

NOTES:

- 1.) THIS PLAN IS BASED ON THE REFERENCED PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES IS FROM CURRENT ASSESSOR'S RECORDS.
- 2.) BEARINGS BASED ON 1983 MASS STATE PLANE COORDINATE SYSTEM AND CONTROL SURVEY BY CHAS. H. SELLS, INC. APRIL 2002.
- 3.) MASSACHUSETTS DEVELOPMENT FINANCE COMPANY IS THE SUCCESSOR IN INTEREST TO THE GOVERNMENT LAND BANK, UNDER CHAPTER 289 OF THE ACTS OF 1998. SEE DOCUMENT RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS IN DEED BOOK 20505 PAGE 279.
- 4.) THIS PLAN REFLECTS A WAIVER GRANTED BY THE LAND USE ADMINISTRATOR WITH REGARD TO THE REQUIREMENT OF 974 CMR 2.04(2)(F) TO SHOW THE ENTIRE PARCEL OF LAND BEING SUBDIVIDED AND ALL CONTIGUOUS PROPERTY IN THE OWNERSHIP OF THE APPLICANT OR IN THE SAME OWNERSHIP AS ANY OF THE LAND BEING SUBDIVIDED.
- 5.) THE PURPOSE OF THIS PLAN IS TO FACILITATE THE APPROVAL OF THE LAYOUT LINES FOR BRADLEY CIRCLE WITHIN THE LIMITS SHOWN ON THE PLAN, AS RECOMMENDED BY THE DEVENS ENTERPRISE COMMISSION AT A PUBLIC HEARING ON AND APPROVED BY THE MASS DEVELOPMENT BOARD OF DIRECTORS ON _____ IN ACCORDANCE WITH SECTION 12(I) OF CHAPTER 498 OF THE ACTS OF 1993.

NOTE FOR RECORDING:
AS AUTHORIZED BY CHAPTER 498 OF THE ACTS OF 1993, AS AMENDED.

AS DIRECTOR/LAND USE ADMINISTRATOR OF THE DEVENS ENTERPRISE COMMISSION, I HEREBY APPROVE THE LAYOUT PLAN PORTRAYED IN THIS SUBMISSION AT DEVENS.

