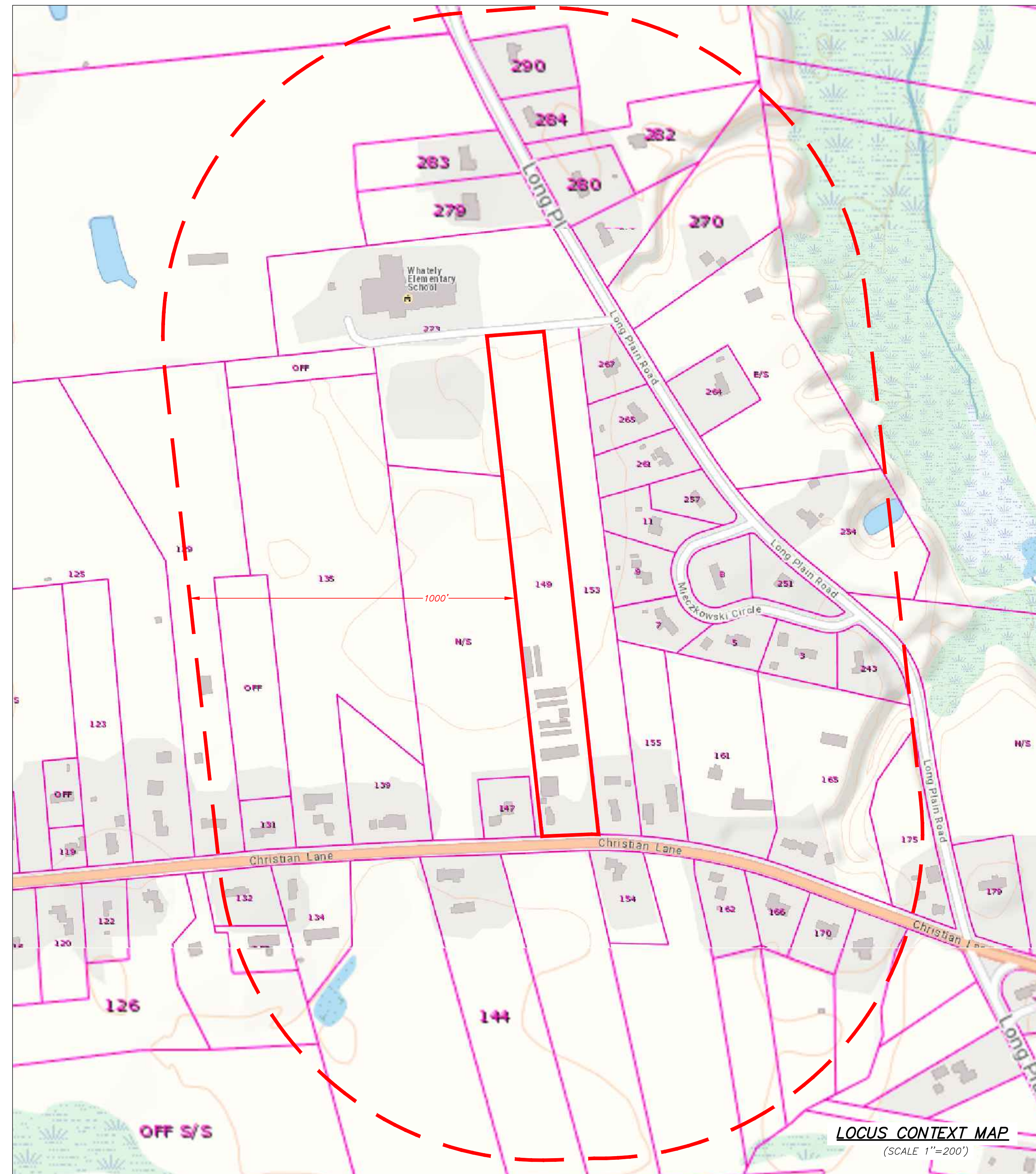


# 149 CHRISTIAN LANE (ASSESSORS MAP 20 LOT 27) SITE DEVELOPMENT PLAN SET

LOCATED IN WHATELY, MA  
SEPTEMBER 28, 2021

**NOTES:**

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF WHATELY GIS SYSTEM
2. LAND USE WITHIN 1000 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE FAMILY DWELLINGS AND AGRICULTURAL WITH THE EXCEPTION OF WHATELY ELEMENTARY SCHOOL



