RECEIVED
By Mattie VandenBoom at 4:31 pm, Apr 17, 2024

WEBSTER STREET MILL

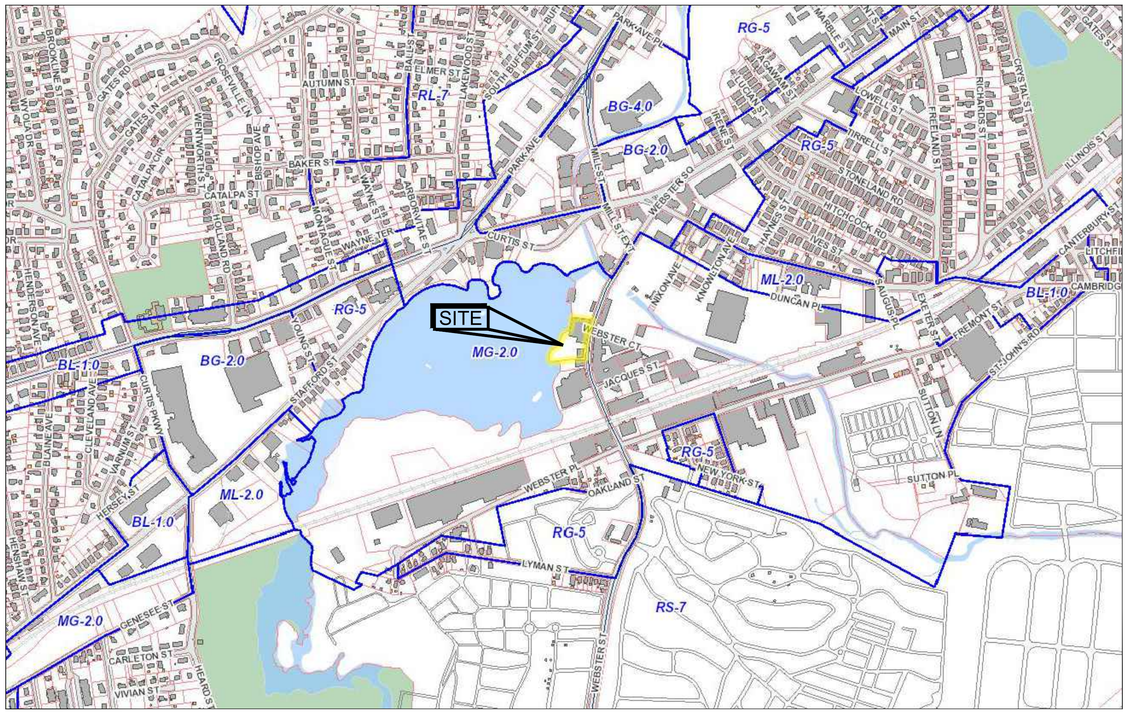
RESIDENTIAL CONVERSION

70 WEBSTER STREET
WORCESTER, MASSACHUSETTS

DATE: MARCH 29, 2023

REVISED: FEBRUARY 8, 2024

NO	DATE	REVISIONS
1	03/29/2023	PERMITTING SUBMISSION
2	06/05/2023	PLANNING COMMENTS
3	02/08/2024	APPROVAL CONDITIONS
4	04/17/2024	CON COM SUBMISSION



WORCESTER GIS MAP

SCALE: 1"= 500'±

OWNER / APPLICANT:

WORCESTER AFFORDABLE HOUSING, LLC
6 JACQUES STREET
WORCESTER, MA 01610

CIVIL ENGINEER:

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

PROPERTY ADDRESS:
70 WEBSTER STREET
WORCESTER, MASSACHUSETTS

ASSESSOR REFERENCE
MBL 27-032-02+2A

ZONING DISTRICT:
MG-2.0: GENERAL MANUFACTURING
AROD: ADAPTIVE RE-USE OVERLAY DISTRICT

DRAWING LIST:

LEGEND

EXISTING		PROPOSED
100	CONTOUR	100
D	STORM DRAIN	
W	WATER	W
	ELECTRIC MANHOLE	
E	ELECTRICAL	E
G	GAS	G
S	SANITARY SEWER	
	HYDRANT	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	VALVE	
D	CATCH BASIN	
	CURB	
429x5	SPOT GRADE	429.5
	HP RAMP	
	SEDIMENTATION CONTROL BARRIER	
	LIGHT POLE	
	TREE	
	UTILITY POLE	
	POST INDICATOR VALVE	PIV
	TRAFFIC DIRECTION	

PROPERTY OWNER / APPLICANT

WORCESTER AFFORDABLE HOUSING, LLC
6 JACQUES ST
WORCESTER, MA 01610

DEED REFERENCE

WORCESTER AFFORDABLE HOUSING, LLC
DEED BOOK 52473 PAGE 272 DEED BK
56384 PAGE 112

PLAN REFERENCES

WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BK 419 PAGE 99
PLAN BK 433 PAGE 95
PLAN BK 166 PAGE 48
PLAN BK 878 PAGE 100
PLAN BK 16 PAGE 78

REFERENCE PLAN SUPPLIED BY CLIENT (NOT FOUND ON RECORD)
"PLAN OF LAND 70-88 WEBSTER STREET WORCESTER, MA
PREPARED BY HS&T GROUP, INC DATED AUGUST 6, 2018,
STAMPED BY DANIEL J. TIVNAN, PLS NO. 40047".

ASSESSOR REFERENCE

MBL 27-032-02+2A

ZONING DISTRICT

MG-2.0 GENERAL MANUFACTURING
AROD ADAPTIVE RE-USE OVERLAY DISTRICT

BUILDING SETBACKS

FRONT YARD:	15 FEET
SIDE YARD:	N/A
REAR YARD:	15 FEET

BOUNDARY AND TOPOGRAPHIC SURVEY NOTES:

1. THIS SURVEY AND PLAN ARE BASED UPON AN ACTUAL ON THE GROUND INSTRUMENT SURVEY PERFORMED BETWEEN FEBRUARY 16, 2022 AND MARCH 21, 2022. THE PROPERTY LINE SHOWN WAS COMPILED FROM AVAILABLE RECORD DEEDS, PLANS AND FIELD EVIDENCE FOUND AS REFERENCED HEREON.

2. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

3. PORTIONS OF THE SUBJECT PROPERTY FALL INTO A SPECIAL FLOOD HAZARD ZONE AS PLOTTED BY SCALE ONTO THE FLOOD INSURANCE RATE MAP FOUND AS,

COUNTY	WORCESTER
COMMUNITY	WORCESTER
PANEL	25027 0802E
EFFECTIVE DATE	JULY 4, 2011
ZONES	"X" & "AE EL-475"

4. WETLANDS SHOWN HEREON WERE DELINEATED IN FEBRUARY OF 2022 BY GODDARD CONSULTING, LLC, 291 MAIN STREET, SUITE 8, NORTHBOROUGH, MA 01532.

5. HORIZONTAL DATUM:
MASSACHUSETTS STATE PLANE - MAINLAND ZONE NAD83 (2011) EPOCH 2010.00 - US FEET

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B) - US FEET

ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS13 (3") ROBOTIC TOTAL STATIONS AND WITH A LEICA GS14 GPS RECEIVER USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK.

CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.
2. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PLANS PRIOR TO THE START OF CONSTRUCTION.
3. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
4. ALL EXISTING PAVEMENT, CURB, WALKS, UTILITIES, LIGHT POLES, TREES, SHRUBS, ETC., SHALL BE REMOVED FROM THE AREAS TO BE DEVELOPED. ALL SUCH ITEMS NOT WITHIN THE WORK AREA SHALL BE PROTECTED AND UNDISTURBED.
5. ALL DISTURBED AREAS NOT RECEIVING IMPROVEMENTS SHALL BE LOAMED AND SEEDED.
6. ALL TREE AND STUMP REMOVAL SHALL BE IN ACCORDANCE WITH THE ASIAN LONGHORNED BEETLE PROGRAM REQUIREMENTS AND ALL NEW TREES AND SHRUB PLANTINGS SHALL BE ASIAN LONGHORNED BEETLE AND EMERALD ASH BORER RESISTANT.
7. ALL WORK SHALL CONFORM TO THE CITY OF WORCESTER'S ZONING ORDINANCE, PLANNING BOARD DECISION AND CONDITIONS OF APPROVAL, AND TO THE STANDARDS CONTAINED IN THE CITY OF WORCESTER, DEPARTMENT OF PUBLIC WORKS & PARKS, ENGINEERING DIVISION, CONSTRUCTION MANAGEMENT SECTION, STANDARD SPECIFICATIONS & DETAILS, MOST RECENT EDITION.
8. ALL CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO STATE AND LOCAL REQUIREMENTS. INCLUDING BUT NOT LIMITED TO THE CITY OF WORCESTER, THE COMMONWEALTH OF MASSACHUSETTS AND ANY OTHER AGENCIES HAVING JURISDICTION.

