

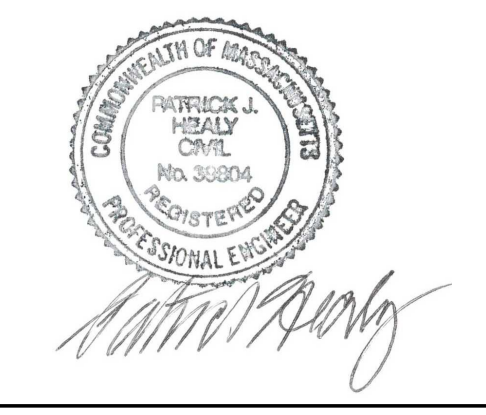
--- KEY ---

	BROOK OR POND HIGH WATER LINE
	RIVERFRONT AREA IF PRESENT
	MEAN ANNUAL HIGH WATER LINE
	BORDERING VEGETATED WETLAND
	15' WORK WETLAND BUFFER
	30' WORK WETLAND BUFFER
	100' BUFFER ZONE
	FEMA ZONE A LINE IF PRESENT
	DRAIN LINE
	SEWER LINE
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCHBASIN WITH HEADER
	CATCHBASIN
	FLARED END SECTION
	WATER LINE
	WATER GATE
	WATER SHUT OFF
	HYDRANT
	GAS LINE
	EDGE OF PAVEMENT
	BITUMINOUS BERM
	GRANITE CURB
	GRANITE MONUMENT
	CONCRETE MONUMENT
	OVERHEAD WIRES
	UTILITY POLE
	CHAIN LINK FENCE
	2' CONTOUR
	10' CONTOUR
	STONE WALL
	TP7 TEST HOLE LOCATIONS

EXISTING IMPERVIOUS AREA:

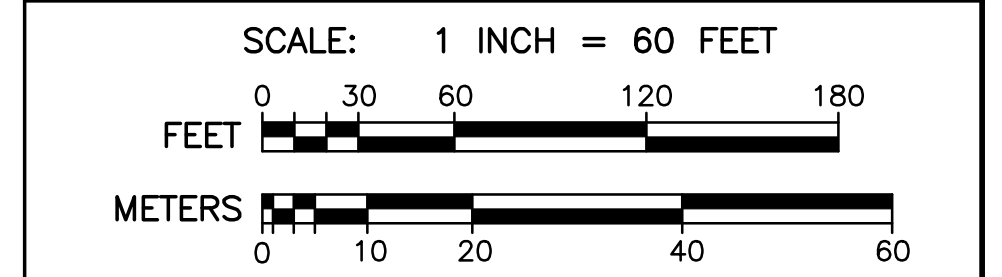
LOT 125 LOT AREA:	565,974 SQ.FT.
(12.99 ACRES)	
GROSS IMPERVIOUS AREA	304,405 SQ.FT.
GROSS IMPERVIOUS %	53.7%
NET IMPERVIOUS AREA	238,172 SQ. FT.
NET IMPERVIOUS %	42.0%

NET IMPERVIOUS REFLECTS AREAS THAT ARE DIRECTED TO INFILTRATION BMPs.



THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.:	
DATE:	8/30/2024	DWG NO.:	125 CLARK CURRENT
REVISIONS			
DATE:		DESCRIPTION:	
8/30/2024		ISSUED FOR PRICING	
10/1/2024		ISSUED FOR PERMITTING	
10/18/2024		REVISED TO SHOW TWO PHASES OF WORK	
10/25/2024		REVISED IMPERVIOUS, PHASE NOTES, OTHER	



PLAN OF SITE IMPROVEMENTS
**125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS**

OWNED BY:
DCH PROPERTIES LLC
ASSESSORS MBL 52-006-0102A
125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS

EXISTING CONDITIONS

PARKING SPACES REQUIRED PER ZONING ORDINANCE ARTICLE IV, SECTION 7

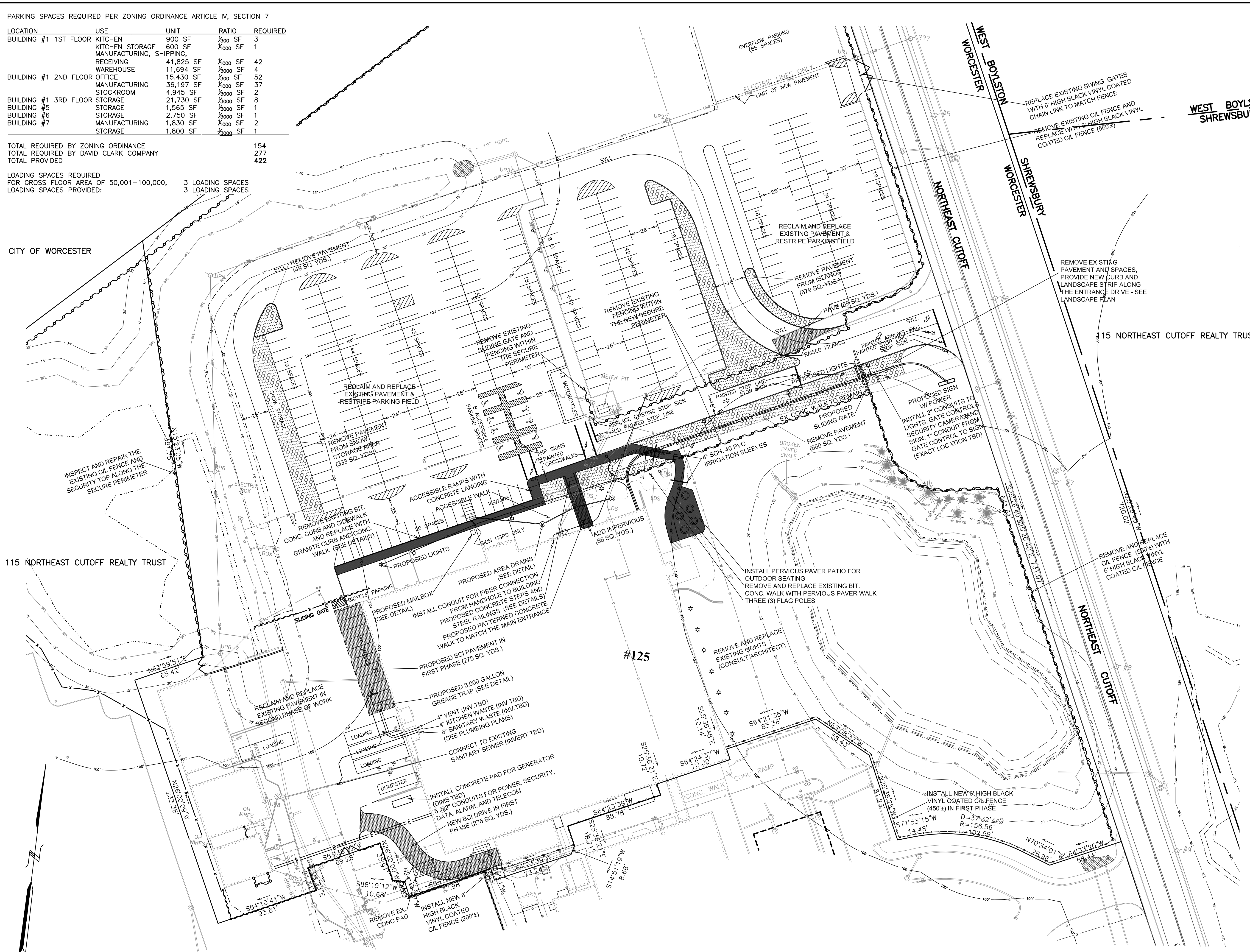
LOCATION	USE	UNIT	RATIO	REQUIRED
BUILDING #1 1ST FLOOR	KITCHEN	900 SF	1/200 SF	3
	KITCHEN STORAGE	600 SF	1/1000 SF	1
	MANUFACTURING, SHIPPING, RECEIVING	41,825 SF	1/1000 SF	42
BUILDING #1 2ND FLOOR	WAREHOUSE	11,694 SF	1/2000 SF	4
	OFFICE	15,430 SF	1/200 SF	52
BUILDING #1 3RD FLOOR	MANUFACTURING	36,197 SF	1/1000 SF	37
	STOCKROOM	4,945 SF	1/2000 SF	2
BUILDING #5	STORAGE	21,730 SF	1/2000 SF	8
BUILDING #6	STORAGE	1,565 SF	1/2000 SF	1
BUILDING #7	STORAGE	2,750 SF	1/2000 SF	1
BUILDING #7	MANUFACTURING	1,830 SF	1/1000 SF	2
BUILDING #7	STORAGE	1,800 SF	1/2000 SF	1

TOTAL REQUIRED BY ZONING ORDINANCE 154
 TOTAL REQUIRED BY DAVID CLARK COMPANY 277
 TOTAL PROVIDED 422

LOADING SPACES REQUIRED FOR GROSS FLOOR AREA OF 50,001-100,000, 3 LOADING SPACES
 LOADING SPACES PROVIDED: 3 LOADING SPACES

CITY OF WORCESTER

115 NORTHEAST CUTOFF REALTY TRUST



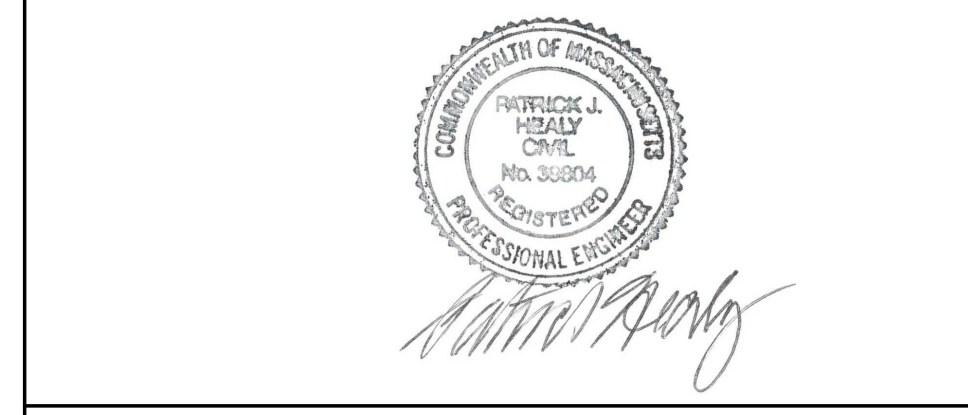
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	OVERHEAD WIRES
	UTILITY POLE
	CHAIN LINK FENCE
	2' CONTOUR
	10' CONTOUR
	STONE WALL
	TP7 TEST HOLE LOCATIONS

- NOTES:
- SEE PARKING CALCULATIONS AT TOP LEFT OF PLAN.
 REQUIRED PARKING SPACES: 277
 EXISTING PARKING SPACES: 528
 PROPOSED PARKING SPACES:
 REGULAR SPACES 329
 ACCESSIBLE SPACES 8
 EV SPACES 8
 MOTORCYCLES 12
 OVERFLOW LOT 65
 PROPOSED TOTAL: 422
 - VERIFY THAT THERE IS NO INCREASE IN IMPERVIOUS COVER:
 REMOVAL OF PAVEMENTS: 14,590 SQ.FT.
 ADDITIONAL PAVEMENTS: 3,690 SQ.FT.
 NET CHANGE: REDUCTION OF 10,900 SQ.FT.
 PROPOSED IMPERVIOUS AREA:

