

LOCUS MAP

REFERENCES

DEED REF: 70010-341

ASSESSORS INFORMATION:
MBL : 06-035-00022

ZONING INFORMATION:

DISTRICT : RG-5

USE: MULTI-FAMILY DWELLING -HIGH RISE

	REQUIRED	PROVIDED
LOT AREA	10,250 SF	9,450 SF
LOT FRONTAGE	85 FT	70 FT
FRONT YARD SET BACK	15 FT	55 FT
SIDE YARD SET BACK	10 FT	10 FT
REAR YARD SET BACK	15 FT	15.9 FT
FLOOR TO AREA RATIO	N/A	94 %
MAXIMUM BUILDING HEIGHT	90	44 FT

FRONT YARD NON POROUS AREA RATIO
TOTAL FRONT YARD AREA= 70'x15' = 1,050 SF
PROPOSED NON POROUS AREA(DRIVEWAY&Walk)=692 SF
692 SF / 1,050 SF = 66% > 50%

REQUIRED RELIEF:

- VARIANCE FOR MINIMUM PARKING SPACES
REQUIRED = 16 SPACES
PROVIDED = 9 SPACES
- VARIANCE FOR MINIMUM LOT AREA
REQUIRED = 10,250 SF
PROVIDED = 9,450 SF
- VARIANCE FOR MINIMUM FRONTAGE
REQUIRED = 85 FT
PROVIDED = 70 FT

SPECIAL PERMIT:

- MODIFICATION FOR PARKING LAYOUT REQUIREMENT
- MODIFICATION FOR LANDSCAPING REQUIREMENT

GREEN SPACE SCHEDULE:

LOT AREA = 9,450 SF
 • LANDSCAPED BUFFER AREAS (NON-RECREATIONAL)= 1,380 sf
 • RECREATIONAL GREEN SPACE PROVIDED=1,920 SF = 20% (%10 MINIMUM REQUIRED)
 TOTAL GREEN SPACE PROVIDED= 3,300 sf

DEFINITIVE SITE PLAN

15 GARDNER STREET

WORCESTER, MA

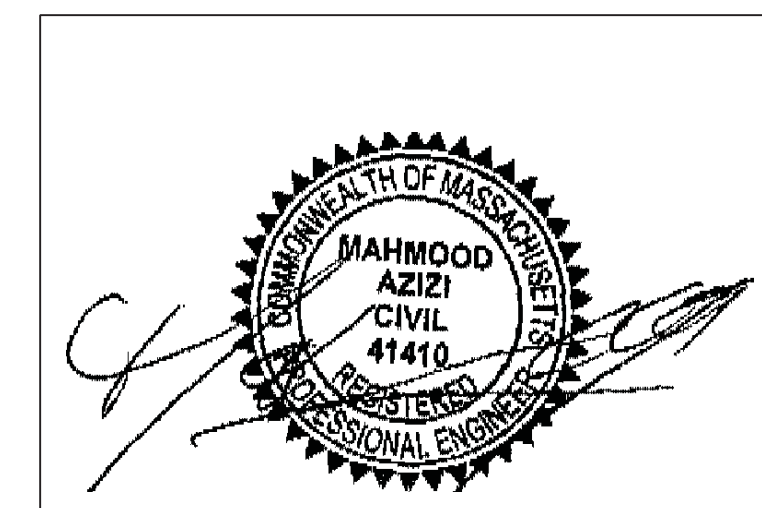
JULY 22, 2024

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- EXISTING CONDITION & DEMOLITION PLAN
- PROPOSED SITE PLAN & PARKING
- SITE GRADING PLAN
- SITE DRAINAGE PLAN
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- SITE LIGHTING PLAN
- CONSTRUCTION DETAIL

LEGEND

- CATCH BASIN
- ⊕ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- WCR WHEEL CHAIR RAMP
- BCC BITUMINOUS CONCRETE CURB
- ⊗ WATER GATE
- ⊕ HYDRANT
- ||||| RETAINING WALL
- S— SEWER LINE
- W— WATER LINE
- D— DRAIN
- 999 PROPOSED GRADE
- 999— EXISTING GRADE
- ⊖999⊖ 100 Y FLOOD GRADE
- EROSION CONTROL LINE
- ⊕ RIVER FRONT FLAGS
- ⊕ TEST HOLE
- ⊕ EV (ELECTRICAL-VEHICLE) READY SPACE



NOTES:

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND THE GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL THE UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION OR CALL 1-888-344-7233.
- SHOULD CONFLICTS OCCUR WITH EXISTING UTILITIES, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNERS REPRESENTATIVE FOR FIELD CHANGE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE PLANS TO THE ENGINEER. ALSO REPORT ANY CONDITION UNCOVERED IN THE WORK WHICH IS NOT REFLECTED WITHIN THE PLAN.
- ALL STRUCTURES SHALL CONFORM TO THE REQUIREMENTS AND CONSTRUCTION STANDARDS FOR CITY OF WORCESTER.
- ALL DRAIN PIPES SHALL CONFORM TO THE REQUIREMENTS AND CONSTRUCTION STANDARDS FOR CITY OF WORCESTER.
- THE ENTIRE AREA WITHIN THE STREET LINES, AND BEYOND, AS NECESSARY FOR CONSTRUCTION EARTHWORK, SHALL BE CLEANED OF ALL BRUSH, TREE ROOT, STUMPS, BOULDERS, AND OTHER OBJECTIONABLE MATER.
- ALL DRIVEWAY APRON SHALL BE PAVED WITHIN THE RIGHT-OF-WAY AT THE TIME OF DEVELOPMENT.
- TOPOGRAPHIC ELEVATIONS ARE BASED ON CITY OF WORCESTER GIS DATUM.
- ALL LOAM AND SEEDING IN THE RIGHT-OF-WAY TO EXTEND AS FAR AS NEEDED TO MAKE THE TRANSITION TO MEET EXISTING GRADE AND ALL SIDE SLOPES SHALL BE STABILIZED TO PREVENT EROSION INTO RIGHT-OF-WAY.
- CONCRETE BOUNDS (5" SQ BY 3.0') WITH STEEL REINFORCING BAR SHALL BE INSTALLED AT THE INTERSECTION OF LOT LINES AND PUBLIC STREET RIGHT-OF-WAY.
- RIPRAP WHERE CALLED FOR ON THE PLAN, SHALL MEET REQUIREMENTS OF M2.203 OF THE M.D.P.W "STANDARD SPECIFICATIONS FOR BRIDGES" S88 EDITION.
- ALL SIGNS SHALL IN ACCORDANCE WITH THE CITY OF WORCESTER ZONING BYLAWS.
- ALL CATCH BASINS SHALL HAVE FOUR (4.0') FEET SUMPS.
- ANY AND ALL COLD SEAMS ON THE FINAL COAT OF ASPHALT TO BE INFRARED SEAM TREATMENT.
- HANDICAPPED RAMPS TO BE PLACED ACCORDING TO LATEST A.D.A. STANDARDS.
- ALL EASEMENTS TO BE GRADED TO ALLOW ACCESS FOR VEHICLES AND ALL STRUCTURES WITHIN THE EASEMENT AREA TO SET AT FINISH GRADE.

- MANHOLE COVERS SHALL BE MARKED SEWER OR DRAIN.
- TACK COAT REQUIRED BETWEEN COURSES.
- TOP SOIL IS TO BE REMOVED FROM ALL AREAS OF CUT AND FILL AND BE STOCKPILED WITHIN THE PROJECT LIMIT FOR REUSE. ALL DISTURBED AREAS ARE TO BE RESTORED WITH A MIN. OF 6" OF TOP SOIL AND SEEDED. ANY EXCESS MATERIAL WILL BE REMOVED AND DISPOSED OFF SITE.
- WATER LINE PIPE AND CONNECTION SHALL BE IN CONFORMANCE WITH CITY OF WORCESTER STANDARDS, WITH A MINIMUM OF 5.0' OF COVER.
- SANITARY SEWER PIPE TO BE SDR-35 PVC.
- PAVEMENT SURFACE SHALL CONSIST OF 4" BITUMINOUS CONCRETE (2.5" BINDER + 1.5" TOP)
- THE PROJECT IS NOT WITHIN A 100-YEAR FLOOD PLAIN.
- ACCUMULATED SNOW BEYOND THE REASONABLE CAPACITY OF THE AREA DESIGNATED FOR SNOW STORAGE SHALL BE REMOVED AND DISPOSED OFF SITE.
- BENCH MARK ELEVATION ARE AS INDICATED ON THE PLAN.
- ALL SHALLOW COVER PIPES (LESS THAN 2 FT) SHALL BE REPLACED WITH IDENTICAL SIZE USING DUCTILE IRON PIPE.

REVISIONS		
NO.	DESCRIPTION	DATE
1	Review Comments 7/31/24	8/11/24
2	Trash Bin Location	10/22/24

PREPARED FOR:
RODRIGO HULKFINISH

PREPARED BY:
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SHREWSBURY, MA
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EROSION CONTROL PLAN

- 1- EROSION CONTROLS MEASURES SHOULD BE IN PLACE BEFORE THE LAND DISTURBANCE AND SHOULD NOT BE REMOVE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.
- 2- THE EROSION CONTROLS SHOULD BE MAINTAIN ON A REGULAR BASES TO PREVENT ACCUMULATION OF SEDIMENTS.
- 3- THE ENTRANCE AND EXIT AREAS TO THE PROPOSED SITE SHOULD BE STABILIZE BY USING CRUSH STONE OR OTHER EFFECTIVE MEASURES.
- 4- SEDIMENTS WHICH ARE TRACKED INTO THE PUBLIC WAYS SHOULD BE REMOVED ON A DAILY BASES.

CONSTRUCTION NOTES:

- 1- ALL EXCAVATED MATERIAL SHALL BE LIVE-LOADED FROM THE SITE. THERE SHALL BE NO TEMPORARY STOCK PILE OF MATERIAL ON SITE.
- 2- AFTER MOBILIZATION TO THE SITE THE HIGH WATER TABLE & SOIL TYPE AT THE LOCATION OF THE INFILTRATION SYSTEM SHALL BE ESTABLISHED USING THE SERVICES OF A CERTIFIED SOIL EVALUATOR TO CONFIRM THE ADEQUACY OF THE RECHARGE SYSTEM DESGIN SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INSTALLATION OF THE SYSTEM WITH THE ENGINEER FOR TESTING AND INSPECTION IN ORDER TO CERTIFIED FOR CONFORMANCE WITH DESIGN PLANS
- 3- FINAL GRADING SHALL NOT EXCEED 2.5H:1V.

