



ALLEN ENGINEERING
& ASSOCIATES, INC.

Definitive Site Plan Application
For
Proposed Apartment Buildings
29 East Mountain Street
Worcester, Massachusetts

Assessor Map 53-006-00003

June 8, 2020

Prepared For:

Worcester Mountain Street, LLC
76 Church Street
Whitinsville, Massachusetts 01588

AEA#0049

CONTENTS

Definitive Site Plan Application
29 East Mountain Street
Worcester, Massachusetts

- City of Worcester Planning Board Definitive Site Plan Application
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Proposed Apartment Buildings Site Plan, 29 East Mountain Street, Worcester, MA by Allen Engineering & Associates, Inc. 11 sheets, dated June 1, 2020.

Stormwater Management Report for Proposed Apartment Buildings, 29 East Mountain Street, by Allen Engineering & Associates, Inc. dated June 1, 2020.

City of Worcester Planning Board



DEFINITIVE SITE PLAN APPLICATION

Division of Planning & Regulatory Services
455 Main Street, Room 404; Worcester, MA 01608
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

- 1. Name of Applicant: Worcester Mountain Street, LLC
- 2. Address of Applicant: 76 Church Street, Whitinsville, MA 01588
- 3. Telephone: 508-769-5345
- 4. Interest in Property:
A. Owner X B. Developer C. Other
- 5. Owner of Record: Worcester Mountain Street, LLC
(If different from Applicant)
- 6. Address of Owner of Record: 76 Church Street, Whitinsville, MA 01588

7. **AUTHORIZATION:** I, Bruce Taylor, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 53 Block 006 Lot(s) 00003, do hereby authorize Worcester Mountain Street, LLC to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 2nd day of June, 2020.
Bruce A. Taylor

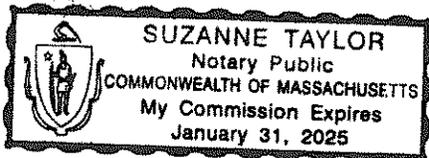
On this 2nd day of June, 2020, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Suzanne Taylor

NOTARY PUBLIC

My Commission Expires: January 31, 2025

(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)



8. **Approval Thresholds** (Check applicable threshold.)

<u>CATEGORY</u>		<u>SCALE</u>		<u>LOT</u>
New Residential	<u>X</u>	5 or more DU	<u>X</u>	15% slope
Manufacturing	_____	20,000 sq. ft.	_____	15% slope
Business	_____	10,000 sq. ft.	_____	15% slope
General	_____	15,000 sq. ft.	_____	15% slope
Subdivision	_____			
Lodging House	_____			
Airport Environs	_____			
Floodplain	_____			
Special Permit	_____			
Billboard	_____			
Historic Property	_____			
Abutting Historic Property	_____			

9. Street Address of the Property in this Application: 29 East Mountain Street

10. Legal Description of Property: See attached deed book 30631, page 172

11. Zoning Classification(s): BL-1.0, RL-7.0, WR(GP-3)

Present Use: Office

Zoning Relief Previously Granted (Variances, Special Permits with dates approved): Not known

12. **We petition for approval of the plan herewith submitted that illustrates proposed construction, which we would make available through:**

New Construction X
 Conversion _____
 Expansion _____
 Rehabilitation _____

13. **Development Contains the Following:**

Residential
 Number of Dwelling Units 28
 Number of Buildings 3
 Number of Parking Spaces 59

Non-Residential
 Building Square Footage 15,000
 Number of Buildings 1
 Number of Parking Spaces 50

14. Describe Proposed Use/General Description of Proposed Development of Property:

The project location is a 10.57 acre parcel known as 29 East Mountain Street which is currently occupied by a 15,000 s.f. office building and paved driveways and parking for 100 passenger vehicles. The project proposed is construction of three apartment buildings (28 units total) with paved parking and access drives. Two of the proposed apartment buildings will be 10 units each and will use the existing driveway that serves the office building at 29 East Mountain Street. The third proposed apartment building will be 8 units and will have a separate driveway from Burncoat Street. Of the 100 existing office parking spaces, 50 will remain dedicated to the office building, 19 will be used for the new residential units, and 31 will be removed for construction of new parking and buildings. The 40 new parking spaces that will be constructed will bring the total parking space count on site to 109. The new buildings will be serviced by municipal water and sewer.

15. Project Impact Statement: Check all areas that, in the proponent's judgment, an impact of this project may occur. Positive impacts as well as adverse impacts should be indicated.

	<u>None</u>	<u>Positive</u>	<u>Adverse</u>
A. Land Development			
Conformance with Comprehensive Plans and Zoning	<u>x</u>	_____	_____
Compatibility and Urban Impact	<u>x</u>	_____	_____
Slope	<u>x</u>	_____	_____
Erosion	<u>x</u>	_____	_____
Soil Suitability	<u>x</u>	_____	_____
Hazards and Site Safety	<u>x</u>	_____	_____
Historic, Cultural and Archaeological Resources	<u>x</u>	_____	_____
B. Community Facilities/Services			
Education	_____	_____	<u>x</u>
Health Care	<u>x</u>	_____	_____
Social Services	<u>x</u>	_____	_____
Solid Waste	_____	_____	<u>x</u>
Water Supply	_____	_____	<u>x</u>
Stormwater	_____	<u>x</u>	_____
Public Safety	<u>x</u>	_____	_____
Parks & Recreation	_____	<u>x</u>	_____
Open Space	_____	<u>x</u>	_____
Transportation	_____	_____	_____
Vehicular	_____	_____	<u>x</u>
Pedestrian	<u>x</u>	_____	_____
Parking	<u>x</u>	_____	_____
C. Environmental Issues			
Noise	<u>x</u>	_____	_____
Air Quality	<u>x</u>	_____	_____
Wetlands	<u>x</u>	_____	_____
Flood Hazards	<u>x</u>	_____	_____
Hazardous Materials	<u>x</u>	_____	_____
Vegetation/Wildlife	_____	_____	<u>x</u>

Does this project require approval under MEPA? No X Yes _____

3. **Project Impacts** - Check all areas in which an impact from this project may occur. Positive impacts as well as adverse impacts may be indicated.

	Construction Impacts	Long Term Impacts
Wetlands/Water Pollution	_____	_____
Traffic/Parking	_____	<u>X</u> adv.
Open Space/Recreation	_____	<u>X</u> pos.
Historical/Archeological	_____	_____
Fisheries/Wildlife	_____	_____
Vegetation/Trees	_____	<u>X</u> adv.
Sanitary Sewerage	_____	<u>X</u> adv.
Water Supply/Use	_____	<u>X</u> adv.
Solid Waste	<u>X</u> adv.	<u>X</u> adv.
Hazardous Materials	_____	_____
Air Pollution	_____	_____
Noise	<u>X</u> adv.	_____
Other (Specify)	_____	_____

4. **Assessment of Potential Adverse Environmental Impacts**

a. **Wetlands/Water Pollution**

Conservation Commission File #. if any
Existing and Proposed Slopes
Soil Types

1.5: 1 exist. 2:1 prop.
Paxton, Woodbridge, Canton, fill

If applicable, have hydraulic/hydrologic calculations been completed? (Attach if completed.)

Yes X No _____

Are erosion controls provided? (Attach plans if completed.)

Yes X No _____

Is the project located within a 100 Year Floodplain?

Yes _____ No X

If so, list cubic feet of flood storage taken. NA

List cubic feet of flood storage replaced. NA

b. **Traffic/Parking**- Attach traffic and parking plan, if applicable:

	<u>Existing</u>	<u>Increase</u>	<u>Total</u>
Number of parking spaces	<u>100</u>	<u>9</u>	<u>109</u>
Total # daily vehicle trips to and from site (total trip ends)	<u>170</u>	<u>170</u>	<u>340</u>

Traffic/Parking (cont.)

Estimated average daily traffic on road(s) serving site:

	<u>Existing</u>	<u>Increase</u>	<u>Total</u>
1. <u>East Mountain Street</u>	_____	<u>110</u>	_____
2. <u>Burncoat Street</u>	_____	<u>60</u>	_____
3. _____	_____	_____	_____

c. **Open Space/Recreation**- Is the project in an area listed in the most recent City of Worcester Open Space Plan: Yes ___ No X

Is the project within 500 feet of any public open space, recreation or conservation land: Yes ___ No X

Indicate any open space/recreational plans that are part of this project, if applicable:

d. **Historical/Archaeological**- Might any structure or site of historical or archaeological significance be affected by this project: Yes ___ No X
(Prior consultation with the Worcester Historical Commission is advised.)

e. **Fisheries/Wildlife**- Might the project significantly affect fisheries or wildlife, especially any rare or endangered species: Yes ___ No X

(Prior consultation with the Massachusetts Natural Heritage Program is advised.)

f. **Vegetation/Trees**

Estimate the acreage required to be cleared. 1.5 Acres

Estimate the number of trees to be taken. 25 Trees

g. **Sanitary Sewerage**- Using State Title V requirements (Attached A), estimate the quantity of sanitary sewerage to be conveyed by this project: 4,620 gallons per day (GPD).

h. **Water Supply**- Check the Water Resources Protection Overlay District that applies, if applicable: GP-2 ___ GP-3 X

If applicable, describe measures to mitigate impacts to the aquifer.

Stormwater will be treated and recharged to groundwater in accordance with Massachusetts Stormwater Management Regulations.

i. **Solid Waste**- Estimate the solid waste to be generated by this project: 370 lbs/day based on 4.4 lbs/person x 42 bedrooms x 2 persons/bedroom

j. **Hazardous Materials**- Is the project located on a site that has a history of industrial or commercial uses, which may have contaminated the soils: Yes ___ No X

If so, indicate DEP file number _____ and indicate current status under the Massachusetts Contingency Plan:

Will the project manufacture, generate or store hazardous materials: Yes ___ No X

If so, indicate any Fire Department or Public Health certifications received:

k. **Air Pollution**-Will the project generate significant air pollution levels: Yes ___ No X
If so, describe any mitigation measures:

l. **Noise**- Will the project generate significant noise levels: Yes ___ No X

Is the project located near sensitive receptors to noise such as schools, residences, nursing homes, etc.: Yes ___ No X

If so, is the project in conformance with Worcester Airport Noise Compatibility Program: Yes ___ No ___

m. **Other**- Describe any other potential impacts or comments that you feel are applicable to this project.

The 28 apartment units proposed will have a positive impact on housing availability.

