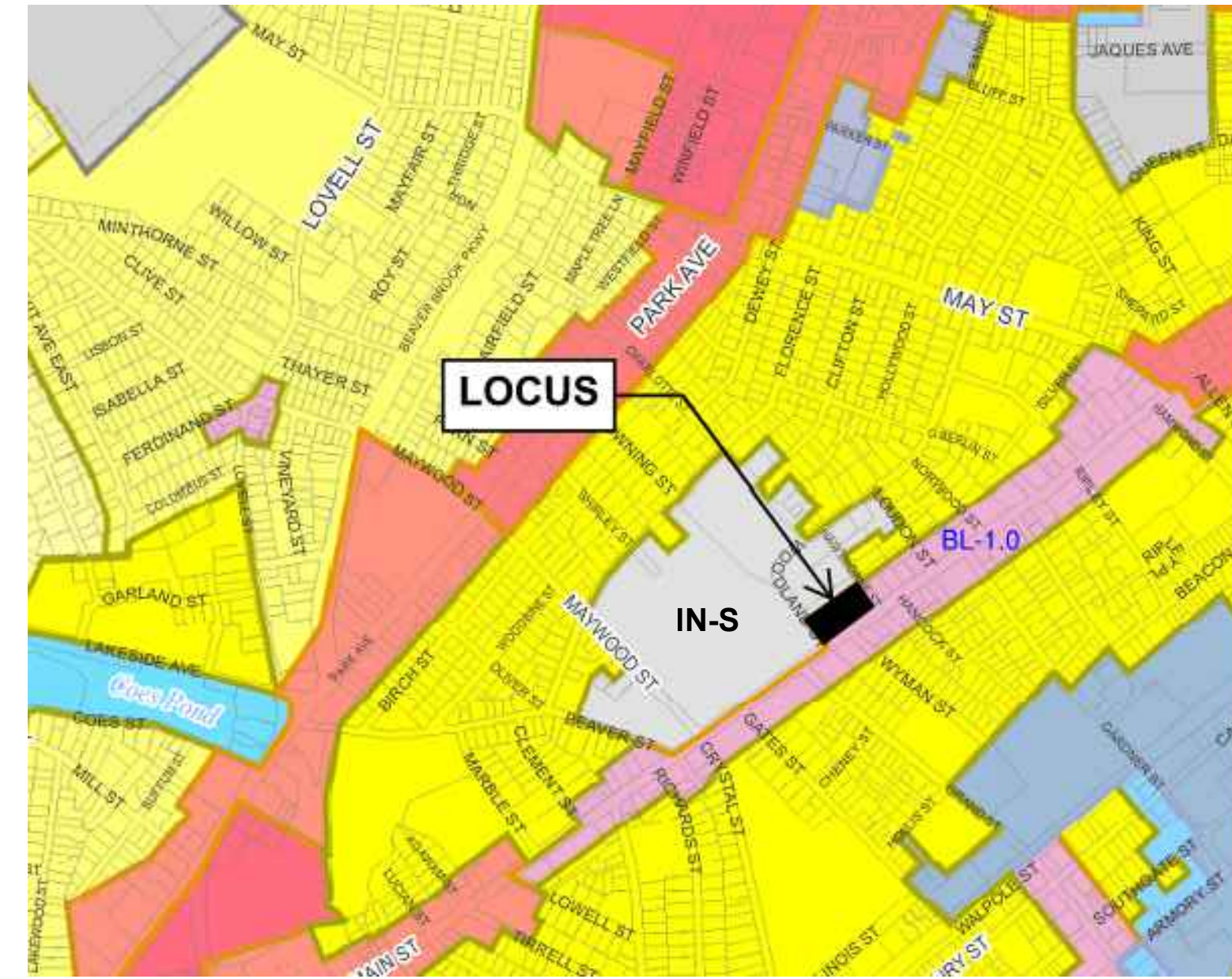


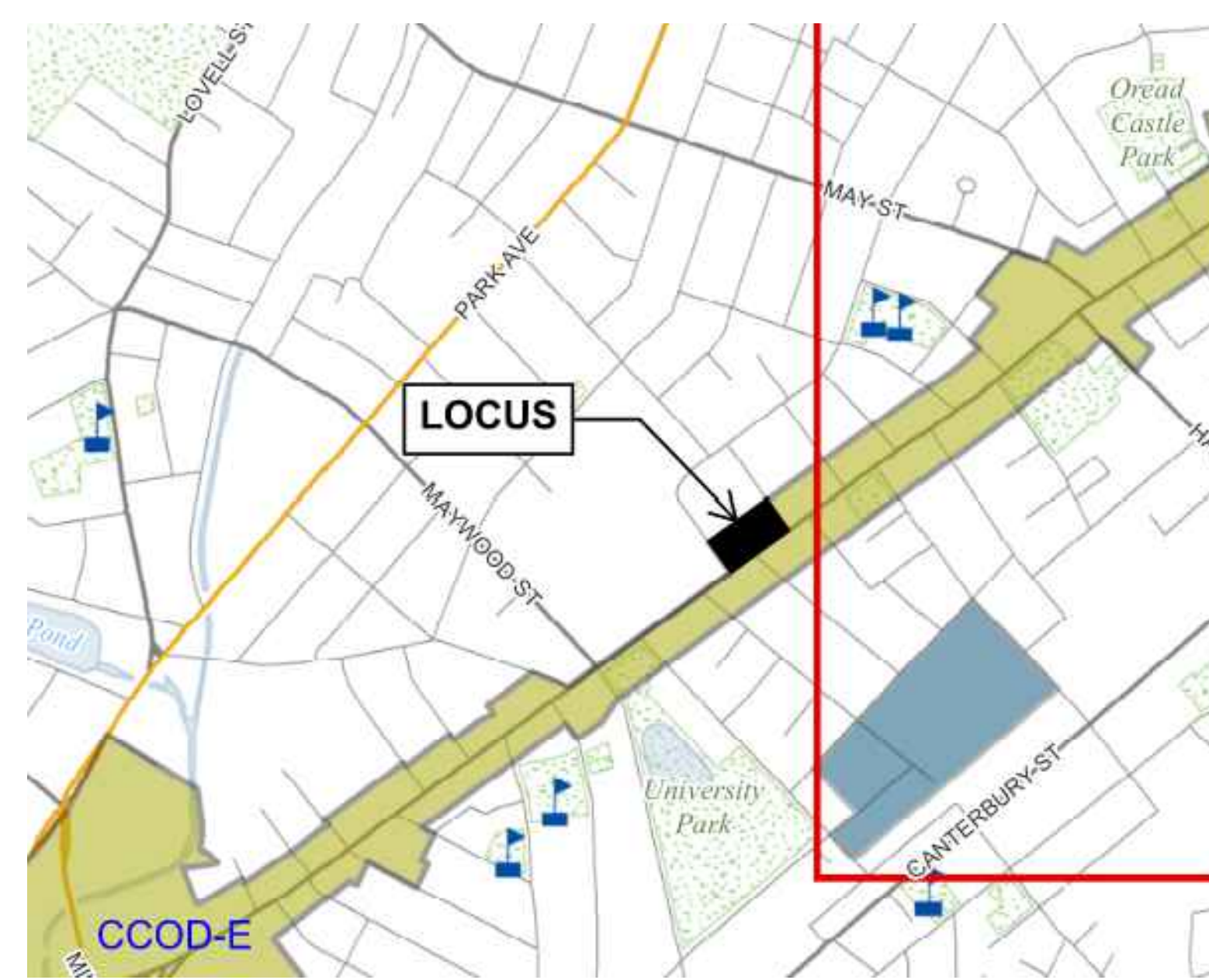
TRUSTEES OF CLARK UNIVERSITY

MAIN STREET RESIDENCE HALL DEVELOPMENT PROJECT

912-924 MAIN STREET
WORCESTER, MA 01610



ZONING MAP
NOT TO SCALE



ZONING OVERLAY DISTRICT MAP
NOT TO SCALE

DRAWING INDEX	
Sheet Number	Sheet Title
C-000	COVER SHEET
EX-100	EXISTING CONDITIONS
C-001	CIVIL NOTES, LEGENDS AND ABBREVIATIONS
C-002	ZONING DIAGRAM
C-100	SITE DEMOLITION PLAN
C-200	SITE LAYOUT PLAN
C-300	EROSION CONTROL PLAN
C-400	UTILITY PLAN
C-500	GRADING PLAN
C-600	CIVIL SITE DETAILS
C-601	CIVIL SITE DETAILS
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L-100	HARDSCAPE PLAN
L-200	LANDSCAPE PLAN
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A-101	FLOOR PLANS
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A-401	EXTERIOR ELEVATIONS