DATE _____

DIRECTOR/LAND USE ADMINISTRATOR _____

RECORD OWNER

DEVENS VILLAGE GREEN, LLC
336 BAKER AVE, SUITE 2-4
CONCORD, MA

REFERENCE

WORCESTER REGISTRY OF DEEDS
DEED BOOK 60120 PAGE 357
PLAN BOOK 938 PLAN 9

ZONING DISTRICT

RESIDENTIAL I
WRPD DISTRICT: WATERSHED

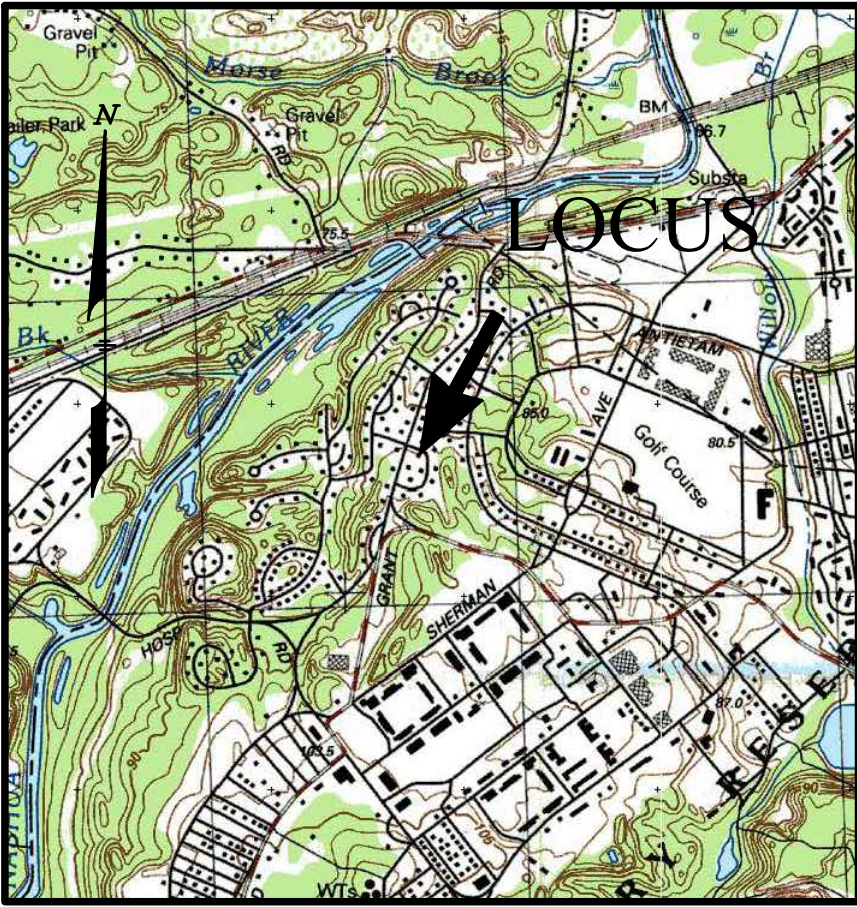
APPLICANT

DEVENS VILLAGE GREEN, LLC
C/O NOW COMMUNITIES, LLC
1651 MAIN STREET
CONCORD MA, 01742
(978)369-6200

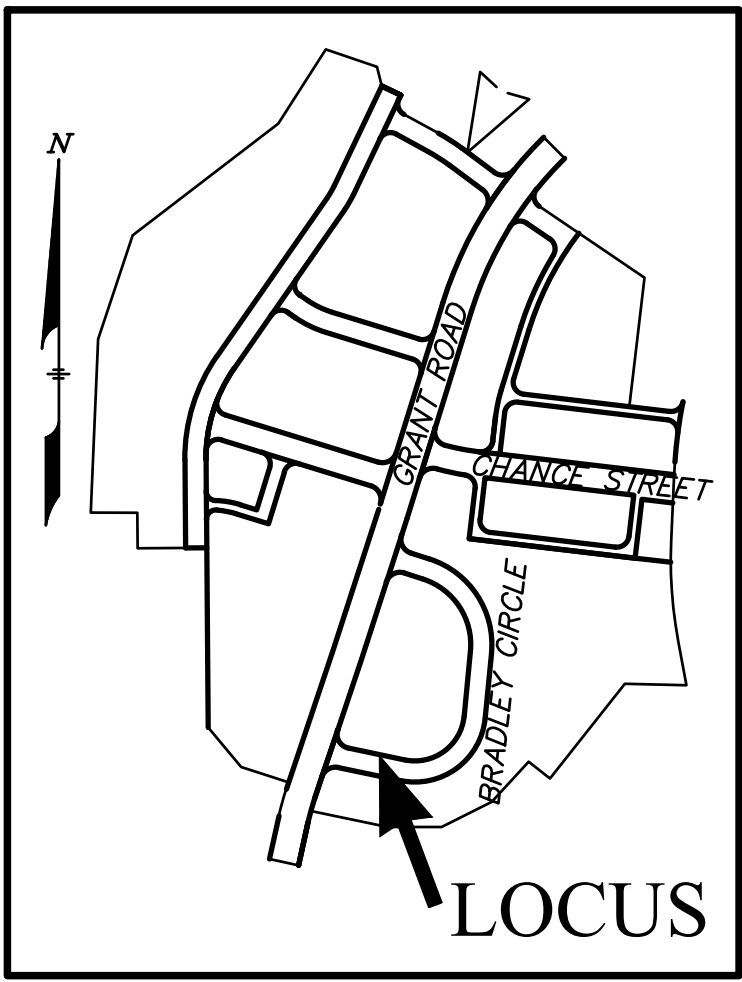
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DATE _____

