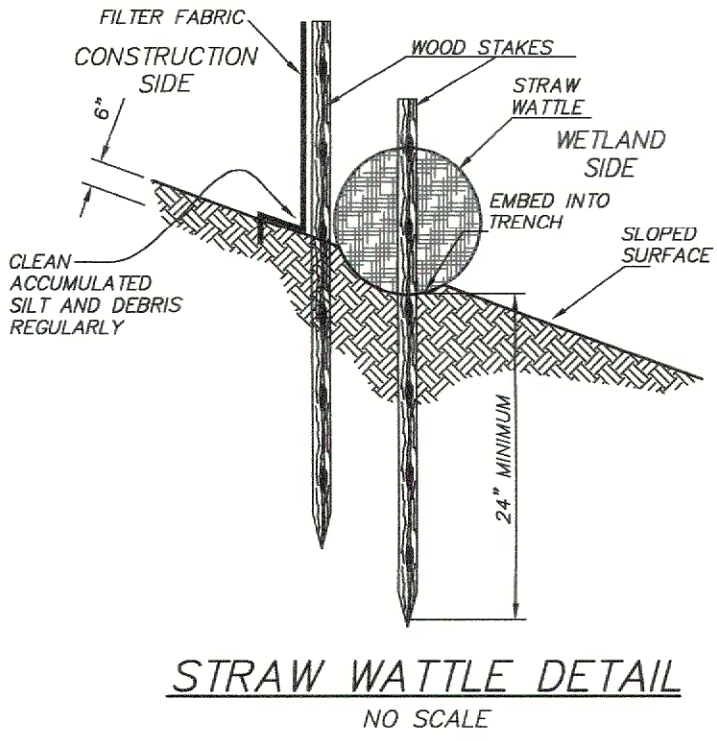


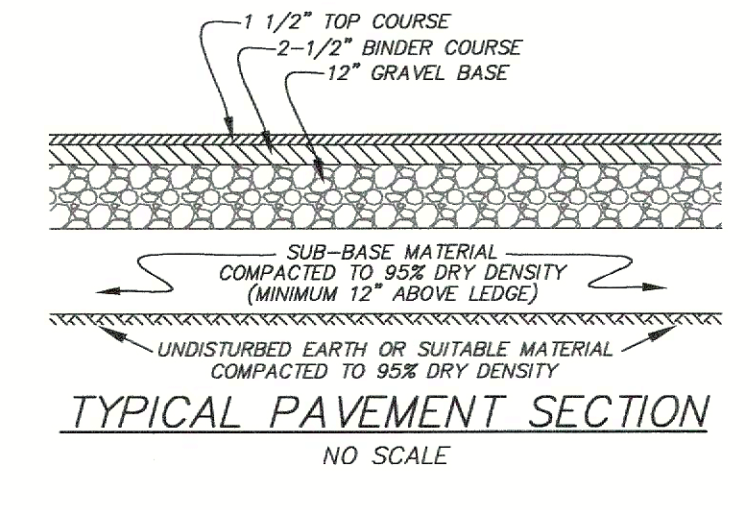
VICINITY MAP SCALE: 1" = 1000'