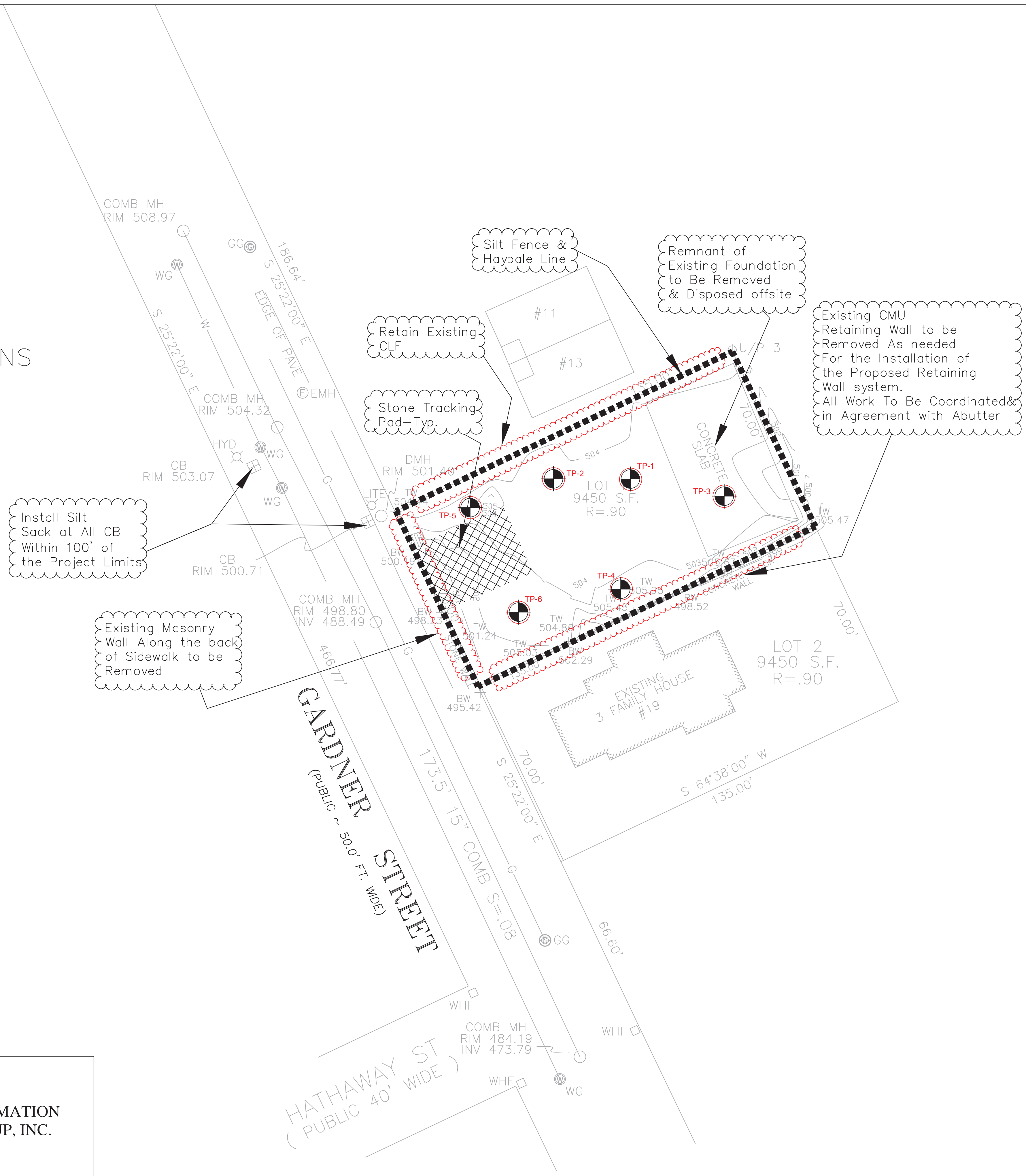
TREE PROTECTION NOTES:

- 1- ALL TREES SHOWN TO BE RETAINED, SHALL BE PROTECTED BY INSTALL 6 FOOT WOOD FENCING AND ORENCE CONSTRUCTION FENCE AROUND THE TRUNK

EROSION CONTROL MAT NOTES:

- 1- ALL DISTURBED WITH SLOPES OF 4H:1V AND IN THE AREAS SHOWN SHALL BE COVERED WITH LONG TERM BIONET C125N EROSION CONTROL BLANKET.

 **SOIL TEST LOCATIONS**



NOTE:
ALL EXISTING SITE CONDITION INFORMATION ARE BASED ON A PLAN BY HS&T GROUP, INC. DATED 5/29/24.



EXISTING CONDITION & DEMOLITION PLAN

FOR

**15 GARDNER STREET
WORCESTER, MA**

PREPARED FOR:

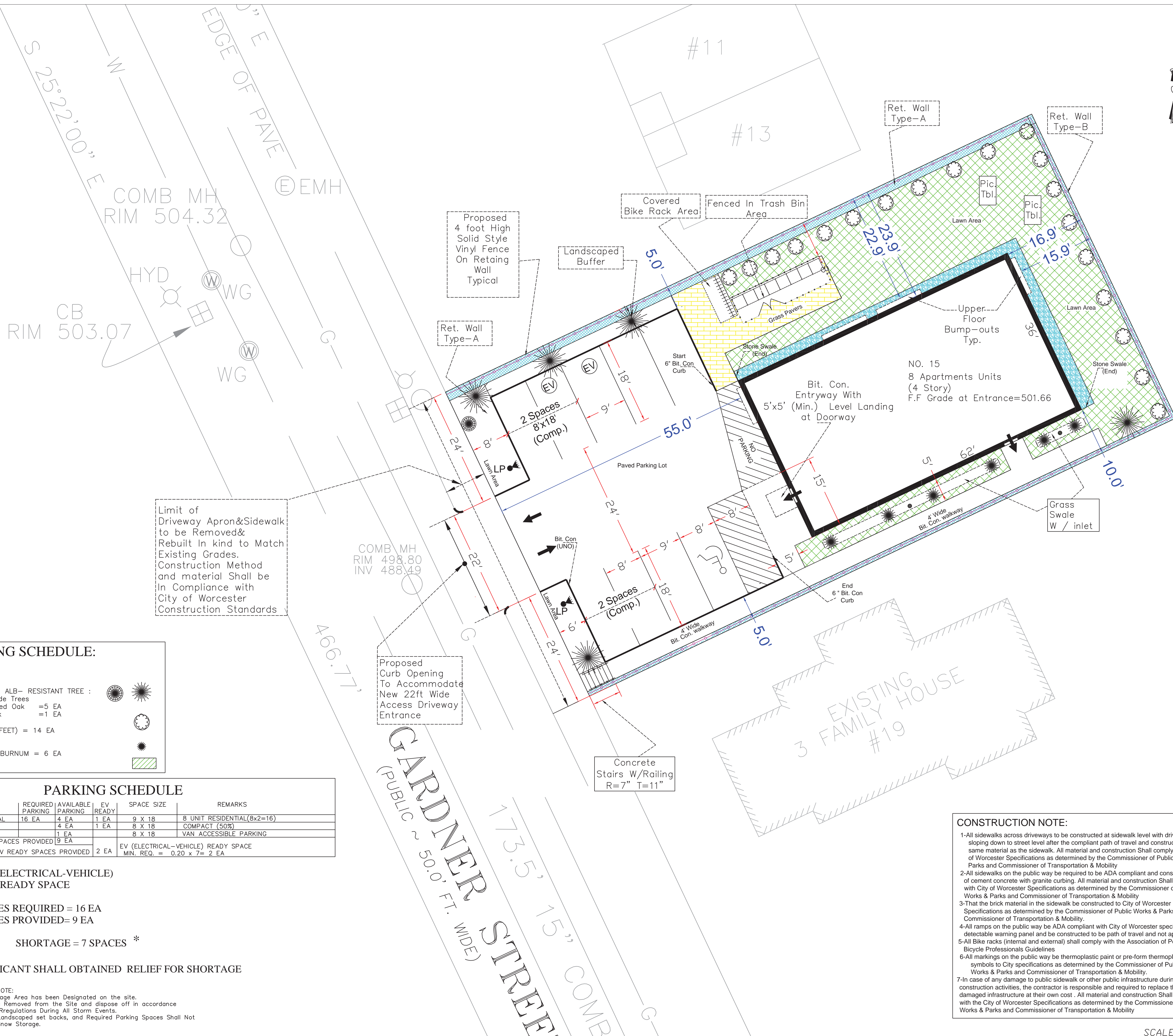
RODRIGO HULKFINISH

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DATED : 7/22/24		SHEET 2 OF 8	
REVISION NO.	DATE	REVISION NO.	DATE
1	8/11/24	1	8/11/24
2	10/22/24	2	10/22/24

SCALE 1" = 20'



Limit of Driveway Apron & Sidewalk to be Removed & Rebuilt in kind to Match Existing Grades. Construction Method and material shall be in compliance with City of Worcester Construction Standards.

PLANTING SCHEDULE:

3.5 INCH DIAM. ALB- RESISTANT TREE :

- Deciduous Shade Trees = 5 EA
- Northern Red Oak = 1 EA
- English Oak = 1 EA

ABROVITAE (6 FEET) = 14 EA

ARROWWOOD VIBURNUM = 6 EA

GRASS COVER

PARKING SCHEDULE

CLASSIFICATIONS	REQUIRED PARKING	AVAILABLE PARKING	EV READY	SPACE SIZE	REMARKS
8 UNIT RESIDENTIAL	16 EA	4 EA	1 EA	9 X 18	8 UNIT RESIDENTIAL (8x2=16)
		4 EA	1 EA	8 X 18	COMPACT (50%)
		1 EA		8 X 18	VAN ACCESSIBLE PARKING
TOTAL SPACES PROVIDED	9 EA				
TOTAL EV READY SPACES PROVIDED			2 EA		EV (ELECTRICAL-VEHICLE) READY SPACE MIN. REQ. = 0.20 x 7 = 2 EA

(EV) EV (ELECTRICAL-VEHICLE) READY SPACE

TOTAL SPACES REQUIRED = 16 EA
TOTAL SPACES PROVIDED = 9 EA

SHORTAGE = 7 SPACES *

*THE APPLICANT SHALL OBTAINED RELIEF FOR SHORTAGE

- SNOW REMOVAL NOTE:**
- No Snow Storage Area has been Designated on the site.
 - Snow Shall be Removed from the Site and dispose off in accordance to Applicable Regulations During All Storm Events.
 - Drive Aisles, Landscaped set backs, and Required Parking Spaces Shall Not Be Used for Snow Storage.

- CONSTRUCTION NOTE:**
- All sidewalks across driveways to be constructed at sidewalk level with driveways sloping down to street level after the compliant path of travel and constructed in the same material as the sidewalk. All material and construction shall comply with City of Worcester Specifications as determined by the Commissioner of Public Works & Parks and Commissioner of Transportation & Mobility
 - All sidewalks on the public way be required to be ADA compliant and constructed out of cement concrete with granite curbing. All material and construction shall comply with City of Worcester Specifications as determined by the Commissioner of Public Works & Parks and Commissioner of Transportation & Mobility
 - That the brick material in the sidewalk be constructed to City of Worcester Specifications as determined by the Commissioner of Public Works & Parks and Commissioner of Transportation & Mobility.
 - All ramps on the public way be ADA compliant with City of Worcester specified detectable warning panel and be constructed to be path of travel and not apex design
 - All Bike racks (internal and external) shall comply with the Association of Pedestrian and Bicycle Professionals Guidelines
 - All markings on the public way be thermoplastic paint or pre-form thermoplastic symbols to City specifications as determined by the Commissioner of Public Works & Parks and Commissioner of Transportation & Mobility.
 - In case of any damage to public sidewalk or other public infrastructure during construction activities, the contractor is responsible and required to replace the damaged infrastructure at their own cost. All material and construction shall comply with the City of Worcester Specifications as determined by the Commissioner of Public Works & Parks and Commissioner of Transportation & Mobility



SITE AND PARKING PLAN

FOR

15 GARDNER STREET
WORCESTER, MA

PREPARED FOR:

RODRIGO HULKFINISH

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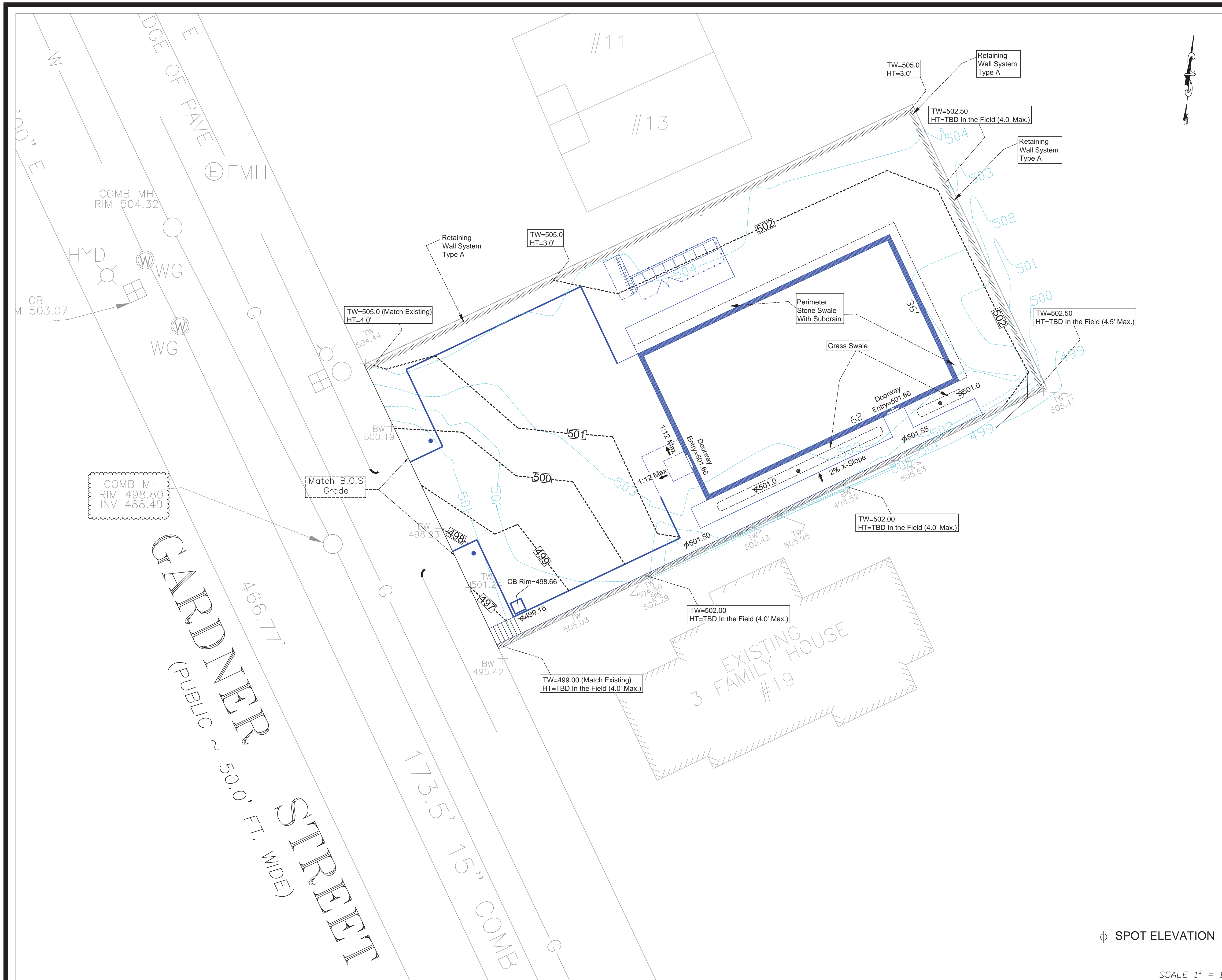
DATED : 7/22/24

SHEET 3 OF 8

REVISION NO. DATE

1	8/11/24
2	10/22/24

SCALE 1" = 10'



SITE GRADING PLAN

FOR

15 GARDNER STREET
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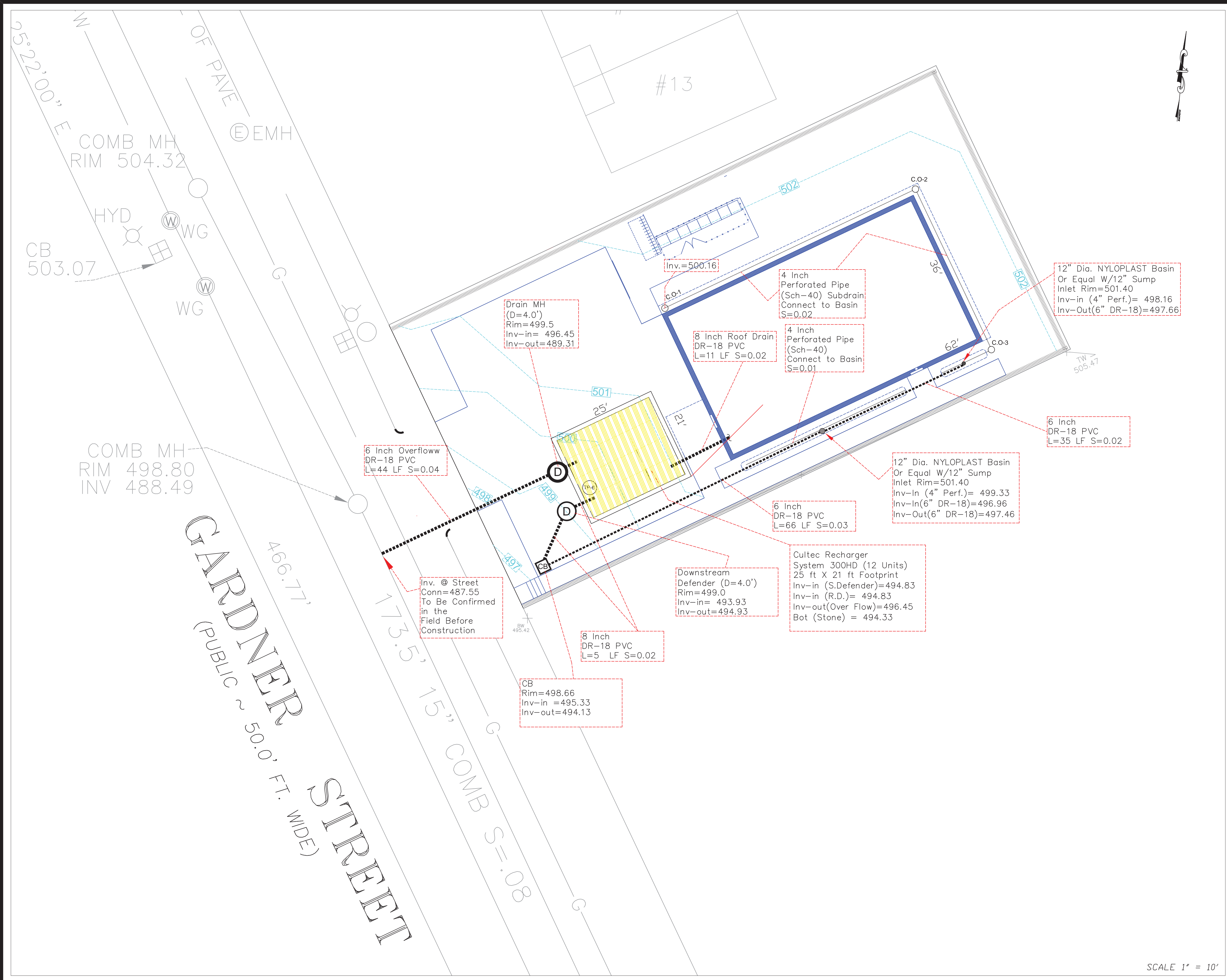
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⊕ SPOT ELEVATION

SCALE 1" = 10'



SITE DRAINAGE PLAN

FOR

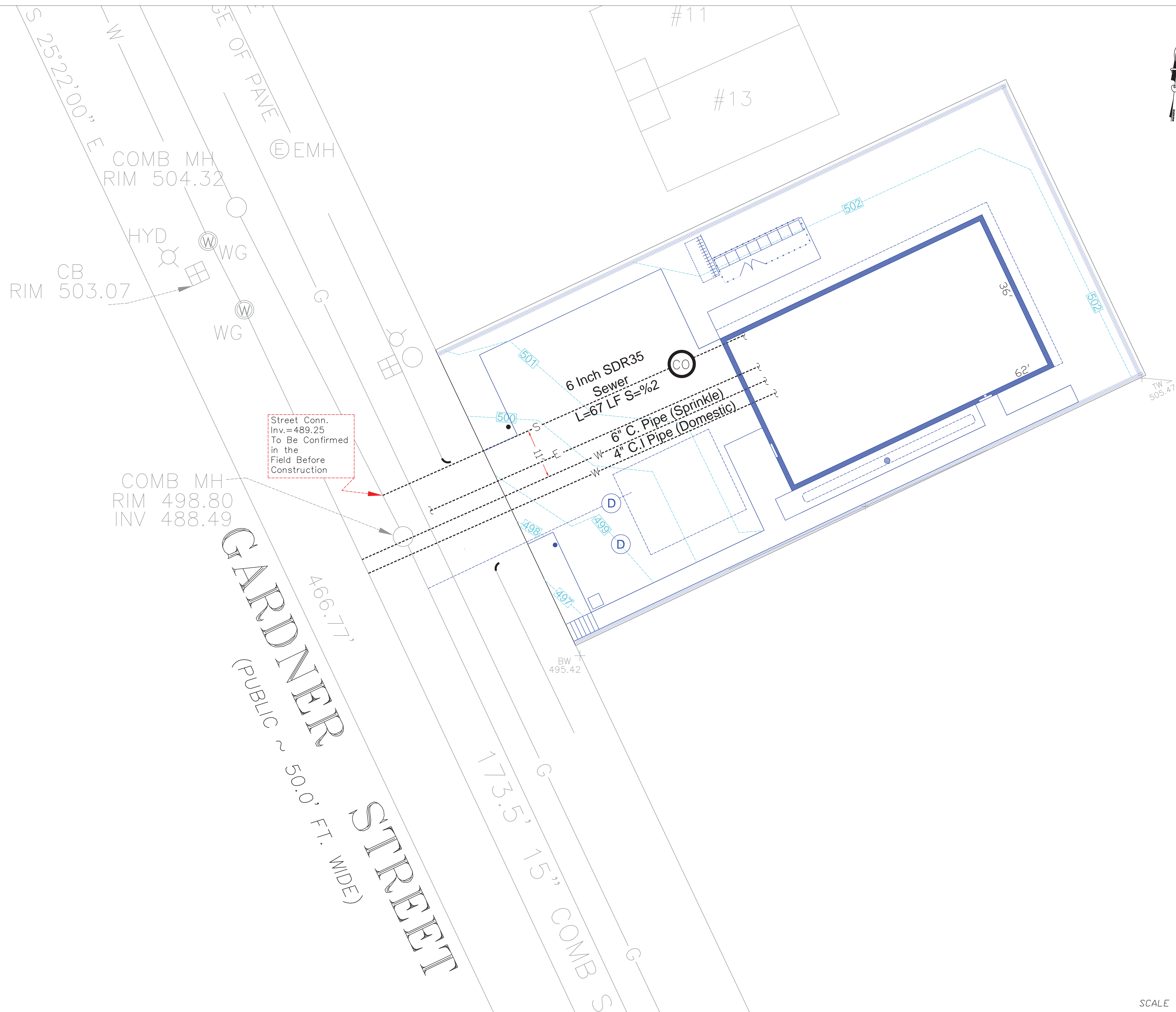
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SCALE 1" = 10'



