

DETAIL
NOT TO SCALE

APPROXIMATE
TOWN LINE

BILLERICA
BEDFORD



DATE

PLANNED
RESIDENTIAL
DEVELOPMENT (PRD)

IN
BEDFORD
MASSACHUSETTS
(MIDDLESEX COUNTY)

GRADING &
DRAINAGE PLAN

AUGUST 26, 2016

REVISIONS:

NO.	DATE	DESC.
1.	10/31/16	
2.	11/14/16	

PREPARED FOR:

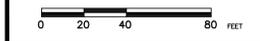
BERNSTEIN DEVELOPMENT LLC
C/O DEVELLIS CONSULTING GROUP
41 NORTH ROAD-SUITE 203
BEDFORD, MA 01730



803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: 1" = 40'



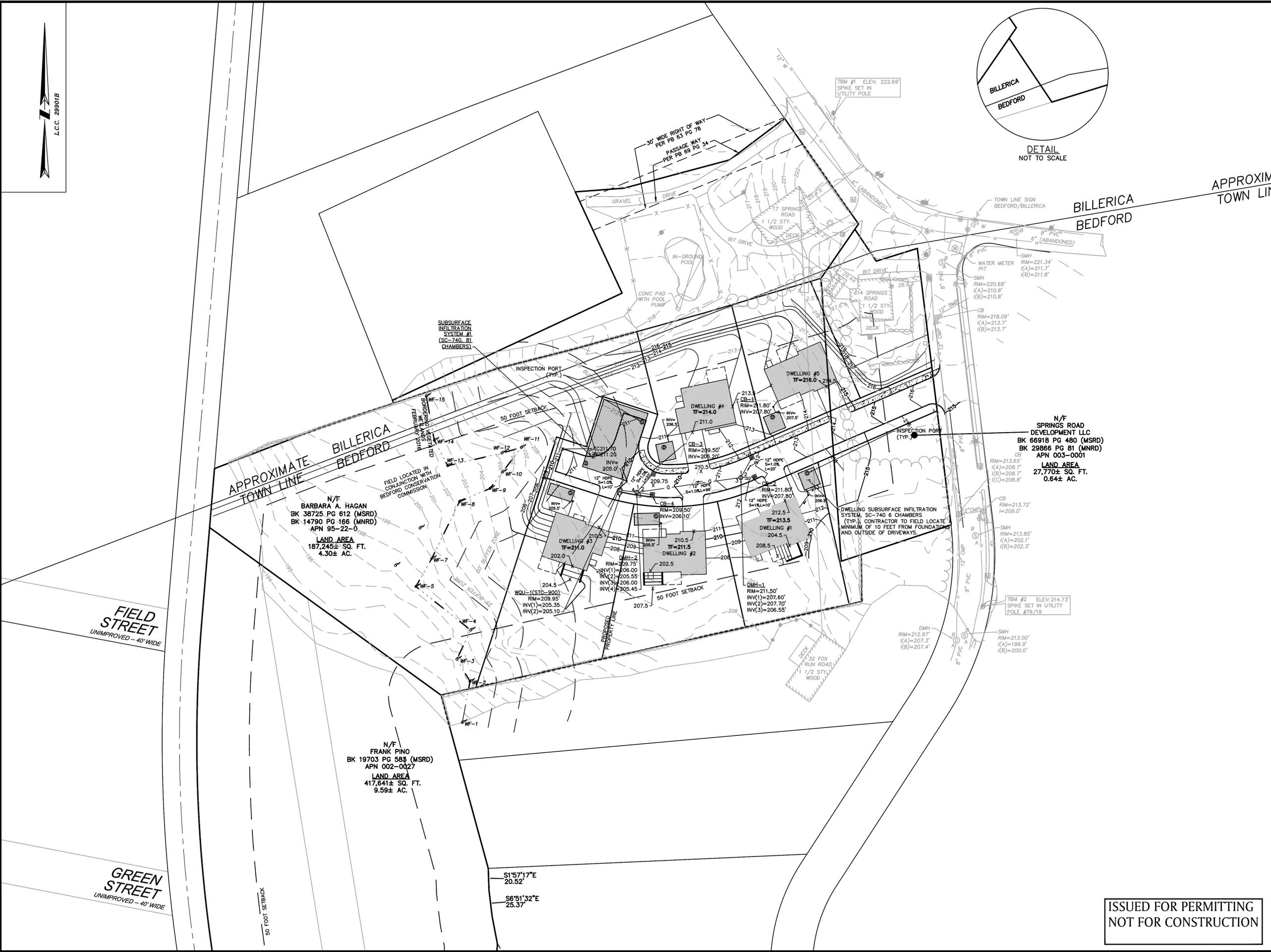
FILE: 2327100\Civil\Drawings

DWG. NO:

JOB. NO: 23271.00

SHEET C-106

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



N/F
BARBARA A. HAGAN
BK 38725 PG 612 (MSRD)
BK 14790 PG 166 (MNRD)
APN 95-22-0.
LAND AREA
187,245± SQ. FT.
4.30± AC.

N/F
FRANK PINO
BK 19703 PG 585 (MSRD)
APN 002-0027
LAND AREA
417,641± SQ. FT.
9.59± AC.

N/F
SPRINGS ROAD
DEVELOPMENT LLC
BK 66918 PG 480 (MSRD)
BK 29866 PG 81 (MNRD)
APN 003-0001
LAND AREA
27,770± SQ. FT.
0.64± AC.

S1°57'17"E
20.52'
S6°51'32"E
25.37'

FIELD
STREET
UNIMPROVED - 40' WIDE

GREEN
STREET
UNIMPROVED - 40' WIDE

50 FOOT SETBACK

30' WIDE RIGHT OF WAY
PER PB 63 PG 78
PASSAGE WAY
PER PB 69 PG 34

SUBSURFACE
INFILTRATION
SYSTEM #1
(SC-740, 81
CHAMBERS)

TBM #1 ELEV: 222.69'
SPIKE SET IN
UTILITY POLE

DATE



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IN
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MASSACHUSETTS**
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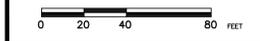


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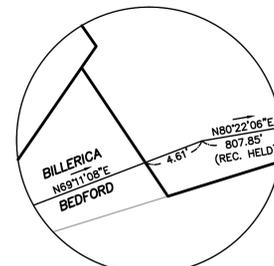


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SHEET **C-107**



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ENG. NAME DATE
PROFESSIONAL ENGINEER

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

IN
BEDFORD
MASSACHUSETTS
(MIDDLESEX COUNTY)