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A-403	EXTERIOR ELEVATIONS
A-404	EXTERIOR ELEVATIONS
EX-1	SITE SECTION CONTEXT



AREA MAP
1" = 50'

Zoning Summary

	BL-1.0	IN-S		
Zoning District:	BL-1.0	IN-S		
Zoning Overlay District:	CCOD-E	N/A		
Use:	Educational Dormitory and Retail			
	Required	Proposed	Required	Proposed
Lot Area	5,000 sf (residential)	143,159 sf	n/a	143,159 sf
Frontage:	40 ft per dwelling unit (200 ft max)	1,521 ft	n/a	1,521 ft
Minimum Yard Setbacks				
Front	n/a per CCOD-E	5 ft +/-	50 ft *	9 FT +/-
Side (corner lots)	0.5 X Front Setback = 0 per CCOD-E	5 ft +/-	50 ft *	308 ft
Rear	20 ft	308 ft	50 ft *	308 ft
Maximum Front Setback	15' for buildings over 50'	5 ft +/-	n/a	5 ft +/-
Maximum Building Stories	3+	6	n/a	6
Maximum Building Height	50 ft per CCOD-E	64.125 ft	50 ft *	64.125 ft
Floor to Area Ratio (FAR)	n/a per CCOD-E	1.13	n/a	1.13

*See Table 4.2 Note 13

