0 MEADOWBROOK AMENDMENT TO DEFINITIVE SITE PLAN

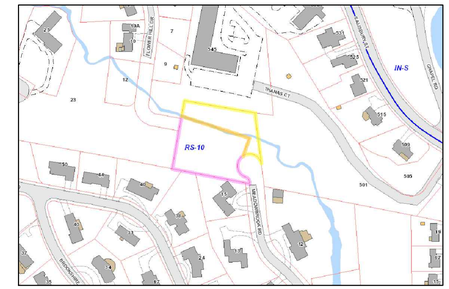
0 MEADOWBROOK
WORCESTER, MA

OWNER/ APPLICANT:

QUALITY WORCESTER LLC
19 CEDAR STREET
WORCESTER, MA

9/10/2024

CITY OF WORCESTER, MA 01609
BUILDING LOCATION PLAN



LOCUS
1"=500'

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SITE PLANS LOT 3A-R		
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NOTES:

- THIS PLAN WAS PREPARED FOR THE CONSTRUCTION OF LOT 3A-R OF THE APPROVED AMENDMENT TO THE DEFINITIVE SUBDIVISION PLAN PREPARED BY ROBERT O'NEIL AND JIM MALLEY, DATED JANUARY 20, 2009.
- ALL SUBSURFACE INFRASTRUCTURE PERTAINING TO THE ROADWAY IS ASSUMED TO BE INSTALLED PER THE PROPOSED PLAN REFERENCED ABOVE.
- WETLAND FLAGS LOCATED BY ROBERT D. O'NEIL JR.

PREPARED BY:

Joseph Graham, PE

13 Snow Dr.
Westford, MA 01886
(978) 501.2695

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

Joe Graham
Digitally signed by Joe Graham
DN: C=US, E=joe@ejgraham, O=ejgraham, OU=ejgraham.com, CN=Joe Graham
Reason: I am the author of this document
Contact Info: joe@ejgraham.com
Date: 2024.09.10 20:38:39-04'00'

SURVEYED BY:

Robert D. O'Neil Jr. P.L.S.

66 Drury Ln.
Worcester, MA 01609
(508) 868-5144

COMMONWEALTH OF MASSACHUSETTS
ROBERT D. O'NEIL JR.
NO. 39400
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISION: 3 DATE: 9/10/2024

Project
18134 - 0 MEADOWBROOK

Date
September 10, 2024

Scale

General Notes

No.	Revision/Issue	Date
3	CONSERVATION COMMISSION	9/10/2024

Firm Name and Address
Joseph Graham, PE

119 Pike St.
Tewksbury, MA 01876
(978) 501.2695

Project Name and Address
0 MEADOWBROOK RD.
WORCESTER, MA 01609
FOR:

BUCKINGHAM DEVELOPMENT LLC.

Sheet
COVERSHEET

GENERAL NOTES

1. PROPOSED GRADING/DESIGN REVIEW FOR LOT 3A-R COMPLETED BY JOSEPH GRAHAM, PE, 13 SNOW DRIVE WESTFORD, MA 01886.
2. ALL CONSTRUCTION MATERIALS & STANDARDS SHALL CONFORM TO THE CITY OF WORCESTER STANDARD SPECIFICATIONS. FOR ADDITIONAL DESIGN DETAILS CONSULT THE CITY OF WORCESTER'S "CONSTRUCTION DETAIL MANUAL" AS PREPARED BY THE DEPARTMENT OF PUBLIC WORKS.
3. ANY OR ALL PROPOSED UTILITY CONNECTIONS (I.E. SEWER & WATER) TO BE INSTALLED PER CITY OF WORCESTER STANDARDS.
4. ANY CHANGES OR AMENDMENTS TO THIS PLAN WILL REQUIRE APPROVAL FROM JOSEPH GRAHAM (THE ENGINEER).
5. SEVENTY-TWO HOURS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY DIGSAFE AT (888) 344-7233. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF NEW UTILITIES WITHIN THE VICINITY OF EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) WITH THE APPROPRIATE UTILITY PROVIDER.
6. THE CONTRACTOR SHALL RECORD AND PROVIDE THE OWNER WITH AS-BUILT LOCATIONS OF ALL UTILITIES INSTALLED AS PART OF HIS/HER WORK, INCLUDING UTILITIES NOT INDICATED ON THE PLAN (I.E. GAS, CABLE, TV, TELEPHONE, ELECTRIC, ETC.) IF APPLICABLE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO LAY OUT THE CONSTRUCTION AS SHOWN ON PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE PROPOSED CONSTRUCTION ACTIVITIES DO NOT DAMAGE OR UNDERMINE EXISTING SLOPES, BUILDINGS, WALLS, STRUCTURES, ETC. IN THE AREA AROUND THE CONSTRUCTION. REPAIR OF EXISTING SLOPES, BUILDINGS, WALLS, STRUCTURES, ETC. THAT ARE DAMAGED OR UNDERMINED BY THE CONTRACTOR'S WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. EXISTING UTILITIES WERE LOCATED AS PART OF THIS PLAN AND ARE TO BE FIELD VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXISTING UTILITY LOCATIONS AND ENSURING THAT THE PROPOSED WORK DOES NOT CONFLICT WITH THE EXISTING UTILITY NOT SHOWN. ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING WORK. PRIOR TO COMMENCING ANY WORK ONSITE, THE CONTRACTOR SHALL NOTIFY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
10. SUITABLE FILL SHALL CONSIST OF MATERIAL FREE OF ORGANIC MATERIALS, LOAM, AND ANY DELETERIOUS MATERIAL. FILL SHALL NOT CONTAIN STONES LARGER THAN 10" IN ANY DIMENSION AND SHALL HAVE LESS THAN 75% PASSING THE NO. 4 SIEVE AND A MAXIMUM OF 20% PASSING THE NO. 200 SIEVE. SUITABLE FILL SHALL NOT CONTAIN ANY BUILDING RUBBLE, GRANITE OR CONCRETE BLOCK, ROOFING MATERIALS, OR OTHER CONSTRUCTION REFUSE. AT THE TIME OF PLACEMENT, SUITABLE FILL SHALL NOT CONTAIN FROST, SNOW, OR ICE AND SHALL NOT CONTAIN WATER GREATER THAN THE OPTIMAL MOISTURE CONTENT.
11. INVERT ELEVATIONS INDICATED AT THE BUILDING/FOUNDATION SHOULD BE COORDINATED BETWEEN THE SITE PLAN AND THE PLUMBING CONTRACTOR.
12. PROVIDED THAT THE PROJECT IS CONSTRUCTED AND OPERATED IN SUBSTANTIAL ACCORDANCE WITH FINAL REVISED PLANS, INCLUDING ARCHITECTURAL RENDERINGS, CALCULATIONS, AND OPERATION AND MAINTENANCE SCHEDULES, ON FILE WITH THE CITY OF WORCESTER AND IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL CODES.
13. ALL WORK SHALL CONFORM TO THE CITY OF WORCESTER'S ZONING ORDINANCE, PLANNING BOARD DECISION AND CONDITIONS OF APPROVAL, AND THE STANDARDS CONTAINED IN THE CITY OF WORCESTER, DEPARTMENT OF PUBLIC WORKS & PARKS, ENGINEERING DIVISION, CONSTRUCTION MANAGEMENT SECTION, STANDARD SPECIFICATIONS & DETAILS, MOST RECENT EDITION.
14. 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 RESISTANT.
15. NO ROCK CRUSHING OR GRINDING OPERATIONS SHALL BE PERMITTED ONSITE AND THE CONTRACTOR SHALL TAKE STEPS TO LIMIT UNNECESSARY NOISE AND COMPLY WITH THE CITY OF WORCESTER'S GENERAL REVISED ORDINANCE RELATIVE TO NOISE CONTROL.
16. CONSTRUCTION OPERATIONS SHALL BE LIMITED FROM MONDAY TO SATURDAY BETWEEN THE HOURS OF 7 AM TO 7 PM. THERE SHALL BE NO WORK ON SUNDAYS OR HOLIDAYS.
17. ALL CONSTRUCTION EQUIPMENT SHALL BE WELL MAINTAINED AND HAVE FUNCTIONING MUFFLERS AND SHALL COMPLY WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS ANTI-IDLING REGULATIONS TO PREVENT UNNECESSARY NOISE AND AIR POLLUTION WHILE NOT IN PRODUCTIVE USE.
18. TO MITIGATE DUST ON THE WORK SITE, THE CONTRACTOR SHALL HAVE ONSITE WATER TRUCKS, MISTERS, AND CHEMICAL TREATMENT, SUCH AS CALCIUM CHLORIDE, DURING EARTHMOVING ACTIVITIES. ADDITIONALLY, EXCAVATED SOILS SHALL BE DIRECTLY TRANSFERRED TO COVERED TRUCKS AND NOT STOCKPILED.
19. PRIOR TO AND CONTINUING DURING ALL CONSTRUCTION ACTIVITIES, APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING HAY BALES AND SILT FENCES, SHALL BE INSTALLED AND MAINTAINED SUBJECT TO THE OVERSIGHT AND DIRECTION OF THE COMMISSIONER OF INSPECTIONAL SERVICES.

