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

DATE: FEBRUARY 8, 2018
Revised: April 10, 2018
July 6, 2018; July 25, 2018
Sept. 18, 2018; Nov. 6, 2018
Dec. 27, 2018; Feb. 13, 2019
Feb. 19, 2019 Mar. 7, 2019

PROJECT SUMMARY:
56 SINGLE FAMILY HOUSE LOTS
96 APARTMENT STYLE UNITS
152 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.

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

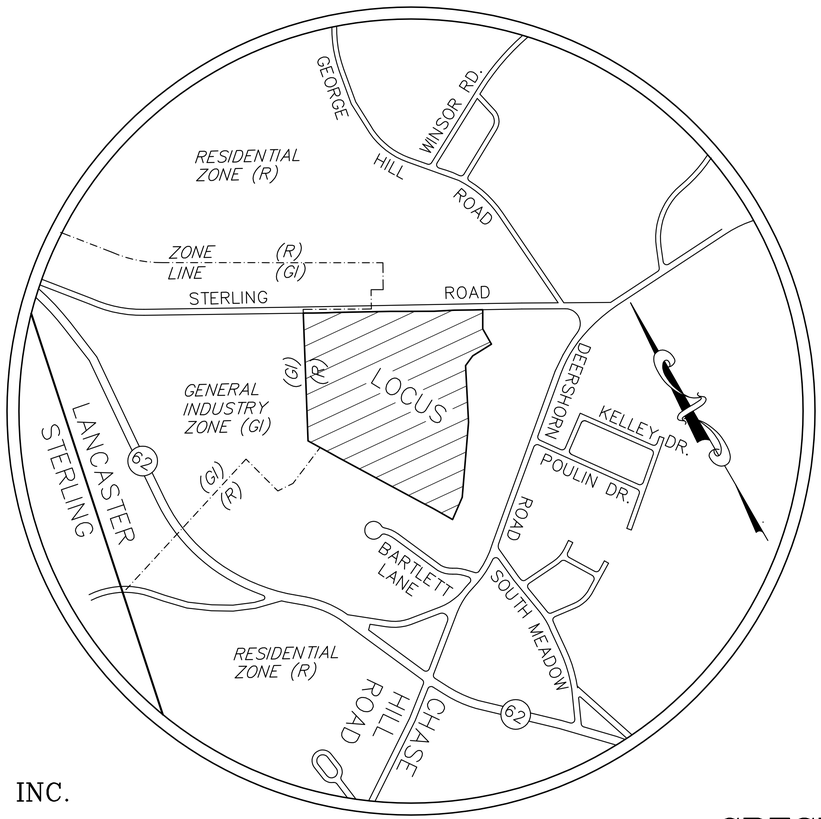
PLAN REFERENCE:
WORCESTER COUNTY REGISTRY
1) PLAN BOOK 466, PLAN No. 69
2) PLAN BOOK 422, PLAN No. 76
3) PLAN BOOK 539, PLAN No. 80
4) PLAN BOOK 763, PLAN No. 63

ZONING TABLE
CLASSIFICATION: RESIDENTIAL

SUBDIVISION SCHEDULE:

	REQUIRED	PROPOSED
LOT AREA:	2.0 Acres	8,000 s.f. (Min)
FRONTAGE:	225 Feet	50 Feet (Min)
SETBACKS:		
FRONT:	74 Feet (Arterial) 60 Feet (Collector) 55 Feet (Minor)	20 Feet (Min)
SIDE:	20 Feet	10 Feet (Min)
REAR:	20 Feet	20 Feet (Min)

NOTE:
THE ON-SITE DRAINAGE SYSTEM IS SUBJECT TO A
"STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN"
FOR: GOODRIDGE BROOK ESTATES
DATED: JULY 6, 2018



