
Special Permit & Site Plan Review Application – ZBA Mixed-Use Development Lenox, MA

Property Location:

*36 Pittsfield Road
Map 17, Lot 71
Lenox, MA 01240*

Property Owner & Applicant:

*Smegal Holdings LLC
36 Pittsfield Road
Lenox, MA 01240*

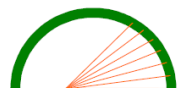
Civil Engineer:

*Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201*

February 2024

FLS Project# S3139

FORESIGHT
LAND SERVICES



ENGINEERING · SURVEYING · PLANNING · ENVIRONMENTAL PERMITTING

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The Commonwealth of Massachusetts
TOWN OF LENOX

Filing fee is due with the petition. If hearing expenses exceed this amount the Zoning Board of Appeals will bill the petitioner.

The undersigned hereby petitions the Town of Lenox Zoning Board of Appeals for:

☒ A Special Permit for exception under the provisions of Section 8.15 & 10.2 of the Town of Lenox Zoning By-Law.

☐ A Variance from the following provisions of Section _____ of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):

Smegal Holdings, LLC is seeking a special permit for existing and proposed uses at the subject property. See the Project Narrative and Municipal Impact Report for more information.

For premises:

Owner of Record Smegal Holdings LLC

Address 36 Pittsfield Road

Map and Parcel Map 17, Lot 71

Zoned as C-3A, R-1A, and LMUD

Deed Reference Book 7124 Page 276

(This information is available from the Assessor's Office or townoflenox.com in the Property Assessments-Online Database section.)

Petitioner 
(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)

Address (Mailing Address) _____

Telephone Number _____

Email address jasonsmegal@gmail.com

Date 2/16/2024

LENOX SPECIAL PERMIT & SITE PLAN REVIEW APPLICATION

PROJECT NARRATIVE & MUNICIPAL IMPACT REPORT**36 PITTSFIELD ROAD, MAP 17, LOT 71, LENOX, MA****General**

Smegal Holdings, LLC is seeking a special permit for existing and proposed uses at the subject property within the Gateway Mixed Use Development Overlay District on Pittsfield Road and East Dugway Road. The property consists of one lot, currently identified by the Town of Lenox Assessor's Office as Map 17, Lot 71. The proposed project consists of a commercial building with upstairs apartment, commercial florist and garden center, storage shed display, a maintenance storage area, 3 office spaces, and 6 tiny homes in addition to the existing structures and facilities on the property.

Existing Site Conditions

The parcel is located on the corner of Pittsfield Road (Route 7 & 20) and East Dugway Road and consists of approximately 8.2± acres. The parcel has approximately 570 feet of frontage on Pittsfield Road and 520 feet of frontage on East Dugway Road and is currently developed with 4 buildings which are mixed use/ commercial buildings. Zoning of the existing parcel is Residential (R-1A) and Commercial (C-3A) as well as within the Gateway Mixed Use Development Overlay District.

	R-1A Requirements	C-3A Requirements	Proposed
Minimum Lot Size	1 Acre	3 Acres	8.2 Acres
Minimum Lot Frontage	150'	300'	561.4'
Minimum Lot Width	150'	300'	584.1'
Minimum Street Line Setback	35'	75'	76.4'
Minimum Lot Line Setback	25'	30'	50'
District Boundary Line Setback	25'	50'	N/A
Sign Setback	--	35'	--
Parking Area Setback	--	30'	30'
Maximum Building Height	35'	35'	N/A
Maximum Building Coverage	20%	20%	4.3%

Table 1 – Table of Dimensional Requirements (Lenox Zoning Bylaw § 6.1.1)

The parcel is accessed from an existing driveway off of Pittsfield Road (Rt. 7 & 20). There is an existing auxiliary access to the parcel from East Dugway Road.

The parcel is served by municipal water and sewer from Pittsfield Road (Rt. 7 & 20).

According to FEMA Flood Panels 250029 0002 B & 250029 0004 B dated July 5, 1982, no portion of the property is located within the 100-year floodplain.

A portion of the site is within PH 1346, a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat, but no Potential or Certified Vernal Pools are found on the property.

Overview of Proposed Project

The project will consist of the following:

1. A commercial florist and garden center with a greenhouse
2. Outdoor year-round storage shed display
3. Pre-existing non conforming
 - a. 2 commercial spaces – print shop and fitness studio
 - b. 4 two-bedroom apartments above
4. Property maintenance garage/storage area
5. 3 office spaces for rent
6. Existing building – future use is to be determined
7. 6 tiny homes 25' x 25' – 1-bedroom single-family homes for year-round/full-time occupancy

The project will generally keep the existing structure footprints on the site and redevelop the lot into additional commercial and residential uses.. The redevelopment will include the uses listed above, permissible in the subject zoning districts and the Gateway Mixed Use Development Overlay District. Multiple buildings will be renovated to accommodate future use, and a greenhouse is proposed to operate in conjunction with the year-round Agricultural/ Farm Stand. Existing storage shed display area is proposed to be shifted outside of the minimum setback permissible by special permit. Outdoor display of greenhouse products is proposed as accessory use to the greenhouse/florist. The driveway to the future single family “Tiny Homes” is to be improved to the standards outlined within Section 7.1 Off Street Parking and Loading requirements, and all new disturbances have been mitigated in conformance with section 7.4 Drainage and Erosion Mitigation.

The project will provide a diversity of uses in close proximity to each other and will bring housing and employment opportunities to the area. The general character of the property and neighborhood will be maintained through high quality building materials and design, and an increased sense of community is expected from the development. Small businesses within the development will benefit from the opportunity to function in close proximity to residential housing and vice versa.

Municipal Impacts

Site information is provided by topic below.

Access

The proposed facility will be accessed by the existing curb cuts on Pittsfield Road and East Dugway Road. The driveway layout and use on Pittsfield Road, approximately 275' north of East Dugway Road, is to remain unchanged. The driveway on East Dugway Road, approximately 230' east of Pittsfield Road will be widened, paved, and improved for use as access to the proposed dwelling units.

Parking

Existing Use	Existing Parking Spaces Required	Proposed Use	Proposed Parking Spaces
Facilities:			
1. Furniture Store	8	Florist/ Greenhouse/ Agricultural (Retail)	8
2. Restaurant (Demolished)	60	Shed Storage	0
3. Gym, Office, (4) two BR apartments	23	Gym, Office, (4) two BR apartments	23
4. 4 Bay Garage, Storage Shed	0	4 Bay Garage, Storage Shed	0
5. Christmas Tree Shop	15	Office Space (1367SF)	5
6. Christmas Tree Shop		Office Space (2735 SF)	10
7. 3 BR Cottage	6	(6) 1 BR Tiny Homes	12
8. Antiques Shop	5	None	
Total Spaces Required	<u>117 Spaces</u>		<u>58 Spaces</u>
Total Spaces Provided	<u>52 Spaces Existing</u>		<u>70 Spaces Proposed</u>

Section 7.1.5 of the Lenox Zoning Bylaw establishes the off-street parking requirements: 2 spaces per dwelling unit and 1 space per 300 square feet of gross floor area for "Retail business and consumer service establishment".

Existing parking spaces and layout are to remain. New proposed parking spaces will be 9 ft wide x 18 ft long spaces with a 24 ft aisle. The parking facility will be paved with line striping and wheel stops for parking space designation and signage as required.

The Parking Facility is an extension of the pre-existing parking facility currently serving the parcel. The current parking facility features a paved parking lot with 52 parking spaces. The current parking facility is nonconforming because parking spaces are within the 30' lot line setback area

and includes parking in the front yard setback. The proposed parking facility will not create non conformities nor extend existing non conformities.

The Applicant seeks a Special Permit pursuant to Section 5.3. to expand the pre-existing nonconforming Parking Facility.

Utilities

Electric/Telephone/Cable

New electric, telephone and cable TV wiring will be installed underground, in accordance with the Site Plan Standards of the Town. Electric transformer and service pedestals will be above ground, located, as practical, and screened as necessary. Natural gas piping will be installed as applicable.

Water/Sewer

The facility is served by municipal water and sewer. An existing municipal water main is located within Pittsfield Road. There are no known capacity or pressure issues at this location.

One new sewer service connection proposed at the existing pump station on the corner of East Dugway and Route 7/20. Water services proposed from exiting on site water service.

Water and Sewer Flow Comparison (from Title 5 sewer and water flow estimates)

Existing Use	Existing (GPD)	Proposed Use	Proposed (GPD)
Facilities:			
1. Furniture Store	268	Florist/ Greenhouse/ Agricultural (Retail)	106
2. Restaurant (Demolished)	6300	Shed Storage	0
3. Gym, Office, (4) two BR apartments	880+375+165 = 1420	Gym, Office, (4) two BR apartments	1420
4. 4 Bay Garage, Storage Shed	N/A	4 Bay Garage, Storage Shed	N/A
5. Christmas Tree Shop	222	Office Space (1367SF)	103
6. Christmas Tree Shop		Office Space (2735 SF)	205
7. 3 BR Cottage	330	(6) 1 BR Tiny Homes	660
8. Antiques Shop	57	None	
Total Flow	<u>8,597</u> gallons/day		<u>2,494</u> gallons/day

Table 6 – Water and Sewer Flow Comparison

Fire Protection

All entrances are accessible by fire trucks. An existing hydrant exists on the southwest corner of the lot (corner of Route 7 & 20 and East Dugway Road).

Stormwater Management

The Project will meet the Town's Stormwater Management requirements. There will be no increase in peak rates of runoff, from the site. Stormwater best management practices will be utilized to meet the Town's requirements.

Drainage systems will meet or exceed the Town's Zoning Bylaw Section 5.4 Drainage and Erosion Control.

Stormwater mitigation measures are proposed for a full range of design storms: 2-year, 10-year, 25-year, and 100-year. These best management practices will remove suspended solids and treat water quality, infiltrate runoff from the roofs and parking areas, recharge groundwater, detain excess stormwater, discharge treated stormwater across the site in sheet mimicking the natural conditions and flow patterns. There will be no increase in the rate of runoff from the development compared to existing conditions for all design-storm events. No piped connections are proposed to the municipal drainage system. Best management practices include:

- Sheet flow to Infiltration Trenches to attenuate peak flows
- Roof drainage discharged into underground infiltration chambers to recharge groundwater as practicable and attenuate peak flows.
- Operation and maintenance measures including bi-yearly inspection & cleaning of Lawn/Vegetated Filter Strip upgradient of the Stone Infiltration Trenches

See attached Drainage Analysis Summary for additional information.

Erosion and sedimentation control measures will be implemented. Construction activities will be carried out in accordance with a detailed Stormwater Pollution Prevention Plan ("SWPPP") in compliance with US EPA Stormwater Construction General Permit requirements.

Site Lighting & Signage

Site Lighting will meet the requirements of Zoning Bylaw Sections 7.1.14, 7.3 and 10.2.12. Signage exists and will remain. Proposed signage will meet the requirements of the applicable Zoning Bylaw Sections of 7.2 and 7.3.

Solid Waste Disposal

Solid waste will be disposed of by a private commercial hauler to a state approved disposal facility. Dumpster locations will be located near the property maintenance & garage storage area.

Traffic Impacts

There is no substantial change to the traffic volumes expected to or from the site due to the work proposed. The tiny homes will produce a negligible amount of traffic, and a substantially less amount than the previous use of the property.

Wetlands Protection Act

There is no work proposed in any jurisdictional areas on the subject site, therefore not subject to the provisions of 310 CMR 10 The Wetlands Protection Act.

Special Permit Criteria

1. *Community needs served by the proposal.*

The proposed development and use of the lot honors the Lenox Bylaws and incorporates needs highlighted within section 10.2 Gateway Mixed Use Development. Multiple uses proposed currently or previously existed on the site. New uses would benefit the town with various opportunities to diversify the workforce and the renovations to existing buildings and shall provide additional income to Lenox that has otherwise been abandoned. As advocated in 10.2 of the Lenox Zoning bylaws, additional housing is provided through the use of “Tiny” Single Family Homes.

2. *Traffic flow and safety, including parking and loading.*

Traffic flow and safety will be improved. The current property is accessed by one curb cut along Pittsfield Road (Route 7/20) and an secondary curb cut on East Dugway Road. The Route 7/20 access is to be maintained for the existing and proposed uses. Additionally, the second access along East Dugway Road will be improved to serve the additional housing proposed. The expansion is not substantially more detrimental than the current non-conforming uses and development across the four existing parcels.

3. *Adequacy of utilities and other public services;*

Municipal services are provided for water and sewer and will not be adversely impacted by the development. Electric and natural gas service is available to the sites. Water and sewer usage will be reduced from the property’s historic use.

4. *Neighborhood character and social structures;*

As stated in the Master Plan, The C-1A zone exists to promote greater density, larger scale commercial uses. Businesses operating in the district include roadside motels, hotels, regular and fast-food restaurants, automotive service and sales, gas stations, supermarkets and big box retailers”. (Master Plan p. 62)

The Future Land Use goals of Lenox include the continued development of the commercial zones and the Master Plan highlights the desire to concentrate commercial development along the Pittsfield Road (See Master Plan p. 67). This Commercial area is “optimally located in close proximity to and along major roads and places where people are likely to agglomerate”. (Master Plan p. 66).

The layout and future use of this lot ultimately remains the same and include renovations

to existing or previously existing footprints. New development includes only that of the work related to the proposed housing. The work is to generally mimic the character of the surrounding neighborhood.

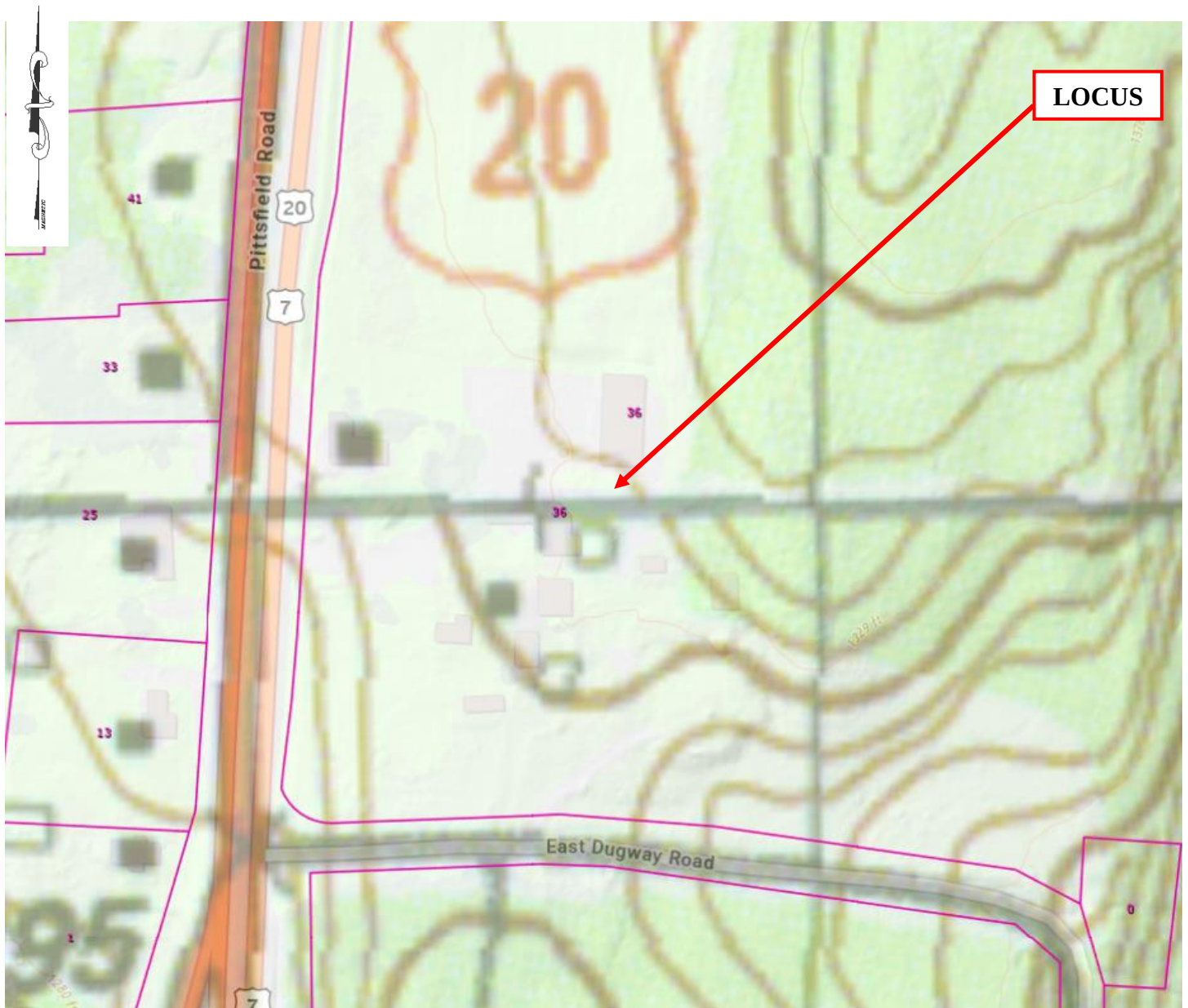
5. *Impacts on the natural environment;*

The intent is to adaptively reuse existing developed areas. This location is underutilized by older, inefficient buildings. New construction will be less impactful on the environment with the introduction of modern insulation, efficient HVAC systems, and minimization of green space disturbance.

6. *Potential economic and fiscal impact to the Town, including impact on town services, tax base, and employment.*

This project provides employment opportunities to Lenox. The investment into existing dilapidated buildings will be improve the neighborhood. The increase in real property tax and excise tax revenue will benefit Lenox. The impact on Town services is negligible. The water/sewer infrastructure and capacity is not impacted or reduced. Public safety needs will not increase. No new services are demanded of the Town as a result of this development.

UNITED STATES GEOLOGICAL SURVEY MAP



N.T.S.

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

Exhibit A-1
USGS Pittsfield West QUAD, 1988 ed.
& USGS Stockbridge QUAD, 1987 ed.
Source MASSGIS

Map 17, Lot 71
Pittsfield Road
Lenox, MA

USDA WEB SOIL SURVEY MAP



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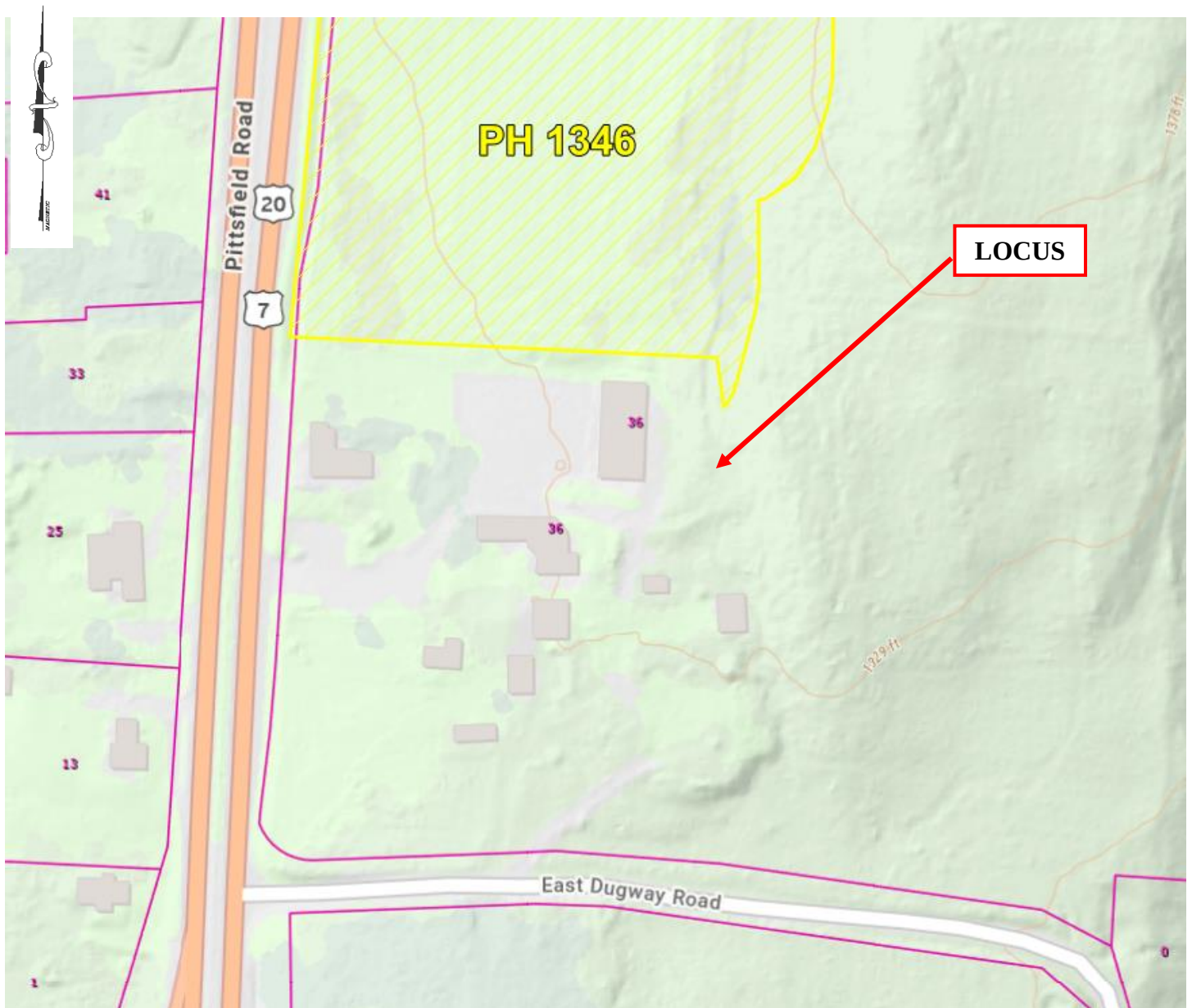
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
78B	Kendaia silt loam, 3 to 8 percent slopes, extremely stony	0.2	1.7%
500B	Amenia silt loam, 3 to 8 percent slopes	3.5	25.2%
500C	Amenia silt loam, 8 to 15 percent slopes	0.6	4.2%
904E	Lyman-Tunbridge association, 15 to 60 percent slopes, extremely stony	0.1	0.4%
905C	Peru-Marlow association, 3 to 15 percent slopes, extremely stony	3.6	25.9%
909C	Tunbridge-Lyman association, 3 to 15 percent slopes, extremely stony	6.0	42.6%

