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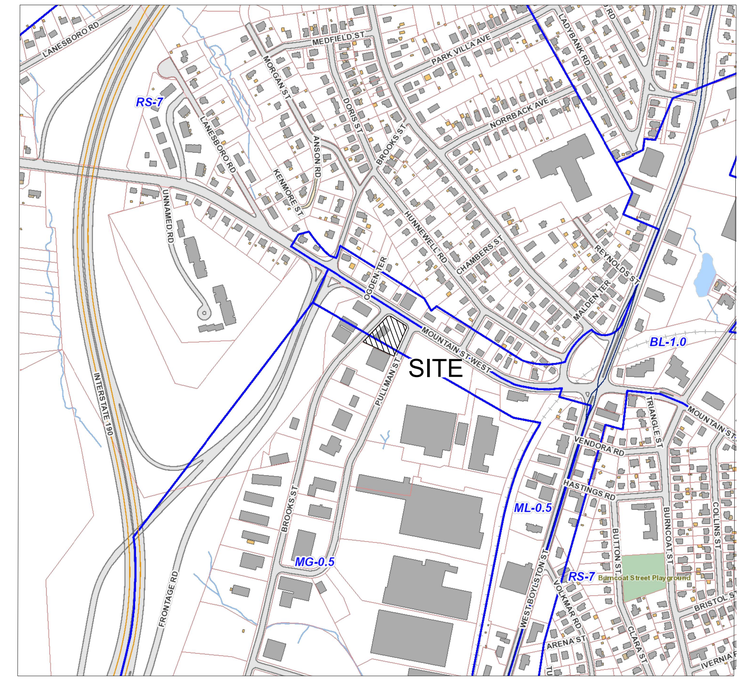
By Olivia Holden at 11:22 am, Mar 07, 2024

Definitive Site Plan

Issued for:	Permit
Date Issued:	January 30, 2024
Latest Issue:	February 28, 2024

Commercial Redevelopment

79 Pullman Street
Worcester, MA 01606



Site Location Map ↑ Scale 1" = 400"

Land Surveyor:
HS&T Group, Inc.
75 Hammond ST - 2nd Floor
Worcester, MA 01610
508 757-4944

Owner / Applicant:
Lacy Topas, LLC
37 SUTTON ROAD - Suite 1
WEBSTER, MA 01570
(508) 721-0005

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Legend

Exist.	Prop.	
		PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		ZONING LINE
100'B		WETLAND BUFFER ZONE
	ECC	EXTRUDED CONCRETE CURB
	MCC	MONOLITHIC CURB & SIDEWALK
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
		SIGN
		FENCE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
132.75 ×	132.75 ×	SPOT ELEVATION
12"D	12"D»	DRAIN
6"RD	6"RD»	ROOF DRAIN
12"S	12"S	SEWER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
T	T	TELEPHONE
		CATCH BASIN
D		DRAIN MANHOLE
CO	CO	CLEANOUT
S		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
		UTILITY POLE
HH	HH	HAND HOLE

Abbreviations

General		Utility	
ABAN	ABANDON	CB	CATCH BASIN
ACR	ACCESSIBLE CURB RAMP	CO	CLEANOUT
ADJ	ADJUST	DCB	DOUBLE CATCH BASIN
APPROX	APPROXIMATE	DMH	DRAIN MANHOLE
BIT	BITUMINOUS	COND	CONDUIT
CONC	CONCRETE	D|P	DUCTILE IRON PIPE
ELEV	ELEVATION	F&G	FRAME AND GRATE
EXIST	EXISTING	F&C	FRAME AND COVER
FFE	FIRST FLOOR ELEVATION	G|	GUTTER INLET
GRAN	GRANITE	GT	GREASE TRAP
GTD	GRADE TO DRAIN	HDPE	HIGH DENSITY POLYETHYLENE PIPE
LA	LANDSCAPE AREA	HH	HANDHOLE
LOD	LIMIT OF DISTURBANCE	HYD	HYDRANT
MAX	MAXIMUM	INV	INVERT ELEVATION
MIN	MINIMUM	|=	INVERT ELEVATION
NTS	NOT TO SCALE	LP	LIGHT POLE
PERF	PERFORATED	MES	METAL END SECTION
PROP	PROPOSED	PVC	POLYVINYLCHLORIDE PIPE
REM	REMOVE	RCP	REINFORCED CONCRETE PIPE
R&D	REMOVE AND DISPOSE	R=	RIM ELEVATION
R&R	REMOVE AND RESET	SMH	SEWER MANHOLE
TYP	TYPICAL	TSV	TAPPING SLEEVE, VALVE AND BOX
		UG	UNDERGROUND
		UP	UTILITY POLE

MIDPOINT
ENGINEERING + CONSULTING

COMMONWEALTH OF MASSACHUSETTS
PATRICK P. DOHERTY
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NO. 48379
REGISTERED PROFESSIONAL ENGINEER

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Assessor Map 23; Block/Lot01A-0006A

79 Pullman Street
Zoning District: ML 0.5 & MG 0.5

SITE S&E NARRATIVE:

THE PROPOSED REDEVELOPMENT PROJECT WILL REMOVE EXISTING STRUCTURES AND SITE IMPROVEMENTS AND CONSTRUCTION OF A NEW 2,328 SF FOOD SERVICE USE BUILDING. THE APPROXIMATELY 0.68 ACRE SITE WILL BE DEVELOPED AS A SINGLE PHASE PROJECT. APPROXIMATELY 0.6 ACRES OF SITE AREA WILL BE DISTURBED DURING CONSTRUCTION. THE EARTHWORK IS PLANNED TO START IN MAY 2024 AND BE COMPLETED IN DECEMBER 2024.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MAINTENACE (THROUGHOUT CONSTRUCTION)

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.
SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.
DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
THE UNDERSIDE OF COMPOST FILTER SOCK SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.
SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.
EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL.
MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.CONSTRUCTION SEQUENCE

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF WORCESTER WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL CONTACT DIG-SAFE AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION AND SHALL CONTACT THE CITY OF WORCESTER OFFICE OF PLANNING AT LEAST 1 WEEK PRIOR TO STARTING CONSTRUCTION.
3. PRIOR TO ANY OTHER ACTIVITY ON THE SITE, THE EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN PLAN. AFTER INSTALLATION, EROSION CONTROL TO BE INSPECTED BY THE DESIGN ENGINEER.
4. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
5. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING COMPOST FILTER SOCK BARRIERS AND CATCH BASIN SEDIMENT TRAPS.
6. COMPLETE DEMOLITION
7. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL CATCH BASIN SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
8. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
9. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
10. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
11. INSTALL FINAL COURSE OF PAVEMENT
12. EROSION CONTROL SHALL BE REMOVED UPON STABILIZATION OF THE SITE.

NOTE: ANY DEVIATION FROM THIS PLAN MUST BE APPROVED BY THE DESIGN ENGINEER, AND CITY OF WORCESTER ZONING ENFORCEMENT OFFICE PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENTATION CONTROL TECNIQUES

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE MASSACHUSETTS' ENVIRONMENTAL PROTECTION AGENCY GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

COMPOST FILTER SOCKS
COMPOST FILTER SOCKS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. FILTER SOCKS WILL BE PLACED ONTO THE EXISTING GROUND AND STAKED IN PLACE TO MINIMIZE UNDERCUTTING BY RUNOFF.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH CATCH BASIN SEDIMENT TRAPS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. COMPOST FILTER SOCKS ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