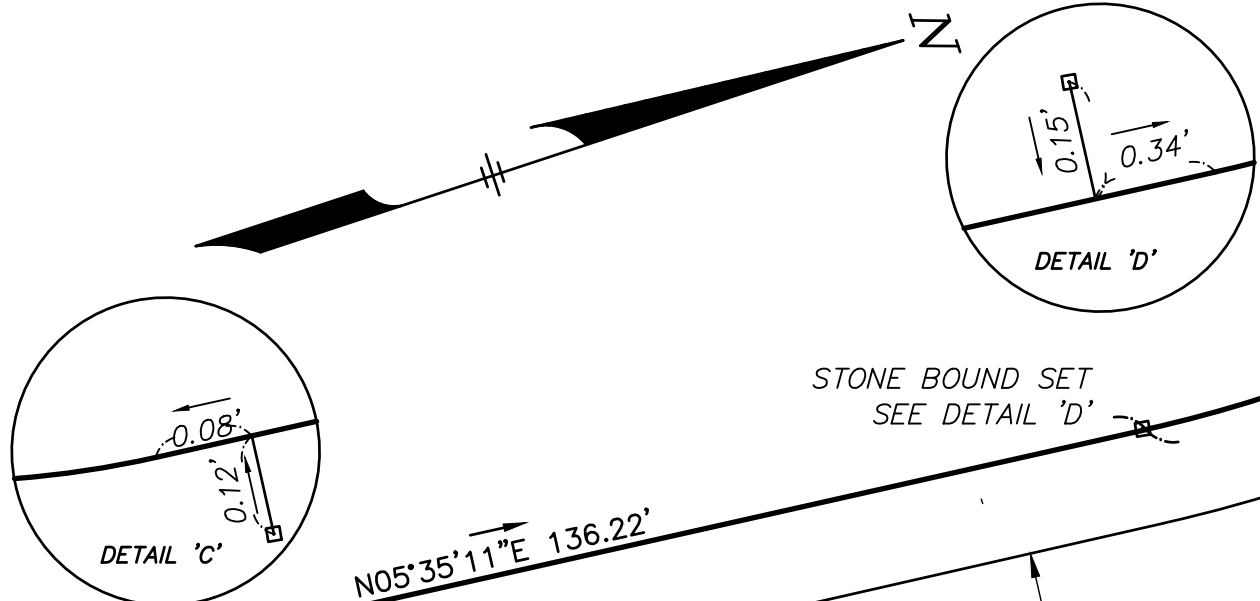
REGISTERED PROFESSIONAL LAND SURVEYOR _____



LOCUS
SCALE: 1"=2,000'



LOCUS
SCALE: 1"=400'



"EMERSON GREEN"
INNOVATIVE RESIDENTIAL DEVELOPMENT
IN
DEVENS, HARVARD, MASSACHUSETTS
(WORCESTER COUNTY)
BRADLEY CIRCLE
STREET ACCEPTANCE PLAN
FOR: DEVENS VILLAGE GREEN, LLC
SCALE: 1"=20' MAY 26, 2023

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

0 10 20 40 80

SM-5666 (5666BRADLEY ACCEPTANCE.dwg)

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- 2.) GRANT ROAD IS AN EXISTING PUBLIC WAY AS SHOWN ON A PLAN RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 822 PLAN 22.
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APPLICANT

DEVENS VILLAGE GREEN, LLC
C/O NOW COMMUNITIES, LLC
1651 MAIN STREET
CONCORD MA, 01742
(978)369-6200

RECORD OWNER

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY
99 HIGH STREET
BOSTON, MASSACHUSETTS

