

Stamski and McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street Acton, MA 01720 (978) 263-8585
www.stamskiandmcnary.com

Special Permit Application Planning Board – Planned Residential Development

For

Evergreen Meadows
A Planned Residential Development
Bedford, MA 01730



Applicant: Melanson Development
5 Robertson Way
Woburn, MA 01801

Owner: 56 Evergreen Avenue Revocable Trust
Daniel Yauckoes
17 Moore Street
Chelmsford, MA 01824

Date: March 28, 2016

SM-5294A

BEDFORD PLANNING BOARD

SPECIAL PERMIT APPLICATION

Date: _____

Applicant Name: Melanson Development Signature: 

Address: 5 Robertson Way Woburn MA 01801
(Street) (City/Town) (State) (Zip)

Phone: 781-844-4540

Type of Activity Planned Residential Development (PRD)

Zoning Designation: Residence C # of Lots: 1

Location: 56 Evergreen Avenue

Assessors Map-Lot # Map 079, Lot 150 Filing Fee: \$3,050.00

Street (s): 56 Evergreen Avenue

Certified List of Abutters: Attached (Please Attach) Plans Attached: Attached

Briefly describe what you are planning to do and its impacts on neighboring properties and streets:

The proposed project consists of a 17 unit Planned Residential Development off the end of Evergreen Avenue. No dwelling is proposed within 50' of the boundary of the PRD, and appropriate landscape buffers will screen the development from neighboring lots.

Anticipated Completion Date: October, 2019

Variances, Special Permits, Easements: _____ (Please Attach)

FORM C

APPLICATION FOR APPROVAL
OF DEFINITIVE PLAN

File one completed form with the Planning Board and the Board of Health and notice of filing with the Town Clerk.

Bedford, MA _____, 20____.

To the Planning Board and to the Board of Health:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Bedford for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Bedford.

1. Owner 56 Evergreen Avenue Revocable Trust- Daniel Yauckoes

2. Subdivider Melanson Development

3. Engineer or Surveyor Stamski and McNary, Inc.

Address 1000 Main Street, Acton, MA 01720

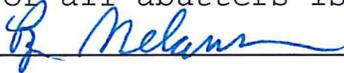
4. Deed of Property recorded in Middlesex North Registry,

Book 10110, Page 277.

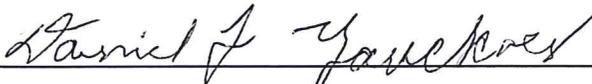
5. Location and description of property, including the names and addresses of all abutters:

56 Evergreen Avenue- a remnant of a historic farm based on an old
farmhouse that remains on the land. The site consists of
approximately 10.6 acres west of Wiggins Avenue, off Evergreen Ave.
and bounded by the Minuteman Bikeway, and is the major portion of a
larger 13 acre parcel that extends to east side of Wiggins Ave.

Names and addresses of all abutters is attached.

Signature of Subdivider 

Address 5 Robertson Way, Woburn, MA 01801

Signature of Owner  TRUSTEE

Address 17 Moore Street, Chelmsford, MA 01824

Accepted this _____ day of _____, 20____ as duly submitted under the Rules and Regulations of the Planning Board.

Bedford Planning Board

By _____

DEVELOPMENT STATEMENT (9.3.1.1)

**EVERGREEN MEADOWS
PLANNED RESIDENTIAL DEVELOPMENT
56 Evergreen Avenue**

General Information:

- Owner: 56 Evergreen Avenue Revocable Trust
Daniel Yauckoes
17 Moore Street
Chelmsford, MA 01824
- Applicant: Melanson Development
5 Robertson Way
Woburn, MA 01801
- Zoning: Residence C District;
Groundwater Supply Favorability- Class 6 and Aquifer Protection District
Zone IIIB.
- Utilities: MWRA potable water, municipal electric and sewer, National Grid gas.

Development Team:

- Developer: Melanson Development
5 Robertson Way
Woburn, MA 01801
- Engineer/
Surveyor: Stamski and McNary, Inc.
1000 Main Street
Acton, MA 01720
- Architect: Reeves Design Associates
79 Highland Street
Marlborough, MA 01752
- Counsel: Riemer | Braunstein LLP
7 New England Executive Park, 11th FL
Burlington, MA 01803

The following is an outline of compliance with Section 9 of the Bedford Zoning Bylaw:

SECTION 9. PLANNED RESIDENTIAL DEVELOPMENT (PRD)

9.1 Purpose

Planned Residential Development allows by Special Permit from the Planning Board an alternative pattern of land development to the pattern permitted in the Residential Districts. It is intended to encourage the conservation of more significant open space, while at the same time providing for a greater mixture of housing types in the Town at somewhat greater dwelling unit densities than is permitted in Residential Districts and Cluster Developments.

Open Space and Density - The applicant is proposing an alternative development pattern which will preserve seventy percent (70%+/-) of the land as dedicated common open space. The applicant is proposing a residential development of 17 units. Four of the units will be in two duplexes and 13 units will be detached single family structures. The existing residential dwelling (#56) will be removed.

Site Design – The site is located at the end of Evergreen Avenue. The site is designed with modestly sized dwellings design in a cottage style. The center of the site will contain a central common around which the dwellings are oriented. The cottage style dwellings are to be kept close to the proposed road in order to create an attractive streetscape. The layering of the street, sidewalk, small front yard, and front porches will promote a sense of community and personal interaction. A concerted effort was made to preserve or enhance existing site features including mature trees, granite and stone walls and access ways to the Minuteman Commuter Bikeway. The modestly sized homes will reduce consumption of resources, long term energy needs and provide diversity in newly constructed homes in Bedford. Further, three of the units will be designated and restricted as low or moderate income housing that will qualify under the Executive Office of Housing and Economic Development's requirements to be counted toward Bedford's Subsidized Housing Inventory. The clustering of the homes will result minimize the required infrastructure and impervious coverage on the site. The site is well located in a transition area between the commercial uses on Wiggins Avenue and the adjacent neighborhood of single and two-family dwellings.

Amenities – The residents will be able to passively use the open space, use and congregate in the central common, commune along the streetscape and enjoy the privacy of their back yards. The dedicated open space will have direct access from Evergreen Avenue. The immediate neighborhood will also benefit from the dedicated open space and protection of mature vegetation along existing property boundary. Ten visitor parking spaces are provided near the private drive entrance for the residents. Direct access to the Minuteman Commuter Bikeway will be available to reduce vehicle use and promote pedestrian and bicycle commuting. A trail easement will be granted to the town for access to the Bikeway as well.

9.2 Standards

9.2.1 *Minimum Tract Size:*

465,167± square feet provided. Required in Residence C is 125,000 square feet

9.2.2 *Permissible Density*

9.2.2.1 *PRD Tract*

The number of dwelling units obtained by dividing the area of the tract, exclusive of land situated within the Flood Plain/Wetland District, by the minimum standard lot size permitted in the zoning district within which the tract is located.

$$\frac{(465,167-177,137)}{25,000 \text{ SF}} = 11.5 = 11 \text{ Units}$$

9.2.2.2 Not Applicable

9.2.2.3 *Low and Moderate Income Housing:*

The number of dwellings units may, with Planning Board approval, be increased by up to twice the number obtained through application of subsection 9.2.2.1, if 50% of these additional units, but not less than 10% of the total number of units in the Planned Residential Development, meet the requirements of the Executive Office of Communities and Development, Office of Private Housing for low and moderate income housing under the Local Initiative Program.

Maximum Allowable Units: 11 units x 2= 22 units (17 proposed)

50% over 11 or 3 units must be affordable

- a) Affordable units will be serving households at or below 80 percent of median household income.
- b) The units will be subject to Use Restrictions to ensure that the units remain in perpetuity available exclusively to persons with qualifying incomes.
- c) The units will be sold or rented on a fair and open basis.

9.2.3 Not Applicable

9.2.4 *Permitted Uses*

9.2.4.1 *Single Family Units*

Two types of single family detached dwelling units and single family attached buildings are proposed. There are 8 units proposed as Type A single family, and 5 units proposed as Type B single family, and 2 building with 2 attached dwellings each. No more than 80% of the dwelling units are of the same type (8 units / 17 units total=47%).

9.2.4.2 Accessory uses allowed by the Zoning Bylaw will not be prohibited.

9.2.4.3 *Miscellaneous Uses*

Construction and maintenance of a structure such as a flag pole, gazebo, patio, or similar structure, which structure does not exceed 100 square feet in size, may be permitted by the Building Inspector after approval of the plan. Presently, the plan shows the proposed miscellaneous uses, including gazebo, fire pit, porches, etc.

9.2.5 *Lot Area, Frontage and Yard Requirements and Landscape Buffer:*

Lot Area – - No Minimum

Lot Frontage - No Minimum

Yard Setbacks - No Minimum, however no building shall be erected within 50 feet of a public way or boundary line of the PRD, except buildings for uses accessory to residential use.

9.2.6 *Height:*

All structures will comply with the maximum height of 37 feet.

9.2.7 *Areas of Residential Development:*

Residential Use shall not exceed 30% of Total Area. The area developed for residential use which consists of the dwellings, access driveway, and individual driveways, is approximately 65,659 square feet.

$(65,659 \text{ s.f.} / 465,167 \text{ s.f.}) \times 100 = 14.1\%$.

$14.1\% < 30\%$ Maximum

9.2.8 *Common Open Space:*

9.2.8.1 *Minimum Use and Limitations:*

Open Space must equal at least forty percent (40%) of Total PRD Area.

$(465,167 \text{ s.f.} \times 0.4) = 186,067$ square feet required;

324,365 square feet (69.7%) provided.

At least fifty percent (50%) of the common open space shall be upland

$(186,067 \text{ s.f.} \times 0.5) = 93,034$ square feet;

147,215 square feet of upland has been provided.

9.2.8.2 *Ownership*

A perpetual restriction will be provided of the type described in G.L. c. 184, sec 31 which shall run with the land. Such recordable restriction shall provide that the common open space easement be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the Planning Board shall prescribe and may contain such additional restrictions on development and use of the Common Open Space as the Planning Board may deem appropriate.

The PRD envisions the creation of two valuable areas of open space as part of the development program. Internal to the cluster housing development, the Applicant designated approximately 7.4468 acres (324,383 square feet square feet) of useable land area which could be used for passive recreation by the future residents. This land area would be owned by the future members of the condominium association and would be maintained as part of the common property.

In addition, the Applicant will be acquiring the land adjacent to Wiggins Avenue which is bounded by the Shawsheen River. This 1.7179 acre (74,832 square foot parcel), could be a valuable asset to Bedford's natural landscape and act as environmental resource.

9.2.8.3 *Ownership Requirements*

An instrument shall be recorded at the Middlesex South District Registry of Deeds which shall, as a minimum, provide the information outlined in section 9.2.8.3 (a) through (h).

9.2.9 *Limitation of Subdivision*

A note prohibiting further subdivision of this tract of land shown as required by the section has been provided on the Record Plan.

Site Evaluation

Table 1

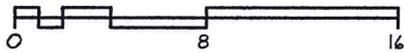
	No. of Units	No. of Bedrooms	Gross Floor Area	Ground Coverage
Duplex	2 duplexes, 4 units	3 each, 12 total	1,880 SF/unit	1,322 SF
Type A Single Family	8 units	3 each, 24 total	2,103 SF/unit	1,479 SF
Type B Single Family	5 units	3 each, 15 total	2,291 SF/unit	1,564 SF
Total	17 units	51 bedrooms	35,799 SF	24,940 SF

Table 2

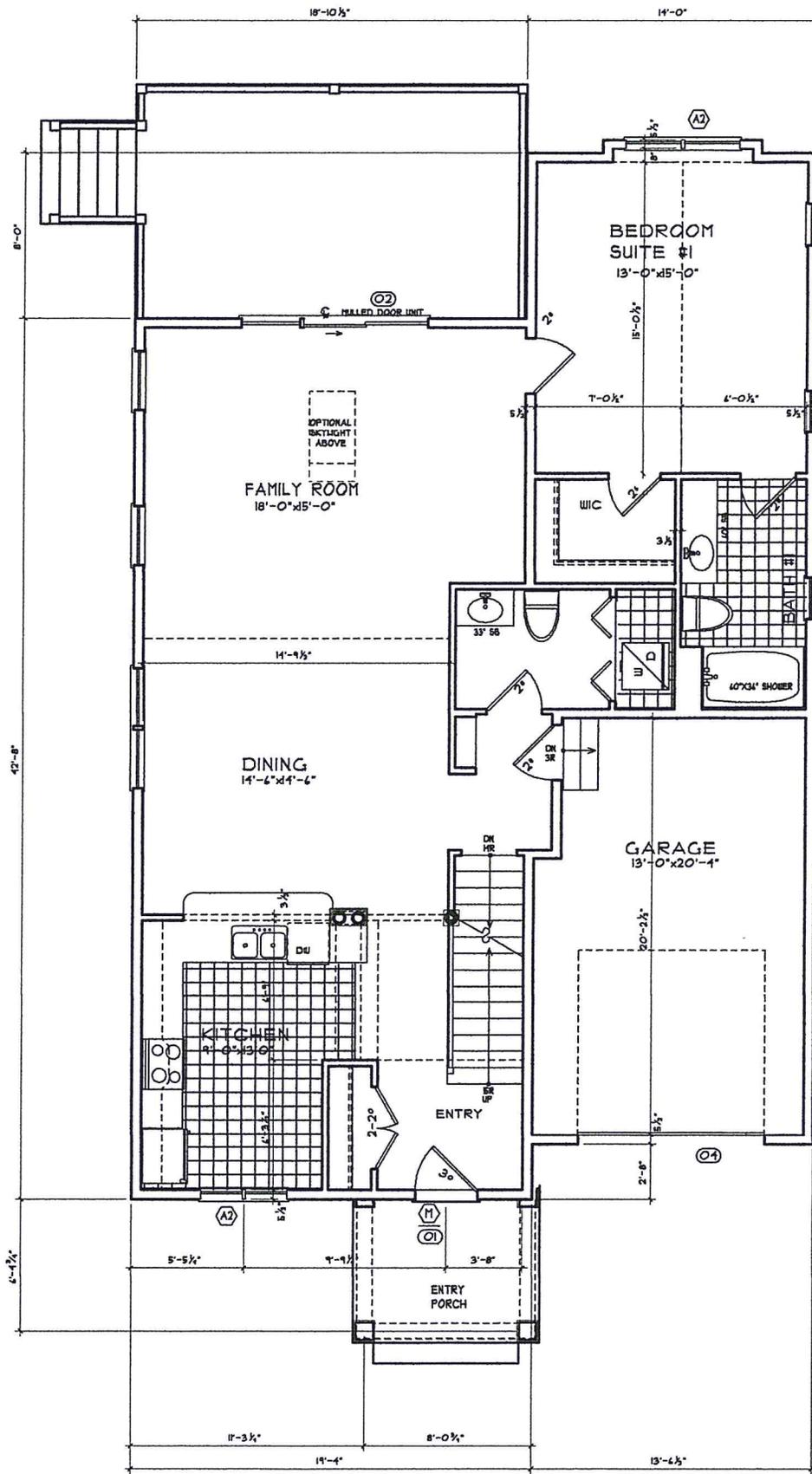
Area	Square Feet	Percent of Total PRD Tract
Residential Development	65,641	14.1%
Private Yard Area	75,143	16.2%
Common Open Space	324,383	69.7%
Total PRD Tract	465,167	100%



FRONT ELEVATION - UNIT CONCEPT "A-1"