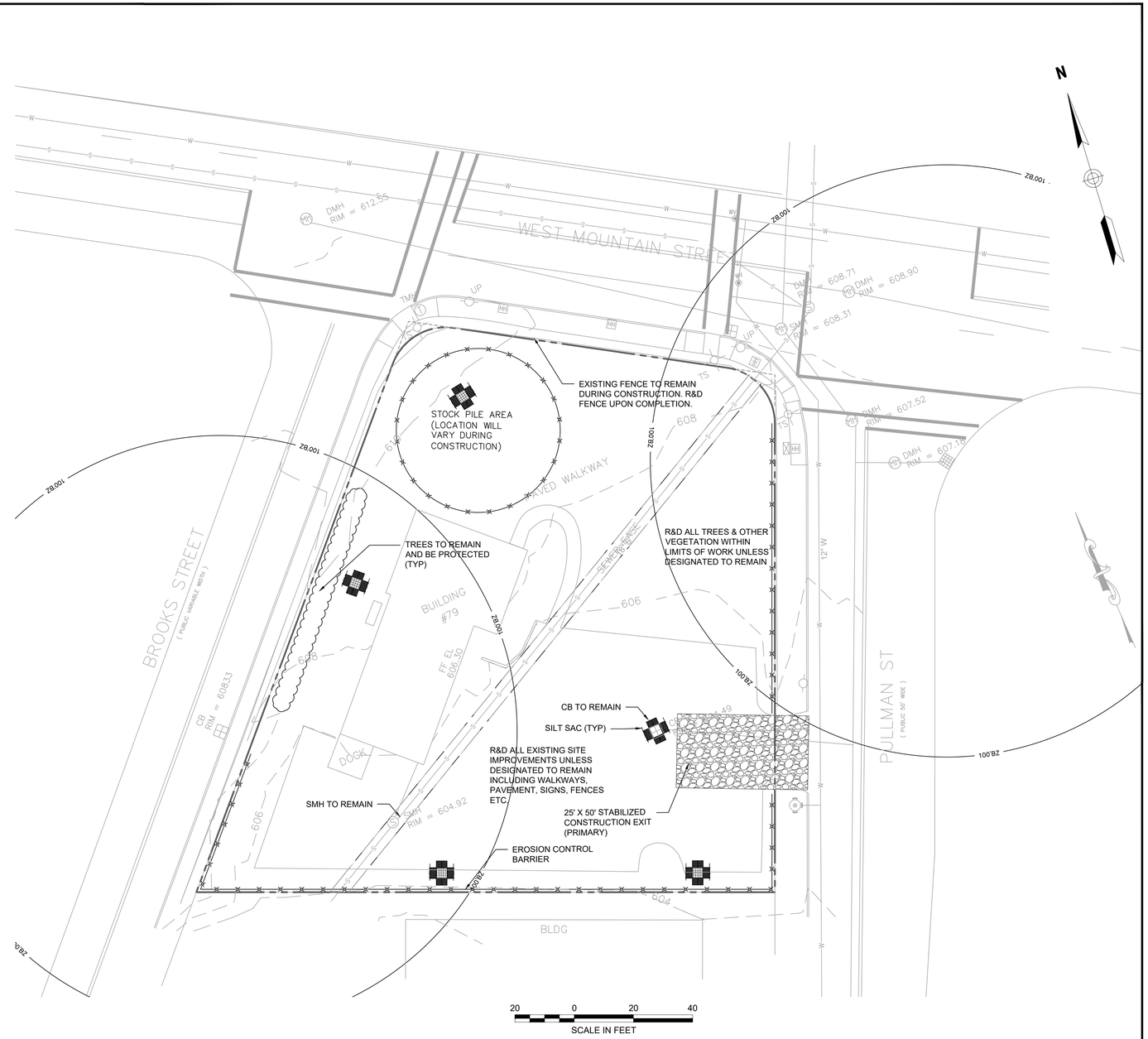
POST CONSTRUCTION STORMWATER MANAGEMENT

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES: REGULAR PAVEMENT SWEEPING AT A MINIMUM INTERVAL OF 4 TIMES PER YEAR; CATCH BASIN CLEANING, AND MAINTENANCE; CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS; INSPECTING STORMCEPTOR WATER QUALITY STRUCTURES TWICE ANNUALLY AND REMOVING ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS AS NEEDED.

DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE INSPECTED 4 TIMES PER YEAR. SEDIMENT WILL BE REMOVED WHEN ACCUMULATED TO HALF THE DISTANCE TO THE LOWEST INVERT.

SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.



DEMOLITION NOTES

1. CONTRACTOR SHALL CALL "DIG SAFE" (1-800-922-4455) AT LEAST 72 HOURS BUT NO MORE THAN 30 DAYS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THIS PLAN IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND REMOVE ALL EXISTING MAN-MADE OR NATURAL FEATURES WITHIN THE LIMIT OF WORK NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT, INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
4. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT
5. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES. EXISTING UTILITIES TO REMAIN SHALL BE MAINTAINED & PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
6. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES. CONSULT ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
7. FURNISH, ERECT AND MAINTAIN ALL TEMPORARY BARRICADES, FENCES, COVERINGS, ENCLOSURES, SIGNS AND LIGHTING AS MAY BE REQUIRED TO CARRY ON DEMOLITION WORK IN A SAFE AND LEGAL MANNER.
8. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM THE DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

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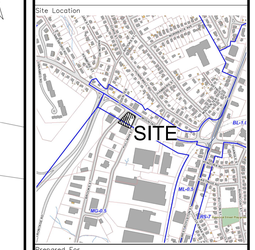
Seal

Site Location



Prepared For
LACY TOPAZ, LLC

37 SUTTON ROAD
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(508) 721-0005

Date	Scale
Jan. 30, 2024	1" = 20'

No.	Revision	Date
1	REVIEW COMMENTS	2/28/24

Project Title
PROPOSED COMMERCIAL REDEVELOPMENT

79 PULLMAN ST
Worcester, MA

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Drawing Title
Site Preparation
Soil Erosion & Sediment Control Plan

Drawing No.
C-1

Proj. No.
XXX

Sheet
1 of 7

Zoning Summary Chart

Zoning District(s): ML 0.5 & MG 0.5
Overlay District(s): None

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	NA	0.68 AC
FRONTAGE	NA	93 FT
FRONT YARD SETBACK	25'	42 FT
SIDE YARD SETBACK	* NA (12.5')	27 FT
REAR YARD SETBACK	25'	71 FT
MAX. FLOOR AREA RATIO	0.5 MAX	0.08
MAX. BUILDING HEIGHT	50'	24 FT
PARKING SETBACK	5 FT	5 FT
NUMBER OF PARKING SPACES	20	29

* THE OWNER OF A CORNER LOT MAY DESIGNATE EITHER STREET LOT LINE AS THE FRONT LOT LINE. ONCE SO DESIGNATED IT SHALL APPY FOR ALL DIMENSIONAL PURPOSES. THE EXTERIOR SIDE YARD F A CORNER LOT SHALL NOT BE LESS THAN ONE HALF (.5) THE RESPECTIVE FRONT YARD REQUIREMENTS IN ML & MG DISTRICTS.

PROPOSED USE; FOOD SERVICE (DRIVE-THRU)
PERMITTED USES: TABLE 4.1 BUISNESS USE
6. FOOD SERVICE (DRIVE-THRU) BY SPECIAL PERMIT

PARKING CALCULATIONS

USE	REQUIRED PARKING	BUILDING AREA
FAST FOOD/DRIVE-THRU	1 SPACE PER 160 SF GFA	2,152 SF
OUTDOOR SEATING AREA	1 SPACE PER 60 SF	360 SF
* EXCLUDED AREAS	NO PARKING REQUIRED	180 SF

