# SITE PLAN REVIEW

PURSUANT TO ARTICLE V OF THE CITY OF WORCESTER ZONING ORDINANCE

FOR

# SINGLE-FAMILY ATTACHED TRIPLEX

9 & 13 ELTON STREET, WORCESTER, MA 01604

DATE OCTOBER 29, 2024

# PROJECT TEAM

Civil Engineer | Landscape Architect



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## Surveyor

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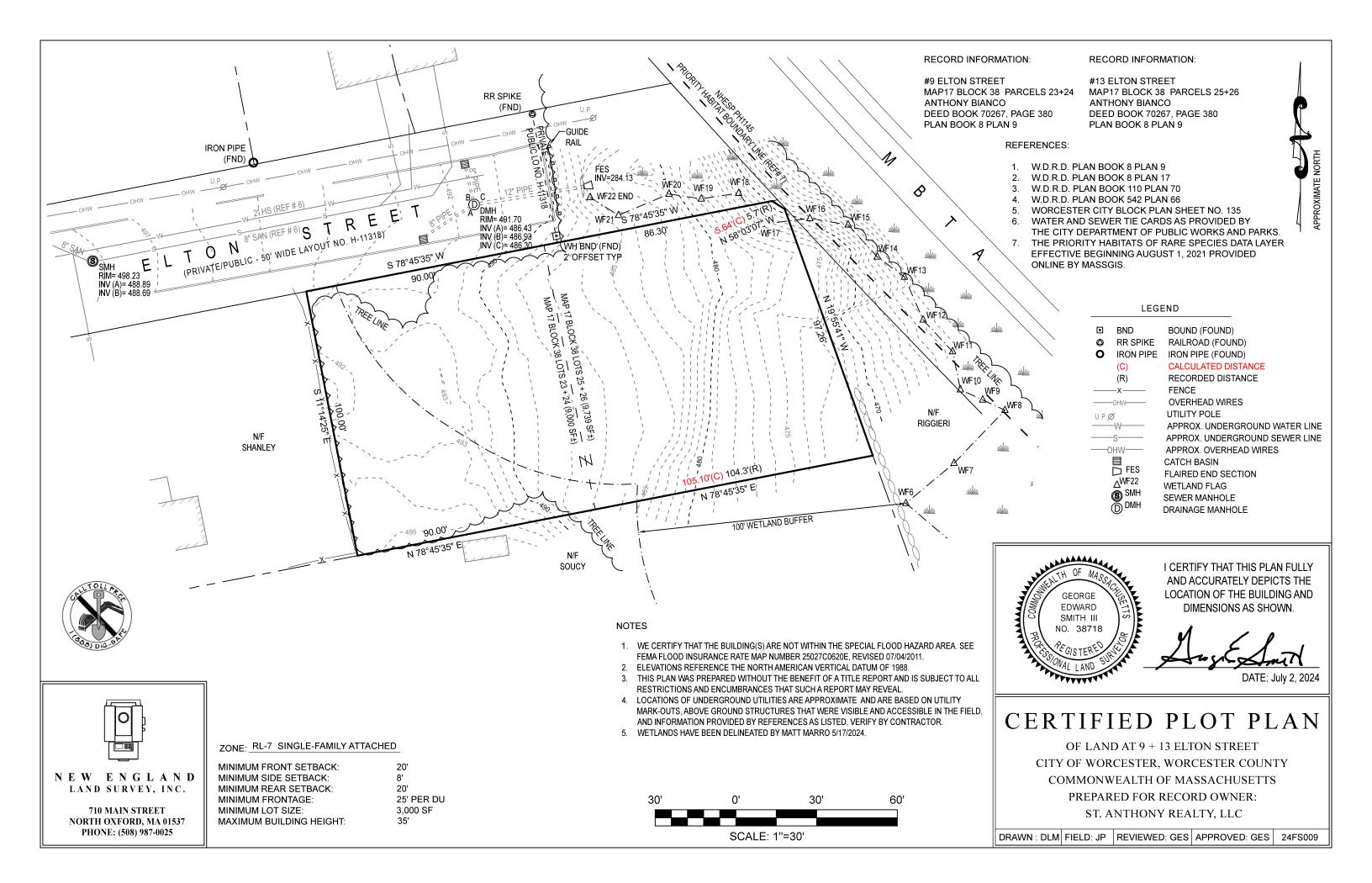
PROJECT OWNER	PROJECT APPLICANT
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FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.

