

**HANNIGAN
ENGINEERING, INC.**

8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060 CIVIL ENGINEERS & LAND SURVEYORS

Russell W. Williston, Chair
LANCASTER PLANNING BOARD
701 Main Street – Suite 4
Lancaster, Massachusetts 01523

RECEIVED

MAR 01 2021

**COMMUNITY DEVELOPMENT
AND PLANNING**

February 22, 2021

RE: United Ag & Turf NE, LLC
John Deere Dealership Building Addition

Dear Mr. Williston,

On behalf of our clients, United Ag & Turf Northeast, LLC, Hannigan Engineering, Inc. is submitting an application for Site Plan Review for a proposed addition to the existing John Deere facility at 700 Fort Pond Road in Lancaster, Massachusetts. The original project was approved in 2012 and constructed shortly thereafter. Since that time, the ownership of the property has been transferred to United Ag & Turf and its holding company SCF RC Funding IV LLC.

At this time the need for additional service and storage space is required for the continuing operation of the John Deere dealership. The building addition consists of a 3,600 square foot extension of the building on the eastern portion of the site. This is in the location of the existing service doors which will be moved to the end of the building. The existing driveway will be reconfigured to provide access to the new service door location. As part of the construction, the septic tank and pump chamber will be required to be relocated along with the floor drain holding tank. The new locations are depicted on the plans.

The project is situated on approximately 8.8 acres of land on the northerly side of Fort Pond Road in Lancaster, Massachusetts. Under the original review and approval a full drainage analysis was performed to evaluate the site construction and a new drainage system was constructed in compliance with the DEP Stormwater Management Regulations, as well as the Town of Lancaster standards for Site Plan review. Additionally, the project received an Order of Conditions from the Conservation Commission for the project which was closed out upon the completion of construction.

The areas of Bordering Vegetated Wetlands on and abutting the eastern property boundary were recently updated by the project botanist, Caron Environmental. This work was performed in conjunction with a filing with the Commission relative to work being performed by the prior owner within the buffer zone of the BVW. This work was reviewed by the Commission and a negative determination was made relative to the project work. At this time, this office has not received the information relative to the issuance of the actual Determination as it has not been issued by the Commission. Work performed as part of this Building Addition project is outside of the jurisdictional areas relative to Conservation approvals.

As part of the submittal, the Site Plan Information – General Submission Requirements was reviewed. This form has been attached with responses to the various items described. The essence of the project is a 3,600 square foot addition to the existing building. The zoning district of this area has changed since the original approval and has been updated on the Site Plans, including the setback requirements from property lines. The proposed addition will be in compliance with the current building setbacks requirements.

The building expansion will be utilized for additional space for service and warehouse storage. The parking requirements for the project have been updated to reflect the number of spaces required for the project. A total of 46 spaces are required, with a total of 47 parking spaces (marked) on the site. It is noted that there are additional areas on site available for parking, should the need arise.

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Presently, there are 8 to 9 employees on the site with 4 or 5 employees in the office and 3 or 4 employees in the warehouse/service area. With the building expansion, it is anticipated that additional employees would be limited to the service area for the project. With respect to the existing septic system, the design flow is based partially on the square footage of the retail/office area and partly on the number of employees in the warehouse/service area. The number of employees in the retail/office area has no bearing on the design capacity. The total number of employees in the warehouse/service area permitted by the septic approval is 14 employees. Even with the expansion, the number of employees would be far below the maximum of 14 employees. Due to the locaiton of the addition, the septic tank and pump chamber will be required to be removed and relocated. Additionally, the holding tank for the floor drains will also need to be removed and relocated.

As part of the submittal, an updated Drainage Analysis & Report was prepared for the project. The purpose of this updated analysis was to determine if the proposed addition to the building including the reconfiguration of the driveway on the eastern side of the property can be accomodated by the existing drainage system. The post development analysis was modified to reflect the changes to the site relative to this work. The watershed mapping was adjusted and the landuse characteristics within each affected watershed were updated to reflect the proposed conditions. The same methodology and design criteria was utilized in this review as was performed during the original analysis. Additonally, the underlying soil characteristics have not changed in thia area and the design points for analysis were maintained.

Relative to the site, no changes to the approved and constructed drainage infrastructure are proposed by this project. The driveway relocation as part of this project does not require additional drainage structures and the general watershed configuration has been maintained. The drainage system is directed to the existing onsite detention basin on the property, which has the capacity to accommodate the changes in the landuse conditions made as part of this project.

Finally, the submittal includes proposed elevations and floor plans of the building and its addition. There are no changes proposed for the site lighting and landscaping for the project. The building addition will be of similar materials and color palette as currently exists. Addiitonally, there are no changes to traffic patterns anticipated by the expansion.

Hannigan Engineering, Inc. is submitting this application for Site Plan Review for the purpose of review of the Town Departments and of the Planning Board. We are providing 2 full sized sets of plans and 6 reduced copies of the plans, along with 2 copies of the updated Drainage Analysis & Report. We will also are providing additional sets of plans for the Building Commissioner and Town Engineer review. We ask that this matter be placed on the next available agenda for review. A representative of this office will be available to present the project. We look forward to your andticipated approval of this project.

Sincerely,
HANNIGAN ENGINEERING, INC.

William D. Hannigan, PE
President

pc: Dave Hammond, CBO – United Ag & Turf NE, LLC



Town of Lancaster, Massachusetts
Office of Community Development and Planning

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COMMUNITY DEVELOPMENT
AND PLANNING

LANCASTER PLANNING BOARD SITE PLAN APPLICATION

Site Plan Information - General Submission Requirements

In addition to a **complete** application, the applicant must also provide:

- 1) (2) full-size (32"x24") sets of plans
- 2) (6) reduced copy (11"x17")
- 3) (1) Electronic copy of plans
- 4) Site Plan Checklist
- 5) Site Plan Application Fee
 - ◇ \$200.00 plus \$15.00 per parking space, plus professional review.
- 6) Revenue Certification Form

IMPORTANT

Site Plan Review will be scheduled for a Planning Board meeting
AFTER all required materials are received.

Building Commissioner Review: The Building Commissioner must review the plans and application.
One full set of plans and the site plan application must be submitted.

Engineering Review: The Town Engineer must review the plans and application. One full set of plans and the site plan application must be submitted.

Contact: Community Development and Planning
695 Main Street, Suite 4
Lancaster, MA 01523

