

PERMIT SITE PLAN

NECK FARM

ZONING
RESIDENTIAL

ASSESSORS
MAP 34, LOT 32

RECORD OWNER
BAYSTATE INVESTORS GROUP

REFERENCES
DEED BOOK 61180, PAGE 105

SURVEY NOTES

1. THE ABUTTER'S NAMES AND DEED REFERENCES SHOWN HEREON HAVE BEEN TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
2. THE LOCUS PROPERTY LIES IN A RESIDENTIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING SETBACK DISTANCES:

FRONT YARD SETBACK - 30 FT
SIDE YARD SETBACK - 20 FT
REAR YARD SETBACK - 20 FT

3. ALL FOUND MONUMENTS SHOWN HEREON WERE LOCATED USING JAVAD GNSS RECEIVER EQUIPMENT AND THE GLOBAL NAVIGATION SATELLITE SYSTEM WITH AN AUTONOMOUS BASE POSITION. THE BASE POSITION AND ALL LOCATED POINTS WERE THEN ADJUSTED TO THE MASS. STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) USING THE MASS. AND ADJOINING STATES' CORNS NETWORKS. ALL BEARINGS NOTED (G) ARE MASS. STATE PLANE GRID BEARINGS. THE BENCHMARKS AND ALL ELEVATIONS SHOWN HEREON ARE ON 1988 NAVD (NORTH AMERICAN VERTICAL DATUM).
4. THE LOCUS PROPERTY IS SITUATED IN NON-HAZARD FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY PANEL 25027C-0458E DATED 07/04/2011.

GENERAL NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
4. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
6. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
7. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
8. RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
9. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
11. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
12. SILT FENCE SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	87,120 SF	24,743 ^[1] SF	24,743 ^[1] SF
FRONTAGE	225 FT	175.02 ^[1] FT	175.02 ^[1] FT
FRONT YARD	30 ^[2] FT	120.0± ^[2] FT	5.5± ^[2] FT
SIDE YARD	20 FT	20.5± FT	52.2± FT
REAR YARD	20 FT	N/A	N/A FT
MAXIMUM BUILDING HEIGHT	32 FT	35± ^[3] FT	27.6, 26.5, & 14.0 FT
MAXIMUM STORIES	3	2.5	3
MAXIMUM BUILDING COVERAGE	N/A	10.5 %	26 %
MAXIMUM GROSS FLOOR AREA RATIO	N/A	0.3±	3
MAXIMUM UNITS PER ACRE	N/A	1.8± UNITS/Ac.	19.4± UNITS/Ac.
MINIMUM PARKING SPACES PER UNIT	N/A	4 SPACES/UNIT	1.9 SPACES/UNIT
TOTAL PARKING SPACES	N/A	4 SPACES	21 SPACES

[1] EXISTING NON-CONFORMING
[2] IN ACCORDANCE TO THE TOWN OF LANCASTER ZONING BYLAW (§220-11) SETBACKS ARE MEASURED FROM THE STREET SIDELINE OR FROM THE STREET CENTERLINE. CENTER BRIDGE ROAD IS SHOWN AS AN ARTERIAL STREET ON THE TOWN OF LANCASTER OFFICIAL ZONING MAP, DATED 5/6/2013, AMENDED 5/5/2014 AND SHALL HAVE A FRONT YARD SETBACK OF 74 FEET. NECK ROAD IS SHOWN AS A MINOR ROAD ON THE SAME ZONING MAP AND SHALL HAVE A FRONT YARD SETBACK OF 55 FEET.
[3] BASED ON VISUAL OBSERVATION, EXISTING HOUSE HAS SINCE BEEN DEMOLISHED
[4] RELIEF REQUESTED

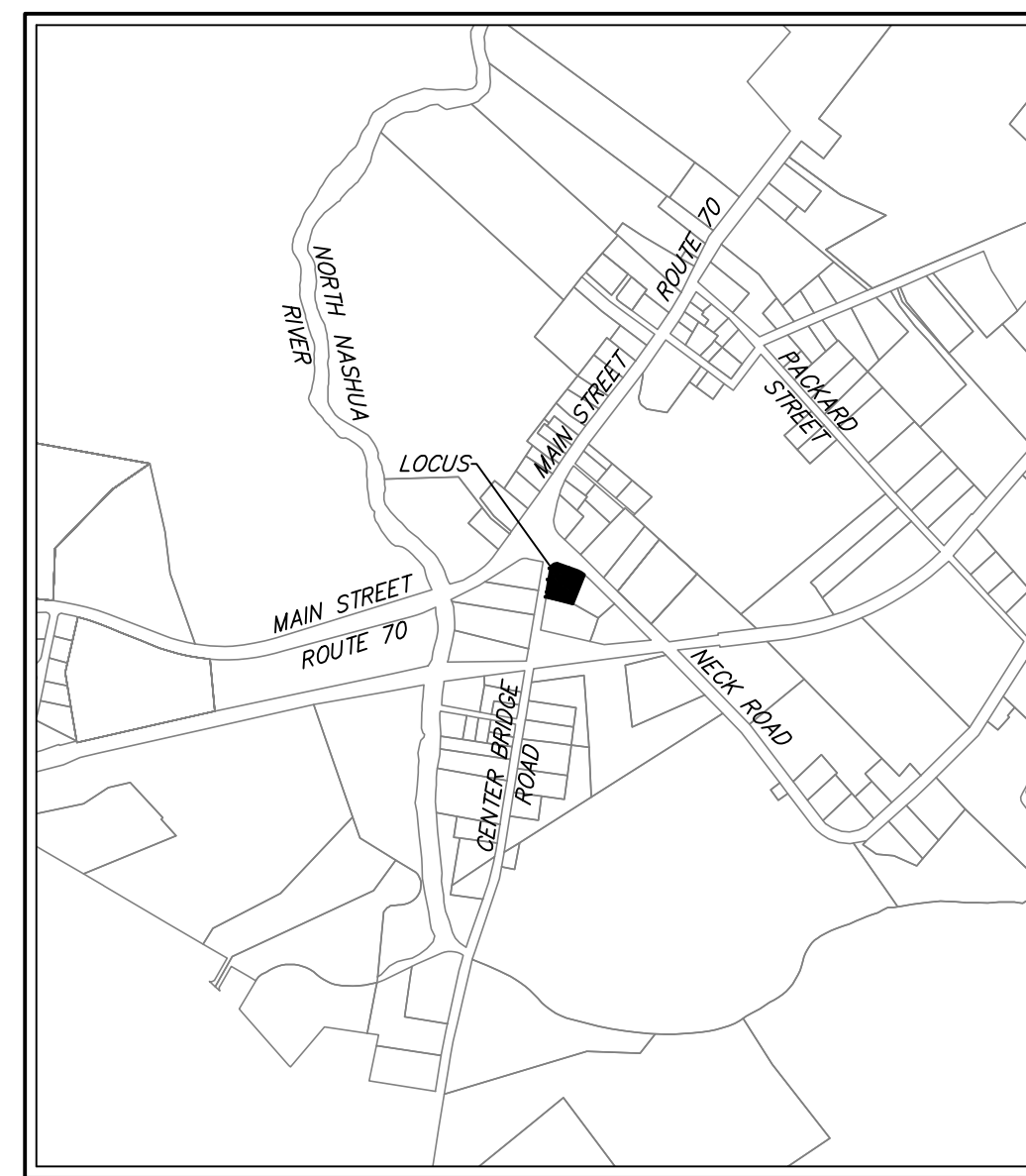
LOT SUMMARY

	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE	6,445± SF	26%
PARKING AND OTHER PAVED VEHICULAR AREAS	8,945± SF	36%
SIDEWALK AREAS	2,620± SF	11%
OPEN SPACE/LANDSCAPED AREAS	6,733± SF	27%

13 NECK ROAD
LANCASTER, MASSACHUSETTS 01523

FOR

NECK FARM, LLC



LOCUS MAP

SCALE: 1"=1,000'

APPLICANT:

NECK FARM, LLC
66 WEST STREET, SUITE 1F
LEOMINSTER, MASSACHUSETTS 01453

WAIVER REQUESTS

- §220-8.1.D - SPECIAL PERMIT FOR MULTIFAMILY DWELLING OTHER THAN A LIVING FACILITY FOR SENIORS IN RESIDENTIAL DISTRICT
- §220-11.A - FRONT YARD SETBACK (30' REQUIRED, 5.5' PROPOSED)
- §220-22.C - SPACE PER CAR (20'x9' REQUIRED, 18'x9' PROVIDED)
- §220-22.1 - CURB CUTS, DRIVEWAYS (PERMIT REQUIRED)
- §220-34 - DESIGN STANDARDS - (SITE PLAN REVIEW REQUIRED)
- §220-36.2 - LIGHTING (LIGHTING PLAN REQUIRED, NONE PROVIDED)
- §220-37.1.B&C - LANDSCAPING REQUIREMENTS (STREET PLANTINGS REQUIRED ON CENTER BRIDGE ROAD, NONE PROPOSED)
- §220-38.1 - PARKING DESIGN, PARKING SETBACK TO RIGHT OF WAY (20' REQUIRED, 1.8' PROVIDED)
- §225-54&55 - BUILDING PERMITS & OCCUPANCY PERMITS (FEES ASSOCIATED WITH AFFORDABLE UNITS)
- §305 - STORMWATER MANAGEMENT RULES AND REGULATIONS (STORMWATER PERMIT REQUIRED)

