



March 17, 2016

Ashland Planning Board
101 Main Street
Ashland, MA 01721

**Re: Hillside Estates
21 High Street Extension, Ashland, MA**

Dear Board Members,

Our firm revised the plans for the above captioned project to address the comments from Professional Services Corporation (PSC), dated February 23, 2016. The following is a response to comments:

PSC Comments dated February 23, 2016:

Roadway Geometry:

1. ***Revised (see sheets 7 & 8)***
2. ***Waiver Requested***
3. ***It is our opinion that speeds on this road would not exceed 20 mph because of the steep grade and short length, thus the curves were designed to conform to $K_{Sag}=17$ and $K_{Crest}=7$.***
4. ***Revised (see sheets 6 & 8)***
5. ***Revised (see sheets 3,4,7&8)***
6. ***Revised (see sheet 2 + locus) Driveways within 350' of proposed roadway centerlines are shown on the plans and road curb cuts within 350' of the outer boundary of the subdivision are shown on the locus.***
7. ***Revised (see sheet 5)***
8. ***Revised (see sheet 5 & 6)***
9. ***Revised for driveways ending at vertical granite curb(see sheet 5), Cape cod berm is continuous through driveways.***
10. ***Waiver Requested***
11. ***Revised (see sheet 1, typical cross section)***

Water Supply:

12. ***Due to catch basin configuration, the water line cannot be 12' off the property line. It is located 10' off the property line in order to keep it within the grass strip.***
13. ***Will be coordinated with Water/Sewer Dept.***
14. ***Will be coordinated with Water/Sewer Dept.***
15. ***Will be coordinated with Water/Sewer Dept.***
16. ***Will be coordinated with Water/Sewer Dept.***

Wastewater Disposal:

17. *Will be coordinated with Water/Sewer Dept.*
18. *Will be coordinated with Water/Sewer Dept.*
19. *The method of connection will be reviewed with the Water & Sewer division.*
20. *Revised (see sheet 9)*
21. *Revised (see sheet 6 & 13)*
22. *Revised (see sheet 13)*

Site/Civil Layout:

23. *High St Ext. and the Orchard Road connection will be completed prior to occupancy for lots that exceed the 800-foot dead end length.*
24. *Revised (see sheet 3) Lot A right of way to be deeded to High Street Ext.*
25. *Lot A to be deeded High St. Ext. resulting in adequate frontage for lot 1.*
26. *Revised (see sheet 6)*
27. *Compliance note added (see sheet 13)*
28. *Revised (see sheet 7 & 8)*
29. *Revised on all sheets*
30. *Revised (see sheet 1)*
31. *Street number squares provided, numbers still undetermined(see sheets 3& 4)*

Structural/Geotechnical:

32. *Revised (see sheet 13)*
33. *Waiver Requested*
34. *Revised (see sheets 12 & 13, see note)*
35. *Revised (see sheet 6 and detail on sheet 13)*

Stormwater Drainage:

36. *Revised (see sheet 3)*
37. *Revised to 2014 FEMA reference*
38. *Revised (see sheet 9)*
39. *Revised (see pipe flow spreadsheet)*
40. *Revised (see pipe flow spreadsheet) Manning's n listed for RCP = 0.012*
41. *Revised (see pipe flow spreadsheet) Area standards indicate a maximum velocity of 12 fps.*
42. *Revised (see checklist and sheet 6 test hole data)*
43. *Groundwater was not found during soil testing and in order to mitigate total runoff volume, a constructed wetland is not ideal.*
44. *Revised (see sheet 6)*
45. *The basin was designed per Mass DEP and Town of Ashland standards and the outlet control structure will process any increase in flow due to frozen ground conditions.*
46. *Revised (see O&M)*
47. *A copy of the the grading and drainage plan shall be included with the O&M*
48. *Revised (see sheets 4 & 6)*
49. *Placing the basin on a separate parcel was not feasible due to frontage constraints.*
50. *Will be addressed if the board deems it necessary.*
51. *Revised (see O&M)*

- 52. *See Recharge calculations in the Stormwater Report Appendix B.*
- 53. *The conservation commission has reviewed the subdivision and was not concerned about this section.*
- 54. *Revised (see sheet 7)*
- 55. *Revised (see sheet 13)*
- 56. *Revised (see sheet 13)*
- 57. *Revised narrative, waiver requested.*
- 58. *Revised (see O&M)*

Architectural:

- 59. *No comment*
- 60. *No comment*

Landscape:

- 61. *Waiver Requested*
- 62. *20 High St. Ext. is not being used commercially. Business is located elsewhere.*
- 63. *Revised (see sheets 5-8)*
- 64. *Revised (see sheet 12)*
- 65. *Revised (see sheet 12)*
- 66. *Developer/Contractor will work with homeowners regarding grade changes, landscaping and driveways.*

Traffic:

- 67. *Revised (see sheets 7 & 8)*
- 68. *Revised (see sheets 7 & 8)*
- 69. *Revised (see sheets 7 & 8)*
- 70. *Revised (see sheet 8)*
- 71. *To be discussed at preconstruction meeting.*

Enclosed herewith are copies of the revised plans for your review and comment. If you have any questions please don't hesitate to contact our office.

Thank you for your cooperation in this matter.

Yours truly,
GLM Engineering Consultants Inc.

Robert S. Truax
Project Manager/Design Eng.