

# SITE PLAN REVIEW

PURSUANT TO ARTICLE V OF THE CITY OF WORCESTER ZONING ORDINANCE

FOR

# SINGLE-FAMILY ATTACHED TRIPLEX

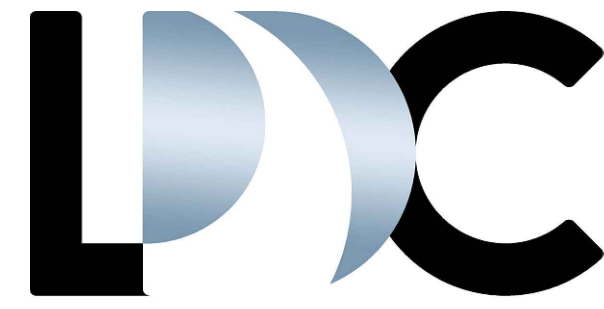
9 & 13 ELTON STREET, WORCESTER, MA 01604

DATE

OCTOBER 29, 2024

## PROJECT TEAM

Civil Engineer | Landscape Architect



LAND DESIGN COLLABORATIVE  
Chauncy Place | Terrace North | Suite 1  
45 Lyman Street  
Westborough, MA 01581  
508.952.6300 | LDcollaborative.com

Surveyor

New England Land Surveying, Inc.  
710 Main Street  
North Oxford, MA 01537

## PROJECT OWNER

Tony Bianco  
96 Middlesex Ave  
Worcester, MA 01604

## PROJECT APPLICANT

Tony Bianco  
96 Middlesex Ave  
Worcester, MA 01604

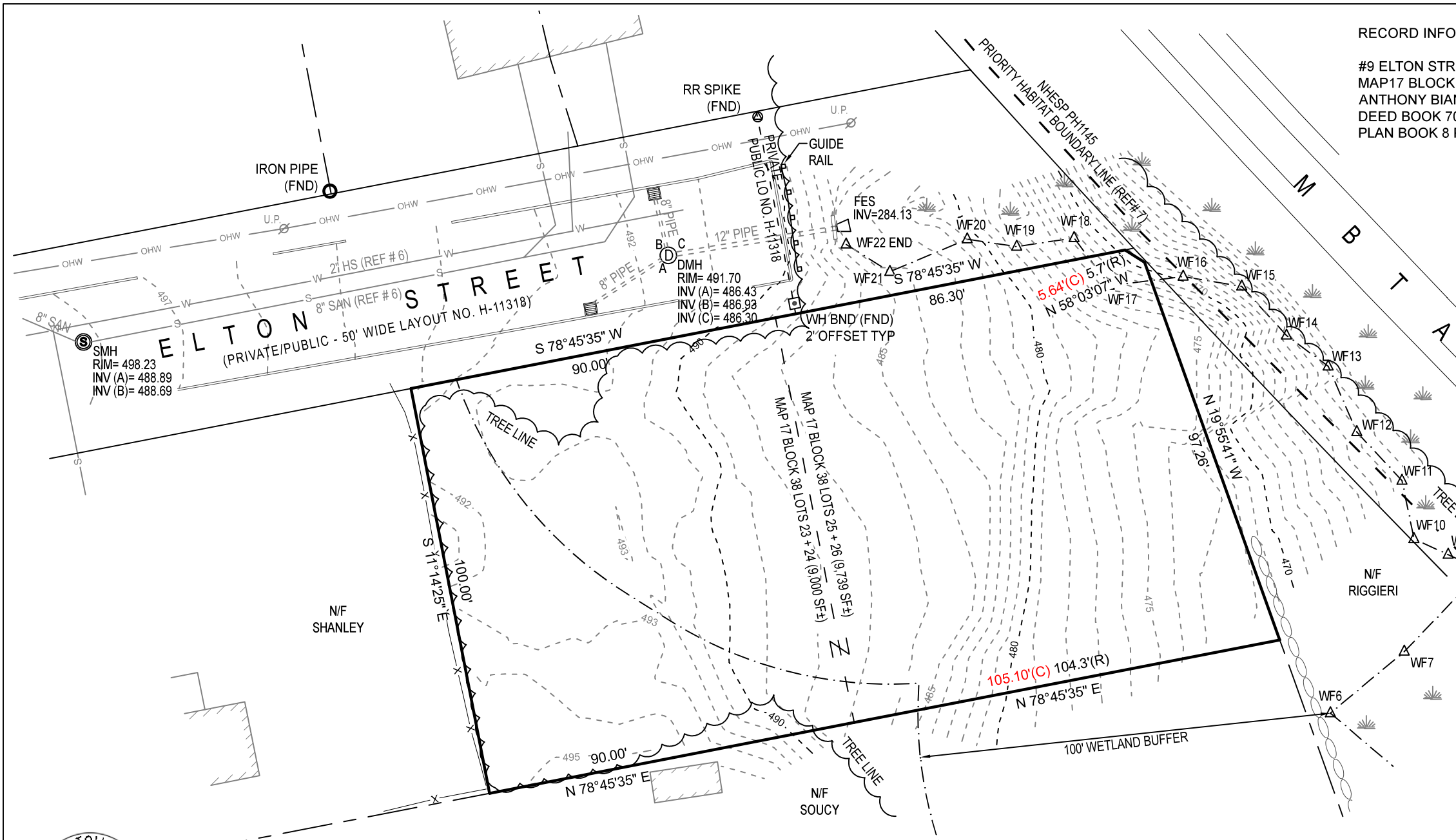


## SHEET INDEX

SHEET NO.	SHEET TITLE
---	CERTIFIED PLOT PLAN (BY OTHERS)
C-001	GENERAL NOTES AND LEGEND
C-101	SEDIMENT AND EROSION CONTROL PLAN
C-201	LAYOUT, MATERIALS AND LANDSCAPE PLAN
C-301	GRADING, DRAIANGE AND UTILITIES PLAN
C-401	DETAILS
C-402	DETAILS

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RECORD INFORMATION:

#9 ELTON STREET  
 MAP17 BLOCK 38 PARCELS 23+24  
 ANTHONY BIANCO  
 DEED BOOK 70267, PAGE 380  
 PLAN BOOK 8 PLAN 9

RECORD INFORMATION:

#13 ELTON STREET  
 MAP17 BLOCK 38 PARCELS 25+26  
 ANTHONY BIANCO  
 DEED BOOK 70267, PAGE 380  
 PLAN BOOK 8 PLAN 9

REFERENCES:

1. W.D.R.D. PLAN BOOK 8 PLAN 9
2. W.D.R.D. PLAN BOOK 8 PLAN 17
3. W.D.R.D. PLAN BOOK 110 PLAN 70
4. W.D.R.D. PLAN BOOK 542 PLAN 66
5. WORCESTER CITY BLOCK PLAN SHEET NO. 135
6. WATER AND SEWER TIE CARDS AS PROVIDED BY THE CITY DEPARTMENT OF PUBLIC WORKS AND PARKS.
7. THE PRIORITY HABITATS OF RARE SPECIES DATA LAYER EFFECTIVE BEGINNING AUGUST 1, 2021 PROVIDED ONLINE BY MASSGIS.

LEGEND

	BND	BOUND (FOUND)
	RR SPIKE	RAILROAD (FOUND)
	IRON PIPE	IRON PIPE (FOUND)
(C)		CALCULATED DISTANCE
(R)		RECORDED DISTANCE
X		FENCE
OHW		OVERHEAD WIRES
U.P.		UTILITY POLE
W		APPROX. UNDERGROUND WATER LINE
S		APPROX. UNDERGROUND SEWER LINE
OHW		APPROX. OVERHEAD WIRES
	FES	CATCH BASIN
	WF22	FLAIRED END SECTION
	WF	WETLAND FLAG
	SMH	SEWER MANHOLE
	DMH	DRAINAGE MANHOLE

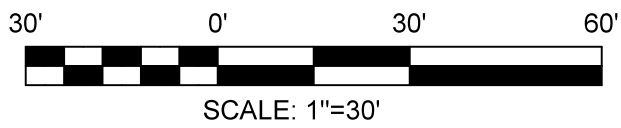


**NEW ENGLAND**  
 LAND SURVEY, INC.  
 710 MAIN STREET  
 NORTH OXFORD, MA 01537  
 PHONE: (508) 987-0025

ZONE: RL-7 SINGLE-FAMILY ATTACHED  
 MINIMUM FRONT SETBACK: 20'  
 MINIMUM SIDE SETBACK: 8'  
 MINIMUM REAR SETBACK: 20'  
 MINIMUM FRONTAGE: 25' PER DU  
 MINIMUM LOT SIZE: 3,000 SF  
 MAXIMUM BUILDING HEIGHT: 35'

NOTES

1. WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA FLOOD INSURANCE RATE MAP NUMBER 25027C0620E, REVISED 07/04/2011.
2. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.
4. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD, AND INFORMATION PROVIDED BY REFERENCES AS LISTED. VERIFY BY CONTRACTOR.
5. WETLANDS HAVE BEEN DELINEATED BY MATT MARRO 5/17/2024.



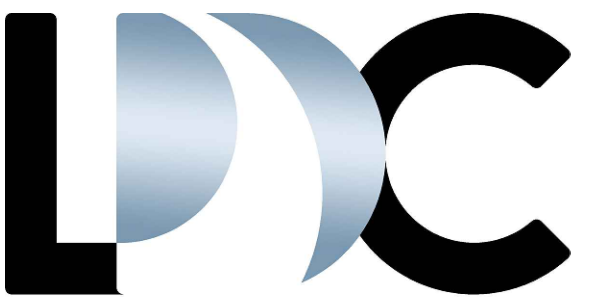
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.  
  
 DATE: July 2, 2024

**CERTIFIED PLOT PLAN**  
 OF LAND AT 9 + 13 ELTON STREET  
 CITY OF WORCESTER, WORCESTER COUNTY  
 COMMONWEALTH OF MASSACHUSETTS  
 PREPARED FOR RECORD OWNER:  
 ST. ANTHONY REALTY, LLC

DRAWN : DLM | FIELD: JP | REVIEWED: GES | APPROVED: GES | 24FS009







LAND DESIGN COLLABORATIVE  
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  - SEE SHEET C-001 FOR NOTES, LEGEND AND ABBREVIATIONS.

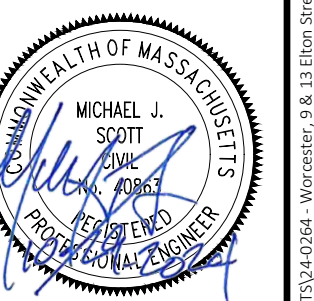
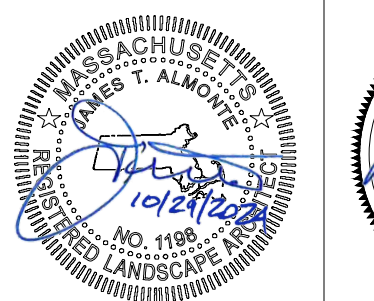
Project Owner:  
**Tony Bianco**  
 96 Middlesex Ave  
 Worcester, MA 01604

Project Applicant:  
**Tony Bianco**  
 96 Middlesex Ave  
 Worcester, MA 01604

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

Sheet Title:  
**SEDIMENT AND EROSION CONTROL PLAN**

Local Permitting

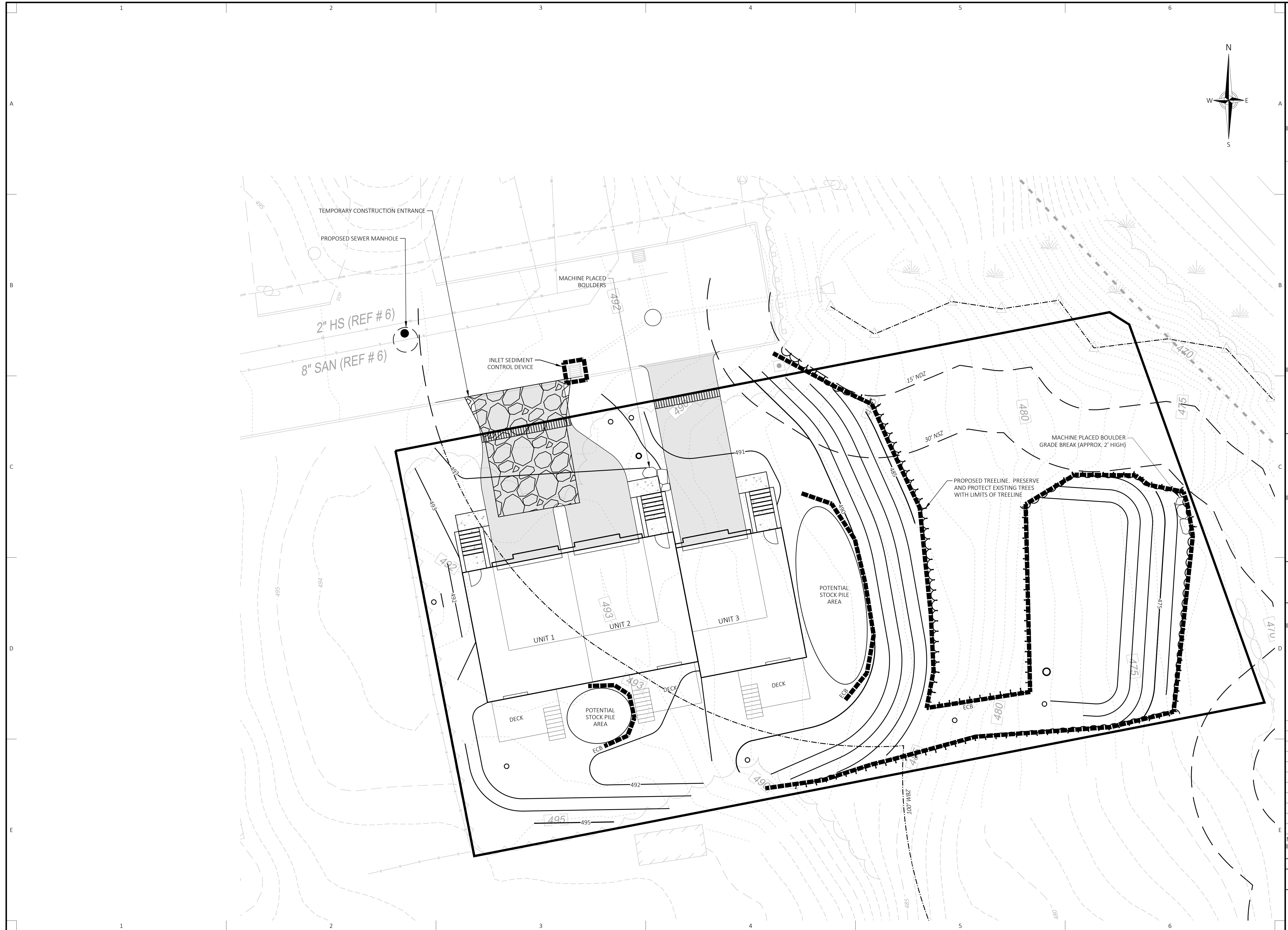


No.:	Date:	Revision:	Issue:
Drawn By:	CMP	Checked By:	JTA
Date:	09/24/2024	Project No.:	24-0264

Scale: 1" = 10'

Sheet No.:

**C-101**



**PARKING SUMMARY TABLE**

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
SINGLE FAMILY ATTACHED USE (2 SPACES PER DWELLING UNIT)	6 SPACES	12 SPACES
ACCESSIBLE PARKING SPACES	N/A	N/A
ACCESSIBLE VAN SPACES	N/A	N/A
<b>TOTAL:</b>	<b>6 SPACES</b>	<b>12 SPACES</b>

NOTES:  
 1 - IMPERVIOUS AND SEMI-IMPERVIOUS SURFACES, INCLUDING CONCRETE, ASPHALT, BRICK, PAVERS, CRUSHED ROCK, RIVER ROCK, OR GRAVEL, SHALL OCCUPY NO MORE THAN 50% OF THE FRONT YARD OR EXTERIOR SIDE YARD AREAS OF A LOT WITHIN THE RL-7 DISTRICT.

