

PROPOSED SITE PLAN DOCUMENTS

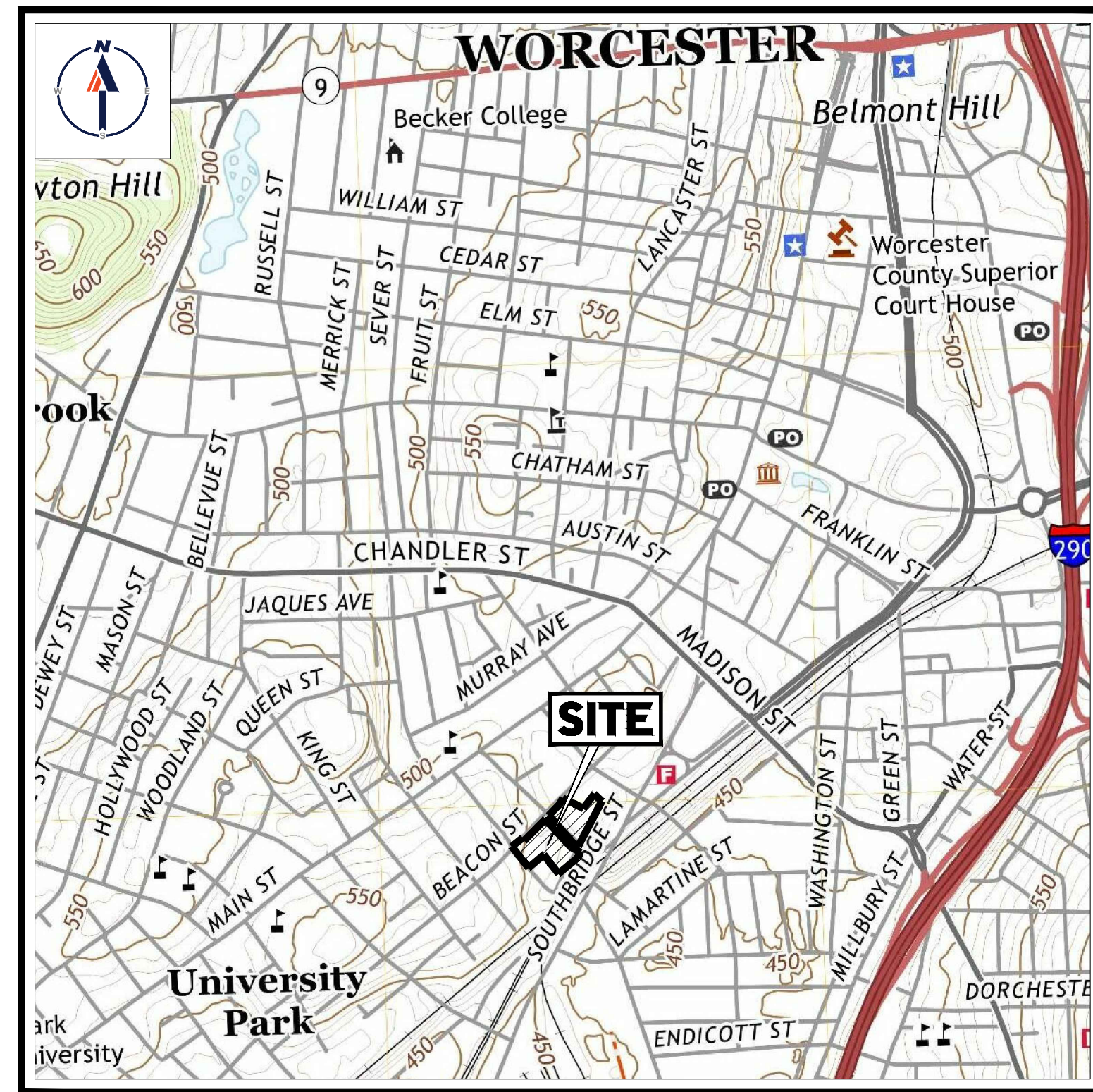
FOR

WORCESTER LAGRANGE MM, LLC

PROPOSED LAGRANGE MILL LOFTS

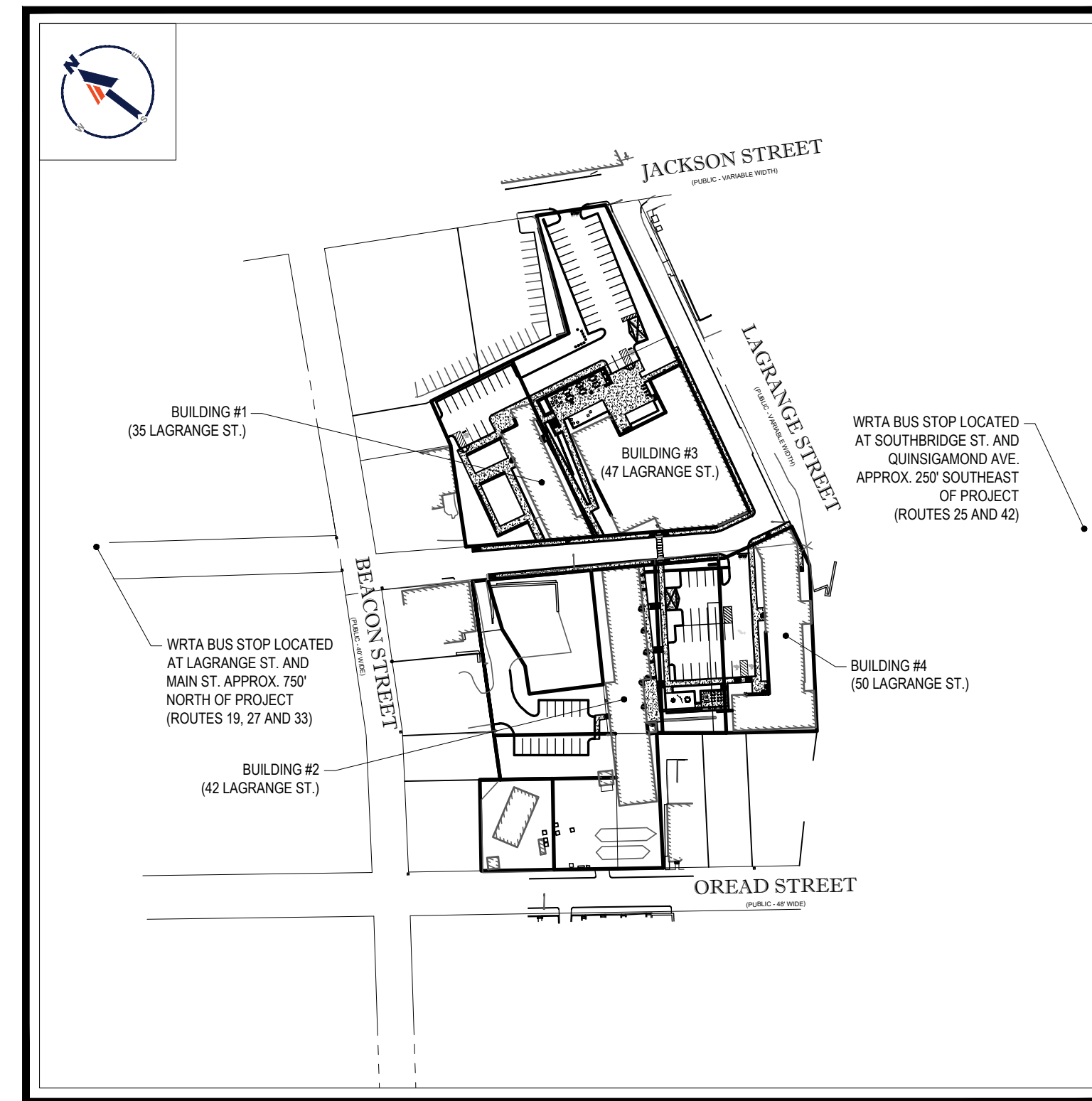
LOCATION OF SITE:

30-50 LAGRANGE STREET AND 47 OREAD STREET, CITY OF WORCESTER
 WORCESTER COUNTY, MASSACHUSETTS
 MAP #3, LOTS #1 & 5 & MAP #6, LOTS #1, 4B, 14, 15 & 19



USGS MAP

SCALE: 1" = 1,000'
 SOURCE: WORCESTER NORTH MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 150'
 SOURCE: AERIAL PHOTOGRAPHY

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
OVERALL SITE PLAN	C-301
SITE LAYOUT PLAN A	C-302
SITE LAYOUT PLAN B	C-303
GRADING AND DRAINAGE PLAN A	C-401
GRADING AND DRAINAGE PLAN B	C-402
UTILITY PLAN A	C-501
UTILITY PLAN B	C-502
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (BY OTHERS)	1 SHEET

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201273
 DRAWN BY: CFD
 CHECKED BY: MMA/EGD
 DATE: 07/30/2021
 CAD I.D.: W201273-CVL-0

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

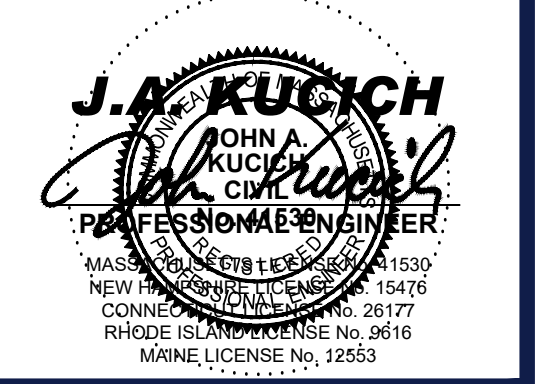
WORCESTER LAGRANGE MM, LLC

PROPOSED LAGRANGE MILL LOFTS
 30-50 LAGRANGE STREET &
 47 OREAD STREET
 CITY OF WORCESTER
 WORCESTER COUNTY,
 MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900

www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 07/30/2021

PREPARED BY

BOHLER

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.
- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
 - "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12/02/20, REVISED THROUGH 07/23/2021.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
 - ALL ACCESSIBLE (AKA ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA CODE 42 U.S.C. § 12101 et seq. AND 42 C.F.R. § 14151 et seq.) AND THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
 - THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
 - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
 - THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS AND/OR WORKING DRAWINGS.
 - ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
 - CONTRACTOR MUST REFER TO THE ARCHITECTURAL BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE. CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
 - DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
 - THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PERIOD OF THE PROJECT OR FOR TAKING ALL THE APPROPRIATE PRECAUTIONS TO PROTECT THEM. CONTRACTOR MUST MEASURE REQUIREMENTS TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH REPAIRS, BUT NOT LIMITED TO, THE COSTS OF REPAIRING, RESTORATION, OR REPLACEMENT. CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH THE REPAIR OR REPLACEMENT OF SUCH EQUIPMENT. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
 - ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
 - THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
 - ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. ALL CONTRACTORS MUST HAVE THEIR OSHA POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON COMPLETION OF THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AND AGAINST ALL CLAIMS AND DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
 - BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA. CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DELAYS OR OTHER CLAIMS BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN PROVIDED.
 - NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEENING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
 - IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATION, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEY'S FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
 - ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
 - ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
 - OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS (S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
 - ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
 - ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
 - CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURERS STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
 - CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
 - AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPROPRIATE DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITIES TO CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF ALL UTILITIES WITH THE OWNER AND ARCHITECT TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES, AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-IN/CONNECTIONS PRIOR TO CONNECTING TO ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS POINTS DETER. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VALVE, PRIOR TO COMMENCING CONSTRUCTION.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE, TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- THE CONTRACTOR MUST COMPLY TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION, AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA AS WELL AS ANY OTHER AGENCY WITH JURISDICTION OVER THESE SITE TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF JOINT BUILTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.
- WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2x4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS, 1.0% ON ALL CONCRETE SURFACES, AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADIES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY NOTIFY, IN WRITING, TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 1' ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
- WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
- STORM DRAINAGE PIPE UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M243 AND TYPE 3 SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034
 - FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
 - FOR PIPE WITH 18" OF BUILDING PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIFY WITH LOCAL OFFICIALS.
- STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.
- SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
 - WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
- WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DI) MINIMUM CLASS 52 THICKNESS, ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- LOCATION OF PROPOSED UTILITY POLE LOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
- CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

GENERAL DEMOLITION NOTES

- THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 12/02/20, REVISED 07/23/2021.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.) AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY. REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED, THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
 - CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMANCE OF THE WORK, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REGULATIONS, STATUTES, ORDINANCES AND CODES.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
 - OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
 - NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL, MEASURES PRIOR TO SITE DISTURBANCE.
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVANCE OF ANY EXCAVATION.
- E LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- G RANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
 - THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OFF-SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED FILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORM IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTRY DURING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE PROPER DRAINAGE.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CONTRACTOR STARTING AN EXPLOSIVE PROGRAM AND/OR DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
- CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
- THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY MEASURES TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS, METHODS, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
- CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
 - PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.33% FOR A MAXIMUM OF SIX (6) FEET).
 - LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANDS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:50 (0.5%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO, A MAXIMUM SLOPE OF 1:12 (8.33%) FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
 - DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICCANS1 A117-1.2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
 - WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN FORS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
 - THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TYPICAL ABBREVIATIONS			
KEY	DESCRIPTION	KEY	DESCRIPTION
BC	BOTTOM CURB	PROP.	PROPOSED
TC	TOP CURB	TBR/R	TO BE REMOVED AND REPLACED
BOC	BACK OF CURB	TBR	TO BE REMOVED
BW	BOTTOM OF WALL GRADE	TFP	TREE PROTECTION FENCE
TW	TOP OF WALL	BLD.	BUILDING
EXIST.	EXISTING	SF	SQUARE FEET
BM	BENCHMARK	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	DMH	DRAIN MANHOLE
☐	CENTERLINE	STM	STORM
☐	FINISHED FLOOR	SAN	SANITARY
V			



SITE INFORMATION

- APPLICANT:
WORCESTER LAGRANGE MM LLC
C/O LARKIN DEVELOPMENT
179 BOYLSTON STREET, BUILDING P
JAMAICA PLAIN, MA 02130
- OWNER:
THE KROSOCZKA PROPERTIES TRUST / SEM-TEC, INC.
47 LAGRANGE STREET
WORCESTER, MA 01610
- PARCEL:
MAP #3 & LOTS # 1, 5 & MAP #6, LOTS #1, 4B, 14, 15 & 19
30-50 LAGRANGE STREET & 47 OREAD STREET
CITY OF WORCESTER
WORCESTER COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	OVERLAY DISTRICT	REQUIRED PERMIT	REQUIRED	EXISTING	PROPOSED
GENERAL BUSINESS (BG-6.0)	COMMERCIAL CORRIDORS (CCOD-D)	PERMIT FROM DEPT.			
MIN. LOT AREA	N/A			168,789 SF (3.87 AC.)	NO CHANGE
MAX. F.A.R.	6.0		0.35	0.35	0.28
MIN. FRONT SETBACK	N/A		0 FT (MULTIPLE LOTS)	NO CHANGE	NO CHANGE
MIN. SIDE SETBACK	N/A		0 FT (MULTIPLE LOTS)	NO CHANGE	NO CHANGE
MIN. REAR SETBACK	10 FT		0 FT (MAP 6, LOT 19)	0 FT (MAP 6, LOT 19) (E)	0 FT (MAP 6, LOT 19) (E)
MIN. PARKING BUFFER	5 FT (FRONT) 3 FT (SIDE/REAR)		N/A	9.9 FT (FRONT) (MAP 6, LOT 19) 3 FT (SIDE) (MAP 3, LOT 1)	
PARKING SPACES	0		N/A	85	
ACCESS. PARKING SPACES	4		N/A	4	
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: RESIDENTIAL				
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	76-100 SPACES - 4 MIN. ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)				

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201273
DRAWN BY: CFD
CHECKED BY: MMA/EGD
DATE: 07/30/2021
CAD ID.: W201273-CVL-0

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR
WORCESTER LAGRANGE MM, LLC
PROPOSED LAGRANGE MILL LOFTS
30-50 LAGRANGE STREET & 47 OREAD STREET
CITY OF WORCESTER
WORCESTER COUNTY, MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUICICH
Professional Engineer
No. 11530
15476
CONNECTICUT LICENSE No. 26177
RHODE ISLAND LICENSE No. 3616
MAINE LICENSE No. 12553

SHEET TITLE:

OVERALL SITE PLAN

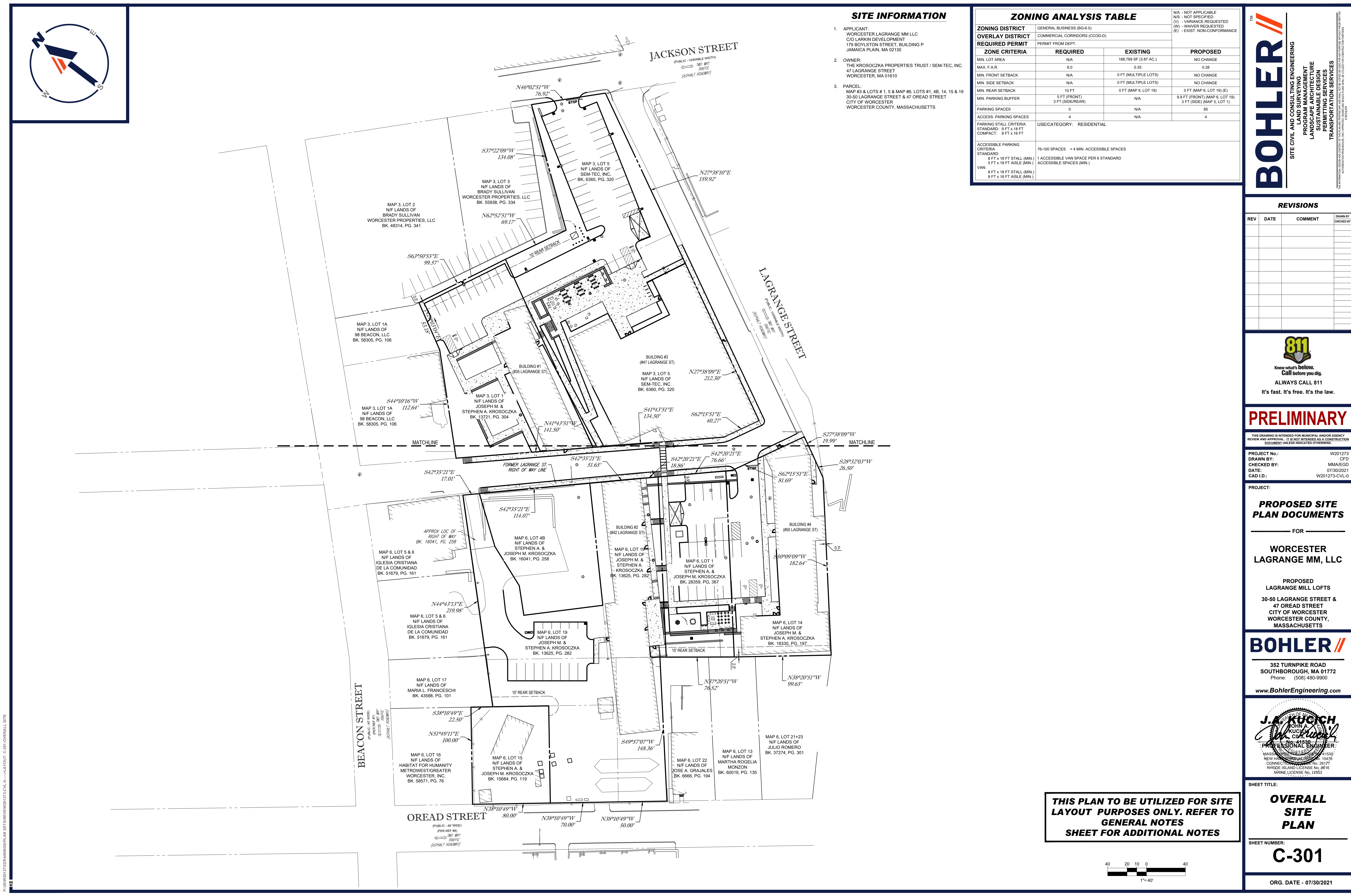
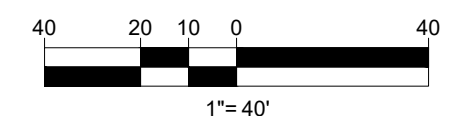
SHEET NUMBER:

