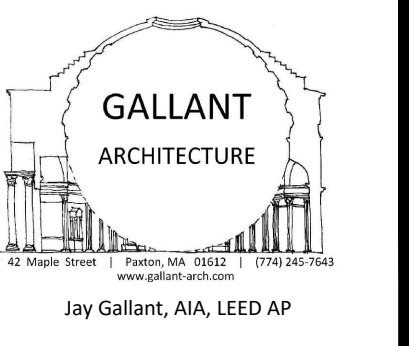


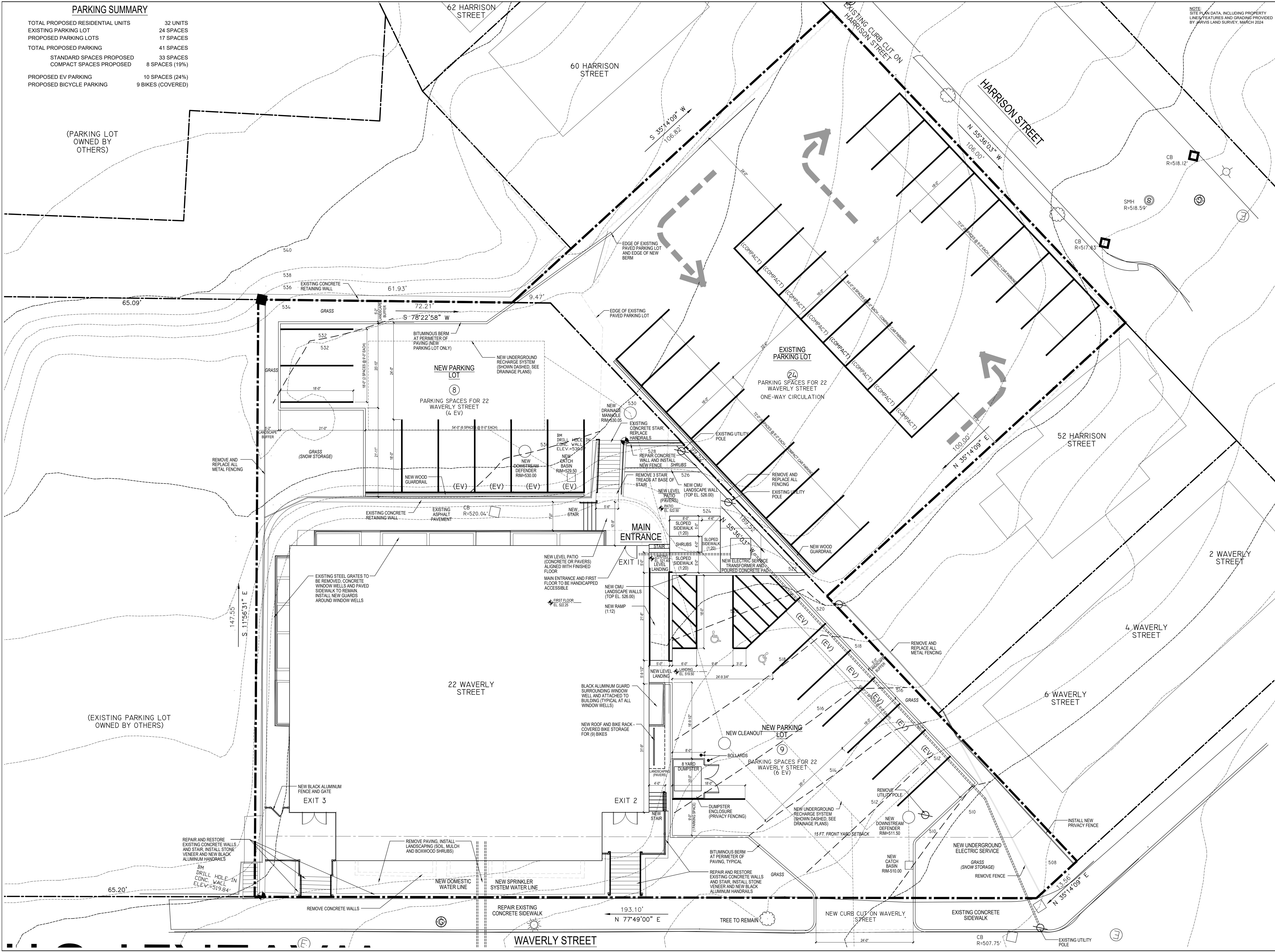
PARKING SUMMARY

TOTAL PROPOSED RESIDENTIAL UNITS	32 UNITS
EXISTING PARKING LOT	24 SPACES
PROPOSED PARKING LOTS	17 SPACES
TOTAL PROPOSED PARKING	41 SPACES
STANDARD SPACES PROPOSED	33 SPACES
COMPACT SPACES PROPOSED	8 SPACES (19%)
PROPOSED EV PARKING	10 SPACES (24%)
PROPOSED BICYCLE PARKING	9 BIKES (COVERED)

