

REFERENCES:

- EXISTING CONDITIONS INFORMATION SHOWN HEREON FROM AN ON THE GROUND SURVEY BY REALMAPINFO OF MARLBOROUGH, MASSACHUSETTS IN OCTOBER OF 2023. ADDITIONAL INFORMATION COMPILED FROM RECORD PLANS AND GIS DATABASES, INCLUDING CITY OF WORCESTER ASSESSOR AND GIS DATA LAYERS, MASSGIS DATA LAYERS, AND GOOGLE AND BING MAP IMAGES. SURVEY IS MASS STATE PLAN (NAD83 / NAVD88) COORDINATE SYSTEM.
- NO PORTION OF THE PROPERTY IS WITHIN SPECIAL FLOOD HAZARD AREA (ZONE A OR AE) PER FEMA FIRM 25027C0620E, EFFECTIVE DATE 7/4/2011.

DEED AND PLAN REFERENCES	ASSESSORS MAP REFERENCE
DEED BOOK 23864, PAGE 309 PLAN BOOK 252, PLAN 121	PARCEL ID MBLU: 19-011-0031A

- GENERAL NOTES:**
- A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99), MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND ENGINEER AS NECESSARY.
 - THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
 - ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
 - CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
 - REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS, STORMWATER BASINS OR WETLAND RESOURCES.
 - ANY ALTERATIONS MADE IN THE FIELD TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
 - THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.
 - ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO THE OWNER.
 - EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR

ABBREVIATIONS

ACRES	AC.	AC. CONC.
BITUMINOUS CONCRETE	CONC.	CONC.
CONCRETE	DIA.	DIA.
DIAMETER	FND	FND
FOUND	L.F.	L.F.
LINEAR FEET	M&P	M&P
MAINTAIN AND PROTECT	N.T.S.	N.T.S.
NOT TO SCALE	N / F	N / F
NOW OR FORMERLY	±	±
PLUS OR MINUS	S.F.	S.F.
SQUARE FEET	R&D	R&D
REMOVE AND DISPOSE	R&R	R&R
REMOVE AND REPLACE	R&S	R&S
REMOVE AND STOCKPILE	V.I.F.	V.I.F.
VERIFY IN FIELD		



LEGEND

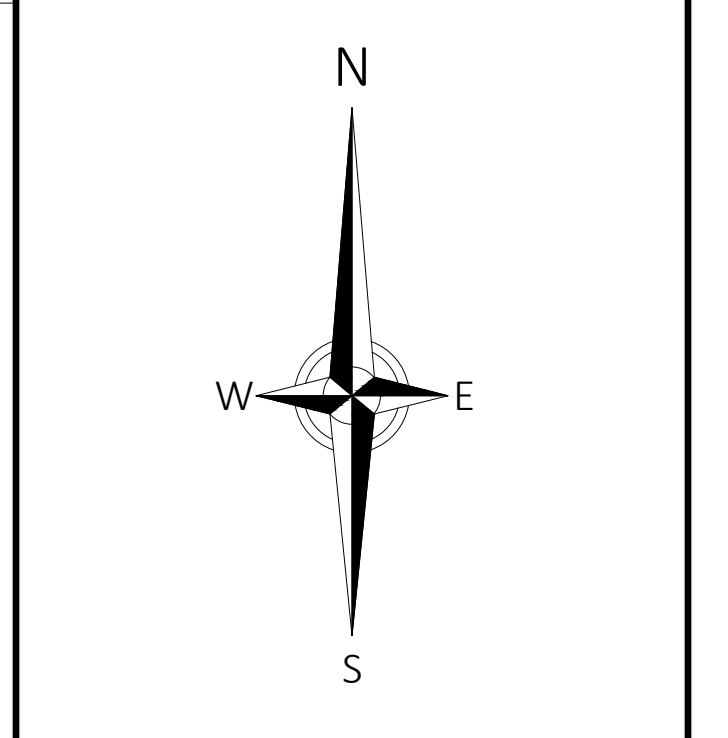
ENVIRONMENTAL	
EROSION CONTROL BARRIER	ECB
GRADING & TOPOGRAPHY	
BASEMENT FLOOR ELEVATION	BFE=100.00
CONTOUR - MINOR	-99-
CONTOUR - MAJOR	-100-
FINISH FLOOR ELEVATION	FFE=100.00
FOUNDATION - TOP OF FOUNDATION	TOF=100.00
GARAGE FLOOR ELEVATION	GFE=100.00
HIGH POINT	HPx100
LOW POINT	LPx100
SPOT ELEVATION	x100.00
WALL - BOTTOM OF WALL	BWx100
WALL - TOP OF WALL	TWx100
MATERIALS	
BOLLARD POST	BP
BUILDING	DI
BUILDING - DOOR	DO
BUILDING - OVERHEAD DOOR	OHD
BUILDING - OVERHANG	OH
EDGE OF PAVEMENT	EOP
WALL - CONCRETE	WC
UTILITIES & DRAINAGE	
ELECTRIC & COMMUNICATION	
OVERHEAD WIRE	OHW
UTILITY POLE	UP
GAS	
GAS LINE	G
GAS METER	GM
GATE VALVE	GV
SANITARY SEWER & WASTEWATER	
SANITARY SEWER LINE	S
SANITARY SEWER SERVICE	SS
STORMWATER	
DRAINLINE	D
INVERT	INV=100.00
ROOF DRAIN	RD
WATER & APPURTENANCES	
GATE VALVE	GV
REDUCER	R
TEE	T
WATER LINE	W
WATER SERVICE	WS
WATER SHUT OFF	WSO

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NOTES:

