

FILENAME=P:\Projects\5786\PLANNING BOARD\02_FLEXIBLE DEVELOPMENT\PRELIMINARY\C1.0 5786-TITLE.dwg PLOT DATE=10/21/2020 3:43:05 PM USER=FRANK MCPARTLAN

PRELIMINARY SUBDIVISION & FLEXIBLE DEVELOPMENT PLAN

LANCASTER, MA

HAWTHORN HILL

SHEET INDEX

SHEET NUMBER	SHEET TITLE	LAST REVISED
SHEET C1.0	TITLE SHEET	10/21/2020
SHEET C1.1	OVERALL EXISTING CONDITIONS PLAN	8/19/2020
SHEET C1.2	EXISTING CONDITIONS PLAN 1	8/19/2020
SHEET C1.3	EXISTING CONDITIONS PLAN 2	8/19/2020
SHEET C2.0	FLEXIBLE LAYOUT PLAN	10/21/2020
SHEET C2.1	FLEXIBLE DEVELOPMENT PLAN 1	10/21/2020
SHEET C2.2	FLEXIBLE DEVELOPMENT PLAN 2	10/21/2020
SHEET C3.0	CONVENTIONAL LAYOUT PLAN	10/21/2020
SHEET C3.1	CONVENTIONAL DEVELOPMENT PLAN 1	10/21/2020
SHEET C3.2	CONVENTIONAL DEVELOPMENT PLAN 2	10/21/2020

