

DEFINITIVE SITE PLAN OF LAND AT 49 UPLAND STREET

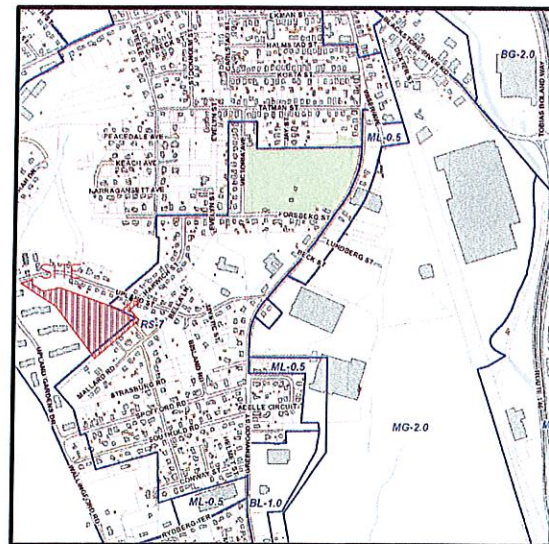
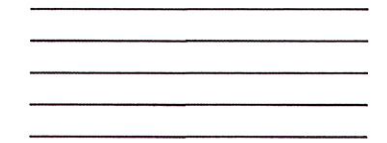
IN

WORCESTER, MASSACHUSETTS

OWNER & APPLICANT:

HENCHEY, LLC

5 EDGEMERE BOULEVARD
SHREWSBURY, MASSACHUSETTS 01545



LOCUS MAP

CLIENT NUMBER: 523
JOB NUMBER: 348-523
DRAWING : UPLANDSTREETCURRENT.dwg

PREPARED BY

AZIMUTH LAND DESIGN, LLC

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772

TELEPHONE (508) 485-0137

EMAIL: jamest@azimuthlanddesign.com

DATE:

SEPTEMBER 25, 2023

REVISED DECEMBER 26, 2023

REVISED FEBRUARY 6, 2024

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
KEY SHEET	
EXISTING CONDITIONS PLANS(UNCHANGED)	E1 - E2
SITE LAYOUT PLANS	S1 - S2
GRADING PLANS	G1 - G2
UTILITY PLANS	U1 - U2
EROSION & SEDIMENT CONTROL PLANS	ESC1 - ESC2
LANDSCAPING PLAN (UNCHANGED)	L1
LIGHTING PLAN (UNCHANGED)	L2
DETAIL SHEETS	D1 - D5



RECEIVED

By Mattie VandenBoom at 4:24 pm, Feb 28, 2024

KEY

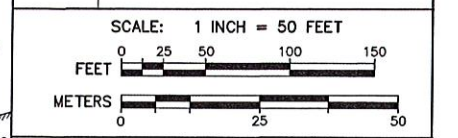
17	WETLAND EDGE
100'	100' BUFFER ZONE EDGE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED PAVEMENT CURB
○	UTILITY POLE
---	OVERHEAD WIRES

- NOTES:**
- 1) THIS SITE IS LOCATED IN THE RL-7 ZONING DISTRICT EXCEPT FOR THE MORE EASTERLY ENTRANCE BEING IN THE RS-7 DISTRICT. IN THE RL-7 DISTRICT A LOW-RISE MULTIFAMILY USE IS ALLOWED WITH A SPECIAL PERMIT.
 - 2) THE SITE CONSISTS OF 49 UPLAND STREET, 39 UPLAND STREET AND A SMALL PORTION OF THE PARCEL WITH THE ADDRESS OF 69 UPLAND STREET.
 - 3) THE APPLICANT PROPOSES TO CREATE TWO APARTMENT BUILDINGS, EACH OF 3 STORIES, EACH WITH 59 UNITS FOR A TOTAL OF 118 UNITS.
 - 4) 212 PARKING SPACES ARE PROPOSED INCLUDING 7 WITH ELECTRIC VEHICLE CHARGING STATIONS, ANOTHER 37 THAT ARE EV READY, 54 COMPACT SPACES AND A TOTAL OF 8 HANDICAPPED VAN ACCESSIBLE SPACES.
 - 5) THE SITE WILL BE SERVED BY CITY WATER AND SANITARY SEWER SERVICES, THE FORMER FROM CONNECTION TO THE EXISTING MAIN IN UPLAND STREET, THE LATTER VIA DISCHARGE FROM A PRIVATE SEWER PUMPING STATION TO THE MAIN IN UPLAND STREET IN FRONT OF #47.



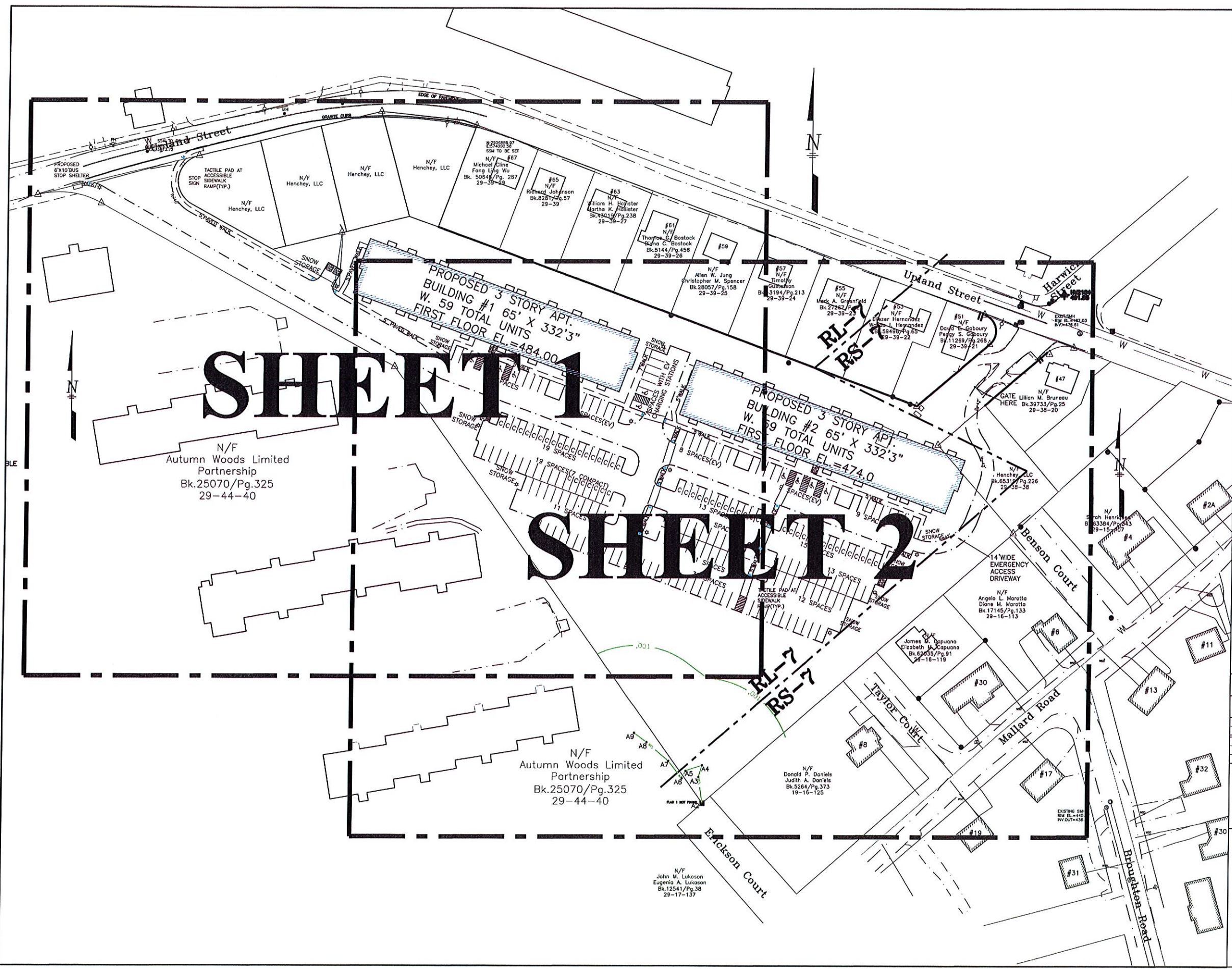
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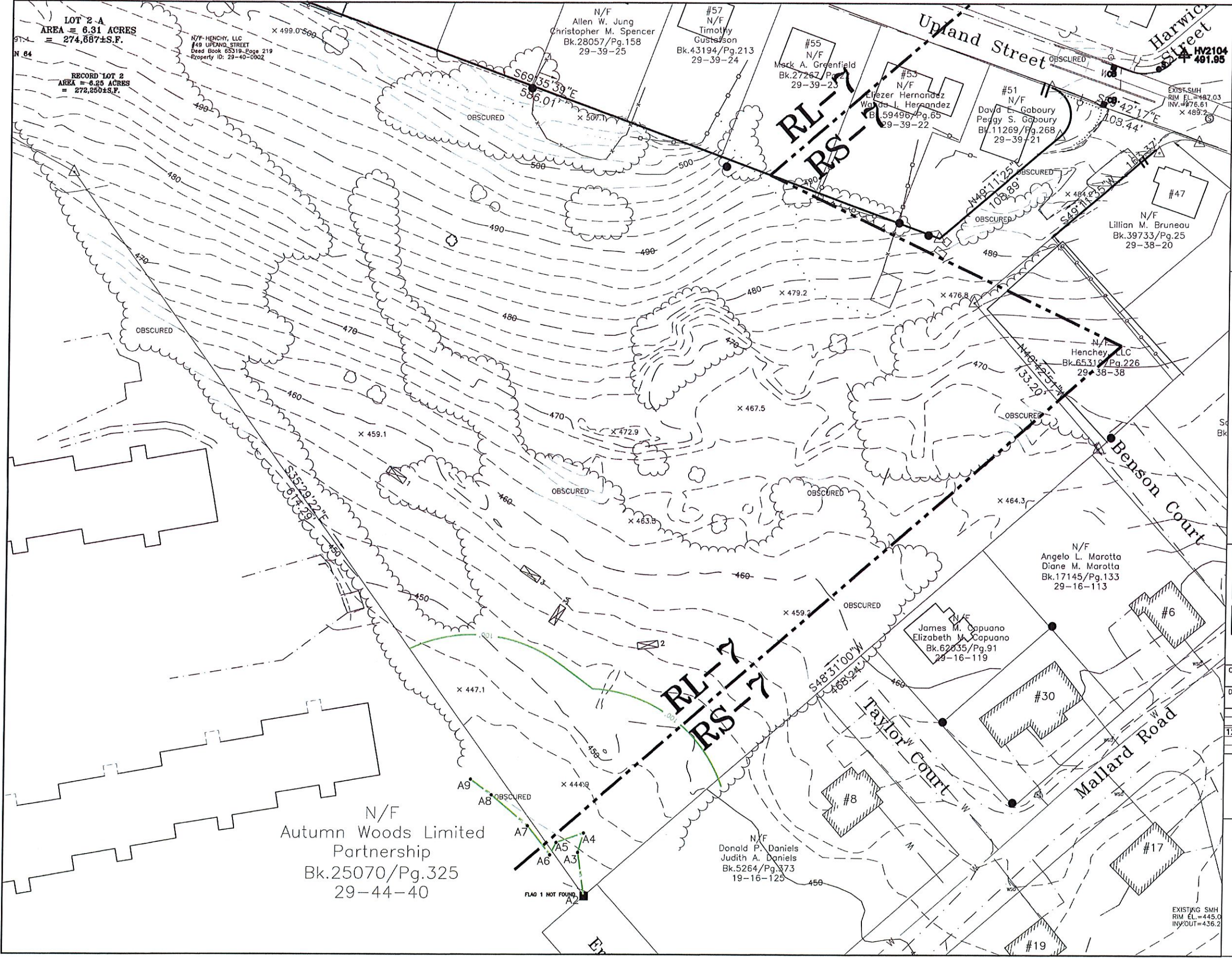
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DATE:	SEPTEMBER 25, 2023	DWG NO.	UPLANDSTREETCURRENT
REVISIONS			
DATE:		DESCRIPTION	
12/26/23		CITY REVIEW	
2/6/24		NO CHANGES TO THIS SHEET	



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5 EDMERE BOULEVARD
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KEY SHEET





KEY

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	100' BUFFER ZONE EDGE
	EXISTING EDGE OF PAVEMENT
	PROPOSED PAVEMENT CURB
	UTILITY POLE
	OVERHEAD WIRES
	2' CONTOUR
	10' CONTOUR
	EXISTING SPOT GRADE
	STONE WALL
	EXISTING GUARD RAIL
	DEEP HOLE TEST
	EXISTING HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN

NOTE:
 PROPERTY LINE INFORMATION, EXISTING TOPOGRAPHY AND EXISTING FEATURE INFORMATION ARE THE WORK PRODUCT OF REALMAPINFO, LLC.