UTILITY PLAN

AUGUST 26, 2016

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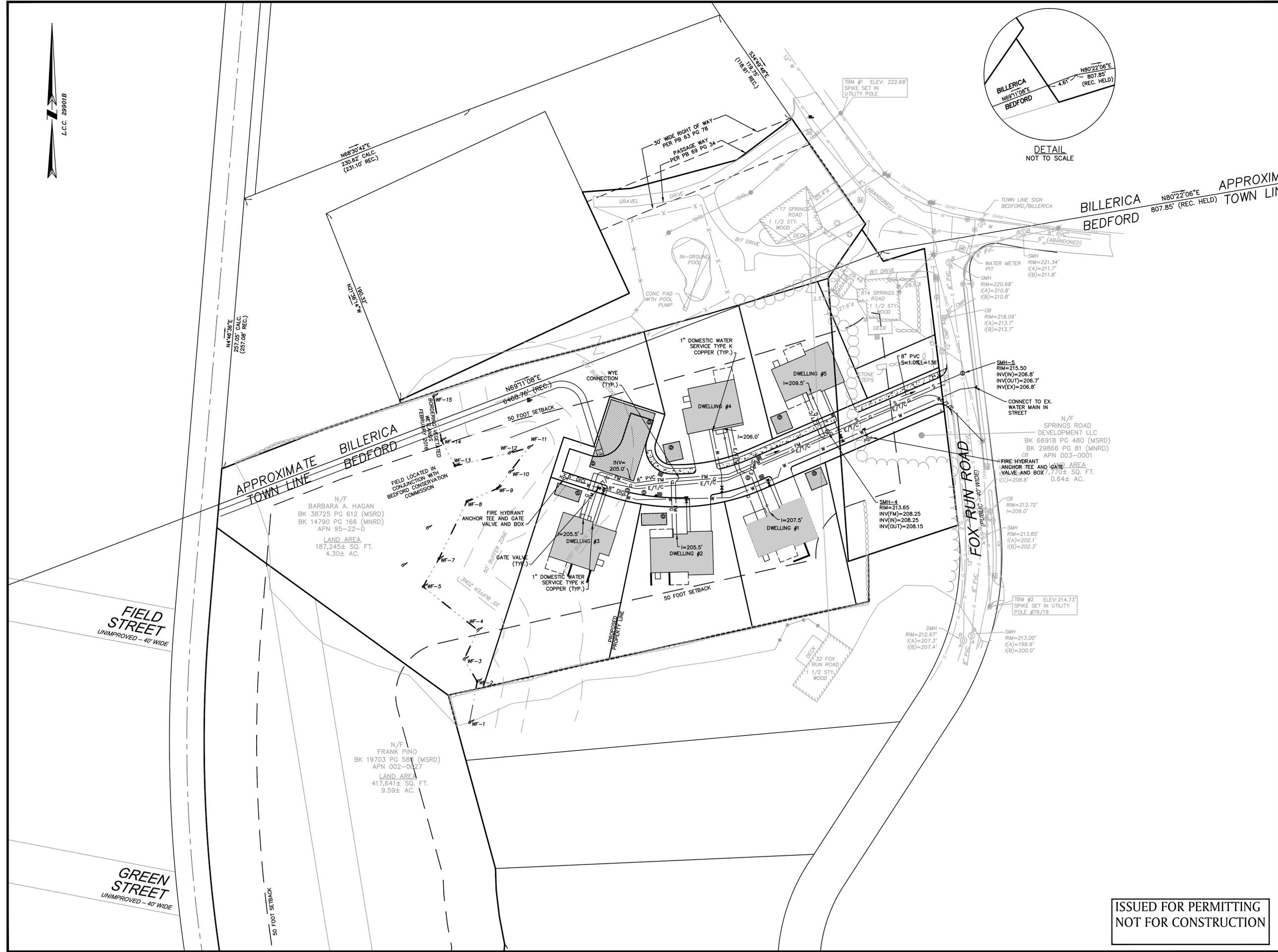
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41 NORTH ROAD-SUITE 203
BEDFORD, MA 01730

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SCALE: 1" = 40'
0 20 40 80 FEET

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LANDSCAPE PLAN BY OTHERS

DATE

**PLANNED
RESIDENTIAL
DEVELOPMENT (PRD)**

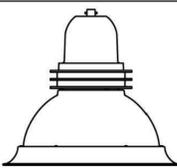
IN
BEDFORD
MASSACHUSETTS
(MIDDLESEX COUNTY)

**FOX RUN ROAD
LANDSCAPE & LIGHTING
PLAN AND NOTES**

AUGUST 26, 2016

REVISIONS:

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21" - CAP
H: 18.75"
EPA: 1.04 ft²
35 lbs

Luminaire Schedule (Phase 1)						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
○	A	2	BEACON PRODUCTS	URB-21-36NB-80-4K-T3	BEACON PRODUCTS Urban Park Series mounted on 15' pole	83.8
○	B	3	BEACON PRODUCTS	URB-21-36NB-80-3K-T5W	BEACON PRODUCTS Urban Park Series mounted on 20' pole	83.8

LIGHT FIXTURE – URBAN PARK SERIES

LIGHT POLE AND LUMINAIRE DESCRIPTION:

MANUFACTURER SHALL BE **BEACON PRODUCTS**.

