

Definitive Site Plan

Issued for: Permit

Date Issued: January 30, 2024

Latest Issue: March 28, 2024

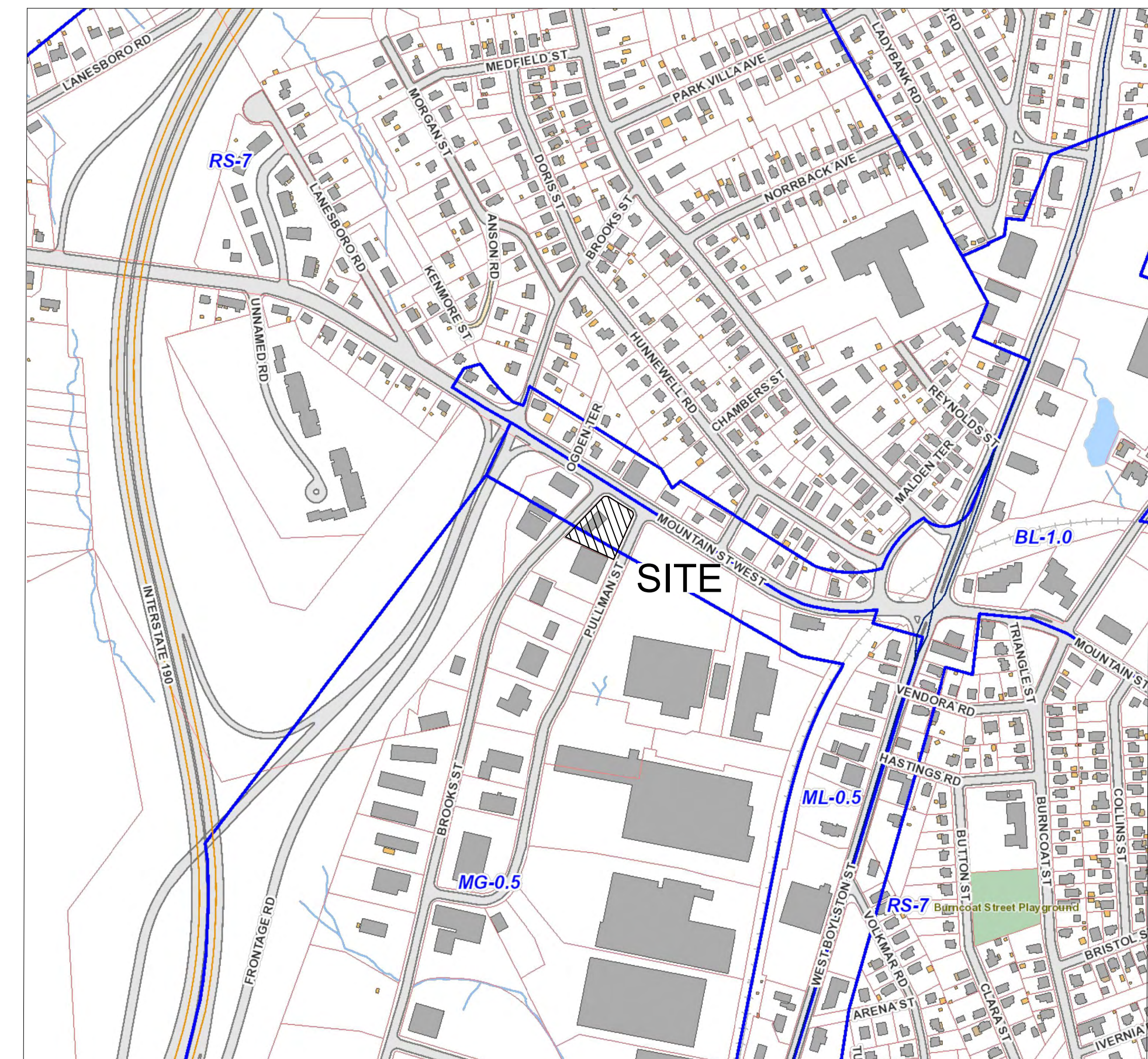
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Commercial Redevelopment

79 Pullman Street

Worcester, MA 01606



Site Location Map



Scale 1" = 400"

Legend

Exist.	Prop.	Exist.	Prop.	
---	---	132.75 x	132.75 x	CONCRETE
---	---	12" D ₂	12" D ₂	SPOT ELEVATION
---	---	6" RD	6" RD ₂	DRAIN
---	---	12" S	12" S	ROOF DRAIN
---	---	4" FP	4" FP	SEWER
---	---	---	---	FIRE PROTECTION
---	---	---	---	DOMESTIC WATER
---	---	---	---	GAS
---	---	---	---	ELECTRIC
---	---	---	---	TELEPHONE
---	---	---	---	CATCH BASIN
---	---	---	---	DRAIN MANHOLE
---	---	---	---	CLEANOUT
---	---	---	---	SEWER MANHOLE
---	---	---	---	CURB STOP & BOX
---	---	---	---	WATER VALVE & BOX
---	---	---	---	TAPPING SLEEVE, VALVE & BOX
---	---	---	---	GAS GATE
---	---	---	---	GAS METER
---	---	---	---	ELECTRIC MANHOLE
---	---	---	---	ELECTRIC METER
---	---	---	---	LIGHT POLE
---	---	---	---	TELEPHONE MANHOLE
---	---	---	---	UTILITY POLE
---	---	---	---	HAND HOLE

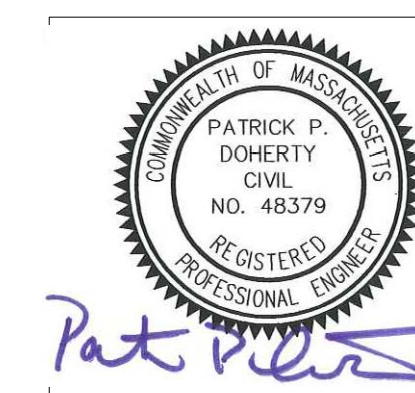
Abbreviations

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	DIP	DUCTILE IRON PIPE
ELEV	ELEVATION	F&G	FRAME AND GRATE
EXIST	EXISTING	F&C	FRAME AND COVER
FFE	FIRST FLOOR ELEVATION	GJ	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	I=	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

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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 MAINTENANCE (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 TECHNIQUES

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

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.

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.

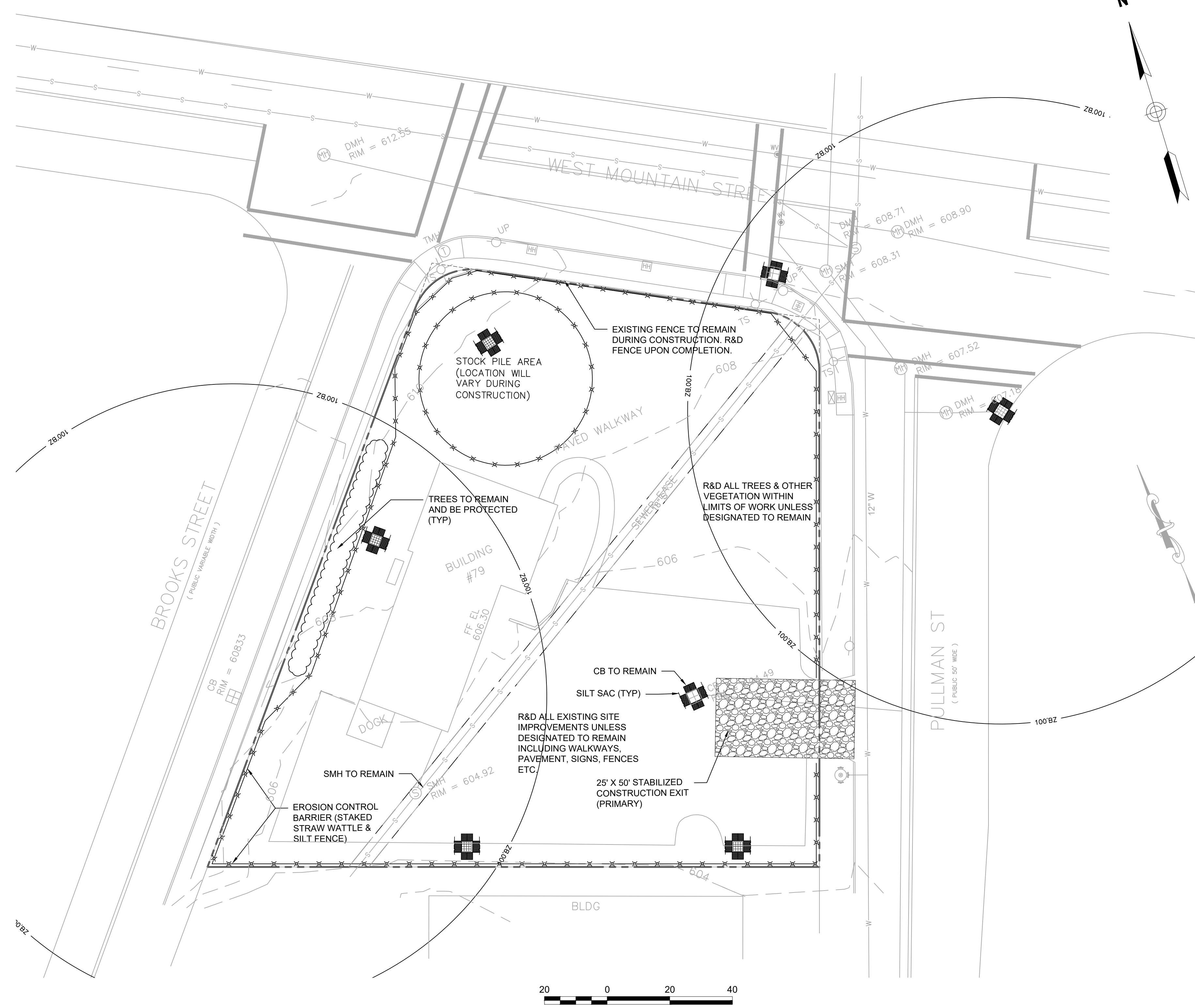
POST CONSTRUCTION STORMWATER MANAGEMENT

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 SLUMP 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.



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Date	Revision	Scale	Date
Jan. 30, 2024		1" = 20'	
3	CONSERVATION REVIEW		3/28/24
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 Preparation
Soil Erosion & Sediment
Control Plan**

Sheet:
C-1

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	23	29

* THE OWNER OF A CORNER LOT MAY DESIGNATE EITHER STREET LOT LINE AS THE FRONT LOT LINE. ONCE SO DESIGNATED IT SHALL APPLY FOR ALL DIMENSIONAL PURPOSES. THE EXTERIOR SIDE YARD FOR 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 BUSINESS USE
 6. FOOD SERVICE (DRIVE-THRU) BY SPECIAL PERMIT

PARKING CALCULATIONS

USE	REQUIRED PARKING	NO.
FAST FOOD/DRIVE-THRU	1 PER 60 SF GFA	164 SF
FOOD SERVICE	1 PER .5 PERSON RATED OCCUPANCY	40 OCCUPANTS
OUTDOOR SEATING	0 FOR UP TO 20 SEATS	20

REQUIRED PARKING

DRIVE THRU:	164 SF X 1 SP/60 SF	= 3
FOOD SERVICE:	40 PERSONS X 0.5 SP/PERSON	= 20
OUTDOOR SEATING:	20 SEATS	= 0
TOTAL		= 23

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, RESTROOMS, AND BUILDING MAINTENANCE AREAS

Layout and Materials Notes

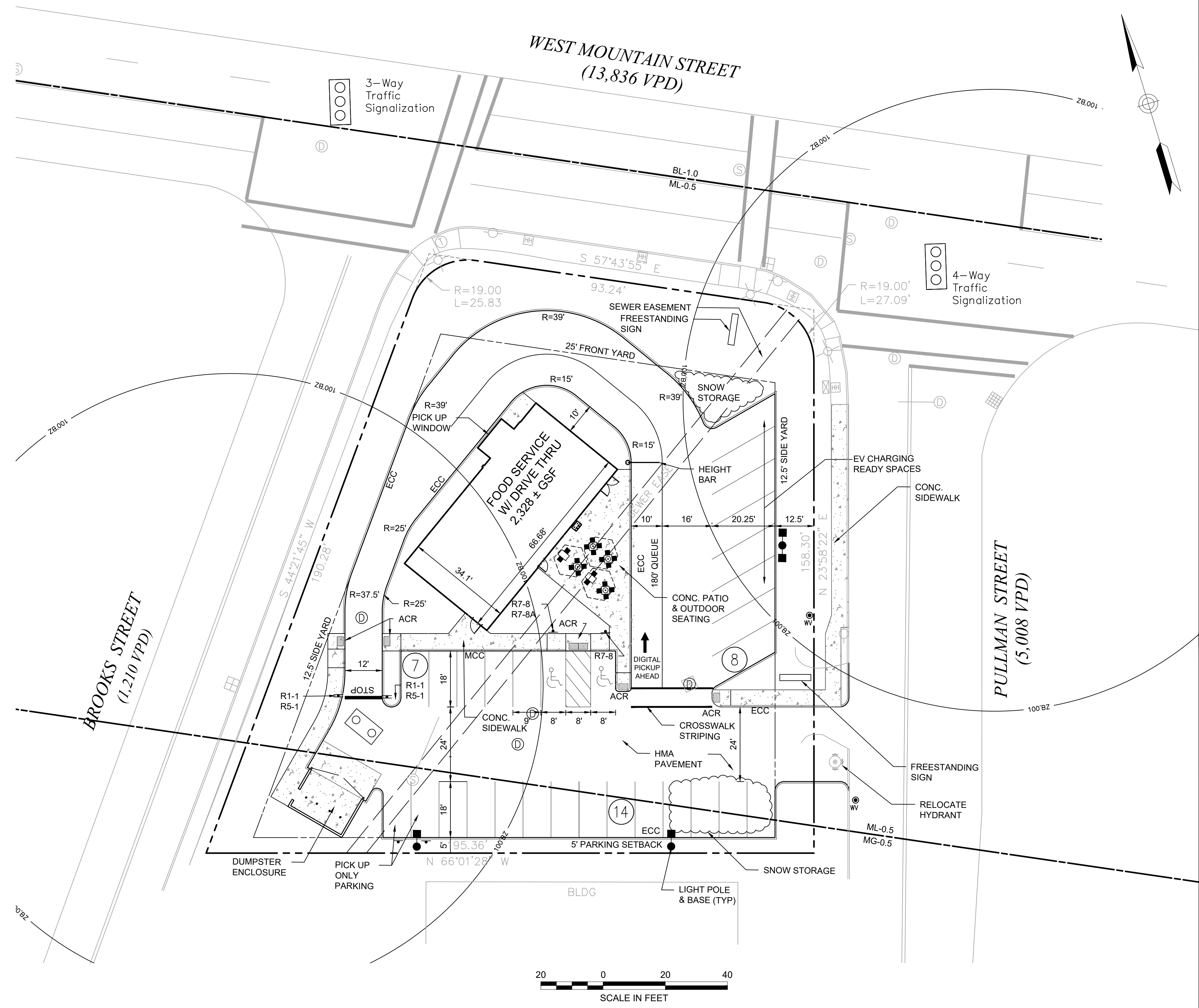
- LANDSCAPED SETBACK AREAS AND REQUIRED PARKING SPACES SHALL NOT BE USED FOR SNOW STORAGE. ONCE ALL DESIGNATED SNOW STORAGE AREAS REACH CAPACITY, THE SNOW SHALL BE REMOVED FROM THE SITE.
- ALL LOADING SPACES SHALL BE STRIPED AS SHOWN ON THE PLAN. ALL PARKING SPACES SHALL BE STRIPED AND ACCESSIBLE SPACES PLACARDS INSTALLED AS REQUIRED BY THE ARCHITECTURAL ACCESS BOARD.
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE EXTRUDED CONCRETE (ECC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- 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.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- 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.
- 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.
- 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

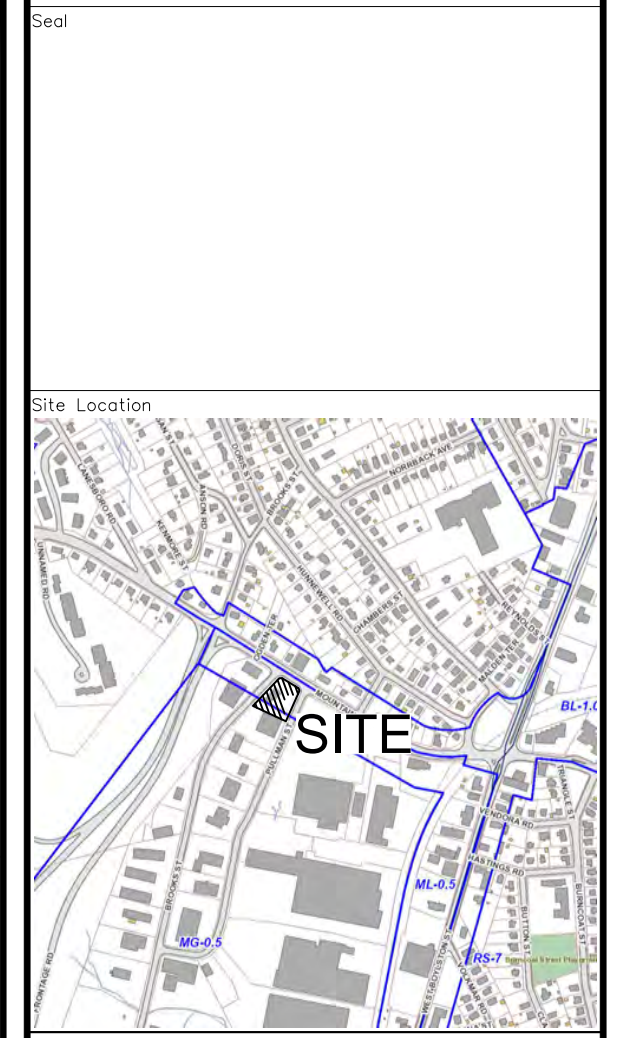
- EXISTING CONDITIONS AND BOUNDARY SURVEY BASE PLANS PREPARED BY HST GROUP 1/19/2022

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R7-8	12"	18"	
R7-8A	12"	6"	
R5-1	30"	30"	



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

No.	Revision	Date
2	REVIEW COMMENTS	3/15/24
1	REVIEW COMMENTS	2/28/24

Project Title:
PROPOSED COMMERCIAL REDEVELOPMENT
 79 PULLMAN ST
 Worcester, MA
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Permit

Not for Construction
 Drawing Title:
Layout & Material Plan

Drawing No.: **C-2**

NOTES

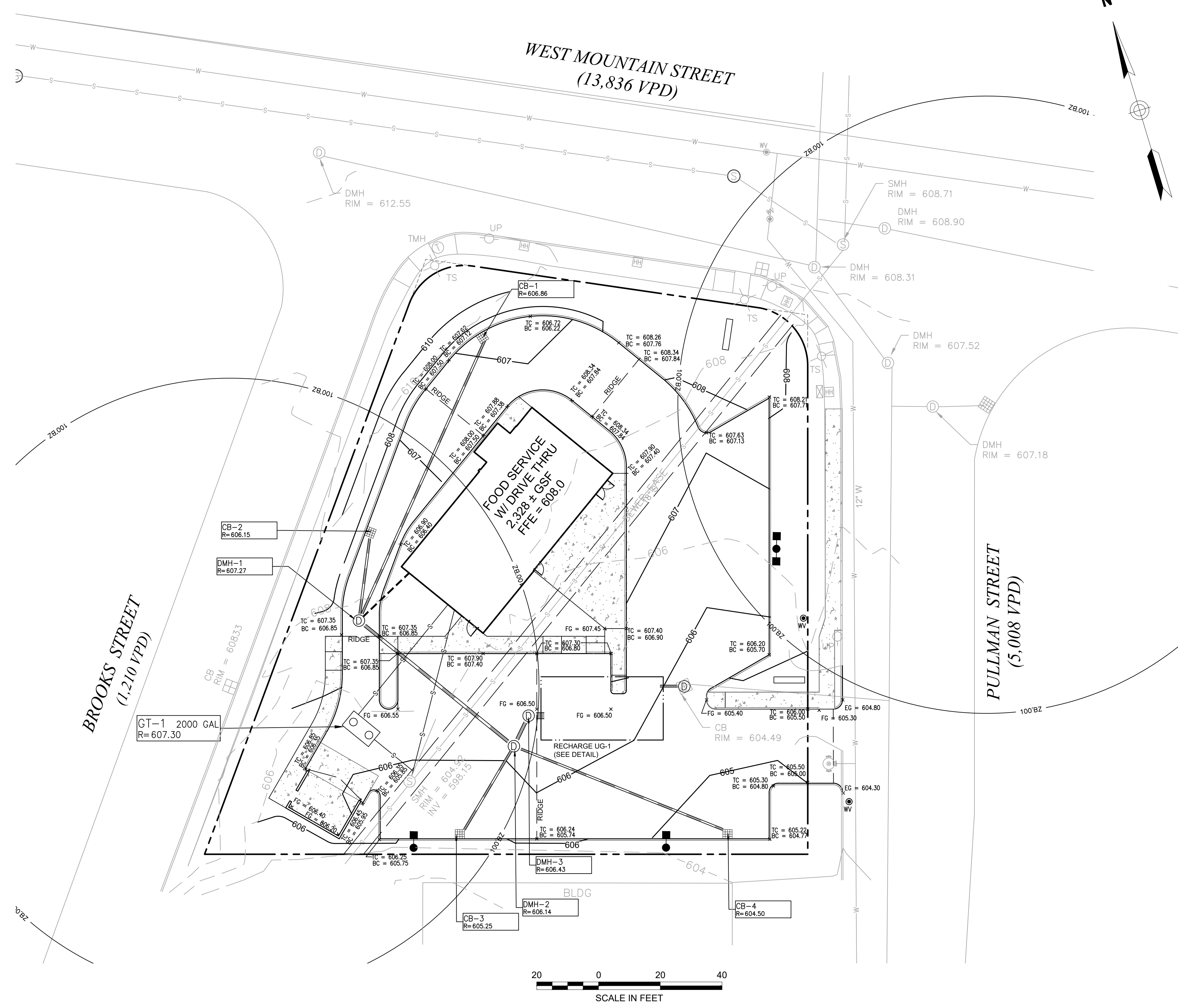
1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS 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
9. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
10. 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.
11. 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.
12. 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.
13. 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.
14. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
15. NEW CATCH BASINS SHALL BE "DEEP SUMP" CATCH BASIN WITH HOOD AND MINIMUM SUMP DEPTH OF 4 FEET.
16. ALL WATER AND SEWER PIPE AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY OF WORCESTER STANDARDS.
17. MINIMUM COVER OVER ALL WATER PIPES SHALL BE 5 FEET.
18. 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:
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Site Location