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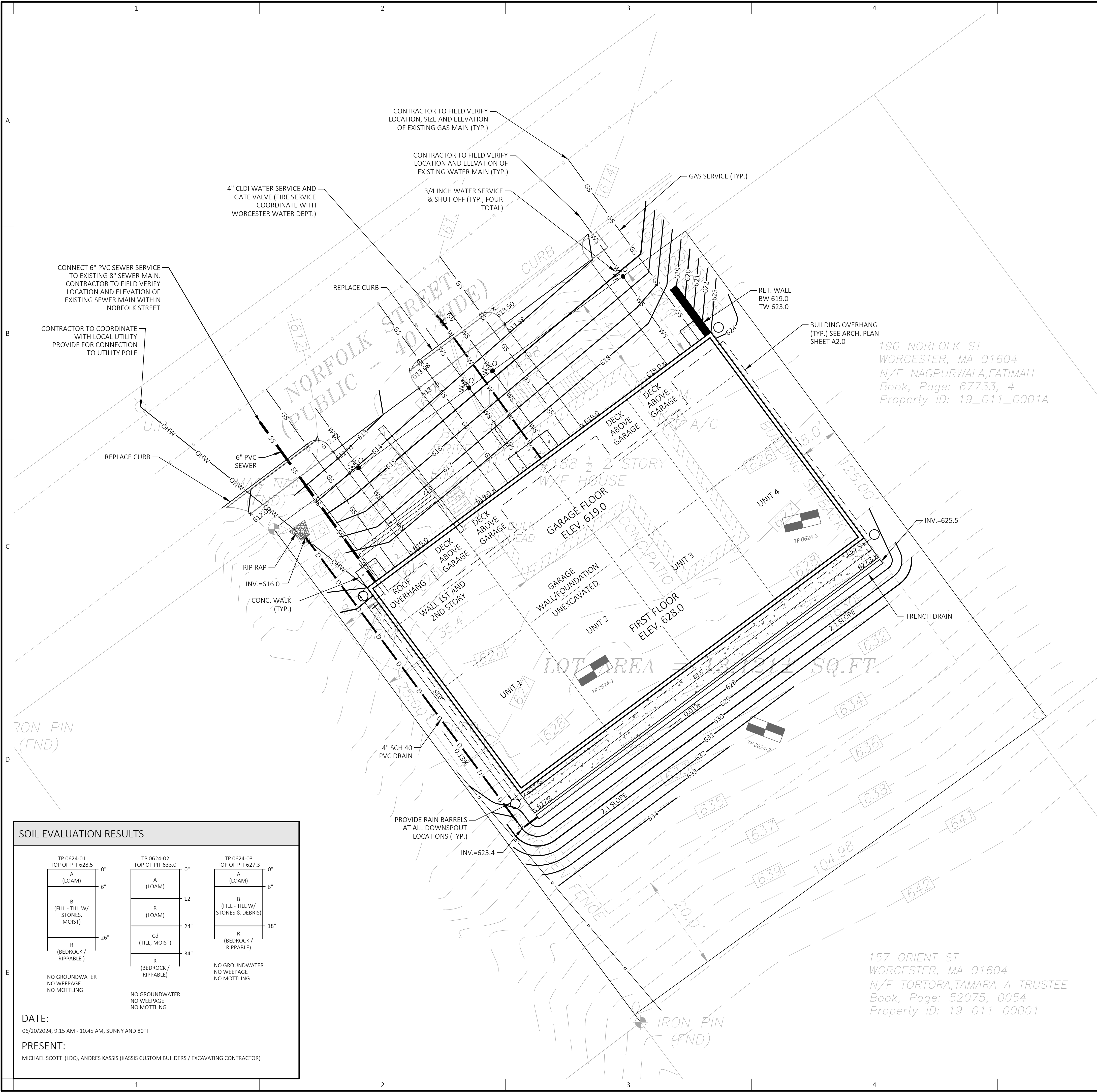
Sheet Title:
SITE PREPARATION & DEMO PLAN

Municipal Permits



1	06/20/2024	CITY COMMENTS
No:	Date:	Revision Issue:
Drawn By:	CMP	Checked By: MIS
Date:	05/16/2024	Project No.: MN24-0438
0 5 10 20 30 Scale: 1" = 10'		

Sheet No.: **C-101**



ZONING SUMMARY TABLE

RL7 ZONING DISTRICT

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SINGLE FAMILY ATTACHED)	3,000 S.F. (PER DU)	13,121 S.F.	NO CHANGE
MINIMUM FRONTAGE	65'	104.98'	NO CHANGE
MINIMUM FRONT YARD	20'	14.7'	20.0'
MINIMUM SIDE YARD	8'	26.2'±	8.2'
MINIMUM REAR YARD	20'	68.1'±	50.8'
MINIMUM REGULARITY FACTOR	0.4	0.99	NO CHANGE
MAXIMUM BUILDING HEIGHT	35'	SEE ARCH. DWGS.	SEE ARCH. DWGS.
MAXIMUM NUMBER OF BUILDING STORIES	2+ STORIES	SEE ARCH. DWGS.	SEE ARCH. DWGS.
MAXIMUM FLOOR AREA RATIO (FAR)	N/A	N/A	N/A

PARKING SUMMARY TABLE

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
SINGLE FAMILY ATTACHED USE (2 SPACES PER DWELLING UNIT)	8 SPACES	8 SPACES
ACCESSIBLE PARKING SPACES		N/A
ACCESSIBLE VAN SPACES		N/A
TOTAL: 8 SPACES		8 SPACES

NOTES:
 1 - IMPERVIOUS AND SEMI-PERVIOUS SURFACES, INCLUDING CONCRETE, ASPHALT, BRICK, PAVERS, CRUSHED ROCK, RIVER ROCK, OR GRAVEL, SHALL OCCUPY NO MORE THAN 50% OF THE FRONT YARD OR EXTERIOR SIDE YARD AREAS OF A LOT WITHIN THE RL-7 DISTRICT.