DIGSAFE:
ALL UNDERGROUND UTILITIES SHOWN WERE COMPLIED ACCORDING TO AVAILABLE RECORD PLANS FOR THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED I THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. NOT RESPONSIBLE FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR IS TO CONTACT "DIGSAFE" @ 1-888-344.7233 PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS

A.C.I.	AMERICAN CONCRETE INSTITUTE	O.D	OUTSIDE DIAMETER
BLDG.	BUILDING	U.N.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REF.	REFERENCE
C.J.	CONTROL JOINT	R.	RISER
COL.	COLUMN	R.O.	ROUGH OPENING
DET.	DETAIL	RM.	ROOM
DIA.	DIAMETER	S/STL.	STAINLESS STEEL
DN.	DOWN	STRUCT.	STRUCTURAL
EL/ELEV.	ELEVATION	SPEC.	SPECIFICATIONS
ELEC.	ELECTRICAL	T.O.	TOP OF (...)
EQ.	EQUAL	T.O.CONC.	TOP OF CONCRETE
FIN.	FINISH	T.O.F.	TOP OF FRAMING
FLR.	FLOOR	T.O.STL.	TOP OF STEEL
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GYP.	GYPSUM	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	@	AT
JT.	JOINT	+	AND
MECH.	MECHANICAL	BD.	BOARD
MIN.	MINIMUM	A.F.F.	ABOVE FINISHED FLOOR
N.T.S.	NOT TO SCALE	U.N.O.	UNLESS OTHERWISE NOTED
NO.	NUMBER	V.I.F.	VERIFY IN FIELD
O.C.	ON CENTER		
OPG.	OPENING		

SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
JB	JB	JERSEY BARRIER ON BRIDGE OR JERSEY BARRIER
CB	CB	CATCH BASIN
		CATCH BASIN CURB INLET
FP	FP	FLAG POLE
GP	GP	GAS PUMP
MB	MB	MAIL BOX
		POST SQUARE
		POST CIRCULAR
WELL	WELL	WELL
EHH	EHH	ELECTRIC HANDHOLE
		FENCE GATE POST
GG	GG	GAS GATE
	OR	SIGN
BHL #	BHL #	BORING HOLE
MW #	MW #	MONITORING WELL
TP #	TP #	TEST PIT
		HYDRANT
		LIGHT POLE
CO.BD.		COUNTY BOUND
		GPS POINT
C	C	CABLE MANHOLE
D	D	DRAINAGE MANHOLE
E	E	ELECTRIC MANHOLE
G	G	GAS MANHOLE
M	M	MISC MANHOLE
S	S	SEWER MANHOLE
T	T	TELEPHONE MANHOLE
W	W	WATER MANHOLE
MHB	MHB	MASSACHUSETTS HIGHWAY BOUND
MON		MONUMENT
SB		STONE BOUND
TB		TOWN OR CITY BOUND
		TRAVERSE OR TRIANGULATION STATION
TPL or GUY	TPL or GUY	TROLLEY POLE OR GUY POLE
HTP		TRANSMISSION POLE
UFB	UFB	UTILITY POLE W/ FIREBOX
UPDL	UPDL	UTILITY POLE WITH DOUBLE LIGHT
ULT	ULT	UTILITY POLE W / 1 LIGHT
UPL	UPL	UTILITY POLE
		BUSH
SIZE & TYPE		TREE
		STUMP
		SWAMP / MARSH
WG	WG	WATER GATE
PM	PM	PARKING METER

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

STM	DESCRIPTION	DATE	APPR
—	CONS. COMMISSION	—	

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

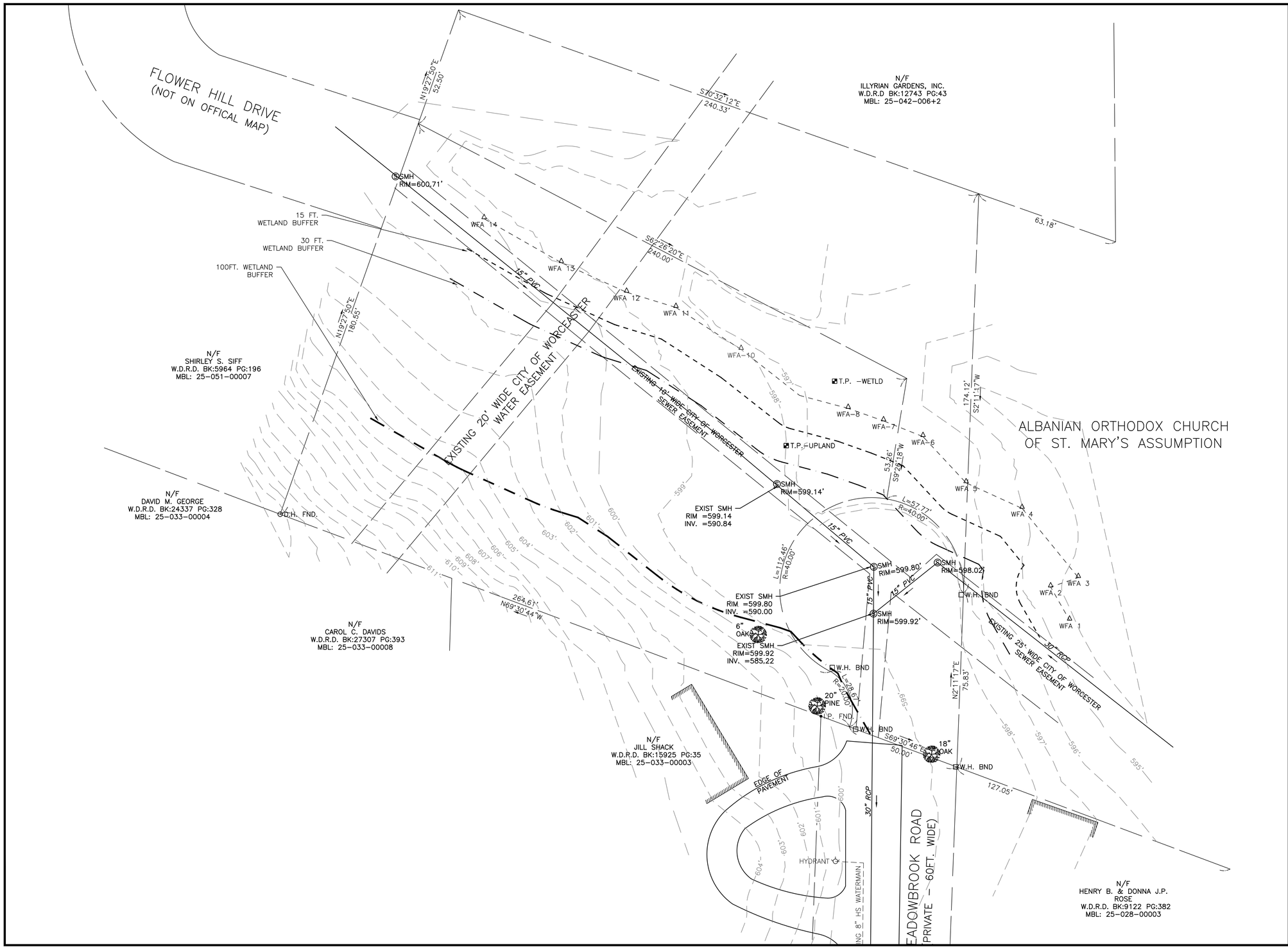
CONS. COMMISSION

NOTES

DRAWING NO. 18134_G0.1
SCALE: AS NOTED
PROJECT NO.: 18134

G0.1

SHEET 2 OF 21



ZONING - RS-10:

- FROMT SETBACK: 25FT
- SIDE SETBACK: 20FT.
- REAR SETBACK : 20FT.

