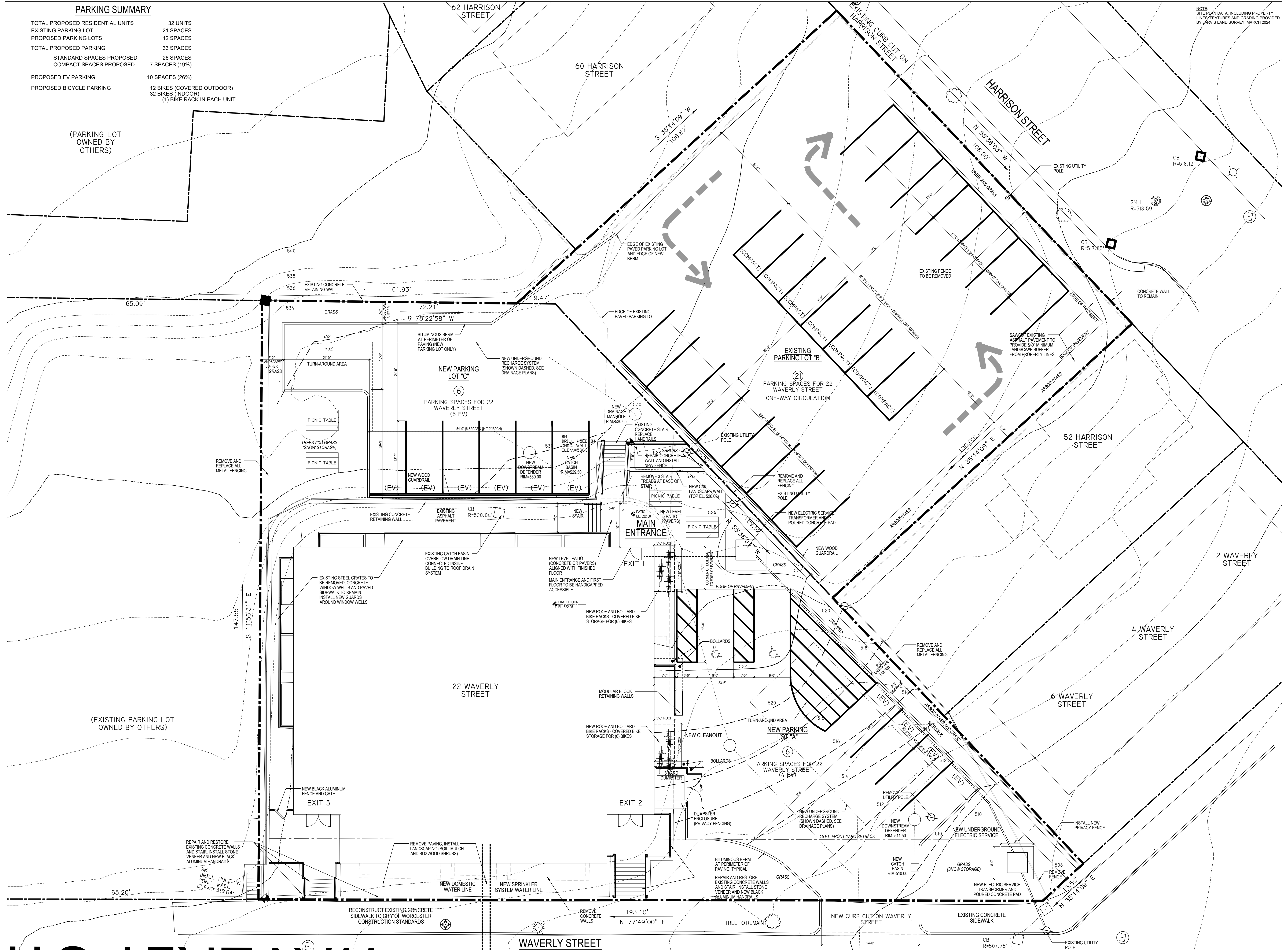


PARKING SUMMARY

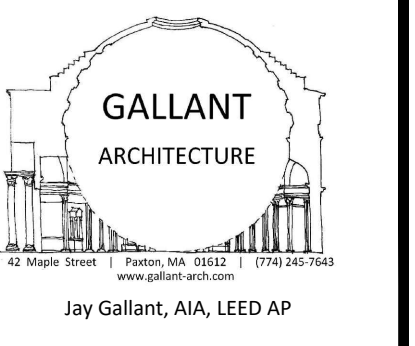
TOTAL PROPOSED RESIDENTIAL UNITS	32 UNITS
EXISTING PARKING LOT	21 SPACES
PROPOSED PARKING LOTS	12 SPACES
TOTAL PROPOSED PARKING	33 SPACES
STANDARD SPACES PROPOSED	26 SPACES
COMPACT SPACES PROPOSED	7 SPACES (19%)
PROPOSED EV PARKING	10 SPACES (26%)
PROPOSED BICYCLE PARKING	12 BIKES (COVERED OUTDOOR) 32 BIKES (INDOOR) (1) BIKE RACK IN EACH UNIT

