

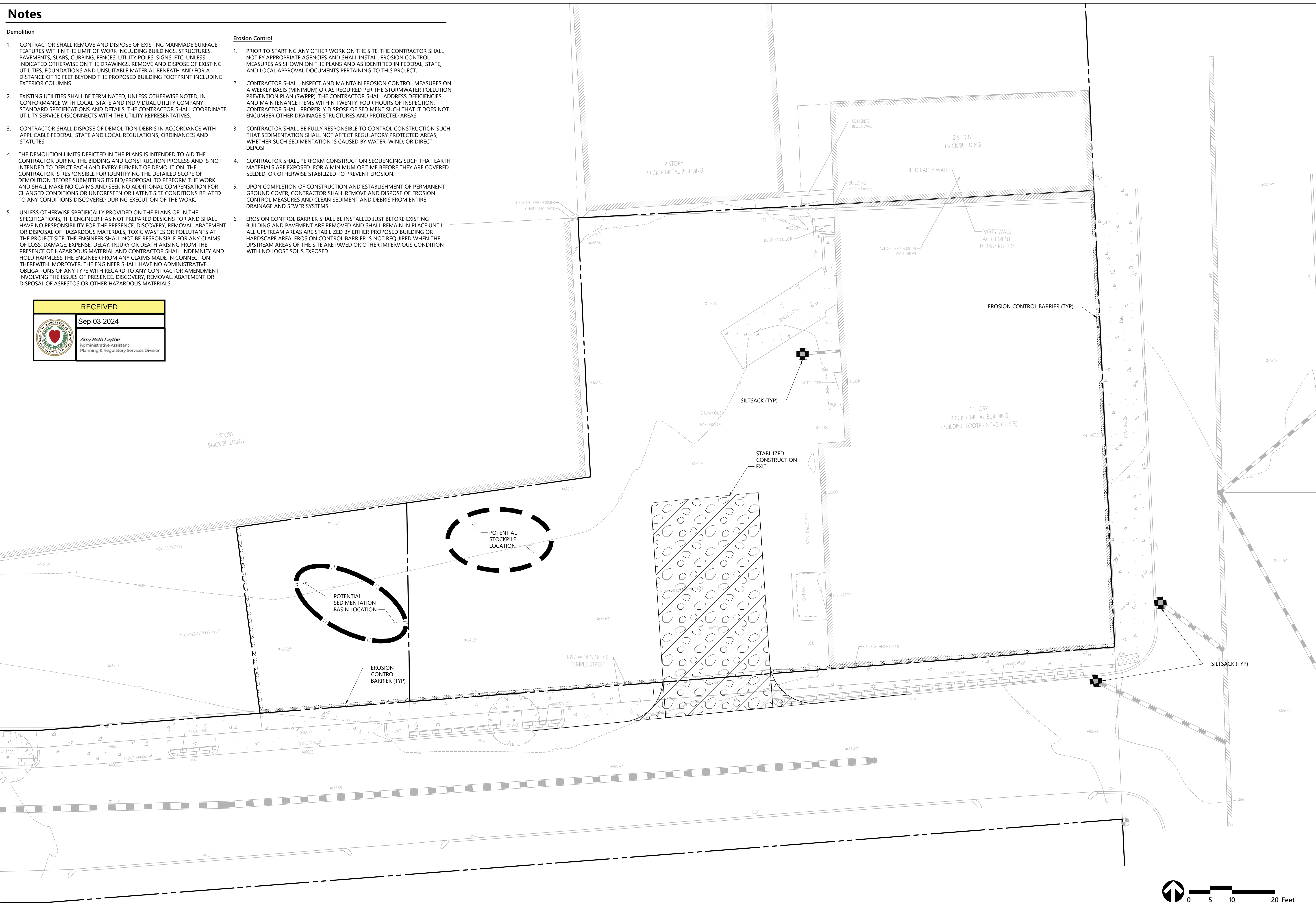
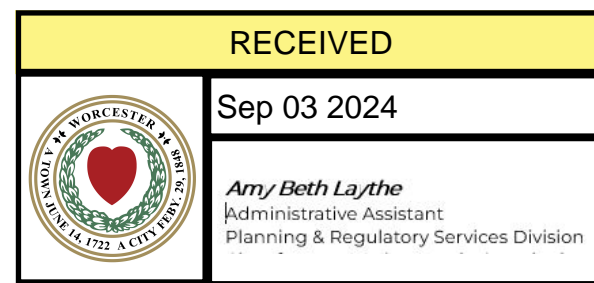
**Notes**

