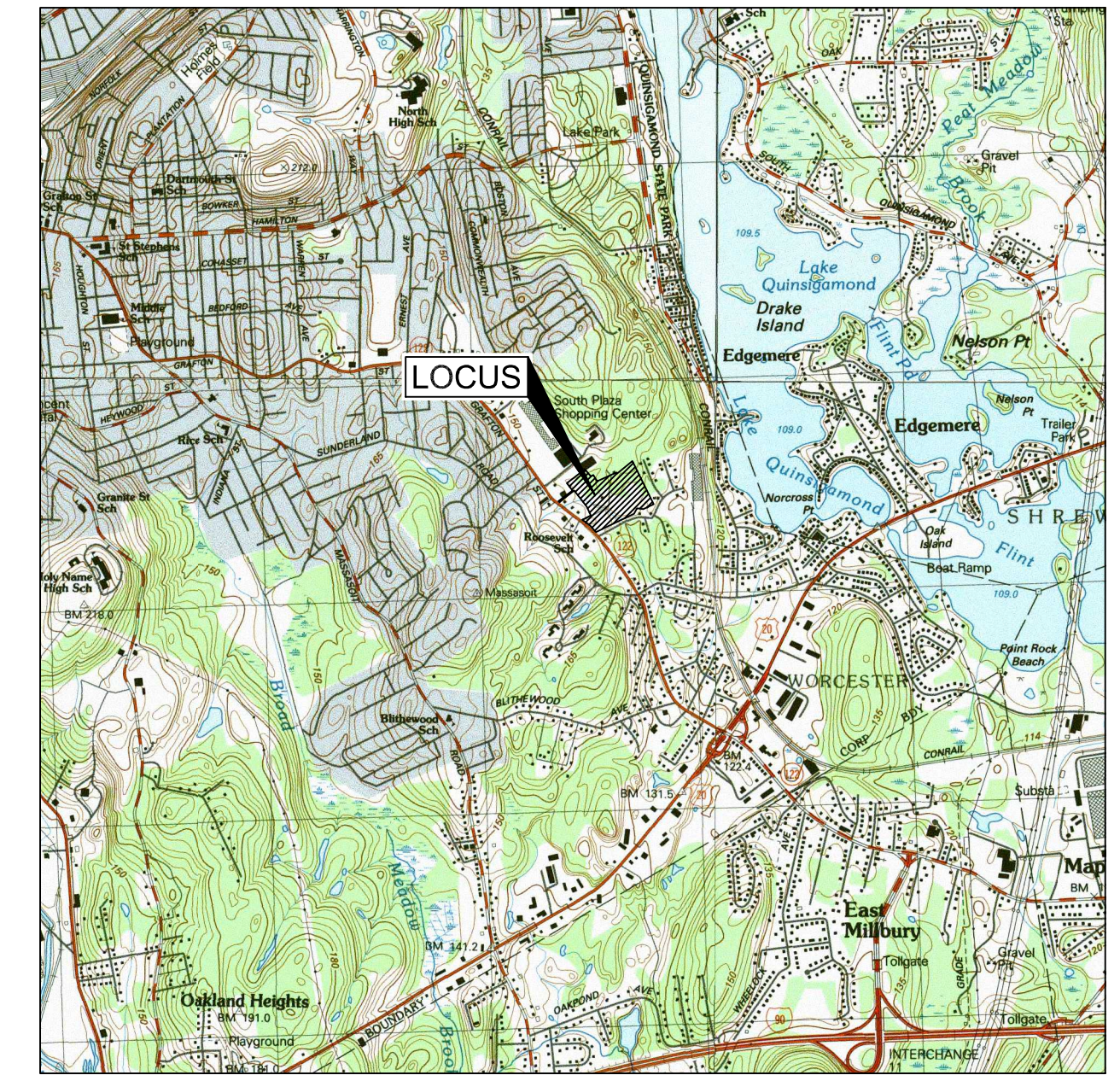


LOCUS MAP
SCALE: 1"=500'



LOCUS MAP
SCALE: 1:25,000

"GRAFTON WOODS" DEFINITIVE SITE PLAN

4 BRANDT LANE
ASSESSORS MBL 0038-0026-0003A & 00044
IN
WORCESTER, MASSACHUSETTS

OWNED BY:
BRANDT LANE DEVELOPMENT, LLC.