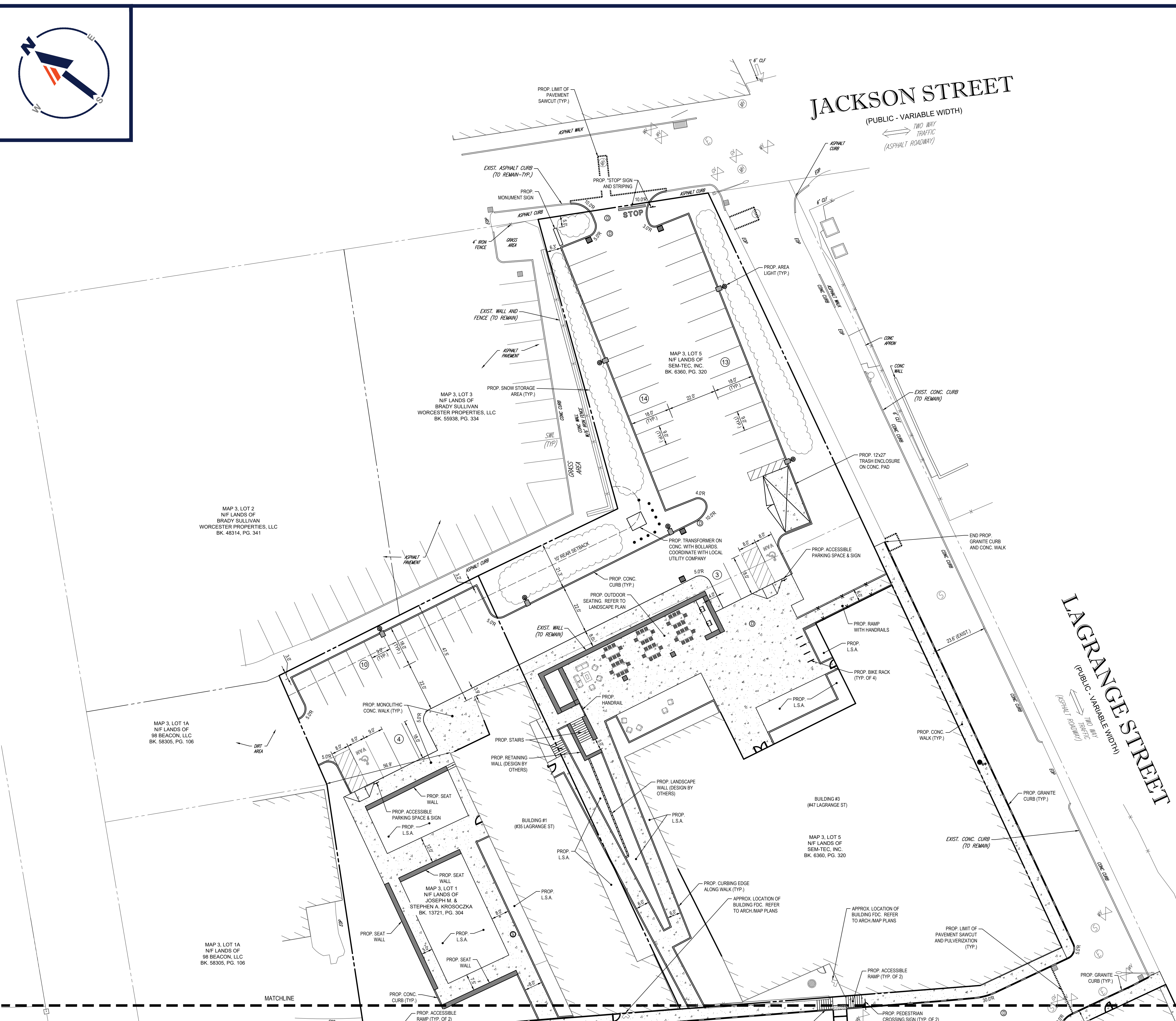
C-301

ORG. DATE - 07/30/2021

P:\DWG\2021\DRAWINGS\PLAN SET\SHR\W201273-CVL-0-3-LAYOUT-C-301-OVERALL SITE

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES





JACKSON STREET
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

LAGRANGE STREET
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PRELIMINARY
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201273
DRAWN BY: CFD
CHECKED BY: MMA/EOD
DATE: 07/30/2021
CAD ID: W201273-CVL-0

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
WORCESTER LAGRANGE MM, LLC
PROPOSED LAGRANGE MILL LOFTS
30-50 LAGRANGE STREET & 47 OREAD STREET
CITY OF WORCESTER
WORCESTER COUNTY, MASSACHUSETTS

CONTRACTOR SHALL REPAIR AND/OR REPLACE EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO, SIDEWALK AND CURBING, IN KIND THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

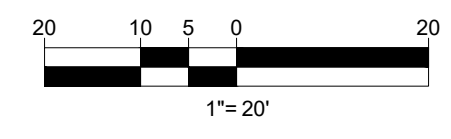
BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

J.A. KUCICH
JOHN A. KUCICH
CIVIL ENGINEER
PROFESSIONAL ENGINEER
MAINE LICENSE NO. 11630
NEW HAMPSHIRE LICENSE NO. 15476
CONNECTICUT LICENSE NO. 26177
PHONE: (508) 480-9900
MAINE LICENSE NO. 12553

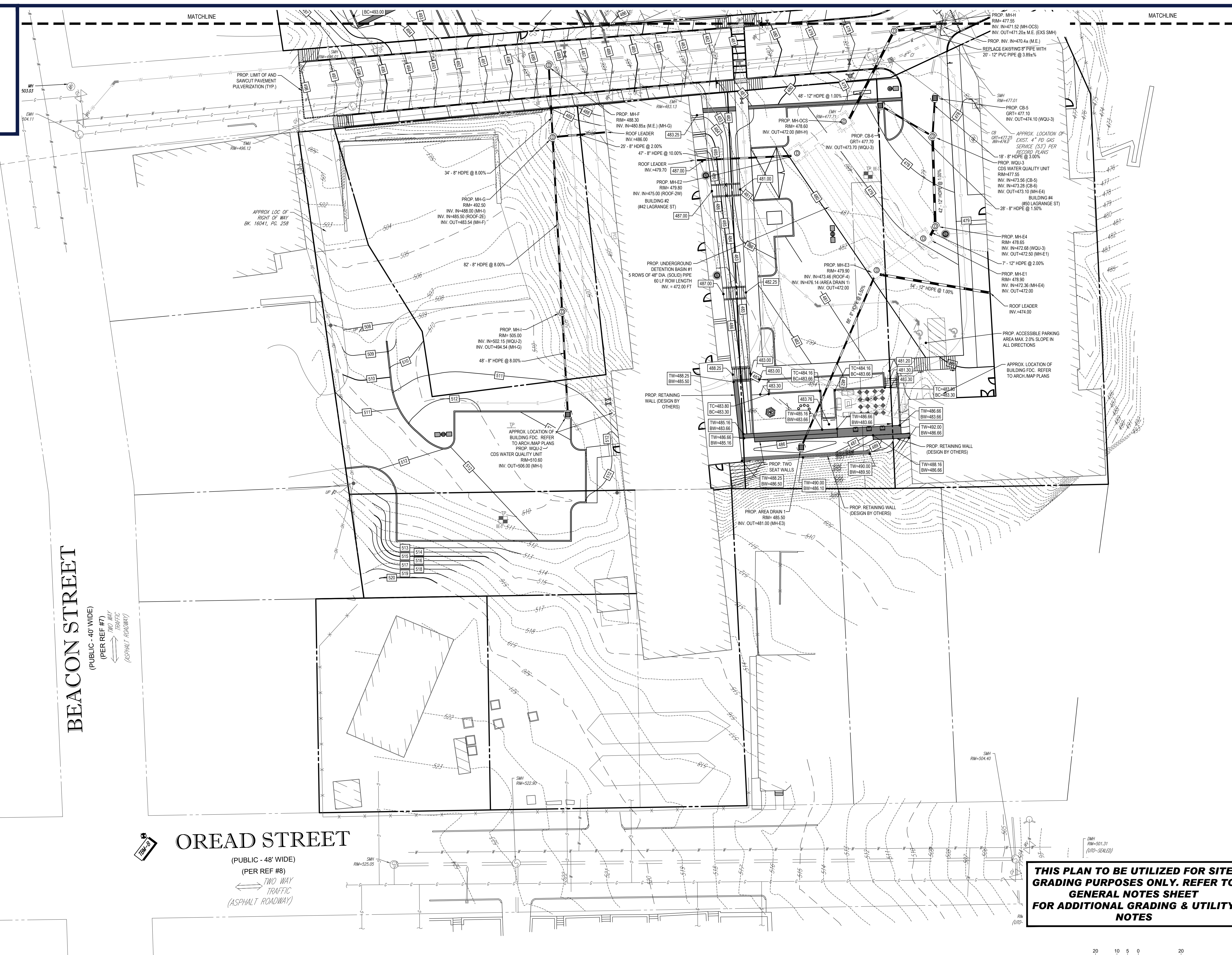
SHEET TITLE:
SITE LAYOUT PLAN A

SHEET NUMBER:
C-302

ORG. DATE - 07/30/2021



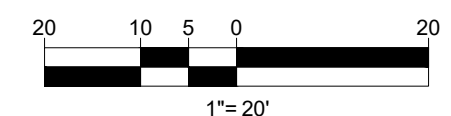
I:\BOHLER\NET\SHARES\MA\PROJECTS\W201273\DRAWINGS\PLAN\SET\REV\W201273-CVL-0-LAYOUT-C-302-SITE-A



BEACON STREET
(PUBLIC - 40' WIDE)
(PER REF #7)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

OREAD STREET
(PUBLIC - 48' WIDE)
(PER REF #8)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PRELIMINARY
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201273
 DRAWN BY: CFD
 CHECKED BY: MMA/EGD
 DATE: 07/30/2021
 CAD I.D.: W201273-CVL-0

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
 FOR
WORCESTER LAGRANGE MM, LLC
 PROPOSED LAGRANGE MILL LOFTS
 30-50 LAGRANGE STREET & 47 OREAD STREET
 CITY OF WORCESTER
 WORCESTER COUNTY, MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

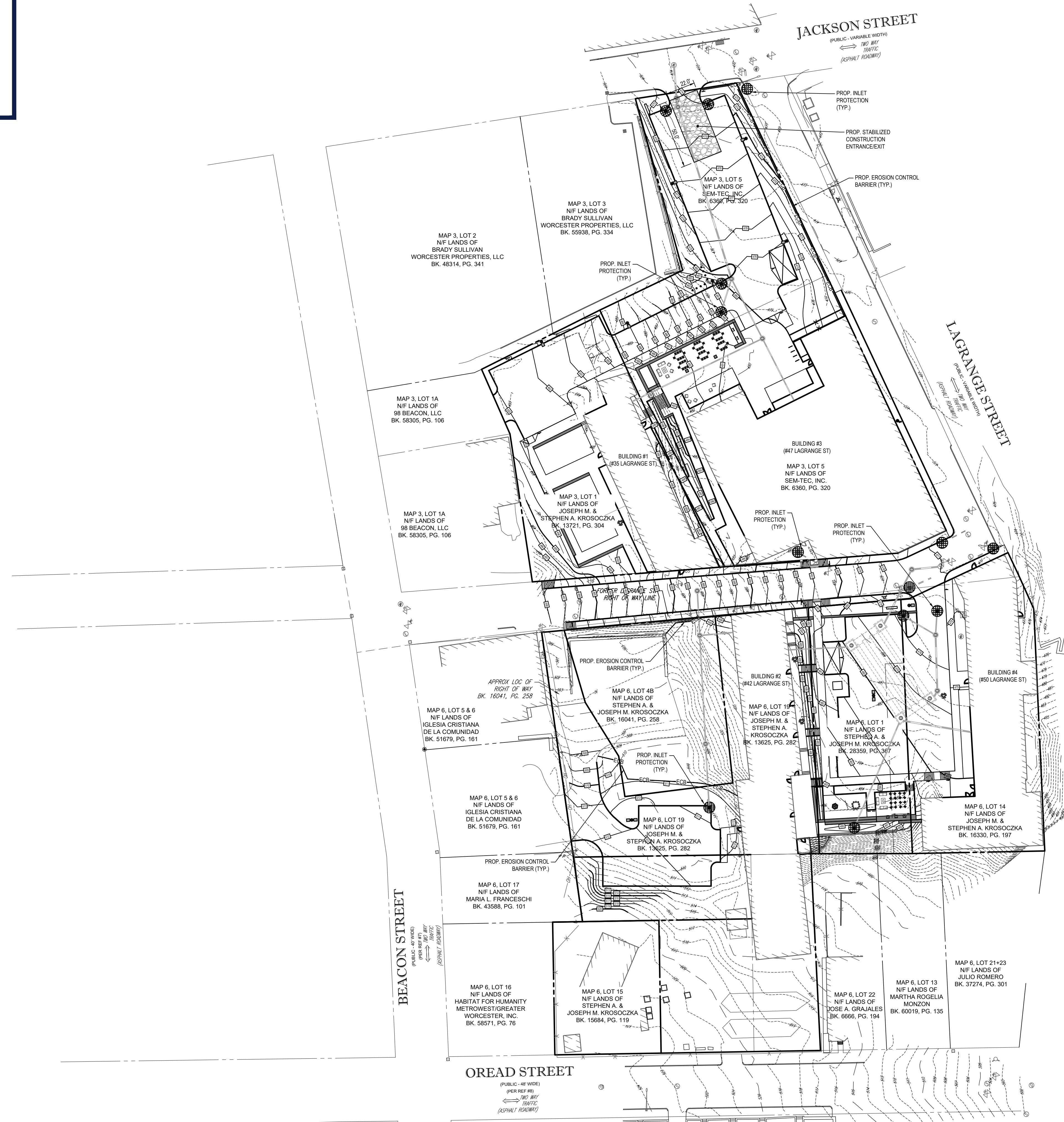
J. A. KUCICH
JOHN A. KUCICH
CIVIL ENGINEER
PROFESSIONAL SEAL
MAINE LICENSE NO. 11630
NEW HAMPSHIRE LICENSE NO. 15476
CONNECTICUT LICENSE NO. 26177
PHONE: (508) 480-9900
MAINE LICENSE NO. 12553

SHEET TITLE:
GRADING AND DRAINAGE PLAN B

SHEET NUMBER:
C-402

ORG. DATE - 07/30/2021

I:\BOHLER\NET\SHARES\MA\PROJECTS\W201273\DRAWINGS\PLAN SET\REV\W201273-CVL-0-LAYOUT-C-402-GRAD.B



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PRELIMINARY
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201273
 DRAWN BY: CFD
 CHECKED BY: MMA/EGD
 DATE: 07/30/2021
 CAD ID: W201273-CVL-0

PROPOSED SITE PLAN DOCUMENTS
 FOR
WORCESTER LAGRANGE MM, LLC
 PROPOSED LAGRANGE MILL LOFTS
 30-50 LAGRANGE STREET & 47 OREAD STREET
 CITY OF WORCESTER
 WORCESTER COUNTY, MASSACHUSETTS

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

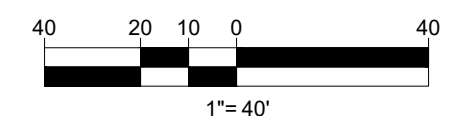
J. A. KUCICH
 JOHN A. KUCICH
 CIVIL ENGINEER
 PROFESSIONAL ENGINEER
 MAINE LICENSE NO. 11630
 NEW HAMPSHIRE LICENSE NO. 15476
 CONNECTICUT LICENSE NO. 26177
 PHONE: (508) 480-9900 No. 3016
 MAINE LICENSE NO. 12553

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

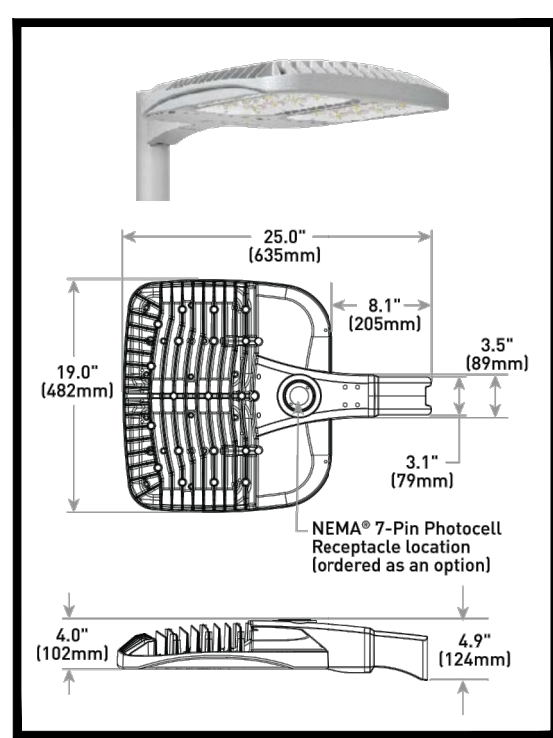
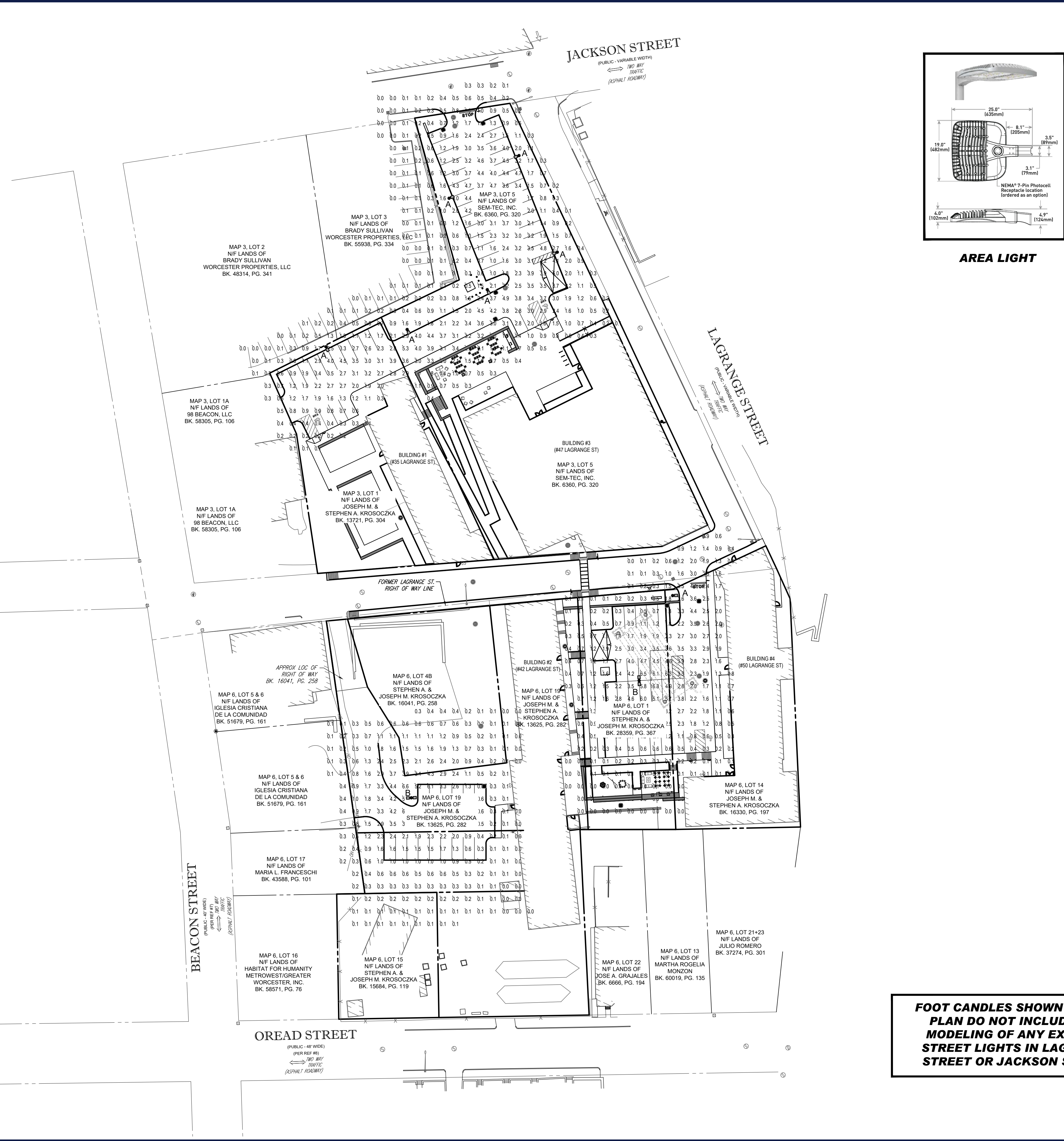
REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601



BOHLERENGINEERING\SHARES\MA\PROJECTS\2021\273\DRAWINGS\PLAN SETS\REVIEWS\2021\273\CVL-0-LAYOUT.CAD - 07/30/2021 10:41:00 AM