**FRONT YARD IMPERVIOUS AREA CALC.**

TOTAL IMPERVIOUS SURFACE AREA IN FRONT YARD = 1,882± S.F.  
 TOTAL FRONT YARD AREA = 6,330± S.F.  
 29.74% PROPOSED IMPERVIOUS SURFACE AREA WITHIN FRONT YARD

**PLAN REFERENCES:**

PLAN BOOK 8, PLAN 9  
 PLAN BOOK 8, PLAN 17  
 PLAN BOOK 110, PLAN 70  
 PLAN BOOK 542, PLAN 66

**DEED REFERENCES:**

DEED BOOK 70267 PAGE 380

**ASSESSORS MAP REFERENCES:**

MAP 17, BLOCK 38  
 PARCELS 23,24,25 & 26

**ZONING CLASSIFICATION:**

RL-7 DISTRICT

**ZONING SUMMARY TABLE**

RL-7 DISTRICT			
USE: SINGLE FAMILY ATTACHED (1)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3,000 S.F. PER DWELLING UNIT	18,739 S.F.	NO CHANGE
MINIMUM FRONTAGE	25' PER DWELLING UNIT	90' PUBLIC, 86.3' PRIVATE	NO CHANGE
MINIMUM FRONT YARD	20'	N/A	30.0'±
MINIMUM SIDE YARD	8'	N/A	10.2'±
MINIMUM REAR YARD	20'	N/A	31.9'±
MAXIMUM BUILDING HEIGHT	35'	N/A	35'
MAXIMUM NUMBER OF BUILDING STORIES	2+ STORIES	N/A	2+
MAXIMUM FLOOR AREA RATIO	N/A	N/A	N/A
MINIMUM LOT SHAPE FACTOR	0.4	N/A	0.90

**NOTES:**

- REQUIRES SPECIAL PERMIT PER SECTION 2 PERMITTED USES TABLE 4.1 OF THE WORCESTER ZONING ORDINANCES.
- REQUIRES SITE PLAN REVIEW FROM THE PLANNING BOARD FOR EARTH ALTERATION WHICH CONTAINS A SLOPE OF 15% OR GREATER PER TABLE 5.1.

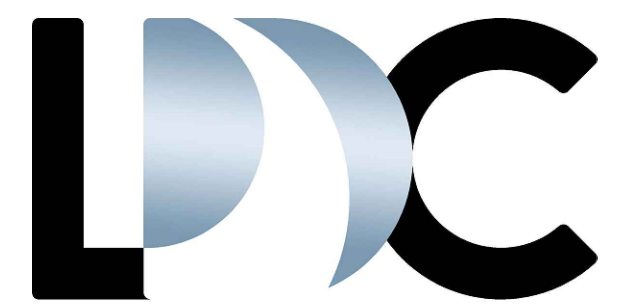
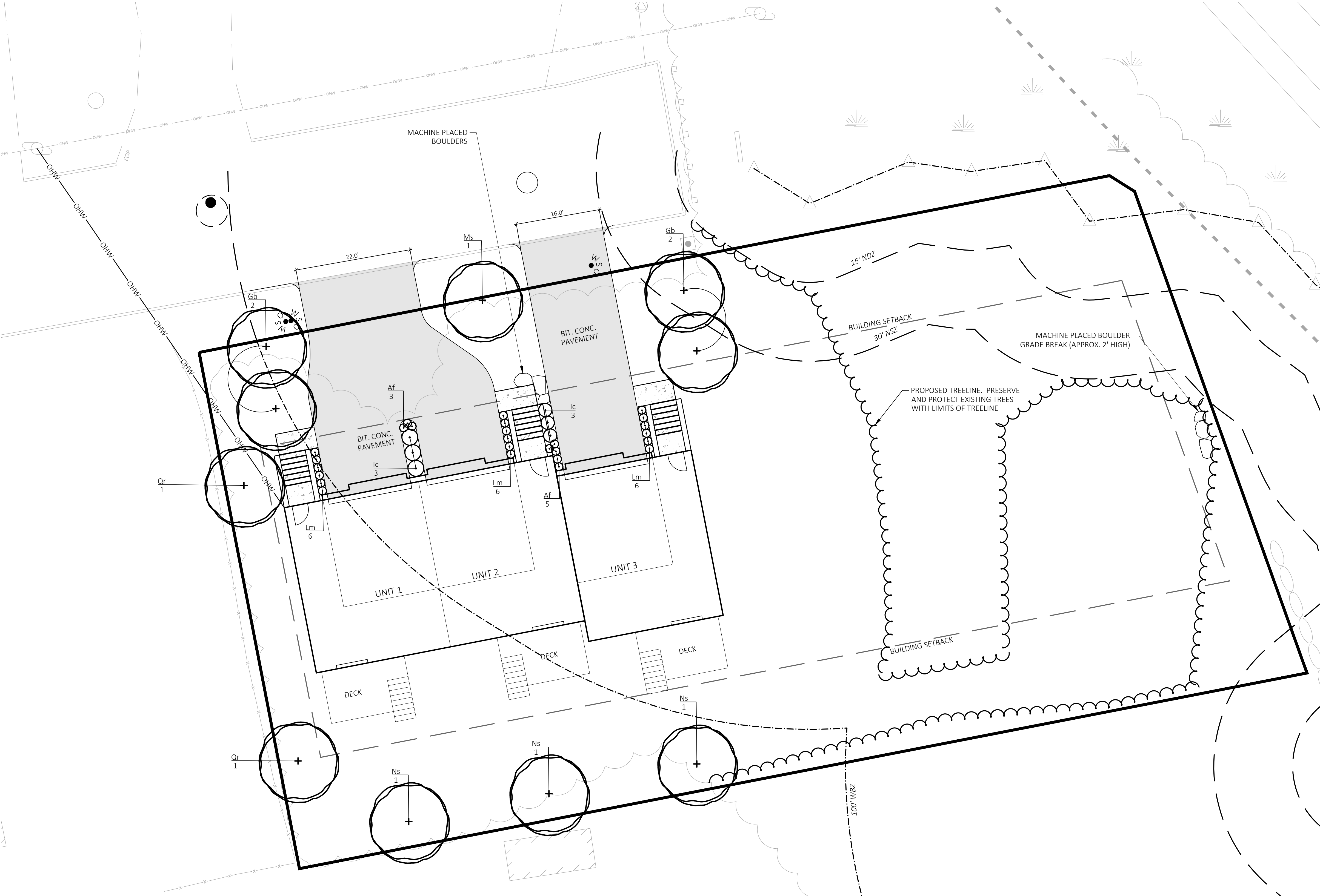
**PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
4	Gb	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal.	B&B	AS SHOWN	Limb up to 6'
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'
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
8	Af	Astilbe 'Fanal'	Fanal Astilbe	#2	CONTAINER	AS SHOWN	AS SHOWN
18	Lm	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#2	CONTAINER	AS SHOWN	AS SHOWN

**SEED MIX**

SEED	% BY WEIGHT IN MIXTURE	MINIMUM % PURITY	MINIMUM % GERMINATION
REBEL II, REBEL JR., OR TIBUTE TALL FESCUE	80	95	90
PALMER II PERENNIAL RYEGRASS	10	98	90
NASSAU, GEORGETOWN, RAM I OR BARON KENTUCKY BLUEGRASS	10	98	90

APPLICATION RATES AND SPECIFICATION PER MANUFACTURERS INSTRUCTIONS.



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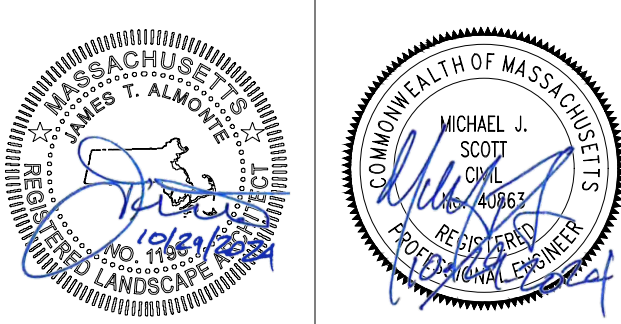
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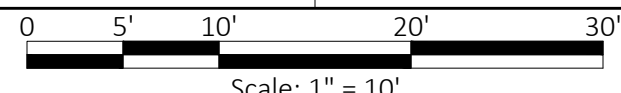
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Sheet Title:  
**LAYOUT, MATERIALS**  
**AND LANDSCAPE PLAN**

Local Permitting



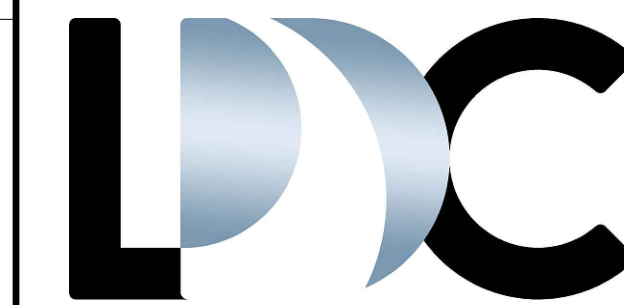
No: \_\_\_\_\_ Date: \_\_\_\_\_ Revision | Issue:  
 Drawn By: CMP Checked By: JTA  
 Date: 10/29/2024 Project No.: 24-0264



Scale: 1" = 10'

Sheet No.:

**C-201**



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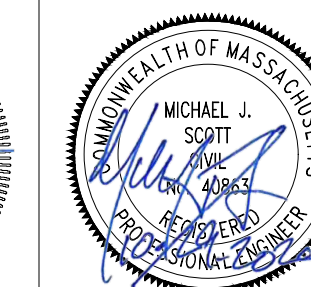
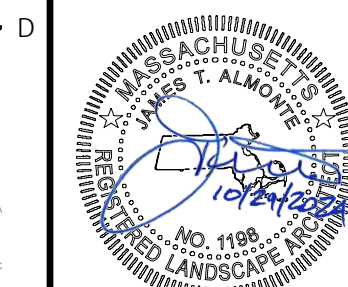
Project Owner:  
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Project Applicant:  
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Project Title:  
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Sheet Title:  
**GRADING, DRAINAGE & UTILITIES PLAN**

Local Permitting



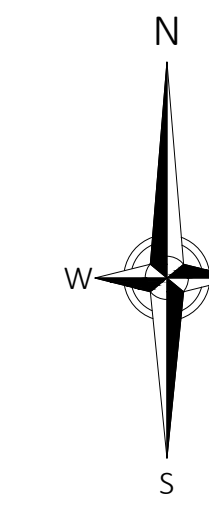
No.	Date	Revision	Issue

Drawn By: **CMP** Checked By: **JTA**  
 Date: **10/29/2024** Project No.: **24-0264**

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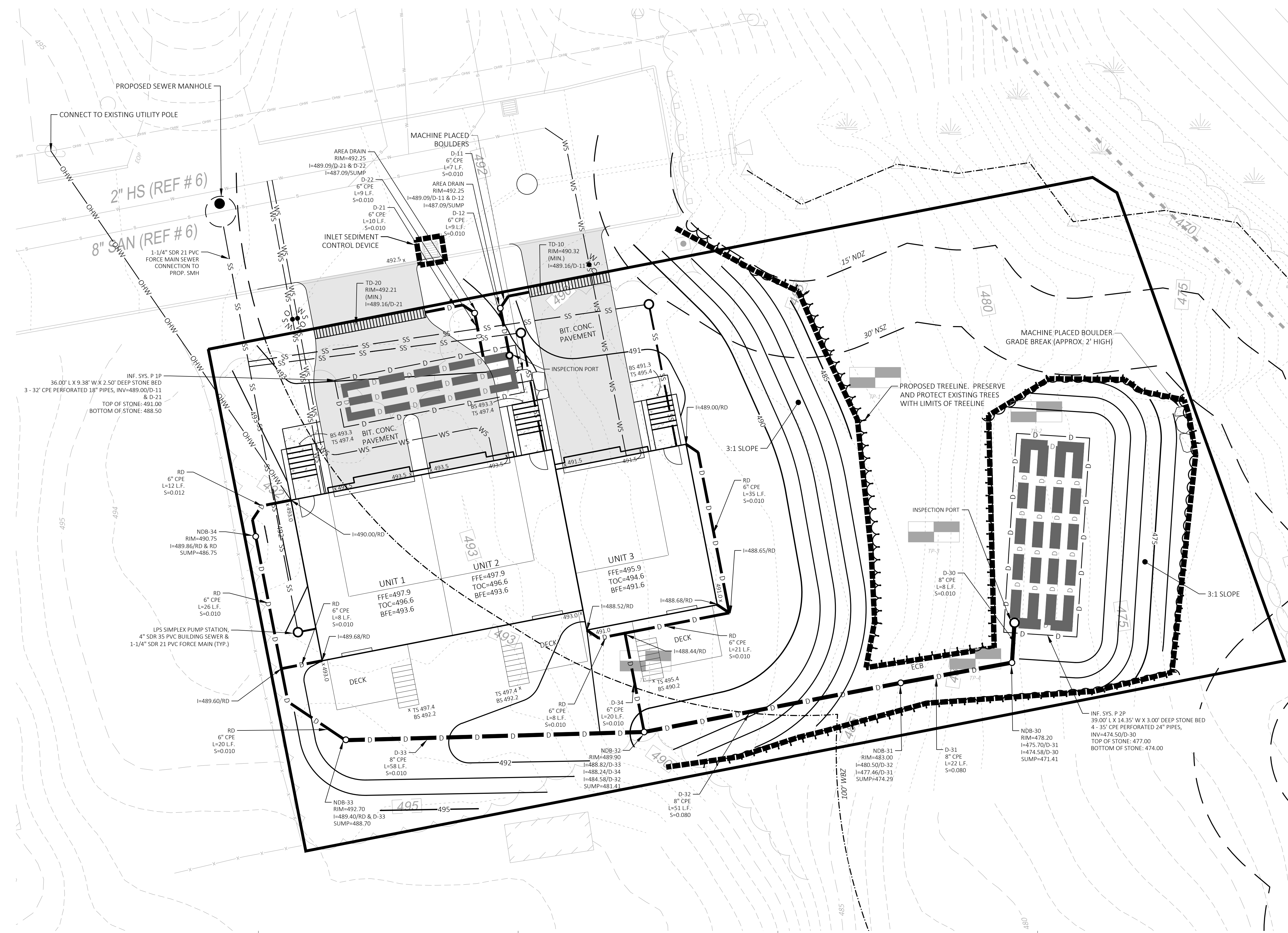
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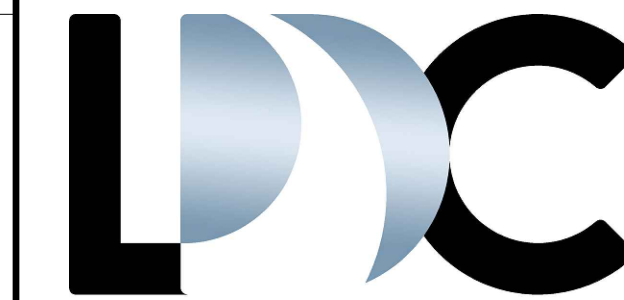
**C-301**



