Special Permit & Site Plan Review Application For:
Proposed Hotel Reconstruction of a Pre-Existing, Non-Conforming Use & Related Site Work

Property Location:
Pilgrim Inn
165 Housatonic Street
Lee, MA 01238

Property Owner & Applicant:
Garden Management, Inc.
165 Housatonic Street
Lee, MA 01238

Civil Engineer:
Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201

Architect:
Mussachio Architects, P.C.
30 North Forest Road
Williamsville, NY 14221

Attorney:
Lynch Scrimo
PO Box 1787
68 Main Street
Lenox, MA 01240

May 2026

FLS Project #E3331

FORESIGHT
LAND SERVICES

ENGINEERING · SURVEYING · PLANNING · ENVIRONMENTAL SERVICES

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TOWN OF LEE
32 MAIN STREET
LEE, MASSACHUSETTS 01238

PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT HEARING

NAME OF PETITIONER: Garden Management, Inc.

ADDRESS: PO Box 912, Lee, MA 01238

LOCATION OF PROPERTY: 165 Housatonic Street, Lee, MA 01238

APPLICANT IS (owner, tenant, licensee, prospective purchaser) Owner

NATURE OF SPECIAL PERMIT:

A Special Permit is being requested from the Planing Board for modifications to a pre-existing/non-conforming use, a building height of 50' in the CBC zoning district, extending the business zoning district, and a parking lot within the R-20 zoning district.

APPLICABLE SECTION OF ZONING BYLAW:

199-6.2, 199 Attachment 1:2 (18), 199-5.1(B(9)), 199-2.5 and 199-4.2(A)(4)(a).

I hereby request a hearing before the Special Permit Granting Authority with reference to the above noted application.

Signed: Ibrahim Zia

Signed: _____

Received from the above applicant, the sum of $700.00 to apply against advertising costs for this public hearing.

Received by: _____

Received Date: _____

The Commonwealth of Massachusetts
TOWN OF LEE

Planning Board
Application for Site Plan Review/Approval

March 2026

1. **Name of Applicant:** Garden Management, Inc.

Address: PO Box 912, Lee, MA 01238

Location of Property: 165 Housatonic Street, **MAP:** 0-0, **LOT:** 4

2. **Name of Architect, Engineer or Surveyor:** Foresight Land Services, Inc.

Address: 1496 West Housatonic Street, Pittsfield, MA 01201

I hereby request a meeting before the Planning Board with reference to the above application.

Signature of Owner _____

Address PO Box 912 Lee, MA 01238

Estimated construction costs from Building Permit:

Cost	Fee
1. $0 - $5,000	**$ 25.00**
2. $5,000 - $25,000	**$100.00**
3. $25,000 - $50,000	**$250.00**
4. Over $50,000	**$500.00**

Received $_____ Check #_____ from the applicant the fee to apply against administrative costs for the public meeting.

Received by: _____
Received Date: _____

TOWN OF LEE
32 MAIN STREET
LEE, MASSACHUSETTS 01238

~~**PLANNING BOARD**~~
Zoning Board of Appeals
APPLICATION FOR SPECIAL PERMIT HEARING

NAME OF PETITIONER: Garden Management, Inc.

ADDRESS: PO Box 912, Lee, MA 01238

LOCATION OF PROPERTY: 165 Housatonic Street, Lee, MA 01238

APPLICANT IS (owner, tenant, licensee, prospective purchaser) Owner

NATURE OF SPECIAL PERMIT:
A Special Permit is being requested from the Zoning Board of Appeals for the construction of a building within the Floodplain District.

APPLICABLE SECTION OF ZONING BYLAW:
199-3.2(C)(2)

I hereby request a hearing before the Special Permit Granting Authority with reference to the above noted application.

Signed: Ibrahim Zia

Signed: _____

Received from the above applicant, the sum of $700.00 to apply against advertising costs for this public hearing.

Received by: _____

Received Date: _____

SUMMARY OF CONFORMITY WITH
APPLICABLE ZONING BYLAW REQUIREMENTS
165 HOUSATONIC STREET (MAP 0-0, LOT 4), LEE, MA

The following is a summary of the applicable Lee Zoning Bylaw requirements and the proposed conformance under this Special Permit and Site Plan Review.

199-2 Establishment of Districts			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
2.3 (D)	Purpose of Districts (CBC)	(1) It is the intent of this district to create an attractive and desirable entrance to the center of Lee that preserves the existing historical architectural character of the corridor and the surrounding area and that encompasses the highway corridor from the Massachusetts Turnpike, Exit 2 west, on U.S. Route 20 to High Street. A mix of commercial and residential uses is permitted, with restrictions on building size and parking locations. Landscaping requirements are mandated in the front setback. In order to limit access points on Route 20, access on other streets and the use of common parking areas and driveways are encouraged. (2) Additionally, the Town of Lee's intent for the Commercial Business Corridor District is to: (a) Encourage types of uses such as real estate, insurance and finance. (b) Preserve and/or reuse existing buildings and uses. (c) Provide an attractive setting for commercial retail structures in a village atmosphere. (d) Promote job creation along with growth in the Town's tax base. (e) Maximize the use of the site's natural characteristics. (f) Maintain aesthetic sensitivity and compatibility with the surrounding community. (g) Minimize the overall impact of development on the immediate environment and neighborhood and, in particular, reduce the impact of traffic and parking along the corridor.	Noted.

199-2 Establishment of Districts			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
2.5	Lots in Two or More Zones	A. Where portions of a lot are contained in two or more zoning districts, the Planning Board by special permit may allow a frontage use to be extended to an additional rear portion of not more than 50 feet, subject to the dimensional and use regulations of the frontage parcel. B. Definitions. (1) "Lot" means any parcel in town, but excludes any parcel created by merger of two or more parcels after 2022. (2) "Frontage use" means a use allowed by right or by special permit on that portion of a lot that has the required road frontage. C. The procedures for special permits in § 199-13.4 shall apply, including notice and voting. The Planning Board may grant such a special permit only after: (1) It finds that the frontage use is allowed by right or by special permit for the portion of the lot with all the required road frontage; and (2) It makes the five findings otherwise required for a special permit under § 199-13.4I.	Subject parcel is in two lots. Special Permit requested on behalf of extended frontage use for rear portion of lot.

199-3.2 Floodplain District			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
A.	Purpose	The purposes of the Floodplain District are to protect the public health, safety and general welfare; to protect human life and property from hazards of periodic flooding; to preserve the natural flood-control characteristics and flood storage capacity of the floodplain; and to preserve and maintain the groundwater table and water recharge areas within the floodplain.	Noted.
B.	District Delineation	(1) The general boundaries of the Floodplain District are shown on the Lee Flood Insurance Rate Map (FIRM) dated June 1, 1982, as Zones A and A1-30 to indicate the 100-year floodplain. The exact boundaries of the district are defined by the 100-year water surface elevations shown on the FIRM and further defined by the flood profiles contained in the Flood Insurance Study dated June 1, 1982. The floodway boundaries are delineated on the Town of Lee Floodway Boundary Floodway Map (FBFM) dated June 1, 1982, and further defined by the floodway data tables contained in the Hood Insurance Study. These two maps, as well as the accompanying study, are incorporated herein by reference and are on file with the Town Clerk, Conservation Commission, Planning Board, Building Commissioner and the Board of Selectmen. (2) Within Zone A, where the 100-year flood elevation is not provided on the FIRM, the	Requirement met.

199-3.2 Floodplain District			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		developer/applicant shall obtain any existing flood elevation data, and it shall be reviewed by the Building Commissioner. If the data is sufficiently detailed and accurate, it shall be relied upon to require compliance with this chapter and the State Building Code.	
C.	Use Regulations	The Floodplain District is established as an overlay district to all other districts. All development, including structural and nonstructural activities, whether permitted by right or special permit, must be in compliance with MGL c. 131, § 40, and with the requirements of the Massachusetts State Building Code pertaining to construction in the floodplain. **(1)** Permitted uses. The following uses of low flood damage potential and causing no obstructions to flood flows shall be allowed, provided that they are permitted in the underlying district or in Article **IX**, Supplemental Use Regulations. The following uses must not require permanent structures, fill or permanent storage of materials or equipment: **(a)** Agricultural uses such as farming, grazing, truck farming, horticulture, etc. **(b)** Forestry and nursery uses. **(c)** Outdoor recreational uses, including fishing, boating, play areas, etc. **(d)** Conservation of water, plants and wildlife. **(e)** Wildlife management areas and footpaths, bicycle paths and/or horse paths. **(f)** Temporary nonresidential structures used in connection with fishing, boating, play areas, growing, harvesting, storage or sale of crops raised on the premises. **(g)** Buildings lawfully existing prior to the adoption of these provisions. **(2)** Special permits. No structure or building shall be erected, constructed, substantially improved or otherwise created or moved, and no earth or other materials shall be dumped, filled, excavated or transferred unless a special permit is granted by the Zoning Board of Appeals. Said Board may issue a special permit hereunder (subject to other applicable provisions of this chapter) if the application is compliant with the following provisions: **(a)** The proposed use shall comply in all respects with the provisions of the underlying district. **(b)** Within 10 days of receipt of the application, the Board shall transmit one copy of the development plan to the Conservation Commission, Planning Board, Board of Health, Building Commissioner and Board of Public Works. Final action shall not be taken until reports have been received from the above Boards or until 35 days have elapsed. **(c)** All encroachments, including fill, new construction, substantial improvements to existing structures and other developments, are prohibited unless certification by a registered professional engineer is provided by the applicant, demonstrating that such encroachment shall not result in an	Requirement met, Special Permit submitted to the Zoning Board of Appeals.

199-3.2 Floodplain District			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		increase in flood levels during the occurrence of the 100-year flood. **(d)** The Board may specify such additional requirements and conditions it finds necessary to protect the health, safety and welfare of the public and the occupants of the proposed use. **(e)** In Zone AO, any new construction and any substantial improvements to existing buildings or structures must, in addition to the above requirements, comply with the following: **[1]** Residential structures shall have the lowest floor (including basement) elevated above the crown of the nearest street to or above the depth number specified on the Town of Lee FIRM. **[2]** Nonresidential structures shall have the lowest floor (including basement) elevated above the crown of the nearest street or above the depth number specified on the community's FIRM or be floodproofed to or above that level. The term "floodproofed" is defined to mean watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.	

199-4.1 Use Regulations Established			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
4.1	Use Regulations Established	All buildings or structures erected, reconstructed, altered, enlarged, or moved, and the use of all premises in the Town, shall be in conformity with the provisions of the Zoning Bylaw. No building or structure or land or part thereof shall be used for any purpose or in any manner other than as expressly permitted in the district in which such building, structure or land is located as allowed by special permit in that district and after that a special permit has been granted and recorded. Nothing in this bylaw supersedes the provisions of the State Building Code or General Laws c. 40A.	Attached Special Permit, due to alteration/reconstruction of the proposed structure that is non-conforming.

199-4.2 List of Permitted Uses			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
A.	Residential Districts (R-20 and R-30)	**(1)** Uses allowed by right: **(a)** Detached one-family dwelling. **(b)** Detached two-family dwelling subject to the dimensional requirements set forth in the Table of Dimensional Requirements[1] and all other applicable provisions of this chapter. [1] *Editor's Note: Said table is* ***included as an attachment to this chapter***. **(c)** The use of land or structures for the primary purpose of agriculture, horticulture or floriculture on lots of five or more acres. **(d)** Renting of rooms or furnishing of board for not more than three persons in a dwelling regularly occupied for residential purposes. **(e)** Accessory uses customarily incidental to a permitted main use on the same premises, including but not limited to the following: **[1]** Use of a room or rooms in a dwelling for customary home occupations conducted by resident occupants, such as dressmaking or candy making, or for the practice by a resident of a recognized profession, provided that the maximum accessory use shall be no more than 20% of the square footage of the dwelling, in compliance with off-street parking and all other applicable provisions of this chapter, and provided that there is no external evidence of any business other than a permitted sign and that no undue burden shall be placed on the neighborhood by parking on the street or an excess of traffic or other noises. **[2]** Use of premises or building thereon in connection with his or her trade by a resident carpenter, electrician, painter, plumber or other artisan, provided that: **[a]** No manufacturing or business requires two or more employees on the premises; and **[b]** The use is in compliance with off-street parking and all other applicable provisions of this chapter; and **[c]** All storage of materials, supplies and equipment shall be kept within the principal building or within a suitable accessory building; and **[d]** No undue burden shall be placed on the neighborhood by parking on the street or an excess of traffic or other noises. **(f)** Municipal use; provided, however, that no new municipal use shall be established and no existing municipal use shall be substantially expanded unless and until the Representative Town Meeting votes an appropriation for said use. **(2)** Uses requiring a special permit from the Board of Selectmen in accordance with	Attached Special Permit filed for (4)(a) Parking lot.

199-4.2 List of Permitted Uses			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		§ 199-13.4 of this chapter, and in compliance with all other applicable provisions of this chapter, shall be as follows: (a) Multiple dwelling, subject to all applicable provisions of this chapter and in compliance with the special requirements set forth in § 199-9.2, provided that no more than four dwelling units shall be built on a lot. (3) Uses requiring a special permit from the Board of Appeals in accordance with § 199-13.2B(3) of this chapter, and in compliance with all other applicable provisions of this chapter, shall be as follows: (a) Private club not conducted for profit. (b) Hospital, sanitarium and convalescent and nursing home. (c) Golf course. (d) Any accessory use to a by-right use, whether or not on the same parcel, which is necessary in connection with scientific research and development or related production, provided that the Board of Appeals finds that the proposed accessory use does not substantially derogate from the public good. (4) Uses requiring a special permit from the Planning Board in accordance with § 199-13.4 of this chapter shall be as follows: [Added 3-24-2022 STM by Art. 12] (a) Parking lot.	
G.	Commercial Business Corridor (CBC)	(1) Uses allowed by right: (a) Detached one-family dwelling. (b) Detached two-family dwelling subject to the dimensional requirements set forth in the Table of Dimensional Requirements[10] and all other applicable provisions of this chapter. [10] *Editor's Note: Said table is **included as an attachment to this chapter**.* (c) The use of land or structures for the primary purpose of agriculture, horticulture or floriculture on lots of five or more acres. (d) Renting of rooms or furnishing of board for not more than three persons in a dwelling regularly occupied for residential purposes. (e) Accessory uses customarily incidental to a permitted main use on the same premises, including but not limited to the following: [1] Use of a room or rooms in a dwelling for customary home occupations conducted by resident	Requirement met, reasoning for filing Site Plan review with Planning board, (4)(c)Hotel or motel.

199-4.2 List of Permitted Uses			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		occupants, such as dressmaking or candy making, or for the practice by a resident of a recognized profession, provided that the maximum accessory use shall be no more than 20% of the square footage of the dwelling, in compliance with off-street parking and all other applicable provisions of this chapter, and provided that there is no external evidence of any business other than a permitted sign and that no undue burden shall be placed on the neighborhood by parking on the street or an excess of traffic or other noises. [2] Use of premises or building thereon in connection with his or her trade by a resident carpenter, electrician, painter, plumber or other artisan, provided that no manufacturing or business requiring two or more employees shall be permitted on the premises, in compliance with off-street parking and all other applicable provisions of this chapter, and provided that all storage of materials, supplies and equipment shall be kept within the principal building or within a suitable accessory building and that no undue burden shall be placed on the neighborhood by parking on the street or an excess of traffic or other noises. (f) Municipal use; provided, however, that no new municipal use shall be established and no existing municipal use shall be substantially expanded unless and until the Representative Town Meeting votes an appropriation for said use. (g) Parking lot. [Added 3-24-2022 STM by Art. 12] (2) Uses requiring a special permit from the Board of Selectmen in accordance with § 199-13.4 of this chapter, and in compliance with all other applicable provisions of this chapter, shall be as follows: (a) A multiple dwelling, subject to all applicable provisions of this chapter and in compliance with the special requirements set forth in § 199-9.2, provided that no more than four dwelling units shall be built on a lot. (b) A multiple dwelling with more than four dwelling units, subject to all applicable provisions of this chapter and in compliance with the special requirements set forth in § 199-9.2 of this chapter. (3) Uses requiring a special permit from the Board of Appeals in accordance with Section § 199-13.2B(3) of this chapter, and in compliance with all other applicable provisions of this chapter, shall be as follows: (a) Private club not conducted for profit. (b) Hospital, sanitarium and convalescent and nursing home. (c) Golf course.	

199-4.2 List of Permitted Uses			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		(d) Any accessory use to a by-right use, whether or not on the same parcel, which is necessary in connection with scientific research and development or related production, provided that the Board of Appeals finds that the proposed accessory use does not substantially derogate from the public good. (4) Uses allowed under site plan review by the Planning Board in accordance with § 199-13.3: (a) Office, newspaper or printing establishment. (b) Bank, without a drive-through. (c) Hotel or motel. (d) Restaurant, no fast food. (e) Any wholesale or retail business, research laboratory, service or public utility not involving manufacture on the premises except of products the major portion of which is sold on the premises by the producer to the customer. (5) Uses requiring a special permit from the Planning Board in accordance with § 199-13.4 of this chapter shall be as follows: [Amended 3-24-2022 STM by Art. 12] (a) Restaurant, fast food. (b) Bank, with drive-through. (c) Convenience store. (d) Gas station. (e) Automobile dealer and service station. (f) Auto repair shop. (g) Auto storage garage. (h) Place of amusement or assembly. (i) Club conducted for profit. (j) Multistory parking.	

199-5.1 Dimensional requirements			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
A(3)	Table of Dimensional Requirements	R20 Required Minimum Lot Area 20,000 sq. ft. Lot Frontage 100 ft. Minimum Front Yard 25 ft. Minimum Side Yard 15 ft. Minimum Rear Yard 30 ft. Height 35 ft. Stories 2.5 Maximum Coverage for Buildings 25%	Attached Special Permit, due to alteration/reconstruction of the proposed structure that is non-conforming.

199-6. Nonconforming Structures, Uses, and Lots			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
6.2	Requirements for Extension, Reconstruction or change in use or structure	The Planning Board may authorize by special permit any extension, alteration or reconstruction of a nonconforming structure or to provide for its use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent, provided that no such extension, alteration, reconstruction or change in use shall be permitted unless the Planning Board finds that: **A.** For a change in use, the change, extension or alteration will not be substantially more detrimental than the existing nonconforming use to the neighborhood. **B.** The extended, altered or reconstructed structure will not be in greater nonconformity with open space, yard and off-street parking requirements of this chapter. **C.** The use or structure complies with other findings under § **199-13.4** that the Board deems relevant.	Attached Special Permit, due to alteration/reconstruction of the proposed structure that is non-conforming.
6.6	Conditions, Safeguards and Limitations	The Planning Board may impose reasonable conditions, safeguards or limitations on applications for special permits under this article, designed to lessen any possible adverse impact on adjacent uses or neighborhood, whenever a nonconforming use is authorized to enlarge, expand, extend or convert to another nonconforming use under the provisions of this article.	Noted.

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
7.1	Purpose	**A.** Under the authority conferred by the Massachusetts General Laws, the Town of Lee adopts this article for the regulation and restriction of billboards, signs and other advertising devices within the Town on public ways, or any private way used by the public, or on private property within public view of any public way, public park or reservation in order to protect and enhance the visual environment of this Town (its public and private investments in buildings and open spaces) and the safety, convenience and welfare of its residents. **B.** To accommodate the constitutionally protected interests of the public in speech and expression, this article allows political signs wherever a business sign is allowed. In addition, it allows modestly sized political signs to be placed on any person's private property so long as they do not interfere with traffic or otherwise create a hazard. These rules require the balancing of several interests, including the support of free expression, the protection of orderly and safe traffic flow, and the protection of Lee's historic and desirable visual appeal. The rules are based on the following legislative findings: **(1)** The Town controls the placement of signs on Town property through decisions of the Select Board and on occasion by popular vote at Town Meeting. However, consistent with public safety, private parties may be allowed to place political signs on Town roadway property that is adjacent to their own private property or in areas specially designated free-speech signage. **(2)** For traffic safety, the Lee bylaw generally requires that business signs maintain a setback of 10 feet from the traveled way or lot boundary. Since political signs may now be placed (without a permit) close to the traveled way, they should be of a limited size and placed so that they are unlikely to obstruct the view of motorists entering the roadway or to be unduly distracting to passing motorists.	Noted.
7.2	Applicability	The provisions of this article shall apply to the construction, erection, alteration, use, dimensions, location and maintenance of all billboards, signs and other advertising devices located out-of-doors, affixed to any part of a building or window(s) thereof or placed for the express purpose of being visible from the exterior of the building.	Noted.

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
7.4	General Regulations	**A.** Signs permitted by right. The following signs are allowed without a permit if they conform to § **199-7.7**, General standards. **(1)** Window display signs, subject to § **199-7.7L** below. **(2)** Address signs, subject to § **199-7.7B** below. **(3)** Construction signs, subject to § **199-7.7E** below. **(4)** Directional signs, subject to § **199-7.7F** below. **(5)** Rent or sale signs, subject to § **199-7.7G** below. **(6)** Landmark signs, subject to § **199-7.7I** below. **(7)** Political signs, subject to § **199-7.7J** below. **(8)** Public service signs, subject to § **199-7.7K** below. **(9)** "Open" flags, subject to § **199-7.7P** below. **B.** Signs requiring permits. Where a sign is neither explicitly prohibited under this regulation nor explicitly allowed without a permit under this regulation, the sign is allowed with a permit, and that permit shall be granted or denied in accordance with the applicable provisions of these regulations. **C.** Signs prohibited. **(1)** No sign requiring a permit shall be erected without first receiving a permit. **(2)** Flashing signs, signs containing moving parts, any noisemaking sign or device and signs containing reflective elements which sparkle in the sunlight are not permitted. Signs indicating the current time and/or temperature are permitted, provided that they meet all other provisions of this section. **(3)** Streamers, pennants, ribbons, banners, spinners or other similar devices shall not be constructed, posted or erected in any zone. Exceptions include grand openings, special events and charitable or civic events with the granting of a temporary permit by the Board of Selectmen for 10 days' duration or less. Decorations for state and national holidays are exempt from requiring a temporary sign permit so long as they are not deemed to be a public nuisance or hazard by the Building Commissioner. **(4)** Any sign advertising or identifying a business or organization which is either defunct or no longer located on the premises is not permitted. Exceptions are granted to landmark signs, which may be preserved and maintained even if they no longer pertain to the present use of the premises. **(5)** No sign, except for a traffic, regulatory or informational sign, shall use the words "stop," "caution" or "danger" or shall incorporate red, amber or green lights resembling traffic signals or	Requirement met.

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		shall resemble a stop, yield or other traffic sign in shape and color. No sign shall obstruct traffic sight lanes for drivers or pedestrians. (6) No billboard shall be permitted in any district in the Town of Lee. (7) Any spotlight or illumination which is beamed or lights up a public street, highway, sidewalk or adjacent premises which causes a glare or reflection that by vote of the Board of Selectmen constitutes a traffic hazard or public nuisance is not permitted. (8) Except as authorized for the DCBC Zone, any sign or other projection which protrudes more than 10 inches over a public right-of-way or public property is not permitted. (9) Any sign where the highest point would be greater than 25 feet above the ground on which it rests is not permitted. (10) No trailer-style movable signs or vehicle used primarily or intentionally as a sign shall be permitted. (11) No awning signs shall be permitted except in the DCBC District. (12) No off-premises signs shall be permitted except as specifically authorized herein. (13) Abandoned signs are prohibited and shall be removed by the owner of the sign or owner of the premises or by action of the Building Commissioner. (14) Roof signs are not permitted. D. Exceptions. For the purposes of this section, the term "sign" shall not include: (1) Signs erected or posted and maintained for public safety and welfare or pursuant to any governmental function, law, bylaw or other regulation. (2) A bulletin board or similar sign not exceeding 12 square feet in display area in connection with any church, museum, library or school, provided that the top of such sign shall not be more than eight feet above ground level, provided that it is no closer than 10 feet from the public right-of-way unless attached to a building. (3) Signs relating to trespassing and hunting, not exceeding two square feet. (4) Any historical marker erected by a bona fide historical association or a government agency. E. Area of sign. (1) The area of a sign shall be considered to include all lettering, wording and accompanying designs and symbols, together with the background on which they are displayed, any frame around the sign and any cutouts or extensions, but shall not include any supporting structure or bracing. (2) The area of a sign consisting of individual letters, words or symbols attached to or painted on a surface, building, wall or window shall be considered to be that of the smallest quadrangle or	

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		triangle which encompasses all of the letters. (3) The area of a sign consisting of a three-dimensional object shall be considered to be the area of the largest vertical cross section of that object. (4) In computing the area of signs, one side of identical back-to-back (two-sided) signs and symbols shall be considered as the total area. F. Illumination standards. (1) To preserve the rural character of the Town, internally illuminated signs are not allowed in Zoning Districts R-20, R-30, RA, I, CR, RB, RM, and DCBC. These signs may be externally illuminated by shielded light of constant intensity of no more than a total of 1,500 lumens. (2) Internally illuminated freestanding and wall signs are allowed in the CBC Zoning District with a permit issued after approval as part of the site plan review process as delineated in § 199-13.3 of this chapter. (3) The standards found in § 199-10.1B(5), Signs and sign illumination, are applicable to Zoning District Office Park and Light Industry (OPLI). (4) The following rules apply to all zoning districts: (a) A sign shall not be illuminated between the hours of 12:00 midnight and 6:00 a.m. unless the premises on which it is located is open for business. (b) Any sign containing electrical wiring that is attached or intended to be attached to an electrical energy source shall be inspected by the Town Electrical Inspector and shall meet state code. (c) No person may erect a sign with exposed electrical wires. (d) Strings of bulbs are not permitted, except as part of a holiday celebration. (e) Any illumination provided for signs shall be white light only. (f) Sign illumination, decorative lighting or floodlighting (except that used for public recreational areas) shall be shielded at its source to prevent high-intensity light beams from shining onto any street or adjoining property. (g) No sign shall be designed to attract attention by a change of intensity or illumination or by repeated motion. G. Safety standards. No person may erect a sign which constitutes a hazard to public safety or health.	

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
7.7	General Standards	A. Accessory sign. Any accessory sign, as defined in § 199-7.3, is allowed with a permit. The total area of all accessory signs associated with any freestanding sign shall not exceed six square feet. A permit granted for an accessory sign may include conditions necessary to maintain safety. When application for an accessory sign is made in conjunction with a freestanding sign, no additional fees shall be charged for the accessory sign. B. Address. One address sign is allowed without a permit displaying the street number or name of the occupant of the premises, or both, may be attached to the building or may be on a post not more than four feet high and set back at least three feet from the public right-of-way. Such sign shall not exceed two square feet. H. Freestanding sign. All freestanding signs shall be securely attached at top and bottom to one or two posts or pylons. No lettering shall appear on the posts or pylons. No part of the sign shall protrude more than 10 inches over a public or private right-of-way. The construction and setting methods to be employed on freestanding signs on posts or pylons that are greater than 10 feet at their highest point must be reviewed and certified for safety by the Building Commissioner and shall have structural drawings and specifications, including foundations, submitted by a registered professional engineer.	Requirement met.
7.8 (A.)	District Regulations (R-20, R-30, CR and RM District Requirements)	(1) Allowed signs. The following signs are allowed: (a) Any signs listed as by right. (See § 199-7.4A.) (b) Sign on premises. One sign is allowed, with a permit, to advertise an approved professional, artisan or home occupation. The sign shall be a wall sign or freestanding sign on the lot of the building containing the business, shall not exceed 12 square feet, and shall be located at least 10 feet from the public right-of-way line or attached to the building. [Amended 5-12-2022 ATM by Art. 12] (c) Farm and nursery signs. In District RA, a wall or freestanding sign is allowed with a permit to identify a farm or nursery, including the sale of natural products grown in the Town of Lee. [1] Two signs no greater than six square feet in area are allowed. [2] The highest point of the sign can be no greater than 10 feet above the ground, and the sign shall be at least 10 feet from the public right-of-way.	Requirement met.
7.8 (A.)	District Regulations (I, BM, RB and CBC	(1) Allowed signs. The following signs are allowed on the lot of a building containing a business: (a) Subsection A signs. Any sign allowed under Subsection A of this section is allowed. (b) Building signs. One sign is allowed with a permit on the building advertising the business or	Requirement met.

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
	District Requirements)	businesses carried on within the building. Such sign shall be limited in total area to two square feet for each horizontal running foot of the side of the building displaying the sign. In no case will the total signage of the building exceed 100 square feet. [1] Long buildings. Any building with more than 100 linear feet facing the public right-of-way may have a second building sign, provided that the total signage does not exceed 100 square feet. [2] Corner lots. Business buildings on corner lots may have two building signs, one sign on the building facing each roadside. The square footage of each sign shall not exceed two square feet per linear footage of the side it is mounted on. The total square footage of the building sign(s) shall not exceed 100 square feet. [3] Multibusiness buildings. In a building with two or more businesses, one business may have a building sign as provided above and each additional business with a direct entrance from the parking lot may have one additional sign on the building. Multiple occupants that share a common entrance from the parking lot may share a single additional sign. Any such additional sign shall not exceed 1.5 square feet for each linear foot of dedicated frontage, not to exceed 32 square feet overall. (c) Freestanding signs. In addition to signs allowed by Subsection B(1)(a) and (b) above, one freestanding sign is allowed with permit per property on a post or pylon under the following conditions: [1] The size of a freestanding sign for a single business will not exceed 16 square feet. The sign may contain an additional eight square feet of signage for each additional business on the property up to a maximum of 48 square feet. In Zoning District I, the size of a freestanding sign shall not exceed 32 square feet per property. [2] A lot with frontage of 300 continuous linear feet or more may have two freestanding signs not less than 100 feet apart. [3] A freestanding sign shall be located a minimum of 15 feet from the public right-of-way line. In those locations where it is not possible to place a sign 15 feet from the public right-of-way line, the sign may be placed 1/2 the distance between the face of the building and the public right-of-way line. [4] The highest point of a freestanding sign may be no greater than 25 feet above the ground. [5] No portion of a freestanding sign may be over the public right-of-way line by more than 10 inches. (d) Business center sign. A business center in the I, RB, or CBC Zoning District may have a	

199-7 Signs			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		business center sign consistent with § 199-7.7 above instead of a freestanding sign.	

199-8 Off-Street Parking			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
8.1	Parking Facilities Required	Parking facilities off the street or highway right-of-way shall be provided to serve any building erected, moved or enlarged and all premises otherwise developed after the adoption of this chapter. Such facilities shall be sufficient to accommodate the motor vehicles of all occupants, employees, customers and other persons normally visiting such building or premises at any one time.	Requirement met.
8.2	Location of Required Parking Facilities	Required parking facilities shall be located on the same lot as the building or other use which they serve, except that upon the approval of the Planning Board required parking facilities may be located elsewhere, but not more than 300 feet from such building or use, measured in a straight line to the nearest space for vehicular parking.	Requirement met.
8.3	Minimum Area Required General	Unless otherwise specifically set forth herein or approved by the Planning Board, required parking facilities shall contain not less than the minimum areas set forth below, exclusive of driveways and ramps necessary for access. Rooftop or indoor parking may be included in the required area. Where one building is used for more than one use, parking requirements shall be computed for each use. G. Motels, hotels, lodging houses or boardinghouses and hospitals: 200 square feet for every guest or patient accommodated, plus 200 square feet for every person employed.	Requirement met.
8.8	Surface Landscaped Strip	Required minimum parking facilities shall have adequate all-weather surfacing capable of allowing free and safe movement of all vehicles customarily using the facility. Where an off-street parking facility is adjacent to a street line, there shall be a landscaped strip between such street line and the balance of the lot, which strip shall not be less than six feet wide in RA and RB Districts and not less than three feet wide in other districts.	Requirement met.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.3 (A)	Purposes and Scope	**(1)** Site plan review provides oversight of uses and structures that have the potential for substantial impact on the Town. It examines primarily the details of site and building design. **(2)** The review aims to protect the natural, environmental, scenic and aesthetic qualities of the Town and the health, safety and general welfare of its residents. The review assesses the functioning and design of the lot or site and the likely impacts on nearby properties and the Town at large. **(3)** This section describes procedures used by the Planning Board during site plan review. It does not apply to reviews under the Town's subdivision regulations, which prescribe separate review procedures.	Requirement met.
13.3 (B)	When Required	**(1)** A site plan review is required whenever another provision of this bylaw so states. **(2)** In addition, a site plan review is also required for any nonresidential use in the R-20, R-30, RA, RM, CR, RB, OPLI, I or PCVC Zoning Districts that involves any of the following: **(a)** Has at least 10,000 aggregate square feet of new construction or expansion of existing construction. **(b)** A use that generates at least 500 vehicles trips per day, calculated in accordance with the Institute of Traffic Engineers traffic standards. **(c)** A use that generates at least 20,000 gallons of sewer flow per day, calculated in accordance with the standards established by Title V of the State Sanitary Code.[1] [1]*Editor's Note: See 310 CMR 15.00.* **(d)** The direct alteration of 25 or more acres of land for new nonresidential construction (other than utility lines). **(3)** In addition, in the CBC and DCBC Districts, a site plan review is required for any new nonresidential business creating a change in use requiring a new certificate of occupancy or building permit.	Noted.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.3 (C)	Applications	(1) An application for site plan review shall fire either a minor site plan review application (minor site plan) or a major site plan review application (major site plan). (2) A major site plan is required if, in the judgment of the Planning Board, the project has the potential for substantial effect on nearby uses. An example of a minor site plan is a plan that proposes to transfer ownership of an existing restaurant or retail store with no outside changes to the building or lot. An example of a major site plan is a proposal to build a structure with 10,000 aggregate square feet. (3) A minor site plan shall include the following information: (a) The applicant's name, contact information and signature. (b) The property owner's name, contact information and signature. (c) The current and intended uses. (d) The zoning district. (e) A brief narrative explanation or summary of the project, including recent uses and proposed uses. (f) A plan or statement describing existing and proposed exterior lighting. (g) A plan or statement describing proposed ongoing waste disposal and refuse removal. (h) A plan or drawing approximately to scale, showing the location and dimensions of the following: [1] Site boundaries. [2] Existing and proposed buildings, structures, parking spaces, pedestrian walks, driveways, and natural areas. [3] Existing and proposed easements (or other use restrictions), watercourses and wetlands, if any. (4) A major site plan shall include all the information required for a minor site plan application and the following additional information: (a) The name, signature and contact information of any licensed professional architect, landscape architect, registered professional engineer or registered professional land surveyor who has certified the site plan information. (b) A site plan drawn to scale on one or more sheets that shows the location and dimensions of the following: [1] Site boundaries and natural features. [2] Topography, with elevation lines at no more than ten-foot intervals, as measured using the nearest United States Coast and Geodetic Survey bench mark [National Geodetic Vertical Datum	Requirement met with attached application.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		(NGVD)]. **[3]** Existing and proposed buildings and structures, parking spaces, pedestrian walks, driveways, internal roads, access and egress points, loading areas, external storage areas, dumpsters, service areas and natural areas. **[4]** Existing and proposed landscaping, including fencing, walls, planting areas, screening, surface treatments and other vegetation. **[5]** Existing and proposed drainage and utility systems, including water and sewer, natural gas, electric, streetlighting and entertainment and telecommunications systems. **[6]** Existing and proposed freestanding signs. **[7]** Existing and proposed exterior lighting, indicating height, size, design, LUX (lumens per square meter) of lit areas, and materials. **[8]** Existing and proposed easements (or other use restrictions), watercourses and wetlands, if any. **[9]** Existing and proposed open spaces, common areas, pedestrian amenities available to the public, other recreational uses and land to be left in or restored to its natural state. **[10]** Any unusual historical considerations affecting the area. **(c)** Facade elevations of any new construction and/or alteration to any existing building or structure. **(d)** The existing and proposed floor area of all structures and the number of residential units proposed. **(e)** The number and location of proposed parking areas, including those reserved for handicapped individuals. **(f)** Whether existing buildings will be reused. **(g)** A table indicating, for each zoning classification, the applicable required and proposed front, side and rear yard setback distances. **(h)** A description of the use, ownership and zoning of adjacent land within 200 feet of the site boundaries and the use of any buildings thereon. **(i)** Photographs of the site, identifying any existing structures to be altered and the relationships to adjacent properties. **(j)** Proposed covenants, deed restrictions or similar land use restrictions, if any. **(k)** Plans for drainage and dust and erosion control. **(l)** Where gravel or loam removal or filling is proposed, the location of extraction or filled areas and the approximate volume in cubic yards.	

