

RECEIVED

MAY 07 2021

COMMUNITY DEVELOPMENT
AND PLANNING

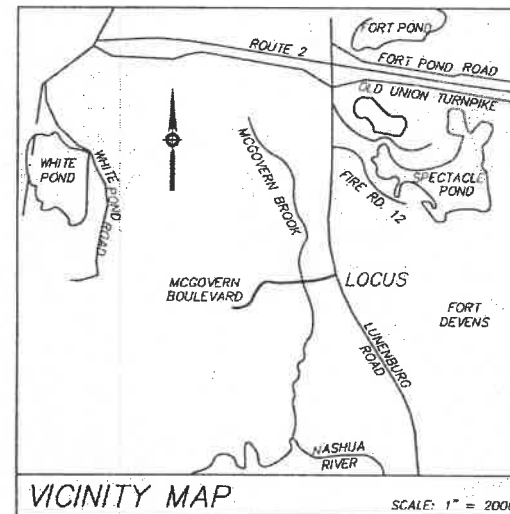
McGOVERN BOULEVARD

PHASE II: ROADWAY CONSTRUCTION

IN

LANCASTER, MASSACHUSETTS

MARCH 26, 2021



OWNER:

702, LLC
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MASSACHUSETTS 01772

APPLICANT:

NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453

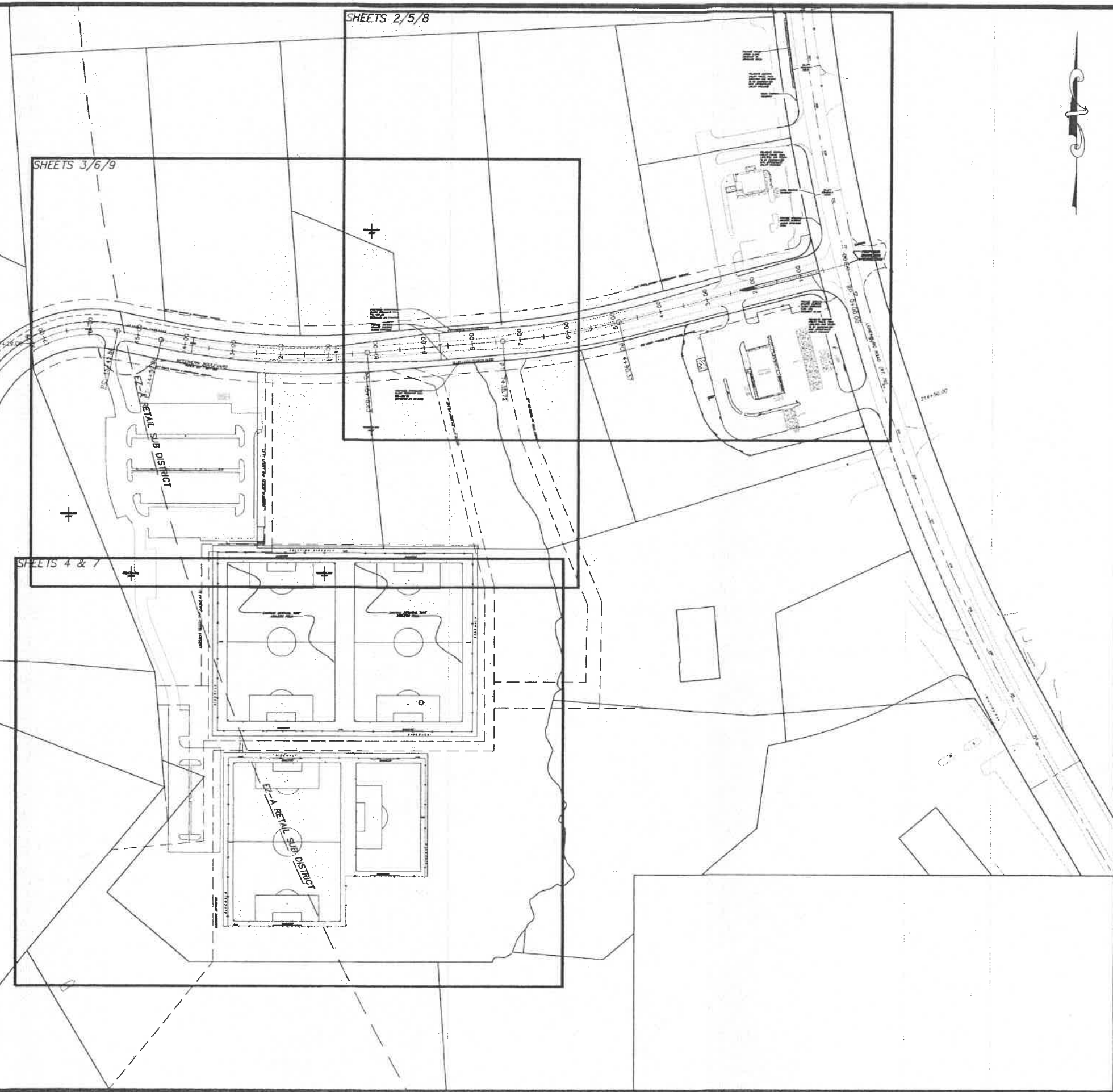
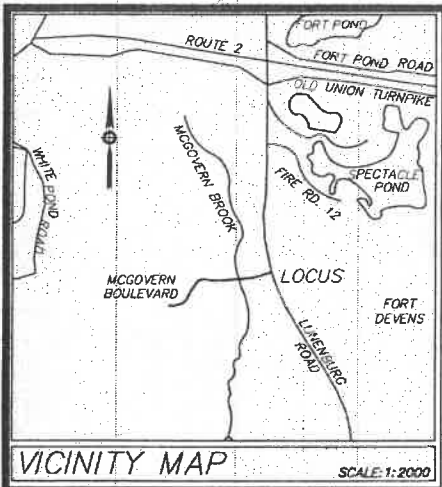
CIVIL ENGINEER & LAND SURVEYOR:

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

PLAN INDEX

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PERMITTING SET - NOT FOR CONSTRUCTION



PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 14/4.D
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT
 SUB-DISTRICT: E-2-A RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 54,000 SF
 MINIMUM FRONTAGE: 225 FEET
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 **100FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
1. PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JULY OF 2013. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MINUTEMAN MAPPING IN OCTOBER OF 2009 NAVD83 DATUM. ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED TO VERIFY AND ADJUST TOPOGRAPHIC FEATURES AS NEEDED BY THIS OFFICE THROUGH NOVEMBER OF 2020.
 2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GOODARD CONSULTING, LLC, IN OCTOBER OF 2020. THESE AREAS ARE DENOTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 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 OHS-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 AND/OR CONNECTION TO EXISTING 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 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 HAULLED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
 10. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. 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 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 RAMPWAYS 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 WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL 85027-C0303B, 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.
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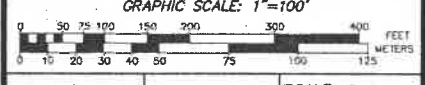


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

SITE INDEX PLAN
 IN
LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=100'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2022
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (1)INDEX	SHEET 1 OF 15	PLAN NO: C-11-1

PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 14/4.0
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT # 42-A RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 **100FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
1. PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JULY OF 2017. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MARTHAMAP MAPPING IN OCTOBER OF 2009 NAVD83 DATUM. ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED TO VERIFY AND ADJUST TOPOGRAPHIC FEATURES AS NEEDED BY THIS OFFICE THROUGH NOVEMBER OF 2020.
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 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.
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 13. 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.
 14. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #20027-C038E, DATED, JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 15. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
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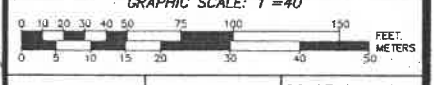
David LaRoc 3/26/21

HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

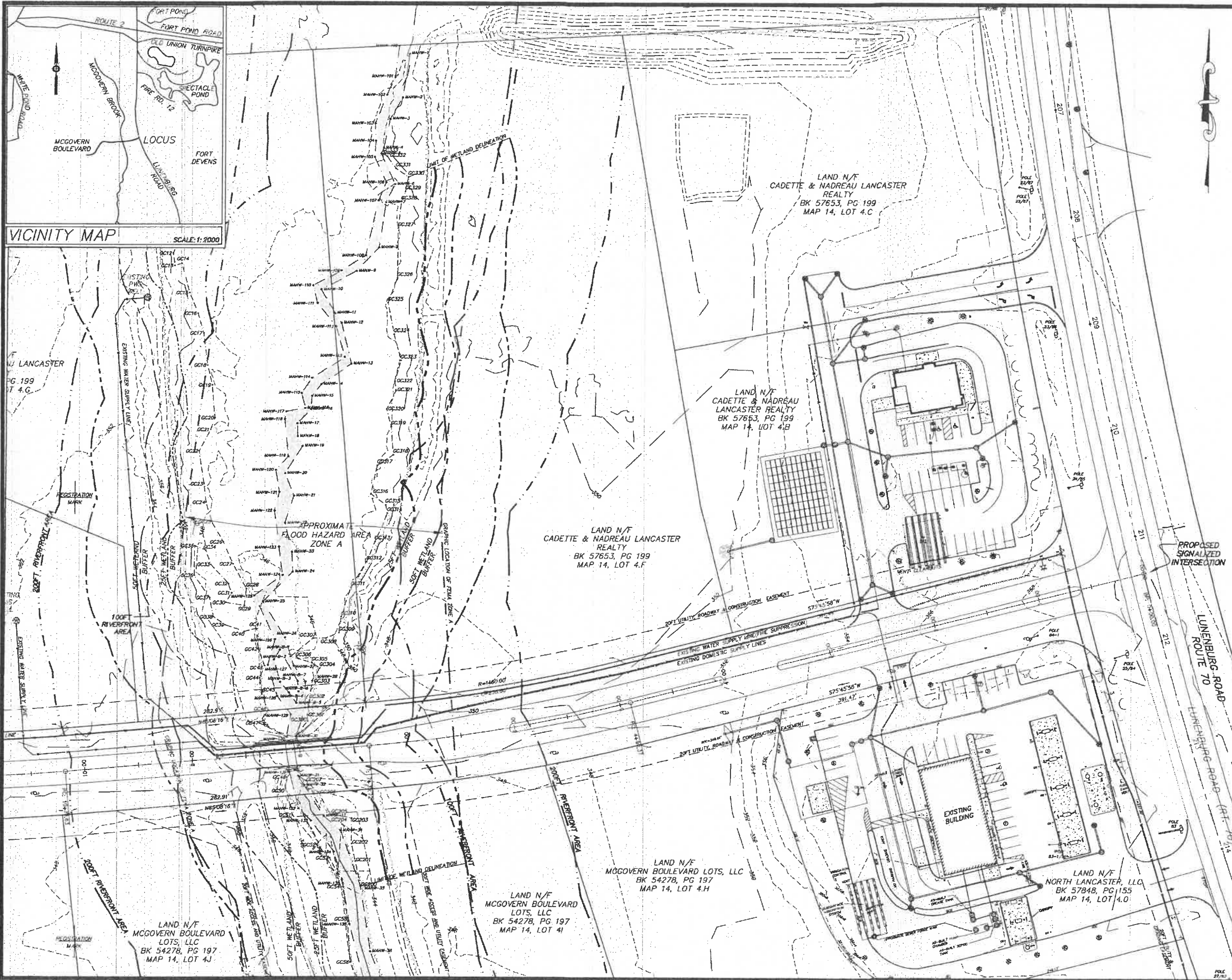
8 MONUMENT SQUARE (978) 534-1234 (T)
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