Prepared For:
LACY TOPAZ, LLC
 37 SUTTON ROAD
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 (508) 721-0005

Date	Revision	Scale	Date
Jan. 30, 2024		1" = 20'	
2	REVIEW COMMENTS		3/15/24
1	REVIEW COMMENTS		2/28/24

Project Title:
PROPOSED COMMERCIAL REDEVELOPMENT
 79 PULLMAN ST
 Worcester, MA

Issued For:
Permit

Not for Construction

Drawing Title:
Grading Plan

Drawing No.:
C-3

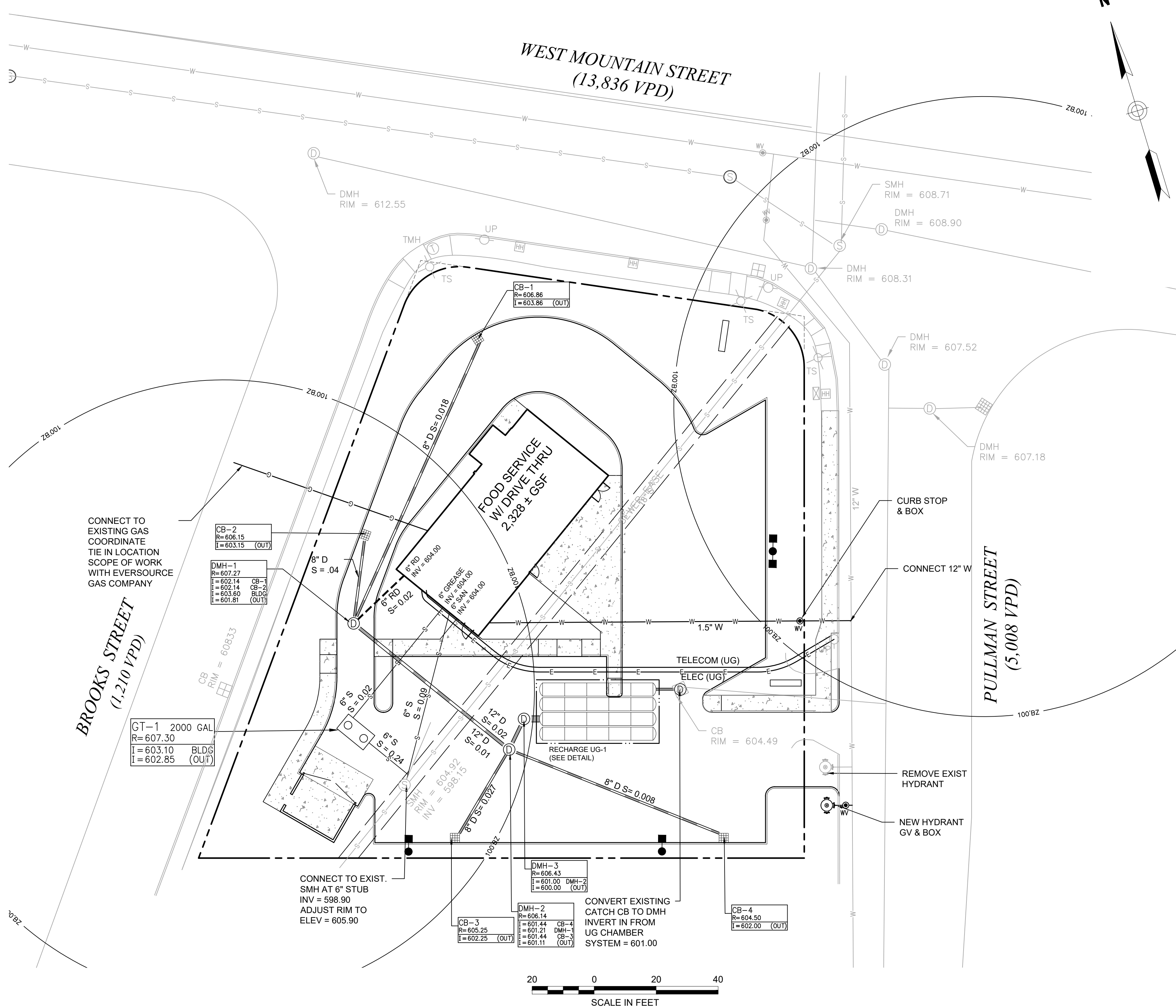
Proj. No.:
 XXX

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 ITS 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
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 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 ENCASUREMENT 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.
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AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

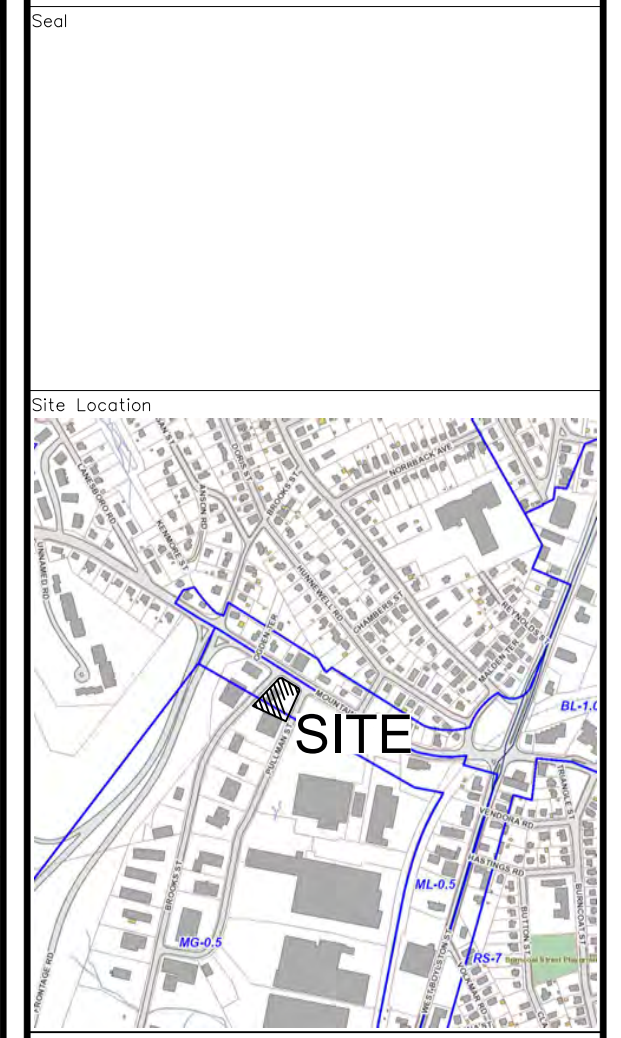


PLAN REFERENCES

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

SOIL INFORMATION

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

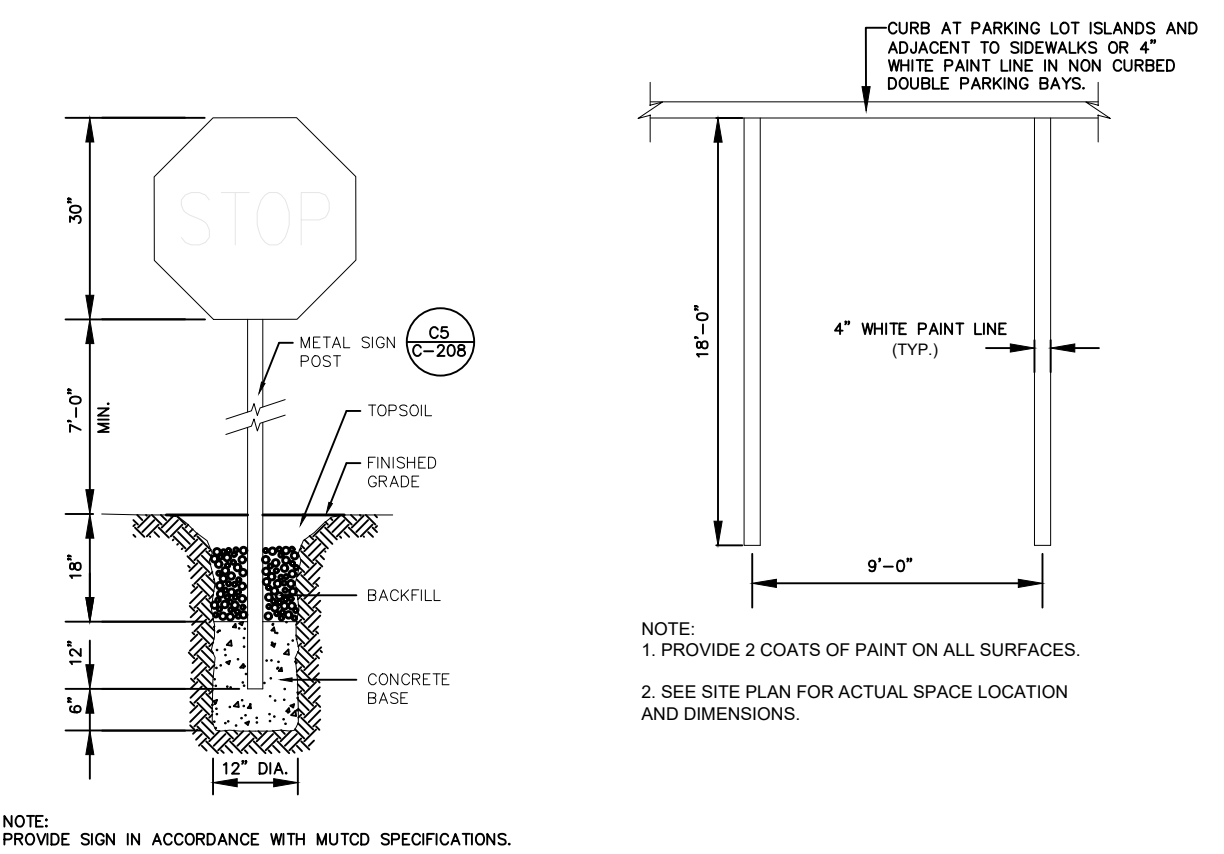
Project Title
PROPOSED COMMERCIAL REDEVELOPMENT
79 PULLMAN ST
Worcester, MA

Issued For
Permit

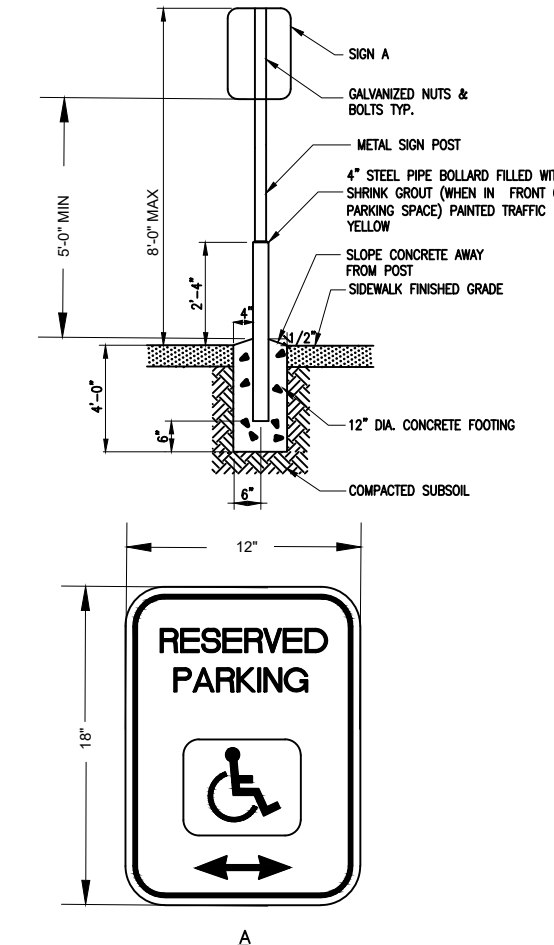
Not for Construction

Drawing Title
Utility Plan

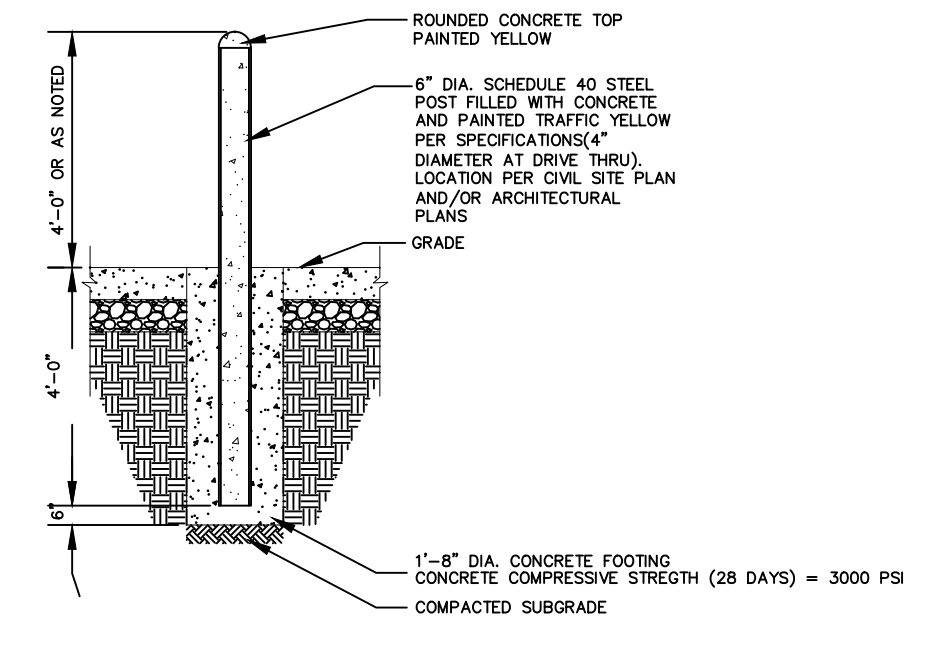
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C-4



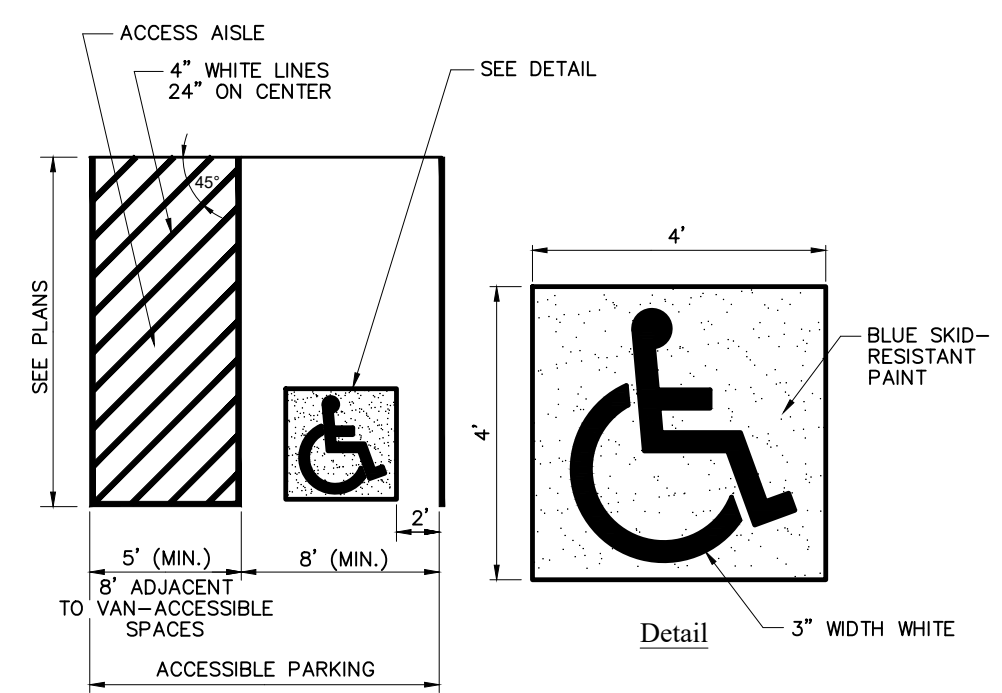
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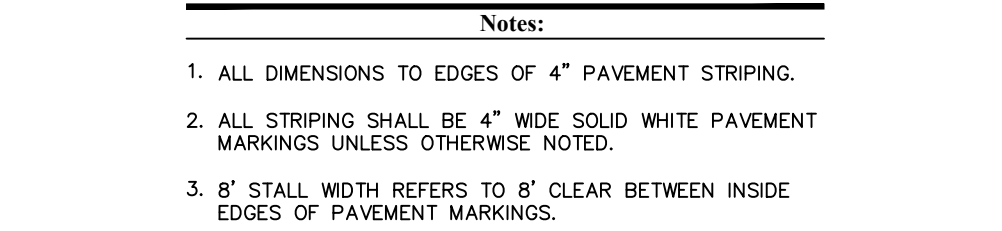
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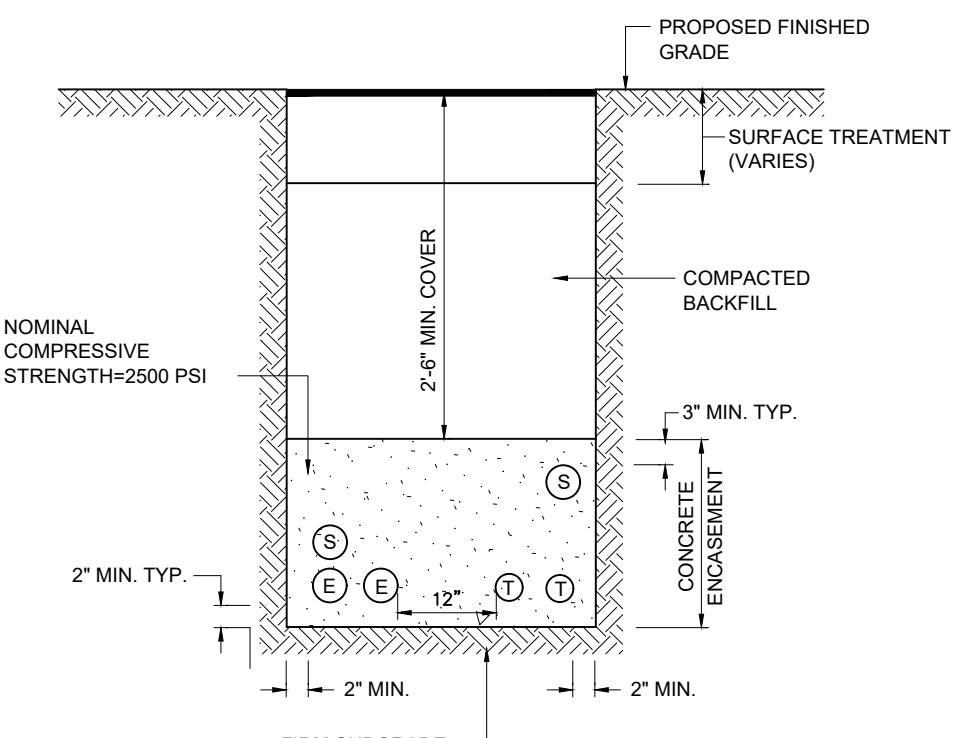
HANDICAPPED PARKING SIGNAGE DETAIL