LOT 125 LOT AREA:	565,974 SQ.FT. (12.99 ACRES)
GROSS IMPERVIOUS AREA	293,505 SQ.FT.
GROSS IMPERVIOUS %	51.8%
NET IMPERVIOUS AREA	227,272 SQ. FT.
NET IMPERVIOUS %	40.2%

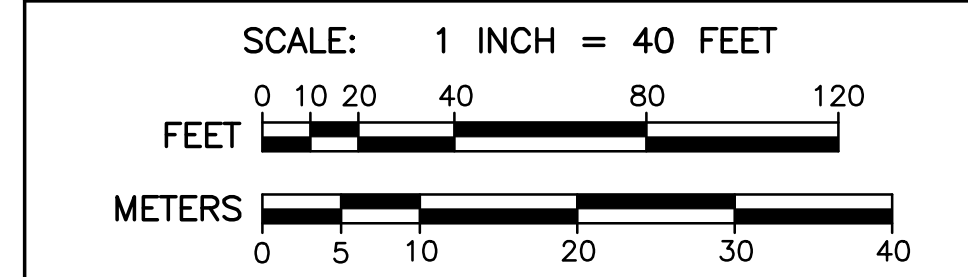
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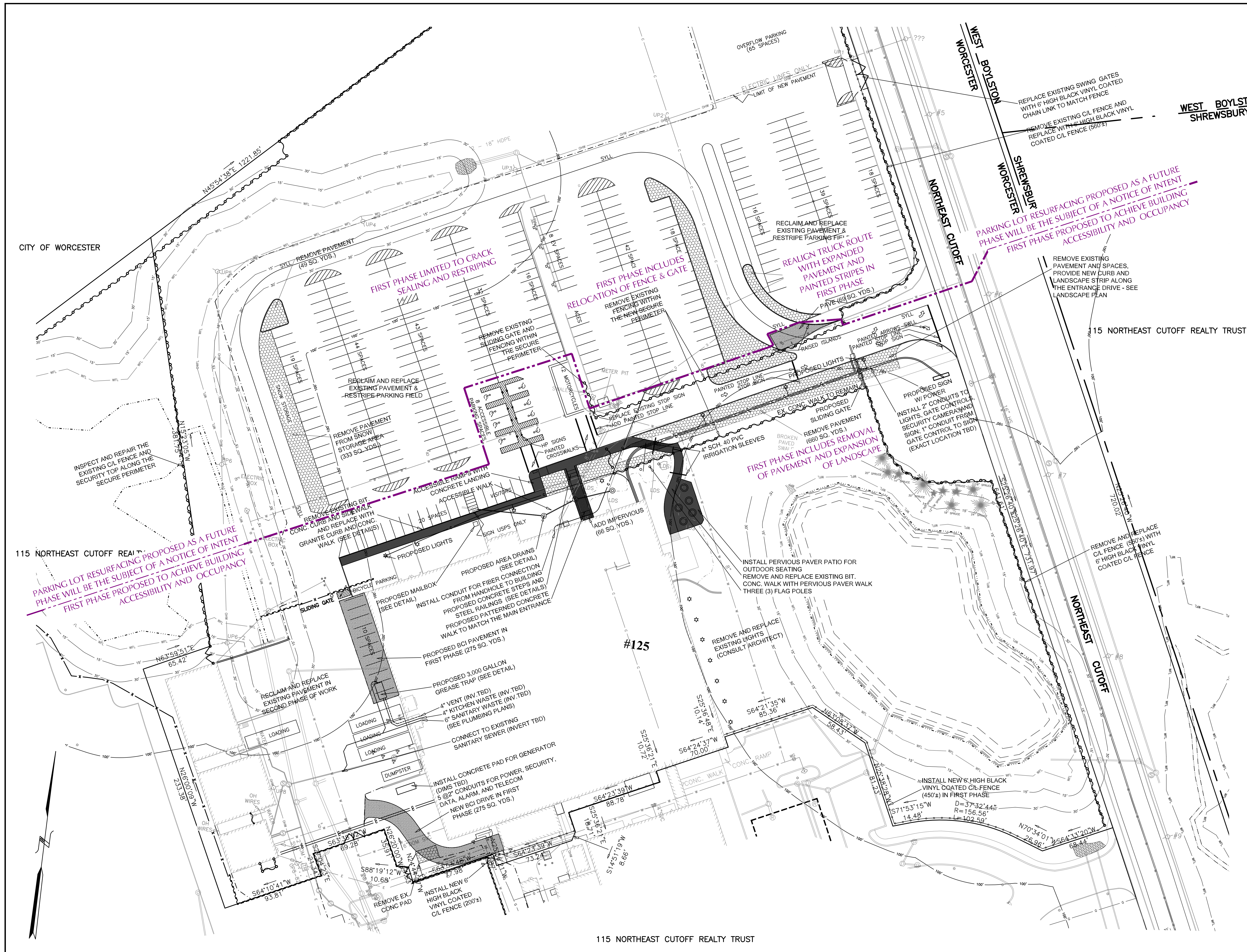
CLIENT:	DCH PROPERTIES LLC	JOB NO.	125 CLARK CURRENT
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT

DATE:	REVISIONS DESCRIPTION
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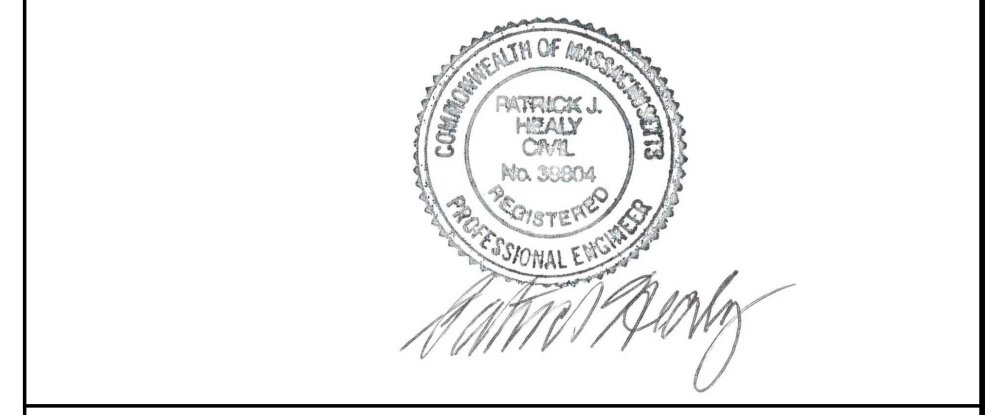
PLAN OF SITE IMPROVEMENTS
125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS
 OWNED BY:
DCH PROPERTIES LLC
 ASSESSORS MBL 52-006-0102A
 125 NORTHEAST CUTOFF
 WORCESTER, MASSACHUSETTS

PROPOSED SITE IMPROVEMENTS **C2**



--- KEY ---

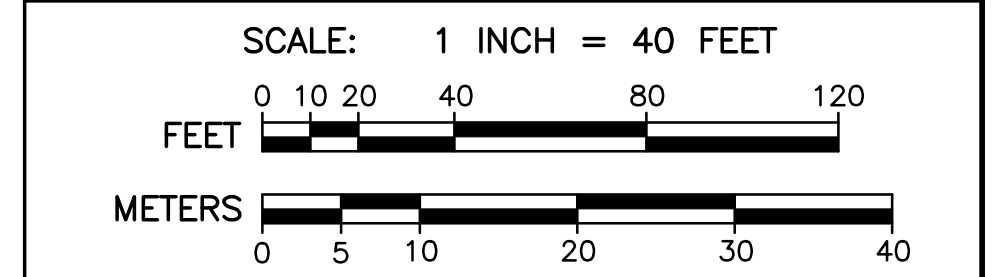
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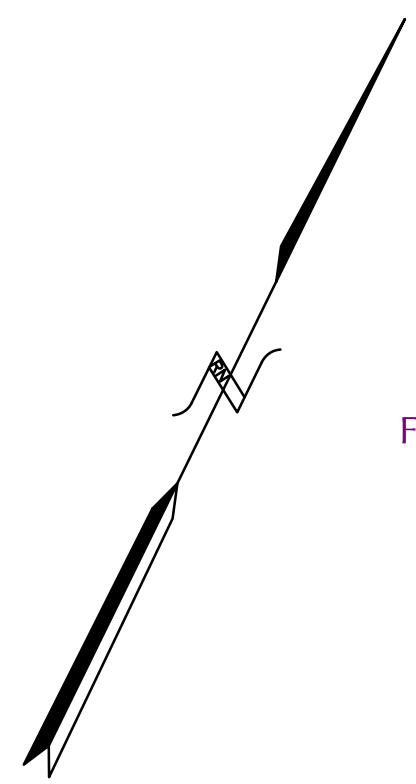
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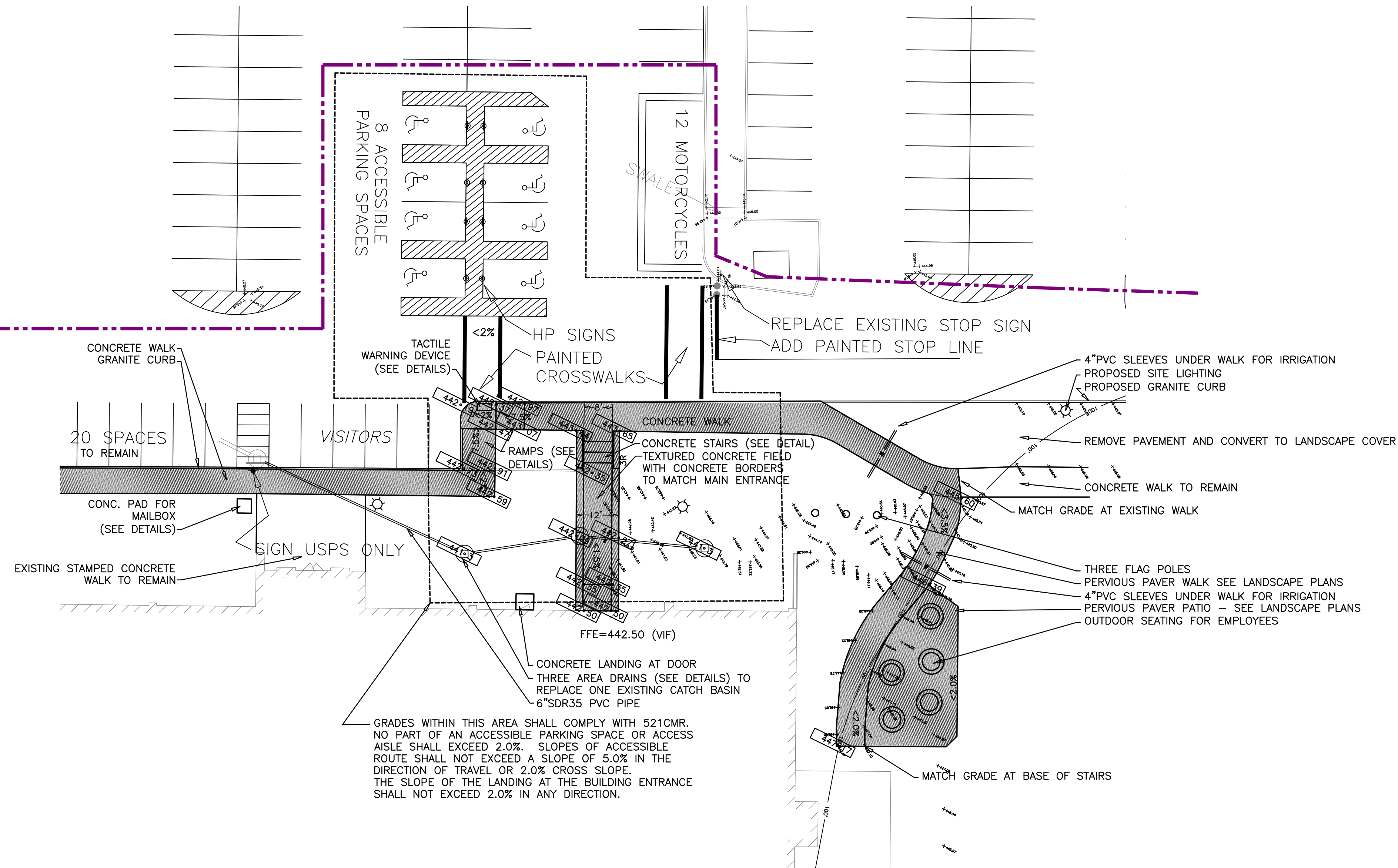
PROPOSED PHASE 1 IMPROVEMENTS **C2.1**