FORESIGHT LAND SERVICES, INC.
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1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-2
USDA Web Soil Survey Map
Map 17, Lot 71
Pittsfield Road
Lenox, MA

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



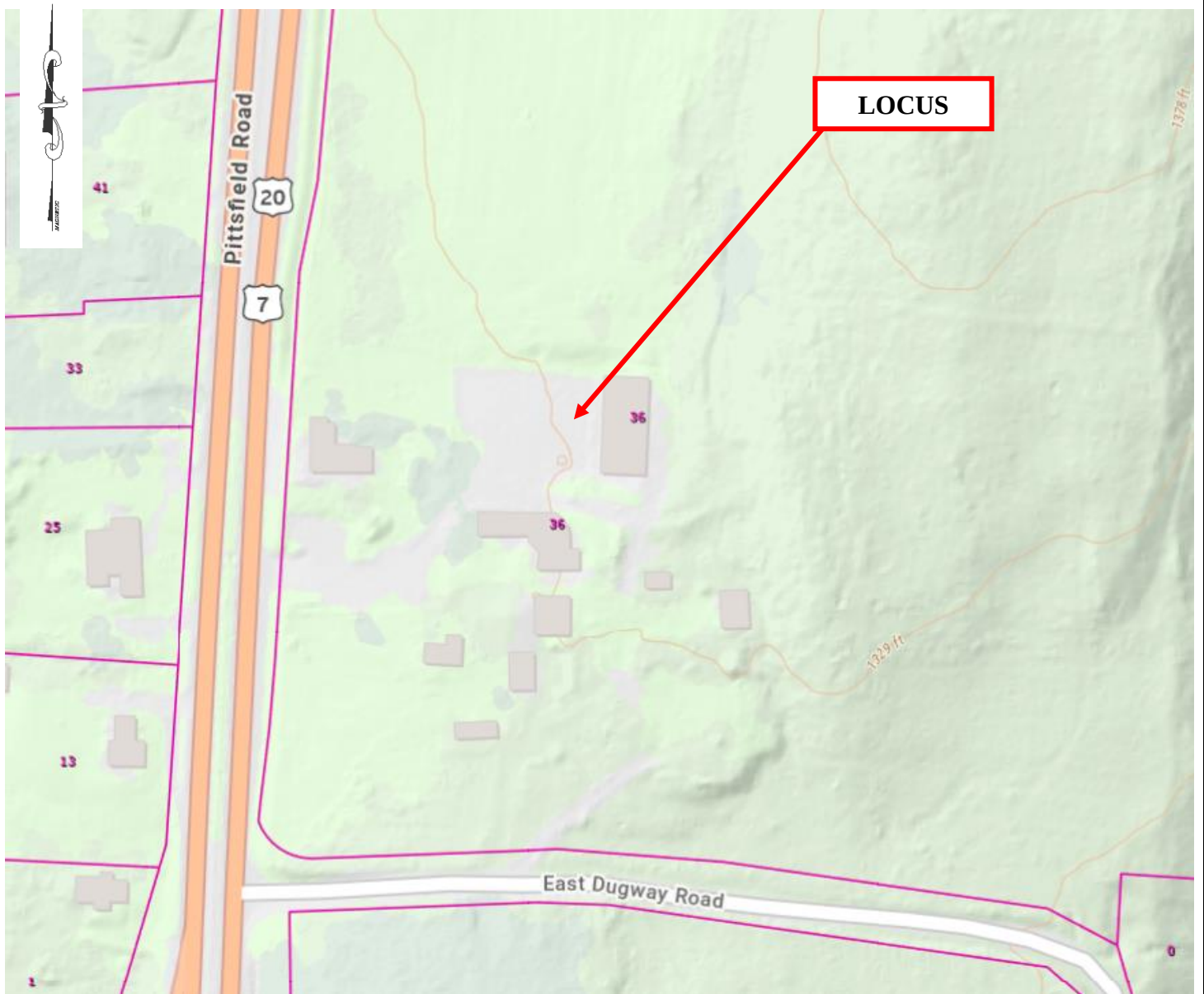
N.T.S.

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ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-3
Priority Habitat Map
USGS Pittsfield West QUAD, 1988 ed.
& USGS Stockbridge QUAD, 1987 ed.
Source MASSGIS

Map 17, Lot 71
Pittsfield Road
Lenox, MA

NATIONAL FLOOD INSURANCE PROGRAM



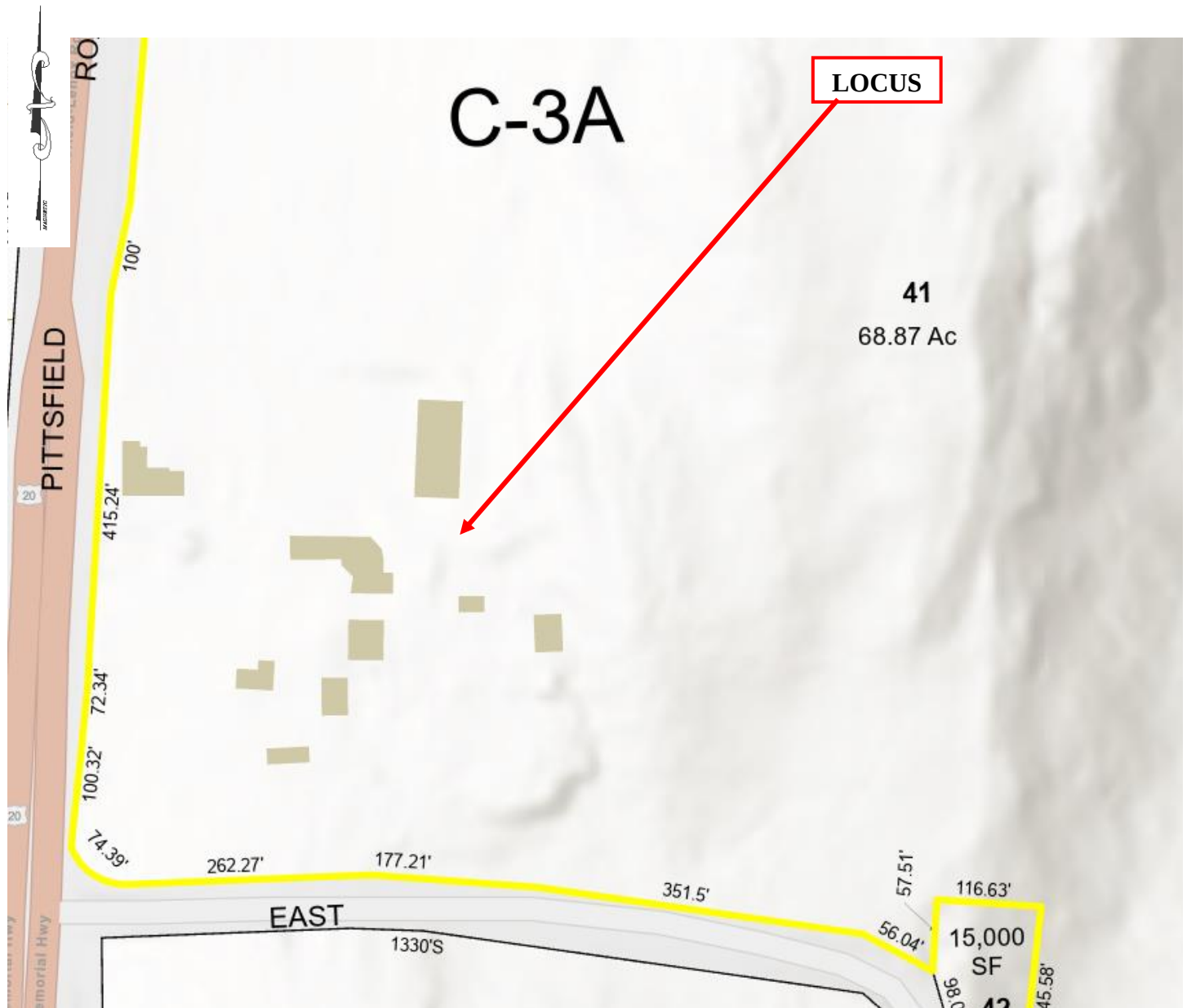
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FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-4
USGS Pittsfield West QUAD, 1988 ed.
& USGS Stockbridge QUAD, 1987 ed.
Source MassGIS

Map 17, Lot 71
Pittsfield Road
Lenox, MA

ASSESSOR'S MAP



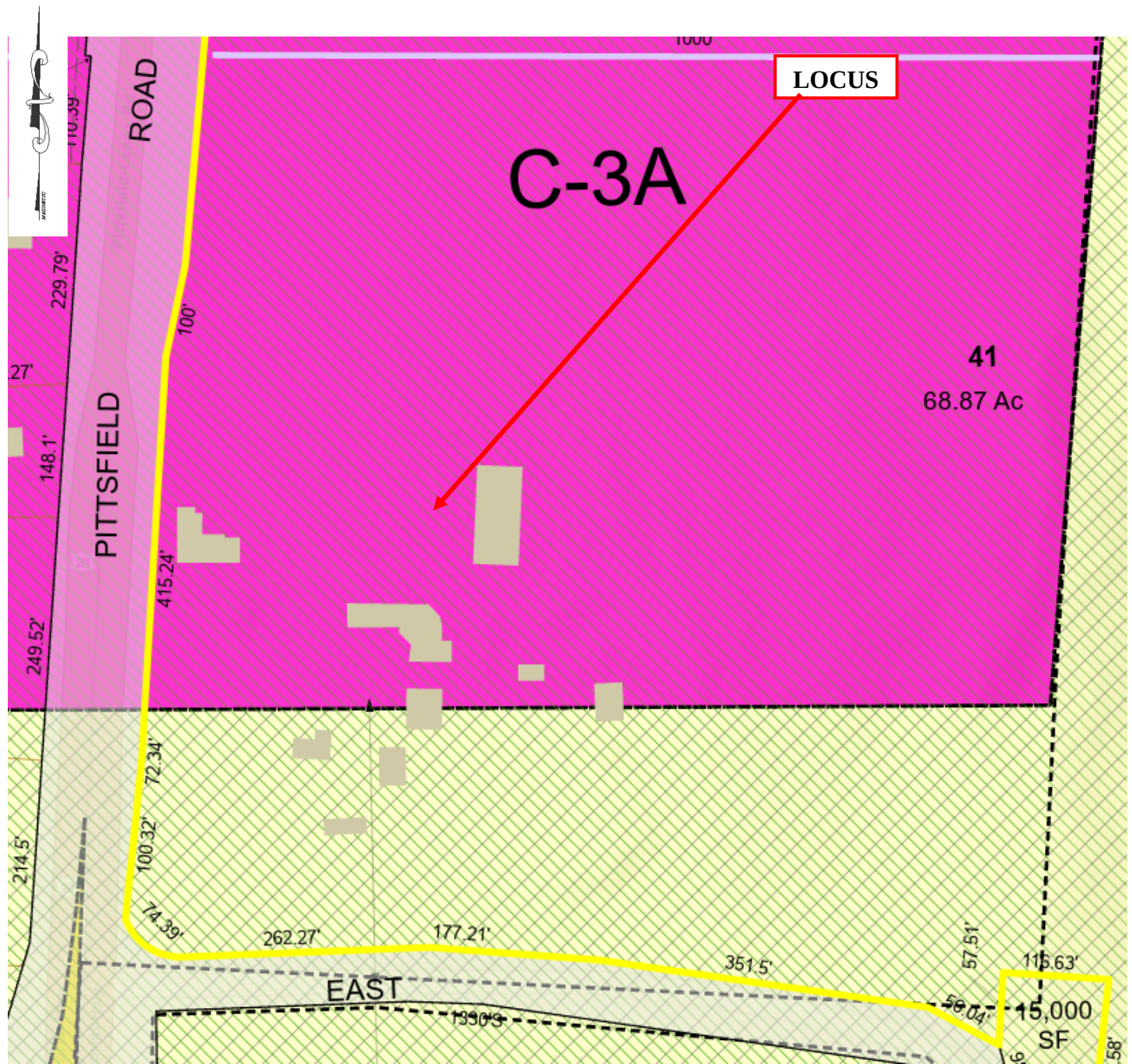
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FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-5
Lenox
Map #17, Lot #71
Source: Lenox AxisGIS Map

Map 17, Lot 71
Pittsfield Road
Lenox, MA

ZONING MAP



N.T.S.

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

Exhibit A-6
Lenox Zoning Map
Source: Lenox AxisGIS Map

Map 17, Lot 71
Pittsfield Road
Lenox, MA

AERIAL PHOTO



N.T.S.

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

Exhibit A-6
Aerial Photo
Source: Google Maps

Map 17, Lot 71
Pittsfield Road
Lenox, MA



LEGEND:

C = Commercial D = Developable P = Recreational R = Residential
U = Undevelopable Y = Productive Woodland Z = Utility

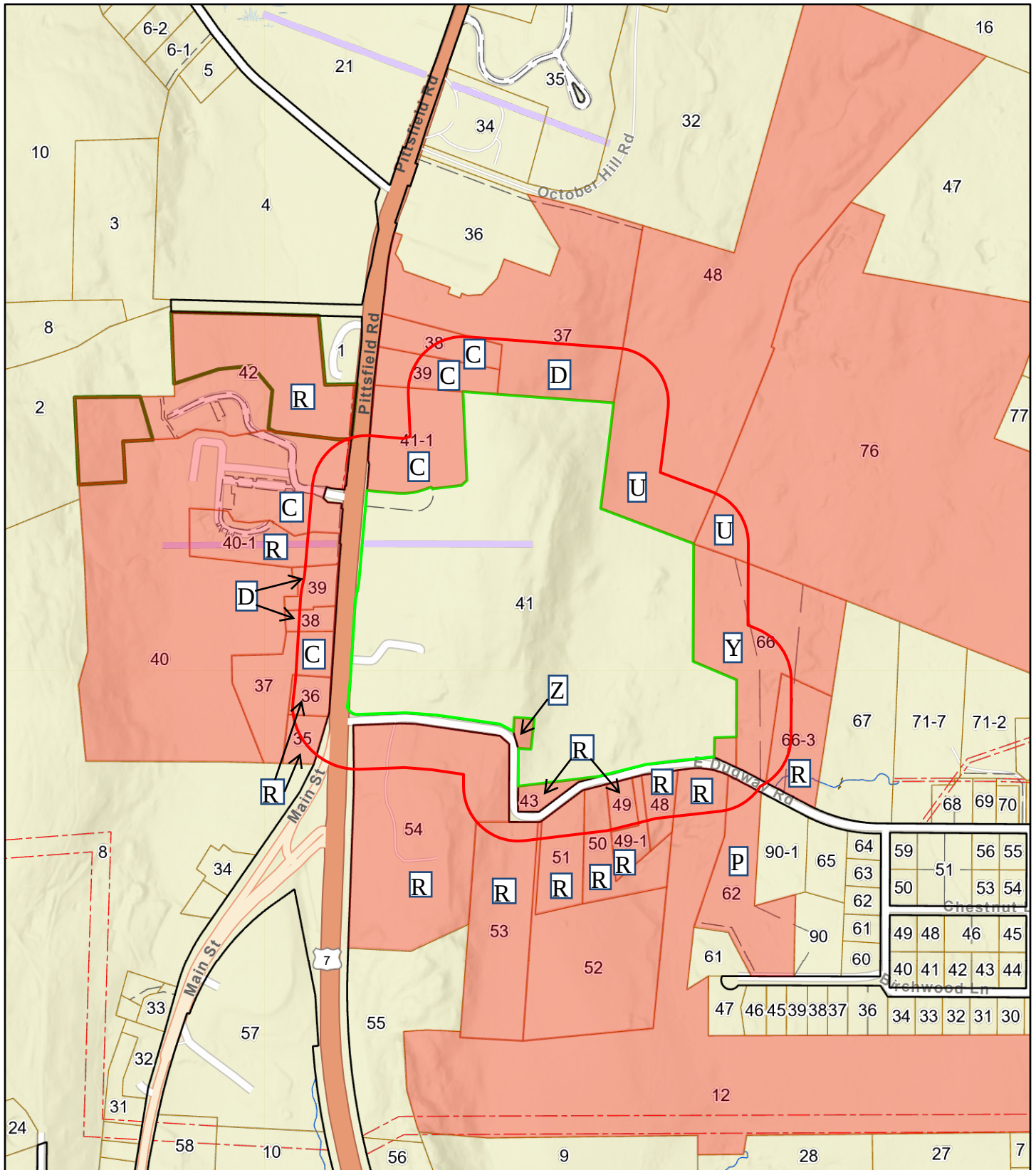


Town of Lenox, MA

1 inch = 750 Feet

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February 12, 2024



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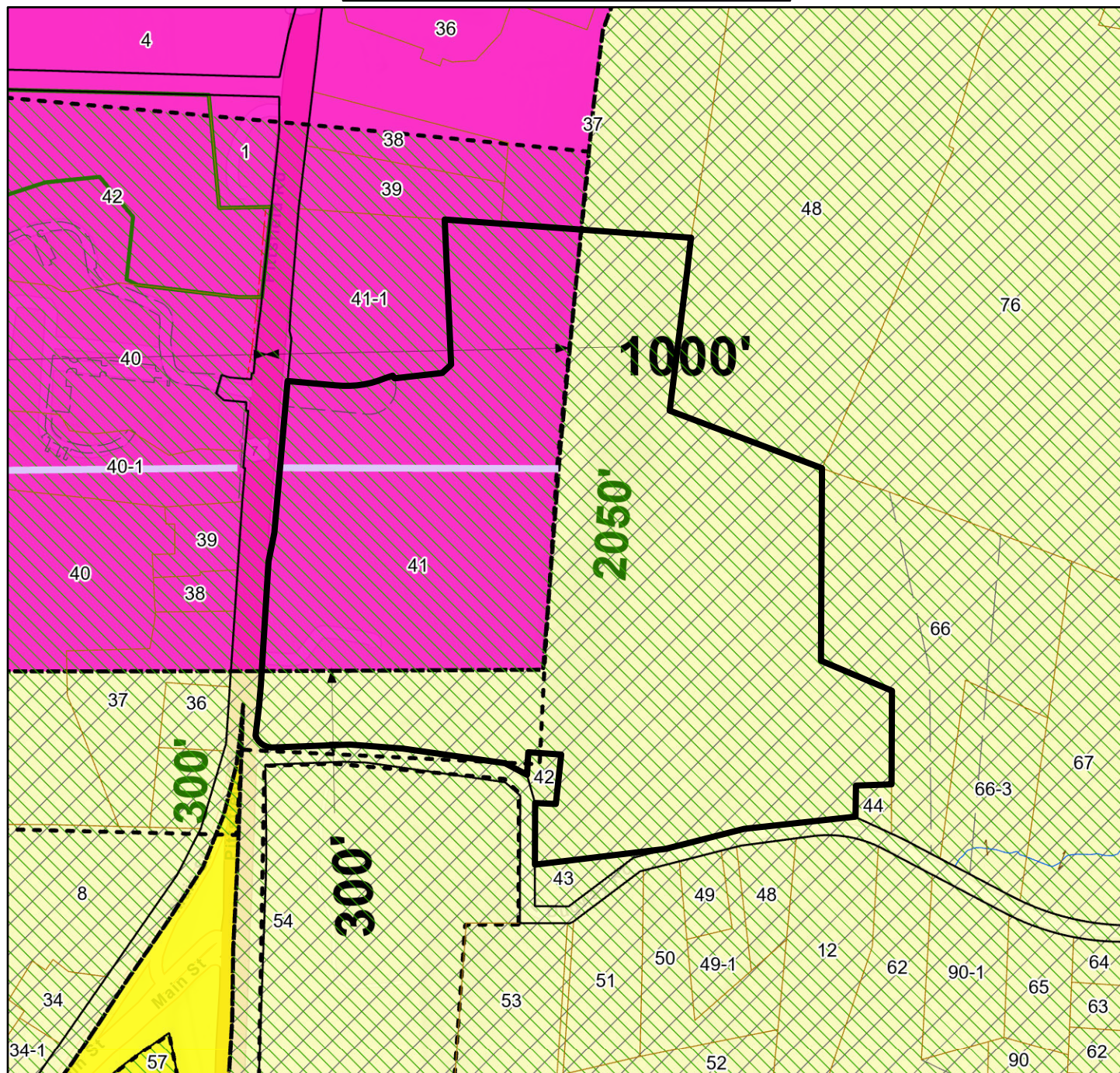
Town of Lenox, MA

1 inch = 500 Feet



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February 12, 2024



Parcel - Poly	Dimension	Zone 152
Street Names	Property Hook	Open Space Flexible Development Overlay District
Property Line	WaterLines	C-3A
Public Road	Buildings	R-15
Conservation Restriction	Right of Ways	R-1A
Right of Way	OverlayDistrict	World Hillshade
Utility	2	
Tract Line	0	

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300 feet Abutters List Report

Lenox, MA
January 30, 2024

Subject Property:

Parcel Number: 17_41_0
CAMA Number: 17_41_0
Property Address: 36 PITTSFIELD RD

Mailing Address: HASHIM JAMES R TRUSTEE JUNE F
HASHIM REVOCABLE TRUST
826 WEST ST
PITTSFIELD, MA 01201

Abutters:

Parcel Number: 17_35_0
CAMA Number: 17_35_0
Property Address: 1 PITTSFIELD RD

Mailing Address: HICKS BRIAN C
131 WILSHIRE DR
CHESHIRE, MA 01225

Parcel Number: 17_36_0
CAMA Number: 17_36_0
Property Address: 13 PITTSFIELD RD

Mailing Address: HIOS THEODORE TRUSTEE OF HIOS
NOMINEE TRUST
C/O ARISTEA ZIS 253 DAWES AVE
PITTSFIELD, MA 01201

Parcel Number: 17_37_0
CAMA Number: 17_37_0
Property Address: 25 PITTSFIELD RD

Mailing Address: MY FOUR DAUGHTERS LLC
25 PITTSFIELD RD
LENOX, MA 01240

Parcel Number: 17_38_0
CAMA Number: 17_38_0
Property Address: 33 PITTSFIELD RD

Mailing Address: LENOX GREEN PARTNERS C/O
VANDERBILT EQUITIES CORP
33 PITTSFIELD RD PO BOX 1317
MANCHESTER CENTER, VT 05255