**DEEP TEST PITS**  
 8/29/2024 by Wayne Belic, Principal  
 9:00 AM - 1:30 PM | 70°F and Sunny

TP #1 TOP OF PIT (ELEV.=483.54)	TP #2 TOP OF PIT (ELEV.=477.04)	TP #3 TOP OF PIT (ELEV.=483.02)	TP #4 TOP OF PIT (ELEV.=479.54)	TP #5 TOP OF PIT (ELEV.=491.04)
0" Ap SANDY LOAM	0" A SANDY LOAM	0" A SANDY LOAM	0" Ap SANDY LOAM	0" Ap SANDY LOAM
4" Bw FINE SANDY LOAM	4" FILL MED. FINE SAND	11" Bw SANDY LOAM	8" Bw FINE SANDY LOAM	8" Bw FINE SANDY LOAM
27" REFUSAL @ 27" NO WEEPAGE NO MOTTLING NO GROUNDWATER	39" A SANDY LOAM	43" C FINE SANDY LOAM	30" C FINE SAND	24" C FINE SAND
60" REFUSAL @ 60" NO WEEPAGE NO MOTTLING NO GROUNDWATER	60" FILL INCLUDED TRASH/DEBRIS ISOLATED REDOX @ 25" REFUSAL @ 60" NO WEEPAGE NO GROUNDWATER	50" REFUSAL @ 50" NO WEEPAGE NO MOTTLING NO GROUNDWATER	62" REFUSAL @ 62" NO WEEPAGE NO MOTTLING NO GROUNDWATER	72" REFUSAL @ 72" NO WEEPAGE NO MOTTLING NO GROUNDWATER





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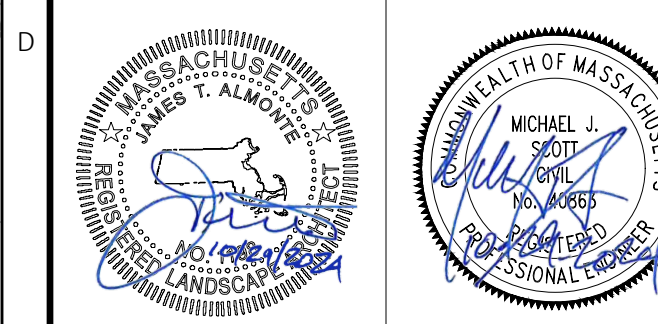
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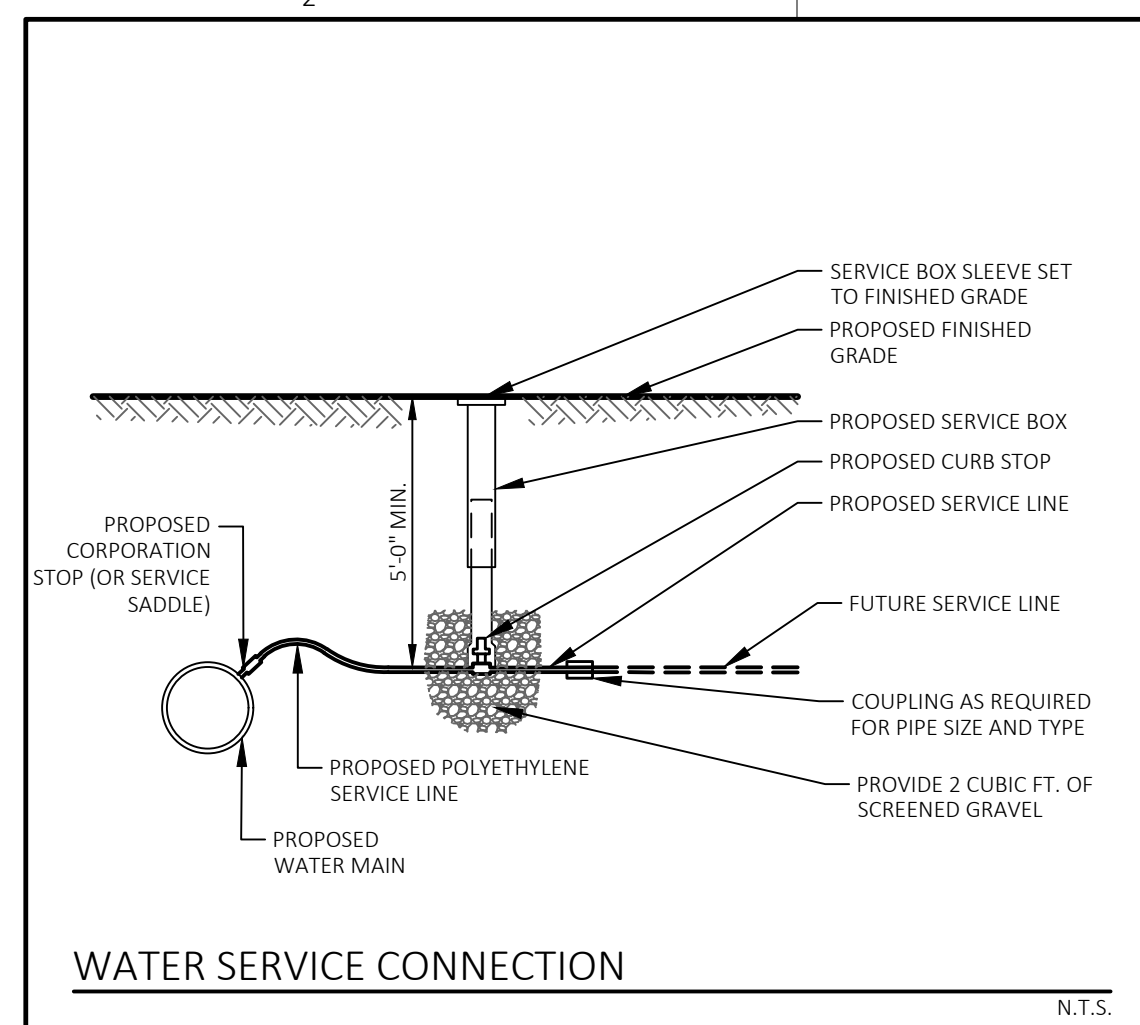
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**DETAILS**

Local Permitting

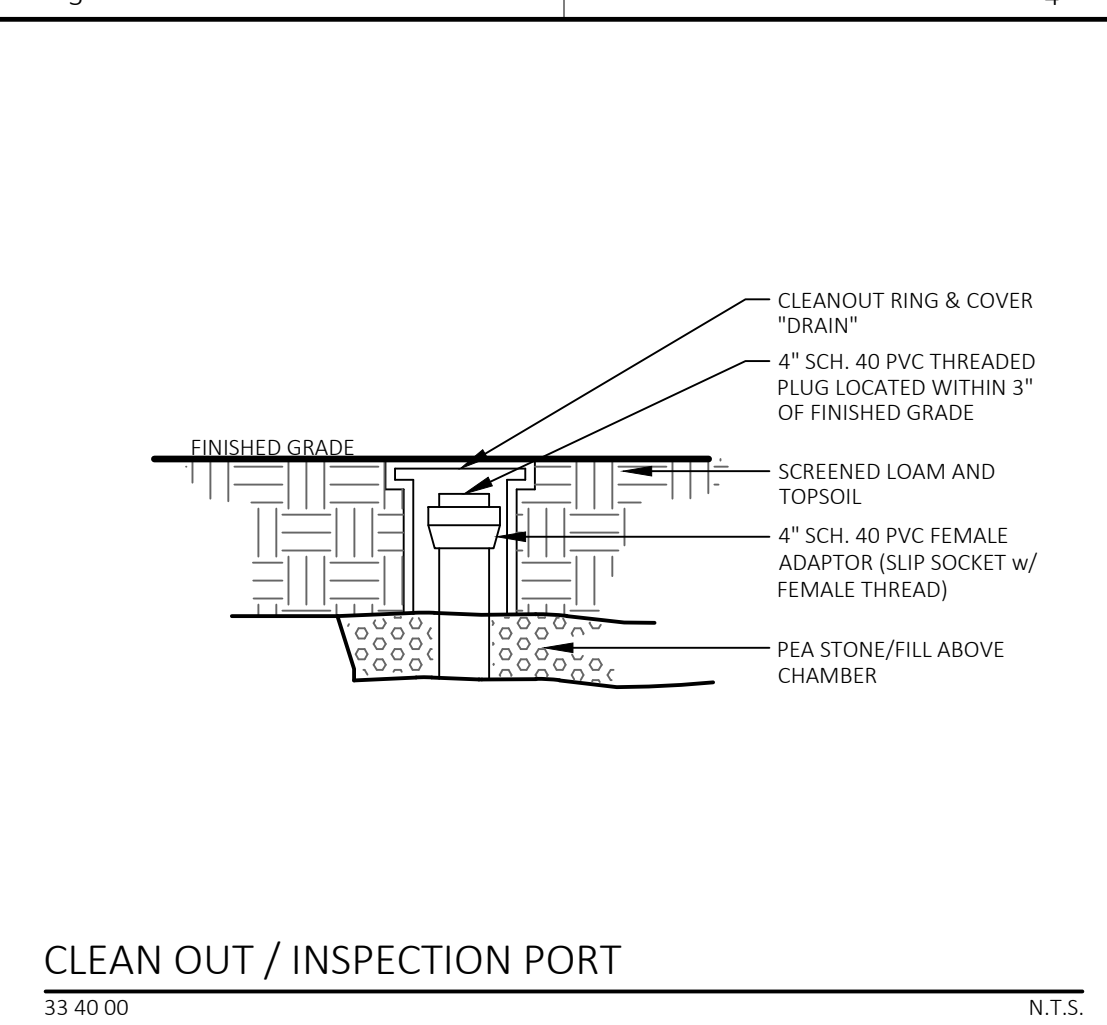


No: \_\_\_\_\_ Date: \_\_\_\_\_ Revision | Issue:  
Drawn By: ESM Checked By: MIS  
Date: 10/29/2024 Project No.: 24-0264

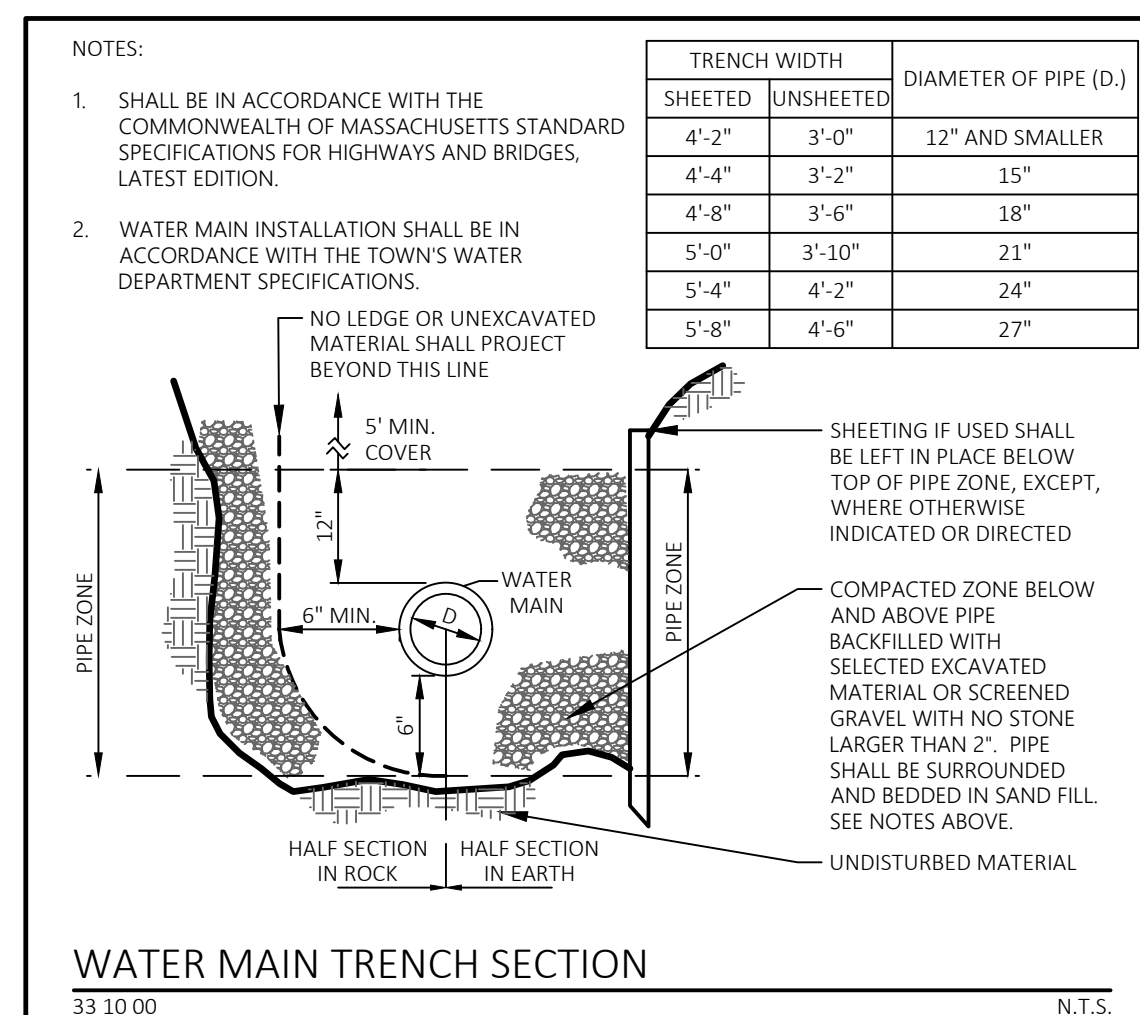
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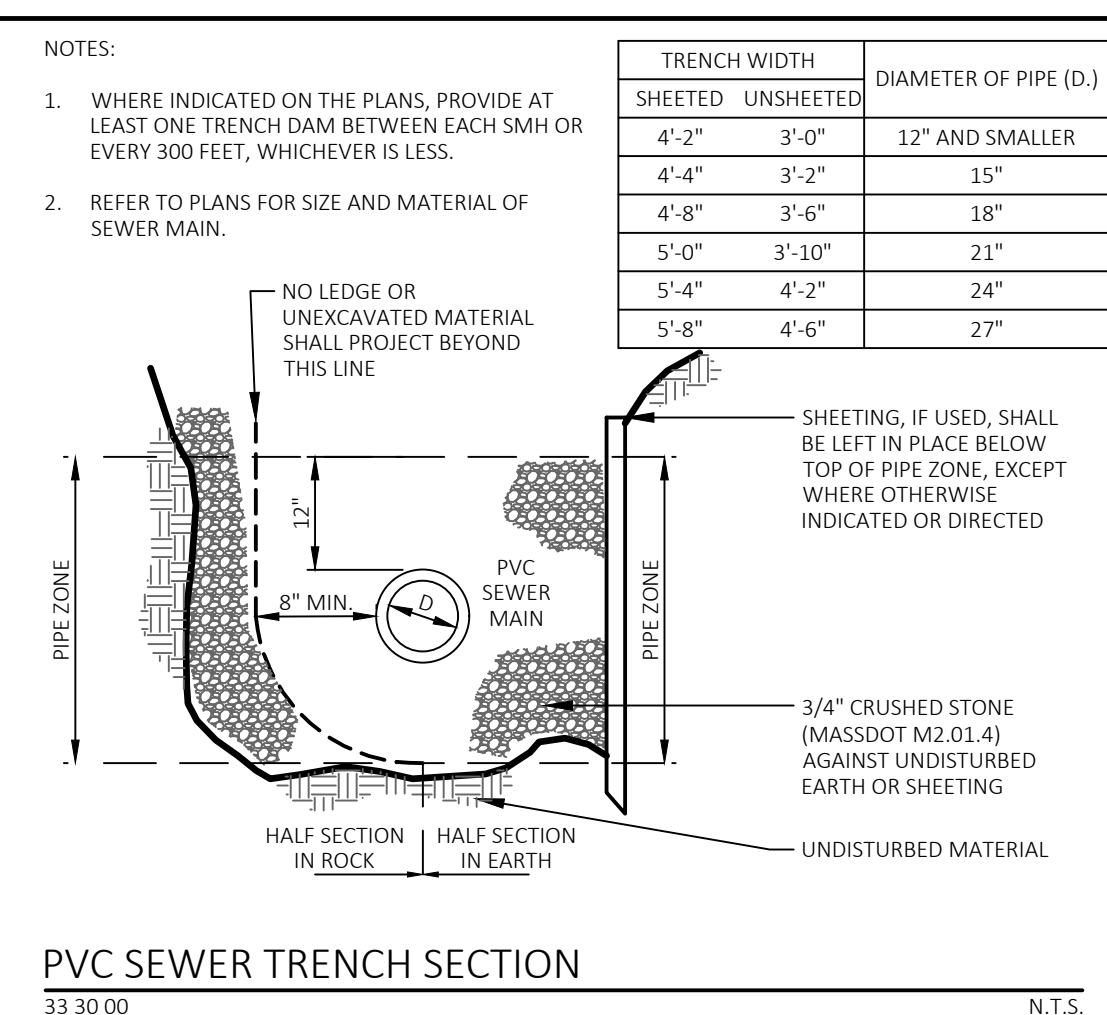
**WATER SERVICE CONNECTION**  
N.T.S.