978-365-3326 Ex. 1311 (Phone)
978-368-4009 (Fax)
mantonellis@lancasterma.net

Site Plan Information – General Submission Requirements

- 1.) *Identify property owner.
SCR RC FUNDING IV LLV c/o United Ag & Turf NE LLC
- 2.) Depict proposed square footage of all proposed and existing buildings.
Proposed 50'x72' addition to existing building (3,600 sf).
- 3.) Depict setback limits.
Compliance with setbacks is achieved.
- 4.) *Identify the specific use.
Additional space for warehouse storage (2,000 sf), as well as additional assembly/service area (1,600 sf).
- 5.) *State the proposed hours of operation.
No change in hours of operation is anticipated.
- 6.) *State the number of employees (both full and part-time).
Existing number of employees is between 8 and 9 and is split between the office staff (5) and the warehouse and service areas. (3-4). An additional 2 to 3 employees are anticipated, mainly in the service area.
- 7.) Depict parking spaces. All proposed parking should meet the requirements of Section 220-38.1 (Parking Design) of the Lancaster Zoning Bylaw. If utilizing shared parking, state whether or not the current parking lot is adequate and if there is some type of written shared parking agreement. If such a document needs to be drafted, the Planning Board will need a copy. They may need an engineer's written certification that the current (existing) parking lot is adequate to handle any increased demands on the proposed (or existing) building and the uses to be placed on it.
Compliance with parking is achieved.
- 8.) Depict any loading areas, if applicable.
Existing loading areas will be shifted to the east at the end of the proposed addition.
- 9.) Depict all existing or proposed water/sewer connections (specify type, size, etc.). State whether or not there is adequate capacity for either water/sewer. If so, the Planning Board will need an engineer's written certification demonstrating adequate capacity exists.
Water and Fire protection systems are shown and will provide compliance with required codes. The existing septic system has sufficient capacity for the additional size of the building. The basis for the design is a combination of use area and employee count which does not exceed what was originally approved.
- 10.) Depict surface water drainage and provide, if necessary, an analysis of any runoff mitigation issues. All proposed drainage should meet the requirements of Section 220-37.2 (Erosion and Stormwater Control) of the Lancaster Zoning Bylaw. A Stormwater Management Permit may be required if disturbing more than one acre of land.
The site has an existing drainage system which has been reviewed as part of this submittal. The drainage system has sufficient capacity to accommodate the building addition and changes in paved area on the project. Reference is made to the Drainage Analysis & Report.

Site Plan Information – General Submission Requirements
(continued)

- 11.) Depict all utility connections. Any new connections should be underground.
Existing - Modified per Site Plans.
- 12.) Depict building elevations with any proposed modifications.
Building Plans are included with the submittal.
- 13.) Depict existing and proposed landscaping. All proposed landscaping should meet the requirements of Section 220-37.1 (Landscaping Requirements).
Existing - No changes to the existing landscaping are proposed.
- 14.) Depict existing and proposed site lighting, including, but not limited to, parking lot lighting, entry lighting, etc. All proposed lighting should meet the requirements of Section 220-36.2 (Lighting) of the Lancaster Zoning Bylaw.
Existing - No changes to the existing lighting are proposed. the existing lighting at the service bay area will be shifted to the east and placed on the building in a similar manner.
- 15.) Provide a traffic impact assessment that documents existing traffic conditions, the effect of projected traffic generated by the proposed project, and identify measures to mitigate any adverse impacts on traffic. See Section 220-38.2 (Traffic Impact Assessment) of the Lancaster Zoning Bylaw.
No changes to the traffic patterns are anticipated or proposed by this submittal. The building addition does not trigger a traffic review per the bylaw.

Items marked with an asterisk (*) must be included in a narrative of no fewer than 200 words explaining the intended use of the property, modifications to property or structure, a change in use, impact on abutters or neighborhood, or any other specific information that cannot be depicted on the site plans.



Town of Lancaster, Massachusetts
Office of Community Development and Planning

LANCASTER PLANNING BOARD
SITE PLAN CHECKLIST

Site Plan Title Site Development Plan - John Deere Dealership

Latest Revision Date February 5, 2021

Plan Prepared by Hannigan Engineering, Inc.

Address 8 Monument Square Leominster, MA 01453

Phone Number (978) 534-1234

Applicant United Ag & Turf NE, LLC - Dave Hammond CBO

Address PO Box 30 Fairfield, Maine 04937

Phone Number (207) 314-1140

E-mail dave.hammond@uatne.com

LANCASTER ZONING BYLAW

Article 3 – Use Regulations

 X Use allowed or Special Permit granted

Article 4 – Dimensional Requirements

 X Lot area complies (Existing)

 X Frontage complies (Existing)

 X Street yard complies (Existing)

 X Access is adequate (Existing)

 X Side and rear yards comply

 N/A Corner clearance is adequate

 N/A Flexible development requirements met, if applicable

Article 6 – Required Off-Street Parking

 X Number of spaces adequate. Computation: See Site Plans

 X Curb cuts 30 feet or less (Existing)

 X No backing onto a public right-of-way

 X Parking areas graded, surfaced and drained (Existing)

 X Spaces clearly marked (in lots over 20 spaces) (Existing)

 N/A Extended driveway requirements met, if applicable

Article 7 – Flood Plain Regulations

 N/A Requirements met, if applicable

Article 8 – Signs and Illumination (Existing)

<u>X</u>	Illumination complies
<u>X</u>	Location of signs complies
<u>X</u>	Sizes of signs complies
<u>X</u>	Number of signs complies
<u>X</u>	Kind of signs complies

Article 10 – Environmental Controls

Section 220-34 – Site Plan Review

<u>X</u>	Acceptable scale
<u>X</u>	Lot lines and dimensions
<u>X</u>	Streets, ways, drives, and egresses proposed
<u>X</u>	Structure locations, existing and proposed
<u>X</u>	Loading facilities (Existing - Relocation per plans)
<u>X</u>	Parking (individual spaces shown) (Existing)
<u>X</u>	Landscaping and screening, existing and proposed (distinguished from each other)
<u>N/A</u>	Recreation areas
<u>X</u>	Service entries (e.g. water) (Existing - Relocation per plans)
<u>X</u>	Storm drainage (Existing)
<u>X</u>	Design by registered architect or professional engineer if more than 25 parking spaces or 35,000 square feet of building area
<u>X</u>	Ground floor plan
<u>X</u>	Architectural elevations
<u>X</u>	Lighting plan (Existing)
<u>X</u>	Traffic impact assessment (Existing)

Section 220-35 – Design Guidelines (Existing - Building Addition to previously approved plans)

<u> X </u>	Adequate access to each structure for emergency equipment
<u> X </u>	Utilities adequate
<u> X </u>	Major topography change minimized
<u> X </u>	Tree removal minimized
<u> N/A </u>	Wetland vegetation displacement minimized
<u> X </u>	Stormwater flow increase avoided
<u> X </u>	Drainage adequate, no ponding
<u> X </u>	Erosion prevention provided
<u> X </u>	Circulation safe for pedestrians
<u> X </u>	Circulation safe for vehicles
<u> X </u>	Air and water pollution minimized
<u> N/A </u>	Obstruction of water views minimized
<u> X </u>	Visibility of parking, storage and outside service areas minimized
<u> X </u>	Glare from headlights and area lighting minimized

Section 220-35.B – Building Design

<u> X </u>	Requirements met, if applicable (Existing - Addition consistent with original approval)
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Section 220-36.1 – Disturbance Controls

<u> X </u>	Sound, noise, vibration, odor, flashing restrictions met (Existing)
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Section 220-36.2 – Lighting

<u> X </u>	Lighting requirements met (Existing)
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Section 220-37.1 – Landscaping Requirements (Existing)

- X Trees of 2-1/2-inch or more caliper
- X One tree per 30 feet planting area length
- X 15-foot planting strip along commercial street frontage
- X Sideline planting requirements met
- X 2% of parking area in landscaping
- X 1 tree and 4 shrubs for every 1,500 square feet of parking area
- X Plantings in 30 square foot soil plots
- X 10-foot planting strip along abutting districts
- X Existing plants within 25 feet of street retained

Section 220-37.2 – Erosion Control

- X Requirements met

Section 220-38 – Parking Design and Traffic Planning

- X Requirements met (Existing)

Section 220-39 – Water Resource District

- N/A Requirements met, if applicable

Section 220-63 – Concept Plan

- N/A Site plan and approved concept plan consistent (Existing - Previously approved plans.)

