

# DEFINITIVE SITE PLAN

## SINGLE-FAMILY SEMI-DETACHED DWELLING

"0" MILTON STREET  
WORCESTER, MA 01605

APRIL 29, 2020

REVISION/ISSUE DATES		
1	ISSUED FOR WORCESTER PB & CC APPROVALS	4/29/2020

**OWNER**

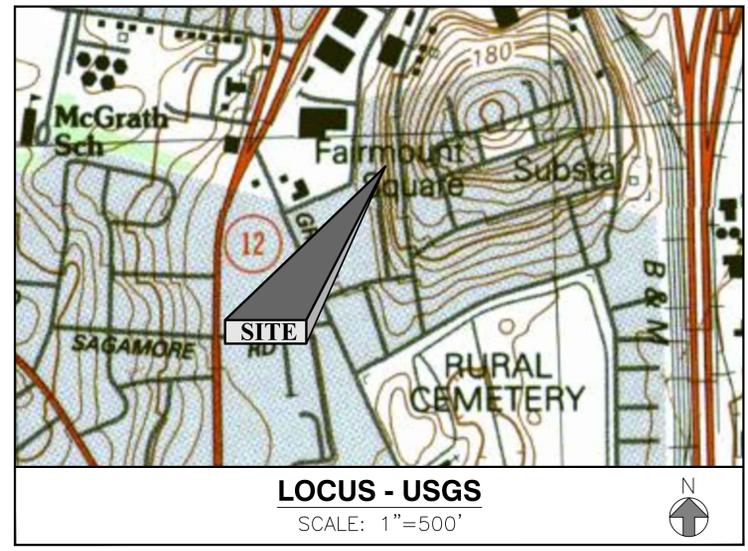
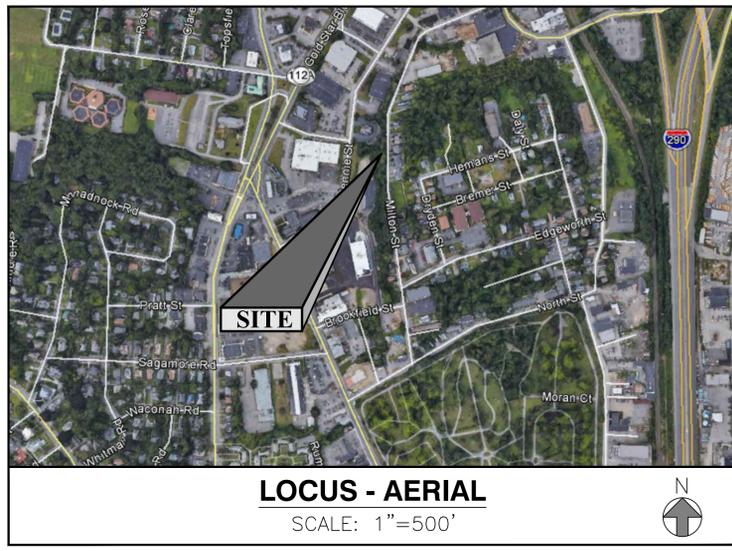
HAPPY HEN PROPERTIES, LLC  
1599 NORTH BROOKFIELD ROAD  
OAKHAM, MA 01608

**APPLICANT**

SPB CONTRACTING, INC.  
32 GREENFIELD STREET  
WORCESTER, MA 01604

**LAND SURVEYOR**

B&R SURVEY  
100 GROVE STREET  
WORCESTER, MA 01605



**SHEET INDEX**

- 1 - Cover Sheet
- 2 - Existing Conditions, Site Demo, Sediment & Erosion Control Plan
- 3 - Site Plan
- 4 - Site Details