Parcel Number: 17_39_0
CAMA Number: 17_39_0
Property Address: 41 PITTSFIELD RD

Mailing Address: LENOX GREEN PARTNERS C/O
VANDERBILT EQUITIES CORP
41 PITTSFIELD RD PO BOX 1317
MANCHESTER CENTER, VT 05255

Parcel Number: 17_40_0
CAMA Number: 17_40_0
Property Address: 55 PITTSFIELD RD

Mailing Address: LENOX COMMONS HOLDINGS LLC
59 PINE RIDGE
WABAN, MA 02468

Parcel Number: 17_40_0
CAMA Number: 17_40_0_12A
Property Address: 55 PITTSFIELD RD

Mailing Address: PRG LLC
271 PARK ST
WEST SPRINGFIELD, MA 01089

Parcel Number: 17_40_0
CAMA Number: 17_40_0_2
Property Address: 55 PITTSFIELD RD

Mailing Address: BREWHA LLC
51 PARK ST
LEE, MA 01238

Parcel Number: 17_40_0
CAMA Number: 17_40_0_8A
Property Address: 55 4D PITTSFIELD RD

Mailing Address: CAMPOLI J PERI / TRUSTEE LENOX
WOODS AT KENNEDY PARK NT
55 PITTSFIELD RD SUITE 4D
LENOX, MA 01240

Parcel Number: 17_40_0
CAMA Number: 17_40_0_8B
Property Address: 55 8B PITTSFIELD RD

Mailing Address: LENOX WOODS AT KENNEDY PARK C/O
WARD A. DAVID TRUSTEE
55-8B PITTSFIELD RD
LENOX, MA 01240



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300 feet Abutters List Report

Lenox, MA
January 30, 2024

Parcel Number: 17_40_0
CAMA Number: 17_40_0_9
Property Address: 55 PITTSFIELD RD

Mailing Address: HYMAN HOLDINGS LLC
55 PITTSFIELD RD
LENOX, MA 01240

Parcel Number: 17_40_0
CAMA Number: 17_40_0_CCA
Property Address: 55 PITTSFIELD RD

Mailing Address: ASPINWELL VILLAGE COMMERCIAL
UNIT OWNERS' ORGANIZATION
55 PITTSFIELD RD
LENOX, MA 01240

Parcel Number: 17_41_1
CAMA Number: 17_41_1
Property Address: 70 PITTSFIELD RD

Mailing Address: BRUSHWOOD LLC
461 PITTSFIELD RD
LENOX, MA 01240

Parcel Number: 17_42_0
CAMA Number: 17_42_0
Property Address: 0 EAST DUGWAY RD

Mailing Address: AMERICAN TEL & TEL COMPANY ATTN
PROPERTY TAX DEPT
1010 PNE, 9E-L-01
ST LOUIS, MO 63101

Parcel Number: 17_43_0
CAMA Number: 17_43_0
Property Address: 55 EAST DUGWAY RD

Mailing Address: ALWARD ROSA E TRUSTEE ALWARD
FAMILY NOMINEE
55 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 17_44_0
CAMA Number: 17_44_0
Property Address: 0 EAST DUGWAY RD

Mailing Address: MICHAEL SCOTT POWERS TRUSTEE
THE JMC FARM NOMINEE TRUST
991 MAIN ST
MELROSE, MA 02176

Parcel Number: 17_48_0
CAMA Number: 17_48_0
Property Address: 88 EAST DUGWAY RD

Mailing Address: CONSIDINE SHAWN LEARY CONSIDINE
MICHAEL J
88 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 17_49_0
CAMA Number: 17_49_0
Property Address: 80 EAST DUGWAY RD

Mailing Address: NEJAIME JAMES G NEJAIME HEIDI Y
80 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 17_49_1
CAMA Number: 17_49_1
Property Address: 86 EAST DUGWAY RD

Mailing Address: MOLK JONATHAN
86 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 17_50_0
CAMA Number: 17_50_0
Property Address: 76 EAST DUGWAY RD

Mailing Address: TROISI DON C.
76 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 17_51_0
CAMA Number: 17_51_0
Property Address: 68 EAST DUGWAY RD

Mailing Address: GREGG RICHARD H SMOTHERS LINDA
68 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 17_52_0
CAMA Number: 17_52_0
Property Address: 0 EAST DUGWAY RD

Mailing Address: SPIELMAN ROBERT E TRUSTEE ROBT
& JACQ SPIELMAN LIV TRST
9000 S W 65 COURT
PINCREST, FL 33156



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300 feet Abutters List Report

Lenox, MA
January 30, 2024

Parcel Number: 17_53_0
CAMA Number: 17_53_0
Property Address: 56 EAST DUGWAY RD

Mailing Address: SPIELMAN ROBERT E TRUSTEE ROBT
& JACQ SPIELMAN LIV TRST
9000 S W 65 COURT ST
PINECREST, FL 33156

Parcel Number: 17_54_0
CAMA Number: 17_54_0
Property Address: 20 EAST DUGWAY RD

Mailing Address: WOO JOANN
20 EAST DUGWAY RD PO BOX 1979
LENOX, MA 01240

Parcel Number: 17_62_0
CAMA Number: 17_62_0
Property Address: 76 BIRCHWOOD LANE

Mailing Address: EASTOVER STREET NOMINEE TRUST
MCNINCH ROBERT TRUSTEE
PO BOX 2277
LENOX, MA 01240

Parcel Number: 18_12_0
CAMA Number: 18_12_0
Property Address: 421 EAST ST

Mailing Address: EASTOVER EAST STREET NOMINEE
C/O ROBERT MCNINCH
PO BOX 2277
LENOX, MA 01240

Parcel Number: 18_66_0
CAMA Number: 18_66_0
Property Address: 0 EAST DUGWAY RD

Mailing Address: SWEENEY RICHARD D III SWEENEY
JOANNE P
63C GOOSE POND RD
LEE, MA 01238

Parcel Number: 18_66_3
CAMA Number: 18_66_3
Property Address: 121 EAST DUGWAY RD

Mailing Address: STRASSLER ALAN MILLER MARTIN-
MCNULTY LORRAINE
121 EAST DUGWAY RD
LENOX, MA 01240

Parcel Number: 18_76_0
CAMA Number: 18_76_0
Property Address: 0 EAST DUGWAY RD

Mailing Address: SPECIALTY MINERALS INC C/O
MINERAL TECHNOLOGIES INC
622 3RD AVE FL 38
NEW YORK, NY 10017-6707

Parcel Number: 22_37_0
CAMA Number: 22_37_0
Property Address: 0 PITTSFIELD RD

Mailing Address: PANDYA SWETA
8 HOLMESWOOD TERRACE
LENOX, MA 01240

Parcel Number: 22_38_0
CAMA Number: 22_38_0
Property Address: 0 PITTSFIELD RD

Mailing Address: SUMER LLC
90 PITTSFIELD ROAD
LENOX, MA 01240

Parcel Number: 22_39_0
CAMA Number: 22_39_0
Property Address: 90 PITTSFIELD RD

Mailing Address: SUMER LLC
90 PITTSFIELD RD
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_1_1
Property Address: 1 EVERGREEN TRAIL

Mailing Address: SHAPIRA EYAL ALBERTSON MARY W.
1 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_1_11
Property Address: 11 EVERGREEN TRAIL

Mailing Address: JOHNSTON MADELINE
11 EVERGREEN TRAIL
LENOX, MA 01240



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Lenox, MA
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Parcel Number: 22_42_0
CAMA Number: 22_42_0_1_3
Property Address: 3 EVERGREEN TRAIL

Mailing Address: WILBANKS COMMERCIAL HOLDINGS
PO BOX 289
MAYHILL, NM 88339

Parcel Number: 22_42_0
CAMA Number: 22_42_0_1_5
Property Address: 5 EVERGREEN TRAIL

Mailing Address: HUTCHINSON DOREEN M TR/DOREEN
M HUTCHINSON REVOCABLE TR
5 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_1_7
Property Address: 7 EVERGREEN TRAIL

Mailing Address: KULCHINSKY ALAN COHEN
KULCHINSKY AMY
1068 COLD SPRING RD
FORESTBURGH, NY 12777

Parcel Number: 22_42_0
CAMA Number: 22_42_0_1_9
Property Address: 9 EVERGREEN TRAIL

Mailing Address: ASHMAN STEPHEN N ASHMAN SHARI G
500 SOUTH PALM AVE #41
SARASOTA, FL 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_2_2
Property Address: 2 EVERGREEN TRAIL

Mailing Address: THAL DAN THAL MICHLYNE
7171 WOODMONT AVE #412
BETHESDA, MD 20815

Parcel Number: 22_42_0
CAMA Number: 22_42_0_2_4
Property Address: 4 EVERGREEN TRAIL

Mailing Address: BRETON SOPHIE V
4 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_2_6
Property Address: 6 EVERGREEN TRAIL

Mailing Address: WHITE MARLENE V
6 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_2_8
Property Address: 8 EVERGREEN TRAIL

Mailing Address: BELLINO CHRISTINE
8 EVERGREEN TRAIL BLDG. 2 UNIT 8
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_3_13
Property Address: 13 EVERGREEN TRAIL

Mailing Address: WOLLINS JILL A REVOCABLE TRUST
WOLLINS JILL A TRUSTEE
13 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_3_15
Property Address: 15 EVERGREEN TRAIL

Mailing Address: MELVILLE PAMELA
15 EVERGREEN TRAIL PO BOX 1826
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_3_17
Property Address: 17 EVERGREEN TRAIL

Mailing Address: BONESTEEL KERRY S BUCKANAVAGE
PAUL R
17 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_4_10
Property Address: 10 EVERGREEN TRAIL

Mailing Address: KUTIK ALEXANDER ZERNITSKAYA ALLA
10 EVERGREEN TRAIL
LENOX, MA 01240



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Lenox, MA
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Parcel Number: 22_42_0
CAMA Number: 22_42_0_4_12
Property Address: 12 EVERGREEN TRAIL

Mailing Address: KING DANIEL A KING LORI
12 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_4_14
Property Address: 14 EVERGREEN TRAIL

Mailing Address: MYERS JUDITH K REV TRUST MYERS
JUDITH & CHARLES TRUSTEE
10 SUMMERLAND WAY
WORCESTER, MA 01609

Parcel Number: 22_42_0
CAMA Number: 22_42_0_4_16
Property Address: 16 EVERGREEN TRAIL

Mailing Address: RICKLIN KENNETH/JAN TRUST RICKLIN
KENNETH/JAN TRUSTEES
2800 SOUTH OCEAN BLVD APT 9J
BOCA RATON, FL 33432

Parcel Number: 22_42_0
CAMA Number: 22_42_0_4_18
Property Address: 18 EVERGREEN TRAIL

Mailing Address: KATZ WENDY E
4027 COURTSIDE WAY
TAMPA, FL 33618-2748

Parcel Number: 22_42_0
CAMA Number: 22_42_0_4_20
Property Address: 20 EVERGREEN TRAIL

Mailing Address: WEISS BARRY J WEISS GAIL R
PO BOX 2157
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_5_19
Property Address: 19 EVERGREEN TRAIL

Mailing Address: OPPERMAN PARKER OPPERMAN
ANNE
19 EVERGREEN TRAIL
LENOX, MA 01242

Parcel Number: 22_42_0
CAMA Number: 22_42_0_5_21
Property Address: 21 EVERGREEN TRAIL

Mailing Address: SHOUTOV A DMITRIY SHOUTOVA L
NATALIA
364 3RD AVE
MARCO ISLAND, FL 34145

Parcel Number: 22_42_0
CAMA Number: 22_42_0_5_23
Property Address: 23 EVERGREEN TRAIL

Mailing Address: FEBLES LINDA A
23 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_5_25
Property Address: 25 EVERGREEN TRAIL

Mailing Address: LANCIANO LEVY ELLEN LANCIANO
TOBI
25 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_6_22
Property Address: 22 EVERGREEN TRAIL

Mailing Address: ETTINGER BRUCE & TERRI
1365 YORK AVE APT 18D
NEW YORK, NY 10021

Parcel Number: 22_42_0
CAMA Number: 22_42_0_6_24
Property Address: 24 EVERGREEN TRAIL

Mailing Address: DEL ROSSI JACQUELINE
24 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_6_26
Property Address: 26 EVERGREEN TRAIL

Mailing Address: ROTH DEBORAH C TRUST FAMILY
ROTH DEBORAH C
1209 SOUTH SUFFOLK DRIVE
TAMPA, FL 33629



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Lenox, MA
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Parcel Number: 22_42_0
CAMA Number: 22_42_0_6_28
Property Address: 28 EVERGREEN TRAIL

Mailing Address: CAFIERO KATHRYN A
28 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 22_42_0
CAMA Number: 22_42_0_6_30
Property Address: 30 EVERGREEN TRAIL

Mailing Address: KORNGOLD PETER KORNGOLD
ARLENE
3198 RONIT COURT
YORKTOWN HEIGHTS, NY 10598-1933

Parcel Number: 22_42_0
CAMA Number: 22_42_0_6_32
Property Address: 32 EVERGREEN TRAIL

Mailing Address: LEE MARCIA O LEE V VINCENT
PO BOX 342
YARMOUTH PORT, MA 02675

Parcel Number: 22_42_0
CAMA Number: 22_42_0_CCA
Property Address: 0 EVERGREEN TRAIL

Mailing Address: LENOX WOODS AT KENNEDY PARK
CONDOMINIUM TRUST
0 EVERGREEN TRAIL
LENOX, MA 01240

Parcel Number: 23_48_0
CAMA Number: 23_48_0
Property Address: 0 PITTSFIELD RD

Mailing Address: HUNDRED ACRE WOODS LLC
17 GLENORE RD
CHESTNUT HILL, MA 02467



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DRAINAGE ANALYSIS SUMMARY
SMEGAL HOLDINGS, LLC
PITTSFIELD ROAD, MAP 17, LOT 71 LENOX, MA

Basis Of Study

1. This storm drainage analysis is submitted for review under Section 3.5 Site Plan Approval in the R-1A and C-3A Zones and for the Request for Special Permit from the Board of Appeals for and Mixed Used Development in Gateway Mixed Use Development Overlay District.
2. The stormwater management system on the project site includes the following Best Management Practices:
 - Sheet flow to Infiltration Trenches to attenuate peak flows
 - Roof drainage discharged into underground infiltration chambers to recharge groundwater as practicable and attenuate peak flows.
 - Operation and maintenance measures including bi-yearly inspection & cleaning of Lawn/Vegetated Filter Strip upgradient of the Stone Infiltration Trenches
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, down gradient 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 on the basis of 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 Lenox, the following values are listed:

2-year 24 hour storm	2.97"
10-year 24 hour storm	4.82"
25-year 24 hour storm	5.97"
100-year 24 hour storm	7.76"

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.

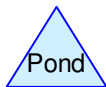
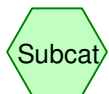
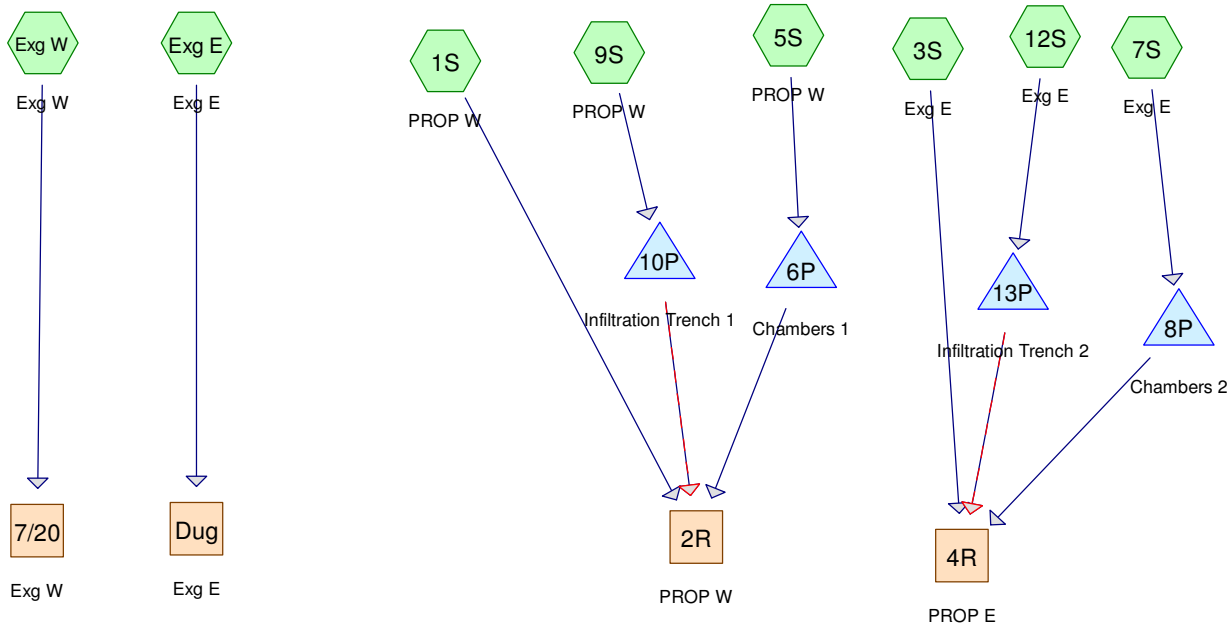
Summary and Conclusions

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)

<u>East (Dugway) Drainage Area</u>				
	2yr (2.97")	10yr (4.82")	25yr (5.97")	100yr (7.76")
Pre-Development (Q)	1.65	3.66	4.97	7.02
Post-Development (Q)	1.65	3.43	4.54	6.29
Reduction (cfs)	0.0	0.23	0.43	0.73
(%)	N/A	6.3%	8.7%	10.4%
<u>West (7/20) Drainage Area</u>				
	2yr (2.97")	10yr (4.82")	25yr (5.97")	100yr (7.76")
Pre-Development (Q)	1.13	2.83	4.02	5.89
Post-Development (Q)	1.12	2.81	4.00	5.82
Reduction (cfs)	0.01	0.02	0.02	0.07
(%)	0.9 %	0.7%	0.5%	1.2%

The design and size of the facilities are based on the anticipated runoff from a 2, 10, 25, and 100-year storm event per Lenox Zoning Section 7.4. Any new development within the watershed would require stormwater controls to mitigate for peak rates of runoff.



Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.286	96	Gravel surface, HSG C (Exg E)
0.470	98	Paved parking, HSG C (9S, 12S)
0.019	98	Roofs, HSG C (3S)
0.140	98	Unconnected roofs, HSG C (1S, 5S, 7S, Exg E, Exg W)
3.881	76	Woods/grass comb., Fair, HSG C (1S, 3S, Exg E, Exg W)
4.796	80	TOTAL AREA

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
4.796	HSG C	1S, 3S, 5S, 7S, 9S, 12S, Exg E, Exg W
0.000	HSG D	
0.000	Other	
4.796		TOTAL AREA

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.286	0.000	0.000	0.286	Gravel surface	Exg E
0.000	0.000	0.470	0.000	0.000	0.470	Paved parking	9S, 12S
0.000	0.000	0.019	0.000	0.000	0.019	Roofs	3S
0.000	0.000	0.140	0.000	0.000	0.140	Unconnected roofs	1S, 5S, 7S, Exg E, Exg W
0.000	0.000	3.881	0.000	0.000	3.881	Woods/grass comb., Fair	1S, 3S, Exg E, Exg W
0.000	0.000	4.796	0.000	0.000	4.796	TOTAL AREA	

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: PROP W	Runoff Area=43,022 sf 2.95% Impervious Runoff Depth=0.99" Flow Length=310' Tc=8.7 min UI Adjusted CN=76 Runoff=0.98 cfs 0.082 af
Subcatchment 3S: Exg E	Runoff Area=37,222 sf 2.28% Impervious Runoff Depth=1.05" Flow Length=460' Tc=9.4 min CN=77 Runoff=0.89 cfs 0.075 af
Subcatchment 5S: PROP W	Runoff Area=1,875 sf 100.00% Impervious Runoff Depth=2.74" Flow Length=150' Tc=1.3 min CN=98 Runoff=0.14 cfs 0.010 af
Subcatchment 7S: Exg E	Runoff Area=1,875 sf 100.00% Impervious Runoff Depth=2.74" Flow Length=230' Tc=3.1 min CN=98 Runoff=0.13 cfs 0.010 af
Subcatchment 9S: PROP W	Runoff Area=4,641 sf 100.00% Impervious Runoff Depth=2.74" Flow Length=120' Slope=0.0400 '/' Tc=1.1 min CN=98 Runoff=0.34 cfs 0.024 af
Subcatchment 12S: Exg E	Runoff Area=15,815 sf 100.00% Impervious Runoff Depth=2.74" Flow Length=460' Tc=9.4 min CN=98 Runoff=0.92 cfs 0.083 af
Subcatchment Exg E: Exg E	Runoff Area=54,912 sf 0.59% Impervious Runoff Depth=1.29" Flow Length=460' Tc=9.4 min CN=81 Runoff=1.65 cfs 0.136 af
Subcatchment Exg W: Exg W	Runoff Area=49,538 sf 1.50% Impervious Runoff Depth=0.99" Flow Length=310' Tc=8.7 min CN=76 Runoff=1.13 cfs 0.094 af
Reach 2R: PROP W	Inflow=1.12 cfs 0.112 af Outflow=1.12 cfs 0.112 af
Reach 4R: PROP E	Inflow=1.65 cfs 0.163 af Outflow=1.65 cfs 0.163 af
Reach 7/20: Exg W	Inflow=1.13 cfs 0.094 af Outflow=1.13 cfs 0.094 af
Reach Dug: Exg E	Inflow=1.65 cfs 0.136 af Outflow=1.65 cfs 0.136 af
Pond 6P: Chambers 1	Peak Elev=1,318.16' Storage=225 cf Inflow=0.14 cfs 0.010 af Outflow=0.06 cfs 0.005 af
Pond 8P: Chambers 2	Peak Elev=1,319.16' Storage=224 cf Inflow=0.13 cfs 0.010 af Outflow=0.06 cfs 0.005 af
Pond 10P: Infiltration Trench 1	Peak Elev=1,316.96' Storage=338 cf Inflow=0.34 cfs 0.024 af Primary=0.09 cfs 0.024 af Secondary=0.00 cfs 0.000 af Outflow=0.09 cfs 0.024 af
Pond 13P: Infiltration Trench 2	Peak Elev=1,317.69' Storage=324 cf Inflow=0.92 cfs 0.083 af Primary=0.74 cfs 0.083 af Secondary=0.00 cfs 0.000 af Outflow=0.74 cfs 0.083 af

S3139(2.8.2024)

Prepared by HP Inc.

