

FILENAME:P:\Projects\5786\PLANNING BOARD\02. FLEXIBLE DEVELOPMENT\PRELIMINARY\CI.1) 5786-EXIST.dwg PLOT DATE=8/19/2020 2:39:39 PM USER=RYAN PROCTOR



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1092 MAIN STREET, P.O. BOX 428 BOLTON, MASSACHUSETTS 01740 PHONE: (978) 779-6091 FAX: (978) 779-0260 www.DucharmeandDillis.com

OWNER:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

APPLICANT:

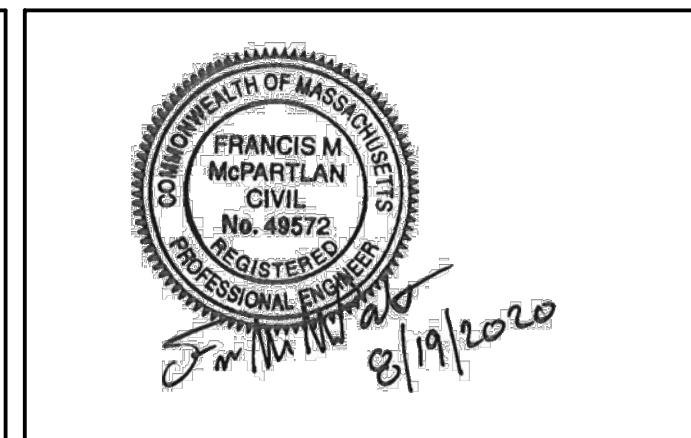
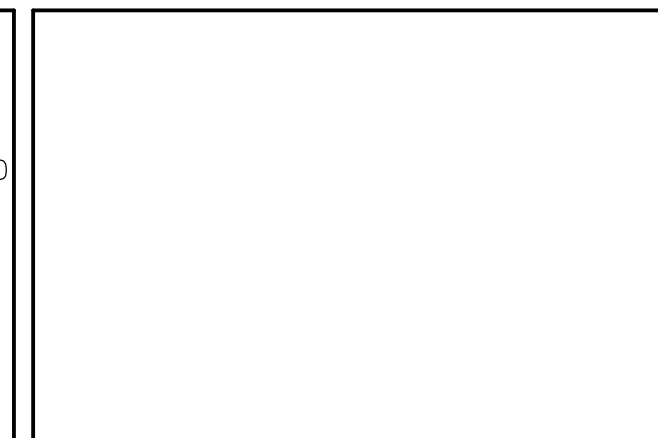
BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

200 0 100 200 400 800

1 in. = 200 ft.

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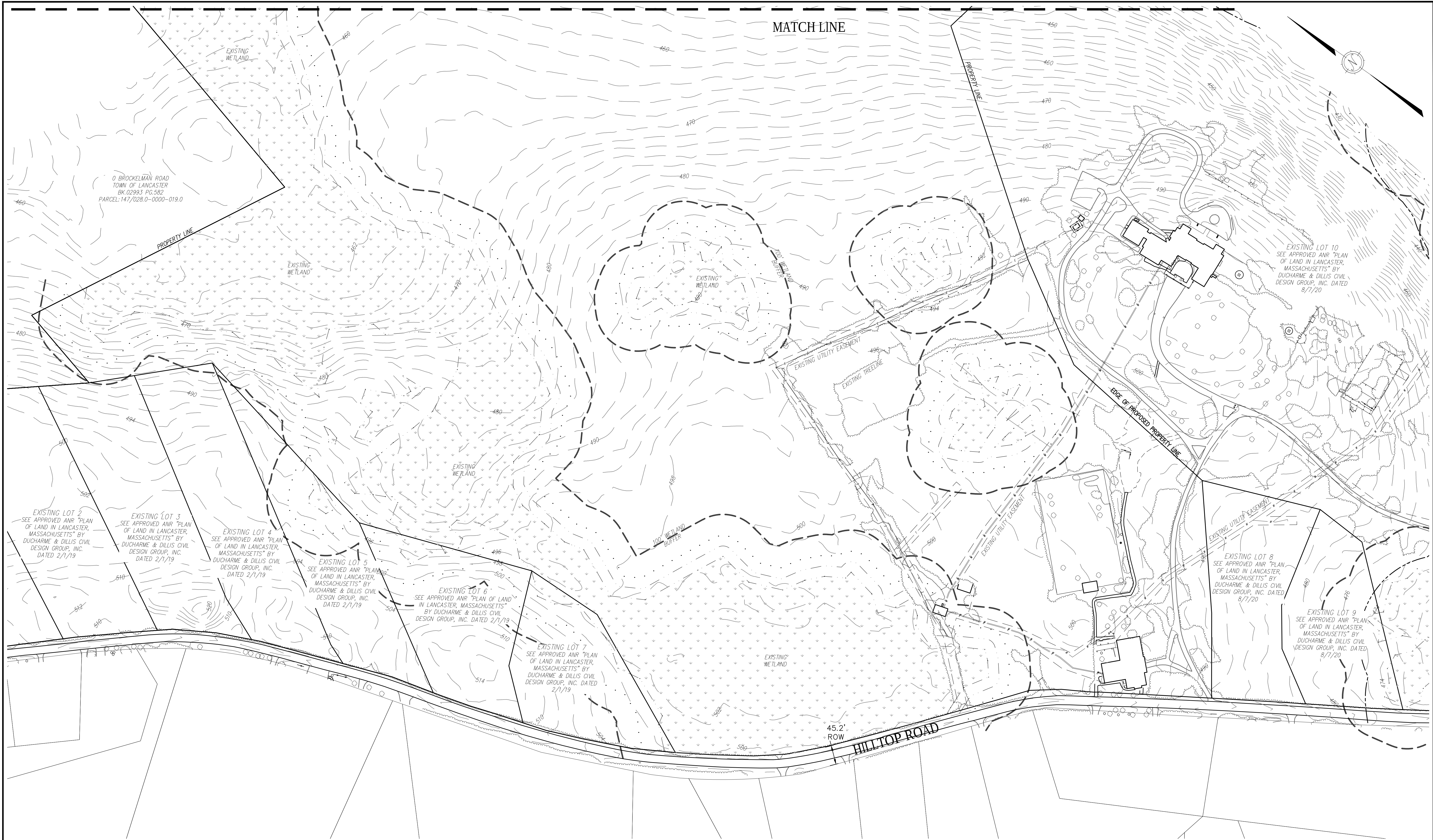
OVERALL EXISTING CONDITIONS PLAN HAWTHORN HILL LANCASTER, MASSACHUSETTS				
NO.	DATE	DESCRIPTION	BY	
01.	7/10/20	REVISED PER PEER REVIEW COMMENTS	JPL	
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM	
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM	
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM	