LEGEND

EXISTING		PROPOSED	
	DOMESTIC WELL		WATER SERVICE
	SEWER LINE AND MANHOLE SIZE MATERIAL & FLOW DIRECTION		CATCH BASIN
	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN MANHOLE & ROUND CATCH BASIN		ROOF DRAIN AND DOWNSPOUT
	PERFORATED UNDERDRAIN		FOUNDATION DRAIN
	WATER MAIN AND VALVE		NATURAL GAS LINE AND VALVE
	EASEMENT LINE		ELEVATION BENCH MARK
	FENCE		STONE WALL
	EDGE OF GRAVEL OR DIRT ROAD		EDGE OF PAVEMENT
	CURB		SPOT ELEVATION
	ELEVATION CONTOUR		EDGE OF WOODS OR BRUSH (DRIP LINE)
	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES		PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
	PIPE FLOW		TEST PIT
	BUILDING, LIGHT, STEPS & OVERHANG		VERTICAL GRANITE CURB WHEELCHAIR RAMP

SHEET INDEX

- SHEET 1..... TITLE SHEET
- SHEET 2..... EXISTING CONDITIONS PLAN
- SHEET 3..... LAYOUT & MATERIALS PLAN
- SHEET 4..... GRADING, DRAINAGE, & UTILITIES PLAN
- SHEET 5..... LANDSCAPE PLAN

PROJECT NAME

NECK
FARM

PROJECT ADDRESS

13 Neck Road
Lancaster, Massachusetts 01523

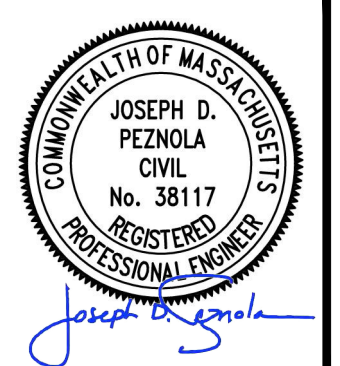
PREPARED FOR

Neck Farm, LLC
66 West Street, Ste 1F
Leominster, Massachusetts 01453

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants

34 CHELMSFORD STREET, CHELMSFORD, MA 01824
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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
7	RT	JP	4/11/24	NO CHANGES TO THIS SHEET
6	RT	JP	2/20/24	NO CHANGES TO THIS SHEET
5	RT	JP	1/18/24	REVISED WAIVER LIST
4	RT	JP	10/9/23	REVISED WAIVER LIST
3	RT	JP	9/22/23	NO CHANGES TO THIS SHEET
2	RT	JP	4/19/23	REVISED LAYOUT
1	RT	JP	11/15/22	REVISED LAYOUT

DATE: 6/24/22 DESIGN BY: RT
SCALE: AS SHOWN DRAWN BY: RT
CHECK BY: JP CHECK BY: BG

TITLE SHEET

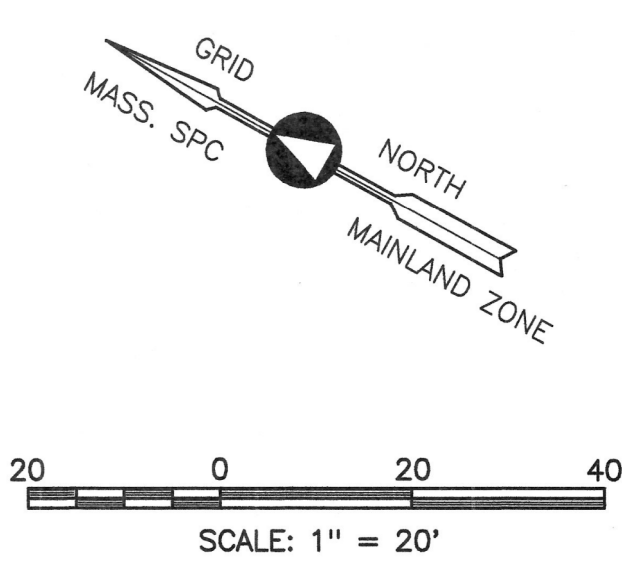
DWG: 24939-eng.dwg

LAYOUT: TS

SHEET: 1 OF 5

JOB NO.: 24939

1



PROJECT INDEX POINT		
MASS. STATE PLANE COORDINATES		
POINT	NORTHING	EASTING
1000 (SBF/TC)	2,990,077.846	609,751.675

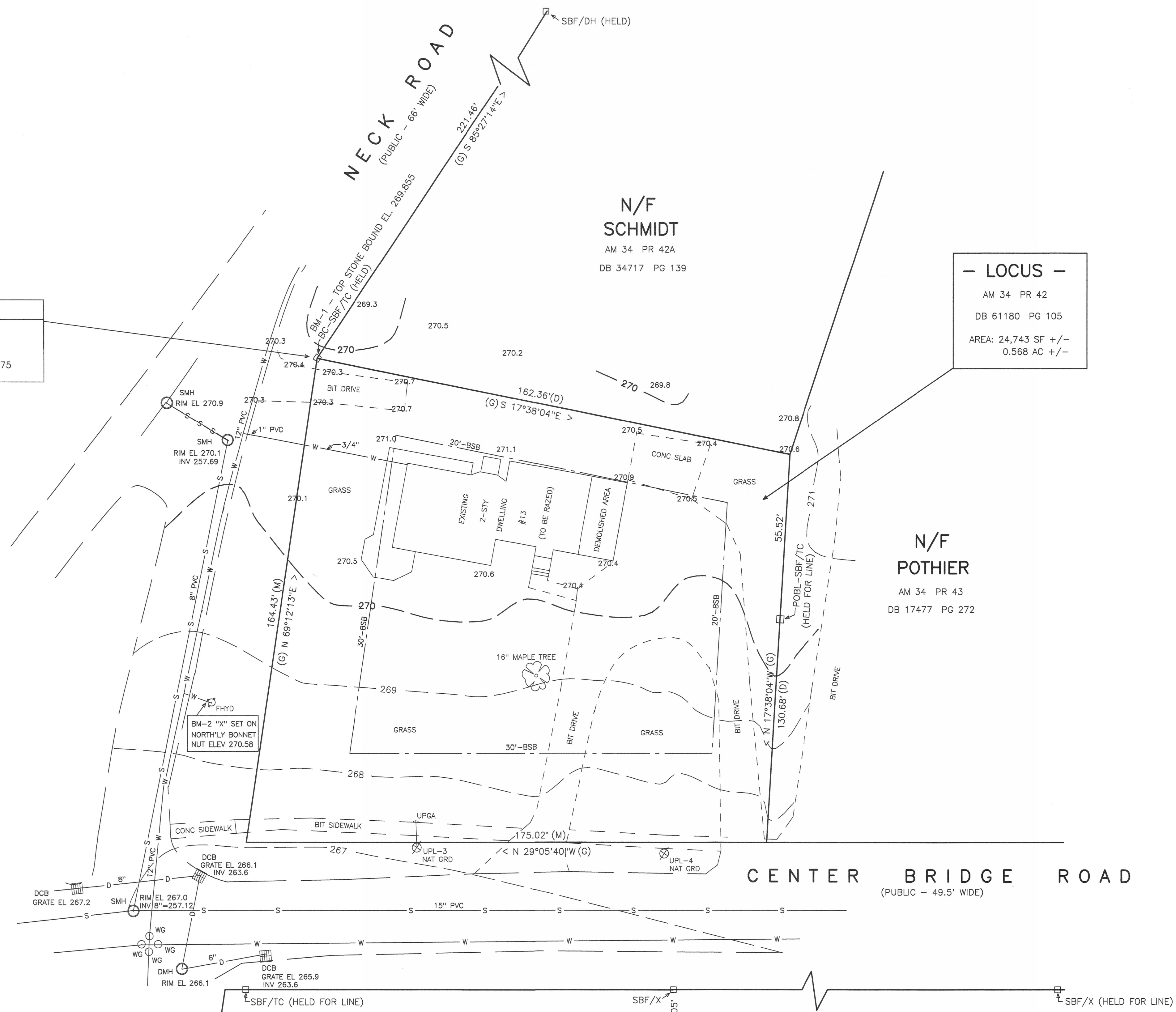
- LOCUS -
 AM 34 PR 42
 DB 61180 PG 105
 AREA: 24,743 SF +/-
 0.568 AC +/-

- LEGEND -

- AC DENOTES: ACRES
- AM DENOTES: TAX ASSESSOR MAP
- BC DENOTES: BOUNDARY CORNER
- BIT DENOTES: BITUMINOUS
- BSB DENOTES: BUILDING SETBACK LINE
- CONC DENOTES: CONCRETE
- (D) DENOTES: A DEED DISTANCE
- DB DENOTES: A DEED BOOK
- DCB DENOTES: A DRAIN CATCH BASIN
- DH DENOTES: DRILL HOLE
- DI DENOTES: DUCTILE IRON
- DMH DENOTES: DRAIN MAN HOLE
- EL DENOTES: ELEVATION
- FHYD DENOTES: FIRE HYDRANT
- (G) DENOTES: MASS SPC GRID BEARING
- INV DENOTES: INVERT ELEVATION
- (M) DENOTES: A MEASURED DISTANCE
- N/F DENOTES: NOW OR FORMERLY
- PG DENOTES: PAGE
- POBL DENOTES: POINT ON BOUNDARY LINE
- PR DENOTES: TAX ASSESSOR PARCEL NUMBER
- PVC DENOTES: POLYVINYL CHLORIDE
- SBF DENOTES: STONE BOUND FOUND
- SF DENOTES: SQUARE FEET
- SPC DENOTES: STATE PLANE COORDINATES
- SMH DENOTES: SEWER MAN HOLE
- STY DENOTES: STORY
- TC DENOTES: TOP CENTER
- UPGA DENOTES: UTILITY POLE GUY ANCHOR
- UPL DENOTES: UTILITY POLE
- D- DENOTES: DRAIN LINE
- S- DENOTES: SEWER LINE
- W- DENOTES: WATER LINE
- 267- DENOTES: CONTOUR LINE
- 270.2 DENOTES: GROUND SPOT ELEVATION

- NOTES -

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4. THE LOCUS PROPERTY IS SITUATED IN NON-HAZARDOUS FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY PANEL 25027C-0456E DATED 07/04/2011.