REQUIRED PARKING
2,152 SF X 1SP/160 SF = 14
360 SF X 1 SP/60 SF = 6
TOTAL = 20

ADA PARKING REQUIRED

26-50 TOTAL PARKING SPACES - 2 ADA SPACES REQUIRED

STRETCH ENERGY CODE REQUIRES 20% OF PARKING SPACES TO BE EV CHARGING READY - 6 SPACES REQUIRED

LOADING SPACES REQUIRED

0 - 10,000 GSF NO LOADING SPACES REQUIRED

* EXCLUDED AREAS INCLUDE: UTILITY, ENERGY, CORRIDOR, STAIRWAYS, RESTROOOMS, AND BUILDING MAINTENANCE AREAS

Sign Summary

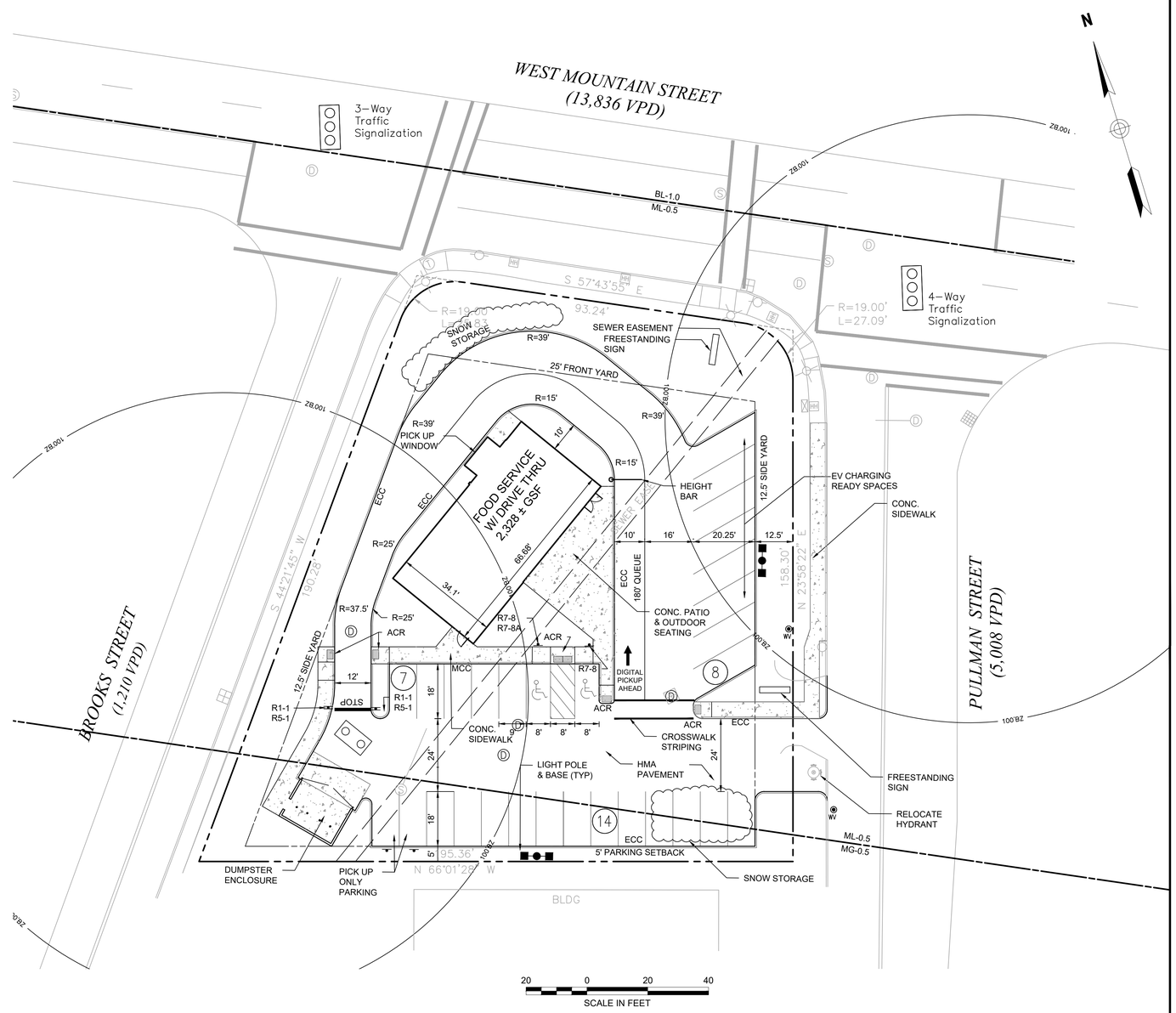
M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8A	12"	6"	VAN ACCESSIBLE
R5-1	30"	30"	DO NOT ENTER

Layout and Materials Notes

1. LANDSCAPED SETBACK AREAS AND REQUIRED PARKING SPACES SHALL NOT BE USED FOR SNOW STORAGE. ONCE ALL DESIGNATED SNOW STORAGE AREAS REACH CAPACITY, THE SNOW SHALL BE REMOVED FROM THE SITE.
2. ALL LOADING SPACES SHALL BE STRIPED AS SHOWN ON THE PLAN. ALL PARKING SPACES SHALL BE STRIPED AND ACCESSIBLE SPACES PLACARDS INSTALLED AS REQUIRED BY THE ARCHITECTURAL ACCESS BOARD.
3. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
4. CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
5. CURBING SHALL BE EXTRUDED CONCRETE (ECC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
8. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
9. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
10. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

PLAN REFERENCES

1. EXISTING CONDITIONS AND BOUNDARY SURVEY BASE PLANS PREPARED BY HST GROUP 1/19/2022



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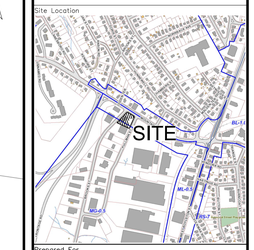

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Layout & Material Plan

Drawing No.
C-2

Proj. No.: XXX

Sheet: 2 of 7

NOTES

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

3. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

4. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

5. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.

6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

7. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.

8. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:

   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH

   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

15. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

16. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.

17. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

   A. WATER PIPES SHALL BE DUCTILE IRON FOR GREATER THAN 2" DIAMETER OR AS REQUIRED BY THE CITY OF WORCESTER DPW.

   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 SEWER PIPE

   C. STORM DRAINAGE PIPES SHALL BE HDPE SMOOTH LINED CAPABLE OF WITHSTANDING HS 20 LOADING UNLESS OTHERWISE INDICATED ON THE PLANS.
   STORM DRAIN PIPES CONNECTING TO THE CITY STORM DRAIN WITHIN THE ROW SHALL BE REINFORCED CONCRETE PIPE.

   D. ELECTRIC AND TELECOMMUNICATION CONDUITE SHALL BE PVC SCHEDULE 40.

   E. IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40.

18. CONTRACTOR SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ELECTRICAL WIRING AND EQUIPMENT WHICH SHALL BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICIAN.

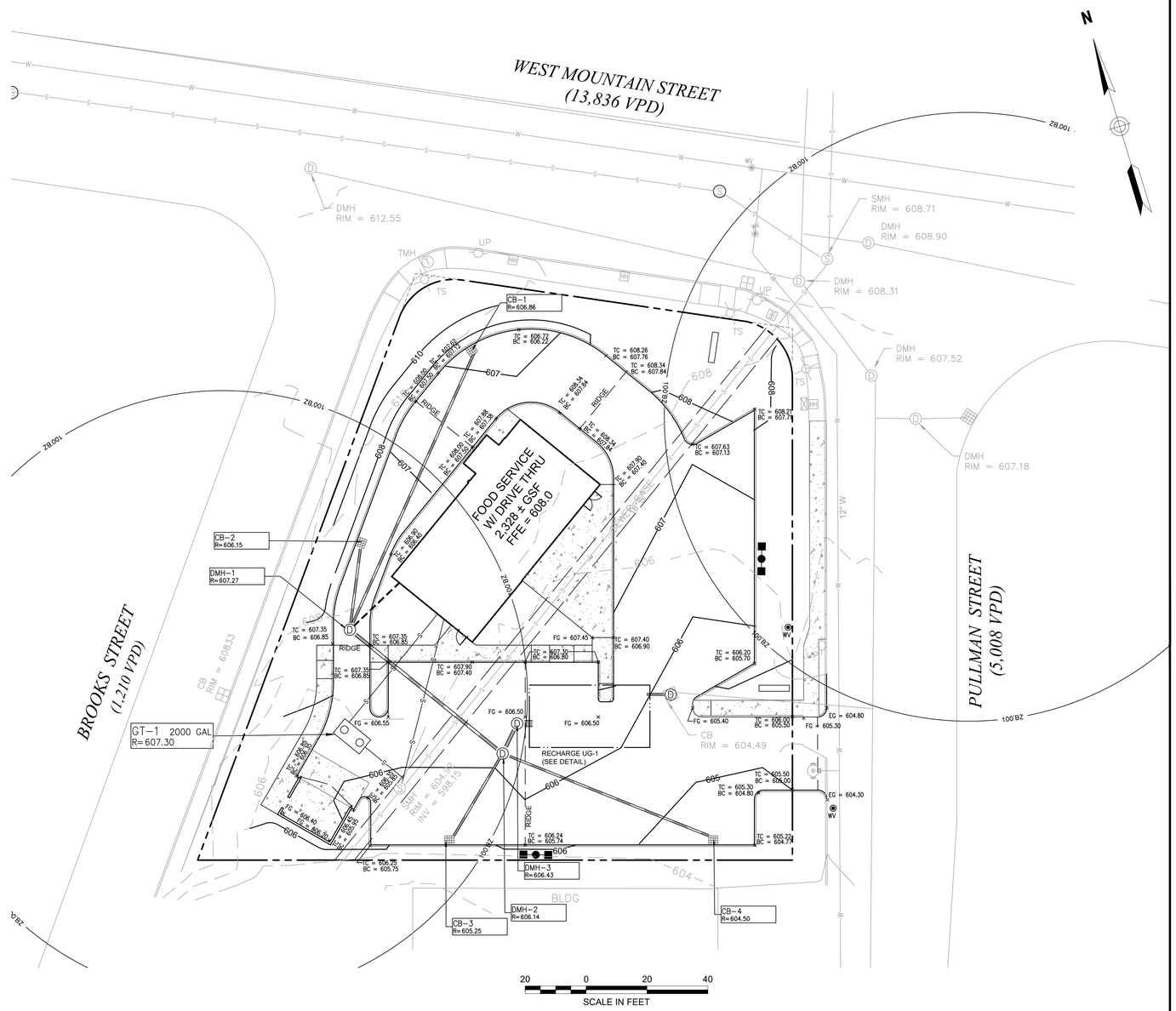
19. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.

20. NEW CATCH BASINS SHALL BE "DEEP SUMP" CATCH BASIN WITH HOOD AND MINIMUM SUMP DEPTH OF 4 FEET.

21. ALL WATER AND SEWER PIPE AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY OF WORCESTER STANDARDS.

22. MINIMUM COVER OVER ALL WATER PIPES SHALL BE 5 FEET.

23. NO SEWER MAIN OR SEWER CONNECTION SHALL BE INSTALLED CLOSER THAN TEN (10) FEET HORIZONTALLY OR EIGHTEEN (18) INCHES VERTICALLY TO ANY WATER MAIN.



