

MULTIFAMILY PARKING CALCULATIONS:

REQUIRED PARKING = 80 SPACES
PROVIDED PARKING = 97 SPACES
(60 IN LOT, 37 ON-STREET)

PHASING NARRATIVE:

PHASE 2A – MULTI-FAMILY APARTMENT BUILDING INFRASTRUCTURE AND BUILDING

ALL SITE WORK AND UTILITIES ASSOCIATED WITH THE CONSTRUCTION OF TWO (2) 3 STORY, APPROXIMATELY 18,000 SQUARE FOOT, RENTAL APARTMENT BUILDINGS WITH A 9,000 CONNECTOR AND ASSOCIATED PARKING, LANDSCAPE AND Hardscape UTILITIES WILL BE BROUGHT FROM APPROXIMATELY 10' OUTSIDE THE BUILDING BY THE BUILDING CONTRACTOR TO THE STREET BY THE SITE CONTRACTOR. THIS PHASE ALSO INCLUDES THE CONSTRUCTION OF STORM WATER IMPROVEMENTS WITHIN OPEN SPACE PARCEL E. THIS PHASE INCLUDES THE CONSTRUCTION OF THE PARKING LOT ACCESS LANE TO MARSHALL STREET.

PHASE 2B – GRANT ROAD RECONSTRUCTION EXCLUDING ROGERS CIRCLE INFRASTRUCTURE

ALL SITE WORK ASSOCIATED WITH CONSTRUCTION OF THE EXISTING/PROPOSED PUBLIC WAYS AND UTILITIES (INCLUDING EXCAVATION, SAND BEDDING AND BACKFILL FOR NEW MEDIUM PRESSURE GAS LINE TO SERVICE MULTIFAMILY BUILDING) ALONG GRANT ROAD FROM STATION 0+00 TO STATION 14+86 AND INSTALLATION OF THE NEW CROSS COUNTRY SEWER LINE TO 27+24 AND WATER LINE TO 24+50. ALSO INCLUDED IN THIS PHASE IS THE COMPLETION OF ROADWORK AND UTILITIES TO CONNECT GRANT ROAD TO CHANCE ST. AND ALL SITEWORK AND UTILITIES ALONG MARSHALL AND POWELL STREETS FROM STATION 0+00 TO APPROXIMATELY STATION 2+75. THE INSTALLATION OF THE CROSS-COUNTRY WATER LINE FROM GRANT ROAD TO GODDARD STREET IS INCLUDED IN THIS PHASE. A TEMPORARY ROAD (WITH STABLE SURFACE APPROVED BY DEVENS FIRE DEPARTMENT) WILL BE CREATED TO CONNECT MARSHALL AND POWELL TO EXISTING GODDARD STREET SO THAT EMERGENCY VEHICLES CAN SAFELY TRAVEL FROM MARSHALL TO POWELL STREET. STORM WATER SYSTEMS REQUIRED IN OPEN SPACE PARCEL C INCLUDING RAISING THE CUMMINGS STREET BED TO ACCOMMODATE THE INSTALLATION OF NEW UTILITIES AND INCREASED STORM WATER CAPACITY WILL BE COMPLETED IN THIS PHASE. NEW STORMWATER CONNECTIONS TO THE EXISTING STORMWATER FACILITIES PREVIOUSLY CONSTRUCTED ON PARCEL G WILL ALSO BE INSTALLED DURING THIS PHASE. THIS PHASE ALSO INCLUDES INDIVIDUAL HOUSE SERVICES BROUGHT TO EDGE OF RIGHT OF WAY AND TERMINATED WITH SEPARATE GATE VALVES AS REQUIRED. AN AREA (TO BE APPROVED BY THE DEVENS ENTERPRISE COMMISSION AND MASSDEVELOPMENT) FOR EXCESS MATERIAL (WEST SIDE OF THE INTERSECTION OF PINE STREET AND GRANT ROAD) WILL BE CLEARED AND GRUBBED AND SURPLUS EXCAVATED MATERIALS WILL BE BROUGHT TO THIS LOCATION. ALL MATERIALS WILL BE FULLY CONTAINED AND STABILIZED AS PER DEC REGULATIONS. ALL LANDSCAPE PLANTINGS AND LAWNS IN STREET RIGHT OF WAY AND DISTURBED OPEN SPACE/ STORM WATER MANAGEMENT AREAS ARE INCLUDED. CENTRAL PARK LANDSCAPING UP TO HOUSE LOT 53 AND 54 IS INCLUDED IN THIS PHASE INCLUDING THE CONSTRUCTION OF THE MAIL KIOSK.