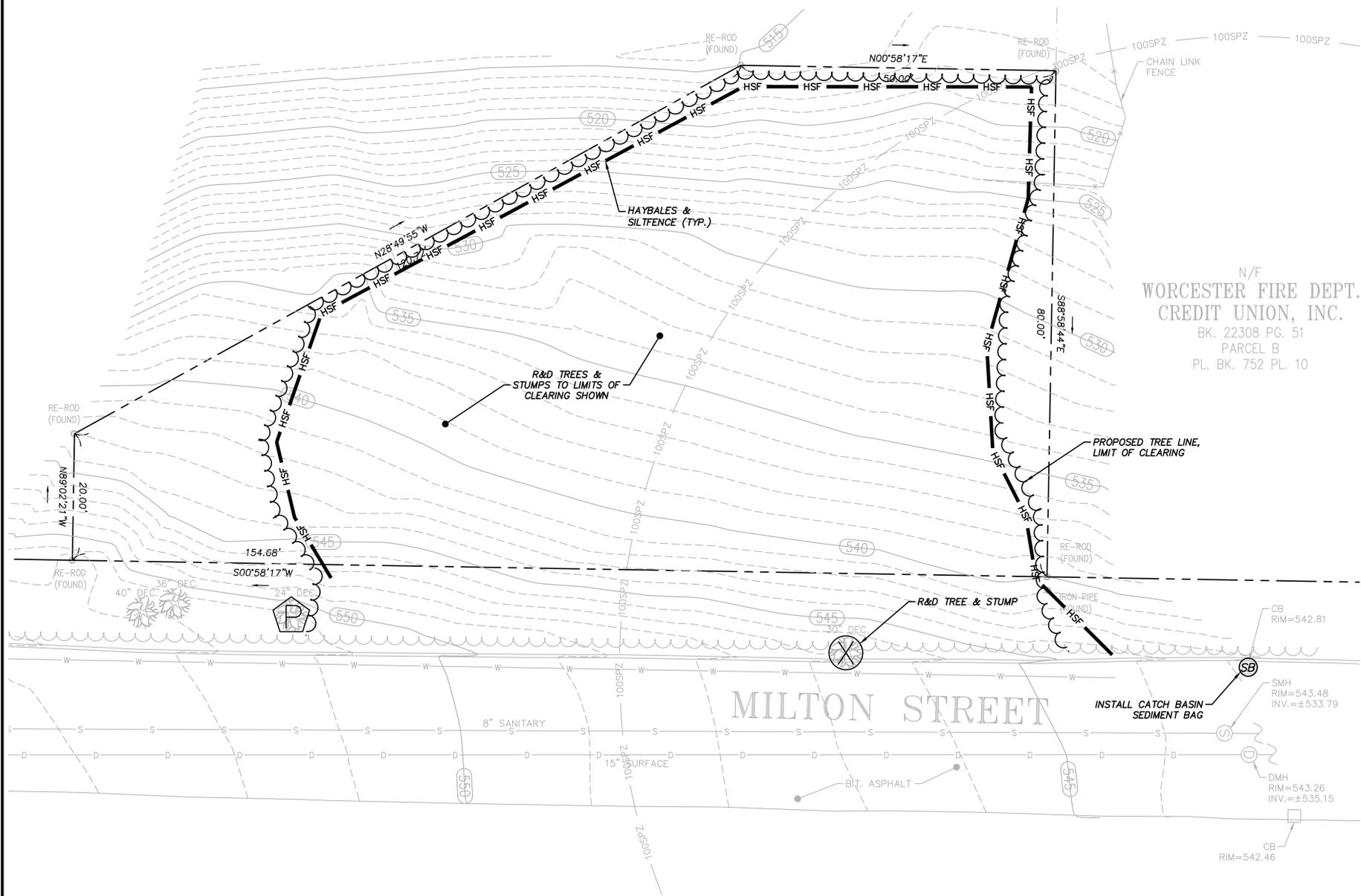
PREPARED BY:



100 GROVE STREET | WORCESTER MA 01605  
T 508-856-0321 | F 508-856-0357  
gravesengineering.com

N/F  
**HOWARD PRODUCTS, INC.**  
 BK. 3470 PG. 500  
 PARCEL A-1  
 PL. BK. 931 PL. 117

N/F  
**WORCESTER FIRE DEPT.  
 CREDIT UNION, INC.**  
 BK. 22308 PG. 51  
 PARCEL B  
 PL. BK. 752 PL. 10



**GENERAL NOTES**

**PARCEL DATA:**  
 AREA: "0" MILTON ST., 9,231 SQ.FT.  
 OWNER: HAPPY HEN PROPERTIES, LLC  
 1599 NORTH BROOKFIELD RD.  
 OAKHAM, MA 01608

**NOTES:**  
 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.  
 2) LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233. THE CITY OF WORCESTER DPW SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS.  
 3) PROPERTY LINES, TOPOGRAPHIC FEATURES, AND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AN INSTRUMENT SURVEY PERFORMED BY B&R SURVEYORS AS SHOWN ON A PLAN DATED MARCH 17, 2020.

