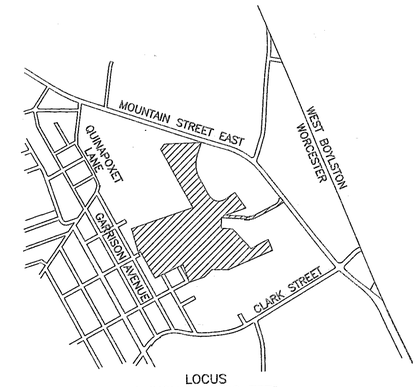
CONTINUING CARE RETIREMENT COMMUNITY
SITE PLAN

TO ACCOMPANY AN APPLICATION FOR A SPECIAL PERMIT

FOR:

WORCESTER PARADISE POINT

RETIREMENT COMMUNITY



LOCUS
1 INCH = 1000 FEET

PREPARED FOR:

WORCESTER PARADISE POINT REALTY TRUST

A. A. FAROOQ & AMINA ANSARI TRUSTEES
6 EDGEWOOD ROAD
WESTBOROUGH, MA 01581

CLIENT NUMBER: 2061
JOB NUMBER: 348-1266
DRAWING : ANSARI-SITE

PREPARED BY

THOMPSON-LISTON ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASSACHUSETTS 01505
TELEPHONE (508) 869-6151
FAX: (508) 869-6842
EMAIL: tlainc@acol.com

DATE:
MAY 8, 2001

REVISED:
MARCH 8, 2002
MAY 28, 2002
SEPT. 26, 2002

COMMONWEALTH OF MASSACHUSETTS
JAMES A. BERNARDINO
CIVIL
No. 41717
REGISTERED PROFESSIONAL ENGINEER

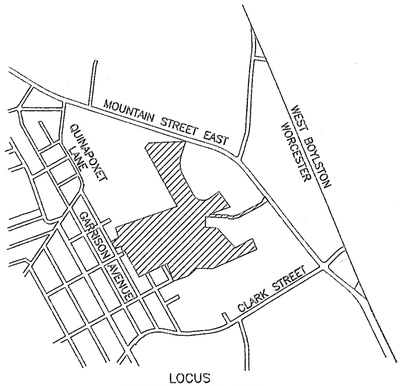
James A. Bernardino
9-26-02

DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING.
ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN.
THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
CALL "DIG SAFE" AT 1-888-344-7233

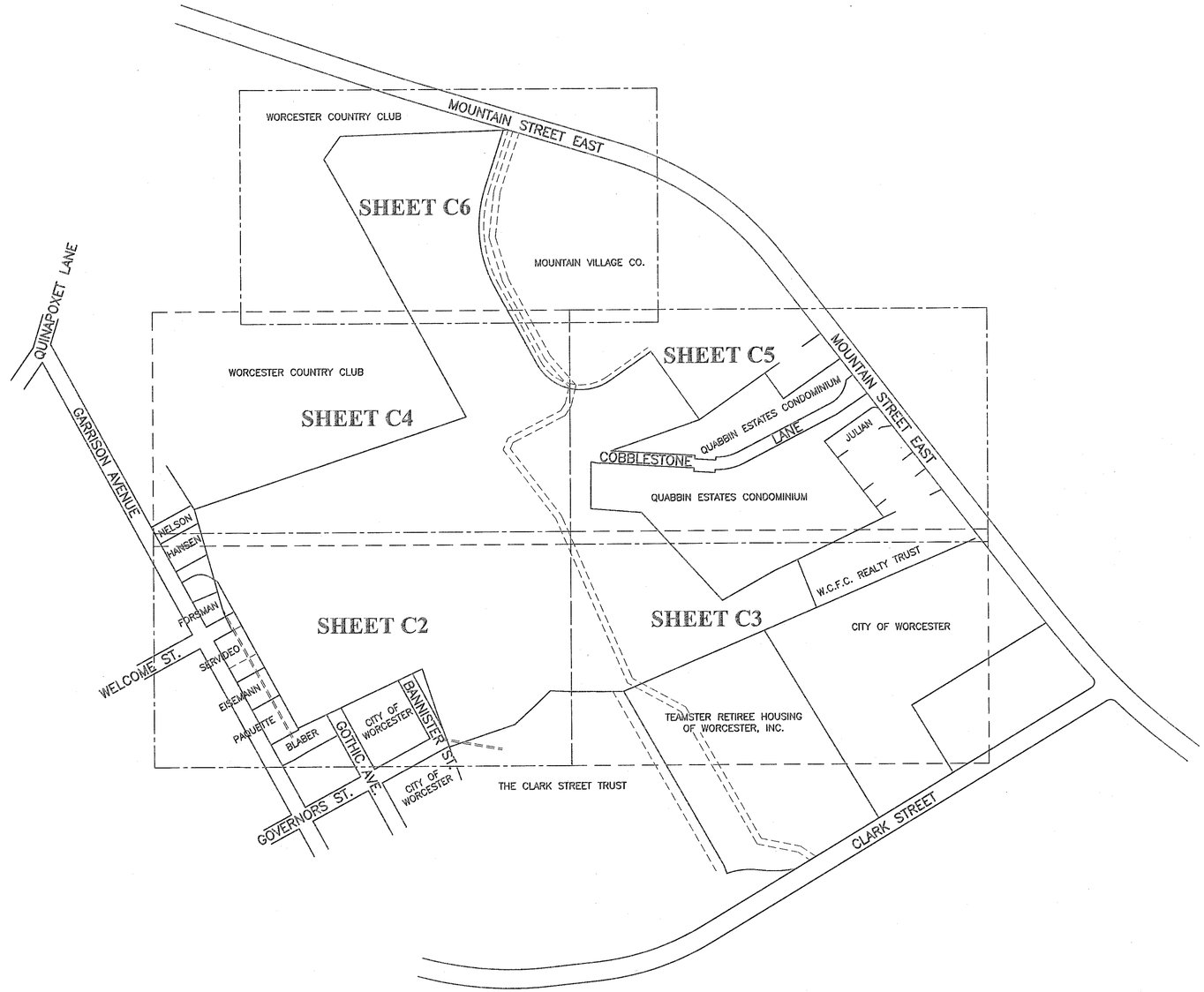
NOTES:
1. WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 22,279, PAGE 1.
2. ASSESSOR BOOK 36, SHEET 48, PARCELS 2, 3, 4, 5, 6
3. ZONING DISTRICT: RS-7
4. ZONING OVERLAY DISTRICT: WATER RESOURCE PROTECTION GP2 & GP3
5. DATUM TAKEN FROM COMMONWEALTH OF MASSACHUSETTS W.D.R.D. PLAN BOOK 443, PLAN 63. THE BENCH MARK IS A CHISEL CUT IN RIM METER PIT IN METER HOUSE AT THE ENTRANCE TO QUABBIN ESTATES.
6. EXISTING CONDITIONS, STRUCTURES AND TOPOGRAPHY DEVELOPED BY COL-EAST, INC. USING AERIAL PHOTOGRAPHY.

SITE PLAN SHEET DIRECTORY

	SHEET NUMBER
PROPERTY LINE PLAN OF LAND	C1-C6
INDEX OF EXISTING CONDITIONS	C7
EXISTING CONDITIONS	C8-C10
SITE INDEX SHEET	C11
SITE LAYOUT & UTILITY PLAN	C12-C13
GRADING & DRAINAGE PLAN	C14-C15
SEDIMENT & EROSION CONTROL PLAN	C16-C17
PHASING SEQUENCE	C18
PROFILES	C19-C25
DETAILS	C26-C29



LOCUS
1 INCH = 1000 FEET



MOUNTAIN STREET EAST CITY LAYOUT

NOTES:
1. DEED REF.: WDRD BOOK 22,279, PAGE 1 AND BOOK 6282, PAGE 303
2. ASSESSOR BOOK 36, SHEET 48, PARCELS 2, 3, 4, 5, 6 AND SHEET 15, PARCEL 273
3. ZONING DISTRICT: RS-7
4. ZONING OVERLAY DISTRICT: WATER RESOURCE PROTECTION GP2 & GP3
5. PARCEL 2A AND PARCEL 1B ARE TO BE COMBINED TO MAKE LOT 2.
6. PARCEL 1A AND PARCEL 2B ARE TO BE COMBINED TO MAKE LOT 1.

COMMONWEALTH OF MASSACHUSETTS
ROBERT NUNNEMACHER
No. 28977
REGISTERED PROFESSIONAL LAND SURVEYOR

9-26-02

CLT. NO.	2061
JOB NO.	348-1266
DWG. NO.	WPPRTPL1
DATE:	MAY 8, 2001
REVISION DATES:	MAY 28, 2002 SEPT 26, 2002

SCALE: 1 INCH = 200 FEET

FEET: 0 100 200 400 600

METERS: 0 50 100 150 200

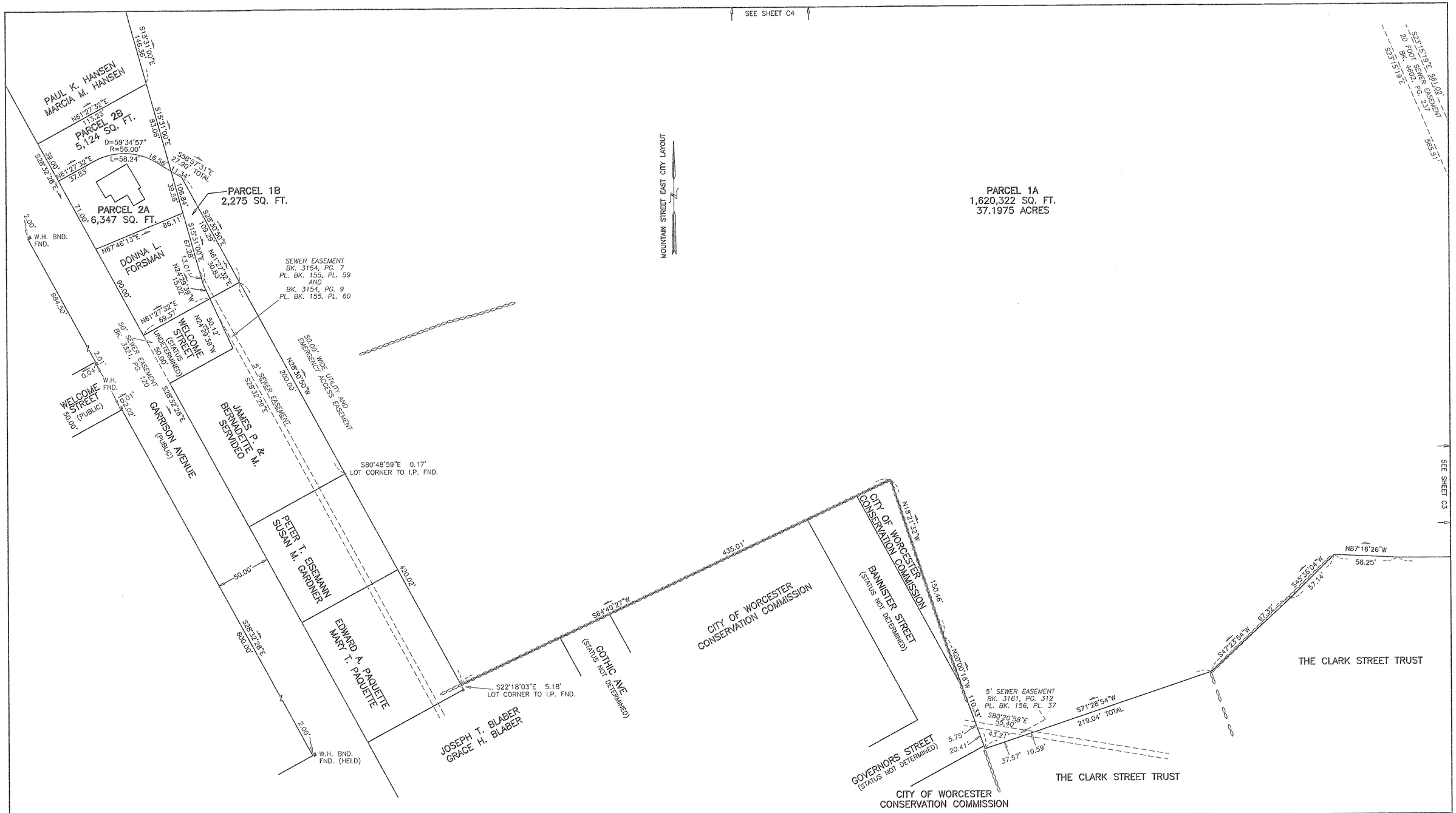
THOMPSON – LISTON ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
(508) 869-6151

PROPERTY LINE PLAN OF LAND
IN
WORCESTER, MASSACHUSETTS

PARCELS 1A AND 1B OWNED BY:
WORCESTER PARADISE POINT REALTY TRUST
A. A. FAROOQ ANSARI & AMINA ANSARI, TR.
6 EDGEWOOD ROAD, WESTBOROUGH, MASS. 01581

PARCELS 2A AND 2B OWNED BY:
ELIZABETH SHEEHAN
50 GARRISON AVE., WORCESTER MASS. 01606

SHEET C1



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SCALE: 1 INCH = 40 FEET
FEET 0 10 20 40 80 120
METERS 0 5 10 20 30 40

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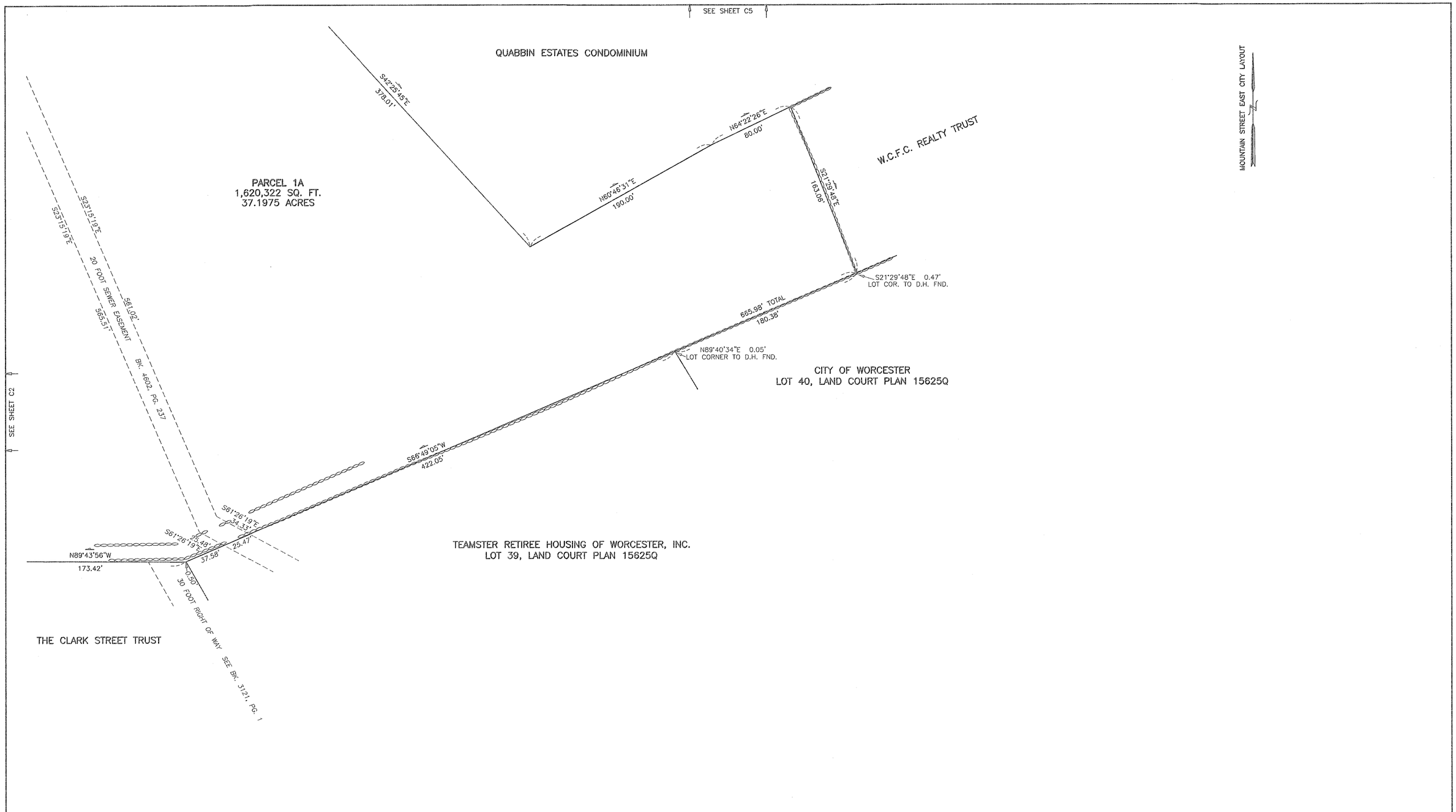
SHEET C2



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COMMONWEALTH OF MASSACHUSETTS
ROBERT NUNNEMACHER
No. 26977
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Nunnemacher
9-26-02