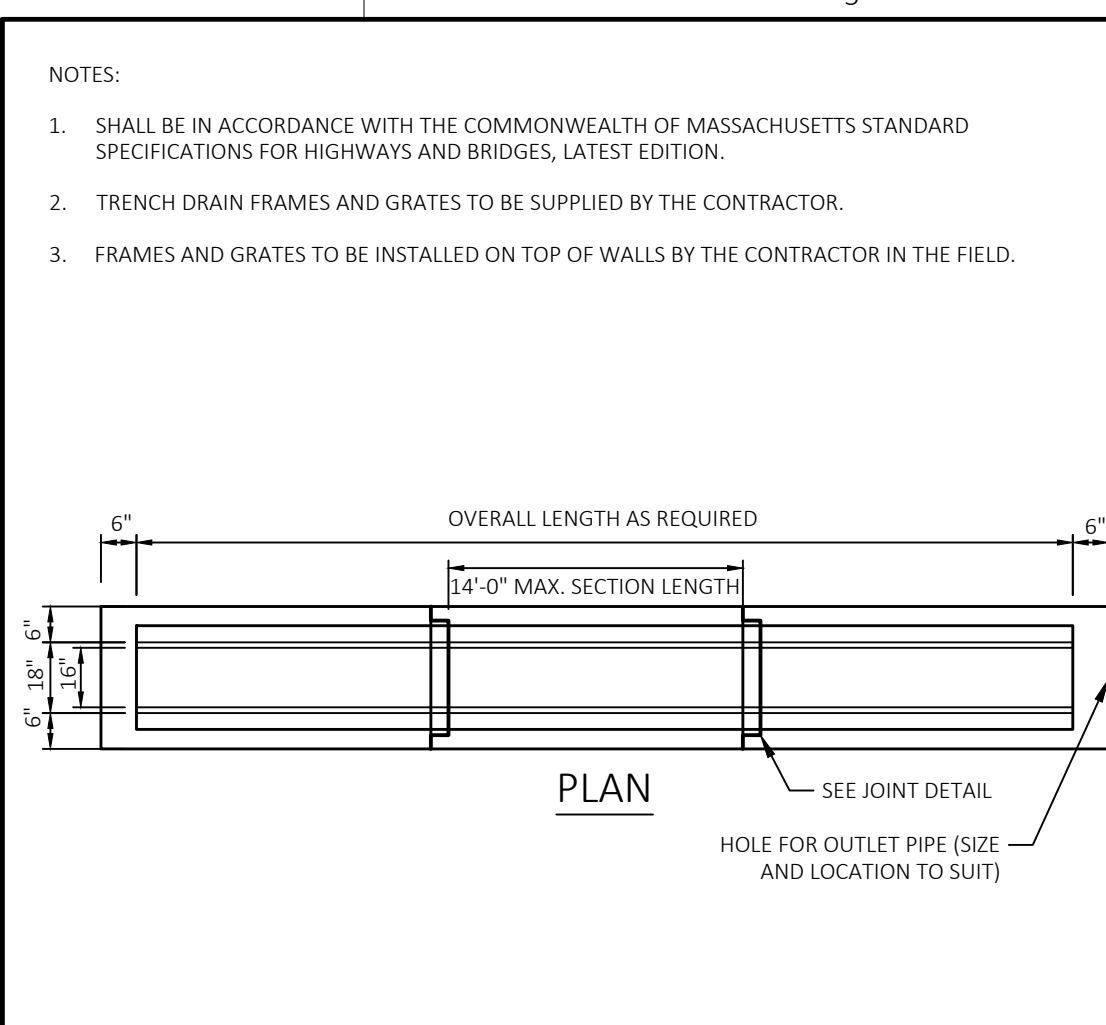
**CLEAN OUT / INSPECTION PORT**  
33 40 00 N.T.S.



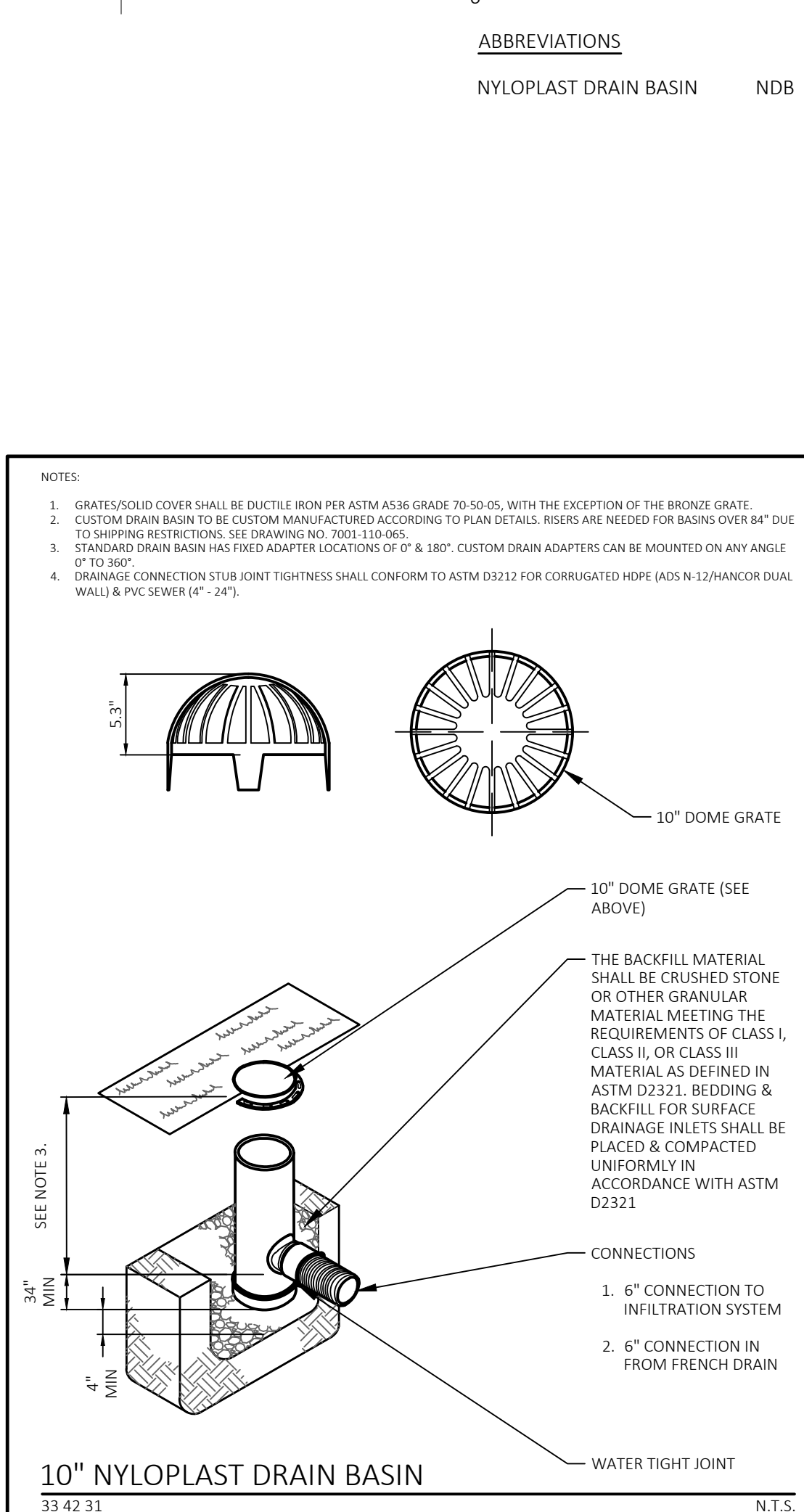
**WATER MAIN TRENCH SECTION**  
33 30 00 N.T.S.



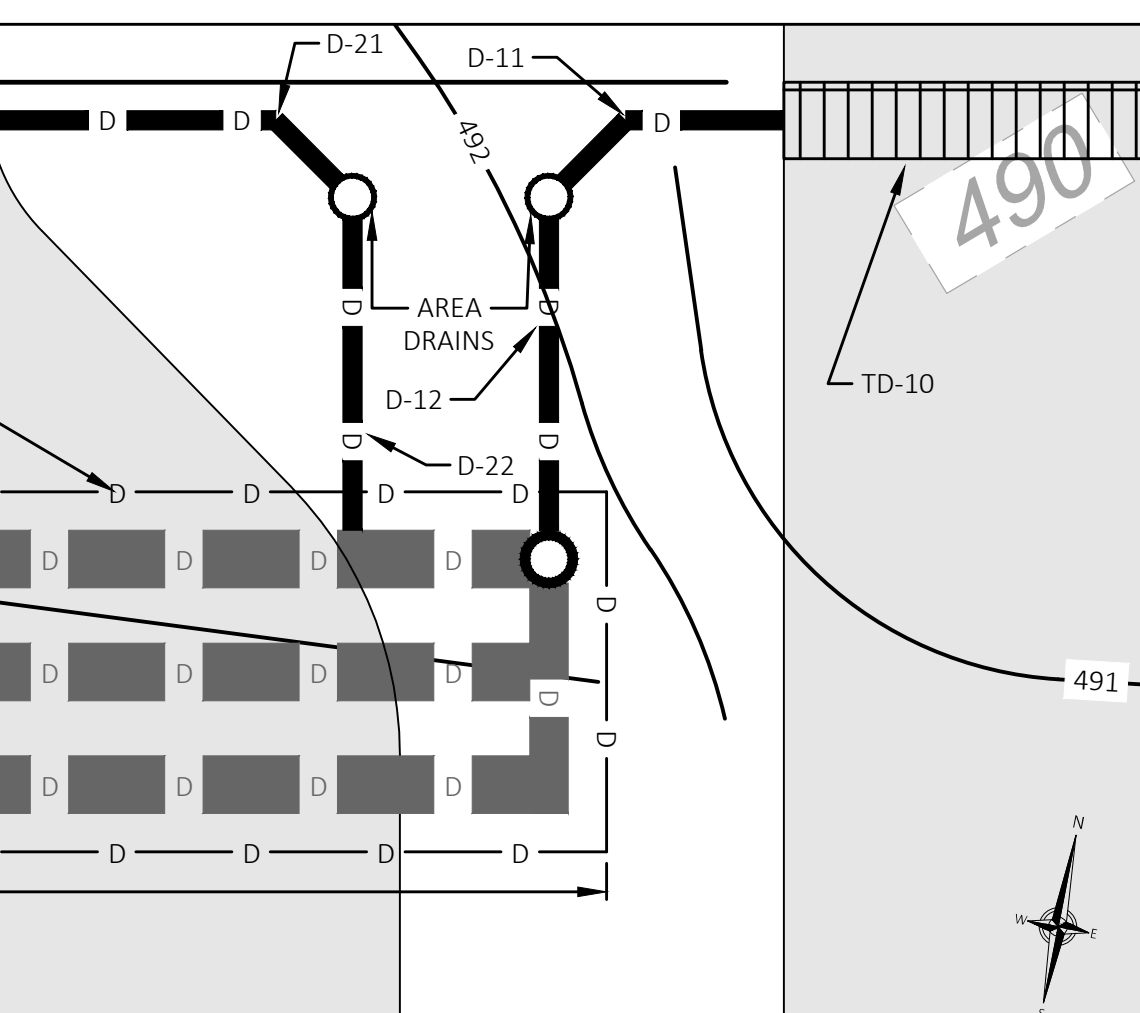
**PVC SEWER TRENCH SECTION**  
33 30 00 N.T.S.