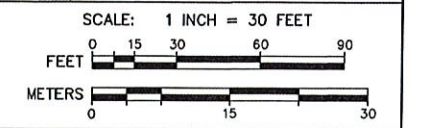


Todd Chapin 12/26/23

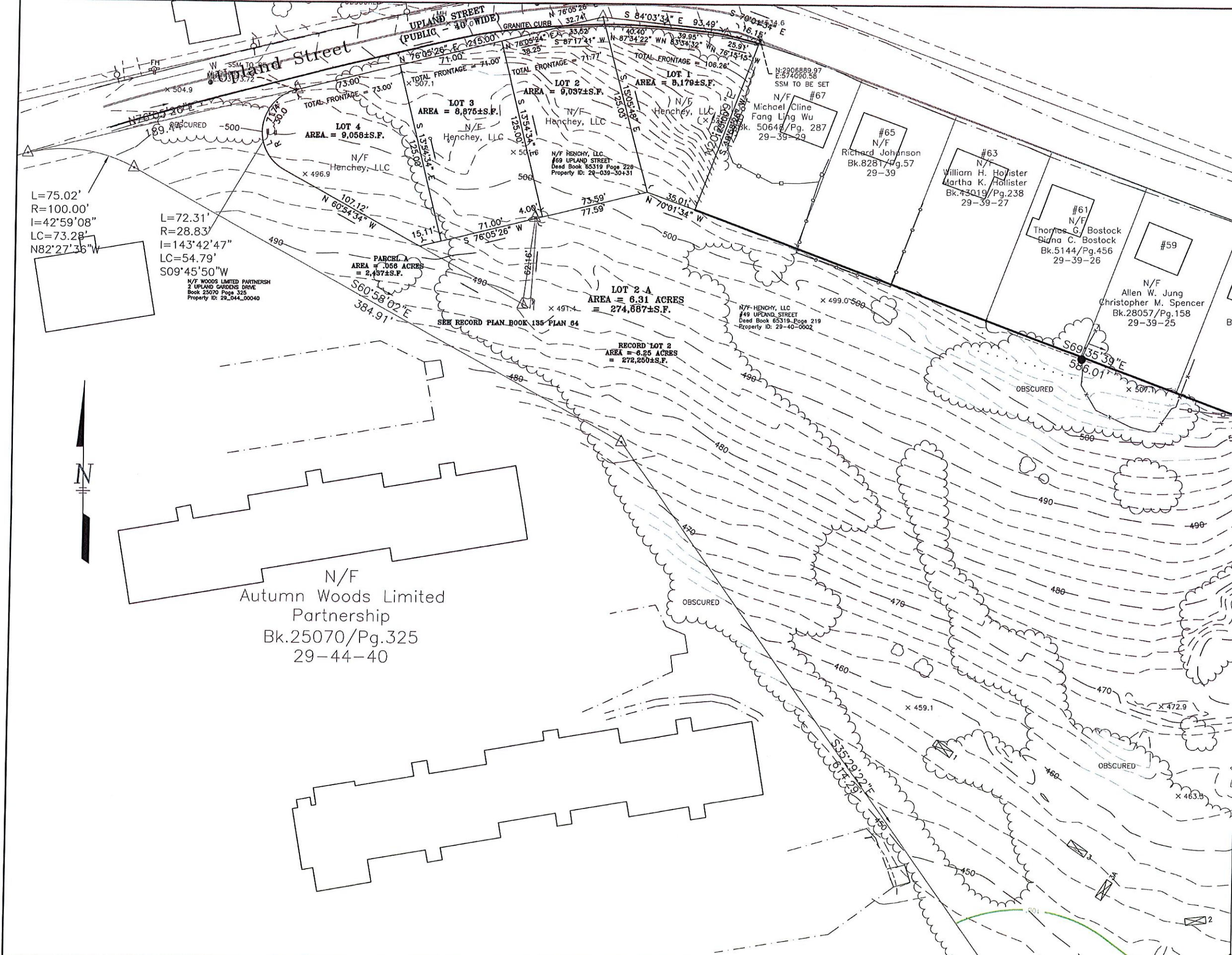


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 EXISTING CONDITIONS PLAN E2



L=75.02'
R=100.00'
I=42°59'08"
LC=73.28"
N82°27'36"W

L=72.31'
R=28.83'
I=143°42'47"
LC=54.79'
S09°45'50"W



N/F
Autumn Woods Limited
Partnership
Bk.25070/Pg.325
29-44-40

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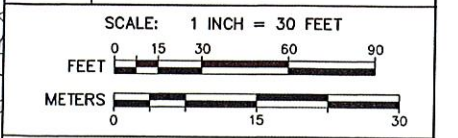
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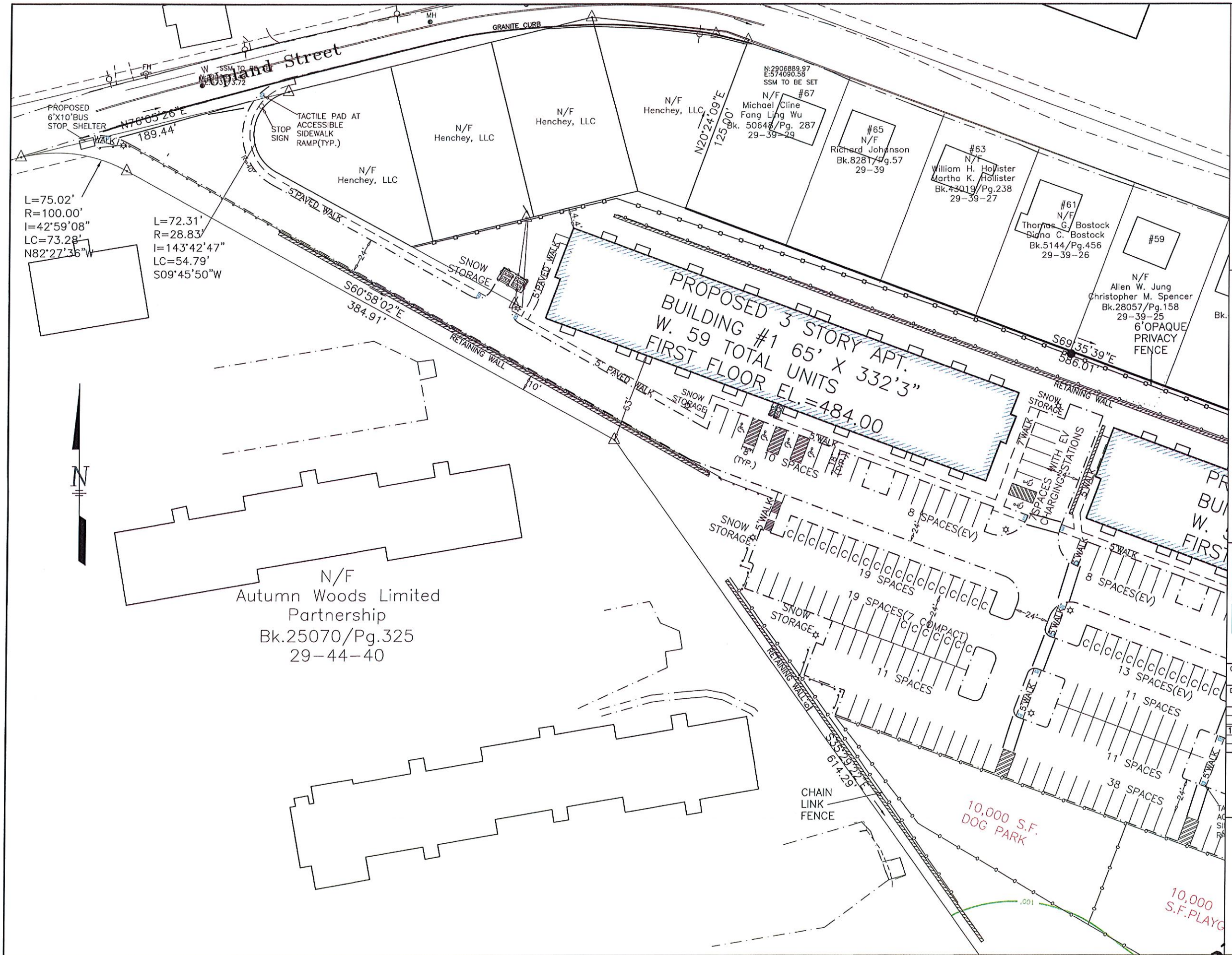
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OWNER & APPLICANT:
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5 EDGEHURST BOULEVARD
SHREWSBURY, MA 01545

EXISTING CONDITIONS PLAN E1

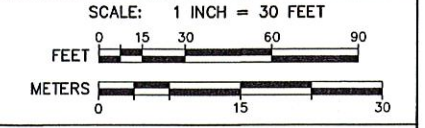


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	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
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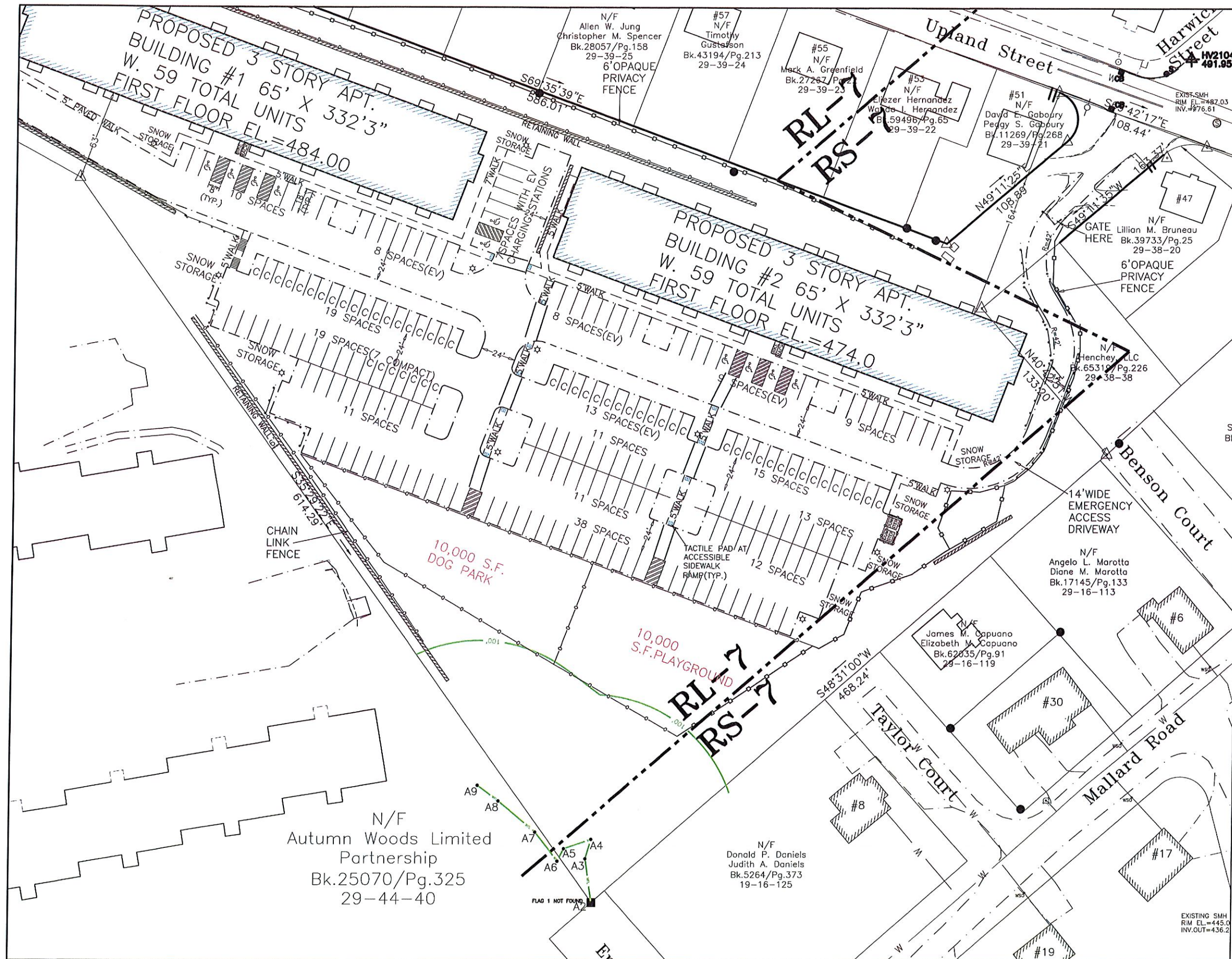
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SITE LAYOUT PLAN S1

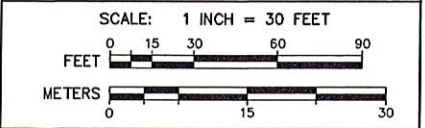


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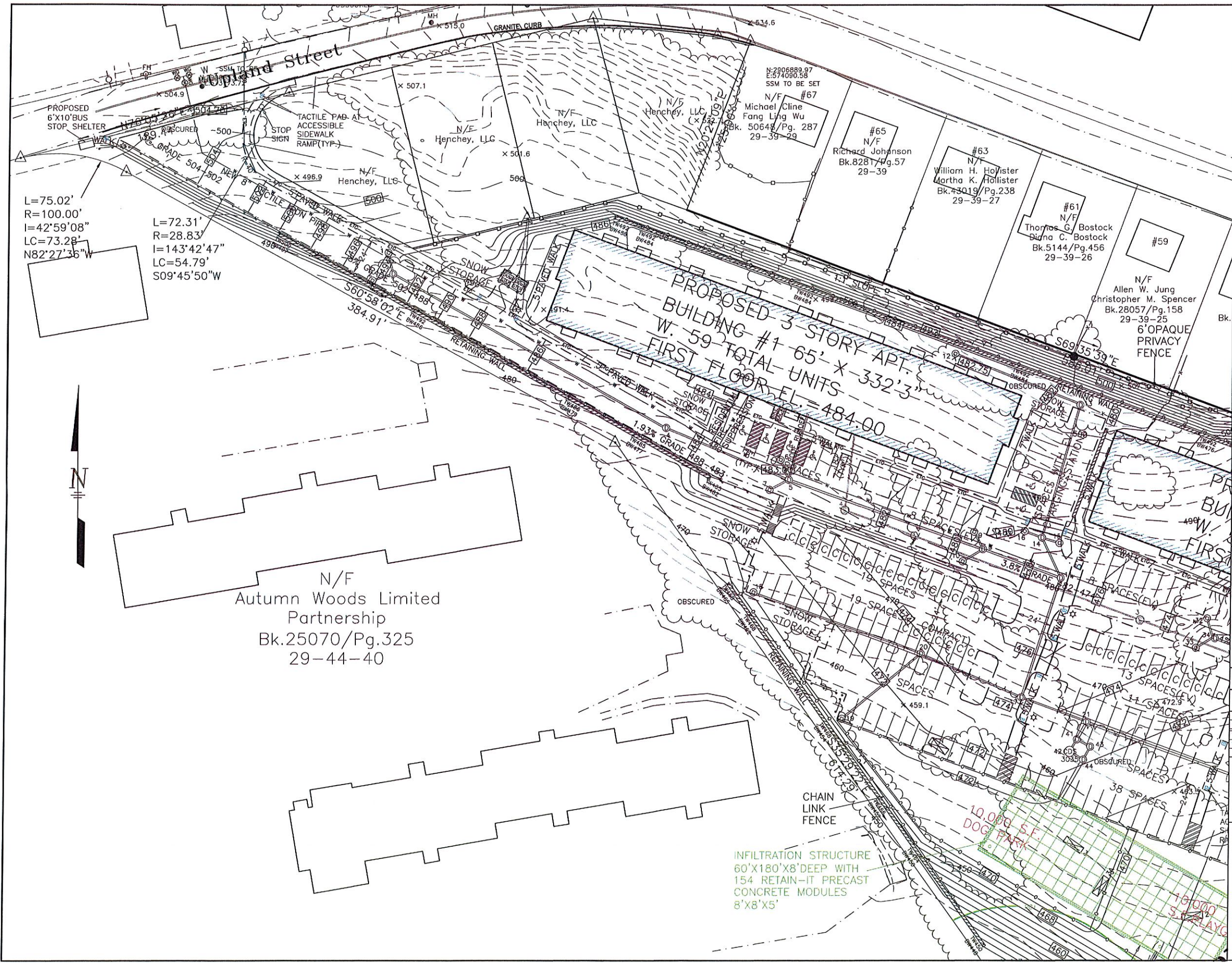
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SITE LAYOUT PLAN S2



KEY

	WETLAND EDGE
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NOTES:

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- 3) STORMWATER RUNOFF WILL BE CAPTURED BY 20 CATCH BASINS AND CONVEYED, THROUGH A SERIES OF DRAIN MANHOLES, TO A CDS STORMWATER FILTRATION UNIT AND THEN DISCHARGED INTO AN IN GROUND INFILTRATION/RETENTION STRUCTURE WHICH WILL ONLY START TO HAVE PIPED DISCHARGE IN THE 2 YEAR STORM EVENT.
- 4) THROUGH THE USE OF THE IN GROUND DETENTION/INFILTRATION STRUCTURE, SPACE WILL BE PROVIDED FOR THE CREATION OF SEPARATE DOG PARK AND PLAYGROUND AREAS OFF THE SOUTH END OF THE PARKING.