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SCALE: 1 INCH = 40 FEET

FEET: 0 10 20 40 80 120

METERS: 0 5 10 20 30 40

THOMPSON – LISTON ASSOCIATES, INC.
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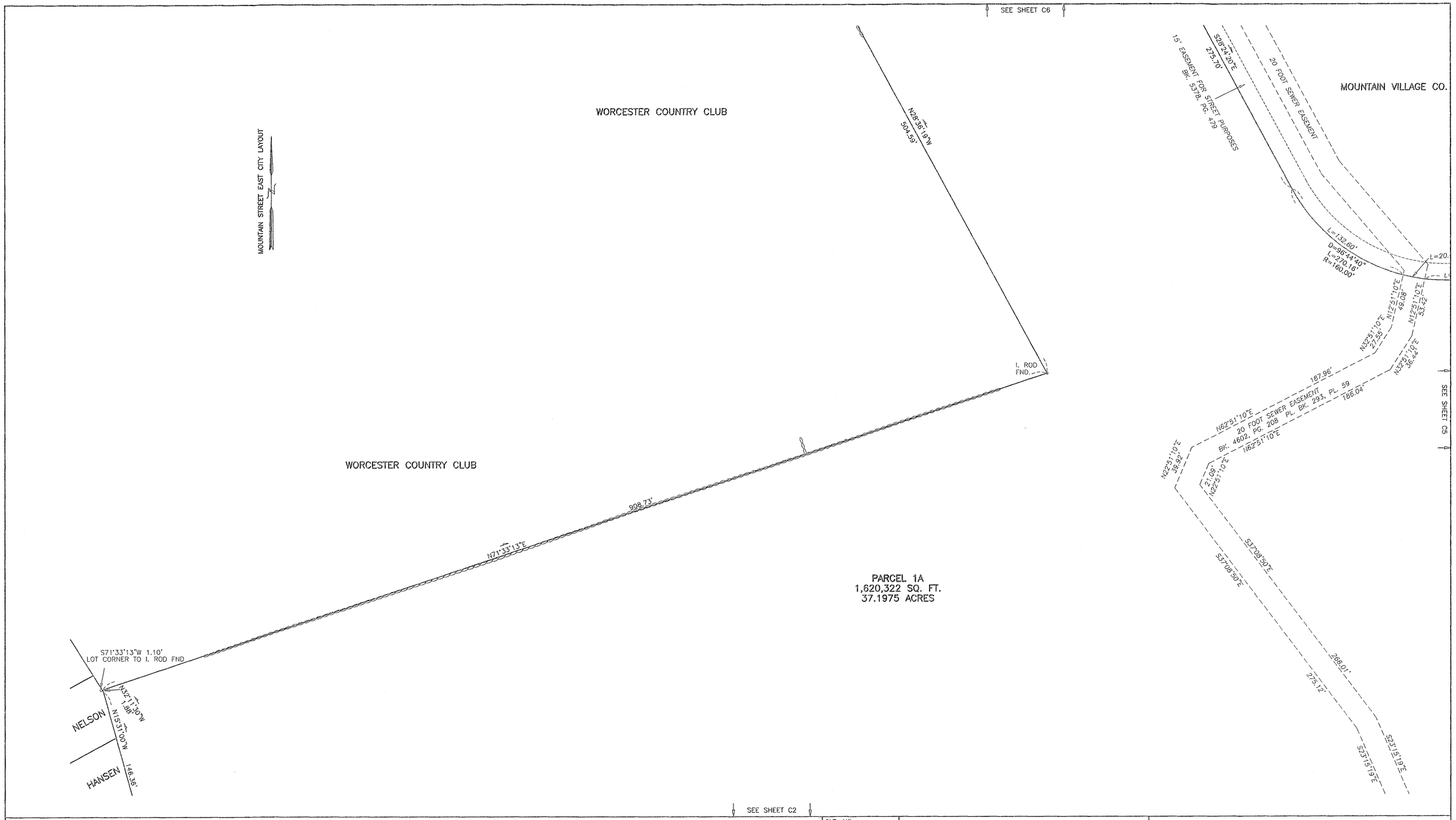
50 GARRISON AVE., WORCESTER MASS. 01606

SHEET C3



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COMMONWEALTH OF MASSACHUSETTS
ROBERT NUNNEMACHER
No. 28977
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Nunnemacher 9-26-02

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FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

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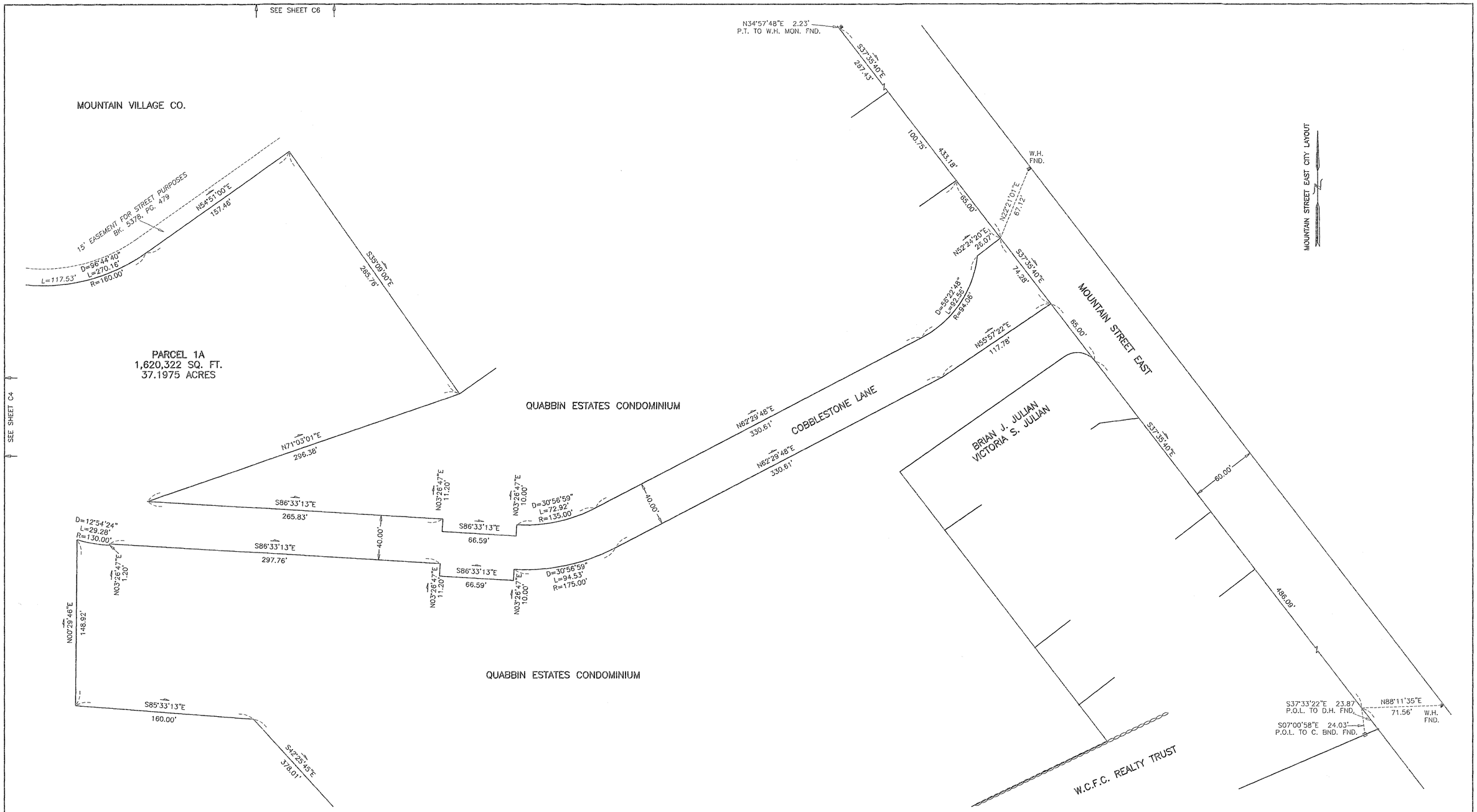
SHEET C4



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COMMONWEALTH OF MASSACHUSETTS
ROBERT HOHNEMACHER
No. 28977
REGISTERED
PROFESSIONAL LAND SURVEYOR

Robert Hohnemacher
9-26-02

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FEET 0 10 20 40 80 120
METERS 0 5 10 20 30 40

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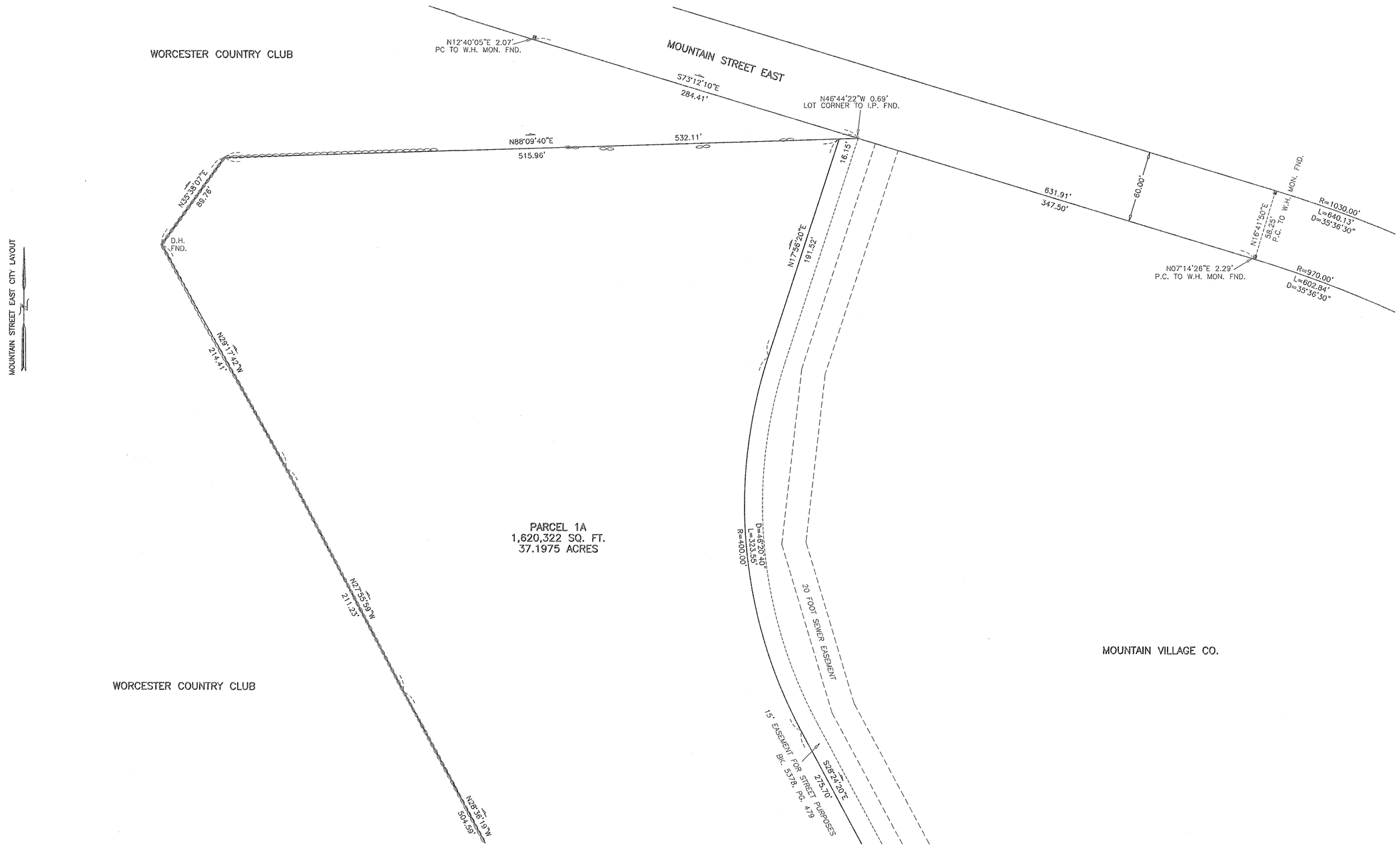
SHEET C5



SEE SHEET C4

SEE SHEET C5

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METERS: 0 5 10 20 30 40

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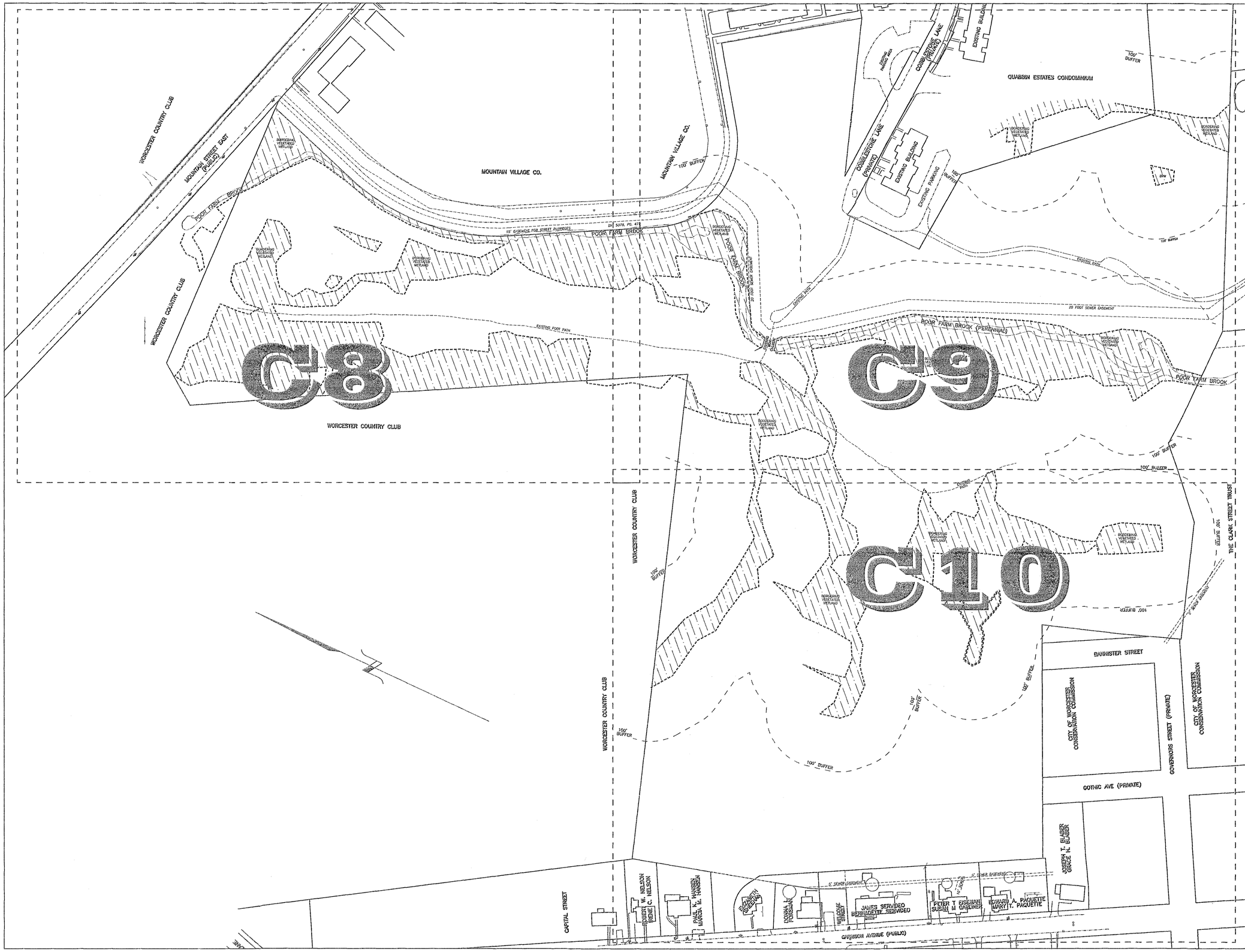

KEY

- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED FLARED END SECTION
- PROPOSED UNDERGROUND SEWER PIPE
- PROPOSED UNDERGROUND DRAIN PIPE
- WATER GATE
- WATER SHUT OFF
- HYDRANT
- EDGE OF PAVEMENT
- BERM OR CURBING
- GRANITE MONUMENT
- CONCRETE MONUMENT
- UTILITY POLE
- POLE WITH LIGHT
- OHW — OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- 123 — PROPOSED CONTOUR
- 123+45 — PROPOSED SPOT GRADE
- STONE WALL
- EXISTING TREE/SCRUB
- PROPOSED DRYWELL
- BORDERING VEGETATED WETLAND
- EXISTING TREE/SCRUB LINE
- PROPOSED RIP-RAP PAD
- GUARD RAIL
- 15' WETLAND BUFFER
- 30' WETLAND BUFFER
- 10' RIVER FRONT AREA
- 25' RIVER FRONT AREA
- WETLAND REPLICATION AREA

COMMONWEALTH OF MASSACHUSETTS
JAMES A. BERNARDINO
CIVIL
No. 41717
REGISTERED PROFESSIONAL ENGINEER

James A. Bernardino
9-26-02

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(508) 869-6151

CLT. NO.	JOB NO.
2061	348-1266
DATE: MAY 8, 2001	DWG NO. ANSARI-SITE

REVISIONS

DATE:	DESCRIPTION
3-8-02	REVISED BUILDING AND UNIT LAYOUT
5-28-02	REVISED ACCESS AND BUILDING LAYOUT
9-26-02	CON-COM AND DPW REVIEW

SCALE: 1 INCH = 80 FEET

FEET 0 20 40 80 160 240

METERS 0 10 20 40 60 80

PARADISE POINT

INDEX OF EXISTING CONDITIONS

IN

WORCESTER, MASS.