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#### **GENERAL NOTES:**

- A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99), MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND
- THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
- ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY, AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALI BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
- REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS, STORMWATER BASINS, OR
- WETLAND RESOURCES.
- THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE

ANY ALTERATIONS MADE IN THE FIELD TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

I. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.

REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

. ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.

#### **EROSION AND SEDIMENT CONTROL NOTES:**

- PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
- SITE ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

FACILITIES OVER AND ABOVE THE MEASURES DEPICTED HEREON.

- PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS (MASSDEP FILE # \_\_\_\_\_) ISSUED BY THE WORCESTER CONSERVATION COMMISSION AND ANY OTHER PERMIT ISSUED FOR THE SITE.
- THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT. CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE
- CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS OR BASINS AS NECESSARY TO PREVENT SEDIMENT LADEN WATERS FROM ENTERING DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. IF ADDITIONAL SILTATION CONTROL IS REQUIRED, CHECK DAMS OR SILT FENCES MAY BE PLACED IN DITCHES RECEIVING STORMWATER FROM DISTURBED AREAS, UPON APPROVAL OF THE PROJECT ENGINEER.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES THAN DEPICTED ON THE PLANS MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL
- MEASURES FOR CONTROL OF EROSION AND SILTATION MUST BE ADEQUATE TO ASSURE 1) THE TURBIDITY OF DISCHARGES TO WATER(S) IDENTIFIED AS PUBLIC DRINKING WATER SUPPLIES AND/OR FISHERIES WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE CONTROLLING AGENCY, AND 2) TURBIDITY SHALL NOT EXCEED LIMITS ESTABLISHED FOR THE PARTICULAR RECEIVING WATER(S).
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS FOR THE DURATION OF CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES, SWALES, AND PIPES ARE CLEAR OF DEBRIS AND THAT EROSION CONTROL BARRIERS ARE INTACT.
- AN ANTI-TRACKING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL POINT(S) OF CONSTRUCTION ACCESS AND EGRESS TO THE PUBLIC RIGHT(S)-OF-WAY FOR THE DURATION OF CONSTRUCTION.
- ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT(S)-OF-WAY SHALL BE SWEPT AND CLEANED AT THE END OF EACH WORK DAY.

EROSION CONTROL BARRIERS SHALL BE CLEANED AND MAINTAINED AS REQUIRED TO ENSURE FUNCTIONALITY.

- . CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL. WHICH INCLUDES STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE THAT ARE IMPACTED BY SITE CONSTRUCTION.
- 2. ALL TOPSOIL WITHIN THE LIMITS OF THE EXCAVATED AREAS SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE AND SEGREGATED FROM SUBSURFACE SOIL MATERIAL. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 3. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
- 4. SILT SACKS SHALL BE INSTALLED IN ALL DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION TO CONTROL SILTATION.
- WITHIN THE LIMIT OF WORK, TREES THAT ARE TO BE REMOVED MAY BE CUT BUT BRUSH AND STUMPS SHALL NOT BE REMOVED UNTIL ONE WEEK PRIOR THE START OF CONSTRUCTION. DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE MINIMIZED PRIOR TO THE START OF CONSTRUCTION.
- SILTATION AND SEDIMENTATION BASINS SHALL BE INSTALLED ON SITE TO DE-SILT ALL STORMWATER OR WATER PUMPED FROM EXCAVATED AREAS. PROPOSED DETENTION AND INFILTRATION BASINS MAY BE UTILIZED AS SILTATION PONDS PROVIDED THAT TOPSOIL AND SUBSOIL IS NOT STRIPPED FROM THE BOTTOM OF THE BASINS. FOLLOWING STABILIZATION OF UPSTREAM TRIBUTARY AREAS, TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM BASINS AND FREE-DRAINING SOIL FILL MATERIAL SHALL BE PLACED FROM PARENT MATERIAL UP TO SUBGRADE ELEVATION. BASIN BOTTOMS SHALL RECEIVE FINAL LOAM AND SEED OR CRUSHED STONE AS SPECIFIED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS FOR AREAS REQUIRING SLOPE STABILIZATION. SLOPES SHALL BE LOAMED, SEEDED, AND FERTILIZED PRIOR TO THE PLACEMENT OF THE BLANKETS.
- . DURING CONSTRUCTION THE CONTRACTOR SHALL DIVERT STORMWATER RUNOFF AROUND THE SITE AS REQUIRED. ONCE THE SITE HAS BEEN STABILIZED, DRAINAGE PATTERNS SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- 9. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED OR MULCHED AS SOON AS PRACTICABLE

