

PARKING CALCULATION:
MULTI-FAMILY RESIDENTIAL CCOD-E DISTRICT
 PER ZONING ORDINANCE
 1 SPACE PER UNIT
 364 UNITS X 1 SPACE = 364 SPACES
 1 SPACE PER 10 UNITS (GUEST)
 364 UNITS / 10 UNITS = 36.4 SPACES
TOTAL SPACES REQUIRED=401 SPACES REQUIRED
 10% REDUCTION = -40 SPACES
TOTAL REQUIRED = 361 SPACES WITH SPECIAL PERMIT
TOTAL PROVIDED
TOTAL SURFACE PARKING = 361
COMPACT PARKING SPACE CALCULATION
 361 SPACES x 25% = 90 SPACES BY RIGHT
 69 SPACES PROVIDED 24.6%
MISCELLANEOUS PARKING COUNT:
 54 ELECTRIC VEHICLE CAPABLE SPACES
 9 HANDICAP ACCESSIBLE PARKING SPACES
 2 LOADING SPACES

APPLICANT:
 GOVENTURE CAPITAL GROUP, LLC
 10 E. WORCESTER STREET, SUITE 3A
 WORCESTER, MASSACHUSETTS 01605

PROJECT INFORMATION

LAND INFORMATION
 MAP PARCEL: 04-015/2A,3,3A,4,5,7,13,14,15,16,23,17+24; 04-14-2A+3B
 DEED BOOK/PAGE: VARIOUS
 PROPOSED FRONTAGE: 303.76 FT
 PROPOSED AREA: 5.79 ACRES±

ZONING INFORMATION
 ZONING DISTRICT: BUSINESS, GENERAL (BG-3.0)
 COMMERCIAL CORRIDORS OVERLAY DISTRICT ELSEWHERE (CCOD-E)
 DOWNTOWN/BLACKSTONE CANAL SIGN OVERLAY DISTRICT (DSOD)
 DIMENSIONAL REQUIREMENTS: REQUIRED

MINIMUM AREA: 5,000 SF
MINIMUM FRONTAGE: 40 FEET/UNIT (MAX 200') 303.76 FT
MAXIMUM HEIGHT: 100 FEET 55.17 FT
MINIMUM SETBACKS:
 FRONT YARD: N/A 5.50 FT
 SIDE YARD: N/A NA
 REAR YARD: 5-FT (GROUND FLOOR RESIDENCE) 5.50 FT
 FLOOR AREA RATIO: 3:1 (BUILDING:LAND) 1.9:1

GENERAL NOTES:

- PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN SEPTEMBER OF 2021.
- LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION (SEE NOTE).
- NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
- RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF WORCESTER AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
- ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOADED AND SEDED FOR STABILIZATION.
- ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
- ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
- PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
- APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00).
- AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
- ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
- THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #25027C-0618 E, DATED: JULY 4, 2011. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
- ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
- PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE CITY OF WORCESTER.

DEFINITIVE SITE PLAN

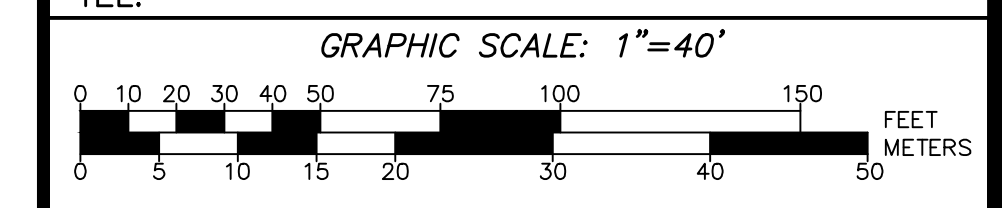
NO.	DATE	REVISIONS	BY
10	12/22/2023	PERMITTING/CITY COMMENT	CMA
9	11/1/2023	PERMITTING/CITY COMMENT	CMA
8	6/22/2023	LAYOUT REVISIONS	CMA
7	6/7/2023	LAYOUT REVISIONS	CMA
6	5/4/2023	LAYOUT REVISIONS	CMA

HANNIGAN ENGINEERING, INC.
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SITE DEVELOPMENT PLAN
 IN
WORCESTER, MASSACHUSETTS

PREPARED FOR:
 GOVENTURE CAPITAL GROUP, LLC.
 BRENDAN GOVE
 10 E. WORCESTER ST.
 WORCESTER, MASSACHUSETTS 01604
 TEL:



CALC: CMA/WDH	DRWN: CMA/WDH	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: NOV 12, 2021
SRV: JHG	FB: 71-144	JOB NO: 3030
TAB: (3) SDP	SHEET 3 OF 13	PLAN NO: C-18-9

LEGEND

342	CONTOURS	560
—	PROPERTY LINES	—
—	SEWER	—
—	DRAIN	—
—	WATER	—
—	GAS	—
—	ELEC/TELE/CABLE	—
—	ETC	—
—	EDGE OF PAVEMENT	—
—	BITUMINOUS CURB	—
—	GUARDRAIL	—
—	EROSION CONTROL	—
—	FIRE SERVICE	—
—	SEWER MANHOLE (SMH)	—
—	DRAIN MANHOLE (DMH)	—
—	CATCH BASIN (DCB)	—
—	SIGN	—
—	UTILITY POLE	—
—	LIGHT POLE	—
—	WATER SHUT OFF	—
—	WATER VALVE	—
—	GAS VALVE	—
—	HYDRANT	—