SITE UTILITY PLAN

FOR

15 GARDNER STREET
WORCESTER, MA

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DATED : 7/22/24

SHEET 6 OF 8

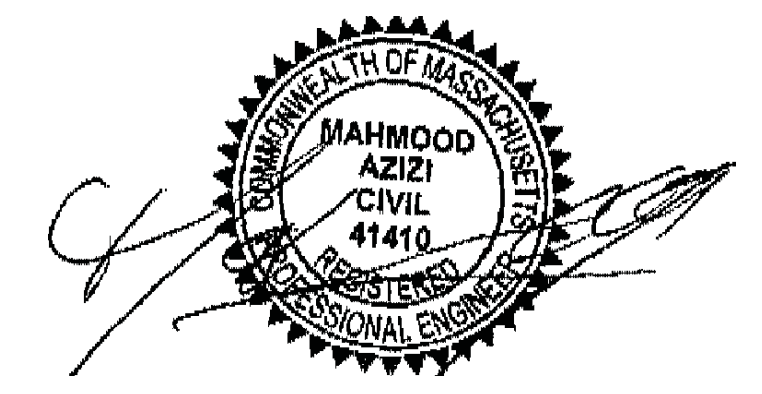
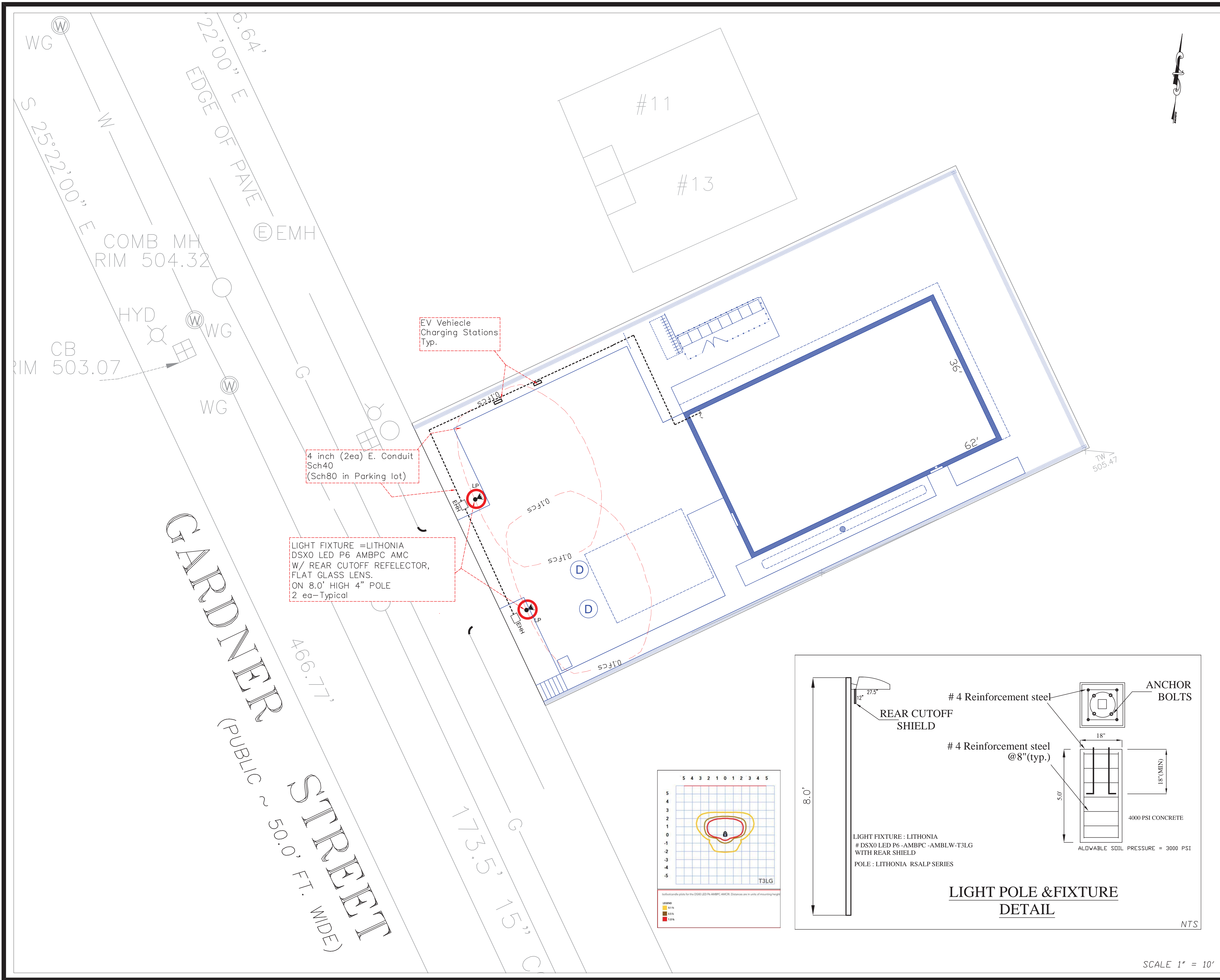
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DATE

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8/11/24
10/22/24

SCALE 1" = 10'