L=75.02'
R=100.00'
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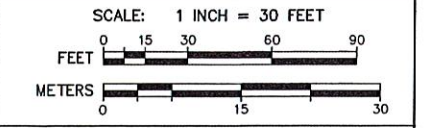


N/F
Autumn Woods Limited
Partnership
Bk.25070/Pg.325
29-44-40

INFILTRATION STRUCTURE
60'X180'X8'DEEP WITH
154 RETAIN-IT PRECAST
CONCRETE MODULES
8'X8'X5'

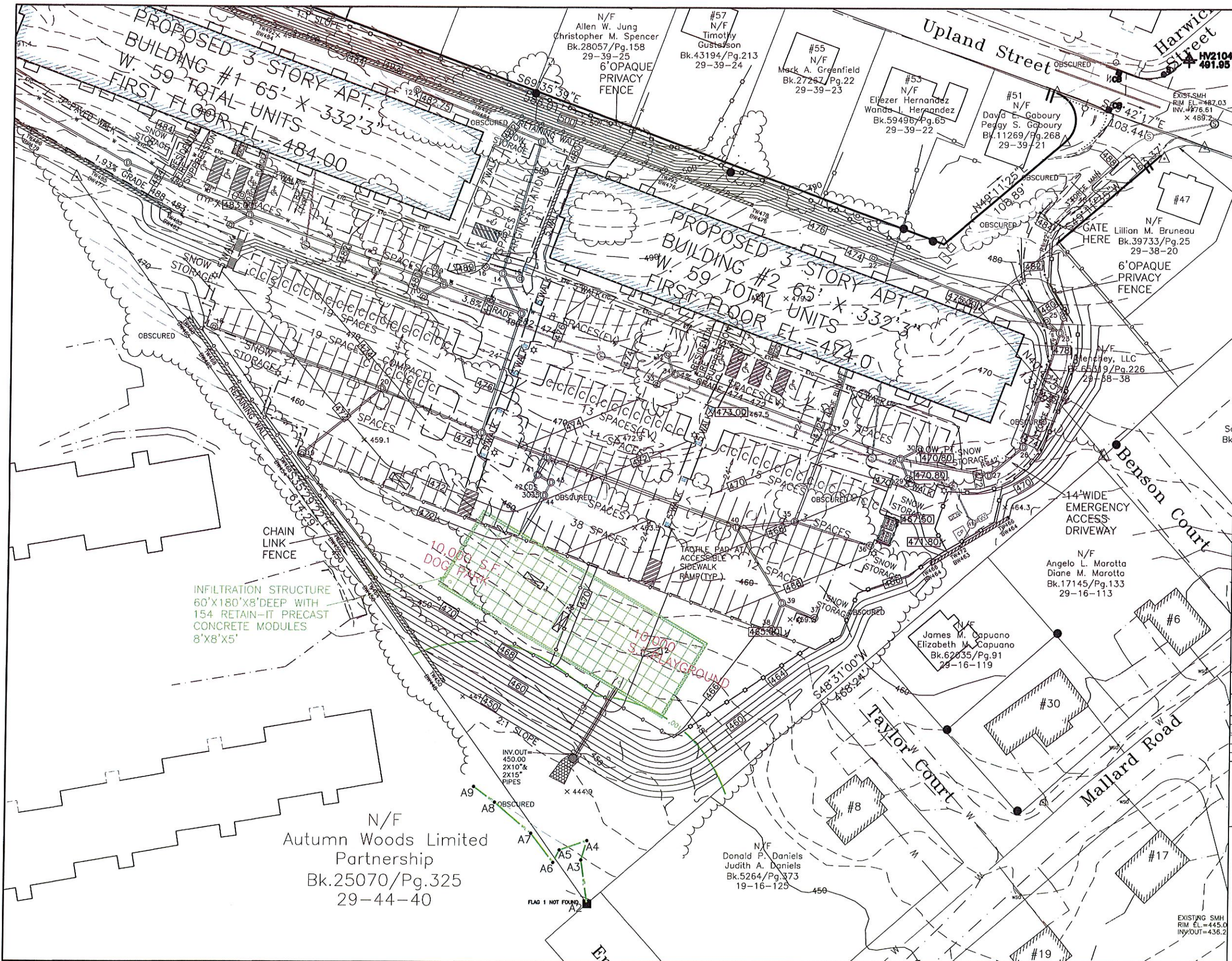
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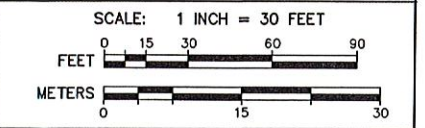
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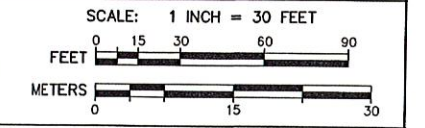
GRADING PLAN G2

KEY	
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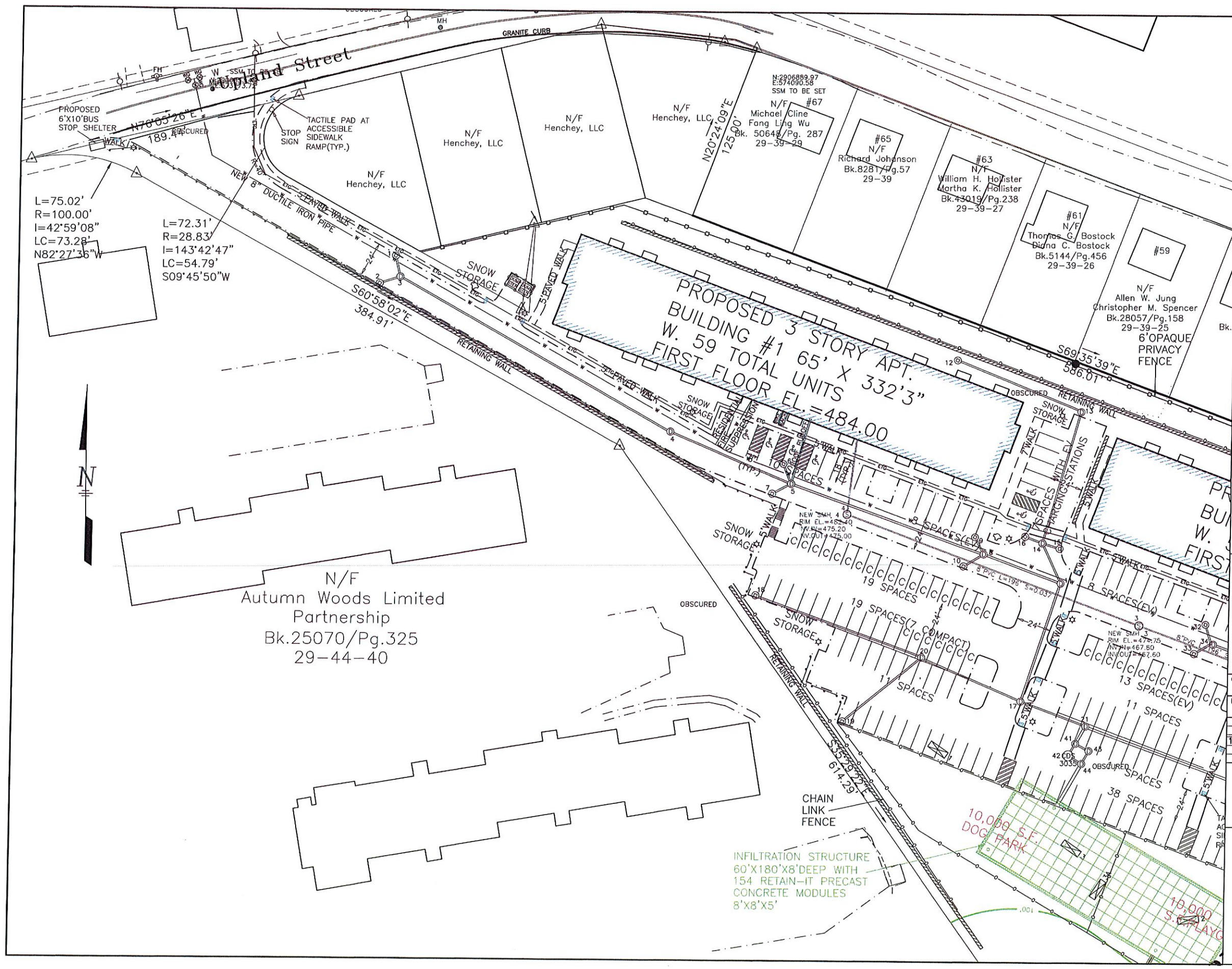


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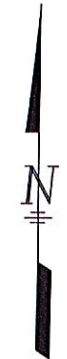


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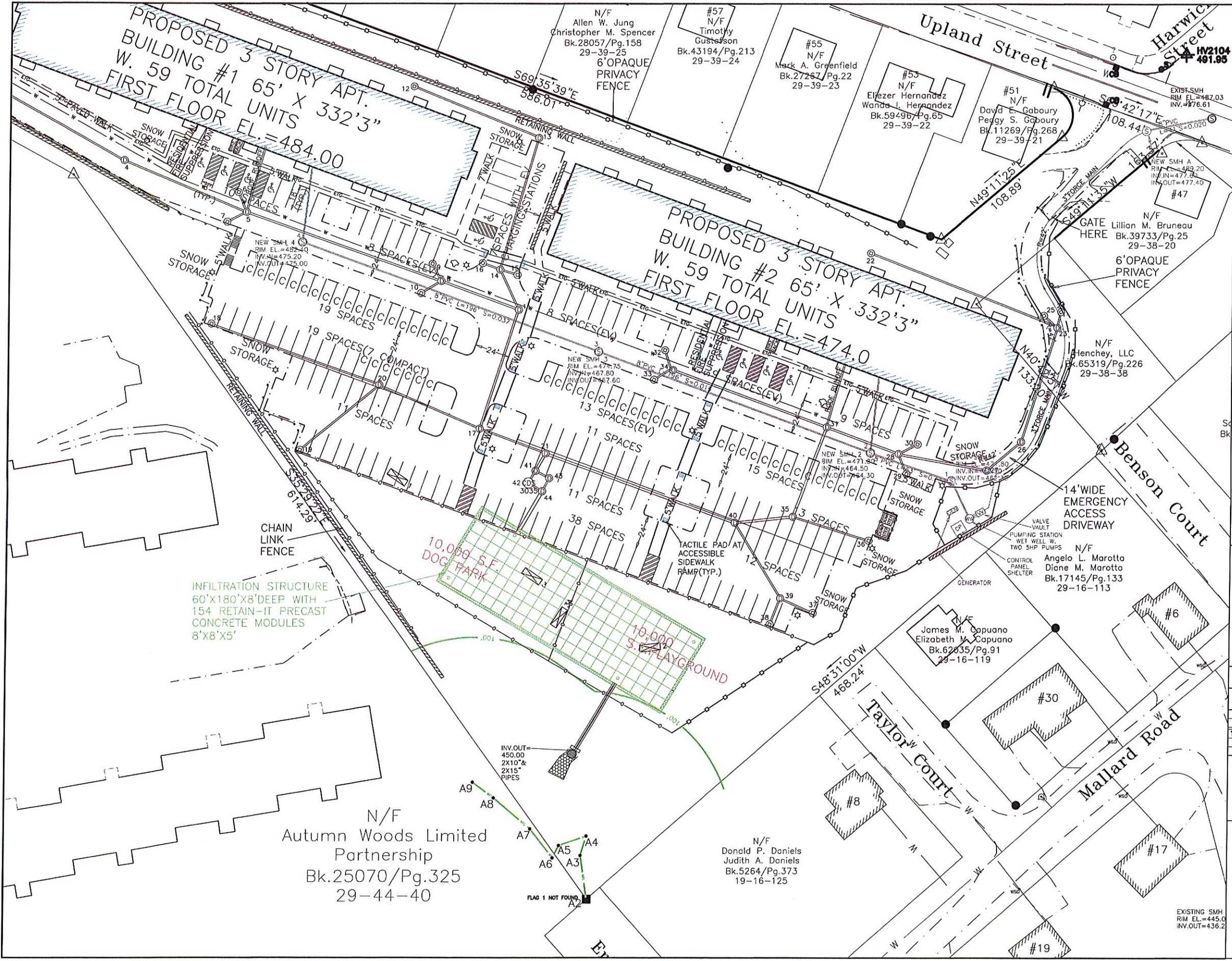


N/F
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29-44-40

INFILTRATION STRUCTURE
60'X180'X8'DEEP WITH
154 RETAIN-IT PRECAST
CONCRETE MODULES
8'X8'X5'