EXISTING CONDITIONS PLAN IN LANCASTER, MASSACHUSETTS

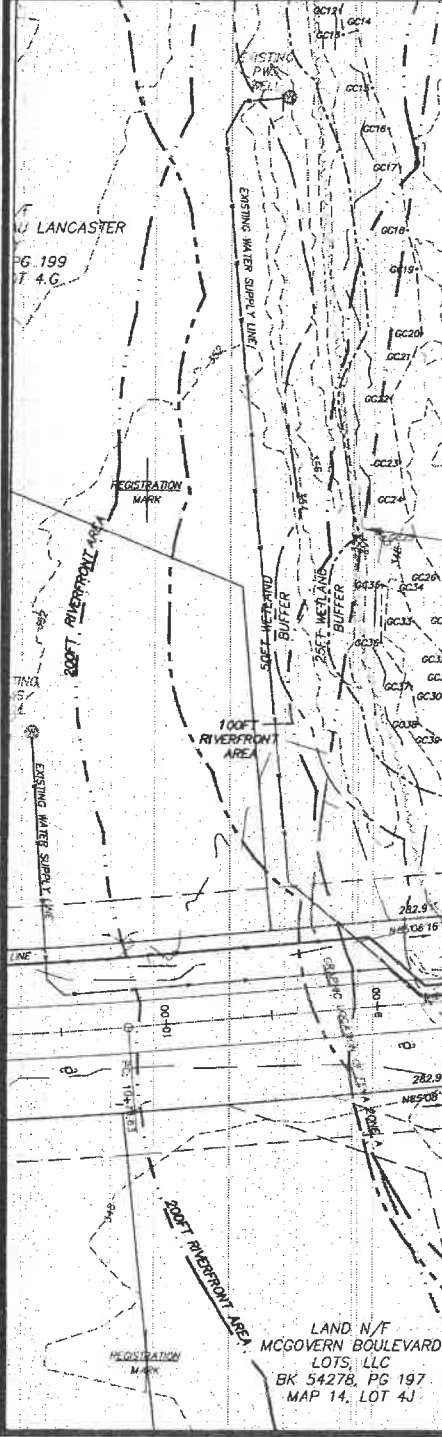
PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WH	DRWN: CMA/WH	SCALE: 1"=40'
CHKD: WH	APPD: WH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2228
TAB: (2) EXCOND	SHEET 2 OF 15	PLAN NO: C-11-1



VICINITY MAP SCALE: 1:2000



LAND N/F
 CADETTE & NADREAU LANCASTER REALTY
 BK 57653, PG 199
 MAP 14, LOT 4.C

LAND N/F
 CADETTE & NADREAU LANCASTER REALTY
 BK 57653, PG 199
 MAP 14, LOT 4.B

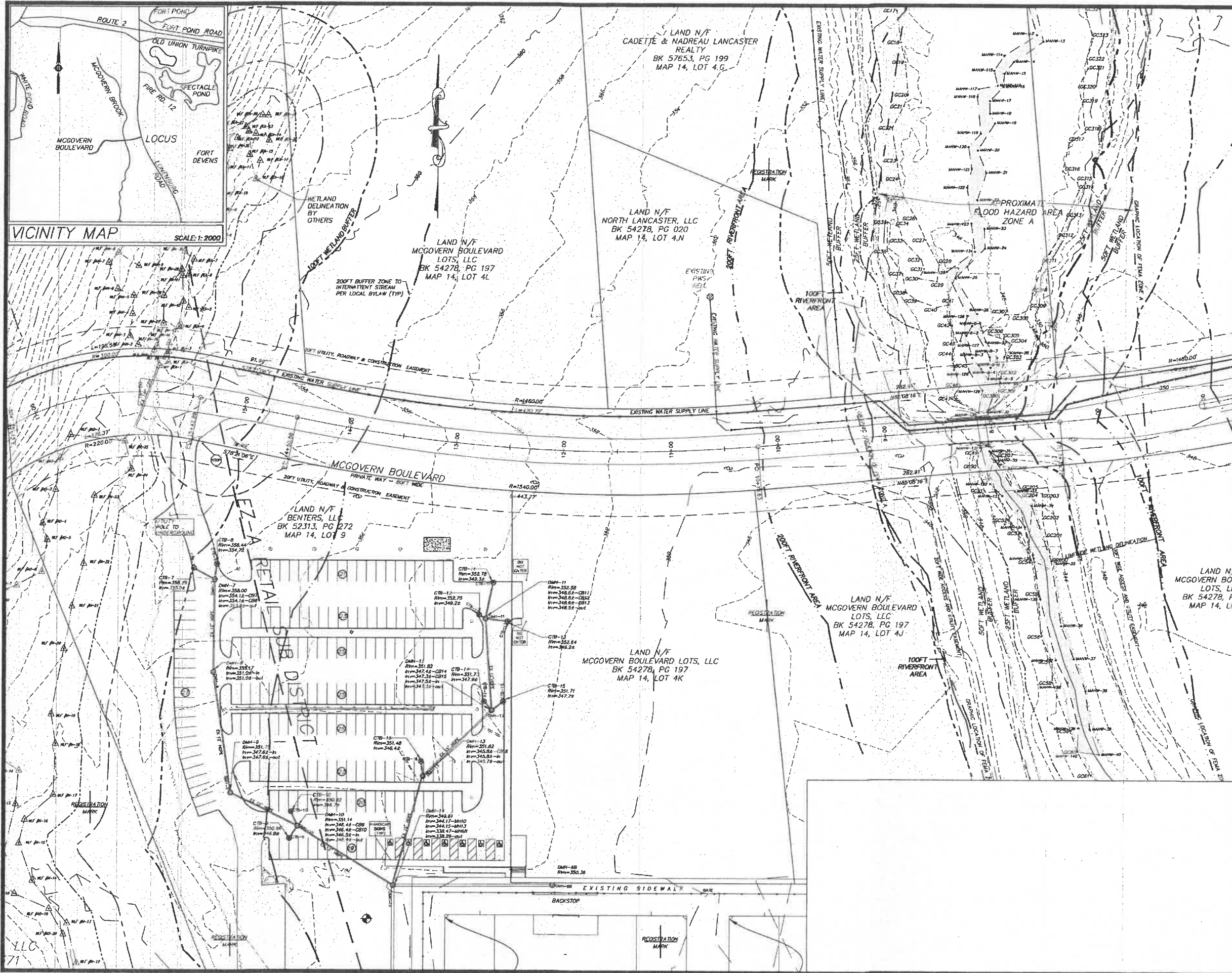
LAND N/F
 CADETTE & NADREAU LANCASTER REALTY
 BK 57653, PG 199
 MAP 14, LOT 4.F

LAND N/F
 MCGOVERN BOULEVARD LOTS, LLC
 BK 54278, PG 197
 MAP 14, LOT 4.H

LAND N/F
 MCGOVERN BOULEVARD LOTS, LLC
 BK 54278, PG 197
 MAP 14, LOT 4.I

LAND N/F
 MCGOVERN BOULEVARD LOTS, LLC
 BK 54278, PG 197
 MAP 14, LOT 4.J

LAND N/F
 NORTH LANCASTER, LLC
 BK 57848, PG 155
 MAP 14, LOT 4.O



VICINITY MAP SCALE: 1"=2000'

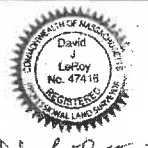
PROJECT INFORMATION

LAND INFORMATION
 MAP PARCEL: 14/A
 DEED BOOK/PAGE: 5227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT
 "E2-A RETAIL SUB DISTRICT"

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 54,000 SF
 MINIMUM FRONTAGE: 225 FEET
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 **100FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
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 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.
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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 WITHIN A 100 YEAR FLOOD PLAIN. SEE F.E.M.A. FIRM PANEL #2007-0208B, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 16. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
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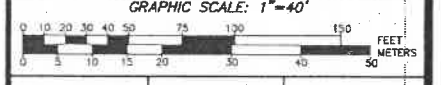


HANNIGAN ENGINEERING, INC.
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8 MONUMENT SQUARE (978) 534-1234 (T)
 LECMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

EXISTING CONDITIONS PLAN
 IN
LANCASTER, MASSACHUSETTS

PREPARED FOR:
NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LECMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (3) EXCOND	SHEET 3 OF 15	PLAN NO: C-11-1

PROJECT INFORMATION

LAND INFORMATION
 MAP PARCEL: 14/A/D
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT *
 MPD0 OVERLAY DISTRICT
 EC-1 RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT**
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 18. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF LANCASTER.



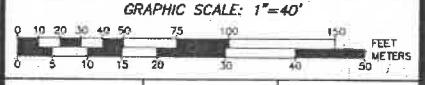
David LaFoy 3-26-21

HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

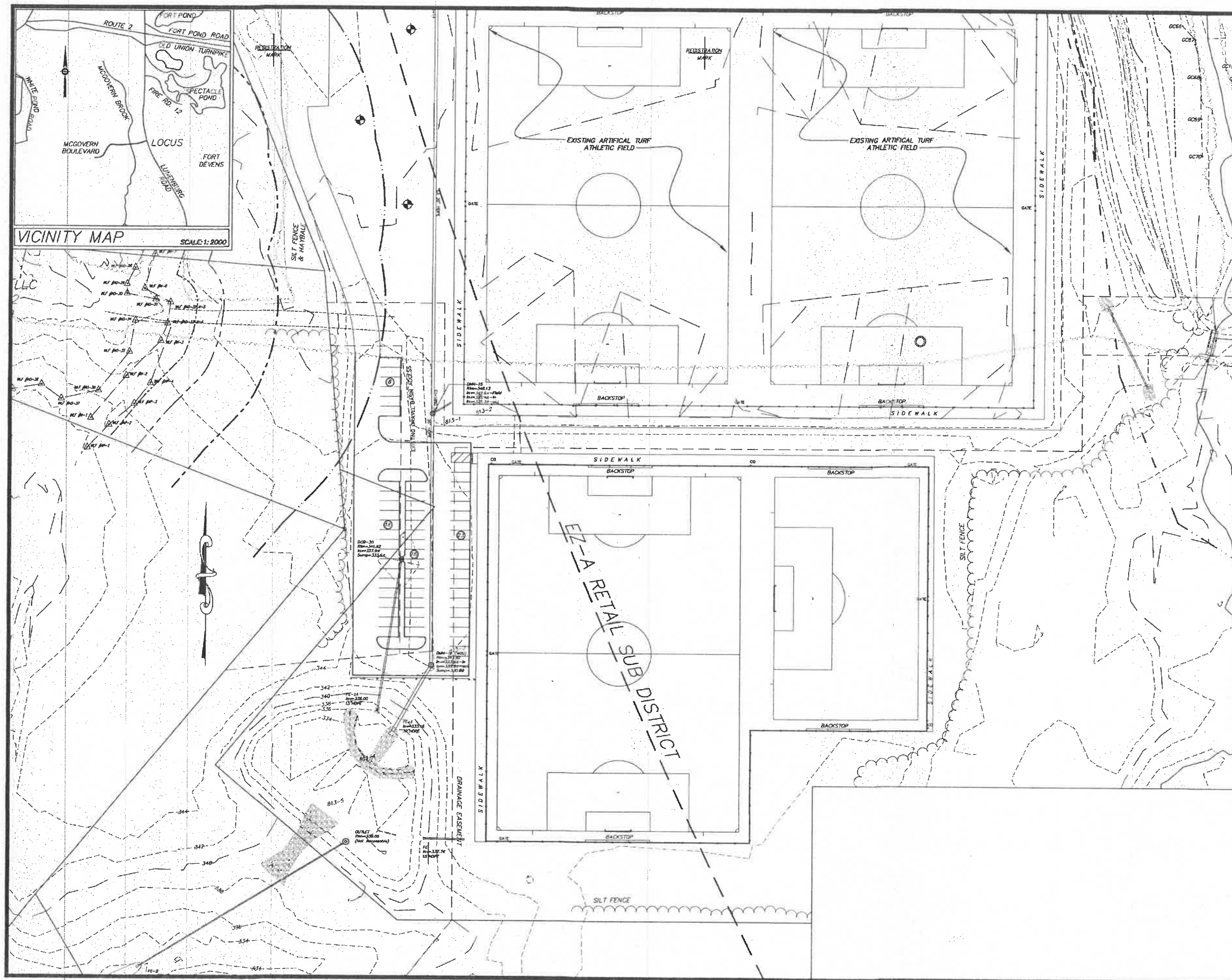
8 MONUMENT SQUARE (978) 534-1234 (T)
 LEONISTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