Campus Parking Summary

Existing Total Campus Parking Spaces Required based on 10 per Total Classrooms (61 outside CCOD-E, 2 CCOD-E) and 0.33 per Dormitory Dwelling Units (638 outside CCOD-E, 39 CCOD-E), with a reduction of 75% within CCOD-E	851
Reduction in parking space requirement based on existing Dormitory Dwelling Units to be Demolished (4 outside CCOD-E, 38 CCOD-E)	11
Additional Parking Spaces Required for New Building based on new Dormitory Dwelling Units (15 outside CCOD-E, 156 CCOD-E)	44
New Total Campus Parking Spaces Required	884
Total Existing Campus Parking Spaces	1,258
Reduction in parking for New Building	47
New Total Campus Parking Spaces	1,211
New Campus Parking Surplus	327

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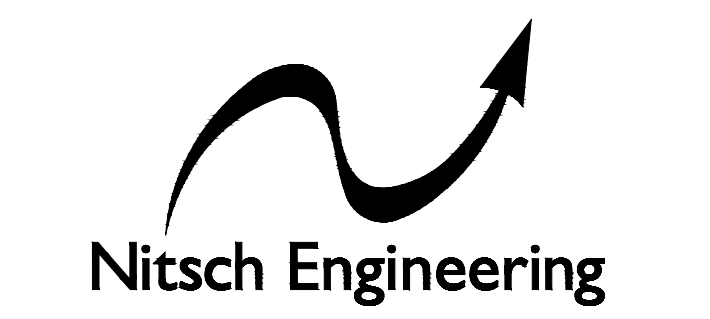
Clark University Main Street Residential Housing Redevelopment