STM	DESCRIPTION	DATE	APPR
—	CONS. COMMISSION	—	

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

CONS. COMMISSION

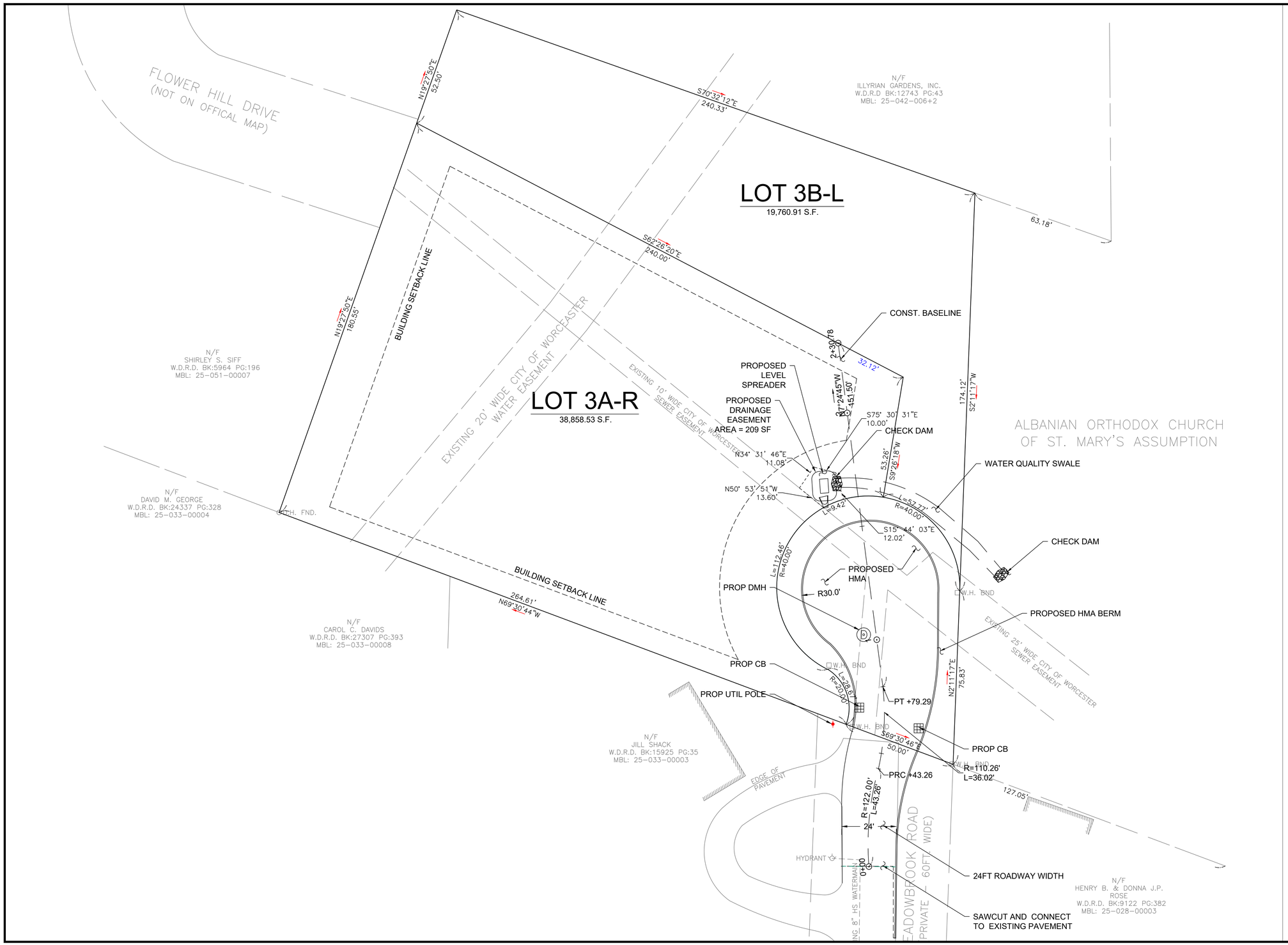
EXISTING CONDITIONS

COMMONWEALTH OF MASSACHUSETTS
ROBERT D. O'NEIL JR.
NO. 39400
REGISTERED
PROFESSIONAL LAND SURVEYOR

DRAWING NO.	SURVEY
SCALE:	AS NOTED
PROJECT NO.:	18134

V0.1

SHEET 3 OF 21



ZONING - RS-10:

- FROMT SETBACK: 25FT
- SIDE SETBACK: 10FT.
- REAR SETBACK : 20FT.

0 40 80 Feet

STM	DESCRIPTION	DATE	APPR.
—	CONS. COMMISSION	—	

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

CONS. COMMISSION

SUBDIVISION LAYOUT PLAN

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

DRAWING: 18134 - SUBDIVISION PLAN
SCALE: AS NOTED
PROJECT NO.: 18134

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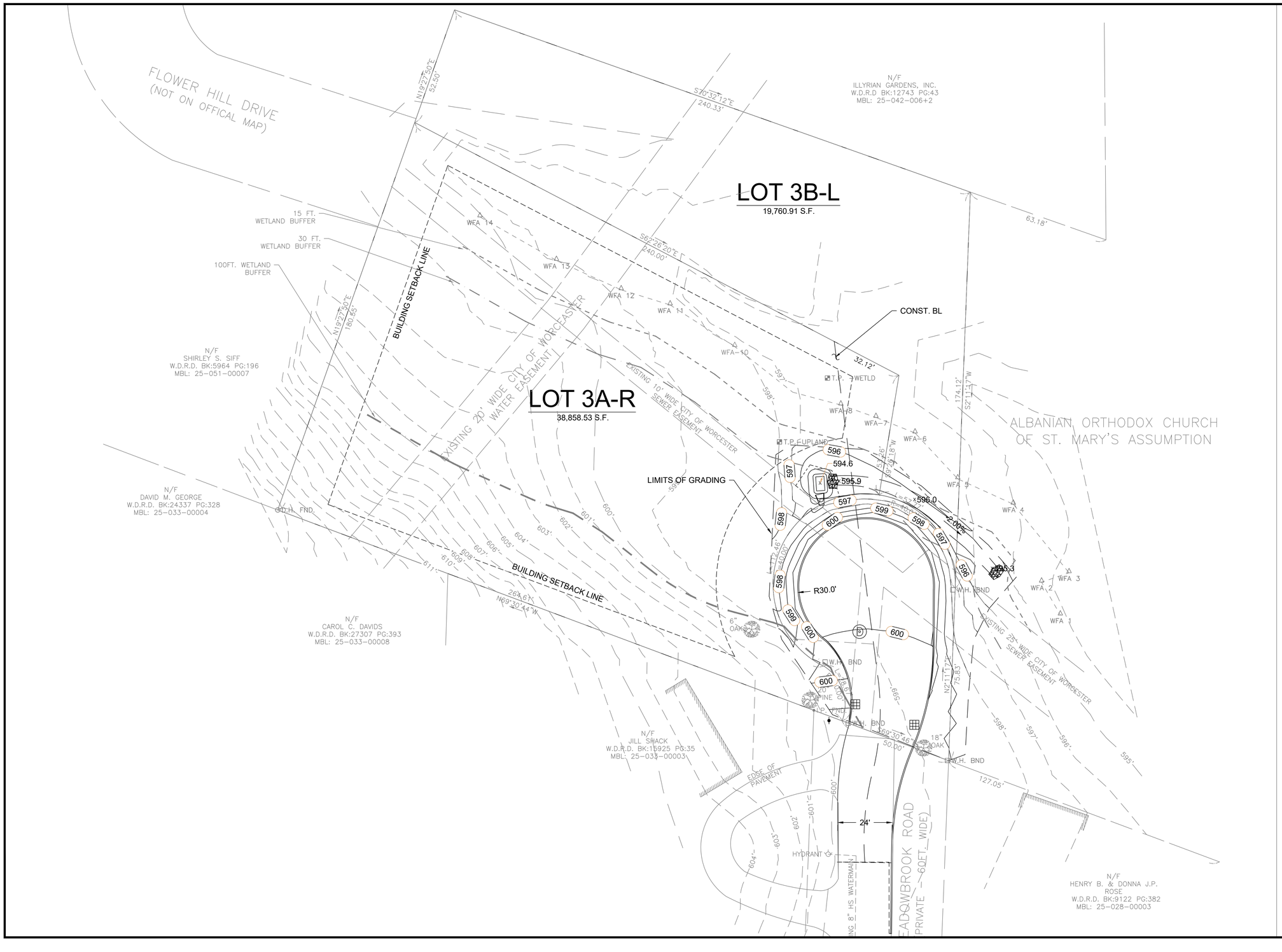