10,000 S.F.
DOG PARK

10,000 S.F.
PLAY

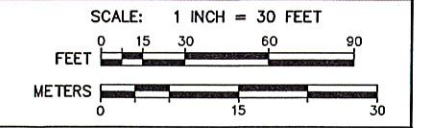


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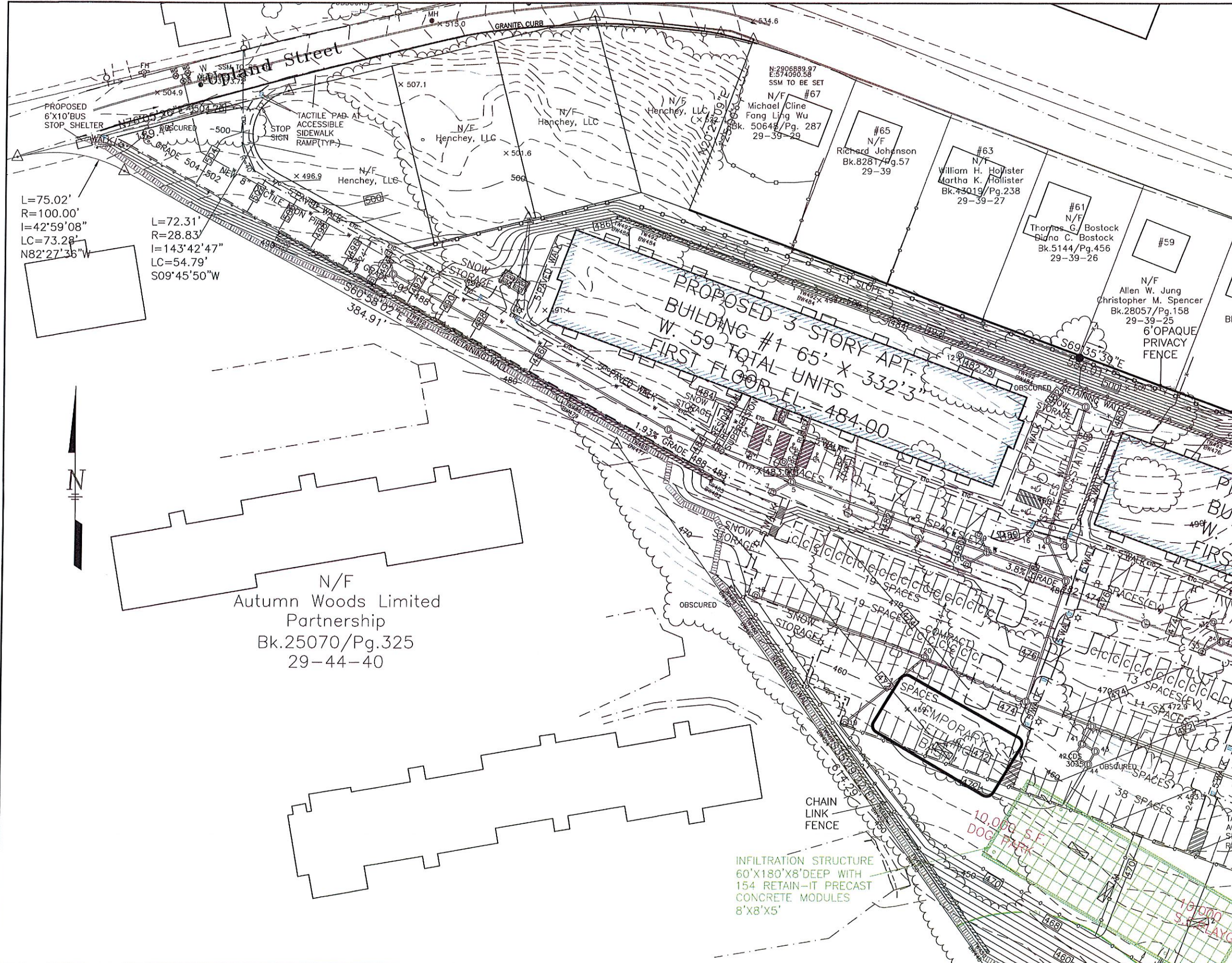
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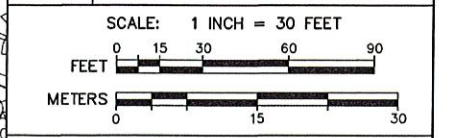
- 17 Wetland Edge
- 100' 100' Buffer Zone Edge
- Existing Edge of Pavement
- Proposed Pavement Curb
- Utility Pole
- Overhead Wires
- 2' Contour
- 10' Contour
- Existing Spot Grade
- Stone Wall
- Existing Guard Rail
- Deep Hole Test
- Proposed Contour
- Proposed Spot Grade
- Existing Hydrant
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Catch Basin
- Proposed Drain Manhole
- Existing Water Main
- Proposed Water Main
- Proposed Sediment Control Barrier

NOTES:

- 1) TEMPORARY SETTLING BASINS MUST BE SIZED TO MEET DEP STANDARDS, AT A MINIMUM, OF 3600 CUBIC FEET PER ACRE OF DRAINAGE AREA FROM WHICH RUNOFF IS RECEIVED.
- 2) THE SOIL STOCKPILE AREA SHALL BE SURROUNDED BY EROSION CONTROL BARRIERS 5 FEET OFF ITS BASE.
- 3) EXPOSED SOIL AREAS SHALL BE GIVEN TEMPORARY STABILIZATION COVER IF LEFT EXPOSED MORE THAN 2 WEEKS. THE PREFERRED TEMPORARY STABILIZATION ON SITE SHALL BE STUMP GRINDINGS.

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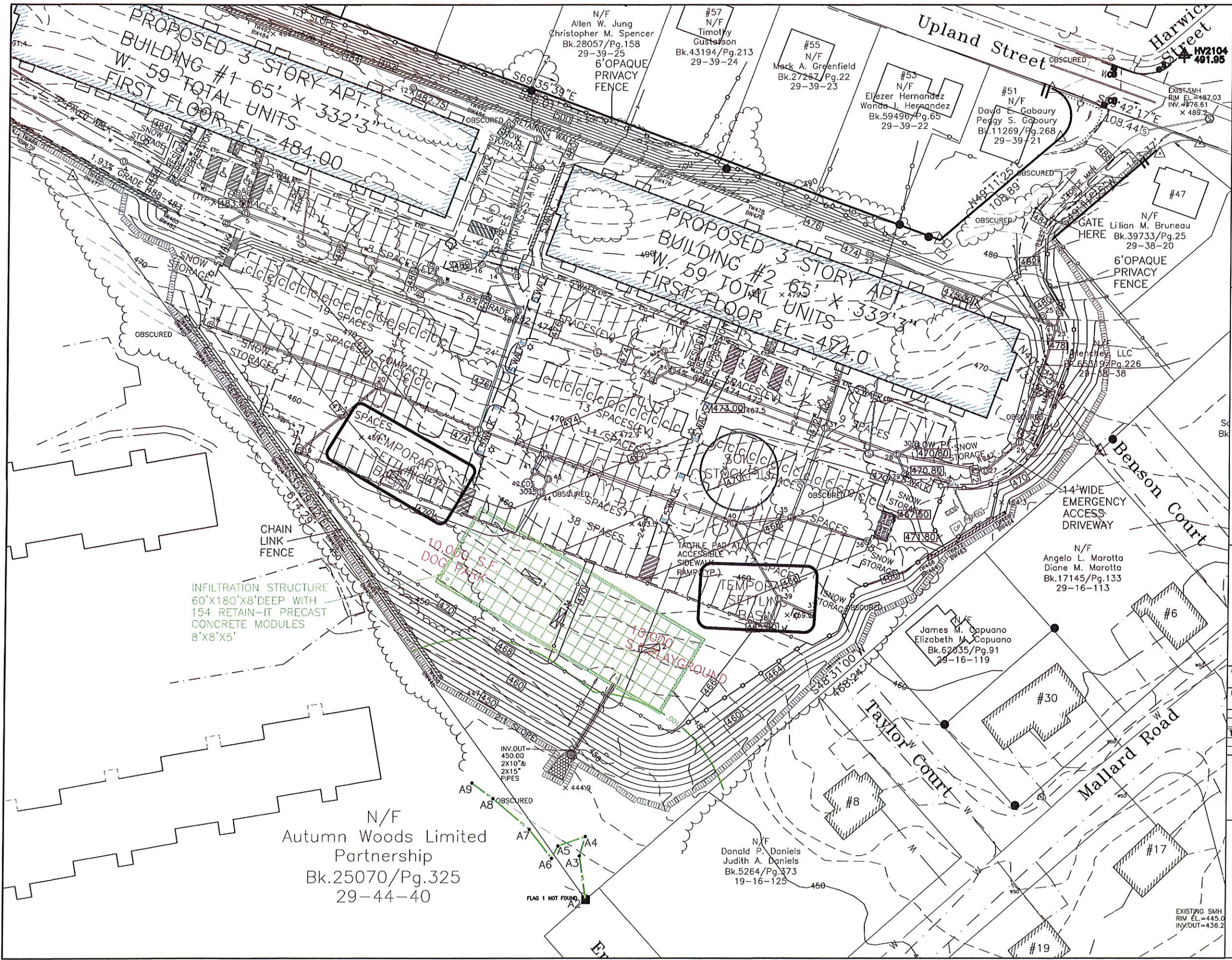
EROSION & SEDIMENT CONTROL PLAN ESC1

L=75.02'
 R=100.00"
 I=42°59'08"
 LC=73.28'
 N82°27'36"W

L=72.31'
 R=28.83'
 I=143°42'47"
 LC=54.79'
 S09°45'50"W

N/F
 Autumn Woods Limited
 Partnership
 Bk.25070/Pg.325
 29-44-40

INFILTRATION STRUCTURE
 60'X180'X8'DEEP WITH
 154 RETAIN-IT PRECAST
 CONCRETE MODULES
 8'X8'X5'



KEY

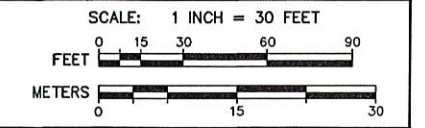
17	WETLAND EDGE
100'	100' BUFFER ZONE EDGE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED PAVEMENT CURB
○	UTILITY POLE
---	OVERHEAD WIRES
---	2' CONTOUR
---	10' CONTOUR
---	EXISTING SPOT GRADE
---	STONE WALL
---	EXISTING GUARD RAIL
○	DEEP HOLE TEST
---	PROPOSED CONTOUR
---	PROPOSED SPOT GRADE
○	EXISTING HYDRANT
○	EXISTING SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CATCH BASIN
○	PROPOSED DRAIN MANHOLE
W	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	PROPOSED SEDIMENT CONTROL BARRIER

NOTES:

- 1) TEMPORARY SETTLING BASINS MUST BE SIZED TO MEET DEP STANDARDS, AT A MINIMUM, OF 3600 CUBIC FEET PER ACRE OF DRAINAGE AREA FROM WHICH RUNOFF IS RECEIVED.
- 2) THE SOIL STOCKPILE AREA SHALL BE SURROUNDED BY EROSION CONTROL BARRIERS 5 FEET OFF ITS BASE.
- 3) EXPOSED SOIL AREAS SHALL BE GIVEN TEMPORARY STABILIZATION COVER IF LEFT EXPOSED MORE THAN 2 WEEKS. THE PREFERRED TEMPORARY STABILIZATION ON SITE SHALL BE STUMP GRINDINGS.

AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, 200, Southborough, MA 01772
Telephone (508) 453-0137 jumes@azimuthlanddesign.com

CLT. NO.	523	JOB NO.	348-523
DATE:	SEPTEMBER 25, 2023	DWG NO.	UPLANDSTREETCURRENT
REVISIONS			
DATE:	12/28/23	CITY REVIEW	
DATE:	2/6/24	CITY REVIEW	

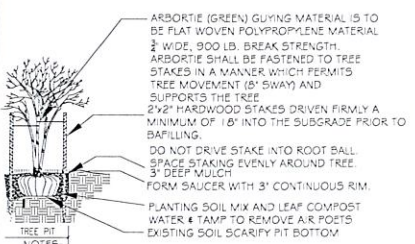
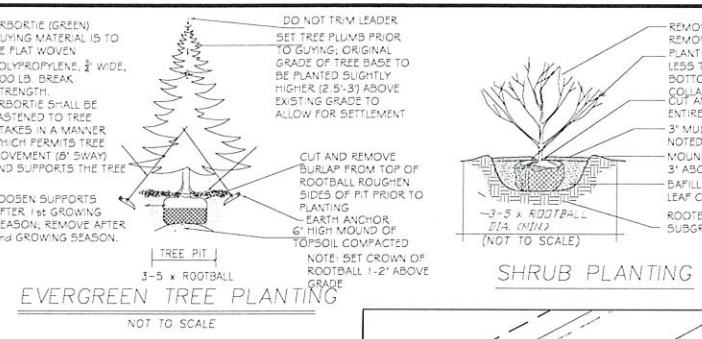


DEFINITIVE SITE PLAN OF LAND AT 49 UPLAND STREET IN WORCESTER, MASS.

OWNER & APPLICANT:
HENCHY, LLC
5 EDMERE BOULEVARD
SHREWSBURY, MA 01545

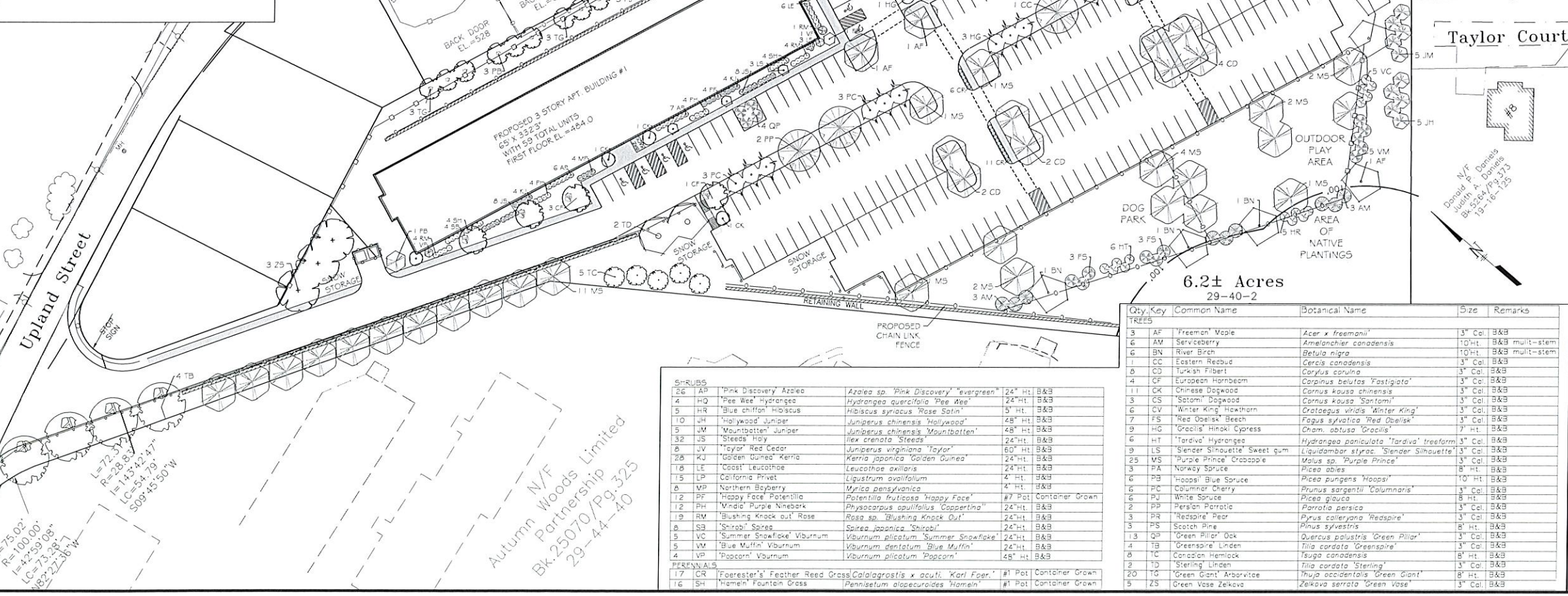
LANDSCAPING NOTES

1. NOT FID-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. DRAWING QUANTITIES TAKE PRECEDENCE OVER LIST QUANTITIES.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
8. ALL CONTRACTORS SHALL HAVE DOMESTIC AND SECONDARY NEEDS.
9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERDIPPING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOADED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A NUTRIENT, ORGANIC MATTER, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AVOID THE LOAM AS RECOMMENDED.
13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP: PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQ.
15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 80% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (GRASS GRASSES) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
16. THE HYDRO SEED SLURRY SHALL BE A HP FGM (HIGH PERFORMANCE FLEXIBLE GROWTH MEDIA, FLOTEX®). THE APPLICATION RATE SHALL BE 4,000.0 LBS PER ACRE SPRAYED IN AT LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
18. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL, TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN. FALL NEW LAWNS SHALL BE WATERED SO THAT "IS RECEIVED AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
19. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO HEMLOCK, PINE, SPRUCE, OR CEDAR MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
21. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
22. ALL TREE AND VEGETATION REMOVAL SHALL BE IN COORDINATION WITH THE PROJECT LANDSCAPE ARCHITECT.
23. ALL TREE INSTALLATION AND REMOVAL SHALL BE IN ACCORDANCE WITH THE USDA AND LOCAL ASIAN LONGHORNED BEETLE PROCEDURES.