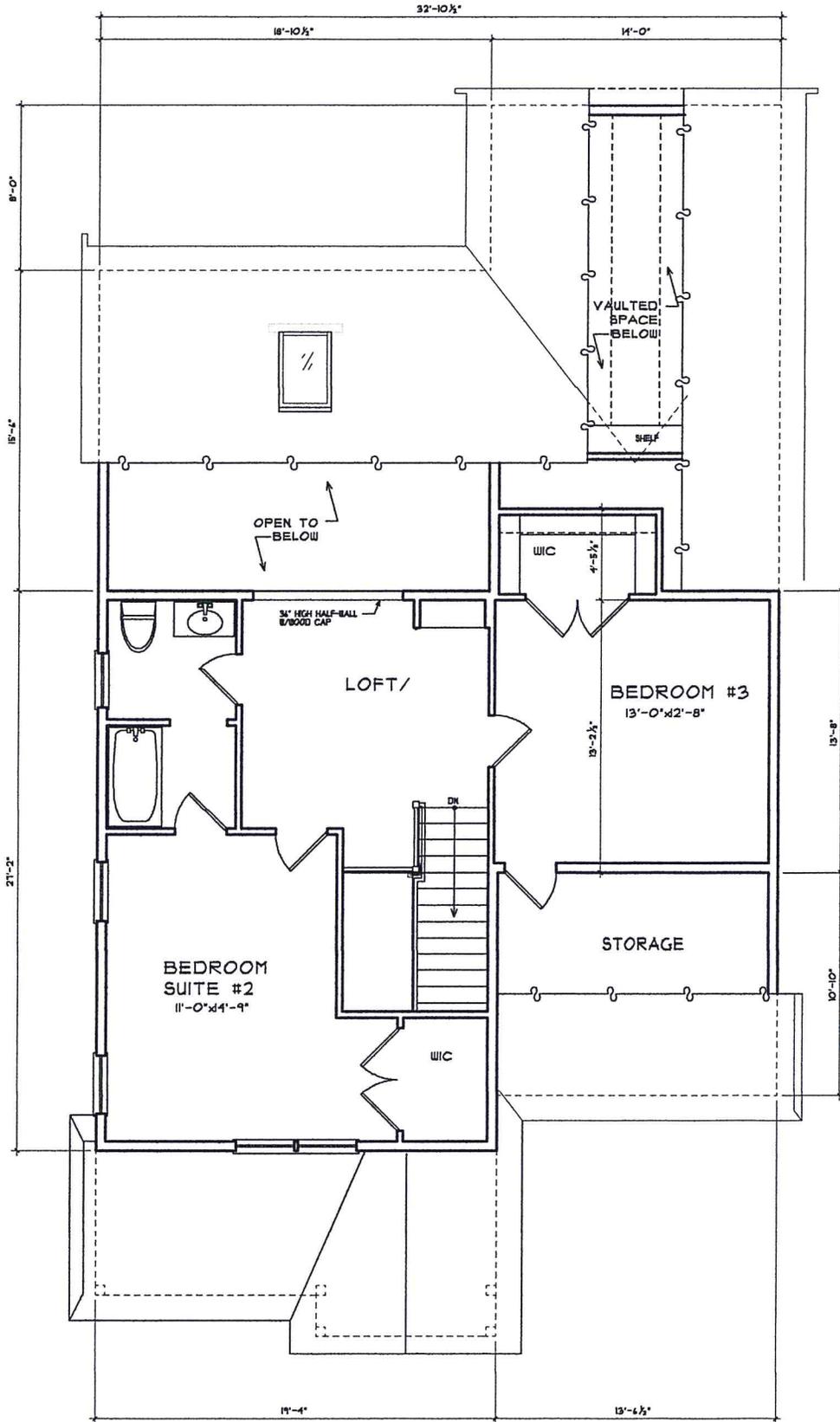
Reeves Design Associates
August 27, 2015



CONCEPT PLAN TYPE "A-1" - Revised
 MAIN FLOOR PLAN

REEVES DESIGN ASSOC. 11-2-15

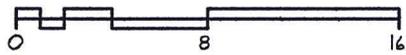
Area=1213 ft



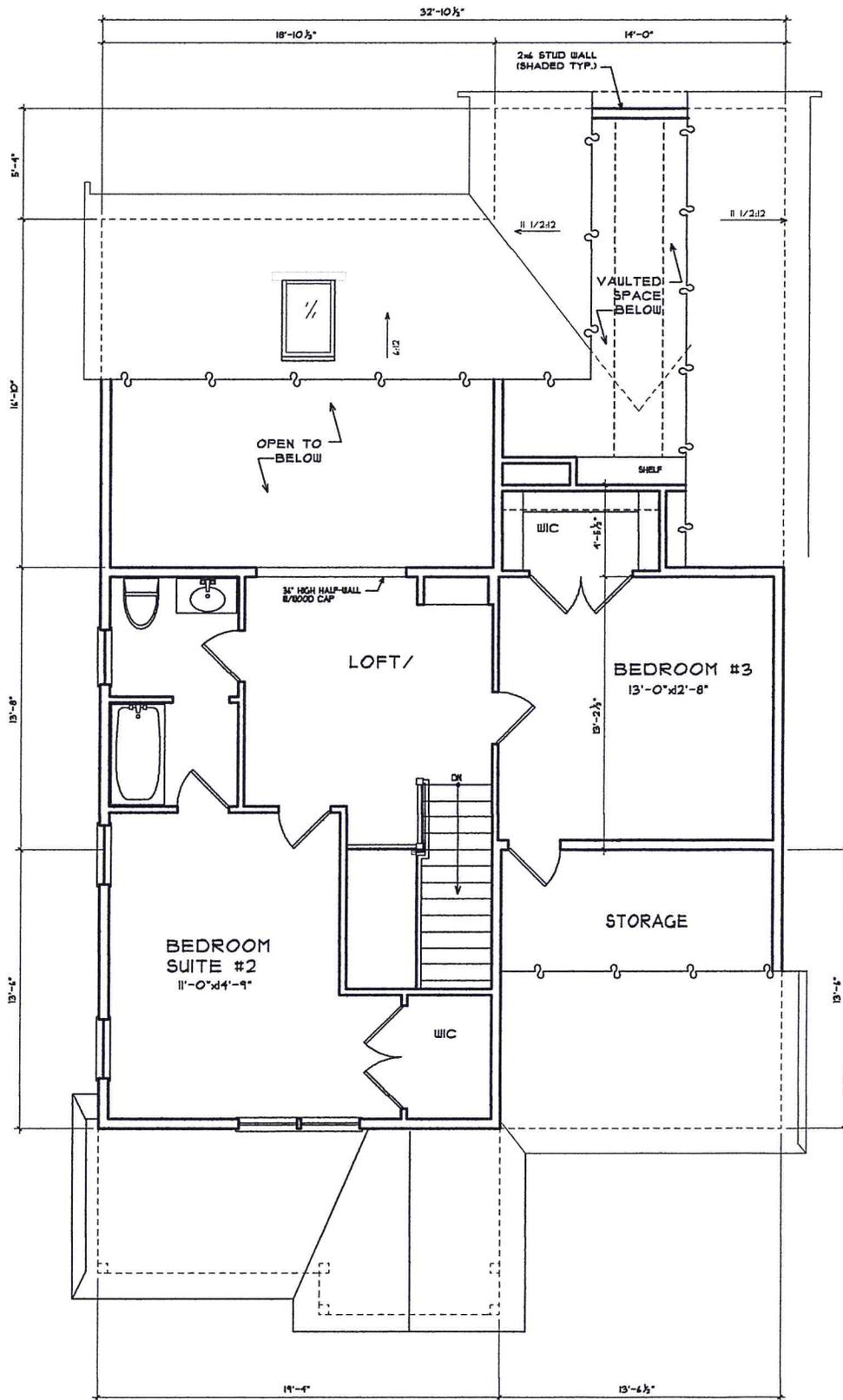
CONCEPT PLAN TYPE "A-2" - Revised
 UPPER FLOOR PLAN
 Area=683 ft
 REEVES DESIGN ASSOC. 9-22-15



FRONT ELEVATION - UNIT CONCEPT "A-2"



Reeves Design Associates
August 27, 2015



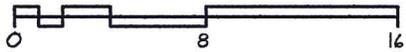
CONCEPT PLAN TYPE "A-2"
UPPER FLOOR PLAN

Area=482 ft.



FRONT ELEVATION - UNIT CONCEPT "B-1a"

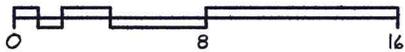
Reeves Design Associates
August 19, 2015





FRONT ELEVATION - UNIT CONCEPT "B-1b"

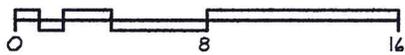
Reeves Design Associates
August 19, 2015

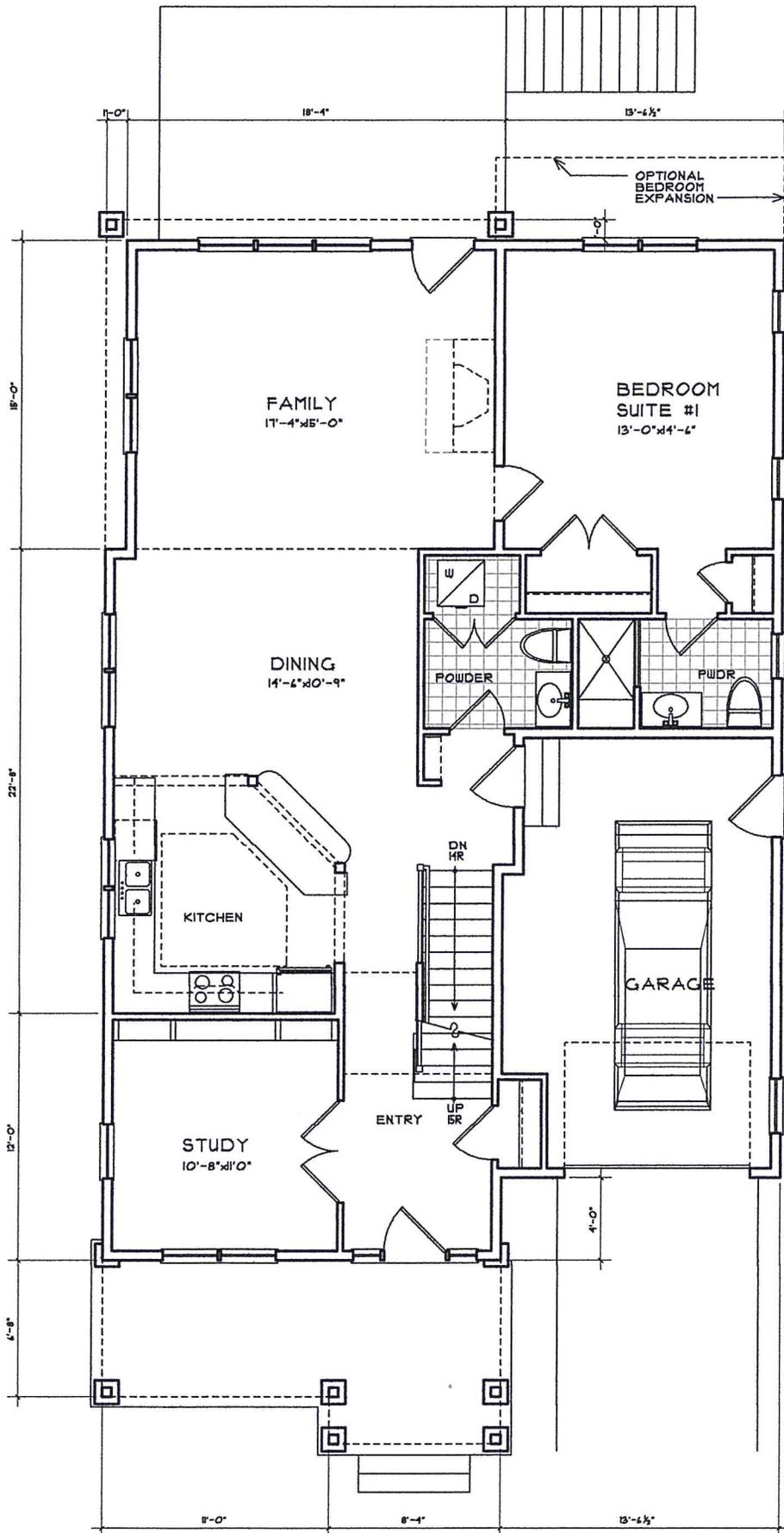




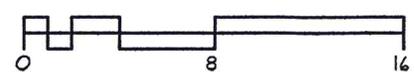
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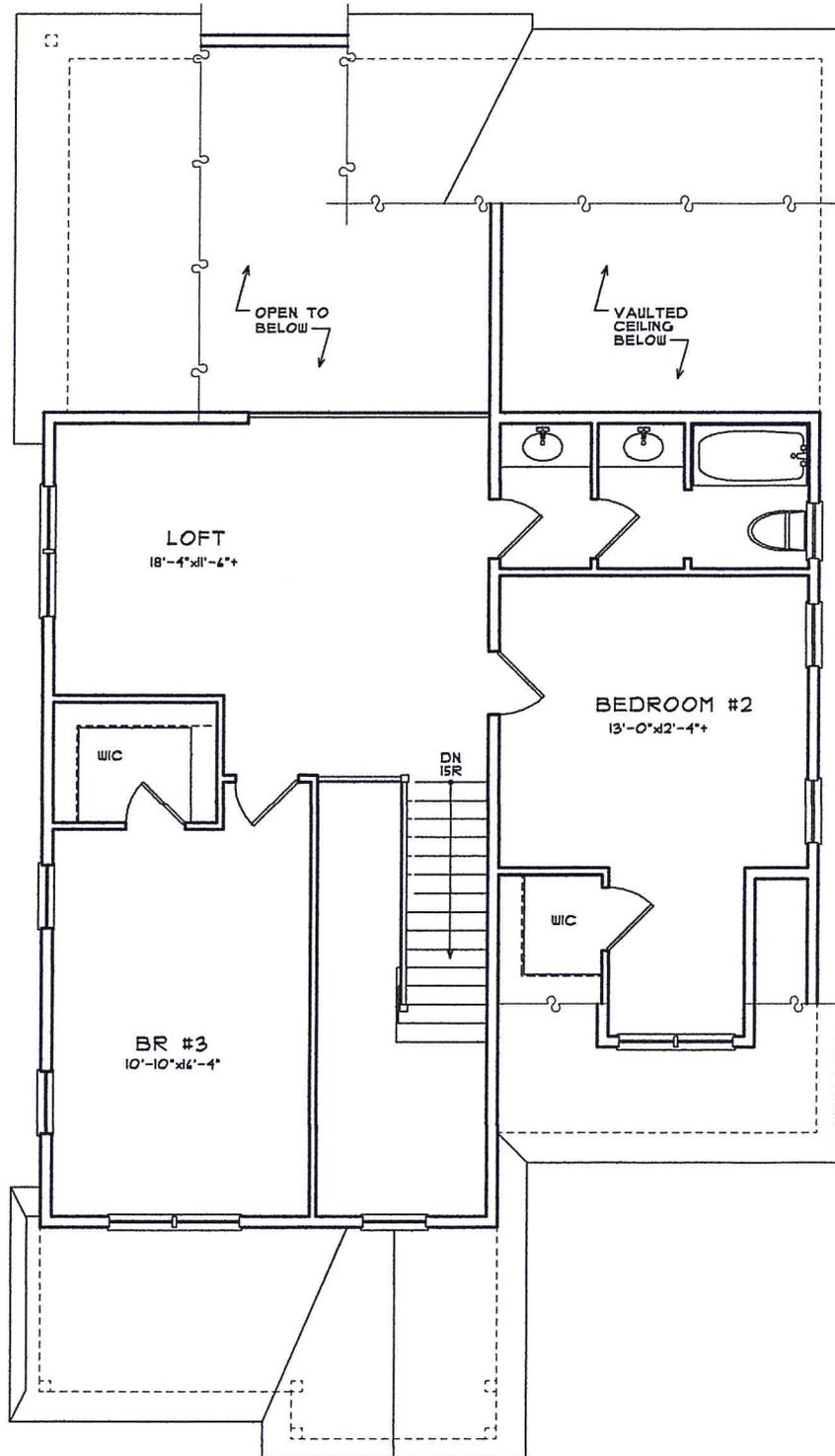
Reeves Design Associates
August 19, 2015





PLAN CONCEPT "B-2"-Revised 1291 SF
 MAIN FLOOR PLAN Reeves Design Associates
 Sept 22, 2015