CENTER BRIDGE ROAD
 (PUBLIC - 49.5' WIDE)



Project:	EXISTING CONDITIONS SURVEY 13 NECK ROAD LANCASTER, MA		
Prepared For:	BAYSTATE INVESTOR GROUP		
	LAND AND ENVIRONMENTAL CONSULTING SERVICES		
	P.O. BOX 14 CLINTON, MA 01510	TEL. 800-675-1591 FAX. 978-365-7419	
Scale:	1" = 20'	Date:	11/02/20
P.D. No.:	2002201210	File No.:	WOR147.20
		By:	CA
			Sheet 1 of 1

PARKING REQUIREMENTS

REQUIRED: THE TOWN OF LANCASTER DOES NOT PROVIDE MINIMUM PARKING SPACE REQUIREMENTS THAT ACCURATELY DESCRIBE THE PROPOSED PROJECT. THE REQUIRED PARKING SHALL BE DETERMINED BY THE PLANNING BOARD.

PROVIDED: 18 SPACES (15 STANDARD, 2 HANDICAP, 1 FLEX LOADING/DELIVERY SPACE)
 PARKING RATIO: 1.6 SPACES/DWELLING UNIT
 0.9 SPACES/BEDROOM

UNIT BREAKDOWN

	TOTAL	MARKET	AFFORDABLE
ONE BEDROOM	4	3	1
TWO BEDROOM	5	4	1
THREE BEDROOM	2	1	1
TOTAL	11	8	3

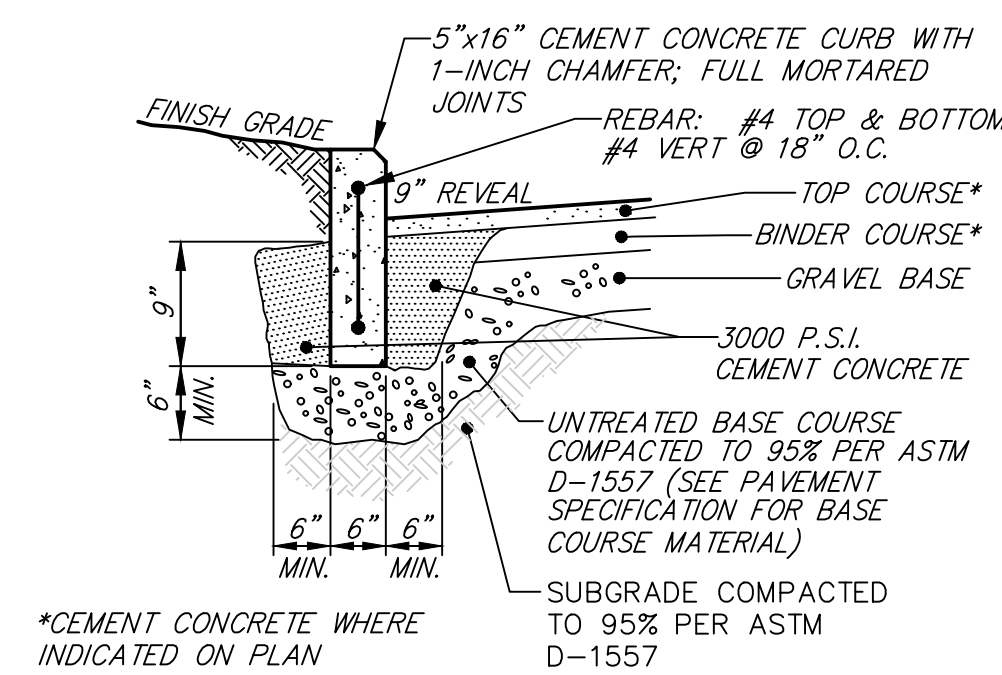
SNOW STORAGE NOTE

TOTAL PAVED SURFACE (SF): 9,250± SF
 TOTAL SNOW STORAGE (SF): 960± SF (10.4% OF PAVED SURFACE)

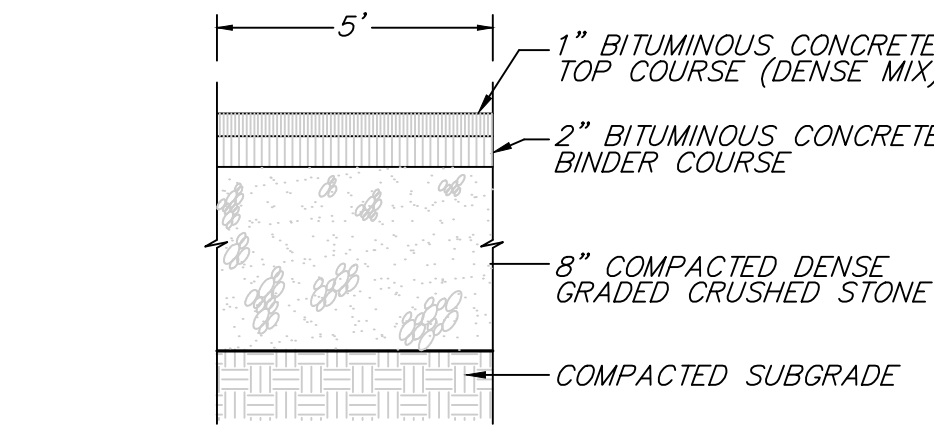
SNOW TO BE STORED IN THE AREAS DENOTED ON THIS PLAN. SNOW SHALL NEVER BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY. IN THE EVENT THAT SNOW CAPACITY EXCEEDS THESE AREAS THAN THE APPLICANT SHALL DISPOSE OF SNOW IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER RESOURCES SNOW DISPOSAL GUIDANCE" DATED 12/11/2022.

LAYOUT AND MATERIALS NOTE:

ALL SIGNS AND PAVEMENT MARKINGS SHALL TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).



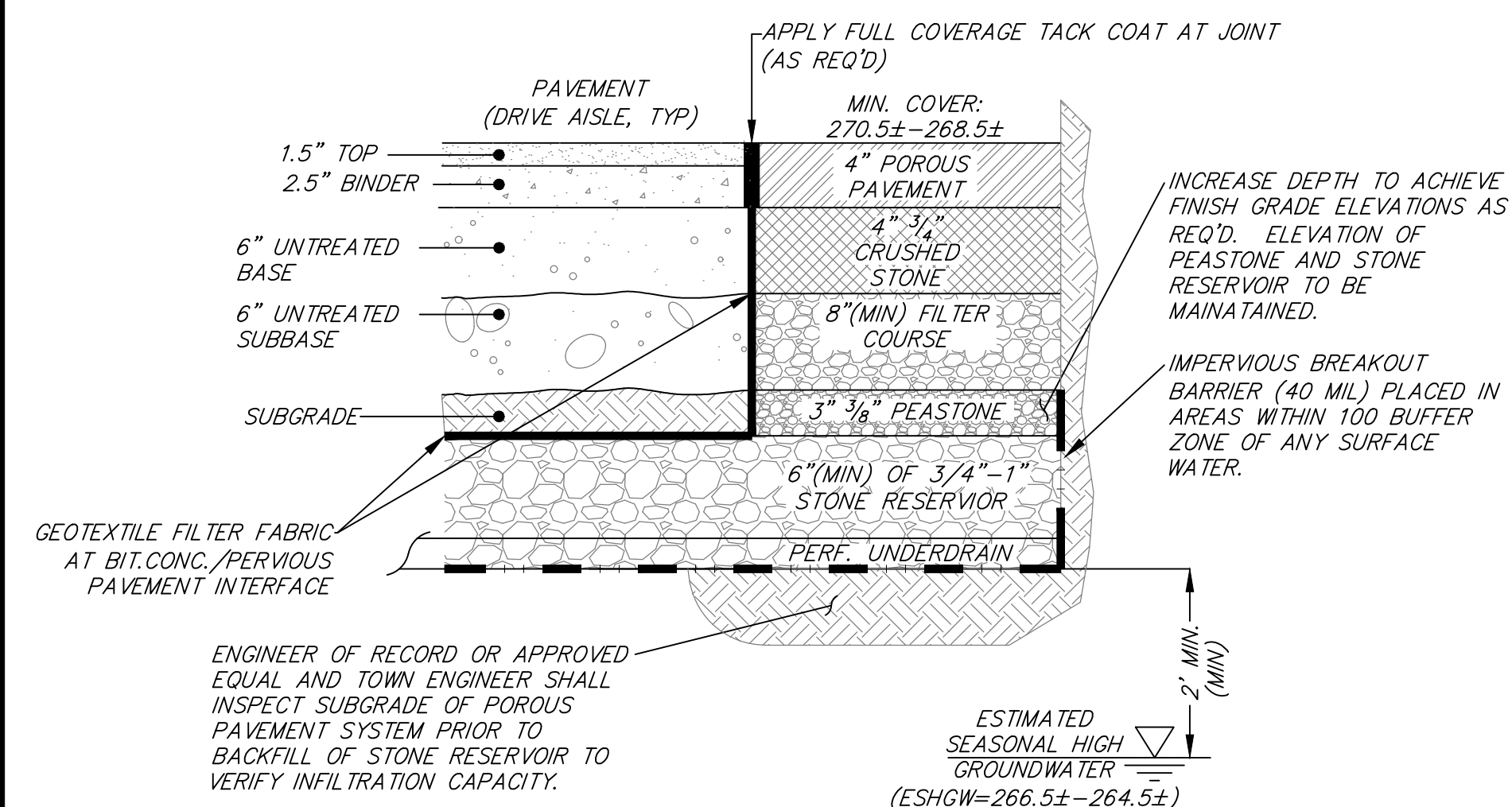
PRECAST CONCRETE CURB (PCC)
 CROSS SECTION
 NOT TO SCALE