**Demolition**

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

**Erosion Control**

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
- EROSION CONTROL BARRIER SHALL BE INSTALLED JUST BEFORE EXISTING BUILDING AND PAVEMENT ARE REMOVED AND SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED BY EITHER PROPOSED BUILDING OR HARDSCAPE AREA. EROSION CONTROL BARRIER IS NOT REQUIRED WHEN THE UPSTREAM AREAS OF THE SITE ARE PAVED OR OTHER IMPERVIOUS CONDITION WITH NO LOOSE SOILS EXPOSED.



**SITE PLAN REVIEW**



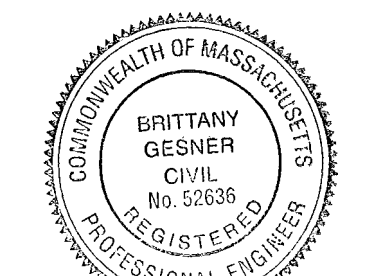
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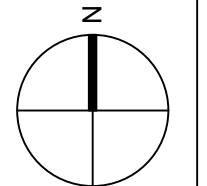
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*Brittany Giesner*

**MIXED USE MUTLI-FAMILY DEVELOPMENT**  
44 GRAFTON ST & 102 TEMPLE ST,  
WORCESTER

**DEVELOPER**  
AKROS DEVELOPMENT LLC



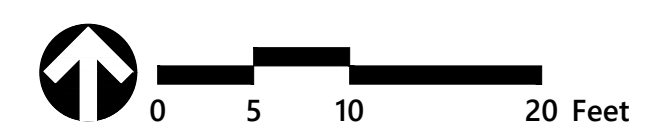
PROJECT: 15656.00

No.	Description	Date

DATE: 08/18/2022

SCALE: 1" = 10'

**EROSION AND SEDIMENT CONTROL PLAN**



**NOTES:**

- HARDSCAPE AND LANDSCAPE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY LANDSCAPE ARCHITECT.
- INTERNAL BUILDING COMPONENTS INCLUDING PARKING AND DRIVE AISLE AREAS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT.

**C1.02**

# Zoning Summary Chart<sup>1</sup>

Zoning District(s):	BG-3.0 General, 3 to 1 FAR		
Overlay District(s):	CCOD-C: Canal District Parking Subarea USOD: Union Station View Corridor Sign District DSOD: Downtown/Blackstone Canal Sign District		
Zoning Regulation Requirements	Required (BG-3.0)*	Required (CCOD-C)	Provided
MINIMUM LOT AREA	5,000 SF	N/A	16,645 SF
MINIMUM LOT FRONTAGE <sup>2</sup>	40' per DU (not more than 200')	40.0 Feet	199.1 Feet
MINIMUM FRONT YARD SETBACK <sup>2</sup>	N/A	5 Feet (Minimum) <sup>3</sup> 15 Feet (Maximum) <sup>3</sup>	5.4 Feet
MINIMUM SIDE YARD SETBACK	N/A	N/A	0.2 Feet
MINIMUM REAR YARD SETBACK	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO <sup>4</sup>	N/A	N/A	5.4
MAXIMUM BUILDING HEIGHT (STORIES)	N/A	3+ (or greater allowed by underlying zoning)	9 Stories
MAXIMUM BUILDING HEIGHT (FEET)	100 Feet	50 Feet (except where greater height is allowed by underlying zoning)	99.5 Feet
LOADING AREA SETBACK FROM BOUNDARY LINE	N/A	5 Feet	5.0 Feet

