

## Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
					BUILDINGS
		RIGHT-OF-WAY/PROPERTY LINE			
		EASEMENT			RIPRAP
		BUILDING SETBACK		7/7// 1/2//	CONSTRUCTION EXIT
10+00	10+00	PARKING SETBACK	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
10100		BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			
		ZONING LINE	132.75 × 45.0 TW <sub>×</sub>	132.75 ×	SPOT ELEVATION
		TOWN LINE	38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
			-	<b>+</b>	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
<u>&amp;</u> ·		WETLAND LINE WITH FLAG	<b>₩</b> W		MONITORING WELL
		FLOODPLAIN			
DI CE		BORDERING LAND SUBJECT	———UD ——— 12"D	——UD —— 12″D—►	UNDERDRAIN
BLSF		TO FLOODING	12.0		DRAIN
BZ		WETLAND BUFFER ZONE	6"RD	6″RD— <u>►</u>	ROOF DRAIN
NDZ		NO DISTURB ZONE	1 <u>2</u> "S	1 <u>2</u> "S	SEWER
200'RA_		200' RIVERFRONT AREA	FM	<u>FM</u>	FORCE MAIN
		200 RIVERTROINT AREA	- OHW	——— OHW ———	OVERHEAD WIRE
		GRAVEL ROAD	6"W	6"W	WATER
EOP	EOP	EDGE OF PAVEMENT	4"FP		
BB	BB	BITUMINOUS BERM	<del></del> 4 tP	4"FP	FIRE PROTECTION
	BC			——2"DW——	DOMESTIC WATER
BC OO		BITUMINOUS CURB	3"G	———G——	GAS
CC	CC	CONCRETE CURB	——Е——	——Е——	ELECTRIC
	CG	CURB AND GUTTER	STM	stm	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	——т—	——т—	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	——FA——	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB	CATV		CABLE TV
SGE	SGE	SLOPED GRAN. EDGING			CABLE IV
VGC	VGC				CATCH BASIN CONCENTRIC
		VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT	_		DOUBLE CATCH BASIN ECCENTRIC
V.				_	
11111111		BUILDING			GUTTER INLET
7	<b>]</b> ⊲EN	BUILDING ENTRANCE	(1)	•	DRAIN MANHOLE CONCENTRIC
	] <b></b> LD	LOADING DOCK	(1)		DRAIN MANHOLE ECCENTRIC
•		BOLLARD	=TD=	<del></del>	TRENCH DRAIN
D	D	DUMPSTER PAD	Ľ	r	PLUG OR CAP
	_	SIGN	CO	eco	CLEANOUT
0	•		<b>&gt;</b>	<b>&gt;</b>	FLARED END SECTION
<del></del>	<b>3E</b>	DOUBLE SIGN		$\checkmark$	HEADWALL
		CTEEL CHARDRAII			
		STEEL GUARDRAIL	(\$)	ledot	SEWER MANHOLE CONCENTRIC
0 0		WOOD GUARDRAIL	(\$)	lacksquare	SEWER MANHOLE ECCENTRIC
			CS	CS <b>●</b>	
	= = = =	PATH			CURB STOP & BOX
$\bigcirc \bigcirc$	$\sim$	TREE LINE	WV	WV ●	WATER VALVE & BOX
×	<del>-xx-</del>	WIRE FENCE	TSV	<b>T</b> SV	TAPPING SLEEVE, VALVE & BOX
>	•	FENCE	<b>*</b>	HAD	FIRE DEPARTMENT CONNECTION
		STOCKADE FENCE	HYD <b>⊚</b>	HYD <b>⊚</b>	FIRE HYDRANT
00000		STONE WALL	WM	WM ⊡	WATER METER
			PIV	PIV	POST INDICATOR VALVE
^		RETAINING WALL	<b>(</b> ()	<b>®</b>	
	<del></del>	STREAM / POND / WATER COURSE			WATER WELL
		DETENTION BASIN	GG	GG <b>○</b>	GAS GATE
		HAY BALES	GM •	GM ⊡	GAS METER
		HAT BALES			
X	X	SILT FENCE		<u></u> EMH	FLECTRICALLANCE
×			© EM	● <sup>EMH</sup> EM	ELECTRIC MANHOLE
X	· c:::::> ·	SILT FENCE SILT SOCK / STRAW WATTLE	EM	EMH EM ⊡	ELECTRIC MANHOLE ELECTRIC METER
x c:::::> ·	×	SILT FENCE	EM	EM	
X <::::::> ·	· c:::::> ·	SILT FENCE SILT SOCK / STRAW WATTLE	EM	EM	ELECTRIC METER LIGHT POLE
——————————————————————————————————————		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR	EM ☆	EM <b>★</b> •••••••••••••••••••••••••••••••••	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE
x c:::::> ·		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT	- EM  ☆	EM ∵	ELECTRIC METER LIGHT POLE
——————————————————————————————————————		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR	EM ☆	EM <b>★</b> •••••••••••••••••••••••••••••••••	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE
——————————————————————————————————————		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT	- EM	EM  □  TMH  T	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE TRANSFORMER PAD UTILITY POLE
——————————————————————————————————————		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT  COMPACT PARKING STALLS	EM	EM  → TMH  T	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE TRANSFORMER PAD UTILITY POLE GUY POLE
		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT  COMPACT PARKING STALLS  DOUBLE YELLOW LINE  STOP LINE	- EM	EM  →  TMH  T  -  ↓	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE TRANSFORMER PAD UTILITY POLE
		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT  COMPACT PARKING STALLS  DOUBLE YELLOW LINE  STOP LINE  CROSSWALK	- EM	EM  → TMH  T  → HH  □	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE TRANSFORMER PAD UTILITY POLE GUY POLE
	——————————————————————————————————————	SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT  COMPACT PARKING STALLS  DOUBLE YELLOW LINE  STOP LINE	- EM	EM  →  TMH  T  ←  HH	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE TRANSFORMER PAD UTILITY POLE GUY POLE GUY WIRE & ANCHOR
4 20 10 DYL		SILT FENCE SILT SOCK / STRAW WATTLE  MINOR CONTOUR  MAJOR CONTOUR  PARKING COUNT  COMPACT PARKING STALLS  DOUBLE YELLOW LINE  STOP LINE  CROSSWALK	- EM	EM  TMH  T  HH  PB	ELECTRIC METER LIGHT POLE TELEPHONE MANHOLE TRANSFORMER PAD UTILITY POLE GUY POLE GUY WIRE & ANCHOR HAND HOLE

