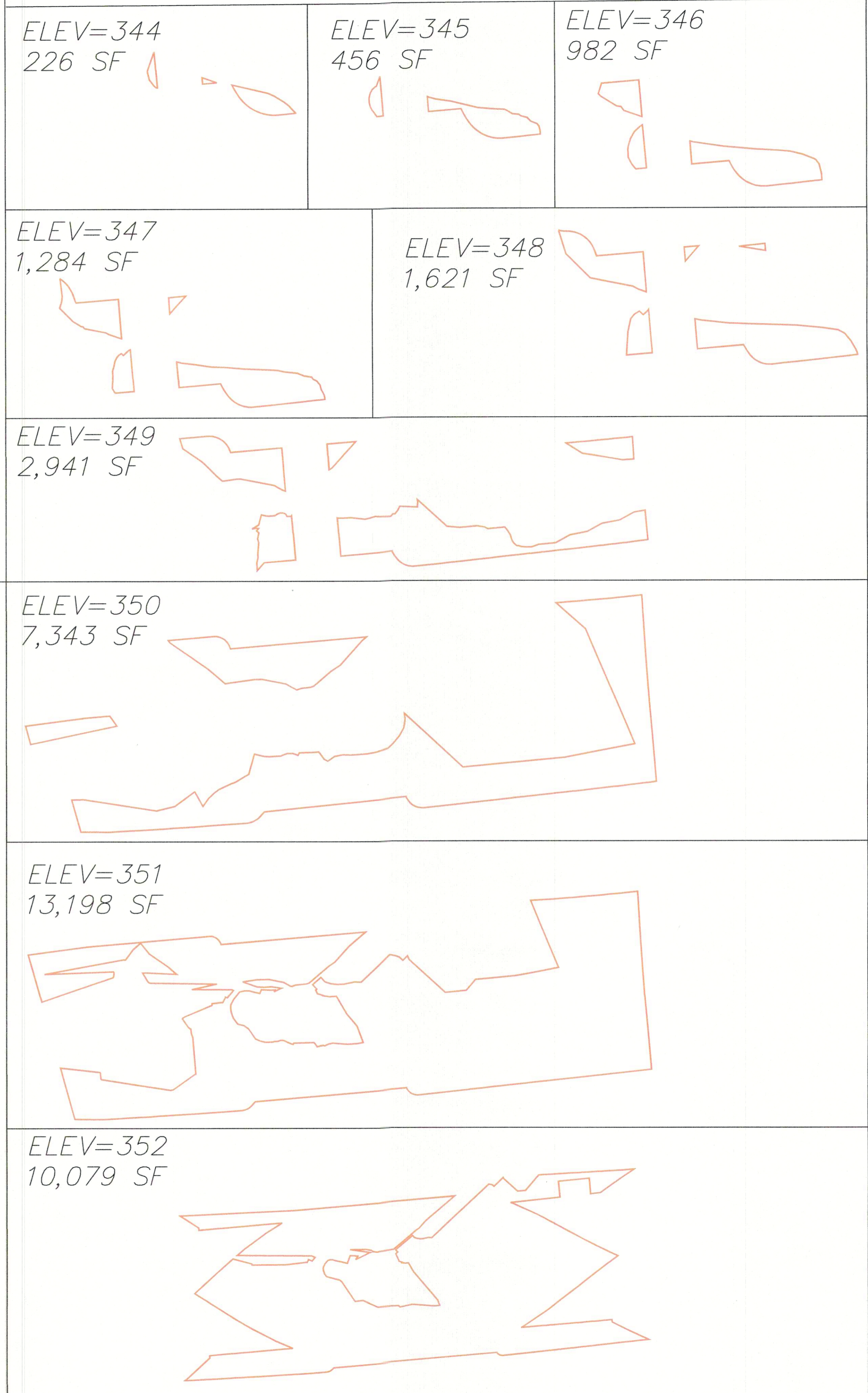


# FLOODPLAIN ALTERATION AREAS



ELEVATION	ALTERATION	COMPENSATION	NET
344	226 S.F.	1,107 S.F.	+881 S.F.
345	456 S.F.	1,653 S.F.	+1,197 S.F.
346	982 S.F.	3,108 S.F.	+2,126 S.F.
347	1,284 S.F.	4,021 S.F.	+2,737 S.F.
348	1,621 S.F.	1,757 S.F.	+136 S.F.
349	2,941 S.F.	3,248 S.F.	+307 S.F.
350	7,343 S.F.	8,469 S.F.	+1,126 S.F.
351	13,198 S.F.	10,763 S.F.	+2,435 S.F.
352	10,079 S.F.	10,763 S.F.	+684 S.F.
NET	38,130 S.F.	47,474 S.F.	+9,344 S.F.