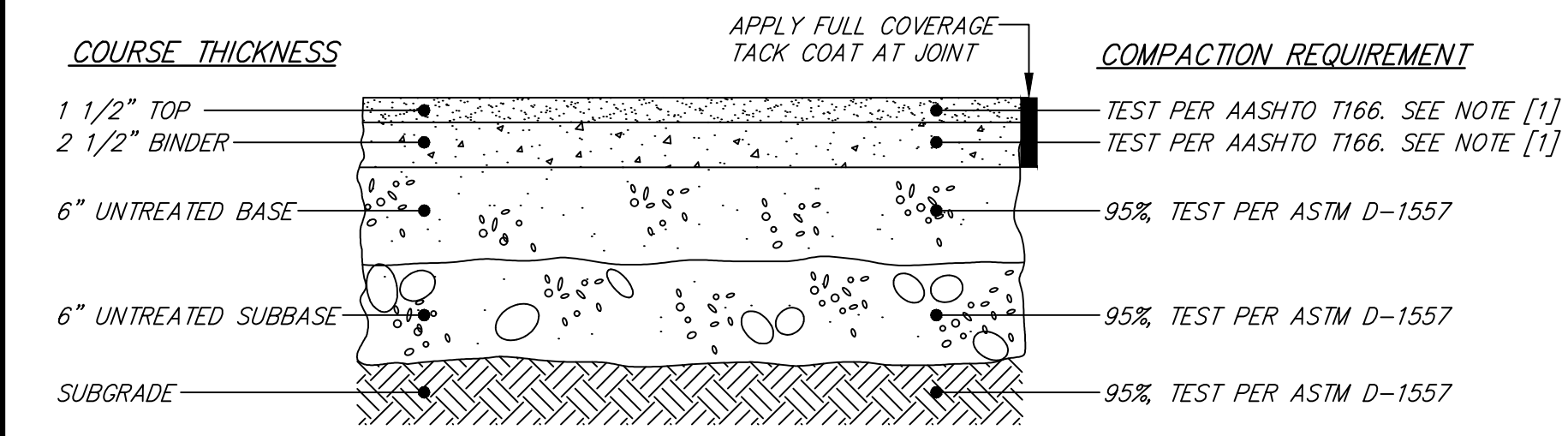
BITUMINOUS CONCRETE WALKWAY
 TYPICAL CROSS SECTION - NOT TO SCALE

NOTE

AREA OF POROUS PAVEMENT
 AREA OF TRADITIONAL PAVEMENT WHERE RESERVOIR COURSE SHALL BE CARRIED UNDERNEATH
 IMPERVIOUS BARRIER LIMIT (SEE DETAIL ABOVE)



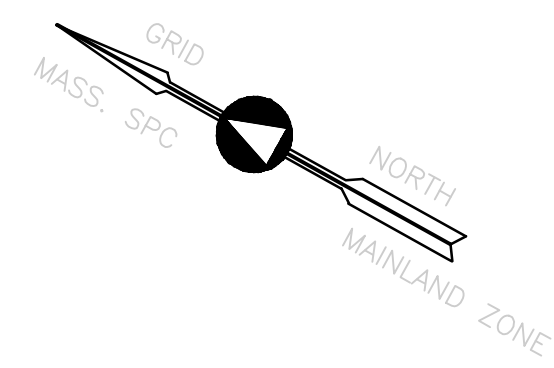
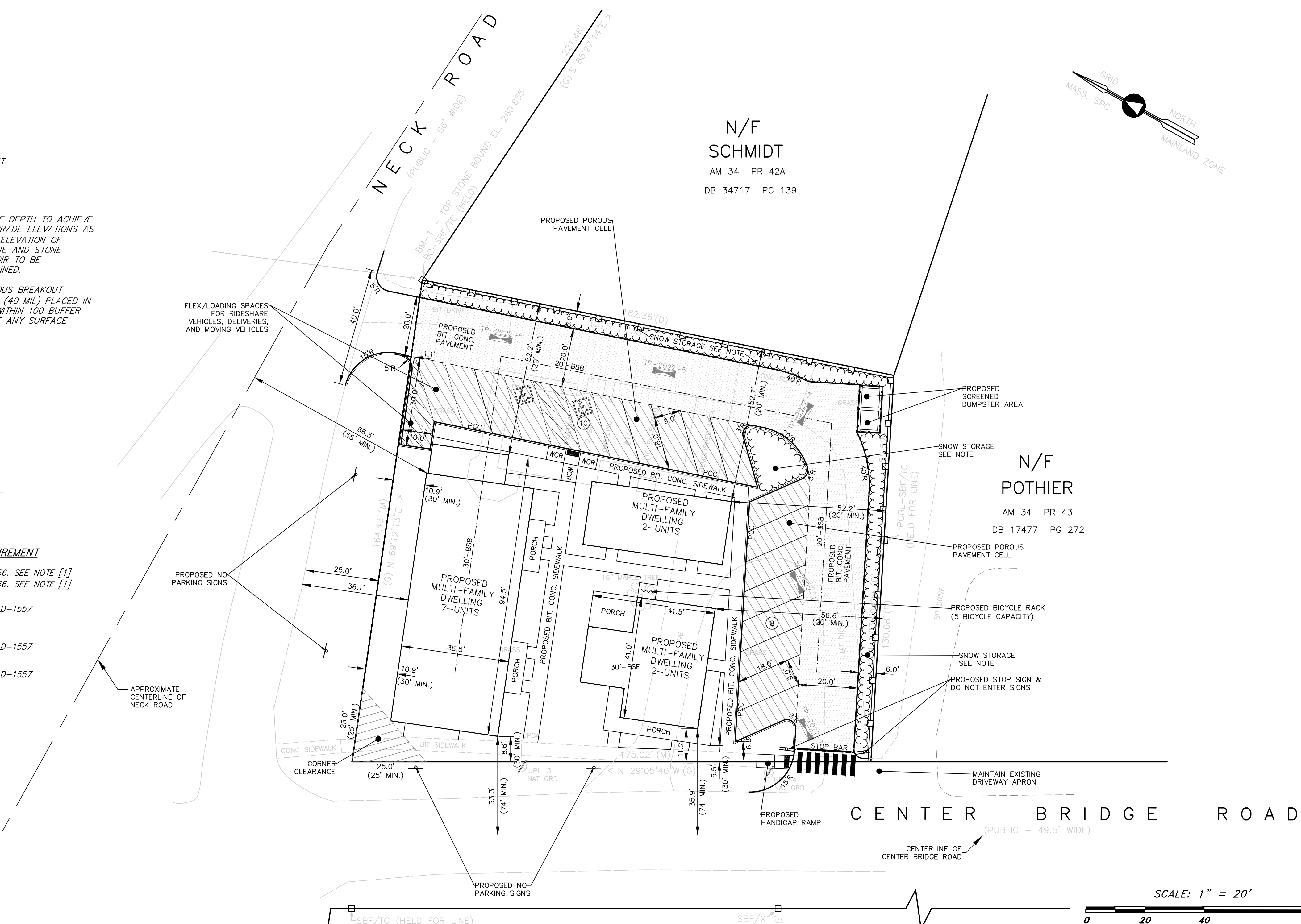
CONSTRUCTION DETAIL POROUS PAVEMENT
 TYPICAL CROSS SECTION



NOTES:
 [1] COMPACT TO TEST AVERAGE OF 96% NO TEST LOWER THAN 94%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	MHD M1.01.0	12

BITUMINOUS CONCRETE PAVEMENT
 TYPICAL CROSS SECTION
 NOT TO SCALE



N/F POTHIER
 AM 34 PR 43
 DB 17477 PG 272

SCALE: 1" = 20'
 0 20 40 80

PROJECT NAME:

NECK FARM

PROJECT ADDRESS:

13 Neck Road
 Lancaster, Massachusetts 01523

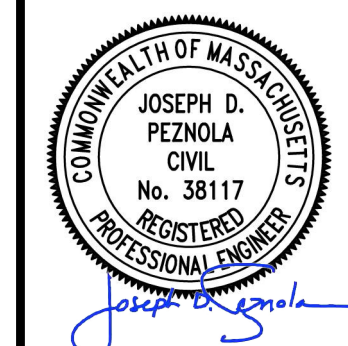
PREPARED FOR:

Neck Farm, LLC
 66 West Street, Ste 1F
 Leominster, Massachusetts 01453

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Environmental Consultants

34 CHELMSFORD STREET, CHELMSFORD, MA 01824
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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
7	RT	JP	4/11/24	ONE-WAY TRAFFIC CONFIG. FLEX/LOADING SPACE ADDED
6	RT	JP	2/21/24	PEER REVIEW COMMENTS
5	RT	JP	1/18/24	SNOW STORAGE ADDED CORNER CLEARANCE REV.
4	RT	JP	10/9/23	NO CHANGES TO THIS SHEET
3	RT	JP	9/22/23	REVISED UNIT BREAKDOWN
2	RT	JP	4/19/23	REVISED LAYOUT
1	RT	JP	11/15/22	REVISED LAYOUT

DATE: 6/24/22 DESIGN BY: RT
 SCALE: AS SHOWN DRAWN BY: RT
 CHECK BY: JP CHECK BY: BG

LAYOUT AND MATERIALS PLAN

DWG: 24939-eng.dwg
 LAYOUT: LM
 SHEET: 3 OF 5
 JOB NO.: 24939

SOIL TESTING DATA

DATE: 1/6/2022
 EVALUATOR: RUSSELL TEDFORD- SE#14379
 TP-2022-1
 0-18" Ap SL TOP SOIL
 18-33" Bw SL
 33-64" C S MEDIUM SAND
 REDOX 40", ESHGW 40", NO REFUSAL

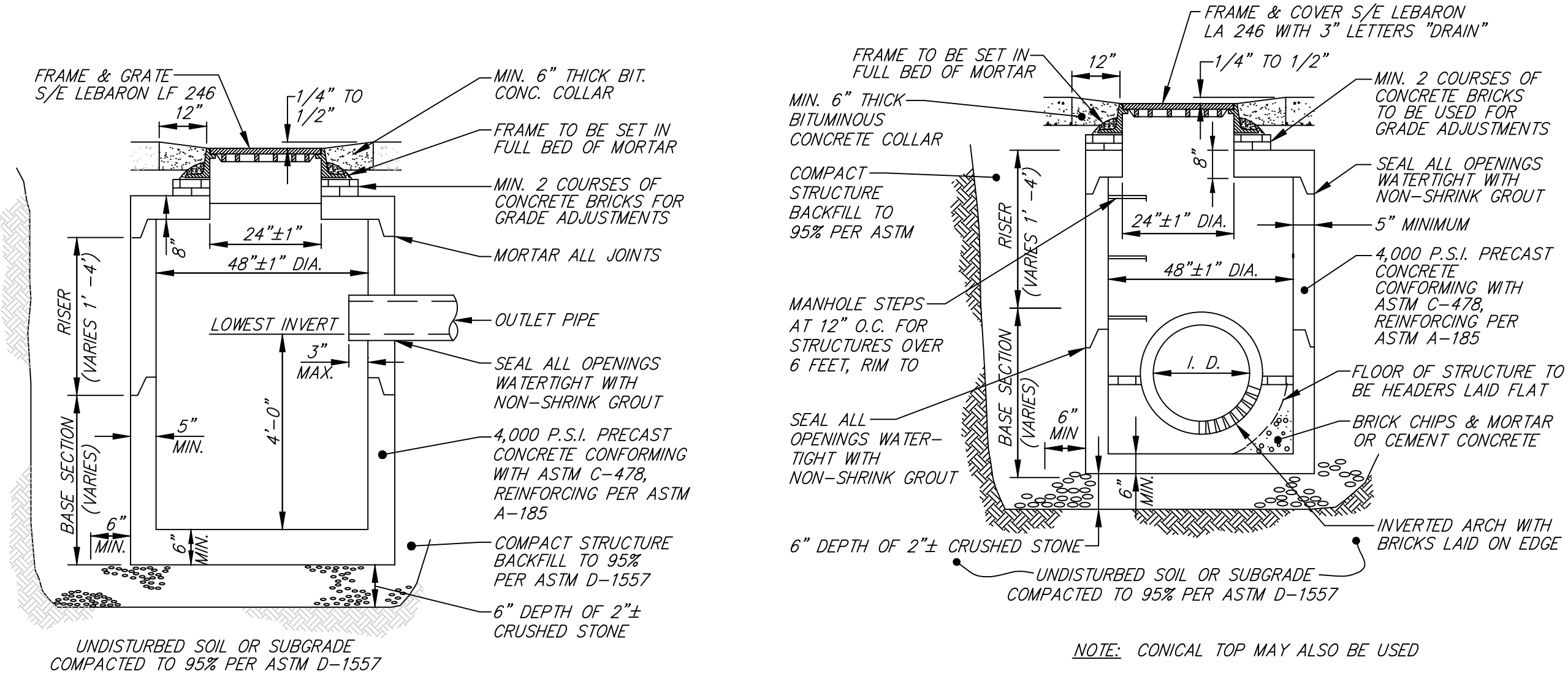
TP-2022-2
 0-19" FILL DRIVEWAY SUBBASE
 19-29" Bw SL
 29-60" C S MEDIUM SAND
 REDOX 40", ESHGW 40", NO REFUSAL

TP-2022-3
 0-24" FILL SL
 24-36" Bw SL GRAVEL 0-5%
 36-58" C S MEDIUM SAND
 REDOX 38", ESHGW 38", NO REFUSAL

TP-2022-4
 0-36" FILL CONSTRUCTION DEBRIS
 36-60" C SL STONE & COBBLES 0-5%
 GRAVEL 0-5%
 NO REDOX, NO REFUSAL, BOULDERS 60"

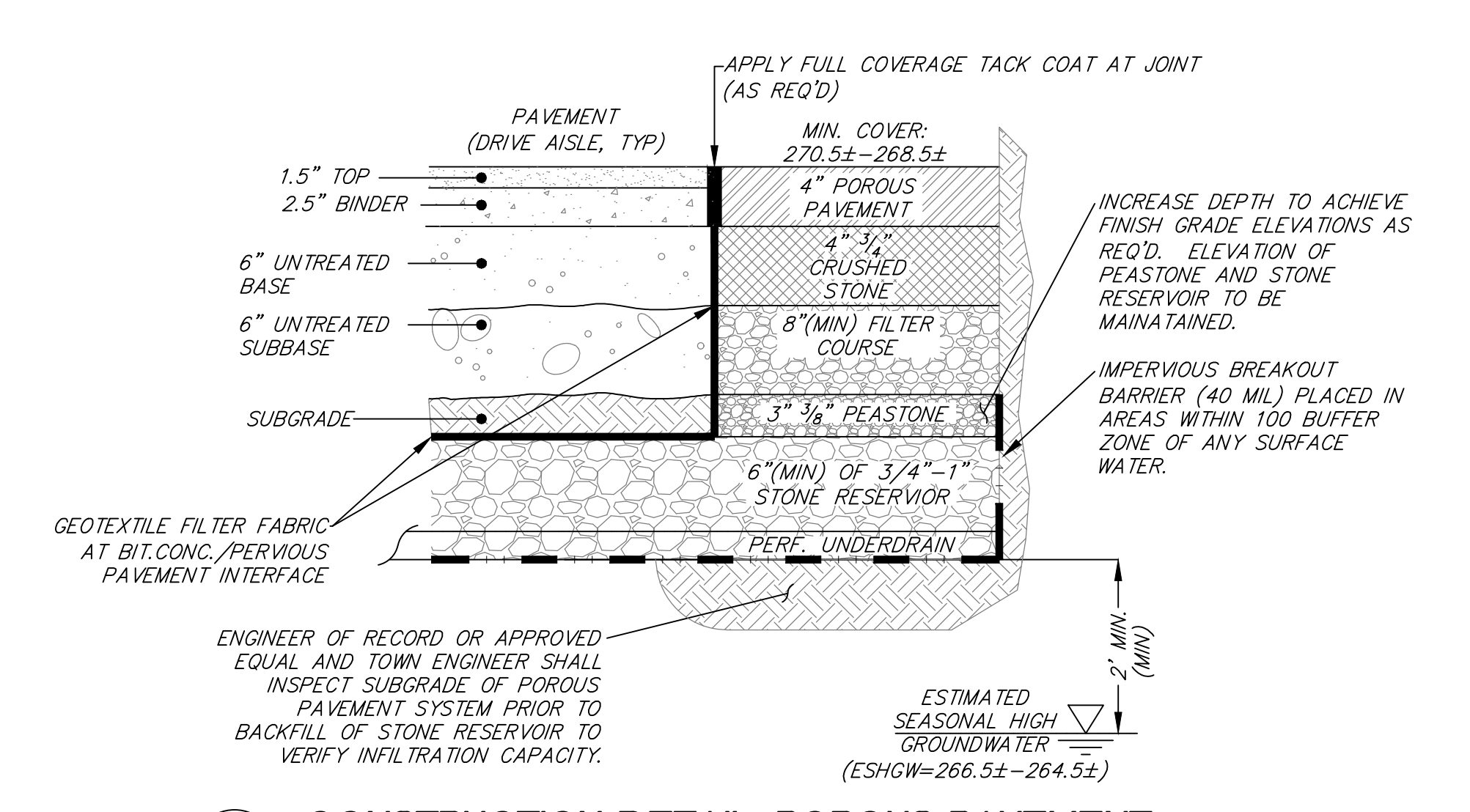
TP-2022-5
 0-12" FILL SL CONSTRUCTION DEBRIS
 12-24" Ab SL
 24-36" Bw SL
 36-64" C SL STONE & COBBLES 0-5%
 GRAVEL 0-5%
 REDOX 36", ESHGW 36", NO REFUSAL