PREPARED FOR

WORCESTER PARADISE POINT REALTY TRUST
A. A. FAROOQ & AMINA ANSARI TRUSTEES
6 EDGEWOOD ROAD
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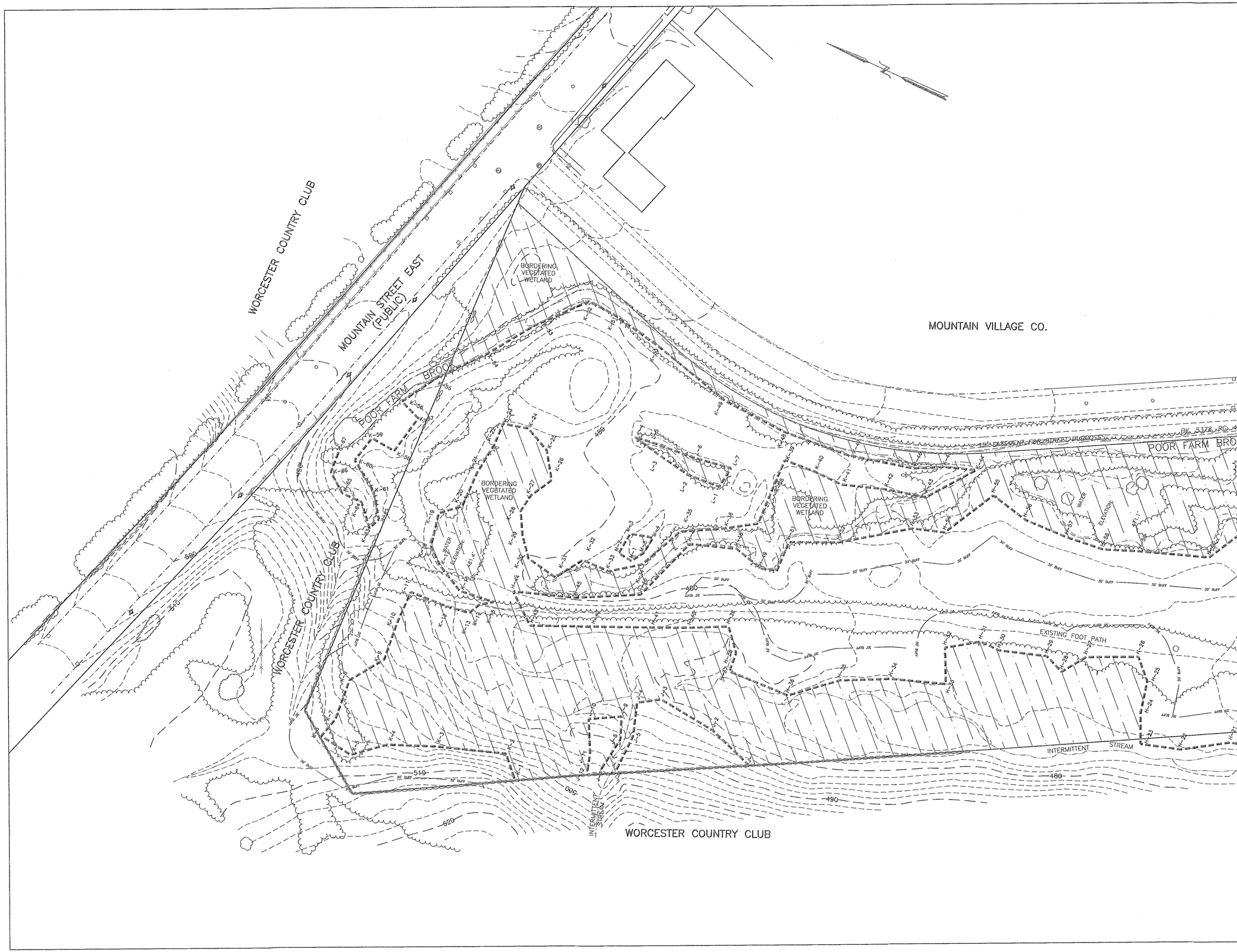

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SCALE: 1 INCH = 40 FEET

FEET 0 10 20 40 80 120

METERS 0 5 10 20 30 40

PARADISE POINT

EXISTING CONDITIONS

IN

WORCESTER, MASS.

PREPARED FOR

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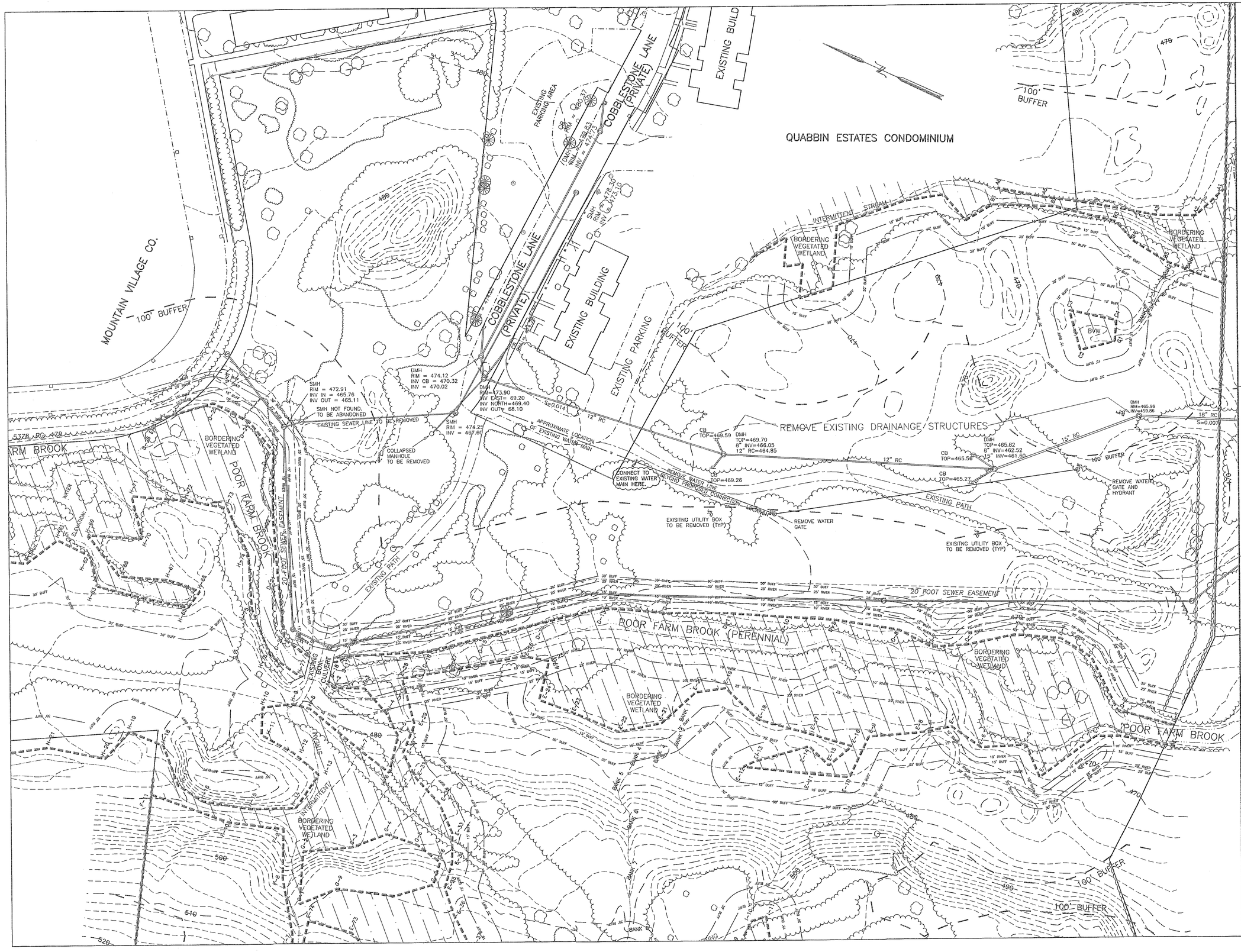

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PARADISE POINT

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WESTBOROUGH, MASS 01581

C9

WORCESTER COUNTRY CLUB

THE CLARK STREET TRUST

BANNISTER STREET

GOTHIC AVE (PRIVATE)

GOVERNORS STREET (PRIVATE)

CITY OF WORCESTER CONSERVATION COMMISSION

CITY OF WORCESTER CONSERVATION COMMISSION

GARRISON AVENUE (PUBLIC)

APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN

ROBERT W. NELSON
IRENE C. NELSON

PAUL K. HANSEN
MARCIA M. HANSEN

ELIZABETH SHEEHAN

DONNA L. FORSMAN

WELCOME STREET

JAMES SERVIDEO
BERNADETTE SERVIDEO

PETER T EISEMAN
SUSAN M GARDNER

EDWARD A. PAQUETTE
MARY T. PAQUETTE

JOSEPH T. BLABER
GRACE H. BLABER

BORDERING VEGETATED WETLAND

AREA OF LIMITED AERIAL PHOTOGRAPHY DUE TO DENSE GROUND COVER.

100' BUFFER

5' SEWER EASEMENT

10' SEWER EASEMENT

INTERMITTENT STREAM

EXISTING PATH

BANK

KEY

- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED FLARED END SECTION
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COMMONWEALTH OF MASSACHUSETTS
JAMES A. BERNARDINO
CIVIL
No. 41717
PROFESSIONAL ENGINEER

9/26/02

THOMPSON–LISTON ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505–0570
(508) 869–6151

CLT. NO.	JOB NO.
2061	348–1266
DATE: MAY 8, 2001	DWG NO. ANSARI–SITE

REVISIONS

DATE:	DESCRIPTION
3–8–02	REVISED BUILDING AND UNIT LAYOUT
5–28–02	REVISED ACCESS AND BUILDING LAYOUT
9–26–02	CON–COM AND DPW REVIEW

SCALE: 1 INCH = 40 FEET

FEET: 0 10 20 40 80 120

METERS: 0 5 10 20 30 40

PARADISE POINT

EXISTING CONDITIONS

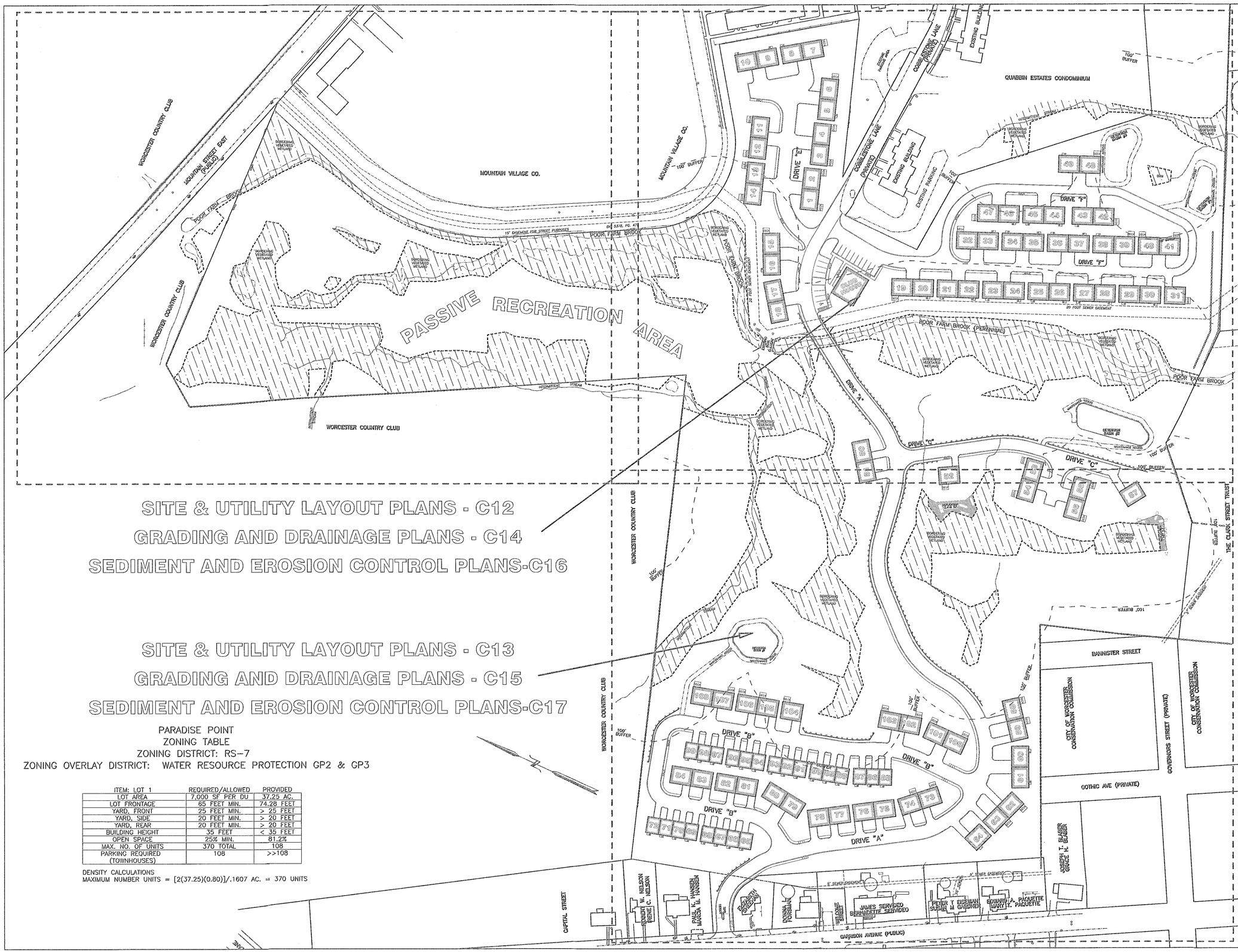
IN

WORCESTER, MASS.

PREPARED FOR

WORCESTER PARADISE POINT REALTY TRUST
A. A. FAROOQ & AMINA ANSARI TRUSTEES
6 EDGEWOOD ROAD
WESTBOROUGH, MASS 01581

C10



SITE & UTILITY LAYOUT PLANS - C12
GRADING AND DRAINAGE PLANS - C14
SEDIMENT AND EROSION CONTROL PLANS-C16

SITE & UTILITY LAYOUT PLANS - C13
GRADING AND DRAINAGE PLANS - C15
SEDIMENT AND EROSION CONTROL PLANS-C17

PARADISE POINT
ZONING TABLE
ZONING DISTRICT: RS-7
ZONING OVERLAY DISTRICT: WATER RESOURCE PROTECTION GP2 & GP3

ITEM: LOT 1	REQUIRED/ALLOWED	PROVIDED
LOT AREA	7,000 SF PER DU	37.25 AC.
LOT FRONTAGE	65 FEET MIN.	74.28 FEET
YARD, FRONT	25 FEET MIN.	> 25 FEET
YARD, SIDE	20 FEET MIN.	> 20 FEET
YARD, REAR	20 FEET MIN.	> 20 FEET
BUILDING HEIGHT	35 FEET	< 35 FEET
OPEN SPACE	25% MIN.	81.2%
MAX. NO. OF UNITS	370 TOTAL	108
PARKING REQUIRED (TOWNHOUSES)	108	>>108

DENSITY CALCULATIONS
MAXIMUM NUMBER UNITS = [2(37.25)(0.80)]/.1607 AC. = 370 UNITS

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SCALE: 1 INCH = 80 FEET
FEET 0 20 40 80 160 240
METERS 0 10 20 40 60 80

PARADISE POINT
INDEX SITE PLANS
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PREPARED FOR
WORCESTER PARADISE POINT REALTY TRUST
A. A. FAROOQ & AMINA ANSARI TRUSTEES
6 EDGEWOOD ROAD
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PARADISE POINT

SITE & UTILITY LAYOUT PLAN

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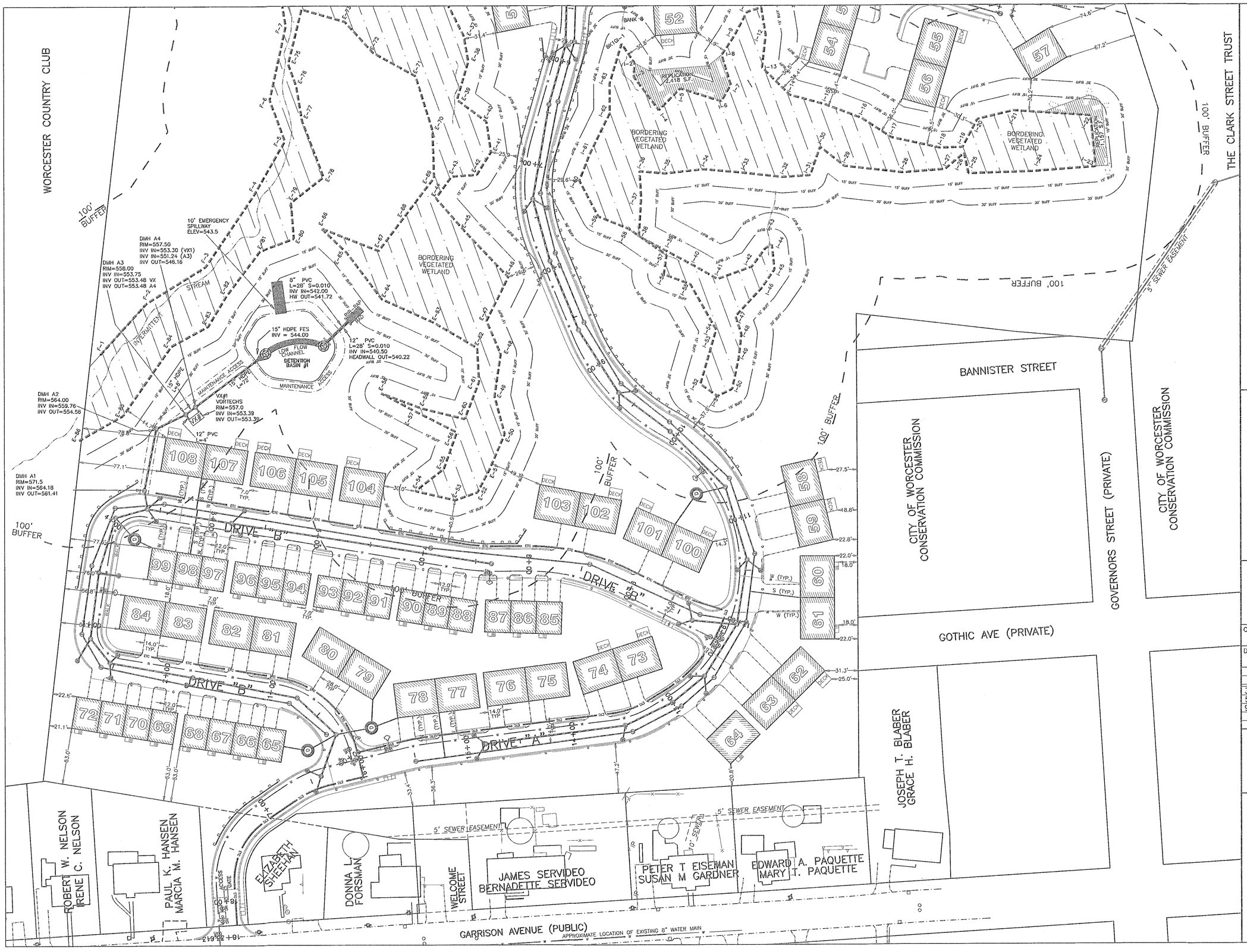