EXISTING CONDITIONS PLAN
 IN
LANCASTER, MASSACHUSETTS

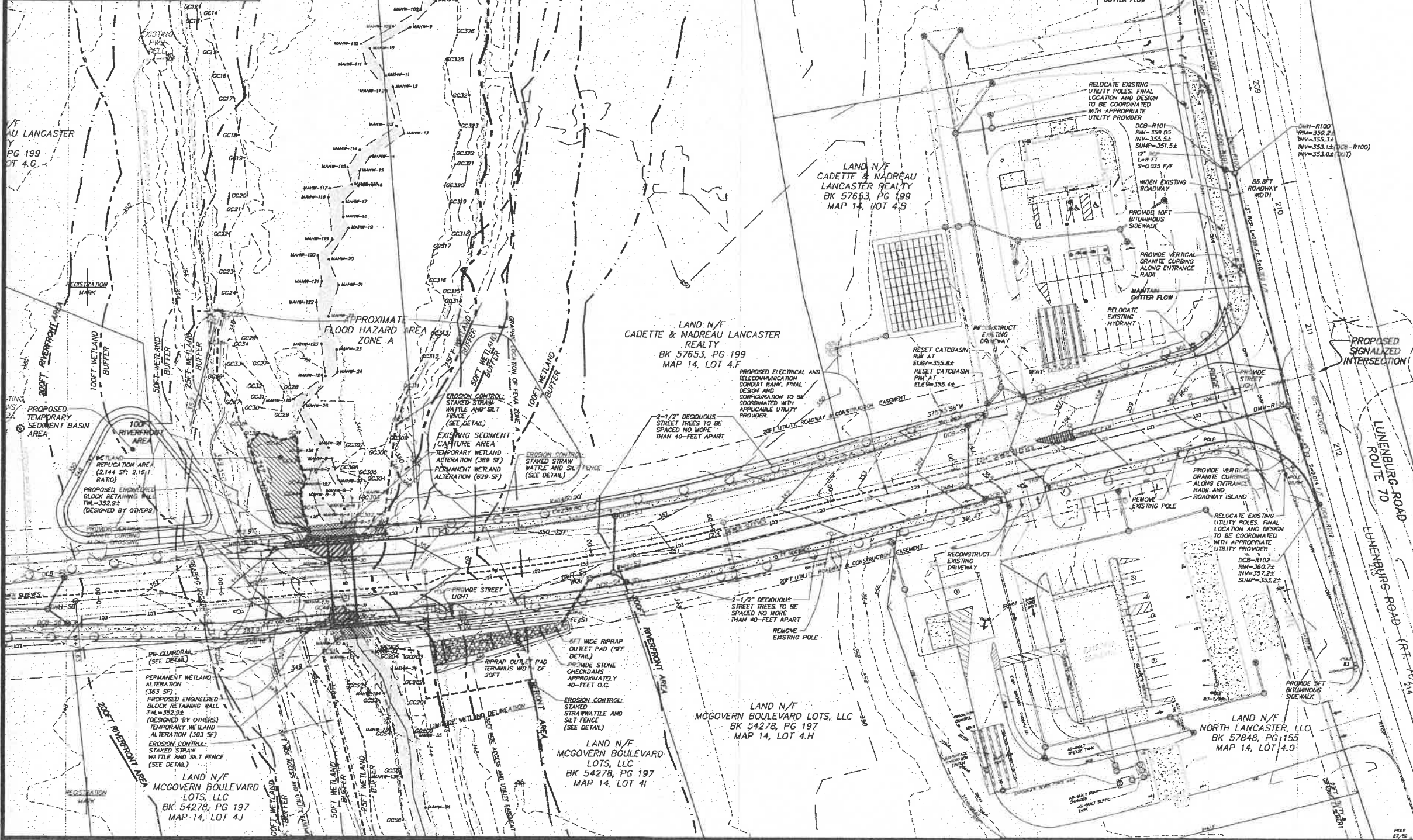
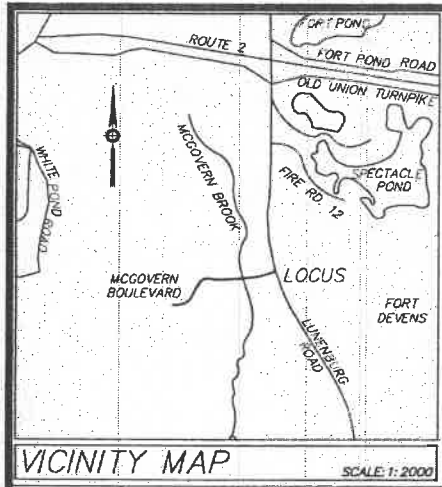
PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEONISTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (4) EXCOND	SHEET 4 OF 15	PLAN NO: C-11-1



VICINITY MAP
 SCALE: 1:2000



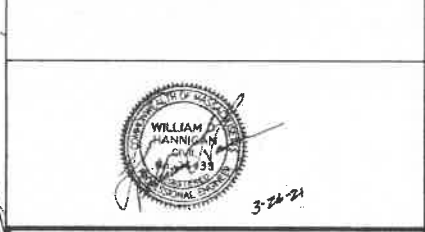
PROJECT INFORMATION

LAND INFORMATION
 MAP FRAMES: 14/4.0
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ENTERPRISE DISTRICT #1
 *E-1 OVERLAY DISTRICT
 **E-1 RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 **100FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
1. PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JULY OF 2013. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MINUTEMAN MAPPING IN OCTOBER OF 2009. NAVORS DATA. ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED TO VERIFY AND ADJUST TOPOGRAPHIC FEATURES AS NEEDED BY THIS OFFICE THROUGH NOVEMBER OF 2020.
 2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GOODHARD CONSULTING, LLC IN OCTOBER OF 2020. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 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 REVEALED 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 OIG-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 AND/OR CONNECTION TO EXISTING 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 APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. 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 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 WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 25027-C0386, 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.

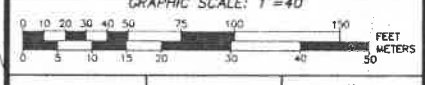


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

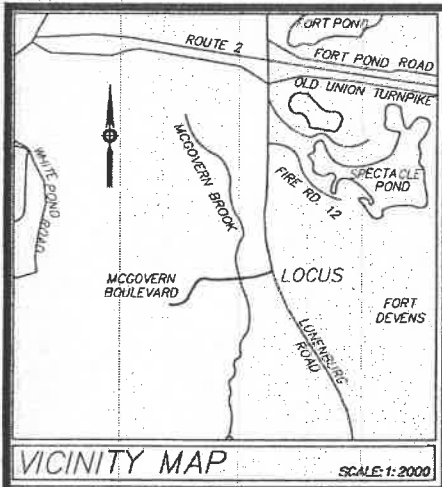
8 MONUMENT SQUARE (978) 534-1234 (T)
 LEONMINSTER, MASSACHUSETTS 01453 (978) 534-6000 (F)
 WWW.HANNIGANENGINEERING.COM

SITE DEVELOPMENT PLAN
 IN
 LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEONMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WH	DRWN: CMA/WH	SCALE: 1"=40'
CHKD: WH	APPD: WH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (5) SDP	SHEET 5 OF 15	PLAN NO: C-11-1



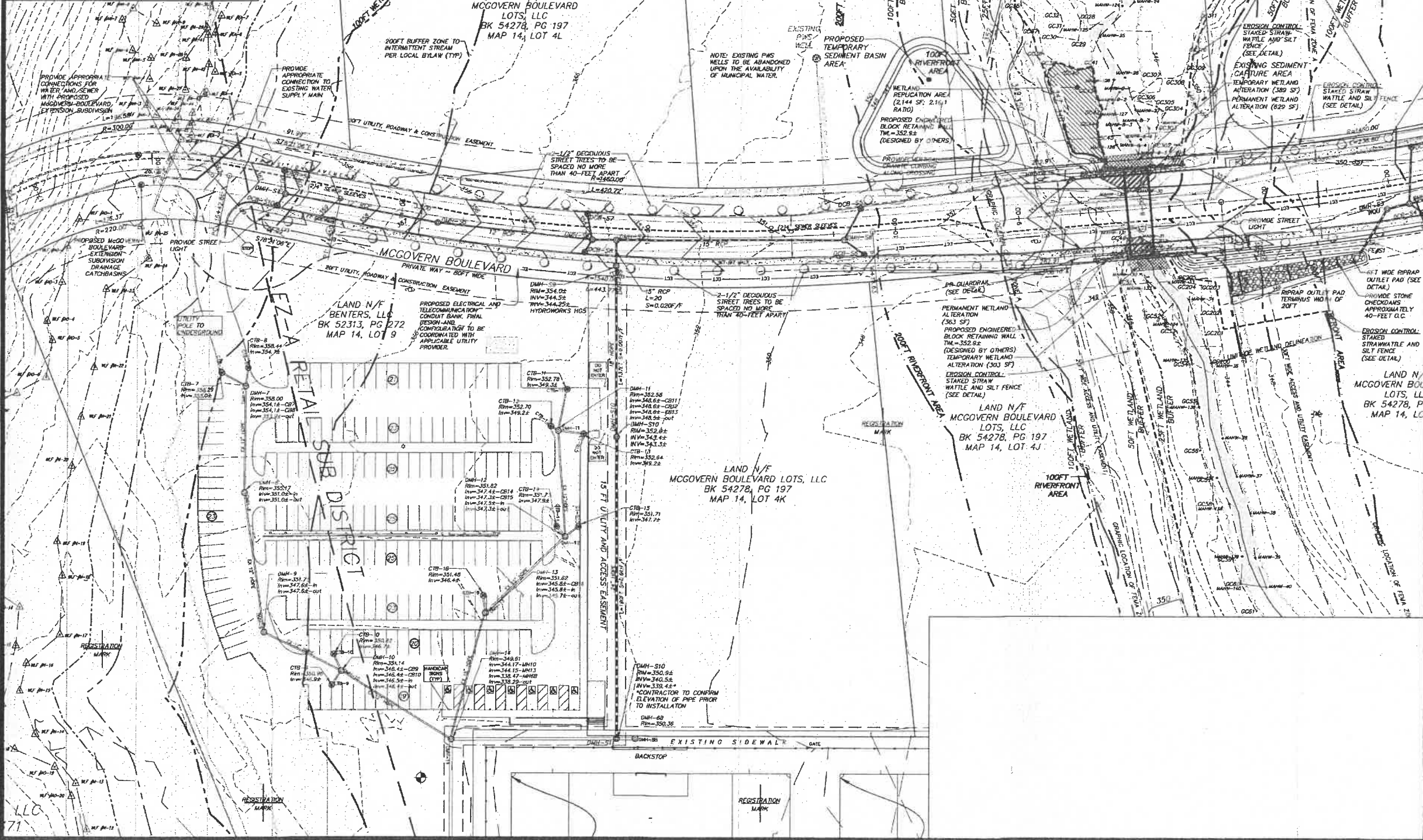
PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 14/A/D
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT "E"
 "E2-A RETAIL SUB DISTRICT"

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 FRONT YARD: 40 FT
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 *100FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
1. PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JULY OF 2013. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MINUTEMAN MAPPING IN OCTOBER OF 2009. HANNIGAN ENGINEERING HAS PERFORMED A VISUAL VERIFICATION OF THE TOPOGRAPHIC INFORMATION AS SHOWN ON THESE PLANS THROUGH NOVEMBER OF 2020.
 2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY ZODIAC CONSULTING, LLC IN OCTOBER OF 2020. THESE AREAS ARE IDENTIFIED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 3. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON AVAILABLE RECORDS 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 OHS-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 AND/OR CONNECTION TO EXISTING 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 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.
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 11. 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 SATISFACTORY LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
 12. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN ALL AREAS OF FILL, ROADS 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. ALL SLOPES AND BANKS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 13. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 19052-D-0003B DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 14. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
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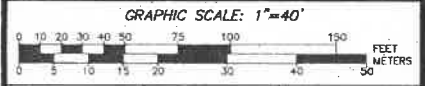