ALL APPLICANTS COMPLETE THE FOLLOWING:

I hereby certify that I am requesting the Worcester Planning Board grant the above indicated Site Plan:

Printed Applicant's Name:

Worcester Mountain Street, LLC
Bruce Taylor

Signature: Bruce A. Taylor

Date: 6/3/20

Address: 76 Church Street, Whitinsville, MA 01588

Home Telephone: _____

Work Telephone: 508-769-5345

Email address: brucetaylor@erakey.net

Printed Owner or Authorized Representative's Name (if different from applicant):

Signature: _____

Date: _____

Address: _____

Home Telephone: _____

Work Telephone: _____

Email address: _____

PROJECT IMPACT STATEMENT

Proposed Apartment Buildings

29 East Mountain Street

Worcester, Massachusetts

June 1, 2020

The project location is a 10.57 acre parcel known as 29 East Mountain Street, Worcester, assessors map unit 53-006-00003, which is currently occupied by a 15,000 s.f. office building and paved driveways and parking for 100 passenger vehicles. The project proposed is construction of three apartment buildings (28 units total) with paved parking and access drives. Two of the proposed apartment buildings will be 10 units each and will use the existing driveway that serves the office building at 29 East Mountain Street. The third proposed apartment building will be 8 units and will have a separate driveway and parking off Burncoat Street. Of the 100 existing office parking spaces, 50 will remain dedicated to the office building, 19 will be used for the new residential units, and 31 will be removed for construction of new parking and buildings. The 40 new parking spaces that will be constructed will bring the total parking space count on site to 109. The new buildings will be serviced by municipal water and sewer.

Standards for Review for Site Plan Approval

1. Vehicular Traffic Access & Circulation

A Traffic Assessment addressing access and circulation has been completed by Ron Muller & Associates and is attached herewith.

2. Pedestrian Access and Circulation

The public sidewalk on the north side of East Mountain Street runs from Burncoat Street and ends at the project site. There is no public sidewalk on Burncoat Street north of East Mountain Street. The project includes construction of new sidewalks that connect the two 10-unit buildings and their parking facilities and also connect to the sidewalk on East Mountain Street. Painted crosswalks will be provided where the sidewalks cross access driveways. Building 1 will have handicap accessible units and the sidewalks connecting this building to East Mountain Street will be constructed in accordance with ADA requirements. . Pedestrian access to Burncoat Street for the 8-unit building is available through the parking area.

3. Off-street Parking

The existing 15,000 s.f. office building requires 1 parking space per 300 s.f. or 50 spaces. The two proposed 10-unit buildings require 2 spaces per unit or 40 spaces. The plans show 42 parking spaces provided for these two new buildings with 50 spaces for the office building. Eight of the 42 residential spaces will be compact spaces (8'x16')

and the remainder will be standard dimensions (9'x18'). Two handicap accessible parking spaces are provided at Building 1 which has handicap accessible units. The 8-unit building will require 16 parking spaces and has been designed with 16 standard parking spaces and one handicap space. No loading spaces are required for the new buildings.

4. Landscape Buffers

The landscape design standards from Article V were used to prepare the landscape plan for this project. These standards include spacing trees every 20-25 feet along parking areas supplemented with dense shrub plantings. The project is also largely bordered by undeveloped land that is also vegetated so the project surrounds will have a more rural appearance.

5. Buildings, Lighting and Signs

The two 10-unit buildings proposed are situated at the end of a private driveway over 300 feet from East Mountain Street. These buildings have been angled horizontally so that lengthwise they follow the contours of the land and the top of the slope. The 8-unit building off Burncoat Street will be situated over 100 feet from Burncoat and was sited to minimize land disturbance with the parking in front of the building and avoidance of grading into the existing steep slope. Proposed lighting is only to provide minimal illumination of the parking areas. No signs other than traffic control and temporary marketing signs are proposed for the project.

6. Stormwater & Drainage

The stormwater management system for this project has been designed in compliance with the standards of Massachusetts Stormwater Management Regulations. These include mitigation of peak runoff rates, removal of suspended solids from runoff, infiltration of runoff, protection against erosion, and long term operation and maintenance. A detailed stormwater management report has been prepared separately for this project.

7. Water Supply & Sewage Disposal

Title 5 of the State Environmental Code is often used to estimate water demands and wastewater generation. However, Title 5 estimates are for design of septic systems based on maximum days flow, which is larger than average daily flow. For water usage this overestimate is generally more realistic because it accounts for some of the lost water that does not reach the sewer system, such as for outdoor use, system leaks, etc. The Title 5 estimate for wastewater for this project is 42 bedrooms x 110 gallons/b.r./day = 4,620 gal/day, or 3.2 gallons/minute. Hourly peak flows might be approximated as 4-5 times this, in the range of 12-16 gallons/minute. This is not a substantial flow rate or total daily volume and will have negligible impacts on the water and sewer system.

8. Open Space/Common Space

Zoning requires 10% of the 10.6 acre lot area, or 1.06 acres, be dedicated to recreation. The yard areas around the buildings have been graded to slopes of 4 to 1 or flatter to provide walking and play areas. Large sections of the property will remain undisturbed and vegetated, and the slope behind buildings 1 and 2 has an abundance of wildlife. These areas will be available for hiking and wildlife viewing. The open utility corridor between buildings 2 and 3 and building 1 and East Mountain Street will provide other areas for hiking, and sidewalks will connect buildings 1 and 2 to East Mountain Street for hard surface walking. The dedicated open space for the project is 1.4 acres but more space is available for anyone to wander further.

9. Noise & Glare

Other than the temporary construction noises the residential use proposed will not generate significant noise. Typical lawn maintenance noise will occasionally be heard but the project is distant from any sensitive receptors. The railroad and wetlands about the north side of the project, AAA is the closest building which is over 100 feet away, and the residential neighbors will be over 300 feet away. Due to the 10.6 acre size of this property and relatively small scope of the development proposed the neighboring properties will not be adversely impacted by this project.

10. Emergency Zones

An existing fire hydrant is located in front of the office building on East Mountain Street and a second hydrant is proposed between buildings 1 and 2. Drive aisles are designed with a minimum width of 24 feet.

11. Areas Subject to Flooding & Erosion

Elements of this project have been sited away from areas of ponding, flooding and erosion. There are no FEMA mapped flood zones on the property. A stormwater management system is proposed to prevent any ponding or flooding in the project area.

12. Erosion & Sedimentation Control

Temporary sedimentation basins during construction are proposed behind buildings 1 and 2. All disturbed areas will be stabilized with loam and seed as quickly as practicable following final grading. The utility corridor connecting buildings 2 and 3 will run across a steep slope approximately 20 feet high. After excavation the slope will be covered with loam, hydroseed and biodegradable matting. Stormwater outfalls will be constructed with riprap to prevent erosion. All site excavation will be surrounded on the downhill side by wattles and/or siltation fencing. A secondary siltation barrier will be installed near the edge of the wetlands.

13. Design Requirements

The low-rise apartment buildings proposed are an allowed use in the BL-1.0 zone and conform with the purposes and intent of the Zoning Ordinance.

14. State Register of Historic Places

The site is not near any, and does not contain any, structures listed in the state register of historic places.

15. Construction Management

It is anticipated that the project will be constructed one building at a time using modular units set by crane. With this method the site construction will be minimal and small-scale. A single construction manager will be working with the owner.

15. Regional Transportation System

Impacts on the regional transportation system from this development will be minimal with total daily trip ends estimated at 170. It is expected that tenants will have their own vehicles and use the parking areas provided. No impacts on public transportation are expected with the nearest WRTA stop being Quinsigamond Community College, approximately ½ mile from the site.

16. Surface & Groundwater Protection

The residential development proposed is generally a low intensity land use and not associated with sources of water contamination. Stormwater from the parking areas will be treated with best management practices (e.g. deep sump, hooded catch basins, sediment forebays, and infiltration basins) listed in the Massachusetts Stormwater Management Regulations for removal of suspended solids and contaminants. Good housekeeping practices for storage of potential contaminants are also listed in the operation and maintenance plan in the stormwater management report.



Ron Müller & Associates

Traffic Engineering and Consulting Services

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www.RonMullerAssociates.com

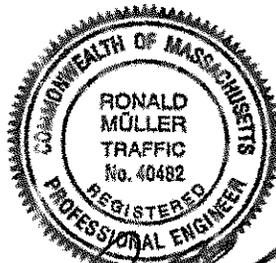
Traffic Assessment

**Apartment Development
29 East Mountain Street
Worcester, Massachusetts**

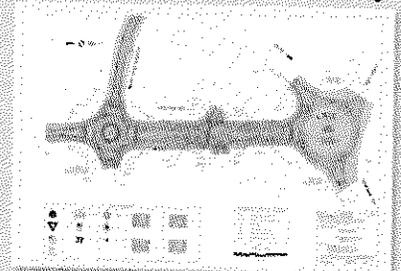
Prepared for:

**Allen Engineering & Associates, Inc.
One Charlesview Road, Suite 2
Hopedale, MA 01747**

May 27, 2020



Quality



Accuracy



Integrity





Traffic Assessment

To: Mr. Mark Allen
Allen Engineering & Associates, Inc.
One Charlesview Road, Suite 2
Hopedale, MA 01747

Reg: Apartment Development
29 East Mountain Street
Worcester, MA

From: Kirsten Braun, P.E. Senior Traffic Eng.
Ron Müller, P.E., Principal

Date: May 27, 2020
Project #: 20011

INTRODUCTION

Ron Müller & Associates (RMA) has conducted this Traffic Assessment for the proposed residential development to be located at 29 East Mountain Street in Worcester, Massachusetts. The project consists of constructing 28 apartment units at the site of an existing office building. As proposed, 20 apartment units would be constructed behind the existing office building with access via the office driveway on East Mountain Street and eight units would be constructed with access via Burncoat Street. The existing office building will remain on site. The site location is shown in Figure 1.

This report has been prepared to estimate the project traffic generation, evaluate the safety of the site access points, and provide a qualitative assessment of the impacts of this traffic on the adjacent streets. As documented in this report, the proposed site driveways will accommodate both existing office and proposed apartment site traffic and will exceed the required sight distances, assuming the relocation of the existing ERA Key Realty sign and the clearing of existing vegetation along the east side of Burncoat Street. A new sidewalk is proposed along the 29 East Mountain Street driveway connecting the existing sidewalk with the new apartments to provide safe pedestrian access. With these improvements, safe operation of the site driveways can be expected.

The largest increase in traffic from the development project will occur on East Mountain Street west of Burncoat Street, with 11 to 16 additional trips during the peak hours. These increases are minimal and represent about one additional vehicle every four to five and a half minutes. Traffic increases on Burncoat Street are expected to be negligible and well within the daily fluctuation of traffic.

Figure 1
Site Location Map



VEHICLE SPEEDS

Vehicle speed information along East Mountain Street and Burncoat Street near the site was collected via speed radar detector on Thursday, May 14, 2020. A summary of observed travel speeds along East Mountain Street and Burncoat Street are summarized in Table 1.