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		(m) Whether the project affects significant visual corridors. **(n)** Where a site will generate more than 500 vehicle trips per day, a study showing project pedestrian movement and vehicular traffic flow within the site and in relation to adjacent areas or roads and an estimation of the projected number of motor vehicle trips to and from the site for an average day and for peak hours. **(o)** Other information that the Planning Board deems necessary in order to perform a complete analysis. **(5)** Application waivers. On request of an applicant, the Planning Board may waive some or all content required in a site plan application.	
13.3 (D)	Filing Procedure	**(1)** A site plan application shall be filed with a paper original, with seven paper copies plus an electronic copy in a commonly used format. **(2)** Before filing, an applicant for a building permit which might require a prior site plan review may discuss the application and all plans and supplemental documents with a designee of the Planning Board. **(3)** Thereafter, the applicant shall file the application and all plans and supplemental documents with the Town Clerk, who shall stamp the date and time of submission. The Town Clerk shall then forward the filing to the Planning Board or its designee.	Requirement met with attached application.
13.3 (E)	Fees and Costs	**(1)** The Planning Board shall adopt and may amend a fee schedule sufficient to cover the routine cost of site plan reviews, including the costs associated with public input meetings. Before accepting the filing of an application for a site plan review, the Planning Board or its designee shall require the applicant to pay the fee prescribed. **(2)** The Planning Board may require an additional deposit sufficient to cover any extraordinary expenses connected with review of the application, such as for consultant services, which it deems necessary for a thorough review.	Attached fee with submission, requirement met.
13.3 (F)	Acceptance for Review	**(1)** The Planning Board or its designee shall determine whether each application complies with the requirements of this section and is sufficient for review. **(2)** If the Planning Board determines that a project has the potential for substantial effect on nearby uses, and if the applicant has filed a minor site plan, then the Planning Board may determine that the application is not sufficient for review. Thereafter, the applicant may file a major site plan for the same project.	Noted.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.3 (G)	Review by Oher Town Boards and Agencies	(1) When it accepts an application for site plan review as sufficient for review, the Planning Board may seek comment from some or all of the following Town boards and officers: (a) Conservation Commission; (b) Board of Health; (c) Department/Board of Public Works; (d) Board of Selectmen; (e) Police Department; (f) Building Commissioner; (g) Town Clerk; (h) Agricultural Commission. (2) Whenever the Planning Board seeks comment from other Town boards and officers, it shall request comment by a specified date. For a major site plan, the other boards shall normally be allowed at least 35 days for comment. (3) Any Town board or officer may submit written recommendations to the Planning Board, whether or not the Planning Board has requested that comment. (4) If an officer or board fails to provide a timely response, the Planning Board shall deem that the application is unopposed by that officer or board.	Noted.
13.3 (H)	Public Input Meeting	(1) The Planning Board, in its discretion, may hold a public input meeting regarding any site plan review. Any public input meeting will, as required by state law, be conducted as a public meeting and with the primary purpose of accepting comments and answering questions from the public regarding the site plan. (2) Notice of public input meeting. (a) Required notice. The Planning Board shall give notice of any public input meeting as follows: [1] By posting notice in a conspicuous place in the Town Hall. [2] By posting notice on the Town's internet website. (3) Additional notice. The Planning Board, in its discretion, may give or require additional notice as follows: (a) Where a proposal affects a property on or near a Town boundary, by mailing notice to the Planning Board of the adjacent municipality. (b) By mailing written notice to other neighboring landowners.	Noted.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.3 (I)	Approval, Conditions, Disapproval	**(1)** Before approving a site plan, the Planning Board may require modifications or impose conditions and safeguards that are reasonable in relation to the interests of the Town and public health, safety and welfare and for the protection of neighboring uses or otherwise serving the purposes of this chapter. Any conditions, safeguards or limitations shall be in writing and shall become a zoning requirement. **(2)** Conditions may be imposed for the following purposes: **(a)** To ensure adequate parking. **(b)** To ensure adequate interior circulation and minimal conflict between vehicles and pedestrians. **(c)** To ensure safe and adequate access to and from public rights-of-way. **(d)** To ensure adequate access, travel and on-site movement for fire and police equipment and other emergency services. **(e)** To ensure reasonably adequate underground electric, telephone, cable television, internet, and other communications and other such utilities. **(f)** To ensure compliance with the Sign Bylaw.[2] [2]*Editor's Note: See Art. **VII**, Signs, of this chapter.* **(g)** To provide landscaping and screening sufficient to establish buffers between incompatible land uses, including measures to reduce the visual impact of potentially unsightly uses such as storage areas, machinery, service areas, truck-loading areas, dumpsters, and utility buildings. **(h)** To ensure that exterior and site lighting will be compatible with the neighborhood, will not inconvenience neighbors, and will not add unreasonably to overall light pollution in the Town. **(i)** To make adequate provisions for storage, refuse storage and removal, drainage, dust and erosion control, water supply, wastewater disposal and power supply. **(j)** To ensure that the project is reasonably compatible with abutting properties or any special features in the area. **(k)** To protect significant visual corridors. **(l)** To make reasonable accommodations to any significant historical considerations affecting the area. **(m)** If the project is in the Industrial (I), Commercial Business Corridor (CBC) or Downtown Commercial Business Corridor (DCBC) District zones, to encourage reasonable reuse of existing buildings. **(3)** Conditions may also be imposed for the following purposes when a site plan involves construction or substantial expansion of a structure:	Noted.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		(a) To better match the architectural style of the proposed building(s) to the prevailing character of and scale of buildings in the neighborhood and the Town. **(b)** To make the height of any proposed alteration compatible with the style and character of the surrounding buildings. **(c)** To make the proportions and relationships between windows and doors compatible with the architectural style and character of the surrounding area. **(d)** To improve the compatibility of the structure to the open space between it and adjoining structures. **(e)** To improve the compatibility of the design of the roof with the architectural style and character of the surrounding area. **(f)** To improve the compatibility of the landscaping with the character and appearance of the surrounding area. **(g)** To improve the compatibility of the scale of the structure with its architectural style and the character of the surrounding buildings. **(h)** To better blend the facades with other structures in the surrounding area with regard to the dominant vertical or horizontal expression. **(i)** To improve the compatibility of architectural details, including signs, materials, colors and textures with the original architectural style and to preserve and enhance the character of the surrounding area.	
13.3 (J)	Written Decision	**(1)** The Planning Board shall cause to be made a detailed record of its proceedings. The record of proceedings shall state the Planning Board's decision and the authority for and reasons for that decision. It shall also indicate the vote of each member upon each question or, if absent and failing to vote, indicating such fact. The record shall also include written recommendations received from other Town officers and boards. Copies of the record shall be filed in the office of the Town Clerk and shall be a public record. **(2)** After approving a site plan, or any extension, modification or renewal thereof, the Planning Board shall issue a written decision memorandum stating its official actions, including any conditions imposed. **(3)** A copy of the decision memorandum shall be mailed to the owner (and to the applicant, if other than the owner), containing the name and address of the owner, identifying the land affected, and stating that copies of the decision and all plans referred to in the decision have been filed with the Town Clerk. Copies of the decision shall also be mailed to every	Noted.

199-13.3 Site Plan Review			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		person who was present at the public input meeting and who requested that notice be sent to him or her and who provided a mailing address. A copy shall also be filed in the Town's records of land use decisions.	
13.3 (K)	Time Limits for Town Actions	(1) Once accepted for review by the Planning Board, an application for site plan review shall be deemed approved without condition if the Planning Board has neither scheduled a public input meeting nor taken final action within 90 days of the original filing with the Town Clerk. (2) Time limits for Planning Board actions may be extended with written or verbal recorded consent of the applicant.	Noted.
13.3 (L)	Post-Decisions events	(1) Site plan approval shall lapse two years following the issuance of the associated building permit if a substantial use or construction has not occurred. (2) A site plan that is disapproved may be revised and resubmitted without prejudice. (3) Any approved site plan may be revised by following the same procedure as required for original approval. Nevertheless, the Planning Board may accept minor revisions to an approved site plan without collecting fees, notifying other boards or officers or conducting a public input meeting.	Noted.

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.4 (A)	Purpose and Scope	(1) Special permit review provides detailed oversight of uses and structures which have the potential for substantial impacts on the Town or are likely to create conflicts with surrounding uses. Special permits are also required for other land regulation purposes, such as construction in flood hazard areas and expansion of nonconforming uses. (2) Special permit review aims to protect the natural, environmental, scenic and aesthetic qualities of the Town and the health, safety and general welfare of its residents. The review assesses the impacts on abutting and nearby properties, and also on traffic, Town services and the general environment. (3) This section describes procedures used by the special permit granting authority in reviewing special permit applications. Depending on the case, that may be the Planning Board, the Zoning Board of Appeals or the Board of Selectmen.	Requirement met.

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.4 (B)	Applications	(1) All the information required for a major site plan review application under § 199-13.3. Nevertheless, the Planning Board may waive one or more of those requirements and accept a site plan for review if, considering the scale and impact of the project, meeting the requirement would be unduly burdensome. (2) A statement describing any conditions, easements or limitations which the applicant is willing to accept to mitigate possibly harmful impacts on the neighborhood or Town. (3) A narrative statement explaining facts which the applicant believes can assist the special permit granting authority in making the findings required below to approve the special permit. (4) Application waivers. On request, the special permit granting authority may waive some or all content required in a special permit application.	Requirement met.
13.4 (C)	Filing Procedure	(1) A special permit application shall be filed with a paper original, seven paper copies, and an electronic copy in a commonly used format. (2) Before filing, an applicant may discuss the application and all plans and supplemental documents with a designee of the Planning Board. (3) Thereafter, the applicant shall file the application, including all plans and supplemental documents, with the Town Clerk, who shall stamp the date and time. The Town Clerk shall then forward the site plan portion of the filing to the Planning Board or its designee and the remainder of the filing to the special permit granting authority or its designee. (4) If a project requires two or more special permits from different boards, on request of the applicant, the boards may hear the project in a joint hearing, collect a single fee, and provide a single notice to the public.	Requirement met with attached submission.

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.4 (D)	Fees and Costs	(1) The Planning Board shall adopt (and from time to time amend) a fee schedule sufficient to cover the routine cost of special permit reviews, including the costs associated with public hearings. Before accepting the filing of an application for a special permit, the special permit granting authority or its designee shall require the applicant to pay the fee prescribed. (2) The special permit granting authority may require an additional deposit sufficient to cover any extraordinary expenses connected with review of the application, such as for consultant services, which it deems necessary for a thorough review. (3) On request, the special permit granting authority may waive some or all fees and costs in cases of demonstrated hardship or in cases where an applicant makes a minor revision to a special permit within one year of its effective date.	Fee submitted with application.
13.4 (E)	Acceptance for Review	The special permit granting authority (or its designee) shall determine whether each application complies with all appropriate requirements of this section and is sufficient for review. An application that is not sufficient for review shall be deemed rejected, without prejudice to refiling.	Noted.
13.4 (F)	Review by Town boards and agencies	(1) When it accepts a special permit application as sufficient for review, the special permit granting authority may seek comment from some or all the following Town boards and officers: (a) Conservation Commission; (b) Board of Health; (c) Department/Board of Public Works; (d) Board of Selectmen; (e) Police Department; (f) Building Commissioner; (g) Town Clerk; (h) School Committee; (i) Planning Board; (j) Agricultural Commission. (2) Whenever the special permit granting authority seeks comment from other Town boards and officers, it shall request comment by a specified date, which shall normally be at least 35 days hence. (3) Any Town board or officer may submit written recommendations to the special permit granting authority that it deems appropriate, whether or not the special permit granting	Noted.

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		authority has requested that comment. (4) If an officer or board fails to provide a timely response, the special permit granting authority may deem that the application is unopposed by that officer or board.	
13.4 (G)	Coordination with Site plan Review	(1) When the special permit granting authority is the Planning Board, that Board shall conduct a consolidated proceeding to decide both the site plan review and the special permit. (2) When the special permit granting authority is the Zoning Board of Appeals or the Selectmen, the Planning Board shall conduct an advisory site plan review. The special permit granting authority shall give the Planning Board at least 30 days to conduct that review before granting or denying the special permit. Thereafter, the special permit granting authority may approve, approve with conditions or disapprove the special permit.	A separate special permit was submitted to the Zoning Board of Appeals for different reasoning.
13.4 (H)	Public Hearing	(1) The special permit granting authority shall hold a public hearing on each special permit application that has been found sufficient for review. (2) The special permit granting authority shall give notice of the public hearing as follows: (a) By posting notice in a conspicuous place in the Town Hall for at least 14 days in advance. (b) By posting on the Town's internet website. (c) By publication in a newspaper of general circulation in the Town once in each of two successive weeks, the first time at least 14 days in advance. (d) By first class mail to all parties in interest as defined in state law. (3) Additional notice. The special permit granting authority, in its discretion, may give additional notice by mailing written notice to other neighboring landowners.	Noted.
13.4 (I)	Mandatory Findings	Before granting a special permit, with or without conditions, the special permit granting authority shall find that the proposed structure or use satisfies all of the following standards: (1) The structure and/or use is in compliance with all provisions and requirements of this chapter and in harmony with its general intent and purpose. (2) The structure and/or use is essential or desirable to the public convenience or welfare at the proposed location. (3) The structure and/or use will not be detrimental to adjacent uses or to the established or future character of the neighborhood. (4) There will not be undue traffic congestion or undue impairment to pedestrian safety. (5) The structure and/or use will not overload any public water, drainage or sewer system	Noted.

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting public health, safety or general welfare.	
13.4 (J)	Approval, Conditions, Disapproval	(1) Before approving a special permit, the special permit granting authority may impose conditions and safeguards. (2) Any conditions shall be reasonable in relation to the interests of the Town and public health, safety and welfare; for the protection of neighboring uses or otherwise serving the purposes of this chapter. Any conditions, safeguards or limitations shall be in writing and shall be made part of the special permit. The special permit granting authority may impose the following conditions, safeguards or limitations: (a) Conditions recommended by the Planning Board after consideration of the site plan. (b) Front, side and rear yards greater than the minimum required by this chapter and screening buffers or planting strips, fences or walls as specified by the special permit granting authority. (c) Limitations upon the dimensions of buildings, lot coverage, method and time of operation, time duration of the permit or extent of facilities. (d) Regulation of the number and location of driveways or other traffic features and off-street parking or loading or other special features beyond the minimum required by this chapter.	Noted.
13.4 (K)	Voting Requirements	(1) Supermajority. Approval of a special permit, with or without conditions, requires a vote of at least four members of any five-member board and a unanimous vote of any three-member board. Where a motion to grant a special permit fails to obtain the required majority, the special permit is denied. (2) Associate members. The Board of Selectmen may appoint an associate member of the Planning Board. The associate member may participate in all meetings of the Planning Board. The associate member may vote only on questions regarding a special permit and only when the Board has either a vacancy, an absent regular member, or a regular member disqualified due to conflict of interest.	Noted.
13.4 (L)	Written Decision	(1) Record. The special permit granting authority shall cause to be made a detailed record of its proceedings. The record of proceedings shall state the special permit granting authority's decision and the authority and reasons for that decision. It shall also indicate the vote of each member upon each question or, if absent and failing to vote, indicating such fact. The record shall also include written recommendations received from other Town officers and boards, including any recommended decision from the Planning Board after a	Noted

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
		site plan review. (2) Written decision. After granting a special permit or any extension, modification or renewal thereof, the special permit granting authority shall issue a written decision memorandum stating its official actions, including any conditions imposed. The decision memorandum shall also specify which appeals, if any, may be made under state law and this bylaw. (3) Mailing and copies. A copy of the record shall be filed within 14 days in the office of the Town Clerk. A certified copy of the decision memorandum shall be mailed to the owner (and to the applicant, if other than the owner), containing the name and address of the owner, identifying the land affected, setting forth compliance with the statutory requirements for the issuance of that special permit and certifying that copies of the decision and all plans referred to in the decision have been filed with the Planning Board and the Town Clerk. Copies shall also be mailed to other parties in interest. Copies of the decision shall also be mailed to every person who was present at the public hearing and who requested that notice be sent to him or her and who provided a mailing address. A copy shall also be filed in the Town's records of land use decisions.	
13.4 (M)	Recording	A special permit shall not take effect until a copy of the decision by the special permit granting authority, to which is attached a certification of the Town Clerk that no appeal has been filed, is recorded by the applicant in the Registry of Deeds.	Noted.
13.4 (N)	Time Limits for Town Actions	(1) Public hearings on special permit applications shall be held within 65 days of the original filing of the application with the Town Clerk. (2) An application for special permit shall be deemed approved without condition if the special permit granting authority has not taken final action within 90 days of concluding the public hearing. (3) In accord with state law, time limits for board actions prescribed in this section may be extended by written agreement between the applicant and the special permit granting authority.	Noted.

199-13.4 Special Permit			
Section	**Description**	**Requirement**	**Proposed/Comment/Waiver Request**
13.4 (O)	Post-decision Events	Special permits shall lapse two years following the issuance of the special permit if a substantial use or construction has not begun. **(2)** A special permit application that has been unfavorably and finally acted upon by the special permit granting authority shall not be resubmitted within the following two years unless: **(a)** After notice is given to parties in interest of the time and place of the proceedings when the question of such consent will be considered; **(b)** The special permit granting authority finds, by the same majority required to have granted the special permit, that specific and material changes have occurred to those conditions leading to the previous unfavorable action, and so describes those changes in the record of its proceedings; and **(c)** All but one of the members of the Planning Board consents. **(3)** A special permit may be revised by following the same procedure as required for original approval. Nevertheless, the special permit granting authority may accept minor revisions to any special permit without public hearing.	Noted.

Municipal Impact Report and Narrative
Special Permit & Site Plan Review Application
For Proposed Hotel Reconstruction of a Pre-Existing, Non-Conforming Use and Related Site Work
Map 0-0, Lot 4, 165 Housatonic Street, Lee, MA

GENERAL

The applicant, Garden Management Inc., is requesting a Special Permit and Site Plan Review from the Lee Planning Board to reconstruct the Pilgrim Inn, located at 165 Housatonic Street (Map 0-0, Lot 4), in Lee.

EXISTING SITE CONDITIONS

The property is within the R-20 Residential and Commercial Business Corridor (CBC) Zoning District. Lot requirements per the Town of Lee Zoning Bylaw are as follows:

	R20 Required	Existing	Proposed
Minimum Lot Area	20,000 sq. ft.	3.21 Acres	No change
Lot Frontage	100 ft.	N/A (Frontage in CBC)	No change
Minimum Front Yard	25 ft.	N/A (Front in CBC)	N/A (Front in CBC)
Minimum Side Yard	15 ft.	13 ft. ± (North) 219 ft. ± (South)	N/A (No structure)
Minimum Rear Yard	30 ft.	168 ft. ±	N/A (No structure)
Height	35 ft.	<35 ft.	N/A (No structure)
Stories	2.5	2	N/A
Maximum Coverage for Buildings	25%	3.47% ±	0%

	CBC Required	Existing	Proposed
Minimum Lot Area	8,000 sq. ft.	3.21 Acres	No change
Lot Frontage	60 ft.	230 ft. ±	No change
Minimum Front Yard	25 ft.	56.8 ft. ±	69.2 ft. ±
Minimum Side Yard	10 ft.	11.1 ft. ± (North) 112 ft. ± (South)	30.5 ft. ± (North) 43.6 ft. ± (South

Minimum Rear Yard	20 ft.	N/A (Rear in R-20)	217 ft. ±
Height	35 ft.	<35 ft. (≤50 ft. by signed permit)	50 ft.
Stories	2.5	2	4
Maximum Coverage for Buildings	35%	2.14% ±	7.74% ±

*Toal lot coverage for the entire lot is 5.61%±

Property Overview

The Applicant's existing lots consists of approximately 3.6 ± acres of land. The property has two existing buildings (The Pilgrim Inn) with associated water, sewer, utilities, etc. There are two existing buildings (4,953.72 SF and 2,923.81 SF), that include a total of 24-hotel rooms with 50 parking spaces. There is also an existing shed (91 SF) and pool. The property currently has outdoor lighting around the existing structures and parking areas.

The existing property is pre-existing nonconforming use, with the facilities operating as a hotel within zones R20 and CBC.

The soil units in the area of proposed work are shown on the attached USDA Web Soil Survey Map as Pittsfield-Urban land complex with 0 to 15 percent slopes and Berkshire-Marlow association with 15 to 45 percent slopes that are extremely stony.

According to the FEMA Flood Insurance Rate Map data available on MassGIS and cross referenced with FEMA Flood Insurance Rate Map Panel 250028 0006 B, the site is partially located in the FEMA mapped floodplain Zone A. The property can also be located on the Floodway: Flood Boundary and Floodway Community Panel Number 250028 0006. On this map the site contains cross section E of Barnes Brook. The cross section is described to have a regulatory (NGVD) and without floodway (NGVD) base flood water surface elevation of 880.4.

According to the current Natural Heritage & Endangered Species Program (NHESP) mapping taken from MassGIS, the subject parcel is not located within an estimated or priority habitat designated area.

According to MassGIS, no portion of the property is located within an Area of Critical Environmental Concern (ACEC). Erosion control devices and practices shall be implemented to protect resource areas as evidently needed to control potential erosion on site.

The wetland resource areas on site are Bank (310 CMR 10.54), Bordering Vegetated Wetlands (BVW) (310 CMR 10.55), Land Under Water Bodies and Waterways (310 CMR 10.56), Bordering Land Subject to Flooding (310 CMR 10.57) and Riverfront Area (310 CMR 10.58). The wetland resource areas are located east of the proposed project of Lee Assessor's Map 0-0 Lot 4. Work is proposed within the 200' Riverfront area and the 100' Buffer Zone. A Notice of Intent will be filed with the Lee Conservation Commission and MassDEP.

PROPOSED PROJECT SCOPE

The purpose of the proposed project is to permit and reconstruct a hotel on the subject parcel. The existing hotel facilities will be demolished and a new 4-floor 75-room 11,577 SF Fairfield Marriott Hotel will then be constructed. The proposed building utilities will be tied into existing municipal infrastructure for water, fire protection, and sanitary sewer. Two retaining walls will be added along the northern and southern lot boundaries.

The proposed building will include an approximately 891 SF outdoor patio and pool area and a dumpster pad/enclosure. The parking lot will have 80 spaces including 4 handicap spaces and a drop-off area. The parking area will be reconstructed and both curb cuts will remain.

The Massachusetts Stormwater standards will be met with re-grading and drainage improvements to maintain or reduce post-development peak runoff rates.

The proposed project has been designed with zoning, stormwater, access management requirements in mind and will coordinate with MassDOT, Lee Planning Board, Lee Board of Health, Lee Zoning Board of Appeals, and Lee Conservation Commission.

ZONING REQUIREMENTS

The primary applicable zoning regulations include, but are not limited to:

- Section 199 Attachment 1 Tables of Dimensional Requirements and Notes
- Section199-2 Establishment of Districts
- Section 199-3.2 Floodplain District
- Section 199-4.1 Use Regulations Established
- Section 199-4.2 List of Permitted Uses
- Section 199-5.1 Dimensional Requirements
- Section 199-6 Nonconforming Structures, Uses, and Lots
- Section 199-6.2 Requirements for Extension, Reconstruction or Change in Use or Structure
- Section 199-7 Signs
- Section 199-8.3 Minimum Area Required: General
- Section 199-13.3 Site plan Review
- Section 13.4 Special Permits

MUNICIPAL IMPACTS

Access

The properties' existing entrances are located off Housatonic Street. There are currently two curb cuts.

Both curb cuts will remain in place and utilized as main entrances to the facility.

Parking

Section 199-8.G of the Lee Zoning Bylaw establishes the off-street parking requirements for hotel use: 200 SF (approximately 1 parking space) for every guest accommodated and every person employed. The required number of parking spaces is calculated as follows:

Required Parking (per zoning requirements):

Hotel:

- Proposed hotel beds: 75 beds = 75 parking spaces
- Proposed number of employees: 5 employees = 5 parking spaces

TOTAL REQUIRED PARKING: 80 spaces

Proposed Parking:

The proposed use will not change, but the newly proposed hotel will increase the parking calculations of the existing site as there will be increased demand with the addition of more beds. Based on the above parking calculations, site constrictions, and actual demand/requirements of the facility the project proposes the following:

- 76 nonhandicapped spaces
- 4 handicapped spaces

TOTAL PROVIDED PARKING: 80 spaces

The 4 included handicapped spaces are provided along the southwest sides of the building located near all main entrances. Accessible walkways that meet applicable grading requirements will accompany the spaces.

The total number of spaces required by Lee Zoning Bylaw 8.3 (7) is 80 spaces. The existing hotel has 50 existing spaces. The applicant proposes 80 total parking spaces which will be dispersed throughout the site in strategic locations both for patrons' convenience and suitable geographical areas.

The area between the proposed parking areas and the required parking setback will be landscaped and maintained in accordance with the Lee Barrington Zoning Bylaw requirements.

Utilities

Electric/Telephone/Cable

Property is served by existing overhead utilities which will carry over into the proposed hotel building.

Proposed Project will either tie into existing, replace or relocated new elec/tel/cable.

Water/Sewer

The facility is served by municipal water and sewer connections off Housatonic Street. The following is a comparison (using Title 5 flow rates) of the existing use vs the proposed water/sewer usage at the project:

Use	Maximum Flow (Gal/Day)
Existing Usage **Hotel Bedroom (100 gpd/bedroom)** **24 Bedrooms**	2,400
Proposed Usage **Hotel Bedroom (100 gpd/bedroom)**	7,500

75 Bedrooms	
Increase(Decrease) in Flow:	**3,100+/- gpd increase**

*The Maximum flow was calculated using the number of bedrooms (Existing 24 bedrooms 2,400 Gal/Day) (Proposed 75 bedrooms 7,500 Gal/Day).

As shown above, the project will increase water and sewer flows. The existing municipal services can handle the demand adequately and the proposed work will not negatively impact on the demand.

Stormwater Management

Stormwater management will be in accordance with the Lee Zoning Bylaws as well as the Massachusetts Stormwater Standards. Generally, the stormwater system will consist of the following elements:

- Catch Basins with Deep Sumps
- Sediment Separators
- Underground Infiltration Chambers and Detention Chambers/Basins
- Stabilized Discharge Areas

With the stormwater elements designed, the site will not exceed pre-development peak rates of runoff, will meet infiltration guidelines and water quality standards.

A Stormwater Report is attached. Detailed hydrologic calculations are available upon request. Below is a summary table of existing and proposed flow rates for the proposed project:

Table A

Summary of Storm Drainage Analysis Comparison of Peak Rates of Runoff

24-Hour Design Storm Event (Precipitation-inches)

Reach 1 (1R/1R-P) SHWLO Drainage Area

	2yr (3.03")	10yr (4.98")	25yr (6.20")	100yr (8.08")
Pre-Development (Q)	1.32	3.95	5.83	8.89
Post-Development (Q)	1.32	3.59	5.20	7.77
Reduction (cfs)	0.00	0.36	0.63	1.12
(%)	0%	9.1%	10.8%	12.6%

The design and size of the facilities are based on the anticipated runoff from a 2, 10, 25, and 100-year storm event per Lee Bylaws Zoning Chapter 108 and Section 199-25 and MassDEP Stormwater Handbook. Any new development within the watershed would require stormwater controls to mitigate for peak rates of runoff.

Site Lighting & Signage

Lighting infrastructure will be downward directional / shielded to prevent overflow at the property lines. Proposed lighting will conform to the Town lighting standards. See attached lighting plans.

Solid Waste Disposal

The site is serviced by new onsite fenced dumpsters which will remain.

Traffic Impacts

The property's existing use is for a 24-room hotel. The proposed use will not change but will increase the room count to 75.

Traffic Comparison: Estimated Trips from ITE Data

Code 310-Hotel	Average Peak Daily Trips (8.23 vpd per room)	Saturday Peak Hourly Trips (0.72 vph per room)
Exg: 24 Rooms	197	17
Prop: 75 Rooms	611	54
Increase	414	37

*Traffic Count Developed from "Institute of Transportation Engineers, Trip Generation by Land Use Code, 10th Edition" based on Room Count per Use. Calculations above are based on the following use categories and rounded up:
Hotel: 0.72 trips per hotel room (Saturday peak hour)

According to MassDOT Transportation Management Data System Location ID S19-009-150-01 (Housatonic Street south of Fuller Street) has an average daily traffic count of 13,571 (collected in 2024). We believe the existing roadway network is adequate to handle the proposed use. The proposed increase in traffic on Housatonic Street is approximately 3.05%.

Wetlands Protection Act

The wetland resource areas present on the subject parcel are Bank (310 CMR 10.54), Bordering Vegetated Wetlands (BVW) (310 CMR 10.55), Land Under Water Bodies and Waterways (310 CMR 10.56), Bordering Land Subject to Flooding (310 CMR 10.57) and Riverfront Area (310 CMR 10.58) east of the project site. These wetland resources are associated with Barnes Brook which travels beneath Housatonic Street draining into the Housatonic River. Two intermittent streams drain from the eastern lot boundary into the brook. North of the D-Series and East of the C-Series are BVW areas.

A-Series – The eastern and western MAHW south of the iron culvert was formally delineated by Foresight Land Services on December 22, 2025, with pink ribbon labeled A1-A8 END as shown on the attached plan.

B-Series – The western MAHW north of the iron culvert was formally delineated by Foresight Land Services on December 22, 2025, with pink ribbon labeled B1-B13 END as shown on the attached plan.

C-Series – The eastern MAHW north of the iron culvert was formally delineated by Foresight Land Services on December 22, 2025, with pink ribbon labeled C1-C17 END as shown on the attached plan.

D-Series – The southern bank of an intermittent stream was formally delineated by Foresight Land Services on December 22, 2025, with pink ribbon labeled D1-D11 END as shown on the attached plan.

A 100' Buffer Zone extends horizontally from the boundary of the Bank and a 200' Riverfront Area extends form the MAHW of Barnes Brook in accordance with the Massachusetts Wetlands Protection Act.

A Notice of Intent will be filed with MassDEP and the Lee Conservation Commission.

Conclusion

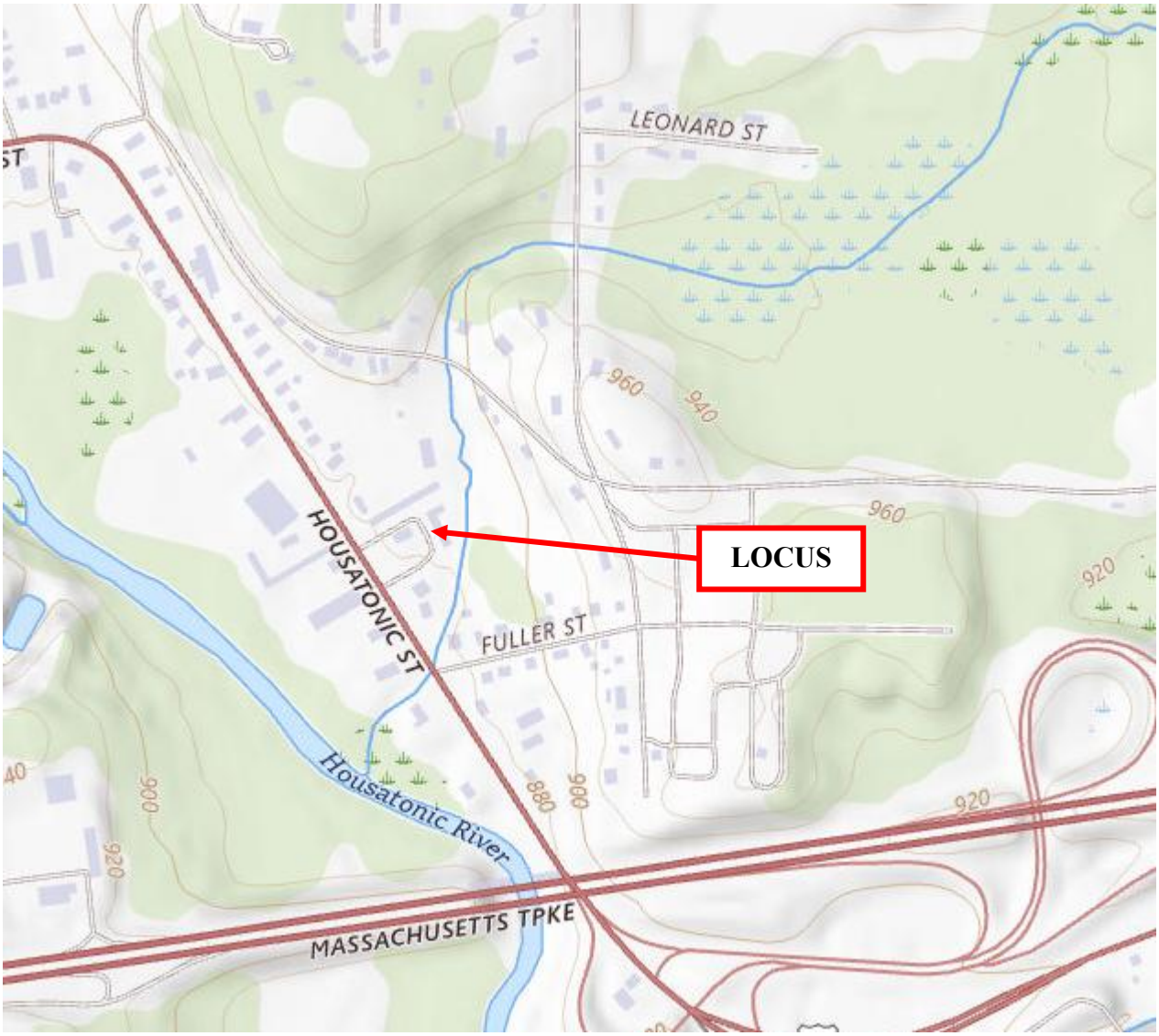
The redevelopment of the Pilgrim Inn Hotel will upgrade the site while maintaining the existing use to continue the neighborhood dynamic. The new Fairfield by Marriott will enhance Lee's tourism by providing modern, convenient lodging that encourages visitors to stay local. This construction boosts the local economy by keeping tax revenue within the town.

The existing municipal utility connections will accommodate the proposed water, sewer, and drainage flows. The internal water and sewer systems will be tied into the existing municipal connections. New drainage infrastructure is proposed to mitigate stormwater flows

No impact is proposed within Scenic Mountains Act area. The Conservation Commission approval will be requested for work within jurisdictional wetland areas and Stormwater Permitting.