Main Street
Worcester, MA 01610

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COVER SHEET

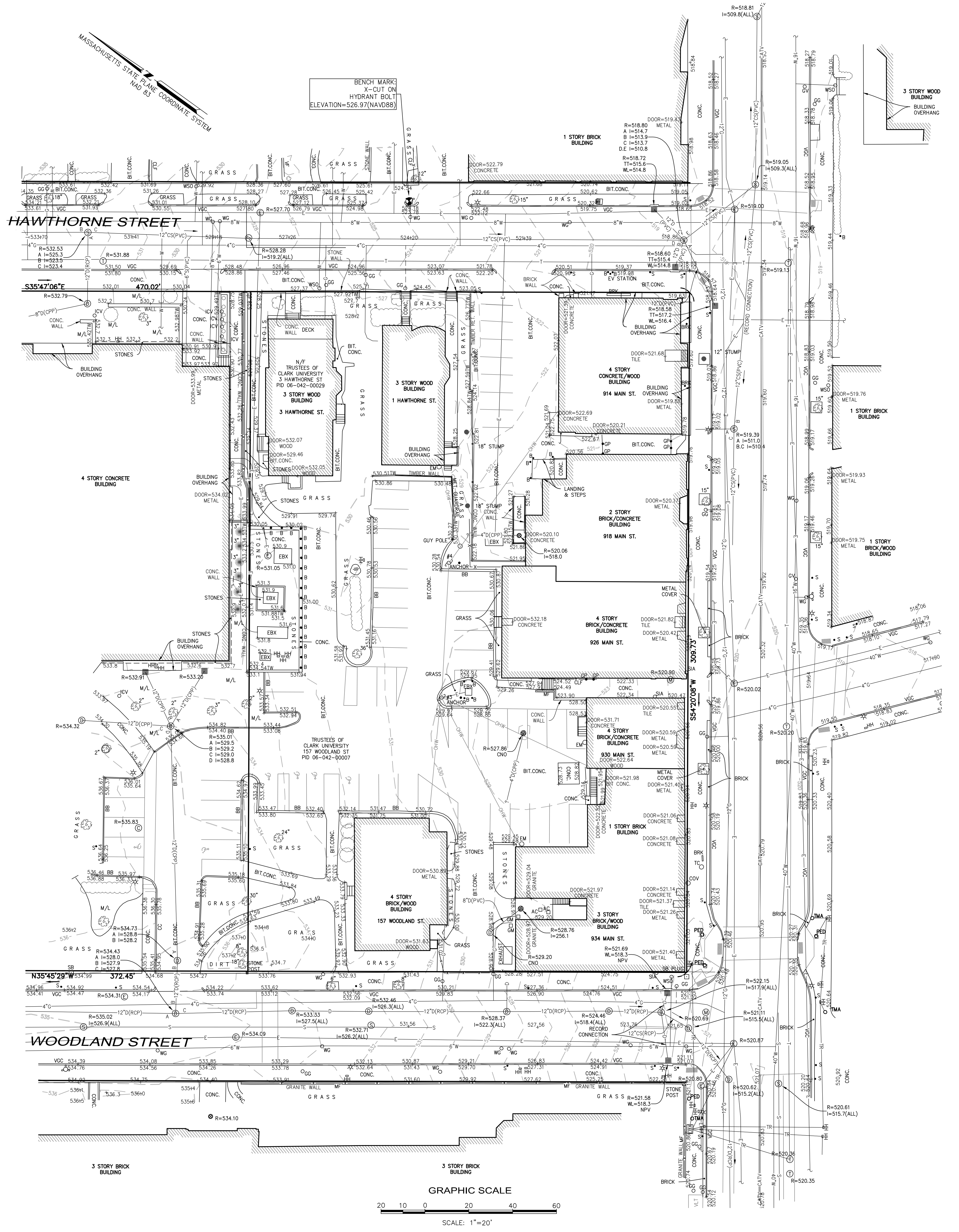
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2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILED THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
8. AS OF THE DATE OF THIS PLAN RECORD INFORMATION HAS NOT BEEN RECEIVED BY NITSCH ENGINEERING FOR THE FOLLOWING UTILITIES:

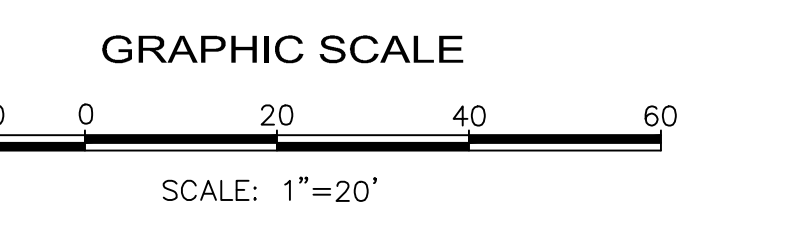
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7. LEGAL STATUS OF EASEMENTS, WAYS AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.