**RECORD OWNER:**

WAYNE M & SCOTT HUTKOSKI  
149 CHRISTIAN LANE  
SOUTH DEERFIELD, MA 01373  
- DEED BOOK 5688 PAGE 39

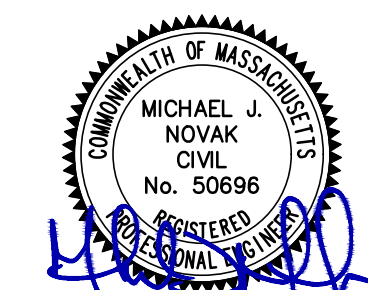
**APPLICANT:**

GREENJEANS FARMS, LLC  
4 OLD SAWMILL ROAD  
HOLLISTON, MA 01746

**PREPARED BY:**



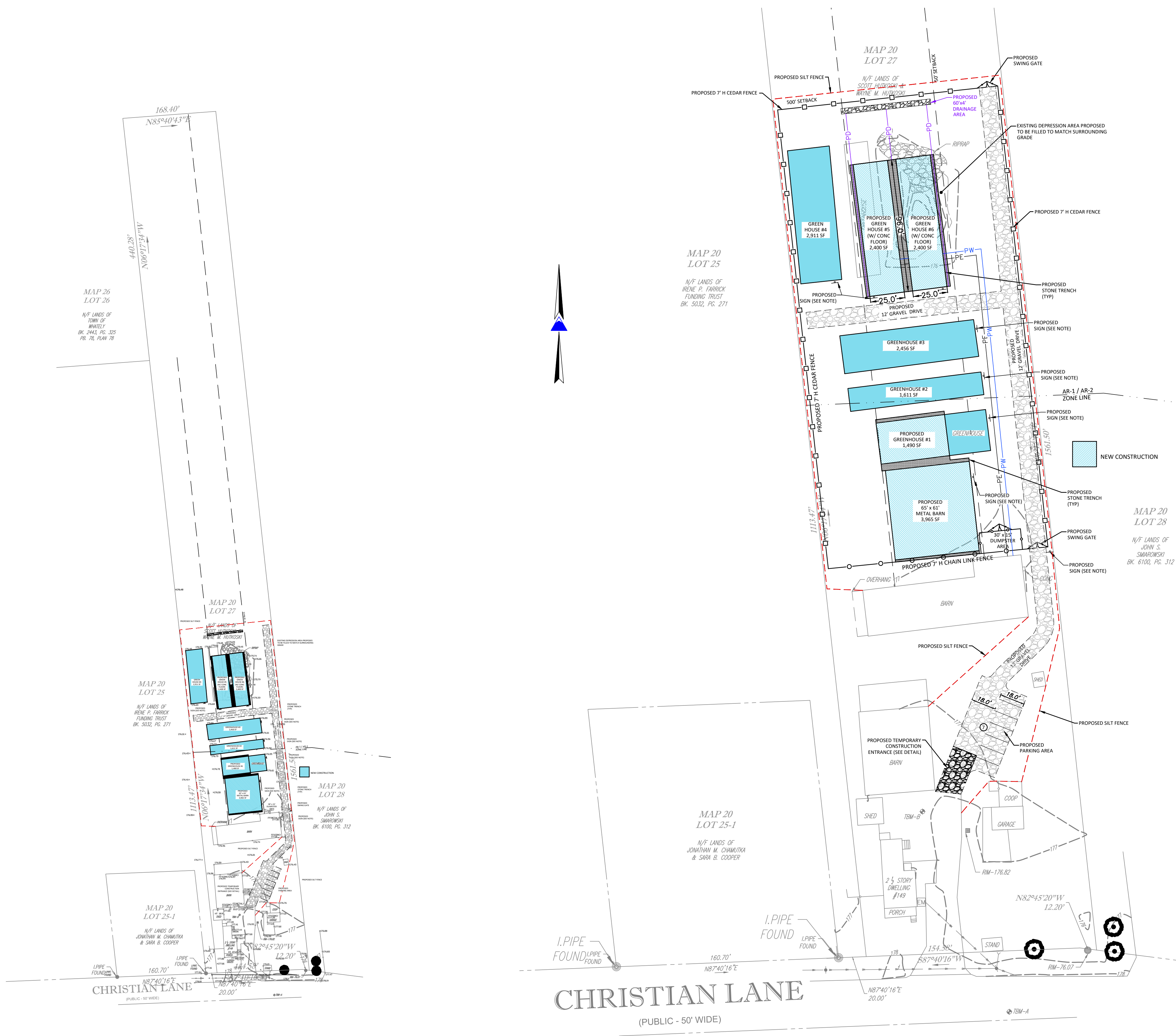
**PATRIOT Engineering**  
35 BEDFORD STREET, SUITE 4  
LEXINGTON, MASSACHUSETTS 02420  
T: (978) 726-2654  
www.patriot-eng.com