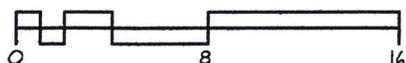


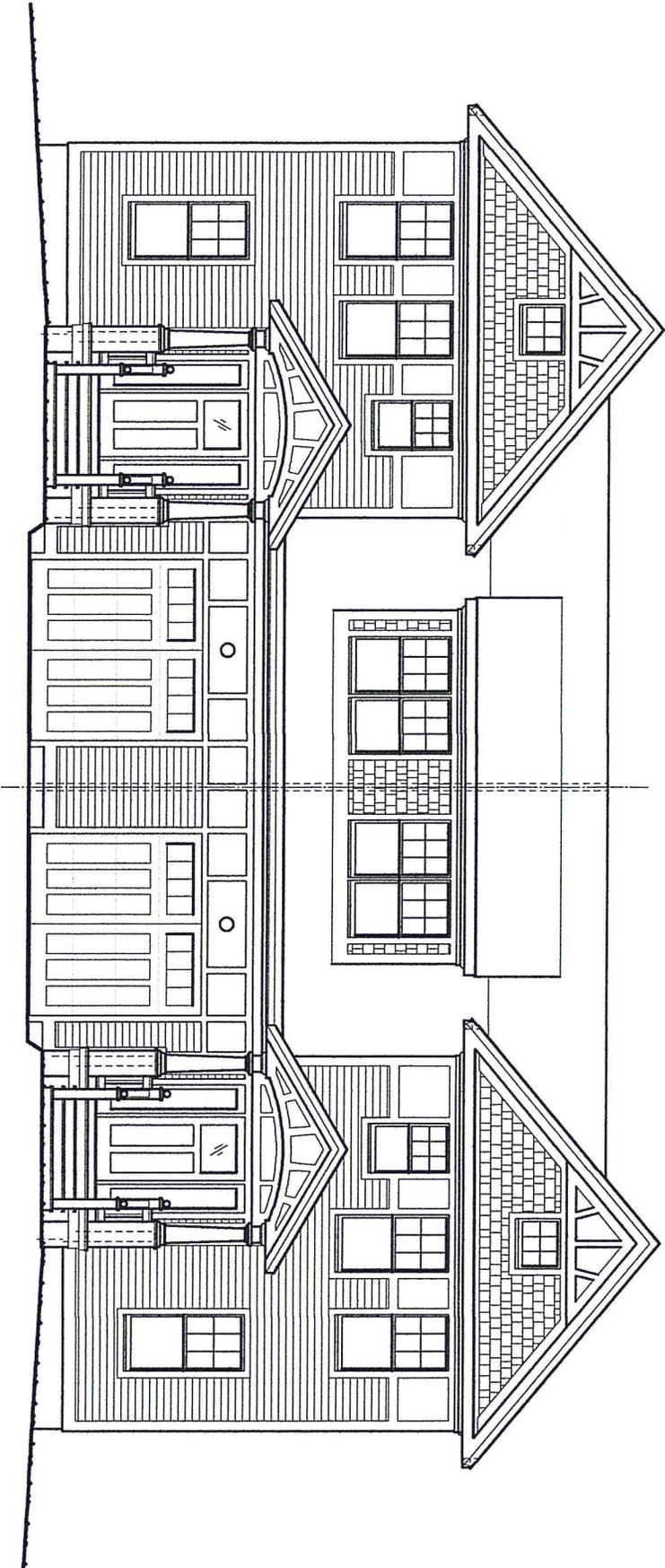


PLAN CONCEPT "B-2"-Revised
 UPPER FLOOR PLAN

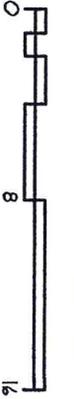
867 SF

Reeves Design Associates
 Sept 22, 2015

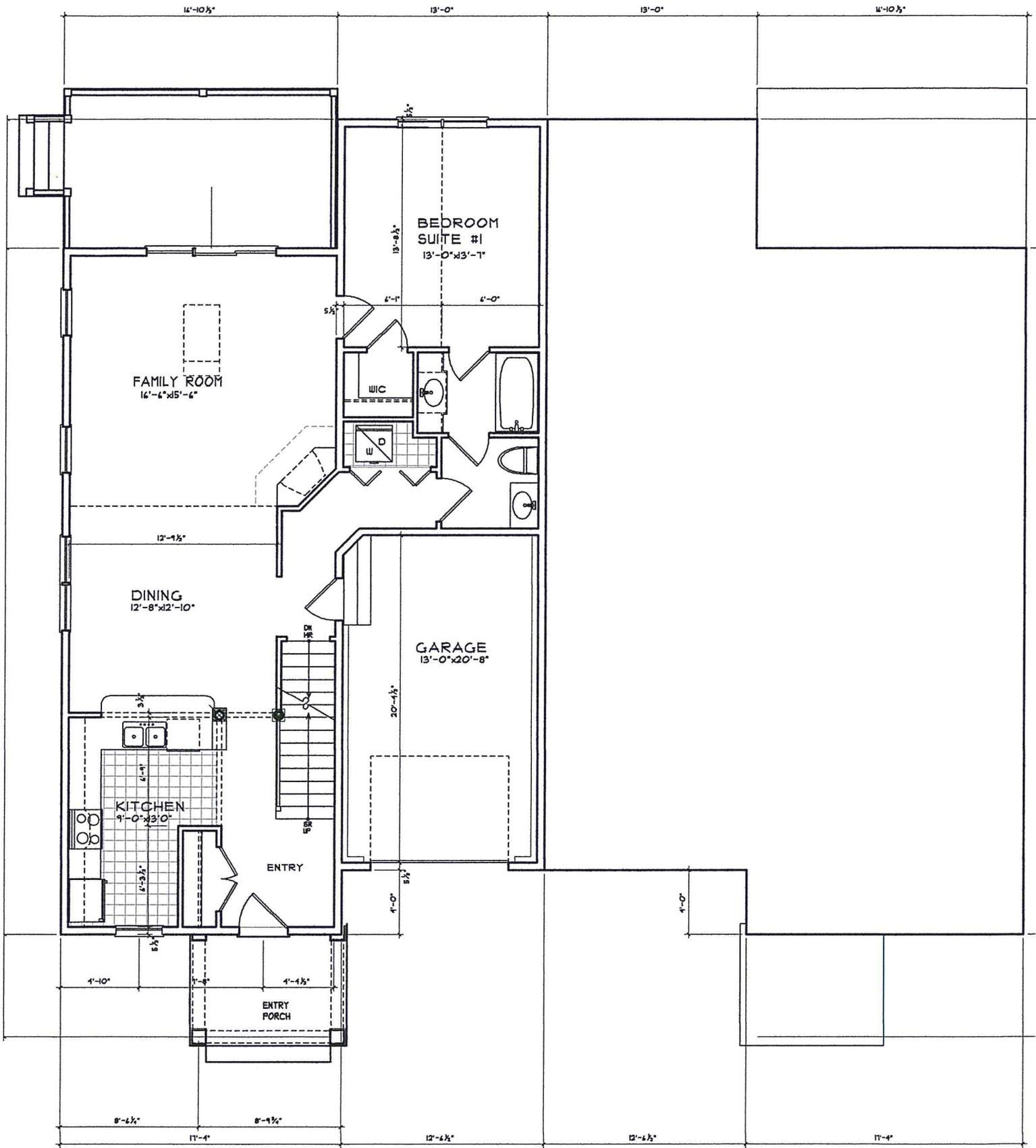




FRONT ELEVATION - UNIT CONCEPT "C-2"

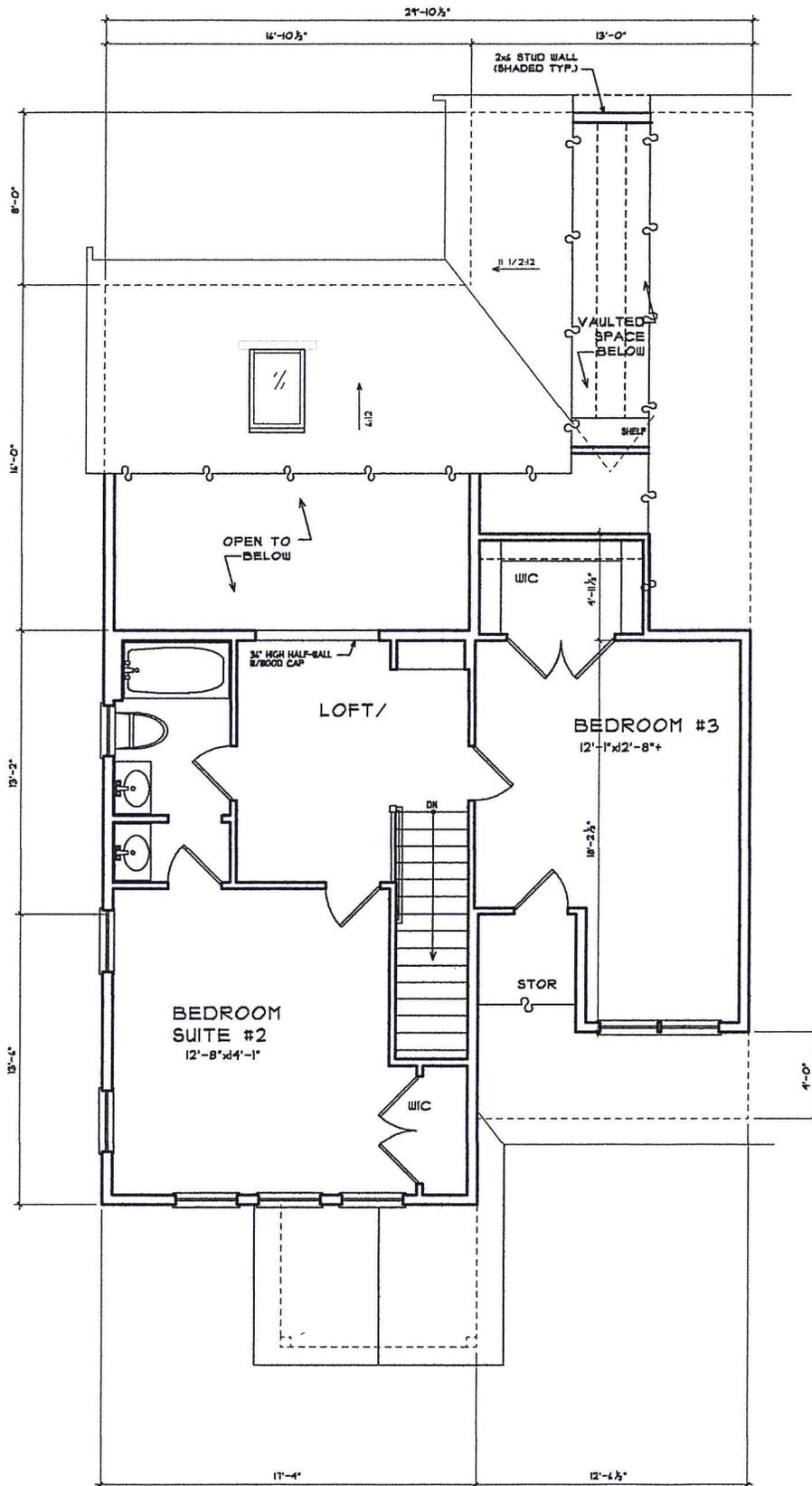


Reeves Design Associates
March 16, 2016



CONCEPT PLAN TYPE "C-2"
 MAIN FLOOR PLAN

Area=1068 ft



CONCEPT PLAN TYPE "C-2"
UPPER FLOOR PLAN

Area=667 ft

EVERGREEN MEADOWS

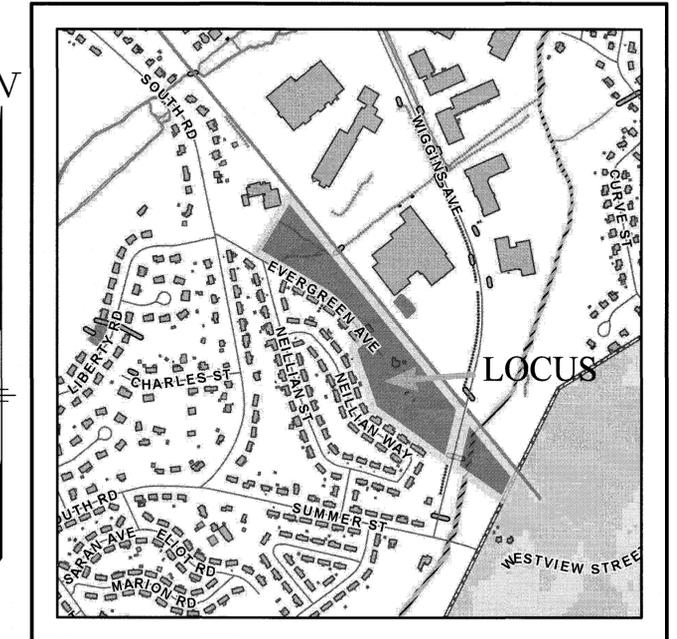
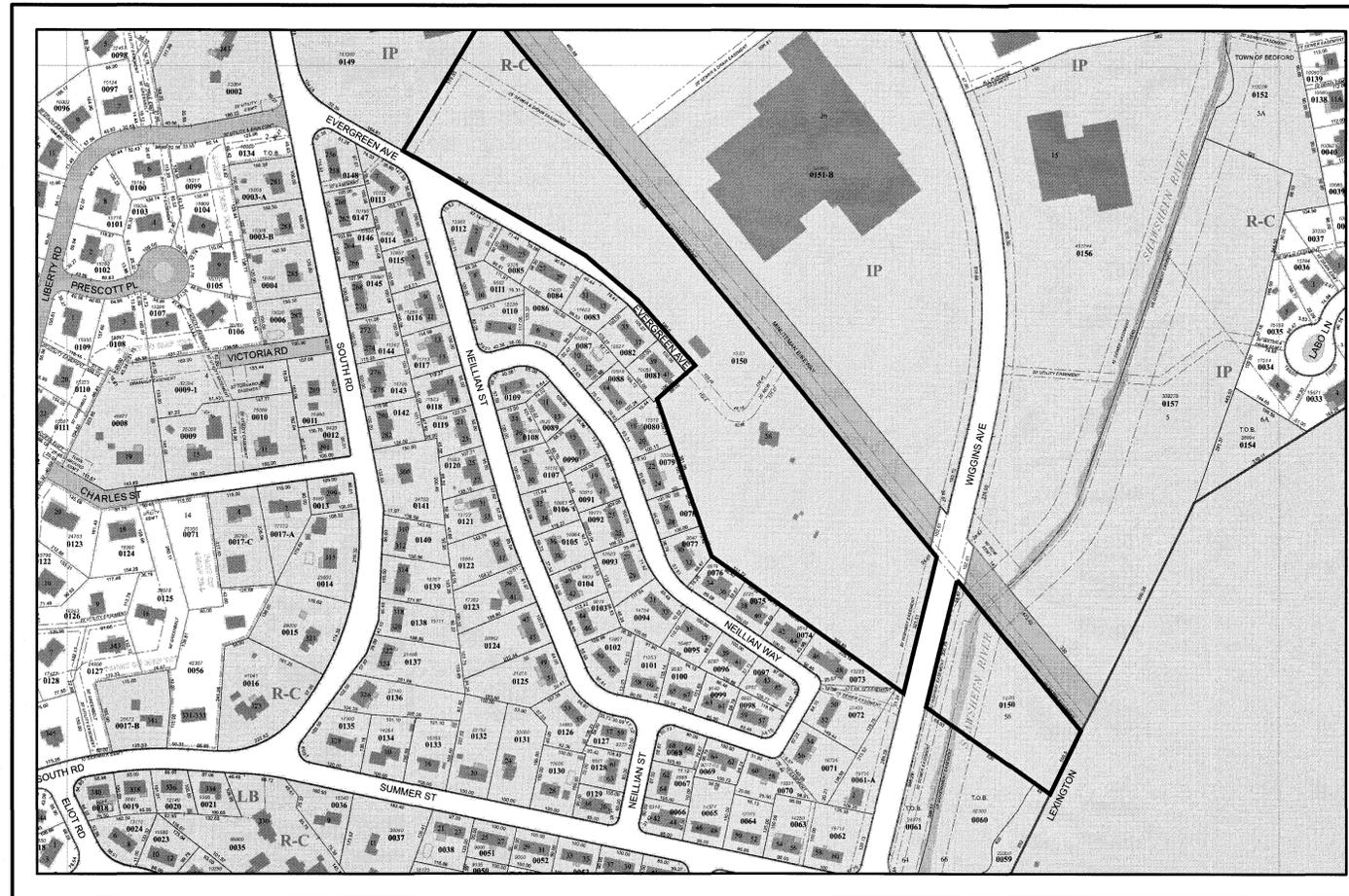
A PLANNED RESIDENTIAL DEVELOPMENT

BEDFORD, MASSACHUSETTS

MARCH 28, 2016

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3-4	RECORD PLAN
SHEET 5-7	SITE DEVELOPMENT PLAN
SHEET 8	LAYOUT AND UTILITY PLAN
SHEET 9	PLAN AND PROFILE
SHEET 10-11	DETAIL SHEETS
SHEET 12	LANDSCAPE PLAN
SHEET 13	STORMWATER POLLUTION PREVENTION PLAN