NOTE: SITE PLAN DATA, INCLUDING PROPERTY LINES, FEATURES AND GRADINGS PROVIDED BY JARVIS LAND SURVEY, MARCH 2024



22 WAVERLY STREET
WORCESTER, MA



REVISED
SITE PLAN REVIEW SET
09/16/2024

NOTE:
ALL DIMENSIONS SUBJECT
TO FIELD VERIFICATION

PROPOSED SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE: 22 WAVERLY_PL1.dwg / TYPICAL.dwg

DWN BY: jgallan
SCALE: 1" = 10'-0"

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1

ZONING ANALYSIS TABLE ZONING DISTRICT: RG-5

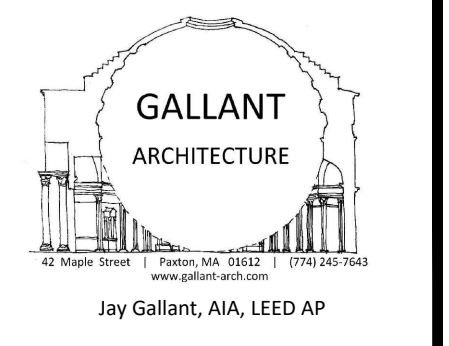
PROPOSED USE: MULTI-FAMILY DWELLING, HIGH RISE
32 DWELLING UNITS
INCLUSIONARY ZONING (6.25% OF UNITS PROPOSED AT 60% AMI)

	REQUIRED	PROVIDED (COMPLIANCE)
MINIMUM AREA	28,250 SF	31,628 SF (COMPLIANT)
MINIMUM FRONTAGE	125 FT.	206 FT. (COMPLIANT)
MAXIMUM BUILDING HEIGHT	3+ STORIES	3 STORIES WITH HABITABLE BASEMENT (COMPLIANT)
PARKING TOTAL	64 SPACES	41 SPACES (RELIEF SOUGHT)
PARKING SPACE SIZE	33 STANDARD 8 COMPACT	33 STANDARD 8 COMPACT (COMPLIANT)
PARKING LANDSCAPE BUFFER	5 FT.	(RELIEF SOUGHT FOR ONE PARKING LOT)
PARKING LOT AISLE WIDTH	24 FT.	(RELIEF SOUGHT FOR ONE PARKING LOT)

NOTES:
1. FRONTAGE ON WAVERLY STREET - 54 HARRISON STREET LOT COMBINED VIA S-1 PLAN
2. LOT AREA CALCULATION:
5000 SF (1st UNIT) + 750 SF PER ADDITIONAL UNIT = 28,250 SF

(PARKING LOT OWNED BY OTHERS)