FRONT YARD IMPERVIOUS AREA CALC.

TOTAL FRONT YARD AREA (FRONT OF BUILDING LINE TO FRONT PROPERTY LINE) = 2,160± S.F.
 TOTAL IMPERVIOUS SURFACE AREA IN FRONT YARD = 997± S.F.
 46% PROPOSED IMPERVIOUS SURFACE AREA WITHIN FRONT YARD

- ### LAYOUT AND MATERIAL NOTES:
- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE.
 - DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
 - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
 - EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

- ### GRADING, DRAINAGE AND UTILITY NOTES:
- THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED HEREON. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
 - CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 - THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
 - PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
 - THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER, AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
 - ALL DRAIN PIPE SHALL BE CLASS III RCP (ASTM C76) OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE 5; AASHTO M252 OR M254), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
 - ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
 - ALL WATER MAIN PIPE AND FITTINGS SHALL BE CLDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 113), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED AND APPROVED BY DPW. PROVIDE FIVE (5) FEET MINIMUM COVER ON ALL WATER MAINS AND SERVICES.
 - WHERE TEN(10) FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSDEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
 - THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF GAS, ELECTRIC, TELECOMMUNICATIONS, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS IN CONFLICT WITH THE PROPOSED WORK THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND PROJECT ENGINEER FOR RESOLUTION.
 - PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS, AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
 - CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
 - ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
 - ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
 - EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
 - FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
 - THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
 - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
 - RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALLS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR). REFER TO STRUCTURAL DRAWINGS FOR TOP AND BOTTOM OF FOOTING GRADES.
 - ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.

SOIL EVALUATION RESULTS

TP 0624-01 TOP OF PIT 628.5	TP 0624-02 TOP OF PIT 633.0	TP 0624-03 TOP OF PIT 627.3
A (LOAM) 0"	A (LOAM) 0"	A (LOAM) 0"
B (FILL - TILL W/ STONES, MOIST) 6"	B (LOAM) 12"	B (FILL - TILL W/ STONES & DEBRIS) 6"
R (BEDROCK / RIPPLE) 26"	Cd (TILL, MOIST) 24"	R (BEDROCK / RIPPLE) 18"
	R (BEDROCK / RIPPLE) 34"	
NO GROUNDWATER NO WEEPAGE NO MOTTLING	NO GROUNDWATER NO WEEPAGE NO MOTTLING	NO GROUNDWATER NO WEEPAGE NO MOTTLING

DATE: 06/20/2024, 9.15 AM - 10.45 AM, SUNNY AND 80° F

PRESENT: MICHAEL SCOTT (LDC), ANDRES KASSIS (KASSIS CUSTOM BUILDERS / EXCAVATING CONTRACTOR)

1 06/20/2024 CITY COMMENTS

No: Date: Revision | Issue:

Drawn By: CMP Checked By: MIS

Date: 05/16/2024 Project No.: MN24-0438

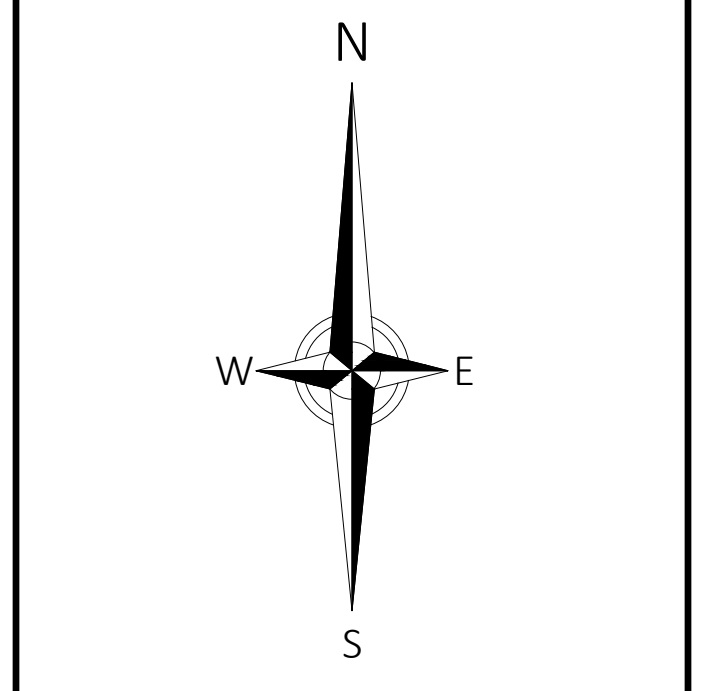
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Sheet No.: **C-102**



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 Boston, MA 02115

Project Title:
188-5 Norfolk Street
 Worcester, MA
 (Worcester County)