### **CONSTRUCTION SEQUENCING NOTES:**

- INSTALL CONSTRUCTION ENTRANCE.
- CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
- FELL TREES WITHIN APPROVED LIMITS OF CLEARING (WORK AREA).
- INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS
- SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES. IN AREAS OF PERMANENT STORMWATER DETENTION BASINS, EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF
- PERMANENT BASIN ELEVATION AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT STORMWATER RUNOFF TO BASINS
- CLEAR AND GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH.
- PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES. ROUGH GRADE PAVED AREAS.
- LOAM AND SEED OR RIPRAP LINE TEMPORARY DIVERSION SWALES.
- 0. ESTABLISH STOCKPILE AREA AND SURROUND WITH EROSION CONTROL BARRIER. AVOID STOCKPILING IN VALLEYS OR LOW-LYING AREA WHERE SUSCEPTIBLE TO EROSION.
- MAINTAIN CONSTRUCTION ENTRANCE, EROSION CONTROL MEASURES, TEMPORARY DIVERSION SWALES, AND TEMPORARY SEDIMENTATION BASINS THROUGHOUT DURATION OF CONSTRUCTION. REMOVE SEDIMENT IN TEMPORARY BASIN(S) WHEN ACCUMULATED TO A DEPTH OF TWELVE (12) INCHES.
- SEDIMENTATION BASINS TO REMAIN DURING EARTHWORK OPERATIONS. ALL SEDIMENT SHALL BE REMOVED FROM BASINS AND BOTTOM OF BASINS SHALL BE EXCAVATED TO FINAL BOTTOM ELEVATION FOLLOWING STABILIZATION OF DISTURBED AREAS.
- 3. EROSION AND SEDIMENT CONTROL IS SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS, CONSTRAINTS, AND OTHER UNFORESEEN FACTORS.

## LAYOUT AND MATERIAL NOTES:

- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING. EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION
- SYMBOLS OF PROJECT FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS SHOP DRAWINGS, AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.

### GRADING, DRAINAGE AND UTILITY NOTES:

OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR

- THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED HEREON. NO WARRANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND
- PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
- THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER, AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
- ALL DRAIN PIPE SHALL BE CLASS III RCP (ASTM C76) OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE S; AASHTO M252 OR M294), UNLESS
- OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE. ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC
- GASKET (ASTM F477). UNLESS OTHERWISE NOTED PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE. ALL FORCE MAIN SEWER PIPE SHALL BE SDR 21 PVC (200 PSI RATED, ASTM D2241) WITH WATERTIGHT JOINTS (ASTM D2672 OR D3212 AS ALLOWED).
- ). ALL WATER MAIN PIPE AND FITTINGS SHALL BE CLDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), UNLESS
- OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED AND APPROVED BY DPW. PROVIDE FIVE (5) FEET MINIMUM COVER ON ALL WATER MAINS AND SERVICES.
- .. WHERE TEN (10) FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSDEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
- 2. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF GAS, ELECTRIC, TELECOMMUNICATIONS, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS IN CONFLICT WITH THE PROPOSED WORK THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND
- B. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS, AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
- 14. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
- 15. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
- 16. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
- 17. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
- 8. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
- 9. THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- 20. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
- RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWALLS.
- 2. ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE

#### | PLANTING NOTES:

PROJECT ENGINEER FOR RESOLUTION.

