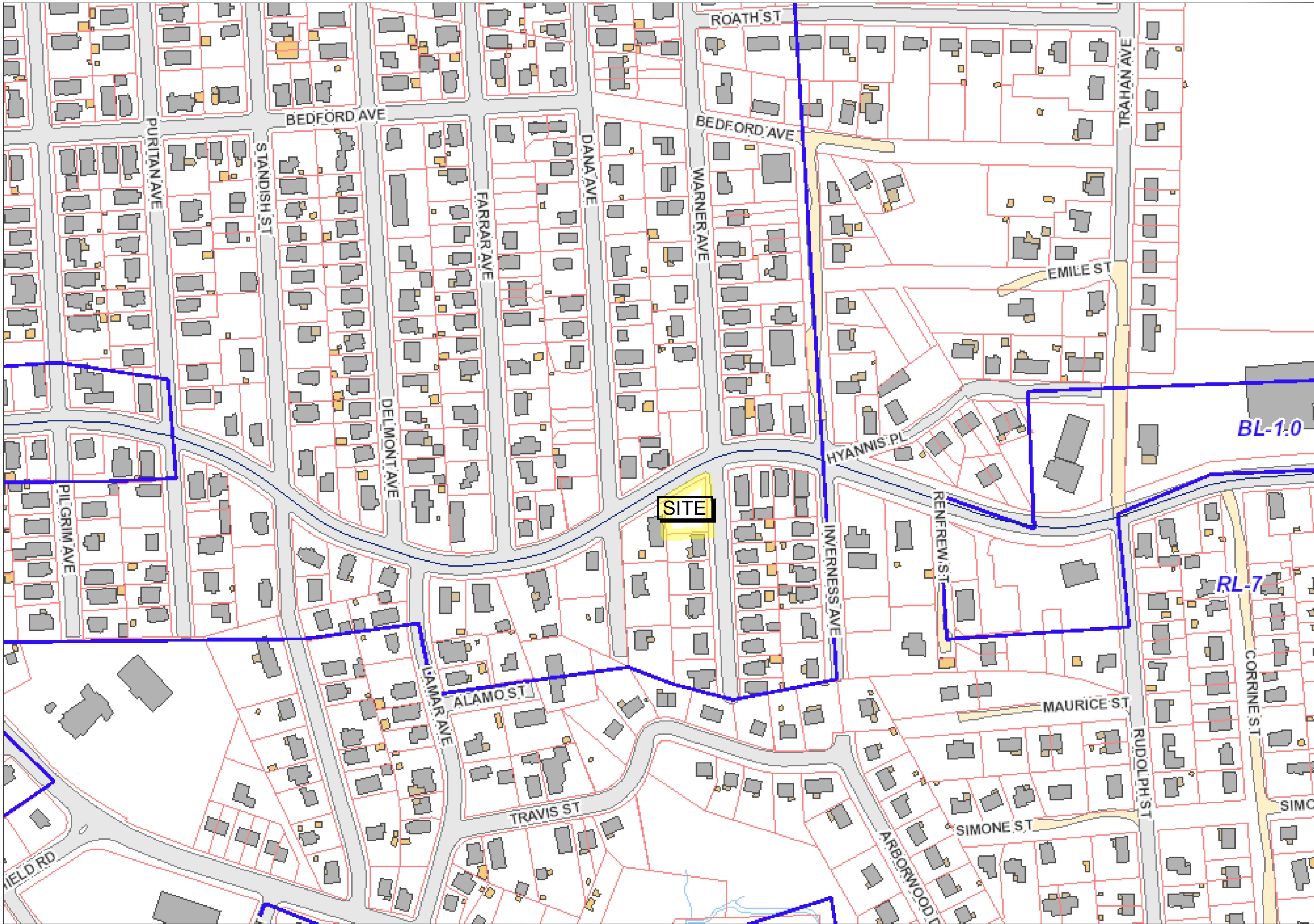


NO	DATE	REVISIONS
1	03/28/2024	SITE PLAN REVIEW
2	04/10/2024	PLANNING DEPT. COMMENTS

SITE PLAN REVIEW

630 GRAFTON STREET
 WORCESTER, MASSACHUSETTS

DATE: MARCH 28, 2024
 REVISED: APRIL 10, 2024



ASSESSORS MAP

SCALE: 1" = 500'±

APPLICANT:

GOLDSTAR BUILDERS INC.
 6 JACQUES STREET
 WORCESTER, MA 01603

CIVIL ENGINEER:



249 SOUTH STREET
 UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

PROPERTY ADDRESS:
 630 GRAFTON STREET
 WORCESTER, MASSACHUSETTS

ASSESSORS MAP/PARCEL:
 MAP 34, BLOCK 6, LOT 2

ZONING DISTRICT:
 RG-5

DRAWING LIST:

- C-0.0 COVER
- C-1.0 EXISTING CONDITIONS
- C-2.0 SITE LAYOUT &
 LANDSCAPE PLAN
- C-3.0 GRADING & UTILITIES PLAN
- C-4.0 EROSION CONTROL
 PLAN
- C-5.0 DETAIL SHEET

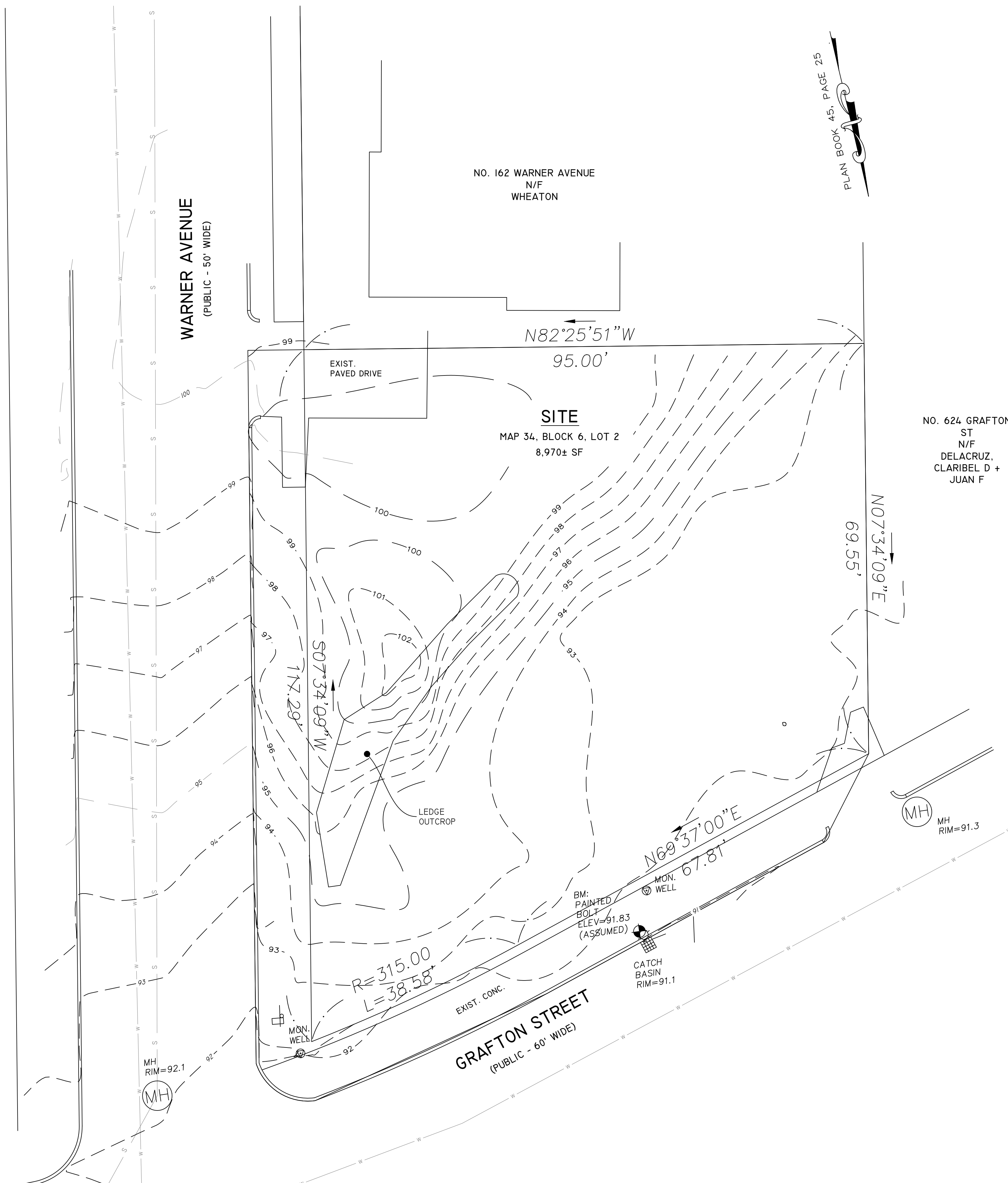
Y:\2020 SERIES\2023-450 GRAFTON STREET WORCESTER, MA\2023-PLAN.DWG PLOTTED: 4/10/2024

DIG SAFE NOTE:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233, AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.



NO	DATE	REVISIONS
1	03/28/2024	SITE PLAN REVIEW
2	04/10/2024	PLANNING DEPT. COMMENTS



PLAN NOTES:

- LOCATIONS SHOWN HEREON ARE THE RESULT OF AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY CONTINENTAL LAND SURVEY, LLC ON NOVEMBER 21, 2023.
- OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ABUTTING PROPERTIES.
- HORIZONTAL DATUM: PLAN NORTH - PLAN BOOK 45, PAGE 25.
- LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WERE NOT MADE PART OF THIS SURVEY.
- ALL FLOWERING PLANTS, SHRUBS, OR TREES MAY NOT BE SHOWN WITHIN LANDSCAPING AREAS. IT IS MEANT FOR ILLUSTRATIVE PURPOSES ONLY AND NOT MEANT AS A COMPLETE INVENTORY OF ALL VEGETATION THAT MAY EXIST. SIZES REFLECT APPROXIMATE TRUNK DIAMETER AT BREAST HEIGHT OR APPROXIMATE DIAMETER OF SHRUB WIDTH.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- WARNER AVENUE SHALL BE DESIGNATED AS THE PRIMARY FRONT LOT LINE WHICH ALLOWS THE SETBACK LINE FOR GRAFTON STREET TO BE TEN (10) FEET IN RG ZONING DISTRICTS PER CITY OF WORCESTER ZONING ORDINANCE TABLE 4.2, NOTE 7, "THE OWNER OF A CORNER LOT MAY DESIGNATE EITHER STREET LOT LINE AS THE FRONT LOT LINE. ONCE SO DESIGNATED, IT SHALL APPLY FOR ALL DIMENSIONAL PURPOSES. THE EXTERIOR SIDE YARD OF A CORNER LOT SHALL NOT BE LESS THAN TEN (10) FEET."
- THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD ZONE AS THE SUBJECT PROPERTY IS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,

NO. 624 GRAFTON ST
N/F
DELACRUZ, CLARIBEL D + JUAN F

COUNTY	COMMUNITY	PANEL NUMBER	EFFECTIVE DATE
WORCESTER	WORCESTER	250349 0620E	JULY 4, 2011

ASSESSOR REFERENCES

PARCEL ID 34-006-00002

DEED REFERENCES

DEED BK 68561 PAGE 24
GOLD STAR BUILDERS, INC.