REVENUE CERTIFICATION

Application/Petition/Appeal of:

1. Applicant:
United Ag & Turf NE, LLC PO Box 30 Fairfield Maine 04937
2. Owner:
SCR RC FUNDING IV LLV c/o United Ag & Turf NE LLC
3. Property:
700 Fort Pond Road, Lancaster, MA
Assessors Map 5 Parcel 32P

Pursuant to M.G.L. c. 40D, Section 57, and the General By-Laws of the Town of Lancaster, the undersigned applicant hereby certifies as follows:

- 1) The following named persons, firms or corporations constitute the complete list of all parties having an ownership or proprietary interest in the property or use subject to the above-entitled application.
- 2) Each of the below listed parties have complied with the laws of the Commonwealth of Massachusetts and the Town of Lancaster in that they have not neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges for not less than a twelve month period.

OWNER:

SCR RC FUNDING IV LLV

APPLICANT:

United Ag & Turf NE, LLC

OTHER:

Signed under the pains and penalties of perjury.

Signature of Applicant

DATED: 2/5/21

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR

DATED: 3/1/2021

SITE DEVELOPMENT PLAN

JOHN DEERE DEALERSHIP

700 FORT POND ROAD

IN

LANCASTER, MASSACHUSETTS

FEBRUARY 5, 2021

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MAR 01 2021

COMMUNITY DEVELOPMENT
AND PLANNING

OWNER

SCR RC FUNDING IV LLC
C/O UNITED AG & TURF NE, LLC
901 BIRMINGHAM AVENUE
LOS ANGELES, CALIFORNIA 90049

APPLICANT:

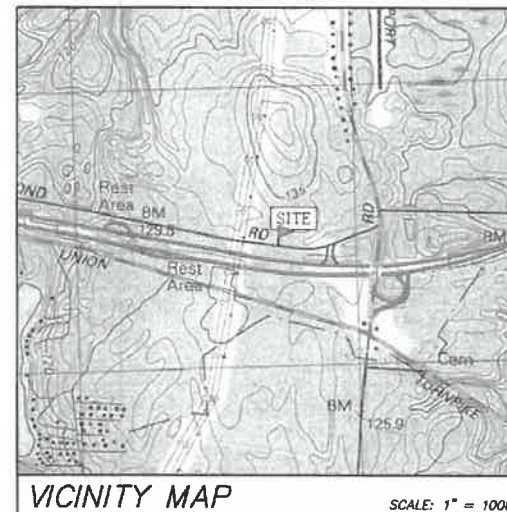
UNITED AG & TURF NE, LLC
DAVE HAMMOND, CBO
PO BOX 30
FAIRFIELD, MAINE 04937
TEL. (207) 314-1140

GENERAL CONTRACTOR:

D.R. POULIN CONSTRUCTION, INC.
59 DUCK MILL ROAD
FITCHBURG, MASSACHUSETTS 01420
TEL. (978) 353-6740

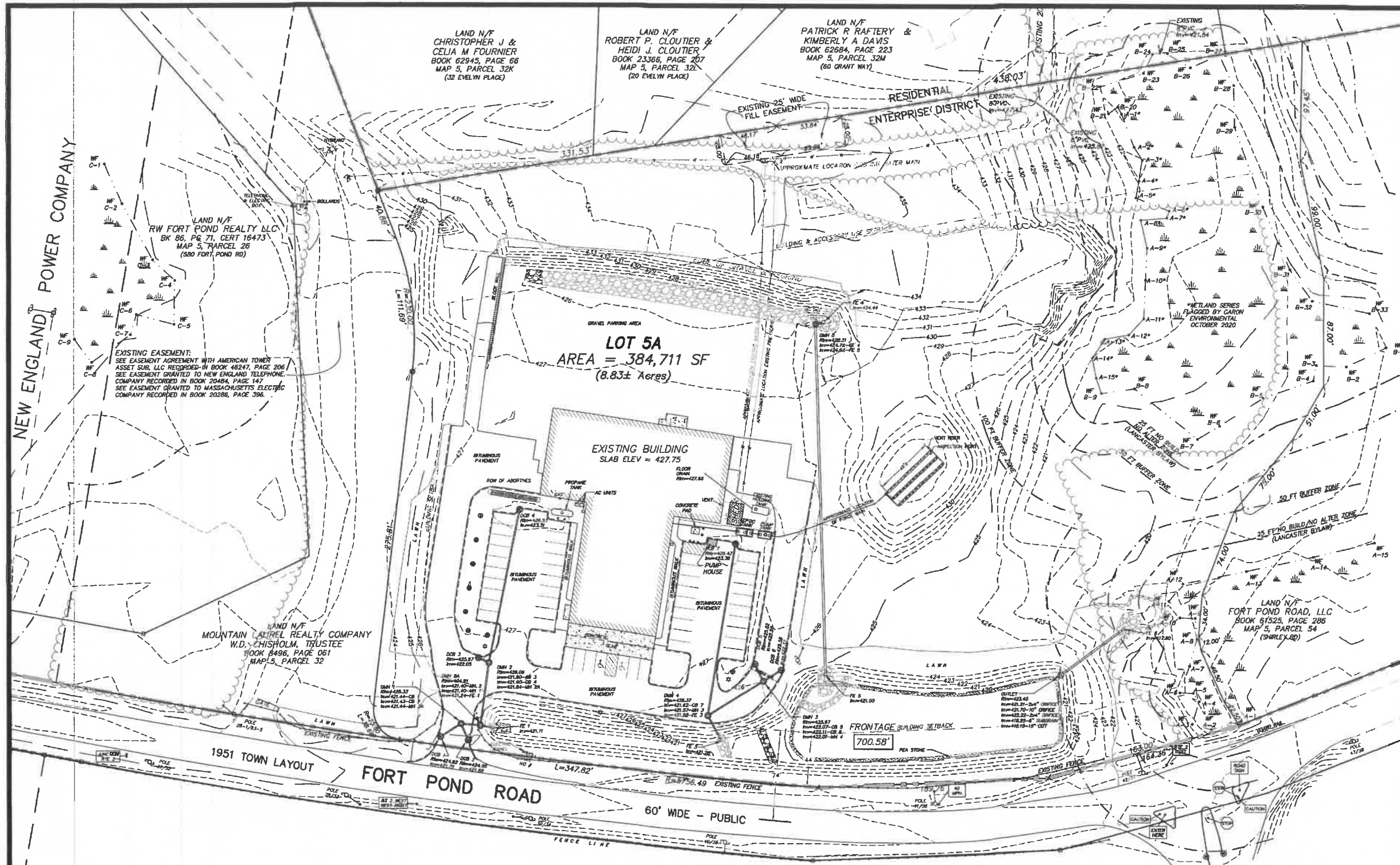
ENGINEER & SURVEYOR:

HANNIGAN ENGINEERING, INC.
8 MONUMENT SQUARE
LEOMINSTER, MASSACHUSETTS 01453
TEL. (978) 534-1234



PLAN INDEX

SHEET	1	EXISTING CONDITIONS PLAN
SHEETS	2-3	DEMO / SITE PREPARATION PLANS
SHEET	4	BUILDING ADDITION PLAN
SHEET	5	CONSTRUCTION DETAILS



PROJECT INFORMATION

LAND INFORMATION	
MAP/PARCEL:	5/32P
PROPOSED FRONTAGE:	700.58 FT
PROPOSED AREA:	8.83 ACRES±
ZONING INFORMATION	
ZONING DISTRICT: 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)

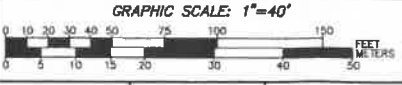


HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
www.hanniganengineering.com