Sheet Title:
**SITE LAYOUT, GRADING
 & UTILITIES PLAN**

Municipal Permits



1 06/20/2024 CITY COMMENTS

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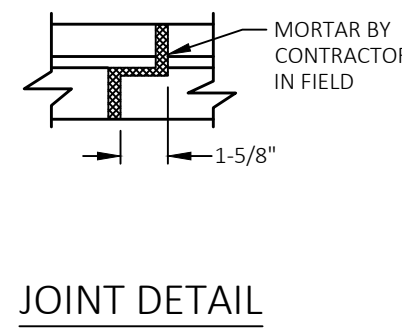
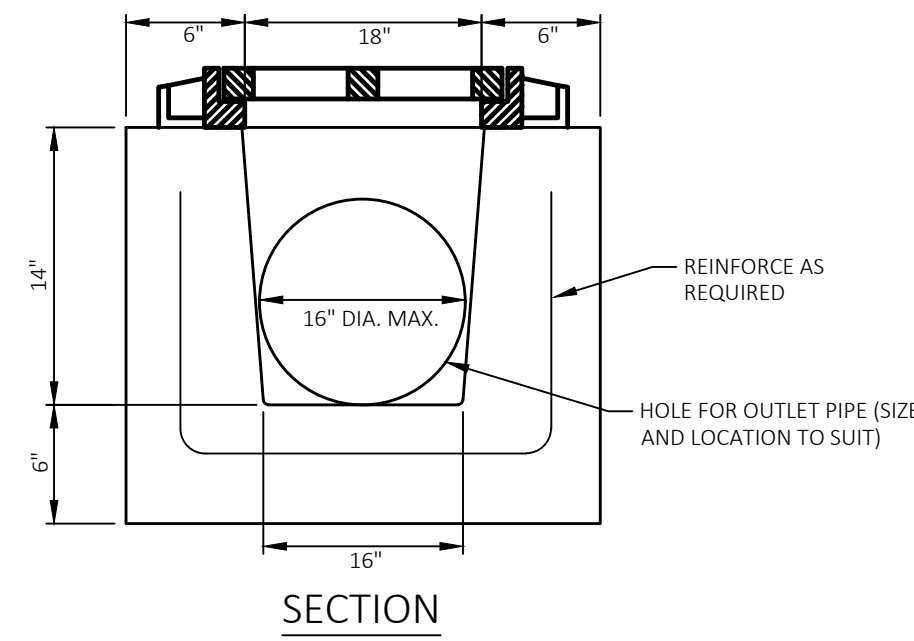
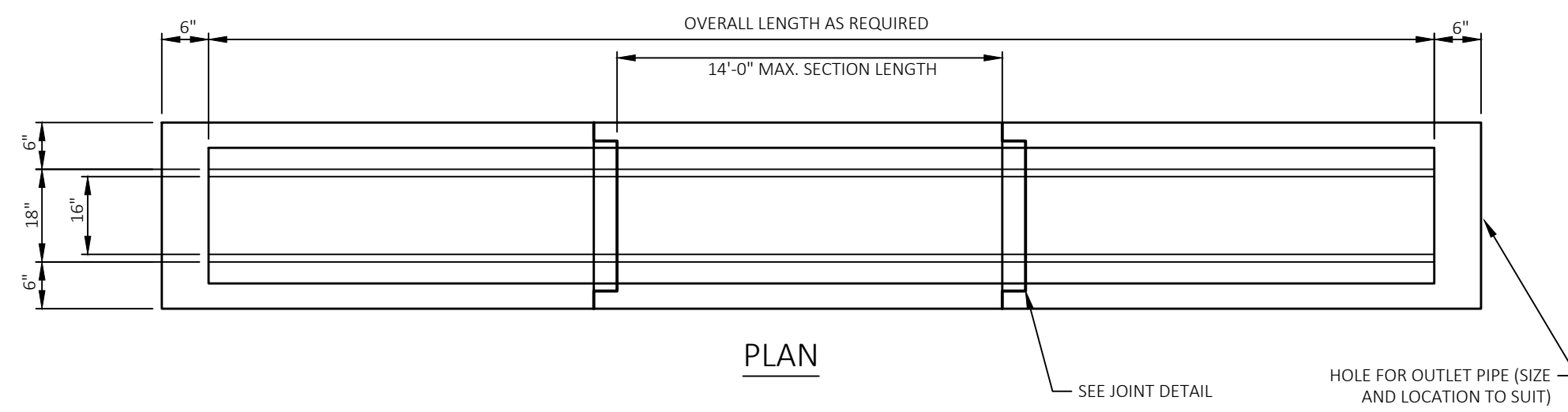
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Scale: 1" = 10'

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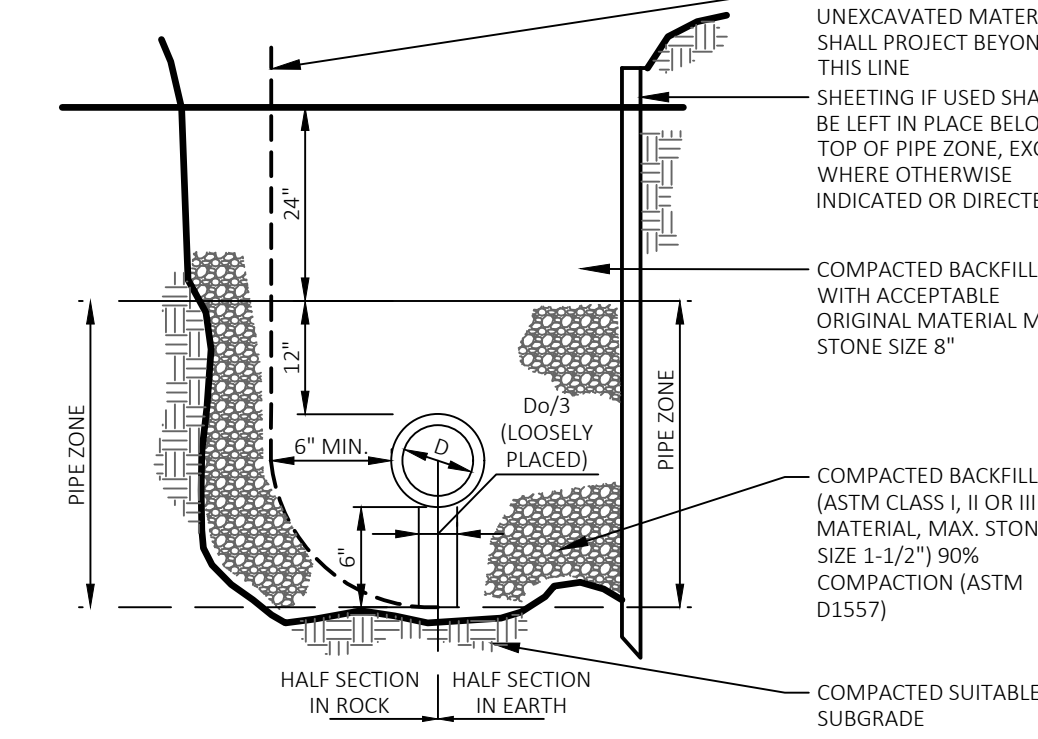
- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. TRENCH DRAIN FRAMES AND GRATES TO BE SUPPLIED BY THE CONTRACTOR.
 3. FRAMES AND GRATES TO BE INSTALLED ON TOP OF WALLS BY THE CONTRACTOR IN THE FIELD.