PLAN REFERENCES

1. EXISTING CONDITIONS AND BOUNDARY SURVEY BASE PLANS PREPARED BY HST GROUP 1/19/2022

SOIL INFORMATION

1. BASED UPON USDA NRCS, ON-SITE SOILS IS DESIGNATED URBAN LAND

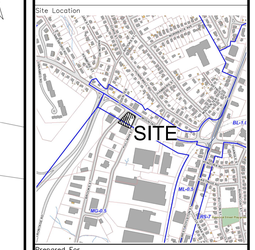
Prepared By:

MIDPOINT ENGINEERING + CONSULTING

37 Sutton Road
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com

Seal

Site Location



Prepared For

LACY TOPAZ, LLC

37 SUTTON ROAD
WEBSTER, MA 01570
(508) 721-0005

Date: Jan. 30, 2024 | Scale: 1" = 20'

No.	Revision	Date
1	REVIEW COMMENTS	2/28/24

Project Title

PROPOSED COMMERCIAL REDEVELOPMENT

79 PULLMAN ST
Worcester, MA

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Permit

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Drawing Title

Grading Plan

Drawing No.

C-3

Proj. No.: XXX

Sheet: 3 of 7

NOTES

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

3. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

4. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

5. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.

6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.

7. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.

8. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:

   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH

   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH

   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

15. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

16. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.

17. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

   A. WATER PIPES SHALL BE DUCTILE IRON FOR GREATER THAN 2" DIAMETER OR AS REQUIRED BY THE CITY OF WORCESTER DPW.

   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 SEWER PIPE

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   STORM DRAIN LINES CONNECTING TO CITY OF WORCESTER DRAINS WITHIN THE ROW SHALL BE REINFORCED CONCRETE PIPE.

   D. PRIMARY ELECTRIC CONDUIT SHALL BE AS REQUIRED BY NATIONAL GRID. SECONDARY ELECTRIC AND TELECOMMUNICATION CONDUIT SHALL BE PVC SCHEDULE 40.

   E. IRRIGATION SLEEVES SHALL BE PVC SCHEDULE 40.

18. CONTRACTOR SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ELECTRICAL WIRING AND EQUIPMENT WHICH SHALL BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICIAN.

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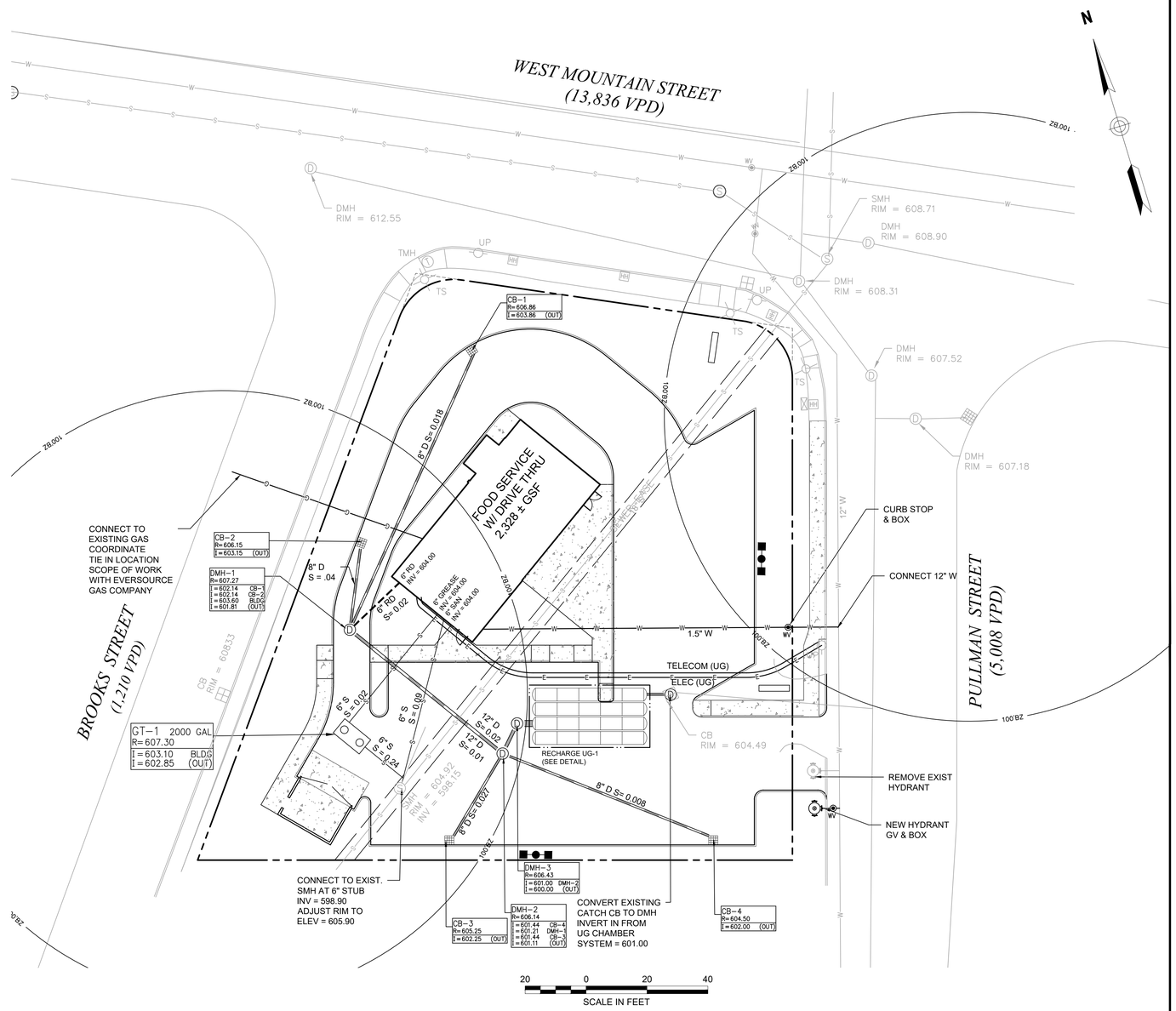

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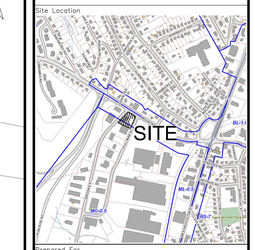

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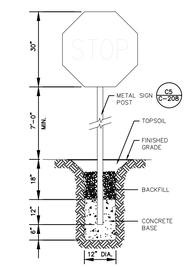
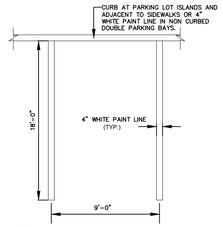


NOTE:
PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

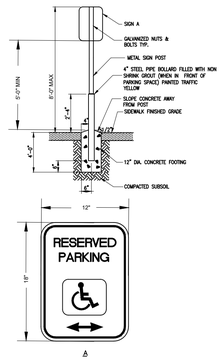
N.T.S. STOP SIGN



NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

2. SEE SITE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

N.T.S. TYPICAL PARKING SPACE DETAIL



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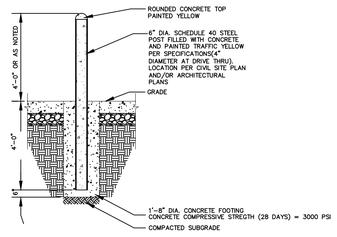
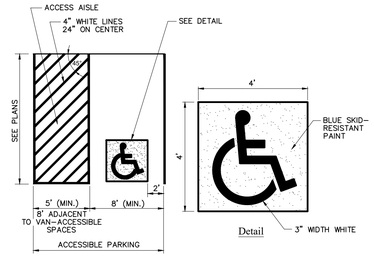
N.T.S. HANDICAPPED PARKING SIGNAGE DETAIL



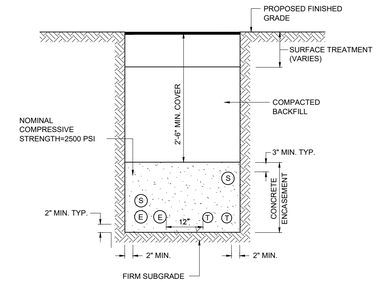
N.T.S. BOLLARD DETAIL



Notes:

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" WIDE SOLID WHITE PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
3. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.