SITE PLAN NOTES:

1. THIS PLAN SET HAS BEEN ISSUED FOR FINAL PERMITTING. A FULL CONSTRUCTION PLAN SET SHALL BE ISSUED ONCE ALL LOCAL, STATE, AND FEDERAL PERMIT APPROVALS HAVE BEEN GRANTED.

EROSION CONTROL GENERAL NOTES:

EROSION AND SEDIMENT CONTROL METHODS FOR THE SITE INCLUDE STRUCTURAL AND STABILIZATION PRACTICES. STABILIZATION PRACTICES WILL BE IMPLEMENTED TO COVER EXPOSED SOIL SO THAT DISCHARGE OF SEDIMENT IS MINIMIZED. STABILIZATION PRACTICES REDUCE THE TIME SOIL IS EXPOSED TO THE ELEMENTS THEREFORE REDUCING THE POSSIBILITY OF EROSION. AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS WILL BE MAINTAINED AT THE CONSTRUCTION SITE IN THE EVENT OF AN EMERGENCY OR ROUTINE REPAIRS.

STRUCTURAL PRACTICES INVOLVE THE CONSTRUCTION OF DEVICES TO DIVERT AND LIMIT RUNOFF. THESE PRACTICES LIMIT THE AMOUNT OF STORM WATER ENTERING A DISTURBED AREA OR TRAP SEDIMENT PRIOR TO STORM WATER LEAVING A SITE. THE FOLLOWING ARE THE PROCEDURES TO BE FOLLOWED:

1. THE SITE CONSTRUCTION FOREMAN SHALL BE DESIGNATED AS THE ON-SITE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR THE DAILY MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS, AND SHALL IMPLEMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND TO PREVENT SEDIMENT FROM LEAVING THE SITE.
2. EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND OVERSEEN BY THE CONSTRUCTION SUPERVISOR. ANY REQUESTED CHANGES TO OR ADDITIONAL EROSION CONTROL REQUESTED BY THE COMMISSIONER OF INSPECTIONAL SERVICES SHALL BE IMPLEMENTED IN THE FIELD IMMEDIATELY
3. PRIOR TO ANY SITE GRADING OR SITE WORK, THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROLS, WHICH WILL ALSO SERVE AS THE LIMIT OF CONSTRUCTION. THE SEDIMENT CONTROLS WILL BE AS SPECIFIED ON THE APPROVED PLANS.
4. ANY WORK UP TO 100' OF WETLAND RESOURCE AREA (NOT DETAILED IN THE SITE PLAN) IS TO HAVE A SECONDARY ROW OF SILTSOCK & EROSION CONTROL BARRIER. EROSION CONTROL TYPE AS SHOWN ON THE PLANS TO BE FIELD VERIFIED BASED ON CONSTRUCTION TIMING, PHASING AND SITE CONDITIONS.
5. A CONSTRUCTION EXIT SHALL BE CONSTRUCTED TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. THE CRUSHED STONE PAD WILL BE REPLACED/CLEANED AS NEEDED TO MAINTAIN ITS EFFECTIVENESS.
6. CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE KEPT ON SITE AND SHALL NOT BE PERMITTED TO MIGRATE BEYOND THE PROJECT BOUNDARIES.

SITE CONTROLS

THE FOLLOWING ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE IMPLEMENTED DURING CONSTRUCTION IN ORDER TO MINIMIZE EROSION AND SEDIMENT TRANSPORT FROM THE PROJECT LOCATION:

1. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL DUST ON PROJECT SITE, INCLUDING BUT NOT LIMITED TO THE ADDITION OF DRY CALCIUM ON THE ACCESS ROAD TOWARDS ENTRANCE AT HAYES ROAD.
2. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO KEEP WEBSTER STREET CLEAR OF MUD, EXCESS GRAVEL, AND OTHER CONSTRUCTION DEBRIS.
3. NO CHEMICALS (CEMENT, MORTAR, ETC.) SHALL BE MIXED OR POURED WITHIN ANY WETLANDS OR BUFFER ZONE
4. SOLID WASTE WILL BE COLLECTED AND STORED IN A SECURE DUMPSTER. THE DUMPSTER SHALL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
5. CONSTRUCTION DEBRIS MAY INCLUDE LUMBER, CONCRETE, STEEL, OR OTHER DEBRIS AND SITE MATERIALS REQUIRING REMOVAL. THESE MATERIALS WILL BE DISPOSED OF ACCORDING TO STATE AND FEDERAL LAW AND WILL NOT BE DISPOSED OF ON SITE. EXCESS SOIL GENERATED FROM THIS SITE REQUIRES CHARACTERIZATION PRIOR TO REMOVAL. RATHER THAN EXPORT MATERIAL, IT IS PREFERRED THAT MINOR EXCAVATIONS ARE REUSED ON SITE AS BACKFILL IN THE SAME GENERAL AREA IT ORIGINATED.
6. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN UNDISTURBED.
7. CONTINUOUS LINES OF EROSION CONTROLS SHALL ENCLOSE THE DOWNSTREAM SIDES OF THE WORK AREA, THESE COMBINED WITH UP-SLOPE MARKERS (CONS. FENCE AND/OR FLAGGING) WILL SERVE AS THE LIMIT OF WORK.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED OR REPLACED AS REQUIRED BY THE SITE CONTRACTOR TO ASSURE PROPER FUNCTION.
9. ALL BREACHES OR FAILURES IN SEDIMENT CONTROLS SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE SITE CONTRACTOR.
10. DEBRIS AND LITTER, WHICH ACCUMULATES ALONG THE CONSTRUCTION AREA, SHALL BE REMOVED DAILY.
11. SEDIMENT BUILD-UP BEHIND ANY SILT FENCES OR EROSION CONTROL BARRIERS WILL BE MONITORED AND REMOVED WHENEVER SEDIMENT HAS ACCUMULATED TO 3-INCHES IN DEPTH.
12. OTHER CONTROLS WILL BE IMPLEMENTED, AS DEEMED NECESSARY BY THE CONTRACTOR, DURING THE CONSTRUCTION OF THE PROJECT.
13. IF CONDITIONS WARRANT, ADDITIONAL DE-WATERING CONTROLS MAY BE NEEDED SUCH AS DIRT BAGS, FRAC TANKS OR OTHER MEASURES.

EROSION CONTROL CONSTRUCTION NOTES:

IN ORDER TO FURTHER MINIMIZE SEDIMENT LOSS ON THE SITE, A GENERAL CONSTRUCTION SEQUENCE PLAN HAS BEEN DEVELOPED. PRIOR TO CONDUCTING WORK ASSOCIATED WITH THIS PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL COPIES OF PERMIT APPLICATIONS AND APPROVALS THAT OUTLINE CONDITIONS GOVERNING THE PROPOSED WORK. THE CONTRACTOR WILL ALSO REVIEW THE DRAWINGS PREPARED FOR THE PROJECT. THE CONTRACTOR WILL THEN FOLLOW THE GENERAL SEQUENCE OF WORK AS OUTLINED BELOW:

1. CONTRACTOR SHALL COORDINATE WITH LOCAL POLICE DEPARTMENT REGARDING TRAFFIC SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION.
2. A TRAFFIC CONTROL OFFICER SHALL BE USED FOR MAJOR DELIVERIES TO THE SITE.
3. THE CONTRACTOR WILL PLACE ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS IN ACCORDANCE WITH THE DRAWINGS, OR AS MAY BE DICTATED BY SITE CONDITIONS, IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS. DEFICIENCIES OR CHANGES ON THE DRAWINGS SHALL BE CORRECTED OR IMPLEMENTED AS SITE CONDITIONS CHANGE. CHANGES DURING CONSTRUCTION SHALL BE NOTED AND POSTED ON THE DRAWINGS (SITE PLANS).
4. THE INTENT IS TO DIRECT ALL WATER FROM DISTURBED AREAS THROUGH SEDIMENTATION CONTROLS PRIOR TO LEAVING CONSTRUCTION BOUNDARIES. THERE SHALL BE NO DISCHARGE OF UNTREATED CONSTRUCTION RUNOFF FROM THIS SITE.
5. THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROL SYSTEMS AS DICTATED BY SITE CONDITIONS, INDICATED IN THE CONSTRUCTION DOCUMENTS, OR AS DIRECTED BY GOVERNING AUTHORITIES OR OWNER TO CONTROL SEDIMENT UNTIL FINAL STABILIZATION.
6. THE CONTRACTOR SHALL RESPOND TO ANY MAINTENANCE OR ADDITIONAL WORK ORDERED BY OWNER OR GOVERNING AUTHORITIES IMMEDIATELY, IF REQUIRED, AND ALWAYS WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES, PERMANENT SLOPE STABILIZATION, AND VEGETATION INTO THE PROJECT PLANS AT THE EARLIEST PRACTICAL TIME TO MINIMIZE THE NEED FOR TEMPORARY CONTROLS.
8. TREE AND VEGETATION CLEARING AND ANY ROUGH GRADING SHALL ONLY OCCUR IF THE DISTURBED SOIL SURFACE CAN BE STABILIZED WITHIN 48 HOURS OF CLEARING. TREE AND VEGETATION CLEARING SHALL BE SCHEDULED IN CONJUNCTION WITH WEATHER FORECAST SUCH THAT NO MORE THAN 1/4" OF RAIN IS TO BE EXPECTED WITHIN 48 HOURS OF ANY CLEARING OR GRADING ACTIVITY.
9. ANY AREA DISTURBED WITHIN THE LIMIT OF WORK, BUT NOT WITHIN THE LIMITS OF THE APPROVED LIMITS OF CONSTRUCTION ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION/ WILDLIFE SEED MIX UNLESS SPECIFIED OTHERWISE IN THE PLAN SET.
10. THE CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITHIN 48 HOURS AFTER FINAL GRADING. IN THE EVENT THAT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES MUST BE STABILIZED WITH GEOTEXTILE FABRIC OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

EROSION STRUCTURAL PRACTICES

SILTATION CONTROL USING EROSION 12" DIA FILTREXX SILT SOXX, OR APPROVED EQUAL WITH STAKED EROSION CONTROL FENCE.

