

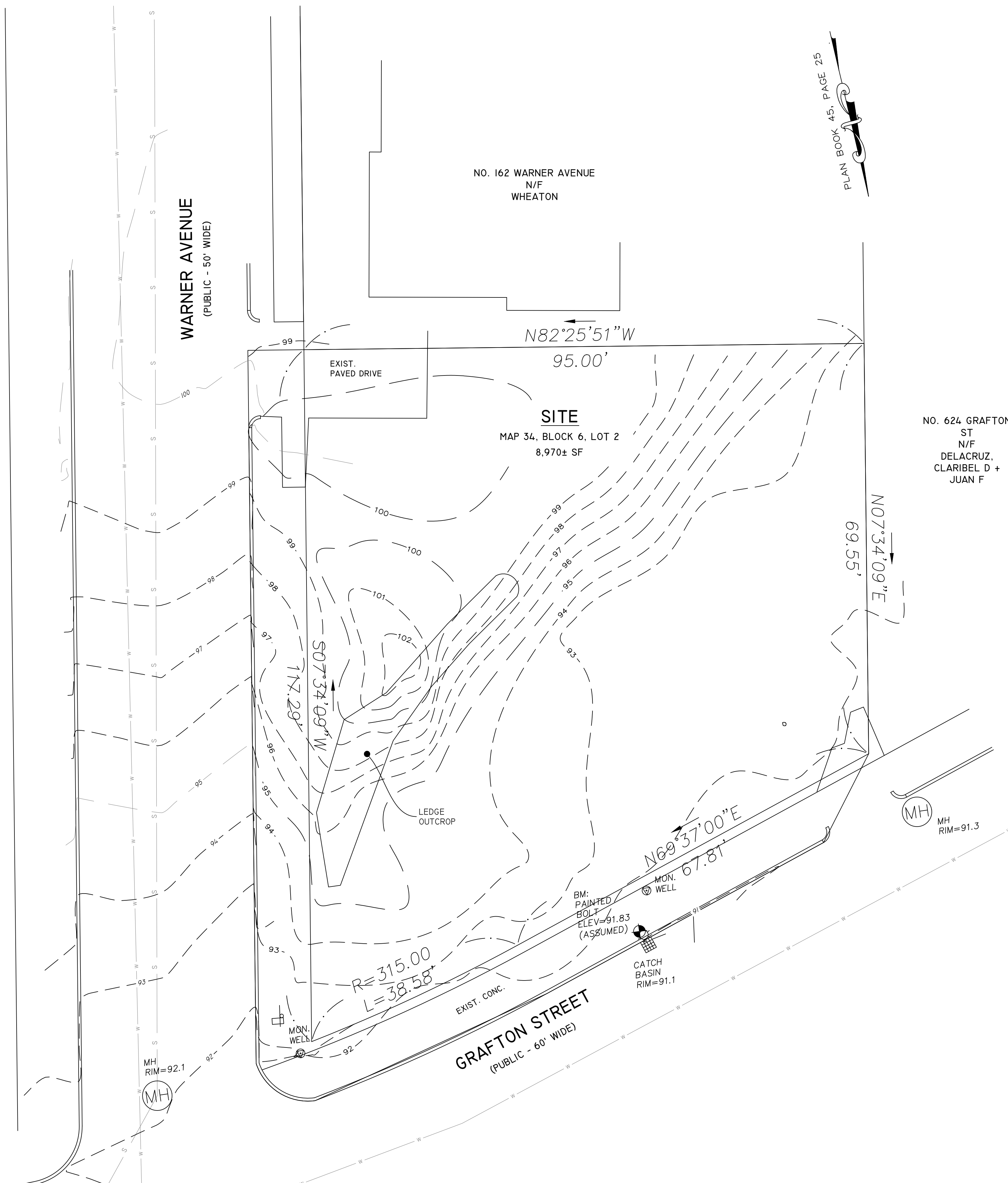
Y:\2020 SERIES\2023-450 GRAFTON STREET WORCESTER, MA\2023-PLAN.DWG PLOTTED: 4/10/2024

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,

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

ASSESSOR REFERENCES

PARCEL ID 34-006-00002

DEED REFERENCES

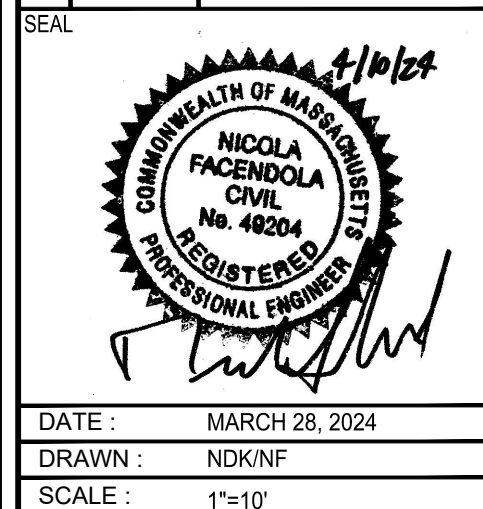
DEED BK 68561 PAGE 24
GOLD STAR BUILDERS, INC.