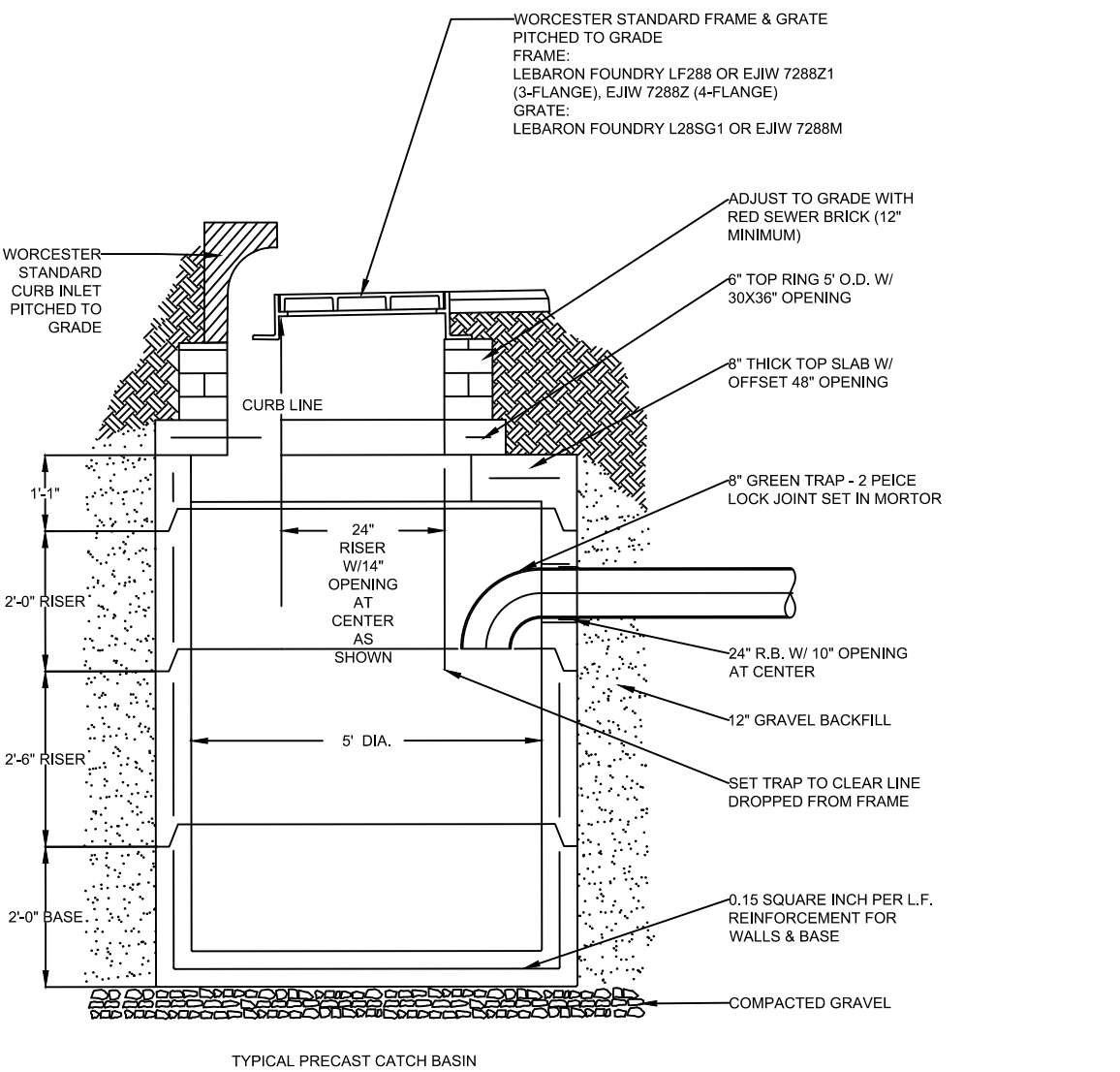
BOLLARD DETAIL



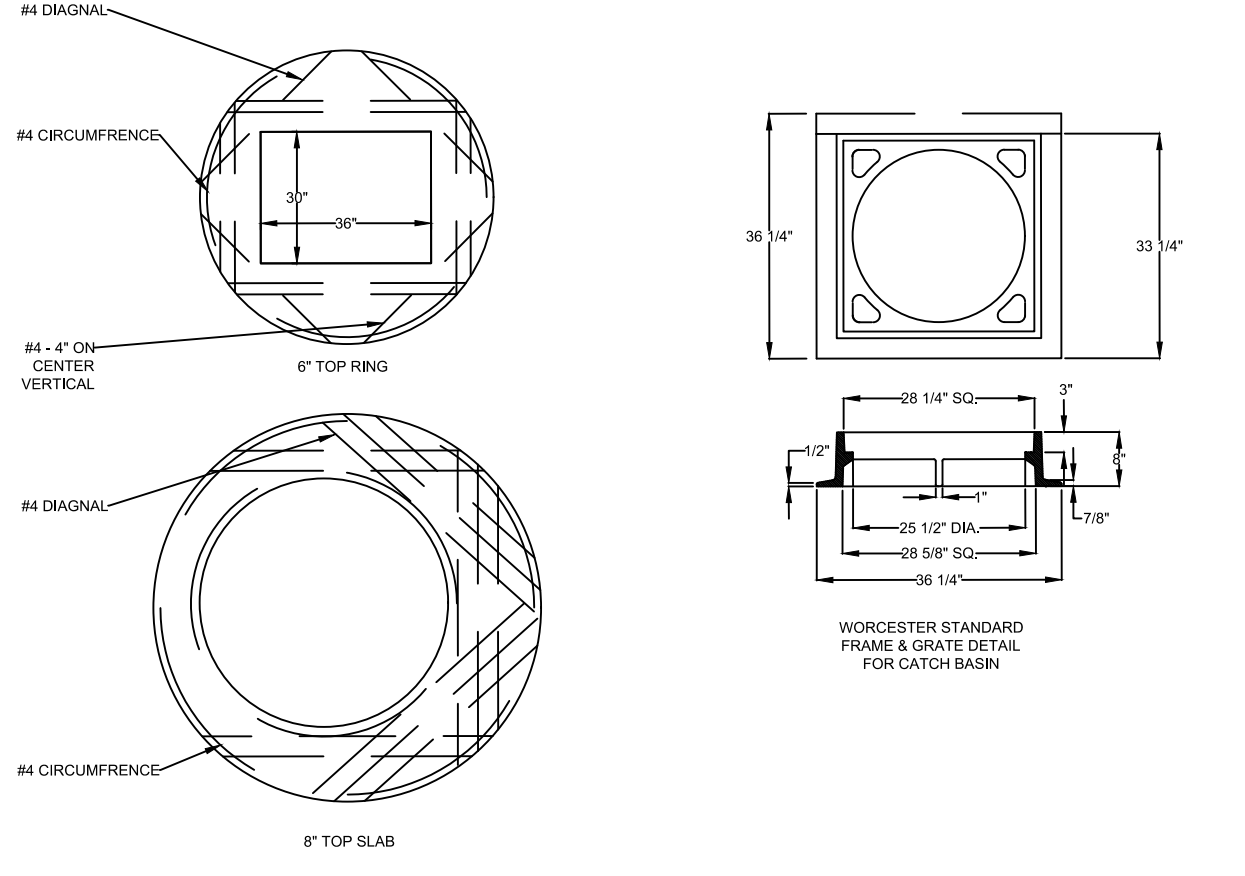
ASSESSIBLE PARKING SPACE DETAIL



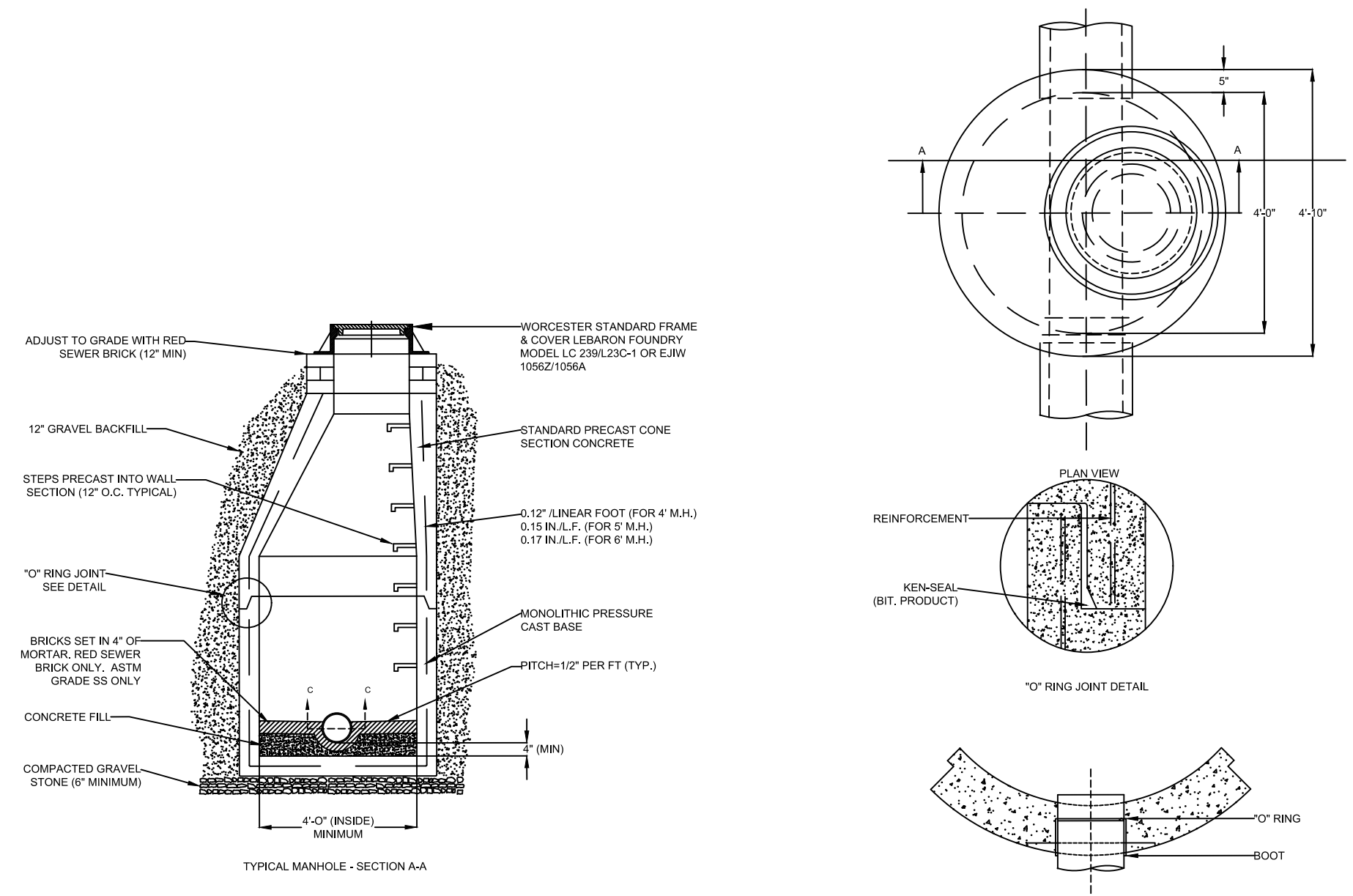
TYPICAL CONDUIT BANK



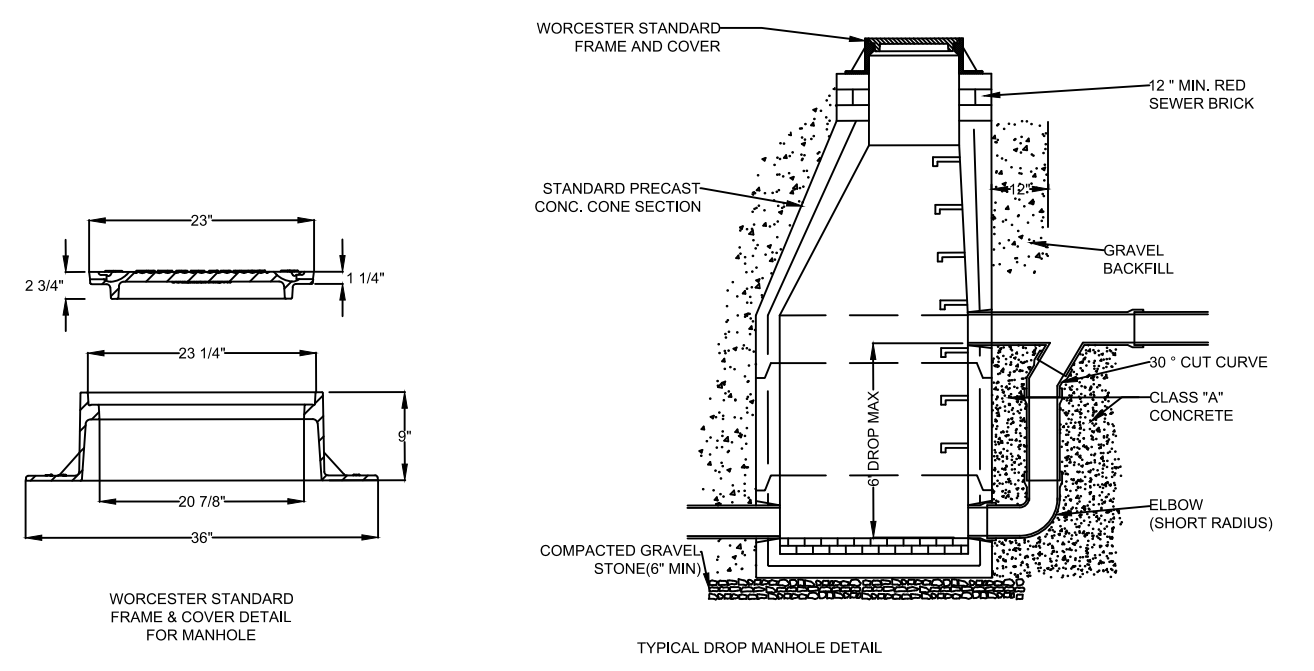
CITY OF WORCESTER STANDARD CATCH BASIN



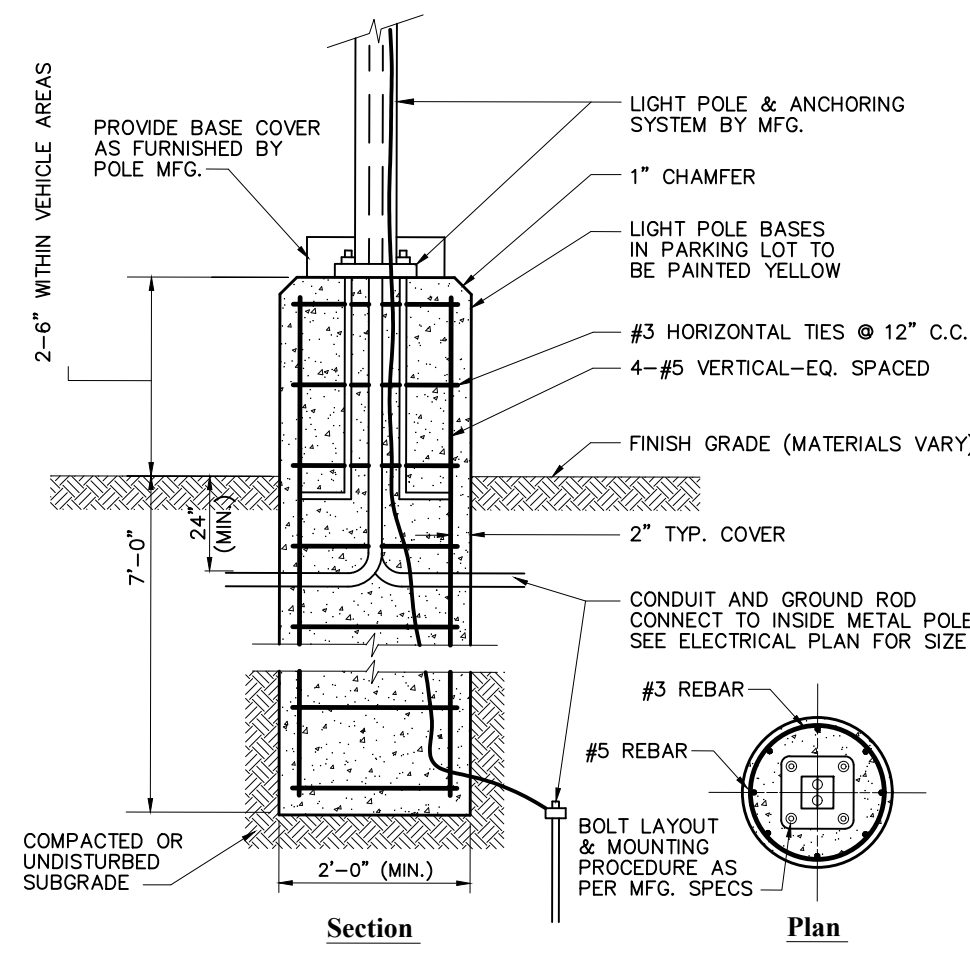
CITY OF WORCESTER STANDARD TRENCH DETAILS



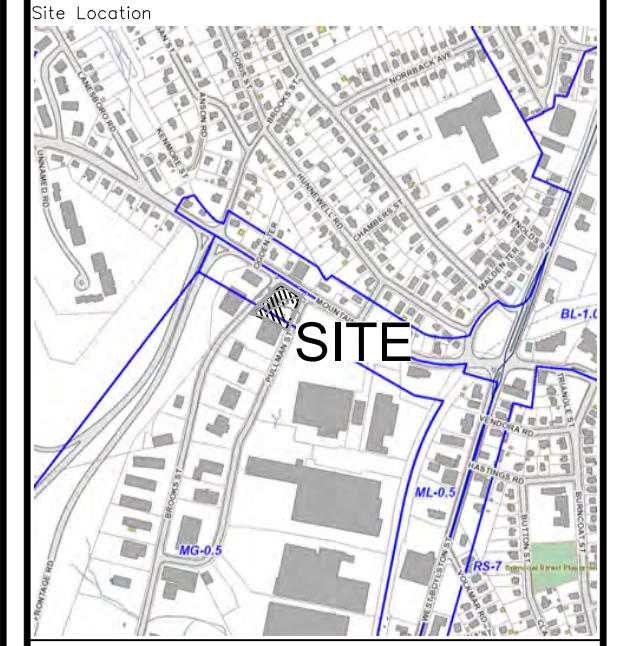
CITY OF WORCESTER STANDARD MANHOLE



TYPICAL DROP MANHOLE DETAIL



LIGHT POLE BASE



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Date	Revision	Scale	Date
Jan. 30, 2024		1" = 20'	
1	REVIEW COMMENTS		2/28/24