EROSION CONTROL LINE IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEAN-OUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF ½ OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

PRESERVE TOPSOIL

SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

STABILIZATION OF SOILS

UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS MUST BE STABILIZED BY THE USE OF TEMPORARY AND/OR FINAL SEEDING OF THAT AREA.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO GRUB AND STRIP TOP SOIL THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STEEP SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS IN AREAS OF STEEP SLOPES AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. ONCE AN STEEP SLOPE AREA HAS BEEN TEMPORARY AND/OR FINAL SEEDED IT SHALL BE PROTECTED WITH 4' HIGH ORANGE CONSTRUCTION TO PREVENT FURTHER DISTURBANCE OF THE AREA.

THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
ANNUAL RYE GRASS	40
PERENNIAL RYE GRASS	60

STORMWATER INLET PROTECTION

INLET PROTECTION - WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED.

MAINTENANCE - THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

STORMWATER BASINS - ALL AREAS CONTAINING STORMWATER BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE ARES ARE NOT BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES

CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

THE SITE OWNER AND OPERATOR MUST WILL RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS, USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

STOCKPILE AND MATERIAL STAGING CONTAINMENT

PERIMETER EROSION CONTROLS SHALL BE USED ONSITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS.
FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS - LOCATE PILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

TEMPORARY SEDIMENT BASINS

IF REQUIRED, TEMPORARY SEDIMENT BASINS OR TRAPS SHALL BE DESIGNED BY THE PROJECT ENGINEER AND INCORPORATED INTO DESIGN PLANS TO MITIGATE THE POTENTIAL SEDIMENT LOADING TO THE ADJACENT RESOURCE AREAS. THE DESIGN ENGINEER SHALL BE CONTACTED TO DESIGN AND SITE NEW TEMPORARY SEDIMENT BASIS OR TRAP AS REQUIRED. TEMPORARY SEDIMENT BASINS OR TRAPS SHALL BE LOCATED OUTSIDE OF THE 100-FOOT BUFFER ZONE TO ANY RESOURCE ARES THAT ARE NOT SCHEDULED FOR PERMANENT ALTERATION, UNLESS NO ALTERNATIVES ARE AVAILABLE. TEMPORARY SEDIMENT BASIN OR TRAP LOCATION, DESIGN AND GRADING BE DICTATED BY THE DESIGN ENGINEER. AT A MINIMUM THE THE VOLUME OF THE TEMPORARY SEDIMENT BASIN, AS MEASURED FROM THE BOTTOM OF THE BASE TO THE ELEVATION OF THE CREST OF THE PRINCIPAL SPILLWAY SHALL BE AT LEAST 3,600 CUBIC FEET PER ACRE OF DRAINAGE AREA. THIS 3,600 CUBIC FEET IS EQUIVALENT TO 1.0 INCH OF SEDIMENT PER ACRE OF DRAINAGE AREA. ADDITIONAL STORAGE IN THE FORM OF A PERMANENT WET POOL SHALL BE PROVIDED WHENEVER PRACTICABLE, BUT MAY NOT BE USED TO FULFILL THE TEMPORARY STORAGE VOLUME REQUIREMENT.

SEDIMENT BASINS OR TRAPS SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING AS DESCRIBED ABOVE IS REDUCED BY SEDIMENTATION TO 1,800 CUBIC FEET PER ACRE OF DRAINAGE AREA (50 PERCENT FULL). IN NO CASE SHALL THE SEDIMENT LEVEL BE PERMITTED TO BUILD UP HIGHER THAN ONE FOOT BELOW THE PRINCIPAL SPILLWAY CREST. AT THIS ELEVATION, CLEANOUT SHALL BE PERFORMED TO RESTORE THE ORIGINAL DESIGN VOLUME TO THE SEDIMENT BASIN. THE ELEVATION OF THE MAXIMUM ALLOWABLE SEDIMENT LEVEL SHALL BE DETERMINED AND SHALL BE STATED IN THE DESIGN DATA AS A DISTANCE BELOW THE TOP OF THE RISER AND BE CLEARLY MARKED ON THE RISER.

CONSTRUCTION SEQUENCING:

1. INSTALL EROSION AND SEDIMENT CONTROLS;
2. DEMO SITE EXISTING SITE FEATURES WHICH ARE NOT INCLUDED IN THE REDEVELOPMENT;
3. CONSTRUCT BUILDING FOUNDATION;
4. INSTALL STORMWATER MANAGEMENT SYSTEM AND OTHER NEW SITE UTILITIES;
7. CONSTRUCT RETAINING WALL;
7. CONSTRUCT REDEVELOPED PARKING AREA AND INSTALL BINDER COAT PAVEMENT;
8. INSTALL SITE LANDSCAPING;
9. FINE GRADE SITE AND LOAM AND SEED ALL REMAINING DISTURBED AREAS;
10. INSTALL TOP COAT PAVEMENT AND PAVEMENT STRIPING;
11. PROJECT CLOSE OUT.

NO	DATE	REVISIONS
1	03/29/2023	ISSUE FOR PERMIT
2	06/05/2023	PLANNING COMMENTS
3	02/08/2024	APPROVAL CONDITIONS
4	04/17/2024	CON COM SUBMISSION

SEAL

4/17/24

COMMONWEALTH OF MASSACHUSETTS
NICOLA FACENDOLA
CIVIL
No. 49204
REGISTERED
PROFESSIONAL ENGINEER

DATE :	MARCH 29, 2023
DRAWN :	NF
SCALE :	1" = 20'