LOCUS MAP
1" = 600'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER
2	PROJECT OVERVIEW
3	EXISTING CONDITIONS
4	MULTI-UNIT LAYOUT
5	MULTI-UNIT LAYOUT
6	MULTI-UNIT GRADING & UTILITIES
7	MULTI-UNIT GRADING & UTILITIES
8	LOT LAYOUT (1 OF 4)
9	LOT LAYOUT (2 OF 4)
10	LOT LAYOUT (3 OF 4)
11	LOT LAYOUT (4 OF 4)
12	SINGLE FAMILY-LAYOUT & GRADING
13	SINGLE FAMILY-LAYOUT & GRADING
14	SINGLE FAMILY-LAYOUT & GRADING
15	PLAN & PROFILE ROAD A
16	PLAN & PROFILE ROAD A
17	PLAN & PROFILE ROAD B
18	PLAN & PROFILE ROAD C
19	PLAN & PROFILE STERLING ROAD
20	EROSION CONTROL DETAILS
21	DETAILS STREET
22	DETAILS DRAIN
23	DETAILS DRAIN
24	DETAILS SEWER
25	DETAILS WATER
26	CDS TREATMENT UNIT DETAIL
27	SOIL LOGS
SUP-A1	SIGHT DISTANCE
SUP-A2	SIGHT DISTANCE
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

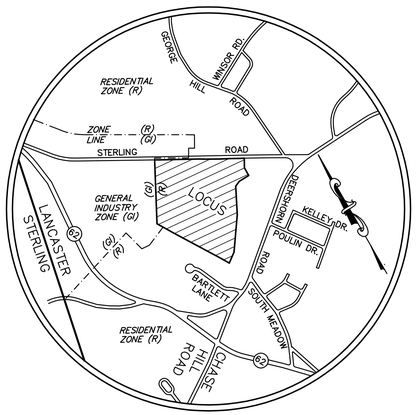
JOYCE E. HASTINGS P.L.S. DATE

PAUL E. TRUAX, P.E. DATE

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 27
PLAN #: 27,147



LOCUS MAP
1" = 1200'

LEGEND

- SEWER LINE (8" PVC TYP.)
- SEWER MANHOLE
- DRAINAGE LINE (12" CONC. TYP.)
- DRAINAGE MANHOLE
- CATCH BASIN
- WATER LINE
- WATERGATE
- HYDRANT
- WATER TEE
- CENTERLINE OF ROAD WAY
- MODIFIED CAPE COD BERM
- DENOTES CONC. BND. W/ D.H.
- 100' BUFFER ZONE
- EDGE OF VEGETATED WETLANDS
- #96-A WETLAND FLAG NO.
- E.C.B. EROSION CONTROL BARRIER
- WETLANDS
- UTILITY POLE
- 200x75 PROPOSED SPOT ELEVATION
- 394 EXISTING CONTOUR
- 400 PROPOSED CONTOUR
- STONE WALL
- PROPOSED LIMIT OF CLEARING
- DH.# DRILL HOLE
- IP IRON PIN
- DH#08-8 DEEP TEST HOLE

PROJECT SITE OVERVIEW

REVISIONS		
1	04/10/18	APARTMENTS 136 UNITS
2	07/06/18	PLAN LAYOUT & DRAINAGE
3	07/25/18	WATER SYSTEM COMMENTS
4	09/18/18	ENGINEERING COMMENTS
5	11/06/18	ENGINEERING COMMENTS
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"GOODRIDGE BROOK ESTATES"
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LANCASTER, MASSACHUSETTS

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DRW.: RST

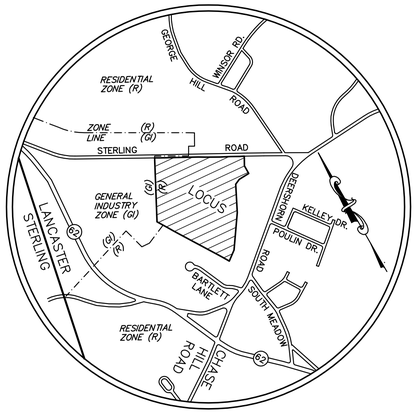
JOB No. 12,274-DUPLEX

DATE: OCTOBER 4, 2017

SCALE: 1"= 80'

SHEET: 2 of 27

PLAN #: 27,147



LOCUS MAP
1" = 1200'

LEGEND

- SEWER LINE (8" PVC TYP.)
- SEWER MANHOLE
- DRAINAGE LINE (12" CONC. TYP.)
- DRAINAGE MANHOLE
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EXISTING CONDITIONS

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

LEGEND

- SEWER LINE (8" PVC TYP.)
- SEWER MANHOLE
- DRAINAGE LINE (12" CONC. TYP.)
- DRAINAGE MANHOLE
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TOWN OF LANCASTER ASSESSOR'S REFERENCE

