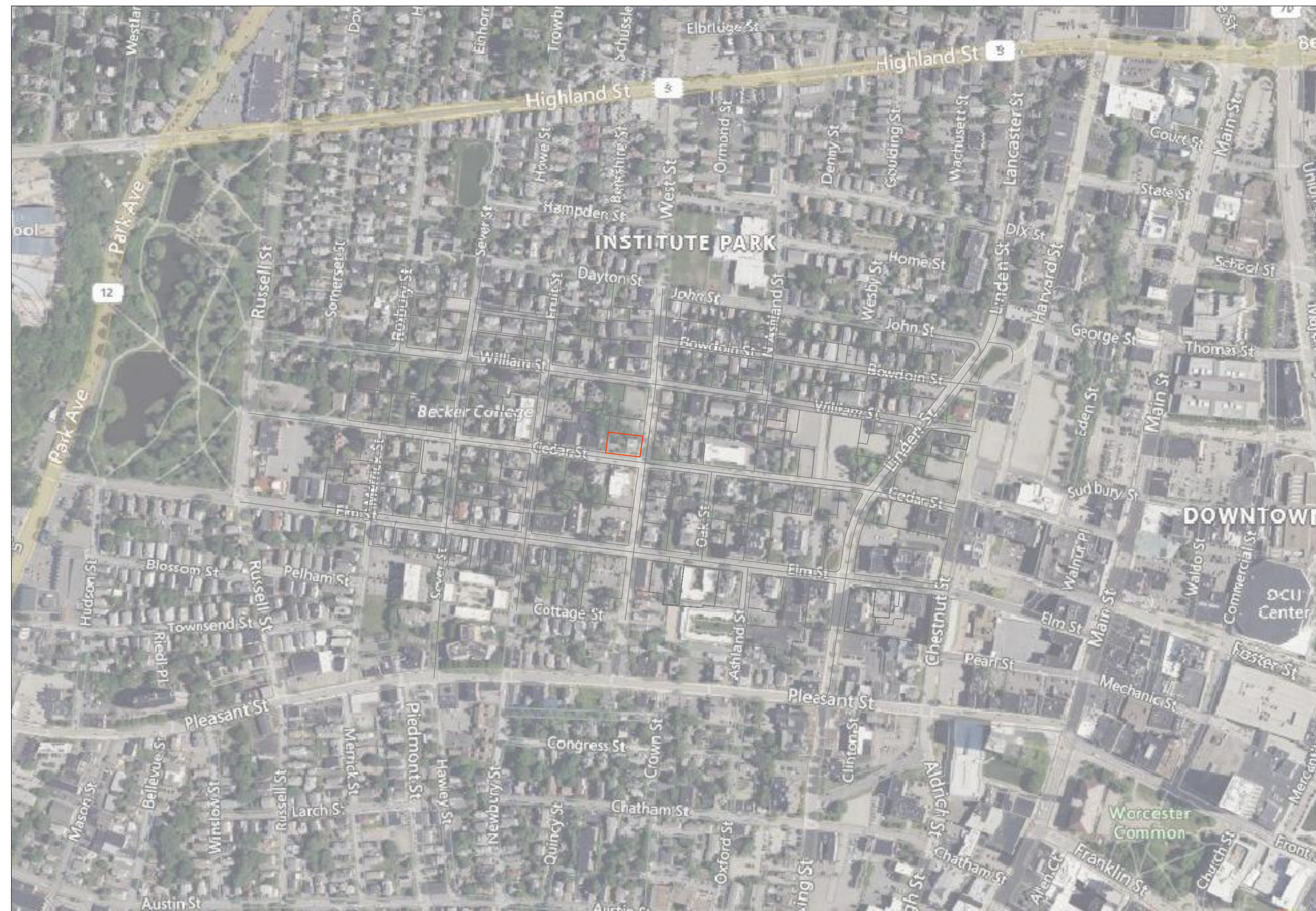


54 WEST ST WORCESTER, MA 01604

PARKING PLAN

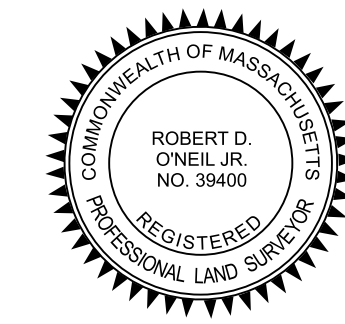


LOCUS MAP 1"=400'

**OWNER/
APPLICANT:** +
YING RIZIKA AND XIULAN
CHANG

SITE ADDRESS: +
54 WEST ST,
WORCESTER, MA 01604

- DRAWING LIST** +
- 1 G0.0 COVERSHEET
 - 2 G0.1 NOTES
 - 3 V1.0 EXISTING CONDITIONS PLAN
 - 4 C1.0 SITE PLAN
 - 5 C2.0 GRADING PLAN
 - 6 C3.0 UTILITY PLAN
 - 7 LD1.0 LANDSCAPING PLAN
 - 8 EC1.0 EROSION CONTROL PLAN
 - 9 C5.1 DETAIL SHEET 1 OF 4
 - 10 C5.2 DETAIL SHEET 2 OF 4



CIVIL ENGINEERING LAND SURVEYING
ROBERT D. O'NEIL, P.L.S.
66 DRURY LANE
WORCESTER, MA 01609
(508)868-5144

JOE GRAHAM, P.E.
13 SNOW DRIVE
WESTFORD, MA 01886
(978)501-2895

- ALL WORK TO CONFORM TO CITY OF WORCESTER STANDARDS.
- ALL ELEVATIONS AND BENCHMARKS REFER TO NAD-83 DATUM.
- THE APPLICANT WILL PROVIDE, AT NO COST TO THE CITY, ALL FACILITIES SHOWN ON THE PLAN INCLUDING BUT NOT LIMITED TO ROADWAYS, CURBS, BOUND, DRAINAGE SYSTEMS, SANITARY SEWER SYSTEMS, UTILITIES, STREET LIGHTS, AND EARTHWORKS EXCEPT AS OTHERWISE NOTED.

28.10.2024	-	0

WEST ST

#54

GENERAL NOTES +

- PROPOSED DESIGN BY JOSEPH GRAHAM, PE, 13 SNOW DRIVE WESTFORD, MA 01886.
 - ALL CONSTRUCTION MATERIALS & STANDARDS SHALL CONFORM TO THE CITY OF WORCESTER STANDARD SPECIFICATIONS. FOR ADDITIONAL DESIGN DETAILS CONSULT THE CITY OF WORCESTER'S "CONSTRUCTION DETAIL MANUAL" AS PREPARED BY THE DEPARTMENT OF PUBLIC WORKS.
 - ANY CHANGES OR AMENDMENTS TO THIS PLAN WILL REQUIRE APPROVAL FROM JOSEPH GRAHAM (THE ENGINEER).
 - SEVENTY TWO HOURS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY DIGSAFE AT (888) 344-7233. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF NEW UTILITIES WITHIN IN THE VICINITY OF EXISTING UTILITIES. (UNDERGROUND AND OVERHEAD) WITH THE APPROPRIATE UTILITY PROVIDER.
 - THE CONTRACTOR SHALL RECORD AND PROVIDE THE OWNER WITH AS-BUILT LOCATIONS OF ALL UTILITIES INSTALLED AS PART OF HIS/HER WORK, INCLUDING UTILITIES NOT INDICATED ON THE PLAN (I.E. GAS, CABLE, TV TELEPHONE, ELECTRIC, ETC.) IF APPLICABLE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO LAY OUT THE CONSTRUCTION AS SHOWN ON PLAN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE PROPOSED CONSTRUCTION ACTIVITIES DO NOT DAMAGE OR UNDERMINE EXISTING SLOPES, BUILDINGS, WALLS, STRUCTURES, ETC. IN THE AREA AROUND THE CONSTRUCTION. REPAIR OF EXISTING SLOPES, BUILDINGS, WALLS, STRUCTURES, ETC. THAT ARE DAMAGED OR UNDERMINED BY THE CONTRACTORS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - EXISTING UTILITIES WERE LOCATED AS PART OF THIS PLAN AND ARE TO BE FIELD VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXISTING UTILITY LOCATIONS AND ENSURING THAT THE PROPOSED WORK DOES NOT CONFLICT WITH THE EXISTING UTILITY NOT SHOWN. ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING WORK. PRIOR TO COMMENCING ANY WORK ONSITE THE CONTRACTOR SHALL NOTIFY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
 - SUITABLE FILL SHALL CONSIST OF MATERIAL FREE OF ORGANIC MATERIALS, LOAM, AND ANY DELETERIOUS MATERIAL. FILL SHALL NOT CONTAIN STONES LARGER THAN 10" IN ANY DIMENSION, AND SHALL HAVE LESS THAN 75% PASSING THE NO. 4 SIEVE AND A MAXIMUM OF 20% PASSING THE NO. 200 SIEVE. SUITABLE FILL SHALL NOT CONTAIN ANY BUILDING RUBBLE, GRANITE OR CONCRETE BLOCK, ROOFING MATERIALS, OR OTHER CONSTRUCTION REFUSE. AT THE TIME OF PLACEMENT SUITABLE FILL SHALL NOT CONTAIN FROST, SNOW, OR ICE AND SHALL NOT CONTAIN WATER GREATER THAN THE OPTIMAL MOISTURE CONTENT.
 - INVERT ELEVATIONS INDICATED AT THE BUILDING/FOUNDATION SHOULD BE COORDINATED BETWEEN THE SITE PLAN AND THE PLUMBING CONTRACTOR.
 - EXTERIOR FIXTURES SHALL BE DARK-SKY COMPLIANT AND/OR SHIELDED TO MINIMIZE SPILLOVER AND BE OF A WARMER TEMPERATURE (3,000K OR LESS).
 - PROVIDED THAT THE PROJECT IS CONSTRUCTED AND OPERATED IN SUBSTANTIAL ACCORDANCE WITH FINAL REVISED PLANS, INCLUDING ARCHITECTURAL RENDERINGS, CALCULATIONS, AND OPERATION AND MAINTENANCE AND SCHEDULES, ON FILE WITH THE CITY OF WORCESTER AND IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENTAL CODES.
- DIGSAFE:**
- EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY ROBERT D. O'NEIL JR., R.P.L.S. ALL UNDERGROUND UTILITIES SHOWN WERE COMPLIED ACCORDING TO AVAILABLE RECORD PLANS FOR THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED I THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, OR INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. NOT RESPONSIBLE FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. THE CONTRACTOR IS TO CONTACT "DIGSAFE" @ 1-888-344.7233 PRIOR TO ANY CONSTRUCTION.