Table 1
Observed Travel Speeds ^a

<u>Location/Direction</u>	<u>Posted Speed Limit</u>	<u>Average Speed</u>	<u>85th Percentile Speed ^b</u>
East Mountain Street			
east of the site			
Eastbound	30	34	38
Westbound	30	38	41
Burncoat Street			
north of the site			
Northbound	30	28	31
Southbound	30	30	35

^a In miles per hour (mph).

^b Speed at, or below which 85 percent of all observed vehicles travel.

As shown, the average recorded speed along East Mountain Street adjacent to the site is higher than the speed limit of 30 miles per hour (mph) with 34 mph eastbound and 38 mph westbound. The 85th percentile speeds were recorded to be 38 mph eastbound and 41 mph westbound, significantly higher than the posted speed limit.

The average recorded speed along Burncoat Street adjacent to the proposed driveway was comparable to the speed limit of 30 mph with 28 mph northbound and 30 mph southbound. The 85th percentile speeds were recorded to be 31 mph northbound and 35 mph southbound. It should be noted that the railroad crossing just north of the proposed site driveway caused most vehicles to slow down over the tracks resulting in lower average speeds through the area.

The higher 85th percentile speeds were accordingly used in the calculation of minimum sight distance requirements at both locations, as described below.

SIGHT DISTANCE

To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the proposed site driveway on Burncoat Street as well as at the existing intersection of the office driveway and East Mountain Street to determine if the available sight distances for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. The available sight distances were compared with minimum requirements, as established by the American Association of State Highway and Transportation

Officials (AASHTO).¹ AASHTO is the national standard by which vehicle sight distance is calculated, measured, and reported. The Massachusetts Department of Transportation (MassDOT) and the Executive Office of Energy and Environmental Affairs (EEA) require the use of AASHTO sight distance standards when preparing traffic impact assessments and studies, as stated in their guidelines for traffic impact assessments.

Sight distance is the length of roadway ahead that is visible to the driver. Stopping Sight Distance (SSD) is the minimum distance required for a vehicle traveling at a certain speed to safely stop before reaching a stationary object in its path. The values are based on a driver perception and reaction time of 2.5 seconds and a braking distance calculated for wet, level pavements. When the roadway is either on an upgrade or downgrade, grade correction factors are applied. Stopping sight distance is measured from an eye height of 3.5 feet to an object height of 2 feet above street level, equivalent to the taillight height of a passenger car. The SSD is measured along the centerline of the traveled way of the major road.

Intersection sight distance (ISD) is provided on minor street approaches to allow the drivers of stopped vehicles a sufficient view of the major roadway to decide when to enter the major roadway. By definition, ISD is the minimum distance required for a motorist exiting a minor street to turn onto the major street, without being overtaken by an approaching vehicle reducing its speed from the design speed to 70 percent of the design speed. ISD is measured from an eye height of 3.5 feet to an object height of 3.5 feet above street level. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle). When the minor street is on an upgrade that exceeds 3 percent, grade correction factors are applied.

SSD is generally more important as it represents the minimum distance required for safe stopping while ISD is based only upon acceptable speed reductions to the approaching traffic stream. However, the ISD must be equal to or greater than the minimum required SSD in order to provide safe operations at the intersection. In accordance with the AASHTO manual, *"If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road."* Accordingly, ISD should be at least equal to the distance required to allow a driver approaching the minor road to safely stop.

The available sight distances at the proposed driveway on Burncoat Street and at the intersection of the existing office driveway and East Mountain Street were measured and compared to minimum requirements as established by AASHTO. The 85th percentile speeds were used over the posted speed limit of 30 mph to determine minimum required sight distance. The required minimum sight distances are compared to the available distances, as shown in Table 2.

¹*A Policy on Geometric Design of Highways and Streets*; American Association of State Highway and Transportation Officials (AASHTO); 2009.

Table 2
Sight Distance Summary

Location/Direction	Intersection Sight Distance (feet)		
	Measured	Minimum Required ^a	Desirable ^b
East Mountain St. at Site Driveway:			
East of intersection	500*	316	335
West of Intersection	450	230	335
Burncoat St at Site Driveway:			
North of intersection	440	250	335
South of Intersection	400**	210	335

^a Values based on AASHTO SSD requirements for the 85th percentile speeds on East Mountain Street of 38 mph eastbound and 41 mph westbound and the 85th percentile speed on Burncoat Street of 35 mph southbound and the posted speed limit of 30 mph northbound.

^b Values based on AASHTO ISD requirements for the posted speed limit of 30 mph on both East Mountain Road and Burncoat Street.

* Assuming the relocation of the ERA Key Realty sign which blocks vehicle sightlines exiting the driveway.

** Assuming the clearing of existing vegetation within the sight triangle south of the proposed site driveway.

As shown in the table, the minimum required sight distances can be exceeded at both the proposed site drive intersection with Burncoat Street and at the existing site driveway intersection with East Mountain Street assuming a few improvements that will allow safe operation. Currently there are sightline limitations due to an existing ERA Key Realty sign located adjacent to the existing site driveway on East Mountain Street. Additionally, overgrown vegetation to the south of the proposed site driveway intersection with Burncoat Street significantly limits sight lines. To ensure the minimum required sight distances are exceeded at both intersections, the following are recommended:

- Relocate the existing ERA Key Realty sign at the existing office driveway on East Mountain Street outside the sight triangle (as defined by AASHTO).
- Remove overgrown vegetation along the east side of Burncoat Street south of the proposed site driveway to enhance sight lines looking left. Vegetation should be removed within the sight triangle (as defined by AASHTO).

With the above recommendations, the available sight distances will exceed the minimum requirement. It is further recommended that any proposed landscaping or signs in the vicinity of the driveways be kept low (maximum 2 feet in height from street level), or set back sufficiently so as not to impede the available sight distances.

TRIP GENERATION

The traffic to be generated by the proposed residential development was estimated using the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*². The site plan prepared by Allen Engineering & Associates, Inc., shows 28 multifamily housing units being built on site among three buildings. Accordingly, ITE Land Use Code 220 (Multifamily Housing – Low Rise) was used in estimating the traffic generation characteristics of the project, as shown in Table 3. The trip generation calculations are provided in the Appendix.

Table 3
Trip Generation Summary

Time Period	Burncoat Street Apartments ^a	E. Mountain St. Apartments ^b	Total
Weekday Daily	60	110	170
Weekday AM Peak Hour			
Enter	1	2	3
Exit	3	8	11
Total	4	10	14
Weekday PM Peak Hour			
Enter	4	9	13
Exit	2	5	7
Total	6	14	20

^a ITE Land Use Code 220 Multifamily Housing – Low Rise) applied to 8 units.
^b ITE Land Use Code 220 Multifamily Housing – Low Rise) applied to 20 units.

Since the apartment building off Burncoat Street is not connected with the remainder of the site, separate trip estimates were made for the Burncoat Street apartment building and the remaining two buildings accessed off East Mountain Street. The individual trip estimates are shown in Table 3 and in total, the residential development is expected to generate 170 weekday daily vehicle trips of which 14 vehicle trips (3 in and 11 out) are expected during the weekday AM peak hour and 20 vehicle trips (13 in and 7 out) during the weekday PM peak hour.

² *Trip Generation Manual, 10th Edition*; Institute of Transportation Engineers; Washington, DC; 2017.

TRIP DISTRIBUTION

The distribution of traffic generated by the project is based on Journey-to-Work data provided by the U.S. Census Bureau for people residing in Worcester. A summary of the Journey-to-Work data is provided in the Appendix. It is accordingly expected that approximately 20-percent of the site traffic will be oriented to/from the east on East Mountain Street and 80-percent to/from the west on East Mountain Street toward Route 12 and the access to I-190. A negligible amount of site traffic is expected to travel on Burncoat Street north of the site.

TRAFFIC INCREASES

Using the anticipated trip generation and distribution assumptions above, the largest increase in traffic from development of the site is expected on East Mountain Street west Burncoat Street with 16 additional vehicles during the weekday PM peak hour. This represents on average about one additional vehicle every four minutes. During the weekday AM peak hour, 11 additional vehicles are expected on East Mountain Street west of Burncoat Street, or an average of about one additional vehicle every five and a half minutes. Traffic increases on East Mountain Street east of Burncoat Street are expected in the range of three to four vehicles during the peak hours. This represents on average about one additional vehicle every 15 to 20 minutes. Traffic increases on Burncoat Street are expected to be negligible and well within the daily fluctuation of traffic.

SITE ACCESS

Access to the 20 apartment units located behind the existing office building is proposed via the existing office driveway at 29 East Mountain Street. This driveway is 24 feet in width and is sufficient to accommodate the existing and projected traffic volumes. A sidewalk exists along the north side of East Mountain Street that ends just west of this existing driveway. As proposed, this sidewalk will be extended and a new sidewalk will be constructed along the site driveway providing safe pedestrian access to the new residential buildings as well as the existing office building. The site driveway to the Burncoat Street apartment units is also proposed to be 24 feet in width. No sidewalk is proposed connecting the apartment building to Burncoat Street. However, there are no existing sidewalks along Burncoat Street that would facilitate pedestrian access to this portion of the site.

CONCLUSIONS

- The project entails constructing a residential development consisting of 28 multifamily apartment units among three new buildings. Two of the buildings containing a total of 20 apartment units will be located behind the existing office building at 29 East Mountain Street and accessed via the existing office building driveway. The remaining eight units will be located in one new building with access off of Burncoat Street, just south of the railroad tracks.
- The development project is expected to generate an additional 14 vehicle trips during the weekday AM peak hour (3 entering and 11 exiting) and 20 additional vehicle trips during the weekday PM peak hour (13 entering and 7 exiting). These additional trips will be realized at the site driveways.
- The largest increase in traffic from development of the site is expected on East Mountain Street west of Burncoat Street with 11 to 16 additional vehicles during the peak hours. This represents on average about one additional vehicle every four to five and a half minutes. Traffic increases on Burncoat Street are expected to be negligible and well within the daily fluctuation of traffic.
- The required sight distances to provide safe operation for the proposed site driveways can be exceeded assuming the relocation of the existing ERA Key Realty sign further from the road and cutting back existing vegetation along the east side of Burncoat Street.
- It is further recommended that any proposed landscaping or signs in the vicinity of the driveway be kept low (maximum 2 feet in height from street level), or set back sufficiently so as not to impede the available sight distances.
- The design of the proposed site driveways is sufficient to accommodate both the existing office development and the proposed apartment units.
- Pedestrian access to the 20 apartment units to be located behind the existing office building will be accommodated by extending the existing sidewalk along East Mountain Street and constructing a new sidewalk along the site driveway providing safe pedestrian access to the proposed apartments as well as the existing office building.