- NOTES:**
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
 2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 3. GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 4. REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
 5. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
 6. LOOSEN ROOTBALL PRIOR TO PLANTING.


DECIDUOUS TREE PLANTING
NOT TO SCALE



Qty./Key	Common Name	Botanical Name	Size	Remarks
TREES				
3	AF Freeman Maple	<i>Acer x freemanii</i>	3" Cal	B&B
6	AM Serviceberry	<i>Amelanchier canadensis</i>	10" Ht	B&B multi-stem
6	BN River Birch	<i>Betula nigra</i>	10" Ht	B&B multi-stem
1	CC Eastern Redbud	<i>Cercis canadensis</i>	3" Cal	B&B
6	CD Turkish Filbert	<i>Corylus coruina</i>	3" Cal	B&B
4	CF European Hornbeam	<i>Carpinus betulus 'fastigiata'</i>	3" Cal	B&B
11	CK Chinese Dogwood	<i>Cornus kousa chinensis</i>	3" Cal	B&B
3	CS Satomi Dogwood	<i>Cornus kousa 'Santomi'</i>	3" Cal	B&B
6	CV Winter King Hawthorn	<i>Crataegus viridis 'Winter King'</i>	3" Cal	B&B
7	FS Red Obelisk Beech	<i>Fagus sylvatica 'Red Obelisk'</i>	3" Cal	B&B
9	HG Gracilis Hinoki Cypress	<i>Cham. obtusa 'Gracilis'</i>	7" Ht	B&B
6	HT Tardiva Hydrangee	<i>Hydrangea paniculata 'Tardiva' treeform</i>	3" Cal	B&B
9	LS Slender Silhouette Sweet gum	<i>Liquidambar styrac. 'Slender Silhouette'</i>	3" Cal	B&B
25	MS Purple Prince Crocapple	<i>Malus sp. 'Purple Prince'</i>	3" Cal	B&B
3	PA Norway Spruce	<i>Picea abies</i>	8" Ht	B&B
6	PB Hoopsi Blue Spruce	<i>Picea pungens 'Hoopsi'</i>	10" Ht	B&B
6	PC Columnar Cherry	<i>Prunus sargentii 'Columnaris'</i>	3" Cal	B&B
6	PJ White Spruce	<i>Picea canadensis 'Sterling'</i>	3" Cal	B&B
2	PP Persian Parrotia	<i>Parrotia persica</i>	3" Cal	B&B
3	PR Reaspire Pear	<i>Pyrus calleryana 'Reaspire'</i>	3" Cal	B&B
3	PS Scotch Pine	<i>Pinus sylvestris</i>	8" Ht	B&B
13	QJ Green Pillar Oak	<i>Quercus palustris 'Green Pillar'</i>	3" Cal	B&B
4	TB Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal	B&B
8	TC Canadian Hemlock	<i>Tsuga canadensis</i>	8" Ht	B&B
2	TD Sterling Linden	<i>Tilia cordata 'Sterling'</i>	3" Cal	B&B
20	TG Green Giant Arborvitae	<i>Thuja occidentalis 'Green Giant'</i>	8" Ht	B&B
5	ZS Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>	3" Cal	B&B

5-SHRUBS	Common Name	Botanical Name	Size	Remarks
26	AP Pink Discovery Azalea	<i>Azalea sp. 'Pink Discovery' evergreen</i>	24" Ht	B&B
4	HQ Tree like Hydrangea	<i>Hydrangea quercifolia 'Tree like'</i>	24" Ht	B&B
5	HR Blue chiffon Hibiscus	<i>Hibiscus syriacus 'Rose Salm'</i>	5" Ht	B&B
10	JH Hollywood Juniper	<i>Juniperus chinensis 'Hollywood'</i>	48" Ht	B&B
5	JM Mountbatten Juniper	<i>Juniperus chinensis 'Mountbatten'</i>	48" Ht	B&B
32	JS Steeds Holly	<i>Ilex crenata 'Steeds'</i>	24" Ht	B&B
8	JV Toyon Red Cedar	<i>Juniperus virginiana 'Toyon'</i>	60" Ht	B&B
26	KJ Golden Guinea Kerria	<i>Kerria japonica 'Golden Guinea'</i>	24" Ht	B&B
16	LE Leucothoe	<i>Leucothoe axillaris</i>	24" Ht	B&B
15	LP California Privet	<i>Myrica pensylvanica</i>	4" Ht	B&B
8	MP Northern Bayberry	<i>Myrica pensylvanica</i>	4" Ht	B&B
12	PH Happy Face Potentilla	<i>Potentilla fruticosa 'Happy Face'</i>	8" Pot	Container Grown
12	PF Windy Purple Ninebark	<i>Physocarpus opulifolius 'Coppertina'</i>	24" Ht	B&B
19	RM Bushing Knock out Rose	<i>Rosa sp. 'Bushing Knock Out'</i>	24" Ht	B&B
8	SS Shirazi Spirea	<i>Spiraea japonica 'Shirazi'</i>	24" Ht	B&B
15	VC Summer Snowflake Viburnum	<i>Viburnum plicatum 'Summer Snowflake'</i>	24" Ht	B&B
5	VM Blue Muffin Viburnum	<i>Viburnum dentatum 'Blue Muffin'</i>	24" Ht	B&B
4	VP Pappoon Viburnum	<i>Viburnum plicatum 'Pappoon'</i>	68" Ht	B&B

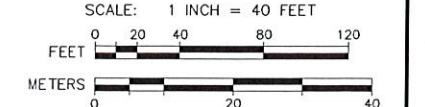
Autumn Woods Limited
Partnership
Bk. 25070/Pg. 325
29-44-40



AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, Suite 200, Southborough, MA 01772
Telephone (508) 485-0137 [james@azimuthlandesign.co](mailto:james@azimuthlanddesign.co)

CLT. NO. 517	JOB NO. 348-517
DATE: SEPTEMBER 25, 2023	DWG NO. UPLANDSTWORCURRENT
REVISIONS	
DATE:	DESCRIPTION
12-26-23	REVISIONS

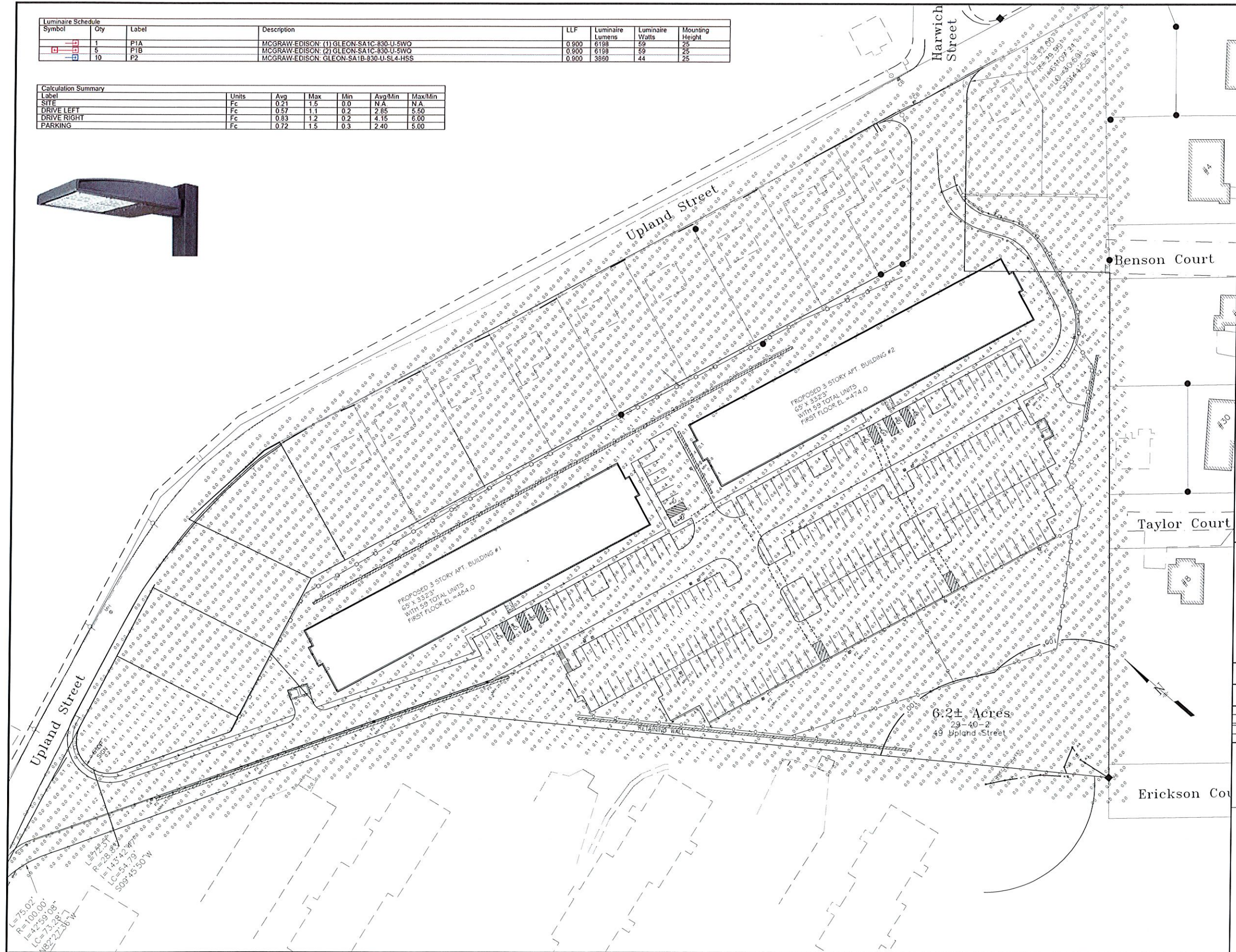
SCALE: 1 INCH = 40 FEET



CONCEPT PLAN OF LAND
AT UPLAND STREET
IN
WORCESTER, MASS.
PREPARED FOR:
HENCHEY, LLC
5 EDMEREY BOULEVARD
SHREWSBURY, MA 01545
LANDSCAPE PLAN L-1

Luminaire Schedule				LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
Symbol	Qty	Label	Description				
□	1	P1A	MCGRAW-EDISON: (1) GLEON-SA1C-830-U-5WQ	0.900	6198	59	25
□	5	P1B	MCGRAW-EDISON: (2) GLEON-SA1C-830-U-5WQ	0.900	6198	59	25
□	10	P2	MCGRAW-EDISON: GLEON-SA1B-830-U-SL4-HSS	0.900	3860	44	25

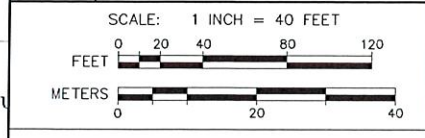
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Fc	0.21	1.5	0.0	N.A.	N.A.
DRIVE LEFT	Fc	0.57	1.1	0.2	2.85	5.50
DRIVE RIGHT	Fc	0.83	1.2	0.2	4.15	6.00
PARKING	Fc	0.72	1.5	0.3	2.40	5.00



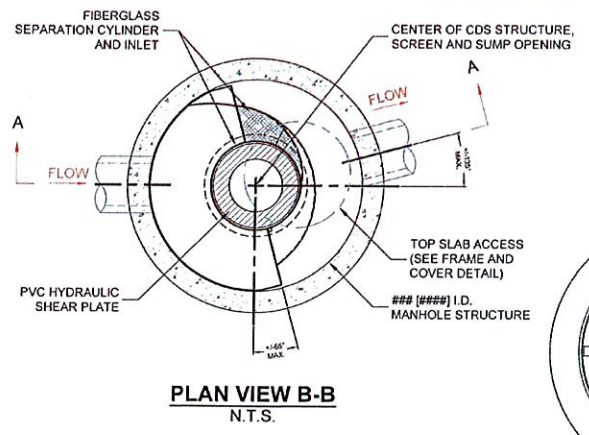
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 118 Turnpike Road, Suite 200, Southborough, MA 01772
 Telephone 508-485-0137 james@azimuthlanddesign.co

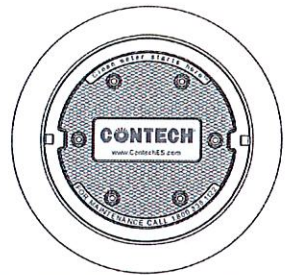
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DATE:	SEPTEMBER 25, 2023	DWG NO.	UPLANDSTWORCURRENT
REVISIONS			
DATE:		DESCRIPTION	
12-26-23		REVISIONS	



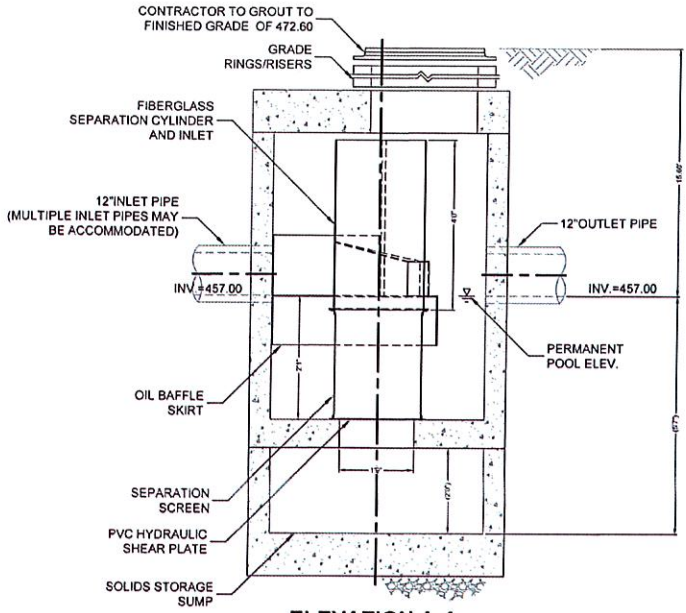
CONCEPT PLAN OF LAND
 AT UPLAND STREET
 IN
 WORCESTER, MASS.
 PREPARED FOR:
 HENCHEY, LLC
 5 EDGEEMERE BOULEVARD
 SHREWSBURY, MA 01545
 LIGHTING PLAN L-2



PLAN VIEW B-B
N.T.S.



