

OWNER:  
SATYRS REALTY TRUST  
GEORGE P. KIRITSY, TRUSTEE  
294 WEST BOYLSTON STREET  
WEST BOYLSTON, MA 01583

## PROJECT INFORMATION

### LAND INFORMATION

MAP/PARCEL: 3/11 (PER UPDATE ASSESSOR'S MAP)  
DEED BOOK/PAGE: 60600/354;60922/335;60923/68  
FRONTAGE: 1,504.17 FT (OLD UNION TURNPIKE)  
LOT AREA: 21.66 ACRES

### ZONING INFORMATION

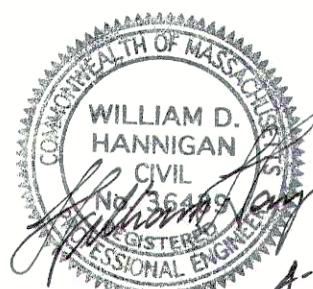
ZONING DISTRICT: ENTERPRISE DISTRICT\*  
\*IPOD OVERLAY DISTRICT  
\*EZ-A RETAIL SUB DISTRICT

### DIMENSIONAL REQUIREMENTS:

MINIMUM AREA: 64,000 SF  
MINIMUM FRONTAGE: 225 FEET  
MINIMUM HEIGHT: 00 FEET  
MINIMUM SETBACKS:  
FRONT YARD: 40 FT\*\*  
SIDE YARD: 30 FT  
REAR YARD: 30 FT

### GENERAL NOTES:

1. PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. PROPERTY LINE SURVEY DETERMINATIONS MADE BY A ON-THE-GROUND PROPERTY LINE SURVEY IN OCTOBER OF 2018.
2. TOPOGRAPHIC SURVEY INFORMATION AS DEPICTED HEREON IS BASED ON LIDAR (LIGHT DETECTION AND RANGING) OBSERVATIONS MADE AND PROCESS BY WOLPERT, INC. IN 2014 AND PROVIDED BY THE U.S. GEOLOGICAL SURVEY. POST PROCESS BY OTHERS AND PROVIDED TO THIS OFFICE. DATUM IS BASED ON NAVD83.
3. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY CARON ENVIRONMENTAL IN SEPTEMBER OF 2018. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
4. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
5. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
6. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF LANCASTER, AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
8. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
9. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
10. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
11. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
12. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00).
13. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
14. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
15. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #25027-0008E, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
16. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
17. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF LANCASTER.



## HANNIGAN ENGINEERING, INC.

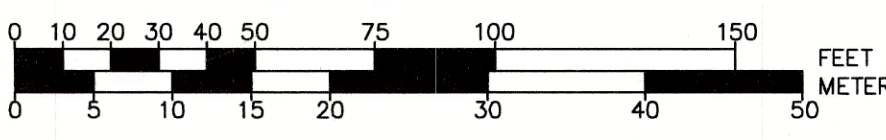
CIVIL ENGINEERS & LAND SURVEYORS

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LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)  
WWW.HANNIGANENGINEERING.COM

## RESTORATION PLAN IN LANCASTER, MASSACHUSETTS

PREPARED FOR:  
SATYRS REALTY TRUST  
GEORGE P. KIRITSY, TRUSTEE  
294 WEST BOYLSTON STREET  
WEST BOYLSTON, MASSACHUSETTS 01583  
TEL: (508) 886-2800

GRAPHIC SCALE: 1"=40'



CALC: DJL	DRWN: DJL/CMA	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: APR 29, 2020
SRV: JEF/JEH/JHG	FB: FILE	JOB NO: 2752
TAB: RDA HAUL	SHEET 1 OF 1	PLAN NO: C-15-3

### RESTORATION SEQUENCE:

PROVIDED BY CARON ENVIRONMENTAL CONSULTANTS

1. IN THE EVENT OF A CONFLICT WITH THE ENFORCEMENT ORDER OR APPROVALS FROM THE CONSERVATION COMMISSION, THE COMMISSION'S REQUIREMENTS SHALL BE FOLLOWED.
2. ENSURE THAT THE EXISTING EROSION CONTROLS ARE IN PROPER CONDITION AND CONDUCT ANY MAINTENANCE BEFORE WORK BEGINS.
3. USING AN EXCAVATOR, SMOOTH OUT ANY RIDGES OF SOIL THAT EXTEND ABOVE NATURAL GRADES AND BREAK UP AREAS OF COMPACTED SOILS BY RAKING WITH EXCAVATOR TEETH.
4. USING TOPSOIL STOCKPILED ON THE SITE, PLACE TOPSOIL TO RAISE THE GRADES TO MATCH THE EXISTING NATURAL GRADES. EFFORTS SHOULD BE MADE TO AVOID SMEARING AND COMPACTING THE TOPSOIL.
5. SEED ALL DISTURBED AREAS WITH NEW ENGLAND WETLAND PLANT'S EROSION CONTROL/RESTORATION MIX FOR DRY SITES (OR APPROVED EQUAL) AT A MINIMUM RATE OF 1 POUND PER 1,250 SQUARE FEET. PER THE SUPPLIERS SPECIFICATIONS, THIS SEED MAY BE APPLIED USING HYDROSEEDING, MECHANICAL SPREADING, OR BY HAND. IF HYDROSEEDING IS USED, IT SHALL BE DON USING STRAW OR A STRAW-LIKE MATERIAL, AND NOT CELLULOSE FIBER.

6. IF HYDROSEEDING WAS NOT UTILIZED, LIGHTLY MULCH THE AREA WITH A WEED FREE STRAW.
7. BLOCK EACH END OF THE FORMER HAUL ROAD ROUTE WITH CONSTRUCTION FENCING AND EROSION CONTROL BARRIERS.
8. IF UNUSUALLY DRY CONDITIONS APPEAR TO BE INHIBITING THE GERMINATION AND/OR GROWTH OF THE GRASSES DURING THE FIRST SUMMER, THE AREA SHOULD BE WATERED AS NEEDED.
9. ONCE THE GRASSES ARE FULLY ESTABLISHED, AND THE AREA IS STABILIZED, THE EROSION CONTROL MEASURES SHOULD BE REMOVED.