HIGH TRENCH DRAIN (TAPERED WALLS)

33 40 00 N.T.S.

- NOTES:
1. CORRUGATED POLYETHYLENE (CPE) PIPE SHALL CONFORM TO AASHTO M252 AND M294 (LATEST EDITION).
 2. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

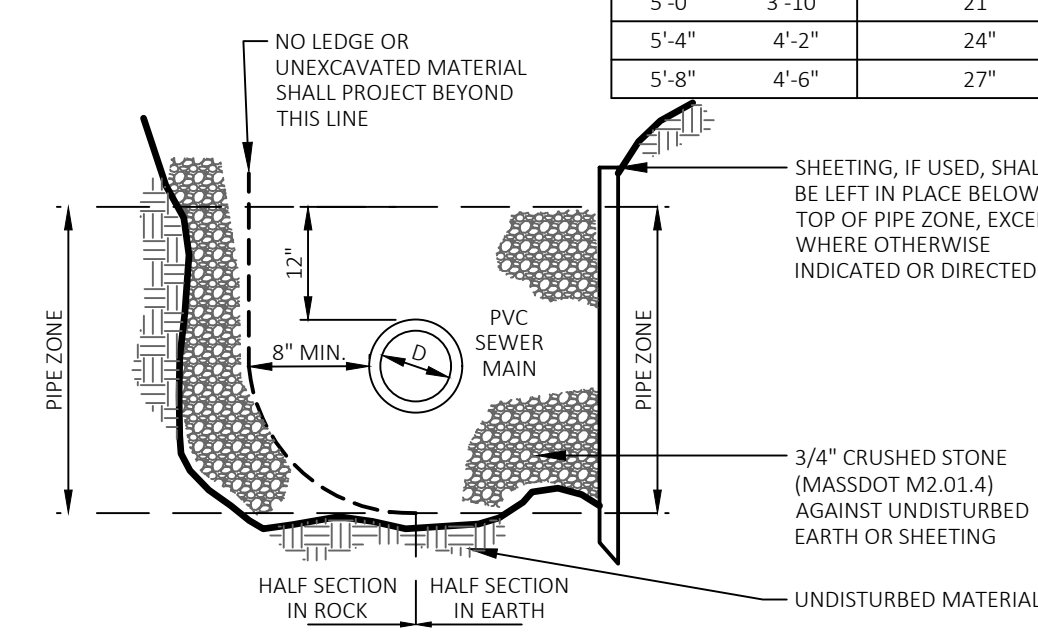


CPE TRENCH SECTION

33 40 00 N.T.S.

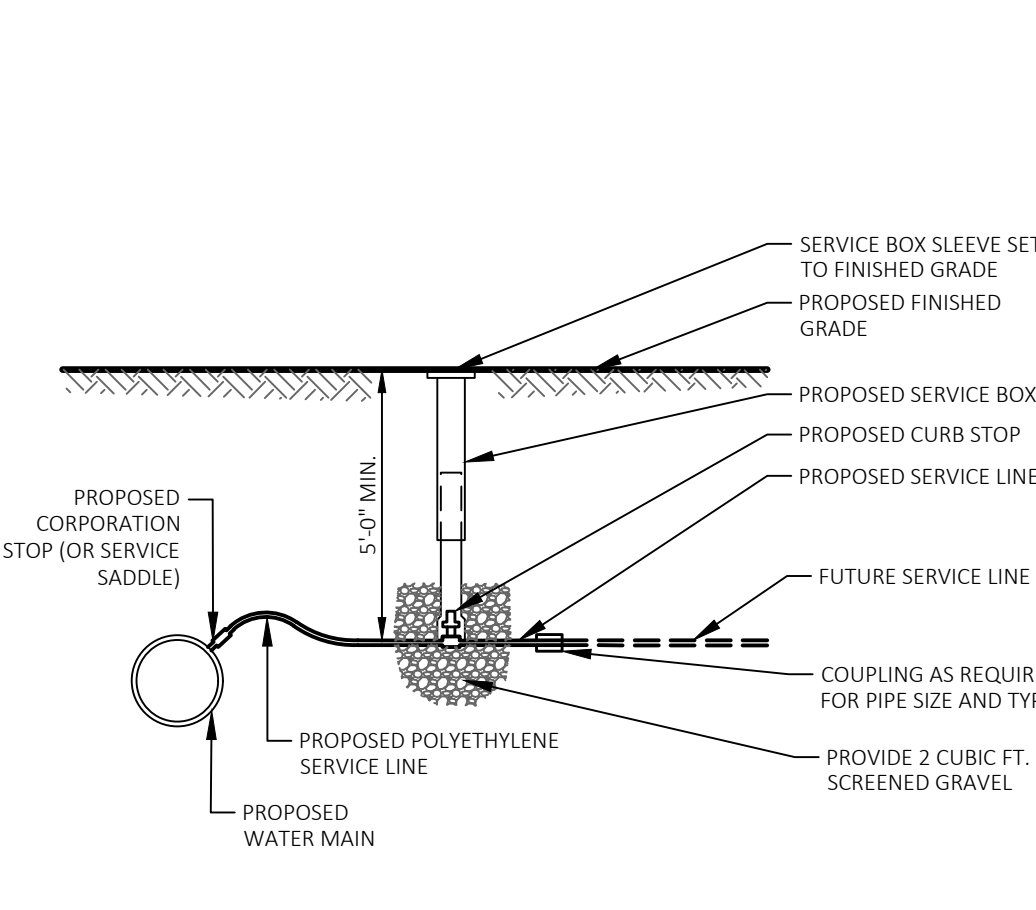
- NOTES:
1. WHERE INDICATED ON THE PLANS, PROVIDE AT LEAST ONE TRENCH DAM BETWEEN EACH SMH OR EVERY 300 FEET, WHICHEVER IS LESS.
 2. REFER TO PLANS FOR SIZE AND MATERIAL OF SEWER MAIN.

