

DEFINITIVE SITE PLAN

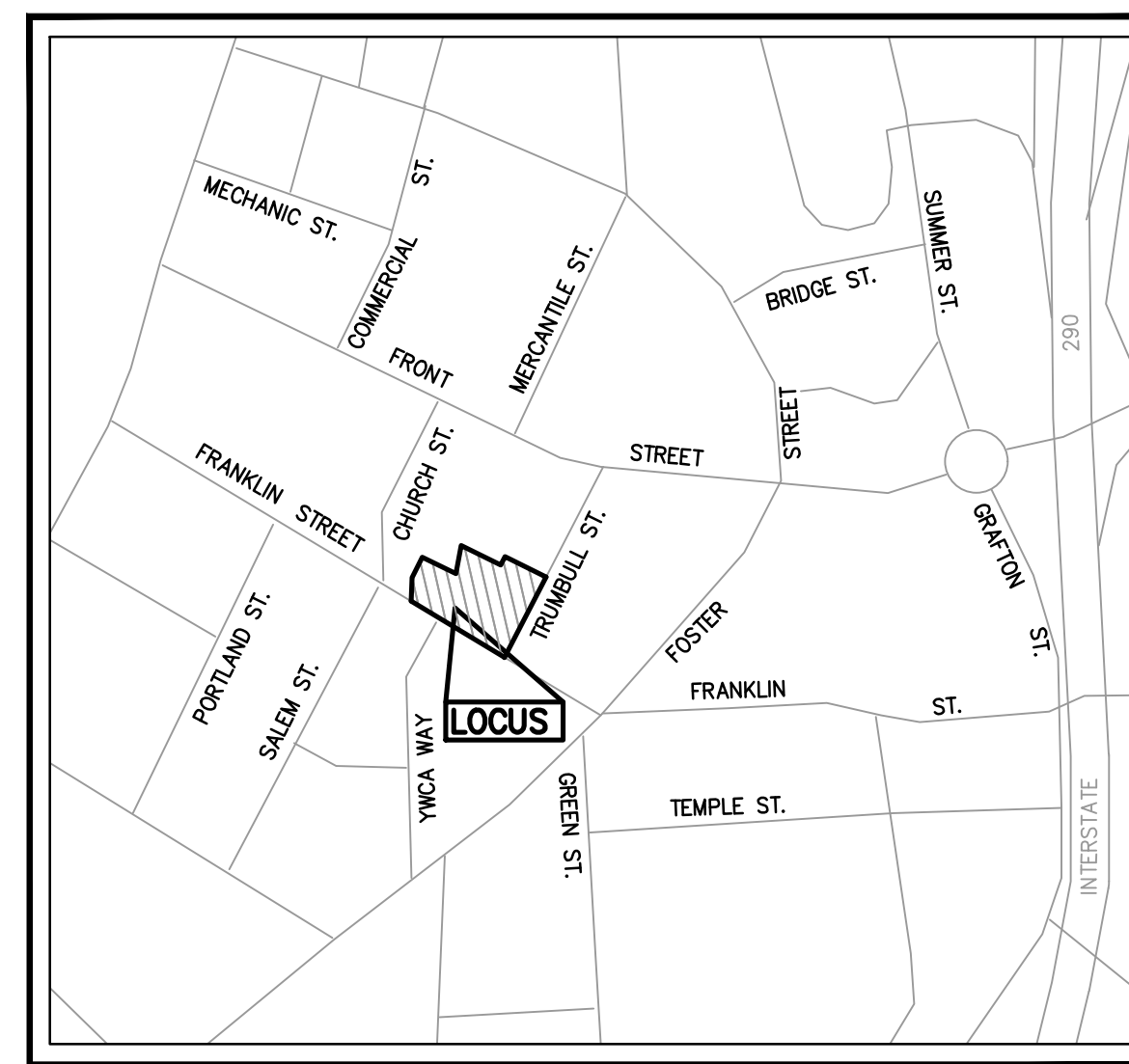
5 Salem Square
Worcester, Massachusetts 01608

FOR FORESIGHT CAPITAL LLC

ZONING TABULATION

CURRENT ORDINANCE: ORDAINED IN CITY COUNCIL APRIL 2, 1991, AS AMENDED THROUGH APRIL 27, 2021 ZONE/MAP: BUSINESS, GENERAL, 6 TO 1 FAR (BG-6.0) PER ZONING MAP AMENDED THROUGH APRIL 27, 2021. OVERLAY DISTRICTS: DOWNTOWN PARKING SUBAREA (CCOD-D) AND DOWNTOWN/BLACKSTONE CANAL SIGN DISTRICT (DSOD) PROPOSED USE: MIXED-USED: COMMERCIAL SPACE AND MULTI-FAMILY RESIDENTIAL FOR TOTAL OF 163 UNITS (95-1BR, 68-2BR) LOT AREA: 58,408± SF		
DIMENSIONAL REQUIREMENTS		
ITEM (TABLE 4.2)	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,000 SF	58,408± SF
MINIMUM FRONTAGE	40 PER DWELLING UNIT (BUT NOT MORE THAN 200 FEET)	295.8'
MINIMUM FRONT YARD SETBACK	NA	0.5'
MINIMUM SIDE YARD SETBACK	NA	0.5'
MINIMUM REAR YARD SETBACK	10 FEET	10'
MAXIMUM HEIGHT IN STORIES	NA	7 STORIES
MAXIMUM HEIGHT IN FEET	NA	89' (PROVIDED BY ARCHITECT)
FLOOR TO AREA RATIO (MAXIMUM)	6 TO 1	[47,683 SF (1ST FLOOR)] + [35,573 X 5 (2ND-6TH FLOOR)] + [34,298 SF (7TH FLOOR)] = 259,846 SF 259,846 SF / 58,408 SF = 4.45 TO 1 (PREMIUM DESCRIBED IN NOTE 1 NOT APPLIED) (BASED ON INFORMATION PROVIDED BY ARCHITECT)
PARKING REQUIREMENTS		
ITEM (TABLE 9.1 AND TABLE 4.4)	REQUIRED	PROPOSED
MINIMUM PARKING SPACES	NO MINIMUM PARKING OR LOADING SPACES ARE REQUIRED IN THE DOWNTOWN SUBAREA.	RESIDENTIAL: 99 SPACES ON SITE (INCLUDING 13 COMPACT SPACES); AN ADDITIONAL 64 SPACES ARE PROVIDED BY LEASED SPACES WITHIN CITY SQUARE GARAGE FOR A PARKING RATIO OF 1:1*
MAXIMUM PARKING SPACES	RESIDENTIAL: 2 PER DWELLING UNIT (TOTAL, INCLUDING RESIDENT AND GUEST PARKING) X 163 UNITS = 326 SPACES RETAIL: 1 PER 250 SF X 18,000 SF = 72 SPACES FOOD SERVICE: 1 PER 2 RATED OCCUPANCY X 120 SEATS = 60 SPACES	RETAIL: NONE ON SITE; 60 LEASED IN CITY SQUARE GARAGE* FOOD SERVICE: NONE ON SITE; 48 LEASED IN CITY SQUARE GARAGE* RIDE SHARE: 2 SPACES ON SITE *TOTAL LEASED SPACES FOR 5 SALEM SQUARE=172 SPACES
MINIMUM AISLE WIDTH (90° PARKING)	24'	24'
MINIMUM PARKING SPACE SIZE	9 FT X 18 FT	9 FT X 18 FT
COMPACT SPACES	25% ALLOWED AS A MATTER OF RIGHT AT 8 FT X 16 FT	12.9% ON SITE (13 SPACES AT 8' X 16')
MINIMUM SIDE/REAR DRIVEWAY SETBACK	3 FEET	3 FEET
MAXIMUM DRIVEWAY WIDTH	22 FEET	22 FEET
MINIMUM DRIVEWAY WIDTH	12 FEET (ONE-WAY), 20 FEET (TWO-WAY)	22 FEET

NOTES
1. IN BG-6.0 DISTRICTS AN ADDITIONAL FLOOR SPACE PREMIUM IS ALLOWED WHERE OFF STREET PARKING IS PROVIDED ON-SITE OF THE BUILDING OR WITHIN ONE THOUSAND (1,000) FEET OF THE FACILITY IT IS TO SERVE. THE PREMIUM, SIX HUNDRED (600) SQUARE FEET OF FLOOR SPACE FOR EACH PARKING SPACE PROVIDED, MAY BE USED IN COMPUTING THE FLOOR AREA RATIO.



LOCUS MAP

SCALE 1 INCH = 500 FEET
0 250 500 1000 2000

RECORD OWNER: FORESIGHT CAPITAL LLC
125 GOFF AVENUE
PAWTUCKET, RI 02860

APPLICANT: FORESIGHT CAPITAL LLC
125 GOFF AVENUE
PAWTUCKET, RI 02860

CIVIL ENGINEER/LAND SURVEYOR:
HANCOCK ASSOCIATES
315 ELM STREET
MARLBOROUGH, MA 01752
(508) 460-1111

ARCHITECT:
LAGRASSE YANOWITZ & FEYL
1 ELM SQUARE
ANDOVER, MA 01810
(978) 470-3675

SHEET INDEX

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SHEET 2	EXISTING CONDITIONS
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DEFINITIVE SITE PLAN

#5 Salem Square
Worcester, Massachusetts 01608

ASSESSORS:

MAP	BLOCK	LOT
2	23C	002-6

PREPARED FOR:

FORESIGHT CAPITAL LLC

125 Goff Avenue
Pawtucket, RI 02860

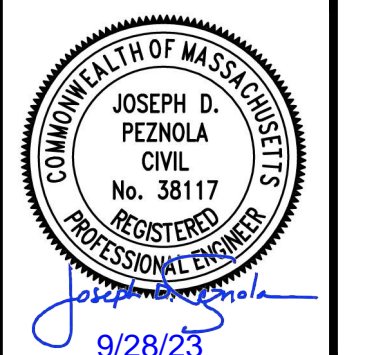
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
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DATE: 9/28/23 DESIGN BY: JF/DJR
SCALE: AS NOTED DRAWN BY: DJR
APPRVD. BY: JF CHECK BY: KAC

TITLE SHEET

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DWG: 26659dsp.dwg

LAYOUT: 1TS

SHEET: 1 OF 8

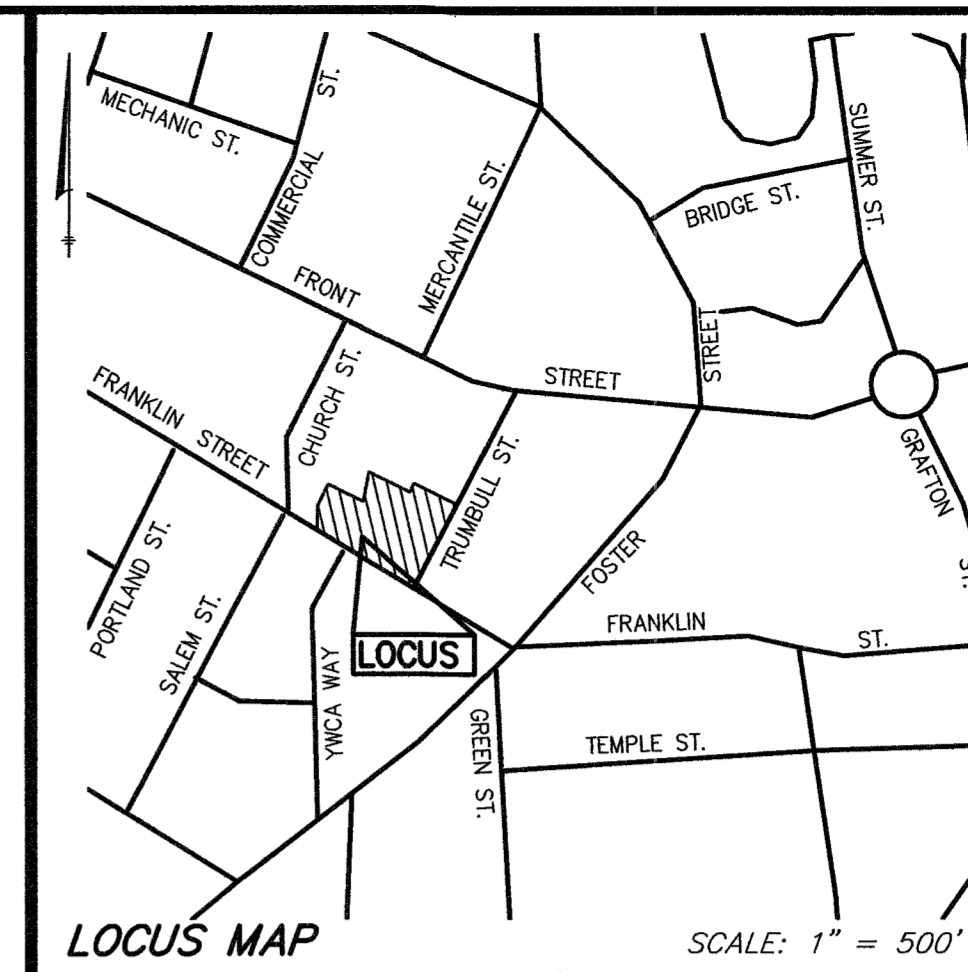
PROJECT NO.:

26659

1

#5 SALEM SQUARE

Worcester, Massachusetts 01608



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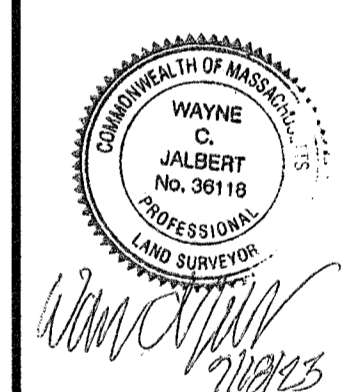
FORESIGHT CAPITAL LLC

