

PROJECT INFORMATION

LAND INFORMATION	
MAP/PARCEL:	5/32P
PROPOSED FRONTAGE:	700.58 FT
PROPOSED AREA:	8.83 ACRES±
ZONING INFORMATION	
ENTERPRISE DISTRICT	
DIMENSIONAL REQUIREMENTS	
MINIMUM AREA:	64,000 SF
MINIMUM FRONTAGE:	225 FEET
MINIMUM HEIGHT:	40 FEET
MINIMUM SETBACKS:	
FRONT YARD:	40 FT
SIDE YARD:	30 FT (100 FT WHERE ABUTS RESIDENTIAL)
REAR YARD:	30 FT (100 FT WHERE ABUTS RESIDENTIAL)

- GENERAL NOTES:
1. PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JANUARY OF 2012. TOPOGRAPHIC INFORMATION WAS THE RESULT OF AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN DECEMBER OF 2011.
  2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY CARON ENVIRONMENTAL SERVICES ON DECEMBER 29, 2011. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY. ADDITIONAL REVIEW OF THESE WETLAND AREAS WAS PERFORMED BY CARON ENVIRONMENTAL IN OCTOBER OF 2020.
  3. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD 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)
  4. 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.
  5. RELOCATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
  6. 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.
  7. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
  8. 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.
  9. 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.
  10. PLANS TO BE REVIEWED BY APPROPRIATE UTILITY COMPANIES FOR COMPLIANCE WITH APPLICABLE LAWS. FINAL LOCATION IS SUBJECT TO CHANGE.
  11. 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).
  12. 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.
  13. AREAS OF FILL TO BE COMPACTED TO A MINIMUM OF 95% DRY DENSITY. OTHER AREAS WITHIN ROADWAYS AND DRIVEWAYS, 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.
  14. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
  15. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #2507C-028E, 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.

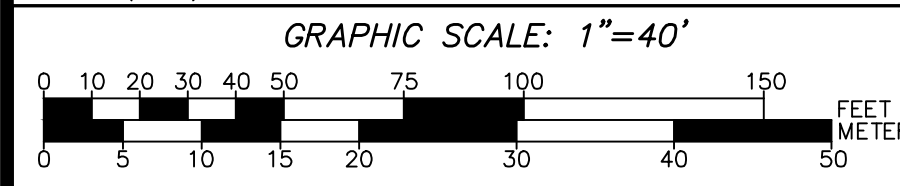
HANNIGAN ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

