

SITE DEVELOPMENT PLAN OF LAND **"GOODRIDGE BROOK ESTATES"** **Multi Unit & Single Family Subdivision Layout** **LANCASTER, MASSACHUSETTS**

DATE: FEBRUARY 8, 2018
 Revised: April 10, 2018

OWNER REFERENCE:
 GLADY C KILBOURN
 PO BOX 275
 SO LANCASTER, MA

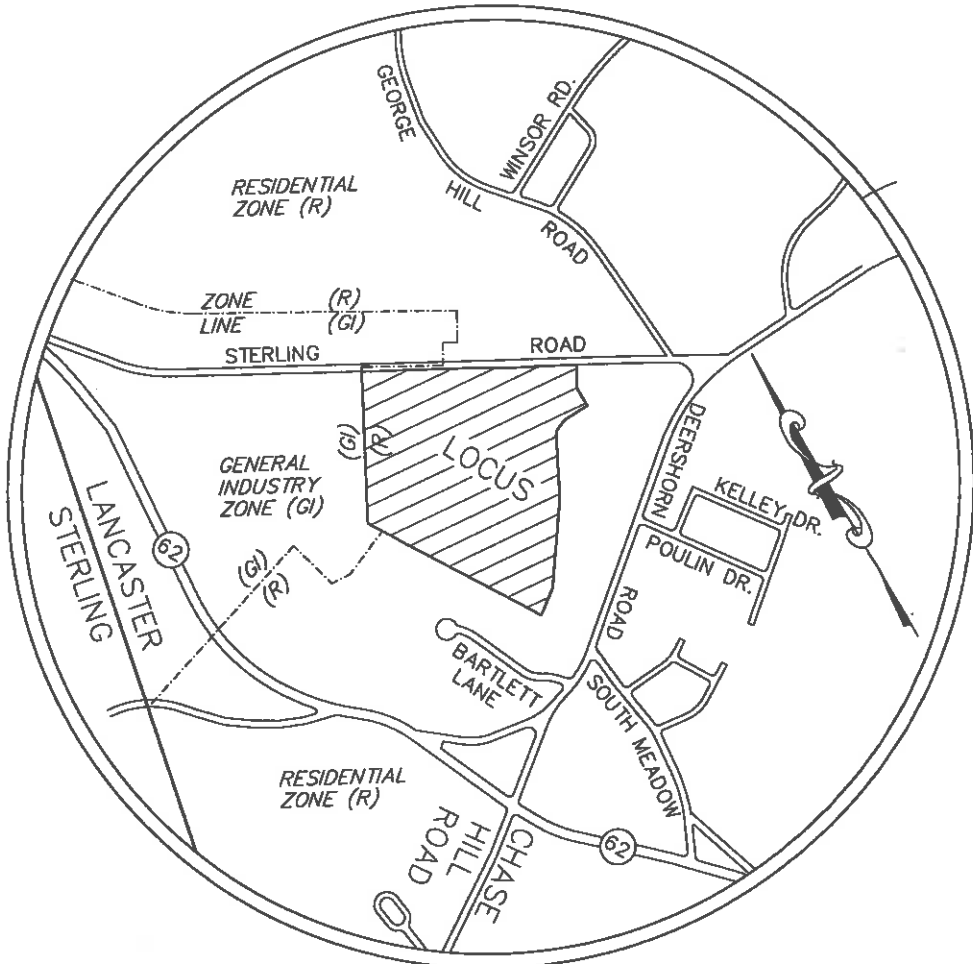
DEED REFERENCE:
 REGISTRY OF DEEDS
 BOOK 2922, PAGE 341

TOWN OF LANCASTER ASSESSOR'S REFERENCE
 MAP 41, LOT 34B

PLAN REFERENCE:
 WORCESTER COUNTY REGISTRY
 1) PLAN BOOK 466, PLAN No. 69
 2) PLAN BOOK 422, PLAN No. 76
 3) PLAN BOOK 539, PLAN No. 80
 4) PLAN BOOK 763, PLAN No. 63

ZONING CLASSIFICATION:

RESIDENTIAL AREA: 2 ACRES
 FRONTAGE: 225'
 FRONT SETBACK: 74'
 SIDE SETBACK: 20'
 REAR SETBACK: 20'