APPENDIX

Trip Generation Calculations
Journey-To-Work Data

Institute of Transportation Engineers (ITE); 10th Edition
Land Use Code (LUC) 220 - Multifamily Housing (Low-Rise)

Average Vehicle Trips Ends vs: Dwelling Units
 Independent Variable (X): 20

AVERAGE WEEKDAY DAILY (8-585 Units)

$T = 7.56 * (X) - 40.86$
 $T = 110.34$
 $T = 110$ vehicle trips
 with 50% (55 vpd) entering and 50% (55 vpd) exiting.

Weekday Daily Average Rate

$T = 7.32 * (X)$
 $T = 146.40$
 $T = 150$ vehicle trips
 with 75 vpd entering and 75 vpd exiting.

WEEKDAY AM PEAK HOUR OF ADJACENT STREET TRAFFIC (8-689 Units)

$\ln T = 0.95 \ln (X) - 0.51$
 $\ln T = 2.34$
 $T = 10.34$
 $T = 10$ vehicle trips
 with 23% (2 vph) entering and 77% (8 vph) exiting.

Weekday AM Peak Hour Average Rate

$T = 0.46 * (X)$
 $T = 9.20$
 $T = 9$ vehicle trips
 with 2 vph entering and 7 vph exiting.

WEEKDAY PM PEAK HOUR OF ADJACENT STREET TRAFFIC (8-689 Units)

$\ln T = 0.89 \ln (X) - 0.02$
 $\ln T = 2.65$
 $T = 14.10$
 $T = 14$ vehicle trips
 with 63% (9 vph) entering and 37% (5 vph) exiting.

Weekday PM Peak Hour Average Rate

$T = 0.56 * (X)$
 $T = 11.20$
 $T = 11$ vehicle trips
 with 7 vph entering and 4 vph exiting.

SATURDAY DAILY (48-147 Units)

$T = 14.01 * (X) - 521.69$
 $T = -241.49$
 $T = -240$ vehicle trips
 with 50% (-120 vpd) entering and 50% (-120 vpd) exiting.

Saturday Daily Average Rate

$T = 8.14 * (X)$
 $T = 162.80$
 $T = 160$ vehicle trips
 with 80 vpd entering and 80 vpd exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR (48-147 Units)

$T = 1.08 * (X) - 33.24$
 $T = -11.64$
 $T = -12$ vehicle trips
 with 50% (-6 vph) entering and 50% (-6 vph) exiting.

Saturday Midday Peak Hour Average Rate

$T = 0.70 * (X)$
 $T = 14.00$
 $T = 14$ vehicle trips
 with 7 vph entering and 7 vph exiting.

Institute of Transportation Engineers (ITE); 10th Edition
Land Use Code (LUC) 220 - Multifamily Housing (Low-Rise)

Average Vehicle Trips Ends vs: Dwelling Units
 Independent Variable (X): 8

AVERAGE WEEKDAY DAILY (8-585 Units)

$T = 7.56 * (X) - 40.86$
 $T = 19.62$
 $T = 20$ vehicle trips
 with 50% (10 vpd) entering and 50% (10 vpd) exiting.

WEEKDAY AM PEAK HOUR OF ADJACENT STREET TRAFFIC (8-689 Units)

$\ln T = 0.95 \ln (X) - 0.51$
 $\ln T = 1.47$
 $T = 4.33$
 $T = 4$ vehicle trips
 with 23% (1 vph) entering and 77% (3 vph) exiting.

WEEKDAY PM PEAK HOUR OF ADJACENT STREET TRAFFIC (8-689 Units)

$\ln T = 0.89 \ln (X) - 0.02$
 $\ln T = 1.83$
 $T = 6.24$
 $T = 6$ vehicle trips
 with 63% (4 vph) entering and 37% (2 vph) exiting.

SATURDAY DAILY (48-147 Units)

$T = 14.01 * (X) - 521.69$
 $T = -409.61$
 $T = -410$ vehicle trips
 with 50% (-205 vpd) entering and 50% (-205 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR (48-147 Units)

$T = 1.08 * (X) - 33.24$
 $T = -24.60$
 $T = -25$ vehicle trips
 with 50% (-13 vph) entering and 50% (-12 vph) exiting.

Weekday Daily Average Rate

$T = 7.32 * (X)$
 $T = 58.56$
 $T = 60$ vehicle trips
 with 30 vpd entering and 30 vpd exiting.

Weekday AM Peak Hour Average Rate

$T = 0.46 * (X)$
 $T = 3.68$
 $T = 4$ vehicle trips
 with 1 vph entering and 3 vph exiting.

Weekday PM Peak Hour Average Rate

$T = 0.56 * (X)$
 $T = 4.48$
 $T = 4$ vehicle trips
 with 3 vph entering and 1 vph exiting.

Saturday Daily Average Rate

$T = 8.14 * (X)$
 $T = 65.12$
 $T = 70$ vehicle trips
 with 35 vpd entering and 35 vpd exiting.

Saturday Midday Peak Hour Average Rate

$T = 0.70 * (X)$
 $T = 5.60$
 $T = 6$ vehicle trips
 with 3 vph entering and 3 vph exiting.

**City of Worcester
Department of Inspectional Services
Zoning Determination Form**

To obtain a building permit, you are required to file the following Board application(s):
Zoning Board of Appeals (Indicate all that apply)

Property Address:
29 EAST MOUNTAIN ST.

Zoning District: BL-1.0 & RL-7.0

Planning Board (Indicate all that apply)

Site Plan (circle all that apply):

Preliminary **Definitive**

Trigger(s)¹: (circle all that apply)

15% Slope Lodging Historical
 WRP # of Units GFA
 Subdivision Flood Plain¹
 Special Permit related

Parking Plan:

of Spaces 109

Special Permits (circle all that apply)¹

AROD FPOD CCRC
 WRP MU Cluster CCOD
 Common Drive AHDB AOD

Other Filings (either Board)

- Amendment _____
- Administrative Appeal _____
- Extension of Time _____
- Comprehensive Permit _____
- Other _____

Variance(s) (Indicate relief needed for all that apply)

Dimension	Requirement	Provided	Relief Requested
Gross Area (SF)			
Frontage (ft.)			
Setback (ft.)	Front		
	Side		
	Exterior Side		
	Rear		
Height (ft.)			
Floor to Area Ratio			
Parking (spaces)			
Landscaping			
Other			

Applicable Section of Zoning Ordinance

Article: _____
 Section: _____
 Paragraph: _____

Special Permit (circle all that apply):

Expansion/Change of pre-existing nonconforming Structure Use

Non-Residential/Residential Conversion

Other Special Permit _____

Department of Inspectional Services

Authorized Signature Required

JRK

DCH

JKV

Jody Neumann-Valade

¹ AOD= Arts Overlay District, AHDB=Affordable Housing, AROD=Adaptive Reuse Overlay District, CCRC=Continuing Care Retirement Community, FPOD = Flexible Parking, FP Flood Plain, MU= Mixed Use WRP=Water Resources Protection.



CITY OF WORCESTER, MASSACHUSETTS

Department of Administration and Finance

Assessing Division

APR 22 2020 PM 2:1

Thomas F. Zidelis
Chief Financial Officer

William J. Ford
City Assessor

REQUEST FOR MAPS AND/OR ABUTTERS' LISTS:

ABUTTER'S LIST LABELS Yes No 1 SET 2 SETS
MAP(S)

PROPERTY ADDRESS 29 East Mountain Street

MBL No. 53-006-00003

REASON: PLANNING
 ZONING
 LIQUOR LICENSE
 CONSERVATION COMMISSION
 HISTORICAL COMMISSION
 OTHER-

PAID
19.00 check
000551
ll

Footage for radius 300

CONTACT: NAME: Eric Bazzett
ADDRESS: 1 Charlesview Rd, Hopedale, MA 01747
TELEPHONE: 508-381-3212 x104

Please be advised that your request will be provided within ten (10) days. Abutters' list will be provided upon a \$19.00 deposit. Map requests require a \$6.00 deposit. Unless told otherwise, we will provide two sets of mailing labels. Please state the reason for the abutters' list as this enables us to produce it according to the appropriate regulation. Our fax number is (508) 799-1021 and our email address is shown below.



CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



John H. Valade, MAA
Acting City Assessor

**Administration and Finance
Division of Assessing**

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 41 X Abutters

Owner: Worcester Mountain Street, LLC
 Owner Mailing: 76 Church Street
Whitinsville, MA 01588

Petitioner (if other than owner): Eric Bazzett
 Petitioner Mailing Address: 1 Charlesview Road
Hopedale, MA 01747

Petitioner Phone: 508-381-3212 x 104

Parcel Address: 29 East Mountain Street
 Assessor's Map-Block-Lot(s): 53-006-00003

Variance: ConComm: Planning: X Definitive Plan:
 Liquor: Special Permit: Historical: Cannabis:

23-024-00044	CONGDON COLLEEN M +	0044 COLLINS ST	WORCESTER MA 01606
23-025-02+16	GRENACHE KATHLEEN J TRUSTEE	0073 ST NICHOLAS AVE	WORCESTER MA 01606
23-025-00009	MCCANN JOHN PAUL +	0011 DOYLE ST	WORCESTER MA 01606
53-007-00002	PROKO HENRY S	0585 BURNCOAT ST	WORCESTER MA 01606
32-051-0001D	DOBRIKOVS GALINA	0148 WINIFRED AVE	WORCESTER MA 01602
32-051-00041	ZELIX INVESTMENTS LLC	574A BURNCOAT ST	WORCESTER MA 01606
53-007-00001	PROKO HENRY S	0585 BURNCOAT ST	WORCESTER MA 01606
32-051-00040	IVEY JACKSON	0574 BURNCOAT ST	WORCESTER MA 01606
32-051-00002	LANGE WILLIAM J	451 CAMBRIDGE ST	WORCESTER MA 01610
32-054-00004	PROKO REALTY INC	1 JOHN MATTHEW RD	HOPKINTON MA 01568
53-006-00003	WORCESTER MOUNTAIN STREET LLC	76 CHURCH ST	WHITINSVILLE MA 01588
32-054-00003	KRISH REALTY LLC	0363 JOHN FITCH HWY	FITCHBURG MA 01420
53-006-0003B	ROCHELEAU RENTAL VENTURE LLC	0021 EAST MOUNTAIN ST	WORCESTER MA 01606
53-006-00004	AAA SOUTHERN NEW ENGLAND	110 ROYAL LITTLE DR	PROVIDENCE RI 02904
23-024-00049	MILLER JEFFREY A + LAURA J	0060 COLLINS ST	WORCESTER MA 01606
53-005-00004	EAMES PETER D + DIANE Z	0063 MOUNTAIN ST EAST	WORCESTER MA 01606
53-005-00001	SOLOVIEFF-MAHONEY GRACE	0049 MOUNTAIN ST EAST	WORCESTER MA 01606