AREA LIGHT

LIGHTING NOTES

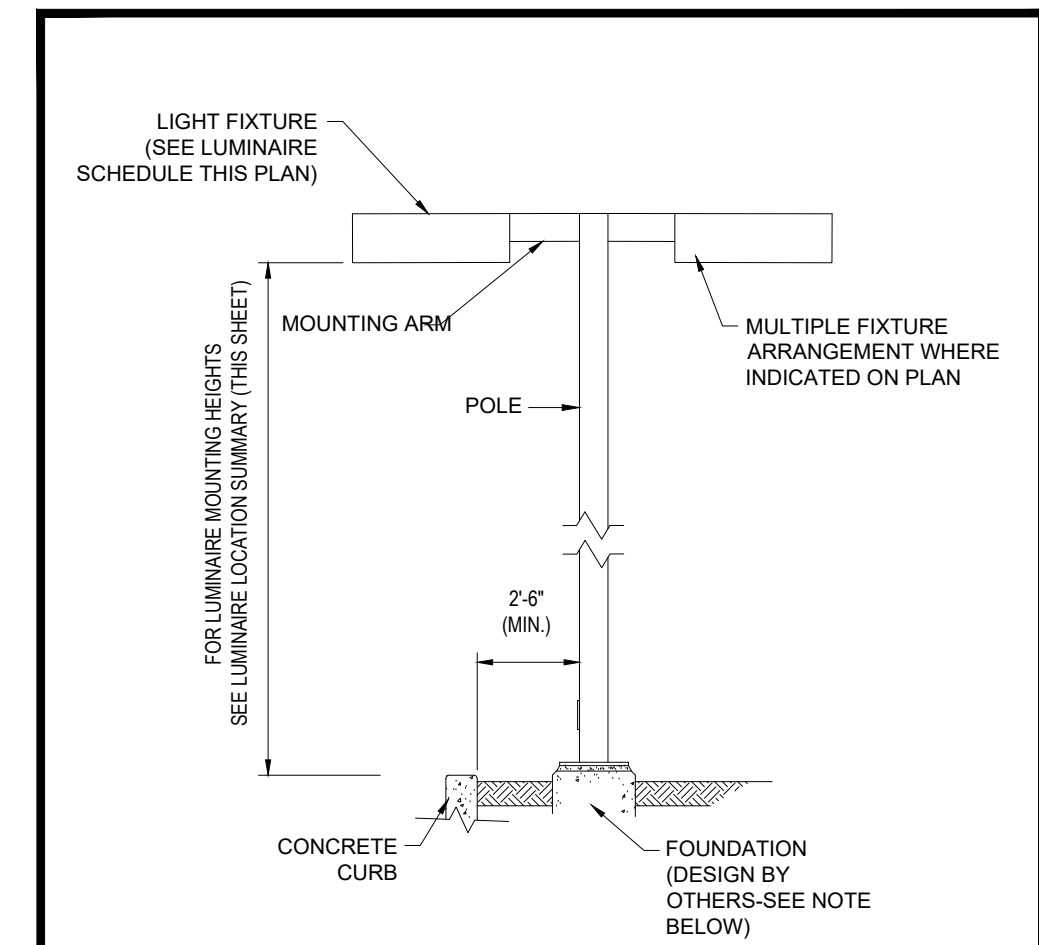
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
NORTH SUMMARY	ILLUMINANCE	FC	2.97	5.3	0.9	3.30	5.89
SOUTH SUMMARY	ILLUMINANCE	FC	2.49	6.8	0.2	12.45	34.00

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	ULF	DESCRIPTION
⊙	7	SINGLE	20,700	0.90	CREE OSQ LED AREA LIGHT WITH SHIELD MOUNTED @ 25° OSQ-A-3ME-K-30K-UL
⊠	2	DOUBLE @ 180	20,700	0.90	CREE OSQ LED AREA LIGHT MOUNTED @ 25° OSQ-A-3ME-K-30K-UL



AREA LIGHT DETAIL

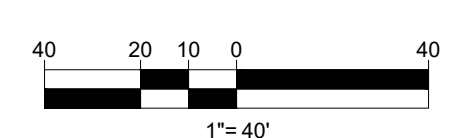
N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

FOOT CANDLES SHOWN ON THIS PLAN DO NOT INCLUDE THE MODELING OF ANY EXISTING STREET LIGHTS IN LAGRANGE STREET OR JACKSON STREET

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201273
 DRAWN BY: CFD
 DATE: 07/30/2021
 CAD ID: W201273-CV-L-0

PROPOSED SITE PLAN DOCUMENTS

FOR
WORCESTER LAGRANGE MM, LLC
 PROPOSED LAGRANGE MILL LOFTS
 30-50 LAGRANGE STREET & 47 OREAD STREET
 CITY OF WORCESTER
 WORCESTER COUNTY, MASSACHUSETTS

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

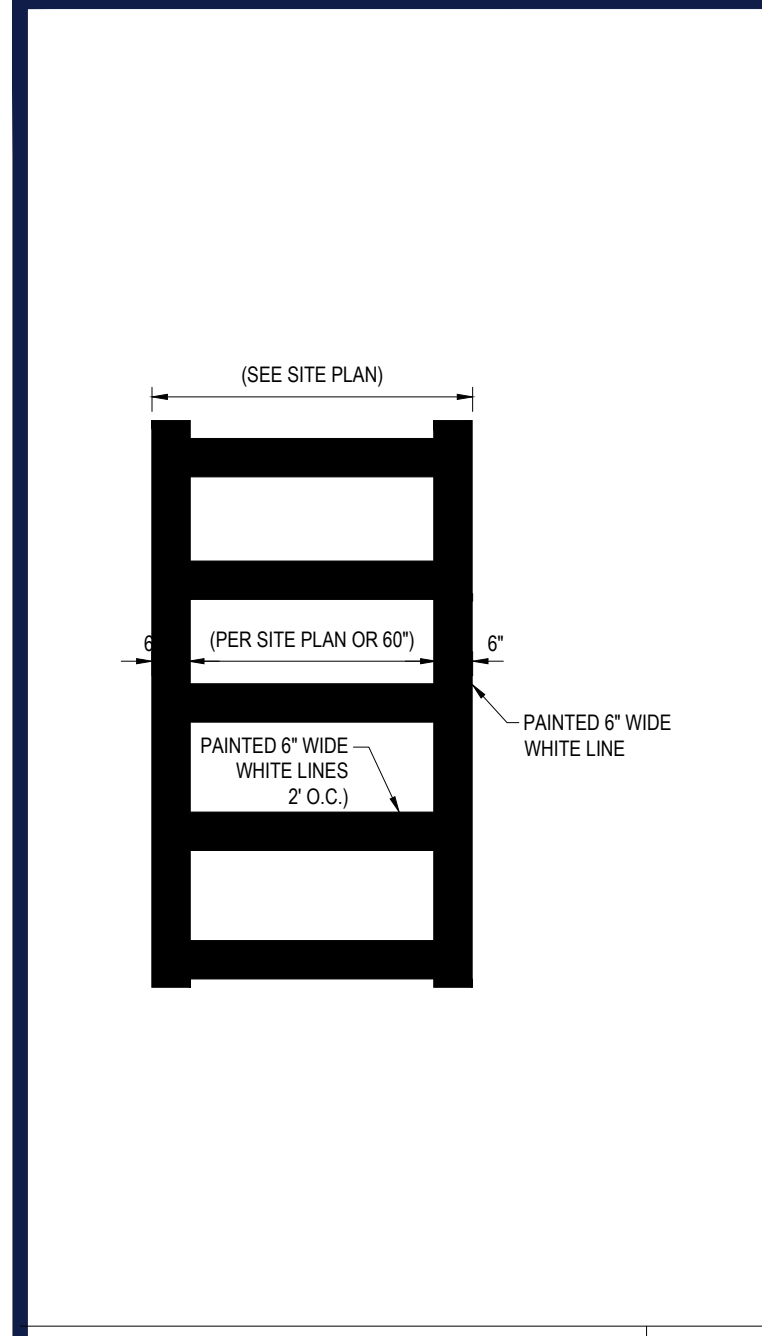
J. A. KUCICH
 JOHN A. KUCICH
 CIVIL ENGINEER
 PROFESSIONAL ENGINEER
 MAINE LICENSE NO. 15130
 NEW HAMPSHIRE LICENSE NO. 15476
 CONNECTICUT LICENSE NO. 26177
 PHONE: (603) 883-1111
 MAINE LICENSE NO. 12553

SHEET TITLE:

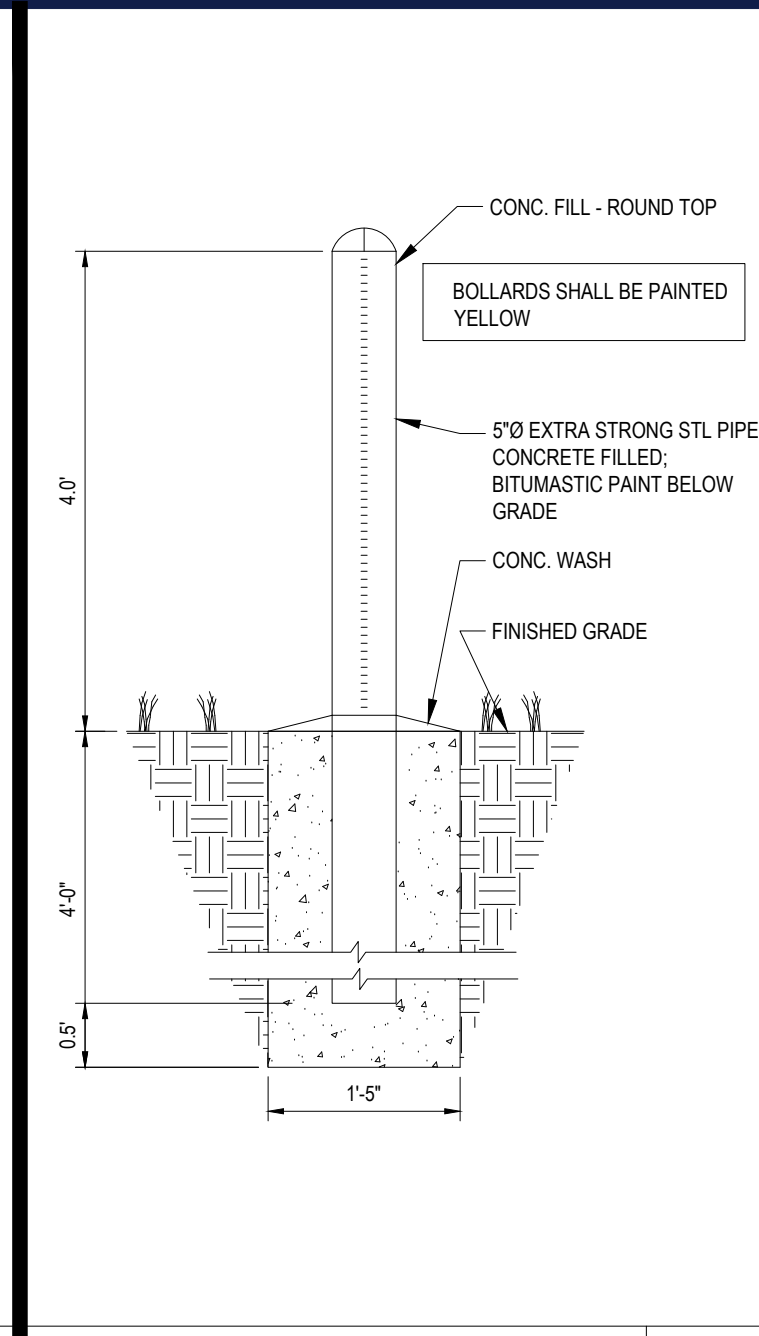
LIGHTING PLAN

SHEET NUMBER:
C-703

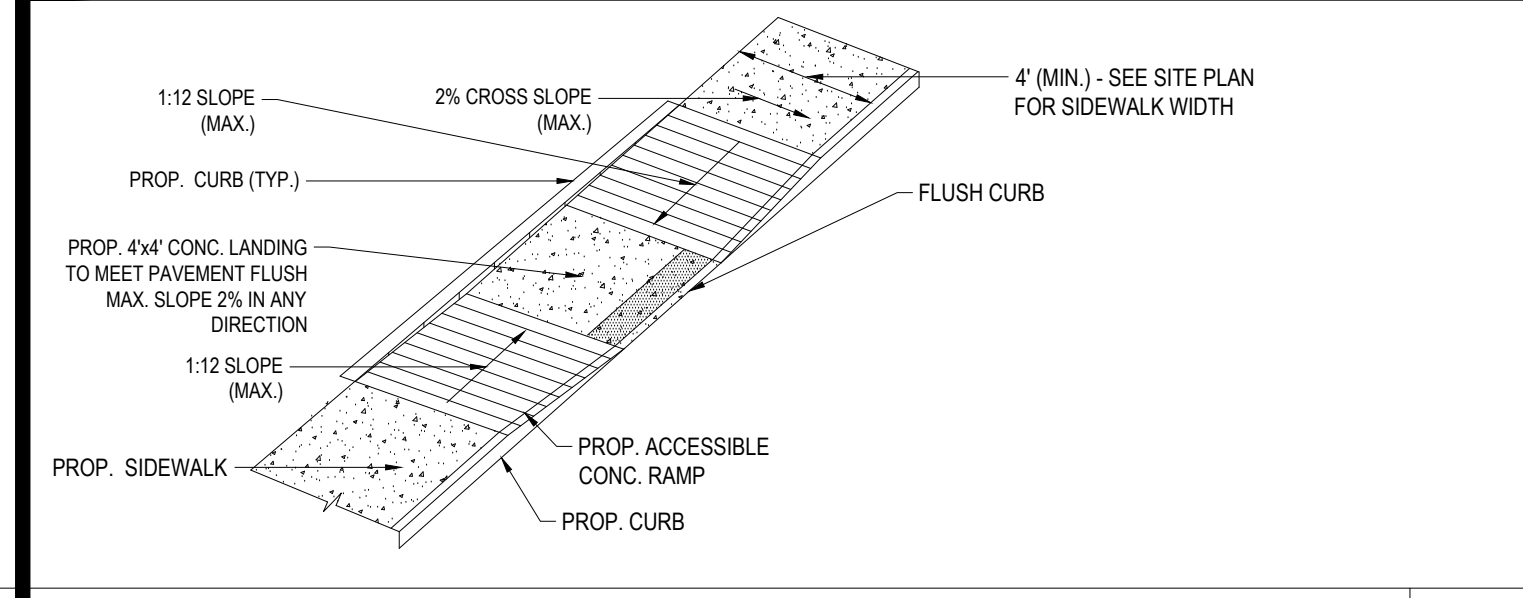
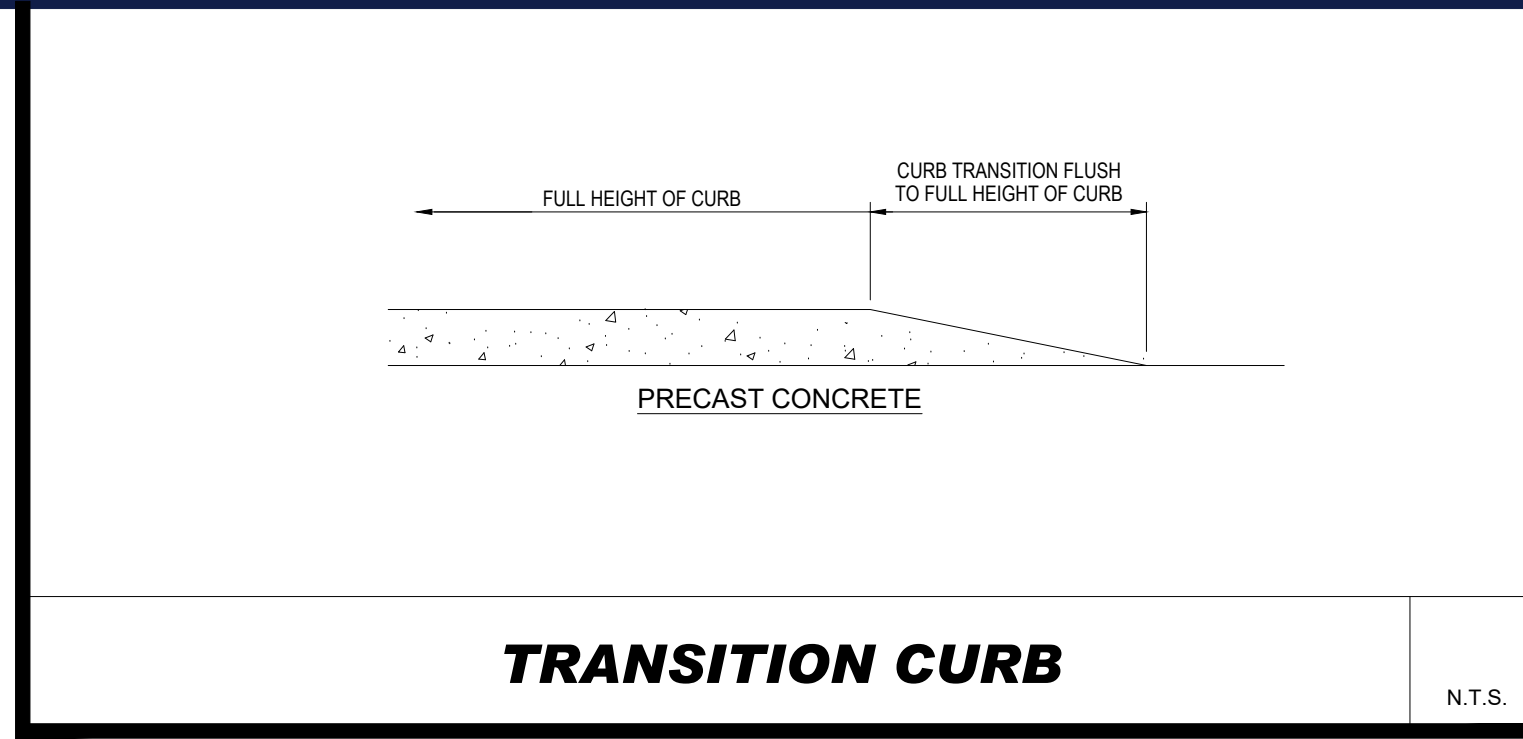
ORG. DATE - 07/30/2021