**TRENCH DRAIN (TD)**  
33 40 00 N.T.S.

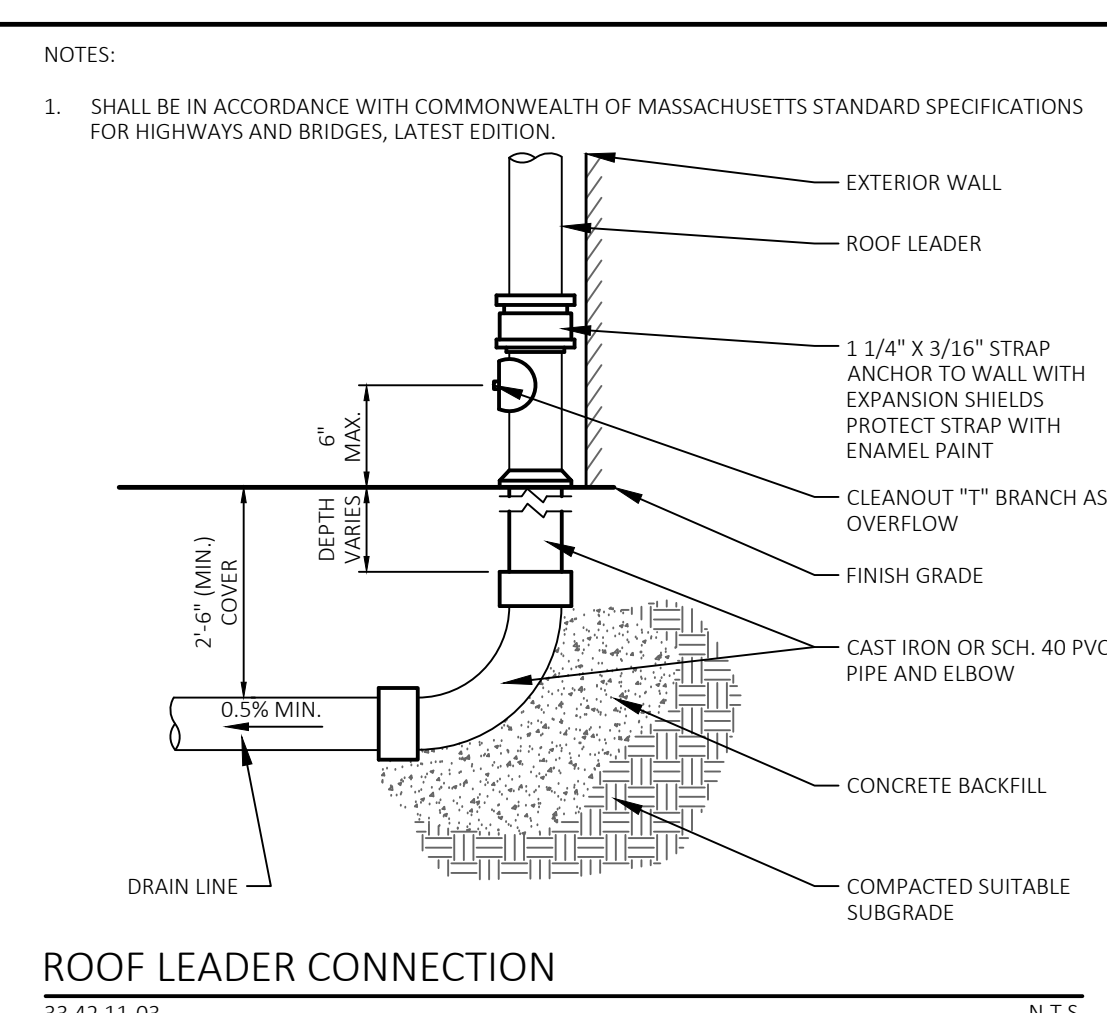


**10" NYLOPLAST DRAIN BASIN**  
33 42 31 N.T.S.

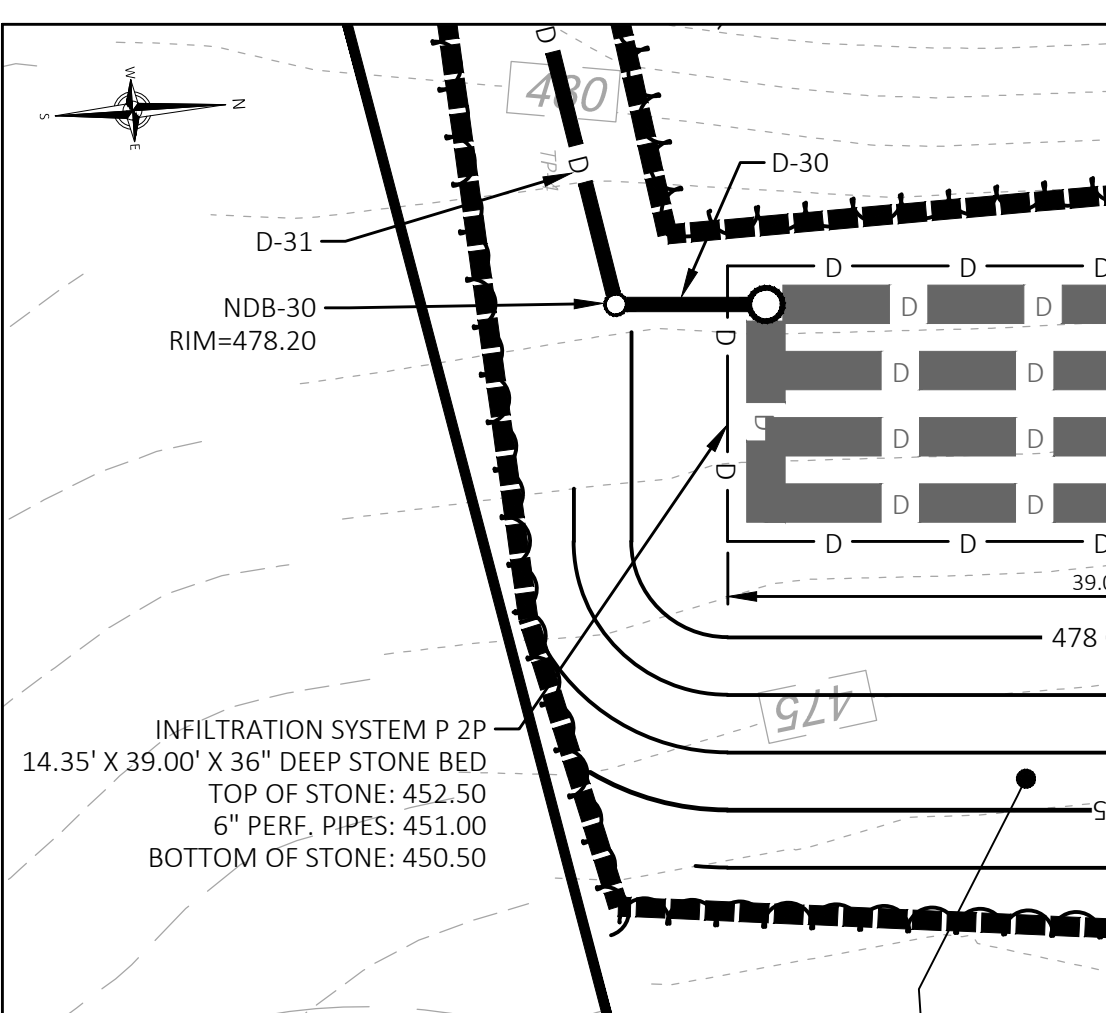


SCALE:  
1" = 5'

**SECTION: NOT TO SCALE**

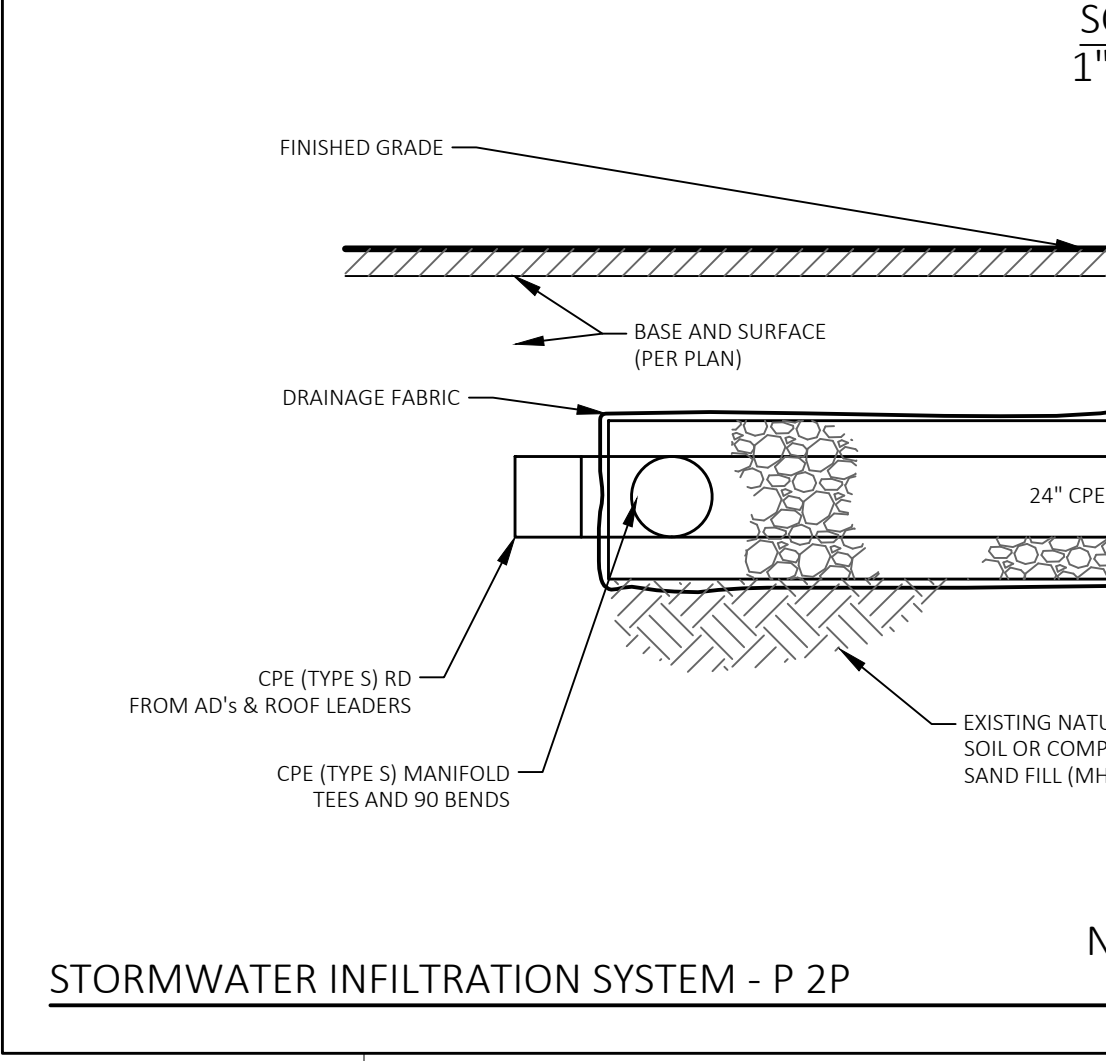
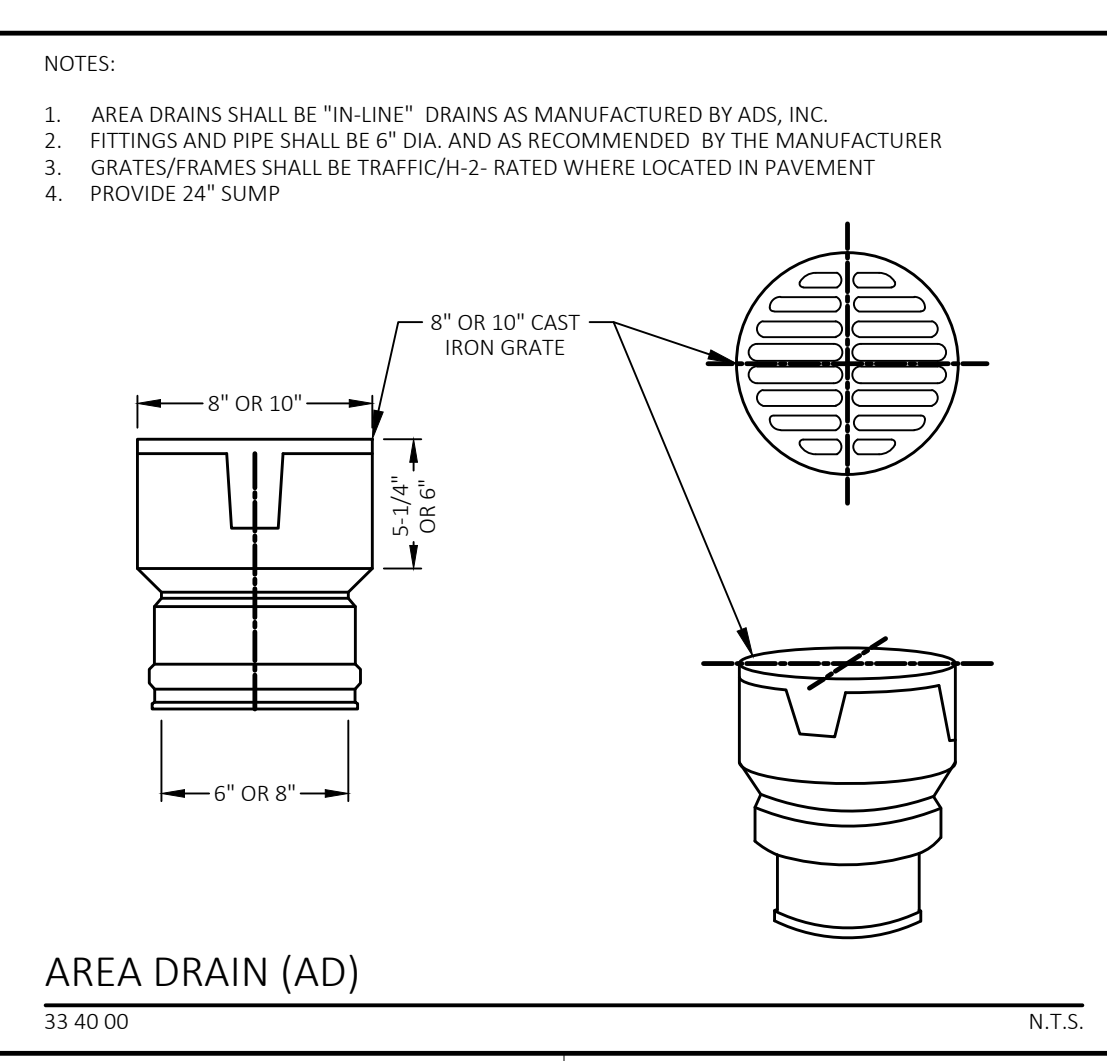
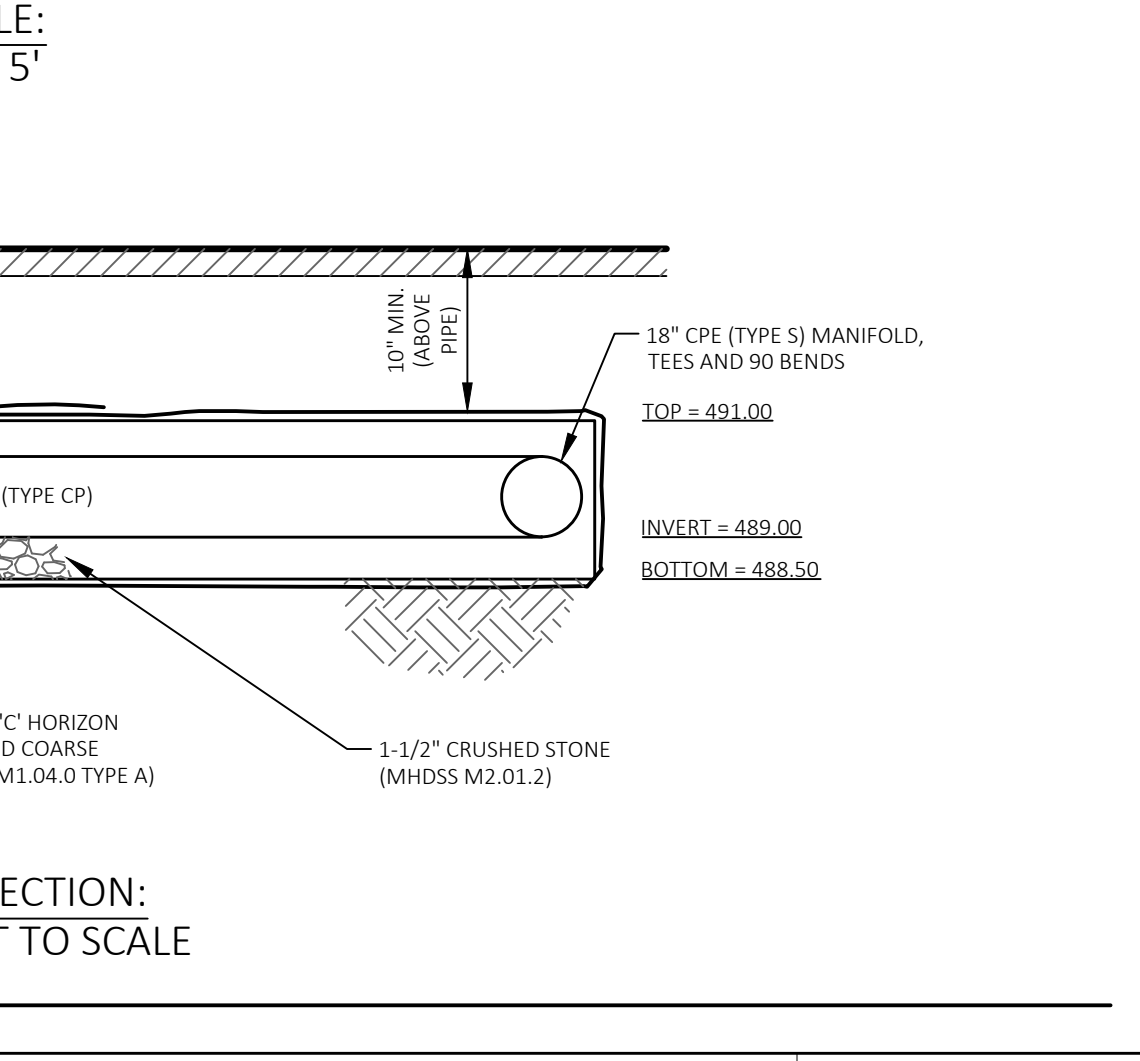