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Type III 24-hr 2-YEAR Rainfall=2.97"

Printed 2/8/2024

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Total Runoff Area = 4.796 ac Runoff Volume = 0.513 af Average Runoff Depth = 1.28"
86.89% Pervious = 4.167 ac 13.11% Impervious = 0.629 ac

Summary for Subcatchment 1S: PROP W

Runoff = 0.98 cfs @ 12.14 hrs, Volume= 0.082 af, Depth= 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Adj	Description
1,267	98		Unconnected roofs, HSG C
41,755	76		Woods/grass comb., Fair, HSG C
43,022	77	76	Weighted Average, UI Adjusted
41,755			97.05% Pervious Area
1,267			2.95% Impervious Area
1,267			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0500	0.24		Sheet Flow, Grounds around Flourist
					Grass: Short n= 0.150 P2= 3.12"
1.8	210	0.0760	1.93		Shallow Concentrated Flow, to Route 7
					Short Grass Pasture Kv= 7.0 fps
8.7	310	Total			

Summary for Subcatchment 3S: Exg E

Runoff = 0.89 cfs @ 12.15 hrs, Volume= 0.075 af, Depth= 1.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
36,374	76	Woods/grass comb., Fair, HSG C
848	98	Roofs, HSG C
37,222	77	Weighted Average
36,374		97.72% Pervious Area
848		2.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	100	0.0900	0.31		Sheet Flow, Grounds around Flourist
					Grass: Short n= 0.150 P2= 3.12"
1.1	150	0.0200	2.28		Shallow Concentrated Flow, Along Access to Dugway
					Unpaved Kv= 16.1 fps
2.9	210	0.0570	1.19		Shallow Concentrated Flow, Along Dugway
					Woodland Kv= 5.0 fps
9.4	460	Total			

Summary for Subcatchment 5S: PROP W

Runoff = 0.14 cfs @ 12.02 hrs, Volume= 0.010 af, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
1,875	98	Unconnected roofs, HSG C
1,875		100.00% Impervious Area
1,875		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	20	0.1500	2.20		Sheet Flow, ROOF
					Smooth surfaces n= 0.011 P2= 3.12"
1.1	130	0.0760	1.93		Shallow Concentrated Flow, to Route 7
					Short Grass Pasture Kv= 7.0 fps
1.3	150	Total			

Summary for Subcatchment 7S: Exg E

Runoff = 0.13 cfs @ 12.05 hrs, Volume= 0.010 af, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
1,875	98	Unconnected roofs, HSG C
1,875		100.00% Impervious Area
1,875		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	20	0.1500	2.20		Sheet Flow, ROOF
					Smooth surfaces n= 0.011 P2= 3.12"
2.9	210	0.0570	1.19		Shallow Concentrated Flow, Along Dugway
					Woodland Kv= 5.0 fps
3.1	230	Total			

Summary for Subcatchment 9S: PROP W

Runoff = 0.34 cfs @ 12.01 hrs, Volume= 0.024 af, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
4,641	98	Paved parking, HSG C
4,641		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	100	0.0400	1.79		Sheet Flow, Grounds around Flourist Smooth surfaces n= 0.011 P2= 3.12"
0.2	20	0.0400	1.40		Shallow Concentrated Flow, TO TRENCH Short Grass Pasture Kv= 7.0 fps
1.1	120	Total			

Summary for Subcatchment 12S: Exg E

Runoff = 0.92 cfs @ 12.13 hrs, Volume= 0.083 af, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
15,815	98	Paved parking, HSG C
15,815		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	100	0.0900	0.31		Sheet Flow, Grounds around Flourist Grass: Short n= 0.150 P2= 3.12"
1.1	150	0.0200	2.28		Shallow Concentrated Flow, Along Access to Dugway Unpaved Kv= 16.1 fps
2.9	210	0.0570	1.19		Shallow Concentrated Flow, Along Dugway Woodland Kv= 5.0 fps
9.4	460	Total			

Summary for Subcatchment Exg E: Exg E

Runoff = 1.65 cfs @ 12.14 hrs, Volume= 0.136 af, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
322	98	Unconnected roofs, HSG C
12,475	96	Gravel surface, HSG C
42,115	76	Woods/grass comb., Fair, HSG C
54,912	81	Weighted Average
54,590		99.41% Pervious Area
322		0.59% Impervious Area
322		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	100	0.0900	0.31		Sheet Flow, Grounds around Flourist Grass: Short n= 0.150 P2= 3.12"
1.1	150	0.0200	2.28		Shallow Concentrated Flow, Down Access to Dugway Unpaved Kv= 16.1 fps
2.9	210	0.0570	1.19		Shallow Concentrated Flow, Along Dugway Woodland Kv= 5.0 fps
9.4	460	Total			

Summary for Subcatchment Exg W: Exg W

Runoff = 1.13 cfs @ 12.14 hrs, Volume= 0.094 af, Depth= 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YEAR Rainfall=2.97"

Area (sf)	CN	Description
741	98	Unconnected roofs, HSG C
48,797	76	Woods/grass comb., Fair, HSG C
49,538	76	Weighted Average
48,797		98.50% Pervious Area
741		1.50% Impervious Area
741		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	100	0.0500	0.24		Sheet Flow, Grounds around Flourist Grass: Short n= 0.150 P2= 3.12"
1.8	210	0.0760	1.93		Shallow Concentrated Flow, to route 7 Short Grass Pasture Kv= 7.0 fps
8.7	310	Total			

Summary for Reach 2R: PROP W

Inflow Area = 1.137 ac, 15.71% Impervious, Inflow Depth = 1.18" for 2-YEAR event
Inflow = 1.12 cfs @ 12.14 hrs, Volume= 0.112 af
Outflow = 1.12 cfs @ 12.14 hrs, Volume= 0.112 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Reach 4R: PROP E

Inflow Area = 1.261 ac, 33.76% Impervious, Inflow Depth = 1.55" for 2-YEAR event
Inflow = 1.65 cfs @ 12.16 hrs, Volume= 0.163 af
Outflow = 1.65 cfs @ 12.16 hrs, Volume= 0.163 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Reach 7/20: Exg W

Inflow Area = 1.137 ac, 1.50% Impervious, Inflow Depth = 0.99" for 2-YEAR event
 Inflow = 1.13 cfs @ 12.14 hrs, Volume= 0.094 af
 Outflow = 1.13 cfs @ 12.14 hrs, Volume= 0.094 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Reach Dug: Exg E

Inflow Area = 1.261 ac, 0.59% Impervious, Inflow Depth = 1.29" for 2-YEAR event
 Inflow = 1.65 cfs @ 12.14 hrs, Volume= 0.136 af
 Outflow = 1.65 cfs @ 12.14 hrs, Volume= 0.136 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Summary for Pond 6P: Chambers 1

Inflow Area = 0.043 ac, 100.00% Impervious, Inflow Depth = 2.74" for 2-YEAR event
 Inflow = 0.14 cfs @ 12.02 hrs, Volume= 0.010 af
 Outflow = 0.06 cfs @ 12.17 hrs, Volume= 0.005 af, Atten= 58%, Lag= 9.0 min
 Primary = 0.06 cfs @ 12.17 hrs, Volume= 0.005 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Peak Elev= 1,318.16' @ 12.17 hrs Surf.Area= 333 sf Storage= 225 cf

Plug-Flow detention time= 248.2 min calculated for 0.005 af (56% of inflow)

Center-of-Mass det. time= 136.1 min (889.7 - 753.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	1,317.00'	216 cf	8.33'W x 40.00'L x 2.04'H Field A 681 cf Overall - 141 cf Embedded = 539 cf x 40.0% Voids
#2A	1,317.50'	141 cf	Cultec C-100HD x 10 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 2 rows
		357 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	1,317.00'	6.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,317.00' / 1,315.00' S= 0.2000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	1,318.00'	4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.06 cfs @ 12.17 hrs HW=1,318.16' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.06 cfs of 0.71 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 1.36 fps)

Summary for Pond 8P: Chambers 2

Inflow Area = 0.043 ac, 100.00% Impervious, Inflow Depth = 2.74" for 2-YEAR event
 Inflow = 0.13 cfs @ 12.05 hrs, Volume= 0.010 af
 Outflow = 0.06 cfs @ 12.20 hrs, Volume= 0.005 af, Atten= 57%, Lag= 9.3 min
 Primary = 0.06 cfs @ 12.20 hrs, Volume= 0.005 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,319.16' @ 12.20 hrs Surf.Area= 333 sf Storage= 224 cf

Plug-Flow detention time= 249.7 min calculated for 0.005 af (56% of inflow)
 Center-of-Mass det. time= 136.1 min (891.4 - 755.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	1,318.00'	216 cf	8.33'W x 40.00'L x 2.04'H Field A 681 cf Overall - 141 cf Embedded = 539 cf x 40.0% Voids
#2A	1,318.50'	141 cf	Cultec C-100HD x 10 Inside #1 Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap Row Length Adjustment= +0.50' x 1.86 sf x 2 rows
		357 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	1,318.00'	6.0" Round Culvert L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,318.00' / 1,316.00' S= 0.2000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	1,319.00'	4.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.06 cfs @ 12.20 hrs HW=1,319.16' TW=0.00' (Dynamic Tailwater)

↑ **1=Culvert** (Passes 0.06 cfs of 0.71 cfs potential flow)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 1.37 fps)

Summary for Pond 10P: Infiltration Trench 1

Inflow Area = 0.107 ac, 100.00% Impervious, Inflow Depth = 2.74" for 2-YEAR event
 Inflow = 0.34 cfs @ 12.01 hrs, Volume= 0.024 af
 Outflow = 0.09 cfs @ 12.32 hrs, Volume= 0.024 af, Atten= 73%, Lag= 18.5 min
 Primary = 0.09 cfs @ 12.32 hrs, Volume= 0.024 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,316.96' @ 12.32 hrs Surf.Area= 0 sf Storage= 338 cf

Plug-Flow detention time= 68.1 min calculated for 0.024 af (100% of inflow)
 Center-of-Mass det. time= 67.9 min (821.3 - 753.5)

Volume	Invert	Avail.Storage	Storage Description
#1	1,315.70'	868 cf	Custom Stage Data Listed below 2,170 cf Overall x 40.0% Voids

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,315.70	0	0
1,315.80	67	67
1,316.70	603	670
1,317.70	670	1,340
1,318.20	830	2,170

Device	Routing	Invert	Outlet Devices
#1	Primary	1,315.70'	6.0" Round Culvert L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,315.70' / 1,315.20' S= 0.0100 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#2	Device 1	1,315.70'	1.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,315.90'	1.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	1,316.10'	1.0" Vert. Orifice/Grate C= 0.600
#5	Device 1	1,316.70'	1.0" Vert. Orifice/Grate C= 0.600
#6	Device 1	1,316.95'	2.0" Vert. Orifice/Grate C= 0.600
#7	Device 1	1,317.55'	4.0" Vert. Orifice/Grate C= 0.600
#8	Secondary	1,318.00'	80.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.09 cfs @ 12.32 hrs HW=1,316.96' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 0.09 cfs of 0.75 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.03 cfs @ 5.32 fps)
 3=Orifice/Grate (Orifice Controls 0.03 cfs @ 4.86 fps)
 4=Orifice/Grate (Orifice Controls 0.02 cfs @ 4.36 fps)
 5=Orifice/Grate (Orifice Controls 0.01 cfs @ 2.25 fps)
 6=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.36 fps)
 7=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,315.70' TW=0.00' (Dynamic Tailwater)

- 8=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 13P: Infiltration Trench 2

Inflow Area = 0.363 ac, 100.00% Impervious, Inflow Depth = 2.74" for 2-YEAR event
 Inflow = 0.92 cfs @ 12.13 hrs, Volume= 0.083 af
 Outflow = 0.74 cfs @ 12.21 hrs, Volume= 0.083 af, Atten= 19%, Lag= 4.9 min
 Primary = 0.74 cfs @ 12.21 hrs, Volume= 0.083 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Peak Elev= 1,317.69' @ 12.21 hrs Surf.Area= 0 sf Storage= 324 cf

Plug-Flow detention time= 14.7 min calculated for 0.083 af (100% of inflow)

Center-of-Mass det. time= 14.8 min (776.0 - 761.1)

Volume	Invert	Avail.Storage	Storage Description
#1	1,316.70'	1,066 cf	Custom Stage Data Listed below 2,665 cf Overall x 40.0% Voids

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,316.70	0	0
1,316.80	82	82
1,317.70	738	820
1,318.70	820	1,640
1,319.20	1,025	2,665

Device	Routing	Invert	Outlet Devices
#1	Primary	1,316.70'	8.0" Round Culvert L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 1,316.70' / 1,316.20' S= 0.0100 ' S= 0.0100 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.35 sf
#2	Device 1	1,316.70'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,316.90'	2.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	1,317.10'	4.0" Vert. Orifice/Grate C= 0.600
#5	Device 1	1,317.70'	2.0" Vert. Orifice/Grate C= 0.600
#6	Device 1	1,317.90'	2.0" Vert. Orifice/Grate C= 0.600
#7	Device 1	1,318.55'	4.0" Vert. Orifice/Grate C= 0.600
#8	Secondary	1,319.00'	80.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.74 cfs @ 12.21 hrs HW=1,317.68' TW=0.00' (Dynamic Tailwater)

- ↑ **1=Culvert** (Passes 0.74 cfs of 1.07 cfs potential flow)
- ↑ **2=Orifice/Grate** (Orifice Controls 0.38 cfs @ 4.34 fps)
- ↑ **3=Orifice/Grate** (Orifice Controls 0.09 cfs @ 4.02 fps)
- ↑ **4=Orifice/Grate** (Orifice Controls 0.27 cfs @ 3.10 fps)
- ↑ **5=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **6=Orifice/Grate** (Controls 0.00 cfs)
- ↑ **7=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=1,316.70' TW=0.00' (Dynamic Tailwater)

- ↑ **8=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

GENERAL NOTES

1. This Plan of Land is intended solely to represent the boundary lines of the subject property.
2. Unless otherwise noted hereon, this survey plan shall not be construed as depicting the presence, absence, or limits of any or all regulated wetlands or floodplains. Any surface water features shown, such as streams or ponds, are not represented as indicating limits of wetland resource areas.
3. No other permits, approvals, uses, site conditions or suitability are expressed or implied hereby, either directly or by omission.
4. All parcels are subject to and with the benefit of all rights, restrictions, conditions, easements, leases, encumbrances and appurtenances of record.
5. Endorsement does not imply compliance with Wetlands Protection Act or zoning.
6. 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.
7. Horizontal Datum is based upon plan entitled "Plan of Lots Brushwood Farm, Pittsfield Road (Route 7 & 20) Lenox, MA, dated August 11, 2015, Scale 1"=120', Prepared by Foresight Land Services" and filed in Berkshire Middle District Registry of Deeds, Plan N-4.

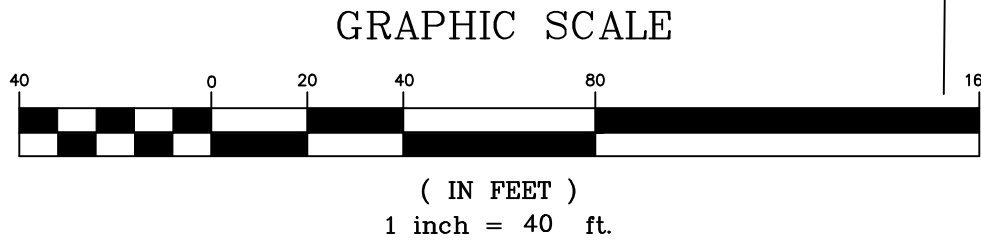
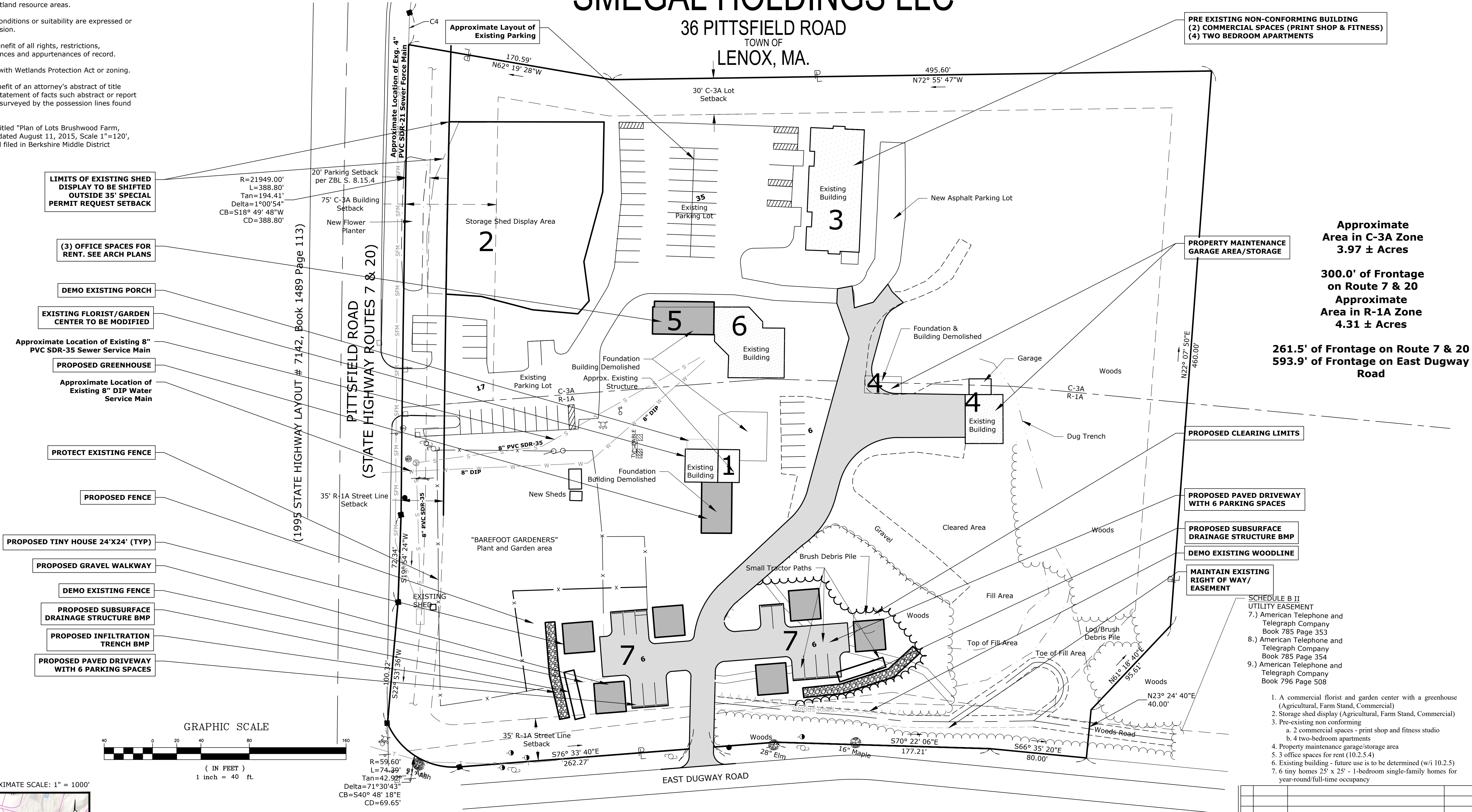
General Notes About Compiled Site Plan Base Map:

The site plan base map is compiled from available sources and is not the result of a recent field survey. Compiled information includes MassGIS (Office of Geographic and Environmental Information, Commonwealth of Massachusetts Office of Environmental Affairs) Aerial Photos, USGS 3 meter contours (approximately 10 foot intervals), FEMA flood maps, NHESP habitat maps and other published sources. Property lines are compiled from deeds, record surveys and assessors mapping. Utilities are from available plans, records and direct observation.

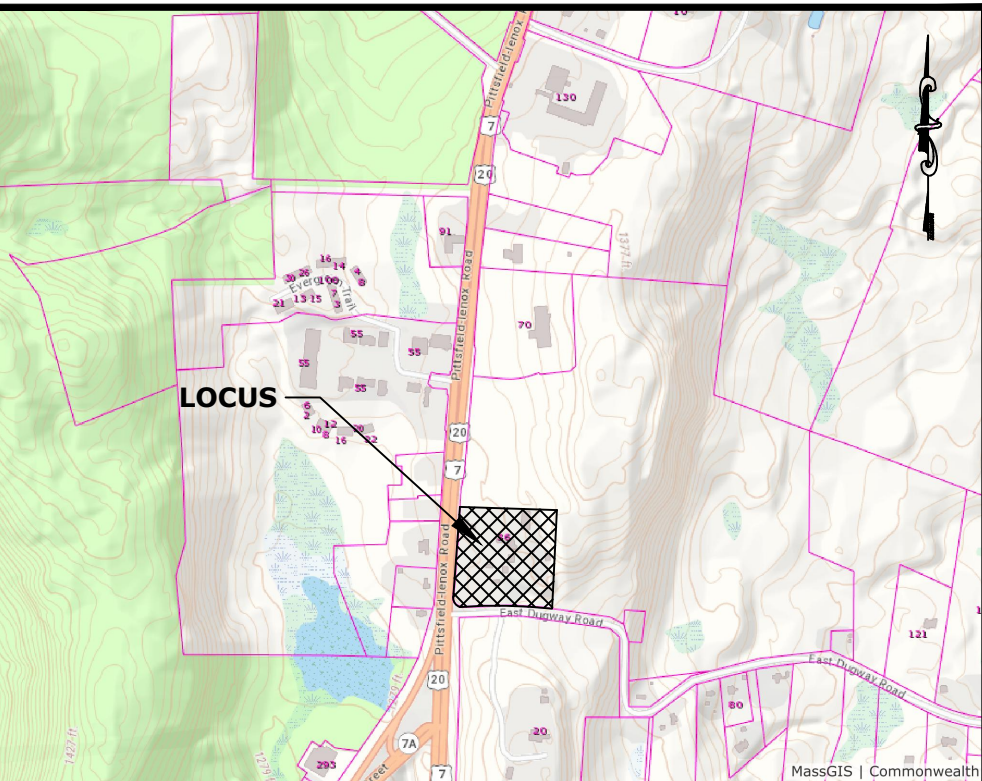
All compiled information is approximate only and is subject to field verification and change.