STM	DESCRIPTION	DATE	APPR.
—	CONS. COMMISSION	—	

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

CONS. COMMISSION

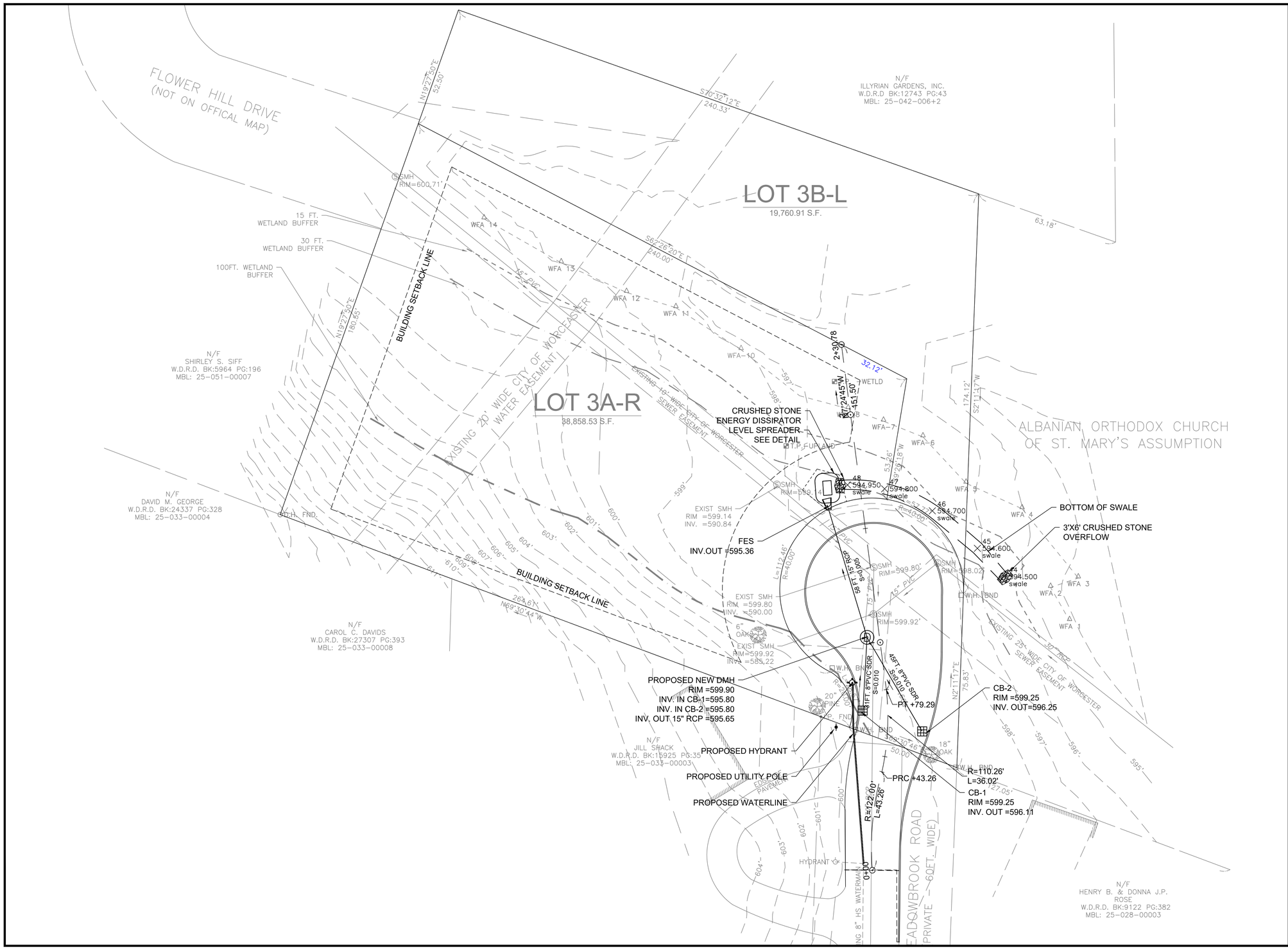
SUBDIVISION GRADING PLAN

DRAWING: 18134 - SUBD GRADING PLAN
SCALE: AS NOTED
PROJECT NO.: 18134

C0.2

SHEET 5 OF 21

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER



ZONING - RS-10:

- FROMT SETBACK: 25FT
- SIDE SETBACK: 20FT.
- REAR SETBACK : 20FT.

0 40 80 Feet

STM	DESCRIPTION	DATE	APPR.
1	CONS. COMMISSION	1	

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

CONS. COMMISSION

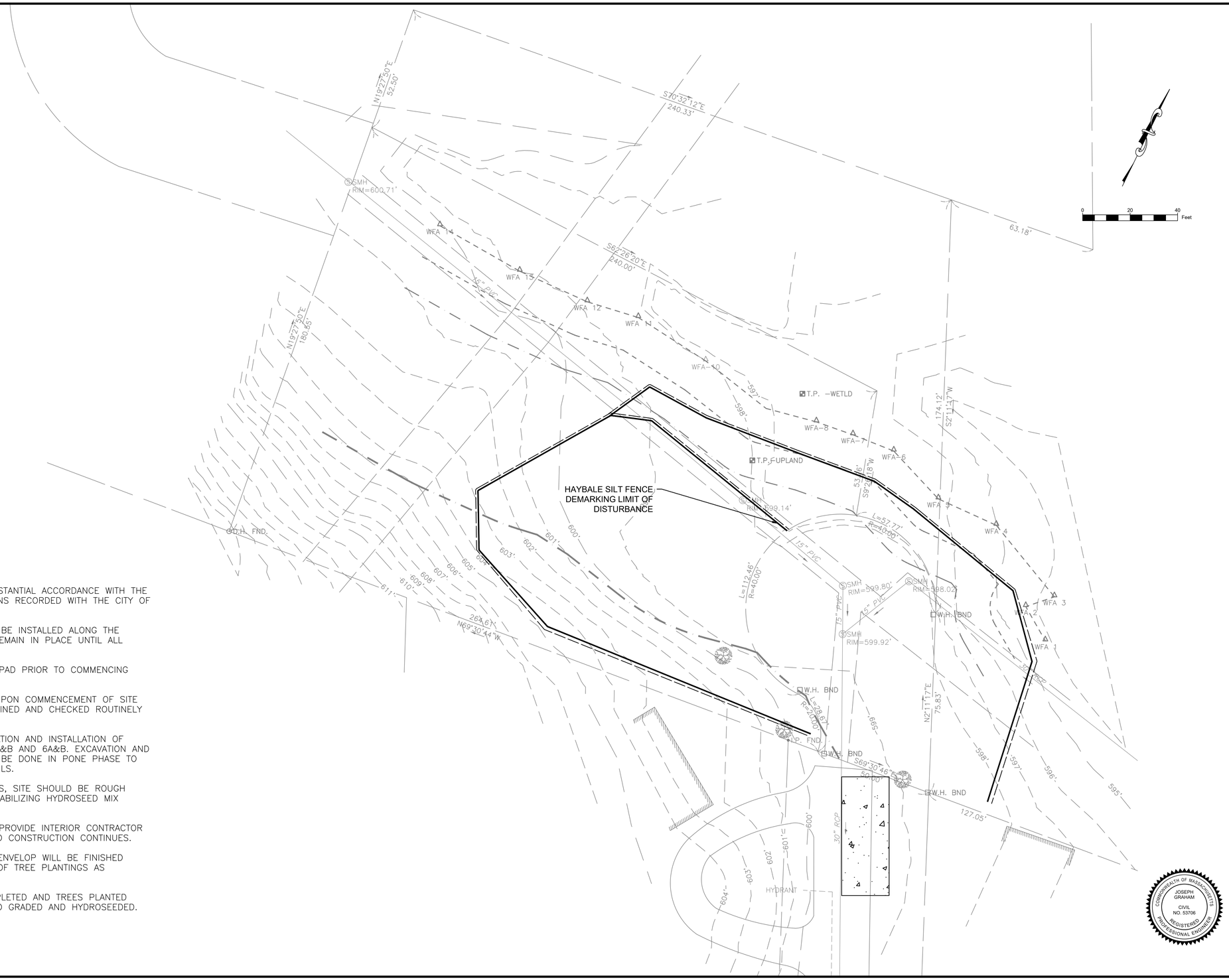
SUBDIVISION UTILITY PLAN

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

DRAWING: 18134 - SUBD UTIL PLAN
SCALE: AS NOTED
PROJECT NO.: 18134

C0.3

SHEET 6 OF 21



PROPOSED CONSTRUCTION SEQUENCE

PROJECT TO BE CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE FINDINGS OF FACT AND ALL FINAL PLANS RECORDED WITH THE CITY OF WORCESTER STANDARD SPECIFICATIONS.