PROPOSED COMMERCIAL REDEVELOPMENT

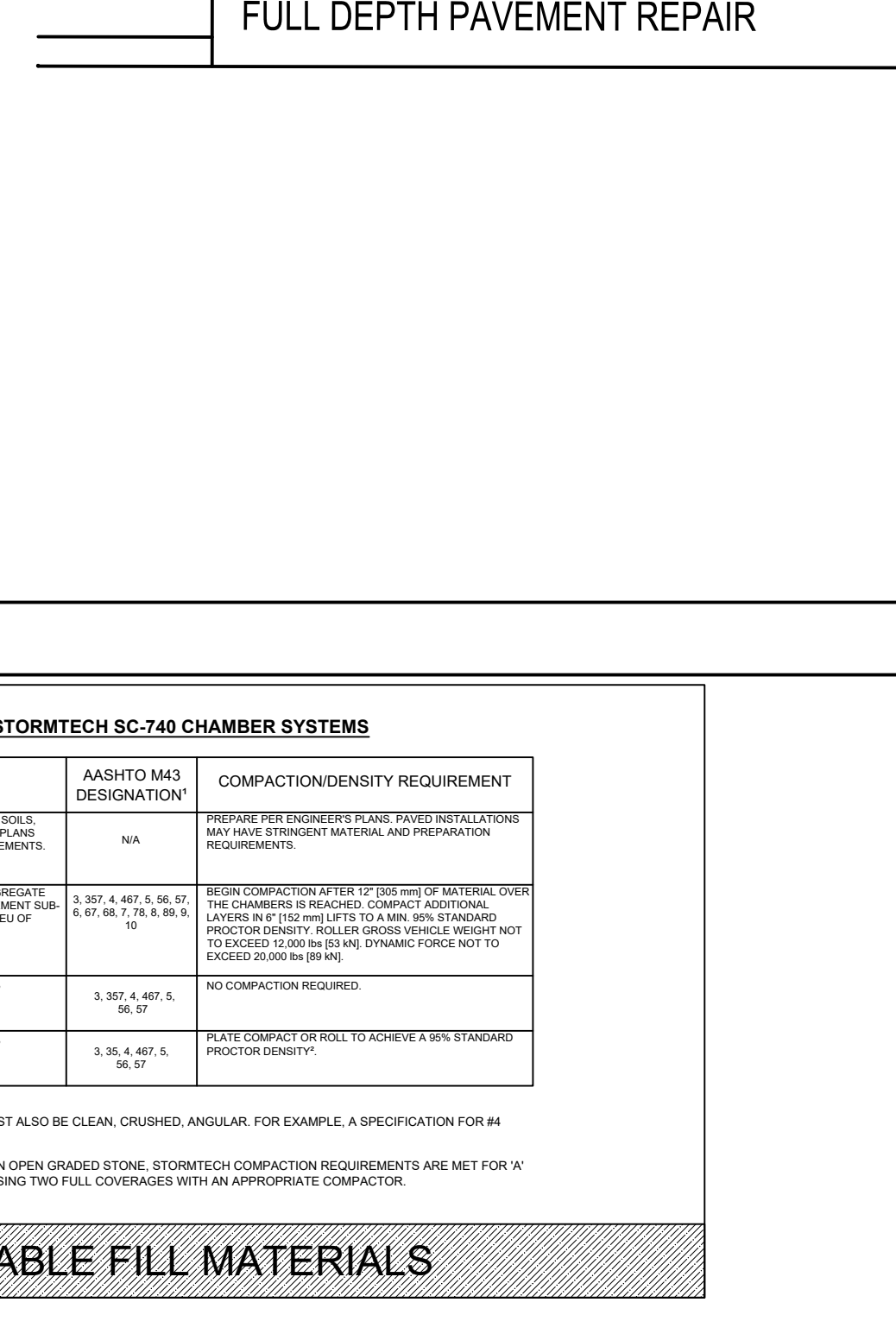
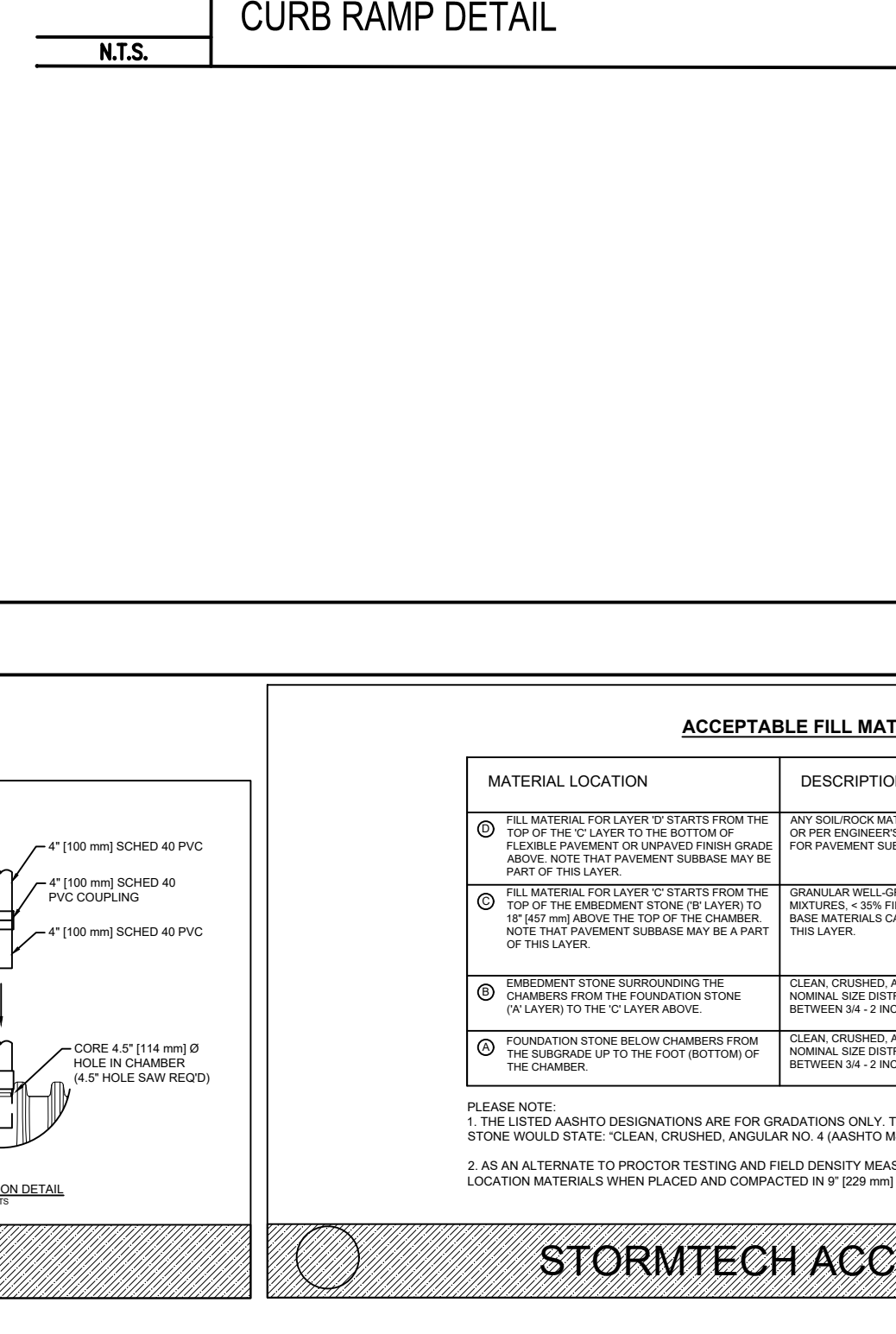
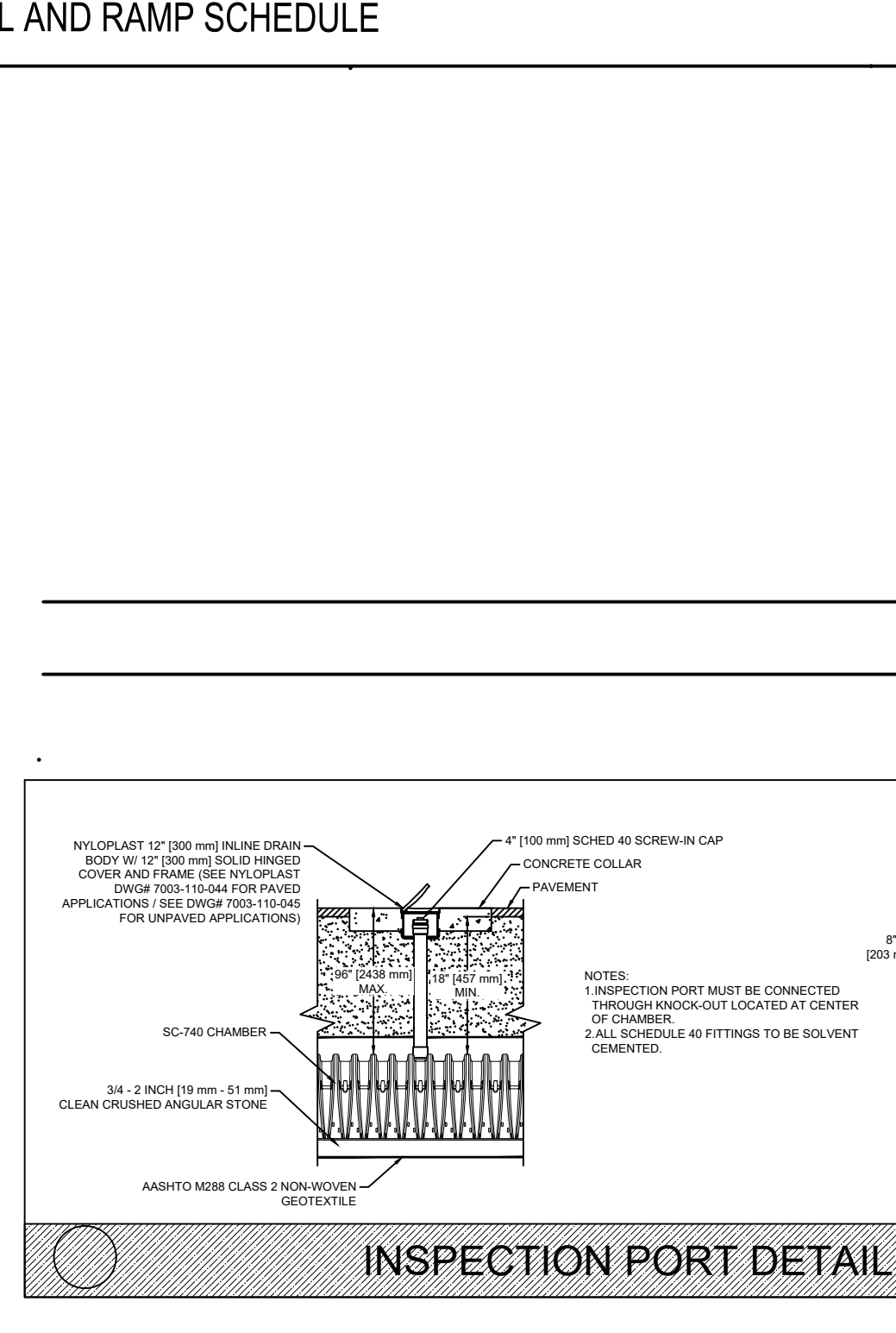
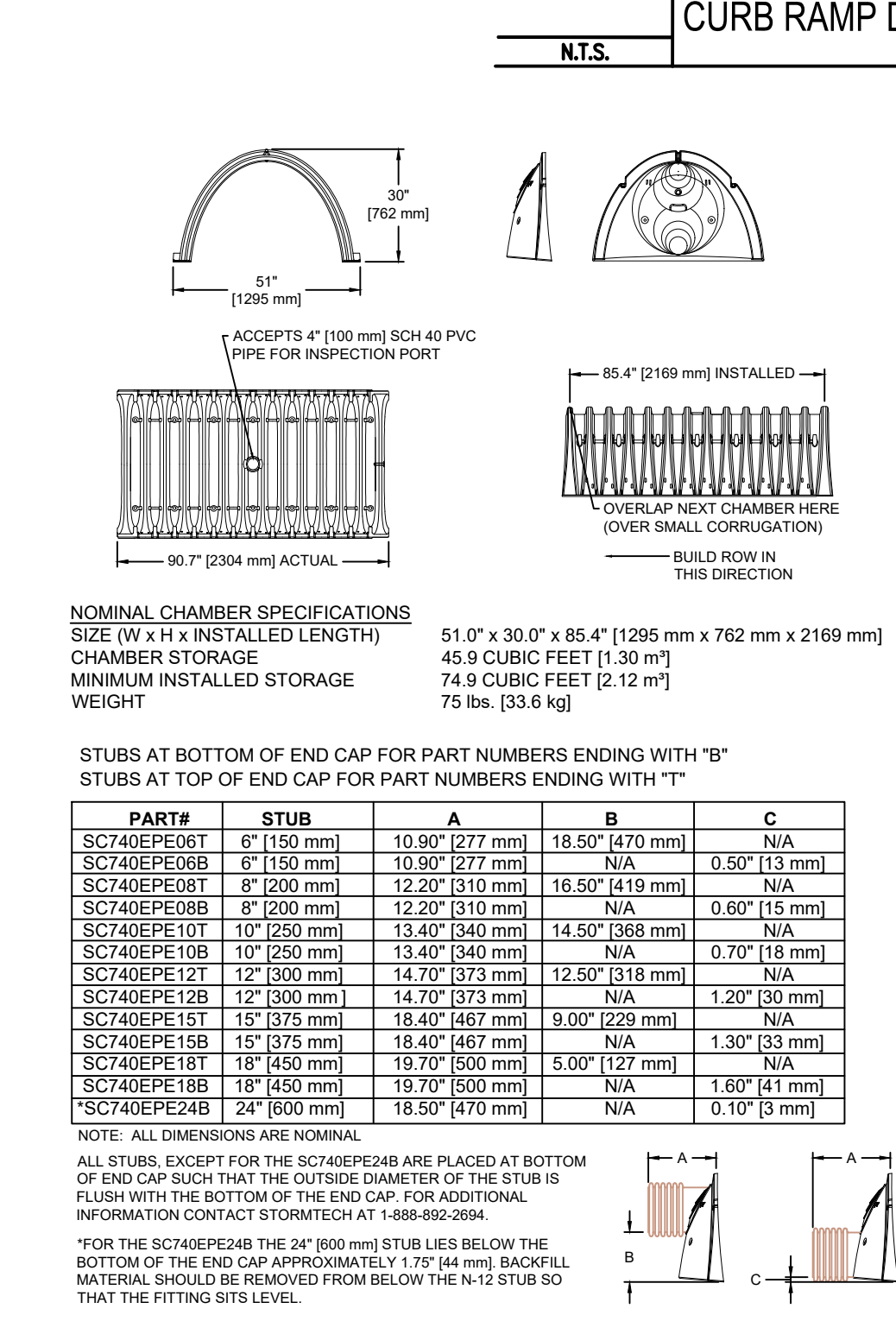
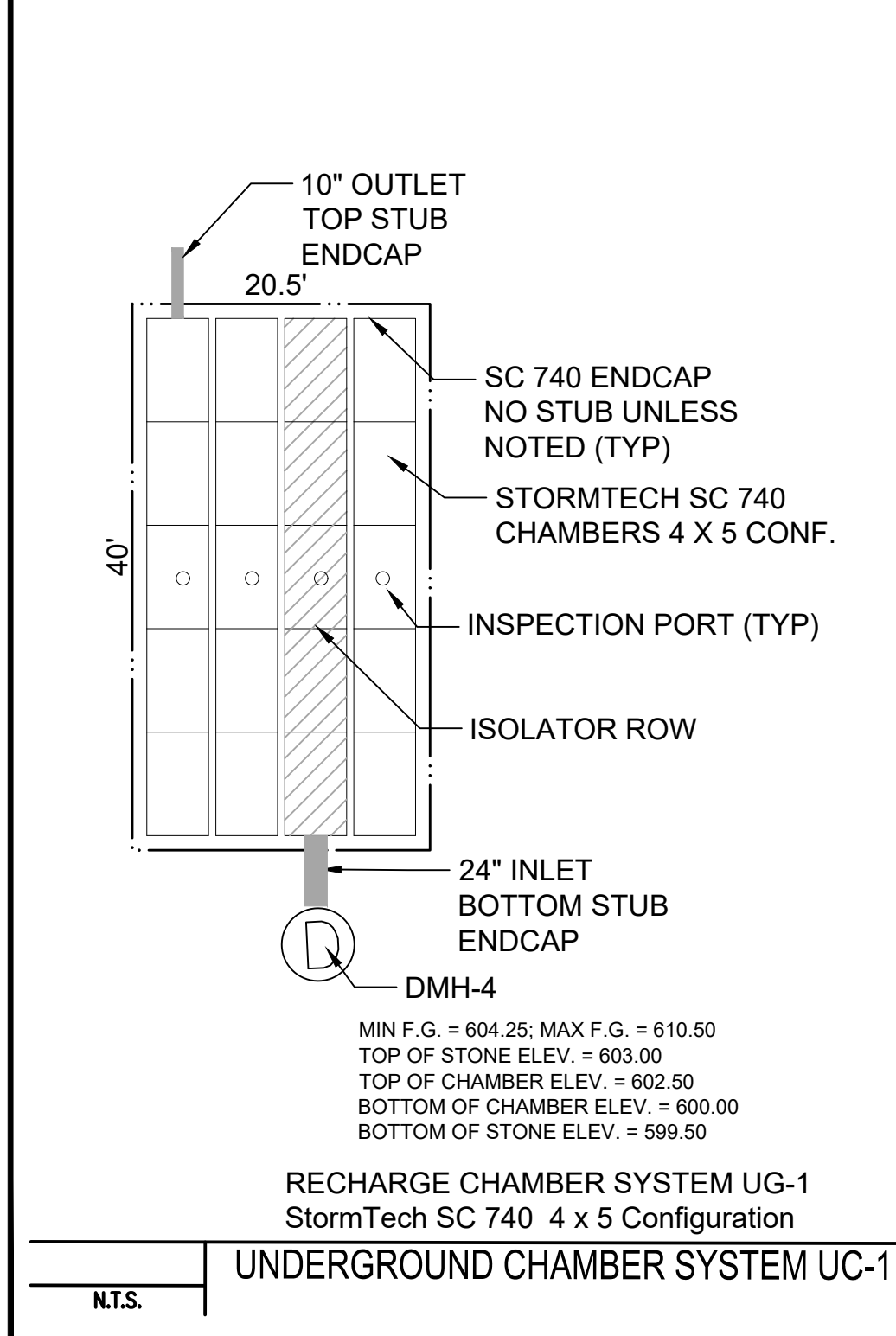
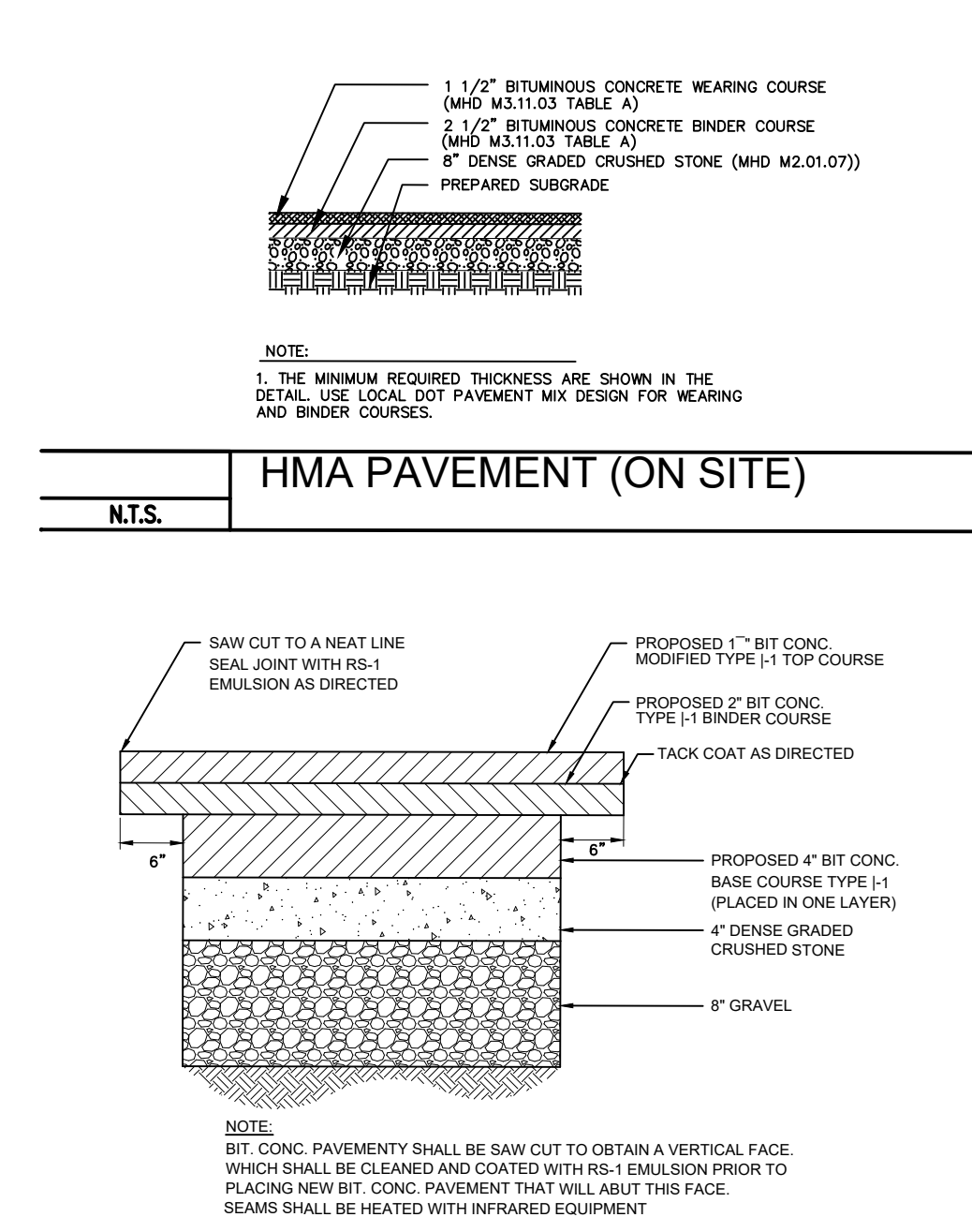
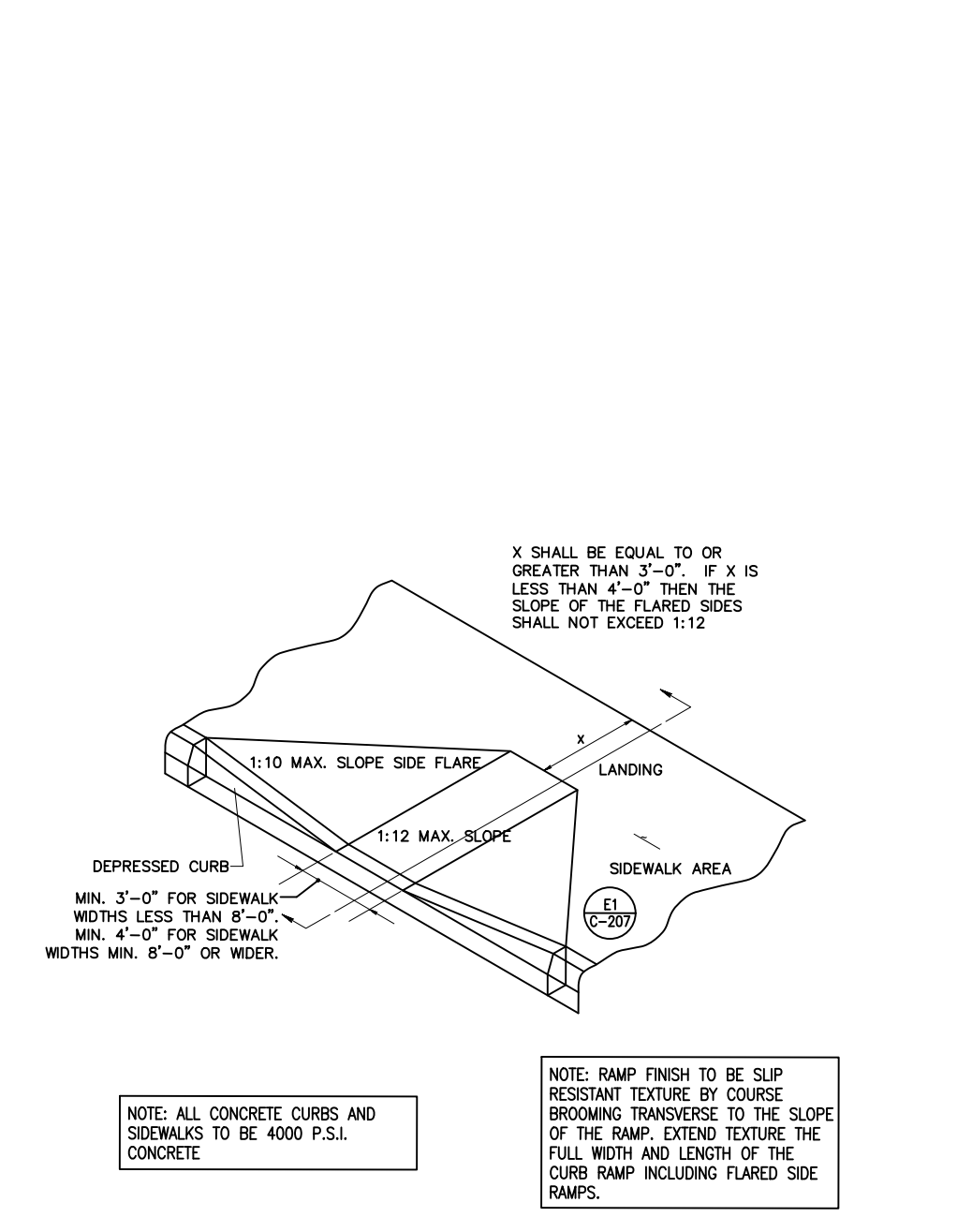