PLAN REFERENCES

PLAN BOOK 218 PLAN 36
PLAN BOOK 45 PLAN 25

PREPARED FOR
GOLD STAR BUILDERS, INC.
6 JACQUES STREET
WORCESTER, MA 01603

LEGEND	
EXISTING	PROPOSED
100	100
D	D
W	W
E	E
G	G
S	S
H	H
SM	SM
DM	DM
V	V
C	C
429x5	429x5
HP	HP
SC	SC
L	L
T	T
U	U
P	P
TR	TR

630 GRAFTON STREET
 SITE PLAN REVIEW
 AM 34, BLOCK 6, PARCEL 2
 GRAFTON STREET/WARNER AVENUE
 WORCESTER, MASSACHUSETTS



EXISTING CONDITIONS PLAN

C-1.0

SHEET 2 OF 6

0' 5' 10' 20'

2233.00

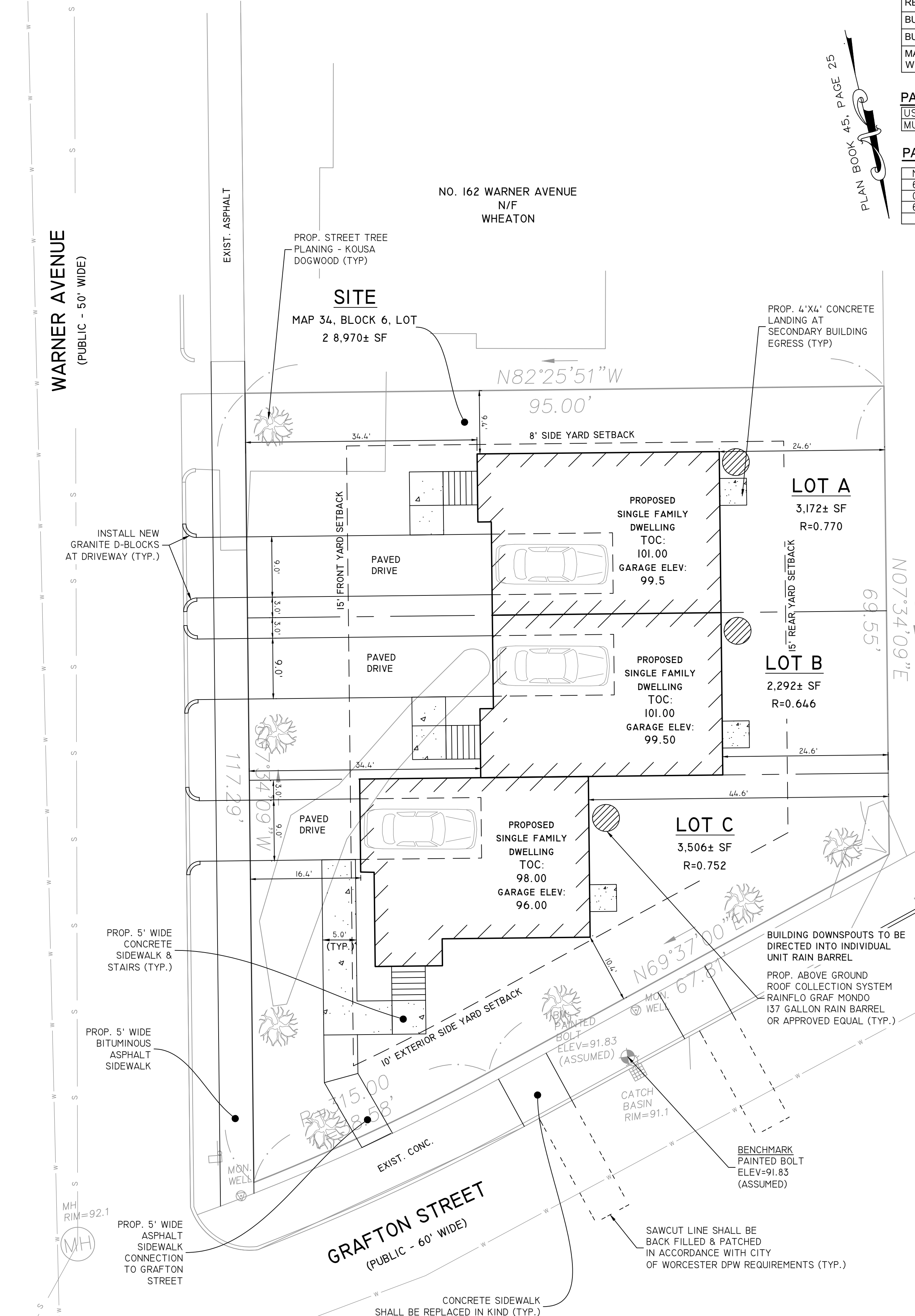
LANDSCAPING NOTES:

- NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- 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.
- 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.
- ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
- WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
- PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE DESIGNER.
- ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
- 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.
- LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% 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 (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
- THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
- PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
- 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. LAWN, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO 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 RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
- LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

SITE LANDSCAPING LEGEND

PLANTING TABLE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	7	CORNUS KOUSA	KOUSA DOGWOOD	3" CALIPER

NOTE: ALL LANDSCAPING MATERIALS TO BE PLANTED ON SITE SHALL BE ASIAN LONGHORNED BEETLE RESISTANT SPECIES.



ZONING ORDINANCE REQUIREMENTS				
ZONING DISTRICT: RG-5 (RESIDENTIAL)				
USE: SINGLE FAMILY ATTACHED				
	REQUIRED	LOT A	LOT B	LOT C
LOT AREA (SQUARE FEET) 2,200 SF. / UNIT	2,200	3,172±	2,292±	3,506±
LOT FRONTAGE (FEET) 20' / UNIT	20	33.4±	24.2±	59.8±
FRONT YARD SETBACK (FEET)	15	34.4±	34.4±	16.4±
SIDE YARD SETBACK (FEET)	8'	N/A - 0' SETBACK CONDO UNIT	N/A - 0' SETBACK CONDO UNIT	N/A - 0' SETBACK CONDO UNIT
REAR YARD SETBACK (FEET)	15	24.6±	24.6±	44.6±
BUILDING HEIGHT (FEET)	35	30±	30±	30±
BUILDING HEIGHT (STORIES)	2	2	2	2
MAX. ALLOWED IMPERVIOUS COVERAGE WITHIN FRONT AND SIDE YARD SETBACK	50%	27%	37%	29%

PARKING SPACE REQUIREMENT		
USE	REQUIRED	PROVIDED
MULTI-FAMILY (3 UNITS)	6 SPACES	6 SPACES

PARKING SUMMARY TABLE	
NUMBER OF PARKING SPACES REQUIRED	NUMBER OF PARKING SPACES PROVIDED
6 REGULAR	6 REGULAR
0 HANDICAP ACCESSIBLE	0 HANDICAP ACCESSIBLE
6 TOTAL	6 TOTAL

PLAN NOTES:

- SEE SHEET C-1.0 FOR EXISTING CONDITIONS PLAN NOTES AND PLAN LEGEND.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
- ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
- WATER AND ELECTRIC SERVICE TO BE COORDINATED WITH LOCAL SERVICE PROVIDERS FOR AVAILABILITY AND UTILITY CONFIGURATION WITHIN THE PROPOSED SITE
- ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE CITY OF WORCESTER, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

LAYOUT NOTES:

- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE COORDINATED WITH THE OWNER, POLICE AND FIRE DEPARTMENTS ACCORDINGLY.
- DIMENSIONS SHOWN ARE TO THE FACE OF THE CURB/GUTTER LINE OR THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT, DIMENSIONS, ELEVATIONS AND STAIR CONFIGURATIONS.
- THE PROPOSED DRIVEWAY AND PARKING LOT AREA FOR THE BUILDING SHALL BE PAVED WITH BITUMINOUS CONCRETE. SEE DETAIL SHEETS FOR PAVEMENT DETAIL.
- THE PROPOSED CURBING SHALL BE 6" BITUMINOUS CURBING.
- SEE GRADING AND UTILITY PLAN FOR WALL ELEVATIONS.
- PROPOSED RETAINING WALLS IN EXCESS OF 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- PROPOSED PLANTINGS FOR THE SITE SHALL CONSIST OF A MIXTURE OF TREES AND SHRUBS. PLANTINGS SHALL CONFORM TO THE LANDSCAPING DESIGN STANDARDS FOR THE CITY OF WORCESTER. TREES TO BE PLANTED SHALL HAVE TRUNKS AT LEAST 3 INCHES IN DIAMETER WHEN MEASURED 6 INCHES ABOVE THE GROUND. RECOMMENDED TREE SPECIES MAY BE FOUND IN THE CITY OF WORCESTER ZONING ORDINANCE. SHRUBS SHALL BE PLANTED ALONG WITH THE TREES IN THE LANDSCAPING AREAS. SHRUBS MAY BE DECIDUOUS OR EVERGREEN OR A MIXTURE OF BOTH. SHRUBS SHALL BE DENSELY PLANTED AS TO PROVIDE A MATURE APPEARANCE WITHIN 3 YEARS. SHRUB HEIGHTS SHALL VARY. RECOMMENDED SHRUB SPECIES AND HEIGHTS MAY BE FOUND IN THE CITY OF WORCESTER ZONING ORDINANCE. ALL LANDSCAPING TREES AND SHRUBS SHALL BE ASIAN LONGHORNED BEETLE RESISTANT.
- ALL SNOW SHALL BE TRUCKED OFF SITE.
- NO SNOW STORAGE SHALL BE PLACED IN REQUIRED PARKING SPACES.

NO	DATE	REVISIONS
1	03/28/2024	SITE PLAN REVIEW
2	04/10/2024	PLANNING DEPT. COMMENTS

SEAL

DATE: MARCH 28, 2024
DRAWN: NDKNF
SCALE: 1"=10'

630 GRAFTON STREET
 SITE PLAN REVIEW
 AM 34, BLOCK 6, PARCEL 2
 GRAFTON STREET/WARNER AVENUE
 WORCESTER, MASSACHUSETTS

LEVEL DESIGN GROUP
 Civil Engineers & Land Surveyors
 249 SOUTH STREET, UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

SITE LAYOUT & LANDSCAPE PLAN

C-2.0

SHEET 3 OF 6

0' 5' 10' 20'

2233.00

Y:\2020 SERIES\2023-650 GRAFTON STREET WORCESTER, MA\2023-PLAN.LWG PLOTTED: 4/10/2024

GRADING NOTES:

- 1. ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE REFERENCED TO ASSUMED DATUM.
2. ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
3. THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC STREETS AND WORK AREAS.
4. ALL PROPOSED PAVEMENT AREAS SHALL BE PITCHED AS SHOWN ON THE DRAWINGS. IF NOT OTHERWISE SHOWN, PROPOSED PAVEMENT AREAS SHALL BE PITCHED A MINIMUM OF 1% (1/8" PER FOOT) TO PROVIDE POSITIVE DRAINAGE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
6. ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENTS. EDGES ARE TO BE SAW CUT. THE PAVEMENT JOINTS ARE TO BE EMULSION OILED AND SANDED.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION IS TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
9. PROPOSED RETAINING WALLS IN EXCESS OF 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
10. PROPOSED RETAINING WALLS SHALL TIE INTO THE EXISTING GROUND SURFACE ALONG THE OUTSIDE PERIMETER OF THE WALL.

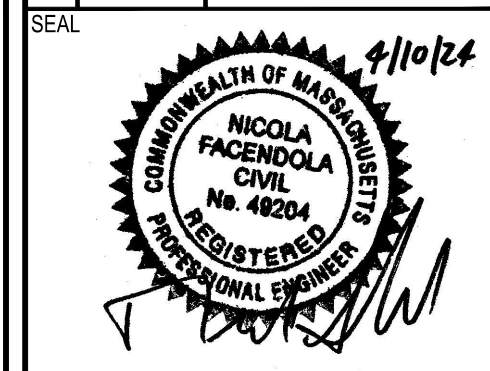
UTILITY NOTES:

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. ALL WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. WATER LINES SHALL BE INSULATED IN AREAS WHERE THERE IS LESS THAN 4 FEET OF COVER.
4. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL CONFORM TO THE CITY OF WORCESTER REQUIREMENTS.
5. PRESSURE AND LEAKAGE TESTING, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
6. THE PRIMARY WATER METER (AND BACKFLOW PREVENTER, IF REQUIRED) SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
7. A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
8. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED, THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE PIPES AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
9. EXACT LOCATION OF UTILITY STUBS FOR BUILDINGS CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDINGS SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
10. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF WORCESTER BEFORE BEING BACKFILLED. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTION.
11. ANY WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF WORCESTER REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
12. ALL UNDERGROUND CONDUITS SHALL BE INSTALLED WITH TRACER TAPE.

PLAN NOTES:

- 1. SEE SHEET C-1.0 FOR EXISTING CONDITIONS PLAN NOTES AND PLAN LEGEND.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. WATER AND ELECTRIC SERVICE TO BE COORDINATED WITH LOCAL SERVICE PROVIDERS FOR AVAILABILITY AND UTILITY CONFIGURATION WITHIN THE PROPOSED SITE.
7. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE CITY OF WORCESTER, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

Table with 3 columns: NO, DATE, REVISIONS. Row 1: 1, 03/28/2024, SITE PLAN REVIEW. Row 2: 2, 04/10/2024, PLANNING DEPT. COMMENTS.