(PARKING LOT OWNED BY OTHERS)

(EXISTING PARKING LOT OWNED BY OTHERS)



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
11/26/2024

NOTE:
ALL DIMENSIONS SUBJECT
TO FIELD VERIFICATION

PROPOSED SITE PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

FILE: 22 WAVERLY_PL1.dwg / TYPICAL.cdw

DWN BY: jgallant

SCALE: 1" = 10'-0"

C
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	50 FT.	48 FT. (COMPLIANT)
PARKING SPACE SIZE	64 SPACES	33 SPACES (RELIEF SOUGHT)
PARKING LANDSCAPE BUFFER	25 STANDARD	25 STANDARD (COMPLIANT)
PARKING LOT AISLE WIDTH	8 COMPACT	8 COMPACT (19%)
PARKING LANDSCAPE BUFFER	5 FT.	
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

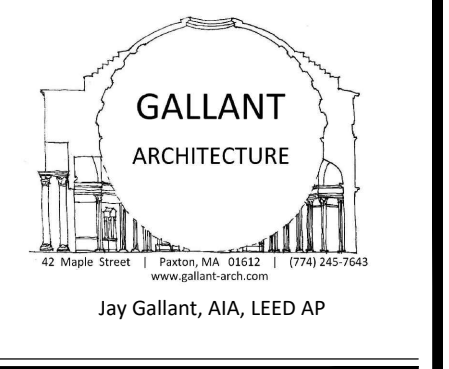
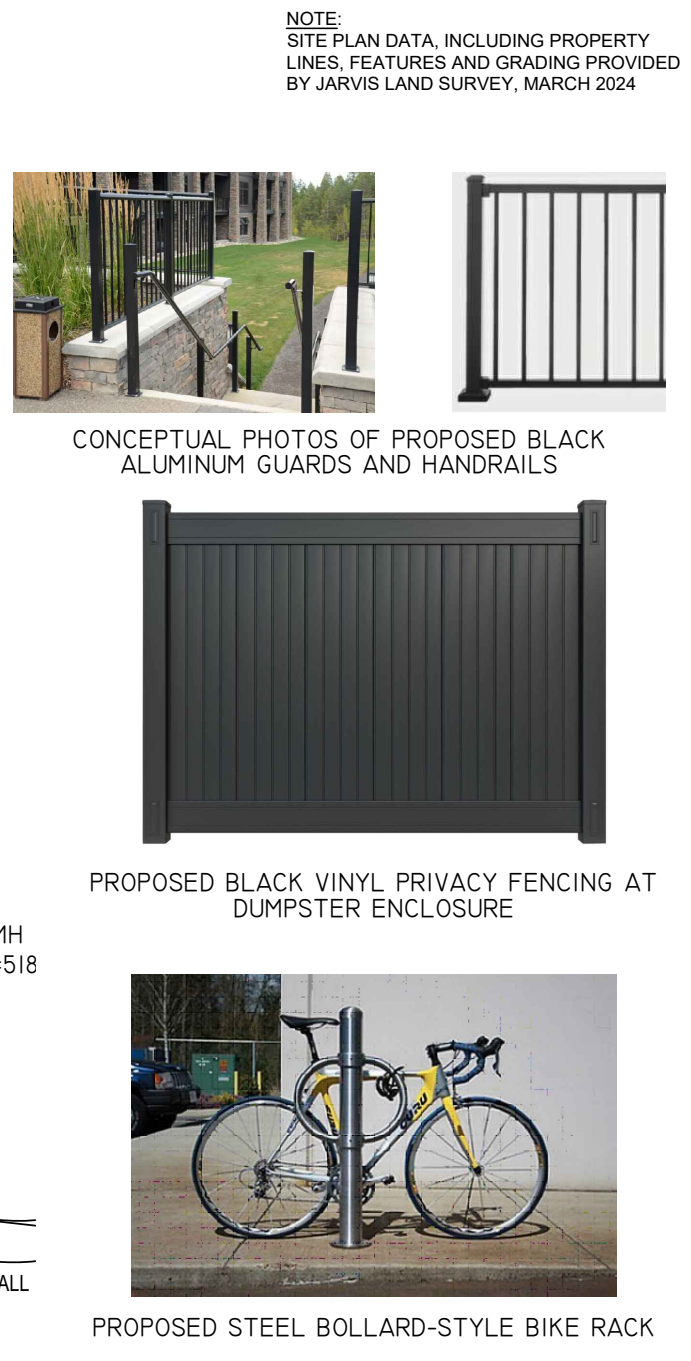
(PARKING LOT OWNED BY OTHERS)