BUILDINGS
THIS PHASE WILL INCLUDE SITE WORK ASSOCIATED WITH HOUSE LOTS, ALLEYS AND BUILDING CONSTRUCTION FOR THE FOLLOWING HOUSE UNITS:
13-15, 34-54, 81-85 TOTAL = 29

PHASE 2B – ROGERS CIRCLE INFRASTRUCTURE

ALL SITE WORK ASSOCIATED WITH CONSTRUCTION OF THE PROPOSED PUBLIC WAY AND UTILITIES ALONG ROGERS CIRCLE FROM STATION 0+00 TO STATION 8+64 AND STORM WATER SYSTEMS REQUIRED FOR THE VILLAGE GREEN. THIS PHASE ALSO INCLUDES INDIVIDUAL HOUSE SERVICES BROUGHT TO EDGE OF RIGHT OF WAY AND TERMINATED WITH SEPARATE GATE VALVES AS REQUIRED. SURPLUS EXCAVATED MATERIALS WILL BE BROUGHT TO PREVIOUSLY AGREED LOCATION ON WEST SIDE OF THE INTERSECTION OF PINE STREET AND GRANT ROAD AND BE FULLY CONTAINED AND STABILIZED AS PER DEC REGULATIONS. ALL LANDSCAPE PLANTINGS AND LAWNS IN STREET RIGHT OF WAY AND DISTURBED OPEN SPACE/ STORM WATER MANAGEMENT AREAS ARE INCLUDED. VILLAGE GREEN LANDSCAPING IS INCLUDED IN THIS PHASE.

BUILDINGS
THIS PHASE WILL INCLUDE SITE WORK ASSOCIATED WITH HOUSE LOTS, ALLEYS AND BUILDING CONSTRUCTION FOR THE FOLLOWING HOUSE UNITS: 1-12 TOTAL = 12

PHASE 3 – GODDARD STREET (INCLUDES COMPLETION OF MARSHALL, POWELL AND CUMMINGS) INFRASTRUCTURE

ALL SITEWORK AND UTILITIES ALONG GODDARD STREET FROM STATION 0+00 TO STATION 10+58. THIS PHASE ALSO INCLUDES THE COMPLETION OF WORK AT CUMMINGS STREET AND THE REMAINDER OF MARSHALL AND POWELL STREETS. THIS PHASE ALSO INCLUDES THE REMAINING WORK REQUIRED TO CONNECT THE CROSS-COUNTRY WATER LINE TO THE NEW WATER LINE SERVICE IN GODDARD STREET. THIS PHASE ALSO INCLUDES THE CONSTRUCTION OF STORM WATER IMPROVEMENTS WITHIN OPEN SPACE PARCEL F AND INDIVIDUAL HOUSE SERVICES BROUGHT TO EDGE OF RIGHT OF WAY AND TERMINATED WITH SEPARATE GATE VALVES AS REQUIRED. SURPLUS EXCAVATED MATERIALS WILL BE BROUGHT TO PREVIOUSLY AGREED LOCATION ON WEST SIDE OF THE INTERSECTION OF PINE STREET AND GRANT ROAD AND BE FULLY CONTAINED AND STABILIZED AS PER DEC REGULATIONS. ALL LANDSCAPE PLANTINGS AND LAWNS IN STREET RIGHT OF WAY AND DISTURBED OPEN SPACE/ STORM WATER MANAGEMENT AREAS ARE INCLUDED. COMPLETION OF THE REMAINING LANDSCAPING WORK IN CENTRAL PARK IS INCLUDED IN THIS PHASE.

BUILDINGS
THIS PHASE WILL INCLUDE SITE WORK ASSOCIATED WITH HOUSE LOTS, ALLEYS AND BUILDING CONSTRUCTION FOR THE FOLLOWING HOUSE UNITS: 55-80 TOTAL = 26

NOTE:

* = MIDU UNIT, MINIMUM OF 20 UNITS IN MULTIFAMILY BUILDING TO BE MIDU UNITS.