WEBSTER STREET MILL

RESIDENTIAL CONVERSION ASSESSOR
REFERENCE: MBL 27-032-02+2A 70
WEBSTER STREET WORCESTER,
MASSACHUSETTS

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

NOTES

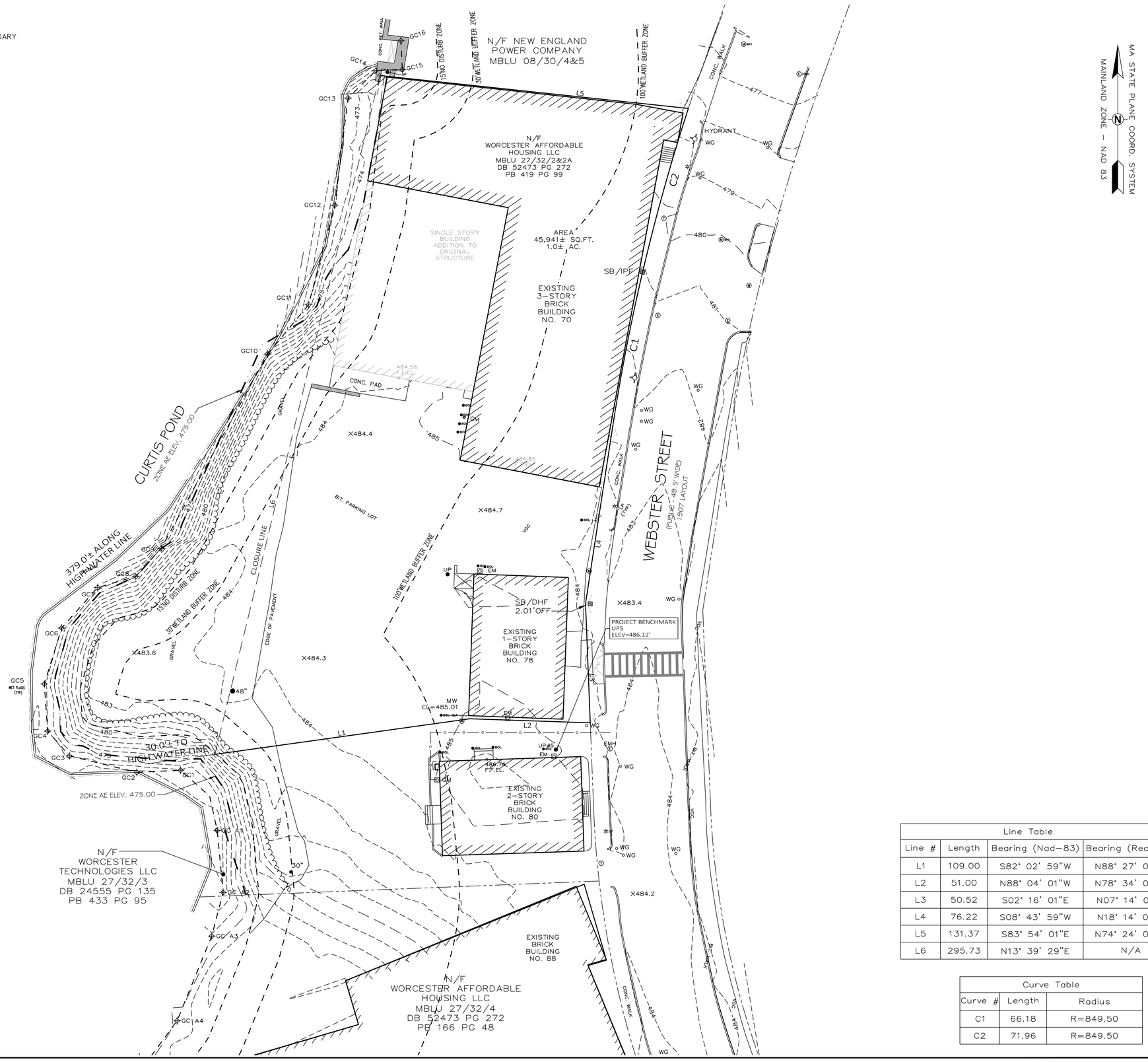
C-0.1

SHEET 2 OF 8

1999.00

PLAN NOTES:

1. SEE SHEET C-0.1 FOR ALL EXISTING CONDITIONS SURVEY AND BOUNDARY INFORMATION, REFERENCES AND NOTES.



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L1	109.00	S82° 02' 59"W	N88° 27' 00"W
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L6	295.73	N13° 39' 29"E	N/A

Curve Table		
Curve #	Length	Radius
C1	66.18	R=849.50
C2	71.96	R=849.50

NO	DATE	REVISIONS
1	03/29/2023	ISSUE FOR PERMIT
2	06/05/2023	PLANNING COMMENTS
3	02/08/2024	APPROVAL CONDITIONS

SEAL

COMMONWEALTH OF MASSACHUSETTS
NICOLA RACENDOLA
CIVIL
No. 49204
REGISTERED PROFESSIONAL ENGINEER

4/17/24

DATE :	MARCH 29, 2023
DRAWN :	NF
SCALE :	1" = 20'

WEBSTER STREET MILL

RESIDENTIAL CONVERSION ASSESSOR REFERENCE: MBL 27-032-02+2A 70
WEBSTER STREET WORCESTER, MASSACHUSETTS

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

EXISTING CONDITIONS

C-1.0

SHEET 3 OF 8

0' 10' 20' 40'

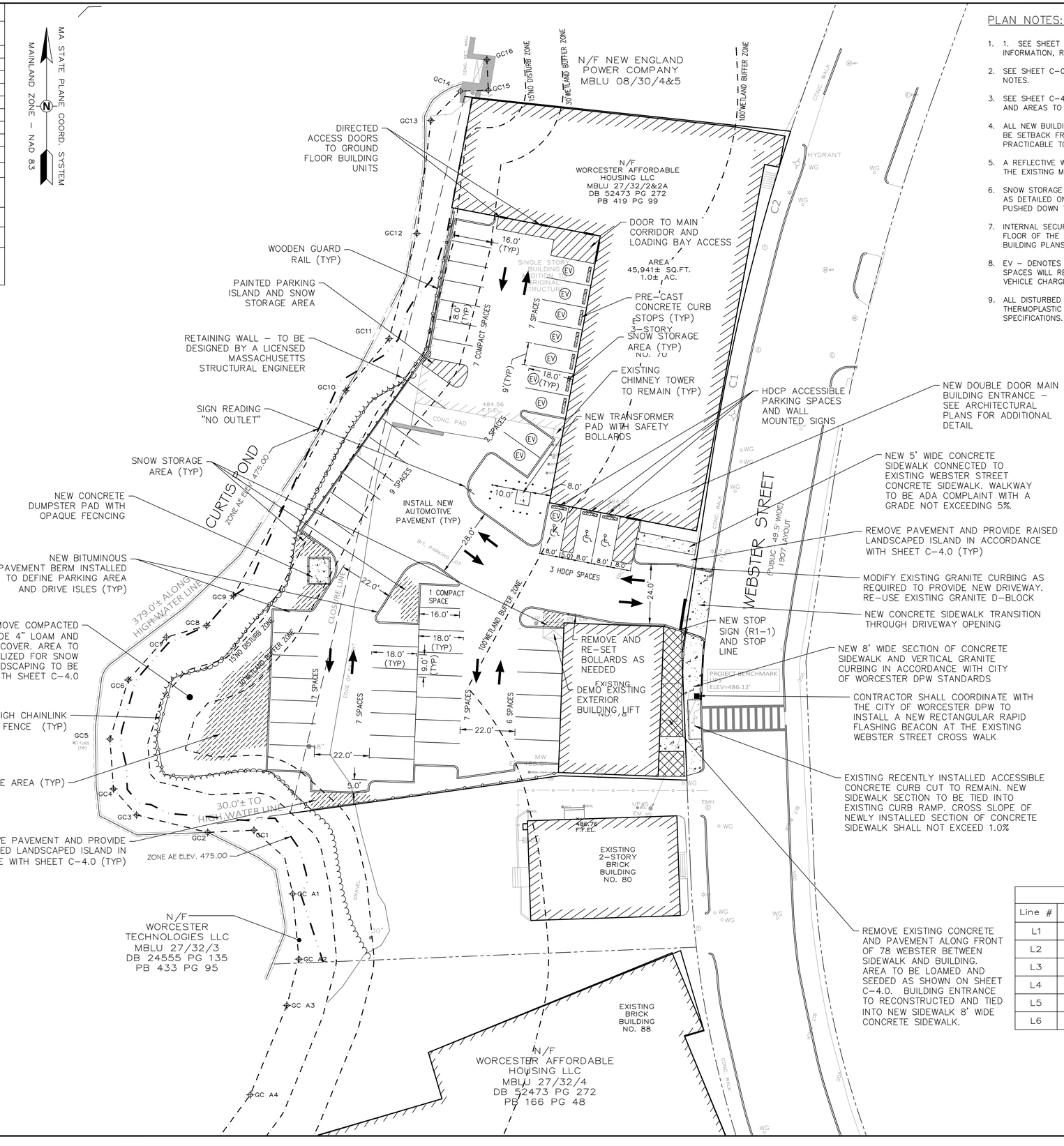
1999.00

ZONING BYLAW REQUIREMENTS

ZONING DISTRICT: MG-2.0 WITH AROD OVERLAY
PROPOSED USE: RESIDENTIAL

	REQUIRED	EXISTING
LOT AREA (SQUARE FEET)	N/A	45,941±
LOT FRONTAGE (FEET)	N/A	264.88
FRONT YARD SETBACK (FEET)	15	0.0±
SIDE YARD SETBACK (FEET)	N/A	0.3±
REAR YARD SETBACK (FEET)	15	13±
BUILDING HEIGHT (FEET)	N/A	50±
FLOOR TO AREA RATION (MAX)	2:1 or 200%	84%

REQUIRED PARKING	REQUIRED	PROVIDED
USE: RESIDENTIAL - 1.5 SPACES PER UNIT PROPOSED - 19 ONE BEDROOM UNITS PROPOSED - 13 TWO BEDROOM UNITS	48	
USE: RENTAL OFFICE - 1 PER 500 SF. PROPOSED 936± SF OFFICE SPACE	2	
USE: CHURCH (SERVICES) - 1 PER 500 SF. EXISTING 2,400± SF CHURCH SPACE	5	
TOTAL SPACES REQUIRED & PROVIDED (8 COMPACT SPACES INCLUDED - 14.5% OF TOTAL REQUIRED SPACES & 14.2% OF TOTAL PROVIDED SPACES)	55	56



PLAN NOTES:

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2. SEE SHEET C–0.1 FOR ALL CONSTRUCTION AND LAYOUT INFORMATION AND NOTES.
3. SEE SHEET C–4.0 FOR LANDSCAPE PLAN DETAILING ALL PROPOSED PLANTING AND AREAS TO BE SEEDED.
4. ALL NEW BUILDING ROOFTOP EQUIPMENT SHALL BE VISUALLY SCREENED AND BE SETBACK FROM THE EDGE OF THE ROOF TO THE MAXIMUM EXTENT PRACTICABLE TO MINIMIZE VISUAL IMPACTS.
5. A REFLECTIVE WHITE COATING SHALL BE APPLIED TO THE FLAT SECTIONS OF THE EXISTING MILL BUILDING ROOFTOP.
6. SNOW STORAGE SHALL BE PROVIDE IN DESIGNATED SNOW STOCK PIPE AREA AS DETAILED ON THIS SHEET. UNDER NO CIRCUMSTANCE SHALL SNOW BE PUSHED DOWN THE SLOPE INTO CURTIS POND.
7. INTERNAL SECURE BIKE STORAGE AREA SHALL BE PROVIDED ON THE FIRST FLOOR OF THE FACILITY IN ACCORDANCE WITH THE FINAL ARCHITECTURAL BUILDING PLANS.
8. EV – DENOTES PARKING SPACE TO BE CONSTRUCTED AS EV READY PARKING SPACES WILL REQUIRED ELECTRICAL INFRASTRUCTURE TO INSTALL ELECTRICAL VEHICLE CHARGING STATIONS.
9. ALL DISTURBED PAVEMENT MARKINGS SHALL BE REPLACED IN KIND WITH THERMOPLASTIC PAINT OR PRE–FORM THERMO PLASTIC SYMBOLS TO CITY SPECIFICATIONS.

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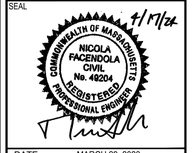
SEAL



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WEBSTER STREET MILL

RESIDENTIAL CONVERSION
ASSESSOR REFERENCE: MBL 27-032-02+2A
70 WEBSTER STREET WORCESTER, MASSACHUSETTS

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

LAYOUT & MATERIALS

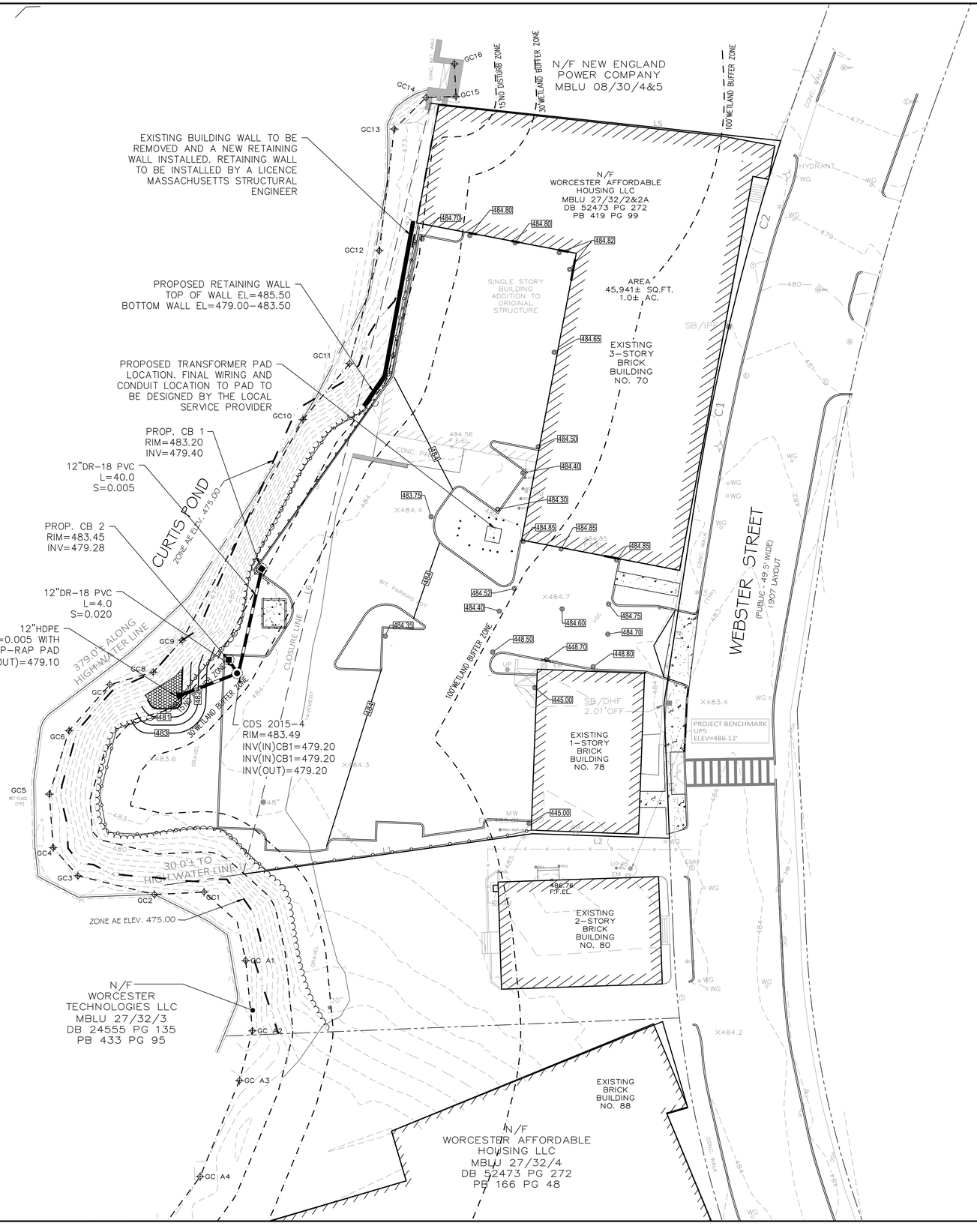
C-2.0

SHEET 4 OF 8

0' 10' 20' 40'

1999.00

MA STATE PLANE COORD. SYSTEM
MAINLAND ZONE – NAD 83



PLAN NOTES:

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2. SEE SHEET C–0.1 FOR ALL CONSTRUCTION AND SEDIMENT CONTROL NOTES.
3. ALL NEW UTILITIES INSTALLED FOR THE PROPOSED REDEVELOPMENT SHALL BE INSTALLED ABOVE THE FEMA FLOOD ZONE AE ELEVATION OF 475.00 (NAVD88).
4. ALL NEW STORMWATER MANAGEMENT DRAINAGE LINE SHALL HAVE A MINIMUM OF 3' OF COVER.
5. PROPOSED CATCH BASINS SHALL COMPLY WITH CITY OF WORCESTER STANDARDS AND ALL CONNECTION TO PROPOSED CATCH BASINS SHALL USE DR–18 PVC.
6. ALL WORK SHALL CONFORM TO THE CITY OF WORCESTER'S ZONING ORDINANCE, PLANNING BOARD DECISION AND CONDITIONS OF APPROVAL, AND TO THE STANDARDS CONTAINED IN THE CITY OF WORCESTER, DEPARTMENT OF PUBLIC WORKS & PARKS, ENGINEERING DIVISION, CONSTRUCTION MANAGEMENT SECTION, STANDARD SPECIFICATIONS & DETAILS, MOST RECENT EDITION.
7. ALL TREE AND STUMP REMOVAL SHALL BE IN ACCORDANCE WITH THE ASIAN LONGHORNED BEETLE PROGRAM REQUIREMENTS AND ALL NEW TREES AND SHRUB PLANTINGS SHALL BE ASIAN LONGHORNED BEETLE AND EMERALD ASH BORER RESISTANT.

