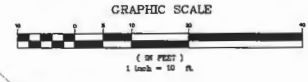


PROJECT ZONING INFORMATION			
CRITERIA	REQUIRED	EXISTING	PROPOSED
USE	BL-1.0	BANK BRANCH	BL-1.0
ZONING DISTRICT	BL-1.0	BANK BRANCH	BL-1.0
OVERLAY DISTRICT	NONE	NONE	NONE
MINIMUM LOT AREA	NA (1)	20,500 SQ.FT.	20,500 SQ.FT.
MINIMUM FRONTAGE	NA (2)	205.0 FT. (PLEASANT ST.)	205.0 FT.
FRONT SETBACK	10 FT.	10.0 FT.	8.4 FT.(3)
SIDE SETBACK	10 FT.	NA	NA
REAR SETBACK	20 FT.	120.6 FT.	120.6 FT.
MAXIMUM BLDG. STORES	3+	1	1
MAXIMUM BLDG. HEIGHT	40 FT.	<40 FT.	<40 FT.
MAXIMUM F.A.R.	1:1	0.13:1	0.13:1

ZONING INFORMATION SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE CITY OF WORCESTER ZONING ORDINANCE, AMENDED THROUGH MAY 9, 2023.

- FOOTNOTES:**
- 5,000 SQ.FT. REQ'D FOR RESIDENTIAL USE, NA FOR NON-RESIDENTIAL USE.
 - MAX. 200 FT. REQUIRED FOR RESIDENTIAL USE; NA FOR NON-RESIDENTIAL USE.
 - RELUY SOUGHT FOR OF 1.6 FEET OF FRONT YARD SETBACK FOR NEW ENTRY TOWER ON PLEASANT ST.