**REFERENCES:**  
 DEED BOOK 60857 PAGE 177  
 ASSESSORS REFERENCE: 13-038-0002D

\*ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.

**ZONING:** RG-5  
 (SEE SITE PLAN FOR MORE DETAILED ZONING INFORMATION)

**LEGEND**

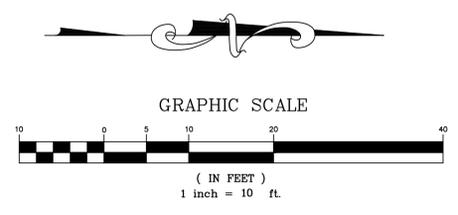
- D — DRAIN
- S — SEWER
- W — WATER
- RD — ROOF DRAIN
- HSF — HAYBALES AND SILT FENCE
- FLOW DIRECTION (PITCH)
- TREE, TRUNK DIAM., DECIDUOUS (DEC.) OR CONIFEROUS (CON.)
- 24" DEC.
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- CATCH BASIN
- WV WATER VALVE
- ⊕ WATER SHUT-OFF
- ⊕ HYDRANT
- ⊕ UTILITY POLE
- 574.6 SPOT GRADE (FINISHED GRADE)
- TREELINE
- 100SPZ — WORCESTER STORMWATER PROTECTION ZONE
- CONC. CONCRETE
- BIT. BITUMINOUS
- FFE FINISHED FLOOR ELEVATION

**SHEET NOTES**

1. ALL ITEMS NOTED TO BE REMOVED AND DISPOSED SHALL BE PROPERLY DISPOSED OF OFFSITE.
2. MATERIAL STAGING AND STOCKPILE LOCATIONS (STRIPPED LOAM, FILL MATERIALS, ETC.) SHALL BE COORDINATED WITH THE OWNER AND THE ENGINEER AND SHALL BE RINGED WITH SILTFENCE. AS SITE AREA IS LIMITED.
3. THE CONTRACTOR SHALL EMPLOY ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT A RELEASE OF SEDIMENT FROM THE SITE.
4. SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK.
5. THE PROJECT IS SUBJECT TO THE ORDER OF CONDITIONS ISSUED BY THE WORCESTER CONSERVATION COMMISSION.

**DEMO KEY**

R&D = REMOVE AND DISPOSE ⊗  
 PROTECT = ⊕



NO.	DATE	BY	DESCRIPTION	REVISIONS
1	4/29/20	OAG	ISSUED FOR PB&CC APPROVALS	

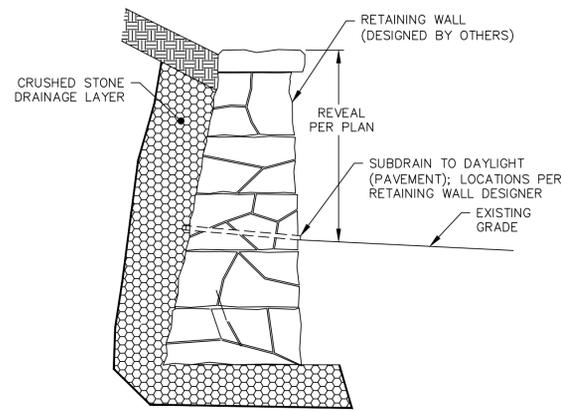


**EXISTING CONDITIONS, SITE DEMO, SEDIMENT & EROSION CONTROL PLAN**  
**DEFINITIVE SITE PLAN - SINGLE FAMILY SEMI-DETACHED DWELLING**  
 "0" MILTON STREET, WORCESTER, MA 01605

CLIENT: SPB CONTRACTING INC.  
 32 GREENFIELD STREET, WORCESTER, MA 01604

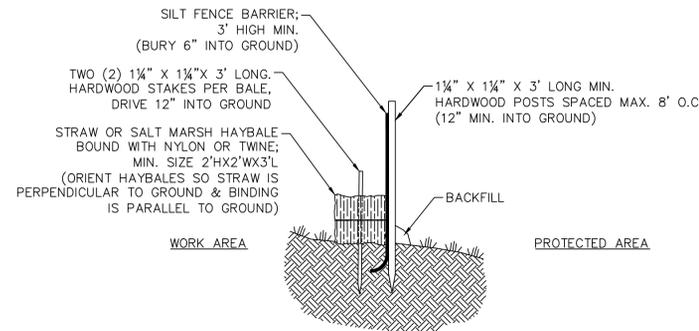
DATE: 4/29/20 SCALE: 1"=20' DES. BY: OAG DRW. BY: OAG PRJ. NO.: 20107  
 CHK. BY: MRA