**SHEET INDEX**

1. COVER SHEET
2. SITE PLAN
3. DETAILS





SCALE 1" = 100'

SCALE 1" = 40'

**NOTES:**

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN PLAN PREPARED BY EDWARD C MUSZYNSKI LAND SURVEYOR ON NOVEMBER 19, 2018 AND ONSITE FIELD SURVEY CONDUCTED BY HIGH POINT SURVEY ON JUNE 14, 2021
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. PATRIOT ENGINEERING DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. PATRIOT DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.

**TABLE OF DIMENSIONAL REQUIREMENTS**

ZONE: AR-1		PROPOSED	
ITEM	REQUIREMENT	MIN LOT AREA	65,722 SF
MIN LOT AREA	60,000 SF	MIN FRONTAGE	166.7'
MIN FRONTAGE	200'	BUILDING SETBACK	
BUILDING SETBACK		FRONT YARD**	284'
FRONT YARD	50'	SIDE/REAR YARD**	52'
SIDE/REAR YARD	20'	**METAL BARN	
MAX LOT COVERAGE	30%	MAX LOT COVERAGE	23.5%
ZONE: AR-2		PROPOSED	
ITEM	REQUIREMENT	MIN LOT AREA	194,540 SF
MIN LOT AREA	120,000 SF	MIN FRONTAGE	166.7'
MIN FRONTAGE	300'	BUILDING SETBACK	
BUILDING SETBACK		FRONT YARD*	476.7'
FRONT YARD	50'	SIDE/REAR YARD*	55'
SIDE/REAR YARD	20'	*GREENHOUSES 5 AND 6	
MAX LOT COVERAGE	30%	MAX LOT COVERAGE	7%

**LEGEND**

- 177 --- EXISTING CONTOUR
- OH --- EXISTING OVERHEAD WIRES
- PD --- PROPOSED DRAIN LINE
- PW --- PROPOSED WATER LINE
- PE --- PROPOSED WATER LINE
- --- PROPOSED SILT FENCE
- --- PROPOSED CEDAR FENCE
- --- PROPOSED CHAIN LINK FENCE
- --- PROPOSED SIGN
- --- DRAINAGE AREA
- --- EXISTING TREE

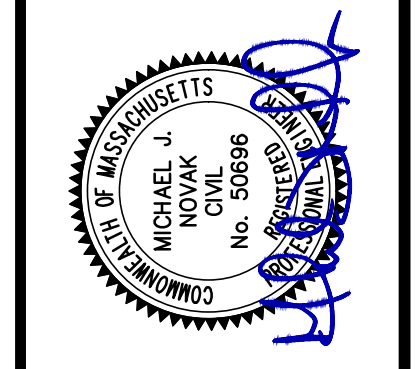
**NOTE:**

ALL NON-GRAVEL AREAS WILL BE LOAM AND SEEDED WITH GRASS TO PREVENT EROSION.