POST SHALL BE ALUMINUM CONSTRUCTION, WITH A ONE PIECE SHAFT AND FULL LONGITUDINAL WELD, AND A SINGLE RAILROAD ARM BRACKET

URBAN PARK SERIES BASE SHALL BE FULL CUT OFF MAX DARK SKIES COMPLIANT, LED LIGHT SOURCE, COLOR TEMPERATURE 4000K, AND MINIMUM 70 CRI, IP 66 LIGHT ENGINE, MINIMUM L70 OF 100,000 HOURS AT 25°C, MINIMUM 10KV/SKA SURGE PROTECTION, EPA 1.04, TOOL LESS ENTRY QUICK DISCONNECT DRIVER STAINLESS STEEL HARDWARE, ADJUSTABLE HOUSING.

WIRING ACCESS:

THE POST SHALL INCLUDE A 2.5" BY 4.5" RECTANGULAR CURVED HAND HOLE AND COVER AND A 1/2-13UNC BOLT AND NUT PROVIDED FOR GROUNDING.

FINISH:

THE POST SHALL HAVE A PRIME COAT OF URETHANE POLYESTER POWDER AND A TOP COAT OF ALIPHATIC ACRYLIC POLYURETHANE. COLORS BLACK

INSTALLATION:

FOUNDATION MANUFACTURER TO PROVIDE CALCULATIONS, STAMPED BY A MAINE PROFESSIONAL ENGINEER, VERIFYING THAT THE FIXTURES (INCLUDING LUMINAIRES, BANNERS, BRACKETS, POLE AND FOOTING) MEET OR EXCEED ACCEPTED WIND LOADS REQUIRED BY THE STATE BUILDING CODE OR AASHTO STANDARDS, WHICHEVER IS MORE STRINGENT. AT A MINIMUM, THE POLE SHALL INCLUDE FOUR 3/4" DIAMETER BY 17" LONG L-TYPE ANCHOR BOLTS TO BE INSTALLED ON A 9.0' DIAMETER BOLT CIRCLE. POLES SHALL BE GROUNDED.

OPTIONS:

PROVIDE PREWIRED LEADS SUFFICIENT FOR ACCESS TO SPLICE AT POLE HAND HOLE CORRESPONDING TO THE SPECIFIED POLE HEIGHTS.

CONTACT:

ILLUMINATE LOCAL REPRESENTATIVE STEVE PRUDHOMME (941)345-4928 OR VISIT WWW.ILLUMINATE.COM FOR ADDITIONAL INFORMATION

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	PLANT SIZE
	AK	ACER RUBRUM	RED MAPLE	2-3.5"
	FP	FRAXINUS PENNSYLVANICA	GREEN ASH	2-3.5"
	QP	QUERCUS PALustris	PIN OAK	2-3.5"
	BN	BETULA NIGRA	BIRCH BIRCH	2-2.5"
	QT	QUERCUS TILICIFERA	HAICKA HONEYLOCUST	2-3.5"
	FB	FRAXINUS GRANDIFOLIA	AMERICAN BEECH	2-3.5"

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	PLANT SIZE
	CC	CORNUS KOHLERII	KOHLER DOGWOOD	10-12'
	PSU	PRUNUS SUBARRELLA	HOGAN CHERRY	6-8'
	CC	CORNUS CANADENSIS	EASTERN REDBUD	6-8'
	CO	CARYA OVATA	SHAGBARK HICKORY	6-8'
	MS	MALUS SARCENTI	SARGENT CRABAPPLE	6-8'

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	PLANT SIZE
	AC	ABIES CONCOLOR	WHITE FIR	6-8'
	JP	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8'
	PS	PINUS STROBUS	WHITE FIR	6-8'

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	PLANT SIZE
	OH	OSTREA HORIZONTALIS	ROCKSPRAY OYSTERWEED	18-24"
	CS	CORNUS SERICEA	REDTID DOGWOOD	18-24"
	CR	CORNUS RACEMOSA	GRAY DOGWOOD	18-24"
	IV	ILEX VERTICILLATA	HOLLY	24-30"
	RM	RHOXALAN MEXICANUM	ROSEMARY HICKOKENDERUM	18-24"
	IV	ILEX VERTICILLATA SPRAY	WINTERBERRY	4-5"

GENERAL LANDSCAPE NOTES

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "DISCARD" IN ACCORDANCE WITH THEIR REGULATIONS PRIOR TO COMMENCING PLANTING OPERATIONS.