ABBREVIATIONS +

A.C.I.	AMERICAN CONCRETE INSTITUTE	O.D	OUTSIDE DIAMETER
BLDG.	BUILDING	U.N.O.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REF.	REFERENCE
C.J.	CONTROL JOINT	R.	RISER
COL.	COLUMN	R.O.	ROUGH OPENING
DET.	DETAIL	RM.	ROOM
DIA.	DIAMETER	S/STL.	STAINLESS STEEL
DN.	DOWN	STRUCT.	STRUCTURAL
EL/ELEV.	ELEVATION	SPEC.	SPECIFICATIONS
ELEC.	ELECTRICAL	T.O.	TOP OF (...)
EQ.	EQUAL	T.O.CONC.	TOP OF CONCRETE
FIN.	FINISH	T.O.F.	TOP OF FRAMING
FLR.	FLOOR	T.O.STL.	TOP OF STEEL
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GYP.	GYPSUM	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	@	AT
JT.	JOINT	+	AND
MECH.	MECHANICAL	BD.	BOARD
MIN.	MINIMUM	A.F.F.	ABOVE FINISHED FLOOR
N.T.S.	NOT TO SCALE	U.N.O.	UNLESS OTHERWISE NOTED
NO.	NUMBER	V.I.F.	VERIFY IN FIELD
O.C.	ON CENTER		
OPG.	OPENING		

SYMBOLS +

EXISTING	PROPOSED	DESCRIPTION
JB	JB	JERSEY BARRIER ON BRIDGE OR JERSEY BARRIER
CB	CB	CATCH BASIN
		CATCH BASIN CURB INLET
FP	FP	FLAG POLE
GP	GP	GAS PUMP
MB	MB	MAIL BOX
		POST SQUARE
		POST CIRCULAR
		WELL
WELL	WELL	ELECTRIC HANDHOLE
EHH	EHH	FENCE GATE POST
		GAS GATE
GG	GG	SIGN
OR	OR	
BHL #	BHL #	BORING HOLE
MW #	MW #	MONITORING WELL
TP #	TP #	TEST PIT
		HYDRANT
		LIGHT POLE
CO.BD.		COUNTY BOUND
		GPS POINT
		CABLE MANHOLE
		DRAINAGE MANHOLE
		ELECTRIC MANHOLE
		GAS MANHOLE
		MISC MANHOLE
		SEWER MANHOLE
		TELEPHONE MANHOLE
		WATER MANHOLE
		MASSACHUSETTS HIGHWAY BOUND
MHB	MHB	MONUMENT
MON		STONE BOUND
SB		TOWN OR CITY BOUND
TB		TRAVERSE OR TRIANGULATION STATION
-o TPL or GUY	TPL or GUY	TROLLEY POLE OR GUY POLE
o HTP		TRANSMISSION POLE
-UFB	UFB	UTILITY POLE W/ FIREBOX
-UPDL	UPDL	UTILITY POLE WITH DOUBLE LIGHT
-ULT	ULT	UTILITY POLE W / 1 LIGHT
-o UPL	UPL	UTILITY POLE
o		BUSH
o		TREE
o		STUMP
o		SWAMP / MARSH
o WG	WG	WATER GATE
o PM	PM	PARKING METER



<h1 style="margin: 0;">YING RIZIKA AND XIULAN CHANG</h1>	<h1 style="margin: 0;">54 WEST ST. SITE PLAN NOTES</h1>
DESIGNED BY: JRG DRAWN BY: JRG CHECKED BY: JRG	DRAWING: 24010 - NOTES SCALE: AS NOTED PROJECT NO.: 24010
GO.1	
SHEET 2 OF 12	

DATE	7/14/24
APPR	
DESCRIPTION	BOARD REVIEW
SYN	0

N/F
 TORVELLA CEDAR LLC
 38 CEDAR ST WORCESTER MA
 01609
 MBL:02-046-00050
 W.D.R.D.BK:68634 PG:52

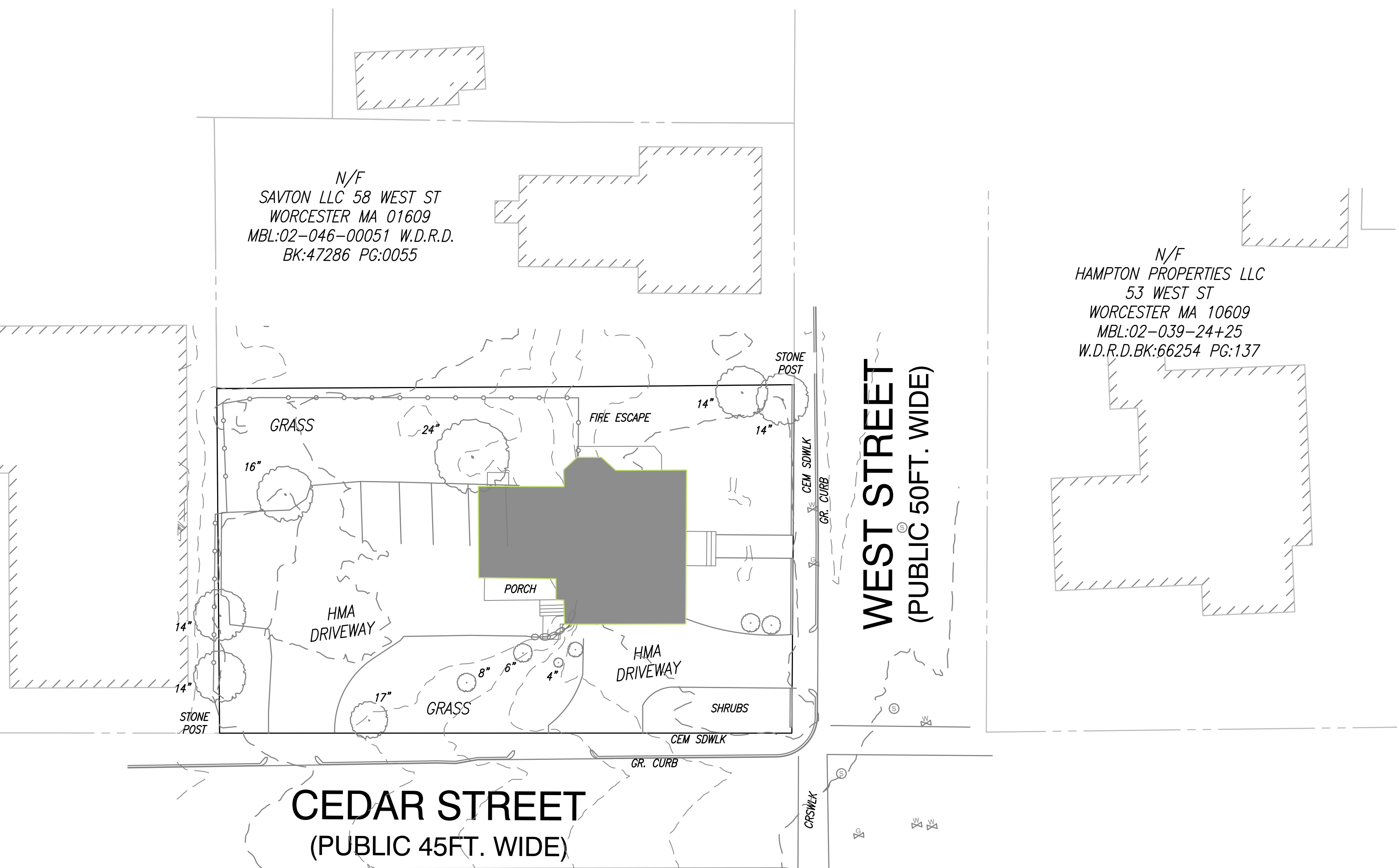
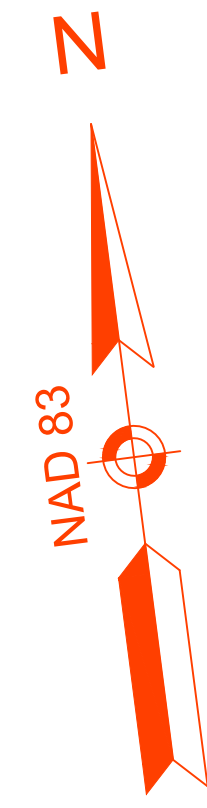
N/F
 SAVTON LLC 58 WEST ST
 WORCESTER MA 01609
 MBL:02-046-00051 W.D.R.D.
 BK:47286 PG:0055

N/F
 HAMPTON PROPERTIES LLC
 53 WEST ST
 WORCESTER MA 10609
 MBL:02-039-24+25
 W.D.R.D.BK:66254 PG:137

N/F
 HAMPTON PROPERTIES LLC
 39 CEDAR ST
 WORCESTER, MA 01609
 MBL:03-035-00005
 W.D.R.D.BK:66254 PG:137

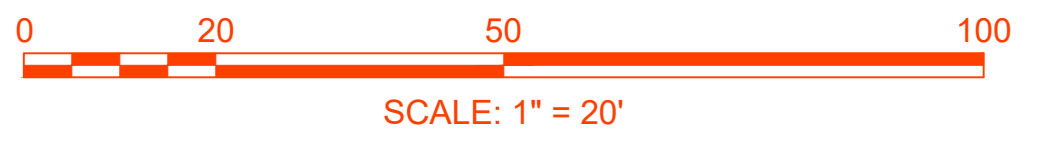
N/F
 HAIMES INVESTMENT GROUP INC
 44 WEST ST
 WORCESTER MA 01609
 MBL:03-035-00008
 W.D.R.D.BK:66256 PG:380

N/F
 BLACK EQUITY GROUP LLC
 49 WEST ST
 WORCESTER MA 01609
 MBL:03-034-00015
 W.D.R.D.BK:68520 PG:4



- EXISTING PAVED AREAS** +
- FRONT ENTRANCE OFF WEST ST. = 1.088SF
 - SIDE ENTRANCE FROM CEDAR ST. = 3.178 SF
 - 4.266 SF

- SURVEY NOTES** +
1. SURVEY REPRODUCED FOR B&R SURVEY
 2. ELEVATION DATA COMPILED FROM RECORD INFORMATION AND MASSGIS.
 3. NAD83 HORIZONTAL DATUM, NAV83 VERTICAL DATUM



SYN	DESCRIPTION	DATE	APPR
0	BOARD REVIEW	7/14/24	

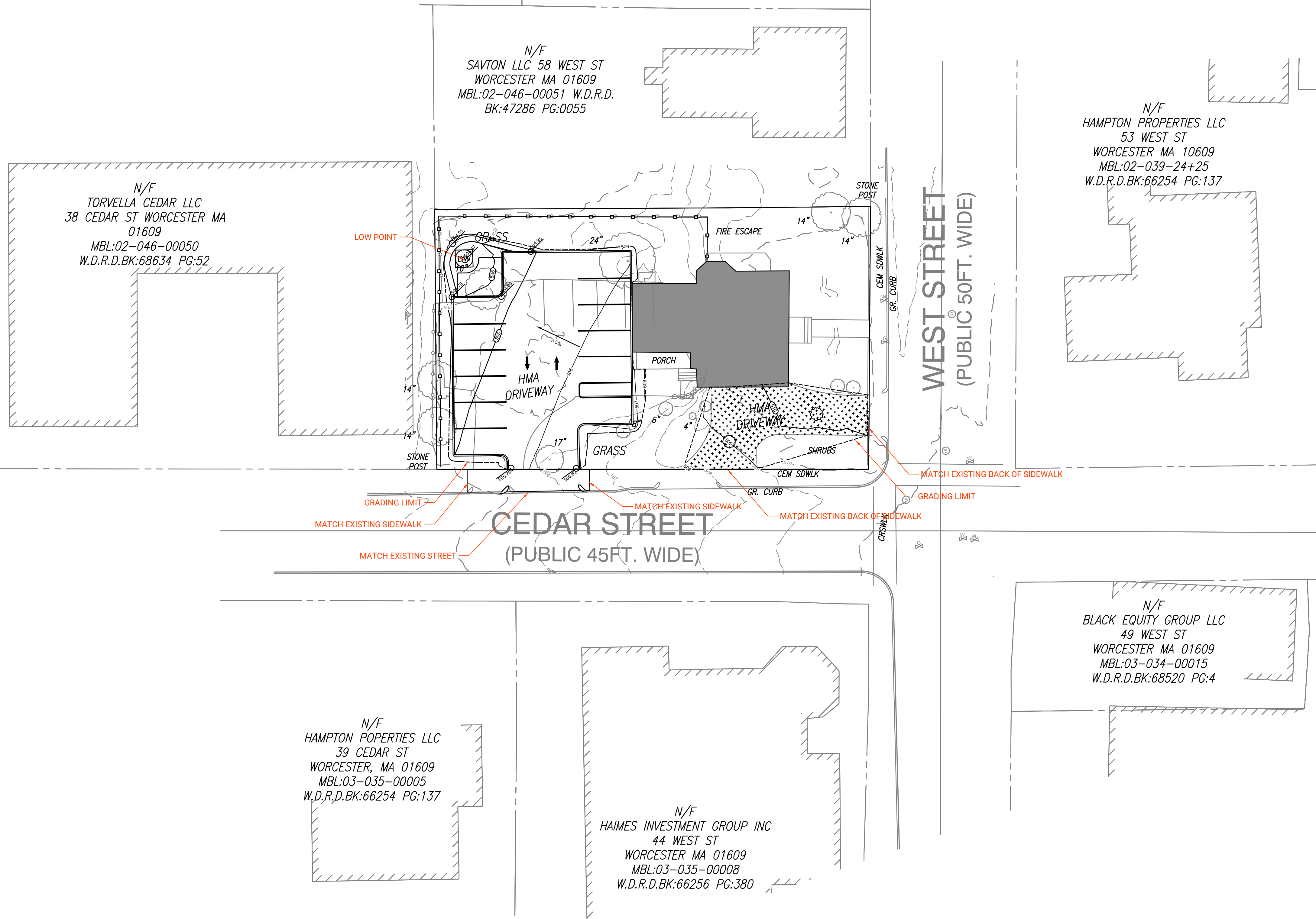
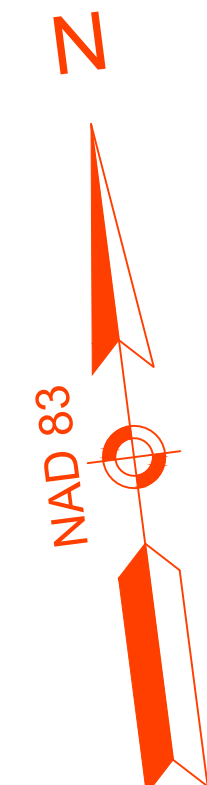
YING RIZIKA AND XIULAN CHANG

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

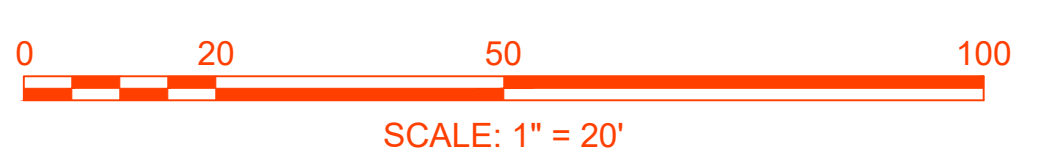
54 WEST ST. SITE PLAN
 EXISTING CONDITIONS PLAN

SCALE: AS NOTED
 PROJECT NO.: 24010

V1.0



GRADING NOTES
1.