REFERENCE

WORCESTER REGISTRY OF DEEDS
DEED BOOK 17907 PAGE 1
PLAN BOOK 703 PLAN 112
PLAN BOOK 938 PLAN 9

ZONING DISTRICT

RESIDENTIAL I
WRPD DISTRICT: WATERSHED

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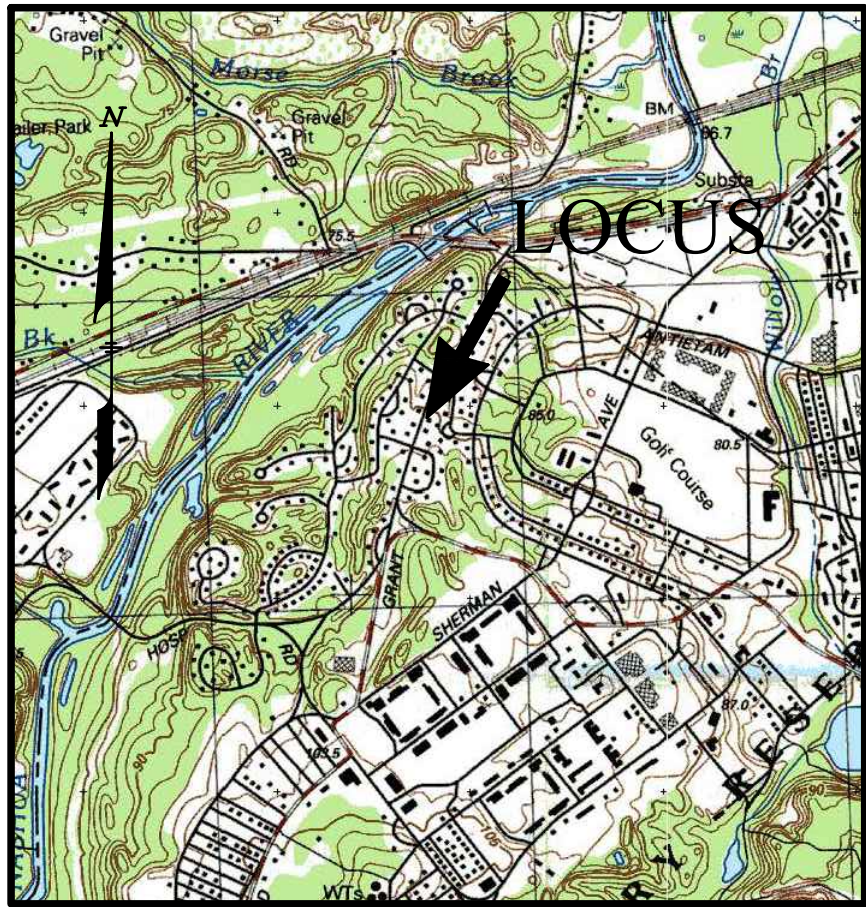
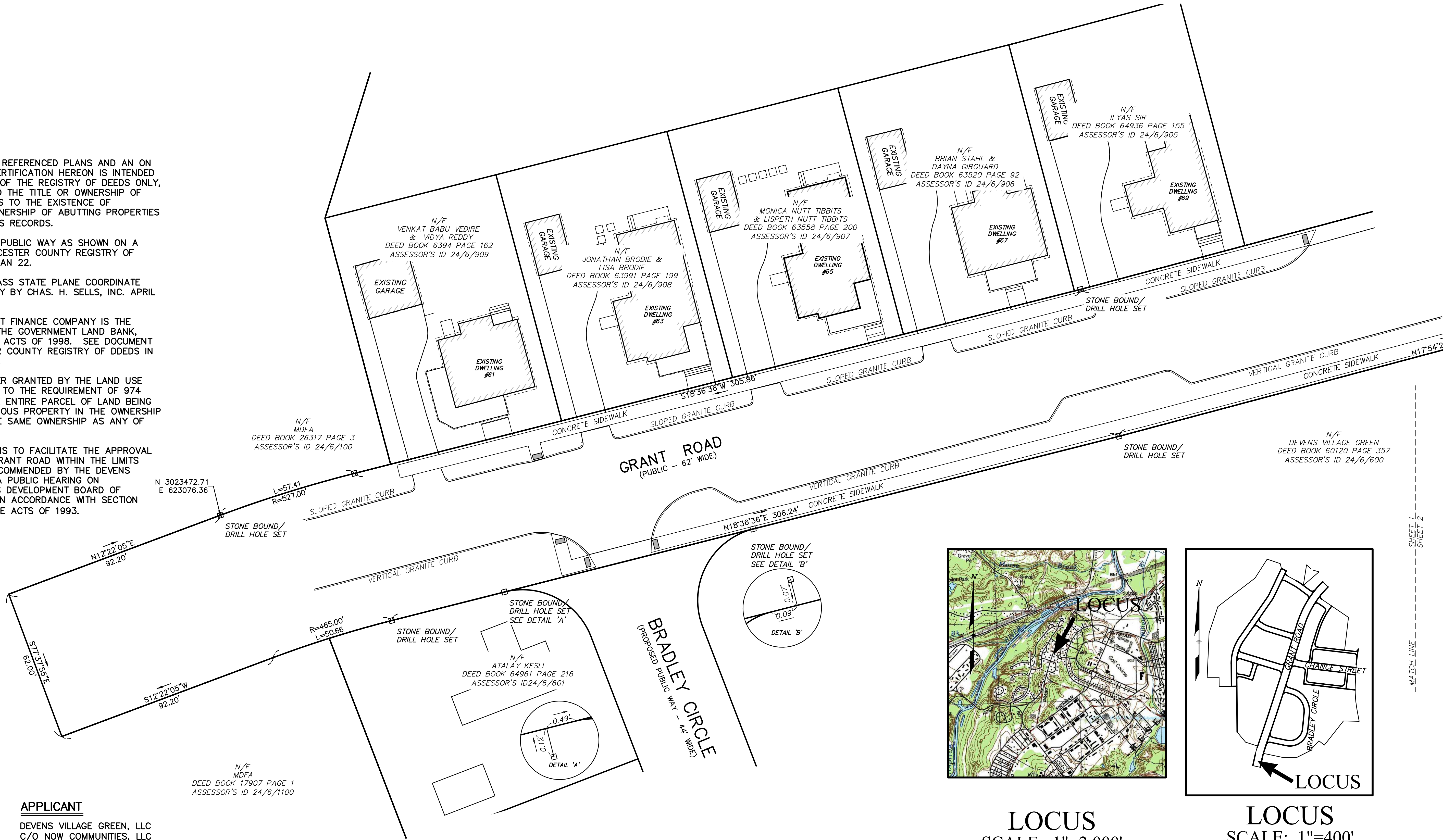
DATE