1. HAYBALE SILTATION FENCING WILL BE INSTALLED ALONG THE PERIMETER OF THE SITE AND TO REMAIN IN PLACE UNTIL ALL SLOPES ARE STABILIZED.
2. INSTALL EROSION CONTROL TRACK PAD PRIOR TO COMMENCING EARTHWORK OPERATION
3. SILT SACKS SHALL BE INSTALLED UPON COMMENCEMENT OF SITE WORK. SILT SACKS WILL BE MAINTAINED AND CHECKED ROUTINELY AS PART OF THE SWPPP.
4. BEGIN SITE WORK FOR THE EXCAVATION AND INSTALLATION OF FOUNDATIONS FOR UNITS 4A&B, 5A&B AND 6A&B. EXCAVATION AND FOUNDATION INSTALLATION SHOULD BE DONE IN PONE PHASE TO LIMIT EXPOSURE OF EXCAVATED SOILS.
5. UPON COMPLETION OF FOUNDATIONS, SITE SHOULD BE ROUGH GRADED AND EROSION CONTROL STABILIZING HYDROSEED MIX PLACED.
6. DRIVEWAYS WILL BE INSTALLED TO PROVIDE INTERIOR CONTRACTOR PARKING AS BUILDING FRAMING AND CONSTRUCTION CONTINUES.
7. AREAS OUTSIDE OF THE BUILDING ENVELOP WILL BE FINISHED GRADES AND ALLOW INSTALLATION OF TREE PLANTINGS AS AVAILABLE.
8. ONCE BUILDING ENVELOPE IS COMPLETED AND TREES PLANTED REMAINING AREAS WILL BE FINISHED GRADED AND HYDROSEEDED.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

SYM	DESCRIPTION	DATE	APPR.

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

CONS. COMMISSION

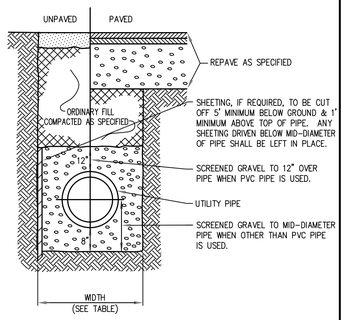
SUBDIVISION EROSION CONTROL PLAN

DRAWING NO. 18134 - ES PLAN
SCALE: AS NOTED
PROJECT NO.: 18134

C0.4

SHEET 7 OF 12

TRENCH WIDTH, W		
D	W	W
DIAMETER OF PIPE	SHEETED	UNSHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'
42"	6'	7'



TYPICAL TRENCH SECTION

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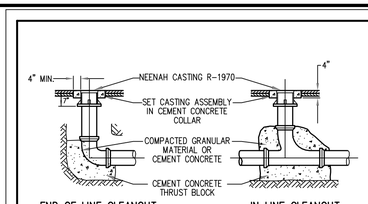

ROOF DRAIN CLEANOUT DETAIL

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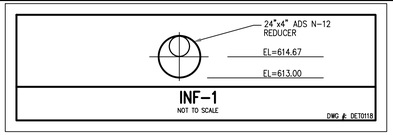

INF-1

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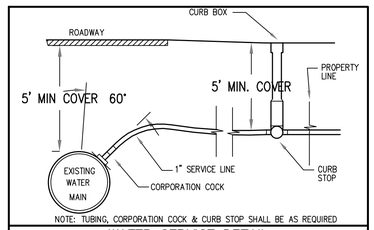


NOTE: TUBING, CORPORATION COCK & CURB STOP SHALL BE AS REQUIRED

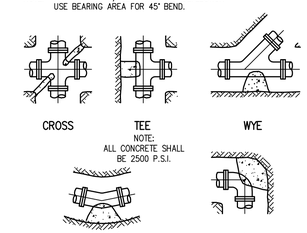
WATER SERVICE DETAIL

NOT TO SCALE

DWG #: DET0086

TABLE OF BEARING AREA IN SQ. FT. AGAINST UNDISTURBED SOIL			
SIZE OF MAIN	90 DEGREE BEND	TEE & PLUG	45 DEGREE BEND
6"	10	8	6
8"	16	12	10
10"	26	19	15
12"	36	26	20

NOTE: FOR FITTINGS W/ LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND.



THRUST BLOCK SCHEDULE

NOT TO SCALE

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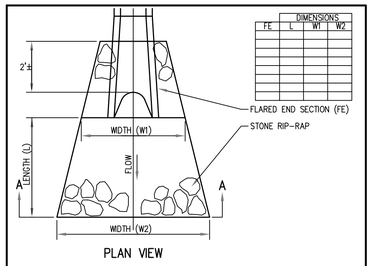
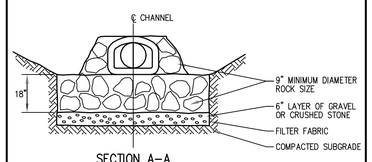


DIMENSIONS			
FE	L	W1	W2

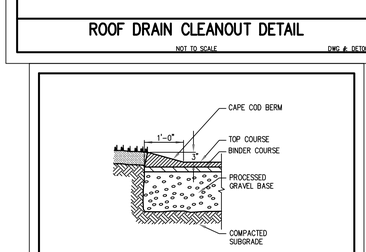
PLAN VIEW



SECTION A–A

RIPRAP APRON

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE

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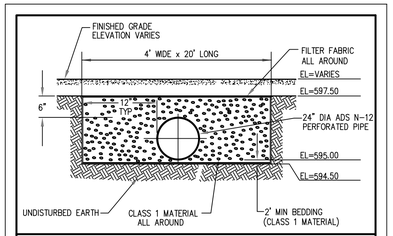

INF-1

NOT TO SCALE

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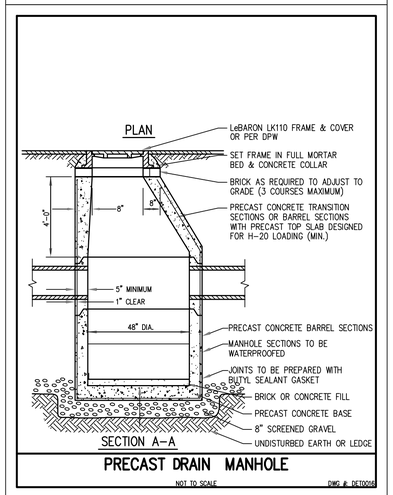

PRECAST DRAIN MANHOLE

NOT TO SCALE

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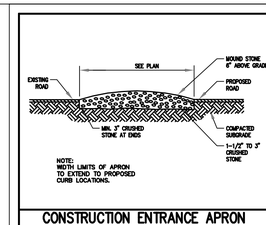
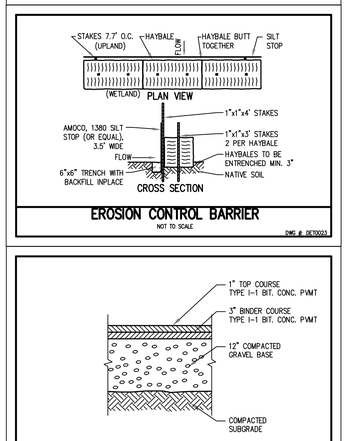