APPLICANT:
BRANDT LANE DEVELOPMENT, LLC.
38 BRENTWOOD LANE
HOLDEN MA 01520


DEED BOOK 68959 PAGE 58

DRAWING : GRAFTON WOODS DEFINITIVE SITE PLAN.DWG

PREPARED BY:


TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266


THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151


Patrick J. Healy
PATRICK J. HEALY, P.E. # 39804

DATE:
OCTOBER 21, 2024

PLAN SHEET DIRECTORY

	SHEET NUMBER
COVER SHEET	C0
EXISTING CONDITIONS	C1.1-C1.2
PLAN OF LAND (TAUPER LAND SURVEY, INC.)	(PLAN SHEET)
PROPOSED LAYOUT	C2.0-C2.7
UTILITY PLAN	C3.0
GRADING PLAN	C4.0-C4.5
DRAINAGE PLAN	C5.0
EROSION AND SEDIMENTATION CONTROL PLAN	C6.0-C6.1
CONSTRUCTION DETAILS	C7.1-C7.4
WETLAND PLAN	W1-W2
LANDSCAPING PLAN (LTE LANDSCAPE ARCHITECTURE, LLC)	L1-L5
LIGHTING PLAN (REFLEX LIGHTING)	REFLEX 1-5



- NOTES:
1. OWNED BY BRANDT LANE DEVELOPMENT LLC SEE DEED BOOK 68959 PAGE 58.
 2. ASSESSORS MBL 0038-0026-0003A & 00044
 3. ZONING DISTRICTS: BL-1.0, RL-7, AND BG-2.0
 4. EXISTING CONDITIONS INCLUDING PROPERTY LINES, MONUMENTS, EASEMENTS, TOPOGRAPHY WETLAND RESOURCES, AND SETBACKS SHOWN HEREON ARE BASED UPON A SURVEY COMPLETED BY TAUPER LAND SURVEY, INC. DATED MAY 31, 2023.
 5. ELEVATIONS SHOWN HEREON REFER TO MEAN SEA LEVEL N.A.V.D. 88 DATUM.
 6. WETLAND RESOURCE AREA BOUNDARIES HAVE BEEN CONFIRMED BY THE WORCESTER CONSERVATION COMMISSION. SEE ORDER OF RESOURCE AREA DELINEATION FOR DEP FILE NO. 349-1365 RECORDED IN DEED BOOK 69362 PAGE 385.
 7. THE PROPERTY IS SUBJECT TO REGULATION UNDER THE MASSACHUSETTS CONTINGENCY PLAN (CH.21E). SITE REFERENCE RTN 2-21432.
 8. DEFINITIVE SUBDIVISION PLAN HAS BEEN APPROVED BY THE WORCESTER PLANNING BOARD ON DECEMBER 12, 2023. PLANS HAVE NOT YET BEEN RECORDED AT THE REGISTRY OF DEEDS.



