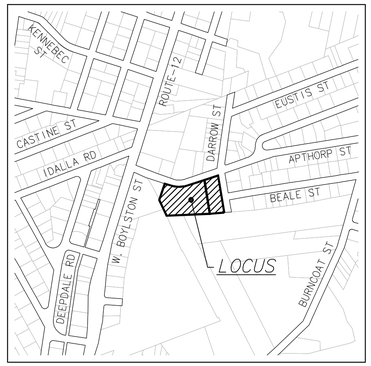
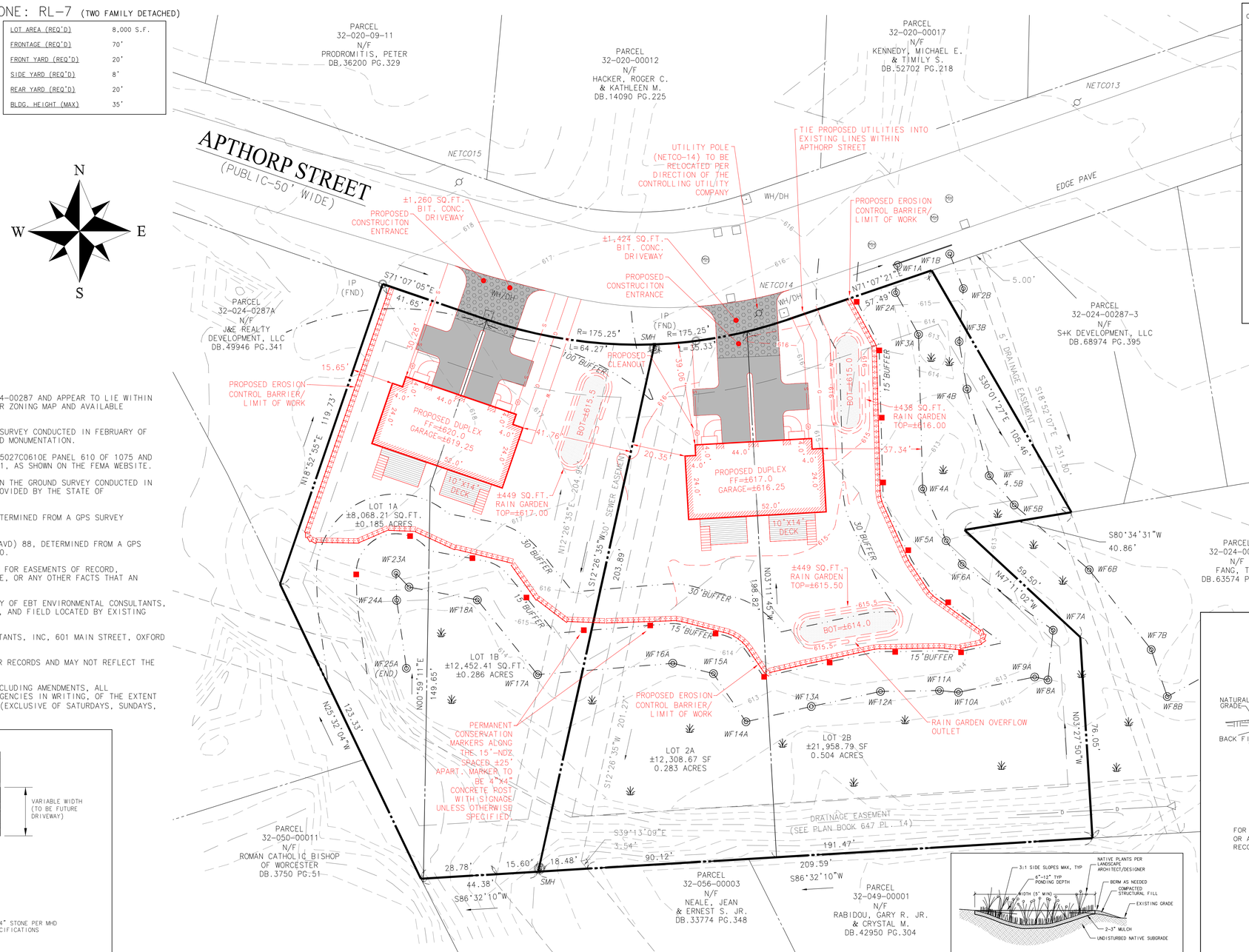


LOCUS PLAN
1" = 500'±

ZONE: RL-7 (TWO FAMILY DETACHED)

LOT AREA (REQ'D)	8,000 S.F.
FRONTAGE (REQ'D)	70'
FRONT YARD (REQ'D)	20'
SIDE YARD (REQ'D)	8'
REAR YARD (REQ'D)	20'
BLDG. HEIGHT (MAX)	35'



GENERAL NOTES

1. RECORD OWNER
10 & 16 APTHORP STREET
SMITH, ALEXANDER
676 BURNCOAT STREET
WORCESTER, MASSACHUSETTS 01606
DEED BOOK 62672 PAGE 353

2. PROPERTIES ARE SHOWN AS PARCELS 32-024-00287-1 AND 32-024-00287 AND APPEAR TO LIE WITHIN THE RL-7 ZONING DISTRICT PER REVIEW OF THE CITY OF WORCESTER ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.

3. PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED IN FEBRUARY OF 2020 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.

4. PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X PER FIRM MAP 25027C0610E PANEL 610 OF 1075 AND MAP 25027C0793E PANEL 793 OF 1075 LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.

5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED IN FEBRUARY OF 2020 BY EXISTING GRADE, INC., AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS, AND FROM PLANS OF RECORD.