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obrevi	
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
 Utility	
СВ	CATCH BASIN
	CATCH BASIN CORRUGATED METAL PIPE
СВ	
CB CMP	CORRUGATED METAL PIPE
CB CMP CO	CORRUGATED METAL PIPE CLEANOUT
CB CMP CO DCB	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN
CB CMP CO DCB DMH	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE
CB CMP CO DCB DMH CIP	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT
CB CMP CO DCB DMH CIP COND	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM	CORRUGATED METAL PIPE CLEANOUT DOUBLE CATCH BASIN DRAIN MANHOLE CAST IRON PIPE CONDUIT DUCTILE IRON PIPE FLARED END SECTION FORCE MAIN
CB CMP CO DCB DMH CIP COND DIP FES FM F&G	CORRUGATED METAL PIPE CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C	CORRUGATED METAL PIPE CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT	CORRUGATED METAL PIPE CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT	CORRUGATED METAL PIPE CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD INV	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  INVERT ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GT HDPE HH HW HYD INV I= LP	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD INV I= LP MES PIV	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G GI GT HDPE HH HW HYD INV I= LP MES PIV PWW	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R=	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  REINFORCED CONCRETE PIPE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM=	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  REINFORCED CONCRETE PIPE  RIM ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM=	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  RIM ELEVATION  RIM ELEVATION  RIM ELEVATION
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  REINFORCED CONCRETE PIPE  RIM ELEVATION  RIM ELEVATION  SEWER MANHOLE
CB CMP CO DCB DMH CIP COND DIP FES FM F&G F&C GI GT HDPE HH HW HYD INV I= LP MES PIV PWW PVC RCP R= RIM= SMH TSV	CORRUGATED METAL PIPE  CLEANOUT  DOUBLE CATCH BASIN  DRAIN MANHOLE  CAST IRON PIPE  CONDUIT  DUCTILE IRON PIPE  FLARED END SECTION  FORCE MAIN  FRAME AND GRATE  FRAME AND COVER  GUTTER INLET  GREASE TRAP  HIGH DENSITY POLYETHYLENE PIPE  HANDHOLE  HEADWALL  HYDRANT  INVERT ELEVATION  INVERT ELEVATION  LIGHT POLE  METAL END SECTION  POST INDICATOR VALVE  PAVED WATER WAY  POLYVINYLCHLORIDE PIPE  REINFORCED CONCRETE PIPE  RIM ELEVATION  RIM ELEVATION  SEWER MANHOLE  TAPPING SLEEVE, VALVE AND BOX