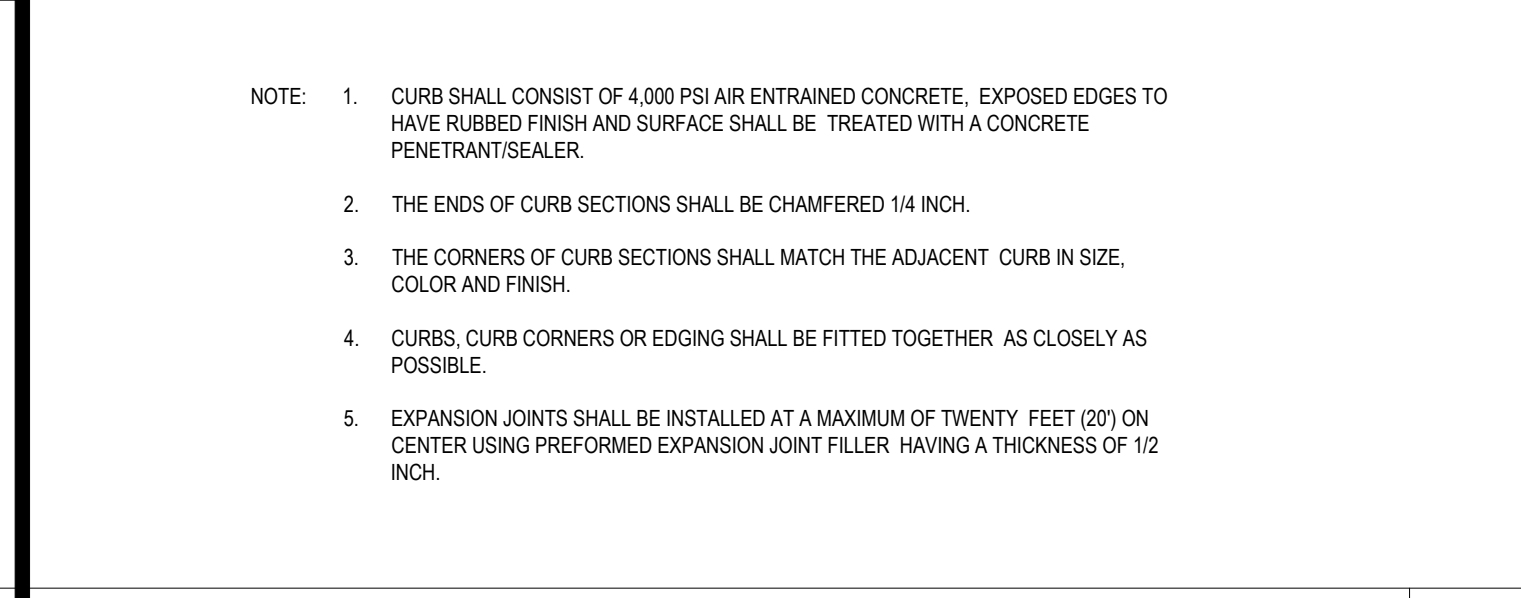
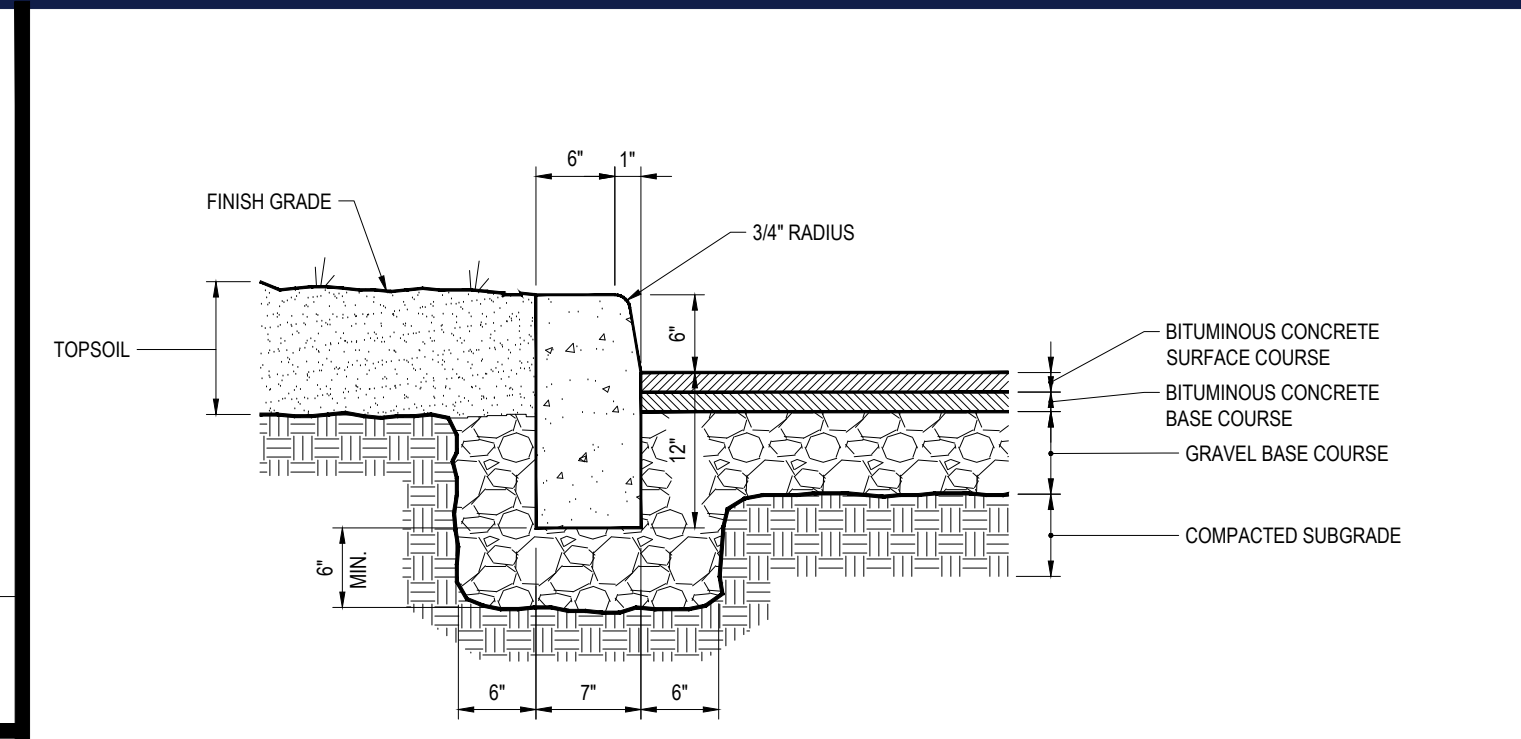
CROSSWALK DETAIL N.T.S.



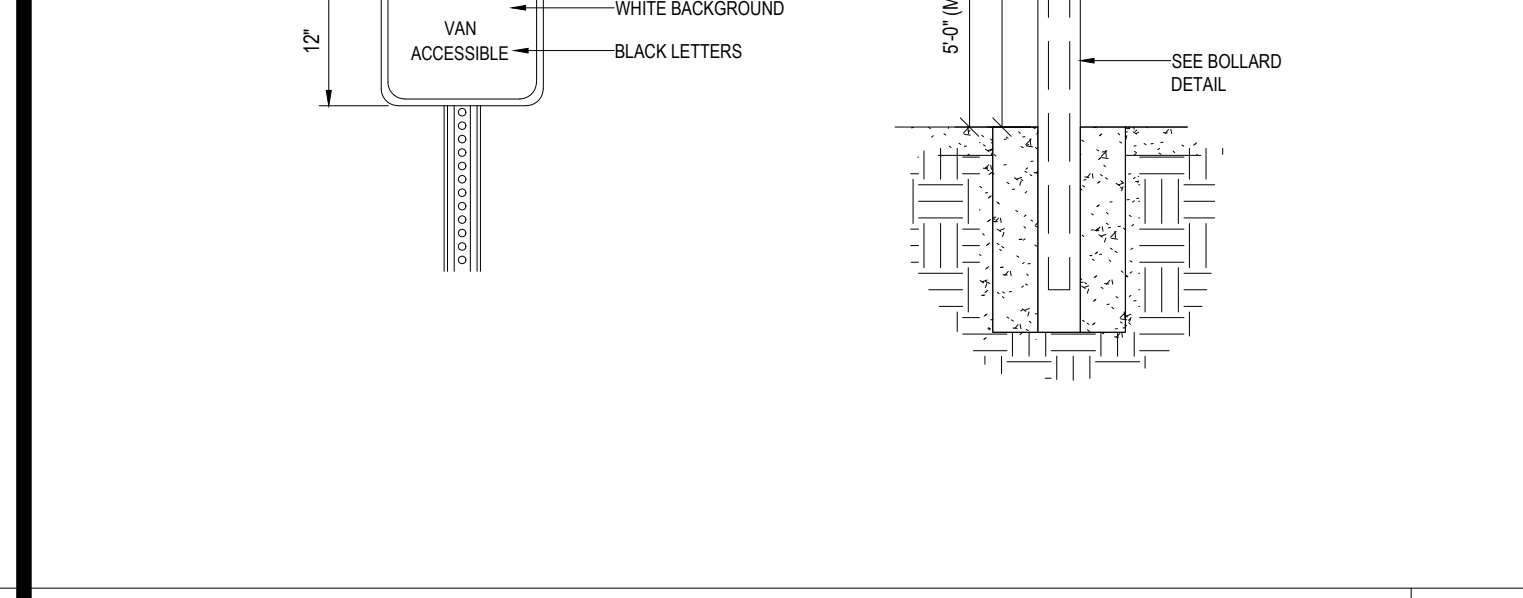
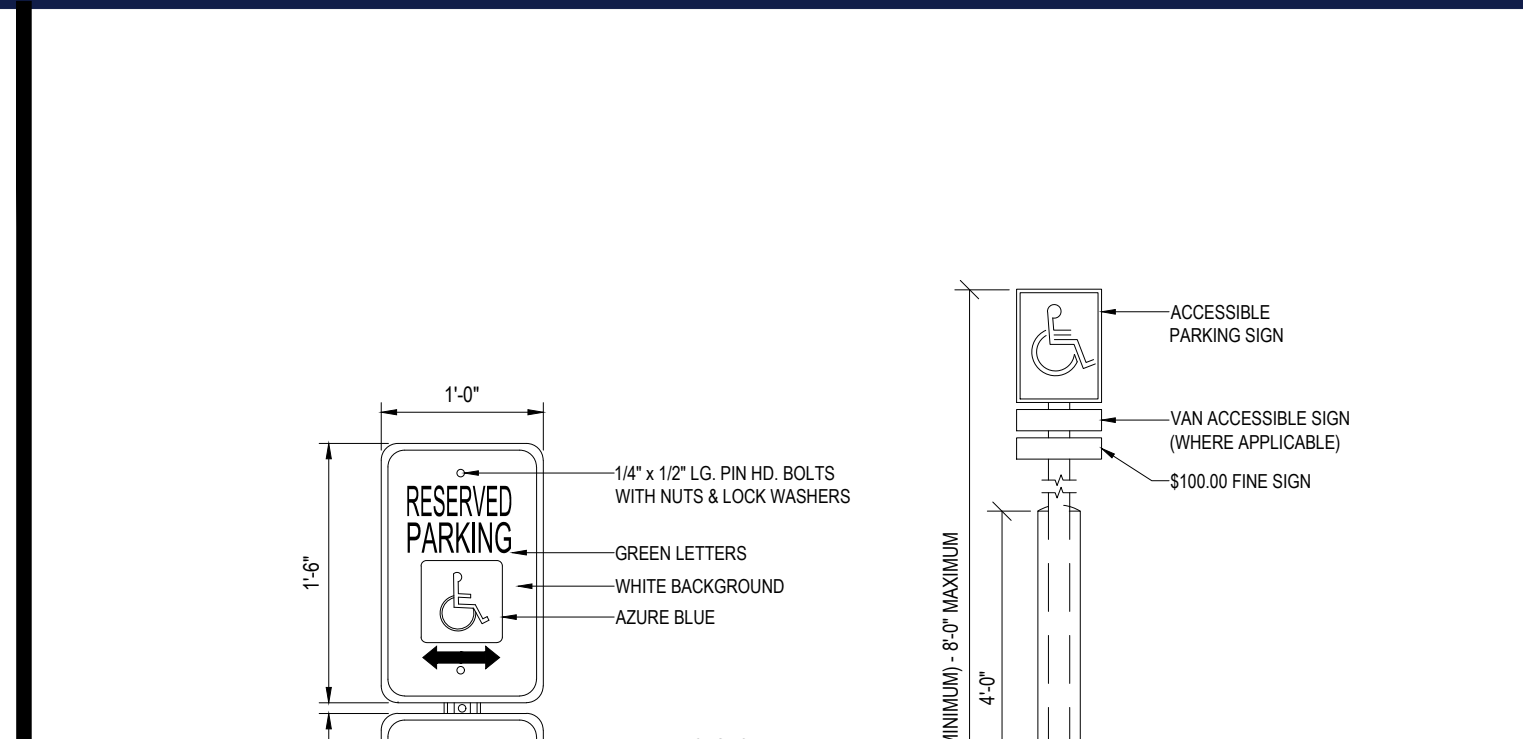
BOLLARD DETAIL N.T.S.



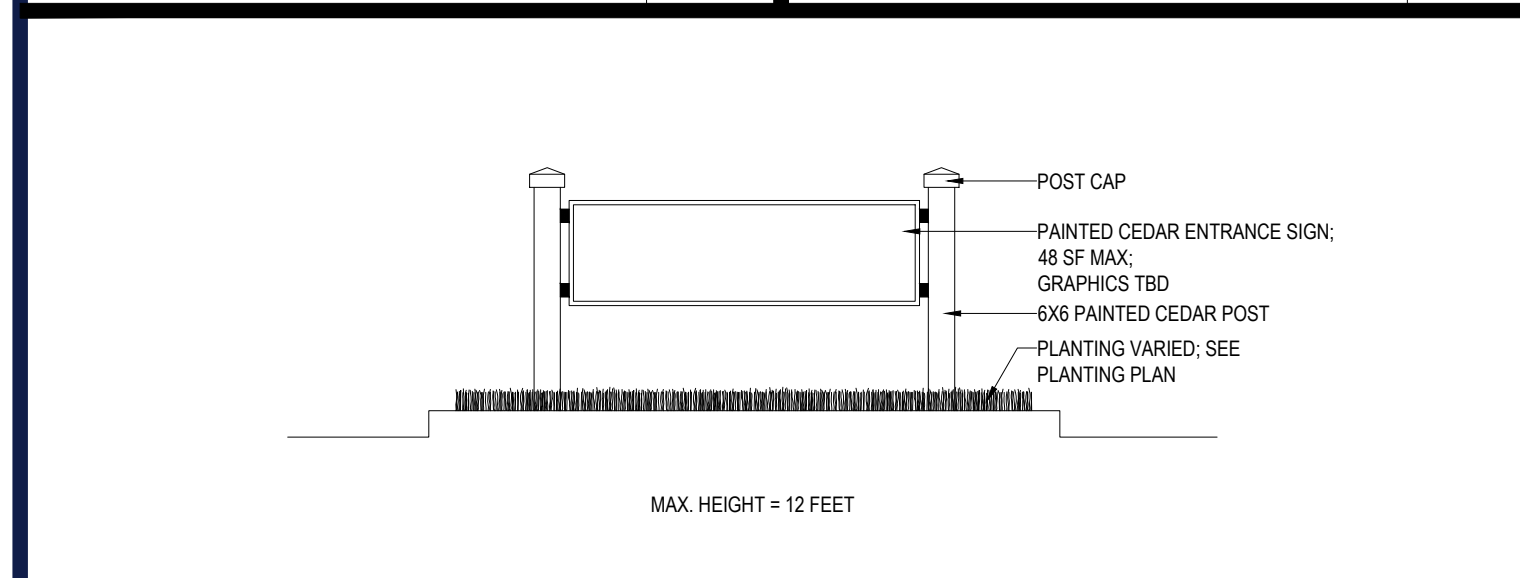
ACCESSIBLE RAMP N.T.S.



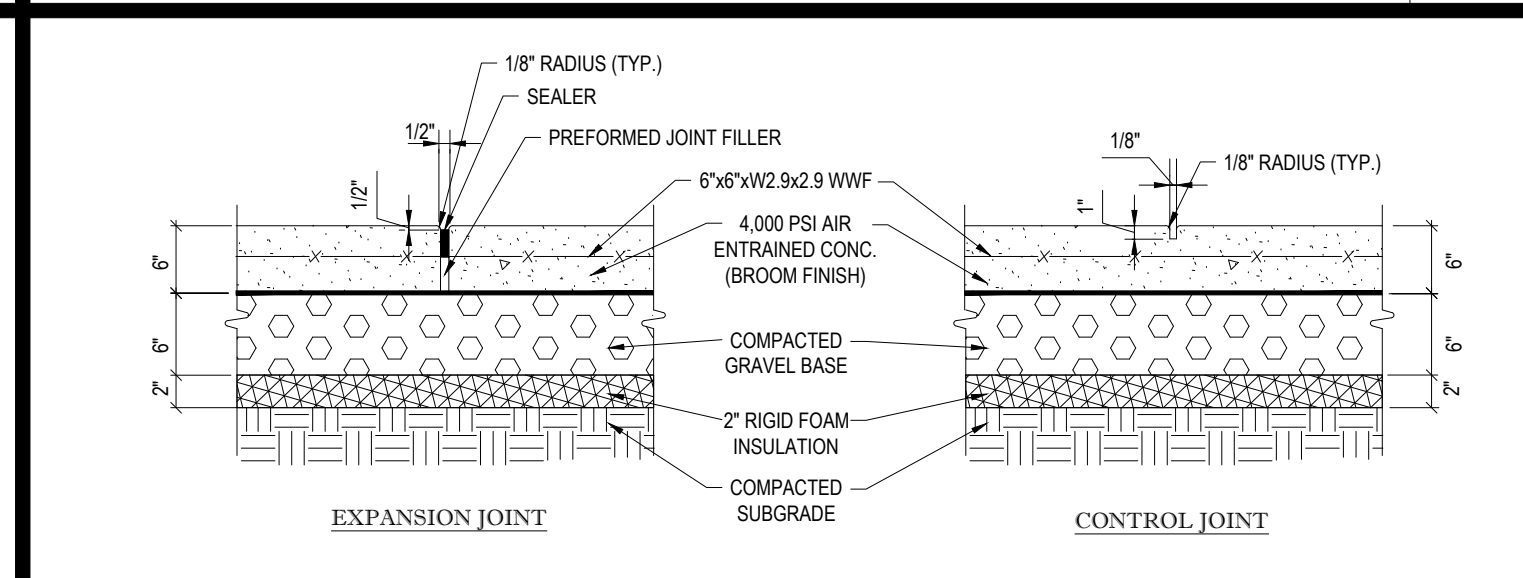
PRECAST CONCRETE CURB N.T.S.



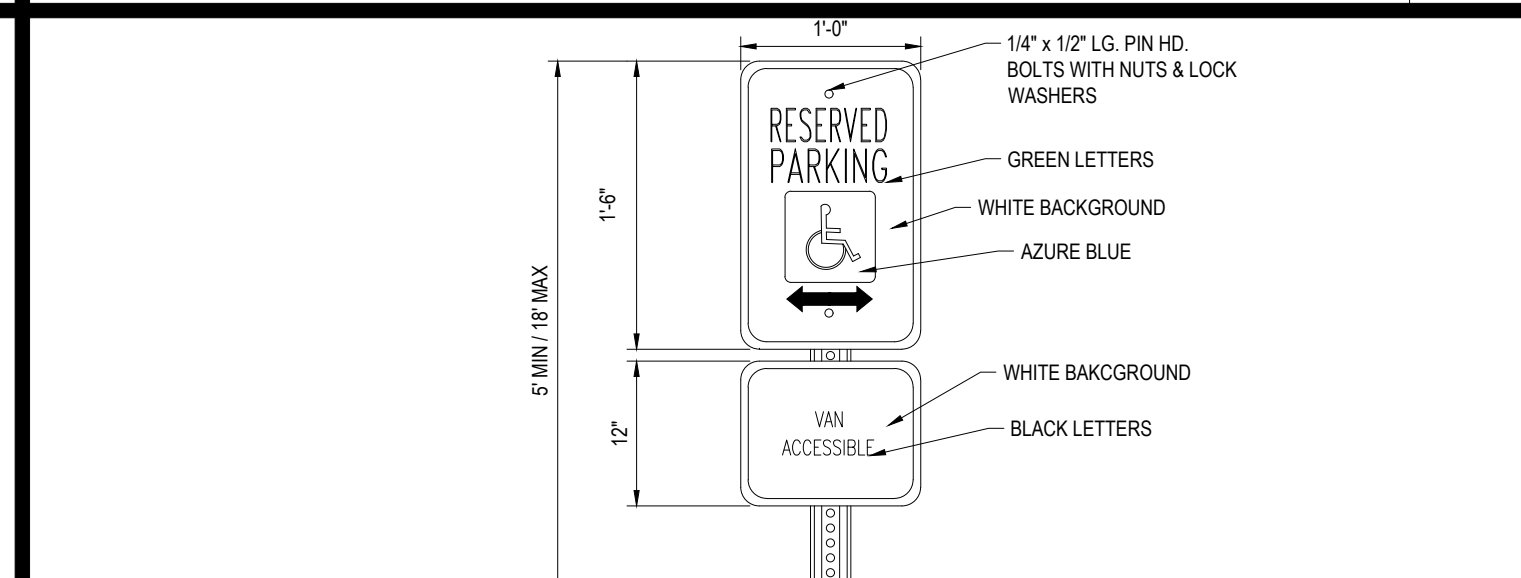
ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL N.T.S.



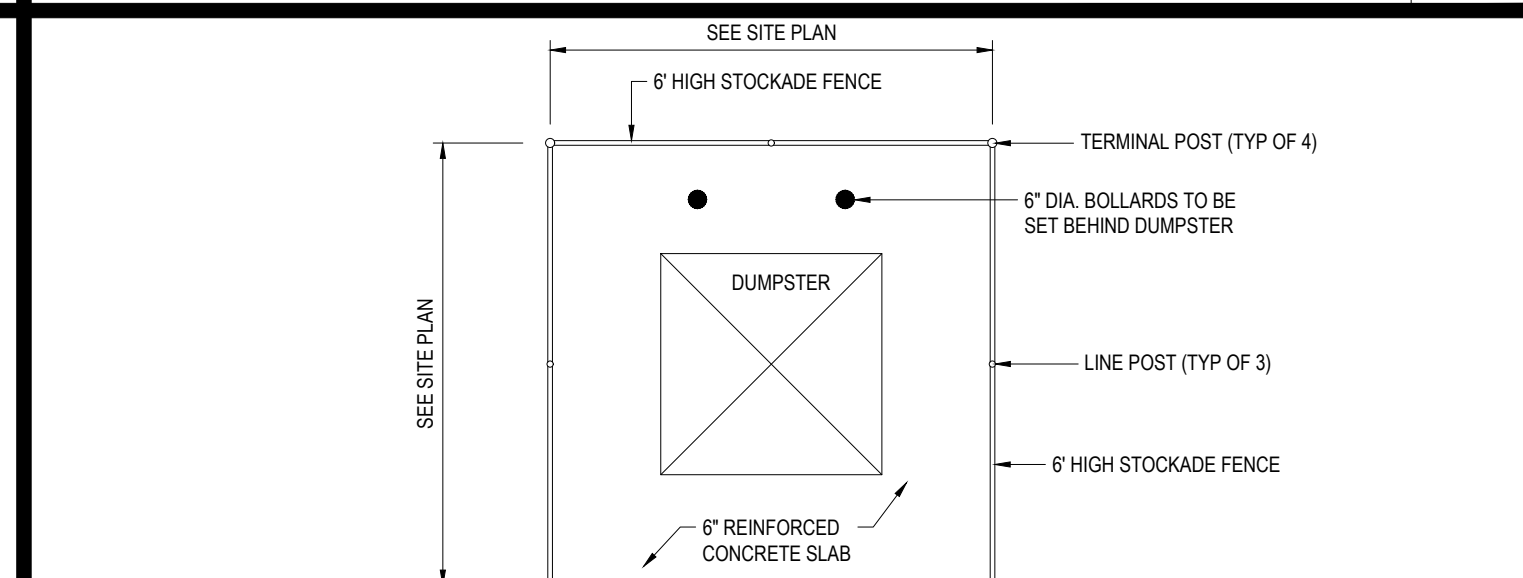
MONUMENT SIGN DETAIL N.T.S.