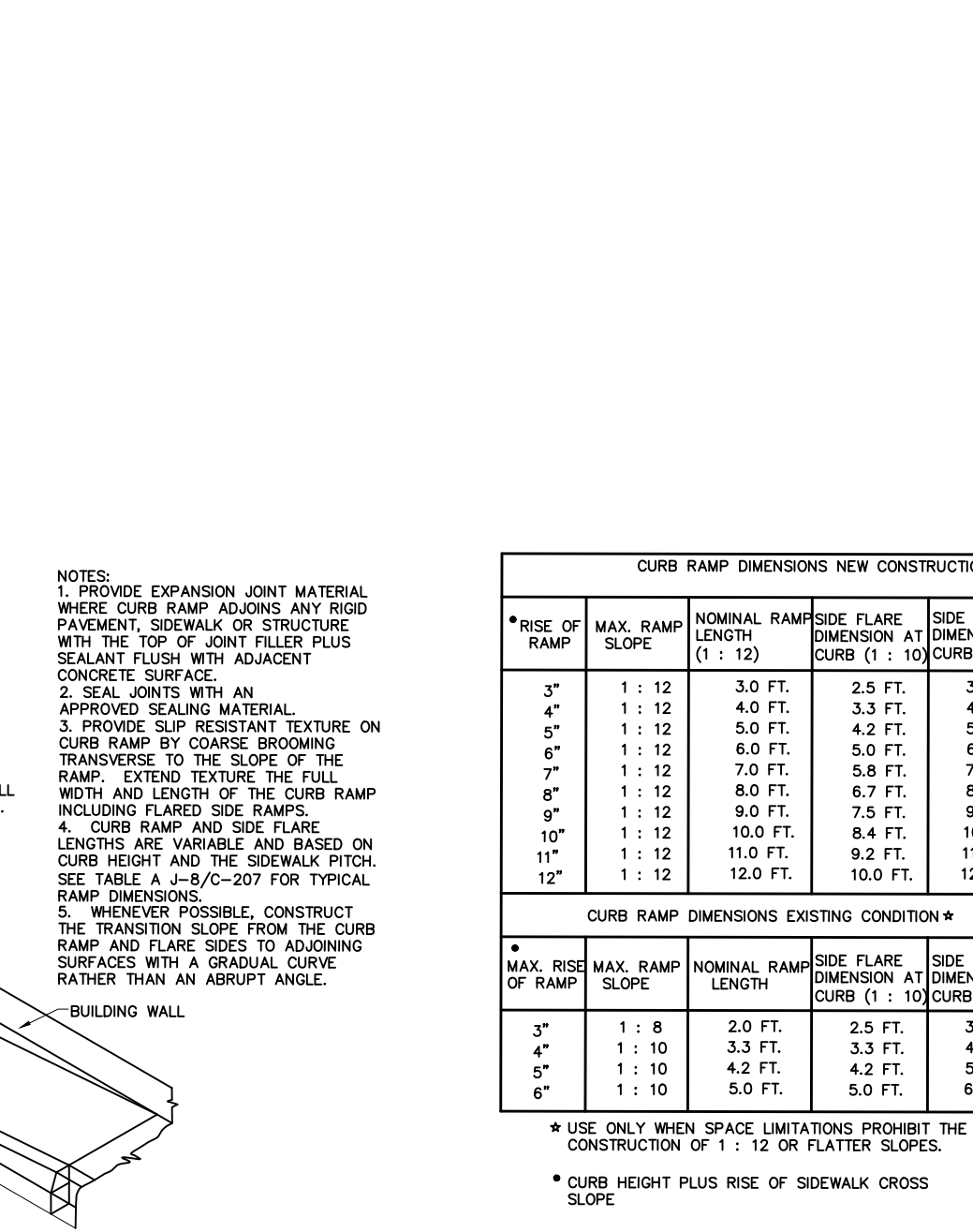
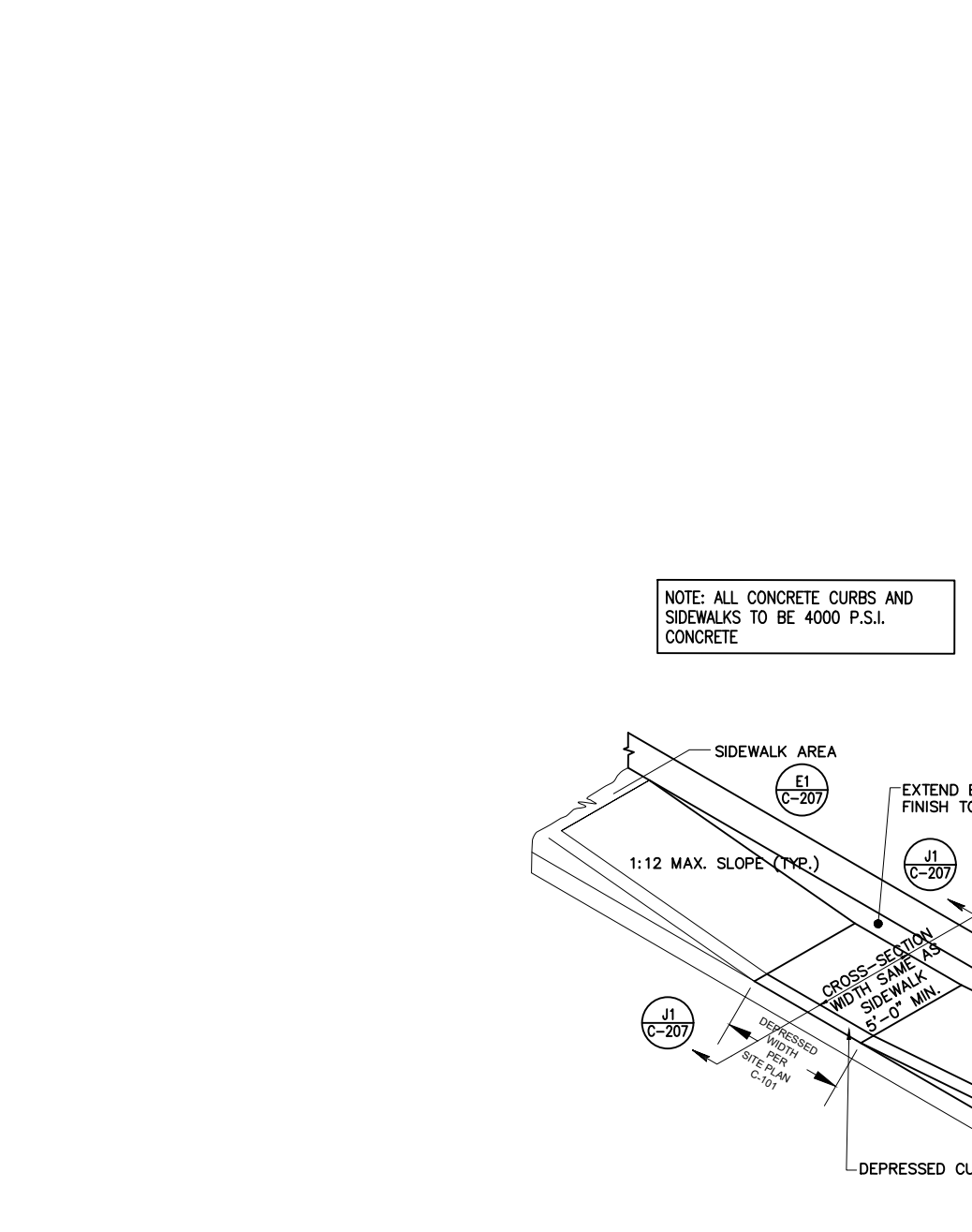
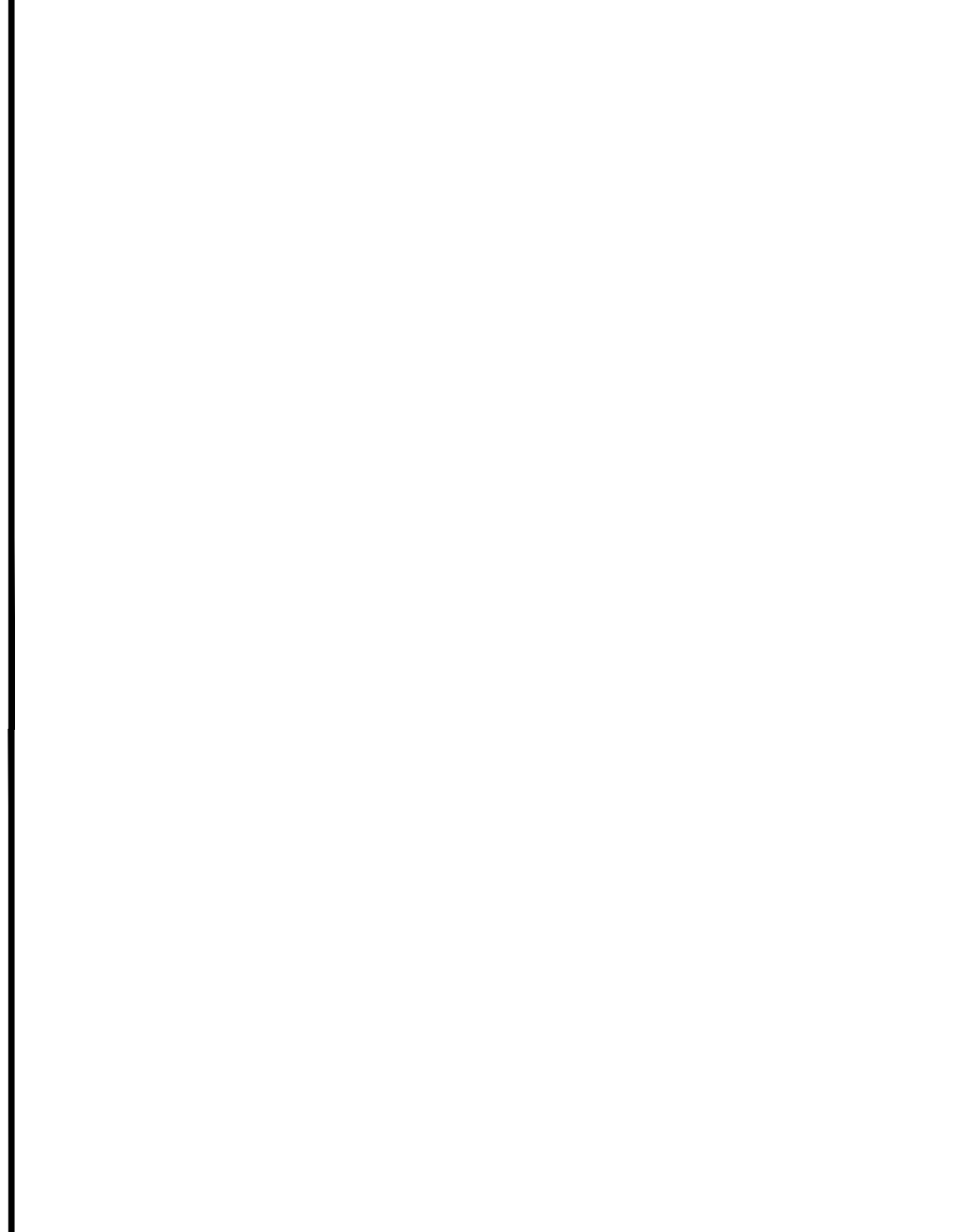
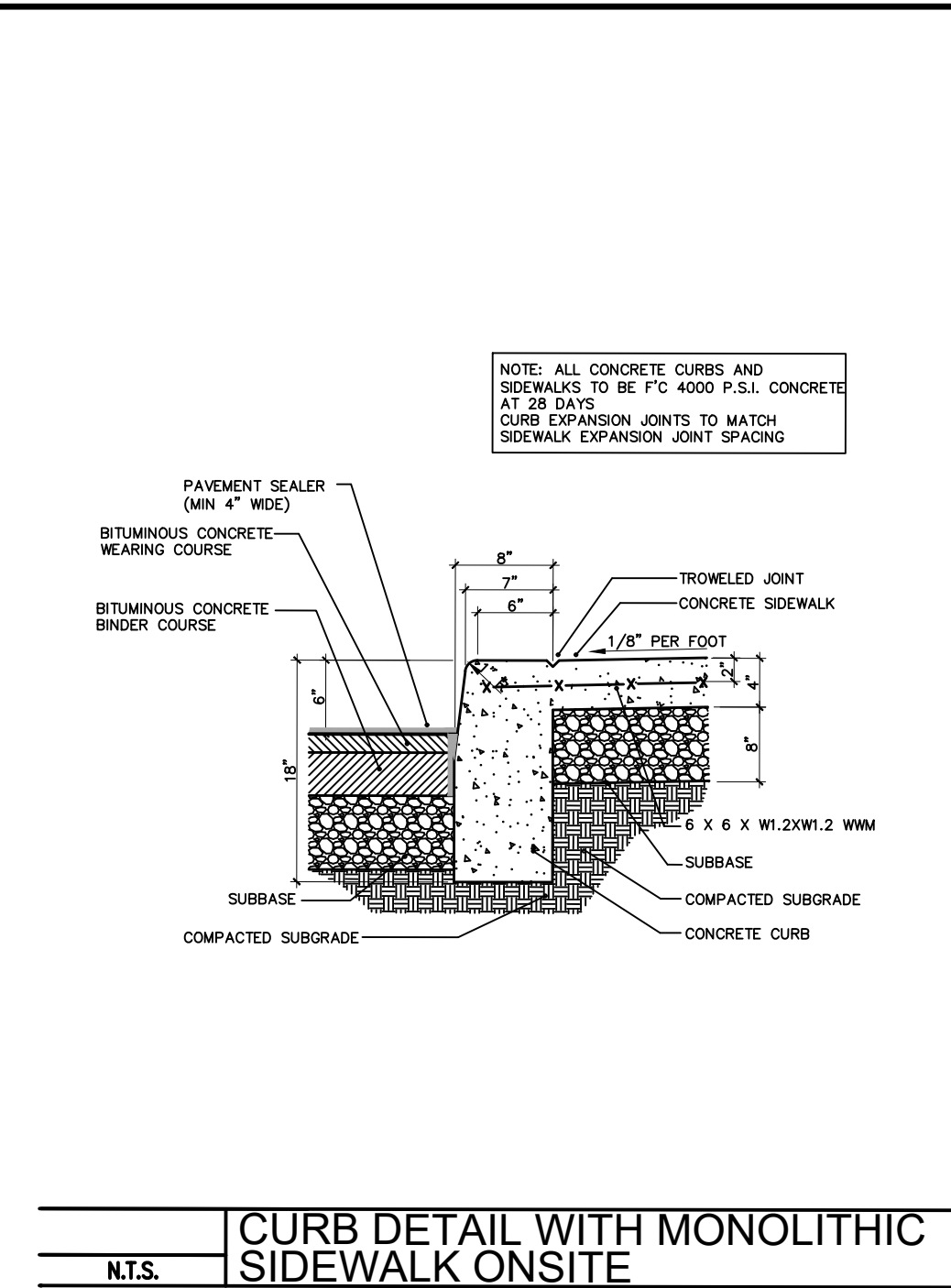
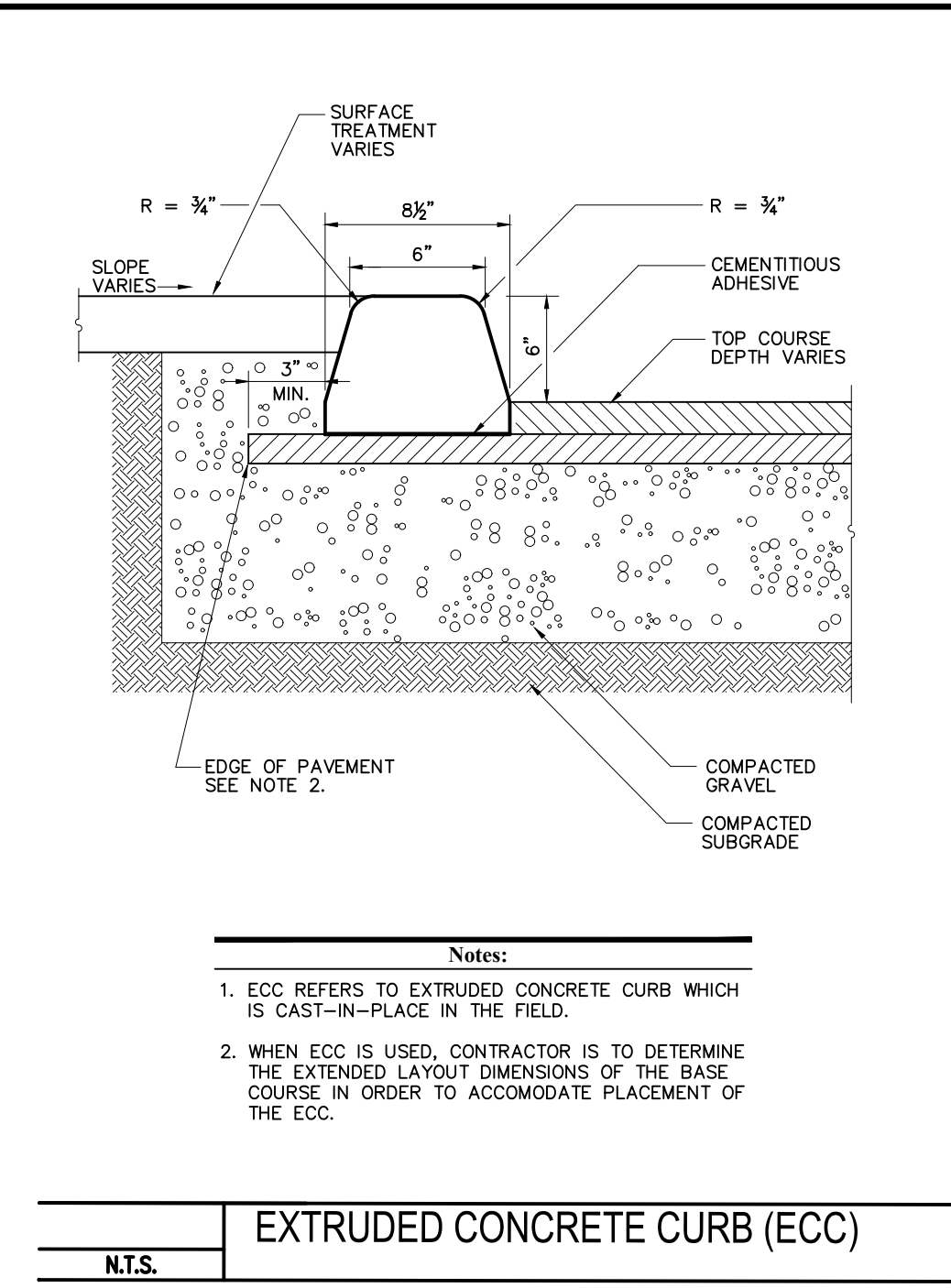
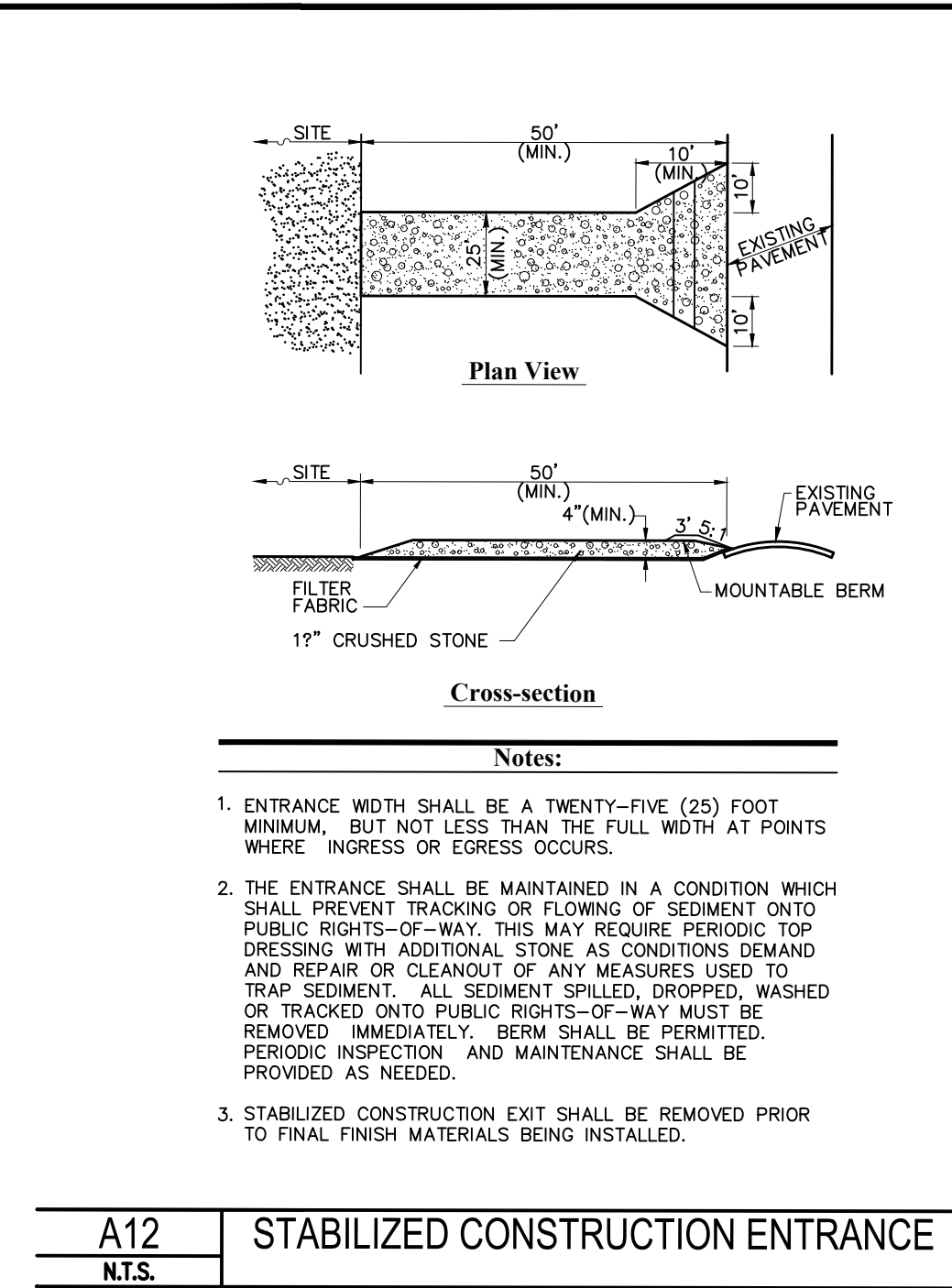
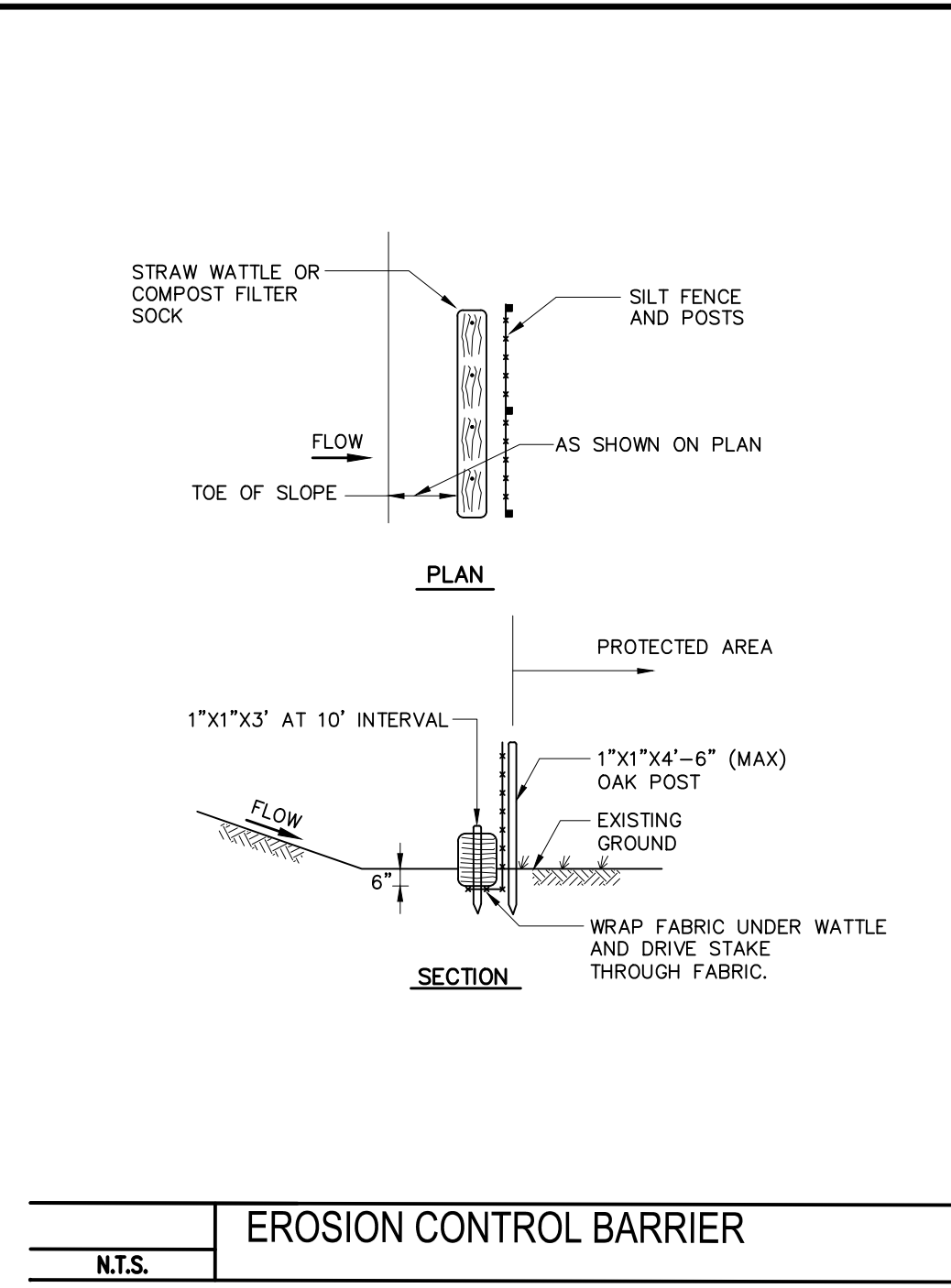
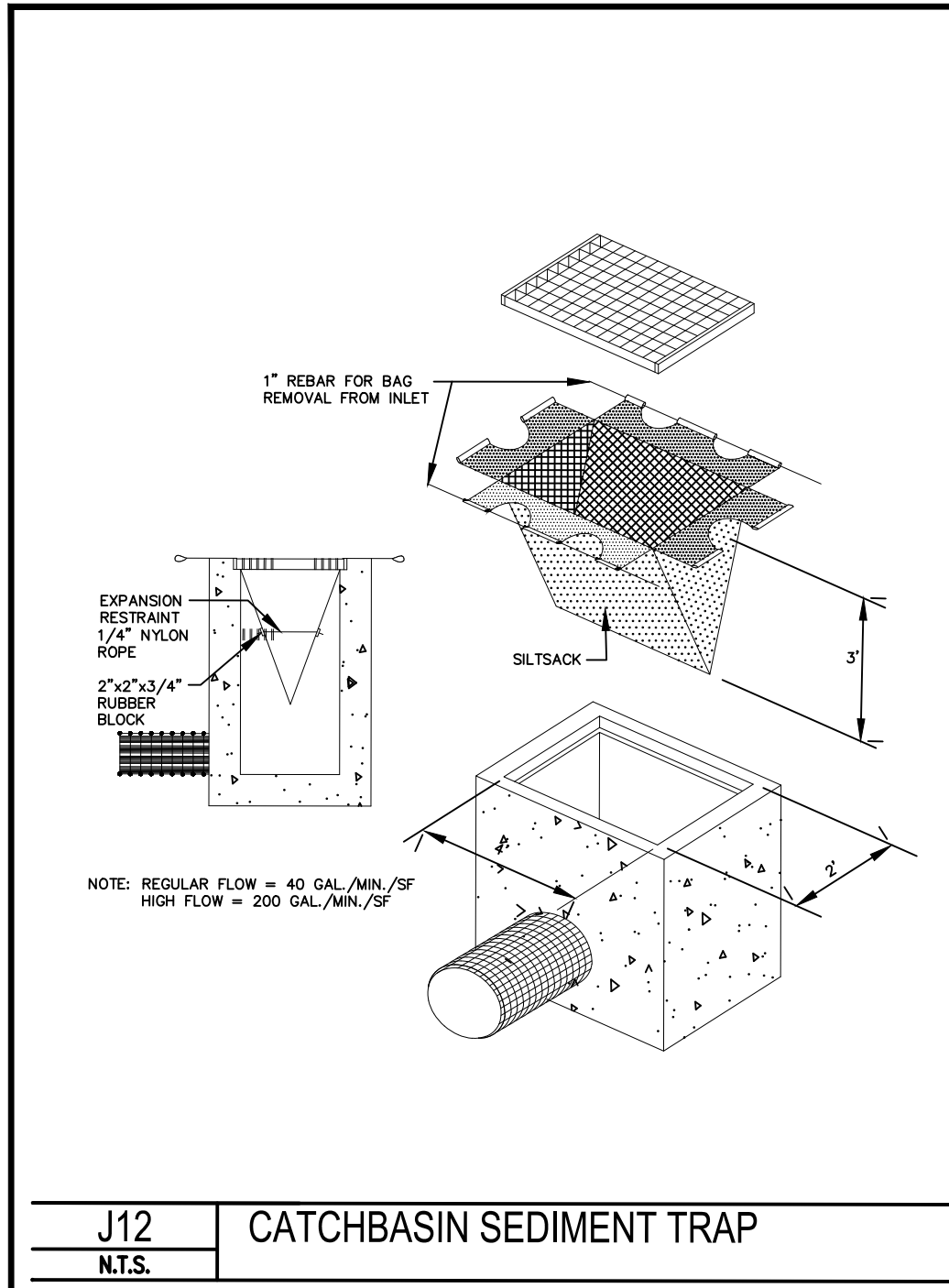
79 PULLMAN ST
Worcester, MA