PERMITTING PLAN SET SMEGAL HOLDINGS LLC

36 PITTSFIELD ROAD
TOWN OF
LENOX, MA.



VICINITY MAP APPROXIMATE SCALE: 1" = 1000'



LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- IRON PIPE SET
- ☆ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ UTILITY PEDESTAL
- ⊙ TRANSFORMER
- ⊙ FLAG POLE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF TRAVELED WAY
- ZONING BOUNDARY LINE
- FENCE
- STONEWALL
- FILL AREA
- DEBRIS AREA
- FLOWER BED
- PROPERTY LINE

PRELIMINARY

RECORD OWNER / APPLICANT
SEGAL HOLDINGS LLC
BOOK 7124, PAGE 276

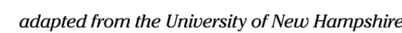
Data provided by Town of Town of Lenox, Ma Zoning Bylaw

Zoned: C-3A and R-1A Use: Commercial & Gateway Mixed Use Development Overlay District			
Dimensional Requirements:			
Min. Lot Size	C-3A = 3 Acre	R-1A = 1 Acre	Proposed = 8.2 Acres
Min. Lot Frontage (Ft.)	= 300	= 150	= 561.4
Min. Lot Width at Building Setback (Ft.)	= 300	= 150	= 584.1
Min. Building or Structure (Ft.)	= 75	= 35	= 76.4
Lot Line	= 30	= 25	= 50
District Boundary Line	= 50	= 25	= N/A
Min. Parking Area	= 30		= 30
Maximum Building or Structure Height (Ft.)	= 35	= 35	= N/A
Building Coverage	= 20%	= 20%	= 4.3%

INDEX	
SHEET NO.	DESCRIPTION
SP-1	PROPOSED OVERALL SITE PLAN
SP-2	PROPOSED GRADING, DRAINAGE, & UTILITY PLAN
SP-3	PROPOSED SITE DETAILS 3
SP-4	PROPOSED SITE DETAILS 4

PROJECT NO. S3139	
SCALE AS NOTED	
DATE 6.29.2023	
DESIGNED BY AZM	
DRAWN BY AZM	
CHECKED BY	
SHEET NO. SP-1	
OF SHEETS	
CAPITAL NO. S3139005	

PROJECT TITLE	
PROPOSED OVERALL SITE PLAN	
PROJECT TITLE	
JASON SMEGAL	
Route 7/20 & East Dugway Road	
Lenox, MA.	
FORESIGHT LAND SERVICES	
ENGINEERING SURVEYING PLANNING	
FORESIGHT LAND SERVICES, INC.	
1496 WEST HOUATONIC STREET - PITTSFIELD, MA 01201	
TEL (413) 499-1560 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM	

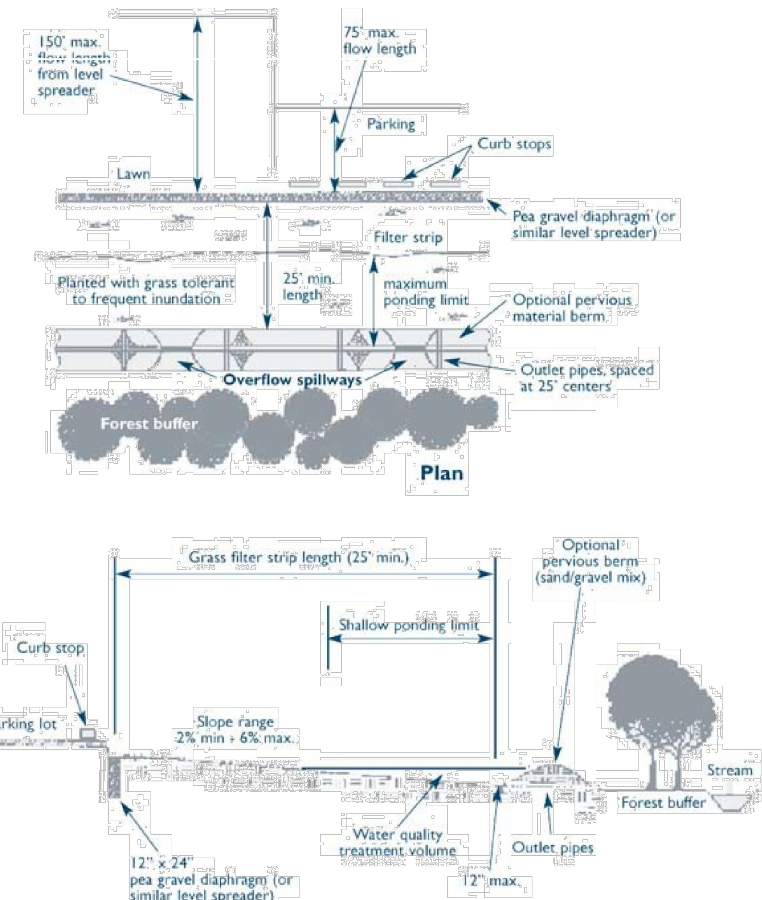


Activity	Frequency
Inspect units and remove debris	Every 6 months and after every major storm
Remove sediment from pretreatment BMPs	Every 6 months and after every major storm

Special Features: High failure rate without adequate pretreatment and regular maintenance

LID Alternative:
Reduce impervious areas
Bioretention areas

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adapted from the "Design of Stormwater Systems" 1996

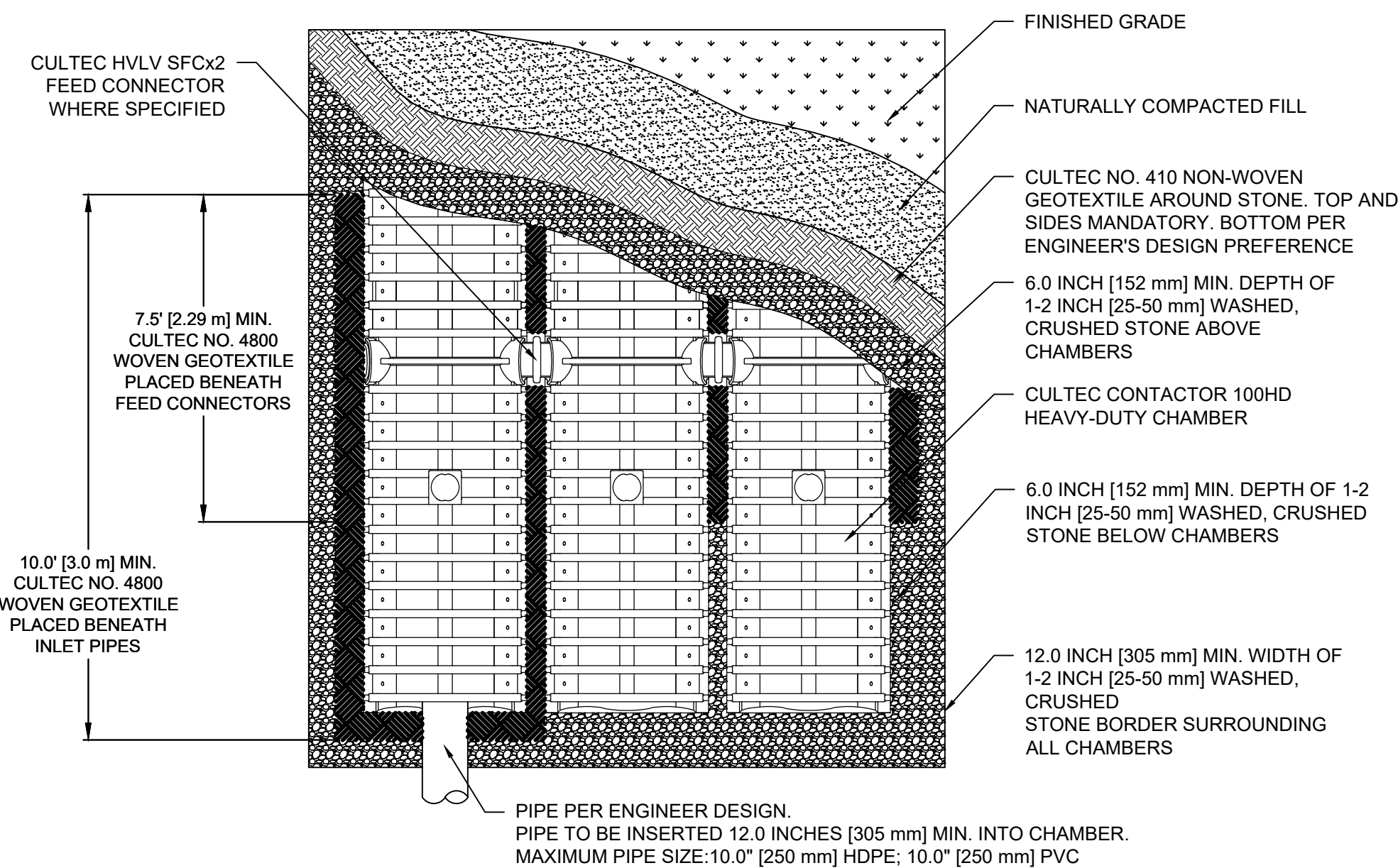
Activity	Frequency
Inspect the level spreader for sediment buildup and the vegetation for signs of erosion, bare spots, and overall health.	Every six months during the first year. Annually thereafter.
Regularly mow the grass.	As needed
Remove sediment from the toe of slope or level spreader and reseed bare spots.	As needed

Special Features
Include an impermeable liner and underdrain for discharges from Land Use with Higher Potential Pollutant Loads and for discharges within Zone IIs and Interim Wellhead Protection Areas; for discharges near or to other critical areas or in soils with rapid infiltration rates greater than 2.4 inch per hour.

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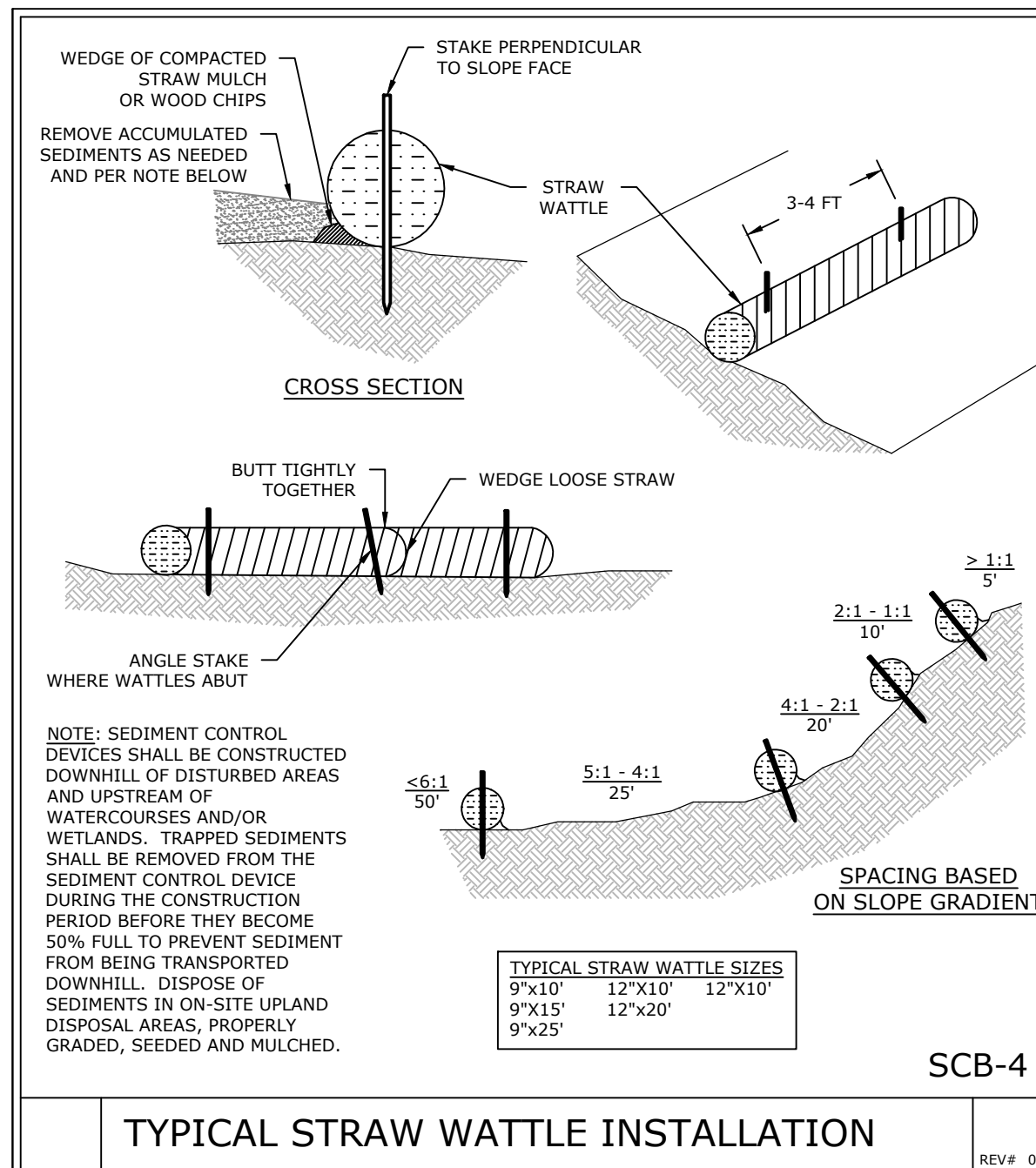
32106A
4/2/93
REV# 2



CULTEC CONTACTOR 100HD HEAVY DUTY PLAN VIEW



32117A
6/22/93
REV# 0

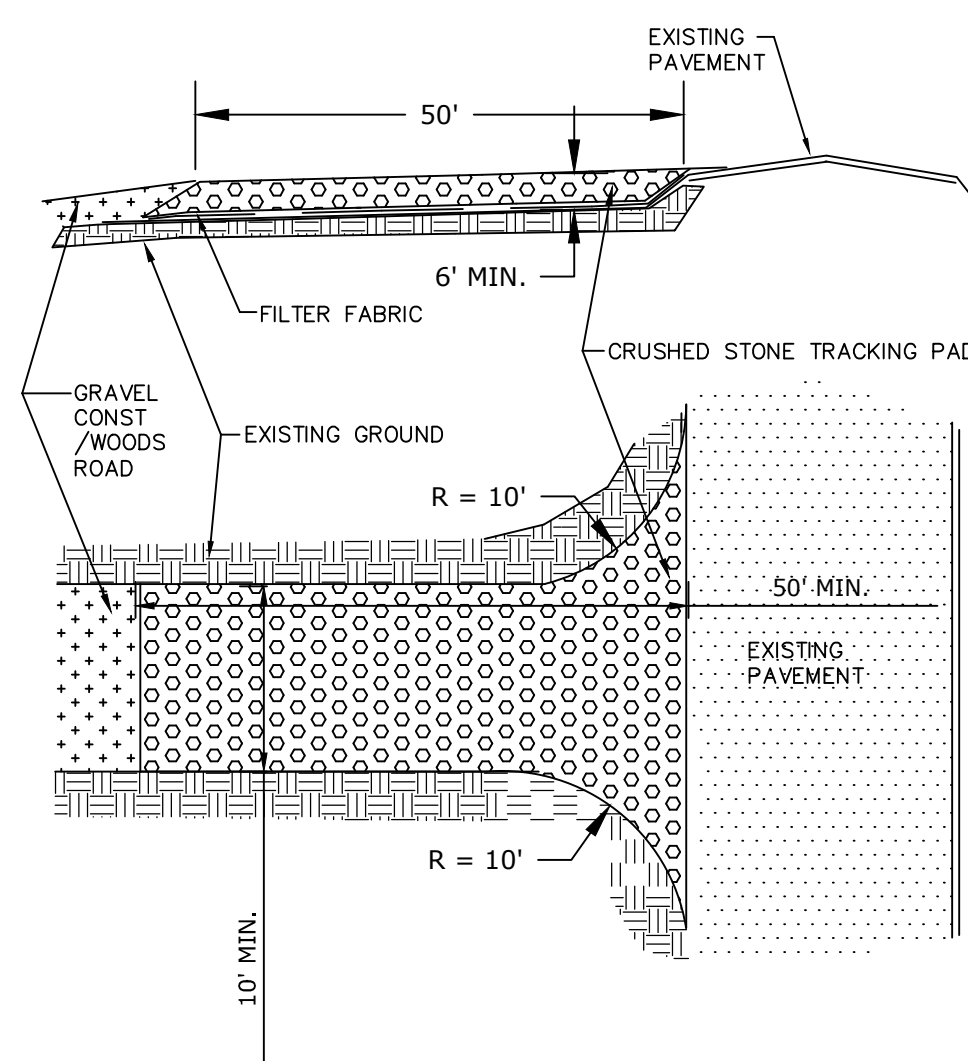


TYPICAL STRAW WATTLE INSTALLATION

REV# 0



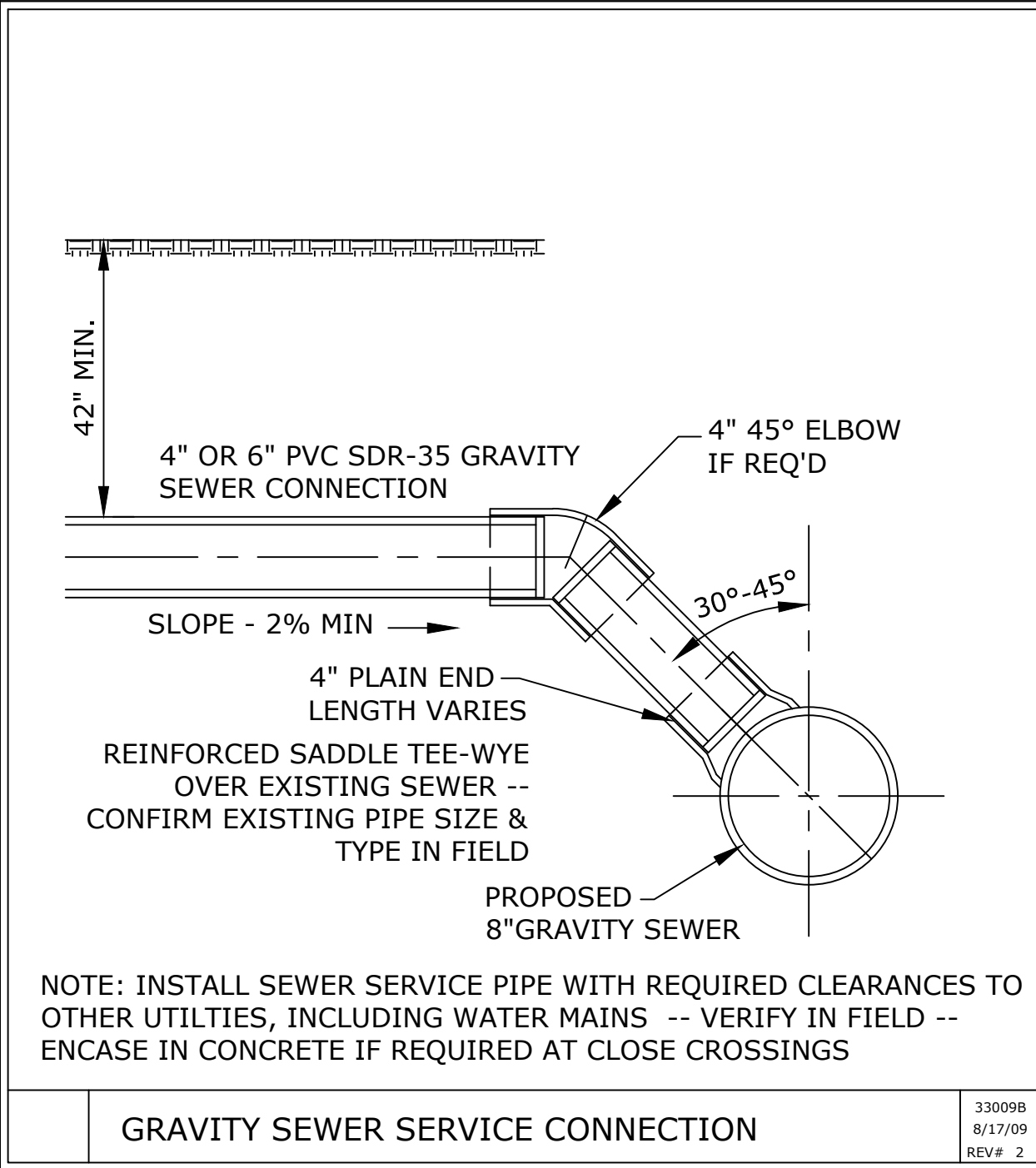
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1/20/93
REV# 1