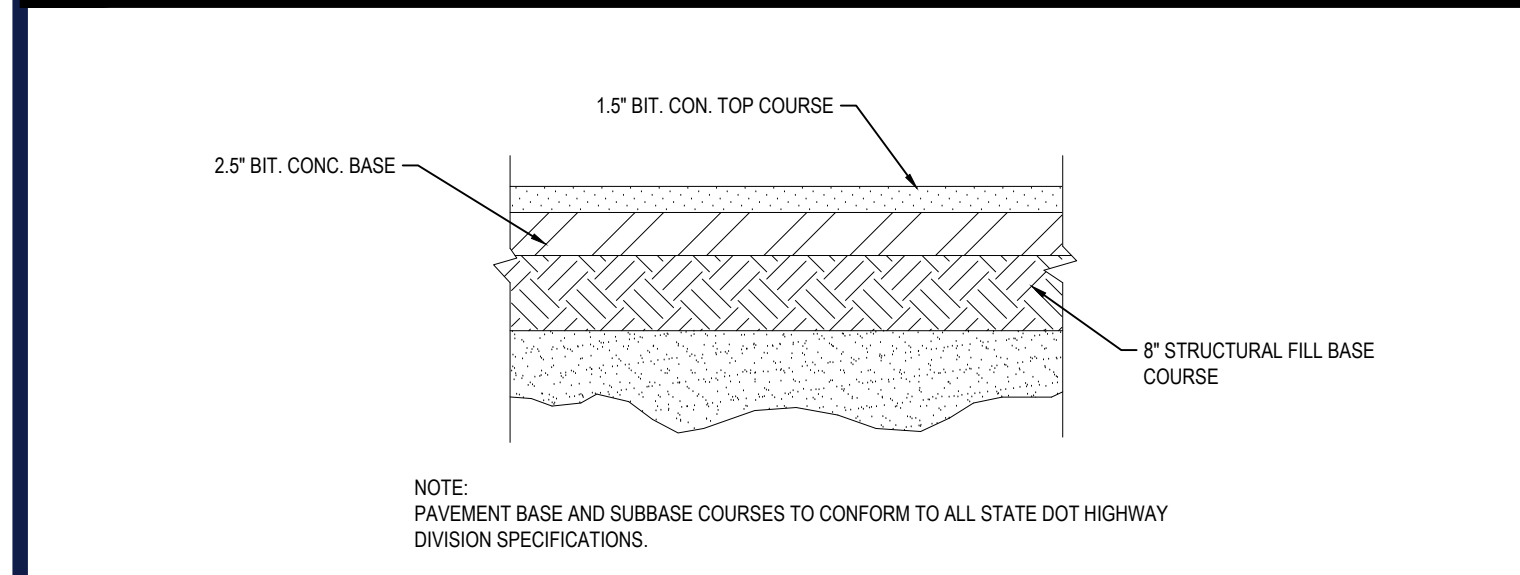
CONC. SIDEWALK DETAILS N.T.S.



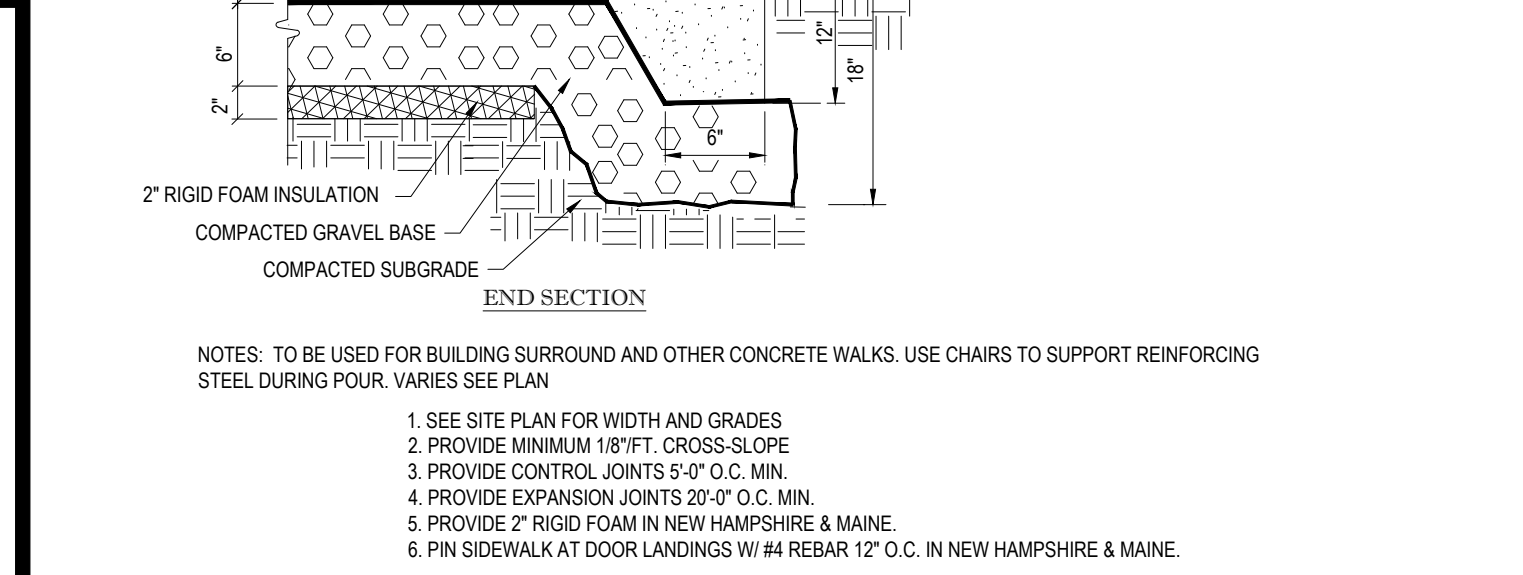
HANDICAP SIGN N.T.S.



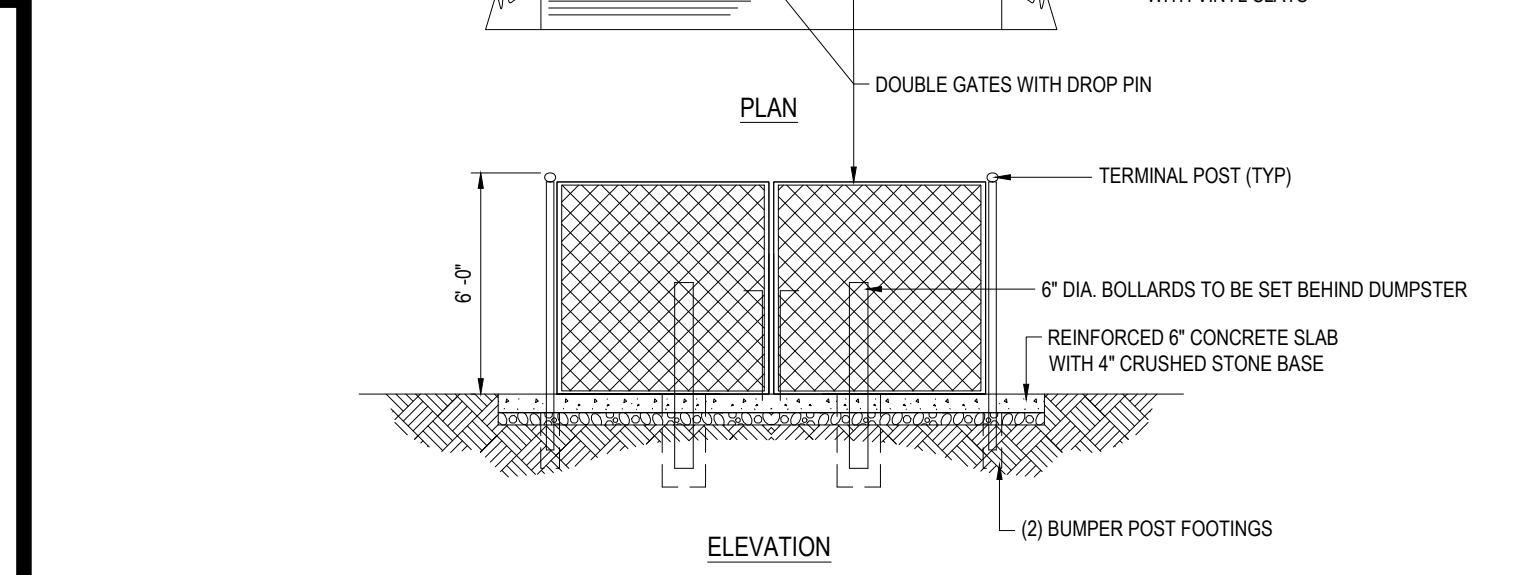
TRASH ENCLOSURE DETAIL N.T.S.



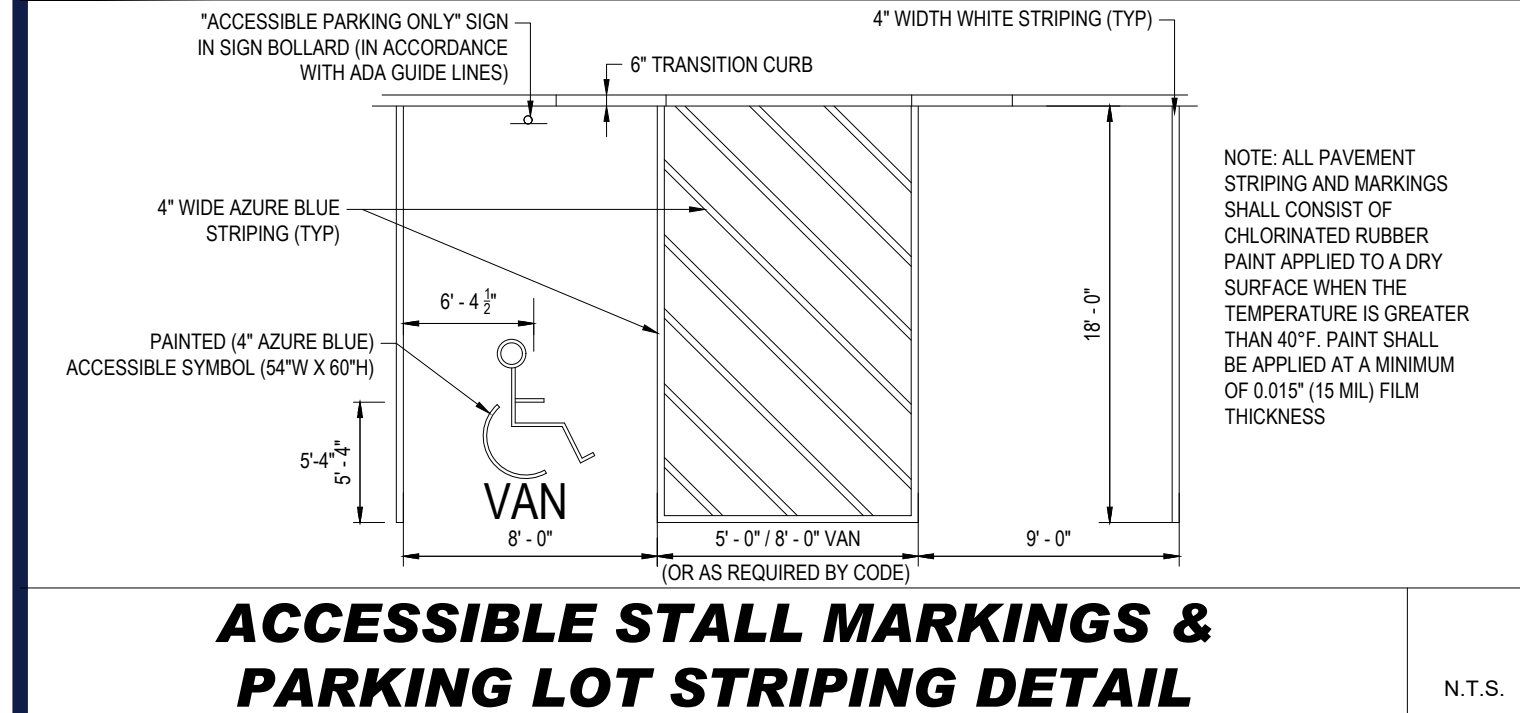
TYPICAL PAVEMENT SECTION N.T.S.



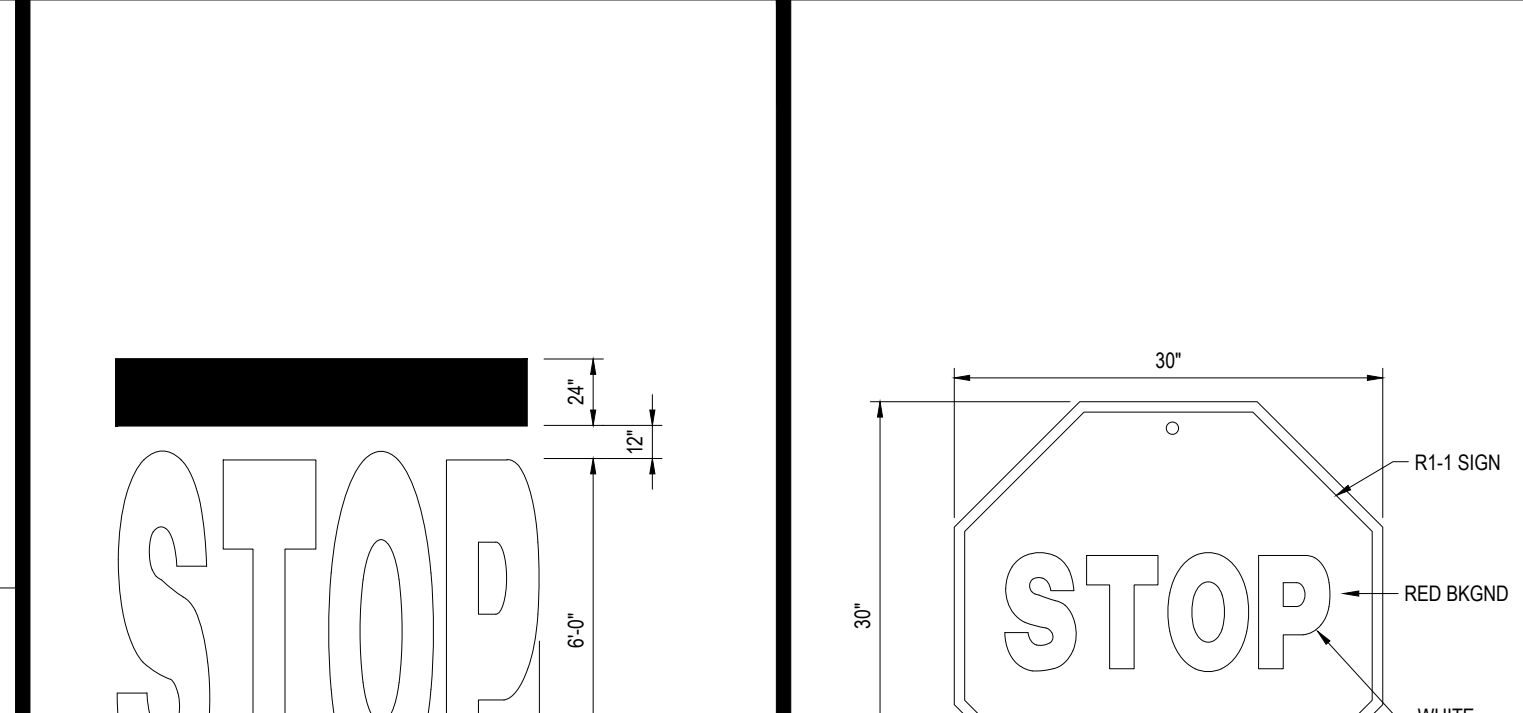
'PED. CROSSING' SIGN N.T.S.



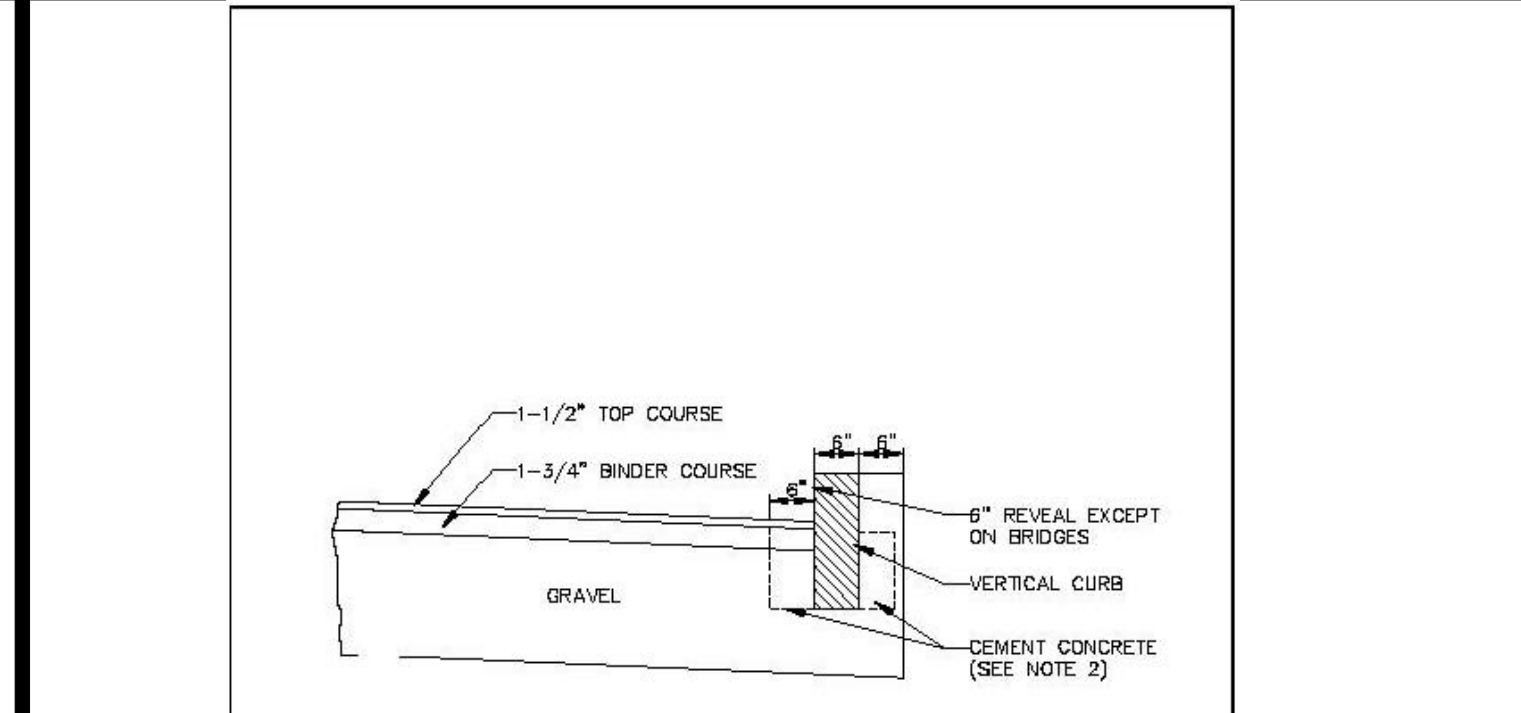
TRASH ENCLOSURE DETAIL N.T.S.