TRENCH WIDTH		DIAMETER OF PIPE (D.)
SHEETED	UNSHEETED	
4'-2"	3'-0"	12" AND SMALLER
4'-4"	3'-2"	15"
4'-8"	3'-6"	18"
5'-0"	3'-10"	21"
5'-4"	4'-2"	24"
5'-8"	4'-6"	27"



PVC SEWER TRENCH SECTION

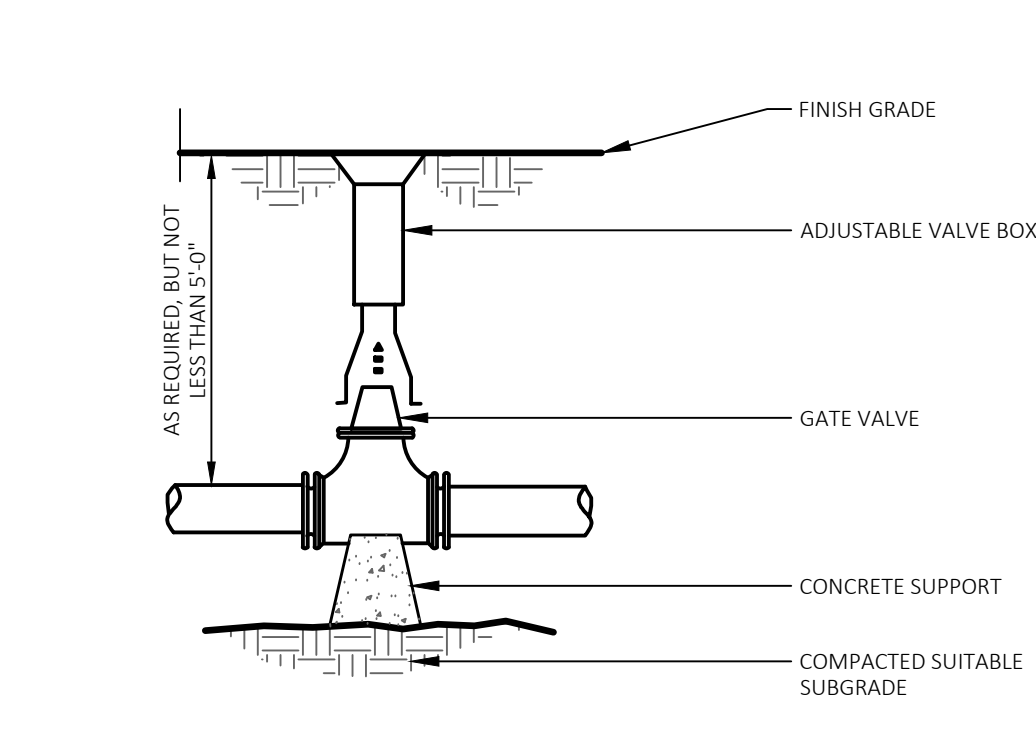
33 30 00 N.T.S.



WATER SERVICE CONNECTION

N.T.S.

- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

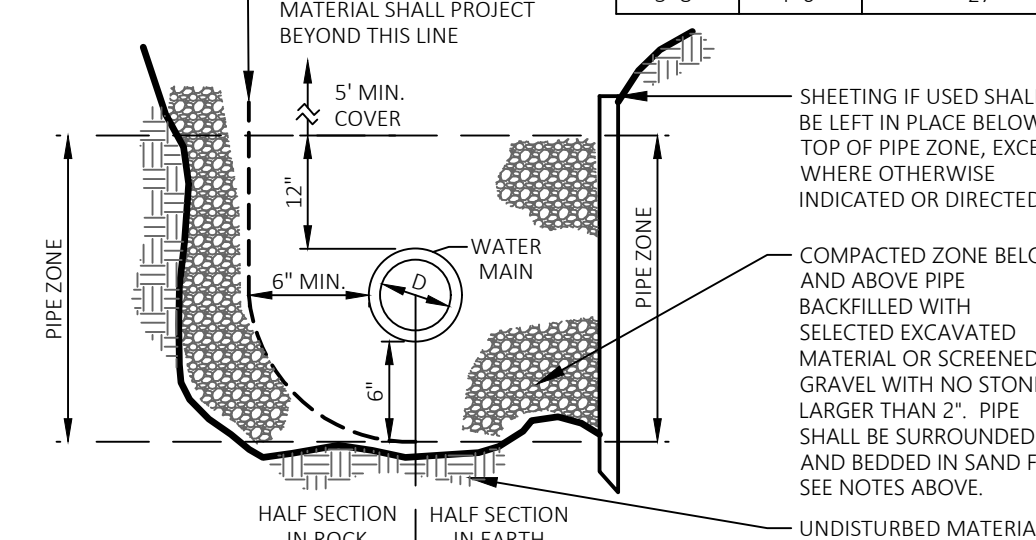


WATER GATE VALVE (WG)

33 10 00 N.T.S.