RECORD INFORMATION

RECORD OWNER:
BRAHMANANDA SARASWATI FOUNDATION
PO BOX 2316
FAIRFIELD, IA

DEED REFERENCE:
BOOK 56542 PAGE 120

PARCEL NUMBER:
147/032.0-0000-0001.0

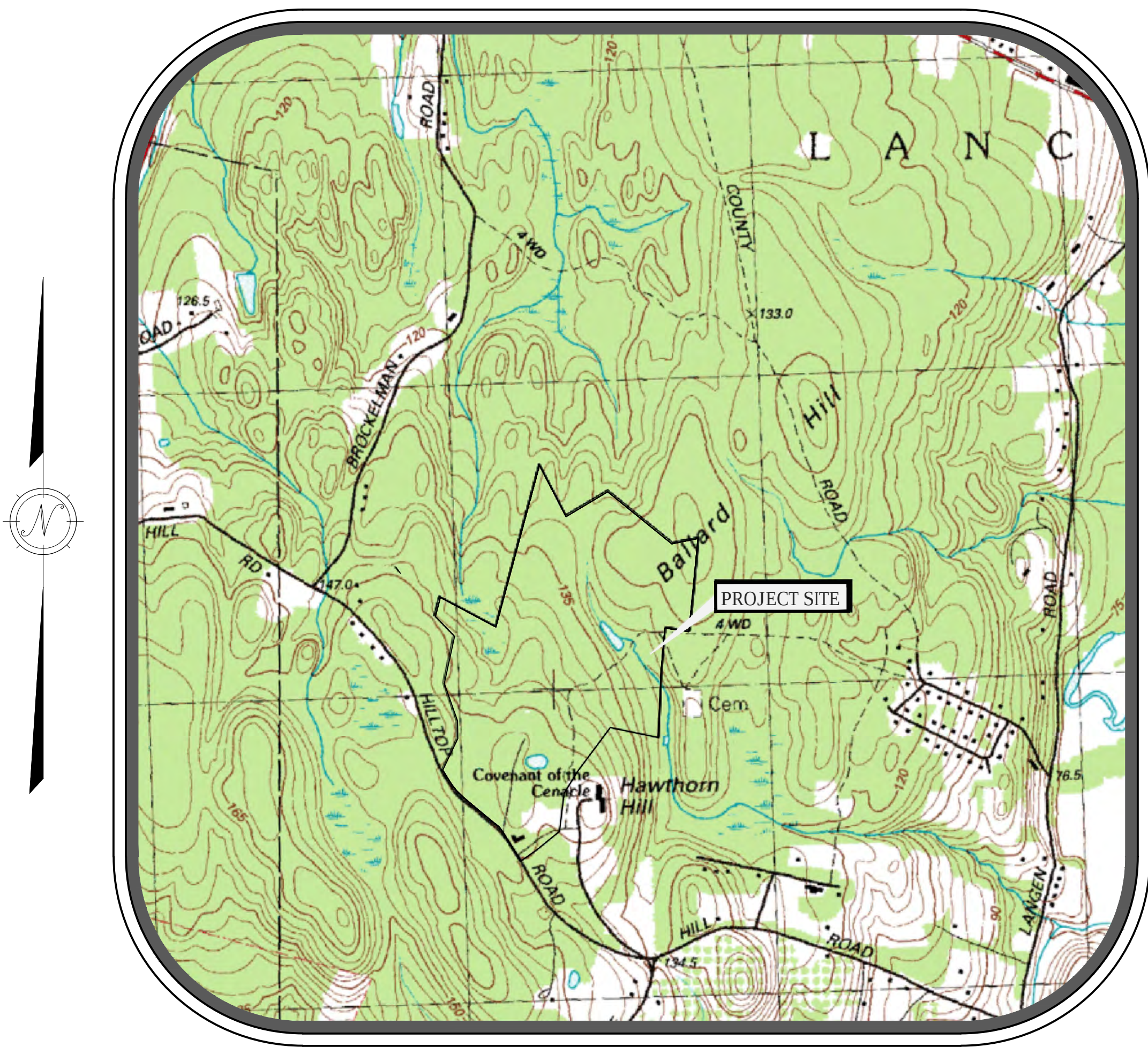
ZONING DISTRICT:
RESIDENTIAL

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN AERIAL SURVEY PERFORMED IN APRIL 2019.
- ELEVATIONS REFER TO N.A.V.D. OF 1988.
- PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. IN APRIL 2019.
- RESOURCE AREAS, AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF LANCASTER WETLANDS BYLAW, WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. IN APRIL 2019
- THE SITE IS NOT LOCATED WITHIN ESTIMATED OR PRIORITY HABITAT AS DEPICTED ON THE LATEST MASSACHUSETTS GIS MAPS.
- THE SITE IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON THE EFFECTIVE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF LANCASTER COMMUNITY PANEL NUMBER 25027C0454E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- THIS SITE HAS AN EXISTING ORDER OF CONDITIONS, MASSDEP FILE # 193-0057, FROM THE LANCASTER CONSERVATION COMMISSION DATED 07/24/19. THE ORDER OF CONDITIONS REFERS TO "SEWER CONNECTIONS PLAN" PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC., FINAL REVISION DATE JULY 1, 2019.
- EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
- THIS PLAN IS INTENDED FOR A PRELIMINARY SUBDIVISION AND FLEXIBLE DEVELOPMENT FILING. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- REFER TO THE ANR PLAN "PLAN OF LAND IN LANCASTER MASSACHUSETTS" PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. DATED 2/1/19 FOR MORE INFORMATION ON THE EXISTING LOTS 1 THROUGH 7 ON SHEET C1.1. REFER TO THE ANR PLAN "PLAN OF LAND IN LANCASTER MASSACHUSETTS" PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. DATED 8/7/2020 FOR MORE INFORMATION ON THE EXISTING LOTS 8 THROUGH 10 ON SHEET C1.1.
- ALL ELECTRIC, TELEPHONE, AND CABLE SERVICES SERVING EXISTING AND PROPOSED BUILDINGS SHALL BE BURIED BELOW GRADE IN CONDUITS TO THE LIMITS OF THE PROPOSED SUBDIVISION (CONVENTIONAL AND FLEXIBLE). EXISTING EASEMENTS SERVING ELECTRIC, TELEPHONE, AND CABLE SERVICES SHALL BE ABANDONED AND RECONFIGURED DURING THE FINAL SUBDIVISION PROCESS.

LIST OF REQUESTED WAIVERS

- 301-7.0 - WAIVER REQUESTED FROM PROVIDING TEMPORARY STAKING OF THE ROADWAY CENTERLINE FOR PLANNING BOARD FIELD TRIP.
- 301-10.C - WAIVER REQUESTED TO ALLOW A SINGLE ACCESS FOR THE FLEXIBLE DEVELOPMENT.



LOCUS MAP

SCALE: 1"=1,100'±

LEGEND

EXIST. FEATURE	DESCRIPTION	EXIST. SYM.	DESCRIPTION
STREAMS/RIVERS		☼	LIGHT POLE
WETLANDS		⊙	TELEPHONE POLE
LIMIT OF BUFFER ZONE		↓	GUY WIRE
STONE WALL		⊗	HYDRANT
WATER LINE		⊙	SEWER MANHOLE
EXISTING OVER-HEAD WRES		⬇	WETLAND FLAG
EXISTING CONTOUR (INDEX)		⊞	CATCH BASIN
EXISTING CONTOUR (INTERMEDIATE)		⊞	WATER GATE VALVE
EXISTING BUILDING/HOUSE		⊞	FLAG POLE
TREE LINE		⊞	SHRUB
EXISTING WETLAND			
PROP. FEATURE	DESCRIPTION	PROP. SYM.	DESCRIPTION
PROPERTY LINE		⊙	PROPOSED STORM WATER MANHOLE
HAYBALES		⊙	PROPOSED CATCH BASIN
PROPOSED WATER LINE		⊙	PROPOSED FLARED END SECTION
PROPOSED SANITARY SEWER		⊙	PROPOSED RIPRAP
PROPOSED STORM DRAIN		⊙	STANDARD TREE
PROPOSED BACK CAPE COD BERM		⊙	PINE TREE
PROPOSED EDGE OF PAVEMENT		⊙	SHRUB
PROPOSED UNPAVED ROAD			
PROPOSED CONTOUR (INDEX)			
PROPOSED CONTOUR (INTERMEDIATE)			
PROPOSED SPOT ELEVATION			
TREE LINE			

PREPARED BY:



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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:

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4/8/20

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JPL

DRAWN BY:

JPL

CHECKED BY:

FMM

TITLE SHEET
HAWTHORN HILL
LANCASTER, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
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
06.	10/21/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO.

5786

DRAWING NO.

5786-TITLE

SHEET NO.

C1.0

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OWNER:

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

APPLICANT:

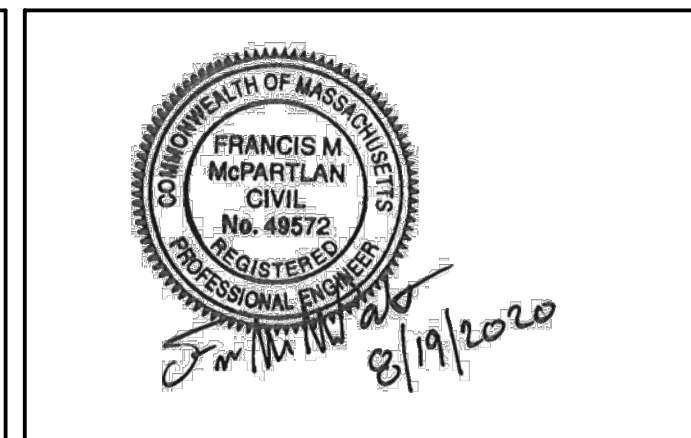
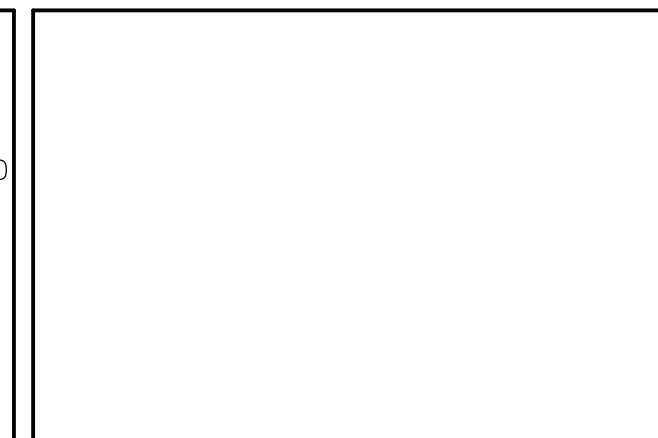
BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

200 0 100 200 400 800

1 in. = 200 ft.