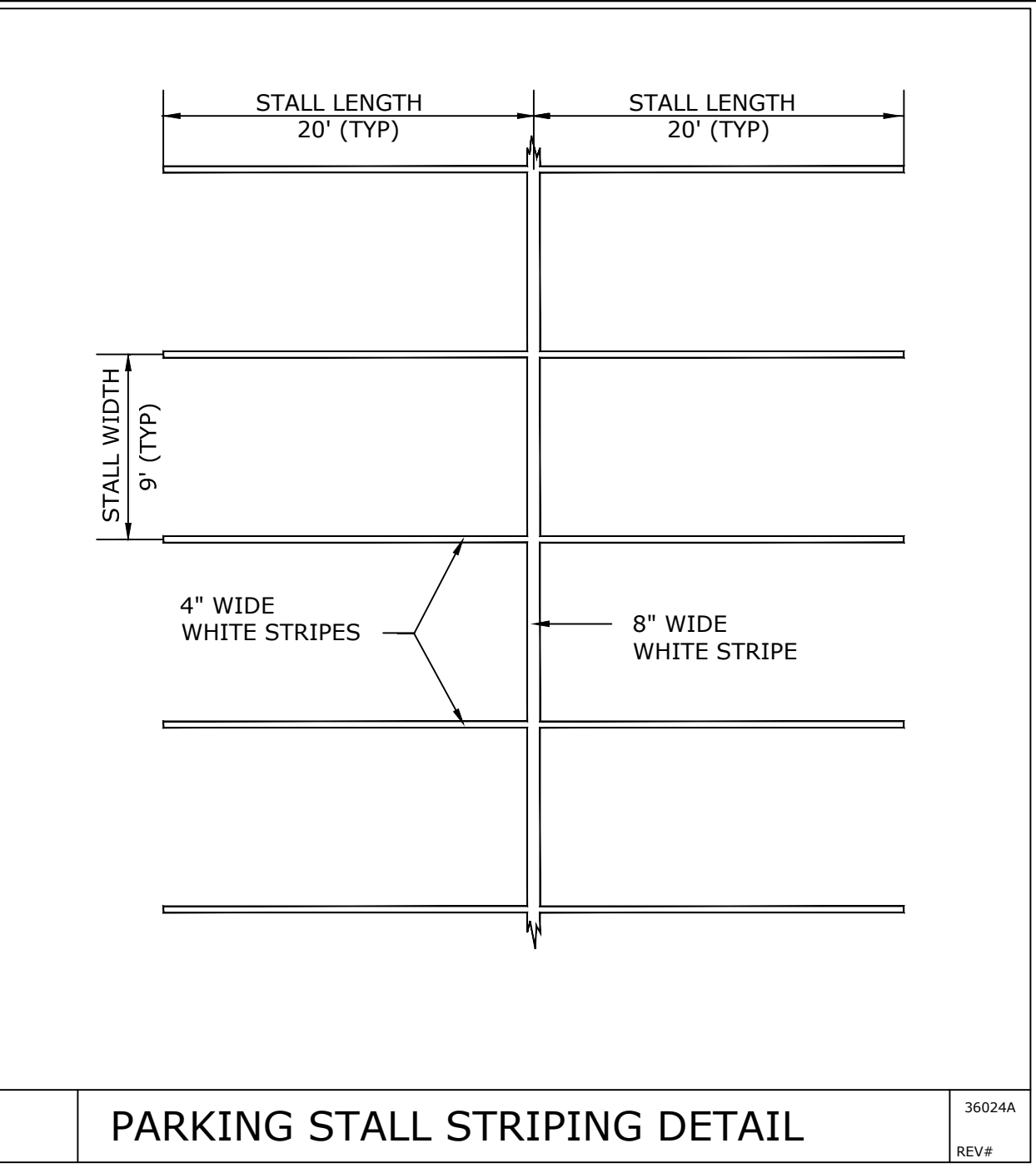
STABILIZED CONSTRUCTION ENTRANCE

32709A
1/20/93
REV# 1

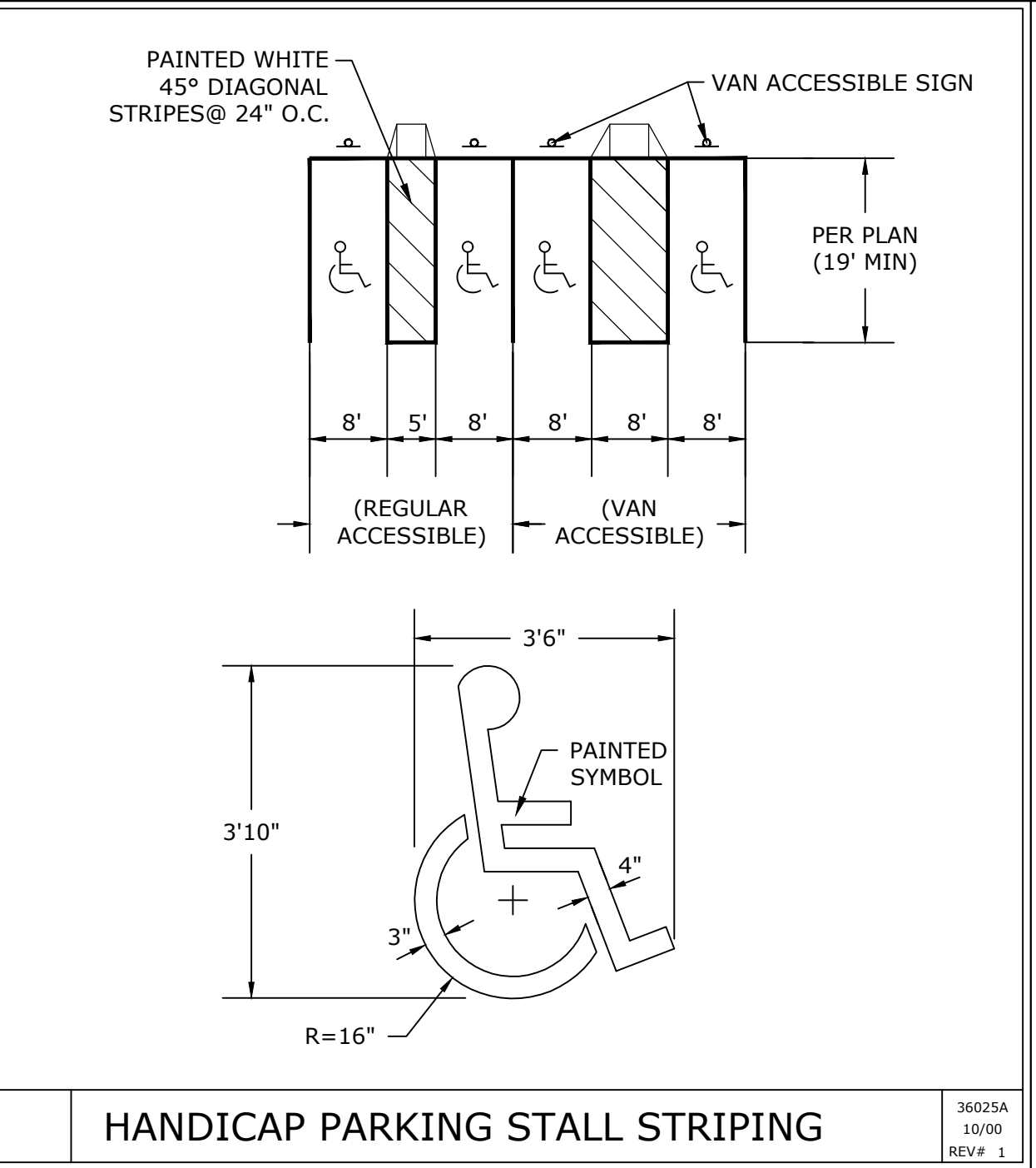
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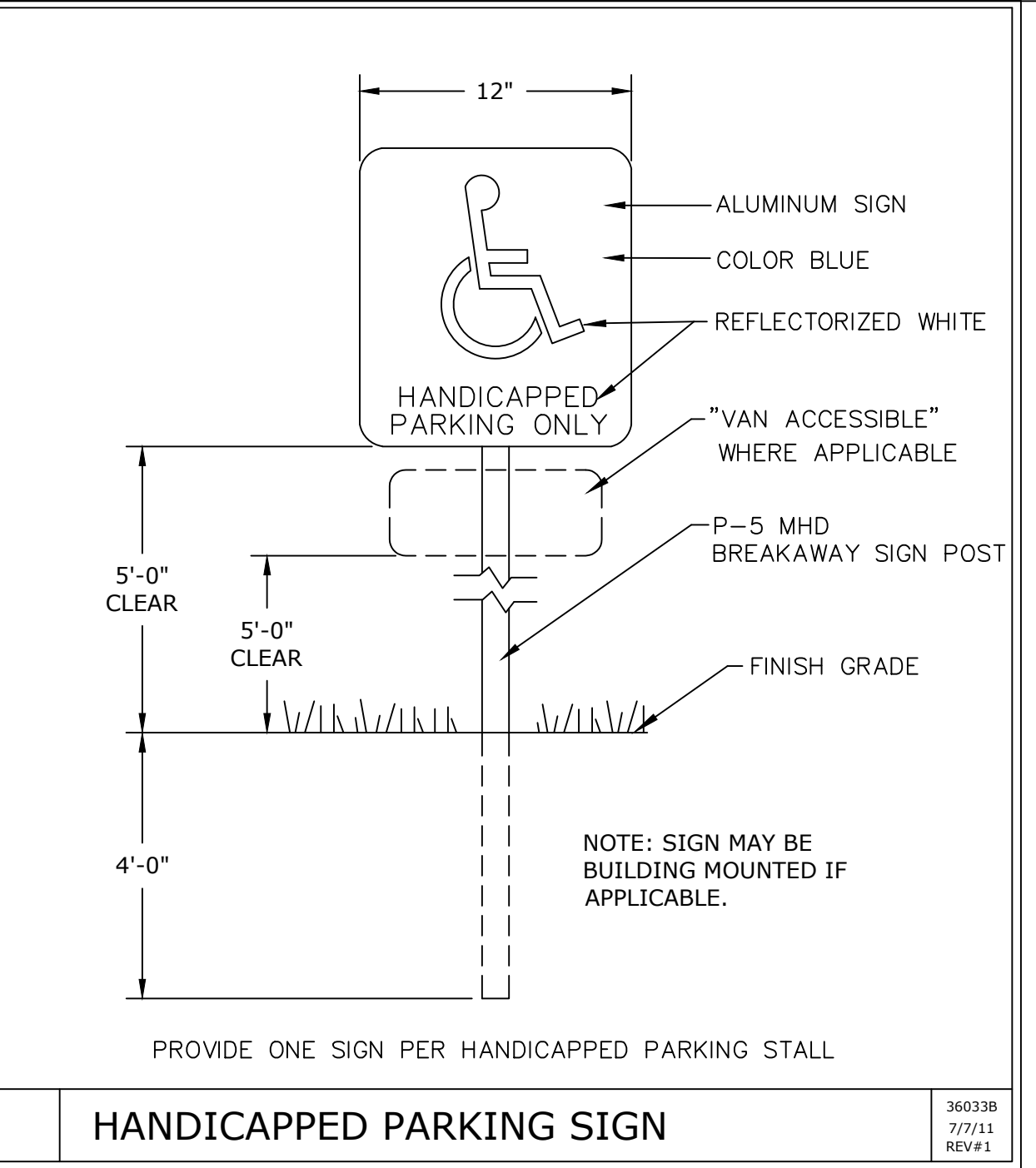
GRAVITY SEWER SERVICE CONNECTION