## Notes

### General

- 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. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6" INCHES LOAM AND SEED.

LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

- 5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- 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.
- 7. 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
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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
- 10. 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.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

- 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.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. 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.
- 5. 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.
- 6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
  - A. WATER PIPES SHALL BE DUCTILE IRON (DI)
  - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
  - C. STORM DRAINAGE PIPES SHALL BE:
  - 8" PVC PIPE BETWEEN CATCH BASINS & MANHOLES: SDR-18 12" OR GREATER PIPE: HIGH DENSITY POLYETHYLENE (HDPE)
  - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- 1. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND 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.

3. PIPES LOCATED WITHIN CITY RIGHT-OF-WAY: REINFORCED CONCRETE PIPE (RCP)

- 2. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 3. 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.

### **Layout and Materials**

ON THE PLANS.

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED
- 4. 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.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 6. 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.

### **Existing Conditions Information**

- 1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, DURING MARCH 2022.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 88 DATUM.

SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 2. 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
- 3. 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.

# **Sheet Index**

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	August 18, 2022
C1.02	Erosion and Sediment Control Plan	August 18, 2022
C2.01	Site Plan	August 18, 2022
C3.01	Grading and Drainage Plan	August 18, 2022
C4.01	Utility Plan	August 18, 2022
C5.01	Site Details	August 18, 2022

## SITE PLAN REVIEW



535 Albany Street | 405 Boston, MA 02118 617.422.0090 | T rodearchitects.com

## Design Team

SURVEY PO Box 9151 Watertown, MA 02471 617.924.1770 | T

CIVIL

120 Front St, suite 500 Worcester, MA 01608 508.725.1001 | T

## LANDSCAPE

Michael D'Angelo Landscape Architecture 840 Summer St, Suite 201A Boston, MA 02127 203.592.4788 | T