MAP 41, LOT 34B

PROJECT SUMMARY:
56 SINGLE FAMILY HOUSE LOTS
96 APARTMENT STYLE UNITS
152 TOTAL PROPOSED UNITS

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

TOTAL PARCEL AREA: 45.4 ACRES

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

DEED REFERENCE:
REGISTRY OF DEEDS
BOOK 2922, PAGE 341

ZONING TABLE
CLASSIFICATION: RESIDENTIAL

SUBDIVISION SCHEDULE:

	REQUIRED	PROPOSED
LOT AREA:	2.0 Acres	8,000 s.f. (Min)
FRONTAGE:	225 Feet	50 Feet (Min)
SETBACKS:		
FRONT:	74 Feet (Arterial) 60 Feet (Collector) 55 Feet (Minor)	20 Feet (Min)
SIDE:	20 Feet	10 Feet (Min)
REAR:	20 Feet	20 Feet (Min)

PARKING SCHEDULE:

TOTAL PROVIDED: 2.04 SPACES PER EACH UNIT ACCOMODATED ON THE PREMISES.
96 UNITS (2.04 SPACES/UNIT)= 196 SPACES (INCLUDES ACCESSIBLE PARKING)
PROVIDED TOTAL OF 196 SPACES

MULTI-UNIT LAYOUT

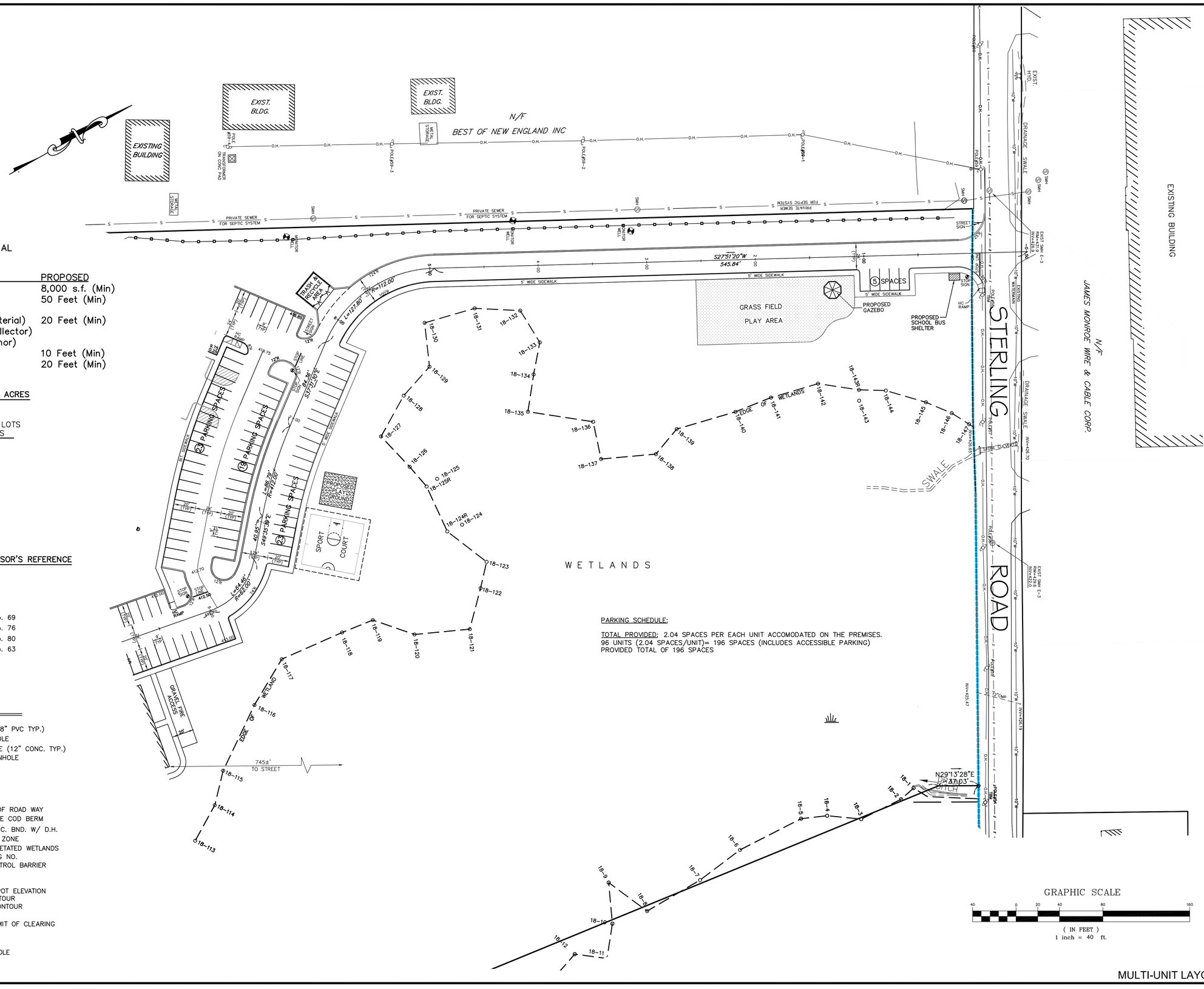
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DRW.: RST
JOB No. 12,274
DATE: FEBRUARY 8, 2018
SCALE: 1"= 40'
SHEET: 4 of 27
PLAN #: 27,147