Compliance with both the letter and the spirit of the zoning bylaws is demonstrated by this Municipal Impact Report for the proposed hotel.

USGS LOCATION MAP



N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-1
USGS Location Map
East Lee Quad, 1987 ed.
Source MASSGIS

165 Housatonic Street
Lee, MA 01238

USDA WEB SOIL SURVEY MAP

Map Unit Symbol	Map Unit Name
633C	Pittsfield-Urban land complex, 0 to 15 percent slopes
901E	Berkshire-Marlow association, 15 to 45 percent slopes, extremely stony

N.T.S.

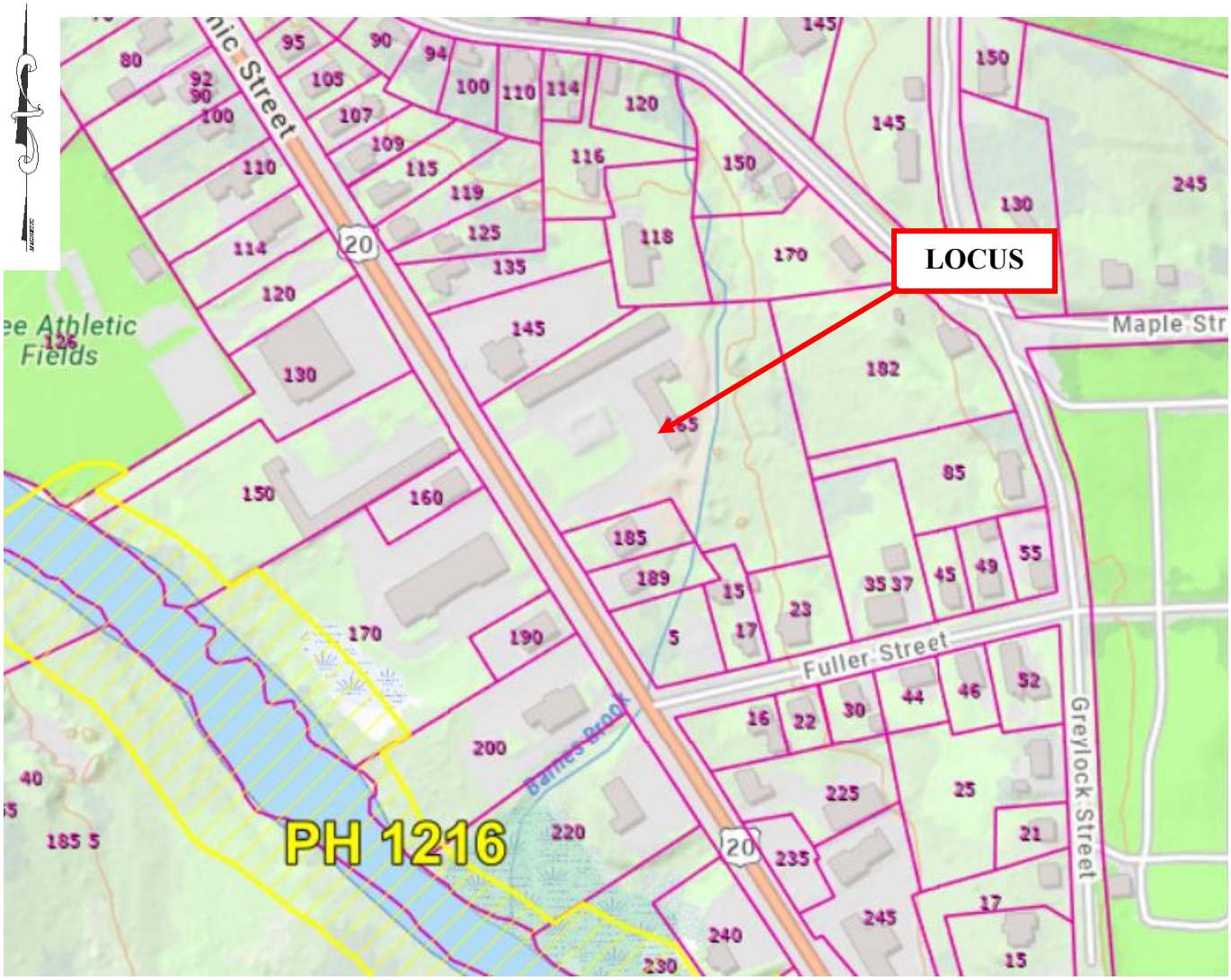
FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-2
USDA Web Soil Survey Map

165 Housatonic Street
Lee, MA 01238

PRIORITY HABITATS AND ESTIMATED HABITATS Effective August 1, 2021
Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats for use with the MA Wetland Protection Act Regulations (310 CMR 10)
Produced by Natural Heritage & Endangered Species Program

MA Division of Fisheries and Wildlife



N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-3
NHESP Priority Habitat Map
East Lee QUAD, 1987 ed.
Source MASSGIS

165 Housatonic Street
Lee, MA 01238

NATIONAL FLOOD INSURANCE PROGRAM

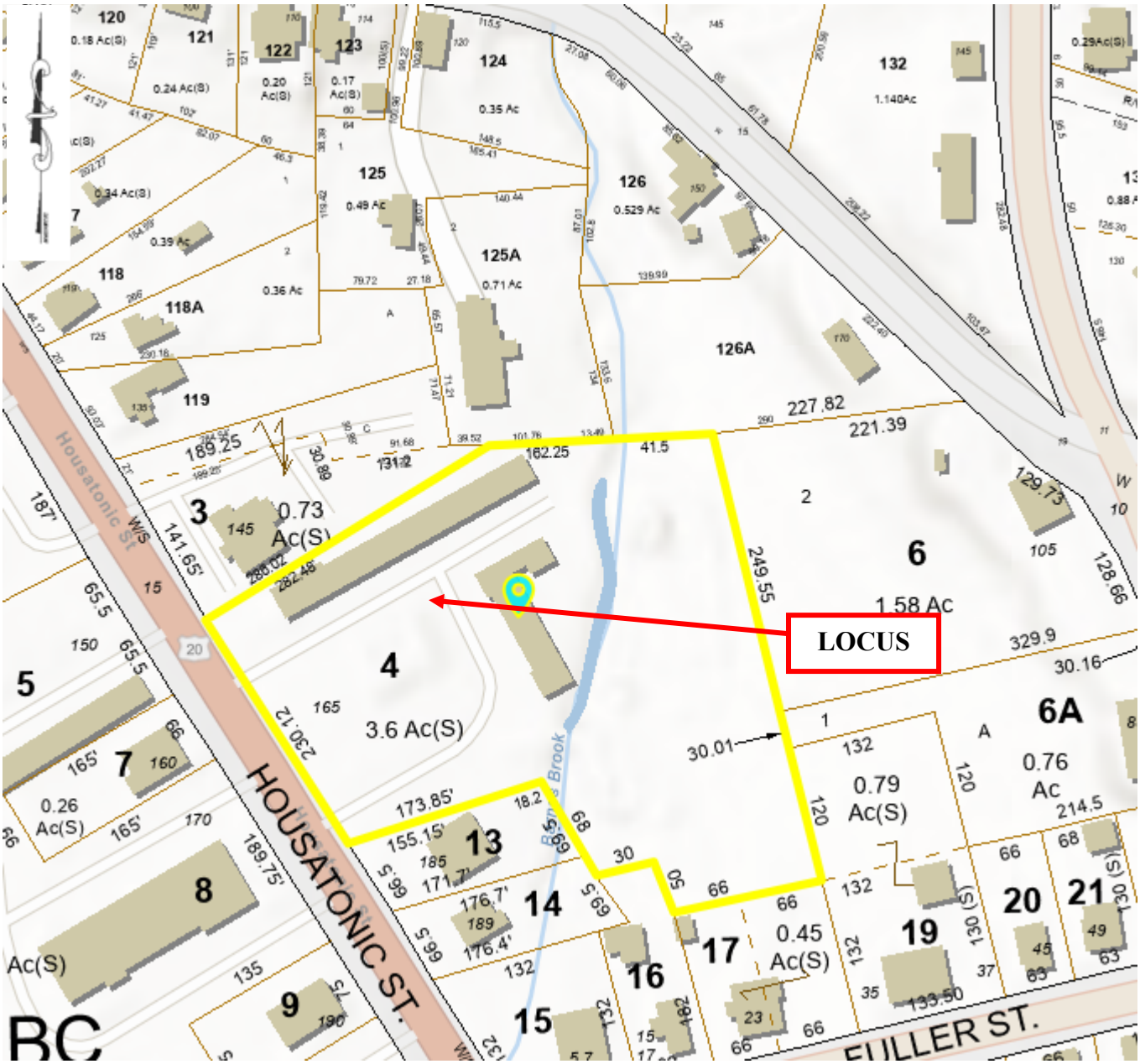
N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-4
FEMA Flood Insurance Rate Map
Source MASSGIS

165 Housatonic Street
Lee, MA 01238

ASSESSOR'S MAP



FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-5
Lee Assessor's Map
Map 7 Lot 22
Source: AxisGIS

165 Housatonic Street
Lee, MA 01238

Property Card: **165 HOUSATONIC ST**

Lee, MA

Parcel Information	Parcel Information
 165 HOUSATONIC ST	**Parcel ID:** 019.0-0000-0004.0 **Owner:** GARDEN MANAGEMENT INC **Co-Owner:** **Mailing Address:** 4 EASTBROOK LN MA 01201-

Sale History	Assessed Value
Book/Page: 6597 / 117 **Sale Date:** 20200323 **Sale Price:** 655000	**Land:** $294600 **Buildings:** $508900 **Det Structures:** $77330 **Total:** $803500

Building Details

State Use Code:	301	**Total Rooms:**	
Style:		**Num Bedrooms:**	
Conversion:		**Full Baths:**	
Stories:		**Half Baths:**	
Roof Cover Desc:		**Ext Bath Fix:**	
Roof Structure Desc:		**Bath Quality:**	
Heat Type:		**Ext Kitchens:**	
Heat Fuel:		**Kitchen Quality:**	
Central A/C:		**Interior Condition:**	
Main Fin Area:		**Exterior Condition:**	
Upper Fin Area:		**Overall Condition:**	
Addl Fin Area:		**Overall Grade:**	
Addl Fin Grade:		**Year Built:**	
Unfinished Area:		**Eff Year Built:**	
Attic:		**Exterior Wall Type:**	
Basement Area:		**Masonry Trim:**	
Basement Grade:		**Foundation:**	
Fin Bsmt Area:		**Fireplaces:**	
Fin Bsmt Grade:		**Stacks:**	
Basement Type:		**Hearth:**	
Occupancy:			

Berkshire Middle District Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 956706
Document Type	: DEED
Recorded Date	: March 23, 2020
Recorded Time	: 03:52:30 PM
Recorded Book and Page	: 06597 / 117
Number of Pages(including cover sheet)	: 4
Receipt Number	: 154174
Recording Fee (including excise)	: $3,141.80

****
MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 03/23/2020 03:52 PM
Ctrl# 038528 07446 Doc# 00956706
Fee: $2,986.80 Cons: $655,000.00
****

Berkshire Middle District Registry of Deeds
Patricia M. Harris, Register
44 Bank Row
Pittsfield, MA 01201
413-443-7438
berkshiremiddledeeds.com

Property Address: 165 Housatonic Street, Lee, Massachusetts 01238

QUITCLAIM DEED

GANGAMA, INC., a Massachusetts corporation having a principal place of business in Lee, Massachusetts, for consideration in the amount of **SIX HUNDRED FIFTY FIVE THOUSAND AND NO/100 ($655,000.00) DOLLARS**, grant to **GARDEN MANAGEMENT, INC.**, a Massachusetts corporation with a business address of 4 Eastbrook Lane, Pittsfield, MA 01201, as SOLE OWNER, with **QUITCLAIM COVENANTS**, the land with buildings and improvements thereon located in Lee, Berkshire County, Massachusetts, more particularly described as follows:

Beginning at an iron pipe in the easterly line of Housatonic Street at the southwesterly corner of one Kelly and at the northwesterly corner of the premises herein described; THENCE northwesterly along said Kelly's southerly line 287.48 feet, more orless, to an iron pipe; THENCE easterly along land of one Thomas and land of one Smith 162.25 feet, more or less, to an iron pipe in the northwest corner of land of one Winn; THENCE south 1° 28' West (magnetic of 1956) 399.90 feet, more or less, along the westerly line of said Winn to the northwesterly corner of land of one Shaylor; THENCE westerly 66 feet, more or less, along land of one Waddock; THENCE northerly 50 feet along the land of one Dixon; THENCE westerly in the northerly line of said Dixon 30 feet, more or less, to the easterly line of one Lowry; THENCE north 33°06' West in the easterly lines of said Lowry and one Morse 89 feet, more or less, to the northeasterly corner of said Morse; THENCE south 69° 06' West along said Morse's' North line, and passing through two elm stumps, 178.85 feet, more or less, to an iron pipe set in the easterly line of Housatonic Street; THENCE north 33° 06' West along said Housatonic Street 230.12 feet to the place of beginning.

Subject to an easement given by Franklin Sturgis IV et ux, to Western Massachusetts Electric Company and New England Telephone and Telegraph Company, dated January 30, 1959 and recorde3d with Berkshire Middle District Registry of Deeds in Book 993, Page 1010.

Subject to and excepting therefrom the premises taken by the Commonwealth of Massachusetts for the widening of Housatonic Street by instrument dated April 7, 1983 and recorded in the said Registry of Deeds in Book 1071

COURTNEY, LEE & HAMEL
A Professional Corporation
31 Wendell Avenue
Pittsfield, MA 01201
Tel. (413) 443-4445
Fax (413) 204-4316
DML@clhlawyers.com

Subject to a 30' wide sewer easement taken by the Town of Lee as shown on plan recorded in Drawer B #21 by instrument recorded in said registry in Book 1004, Page 305.

Subject to a taking by the Town of Lee for the "Gateway's Project" by instrument recorded in said registry in Book 1602, Page 523.

Subject to an Easement Agreement by the Berkshire Gas Company recorded in said registry in Book 2456, Page 244.

Being all and the same premise conveyed to Gangama, Inc., dated July 1, 1988 and recorded in the Berkshire Middle District Registry of Deeds in Book 1238, Page 698.

Real estate taxes for the current fiscal year having been appropriated between the parties hereto, the grantee herein assumes and agrees to pay the same.

The Grantors, under the pains and penalties of perjury, hereby state that the herein described premises is a commercial mixed-use building and is not a property by which any person has or is entitled to an estate of homestead.

This conveyance is made in the ordinary course of the grantor's business and does constitute a sale of all or substantially all the grantor's assets. See Massachusetts Corporate Tax Waiver and Certificate of Tax Good Standing recorded simultaneously herewith.

See also Clerk's certificate recorded herewith.

COURTNEY, LEE
& HAMEL
A Professional Corporation
31 Wendell Avenue
Pittsfield, MA 01201
Tel. (413) 443-4445
Fax (413) 204-4316
DML@clhlawyers.com

EXECUTED as an instrument under seal this 18th day of March 2020.

GANGAMA, INC.

BHUPENDRA PATEL,
PRESIDENT AND TREASURER

COMMONWEALTH OF MASSACHUSETTS

County of Berkshire, SS March 18 2020

Before me, Tanya J. O'Brien, the undersigned Notary Public, personally appeared, **BHUPENDRA PATEL, PRESIDENT AND TREASURER of GANGAMA, INC.,** proved to me through satisfactory evidence of identity, which was known to me, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said **BHUPENDRA PATEL** acknowledged said instrument to be the free act and deed of said corporation.

Notary Public:
My Commission Expires:

Tanya J. O'Brien
MY COMMISSION EXPIRES November 13, 2026
NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

COURTNEY, LEE
& HAMEL
A Professional Corporation
31 Wendell Avenue
Pittsfield, MA 01201
Tel. (413) 443-4445
Fax (413) 204-4316
DML@clhlawyers.com

Photographs

Figure 1- Existing sign east of Housatonic Street, to be demolished.

Figure 2- Proposed project site, looking East.

Figure 3- Primary hotel building to be demolished, looking west.

Figure 4- Secondary hotel Building to be demolished, looking east.

Figure 5- Back of secondary hotel building with connected shed, looking south toward Fuller Street Abutters.

Figure 6- Southern corner of secondary hotel building, looking east towards Greylock Street Abutters.

Photographs

Figure 7- Back of primary Hotel building, looking east showing northern Abutters.

Figure 8- Northeastern corner of primary hotel building, looking west showing northern Abutters.

Figure 9- Existing shed to be demolished, looking west towards Housatonic Street.

300 feet Abutters List Report

Lee, MA
December 18, 2025

Subject Property:

Parcel Number:	019.0-0000-0004.0	Mailing Address:	GARDEN MANAGEMENT INC
CAMA Number:	019.0-0000-0004.0		4 EASTBROOK LN
Property Address:	165 HOUSATONIC ST		PITTSFIELD, MA 01201-

Abutters:

Parcel Number:	019.0-0000-0002.0	Mailing Address:	RYEL HOLDINGS LLC
CAMA Number:	019.0-0000-0002.0		85 CHRISTIAN HILL RD
Property Address:	130 HOUSATONIC ST		GREAT BARRINGTON, MA 01230-
Parcel Number:	019.0-0000-0003.0	Mailing Address:	LEE REALTY VENTURES LLC
CAMA Number:	019.0-0000-0003.0		700 PROVIDENCE HIGHWAY
Property Address:	145 HOUSATONIC ST		NORWOOD, MA 02062-
Parcel Number:	019.0-0000-0005.0	Mailing Address:	PATEL RANCHHODBHAI P & PUSPABEN R
CAMA Number:	019.0-0000-0005.0		150 HOUSATONIC ST
Property Address:	150 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0006.0	Mailing Address:	SHIELDS CHRISTOPHER B
CAMA Number:	019.0-0000-0006.0		182 MAPLE ST
Property Address:	182 MAPLE ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0006.A	Mailing Address:	WINN WILLIAM S & TOREY
CAMA Number:	019.0-0000-0006.A		85 GREYLOCK ST
Property Address:	85 GREYLOCK ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0007.0	Mailing Address:	CHOI SO MAN
CAMA Number:	019.0-0000-0007.0		160 HOUSATONIC ST
Property Address:	160 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0008.0	Mailing Address:	VAISHALI LLC
CAMA Number:	019.0-0000-0008.0		170 HOUSATONIC ST
Property Address:	170 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0009.0	Mailing Address:	AJT REALTY TRUST *
CAMA Number:	019.0-0000-0009.0		P O BOX 393
Property Address:	190 HOUSATONIC ST		SOUTH LEE, MA 01260-
Parcel Number:	019.0-0000-0010.0	Mailing Address:	CAFUA REALTY TRUST VI LLC
CAMA Number:	019.0-0000-0010.0		280 MERRIMACK ST
Property Address:	200 HOUSATONIC ST		METHUEN, MA 01844-
Parcel Number:	019.0-0000-0011.0	Mailing Address:	MASS PROPERTY PARTNERS LLC
CAMA Number:	019.0-0000-0011.0		214 ADAMS AVE
Property Address:	220 HOUSATONIC ST		WEST NEWTON, MA 02465-

Parcel Number:	019.0-0000-0013.0	Mailing Address:	PATEL BHUPENDRAKUMAR N & URMILAVEN B 185 HOUSATONIC ST LEE, MA 01238-
CAMA Number:	019.0-0000-0013.0		
Property Address:	185 HOUSATONIC ST		
Parcel Number:	019.0-0000-0014.0	Mailing Address:	CURTIS CRYSTAL L 189 HOUSATONIC ST LEE, MA 01238-
CAMA Number:	019.0-0000-0014.0		
Property Address:	189 HOUSATONIC ST		
Parcel Number:	019.0-0000-0015.0	Mailing Address:	BROWN PAUL B 323 WEST PARK ST LEE, MA 01238-
CAMA Number:	019.0-0000-0015.0		
Property Address:	5 FULLER ST		
Parcel Number:	019.0-0000-0016.0	Mailing Address:	BROWN PAUL B 323 WEST PARK ST LEE, MA 01238-19
CAMA Number:	019.0-0000-0016.0		
Property Address:	17 FULLER ST		
Parcel Number:	019.0-0000-0017.0	Mailing Address:	CONSOLATI JEFFREY J 23 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0017.0		
Property Address:	23 FULLER ST		
Parcel Number:	019.0-0000-0019.0	Mailing Address:	SUTTON ERNEST JR 37 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0019.0		
Property Address:	37 FULLER ST		
Parcel Number:	019.0-0000-0020.0	Mailing Address:	ROCK JOSEPH 45 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0020.0		
Property Address:	45 FULLER ST		
Parcel Number:	019.0-0000-0021.0	Mailing Address:	HOOD MYRON B & MARY E 49 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0021.0		
Property Address:	49 FULLER ST		
Parcel Number:	019.0-0000-0022.0	Mailing Address:	LEYDET VERNON L & LINDA M 55 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0022.0		
Property Address:	55 FULLER ST		
Parcel Number:	019.0-0000-0023.0	Mailing Address:	ECCHER ROBERT J & BARBARA A TRUSTEES 52 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0023.0		
Property Address:	52 FULLER ST		
Parcel Number:	019.0-0000-0024.0	Mailing Address:	VANZANDT JOHN H JR 46 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0024.0		
Property Address:	46 FULLER ST		
Parcel Number:	019.0-0000-0025.0	Mailing Address:	MIHLEK PAUL W & STACY L 44 FULLER ST LEE, MA 01238-
CAMA Number:	019.0-0000-0025.0		
Property Address:	44 FULLER ST		

300 feet Abutters List Report

Lee, MA
December 18, 2025

Parcel Number:	019.0-0000-0026.0	Mailing Address:	BROWN JEREMY L
CAMA Number:	019.0-0000-0026.0		30 FULLER ST
Property Address:	30 FULLER ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0027.0	Mailing Address:	NICHOLS SARAH E & BROWN KAITLYN A
CAMA Number:	019.0-0000-0027.0		
Property Address:	22 FULLER ST		22 FULLER ST
			LEE, MA 01238-
Parcel Number:	019.0-0000-0028.0	Mailing Address:	DIGRIGOLI LOUIS
CAMA Number:	019.0-0000-0028.0		P O BOX 900
Property Address:	16 FULLER ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0030.0	Mailing Address:	FOX DEVELOPMENT INC
CAMA Number:	019.0-0000-0030.0		225 HOUSATONIC ST
Property Address:	225 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.0-0000-0031.0	Mailing Address:	PASSETTO STEPHEN J & SANDRA LEE
CAMA Number:	019.0-0000-0031.0		25 GREYLOCK ST
Property Address:	25 GREYLOCK ST		LEE, MA 01238-
Parcel Number:	019.A-0000-0115.0	Mailing Address:	TOWN OF LEE
CAMA Number:	019.A-0000-0115.0		32 MAIN ST
Property Address:	120 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.A-0000-0118.0	Mailing Address:	WHEELER RICHARD D & BARBARA L
CAMA Number:	019.A-0000-0118.0		119 HOUSATONIC ST
Property Address:	119 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.A-0000-0118.A	Mailing Address:	PEETROS MARK S & NANCY A
CAMA Number:	019.A-0000-0118.A		125 HOUSATONIC ST
Property Address:	125 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.A-0000-0119.0	Mailing Address:	DELGRANDE DAVID & ANNE R
CAMA Number:	019.A-0000-0119.0		150 CENTER ST
Property Address:	135 HOUSATONIC ST		LEE, MA 01238-
Parcel Number:	019.A-0000-0122.0	Mailing Address:	STREET2IVY PM
CAMA Number:	019.A-0000-0122.0		11 APEX DRIVE 300A #121
Property Address:	110 MAPLE ST		MARLBOROUGH, MA 01752-
Parcel Number:	019.A-0000-0123.0	Mailing Address:	MIDGLEY LUCINDA L
CAMA Number:	019.A-0000-0123.0		114 MAPLE ST
Property Address:	114 MAPLE ST		LEE, MA 01238-
Parcel Number:	019.A-0000-0124.0	Mailing Address:	VELEZ ELEANORE
CAMA Number:	019.A-0000-0124.0		120 MAPLE ST
Property Address:	120 MAPLE ST		LEE, MA 01238-

300 feet Abutters List Report

Lee, MA
December 18, 2025

Parcel Number:	019.A-0000-0125.0	Mailing Address:	PATEL RAKHEE TRUSTEE
CAMA Number:	019.A-0000-0125.0		118 MAPLE ST
Property Address:	116 MAPLE ST		LEE, MA 01238-

Parcel Number:	019.A-0000-0125.A	Mailing Address:	PATEL RAKHEE TRUSTEE
CAMA Number:	019.A-0000-0125.A		118 MAPLE ST
Property Address:	118 MAPLE ST		LEE, MA 01238-

Parcel Number:	019.A-0000-0126.0	Mailing Address:	WYATT MARILYN
CAMA Number:	019.A-0000-0126.0		150 MAPLE ST
Property Address:	150 MAPLE ST		LEE, MA 01238-

Parcel Number:	019.A-0000-0126.A	Mailing Address:	ZABIAN ALI S
CAMA Number:	019.A-0000-0126.A		170 MAPLE STREET
Property Address:	170 MAPLE ST		LEE, MA 01238-

Parcel Number:	019.A-0000-0132.0	Mailing Address:	SHIELDS LISA B
CAMA Number:	019.A-0000-0132.0		145 GREYLOCK ST
Property Address:	145 GREYLOCK ST		LEE, MA 01238-

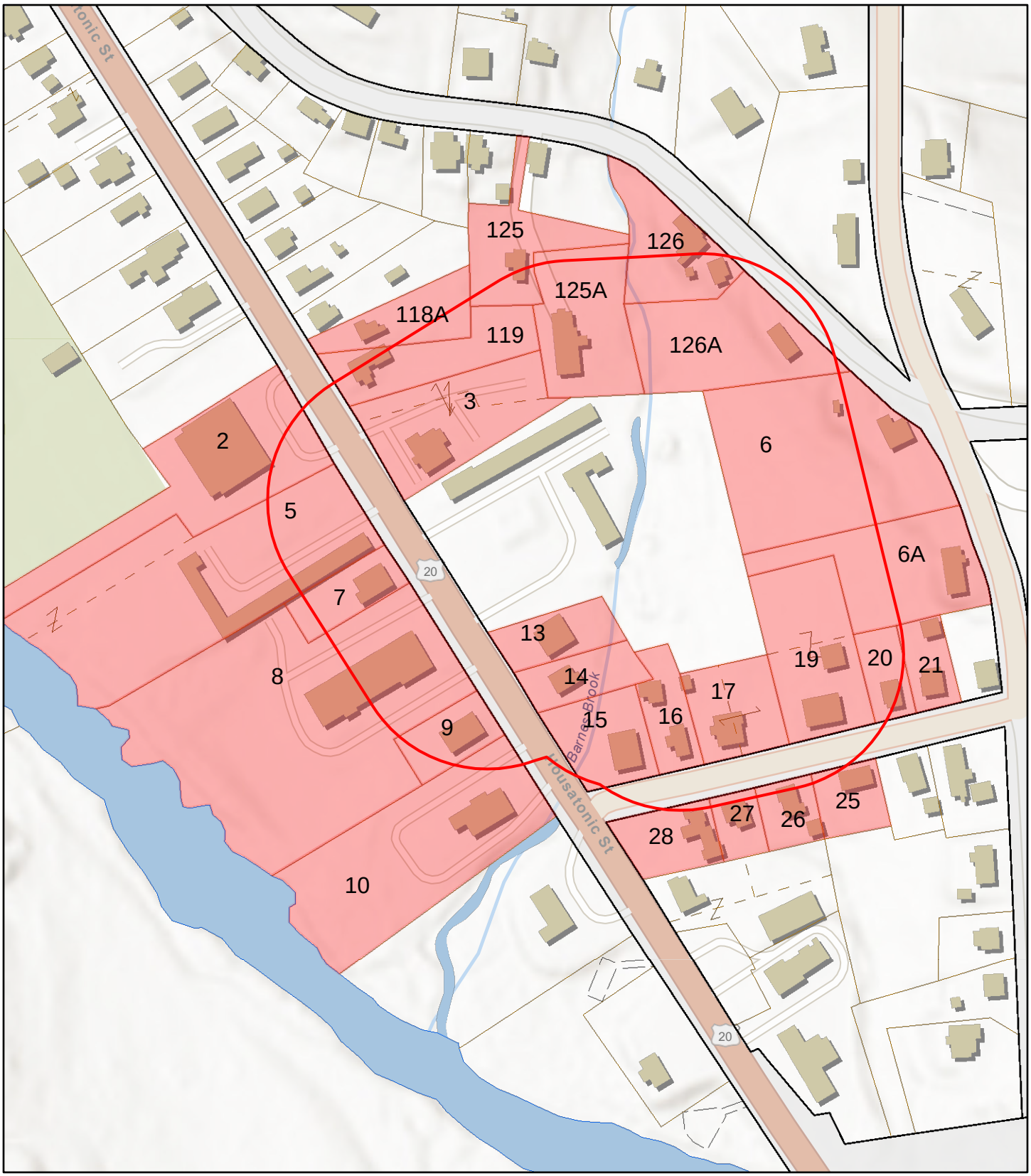
Town of Lee, MA

1 inch = 200 Feet

0 200 400 600

March 19, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



AVENUE
CIRCULAR
NAVIN AVENUE
LAUREL AVENUE
LAUREL
20
EAGLE MILL DAM (REMAINS)
RIVER
CENTER STREET
ROAD
DUBLIN STREET
SCHOOL STREET
FERN CLIFF STREET
ACCESS
ACADEMY STREET
STREET
CLIFFWOOD STREET
ROAD
FRANKLIN
ACCESS
STREET
MAIN ST
RAILROAD STREET
EATON STREET
MAIN
HOUSATONIC STREET
PROSPECT STREET
STREET
ORCHARD STREET
MAPLE
ST. MARY'S AVENUE
GREYLOCK
FLOODWAY
Barnes Brook
MAPLE STREET
Barnes Brook
PRIVATE DRIVE
FULLER STREET
HOUSATONIC STREET
RM 7
CONRAIL
PARK
WEST
SPRING
ROAD
STREET
MARBLE

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE [1]	WIDTH (FT.)	SECTION AREA (SQ. FT.)	MEAN VELOCITY (F.P.S.)	REGULATORY (NGVD)	WITHOUT FLOODWAY (NGVD)	WITH FLOODWAY (NGVD)	INCREASE (FEET)
Goose Pond Brook								
A	0	68	249	5.6	870.4	867.6[2]	868.6	1.0
B	588	47	189	7.4	874.8	874.8	874.8	0.0
C	798	59	318	4.4	876.3	876.3	876.3	0.0
D	888	57	218	6.4	876.7	876.7	876.7	0.0
E	1,358	77	377	3.7	878.9	878.9	878.9	0.0
F	1,968	36	129	10.9	894.0	894.0	894.0	0.0
G	2,008	75	350	4.0	896.8	896.8	896.8	0.0
H	3,093	46	152	9.2	914.5	914.5	914.5	0.0
I	3,226	47	154	9.1	917.8	917.8	917.8	0.0
J	4,814	55	160	8.8	963.5	963.5	963.5	0.0
K	5,119	56	155	9.0	970.7	970.7	970.7	0.0
Barnes Brook								
A	355	36	71	3.9	880.4	875.8[2]	875.8	0.0
B	606	50	232	1.2	880.4	879.6[2]	879.6	0.0
C	871	6	28	10.0	882.0	882.0	882.3	0.3
D	932	72	156	1.8	885.4	885.4	886.2	0.8
E	1,497	19	48	5.7	890.8	890.8	891.5	0.7

[1]Feet above confluence with Housatonic River

[2]Elevation computed without consideration of backwater effects from Housatonic River

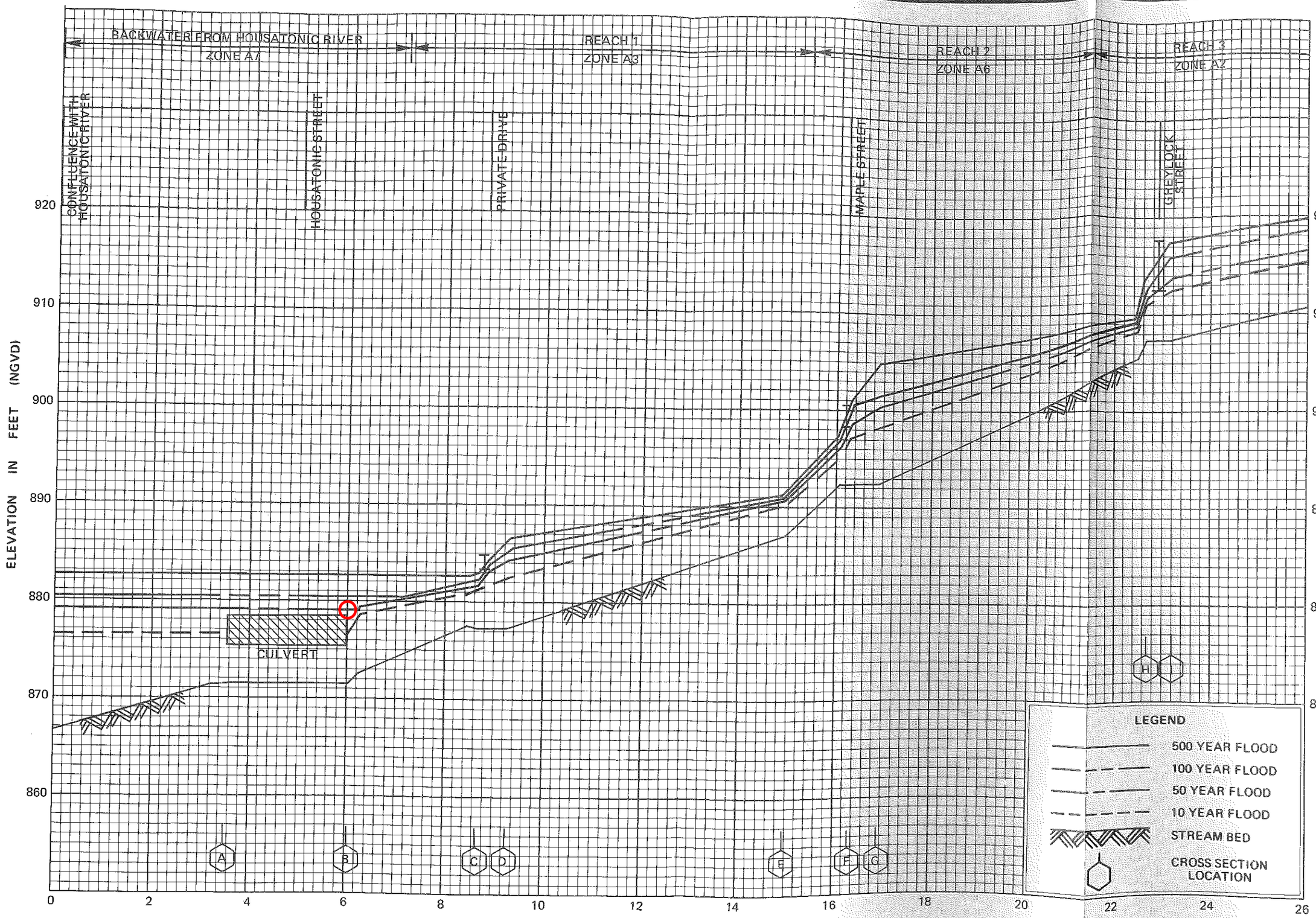
TABLE 2

FEDERAL EMERGENCY MANAGEMENT AGENCY

TOWN OF LEE, MA
(BERKSHIRE CO.)