NOTE: SITE PLAN DATA, INCLUDING PROPERTY LINES, FEATURES AND GRADING PROVIDED BY JARVIS LAND SURVEY, MARCH 2024



22 WAVERLY STREET
WORCESTER, MA



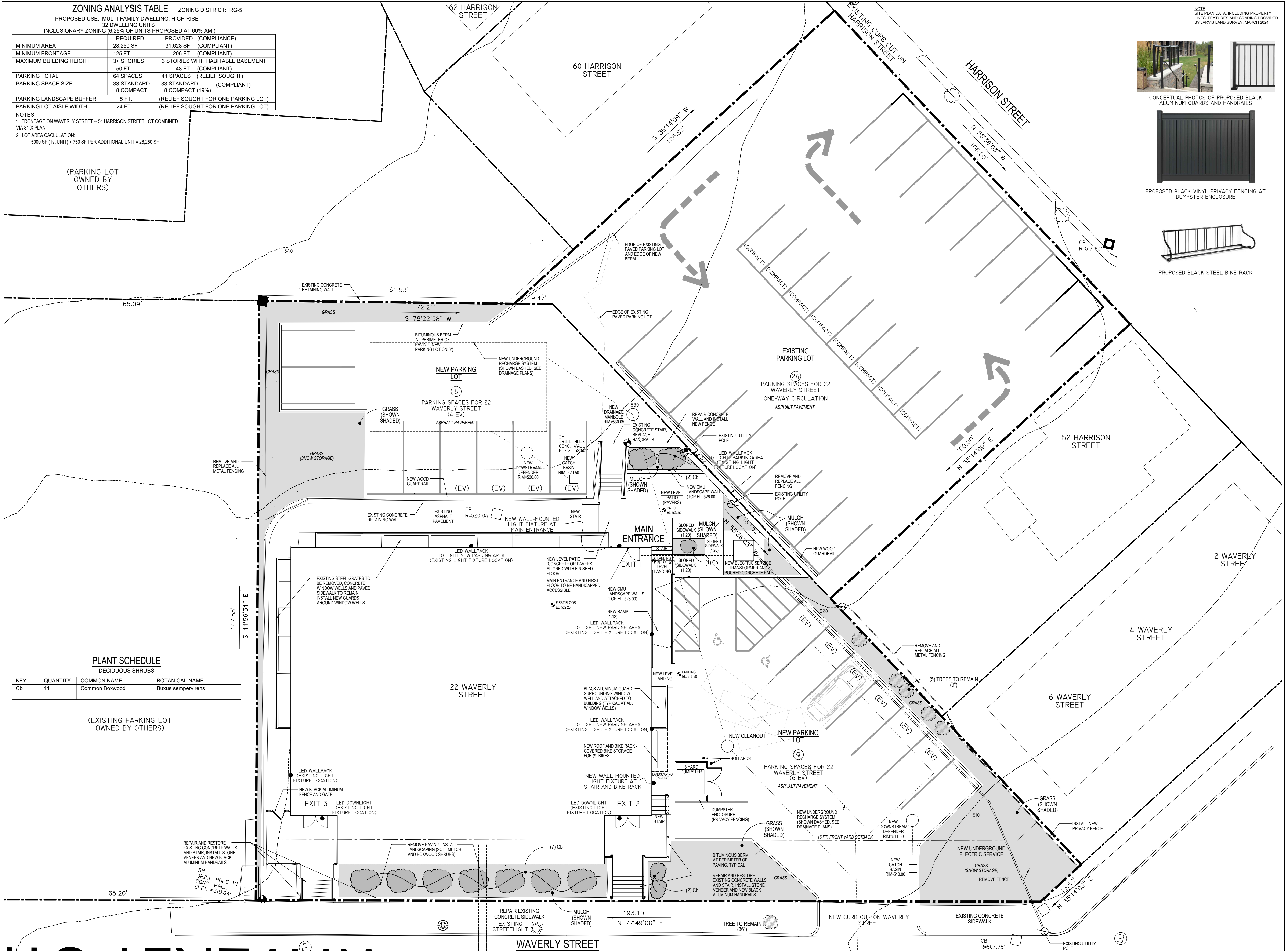
CONCEPTUAL PHOTOS OF PROPOSED BLACK ALUMINUM GUARDS AND HANDRAILS



PROPOSED BLACK VINYL PRIVACY FENCING AT DUMPSTER ENCLOSURE



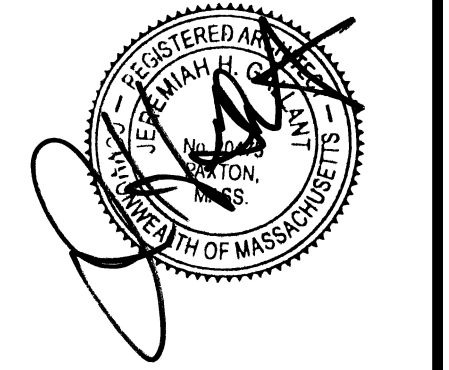
PROPOSED BLACK STEEL BIKE RACK



PLANT SCHEDULE
DECIDUOUS SHRUBS

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME
Cb	11	Common Boxwood	Buxus sempervirens

(EXISTING PARKING LOT OWNED BY OTHERS)



REVISED
SITE PLAN REVIEW SET
09/16/2024

NOTE:
ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

PROPOSED LANDSCAPING PLAN AND SITE DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

FILE: 22 WAVERLY_PL1.dwg / TYPICAL.cdw

DWN BY: jgallan
SCALE: 1" = 10'-0"

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