EXISTING BUILDING
EXIST. BLDG.
EXIST. BLDG.
N/F
BEST OF NEW ENGLAND INC
PRIVATE SEWER FOR SEPTIC SYSTEM
MONITOR WELL
TRANSFORMER ON CONC. PAD
STREET SIGN
S27°51'20"W 545.84'
5' WIDE SIDEWALK
GRASS FIELD PLAY AREA
5 SPACES
PROPOSED GAZEBO
PROPOSED SCHOOL BUS SHELTER
HC RAMP
TRASH & RECYCLE AREA
L=127.80'
R=112.00'
S57°51'20"E
PARKING SPACES
PROPOSED PLAY GROUND
SPORT COURT
GRAVEL FIRE ACCESS
745±' TO STREET
WETLANDS
EDGE OF WETLAND
STERLING
ROAD
DRAINAGE SWALE
EXIST. 8" DI
EXIST. 12" DI
EXIST. 12" CMP
EXIST. 24" CMP
EXIST. 18" CMP
EXIST. 15" CMP
EXIST. 12" CMP
EXIST. 8" DI
EXIST. 12" DI
EXIST. 8" DI
EXIST. 12" DI
EXIST. 8" DI
EXIST. 12" DI

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TOTAL PARCEL AREA: 45.4 ACRES

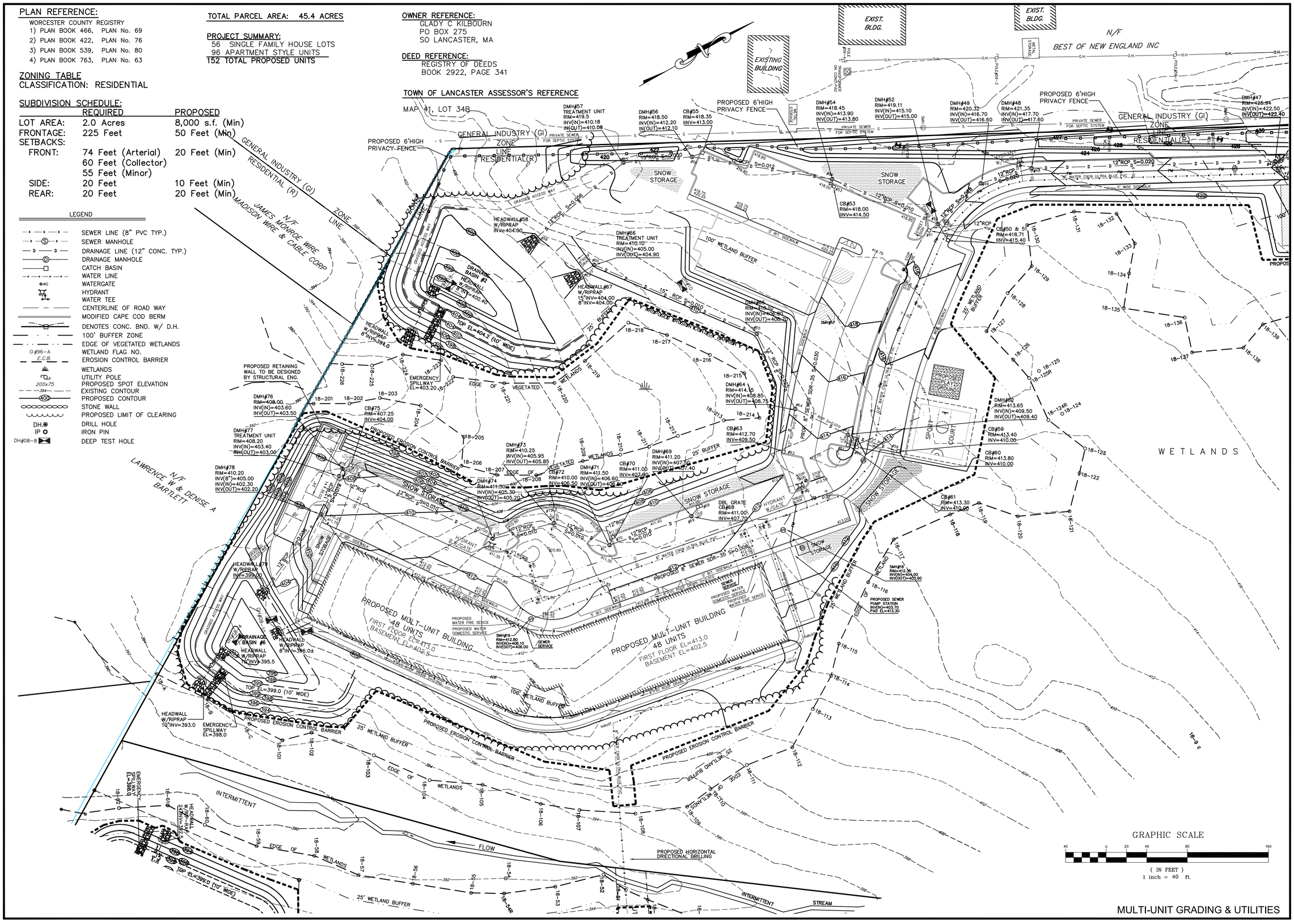
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BOOK 2922, PAGE 341