SITE LIGHTING PLAN

FOR

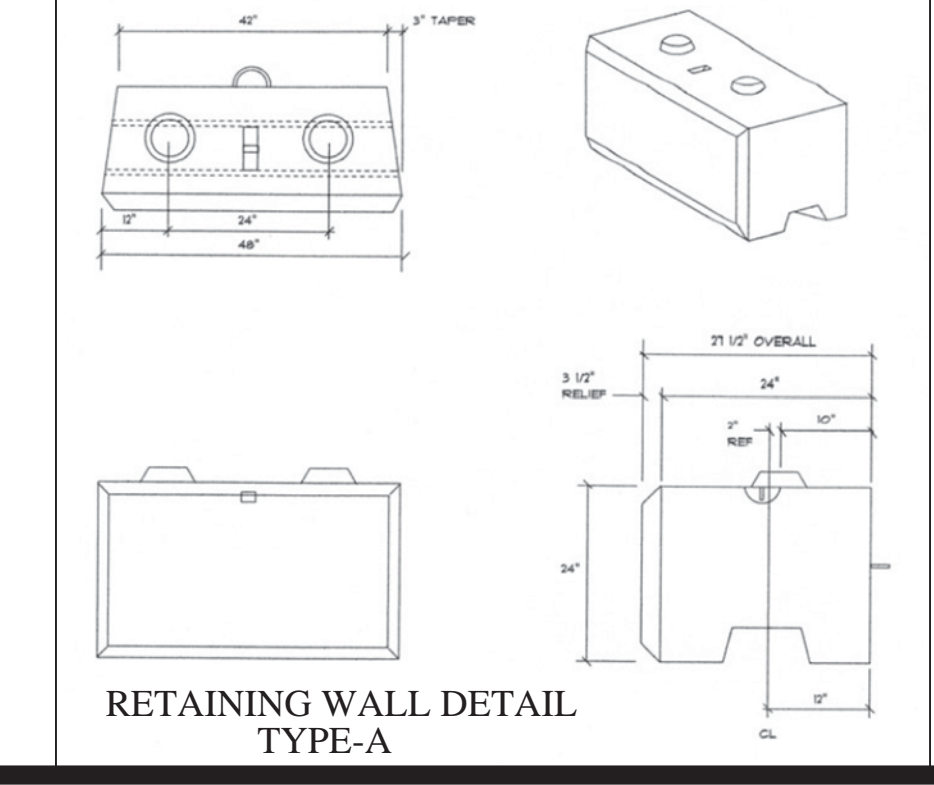
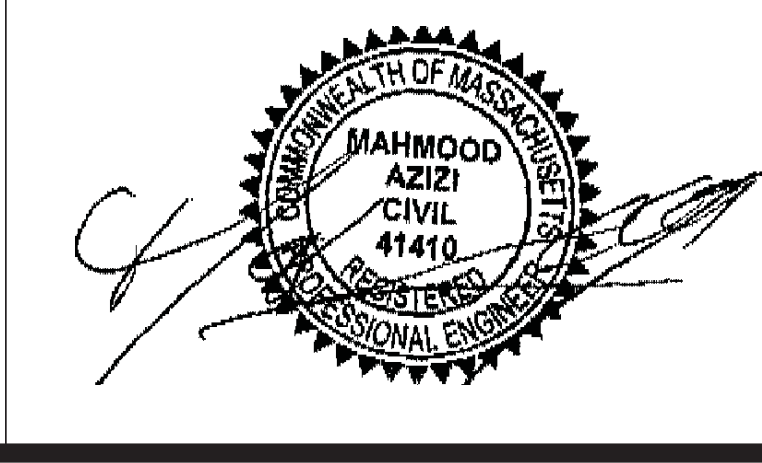
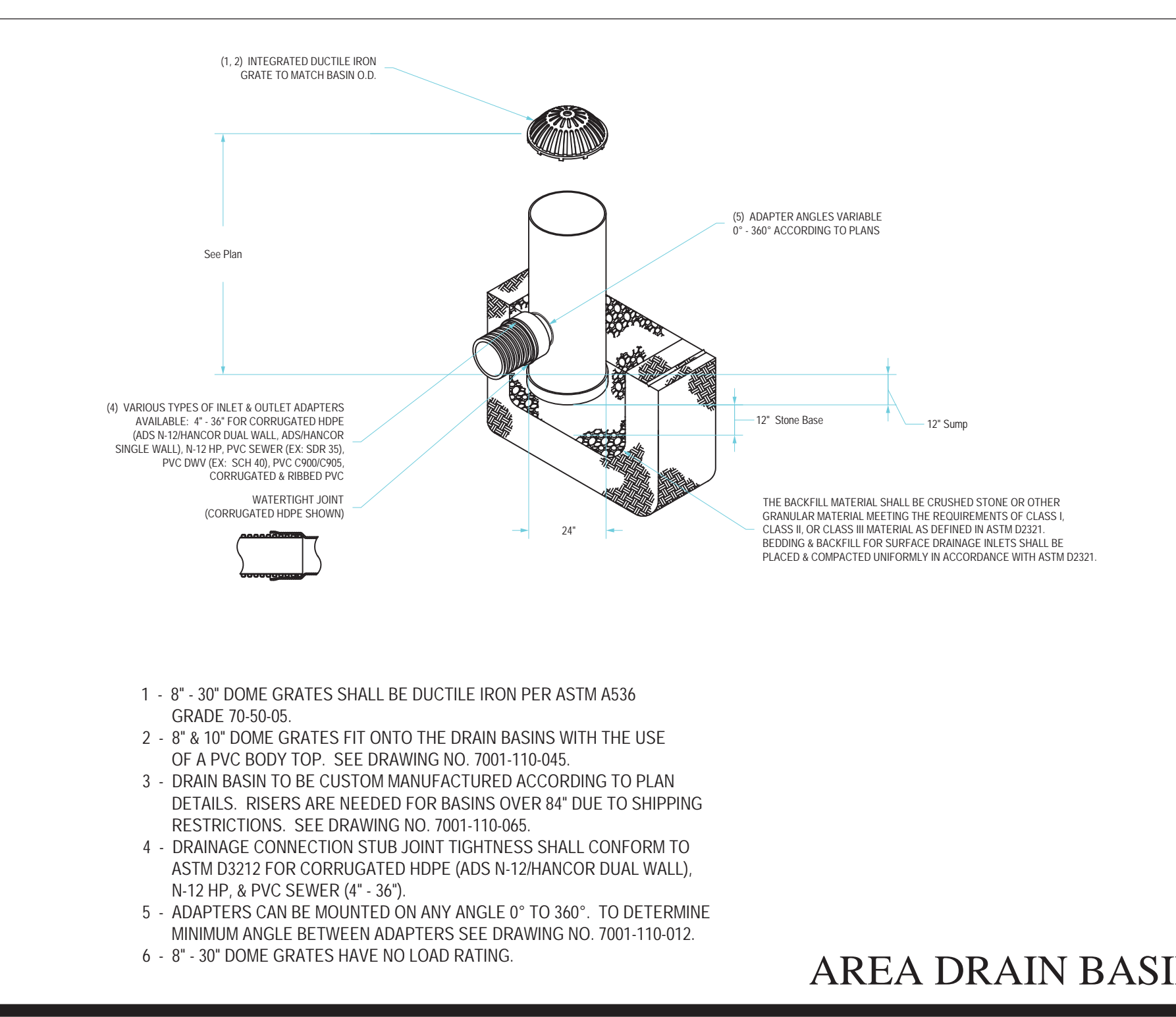
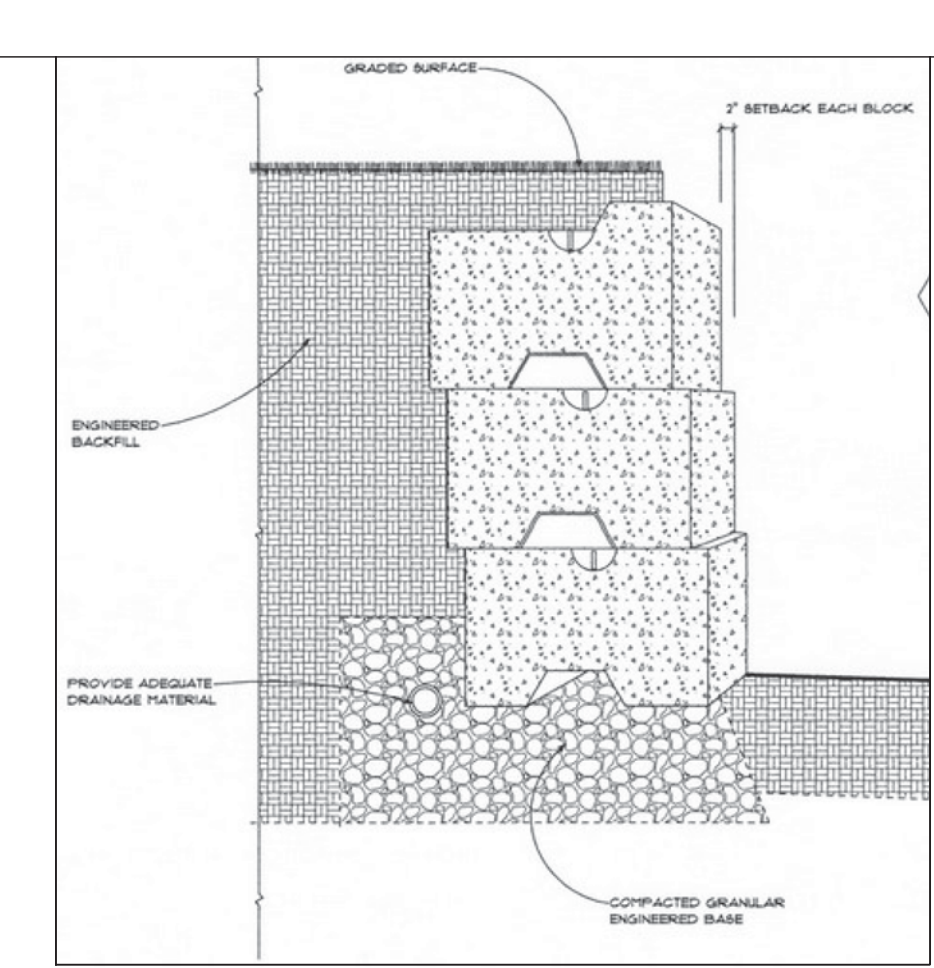
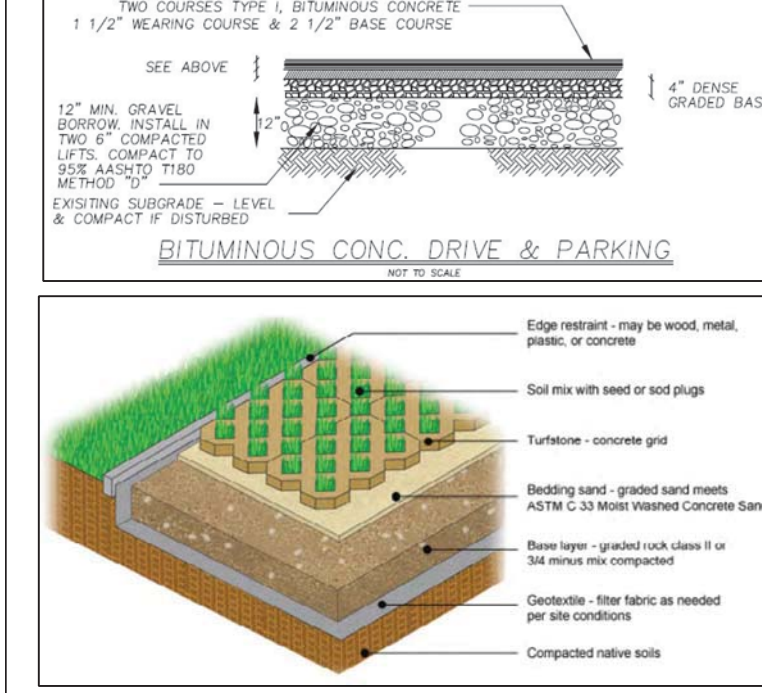
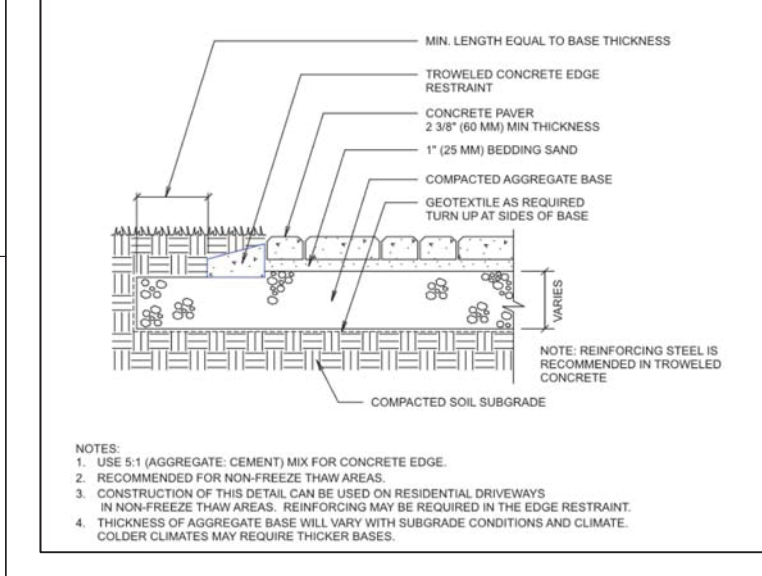
