

AZIMUTH LAND DESIGN, LLC

Civil Engineers & Erosion Control Specialists

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April 10, 2024

Albert LaValley, Chair
City of Worcester Planning Board
c/o Planning & Regulatory Services Division
Executive Office of Economic Development
455 Main Street, Room 404
Worcester, Massachusetts 01608

Re: Application for Definitive Site Plan Approval for a proposed
apartment development at 49 Upland Street

Dear Mr. LaValley:

Enclosed is a copy of a revised Definitive Site Plan of Land at 49 Upland Street, Worcester now with a revision date of 10 April 2024. These Plans were revised pursuant to Planning Department staff's direction to address the conditions of approval of the Special Permit granted to this project by the Zoning Board of Appeals before the Plans would be considered for Site Plan Approval.

I'd like to explain how the Plans were revised to address each of the conditions, items 1.a through 1.o of the Special Permit conditions.

1.a. – The footprint of each building is now shown on each building and the total gross square footage of the two buildings was added as note number 6 on the Key sheet.

1.b. – Additional trees were added by the Landscape Architect to address this comment and this can be seen on sheet L1.

1.c. – The stamped stormwater report checklist was submitted with the application for Site Plan Approval.

1.d. – A proposed crosswalk was added on Upland Street to connect pedestrians on this site to the existing bus stop on the north side of Upland Street and this can be seen on sheets S1, G1, U1 and ESC1.

1.e. – A stop sign was added to control vehicle traffic leaving the main driveway and this can be seen on sheets S1, G1, U1 and ESC1.


- 1.f. – Additional notation was added to the key on the Site Layout Plans and Grading Plans that the tactile pad symbol indicates the installation of an ADA compliant sidewalk ramp.
- 1.g. – We added additional labeling to show that all proposed accessible spaces are 9 feet wide with an 8 foot wide van accessible aisle next to them.
- 1.h. – We added the suggested City standard remodeled manhole to sheet D5 and revised the force main invert in and 8 inch pvc invert out of proposed sanitary sewer manhole A as can be seen on sheet U2.
- 1.i. – Additional existing drainage structure information was added to Upland Street at the site's emergency access entrance and can be seen on sheet U2.
- 1.j. – The invert out of proposed sanitary sewer manhole A was raised as was the proposed invert into the existing sanitary sewer manhole in Upland Street to avoid conflict with the drain line. This can be seen on sheet U2.
- 1.k. – We added a City standard berm detail to sheet D1 and notation on that detail and sheet G2 to use this style berm on the south and east sides of the parking area as suggested.
- 1.l. – We added to the label of the proposed gate across the emergency access drive the direction that it shall be locked and only accessible to the Worcester Fire and Police Departments. We also added a proposed "No Exit" sign to the end of the emergency access drive as it connects to the parking area. This can be seen on sheet S2 and others.
- 1.m. – The Landscape Architect revised the proposed plantings at the Upland Street end of the emergency access drive so that they will not hinder sight distance there. This can be seen on sheet L1.
- 1.n. – We added to the retaining wall label on sheet S1 that the retaining walls shall be Conigliaro Block 2'x2'x4' standard blocks and that a stamped design will be provided. It should be noted that, at the same time as we have filed with the Planning Board for Site Plan Approval, we have filed a Notice of Intent with the Conservation Commission and the Commission is asking us to revise the retaining wall behind the proposed buildings to lessen the slope above the wall.
- 1.o. – We removed two proposed snow storage areas on the easterly side of the parking area as can be seen on sheet S2 and others.

We made these and other small changes to the Site Plans to address minor consistency issues. We believe these revisions have addressed the conditions of approval of the Special Permit and look forward to working with the Board and City staff.

If there are any questions, please don't hesitate to contact me. Thank you.

Sincerely,

Azimuth Land Design, LLC

A handwritten signature in blue ink, appearing to read "James Tetreault", with a long horizontal flourish extending to the right.

James Tetreault, PE, CPESC

Enclosures

Cc: Henchey, LLC
Todd Brodeur, Esq.