53-005-00006	VAZQUEZ JOSEPH A + RACHEL	0067 MOUNTAIN ST EAST	WORCESTER MA 01606
23-024-52+53	HADLEY JAMES C	0057 COLLINS ST	WORCESTER MA 01606
23-025-00006	MENDELSON ERIC + ANA MARIA	0034 MOUNTAIN ST EAST	WORCESTER MA 01606
53-005-00007	VARGAS EDGAR OGANDO	0069 MOUNTAIN ST EAST	WORCESTER MA 01606
53-005-00002	MORRIS THOMAS E	0053 E. MOUNTAIN ST	WORCESTER MA 01606
53-005-00005	DA COSTA WANDER V	0065 MOUNTAIN ST EAST	WORCESTER MA 01606
23-025-00015	AMOROSO SALVATORE + CONGETTA	0004 NORTHGATE CIR	WORCESTER MA 01606
53-005-00003	LORD MICHAEL A + MARY L	0057 MOUNTAIN ST EAST	WORCESTER MA 01606
23-024-00054	DELLE CHIAIE CAROL M(LIFE ESTATE)	0053 COLLIONS ST	WORCESTER MA 01606
23-024-00046	STEVENS ANNE M + WAYNE R	0052 COLLINS ST	WORCESTER MA 01606
23-024-00045	TWISS HELEN C TRUSTEE +	0050 COLLINS ST	WORCESTER MA 01606
23-025-00012	FIGUEIREDO DANIEL F + JANICE M	0040 MOUNTAIN ST EAST	WORCESTER MA 01606
23-024-00042	MACQUESTON JUDITH A	0038 COLLINS ST	WORCESTER MA 01606
23-025-00010	VITARIS RONALD F + ROBIN B	009 DOYLE ST	WORCESTER MA 01606
23-028-00015	ENGLAND ANDREA J + DIRK	0058 EAST MOUNTAIN ST	WORCESTER MA 01606
23-025-0002A	LARATRO ANTONIO + LAURA D	0012 DOYLE ST	WORCESTER MA 01606
23-024-50+51	PIGNATARO MARIA(LIFE ESTATE)	0020 MOUNTAIN ST EAST	WORCESTER MA 01606
23-025-00011	CARIBO MICHAEL R + TAMMY JO	0048 MOUNTAIN ST EAST	WORCESTER MA 01606
23-024-00043	BUDNY RYAN E + WELLS	0042 COLLINS ST	WORCESTER MA 01606
23-025-13+14	HENDERSON PAUL + DORIS A	52 EAST MOUNTAIN ST	WORCESTER MA 01606
RR-ROW-000ST	BOSTON & MAINE CORPORATION	1700 IRON HORSE PARK	NORTH BILLERICA MA 01862
23-028-0017B	ALEXANDROVICK DAVID JR	0060 EAST MOUNTAIN STREET	WORCESTER MA 01606
53-003-00002	WORCESTER COUNTRY CLUB	1 RICE ST & EAST MOUNTAIN	WORCESTER MA 01606
32-051-00001	LITSCHER PAULA + PROKO	0001 JOHN MATTHEW RD	HOPKINTON MA 01748

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 53-006-00003 as cited above.

Certified by:

Signature

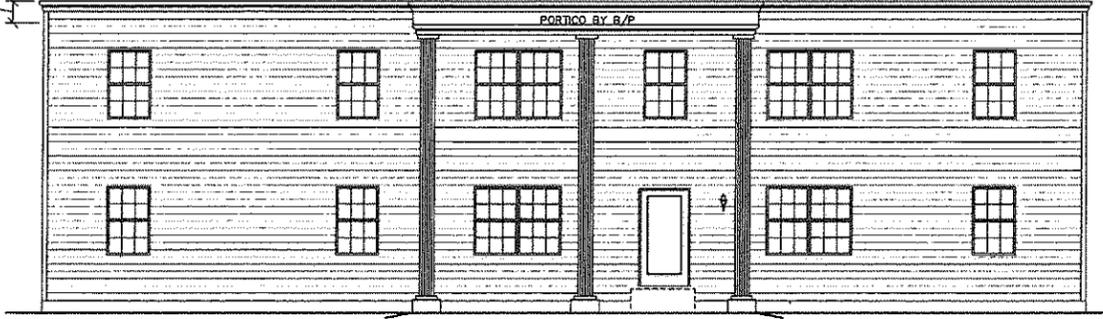
John H. Valade

4/22/2020

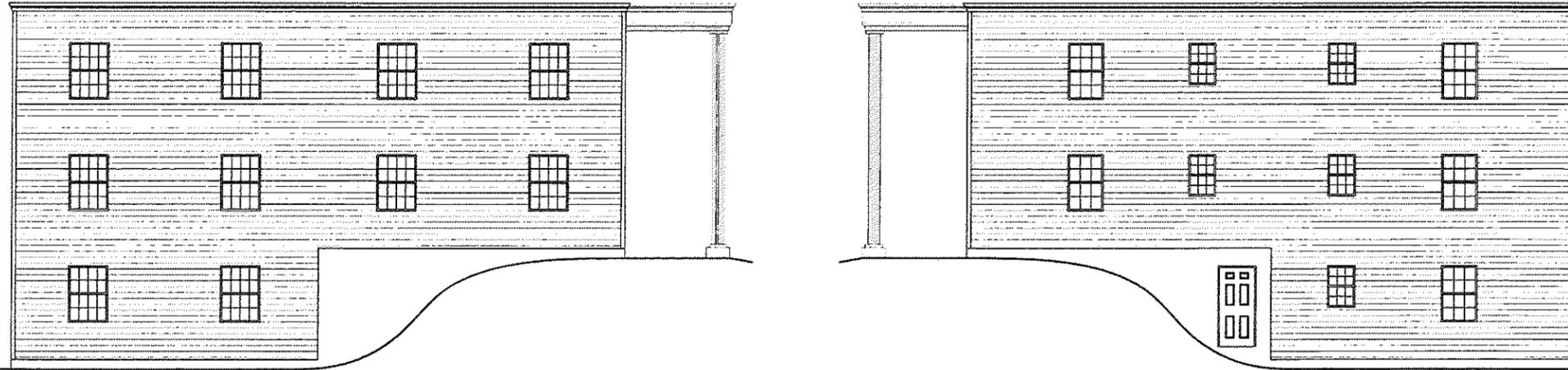
Date

ALL EXTERIOR STAIRS, STEPS,
ACCESS TO GRADE, RAILS &
GUARDS TO BE DESIGNED, SUPPLIED
AND INSTALLED ON SITE BY B/P

PARAPETT
TRIM BY B/P
18" PARAPETT

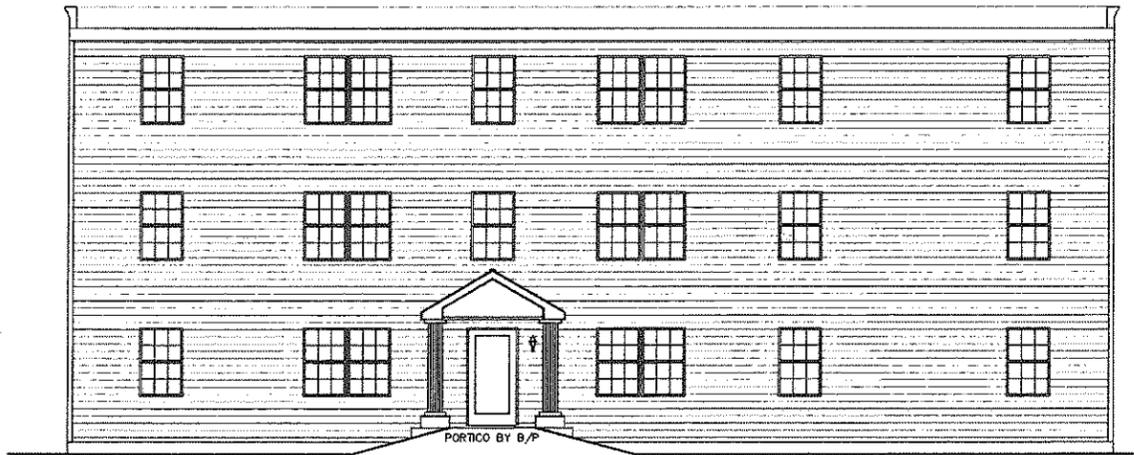


FRONT ELEVATION



RIGHT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

PROGRESS PLAN

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2
CONSTR. TYPE: WOOD FRAME (WB)
DESIGNER: CLARRYNAGA
DATE: 11/27/19
SCALE: 1/8" = 1'-0"
PAGE: 1