LOCUS
SCALE: 1"=500'

LOCUS
SCALE: 1"=200'

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 64031 PAGE 41
PLAN 772 OF 1937

APPLICANT

MELANSON DEVELOPMENT
5 ROBERTSON WAY
WOBURN, MA 01801

ZONING DISTRICT

RESIDENCE C
GROUNDWATER SUPPLY FAVORABILITY- CLASS 6
AQUIFER PROTECTION DISTRICT ZONE IIIB

ARCHITECT

REEVES DESIGN ASSOCIATES
79 HIGHLAND STREET
MARLBOROUGH, MA 01752

SURVEYOR/ENGINEER

STAMSKI AND MCNARY, INC.
1000 MAIN STREET
ACTON, MA 01720

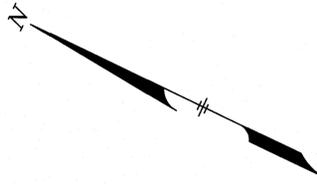
RECORD OWNER

56 EVERGREEN AVENUE REVOCABLE TRUST
DANIEL YAUCKOES
17 MOORE STREET
CHELMSFORD, MA 01824

PROJECT LOCATION

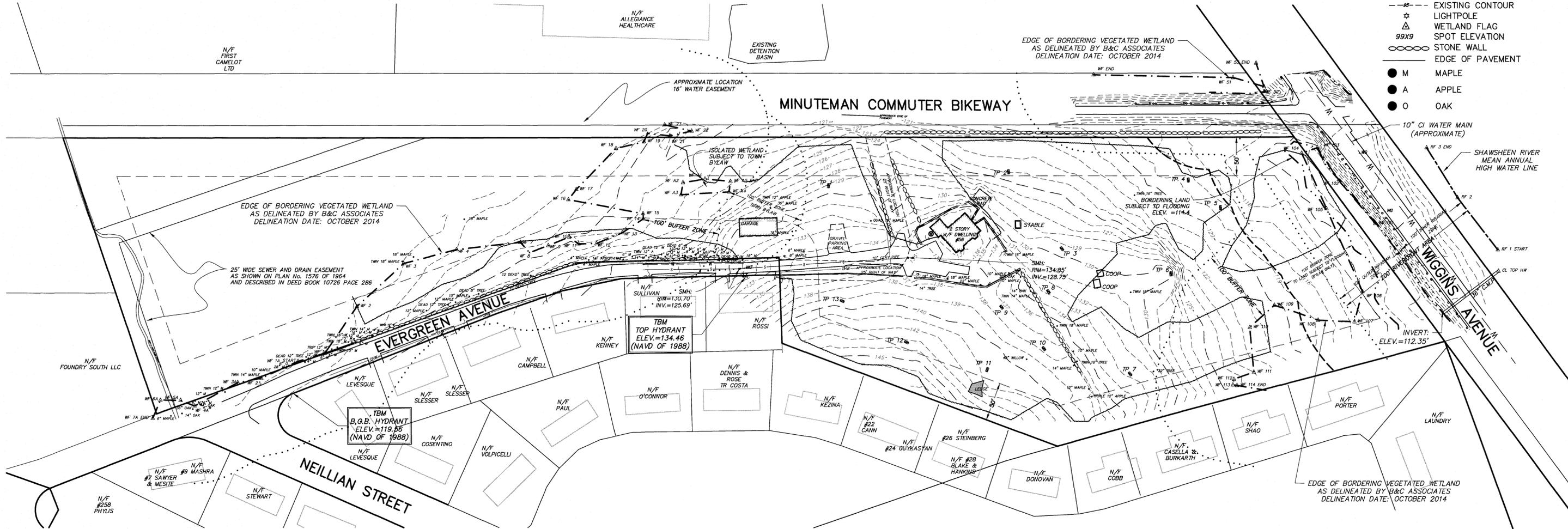
56 EVERGREEN AVENUE
TOWN MAP 079, LOT 150





LEGEND:

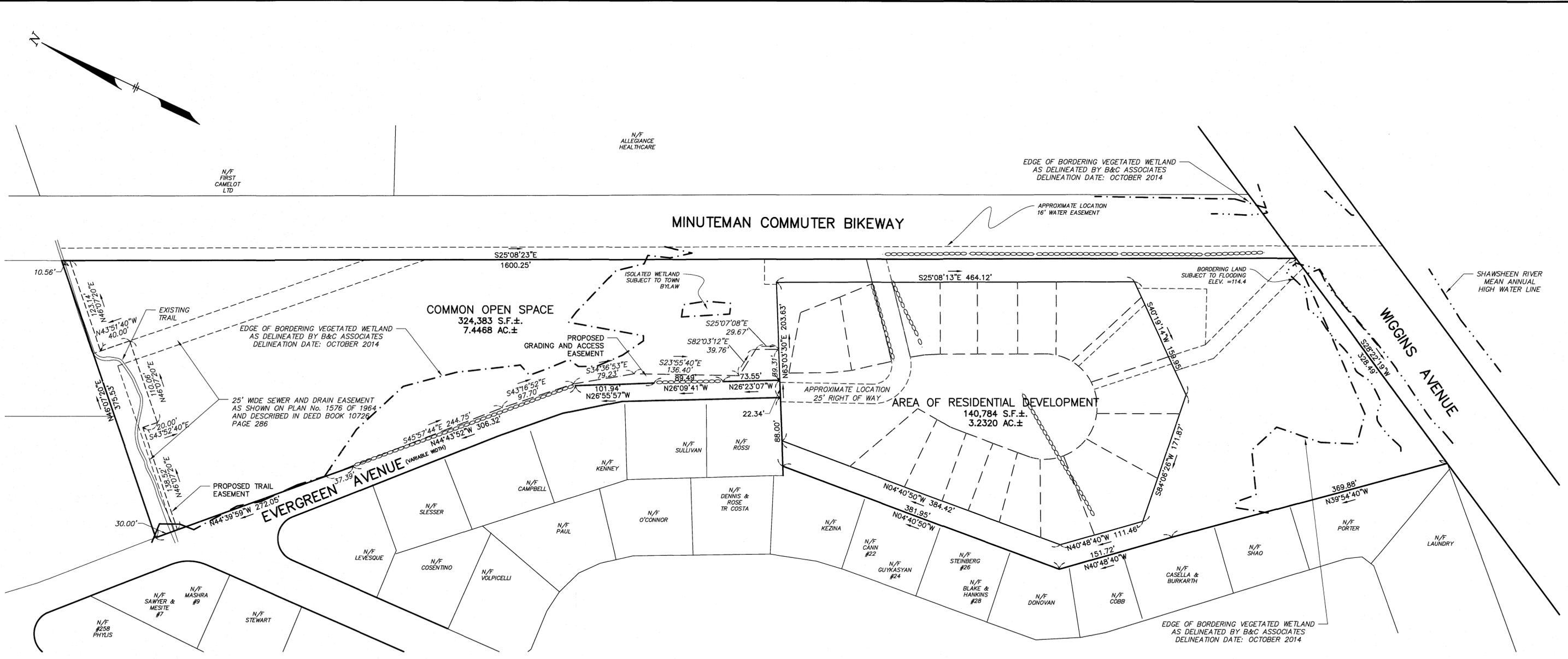
- N/F NOW OR FORMERLY
- OHV OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG• GAS GATE
- G GAS SERVICE (BURIED)
- WG• WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT
- M MAPLE
- A APPLE
- O OAK



DATUM
 ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

UTILITY NOTE:
 ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

EVERGREEN MEADOWS A PLANNED RESIDENTIAL DEVELOPMENT BEDFORD, MA.		
EXISTING CONDITIONS FOR: MELANSON DEVELOPMENT		
SCALE: 1"=60' MARCH 28, 2016		
STAMSKI AND McNARY, INC. 1000 MAIN STREET ACTON, MASS. ENGINEERING - PLANNING - SURVEYING		
SM-5294A SHEET 2 OF 13 (5294A PRD.dwg)		



RECORD OWNER

56 EVERGREEN AVENUE REVOCABLE TRUST
 DANIEL YAUCKOES
 17 MOORE STREET
 CHELMSFORD, MA 01824

ZONING DISTRICT

RESIDENCE C
 GROUNDWATER SUPPLY FAVORABILITY- CLASS 6
 AQUIFER PROTECTION DISTRICT ZONE IIIB

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 64031 PAGE 41
 PLAN 772 OF 1937

PROJECT LOCATION

56 EVERGREEN AVENUE
 TOWN MAP 079, LOT 150

BEDFORD PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF BEDFORD, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE BEDFORD PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____
 TOWN CLERK _____

NOTES

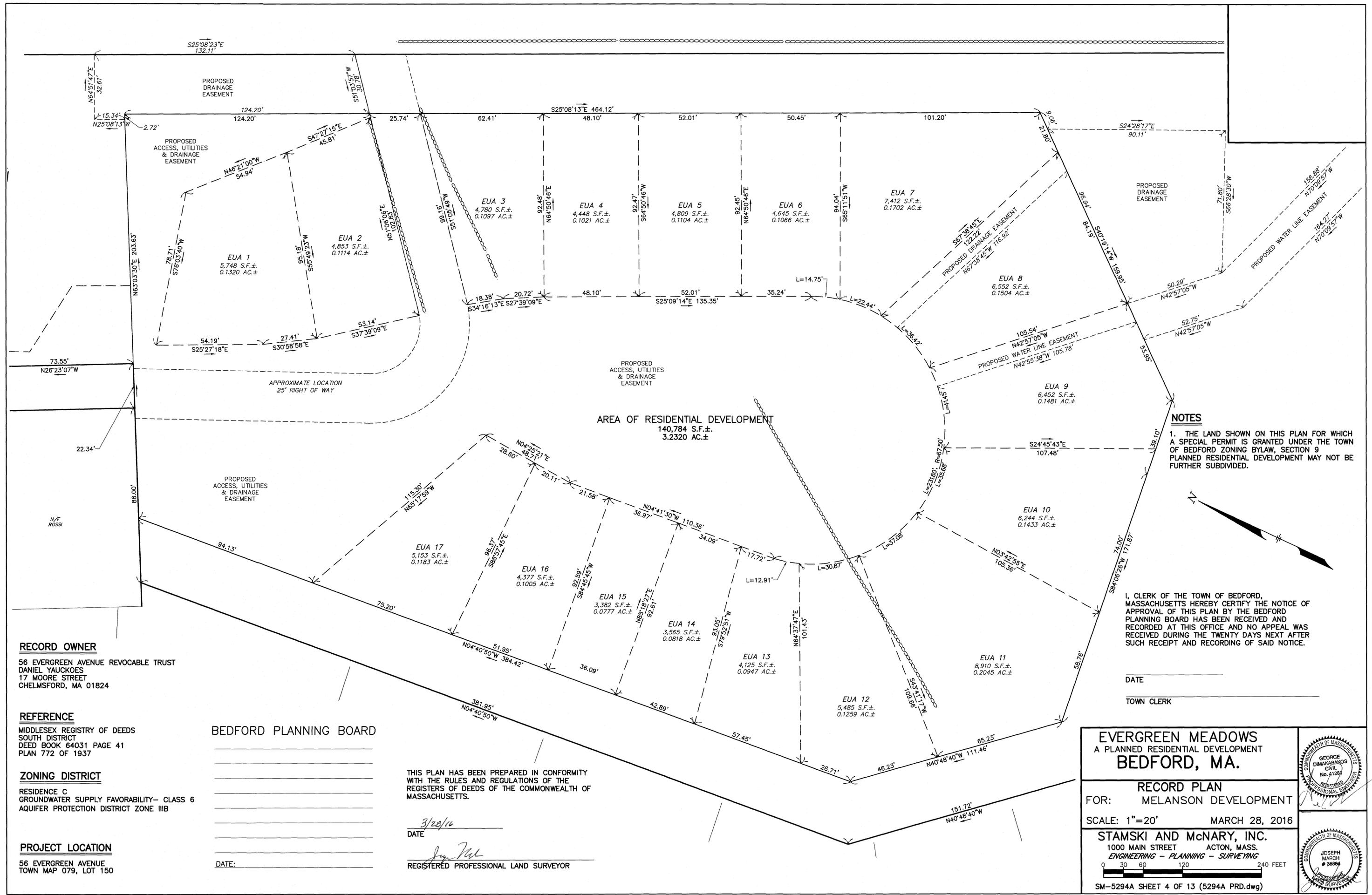
1. THE LAND SHOWN ON THIS PLAN FOR WHICH A SPECIAL PERMIT IS GRANTED UNDER THE TOWN OF BEDFORD ZONING BYLAW, SECTION 9 PLANNED RESIDENTIAL DEVELOPMENT MAY NOT BE FURTHER SUBDIVIDED.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

3/28/16
 DATE _____

 REGISTERED PROFESSIONAL LAND SURVEYOR

EVERGREEN MEADOWS A PLANNED RESIDENTIAL DEVELOPMENT BEDFORD, MA.		
RECORD PLAN FOR: MELANSON DEVELOPMENT		
SCALE: 1"=60' MARCH 28, 2016		
STAMSKI AND McNARY, INC. 1000 MAIN STREET ACTON, MASS. ENGINEERING - PLANNING - SURVEYING		
0 30 60 120 240 FEET SM-5294A SHEET 3 OF 13 (5294A PRD.dwg)		



NOTES

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DATE _____
TOWN CLERK _____

RECORD OWNER
56 EVERGREEN AVENUE REVOCABLE TRUST
DANIEL YAUCKOES
17 MOORE STREET
CHELMSFORD, MA 01824

REFERENCE
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 64031 PAGE 41
PLAN 772 OF 1937

ZONING DISTRICT
RESIDENCE C
GROUNDWATER SUPPLY FAVORABILITY- CLASS 6
AQUIFER PROTECTION DISTRICT ZONE III B

PROJECT LOCATION
56 EVERGREEN AVENUE
TOWN MAP 079, LOT 150

BEDFORD PLANNING BOARD

DATE: _____

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

3/20/16
DATE
Joseph McNary
REGISTERED PROFESSIONAL LAND SURVEYOR

EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

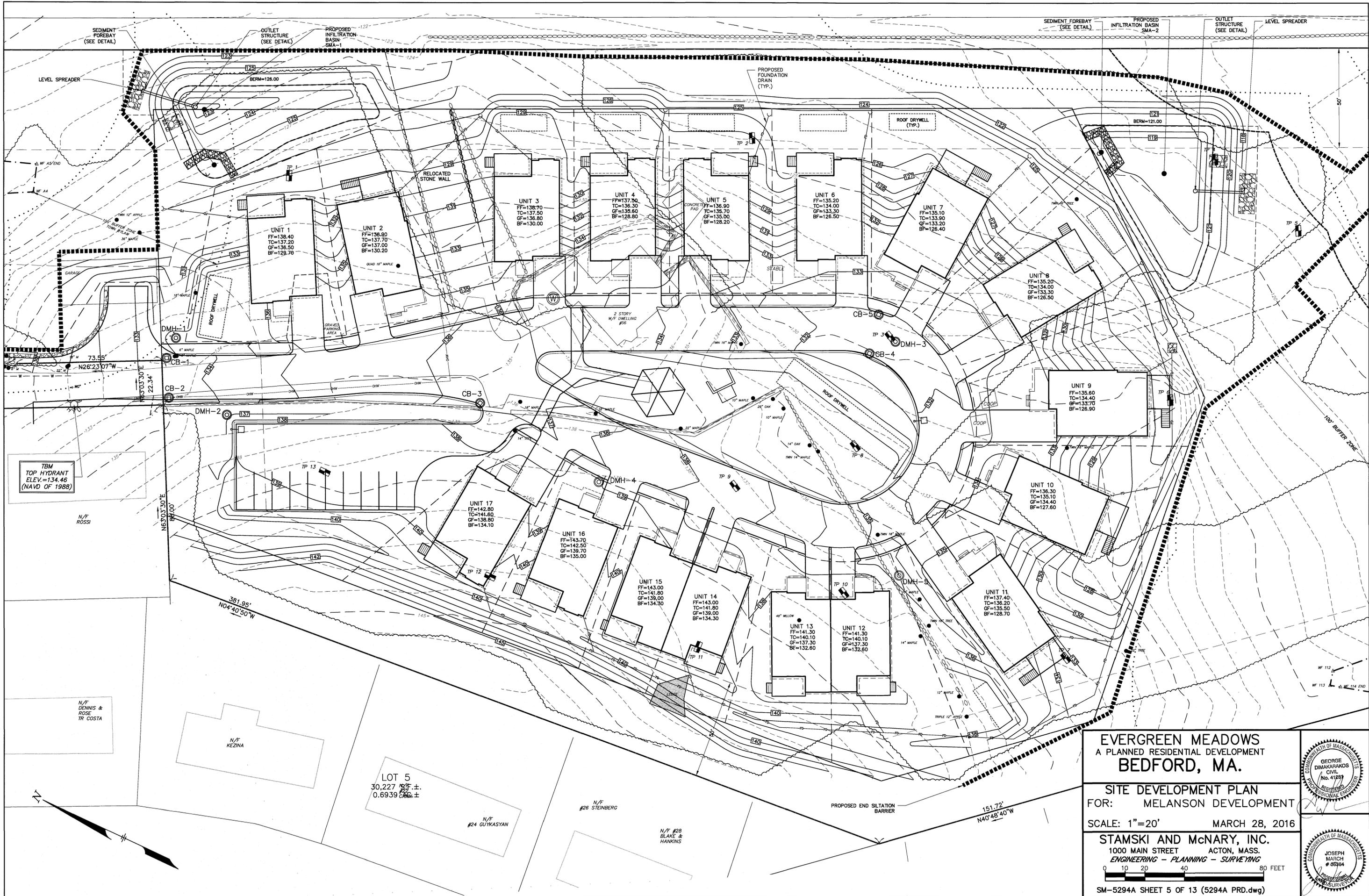
RECORD PLAN
FOR: MELANSON DEVELOPMENT

SCALE: 1"=20' MARCH 28, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 240 FEET