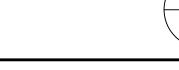


## MIXED USE MUTLI-FAMILY **DEVELOPMENT**

44 GRAFTON ST & 102 TEMPLE ST, WORCESTER

DEVELOPER

AKROS DEVELOPMENT LLC



PROJECT: 15656.00

No.	Description	Date
DATE	00/10/2022	·

DATE: 08/18/2022

**LEGEND AND GENERAL NOTES** 

### **Notes** SITE PLAN REVIEW **Demolition Erosion Control** CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT. DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON EXTERIOR COLUMNS. A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT 535 Albany Street | 405 ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS. UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES. Boston, MA 02118 CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH 617.422.0090 | T APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT rodearchitects.com THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, HELD PARTY WALL-Design Team BRICK + METAL BUILDING CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION. DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED SURVEY TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK. CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE PO Box 9151 SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL EROSION CONTROL BARRIER SHALL BE INSTALLED JUST BEFORE EXISTING BUILDING AND PAVEMENT ARE REMOVED AND SHALL REMAIN IN PLACE UNTIL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT Watertown, MA 02471 OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT ALL UPSTREAM AREAS ARE STABILIZED BY EITHER PROPOSED BUILDING OR 617.924.1770 | T THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS HARDSCAPE AREA. EROSION CONTROL BARRIER IS NOT REQUIRED WHEN THE OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE UPSTREAM AREAS OF THE SITE ARE PAVED OR OTHER IMPERVIOUS CONDITION WITH NO LOOSE SOILS EXPOSED. PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND CIVIL HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT 120 Front St, suite 500 INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS. Worcester, MA 01608 508.725.1001 | T EROSION CONTROL BARRIER (TYP) — LANDSCAPE Michael D'Angelo Landscape Architecture 840 Summer St, Suite 201A Boston, MA 02127 203.592.4788 | T SILTSACK (TYP) -BRICK + METAL BUILDING BRICK BUILDING STABILIZED CONSTRUCTION STOCKPILE LOCATION -– POTENTIAL SEDIMENTATION BASIN LOCATION -**MIXED USE MUTLI-FAMILY DEVELOPMENT** 44 GRAFTON ST & 102 TEMPLE ST, 1897 WIDENING OF-– EROSION CONTROL BARRIER (TYP) **DEVELOPER** AKROS DEVELOPMENT LLC PROJECT: 15656.00 X65.24 DATE: 08/18/2022 SCALE: 1" = 10' **EROSION AND SEDIMENT CONTROL PLAN NOTES:** HARDSCAPE AND LANDSCAPE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY LANDSCAPE ARCHITECT. C1.02 2. INTERNAL BUILDING COMPONENTS INCLUDING PARKING AND DRIVE AISLE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT.