SYN	DESCRIPTION	DATE	APPR
0	BOARD REVIEW	7/14/24	

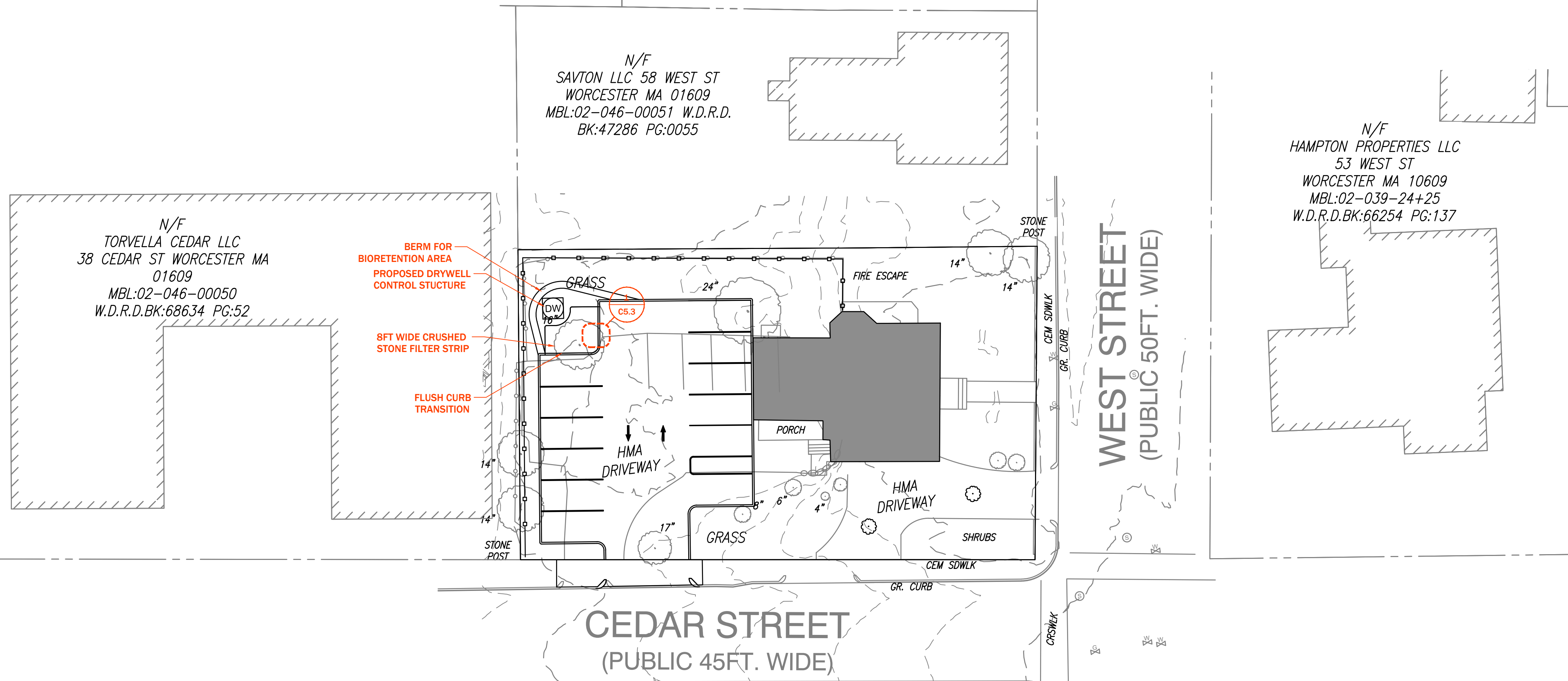
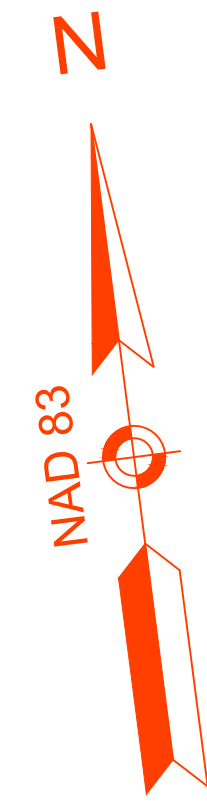
YING RIZIKA AND XIULAN CHANG

DESIGNED BY	###
DRAWN BY	###
CHECKED BY	###

**54 WEST ST.
SITE PLAN
GRADING PLAN**

DRAWING NO.	24010 - GRADING PLAN
SCALE:	AS NOTED
PROJECT NO.:	24010

C2.0



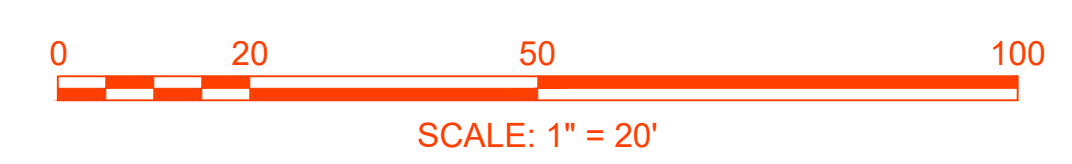
BERM FOR
BIORETENTION AREA
PROPOSED DRYWELL
CONTROL STRUCTURE

8FT WIDE CRUSHED
STONE FILTER STRIP

FLUSH CURB
TRANSITION

UTILITY NOTES +

1. PROPOSED BIORETENTION AREA TO RECEIVE AND TREAT STORMWATER FLOWS FROM PROPOSED PARKING AREA



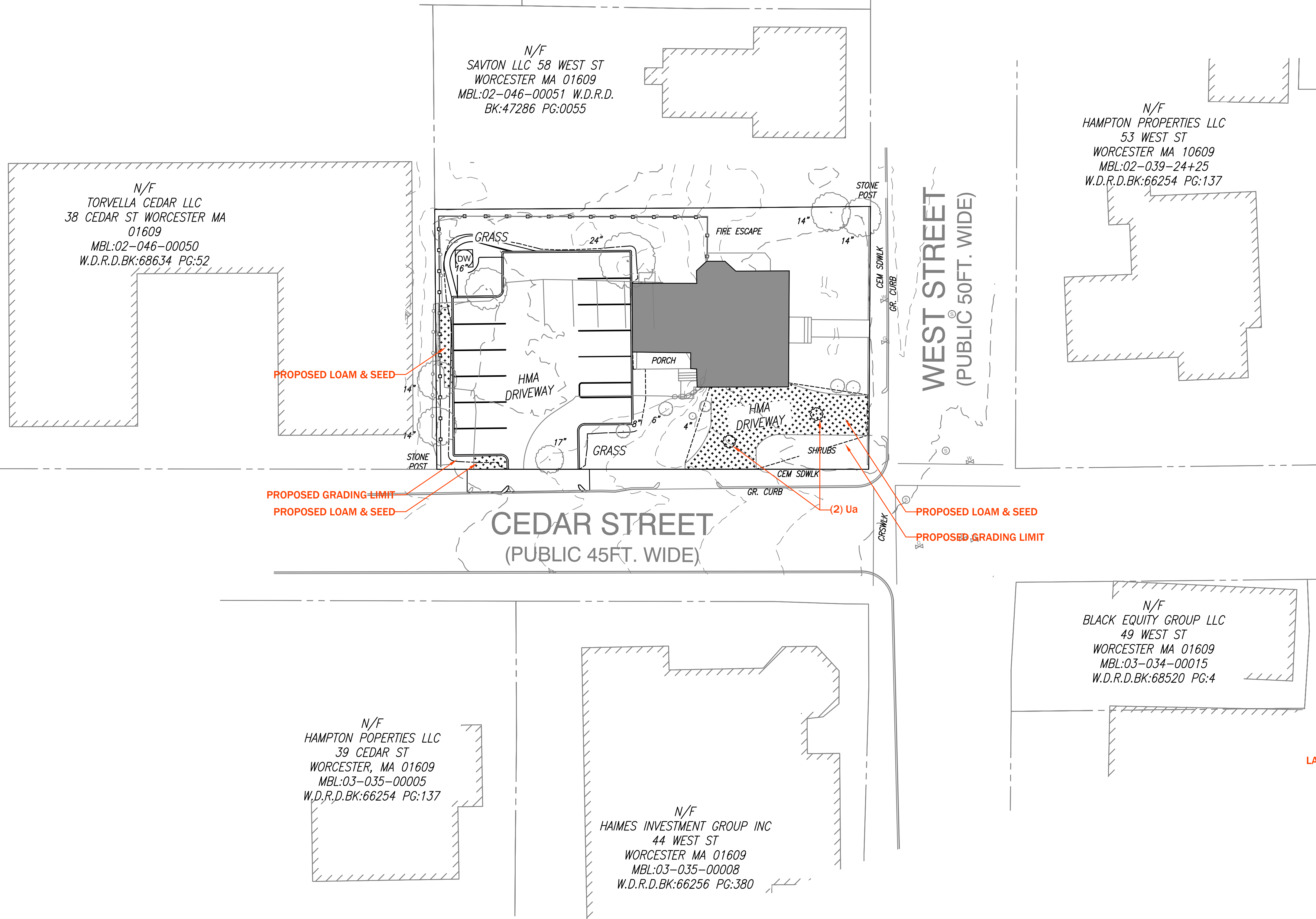
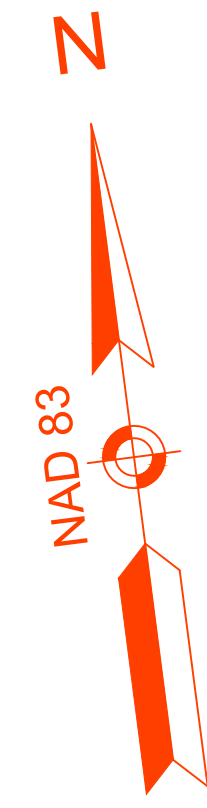
DATE	7/14/24	APPR
DESCRIPTION	BOARD REVIEW	
SYN	0	

YING RIZIKA AND XIULAN CHANG

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

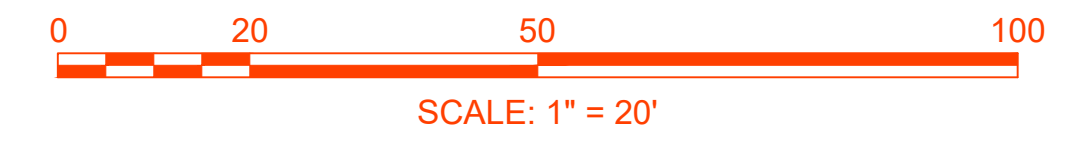
54 WEST ST. SITE PLAN UTILITY PLAN

DRAWING NO.	24010 - UTILITY PLAN
SCALE	AS NOTED
PROJECT NO.	24010
C3.0	
SHEET	6 OF 12



- LANDSCAPING NOTES +
- CONTRACTOR TO INSTALL LOAM&SEED UPON FINAL GRADES.
 - CONTRACTOR SHALL PROTECT EXISTING TREES ADJACENT TO THE LIMITS OF THE WORK.
 - PROPOSED TREES SHALL BE ALB RESISTANT.