CONSTRUCTION ENTRANCE APRON

NOT TO SCALE

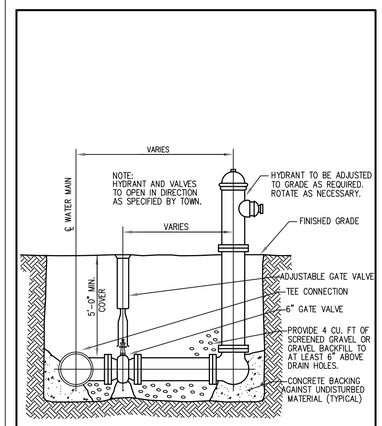
DWG #: DET0088



EROSION CONTROL BARRIER

NOT TO SCALE

DWG #: DET0023



HYDRANT AND VALVE DETAIL WITH RESTRAINED JOINT HYDRANT TEE

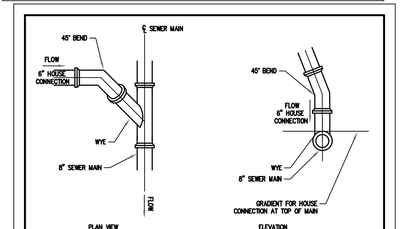
NOT TO SCALE

DWG #: DET0018

STANDARD BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

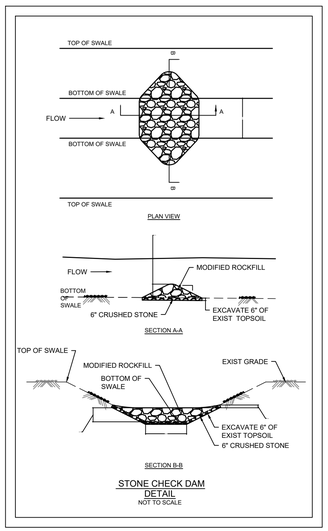
DWG #: DET0006



SEWER SERVICE CONNECTION

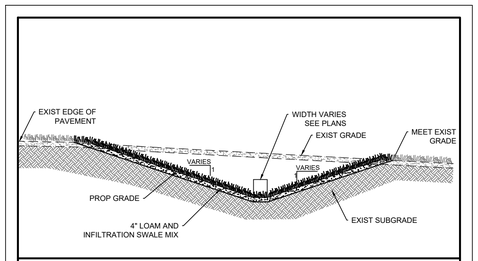
NOT TO SCALE

DWG #: DET0165



STONE CHECK DAM DETAIL

NOT TO SCALE



TYPICAL SWALE DETAIL

NOT TO SCALE

DWG #: DET0020

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

SYM	DESCRIPTION	DATE	APPR

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

0 MEADOWBROOK

SUBDIVISION DETAILS 1 OF 2

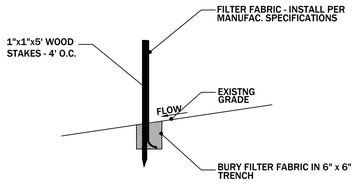
DRAWING NO: 18134 - DETAILS

SCALE: AS NOTED

PROJECT NO.: 18134

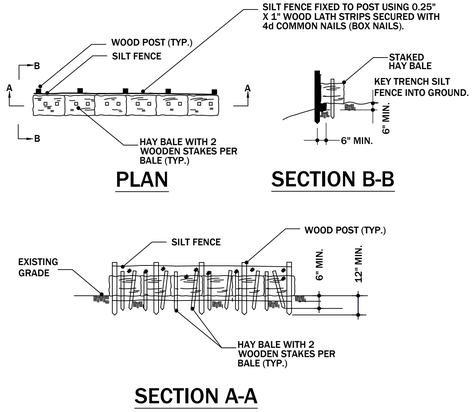
C0.5

SHEET 8 OF 12



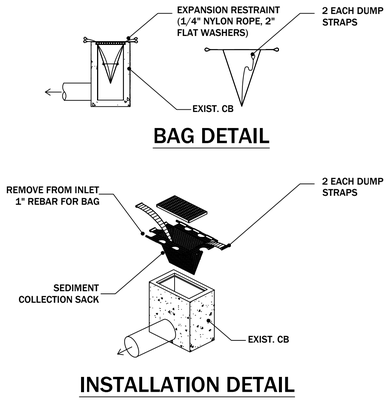
1 SILTATION FENCING

SCALE: NTS



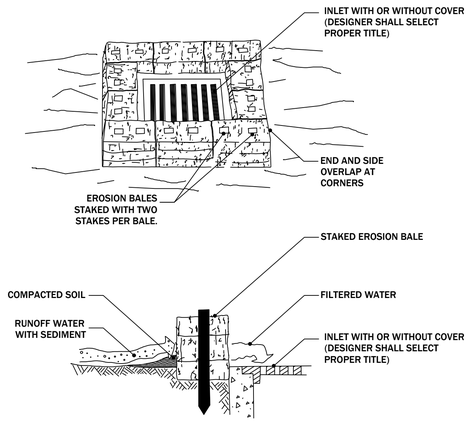
2 HAYBALE SILT FENCING

SCALE: NTS



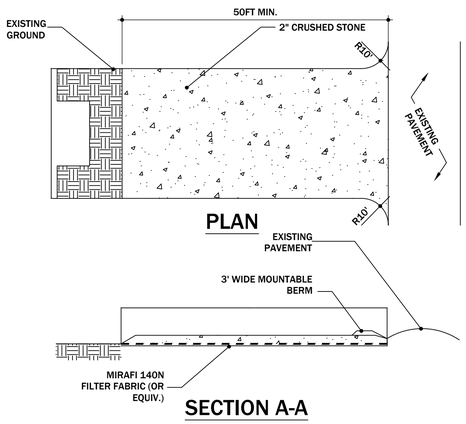
3 INLET PROTECTION

SCALE: NTS



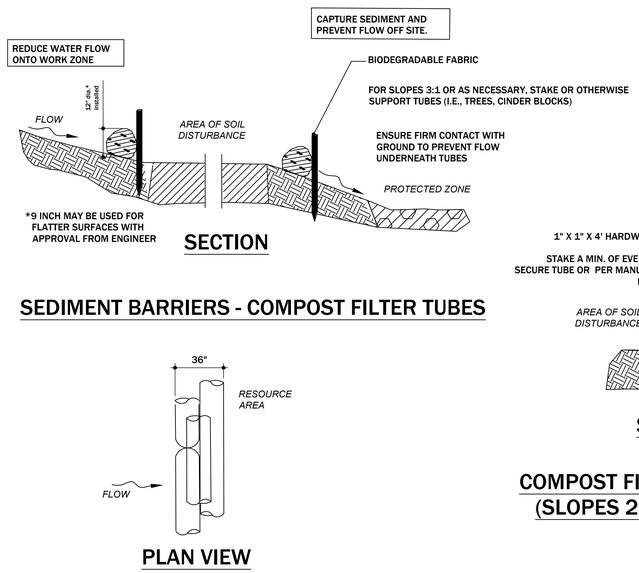
4 INLET SEDIMENT BARRIER

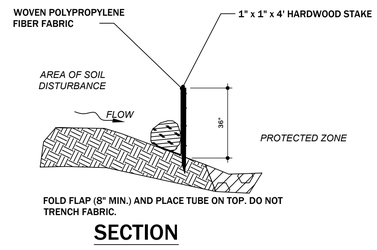
SCALE: NTS

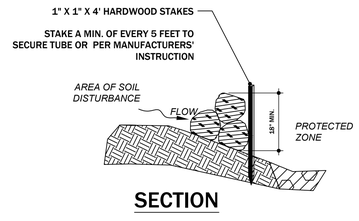


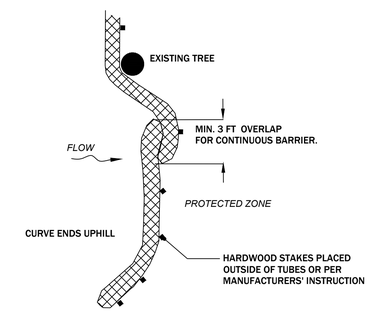
5 CONSTRUCTION ENTRANCE

SCALE: NTS









PLACE TUBE ALONG CONTOURS AND PERPENDICULAR TO FLOW.

PLACE AS CLOSE TO LIMIT OF SOIL DISTURBANCE AS POSSIBLE

ADJUST LOCATION AS REQUIRED FOR OPTIMUM EFFECTIVENESS. DO NOT INSTALL IN WATERWAYS.

PLACE STAKES AS NEEDED TO SECURE TUBES IN PLACE.