125 Goff Avenue, Suite 2101
Pawtucket, RI 02860

HANCOCK ASSOCIATES

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Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
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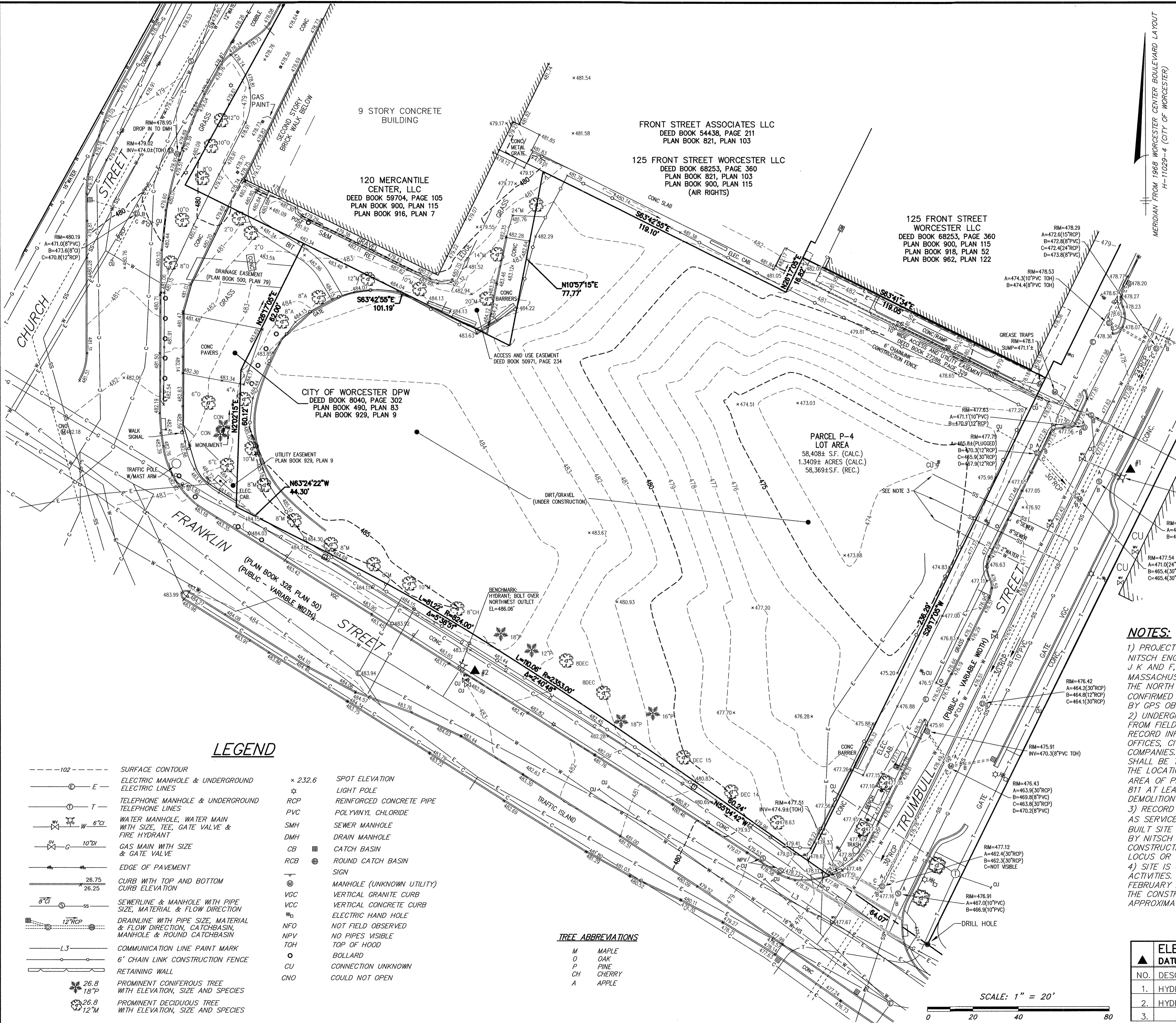
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 9/18/23 DRAWN BY: RDF
SCALE: 1" = 20' CHECK BY: WCJ

EXISTING CONDITIONS PLAN OF LAND IN WORCESTER, MA

PLAT DATE: Sep 18, 2023 10:45 am
PLAT: 26659ec.dwg
PROJECT: 26659ec.dwg

LAYOUT: EC24x36
SHEET: 1 OF 1
PROJECT NO.: 26659



LEGEND

- | | | | |
|------------------|---|---------|--------------------------|
| ---102--- | SURFACE CONTOUR | × 232.6 | SPOT ELEVATION |
| —E— | ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES | ☆ | LIGHT POLE |
| —T— | TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES | ☆ | REINFORCED CONCRETE PIPE |
| —W 6" CI | WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT | PVC | POLYVINYL CHLORIDE |
| —S 10" DI | GAS MAIN WITH SIZE & GATE VALVE | SMH | SEWER MANHOLE |
| — | EDGE OF PAVEMENT | DMH | DRAIN MANHOLE |
| —26.75
—26.25 | CURB WITH TOP AND BOTTOM CURB ELEVATION | CB | CATCH BASIN |
| —8" CI | SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION | RCB | ROUND CATCH BASIN |
| —12" RCP | DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN | VGC | VERTICAL GRANITE CURB |
| —L3 | COMMUNICATION LINE PAINT MARK | VCC | VERTICAL CONCRETE CURB |
| — | 6' CHAIN LINK CONSTRUCTION FENCE | EH | ELECTRIC HAND HOLE |
| — | RETAINING WALL | NFO | NOT FIELD OBSERVED |
| —26.8
—15" P | PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES | NPV | NO PIPES VISIBLE |
| —26.8
—12" M | PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES | TOH | TOP OF HOOD |
| | | ○ | BOLLARD |
| | | CU | CONNECTION UNKNOWN |
| | | CNO | COULD NOT OPEN |

- ### TREE ABBREVIATIONS
- | | |
|----|--------|
| M | MAPLE |
| O | OAK |
| P | PINE |
| CH | CHERRY |
| A | APPLE |

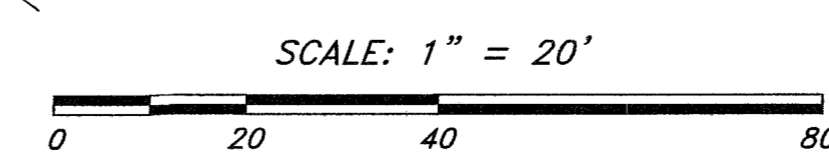
NOTES:

- PROJECT SOURCE BENCHMARK IS BASED ON A PLAN BY NITSCH ENGINEERING ENTITLED "TOPOGRAPHIC PLAN OF PARCELS J K AND F, CITY SQUARE, CITY SQUARE WORCESTER, MASSACHUSETTS" WHICH PURPORTS TO BE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. DATUM CONFIRMED IN FIELD BY HANCOCK ASSOCIATES ON 2/14/2023 BY GPS OBSERVATIONS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- RECORD LOCATIONS OF UTILITIES AND STRUCTURES AS WELL AS SERVICE CONNECTIONS ARE FROM A PLAN ENTITLED "AS BUILT SITE UTILITY COORDINATION PART PLAN" SHEET COOR-1.2, BY NITSCH ENGINEERING, PREPARED FOR CONSIGL CONSTRUCTION. IT IS UNKNOWN WHETHER SERVICES EXIST ON LOCUS OR WERE REMOVED.
- SITE IS CURRENTLY UNDERGOING CONSTRUCTION RELATED ACTIVITIES. SITE CONDITIONS SHOWN HEREON ARE AS OF FEBRUARY 23, 2023. AS SUCH, SITE CONDITIONS SHOWN WITHIN THE CONSTRUCTION FENCE SHOULD BE CONSIDERED APPROXIMATE.

ELEVATION BENCH MARKS

DATUM: SEE NOTE 1

NO.	DESCRIPTION	ELEV.
1.	HYDRANT; BOLT OVER NORTH OUTLET	480.55
2.	HYDRANT; BOLT OVER NORTHWEST OUTLET	486.06
3.		



**DEFINITIVE
SITE
PLAN**

#5 Salem Square
Worcester, Massachusetts 01608

ASSESSORS:

MAP 2 BLOCK 23C LOT 002-6

PREPARED FOR:

**FORESIGHT
CAPITAL
LLC**

125 Goff Avenue
Pawtucket, RI 02860

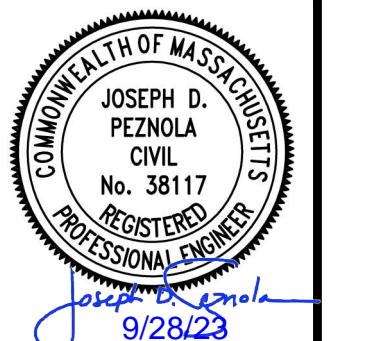
**HANCOCK
ASSOCIATES**

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Land Surveyors

Wetland Scientists

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NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 9/28/23 DESIGN BY: JF/DJR
SCALE: 1"=20' DRAWN BY: DJR
APPRVD. BY: JF CHECK BY: KAC

**LAYOUT &
MATERIALS
PLAN**

PLT DATE: Sep 27, 2023 9:57 am
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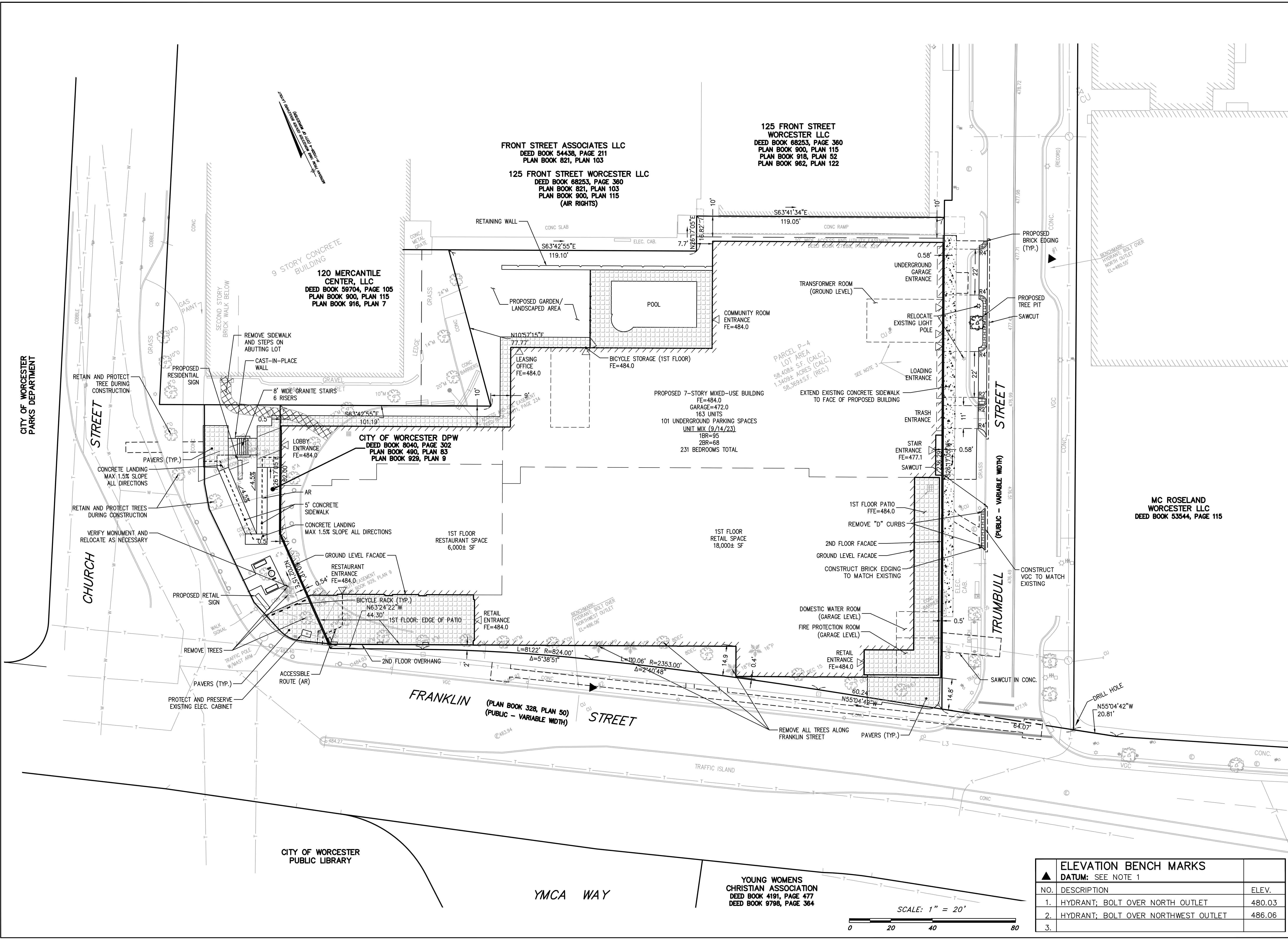
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LAYOUT: 4LM

SHEET: 4 OF 8

PROJECT NO.: 26659

4



FRONT STREET ASSOCIATES LLC
DEED BOOK 54438, PAGE 211
PLAN BOOK 821, PLAN 103

125 FRONT STREET WORCESTER LLC
DEED BOOK 68253, PAGE 380
PLAN BOOK 900, PLAN 115
PLAN BOOK 918, PLAN 52
PLAN BOOK 962, PLAN 122

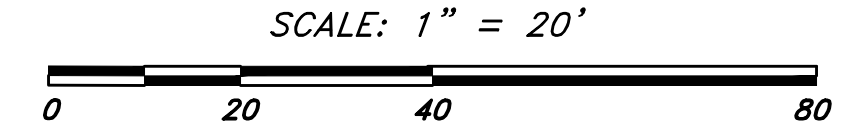
120 MERCANTILE CENTER, LLC
DEED BOOK 59704, PAGE 105
PLAN BOOK 900, PLAN 115
PLAN BOOK 916, PLAN 7

CITY OF WORCESTER DPW
DEED BOOK 8040, PAGE 302
PLAN BOOK 480, PLAN 83
PLAN BOOK 929, PLAN 9

MC ROSELAND WORCESTER LLC
DEED BOOK 53544, PAGE 115

YOUNG WOMENS CHRISTIAN ASSOCIATION
DEED BOOK 4191, PAGE 477
DEED BOOK 9798, PAGE 364

ELEVATION BENCH MARKS	
DATUM: SEE NOTE 1	
NO. DESCRIPTION	ELEV.
1.	HYDRANT; BOLT OVER NORTH OUTLET 480.03
2.	HYDRANT; BOLT OVER NORTHWEST OUTLET 486.06
3.	