DIRECTOR/LAND USE ADMINISTRATOR

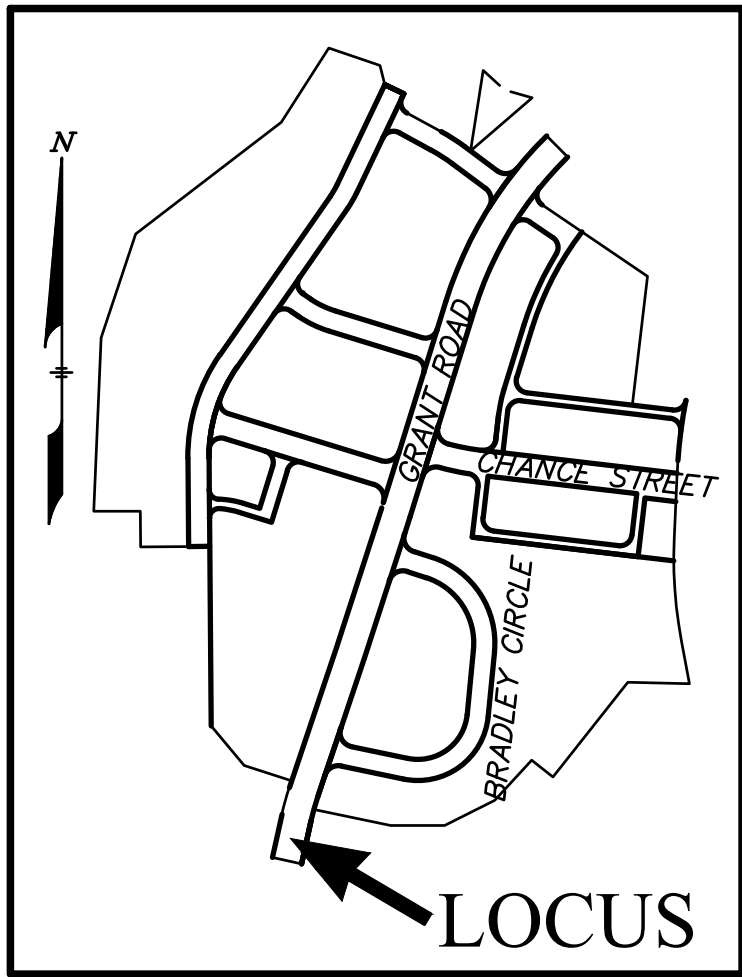
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DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