EXISTING CONDITIONS PLAN IN LANCASTER, MASSACHUSETTS

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



CALC: LRS	DRWN: LRS/DJL	SCALE: 1"=40'
CHKD: WHH	APPD: DJL	DATE: FEB 5, 2021
SRV: JEF/JHG	FB: E.2352011312	JOB NO: 2352.1
TAB: EX COND	SHEET 1 OF 5	PLAN NO: 10-21

LEGEND	
CONTOURS	--- 542 ---
PROPERTY LINES	---
EASEMENT	---
SEWER	---
DRAIN	---
WATER	---
GAS	---
OVERHEAD WIRES	---
EDGE OF PAVEMENT	---
INTERSECTING CURB	---
STONE WALLS	---
EDGE OF WETLAND	---
BUFFER ZONE	---
IRON ROD	○
CONCRETE BOUND	□
STONE BOUND	□
DRILL HOLE	○
SEWER MANHOLE	⊙
DRAIN MANHOLE	⊙
CATCH BASIN	⊙
DEEP TEST 1142-1	⊙
SKIN BENCHMARK	⊙
UTILITY POLE	⊙
LIGHT POLE	⊙
WATER SHUT OFF	⊙
WATER VALVE	⊙
GAS VALVE	⊙
HYDRANT	⊙
WELL	⊙
PERC TEST 1142-1	⊙

*** 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.

PROJECT INFORMATION

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2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY CARON ENVIRONMENTAL SERVICES ON DECEMBER 28, 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 DOW-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 LOANED AND SEEDING FOR STABILIZATION.
8. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FINAL 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 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.
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. FROM PANEL 2250270-03ASR, 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

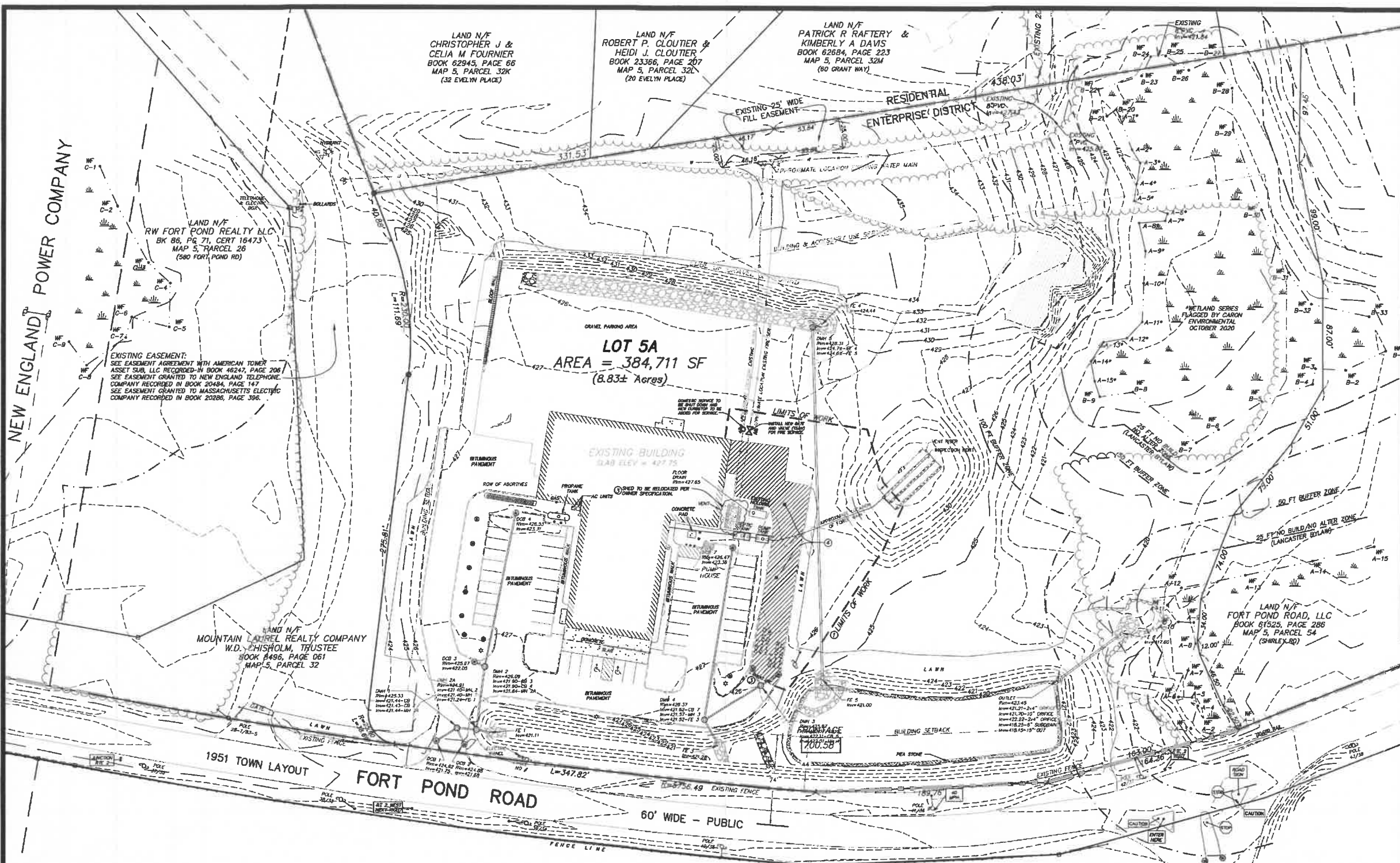
8 MONUMENT SQUARE (978) 534-1234 (T)
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-8080 (F)
www.hanniganengineering.com

DEMO/SITE PREPARATION IN LANCASTER, MASSACHUSETTS

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

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150
0 5 10 15 20 25 30 35 40 45 50
FEET METERS

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: DEM01	SHEET 2 OF 5	PLAN NO: C-10-21



ROUTE 2 1951 STATE HIGHWAY LAYOUT (LAYOUT No. 3830)

