PHASING AND CONSTRUCTION SEQUENCE PLAN

The general construction sequence that will be followed for the Phase II development will be approximately as follows, depending upon the economic conditions at the time:

1. Construct Taylor Drive and associated infrastructure improvements - 2012-2013
2. Construct first garden-style flat building - 2012-2013
3. Construct second garden-style flat building - 2013-2014
4. Construct third garden-style flat building - 2014-2015 and Trevor Lane roadway
5. Complete trail and fitness course
6. Construct Trevor Lane townhouse units as market demands
7. Construct Green Meadow Drive roadway extension
8. Construct Green Meadow Drive townhouse units as market demands

PLAN INDEX	
PLAN TITLE	SHEET DESIGNATION
SITE INDEX PLAN	C1 OF 10
EXISTING CONDITION PLAN	C2 OF 10
SITE GRADING PLAN	C3 OF 10
SITE UTILITY PLAN	C4 OF 10
SITE LAYOUT PLAN	C5 OF 10
PLAN & PROFILE	C6 OF 10
PLAN & PROFILE	C7 OF 10
SURVEY PLAN	C8 OF 10
SITE DETAILS PLAN	C9 OF 10
SITE DETAILS PLAN	C10 OF 10
ILLUSTRATIVE SITE PLAN	L1

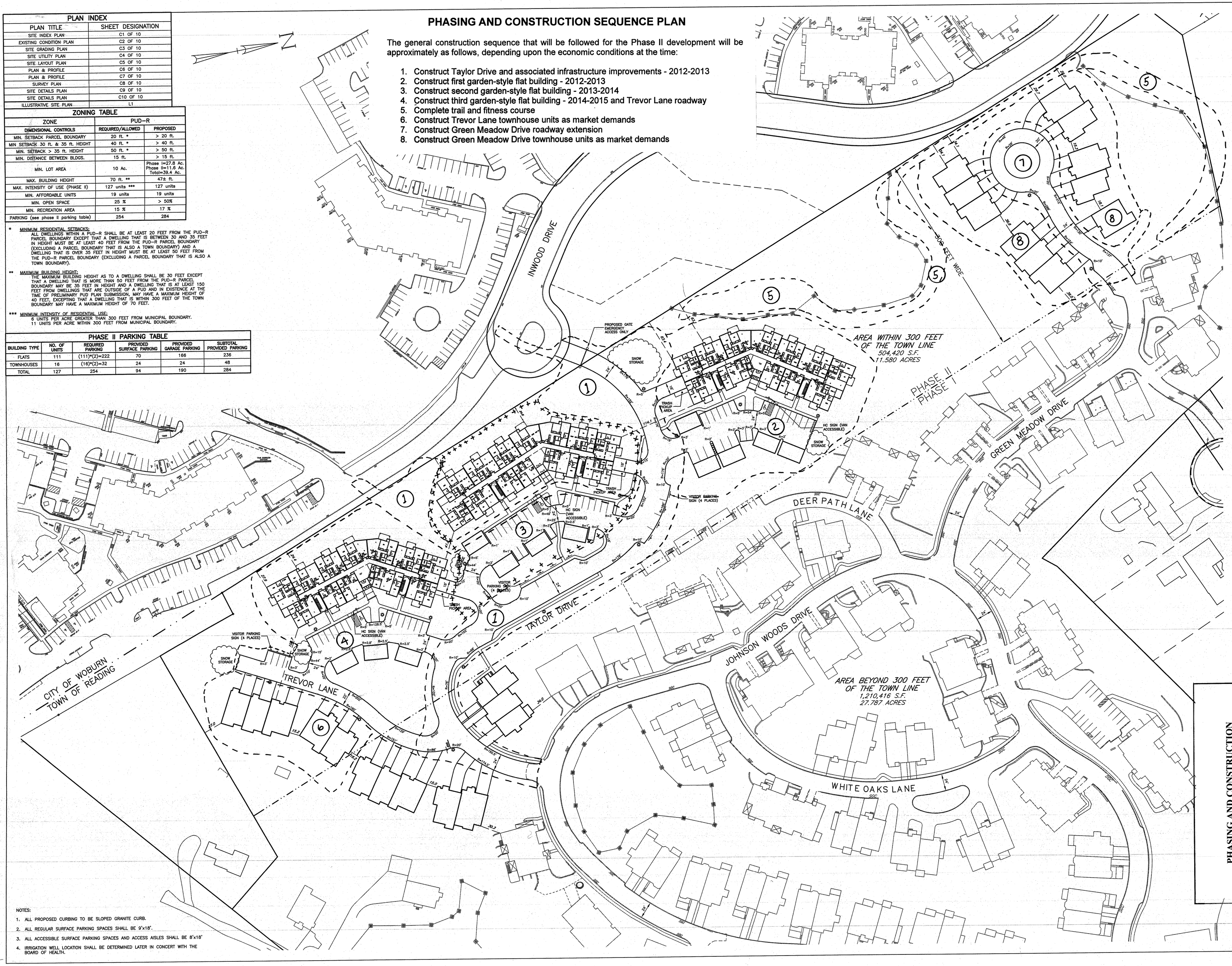
ZONING TABLE		
ZONE	PUD–R	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED
MIN. SETBACK PARCEL BOUNDARY	20 ft. *	> 20 ft.
MIN SETBACK 30 ft. & 35 ft. HEIGHT	40 ft. *	> 40 ft.
MIN. SETBACK > 35 ft. HEIGHT	50 ft. *	> 50 ft.
MIN. DISTANCE BETWEEN BLDGS.	15 ft.	> 15 ft.
MIN. LOT AREA	10 Ac.	Phase I=27.8 Ac. Phase II=11.6 Ac. Total=39.4 Ac.
MAX. BUILDING HEIGHT	70 ft. **	47± ft.
MAX. INTENSITY OF USE (PHASE II)	127 units ***	127 units
MIN. AFFORDABLE UNITS	19 units	19 units
MIN. OPEN SPACE	25 %	> 50%
MIN. RECREATION AREA	15 %	17 %
PARKING (see phase II parking table)	254	284

