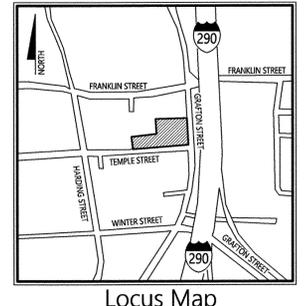
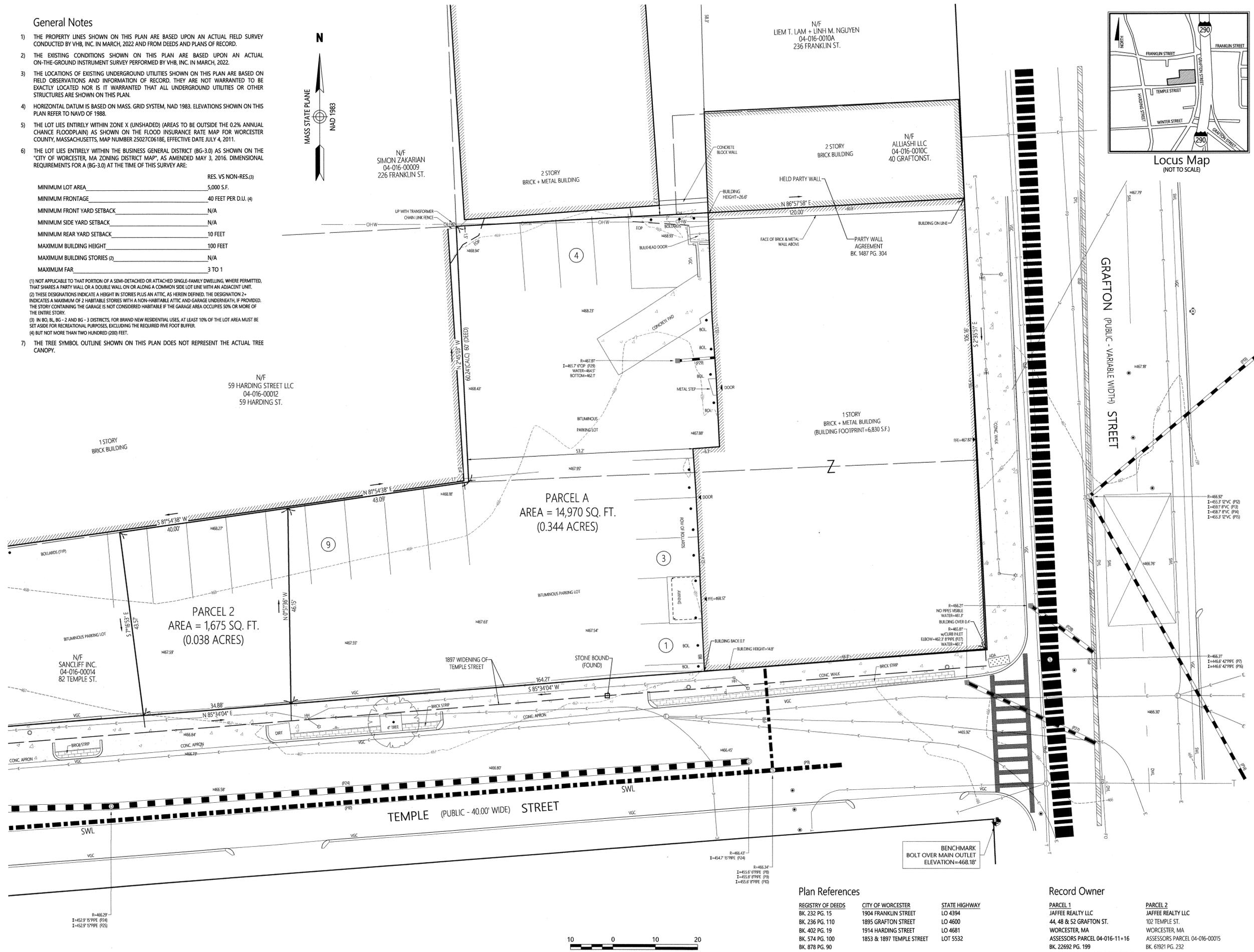