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

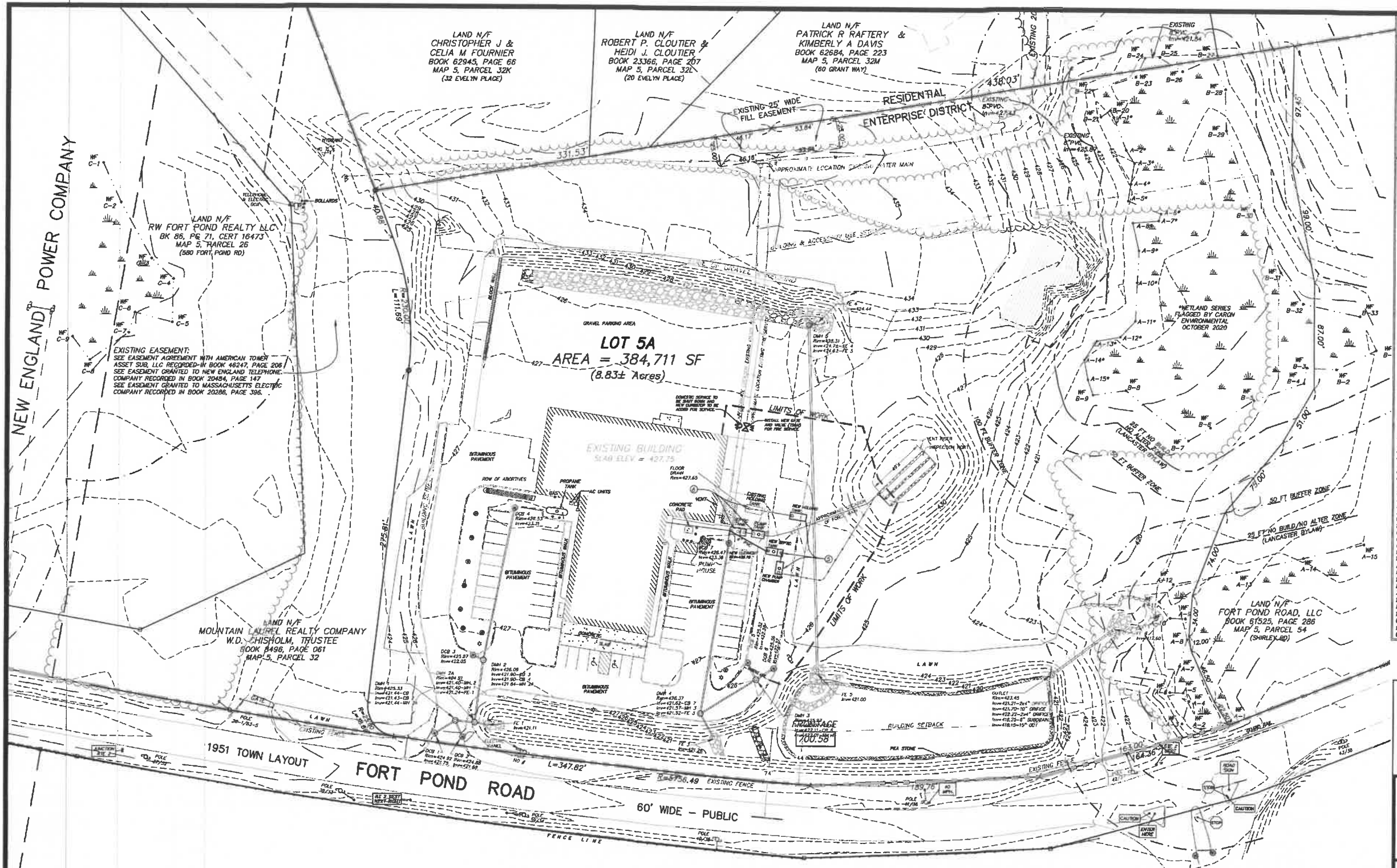
*** DIG SAFE NOTE ***
IN ACCORDANCE WITH MGL CH 82, SECTION 40, INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, NO LESS THAN 72 HOURS PRIOR TO EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS & HOLIDAYS) AND CALL "DIG SAFE"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

LEGEND

442	CONTOURS	382
PROPERTY LINES	SEWER	442
DRAIN	WATER	442
442	ELEC/TELE/CABLE	442
442	EDGE OF PAVEMENT	442
442	BITUMINOUS CURB	442
442	GUARDRAIL	442
442	EROSION CONTROL	442
442	FENCE	442
442	SEWER MANHOLE	442
442	DRAIN MANHOLE	442
442	CATCH BASIN	442
442	WELL	442
442	SKIN	442
442	UTILITY POLE	442
442	LIGHT POLE	442
442	WATER SHUT OFF	442
442	WATER VALVE	442
442	GAS VALVE	442
442	HYDRANT	442

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 HOLDING TANK.
12. FINALIZE BUILDING CONSTRUCTION.
13. FINALIZE SITE IMPROVEMENTS INCLUDING PAVING AND LANDSCAPING (LOAM & SEED).



PROJECT INFORMATION

LAND INFORMATION	
MAP/PARCEL:	5/33P
PROPOSED FRONTAGE:	700.56 FT
PROPOSED AREA:	8.83 ACRES
ZONING INFORMATION	
ZONING DISTRICT:	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 28, 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 LOADED 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 HAULLED 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 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.
 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 25007C-0228E, 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.

GENERAL CONSTRUCTION SEQUENCE

1. INSTALL SNOW FENCING TO DEMARCATATE LIMITS OF WORK.
2. REMOVE AND RELOCATE EXISTING SHED.
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ROUTE 2 1951 STATE HIGHWAY LAYOUT (LAYOUT No. 3830)

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):
(1,624 SF/250 SF) = 6.5 SPACES ==> 7 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):
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TOTAL PARKING REQUIRED: 46 SPACES
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LEGEND

442	CONTOURS	441
PROPERTY LINES	SEWER	
DRAIN	WATER	
GAS	ELEC/TELE/CABLE	
EDGE OF PAVEMENT	BITUMINOUS CURB	
EROSION CONTROL	GUARDRAIL	
SEWER MANHOLE	DRAIN MANHOLE	
CATCH BASIN	WELL	
UTILITY POLE	LIGHT POLE	
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GAS VALVE	HYDRANT	

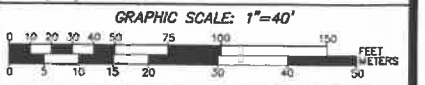


HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

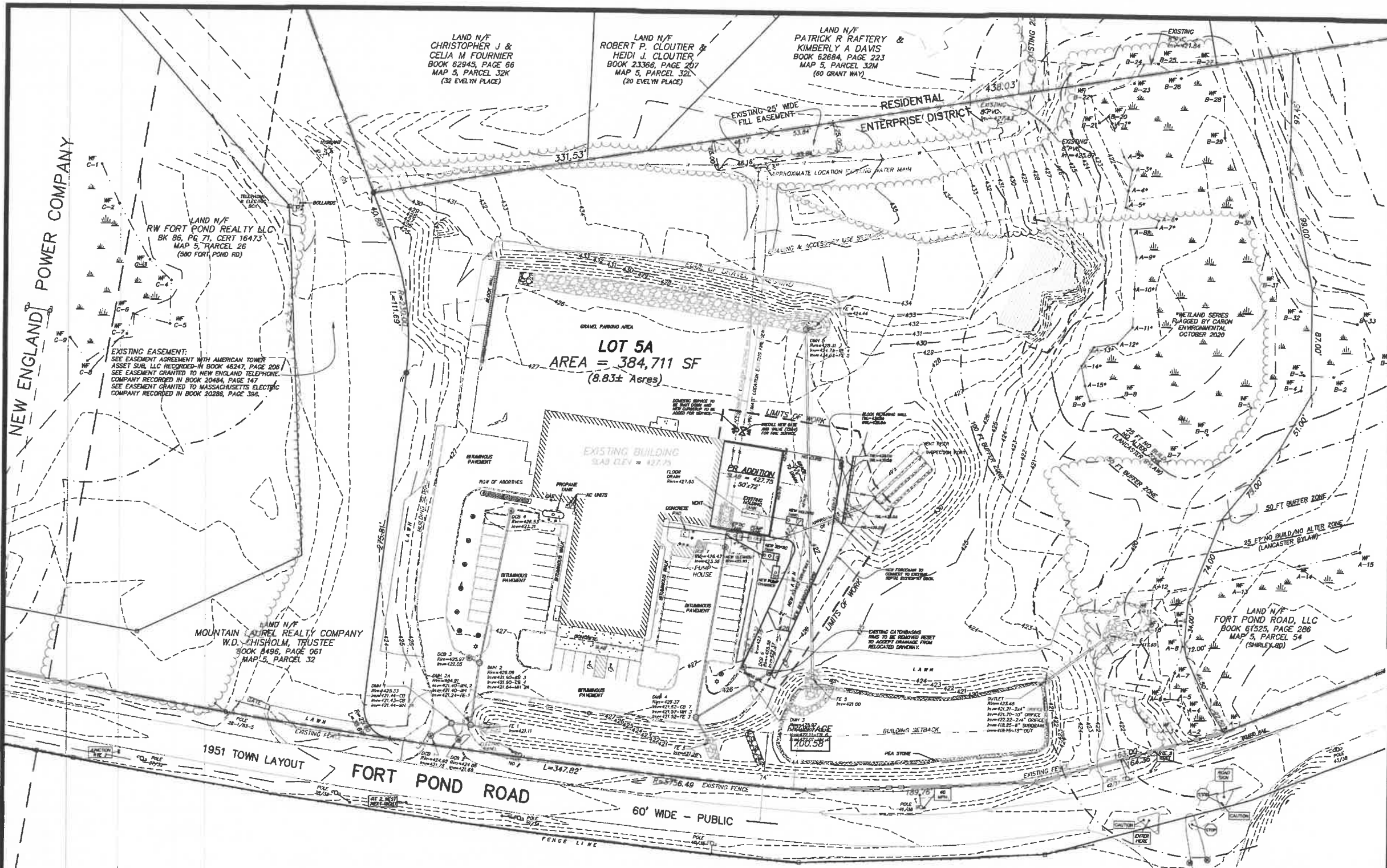
8 MONUMENT SQUARE (978) 534-1234 (T)
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6080 (F)
www.hanniganengineering.com