Plant Schedule				
Key	Qty	Botanical Name	Common Name	Size
Ua	2	<i>Ulmus americana</i>	Valley Forge Elm	3.5" caliper



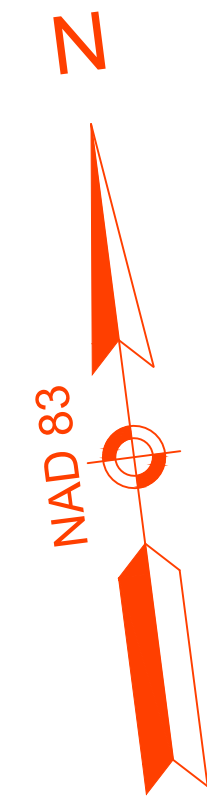
#	SYN	DESCRIPTION	DATE	APP
###		#####	#####	

YING RIZIKA AND XIULAN CHANG

DESIGNED BY	###
DRAWN BY	###
CHECKED BY	###

**54 WEST ST.
SITE PLAN
LANDSCAPING PLAN**

DRAWN	24010 - LANDSCAPING PLAN
SCALE:	AS NOTED
PROJECT NO.:	24010
LD1.0	
SHEET	7 OF ##



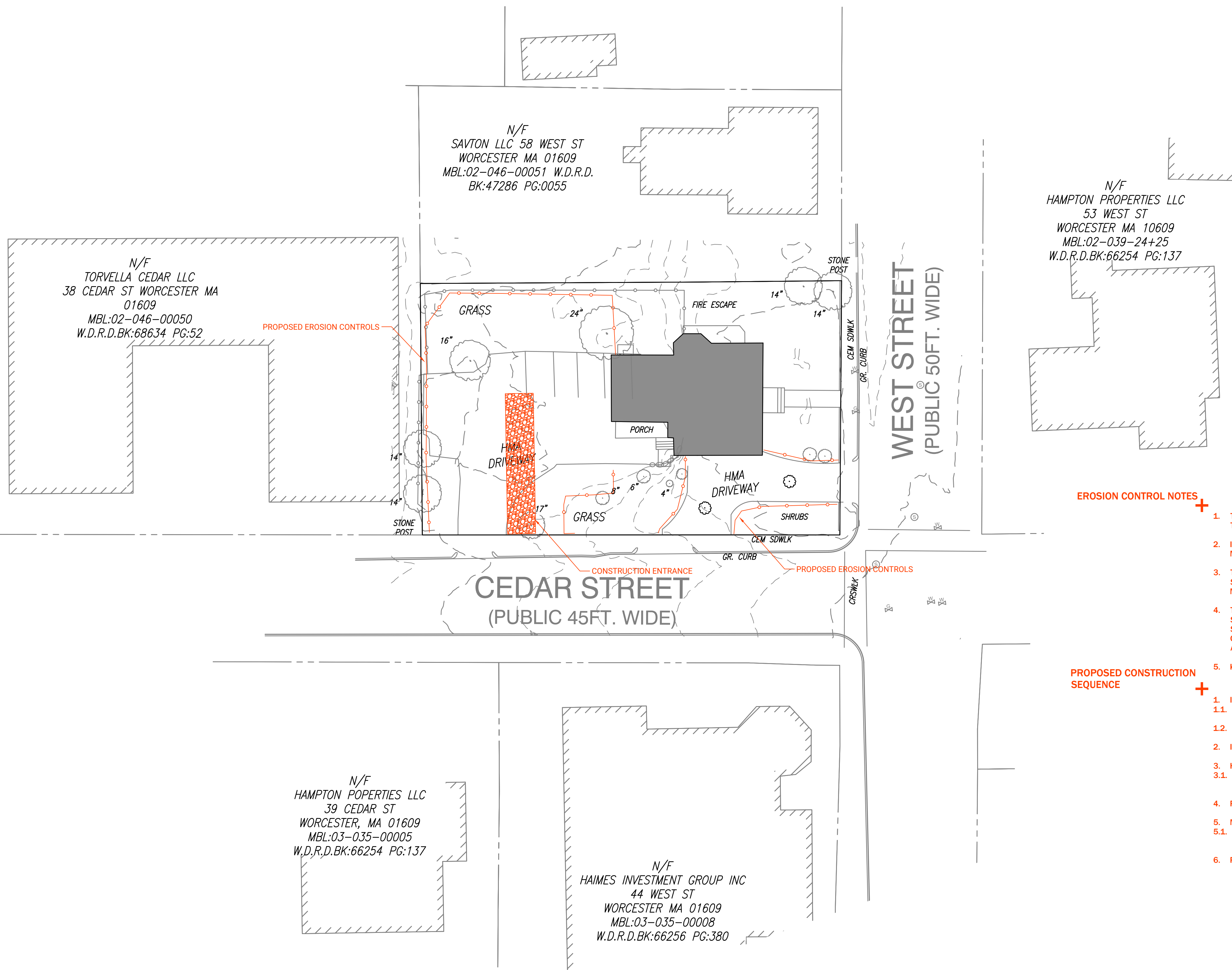
APPR	
DATE	7/14/24
DESCRIPTION	BOARD REVIEW
SYN	0

**YING RIZIKA AND XIULAN
CHANG**

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

**54 WEST ST.
SITE PLAN
EROSION CONTROL PLAN**

PROJECT NO.	24010
SCALE	AS NOTED
EC1.0	
SHEET	8 OF 12

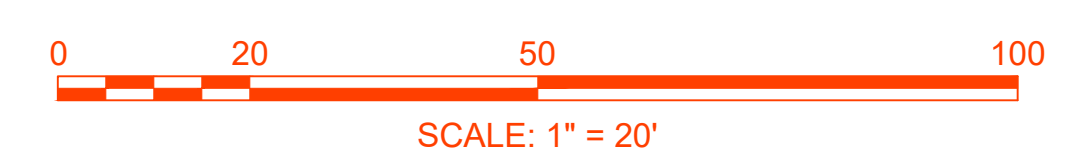


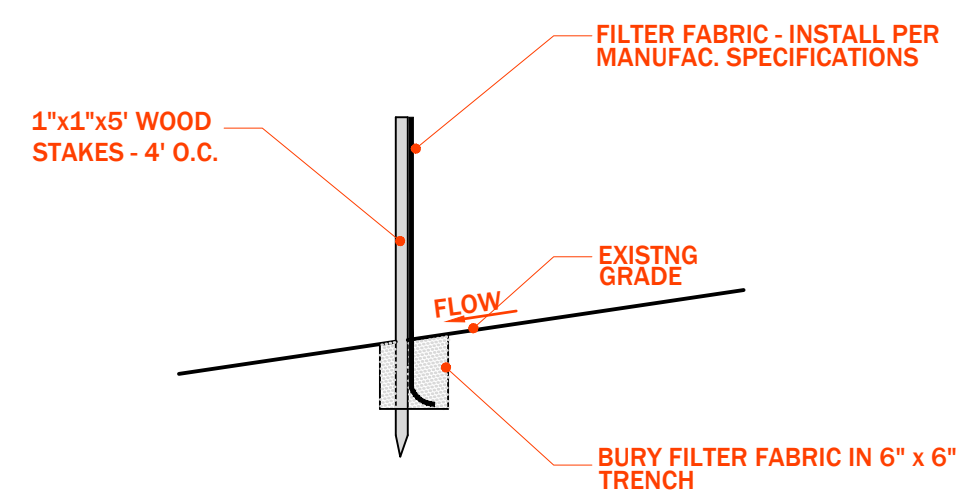
EROSION CONTROL NOTES

1. THE APPLICANT OR CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR MANAGING AND MAINTAINING THE EROSION CONTROLS THROUGHOUT CONSTRUCTION.
2. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.
3. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES TO REDUCE DUST AND SEDIMENT TRANSPORT SHALL BE APPLIED AS SOON AS PRACTICABLE, OR BEFORE A 2-YEAR RAINFALL EVENT, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER LAND DISTURBING ACTIVITY OCCURS.
4. THERE SHALL BE NO STOCKPILING OF SOIL OR OTHER MATERIAL WITHIN 30 FEET OF ANY RESOURCE AREA. SECURE OR PROTECT SOIL STOCKPILES THROUGHOUT THE PROJECT WITH TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES. THE OWNER IS ACCOUNTABLE FOR THE PROTECTION OF ALL STOCKPILES ON THE SITE, AND THOSE TRANSPORTED FROM THE SITE. DEPOSITIONS OF SOIL MAY BE SUBJECT TO ADDITIONAL REGULATIONS REQUIRING PERMIT, REVIEW OR EROSION AND SEDIMENT CONTROL.
5. KEEP EXTRA E&S CONTROLS ON SITE TO PREVENT ANY RUNOFF.