- ALL PLANT MATERIAL SHALL MEET THE THE SPECIFICATIONS AND GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL SIZE, HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR,
- AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING. FINAL QUANTITIES FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLANS. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY
- BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.

DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL REPORT AND DISCREPANCIES

- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH PLANT MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW AND ABOVE GRADE UTILITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY
- ALL TREE PLANTINGS TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION FROM PROPOSED AND EXISTING SEWER AND WATER LINES.
- ALL PLANTING BEDS ARE TO BE CROWNED WITH TOPSOIL AND MULCH ABOVE ADJACENT AREAS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT.
- ). THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL AS SHOWN ON THE PLANS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- . PROVIDE A 3" DEPTH OF MULCH AS SHOWN ON THE PLANTING DETAILS UNDER AND AROUND ALL PLANT MATERIAL AND IN ALL PLANT BEDS AND
- LANDSCAPE ISLANDS. MULCH SHALL BE CLEAN, SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED.
- 2. ALL TREES ADJACENT TO SIDEWALKS SHALL HAVE A 6'-8" MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING
- 3. LAWN AND DISTURBED SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND SPECIFIED SEED MIX UNLESS OTHERWISE NOTED.
- 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL AND LAWN AREAS UNTIL DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. WATERING SHALL BE PROVIDED DURING THE FIRST GROWING SEASON WHEN NATURAL RAINFALL IS BELOW
- 5. IF AN IRRIGATION SYSTEM IS TO BE PROVIDED THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND
- 5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRE: NOTIFICATION BY EXCAVATORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

**ABBREVIATIONS ACRES** BITUMINOUS CONCRETE BIT. CONG CONCRETE CONC. DIAMETER DIA. FOUND FND LINEAR FEET L.F. MAINTAIN AND PROTECT M&P NOT TO SCALE N.T.S. NOW OR FORMERLY N/FPLUS OR MINUS SQUARE FEET S.F. REMOVE AND DISPOSE R&D R&R REMOVE AND REPLACE REMOVE AND STOCKPILE R&S VERIFY IN FIELD V.I.F.

LEGEND	
ENVIRONMENTAL	
100' FLOOD ZONE 100' WETLAND BUFFER ZONE	
200' RIVERFRONT AREA	
APPROX. BOUNDARY BORDERING VEGETATED WETLAND BOUNDARY BORDERING VEGETATED WETLAND	ABBVW