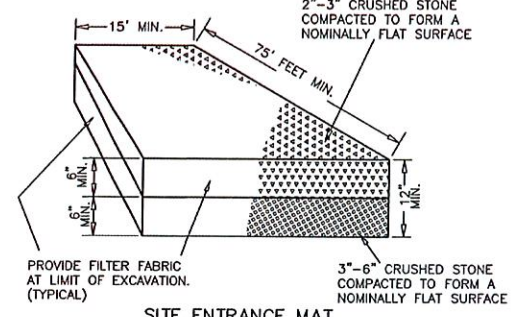
FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



ELEVATION A-A
N.T.S.

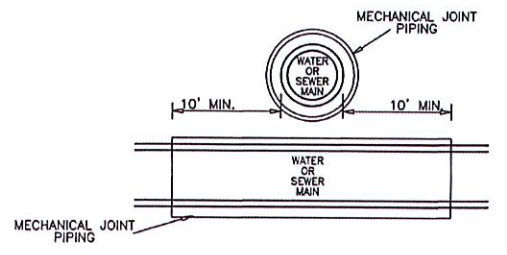
CONTECH CDS MODEL 3035
STORMWATER FILTRATION UNIT
(NOT TO SCALE)

NOTE:
THE PROPOSED LOCATION OF THE SITE ENTRANCE MAT WILL BE IN THE LOCATION OF THE PROPOSED DRIVEWAY ENTRANCE OFF UPLAND STREET.

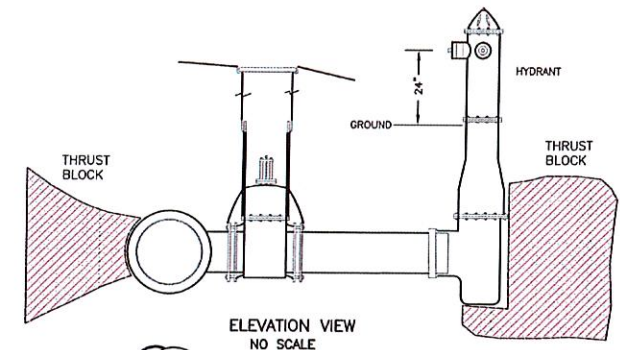


SITE ENTRANCE MAT
(NOT TO SCALE)
UPLAND STREET WILL BE SWEEP DAILY WHEN HAULING IS IN PROGRESS.

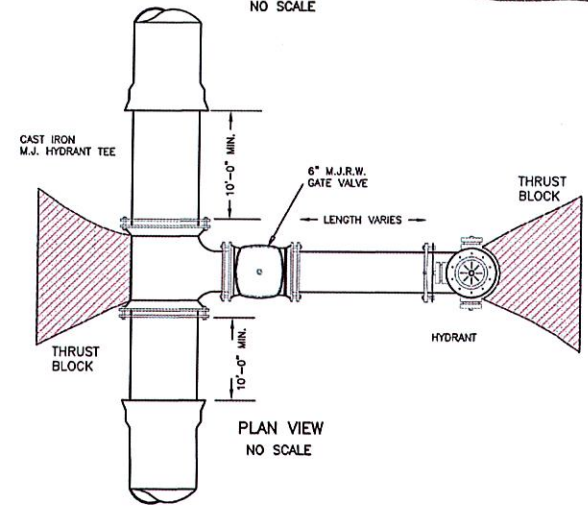
NOTE:
SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN.
HOWEVER, WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHOULD BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SEE DETAIL.



WATER MAIN/SEWER MAIN CROSSING
WHERE 18" VERTICAL CLEARANCE IS NOT PROVIDED
(NOT TO SCALE)

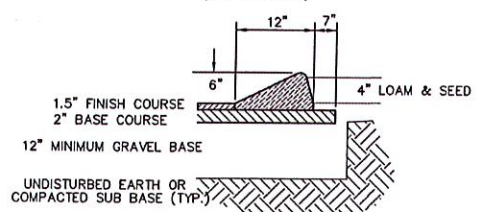


ELEVATION VIEW
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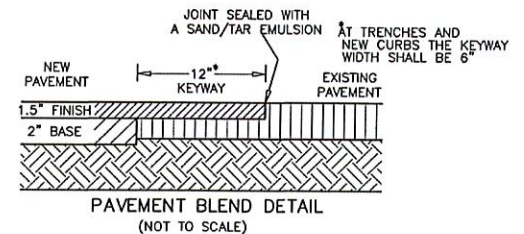


PLAN VIEW
NO SCALE

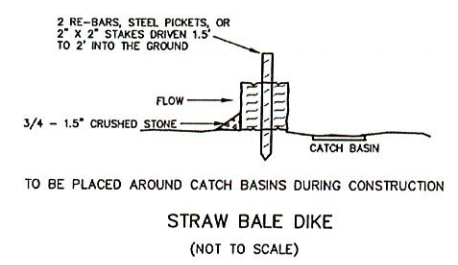
TYPICAL HYDRANT W/GATE
(NOT TO SCALE)



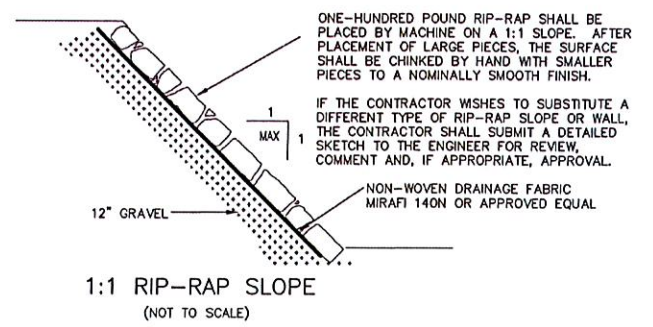
BITUMINOUS CONCRETE "CAPE COD" BERM
(NOT TO SCALE)



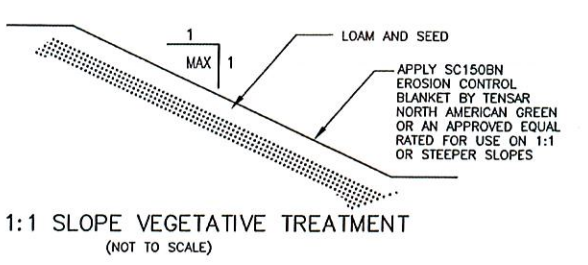
PAVEMENT BLEND DETAIL
(NOT TO SCALE)



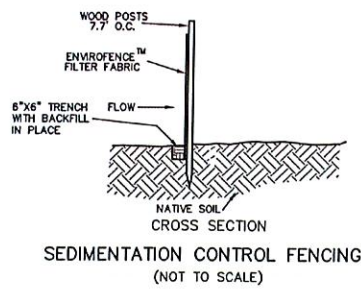
STRAW BALE DIKE
(NOT TO SCALE)



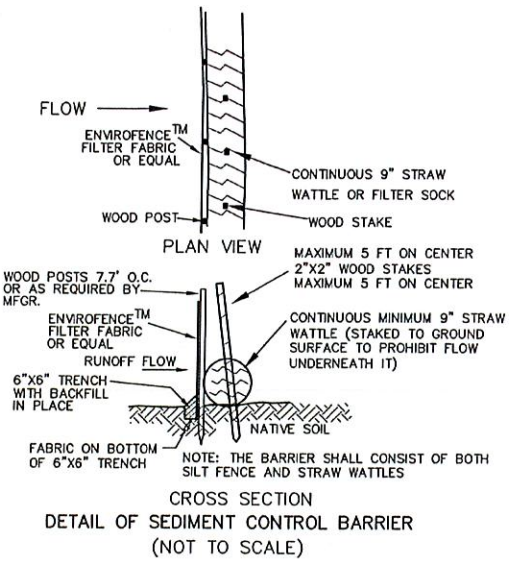
1:1 RIP-RAP SLOPE
(NOT TO SCALE)



3:1 TO 1:1 SLOPE VEGETATIVE TREATMENT
(NOT TO SCALE)



SEDIMENTATION CONTROL FENCING
(NOT TO SCALE)



DETAIL OF SEDIMENT CONTROL BARRIER
(NOT TO SCALE)

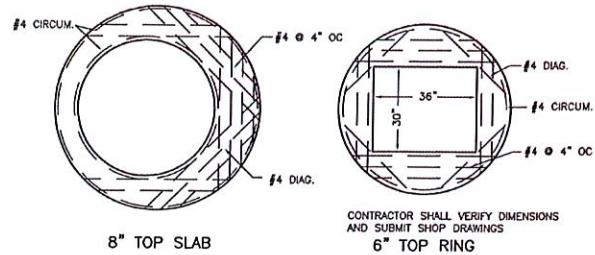
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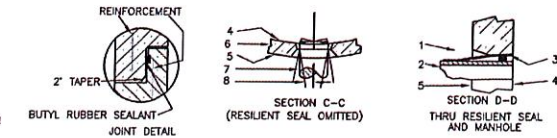
CLT. NO.	523	JOB NO.	348-523
DATE:	SEPTEMBER 25, 2023	DWG. NO.	UPLANDSTREETCURRENT
REVISIONS			
DATE:		DESCRIPTION	
12/26/23		CITY REVIEW	
2/6/24		CITY REVIEW	

SCALE: AS NOTED

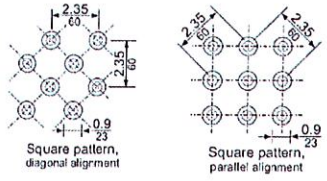
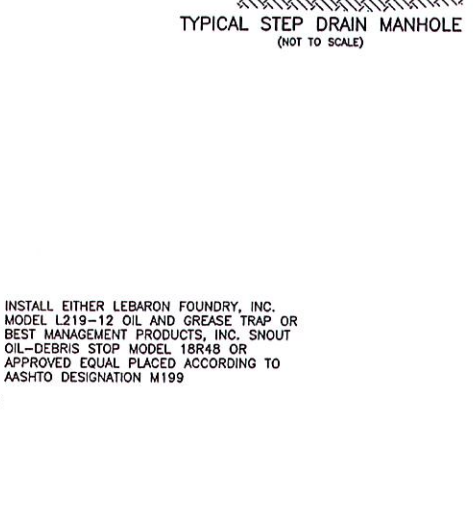
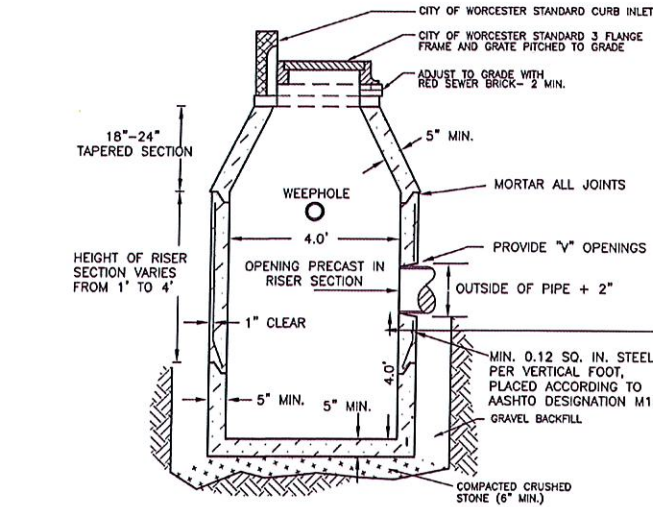
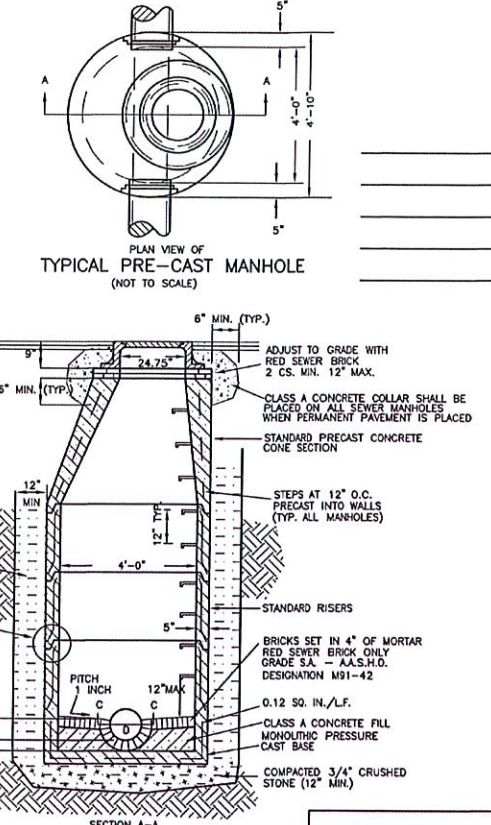
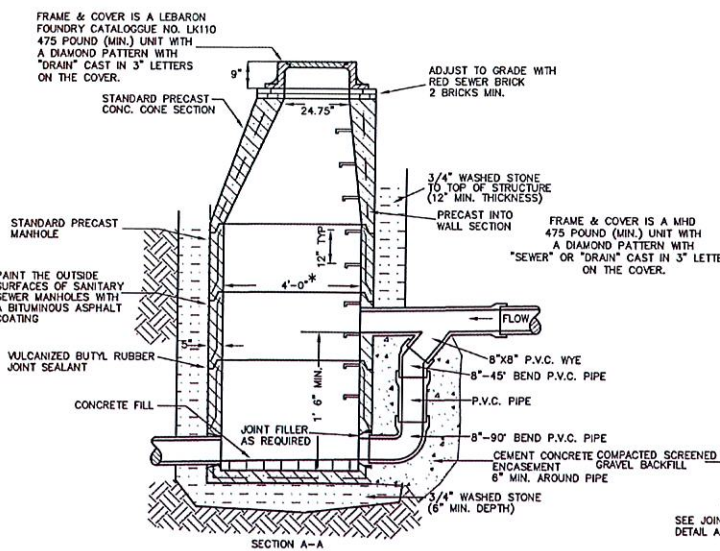
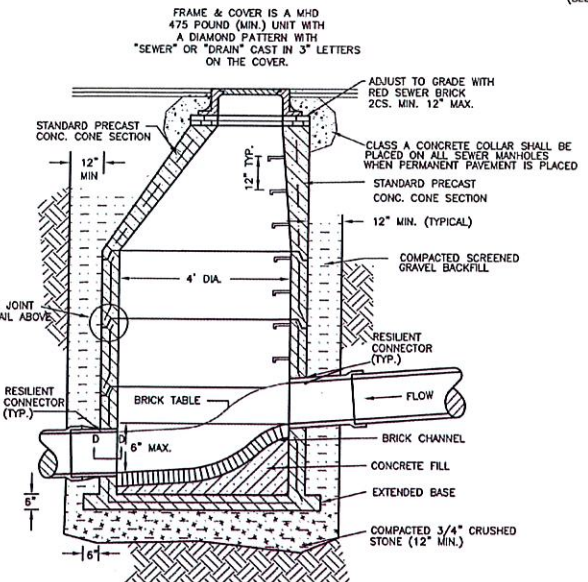
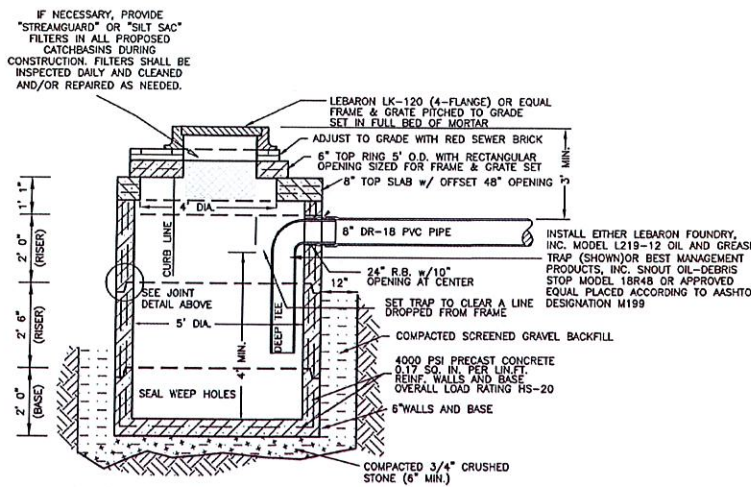
SITE PLAN OF LAND
AT 49 UPLAND STREET
IN
WORCESTER, MASSACHUSETTS
PREPARED FOR OWNER & APPLICANT
HENCHY, LLC
5 EDMERE BOULEVARD
SHREWSBURY, MA 01545
DETAIL SHEET D1