FIRST PHASE LIMITED TO CRACK SEALING AND RESTRIPING IN THIS AREA

PARKING LOT RESURFACING PROPOSED AS A FUTURE PHASE WILL BE THE SUBJECT OF A NOTICE OF INTENT

FIRST PHASE PROPOSED TO ACHIEVE BUILDING ACCESSIBILITY AND OCCUPANCY



PLAN SHOWING ACCESSIBLE PARKING AND ACCESSIBLE ROUTE TO BUILDING ENTRANCES

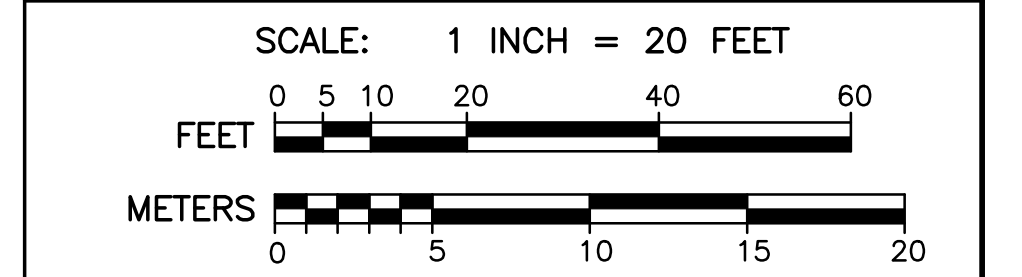
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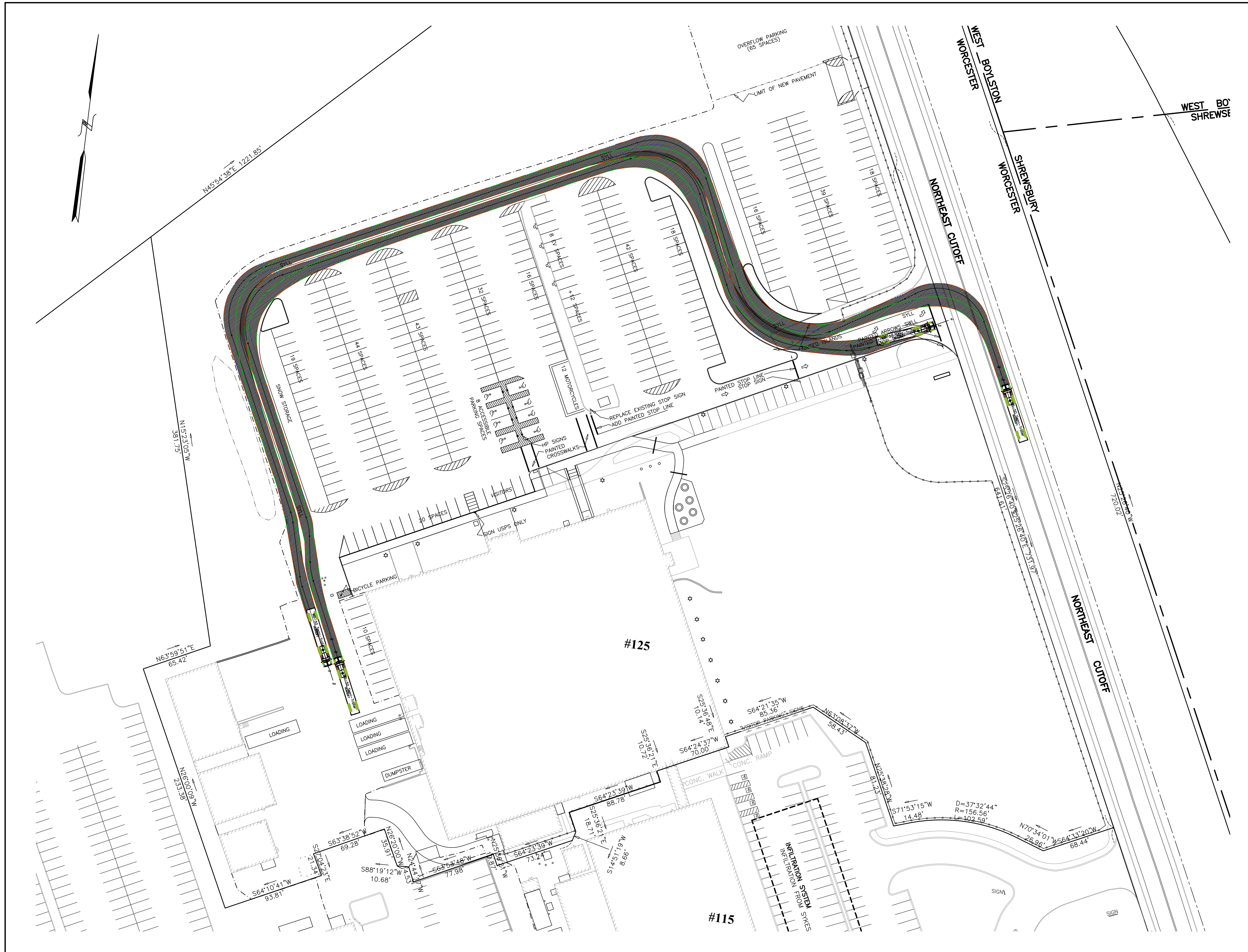
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**125 NORTHEAST CUTOFF
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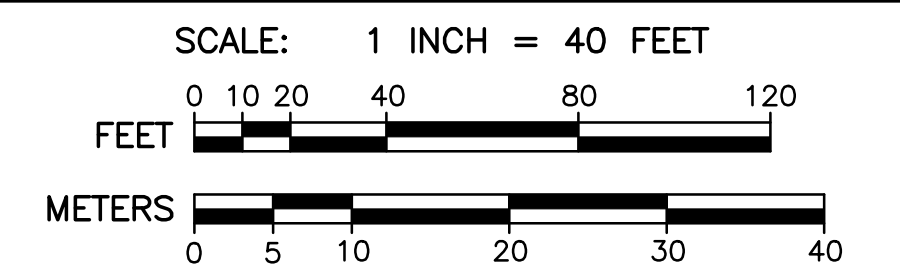
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 ASSESSORS MBL 52-006-0102A
 125 NORTHEAST CUTOFF
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ACCESSIBILITY IMPROVEMENTS **C3.1**



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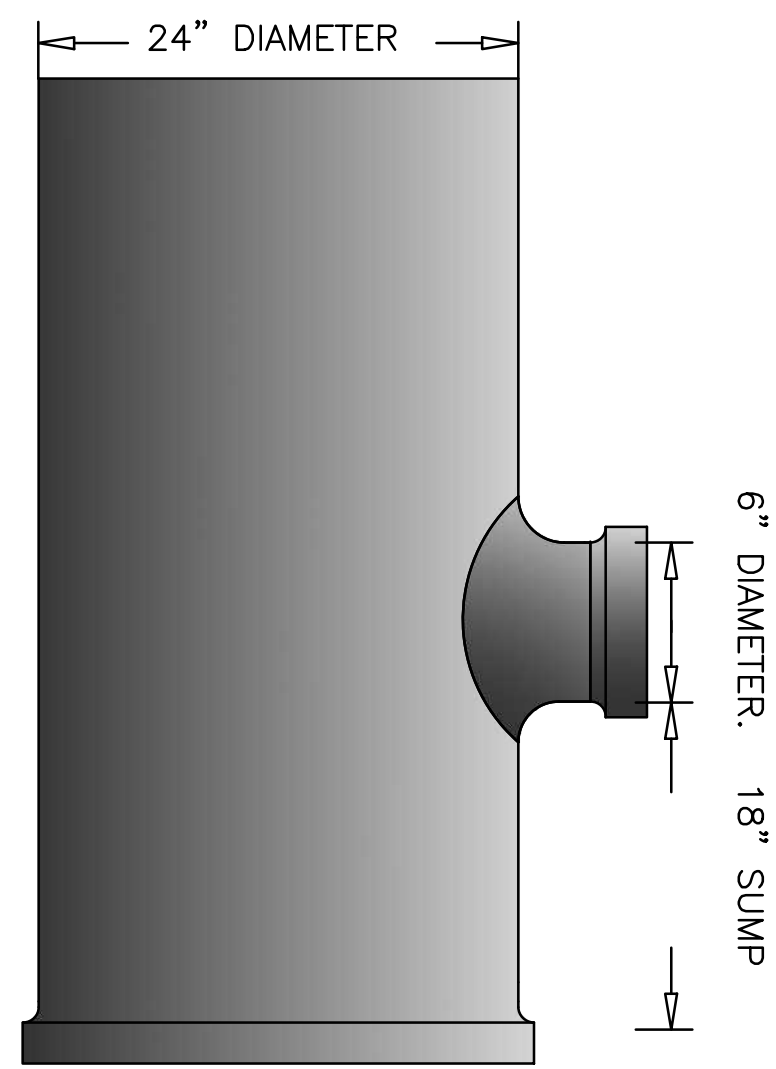
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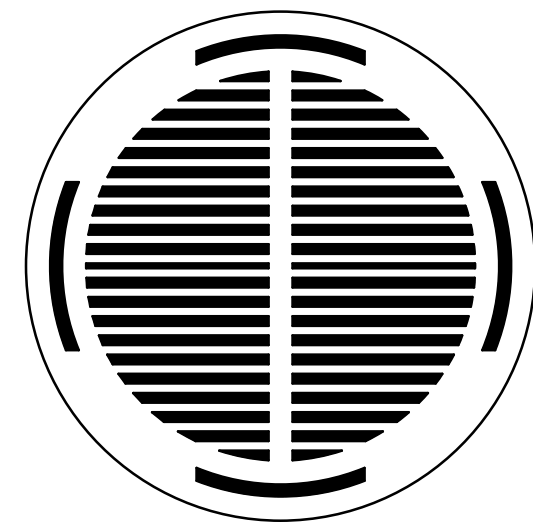
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ASSESSORS MBL 52-006-0102A
125 NORTHEAST CUTOFF
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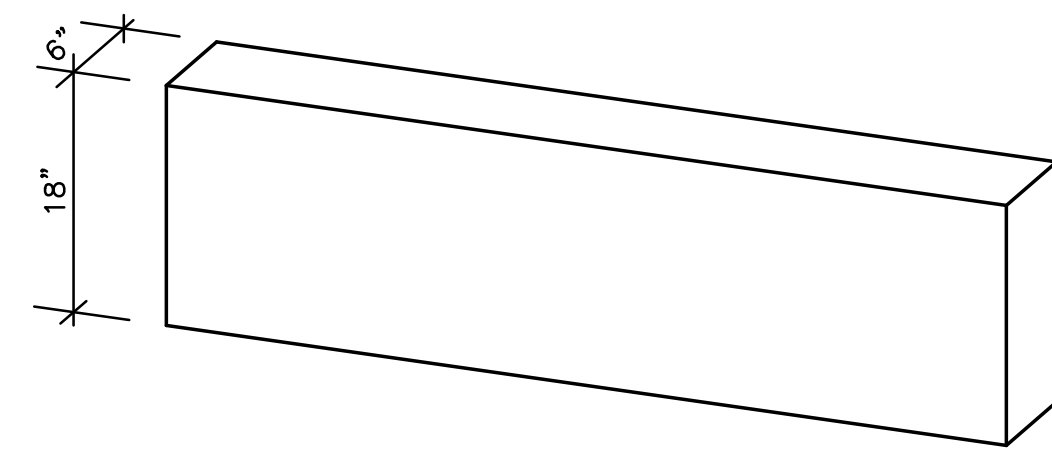
TRUCK TURNING EXHIBIT