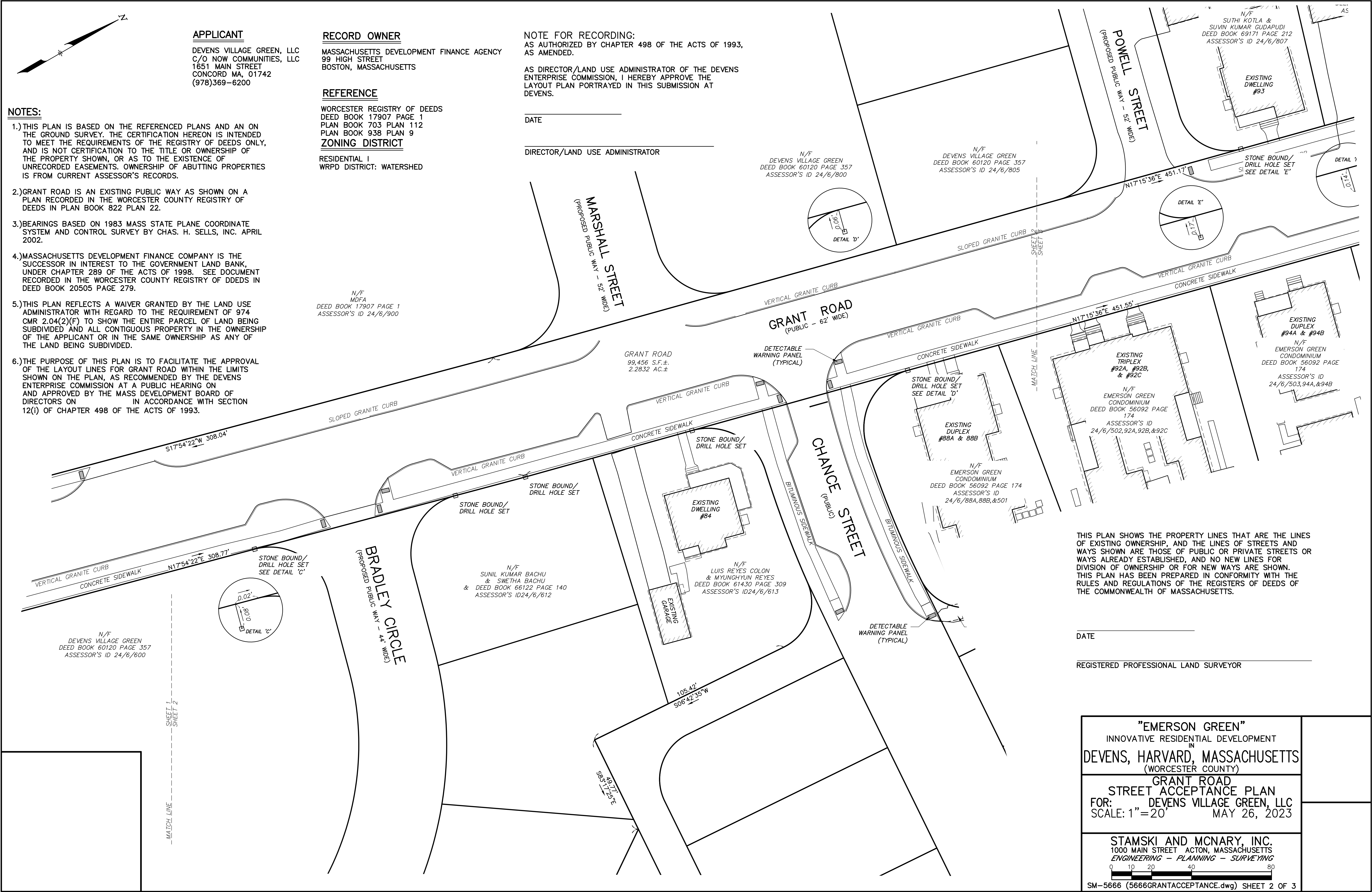


LOCUS
SCALE: 1"=2,000'



LOCUS
SCALE: 1"=400'

<p>"EMERSON GREEN" INNOVATIVE RESIDENTIAL DEVELOPMENT IN DEVENS, HARVARD, MASSACHUSETTS (WORCESTER COUNTY)</p>	
<p>GRANT ROAD STREET ACCEPTANCE PLAN FOR: DEVENS VILLAGE GREEN, LLC SCALE: 1"=20' MAY 26, 2023</p>	
<p>STAMSKI AND McNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING</p>	
<p>0 10 20 40 80 SM-5666 (5666GRANTACCEPTANCE.dwg) SHEET 1 OF 3</p>	



APPLICANT

DEVENS VILLAGE GREEN, LLC
C/O NOW COMMUNITIES, LLC
1651 MAIN STREET
CONCORD MA, 01742
(978)369-6200

RECORD OWNER

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY
99 HIGH STREET
BOSTON, MASSACHUSETTS

REFERENCE

WORCESTER REGISTRY OF DEEDS
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DEVENS.