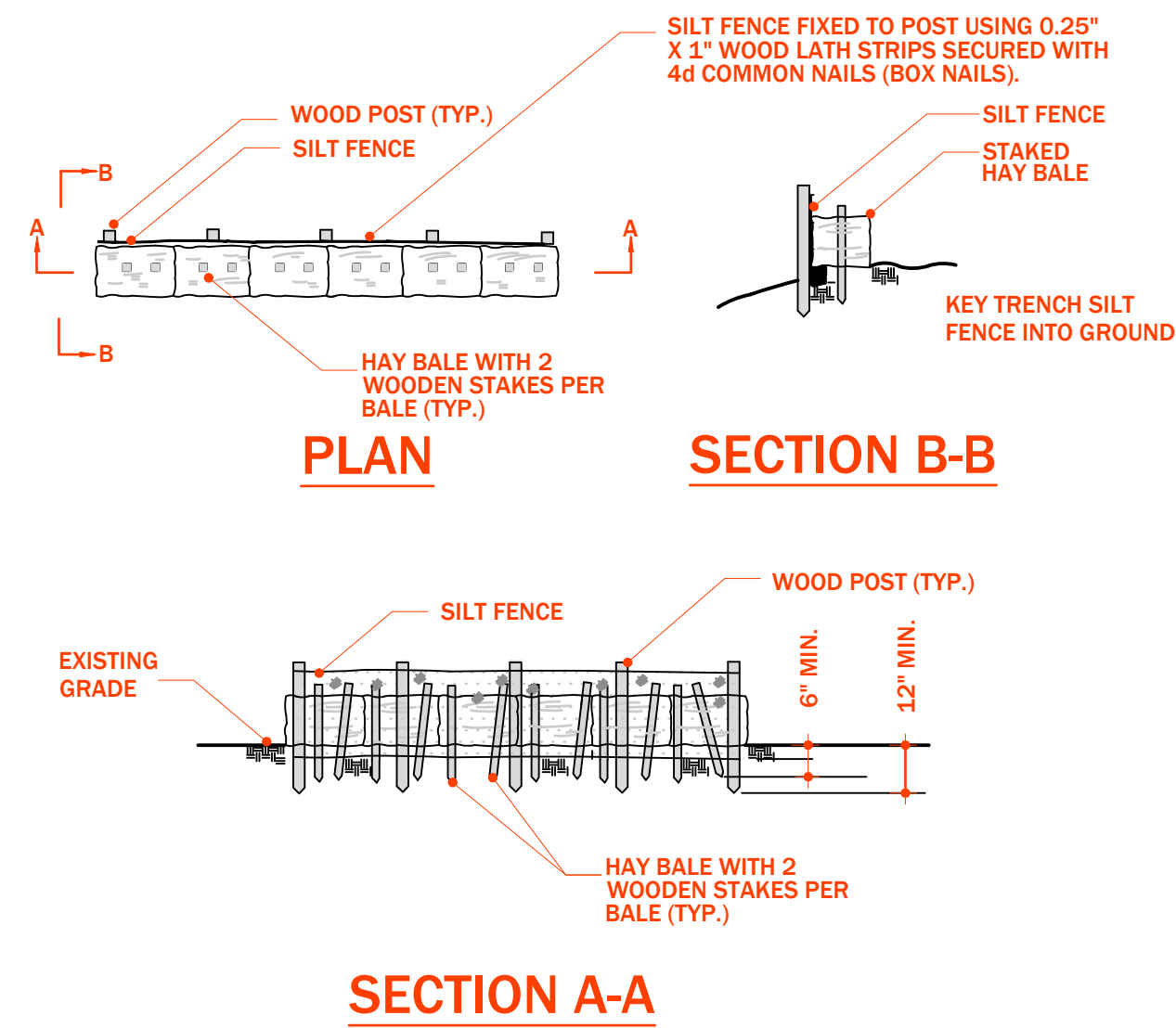
PROPOSED CONSTRUCTION SEQUENCE

1. INSTALLATION OF EROSION CONTROLS AND CONSTRUCTION SITE ENTRANCE.
 - 1.1. COORDINATE SITE INSPECTION WITH CITY OF WORCESTER FOR PRE-CONSTRUCTION INSPECTION.
 - 1.2. EXCAVATION OF EXISTING PAVEMENT AND ROUGH GRADE SITE.
2. INSTALL PROPOSED INFRASTRUCTURE
3. HYDROSEED AND FINAL GRADE AREAS OF LOAM & SEED
 - 3.1. COORDINATE SITE INSPECTION WITH CITY OF WORCESTER UPON COMPLETION OF FINAL GRADING AND HYDROSEEDING.
4. REMOVE CONSTRUCTION ENTRANCE AND PAVE PARKING AREA.
5. MAINTAIN EROSION CONTROLS UNTIL FULL STABILIZATION OF EXPOSED SOILS.
 - 5.1. CONDUCT SITE INSPECTION WITH CITY OF WORCESTER AND RECEIVE STAMPED AS-BUILT FROM DESIGN ENGINEER.
6. REMOVE AND DISPOSE OF EROSION CONTROLS.

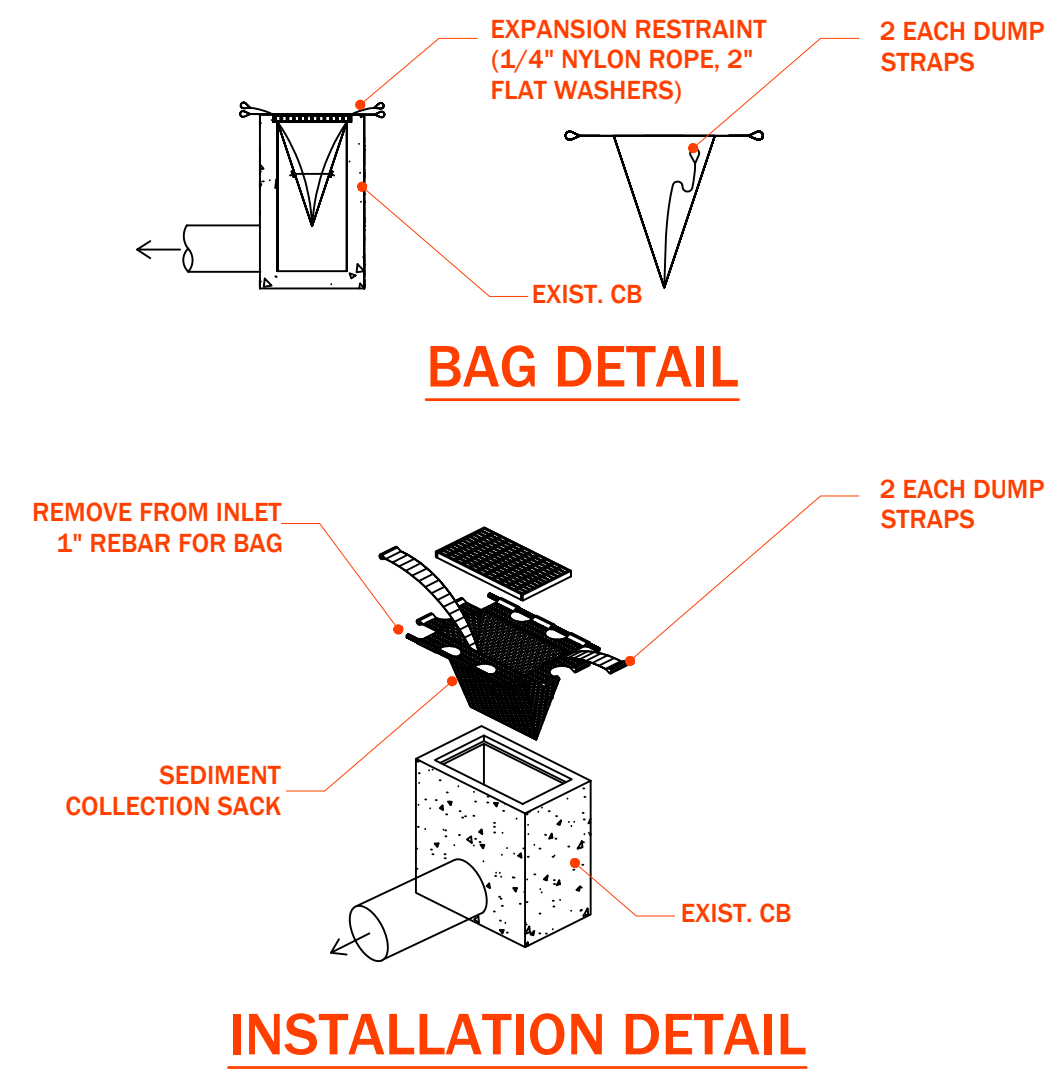




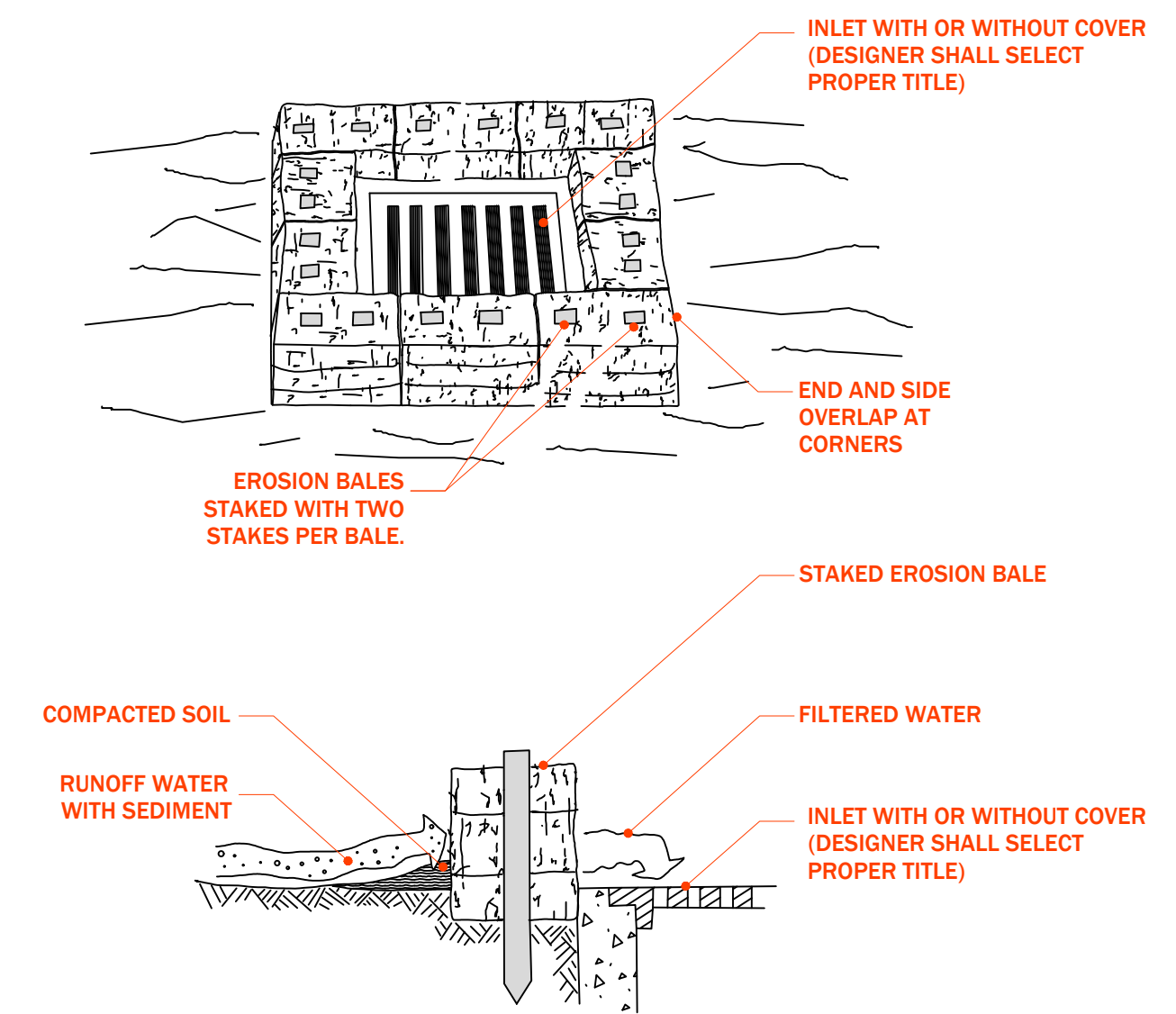
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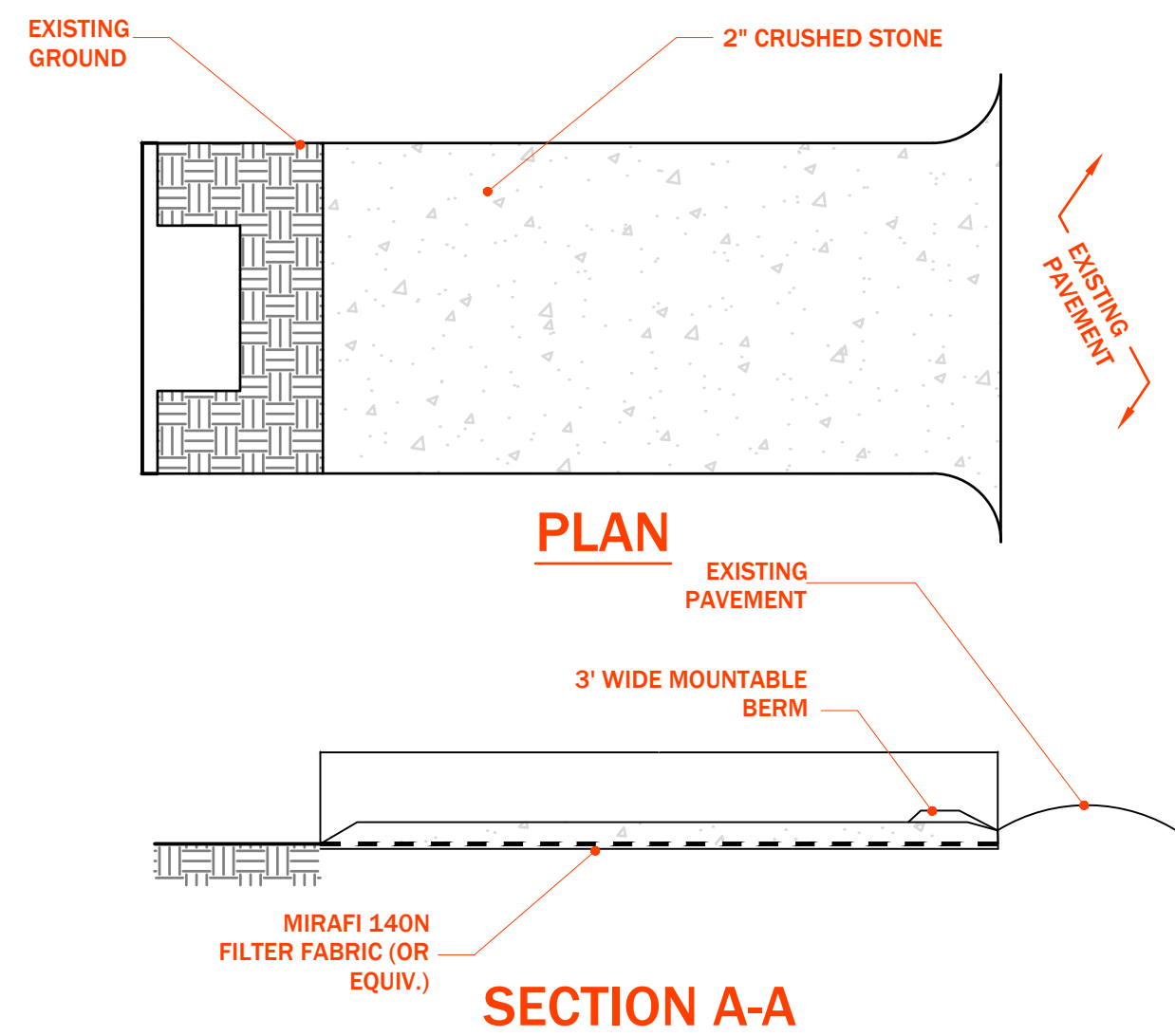
2 HAYBALE SILT FENCING
SCALE: NTS