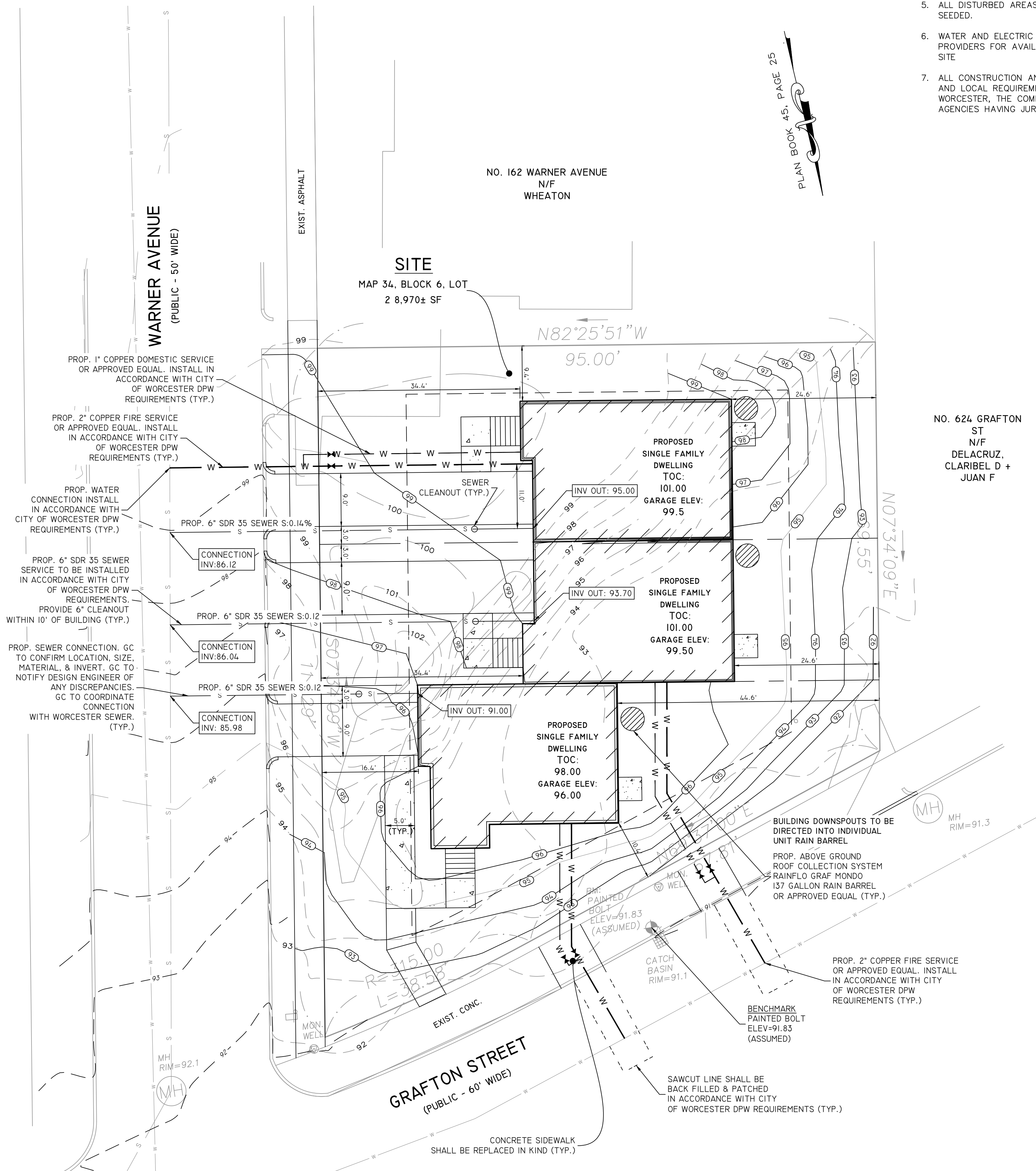


DATE: MARCH 28, 2024
DRAWN: NDKNF
SCALE: 1"=10'

630 GRAFTON STREET
SITE PLAN REVIEW
AM 34, BLOCK 6, PARCEL 2
GRAFTON STREET/WARNER AVENUE
WORCESTER, MASSACHUSETTS

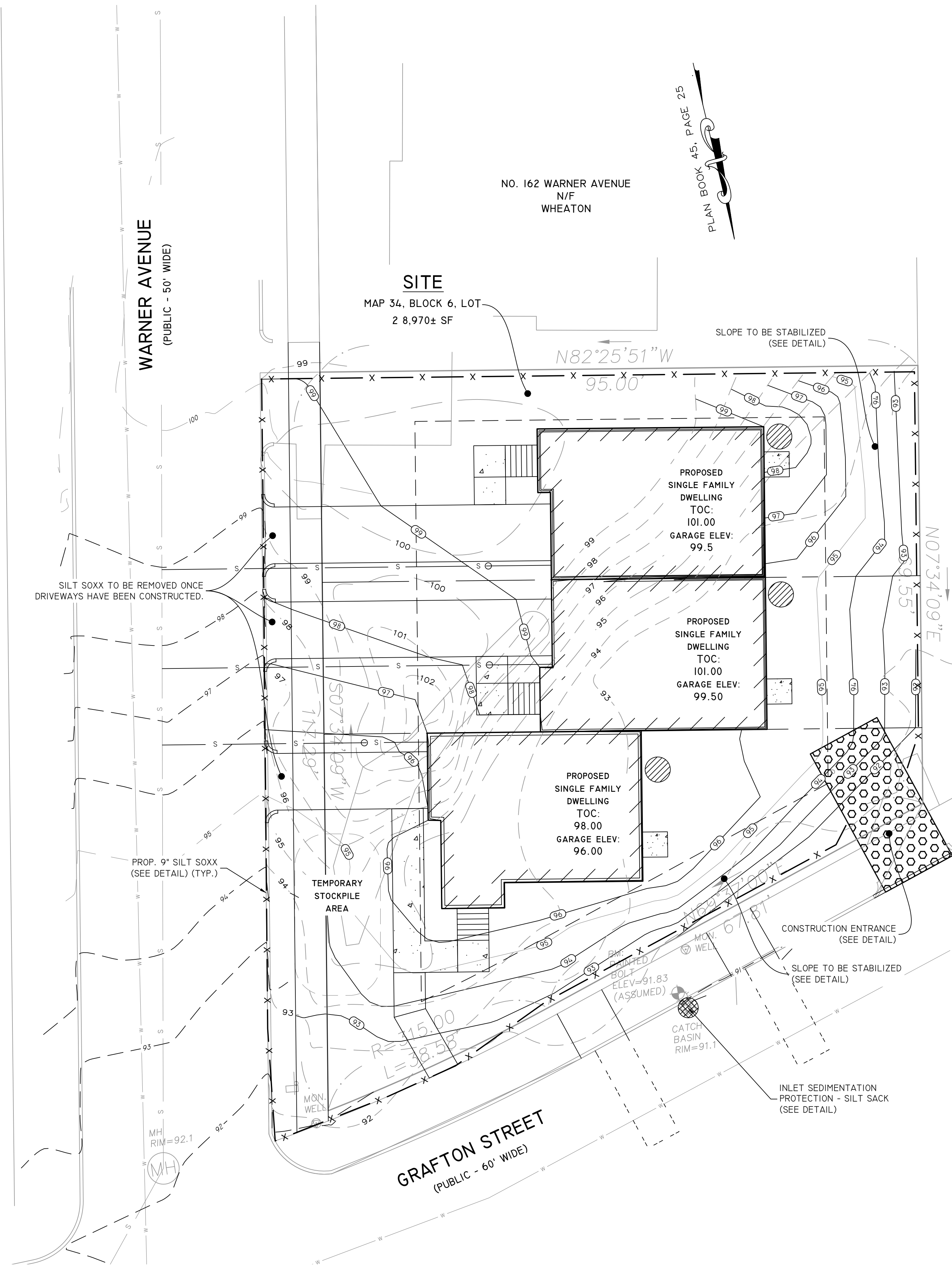


GRADING & UTILITIES PLAN
C-3.0
SHEET 4 OF 6
2233.00



LEGEND table with columns for EXISTING and PROPOSED symbols. Includes symbols for contour, storm drain, water, electric manhole, gas, sanitary sewer, hydrant, sewer manhole, drain manhole, valve, catch basin, curb, spot grade, HP ramp, sedimentation control barrier, light pole, tree, utility pole, post indicator valve, and traffic direction.

Y:\2200 SERIES\2233-650 GRAFTON STREET WORCESTER, MA\2233-PLAN.DWG PLOTDATE: 4/10/2024



EROSION CONTROL GENERAL NOTES:

GENERAL NOTES:

- THE SITE CONSTRUCTION FORMAN SHALL BE DESIGNATED AS THE ON-SITE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR THE DAILY MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS, AND SHALL IMPLEMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - PRIOR TO ANY SITE GRADING OR SITE WORK, THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROLS, WHICH WILL ALSO SERVE AS THE LIMIT OF CONSTRUCTION. THE SEDIMENT CONTROLS WILL BE AS SPECIFIED ON THE APPROVED PLANS.
 - A CONSTRUCTION EXIT SHALL BE CONSTRUCTED TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACED/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
 - CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE KEPT ON SITE AND SHALL NOT BE PERMITTED TO MIGRATE BEYOND THE PROJECT BOUNDARIES.
 - ONCE THE SITE IS STABLE, THE SEDIMENT AND EROSION CONTROLS MAY BE REMOVED UNDER THE DIRECTION OF THE EROSION CONTROL SPECIALIST.
 - THE CONTRACTOR WILL PLACE ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS, OR AS MAY BE DICTATED BY SITE CONDITIONS, IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS. DEFICIENCIES OR CHANGES ON THE DRAWINGS SHALL BE CORRECTED OR IMPLEMENTED AS SITE CONDITIONS CHANGE. CHANGES DURING CONSTRUCTION SHALL BE NOTED AND POSTED ON THE DRAWINGS (SITE PLANS).
 - THE INTENT IS TO DIRECT ALL WATER FROM DISTURBED AREAS THROUGH SEDIMENTATION CONTROLS PRIOR TO LEAVING CONSTRUCTION BOUNDARIES. THERE SHALL BE NO DISCHARGE OF UNTREATED CONSTRUCTION RUNOFF FROM THIS SITE.
 - THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL SYSTEMS AS DICTATED BY SITE CONDITIONS, INDICATED IN THE CONSTRUCTION DOCUMENTS, OR AS DIRECTED BY GOVERNING AUTHORITIES OR OWNER TO CONTROL SEDIMENT UNTIL FINAL STABILIZATION.
 - THE CONTRACTOR SHALL RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY OWNER OR GOVERNING AUTHORITIES IMMEDIATELY, IF REQUIRED, AND ALWAYS WITHIN 7 DAYS.
 - THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES, PERMANENT SLOPE STABILIZATION, AND VEGETATION INTO THE PROJECT PLANS AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
 - TREE AND VEGETATION CLEARING AND ANY ROUGH GRADING SHALL ONLY OCCUR IF THE DISTURBED SOIL SURFACE CAN BE STABILIZED WITHIN 48 HOURS OF CLEARING. TREE AND VEGETATION CLEARING SHALL BE SCHEDULED IN CONJUNCTION WITH WEATHER FORECAST SUCH THAT NO MORE THAN 1/4" OF RAIN IS TO BE EXPECTED WITHIN 48 HOURS OF ANY CLEARING OR GRADING ACTIVITY.
 - ANY AREA DISTURBED WITHIN THE LIMIT OF WORK, BUT NOT WITHIN THE LIMITS OF THE APPROVED LIMITS OF CONSTRUCTION ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION/ WILDLIFE SEED MIX UNLESS SPECIFIED OTHERWISE IN THE PLAN SET.
 - THE CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITHIN 48 HOURS AFTER FINAL GRADING. IN THE EVENT THAT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES MUST BE STABILIZED WITH GEOTEXTILE FABRIC OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
- SITE CONTROLS:**
THE FOLLOWING ADDITIONAL CONTROLS SHALL BE IMPLEMENTED DURING CONSTRUCTION IN ORDER TO MINIMIZE EROSION AND RUNOFF FROM THE PROJECT LOCATION:
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL DUST ON PROJECT SITE.
 - CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO KEEP WARNER AVE & GRAFTON STREET CLEAR OF MUD, EXCESS GRAVEL, AND OTHER CONSTRUCTION DEBRIS.
 - SOLID WASTE WILL BE COLLECTED AND STORED IN A SECURE DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
 - CONSTRUCTION DEBRIS MAY INCLUDE LUMBER, CONCRETE, STEEL, OR OTHER DEBRIS AND SITE MATERIALS REQUIRING REMOVAL. THESE MATERIALS WILL BE DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW AND WILL NOT BE DISPOSED OF ON SITE. EXCESS SOIL GENERATED FROM THIS SITE REQUIRES CHARACTERIZATION PRIOR TO REMOVAL. RATHER THAN EXPORT MATERIAL, IT IS PREFERRED THAT MINOR EXCAVATIONS ARE REUSED ON SITE AS BACKFILL IN THE SAME GENERAL AREA IT ORIGINATED.
 - THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN UNDISTURBED.
 - CONTINUOUS LINES OF EROSION CONTROLS SHALL ENCLOSE THE DOWNSTREAM SIDES OF THE WORK AREA, THESE COMBINED WITH UP-SLOPE MARKERS (CONS. FENCE AND/OR FLAGGING) WILL SERVE AS THE LIMIT OF WORK.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED OR REPLACED AS REQUIRED BY THE SITE CONTRACTOR TO ASSURE PROPER FUNCTION.
 - ALL BREACHES OR FAILURES IN SEDIMENT CONTROLS SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE SITE CONTRACTOR.
 - DEBRIS AND LITTER, WHICH ACCUMULATES ALONG THE CONSTRUCTION AREA, SHALL BE REMOVED DAILY.
 - SEDIMENT BUILD-UP BEHIND ANY SILT FENCES OR EROSION CONTROL BARRIERS WILL BE MONITORED AND REMOVED WHENEVER SEDIMENT HAS ACCUMULATED TO 3-INCHES IN DEPTH.
 - OTHER CONTROLS WILL BE IMPLEMENTED, AS DEEMED NECESSARY BY THE CONTRACTOR, DURING THE CONSTRUCTION OF THE PROJECT.
 - EROSION CONTROL LINE IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEAN-OUT OF ACCUMULATED SEDIMENT BEHIND THE MULCH SOCK NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.
 - SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION

PHASE OF THE PROJECT.

14. UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

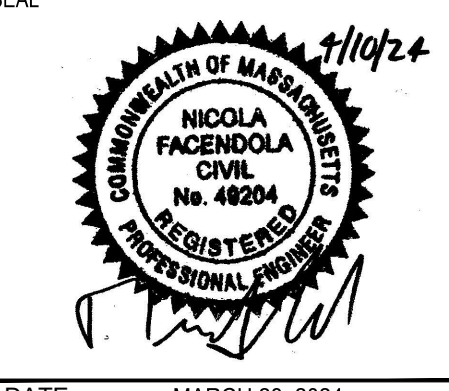
	TYPE	% BY WEIGHT
ANNUAL RYE GRASS		40
PERENNIAL RYE GRASS		60

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATION PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARY AND/OR FINAL SEEDING IT SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

PLAN NOTES:

- SEE SHEET C-1.0 FOR EXISTING CONDITIONS PLAN NOTES AND PLAN LEGEND.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
- ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
- ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDDED.
- WATER AND ELECTRIC SERVICE TO BE COORDINATED WITH LOCAL SERVICE PROVIDERS FOR AVAILABILITY AND UTILITY CONFIGURATION WITHIN THE PROPOSED SITE
- ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE CITY OF WORCESTER, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

NO.	DATE	REVISIONS
1	03/28/2024	SITE PLAN REVIEW
2	04/10/2024	PLANNING DEPT. COMMENTS



DATE: MARCH 28, 2024
DRAWN: NDKNF
SCALE: 1"=10'

630 GRAFTON STREET

SITE PLAN REVIEW
AM 34, BLOCK 6, PARCEL 2
GRAFTON STREET/WARNER AVENUE
WORCESTER, MASSACHUSETTS

LEVEL
DESIGN GROUP
Civil Engineers & Land Surveyors

249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL: (508) 695-2221 FAX: (508) 695-2219

EROSION CONTROL PLAN

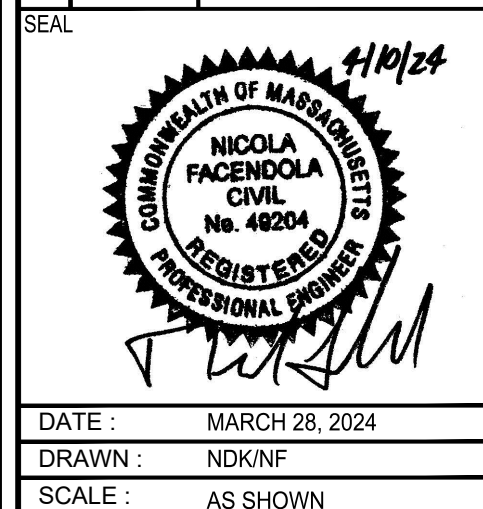
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SHEET 5 OF 6