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#5 Salem Square
Worcester, Massachusetts 01608

ASSESSORS:

MAP	BLOCK	LOT
2	23C	002-6

PREPARED FOR:

FORESIGHT CAPITAL LLC

125 Goff Avenue
Pawtucket, RI 02860

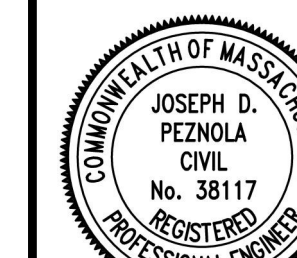
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9/28/23

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APPROV. BY: JF CHECK BY: KAC

GRADING, DRAINAGE, & UTILITY PLAN

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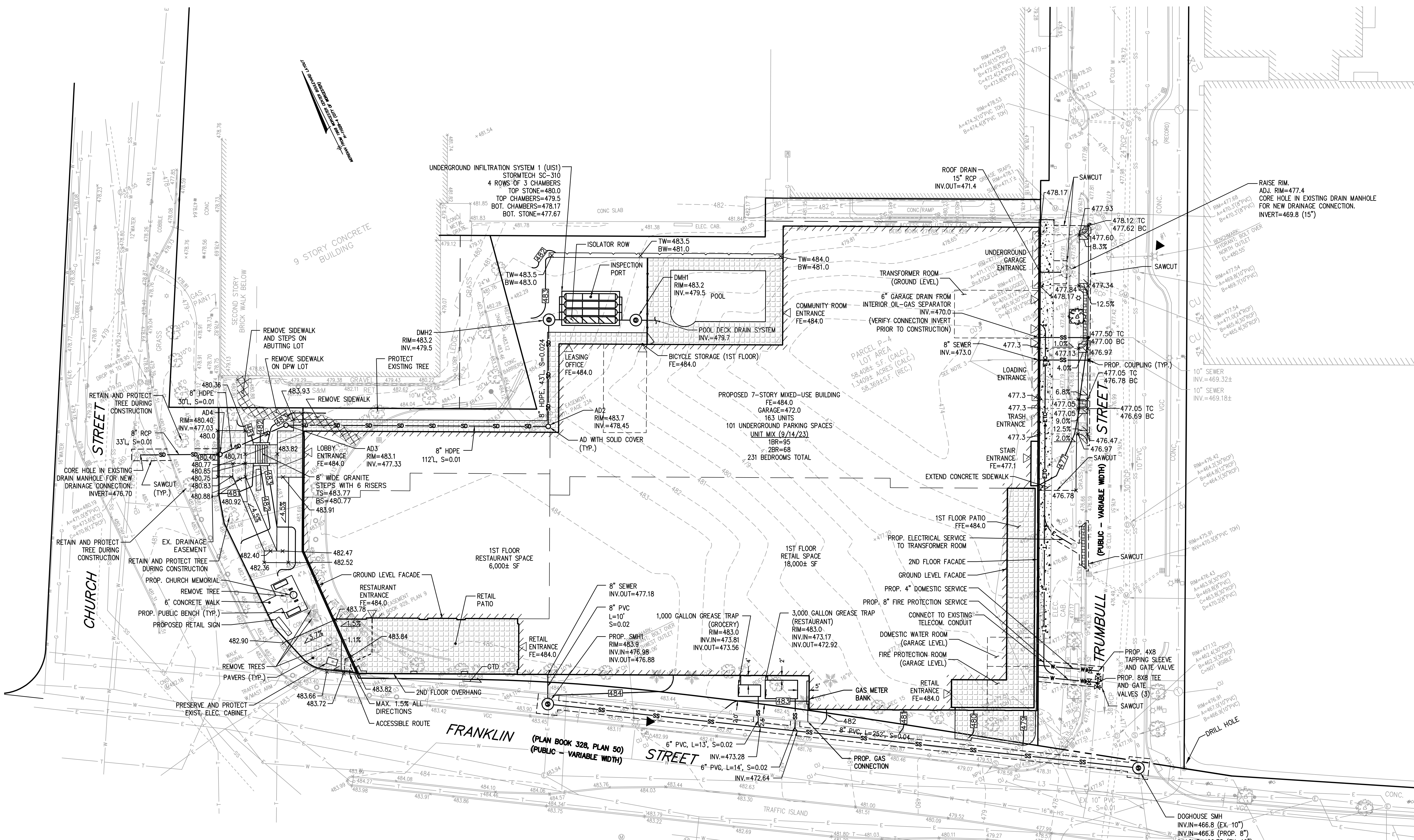
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LAYOUT: 5GDU

SHEET: 5 OF 8

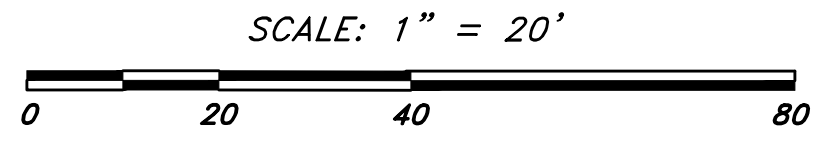
PROJECT NO.: 26659

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NOTES:
1. SOIL TESTING IN AREA OF UNDERGROUND INFILTRATION CHAMBERS TO BE COMPLETED PRIOR TO CONSTRUCTION.

ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT; BOLT OVER NORTH OUTLET	480.03
2.	HYDRANT; BOLT OVER NORTHWEST OUTLET	486.06
3.		



EROSION AND SEDIMENTATION PLAN

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED STRAW WATTLES, FILTER FENCES, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED LOADINGS. CONSTRUCTION BMP'S WILL BE INSPECTED DAILY AND MAINTAINED AS REQUIRED TO ENSURE PROPER FUNCTION.

IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

PRE-CONSTRUCTION

1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW WATTLES, SILT FENCE AND CRUSHED STONE.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.
3. UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
4. CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
5. EXISTING CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS.

PRELIMINARY SITE WORK

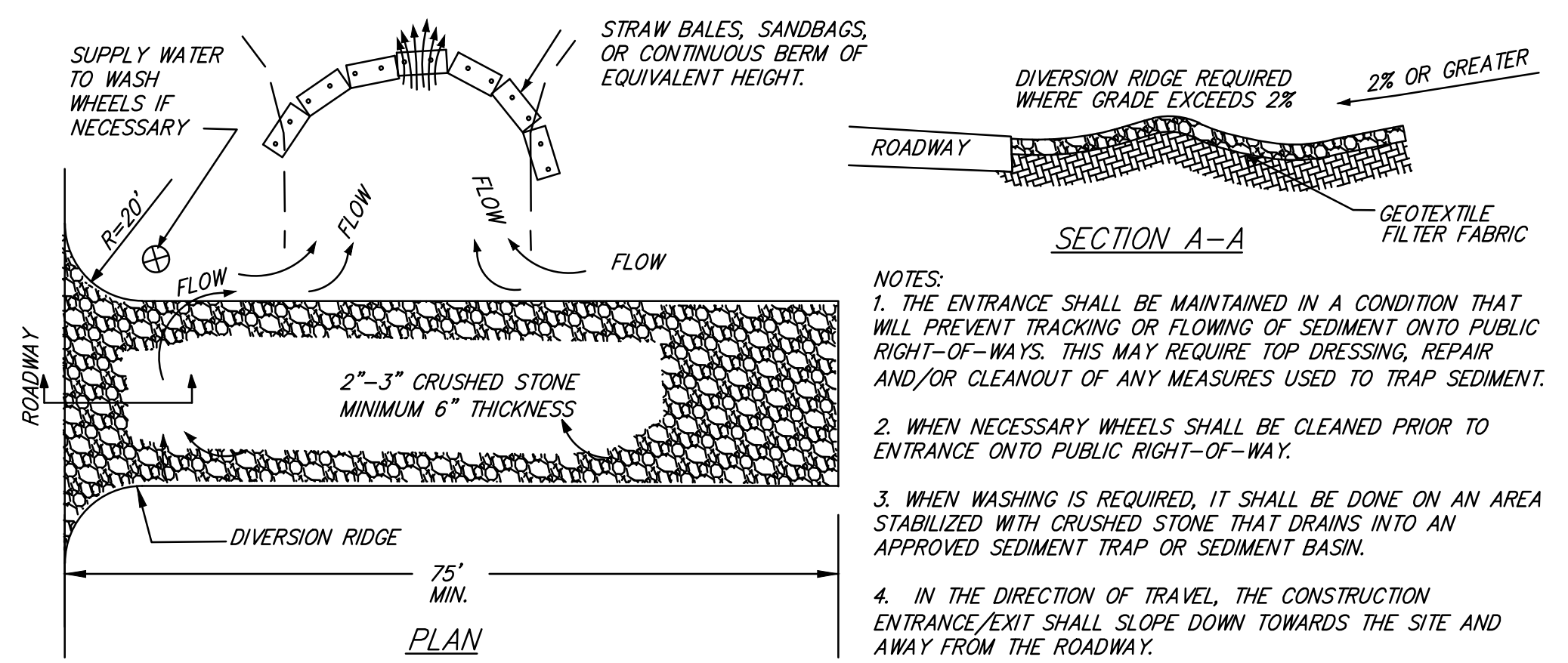
1. EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE CONSIDERED.

ONGOING SITE WORK

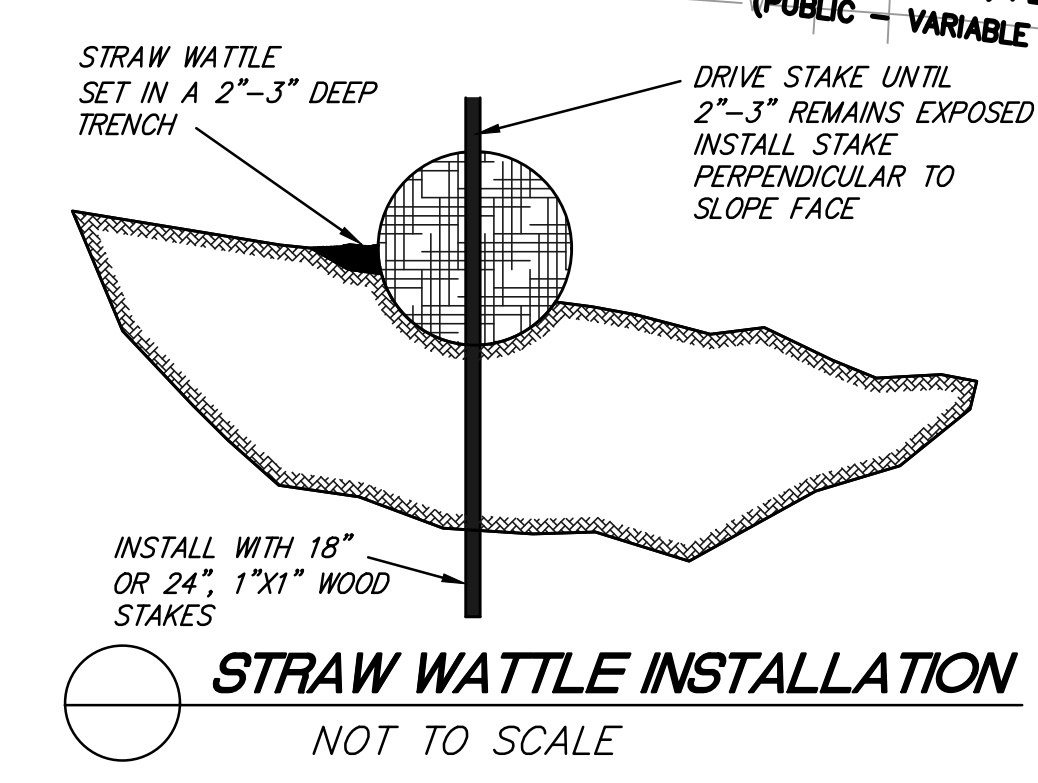
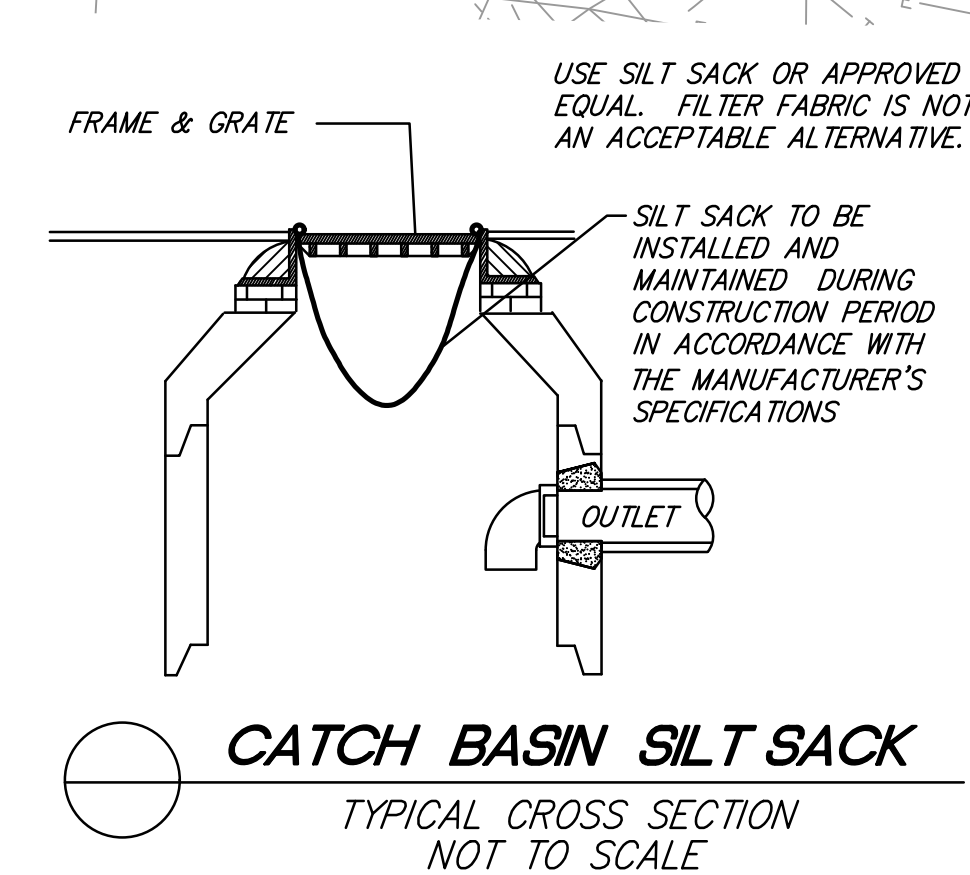
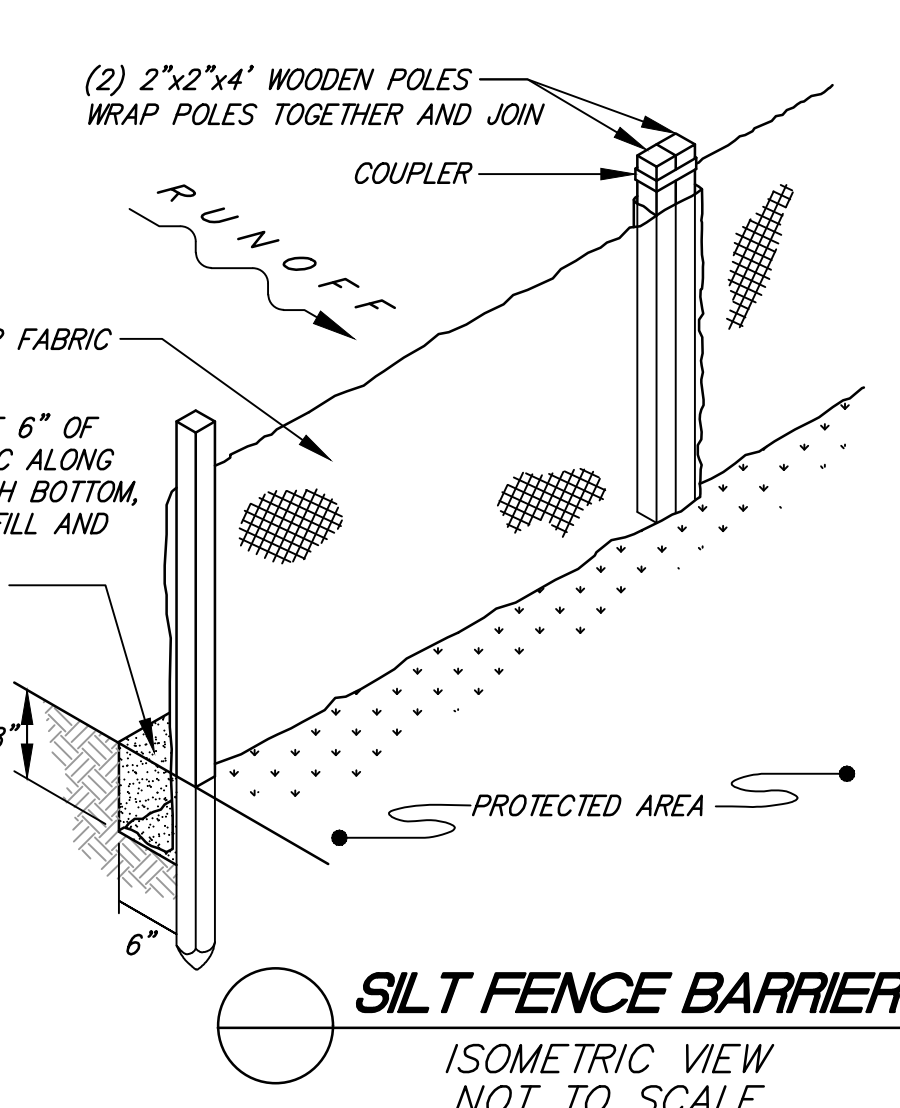
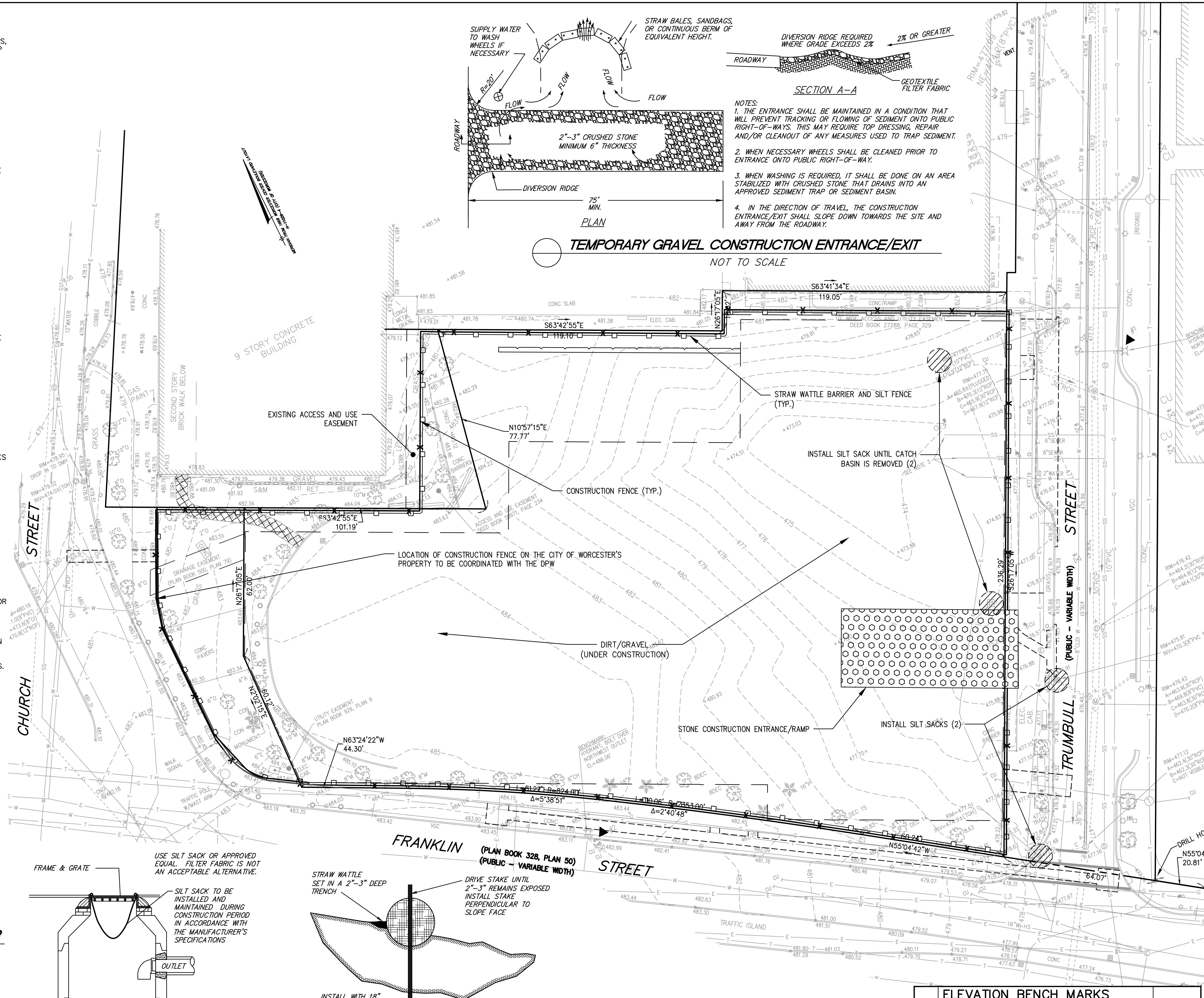
1. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED. SEDIMENT BUILT UP BEHIND SILT FENCES SHALL BE REMOVED WHEN LEVEL REACHES ONE HALF WATTLE HEIGHT AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. DEWATERING SHALL BE DONE IN A MANNER SO AS NOT TO TRANSMIT SILT, SAND, OR PARTICULATE MATTER TO THE RECEIVING WATER OR EXISTING DRAINAGE SYSTEM.
3. CATCH BASIN SILT SACKS SHALL BE INSPECTED WEEKLY, SILT SACKS SHALL BE REMOVED AND CLEANED WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE GRATE. SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
4. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY. STONE SHALL BE REMOVED AND REPLACED WHEN SEDIMENT REACHES TOP OF STONE.
5. SURROUNDING STREETS SHALL BE INSPECTED DAILY AND SWEEP AS NEEDED TO KEEP PAVED SURFACE FREE OF SOIL AND DEBRIS.
6. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.