FLOODWAY DATA

GOOSE POND BROOK AND BARNES BROOK



FLOOD PROFILES

BARNES BROOK

FEDERAL EMERGENCY MANAGEMENT AGENCY

TOWN OF LEE, MA
(BERKSHIRE CO.)

08P

200’ Adjacent Land Descriptions

Lot 10
Ownership: CAFUA REALTY TRUST VI LL 280 MERRIMACK ST METHUEN, MA 01844-
Use: Commercial
Zoning: B

Lot 9
Ownership: AJT REALTY TRUST * P O BOX 393 SOUTH LEE, MA 01260-
Use: Commercial
Zoning: C

Lot 8
Ownership: VAISHALI LLC 170 HOUSATONIC ST LEE, MA 01238-
Use: Commercial
Zoning: B

Lot 7
Ownership: CHOI SO MAN 160 HOUSATONIC ST LEE, MA 01238-
Use: Commercial
Zoning: BM

Lot 5
Ownership: PATEL RANCHHODBHAI P & PU 150 HOUSATONIC ST LEE, MA 01238-
Use: Commercial
Zoning: B

Lot 2
Ownership: RYEL HOLDINGS LLC 85 CHRISTIAN HILL RD GREAT BARRINGTON, MA 01230-
Use: Commercial
Zoning: B

Lot 3
Ownership: LEE REALTY VENTURES LLC 700 PROVIDENCE HIGHWAY NORWOOD, MA 02062-
Use: Commercial
Zoning: CBC

Lot 118A
Ownership: PEETROS MARK S & NANCY A 125 HOUSATONIC ST LEE, MA 01238-
Use: Residential
Zoning: CBC

Lot 119
Ownership: DELGRANDE DAVID & ANNE R 150 CENTER ST LEE, MA 01238-
Use: Commercial
Zoning: BM

Lot 125
Ownership: PATEL RAKHEE TRUSTEE 118 MAPLE ST LEE, MA 01238-
Use: Residential
Zoning: R20

Lot 125A
Ownership: PATEL RAKHEE TRUSTEE 118 MAPLE ST LEE, MA 01238-
Use: Residential
Zoning: R20

Lot 126
Ownership: WYATT MARILYN 150 MAPLE ST LEE, MA 01238-
Use: Residential
Zoning: R20

Lot 126A
Ownership: ZABIAN ALI S 170 MAPLE STREET LEE, MA 01238-
Use: Residential
Zoning: R20

Lot 6
Ownership: SHIELDS CHRISTOPHER B 182 MAPLE ST LEE, MA 01238-
Use: Residential
Zoning: RA40

200’ Adjacent Land Descriptions

Lot 6A
Ownership: WINN WILLIAM S & TOREY 85 GREYLOCK ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 21
Ownership: HOOD MYRON B & MARY E 49 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 20
Ownership: ROCK JOSEPH 45 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 19
Ownership: SUTTON ERNEST JR 37 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 17
Ownership: CONSOLATI JEFFREY J 23 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 16
Ownership: BROWN PAUL B 323 WEST PARK ST LEE, MA 01238-19
Use: Residential
Zoning: BM

Lot 15
Ownership: BROWN PAUL B 323 WEST PARK ST LEE, MA 01238-
Use: Residential
Zoning: BM

Lot 14
Ownership: CURTIS CRYSTAL L 189 HOUSATONIC ST LEE, MA 01238-
Use: Residential
Zoning: BM

Lot 13
Ownership: PATEL BHUPENDRAKUMAR N & 185 HOUSATONIC ST LEE, MA 01238-
Use: Residential
Zoning: BM

Lot 25
Ownership: MIHLEK PAUL W & STACY L 44 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 26
Ownership: BROWN JEREMY L 30 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: RA40

Lot 27
Ownership: NICHOLS SARAH E & BROWN K 22 FULLER ST LEE, MA 01238-
Use: Residential
Zoning: BM

Lot 28
Ownership: DIGRIGOLI LOUIS P O BOX 900 LEE, MA 01238-
Use: Residential
Zoning: BM

STORMWATER REPORT

Garden Management, Inc.

Property Location:
165 Housatonic Street
Lee, MA 01238

Property Owner/Applicant:
Garden Management, Inc.
PO Box 912
Lee, MA 01238

Civil Engineer:
Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201

April 2026

STORMWATER REPORT TABLE OF CONTENTS

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

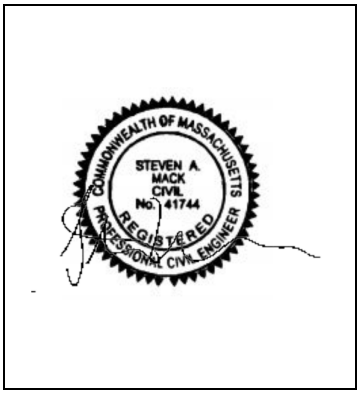
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



5/7/2026

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☒ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☒ Use of “country drainage” versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☒ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☒ Other (describe): Deep Sump Catch Basins and Proprietary Stormwater Treatment Unit.

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☐ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☒ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☒ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

STORMWATER REPORT

PROPOSED HOTEL RECONSTRUCTION

165 HOUSATONIC STREET, Map 0-0 Lot 4, LEE, MA

This report accompanies an application for a Notice of Intent in the Town of Lee in accordance with the MassDEP Wetlands Protection Act to the Lee Conservation Commission, and a Site Plan Review application submitted to the Town of Lee Planning Board. Per Section 199-13.3 "Site plan review" of the Lee Zoning By-Law, in accordance with Section 12 "Environmental and Performance Standards", and the "Guidelines for Soil and Water Conservation in Urbanizing Areas of Massachusetts", and Massachusetts Stormwater Standards, the following narrative and compliance documentation are provided for the proposed stormwater system.

INTRODUCTION

The proposed hotel construction project for Garden Management, Inc. has been designed to minimize short-term and long-term impacts related to erosion and stormwater. Erosion and sedimentation control measures are specified to avoid impacts to the wetland resource areas adjacent ecosystems and off-site properties. The project is subject to the Wetlands Protection Act since portions of the work will be performed within the 100-foot buffer zone and 200-foot Riverfront. A Notice of Intent is being filed as well as a Site Plan Review and Special Permit application. All stormwater will be controlled on site and there will be no new point source discharges. As required under the Lee Zoning Bylaw *Section 199-13.3 "Site plan review", Section 199-12.12 "Surface water runoff" and Section 199-12.13"Erosion control"*, the stormwater system has been designed so that the resulting stormwater conditions resemble, as nearly as possible, the preexisting conditions of volume, velocity, quality and location of runoff. Using MassDEP Stormwater regulations as a guide, calculations verifying that these requirements have been met are attached and are outlined within. A Stormwater Management Operation & Maintenance Plan with Long Term Pollution Prevention Plan has also been developed and can be provided upon request.

SITE DESCRIPTION

The 3.21 acre subject parcel is the current location of The Pilgrim Inn, located east of Housatonic Street. The project site consists of mainly developed land and hotel facilities fronting on Housatonic Street, bordered by a commercial business, Starbucks to the north and residential homes on all other boundaries.

The property contains two separate buildings totaling 24 hotel rooms with 50 parking spaces. The hotel facilities can be accessed through two curb cuts onto Housatonic Street. A pool is located in front of the buildings.

The parcel is accessed from existing curb cuts with associated parking.

The parcel is served by municipal water and sewer.

The site is not within a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat and no Potential or Certified Vernal Pools are found on the property.

SOIL EVALUATION

Soil types underlying the previously developed site have been identified using the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) maps, soil descriptions, and hydrologic soil groups as identified on Web Soil Survey (websoilsurvey.sc.egov.usda.gov).

PROPOSED PROJECT

The proposed project consists of the following:

- Demolition of all existing structures on the property (permitted under a separate filing)
- Removal of all existing pavements and gravels
- Relocation, removal and/or protection of existing utilities as applicable
- Site re-grading
- Installation of a new 11,577 sq. ft. hotel
- Installation of 83 parking spaces
- Installation of utilities to service the new facility
- Installation of Stormwater Management features.

The purpose of the proposed project is to permit and reconstruct a hotel on the subject parcel. The existing hotel facilities will be demolished and a new 4-floor 74-room 11,577 SF Marriott Hotel will then be constructed. The proposed building utilities will be tied into existing municipal infrastructure for water, fire protection, and sanitary sewer. Two retaining walls will be added along the northern and southern lot boundaries.

The proposed building will include an approximately 891 SF outdoor patio and pool area and a dumpster pad/enclosure. The parking lot will have 79 spaces including 3 handicap spaces and a drop-off area. During the reconstruction of the parking area the northern curb cut on Housatonic Street will be eliminated.

The Massachusetts Stormwater standards will be met with re-grading and drainage improvements to maintain or reduce post-development peak runoff rates.

PROPOSED STORMWATER SYSTEM

Stormwater will be conveyed to Stormwater Management Areas (SWMA) though a system of roof leaders, pipe drainage, vegetated swales, deep sump catch basins with oil hoods, sediment separation tanks, yard drains, manholes, swales, etc.

The stormwater mitigation is capable of handling the 2-year, 10-year-, 25-year, and 100-year storm events through the use of outlet control structures which will have multi-stage outlets to handle the 2-year, 10-year-, 25-year, and 100-year storm events.

The Stormwater Management Areas (SWMA) proposed at the project site are as follows:

- Proprietary stormwater treatment unit

- Subsurface Storage Chambers
- Stormwater Quality Swale

CONSTRUCTION-PHASE MITIGATING MEASURES

Erosion and sedimentation control measures shall be installed prior to the beginning of construction and in accordance with the construction and sequencing schedule. Erosion controls shall be installed as shown on the plans and shall be maintained by the Sitework Contractor through the construction period until the site is completely stabilized. Additional sedimentation and erosion control measures shall be installed and maintained as determined in the field to be necessary to control sediments from stormwater runoff from leaving the construction site or being deposited in any wetlands or watercourses. Erosion and sedimentation control measures shall be installed and maintained as indicated on the plans and specifications, as directed, and as evidently required to control sedimentation.

Erosion controls shall remain in place and shall be maintained in functional order until the construction site has vegetated and stabilized, and the Conservation Commission has authorized the removal. Erosion controls shall also be used for approximate limit of work.

A stabilized construction entrance (anti-tracking pad) will be installed and maintained to prevent tracking mud onto Housatonic Street. Sweeping will be performed as needed.

Disturbed areas shall be finished graded and stabilized with vegetation, gravel, or pavement as soon in the construction schedule as possible. Stock piled material shall be protected from erosion by covering or establishing erosion controls ringing the base of temporary piles.

ESTIMATED CONSTRUCTION SCHEDULE AND SEQUENCING

(Estimated schedule to be confirmed – preliminary for permitting only)

Construction work for the Project will be undertaken in an orderly and phased manner and carried out in a way designed to avoid disruption to the area to the maximum degree possible. Construction will be phased so that, to the extent possible, construction will be completed and the area restored before commencing the next phase. At all times during construction appropriate noise, sedimentation and erosion controls shall be employed. The Project will be phased to minimize disruption and disturbance with sedimentation and erosion controls applicable to the operations being performed.

Estimated Construction Sequence (Subject to Change)

- Begin sitework
- Install erosion control barriers, stabilized construction entrance; maintain throughout construction
- Install sediment traps
- Install straw bale inlet sediment traps around existing catch basins at driveway intersection
- Clear vegetation on site proposed for removal. Protect vegetation to remain

- Strip and stockpile topsoil on site; cover stockpiles with temporary vegetation, tarps, etc; ring with erosion control barriers
- Construct temporary diversion swales to direct uphill drainage away from construction site; discharge into temporary sediment traps
- Construct access and parking; install temporary waterways/ check dams around perimeter as required; install straw bale check dam across entrances at end of each work day; remove sediments and maintain entrance driveway as required; sweep pavement at end of each construction day; more frequently as needed to prevent tracking onto roadways;
- Earthwork – cuts and fills; as soon as practical, stabilize disturbed slopes with temporary vegetation, erosion control fabric and/or tarps
- Install additional sediment traps as grading and drainage patterns change
- Maintain all erosion and sedimentation control measures throughout construction – typical
- Install main line drainage conveyance system
- Install inlet sediment traps around all drainage structures
- Rough grade parking areas
- Pave driveways (base course)
- Construct building foundations
- Install other site utilities: sewer and water connection, electric/telephone/data, gas, etc
- Begin building construction
- Complete storm drainage and site utilities. Connect drainage system to SWMA's
- Fine grade parking areas and fine grade slopes and embankments
- Topsoil, erosion control fabric, and temporary seed slopes and embankments
- Stabilize all earth slopes with additional measures as required
- Pave parking with base course
- Construct final curbing and sidewalks
- Install landscaping
- Final paving, striping, cleanup
- Complete sitework
- Complete building construction

STORMWATER COMPLIANCE

The following demonstrates that the proposed stormwater management system is in compliance to the maximum extent practicable with the performance standards as outlined in the MassDEP Stormwater Management Handbook.

- *Standard #1: No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

  Standard #1 is Met (See Standards 4-6 for Additional Information) – There are no new untreated discharges to wetlands associated with the proposed work. Proposed roof drainage is treated by proprietary separator and subsurface detention system and new impervious parking area is directed to water quality swale. No untreated point source discharges are proposed within the wetlands' Buffer Zone or Riverfront. All storm drain outlet pipes will have flared end sections and discharge onto a stone scour pad.

- *Standard #2: Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.*

  Standard #2 is Met – Post-development peak discharge rates do not exceed the pre-development rates. The proposed drainage improvements do not increase the peak discharge rates for the 2-year, 10-year, 25-year, and 100-year design storm events.

- *Standard #3: Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.*

  Standard #3 is Met to the Maximum Extent Practicable – The annual recharge from the post-development site approximates the annual recharge from pre-development conditions. The soil is classified as Hydrologic Group A by NRCS has a design recharge rate of 0.6 inches of runoff. There is an increase 12,000SF +/- in impervious surfaces in previously developed areas on site as a result of this project. 14,000 SF +/- of impervious surface runoff is directed to a proposed water quality swale. Solid Pipe-No Recharge.

- *Standard #4: Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:*
  a. *Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;*
  b. *Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and*
  c. *Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.*

  Standard #4 is Met to the Maximum Extent Practicable – TSS removal is met through the use of a treatment chain including proprietary separator, subsurface chambers, and water quality swales The weighted total percent of TSS removal is calculated to be ~80%. Water Quality Volumes provided are greater than required. See WQV worksheet.

- *Standard #5: For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be*

completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

Standard #5 is Not Applicable – The proposed work does not constitute an area with higher pollutant loads.

- *Standard #6: Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.*

  Standard #6 is Not Applicable – The proposed discharge area is not within the Zone II or an Interim Wellhead Protection Area of a public water supply, and stormwater does not discharge near or to any critical area.

- *Standard #7: A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.*

  Standard #7 is Applicable and meets these requirements.

- *Standard #8: A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.*

  Standard #8 is Met – Erosion and sedimentation control measures are proposed through the use of straw bales and silt fence, and where applicable, straw wattles or coir logs. Construction Sediment Traps will be installed and maintained. All erosion and

sedimentation control measures will be maintained throughout the construction stage, and shall not be removed until the site is properly stabilized. The project will be covered by a NPDES Construction General Permit and a SWPPP will be submitted before land disturbance begins.

- *Standard #9: A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

  Standard #9 is Met – A long-term operation and maintenance plan will be prepared and can be made available upon request. The Stormwater system has been designed to provide ease of inspection and maintenance and protect the wetland resources.

- *Standard #10: All illicit discharges to the stormwater management system are prohibited.*

  Standard #10 is Met – There are no known illicit discharges that have been observed within the proposed area of work. The *Illicit Discharge Compliance Statement* is in the Operation and Maintenance Plan, which is available upon request.

CONCLUSION

The design of the sitework and stormwater management system has been developed to minimize impacts to the site during and after construction, to prevent erosion, capture construction sediments, and to control stormwater runoff from the site. Erosion Control Barriers are proposed to prevent sediment from leaving the construction site and protect wetland resource areas of the project area. The proposed site work plans specify erosion and sedimentation control measures to avoid disturbance to the nearby resource areas. Stormwater management has been designed to maximize pollution removal, infiltrate stormwater to recharge groundwater, mimic existing drainage patterns, and prevent overloading of any downstream drainage facilities.

DRAINAGE ANALYSIS SUMMARY
GARDEN MANAGEMENT, INC.
LEE, MA

Basis Of Study

1) This storm drainage analysis is submitted for review under The Town of Lee Zoning Bylaws requiring a Special Permit & Site Plan Review from the Zoning Board of Appeals and the Planning Board. This is associated with the proposed hotel and related site work on the parcel (Map 0-0 Lot 4).

2) The stormwater management system on the project site includes the following Best Management Practices:

   - Roof drainage diverted into proprietary separator and subsurface chambers to treat runoff & attenuate peak flows.
   - Water Quality Swale to treat runoff, mitigate peak flows, and re-introduce surface drainage as sheet flow.
   - Minimizing extent of sitework by clustering development.
   - Operation and maintenance measures including parking lot sweeping and catch basin sump cleaning.

3) The hydrologic conditions of the site are analyzed under both the Existing (Pre-development) Conditions and Future (Post-development) Conditions for the 2, 10, 25 and 100-year design storm analysis. Design Points are chosen where the storm drainage leaves the project limits, downgradient of the proposed development. The Design Points allow comparison of the Existing and Future Conditions. These Design Points and Drainage areas (subcatchments) are shown on the Drainage Calculations.

4) Contributing drainage areas and vegetative cover conditions have been delineated based on available topographic maps, record plans, and general field observations. Soil types underlying the various areas of the site have been identified using the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey (websoilsurvey.sc.egov.usda.gov). Hydrologic Soil Groups were then determined for each subcatchment. This data was then utilized to calculate the Runoff Curve Numbers for each subcatchment.

5) The Time of Concentration (T_c) of the runoff within each subcatchment is determined using TR-55 sheet flow, shallow concentrated flow, channel flow, and other conditions, based on the available topographic mapping and field observation.

6) Precipitation records for each design storm are taken from NOAA Atlas 14, Volume 10, Version 2, Precipitation Frequency Data Server. For project site in Lee, the following values are listed:

2-year 24 hour storm	3.03”
10-year 24 hour storm	4.98”
25-year 24 hour storm	6.20”
100-year 24 hour storm	8.08”

7) Maximum flow capacities of the existing and proposed drainage structures are calculated assuming the inlet structures, piping, and discharge channels are maintained in good condition, unobstructed by sediment or debris.

8) Peak Rates of Runoff are calculated for the Existing and Future conditions using computerized hydrology and hydraulics programs. This study was performed utilizing "HydroCAD", v. 10.00, ©2019 HydroCAD Software Solutions LLC. This program is based on the methods promulgated by USDA Natural Resources Conservation Service (formerly known as Soil Conservation Service) in Technical Release Number 20 (TR-20) and the simplified tabular method contained in TR-55. Refer to the attached summaries.

Summary and Conclusions

The Peak Outflow at the design points analyzed will not increase as a result of the proposed project for the 2-year, 10-year, 25-year, and 100-year storm events. Refer to the following Table A, which summarize the results of the storm drainage analysis.

Table A
Summary of Storm Drainage Analysis Comparison of Peak Rates of Runoff
24-Hour Design Storm Event (Precipitation-inches)

Reach 1 (1R/1R-P) SHWLO Drainage Area

	2yr (3.03")	10yr (4.98")	25yr (6.20")	100yr (8.08")
Pre-Development (Q)	1.32	3.95	5.83	8.89
Post-Development (Q)	1.32	3.59	5.20	7.77
Reduction (cfs)	0.00	0.36	0.63	1.12
(%)	0%	9.1%	10.8%	12.6%

Reach 2 (2R/2R-P) WETLAND Drainage Area

	2yr (3.03")	10yr (4.98")	25yr (6.20")	100yr (8.08")
Pre-Development (Q)	0.12	1.56	2.88	5.28
Post-Development (Q)	0.12	1.55	2.88	5.26
Reduction (cfs)	0.00	0.01	0.00	0.33
(%)	0%	0.6%	0%	0.4%

The design and size of the facilities are based on the anticipated runoff from a 2, 10, 25, and 100-year storm event per Lee Zoning Design Standards Section 229-7 and MassDEP Stormwater Handbook. Any new development within the watershed would require stormwater controls to mitigate for peak rates of runoff.

RECHARGE & STORMWATER SIZING WORKSHEET
(FAIRVIEW HOSPITAL DRAINAGE AREAS)
GARDEN MANAGEMENT, INC.
LEE, MA

CALCULATE RECHARGE VOLUME

1. Total Area of Hydrological Group A soils (Aa) = 2 acres
2. Total Impervious Area overlaying Group A (Ia) = 0.27 acres
3. Total Area of Hydrological Group B soils (Ab) = 1.1 acres
4. Total Impervious Area overlaying Group B (Ib) = 0 acres
5. Total Area of Hydrological Group C soils (Ac) = 0 acres
6. Total New Impervious Area overlaying Group C (Ic) = 0 acres
7. Total Area of Hydrological Group D soils (Ad) = 0 acres
8. Total Impervious Area overlaying Group D (Id) = 0 acres

Recharge Volumes: (ReVn) where n = soil class

1. ReVa: Ia x 0.60 = 0.27 acres x 0.60 inches =0.162 acre-inches
2. ReVb: Ib x 0.35 = 0 acres x 0.35 inches = 0 acre-inches
3. ReVc: Ic x 0.25 = 0 acres x 0.25 inches = 0 acre-inches
4. ReVd: Id x 0.10 = 0 acres x 0.10 = 0 acre-inches
5. Total Recharge Volume: (ReV = ReVa + ReVb + ReVc+ ReVd)

$$\textbf{ReV} = \frac{0.16}{} + \frac{0}{} + \frac{0}{} + \frac{0}{} = \frac{0.16}{\text{acre-inches} \div 12} = \textbf{0.014 acre-feet}$$

IDENTIFY RECHARGE VOLUME TO BE INFILTRATED

ReV = **0.014 acre-feet**

0.014 ac-ft * 43,560SF/ac = **609.8 CF Required***

* Required Recharge Volume to be provided to the Maximum Extent Practicable.

Recharge area not provided ~14,000 SF impervious area directed into WQS and ~ 10,800 SF roof area directed into subsurface structures.

EFFECT OF INFILTRATION SYSTEM ON NEARBY WETLANDS

The following documentation is provided to show that the infiltration BMP's will not adversely affect nearby wetland resource areas.

The infiltration system will not adversely affect the nearby wetlands. The primary infiltration/ groundwater recharge for the site will be provided by the infiltration areas which collect and mitigate stormwater runoff from the site.

WATER QUALITY VOLUME WORKSHEET

GARDEN MANAGEMENT, INC.
LEE, MA

WQV= water quality volume
ReV = recharge volume
I = total imperious area (including rooftop)
Ir = rooftop imperious area
RR = rooftop runoff

1. Total Contributing Site Area 3.106 acres

2. Percent New Impervious 8.81%

3. Total New Impervious Area (I) 0.25 acres (new impervious)

4. Find WQV:

   (a) using 0.5" rule: WQV = (0.5")(I) = (0.5")(0.25 Acres) = 0.13 acre-inches / 12 inches =

   0.011 Acre-feet

   OR

   (b) using 1.0" rule: WQV = (1.0")(I) = _____ acre-inches / 12 inches = _____ Acre-feet

Determine Amount of WQV to be conveyed through water quality BMP's

=WQV = **0.011 acre-feet**

0.011 ac-ft * 43,560 SF/ac = 479.16 CF **SAY 480 CF required**

Total storage Provided = (1P) 2,199 CF + (2P) 9,060CF = 11,259 CF* > 480 CF Required

* Total Storage volume capacity

INSTRUCTIONS:
1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Version 1, Automated: Mar. 4, 2008

Location: Reach 1 (1R-P) SHWLO

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Proprietary Treatment Practice	**0.00**	**1.00**	**0.00**	**1.00**
Subsurface Infiltration Structure	**0.80**	**1.00**	**0.80**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**
	0.00	**0.20**	**0.00**	**0.20**

Total TSS Removal = **80%**

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: **E3331: ZIA**
Prepared By: **AZM**
Date: **3.11.2026**

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed

1. From MassDEP Stormwater Handbook Vol. 1

INSTRUCTIONS:
1. In BMP Column, click on Blue Cell to Activate Drop Down Menu
2. Select BMP from Drop Down Menu
3. After BMP is selected, TSS Removal and other Columns are automatically completed.

Version 1, Automated: Mar. 4, 2008

Location: Reach 2 (2R-P) WETLAND

TSS Removal Calculation Worksheet

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Street Sweeping - 0%	0.00	1.00	0.00	1.00
Water Quality Swale - Dry	0.70	1.00	0.70	0.30
	0.00	0.30	0.00	0.30
	0.00	0.30	0.00	0.30
	0.00	0.30	0.00	0.30

Total TSS Removal = 70%

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project: E2814:FAIRVIEW
Prepared By: AZM
Date: 12.30.2025

*Equals remaining load from previous BMP (E) which enters the BMP

Non-automated TSS Calculation Sheet must be used if Proprietary BMP Proposed
1. From MassDEP Stormwater Handbook Vol. 1

TSS Removal Calculation Sheet Instructions

Either a completed automated form or non-automated form must be submitted as part of the Stormwater Report accompanying the Wetlands NOI

Automated Version Instructions

The automated version may be used EXCEPT when a Proprietary BMP is proposed. This is because Proprietary BMPs have variable removal rates.
The only exceptions are for Proprietary BMPs reviewed through the TARP Tier II Field Protocol for which MassDEP has granted written reciprocity.
BMPs must be designed in accordance with the Design Specifications contained in Mass. Stormwater Handbook Volume II to receive the TSS Removal Rating.
Separate Excel spreadsheets must be completed for each stormwater outlet or BMP train.
E.g. if there are two separate BMP trains discharging to two separate stormwater outlets, two separate sheets must be submitted.
Separate sheets must be submitted for Pretreatment (e.g. for 44% TSS removal prior to recharge) and Treatment (e.g. 80% TSS removal for new development).
To use automated sheet:
Click on Worksheet Tab labeled Automated Sheet
Click on Cell B11 (Shaded Blue)
Carrot Appears in lower right side of Cell B11
Click on Carrot
Drop Down Menu of BMPs will open. The BMPs are those listed in Volume I. No proprietary BMPs are listed in Drop Down Menu.
BMPs are listed alphabetically
Select One BMP per block. Start with most upgradient practices.
After BMP is selected in Cell B11, Cell C11 will automatically be populated with the DEP assigned TSS Removal Rate.
If there are multiple BMPs, go to Cell B12, select BMP, and so on (i.e. select BMPs in Cell B13, B14, and B15).
Final result is returned in Cell E16
All cells are locked except for Column B (to select BMPs) and Location, Project, Prepared By, and Date blocks.
Complete Location, Project, Prepared by, and Date Blocks.

Non-automated Sheet

The non-automated version must be completed if any Proprietary BMPs or traditional non-listed BMPs are proposed.
The non-automated version is locked to prevent it from being manipulated.
The non-automated version must be printed and completed by hand or typewriter.
Write name of BMP in Column B.
Write annual TSS removal rate in Column C (written documentation must be submitted to issuing authority substantiating TSS removal claim)
Multiply Column C by Starting Load in Column D and enter Result in Column E (e.g. Deep Sump CB 0.25 x 1 = 0.25, Enter 0.25 in Column E).
Subtract Column E from D, Enter Result in Column F (e.g. 1.00 - 0.25 = 0.75, Enter 0.75 in Column F).
Enter new BMP in Column B, next row down. Enter TSS Removal Rate in that same row.
In Column D, enter Starting Load from prior Row (e.g. 0.75).
Multiply Column C TSS Removal Rate by new starting load, and enter result into Column E, and so on.
Add up all the values listed in Column E.
Enter final result in Cell E16, block that is labeled Total TSS Removal.
Complete Location, Project, Prepared by, and Date Blocks.

Documentation

VERSION 1, March 4, 2008
Automated Sheet
Drop Down Menu in Column B created using "Data Validation"
Column C populated using data array from hidden table using "Vertical Lookup"
Column D values from Column F
Column E values producrs of Column C x Column D values
Column F values Column D - Column E

From MassDEP Stormwater Handbook Vol. 1

TSS Removal Efficiencies for Best Management Practices	
Best Management Practice (BMP)	**TSS Removal Efficiency**
Non-Structural Pretreatment BMPs	
Street Sweeping	0-10%, See Volume 2, Chapter 1.
Structural Pretreatment BMPs	
Deep Sump Catch Basins	25% only if used for pretreatment and only if off-line
Oil Grit Separator	25% only if used for pretreatment and only if off-line
Proprietary Separators	Varies – see Volume 2, Chapter 4.
Sediment Forebays	25% if used for pretreatment
Vegetated filter strips	10% if at least 25 feet wide, 45% if at least 50 feet wide
Treatment BMPs	
Bioretention Areas including rain gardens	90% provided it is combined with adequate pretreatment
Constructed Stormwater Wetlands	80% provided it is combined with a sediment forebay
Extended Dry Detention Basins	50% provided it is combined with a sediment forebay
Gravel Wetlands	80% provided it is combined with a sediment forebay
Proprietary Media Filters	Varies – see Volume 2, Chapter 4
Sand/Organic Filters	80% provided it is combined with sediment forebay
Treebox filter	80% provided it is combined with adequate pretreatment
Wet Basins	80% provided it is combined with sediment forebay
Conveyance	
Drainage Channels	For conveyance only. No TSS Removal credit.
Grass Channels (formerly biofilter swales)	50% if combined with sediment forebay or equivalent
Water Quality Swale – wet & dry	70% provided it is combined with sediment forebay or equivalent
Infiltration BMPs	
Dry Wells	80% for runoff from non-metal roofs; may also be used for runoff from metal roofs but only if metal roof is not located within a Zone II, or IWPA or at an industrial site
Infiltration Basins & Infiltration Trenches	80% provided it is combined with adequate pretreatment (sediment forebay or vegetated filter strip, grass channel, water quality swale) prior to infiltration
Leaching Catch Basins	80% provided a deep sump catch basin is used for pretreatment
Subsurface Structure	80% provided they are combined with one or more pretreatment BMPs prior to infiltration.
Other BMPs	
Dry Detention Basins	For peak rate attenuation only. No TSS Removal credit.
Green Roofs	See Volume 2. Chapter 2. May reduce required water quality volume. No TSS Removal Credit.
Porous Pavement	80% if designed to prevent runon and with adequate storage capacity. Limited to uses identified in Volume 2, Chapter 2.
Rain Barrels and Cisterns	May reduce required water quality volume. No TSS Removal Credit.

SAMPLE – OPERATION & MAINTENANCE PLAN
GARDEN MANAGEMENT, INC.
165 HOUSATONIC STREET, LEE, MA

PROJECT DATA:
Name: *Garden Management, Inc.*
Address: *165 Housatonic Street, Lee, MA*

OWNER OF STORMWATER SYSTEM:
Name: *Garden Management, Inc.*
Contact Person: *Ibrahim Zia*
Address: *PO Box 912, Lee, MA 01238*
Phone:

OPERATOR RESPONSIBLE FOR OPERATION & MAINTENANCE OF SYSTEM:
Name:

BRIEF SUMMARY OF PROJECT

EXISTING PARCEL

The parcel, Lee Assessors Map 0-0, Lot 4, is located north of Housatonic Street and consists of 3.6 ± acres. The site is the current location of The Pilgrim Inn, a 24 room hotel with 50 adjoining parking spaces. The existing development consists of several buildings and supporting infrastructure. The neighborhood consists of residential and commercial properties.

The project is served by municipal water and sewer and has access to natural gas and electric/tel/data.

According to the FEMA Flood Insurance Rate Map data available on MassGIS and cross referenced with FEMA Flood Insurance Rate Map Panel 250028 0006 B, the site is located in the FEMA mapped floodplain Zone A.

The project site is not within a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat and no Potential or Certified Vernal Pools are found on the property.

The soil units in the area of proposed work are shown on the attached USDA Web Soil Survey Map as Pittsfield-Urban land complex with 0 to 15 percent slopes and Berkshire-Marlow association with 15 to 45 percent slopes that are extremely stony.

According to MassGIS, no portion of the building is located within an Area of Critical Environmental Concern (ACEC).

Wetlands have been delineated in the vicinity of the project. No portion of the project is located within a resource area, only within the Buffer Zone. A Notice of Intent has been submitted to the Lee Conservation Commission.

PROPOSED PROJECT

The purpose of the proposed project is to permit and reconstruct a hotel on the subject parcel. The existing hotel facilities will be demolished. A new 74-room Marriott Hotel will then be constructed. The

proposed building will include an outdoor patio and pool area. There is a proposed dumpster pad/enclosure. The parking lot will have 82 spaces and a drop-off area.

SUMMARY OF STORMWATER SYSTEM

Storm Drainage System: The storm drainage systems consists of sheet flow drainage to proposed and existing BMPs. New impervious area is directed to proposed water quality swale and entire roof area is directed in proprietary separator and subsurface retention structure before discharging to existing on site catchbasin.

Stormwater Management Practices: Stormwater management and Total Suspended Solids (TSS) removal will be conducted through the use of Best Management Practices (BMP's). In order to reduce TSS, it is proposed to use the following:

- Deep Sump Catch Basins
- Drainage Channels
- Proprietary Separators
- Water Quality Swales
- Subsurface Retention Structures
- Level Spreader

Operation and Maintenance: This Operation and Maintenance Plan is an essential component of the Stormwater Management System for the Project. The Owner is ultimately responsible for assuring that the Stormwater System is operated and maintained in accordance with all applicable permits and approvals, including, but not limited to Massachusetts Wetlands Protection Act permits, Massachusetts Stormwater Management Policy, Massachusetts Groundwater or Surface Water Discharge Permits, and U.S.E.P.A. General Permit. Copies of all applicable permits and plans should be attached to this O&M plan. All Permit requirements are incorporated by reference into this Operation and Maintenance Plan whether they are attached or not.

WETLANDS AND RECEIVING WATERS

The wetland resource areas present on the subject parcel are Bank (310 CMR 10.54), Bordering Vegetated Wetlands (BVW) (310 CMR 10.55), Land Under Water Bodies and Waterways (310 CMR 10.56), Bordering Land Subject to Flooding (310 CMR 10.57) and Riverfront Area (310 CMR 10.58) east of the project site. The resource areas were formally delineated by Foresight Land Services, Inc. on December 22, 2025. These wetland resources are associated with Barnes Brook which drains travels beneath Housatonic Street draining into the Housatonic River. Two intermittent streams drain from the eastern lot boundary into the brook. North of the D-Series and East of the C-Series are BVW areas.

The site does include wetlands, and drainage will ultimately be received by jurisdictional wetlands nearby which are protected under the Mass. Wetlands Protection Act administered by the Conservation Commission, and the Federal Clean Waters Act. These include the wetland resource areas as described in the Notice of Intent and depicted on the attached plans.