2233.00

Y:\2206 SERIES\2233-650 GRAFTON STREET WORCESTER, MA\2233-PLAN.DWG PLT:RTE: 4/10/2024

NO	DATE	REVISIONS
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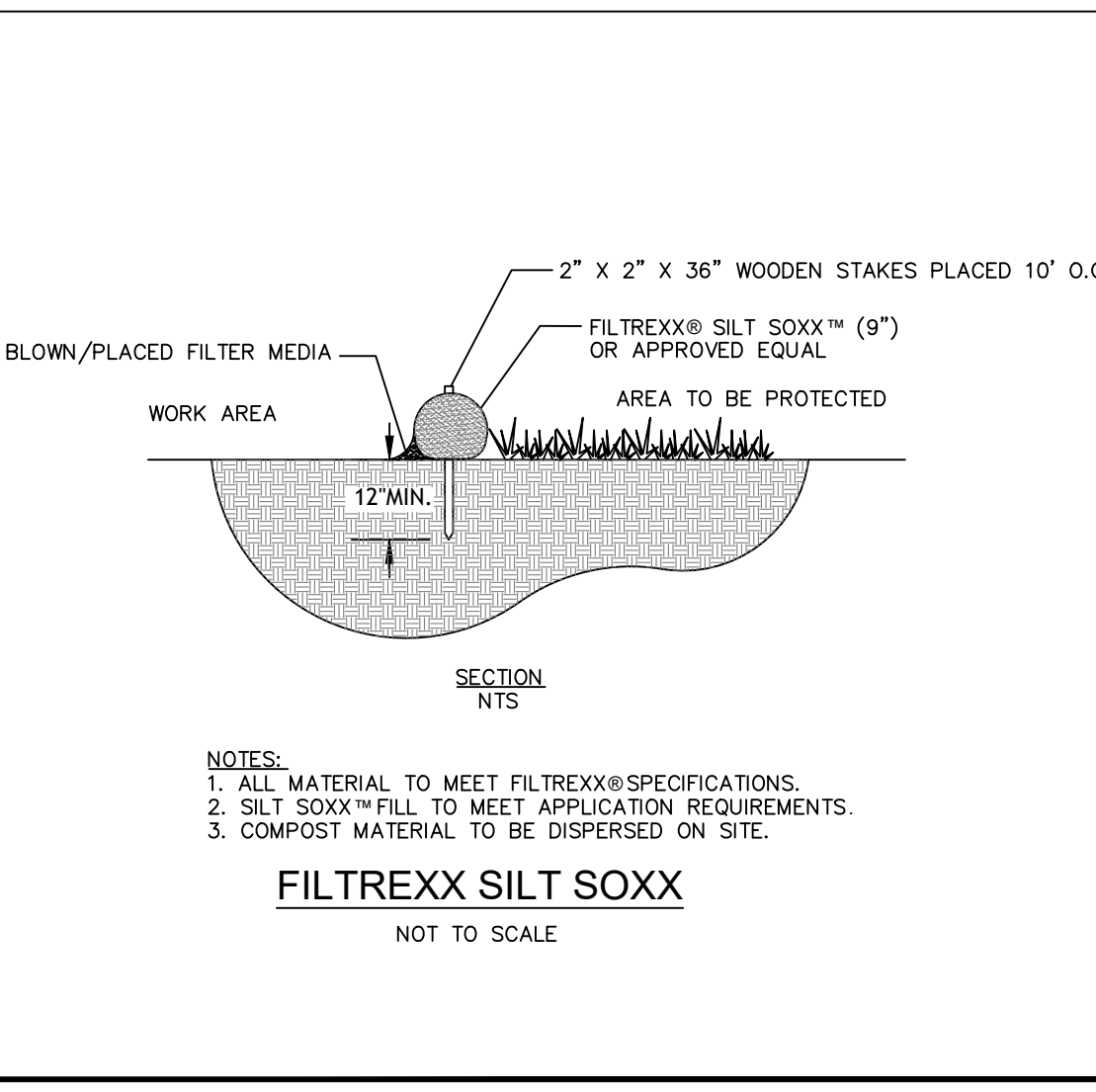
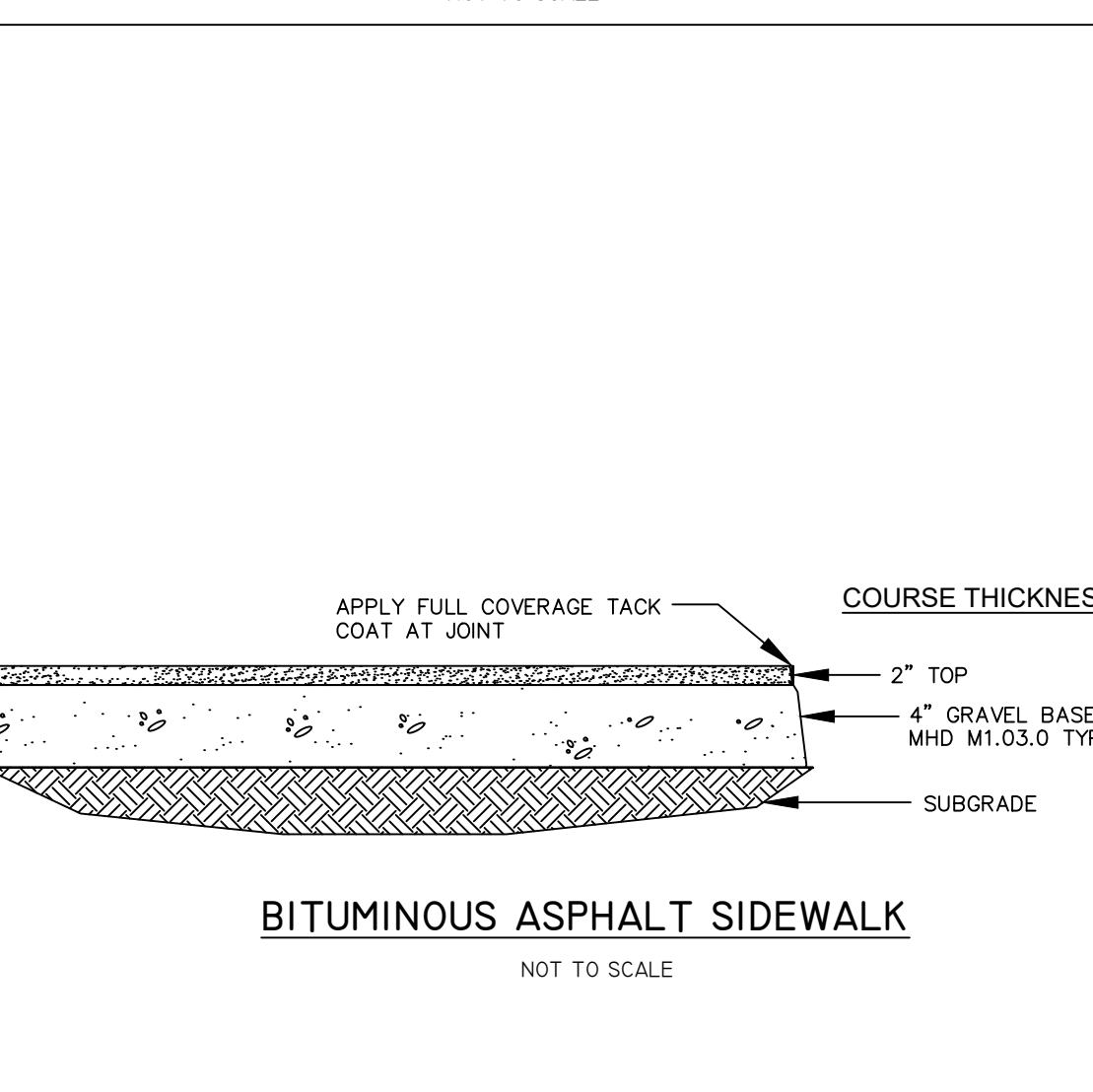
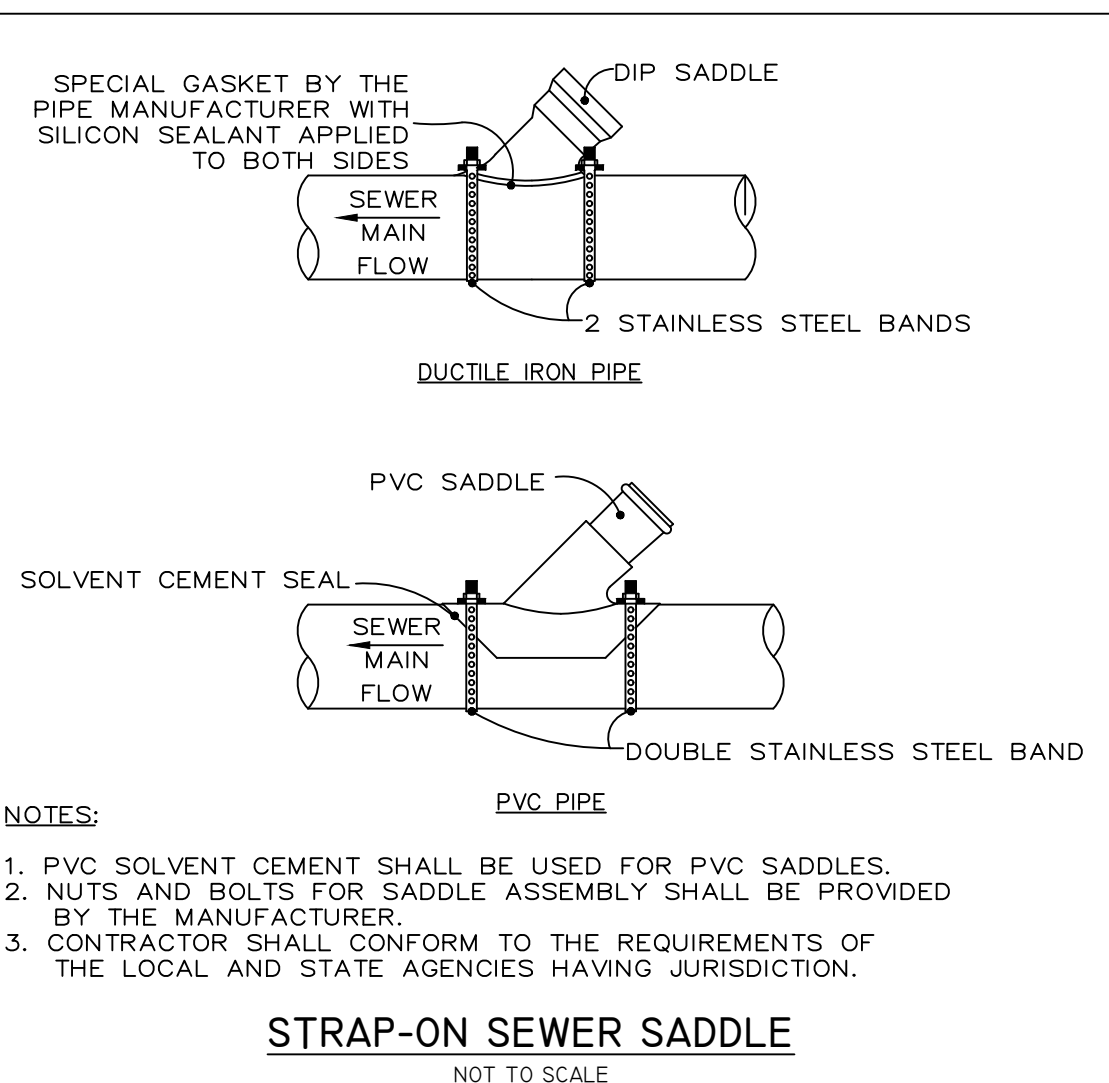