DATE

DIRECTOR/LAND USE ADMINISTRATOR

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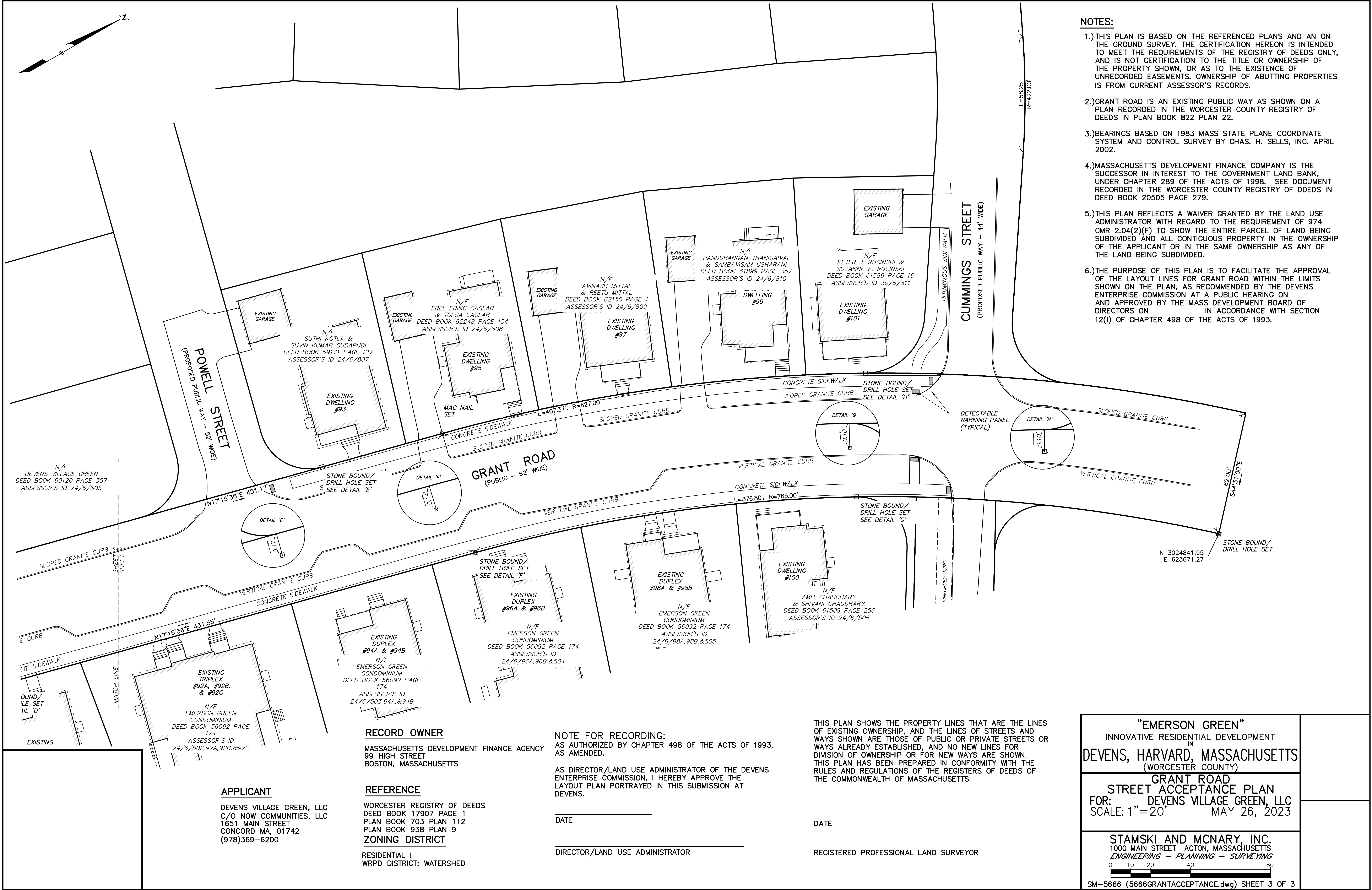
"EMERSON GREEN"
INNOVATIVE RESIDENTIAL DEVELOPMENT
IN
DEVENS, HARVARD, MASSACHUSETTS
(WORCESTER COUNTY)

GRANT ROAD
STREET ACCEPTANCE PLAN
FOR: **DEVENS VILLAGE GREEN, LLC**
SCALE: 1"=20' MAY 26, 2023

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

0 10 20 40 80

SM-5666 (5666GRANTACCEPTANCE.dwg) SHEET 2 OF 3



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.