SM-5294A SHEET 4 OF 13 (5294A PRD.dwg)



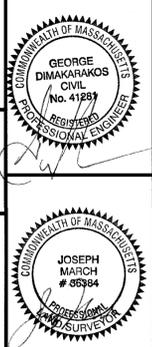
EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

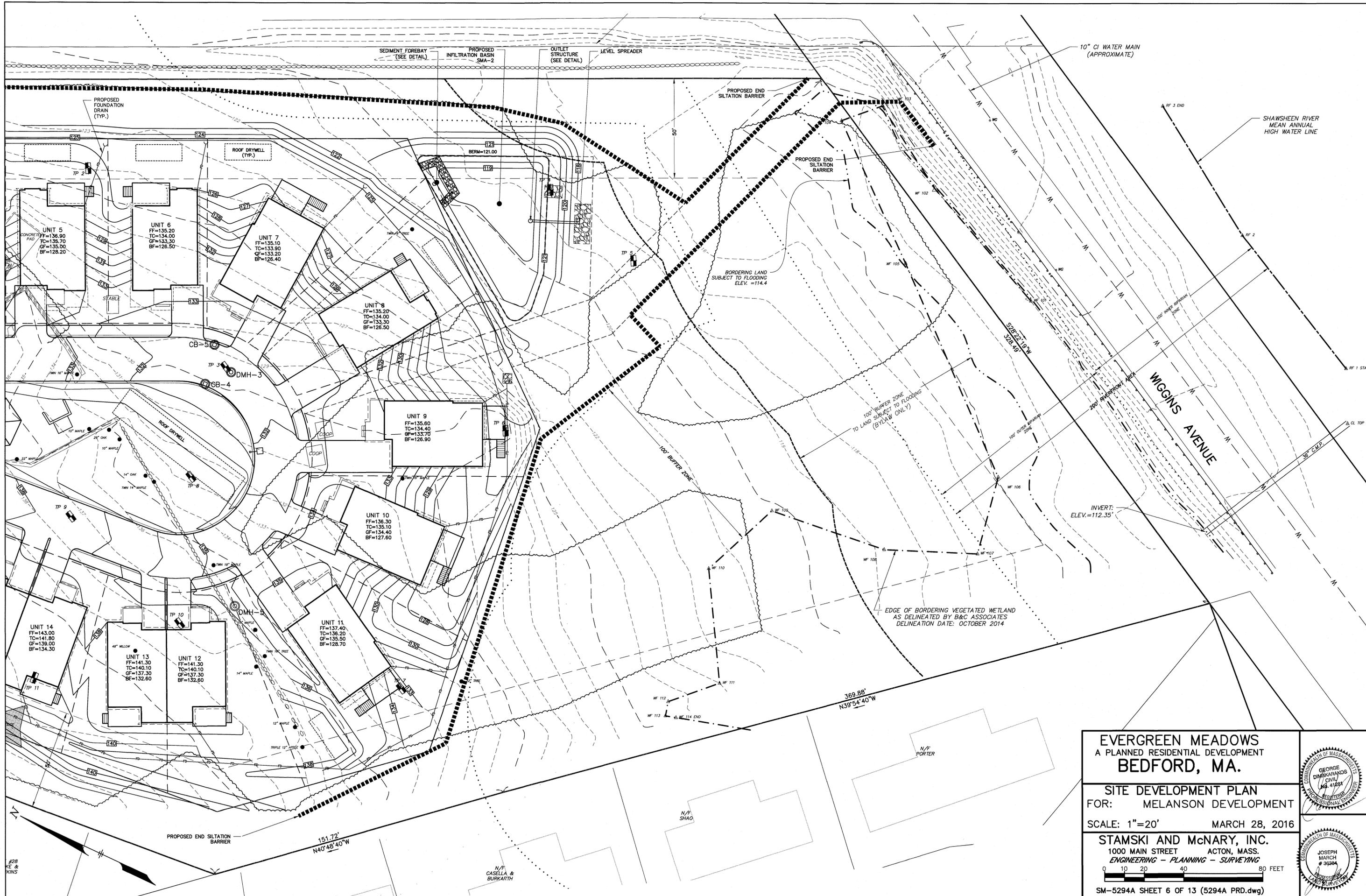
SITE DEVELOPMENT PLAN
FOR: MELANSON DEVELOPMENT

SCALE: 1"=20' MARCH 28, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5294A SHEET 5 OF 13 (5294A PRD.dwg)





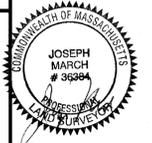
EVERGREEN MEADOWS
 A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

SITE DEVELOPMENT PLAN
 FOR: MELANSON DEVELOPMENT

SCALE: 1"=20' MARCH 28, 2016

STAMSKI AND McNARY, INC.
 1000 MAIN STREET ACTON, MASS.
 ENGINEERING - PLANNING - SURVEYING

SM-5294A SHEET 6 OF 13 (5294A PRD.dwg)

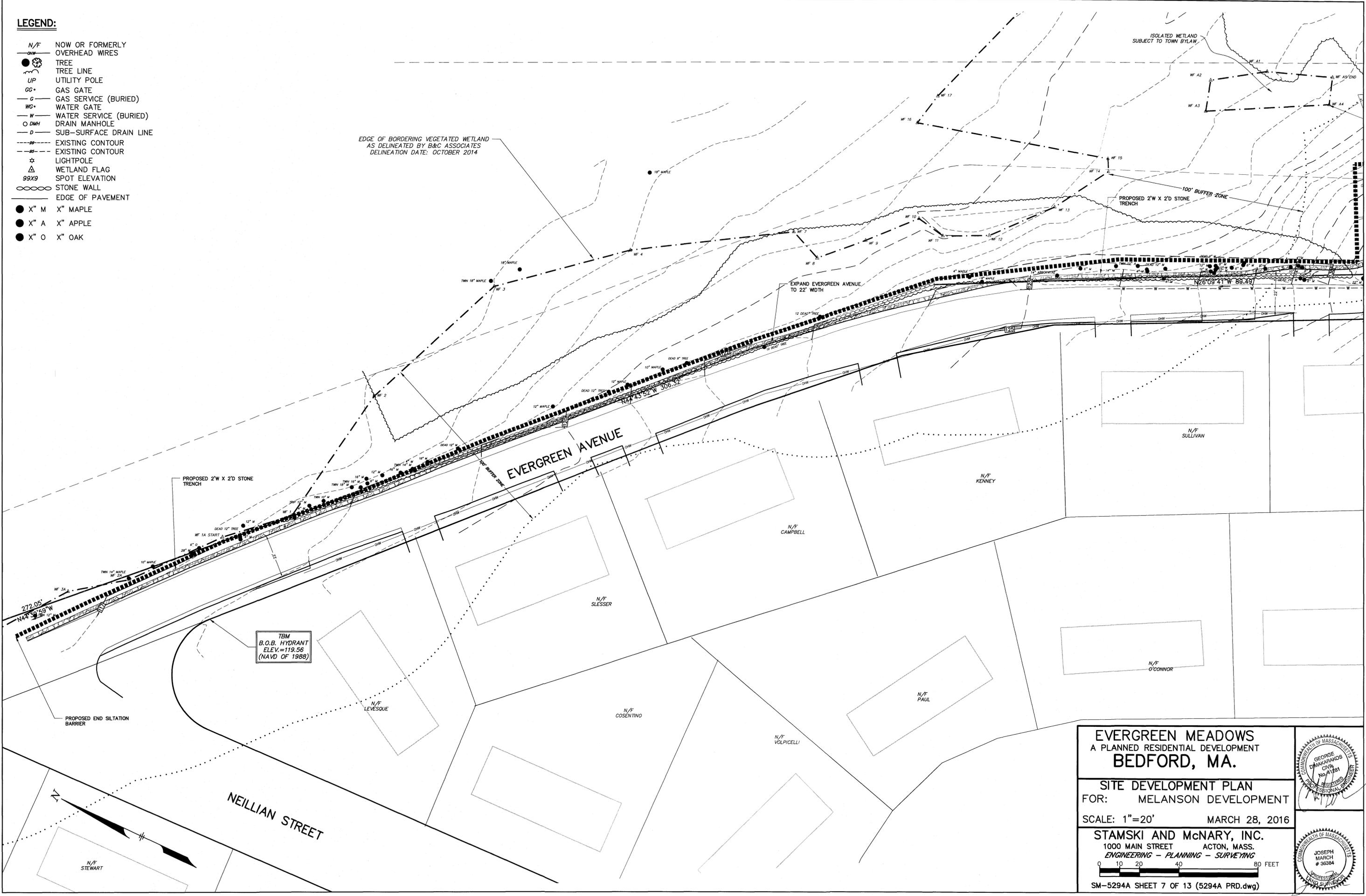


LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG+ GAS GATE
- GAS SERVICE (BURIED)
- WG+ WATER GATE
- WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT
- X" M X" MAPLE
- X" A X" APPLE
- X" O X" OAK

EDGE OF BORDERING VEGETATED WETLAND AS DELINEATED BY B&C ASSOCIATES DELINEATION DATE: OCTOBER 2014

ISOLATED WETLAND SUBJECT TO TOWN BYLAW



TBM
B.O.B. HYDRANT
ELEV.=119.56
(NAVD OF 1988)

EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

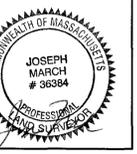
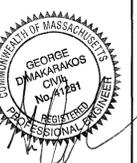
SITE DEVELOPMENT PLAN
FOR: MELANSON DEVELOPMENT

SCALE: 1"=20' MARCH 28, 2016

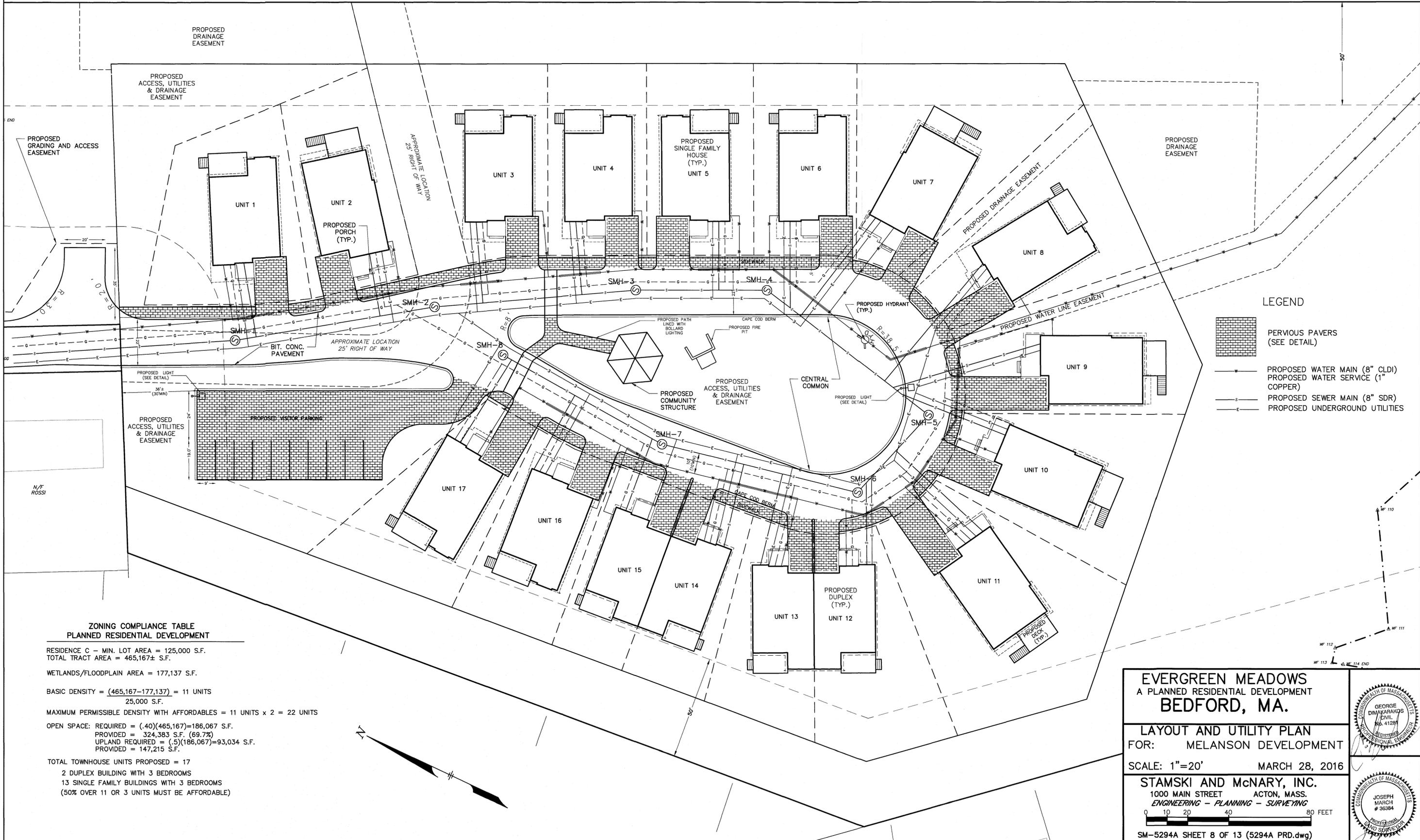
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 80 FEET

SM-5294A SHEET 7 OF 13 (5294A PRD.dwg)



MINUTEMAN COMMUTER BIKEWAY



- LEGEND**
- PERVIOUS PAVERS (SEE DETAIL)
 - PROPOSED WATER MAIN (8" CLDI)
 - PROPOSED WATER SERVICE (1" COPPER)
 - PROPOSED SEWER MAIN (8" SDR)
 - PROPOSED UNDERGROUND UTILITIES

ZONING COMPLIANCE TABLE
PLANNED RESIDENTIAL DEVELOPMENT

RESIDENCE C - MIN. LOT AREA = 125,000 S.F.
 TOTAL TRACT AREA = 465,167± S.F.

WETLANDS/FLOODPLAIN AREA = 177,137 S.F.

BASIC DENSITY = $(465,167 - 177,137) / 25,000$ S.F. = 11 UNITS

MAXIMUM PERMISSIBLE DENSITY WITH AFFORDABLES = 11 UNITS x 2 = 22 UNITS

OPEN SPACE: REQUIRED = $(.40)(465,167) = 186,067$ S.F.
 PROVIDED = 324,383 S.F. (69.7%)
 UPLAND REQUIRED = $(.5)(186,067) = 93,034$ S.F.
 PROVIDED = 147,215 S.F.