General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN MARCH, 2022 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN MARCH, 2022.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WORCESTER COUNTY, MASSACHUSETTS, MAP NUMBER 25027C0618E, EFFECTIVE DATE JULY 4, 2011.
- 6) THE LOT LIES ENTIRELY WITHIN THE BUSINESS GENERAL DISTRICT (BG-3.0) AS SHOWN ON THE "CITY OF WORCESTER, MA ZONING DISTRICT MAP", AS AMENDED MAY 3, 2016. DIMENSIONAL REQUIREMENTS FOR A (BG-3.0) AT THE TIME OF THIS SURVEY ARE:

	RES. VS NON-RES.(3)
MINIMUM LOT AREA	5,000 S.F.
MINIMUM FRONTAGE	40 FEET PER D.U. (4)
MINIMUM FRONT YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK	N/A
MINIMUM REAR YARD SETBACK	10 FEET
MAXIMUM BUILDING HEIGHT	100 FEET
MAXIMUM BUILDING STORIES (2)	N/A
MAXIMUM FAR	3 TO 1

- (1) NOT APPLICABLE TO THAT PORTION OF A SEMI-DETACHED OR ATTACHED SINGLE-FAMILY DWELLING, WHERE PERMITTED, THAT SHARES A PARTY WALL OR A DOUBLE WALL ON OR ALONG A COMMON SIDE LOT LINE WITH AN ADJACENT UNIT.
 - (2) THESE DESIGNATIONS INDICATE A HEIGHT IN STORIES PLUS AN ATTIC, AS HEREIN DEFINED. THE DESIGNATION 2+ INDICATES A MAXIMUM OF 2 HABITABLE STORIES WITH A NON-HABITABLE ATTIC AND GARAGE UNDERNEATH, IF PROVIDED. THE STORY CONTAINING THE GARAGE IS NOT CONSIDERED HABITABLE IF THE GARAGE AREA OCCUPIES 50% OR MORE OF THE ENTIRE STORY.
 - (3) IN B0, B1, B2 AND BG - 3 DISTRICTS, FOR BRAND NEW RESIDENTIAL USES, AT LEAST 10% OF THE LOT AREA MUST BE SET ASIDE FOR RECREATIONAL PURPOSES, EXCLUDING THE REQUIRED FIVE FOOT BUFFER.
 - (4) BUT NOT MORE THAN TWO HUNDRED (200) FEET.
- 7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.



vhb.com

vhb

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

- Legend**
- ① DRAIN MANHOLE
 - ② CATCH BASIN
 - ③ SEWER MANHOLE
 - ④ ELECTRIC MANHOLE
 - ⑤ TELEPHONE MANHOLE
 - ⑥ MANHOLE
 - HH □ HANDHOLE
 - WATER GATE
 - FIRE HYDRANT
 - GAS GATE
 - BOLLARD W/ LIGHT
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL LIGHT
 - PEDESTRIAN SIGNAL LIGHT
 - STREET SIGN
 - LIGHT POLE
 - UTILITY POLE
 - GUY POLE
 - GUY WIRE
 - MONITORING WELL
 - FLOOD LIGHT
 - WELL
 - MARSH
 - DOOR/ENTRANCE
 - FINISHED FLOOR ELEVATION
 - CNO COULD NOT OPEN
 - NPV NO PIPES VISIBLE
 - DWL DOUBLE YELLOW LINE
 - DWL DASHED WHITE LINE
 - SYL SINGLE WHITE LINE
 - LSA LANDSCAPED AREA
 - EOP EDGE OF PAVEMENT
 - CC CONCRETE CURB
 - VGC VERTICAL GRANITE CURB
 - SGE SLOPED GRANITE EDGE
 - BB BITUMINOUS BERM
 - BC BITUMINOUS CURB
 - MG METAL GUARDRAIL
 - WG WOOD GUARDRAIL
 - WF WOOD FENCE
 - CLF CHAIN LINK FENCE
 - DLN DRAINAGE LINE
 - SWL SEWER LINE
 - OHW OVERHEAD WIRE
 - UEL UNDERGROUND ELECTRIC
 - TEL TELEPHONE LINE
 - GAS GAS LINE
 - WL WATER LINE
 - SWL STONE WALL
 - TL TREE LINE