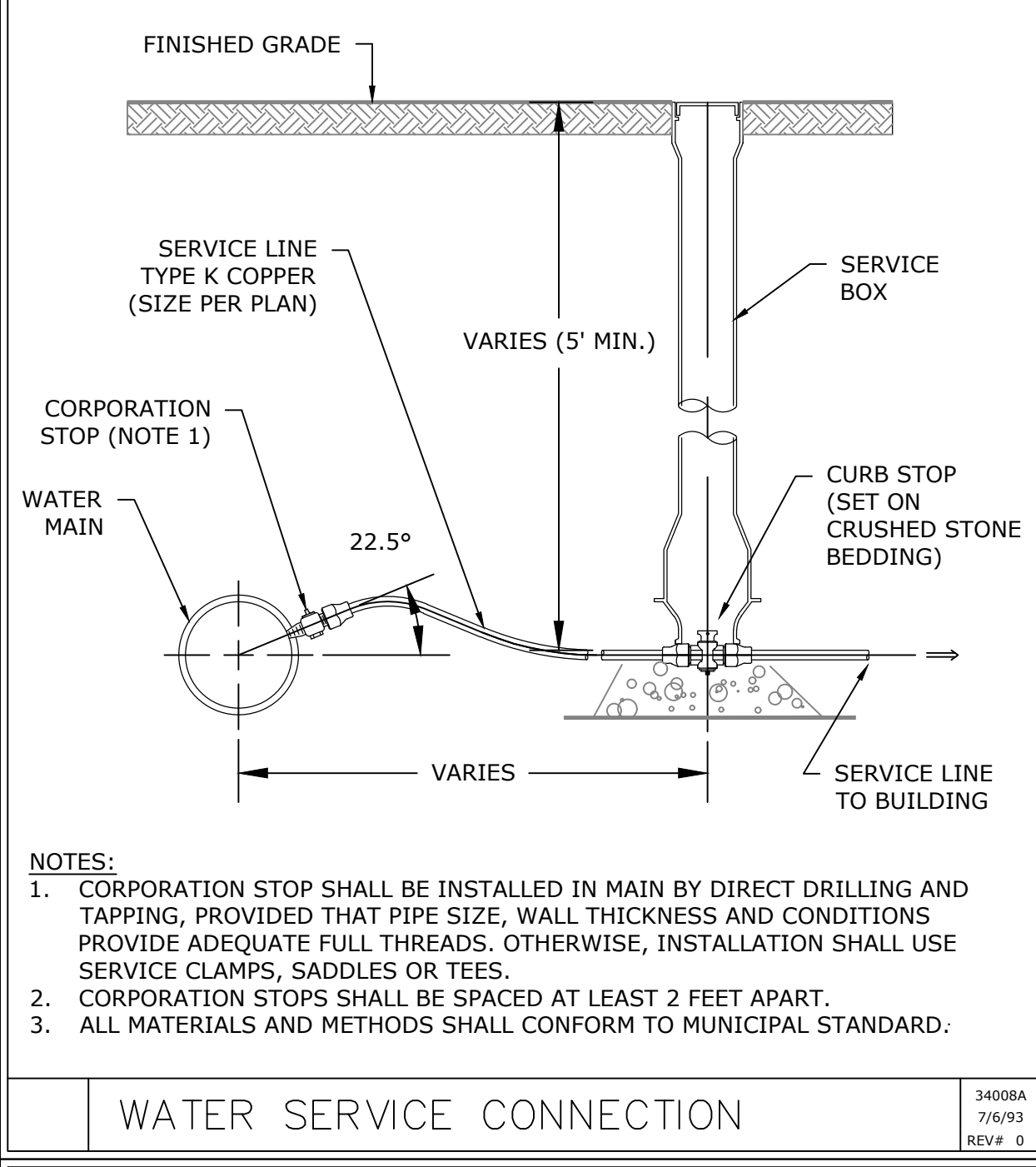
PARKING STALL STRIPING DETAIL



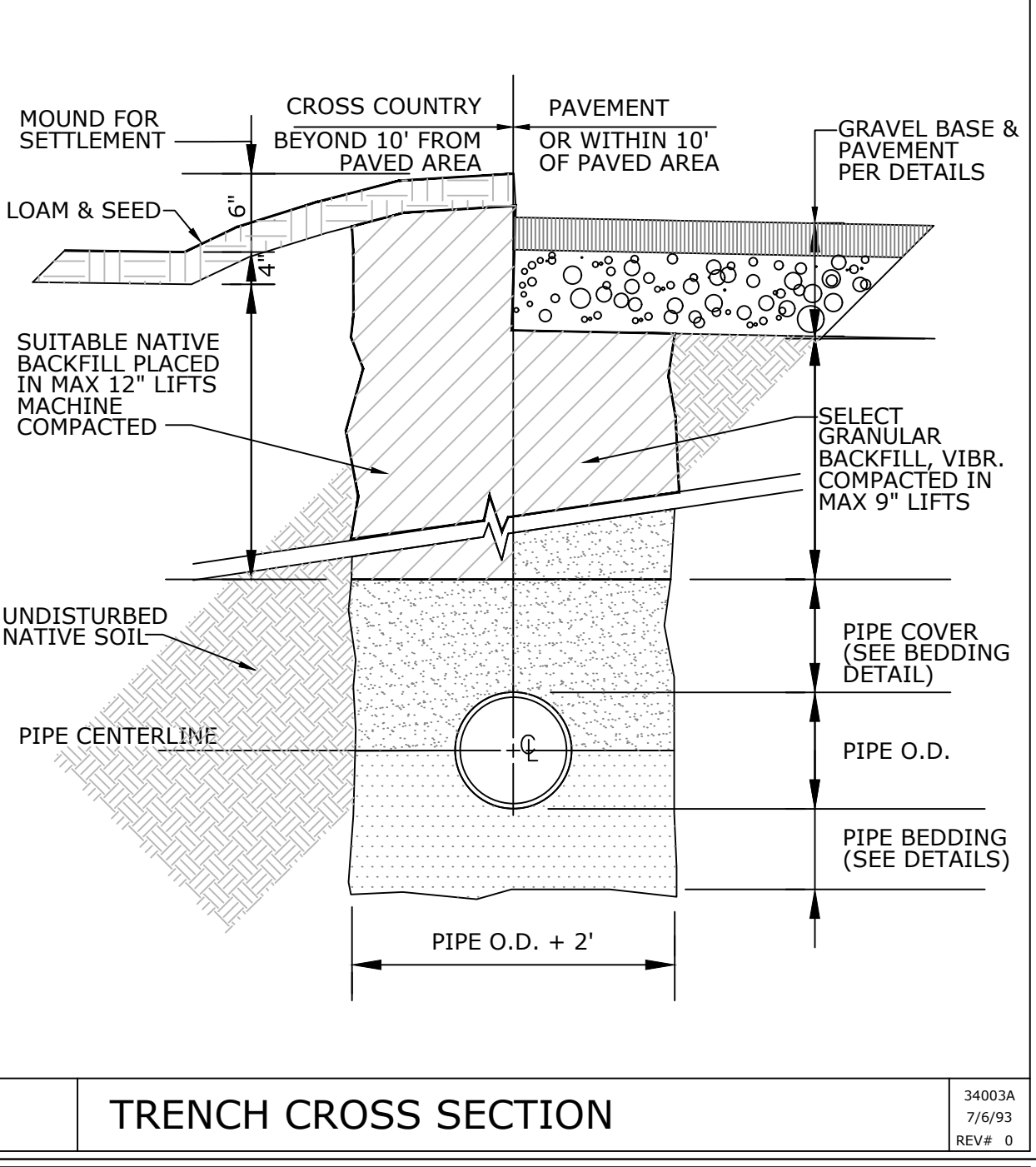
HANDICAP PARKING STALL STRIPING



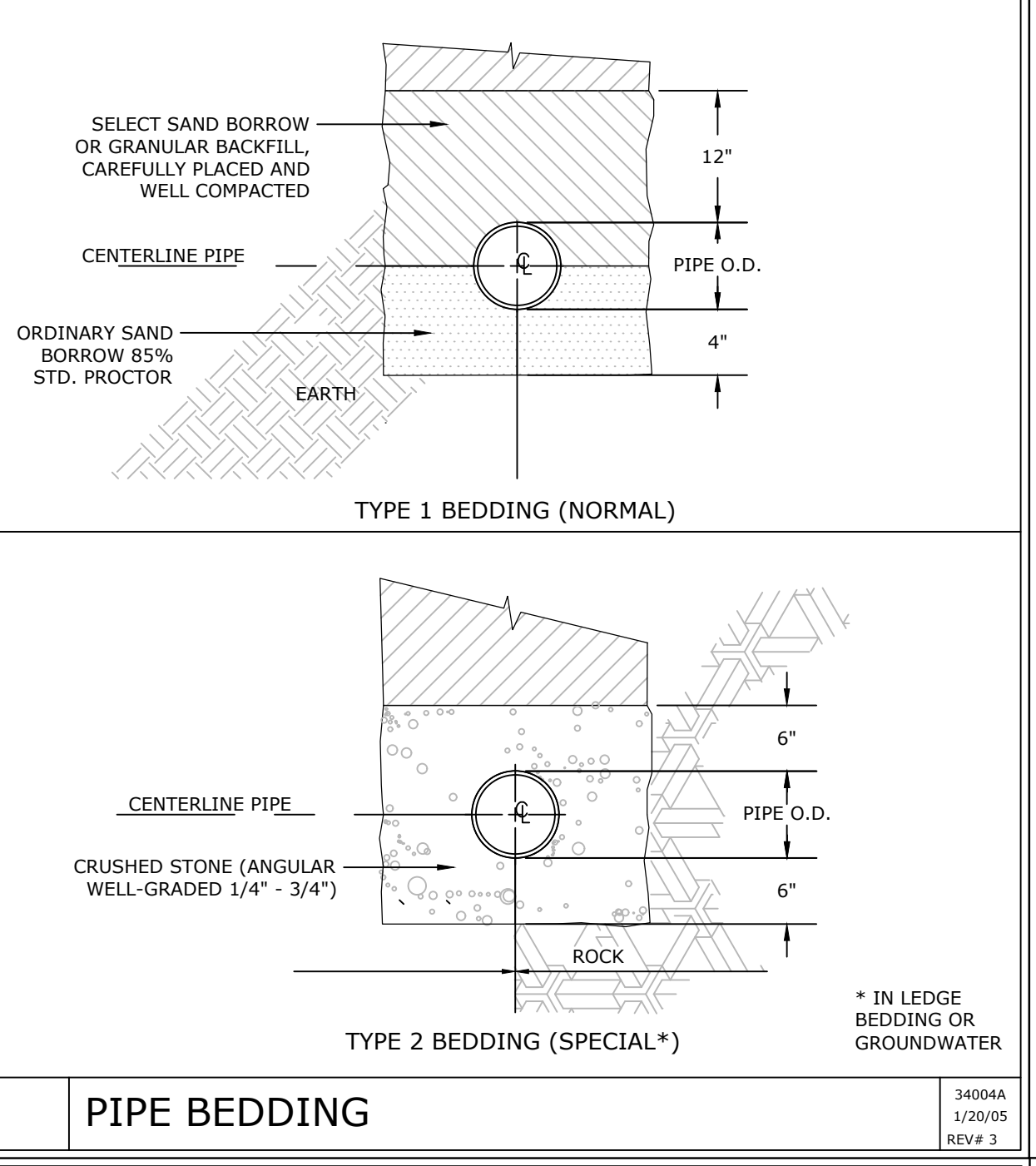
HANDICAPPED PARKING SIGN



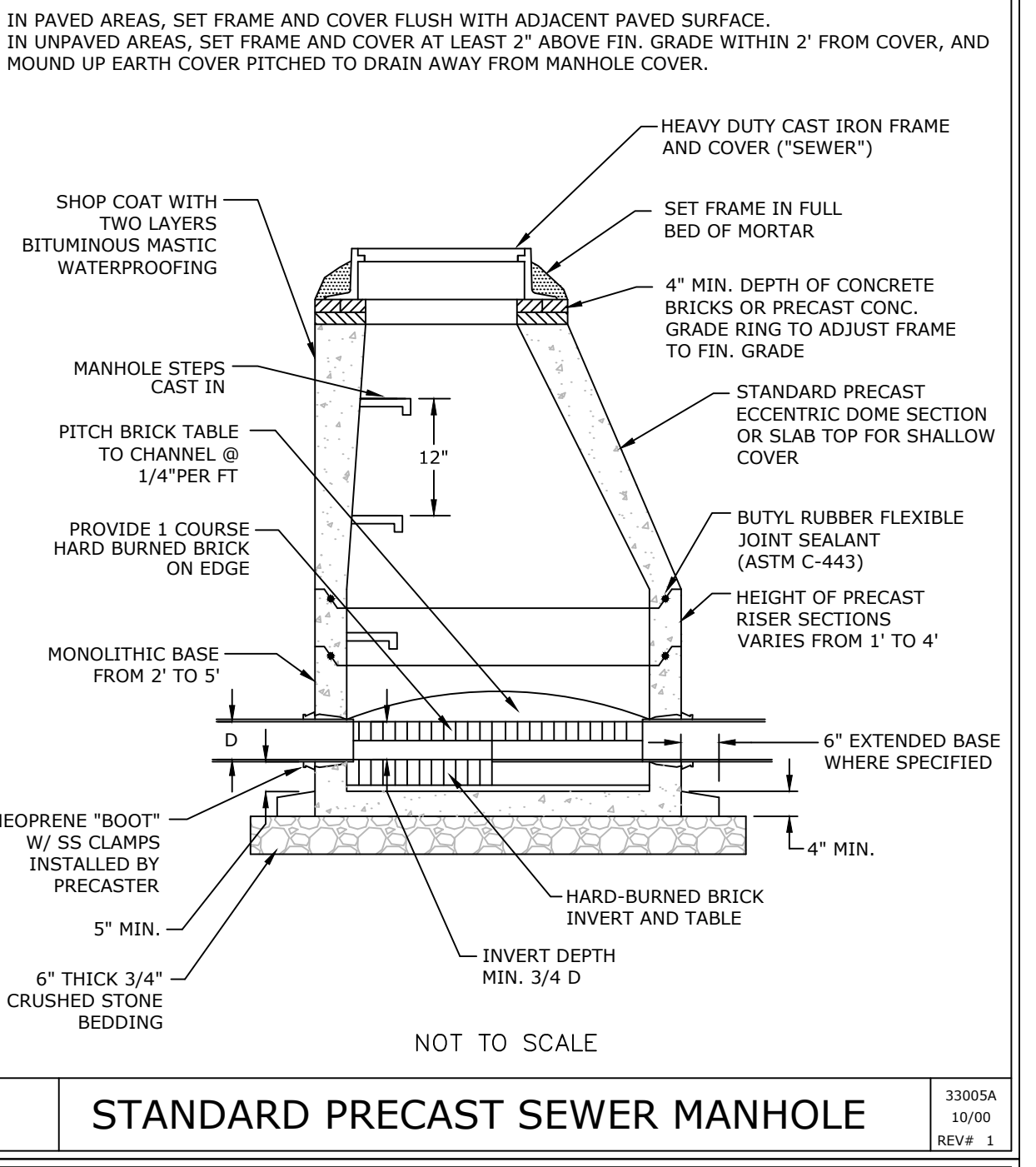
WATER SERVICE CONNECTION



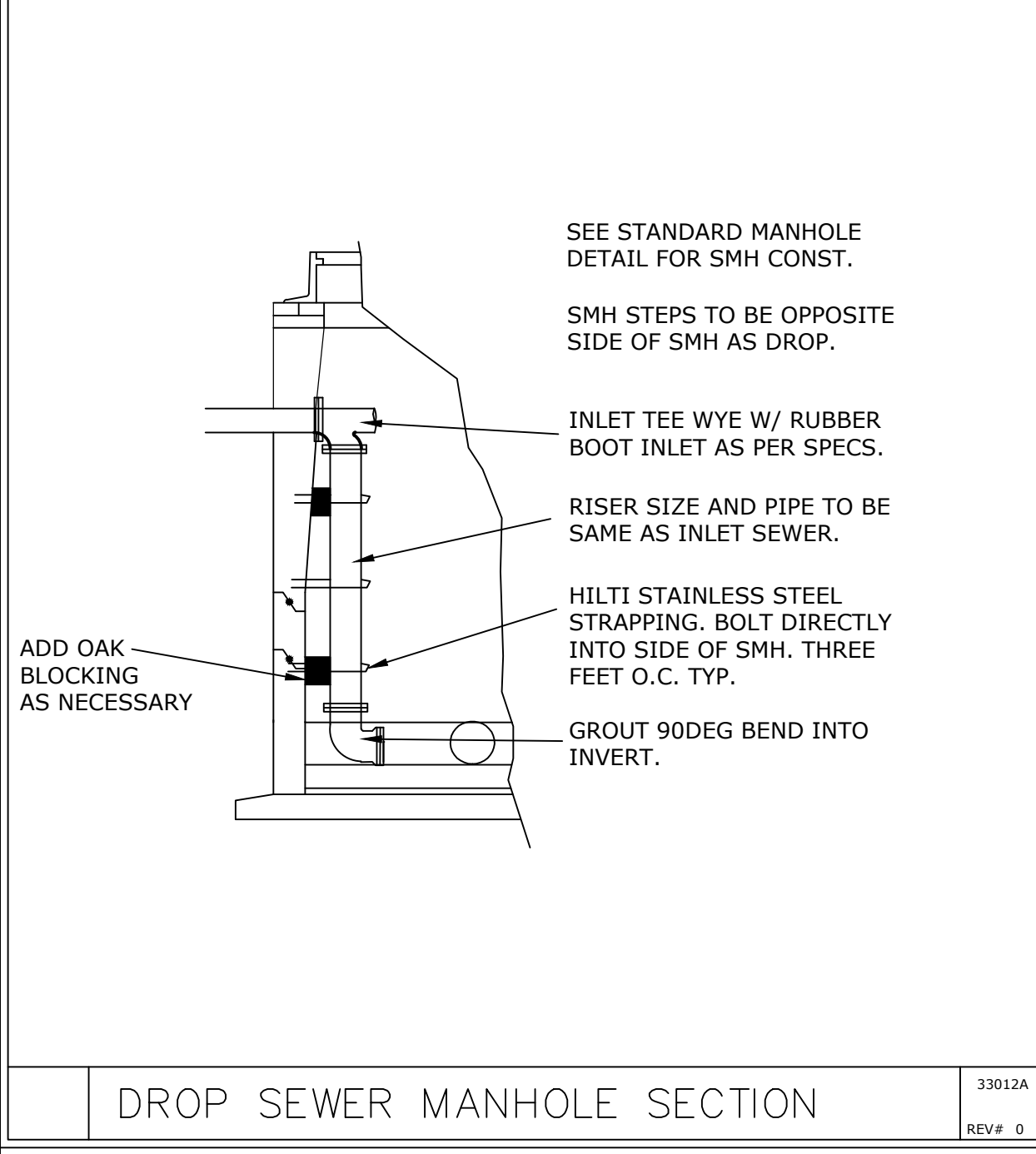
TRENCH CROSS SECTION



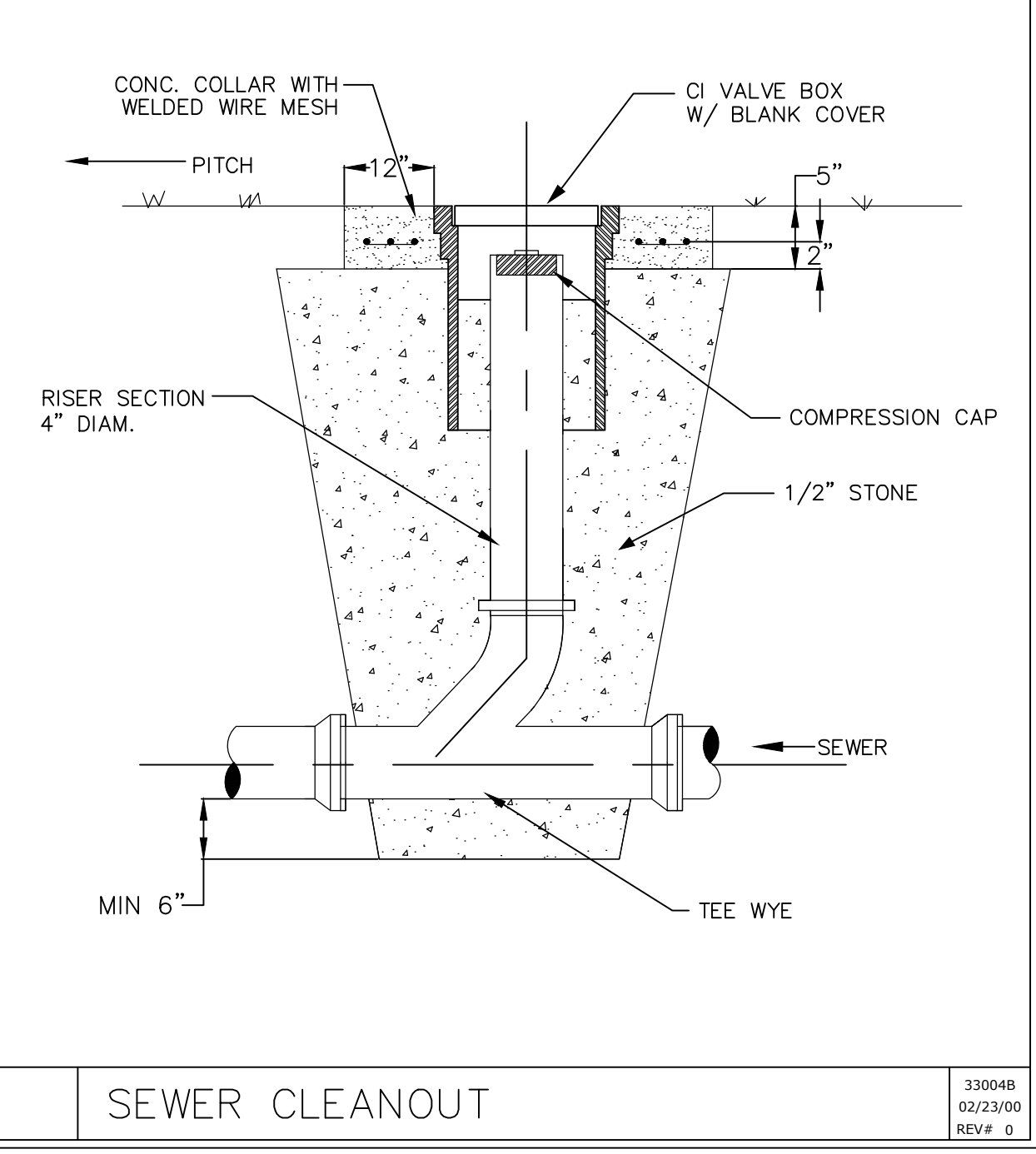
PIPE BEDDING



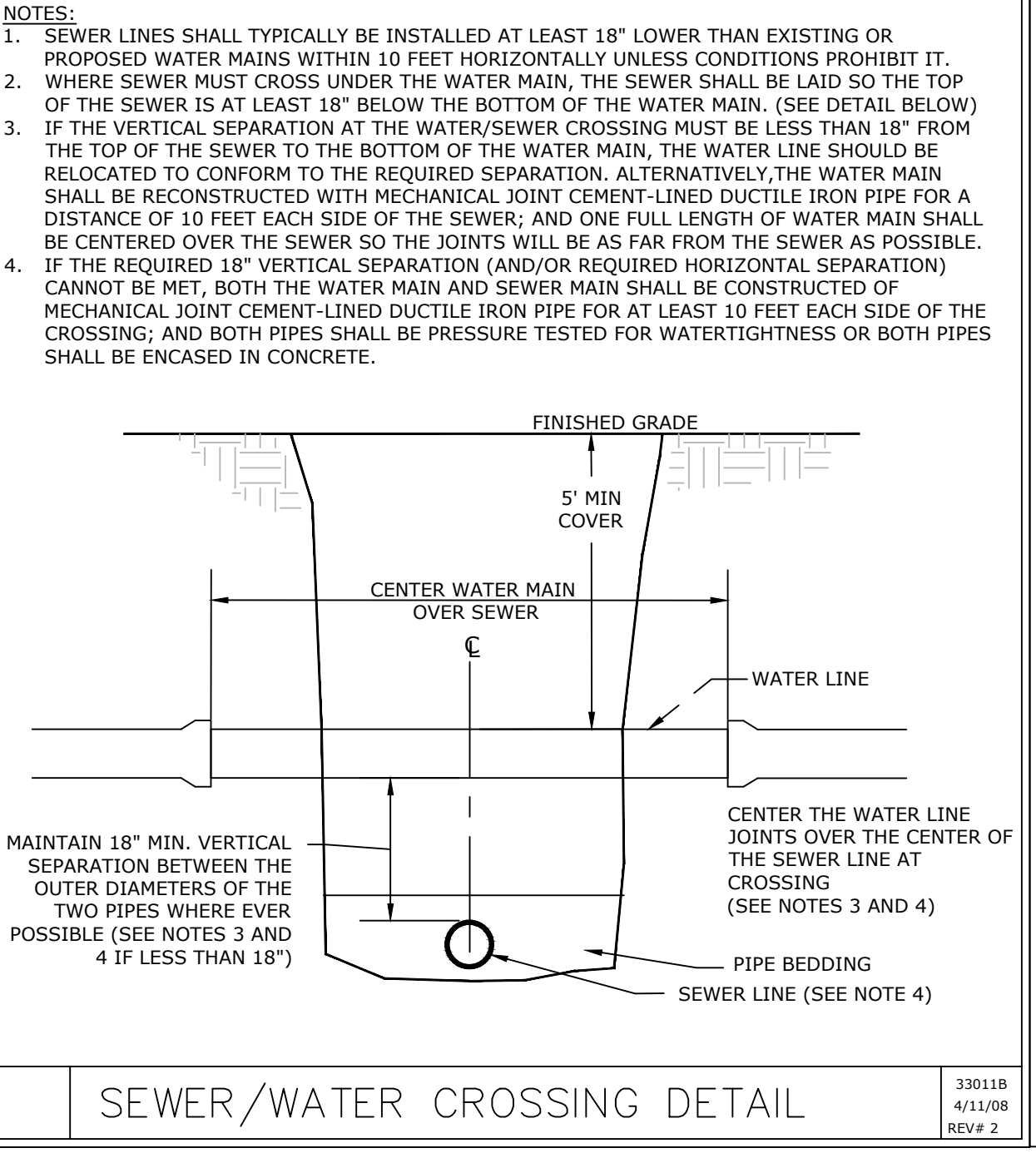
STANDARD PRECAST SEWER MANHOLE



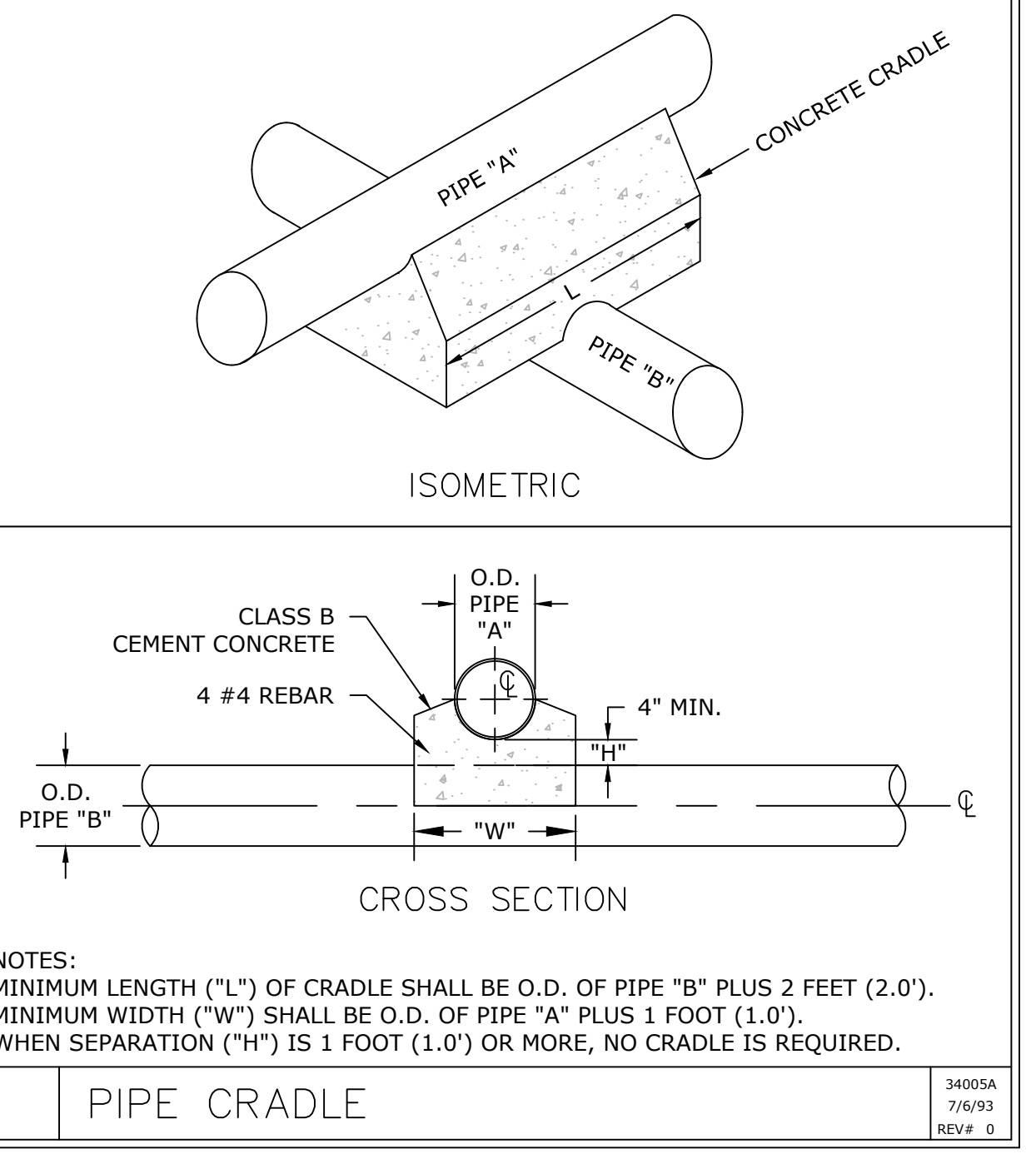
DROP SEWER MANHOLE SECTION



SEWER CLEANOUT



SEWER/WATER CROSSING DETAIL



PIPE CRADLE

PRELIMINARY

2.29.24 Issue for Special Permit Application		AZM
NO.	DATE	REVISION/ISSUE
SHEET TITLE		PROJECT NO.
PROPOSED SITE DETAILS		S3139
PROJECT TITLE		SCALE
JASON SMEGAL		AS NOTED
Route 7/ 20 & East Dugway Road		DATE
Lenox, MA.		6.29.2023
DESIGNED BY		AZM
DRAWN BY		AZM
CHECKED BY		AZM
SHEET NO.		SP-4
OF SHEETS		53139005
FORESIGHT LAND SERVICES		ENGINEERING SURVEYING PLANNING
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201		
TEL (413) 499-1560 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM		