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:

PHASE 1 = 2.90 AC.
PHASE 2A = 0.00 AC.
PHASE 2B = 5.05 AC.
PHASE 3 = 3.26 AC.
TOTAL = 11.21 AC.

PROVIDED OPEN SPACE:

PHASE 1 = 3.98 AC. (PARCELS D & G)
PHASE 2A = 1.05 AC. (PARCEL E)
PHASE 2B = 3.45 AC. (PARCELS A, B, & C)
PHASE 3 = 2.77 AC. (PARCEL F)
TOTAL = 11.25 AC.

SITE AREAS:

BUILDINGS = 3.24 AC.
PAVEMENT = 6.45 AC.
TOTAL IMPERVIOUS = 9.69 AC.
TOTAL OPEN SPACE = 11.25 AC.

ZONING REQUIREMENTS:

REQUIREMENTS PER 974 CMR 5.02(1) – INNOVATIVE RESIDENTIAL DEVELOPMENT

SINGLE/TWO-FAMILY MINIMUM LOT AREA = 5,000 SF
SINGLE/TWO-FAMILY MAXIMUM LOT AREA = 10,000 SF
MULTIFAMILY MINIMUM LOT AREA = 5,000 SF PLUS 1,500 SF/UNIT
MULTIFAMILY MAXIMUM LOT AREA = 10,000 SF PLUS 2,500 SF/UNIT
MINIMUM LOT FRONTAGE = 50 FT
MINIMUM FRONT, SIDE, AND REAR SETBACK = 5 FT
MAXIMUM FRONT YARD SETBACK (2 STORY) = 25 FT
MAXIMUM FRONT YARD SETBACK (1 STORY) = 15 FT
MINIMUM REQUIRED OPEN SPACE = 11.21 AC
OPEN SPACE PROVIDED = 11.25 AC

MINIMUM PERCENTAGE OF MULTIFAMILY UNITS = 15%
PERCENTAGE PROVIDED = 43 UNITS/124 UNITS = 34.6%

MINIMUM UNIT DENSITY = 7 UNITS/ACRE
UNIT DENSITY PROVIDED = 124 UNITS/13.28 AC



DEVENTS ENTERPRISE COMMISSION

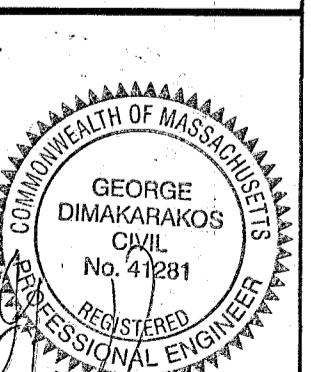
APPROVAL DATE: 5-22-18

ENDORSEMENT DATE: 9-4-2018

CHAIRPERSON

DATE	REVISION
10/12/2017	–
3/8/2018	–
3/21/2018	D.O.C. DATED 3/19/2018
4/24/2018	PEER REVIEW
5/11/2018	DEC COMMENTS
7/18/2018	DEC DECISION
8/22/2018	DEC COMMENTS

"EMERSON GREEN"
INNOVATIVE RESIDENTIAL DEVELOPMENT
IN DEVENS, HARVARD, MASSACHUSETTS
(WORCESTER COUNTY)



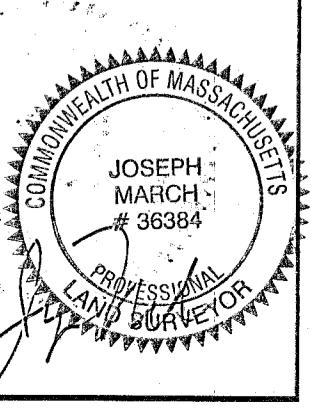
PHASING PLAN

FOR: DEVENS VILLAGE GREEN, LLC
SCALE: 1"=60' MARCH 31, 2017

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 30 60 120 240

SM-5666 (5666-SITE-18.dwg) SHEET 2 OF 30



REGISTERED PROFESSIONAL LAND SURVEYOR

01/28/18
DATE

Jay M.
Signature