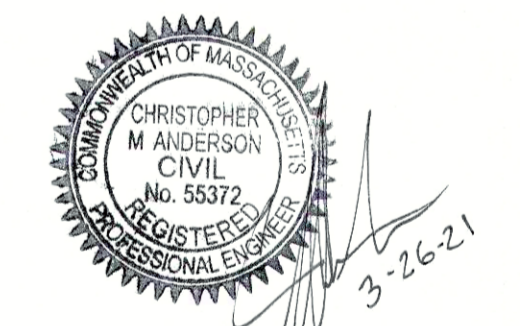
  

ELEVATION	ALTERATION	COMPENSATION	NET
344-345	341 C.F.	1,380 C.F.	+1,039 C.F.
345-346	719 C.F.	2,381 C.F.	+1,662 C.F.
346-347	1,133 C.F.	3,565 C.F.	+2,432 C.F.
347-348	1,453 C.F.	2,889 C.F.	+1,436 C.F.
348-349	2,281 C.F.	2,503 C.F.	+222 C.F.
349-350	5,142 C.F.	5,859 C.F.	+717 C.F.
350-351	10,271 C.F.	10,909 C.F.	+638 C.F.
351-352	11,639 C.F.	12,056 C.F.	+417 C.F.
NET	32,978 C.F.	41,539 S.F.	+8,562 C.F.

## PROJECT INFORMATION

<b>LAND INFORMATION</b>	
MAP/PARCEL:	14/4.D
DEED BOOK/PAGE:	52227/354
<b>ZONING INFORMATION</b>	
ZONING DISTRICT:	ENTERPRISE DISTRICT * MPOD OVERLAY DISTRICT EZ-A RETAIL SUB DISTRICT
<b>DIMENSIONAL REQUIREMENTS:</b>	
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 MINUTEMAN MAPPING IN OCTOBER OF 2009 MDD88 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 UTILITIES COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
  - 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 WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVAL 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.
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  - 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 WITHIN ROADWAYS AND UTILITY CASEMENTS. 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 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 F.E.M.A. FIRM PANEL #25027-C0289C, DATED: JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
  - 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) 534-6060 (F)  
WWW.HANNIGANENGINEERING.COM