AKROS Development
44 Grafton Street & 102 Temple Street
Worcester, Massachusetts

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____
Issued for: _____ Date: **July 11, 2022**

**Existing Conditions
Plan of Land**

Plan References

REGISTRY OF DEEDS	CITY OF WORCESTER	STATE HIGHWAY
BK. 236 PG. 15	1904 FRANKLIN STREET	LO 4394
BK. 236 PG. 110	1895 GRAFTON STREET	LO 4600
BK. 402 PG. 19	1914 HARDING STREET	LO 4681
BK. 574 PG. 100	1853 & 1897 TEMPLE STREET	LOT 5532
BK. 878 PG. 90		
BK. 917 PG. 2		

Record Owner

PARCEL 1	PARCEL 2
JAFFEE REALTY LLC 44, 48 & 52 GRAFTON ST. WORCESTER, MA ASSESSORS PARCEL 04-016-11+16 BK. 22692 PG. 199 BK. 24195 PG. 313 (CONFIRMATORY)	JAFFEE REALTY LLC 102 TEMPLE ST. WORCESTER, MA ASSESSORS PARCEL 04-016-00015 BK. 61921 PG. 232



Drawing Title: **Existing Conditions Plan of Land**

Drawing Number: **Sv-1**

Sheet 1 of 1

Project Number: **15656.00**

Professional Seal: RUSSELL J. BOUSQUET, No. 35389, Registered Professional Land Surveyor, Commonwealth of Massachusetts.