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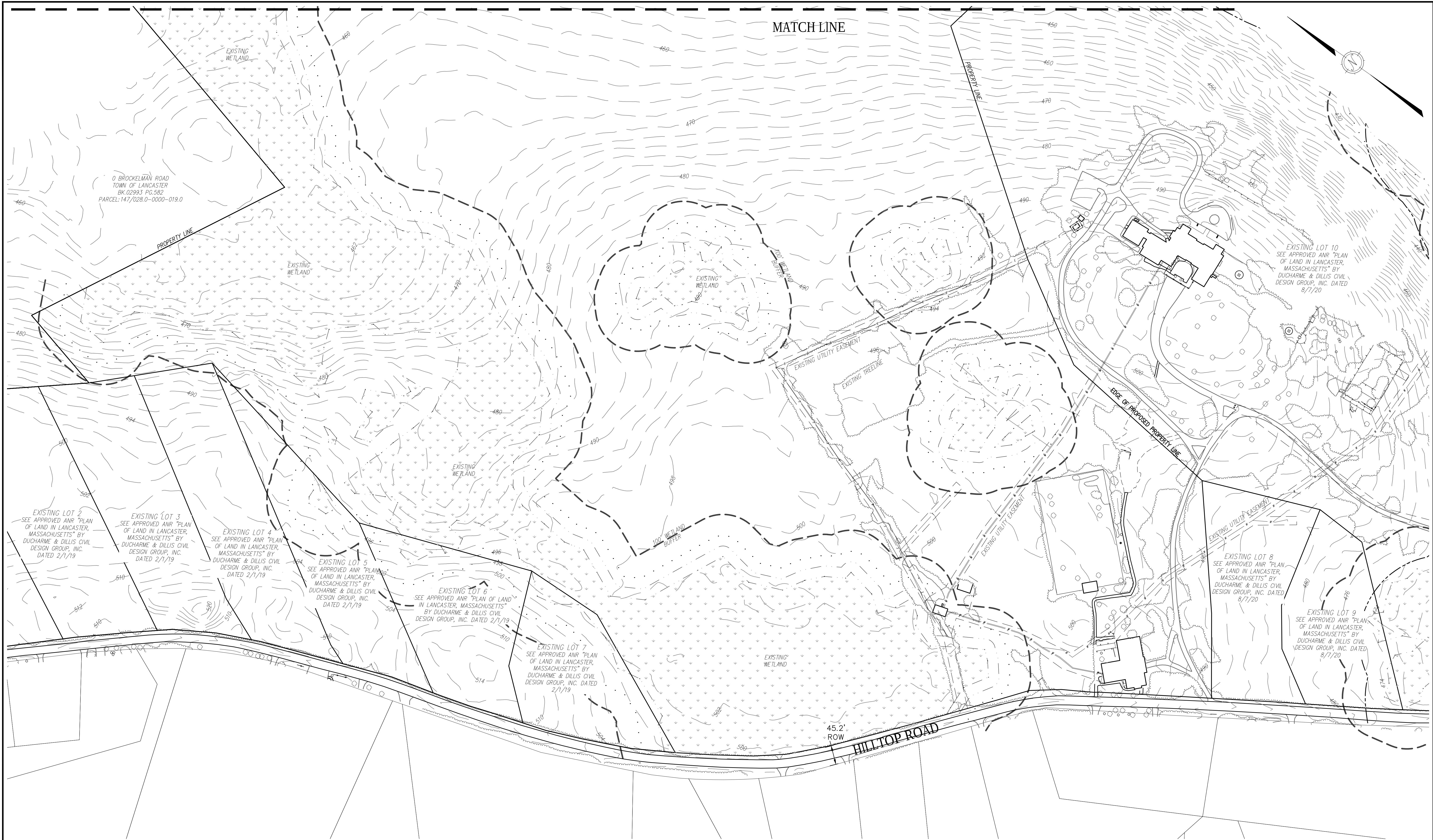
OVERALL EXISTING CONDITIONS PLAN HAWTHORN HILL LANCASTER, MASSACHUSETTS				
NO.	DATE	DESCRIPTION	BY	
01.	7/10/20	REVISED PER PEER REVIEW COMMENTS	JPL	
02.	7/22/20	REVISED PER PLANNING BOARD AND PEER REVIEW COMMENTS	FMM	
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM	
04.	8/19/20	REVISED PER PLANNING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

JOB NO. 5786

DRAWING NO. 5786-EXIST

SHEET NO. **C1.1**

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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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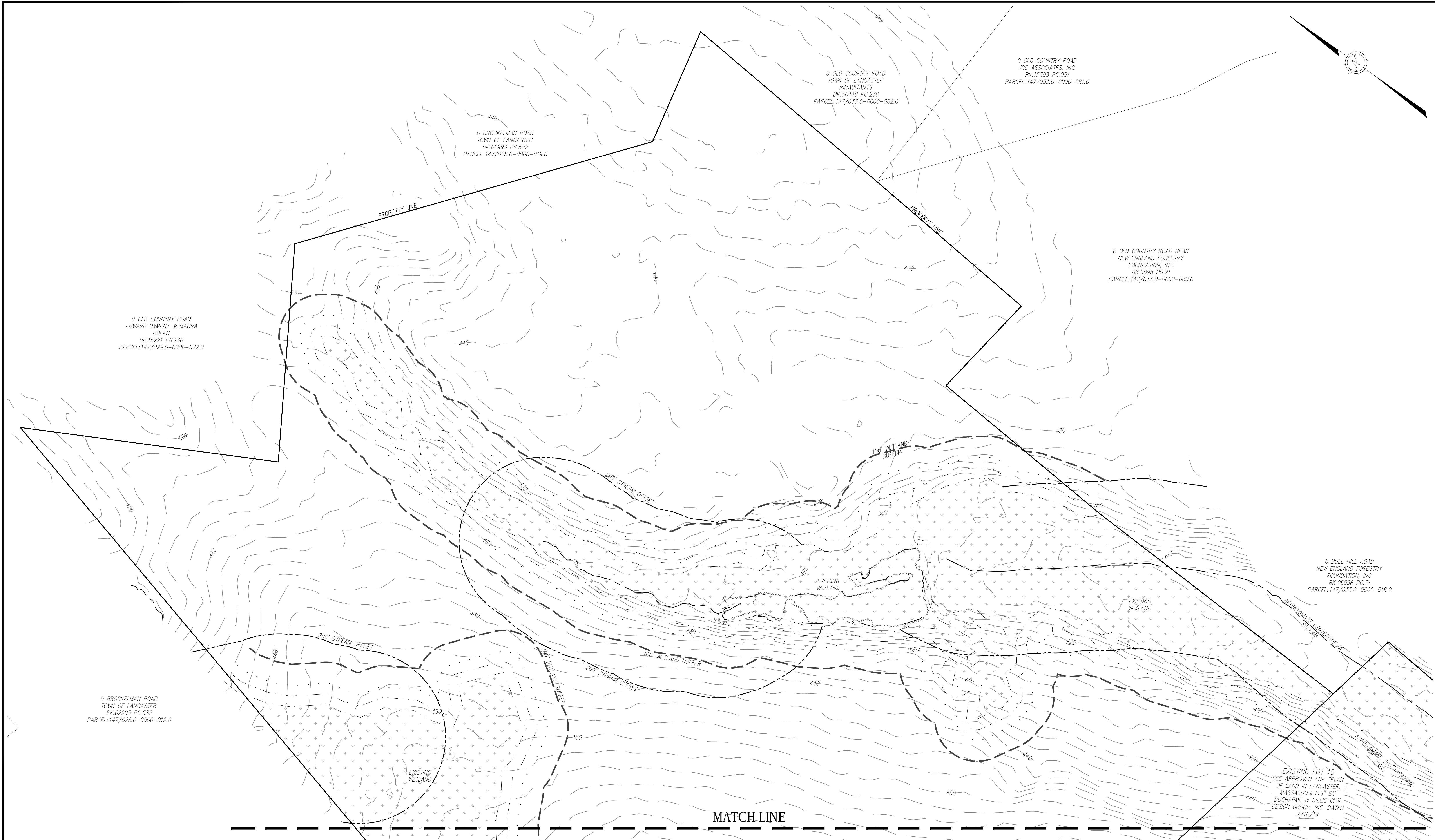
DATE:	4/8/20
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CHECKED BY:	FMM