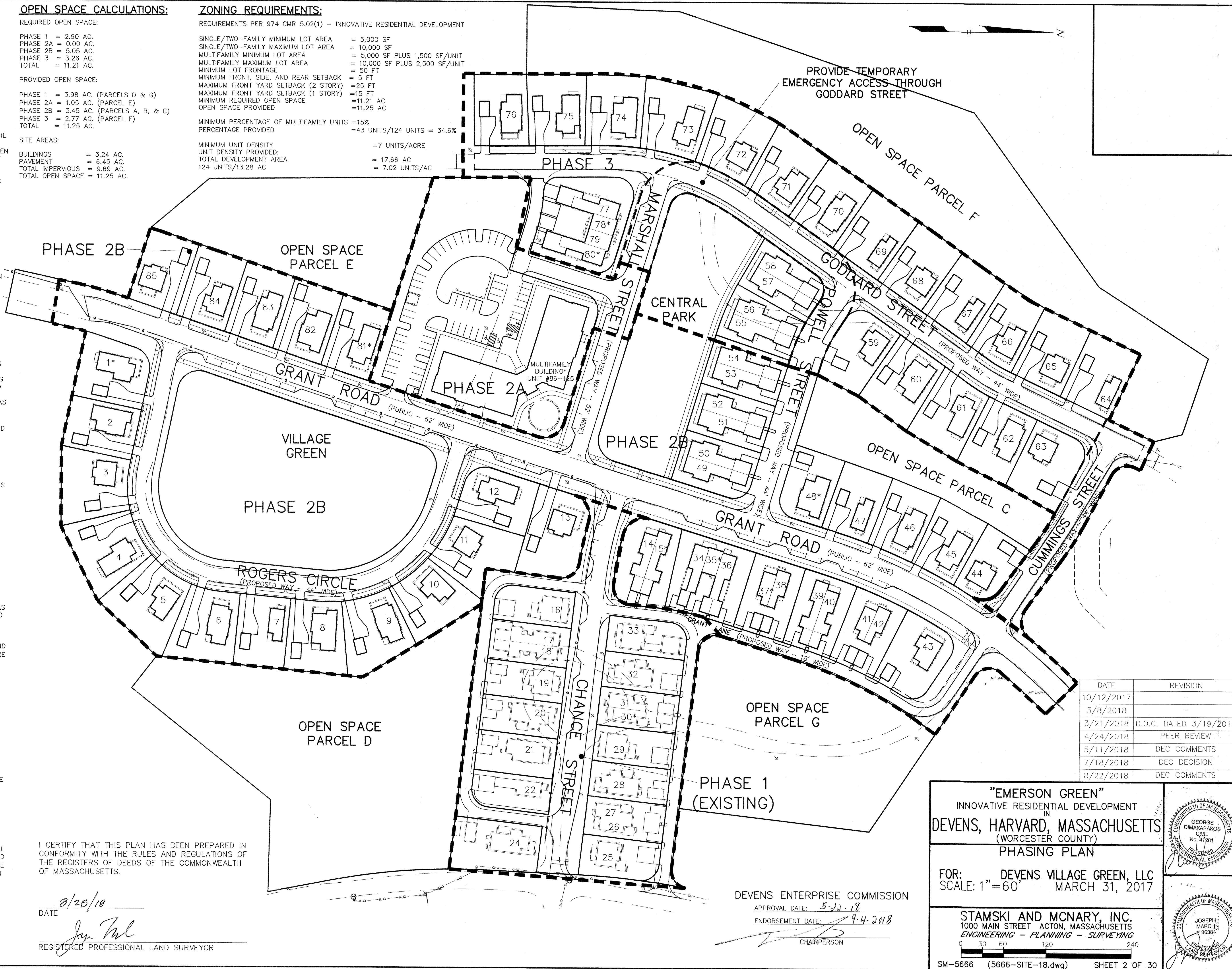
ZONING REQUIREMENTS:

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 = 7.02 UNITS/AC



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

DATE 8/20/18

Jan Paul
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