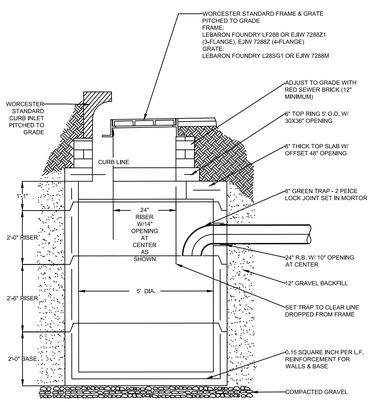
N.T.S. ASSESSIBLE PARKING SPACE DETAIL



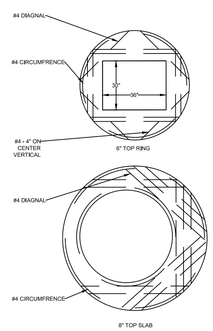
E-ELECTRICAL, 5" PVC CONDUIT
T-TELEPHONE, 4" PVC CONDUIT
FA-FIRE ALARM, 4" PVC CONDUIT
S-SPARE 4" PVC CONDUIT

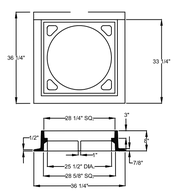
NOTES:
1. TYPICAL CROSS-SECTION SUBJECT TO APPROVAL FROM PRIVATE COMPANIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE 10' STEEL CONDUIT SWEEPS FOR ELECTRICAL CONDUIT AND 10' STEEL CONDUIT TANGENT SECTION PRIOR TO SWEEP.

N.T.S. TYPICAL CONDUIT BANK



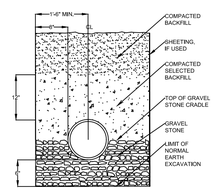
TYPICAL PRECAST CATCH BASIN



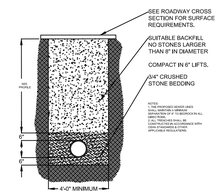


WORCESTER STANDARD FRAME & GRATE DETAIL FOR CATCH BASIN

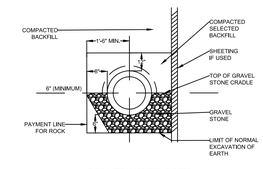
N.T.S. CITY OF WORCESTER STANDARD CATCH BASIN



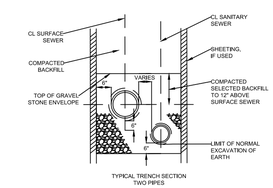
TYPICAL DRAIN MAIN TRENCH



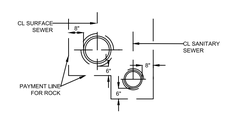
TYPICAL SEWER MAIN TRENCH



TYPICAL TRENCH SECTION ONE PIPE

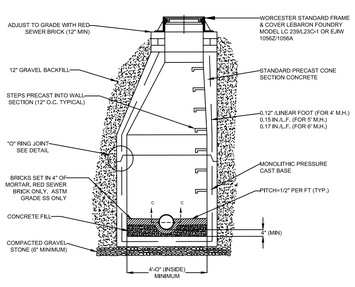


TYPICAL TRENCH SECTION TWO PIPES

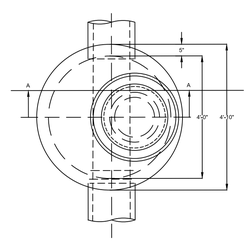


TYPICAL TRENCH SECTION IN ROCK

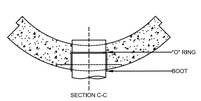
N.T.S. CITY OF WORCESTER STANDARD TRENCH DETAILS



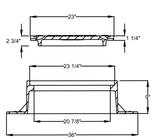
TYPICAL MANHOLE - SECTION A-A



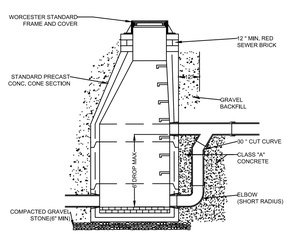
"O" RING JOINT DETAIL



SECTION C-C

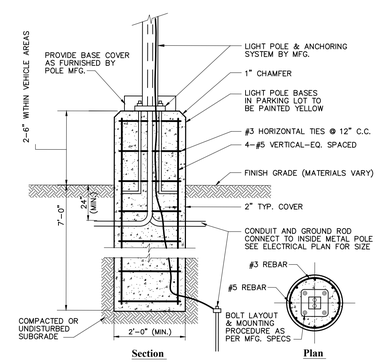


WORCESTER STANDARD FRAME & COVER DETAIL FOR MANHOLE



TYPICAL DROP MANHOLE DETAIL

N.T.S. CITY OF WORCESTER STANDARD MANHOLE



Notes:

LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

N.T.S. LIGHT POLE BASE

Prepared By:

MID POINT ENGINEERING + CONSULTING

37 Sutton Road
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(508) 721-1900
pdoherty@midpointengineering.com

Seal

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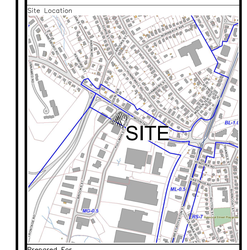

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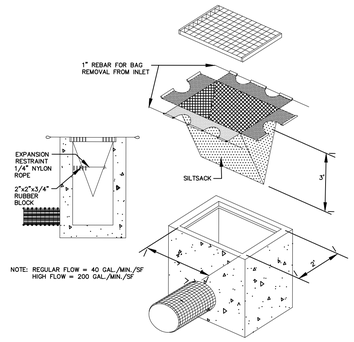
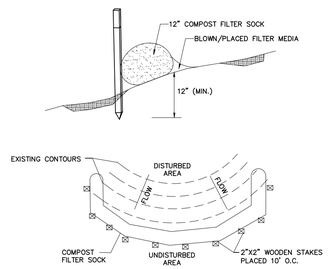


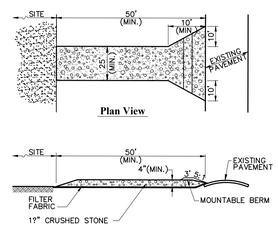
J12 CATCHBASIN SEDIMENT TRAP

N.T.S.



COMPOST FILTER SOCK

N.T.S.

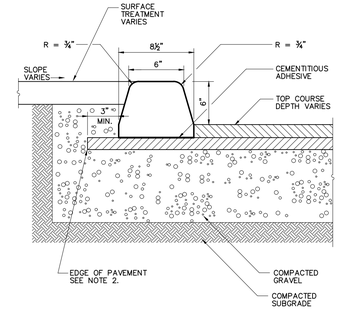


Notes:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

A12 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



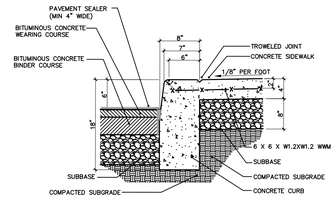
Notes:

1. ECC REFERS TO EXTRUDED CONCRETE CURB WHICH IS CAST-IN-PLACE IN THE FIELD.
2. WHEN ECC IS USED, CONTRACTOR IS TO DETERMINE THE EXTENDED LAYOUT DIMENSIONS OF THE BASE COURSE IN ORDER TO ACCOMODATE PLACEMENT OF THE ECC.

EXTRUDED CONCRETE CURB (ECC)

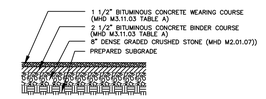
N.T.S.

NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE F'C 4000 P.S.I. CONCRETE AT 28 DAYS
CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING



CURB DETAIL WITH MONOLITHIC SIDEWALK ONSITE

N.T.S.

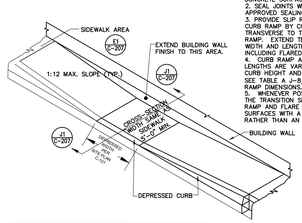


NOTE:
1. THE MINIMUM REQUIRED THICKNESS ARE SHOWN IN THE DETAIL. USE LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES.

HMA PAVEMENT (ON SITE)

N.T.S.

NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE



NOTES:
1. PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.
2. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
3. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
4. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH. SEE TABLE A -8/C-207 FOR TYPICAL RAMP DIMENSIONS.
5. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.

CURB RAMP DIMENSIONS NEW CONSTRUCTION

*RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH (1 : 12)	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 12	3.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 12	4.0 FT.	3.3 FT.	4.0 FT.
5"	1 : 12	5.0 FT.	4.2 FT.	5.0 FT.
6"	1 : 12	6.0 FT.	5.0 FT.	6.0 FT.
7"	1 : 12	7.0 FT.	5.8 FT.	7.0 FT.
8"	1 : 12	8.0 FT.	6.7 FT.	8.0 FT.
9"	1 : 12	9.0 FT.	7.5 FT.	9.0 FT.
10"	1 : 12	10.0 FT.	8.4 FT.	10.0 FT.
11"	1 : 12	11.0 FT.	9.2 FT.	11.0 FT.
12"	1 : 12	12.0 FT.	10.0 FT.	12.0 FT.