JOB NO. 5786

DRAWING NO. 5786-EXIST

SHEET NO. **C1.1**

FILENAME:P:\Projects\5786\PLANNING BOARD\02. FLEXIBLE DEVELOPMENT\PRELIMINARY\11.1 5786-EXIST.dwg PLOT DATE=8/19/2020 2:40:17 PM USER=RYAN PROCTOR



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OWNER:

BRAHMANANDA SARASWATI FOUNDATION

1100 N 4TH ST SUITE 124 FAIRFIELD, IOWA

APPLICANT:

BRAHMANANDA SARASWATI FOUNDATION

1100 N 4TH ST SUITE 124 FAIRFIELD, IOWA

SCALE:

100 0 50 100 200 400

1 in. = 100 ft.

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SEAL OF FRANCIS M. MCARTY, CIVIL ENGINEER, No. 49572, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS.

For MWD 8/19/2020

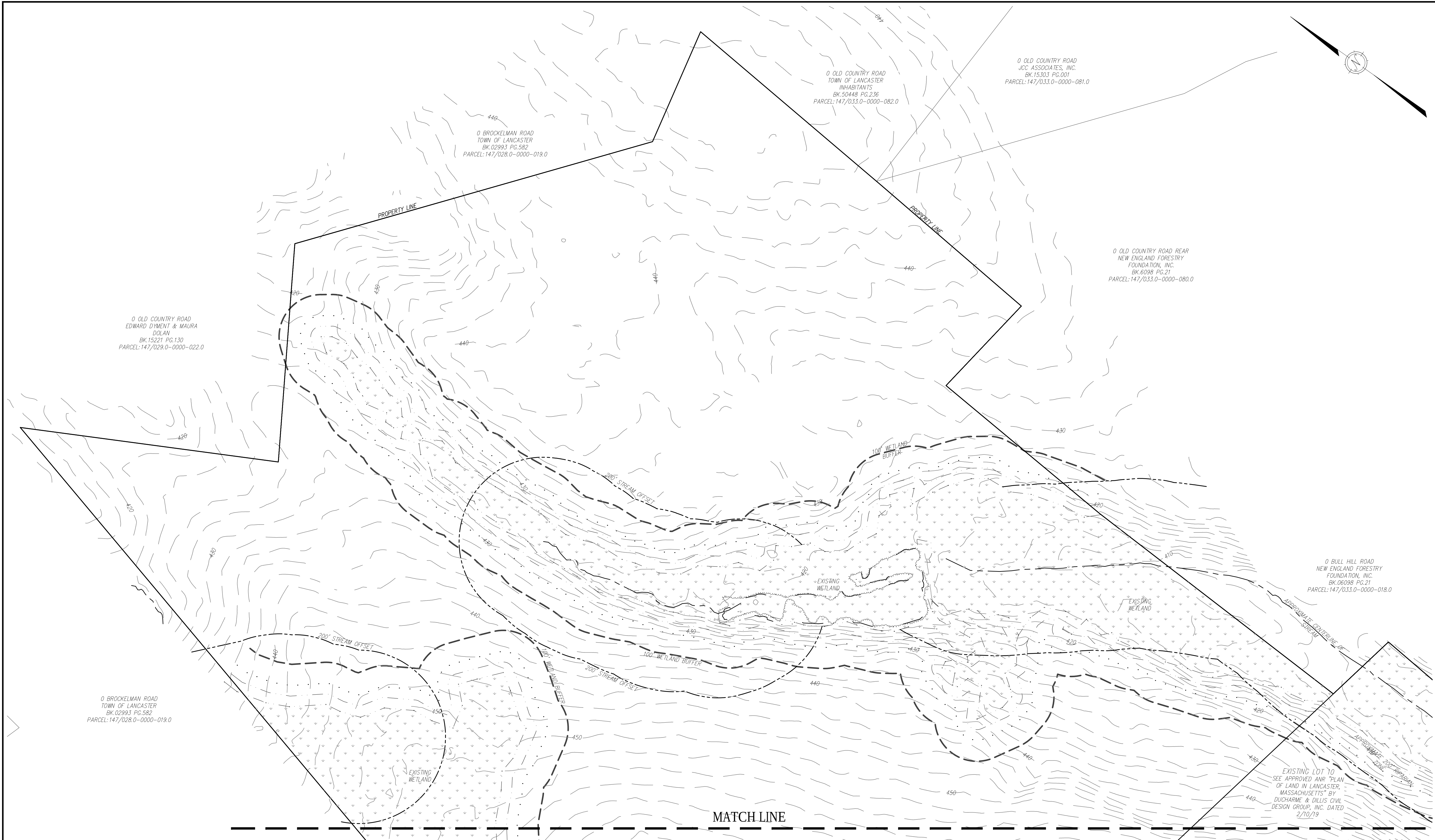
DATE:	4/8/20
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EXISTING CONDITIONS PLAN 1 HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
01.	7/10/20	REVISED PER PEER REVIEW COMMENTS	JPL
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO.	5786
DRAWING NO.	5786-EXIST
SHEET NO.	C1.2

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www.DucharmeandDillis.com

OWNER:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

APPLICANT:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

100 0 50 100 200 400

1 in. = 100 ft.