PLAN VIEW

SEDIMENT BARRIERS

6 COMPOST FILTER TUBES

SCALE: NTS

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

MLS	DESCRIPTION	DATE	APPR

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

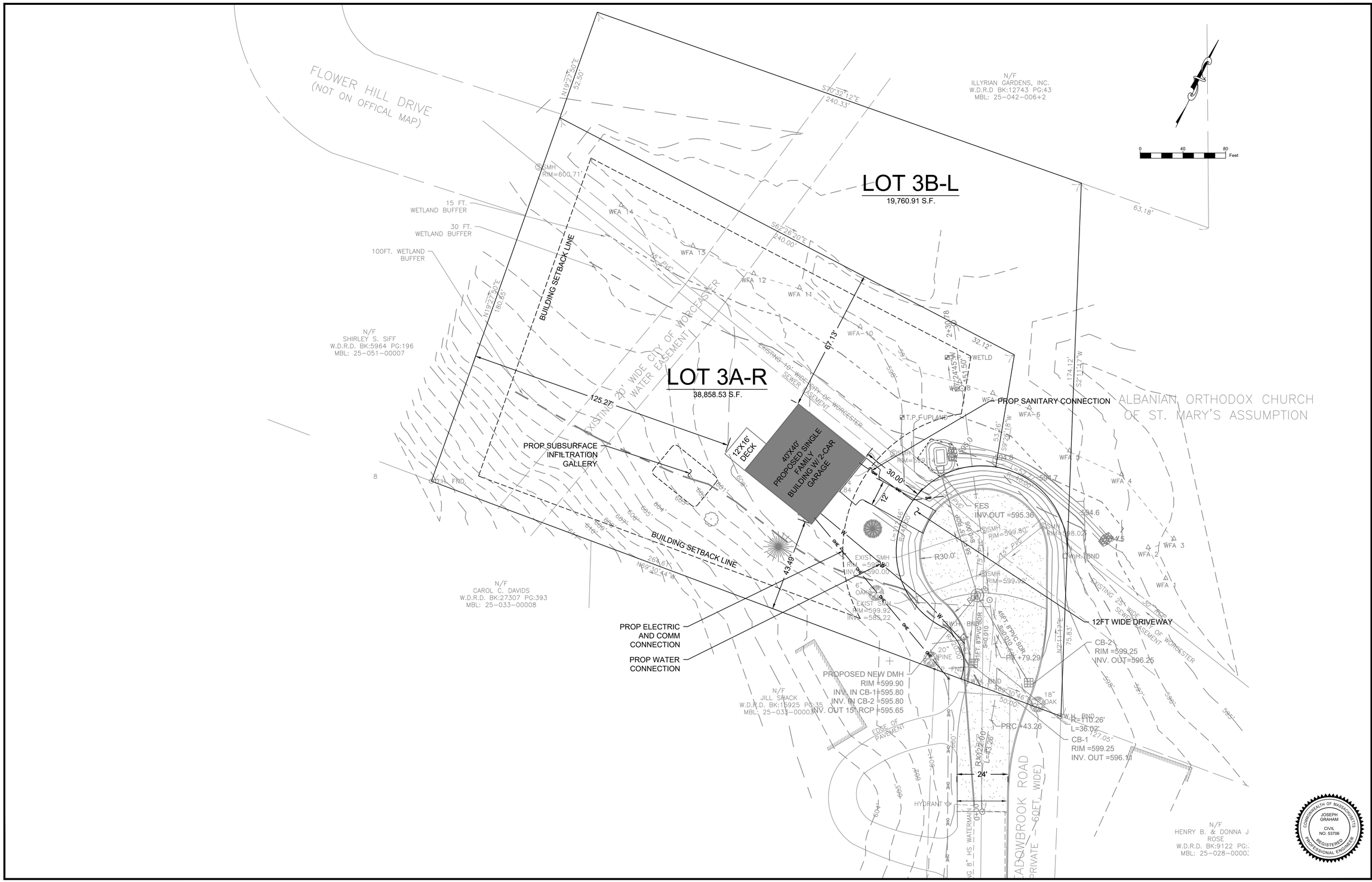
O MEADOWBROOK

SUBDIVISION DETAILS 2 OF 2

DRAWING NO 18134 - C5DETAILS
SCALE: AS NOTED
PROJECT NO.: 18134

C0.6

SHEET 9 OF 12



STM	DESCRIPTION	DATE	APPR.

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

O MEADOWBROOK

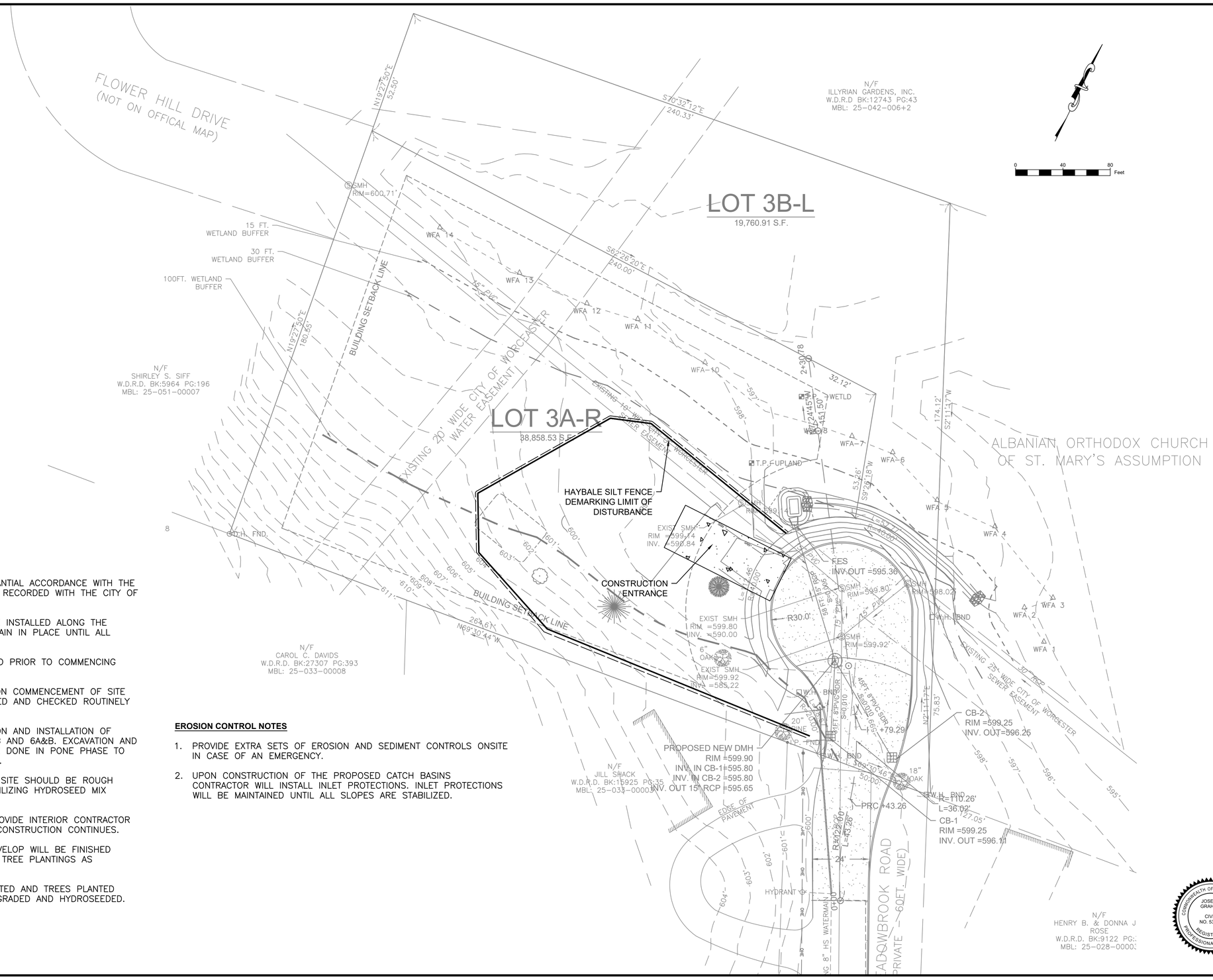
SITE PLAN

DRAWING NO. 18134 - SITE PLAN
SCALE: AS NOTED
PROJECT NO.: 18134

C1.1

SHEET 11 OF 12

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER



PROPOSED CONSTRUCTION SEQUENCE

PROJECT TO BE CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE FINDINGS OF FACT AND ALL FINAL PLANS RECORDED WITH THE CITY OF WORCESTER STANDARD SPECIFICATIONS.

1. HAYBALE SILTATION FENCING WILL BE INSTALLED ALONG THE PERIMETER OF THE SITE AND TO REMAIN IN PLACE UNTIL ALL SLOPES ARE STABILIZED.
2. INSTALL EROSION CONTROL TRACK PAD PRIOR TO COMMENCING EARTHWORK OPERATION
3. SILT SACKS SHALL BE INSTALLED UPON COMMENCEMENT OF SITE WORK. SILT SACKS WILL BE MAINTAINED AND CHECKED ROUTINELY AS PART OF THE SWPPP.
4. BEGIN SITE WORK FOR THE EXCAVATION AND INSTALLATION OF FOUNDATIONS FOR UNITS 4A&B, 5A&B AND 6A&B. EXCAVATION AND FOUNDATION INSTALLATION SHOULD BE DONE IN PONE PHASE TO LIMIT EXPOSURE OF EXCAVATED SOILS.
5. UPON COMPLETION OF FOUNDATIONS, SITE SHOULD BE ROUGH GRADED AND EROSION CONTROL STABILIZING HYDROSEED MIX PLACED.
6. DRIVEWAYS WILL BE INSTALLED TO PROVIDE INTERIOR CONTRACTOR PARKING AS BUILDING FRAMING AND CONSTRUCTION CONTINUES.
7. AREAS OUTSIDE OF THE BUILDING ENVELOP WILL BE FINISHED GRADES AND ALLOW INSTALLATION OF TREE PLANTINGS AS AVAILABLE.
8. ONCE BUILDING ENVELOPE IS COMPLETED AND TREES PLANTED REMAINING AREAS WILL BE FINISHED GRADED AND HYDROSEEDED.