CURB RAMP DIMENSIONS EXISTING CONDITION *

* MAX. RISE OF RAMP	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1 : 10)	SIDE FLARE DIMENSION AT CURB (1 : 12)
3"	1 : 8	2.0 FT.	2.5 FT.	3.0 FT.
4"	1 : 10	3.3 FT.	3.3 FT.	4.0 FT.
5"	1 : 10	4.2 FT.	4.2 FT.	5.0 FT.
6"	1 : 10	5.0 FT.	5.0 FT.	6.0 FT.

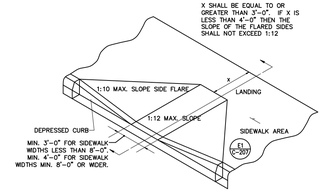
* USE ONLY WHEN SPACE LIMITATIONS PROHIBIT THE CONSTRUCTION OF 1 : 12 OR FLATTER SLOPES.

* CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE

CURB RAMP DETAIL AND RAMP SCHEDULE

N.T.S.

X SHALL BE EQUAL TO OR GREATER THAN 3'-0". IF X IS LESS THAN 4'-0" THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 1:12

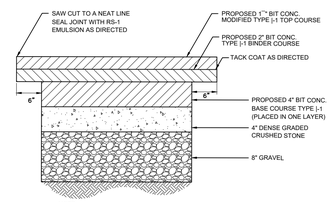


NOTE: ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE

NOTE: RAMP FINISH TO BE SLIP RESISTANT TEXTURE BY COURSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.

CURB RAMP DETAIL

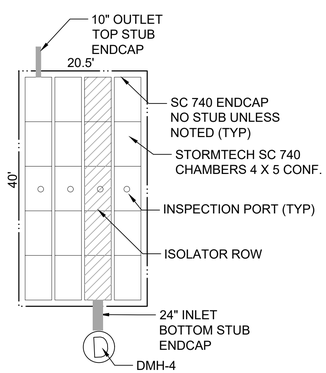
N.T.S.



NOTE:
BIT. CONC. PAVEMENTY SHALL BE SAW CUT TO OBTAIN A VERTICAL FACE. WHICH SHALL BE CLEANED AND COATED WITH RS-1 EMULSION PRIOR TO PLACING NEW BIT. CONC. PAVEMENT THAT WILL ABUT THIS FACE. SEAMS SHALL BE HEATED WITH INFRARED EQUIPMENT

FULL DEPTH PAVEMENT REPAIR

N.T.S.

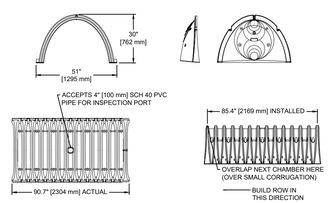


MIN F.G. = 604.25; MAX F.G. = 610.50
TOP OF STONE ELEV. = 603.00
TOP OF CHAMBER ELEV. = 602.50
BOTTOM OF CHAMBER ELEV. = 600.00
BOTTOM OF STONE ELEV. = 599.50

RECHARGE CHAMBER SYSTEM UG-1
StormTech SC 740 4 x 5 Configuration

UNDERGROUND CHAMBER SYSTEM UC-1

N.T.S.



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4" [1295 mm x 762 mm x 2169 mm]
CHAMBER STORAGE	45.9 CUBIC FEET [1.30 m³]
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET [2.12 m³]
WEIGHT	75 lbs. [33.6 kg]

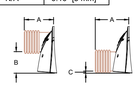
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

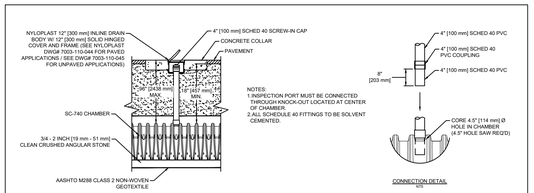
PART#	STUB	A	B	C
SC740EPE06T	6" [150 mm]	10.90" [277 mm]	18.50" [470 mm]	N/A
SC740EPE06B	6" [150 mm]	10.90" [277 mm]	N/A	0.50" [13 mm]
SC740EPE08T	8" [200 mm]	12.20" [310 mm]	16.50" [419 mm]	N/A
SC740EPE08B	8" [200 mm]	12.20" [310 mm]	N/A	0.60" [15 mm]
SC740EPE10T	10" [250 mm]	13.40" [340 mm]	14.50" [368 mm]	N/A
SC740EPE10B	10" [250 mm]	13.40" [340 mm]	N/A	0.70" [18 mm]
SC740EPE12T	12" [300 mm]	14.70" [373 mm]	12.50" [318 mm]	N/A
SC740EPE12B	12" [300 mm]	14.70" [373 mm]	N/A	1.20" [30 mm]
SC740EPE15T	15" [375 mm]	18.40" [467 mm]	9.00" [229 mm]	N/A
SC740EPE15B	15" [375 mm]	18.40" [467 mm]	N/A	1.30" [33 mm]
SC740EPE18T	18" [450 mm]	19.70" [500 mm]	5.00" [127 mm]	N/A
SC740EPE18B	18" [450 mm]	19.70" [500 mm]	N/A	1.60" [41 mm]
*SC740EPE24B	24" [600 mm]	18.50" [470 mm]	N/A	0.10" [3 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

*FOR THE SC740EPE24B THE 24" [600 mm] STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" [44 mm]. BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.





NOTES:
1.INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.
2.ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

INSPECTION PORT DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
D FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF PAVEMENT, SHOULDER, OR UNPAVED FINAL GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO 18" [457 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 88, 9, 10	BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs [53 kN]. DYNAMIC FORCE NOT TO EXCEED 35,000 lbs [156 kN].
B EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (X LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY[4].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".

2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

STORMTECH ACCEPTABLE FILL MATERIALS

Prepared By:
MIDPOINT ENGINEERING + CONSULTING
37 Sutton Road
Webster, MA 01570
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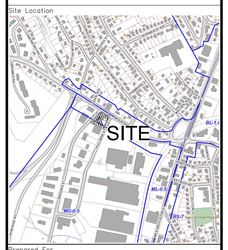
pdoherty@midpointengineering.com

Seal

Site Location



Prepared For
LACY TOPAZ, LLC

37 SUTTON ROAD
WEBSTER, MA 01570
(508) 721-0005

Date Jan. 30, 2024 Scale 1" = 20'

No.	Revision	Date
1	REVIEW COMMENTS	2/28/24

Project Title
PROPOSED COMMERCIAL REDEVELOPMENT

79 PULLMAN ST
Worcester, MA

Issued For
Permit

Not for Construction

Drawing Title
Site Details 2

Drawing No.
C-6

Proj. No. XXX

Sheet 6 of 7

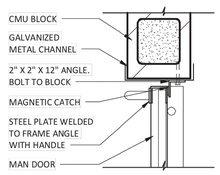
DUMPSTER ENCLOSURE FINISH SCHEDULE

MATERIAL	COLOR/FINISH
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU	REFER TO PAINT SPECIFICATIONS
METAL COPING	PREFINISHED TO MATCH PAINTED CMU
CORRUGATED METAL & DOOR FRAMES	PAINTED 'KNIGHTS ARMOR' PPG 1001-6

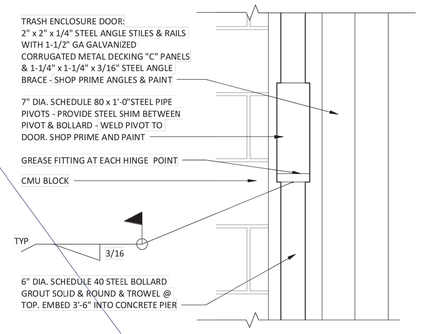
ARCHITECT TO MODIFY PER PROJECT

ARCHITECT TO CONFIRM ORIENTATION OF DUMPSTER ON PROJECT BASIS

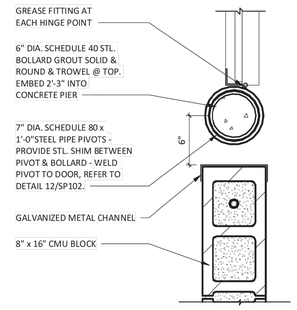
ARCHITECT TO VERIFY FOUNDATION DEPTH MEETS LOCAL FROST DEPTH - MIN. 2'-4" DEEP FOUNDATION REQUIRED



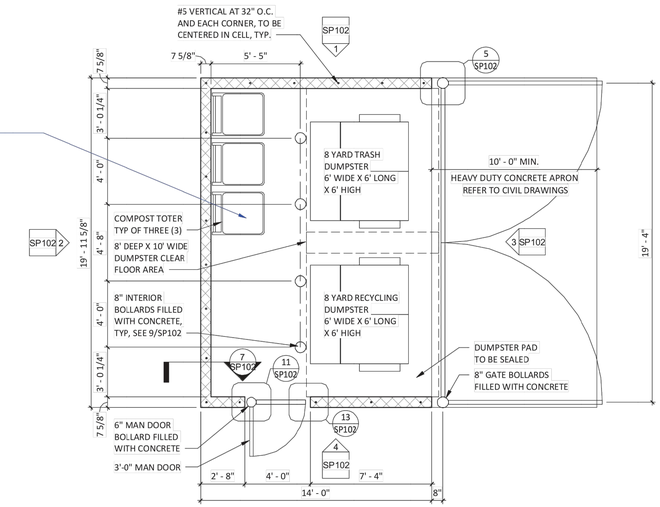
13 SP102 **MAN DOOR LATCH DETAIL** 1 1/2" = 1'-0"