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SEAL OF FRANCIS M. McPARTLAND, CIVIL No. 49572, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS

8/19/2020

DATE: 4/8/20

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EXISTING CONDITIONS PLAN 2 HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
01.	7/10/20	REVISED PER PEER REVIEW COMMENTS	JPL
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO. 5786

DRAWING NO. 5786-EXIST

SHEET NO. **C1.3**

FLEXIBLE DEVELOPMENT NOTES:

1. A TOTAL OF TWENTY THREE (23) LOTS WERE CREATED USING A FLEXIBLE DEVELOPMENT LAYOUT (SHEETS C2.0 THROUGH C2.2). A TOTAL OF TWENTY FIVE (25) LOTS WERE CREATED USING A CONVENTIONAL SUBDIVISION LAYOUT (SHEETS C3.0 THROUGH C3.2).
2. A MINIMUM OF 40% OF THE LAND IN THE FLEXIBLE DEVELOPMENT SHALL BE RESERVED AS OPEN SPACE. THE PERCENTAGE OF THE OPEN SPACE THAT IS WETLANDS SHALL NOT NORMALLY EXCEED THE PERCENTAGE OF THE FLEXIBLE DEVELOPMENT PARCEL THAT IS WETLANDS. WASTE WATER AND STORMWATER MANAGEMENT SYSTEMS SERVING THE DEVELOPMENT MAY BE LOCATED WITHIN THE OPEN SPACE. SURFACE SYSTEMS, SUCH AS RETENTION AND DETENTION PONDS, SHALL NOT QUALIFY TOWARDS THE MINIMUM OPEN SPACE REQUIRED. SEE BELOW FOR THE OPEN SPACE CALCULATIONS:

TOTAL LOT AREA = 147.7 AC
MINIMUM OPEN SPACE REQUIRED = 59.1 AC

TOTAL OPEN SPACE PROPOSED = 89.4 AC
WETLANDS AREA WITHIN OPEN SPACE = 28.8 AC
STORMWATER BASINS WITHIN OPEN SPACE = 1.4 AC

ADJUSTED OPEN SPACE AREA = 59.2 AC = 40.1%

WETLAND PERCENTAGE CALCULATIONS:

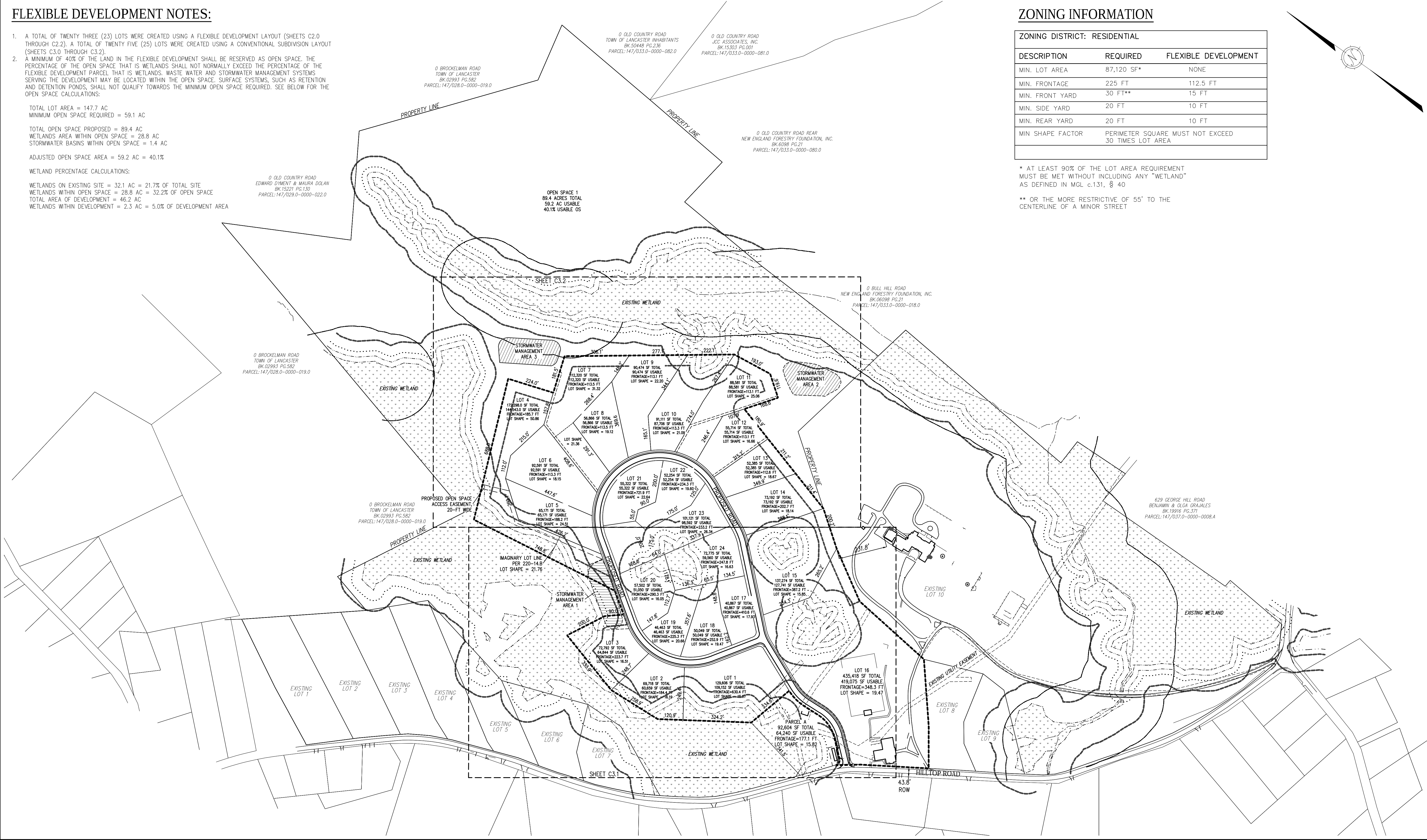
WETLANDS ON EXISTING SITE = 32.1 AC = 21.7% OF TOTAL SITE
WETLANDS WITHIN OPEN SPACE = 28.8 AC = 32.2% OF OPEN SPACE
TOTAL AREA OF DEVELOPMENT = 46.2 AC
WETLANDS WITHIN DEVELOPMENT = 2.3 AC = 5.0% OF DEVELOPMENT AREA