1. Zoning regulation requirements as specified in City of Worcester Zoning Ordinance as amended through April 27, 2021.  
 2. The front lot lines has been designated as Temple Street.  
 3. As per the underlying zoning district (BG-3.0), there are no front or side setback requirements. Dimensional requirements are governed by the underlying zoning district (CCOD-C). 5-foot minimum front setback for buildings where adjacent sidewalk is less than 8 feet in width and 15-foot maximum front setback for building over 50 feet in height.  
 4. The maximum FAR shall be increased to 2.0 throughout the CCOD-C, or higher where allowed by the underlying zoning district. 3.0 is allowed in BG-3.0. As per the CCOD overlay district FAR restrictions shall not apply to Mixed-Use Developments provided at least one of the sites is residential and a non-residential use is located on the ground floor and includes an active facade and provided a Mixed-Use Development remains subject to the maximum height calculation.

# Parking Summary Chart

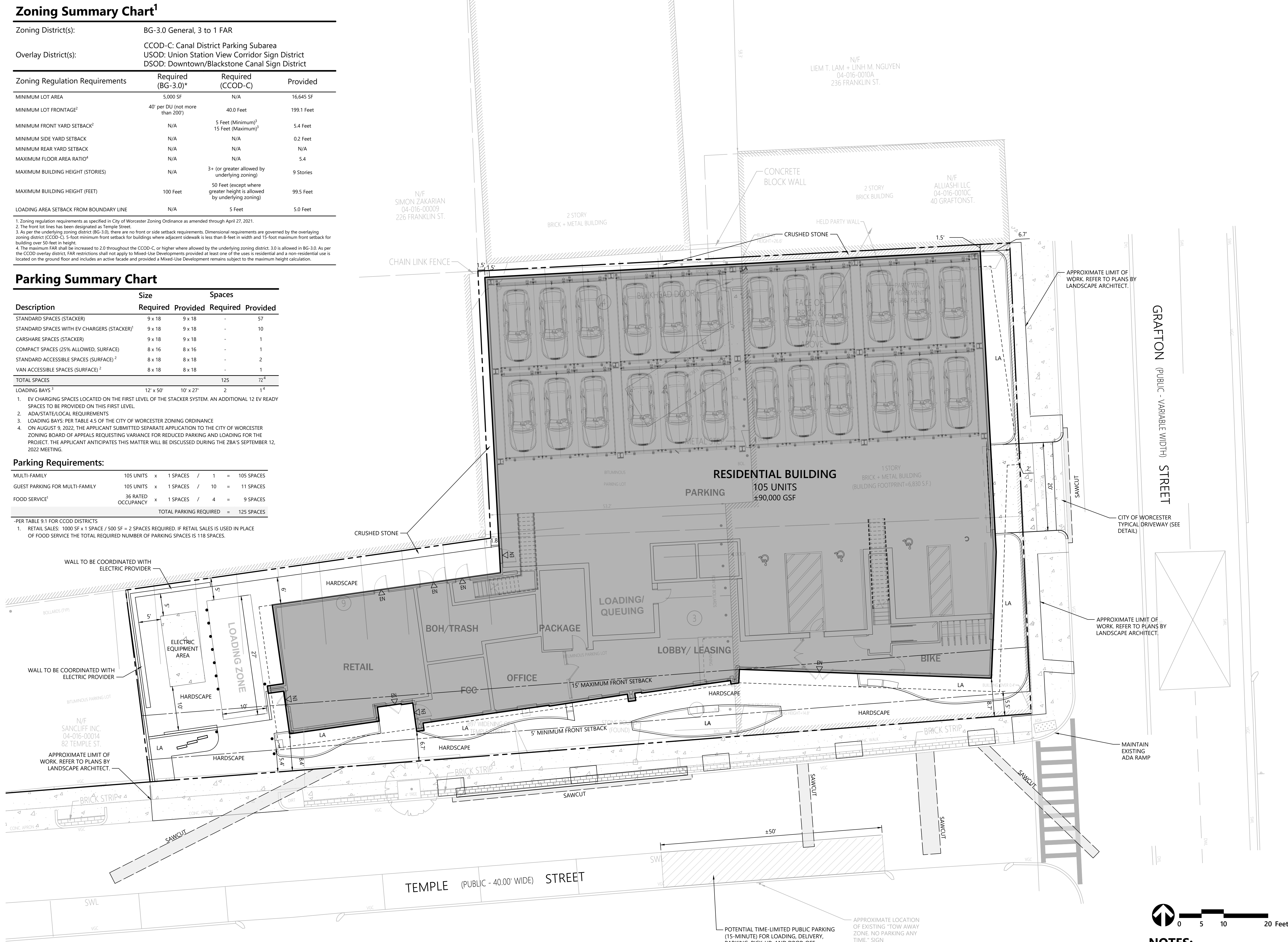
Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES (STACKER)	9 x 18	9 x 18	-	57
STANDARD SPACES WITH EV CHARGERS (STACKER) <sup>1</sup>	9 x 18	9 x 18	-	10
CARSHARE SPACES (STACKER)	9 x 18	9 x 18	-	1
COMPACT SPACES (25% ALLOWED, SURFACE)	8 x 16	8 x 16	-	1
STANDARD ACCESSIBLE SPACES (SURFACE) <sup>2</sup>	8 x 18	8 x 18	-	2
VAN ACCESSIBLE SPACES (SURFACE) <sup>2</sup>	8 x 18	8 x 18	-	1
<b>TOTAL SPACES</b>			<b>125</b>	<b>72<sup>4</sup></b>
LOADING BAYS <sup>3</sup>	12' x 50'	10' x 27'	2	1 <sup>4</sup>