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 |
| M | M |
| D | D |
| C | C |
| 429x5 | 429x5 |
| HP RAMP | HP RAMP |
| SEDIMENTATION CONTROL BARRIER | SEDIMENTATION CONTROL BARRIER |
| LIGHT POLE | LIGHT POLE |
| TREE | TREE |
| UTILITY POLE | UTILITY POLE |
| POST INDICATOR VALVE | POST INDICATOR VALVE |
| TRAFFIC DIRECTION | TRAFFIC DIRECTION |



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



EXISTING CONDITIONS PLAN

C-1.0
SHEET 2 OF 6
0' 5' 10' 20'
2233.00

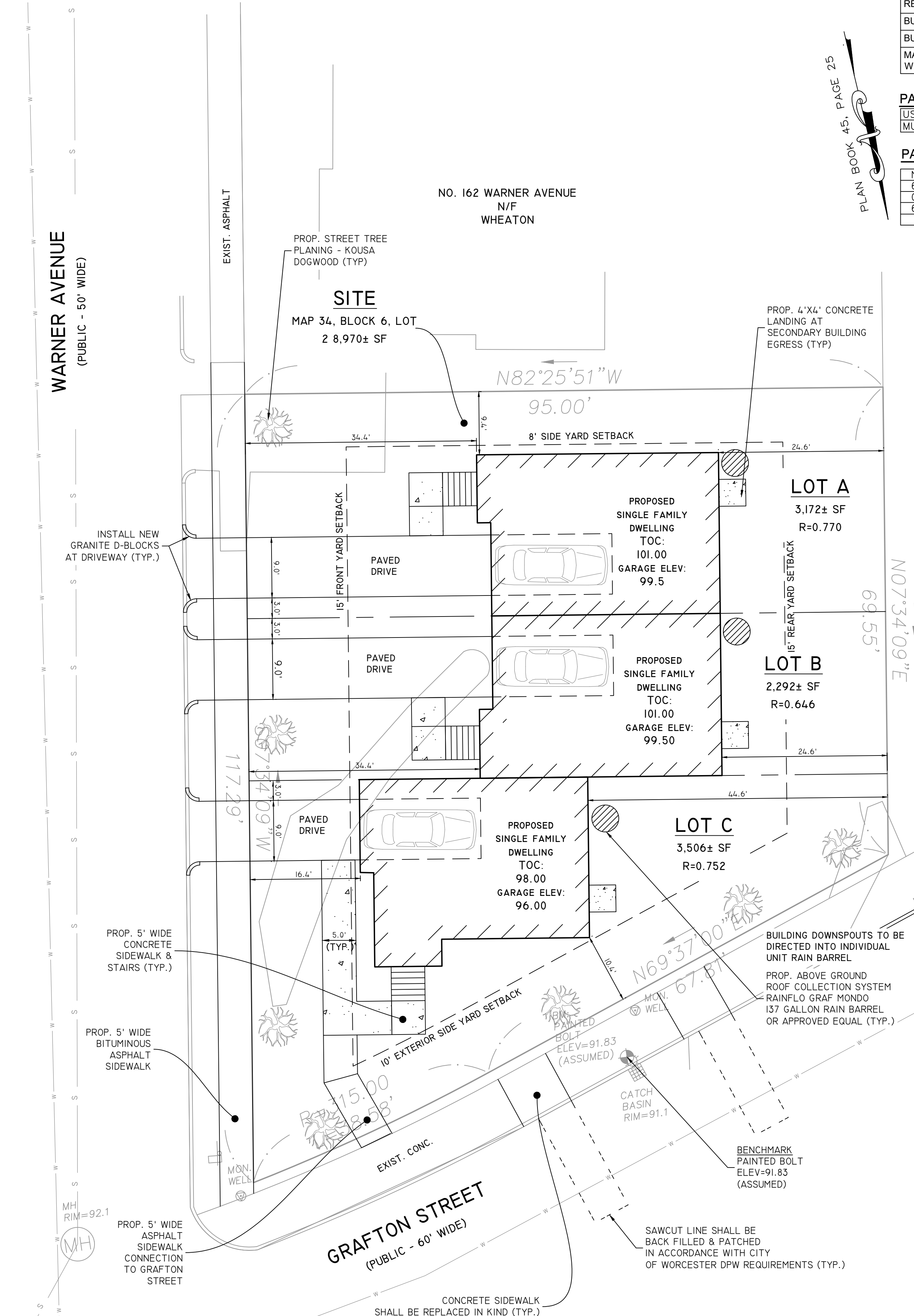
LANDSCAPING NOTES:

- 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

2233.00

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