EROSION CONTROL BARRIER STREAM - INTERMITTENT	FLOW
STREAM - PERENNIAL	FĻŌŴ
GRADING & TOPOGRAPHY	
BASEMENT FLOOR ELEVATION	BFE=100.00
CONTOUR - MINOR	
CONTOUR - MAJOR CURB - BOTTOM OF CURB	BCx100
CURB - TOP OF CURB FINISH FLOOR ELEVATION	TCx100 FFE=100.00
FOUNDATION - TOP OF FOUNDATION	TOF=100.00 GFE=100.00
GARAGE FLOOR ELEVATION HIGH POINT	HPx100
LOW POINT SPOT ELEVATION	LPx100 x100.00
TREELINE	
WALL - BOTTOM OF WALL WALL - TOP OF WALL	BWx100 TWx100
MATERIALS	
BOLLARD POST	• BP
BUILDING BUILDING - DOOR	D
BUILDING - OVERHEAD DOOR	OHD
BUILDING - OVERHANG CAPE COD BERM	ССВ
CURB - BITUMINOUS CONCRETE  CURB - CONCRETE	BCC CC
CURB - HAUNCHED	HCC SGC
CURB - SLOPED GRANITE CURB - VERTICAL GRANITE	VGC
EDGE OF PAVEMENT	EOP
FENCE - CHAIN LINK FENCE - POST & RAIL	
FENCE - STOCKADE GUARDRAIL - STEEL	SGR
GUARDRAIL - STEEL BACK WOODEN	SBWG WGR
GUARDRAIL - WOODEN HANDICAP ACCESSIBLE PARKING SPACE	
HANDICAP ACCESSIBLE RAMP HANDRAIL - STEEL	WCR   SHR
HANDRAIL - WOODEN	WHR  (TRADITIONAL)   LP  (ORNAMENTAL)
LIGHTPOLE RIPRAP	•
THE LY U	
SIGN	——S
SIGN WALL - CONCRETE WALL - HEAD	
SIGN WALL - CONCRETE	
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT  UTILITIES & DRAINAGE	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT  UTILITIES & DRAINAGE  ELECTRIC & COMMUNICATION  ELECTRIC BOX ELECTRIC, COMMUNICATION & DATA LINE	• MW  • PT-##  ■■ TP-##
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT  UTILITIES & DRAINAGE  ELECTRIC & COMMUNICATION  ELECTRIC BOX ELECTRIC, COMMUNICATION & DATA LINE ELECTRIC MANHOLE OVERHEAD WIRE	● MW ◆ PT-##  TP-##  TP-##  ■ OHW OHW OHW
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT  UTILITIES & DRAINAGE  ELECTRIC & COMMUNICATION  ELECTRIC BOX ELECTRIC, COMMUNICATION & DATA LINE ELECTRIC MANHOLE OVERHEAD WIRE TELEPHONE MANHOLE	S
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT  UTILITIES & DRAINAGE  ELECTRIC & COMMUNICATION  ELECTRIC BOX ELECTRIC, COMMUNICATION & DATA LINE ELECTRIC MANHOLE OVERHEAD WIRE	● MW
SIGN WALL - CONCRETE WALL - HEAD WALL - RAILROAD TIE WALL - STONE WALL - WING  MONITORING & TESTING  MONITORING WELL PERCOLATION TEST TEST PIT  UTILITIES & DRAINAGE  ELECTRIC & COMMUNICATION  ELECTRIC BOX ELECTRIC, COMMUNICATION & DATA LINE ELECTRIC MANHOLE OVERHEAD WIRE TELEPHONE MANHOLE TRANSFORMER UTILITY POLE  GAS	● MW ◆ PT-## ■ TP-##  ■ UGE — UGE — OHW — OHW — OHW — OHW — UP
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LAND DESIGN COLLABORATIVE Chauncy Place | Terrace North | Suite 1 45 Lyman Street