SIGNAGE KEY				
REQ ID	FEDERAL ID	SIGN SIZE	SIGN LAYOUT	QUANTITY
S-1	R7-B	12" x 18"		1
S-2	R7-Ba	12" x 6"		1



SHEET NOTES

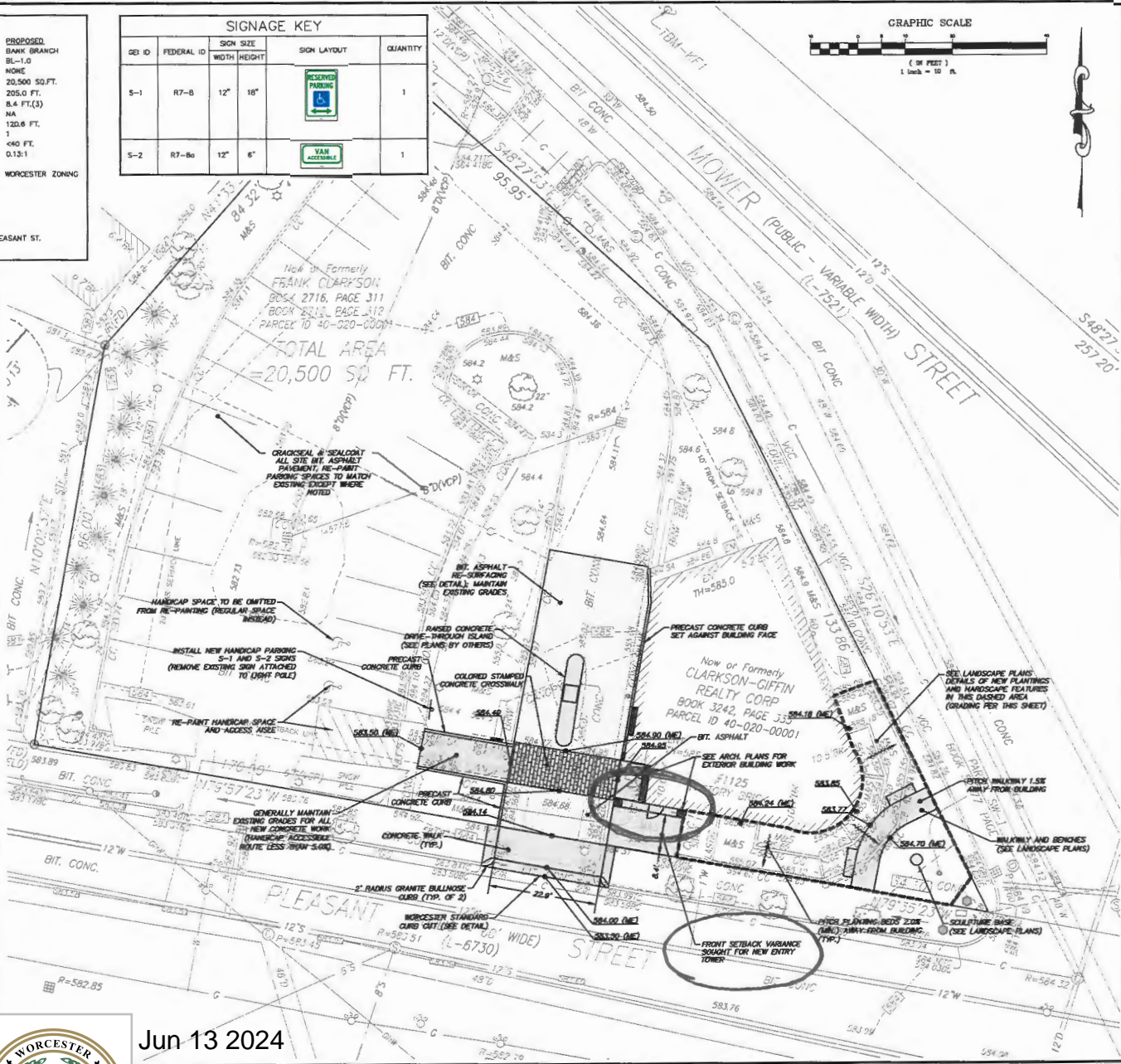
- THE SITE PROPERTY IS LOCATED WITHIN A DESIGNATED SPECIAL FLOOD ZONE "AE" AS SHOWN ON FIRM MAP 2502700613E, DATED EFFECTIVE JULY 4, 2011, PER THE JUNE 21, 2023 FLOOD INSURANCE STUDY NUMBER 250270007C AND FLOOD PROFILE ON PAGE 294P, THE 100-YEAR FLOODPLAIN ELEVATION AT THIS SITE IS 587.00 (NAVD88 VERTICAL DATUM).
- PROPOSED WALKWAYS SHALL MEET FLUSH WITH FINISH GRADES OF EXISTING AND PROPOSED BIT. WALKS, CONCRETE PADS, ETC.
- ADJUST ALL EXISTING MANHOLES, WATER GATE VALVES, SHUTOFFS, ETC. TO PROPOSED FINISH GRADES WITHIN THE LIMIT OF WORK.
- ALL JOINTS OF EXISTING & PROPOSED BITUMINOUS PAVEMENT SHALL BE SEALED WITH HOT RUBBERIZED ASPHALT JOINT SEALANT AND SANDED.
- PAVEMENT MARKINGS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT CONFORMING TO SECTION M7.01.08 OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION. LINE WIDTH SHALL BE 4 INCHES. HANDICAP SYMBOL MARKINGS SHALL COMPLY WITH 321 CMR WITH WHITE SYMBOL ON BLUE BACKGROUND.
- CONTRACTOR SHALL COORDINATE WITH PLANS PREPARED BY OTHERS FOR SITE COORDINATION.
- PROVIDE POSITIVE DRAINAGE IN ALL FINISH GRADED WORK AREAS INCLUDING AWAY FROM ALL BUILDINGS.
- ALL NEW PAVEMENT AND CONCRETE SURFACES SHALL BE CONSTRUCTED TO PROPOSED GRADES AS SHOWN AND SHALL BE SMOOTH AND UNIFORM ELIMINATING DEFORMITIES, DEPRESSIONS, PUDDLES, AND TRIP HAZARDS. PROVIDE POSITIVE DRAINAGE ON ALL NEW PAVEMENT AND CONCRETE SURFACES, AWAY FROM BUILDINGS, AND TO EXISTING CATCH BASINS, OUTFALLS OR OTHER COLLECTION POINTS.
- UNLESS OTHERWISE NOTED, PROPOSED WALKWAYS ARE DESIGNED FOR COMPLIANCE WITH 321 CMR ARCHITECTURAL ACCESS BOARD REGULATIONS AND SHALL HAVE RUNNING (LONGITUDINAL) SLOPES NO GREATER THAN 4.5%. CROSS SLOPES OF WALKWAYS SHALL BE PITCHED TO DRAIN BUT NO MORE THAN 1.5%. NEW WALKWAYS SHALL MATCH (BE FLUSH WITH) EXISTING ELEVATIONS WHERE SHOWN OR NOTED WITH CHANGES IN LEVELS (ELEVATIONS) NO GREATER THAN 1/4-INCH.
- SPOT GRADE KEY