BUILDER: WORCESTER MOUNTAIN ST LLC
29 EAST MOUNTAIN ST
WORCESTER, MA 01606

HOMEOWNER: WORCESTER MOUNTAIN ST
SITE: 29 EAST MOUNTAIN ST
WORCESTER, MA 01606

**MULTI-FAMILY CTM-
ELEVATIONS**



Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

SERIAL No. 19172

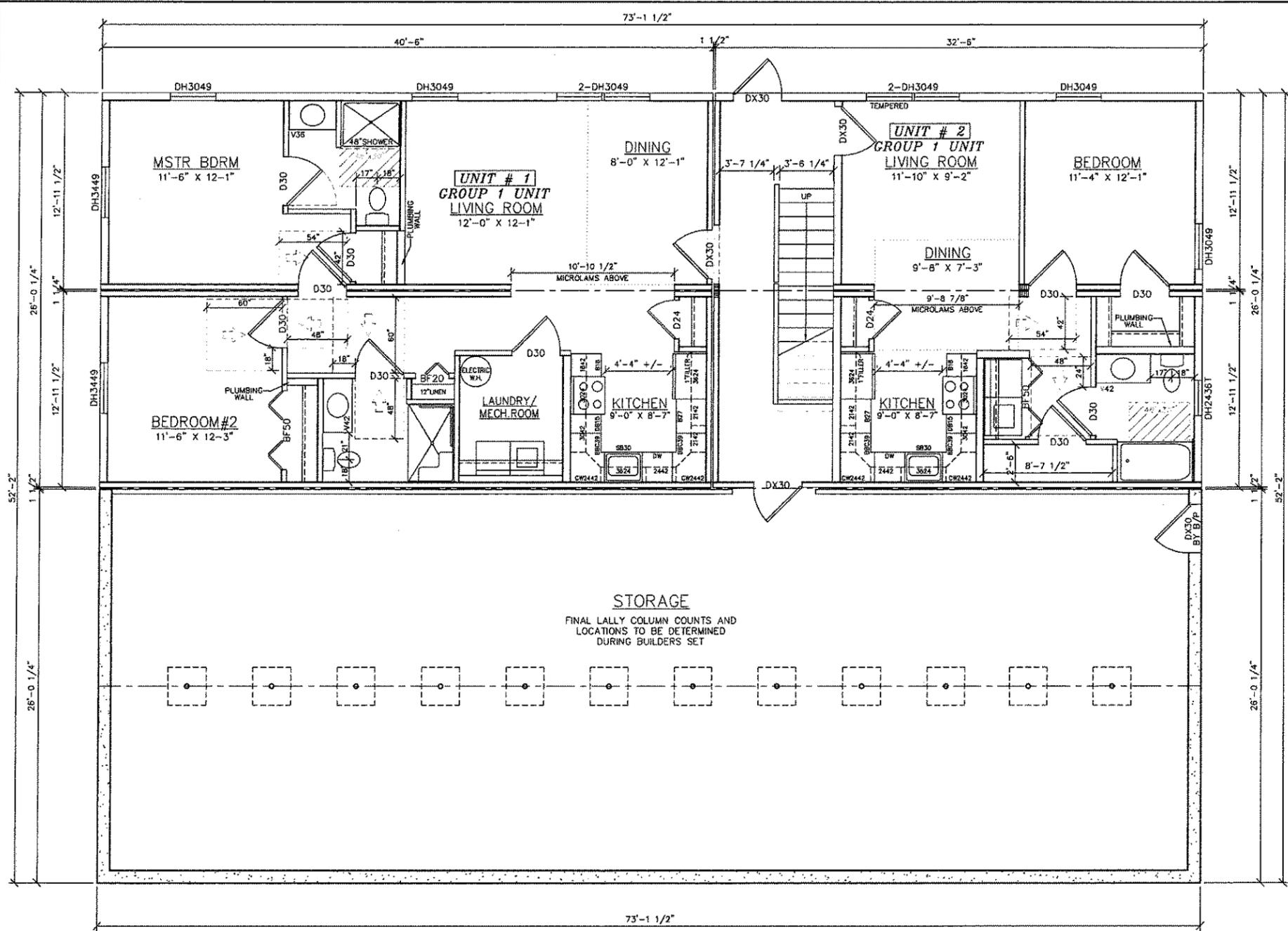
PRODUCTION No.

REVISION	DATE
	12/06/19
	01/14/20

CHECK	DATE
	09/13/19

PE / RA

THIRD PARTY INSPECTION AGENCY



CHANGES/COMMENTS PER ENGINEERING:

- NOTE THAT 1ST & 2ND FLOORS HAVE GROUP 1 UNITS AND THE 3RD FLOOR HAS REGULAR (NON ACCESSIBLE) UNITS.
- WE WILL NEED TO VERIFY 1ST FLOOR MODULE HEIGHT VS. FOUNDATION WALL HEIGHT.

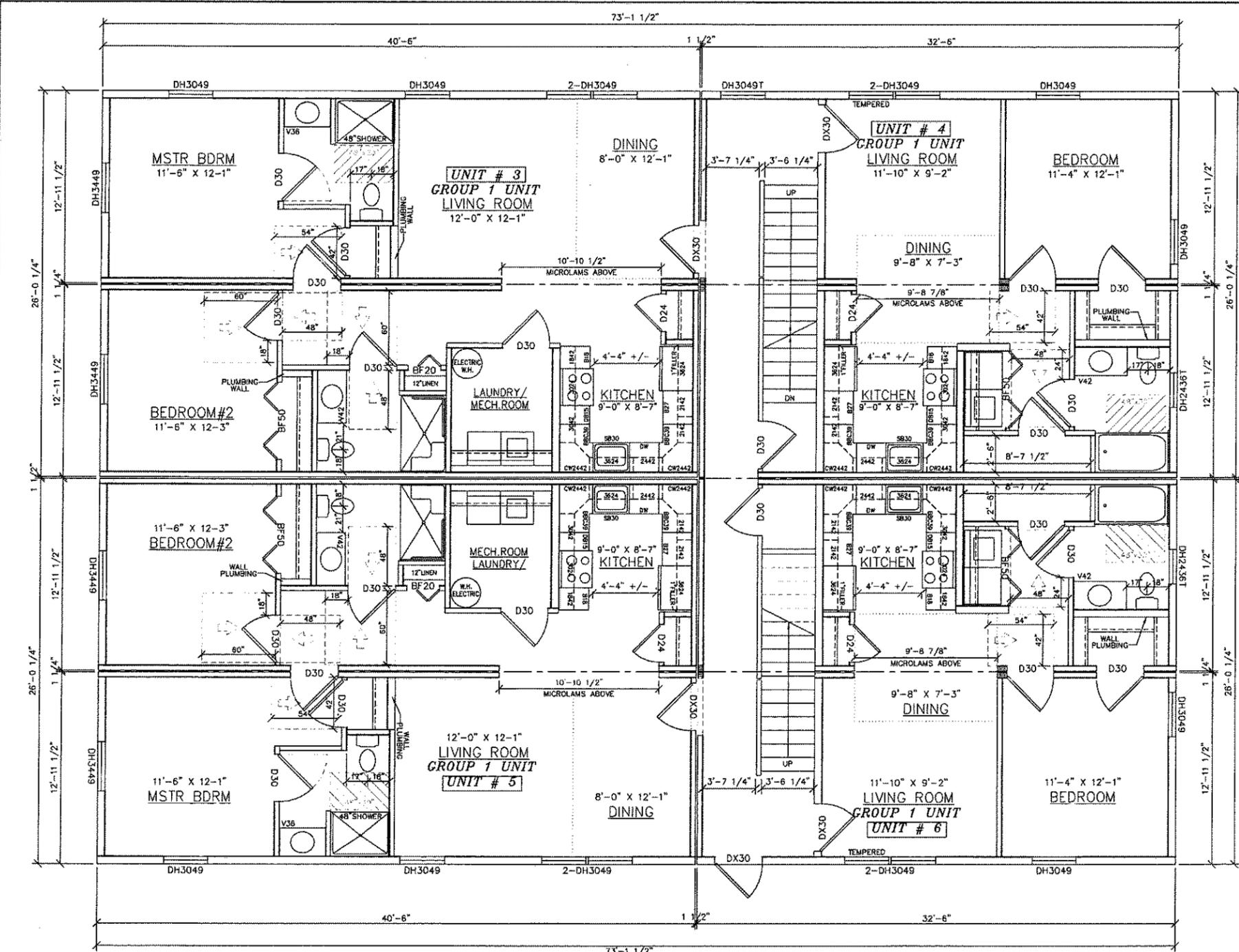
SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2	BUILDER: WORCESTER MOUNTAIN ST LLC 29 EAST MOUNTAIN ST WORCESTER, MA C1606	HOMEOWNER: WORCESTER MOUNTAIN ST SITE: 29 EAST MOUNTAIN ST WORCESTER, MA 01606	SERIAL No. 19172	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: FRAME (WB)	DESIGNER: CLARREYNAGA	DATE: 11/27/19	PRODUCTION No.	PE / RA
SCALE: 3/16" = 1'-0"	DATE: 11/27/19	SCALE: 3/16" = 1'-0"	REVISION	DATE
PAGE: 3A	DATE: 11/27/19	SCALE: 3/16" = 1'-0"	CHECK	DATE
			STD. REVISION	DATE

PROJECT FILES P L A N

**MULTI-FAMILY CTM-
FIRST FLOOR PLAN**

Westchester Modular Homes Inc
30 Regans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

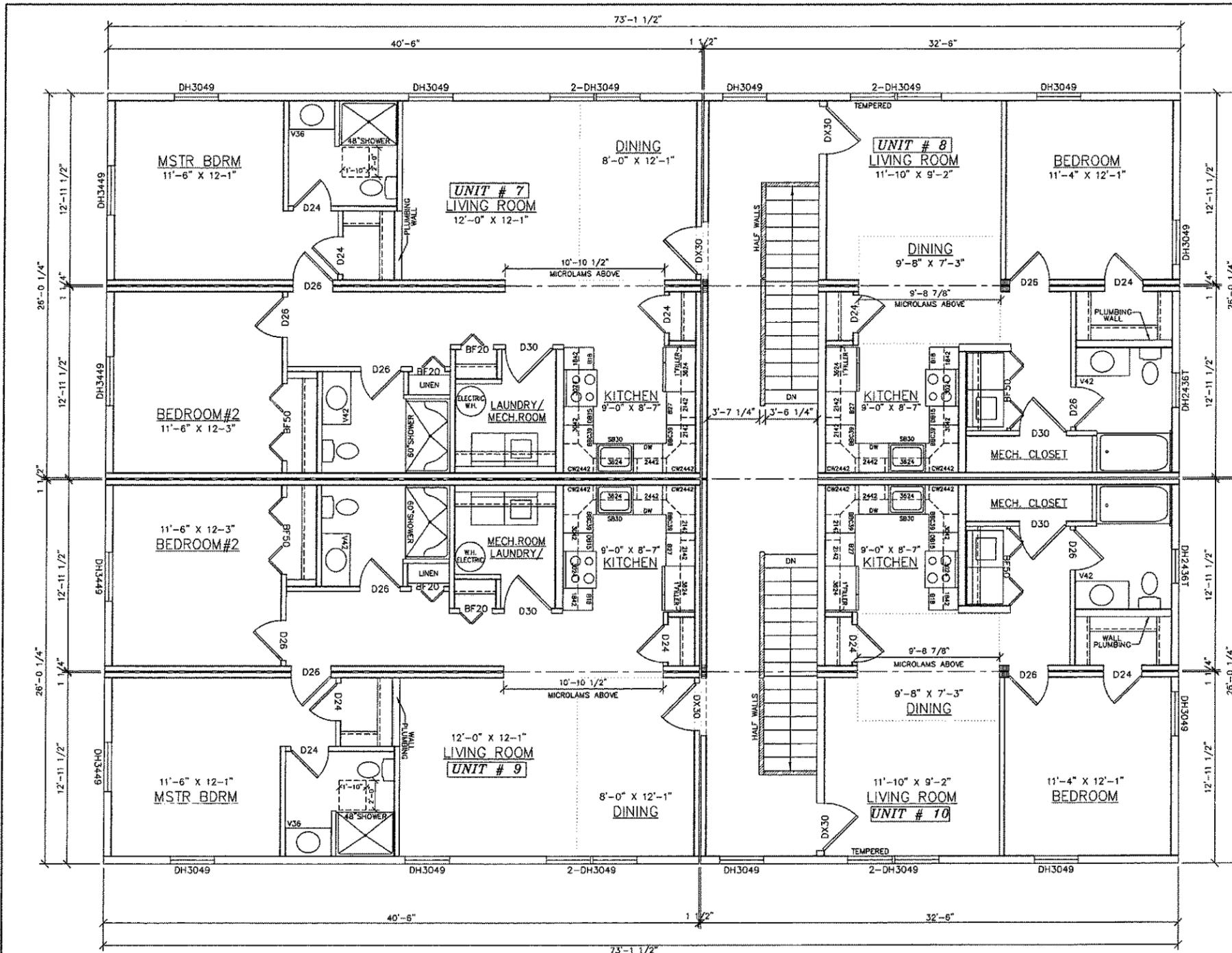


CHANGES/COMMENTS PER ENGINEERING:

1. NOTE THAT 1ST & 2ND FLOORS HAVE GROUP 1 UNITS AND THE 3RD FLOOR HAS REGULAR (NON ACCESSIBLE) UNITS.
2. WE WILL NEED TO VERIFY 1ST FLOOR MODULE HEIGHT VS. FOUNDATION WALL HEIGHT.