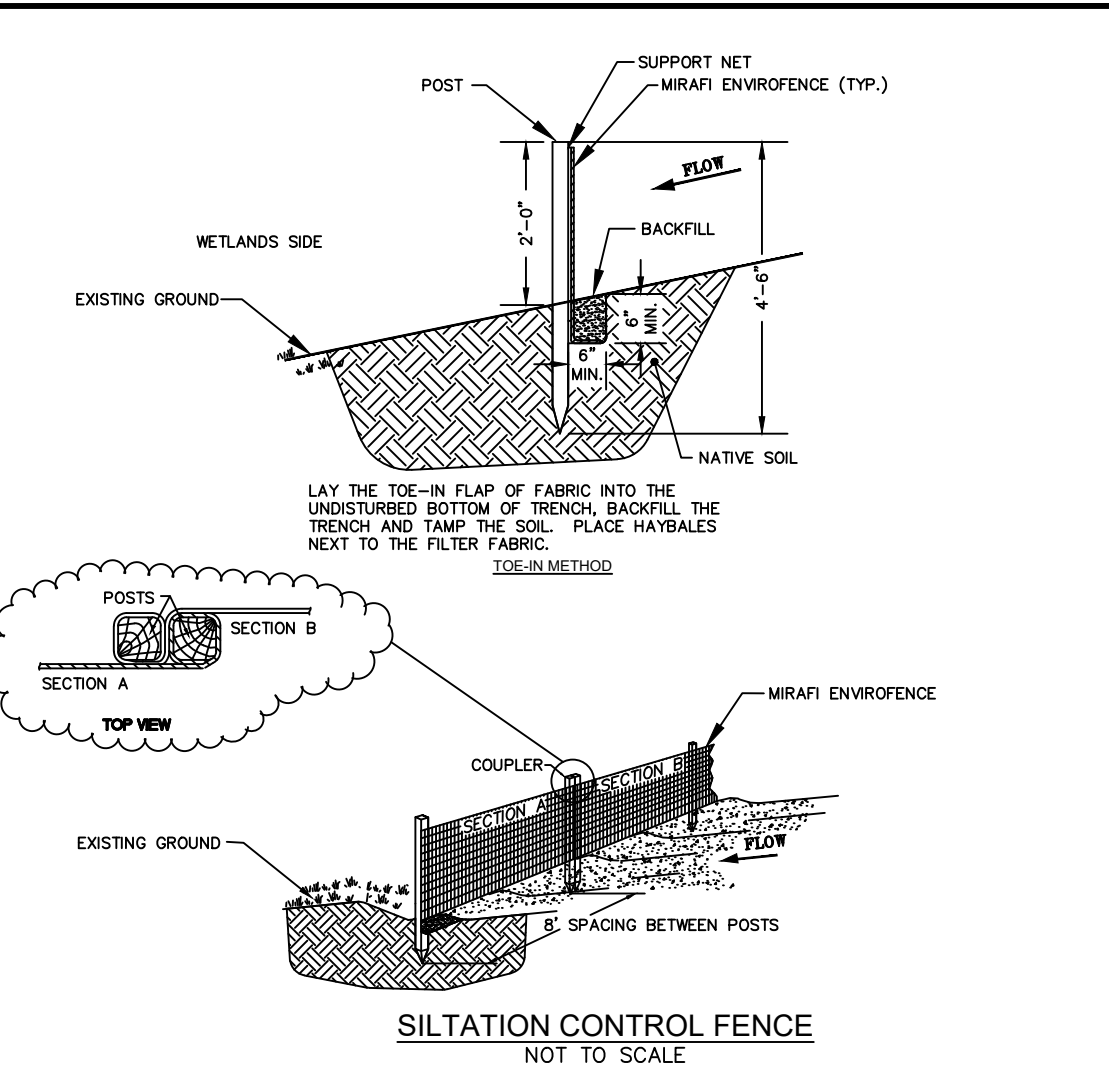
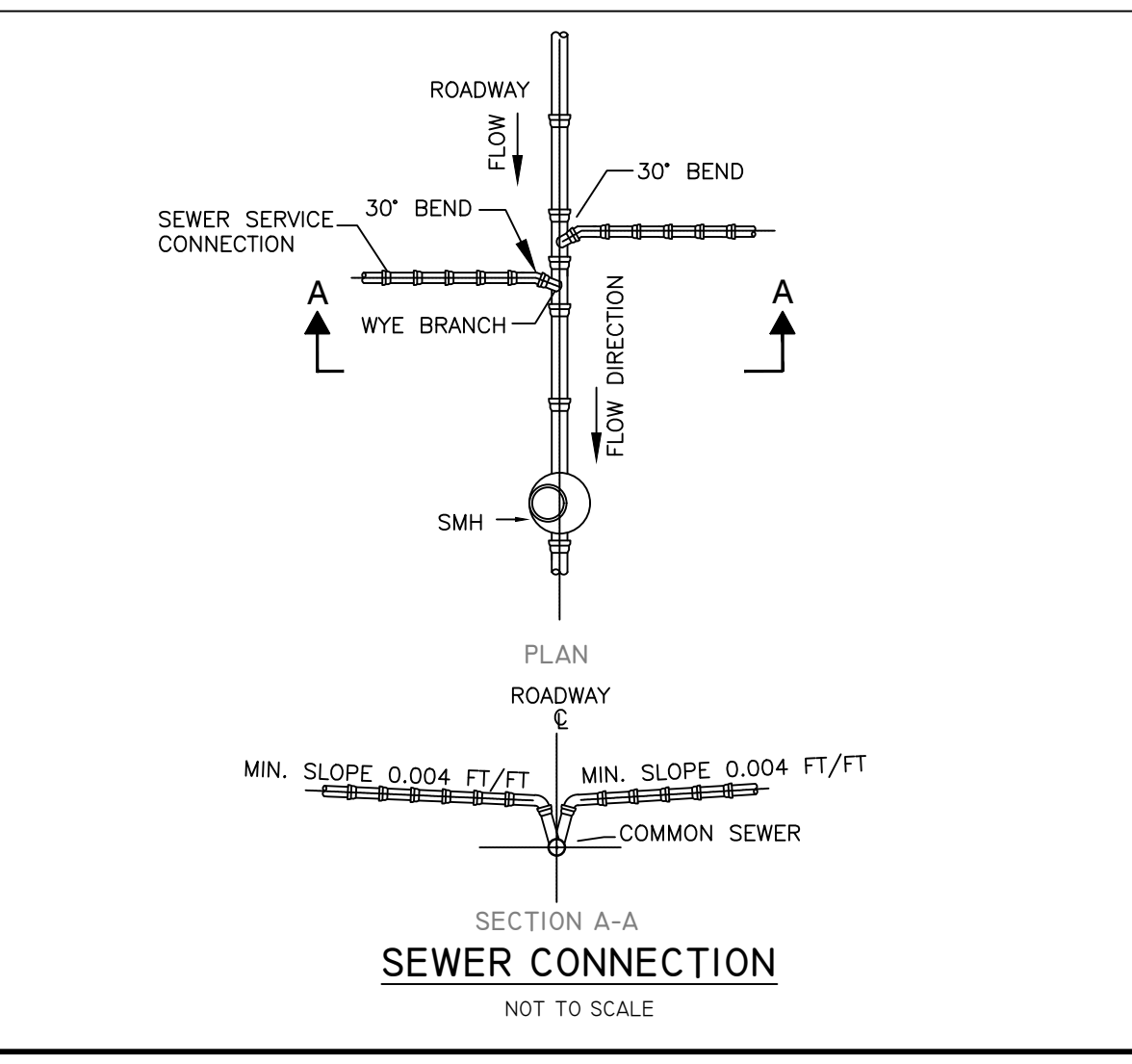
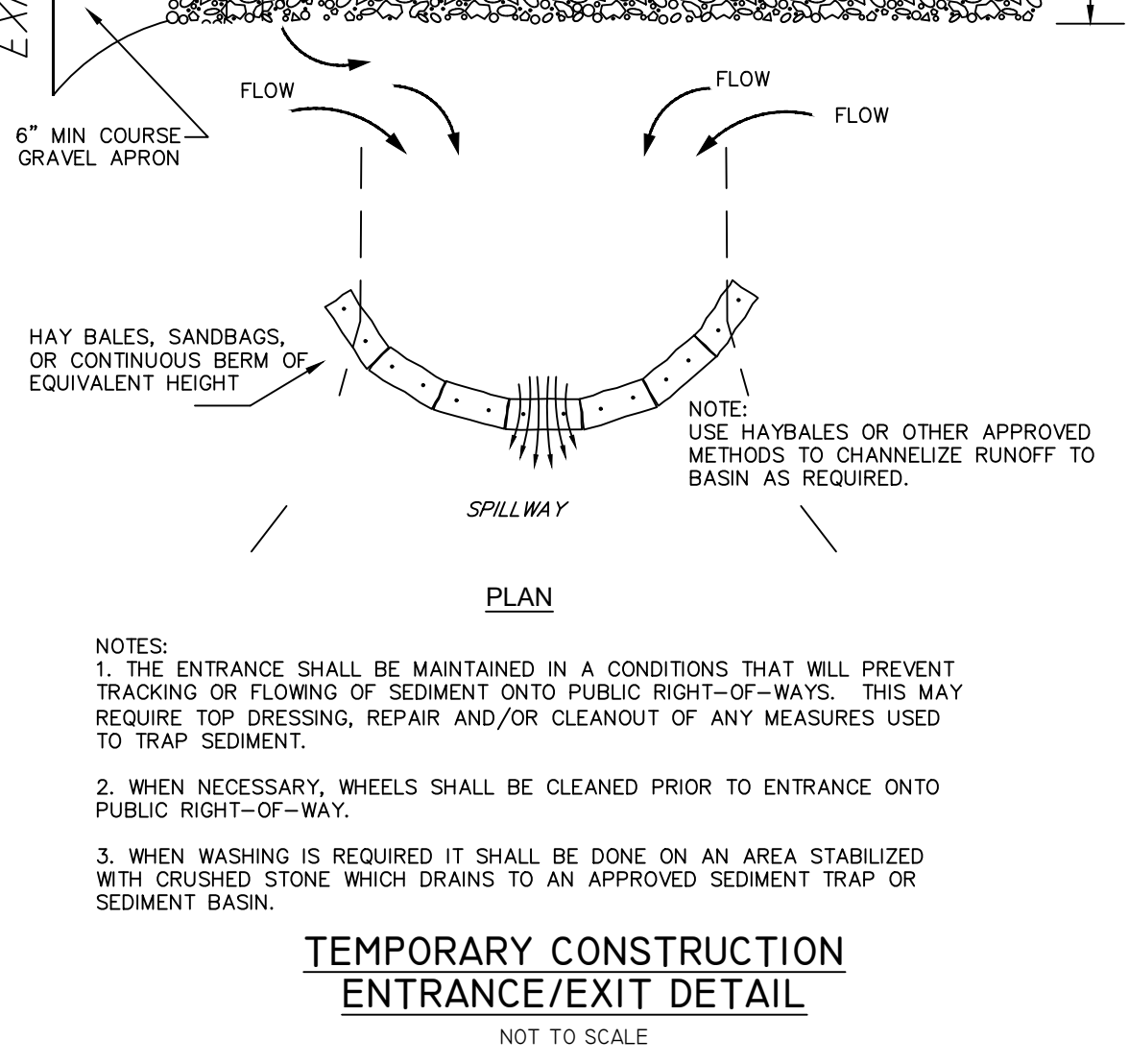
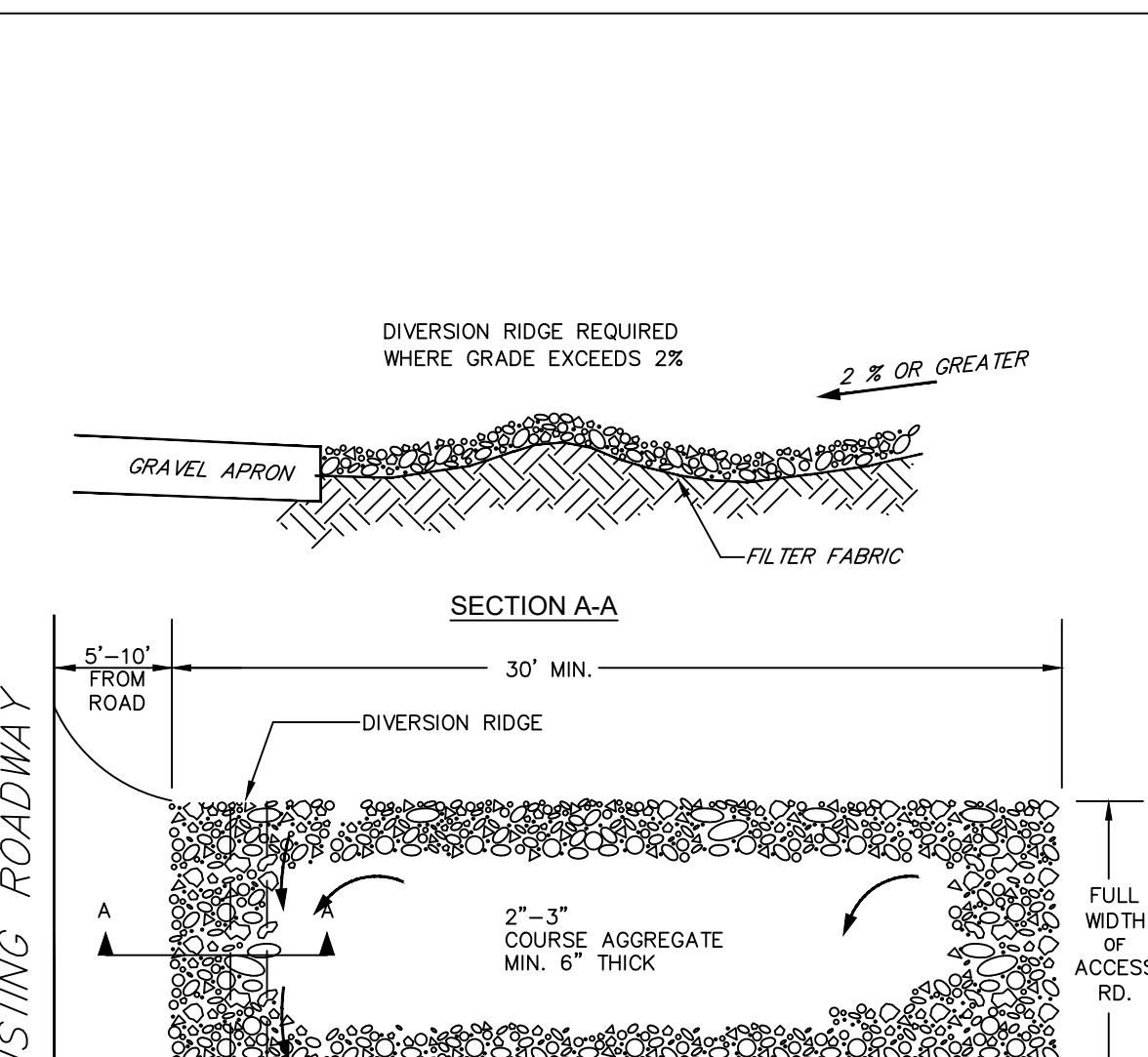
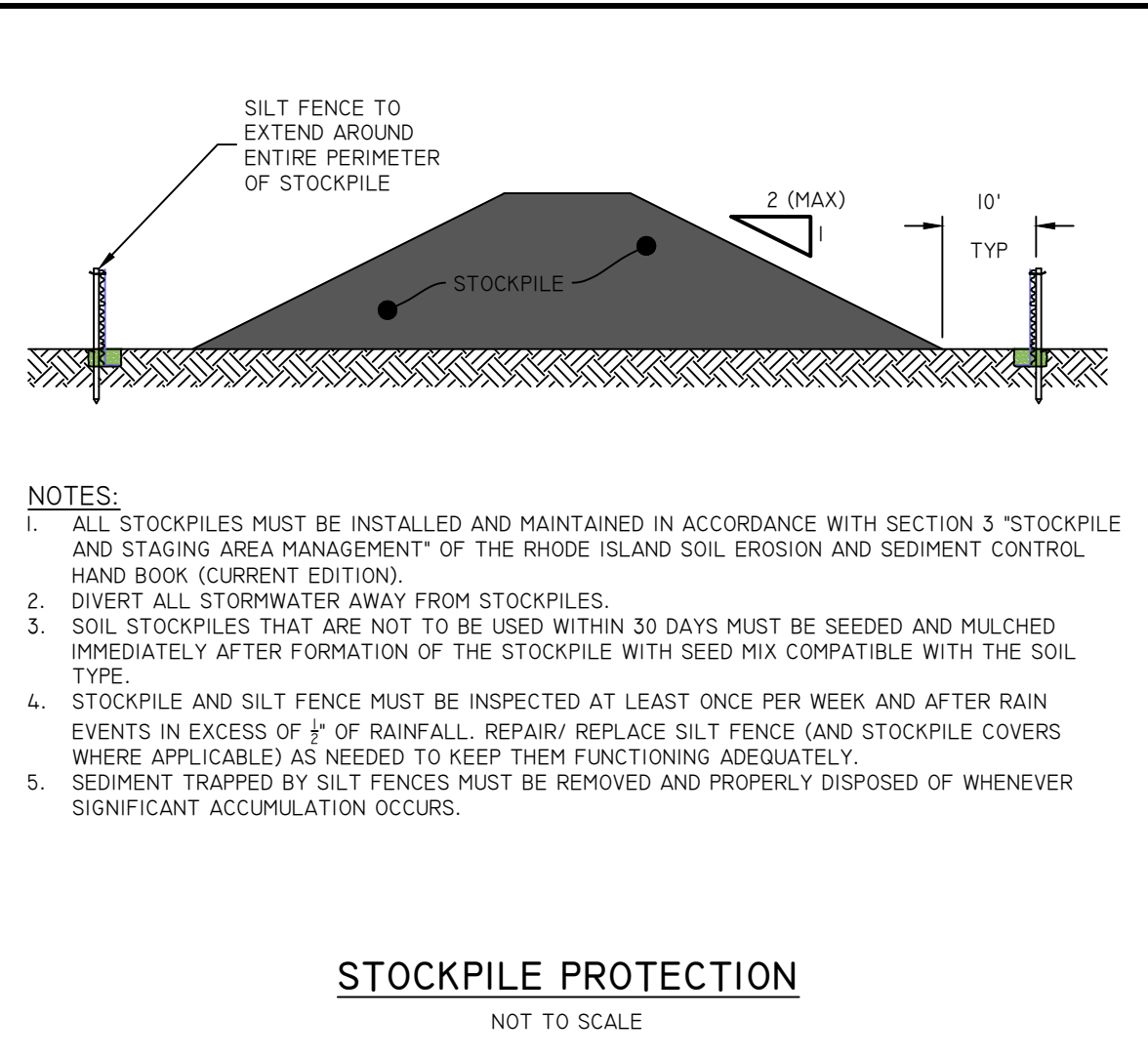
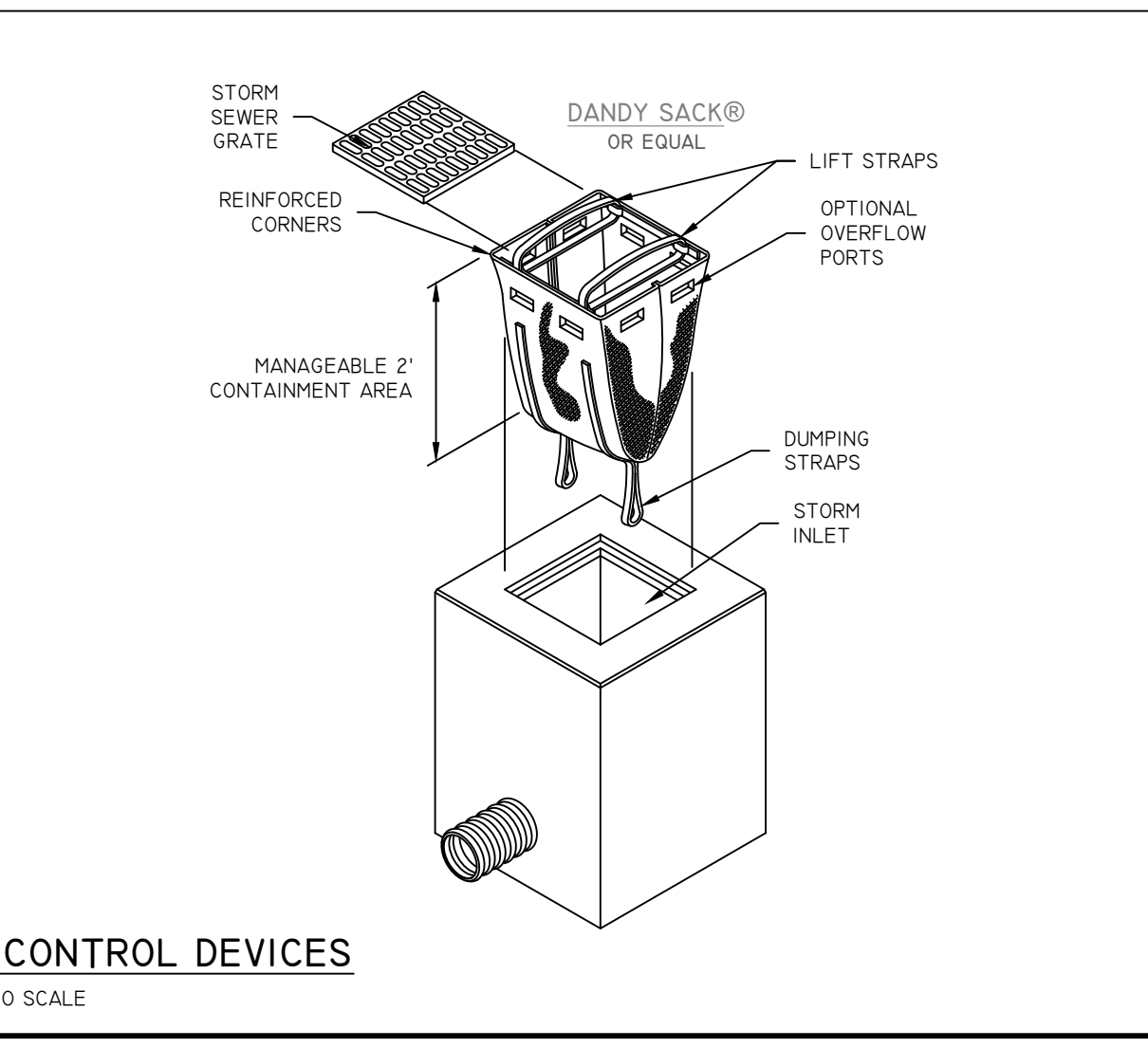
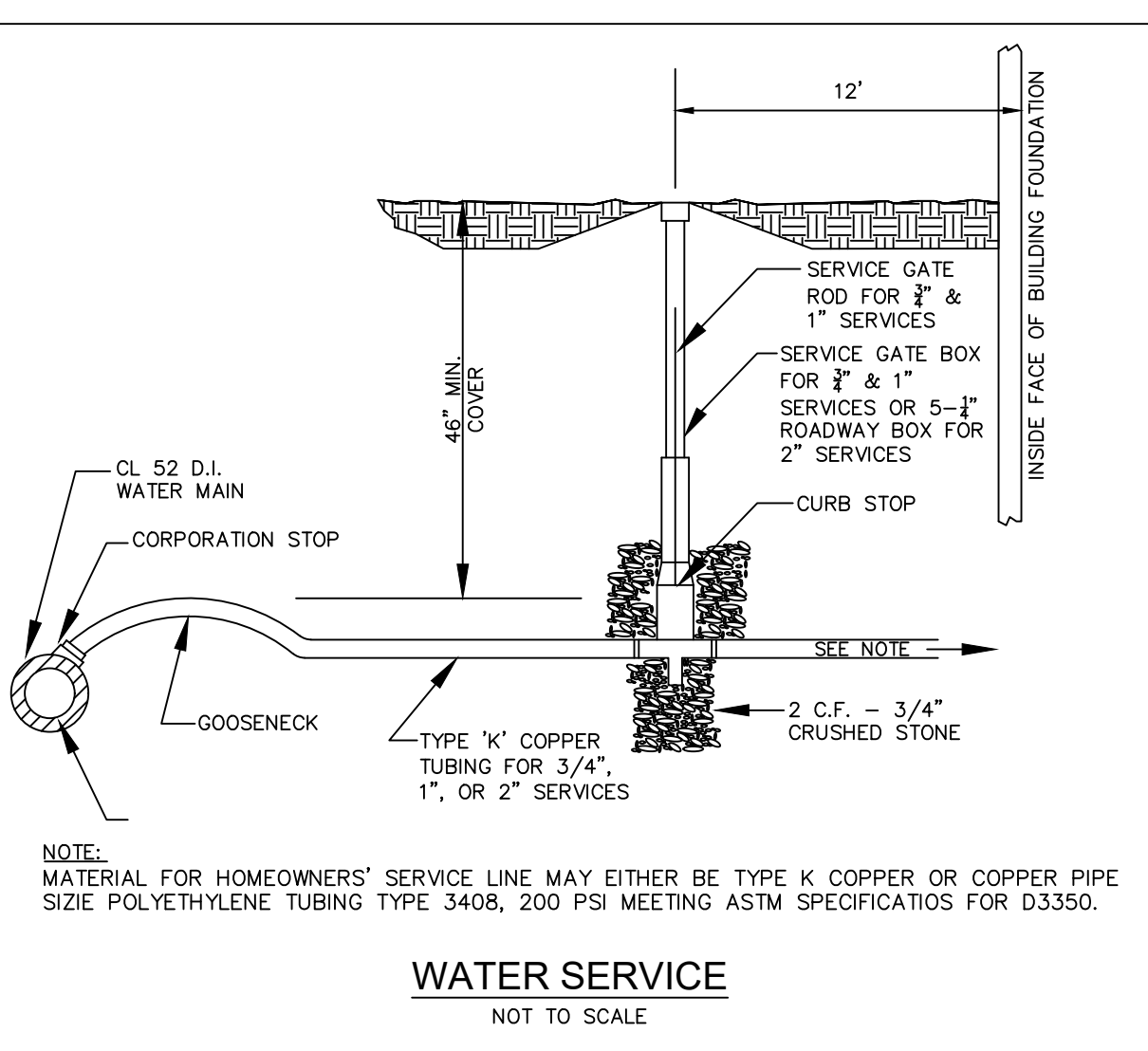