* MINIMUM RESIDENTIAL SETBACKS:
ALL DWELLINGS WITHIN A PUD–R SHALL BE AT LEAST 20 FEET FROM THE PUD–R PARCEL BOUNDARY EXCEPT THAT A DWELLING THAT IS BETWEEN 30 AND 35 FEET IN HEIGHT MUST BE AT LEAST 40 FEET FROM THE PUD–R PARCEL BOUNDARY (EXCLUDING A PARCEL BOUNDARY THAT IS ALSO A TOWN BOUNDARY) AND A DWELLING THAT IS OVER 35 FEET IN HEIGHT MUST BE AT LEAST 50 FEET FROM THE PUD–R PARCEL BOUNDARY (EXCLUDING A PARCEL BOUNDARY THAT IS ALSO A TOWN BOUNDARY).

** MAXIMUM BUILDING HEIGHT:
THE MAXIMUM BUILDING HEIGHT AS TO A DWELLING SHALL BE 30 FEET EXCEPT THAT A DWELLING THAT IS MORE THAN 50 FEET FROM THE PUD–R PARCEL BOUNDARY MAY BE 35 FEET IN HEIGHT AND A DWELLING THAT IS AT LEAST 150 FEET FROM DWELLINGS THAT ARE OUTSIDE OF A PUD AND IN EXISTENCE AT THE TIME OF PRELIMINARY PUD PLAN SUBMISSION, MAY HAVE A MAXIMUM HEIGHT OF 40 FEET, EXCEPTING THAT A DWELLING THAT IS WITHIN 300 FEET OF THE TOWN BOUNDARY MAY HAVE A MAXIMUM HEIGHT OF 70 FEET.

*** MINIMUM INTENSITY OF RESIDENTIAL USE:
6 UNITS PER ACRE GREATER THAN 300 FEET FROM MUNICIPAL BOUNDARY.
11 UNITS PER ACRE WITHIN 300 FEET FROM MUNICIPAL BOUNDARY.

PHASE II PARKING TABLE					
BUILDING TYPE	NO. OF UNITS	REQUIRED PARKING	PROVIDED SURFACE PARKING	PROVIDED GARAGE PARKING	SUBTOTAL PROVIDED PARKING
FLATS	111	(111)*(2)=222	70	166	236
TOWNHOUSES	16	(16)*(2)=32	24	24	48
TOTAL	127	254	94	190	284



NOTES:
1. ALL PROPOSED CURBING TO BE SLOPED GRANITE CURB.
2. ALL REGULAR SURFACE PARKING SPACES SHALL BE 9'x18'.
3. ALL ACCESSIBLE SURFACE PARKING SPACES AND ACCESS AISLES SHALL BE 8'x18'
4. IRRIGATION WELL LOCATION SHALL BE DETERMINED LATER IN CONCERT WITH THE BOARD OF HEALTH.

Additional Info:

Prepared For:

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Seal:

Design By: XXX
Drawn By: MEM
Checked By: WRB
Project File: REA–0316
Comp. No: REA44
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☐ Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2	Town Comments	10/13/2011
1	Revision	

Scale: 1"=40'
0' 20' 40' 80'

Date: October 6, 2011

Drawing Title:
PHASING AND CONSTRUCTION SEQUENCE PLAN
JOHNSON WOODS
PLANNED UNIT DEVELOPMENT (PHASE II)
READING, MASS.

Drawing No.:
C5
SHEET 5 OF 10

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