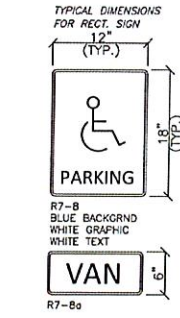
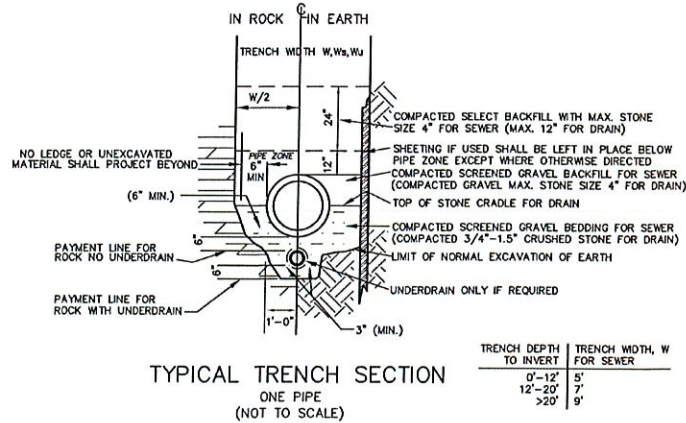
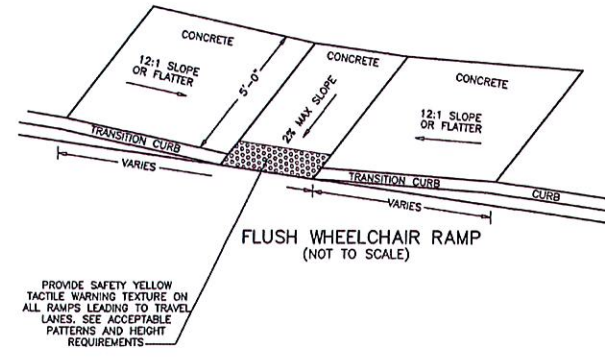
1. KOR-N-SEAL RESILIENT CONNECTION - SIZED TO MEET CLASS AND TYPE OF PIPE
2. PIPE SECTION
3. BEVEL TO ALLOW FOR MISALIGNMENT
4. INNER SURFACE OF PRECAST CONCRETE MANHOLE
5. OUTER SURFACE OF PRECAST CONCRETE MANHOLE
6. PRECAST CONCRETE MANHOLE (A.S.T.M. C478-68)
7. PVC, CLAY, CAST IRON OR CONCRETE PIPE
8. 9" ALLOWABLE MISALIGNMENT OFF CENTER IN ANY DIRECTION



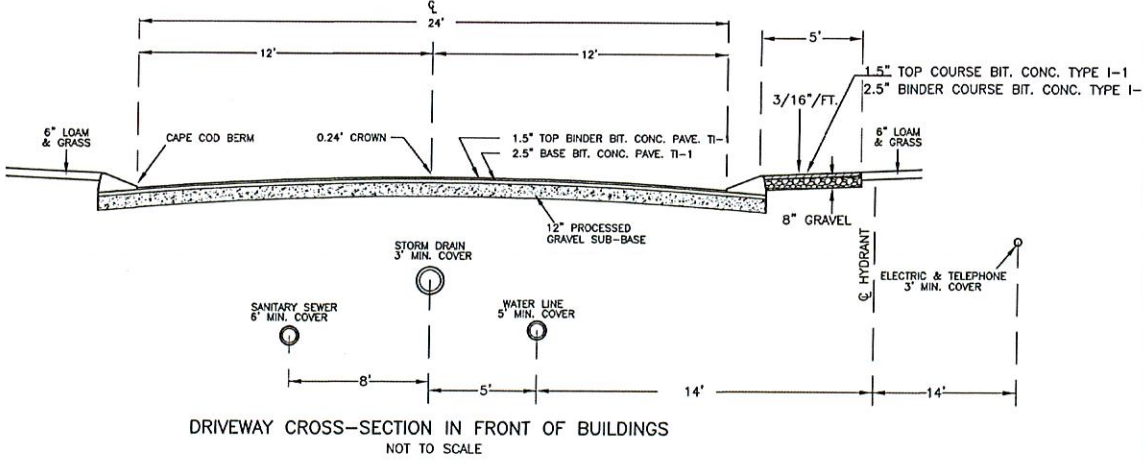
DETAILS
(NOT TO SCALE)
(SEE NOTES TO LEFT)



Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2



NOTES:
THE SIGN SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN.
THE SIGN SHALL BE LOCATED AT THE HEAD OF THE SPACE AND NO MORE THAN TEN FEET AWAY FROM THE SPACE. THE SIGN SHALL BE MOUNTED ON A NOMINAL 2"x2" GALVANIZED STEEL POST.
THE PROPOSED ACCESS AISLE NEXT TO THE SPACE SHALL BE 8 FEET WIDE.



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CLT. NO.	523	JOB NO.	348-523
DATE:	SEPTEMBER 25, 2023	DWG. NO.	UPLANDSTREETCURRENT
REVISIONS			
DATE:	DESCRIPTION		
12/26/23	CITY REVIEW		
2/6/24	CITY REVIEW		

SCALE: AS NOTED

SITE PLAN OF LAND AT 49 UPLAND STREET
IN WORCESTER, MASSACHUSETTS
PREPARED FOR OWNER & APPLICANT
HENCHY, LLC
5 EDMERE BOULEVARD
SHREWSBURY, MA 01545

DETAIL SHEET D2

**POLLUTION PREVENTION PLAN
FOR
49 UPLAND STREET, WORCESTER, MA**

PROJECT DESCRIPTION

This is a proposal to develop this site and construct two apartment buildings each of three stores with a total, between them, of 120 rental units on this 6.6 acre site.

Construction will take place in a single phase and is expected to last from the winter of 2023/2024 into the summer of 2025. Total site alteration will be approximately 5.8 acres of which approximately 0.4 acres was previously altered.

Construction Process

Before construction begins, erosion control barriers consisting of silt fencing attached to posts and backed by staked straw bales will be placed at the limit of work as shown on the Erosion & Sediment Control Plans, Sheets ESC1 and ESC2.

The first step of the construction process will be the cutting of any trees within the limits of proposed development. After this has been accomplished in the demarcated areas, clearing and grubbing will take place and loam will be stockpiled.

The time of construction requiring the most attention and care occurs between the stripping of natural overburden and the stabilization of construction areas. Cut and fill areas create additional risk by increasing the possibility of stormwater runoff causing erosion.

The contractor will, to the extent possible, leave natural cover untouched at the edges of the property. The contractor will limit to the shortest time possible the time that areas are exposed. The landscaping will be completed as early as weather and building construction allow. During the times between clearing and landscaping, soils will be stabilized with a combination of stump grindings, wood chips, hay/straw mulch, temporary grass seeding and other measures as necessary to prevent any significant erosion of soils.

Soil stockpile areas will be kept out of the 100 foot buffer zone associated with the delineated wetland on site. Soil stockpiles shall be surrounded by staked silt fence placed at least 5 foot off the toe of slope of the stockpile. One suitable stockpile location is in the area south of building 2.

In conjunction with the site grading process, a number of sedimentation control procedures will be followed. The object of the procedures is to prevent the erosion of soils and the transport of sediments to adjacent properties and eventually to wetland resource areas off site.

Stabilization

Temporary and permanent stabilization of disturbed surfaces is the most reliable method of preventing the erosion and transport of site soils. Toward that end, the areas that are disturbed will be provided temporary stabilization within two weeks after the last disturbance when:

- Work is not complete in that area,
- Work will remain incomplete for a period of three weeks or more, and
- The planting season has not been reached in areas which will be re-vegetated.

Permanent stabilization will take place when:

- Work is complete in that area and
- The planting season has been reached and areas can be revegetated.

Best Management Practices Employed

To guard against the transport of soils offsite several Best Management Practices (BMP's) may be employed. Sediment control barriers, sediment sumps, temporary settling basins, straw bale check dikes, swales, a site entrance mat, flocculants in both crystal and block forms, and organic media for capture of silt below flocculants may be used on this site as appropriate. All of these measures are temporary. The site's permanent protection against erosion and the deposition of sediment off site at resource areas is the permanent stabilization of formerly exposed surfaces with pavement, lawn and other landscaping.

Soils

According to the MassGIS Oliver web site the soils underlying this site are almost entirely Paxton series soils which are categorized as hydrologic soil group C soils. There is also an area at the southerly limit of the site, adjacent to the delineated wetland, identified as a Scarborough series soil and this is categorized as hydrologic soil group D soil.

Resource Areas

There is a bordering vegetated wetland at the southerly limit of the property associated with an intermittent stream on the adjacent property.

SITE PLAN DEVELOPMENT

As part of the Site Plans submitted to the City of Worcester, Azimuth Land Design, LLC has prepared this erosion and sediment control plan calling for permanent and temporary erosion control measures. The site has no existing drainage system.

PHASING

Construction of the project will take place in one phase. Total site alteration will be approximately 5.8 acres.

POLLUTION PREVENTION SITE PLAN

The Site Plans prepared by Azimuth Land Design, LLC contain Erosion & Sediment Control Plans. Various Best Management Practices (BMP's) are described herein and/or shown on sheets ESC1 and ESC2 or the Detail Sheets and will be used to prevent or to mitigate erosion and pollution.

INSPECTION AND MAINTENANCE OF EROSION CONTROLS

1. At all times, siltation fabric fencing, straw wattles or straw bales and stakes sufficient to construct an erosion control barrier a minimum 25 feet long will be stockpiled on the site in order to repair established barriers which may have been damaged or breached.
2. The Developer will designate as Inspector a person or entity other than the site supervisor. The Inspector must be accessible seven days a week and be responsible for inspecting and coordinating the maintenance and repair of all erosion control systems on the site.
3. An inspection of all erosion control measures shall be conducted by the Inspector at least once each week until the completion of construction of the subdivision. The Contractor shall inspect all erosion control systems daily and shall notify the Inspector of any breaches or failures. In case of any noted breach or failure, the Contractor shall immediately make appropriate repairs.
4. The Inspector shall inspect all erosion control systems on the site before, during and after any storm event reaching one of the following thresholds:
 - a. Any storm in which rain is predicted to last for 12 consecutive hours or more.
 - b. Any storm for which a flash flood watch or warning is issued.
 - c. Any single storm predicted to have a cumulative rainfall greater than 1/2 inch.
 - d. Any storm event not meeting the previous three thresholds but which would mark the third consecutive day of measurable rainfall.
5. The Inspector shall inspect erosion control measures at times of significant increase in runoff due to rapid thawing when the risk of failure of those measures is significant.
6. In such instances as remedial action is necessary, the Inspector shall cause to be repaired within seven days, any and all significant deficiencies in erosion control measures.
7. The Worcester Conservation Commission shall be notified of any significant failure of erosion control measures and shall be notified of any release of pollutants.

SOIL TEST RESULTS:

UNOFFICIAL SOIL TEST RESULTS

- DH1 - SANDY LOAM WITH MOTTLING AT 48"
- DH2 - LOAMY SAND WITH MOTTLING AT 60"
- DH3 - LOAMY SAND WITH MOTTLING >98"
- DH3A - LOAMY SAND WITH MOTTLING AT 66"

ZONING COMPLIANCE TABLE

THE PROPOSED BUILDINGS WILL BE LOCATED IN THE RL-7 ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE RL-7 ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THIS SITE:

DIMENSION	REQUIREMENT	PROPOSED
MIN. LOT AREA	7,000 + 2,000 PER D.U. = 7,000+238,000=245,000	287,304 S.F.
MIN. FRONTAGE	65' + 5' PER D.U. TO 140'; 65'+595';USE 140'	189.44 @W/LY FRONTAGE
MIN. FRONT YARD	20'	164'(BUILDING 2)
MIN. SIDE YARD	10'	14.4'(BUILDING 1)
MIN. REAR YARD	20'	63'(BUILDING 1)
MAX. BUILDING HEIGHT	50',3 STORIES	45', 3 STORIES

PARKING CALCULATION

PER THE WORCESTER ZONING ORDINANCE, 2 PARKING SPACES ARE REQUIRED PER DWELLING UNIT. 118 UNITS ARE NOW PROPOSED WHICH REQUIRE A TOTAL OF 236 PARKING SPACES.