TP-2022-6
 0-24" Ap SL
 24-36" Bw SL
 36-66" C SL STONE & COBBLES 0-5%
 GRAVEL 0-5%
 REDOX 39", ESHGW 39", NO REFUSAL

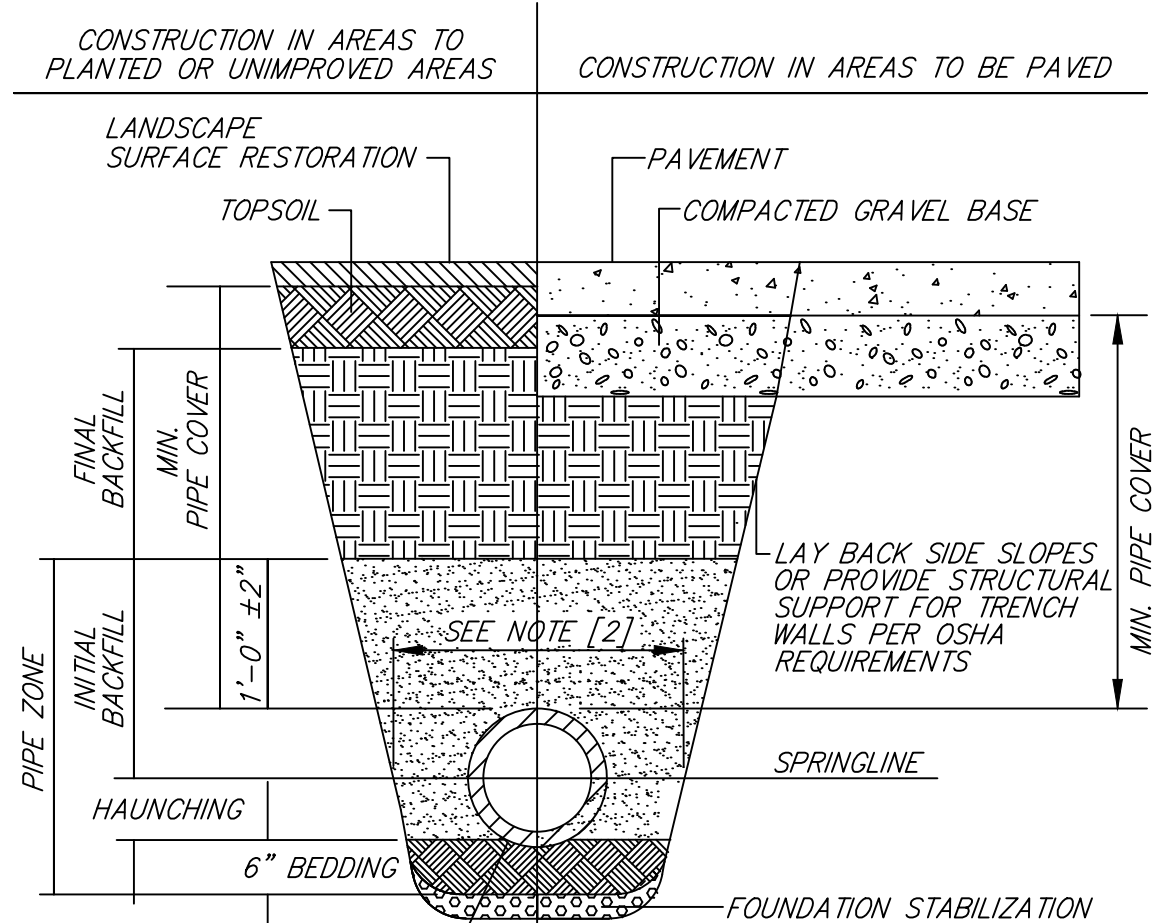


CATCH BASIN
 TYPICAL CROSS SECTION
 NOT TO SCALE

DRAIN MANHOLE
 TYPICAL CROSS SECTION
 NOT TO SCALE



CONSTRUCTION DETAIL POROUS PAVEMENT
 TYPICAL CROSS SECTION



PIPE TRENCH
 TYPICAL CROSS SECTION
 NOT TO SCALE

FOUNDATION, BEDDING, & BACKFILL MATERIALS

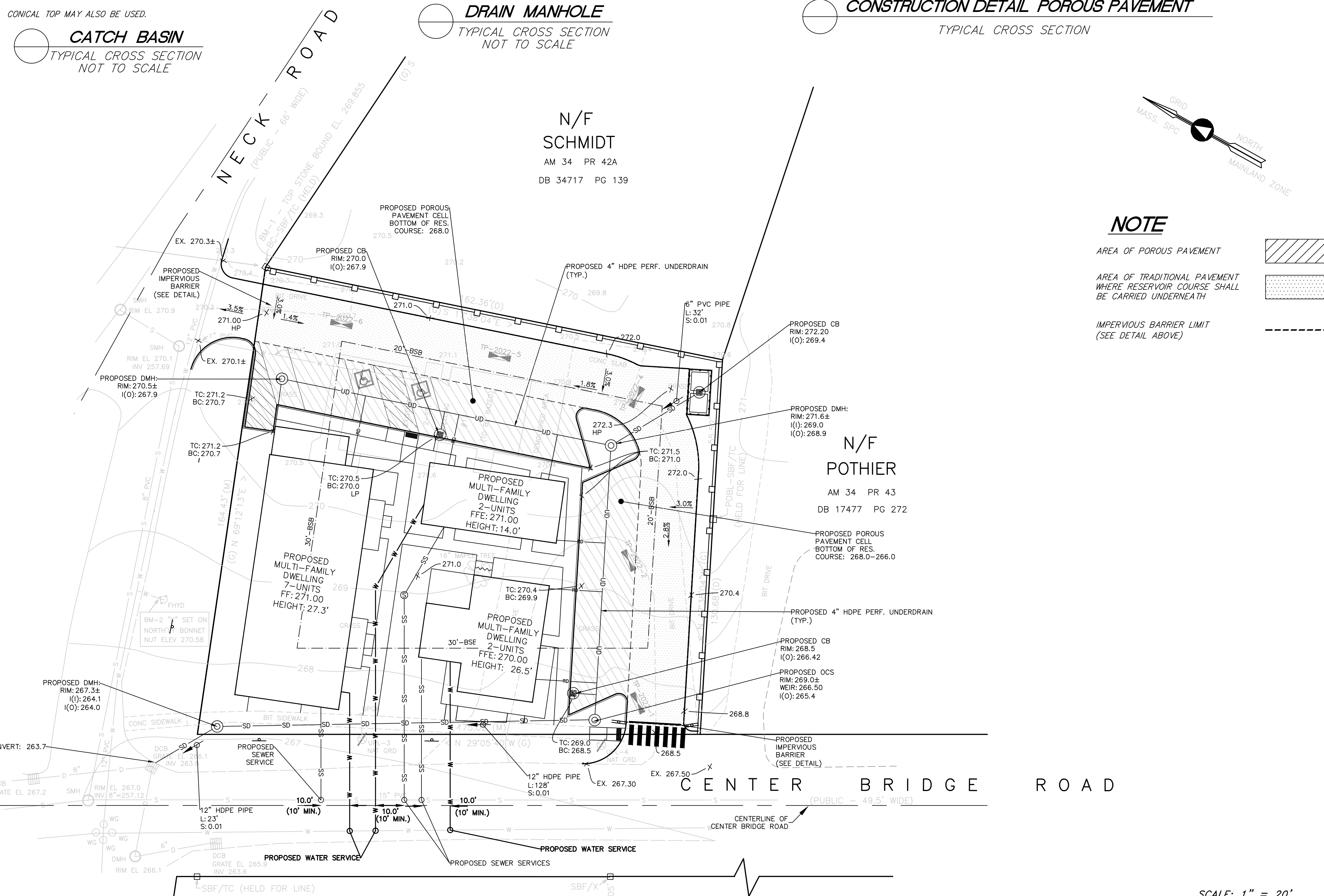
PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

NOTES:
 [1] PLACE 3/4" GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL, 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.
 [2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:
 PIPE I.D. WIDTH
 LESS THAN 21" O.D. + 12"
 21" TO 42" O.D. + 24"
 GREATER THAN 42" O.D. + 30"

[3] INSTALL PIPE IN CENTER OF TRENCH.
 [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
 [5] MINIMUM COVER OVER TOP OF PIPE:

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	1'-6"	1'-0"

[6] FOR FOUNDATION STABILIZATION, USE 2" CRUSHED STONE.



NOTE

AREA OF POROUS PAVEMENT

AREA OF TRADITIONAL PAVEMENT WHERE RESERVOIR COURSE SHALL BE CARRIED UNDERNEATH

IMPERVIOUS BARRIER LIMIT (SEE DETAIL ABOVE)

PROJECT NAME:
NECK FARM

PROJECT ADDRESS:
13 Neck Road
 Lancaster, Massachusetts 01523

PREPARED FOR:
Neck Farm, LLC
 66 West Street, Ste 1F
 Leominster, Massachusetts 01453

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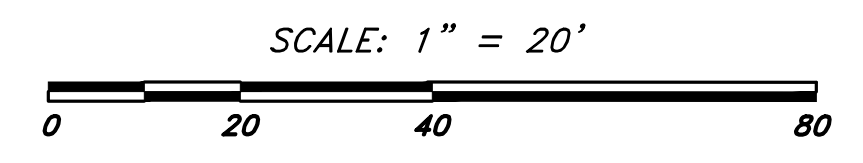
Professional Engineer Seal for Joseph D. Pezola, No. 38117, State of Massachusetts.

NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
7	RT	JP	4/11/24	REVISED LAYOUT
6	RT	JP	2/21/24	PEER REVIEW COMMENTS
5	RT	JP	1/18/24	BUILDING HEIGHTS ADDED
4	RT	JP	10/9/23	NO CHANGES TO THIS SHEET
3	RT	JP	9/22/23	NO CHANGES TO THIS SHEET
2	RT	JP	4/19/23	REVISED LAYOUT
1	RT	JP	11/15/22	REVISED LAYOUT

DATE: 6/24/22 DESIGN BY: RT
 SCALE: AS SHOWN DRAWN BY: RT
 CHECK BY: JP CHECK BY: BG

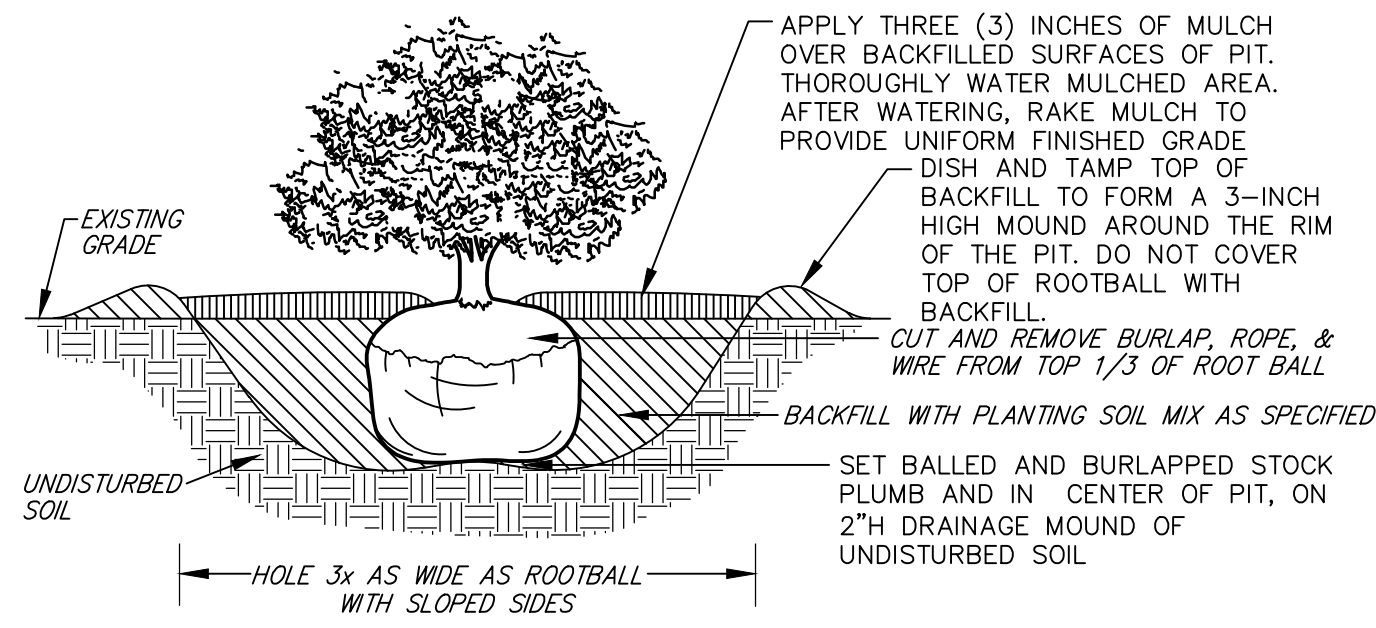
GRADING, DRAINAGE, AND UTILITIES PLAN

DWG: 24939-eng.dwg
 LAYOUT: GDU
 SHEET: 4 OF 5
 JOB NO.: 24939



LANDSCAPING NOTE:

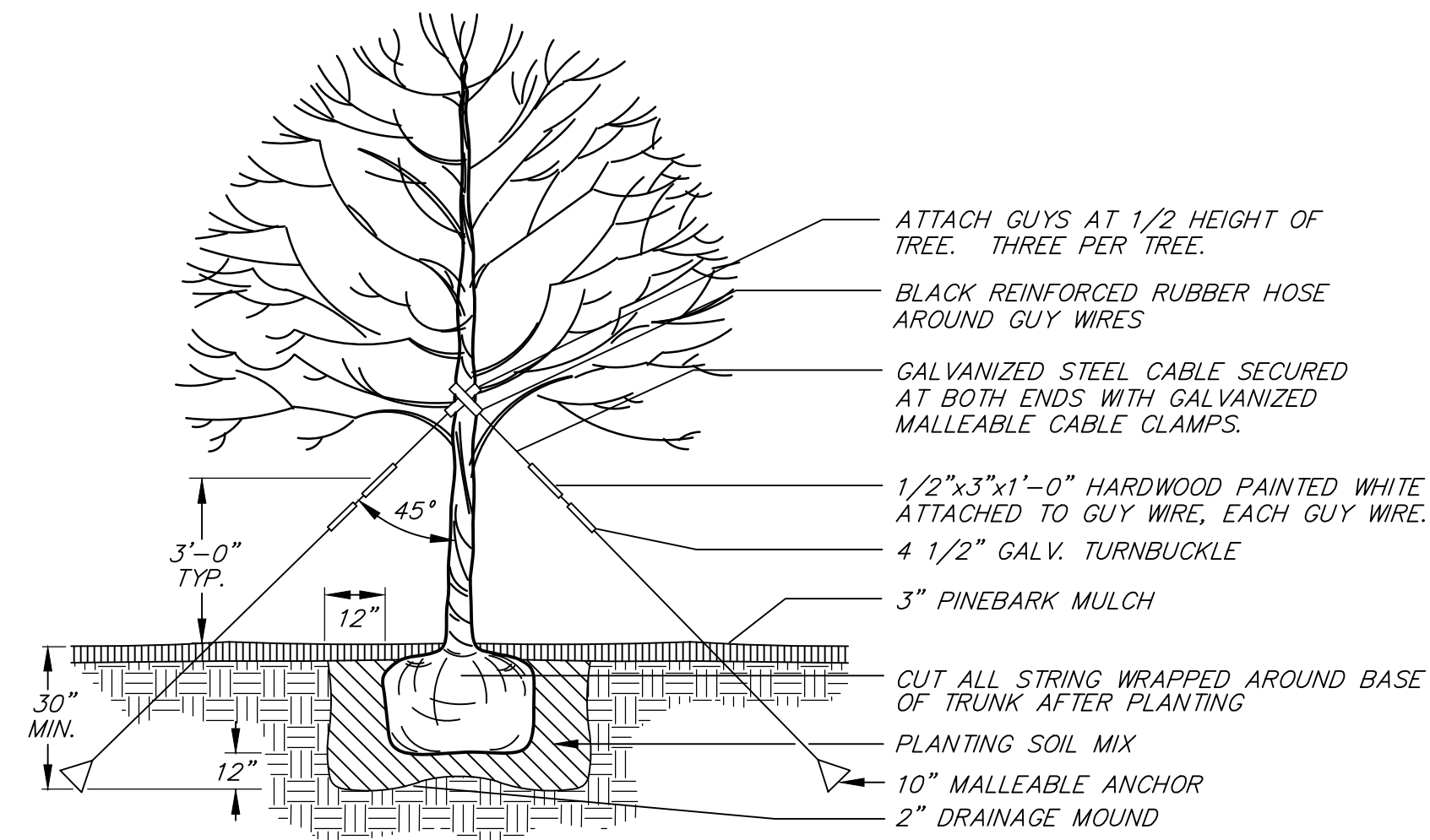
1. THE INTENT OF THIS PLAN IS TO SCHEMATICALLY SHOW THE PROPOSED LANDSCAPE PLANTINGS PER APPLICATION. FINAL LANDSCAPE PLANS TO BE COORDINATED PRIOR TO CONSTRUCTION AND SHALL BE APPROVED BY THE TOWN.