LANDSCAPING

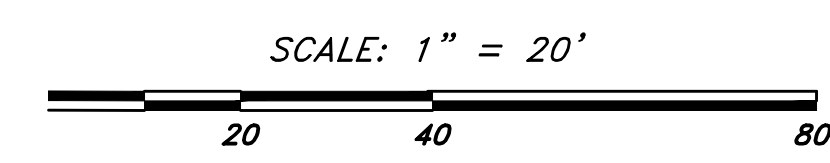
1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5-LBS/1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
 NOT TO SCALE



ELEVATION BENCH MARKS		
DATUM: SEE NOTE 1		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT; BOLT OVER NORTH OUTLET	480.03
2.	HYDRANT; BOLT OVER NORTHWEST OUTLET	486.06
3.		



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 Worcester, Massachusetts 01608

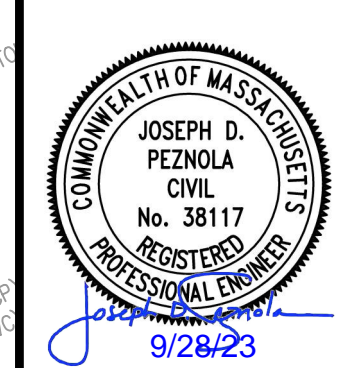
ASSESSORS:
 MAP 2 BLOCK 23C LOT 002-6

PREPARED FOR:
FORESIGHT CAPITAL LLC
 125 Goff Avenue
 Pawtucket, RI 02860

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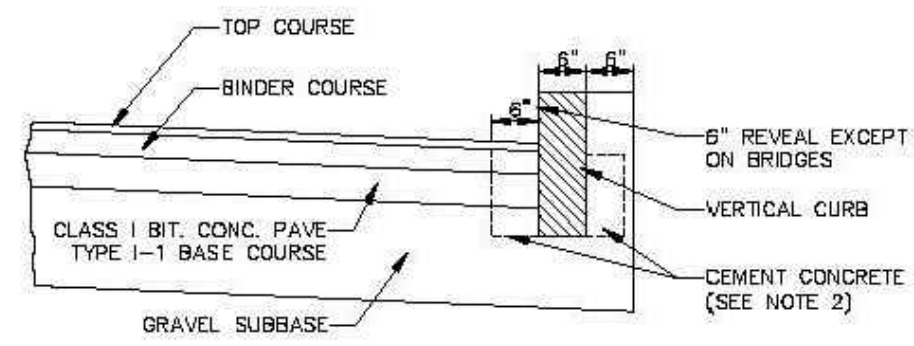
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2.	JF	JF	11/20/23	DRAWN BY:	DJR
3.	JF	JF		CHECK BY:	KAC

EROSION & SEDIMENTATION CONTROL PLAN

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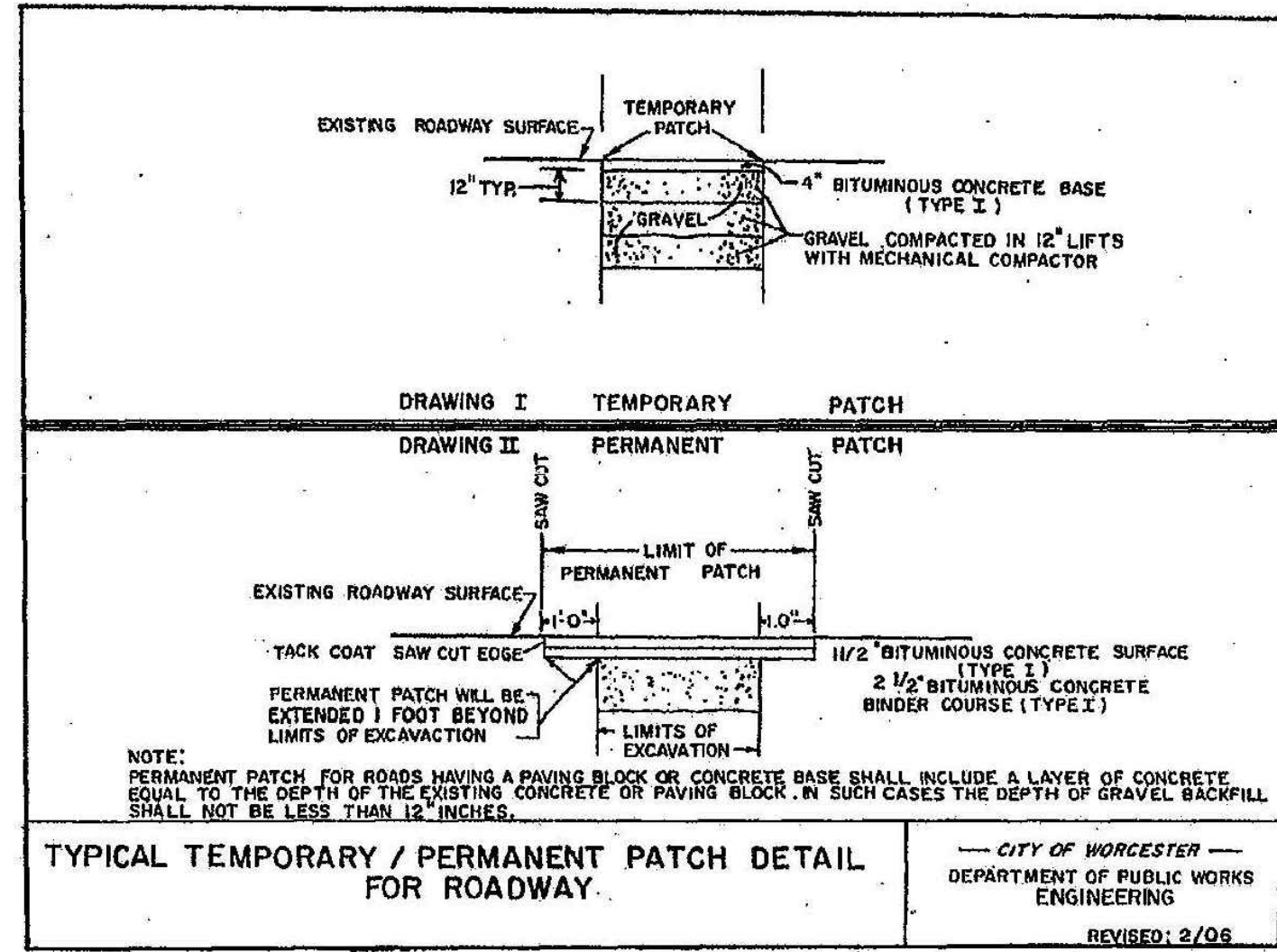
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 PROJECT NO.: 26659

6

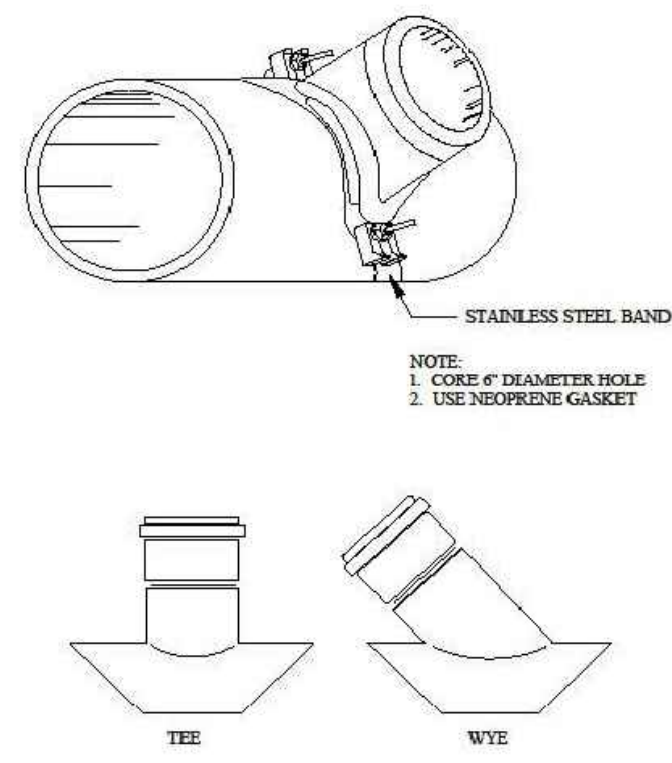


- NOTES:
- CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BINDER, BASE AND STONE. REPLACE WITH CEMENT CONCRETE.
 - ANY CLASS CEMENT CONCRETE THAT IS ACCEPTABLE TO THE DEPARTMENT UNDER SECTION M4 OF THE 1973 STANDARD SPECIFICATIONS. ALL TEST REQUIREMENTS ARE WAIVED. BITUMINOUS CONCRETE SHALL NOT BE USED AS A SUBSTITUTE.
 - PAYMENT FOR CEMENT CONCRETE WILL BE PAID FOR UNDER ITEM 434.