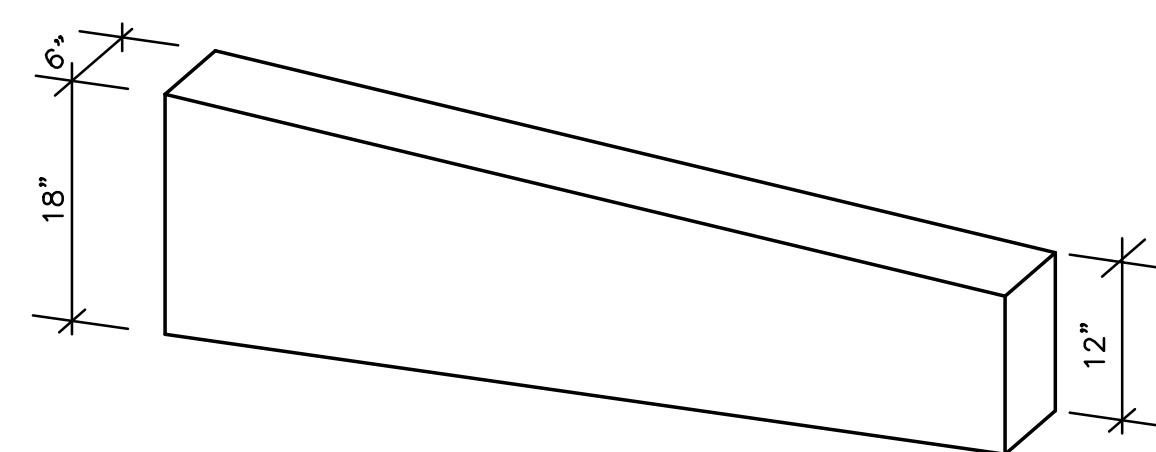
24" "NYOPLAST" AREA DRAIN
(NOT TO SCALE)



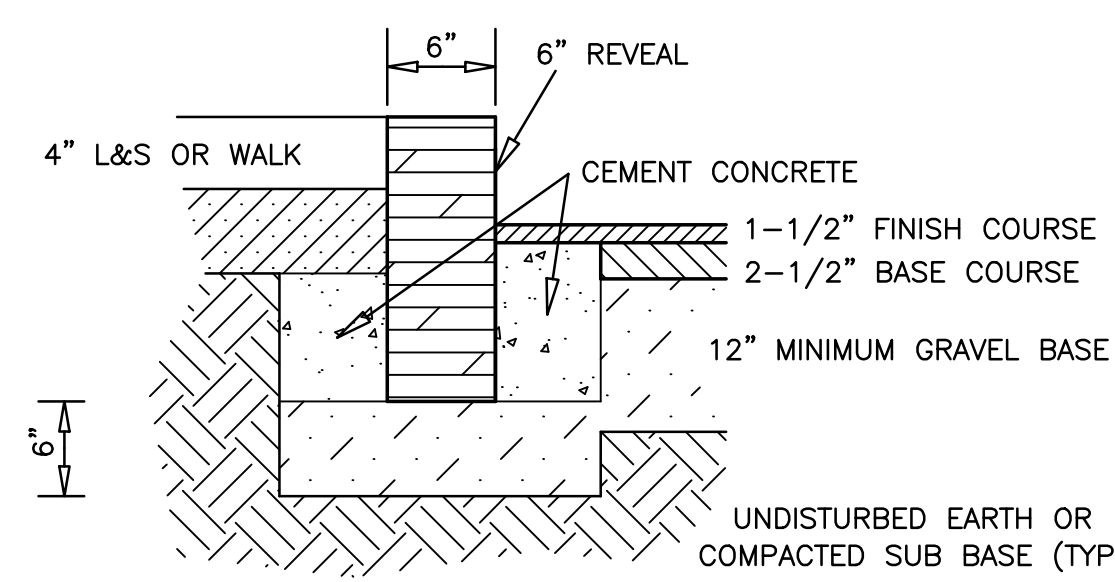
24" "NYOPLAST" DROP-IN GRATE



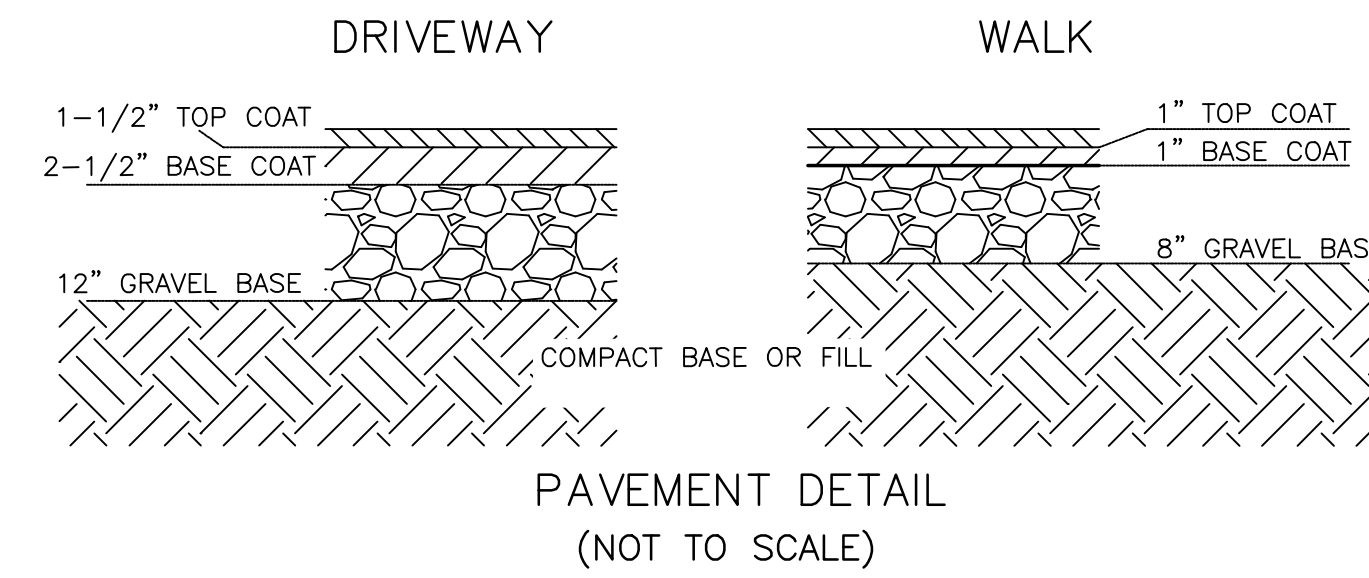
TYPICAL GRANITE CURB SECTION
(NOT TO SCALE)



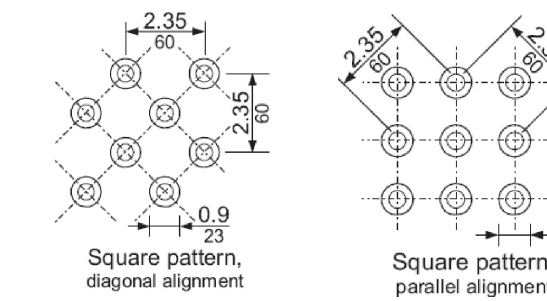
TYPICAL GRANITE CURB TRANSITION SECTION
(NOT TO SCALE)



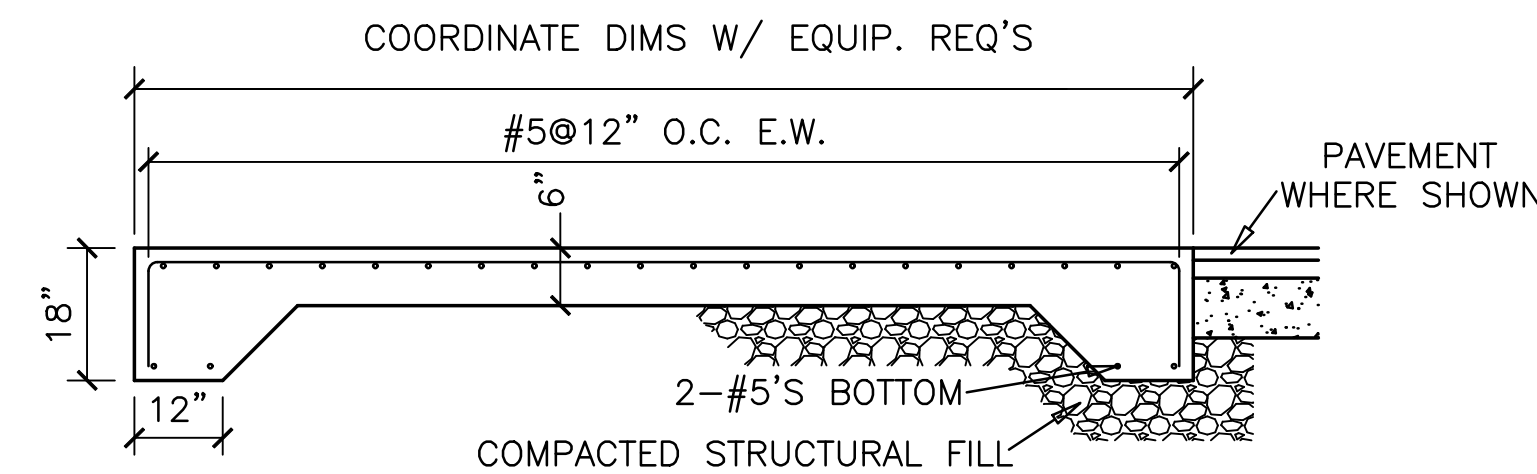
GRANITE CURB
(NOT TO SCALE)