Issued For
Permit

Not for Construction

Site Details 1

C-5



Prepared By: **MIDPOINT ENGINEERING + CONSULTING**
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(508) 721-0005

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

No.	Revision	Date
3	CONSERVATION REVIEW	3/28/24
1	REVIEW COMMENTS	2/28/24

PROPOSED COMMERCIAL REDEVELOPMENT
79 PULLMAN ST
Worcester, MA

Permit

Not for Construction

Site Details 2

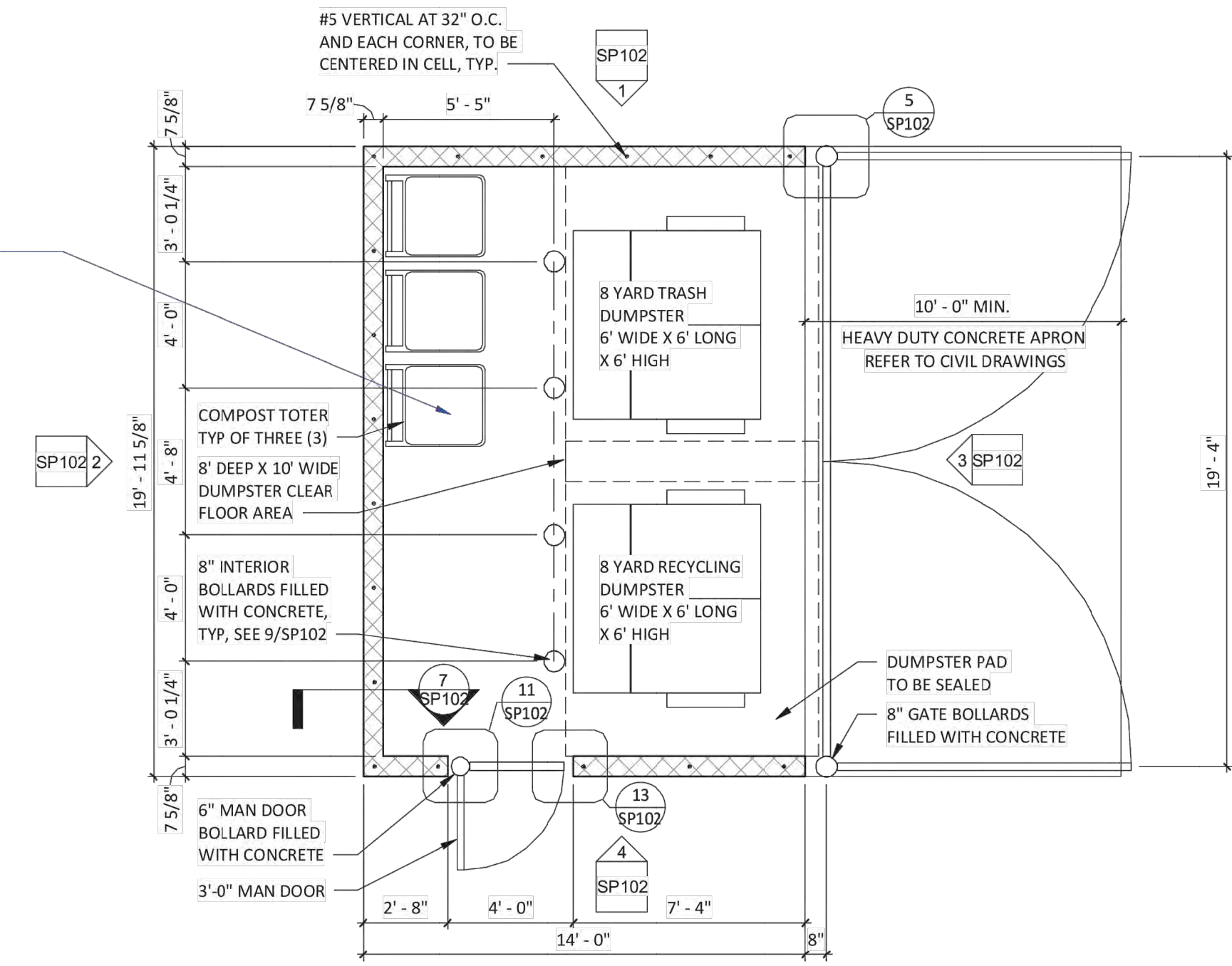
C-6

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

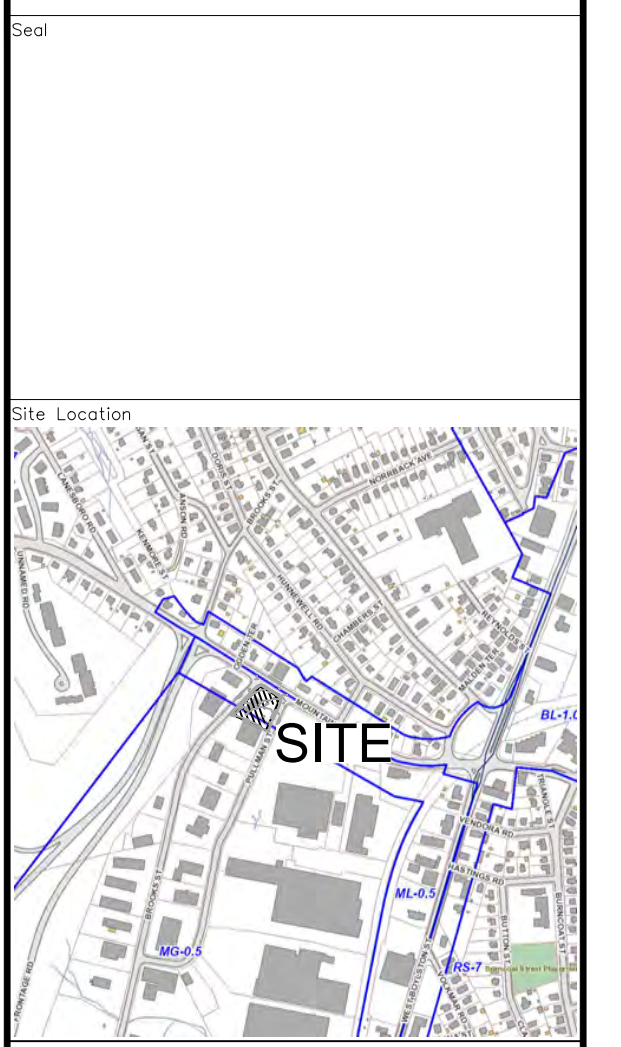
ARCHITECT TO MODIFY PER PROJECT

ARCHITECT TO CONFIRM ORIENTATION OF DUMPSTER ON PROJECT BASIS



10 SP102
1/4" = 1'-0"

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1	REVIEW COMMENTS	2/28/24

Project Title:
PROPOSED COMMERCIAL REDEVELOPMENT

79 PULLMAN ST
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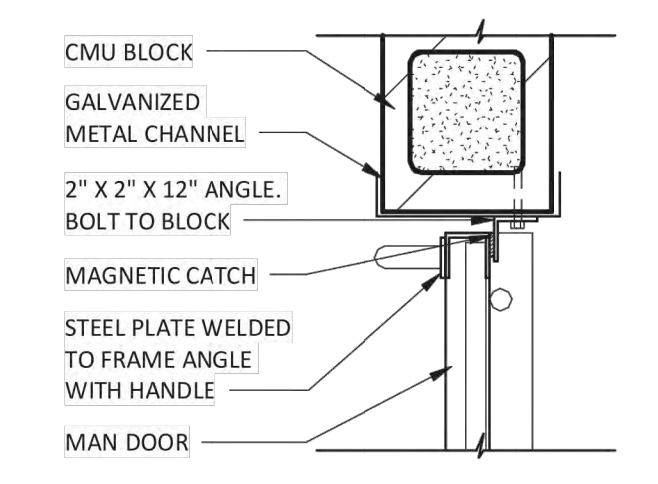
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Site Details 3

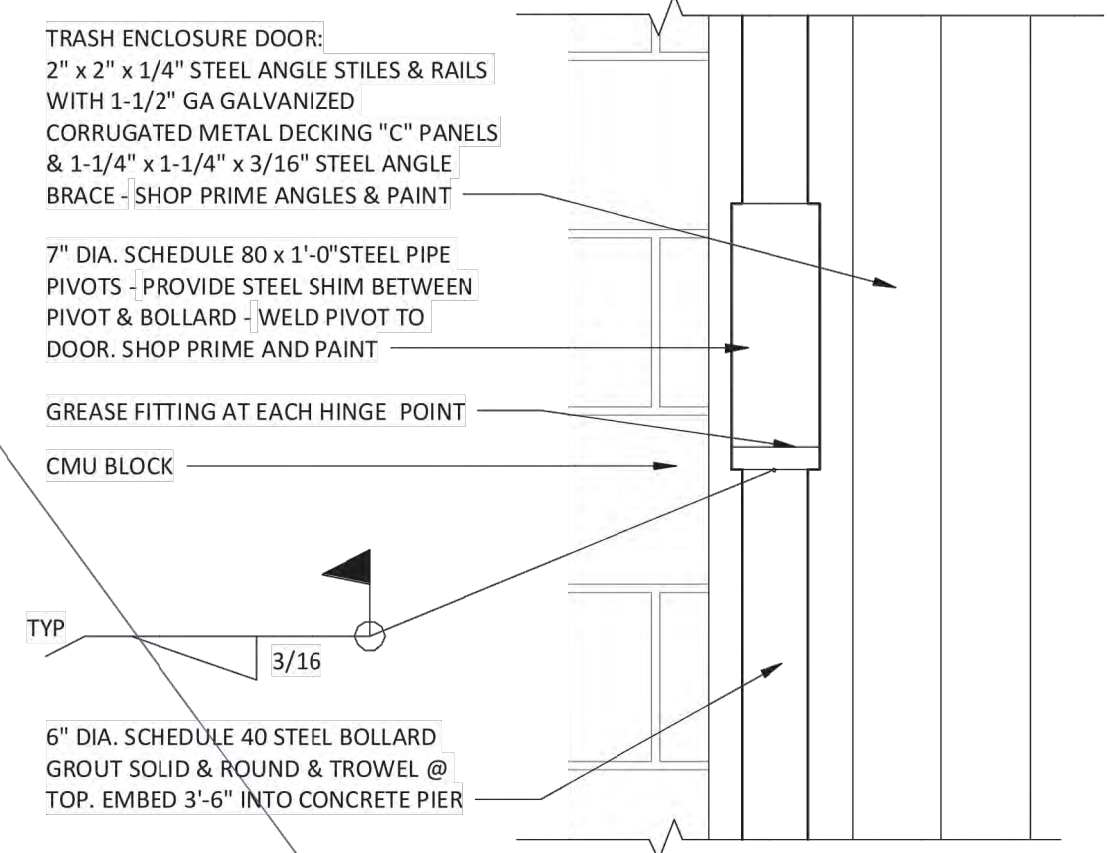
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C-7

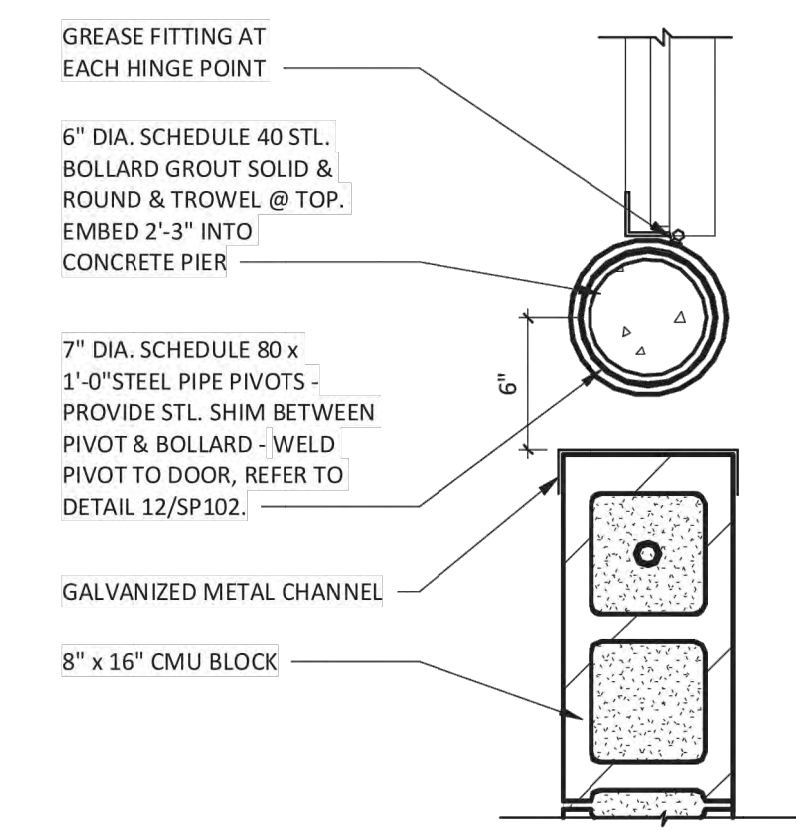
ARCHITECT TO VERIFY FOUNDATION DEPTH MEETS LOCAL FROST DEPTH - MIN. 2'-4" DEEP FOUNDATION REQUIRED



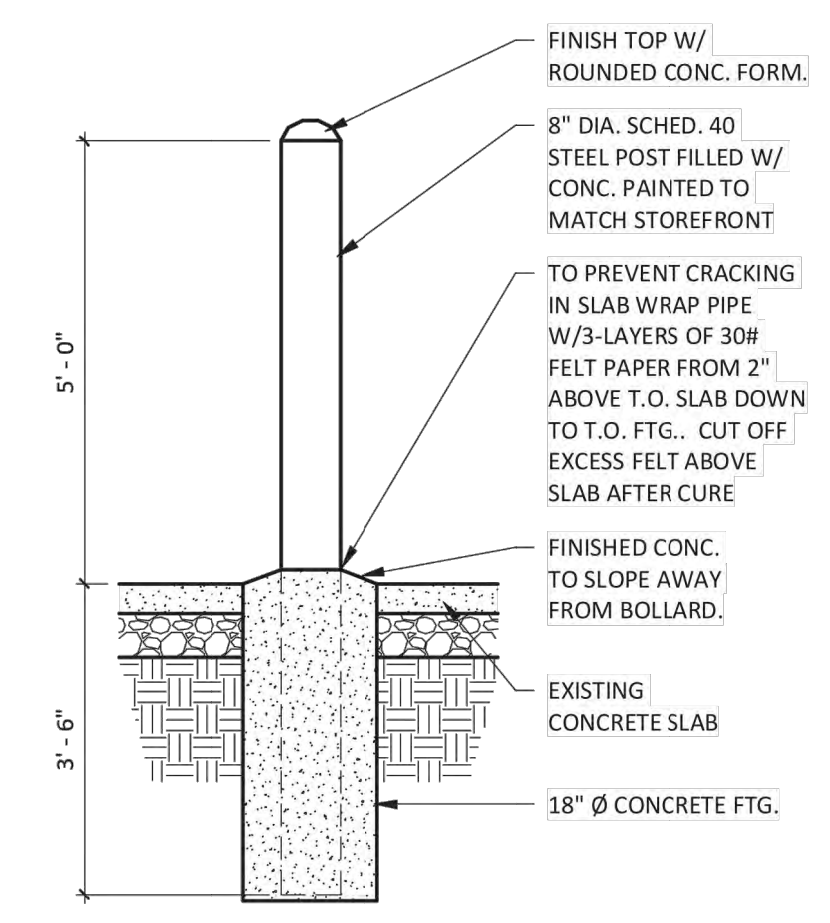
13 SP102
1 1/2" = 1'-0"