Date: 8/4/2022

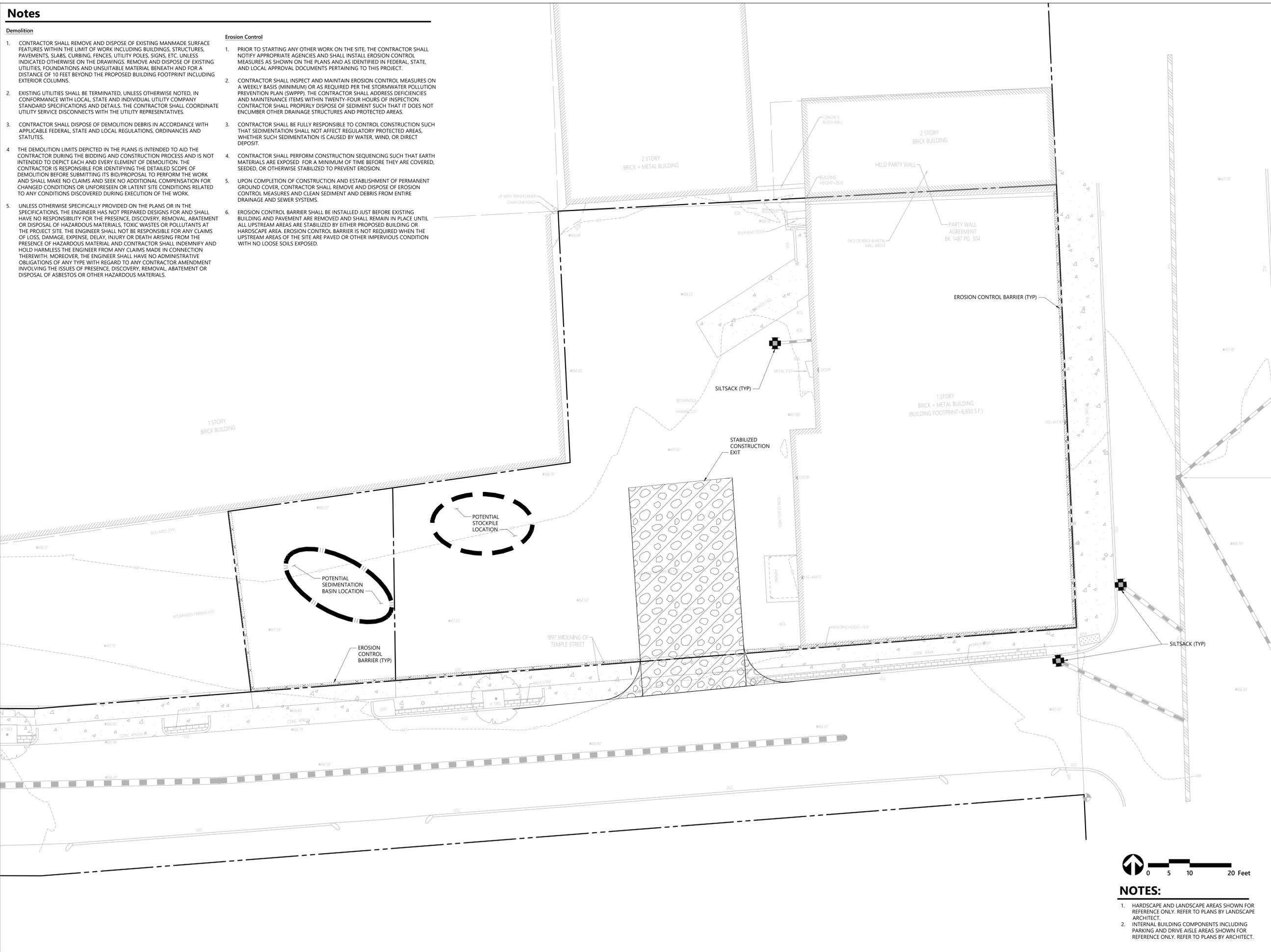
Notes

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- EROSION CONTROL BARRIER SHALL BE INSTALLED JUST BEFORE EXISTING BUILDING AND PAVEMENT ARE REMOVED AND SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED BY EITHER PROPOSED BUILDING OR HARDSCAPE AREA. EROSION CONTROL BARRIER IS NOT REQUIRED WHEN THE UPSTREAM AREAS OF THE SITE ARE PAVED OR OTHER IMPERVIOUS CONDITION WITH NO LOOSE SOILS EXPOSED.



SITE PLAN REVIEW



535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

SURVEY
VHB
PO Box 9151
Watertown, MA 02471
617.924.1770 | T

CIVIL
VHB
120 Front St, suite 500
Worcester, MA 01608
508.725.1001 | T

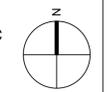
LANDSCAPE
Michael D'Angelo Landscape Architecture
840 Summer St, Suite 201A
Boston, MA 02127
203.592.4788 | T



Brittany Gesner

MIXED USE MUTLI-FAMILY DEVELOPMENT
44 GRAFTON ST & 102 TEMPLE ST,
WORCESTER

DEVELOPER
AKROS DEVELOPMENT LLC



PROJECT: 15656.00

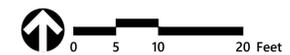
No.	Description	Date

DATE: 08/18/2022

SCALE: 1" = 10'

EROSION AND SEDIMENT CONTROL PLAN

C1.02



NOTES:

- HARDSCAPE AND LANDSCAPE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY LANDSCAPE ARCHITECT.
- INTERNAL BUILDING COMPONENTS INCLUDING PARKING AND DRIVE AISLE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT.