LANDSCAPE ARCHITECT SHALL, AT CONTRACTORS EXPENSE, TAG PLANT MATERIAL AT PLACE OF PURCHASE.

PRIOR TO PLANTING, CONTRACTOR SHALL VERIFY PLANTING LIST WITH THE LANDSCAPE ARCHITECT AND STAKE LOCATIONS IN THE FIELD, AS WELL AS CHECK SHIP FINISH AT THE DISPOSE OF ALL PLANT MATERIAL TO REMAIN. CONTRACTOR MUST OBTAIN WRITTEN APPROVAL OF PLANT MATERIAL AND LOCATIONS BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

ALL PLANT MATERIAL SHALL BE CURED AND MATCHED TO A MINIMUM OF 4 INCHES WITH SHREDED PINE BARK MULCH. LAWN AREAS SHALL RECEIVE 6 INCHES SOFTENED LOAM PRIOR TO SEEDING. ONCE BLENDED, LOAM SHALL NOT SIT MORE THAN 24 HOURS PRIOR TO RECEIVING SEEDS, OR IT WILL NEED TO BE RANDED AGAIN.

ALL AREAS NOT OTHERWISE SPECIFIED ON THE PLAN SHALL RECEIVE OTHER 4 INCHES PINE BARK MULCH OR LOAM AND SEED. AREAS IN QUESTION SHOULD BE RESOLVED DURING APPROVAL OF PLANT MATERIAL STAGING.

LANDSCAPE CONTRACTOR SHALL REQUEST A WRITTEN SIGN-OFF BY LANDSCAPE ARCHITECT UPON COMPLETION OF LANDSCAPE OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT MATERIAL FOR ONE FULL GROWING SEASON AFTER RECEIPT OF SIGN-OFF.

THIS PLAN IS INTENDED FOR SITE PLAN APPROVAL BY THE RELATIVE PLANNING DEPARTMENT ONLY. IT IS NOT INTENDED FOR CONSTRUCTION WITHOUT CLARIFICATIONS AND CONSENT FROM THE LANDSCAPE ARCHITECT, INCLUDING PLANTING DETAILS AND SPECIFICATIONS.

FOX RUN / BUEHLER PRD
FOX RUN / BUEHLER ROADS BEDFORD, MA

PREPARED FOR:
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C/O DEVELLIS CONSULTING GROUP
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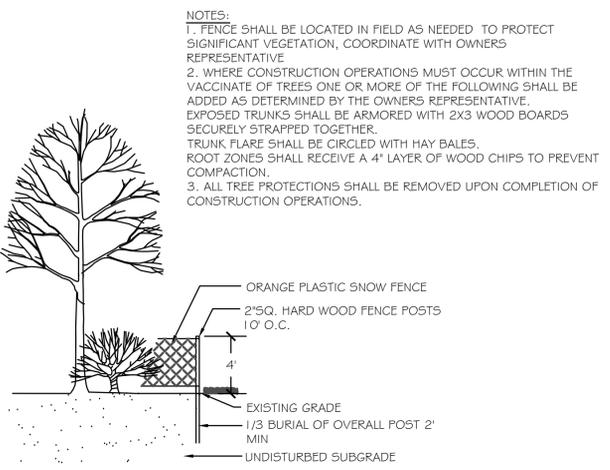


