



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY:
CES INC

March 18, 2021

Planning Board
Lancaster Town Hall, Suite 4
695 Main Street
Lancaster, MA, 01523

**Re: 700 Fort Pond Road
United Ag & Turf NE, LLC
John Deere Dealership Building Addition**

Dear Board Members,

Haley Ward, Inc. has completed a review of the Site Plan Application for the proposed addition to the existing John Deere Dealership building at 700 Fort Pond Road in Lancaster. The Site Plan Drawings dated February 5, 2021 and the Site Plan Application dated March 3, 2021 were prepared by Hannigan Engineering, Inc. We offer the following comments:

- 1) Site plan review submittals within the Enterprise District shall include ground floor plans and architectural elevations.
- 2) In the stormwater calculations, subcatchment area P102 was modeled as >75% grass cover. Aerial imagery from 2021 (Google) shows that a moderately sized portion of this area is used as a non-paved parking area for equipment. The stormwater calculations should be updated to reflect this use.
- 3) Under the 2012 site review, the predicted TSS removal efficiency for DMH 5 was 81.4%, collecting stormwater from 3.81 acres. With the proposed 2021 changes, this DMH will collect from 3.923 acres and the impervious area increases due to runoff from the proposed building addition. The applicant should show a revised TSS calculation for DMH 5 to show that it will continue to remove at least 80% TSS

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with the proposed site improvements.

Very Truly Yours,
HALEY WARD, INC.

Autumn Kellar
Project Engineer