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www.hanniganengineering.com

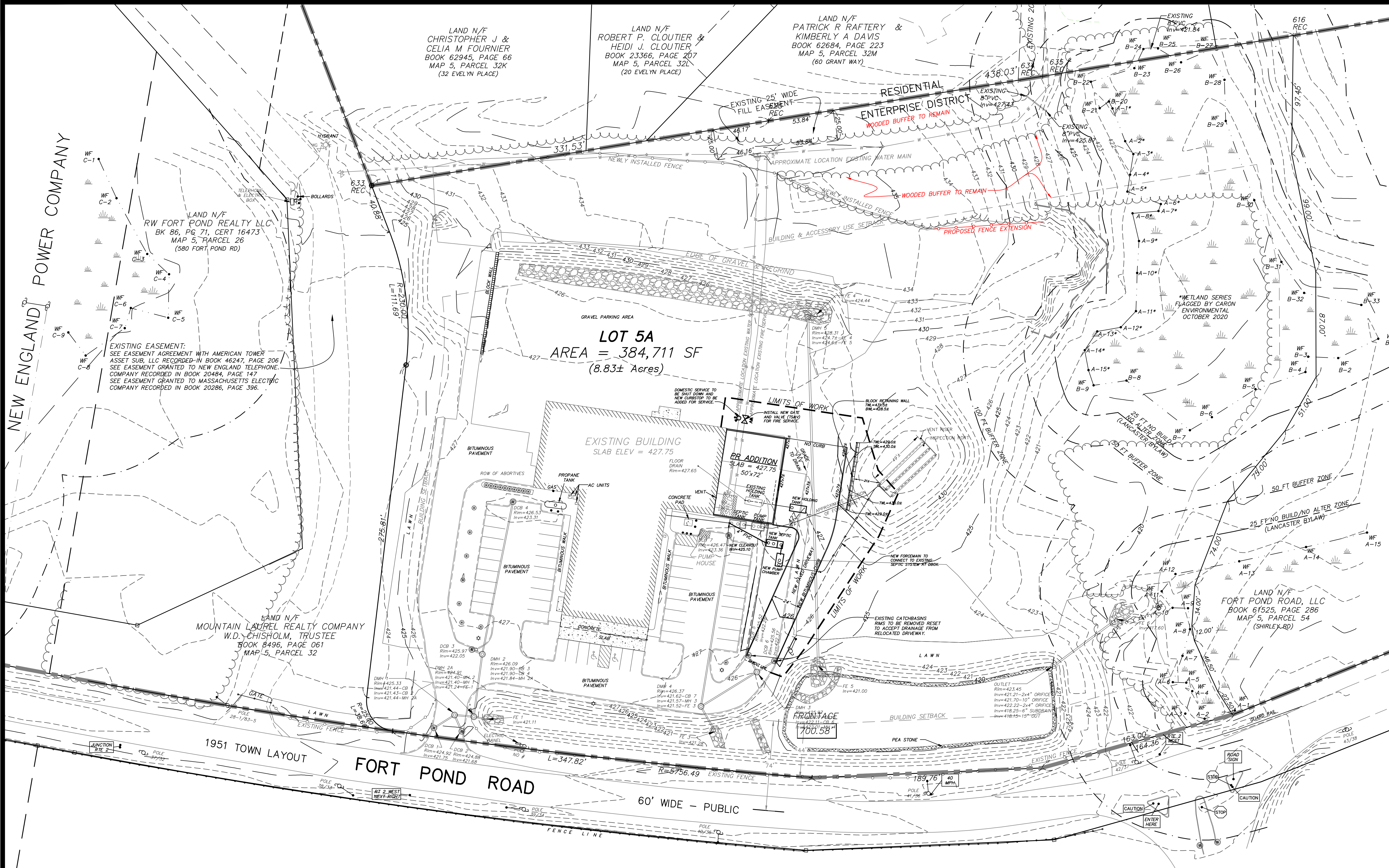
(978) 534-1234 (T)  
(978) 534-6060 (F)

BUILDING ADDITION PLAN  
IN  
LANCASTER, MASSACHUSETTS

PREPARED FOR:  
UNITED AG & TURF NORTHEAST  
DAVE HAMMOND, CBO  
PO BOX 30  
FAIRFIELD, MAINE 04937  
TEL: (207) 314-1140



CALC:	WDH	DRWN:	WDH/CMA	SCALE:	1"=40'
CHKD:	WDH	APPD:	CMA	DATE:	FEB 5, 2021
SRV:	JEF/JHG	FB:	E.2352011312	JOB NO:	2352.1
TAB:	SITE	SHEET	4 OF 5	PLAN NO:	C-10-21



- GENERAL CONSTRUCTION SEQUENCE
1. INSTALL SNOW FENCING TO DEMARCAT LIMITS OF WORK.
  2. REMOVE AND RELOCATE EXISTING SHED.
  3. SAWCUT PAVEMENT AS NOTED.
  4. REMOVE EXISTING TOP AND BINDER COURSES OF PAVEMENT.
  5. INSTALL NEW SEPTIC TANK, PUMP CHAMBER, AND HOLDING TANK, EXCLUDING PIPING.
  6. PUMP EXISTING SEPTIC TANK, PUMP CHAMBER, AND HOLDING TANK.
  7. REMOVE EXISTING PUMP COMPONENTS AND REINSTALL IN NEW PUMP CHAMBER (MONITOR SEPTIC FLOWS).
  8. REMOVE EXISTING SEPTIC TANK AND PUMP CHAMBER.
  9. MAKE CONNECTION FROM EXISTING SEWER MAIN TO NEW SEPTIC TANK. INSTALL NEW FORCE MAIN.
  10. INSTALL FOUNDATION FOR NEW BUILDING ADDITION.
  11. REMOVE EXISTING HOLDING TANK AND MAKE APPROPRIATE CONNECTIONS TO NEW BUILDING ADDITION.
  12. FINALIZE BUILDING CONSTRUCTION.
  13. FINALIZE SITE IMPROVEMENTS INCLUDING PAVING AND LANDSCAPING (LOAM & SEED).