LEGEND

- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- WATER SHUT-OFF
- GAS GATE
- WATER GATE
- STAND PIPE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- HAND HOLE
- EMERGENCY CALL BOX
- POST
- SIGN POST
- SPOT ELEVATION
- CHAIN LINK FENCE
- VINYL FENCE
- BITUMINOUS CONCRETE BERM
- VERTICAL GRANITE CURB
- MULCH AND/OR LANDSCAPE
- RIM ELEVATION EQUALS
- INVERT ELEVATION EQUALS
- TOP OF HOOD ELEVATION EQUALS
- TOP OF TRAP
- WALL
- NO PIPES VISIBLE
- TOP OF WATER
- DETECTABLE WARNING PANEL
- TOP OF WALL ELEVATION
- UNDERGROUND CABLE TELEVISION LINE
- UNDERGROUND DRAIN LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- OVERHEAD WIRES
- BENCH MARK
- STONE BOUND
- DRILL HOLE
- NOW OR FORMERLY
- DECIDUOUS TREE WITH TRUNK DIAMETER



**Clark University Main Street
Residence Hall Redevelopment**

**7 Hawthorne Street
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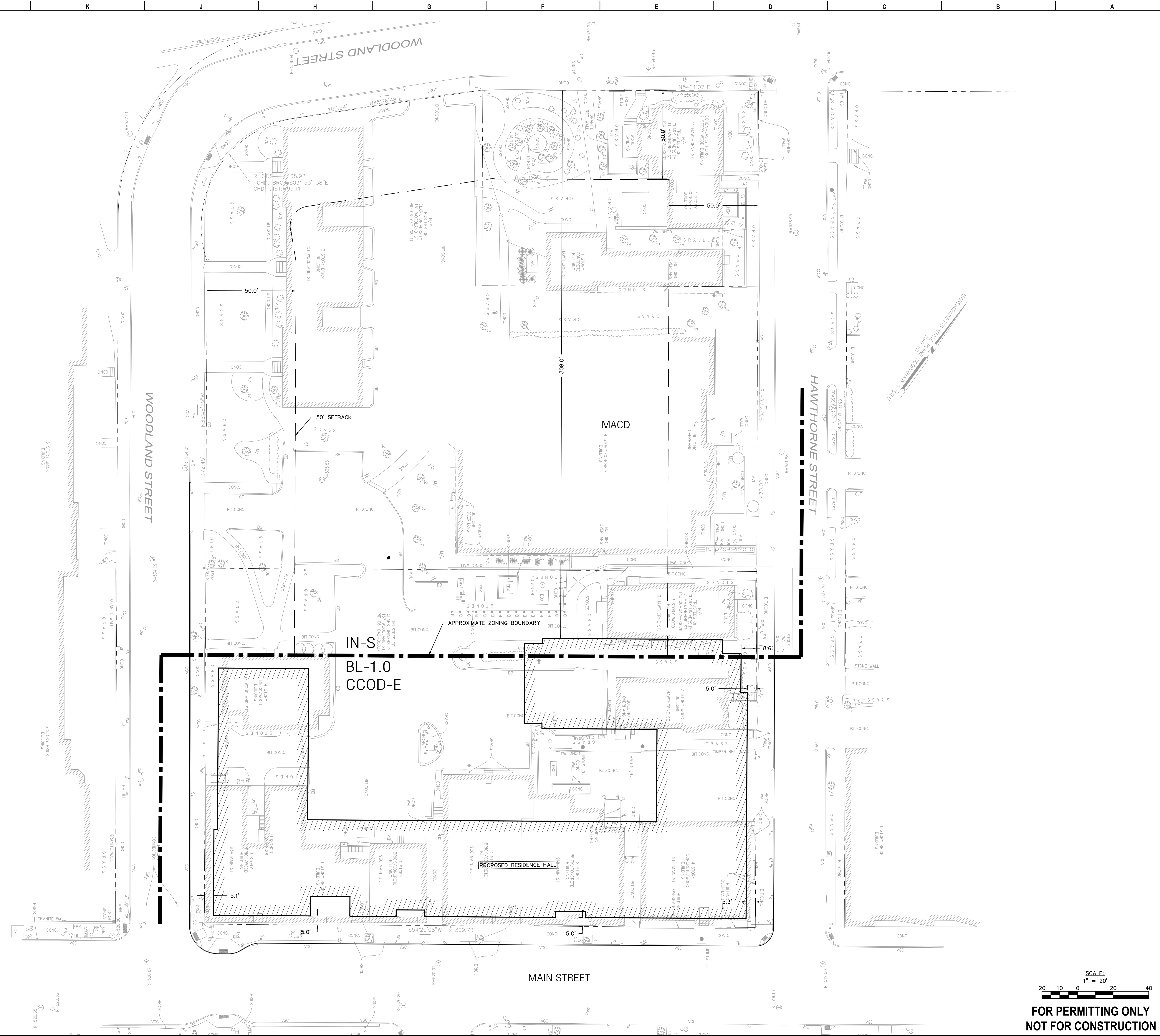
MARK E. VIOLETTE
9-28-23