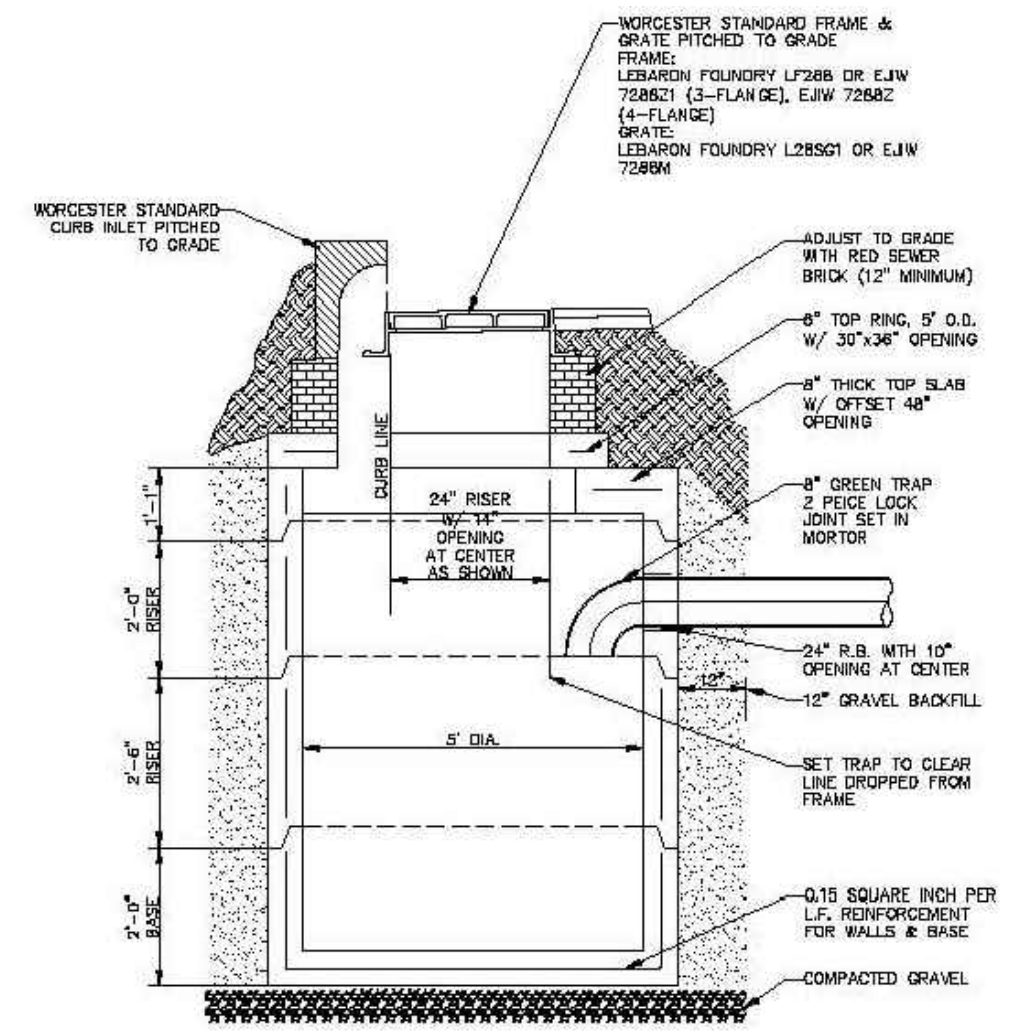
METHOD OF SETTING VERTICAL CURB



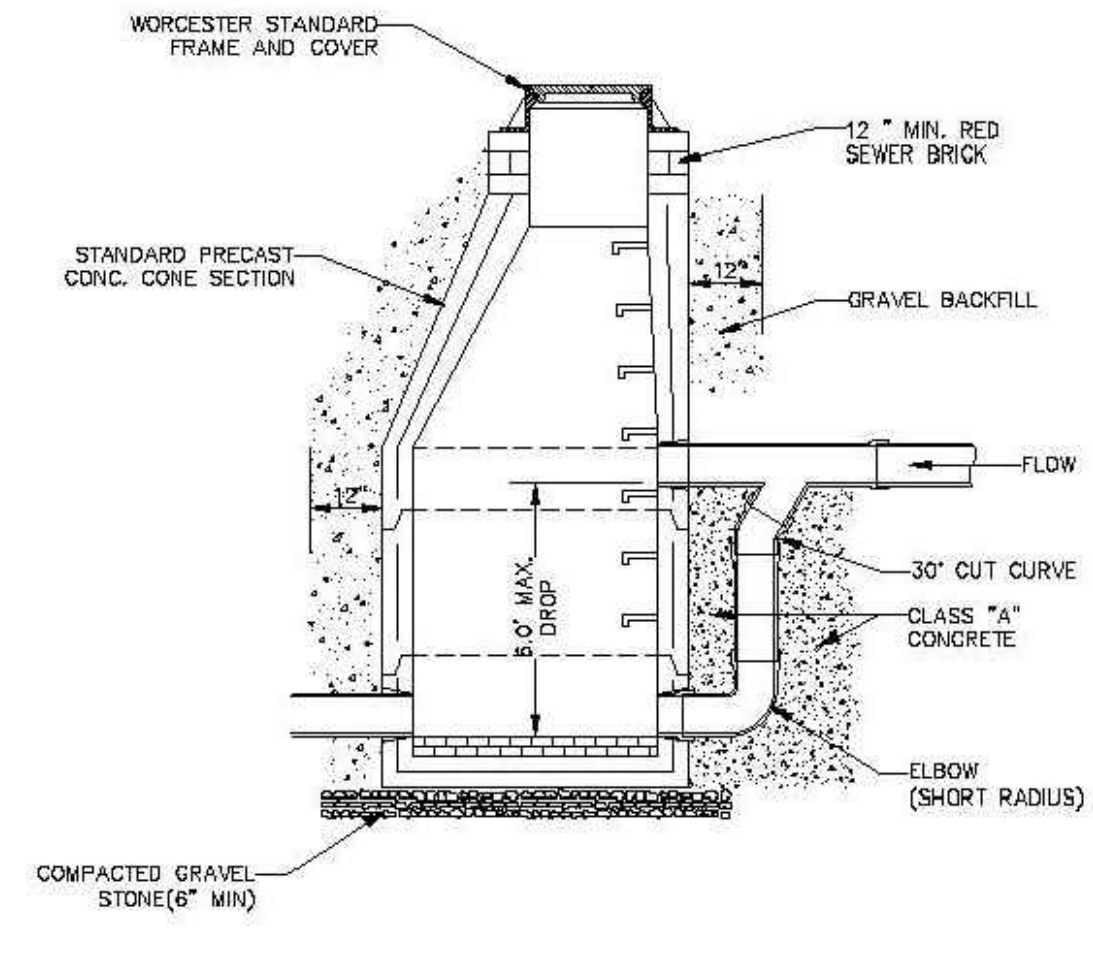
TYPICAL TEMPORARY / PERMANENT PATCH DETAIL FOR ROADWAY



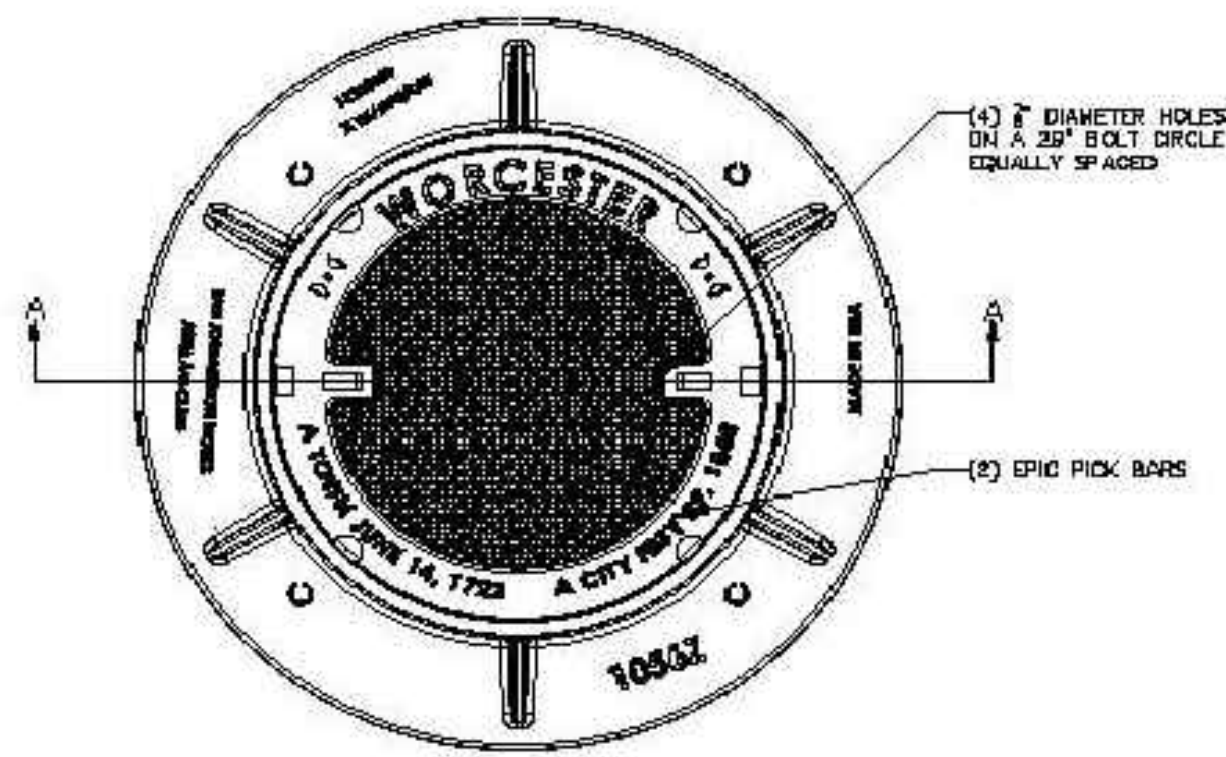
TYPICAL DETAIL OF WYE & TEE SADDLES FOR 6" LATERAL SEWER CONNECTIONS



TYPICAL PRECAST CATCH BASIN

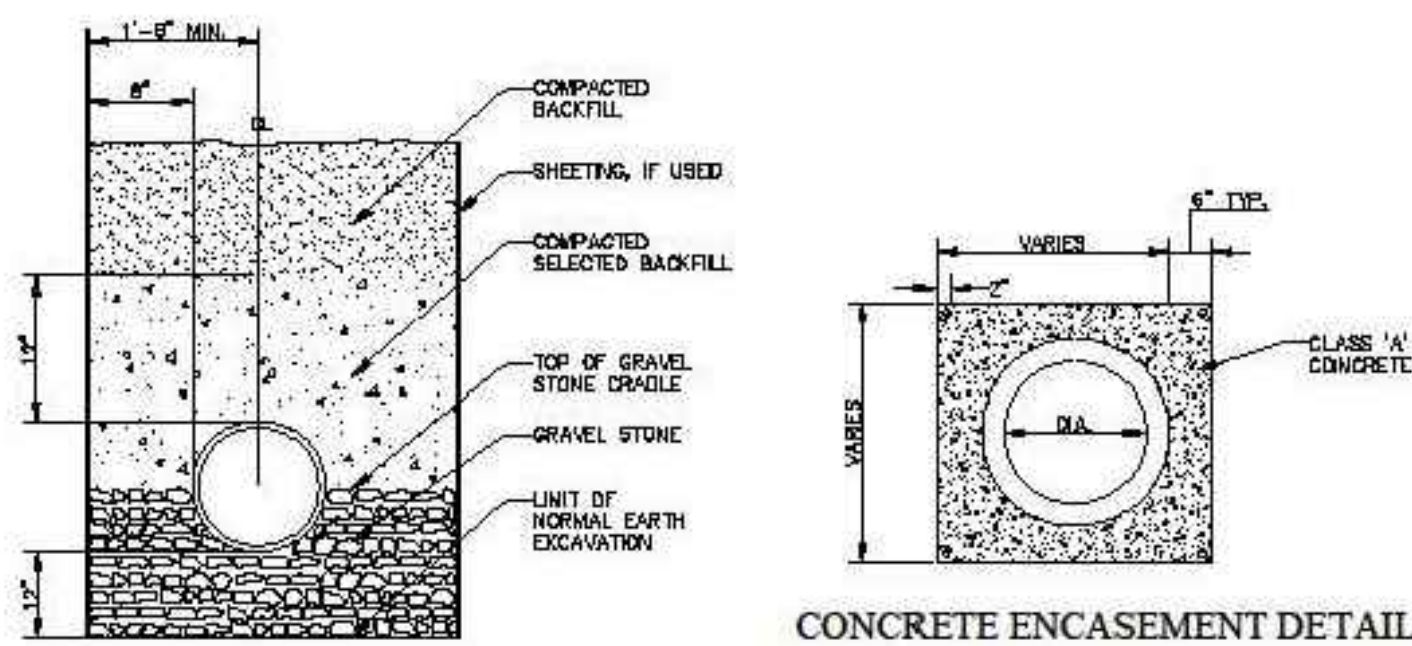


TYPICAL DROP MANHOLE



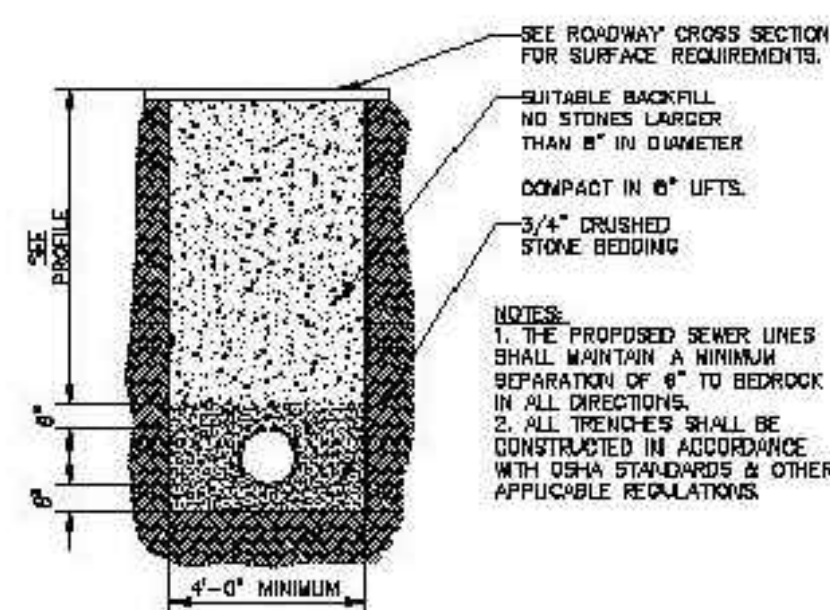
MANHOLE FRAME & COVER ASSEMBLY

MANHOLE FRAME & COVER EJUW 10562/1056A, LEBARON LC239/L23C-1, OR EQUAL.