> *Note: Under the Mass. Wetlands Protection Act regulations (310 CMR 10.02 (3), 1997 revisions), maintenance of the stormwater management system affecting any wetland areas which were previously created for the purpose of stormwater management, does not require the filing of a Notice of Intent or a Request for Determination of Applicability. For example, assume that a water quality basin, wet detention basin, or outlet swale are constructed for the project. These drainage facilities will naturally become populated with wetland vegetation. Five years later, maintenance needs to be performed to remove accumulated sediments from the drainage basins or outlet swale. This work does not constitute alteration of wetlands, and does not require filing or approval under the WPA, as long as the work is only maintenance. (Enlargement or substantial changes to the drainage system*

would require approval.) However, as a matter of good communication, we recommend that the Owner or Operator notify the Conservation Commission before the maintenance work is begun. The Order of Conditions issued by the Conservation Commission may have additional conditions or requirements that continue after the Certificate of Compliance is issued for construction. A copy of the Order of Conditions and any continuing conditions should be attached to this Operation and Maintenance Plan.

Owner, Operator, Contractor(s), and other personnel who perform work on the site should become familiar with the location and characteristics of the wetland resource areas, and of the requirements under the applicable federal, state, and local laws and regulations. Wetlands in close proximity of work areas should be flagged with signage. Work within 100' of Bordering Vegetated Wetlands (BVW) or Bank (Intermittent Stream) is under the jurisdiction of the Conservation Commission and must be reviewed prior to work proposed within the 100-foot Buffer Zone.

This Operation and Maintenance Plan is an essential component of the Stormwater Management System for the Project. The Owner is ultimately responsible for assuring that the Stormwater System is operated and maintained in accordance with all applicable permits and approvals, including, but not limited to Massachusetts Wetlands Protection Act permits, Massachusetts Stormwater Management Policy, Massachusetts Groundwater or Surface Water Discharge Permits, and U.S.E.P.A. General Permit, and the Lee Zoning Bylaw. Copies of all applicable permits and plans should be attached to this O&M plan. All Permit requirements are incorporated by reference into this Operation and Maintenance Plan whether they are attached or not.

SCHEDULE FOR INSPECTION AND ROUTINE MAINTENANCE OF STORMWATER SYSTEM:
See table below for schedule for inspection and routine maintenance of stormwater system.

Note: Notification of Conservation Commission is recommended before performing any excavation or major maintenance of the stormwater system, though stormwater structures are not considered wetland resources. All components of the Stormwater System shall be inspected after every major storm event for the first few months after construction to ensure proper stabilization and function.

Drainage Channels	• Inspect Bi-Annually in the Spring and Fall; • Check for sediments; remove sediments if more than 4" deep. Remove sediment and debris at least once per year. • Check inlet and outlet pipes for debris or obstructions. Clean as necessary; • Mow applicable areas at least once per year with a minimum grass length of 4", Grass height shall not exceed 6" or be cut less than 3". Mow as needed during growing season; • Inspect and maintain outlet control device as applicable; • Maintain as required with additional mowing, fertilizing, liming, watering, pruning, weeding, and pest control. Re-seed periodically to maintain dense grass growth. Plant with alternative grass species if the original grass cover is not successfully established.
Catch Basin Sumps	• Inspect quarterly and clean inlets; • Inspect or clean sump at the end of the foliage and snow-removal seasons. • Remove sediments if greater than ½ sump capacity; • Remove Sediments from sumps annually in the spring, at a minimum; • Dispose of sediments and debris off site at approved location in accordance with applicable state and federal laws and regulations.
Level Spreaders	• Inspect level spreaders regularly, especially after large rainfall events. • Note and repair any erosion or low spots in the spreader.

Subsurface Structures	• Inspect Bi-Annually in the Spring and Fall • Periodically monitor water depths at 0, 24, and 48 hours after a storm event to check infiltration rates over a period of years to determine clogging problems.
Water Quality Swales	• For the first few months after construction and twice a year thereafter, inspect swales to make sure vegetation is adequate and slopes are not eroding and check for rilling and gullying. • Repair eroded areas and revegetate as necessary. • Mow as needed ~ two to twelve times a year • Manually remove sediments and debris at least once per year. • Re-seed as necessary
Proprietary Separators	• Inspect and clean units in strict conformance with manufacturers recommendation and requirements, using methods specified. • Vactor trucks typically used to remove sediments. • Manual sediment removal may be necessary.

LONG TERM POLLUTION PREVENTION PLAN

Good Housekeeping Practices:
Where applicable, the Operator shall apply good housekeeping practices including, but not limited to the following. See SWPPP for additional information:

Materials Management: As applicable

- An effort will be made to store only enough product required to perform the required work. Regular inventory of materials will reduce the occurrence of overstocking.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, wherever possible, should be under a roof or other enclosure to prevent contact with stormwater.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The Operator will inspect daily to ensure proper use and disposal of materials onsite.
- Routinely clean work space and maintain machinery.
- Regularly inspect equipment and facilities.
- Train employees to respond to spills or leaks.

Vehicle Washing Controls: As applicable

- Wash vehicles on gravel, grass, or other permeable surface outside of the Buffer Zone or pump wash water runoff to a permeable area.
- Block off catch basin grates, if applicable.
- Use hose nozzles that turn off automatically.
- Use only biodegradable soaps.

Other Good House Keeping Practices:

- Litter and other debris shall be collected and properly disposed of as frequently as necessary
- Property owners shall keep the site maintained and in an orderly manner to protect downstream resources.

Storage & Use of Hazardous Products, Petroleum Products, Fertilizers, Herbicides, & Pesticides:
Where applicable, the following practices will be used to reduce the risk of spills or other accidental exposure

of materials and substances to storm water runoff. (If a Total Maximum Daily Load (TDML) is developed that indicates that use of fertilizers containing nutrients must be reduced, a nutrient management plan shall be developed.)

Hazardous Products:

- Shall be stored in a secured area under cover
- Products will be kept in original containers unless they are not re-sealable.
- Original labels and material safety data will be retained; they contain important product information.
- If surplus product must be disposed of, manufacturer's or local and State recommended methods for proper disposal will be followed.

Petroleum Products:

- Shall be stored in a secured area undercover.
- All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

Fertilizers:

- Shall be stored in a secured area undercover.
- Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Stored fertilizers will be kept covered. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
- Any overcast fertilizer on grasses or paved areas shall be cleaned off.

Paints:

- All containers will be tightly sealed and stored in a secure covered area when not required for use. Excess paint will not be discharged to the storm or sanitary sewer systems but will be properly disposed of according to manufacturer's instructions and State and local regulations.

Spill Prevention and Response Plans

In addition to the good housekeeping and material management practices discussed in the previous sections, the following practices will be followed for spill prevention and cleanup:

Spill Control Practices
☒ Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
☒ Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
☒ All spills will be cleaned up immediately after discovery.
☒ The spill area will be kept ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
☒ Spills of toxic or hazardous material will be reported to the appropriate State or local government

agency, regardless of the size.

☒ The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

☒ The Operator or Operator's representative will be the spill prevention and cleanup coordinator. He/she will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted onsite.

Maintenance of Lawns, Gardens, and other Landscaped Areas:

- Inspect lawns, gardens, and other landscaped areas for sings of erosions, bare spots, diseased plant species, and overall vegetation health.
- Regularly mow the grassed areas as required. Refer to the Schedule for Inspection and Routine Maintenance of Stormwater System (above) for specific mowing and maintenance requirements of the Stormwater system.
- Remove and Replant, reseed, re-mulch, and prune as required to maintain healthy vegetation.

Pet Waste Management:

In no case, should pet wastes be allowed to discharge into the stormwater system.

Operations and Maintenance of Septic Systems:

See SWPPP for construction phase sanitary waste provisions.

Solid Waste Management:

- All waste materials will be collected and stored in a securely covered (lidded or tarped, or enclosed within the building) metal dumpster rented from a licensed hauler or equivalent waste receptacle.
- The dumpster/waste receptacle will meet all local and State solid waste management regulations.
- All trash and debris from the site will be deposited in the dumpster and/or waste receptacle.
- The dumpster and/or waste receptacle will be emptied a minimum of once per week or more often if necessary, and the trash will be hauled to a state approved landfill. No waste materials will be buried onsite.
- All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted onsite. The Operator who manages the day-to-day site operations will be responsible for seeing that these procedures are followed.

Snow Disposal and Plowing (as relative to Wetland resource Areas):

- Snow shall not be plowed or stored into the wetland resource areas or within any the stormwater system (i.e. rain garden, Water Quality Swale, etc.).
- Store snow in a designated onsite location or properly disposed at an offsite location.
- Minimize the use of salt/sand or other deicing chemicals.

Winter Road Salt and/or Sand Use and Storage:

- Preferably, salt and deicing chemicals for the driveway will be stored off-site and only employed when necessary.
- Any salt and deicing chemicals necessarily stored onsite shall be stored in a proper container or structure designed to prevent the generation and escape of contaminated runoff or leachate.
- Storage design shall apply the following BMP components: A flat site, slightly raised above surrounding grades, adequate space, an impervious/paved storage pad, proper roofing, and runoff collection/containment.

Prevention of Illicit Discharges to the Stormwater Management System:

- All non-stormwater discharges must be reported and documented as illicit discharges. An Illicit Discharge Compliance Statement (see example in Attachment B) must be submitted to the issuing authority verifying that no illicit discharges exist on the site. Pollution prevention measures shall be implemented to prevent illicit discharges to the stormwater management system, including wastewater discharges and discharges of stormwater contaminated by contact with the process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.
- Illicit discharges do not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents.
- A scaled plan of the site must accompany the Illicit Discharge Compliance Statement identifying the location of any systems for conveying stormwater on the site and showing that these systems do not allow the entry of any illicit discharges into the stormwater management system. The plan shall also show the locations of any systems for conveying wastewater and/or groundwater on the site and show that there are no connections between these systems and the stormwater management systems. This information shall be included with the plans submitted with the Notice of Intent and Operation and Maintenance Plan or included as a separate plan with the Illicit Discharge Compliance Statement.
- If applicable, where illicit discharges have been identified, the actions taken to identify and remove the illicit discharges must be documented and shown on the plan.

Training Requirements for Staff and Personnel Involved with Implementing the Long Term Pollution Prevention Plan:

- Staff and personnel involved with implementing this plan shall be trained to understand this Operation and Maintenance plan, the SWPPP, emergency procedures, Good Housekeeping BMPs, stormwater BMPs, sedimentation and erosion control measures, and the non-stormwater BMPs.
- Refer to the Stormwater Management Fact Sheet (Attachment D) and the SWPPP for further information and training logs.

Emergency Contact List

- See Attachment E for Emergency Contacts.

Comprehensive Site Evaluation

A comprehensive site inspection shall be performed on an annual basis. The scope of the comprehensive site inspection should encompass all of the noted possible sources of pollution and activities noted. The Operator should use the attached form(s) (Attachment D) for the inspection process and note the date, time, and an account of the circumstances leading up to any found contaminants. If the release is a reportable quantity of oil or other controlled substance, the Operator shall notify all appropriate and applicable agencies.

The annual inspections should take place in the spring, immediately following a rainfall event, in order to get the most representative inspections. The inspections should involve visually inspecting the site and the surrounding areas. The results of the inspection should be noted on the forms provided. Any noted contaminants should be recorded on the forms and acted upon as noted below.

Also, as a result of good housekeeping measures throughout the course of the year, the Operator shall determine what, if any, additional measures or changes need to be made to the Operation and Maintenance Plan.

Records Keeping and Actions Requirements

All comprehensive site analysis shall be logged and kept with the Operation and Maintenance Plan. Any

other notes and/or issues arising on a daily basis shall be logged and kept with the Operation and Maintenance Plan.

If there is a "reportable incident" the Operator shall log the incident in the Operation and Maintenance Plan and revise the Operation and Maintenance Plan within 14 days of the noted incident. The Operation and Maintenance Plan revision should be designed to alleviate the source of contamination and reduce the noted pollutants. After the Operation and Maintenance Plan revision, the pollution source noted shall be inspected and logged again during the next rainfall event. If the suspected contaminant is not present, the Operator shall log this information and pay close attention to this area during the next annual inspection. If the contaminant is still present, the Operation and Maintenance Plan shall be revised again, within 14 days, and re-evaluated during the next rainfall event until the contaminant is satisfactorily reduced or eliminated, i.e. not present during the subsequent inspection.

A reportable incident means any incident that is noted as having a Physical Observation other than "none" (on the Visual Inspection Worksheet) and/or any noted pollution sources recognized during the course of operations. Daily good housekeeping such as sweeping and picking up stray trash/paper/plastic materials does not constitute a reportable incident.

Records must be kept with the Operation and Maintenance Plan documenting the status and effectiveness of plan implementation. At a minimum, records must address the results of the annual evaluations, routine maintenance and inspections, spills, monitoring, and maintenance activities.

Facilities Maintenance

Maintenance involves the regular operation, inspection, and replacement or repair of systems and BMPs.

Storm water BMP reviews should be performed throughout the year, per the above schedule, in addition to the required annual inspections. Any potential problems or maintenance requirements should be reported and documented. All BMPs identified in the Operation and Maintenance Plan must be maintained in effective operating condition.

As noted, good housekeeping is a key component of the Operation and Maintenance Plan. Good housekeeping includes all of the Pollution prevention measures noted under this Operation and Maintenance Plan and all subsequent measure implemented throughout operations. The facilities maintenance plan will quickly respond to noted deficiencies as well as provide preventative maintenance where applicable.

Disclaimer

This Operation and Maintenance Plan is intended to satisfy the requirements under the Massachusetts Stormwater Handbook only and does not cover the exact steps required for materials handling and reporting as established under local, state and federal codes and permits. This Operation and Maintenance Plan does not alleviate the owner from complying with any and all other requirements governing the operation and maintenance of a facility of this nature.

Owner, Operator, Contractor(s), and other personnel who perform work on the site should become familiar with the location and characteristics of the wetland resource areas, and of the requirements under the applicable federal, state, and local laws and regulations.

This Operation and Maintenance Plan is an essential component of the Stormwater Management System for the Project. The Owner is ultimately responsible for assuring that the Stormwater System is operated and maintained in accordance with all applicable permits and approvals, including, but not limited to Massachusetts Wetlands Protection Act permits, Massachusetts Stormwater Management Policy, Massachusetts Groundwater or Surface Water Discharge Permits, and U.S.E.P.A. NPDES Stormwater

Discharge Permit. Copies of all applicable permits and plans should be attached to this Operation and Maintenance Plan. All Permit requirements are incorporated by reference into this Operation and Maintenance Plan whether they are attached or not.

Attachment A
Policy #BWP-94-092: Reuse & Disposal of Street Sweepings

This Policy provides guidance on Massachusetts Department of Environmental Protection requirements, standards, and approvals for handling, reuse and disposal of street sweepings.

By Carl F. Dierker,
Assistant Commissioner, Bureau of Waste Prevention

1. Policy Statement & Scope

This Policy explains Department of Environmental Protection (MassDEP) requirements for managing street sweepings. Street sweepings are solid waste subject to the Massachusetts solid waste regulations. The options for managing street sweepings are as follows.

1. Use the street sweepings in accordance with the preapproved uses described in Section 4 of this policy.
2. Use the street sweepings for a beneficial use after obtaining prior approval from MassDEP under the provisions of the solid waste regulations, 310 CMR 19.060, Beneficial Use of Solid Wastes.
3. Dispose of street sweepings at a permitted solid waste landfill.

The provisions and requirements for managing street sweepings under these options are the subject of this policy.

2. Applicability

This policy applies to the reuse or disposal of street sweepings that are generated in the ordinary and customary maintenance of roadways. The policy does not apply to catch basin cleanings or street sweepings mixed with catch basin cleanings or other wastes. The policy does not apply to the material generated as the result of the cleanup of an oil or hazardous material spill.

Street sweepings are not exempt from the Hazardous Waste Regulations, 310 CMR 30.000, and must be handled as hazardous waste when they exhibit any of the characteristics of a hazardous waste. If there is no evidence of unusual contamination, MassDEP does not require street sweepings to be routinely tested, but, as is the case with any waste, the generator has the ultimate responsibility for determining whether the waste is a hazardous waste.

3. Definitions

Department or means the Massachusetts Department of Environmental Protection (MassDEP).

Public Way means the strip of land over and under a publicly owned, paved road or highway and includes the publicly owned land adjacent to the road or highway.

Street Sweepings means materials consisting primarily of sand and soil generated during the routine cleaning of roadways but may also contain some leaves and other miscellaneous solid wastes collected during street sweeping. *Street sweepings* does not mean the material generated during the cleanup of a spill or material from other structures associated with a roadway such as catch basins.

Urban center roads means local roads in central commercial and retail business districts and industrial and manufacturing areas.

4. Pre-Approved Uses, Restrictions & Conditions

This policy allows street sweepings to be used in several applications. No approval from MassDEP is required when the restrictions and conditions identified in this policy are adhered to. However, sweepings shall not be used unless prior approval is obtained from the owner of the location where the sweepings are to be used.

4.1. Use at Landfills

Street sweepings may be used for daily cover at lined or unlined permitted solid waste landfills and need no prior MassDEP approval if the sweepings satisfy the requirements for daily cover material specified at 310 CMR 19.130(15).

4.2. Use as Fill in Public Ways
Street sweepings shall be used for fill in public ways without prior approval from MassDEP only when the following restrictions and conditions are observed:

- The sweepings have not been collected from Urban Center Roads (see definition);
- The sweepings are used under the road surface or as fill along the side of the road within the public way;
- The sweepings are not used in residential areas;
- The sweepings are kept above the level of the groundwater;
- The sweepings are not used in designated "No Salt Areas";
- The following definitions have been taken verbatim from the solid waste regulations and are repeated here for clarity in understanding this policy.
- The sweepings are not used within the 100 foot buffer zone of a wetland or within wetland resource areas including bordering vegetative wetlands and riverfront areas;
- The sweepings are not used within 500 feet of a ground or surface drinking water supply.

4.3. Use As an Additive to Restricted Use Compost
Street sweepings shall be used as an additive to compost without prior approval from MassDEP only when the following restrictions and conditions are observed:

- The sweepings have not been collected from Urban Center Roads (see definition);
- The compost is used only in public ways;
- The compost is not used in residential areas;
- The compost is kept above the level of the groundwater;
- The compost is not used in designated "No Salt Areas";
- The compost is not used within the 100 foot buffer zone of a wetland or within wetland resource areas including bordering vegetative wetlands and riverfront areas;
- The compost is not used within 500 feet of a ground or surface drinking water supply.

5. Other Uses
Any use not pre-approved in the preceding section requires prior MassDEP approval under the Beneficial Use provisions of the *Solid Waste Management Facility Regulations* at 310 CMR 19.060. A "Beneficial Use Determination" or BUD can be made only after the submission of an application characterizing the waste and describing the proposed beneficial use.

6. Disposal
While the beneficial use of street sweepings is strongly encouraged, MassDEP does not prohibit the disposal of street sweepings. Street sweepings may be disposed in either lined or unlined permitted solid waste landfills without prior approval from the Department.

7. Handling

7.1. Collection of Street Sweepings
Although MassDEP does not regulate the collection of street sweepings, collection practices should be compatible with intended uses. For example, sweepings from Urban Center Roads are not approved for the uses allowed for sweepings from other areas. Keeping sweepings from Urban Center Roads separate from sweepings from other areas will make the full benefits of this policy available.

This policy does not cover sweepings known to be contaminated by spills, and such sweepings should be collected separately and kept segregated. Depending on the contamination and circumstances, the handling of contaminated sweepings may be governed by the Massachusetts Contingency Plan, 310 CMR 40, the Massachusetts Hazardous Waste Regulations, 310 CMR 30, the Massachusetts Site Assignment Regulations

for Solid Waste Facilities, 310 CMR 16 or the Massachusetts Solid Waste Management Facility Regulations, 310 CMR 19.

7.2. Storage

Street sweepings shall be temporarily stored prior to use, only when the following conditions are satisfied:

- Storage must be at the site where the sweepings are generated (in the public way) or at a location, such as a DPW yard, that is under the control of the governmental entity which is doing the sweeping or has contracted for the sweeping;
- The sweepings shall be protected from wind and rain to the extent necessary to prevent dust, erosion and off-site migration;
- The sweepings shall not be stored within the 100 foot buffer zone of a wetland or within wetland resource areas including bordering vegetative wetlands and riverfront areas;
- The sweepings shall not be stored within 500 feet of a ground or surface drinking water supply;
- Storage shall incorporate good management practice and result in no public nuisance;
- Storage must be temporary. Street sweepings shall be used within one year of collection unless the MassDEP Regional Office in the region where the sweepings are stored grants a written extension. An extension may be granted when it is demonstrated that all storage conditions will continue to be satisfied and the stored sweepings will be put to a specific identified use prior to the expiration of the extension period.

7.3. Preparation Prior to Use

Solid waste, such as paper, auto parts and other trash, shall be removed from the sweepings prior to use. Leaves, twigs and other organic matter should also be removed when good engineering practice indicates this is necessary to produce a material that is suitable for the intended use.

8. Background

MassDEP has consistently classified street sweepings as solid waste subject to Massachusetts General Law Chapter 111, Section 150A and the Massachusetts Solid Waste Regulations (*Site Assignment Regulations for Solid Waste Facilities*, 310 CMR 16.00 and *Solid Waste Management Facility Regulations*, 310 CMR 19.000). There has been confusion among some in the regulated community about this classification.

Prior to the development of this policy, the options for handling street sweepings were limited to:

1. Disposal at a permitted solid waste landfill,
2. Use as cover at a permitted solid waste landfill or
3. Use in accordance with a Beneficial Use Determination (BUD). BUD decisions are made on a case-by-case basis and require the submittal of a formal application to MassDEP containing data showing the chemical composition of the street sweepings.

The simplest of these options was either to use the sweepings for landfill cover or to dispose of the sweepings at the local landfill. As many local landfills close, these options become less available to many communities. However, transporting sweepings to a distant landfill involves increased transportation costs and possibly payment of tipping fees.

To clarify the requirements and to provide simpler and less expensive alternatives for handling street sweepings, the Department undertook the development of this policy. Because useful studies of the chemical composition of street sweepings could not be found in the literature, MassDEP solicited the help of municipalities and state agencies in conducting a study of the composition of street sweepings from various types of areas. The results showed that sweepings from all areas, except Urban Center Roads, were similar with the main constituents of concern being total petroleum hydrocarbons (TPH) and polynuclear aromatic hydrocarbons (PAHs). Very limited data from Urban Center Roads indicated that sweepings from these areas may be more contaminated than sweepings from other areas.

The test results indicate that sweepings may contain levels of contamination that are unsuitable for unrestricted use. However, except for sweepings from Urban Center Roads, the levels of contamination were consistent and low enough to allow the use of sweepings in restricted applications without requiring testing or pre-approval as long as certain conditions were met. Sweepings from urban areas were excluded from some pre-approved uses. This situation could change when more data are available from Urban Center Roads.

This policy makes it possible for municipalities, state agencies and other governmental entities to handle street sweepings in an environmentally sound manner with a minimum of paperwork and expense.

9. Additional Information

For additional copies of this policy, permit application forms or other MassDEP documents, call any MassDEP Regional Office and ask for the Service Center or visit http://www.mass.gov/dep. The permit application numbers for Beneficial Use Determinations are BWP SW 39, 40, 41 and 42.

Copies of all Massachusetts regulations, including the solid waste regulations, may be purchased from the State House Bookstore, 617-727-2834. The solid waste regulations are:

310 CMR 16.000, *Site Assignment Regulations for Solid Waste Facilities*
310 CMR 19.000, *Solid Waste Management Facility Regulations*

Questions about the Provisions of the Policy – If you have technical questions about the policy, please call any MassDEP office and ask to speak with a staff member about the provisions of the policy.

Attachment B
Illicit Discharge Compliance Statement
NOT APPLICABLE

SAMPLE – SIGNED STATEMENT TO FOLLOW PENDING SALE OF PROPERTY

Storm Water Discharges have been evaluated on behalf of the Applicant by Foresight Land Services to check for the presence of Non-Storm Water Sources. This evaluation was performed as visual field observations at the site-specific areas. At the time of the inspection on _____, there *were not* visible signs of non-storm water discharge.

No Non-Storm water discharges have been identified and none are proposed in the construction plans.

As Applicant, I hereby agree that, if any Non-Storm Water Discharges are identified during the normal course of construction or subsequent operations on the property, they shall be recorded, measures implemented to abate the illicit discharge, and the Conservation Commission shall be notified.

Evaluation Date by Foresight Land Services, Inc.: _____

_____ _____
Signed (print and sign) Date
Applicant: Fairview Hospital

Attachment C
NOT APPLICABLE

Table LUHPPL: Best Management Practices for Land Uses with Higher Potential Pollutant Loads

- Discharges from certain land uses with higher potential pollutant loads may be subject to additional requirements, including the need to obtain an individual or general discharge permit pursuant to the MA Clean Waters Act or Federal Clean Water Act.
- All proponents must implement source control and pollution prevention.
- All BMPs shall be designed in accordance with specifications and procedures in the Massachusetts Stormwater Handbook Volumes 2 and 3.
- The required water quality volume equals 1 inch times the total impervious area of the post-development site.
- Many land uses have the potential to generate higher potential pollutant loads of oil and grease. These land uses include, without limitation, industrial machinery and equipment and railroad equipment maintenance, log storage and sorting yards, aircraft maintenance areas, railroad yards, fueling stations, vehicle maintenance and repair, construction businesses, paving, heavy equipment storage and/or maintenance, the storage of petroleum products, high-intensity-use parking lots, and fleet storage areas. To treat the runoff from such land uses, the following BMPs must be used to pretreat the runoff prior to discharge to an infiltration structure: an oil grit separator, a sand filter, organic filter, filtering bioretention area or equivalent.
- 44% TSS removal is required prior to discharge to an infiltration device.
- Until they complete the STEP or TARP verification process outlined in Volume 2, proprietary BMPs may not be used as a terminal treatment device for runoff from land uses with higher potential pollutant loads. For the purpose of this requirement, subsurface structures, even those that have a storage chamber that has been manufactured are not proprietary BMPs, since the pretreatment occurs in the soil below the structure, not in the structure itself.

Pretreatment	
	Deep Sump Catch Basin
	Oil Grit Separator
	Proprietary Separators - See Volume 2
	Sediment Forebays
	Vegetated Filter Strip (*must be lined*)
Treatment	
Sand Filters, Organic Filters, Proprietary Media Filters, Wet Basins, Filtering Bioretention Areas, and Extended Dry Detention Basins must be lined and sealed unless 44% of the TSS has been removed prior to discharge to the BMP.	Filtering Bioretention Areas including rain gardens
	Constructed Stormwater Wetlands
	Dry Water Quality Swales
	Extended Dry Detention Basins
	Gravel Wetlands
	Proprietary Media Filter. (Does not include catch basin inserts) (Proprietary Media Filters may be used for terminal treatment for runoff from land uses with higher potential pollutant loads, only if verified for such use by the TARP or STEP process. See Volume 2.)
	Sand /Organic Filters
	Wet Basins
Infiltration	
	Exfiltrating Bioretention Areas including rain gardens
	Infiltration Basins
	Infiltration Trenches
	Leaching Catch Basins

	Subsurface Structures

Attachment D
Stormwater Management Fact Sheet – Employee Training

United States Environmental Protection Agency | Office of Water Washington, D.C. | EPA 832-F-99-010 September 1999

EPA

Storm Water Management Fact Sheet
Employee Training

DESCRIPTION

In-house employee training programs are established to teach employees about storm water management, potential sources of contaminants, and Best Management Practices (BMPs). Employee training programs should instill all personnel with a thorough understanding of their Storm Water Pollution Prevention Plan (SWPPP), including BMPs, processes and materials they are working with, safety hazards, practices for preventing discharges, and procedures for responding quickly and properly to toxic and hazardous material incidents.

APPLICABILITY

Typically, most industrial facilities have employee training programs. Usually these address such areas as health and safety training and fire protection. Training on storm water management and BMPs can be incorporated into these programs.

Employees can be taught through 1) posters, employee meetings, courses, and bulletin boards about storm water management, potential contaminant sources, and prevention of contamination in surface water runoff, and 2) field training programs that show areas of potential storm water contamination and associated pollutants, followed by a discussion of site-specific BMPs by trained personnel.

ADVANTAGES AND DISADVANTAGES

Advantages of an employee training program are that the program can be a low-cost and easily implementable storm water management BMP. The program can be standardized and repeated as necessary, both to train new employees and to keep its objectives fresh in the minds of more senior employees. A training program is also flexible and can be adapted as a facility's storm water management needs change over time.

Obstacles to an employee training program include:

- Lack of commitment from senior management.
- Lack of employee motivation.
- Lack of incentive to become involved in BMP implementation.

KEY PROGRAM COMPONENTS

Specific design criteria for implementing an employee training program include:

- Ensuring strong commitment and periodic input from senior management.
- Communicating frequently to ensure adequate understanding of SWPPP goals and objectives.
- Utilizing experience from past spills to prevent future spills.
- Making employees aware of BMP monitoring and spill reporting procedures.
- Developing operating manuals and standard procedures.

- Implementing spill drills.

IMPLEMENTATION

An employee training program should be an on-going, yearly process. Meetings about SWPPPs should be held at least annually, possibly in conjunction with other training programs. Figure 1 illustrates a sample employee training worksheet. Worksheets such as these can be used to plan and track employee training programs. Program performance depends on employees' participation and on senior management's commitment to reducing point and nonpoint sources of pollution; therefore, performance will vary among facilities. To be effective these programs need senior management's support

COSTS

Costs for implementing an employee training program are highly variable. Most storm water training program costs will be directly related to labor and associated overhead costs. Trainers can reduce costs by using free educational materials available on the subject of storm water quality.

Figure 2 can be used to estimate the annual costs for an in-house training program. Table 1 provides an example of how this worksheet can be used to estimate annual costs.

REFERENCES

1. U.S. EPA, 1979. *NPDES BMP Guidance Document.*

2. U.S. EPA, Pre-print, 1992. *Stormwater Management for Industrial Activities: Developing Pollution Prevention Plans and Best Management Practices*. EPA 832-R-92-006.

ADDITIONAL INFORMATION

Center for Watershed Protection
Tom Schueler
8391 Main Street
Ellicott City, MD 21043

City of Coral Gables, Florida
Tim Clark
285 Aragon Avenue
Coral Gables, FL 33134

Hillsborough County, Florida
Jose Rodriguez
Hillsborough County Public Works
601 East Kennedy Boulevard
Tampa, FL 33601

King County, Washington
Dave Hancock
Department of Natural Resources, Water and Land Resources Division, Drainage Services Section
700 5th Avenue, Suite 2200
Seattle, WA 98104

Mitchell Training, Inc.
Barbara Mitchell
5414 SW 177th Street
Archer, FL 32618

Southeastern Wisconsin Regional Planning Commission
Bob Biebel
916 N. East Avenue, P.O. Box 1607
Waukesha, WI 53187

The mention of trade names or commercial products does not constitute endorsement or recommendation for the use by the U.S. Environmental Protection Agency.

For more information contact:

Municipal Technology Branch
U.S. EPA
Mail Code 4204
401 M St., S.W.
Washington, D.C., 20460

OWM MTB
Excellence in compliance through optimal technical solutions
MUNICIPAL TECHNOLOGY BRANCH

EMPLOYEE TRAINING			Worksheet Completed by: _____ Title: _____ Date: _____
Instructions: Describe the employee training program for your facility below. The program should, at a minimum, address spill prevention and response, good housekeeping, and material management practices. Provide a schedule for the training program and list the employees who attend the training sessions.			
Training Topics	**Brief Description of Training Program/Materials (e.g., film, newsletter, course)**	**Schedule for Training (list dates)**	**Participants**
Spill Prevention and Response			
Good Housekeeping			
Material Management Practices			
Other Topics			

Source: U. S. EPA, 1992.

FIGURE 1 SAMPLE WORKSHEET FOR TRACKING EMPLOYEE TRAINING

Title	Number		Average Hourly Rate ($)		Overhead* Multiplier		Estimated Yearly Hours on SW Training		Estimated Annual Cost ($)
Stormwater Engineer	1	x	15	x	2.0	x	20	=	600
Plant Management	5	x	20	x	2.0	x	10	=	2,000
Plant Employees	100	x	10	x	2.0	x	5	=	10,000
							Total Estimated Annual Cost		**$12,600**

*Note: Defined as a multiplier (typically ranging between 1 and 3) that takes into account those costs associated with costs other than salary of employing a person, expenses, etc

TABLE 1 EXAMPLE OF ANNUAL EMPLOYEE TRAINING COSTS

Title	Number		Average Hourly Rate ($)		Overhead Multiplier		Estimated Yearly Hours on SW Training		Estimated Annual Cost ($)	
_____	_____	x	_____	x	_____	x	_____	=	_____	(A)
_____	_____	x	_____	x	_____	x	_____	=	_____	(B)
_____	_____	x	_____	x	_____	x	_____	=	_____	(C)
_____	_____	x	_____	x	_____	x	_____	=	_____	(D)
							Total Estimated Annual Cost (Sum of A+B+C+D)		_____	

Source: U.S. EPA, 1992.

FIGURE 2 SAMPLE ANNUAL TRAINING COST WORKSHEET

Attachment E
List of Emergency Contacts

Owner/Operator(s):

Company or Organization Name: Garden Management, Inc.

Name: Ibrahim Zia

Address: PO Box 912

City, State, Zip Code: Lee, MA, 01238

Telephone Number:

Fax Number:

E-mail: ZIA_I@OUTLOOK.COM

Emergency 24-Hour Contact:

Company or Organization Name: Garden Management, Inc.

Name: Ibrahim Zia

Address: PO Box 912

City, State, Zip Code: Lee, MA, 01238

Telephone Number:

Fax Number:

E-mail: ZIA_I@OUTLOOK.COM

Local Police Department:

Telephone Number: 413-243-2100– For emergencies dial 911

This Operation and Maintenance Plan was Prepared by:

Company or Organization Name: Foresight Land Services, Inc.

Name: Steven A. Mack, P.E.

Address: 1496 West Housatonic Street

City, State, Zip Code: Pittsfield, MA 01201

Telephone Number: (413) 499-1560

Fax Number:

E-mail: smack@foresightland.com

Attachment F
Visual Inspection Worksheet

Outfall(Point) # _____ Photograph # _____ Date: _____

Location: _____

Weather: air temp: _____ºF rain: Y N sunny cloudy

Outfall flow rate estimate: _____gal/min

Known industrial or commercial uses in drainage area? Y N

Describe: _____

PHYSICAL OBSERVATIONS

Odor: none sewage sulfide oil gas rancid-sour other: _____

Color: none yellow brown green gray other: _____

Turbidity: none cloudy opaque

Floatables: none petroleum sheen sewage other: _____ (collect sample)

Deposits/stains: none sediment oily describe: _____ (collect sample)

Vegetation conditions: normal excessive growth inhibited growth

extent: _____

Damage to outfall structures:

identify structure: _____

damage: none / concrete cracking / concrete spalling / peeling paint / corrosion

other damage: _____

extent: _____

(USEPA)

D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

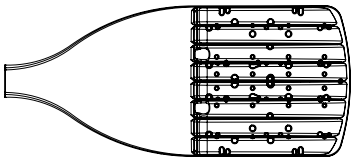
Introduction

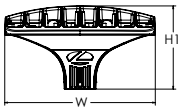
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)





Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14,21]
PER7	Seven-pin receptacle only (controls ordered separate)[14,21]
FAO	Field adjustable output[15,21]
BL30	Bi-level switched dimming, 30%[16,21]
BL50	Bi-level switched dimming, 50%[16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard)[22]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[23]
HA	50°C ambient operation[24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[26]
DF	Double fuse (208, 240, 480V)[26]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Ordering Information

Accessories

Ordered and shipped separately.