WORCESTER

Description

Zoning Summary Ch	nart <sup>1</sup>						
Zoning District(s):	BG-3.0 General, 3 to 1 FAR						
Overlay District(s):	CCOD-C: Canal District Parking Subarea USOD: Union Station View Corridor Sign D DSOD: Downtown/Blackstone Canal Sign	District District		LIEN LIEN	N/F 1 T. LAM + LINH M. NGUYEN		
Zoning Regulation Requirements	Required Required (BG-3.0)* (CCOD-C)	Provided			1 T. LAM + LINH M. NGUYEN 04-016-0010A 236 FRANKLIN ST.		
MINIMUM LOT AREA	5,000 SF N/A	16,645 SF					
MINIMUM LOT FRONTAGE <sup>2</sup>	than 200') 40.0 Feet	199.1 Feet					
MINIMUM FRONT YARD SETBACK <sup>2</sup> MINIMUM SIDE YARD SETBACK	N/A 15 Feet (Millimum) <sup>3</sup> N/A N/A	5.4 Feet 0.2 Feet					
MINIMUM REAR YARD SETBACK	N/A N/A	N/A					
MAXIMUM FLOOR AREA RATIO <sup>4</sup> MAXIMUM BUILDING HEIGHT (STORIES)	N/A N/A  3+ (or greater allowed by	5.4 9 Stories		— CONCRETE			
	50 Feet (except where			BLOCK WALL	2 STORY ALLIAS	I/F SHI LLC	
MAXIMUM BUILDING HEIGHT (FEET)	100 Feet greater height is allowed by underlying zoning)	99.5 Feet N/F SIMON ZAKARIAN			DDICK DUILDING 04-016	6-0010C FTONST.	
1. Zoning regulation requirements as specified in City of Word	N/A 5 Feet recester Zoning Ordinance as amended through April 27, 2021.	5.0 Feet 04-016-00009 226 FRANKLIN ST.	2 STORY BRICK + METAL BUILDING		ILD PARTY WALL		
<ol> <li>The front lot lines has been designated as Temple Street.</li> <li>As per the underlying zoning district (BG-3.0), there are no zoning district (CCOD-C).</li> <li>5-foot minimum front setback for b</li> </ol>	o front or side setback requirements. Dimensional requirements are governed buildings where adjacent sidewalk is less than 8-feet in width and 15-foot ma	by the overlaying ximum front setback for	BRICK + WILTHE BOILD	BUILDING CRUSHED STOI			
the CCOD overlay district, FAR restrictions shall not apply to N	ne CCOD-C, or higher where allowed by the underlying zoning district. 3.0 is a Mixed-Use Developments provided at least one of the uses is residential and and provided a Mixed-Use Development remains subject to the maximum heig	a non-residential use is	1.5' 1.5'				DYL WL
<b>Parking Summary Cl</b>	hart			EQD BEEN BOLLARDS THE TOTAL BEEN BEEN BEEN BEEN BEEN BEEN BEEN BEE	THE PART OF THE PA	APPROXIMATE WORK. REFER T LANDSCAPE AR	O PLANS BY
- · · ·	Size Spaces		THE BUKH	AD DOOR A TABLE OF	AGRÃEMENTI) SK. 1487 PG. 304		
Description STANDARD SPACES (STACKER)	Required Provided Required Provided  9 x 18 9 x 18 - 57			BRICK 8			GR
STANDARD SPACES WITH EV CHARGERS (STACKER) <sup>1</sup> CARSHARE SPACES (STACKER)	9 x 18 9 x 18 - 10 9 x 18 9 x 18 - 1			WALL THE			
COMPACT SPACES (25% ALLOWED, SURFACE)	8 x 16 8 x 16 - 1			ABOVE TO THE PROPERTY OF THE P			
STANDARD ACCESSIBLE SPACES (SURFACE) <sup>2</sup> VAN ACCESSIBLE SPACES (SURFACE) <sup>2</sup>	8 x 18 8 x 18 - 2 8 x 18 8 x 18 - 1					LA;	
TOTAL SPACES LOADING BAYS <sup>3</sup>	125 72 <sup>4</sup> 12' x 50' 10' x 27' 2 1 <sup>4</sup>			BOL. A A			UBLIC
<ol> <li>EV CHARGING SPACES LOCATED ON THE FIRST SPACES TO BE PROVIDED ON THIS FIRST LEVEL.</li> </ol>	LEVEL OF THE STACKER SYSTEM. AN ADDITIONAL 12 EV READY			BOL.			- VAI