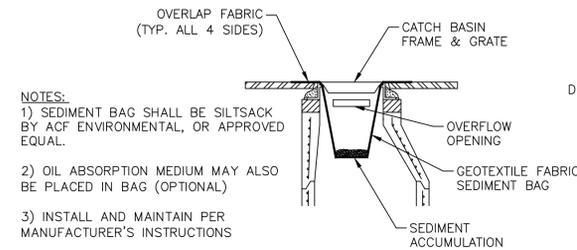
RETAINING WALL NTS

NOTES:  
1. THE RETAINING WALL IS A DEFERRED DESIGN ITEM AS IT REQUIRES A BUILDING PERMIT AND DESIGN BY A STRUCTURAL ENGINEER. REFER TO THE ACTUAL DESIGN DRAWINGS BY THE STRUCTURAL ENGINEER FOR CONSTRUCTION.



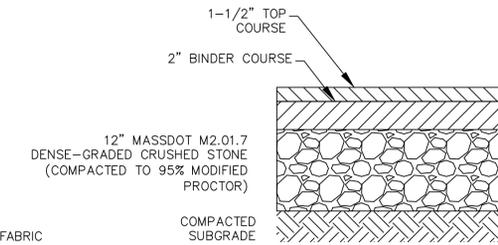
HAYBALE & SILTFENCE NTS

NOTE: PROVIDE A 3' TO 6' LEVEL AREA BETWEEN THE HAYBALE AND THE TOE OF ANY SLOPE TO PROVIDE AREA FOR SEDIMENT ACCUMULATION.

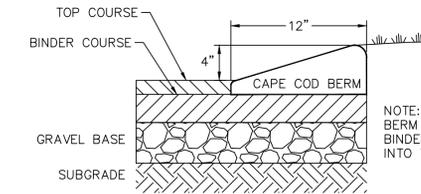


CATCH BASIN SEDIMENT BAG NTS

NOTES:  
1) SEDIMENT BAG SHALL BE SILTSACK BY ACF ENVIRONMENTAL, OR APPROVED EQUAL.  
2) OIL ABSORPTION MEDIUM MAY ALSO BE PLACED IN BAG (OPTIONAL)  
3) INSTALL AND MAINTAIN PER MANUFACTURER'S INSTRUCTIONS