PAVEMENT DETAIL
(NOT TO SCALE)



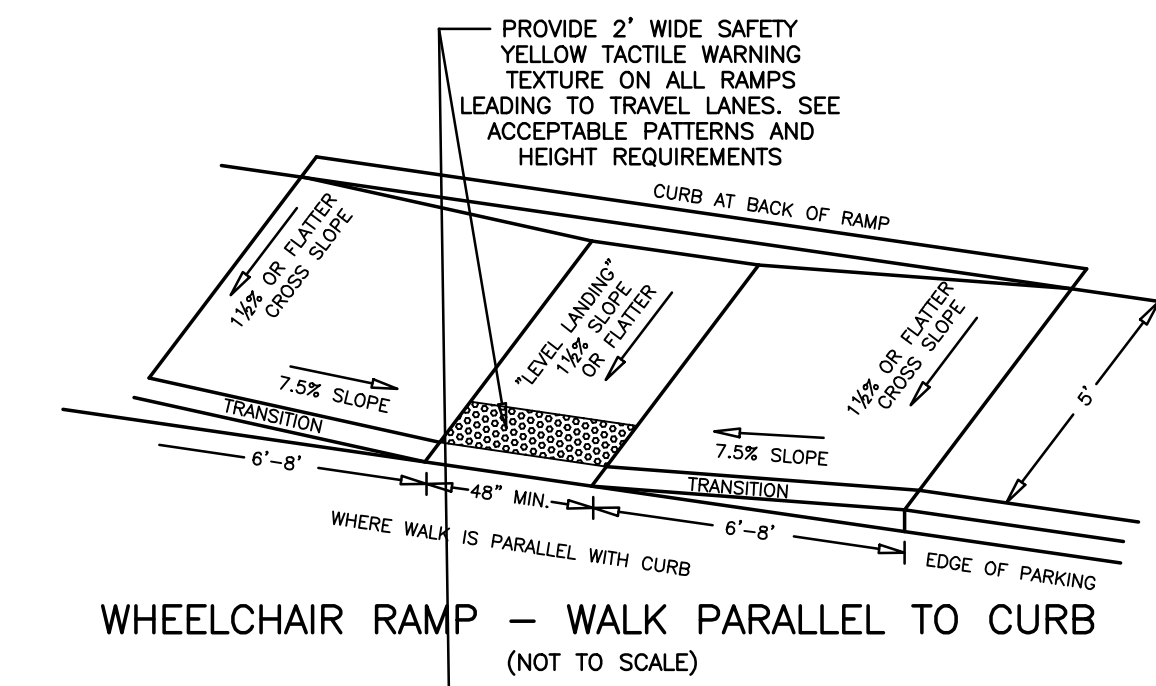
Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2



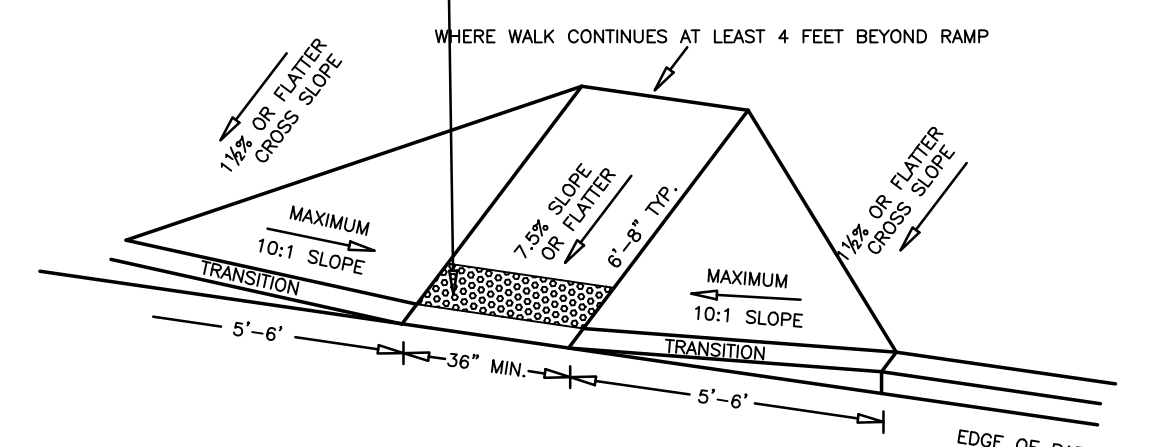
DETAIL OF CONCRETE PAD
(NOT TO SCALE)

INSTALL A TRANSVERSE PREFORMED JOINT FILLER 1/2 INCH IN THICKNESS EVERY 28 FEET

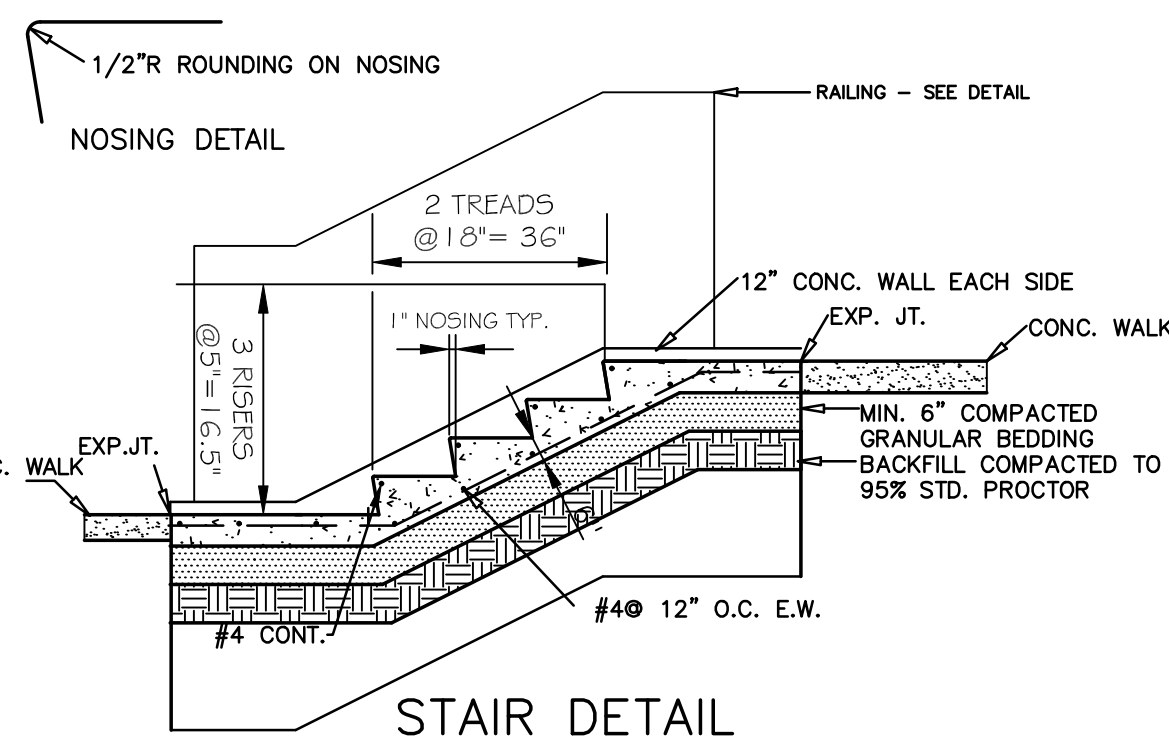
TYPICAL SIDEWALK CONTROL JOINT LOCATIONS
(NOT TO SCALE)



WHEELCHAIR RAMP - WALK PARALLEL TO CURB
(NOT TO SCALE)



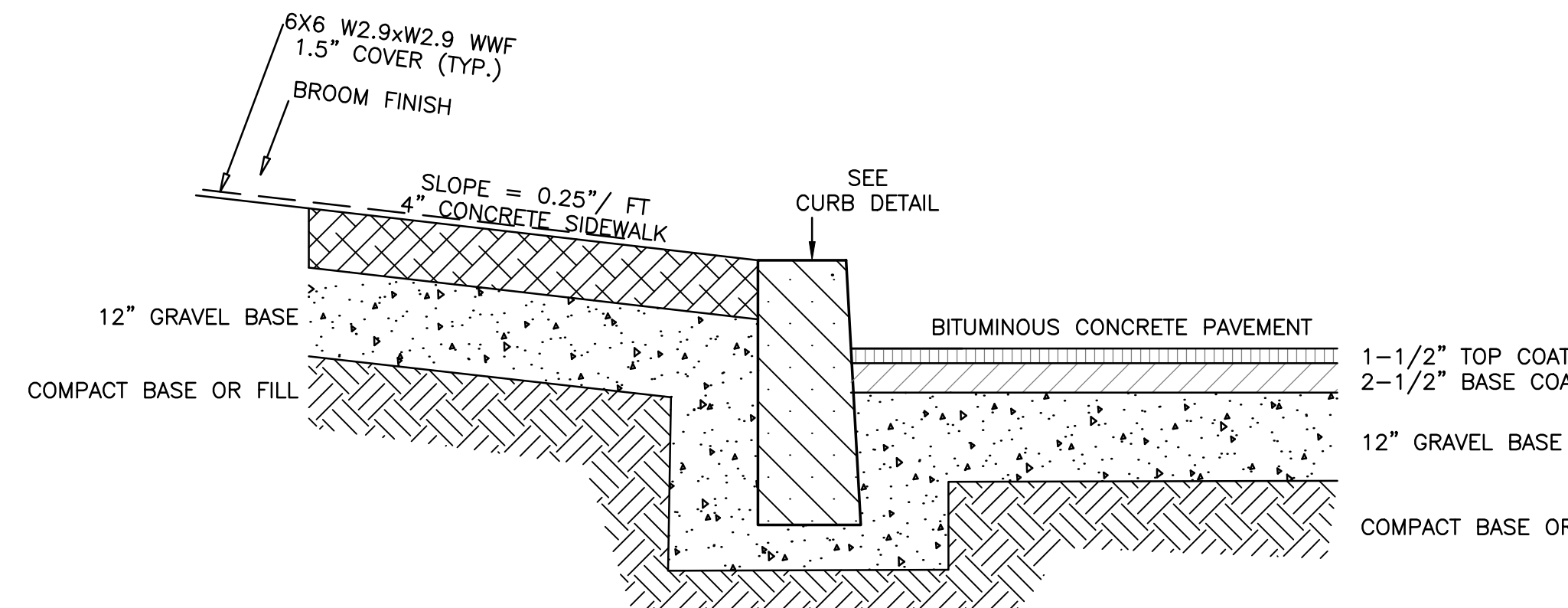
WHEELCHAIR RAMP - WALK PERPENDICULAR TO CURB
(NOT TO SCALE)