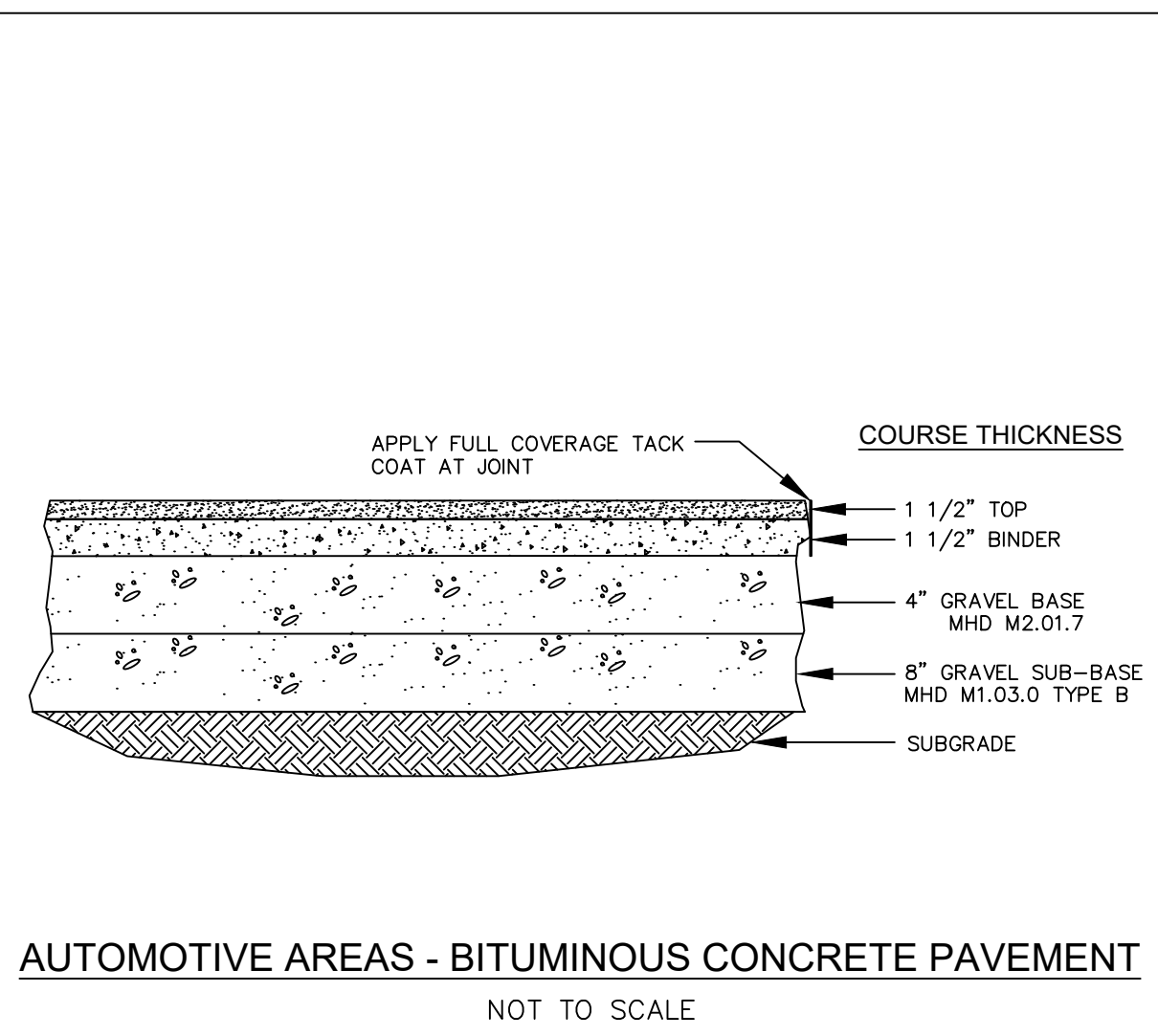
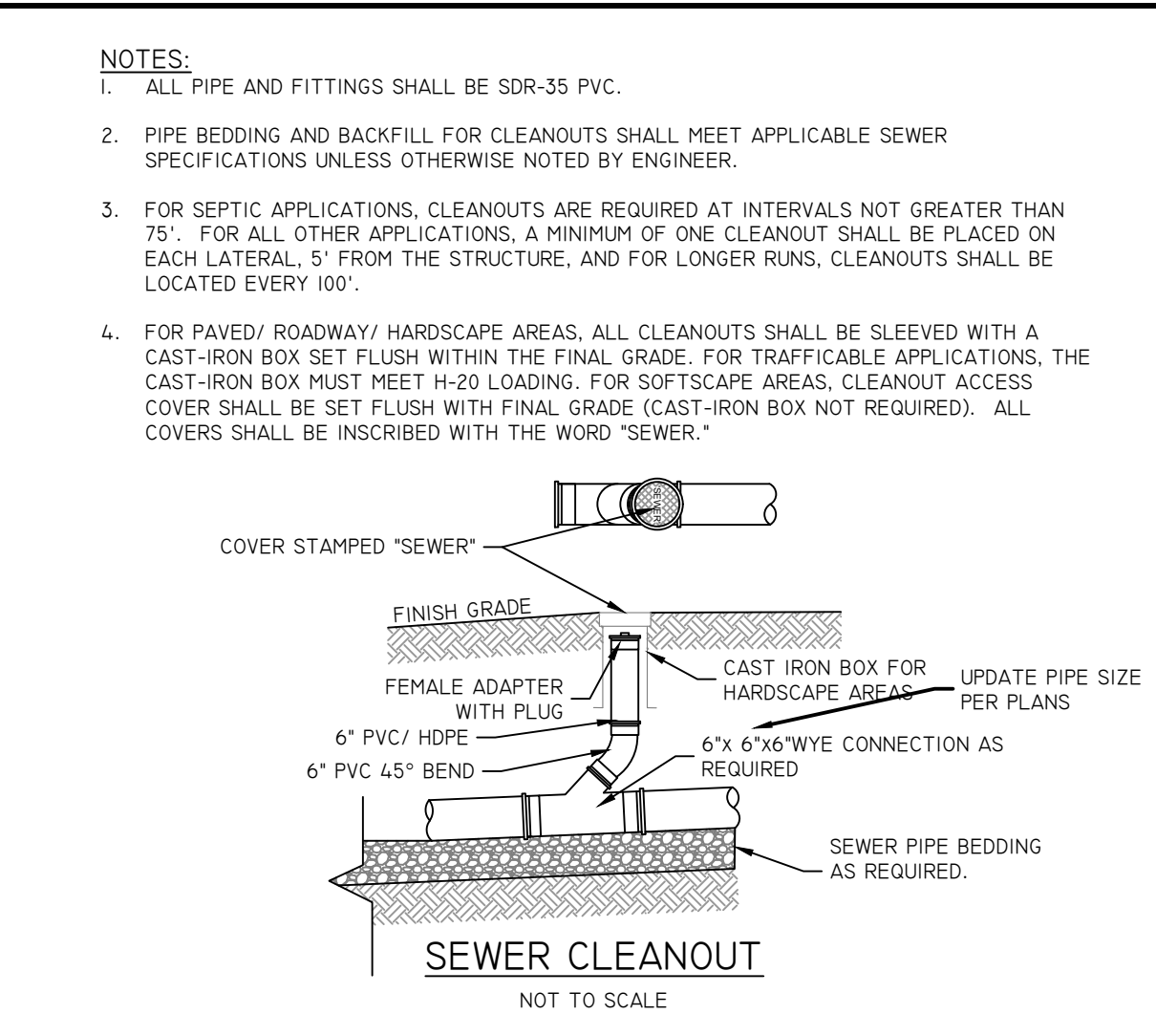
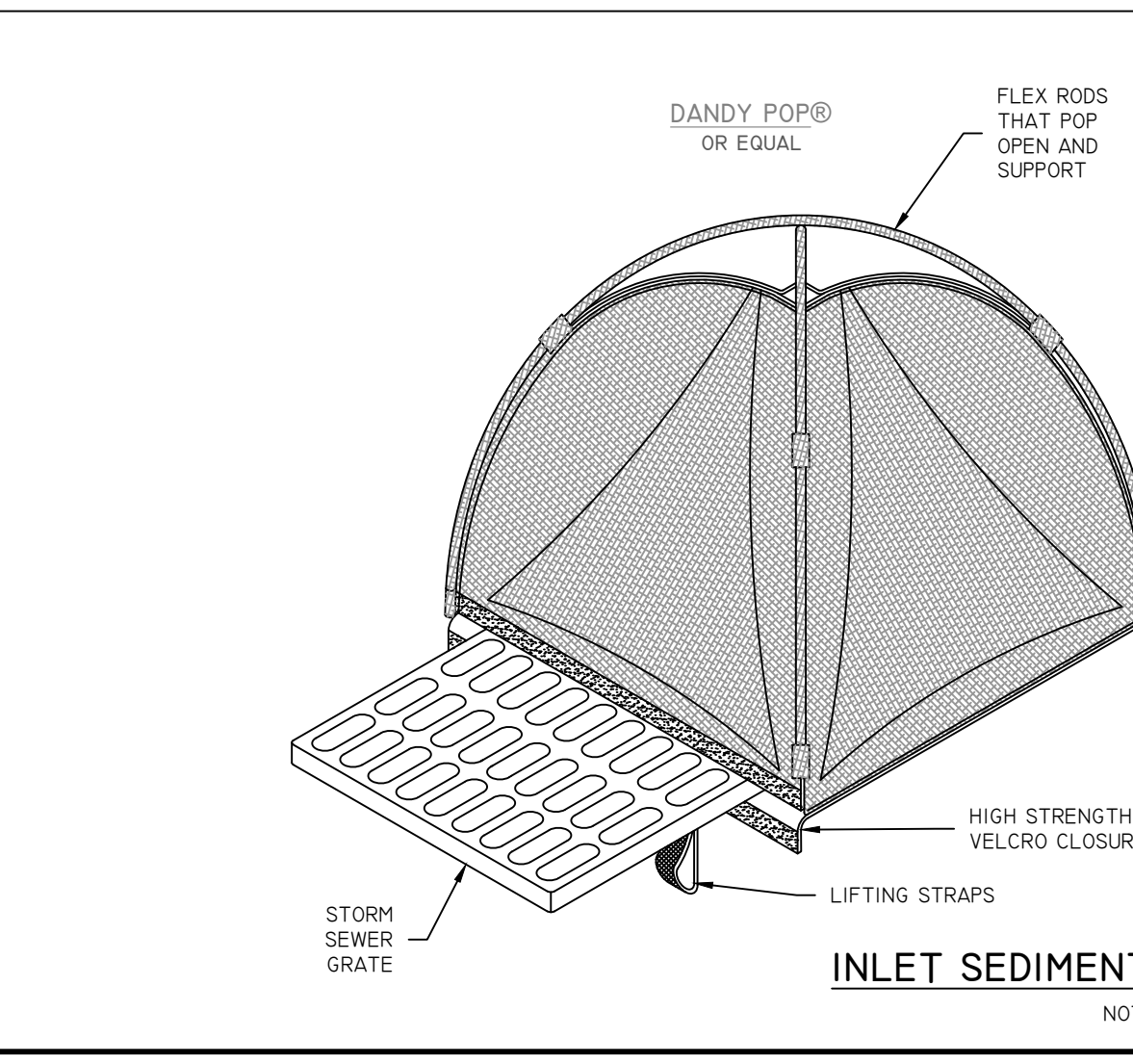
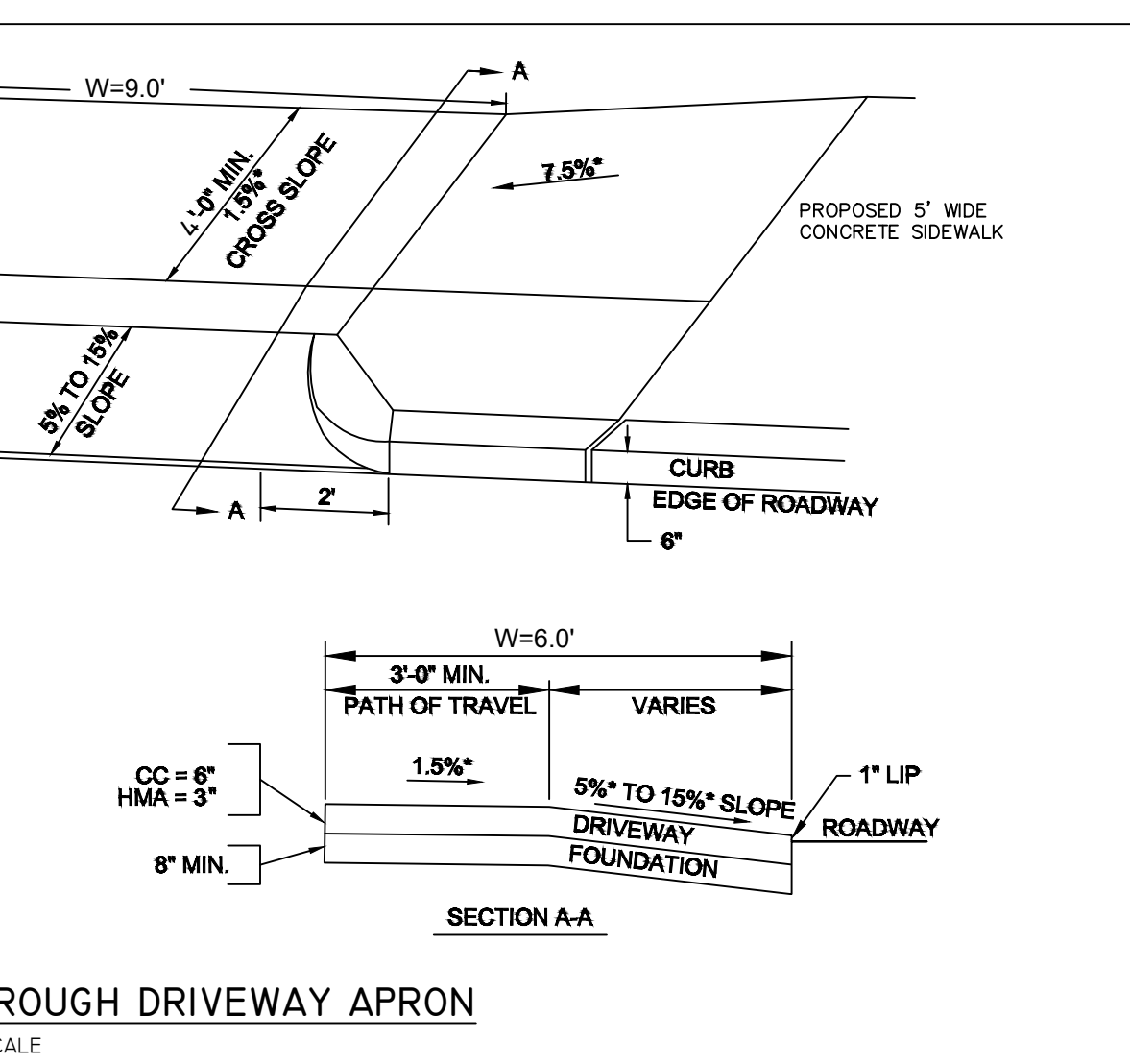
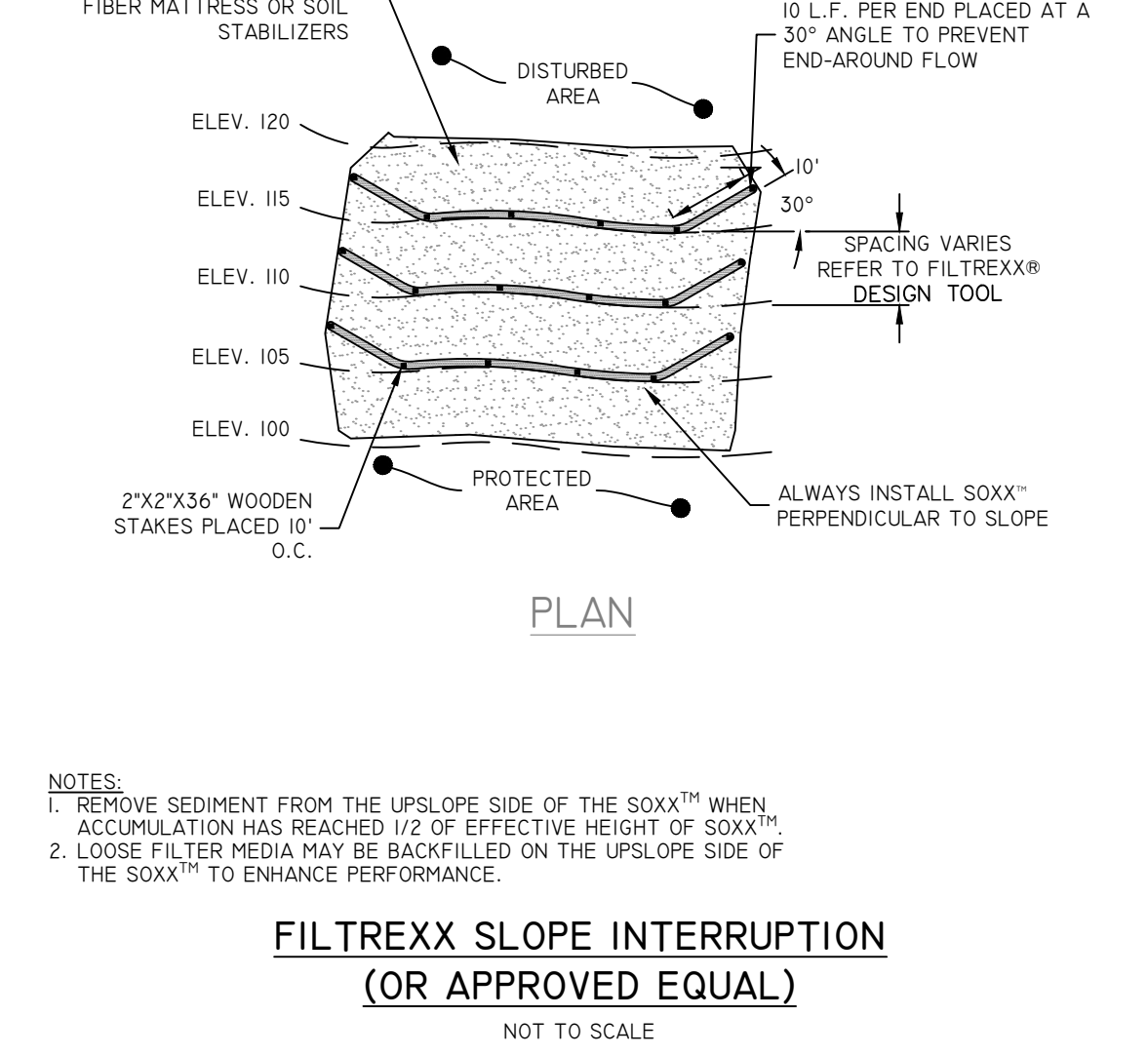
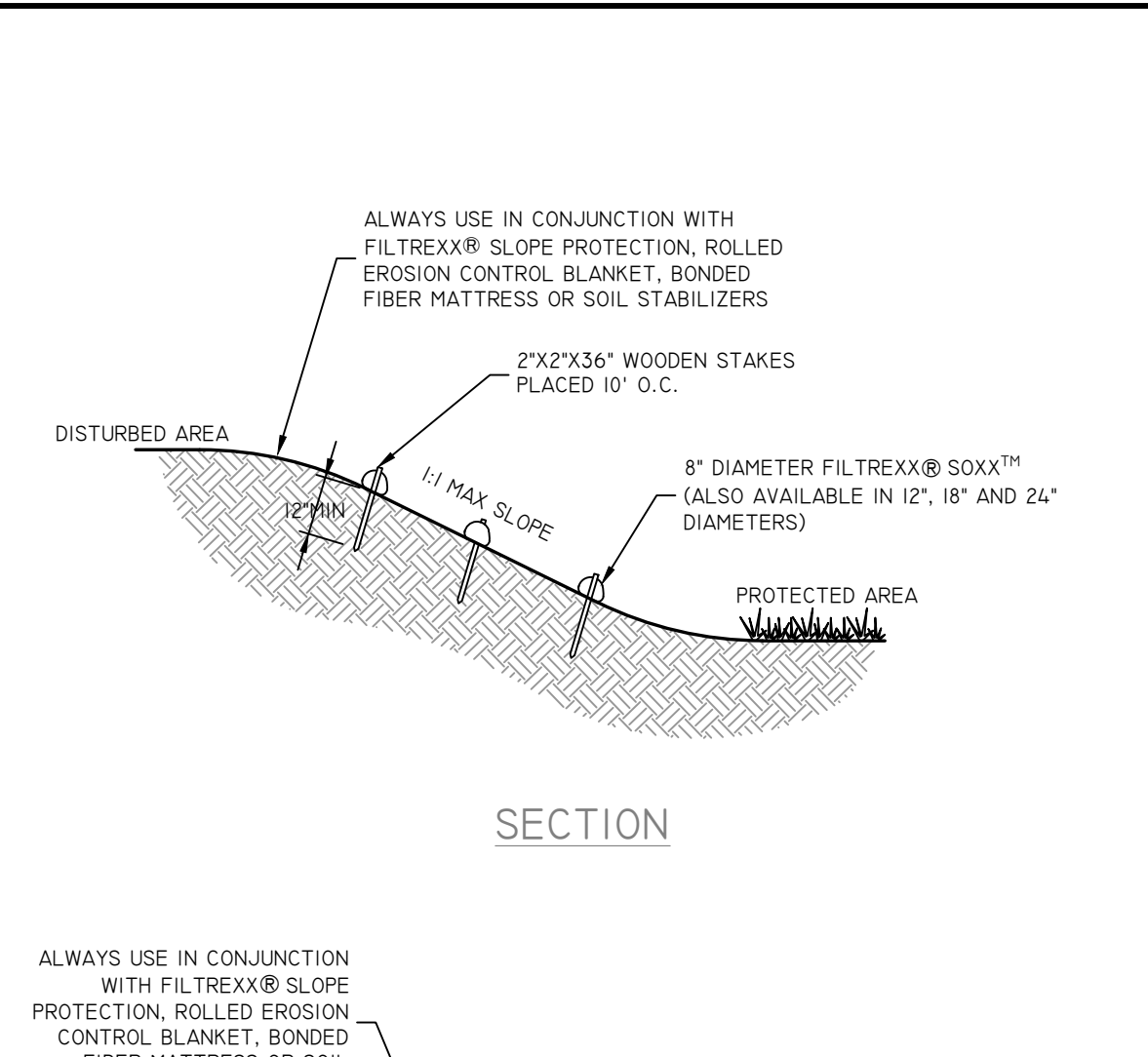


DATE: MARCH 28, 2024
DRAWN: NDK/NF
SCALE: AS SHOWN

630 GRAFTON STREET
SITE PLAN REVIEW
AM 34, BLOCK 6, PARCEL 2
GRAFTON STREET/WARNER AVENUE
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DETAIL SHEET
C-5.0
SHEET 6 OF 6
2233.00



Y:\2200 SERIES\2233-650 GRAFTON STREET WORCESTER, MA\2233-PLAN.DWG PLOTDATE: 4/10/2024