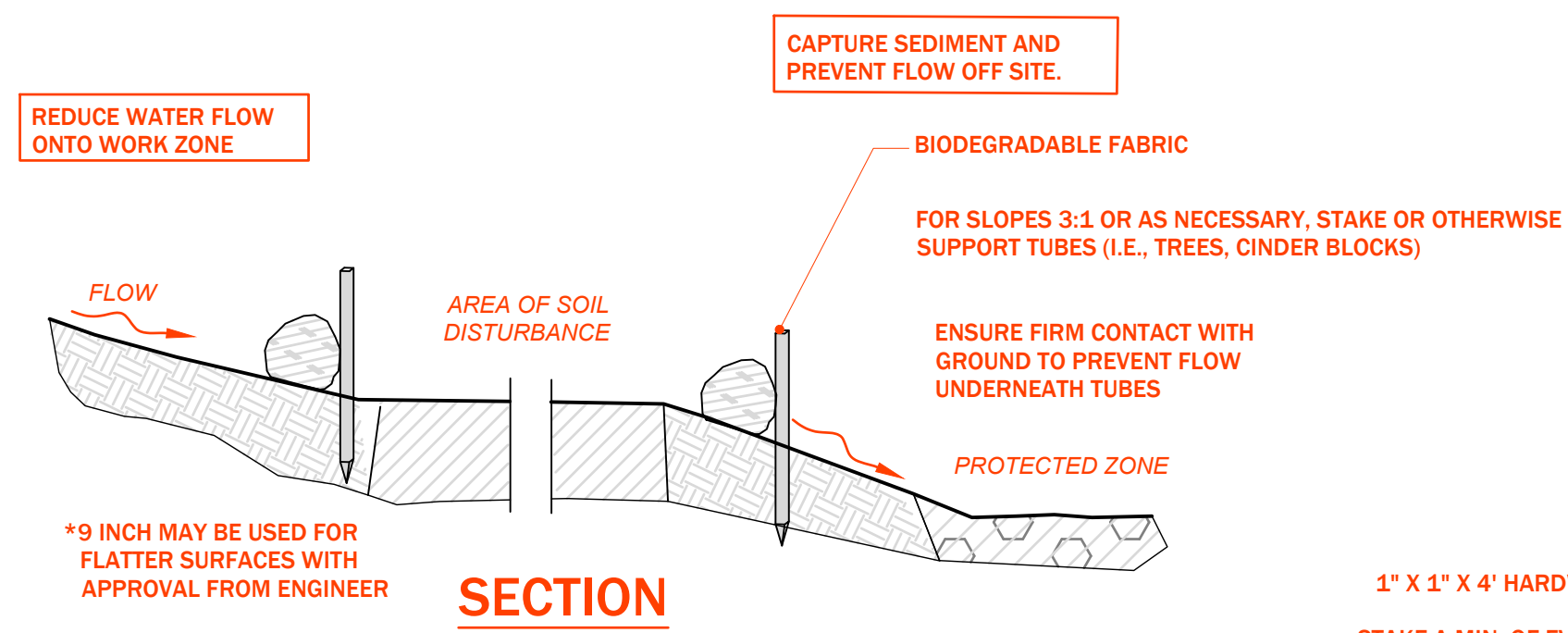
3 INLET PROTECTION
SCALE: NTS



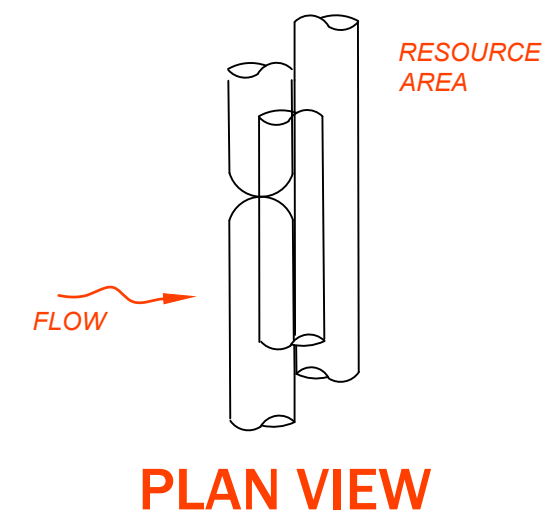
4 INLET SEDIMENT BARRIER
SCALE: NTS



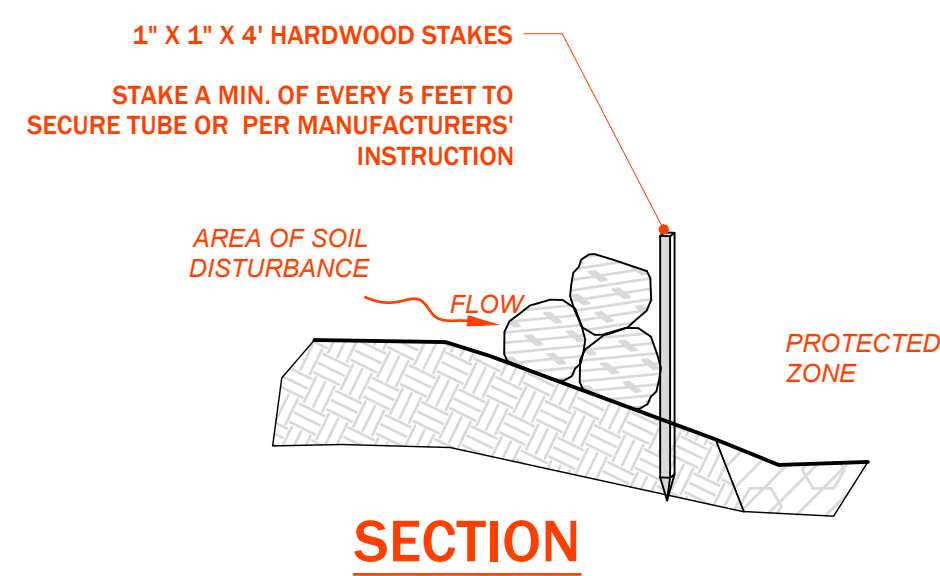
5 CONSTRUCTION ENTRANCE
SCALE: NTS



SEDIMENT BARRIERS - COMPOST FILTER TUBES

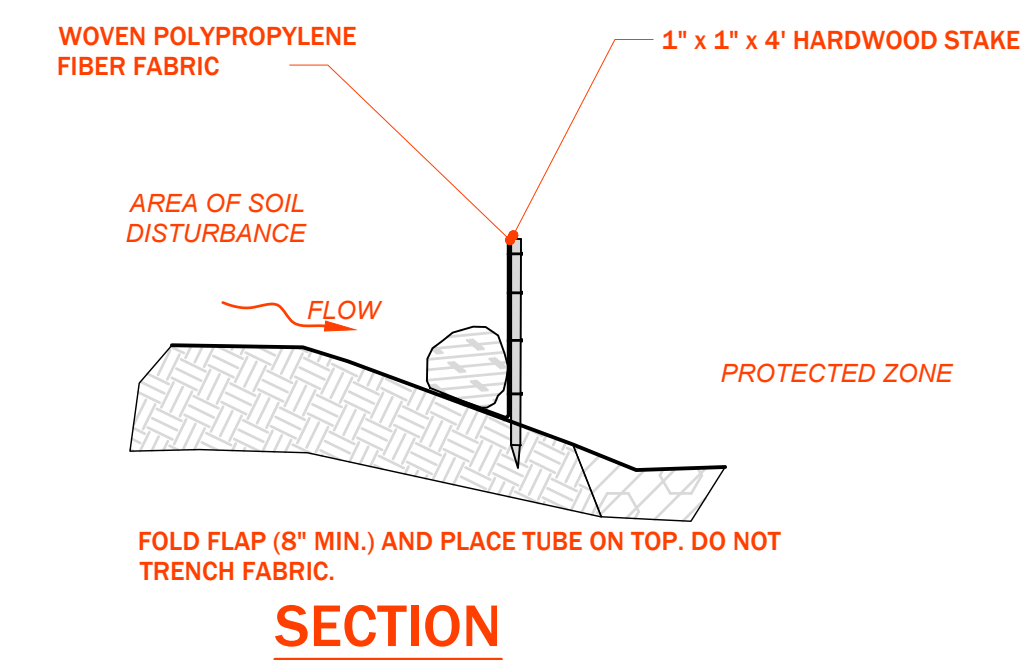


PLAN VIEW

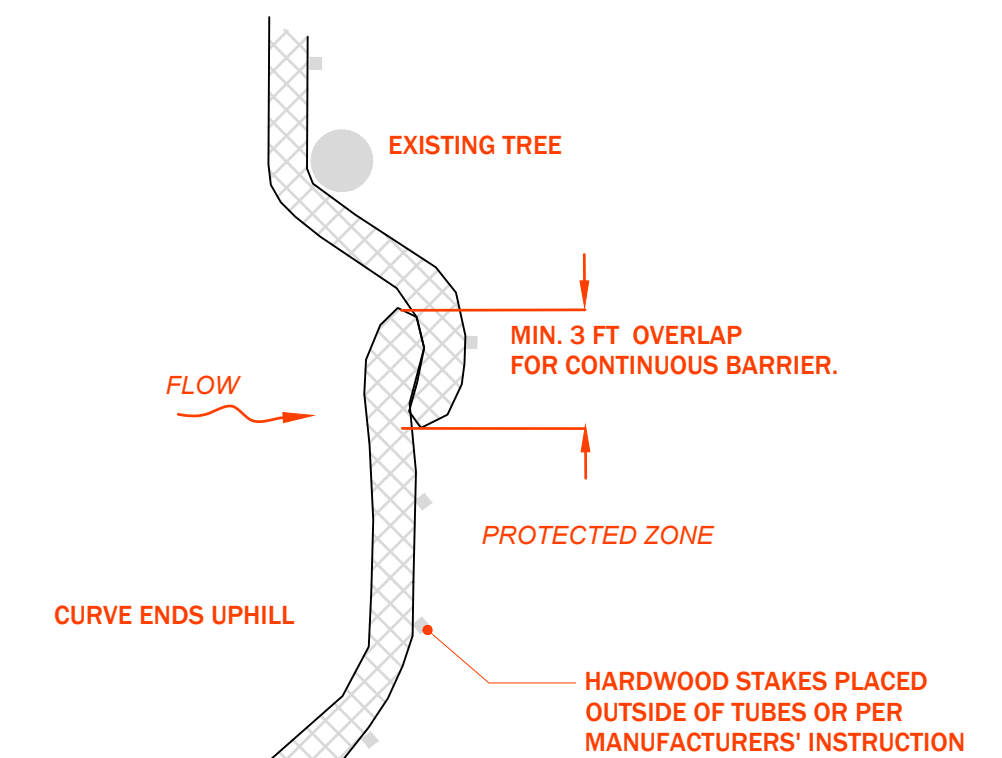


COMPOST FILTER TUBE BERM (SLOPES 2:1 OR STEEPER)

6 COMPOST FILTER TUBES
SCALE: NTS



COMPOST FILTER TUBE & SILT FENCE



PLACE TUBE ALONG CONTOURS AND PERPENDICULAR TO FLOW.
PLACE AS CLOSE TO LIMIT OF SOIL DISTURBANCE AS POSSIBLE
ADJUST LOCATION AS REQUIRED FOR OPTIMUM EFFECTIVENESS. DO NOT INSTALL IN WATERWAYS.
PLACE STAKES AS NEEDED TO SECURE TUBES IN PLACE.