- NOTES:
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
 2. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN'S WATER DEPARTMENT SPECIFICATIONS.

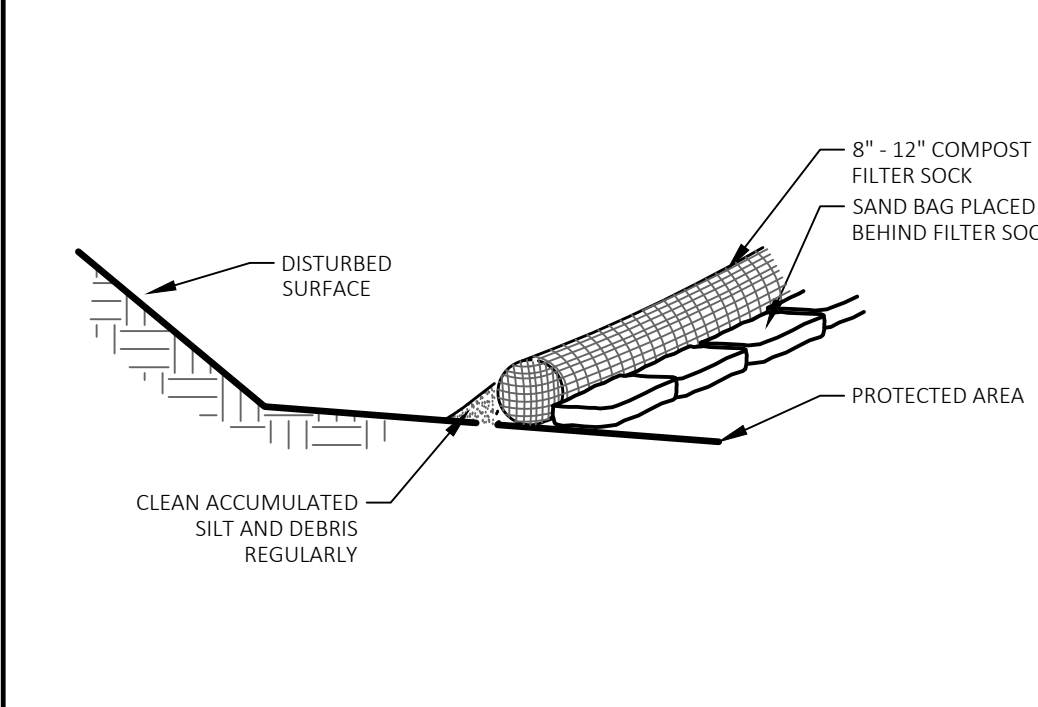
TRENCH WIDTH		DIAMETER OF PIPE (D.)
SHEETED	UNSHEETED	
4'-2"	3'-0"	12" AND SMALLER
4'-4"	3'-2"	15"
4'-8"	3'-6"	18"
5'-0"	3'-10"	21"
5'-4"	4'-2"	24"
5'-8"	4'-6"	27"



WATER MAIN TRENCH SECTION

33 10 00 N.T.S.

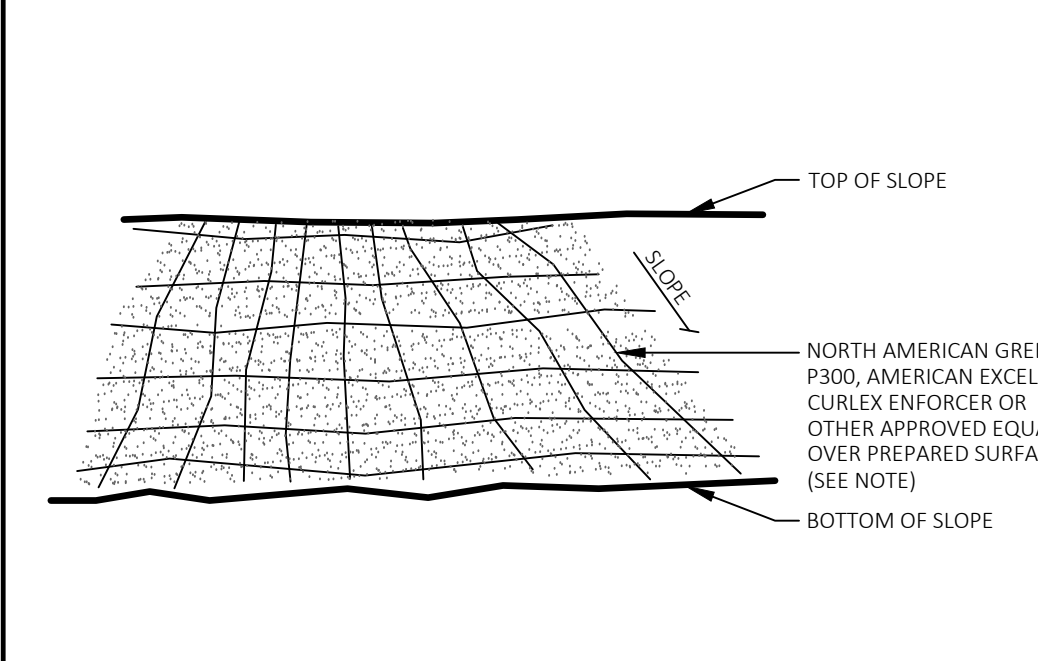
- NOTES:
1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE
 2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS



EROSION CONTROL BARRIER (ECB) SILT FENCE & FILTER SOCK

31 25 00 N.T.S.

