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## **TFMoran provides survey, civil engineering and landscape architecture for Maple Ridge Estates**

April 12, 2017 - Northern New England

Maple Ridge Estates at Bedford - Bedford, NH

Bedford, NH TFMoran, Inc. provided survey and civil engineering services, landscape architecture and permitting for the design of Maple Ridge Estates at Bedford, a 62+ independent senior living community. This new community is part of a multi-phase, mixed-use development located on 11-acres in the town's performance zone between South River Rd. (NH-Rte. 3) and Technology Dr. The construction for the residential phase of the development is slated for completion in April; the commercial/retail phase will follow.

Calamar Enterprises, Inc., the project's developer, has overseen construction of the three-story, 163,000 s/f, 116-unit residential building and 73 detached garage units designed by Silvestri Architects, PC of Amherst, NY. Site construction was performed by Jennings Excavation, Inc. of Hollis, NH. Construction of this new independent senior living community provides a mix of one and two-bedroom units, while offering numerous onsite amenities. These include a putting green and chipping area for golf enthusiasts, a bocce court and outdoor function area featuring a large covered patio with pergola. Inside the building, a dining hall, lounge, 40-seat theater, fitness center and hair salon provide convenience and comfort for its residents.

The design and permitting of the project required addressing numerous challenges associated with a development of this size, including locating nearly 200 parking spaces for the new residents through a combination of garage units and outside parking spaces around the site. Collection and treatment of stormwater runoff generated from the new development was addressed with a series of bioretention areas. Wetland areas, steep slopes and ledge found around the site required careful consideration of grading. Lastly, sight distance availability from the new driveway entrances and off-site improvements to South River Rd. involved coordination and approval from both the town and the New Hampshire Department of Transportation.

To help overcome these and other challenges, TFMoran, Inc. provided construction support services, working in close coordination with the design team, site contractor, and developer throughout the process to insure a successful project.