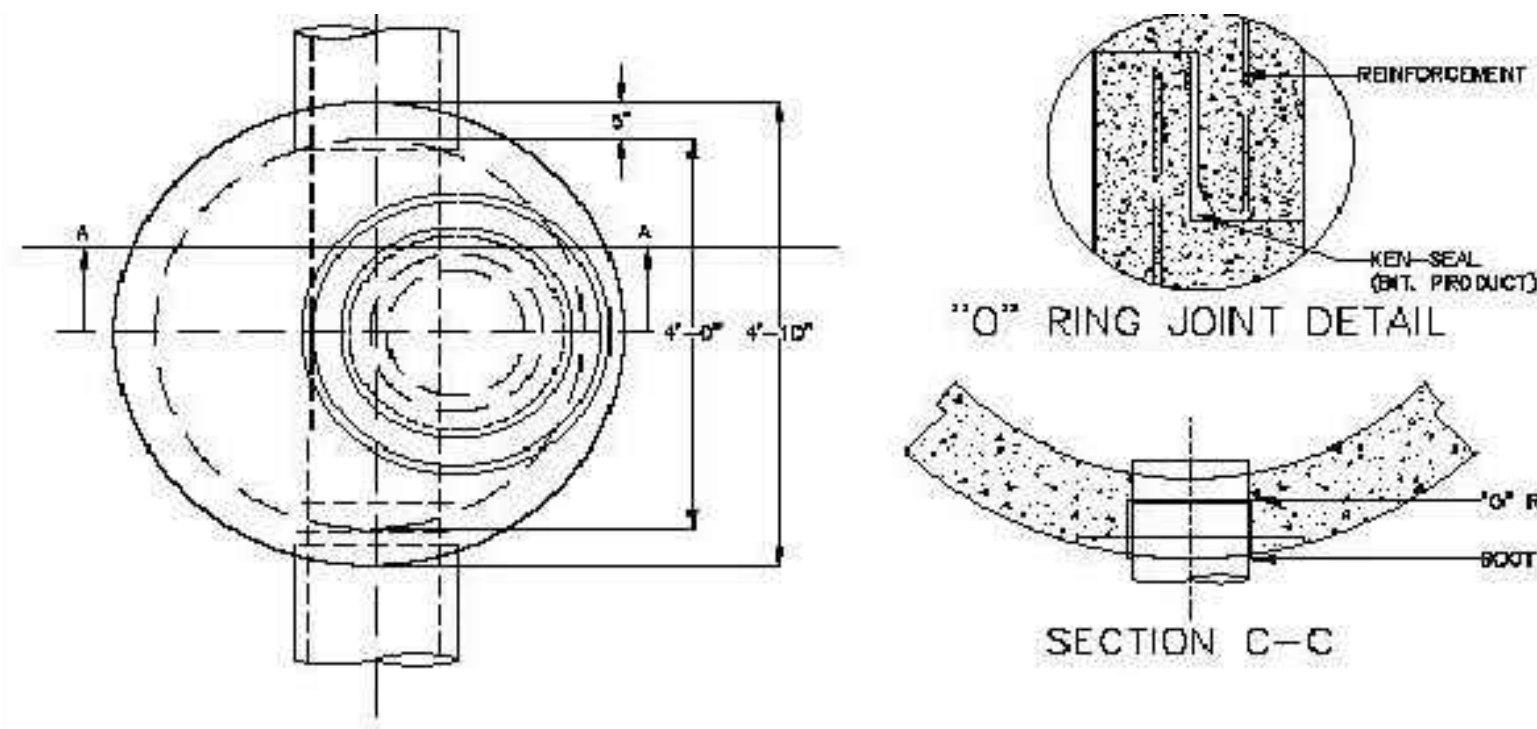
CONCRETE ENCASEMENT DETAIL

TYPICAL DRAIN MAIN TRENCH

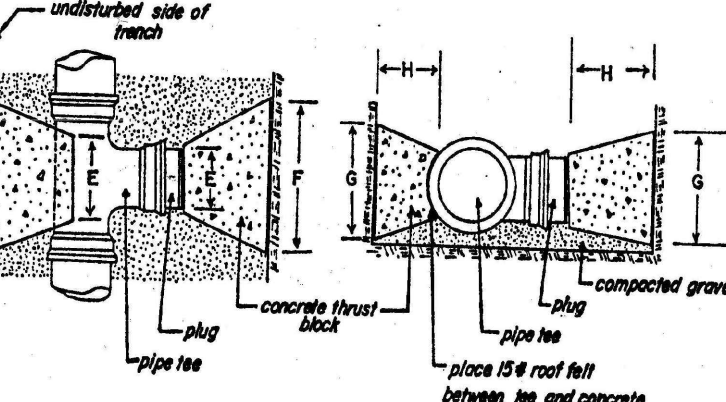
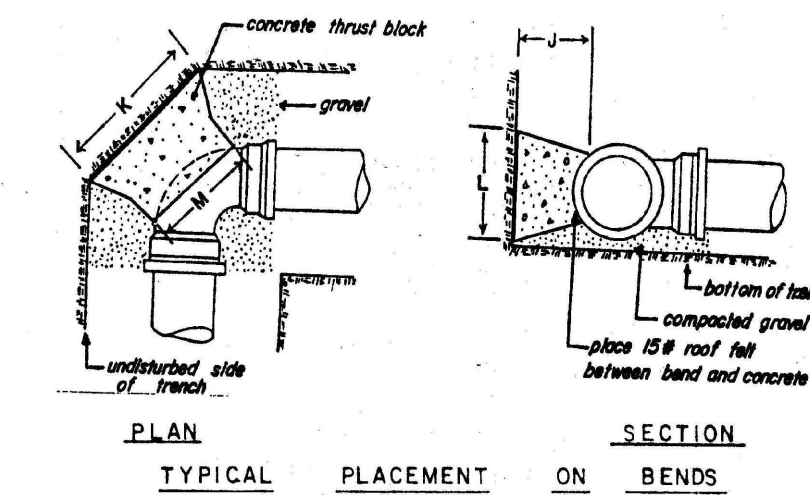