ZONING INFORMATION

ZONING DISTRICT: RESIDENTIAL		
DESCRIPTION	REQUIRED	FLEXIBLE DEVELOPMENT
MIN. LOT AREA	87,120 SF*	NONE
MIN. FRONTAGE	225 FT	112.5 FT
MIN. FRONT YARD	30 FT**	15 FT
MIN. SIDE YARD	20 FT	10 FT
MIN. REAR YARD	20 FT	10 FT
MIN SHAPE FACTOR	PERIMETER SQUARE MUST NOT EXCEED 30 TIMES LOT AREA	

* AT LEAST 90% OF THE LOT AREA REQUIREMENT MUST BE MET WITHOUT INCLUDING ANY "WETLAND" AS DEFINED IN MGL c.131, § 40

** OR THE MORE RESTRICTIVE OF 55' TO THE CENTERLINE OF A MINOR STREET



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OWNER:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

APPLICANT:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

1 in. = 200 ft.

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FLEXIBLE LAYOUT PLAN
HAWTHORN HILL
LANCASTER, MASSACHUSETTS

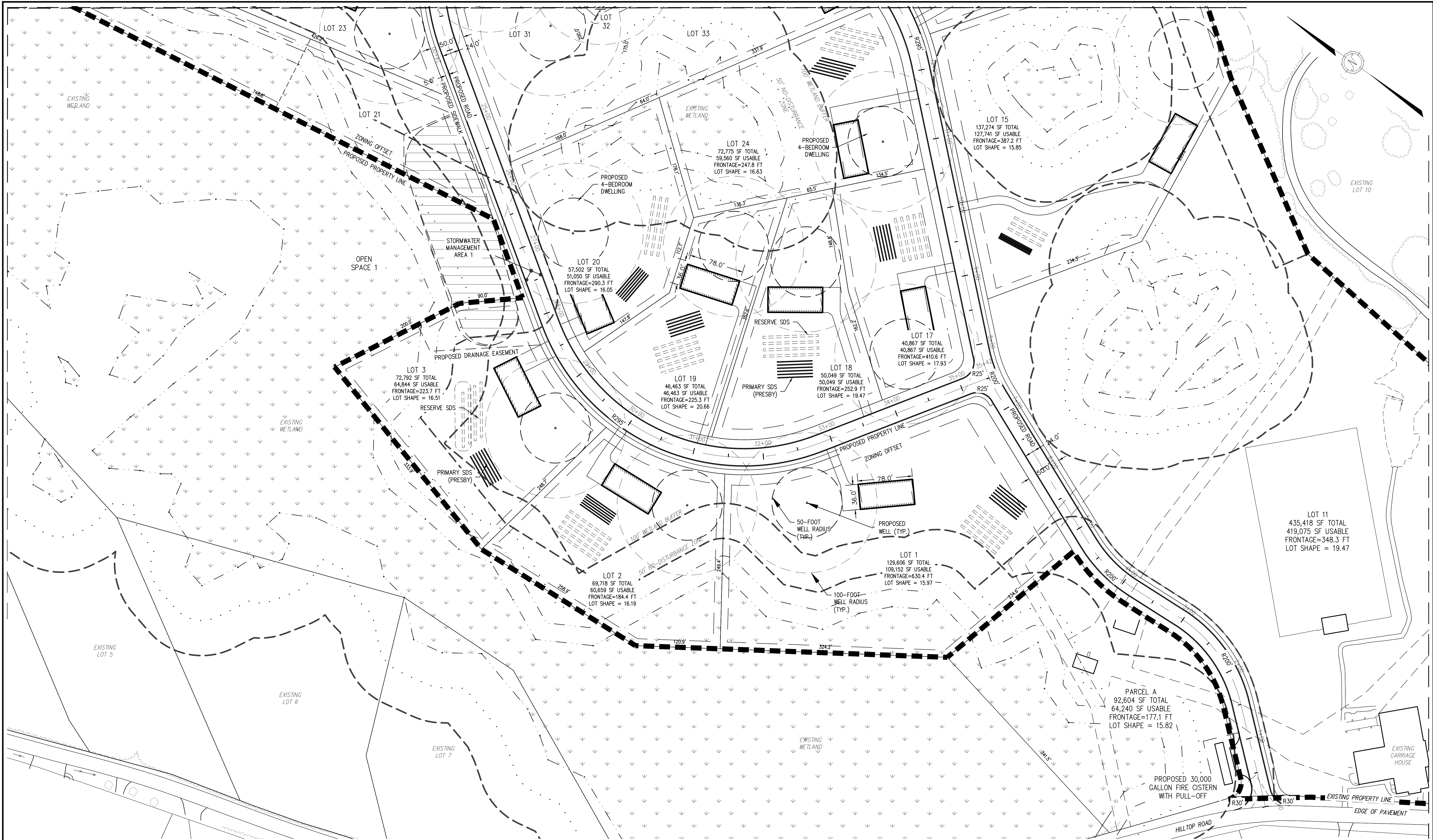
NO.	DATE	DESCRIPTION	BY
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03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO. 5786