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

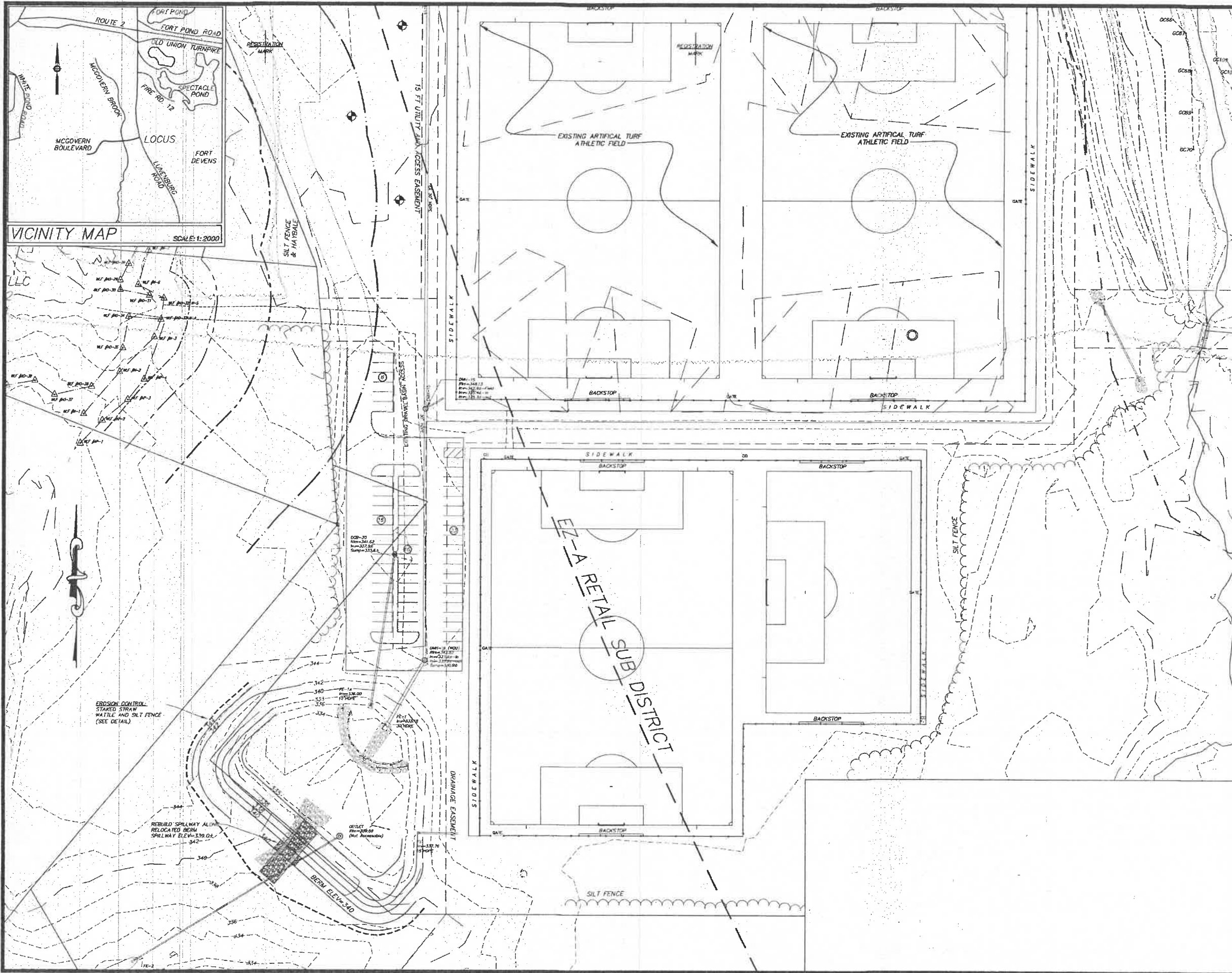
8 MONUMENT SQUARE (978) 534-1234 (T)
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6080 (F)
 WWW.HANNIGANENGINEERING.COM

SITE DEVELOPMENT PLAN
 IN
 LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2022
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (6) SOP	SHEET 6 OF 15	PLAN NO: C-11-1



PROJECT INFORMATION

LAND INFORMATION
 MAP PARCEL: 14/LD
 DEED BOOK/PAGE: 5227/154

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT #
 RETAIL OVERLAY DISTRICT #EZ-A RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS
 MINIMUM AREA: 84,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 **100 FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
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 2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GODDARD CONSULTING, LLC IN OCTOBER OF 2020. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 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 DIS-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
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 13. ALL SIDEWALKS AND PATHS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 14. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL #6027-0036B, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 15. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 16. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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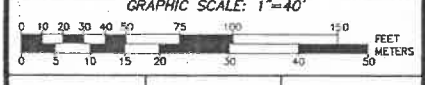


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (F)
 LEONMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

SITE DEVELOPMENT PLAN
 IN
 LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEONMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2022
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (7) SDP	SHEET 7 OF 15	PLAN NO: C-11-1

PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 14/KD
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT #
 *E2-A RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
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 15. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL #25027-G0286B, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 16. ALL REINFORCED CONCRETE PIPE TO BE CLASS N UNLESS OTHERWISE NOTED.
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HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

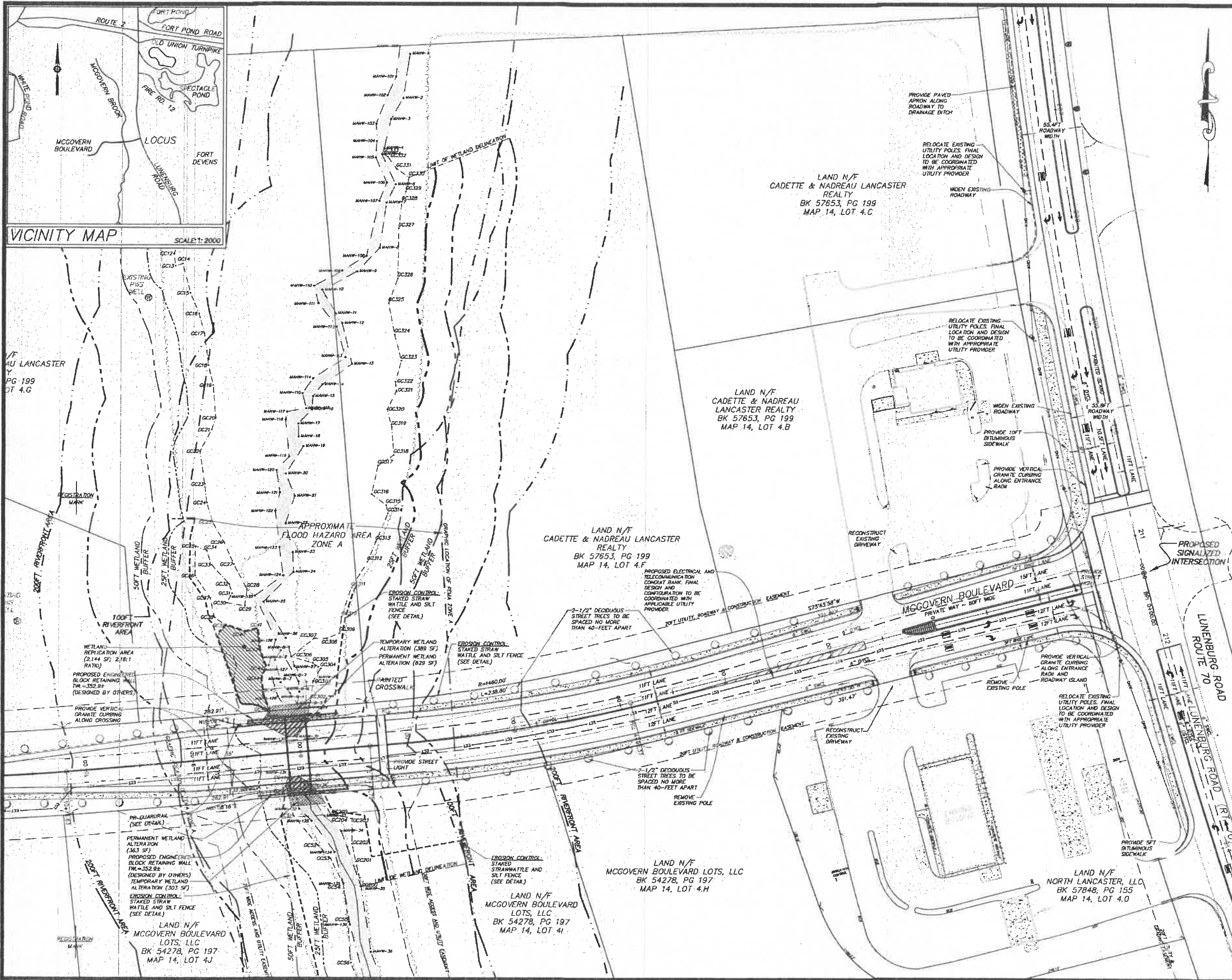
8 MONUMENT SQUARE
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 (978) 534-1234 (T)
 (978) 534-0600 (F)
 WWW.HANNIGANENGINEERING.COM

SITE LAYOUT PLAN
 IN
 LANCASTER, MASSACHUSETTS

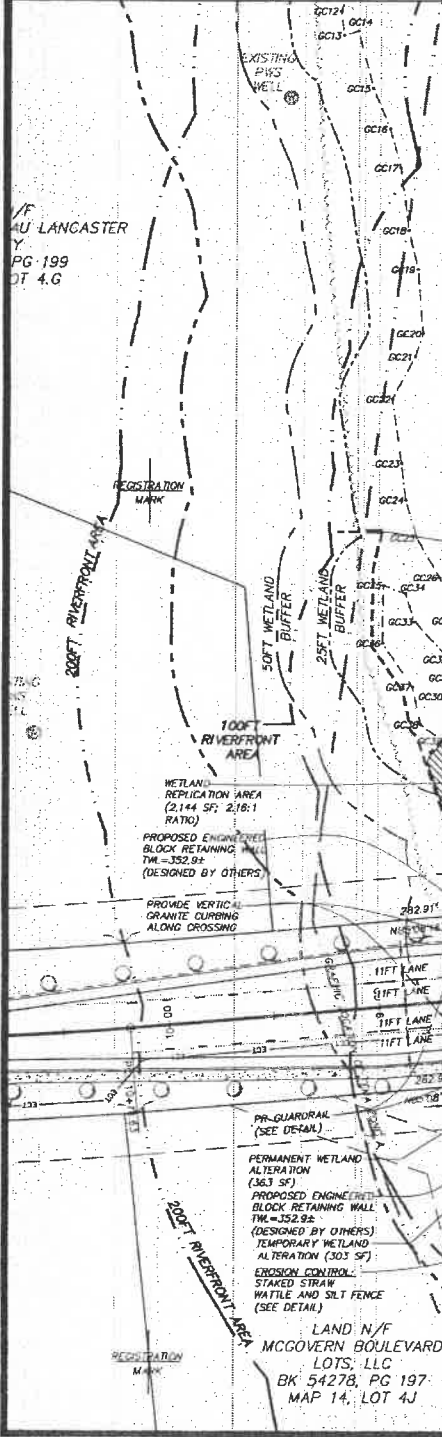
PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816