PROJECT SUMMARY:
 64 SINGLE FAMILY HOUSE LOTS
 136 APARTMENT STYLE UNITS
 200 TOTAL PROPOSED UNITS

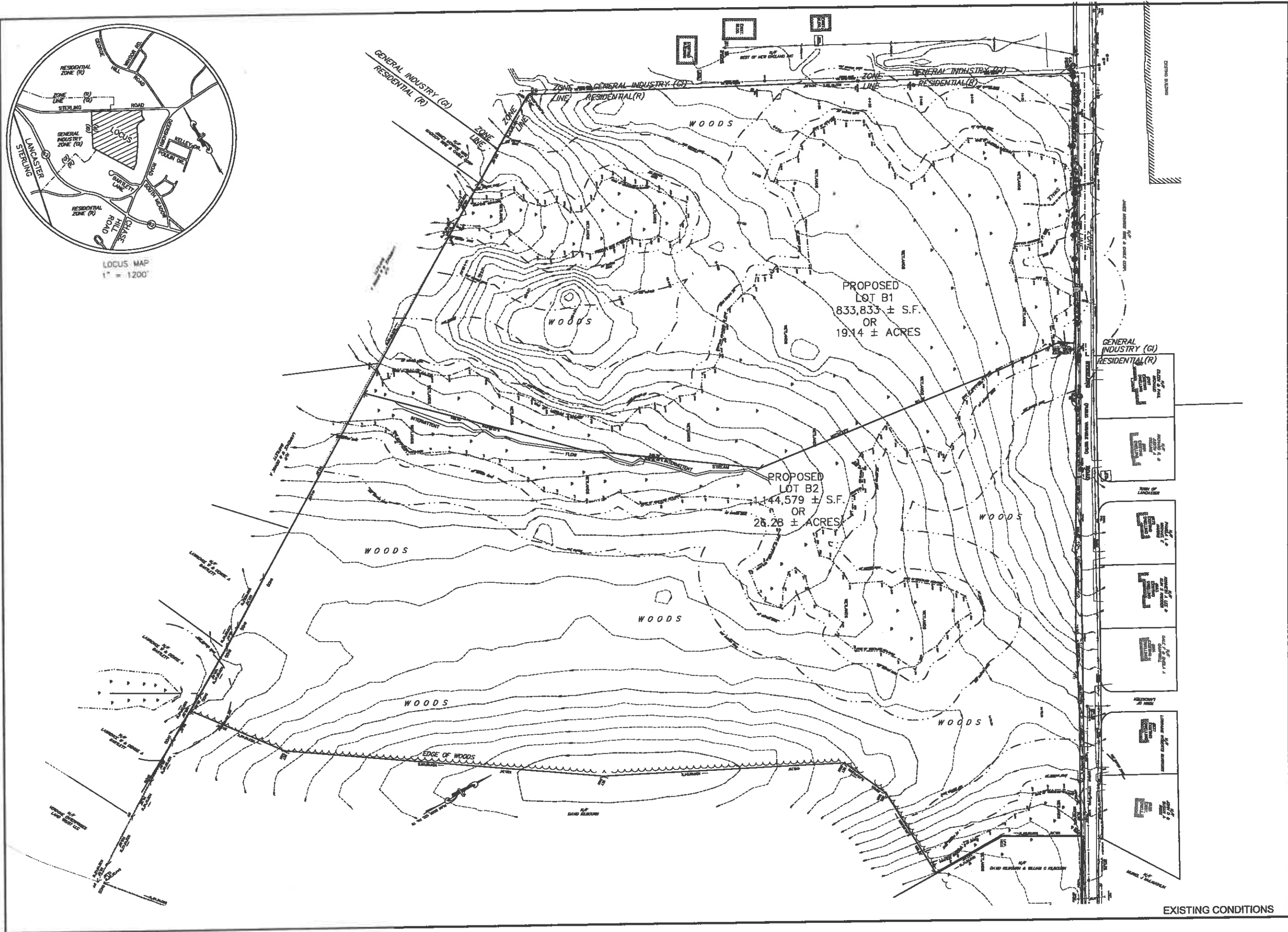
PROJECT DENSITY:	
LOT B1	
TOTAL LOT AREA:	833,833 ± S.F. (19.14 ± AC)
Uplands Area:	427,585 S.F.
Wetland Area:	406,248 S.F.
LOT B2	
TOTAL LOT AREA:	1,144,579 ± S.F. (26.25 ± AC)
Uplands Area:	976,958 S.F.
Wetland Area:	167,621 S.F.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LAYOUT PLAN

PREPARED BY:
GLM ENGINEERING
 CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7160

PREPARED FOR:
 CRESENT BUILDERS, INC.
 94 NORTH MAIN STREET
 BOYLSTON, MA 01583

DATE: FEBRUARY 8, 2018
SHEET: 1 of 3
PLAN #: 27,147



REVISIONS		DESCRIPTION
No.	DATE	
1	04/10/18	APARTMENTS 138 UNITS

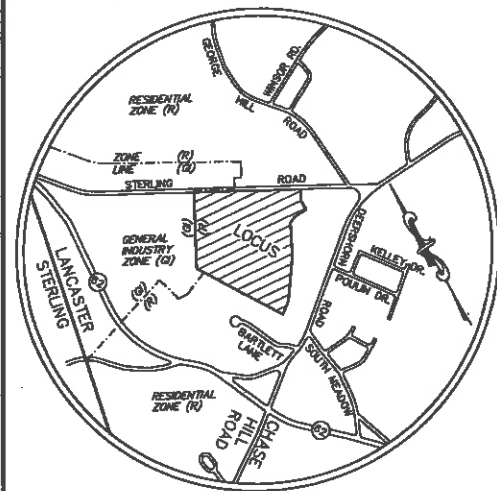
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 Multi Unit & Single Family Subdivision Layout
 LANCASTER, MASSACHUSETTS