**SIGN NOTE:**

SIGNS POSTED TO BE A MINIMUM OF 12"x12" WITH LETTERING NO SMALLER THAN 1" IN HEIGHT, READING: "DO NOT ENTER - LIMITED ACCESS AREA - ACCESS LIMITED TO AUTHORIZED PERSONNEL ONLY"

REVISIONS	DATE	DESCRIPTION	BY



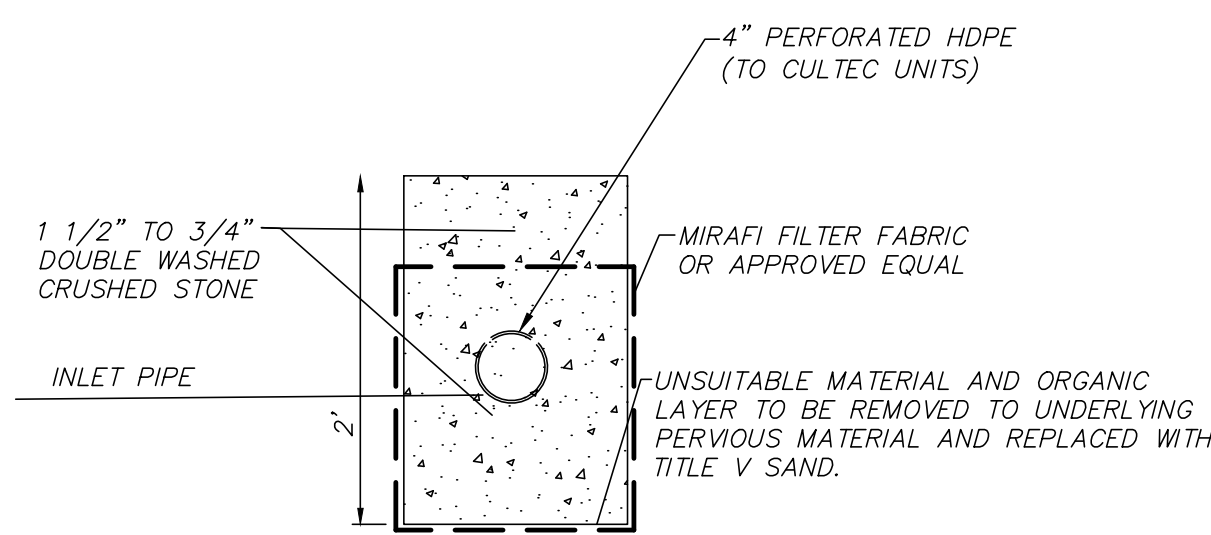
149 CHRISTIAN LANE  
 SITE PLAN  
 LOCATED IN  
 WHATLEY, MASSACHUSETTS  
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 95 BEDFORD STREET, SUITE 4  
 LEXINGTON, MASSACHUSETTS 02420  
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 www.patriot-eng.com

DATE: SEPTEMBER 28, 2021  
 SCALE: AS NOTED  
 SHEET No. 2 OF 3  
 PROJECT No. 21-19

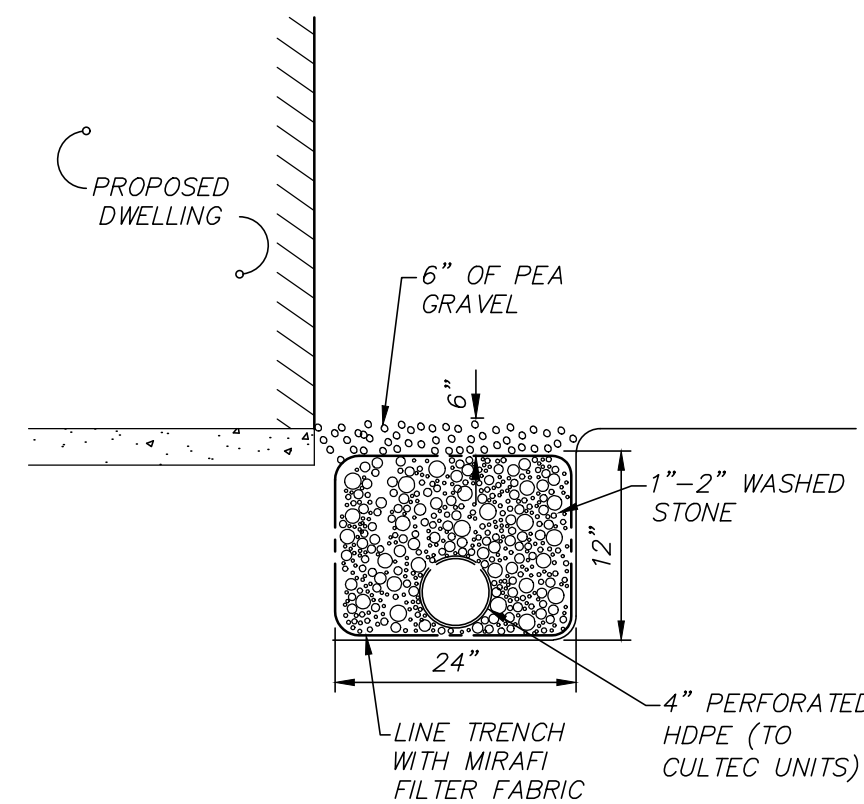
CHECKED BY: DESIGNED BY:



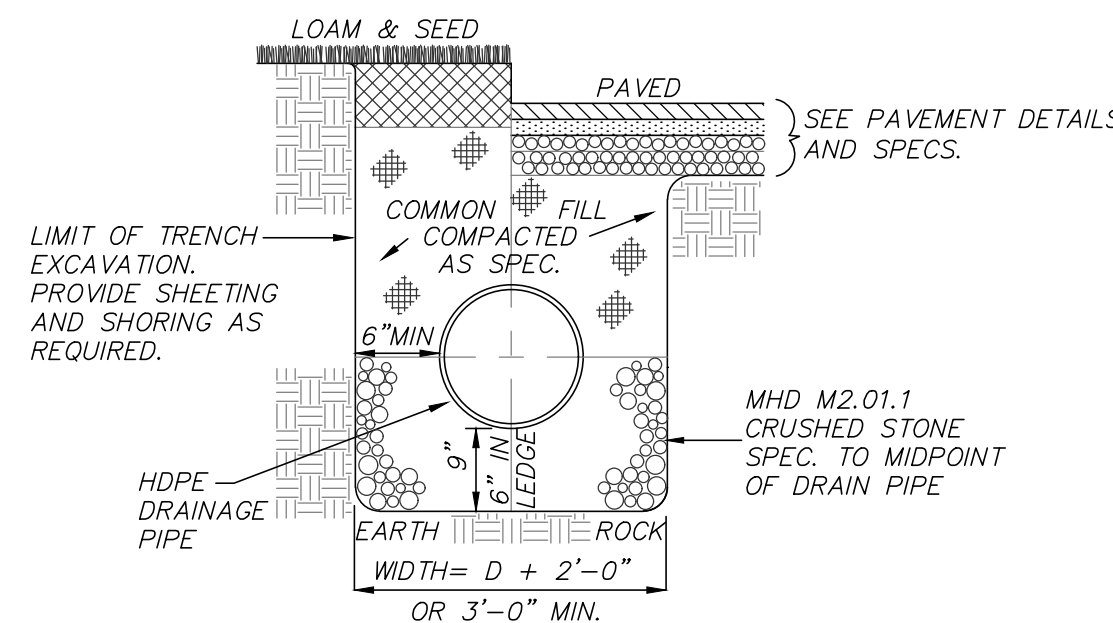


PLACE JUTE NETTING TO STABILIZE SWALE UNTIL A PERMANENT VEGETATED COVER IS ESTABLISHED.