RIGHT ELEVATION





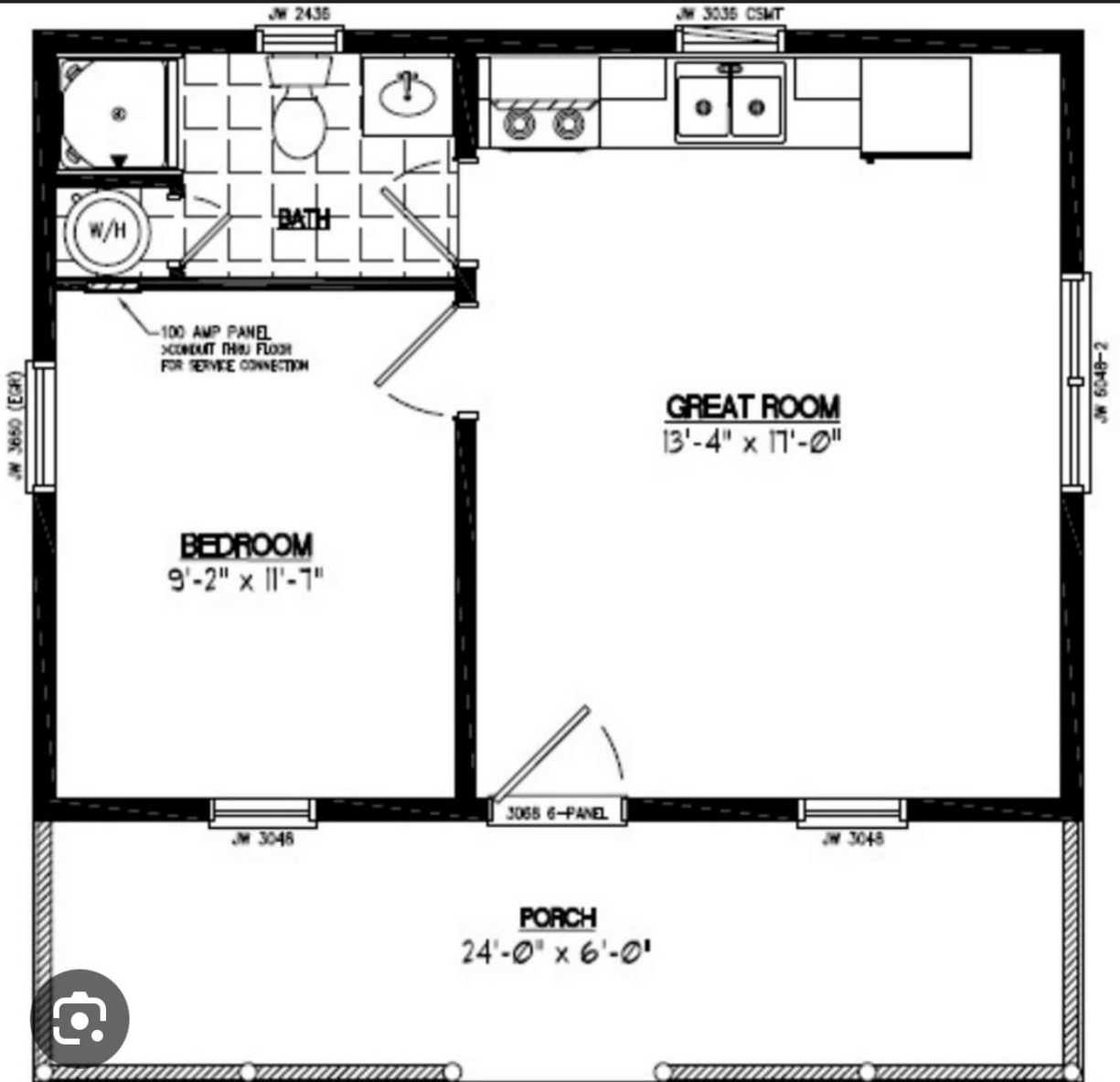
REAR ELEVATION

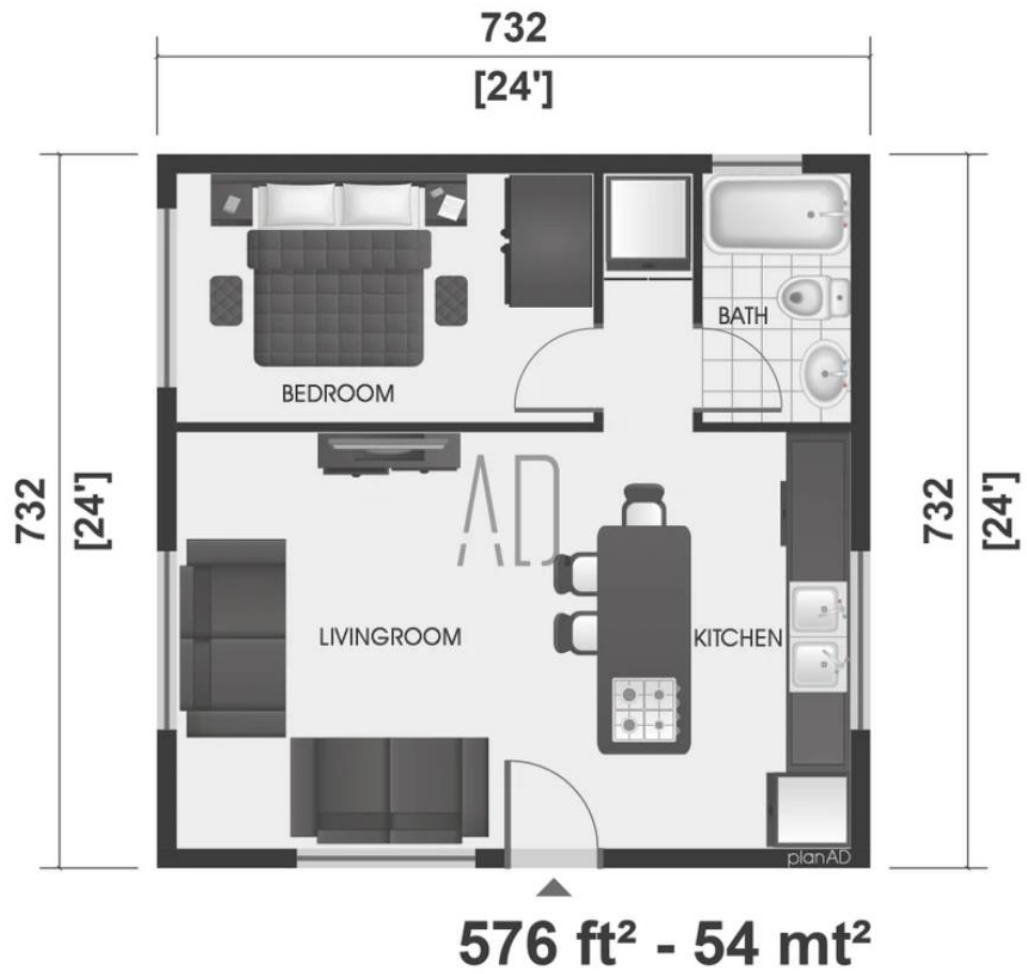
LEFT ELEVATION



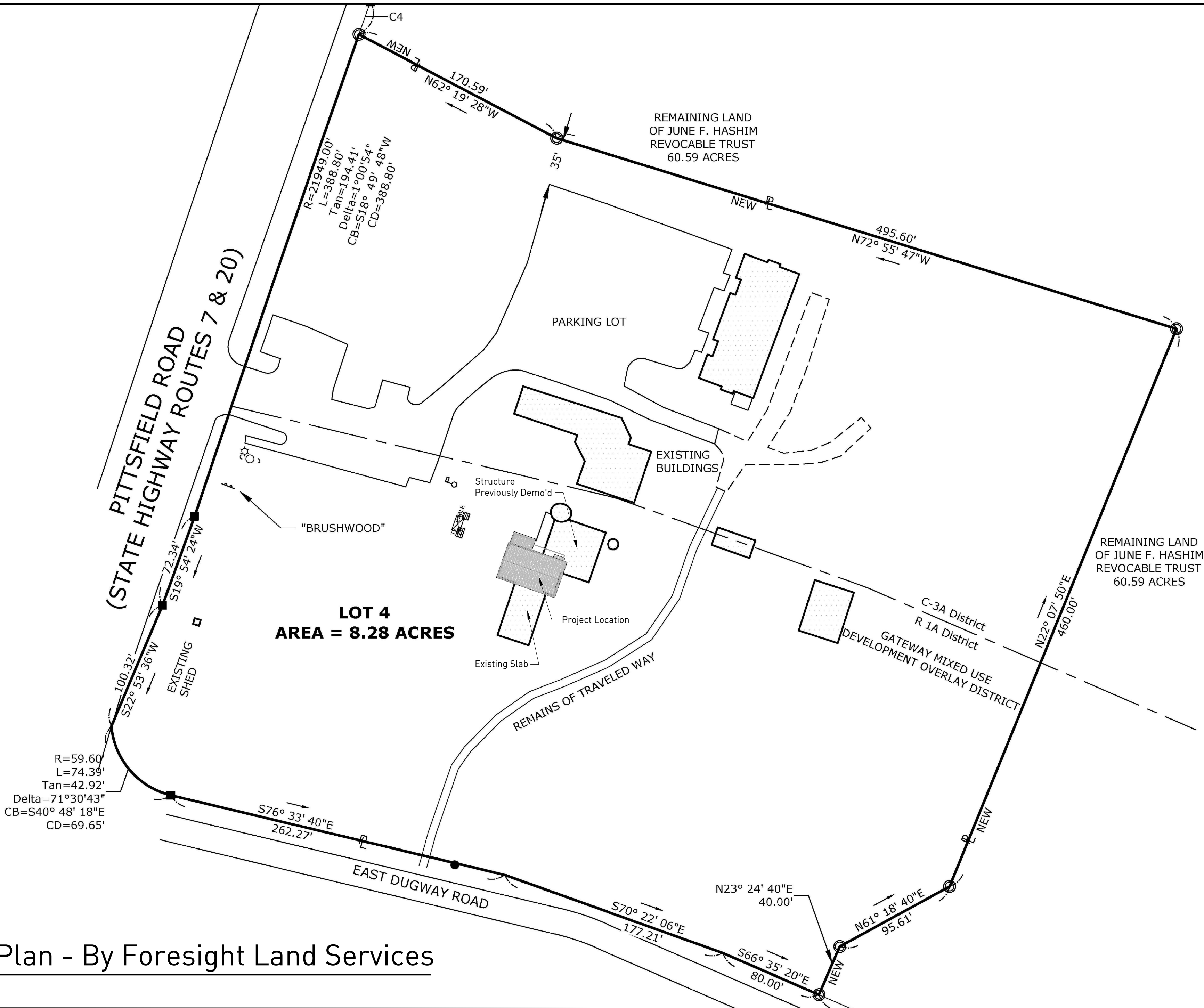


FRONT ELEVATION





Jason Smegal | 36 Pittsfield Road | Lenox, MA 01240



1 Project Site Plan - By Foresight Land Services

Scale: 1" = 50'-0"

Symbols Legend

	Cross Section		Room or Material Tag
	Detail		Interior Door Tag
	Exterior Elevation		Wall Tag
	Interior Elevations		Window Tag
	Floor Level		Exterior Door Tag
			Smoke Detector
			Carbon Monoxide (CO) Detector
			Combo Smoke / CO Detector
			Heat Detector
			Indicates Compliant Egress Window

Abbreviations

A/C	AIR CONDITIONING	DEPT.	DEPARTMENT	HT.	HEIGHT	PTD.	PAINTED	U.C.	UNDER CUT
A.D.J.	ADJACENT	DN.	DOWN	HVAC	HEATING VENTING & A/C	R.A.	RETURN AIR	U.O.N.	UNLESS OTHERWISE NOTED
A.F.F.	ABOVE FINISH FLOOR	DMPR.	DAMPER	INCL.	INCLUDED, INCLUDING	RD.	RADIUS	VEN.	VENER
A.F.S.	ABOVE FINISH SLAB	DOOR	DOOR	INSUL.	INSULATION	ROUND	ROUND	VERT.	VERTICAL
A.S.S.	ABOVE STRUCTURAL SLAB	DET.	DETAIL	JT.	JOINT	REF.	REFER TO	VEST.	VESTIBULE
ALUM.	ALUMINUM	DWG.	DRAWING	KIT.	KITCHEN	REFR.	REFRIGERATOR	V.I.F.	VERIFY IN FIELD
ANOD.	ANODIZED	EA.	EACH	L.	LENGTH	REG.	REGISTER	W.	WIDTH
ARCH.	ARCHITECT, ARCHITECTURAL	E.C.	EMPTY CONDUIT	LACO.	LACQUER	REINF.	REINFORCED	WI	WITH
ANGLE	ANGLE	ELEC.	ELECTRICAL	LAM.	LAMINATED	REQ'D	REQUIRED	WO	WITH OUT
@	AT	ELEV.	ELEVATION	LAV.	LAVATORY	RES.	RESILIENT	WD.	WOOD
&	AND	ENCL.	ENCLOSURE	LINEAR	LINEAR	RET.	RETURN	WIND.	WINDOW
BD.	BOARD	EQ.	EQUAL	LN.	LENGTH OVER ALL	REV.	REVEAL	WPF.	WATERPROOF
BLDG.	BUILDING	EQUIP.	EQUIPMENT	L.O.A.	LENGTH OVER ALL	RM.	ROOM		
BLK.	BLACK	EXIST.	EXISTING	MANF.	MANUFACTURER	SCHED.	SCHEDULE		
B.O.	BY OTHERS	ENG.	ENGINEER	MAX.	MAXIMUM	SEC.	SECTION		
BOT.	BOTTOM	F.D.	FIELD DIMENSION	MECH.	MECHANICAL	SIM.	SIMILAR		
BR.	BRIGHT	F.F.	FINISH FLOOR	MTL.	METAL	SLMT.	SLANT		
CAB.	CABINET, CABINETS	F.H.	FLATHEAD	MIN.	MINIMUM	SOPF.	SOFFIT		
CAT.	CATALOG	FIN.	FINISH	MISC.	MISCELLANEOUS	SPEC.	SPECIFICATIONS, SPECIFIED		
CEM.	CEMENT	FIXT.	FIXTURE	N.C.	NO CHARGE	SQ.	SQUARE		
CEM.WP.	CEMENTITIOUS WATERPROOFING	FL.	FLOOR	NEG.	NEGATIVE	S.S.	STAINLESS STEEL		
CFM.	CUBIC FT. PER MINUTE	FLUOR.	FLUORESCENT	N.I.C.	NOT IN CONTRACT	STR. STL.	STRUCTURAL STEEL		
CHR.	CHROME	F.S.	FINISH SLAB	NO.#	NUMBER	ST.	STEEL		
CL.	CENTER LINE	FT.	FEET, FOOT	NOM.	NOMINAL	STL.	STEEL		
CLR.	CLEAR	G.A.	GAUGE	O.A.	OVERALL	STOR.	STORAGE		
CLO.	CLOTHING	GALV.	GALVANIZED	O.C.	ON CENTER	STRUC.	STRUCTURE		
C.O.	CLEAR OPENING	G.C.	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER	SUSP.	SUSPENDED		
COL.	COLUMN	GO.	GROUND	OPP.	OPPOSITE	T.B.D.	TO BE DETERMINED		
CONC.	CONCRETE	G.F.I.	GROUND FAULT INTERRUPTED	OPNG.	OPENING	TEL.	TELEPHONE		
CONSTR.	CONSTRUCTION	GL.	GLASS	PART.	PARTITION	TEMP.	TEMPERED		
CONT.	CONTINUOUS	HW.	HARD WOOD	PL.	PLATE	THK.	THICK, THICKNESS		
CORR.	CORROSION	H.WD.	HARDWARE	PLAS.	PLASTER	T.O.A.	THICKNESS OVERALL		
C.P.	CENTER POINT	HM.	HOLLOW METAL	PLAS. LAM.	PLASTIC LAMINATE	TOIL.	TOILET		
C.S.	COUNTERSUNK	H.O.A.	HEIGHT OVER ALL	POL.	POLISHED	T.O.S.	TOP OF STEEL		
C.T.	CERAMIC TILE	HORIZ.	HORIZONTAL	POLIM.	PRELIMINARY	T.O.W.	TOP OF WALL		
D.	DEPTH OR DEEP	HR.	HOUR	PT.	PAIN	T.R.	TOP REGISTER		

Building Information

Building Area (Gross):	2,872 sq.ft.
Basement Area:	1,228 sq.ft.
First Floor Area:	1,228 sq.ft.
Second Floor Area:	416 sq.ft.
Deck/Porch :	254 sq.ft.
Construction Type:	5B
Residential Energy Compliance	
Exterior Wall Insulation:	R-20 + 5ci
FNDN Insulation:	R-10ci
Attic/Roof Insulation:	R-60
Window/Door U-Factor:	0.30 min
Residential Structural Loads	
Residential Living Areas:	40 psf
Residential Sleeping Areas:	30 psf
Wind Load:	115 psf
Ground Snow Load:	50 psf
Dead Loads:	per IRC

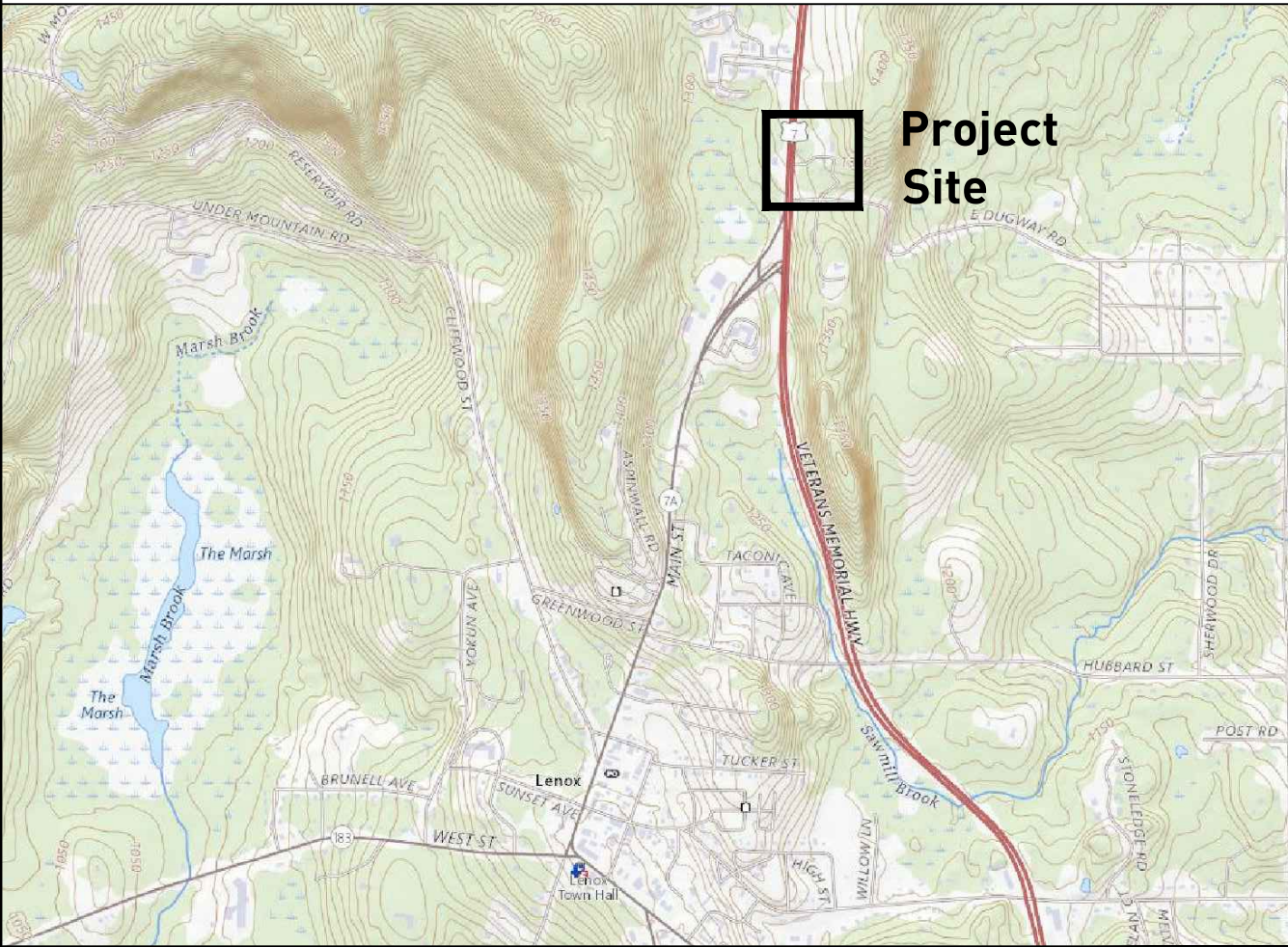
Sheet List

C01	Cover Sheet, Site Plan, and Compliance
AD01	Existing/Demo Plans and Elevations
A01	Proposed Plans and Elevations

Scope of Work

The proposed scope of work is renovation and partial change of use of an existing 2,136 sq ft. M-Retail building. The existing walk out basement/ground floor retail space will be altered into a florist shop. The main floor will be converted to a R-3 Apartment use with a loft. Additional outdoor deck and porch spaces will be provided for entry and required egress.

Locus Map



Code Compliance

- Massachusetts 780 CMR, 9th Edition with MA Amendments**
- 2015 International Building Code
 - 2021 International Energy Conservation Code with Stretch Code Amendments
 - 2015 International Mechanical Code
- Massachusetts 248 CMR, Plumbing and Gas Code**
- Massachusetts 527 CMR, Fire Code**

Zoning Compliance | Property ID: 17-41-0

District:	R1-A, LMUD (Gateway Mixed Use Development Overlay District	
Proposed Use:	B & R3 (Florist and Apartment)	
Dimensional Requirement	Required	Proposed
Minimum Lot Area	1 Acre	8.28 Acres (Existing)
Frontage	150 ft.	Existing
Front Yard Setback	35 ft.	Existing
Side Yard Setback	25 ft.	Existing
Rear Yard Setback	25 ft.	Existing
Building Coverage	20%	Existing
Maximum Height	35 ft.	Less than 35', Existing

MVA Design & Drafting
[315].396.1342 • Pittsfield, MA 01201
michael@mvadesigns.com
www.mvadesigns.com

Commercial Building Design Development Plans Prepared For:

Jason Smegal
36 Pittsfield Road
Lenox, MA 01240

Project ID: 220033 Initial Date: 11.10.22

Sheet Title:
Cover Sheet, Site Plan, & Compliance

Revisions:

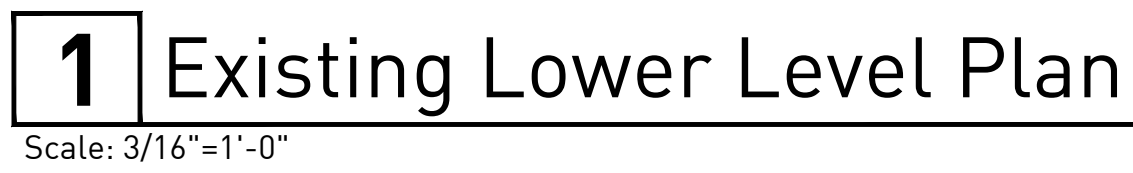
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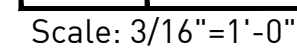
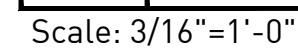
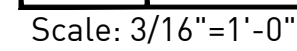
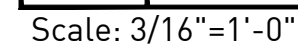
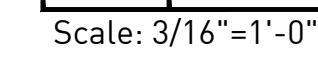
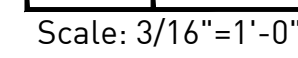
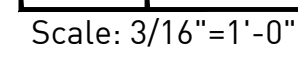
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Checked By:	MJV
Scale:	As Noted
Date:	3.6.23

Sheet ID:

C01







1 Proposed West Elevation
Scale: 1/4"=1'-0"



2 Proposed South Elevation
Scale: 1/4"=1'-0"



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michael@mvadesigns.com
www.mvadesigns.com

Commercial Building Design Development Plans Prepared For:

Jason Smegal
36 Pittsfield Road
Lenox, MA 01240

Project ID: 220033	Initial Date: 11.10.22
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Sheet Title:
**Proposed
Exterior
Elevations**

Revisions:		
Mark	Date	Notes

Sheet Information:	
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Date:	1.26.23

Sheet ID:
A05



1 Proposed East Elevation

Scale: 1/4"=1'-0"



2 Proposed North Elevation

Scale: 1/4"=1'-0"



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Project ID: 220033 Initial Date: 11.10.22

Sheet Title:
**Proposed
Exterior
Elevations**

Revisions:

Mark	Date	Notes

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Date: 1.26.23

Sheet ID:

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