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PROJECT DESIGN PHASE
SCHEMATIC DESIGN
DRAWING NAME

Existing Conditions

EX-100



Clark University Main Street Residential Housing Redevelopment

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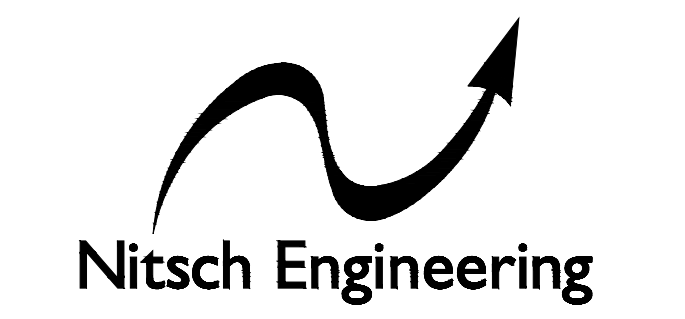
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ZONING DIAGRAM

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C-002

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20 10 0 20 40

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Nitsch Engineering



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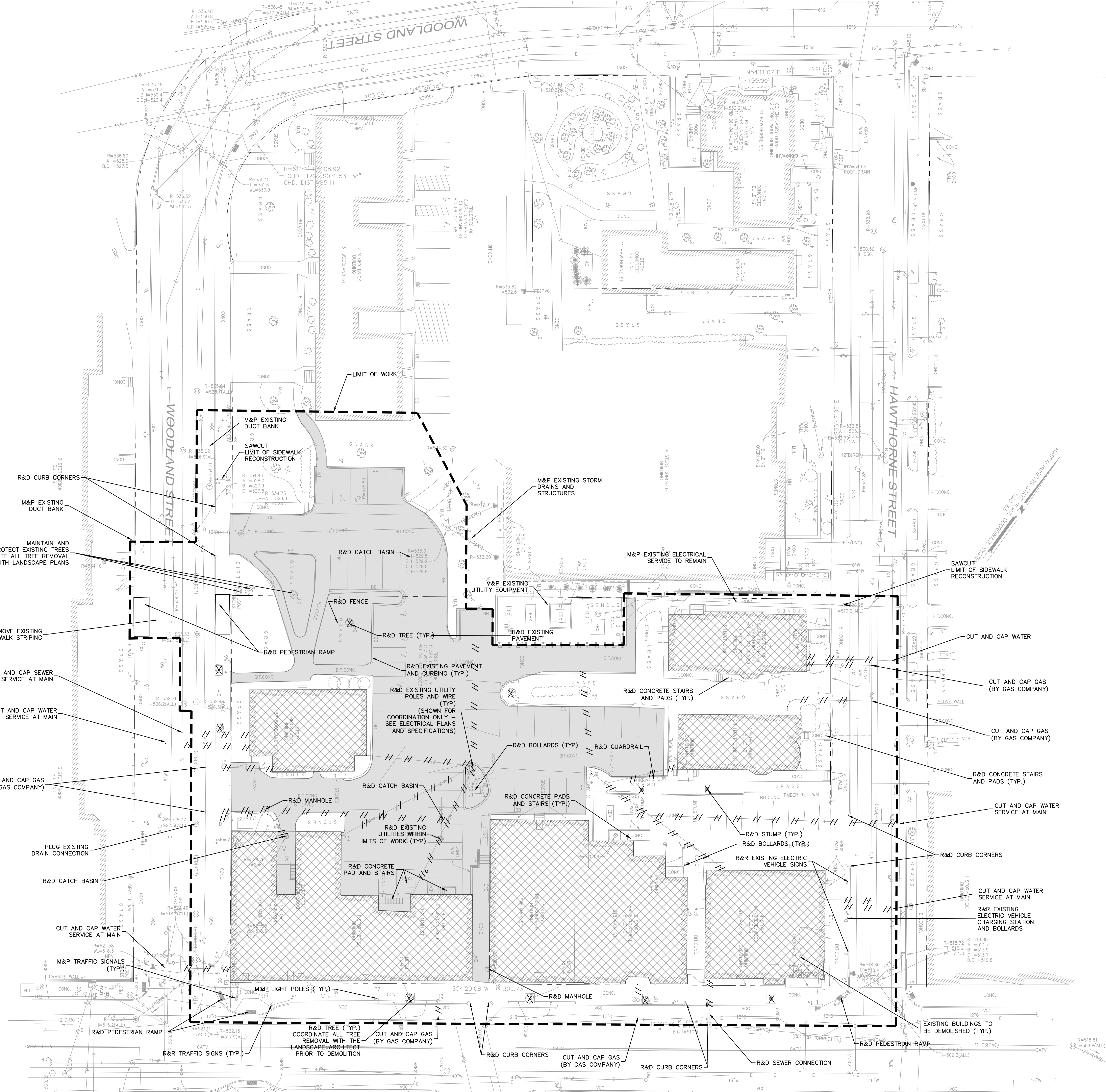
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- R&D ALL UTILITIES WITHIN THE LIMIT OF WORK UNLESS OTHERWISE NOTED.

SCALE:
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Clark University Main Street Residential Housing Redevelopment