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C13

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PARADISE POINT

GRADING & DRAINAGE PLAN

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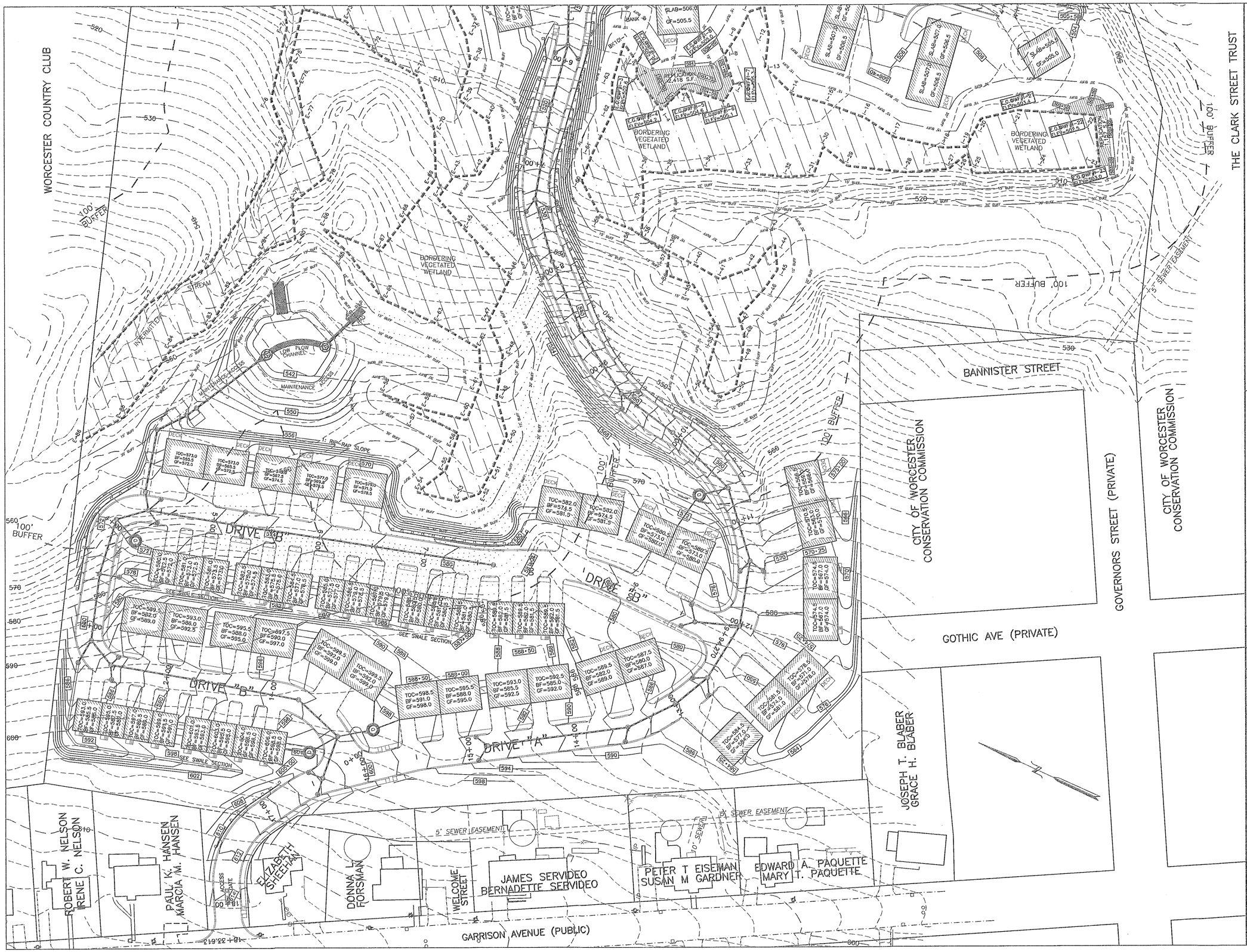
C14



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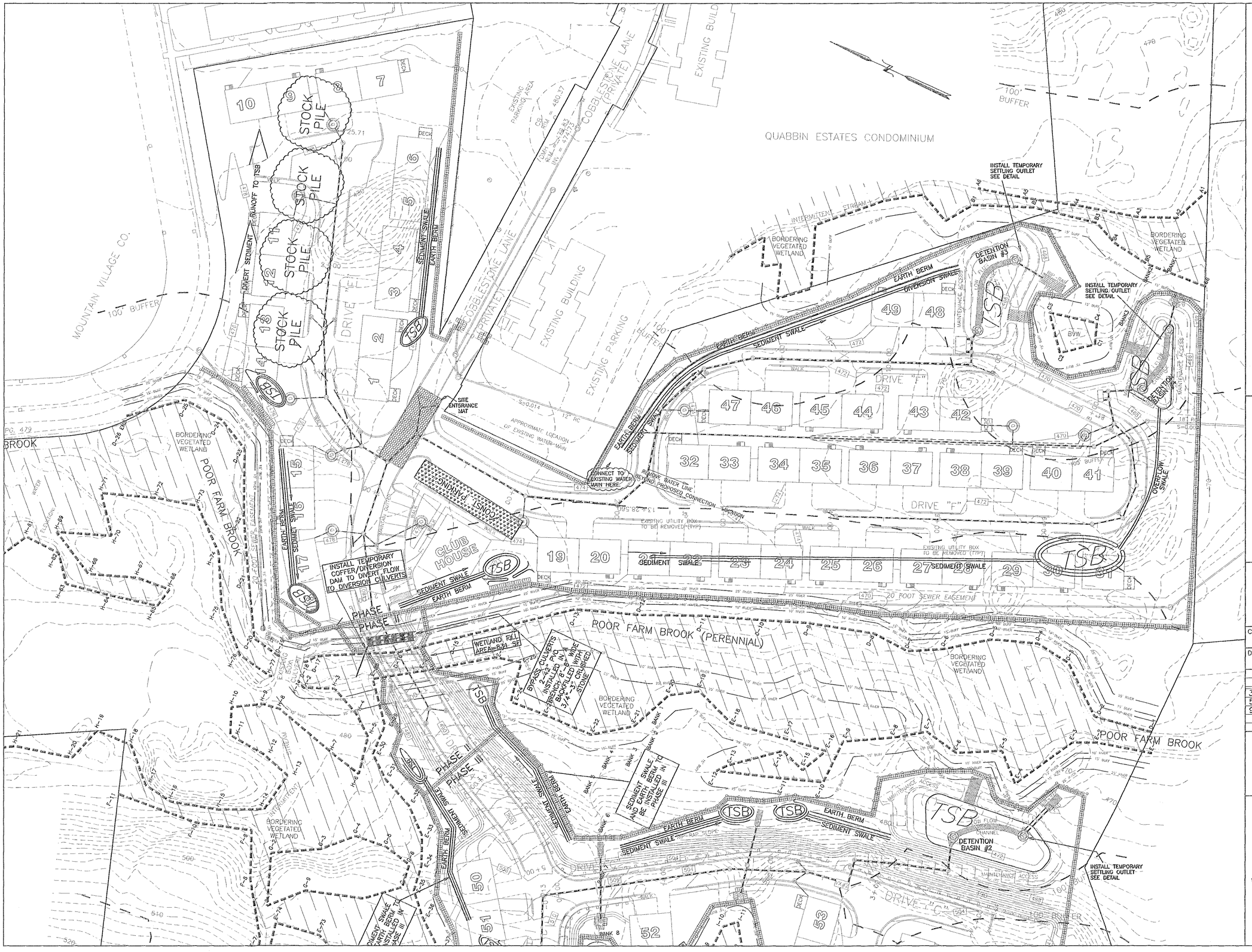
C15



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PARADISE POINT

SEDIMENT AND EROSION CONTROL PLAN

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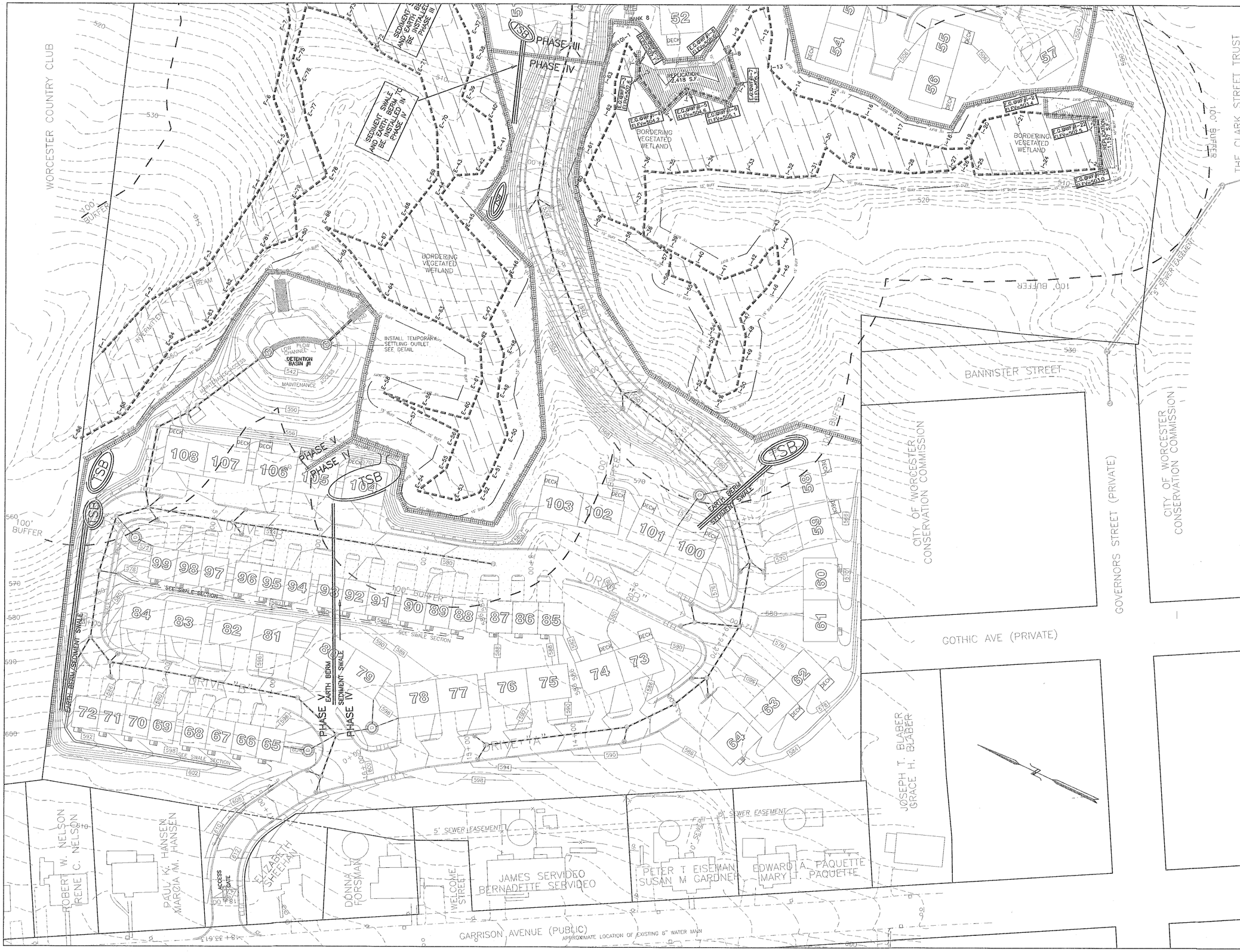
SHEET C16



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SHEET C17

WORCESTER PARADISE POINT
CONSTRUCTION PHASING

Construction Sequence For Worcester Paradise Point, East Mountain Street, Worcester, MA.

The following is the proposed construction sequence. The sequence may, however, be modified by weather, season or by other steps that either reduce erosive conditions or improve construction efficiency, with the approval of the design engineer.

Phase I
1. Install Site Entrance Mat.
2. Install silt fencing backed by hay bales and construction fencing in the work locations as shown on the plans.
3. Cut and remove trees to the limit of work.
4. Grade area near units 1-18 to prepare for stock piling and equipment maneuvering. Clear and grub loam and stumps. Stockpile materials in the location shown.
5. Construct temporary settling basins, sediment swales and earth berms in the locations shown on the Erosion and Sediment Control Plans. Grade detention basins # 3 and #4 for utilization as temporary settling basins. The bottoms of these basins shall be excavated to an elevation of one foot above the proposed basin floor elevation. Install temporary settling basin outlets within these basins (see detail).
6. Provide a flat area for employee parking during construction.
7. Istall sewer, drainage and utilities in "F" drive.
8. Place and compact fill to subgrade in drive "F".
9. Begin construction of Units 19-48.
10. Install binder course for Drive "F" and stabilize all slopes.
11. Install drainage, sewer and utilites in Drive "E" and construct drive to subgrade.
12. Begin construction of Units #1-#18.
13. Install binder course for Drive "E".
14. Construct detention basin per plan and stabilize all slopes prior to the commencement of Phase II.

Phase II
15. Prepare erosion and sediment controls for the installation of the Box Culvert.
16. Install bypass culverts in the location show on the plans.
17. Divert stream flow through bypass culverts.
18. Excavate wetland soils and stockpile.
19. Install crushed stone base and box culvert.
20. Install the footings and retaining/wing walls not obstructed by the bypass culverts.
21. Remove diversion structure and allow stream to flow through the box culvert.
22. Remove diversion culverts and backfill trench.
23. Install footings and remaining wing walls.
24. Backfill and install drain, sewer and utilities in the crossing area.
25. Lay gravel base and binder course.
26. Stabilize all exposed slopes and surfaces prior to the commencement of Phase III.

Phase III
27. Install Erosion and Sediment Controls for the construction of Drive "A" up to station 6+00 and for Drive "C"
28. Cut and remove trees to the limit of work.
29. Clear and grub loam and stumps.
30. Construct temporary settling basins, sediment swales and earth berms as shown on the plans. Grade detention basin #2 for utilization as a temporary settling basin. The bottoms of this basin shall be excavated to an elevation of one foot above the proposed basin floor elevation. Install temporary settling basin outlet within this basin (see detail).
31. Install drainage, sewer and utilities in all of Drive "C" and in Drive "A" up to station 6+00 and construct drives to subgrade.
32. Construct Units #52 through #56.
33. Install binder course.
34. Remove all sediment that has accumulated in the proposed detention basin #2. Finish constructing the detention basin as shown on the grading plan.
35. Construct Wetland Replication Ares.
36. Stabilize all exposed slopes and surfaces prior to the commencement of phase IV.

Phase IV
37. Install Sediment and Erosion Control Barriers as shown on the plans.
38. Cut and remove trees to allow for the construction of Drive "A" to Garrisson ave and the construction of Drive "B" from sta 7+50 to the end.
39. Construct temporary settling basins, sediment swales and earth berms as shown on the plans.
40. Install drainage, sewer and utilities and construct drive to subgrade.
41. Construct Units #58 through #64, #73 through #78, #85 through #87 and #100 through #103.
42. Install binder course.
43. Stabilize all exposed slopes and surfaces prior to the commencement of phase V.

Phase V
44. Install Sediment and Erosion Control Barriers for the remaining portion of the site as shown on the plans.
45. Cut and remove trees to the limit of work.
46. Clear and grub loam and stumps to the limit of work shown on the plans.
47. Grade detention basin #1 for utilization as a temporary settling basin. The bottoms of this basin shall be excavated to an elevation of one foot above the proposed basin floor elevation. Install temporary settling basin outlets within this basin (see detail).
48. Construct temporary settling basins, sediment swales and earth berms as shown on the plans.
49. Install the remaining drainage, sewer and utilities and construct drive to subgrade..
50. Construct the remaining building units.
51. Install binder course.
52. Remove all sediment that has accumulated in the proposed detention basin #1. Finish constructing the detention basin as shown on the grading plan.
53. Stabilize all exposed slopes and surfaces.