TYPICAL SEWER MAIN TRENCH

TYPICAL TRENCH DETAILS



TYPICAL MANHOLE



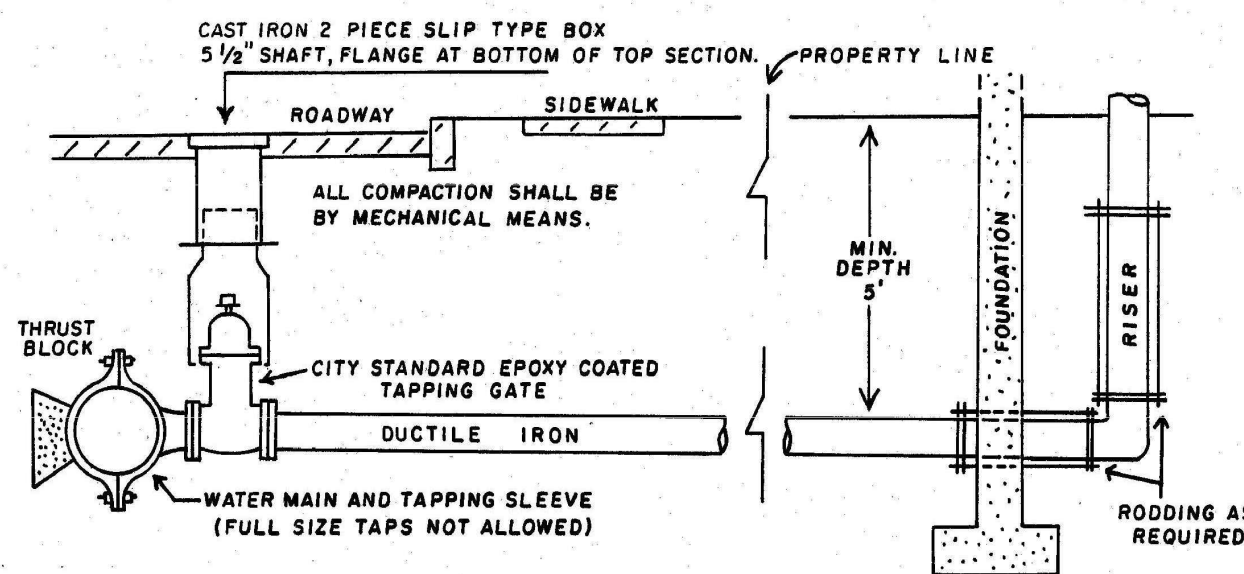
TYPICAL PLACEMENT ON FITTINGS

Rev. no.	by	date

Department of Public Works
No Scale
Water Operations

Drawn By: R.H.
Checked By: A.C.M.
Date: 2/24/78

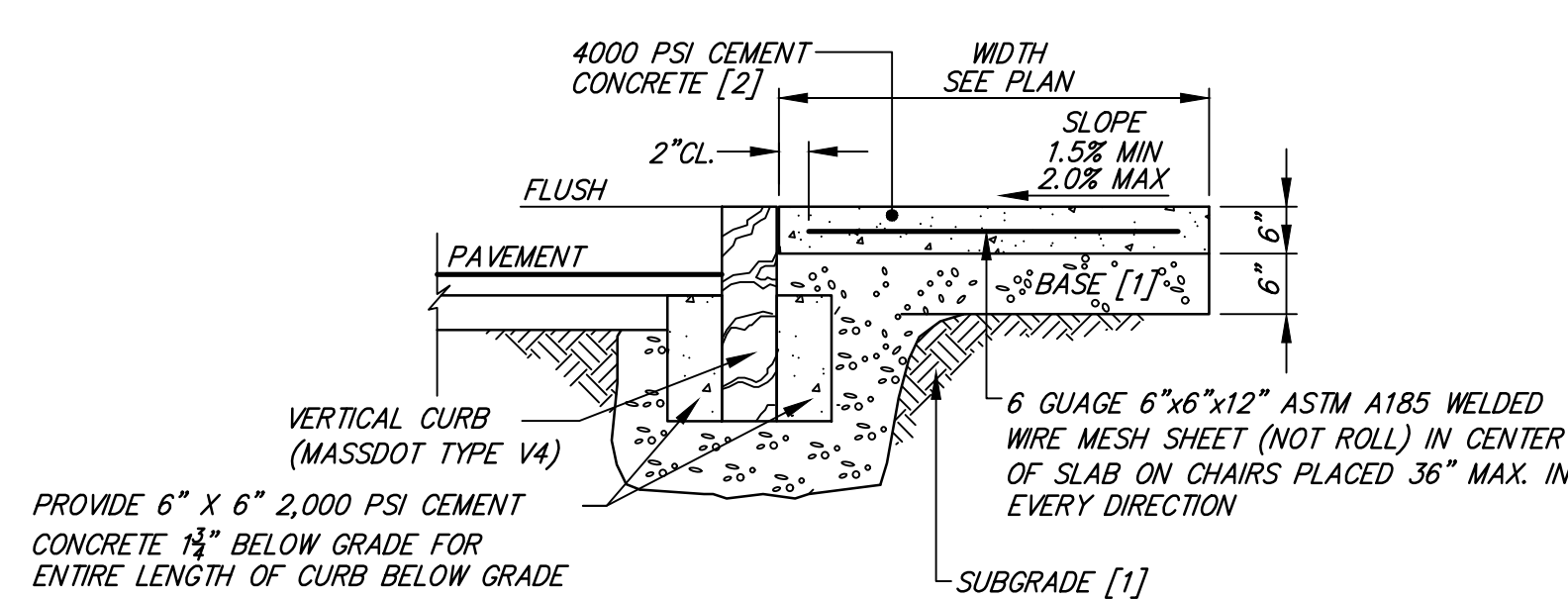
Detail W-12



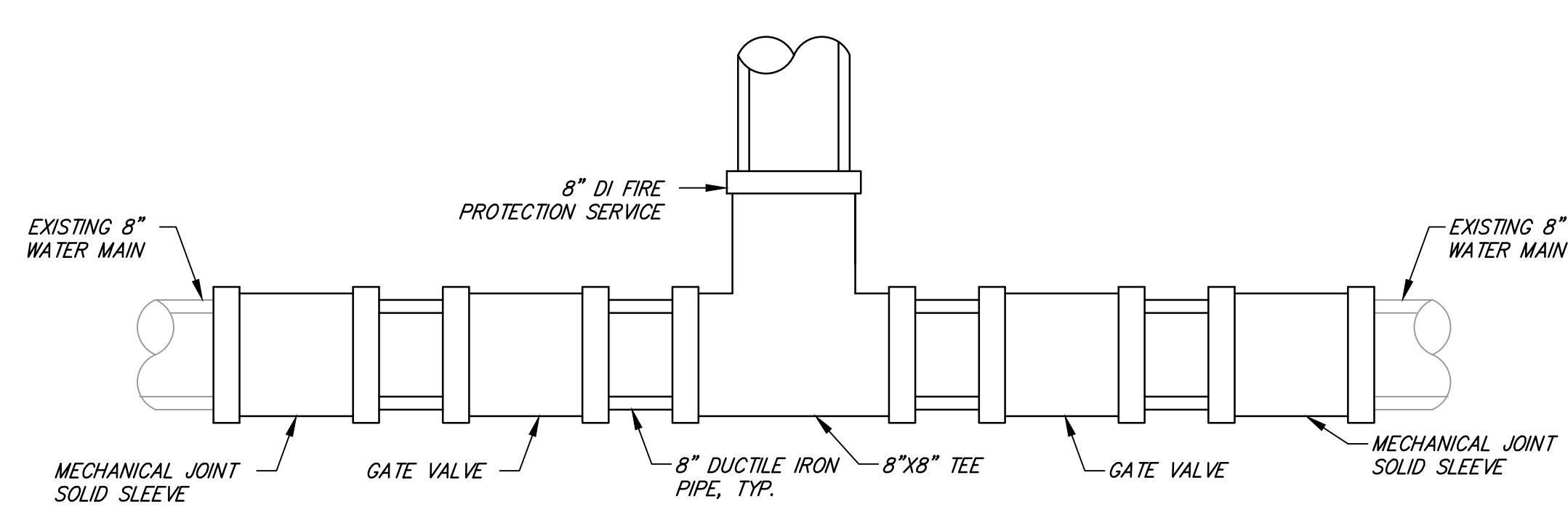
REV NO.	BY	DATE
1	AVC	4/2/97

RE-DRAWN BY: AVC 4/2/97
DRAWN BY: VJK
CHECKED BY: ACM
DATE 2/24/78

W-8C



CEMENT CONCRETE SIDEWALK CROSS SECTION NOT TO SCALE



FIRE PROTECTION SERVICE CONNECTION ASSEMBLY NOT TO SCALE

DEFINITIVE SITE PLAN

#5 Salem Square
Worcester, Massachusetts 01608

MAP	BLOCK	LOT
2	23C	002-6

PREPARED FOR:
FORESIGHT CAPITAL LLC

125 Goff Avenue
Pawtucket, RI 02860

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DETAILS SHEET 1 OF 2

PLST DATE: Sep 27, 2023 9:45 am
Path: \\p1\proj\26659\DWG\26659.dwg

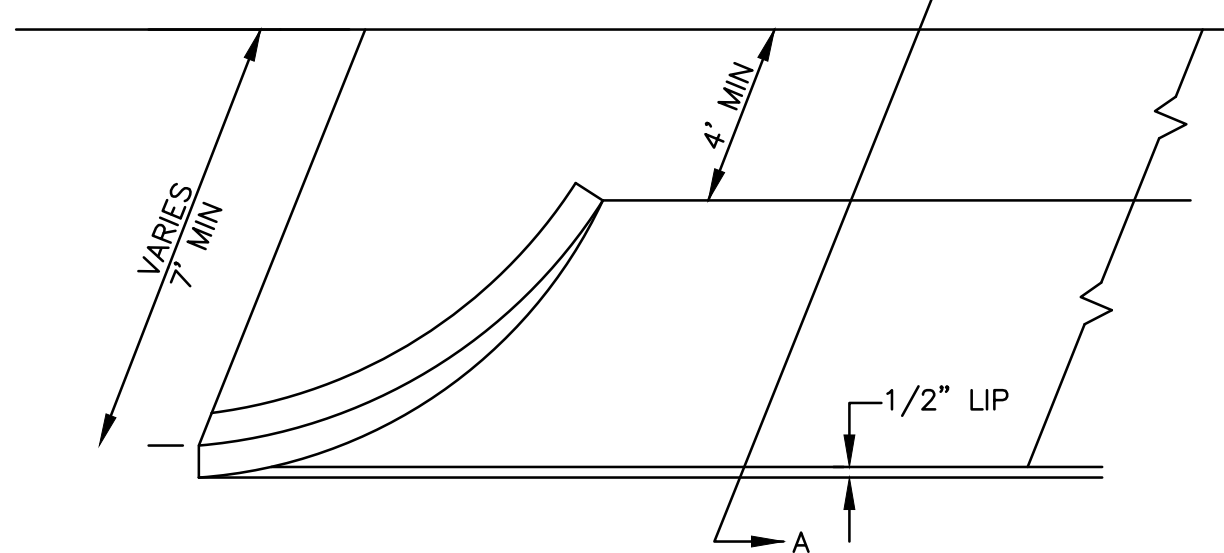
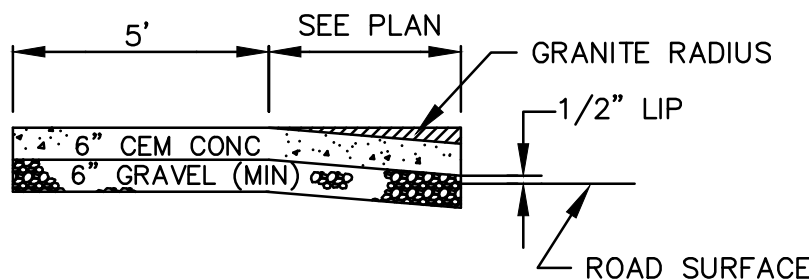
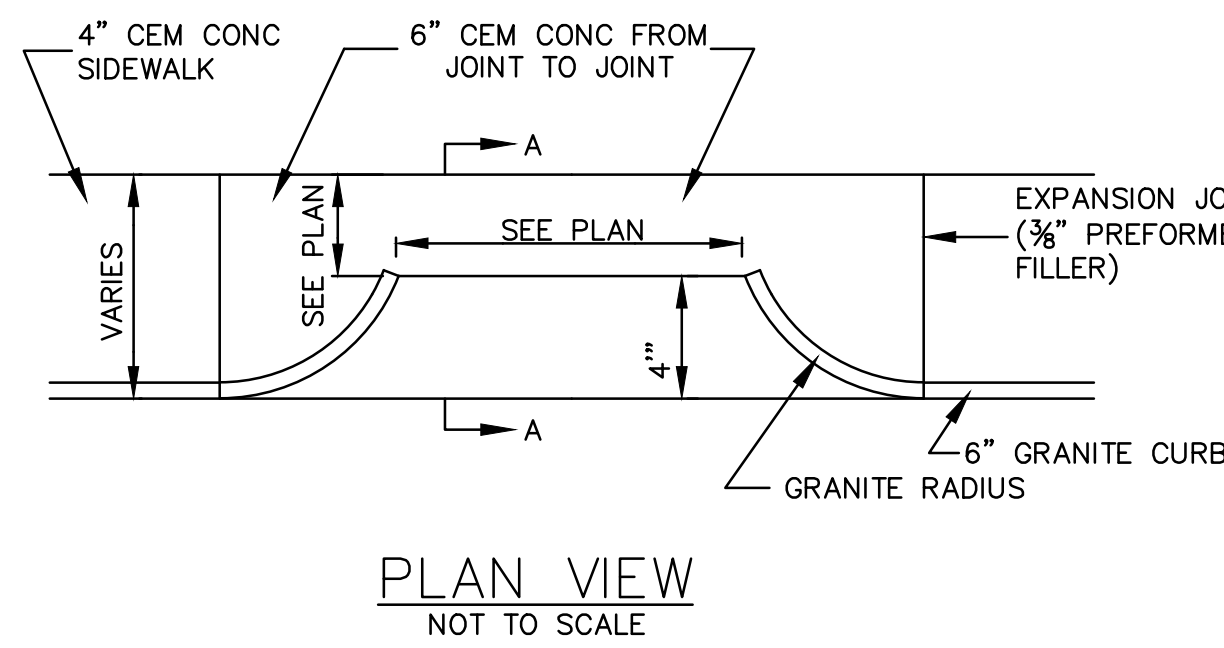
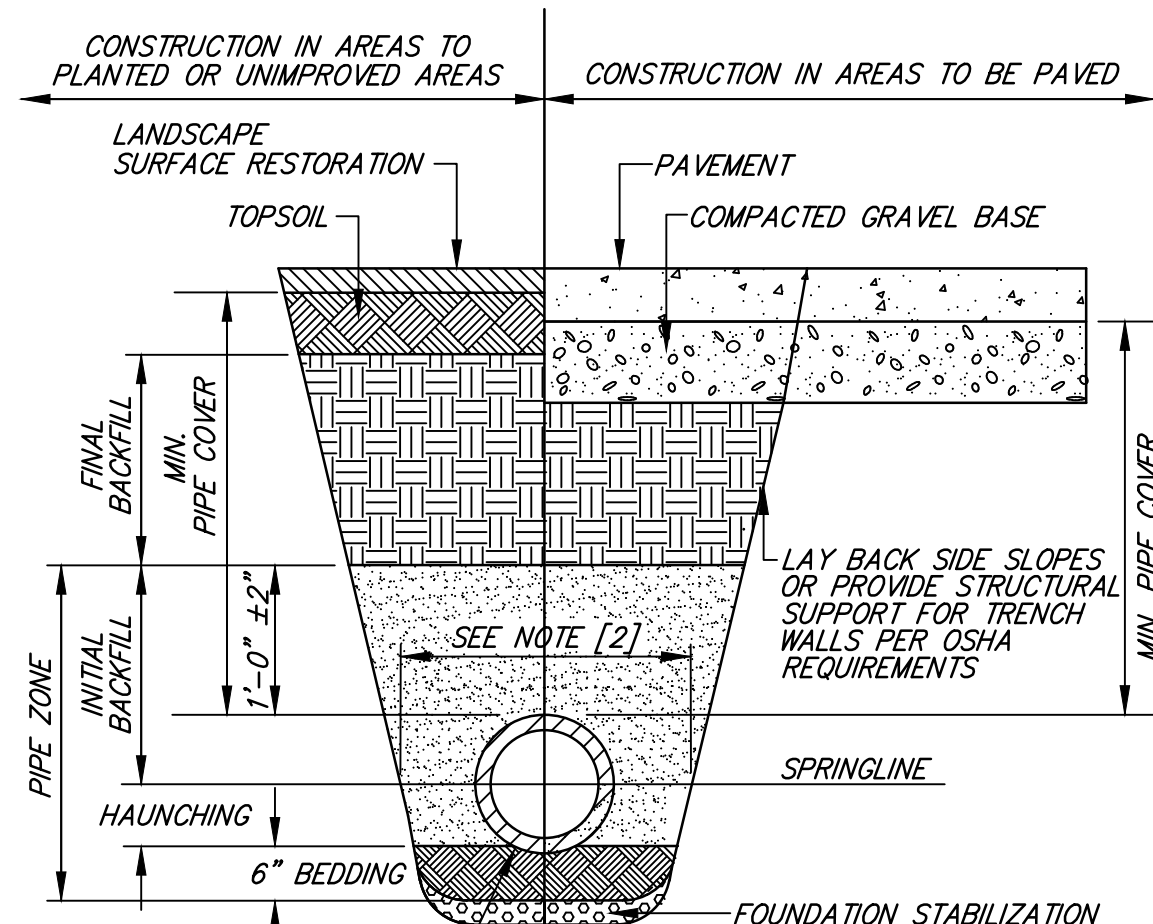
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LAYOUT: 7DET1