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

LEGEND
- SEWER LINE (8" PVC TYP.)
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MULTI-UNIT GRADING & UTILITIES

REVISIONS		
1	04/10/18	APARTMENTS 136 UNITS
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DRW.:	RST
JOB No.	12,274
DATE:	FEBRUARY 8, 2018
SCALE:	1"= 40'
SHEET:	6 of 27
PLAN #:	27,147

ZONING TABLE
CLASSIFICATION: RESIDENTIAL

SUBDIVISION SCHEDULE:

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LOT AREA:	2.0 Acres	8,000 s.f. (Min)
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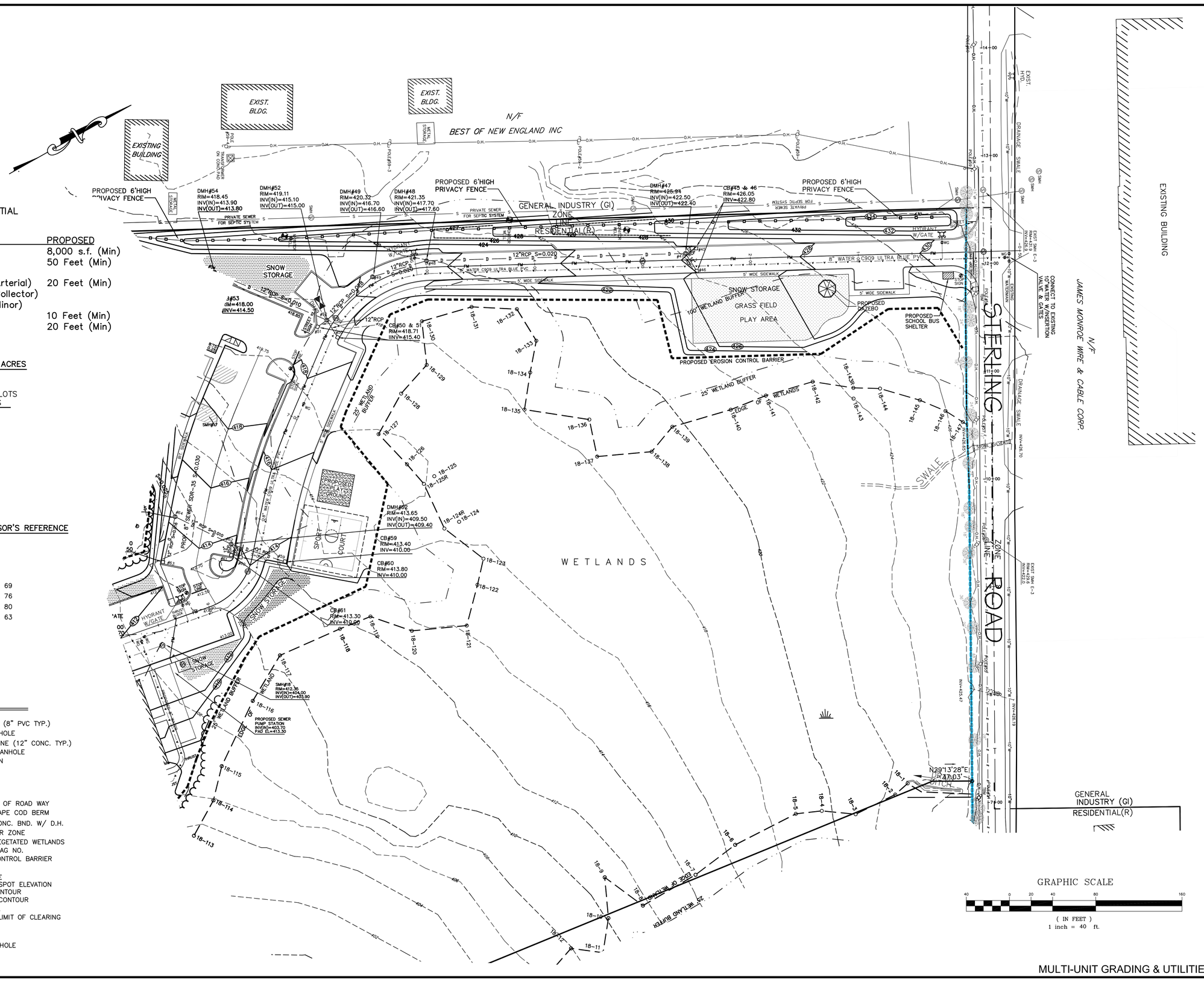
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- DH#08-8 DEEP TEST HOLE



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

MULTI-UNIT GRADING & UTILITIES

REVISIONS		
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DRW.:	RST
JOB No.	12,274
DATE:	FEBRUARY 8, 2018
SCALE:	1"= 40'
SHEET:	7 of 27
PLAN #:	27,147

FOR REGISTRY OF DEEDS USE ONLY

ZONING TABLE
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SIDE:	20 Feet	10 Feet (Min)
REAR:	20 Feet	20 Feet (Min)

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LANCASTER ZONING BOARD OF APPEALS WAS RECIEVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECIEVED DURING THE 20 DAYS NEXT AFTER SUCH RECIEPT OF RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
LANCASTER BOARD OF APPEALS