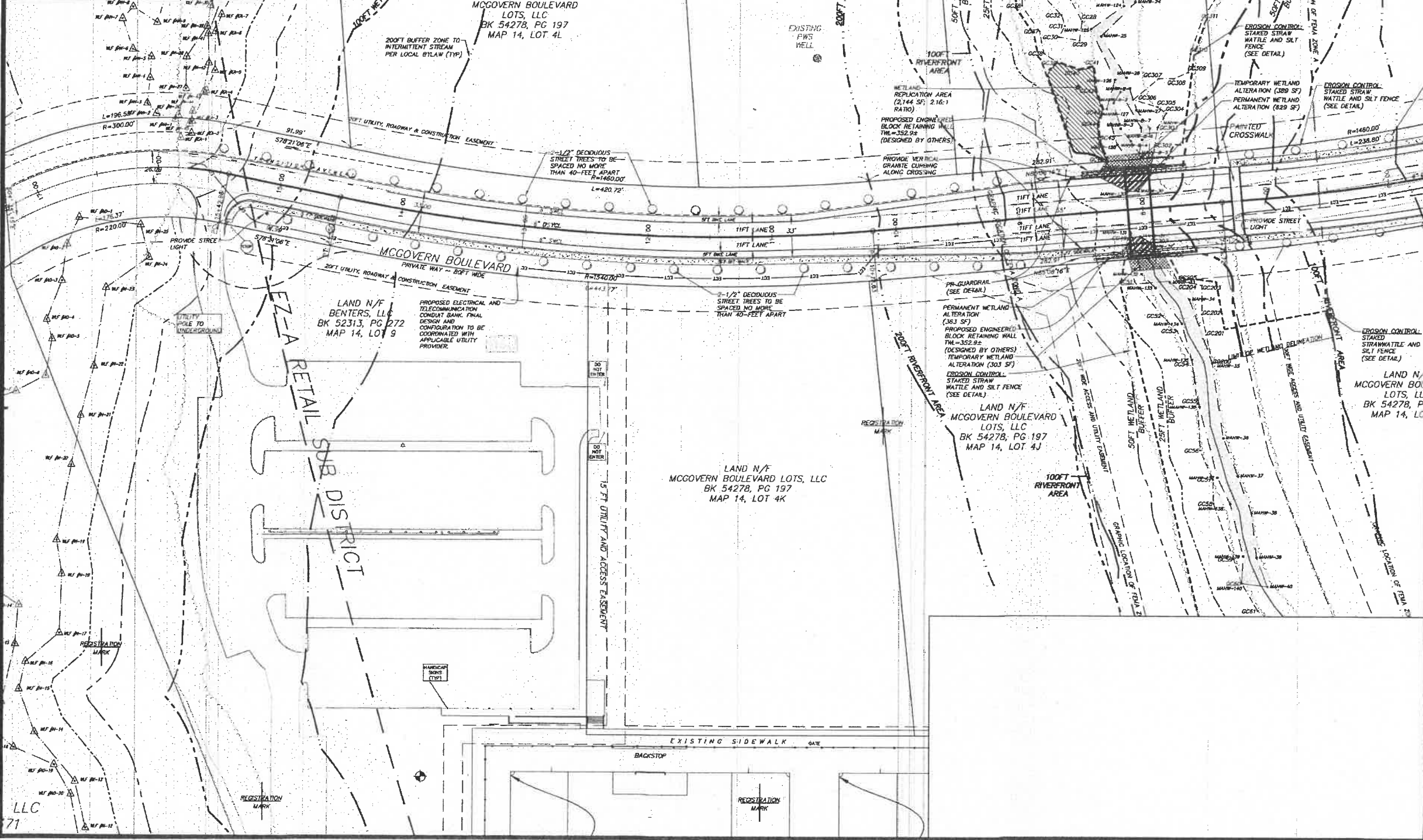
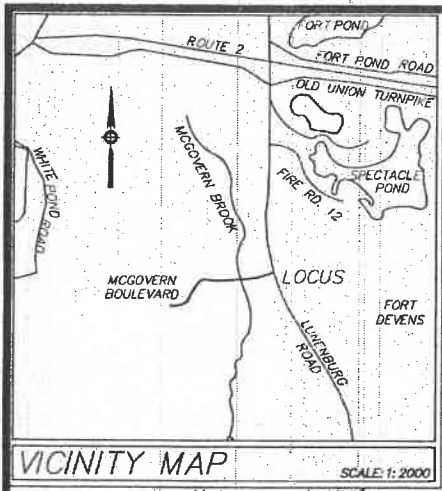
GRAPHIC SCALE: 1"=40'

CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (8) LAYOUT	SHEET 8 OF 15	PLAN NO: C-11-1



VICINITY MAP
 SCALE: 1"=2000'





PROJECT INFORMATION	
LAND INFORMATION	
MAP PARCEL:	14/4D
DEED BOOK/PAGE:	52227/354
ZONING INFORMATION	
ZONING DISTRICT:	ENTERPRISE DISTRICT #
	WOOD OVERLAY DISTRICT
	"Z-A" RETAIL SUB DISTRICT
DIMENSIONAL REQUIREMENTS:	
MINIMUM AREA:	64,000 SF
MINIMUM FRONTAGE:	225 FEET
MINIMUM SETBACKS:	
FRONT YARD:	40 FT**
SIDE YARD:	30 FT
REAR YARD:	30 FT
	**100FT WHEN ABUTTING A RESIDENTIAL DISTRICT

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JULY OF 2013. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MURKIN MAPPING IN OCTOBER OF 2009 NAVD83 DATUM. ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED TO VERIFY AND ADJUST TOPOGRAPHIC FEATURES AS NEEDED BY THIS OFFICE THROUGH NOVEMBER OF 2020.
 - AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GODDARD CONSULTING, LLC IN OCTOBER OF 2020. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 - 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 OHS-SAFE PRIOR TO EXCAVATION. (SEE NOTES)
 - 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.
 - RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
 - 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.
 - ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
 - 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.
 - 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.
 - PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE. 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).
 - 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.
 - AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
 - 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.
 - THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL #22027-G0086, DATED: JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 - ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 - PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - 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) 534-6060 (F)

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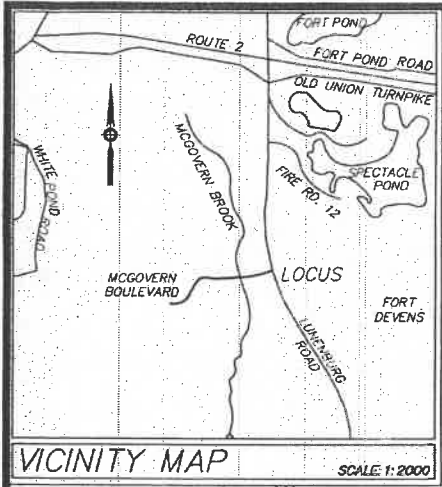
SITE LAYOUT PLAN
 IN
LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816

GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 75 100 150 FEET
 0 5 10 15 20 30 40 50 METERS

CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (9) LAYOUT	SHEET 9 OF 15	PLAN NO: C-11-1



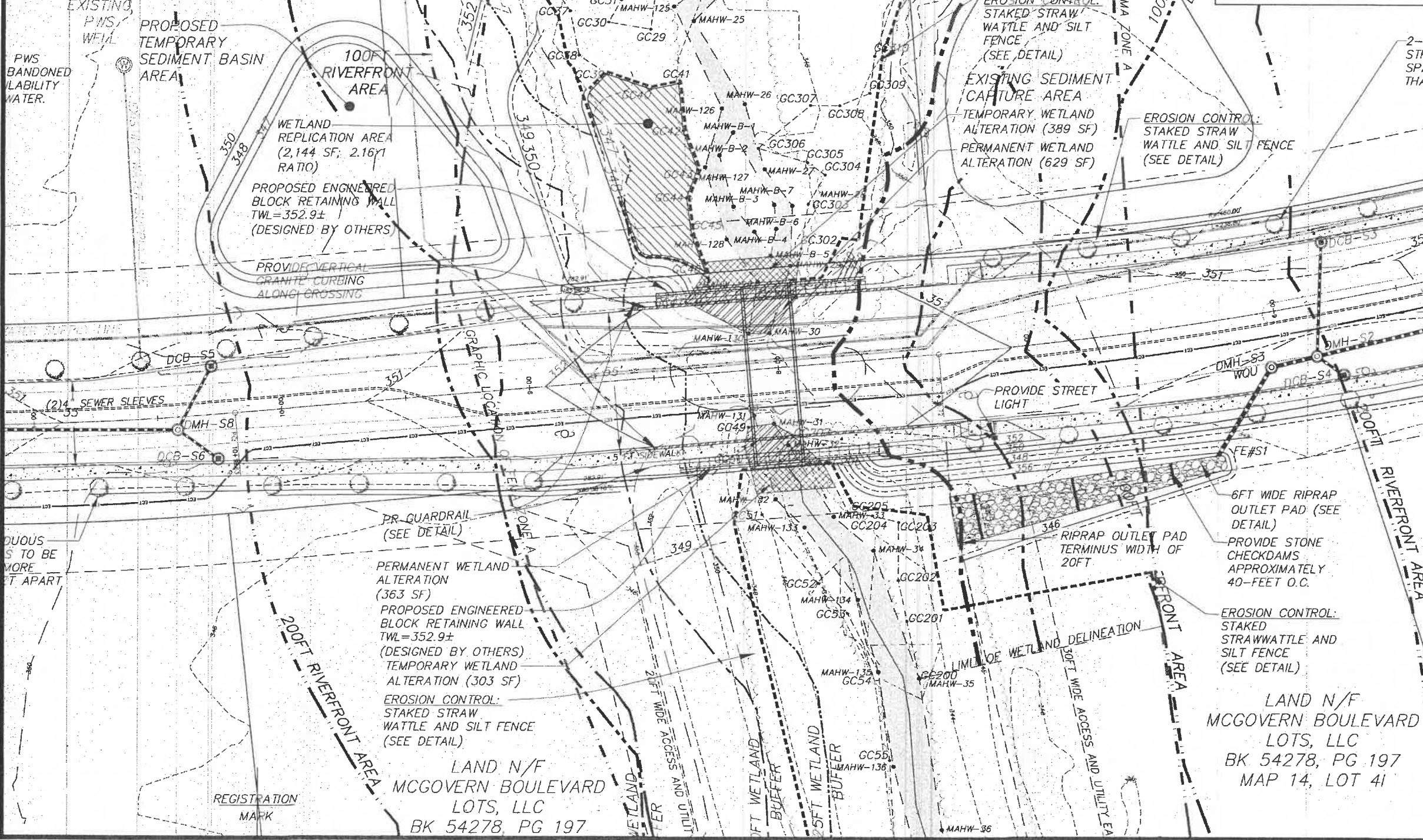
STREAM CROSSING CALCULATION
EXISTING CULVERT
 EXISTING WIDTH = 5FT±
 EXISTING LENGTH = 5FT±
 EXISTING HEIGHT = 36FT±
 OPENNESS RATIO = (5'x5') / 36FT
 OPENNESS RATIO = 0.69FT (MIN. 0.82FT)

STREAM REVIEW
 STREAM WIDTH VARIES
 7.0- FEET (UPSTREAM)
 15.0- FEET (DOWN STREAM)
 MAX STREAM WIDTH = 15 (DOWN STREAM)
 BANK FULL = 1.2 x 15FT = 18FT MIN
 MINIMUM REQUIRED WIDTH = 18FT

PROPOSED CULVERT
 PROPOSED WIDTH = 18.0FT
 PROPOSED LENGTH = 72.0FT
 PROPOSED HEIGHT = 4.3FT
 OPENNESS RATIO = (4.3'x18.0') / 72FT
 OPENNESS RATIO = 1.08FT < 0.82FT ✓

PROJECT INFORMATION
LAND INFORMATION
 MAP/PARCEL: 14/A/D
 DEED BOOK/PAGE: 52227/354
ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT *
 *2-A RETAIL SUB DISTRICT
DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT**
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 **NOT APPLICABLE WHEN ADJUTING A RESIDENTIAL DISTRICT