STAIR DETAIL
NTS

HANDRAILS ARE TO BE PLACED ON BOTH SIDES OF THE STAIRWAYS
HANDRAILS SHALL BE AVCON 'DAYTONA' SERIES OR APPROVED EQUAL
HANDRAILS SHALL EXTEND HORIZONTALLY MIN. 12" BEYOND THE TOP AND BOTTOM OF THE STAIRS AND SLOPED RAILS
5' LEVEL LANDING
CORE HOLE, INSERT STRUCTURAL STEEL INSERT, AND MOUNT RAILING POST PER MANUFACTURERS SPECIFICATIONS

RAILING DETAIL
NTS



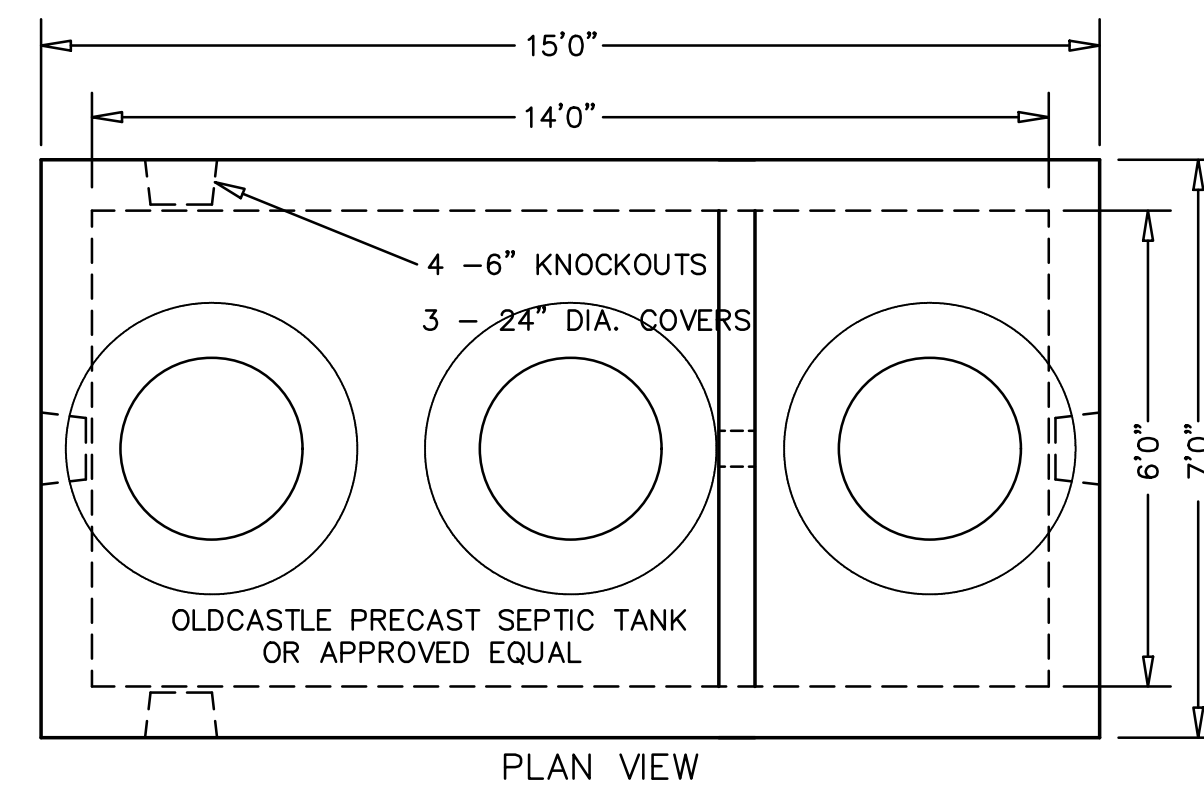
SIDEWALK & PAVEMENT DETAIL
(NOT TO SCALE)

CAFETERIA GREASE TRAP

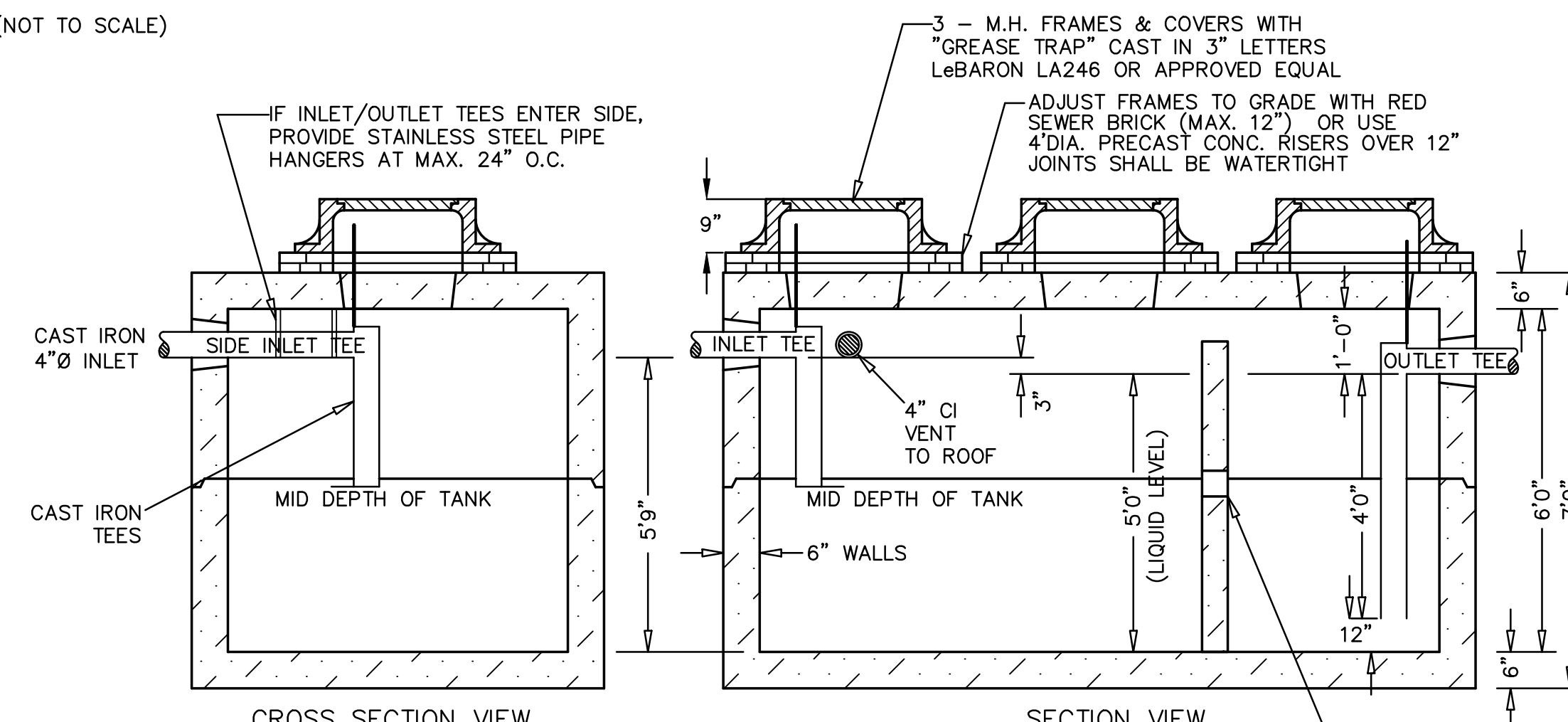
RESTAURANT KITCHEN FLOW = 15 GPD/SEAT
100 SEATS X 15 GPD/SEAT = 1,500 GPD
USE 48-HR DETENTION TIME 1,500 GPD X 2 DAYS
MIN. SIZE OF GREASE TRAP = 3,000 GALLONS
* USE 3,000 GALLON OLDCASTLE PRECAST H-20 SEPTIC TANK OR APPROVED EQUAL
APPROX. WEIGHT 38,000 LBS.

DESIGN DATA & GENERAL NOTES

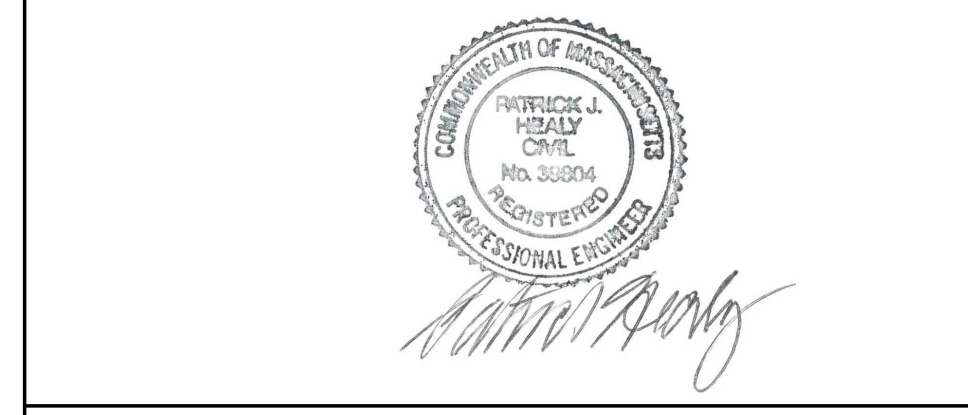
1. CONCRETE STRENGTH F'C 4000-5000 PSI @ 28 DAYS. DENSITY 150 PCF.
2. CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
3. ADMIXTURES, AIR & PLASTICIZERS PER ASTM C233-82.
4. REINFORCING PER ASTM A615. GRADE 60 R'D.
5. CONSTRUCTION JOINTS SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIV.
6. DESIGN LOADING AASHTO HS20-44.
7. TEES SUPPLIED & INSTALLED BY PLUMBER.
8. MANHOLE FRAME AND COVER TO FINISHED GRADE.
9. TANK AND PIPES MUST BE WATER TIGHT
10. SEAL PENETRATIONS WITH HYDRAULIC CEMENT



PLAN VIEW



TYPICAL GREASE TRAP
(NOT TO SCALE)