PLAN VIEW
SEDIMENT BARRIERS



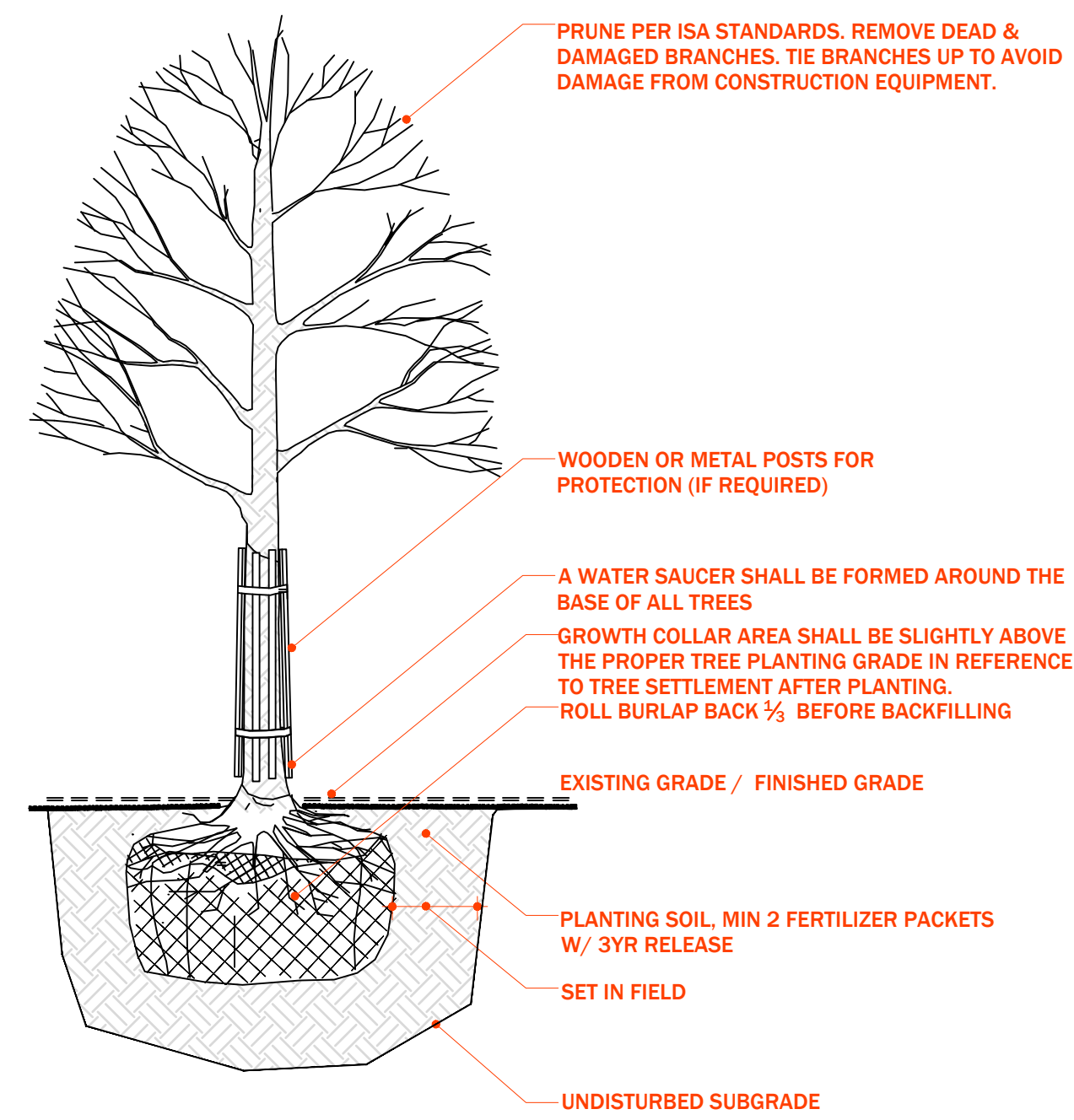
DATE	7/4/24
APPR	
DESCRIPTION	BOARD REVIEW
SYN	0

YING RIZIKA AND XIULIAN CHANG

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

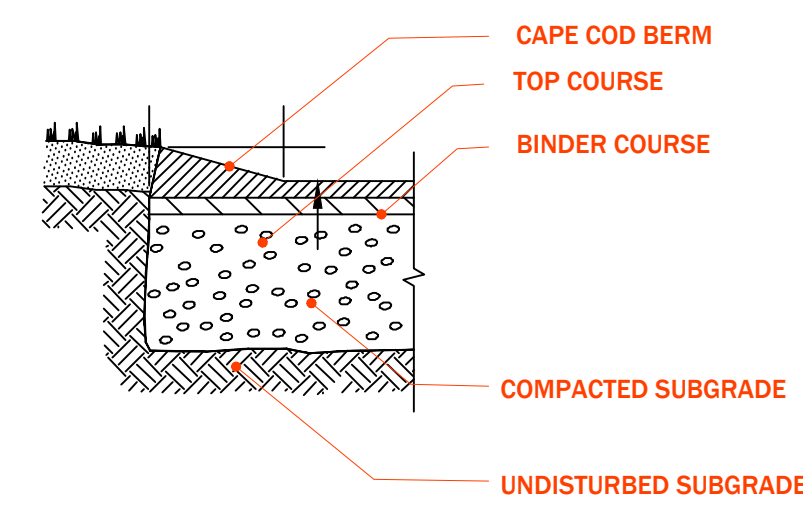
54 WEST ST. SITE
PLAN
DETAIL SHEET 1 OF 4

DRAWING NO.	9 DETAIL SHEET
SCALE:	AS NOTED
PROJECT NO.:	24010
C5.1	
SHEET	9 OF 12

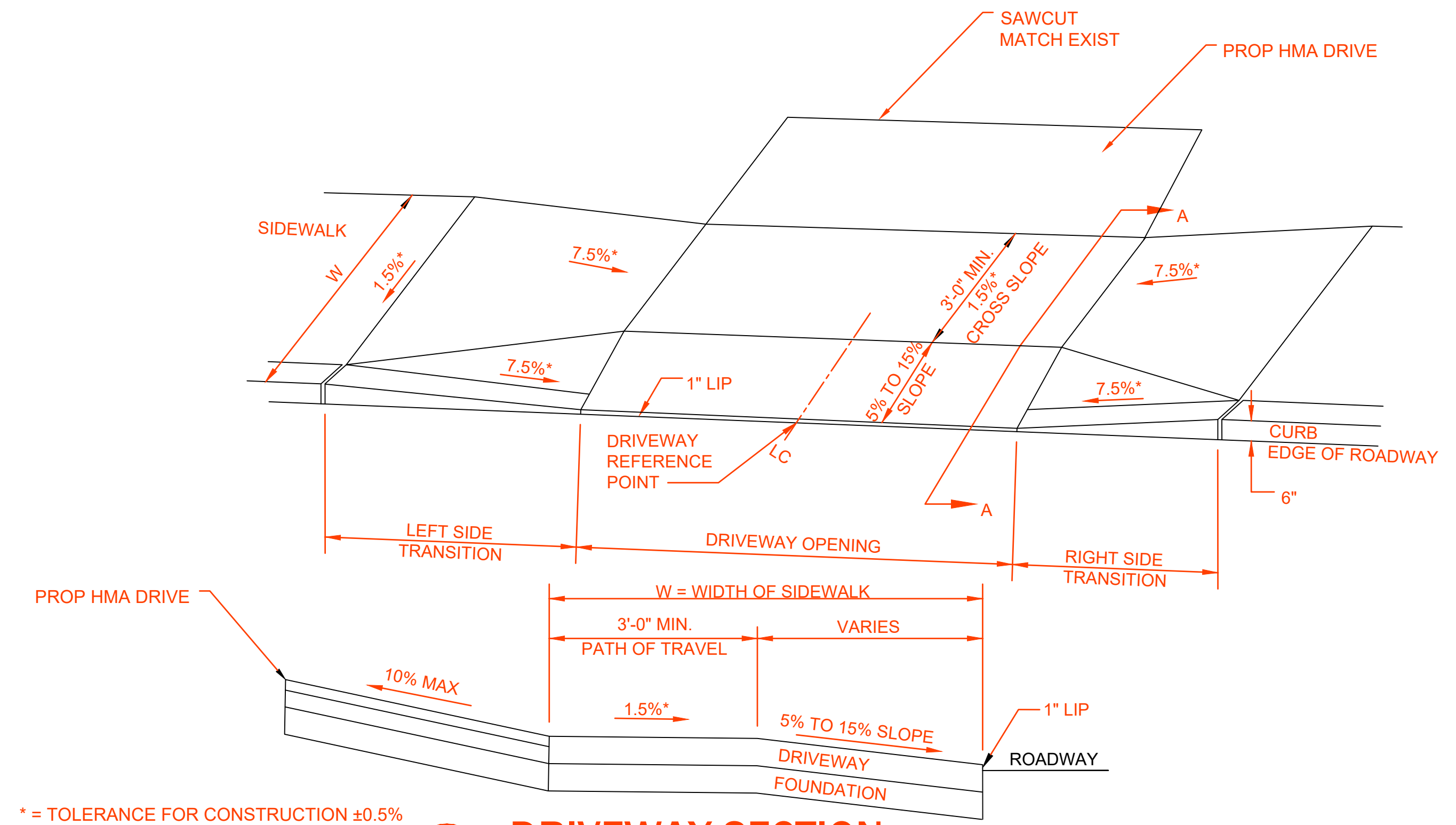


- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES SPRINKLER SYSTEMS, CITY WATER GATES, AND ETC. BEFORE DIGGING TREE PLANTING PITS.
- NO TREE STAKES AND NO WRAP REQUIRED.
- ROOT BALL SHALL BE SET ON COMPACTED SOIL AREA TO REDUCE SETTLEMENT OF THE TREE.