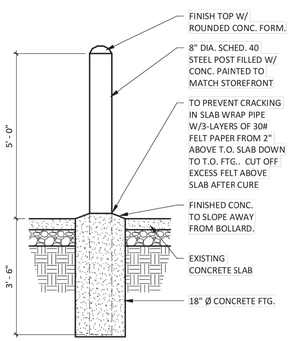
12 SP102 **MAN DOOR PIVOT** 1 1/2" = 1'-0"



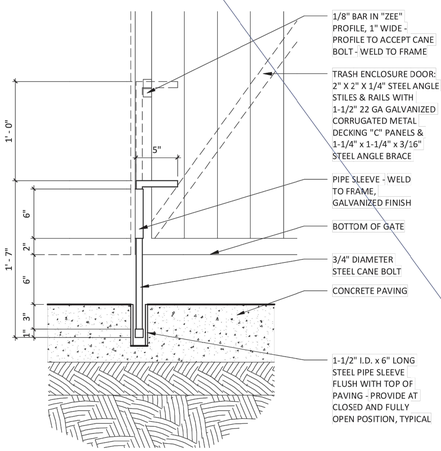
11 SP102 **MAN DOOR PIVOT DETAIL** 1 1/2" = 1'-0"



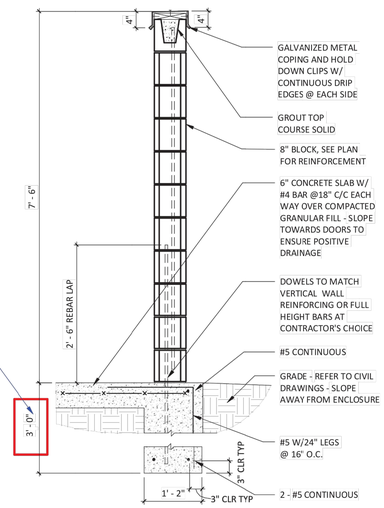
10 SP102 **DUMPSTER PLAN** 1/4" = 1'-0"



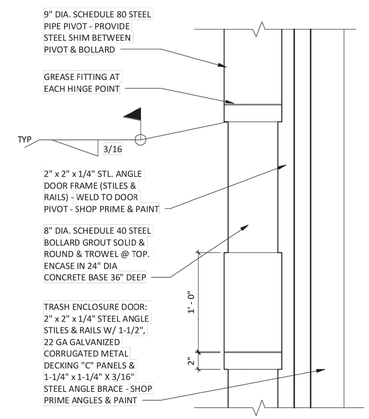
9 SP102 **TYP. BOLLARD DETAIL** 1/2" = 1'-0"



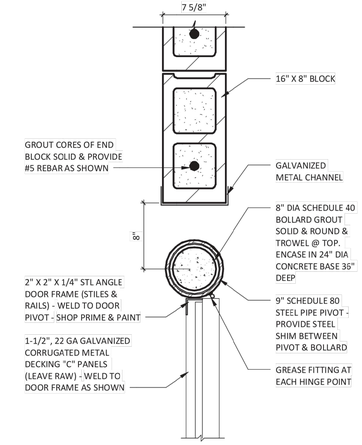
8 SP102 **TYPICAL CANE BOLT DETAIL** 1 1/2" = 1'-0"



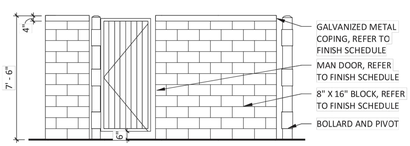
7 SP102 **DUMPSTER DETAIL** 3/4" = 1'-0"



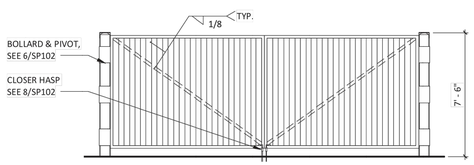
6 SP102 **DUMPSTER DOOR PIVOT** 1 1/2" = 1'-0"



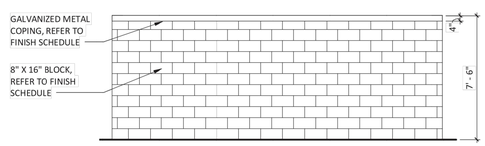
5 SP102 **DUMPSTER WALL DETAIL** 1 1/2" = 1'-0"



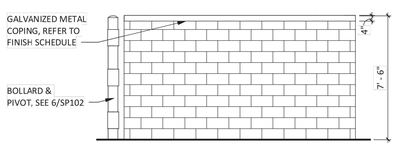
4 SP102 **DUMPSTER ELEVATION** 1/4" = 1'-0"



3 SP102 **DUMPSTER ELEVATION** 1/4" = 1'-0"



2 SP102 **DUMPSTER ELEVATION** 1/4" = 1'-0"



1 SP102 **DUMPSTER ELEVATION** 1/4" = 1'-0"

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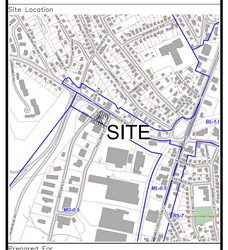
pdoherty@midpointengineering.com

Seal

Site Location



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Drawing Title
Site Details 3

Drawing No.
C-7

Proj. No. XXX

Sheet 7 of 7

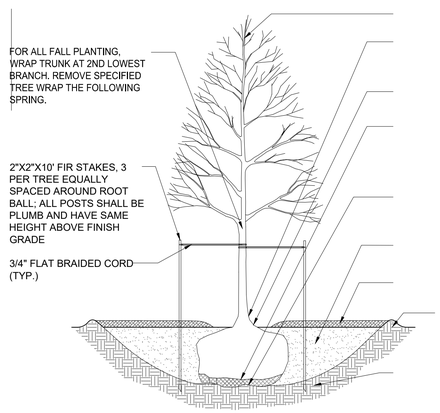
Landscaping Notes

1. A;LL PLANT MATERIAL SHALL BE ASAIN LONGHORNED BEETLE RESSISTANT VARIETY
2. THE INTENT OF THIS DOCUMENT IS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED GENERAL CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. THE LAYOUT HAS BEEN FORMULATED BASED UPON CITY ORDINANCES AND SHALL BE FOLLOWED TO THE GREATEST EXTENT POSSIBLE. THE GENERAL CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY REQUIRED OR SUGGESTED CHANGES PRIOR TO CONSTRUCTION.
3. LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT IMMEDIATELY. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PROPOSED LOCATIONS OF PLANTINGS.
4. ALL NEW PLANT MATERIAL INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
9. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL SUPPLY NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF MINOR DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE LANDSCAPE PLAN AND THE QUANTITY SHOWN IN THE PLANT SCHEDULE, THE LANDSCAPE PLAN SHALL GOVERN.
11. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
12. NO PLANT MATERIAL SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO FINISHED GRADE BEFORE BEING DUG IN THE NURSERY. PRIOR TO PLANTING, REMOVE THE TOP OF THE BURLAP AND CONFIRM THAT PLANT ROOT CROWNS ARE NOT COVERED BY SOIL FROM THE NURSERY.
13. THE CONTRACTOR SHALL STAKE LOCATIONS FOR ALL PROPOSED PLANTING FOR APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL COORDINATE TREE LOCATIONS WITH THE PROPOSED LIGHTING WITH THE ENGINEER WELL IN ADVANCE OF THE LIGHT POLE FOOTINGS OR LANDSCAPE BEING INSTALLED.
14. CONTRACTOR SHALL INSTALL MULCH RINGS AROUND INDIVIDUAL TREES WITHIN LAWN AREAS WHERE PLANTING BEDS ARE NOT INDICATED ON THE PLAN. IF PLANTS OR TREES ARE LOCATED TOO CLOSE TO OTHER PLANTS THEN CONTRACTOR SHALL FORMULATE A MULCH BED AROUND THE GROUPING OF PLANTS OR TREES.
15. 2-3-INCH DEEP SHREDDED PINE BARK MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANT BEDS AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. ALL TREES SHALL BE SUFFICIENTLY STAKED FOR ONE FULL YEAR.
17. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
18. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 6" OF LOAM AND THE SPECIFIED LAWN SEED MIX. ALL DISTURBED LAWN AREAS INSIDE AND OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED WITH 6" LOAM & SEED OR AS SHOWN ON THE DRAWINGS.