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GRADING & UTILITIES

C-3.0

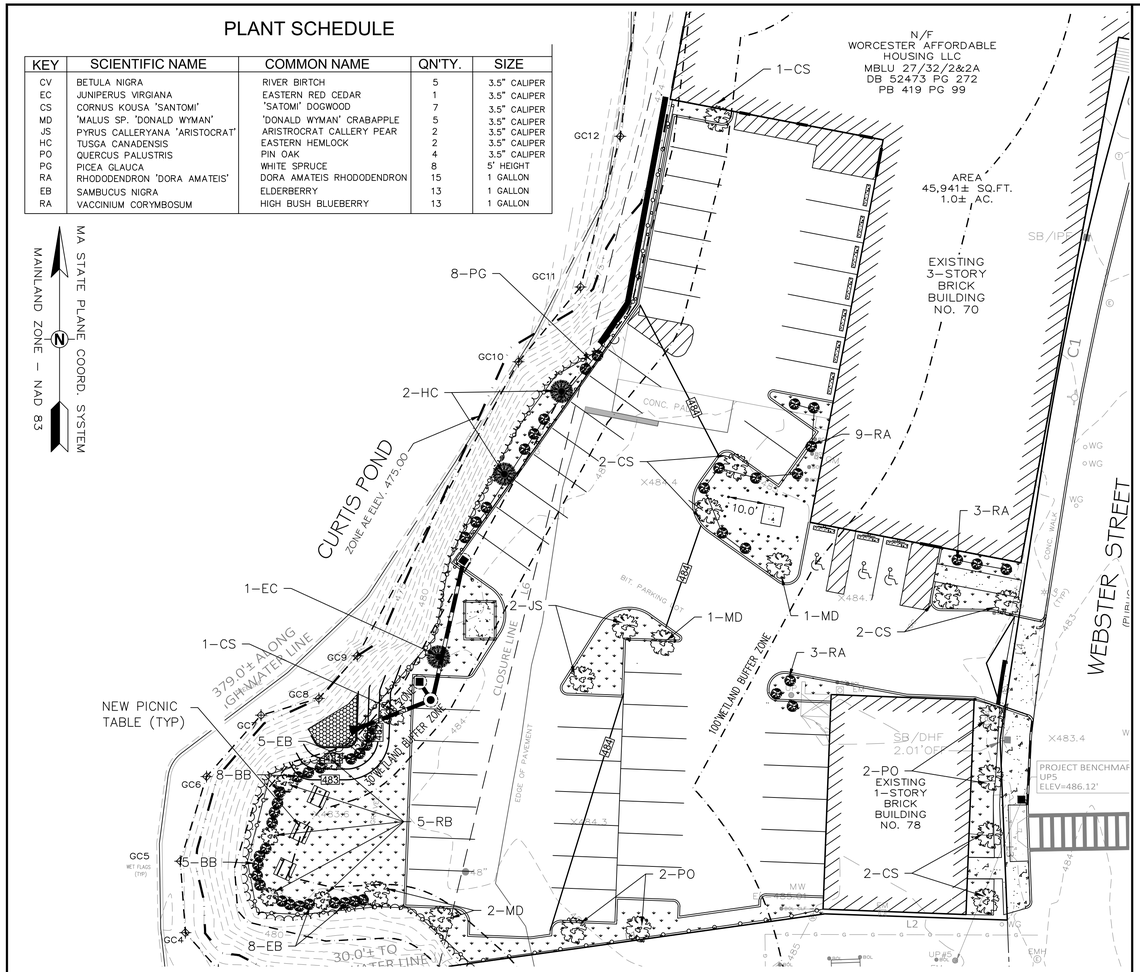
SHEET 5 OF 8

0' 10' 20' 40'

1999.00

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QN'TY.	SIZE
CV	BETULA NIGRA	RIVER BIRTCH	5	3.5" CALIPER
EC	JUNIPERUS VIRGIANA	EASTERN RED CEDAR	1	3.5" CALIPER
CS	CORNUS KOUSA 'SANTOMI'	'SATOMI' DOGWOOD	7	3.5" CALIPER
MD	'MALUS SP. 'DONALD WYMAN'	'DONALD WYMAN' CRABAPPLE	5	3.5" CALIPER
JS	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTROCRAT CALLERY PEAR	2	3.5" CALIPER
HC	TUSGA CANADENSIS	EASTERN HEMLOCK	2	3.5" CALIPER
PO	QUERCUS PALUSTRIS	PIN OAK	4	3.5" CALIPER
PG	PICEA GLAUCA	WHITE SPRUCE	8	5' HEIGHT
RA	RHODODENDRON 'DORA AMATEIS'	DORA AMATEIS RHODODENDRON	15	1 GALLON
EB	SAMBUCUS NIGRA	ELDERBERRY	13	1 GALLON
RA	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	13	1 GALLON



LANDSCAPING PLAN NOTES:

1. NOTIFY DIG–SAFE AT 1–888–DIG–SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
4. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
5. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
6. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
7. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
8. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
9. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE DESIGNER.
10. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
11. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
12. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150. SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SF.
13. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
14. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500–3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
15. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
16. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE–INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"–24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
17. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
18. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

LANDSCAPE PLAN

EROSION CONTROL PLAN NOTES:

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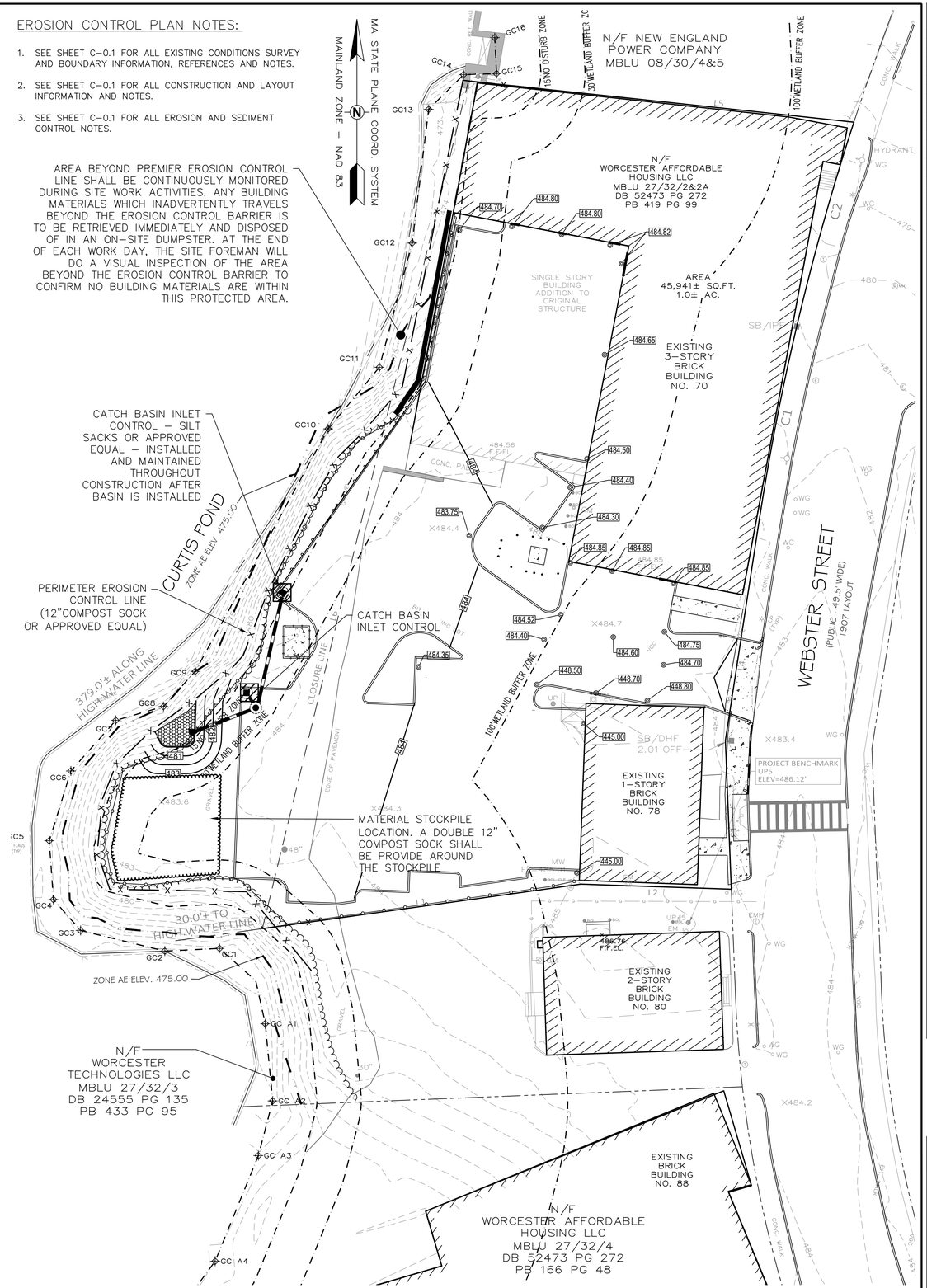
3. SEE SHEET C–0.1 FOR ALL EROSION AND SEDIMENT CONTROL NOTES.

AREA BEYOND PREMIER EROSION CONTROL LINE SHALL BE CONTINUOUSLY MONITORED DURING SITE WORK ACTIVITIES. ANY BUILDING MATERIALS WHICH INADVERTENTLY TRAVELS BEYOND THE EROSION CONTROL BARRIER IS TO BE RETRIEVED IMMEDIATELY AND DISPOSED OF IN AN ON–SITE DUMPSTER. AT THE END OF EACH WORK DAY, THE SITE FOREMAN WILL DO A VISUAL INSPECTION OF THE AREA BEYOND THE EROSION CONTROL BARRIER TO CONFIRM NO BUILDING MATERIALS ARE WITHIN THIS PROTECTED AREA.