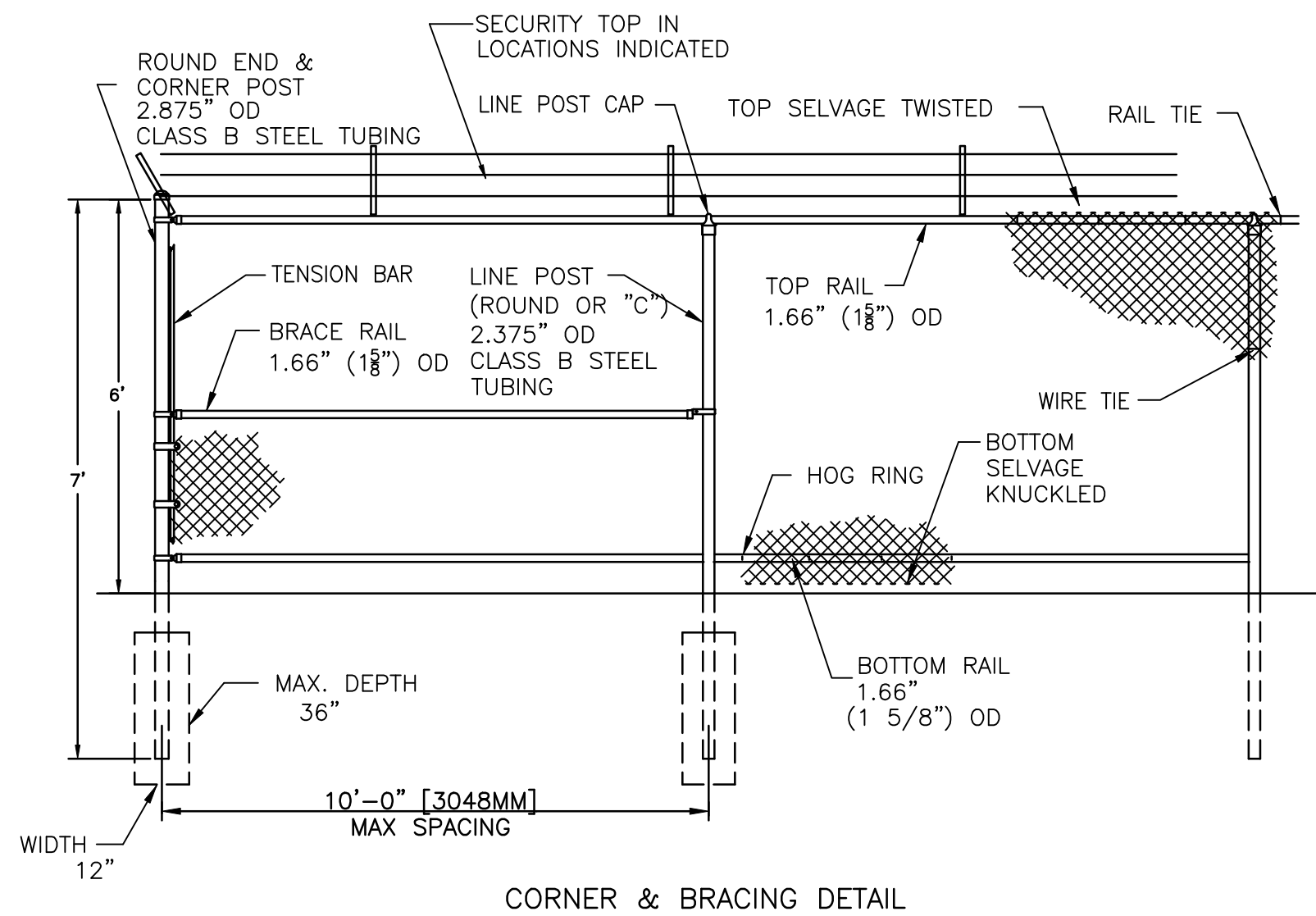


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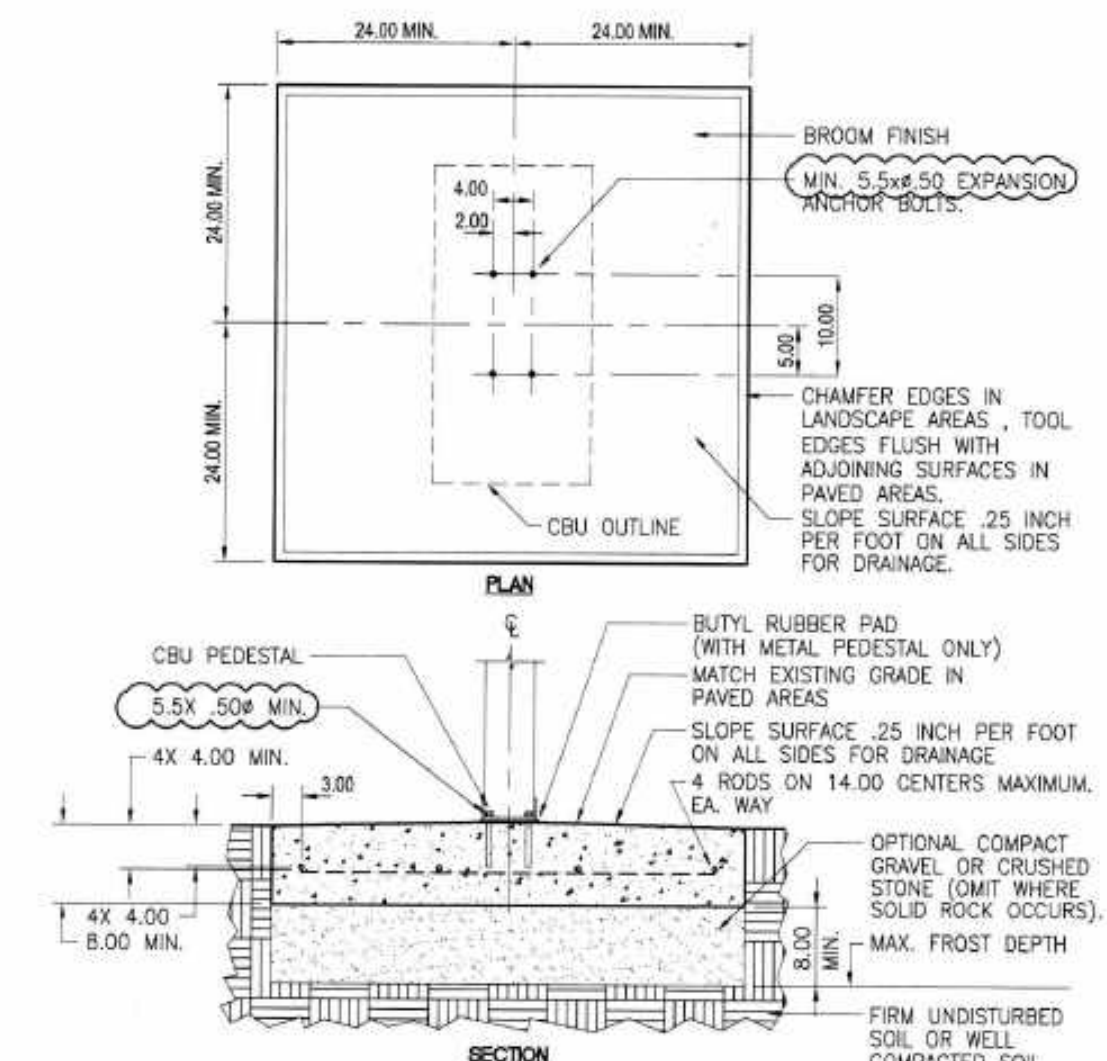
SCALE: AS NOTED

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CONSTRUCTION DETAILS



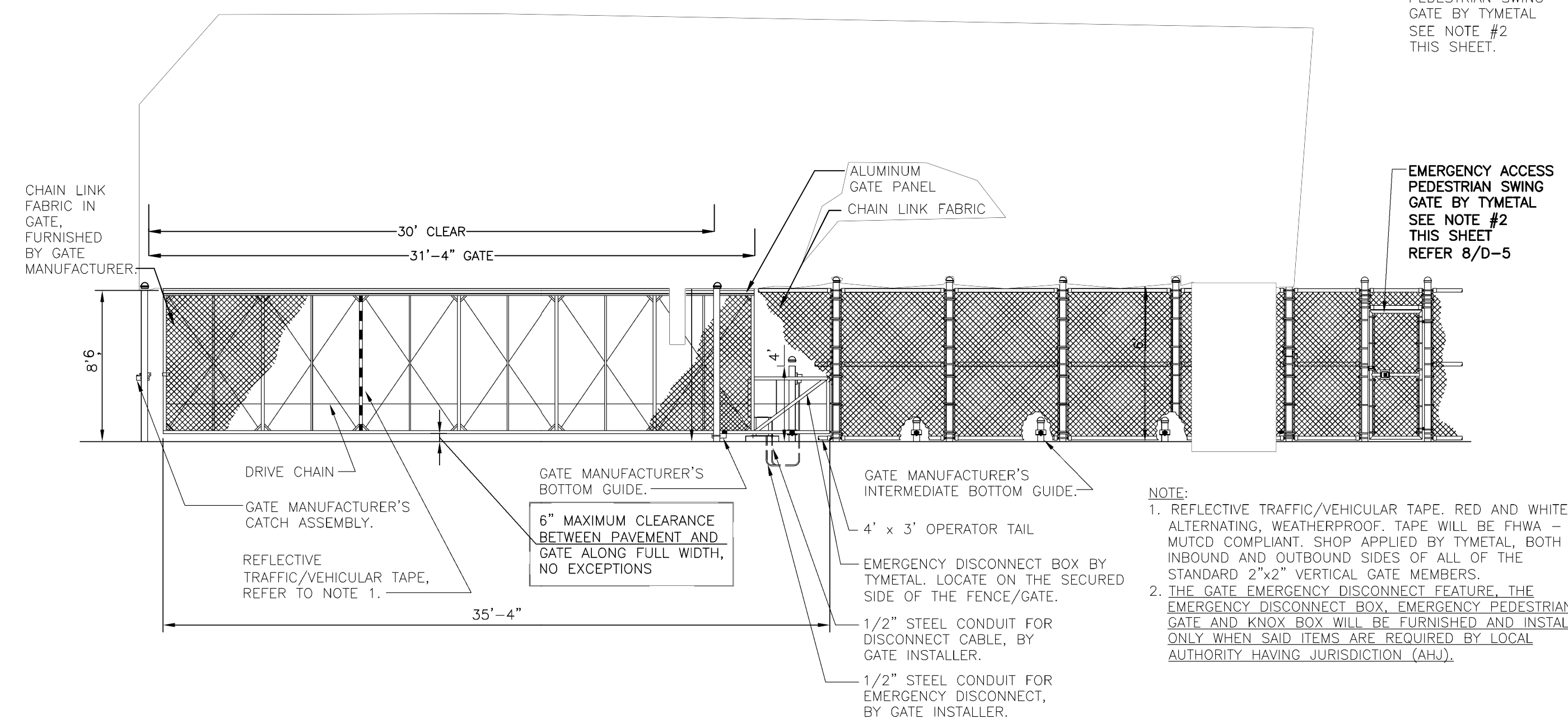
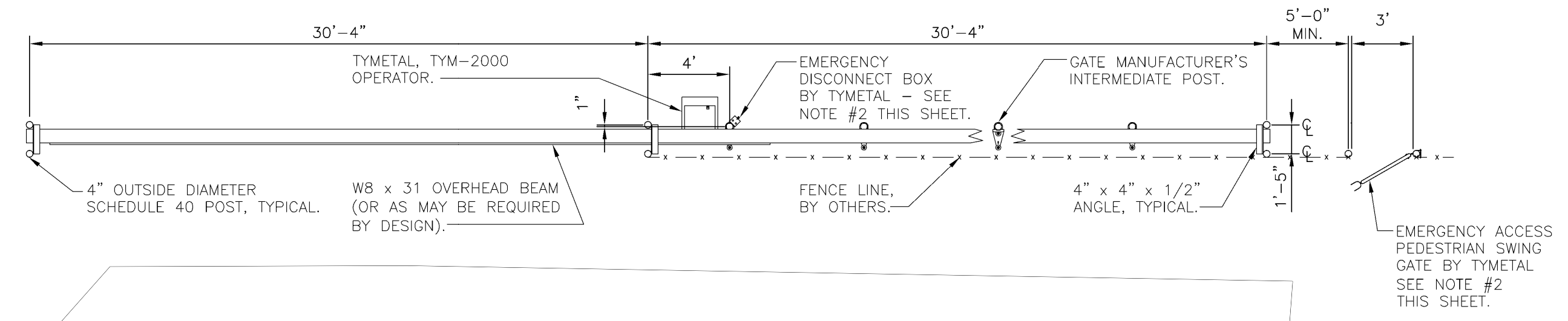
VINYL-COATED CHAINLINK FENCE & GATES