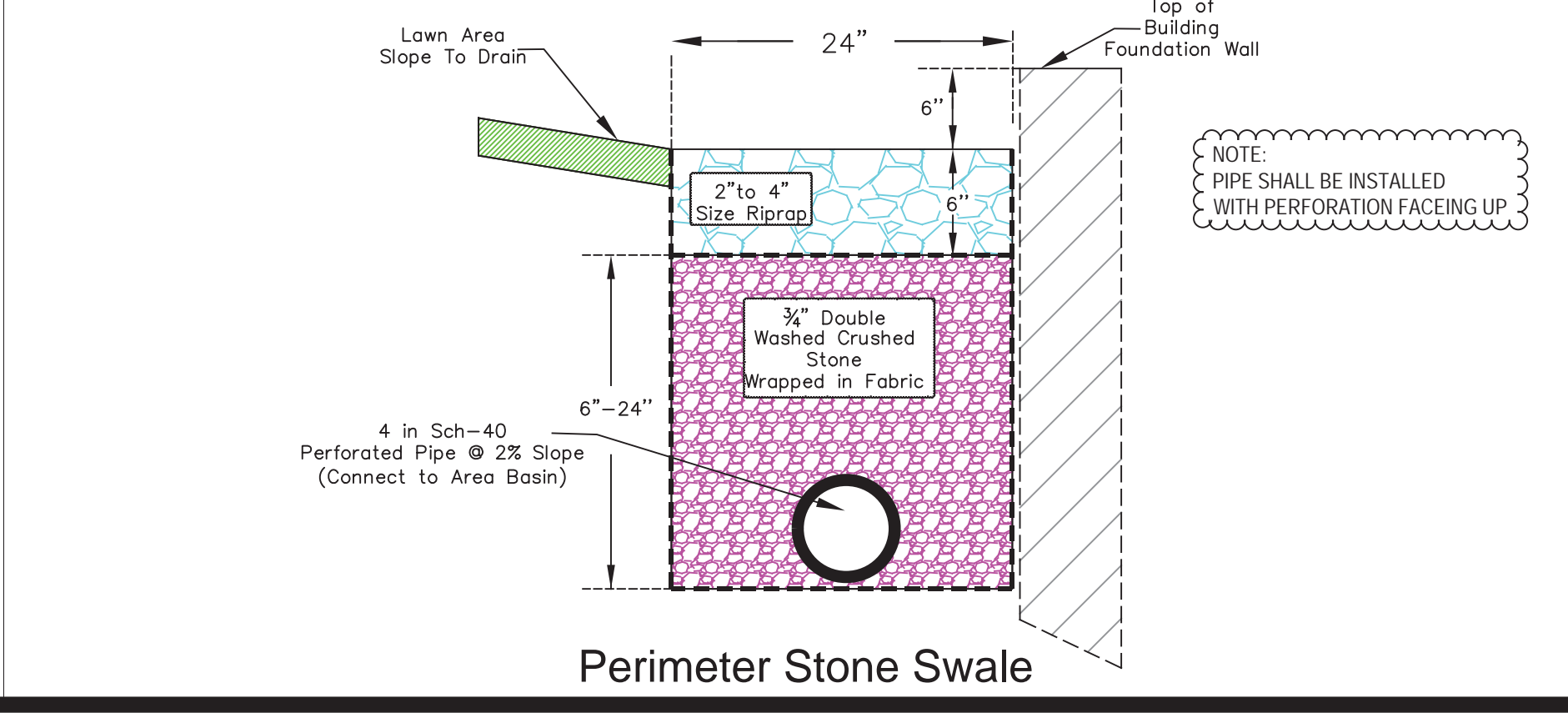
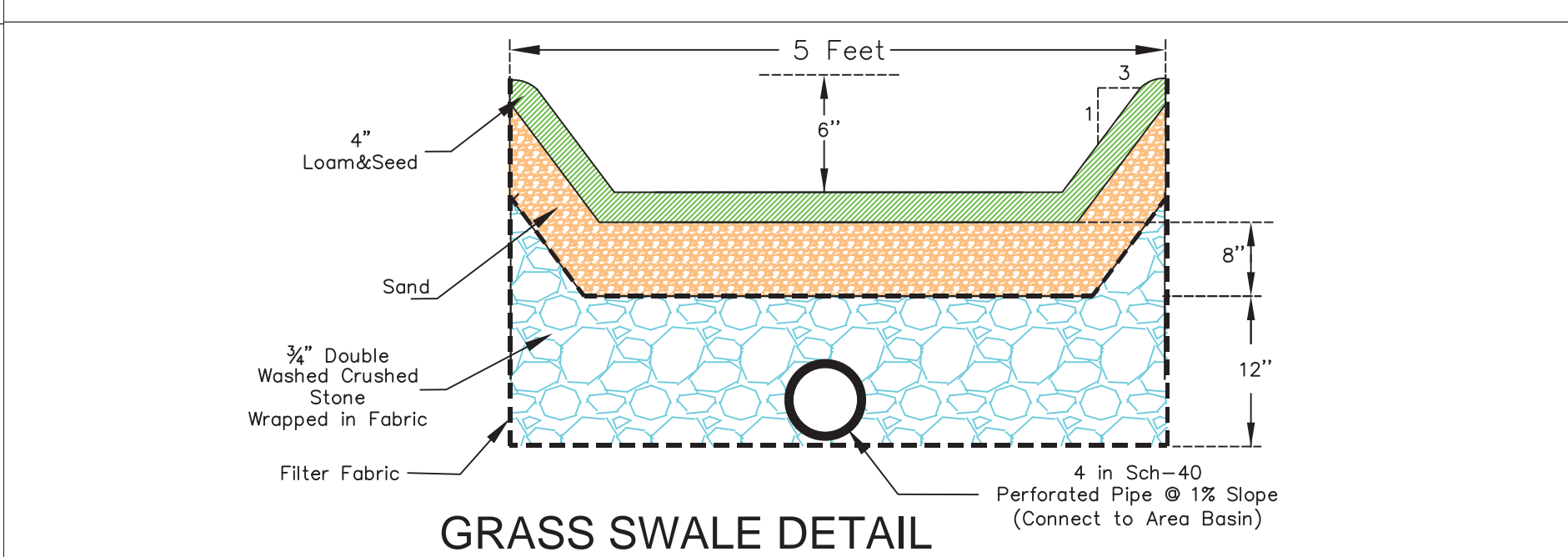
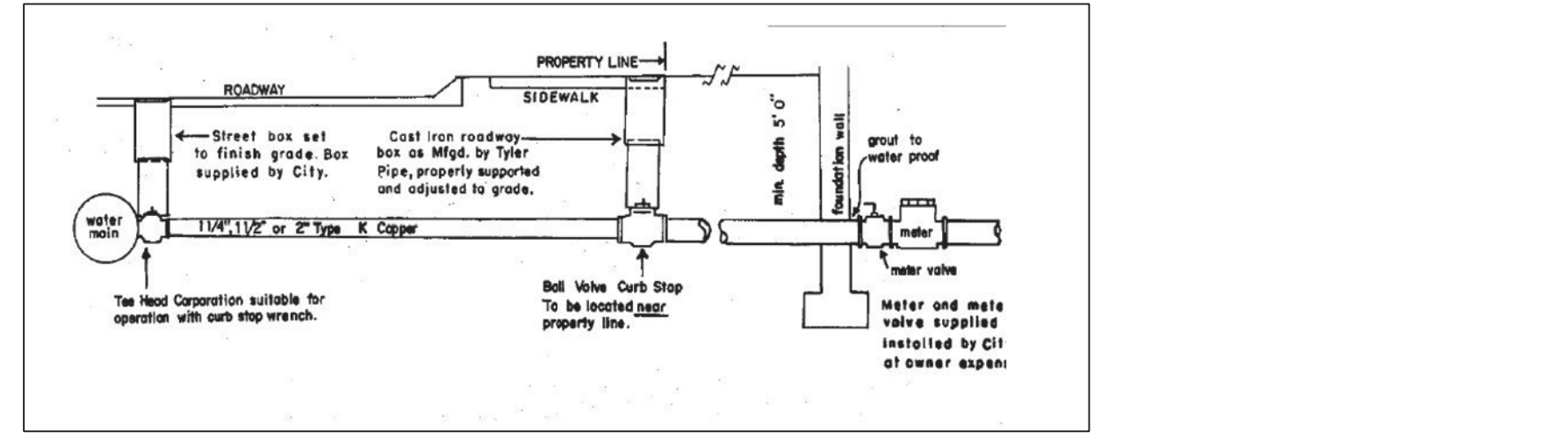
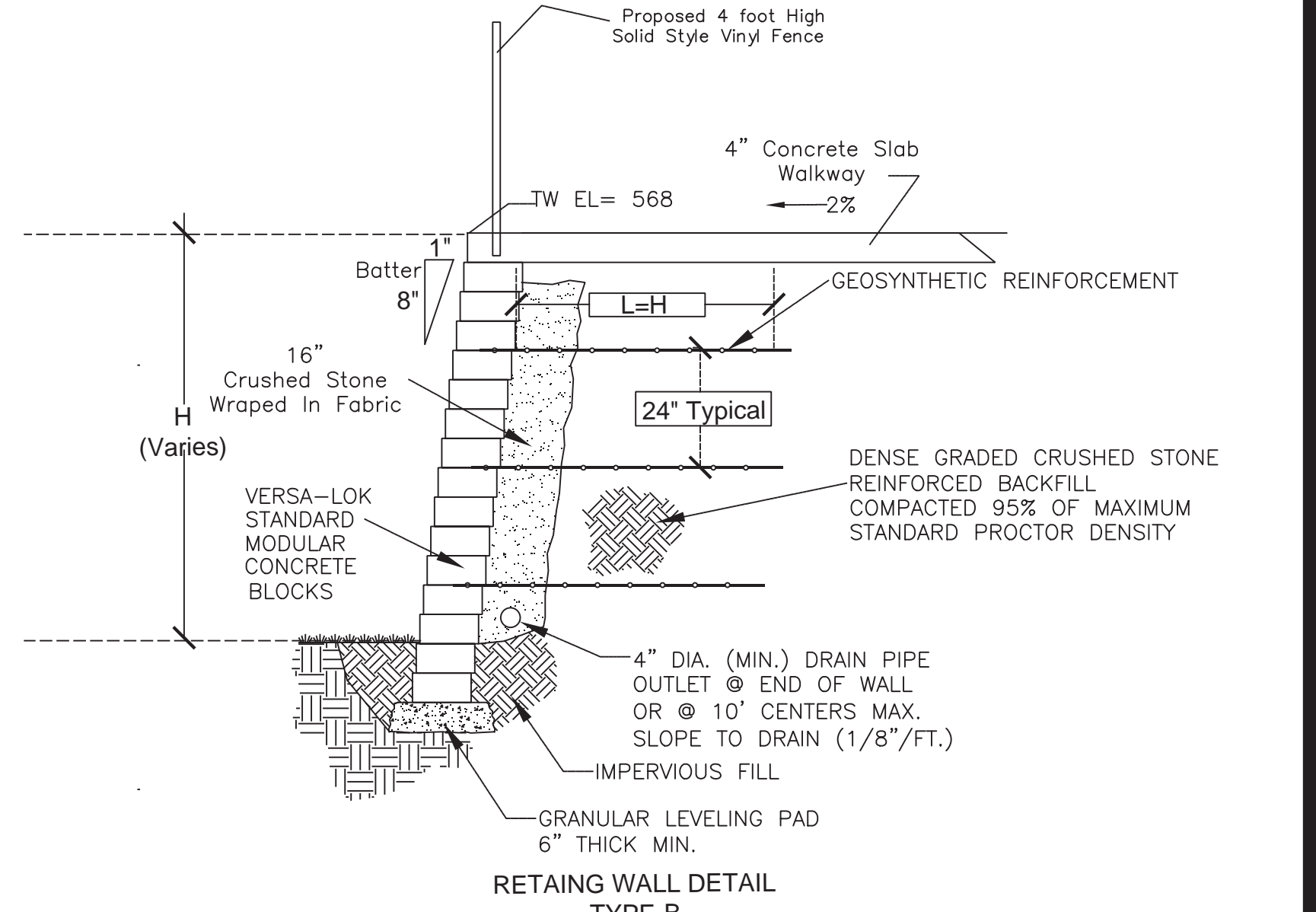
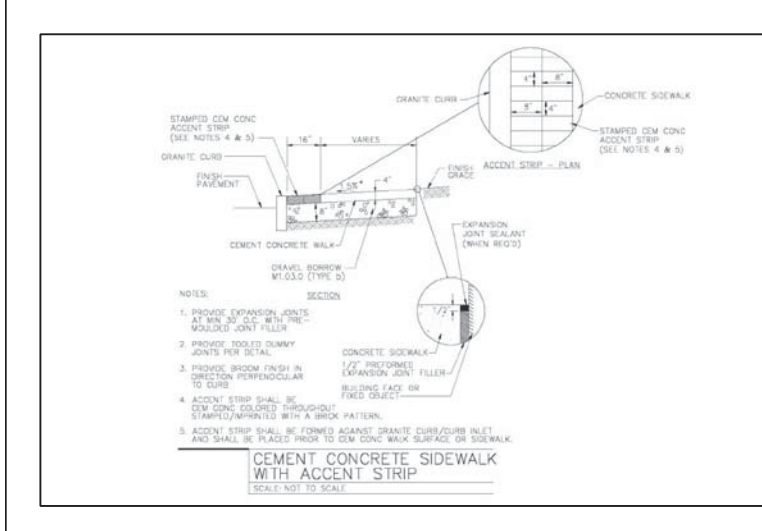
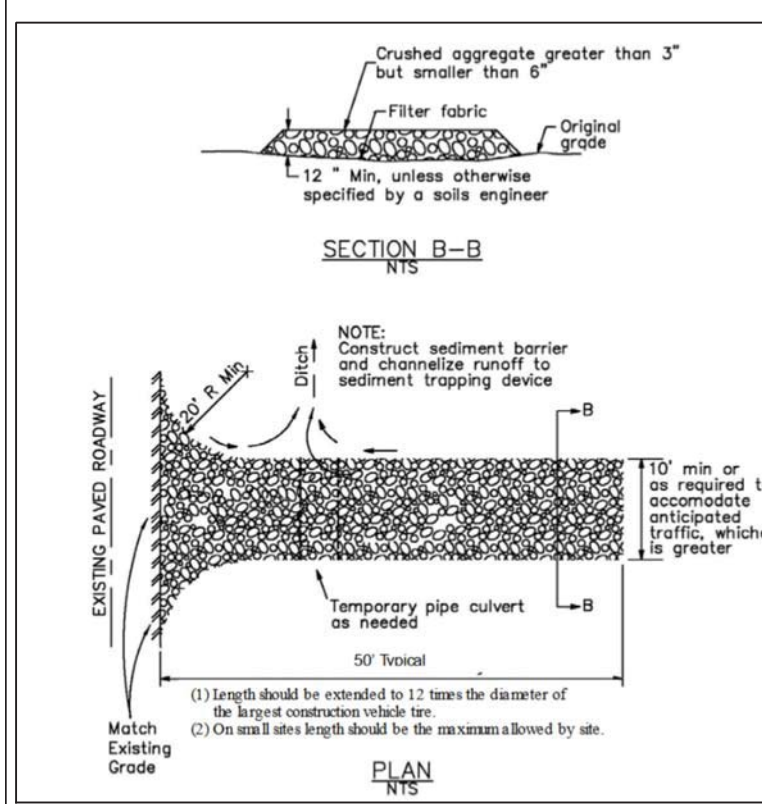