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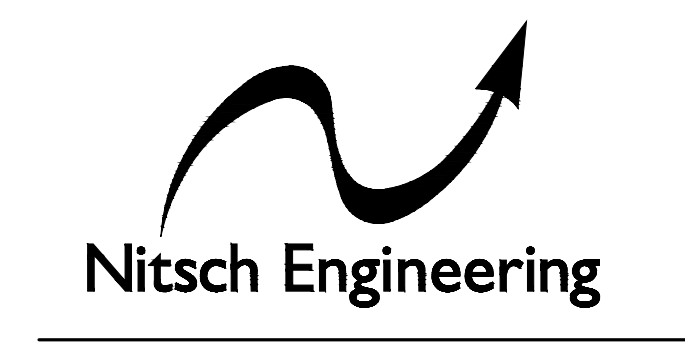
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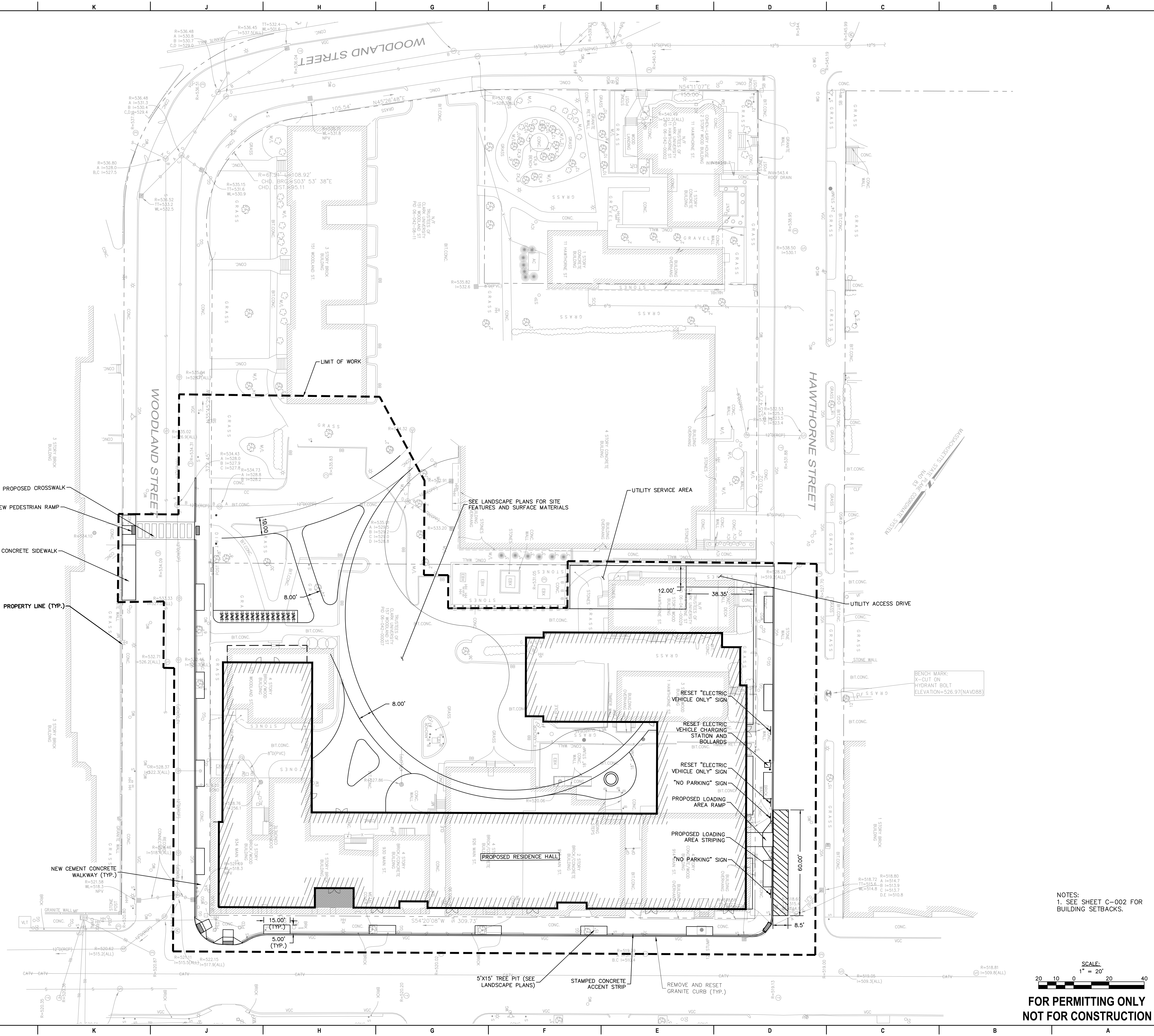


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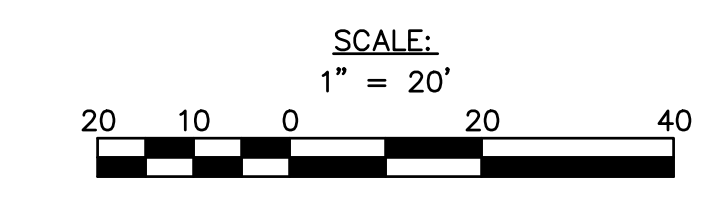
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SITE LAYOUT AND MATERIALS PLAN

DRAWING NUMBER
C-200



NOTES:
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