**RIVERFRONT AREA CALCULATIONS**  
 TOTAL RIVERFRONT AREA = 29,125 SF  
 0-100 FT = 6,040 SF  
 100-200 FT = 23,085 SF

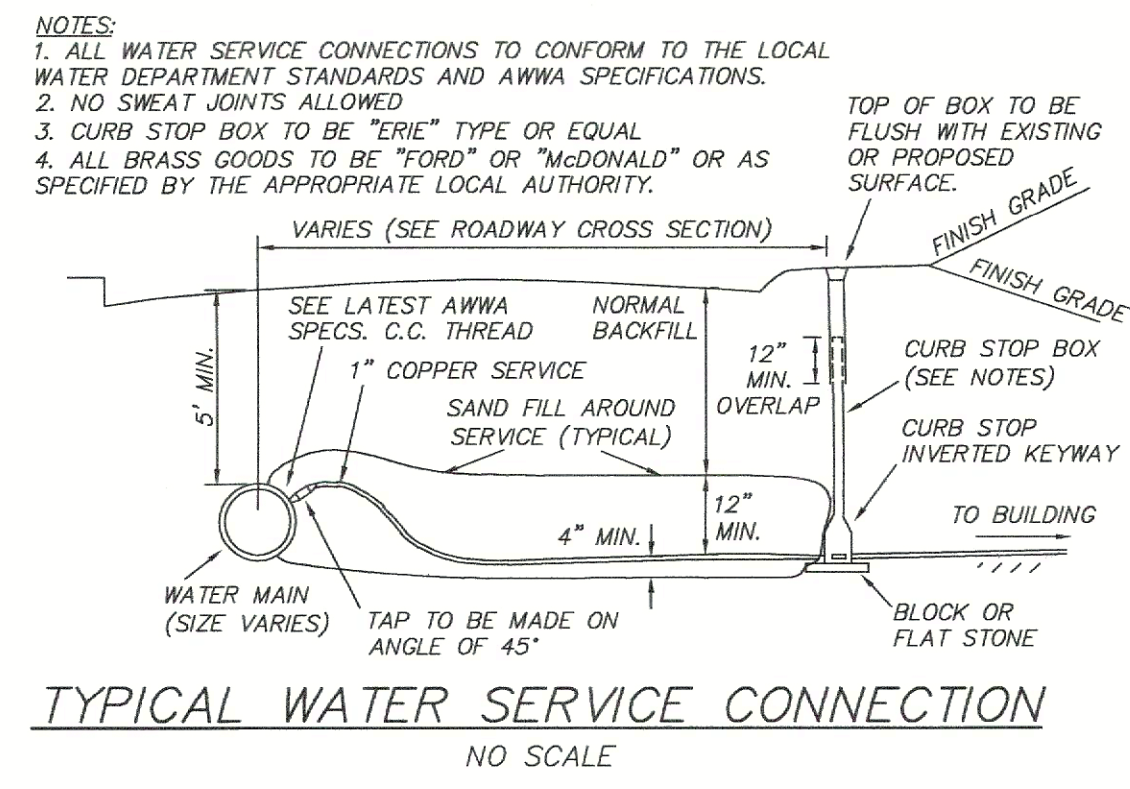
**TOTAL PROPOSED RIVERFRONT IMPACT = 7,315 SF**  
 0-100 FT = 0 SF  
 100-200 FT = 7,315 SF



STRAW WATTLE DETAIL NO SCALE



TYPICAL PAVEMENT SECTION NO SCALE



TYPICAL WATER SERVICE CONNECTION NO SCALE

**PROJECT INFORMATION**

**LAND INFORMATION**  
 MAP/PARCEL: 744/62  
 DEED BOOK/PAGE: 61453/345  
 PLAN BOOK/PAGE: 706/27  
 EXISTING FRONTAGE: 150.00 FT  
 EXISTING AREA: 1.59 ACRES±

**ZONING INFORMATION**  
 ZONING DISTRICT: C2-NEIGHBORHOOD COMMERCIAL  
 DIMENSIONAL REQUIREMENTS:  
 MINIMUM AREA: 20,000 SF  
 MINIMUM FRONTAGE: 100 FEET  
 MAXIMUM HEIGHT: 45 FEET  
 MINIMUM SETBACKS:  
 FRONT YARD: 30 FT  
 SIDE YARD: 15 FT  
 REAR YARD: 30 FT

**ZONING INFORMATION**  
 ZONING DISTRICT: R80-RURAL RESIDENTIAL  
 DIMENSIONAL REQUIREMENTS:  
 MINIMUM AREA: 80,000 SF  
 MINIMUM FRONTAGE: 200 FEET  
 MAXIMUM HEIGHT: 35 FEET  
 MINIMUM SETBACKS:  
 FRONT YARD: 40 FT  
 SIDE YARD: 25 FT  
 REAR YARD: 50 FT

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN JANUARY OF 2012.
  - AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN Delineated BY GARDEN ENVIRONMENTAL CONSULTING, LLC. ON APRIL 11, 2022. 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 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 WINCHENDON 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 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.
  - 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 NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #20498-0014 B, DATED JUNE 15, 1982. 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 WINCHENDON.

NO.	DATE	CONSERVATION COM. COMMENT	CMA
1	5/4/2023		

REVISIONS

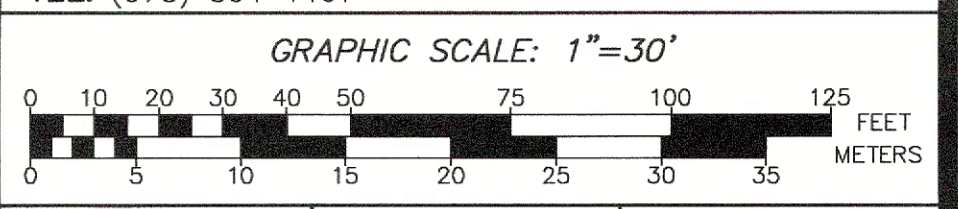
NO.	DATE	REVISIONS	BY

**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 DEVELOPMENT PLAN**  
 IN  
 WINCHENDON, MASSACHUSETTS

PREPARED FOR:  
 CHRIS AMENTA  
 420 GOODRICH STREET  
 LUNENBURG, MA 01462  
 TEL: (978) 804-7161



CALC: CMA	DRWN: CMA/WDH	SCALE: 1"=30'
CHKD: WDH	APPD: WDH	DATE: JAN 24, 2023
SRV: JEF	FB: 75-62	JOB NO: 3084
TAB: SITE	SHEET 1 OF 1	PLAN NO: D-1-24