6. ORIGIN OF BEARING IS THE NORTH AMERICAN DATUM (NAD83) DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. IN FEBRUARY OF 2020.

7. ORIGIN OF ELEVATIONS IS NORTH AMERICAN VERTICAL DATUM (NAVD) 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. IN FEBRUARY OF 2020.

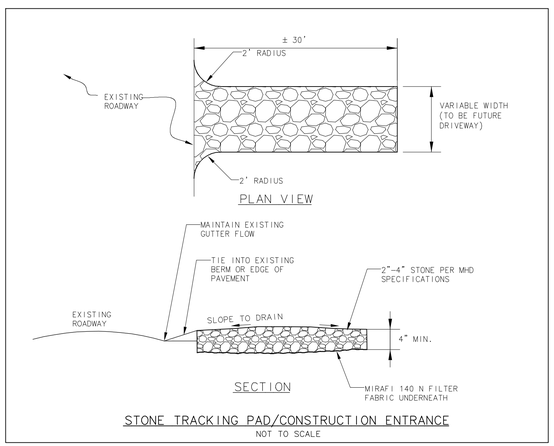
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

9. WETLAND RESOURCE AREAS SHOWN DELINEATED BY GLENN KREVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC, 601 MAIN STREET, OXFORD MA. 01537, IN DECEMBER OF 2019, AND FIELD LOCATED BY EXISTING GRADE, INC. IN FEBRUARY OF 2020.

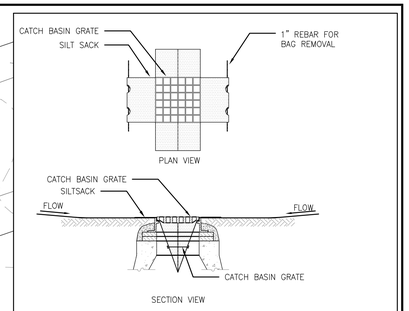
10. WETLAND CONSULTING PROVIDED BY EBT ENVIRONMENTAL CONSULTANTS, INC, 601 MAIN STREET, OXFORD MA. 01537

11. ABUTTERS SHOWN BASED UPON THE TOWN OF WORCESTER ASSESSOR RECORDS AND MAY NOT REFLECT THE MOST RECENT TITLE TRANSFERS.

DIG SAFE NOTE* IN ACCORDANCE WITH MGL.CH82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE EXTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS). OR CALL "DIG-SAFE" AT 1-888-DIG-SAFE.

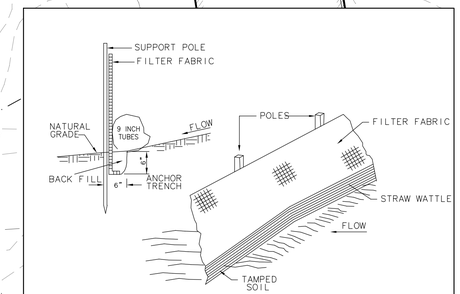


STONE TRACKING PAD/CONSTRUCTION ENTRANCE
NOT TO SCALE

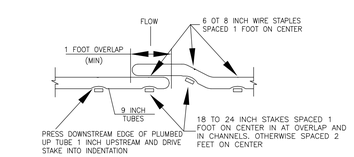


NOTES:
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

CATCH BASIN SILT SACK DETAIL
(N.T.S.)



FOR SILT FENCE USE ENVIROFENCE OR APPROVED EQUAL. INSTALL BY RECOMMENDED TOE-IN TRENCH METHOD.



OVERLAP/JOINT DETAIL

GENERAL NOTES:
1) TUBES WITH FLOCCULANT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.

2) IF INSTALLING TUBE ACROSS A DITCH ,THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP.

STRAW WATTLE/SILT FENCE DETAIL
(N.T.S.)

INFILTRATION RAIN GARDEN NOTES

DESIGN NOTES:
1. PLANT WITH PLANTS PER WETLAND SCIENTIST RECOMMENDATIONS. NATIVE PLANTS ARE PREFERRED. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM WATERWAYS.

CONSTRUCTION NOTES:
2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY, AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THIS OCCURS DURING CONSTRUCTION, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. CALL THE WETLAND SCIENTIST (EBT ENVIRONMENTAL CONSULTANTS, INC) 24 HOURS IN ADVANCE OF CONSTRUCTING FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.

RAIN GARDEN PLANTING SCHEDULE (EACH):

RAIN GARDEN (BOTH PROPOSED)
PLANTINGS TO BE WOODY PLANTS AT 4' SPACING, TO INCLUDE: (4) NORTHERN BERRY, (4) SWEET PEPPER BUSH, (4) COMMON WINTERBERRY, (2) TUSSOCK SEDGE, (2) FOX SEDGE, (2) SOFT RUSH, (2) BROOM SEDGE.

Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

COMMONWEALTH OF MASSACHUSETTS EDWIN H. GLESS, JR. CIVIL No. 41294 REGISTERED PROFESSIONAL ENGINEER

SCALE
SCALE 1" = 20'
0 10 20 40

NO.	DATE	BY	REVISIONS

CLIENT
JV REALTY
143 MAYNARD STREET
FRAMINGHAM, MASSACHUSETTS 01701

CONSERVATION SITE PLAN
FOR
10& 16 APTHORP STREET
PARCELS 32-024-00287-1 & 32-024-00287
WORCESTER, MASSACHUSETTS 01606

PROJECT NO. 1902
DATE: 02/15/24
SHEET NO. 1 OF 1

1A

RECEIVED
By Mattie VandenBoom at 1:22 pm, Feb 28, 2024