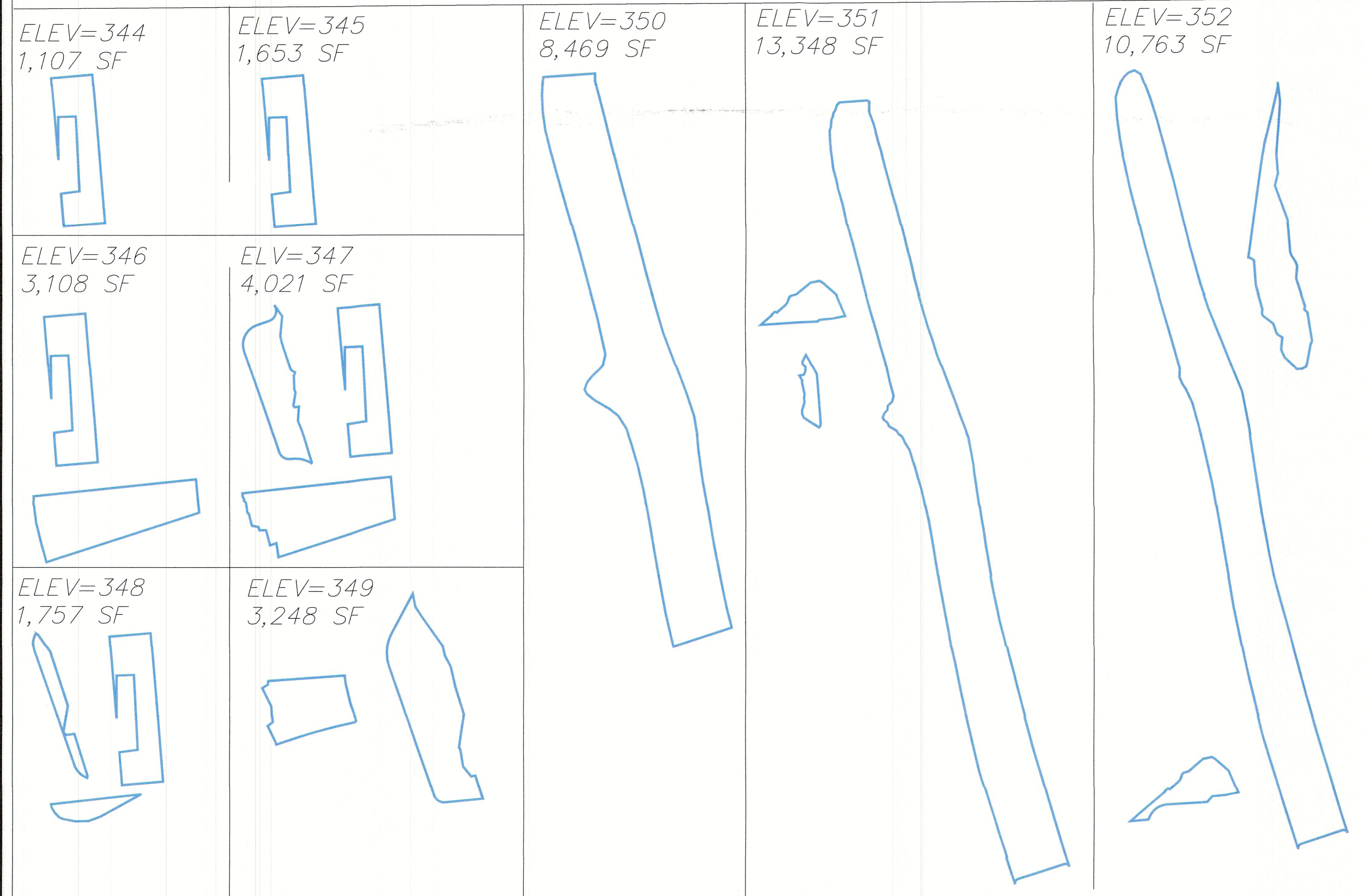
**FLOODPLAIN REVIEW**  
IN  
**LANCASTER, MASSACHUSETTS**

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

GRAPHIC SCALE: 1"=30'

CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=30'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2021
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: FP REVIEW	SHEET 1 OF 2	PLAN NO: C-11-1

# FLOODPLAIN COMPENSATION AREAS



FLOODPLAIN CALCULATIONS			
ELEVATION	ALTERATION	COMPENSATION	NET
344	226 S.F.	1,107 S.F.	+881 S.F.
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351	13,198 S.F.	13,348 S.F.	+150 S.F.
352	10,079 S.F.	10,763 S.F.	+684 S.F.
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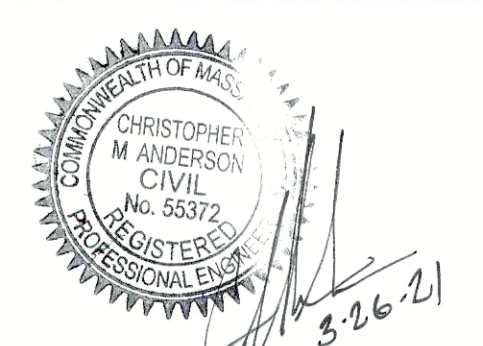
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LAND INFORMATION  
 MAP/PARCEL: 14/1D  
 DEED BOOK/PAGE: 52227/354

ZONING INFORMATION  
 ZONING DISTRICT: ENTERPRISE DISTRICT \*  
 \*POD OVERLAY DISTRICT  
 \*E2-A RETAIL SUB DISTRICT

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## HANNIGAN ENGINEERING, INC.

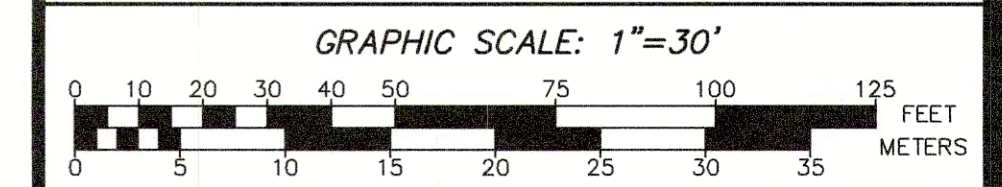
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## FLOODPLAIN REVIEW

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"=30'
CHKD: WDH	APPD: WDH	DATE: MAR 26, 2023
SRV: JEF	FB: FILES	JOB NO: 2226
TAB: FP REVIEW	SHEET 2 OF 2	PLAN NO: C-11-1