- NOTES (FROM SHIRLEY WATER DISTRICT):
1. POLYETHYLENE TUBING SHALL BE TYPE 3408 WITH A MINIMUM 1.0" CU SIZE AND A WORKING PRESSURE OF 200 PSI.
  2. SADDLES FOR SERVICE CONNECTIONS SHALL BE DOUBLE BAND STAINLESS STEEL WITH 1.0" CC OUTLET.
  3. CORPORATION STOPS SHALL BE FORD MODEL NUMBER F-1000G. INLET THREAD SHALL BE CC TYPE. OUTLET CONNECTIONS SHALL BE GRIP JOINT SUITABLE FOR USE WITH CTS PE TUBING. CORPORATIONS SHALL OPEN LEFT.
  4. CURB STOPS SHALL BE FORD 944-444G WITH GRIP JOINT INLET AND OUTLET CONNECTIONS SUITABLE FOR USE WITH CTS PE TUBING. CURB STOPS SHALL OPEN LEFT.
  5. CURB BOXES SHALL BE CAST IRON TAR COATED, SINGLE PLUG ERIE TYPE.
  6. TRACER WIRE SHALL BE MINIMUM 12 GAUGE, INSULATED AND MADE OF CONDUCTIBLE MATERIAL.
  7. METER VALVES SHALL BE FORD B43-342G OR B443-342G AND INSTALLED BY THE WATER DISTRICT. CONTRACTOR WILL BE CHARGED FOR SAID VALVES.
  8. WATER METERS SHALL BE 5/8" OR 3/4" SR, EOR AS MANUFACTURED BY INVENSYS METERING SYSTEMS. DOMESTIC METERS SHALL BE SUPPLIED AND INSTALLED BY THE WATER DISTRICT. CONTRACTOR WILL BE CHARGED FOR SAID METER AND METER READING EQUIPMENT.
  9. SERVICE TO BE SLEEVED THROUGH FOUNDATION WITH SDR 21 GLASS 160 PIG SLEEVE AT APPROPRIATE SIZE AS DETERMINED BY THE WATER DISTRICT. OPENINGS INTO SLEEVE SHALL BE SEALED WITH FERCO TYPE COUPLINGS.

PARKING CALCULATIONS

SHOWROOM AREA (DISPLAY - 1 SPACE PER 800 SF):  
(5,376 SF/800 SF) = 6.7 SPACES ==> 7 SPACES

SHOWROOM AREA (OFFICE - 1 SPACE PER 250 SF):  
(1,824 SF/250 SF) = 7.3 SPACES ==> 8 SPACES

PARTS DEPARTMENT (STORAGE - 1 SPACE PER 2,000 SF):  
(6,536 SF/2,000 SF) = 3.3 SPACES ==> 4 SPACES

SERVICE/ASSEMBLY (PRODUCTION AREA - 1 SPACE PER 300 SF):  
(7,864 SF/300 SF) = 26.2 SPACES ==> 27 SPACES

TOTAL PARKING REQUIRED: 46 SPACES  
TOTAL PARKING PROVIDED: 47 SPACES - 2 ACCESSIBLE

\*\*\* DIG SAFE NOTE \*\*\*

IN ACCORDANCE WITH MGL CH 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, NO LESS THAN 72 HOURS PRIOR TO EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS & HOLIDAYS) AND CALL "DIG SAFE" AT 1-888-344-7233.

LEGEND

542	CONTOURS	560
PROPERTY LINES	SEWER	
DRAIN	WATER	
W	G	W
G	W	G
OHW	OHW	OHW
ETC	ETC	ETC
EDGE OF PAVEMENT	ELEC/TELE/CABLE	
BITUMINOUS CURB		
EROSION CONTROL		
FENCE		
SEWER MANHOLE		
DRAIN MANHOLE		
CATCH BASIN		
WELL		
UTILITY POLE		
LIGHT POLE		
WATER SHUT OFF		
WATER VALVE		
GAS VALVE		
HYDRANT		