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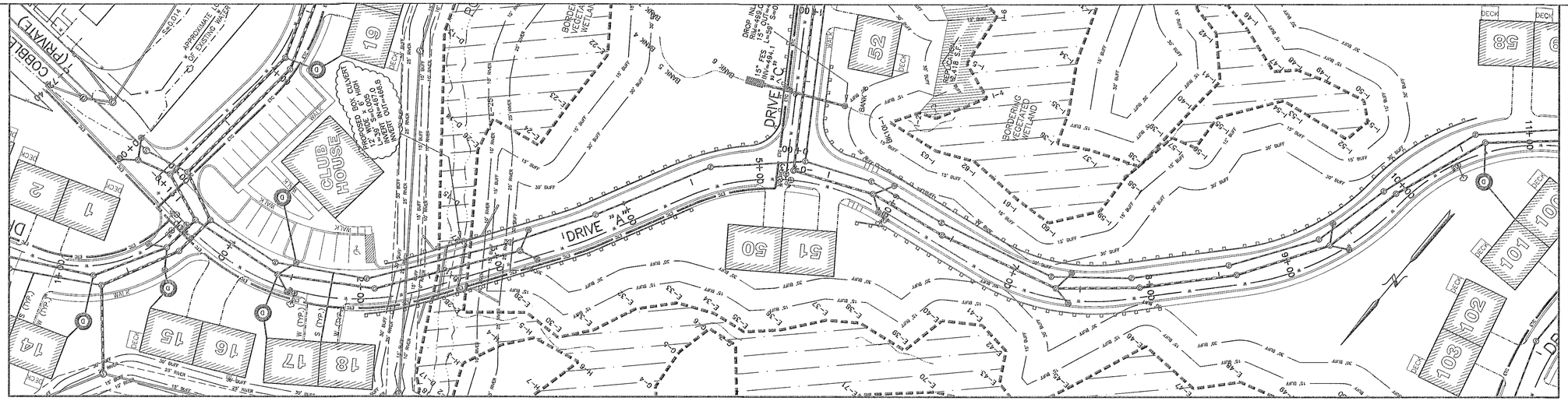
SHEET C18



KEY

- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED FLARED END SECTION
- PROPOSED UNDERGROUND SEWER PIPE
- PROPOSED UNDERGROUND DRAIN PIPE
- WATER GATE
- WATER SHUT OFF
- HYDRANT
- EDGE OF PAVEMENT
- BERM OR CURBING
- GRANITE MONUMENT
- CONCRETE MONUMENT
- UTILITY POLE
- POLE WITH LIGHT
- OHW — OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- 123 — PROPOSED CONTOUR
- 123+45 — PROPOSED SPOT GRADE
- STONE WALL
- EXISTING TREE/VEGETATION
- PROPOSED DRYWELL
- BORDERING VEGETATED WETLAND
- EXISTING TREE LINE
- PROPOSED RIP-RAP PAD

NOTE:
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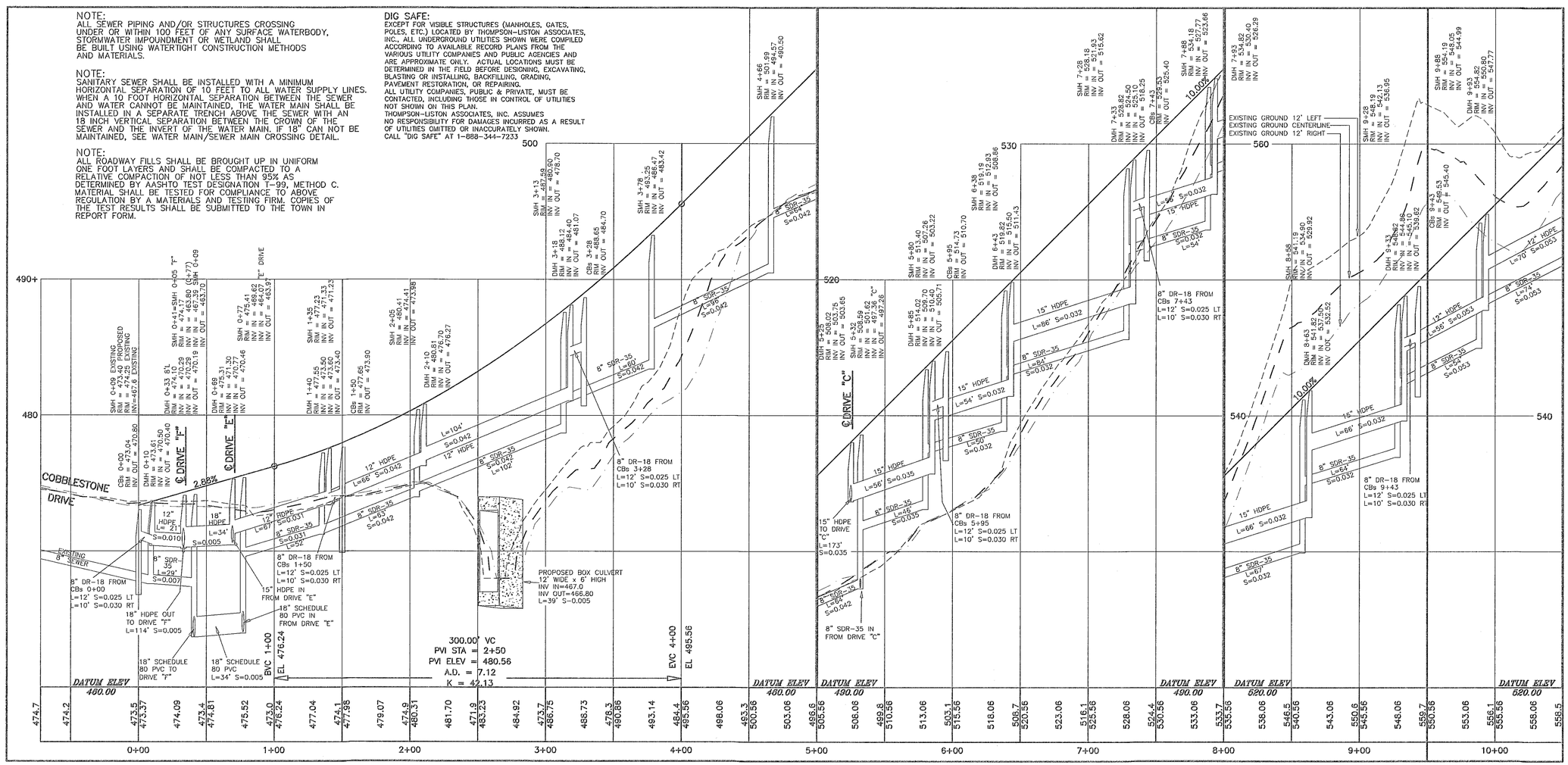


DRIVE A

THOMPSON-LISTON ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
(508) 869-6151

CLT. NO. 2061	JOB NO. 348-1266
DATE: MAY 8, 2001	DWG NO. ANSARI-SITE

REVISIONS

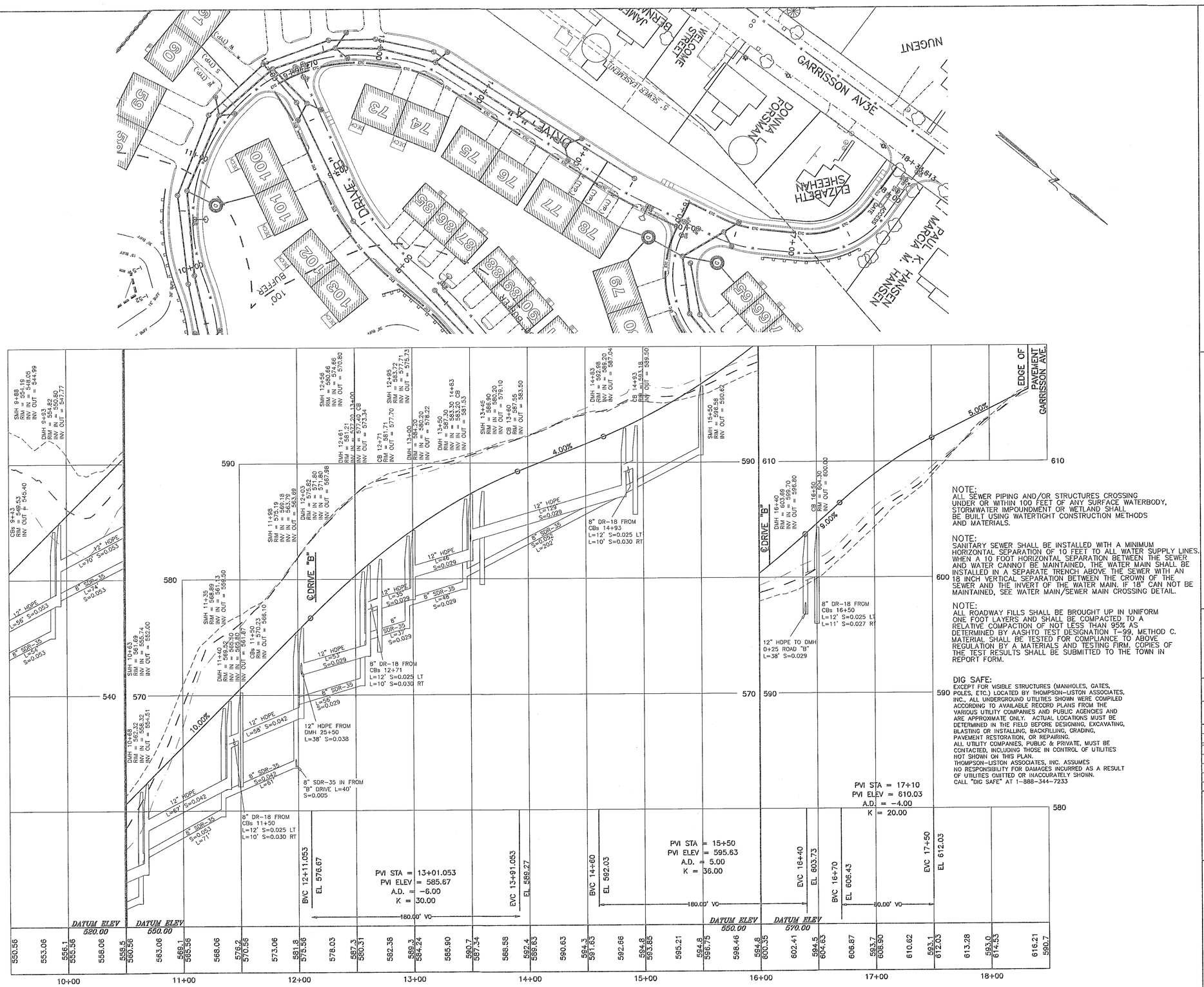
DATE:	DESCRIPTION
3-8-02	REVISED BUILDING AND UNIT LAYOUT
5-28-02	REVISED ACCESS AND BUILDING LAYOUT
9-26-02	CON-COM AND DPW REVIEW

SCALE: 1 INCH = 40 FEET
FEET 0 10 20 40 80 120
METERS 0 5 10 20 30 40

PARADISE POINT

PROFILE OF DRIVE "A"
IN
WORCESTER, MASS.
PREPARED FOR
PARADISE REALTY TRUST
A. A. FAROOQ & AMINA ANSARI TRUSTEES
6 EDGEWOOD ROAD
WESTBOROUGH, MASS 01581

SHEET C19



DRIVE A

KEY

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No. 41717
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James A. Bernardino
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IN

WORCESTER, MASS.

PREPARED FOR

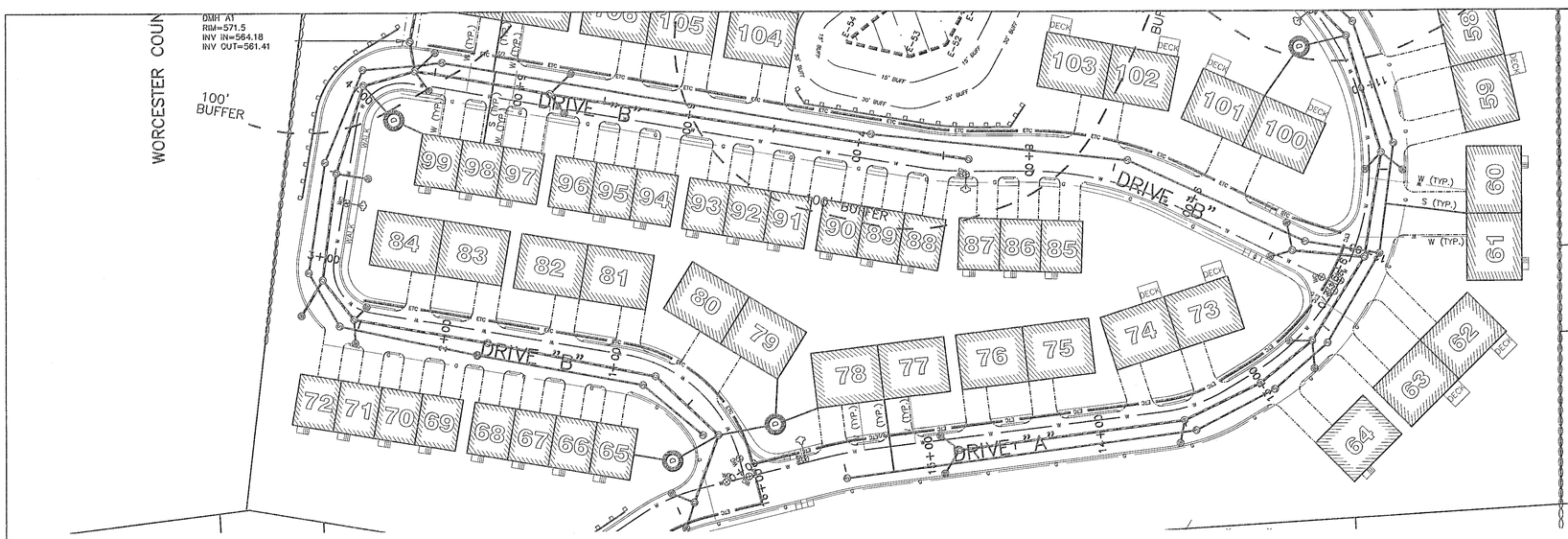
PARADISE REALTY TRUST

A. A. FAROOQ & AMINA ANSARI TRUSTEES

6 EDGEWOOD ROAD

WESTBOROUGH, MASS 01581

SHEET C20



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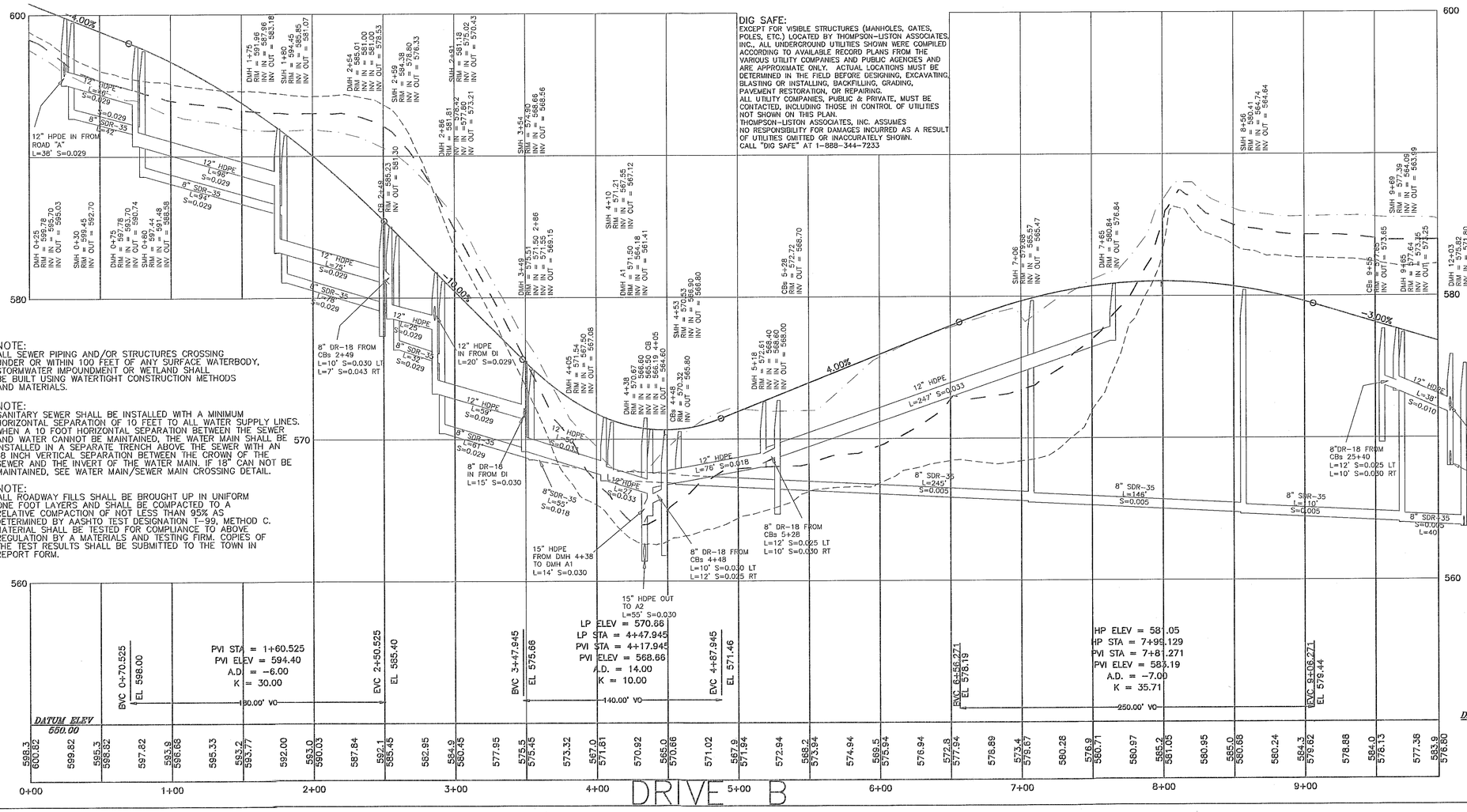

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PROFESSIONAL ENGINEER
9-26-02

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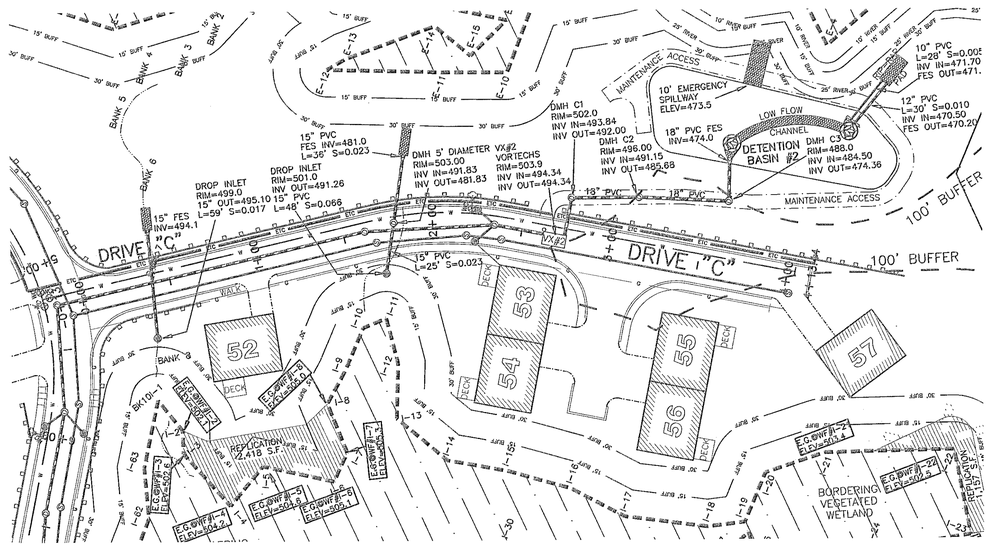
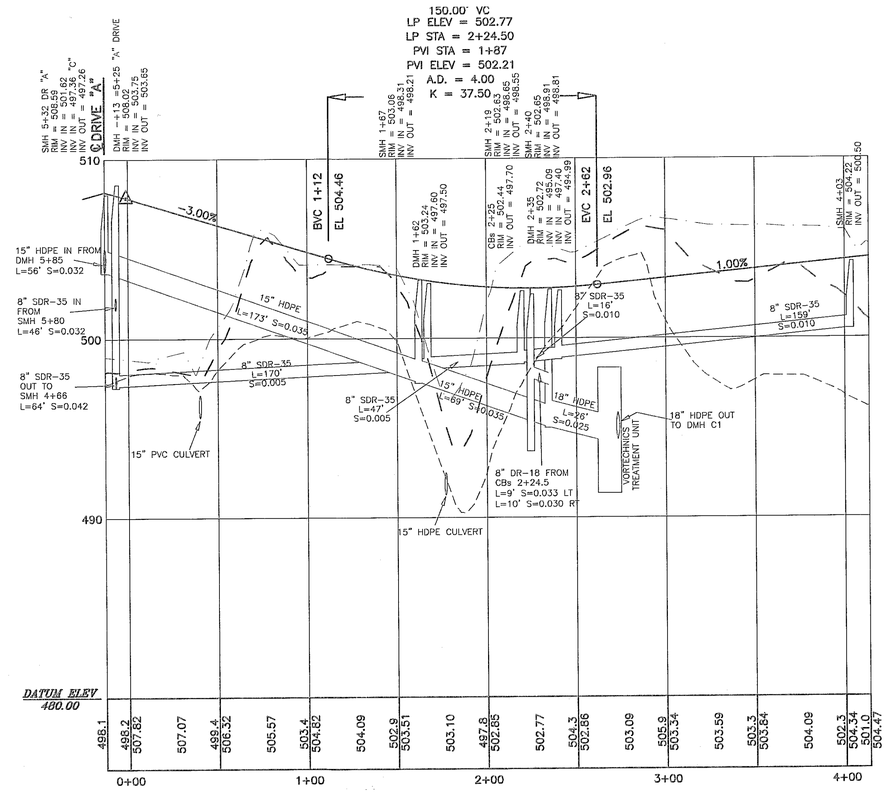
PROFILE OF DRIVE "B"
IN
WORCESTER, MASS.