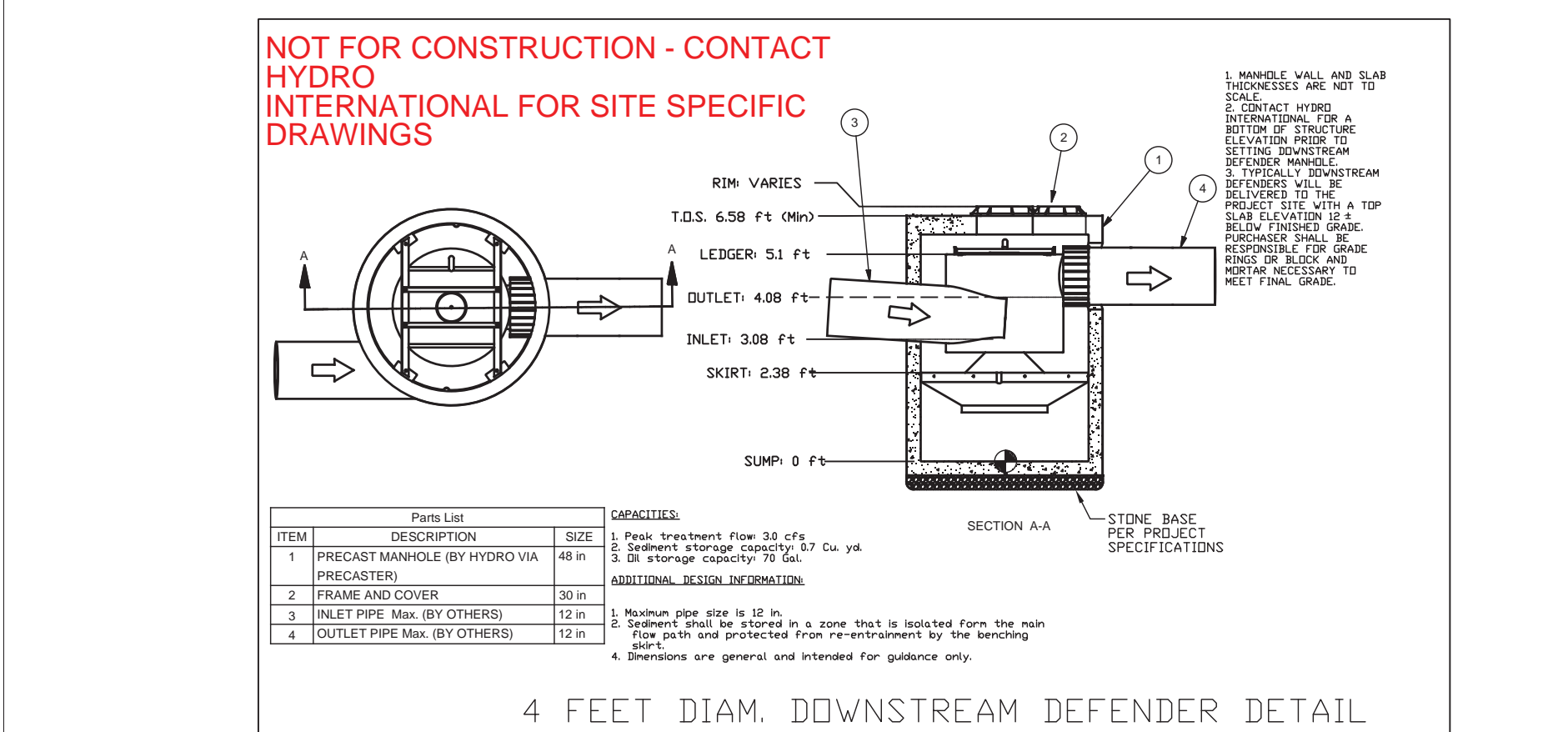
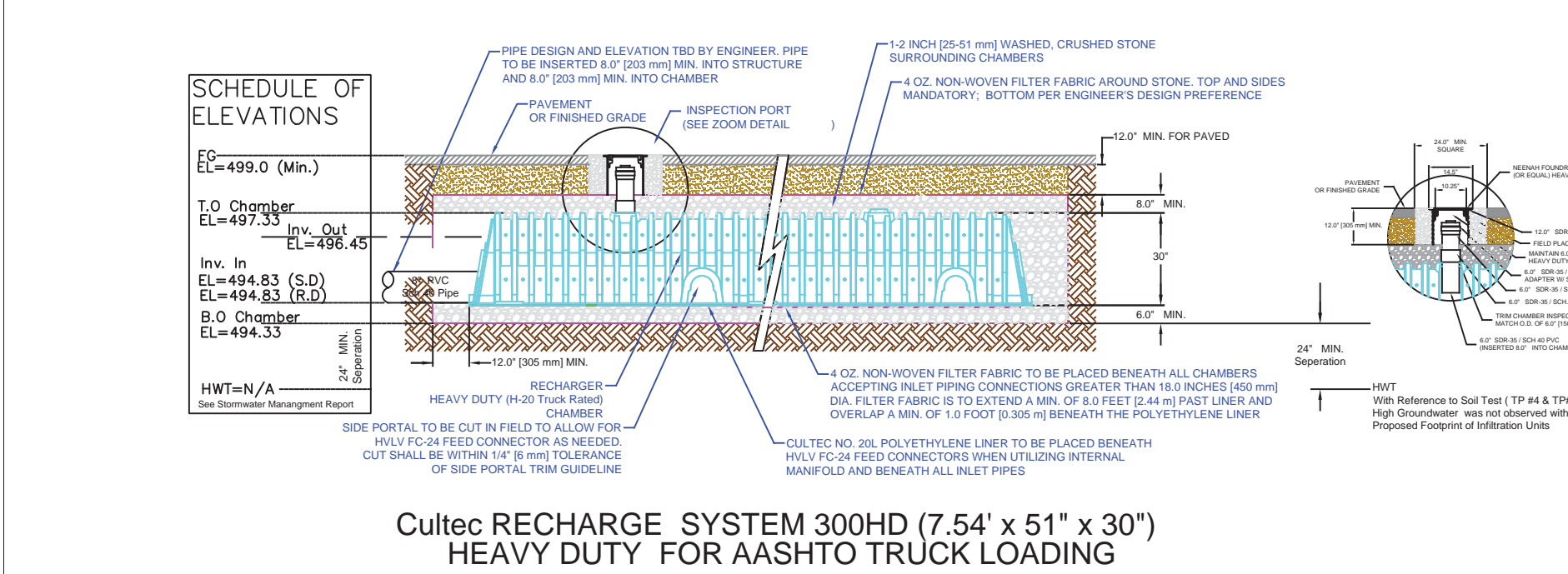
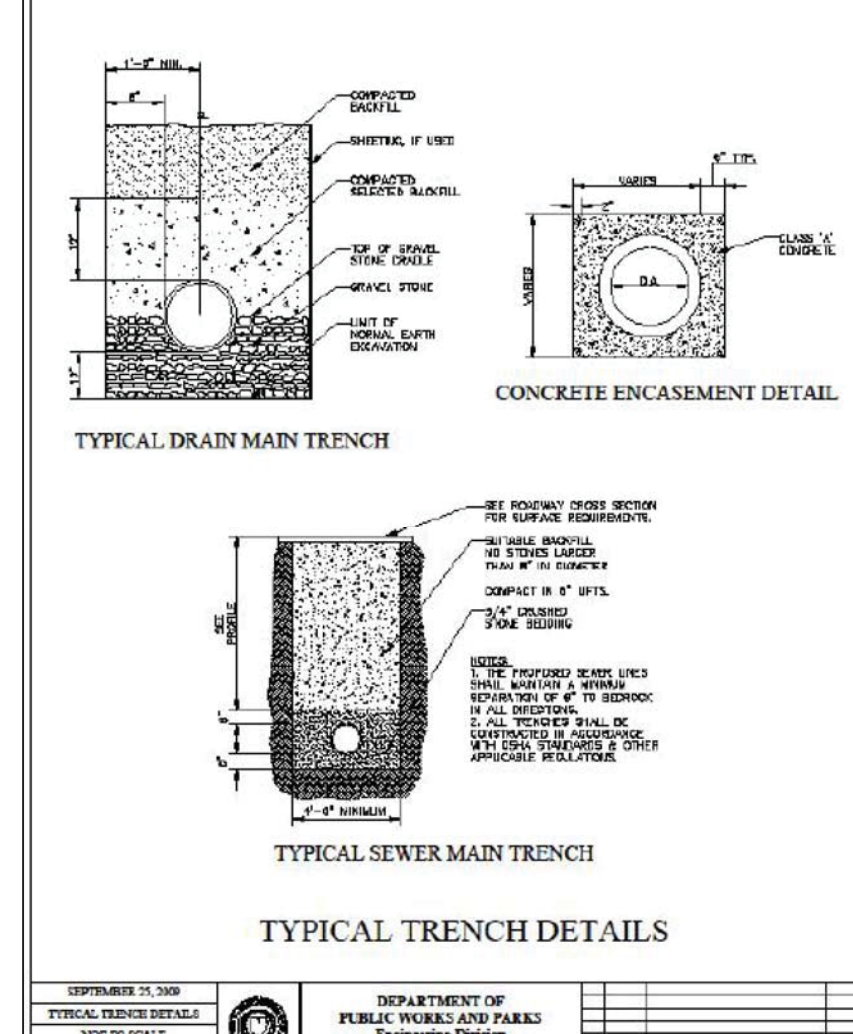
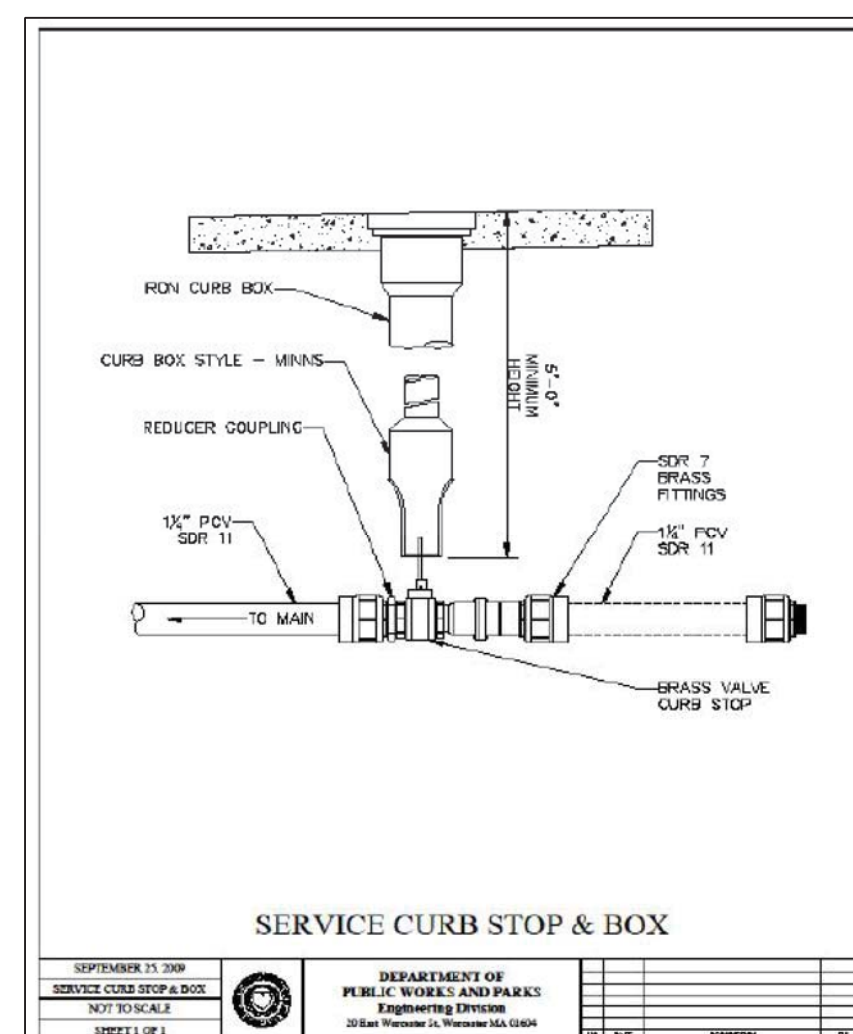
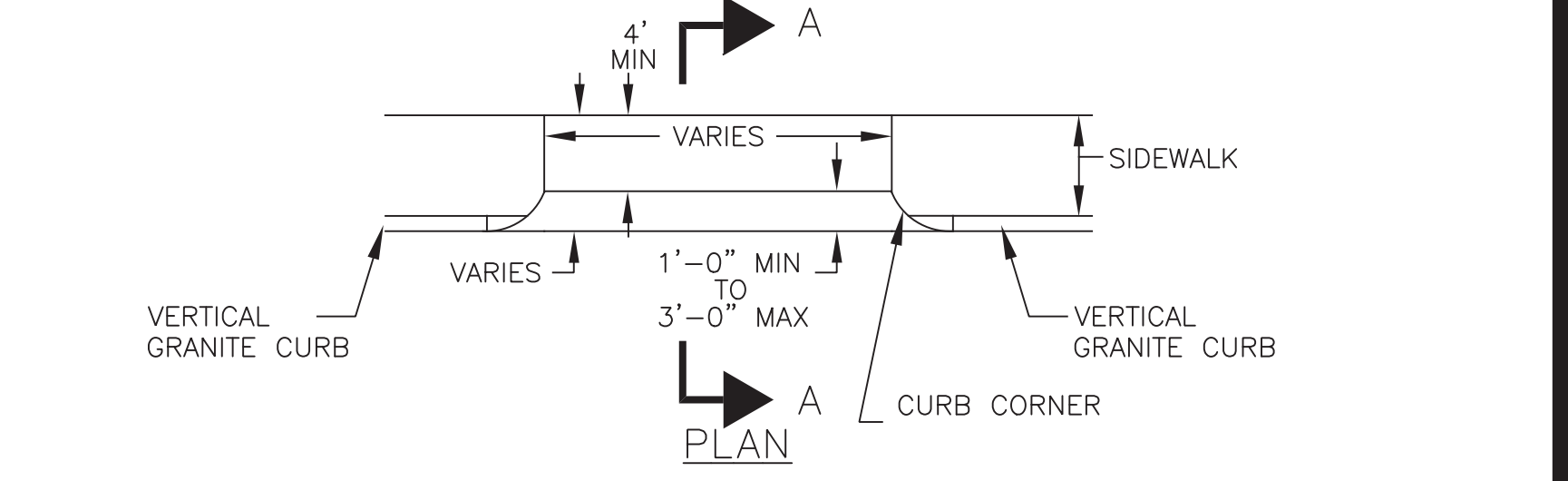
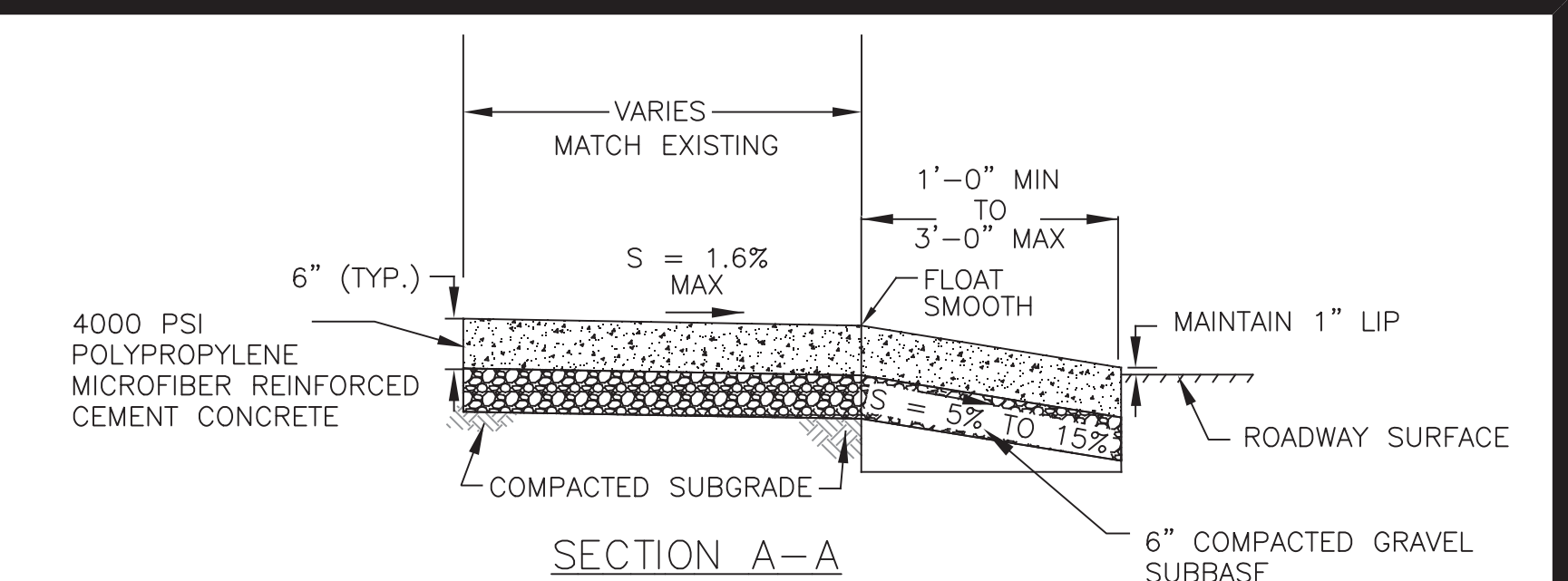