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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OWNER:

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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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FRANCIS M. MCPARTLAN
No. 49572
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

8/19/2020

DATE: 4/8/20

DESIGN BY: JPL

DRAWN BY: JPL

CHECKED BY: FMM

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

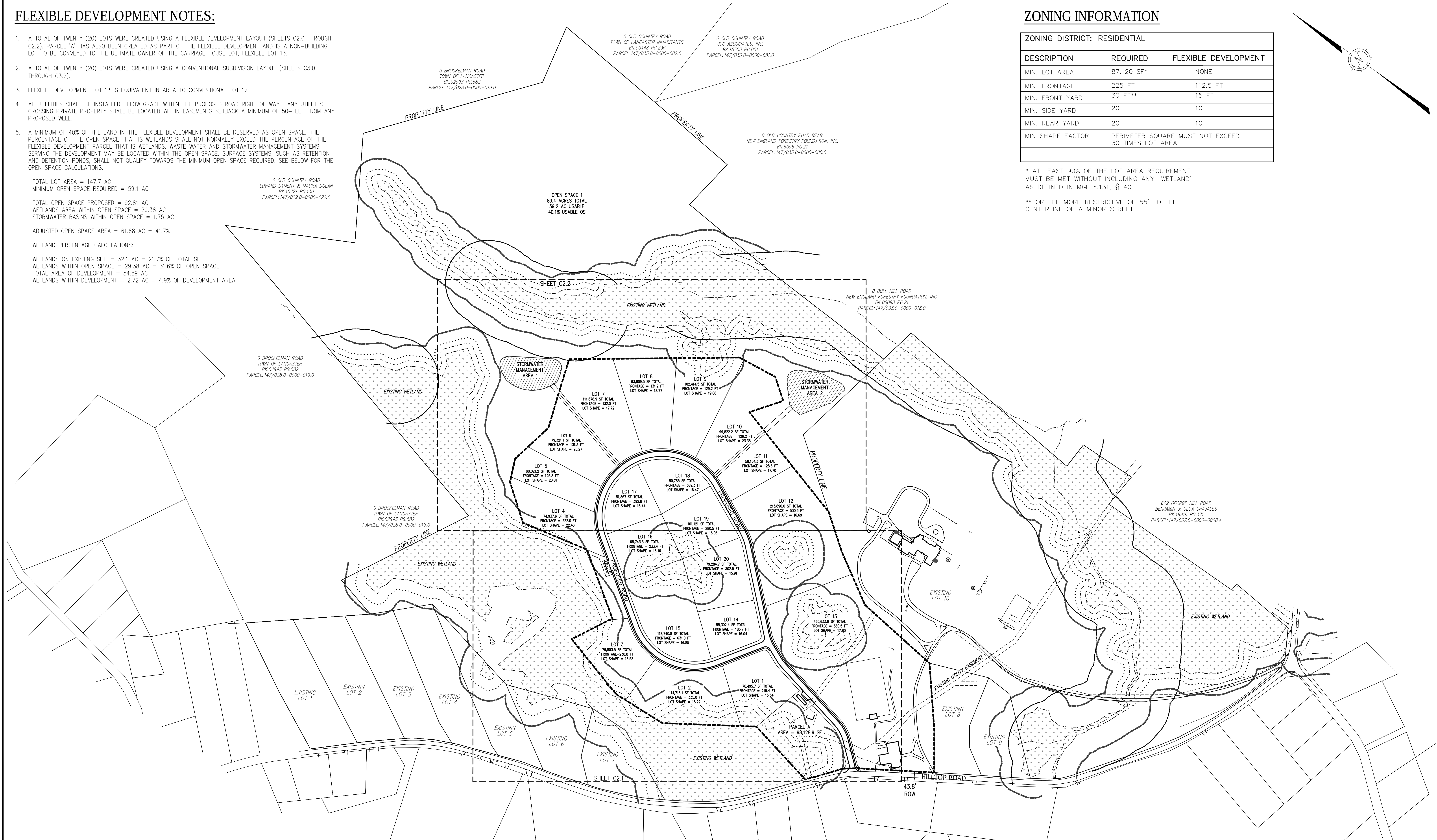
SHEET NO. **C1.3**

1. A TOTAL OF TWENTY (20) LOTS WERE CREATED USING A FLEXIBLE DEVELOPMENT LAYOUT (SHEETS C2.0 THROUGH C2.2). PARCEL "A" HAS ALSO BEEN CREATED AS PART OF THE FLEXIBLE DEVELOPMENT AND IS A NON-BUILDING LOT TO BE CONVEYED TO THE ULTIMATE OWNER OF THE CARRIAGE HOUSE LOT, FLEXIBLE LOT 13.
2. A TOTAL OF TWENTY (20) LOTS WERE CREATED USING A CONVENTIONAL SUBDIVISION LAYOUT (SHEETS C3.0 THROUGH C3.2).
3. FLEXIBLE DEVELOPMENT LOT 13 IS EQUIVALENT IN AREA TO CONVENTIONAL LOT 12.
4. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE WITHIN THE PROPOSED ROAD RIGHT OF WAY. ANY UTILITIES CROSSING PRIVATE PROPERTY SHALL BE LOCATED WITHIN EASEMENTS SETBACK A MINIMUM OF 50- FEET FROM ANY PROPOSED PRIVATE.
5. 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:

WETLANDS ON EXISTING SITE = 32.1 AC = 21.7% OF TOTAL SITE
WETLANDS WITHIN OPEN SPACE = 29.38 AC = 31.6% OF OPEN SPACE
TOTAL AREA OF DEVELOPMENT = 54.89 AC
WETLANDS WITHIN DEVELOPMENT = 2.72 AC = 4.9% OF DEVELOPMENT AREA

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	

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



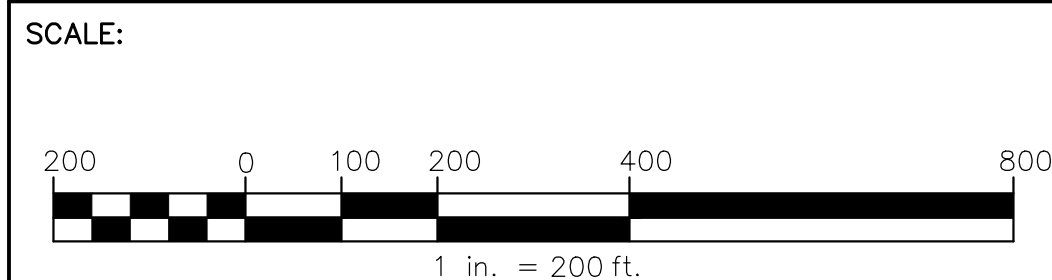
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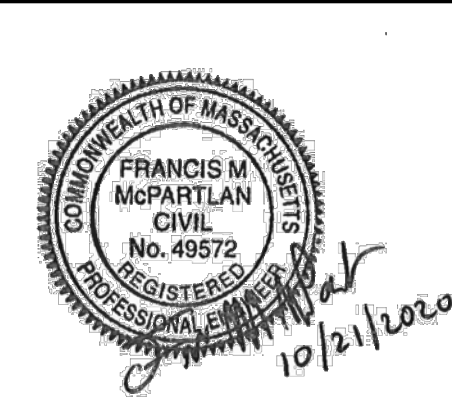
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OWNER: BRAHMANANDA SARASWATI FOUNDATION 1100 N 4TH ST SUITE 124 FAIRFIELD, IOWA
APPLICANT: BRAHMANANDA SARASWATI FOUNDATION 1100 N 4TH ST SUITE 124 FAIRFIELD, IOWA



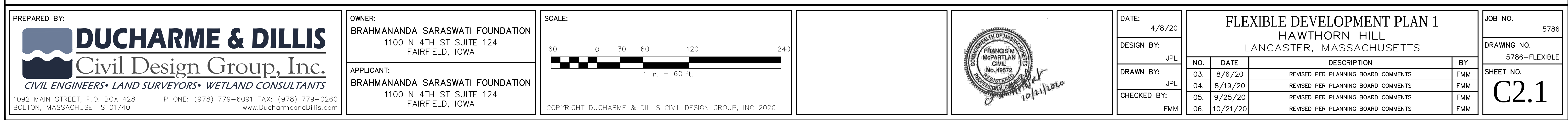
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FLEXIBLE LAYOUT PLAN HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM
06.	10/21/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO.	5786
DRAWING NO.	5786—FLEXIBLE
SHEET NO.	C2.0

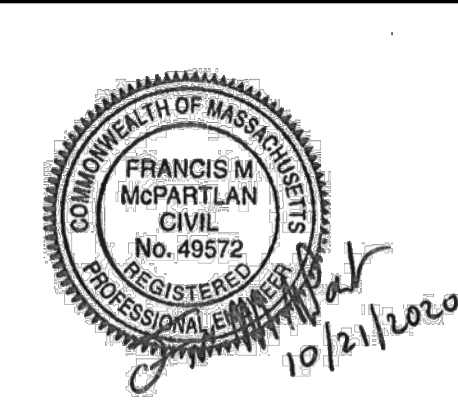


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BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