PREPARED FOR
PARADISE REALTY TRUST
A. A. FAROOQ & AMINA ANSARI TRUSTEES
6 EDGEWOOD ROAD
WESTBOROUGH, MASS 01581

SHEET C21





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JAMES A. BERNARDINO
Civil
No. 41717
REGISTERED PROFESSIONAL ENGINEER

James A. Bernardino
9-26-02

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PARADISE POINT

PROFILE OF DRIVE "C"
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6 EDGEWOOD ROAD
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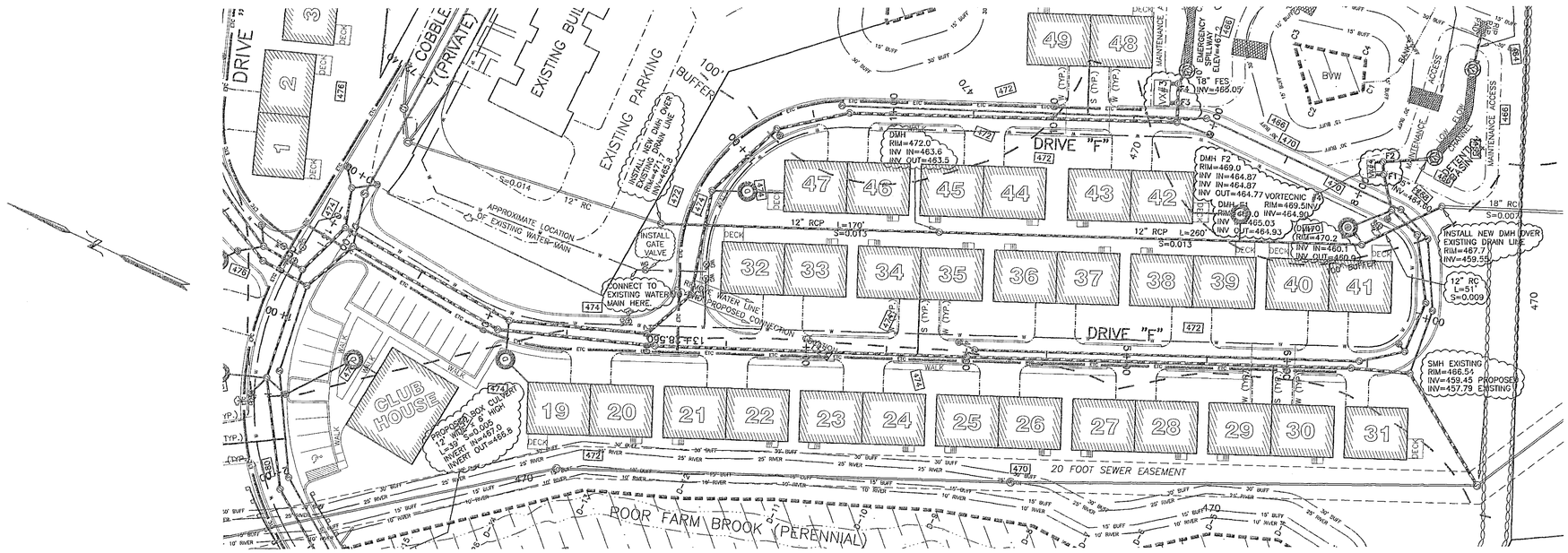
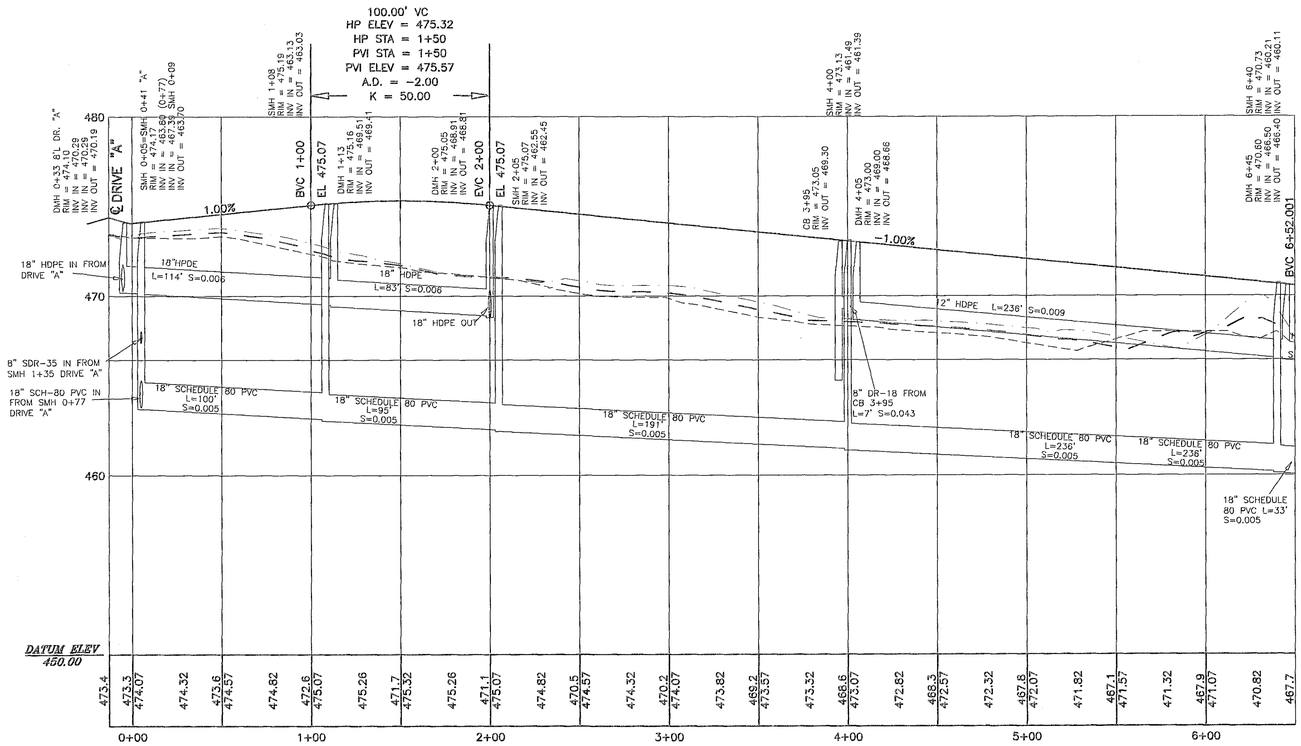
SHEET C22





DRIVE F

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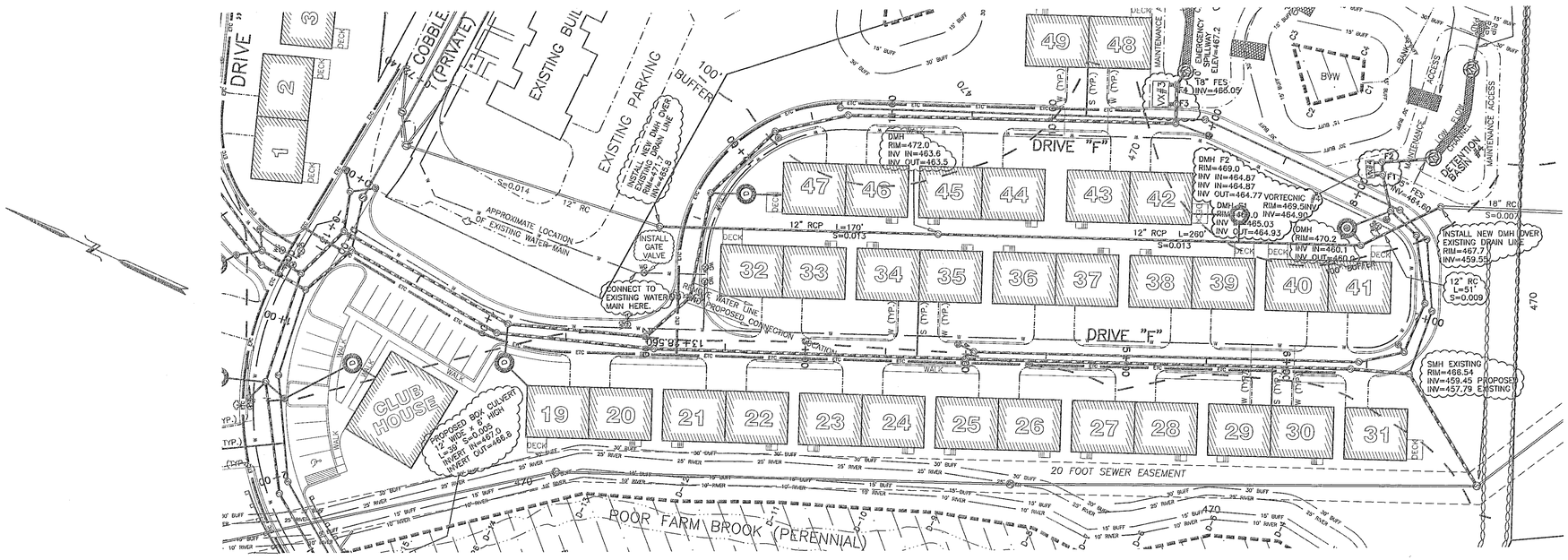

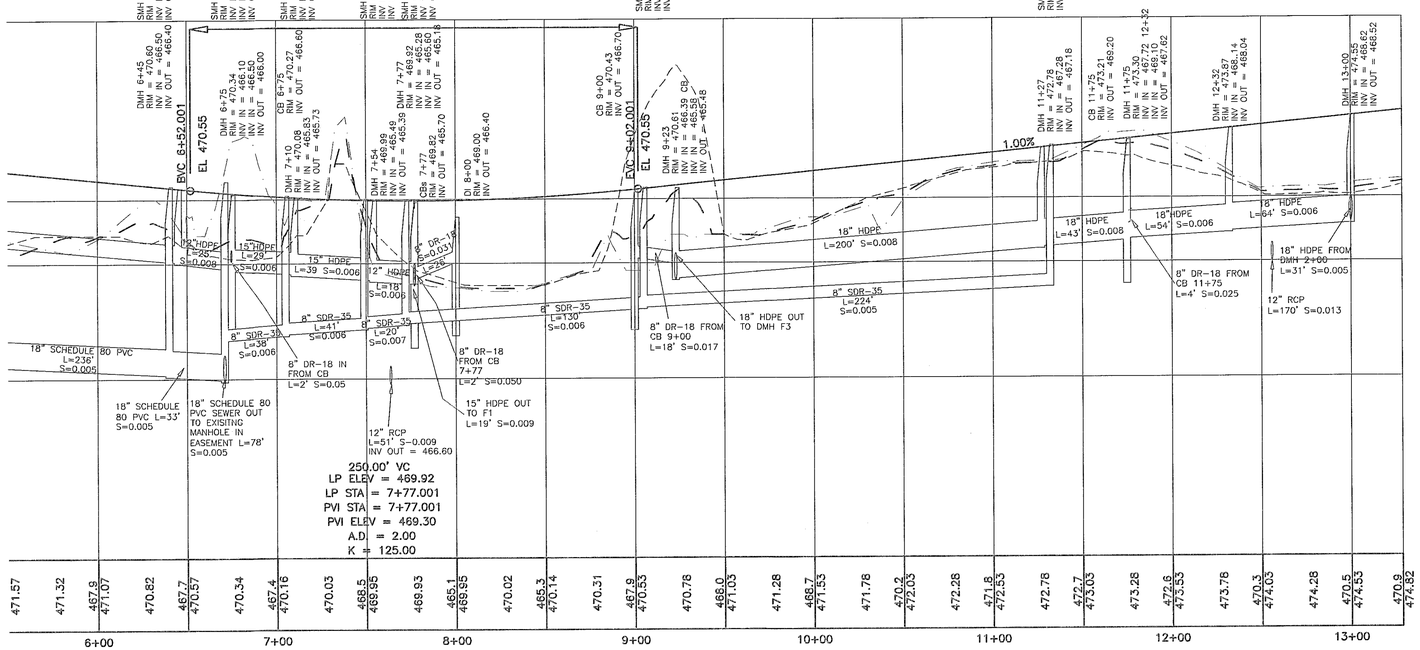

DRIVE F

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ALL ROADWAY FILLS SHALL BE BROUGHT UP IN UNIFORM ONE FOOT LAYERS AND SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% AS DETERMINED BY AASHTO TEST DESIGNATION T-99, METHOD C. MATERIAL SHALL BE TESTED FOR COMPLIANCE TO ABOVE REGULATION BY A MATERIALS AND TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE TOWN IN REPORT FORM.

DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING.
ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN.
THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
CALL "DIG SAFE" AT 1-888-344-7233

COMMONWEALTH OF MASSACHUSETTS
JAMES A. BERNARDINO
CIVIL
No. 41717
REGISTERED PROFESSIONAL ENGINEER

James A. Bernardino
9-26-02

THOMPSON-LISTON ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
(508) 869-6151

CLT. NO. 2061	JOB NO. 348-1266
DATE: MAY 8, 2001	DWG NO. ANSARI-SITE

REVISIONS

DATE:	DESCRIPTION
3-8-02	REVISED BUILDING AND UNIT LAYOUT
5-28-02	REVISED ACCESS AND BUILDING LAYOUT
9-26-02	CON-COM AND DPW REVIEW

SCALE: 1 INCH = 40 FEET

FEET: 0 10 20 40 80 120

METERS: 0 5 10 20 30 40

PARADISE POINT

PROFILE OF DRIVE "F"

IN

WORCESTER, MASS.

PREPARED FOR

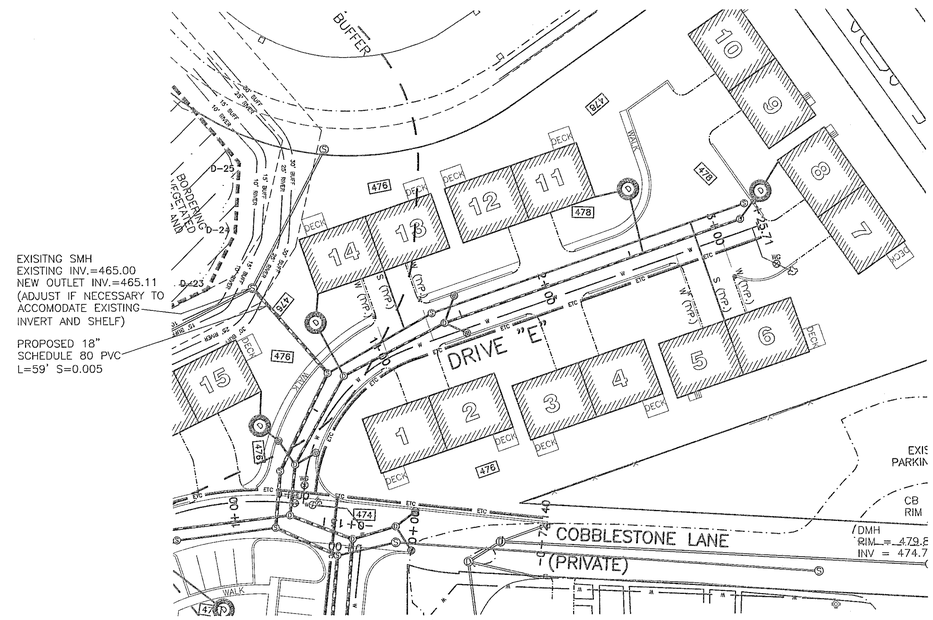
PARADISE REALTY TRUST

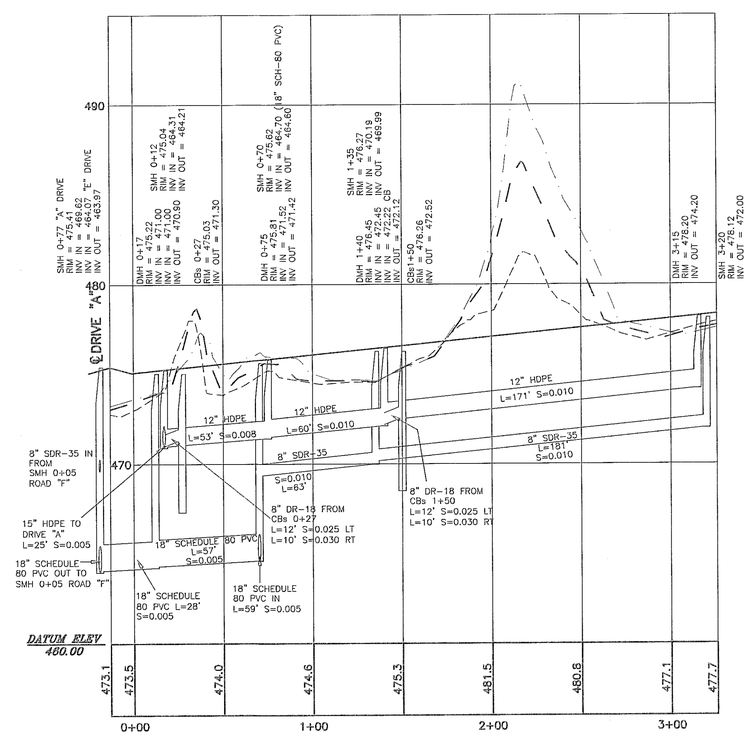
A. A. FAROOQ & AMINA ANSARI TRUSTEES

6 EDGEWOOD ROAD

WESTBOROUGH, MASS 01581

SHEET C24





DRIVE E

NOTE:
ALL SEWER PIPING AND/OR STRUCTURES CROSSING UNDER OR WITHIN 100 FEET OF ANY SURFACE WATERBODY, STORMWATER IMPOUNDMENT OR WETLAND SHALL BE BUILT USING WATERTIGHT CONSTRUCTION METHODS AND MATERIALS.