(ME) = EXISTING GRADE TO BE MAINTAINED	CB = CATCH BASIN
TC = TOP OF CURB FINISH GRADE	HP = HIGH POINT
BC = BOTTOM OF CURB FINISH GRADE	LP = LOW POINT
PFE = BUILDING FINISH FLOOR ELEVATION	ME = MATCH EXISTING
MF = VERIFY IN FIELD (CONTRACTOR)	

FLOODPLAIN NOTES

A DETAILED ANALYSIS OF THE PROPOSED WORK WITHIN THE BORDERING LAND SUBJECT TO FLOODING RESOURCE AREA (SPECIAL FLOOD HAZARD AREA ALSO KNOWN AS THE 100-YEAR FLOODPLAIN), ELEVATION=587.00, HAS BEEN CONDUCTED SUCH THAT INCREMENTAL FILL HAS BEEN CALCULATED AND OFFSETTING COMPENSATORY STORAGE HAS BEEN PROVIDED AT EACH ELEVATION INCREMENT IN COMPLIANCE WITH 310 CMR 10.57(4)(c). SAID CALCULATIONS INCLUDE ALL PROPOSED GRADING AND EXTERIOR IMPROVEMENTS INCLUDING PAVEMENT, CURB, WALKWAYS, CONCRETE PADS, LANDSCAPING, ETC. A SUMMARY OF THE PROPOSED INCREMENTAL FLOODPLAIN FILL AND COMPENSATORY STORAGE IS PROVIDED IN THE TABLE BELOW.

Elevation (M.S.L.)	Area (Sq. Ft.)	Rt. Incremental Volume (Cu. Ft.)	Comp. Det. Volume (Cu. Ft.)	Net Incremental Volume (Cu. Ft.)
587	0	0	0	0
584	25.7	1	690	468.3
580	22.5	1	23.5	1
586	22.5	1	23.5	1
587	0	1	11.25	1
Total	4	36.85	4	585



Jun 13 2024

Amy Beth La/the
 She/Her
 Administrative Assistant
 Planning & Regulatory Services Division

GRAVES ENGINEERING, INC.
 100 ORANGE STREET WORCESTER MA 01602
 1-508-853-1777

NO.	DATE	BY	DESCRIPTION
1	05/20/24	MPA	ISSUED FOR PERMITTING



SITE PLAN
CORNERSTONE BANK - SITE IMPROVEMENTS
 1125 PLEASANT STREET, WORCESTER, MA 01602

PREPARED FOR: F.W. MADRIGN
 367 CHANDLER STREET, WORCESTER, MA 01602

DATE: 05/20/24
 SCALE: 1"=10'

CHK. BY: MPA
 DWN. BY: MPA
 PROJ. NO.: 24105

C102

Actual Submittal 6/5/2024