(NOT TO SCALE)
 ALL CHAIN LINK FABRIC SHALL BE BLACK VINYL COATED
 ALL POSTS, RAIL, FITTINGS AND FIXTURES SHALL HAVE BLACK POWDER COAT FINISHES
 CONTRACTOR SHALL SUBMIT DETAILS OF GATES

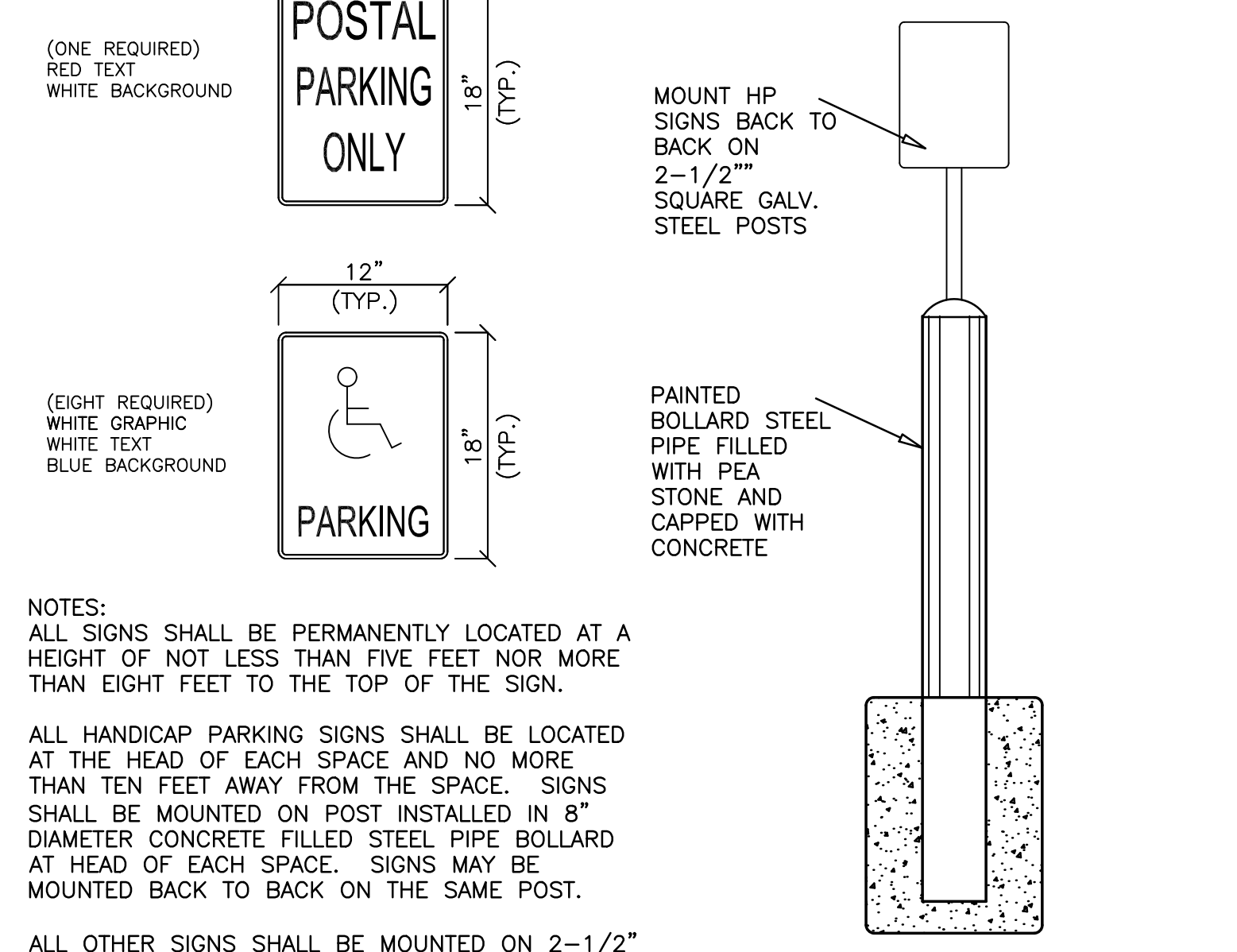
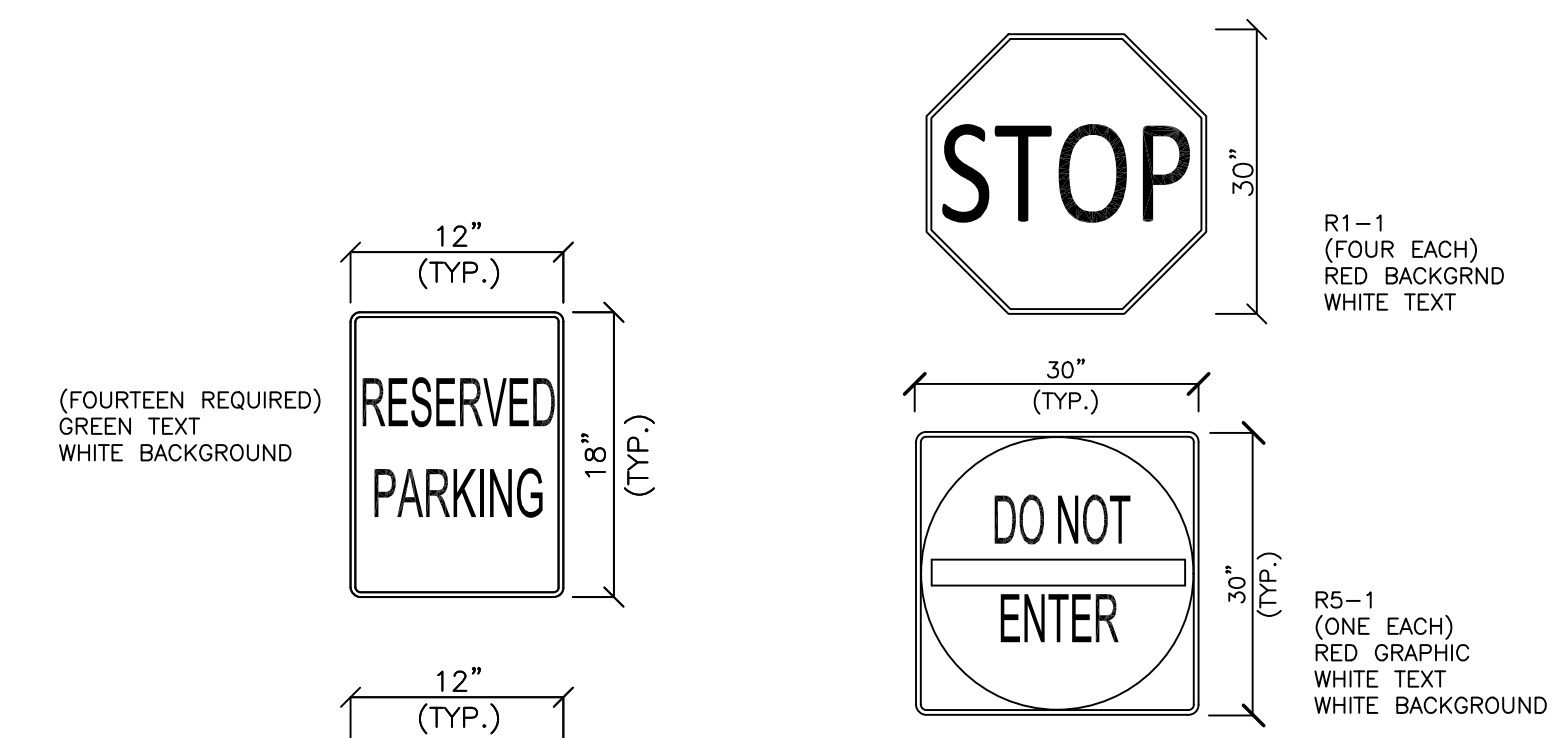


- NOTES:**
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60
 - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - a. HILTI KWIK BOLT (www.us.hilti.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG #: 000-453-896
 - b. ITW RAMSET REDHEAD TRIBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8"
 - c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4"

BASE FOR MAILBOX
(NOT TO SCALE)



OPERABLE SECURITY FENCE GATES
(NOT TO SCALE)
 ALL CHAIN LINK FABRIC SHALL BE BLACK VINYL COATED
 ALL POSTS, RAIL, FITTINGS AND FIXTURES SHALL HAVE BLACK POWDER COAT FINISHES
 CONTRACTOR SHALL SUBMIT DETAILS OF GATES



SIGNS
(NOT TO SCALE)

FREESTANDING SIGNS WITHIN THE PARKING FIELD
(NOT TO SCALE)



THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers Professional Land Surveyors
 Erosion Control Specialists
 P O Box 570, Boylston MA 01505
 info@tlainc.net (508) 869-6151

CLIENT:	DCH PROPERTIES LLC	JOB NO.	
DATE:	8/30/2024	DWG NO.	125 CLARK CURRENT
REVISIONS			
DATE:		DESCRIPTION	
8/30/2024		ISSUED FOR PRICING	
10/1/2024		ISSUED FOR PERMITTING	
10/18/2024		REVISED TO SHOW TWO PHASES OF WORK	
10/25/2024		REVISED IMPERVIOUS, PHASE NOTES, OTHER	

SCALE: AS NOTED

PLAN OF SITE IMPROVEMENTS
125 NORTHEAST CUTOFF
WORCESTER, MASSACHUSETTS

OWNED BY:
DCH PROPERTIES LLC
 ASSESSORS MBL 52-006-0102A
 125 NORTHEAST CUTOFF
 WORCESTER, MASSACHUSETTS

CONSTRUCTION DETAILS