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May 15, 2019

Lancaster Board of Appeals
701 Main Street, Suite 4
Lancaster 01523

MAY 16 2019

COMMUNITY DEVELOPMENT
AND PLANNING

**Re: Goodridge Brook Estates
Comprehensive Permit Application
Sterling Road, Lancaster, MA**

Dear Board Members,

Our firm revised the project site plans for the above captioned project to address the comments from the work session meeting and Fire Chief comments. The following revisions have been depicted in the plan set:

- Updated complete set of plans to include the revisions pertaining to the new multi-family building layout and parking.
- Provided Supplemental Sheet A3, which depicts the buffer area that would be associated with the potential vernal pool area, if certified.
- Modified the parking near Sterling Road, to be parallel parking.
- Provide separate plan depicting fire truck turning movements through the site.
- Revised drainage report to reflect the revised layout.

In addition to the above we revised the plans to address some of the outstanding comments from Hamwey Engineering Inc., dated April 17, 2019. The following is in response to those items.

Plan Sheet 1

Revised Sheet 1. Stormwater report revised thru 5/15/19

Plan Sheet 2

1. The fire roads are paved and will include the walkway. This was reviewed with the Fire Department.
2. Turnaround diameter is 90 feet. Truck turn provided.
3. One opening has been provided at the midway point which is approximately 225 feet from the end.
4. Median is approximately 22 feet back from Sterling Road edge of travel way.
5. Dumpster relocated See Sheet 4.

Plan 6-7

1. The size and type of domestic and fire lines have not been designed at this time.
The ZBA may make this a condition of approval.
2. Final design of the sewer pump station is not completed at this time.
3. No Comment
4. Final design of the sewer pump station is not completed at this time.
5. Cleanout Manholes will be located along the force main.
6. Revised See Sheets 6 & 7.
7. See Revised Report

Plans 9-11

No comments on this section.

Plans 12-14

No comments on this section.

Plans 16-17

No comments on this section.

Plans 19

No comments on this section.

Plans 21

1. No comments.
2. Revised See Detail.
3. Revised See Detail.

Plans 22

1. Revised See Detail.

Plans L1 & L2

1. Revised See Note on detail.

Lighting Plan

No comments on this section.

Architectural Plans

No comments on this section.

Additional Required Details.

1. Final design of the sewer pump station is not completed at this time.
2. Wetland crossing details to be provided at Conservation Filing.
3. Fire access is paved.

If you have any questions please contact our office

Thank you for your cooperation in this matter.

Yours truly,
GLM Engineering Consultants Inc.



Robert S. Triax
Project Manager/Design Eng.