DEMO/SITE PREPARATION 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: DEMO2	SHEET 3 OF 5	PLAN NO: C-10-21

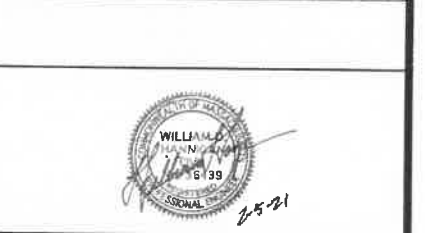


PROJECT INFORMATION

LAND INFORMATION
MAP/PARCEL: 5/33P
PROPOSED FRONTAGE: 700.58 FT
PROPOSED AREA: 8.83 ACRES±

ZONING INFORMATION
ZONING DISTRICT: ENTERPRISE DISTRICT
DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 64,000 SF
MINIMUM FRONTAGE: 225 FEET
MAXIMUM HEIGHT: 40 FEET
MINIMUM SETBACKS:
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SIDE YARD: 30 FT (100 FT WHERE ABUTS RESIDENTIAL)
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 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.A.A. FIRM PANEL 205010-D03E, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
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8 MONUMENT SQUARE
LEOMINSTER, MASSACHUSETTS 01453
www.hanniganengineering.com

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

- GENERAL CONSTRUCTION SEQUENCE**
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 3. SAWCUT PAVEMENT AS NOTED.
 4. REMOVE EXISTING TOP AND BINDER COURSES OF PAVEMENT.
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 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 700 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-10000. INLET THREAD SHALL BE CC TYPE. OUTLET CONNECTIONS SHALL BE GRP JOINT SUITABLE FOR USE WITH CTS PE TUBING. CORPORATION SHALL OPEN LEFT.
 4. CURB STOPS SHALL BE FORD 844-444G WITH GRP 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 END TYPE.
 6. TRACER WIRE SHALL BE MINIMUM 12 GAUGE, INSULATED AND MADE OF CONDUCTIVE MATERIAL. WIRE SHALL BE ATTACHED TO SERVICE SADDLE, RUN ON TOP OF WATER SERVICE TO CURB BOX, UP THE CURB BOX TO GROUND LEVEL, THEN CONTINUE INTO BUILDING TO WATER METER.
 7. METER VALVES SHALL BE FORD 843-342G OR 8443-342G 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 INVENSTYS 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 SDP 21 CLASS 100 PVC SLEEVE AT APPROPRIATE SIZE AS DETERMINED BY THE WATER DISTRICT. OPENINGS INTO SLEEVE SHALL BE SEALED WITH FERCO TYPE COUPLINGS.

ROUTE 2
1951 STATE HIGHWAY LAYOUT
(LAYOUT No. 3830)

PARKING CALCULATIONS

SHOWROOM AREA (DISPLAY - 1 SPACE PER 800 SF):
(5,378 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

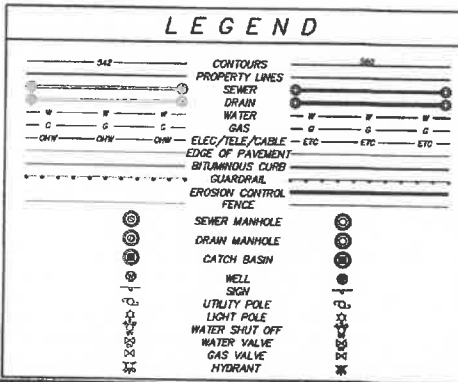
PARTS DEPARTMENT (STORAGE - 1 SPACE PER 2,000 SF):
(6,536 SF/2,000 SF) = 3.3 SPACES ==> 4 SPACES

SERVICE/ASSEMBLY (PRODUCTION AREA - 1 SPACE PER 300 SF):
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TOTAL PARKING REQUIRED: 45 SPACES
TOTAL PARKING PROVIDED: 47 SPACES - 2 ACCESSIBLE

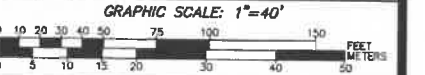
DIG SAFE NOTE

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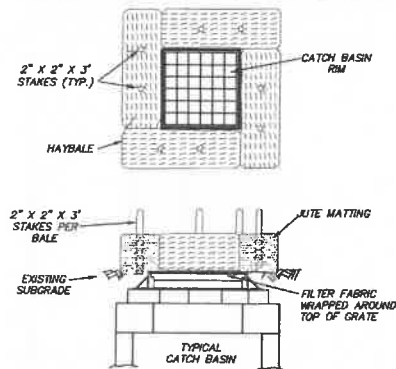
BUILDING ADDITION PLAN IN LANCASTER, MASSACHUSETTS

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

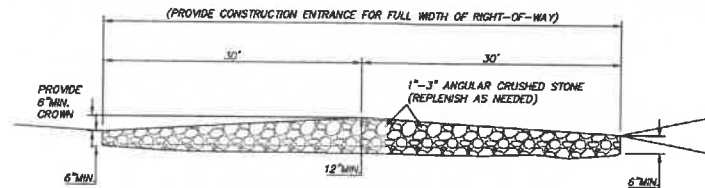


CALC: WDH	DRWN: WDH/CMA	SCALE: 1"=40'
CHKD: WDH	APPD: CMA	DATE: FEB 5, 2021
SRV: JEF/JHG	FB: E.2352011312	JOB NO: 2352.1
TAB: SITE	SHEET 4 OF 5	PLAN NO: C-10-21

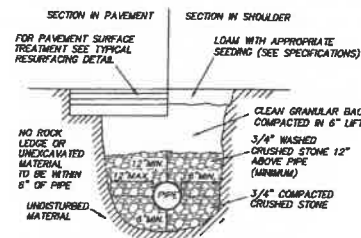
- NOTES:
1. INSTALL HAY BALES FOR TEMPORARY SEDIMENTATION CONTROL.
 2. PERFORM BUILDING AND SITE CONSTRUCTION.
 3. CLEAN OUT CATCH BASINS AND DRAINAGE.
 4. RESTORE ALL DISTURBED AREAS.
 5. LOAM AND SEED ALL DISTURBED AREAS.
 6. REMOVE TEMPORARY EROSION CONTROL AFTER VEGETATION IS ESTABLISHED.