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GLM Engineering
 Consultants, Inc.
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 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

DRW.: RST
JOB No. 12,274-DUPLEX
DATE: OCTOBER 4, 2017
SCALE: 1"= 80'
SHEET: 2 of 3
PLAN #: 27,147



LOCUS MAP
1" = 1200'

TOTAL PARCEL AREA: 45.4 ACRES

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200 TOTAL PROPOSED UNITS

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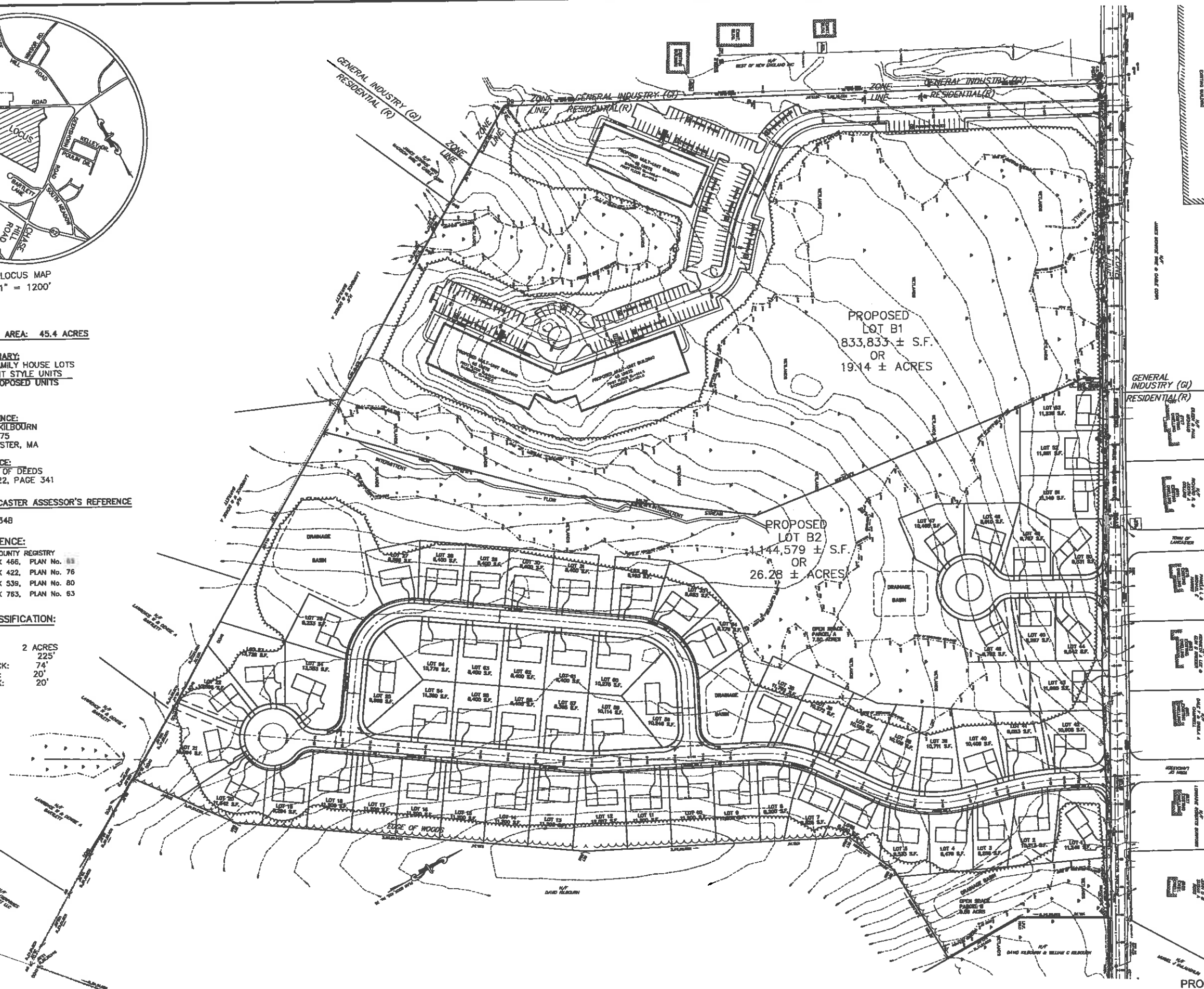
MAP 41, LOT 348

PLAN REFERENCE:

- WORCESTER COUNTY REGISTRY
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3) PLAN BOOK 539, PLAN No. 80
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ZONING CLASSIFICATION:

RESIDENTIAL
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PROPOSED LAYOUT

REVISIONS	DATE	DESCRIPTION
1	04/10/18	APARTMENTS 136 UNITS

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Multi Unit & Single Family Subdivision Layout
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DRW.: RST

JOB No. 12,274

DATE: FEBRUARY 8, 2018

SCALE: 1" = 80'

SHEET: 3 of 3

PLAN #: 27,147