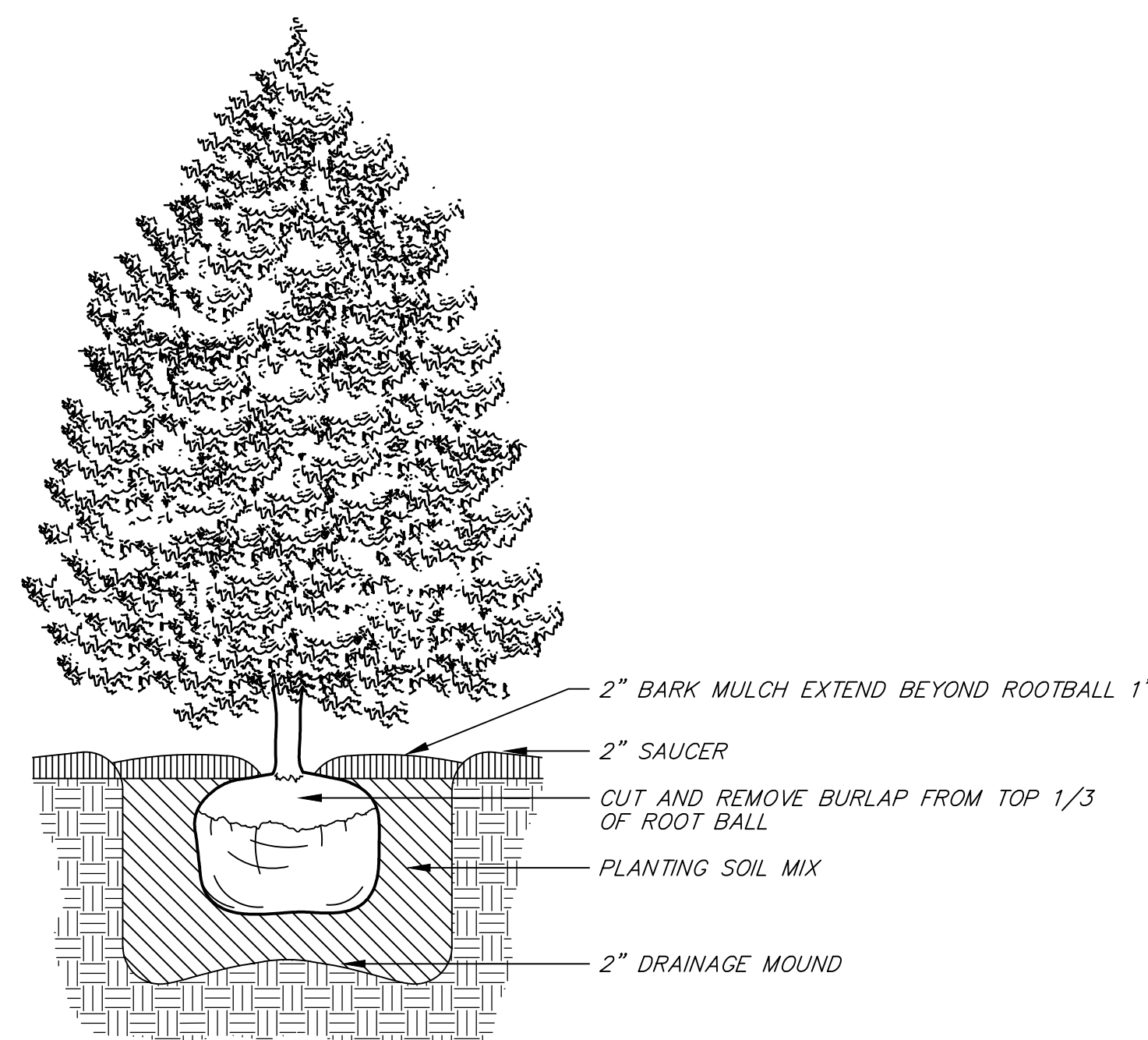
TYPICAL SHRUB PLANTING DETAIL NOTES:

1. PLANT SO THAT TOP OF ROOTBALL IS 1-2" ABOVE SURROUNDING GRADE.
2. MULCH SHALL NOT BE PAILED AGAINST THE TRUNK OR STEMS OF SHRUB UNDER ANY CIRCUMSTANCES. MULCH LAYER SHOULD TAPER DOWN TOWARD TRUNK AS INDICATED.
3. DO NOT USE PLANTING STOCK IF ROOTBALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING PROCESS.
4. PLACE BACKFILL AROUND ROOTBALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROX. 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

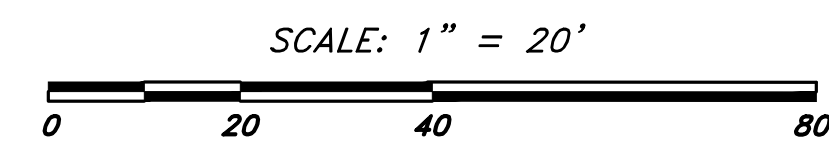
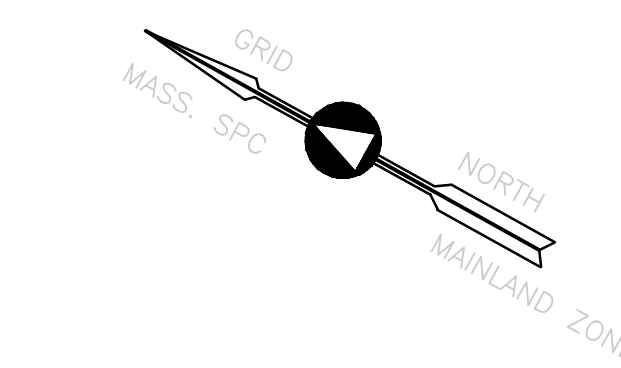
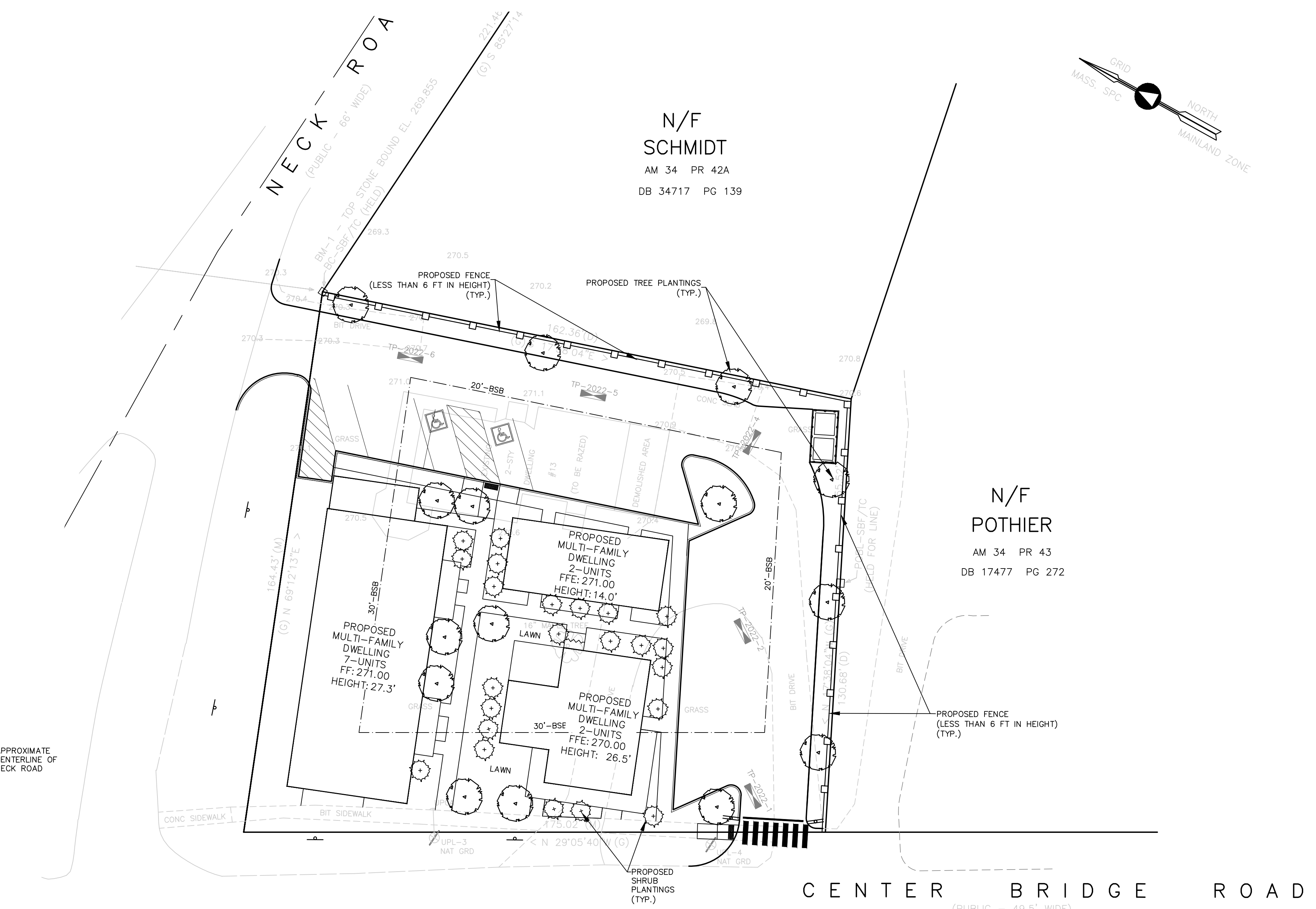
TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TREE GUYING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



PROJECT NAME:

NECK FARM

PROJECT ADDRESS:

13 Neck Road
Lancaster, Massachusetts 01523

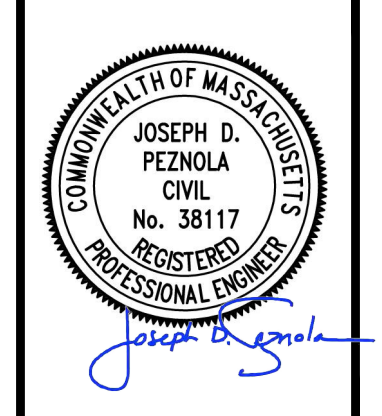
PREPARED FOR:

Neck Farm, LLC
66 West Street, Ste 1F
Leominster, Massachusetts 01453

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants

34 CHELMSFORD STREET, CHELMSFORD, MA 01824
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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
7	RT	JP	4/11/24	REV. LAYOUT AND PLANTINGS
6	RT	JP	2/21/24	FENCE ADDED
5	RT	JP	1/18/24	NO CHANGES TO THIS SHEET
4	RT	JP	10/5/23	NO CHANGES TO THIS SHEET
3	RT	JP	9/22/23	NO CHANGES TO THIS SHEET
2	RT	JP	4/19/23	REVISED LAYOUT
1	RT	JP	11/15/22	REVISED LAYOUT

DATE: 6/24/22 DESIGN BY: RT
SCALE: AS SHOWN DRAWN BY: RT
CHECK BY: JP CHECK BY: BG

LANDSCAPING PLAN

DWG: 24939-eng.dwg
LAYOUT: LAND
SHEET: 5 OF 5
JOB NO.: 24939