PLANT SCHEDULE
DECIDUOUS SHRUBS

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME
Cb	31	Common Boxwood	Buxus sempervirens
Jm	7	Japanese maple	Acer palmatum
Arborvitae	41	American arborvitae	Thuja occidentalis



(EXISTING PARKING LOT OWNED BY OTHERS)



22 WAVERLY STREET
WORCESTER, MA



REVISED
SITE PLAN REVIEW SET
11/26/2024

NOTE:
ALL DIMENSIONS SUBJECT TO FIELD VERIFICATION

PROPOSED LANDSCAPING PLAN AND SITE DETAILS

REVISIONS

NO.	DESCRIPTION	DATE
1		

FILE: 22 WAVERLY_PL1.dwg / TYPICAL.cb

DWN BY: j.gallant
SCALE: 1" = 10'-0"

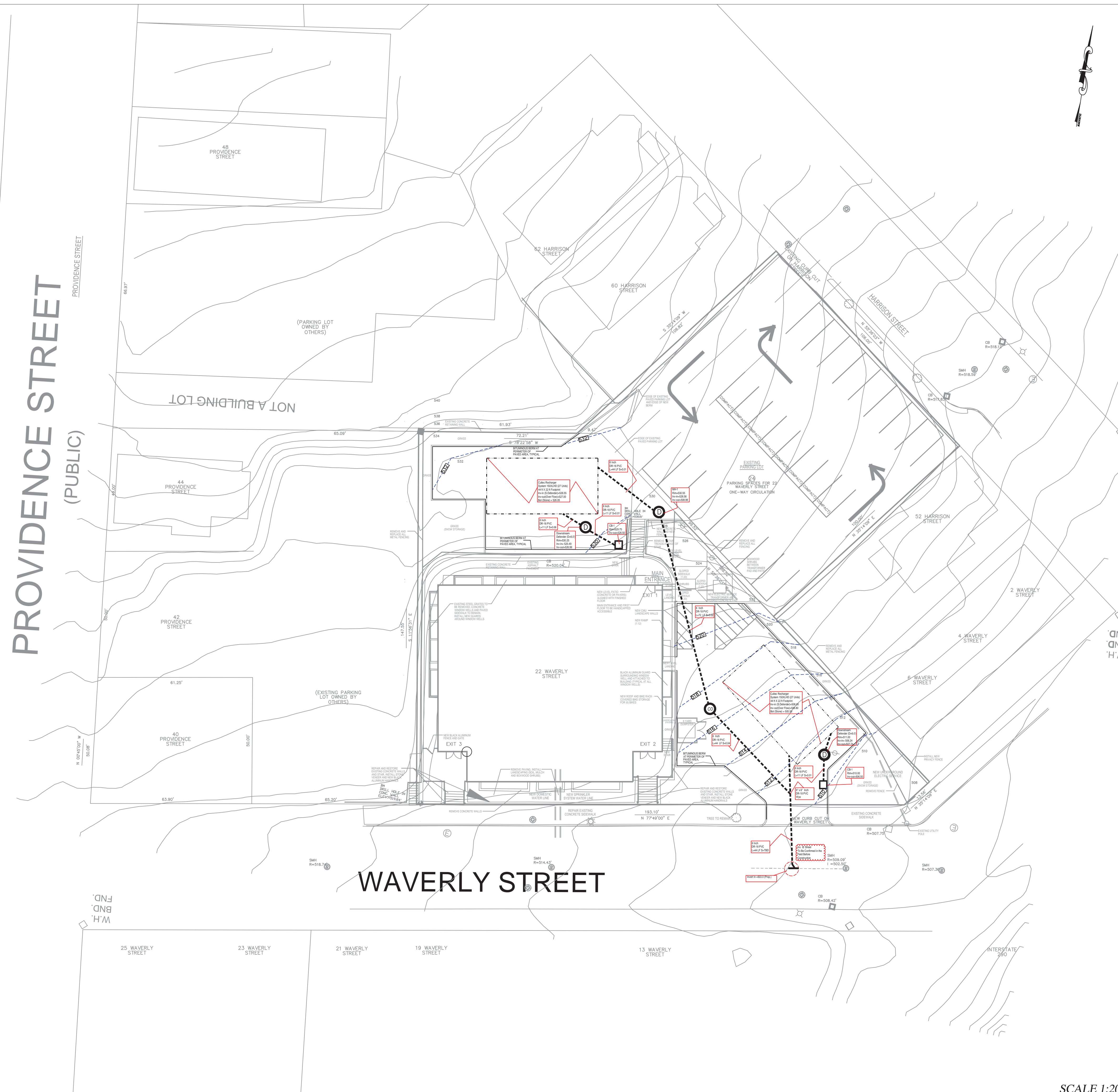
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NOTES:

1-HIGH WATER TABLE & SOIL TYPE AT THE LOCATION OF THE INFILTRATION SYSTEM SHALL BE ESTABLISHED USING THE SERVICES OF A CERTIFIED SOIL EVALUATOR TO CONFIRM THE ADEQUACY OF THE RECHARGE SYSTEM DESIGN SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INSTALLATION OF THE SYSTEM WITH THE ENGINEER FOR TESTING AND INSPECTION IN ORDER TO CERTIFIED FOR CONFORMANCE WITH DESIGN PLANS.
 2-ALL SITE DESIGN INFORMATION ARE PENDING CONFIRMATION OF EXISTING DRAINAGE SYSTEM AND INVERT ELEVATION IN THE STREET AT PROPOSED CONNECTION POINTS.

NOTE:

EXISTING CONDITION PLAN INFORMATION IS BASED ON A PLAN BY JARVIS LAND SURVEY INC. DATED 3/29/24.
 CONTRACTOR SHALL CONFIRM ALL INFORMATION AND REPORT ANY DISCREPANCIES BEFORE START OF CONSTRUCTION TO THE ENGINEER IN WRITING FOR DESIGN REEVALUATION.



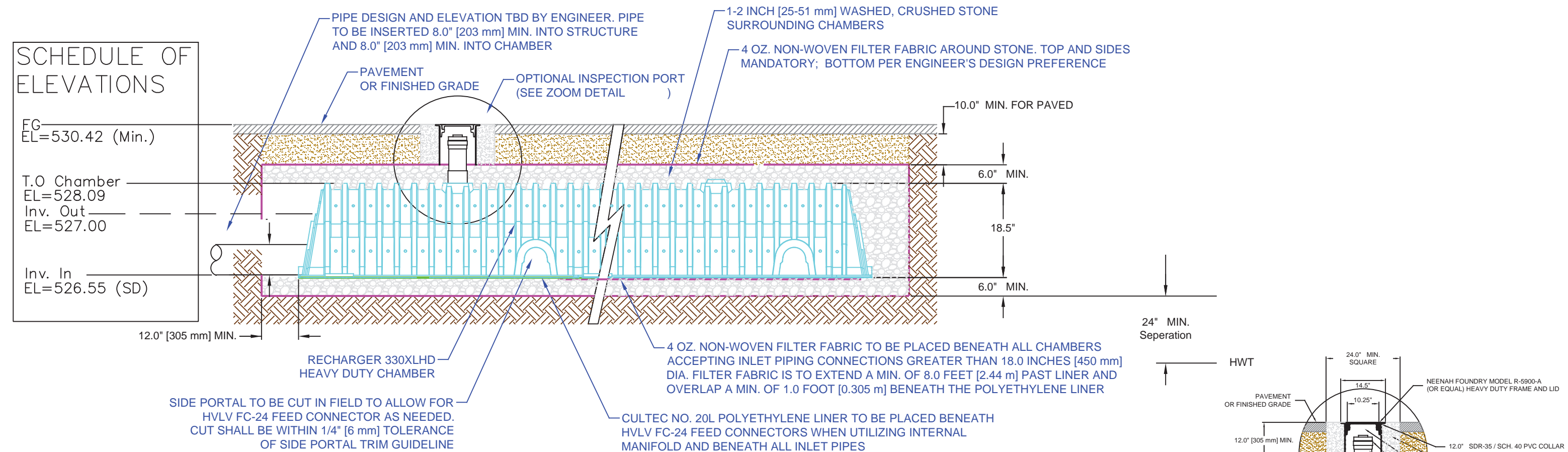
DRAINAGE PLAN

22 WAVERLY STREET
 WORCESTER, MA

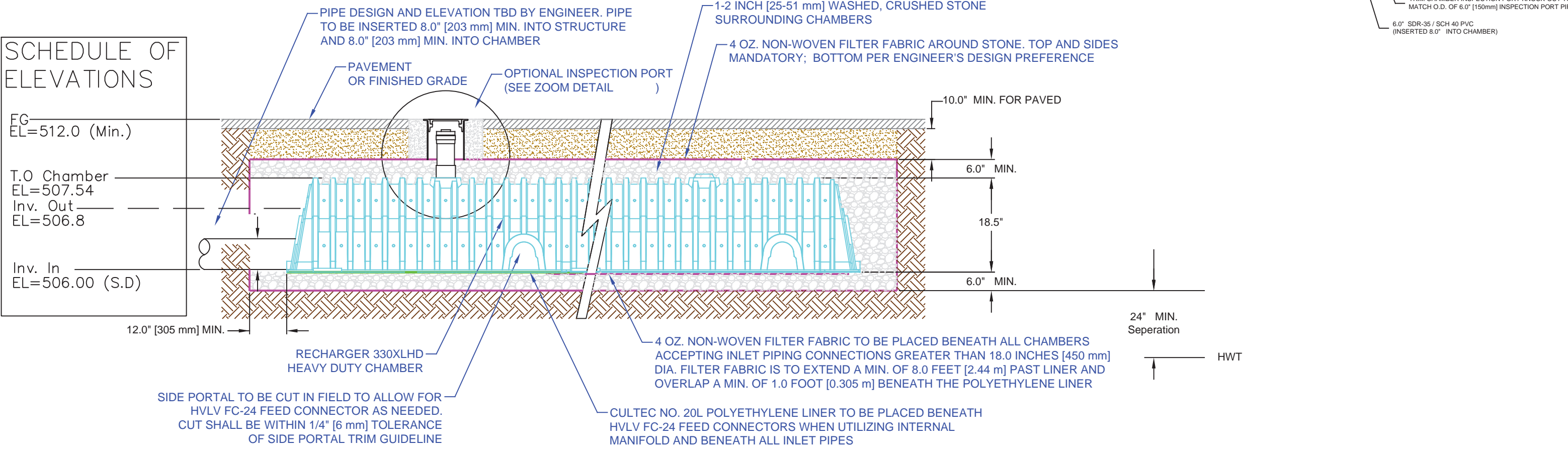
PREPARED BY:
 A.S. ENGINEERING
 SHREWSBURY, MA
 (978)-377-5084
 moeazi1100@yahoo.com