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SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN. IF 18" CAN NOT BE MAINTAINED, SEE WATER MAIN/SEWER MAIN CROSSING DETAIL.

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KEY

- WETLAND EDGE
- 100' BUFFER ZONE EDGE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED FLARED END SECTION
- PROPOSED UNDERGROUND SEWER PIPE
- PROPOSED UNDERGROUND DRAIN PIPE
- WATER GATE
- WATER SHUT OFF
- HYDRANT
- EDGE OF PAVEMENT
- BERM OR CURBING
- GRANITE MONUMENT
- CONCRETE MONUMENT
- UTILITY POLE
- POLE WITH LIGHT
- OVERHEAD WIRES
- 2' CONTOUR
- 10' CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- STONE WALL
- EXISTING TREE/VEGETATION
- PROPOSED DRYWELL
- BORDERING VEGETATED WETLAND
- EXISTING TREE LINE
- PROPOSED RIP-RAP PAD

COMMONWEALTH OF MASSACHUSETTS
JAMES A. BERNARDINO
CIVIL
No. 41717
PROFESSIONAL ENGINEER

9-26-02

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METERS 0 5 10 20 30 40

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PROFILE OF DRIVE "E"

IN

WORCESTER, MASS.

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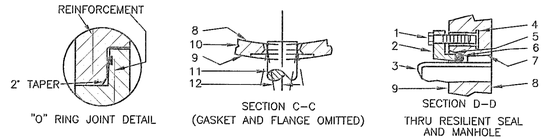
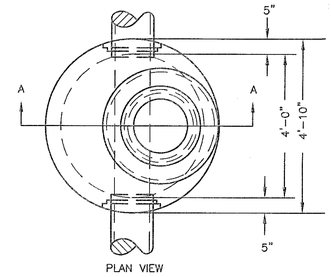
WESTBOROUGH, MASS 01581

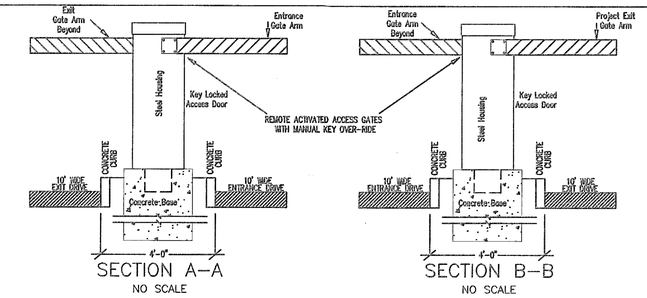
SHEET C25

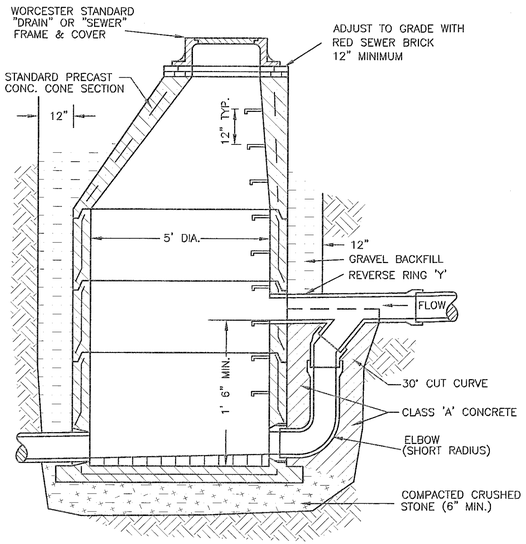
1. 1/2" COR-TEN BOLTS OR APPROVED EQUAL WITH WASHER
2. CAST IRON COMPRESSION FLANGE (A.S.T.M. A48 CLASS 20) SIZE OF FLANGE TO MEET CLASS AND TYPE OF PIPE
3. PIPE SECTION
4. CAST IRON INSERT – 1/2" TAP (A.S.T.M. A48)
5. SMOOTH BEVELED SURFACE TO RECEIVE RUBBER GASKET
6. RUBBER GASKET (A.S.T.M. C443-6S)
7. BEVEL TO ALLOW FOR MISALIGNMENT
8. INNER SURFACE OF PRECAST CONCRETE MANHOLE
9. OUTER SURFACE OF PRECAST CONCRETE MANHOLE
10. PRECAST CONCRETE MANHOLE (A.S.T.M. C478-68)
11. PVC, CLAY, CAST IRON OR CONCRETE PIPE
12. 9" ALLOWABLE MISALIGNMENT OFF CENTER IN ANY DIRECTION



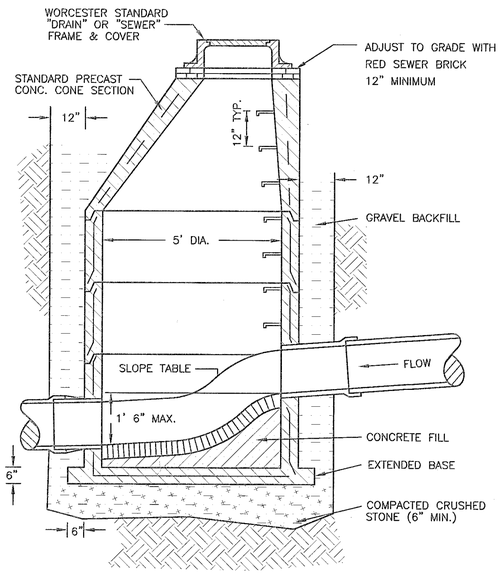
MANHOLE DETAILS
(NOT TO SCALE)
(SEE NOTES TO LEFT)



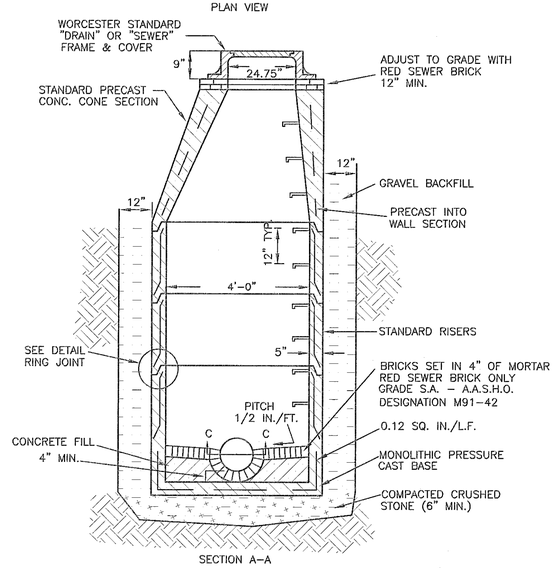




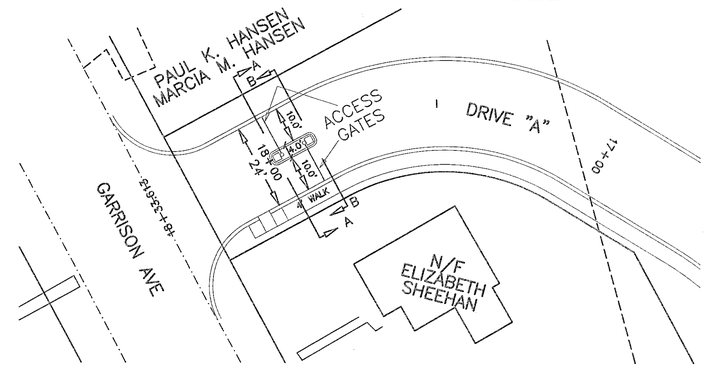
TYPICAL DROP MANHOLE
(NOT TO SCALE)



TYPICAL STEP MANHOLE
(NOT TO SCALE)



TYPICAL PRE-CAST MANHOLE
(NOT TO SCALE)



PLAN VIEW OF PROPOSED ACCESS GATE LOCATION
SCALE: 1"=20'

Minimum Standards for Watertight Construction For Sewer Piping

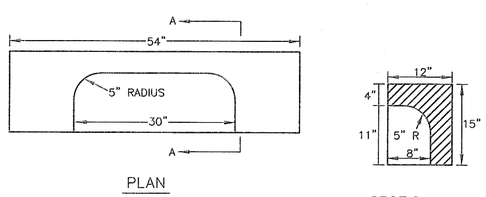
Allowable infiltration or exfiltration should not exceed 200 gpd/inch-diam/mile of sewer. Leakage test shall be specified in the specifications and may include water or low pressure air testing.

Watertight Construction consists of the use of ductile iron, mechanical joint pipe, prestressed concrete cylinder pipe, and solvent welded joint PVC pipe and any combination of the above. Pressure testing should be performed by the owner after completion of construction, prior to startup and after one year of natural settling in order to ensure the watertightness of the affected collection systems, manholes and pump station wet wells.

Acceptable air testing procedures are presented in American Society of Testing and Materials Standard #C828-90T "Standard Test Method for Low-Pressure Air Test of Vitrified Clay Pipe". In lieu of that Standard the following test procedure is acceptable.

1) Plug all openings in the section of sewer piping to be tested.
2) Pressurize the system to be tested to an air pressure of 5 psig. Shut off the pressurized air source.
3) Allow the pressure to stabilize for a minimum of 5 minutes.
4) Record the stabilized pressure in the test section. Record the test start time. The minimum test pressure is 4 psig. The minimum test time is 5 minutes. At the end of the pressure testing time period record the test pressure and the test termination time. If the pressure drop is greater than 1 psig during the duration of the test, the tested section has failed the test.
If the tests are failed, repairs must be made to the affected sewer pipe and the pipe must be retested.

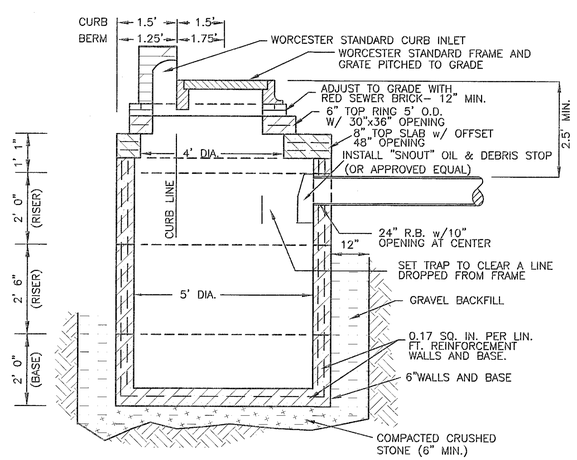
One copy of all test results, certified by a Massachusetts Registered Professional Engineer should be provided to the local sewer authority. That authority and the sewer owner should keep those records for a minimum of 5 years and records should be made available to representatives of the reviewing authority upon request.



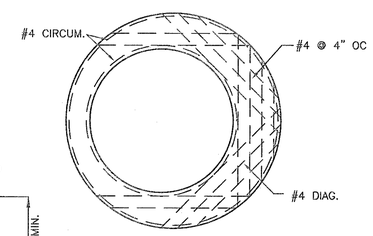
PLAN

SECTION A-A

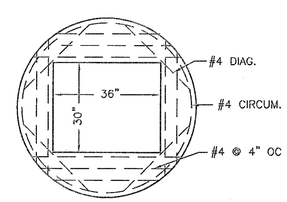
TYPICAL HEADSTONE FOR CATCH BASIN
(NOT TO SCALE)



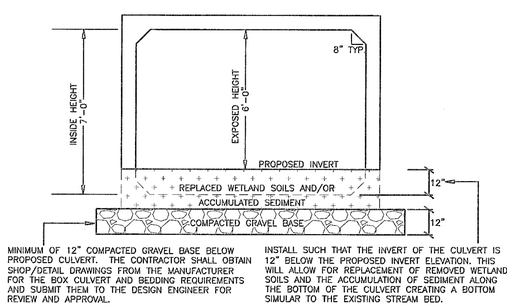
TYPICAL PRE-CAST CATCH BASIN
(NOT TO SCALE)



8" TOP SLAB



6" TOP RING



CSI-ASTM C850 H-20 LOADING
TYPICAL PRE-CAST STANDARD BOX CULVERT
SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION
(NOT TO SCALE)

COMMONWEALTH OF MASSACHUSETTS
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SCALE: AS SHOWN

PARADISE POINT
DETAILS
IN
WORCESTER, MASS.
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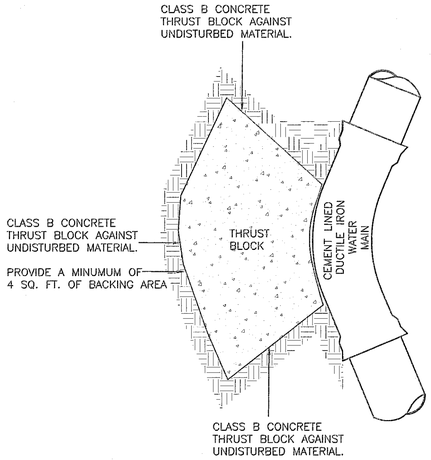
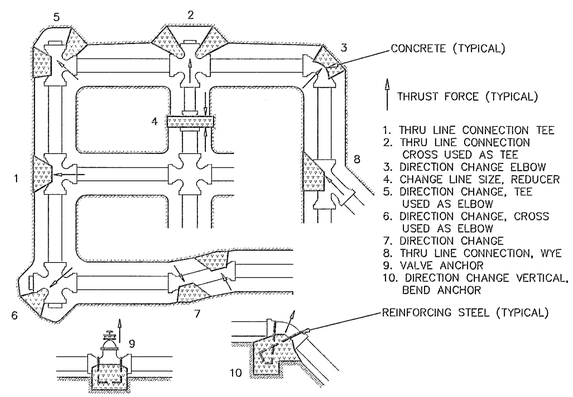
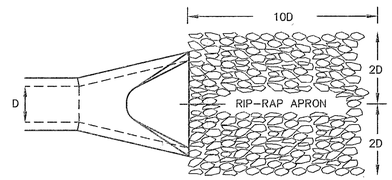
SHEET C26



THRUST BLOCK PLAN VIEW
(NOT TO SCALE)

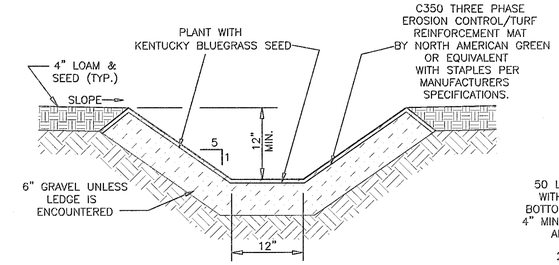


THRUST BLOCK DETAIL
(NOT TO SCALE)

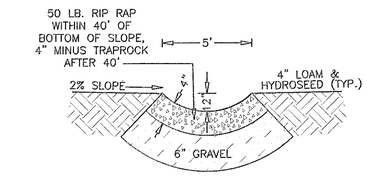


THE RIP RAP APRON SHALL CONSIST OF A LAYER OF STONE 12 INCHES IN THICKNESS OR MORE, PLACED UPON A BED OF SAND AND GRAVEL 6 INCHES IN THICKNESS. THE STONES SHALL BE SIZED SO THAT NOT LESS THAN 60 PERCENT SHALL HAVE ONE DIMENSION 12 INCHES OR MORE. THE STONES, AFTER BEING LAID, SHALL BE CAREFULLY CHINKED BY HAND TO MAKE A REASONABLY SMOOTH AND SHAPED SURFACE.

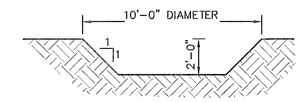
FLARED END SECTION
WITH SCOUR PROTECTION
(NOT TO SCALE)



SWALE SECTION
(NOT TO SCALE)

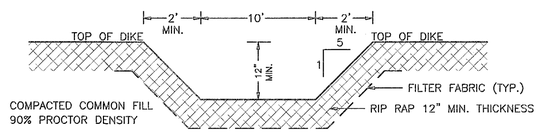


LOW FLOW CHANNELS
IN DETENTION BASIN --------
(NOT TO SCALE)

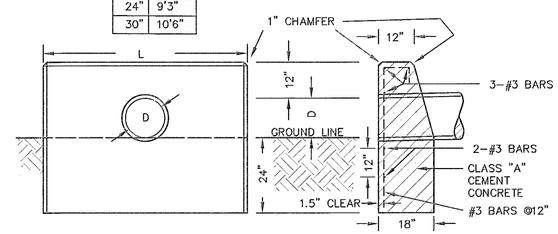


SEDIMENT SUMP
(NOT TO SCALE)
TO BE CONSTRUCTED AT SIDES OF RIGHT OF WAY AT INTERVALS NO GREATER THAN 300'.
TO BE REMOVED BEFORE PAVING.