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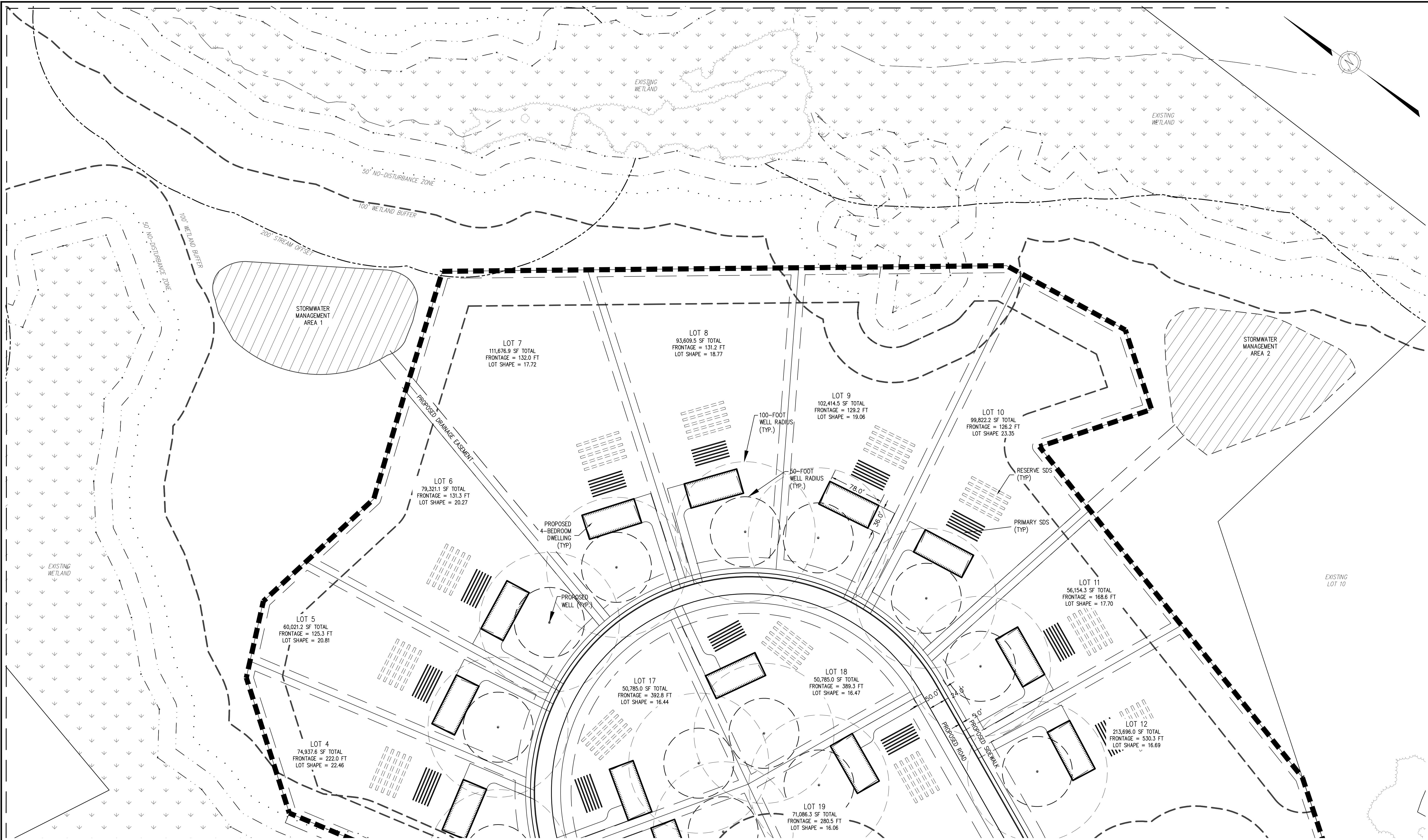


DATE:	4/8/20
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NO.	DATE	DESCRIPTION	BY
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
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06.	10/21/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO.	5786
DRAWING NO.	5786—FLEXIBLE
SHEET NO.	C2.1

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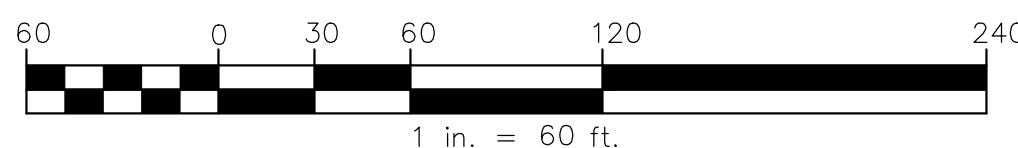
OWNER:

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

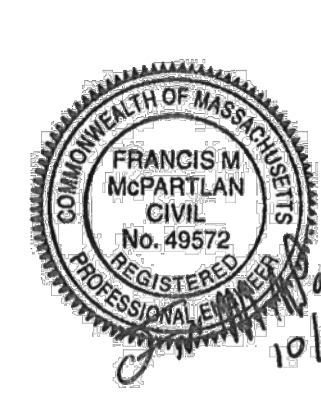
APPLICANT:

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

SCALE:



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FLEXIBLE DEVELOPMENT PLAN 2
HAWTHORN HILL
LANCASTER, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
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06.	10/21/20	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 (20) LOTS WERE CREATED USING A FLEXIBLE DEVELOPMENT LAYOUT (SHEETS C2.0 THROUGH C2.2). PARCEL 'A' HAS ALSO BEEN CREATED AS PART OF THE FLEXIBLE DEVELOPMENT AND IS A NON-BUILDING LOT TO BE CONVEYED TO THE ULTIMATE OWNER OF THE CARRIAGE HOUSE LOT, FLEXIBLE LOT 13.
2.

A TOTAL OF TWENTY (20) LOTS WERE CREATED USING A CONVENTIONAL SUBDIVISION LAYOUT (SHEETS C3.0 THROUGH C3.2).
3.

FLEXIBLE DEVELOPMENT LOT 13 IS EQUIVALENT IN AREA TO CONVENTIONAL LOT 12.
4.

ALL UTILITIES SHALL BE INSTALLED BELOW GRADE WITHIN THE PROPOSED ROAD RIGHT OF WAY. ANY UTILITIES CROSSING PRIVATE PROPERTY SHALL BE LOCATED WITHIN EASEMENTS SETBACK A MINIMUM OF 50'-FEET FROM ANY PROPOSED WELL.
5.

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.