DATED :6/6/24		SHEET 1 OF 2
REVISION NO.	DATE	
1	7/22/24	
2	9/22/24	
3	10/22/24	

SCALE 1:20

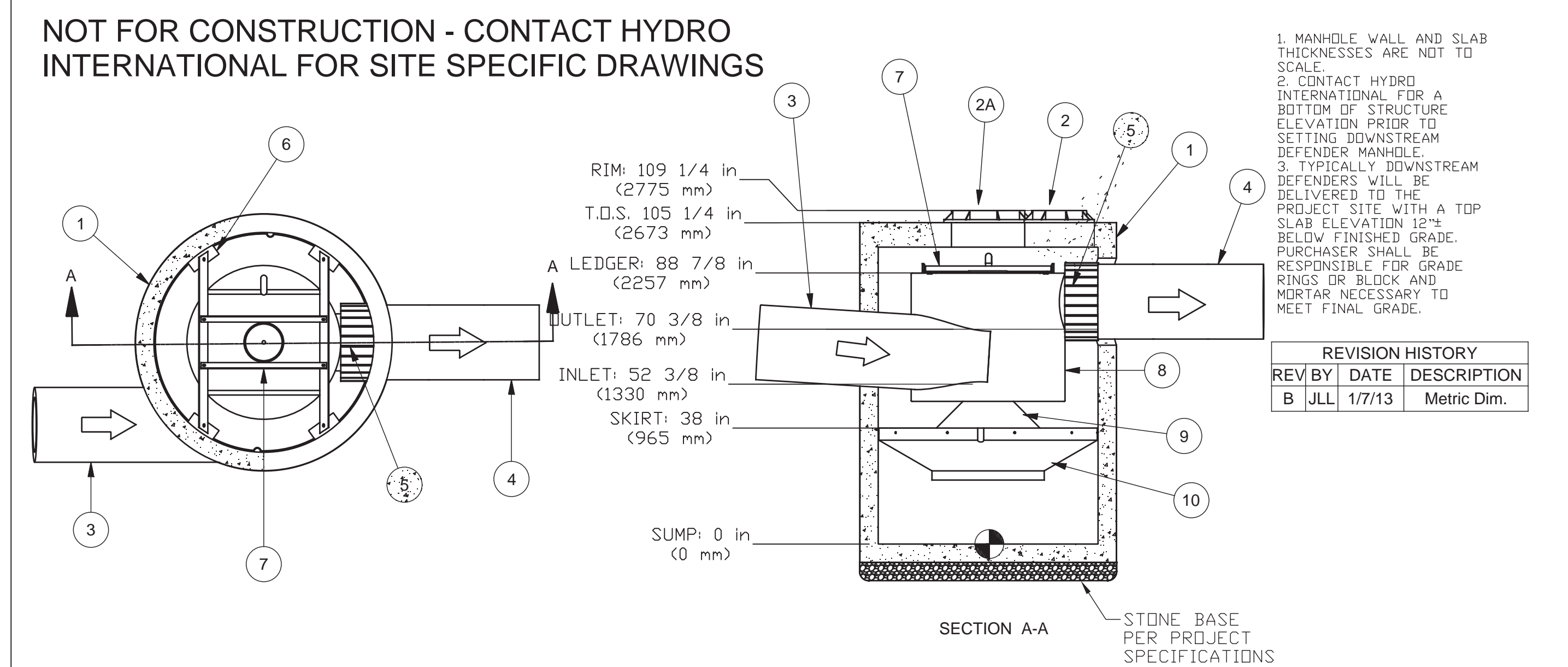