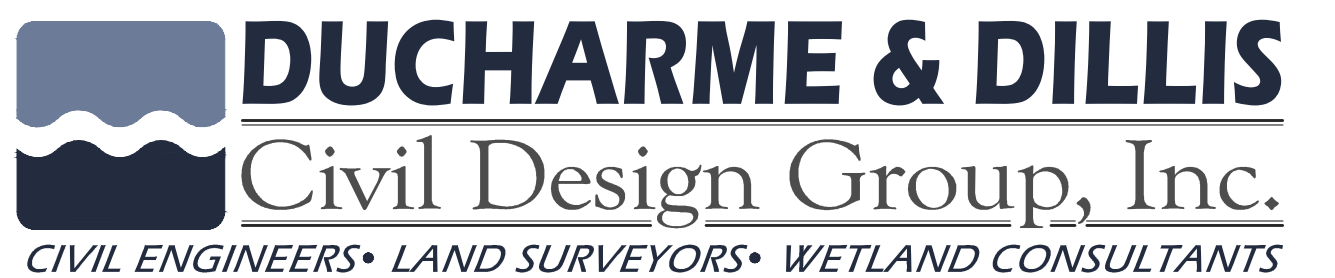
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SHEET NO. C2.0

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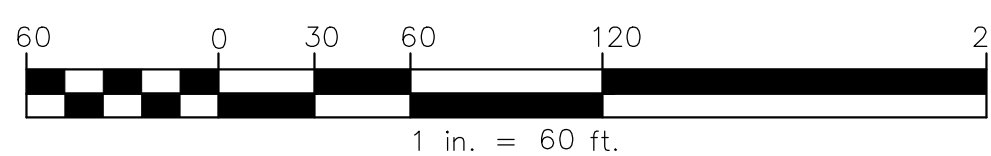
OWNER:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

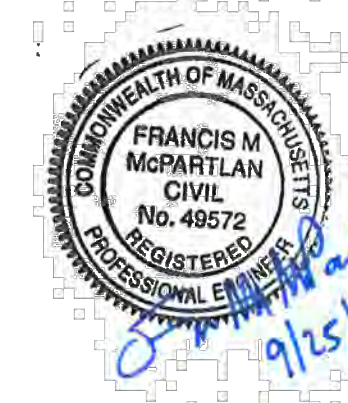
APPLICANT:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:



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FLEXIBLE DEVELOPMENT PLAN 1
HAWTHORN HILL
LANCASTER, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO.

5786

DRAWING NO.

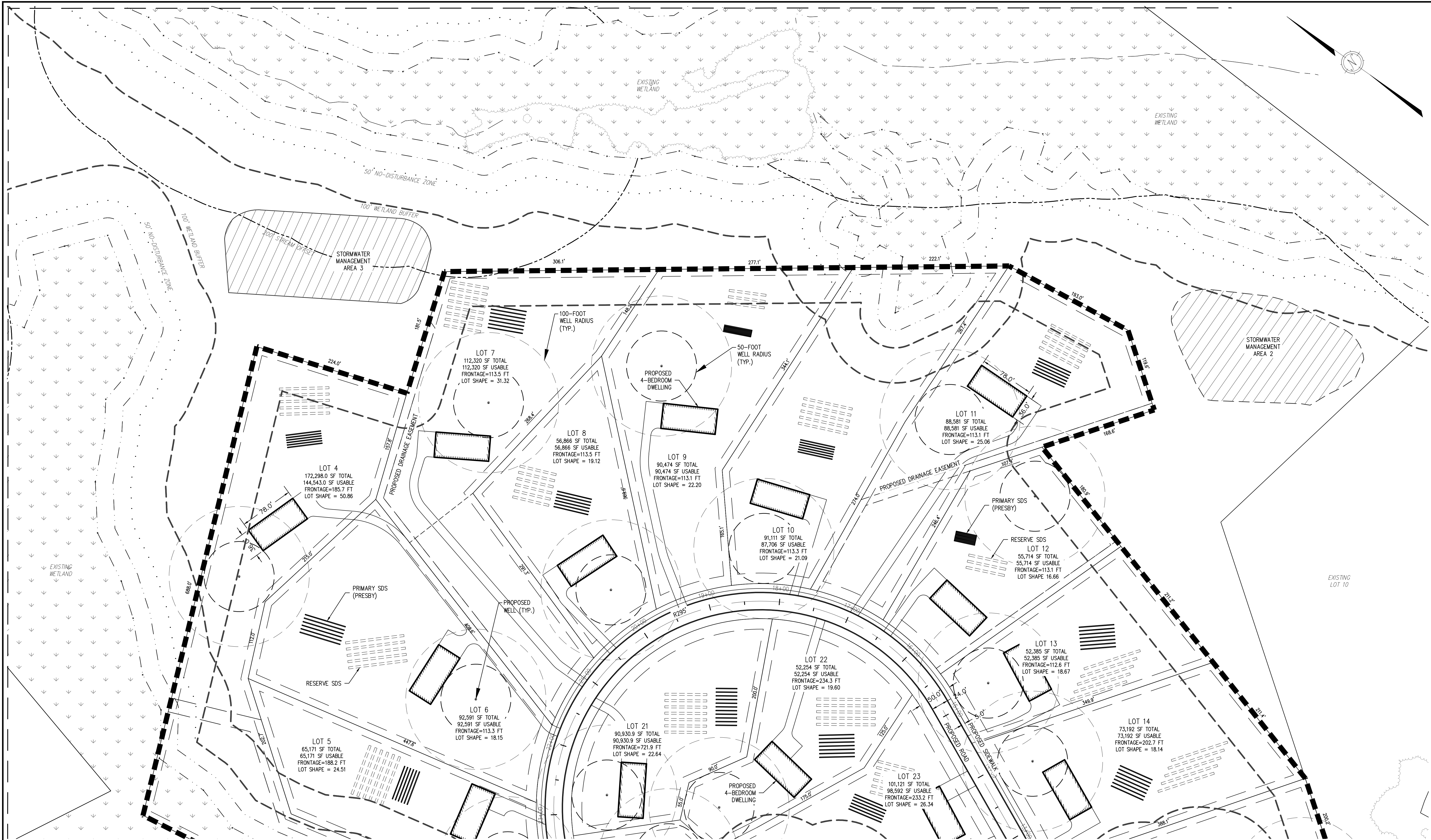
5786-FLEXIBLE

SHEET NO.