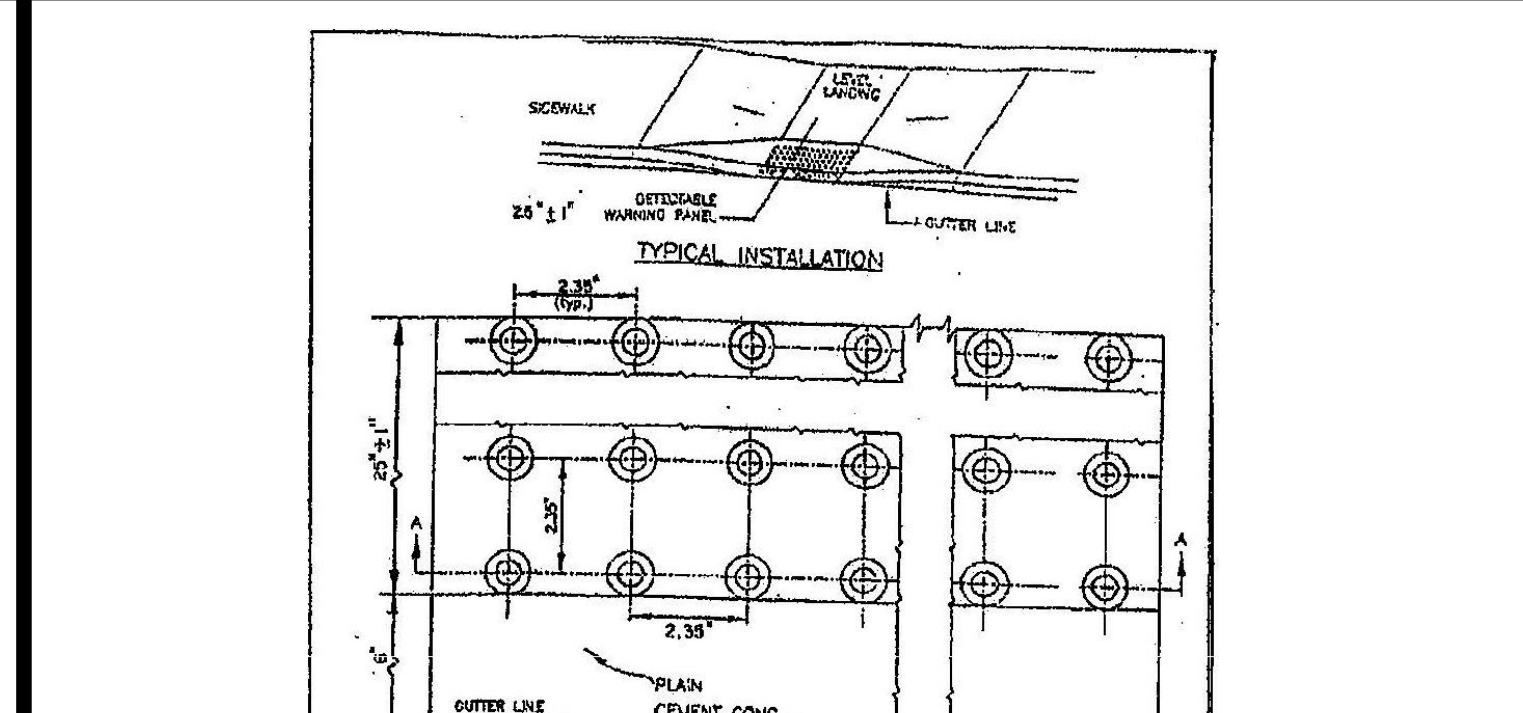
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL N.T.S.



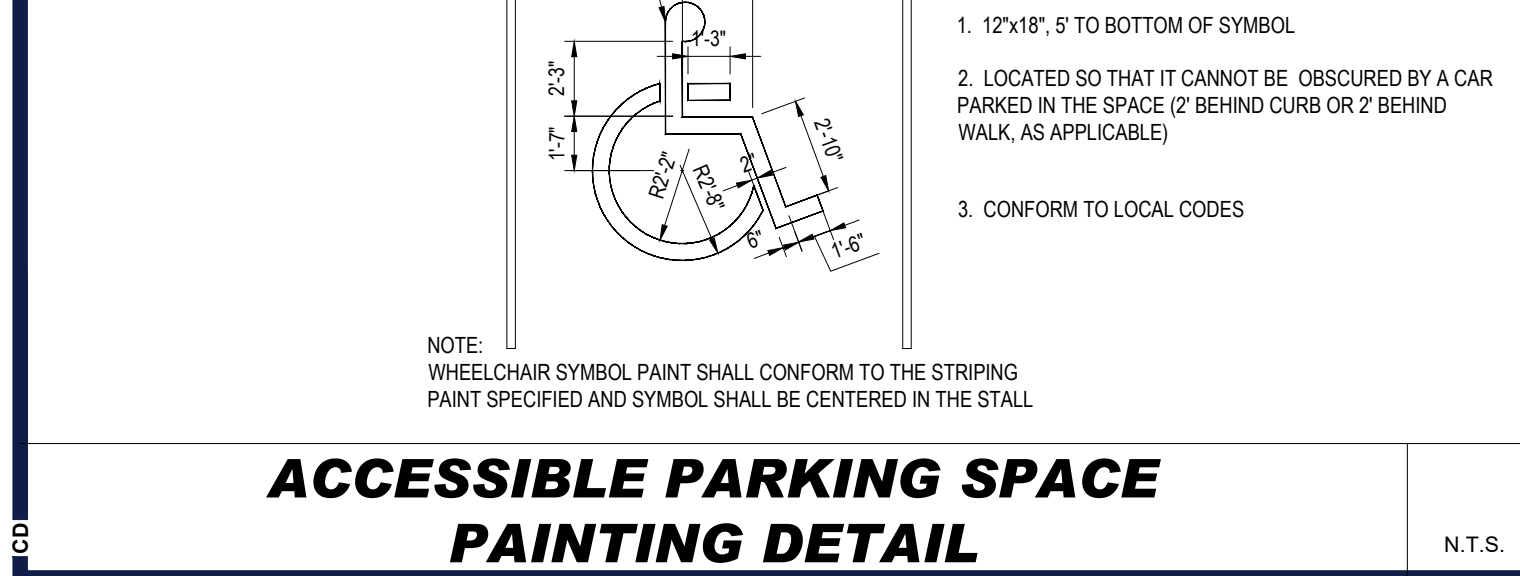
"STOP" BAR DETAIL N.T.S.



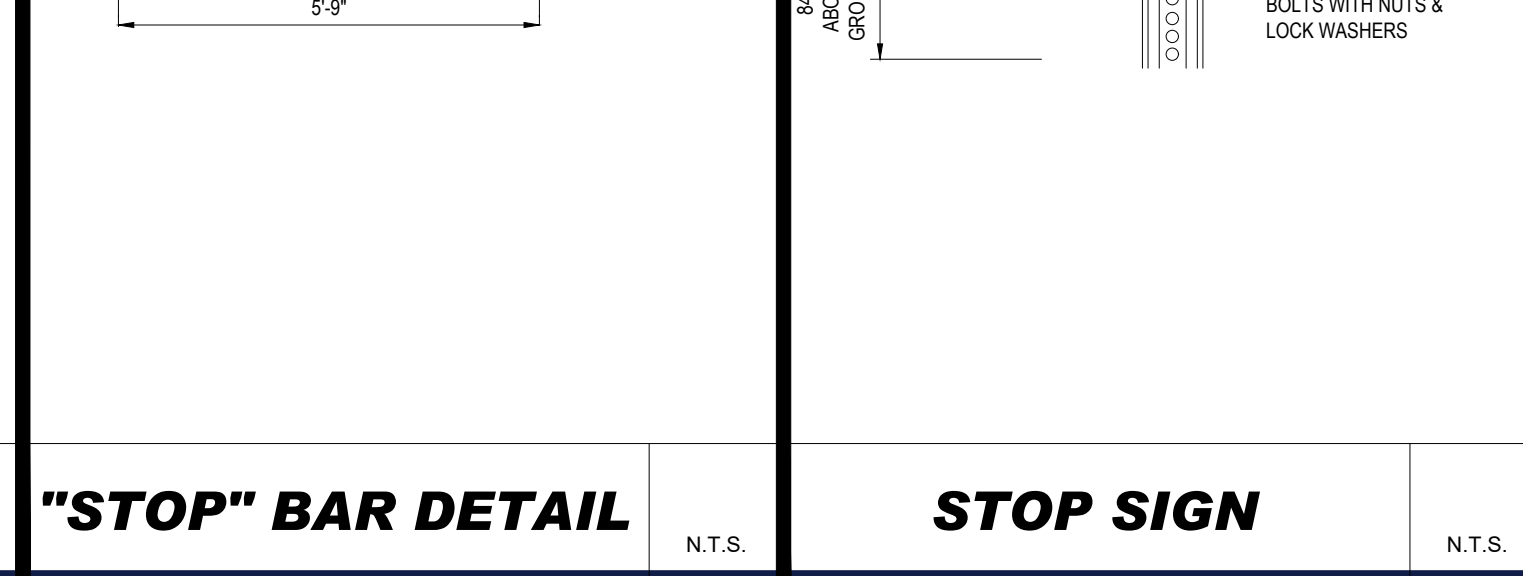
STOP SIGN N.T.S.



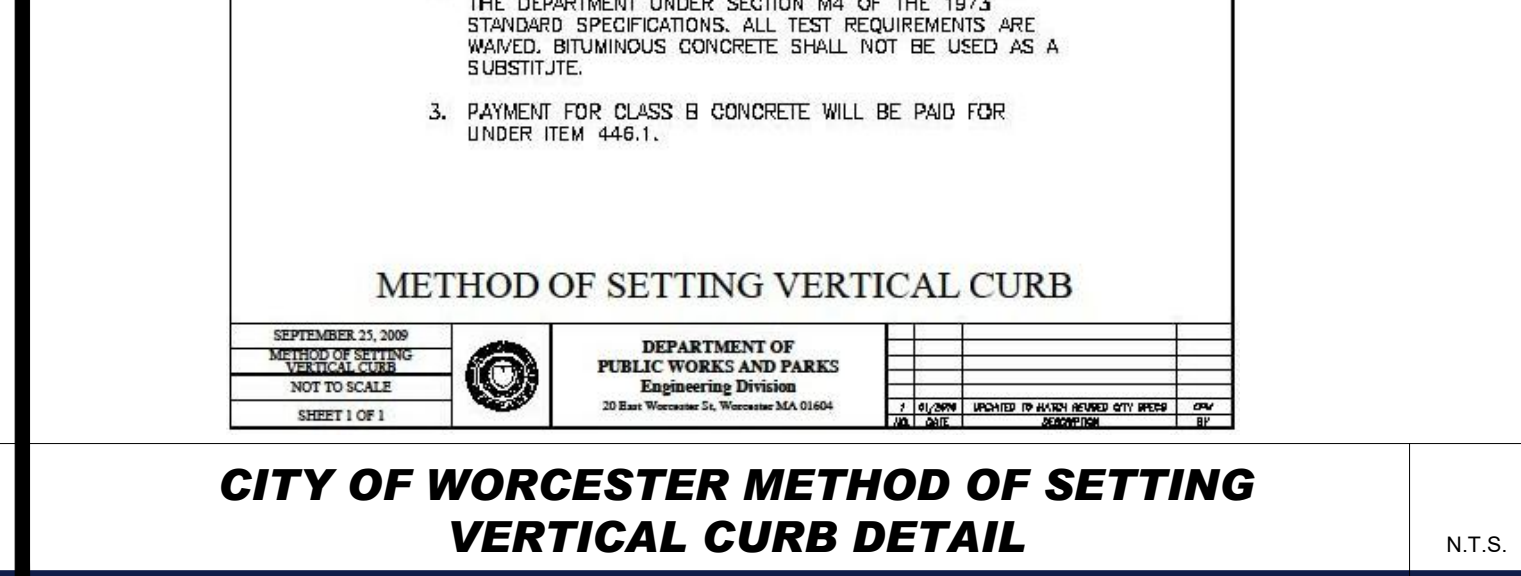
CITY OF WORCESTER METHOD OF SETTING VERTICAL CURB DETAIL N.T.S.



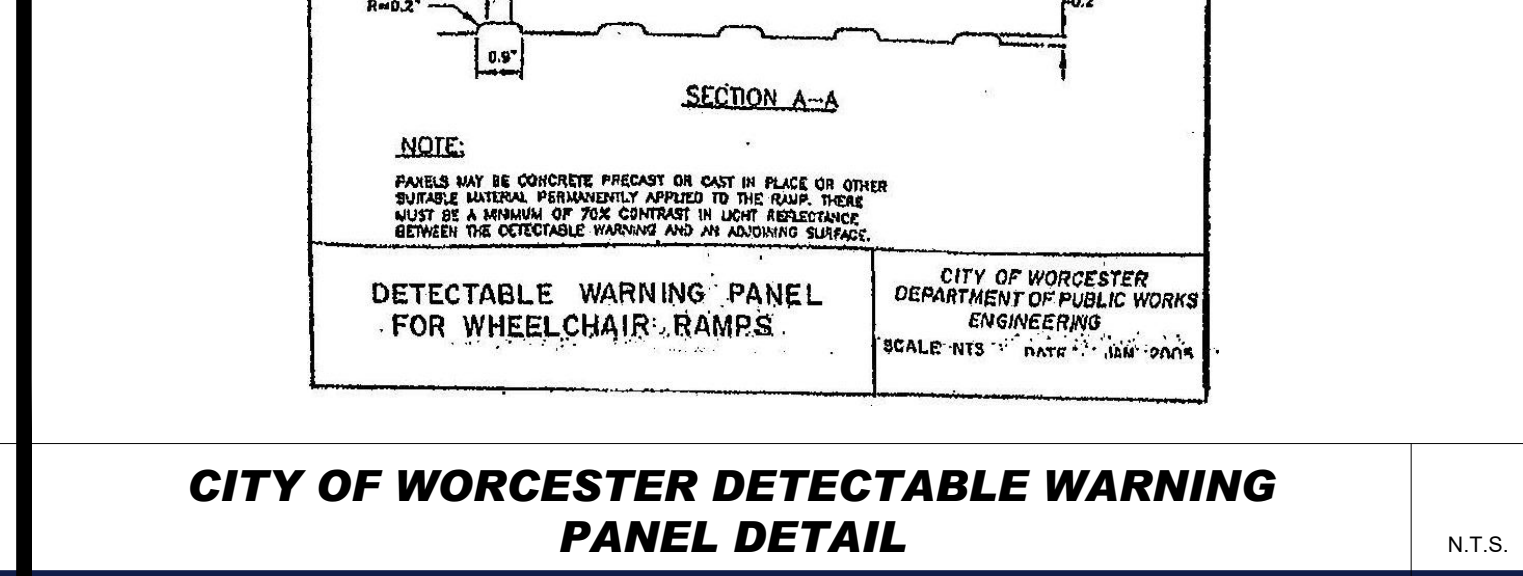
ACCESSIBLE PARKING SPACE PAINTING DETAIL N.T.S.



"STOP" SIGN N.T.S.



CITY OF WORCESTER DETECTABLE WARNING PANEL DETAIL N.T.S.



CITY OF WORCESTER DETECTABLE WARNING PANEL DETAIL N.T.S.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

ALWAYS CALL 811
 It's fast. It's free. It's the law.

PRELIMINARY

PROJECT No.: W201273
 DRAWN BY: CFD
 CHECKED BY: MMA/EGD
 DATE: 07/30/2021
 CAD I.D.: W201273-CVL-0

PROPOSED SITE PLAN DOCUMENTS
 FOR
WORCESTER LAGRANGE MM, LLC

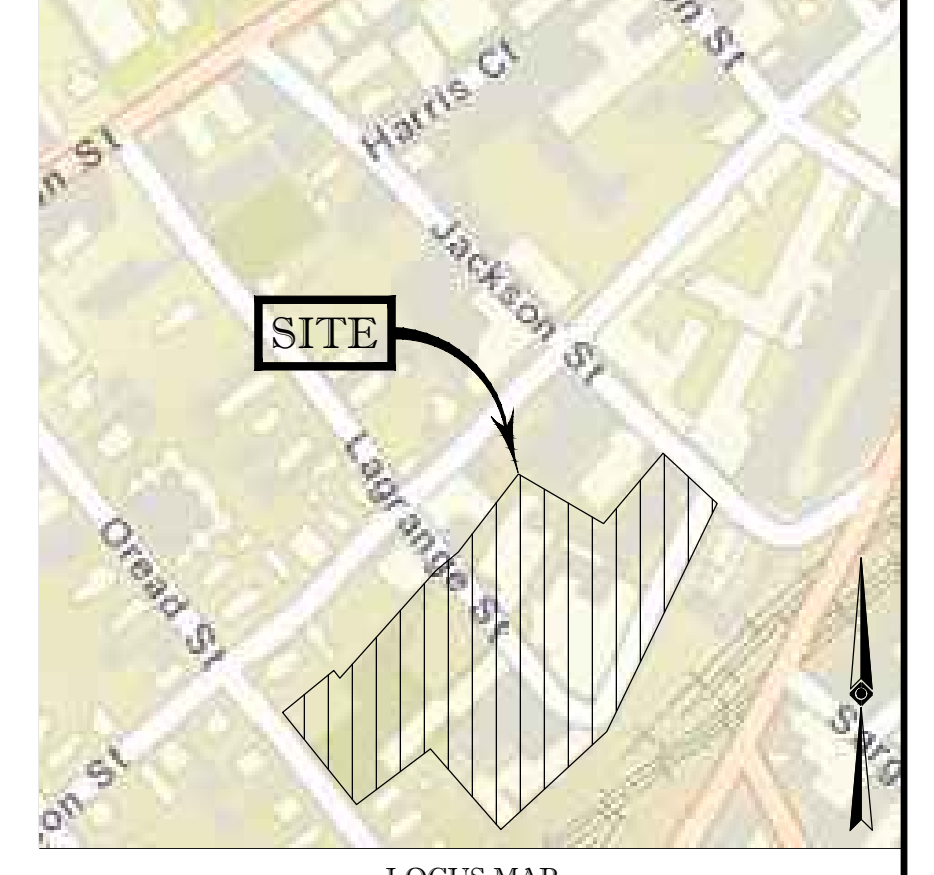
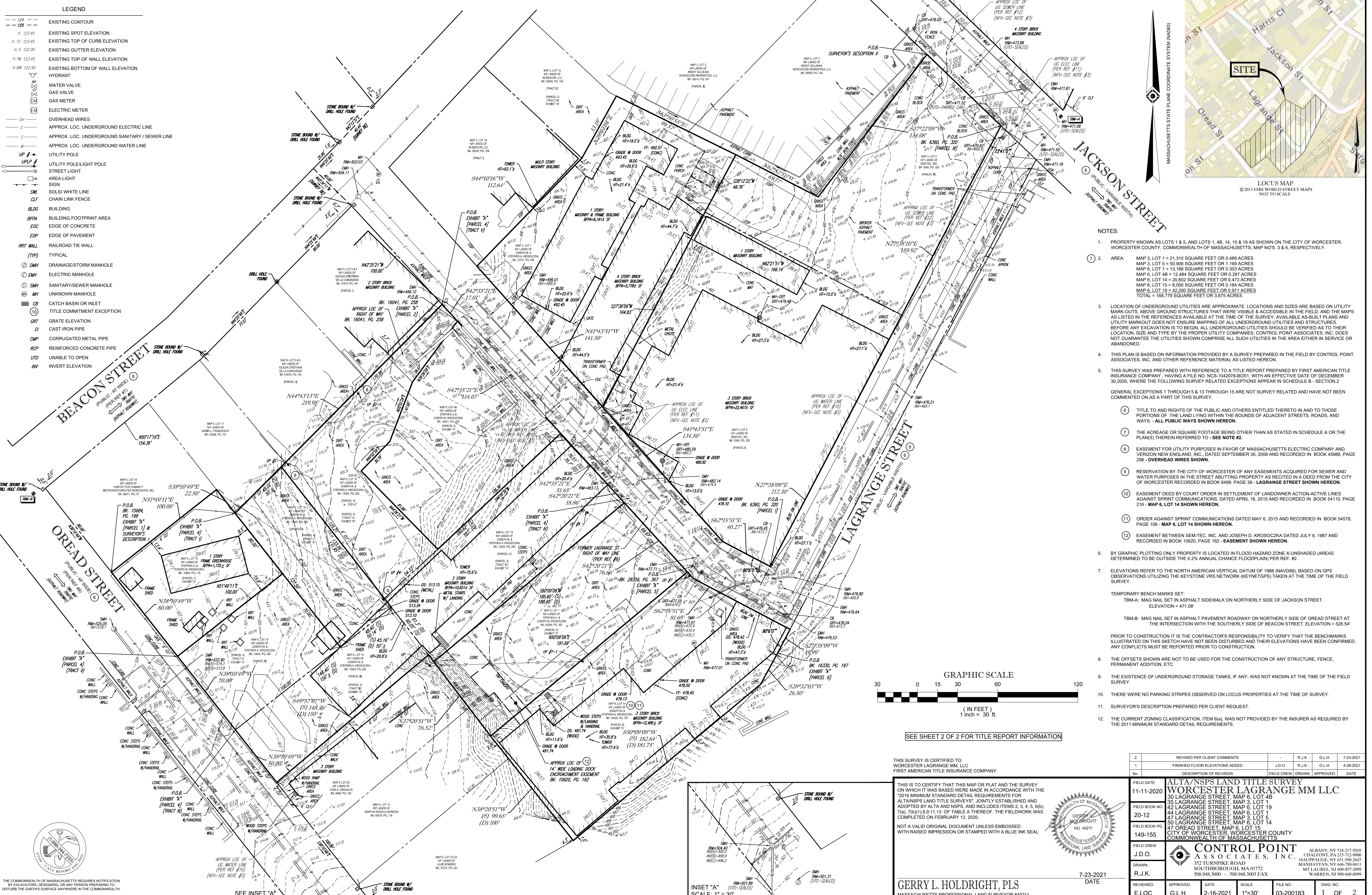
PROPOSED
 LAGRANGE MILL LOFTS
 30-50 LAGRANGE STREET &
 47 OREAD STREET
 CITY OF WORCESTER
 WORCESTER COUNTY,
 MASSACHUSETTS