TOTAL TOWNHOUSE UNITS PROPOSED = 17
 2 DUPLEX BUILDING WITH 3 BEDROOMS
 13 SINGLE FAMILY BUILDINGS WITH 3 BEDROOMS
 (50% OVER 11 OR 3 UNITS MUST BE AFFORDABLE)

EVERGREEN MEADOWS
 A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

LAYOUT AND UTILITY PLAN
 FOR: MELANSON DEVELOPMENT

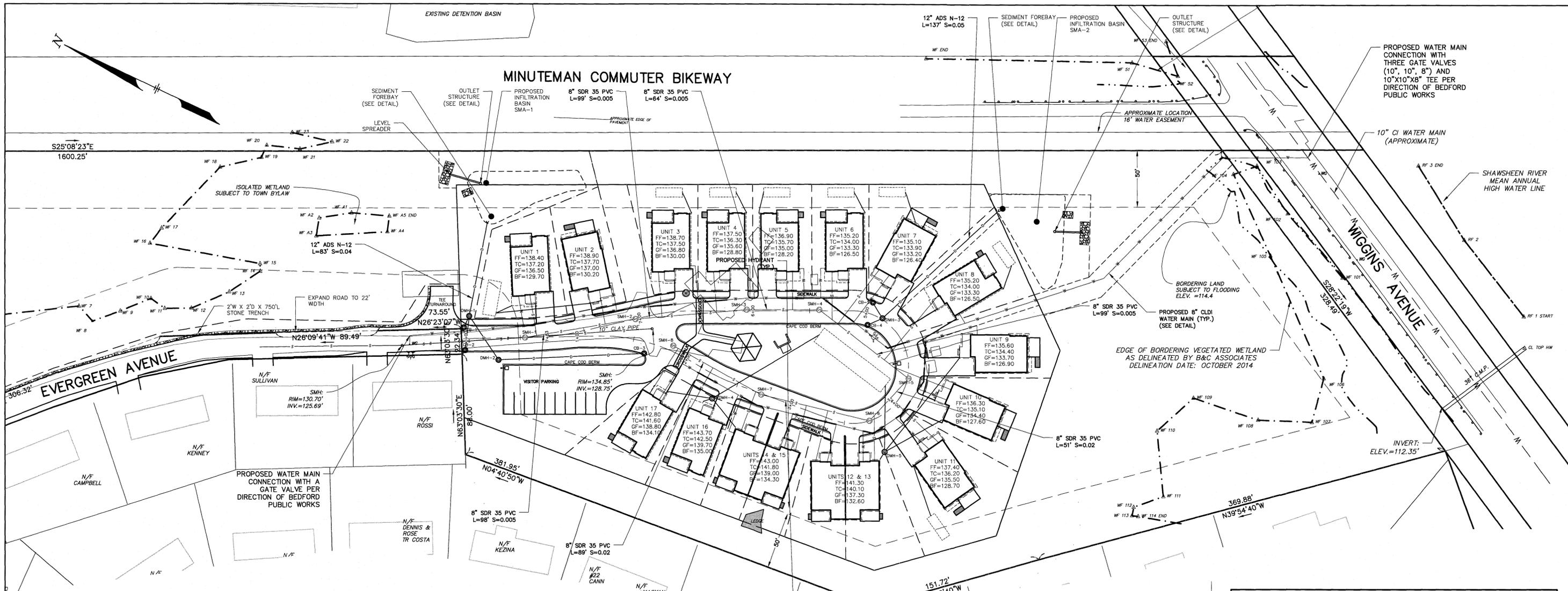
SCALE: 1"=20' MARCH 28, 2016

STAMSKI AND McNARY, INC.
 1000 MAIN STREET ACTON, MASS.
 ENGINEERING - PLANNING - SURVEYING

0 10 20 40 80 FEET

SM-5294A SHEET 8 OF 13 (5294A PRD.dwg)



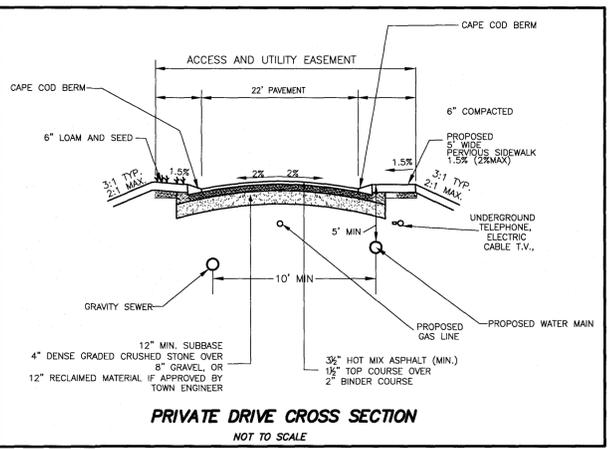
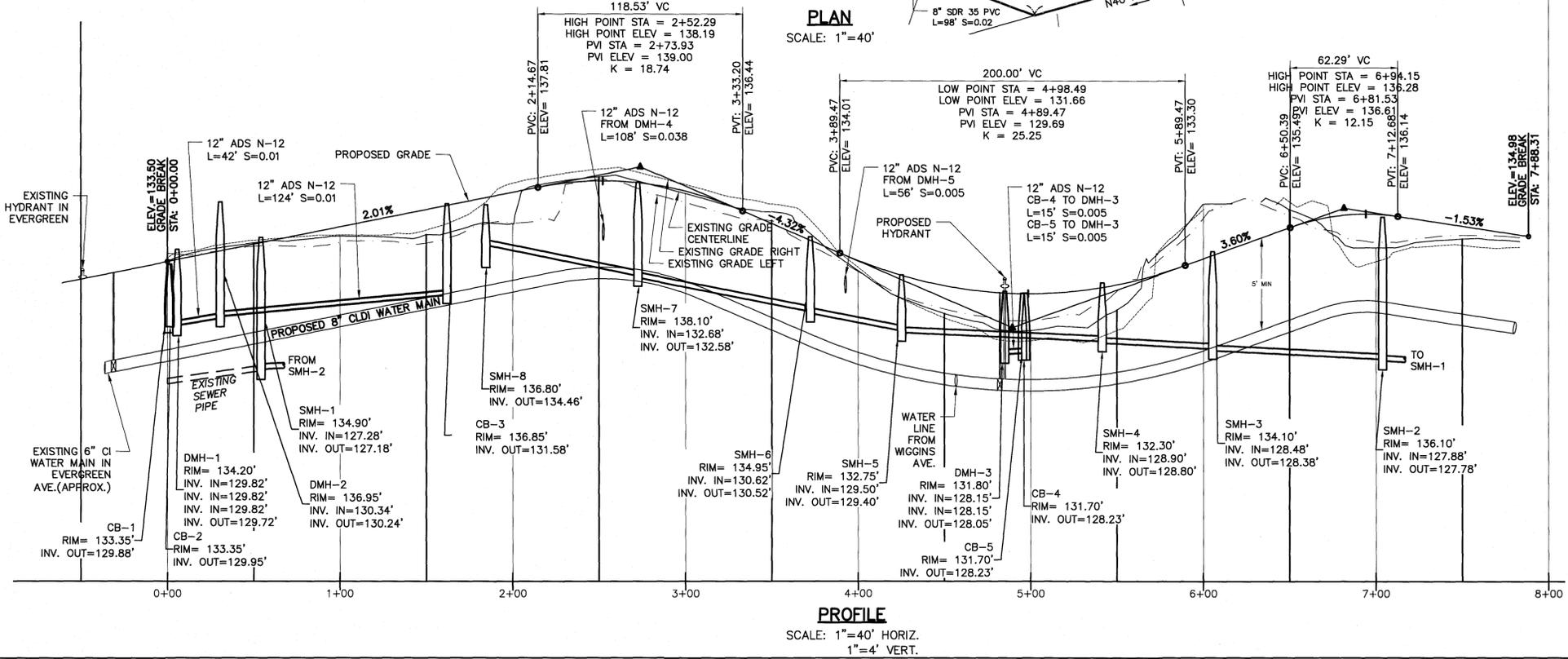


MANHOLES

	RIM	INV. IN	INV. OUT
DMH-4	139.20	135.80	135.70
DMH-5	135.40	132.00	131.90

SEWER INVERTS

UNIT #	4\"/>		
1	128.78	37	127.32
2	128.97	31	127.63
3	129.51	40	127.99
4	129.67	36	128.23
5	130.07	34	128.67
6	130.54	43	128.96
7	130.93	61	128.99
8	131.47	75	129.25
9	131.49	75	129.27
10	131.12	55	129.30
11	131.90	58	130.02
12	131.86	40	130.44
13	133.08	46	131.42
14	133.37	42	131.81
15	134.31	37	132.85
16	135.25	41	133.71
17	136.07	47	134.41



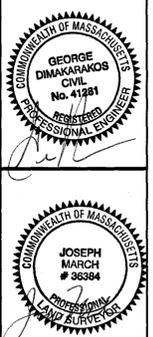
EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

FOR: MELANSON DEVELOPMENT

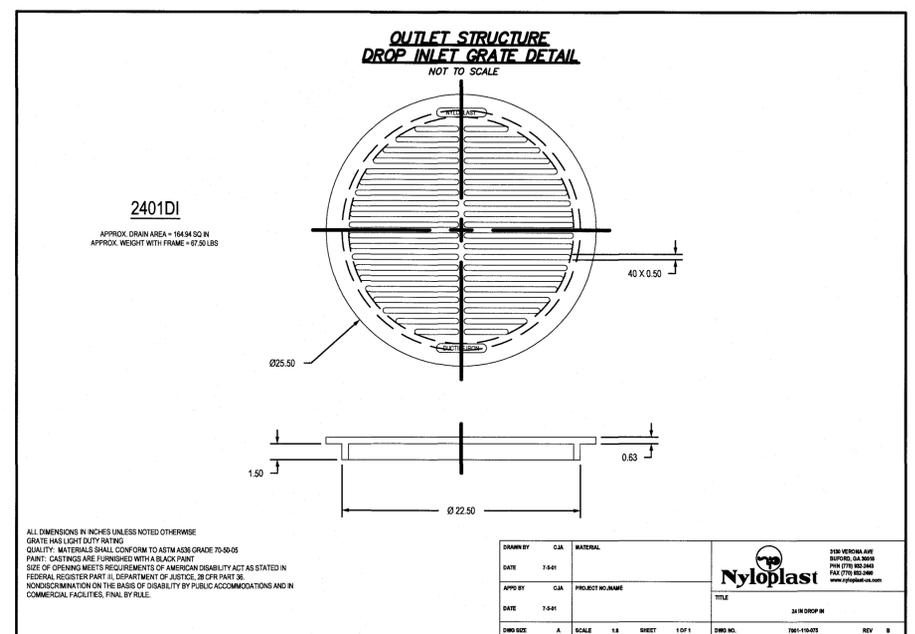
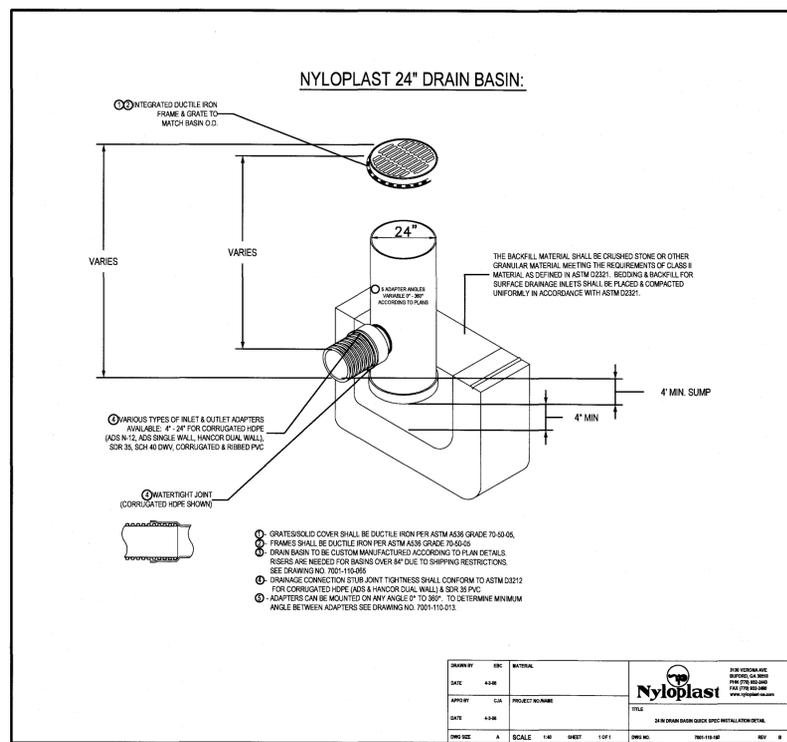
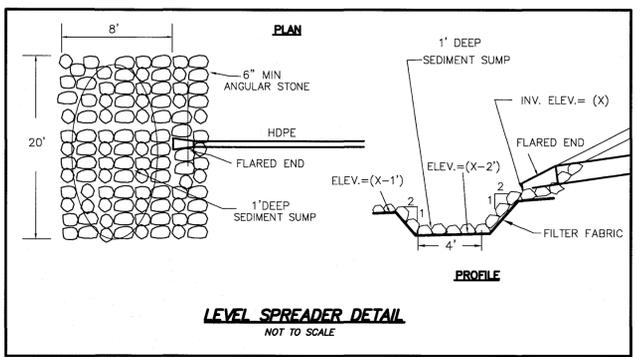
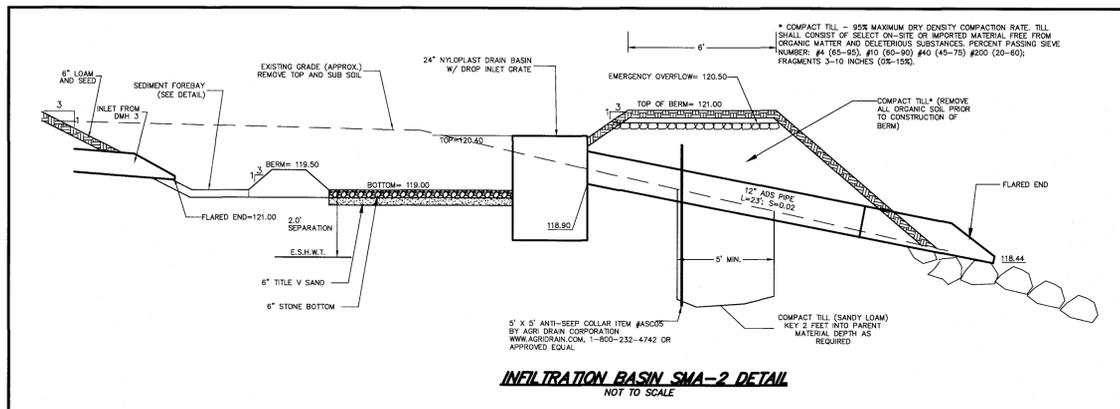
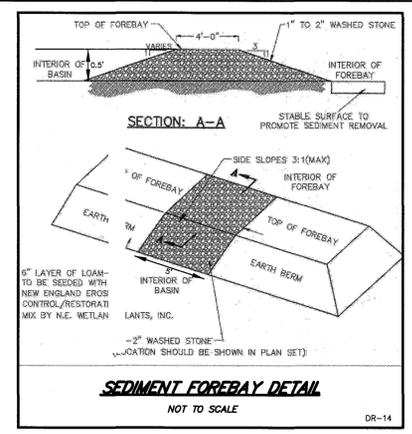
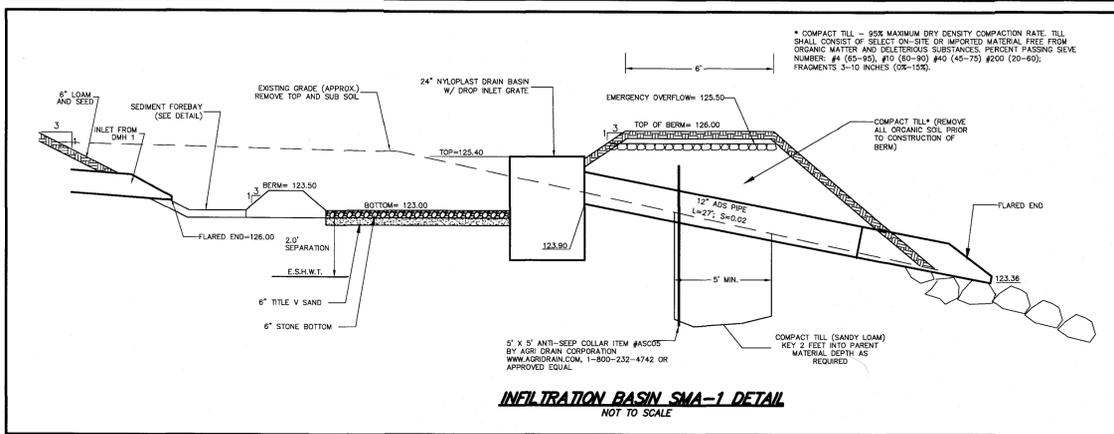
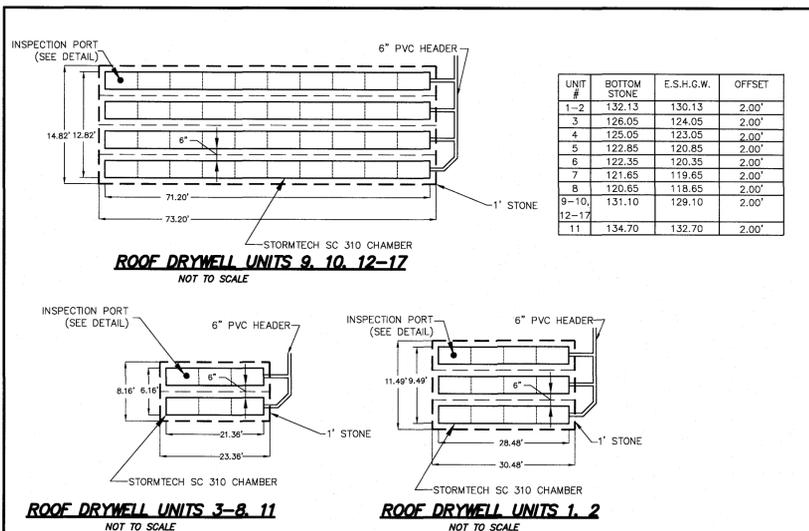
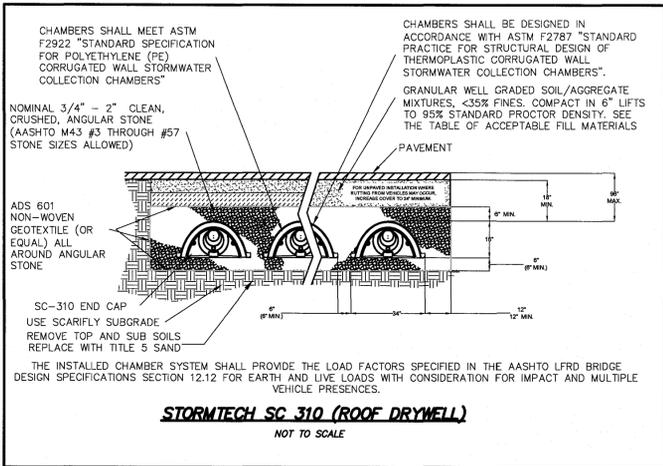
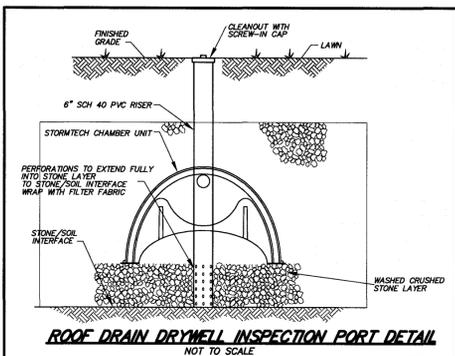
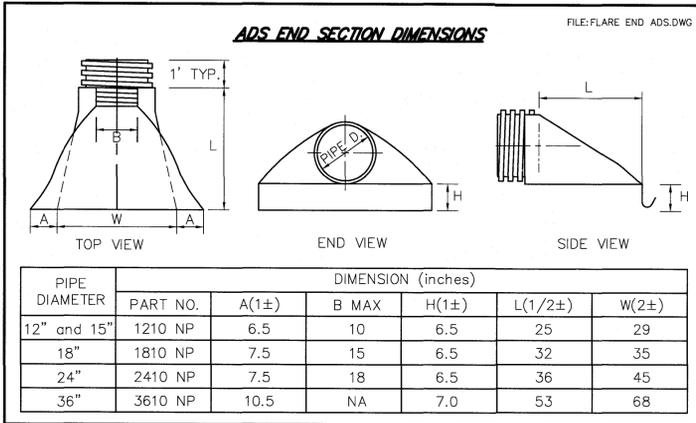
SCALE: 1"=40' MARCH 28, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5294A SHEET 9 OF 13 (5294A PRD.dwg)