C2.1

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OWNER:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

APPLICANT:

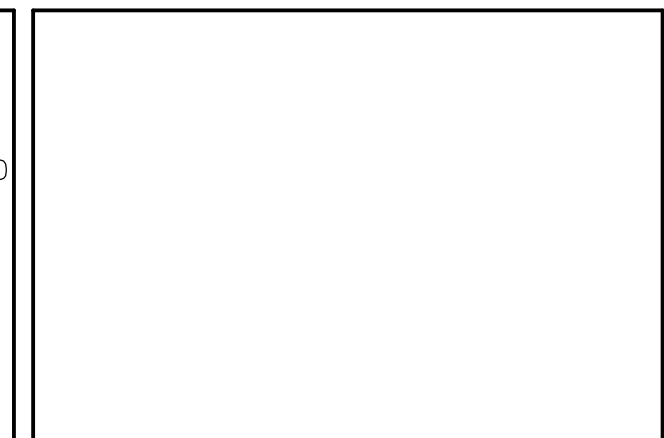
BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

60 0 30 60 120 240

1 in. = 60 ft.

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FLEXIBLE DEVELOPMENT PLAN 2
HAWTHORN HILL
LANCASTER, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO. 5786

DRAWING NO. 5786-FLEXIBLE

SHEET NO. **C2.2**

CONVENTIONAL DEVELOPMENT NOTES:

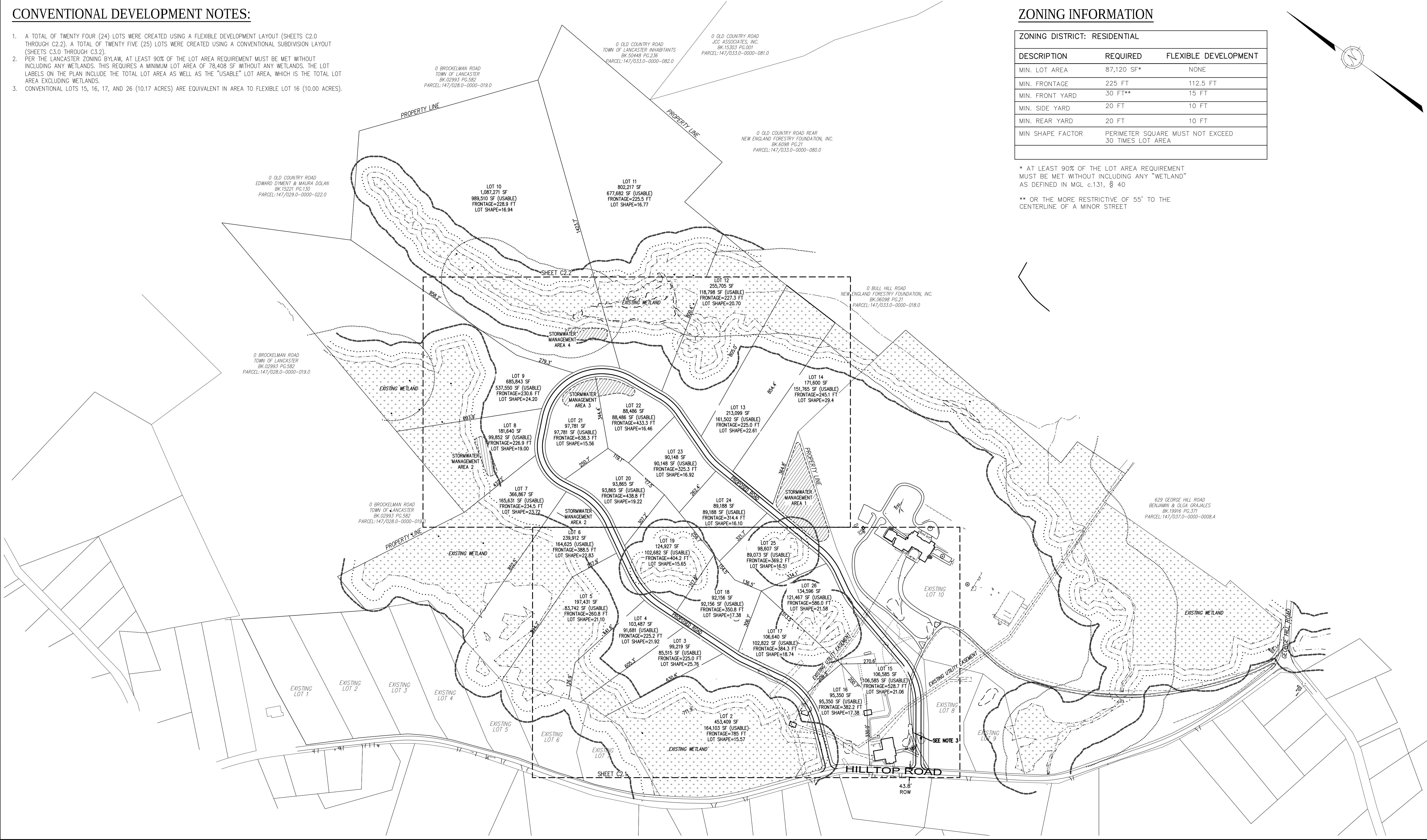
1. A TOTAL OF TWENTY FOUR (24) LOTS WERE CREATED USING A FLEXIBLE DEVELOPMENT LAYOUT (SHEETS C2.0 THROUGH C2.2). A TOTAL OF TWENTY FIVE (25) LOTS WERE CREATED USING A CONVENTIONAL SUBDIVISION LAYOUT (SHEETS C3.0 THROUGH C3.2).
2. PER THE LANCASTER ZONING BYLAW, AT LEAST 90% OF THE LOT AREA REQUIREMENT MUST BE MET WITHOUT INCLUDING ANY WETLANDS. THIS REQUIRES A MINIMUM LOT AREA OF 78,408 SF WITHOUT ANY WETLANDS. THE LOT LABELS ON THE PLAN INCLUDE THE TOTAL LOT AREA AS WELL AS THE "USABLE" LOT AREA, WHICH IS THE TOTAL LOT AREA EXCLUDING WETLANDS.
3. CONVENTIONAL LOTS 15, 16, 17, AND 26 (10.17 ACRES) ARE EQUIVALENT IN AREA TO FLEXIBLE LOT 16 (10.00 ACRES).