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

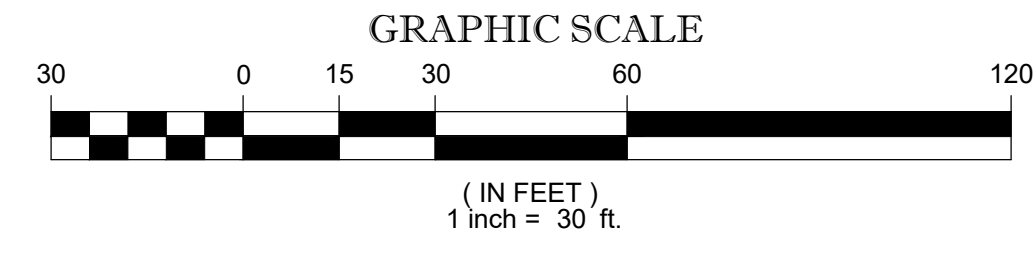
J. A. KUCICH
 JOHN A. KUCICH
 CIVIL ENGINEER
 PROFESSIONAL ENGINEER
 MA LICENSE NO. 11630
 NEW HAMPSHIRE LICENSE NO. 15476
 CONNECTICUT LICENSE NO. 26177
 PHONE: (508) 480-9900
 MAINE LICENSE NO. 12553

SHEET TITLE:
DETAIL SHEET
 SHEET NUMBER:
C-901
 ORG. DATE - 07/30/2021

LEGEND	
---	EXISTING CONTOUR
×	EXISTING SPOT ELEVATION
×	EXISTING TOP OF CURB ELEVATION
×	EXISTING GUTTER ELEVATION
×	EXISTING TOP OF WALL ELEVATION
×	EXISTING BOTTOM OF WALL ELEVATION
○	HYDRANT
○	WATER VALVE
○	GAS VALVE
○	GAS METER
○	ELECTRIC METER
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
UP ↓	UTILITY POLE
UP ↓	UTILITY POLE/LIGHT POLE
□	STREET LIGHT
□	AREA LIGHT
---	SIGN
---	SOLID WHITE LINE
---	CHAIN LINK FENCE
BLDG	BUILDING
BFA	BUILDING FOOTPRINT AREA
EDC	EDGE OF CONCRETE
EDP	EDGE OF PAVEMENT
RTT WALL	RAILROAD TIE WALL
(TYP)	TYPICAL
DMH	DRAINAGE/STORM MANHOLE
EMH	ELECTRIC MANHOLE
SMH	SANITARY/SEWER MANHOLE
UMH	UNKNOWN MANHOLE
CB	CATCH BASIN OR INLET
(D)	TITLE COMMITMENT EXCEPTION
GRT	GRATE ELEVATION
CI	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
UD	UNABLE TO OPEN
INV	INVERT ELEVATION



- NOTES:**
- PROPERTY KNOWN AS LOTS 1 & 5, AND LOTS 1, 4B, 14, 15 & 19 AS SHOWN ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NOS. 3 & 6, RESPECTIVELY.
 - AREA:
 - MAP 3, LOT 1 = 21,310 SQUARE FEET OR 0.489 ACRES
 - MAP 3, LOT 5 = 50,906 SQUARE FEET OR 1.169 ACRES
 - MAP 6, LOT 1 = 13,188 SQUARE FEET OR 0.303 ACRES
 - MAP 6, LOT 4B = 12,484 SQUARE FEET OR 0.287 ACRES
 - MAP 6, LOT 14 = 20,602 SQUARE FEET OR 0.473 ACRES
 - MAP 6, LOT 15 = 8,800 SQUARE FEET OR 0.200 ACRES
 - MAP 6, LOT 19 = 42,280 SQUARE FEET OR 0.971 ACRES
 - TOTAL = 168,778 SQUARE FEET OR 3.875 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGON, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A FILE NO. NCS-1042078-B051, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2
 - GENERAL EXCEPTIONS 1 THROUGH 5 & 13 THROUGH 15 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
 - TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS, AND WAYS - ALL PUBLIC WAYS SHOWN HEREON.
 - THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO - SEE NOTE #2.
 - EASEMENT FOR UTILITY PURPOSES IN FAVOR OF MASSACHUSETTS ELECTRIC COMPANY AND VERIZON NEW ENGLAND, INC. DATED SEPTEMBER 30, 2009 AND RECORDED IN BOOK 45986, PAGE 298 - OVERHEAD WIRES SHOWN.
 - RESERVATION BY THE CITY OF WORCESTER OF ANY EASEMENTS ACQUIRED FOR SEWER AND WATER PURPOSES AND TITLING PROPERTY AS RECORDED IN A DEED FROM THE CITY OF WORCESTER RECORDED IN BOOK 6499, PAGE 39 - LAGRANGE STREET SHOWN HEREON.
 - EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION ACTIVE LINES AGAINST SPRINT COMMUNICATIONS, DATED APRIL 16, 2015 AND RECORDED IN BOOK 54110, PAGE 216 - MAP 6, LOT 14 SHOWN HEREON.
 - ORDER AGAINST SPRINT COMMUNICATIONS DATED MAY 6, 2015 AND RECORDED IN BOOK 54578, PAGE 106 - MAP 6, LOT 14 SHOWN HEREON.
 - EASEMENT BETWEEN SEM-TEC, INC. AND JOSEPH D. KROCOSZKA DATED JULY 9, 1987 AND RECORDED IN BOOK 10020, PAGE 162 - EASEMENT SHOWN HEREON.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETK) TAKEN AT THE TIME OF THE FIELD SURVEY.
 - TEMPORARY BENCH MARKS SET:
 - TBM-A: MAG NAIL SET IN ASPHALT SIDEWALK ON NORTHERLY SIDE OF JACKSON STREET. ELEVATION = 471.08'
 - TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT ROADWAY ON NORTHERLY SIDE OF OREAD STREET AT THE INTERSECTION WITH THE SOUTHERLY SIDE OF BEACON STREET. ELEVATION = 526.54'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THERE WERE NO PARKING STRIPES OBSERVED ON LOCUS PROPERTIES AT THE TIME OF SURVEY.
 - SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.
 - THE CURRENT ZONING CLASSIFICATION, ITEM 6(a), WAS NOT PROVIDED BY THE INSURER AS REQUIRED BY THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS.



SEE SHEET 2 OF 2 FOR TITLE REPORT INFORMATION

THIS SURVEY IS CERTIFIED TO:
 WORCESTER LAGRANGE MM, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 7(a), 7(b), 8, 9, 11, 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 12, 2020.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

ALTA/NSPS LAND TITLE SURVEY		REVISION		DATE	
2	REVISED PER CLIENT COMMENTS	J.D.O.	R.J.K.	G.L.H.	7-23-2021
1	FINISHED FLOOR ELEVATIONS ADDED	J.D.O.	R.J.K.	G.L.H.	4-28-2021
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	11-11-2020	WORCESTER LAGRANGE MM LLC 30 LAGRANGE STREET, MAP 6, LOT 4B 35 LAGRANGE STREET, MAP 3, LOT 5 42 LAGRANGE STREET, MAP 6, LOT 19 44 LAGRANGE STREET, MAP 6, LOT 1 47 LAGRANGE STREET, MAP 3, LOT 5 50 LAGRANGE STREET, MAP 6, LOT 14 47 OREAD STREET, MAP 6, LOT 15 149-155 CITY OF WORCESTER, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD BOOK NO.	20-12	CONTROL POINT ASSOCIATES, INC. ALBANY, NY 518-211-5010 CHALFONT, PA 215-712-9800 HAITSPRINGER, NY 615-892-2445 MANHATTAN, NY 646-780-0411 SOUTH BOKROUGH, MA 01772 WARREN, NJ 908-657-2999			
FIELD BOOK PGS	149-155	FIELD CREW: J.D.O. DRAWN: R.J.K. APPROVED: G.L.H. DATE: 7-23-2021			
FILE NO.	03-200183	SCALE	1"=30'	FILE NO.	03-200183
DWG. NO.	1 OF 2				

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PRODUCT OR SERVICE PROVIDED BY CONTROL POINT ASSOCIATES, INC. IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

SEE INSET "A"

PARCEL 1:

BEGINNING ON THE NORTHEASTERLY SIDE OF OREAD STREET AT THE CENTER OF A HOLE IN A STONE MONUMENT AT A CORNER OF LAND, NOW OR FORMERLY OF JOSEPH A. SAWYER, ET AL.;

THENCE NORTHEASTERLY BY LAND NOW OR FORMERLY OF SAID SAWYER, ONE HUNDRED (100) FEET TO THE CENTER OF A HOLE IN A STONE MONUMENT AT LAND NOW OR FORMERLY OF L.D. THAYER MANUFACTURING COMPANY;

THENCE SOUTHERLY BY LAND NOW OR FORMERLY OF SAID COMPANY, AND LAND NOW OR FORMERLY OF JAMES A. CALVIN EIGHTY (80) FEET TO A STAKE;

THENCE SOUTHWESTERLY BY A LINE PARALLEL TO AND EIGHTY (80) FEET DISTANT FROM THE FIRST-DESCRIBED LINE ONE HUNDRED (100) FEET TO THE NORTHEASTERLY LINE OF SAID OREAD STREET;

THENCE NORTHWESTERLY BY SAID OREAD STREET, EIGHTY (80) FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A DRILL HOLE AT THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED ON THE SOUTHWESTERLY LINE OF LAGRANGE STREET, SAID POINT BEING ONE HUNDRED SEVENTEEN AND ONE HUNDRETHS (117.01) FEET SOUTHEASTERLY (MEASURED ON THE SOUTHWESTERLY SIDE OF SAID LAGRANGE STREET) OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LAGRANGE STREET AND THE SOUTHEASTERLY LINE OF BEACON STREET;

THENCE RUNNING SOUTH 31° 56' EAST BY THE SOUTHWESTERLY LINE OF LAGRANGE STREET ONE HUNDRED FOURTEEN AND SEVEN HUNDRETHS (114.07) FEET TO A POINT;

THENCE RUNNING SOUTH 57° 19' WEST BY LAND NOW OR FORMERLY OF WORCESTER ELECTRIC & MANUFACTURING COMPANY 126.30 FEET TO A POINT;

THENCE RUNNING NORTH 33° 47' WEST EIGHTY-ONE AND EIGHTY-NINE HUNDRETHS (81.89) FEET TO AN IRON PIPE;

THENCE RUNNING NORTH 54° 42' 20" EAST THIRTY AND SEVENTY-NINE HUNDRETHS (30.79) FEET TO AN IRON PIPE;

THENCE RUNNING NORTH 31° 31' 50" EAST FORTY-SEVEN AND SIXTY HUNDRETHS (17.60) FEET, MORE OR LESS, TO AN IRON PIPE;

THENCE RUNNING NORTH 47° 05' 30" EAST FIFTY-SIX AND SIXTY-SEVEN HUNDRETHS (56.67) FEET TO THE DRILL HOLE AT THE POINT OF BEGINNING.

THE LAST FOUR DESCRIBED LINES BEING BY LAND NOW OR FORMERLY OF HENRY ROTHSCHILD, SAID PARCEL CONTAINS TWELVE THOUSAND FOUR HUNDRED EIGHTY-FOUR (12,484) SQUARE FEET OF LAND AND IS GRANTED TOGETHER WITH THE RIGHT TO PASS AND REPAIR OVER THE FOLLOWING DESCRIBED RIGHT OF WAY ABUTTING THE LAST ABOVE DESCRIBED LINE BEGINNING AT THE NORTHEASTERLY CORNER OF THE RIGHT OF WAY HEREIN DESCRIBED IN THE SOUTHWESTERLY LINE OF LAGRANGE STREET IN THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF THE CITY OF WORCESTER, SAID POINT OF BEGINNING BEING ONE HUNDRED (100) FEET SOUTHEASTERLY (MEASURED ON THE SOUTHWESTERLY LINE OF LAGRANGE STREET) THE INTERSECTION OF THE SOUTHWESTERLY LINE OF LAGRANGE

STREET AND THE SOUTHEASTERLY LINE OF BEACON STREET;

THENCE RUNNING SOUTH 31° 56' EAST BY THE SOUTHWESTERLY LINE OF LAGRANGE STREET SEVENTEEN AND ONE HUNDRETHS (17.01) FEET TO A DRILL HOLE;

THENCE RUNNING SOUTH 47° 05' 30" WEST BY THE PARCEL ABOVE-DESCRIBED FIFTY-SIX AND SIXTY-SEVEN HUNDRETHS (56.67) FEET TO AN IRON PIPE;

THENCE RUNNING NORTH 34° 13' WEST BY LAND OF THE GRANTOR, TWENTY-FIVE AND THIRTY-SIX ONE HUNDRETHS FEET TO A POINT;

THENCE RUNNING NORTH 55° 47' EAST BY LAND OF THE CITY OF WORCESTER FIFTY-SEVEN AND TWENTY-EIGHT ONE HUNDRETHS (57.28) FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TRACT 1:

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHEASTERLY SIDE OF LAGRANGE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHWESTERLY BY SAID LAGRANGE STREET, SIXTY (60) FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF SARAH E. ALLEN AND LAND NOW OR FORMERLY OF WILLIAMS J. WOODS, ONE HUNDRED SEVENTY-EIGHT AND SIXTY-FIVE HUNDRETHS (178.65) FEET;

NORTHEASTERLY BY LAND NOW OR FORMERLY OF JAMES A. COLVIN ESTATE, FIFTY-SIX (56) FEET;

NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE CLEVELAND MACHINE COMPANY, LAND NOW OR FORMERLY OF CUTLER AND LAND NOW OR FORMERLY OF THE SAID COLVIN ESTATE, ONE HUNDRED SIXTY-EIGHT AND THIRTY-FIVE HUNDRETHS (188.35) FEET;

CONTAINING ABOUT 9,849 SQUARE FEET OF LAND, MORE OR LESS.

REFERRENCES:

- 1. THE TAX ASSESSOR'S MAPS OF WORCESTER, WORCESTER COUNTY, MAPS 3 AND 6.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 628 OF 1075," COMMUNITY-PANEL NUMBER 25027C0618E, EFFECTIVE DATE: JULY 4, 2011.
3. MAP ENTITLED "PLAN OF THE WORCESTER MACHINE SCREW CO'S PROPERTY, WORCESTER MASS, 1920," PREPARED BY HERBERT A. PRATT, CIVIL ENGINEER, DATED: 1920, FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 34, PAGE 47.
4. MAP ENTITLED "PLAN TO ESTABLISH PROPERTY LINE IN WORCESTER, MASS. BETWEEN AXEL P. SWANSTROM ETUX AND LAWRENCE J. WOODS," PREPARED BY FRANCIS B. THOMPSON, DATED: OCTOBER 14, 1963, FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 193, PAGE 67.
5. MAP ENTITLED "LAND IN WORCESTER, MA OWNED BY JOSEPH M. & STEPHEN A. KROSCZKA TO BE CONVEYED TO HERBERT ROTHSCHILD," PREPARED BY WILLIAM B. NIEMITZ, R.P.L.S., DATED: OCTOBER 19, 1983, FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 678, PAGE 70.
6. MAP ENTITLED "JACKSON STREET - 1853," PREPARED BY THE CITY OF WORCESTER ENGINEERING DEPARTMENT, DATED DECEMBER 6, 1928. FILE NO. H-11 6968.
7. MAP ENTITLED "BEACON STREET," PREPARED BY THE CITY OF WORCESTER BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS. FILE NO. H-9402, 3 OF 3 SHEETS.
8. MAP ENTITLED "OREAD STREET - 1870," PREPARED BY THE CITY OF WORCESTER ENGINEERING DEPARTMENT, DATED JULY 17, 1928. FILE NO. H-15 6748.
9. MAP ENTITLED "LAGRANGE STREET - 1895," PREPARED BY THE CITY OF WORCESTER ENGINEERING DEPARTMENT, DATED JANUARY, 1929. FILE NO. H-3 1493.
10. UNDERGROUND WATER FACILITY MAPPING PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
11. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID.
12. UNDERGROUND SEWER FACILITY MAPPING PROVIDED BY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.

TRACT II:

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHEASTERLY SIDE OF LAGRANGE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER THEREOF ON SAID LAGRANGE STREET AT A STONE MONUMENT SET IN THE GROUND AT A CORNER OF LAND FORMERLY OF GEORGE H. BUSHELL AND ANOTHER;

THENCE NORTH 37 3/4 DEGREES EAST BY LAND FORMERLY OF SAID BUSHELL AND ANOTHER, ONE HUNDRED EIGHTEEN AND EIGHT TENTHS (118.8) FEET MORE OR LESS, TO A STONE MONUMENT SET IN THE GROUND AT LAND NOW OR FORMERLY OF RICHARDSON, MERRIAM & CO.1. THENCE NORTH 36 DEGREES WEST BY LAND NOW OR FORMERLY OF SAID RICHARDSON, MERRIAM & CO., FORTY-SIX AND FIVE TENTHS (46.5) FEET, MORE OR LESS, TO

ANOTHER STONE MONUMENT SET IN THE GROUND;

THENCE SOUTH 54 DEGREES WEST BY LAND NOW OR FORMERLY OF THE ESTATE OF ETHAN ALLEN, ONE HUNDRED EIGHT AND FOUR TENTHS (108.4), MORE OR LESS, TO A STONE MONUMENT AT SAID LAGRANGE STREET;

THENCE SOUTH 32 DEGREES EAST BY SAID LAGRANGE STREET;

EXCEPTING AND RESERVING, HOWEVER, FROM THE ABOVE CONVEYANCE A SMALL AREA IF ANY CONVEYED BY GEORGIANNA CUTLER AND ISA M. CUTLER TO WILLIAM M. STEELE BY DEED DATED OCTOBER 15, 1971, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK 3142, PAGE 298, AND SUBJECT ALSO TO THE RIGHT STATED IN SAID DEED.

TRACT III:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF BEACON STREET WHICH IS TWO HUNDRED THIRTY- SEVEN (237) FEET AND SIX (6) INCHES WESTERLY FROM THE WESTERLY LINE OF JACKSON STREET, WHICH POINT IS AT LAND OF THE ETHAN ALLEN ESTATE, FORMERLY SO-CALLED;

THENCE SOUTHEASTERLY AT RIGHT ANGLES WITH BEACON STREET, ONE HUNDRED FORTY-SIX AND ONE-HALF (146 1/2) FEET TO LAND FORMERLY CONVEYED BY ETHAN ALLEN TO ONE JOHNSON AND ANOTHER;

THENCE NORTHEASTERLY BY LAND LAST MENTIONED, THIRTY-ONE (31) FEET AND TWO (2) INCHES TO THE NORTHERLY CORNER OF SAID LAST MENTIONED LAND;

THENCE SOUTHEASTERLY BY LAND LAST MENTIONED, SIXTY (60) FEET TO THE SOUTHEASTERLY CORNER OF LAND LAST MENTIONED;

THENCE NORTH 370 5/10 EAST BY LAND LATE OF ETHAN ALLEN, SIXTY (60) FEET AND FOUR (4) INCHES TO A CORNER OF LAND LATE OF CHARLES WOOD;

THENCE NORTHERLY BY LAND LAST MENTIONED AND BY LAND OF RICHARDSON AND MERRIAM, ABOUT ONE HUNDRED TWENTY (120) FEET TO A POINT WHERE THIS LINE WILL STRIKE THE EASTERLY LINE OF LAND DESCRIBED IN A MORTGAGE TO THE PEOPLE'S SAVINGS BANK, IN WORCESTER, MADE BY SAID RICHARDSON AND OTHERS IN THE YEAR 1872, AND RECORDED IN SAID REGISTRY, BOOK 881, PAGE 345;

THENCE PARALLEL WITH THE FIRST COURSE ABOUT SIXTY-FIVE (65) FEET TO BEACON STREET;

THENCE SOUTH 54° WEST ON SAID BEACON STREET, FIFTY (50) FEET TO THE PLACE OF BEGINNING.

EXCEPTING FROM THE ABOVE A SMALL PARCEL FOR THE LAND CONVEYED TO WILLIAM R. O'NEIL BY DEED DATED JANUARY 10, 1941, RECORDED IN SAID REGISTRY, BOOK 2403, PAGE 103, AND ANOTHER TRACT OF LAND CONVEYED BY JAMES A. COLVIN TO THE DIAMOND TACK AND NAIL WORKS BY DEED DATED OCTOBER 3, 1917, RECORDED IN SAID REGISTRY, BOOK 2144, PAGE 251.