GENERAL NOTES:
 1. PROPERTY LINE INFORMATION BASED ON AN ON-THE-GROUND SURVEY BY HANNIGAN ENGINEERING, INC. IN JULY OF 2013. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MINUTEMAN MAPPING IN OCTOBER OF 2009. MAHWS DATUM. ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED TO VERIFY AND ADJUST TOPOGRAPHIC FEATURES AS NEEDED BY THIS OFFICE THROUGH NOVEMBER OF 2020.
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 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 TO OBTAIN 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 AND/OR CONNECTION TO EXISTING 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.
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 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 SATISFACTORY LOCATION AND SURROUNDED BY A ROW OF STAKED MAY BALES FOR EROSION CONTROL.
 13. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITH 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 SIGNS AND MARKS 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 WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 19807-C0036B DATED: JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
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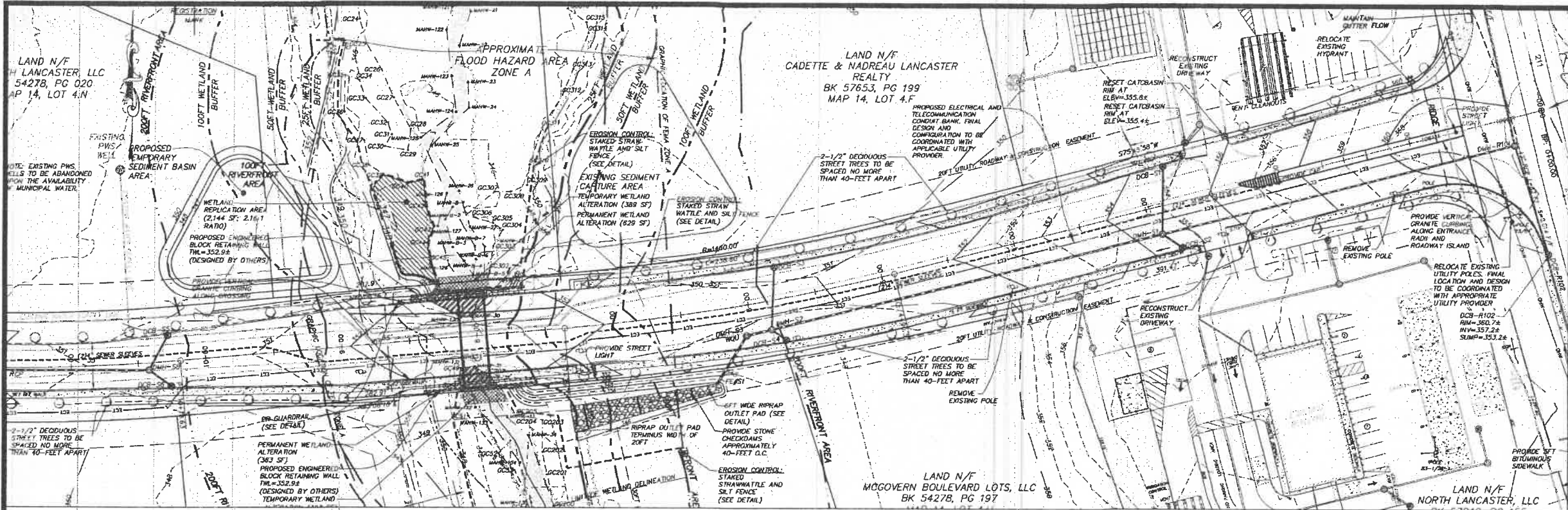


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8 MONUMENT SQUARE LEOMINSTER, MASSACHUSETTS 01453 (978) 534-1234 (T) (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

STREAM CROSSING PLAN IN LANCASTER, MASSACHUSETTS
 PREPARED FOR: NORTH LANCASTER, LLC STEVE BOUCHER 435 LANCASTER STREET LEOMINSTER, MASSACHUSETTS 01453 TEL: 978-534-0816

GRAPHIC SCALE: 1"=20'
 0 5 10 15 20 25 30 40 50 75 FEET
 0 1.5 3 4.5 6 7.5 10 15 20 25 METERS

CALC: CMA/WDH DRWN: CMA/WDH SCALE: 1"=20'
 CHKD: WDH APPD: WDH DATE: MAR 26, 2021
 SRV: JEF FB: FILES JOB NO: 2226
 TAB: (10) CROSS SHEET 10 OF 15 PLAN NO: C-11-1



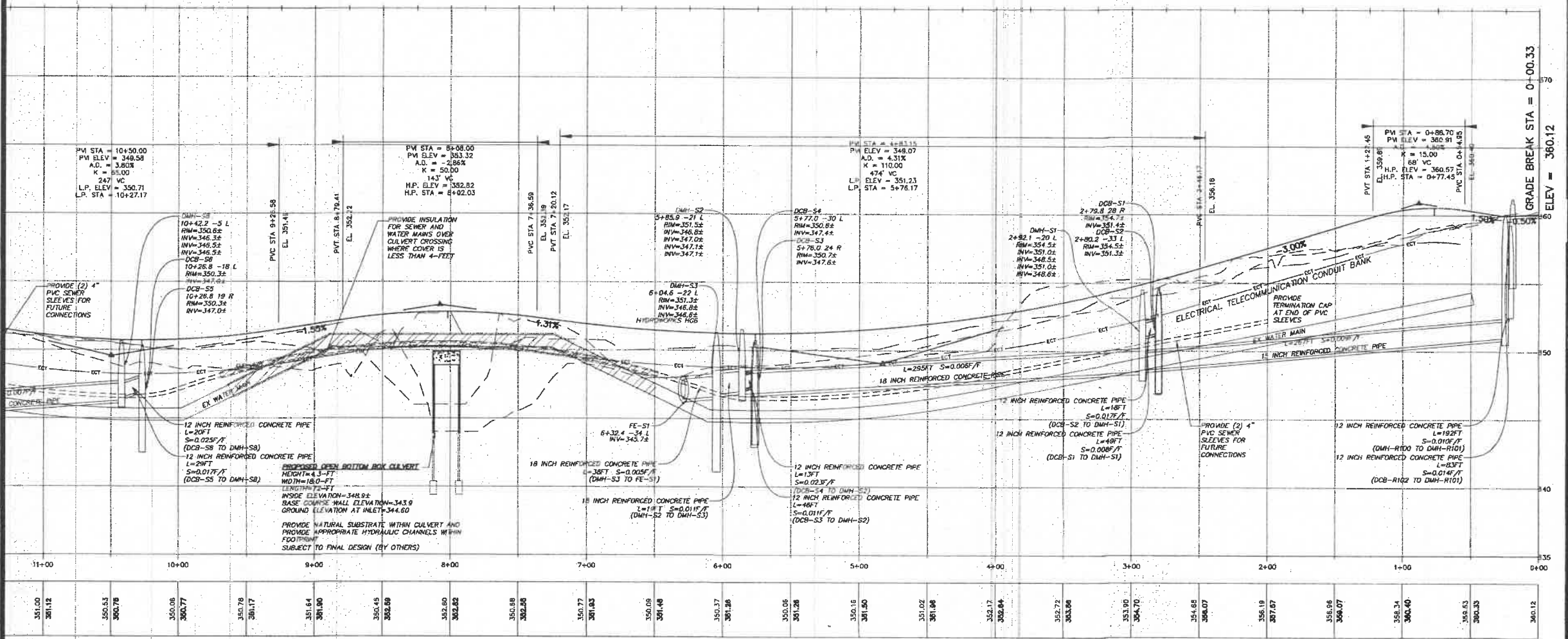
PROJECT INFORMATION

LAND INFORMATION:
 MAP/PARCEL: 14/A.D. 5227/354
 DEED BOOK/PAGE:

ZONING INFORMATION:
 ZONING DISTRICT: ENTERPRISE DISTRICT
 SUB-DISTRICT: "E2-A RETAIL SUB DISTRICT"

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT
 SIDE YARD: 30 FT
 REAR YARD: 30 FT
 *100FT WHEN ADJUTING A RESIDENTIAL DISTRICT

GENERAL NOTES:
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 14. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER FEMA FIRM PANELS 80502T-0028B, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 15. ALL REINFORCED CONCRETE PIPE TO BE CLASS B UNLESS OTHERWISE NOTED.
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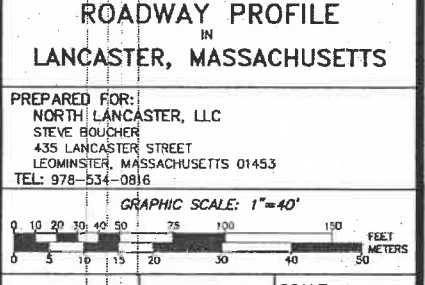


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 CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-1234 (T)
 (978) 534-6080 (F)
 WWW.HANNIGANENGINEERING.COM

ROADWAY PROFILE
 IN
 LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



McGOVERN BOULEVARD PHASE II ROADWAY PROFILE
 HORIZONTAL SCALE: 1:40
 VERTICAL SCALE: 1:4

CALC: CMA/WDH DRWN: CMA/WDH SCALE: 1"=40'
 CHKD: WDH APPD: WDH DATE: MAR 26, 2021
 SRV: JEF FB: FILES JOB NO: 2226
 TAB: (11) PROF SHEET 11 OF 15 PLAN NO: C-11-1

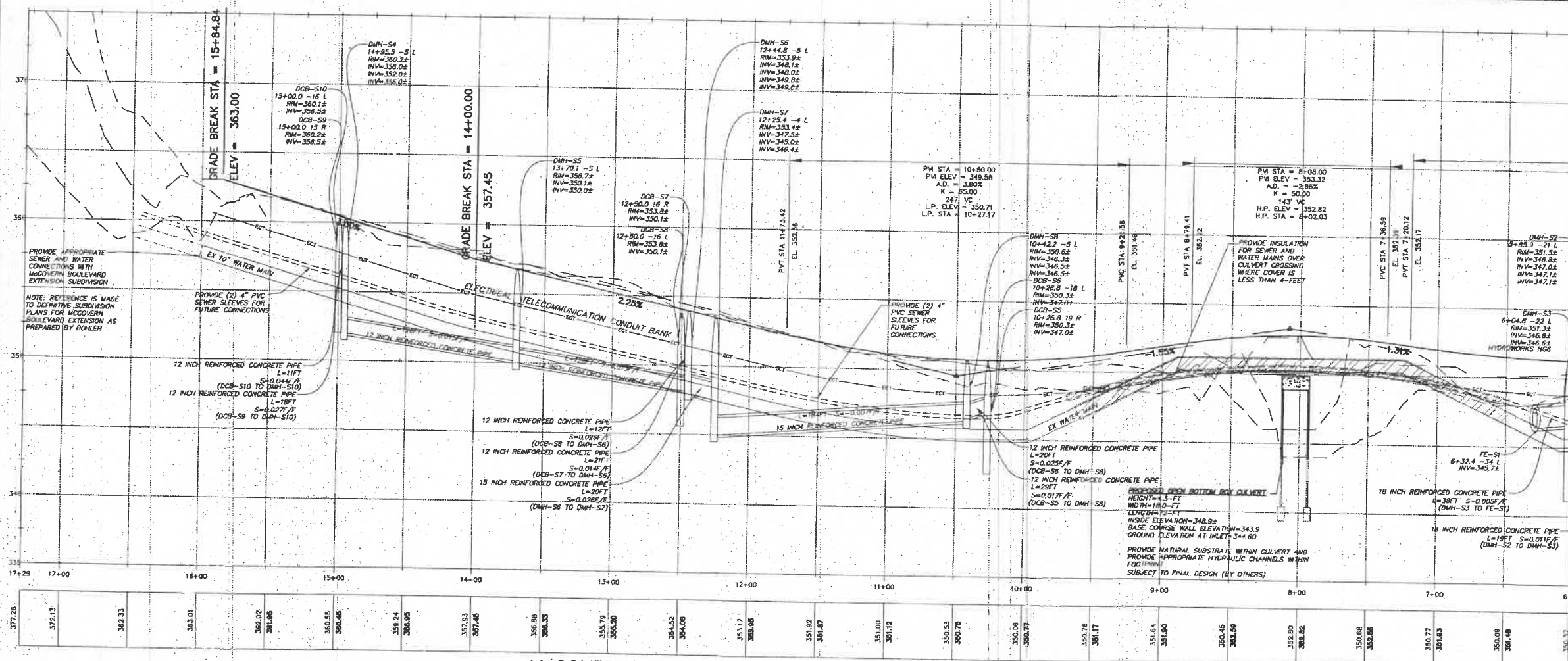
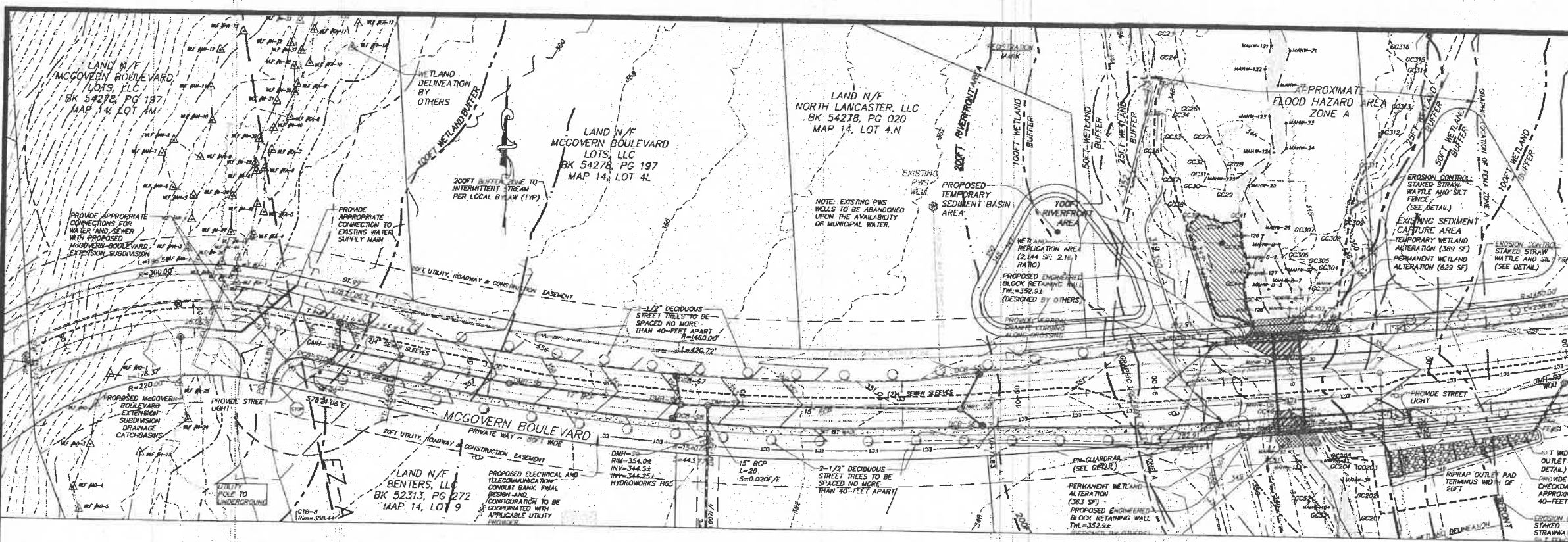
PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 14/AD
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION
 ZONING DISTRICT: ENTERPRISE DISTRICT *
 "MCO OVERLAY DISTRICT
 "E2-A RETAIL SUB DISTRICT

DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 64,000 SF
 MINIMUM FRONTAGE: 225 FEET
 MINIMUM SETBACKS:
 FRONT YARD: 40 FT**
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 15. THE AREA PROPOSED FOR DEVELOPMENT IS WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL 22002-0202B, DATED JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
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 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.



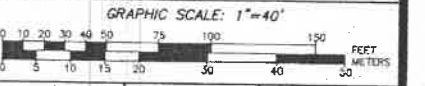
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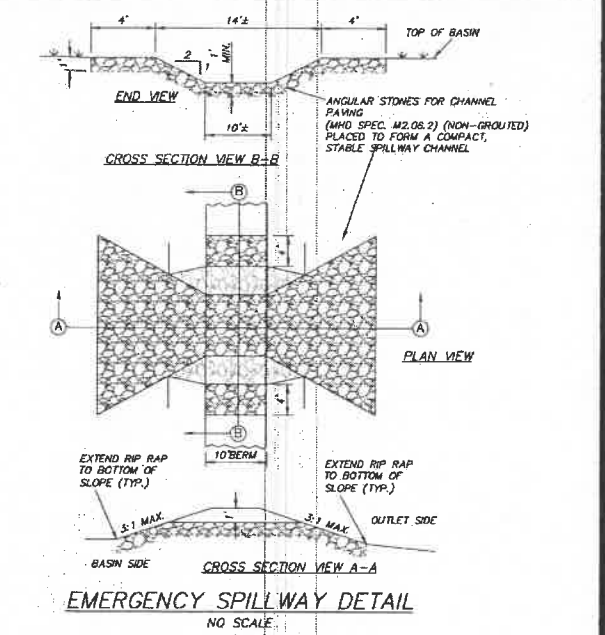
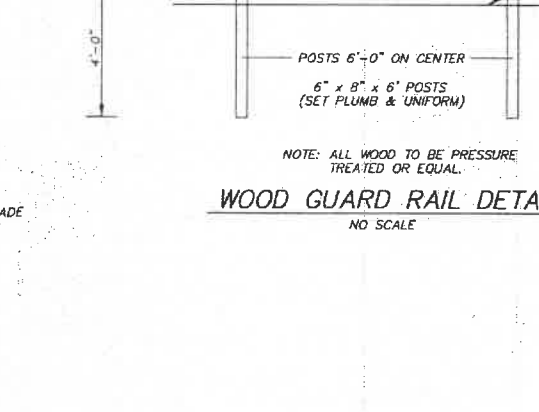
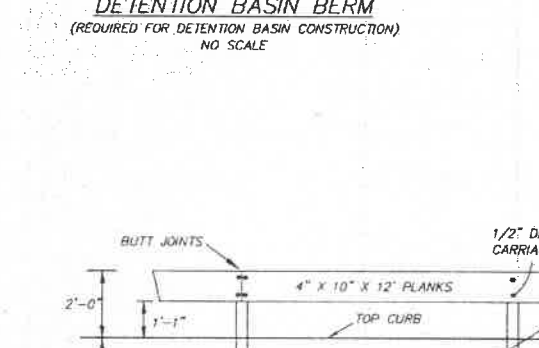
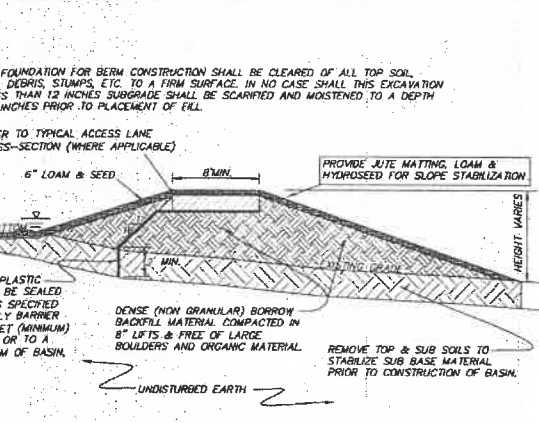
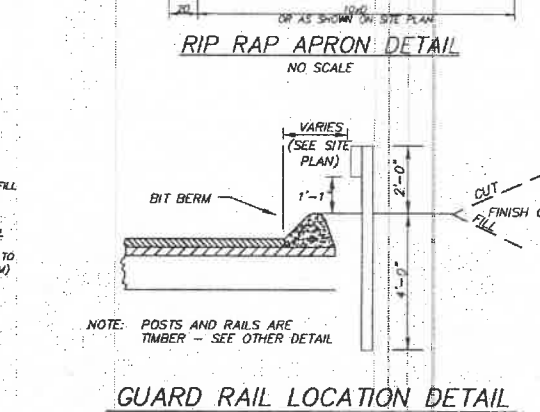
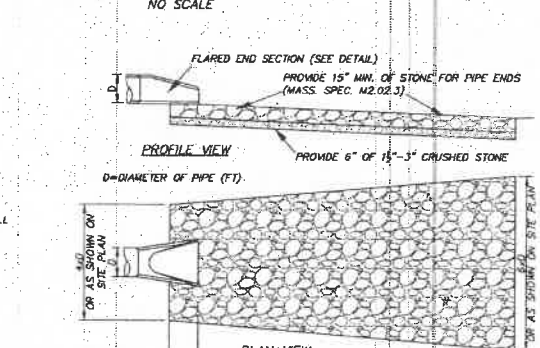
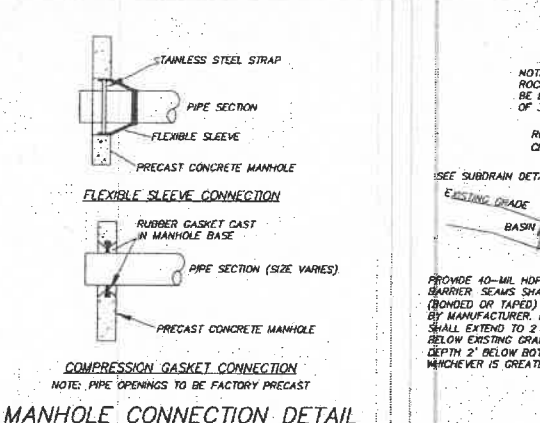
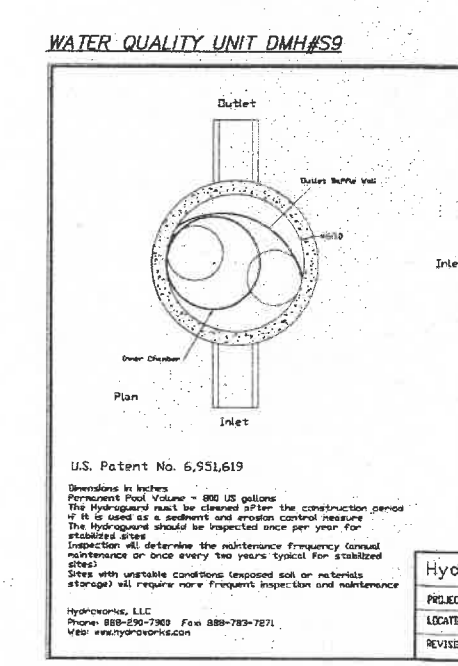
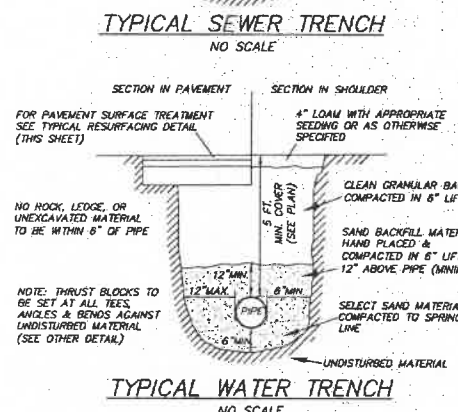
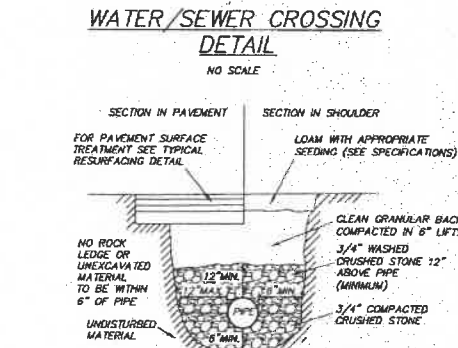
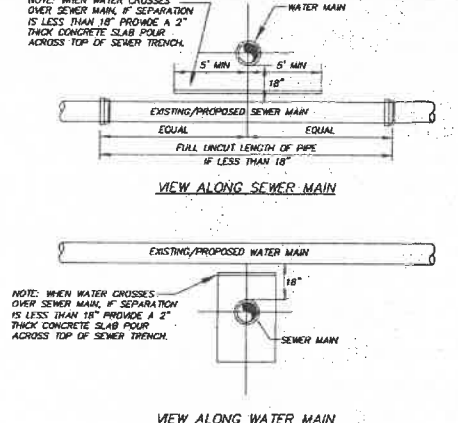
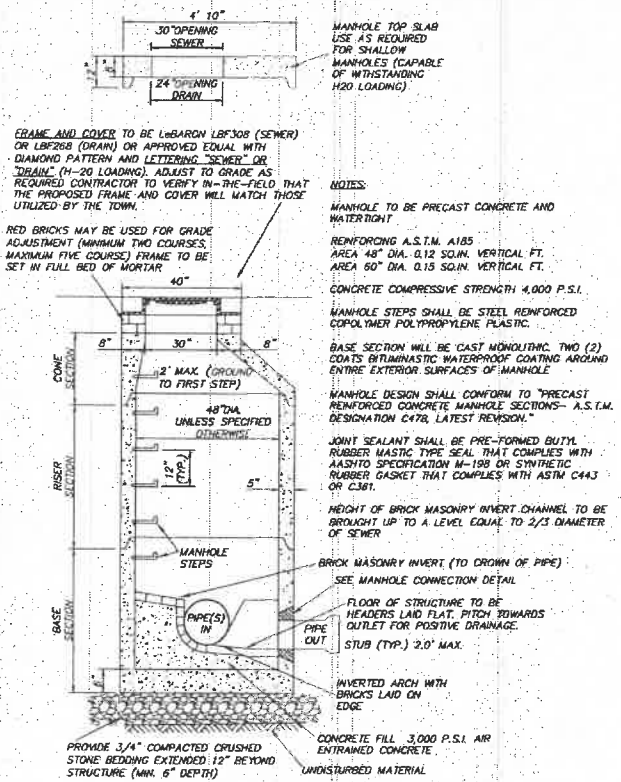
ROADWAY PROFILE
 IN
 LANCASTER, MASSACHUSETTS