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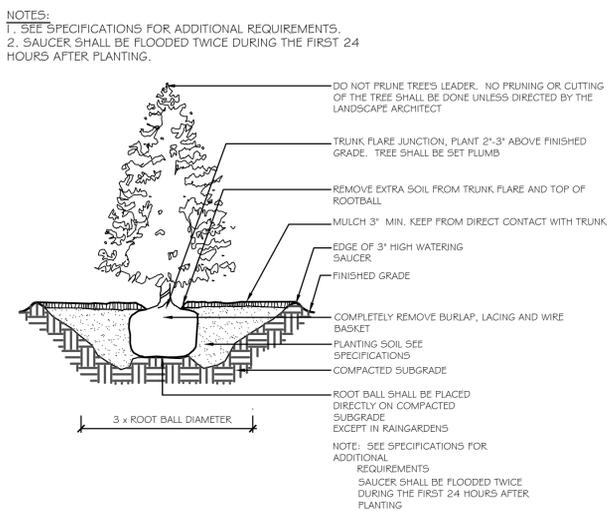
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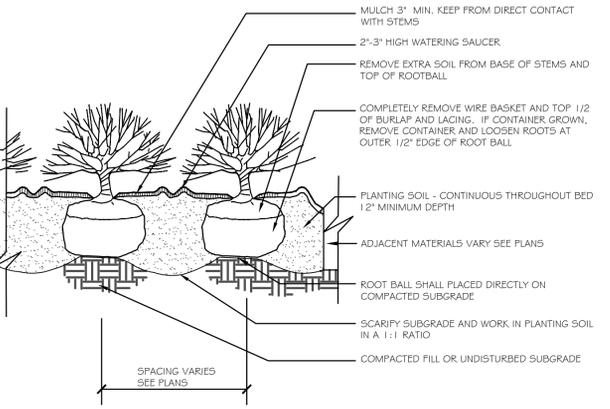
SHEET L-100



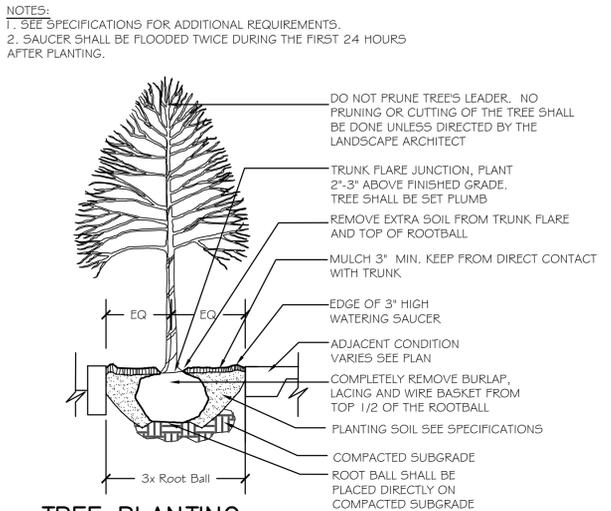
TREE PROTECTION DETAIL
SCALE: NONE



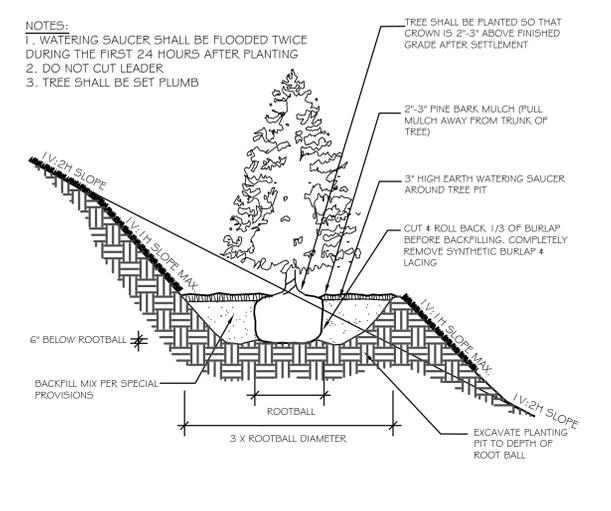
EVERGREEN TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



TREE PLANTING
SCALE: NONE



TREE PLANTING (SLOPE)
N.T.S.