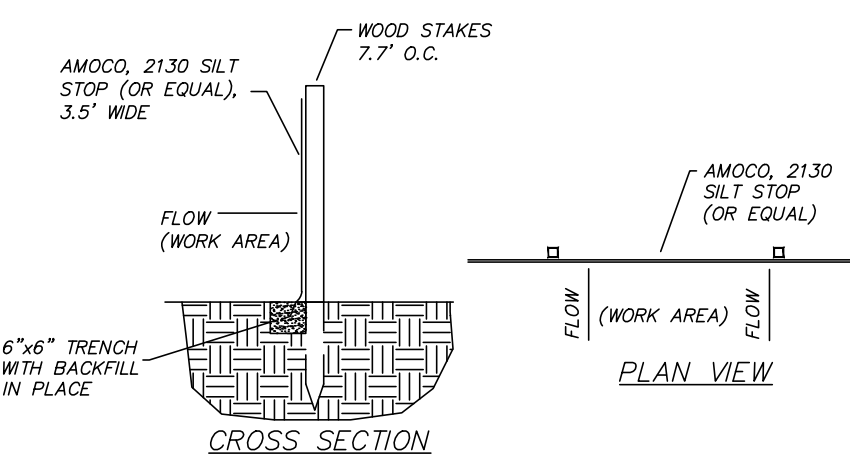
**INFILTRATION TRENCH SECTION**  
(NOT TO SCALE)



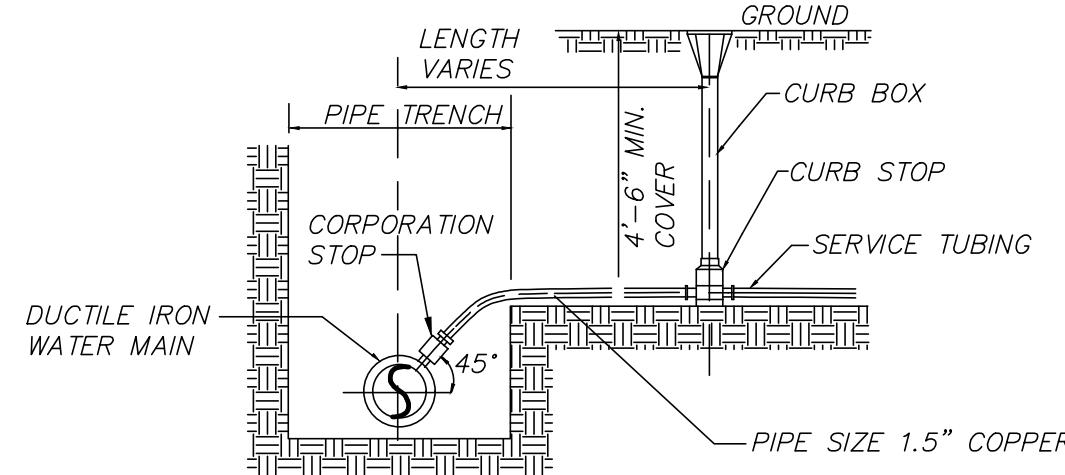
**DRIP EDGE**  
(NOT TO SCALE)



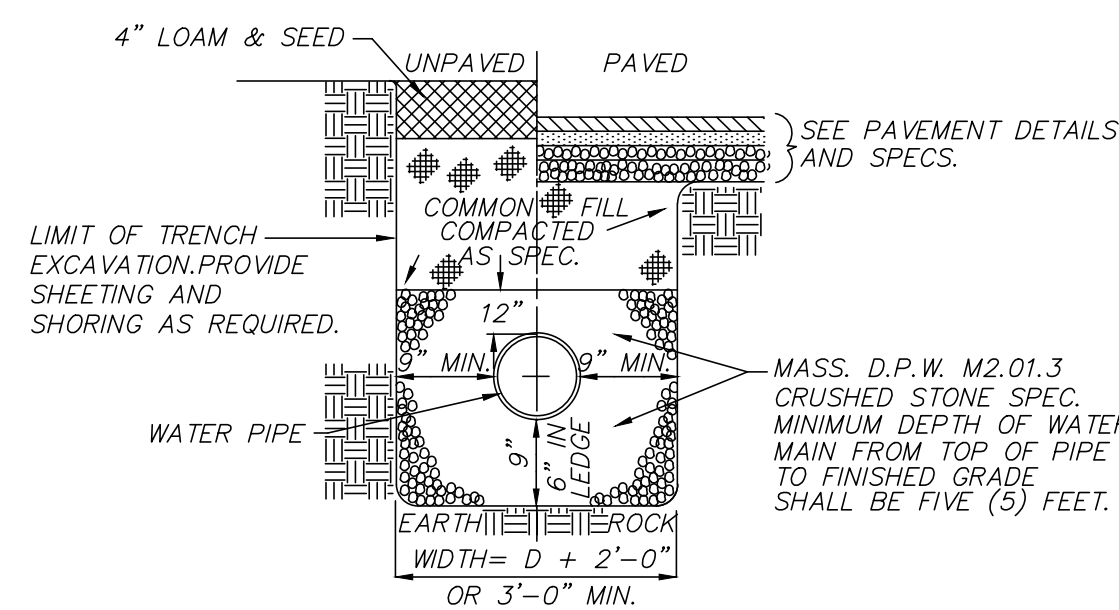
**DRAIN TRENCH**  
(NOT TO SCALE)