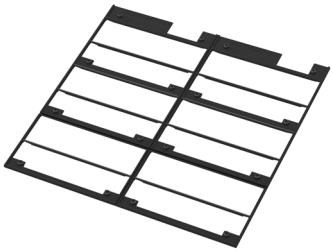
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

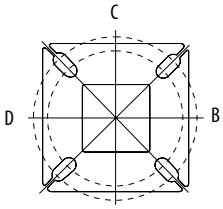
External Glare Shield (EGSR)

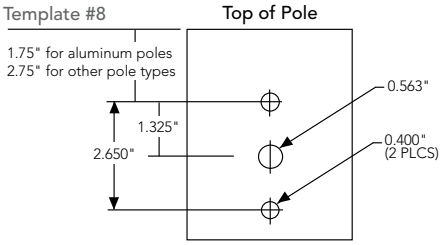


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

Performance Data

Lumen Output

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Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

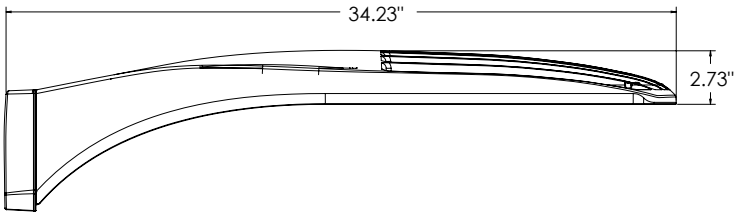
Lumen Output

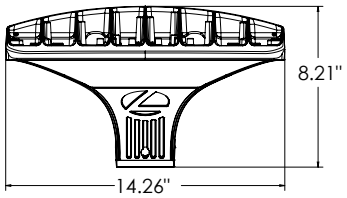
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Rotated Optics

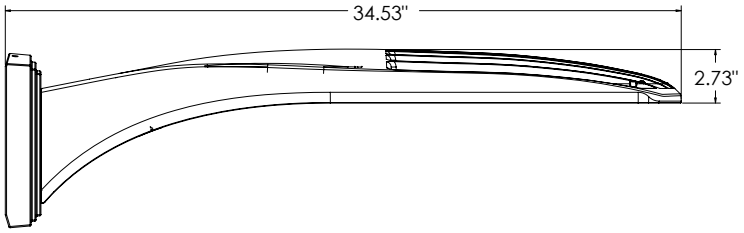
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

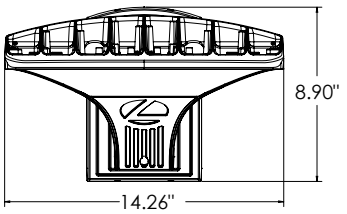
Dimensions



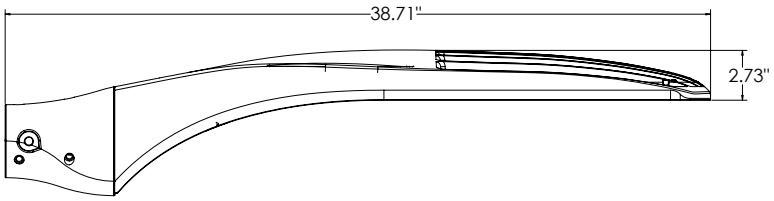


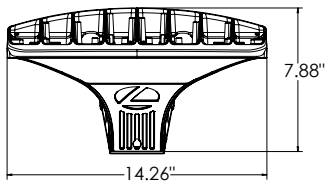
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs





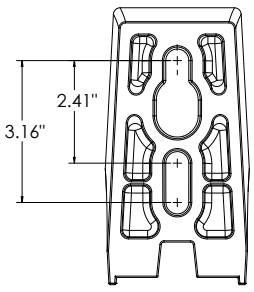
DSX1 with WBA mount
Weight: 38 lbs



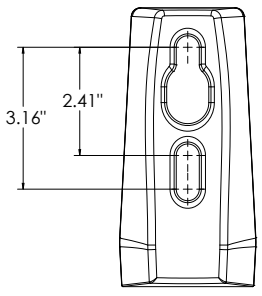


DSX1 with MA mount
Weight: 39 lbs

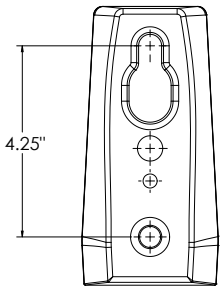
SPA (STANDARD ARM)



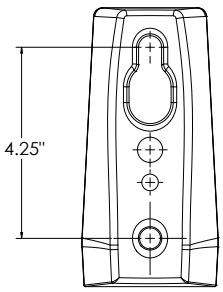
RPA



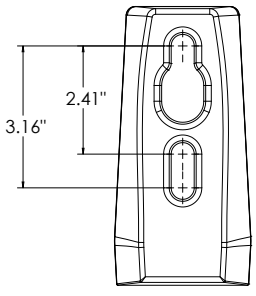
SPA5



RPA5



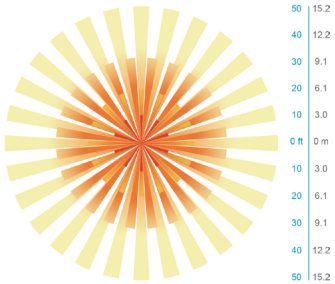
SPA8N



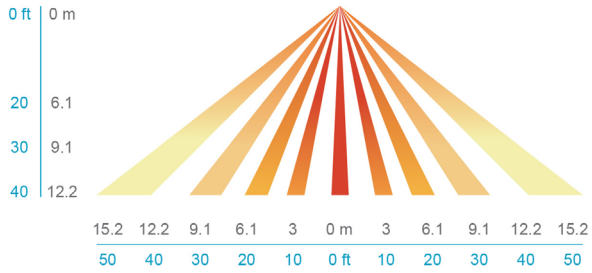
nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40ºC minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNEMENT PROCUREMENT —

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

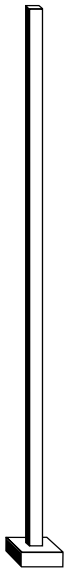
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM28AS DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[2]**	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) DSX/RSX/OMERO™ Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° Arm drill mounting To be added as series + drill orientations **EX:** SMAC19 for SMAC arm drilling 1 at 90°	Shipped installed VD Vibration damper[4] JHxy J-Hook for cable strain relief[5] HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5,7] FDLGFCIxy Festoon with GFCI outlet and in-use cover[5,8] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,9] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[10] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[10] IC Interior coating[11] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[12] VM/original order# Match pole to prior order or project[13]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[14] [PAINT] GALV Paint over galvanizing VP30 3 year warranty extension VP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy.
   Example: HA20BD.
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
9. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
10. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
11. N/A with GALV.
12. Use when mill certifications are required.
13. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. *Example: VM/010-36784*
14. Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) TechSupport-Lighting@Acuitybrands.com www.lithonia.com

Rev. 01/09/25

SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft^2) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in.)	Gauge	EPA (ft^2) with 1.3 gust						Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	605

NOTE: EPA values are based ASCE 7-93 wind map.
* For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft^2) WITH 3-SECOND GUST PER AASHTO 2013

Series	Mounting Height (ft.)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25			205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25			445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

NOTE: AASHTO 2013 design criteria is the most common EPA and uses wind map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

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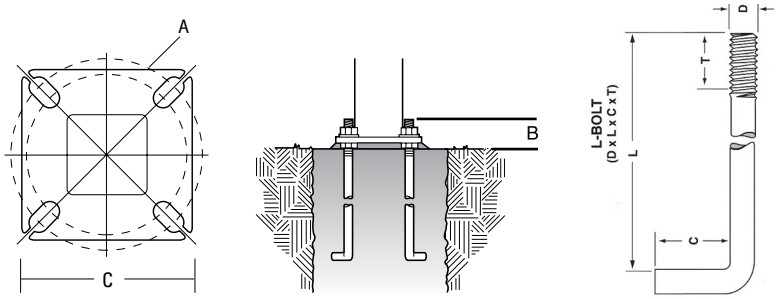
Rev. 01/09/25

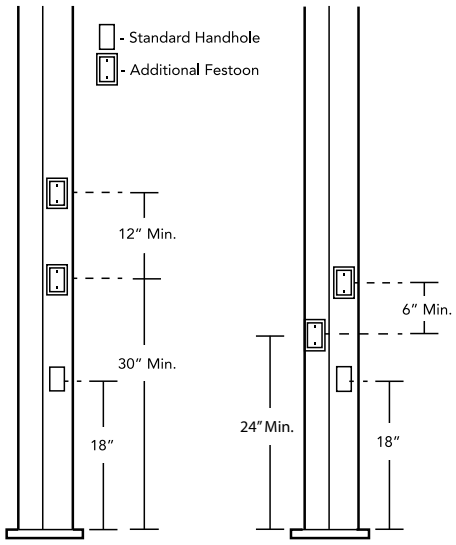
SSS Square Straight Steel Poles

ANCHORAGE AND TEMPLATE INFORMATION								
Shaft base size	**Bolt circle A**	**Bolt projection B**	**Base square C**	**Base plate thickness**	**Template description**	**Anchor bolt description**	**Bolt size (in.) D x L x C**	**Anchor bolt/ Template Combo**
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	3/4 x 18 x 3	ABSSS-4C
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	3/4 x 30 x 3	ABSSS-4G
5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	1 x 36 x 4	ABSSS-5
6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	1 x 36 x 4	N/A

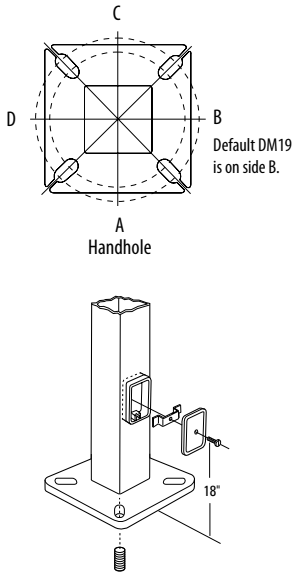
BASE & BOLT DETAIL



SQUARE STEEL HANDHOLE AND FESTOON - PLACEMENT RULES



HANDHOLE DETAIL



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) TechSupport-Lighting@Acuitybrands.com www.lithonia.com

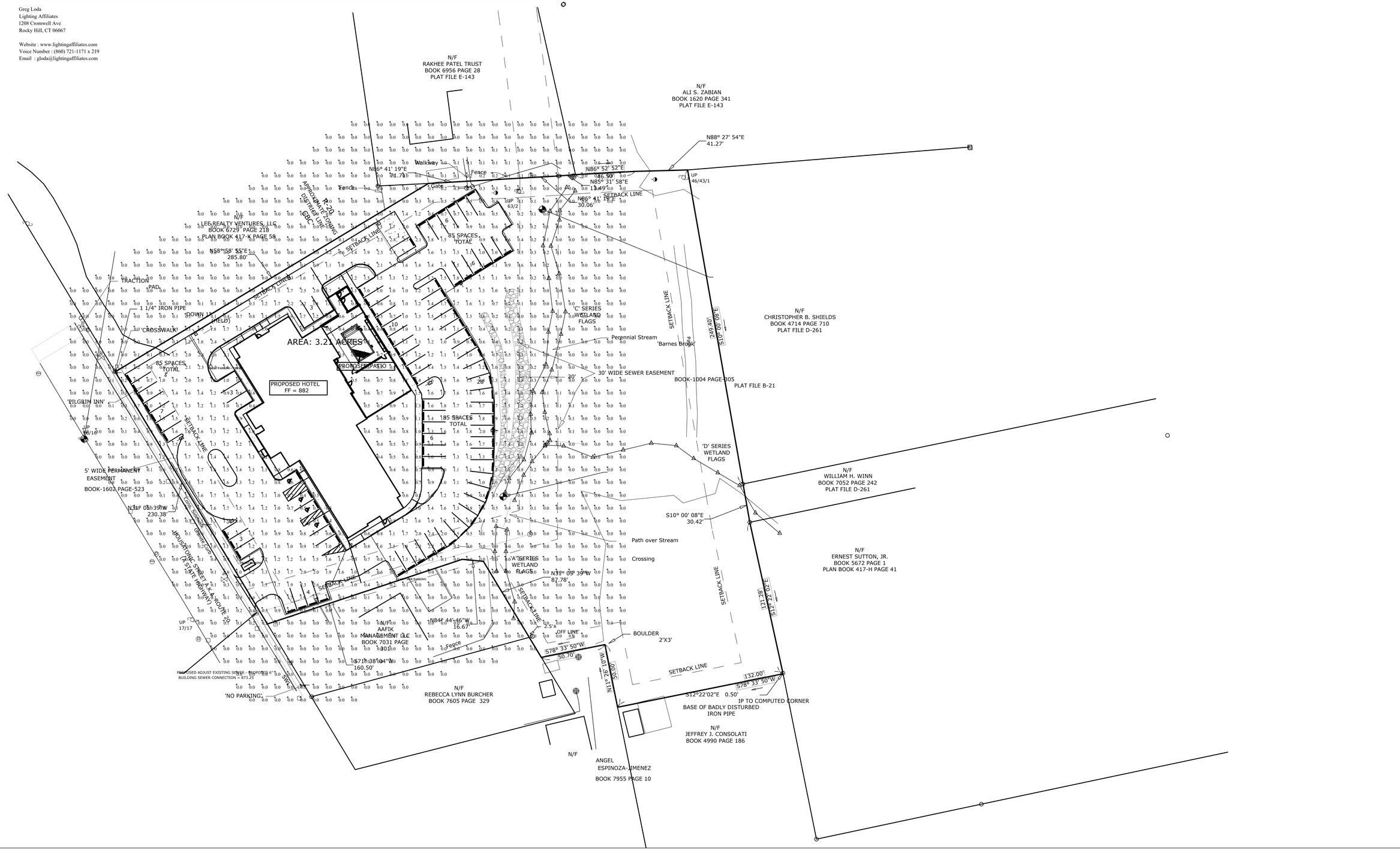
Filename: 165 Housatonic Street - Site Lighting - Lee MA.AGI

Luminaire Schedule								
Symbol	Qty	Label	Luminaire Watts	Luminaire Lumens	LLF	BUG Rating	Mounting Height	Description
	5	SL3H	67.79	6185	0.900	B0-U0-G2	20	Lithonia DSX1 LED P2 30K 80CRI BLC3 MVOLT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	1	SL5	102.17	12719	0.900	B4-U0-G3	20	Lithonia DSX1 LED P3 30K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	4	SL5H	123.9373	10064	0.900	B3-U0-G3	20	Lithonia DSX1 LED P4 30K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.47	2.8	0.0	N.A.	N.A.
FRONT PARKING	Illuminance	Fc	1.28	2.8	0.3	4.27	9.33
REAR + SIDE PARKING	Illuminance	Fc	1.29	2.4	0.4	3.23	6.00
WEST PARKING + DRIVE	Illuminance	Fc	1.55	2.6	0.3	5.17	8.67

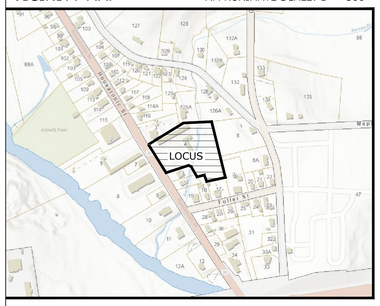
Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email : gloda@lightingaffiliates.com



VICINITY MAP

APPROXIMATE SCALE: 1" = 500'



Fairfield by Marriott

165 Housatonic Street
Lee, Massachusetts

SITE DATA

Data provided by Town of Lee , MA Zoning Bylaw

District: Commercial Business Corridor (CBC)

Dimensional Requirements:

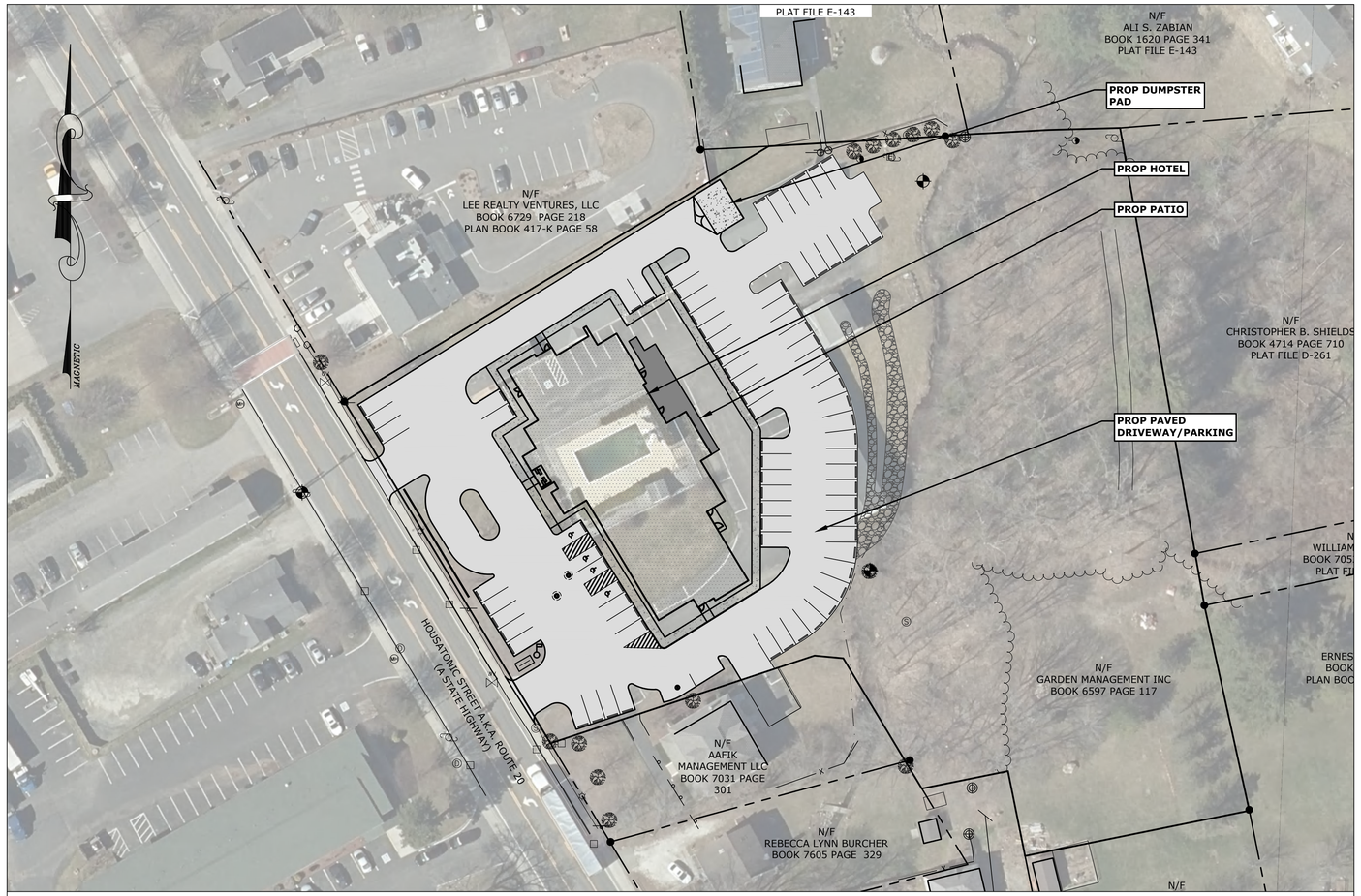
Min. Lot Size	= 8,000 Sq.Ft.
Min. Lot Width and Frontage (Ft.)	= 60
Min. Setbacks (Ft.)	
Front	= 25
Side	= 10
Rear	= 20
Max. Building Stories	= 2 1/2
Max. Building Height (Ft.)	= 35
Max. Building Coverage	= 35%

District: Residential (R-20)

Dimensional Requirements:

Min. Lot Size	= 20,000 Sq.Ft.
Min. Lot Width and Frontage (Ft.)	= 100
Min. Setbacks (Ft.)	
Front	= 25
Side	= 15
Rear	= 30
Max. Building Stories	= 2 1/2
Max. Building Height (Ft.)	= 35
Max. Building Coverage	= 25%

SHEET INDEX



AERIAL LOCUS MAP
Scale: 1" = 40'±

LEGEND

ADA = AMERICANS WITH DISABILITIES ACT
APPROX = APPROXIMATE
DS = DOOR SILL
PVC = POLYVINYL CHLORIDE
C.I.P. = CAST IRON PIPE
C.M.P. = CORRUGATED METAL PIPE
ELEV = ELEVATION
INV = INVERT
LP = LIGHT POLE

AIR-CONDITIONER
BOULDER
BOUND FOUND
DOWN SPOUT
BENCHMARK
ELECTRICAL METER
ELECTRICAL RECEPTACLE WATERPROOF
FLAG POLE
GAS METER

GENERATOR AC
IRON PIPE FOUND
FENCE POST
LIGHT POLE
LIQUID PROPANE
LATH FOUND
MANHOLE
HYDRANT
SEWER MANHOLE
SIGN
TELEPHONE PEDESTAL
TRANSFORMER
PILLAR
WATER SPIGOT
WATER SHUT OFF VALVE
WETLAND FLAG
CONIFEROUS TREE
DECIDUOUS TREE

EXISTING BUILDING
RIPRAP
LEDGE
1' EXISTING CONTOUR LINE
5' EXISTING CONTOUR LINE
APPROXIMATE PROPERTY LINE
BUILDING OVERHANG
EDGE OF WOODS
EDGE OF ASPHALT
EDGE OF GRAVEL
EDGE PLANTING AREA
EDGE OF CONCRETE
EDGE OF STONE
EDGE OF BRICK
EDGE OF WOODS ROAD
EDGE OF LAWN
FENCE

HEDGE ROW
RETAINING WALL
SWALE
WETLAND BUFFER ZONE
FLAGGED WETLAND BOUNDARY
DRAINAGE LINE
EDGE OF WATER
APPROX. WATER SUPPLY
APPROX. GAS SUPPLY
APPROX. TELEPHONE
APPROX. TV/CABLE
APPROX. SEWER
APPROX. ELECTRIC
200' RESORT BUFFER ZONE
PROP DRAINAGE LINE
PROP SEWER LINE
PROP ELECTRIC
PROP 1' CONTOUR LINE
PROP 5' CONTOUR LINE
PROPOSED SIGN

REVIEW DRAFT

NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE: COVER SHEET, LEGEND, NOTES & SHEET INDEX

PROJECT TITLE: ZIA LEE
165 HOUSATONIC STREET
LEE, MA.

PROJECT NO.: E3331
SCALE: AS NOTED
DATE: 8/18/25
DESIGNED BY: SAM
DRAWN BY: SCT
CHECKED BY:
SHEET NO.: C-0 OF SHEETS
CADFILE NO.: E3331D09

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

GENERAL KEY NOTES – Box Symbol ⊛

A Existing to Remain
B Remove and Dispose Existing Catchbasin
C Remove and Reset/Relocate Existing Utility
D Remove and Dispose Existing Curb
E Repave/Repair Existing Pavement
F Remove and Dispose Existing Pavement
G Saw Cut Pavement
H Remove and Dispose Existing Building, Stairs, and Connecting Utilities
I Remove and Dispose Existing Lawn area
J Remove Exg Asphalt
K Adjust as Required
L Kill and Abandon Exg Utilities (Remove exg structures and fill with clean compact gravel borrow and cut/cap piping)
M Protect Existing Curb
N Remove and Dispose Existing Fence and Posts
O Remove and Relocate Existing Signs and Bollards
P Protect Utilities
Q Remove and Dispose Existing Wall
R Remove and Dispose Existing Pool
S Protect Existing Wall
T Remove and Dispose Existing Boulders
U Remove Existing Curb Cut
V Remove and Dispose Existing Mailbox
W Remove and Relocate Flag Pole
X Remove and Relocate Utility Pole and Electrical Outlet
Y Remove and Dispose Existing Shed
Z Remove/Relocate/Dispose Concrete Walkway, Signage, Electrical, and Trees as Required

Remove and Dispose Tree/Stump

KEY NOTES Proposed Construction – Hexagon Symbol
(Items Indicated with Strikeout are Not In Contract)

1 Proposed Type K Conc. Curb and Gutter Unless Noted Otherwise or Matching Existing "END" Or "START" Denotes End and/or Start of Curb or Match Exg
1A Proposed Granite Curb
2 Proposed Retaining Wall (Precast) 2A (Cemented Stone Masonry Wall)
3 Proposed Bit. Conc. Berm – Type A ("Cape Cod Berm")
4 Proposed Curb Taper – 6' Long @ Curb Ramp Flare (Precast Conc)
5 Proposed Edge of Pavement – No Curb
6 Proposed Concrete Curb Ramp
7 Proposed Concrete Sidewalk
8 Proposed Concrete Driveway Apron
9 Proposed Vehicular–duty Pavers on Concrete Base
10 Proposed Pedestrian–duty Pavers on Concrete Base
11 Proposed Bit. Concrete Pavement
12 Proposed Bit Conc Curb
13 Proposed Guard Rail – MHD Std Type SS
14 Proposed Guide Rail – Wood Post & Rail
15 Existing Retaining Wall Adjusted
16 Proposed Fence – Type as noted
16A Proposed Wooden Fence
16B Proposed Chain Linked Fence
17 Proposed Gate – Type & Size as noted
18 Proposed Concrete Stoop
19 Existing Catch Basin to Have Frame & Grate Furnished & Installed
20 Proposed Catch Basin with Frame & Grate
21 Proposed Granite Curb Inlet
22 Proposed Drop Inlet Type DF with Flush Frame & Grate
23 Proposed Drain Manhole with Frame & Cover marked "DRAIN"
24 Proposed Storm Drain – Size & Type as noted
25 Proposed Asphalt Paving
25A Remove and Regrade/Repave Existing
26 Proposed Milled And Repaved Asphalt
27 Proposed 4' Bit. Conc. Paved Waterway
28 Proposed Vegetated Waterway
29 Proposed Stone–lined Waterway; 29A Proposed Pervious Berm/ Level Spreader
29B Proposed Water Quality Swale
29C Proposed Detention Basin Embankment
30 Proposed Yard Drain
31 Proposed Sanitary Manhole with Frame & Cover marked "SEWER"
32 Proposed Sanitary Sewer Line – Size & Type as noted
33 Prop. Wheelstop – Precast Conc. U.N.O.
34 Proposed Septic Tank – Size as noted
35 Proposed Proprietary Separator
36 Proposed Water Main – Size & Type as noted
37 Proposed Fire Main – Size & Type as noted
38 Proposed Water Valve – Size as noted; Type & Open Direction per Lenox DPW
39 Proposed Post–indicator Water Valve with Tamper Switch
40 Proposed Water Line Bend with Thrust Block – Angle as drawn
41 Proposed Tapping Sleeve and Valve – Size as noted
42 Proposed Hydrant Branch with 6" valve, Municipal Standard Hydrant
43 Proposed Water Service Line – Size & Type as noted
44 Proposed EV Charging and Parking (See EE Plans)
45 Proposed Underground Electric/Telephone/CATV Utilities(Direct Burial, Conduit, or Duct Bank as noted & as req'd by Utility Companies)
46 Proposed Gas Service Line – by Gas Company
47 Proposed Multi–Stage Outlet Control (MSOC) Drainage Manhole (DMH)
48 Proposed Flushed Asphalt
49 Proposed Flushed Concrete
50 Proposed 4" Wide Pavement Marking – White Paint (Typical For All Parking Spaces and Gore Striping)
51 Proposed 4" Wide Pavement Marking – White Paint W/ Wheel Stop
52 Proposed 12" Wide Stop Line and Legend – White Paint
53 Proposed Pavement Arrow, Straight or Curved as noted, White Paint
54 Proposed Transformer Pad w/ Protective Bollards
55 Proposed Crosswalk Striping – 4" White @ 45 – 3' o.c.
56 Proposed Standard Parking Stall – 4" White Paint 9' x 18' U.N.O.
57 Prop ADA–Accessible Prkng Stall–4" White Paint–(Symbol by Others)
58 Proposed ADA–Accessible Aisle Striping – 4" White @ 45 – 3' o.c.
59 Proposed Concrete HCP Ramp W/ Detectable Warning Panel
60 Proposed Light Pole – Type as Noted; Refer to Site Electric Plan
61 Proposed Sign – Type as Noted; Refer to Signage Schedule; See Architectural Plans
61A Proposed Stop Sign w/ Painted Stop Line
61B Proposed One Way Sign
61C Proposed Do Not Enter Sign
62 Proposed Landscape Area – Refer to Landscaping Plans
63 Proposed HCP Space: Pavement Markings – Painted Handicap Symbol & Hatching, & Signage
64 Stabilized Construction Entrance
65 Proposed Sediment & Erosion Control Barrier (Type as Noted)
66 Proposed Dumpster Pad
67 Proposed Inlet Sediment Trap
68 Proposed Gravel Shoulder
69 Proposed EV Ready Handicap Parking

C–3.0/1 Overlay Existing Driveway To Be Used For Emergency/Fire Access and Pedestrian Access As Suitable

GENERAL NOTES

1. Wetlands were delineated by Foresight Land Services on December 22, 2025.
2. Topographic Survey was performed by Foresight Land Services on January 5th through 13th, 2026 using Topcon Electronic Total Station with Carlson RT4 Data Collector.
3. This plan is intended to represent the approximate boundary lines of the subject property.This plan was drawn for wetland delineation purposes only and is not to be recorded. Do not use to erect fences, other boundary structures or plantings of any kind.
4. Plan was compiled on a PC-based computer using AutoCAD Civil 3D 2018.
5. Horizontal Datum is based on NAD83 (Massachusetts Mainland 2001).
6. Vertical Datum is National Geodetic Vertical Datum of 1929 (NGVD29). Temporary benchmarks (TBM) were established on site; TBM 1 is a Spike set in UP 16/16 on the west side of Housatonic Street, Elev.= 879.42'; TBM 2 is a 5/8" Rebar Set Flush with the ground, Elev.=883.31'; TBM 3 is a Railroad Spike set in a Maple Clump Elev.=883.00. Contours are computer-generated interpolations, edited to generally conform to field observations. Contour interval = 1 (one) foot. Contractor shall verify critical elevations and grades in the field prior to construction.
7. The locations and information about underground pipes, utilities or other structures are compiled from available record data and visible field evidence and are not represented as being exact or complete. Prior to beginning excavation, the excavator shall give adequate advance notice to the Dig Safe Center, the municipal and/or state Public Works Department, and private utility companies, to allow for field location of facilities in the vicinity.
8. If Contractor observes any field conditions which vary significantly from what is shown on these plans, the contractor shall immediately notify the Owner and Engineer for resolution of the conflicting information.
9. The Contractor shall record tie measurements, depths, dimensions, materials, field conditions and other pertinent data about all underground pipes, utilities and structures encountered during the work, both existing and constructed. Contractor shall submit Record drawings with this information to the Owner and Engineer prior to completion of the work.
10. Contractor shall immediately report any damage to existing pipes, utilities, or structures to the Owner and Engineer, and obtain directions as to repair, replacement or abandonment.
11. This survey was prepared without the benefit of an attorney's abstract of title and/or title report and is subject to any statement of facts such abstract or report would have revealed. This property was surveyed by the possession lines found at the time the survey was made.
12. See Driveway Easement recorded in Book 7031 Page 296.
13. Trees, shrubs, and other vegetative species identification is not to be represented as exact or complete. Verification by a qualified arborist and/or the relevant authority is recommended.

CONSTRUCTION-PHASE MEASURES FOR CONTROL OF SEDIMENT AND EROSION AND PROTECTION OF WETLANDS

1. Do not disturb existing vegetated areas far in advance of construction. Limit disturbance only to the extent and duration required for imminent construction activities. Retain and protect natural vegetation and vegetative filter strips wherever possible.
2. Temporary vegetation or a heavy mat of wood chips shall be established on all earth stockpiles or stripped areas which will be bare for more than two months and less than 12 months. Such vegetation shall consist of a commercial conservation seed mixture with a high percentage of annual rye grass. Permanent herbaceous cover shall be established on areas which would be bare more than 12 months.
3. A heavy mat of straw mulch, wood chips, erosion control netting, mesh or blanket matting shall be used on disturbed areas if vegetation cannot be established due to season or on-going construction process, or if otherwise required.
4. Silt fence or carefully positioned staked straw bales shall be installed along the downhill edge of disturbed earthwork areas where required to control erosion and sedimentation.
5. Water courses, including intermittent drainage swales, shall be protected from siltation by silt fence barriers or carefully positioned staked straw bale check dams.
6. Sediment traps shall be constructed downhill of disturbed areas and upstream of watercourses and/or wetlands. Trapped sediments shall be removed from the basins during the construction period before they become 50% full to prevent sediment from being transported downhill. Dispose of sediments in on-site upland disposal areas, properly graded, seeded and mulched.
7. Permanent drainage control structures shall be installed as early as possible in the construction process. Drains shall be provided with drain inlet sediment filters and/or traps.
8. Do not fuel construction equipment or store fuel or other potential contaminants within 100 feet of water courses or wetlands.
9. Precast concrete shall be washed down at the manufacturer's plant. Cast-in-place concrete within 100 feet of watercourses/wetlands shall be placed so as to minimize runoff of stormwater from fresh concrete, through use of sumps, diversions, etc. Concrete trucks and equipment contaminated with fresh concrete shall not be washed down within 100 feet of wetlands.
10. Strictly adhere to all general and special conditions of any Wetlands Protection Act Permits, including plans, details, construction sequencing outline, and other applicable requirements.

EARTHWORK, GRADING AND ACCESSIBILITY NOTES:

GENERAL

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL EXCAVATIONS AND OTHER SITEWORK COMPLY WITH CURRENT OSHA STANDARDS AND TRENCH SAFETY REGULATIONS.
2. AREAS BEYOND THE LIMITS OF PROPOSED WORK THAT ARE DISTURBED BY CONTRACTOR'S WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. ACCESS TO THE SITE FOR EMERGENCY VEHICLES MUST BE PRESERVED AT ALL TIMES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING OF TRENCHES AND EXCAVATIONS DURING CONSTRUCTION.
5. ALL DEMOLISHED MATERIALS, DEBRIS, PAVEMENT, CURBING, TREES AND STUMPS DESIGNATED FOR REMOVAL, SURPLUS MATERIALS, ETC, SHALL BE HANDLED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS EXPENSE, AT IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
6. ALL WORK WITHIN ANY PUBLIC RIGHT OF WAY (I.E. MUNICIPAL, STATE, ETC) SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED WORK PERMITS FOR WORK WITHIN A PUBLIC WAY.
8. ALL WORK INCLUDED IN THE CONDITIONS OF APPROVAL FOR LOCAL, STATE AND/OR FEDERAL PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONFORMED TO THROUGHOUT CONSTRUCTION.
9. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORK METHODS SHALL COMPY WITH THE MASS. DOT STANDARD SPECIFICATIONS.

GRADING:

1. CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE SURFACE DRAINAGE AWAY FROM BUILDINGS IN ALL AREAS.
2. REFER TO AND COORDINATE THE SITEWORK WITH THE ARCHITECTURAL PLANS FOR GRADING AROUND BUILDINGS, RAMPS, STEPS, DOORWAYS, FOUNDATIONS, AND RELATED CONSTRUCTION.