D	L
8'	4'2"
10"	4'10"
12"	5'6"
15"	6'6"
18"	7'6"
21"	8'6"
24"	9'3"
30"	10'6"

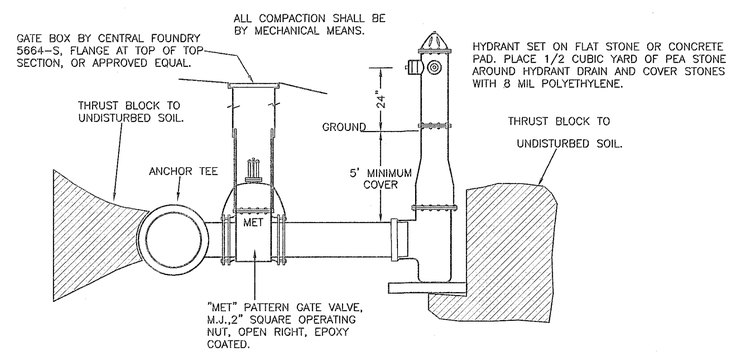


CROSS SPILLWAY SECTION
(NOT TO SCALE)

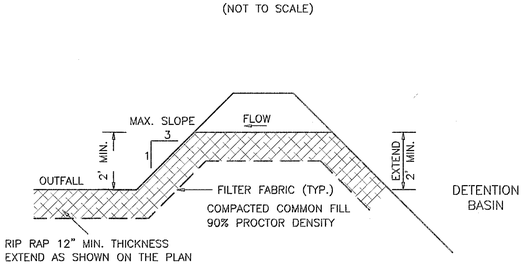


FRONT ELEVATION END ELEVATION

HEADWALL
(NOT TO SCALE)

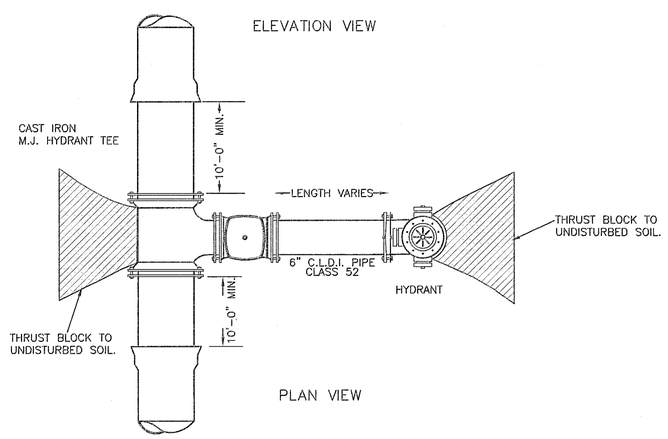


ELEVATION VIEW



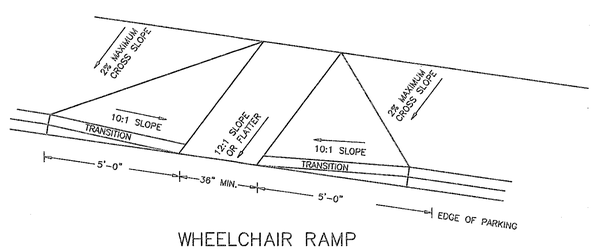
THRU SPILLWAY SECTION
(NOT TO SCALE)

DURING CONSTRUCTION, THE PROPOSED DETENTION BASINS SHALL BE UTILIZED AS TEMPORARY SETTLING BASINS. THE CONTACTOR SHALL INSPECT AND REMOVE SEDIMENT FROM THESE BASINS ON A REGULAR BASIS. AT THE COMPLETION OF THE PROJECT, WHEN ALL GROUND SURFACES HAVE BEEN STABALIZED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY STANDPIPES AND CLEAN OUT THE DETENTION BASIN, REMOVING ANY AND ALL ACCUMULATED SILT FROM THE SITE. THE INTERIOR OF THE BASIN (EXCEPT THE LOW FLOW CHANNEL) SHALL BE SPREAD WITH LOAM AND SEEDED WITH FINAL GROUND COVER AS SPECIFIED ON THE LANDSCAPING PLANS.

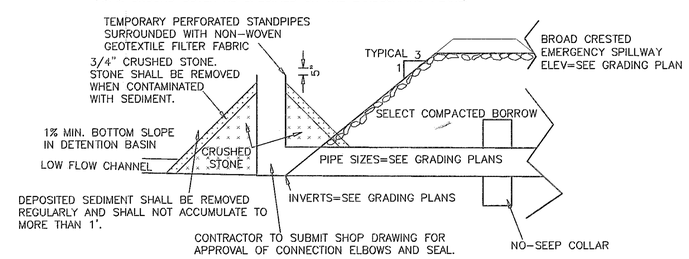


PLAN VIEW

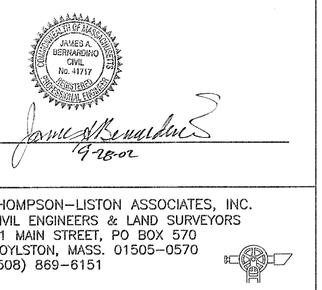
TYPICAL HYDRANT W/GATE
(NOT TO SCALE)



WHEELCHAIR RAMP
(NOT TO SCALE)



TEMPORARY SETTLING BASIN
OUTLET AND DIKE DETAIL
(NOT TO SCALE)



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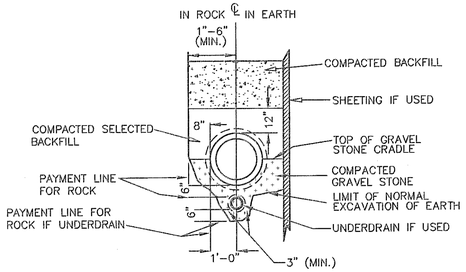
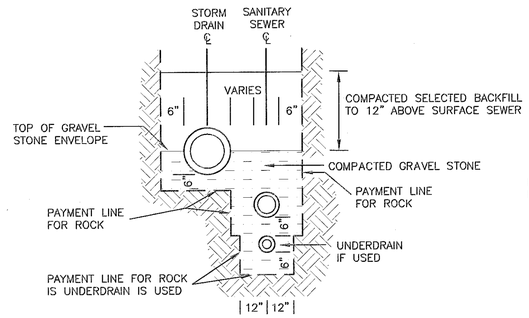
SHEET C27

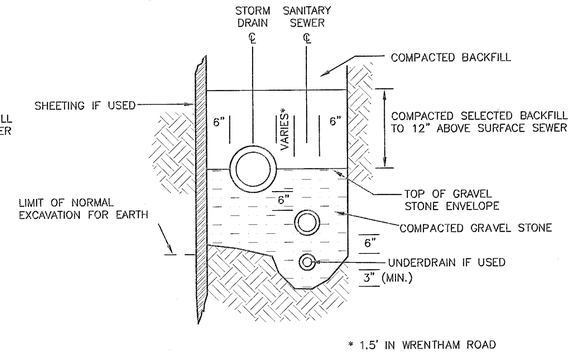


TYPICAL TRENCH SECTION

ONE PIPE
(NOT TO SCALE)



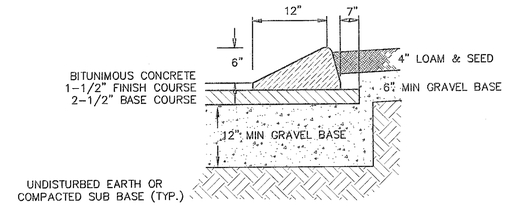
IN ROCK



IN EARTH

TYPICAL TRENCH SECTION

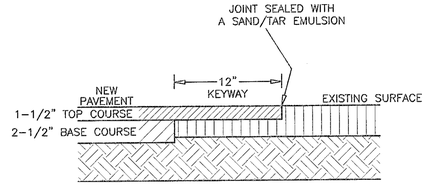
TWO PIPES
(NOT TO SCALE)



TO BE INSTALLED IN ALL PARKING AREAS EXCEPT IN LOCATIONS NEAREST THE PROPOSED BUILDINGS' PERIMETER.

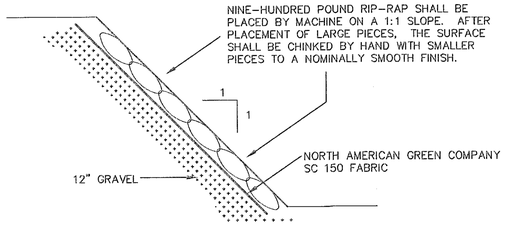
BITUMINOUS CONCRETE "CAPE COD" BERM

(NOT TO SCALE)



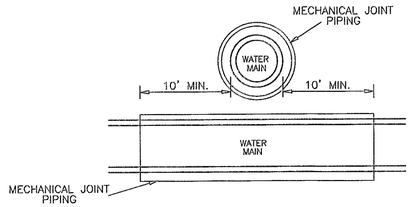
PAVEMENT BLEND DETAIL

(NOT TO SCALE)



1:1 TO 2:1 RIP-RAP SLOPE

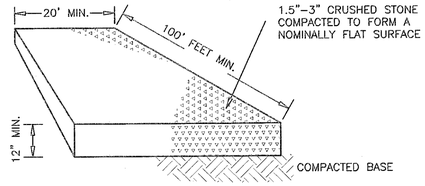
(NOT TO SCALE)



MECHANICAL JOINT PIPING OF BOTH WATER AND SEWER SHALL EXTEND FOR 10 FEET FROM THE INTERSECTION OF THE MAINS AND ALONG EACH MAIN. CENTER ONE FULL PIPE LENGTH OF BOTH WATER AND SEWER OVER THE INTERSECTION.

WATER MAIN/SEWER MAIN CROSSING

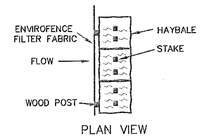
WHERE 18" VERTICAL CLEARANCE IS NOT PROVIDED
(NOT TO SCALE)



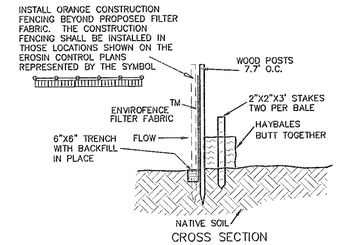
SITE ENTRANCE MAT

(NOT TO SCALE)

PUBLIC ROADS SHALL BE SWEPT DAILY WHEN HAULING IS IN PROGRESS.



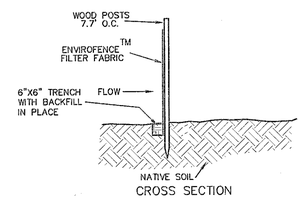
PLAN VIEW



CROSS SECTION

SEDIMENTATION CONTROL BARRIER

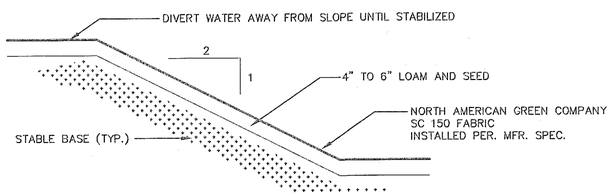
(NOT TO SCALE)



CROSS SECTION

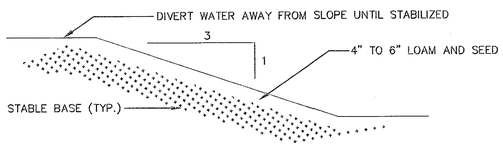
SEDIMENTATION CONTROL FENCING

(NOT TO SCALE)



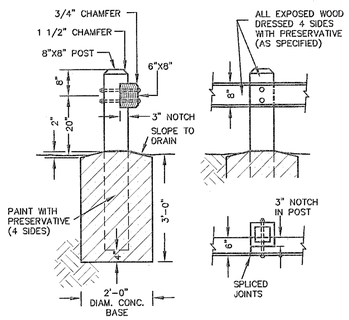
2:1 TO 3:1 SLOPE TREATMENT

(NOT TO SCALE)



3:1 AND FLATTER SLOPE TREATMENT

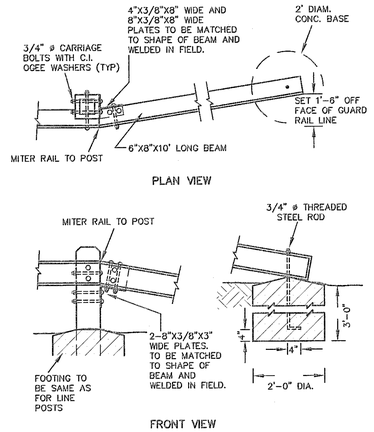
(NOT TO SCALE)



NOTE:
1. POST SPACING OF 7'-4" ALLOWS USE OF 8'-0" LENGTH TIMBER RAILS FOR CONSTRUCTION. USE THIS AS MAXIMUM SPACING.
2. FOR CONCRETE BASES OVER CULVERTS USE 2' DIAMETER AND 2' DEEP.
3. NICK THREADS ON BOLTS.
4. USE C.I. OGEE WASHERS WITH ALL NUTS.

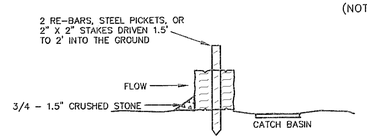
TIMBER GUARD RAIL

NOT TO SCALE



GUARD RAIL END TRANSITION

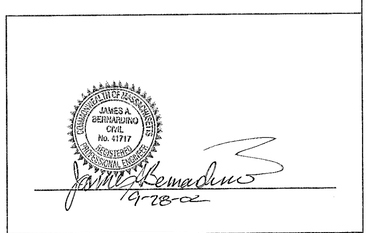
NOT TO SCALE



TO BE PLACED AROUND CATCH BASINS DURING CONSTRUCTION

STRAW BALE DIKE

(NOT TO SCALE)



THOMPSON-LISTON ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
(508) 869-6151

CLT. NO. 2061	JOB NO. 348-1266
DATE: MAY 8, 2001	DWG NO. ANSARI-SITE

REVISIONS

DATE:	DESCRIPTION
3-8-02	REVISED BUILDING AND UNIT LAYOUT
5-28-02	REVISED ACCESS AND BUILDING LAYOUT
9-26-02	CON-COM AND DPW REVIEW

SCALE: AS SHOWN

PARADISE POINT

DETAILS

IN

WORCESTER, MASS.

PREPARED FOR

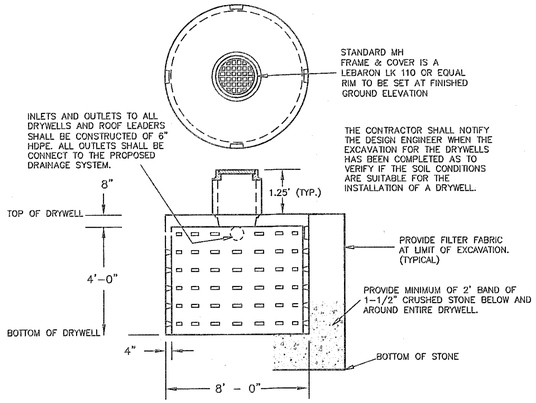
PARADISE REALTY TRUST

A. A. FAROOQ & AMINA ANSARI TRUSTEES

6 EDGEWOOD ROAD

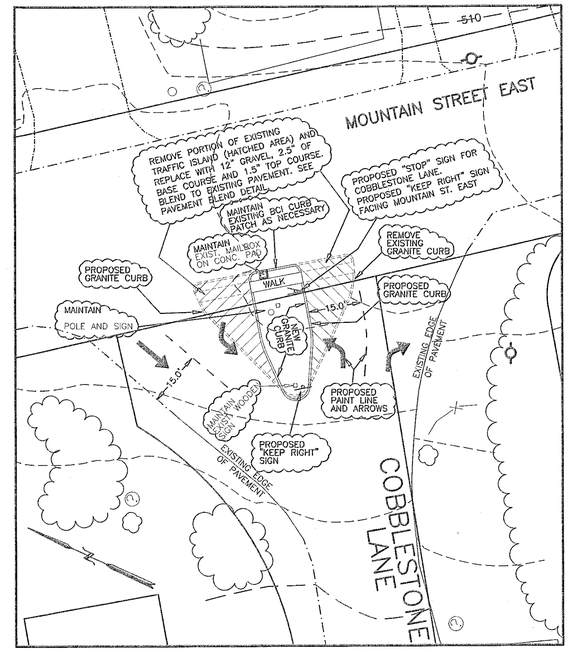
WESTBOROUGH, MASS 01581

SHEET C28



DETAIL TYPICAL DRYWELL

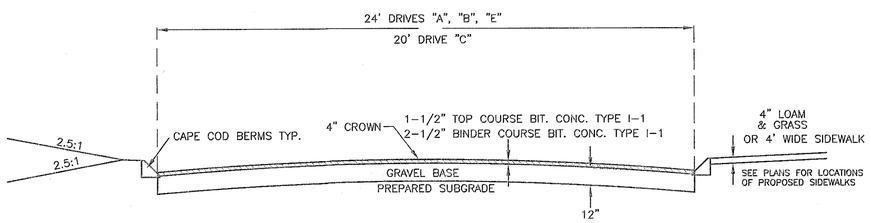
USE ROTONDO DW 8-4 HD OR APPROVED EQUAL
CONCRETE MINIMUM STRENGTH: 4,000 P.S.I. @ 28 DAYS
STEEL REINFORCEMENT: ASTM A-615 GRADE 60, 1" MIN. COVER
DESIGN LOADING: AASHTO HS20-44



THE CONTRACTOR MAY UTILIZE THE EXISTING GRANITE CURBING IN THE PROPOSED LOCATIONS IF SUITABLE FOR INSTALLATION AFTER ITS REMOVAL.

DETAIL OF IMPROVEMENTS TO TRAFFIC ISLAND AT ENTRANCE TO COBBLESTONE LANE

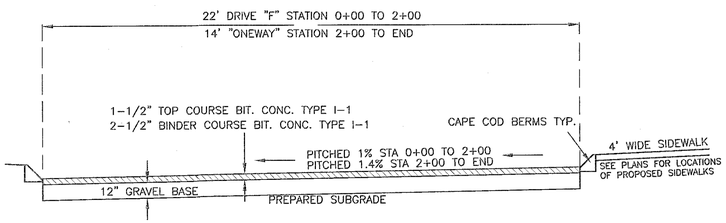
SCALE: 1"=20'



PROPOSED ROAD CROSS SECTION DRIVES "A", "B", "C", "E"

SCALE: NTS

SUBDRAINS SHALL BE INSTALLED IN AREAS WHERE THE PROPOSED ROADWAY GRAVEL BASE IS LOCATED WITHIN CUT AREAS GREATER THAN 3 FEET. SUBDRAIN DISCHARGES SHALL BE CONNECTED TO PROPOSED CATCHBASINS (TYP.). SUBDRAINS SHALL EXTEND FROM 6 INCHES BELOW FINISHED GRADE TO A MIN. DEPTH OF 1 FOOT BELOW BOTTOM OF ROADWAY GRAVEL BASE.



PROPOSED ROAD CROSS SECTION DRIVE "F"

SCALE: NTS

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