EROSION CONTROL PLAN

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SEAL

4/17/24

COMMONWEALTH OF MASSACHUSETTS
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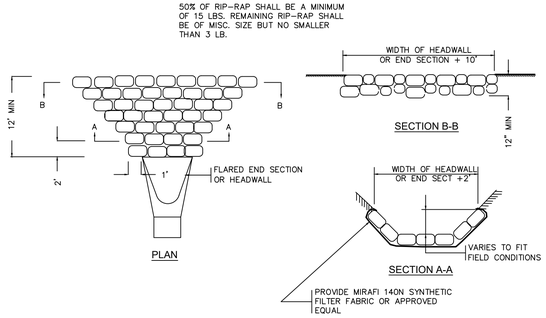
EROSION CONTROL

C-4.0

SHEET 6 OF 8

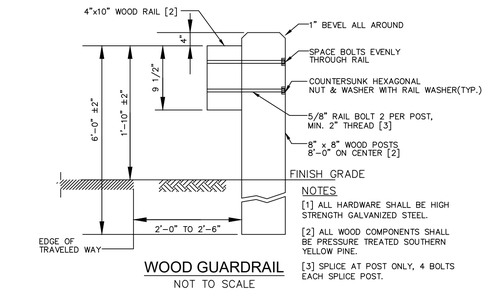
0' 10' 20' 40'

1999.00



RIP RAP APRON AT PIPE ENDS

NOT TO SCALE



WOOD GUARDRAIL

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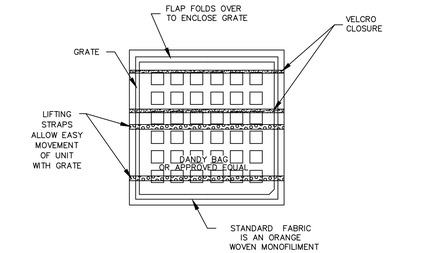


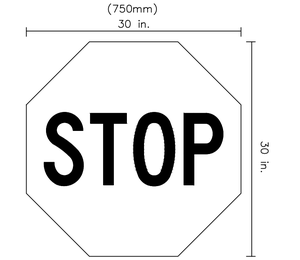
NOTES:

INSTALLATION: THE EMPTY DANDY BAG, OR APPROVED EQUAL, SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

CATCH BASIN INLET PROTECTION

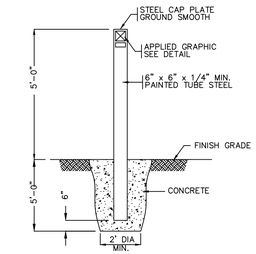
NOT TO SCALE



R1-1

R1-1 STOP SIGN

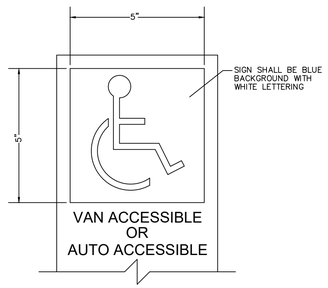
NOT TO SCALE



NOTES:
1. ALL CONCRETE TO BE 2500 PSI MIN.
2. SEE PLANS FOR LOCATIONS.
3. WHEN PLACED IN SERIES SIGNS SHALL BE SET AT SAME ELEVATION.

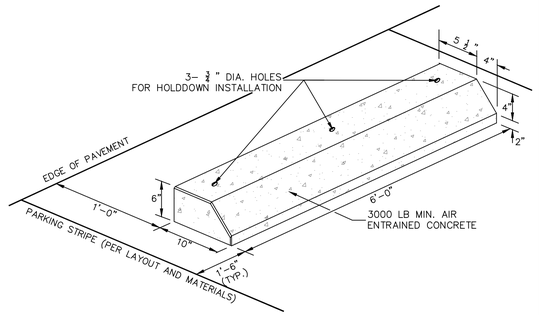
SIGNAGE BOLLARD

NOT TO SCALE



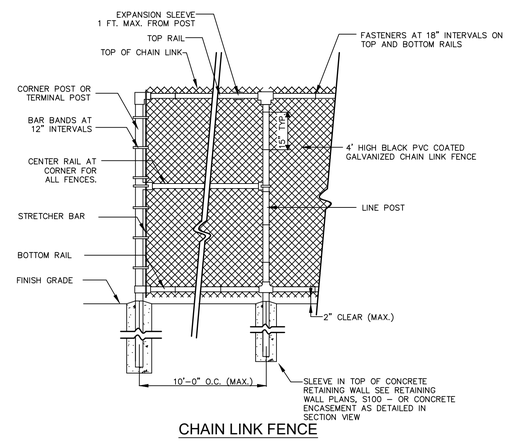
SIGNAGE GRAPHIC

NOT TO SCALE



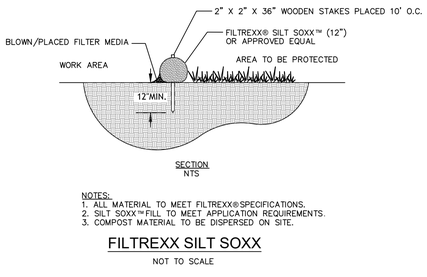
PRECAST CONCRETE WHEELSTOP

NOT TO SCALE



CHAIN LINK FENCE

NOT TO SCALE

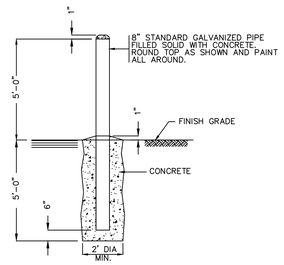


SECTION
NTS

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE.

FILTREXX SILT SOXX

NOT TO SCALE



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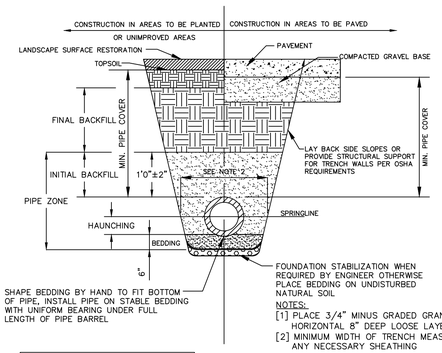
STEEL PIPE BOLLARD

NOT TO SCALE



FOUNDATION, BEDDING AND BACKFILL MATERIALS		
PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	NOTE [6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[4]	[4]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

NOTES:
[1] PLACE 3/4" MINUS GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557
[2] MINIMUM WIDTH OF TRENCH MEASURED AT SPRINGLINE OF PIPE, INCLUDING ANY NECESSARY SHEATHING

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

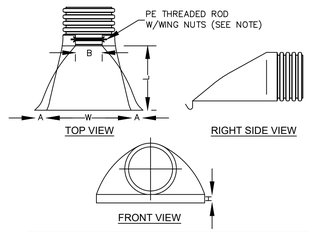
[3] INSTALL PIPE IN CENTER OF TRENCH.
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL
[5] MINIMUM COVER OVER TOP OF PIPE

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5' - 0"	5' - 0"
SEWER	4' - 0"	4' - 0"
DRAIN	2' - 0"	1' - 6"

[6] FOR FOUNDATION STABILIZATION, USE 2" MINUS CRUSHED STONE

UTILITY TRENCH

NOT TO SCALE

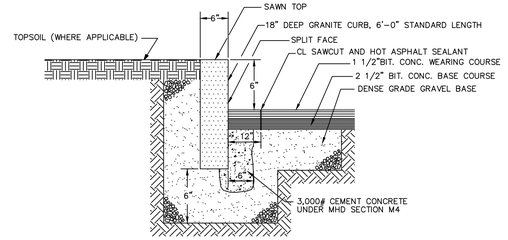


PIPE SIZE	A	B (MAX)	H	L	W
12"	6.5"	10"	6.5"	25"	29"
15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	10.5"	N/A	7.0"	53"	68"
36"	10.5"	N/A	7.0"	53"	68"

NOTE: PE THREADED ROD W/WNG NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

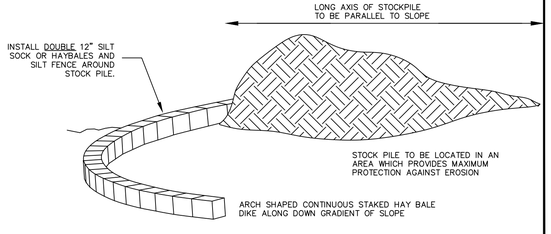
HDPE FLARED END SECTION

NOT TO SCALE



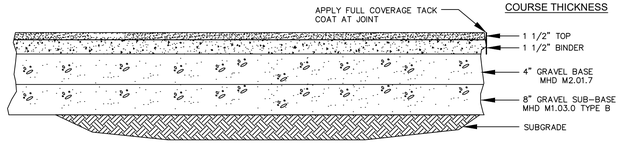
VERTICAL GRANITE CURB

NOT TO SCALE



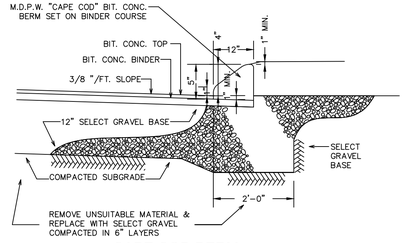
TEMPORARY MATERIAL STOCKPILE

NOT TO SCALE



AUTOMOTIVE AREAS - BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE

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3	02/08/2024	APPROVAL CONDITIONS
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SEAL