EXCEPTING FROM THE ABOVE A PARCEL OF LAND CONVEYED TO THE HERBERT F. ROTHSCHILD TRUST, FILED WITH WORCESTER REGISTRY OF DEEDS AT BOOK 16041, PAGE 256.

PARCEL 4: TRACT 1:

ABOUT 6,500 SQUARE FEET OF LAND SITUATED ON THE REAR SIDE OF BEACON STREET ADJOINING THE ESTATE NOW OR FORMERLY OF WILLIAM M. STEELE, BEING DESIGNATED ON ASSESSOR'S PLAN AS LOT NO. 24, PAGE NO. 28, AND BOOK NO. 6 AND NOW OR FORMERLY BY FRANK J. MCGEE.

BEING THE SAME PREMISES SET FORTH IN A DECREE OF THE LAND COURT CASE NO. 7656 AND SAID DECREE BEING DATED FEBRUARY 19, 1937, FORECLOSING THE TAX LIEN OF THE CITY OF WORCESTER AND FOREVER FORECLOSING AND BARRING ALL RIGHTS OF REDEMPTION UNDER SAID DECREE ON THE PROPERTY DESCRIBED IN A DEED OF THE COLLECTOR OF TAXES, DATED SEPTEMBER 26, 1933, AND RECORDED IN BOOK 2592, PAGE 546.

FOR A MORE PARTICULAR DESCRIPTION OF SAID PREMISES, REFERENCE IS MADE TO A DEED FROM MARGARET MCGEE TO FRANK J. MCGEE DATED AUGUST 28, 1930, AND RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS, BOOK 2527, PAGE 176, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING: AT A STONE MONUMENT AT THE SOUTHWESTERLY CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY THE L.D. THAYER MFG., CO. ON BEACON STREET;

THENCE: RUNNING SOUTH 26°33' EAST, ONE HUNDRED TWENTY-SEVEN AND 5/10(127.5) FEET ALONG THE PROPERTY NOW OR FORMERLY OWNED BY TABER AND BATTERY TO THE PROPERTY NOW OR FORMERLY OWNED BY ONE TRASK;

THENCE: NORTH 62° 35' EAST, THIRTY-THREE AND 5/10 (33.5) FEET ALONG THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY SAID TRASK;

THENCE: NORTH 58° 50' EAST, SIXTEEN AND 6/10 (16.64) FEET TO A MONUMENT SET IN THE GROUND; THENCE: NORTH 26° 26' WEST, SIX (6) FEET;

THENCE: NORTH 26° 27' WEST, ONE HUNDRED TWENTY-FIVE AND 95/100 (125.95) FEET TO A POINT AT THE SOUTHERN CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY ONE HICKY;

THENCE: SOUTH 56° 11' WEST, FIFTY (50) FEET, MORE OR LESS, BY LAND NOW OR FORMERLY OF L.D. THAYER MFG., CO. TO THE MONUMENT AT THE POINT OF BEGINNING.

TRACT II:

THE LAND IN SAID WORCESTER ON THE EASTERLY SIDE OF OREAD STREET, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID OREAD STREET, FIFTY (50) FEET NORTHERLY FROM THE CENTER OF A DRILL HOLE IN A STONE MONUMENT SET STANDING IN THE GROUND AT THE INTERSECTION OF LAND OF T.B. MURPHY AND LOUISA TRASK;

THENCE: NORTHERLY BY THE EASTERLY LINE OF SAID OREAD STREET SEVENTY (70) FEET TO LAND NOW OR LATE OF ONE FITZGERALD;

THENCE: EASTERLY BY LAND OF SAID FITZGERALD ONE HUNDRED (100) FEET TO LAND NOW OR LATE OF ONE COLVIN; THENCE:

SOUTHERLY BY LAND OF SAID CALVIN SEVENTY (70) FEET TO LAND OF SAID TRASK;

THENCE: WESTERLY BY LAND OF SAID TRASK ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 7,000 SQUARE FEET.

TRACT III:

A CERTAIN TRACT OR PARCEL OF LAND WITH ALL THE PRIVILEGES AND APPURTENANCES THERETO BELONGING SITUATED ON THE NORTHEASTERLY SIDE OF OREAD STREET IN SAID WORCESTER, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING: AT THE NORTHWESTERLY CORNER THEREOF;

THENCE: SOUTHEASTERLY BY SAID OREAD STREET FIFTY (50) FEET TO LAND NOW OR FORMERLY OF EDWIN J. NIGHTINGALE;

THENCE: NORTHEASTERLY BY LAND NOW OR FORMERLY OF SAID NIGHTINGALE ONE HUNDRED FIFTY (150) FEET MORE OR LESS TO A WALL OR FENCE;

THENCE: NORTHWESTERLY BY SAID WALL OR FENCE FIFTY (50) FEET TO LAND NOW OR FORMERLY OF CALEB WALLS; THENCE:

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF SAID WALLS ONE HUNDRED FIFTY (150) FEET MORE OR LESS TO THE PLACE OF BEGINNING

TRACT IV:

THE LAND AT 42 LAGRANGE STREET, WORCESTER, WORCESTER COUNTY, MASSACHUSETTS, WITH THE BUILDING THEREON AND ALL THE PRIVILEGES AND APPURTENANCES THERETO BELONGING, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING: AT THE SOUTH-EASTERLY CORNER THEREOF AT A STONE BOUND SET IN THE GROUND IN THE WESTERLY LINE OF LAGRANGE STREET AT THE LAND NOW OR FORMERLY OF ONE C.W. WALLS;

THENCE: SOUTH 58°45' WEST, BY LAND NOW OR FORMERLY OF SAID WALLS ONE HUNDRED EIGHTY-EIGHT AND SIXTY-FIVE HUNDRETHS (188.65) FEET TO AN IRON PIPE SET IN THE GROUND AT THE LAND NOW OR FORMERLY OF LOUISA TRASK;

THENCE: NORTH 28° 45' WEST, SIXTY-ONE AND THREE-TENTHS (61.3) FEET, MORE OR LESS, BY LAND OF SAID TRASK AND LAND NOW OR FORMERLY OF ONE COLVIN TO A CORNER;

THENCE: TURNING AND RUNNING NORTHEASTERLY BY LAND NOW OR FORMERLY OF SAID COLVIN ONE HUNDRED EIGHTY-THREE (183) FEET TO SAID WESTERLY LINE OF LAGRANGE STREET; SAID POINT BEING SOUTHEASTERLY 232 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE SOUTHERLY LINE OF BEACON STREET AND THE WESTERLY LINE

OF LAGRANGE STREET;

THENCE: SOUTH 34° 15' EAST, SAID WESTERLY LINE OF LAGRANGE STREET SEVENTY AND SEVENTY-TENTHS (70.7) FEET TO THE POINT OF BEGINNING.

TRACT V:

THE LAND SITUATED ON LAGRANGE STREET, WORCESTER, WORCESTER COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING: AT A POINT LOCATED AT THE MOST NORTHERLY CORNER OF LOT 4A, SITUATED TO THE REAR OF BEACON STREET, SAID POINT BEING LOCATED ON THE SOUTHWESTERLY SIDE OF LAGRANGE STREET AND BEING ABOUT NINETY- NINE AND SIXTY-FIVE HUNDRETHS (99.65) FEET SOUTHWESTERLY FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF BEACON STREET WITH THE SOUTHWESTERLY LINE OF LAGRANGE STREET;

THENCE: SOUTHWESTERLY BY LAND NOW OR FORMERLY OF LAWRENCE SHER AND IRVING L. SHER AND BY LAND OF SECURITY STORAGE OF WORCESTER, ABOUT ONE HUNDRED AND SEVENTY AND EIGHTY-FIVE HUNDRETHS (170.85) FEET TO A POINT;

THENCE: SOUTHEASTERLY BY LAND NOW OR FORMERLY OF SECURITY STORAGE OF WORCESTER, ABOUT ONE HUNDRED AND TWENTY-FIVE (125) FEET TO A POINT;

THENCE: NORTHEASTERLY BY LAND NOW OR FORMERLY OF JOSEPH D. KROSCZKA, ABOUT FIFTY-SEVEN AND EIGHT TENTHS (57.8) FEET TO A POINT;

THENCE: NORTHWESTERLY BY LAND NOW OR FORMERLY OF HERBERT ROTHSCHILD AND HENRY ROTHSCHILD, ABOUT EIGHTY-ONE AND THIRTY-ONE HUNDRETHS (81.31) FEET TO A POINT;

THENCE: NORTHEASTERLY BY LAND NOW OR FORMERLY OF HERBERT ROTHSCHILD AND HENRY ROTHSCHILD, THIRTY AND SEVENTY-NINE HUNDRETHS (30.79) FEET TO A POINT;

THENCE: NORTHERLY BY LAND NOW OR FORMERLY OF HERBERT ROTHSCHILD AND HENRY ROTHSCHILD, ABOUT FORTY- SEVEN AND SIX TENTHS (47.6) FEET TO A POINT;

THENCE: NORTHWESTERLY BY LAND NOW OR FORMERLY OF HERBERT ROTHSCHILD AND HENRY ROTHSCHILD, ABOUT FIFTY-SIX AND SIXTY-SEVEN HUNDRETHS (56.67) FEET TO A POINT;

THENCE: NORTHWESTERLY BY LAGRANGE STREET, ABOUT SEVENTEEN AND ONE TENTH (17.1) FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ABOUT 9,898 SQUARE FEET OF LAND.

PARCEL 5:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN SAID CITY OF WORCESTER ON THE WESTERLY SIDE OF LAGRANGE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF A DRILL HOLE IN A STONE MONUMENT SET IN THE GROUND IN THE WESTERLY LINE OF LAGRANGE STREET, SO-CALLED, AND AT LAND NOW OR LATE OF THE MAT-WOOD AND QUINCY MANUFACTURING COMPANY;

THENCE NORTH 34 1/4° WEST BY THE SAID LINE OF LAGRANGE STREET SEVENTY (70) FEET TO THE CENTER OF A DRILL HOLE IN A STONE MONUMENT SET IN THE GROUND AT LAND NOW OR LATE OF WILLIAM E. ALLEN;

THENCE TURNING AND RUNNING SOUTH 58 3/4° WEST BY LAND NOW OR LATE OF SAID ALLEN ONE HUNDRED NINETY-THREE AND SIXTY-FIVE HUNDRETHS (193.65) FEET MORE OR LESS TO A POINT AT LAND NOW OR LATE OF T. H. MURPHY;

THENCE TURNING AND RUNNING SOUTH 28 3/4° EAST BY SAID MURPHY LAND SEVENTY (70) FEET TO LAND NOW OR LATE OF SAID HARWOOD AND QUINCY MANUFACTURING COMPANY;

THENCE TURNING AND RUNNING NORTH 58 3/4° EAST BY LAND NOW OR LATE OF SAID HARWOOD AND QUINCY MANUFACTURING COMPANY ONE HUNDRED NINETY-EIGHT AND SEVENTY-FIVE ONE HUNDRETHS (198.75) FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 13,734 SQUARE FEET OF LAND MORE OR LESS.

PARCEL 6:

BEGINNING AT A HOLE DRILLED IN A STONE MONUMENT, SAID MONUMENT BEING AT A CORNER FORMED BY THE NORTHWESTERLY LINE OF LAND OF THE NORWICH AND WORCESTER RAILROAD COMPANY, NOW OR FORMERLY, AND THE SOUTHERLY LINE OF LAGRANGE STREET;

THENCE NORTH 34° WEST BY THE SOUTHERLY SIDE OF LAGRANGE STREET NINETY AND (90.05) FEET TO A POINT; THENCE SOUTH 59° 45' WEST BY LAND OF WILLIAM E. ALLEN, NOW OR FORMERLY, ONE HUNDRED NINETY-EIGHT AND SEVENTY-FIVE HUNDRETHS (198.75) FEET TO A POINT;

THENCE SOUTH 28° 45' EAST ABOUT ONE HUNDRED (100) FEET TO A STONE MONUMENT SET IN THE WESTERLY LINE OF LAND OF THE BOSTON AND ALBANY RAILROAD COMPANY, NOW OR FORMERLY;

THENCE NORTH 59° 45' EAST ONE HUNDRED EIGHTY-ONE AND SEVENTY-FIVE HUNDRETHS (181.75) FEET BY SAID WESTERLY LINE TO A STONE MONUMENT;

THENCE NORTHERLY TWENTY-SIX AND FIVE TENTHS (26.5) FEET BY LAND OF NORWICH AND WORCESTER RAILROAD COMPANY, NOW OR FORMERLY TO THE PLACE OF BEGINNING.

AND FURTHER CONVEYING ALL OF ITS RIGHT, TITLE AND INTEREST AS OBTAINED BY ADVERSE POSSESSION BY ORDER OF THE WORCESTER PROBATE COURT ON NOVEMBER 25, 1968 IN DOCKET NO. E860381, THE FOLLOWING PREMISES:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PREMISES AT A POINT ON THE SOUTHWESTERLY LINE OF LAGRANGE STREET AT THE INTERSECTION OF THE EXISTING AND FORMER LINE OF SAID LAGRANGE STREET, SAID POINT BEING DISTANT SOUTH 51° 39' EAST 22.34' FROM A POINT AT AN ANGLE IN THE

EXISTING LINE OF SAID LAGRANGE STREET;

THENCE SOUTH 32° 59' 00" EAST BY THE SOUTHWESTERLY LINE OF THE FORMER LOCATION OF LAGRANGE STREET SIXTY-TWO AND FORTY-SIX HUNDRETHS (62.46) FEET TO A POINT AT AN ANGLE IN THE FORMER LOCATION OF SAID STREET;

THENCE NORTH 38° 15'00" EAST BY THE SOUTHEASTERLY LINE OF THE FORMER LOCATION OF LAGRANGE STREET, AND ON THE RANGE OF THE EXISTING SOUTHEASTERLY LINE OF SAID STREET, NINETEEN AND NINETY-NINE HUNDRETHS (19.99) FEET TO A POINT AT THE MOST SOUTHERLY CORNER OF THE EXISTING LOCATION OF SAID STREET;

THENCE NORTH 51° 39'00" WEST BY THE SOUTHWESTERLY LINE OF THE EXISTING LOCATION OF SAID STREET, FIFTY- NINE AND FOURTEEN HUNDRETHS (59.14) FEET TO THE POINT OF BEGINNING.

CONTAINING 91.96 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S METES AND BOUNDS DESCRIPTION MAP 6, LOTS 1, 4B, 14, 15 & 19 CITY OF WORCESTER WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF OREAD STREET (PUBLIC - 48' WIDE), SAID POINT BEING SOUTH 38 DEGREES - 10 MINUTES - 49 SECONDS EAST, A DISTANCE OF 80.00 FEET FROM A STONE BOUND WITH DRILL HOLE FOUND AT THE INTERSECTION OF THE NORTHERLY LINE OF OREAD STREET WITH THE SOUTHERLY LINE OF BEACON STREET (PUBLIC - 48' WIDE), THENCE:

- 1. DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH MAP 6, LOT 16 (N/F HABITAT FOR HUMANITY METROWEST/GREATER WORCESTER, INC.) NORTH 51 DEGREES - 49 MINUTES - 11 SECONDS EAST, A DISTANCE OF 100.00 FEET, THENCE;
2. ALONG THE DIVIDING LINE WITH MAP 6, LOT 17 (N/F MARIA L. FRANCESCHI), SOUTH 38 DEGREES - 10 MINUTES - 49 SECONDS EAST, A DISTANCE OF 22.50 FEET, THENCE;
3. CONTINUING ALONG THE DIVIDING LINE WITH SAID LOT 17, AND MAP 6, LOTS 5 & 8 (N/F IGLESIA CRISTIANA DE LA COMUNIDAD), NORTH 44 DEGREES - 43 MINUTES - 13 SECONDS EAST, A DISTANCE OF 219.98 FEET TO A POINT ALONG THE SOUTHERLY LINE OF LAGRANGE STREET (PUBLIC - VARIABLE WIDTH), THENCE;
4. ALONG SAID SOUTHERLY LINE, SOUTH 42 DEGREES - 35 MINUTES - 21 SECONDS EAST, A DISTANCE OF 182.73 FEET, THENCE;
5. CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 42 DEGREES - 20 MINUTES - 21 SECONDS EAST, A DISTANCE OF 95.52 FEET, THENCE;
6. CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 62 DEGREES - 15 MINUTES - 51 SECONDS EAST, A DISTANCE OF 81.69 FEET, THENCE;
7. DEPARTING SAID SOUTHERLY LINE, ALONG THE DIVIDING LINE WITH LANDS NOW OR FORMERLY OF CSX TRANSPORTATION, SOUTH 27 DEGREES - 38 MINUTES - 09 SECONDS WEST, A DISTANCE OF 19.99 FEET, THENCE;
8. SOUTH 28 DEGREES - 32 MINUTES - 03 SECONDS WEST, A DISTANCE OF 26.50 FEET, THENCE;
9. SOUTH 50 DEGREES - 09 MINUTES - 09 SECONDS WEST, A DISTANCE OF 182.64 FEET, THENCE;
10. ALONG THE DIVIDING LINE WITH MAP 6, LOT 21 + 23 (N/F JULIO ROMERO) NORTH 38 DEGREES - 20 MINUTES - 51 SECONDS WEST, A DISTANCE OF 99.65 FEET, THENCE;
11. ALONG THE DIVIDING LINE WITH MAP 6, LOT 13 (N/F MARTHA ROGELIA MONZON) AND MAP 6, LOT 22 (N/F JOSE A. GRAJALES) NORTH 37 DEGREES - 20 MINUTES - 51 SECONDS WEST, A DISTANCE OF 76.52 FEET, THENCE;
12. CONTINUING ALONG THE DIVIDING LINE WITH MAP 6, LOT 22, SOUTH 40 DEGREES - 57 MINUTES - 07 SECONDS WEST, A DISTANCE OF 148.36 FEET TO A POINT ALONG THE NORTHERLY LINE OF OREAD STREET, THENCE;
13. ALONG SAID NORTHERLY LINE, NORTH 38 DEGREES - 10 MINUTES - 49 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 96,564 SQUARE FEET OR 2.217 ACRES.

SURVEYOR'S METES AND BOUNDS DESCRIPTION MAP 3, LOTS 1 & 5 CITY OF WORCESTER WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS

BEGINNING AT A POINT ALONG THE SOUTHERLY LINE OF JACKSON STREET (PUBLIC - VARIABLE WIDTH), SAID POINT BEING NORTH 46 DEGREES - 02 MINUTES - 51 SECONDS WEST, A DISTANCE OF 76.92 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF JACKSON STREET AND THE NORTHERLY LINE OF LAGRANGE STREET (PUBLIC - VARIABLE WIDTH), THENCE:

- 1. ALONG SAID SOUTHERLY LINE, SOUTH 46 DEGREES - 02 MINUTES - 51 SECONDS WEST, A DISTANCE OF 76.92 FEET, THENCE ALONG THE NORTHERLY LINE OF LAGRANGE STREET THE FOLLOWING FOUR (4) COURSES:
2. SOUTH 27 DEGREES - 38 MINUTES - 10 SECONDS WEST, A DISTANCE OF 159.92 FEET, THENCE;
3. SOUTH 27 DEGREES - 38 MINUTES - 09 SECONDS WEST, A DISTANCE OF 212.30 FEET, THENCE;
4. NORTH 62 DEGREES - 15 MINUTES - 51 SECONDS WEST, A DISTANCE OF 40.27 FEET, THENCE;
5. NORTH 41 DEGREES - 43 MINUTES - 51 SECONDS WEST, A DISTANCE OF 276.00 FEET, THENCE;
6. DEPARTING SAID NORTHERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH MAP 3, LOT 1A (N/F 98 BEACON, LLC), NORTH 44 DEGREES - 10 MINUTES - 18 SECONDS EAST, A DISTANCE OF 112.64 FEET, THENCE;
7. CONTINUING ALONG SAID DIVIDING LINE, NORTH 29 DEGREES - 03 MINUTES - 04 SECONDS EAST, A DISTANCE OF 53.18 FEET, THENCE RUNNING ALONG THE DIVIDING LINE WITH MAP 3, LOT 2 (N/F BRADY SULLIVAN WORCESTER PROPERTIES, LLC), THE FOLLOWING THREE (3) COURSES:
8. SOUTH 83 DEGREES - 50 MINUTES - 55 SECONDS EAST, A DISTANCE OF 99.57 FEET, THENCE;
9. SOUTH 62 DEGREES - 52 MINUTES - 51 SECONDS EAST, A DISTANCE OF 69.17 FEET, THENCE;
10. NORTH 37 DEGREES - 22 MINUTES - 09 SECONDS EAST, A DISTANCE OF 134.08 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 72,215 SQUARE FEET OR 1.658 ACRES