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

IN
BEDFORD MASSACHUSETTS (MIDDLESEX COUNTY)

BUEHLER ROAD LANDSCAPE PLAN AND DETAILS

AUGUST 26, 2016

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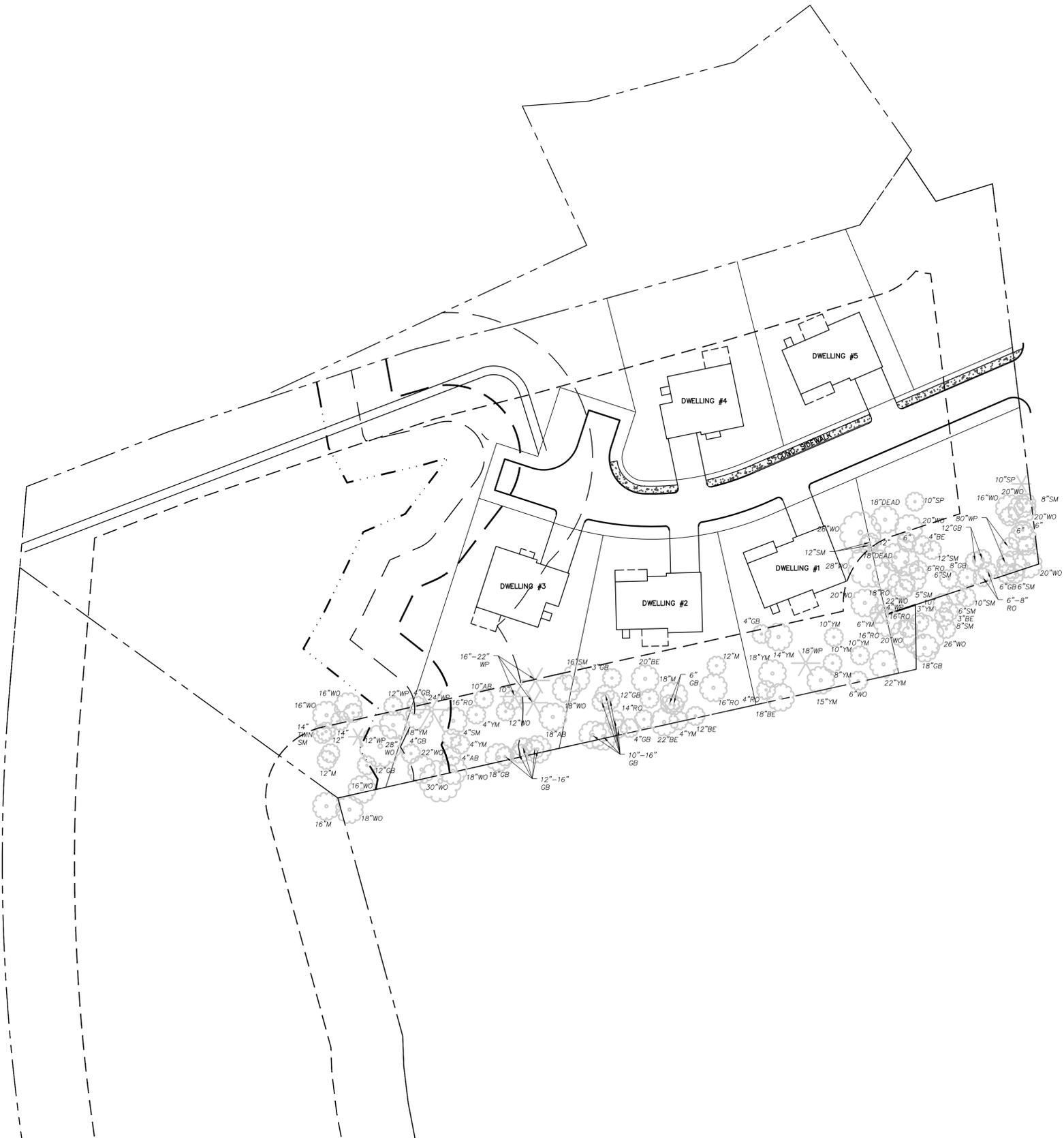
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SCALE: AS SHOWN

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SHEET **L-101**



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DATE

PLANNED
RESIDENTIAL
DEVELOPMENT (PRD)

IN
BEDFORD
MASSACHUSETTS
(MIDDLESEX COUNTY)

FOX RUN ROAD
EXISTING BUFFER
PLAN

AUGUST 26, 2016

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0 20 40 80 FEET

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