_____

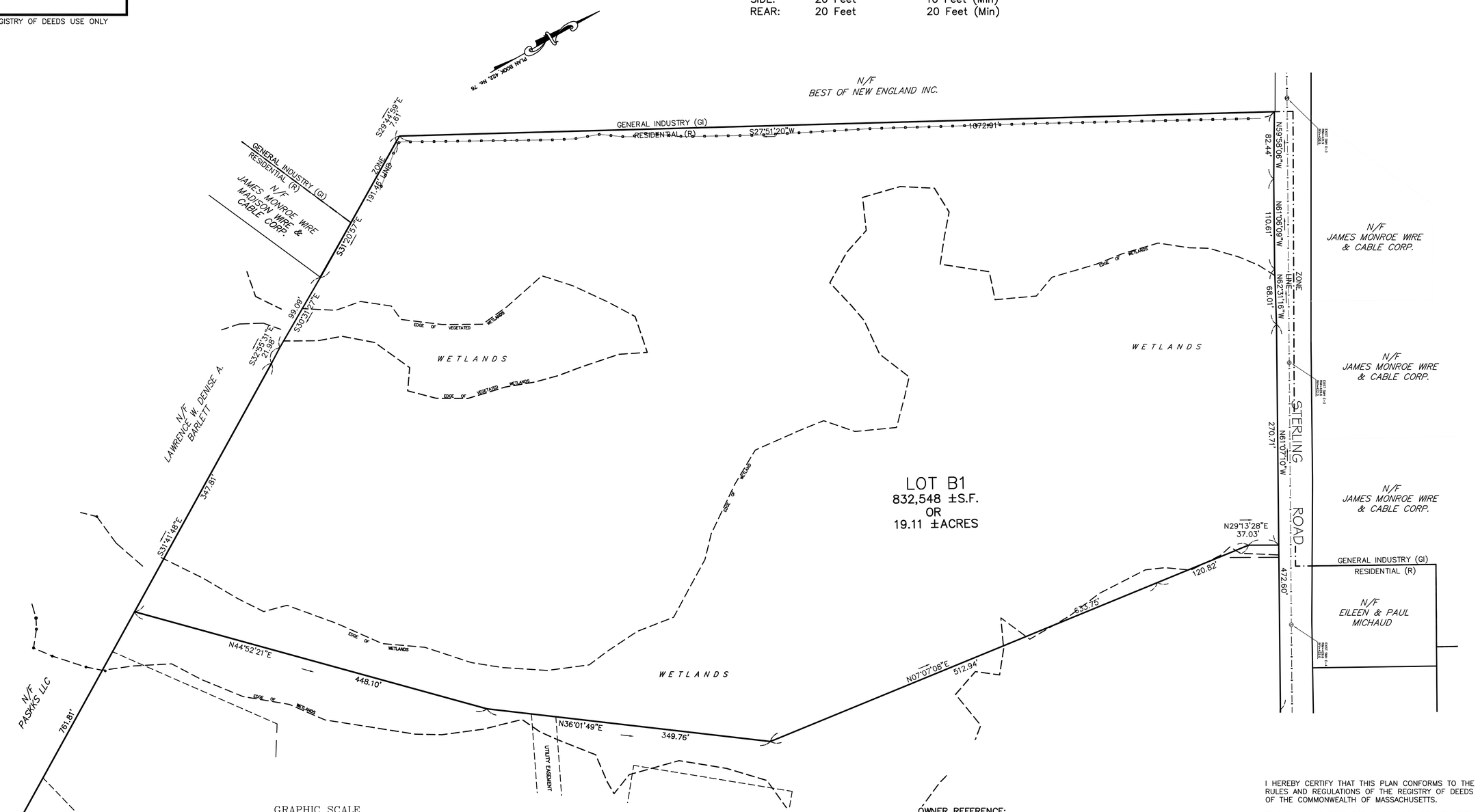
_____

_____

_____

_____

DATE : _____



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

DENOTES IRON ROD TO BE SET
DENOTES CONCRETE BOUND TO BE SET

PLAN REFERENCES:
WORCESTER COUNTY REGISTRY OF DEEDS
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OWNER REFERENCE:
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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

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS , P.L.S. DATE

LOT LAYOUT 1 OF 4

REVISIONS

1	04/10/18	APARTMENTS 136 UNITS
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DRW.: RST
JOB No. 12,274-DUPLEX
DATE: OCTOBER 4, 2017
SCALE: 1"= 60'
SHEET: 8 of 27
PLAN #: 27,147

FOR REGISTRY OF DEEDS USE ONLY

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LANCASTER ZONING BOARD OF APPEALS WAS RECIEVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECIEVED DURING THE 20 DAYS NEXT AFTER SUCH RECIEPT OF RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
LANCASTER BOARD OF APPEALS

DATE : _____

N/F RICHARD R. & JUDITH COLLINS

TOWN OF LANCASTER

N/F PAMELA L & MICHAEL E HARRIS

N/F KENNETH LEE & ELIN S KREIDER

N/F ESDRAS E & JILLIAN J. PEREIRA

TOWN OF LANCASTER

N/F HEATHER CULLLINANE

N/F JOHN D & SUSAN A ROSS

N/F ERIC J & MELISSA J MCLAUGHLIN

STERLING (PUBLIC VARIABLE WIDTH) ROAD

LOT 45
9,331 ±S.F.

LOT 44
8,757 ±S.F.

LOT 43
8,910 ±S.F.

LOT 42
10,465 ±S.F.

LOT 40
9,542 ±S.F.

LOT 41
8,297 ±S.F.

8,297 ±S.F.

LOT 39
10,915 ±S.F.

LOT 38
10,219 ±S.F.

LOT 37
10,350 ±S.F.

LOT 36
10,585 ±S.F.