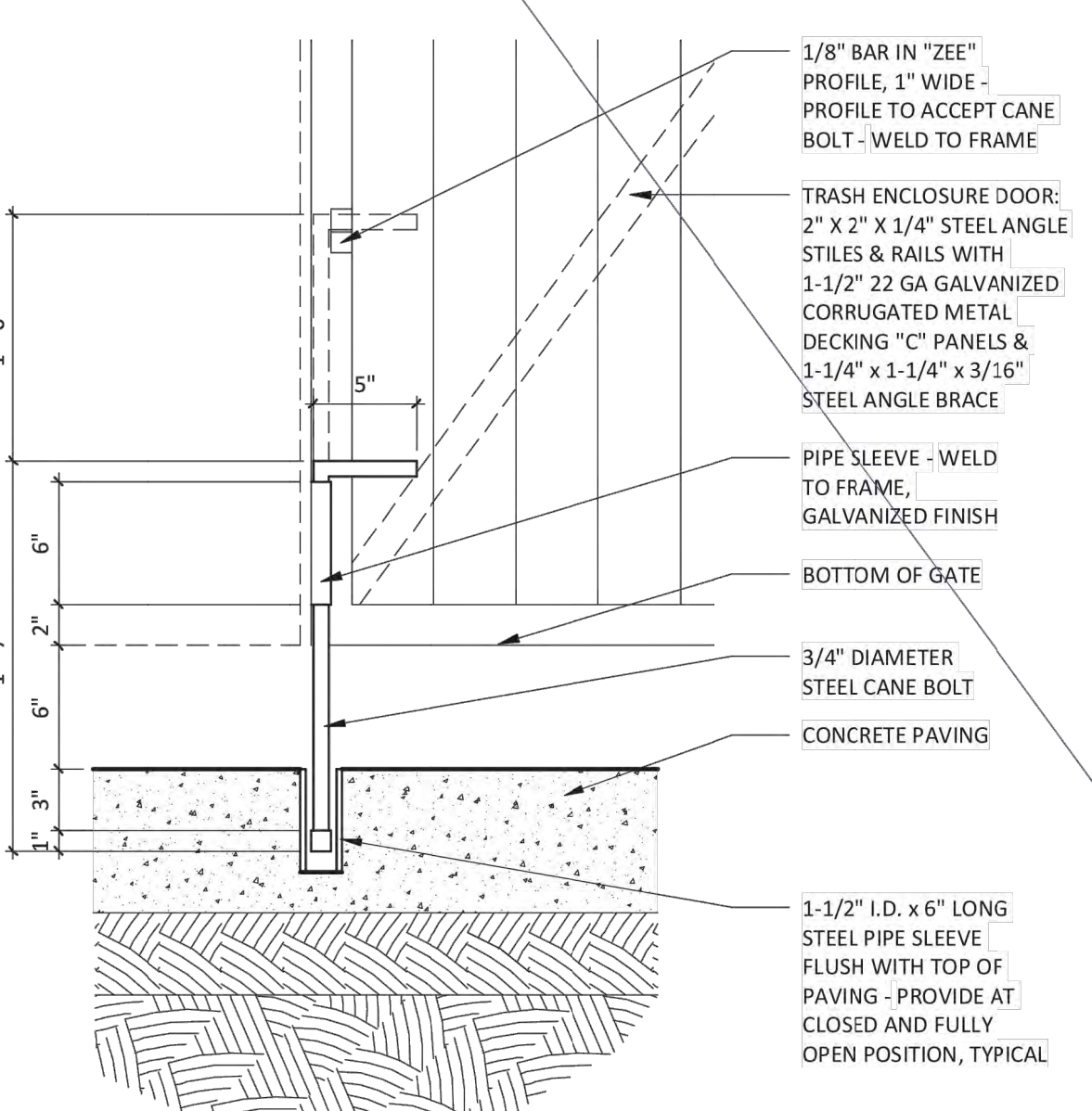
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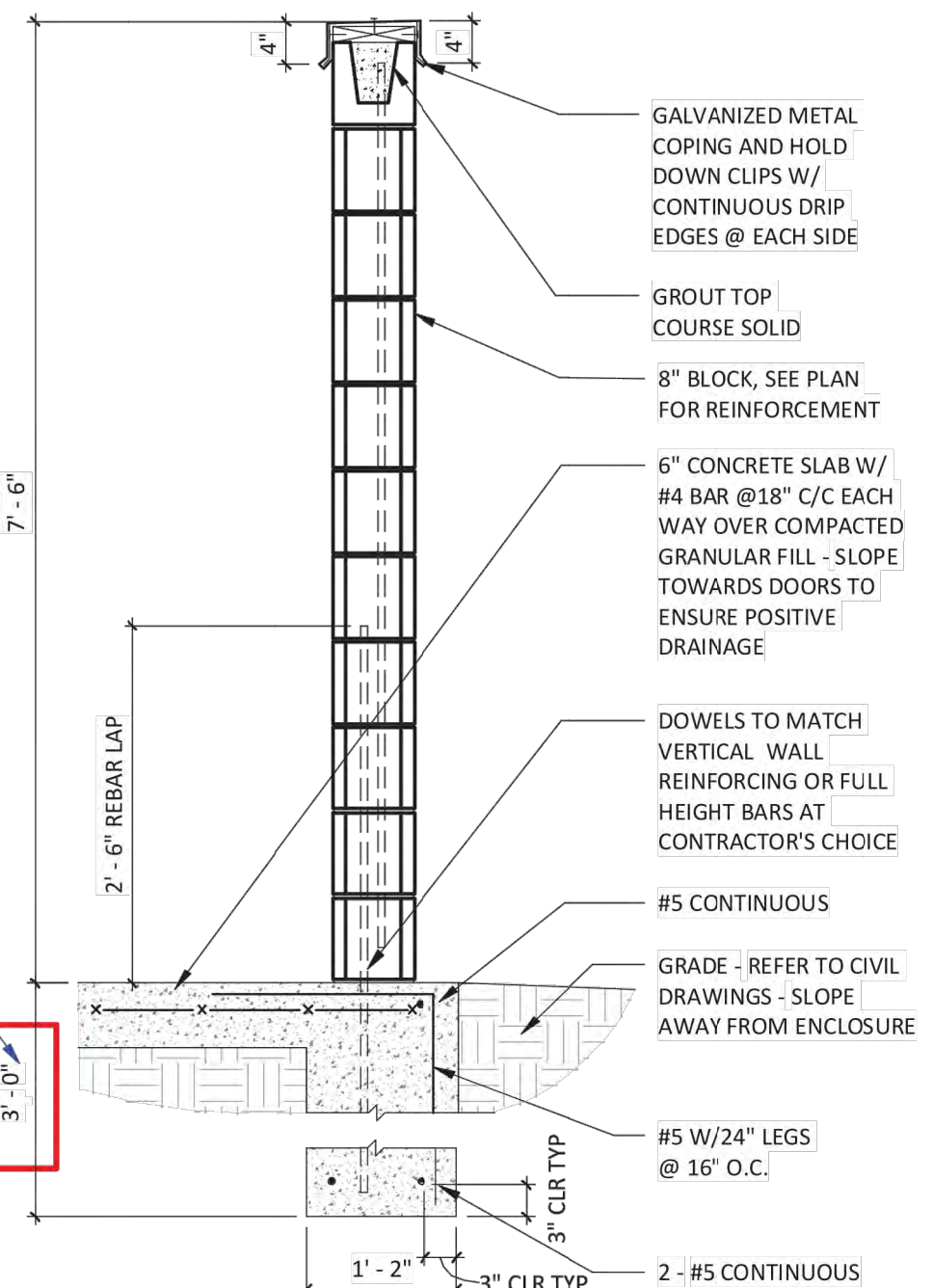
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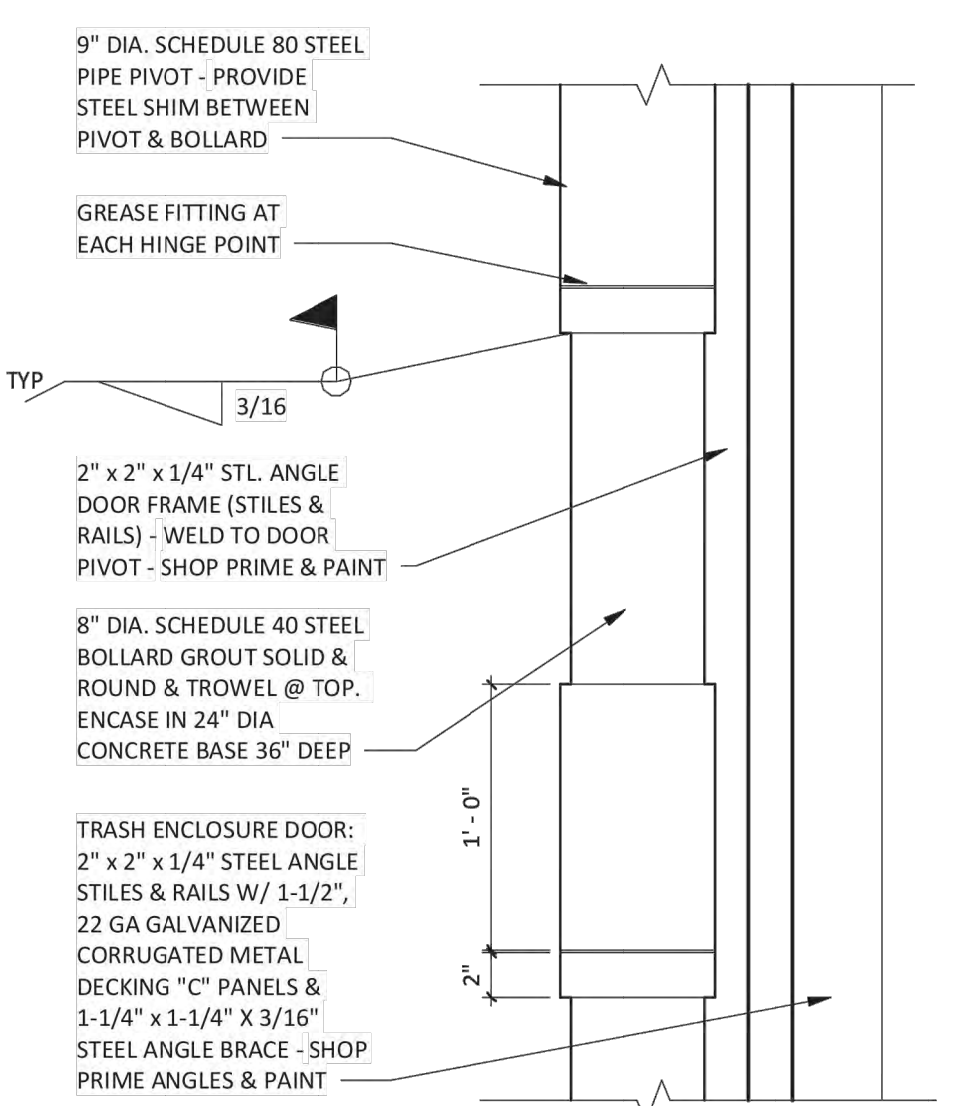
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1/2" = 1'-0"



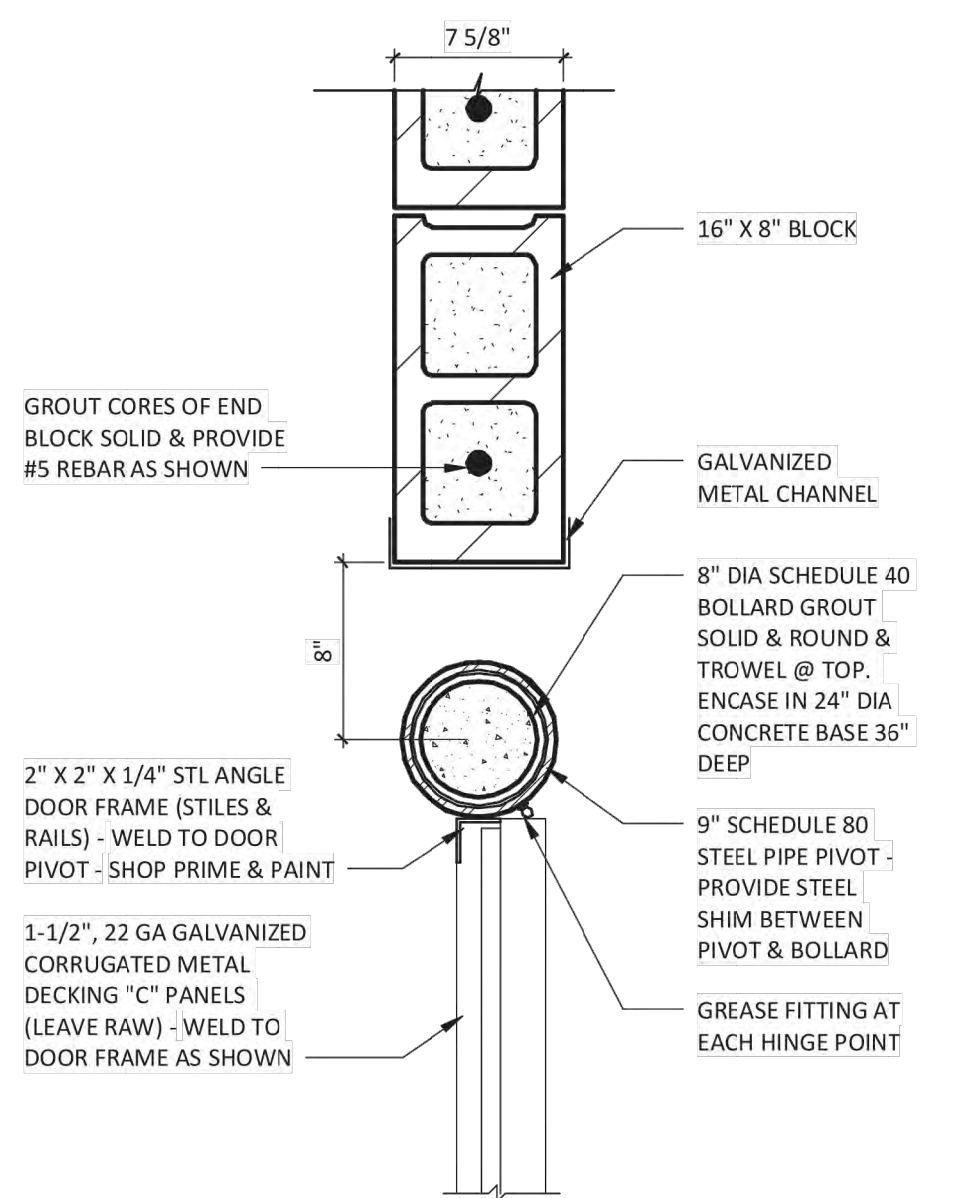
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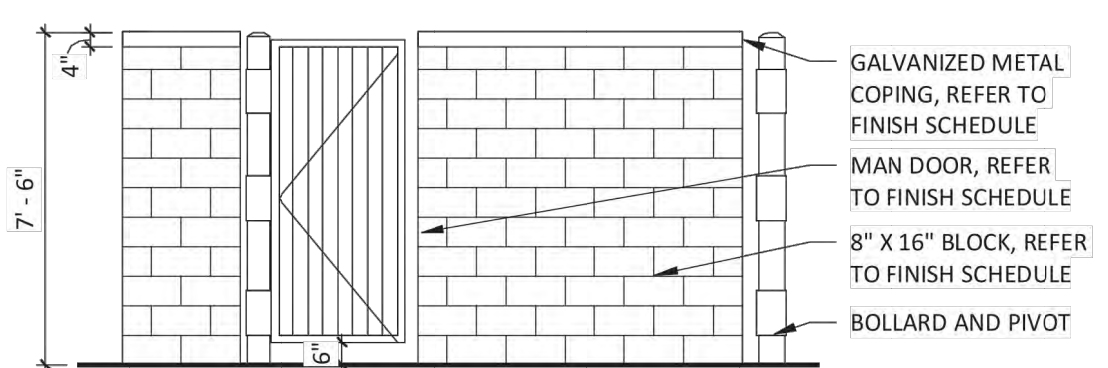
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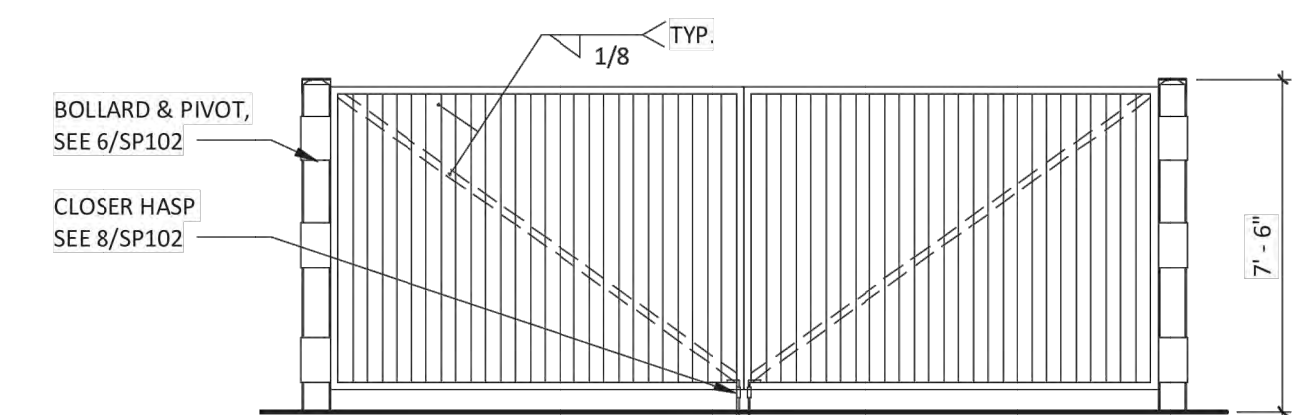
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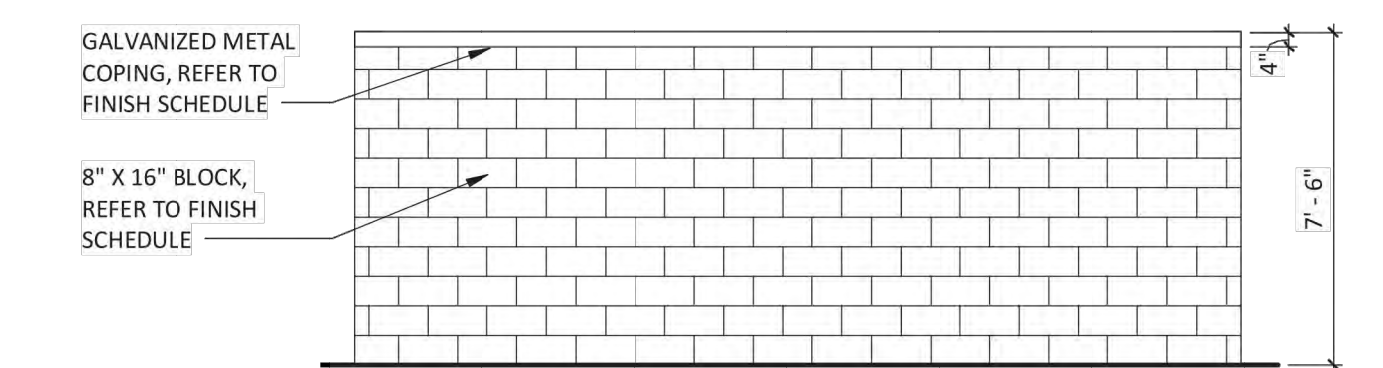
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1 1/2" = 1'-0"



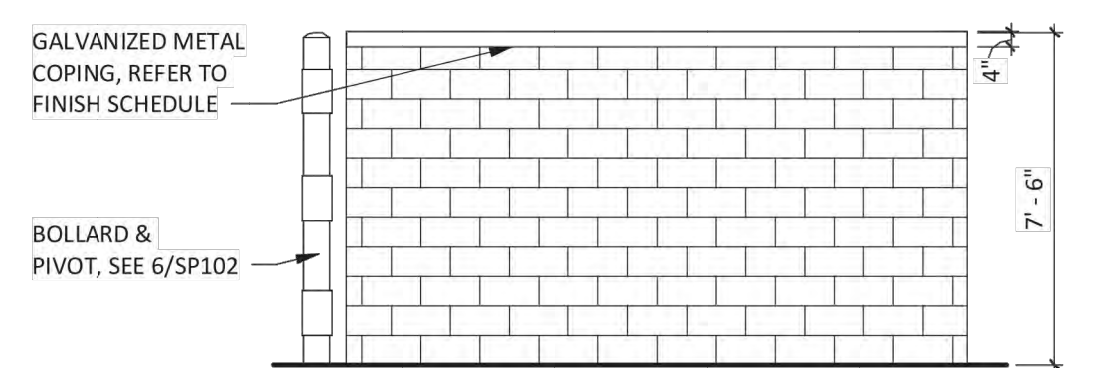
4 SP102
1/4" = 1'-0"