ACCESSIBLITY:

1. CONTRACTOR SHALL PERFORM THE SITEWORK SO AS TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF MASS. ARCHITECTURAL ACCESS BOARD, 521 CMR.
2. EXCEPT WHERE NOTED, IT IS THE DESIGN INTENTION THAT EXTERIOR DOORWAYS SHALL BE ACCESSIBLE AND THAT WALKWAYS APPROACHING BUILDINGS SHALL BE ACCESSIBLE.
3. UNLESS OTHERWISE NOTED OR PERMITTED, ACCESSIBLE WALKWAYS SHALL BE CONSTRUCTED WITH A MAXIMUM RUNNING SLOPE OF 5.0% (LAYOUT TO SLOPE OF 4.5% TO ACCOUNT FOR CONSTUCTION TOLERANCES), AND A MAXIMUM CROSS PITCH OF 2.0% (LAYOUT TO 1.5% FOR CONSTRUCTION TOLERANCES.
4. PER 521 CMR 22.3.1 (EXCEPTION), FOR STREETS AND WAYS WHICH HAVE NATURAL TOPOGRAPHY IN EXCESS OF 5%, SIDEWALKS MAY BE PERMITTED TO HAVE RUNNING SLOPES IN EXCESS OF 5% WITHOUT REQUIRING A RAMP.
5. CURB RAMPS SHALL COMPLY WITH THE APPLICABLE MASS. AAB (521 CMR 21 ET SEQ) REGULATIONS. WHERE APPLICABLE, CURB RAMPS SHALL ALSO CONFORM TO MASS. DOT STANDARDS.
6. UNLESS OTHERWISE NOTED, HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 2.0% (521 CMR 23.4). LAYOUT SHOULD BE TO SLOPE OF 1.5% TO ALLOW FOR CONSTRUCTION TOLERANCES.
7. HANDICAP RAMPS SHALL BE CONSTRUCTED TO COMPLY WITH 521 CMR 24. THE MAXIMUM SLOPE SHALL BE 1:12 (8.33%) WITHOUT ANY ALLWANCE FOR EXCEEDANCE.) THE MAXIMUM RISE OF ANY RUN SHALL NOT EXCEED 30" AND THE MAXIMUM LENGTH OF ANY RUN BETWEEN LANDINGS SHALL NOT EXCEED 30'.
8. THE SPOT GRADES SHOWN ON THE PLANS ARE PROVIDED TO GIVE GUIDANCE TO THE CONTRACTOR ABOUT THE DESIGN INTENT FOR ACCESSIBILITY. CONTRACTOR SHALL LAYOUT AND CONSTRUCT THE WORK TO COMPLY WITH THE MASS AAB REQUIREMENTS. ANY DEVIATIONS NOTED IN THE LAYOUT THAT WOULD AFFECT ACCESSIBLITY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CIVIL ENGINEER.
9. ANY PORTION OF THE CONSTRUCTED WORK WHICH EXCEEDS THE MAXIMUM SLOPES SPECIFIED IN 521 CMR WILL BE CONSIDERED NON-COMPLIANT; THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REMEDIATING THE NON-COMPLIANT WORK TO BRING IT WITHIN THE MASS. AAB REQUIREMENTS.

GENERAL NOTES REGARDING SITE UTILITIES:

1. PRIOR TO CONSTRUCTION, SITEWORK CONTRACTOR SHALL NOTIFY THE DIG SAFE CENTER, PLUS THE MUNICIPAL AND/OR STATE PUBLIC WORKS DEPARTMENT AND PRIVATE UTILITIES TO ALLOW FOR THEM TO FIELD LOCATE THE FACILITIES IN THE VICINITY OF THE WORK. UPDATE THE NOTIFICATIONS TO DIG SAFE, ETC AS REQUIRED DURING CONSTRUCTION
2. LOCATE AND PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN. LOCATE AND PROPERLY DECOMMISSION EXISTING UTILITIES TO BE DISCONTINUED. ANY UNREPORTED UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER FOR A DETERMINATION ABOUT WHETHER OR NOT THEY SHOULD BE REPAIRED OR MAY BE DECOMMISSIONED.
3. COORDINATE SITEWORK WITH OTHER TRADES.
4. COORDINATE EXACT LOCATION, ELEVATION & SIZE OF ALL FOUNDATION PENETRATIONS FOR ALL UTILITIES WITH CONTRACTORS: M/E/P/FP/T
5. REFER TO PLANS AND SPECIFICATIONS FOR REQUIREMENTS FOR EXPLORATORY TEST PITS AND OTHER PRE-CONSTRUCTION EXPLORATIONS.
6. PIPING SUBJECT TO PLUMBING CODE: SITEWORK CONTRACTOR SHALL INSTALL SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES SUBJECT TO THE MASS. STATE PLUMBING CODE TO WITHIN TEN FEET (10') FROM THE BUILDING FOUNDATION. PLUMBING CONTRACTOR SHALL MAKE THE FINAL INSTALLATION AND CONNECTION OF THE SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES WITHIN THE FINAL TEN FEET TO THE BUILDING FOUNDATION. SITEWORK CONTRACTOR SHALL EXCAVATE, BED AND BACKFILL THE TRENCHES TO THE BUILDING FOUNDATION FOR THIS PIPING. (NOTE: BUILDING DRAINAGE LINES INCLUDES STORM DRAIN LINES SUCH AS ROOF LEADERS THAT ORIGINATE INSIDE THE BUILDING; IT DOES NOT INCLUDE FOUNDATION DRAINS, ROOF LEADERS FROM DOWNSPOUTS THAT ORIGINATE OUTSIDE THE BUILDING, OR SURFACE DRAINS OUTSIDE THE BUILDING, WHICH ARE SITEWORK COMPONENTS TO BE INSTALLED BY THE SITEWORK CONTRACTOR.)
7. FIRE PROTECTION PIPING SUBJECT TO FIRE CODE: SITEWORK AND FIRE PROTECTION CONTRACTOR SHALL COORDINATE THE INSTALLATION AND TESTING UNDER NFPA STDS (NFPA24, ETC) OF THE FIRE LINES AND APPURTENANCES FROM THE WATER MAIN TO THE BUILDING. SITEWORK CONTRACTOR SHALL EXCAVATE, BED AND BACKFILL THE TRENCHES AND FURNISH THE PIPING TO THE BUILDING FOUNDATION FOR THIS PIPING.

7A. ANY FIRE SERVICE MAIN INSTALLATION AND TESTING WORK SUBJECT TO NFPA-24 SHALL BE WITNESSED BY THE LICENSED FIRE PROTECTION CONTRACTOR. UPON COMPLETION OF THE WORK INCLUDING FLOW AND PRESSURE TESTS, SITEWORK CONTRACTOR SHALL SUBMIT THE COMPLETED "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING."

8. COORDINATE SITEWORK WITH UTILITY COMPANIES:
ELECTRIC, COMMINICATIONS, WIFI, TV, GAS, ETC.
9. COORDINATE WITH ELECTRICAL CONTRACTOR (EC) FOR SITE LIGHTING: EXCAVATE, BED AND BACKFILL FOR CONDUITS, HANDHOLES, VAULTS, AND APPURTENANCES (FURNISHED AND INSTALLED BY EC); FURNISH AND INSTALL PRECAST CONC. POLE BASES WITH EMBEDDED ANCHOR BOLTS AND SWEEPS PROVIDED BY EC; ETC.
10. COORDINATE WITH MEP CONTRACTOR (MC) FOR CAST-IN-PLACE CONC PADS FOR TRANSFORMER, GENERATOR, CONDENSERS, AIR HANDLERS, ETC; MC TO SUPPLY ANY EMBEDDED ITEMS TO SITEWORK CONTRACTOR FOR INSTALLATION.
11. STORM DRAINAGE, EROSION AND SEDIMENTATION CONTROL, AND WETLANDS PROTECTION: REFER TO EROSION AND SEDIMENTATION CONTROL PLANS AND SPECIFICATIONS. PERFORM ALL SITEWORK AS REQUIRED TO REMAIN IN COMPLIANCE THROUGHOUT CONSTRUCTION AND IN ACCORDANCE WITH APPLICABLE PERMITS, INCLUDING BUT NOT LIMITED TO WETLANDS PROTECTION ACT, AND CONSTRUCTION GENERAL PERMIT UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) ISSUED BY EPA.
12. WATER AND SEWER LINES SHALL BE SEPARATED A MINIMUM OF 10' HORIZONTALLY AND A MINIMUM OF 18" VERTICALLY AT CROSSINGS. SEE DETAIL.

REVIEW DRAFT

NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE: NOTES & KEY NOTES

PROJECT TITLE: ZIA LEE
165 HOUSATONIC STREET
LEE, MA.

PROJECT NO.: E3331
SCALE: AS NOTED
DATE: 8/18/25
DESIGNED BY: SAM
DRAWN BY: SCT
CHECKED BY:
SHEET NO.: C-0.1
OF ____ SHEETS
CAD FILE NO.: E3331D09

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM


NOTE: EXISTING FLOOD PLAIN ELEVATION = 882'
PROPERTY AREA: 3.21 ACRES
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
MAGNETIC
Spike Set W/TBM 1
in UP 16/16
Elev. = 879.42'
5/8" REBAR W/TBM 2
FLUSH WITH GROUND
Elev. = 883.31'
Railroad Spike W/TBM 3
in Maple Clump
Elev. = 883.00'
REMOVE & RELOCATE EXISTING SIGN
REMOVE & RELOCATE EXISTING FLAG POLE
REMOVE & RELOCATE EXISTING MAILBOX
DEMO EXISTING CURB CUT
DEMO EXISTING POOL & FENCE
DEMO EXISTING POOL SHED
DEMO EXISTING TREE (TYP.)
DEMO EXISTING PAVEMENT
DEMO EXISTING BUILDING & CONNECTED UTILITIES
DEMO EXISTING FENCE & GATE
N/F
LEE REALTY VENTURES, LLC
BOOK 6729 PAGE 218
PLAN BOOK 417-K PAGE 58
N/F
CHRISTOPHER B. SHIELDS
BOOK 4714 PAGE 710
PLAT FILE D-261
N/F
WILLIAM H. WINN
BOOK 7052 PAGE 242
PLAT FILE D-261
N/F
ERNEST SUTTON, JR.
BOOK 5672 PAGE 1
PLAN BOOK 417-H PAGE 41
N/F
GARDEN MANAGEMENT INC
BOOK 6597 PAGE 117
N/F
AAFIK MANAGEMENT LLC
BOOK 7031 PAGE 301
N/F
REBECCA LYNN BURCHER
BOOK 7605 PAGE 329
HOUSATONIC STREET A.K.A. ROUTE 20
(A STATE HIGHWAY)
R-20
CBC
APPROXIMATE ZONING DISTRICT LINE
EXISTING BUILDING
EXISTING BUILDING
POOL
SETBACK LINE
100' BUFFER ZONE
'C' SERIES WETLAND FLAGS
'D' SERIES WETLAND FLAGS
'A' SERIES WETLAND FLAGS
Perennial Stream 'Barnes Brook'
30' WIDE SEWER EASEMENT
BOOK-1004 PAGE-305
PLAT FILE B-21
5' WIDE PERMANENT EASEMENT
BOOK-1602 PAGE-523
INV 18" CMP=878.91'
TO DAYLIGHT
INLET IS UNKNOWN
INV 84" IRON CULVERT=875.86'
INV 84" IRON CULVERT=875.78'
Path over Stream Crossing
SMH 2652
RIM = 883.77'
INV. IN = 876.07' (A)
INV. OUT = 875.97' (B)
INV. IN = 878.45' (C)
INV. IN = 880.73' (D)
SMH 2387
RIM = 884.05'
INV IN = 872.25±
INV OUT = 872.25±
CB 1187
RIM = 877.07'
INV. OUT = 874.62' (A) 20" STEEL
INV. IN = 874.64' (B) 8" STEEL
INV. IN = 875.51' (C) 8" STEEL
INV. IN = 875.61 (D) 8" STEEL
INV. IN = 874.81'± (E) 8" STEEL
CB RIM=876.94'
CB 2262
RIM = 876.81'
INV. IN = 874.21' (A) 10" CIP
INV. OUT = 873.99 (B) 12" CIP
MH RIM=876.83'
DMH RIM=876.69'
DMH RIM=876.76'
CB RIM=876.25'
SMH 2285
RIM = 876.30'
INV. IN = 871.15' (A) 8" CIP
INV. OUT = 871.08' (B) 8" CIP
INV. IN = 871.65'(C) 12" CIF
INV. IN = 871.11 (D) 12' PVC
CB 2287
RIM = 876.07'
INV. IN = 874.78' (A) 6" PVC
INV. IN = 874.7' (B) 6" PVC
INV. OUT = 873.77' (C) 10" CIP
INV. IN = 873.84' (D) 10" CIP
CB RIM=875.76'
CB 2329
RIM=876.82'
INV. IN = 874.76' (A) 6" PVC
INV. OUT = 874.74' (B) 6" PVC
N86° 41' 19"E 71.71'
N86° 52' 52"E 46.50'
N86° 41' 19"E 30.06'
N58° 58' 55"E 285.80'
N31° 05' 39"W 230.38'
N31° 05' 39"W 87.78'
N84° 44' 46"W 16.67'
S71° 38' 04"W 160.50'
S78° 33' 50"W 50.70'
S78° 33' 50"W 132.00'
S10° 00' 08"E 249.40'
S10° 00' 08"E 30.42'
S12° 22' 02"E 121.28'
N12° 36' 41"W 50.00'
S12°22'02"E 0.50'
IP TO COMPUTED CORNER
BASE OF BADLY DISTURBED IRON PIPE
BOULDER 2'X3'
2.5'± OFF LINE
1 1/4" IRON PIPE DOWN 1" (HELD)
'CROSSWALK'
'PILGRIM INN'
'NO PARKING'
TRACTION PAD
Asphalt Driveway (DEMO)
Asphalt Curb (DEMO)
Handicap Ramp (DEMO)
Stairs (DEMO)
Overhang (DEMO)
Concrete (DEMO)
Fence (DEMO)
Gate (DEMO)
Pool Shed (DEMO)
Snowpile (Unable to locate pavement)
Ornamental Tree
Flagpole
Mailbox
Lawn
Woods
Path
Garden
Shed
Walkway
UP 63/2
UP 46/43/1
UP 17/17
REVIEW DRAFT
4.14.26 | Issue for Special Permit Only | AZM
NO. | DATE | REVISION/ISSUE | BY
SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN
PROJECT TITLE
ZIA LEE
165 HOUSATONIC STREET
LEE, MA.
PROJECT NO. E3331
SCALE AS NOTED
DATE 8/18/25
DESIGNED BY SAM
DRAWN BY SCT
SHEET NO. C-1
E3331D09
FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET · PITTSFIELD, MA 01201


PROPOSED PARKING = 79 (4 HCP)
Spike Set W/TBM 1
in UP 16/16
Elev. = 879.42'
5/8" REBAR W/TBM 2
FLUSH WITH GROUND
Elev. = 883.31'
Railroad Spike W/TBM 3
in Maple Clump
Elev. = 883.00'
PROP CONCRETE DUMPSTER PAD
PROP PAVED DRIVEWAY/PARKING (80 SPACES)
PROPOSED PATIO
PROPOSED HOTEL
FF = 882
PROP RETAINING WALL
TOW = 880
BOW = 878
PROP HANDICAP PARKING (4 SPACES)
PROP SIGN RELOCATION
PROP FLAG POLE RELOCATION
N/F
LEE REALTY VENTURES, LLC
BOOK 6729 PAGE 218
PLAN BOOK 417-K PAGE 58
R-20
CBC
APPROXIMATE ZONING DISTRICT LINE
N/F
CHRISTOPHER B. SHIELDS
BOOK 4714 PAGE 710
PLAT FILE D-261
N/F
WILLIAM H. WINN
BOOK 7052 PAGE 242
PLAT FILE D-261
N/F
ERNEST SUTTON, JR.
BOOK 5672 PAGE 1
PLAN BOOK 417-H PAGE 41
N/F
GARDEN MANAGEMENT INC
BOOK 6597 PAGE 117
N/F
AAFIK MANAGEMENT LLC
BOOK 7031 PAGE 301
N/F
REBECCA LYNN BURCHER
BOOK 7605 PAGE 329
HOUSATONIC STREET A.K.A. ROUTE 20 (A STATE HIGHWAY)
SMH 2652
RIM = 883.77'
INV. IN = 876.07' (A)
INV. OUT = 875.97' (B)
INV. IN = 878.45' (C)
INV. IN = 880.73' (D)
'C' SERIES WETLAND FLAGS
'D' SERIES WETLAND FLAGS
'A' SERIES WETLAND FLAGS
Perennial Stream 'Barnes Brook'
30' WIDE SEWER EASEMENT
BOOK-1004 PAGE-305
PLAT FILE B-21
INV 18" CMP=878.91'
TO DAYLIGHT
INLET IS UNKNOWN
INV 84" IRON CULVERT=875.86'
INV 84" IRON CULVERT=875.78'
Path over Stream Crossing
SMH 2387
RIM = 884.05'
INV IN = 872.25±
INV OUT = 872.25±
5' WIDE PERMANENT EASEMENT
BOOK-1602 PAGE-523
CB 1187
RIM = 877.07'
INV. OUT = 874.62' (A) 20" STEEL
INV. IN = 874.64' (B) 8" STEEL
INV. IN = 875.51' (C) 8" STEEL
INV. IN = 875.61 (D) 8" STEEL
INV. IN = 874.81'± (E) 8" STEEL
CB RIM=876.94'
CB 2262
RIM = 876.81'
INV. IN = 874.21' (A) 10" CIP
INV. OUT = 873.99 (B) 12" CIP
MH RIM=876.83'
DMH RIM=876.69'
DMH RIM=876.78'
CB RIM=876.25'
SMH 2285
RIM = 876.30'
INV. IN = 871.15' (A) 8" CIP
INV. OUT = 871.08' (B) 8" CIP
INV. IN = 871.65'(C) 12" CIF
INV. IN = 871.11 (D) 12' PVC
CB 2287
RIM = 876.07'
INV. IN = 874.78' (A) 6" PVC
INV. IN = 874.7' (B) 6" PVC
INV. OUT = 873.77' (C) 10" CIP
INV. IN = 873.84' (D) 10" CIP
CB RIM=875.76'
CB 2329
RIM=876.82'
INV. IN = 874.76' (A) 6" PVC
INV. OUT = 874.74' (B) 6" PVC
N86° 41' 19"E 71.71'
N86° 52' 52"E 46.50'
N85° 31' 58"E 13.49'
N86° 41' 19"E 30.06'
N58° 58' 55"E 285.80'
N31° 05' 39"W 230.38'
N31° 05' 39"W 87.78'
S10° 00' 08"E 249.40'
S10° 00' 08"E 30.42'
S12° 22' 02"E 121.28'
S71° 38' 04"W 160.50'
N84° 44' 46"W 16.67'
S78° 33' 50"W 50.70'
S78° 33' 50"W 132.00'
S12°22'02"E 0.50'
IP TO COMPUTED CORNER
BASE OF BADLY DISTURBED IRON PIPE
100' BUFFER ZONE
SETBACK LINE
BOULDER 2'X3'
2.5'± OFF LINE
'NO PARKING'
TRACTION PAD
1 1/4" IRON PIPE DOWN 1" (HELD)
'CROSSWALK'
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
REVIEW DRAFT
4.14.26 Issue for Special Permit Only AZM
NO. DATE REVISION/ISSUE BY
SHEET TITLE
PROPOSED SITE PLAN
PROJECT TITLE
ZIA LEE
165 HOUSATONIC STREET
LEE, MA.
PROJECT NO. E3331
SCALE AS NOTED
DATE 8/18/25
DESIGNED BY SAM
DRAWN BY SCT
SHEET NO. C-2
E3331D09
FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET · PITTSFIELD, MA 01201
MAGNETIC

N/F
LEE REALTY VENTURES, LLC
BOOK 6729 PAGE 218
PLAN BOOK 417-K PAGE 58

APPROXIMATE ZONING DISTRICT LINE
R-20
CBC

Spike Set W/TBM 1
in UP 16/16
Elev. = 879.42'

TRACTION PAD

1 1/4" IRON PIPE DOWN 1" (HELD)

'CROSSWALK'

14" Ash

UP 16/16

PROP SUBSURFACE DRAINAGE CHAMBER

5' WIDE PERMANENT EASEMENT
BOOK-1602 PAGE-523

CB 1187
RIM = 877.03'
INV. OUT = 874.62' (A) 20" STEEL
INV. IN = 874.64' (B) 8" STEEL
INV. IN = 875.51' (C) 8" STEEL
INV. IN = 875.61 (D) 8" STEEL
INV. IN = 874.81'± (E) 8" STEEL

Conc. Sidewalk

HOUSATONIC STREET A.K.A. ROUTE 20
(A STATE HIGHWAY)

Granite Curb

CB RIM=876.94'

CB 2262
RIM = 876.81'
INV. IN = 874.21' (A) 10" CIP
INV. OUT = 873.99 (B) 12" CIP

PROP ELECTRIC SERVICE FROM EXISTING UTILITY POLE

MH RIM=876.83'
DMH RIM=876.69'

EXISTING DMH. MODIFY FOR NEW INVERT

UP 17/17

DMH RIM=876.76'

CB RIM=876.25'

SMH 2285
RIM = 876.30'
INV. IN = 871.15' (A) 8" CIP
INV. OUT = 871.08' (B) 8" CIP
INV. IN = 871.65'(C) 12" CIF
INV. IN = 871.11 (D) 12' PVC

CB 2287
RIM = 876.07'
INV. IN = 874.78' (A) 6" PVC
INV. IN = 874.7' (B) 6" PVC
INV. OUT = 873.77' (C) 10" CIP
INV. IN = 873.84' (D) 10" CIP

CB RIM=875.76'

4" Beech

'NO PARKING'

SWL

PROPOSED HOTEL
FF = 882

PROPOSED PATIO

100' BUFFER ZONE

START

END

10" Maple

14" Maple

10" Beech

CB 2329
RIM=876.82'
INV. IN = 874.76' (A) 6" PVC
INV. OUT = 874.74' (B) 6" PVC

12" Maple

N/F
AAFIK MANAGEMENT LLC
BOOK 7031 PAGE 301

Fence

100'

N/F
REBECCA LYNN BURCHER
BOOK 7605 PAGE 329

Walkway
Fence
Garden
Gate
Fence
200'
Sapling
Sapling
Sapling
Sapling
48" Locust
Lawn
Woods
UP 63/2
SCB-4
SMH 2652
RIM = 883.77'
INV. IN = 876.07' (A)
INV. OUT = 875.97' (B)
INV. IN = 878.45' (C)
INV. IN = 880.73' (D)

5/8" REBAR W/TBM 2
FLUSH WITH GROUND
Elev. = 883.31'

PROP STONE WATERWAY

'C' SERIES WETLAND FLAGS

Perennial Stream 'Barnes Brook'

30' WIDE SEWER EASEMENT
BOOK-1004 PAGE-305
PLAT FILE B-21

30'

INV 18" CMP=878.91'
TO DAYLIGHT
INLET IS UNKNOWN

Path

N/F
CHRISTOPHER B. SHIELDS
BOOK 4714 PAGE 710
PLAT FILE D-261

'D' SERIES WETLAND FLAGS

Railroad Spike W/TBM 3
in Maple Clump
Elev. = 883.00'

Maple Clump

Woods

N/F
WILLIAM H. WINN
BOOK 7052 PAGE 242
PLAT FILE D-261

INV 84" IRON CULVERT=875.86'

Path over Stream Crossing

Lawn

INV 84" IRON CULVERT=875.78'

SMH 2387
RIM = 884.05'
INV IN = 872.25±
INV OUT = 872.25±

'A' SERIES WETLAND FLAGS

N/F
GARDEN MANAGEMENT INC
BOOK 6597 PAGE 117

N/F
ERNEST SUTTON, JR.
BOOK 5672 PAGE 1
PLAN BOOK 417-H PAGE 41

PROP SMH DOGHOUSE
RIM = 879.3
INV IN = 872.32±

2.5'± OFF LINE

36" Maple

BOULDER 2'X3'

Garden

S12°22'02"E 0.50'
IP TO COMPUTED CORNER

BASE OF BADLY DISTURBED IRON PIPE

MAGNETIC

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVIEW DRAFT

NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE: PROPOSED UTILITY PLAN

PROJECT TITLE: ZIA LEE
165 HOUSATONIC STREET
LEE, MA.

PROJECT NO.: E3331
SCALE: AS NOTED
DATE: 8/18/25
DESIGNED BY: SAM
DRAWN BY: SCT
CHECKED BY:
SHEET NO.: C-3
OF SHEETS
DWG NO.: E3331D09

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM


Spike Set W/TBM 1
in UP 16/16
Elev. = 879.42'
TRACTION PAD
1 1/4" IRON PIPE DOWN 1" (HELD)
'CROSSWALK'
14" Ash
UP 16/16
N/F
LEE REALTY VENTURES, LLC
BOOK 6729 PAGE 218
PLAN BOOK 417-K PAGE 58
R-20
APPROXIMATE ZONING DISTRICT LINE
CBC
Walkway
Fence
Garden
Gate
200'
Sapling
48" Locust
SMH 2652
RIM = 883.77'
INV. IN = 876.07' (A)
INV. OUT = 875.97' (B)
INV. IN = 878.45' (C)
INV. IN = 880.73' (D)
Woods
Lawn
5/8" REBAR W/TBM 2
FLUSH WITH GROUND
Elev. = 883.31'
N/F
CHRISTOPHER B. SHIELDS
BOOK 4714 PAGE 710
PLAT FILE D-261
'C' SERIES WETLAND FLAGS
Perennial Stream 'Barnes Brook'
Path
30' WIDE SEWER EASEMENT
BOOK-1004 PAGE-305
PLAT FILE B-21
30'
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
MAGNETIC
INV 18" CMP=878.91'
TO DAYLIGHT
INLET IS UNKNOWN
'D' SERIES WETLAND FLAGS
Railroad Spike W/TBM 3
in Maple Clump
Elev. = 883.00'
Maple Clump
N/F
WILLIAM H. WINN
BOOK 7052 PAGE 242
PLAT FILE D-261
INV 84" IRON CULVERT=875.86'
Path over Stream Crossing
INV 84" IRON CULVERT=875.78'
SMH 2387
RIM = 884.05'
INV IN = 872.25±
INV OUT = 872.25±
'A' SERIES WETLAND FLAGS
N/F
GARDEN MANAGEMENT INC
BOOK 6597 PAGE 117
N/F
ERNEST SUTTON, JR.
BOOK 5672 PAGE 1
PLAN BOOK 417-H PAGE 41
2.5'± OFF LINE
BOULDER 2'X3'
36" Maple
Garden
PROPOSED HOTEL
FF = 882
PROPOSED PATIO
100' BUFFER ZONE
SG=881.2
SG=881.32
SG=881.7
SG=881.9
SG=882.0
SG=881.98
SG=881.26
SG=881.54
SG=878.56
SG=881.43
SG=881.89
SG=881.91
SG=881.45
SG=881.98
SG=881.35
SG=882.0
SG=880.95
SG=881.16
SG=880.73
SG=880.77
SG=879.7
SG=880.62
TC=881.05
BC=881.05
TC=880.62
BC=880.62
TC=881.9
BC=881.4
SG=881.5
5' WIDE PERMANENT EASEMENT
BOOK-1602 PAGE-523
CB 1187
RIM = 877.07'
INV. OUT = 874.62' (A) 20" STEEL
INV. IN = 874.64' (B) 8" STEEL
INV. IN = 875.51' (C) 8" STEEL
INV. IN = 875.61 (D) 8" STEEL
INV. IN = 874.81'± (E) 8" STEEL
CB RIM=876.94'
CB 2262
RIM = 876.81'
INV. IN = 874.21' (A) 10" CIP
INV. OUT = 873.99 (B) 12" CIP
HOUSATONIC STREET A.K.A. ROUTE 20
(A STATE HIGHWAY)
Granite Curb
MH RIM=876.83'
DMH RIM=876.69'
UP 17/17
DMH RIM=876.76'
CB RIM=876.25'
SMH 2285
RIM = 876.30'
INV. IN = 871.15' (A) 8" CIP
INV. OUT = 871.08' (B) 8" CIP
INV. IN = 871.65'(C) 12" CIF
INV. IN = 871.11 (D) 12' PVC
CB 2287
RIM = 876.07'
INV. IN = 874.78' (A) 6" PVC
INV. IN = 874.7' (B) 6" PVC
INV. OUT = 873.77' (C) 10" CIP
INV. IN = 873.84' (D) 10" CIP
CB RIM=875.76'
4" Beech
'NO PARKING'
SWL
10" Beech
12" Maple
14" Maple
10" Maple
CB 2329
RIM=876.82'
INV. IN = 874.76' (A) 6" PVC
INV. OUT = 874.74' (B) 6" PVC
N/F
AAFIK MANAGEMENT LLC
BOOK 7031 PAGE 301
Fence
100'
N/F
REBECCA LYNN BURCHER
BOOK 7605 PAGE 329
S12°22'02"E 0.50'
IP TO COMPUTED CORNER
BASE OF BADLY DISTURBED
IRON PIPE
Garden

REVIEW DRAFT

NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE: PROPOSED GRADING, DRAINAGE & EROSION CONTROL PLAN

PROJECT TITLE: ZIA LEE

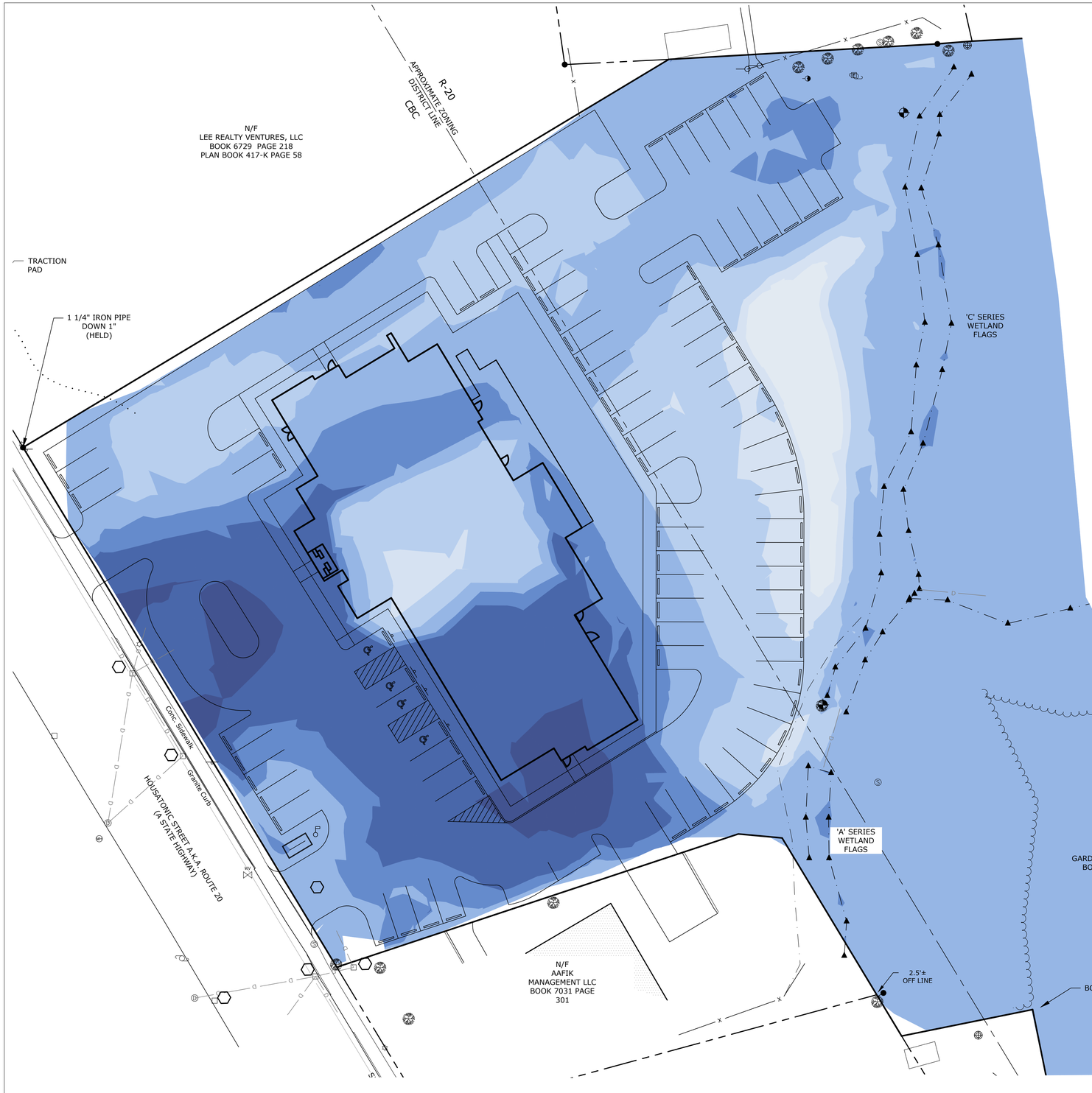
165 HOUSATONIC STREET
LEE, MA.