SHEET: 7 OF 8

PROJECT NO.: 26659

7



FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

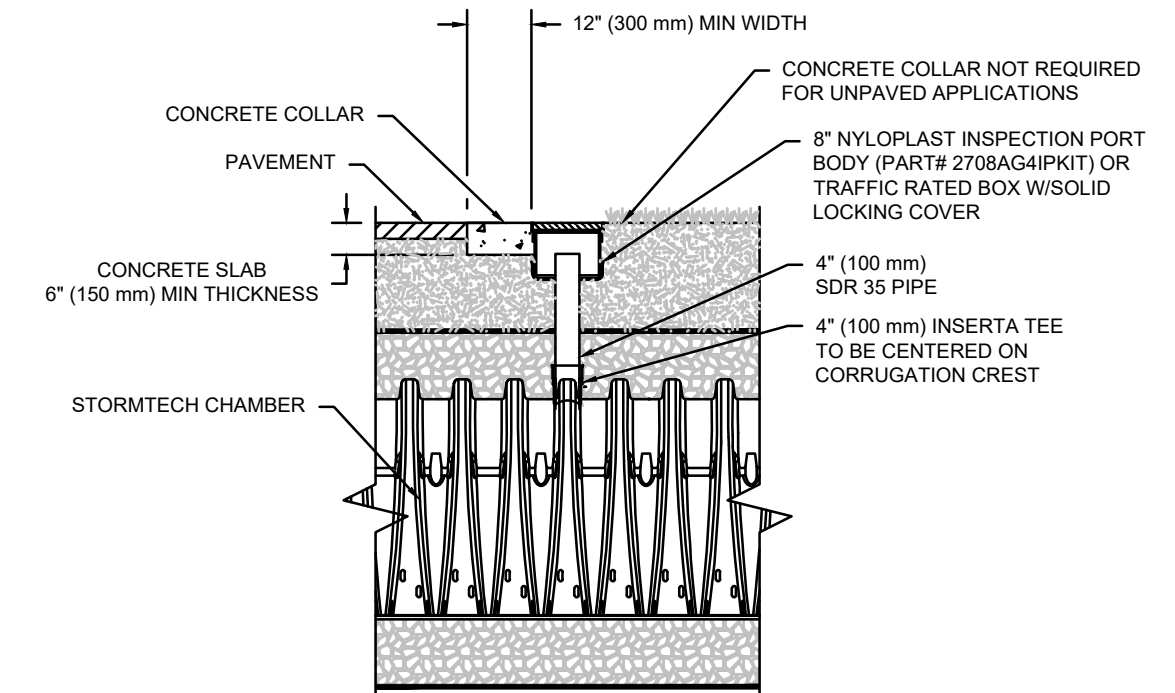
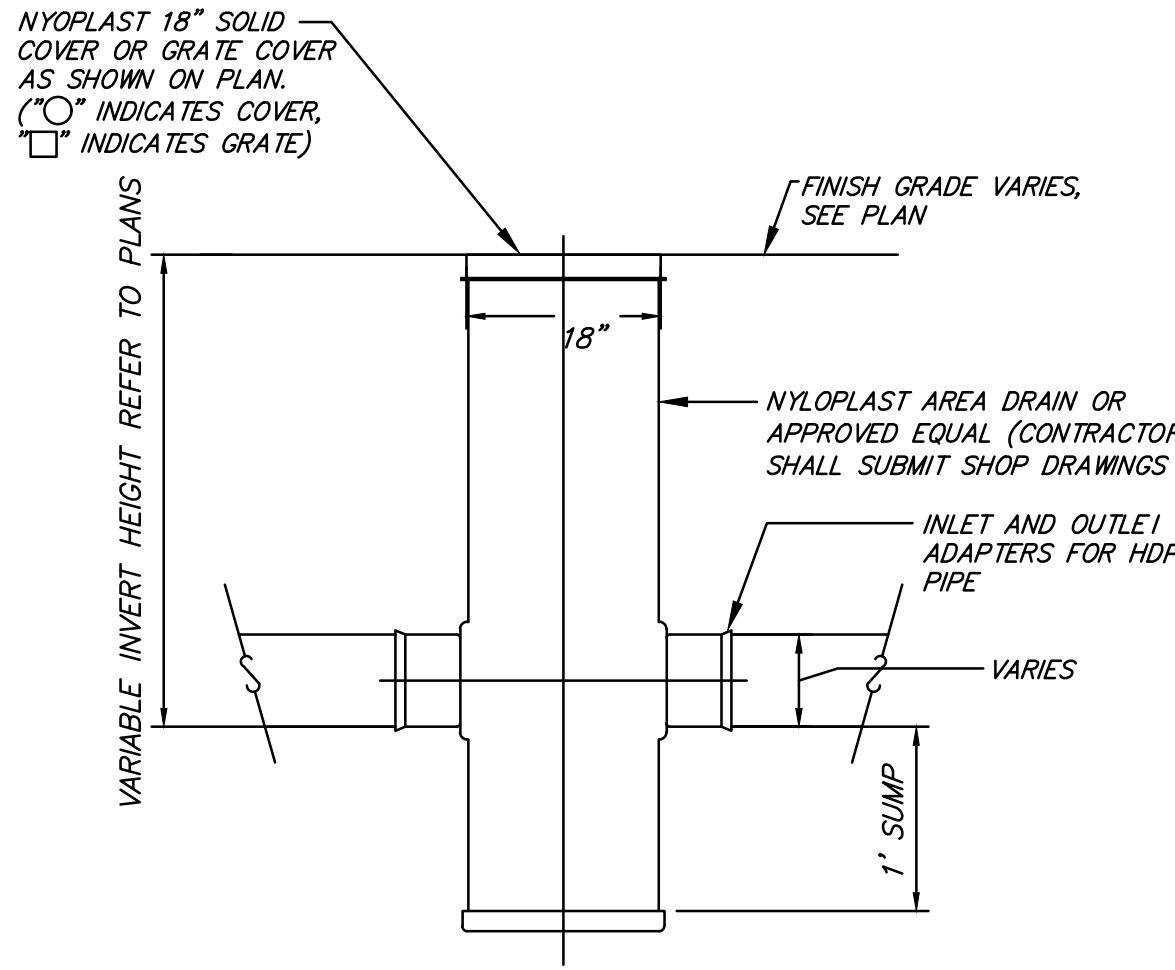
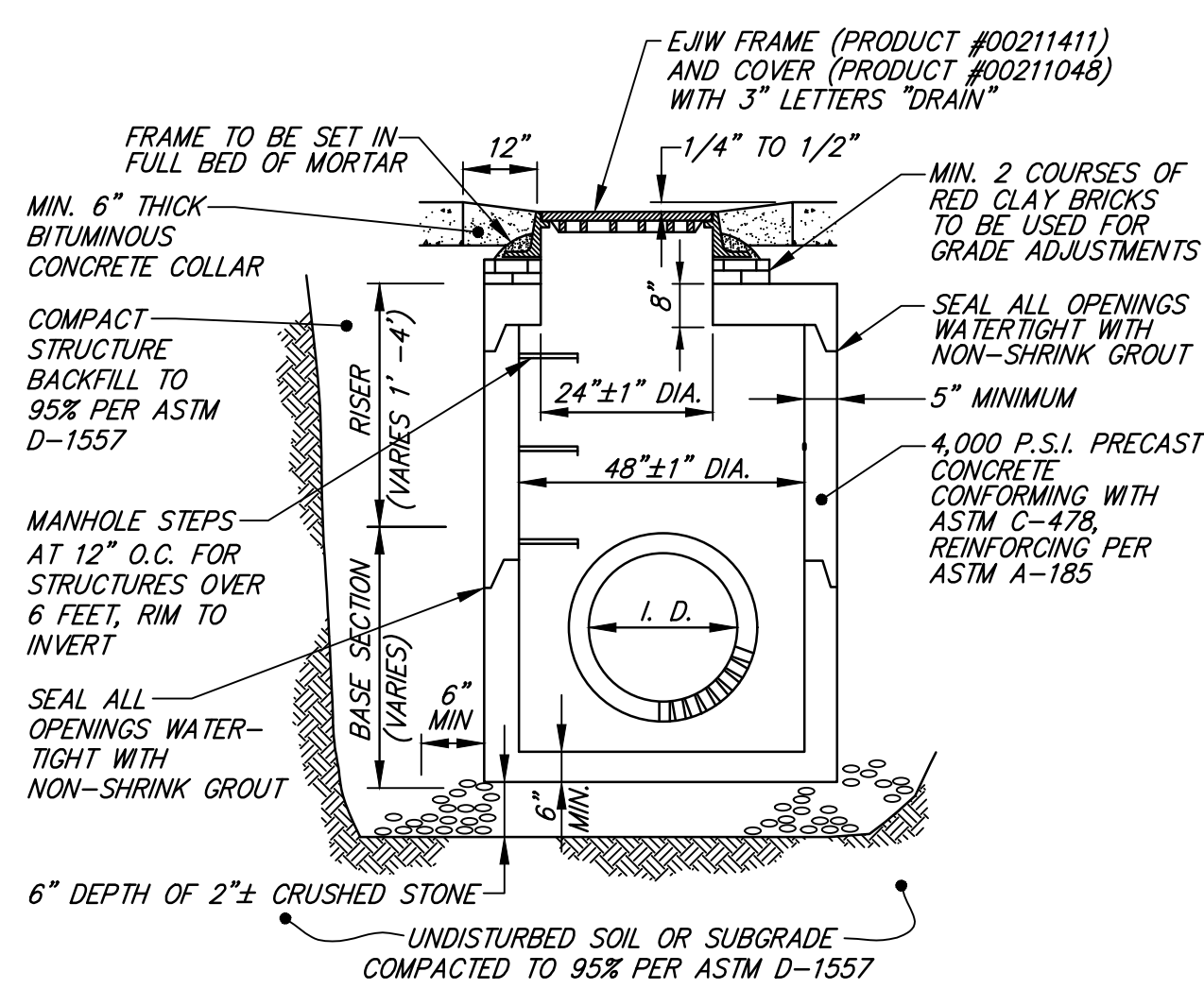
NOTES:
 [1] PLACE 3/4"± GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL, 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.
 [2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

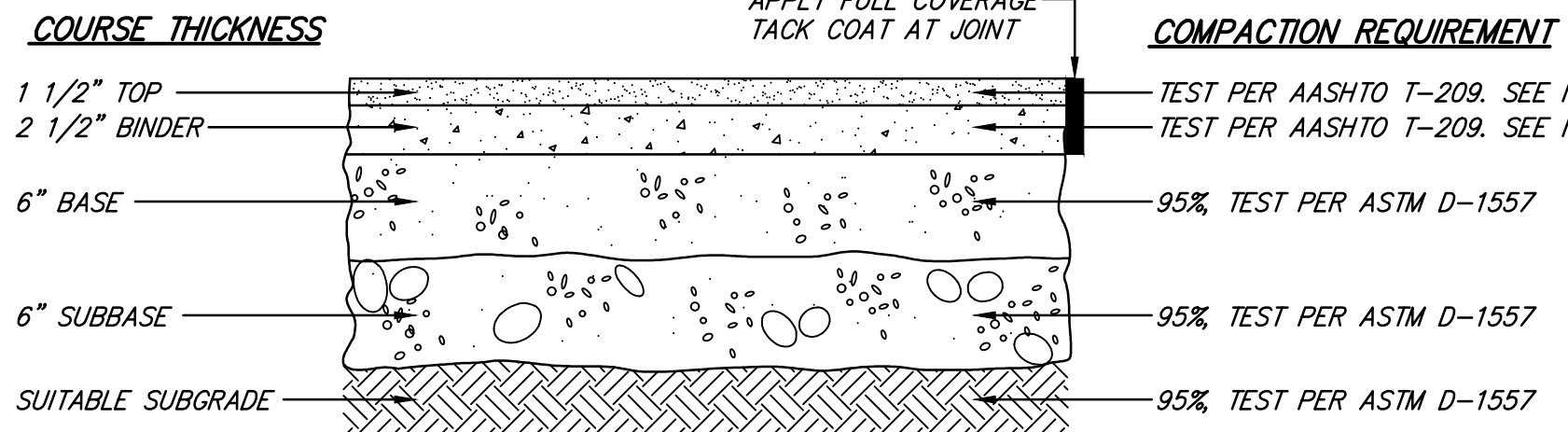
[3] INSTALL PIPE IN CENTER OF TRENCH.
 [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
 [5] MINIMUM COVER OVER TOP OF PIPE:

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"

[6] FOR FOUNDATION STABILIZATION, USE 2"± CRUSHED STONE.



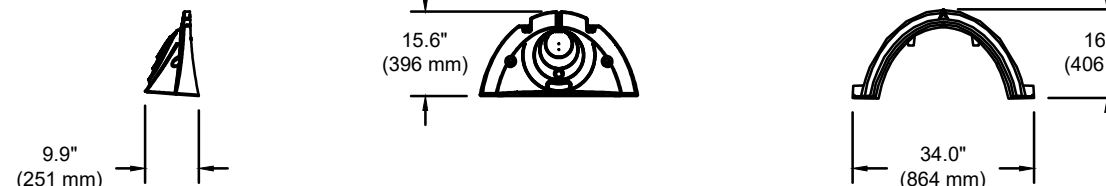
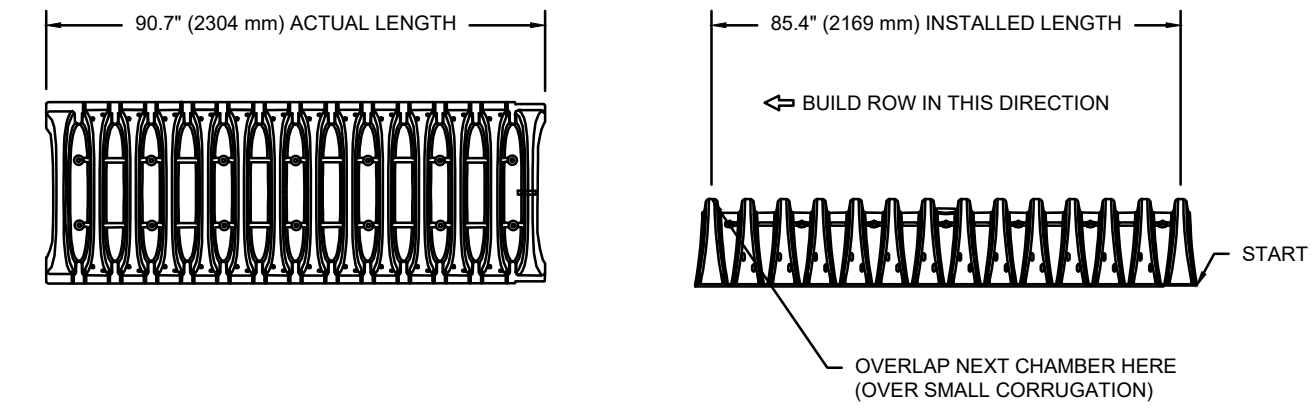
4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



NOTES:
 [1] COMPACT TO TEST AVERAGE OF 95% ±2.5%
 [2] CONTRACTOR TO CONFIRM EXISTING DEPTH OF PAVEMENT ON TRUMBULL STREET AND COORDINATE WITH THE WORCESTER DEPARTMENT OF PUBLIC WORKS ON DEPTH OF PAVEMENT TO BE INSTALLED.

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

BITUMINOUS CONCRETE PAVEMENT
 TYPICAL CROSS SECTION NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH)
 CHAMBER STORAGE
 MINIMUM INSTALLED STORAGE*
 WEIGHT

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
34.0' X 16.0' X 85.4'	14.7 CUBIC FEET (0.42 m³)	31.0 CUBIC FEET (0.88 m³)	35.0 lbs. (16.8 kg)
85.4' X 40.6' X 216.9'	14.7 CUBIC FEET (0.42 m³)	31.0 CUBIC FEET (0.88 m³)	35.0 lbs. (16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	A	B	C
SC310EP06T / SC310EP06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EP06B / SC310EP06BPC	6" (150 mm)	11.9" (302 mm)	3.5" (89 mm)	0.5" (13 mm)
SC310EP08T / SC310EP08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EP08B / SC310EP08BPC	8" (200 mm)	12.7" (323 mm)	1.4" (36 mm)	0.6" (15 mm)
SC310EP10T / SC310EP10TPC	10" (250 mm)	12.7" (323 mm)	---	0.7" (18 mm)
SC310EP10B / SC310EP10BPC	10" (250 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310EP12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)
SC310EP12BR	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EP12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-800-892-2696.

* FOR THE SC310EP12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

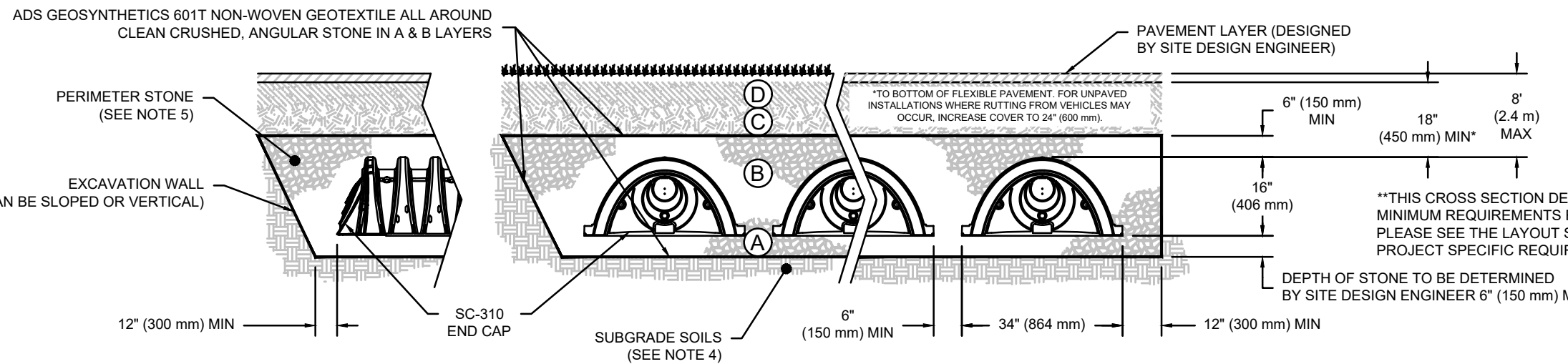
NOTE: ALL DIMENSIONS ARE NOMINAL.

SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE, "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNINGS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 • TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 • TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT² (AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-310 CROSS SECTION DETAIL

DEFINITIVE SITE PLAN

#5 Salem Square
 Worcester, Massachusetts 01608

ASSESSORS:

MAP	BLOCK	LOT
2	23C	002-6

PREPARED FOR:
FORESIGHT CAPITAL LLC
 125 Goff Avenue
 Pawtucket, RI 02860

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
 VOICE (508) 460-1111, FAX (508) 460-1121
 WWW.HANCOCKASSOCIATES.COM



9/28/23

NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 9/28/23 DESIGN BY: JF/DJR
 SCALE: AS NOTED DRAWN BY: DJR
 APPROV. BY: JF CHECK BY: KAC

DETAIL SHEET 2 OF 2

PLST Date: Sep 27, 2023 9:45 am
 Path: N:\proj\26659\DWG\26659.dwg

DWG: 26659.dwg
 LAYOUT: 8DET2
 SHEET: 8 OF 8
 PROJECT NO.: 26659

8