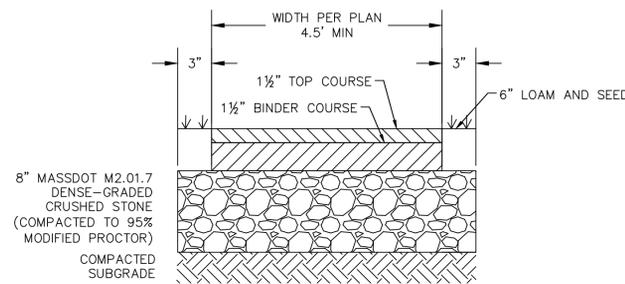


PAVEMENT SECTION NTS



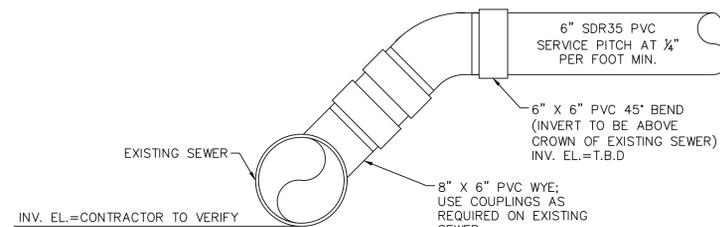
CAPE COD BERM NTS

NOTE: BERM SHALL BE LAID ON BINDER COURSE AND KEYED INTO TOP COURSE

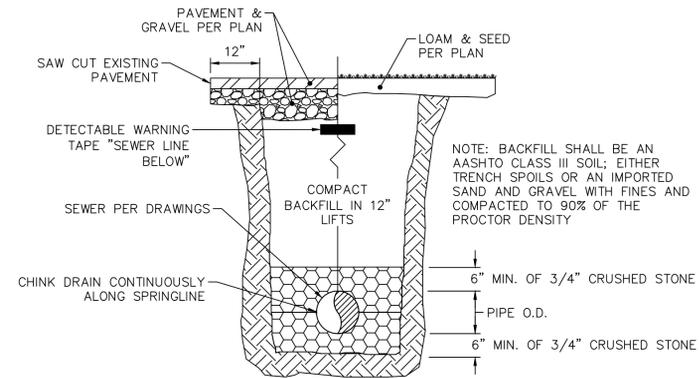


BITUMINOUS WALKWAY SECTION NTS

NOTE: DO NOT EXTEND BASE GRAVEL AS SHOWN WHEN WALKWAYS AREA ABUTTING ROAD, WALKWAY, OR OTHER HARD SURFACE

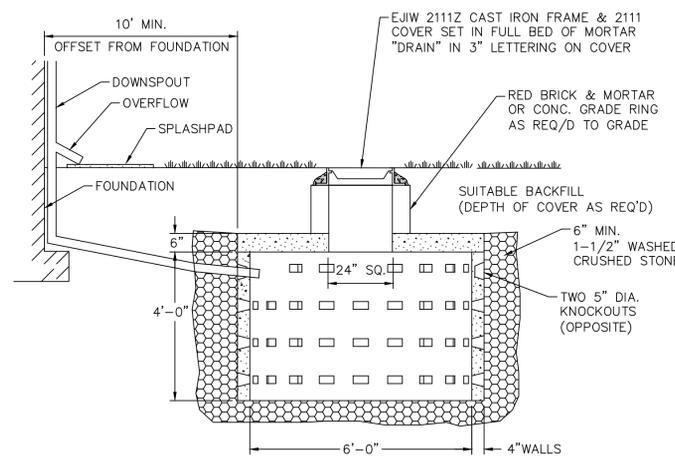


SEWER SERVICE CONNECTION DETAIL NTS

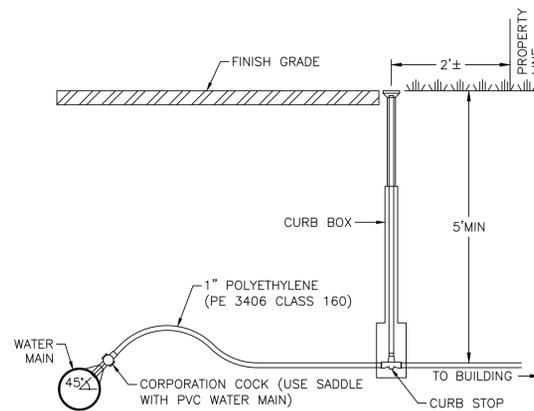


SEWER TRENCH SECTION NTS

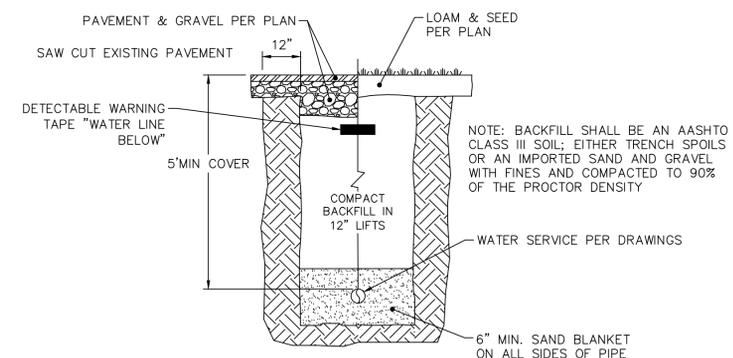
NOTE: BACKFILL SHALL BE AN AASHTO CLASS III SOIL; EITHER TRENCH SPOILS OR AN IMPORTED SAND AND GRAVEL WITH FINES AND COMPACTED TO 90% OF THE PROCTOR DENSITY



DRYWELL NTS



WATER SERVICE NTS



WATER SERVICE TRENCH SECTION NTS

NOTE: BACKFILL SHALL BE AN AASHTO CLASS III SOIL; EITHER TRENCH SPOILS OR AN IMPORTED SAND AND GRAVEL WITH FINES AND COMPACTED TO 90% OF THE PROCTOR DENSITY

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