**ROOF LEADER CONNECTION**  
33 42 11-03 N.T.S.



SCALE:  
1" = 10'

**SECTION: NOT TO SCALE**



1

2

3

4

5

6

A

B

C

D

E

1

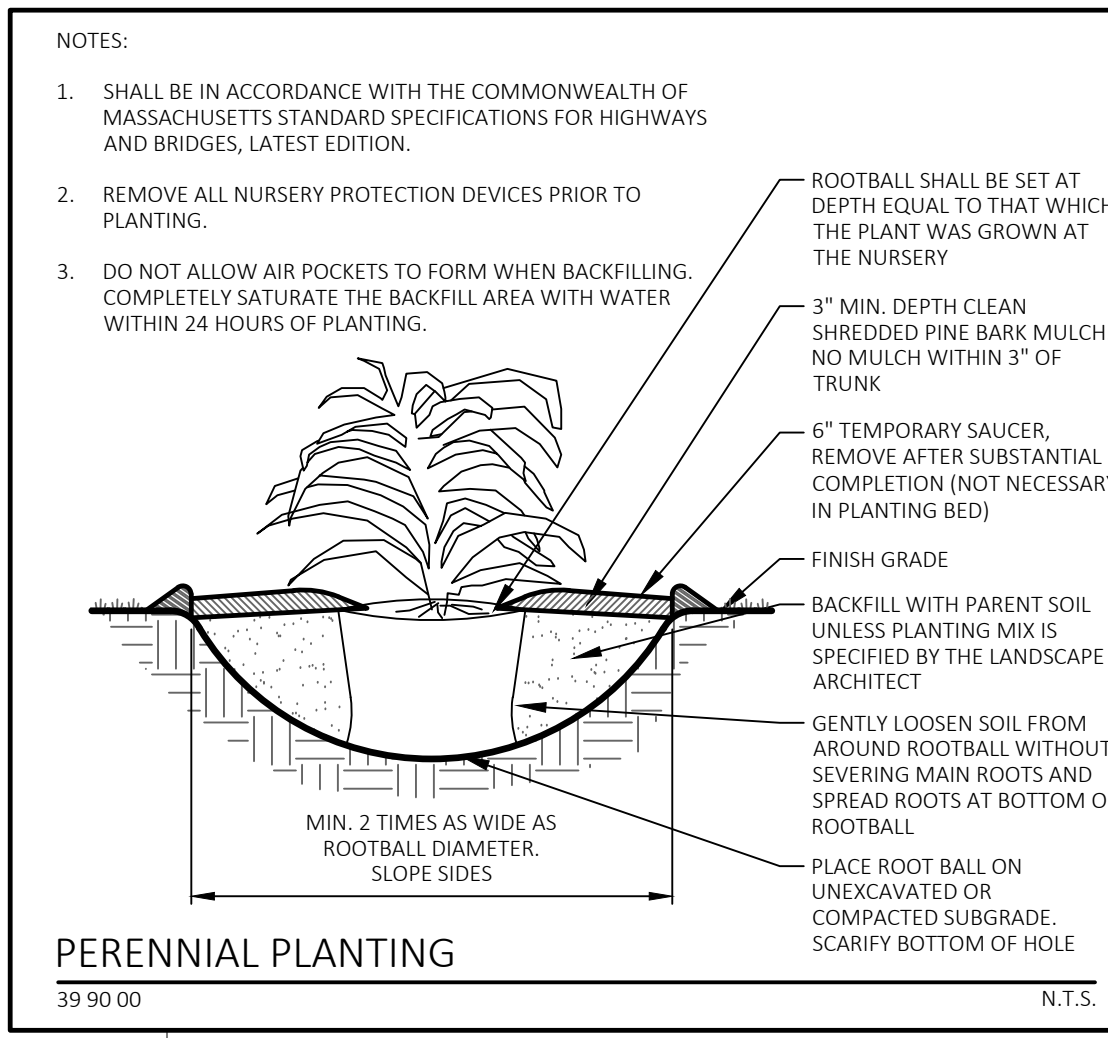
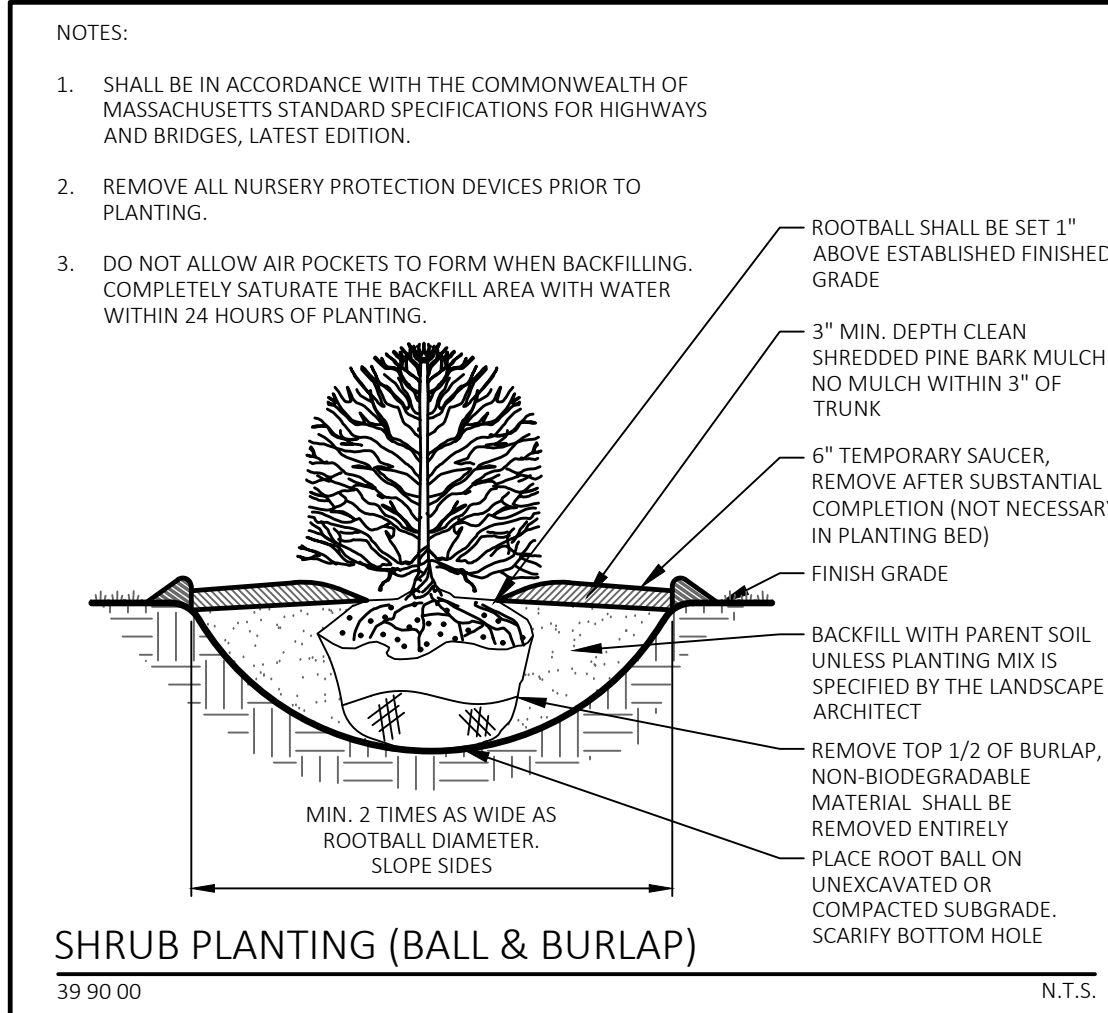
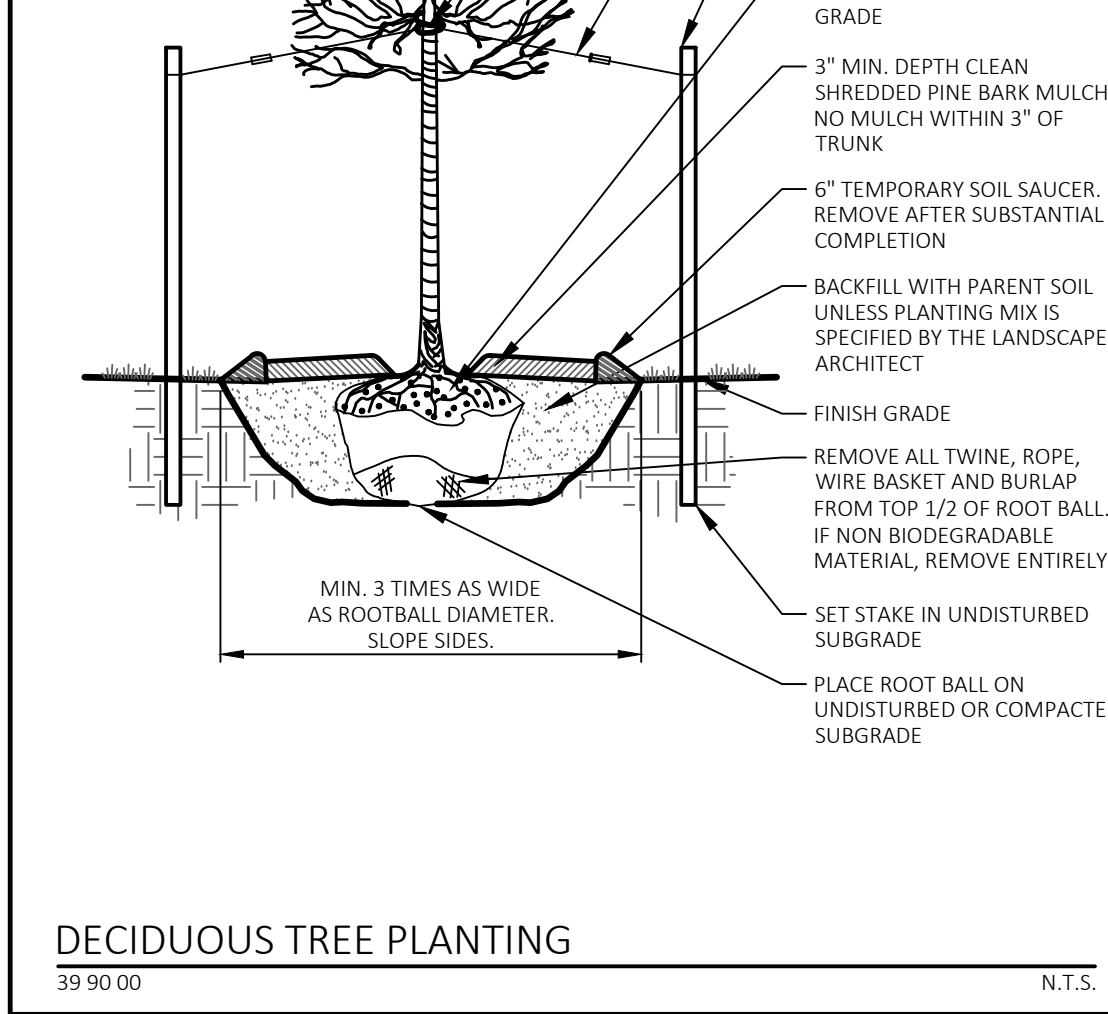
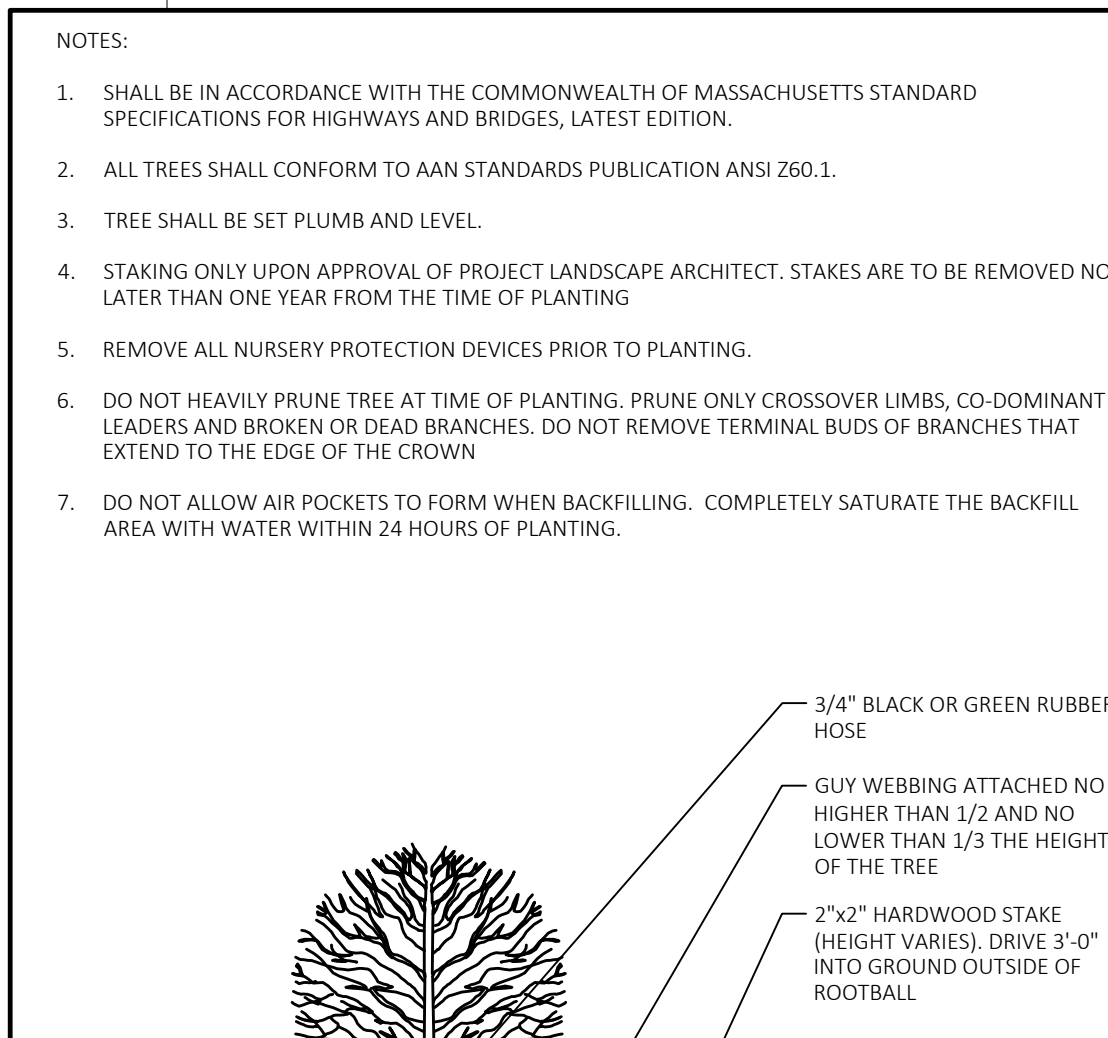
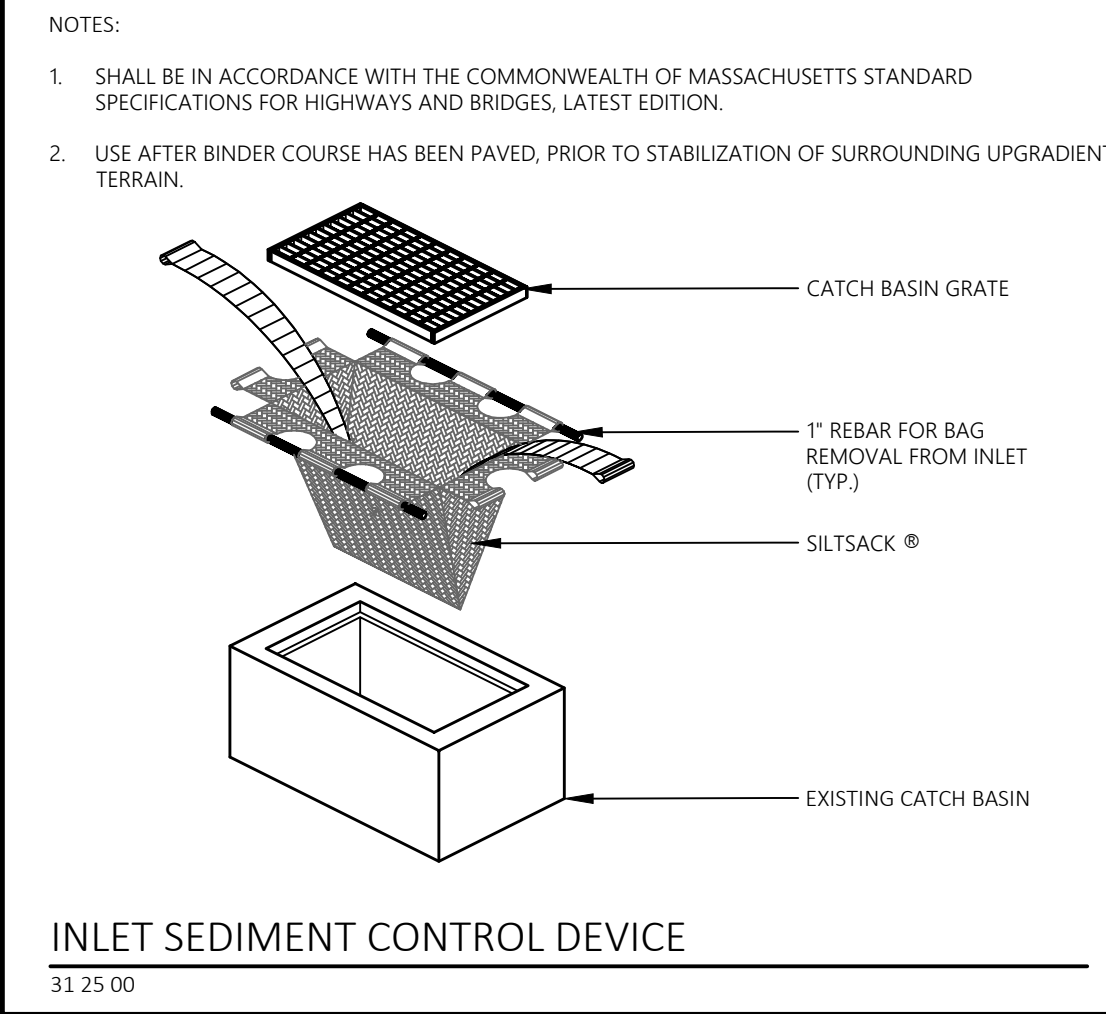