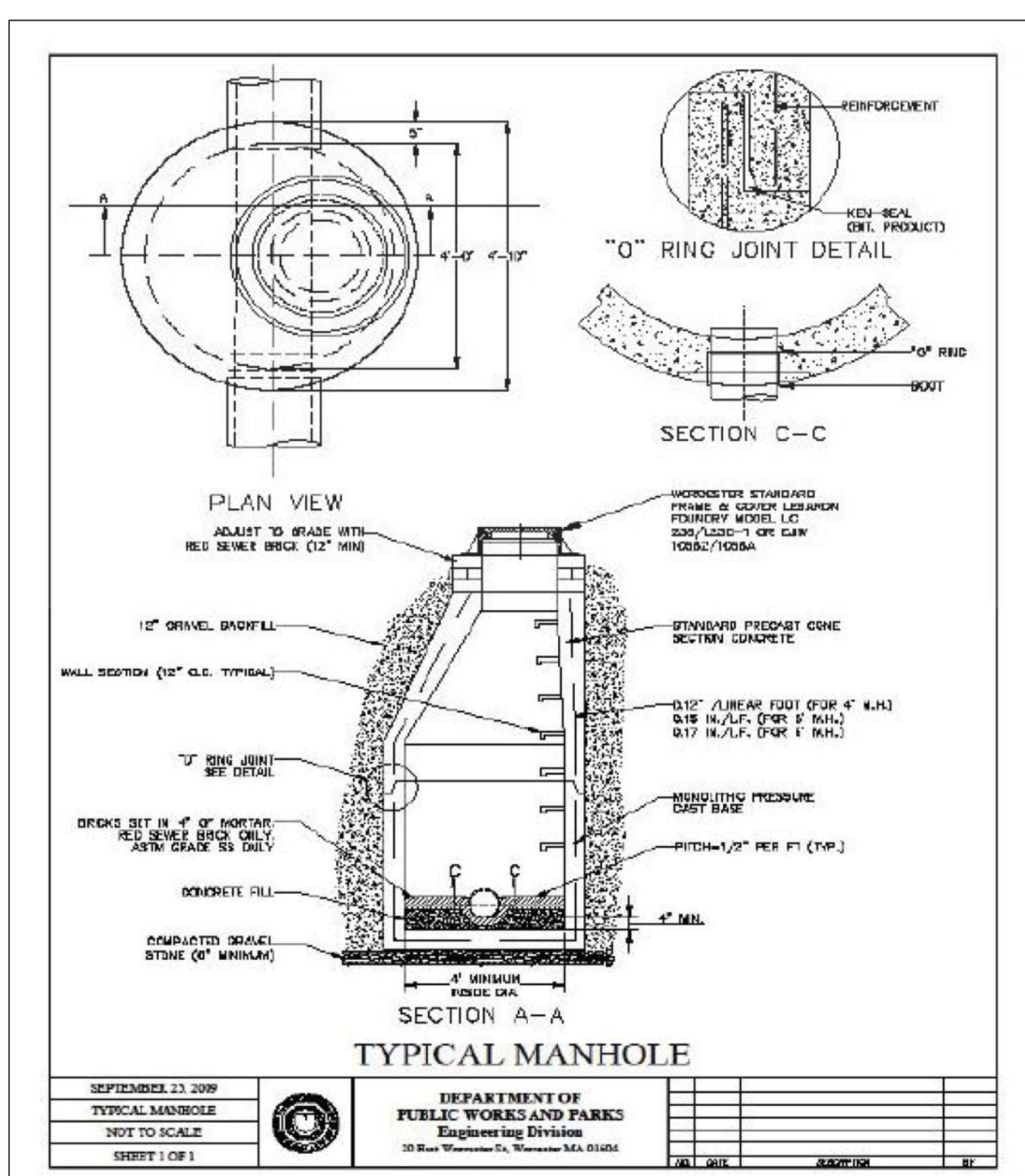
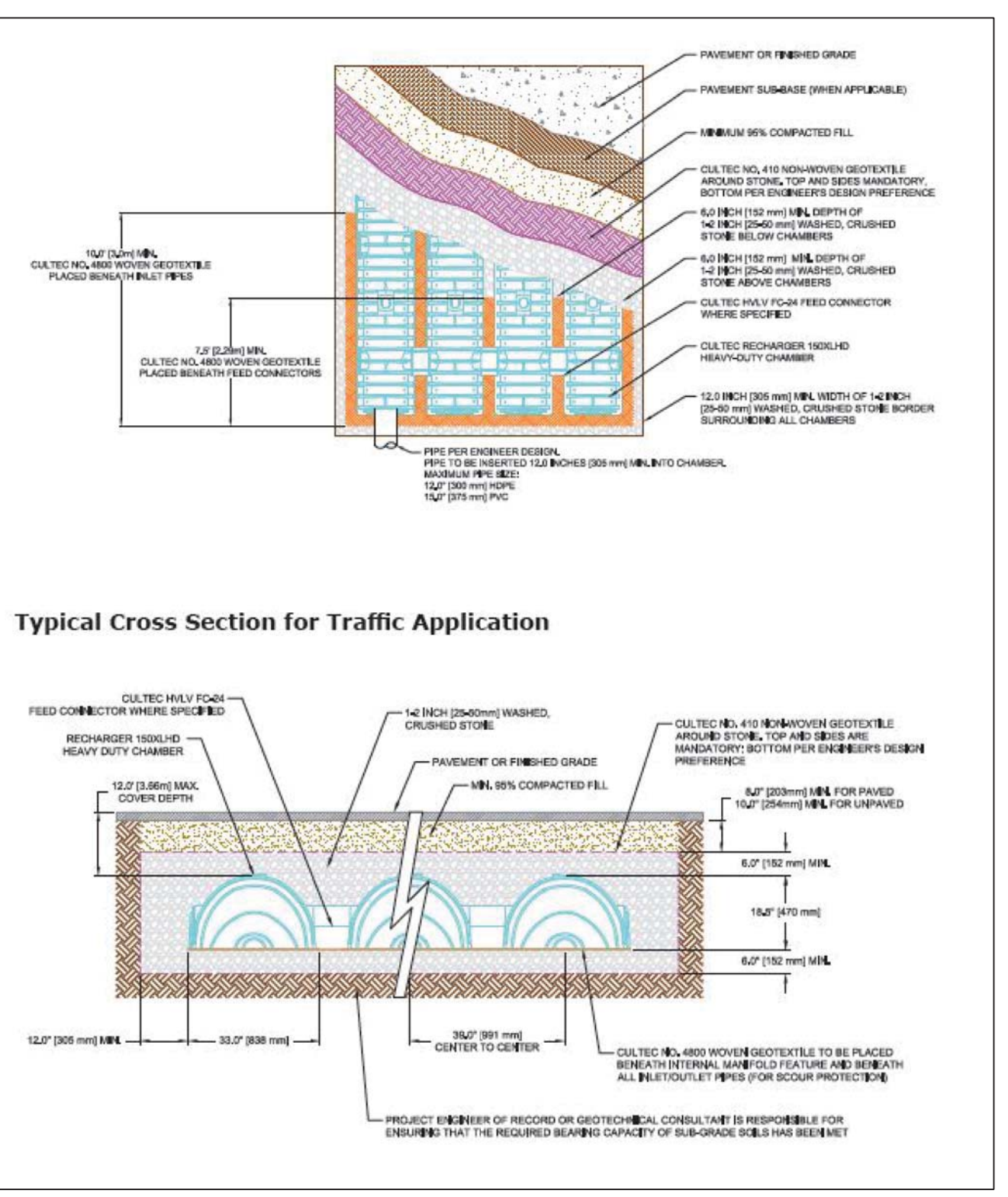