ZONING INFORMATION

ZONING DISTRICT: RESIDENTIAL		
DESCRIPTION	REQUIRED	FLEXIBLE DEVELOPMENT
MIN. LOT AREA	87,120 SF*	NONE
MIN. FRONTAGE	225 FT	112.5 FT
MIN. FRONT YARD	30 FT**	15 FT
MIN. SIDE YARD	20 FT	10 FT
MIN. REAR YARD	20 FT	10 FT
MIN SHAPE FACTOR	PERIMETER SQUARE MUST NOT EXCEED 30 TIMES LOT AREA	

* AT LEAST 90% OF THE LOT AREA REQUIREMENT MUST BE MET WITHOUT INCLUDING ANY "WETLAND" AS DEFINED IN MGL c.131, § 40

** OR THE MORE RESTRICTIVE OF 55' TO THE CENTERLINE OF A MINOR STREET



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FAIRFIELD, IOWA

APPLICANT:

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1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

1 in. = 200 ft.

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CONVENTIONAL LAYOUT PLAN HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM

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5786

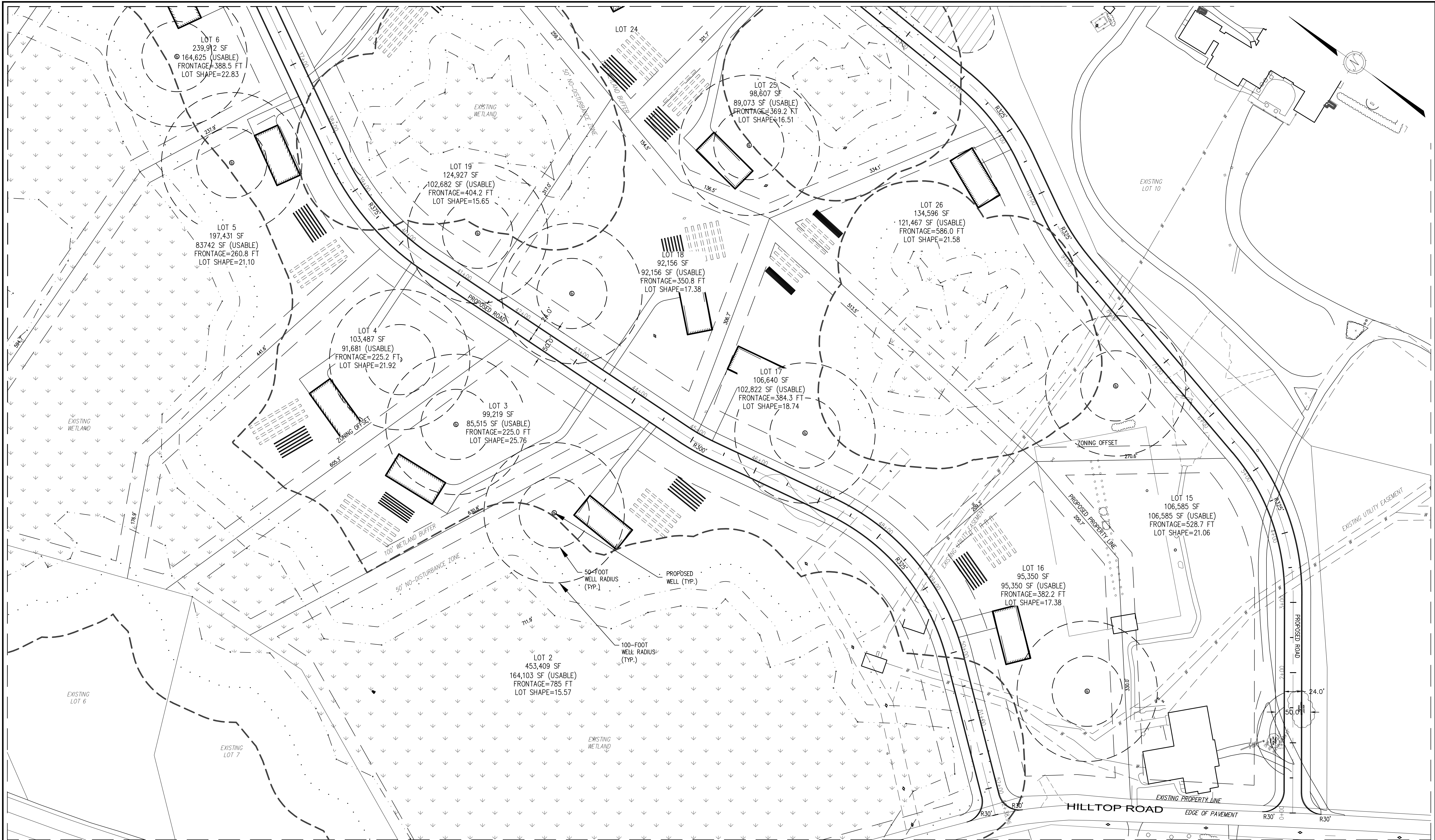
DRAWING NO.

