

LEGEND

EXISTING CONTOURS	100.00' 542'
EXISTING PROPERTY LINES	---
EDGE OF WETLANDS	---
BUFFER ZONE	---
EX. DRAIN	---
EX. WATER	---
EX. SEWER	---
EX. HYDRANT	---
EX. WATER VALVE	---
EX. ELKS/TELE	---
EX. GAS LINE	---
EX. STONE WALLS	---
EX. BENCHMARK	---
EX. SIGN (TYPE)	---
PROPOSED CONTOURS	---
PROPOSED PROPERTY LINES	---
PROP. SILT FENCE/HAYBALES	---
PROPOSED DRAIN	---
PROPOSED WATER MAIN	---
PROPOSED SEWER	---
PROP. UTILITY CONDUIT	---
PROP. WATER SERVICE	---
PROP. HYDRANT	---
PROP. WATER VALVE	---
PROP. FENCE LINE	---

APPLICANT:
TIMPANY CROSSROADS, LLC
442 WEST BROADWAY
GARDNER, MA 01440

PARKING CALCULATION:
RESTAURANT:
1 SPACE PER 4 SEATS
200 SEATS / 4 SEATS
435.70 FT (WEST BROADWAY)
50 SPACES REQUIRED

COMMERCIAL:
1 SPACE PER 250 S.F. NET FLOOR
18,400 S.F. x 1 SPACE / 250S.F.
74 SPACES REQUIRED

TOTAL PARKING REQUIRED = 124 SPACES
TOTAL PARKING PROVIDED = 205 SPACES

PROJECT INFORMATION

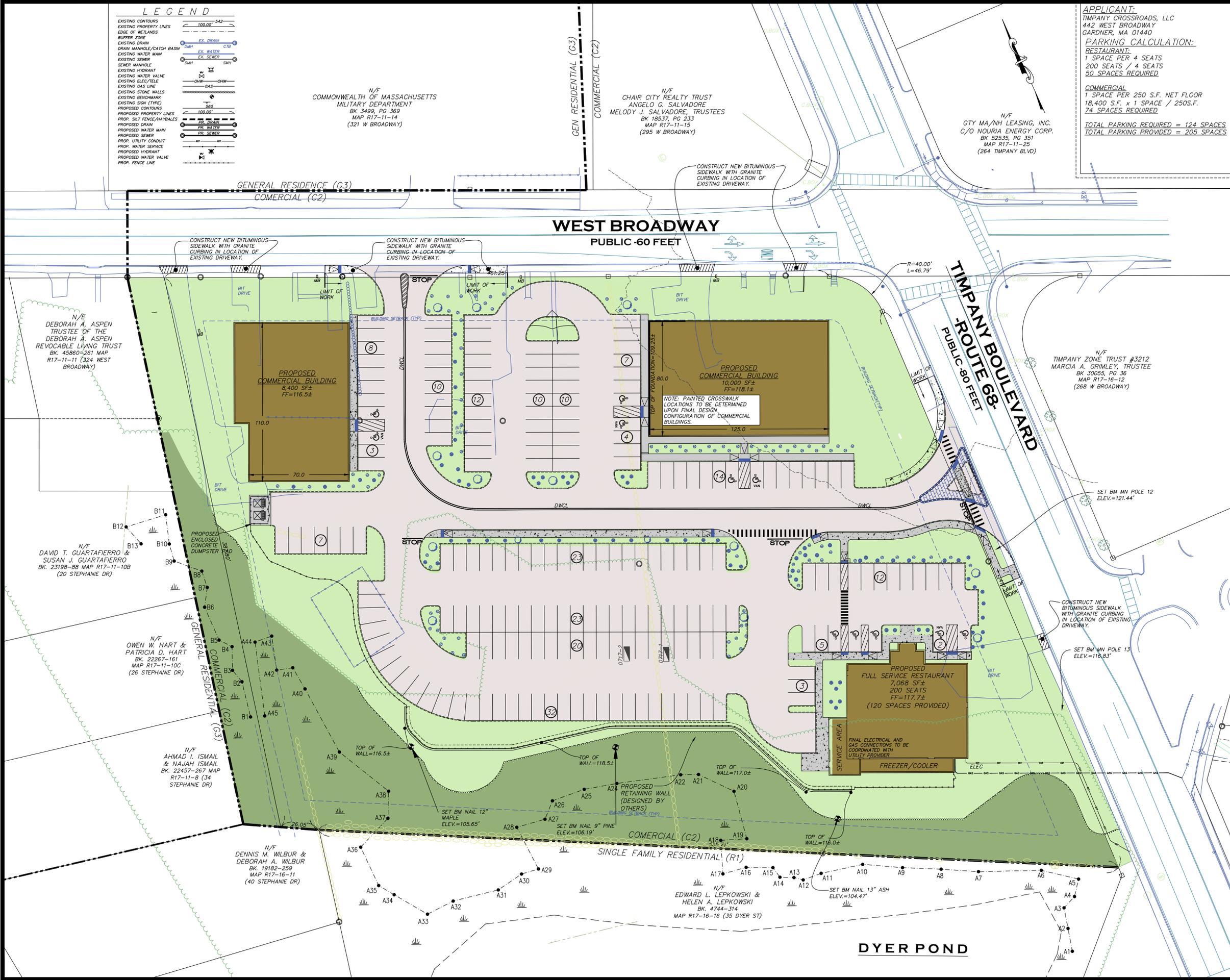
LAND INFORMATION
MAP/PARCEL: MAP R17, PARCELS 16/14; 16/4; 11/1; 11/2; 11/10; 11/3; 11/4; 11/5; 11/6; 11/7; 16/3; 16/1
DEED BOOK/PAGE: 51883/336; 52648/306; 51507/219; 51883/333; 51883/340; 515336/178; 51536/181; 51865/184; 56932/143

PROJECT FRONTAGE: 435.70 FT (WEST BROADWAY)
PROJECT AREA: 464.01 FT (TIMPANY BOULEVARD)
4.57 ACRES±

ZONING INFORMATION
ZONING DISTRICT: COMMERCIAL (C2)

DIMENSIONAL REQUIREMENTS:
MINIMUM AREA: 30,000 SF
MINIMUM FRONTAGE: 100 FEET
MAXIMUM HEIGHT: 45 FEET
MINIMUM SETBACKS:
FRONT YARD: 30 FT
SIDE YARD: 20 FT
REAR YARD: 30 FT

- GENERAL NOTES:**
1. 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. PROPERTY LINE DETERMINATIONS MADE BY A ON-THE-GROUND PROPERTY LINE SURVEY, TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN JANUARY OF 2017.
 2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY CARON ENVIRONMENTAL IN JANUARY OF 2017. 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 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 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 CITY OF GARDNER 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 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 NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #200305-0099B, DATED: JULY 2, 1981. 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 CITY OF GARDNER.



HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

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SITE DEVELOPMENT PLAN
IN
GARDNER, MASSACHUSETTS

PREPARED FOR:
TIMPANY CROSSROADS, LLC
AMY FANTONI
442 WEST BROADWAY
GARDNER, MASSACHUSETTS
TEL:



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=30'
CHKD: WDH	APPD: WDH	DATE: JUN 22, 2018
SRV: JEF/PJB	FB: E2630.013117	JOB NO: 2630
TAB: (2) SITE	SHEET 2 OF 12	PLAN NO: C-13-7