PREPARED FOR:
 NORTH LANCASTER, LLC
 STEVE BOUCHER
 435 LANCASTER STREET
 LEOMINSTER, MASSACHUSETTS 01453
 TEL: 978-534-0816



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (12) PRF	SHEET 12 OF 15	PLAN NO: C-11-1

McGOVERN BOULEVARD PHASE II ROADWAY PROFILE
 HORIZONTAL SCALE: 1:40
 VERTICAL SCALE: 1:4



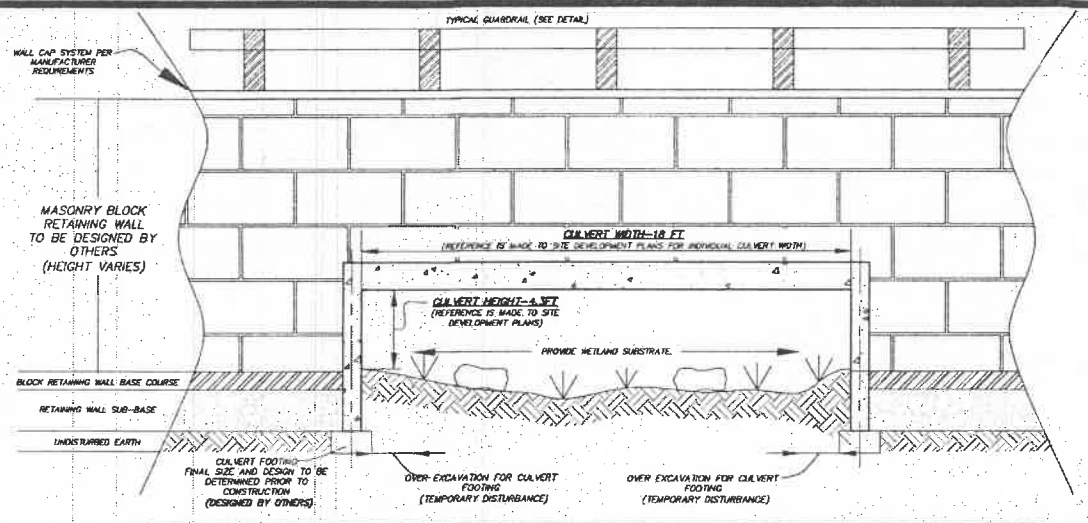
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CONSTRUCTION DETAILS
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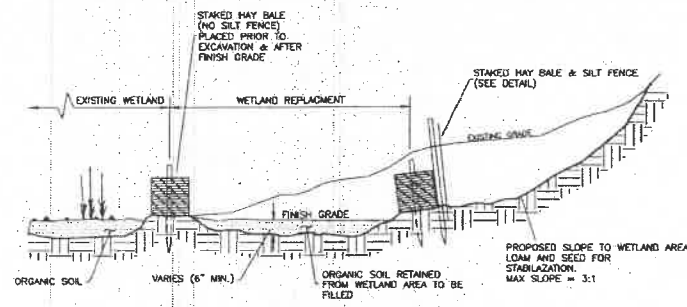
PREPARED FOR:
NORTH LANCASTER, LLC
STEVE BOUCHER
435 LANCASTER STREET
LEOMINSTER, MASSACHUSETTS 01453
TEL: 978-534-0816

CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: NA
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (13)BET	SHEET 14 OF 15	PLAN NO: C-11-1

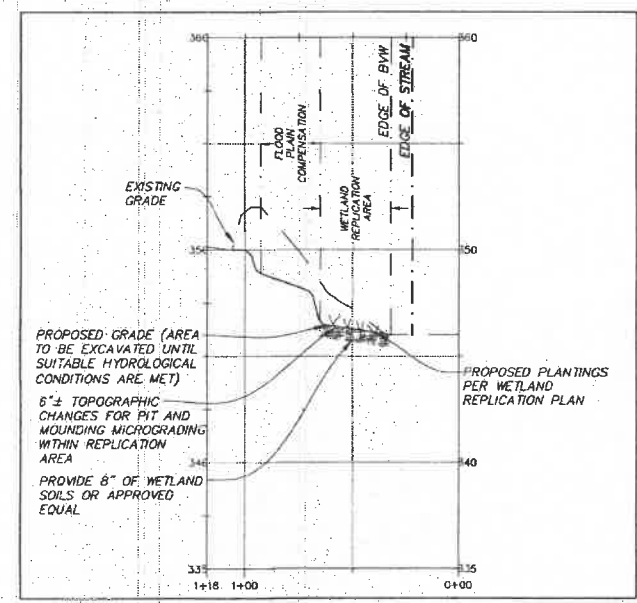


NOTE: CULVERT AND RETAINING WALLS ALONG WITH A ASSOCIATED FEATURES ARE DEPICTED IN A GENERAL MANNER AND ARE SUBJECT TO CHANGE RELATIVE TO STRUCTURAL AND MANUFACTURER REQUIREMENTS.

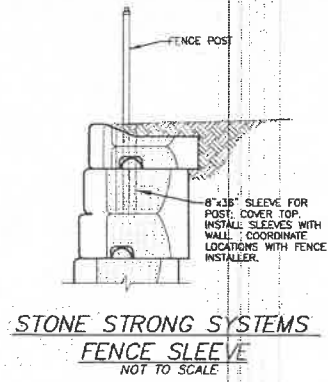
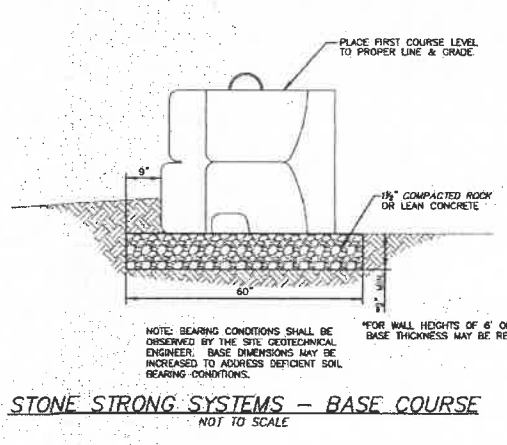
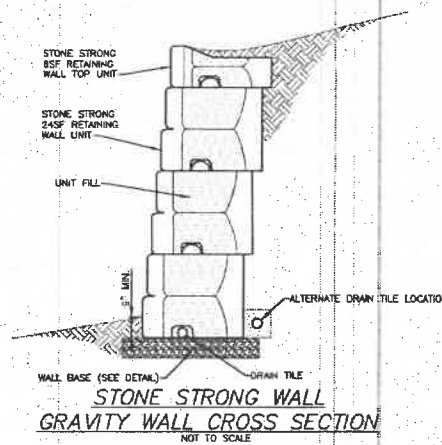
TYPICAL ROADWAY CULVERT DETAIL



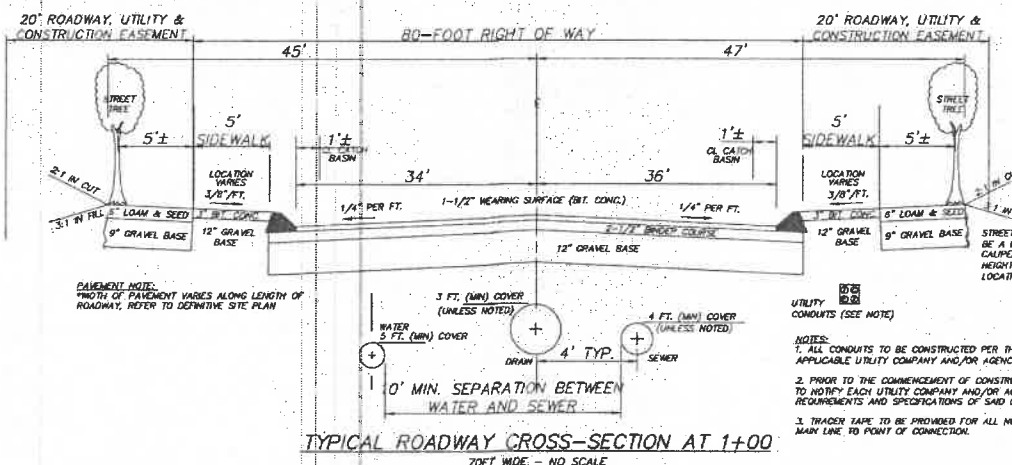
WETLAND REPLICATION DETAIL
NO SCALE



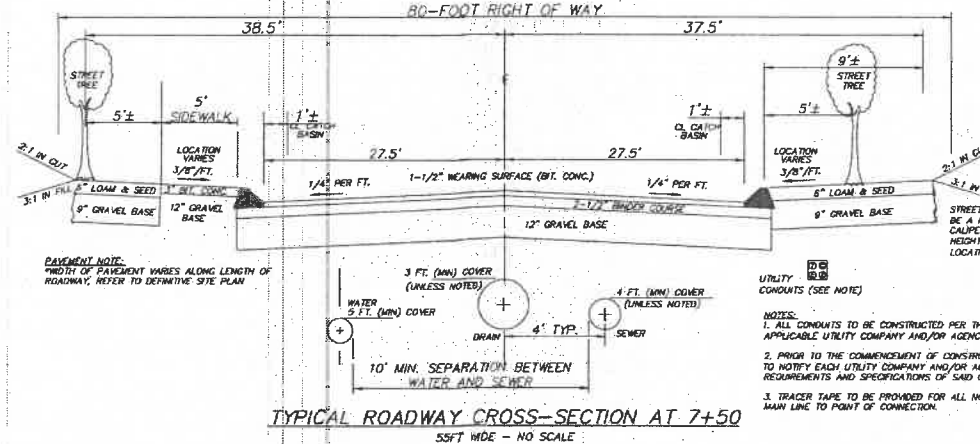
WETLAND REPLICATION PROFILE
HORIZONTAL SCALE: 1:40
VERTICAL SCALE: 1:4



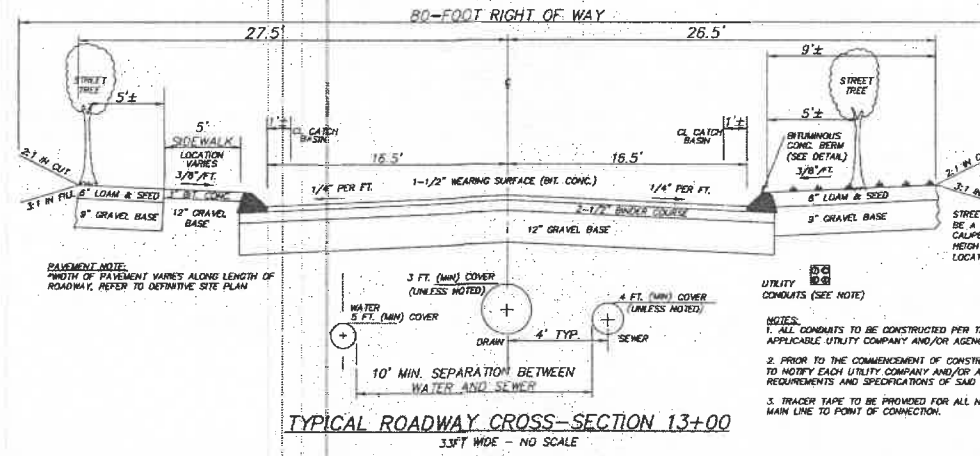
STONE STRONG SYSTEMS
FENCE SLEEVE
NOT TO SCALE



TYPICAL ROADWAY CROSS-SECTION AT 1+00
70FT WIDE - NO SCALE



TYPICAL ROADWAY CROSS-SECTION AT 7+50
55FT WIDE - NO SCALE



TYPICAL ROADWAY CROSS-SECTION 13+00
33FT WIDE - NO SCALE

3-24-21

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CONSTRUCTION DETAILS
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SRV: JEF	FB: FILES	JOB NO: 2226
TAB: (13) DET	SHEET 15 OF 15	PLAN NO: C-11-1