DATUM ELEV
115.00



EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

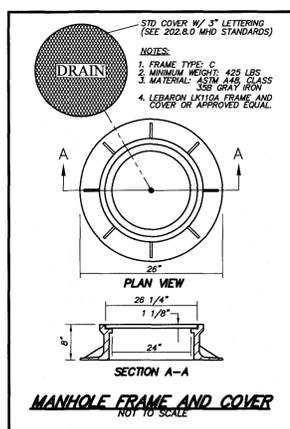
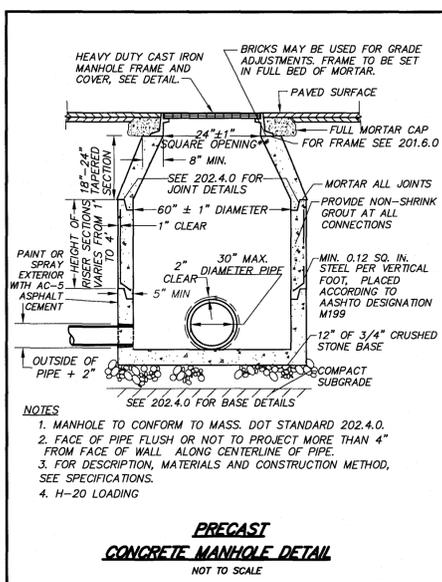
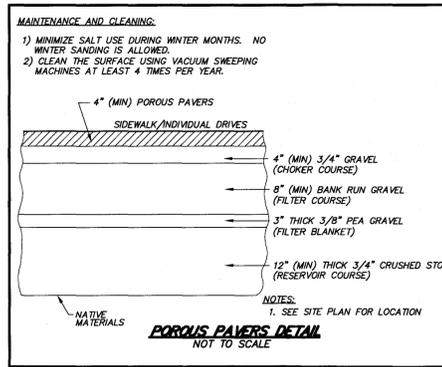
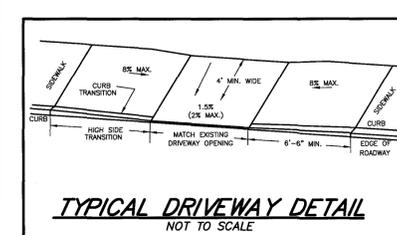
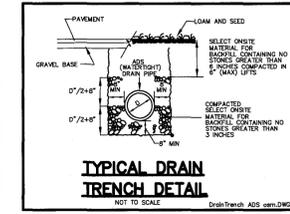
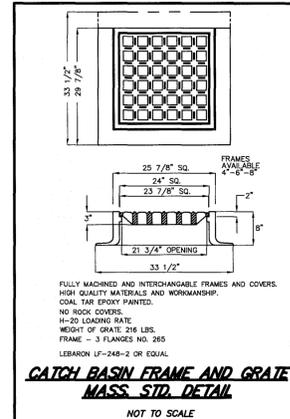
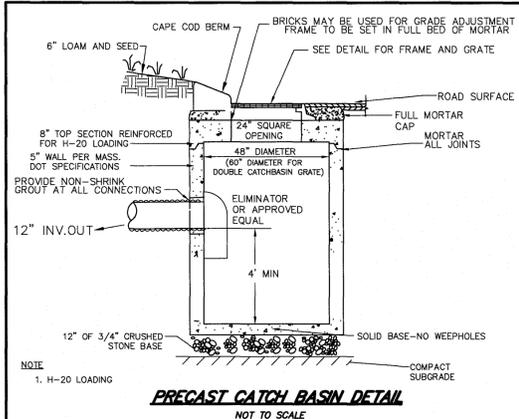
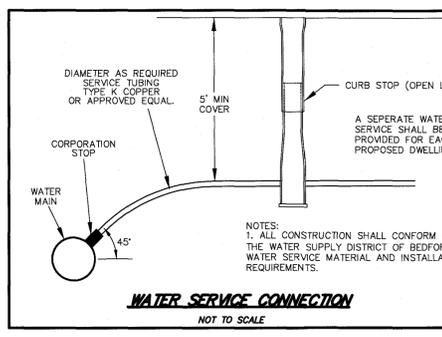
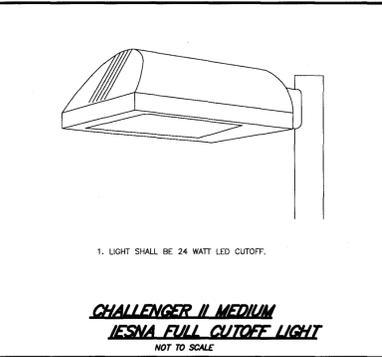
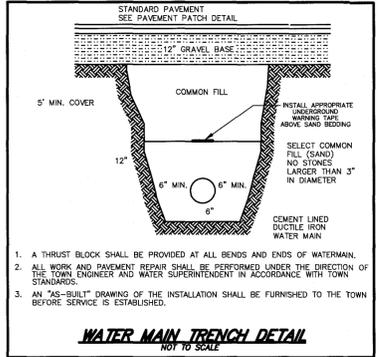
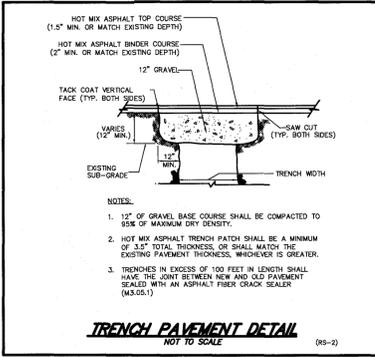
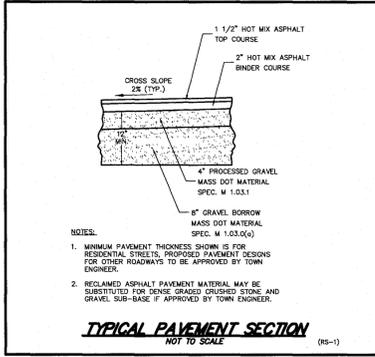
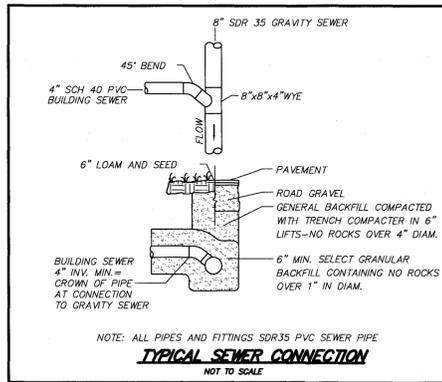
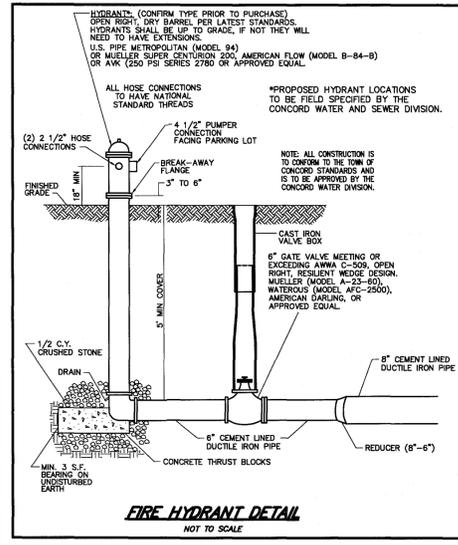
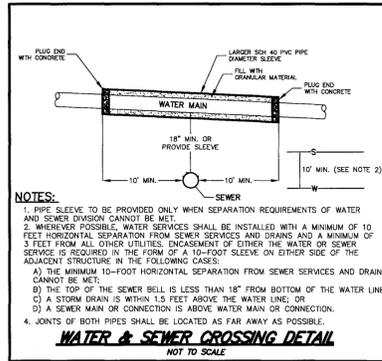
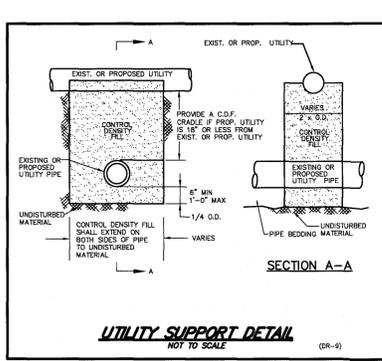
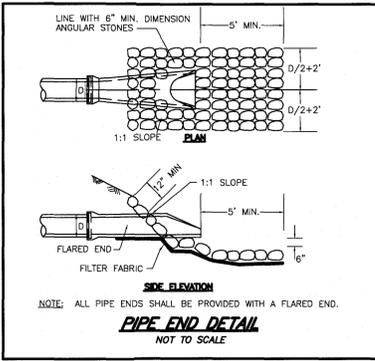
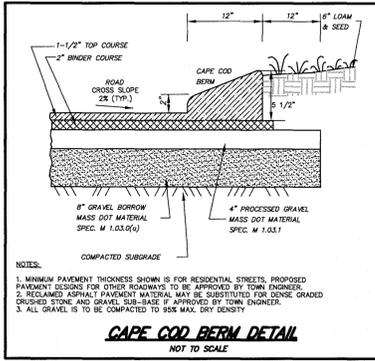
DETAILS
FOR: MELANSON DEVELOPMENT

SCALE: 1"=60' MARCH 28, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5294A SHEET 10 OF 13 (5294A PRD.dwg)



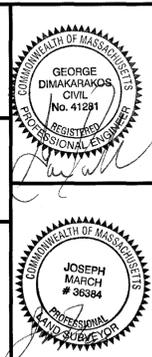


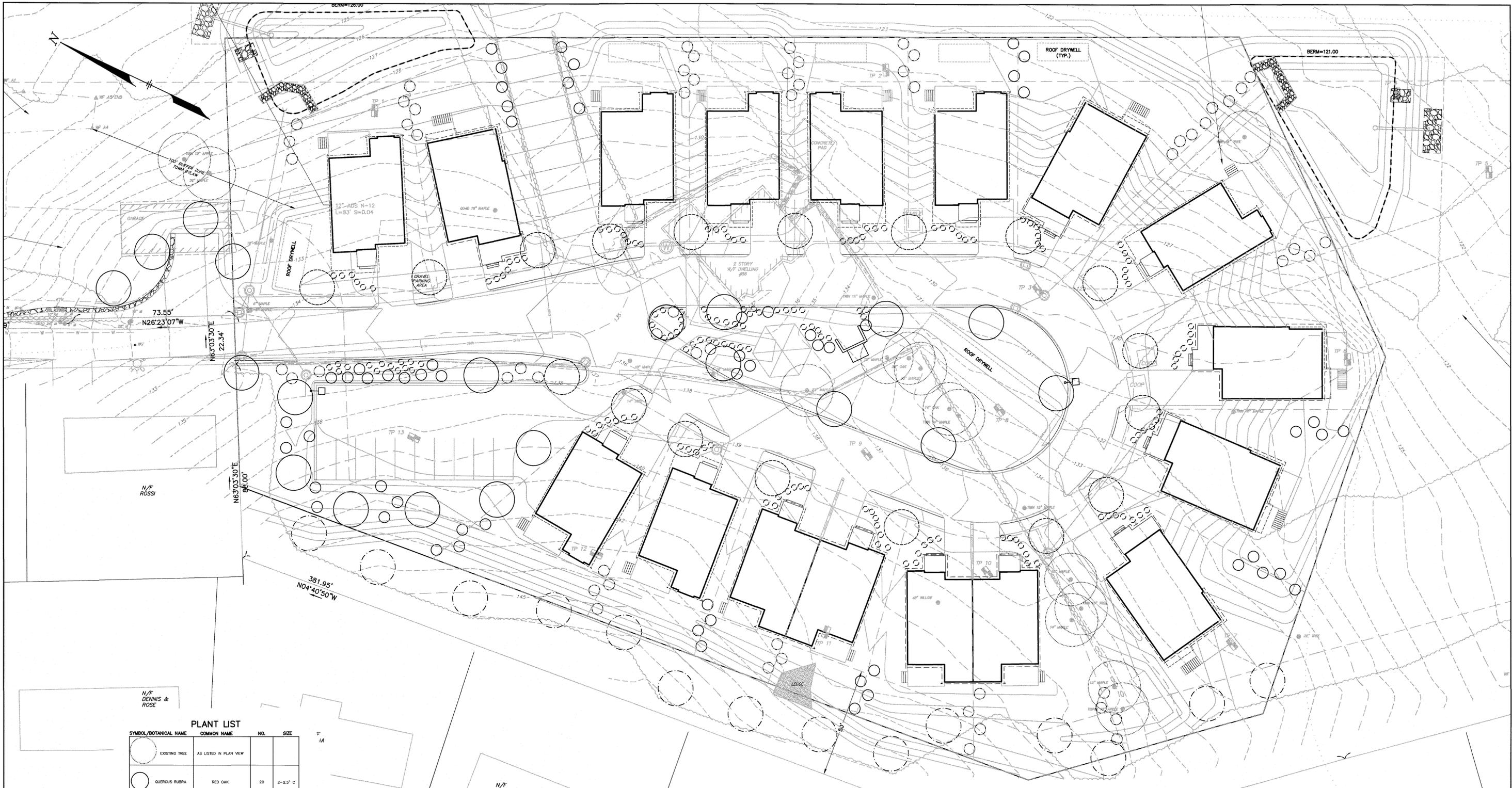
EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