<ol> <li>ADA/STATE/LOCAL REQUIREMENTS</li> <li>LOADING BAYS: PER TABLE 4.5 OF THE CITY OF ADDITIONAL SURPRISED</li> </ol>	WORCESTER ZONING ORDINANCE ED SEPARATE APPLICATION TO THE CITY OF WORCESTER						AIABLI
ZONING BOARD OF APPEALS REQUESTING VAR	RIANCE FOR REDUCED PARKING AND LOADING FOR THE  IATTER WILL BE DISCUSSED DURING THE ZBA'S SEPTEMBER 12,			TO THE TALE OF THE			E WIDTH,
Parking Requirements:			BITUMINOUS	RESIDENTIAL BUILDII	1 STORY	√ - 3 · · · · · · · · · · · · · · · · · ·	
	UNITS x 1 SPACES / 1 = 105 SPACES  UNITS x 1 SPACES / 10 = 11 SPACES		PARKING LOT	105 LINITS	NG  BRICK + METAL BUILDING  (BUILDING FOOTPRINT=6,830 S.F.)	ACUT NOCUT	RE I
FOOD SERVICE <sup>1</sup> 36 R OCCUPA			53.2'	PARKING #90,000 GSF		AS S	
-PER TABLE 9.1 FOR CCOD DISTRICTS	TOTAL PARKING REQUIRED = 125 SPACES						CITY OF WORCESTER TYPICAL DRIVEWAY (SEE
<ol> <li>RETAIL SALES: 1000 SF x 1 SPACE / 500 SF = 2 S         OF FOOD SERVICE THE TOTAL REQUIRED NUMBER</li> </ol>	SPACES REQUIRED. IF RETAIL SALES IS USED IN PLACE BER OF PARKING SPACES IS 118 SPACES.	CRUSHED STONE —	1.8				DETAIL)
WALL TO BE COORDINATED	O WITH			DCOR P			
ELECTRIC PRO	OVIDER —	HARDSCAPE					
	7.	EN EN EN	LOADING/				
BOLLARDS (TYP)	5' 5'		QUEUING			LA AND	PROXIMATE LIMIT OF
	5	BOH/TRAS	PACKAGE			wo wo	PRK. REFER TO PLANS BY  IDSCAPE ARCHITECT.
	ELECTRIC. EQUIPMENT		The WARKING LOT	LOBBY/ LEASING			
WALL TO BE COORDINATED WITH	AREA G	RETAIL	TUMINOUS PARAINO LO	- EN	BIKE		
ELECTRIC PROVIDER —	O O		OFFICE  15' MAXIMUM FRONT SETBACK			LA BUILDING OVER 0.4'—	
BITUMINOUS PARKING LOT	HARDSCAPE 10'			HARDSCAPE  BUILDING BACK 0.11		80 55	
N/F			97 WIDENING	BOL. BUILING HEIGHT=14.8'	HARDSCAPE	ADA	
SANCLIFF INC. 04-016-00014		LA LA	97 WIDENING STONE BOULDS TEMPLE TREET 5' MINIMUM FRONT SETBACK (FOUND)	BOL. • 1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	BRICK ST	TRIP A A A A A A A A A A A A A A A A A A A	
82 TEMPLE ST.  APPROXIMATE LIMIT OF	LA HARDSCAPE	HARDSCAPE		A. A			MAINTAIN EXISTING ADA RAMP
WORK. REFER TO PLANS BY LANDSCAPE ARCHITECT.	<u> </u>	BRIC	K STRIP - A - A - A - A - A - A - A - A - A -	18	rGC	SAL	
VGC		A TREE	SAWCUT	AWCUT			
BRICK STRIP4 4	A A A A A A A A A A A A A A A A A A A	DIRT	SAWCO!				
CONC. APRON A VGC	. A CONC. AFTER				SAW		N SWL
	SAWCUT			±50'	4/////		DWL
			SV			VGC	
		TENADIE (DI	JBL C - 40.00' WIDE) STREET				
SWL		TEMPLE (PO					
J V V L		VGC			— APPROXIMATE LOCATION		
VGC				POTENTIAL TIME-LIMITED PUBLIC PAR (15-MINUTE) FOR LOADING, DELIVERY	KING OF EXISTING "TOW AWAY		0 5 10 20 Feet
				PARKING, PICK-UP, AND DROP-OFF (SHARED WITH NEIGHBORHOOD)	HIVIE. SIGIN		NOTES:
							<ol> <li>HARDSCAPE AND LANDSCAPE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY LANDSCAPE ARCHITECT.</li> </ol>
							<ol> <li>INTERNAL BUILDING COMPONENTS INCLUDING PARKING AND DRIVE AISLE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT.</li> </ol>
							ERENGE SIVET. RELER TO LEANS DE ARCHITECT.

SITE PLAN REVIEW

RODE

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# Design Team

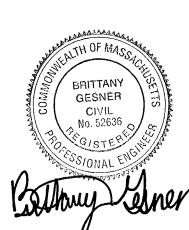
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WORCESTER

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No. Description Date

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SITE PLAN

C2-01