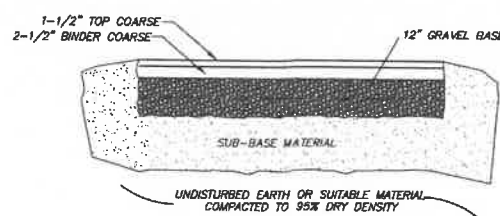
TEMPORARY ROADWAY SEDIMENT CONTROL
NO SCALE



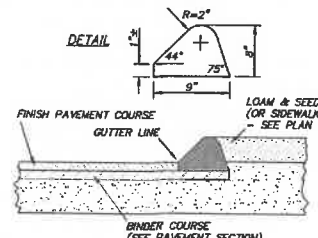
CONSTRUCTION ENTRANCE
NO SCALE



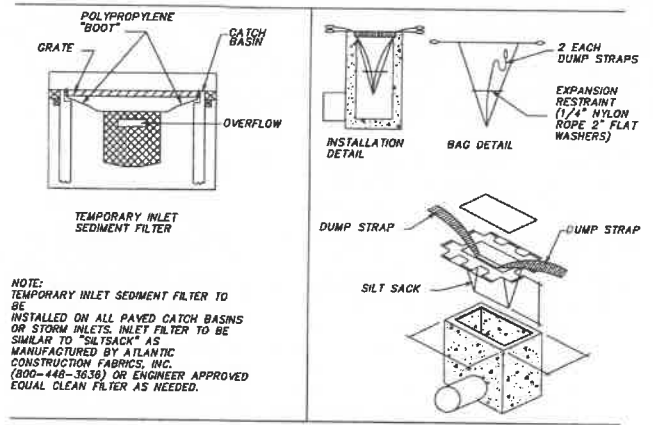
TYPICAL SEWER TRENCH
NO SCALE



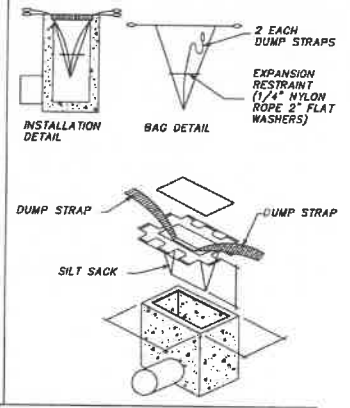
TYPICAL PAVEMENT SECTION
NO SCALE



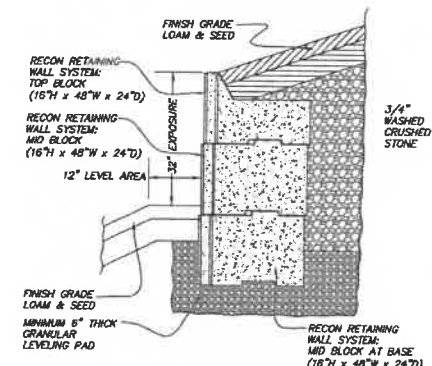
BITUMINOUS CONCRETE CURB
(MHD - TYPE 2)
NO SCALE



NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "SILT SACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636) OR ENGINEER APPROVED EQUAL CLEAN FILTER AS NEEDED.



SILT SACK DETAIL
NO SCALE



RECON RETAINING WALL
(SEE MANUFACTURER'S SPECIFICATIONS)
NO SCALE

NOTE: UNDERGROUND ELECTRIC, TELEPHONE, CABLE, AND FIRE ALARM CONDUIT, TRENCH & MANHOLE SPECIFICATIONS TO BE IN ACCORDANCE WITH REGULATIONS OF THE APPLICABLE REGULATORY AUTHORITY. PRIOR TO INSTALLATION OF ANY CONDUITS, THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS OF UTILITY CONDUIT & MANHOLE MATERIALS AND ENTRENCHMENT TO THE DESIGN ENGINEER, IN TRIPLICATE, AND DIRECTLY TO APPLICABLE UTILITY AGENCY.



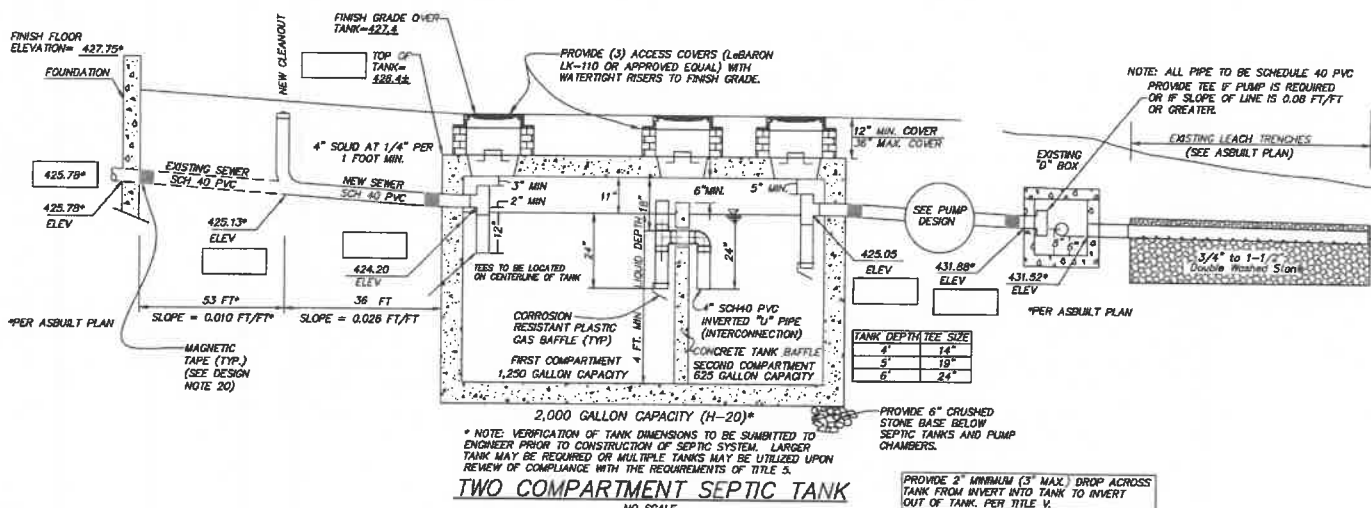
HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
www.hanniganengineering.com

CONSTRUCTION DETAILS
IN
LANCASTER, MASSACHUSETTS

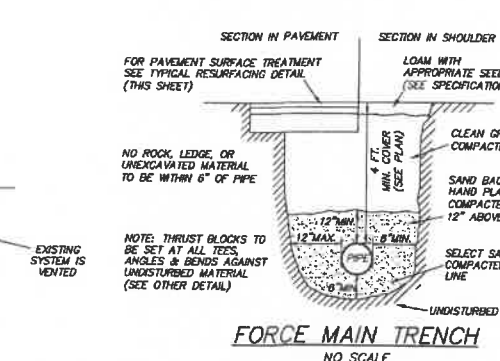
PREPARED FOR:
UNITED AG & TURF NORTHEAST
DAVE HAMMOND, CEO
PO BOX 30
FAIRFIELD, MAINE 04937
TEL: (207) 314-1140

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 5 OF 5	PLAN NO: C-10-21



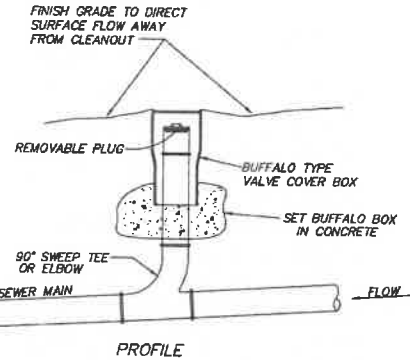
2,000 GALLON CAPACITY (H-20)*
* NOTE: VERIFICATION OF TANK DIMENSIONS TO BE SUBMITTED TO ENGINEER PRIOR TO CONSTRUCTION OF SEPTIC SYSTEM. LARGER TANK MAY BE REQUIRED OR MULTIPLE TANKS MAY BE UTILIZED UPON REVIEW OF COMPLIANCE WITH THE REQUIREMENTS OF TITLE 5.