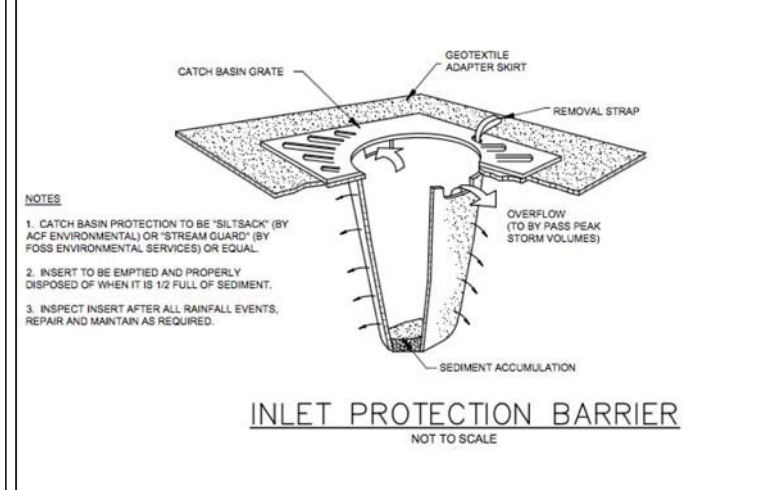
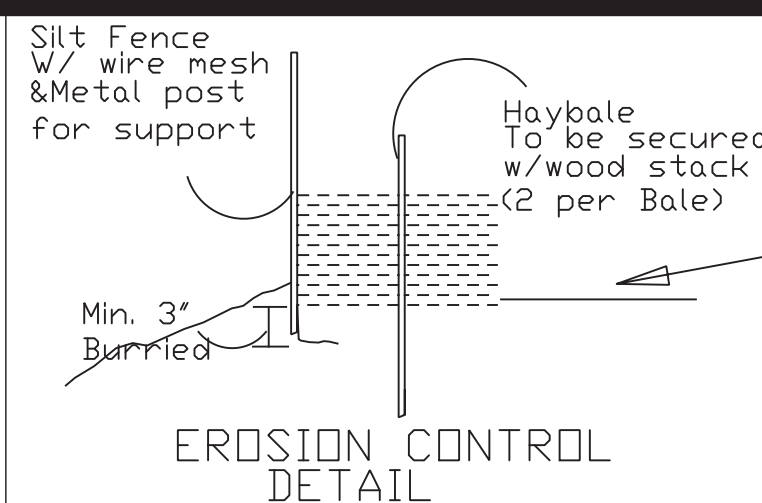
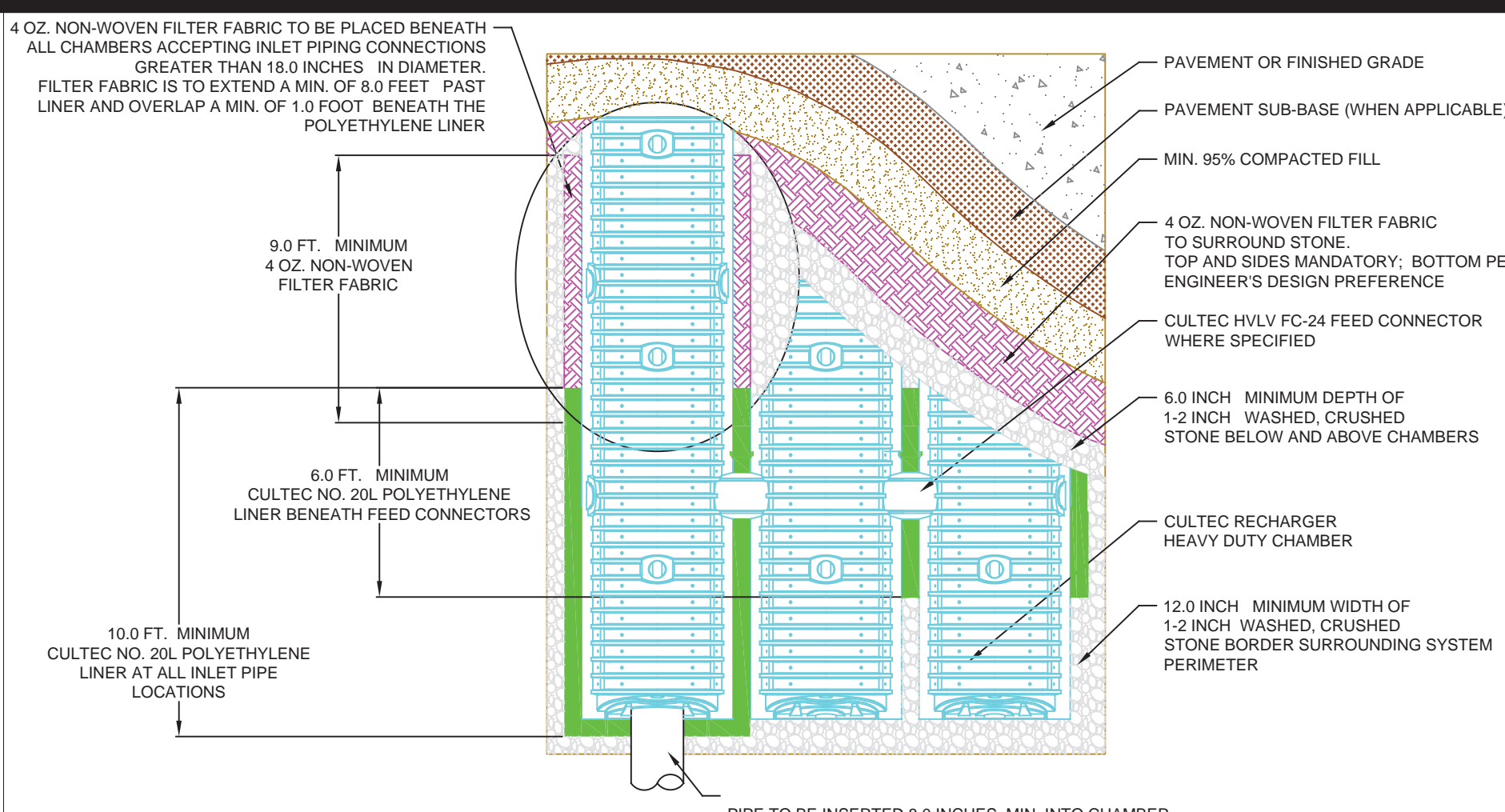
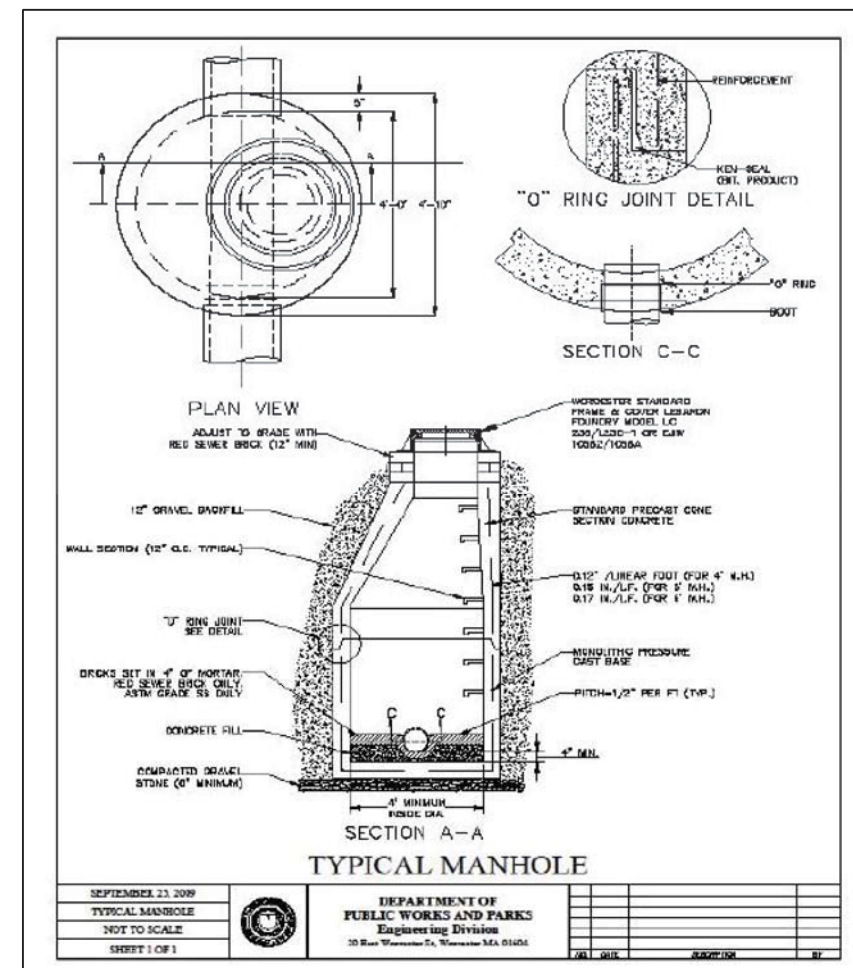
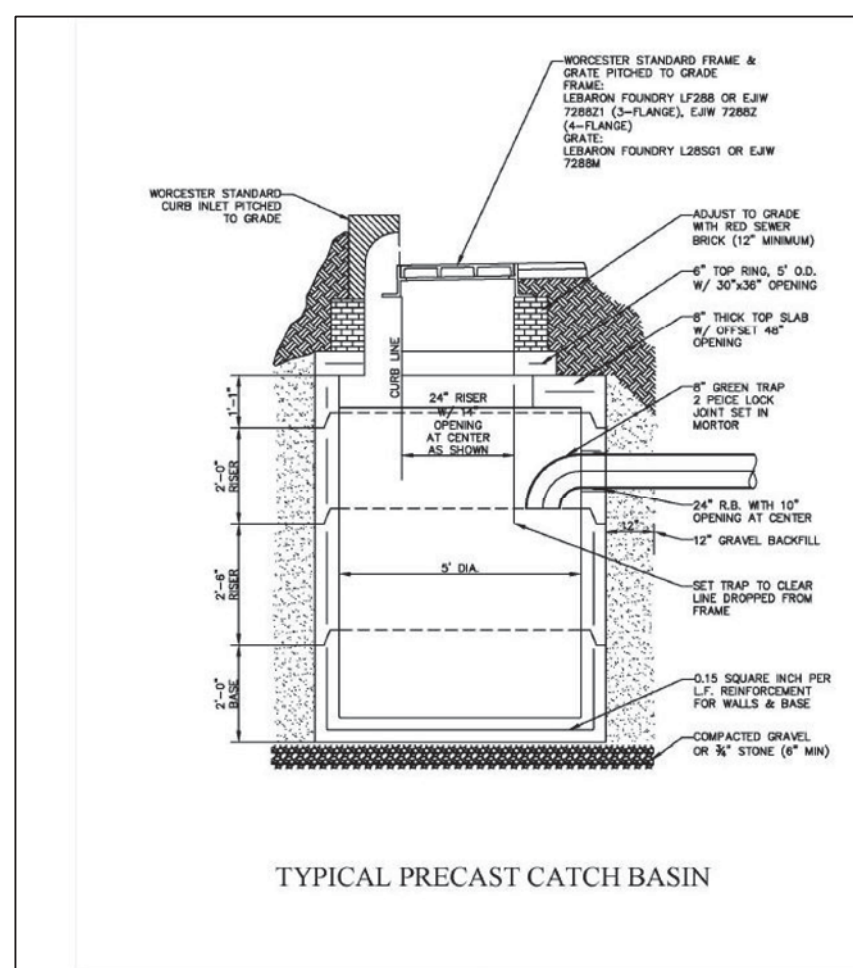
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