1 TREE PLANTING
SCALE: NTS

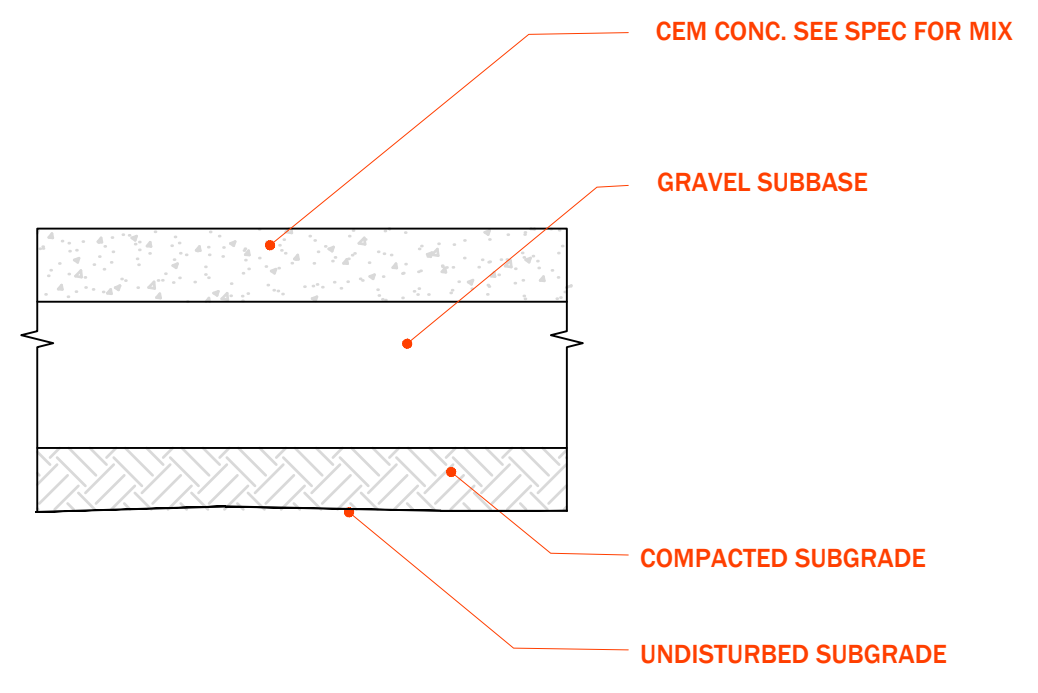


2 CAPE COD BERM
SCALE: NTS

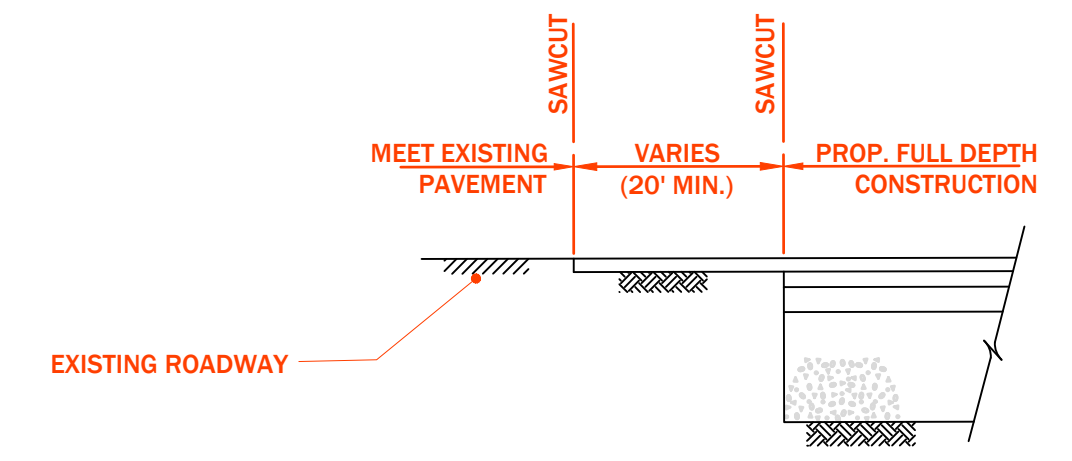


* = TOLERANCE FOR CONSTRUCTION ±0.5%

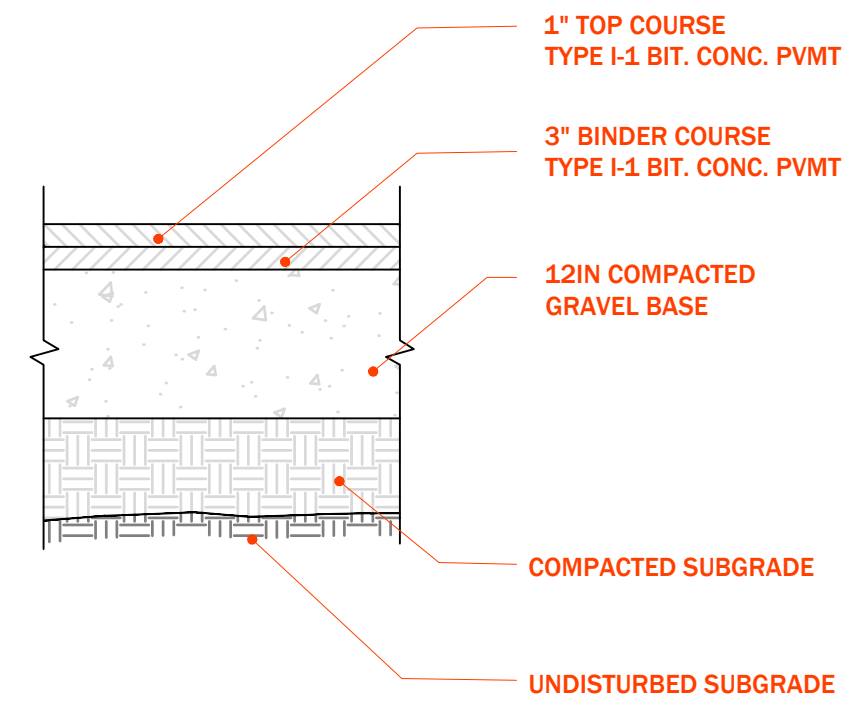
3 DRIVEWAY SECTION
SCALE: NTS



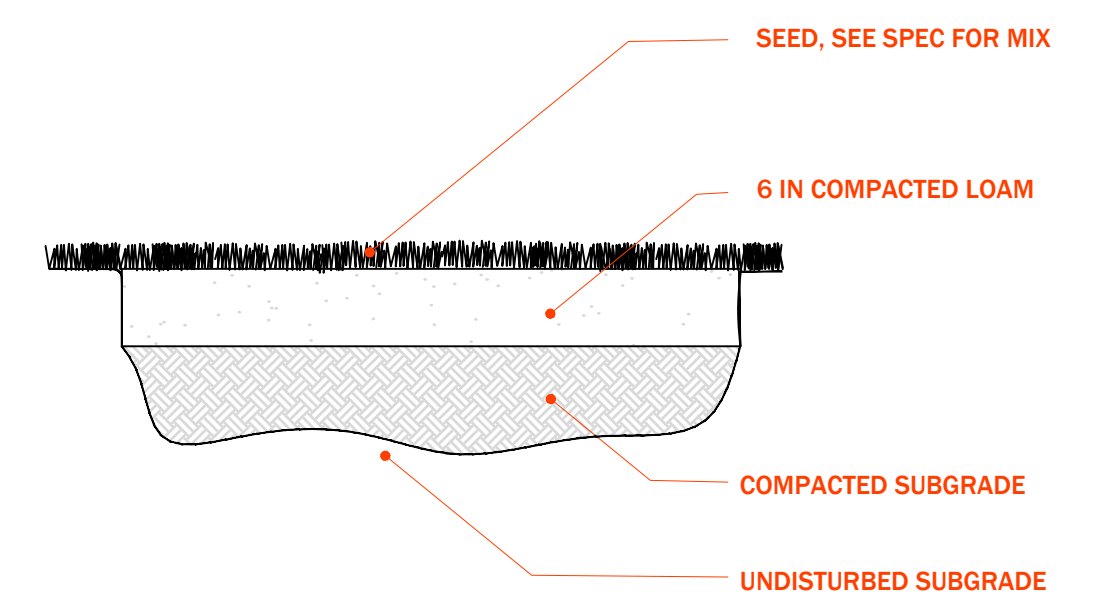
4 CEM CONC. SIDEWALK
SCALE:



5 FULL DEPTH HMA TRANS.
SCALE: NTS



6 BIT. CONC. PAVEMENT
SCALE: NTS



7 LOAM AND SEED
SCALE: NTS



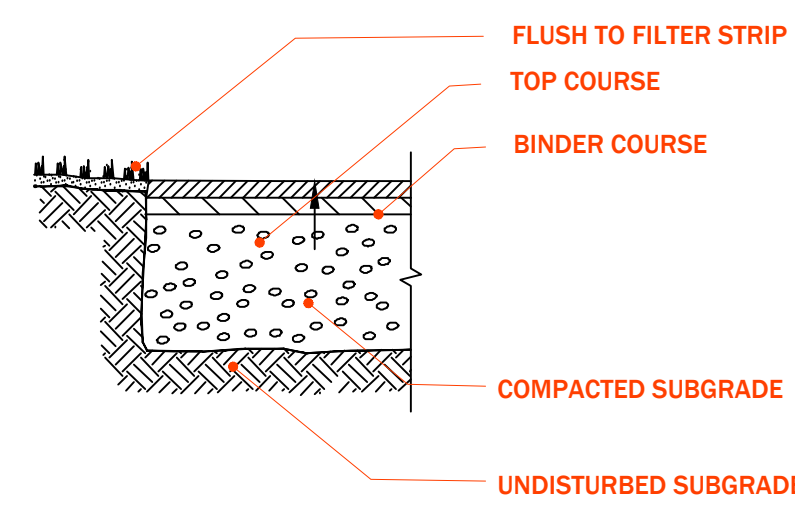
DATE	7/4/24
APPR	
DESCRIPTION	BOARD REVIEW
SYN	0

YING RIZIKA AND XIULAN CHANG

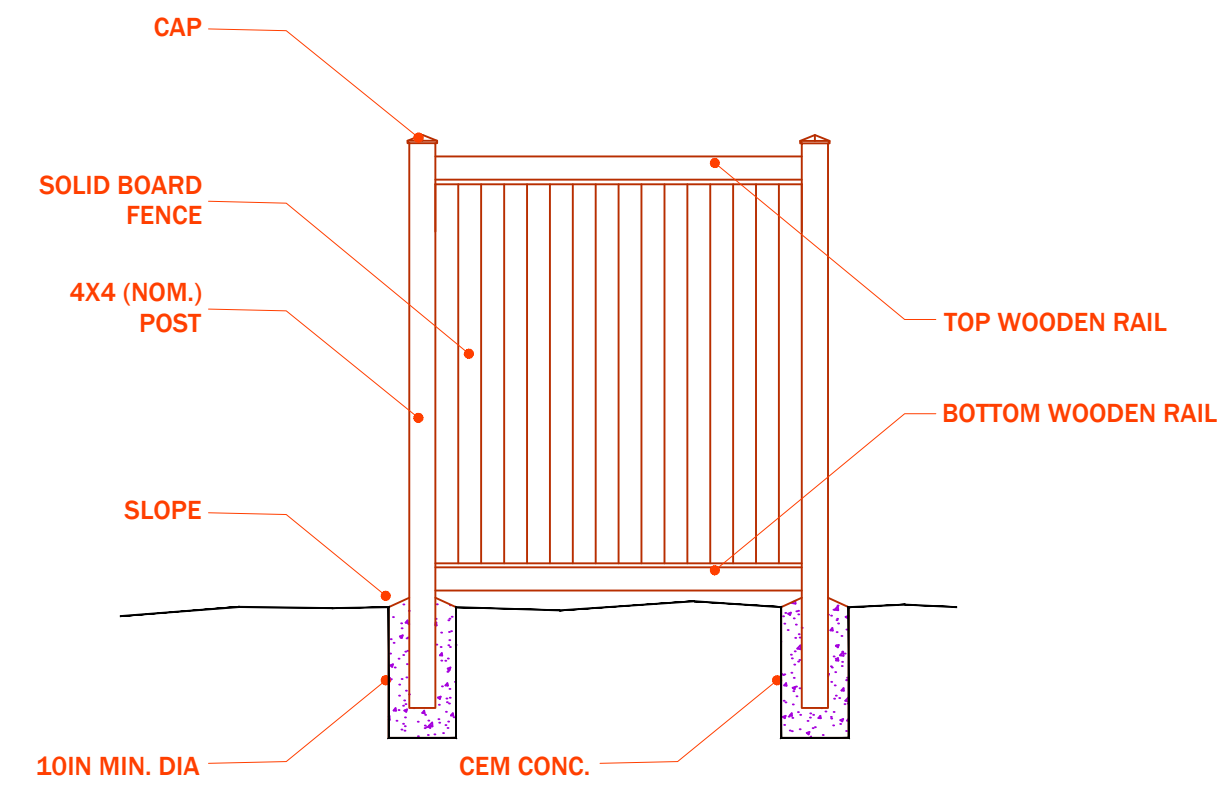
DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

54 WEST ST. SITE PLAN
DETAIL SHEET 2 OF 4

DRAWING NO.	9 DETAIL SHEET
SCALE:	AS NOTED
PROJECT NO.:	24010
C5.2	
SHEET	10 OF 12



1 FLUSH EDGE OF HMA
SCALE: NTS



1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. LINE POSTS TO BE SPACED AT 8FT. O.C. UNLESS OTHERWISE NOTED.

2 SOLID BOARD PRIVACY FENCE
SCALE: NTS



APPR	
DATE	7/4/24
DESCRIPTION	BOARD REVIEW
QTY	0

**YING RIZIKA AND XIULAN
CHANG**

DESIGNED BY	JRG
DRAWN BY	JRG
CHECKED BY	JRG

**54 WEST ST. SITE
PLAN
DETAIL SHEET 3 OF 4**

DRAWING NO.	9 DETAIL SHEET
SCALE	AS NOTED
PROJECT NO.	24010

C5.3