EROSION CONTROL NOTES

1. PROVIDE EXTRA SETS OF EROSION AND SEDIMENT CONTROLS ONSITE IN CASE OF AN EMERGENCY.
2. UPON CONSTRUCTION OF THE PROPOSED CATCH BASINS CONTRACTOR WILL INSTALL INLET PROTECTIONS. INLET PROTECTIONS WILL BE MAINTAINED UNTIL ALL SLOPES ARE STABILIZED.

STM	DESCRIPTION	DATE	APPR.

WORCESTER QUALITY LLC.

DESIGNED BY	JRG
DRAWN BY	JRG
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0 MEADOWBROOK

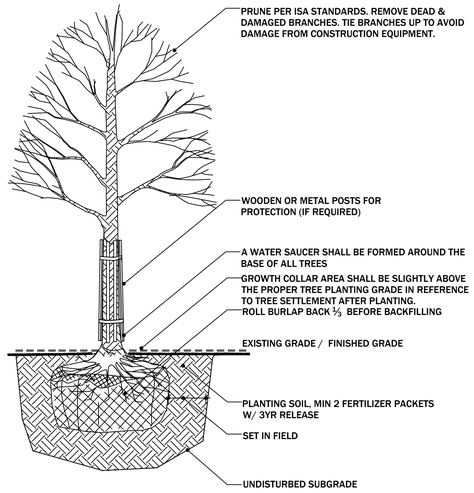
EROS. PLAN

COMMONWEALTH OF MASSACHUSETTS
JOSEPH GRAHAM
CIVIL
NO. 53706
REGISTERED PROFESSIONAL ENGINEER

DRAWING NO: 18134 - EROS. PLAN
SCALE: AS NOTED
PROJECT NO.: 18134

C1.2

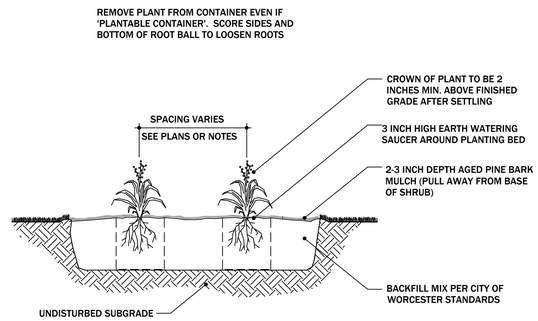
SHEET 12 OF 12



1. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES SPRINKLER SYSTEMS, CITY WATER GATES, AND ETC. BEFORE DIGGING TREE PLANTING PITS.
2. NO TREE STAKES AND NO WRAP REQUIRED.
3. ROOT BALL SHALL BE SET ON COMPACTED SOIL AREA TO REDUCE SETTLEMENT OF THE TREE.

7 TREE PLANTING

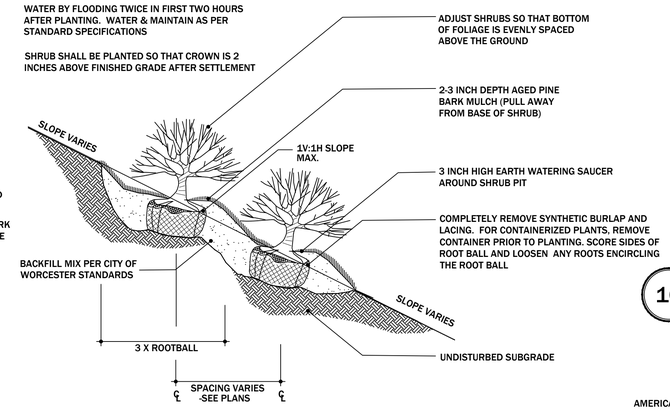
SCALE: NTS



1. EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX.
2. RAISE AND REPLANT ANY PLANTS THAT SETTLE MORE THAN 3 INCHES AFTER PLANTING AND WATERING.
3. WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER PLANTING. WATER & MAINTAIN AS PER SPECIFICATIONS.

8 SHRUB PLANTING

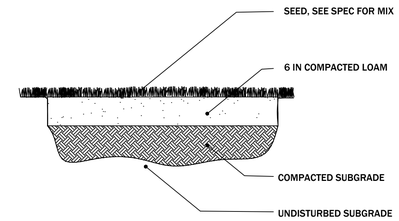
SCALE: NTS



1. LOOSE OR CRACKED ROOTBALLS WILL NOT BE ACCEPTED FOR PLANTING
2. AGED PINE BARK MULCH SHALL BE INSTALLED WITHIN THE LIMITS OF THE ISLAND.
3. PLANTS SHALL BE LOCATED A MINIMUM OF 3 FEET FROM FACE OF PROPOSED CURB.

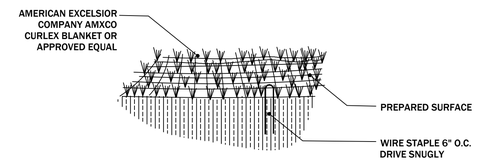
9 PLANTING ON SLOPE

SCALE: NTS



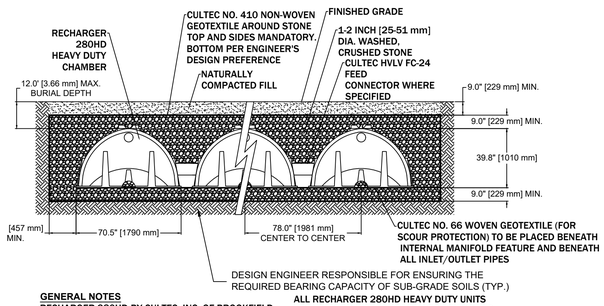
10 LOAM AND SEED

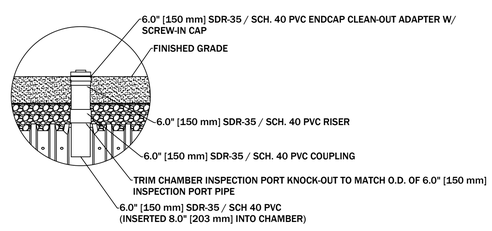
SCALE: NTS



9 SLOPE STABILIZATION

SCALE: NTS



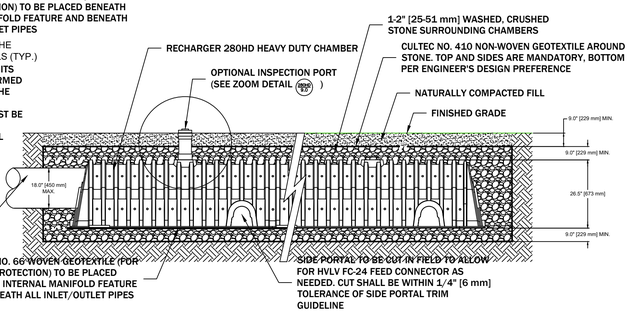


GENERAL NOTES

RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 9.21 CF/FT [1.83 m^3/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

1) ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION AND/OR FACE OF STUD (FRAMING) UNLESS NOTED OTHERWISE.
2) TYPICAL EXTERIOR WALL ASSEMBLY:
3) TYPICAL INTERIOR WALL ASSEMBLY:
4) PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.

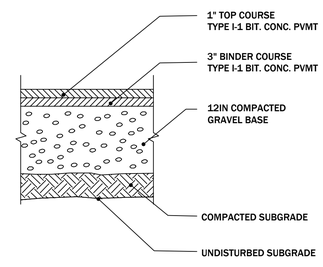
ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



PIPE DESIGN AND ELEVATION TBD BY ENGINEER. PIPE TO BE INSERTED 8.0" [203 mm] MIN. INTO STRUCTURE AND 8.0" [203 mm] MIN. INTO CHAMBER

11 INFILTRATION UNIT DETAIL

SCALE: NTS



12 BIT. CONC. PAVEMENT

SCALE: NTS

COMMONWEALTH OF MASSACHUSETTS
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MLS	DESCRIPTION	DATE	APPR

WORCESTER QUALITY LLC.

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0 MEADOWBROOK

SITE DETAIL SHEET 2 OF 3

DRAWING NO 18134 - C5DETAILS
SCALE: AS NOTED
PROJECT NO.: 18134

C1.3

SHEET 13 OF 12