LOT 35
12,586 ±S.F.

ROAD E
19,038 ± S.F.
0.44 ± ACRES

LOT 1
10,241 ±S.F.

LOT 2
10,058 ±S.F.

LOT 3
8,057 ±S.F.

LOT 4
8,255 ±S.F.

LOT 5
10,083 ±S.F.

LOT 6
8,040 ± S.F.

LOT 7
8,826 ± S.F.

LOT 8
8,200 ± S.F.

LOT PARCEL B
35,856 ±S.F.
0.82 ±ACRES

PARCEL A
410,192 ±S.F.
9.42 ±ACRES

(40' R.O.W.)

20' SEWER EASE

20' WIDE SEWER EASE

20' WIDE DRAIN EASE

DRAINAGE EASEMENT

WETLANDS

ISOLATED WETLAND

EDGE OF WETLANDS

633.73'

N/F MICHAEL T & CHERYL A GILL

I.P.F. HELD

DENOTES IRON ROD TO BE SET
DENOTES CONCRETE BOUND TO BE SET

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LOT SHAPE CALCULATION TABLE:

Lot	Perimeter	Area	Lot Shape
1	405.06	10241	16.02
2	406.85	10058	16.46
3	372.84	8057	17.25
4	373.45	8255	16.89
5	413.41	10083	16.95
6	392.93	8040	19.20
7	384.15	8826	16.72
8	395.60	8200	19.09
9	440.00	11200	17.29
10	440.00	11200	17.29
11	440.00	11200	17.29
12	459.79	12587	16.80
13	440.47	11203	17.32
14	440.00	11200	17.29
15	440.00	11200	17.29
16	440.00	11200	17.29
17	440.00	11200	17.29
18	440.00	11200	17.29
19	413.75	9294	18.42
20	453.97	11642	17.70
21	566.50	19994	16.05
22	438.69	10596	18.16
23	482.81	13728	16.98
24	461.75	13553	15.73
25	433.81	9988	18.84
26	396.76	9233	17.05
27	375.26	8566	16.44
28	370.17	8400	16.31
29	370.00	8400	16.30
30	370.00	8400	16.30
31	370.00	8400	16.30
32	389.46	9193	16.50
33	407.63	9419	17.64
34	501.79	15122	16.65
35	458.45	12386	16.97
36	421.04	10595	16.73
37	410.00	10350	16.24
38	417.93	10219	17.09
39	411.05	10915	15.48
40	386.26	9542	15.63
41	375.36	8297	16.98
42	401.48	10465	15.40
43	403.11	8910	18.23
44	385.69	8757	16.99
45	378.14	9331	15.32
46	451.65	11390	17.90
47	370.00	8400	16.30
48	370.00	8400	16.30
49	369.36	8395	16.25
50	427.04	10114	18.03
51	423.00	10246	17.46
52	408.47	10275	16.23
53	370.00	8400	16.30
54	370.00	8400	16.30
55	370.00	8400	16.30
56	420.21	10779	16.38

ZONING TABLE
CLASSIFICATION: RESIDENTIAL

SUBDIVISION SCHEDULE:

	REQUIRED	PROPOSED
LOT AREA:	2.0 Acres	8,000 s.f. (Min)
FRONTAGE:	225 Feet	50 Feet (Min)
SETBACKS:		
FRONT:	74 Feet (Arterial)	20 Feet (Min)
	60 Feet (Collector)	
	55 Feet (Minor)	
SIDE:	20 Feet	10 Feet (Min)
REAR:	20 Feet	20 Feet (Min)

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS , P.L.S. DATE

LOT LAYOUT 2 0F 4

REVISIONS

1	04/10/18	APARTMENTS 136 UNITS
2	07/06/18	PLAN LAYOUT & DRAINAGE
3	07/25/18	WATER SYSTEM COMMENTS
4	09/18/18	ENGINEERING COMMENTS
5	11/06/18	ENGINEERING COMMENTS
6	12/27/18	ENGINEERING COMMENTS
7	2/13/19	FIRE ACCESS
8	2/19/19	COMMENTS & LANDSCAPE
9	3/07/19	COMMENTS & LANDSCAPE

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

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

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

DRW.: RST

JOB No. 12,274

DATE: FEBRUARY 8, 2018

SCALE: 1"= 40'

SHEET: 9 of 27

PLAN #: 27,147