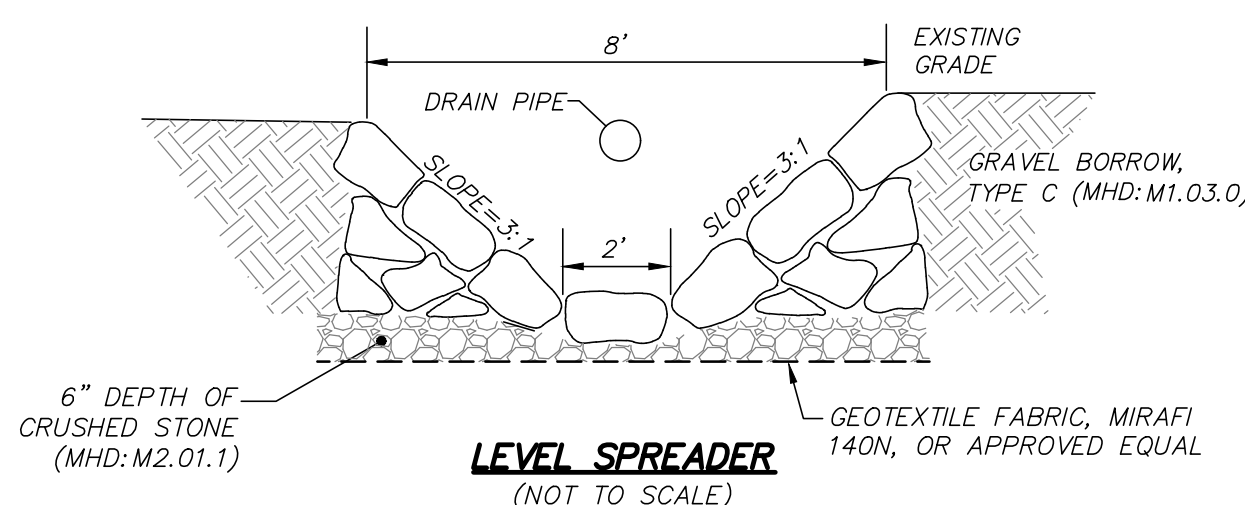
**SILT FENCE**  
(NOT TO SCALE)