Westborough, MA 01581

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THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE

LAND DESIGN COLLABORATIVE, LLC.

Project Owner:

roject Applicant:

Project Title:

Single-Family Attached Triplex 9 & 13 Elton Street Worcester, MA 01604 (Worcester County)

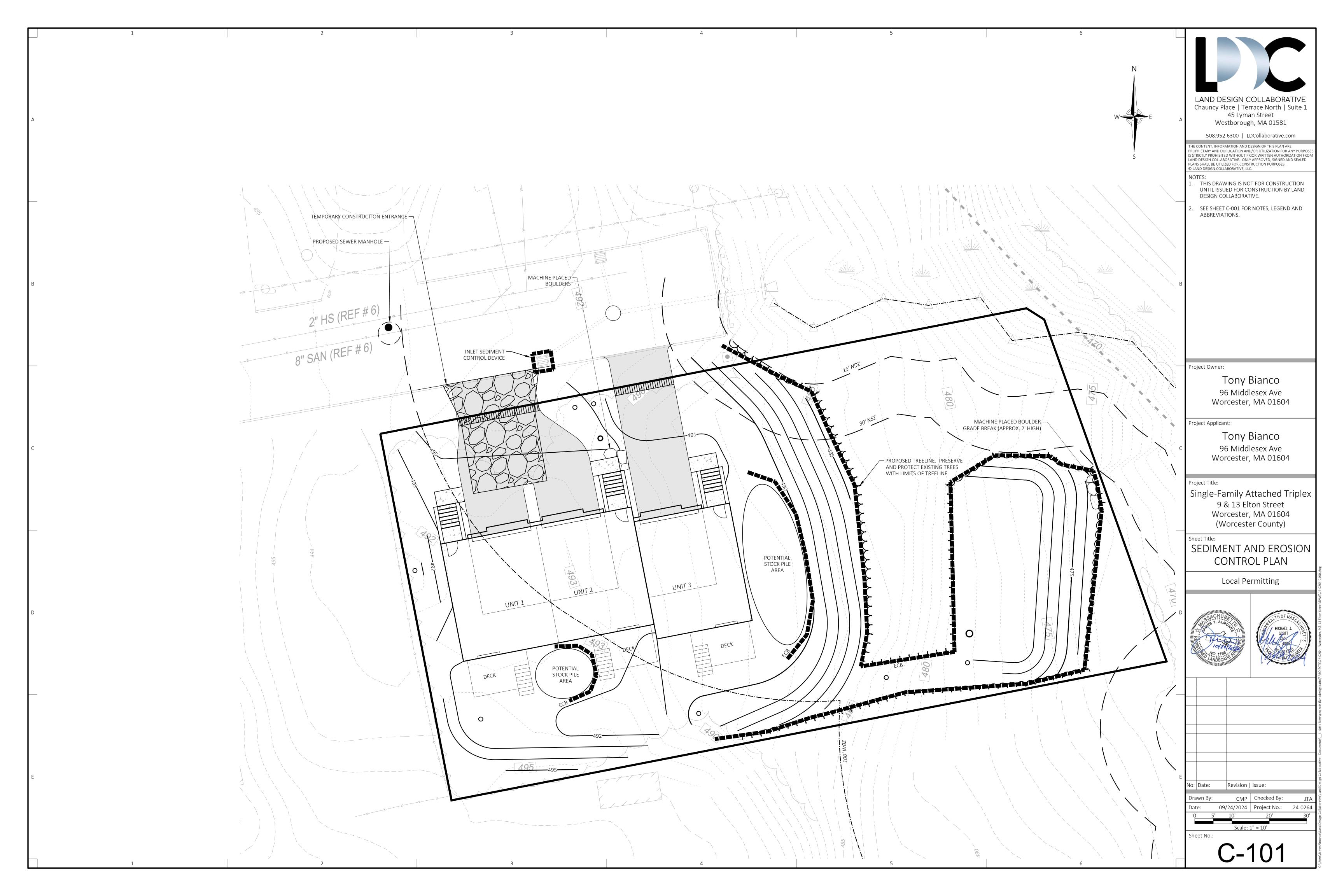
Sheet Title: GENERAL NOTES AND LEGEND

Local Permitting





1 |10/04/2024| NO CHANGES o: Date: |Revision | Issue: Drawn By: CMP | Checked By: 09/24/2024 | Project No.: 24-0264