1. EV CHARGING SPACES LOCATED ON THE FIRST LEVEL OF THE STACKER SYSTEM. AN ADDITIONAL 12 EV READY SPACES TO BE PROVIDED ON THIS FIRST LEVEL.  
 2. ADA STATE LOCAL REQUIREMENTS  
 3. LOADING BAYS: PER TABLE 4.5 OF THE CITY OF WORCESTER ZONING ORDINANCE  
 4. ON AUGUST 9, 2022, THE APPLICANT SUBMITTED SEPARATE APPLICATION TO THE CITY OF WORCESTER ZONING BOARD OF APPEALS REQUESTING VARIANCE FOR REDUCED PARKING AND LOADING FOR THE PROJECT. THE APPLICANT ANTICIPATES THIS MATTER WILL BE DISCUSSED DURING THE ZBA'S SEPTEMBER 12, 2022 MEETING.

# Parking Requirements:

MULTI-FAMILY	105 UNITS	x	1 SPACES	/	1	=	105 SPACES
GUEST PARKING FOR MULTI-FAMILY	105 UNITS	x	1 SPACES	/	10	=	11 SPACES
FOOD SERVICE <sup>1</sup>	26 RATED OCCUPANCY	x	1 SPACES	/	4	=	9 SPACES
			<b>TOTAL PARKING REQUIRED</b>			=	<b>125 SPACES</b>

-PER TABLE 9.1 FOR CCOD DISTRICTS  
 1. RETAIL SALES: 1000 SF x 1 SPACE / 500 SF = 2 SPACES REQUIRED. IF RETAIL SALES IS USED IN PLACE OF FOOD SERVICE THE TOTAL REQUIRED NUMBER OF PARKING SPACES IS 118 SPACES.



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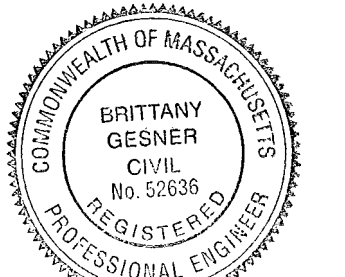
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# Design Team

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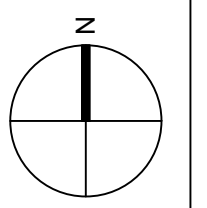
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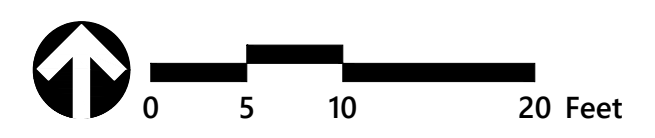
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# C2.01