DETAILS
FOR: MELANSON DEVELOPMENT
SCALE: 1"=60' MARCH 28, 2016

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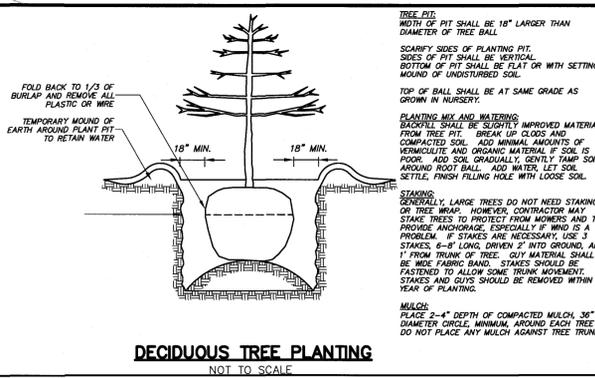
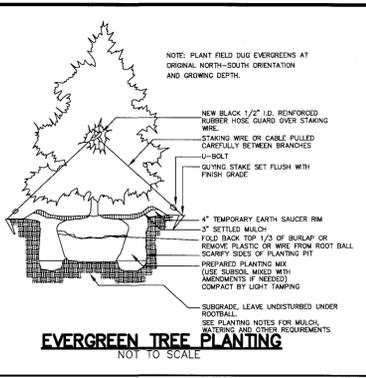
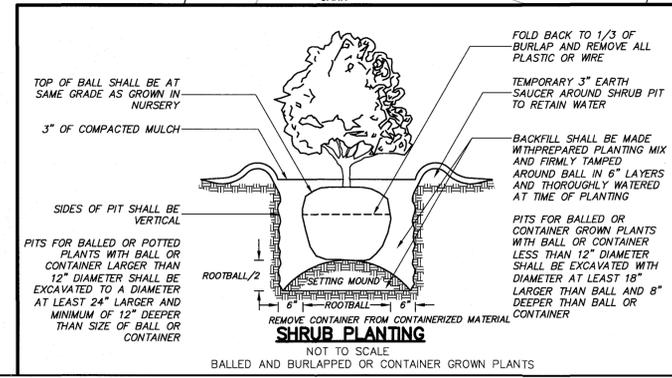
SM-5294A SHEET 11 OF 13 (5294A PRD.dwg)





PLANT LIST

SYMBOL/BOTANICAL NAME	COMMON NAME	NO.	SIZE
○	EXISTING TREE AS LISTED IN PLAN VIEW		
○	QUERCUS RUBRA	20	2-2.5' C
○	QUERCUS CANADENSIS	18	5-6' HT.
○	ABIES CONCOLOR	14	8-10' HT.
○	SYRINGA VULGARIS	49	3-4' HT.
○	ILEX VERTICILLATA "WINTER RED"	69	3-4' HT.
○	ASSORTED PERENNIALS AND GROUNDCOVERS	100	



EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

LANDSCAPE PLAN
FOR: MELANSON DEVELOPMENT

SCALE: 1"=20' MARCH 28, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5294A SHEET 12 OF 13 (5294A PRD.dwg)

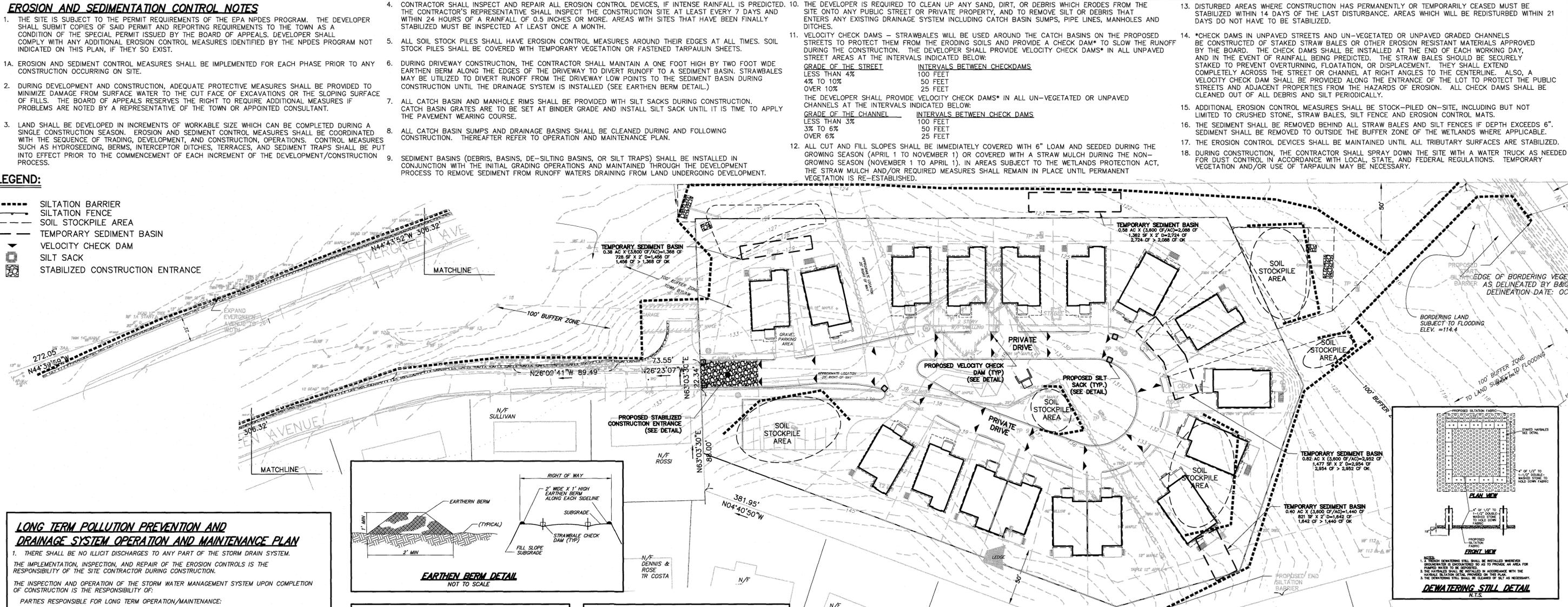


EROSION AND SEDIMENTATION CONTROL NOTES

- THE SITE IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE EPA NPDES PROGRAM. THE DEVELOPER SHALL SUBMIT COPIES OF SAID PERMIT AND REPORTING REQUIREMENTS TO THE TOWN AS A CONDITION OF THE SPECIAL PERMIT ISSUED BY THE BOARD OF APPEALS. DEVELOPER SHALL COMPLY WITH ANY ADDITIONAL EROSION CONTROL MEASURES IDENTIFIED BY THE NPDES PROGRAM NOT INDICATED ON THIS PLAN, IF THEY SO EXIST.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION OCCURRING ON SITE.
- DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS. THE BOARD OF APPEALS RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES IF PROBLEMS ARE NOTED BY A REPRESENTATIVE OF THE TOWN OR APPOINTED CONSULTANT.
- LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF TRADING, DEVELOPMENT, AND CONSTRUCTION. CONTROL MEASURES SUCH AS HYDROSEEDING, BERMS, INTERCEPTOR DITCHES, TERRACES, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.

LEGEND:

- SILTATION BARRIER
- SILTATION FENCE
- SOIL STOCKPILE AREA
- TEMPORARY SEDIMENT BASIN
- VELOCITY CHECK DAM
- SILT SACK
- STABILIZED CONSTRUCTION ENTRANCE



LONG TERM POLLUTION PREVENTION AND DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

1. THERE SHALL BE NO ILLICIT DISCHARGES TO ANY PART OF THE STORM DRAIN SYSTEM. THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING CONSTRUCTION.

THE INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION IS THE RESPONSIBILITY OF:

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:

CONDOMINIUM ASSOCIATION

SCHEDULE FOR INSPECTION AND MAINTENANCE:

STREET SWEEPING:
IT IS RECOMMENDED THAT THE PAVEMENT SHALL BE PROPERLY SWEEPED FOUR TIMES A YEAR, WITH CONCENTRATIONS IN THE SPRING AND THE FALL.

POROUS PAVERS:
CLEAN THE SURFACE USING VACUUM SWEEPING MACHINES 4 TIMES A YEAR. PERIODICALLY ADD JOINT MATERIAL (SAND), NO WINTER SANDING IS ALLOWED, AND MINIMIZE SALT USE DURING WINTER MONTHS. KEEP LANDSCAPED AREAS WELL MAINTAINED TO PREVENT SOIL TRANSPORT.

DEEP SUMP AND HOODED CATCH BASINS
DURING CONSTRUCTION, CATCH BASIN GRATES SHALL BE PROVIDED WITH SILT SACKS. CATCH BASINS SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION. AFTER CONSTRUCTION, THE DEEP SUMPS FOR ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED FOUR TIMES A YEAR. SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS. THE DEPTH OF THE SEDIMENT IN A BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.

INFILTRATION BASINS
PREVENTATIVE MAINTENANCE SHOULD BE PERFORMED AT LEAST TWICE A YEAR, AND IDEALLY SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENT FOREBAYS AFTER EVERY MAJOR STORM EVENT. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

ONCE ONLINE, THE BASINS SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT, FOR THE FIRST FEW MONTHS. THEREAFTER, THE BASIN SHOULD BE INSPECTED AT LEAST TWICE PER YEAR. IMPORTANT ITEMS TO CHECK FOR INCLUDE: DIFFERENTIAL SETTLEMENT, CRACKING, EROSION, LEAKAGE, OR TREE GROWTH ON THE EMBANKMENTS, CONDITION OF RIPRAP, SEDIMENT ACCUMULATION AND THE HEALTH OF THE TURF.

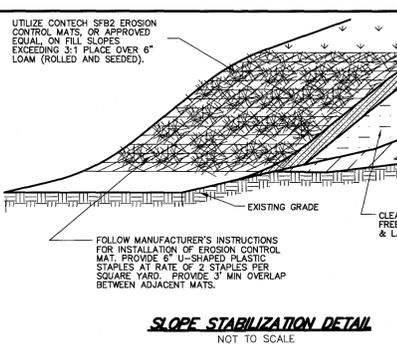
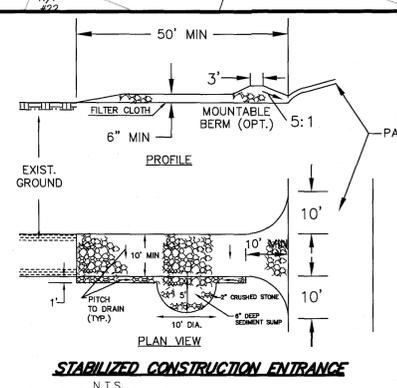
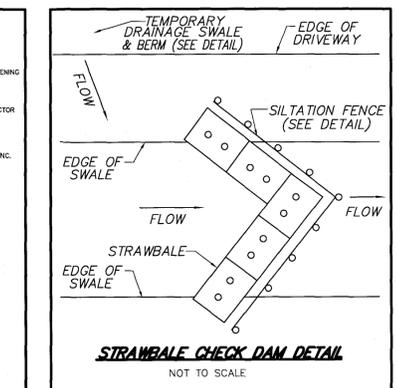
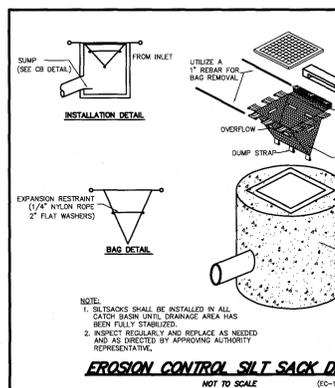
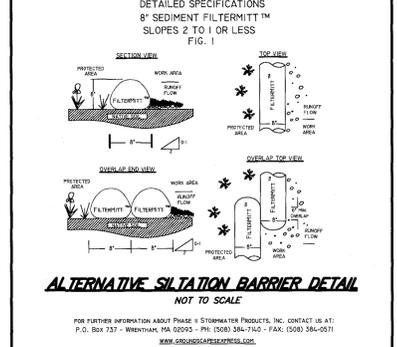
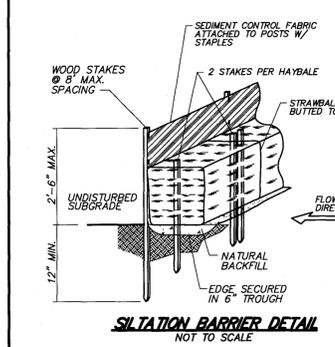
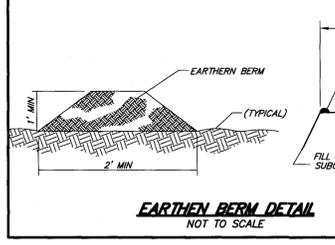
AT LEAST TWICE A YEAR, THE BUFFER AREA, SIDE SLOPES AND BASIN BOTTOM SHOULD BE MOWED. GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATTER SHOULD BE REMOVED TO PREVENT THE FORMATION OF AN IMPERVIOUS ORGANIC MAT. TRASH AND DEBRIS SHOULD ALSO BE REMOVED AT THIS TIME.

SEDIMENT SHOULD BE REMOVED FROM THE BASIN AS NECESSARY. REMOVAL PROCEDURES SHOULD NOT TAKE PLACE UNTIL THE FLOOR OF THE BASIN IS THOROUGHLY DRY. PRETREATMENT DEVICES ASSOCIATED WITH BASINS SHOULD BE INSPECTED AND CLEANED AT LEAST TWICE A YEAR AND IDEALLY EVERY OTHER MONTH.

DRYWELLS:
INSPECT THE DRYWELL AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, INSPECT AND CLEAN IT AT LEAST ONCE PER YEAR. WATER LEVELS SHOULD BE RECORDED OVER SEVERAL DAYS TO CHECK THE DRYWELL DRAINAGE.

EMERGENCY CONTACTS:
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED: FIRE DEPARTMENT: PH: 978-318-3400

RECORDS:
THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORMWATER MANAGEMENT PLAN. THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN A MAINTENANCE LOG DOCUMENTING THE INSPECTION AND MAINTENANCE OF THE DRAINAGE STRUCTURES. A COPY OF THE EROSION CONTROL AND STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ON SITE AT ALL TIMES.



- CONSTRUCTION SPECIFICATIONS**
- THE ENTRANCE OF THE PROPOSED COMMON DRIVEWAY SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZATION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE COMMON DRIVEWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL IMMEDIATELY PRIOR TO THE PLACEMENT OF PAVEMENT.
 - STONE SIZE - USE 2" CRUSHED STONE.
 - WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS OF INGRESS OR EGRESS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED NEAR CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEDIMENT SUMP AS SHOWN.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

EVERGREEN MEADOWS
A PLANNED RESIDENTIAL DEVELOPMENT
BEDFORD, MA.

STORMWATER POLLUTION PREVENTION PLAN
FOR: MELANSON DEVELOPMENT
SCALE: 1"=40' MARCH 28, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5294A SHEET 13 OF 13 (5294A PRD.dwg)