THE APPLICANT IS REQUESTING A SPECIAL PERMIT TO ALLOW A 10% REDUCTION FROM THIS REQUIREMENT. THIS WOULD ALLOW A TOTAL OF 212 PARKING SPACES AND THIS SITE PLAN PROPOSES 212 PARKING SPACES INCLUDING THE FOLLOWING:

- 8 HANDICAPPED VAN ACCESSIBLE PARKING SPACES
- 54 COMPACT CAR (8'X16") PARKING SPACES
- 7 EV AND A FURTHER 38 EV READY PARKING SPACES

EROSION CONTROL DEVICES OR PROCESSES

1. Sediment Control Barrier
The sediment control barrier will consist of an approved siltation fabric fencing installed on posts according to the manufacturer's instructions and backed by staked straw wattles. The barriers will be placed in a manner that prevents the passage of soil materials under, around or over it. Sediment will be removed from against the barrier when the accumulated sediment has reached one third of the original installed height of the barrier.
2. Straw Bale Diversion Dike
Straw bales will be placed in other locations on the site in order to further prevent the flow of sediment from the site or reduce the velocity of runoff crossing open land or running off stockpile or fill areas. Straw bale diversion dikes will also be placed within developing rills to reduce surface runoff velocities and to shift the path of the water flow. The locations where straw bale diversion dikes are installed will be determined in the field at the Inspector's discretion.
3. Slope Stabilization
Slopes or surfaces that are created due to excavation or filling along the edge of the parking or loading areas will be temporarily stabilized with one or more of the following:
 - Hay or straw mulch with tackifier
 - Soft wood and hard wood chips or stump grindings.
 Permanent stabilization of slopes and surfaces will employ one or more of the following:
 - 6 inches of loam and grass
 - Sod
 - Riprap
 - Erosion control blankets such as Tensor North American Green C125BN or approved equal and vegetation
 - Mulch and landscaping plantings
 - A combination of grasses, riprap and/or plants and shrubbery
 - In areas that will be steeper than 2:1, after construction, the slope will be stabilized by the placement of heavy riprap or by the installation of erosion control matting specifically rated by the manufacturer for use on a 1:1 slope. The riprap slope will be formed by placing heavy stone on a one foot thick layer of gravel that is covered by an approved filter fabric.
4. Diversion Swale
Runoff diversion swales may be provided in order to intercept sheet and concentrated flows above areas of cut, above abutting properties or Rice Road. The swales will direct runoff to sediment sumps or temporary settling basins. The swales will be approximately 5 feet wide and one foot deep. Straw bale diversion dikes may be installed on the downhill side of the swales to assist in containing the water flow.
5. Sediment Sumps
Sediment sumps are excavated depressions of 10 foot diameter and 2 foot depth. The sumps will collect runoff from unfinished drives and slopes and will allow sediment to settle out before flow continues to a detention area or siltation control barrier. Sediment sumps will be cleaned whenever the accumulated sediment has reached one half of the original depth of the sump.
6. Temporary Settling Basins
Temporary settling basins (TSB's) are larger excavations made at locations that will receive significant stormwater runoff flow. They are used to capture and detain stormwater in the construction phase to settle out some eroded material and to lessen the rate of flow of stormwater from construction phase work areas. Temporary settling basins are larger than sediment sumps and shall have silt fence or straw bale dikes at their entrance and exit to control flow. They shall be sized according to the DEP Stormwater management standards which requires that they have sufficient capacity to hold 1 inch of runoff from the watershed contributing flow to them. For example, a TSB receiving flow from 1 acre of land should have a volume capacity of at least 3,630 square feet. TSB's should have flocculant blocks and jute mesh matting at their outlet. TSB's should be cleaned out whenever the accumulated sediment has reached more than 6 inches deep. No TSB shall be located where the proposed infiltration structure is to be installed. Expected locations for TSB's include both east and west of that proposed infiltration structure location.
7. Flocculants
If the capture of flows in sediment sumps and temporary settling basins does not sufficiently reduce the turbidity of runoff before it leaves the site, flocculant blocks shall be installed at the outlet of any sediment sump, TSB or swale discharge flow to the site's drainage system. Immediately downstream of the flocculant blocks, a suitable organic media such as jute mesh matting shall be installed over stone for runoff that has contacted the flocculant blocks to flow. This will allow capture of silts.

In addition, crystal flocculants may be used to reduce turbidity of captured runoff in sediment sumps and temporary settling basins.

SEQUENCE OF INSTALLATION AND CONSTRUCTION

The following is a sequence for the construction of the project. The actual schedule may vary somewhat from that stated if site or weather conditions require.

An example of a logical change to the schedule would be deviating from the sequence below to allow the laying of berms prior to a freeze in order to better control the site drainage.

1. The Developer will hold a preconstruction meeting with representatives of the City of Worcester in order to review permits, procedures and construction methods.
2. The Developer will hold a preconstruction meeting with the Engineer, Contractor's employees and the Inspector in order to review permits, procedures and construction methods.
3. Establish the construction entrance(s) to the site off Upland Street.
4. Install the site entrance mat in the location of the proposed entrance(s) of Upland Street and sediment control barriers at the limit of work as shown on the Erosion & Sediment Control Plans.
5. Remove any debris from the site and disposing of it in appropriate facilities according to applicable regulations.
6. Cut trees as necessary for the proposed development but no further. Chip wood and then remove existing pavement and dispose of it at an appropriate facility. Then, clear and grub where trees were cut.
7. Stockpile and compact excavated loam in an area surrounded by staked straw bales or siltation fencing. We suggest the proposed location south of building 2. Place the straw bales or fencing at least five feet from the base of the loam pile.
8. Begin earthwork to bring grades to the subgrade elevations for the proposed access drive and parking area.
9. Begin construction of the apartment building and install the utility connections to the proposed buildings.
10. Install the new drainage system, new sanitary sewer, new water line services to the buildings and new electric connections and, when complete, lay the binder course of pavement.
11. Continue construction of the buildings.
12. Permanently stabilize exposed slopes with riprap, 6 inches of loam and grass, other vegetation and landscaping.
13. Finish interior construction of the proposed buildings and lay a finish course of pavement.
14. Remove accumulated sediment and temporary erosion control measures after all slopes have been permanently stabilized and the risk of erosion has passed.
15. Prepare and submit an as-built survey of the work to the City of Worcester.

GENERAL NOTES:

- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS SITE.
- 2) ACCORDING TO THE MASS GIS OLIVER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
- 3) THE PROJECT SITE IS COMPRISED OF 49 AND 39 UPLAND STREET.
- 4) TOTAL SITE ALTERATION IS EXPECTED TO BE 5.8 ACRES.
- 5) THE PROPOSED WATER MAIN EXTENDED INTO THE SITE SHALL MEET THE REQUIREMENTS OF ANSI/AWWA A21.5/C151 CLASS 52.
- 6) BOTH BUILDINGS SHALL HAVE STANDPIPES INSTALLED TO AID IN FIRE FIGHTING.
- 7) EACH OF THE TWO BUILDINGS COVERS 21,318 SQUARE FEET(NOT INCLUDING BALCONIES).
- 8) THE APPLICANT SHALL COMPLY WITH THE CITY'S INCLUSIONARY ZONING REGULATIONS BY MAKING AT LEAST 15% OF THE UNITS AVAILABLE AS "AFFORDABLE" UNITS MARKETED TO HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.
- 9) PROPOSED RETAINING WALLS SHALL BE COMPRISED OF CONIGLIARO BLOCK COMPONENTS, OR APPROVED EQUAL. ENGINEERED, STAMPED DESIGNS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL BEFORE ANY INSTALLATION BEGINS.

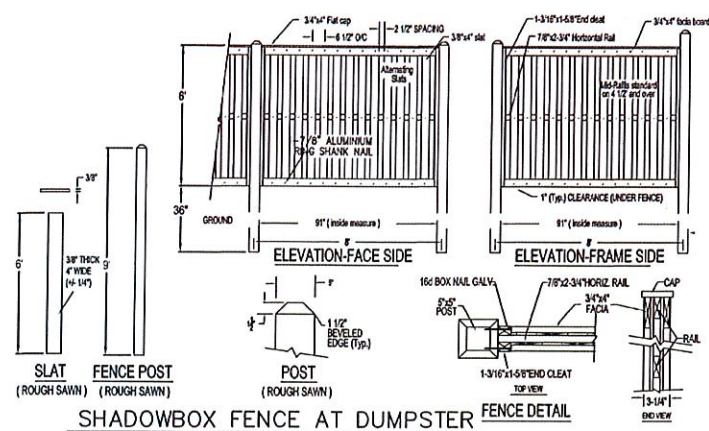


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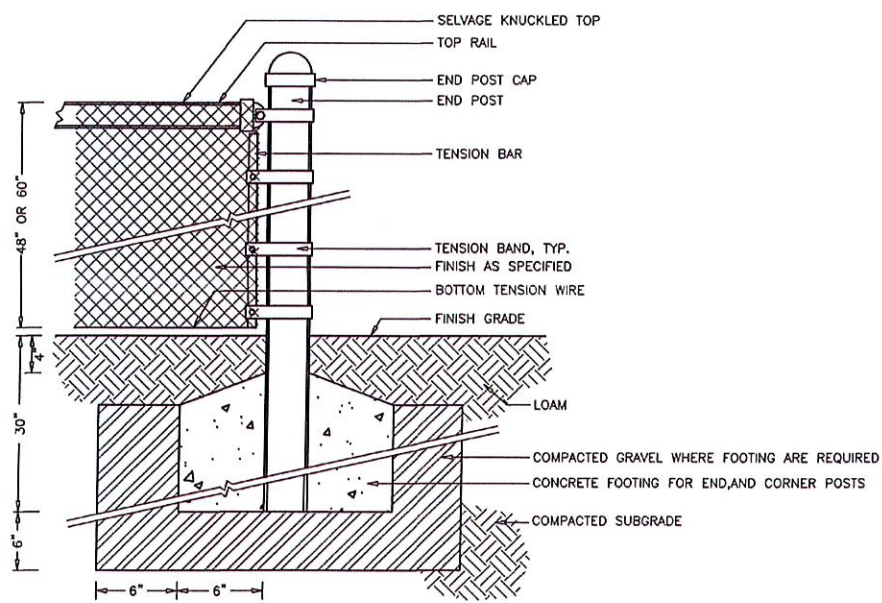
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SHADOWBOX FENCE AT DUMPSTER

NOTES:
(NOT TO SCALE)

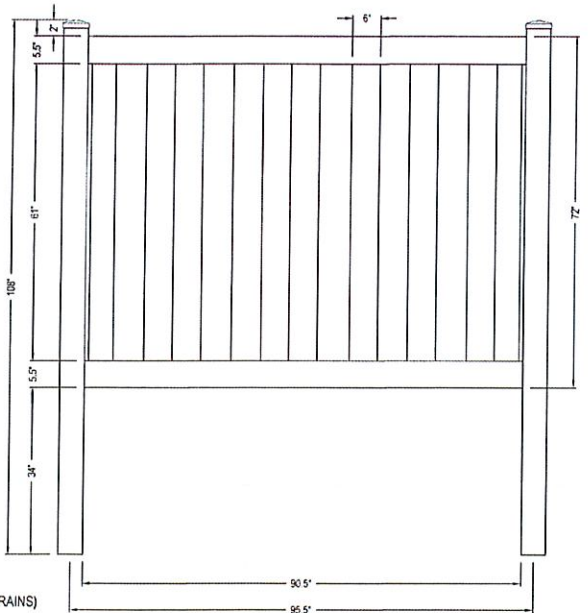
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHADOW BOX FENCE TO BE 4' WALPOLE SHADOWBOX SCREEN FENCE, WALPOLE WOODWORKERS, O.O. BOX 151 WALPOLE, MA 02081, PHONE 1-800-343-6948, OR APPROVED EQUAL.
3. WOOD MATERIAL TO BE NORTHERN WHITE CEDAR.



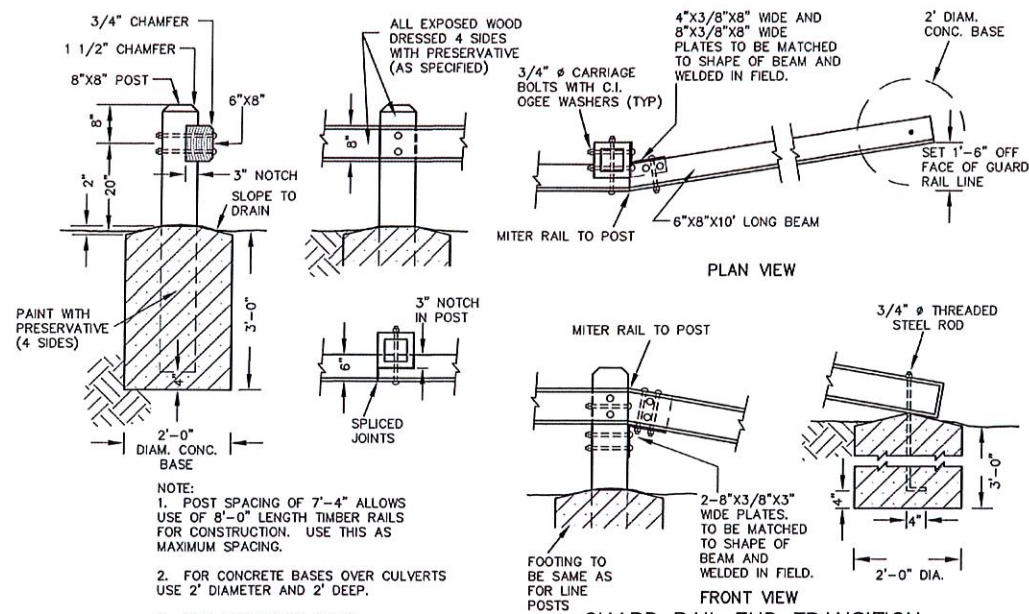
**CHAIN LINK SAFETY FENCE
48" AT TOP OF STEEP SLOPES AND
RETAINING WALLS**

NOT TO SCALE

- NOTES:
1. ALL PRIVACY FENCES SHALL BE ILLUSIONS VINYL FENCES, OR APPROVED EQUAL AND ASTM F964-09 COMPLIANT.
 2. AVAILABLE IN GRAND ILLUSIONS COLOR SPECTRUM (35 COLORS) AND GRAND ILLUSIONS VINYL WOODBOND (5 AUTHENTIC WOODGRAINS).
 3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL.
 4. VERTICAL POSTS MEASURE 5'X5' SQUARE.



6 FOOT HIGH PRIVACY FENCE
NOT TO SCALE



- NOTE:
1. POST SPACING OF 7'-4" ALLOWS USE OF 8'-0" LENGTH TIMBER RAILS FOR CONSTRUCTION. USE THIS AS MAXIMUM SPACING.
 2. FOR CONCRETE BASES OVER CULVERTS USE 2' DIAMETER AND 2' DEEP.
 3. NICK THREADS ON BOLTS.
 4. USE C.I. OGEE WASHERS WITH ALL NUTS.

TIMBER GUARD RAIL
NOT TO SCALE

- NOTES:
- 1) THIS PLAN IS IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.
 - 2) A 4 FOOT HIGH SAFETY FENCE SHALL BE INSTALLED ON TOP OF ALL PROPOSED RETAINING WALLS.

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