- NOTES:
1. TO BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1 TO MAX. 2:1, PER MANUFACTURER'S RECOMMENDATIONS.
 2. PREPARE SURFACE BY RUNNING TRACKED EQUIPMENT UP AND DOWN SLOPE, THEN APPLY HYDROSEED. SEE LANDSCAPE PLAN FOR SEED MIX(ES) AND APPLICATION RATE(S).

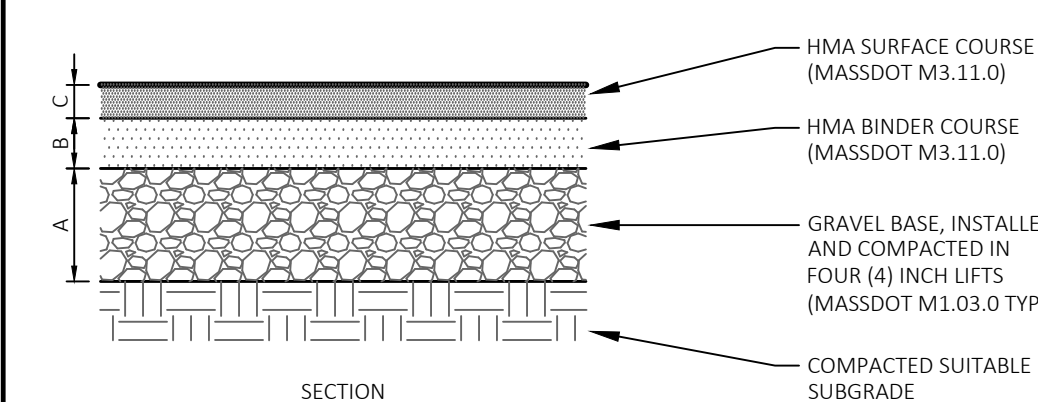


SLOPE STABILIZATION

31 25 00 N.T.S.

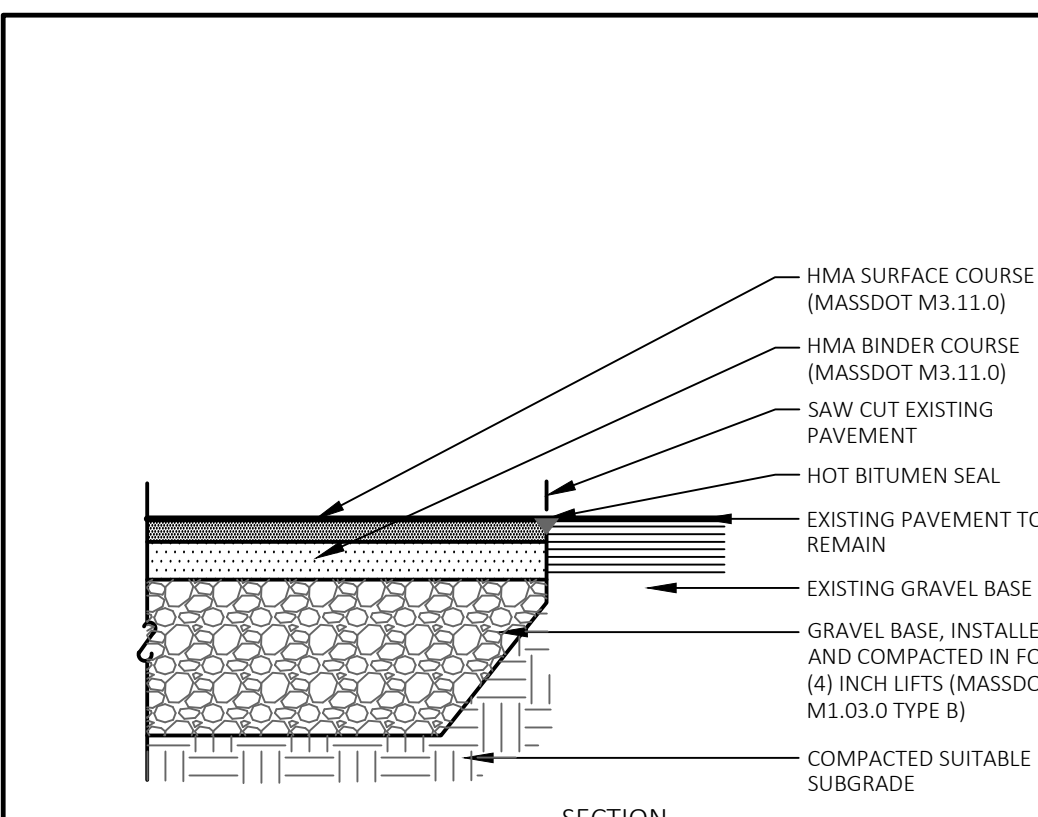
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SURFACE	DEPTH			PLAN
	A	B	C	
BIT. CONCRETE ROAD (PASSENGER CAR/ PARKING AREAS)	12"	2"	1-1/2"	



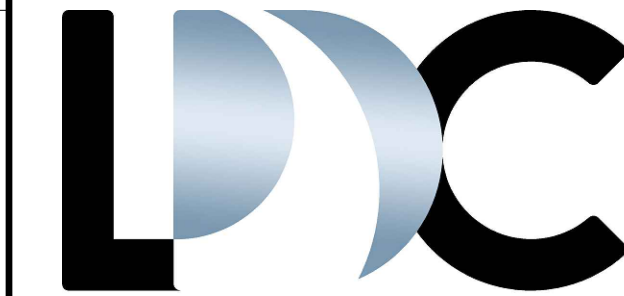
BITUMINOUS CONCRETE PAVEMENT

32 10 00 N.T.S.



NEW / EXISTING PAVEMENT BOUNDARY

32 10 00 N.T.S.



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DETAILS

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