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2	BUILDER: WORCESTER MOUNTAIN ST LLC 29 EAST MOUNTAIN ST WORCESTER, MA 01606	HOMEOWNER: WORCESTER MOUNTAIN ST SITE: 29 EAST MOUNTAIN ST WORCESTER, MA 01606	SERIAL No.: 19172	THIRD PARTY INSPECTION AGENCY
CONSTR. TYPE: WOOD FRAME (VB)	DESIGNER: CLARRY/MACH		PRODUCTION No.:	PE / RA
DATE: 11/27/19	DATE: 12/05/19		REVISION	DATE
SCALE: 3/16" = 1'-0"	DATE: 01/14/20		CHECK	DATE
PAGE: 3B	DATE: 09/13/19		STD REVISION	DATE
MULTI-FAMILY CTM- SECOND FLOOR PLAN			Westchester Modular Homes Inc 30 Regans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	



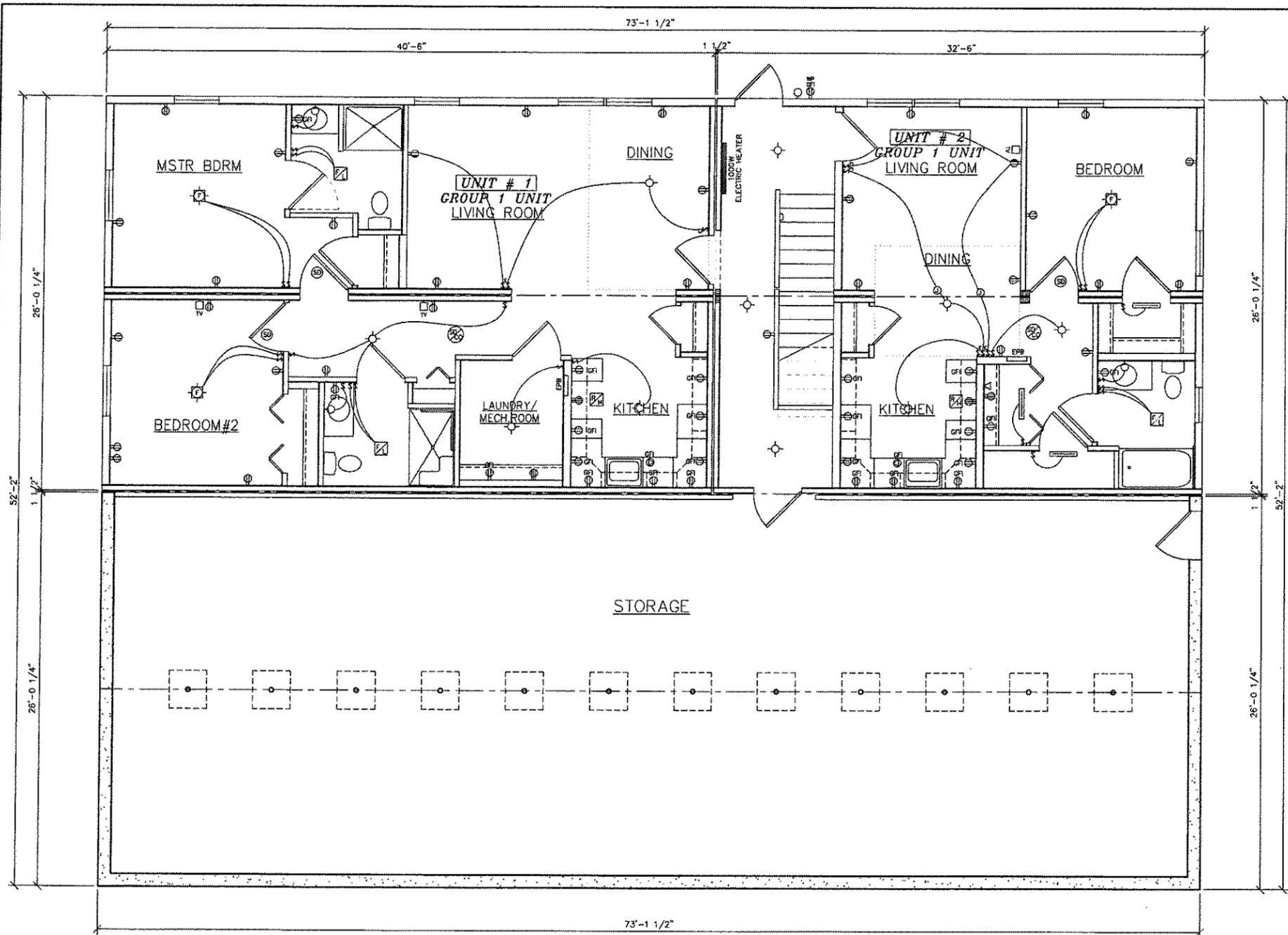
CHANGES/COMMENTS PER ENGINEERING:

- NOTE THAT 1ST & 2ND FLOORS HAVE GROUP 1 UNITS AND THE 3RD FLOOR HAS REGULAR (NON ACCESSIBLE) UNITS.
- WE WILL NEED TO VERIFY 1ST FLOOR MODULE HEIGHT VS. FOUNDATION WALL HEIGHT.

PROFILES P 19172

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2 CONST. TYPE: WOOD FRAME (WB) DESIGNER: CLARRETT/CJ DATE: 11/27/19 SCALE: 3/16" = 1'-0" PAGE: 30	HOMEOWNER: WORCESTER MOUNTAIN ST LLC 29 EAST MOUNTAIN ST WORCESTER, MA 01606	SITE: 29 EAST MOUNTAIN ST WORCESTER, MA 01606	SERIAL No. 19172 PRODUCTION No.	PE / RA THIRD PARTY INSPECTION AGENCY																																
	MULTI-FAMILY CTM- THIRD FLOOR PLAN																																			
Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698			<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>12/06/19</td> <td></td> <td></td> </tr> <tr> <td></td> <td>01/14/20</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REVISION	DATE	CHECK	DATE		12/06/19				01/14/20																							STD. REVISION 09/13/19
REVISION	DATE	CHECK	DATE																																	
	12/06/19																																			
	01/14/20																																			



LEGEND	
[Symbol]	PANEL BOX
[Symbol]	110V DUPLEX RECEPTICAL
[Symbol]	110V DUPLEX RECEPTICAL - SPLIT WIRE
[Symbol]	220V RECEPTICAL
[Symbol]	WALL LIGHT
[Symbol]	CEILING LIGHT SURFACE MOUNTED
[Symbol]	RECESSED LIGHT AT CEILING
[Symbol]	SWITCH, SINGLE POLE
[Symbol]	SWITCH, THREE WAY
[Symbol]	SWITCH, FOUR WAY
[Symbol]	FAN/LIGHT FIXTURE
[Symbol]	RANGE/HOOD FIXTURE
[Symbol]	FAN/LIGHT & HEAT CEILING UNIT
[Symbol]	SPECIAL PURPOSE CONNECTION
[Symbol]	JUNCTION BOX
[Symbol]	AC/DC SMOKE DETECTOR
[Symbol]	BELL
[Symbol]	DOOR BELL BUTTON
[Symbol]	TELEPHONE OUTLET
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[Symbol]	VACUUM SYSTEM OUTLET
[Symbol]	CEILING FAN & LIGHT
[Symbol]	CEILING FAN
[Symbol]	FLOOD LIGHTS

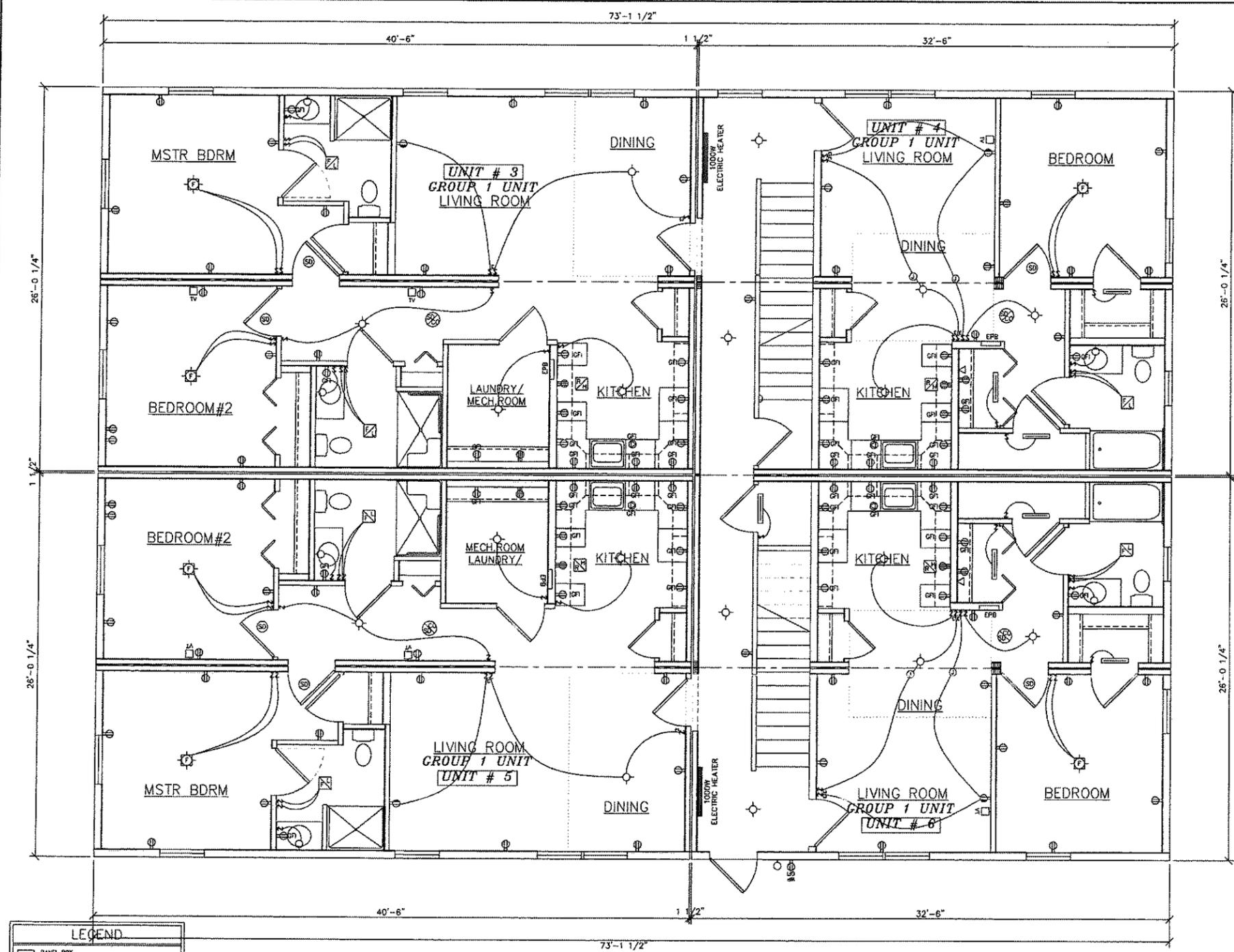
CHANGES/COMMENTS PER ENGINEERING:

1. WILL COMMON AREA LIGHTING BE ON ALL THE TIME? LOCATION AND TYPE OF SWITCHES
2. THERMOSTATS FOR COMMON AREA HEATERS?

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2 CONST. TYPE: WOOD FRAME (WB) DESIGNER: CLARRYNAGA DATE: 11/27/19 SCALE: 3/16" = 1'-0" PAGE: 6A	BUILDER: WORCESTER MOUNTAIN ST LLC 29 EAST MOUNTAIN ST WORCESTER, MA 01606	HOMEOWNER: WORCESTER MOUNTAIN ST SITE: 29 EAST MOUNTAIN ST WORCESTER, MA 01606	SERIAL No. 19172 PRODUCTION No. REVISION DATE 12/06/19 01/14/20	PE / RA THIRD PARTY INSPECTION AGENCY
MULTI-FAMILY CTM-1st.FL ELECTRICAL PLAN			CHECK DATE STD. REVISION 09/13/19	
Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698				

P P R O C E S S I N G P L A N



LEGEND

- PANEL BOX
- ⊕ 110V DUPLEX RECEPTICAL
- ⊕ 110V DUPLEX RECEPTICAL - SPLIT WIRED
- ⊕ 220V RECEPTICAL
- WALL LIGHT
- CEILING LIGHT SURFACE MOUNTED
- RECESSED LIGHT AT CEIL 4"2
- ⊕ SWITCH, SINGLE POLE
- ⊕ SWITCH, THREE WAY
- ⊕ SWITCH, FOUR WAY
- ⊕ FAN/LIGHT FIXTURE
- ⊕ RANGE/HOOD FIXTURE
- ⊕ FAN/LIGHT & HEAT CEILING UNIT
- ⊕ SPECIAL PURPOSE CONNECTION
- ⊕ JUNCTION BOX
- ⊕ AC/DC SMOKE DETECTOR
- ⊕ BELL
- ⊕ DOOR BELL BUTTON
- ⊕ TELEPHONE OUTLET
- ⊕ TELEVISION CABLE OUTLET
- ⊕ THERMOSTAT
- ⊕ VACUUM SYSTEM OUTLET
- ⊕ CEILING FAN & LIGHT
- ⊕ CEILING FAN
- ⊕ FLOOD LIGHTS

CHANGES/COMMENTS PER ENGINEERING:

1. WILL COMMON AREA LIGHTING BE ON ALL THE TIME? LOCATION AND TYPE OF SWITCHES
2. THERMOSTATS FOR COMMON AREA HEATERS?

PROCESSED BY PAM

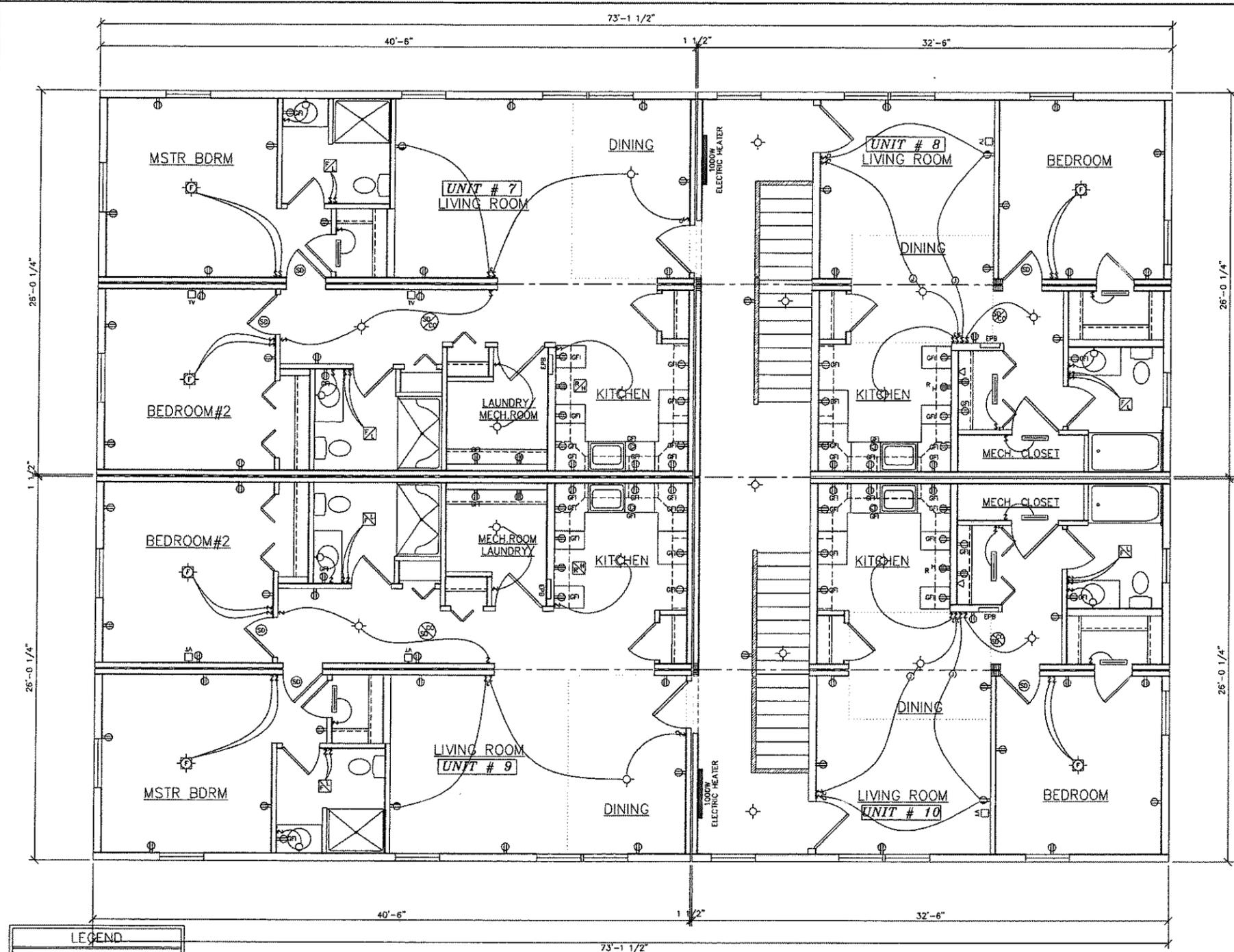
SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2	BUILDER: WORCESTER MOUNTAIN ST LLC 29 EAST MOUNTAIN ST WORCESTER, MA 01606	HOMEOWNER: WORCESTER MOUNTAIN ST 29 EAST MOUNTAIN ST WORCESTER, MA 01606	THIRD PARTY INSPECTION AGENCY: PE / RA	
CONST. TYPE: WOOD FRAME (WB)	DESIGNER: CLARRETHACA	DATE: 11/27/19	SERIAL No.: 19172	
SCALE: 3/16" = 1'-0"	FRAME (WB)	REVISION	PRODUCTION No.:	
PAGE: 6B	DATE: 11/27/19	DATE: 12/06/19	REVISION	
		DATE: 01/14/20	DATE:	
		CHECK	DATE:	
		STD REVISION	DATE:	09/13/19

**MULTI-FAMILY CTM-
2nd.FL ELECTRICAL PLAN**

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698





LEGEND	
[Symbol]	PANEL BOX
[Symbol]	110V DUPLEX RECEPTICAL
[Symbol]	110V DUPLEX RECEPTICAL - SPLIT WIRED
[Symbol]	220V RECEPTICAL
[Symbol]	WALL LIGHT
[Symbol]	CEILING LIGHT SURFACE MOUNTED
[Symbol]	RECESSED LIGHT AT CEILING
[Symbol]	SWITCH, SINGLE POLE
[Symbol]	SWITCH, THREE WAY
[Symbol]	SWITCH, FOUR WAY
[Symbol]	FAN/LIGHT FIXTURE
[Symbol]	RANGE/HOOD FIXTURE
[Symbol]	FAN/LIGHT & HEAT CEILING UNIT
[Symbol]	SPECIAL PURPOSE CONNECTION
[Symbol]	JUNCTION BOX
[Symbol]	AC/DC SMOKE DETECTOR
[Symbol]	BELL
[Symbol]	DOOR BELL BUTTON
[Symbol]	TELEPHONE OUTLET
[Symbol]	TELEVISION CABLE OUTLET
[Symbol]	THERMOSTAT
[Symbol]	VACUUM SYSTEM OUTLET
[Symbol]	CEILING FAN & LIGHT
[Symbol]	CEILING FAN
[Symbol]	FLOOD LIGHTS

CHANGES/COMMENTS PER ENGINEERING:

1. WILL COMMON AREA LIGHTING BE ON ALL THE TIME? LOCATION AND TYPE OF SWITCHES
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SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R2 CONST. TYPE: WOOD (WB) FRAME (VF) DESIGNER: CLARRY/MAGA DATE: 11/27/19 SCALE: 3/16" = 1'-0" PAGE: 6C	BUILDER: WORCESTER MOUNTAIN ST LLC 29 EAST MOUNTAIN ST WORCESTER, MA 01606 HOMEOWNER: WORCESTER MOUNTAIN ST 29 EAST MOUNTAIN ST WORCESTER, MA 01606 SILE: 29 EAST MOUNTAIN ST WORCESTER, MA 01606	SERIAL No. 19172 PRODUCTION No. REVISION DATE 12/05/19 01/14/20 CHECK DATE STD REVISION 09/13/19	THIRD PARTY INSPECTION AGENCY PE / RA
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**MULTI-FAMILY CTM-
3rd.FL ELECTRICAL PLAN**

Westchester Modular Homes Inc
 30 Reagan's Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-6698