PROJECT NO. E3331
SCALE AS NOTED
DATE 8/18/25
DESIGNED BY SAM
DRAWN BY SCT
CHECKED BY
SHEET NO. C-4

FORESIGHT LAND SERVICES — ENGINEERING SURVEYING PLANNING

Foresight Land Services, Inc.
1496 West Housatonic Street · Pittsfield, MA 01201
Tel: (413) 499-1560 Fax: (413) 499-3307 www.foresightland.com

E3331D09



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END TOTAL VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
-3.00	2,208	0.00	0.41	0.41
-2.00	199	1.00	1204.10	1024.04
-2.00	0	0.00	1204.10	1024.04
-2.00	475	0.00	1204.10	1024.04
-2.00	25	0.00	1204.10	1024.04
-2.00	76	0.00	1204.10	1024.04
-2.00	4,913	0.00	1204.10	1024.04
-1.00	0	1.00	3660.55	2665.46
-1.00	2	0.00	3660.55	2665.46
-1.00	3	0.00	3660.55	2665.46
-1.00	0	0.00	3660.55	2665.46
-1.00	673	0.00	3660.55	2665.46
-1.00	491	0.00	3660.55	2665.46
-1.00	2,789	0.00	3660.55	2665.46
-1.00	10	0.00	3660.55	2665.46
-1.00	654	0.00	3660.55	2665.46
-1.00	10,436	0.00	3660.55	2665.46
0.00	155	1.00	8956.17	6620.46
0.00	218	0.00	8956.17	6620.46
0.00	12	0.00	8956.17	6620.46
0.00	2	0.00	8956.17	6620.46
0.00	24	0.00	8956.17	6620.46
0.00	8	0.00	8956.17	6620.46
0.00	5	0.00	8956.17	6620.46
0.00	1	0.00	8956.17	6620.46
0.00	160	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	7	0.00	8956.17	6620.46
0.00	76	0.00	8956.17	6620.46
0.00	6	0.00	8956.17	6620.46
0.00	2	0.00	8956.17	6620.46
0.00	5	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	1,224	0.00	8956.17	6620.46
0.00	52	0.00	8956.17	6620.46
0.00	54	0.00	8956.17	6620.46
0.00	11	0.00	8956.17	6620.46
0.00	3,957	0.00	8956.17	6620.46
0.00	11	0.00	8956.17	6620.46
0.00	64	0.00	8956.17	6620.46
0.00	20	0.00	8956.17	6620.46
0.00	341	0.00	8956.17	6620.46
0.00	6	0.00	8956.17	6620.46
0.00	21	0.00	8956.17	6620.46
0.00	14	0.00	8956.17	6620.46
0.00	2	0.00	8956.17	6620.46
0.00	152	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	4,926	0.00	8956.17	6620.46
0.00	485	0.00	8956.17	6620.46
0.00	576	0.00	8956.17	6620.46
0.00	18,091	0.00	8956.17	6620.46
0.00	163	0.00	8956.17	6620.46
0.00	5,215	0.00	8956.17	6620.46
0.00	447	0.00	8956.17	6620.46
0.00	4	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	89	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	3	0.00	8956.17	6620.46
0.00	4	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	44	0.00	8956.17	6620.46
0.00	13	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	1,881	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	17	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	9	0.00	8956.17	6620.46
0.00	312	0.00	8956.17	6620.46
0.00	3	0.00	8956.17	6620.46
0.00	58	0.00	8956.17	6620.46
0.00	5	0.00	8956.17	6620.46
0.00	4	0.00	8956.17	6620.46
0.00	2,415	0.00	8956.17	6620.46
0.00	134	0.00	8956.17	6620.46
0.00	164	0.00	8956.17	6620.46
0.00	36	0.00	8956.17	6620.46
0.00	7	0.00	8956.17	6620.46
0.00	52	0.00	8956.17	6620.46
0.00	103	0.00	8956.17	6620.46
0.00	2,532	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	483	0.00	8956.17	6620.46
0.00	1	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	4,102	0.00	8956.17	6620.46
0.00	48	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	40	0.00	8956.17	6620.46
0.00	119	0.00	8956.17	6620.46
0.00	4,802	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	112	0.00	8956.17	6620.46
0.00	114	0.00	8956.17	6620.46
0.00	2,136	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	913	0.00	8956.17	6620.46
0.00	0	0.00	8956.17	6620.46
0.00	830	0.00	8956.17	6620.46
0.00	4	0.00	8956.17	6620.46
0.00	2	0.00	8956.17	6620.46
0.00	8	0.00	8956.17	6620.46
1.00	1	1.00	8960.40	6624.14
1.00	0	0.00	8960.40	6624.14
1.00	0	0.00	8960.40	6624.14
1.00	16,603	0.00	8960.40	6624.14
2.00	1,592	1.00	18057.67	14402.64
2.00	1,038	0.00	18057.67	14402.64
2.00	153	0.00	18057.67	14402.64

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-4.00'	-3.00'	
2	-3.00'	-2.00'	
3	-2.00'	-0.50'	
4	-0.50'	0.50'	
5	0.50'	1.00'	
6	1.00'	2.00'	
7	2.00'	3.00'	

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME	1.00	1.00	133336 Sq. Ft.	1429.08 Cu. Yd.	1351.96 Cu. Yd.	77.11 Cu. Yd.<Cut>
Totals			133336 Sq. Ft.	1429.08 Cu. Yd.	1351.96 Cu. Yd.	77.11 Cu. Yd.<Cut>

REVIEW DRAFT

NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE
PROPOSED FILL & CUT ANALYSIS PLAN

PROJECT TITLE
ZIA LEE
165 HOUSATONIC STREET
LEE, MA.

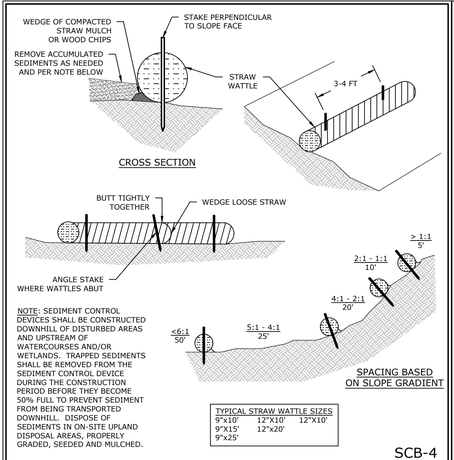
PROJECT NO. E3331
SCALE AS NOTED
DATE 8/18/25
DESIGNED BY SAM
DRAWN BY SCT
CHECKED BY

FORESIGHT LAND SERVICES
ENGINEERING SURVEYING PLANNING

SHEET NO. C-4.1
OF SHEETS

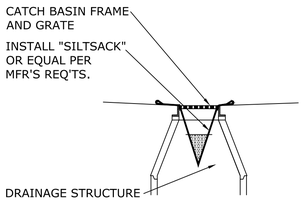
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

JAMS NO. E3331D09



SCB-4

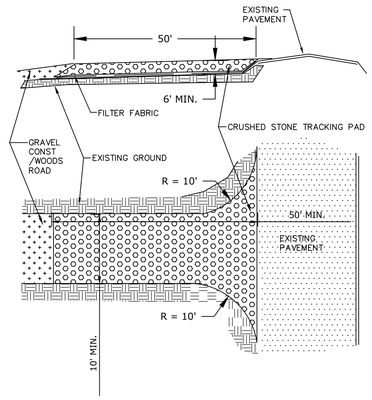
65 TYPICAL STRAW WATTLE INSTALLATION — REV# 0



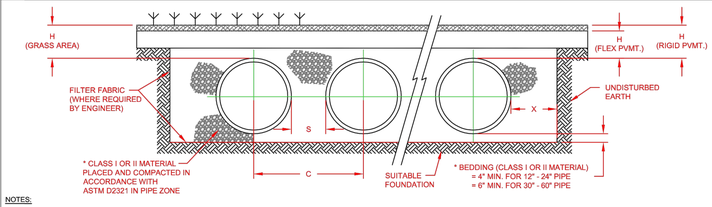
NOTES:
CLEAN OR REPLACE "SILTSACK" AFTER EVERY STORM EVENT, OR BEFORE IT REACHES THE HALFWAY MARK.
UPON FINAL STABILIZATION OF THE SITE, REMOVE AND DISPOSE OF ALL SILT AND DEBRIS FROM SILT SACK AND FROM CATCH BASIN SUMP.

NOT TO SCALE

67 INLET SEDIMENT TRAP - "SILT SACK" — 327088 11-3-08 REV 0



64 STABILIZED CONSTRUCTION ENTRANCE — 327094 1/28/93 REV# 1



NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
8. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	29.0" (737mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	14.0" (356mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	18" (457mm)	53.0" (1346mm)	18" (457mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	22" (559mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	24" (610mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	25" (635mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	67" (1702mm)	24" (610mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS.

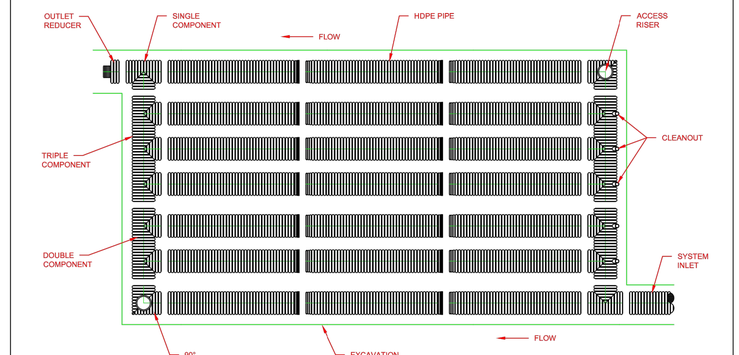
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

RETENTION--DETENTION SYSTEM (CROSS--SECTION)

DRAWING NUMBER: STD--702

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: AWM | DATE: 07.25.06 | SCALE: NTS | SHEET: OF



NOTES:

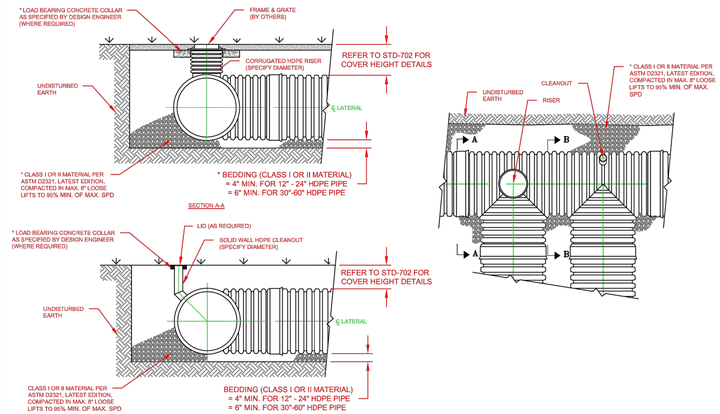
1. FOR INSTALLATION RECOMMENDATIONS, SEE 702 RETENTION-DETENTION SYSTEM (CROSS-SECTION) AND 703 RETENTION-DETENTION SYSTEM (RISER AND CLEANOUTS)

RETENTION--DETENTION SYSTEM (PLAN VIEW)

DRAWING NUMBER: STD--701

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: TJR | DATE: 03/14/07 | SCALE: NTS | SHEET: OF



* CLASS I BACKFILL REQUIRED AROUND 60" DIAMETER FITTINGS

* LOAD BEARING CONCRETE COLLAR SHALL BE CONSTRUCTED IN TRAFFIC AREAS SUCH THAT THE LIVE LOAD IS TRANSMITTED TO THE SURROUNDING SOIL AND NOT DIRECTLY TO THE RISER.

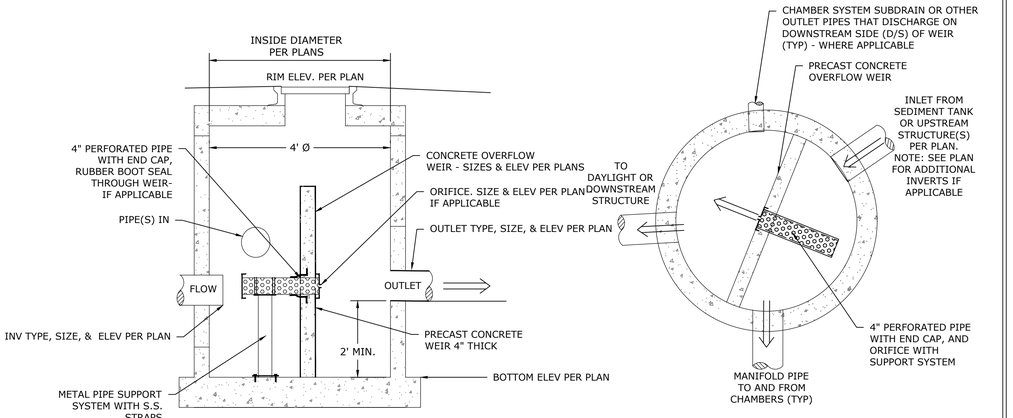
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
4	GENERAL UPDATES AND RENAMED	TJR	02/19/16	

RETENTION--DETENTION SYSTEM (RISER AND CLEANOUT)

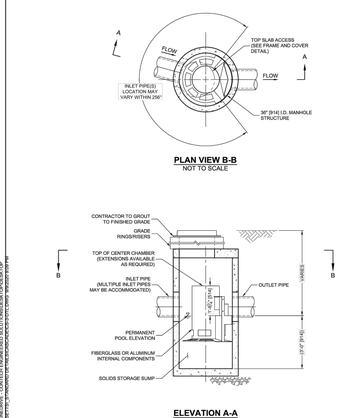
DRAWING NUMBER: STD--703

ADS Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: CRM | DATE: 10/23/06 | SCALE: NTS | SHEET: OF



47 MULTI-STAGE OUTLET CONTROL (MSOC) DMH



PLAN VIEW B-B
NOT TO SCALE

ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

CS-3 RATED TREATMENT CAPACITY IS 1.01 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	

PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES / SPECIAL REQUIREMENTS:

CONTECH

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CONTRACTOR TO CONFIRM ELEVATIONS OF INCOMING AND OUTGOING PIPE INVERTS AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE CRANE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-3
CASCADE SEPARATOR
STANDARD DETAIL

35

REVIEW DRAFT

NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE: PROPOSED SITE DETAIL PLAN

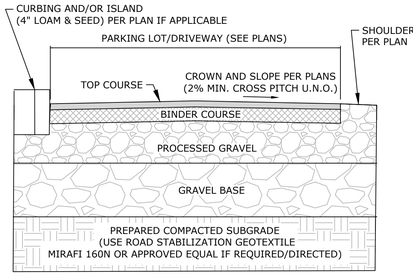
PROJECT TITLE: ZIA LEE
165 HOUSATONIC STREET
LEE, MA.

PROJECT NO.: E3331
SCALE: AS NOTED
DATE: 8/18/25
DESIGNED BY: SAM
DRAWN BY: SCT
CHECKED BY:
SHEET NO.: C-5.0 OF SHEETS
CADFILE NO.: E3331D09

FORESIGHT LAND SERVICES — ENGINEERING SURVEYING PLANNING

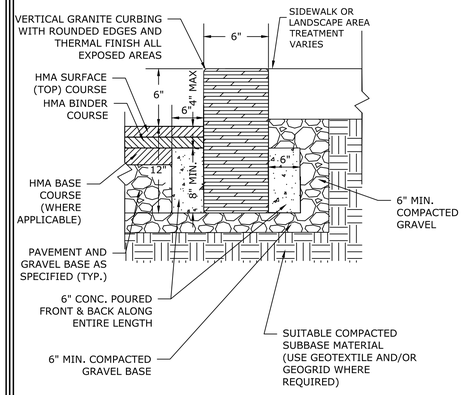
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

AREA	BANK RUN GRAV. SUBBASE (MHD M1.03 Type c)	PROC. GRAV. BASE COURSE (MHD M1.03.1)	HOT MIX ASPHALT (MHD M3.11.00) BINDER COURSE	HOT MIX ASPHALT (MHD M3.11.00) TOP COURSE
REGULAR DUTY PAVEMENT	8" MIN.	4" MIN.	2 1/2"	2"

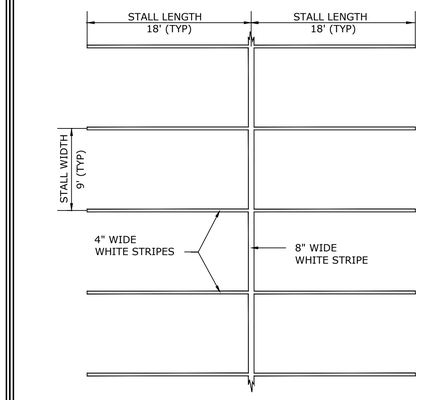


NOTES:
1. PREPARE SUBGRADE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED; REMOVE AND REPLACE ANY UNSUITABLE MATERIAL; COMPACT.
2. INSTALL GEOTEXTILE.
3. PROVIDE TRAFFIC CONTROLS PER TOWN REQ'MTS.
4. WORKMANSHIP & MATERIALS TO CONFORM TO MASSDOT. STANDARD SPECIFICATIONS FOR HIGHWAYS & BRIDGES UNLESS OTHERWISE SPECIFIED.
5. GRAVEL BASE MATERIALS TO BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D1557.
6. TRENCHES IN PAVED AREAS TO BE COMPACTED IN MAX. 9" LIFTS TO 95% M.D.D.

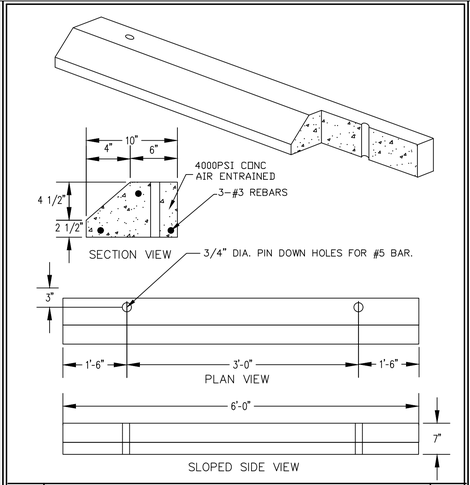
25 REGULAR DUTY PAVEMENT — 36047A 2019 REV 0



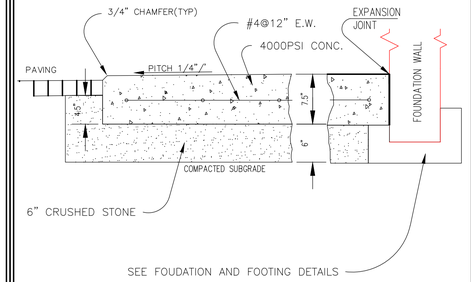
1 GRANITE CURBING — 36028E 2-12-21 REV#



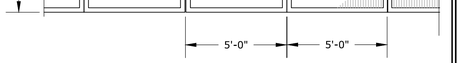
56 PARKING STALL STRIPING DETAIL — 36024A REV#



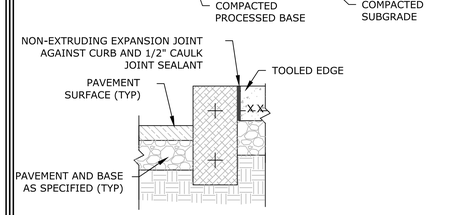
33 SINGLE SIDE PARKING CURB — REV#



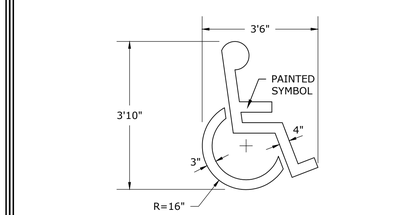
66 DUMPSTER & FIRE PROTECTION PAD — 36031A 3/6/97 REV# 0



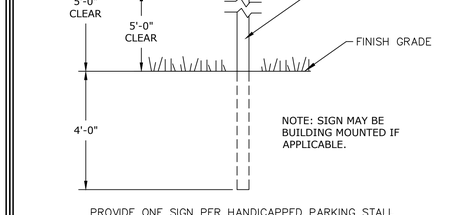
7 CONCRETE SIDEWALK PLAN — 36036a 5/22/98 REV# 0



7 CONCRETE SIDEWALK — 36026B 2-25-02



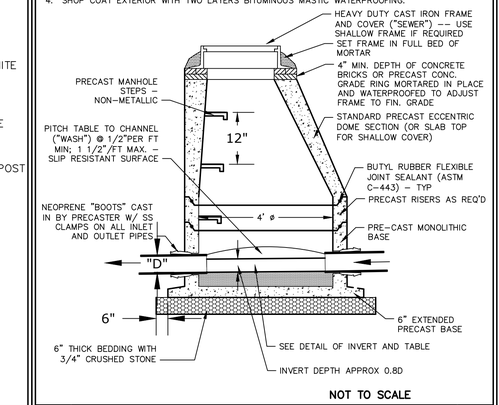
63 HANDICAP PARKING STALL STRIPING — 36025A 10/00 REV# 1



PROVIDE ONE SIGN PER HANDICAPPED PARKING STALL

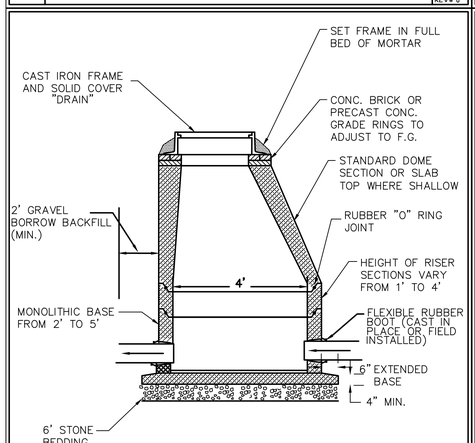
61 HANDICAPPED PARKING SIGN — 36033B 7/7/11 REV#1

NOTES:
1. IN PAVED AREAS, SET FRAME AND COVER FLUSH WITH ADJACENT PAVED SURFACE. ADJUST COVER PRIOR TO TOP COURSE PAVING AND SURROUND FRAME WITH CONCRETE TO BINDER COURSE LEVEL.
2. IN UNPAVED AREAS, SET FRAME AND COVER AT LEAST 2" ABOVE FIN. GRADE WITHIN 2' FROM COVER, AND MOUND UP EARTH COVER PITCHED TO DRAIN AWAY FROM MANHOLE COVER
3. MAKE ENTIRE SEWER MANHOLE ASSEMBLY WATERTIGHT, INCLUDING FRAME & COVER.
4. SHOP COAT EXTERIOR WITH TWO LAYERS BITUMINOUS MASTIC WATERPROOFING.



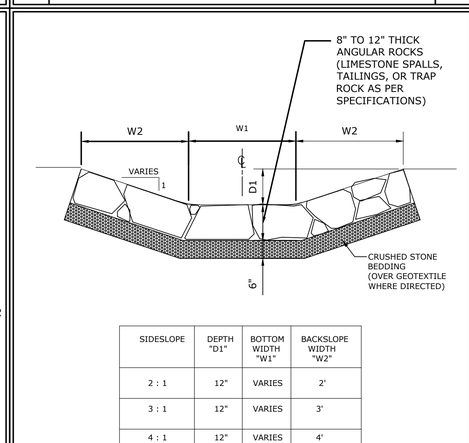
NOT TO SCALE

31 PRECAST SEWER MANHOLE — 33001A 4/5/2016 REV# 2



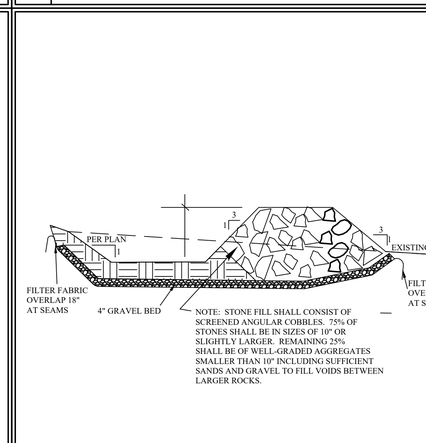
NOT TO SCALE

23 DRAINAGE MANHOLE



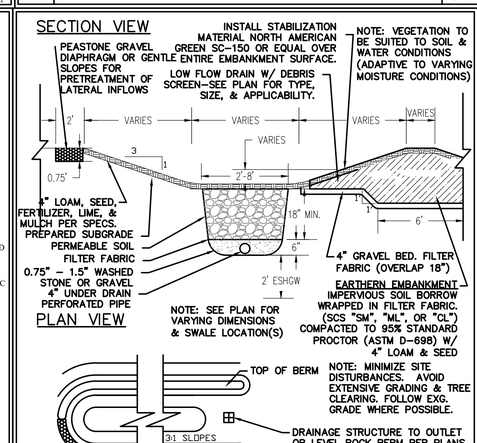
SIDESLOPE	DEPTH "D1"	BOTTOM WIDTH "W1"	BACKSLOPE WIDTH "W2"
2 : 1	12"	VARIES	2'
3 : 1	12"	VARIES	3'
4 : 1	12"	VARIES	4'

29 STONE-LINED WATERWAY — 32105A 4/2/93 REV# 2



NOTE: STONE FILL SHALL CONSIST OF SCREENED ANGULAR COBBLES. 75% OF STONES SHALL BE IN SIZES OF 10" OR SLIGHTLY LARGER. REMAINING 25% SHALL BE OF WELL-GRADED AGGREGATES SMALLER THAN 10" INCLUDING SUFFICIENT SANDS AND GRAVEL TO FILL VOIDS BETWEEN LARGER ROCKS.

29A PERVIOUS BERM/ LEVEL LIP SPREADER — 32108A 2/13/25 REV# 1



29B WATER QUALITY SWALE - DRY (NTS) — 32153A 4/2/19 REV# 1

REVIEW DRAFT

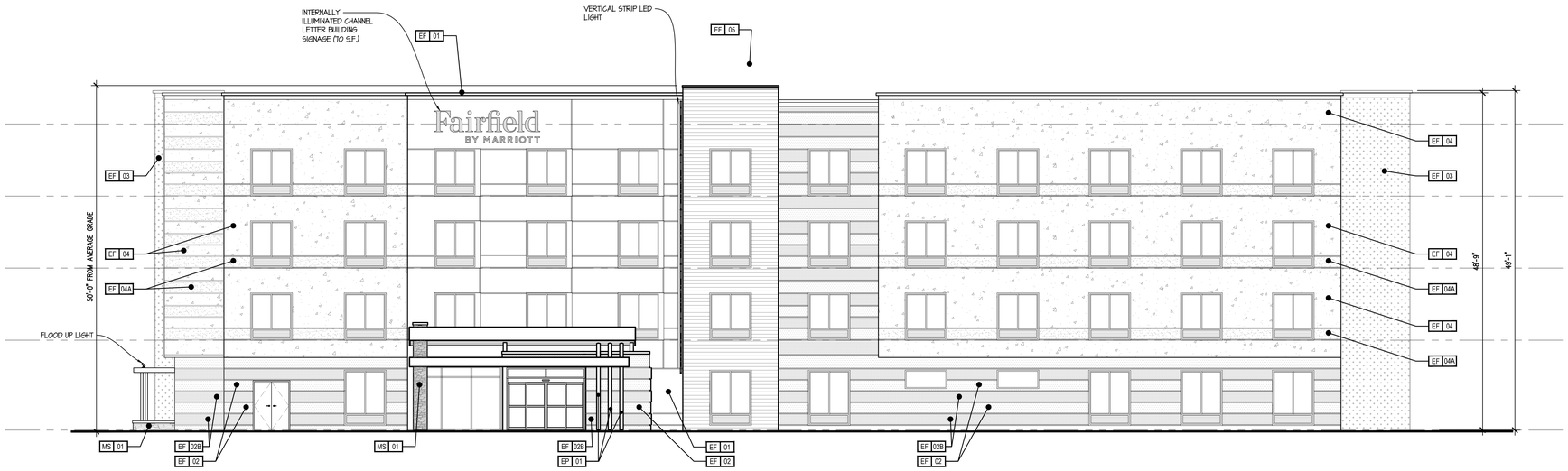
NO.	DATE	REVISION/ISSUE	BY
	4.14.26	Issue for Special Permit Only	AZM

SHEET TITLE: PROPOSED SITE DETAIL PLAN

PROJECT TITLE: ZIA LEE
165 HOUSATONIC STREET
LEE, MA.

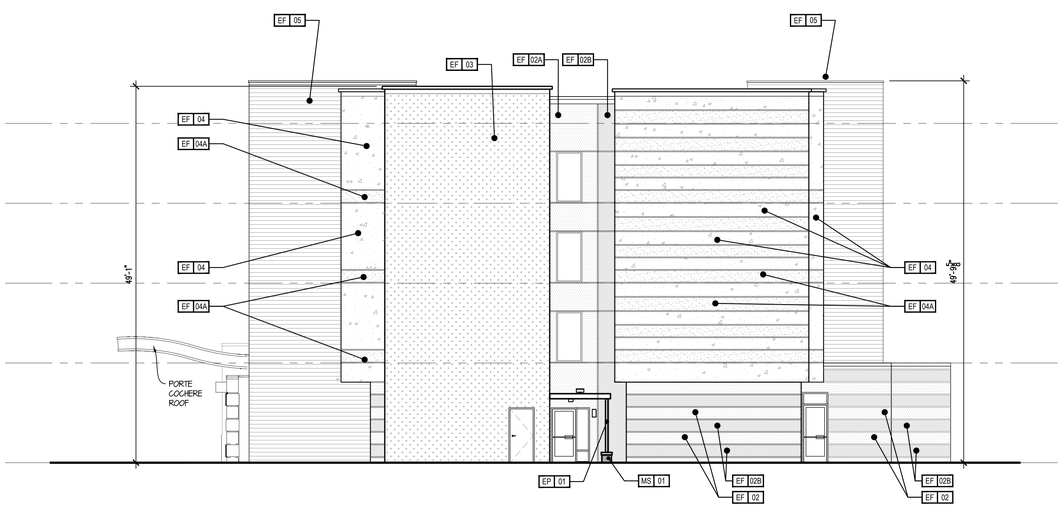
PROJECT NO.: E3331
SCALE: AS NOTED
DATE: 8/18/25
DESIGNED BY: SAM
DRAWN BY: SCT
CHECKED BY:
SHEET NO.: C-5.1
OF SHEETS
CAD'D NO.: E3331D09

FORESIGHT LAND SERVICES — ENGINEERING SURVEYING PLANNING
FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM



(WEST) FRONT ELEVATION

SCALE: 1/8" = 1'-0"



(SOUTH) SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ENTRANCE RENDERING

SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEME : BLUE SLATE

EF 01 — PEARLESCENT ACCENT EIFS COLOR
COLOR: BENJAMIN MOORE - TWILIGHT GRAY
FINISH: FINESSE

EF 02 — DARK EIFS FINISH COLOR
COLOR: BENJAMIN MOORE - DEEP SPACE (2125-20)
FINISH: SANDPEBBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 02A — ACCENT EIFS COLOR
COLOR: BENJAMIN MOORE - GRAY SHOWER (2125-30)
FINISH: SANDPEBBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 02B — DARK EIFS FINISH COLOR - TEXTURED
COLOR: BENJAMIN MOORE - DEEP SPACE (2125-20)
FINISH: SANDPEBBLE FINE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 03 — STAIR TOWER EIFS COLOR
COLOR: BENJAMIN MOORE - NEW CHESTNUT (AC-6)
FINISH: SANDPEBBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 04 — MAIN BUILDING EIFS COLOR:
BENJAMIN MOORE - POWELL BUFF (HC-35)
FINISH: SANDPEBBLE FINE

EF 04A — ACCENT EIFS COLOR
BENJAMIN MOORE - WILMINGTON TAN (HC-34)
FINISH: SANDPEBBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 05 — ACCENT EIFS (SCORED @ 1" O.C.)
BENJAMIN MOORE: LOG CABIN #2163-10
FINISH: SANDPEBBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

MS 01 — STONE VENEER
ELDORADO STONE: CLIFFSTONE
COLOR: CAMBRIA

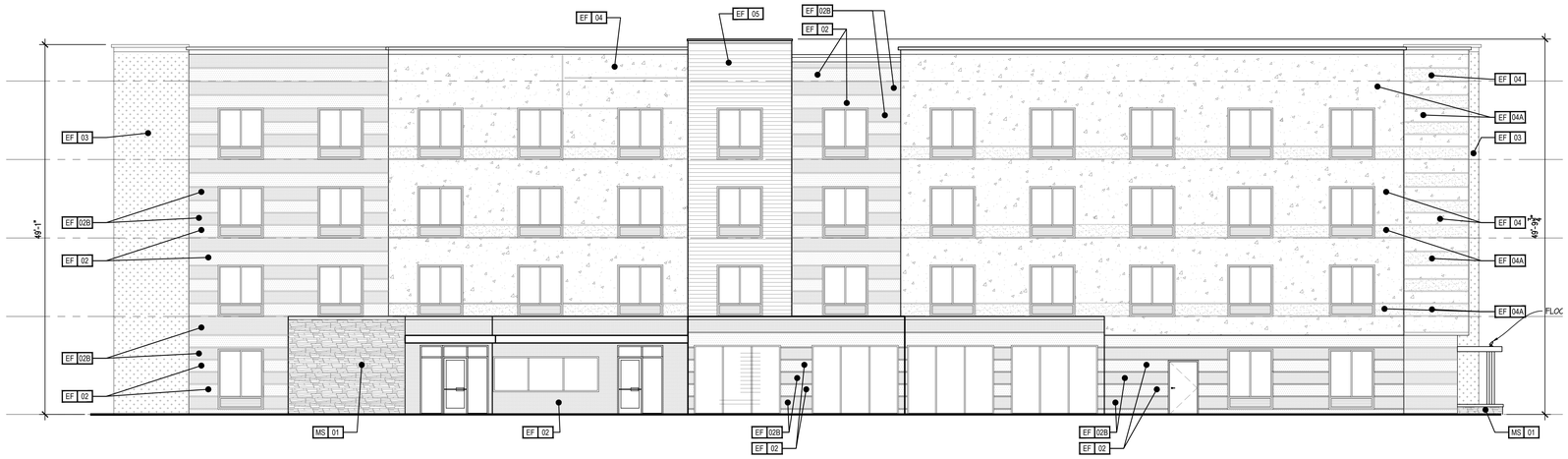
EP 01 — EXTERIOR PAINT (COLUMNS)
PPG PAINT
COLOR: BONE WHITE (GLOSS)

FAIRFIELD INN

LEE, MA

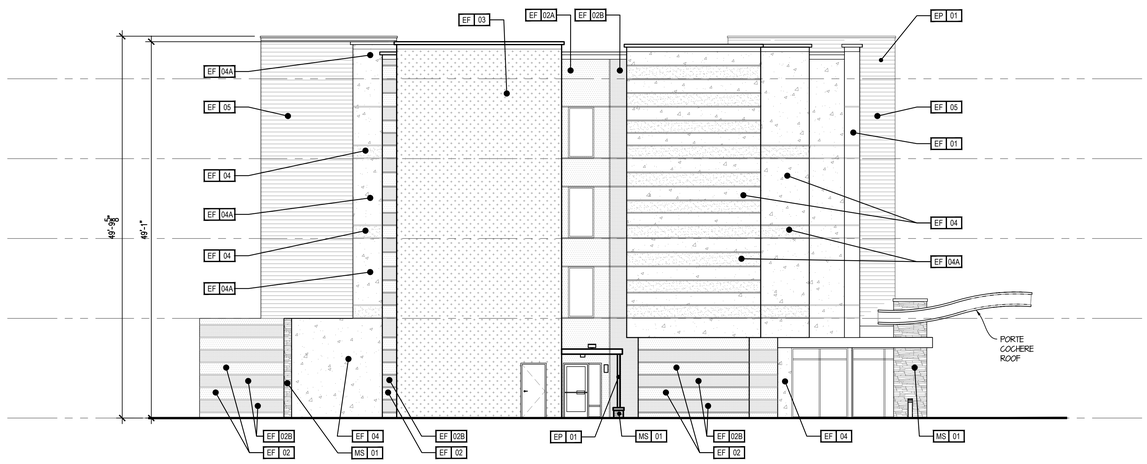
#226012
03-25-26

MUSSACHIO ARCHITECTS
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9949T (716) 631-0521 F
www.MussochioArchitects.com



(EAST) REAR ELEVATION

SCALE: 1/8" = 1'-0"



(NORTH) SIDE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEME : BLUE SLATE

EF 01 — PEARLESCENT ACCENT EIFS COLOR
COLOR: BENJAMIN MOORE - TWILIGHT GRAY
FINISH: FINESSE

EF 02 — DARK EIFS FINISH COLOR
COLOR: BENJAMIN MOORE - DEEP SPACE (2125-20)
FINISH: SANDPEEBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 02A — ACCENT EIFS COLOR
COLOR: BENJAMIN MOORE - GRAY SHOWER (2125-30)
FINISH: SANDPEEBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 02B — DARK EIFS FINISH COLOR - TEXTURED
COLOR: BENJAMIN MOORE - DEEP SPACE (2125-20)
FINISH: SANDPEEBLE FINE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 03 — STAIR TOWER EIFS COLOR
COLOR: BENJAMIN MOORE - NEW CHESTNUT (AC-6)
FINISH: SANDPEEBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 04 — MAIN BUILDING EIFS COLOR:
BENJAMIN MOORE - POWELL BUFF (HC-35)
FINISH: SANDPEEBLE FINE

EF 04A — ACCENT EIFS COLOR
BENJAMIN MOORE - WILMINGTON TAN (HC-34)
FINISH: SANDPEEBLE
PROVIDE STRATOTONE HIGH PERFORMANCE COLORANT

EF 05 — ACCENT EIFS (SCORED @ 1" O.C.)
BENJAMIN MOORE: LOG CABIN #2163-10
FINISH: SANDPEEBLE
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MS 01 — STONE VENEER
ELDORADO STONE: CLIFFSTONE
COLOR: CAMBRIA

EP 01 — EXTERIOR PAINT (COLUMNS)
PPG PAINT
COLOR: BONE WHITE (GLOSS)

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LEE, MA

#226012
03-25-26

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