3 SP102
1/4" = 1'-0"



2 SP102
1/4" = 1'-0"



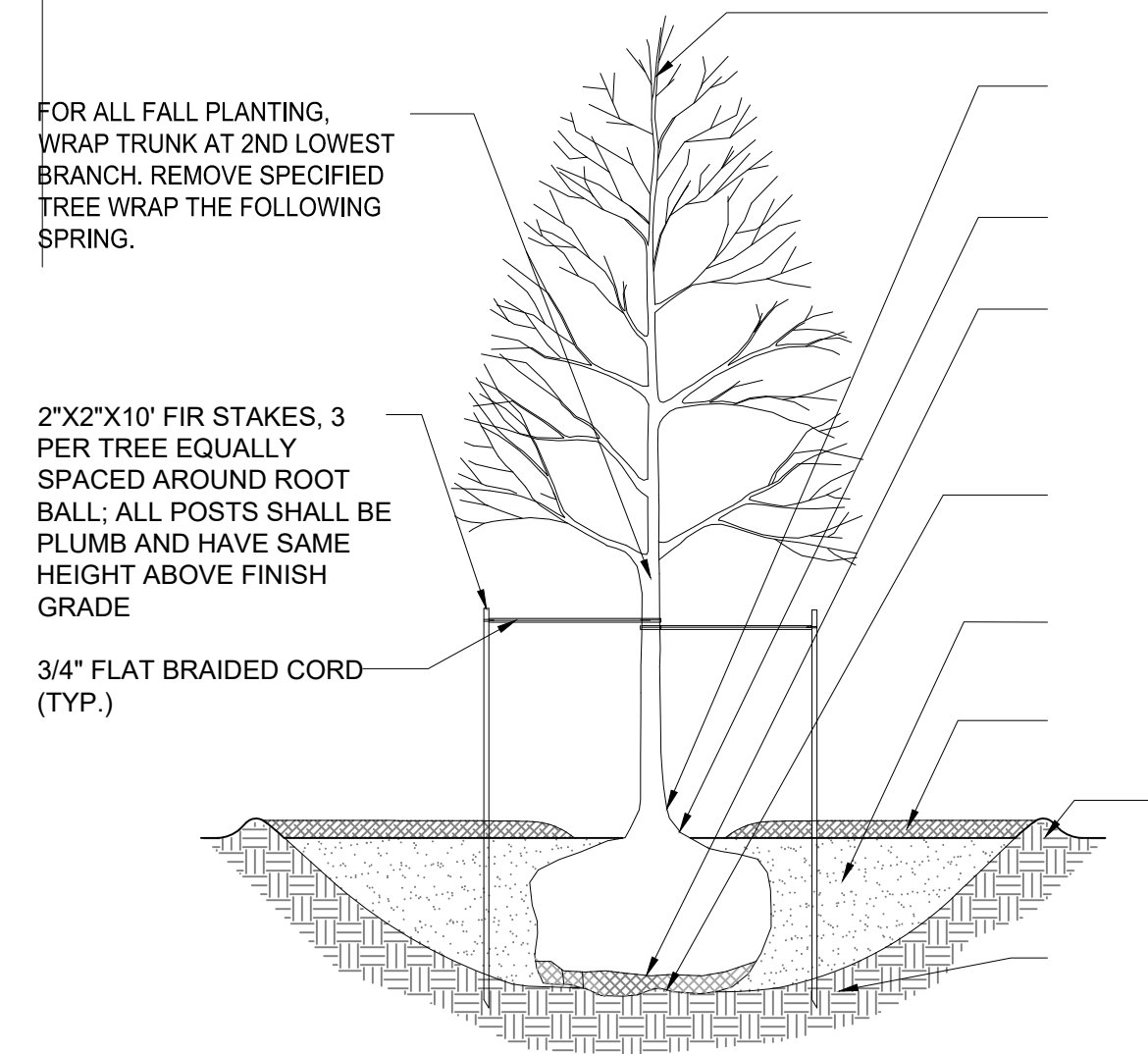
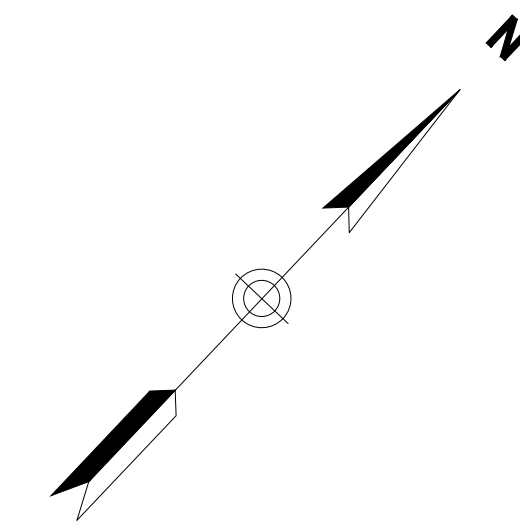
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1/4" = 1'-0"

Landscaping Notes

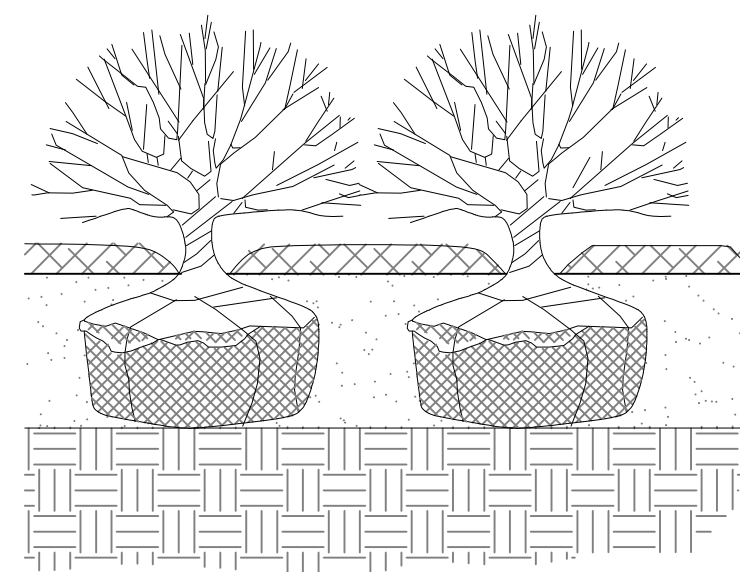
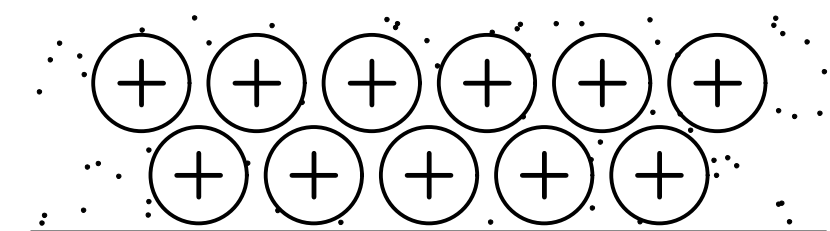
- ALL PLANT MATERIAL SHALL BE ASAIN LONGHORNED BEETLE RESSISTANT VARIETY
- THE INTENT OF THIS DOCUMENT IS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED GENERAL CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. THE LAYOUT HAS BEEN FORMULATED BASED UPON CITY ORDINANCES AND SHALL BE FOLLOWED TO THE GREATEST EXTENT POSSIBLE. THE GENERAL CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY REQUIRED OR SUGGESTED CHANGES PRIOR TO CONSTRUCTION.
- 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.
- 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.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- 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.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- 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.
- ALL TREES SHALL BE SUFFICIENTLY STAKED FOR ONE FULL YEAR.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- 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				
10	PC	PYRUS CALLERYANA 'ARISTROCRAT'	ARISTROCRAT PEAR	2-2 1/2" CAL.
4	LS	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	AMERICAN SWEETGUM	2-2 1/2" CAL.
SHRUBS, PERENNIALS & GROUNDCOVER				
34	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.

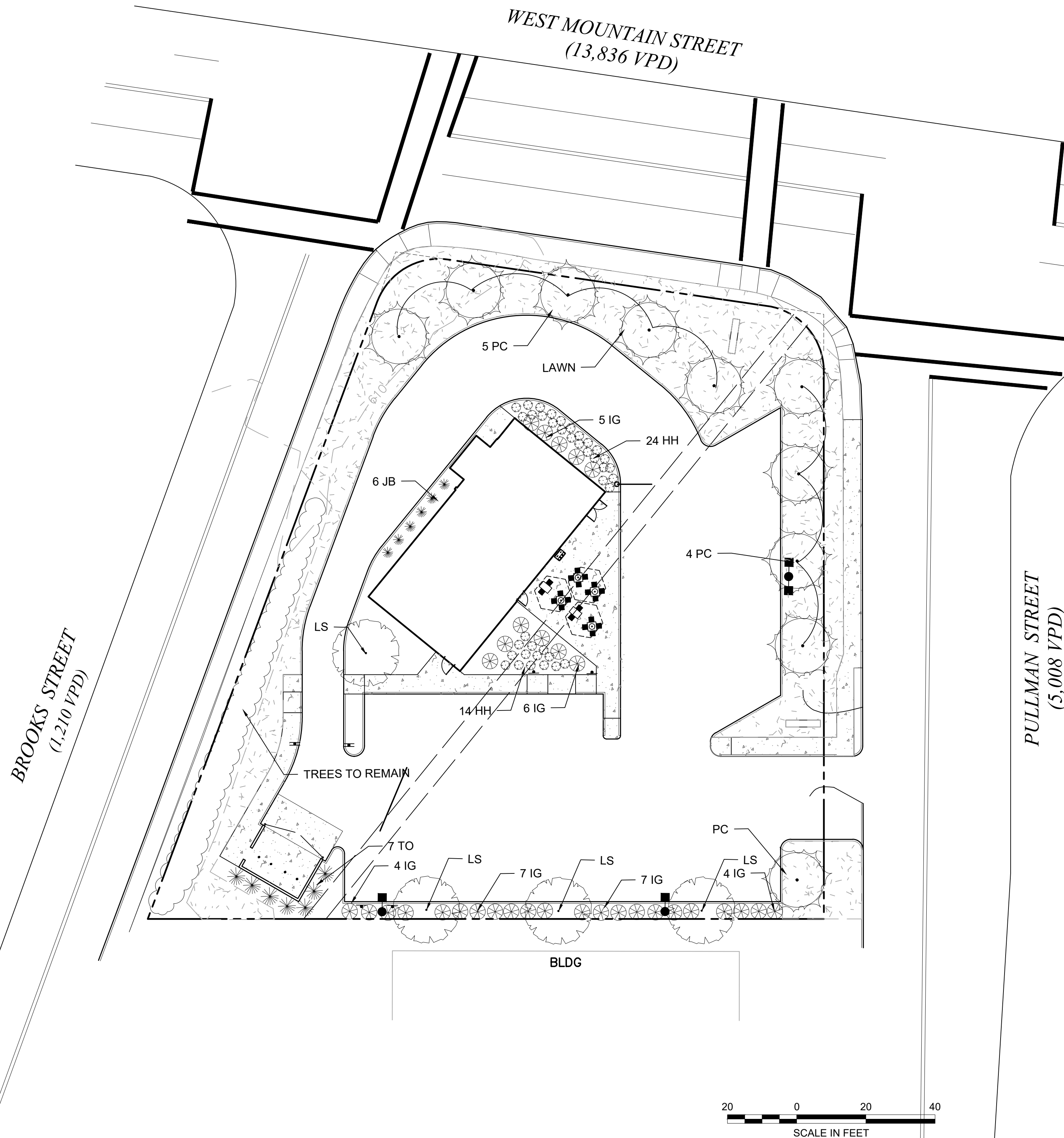
BARK MULCH SHALL NOT BE INSTALLED WITHIN 18" OF ANY BUILDING WITH COMBUSTIBLE EXTERIOR



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



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



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

No.	Revision	Date
2	REVIEW COMMENTS	3/15/24
1	REVIEW COMMENTS	2/28/24

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



Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce



OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

- Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
 - Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
 - Optional pole-mounting bracket (XPM) permits mounting to standard poles.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Max shipping weight: 30lbs in carton
- Optical System**
- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
 - Zero uplight.
 - Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
 - Minimum CRI of 70.
- Electrical**
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
 - L80 Calculated Life: >100K Hours
 - Total harmonic distortion (THD): <20%
 - 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
 - 55L operating temperature: -40°C to +45°C (-40°F to +113°F)
 - 18L operating temperature: -40°C to +40°C (-40°F to +104°F)
 - 21L operating temperature: -40°C to +35°C (-40°F to +95°F)
 - Power factor (PF): >.90
 - Input power stays constant over life.
 - Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
 - Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.
- Controls**
- Integral passive infrared Bluetooth™ motion sensor options: Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
 - LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.
- Installation**
- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
 - 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
 - Optional terminal block accepts up to 12 ga wire.
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
 - 1 Year warranty on Battery Back-up option.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant; with 3000K or lower color temperature selection.
 - Title 24 Compliant; see local ordinance for qualification information.
 - Suitable for wet Locations.
 - IP65 rated luminaire per IEC 60598.
 - 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPM bracket) or wall mounted.
 - IK08 rated luminaire per IEC 66262 mechanical impact code
 - DesignLights Consortium™ (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
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SPEC.1024.C.0623



Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

Mirada Medium (MRM) Outdoor LED Area Light



OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

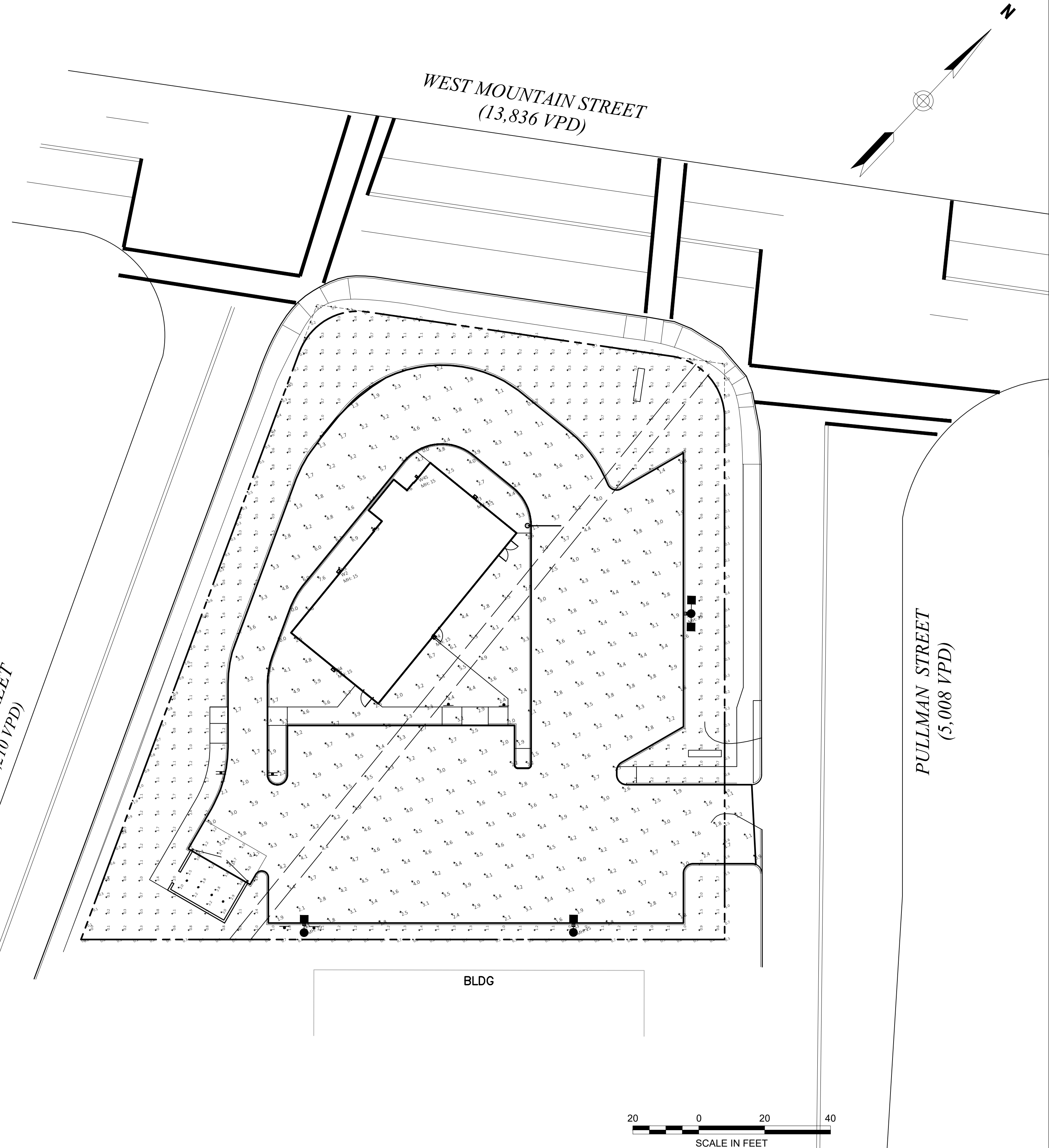
- Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Designed to mount to square or round poles.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 37 lbs in carton.
- Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
 - Zero uplight.
 - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
 - Minimum CRI of 70.
 - Integral lower (LL) and integral half lower (HL) options available for enhanced backlight control.
- Electrical**
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
 - L80 Calculated Life: >100K Hours (See Lumen Maintenance chart)
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F), 42L and 48L lumen packages rated to +40°C, 55L lumen package rate to +35°C.
 - Power factor: >.90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Controls**
- Optional integral passive infrared Bluetooth™ motion: Fixtures operate independently and can be commissioned via iOS or Android configuration app
 - LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).
- Installation**
- Designed to mount to square or round poles.
 - A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
 - Included terminal block accepts up to 12 ga. wire.
 - Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.
- Warranty**
- LSI LED Fixtures carry a 5-year warranty.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant; with 3000K color temperature selection.
 - Title 24 Compliant; see local ordinance for qualification information.
 - Suitable for wet Locations.
 - IP66 rated Luminaire per IEC 60598.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
 - Patented Silicone Optics (US Patent NO. 10,816,165 B2)
 - IK08 rated luminaire per IEC 66262 mechanical impact code



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SPEC.1020.B.0422

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	W3	Single	XWM-FT-LED-08L-30-UE-BLK	0.900	7405	62	62
	1	W4S	Single	XWS-LED-08L-SIL-FT-30-70CRI	0.900	7687	61	61
	1	W2	Single	XWM-2-LED-12L-30-UE-BLK	0.900	10933	102.2	102.2
	3	S3	Single	MRM-LED-24L-SIL-3-UNV-DIM-30-70CRI-BLK-IL	0.900	16194	160	480
	2	W4	Single	XWM-FT-LED-12L-30-UE-BLK	0.900	10993	102.2	204.4



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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
2	REVIEW COMMENTS	3/15/24
1	REVIEW COMMENTS	2/28/24

Project Title

**PROPOSED
COMMERCIAL
REDEVELOPMENT**

79 PULLMAN ST
Worcester, MA

Issued For
Permit

Not for Construction

Drawing Title

Photometric Plan

Drawing No.

SE-1

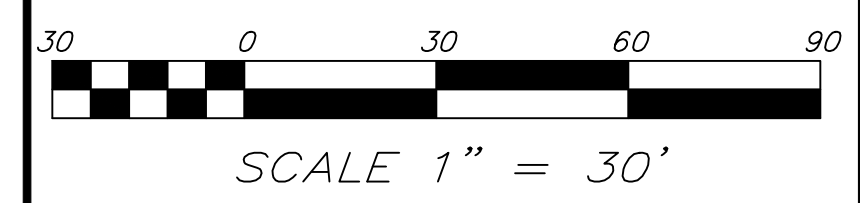
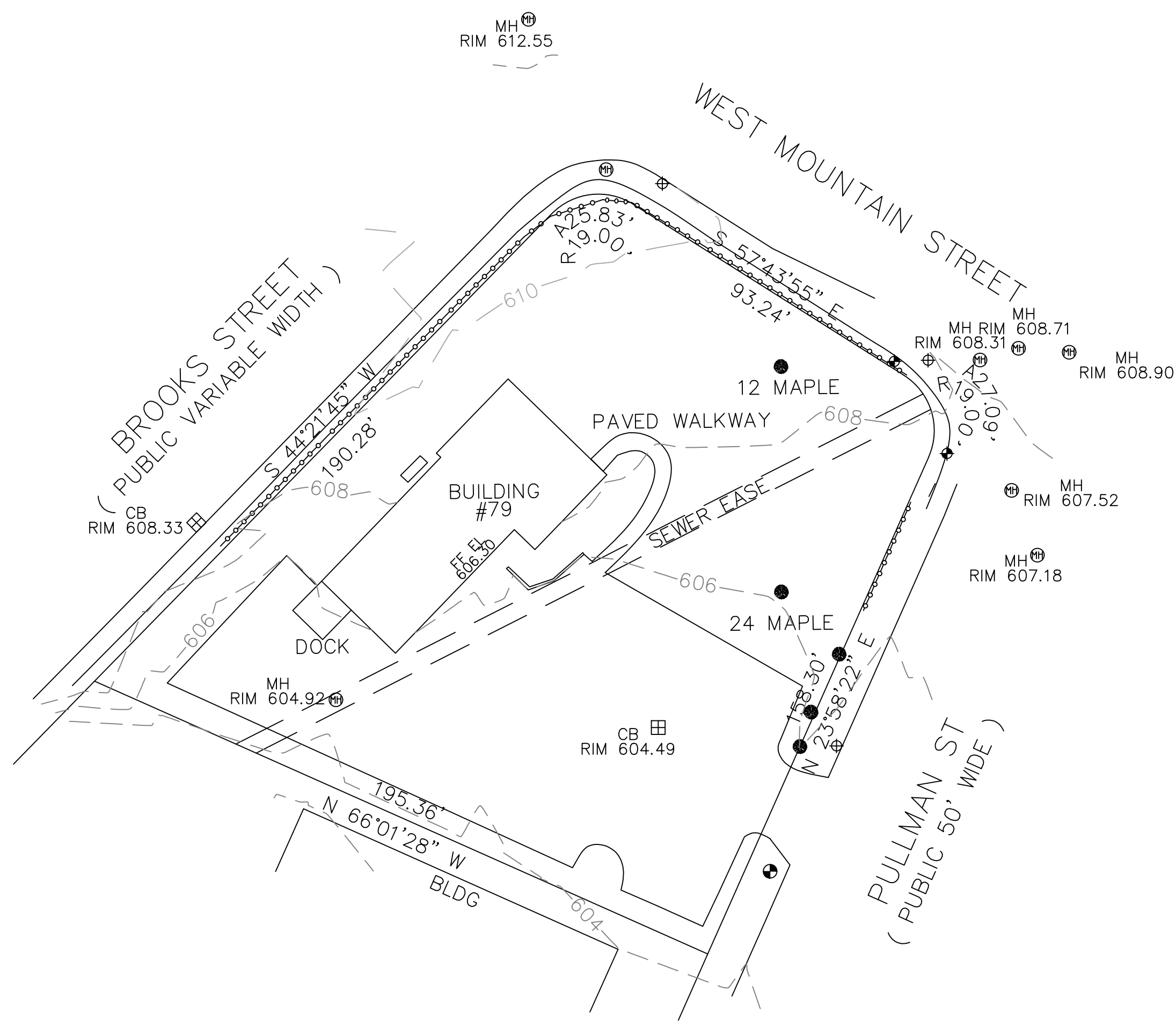
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Sheet

XXX

Sheet

1 of 1



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.



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

hs&t group, inc.
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 WORCESTER, MASSACHUSETTS 01610-1723
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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	SHEET NUMBER	1 OF 1
DWG NUMBER:	2007		