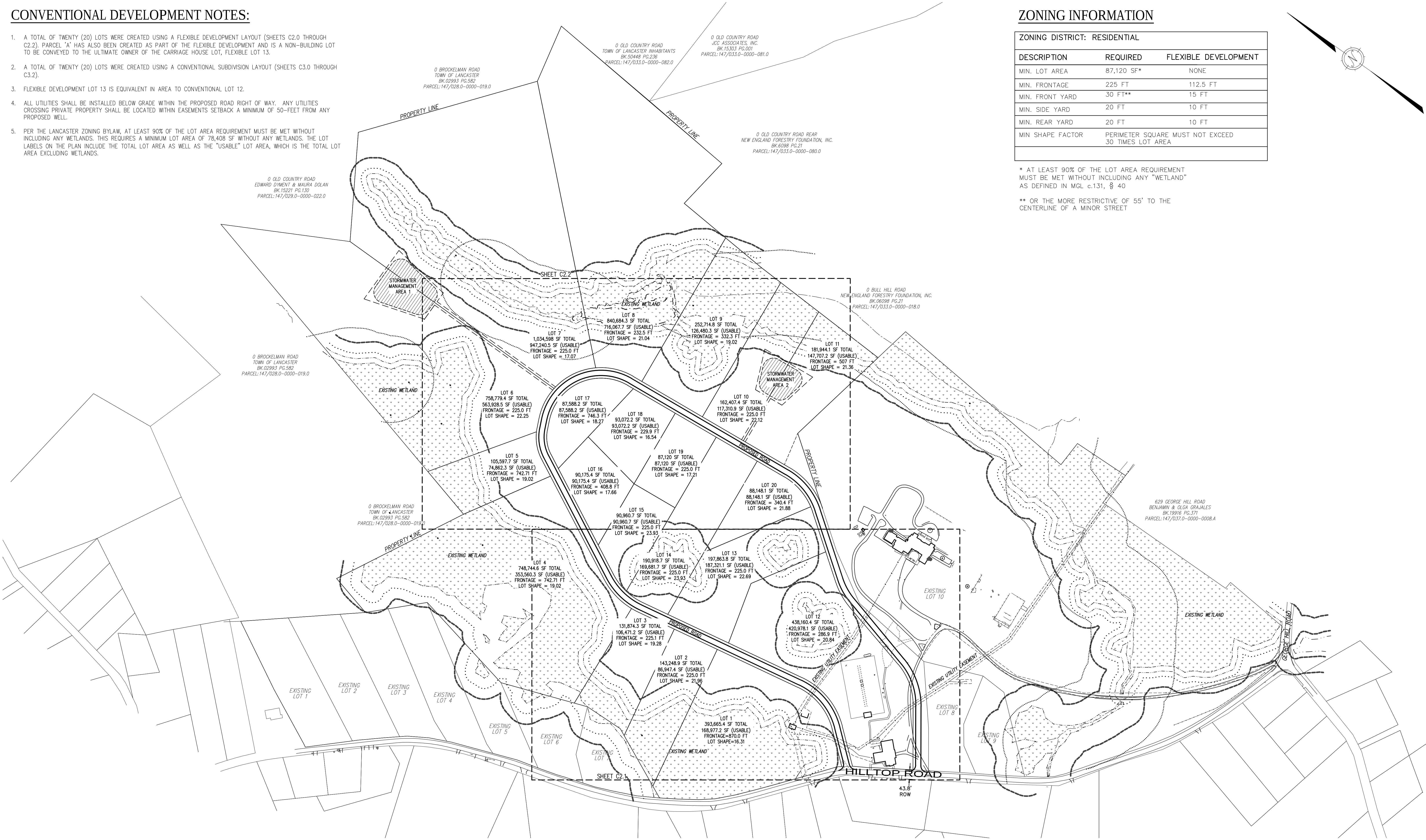
ZONING INFORMATION

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:

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SEAL OF FRANCIS M. MCPARTLAN, CIVIL ENGINEER, No. 49572, REGISTERED PROFESSIONAL ENGINEER, State of Massachusetts

10/21/2020

DATE:

4/8/20

DESIGN BY:

JPL

DRAWN BY:

JPL

CHECKED BY:

FMM

CONVENTIONAL LAYOUT PLAN HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
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JOB NO.

5786

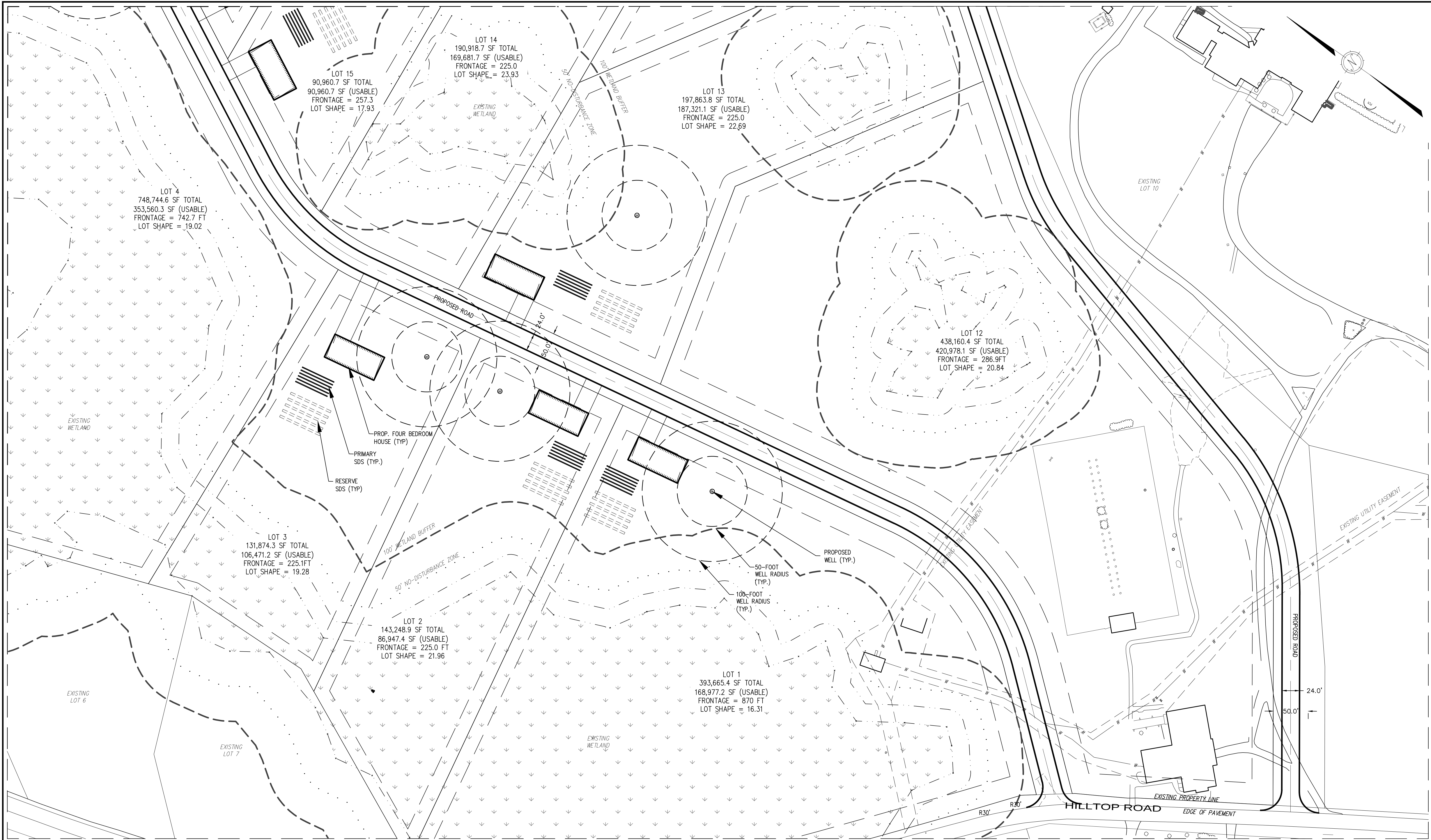
DRAWING NO.