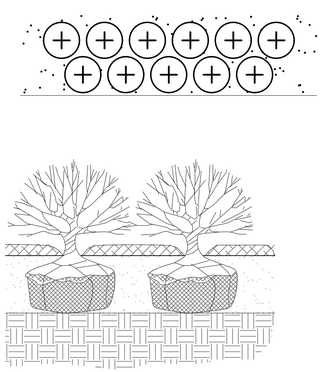
PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
7	PC	PYRUS CALLERYANA 'ARISTROCRAT'	ARISTROCRAT PEAR	2-2 1/2" CAL.
3	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	AMERICAN SWEETGUM	2-2 1/2" CAL.
		SHRUBS, PERENNIALS & GROUNDCOVER		
33	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	7 GAL.
38	HH	HERMOCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	7 GAL.
6	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW'	ROCKY MOUNTAIN JUNIPER	7 GAL.
7	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERAL GREEN ARBORVITAE	7 GAL.

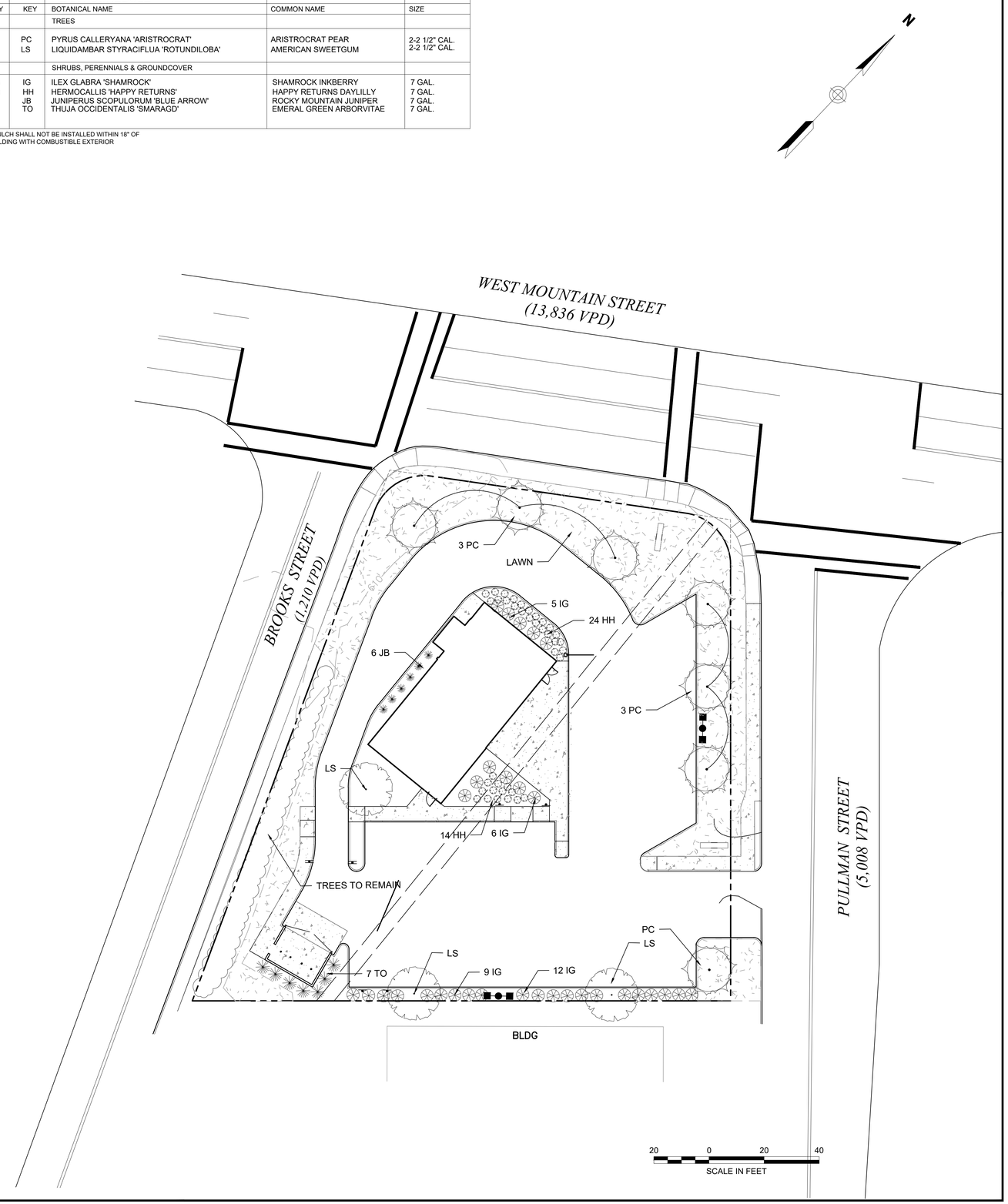
BARK MULCH SHALL NOT BE INSTALLED WITHIN 18" OF ANY BUILDING WITH COMBUSTIBLE EXTERIOR



1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



2 SHRUB, PERENNIAL & GROUNDCOVER PLANTING
SCALE: N.T.S.



Prepared By:

MIDPOINT ENGINEERING + CONSULTING

37 Sutton Road
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com

Seal

Site Location

Prepared For
LACY TOPAZ, LLC

37 SUTTON ROAD
WEBSTER, MA 01570
(508) 721-0005

Date Jan. 30, 2024 Scale 1" = 20'

No.	Revision	Date

Project Title
PROPOSED COMMERCIAL REDEVELOPMENT

79 PULLMAN ST
Worcester, MA

Issued For
Permit

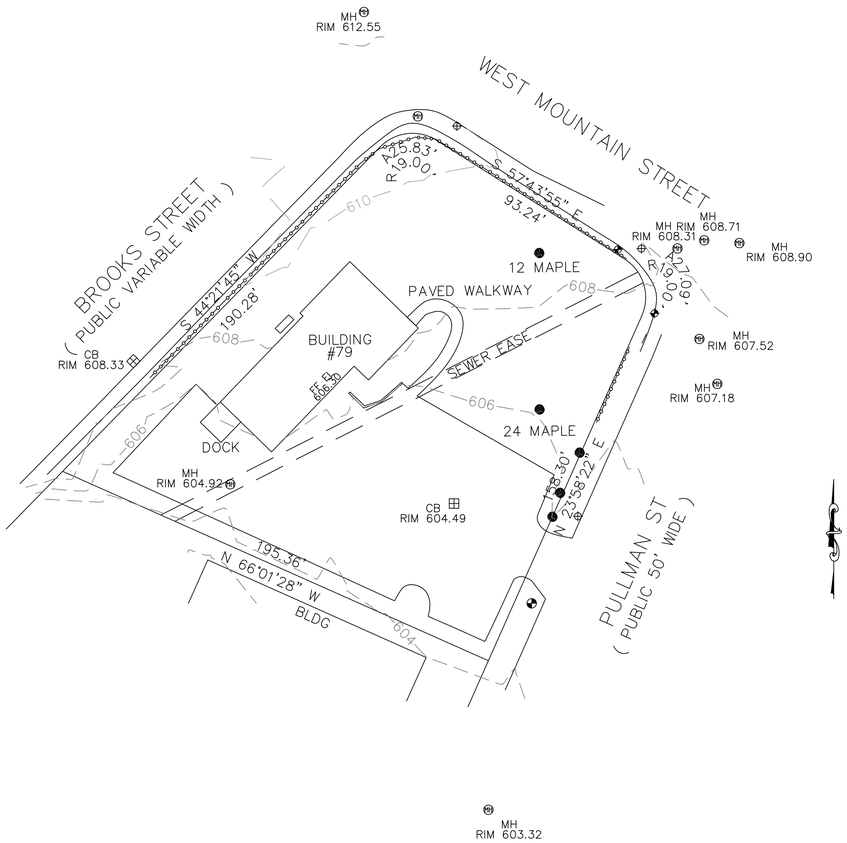
Not for Construction

Drawing Title
Planting Plan

Drawing No.
LA-1

Proj. No. XXX

Sheet 1 of 1



30 0 30 60 90

SCALE 1" = 30'

PLAN REFERENCE(S):
493-49, 389-121, 891-55

DEED REFERENCE(S):
22403-115

THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

COMMONWEALTH OF MASSACHUSETTS
DANIEL J. TIVNAN
NO. 40047
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

hs&t group, inc.
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EXISTING CONDITIONS PLAN
79 PULLMAN ST WORCESTER MA

APPLICANT(S)/OWNER(S):
GALAXY DEVELOPMENT

DATE:	01-19-22	COMP'D:	JT	FIELD:	PS
SCALE:	1"=40'	CAD:	JT	FLD. BK:	664-20
ZONE:	ML.5, MG-.5	REV'D:	DJT	PULLMAN79SITE	

JOB NUMBER: 7405

DWG NUMBER: 2007

SHEET NUMBER
1 OF 1