

# **TIMBER CREST ESTATES**

## **NARRATIVE DESCRIPTION OF DESIGN APPROACH**

### **EXISTING SITE CONDITIONS:**

Timber Crest Estates is located in the northeasterly section of Medway. The site consists of an assemblage of 9 parcels of land totaling 163.1 acres. The site is bordered by residential areas along Winthrop Street to the west, Fairway Lane to the north, Holliston Street to the east and Fern Path to the South.

The site parcels are further identified on the Assessor Tax Maps as shown in Tab 2 §1.2 of the application binder.

The property is currently mostly wooded, except for a homesite at 102 Winthrop Street and along two utility easements running parallel to each other across the site. One of these easements is for underground natural gas mains for Algonquin Gas Transmission Company and the other is for overhead, electric power transmission lines belonging to Boston Edison. The site topography is relatively gently sloping, characterized by small hills and lower valleys where the wetlands are located.

The wetlands on the site have been delineated, and the wetland lines on the western portion of the site were recently approved by the Medway Conservation Commission, Tab 3 §2.4. The wetlands traverse the site, providing substantial open area. These wetlands drain off site to the northwest, northeast and southwest through different intermittent streams.

The site location is not within any mapped environmentally sensitive areas based on review of MassGIS data, except for one small vernal pool located in the northeast portion of the site. The site is not within any regulatory floodways (i.e., no 100-yr. floodplains), state-designated Outstanding Resource Waters, Areas of Critical Environmental Concern, Zone II of public wells or Zone A of public water supplies, or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife.

Locus, aerial and neighborhood photos are included in the application binder Tab 3.

### **SITE DESIGN**

Timber Crest Estates is somewhat unique as it creates a planned unit development with two separate independent neighborhoods, which are bisected by wetlands and open space. The project consists of 192 housing units, including 76 single family homes on the west portion of the site and 116 condominiums (56 duplex buildings and 4 detached single-family units) on the east portion of the site. The site, as designed by Outback Engineering of Middleborough, MA, has a subdivision roadway entrance for the single family house lots off of Winthrop Street, directly opposite from Stephanie Road. The subdivision roadways loop through the western portion of the site, ending in a cul-de-sac with an emergency access provided to Ohlson Circle, across the property located at 13 Ohlson Circle and owned by Novus Homes LLC (a subsidiary company of Mounir M. Tayara, manager of Timber Crest, LLC). The subdivision lots will be serviced by a gravity sewer extension that will connect to the existing sewer manhole in Buttercup Lane (to be extended approximately 1,000 ft. along town ways to 13 Ohlson

Circle), except several lots near the Winthrop Street will have sewage pumps connected to the new gravity sewer. Town water mains are proposed to be extended by providing a connection between the existing mains in Winthrop Street and Ohlson Circle. Underground cable utilities and natural gas are also to be provided.

The eastern portion of the site containing the condominiums proposes a private roadway system that will connect Fairway Lane to the end of Fern Path. The condominiums will be serviced by a sewer extension that will connect to the existing sewer manhole in Fern Path, requiring a pump station that will be privately maintained by the condominium association to be created. Town water mains are proposed to be extended by providing a connection between the existing mains in Fairway Lane and Fern Path. Underground cable utilities and natural gas are also to be provided.

Several wetland crossings will be required to provide two access points for each portion of the development. Wetland replication areas will be provided at a ratio of 2:1.

The site design features sustainable development technologies to minimize the impact on the environment. It utilizes several low impact/sustainable development techniques in the site design and stormwater management including the following:

- Narrower roadways and short driveways,
- Stormwater retention areas to be designed may make use of roof drains, bioretention areas or rain gardens, grass swales and permeable pavement.
- Use of native plantings that are drought tolerant to minimize water dependence.

## **ARCHITECTURAL DESIGN**

The homes shall be wood-framed with exteriors having minimal maintenance and attractive designs to maximize the marketability and aesthetics of the development. Buyers will have flexibility in choosing from a variety of floor plans and elevations for both the condominium duplex and single family homes designs.

The developments architectural designs and building scale is compatible with the style of homes in the area. The height of the buildings being a maximum of two stories is compatible with the residential buildings in the area.