5786-CONVENTIONAL

SHEET NO.

C3.0

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PREPARED BY:

DUCHARME & DILLIS

Civil Design Group, Inc.

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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:

60 0 30 60 120 240

1 in. = 60 ft.

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SEAL OF FRANCIS M. MCPARTLAN, CIVIL ENGINEER, No. 49572, REGISTERED PROFESSIONAL ENGINEER, COMMONWEALTH OF MASSACHUSETTS, 10/21/2020

DATE: 4/8/20

DESIGN BY: JPL

DRAWN BY: JPL

CHECKED BY: FMM

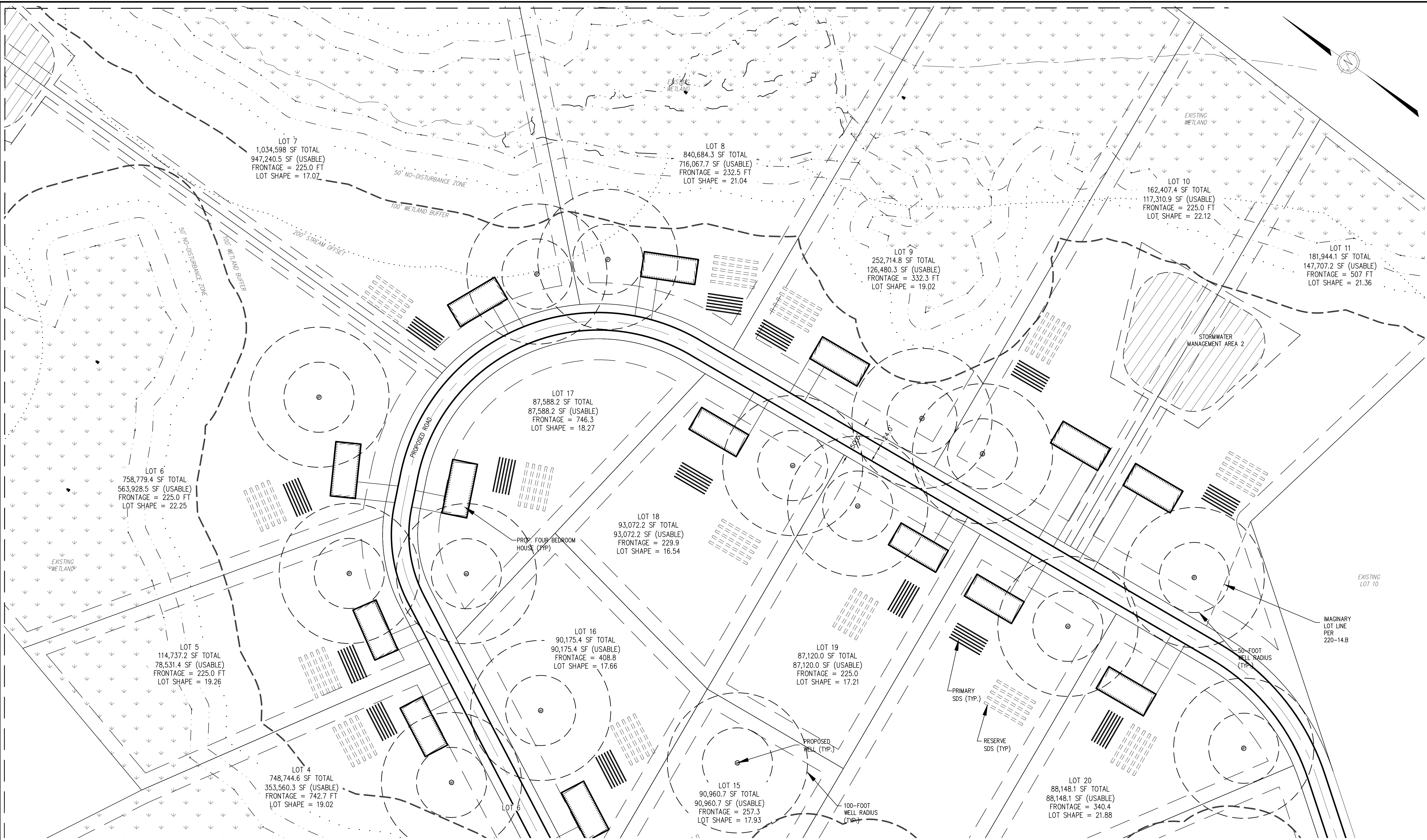
CONVENTIONAL DEVELOPMENT PLAN 1 HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
03.	8/6/20	REVISED PER PLANNING BOARD COMMENTS	FMM
04.	8/19/20	REVISED PER PLANNING BOARD COMMENTS	FMM
05.	9/25/20	REVISED PER PLANNING BOARD COMMENTS	FMM
06.	10/21/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO. 5786

DRAWING NO. 5786-CONVENTIONAL

SHEET NO. C3.1

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APPLICANT:

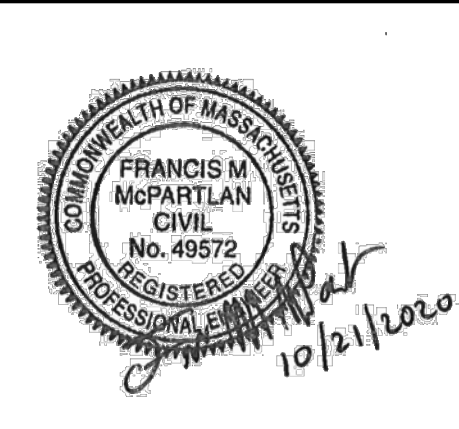
BRAHMANANDA SARASWATI FOUNDATION
1100 N 4TH ST SUITE 124
FAIRFIELD, IOWA

SCALE:

60 0 30 60 120 240

1 in. = 60 ft.

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DATE:	4/8/20
DESIGN BY:	JPL
DRAWN BY:	JPL
CHECKED BY:	FMM

CONVENTIONAL DEVELOPMENT PLAN 2 HAWTHORN HILL LANCASTER, MASSACHUSETTS			
NO.	DATE	DESCRIPTION	BY
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
06.	10/21/20	REVISED PER PLANNING BOARD COMMENTS	FMM

JOB NO. 5786

DRAWING NO. 5786-CONVENTIONAL

SHEET NO. C3.2