5786-CONVENTIONAL

SHEET NO.

C3.0

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OWNER:

BRAHMANANDA SARASWATI FOUNDATION

1100 N 4TH ST SUITE 124 FAIRFIELD, IOWA

APPLICANT:

BRAHMANANDA SARASWATI FOUNDATION

1100 N 4TH ST SUITE 124 FAIRFIELD, IOWA

SCALE:

60 0 30 60 120 240

1 in. = 60 ft.

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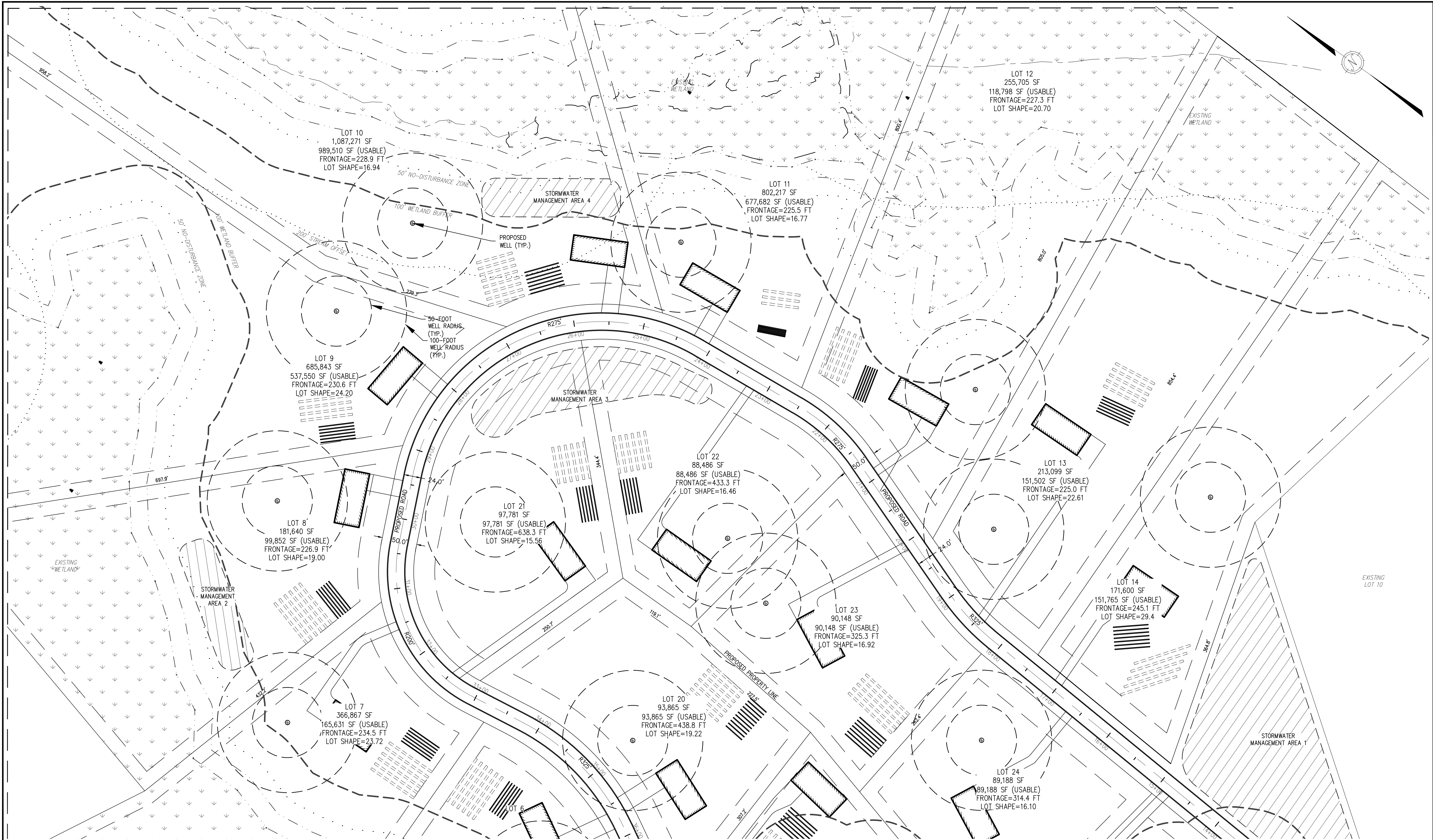
CONVENTIONAL DEVELOPMENT PLAN 1			
HAWTHORN HILL			
LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO. 5786

DRAWING NO. 5786-CONVENTIONAL

SHEET NO. C3.1

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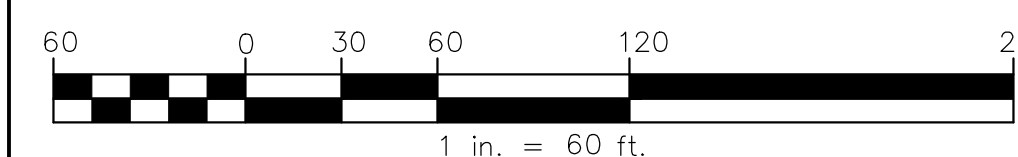
OWNER:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

APPLICANT:

BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:



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CONVENTIONAL DEVELOPMENT PLAN 2
HAWTHORN HILL
LANCASTER, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO.

5786

DRAWING NO.

5786-CONVENTIONAL

SHEET NO.

C3.2