SEPTIC TANKS WHICH ARE RECTANGULAR IN CROSS-SECTION SHALL HAVE A MINIMUM INSIDE LENGTH TO WIDTH RATIO OF NO LESS THAN 1.5 TO 1. THE INSIDE LENGTH, MEASURED FROM THE INLET TEE TO OUTLET TEE, SHALL NOT BE LESS THAN 6 FEET. THE MINIMUM INSIDE TANK WIDTH IS 3 FEET.



FORCE MAIN TRENCH
NO SCALE

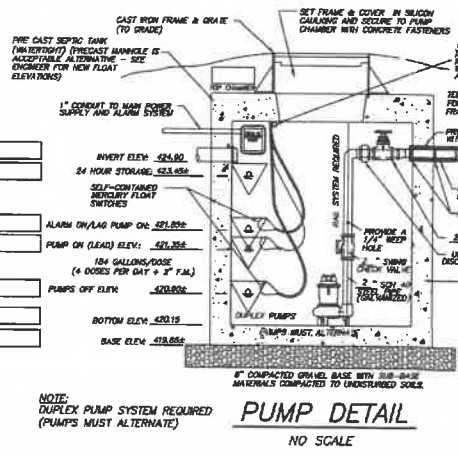
DESIGN FLOW CALCULATIONS:
DISPLAY AREA (RETAIL STORE):
(5,376 SF/1,000) x 50 GPD PER 1,000 SF = 269 GPD
DISPLAY AREA (OFFICE):
(1,824 SF/1,000) x 75 GPD PER 1,000 SF = 137 GPD
PARTS (DRY STORAGE SPACE):
4 EMPLOYEES x 15 GPD/PERSON = 60 GPD
SERVICE/ASSEMBLY (FACTORY W/O CAFETERIA):
10 EMPLOYEES x 15 GPD/PERSON = 150 GPD
TOTAL DESIGN FLOW
615 GPD



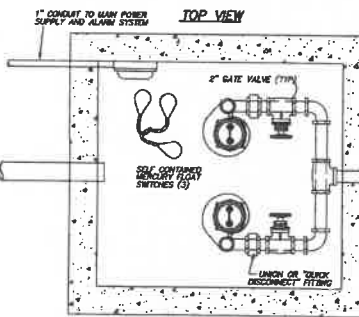
SEWER RISER AND CLEANOUT
NO SCALE

PUMP NOTES & SPECIFICATIONS

- GENERAL:**
1. ALL PUMP CONTROLS & PUMP SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. ALL MANUFACTURER'S SPECIFICATIONS, OPERATIONS AND MAINTENANCE MANUALS AND OTHER LITERATURE SHALL BE SECURELY FASTENED TO THE CONTROL PANEL BOARD ADJACENT TO THE ALARM.
 3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, LOCAL CODES AND REGULATIONS UNLESS OTHERWISE NOTED ON THIS PLAN.
- CONTROLS:**
1. PUMPS AND ALARM SHALL BE ACTIVATED BY MERCURY TYPE FLOAT SWITCHES SET AT THE ELEVATION FOR THE CONTROL SPECIFIED. (3 FLOATS REQUIRED)
 2. FLOATS AND PUMP POWER CABLE ARE TO BE SUSPENDED FROM A 3/4" SOD 40 PVC PIPE MOUNTED TO THE ROOF OF THE TANK. THE TO PIPE WITH S.S. HOSE CLAMPS. NYLON WIRE TIES SHALL NOT BE USED.
 3. FLOATS SHALL BE READILY ACCESSIBLE FROM HATCH.
 4. POWER SUPPLY TO CONTROLS AND PUMPS TO BE ON SEPARATE CIRCUITS.
 5. CONTROL PANEL SHALL BE EQUIPPED WITH AN H-O-A SWITCH FOR MANUAL OR AUTOMATIC OPERATION. THE CONTROL PANEL IS TO BE LOCATED INSIDE BUILDING IN A NEAR APPROVED ENCLOSURE FOR TYPE OF OPERATION. CONTROL PANEL TO BE EQUIPPED WITH AN ALARM.
 6. AN ALARM SYSTEM WITH BOTH AUDIO AND VISUAL ALERT MECHANISM IS REQUIRED. THE ALARM IS TO BE ON A CIRCUIT SEPARATE FROM OTHER CONTROLS. A SIGN INDICATING THE SOURCE OF THE ALARM, PUMP INFORMATION AND THE SUPPLIER SHALL BE PLACED NEXT TO THE CONTROL PANEL.
 7. OPEN ELECTRICAL SPACES WITHIN THE PUMP CHAMBER ARE PROHIBITED. ALL WIRING CONNECTIONS TO BE WITHIN A NEAR APPROVED ENCLOSURE WITH HEAT SHINKING SPRINGS.
 8. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
- PUMP SYSTEM:**
- FORCE MAIN:**
1. THE FORCE MAIN SHALL BE INSTALLED BELOW THE FROST LINE. INSULATION SHALL BE PROVIDED IN AREAS WHERE MEAN COVER IS LESS THAN 4 FEET.
 2. PIPING SHALL CONSIST OF SDR 21 POLYETHYLENE GLYCOL (PE) PIPE. PIPE DIAMETER FOR THIS DESIGN: 24" P.C. SDR21
 3. INSTALLATION OF ALL PIPING SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CHAMBER:**
1. THE CHAMBER SHALL BE A PRECAST REINFORCED CONCRETE SEPTIC TANK (PROVIDE 1,000 GALLON TANK). WATER TIGHTNESS SHALL BE GUARANTEED BY THE MANUFACTURER. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
 2. TOP OF CHAMBER SHALL BE FLAT WITH A 2" DIAMETER OPENING (MIN) IN ORDER TO ALLOW REMOVAL OF THE PUMP.
 3. THE CHAMBER SHOULD BE VENTED VIA EXISTING PLUMBING SYSTEM.
- PIPING:**
1. PIPING WITHIN THE CHAMBER TO 3 FEET OUTSIDE CHAMBER WALL SHALL BE SCHEDULE 40 GALVANIZED STEEL OF A SIZE EQUAL TO THE PUMP DISCHARGE SIZE.
 2. LIFTING RAIL AND UNION SHALL BE READILY ACCESSIBLE FROM THE MANHOLE OPENING AND/OR HATCH.
 3. PIPING SHALL BE SLOPED WHEN IT PASSES THROUGH THE CHAMBER WALL AND BE SECURED WITH ROSSER CLAMPS.
- PUMP:**
1. THE PUMPS SHALL BE NON-CLOG, SUBMERSIBLE SEWAGE PUMP CAPABLE OF PASSING A 1-1/2" (38 MM) DIAMETER SOLID AND STRONG MATERIAL - A PUMPER REQUIRED.
 2. PUMPS SHALL BE MADE SPECIALLY FOR PUMPING RAW SEWAGE. A LISTED, SMALL EXHAUST PUMP SHALL BE USED AS A BASIS FOR THE PUMP CALCULATIONS. PUMP SHALL BE CAPABLE OF PUMPING 36.5 GALLONS PER MINUTE WITH 10.4 FEET OF HEAD. FINAL PUMP SHALL BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.



PUMP DETAIL
NO SCALE



PUMP DETAIL
NO SCALE
PUMPS MUST ALTERNATE