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PARKING SUMMARY TABLE	ZONING SUMMARY TABLE	PLANT SCHEDULE S	
PARKING REQUIREMENTS	RL-7 DISTRICT	QTY KEY BOTANICAL NAME COMMON NAME SIZE ROOT SPACING COMMENTS	
REQUIRED PROVIDED	USE: SINGLE FAMILY ATTACHED (1) REQUIRED EXISTING PROPOSED	4 Gb Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo 3" cal. B&B AS SHOWN Limb up to 6'	
SINGLE FAMILY ATTACHED USE (2 SPACES PER 6 SPACES 12 SPACES DWELLING UNIT)	MINIMUM LOT AREA3,000 S.F. PER DWELLING UNIT18,739 S.F.NO CHANGEMINIMUM FRONTAGE25' PER DWELLING UNIT90' PUBLIC, 86.3' PRIVATENO CHANGE	1 Ms Magnolia x Soulangiana Saucer Magnolia 3" cal. B&B AS SHOWN Limb up to 6' 3 Ns Nyssa Sylvatica Tupelo / Sour Gum 3" cal. B&B AS SHOWN Limb up to 6'	
ACCESSIBLE PARKING SPACES N/A N/A	MINIMUM FRONT YARD 20' N/A 30.0'±	2 Qr Quercus robur 'Fastigiata' Upright English Oak 3" cal. B&B AS SHOWN Limb up to 6' 6 Ic Ilex crenata 'Compacta' Compact Japanese Holly #5 CONTAINER AS SHOWN AS SHOWN	TOLCH COLLABORATIVE
ACCESSIBLE VAN SPACES N/A N/A TOTAL: 6 SPACES 12 SPACES	MINIMUM SIDE YARD         8'         N/A         10.2'±           MINIMUM REAR YARD         20'         N/A         31.9'±	8 Af Astilbe 'Fanal' Fanal Astilbe #2 CONTAINER AS SHOWN Chauncy Plan  CONTAINER AS SHOWN Chauncy Plan  Container  Contai	ESIGN COLLABORATIVE lace   Terrace North   Suite 1
NOTES: 1 - IMPERVIOUS AND SEMI-PERVIOUS SURFACES, INCLUDING CONCRETE,	MAXIMUM BUILDING HEIGHT35'N/A35'MAXIMUM NUMBER OF BUILDING STORIES2+ STORIESN/A2+		45 Lyman Street estborough, MA 01581
ASPHALT, BRICK, PAVERS, CRUSHED ROCK, RIVER ROCK, OR GRAVEL, SHALL OCCUPY NO MORE THAN 50% OF THE FRONT YARD OR EXTERIOR SIDE	MAXIMUM FLOOR AREA RATIO N/A N/A N/A N/A MINIMUM LOT SHAPE FACTOR 0.4 N/A 0.90	LAWN AREA SEED MIX -	2.6300   LDCollaborative.com
YARD AREAS OF A LOT WITHIN THE RL-7 DISTRICT.	NOTES:	SEED IN MIXTURE PURITY GERMINATION  THE CONTENT, INFORMA	RMATION AND DESIGN OF THIS PLAN ARE
	<ol> <li>REQUIRES SPECIAL PERMIT PER SECTION 2 PERMITTED USES TABLE 4.1 OF THE WORCESTER ZONING ORDINANCES.</li> <li>REQUIRES SITE PLAN REVIEW FROM THE PLANNING BOARD FOR EARTH ALTERATION WHICH CONTAINS A SLOPE OF</li> </ol>	PALMER II PERENNIAL RYEGRASS 10 98 90	UPLICATION AND/OR UTILIZATION FOR ANY PURPOS ED WITHOUT PRIOR WRITTEN AUTHORIZATION FRO BORATIVE. ONLY APPROVED, SIGNED AND SEALED
FRONT YARD IMPERVIOUS AREA CALC.	15% OR GREATER PER TABLE 5.1.	© LAND DESIGN COLLAB	IZED FOR CONSTRUCTION PURPOSES. LABORATIVE, LLC.
TOTAL IMPERVIOUS SURFACE AREA IN FRONT YARD = 1,882± S.F.			WING IS NOT FOR CONSTRUCTION
TOTAL FRONT YARD AREA = 6,330± S.F. 29.74% PROPOSED IMPERVIOUS SURFACE AREA WITHIN FRONT YARD			JED FOR CONSTRUCTION BY LAND DLLABORATIVE.
DIAN DEFEDENCES.			C-001 FOR NOTES, LEGEND AND
PLAN REFERENCES:		ABBREVIATION OHW	IONS.
PLAN BOOK 8, PLAN 9 PLAN BOOK 8 PLAN 17	OHW OF	OHW OHW	
PLAN BOOK 110 PLAN 70 PLAN BOOK 542 PLAN 66	OHW OHW OHW		
DEED REFERENCES:	OHW OHW		
DEED BOOK 70267 PAGE 380	OHW OHW		
B ASSESSORS MAP REFERENCES:	MACHINE PLACEI BOULDER	B	
MAP 17, BLOCK 38 PARCELS 23,24,25 & 26	JHW Z		
ZONING CLASSIFICATION:			
RL-7 DISTRICT			
		16.0'	
		$\frac{Gb}{d}$	
		1 Project Comman	
		Project Owner:	
			Tony Bianco
	$\frac{Gb}{2}$		6 Middlesex Ave rcester, MA 01604
		BUILDING SETBACK	
		BUILDING MACHINE PLACED BOULDER— PAVEMENT GRADE BREAK (APPROX. 2' HIGH)  Project Applicant	nt:
			Tony Bianco
С			6 Middlesex Ave
	Af 3	PROPOSED TREELINE. PRESERVE AND PROTECT EXISTING TREES WITH LIMITS OF TREELINE  Word	rcester, MA 01604
		WITH LIMITS OF TREELINE WITH LIMITS OF TREELINE	
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	BIT. CONC. PAVEMENT		& 13 Elton Street
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			MICHAEL J. SCOTT
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