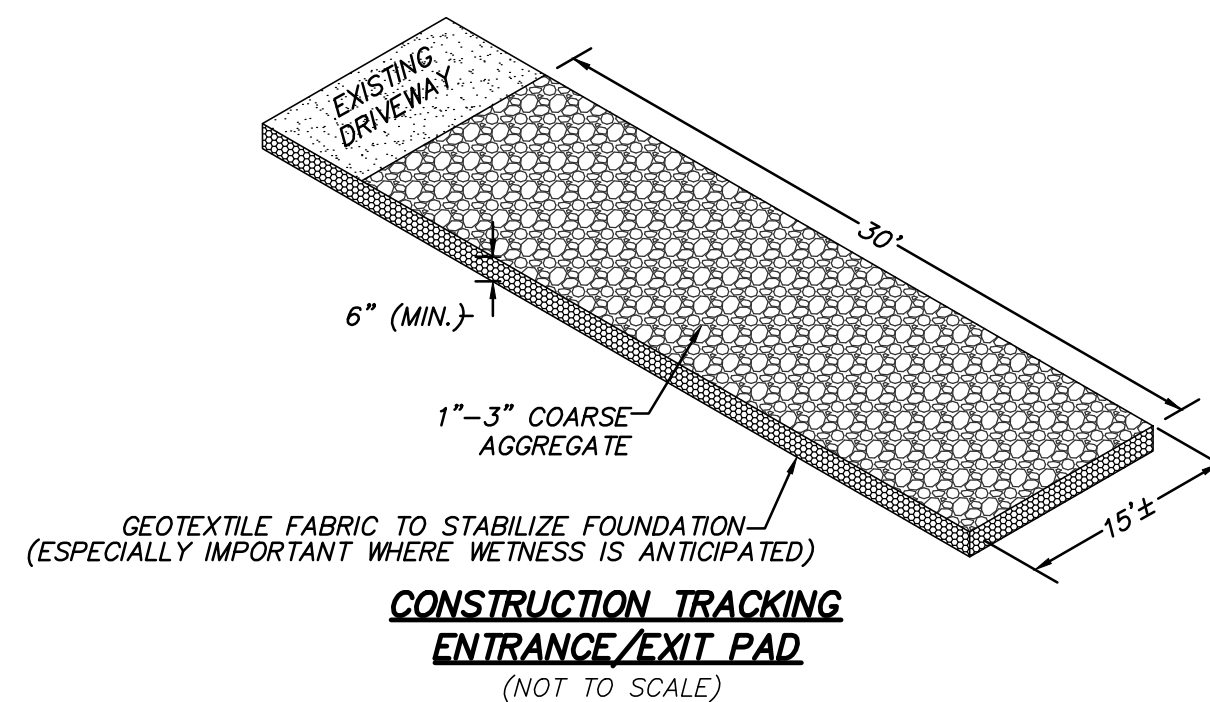
**TYPICAL WATER SERVICE**  
(NOT TO SCALE)



**WATER TRENCH**  
(NOT TO SCALE)



**LEVEL SPREADER**  
(NOT TO SCALE)



**CONSTRUCTION TRACKING ENTRANCE/EXIT PAD**  
(NOT TO SCALE)

**NOTES:**

1. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
2. THE HORIZONTAL DATUM IS MASSACHUSETTS COORDINATE SYSTEM, THE VERTICAL DATUM IS NAVD88. DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
3. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS IN THIS PLAN SET MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

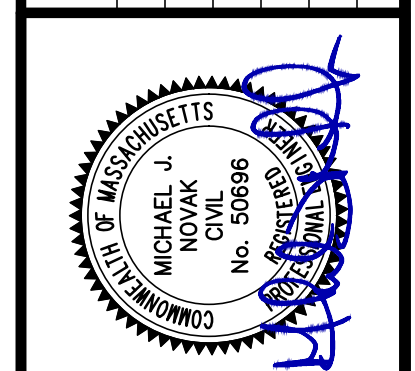
**SITE AND UTILITY NOTES:**

1. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
2. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
3. INSTALL ALL UTILITIES (INCLUDING CONCRETE MECHANICAL PADS) PER UTILITY COMPANY AND LOCAL STANDARDS.
4. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION AT NO COST TO OWNER.
5. ABANDON EXISTING UTILITY SERVICES ONSITE ACCORDING TO UTILITY COMPANY AND LOCAL REQUIREMENTS.
6. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
7. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO ALL BUILDINGS AND SITE UTILITIES.
8. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTIONS MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE WITHIN ESTABLISHED EROSION CONTROL LIMITS AS INDICATED ON DRAWINGS.
4. ALL ITEMS TO BE REMOVED, WHETHER CALLED FOR OR NOT, SHALL BE PART OF THE WORK SCOPE.
5. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
6. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
7. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR THE DURATION OF THE PROJECT.

REVISIONS	DATE	DESCRIPTION	BY



149 CHRISTIAN LANE  
**DETAILS**  
 LOCATED IN  
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DATE: SEPTEMBER 28, 2021  
 SCALE:  
 SHEET No.  
**3 of 3**  
 PROJECT No.  
**21-19**