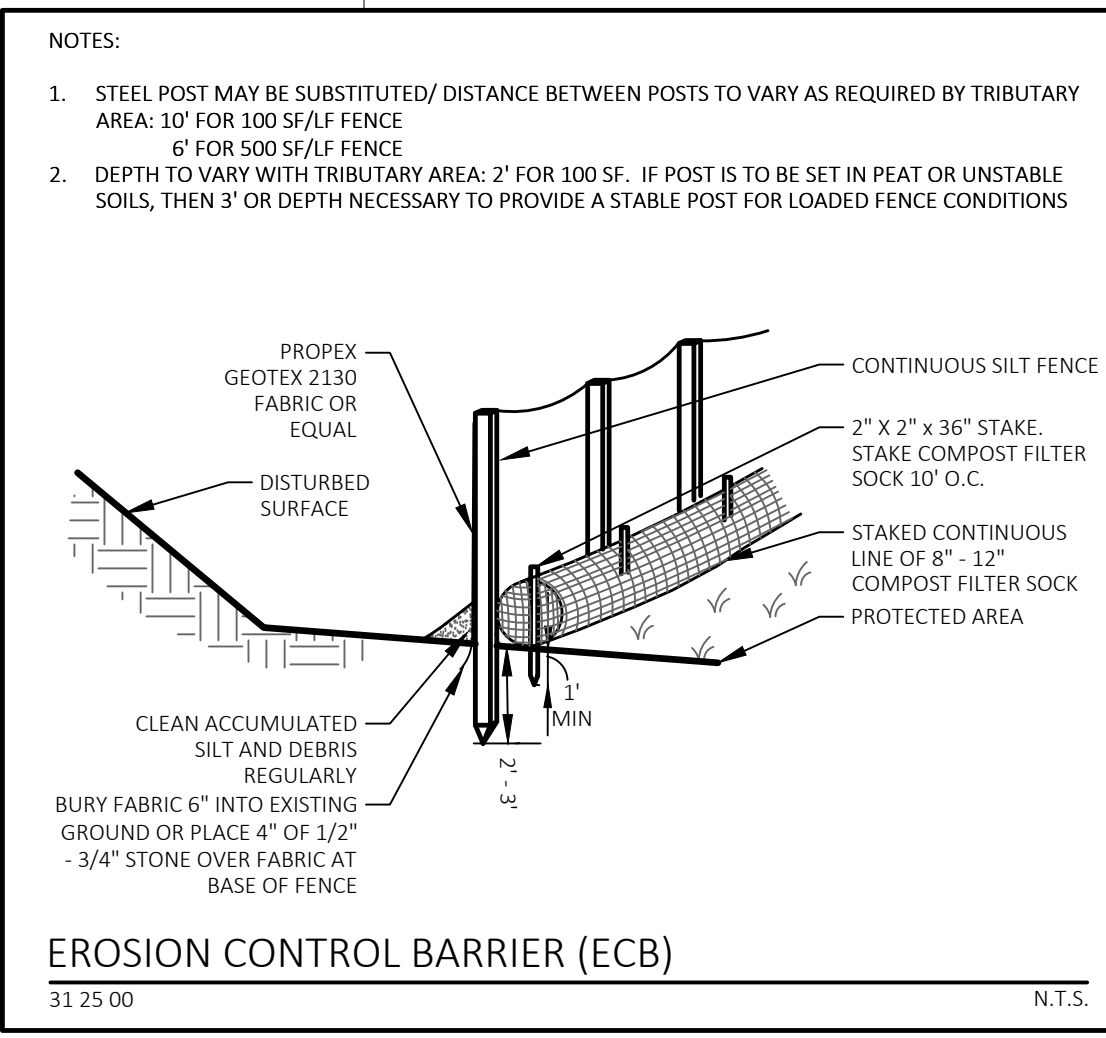
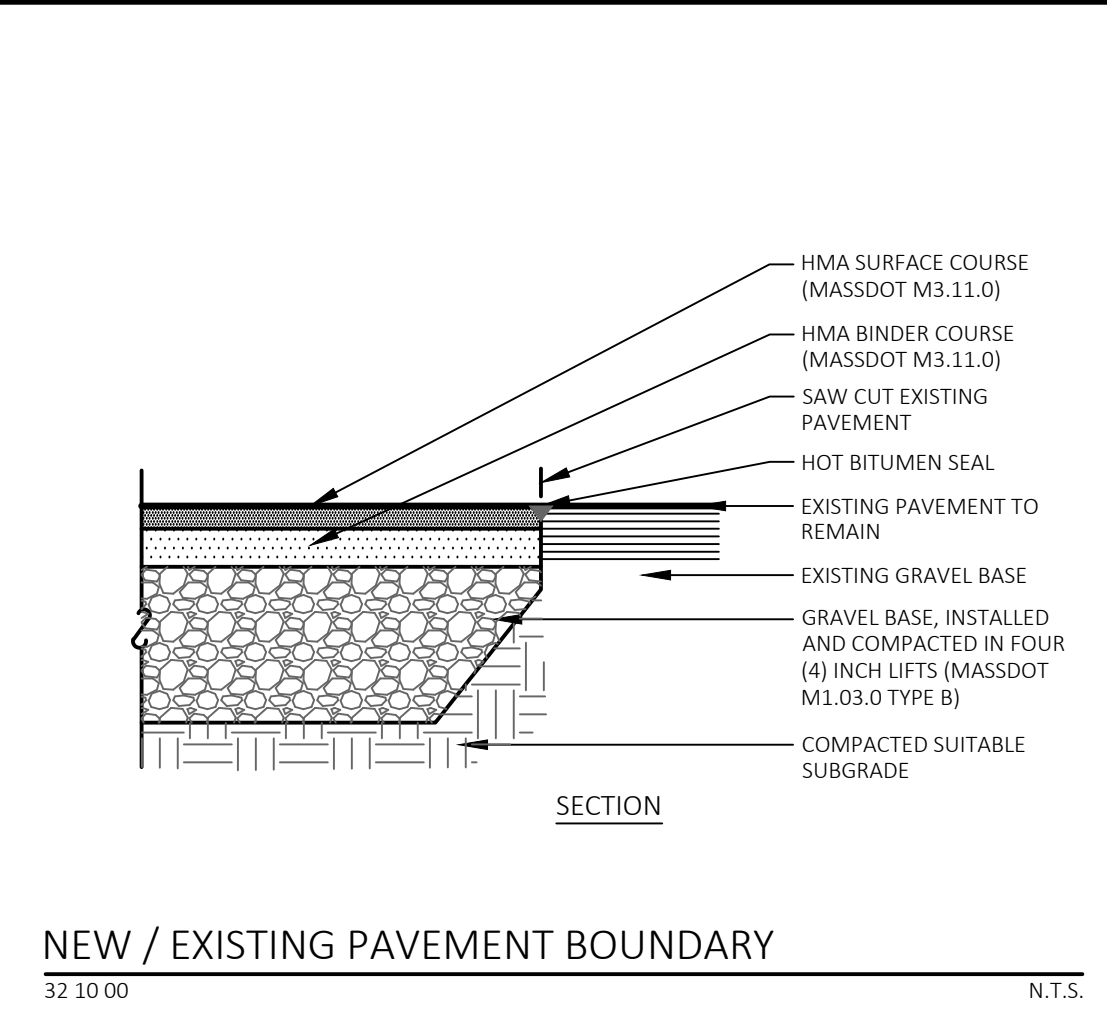
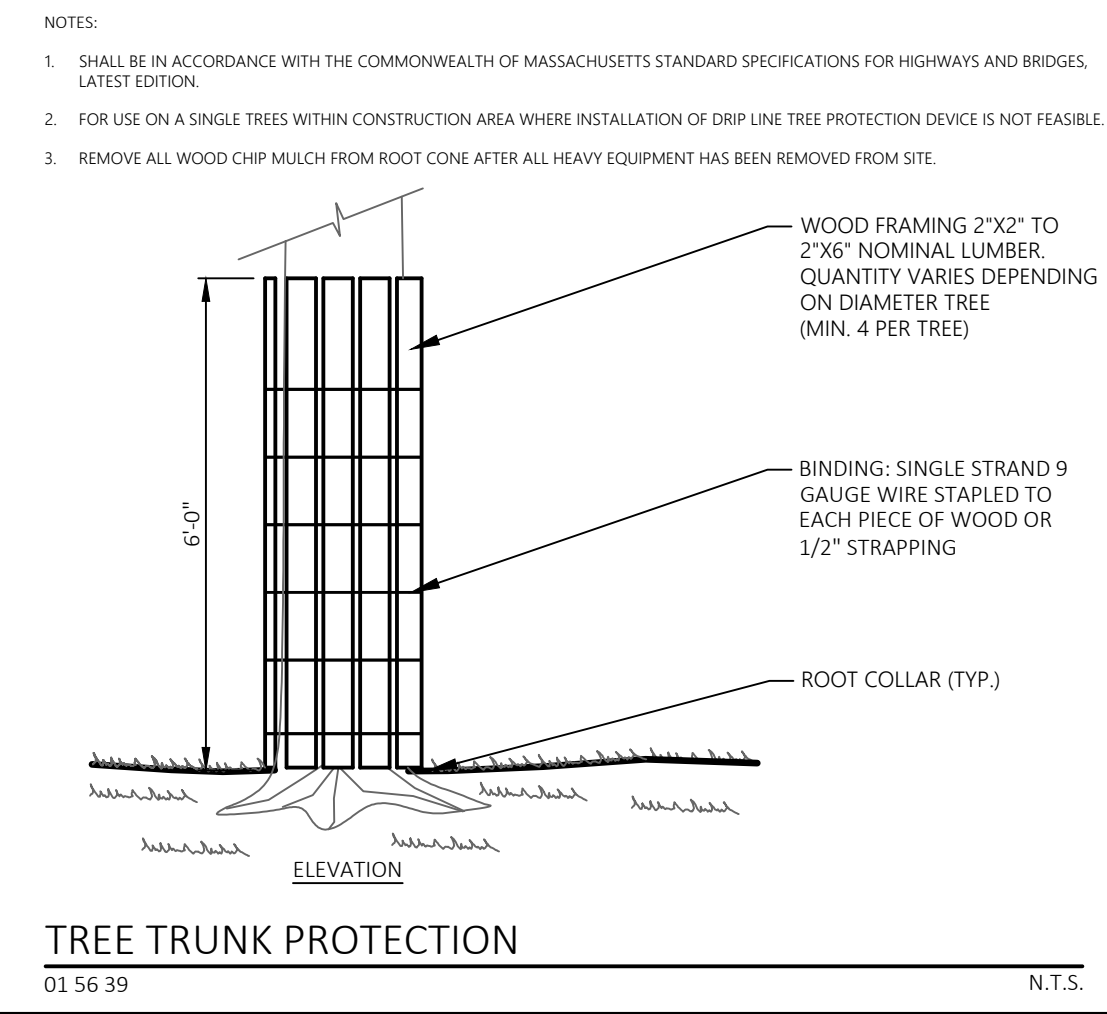
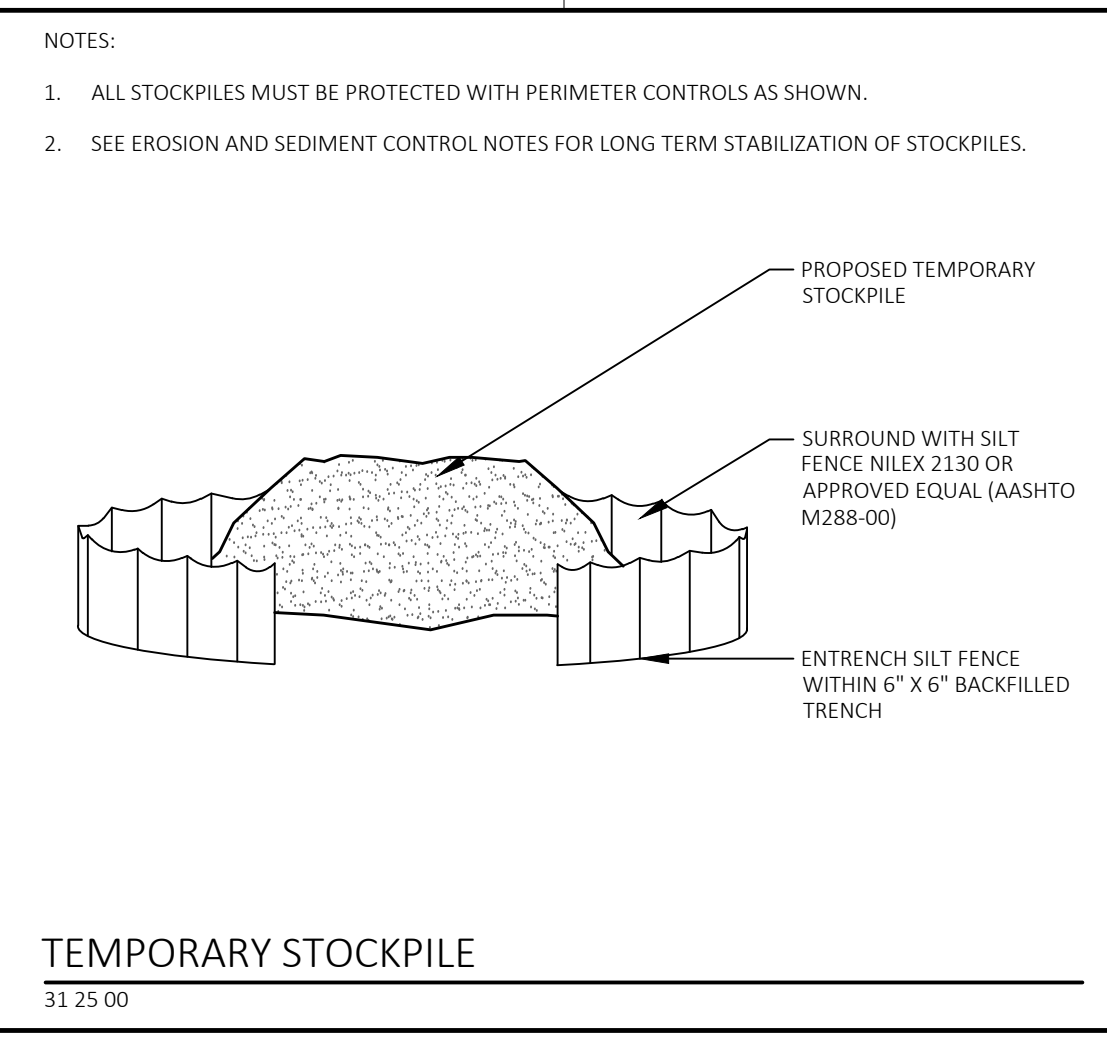
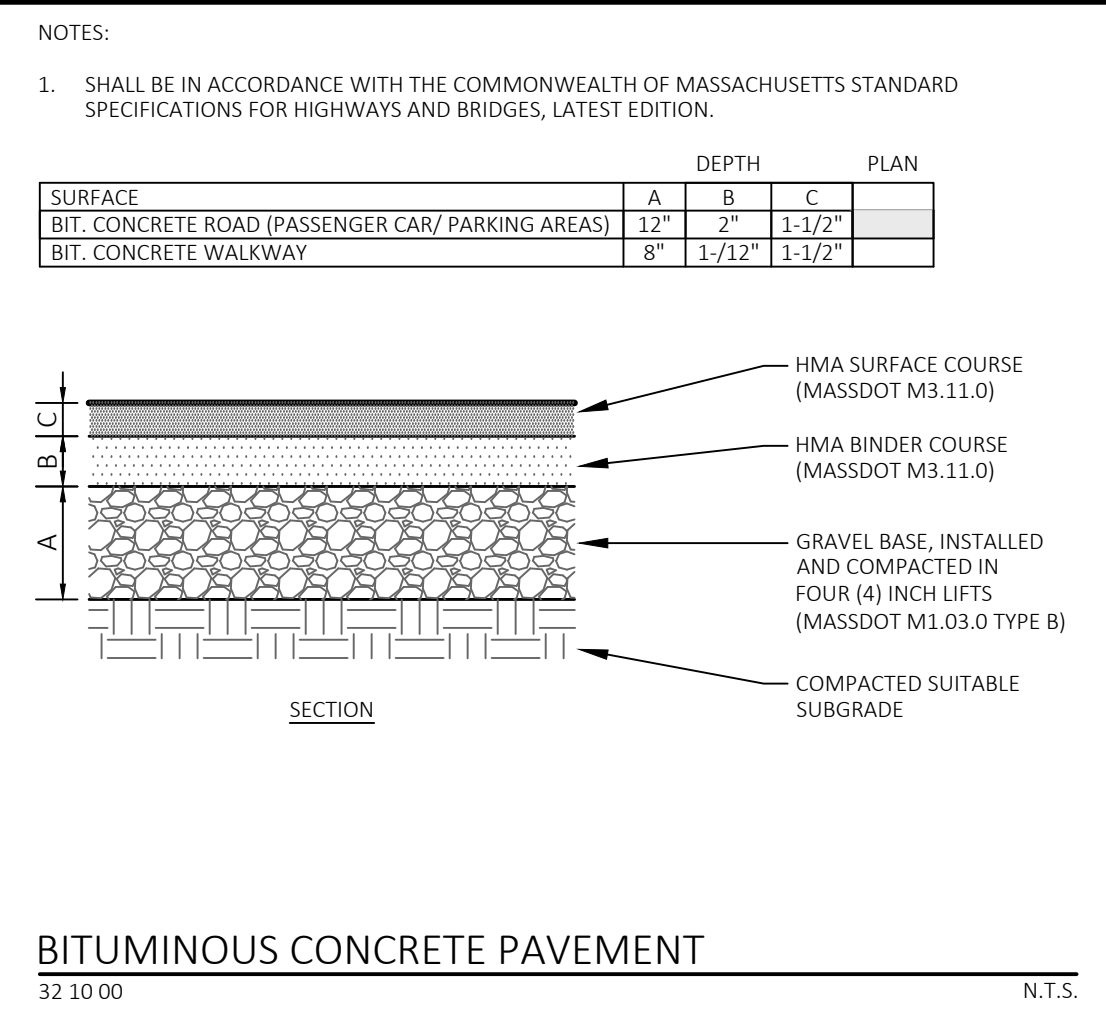
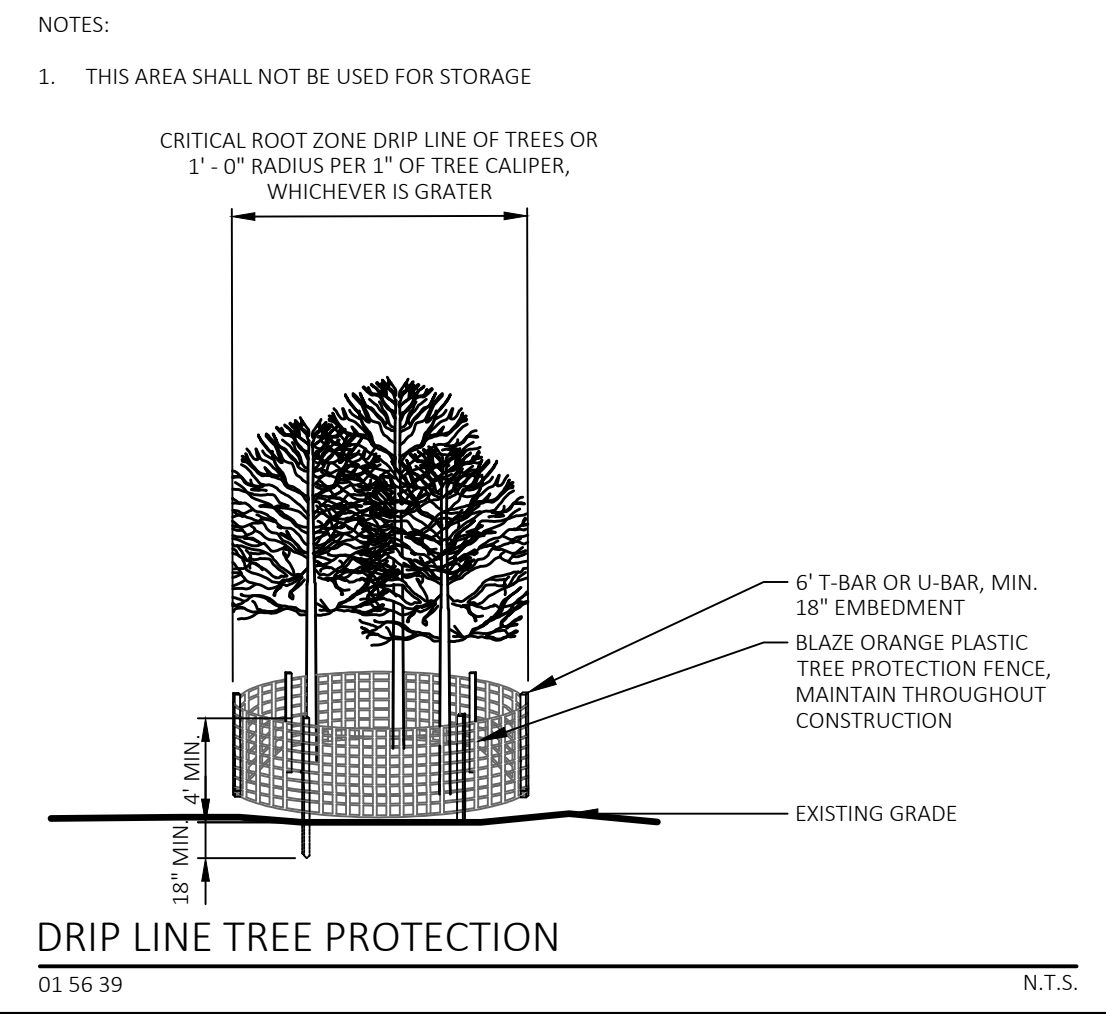
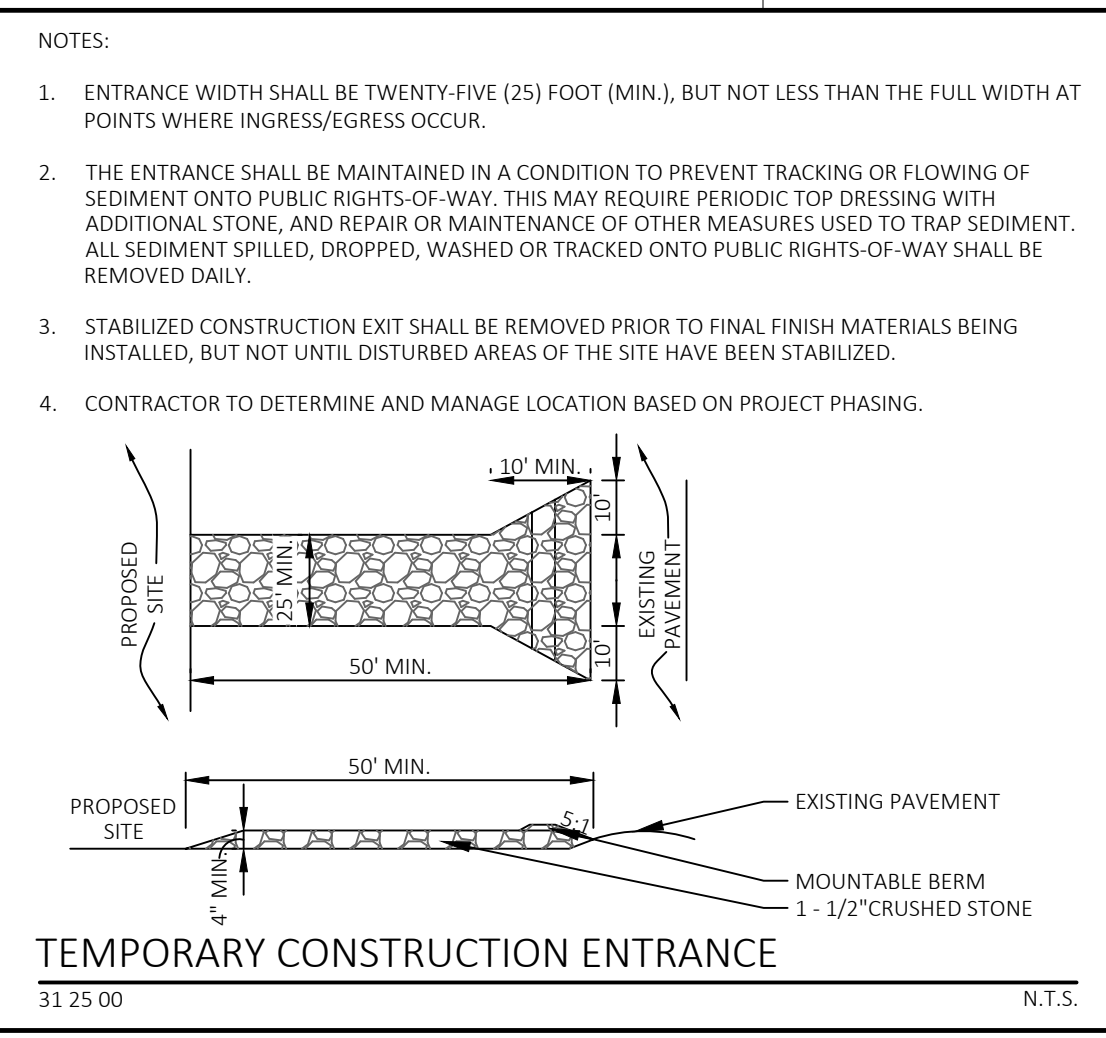
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NOTES:

- THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
- SEE SHEET C-001 FOR NOTES, LEGEND AND ABBREVIATIONS.

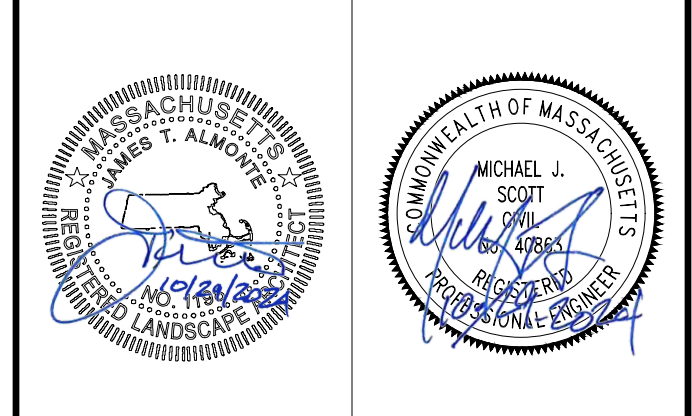
Project Owner:  
**Tony Bianco**  
96 Middlesex Ave  
Worcester, MA 01604

Project Applicant:  
**Tony Bianco**  
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Worcester, MA 01604

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

Sheet Title:  
**DETAILS**

Local Permitting



No.:	Date:	Revision   Issue:
Drawn By:	ESM	Checked By: MIS
Date:	10/29/2024	Project No.: 24-0264

Sheet No.:  
**C-402**