UPPER PARKING LOT



LOWER PARKING LOT

Cultec Recharger System 150XLHD-(H-20 LOADING)



ITEM	DESCRIPTION	SIZE
1	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)	72 in
2	FRAME AND COVER	18 in
2A	FRAME AND COVER	24 in
3	INLET PIPE (BY OTHERS) ²	18 in
4	OUTLET PIPE (BY OTHERS) ¹	18 in
5	PIPE COUPLING (BY OTHERS)	
6	LEDGER ANGLE	
7	SUPPORT FRAME	
8	DIP PLATE	
9	CENTER SHAFT AND CONE	
10	BENCHING SKIRT	

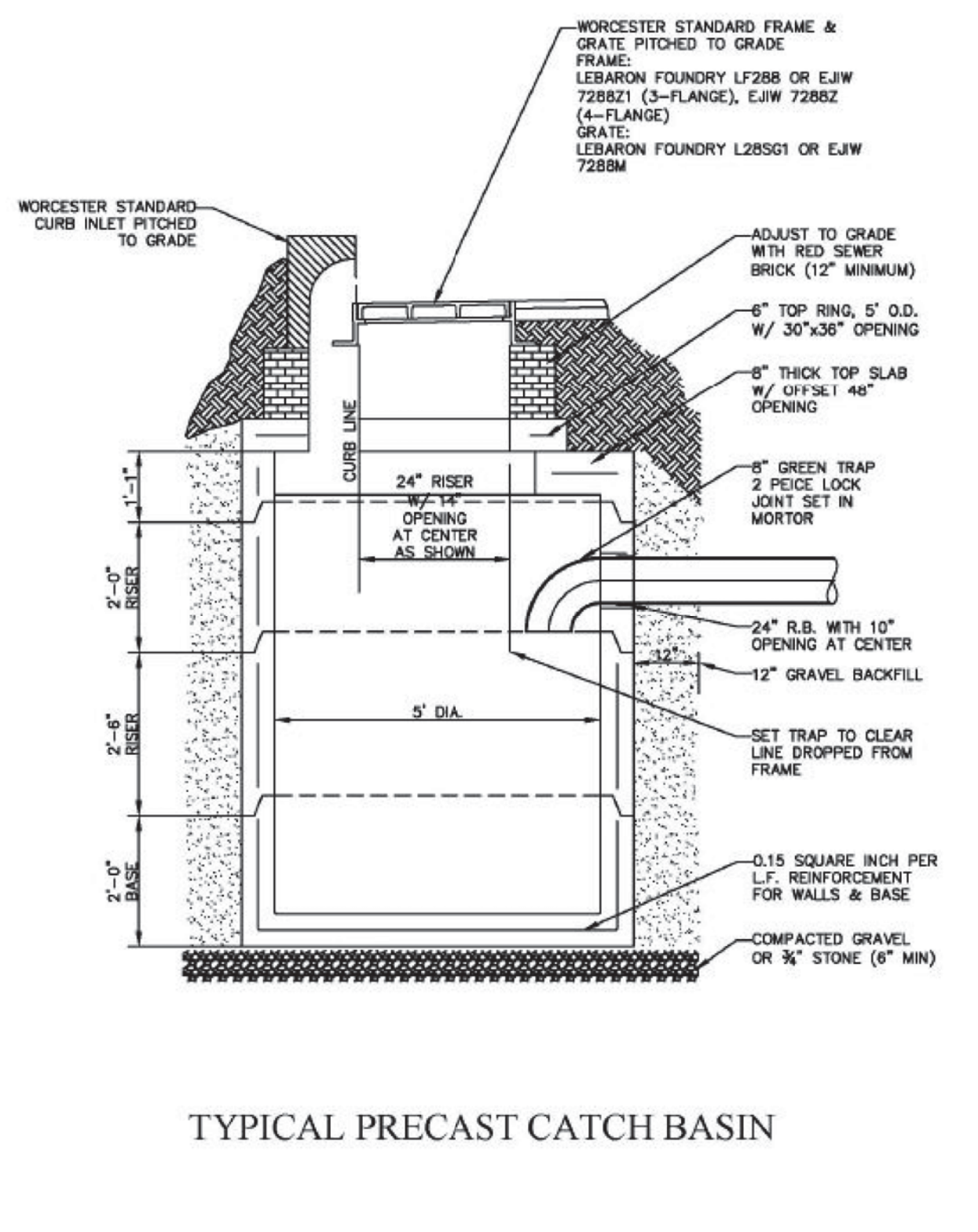
CAPACITIES:

- Peak treatment flow 8.0 cfs (227 l/s)
- Sediment storage capacity: 2.10 Cu. yd. (1.61 cu. m)
- Oil storage capacity: 216 Gal. (819 liters)

ADDITIONAL DESIGN INFORMATION:

- The outlet pipe stub (not shown) is a roto-molded product with an I.D. of 18 in. that cannot be modified. To avoid the use of a reducer or expander on the outlet an 18 in. outlet pipe should be used if possible. The orientation of the outlet pipe can be adjusted to suit site conditions.
- Maximum pipe size is 18 in. The inlet pipe invert should be placed one inlet pipe diameter below the outlet pipe invert. The I.D. of the inlet pipe should be placed tangent to the I.D. of the manhole. The orientation of the inlet pipe can be adjusted to suit site conditions. Headloss at 8.0 cfs with an 18 in. inlet: 12 in. (305 mm). Headloss will increase with smaller inlet pipes.
- Sediment shall be stored in a zone that is isolated from the main flow path and protected from re-entrainment by the benching skirt.
- Dimensions are general and intended for guidance only.

DOWNSTREAM DEFENDER DETAIL



DRAINAGE PLAN DETAIL

22 WAVERLY STREET
WORCESTER, MA

PREPARED BY:
A.S. ENGINEERING
SHREWSBURY, MA
(978)-377-5084
moeazi1100@yahoo.com



DATED: 6/6/24	SHEET 1 OF 2
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2	9/22/24

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