4/17/24

COMMONWEALTH OF MASSACHUSETTS
NICOLA FACENDOLA
CIVIL
No. 49204
REGISTERED PROFESSIONAL ENGINEER

DATE :	MARCH 29, 2023
DRAWN :	NF
SCALE :	1" = 20'

WEBSTER STREET MILL

RESIDENTIAL CONVERSION ASSESSOR REFERENCE: MBL 27-032-02+2A 70
WEBSTER STREET WORCESTER, MASSACHUSETTS

LEVEL DESIGN GROUP
Civil Engineers & Land Surveyors
249 SOUTH STREET, UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

TYPICAL DETAILS

C-5.0

SHEET 7 OF 8

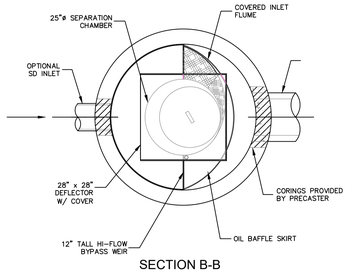
1999.00

GENERAL NOTES - CDS UNITS

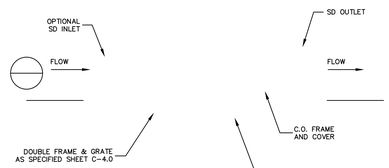
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. ACTUAL UNIT DIMENSIONS MAY VARY. CONTRACTOR TO PROVIDE DESIGN ENGINEER A SHOP DRAWING FOR APPROVAL PRIOR TO UNIT INSTALLATION.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR UNIT SPECIFIED ON SHEET C-3.0 FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

INSTALLATION NOTES

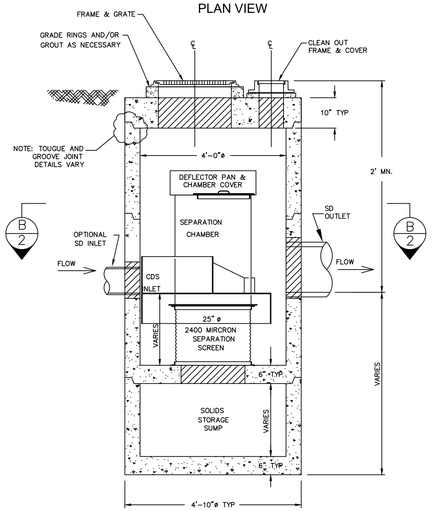
1. CONTRACTOR SHALL PROVIDE DESIGN ENGINEER WITH MANUFACTURE SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO TEH START OF CONSTRUCTION
2. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
3. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
4. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
5. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATION SHOWN.
6. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



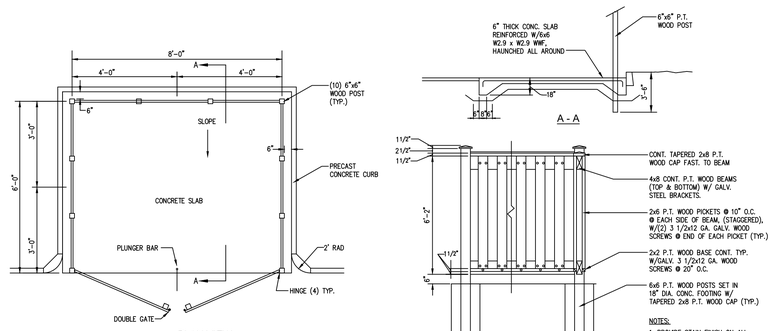
SECTION B-B



PLAN VIEW



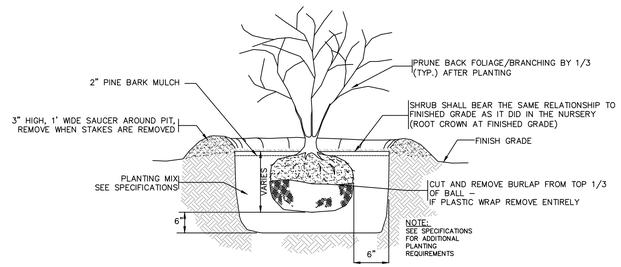
CDS STORMWATER TREATMENT UNIT
NOT TO SCALE



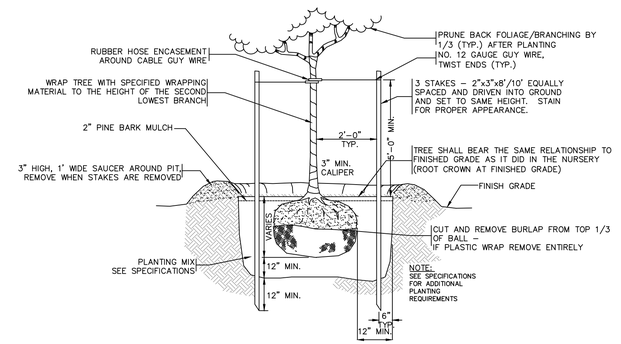
PLAN VIEW

DUMPSTER PAD ENCLOSURE
NOT TO SCALE

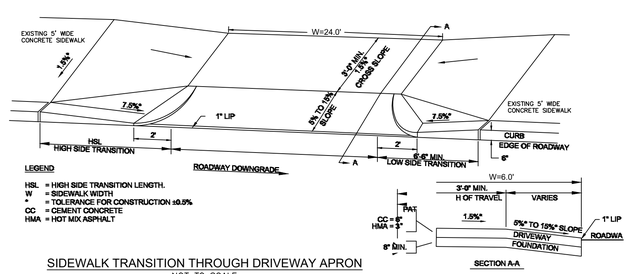
SCREEN FENCE - END VIEW



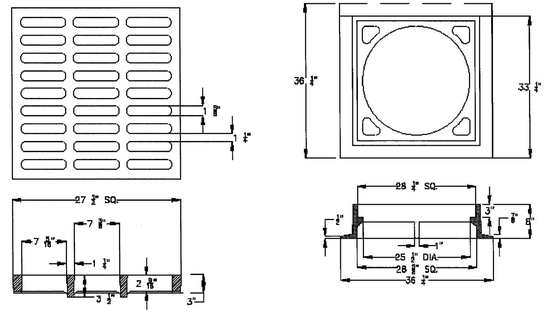
TYPICAL SHRUB PLANTING
NOT TO SCALE



TYPICAL TREE PLANTING
NOT TO SCALE

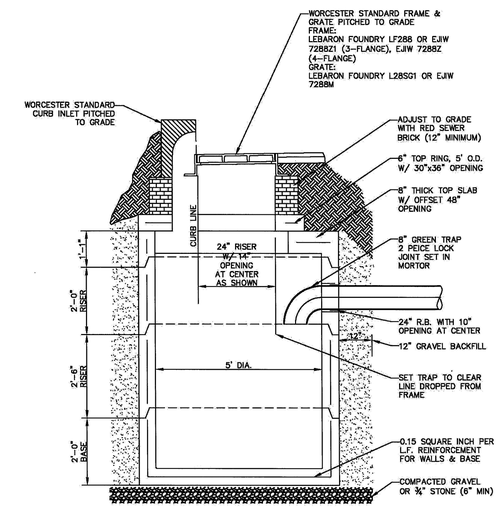


SIDEWALK TRANSITION THROUGH DRIVEWAY APRON
NOT TO SCALE



CATCH BASIN GRATE
EJIW 7288M, LEBARON L28SG1, OR EQUAL

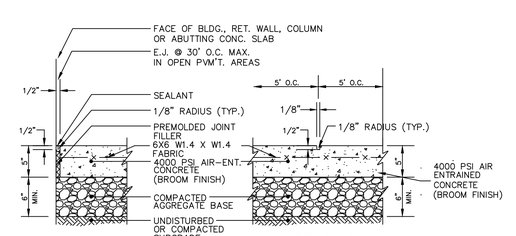
CATCH BASIN FRAME
EJIW 7288Z1 (3 FLANGE), EJIW 7288Z (4 FLANGE), LEBARON LF288, OR EQUAL



TYPICAL PRECAST CATCH BASIN

NOTE:
SEE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS FEBRUARY 1, 2021 FOR ADDITIONAL INFORMATION AND INSTALLATION REQUIREMENTS.

CITY OF WORCESTER STANDARD CATCH BASIN AND FRAME & GRATE
NOT TO SCALE



1. MAXIMUM CROSS SLOPE = 2%
2. MAXIMUM GRADIENT = 5%
3. PROVIDE EXPANSION JOINT AT FACE OF ABUTTING SLABS AND STRUCTURES.
4. PROVIDE VERTICAL GRANITE OR PRECAST CONCRETE CURBING PER SHEET C3.

CONCRETE SIDEWALK
NOT TO SCALE

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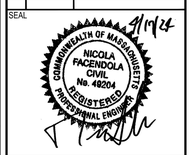

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