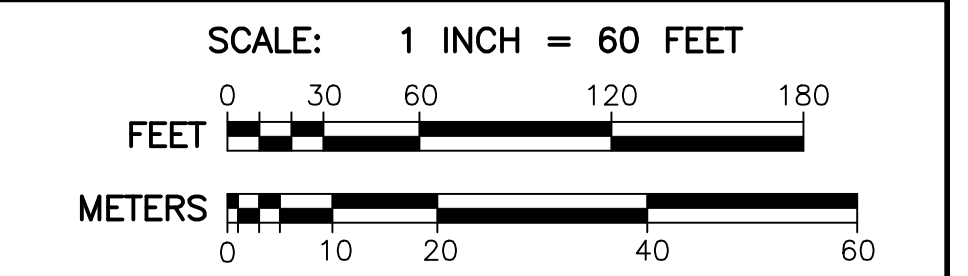
Alex & Wood

THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors

Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151

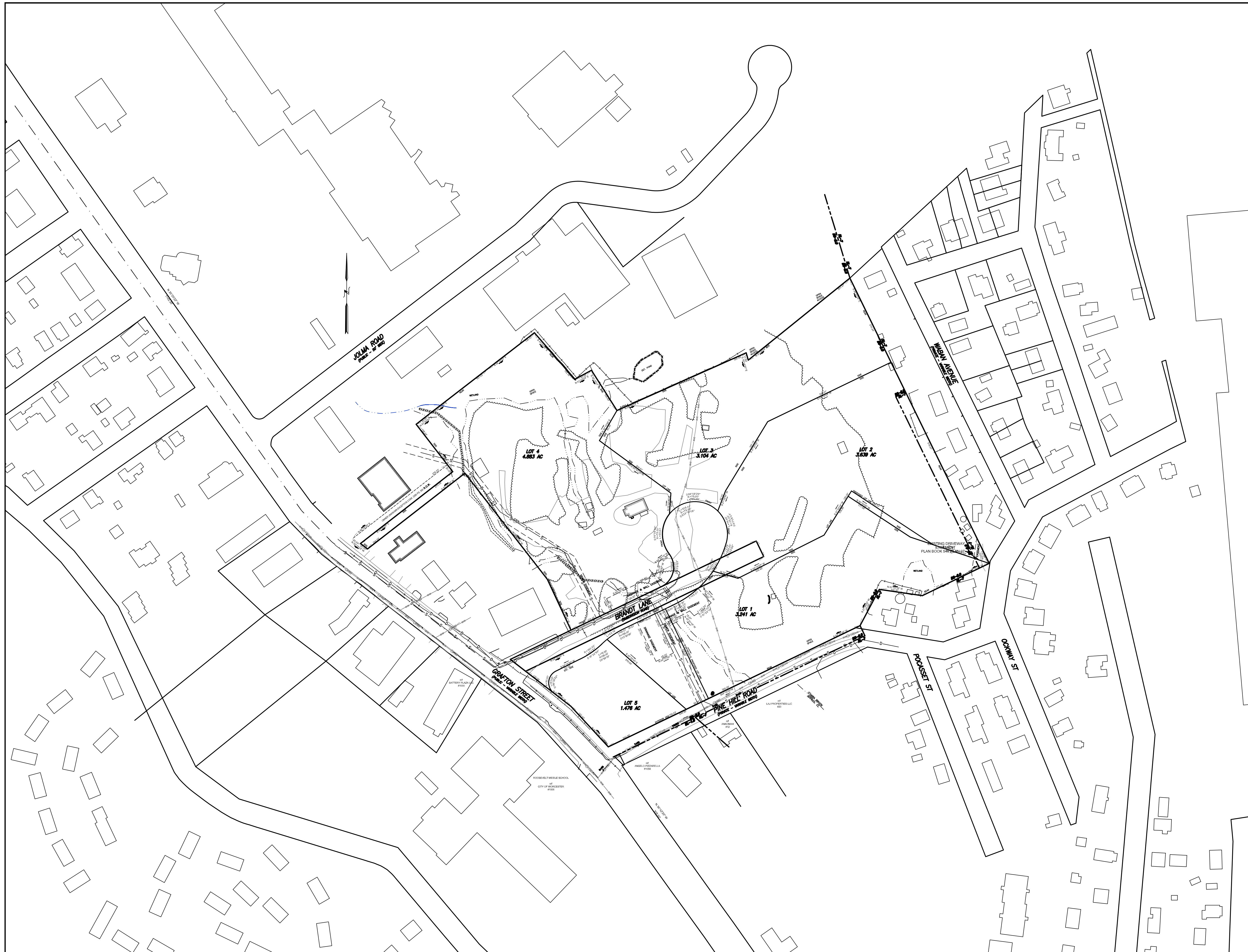
DATE: **OCTOBER 21, 2024** DWG NO. **GRAFTONWOODSDEFSITE**

REVISIONS	
DATE:	DESCRIPTION



4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520

EXISTING CONDITIONS TOPOGRAPHY **C1.1**

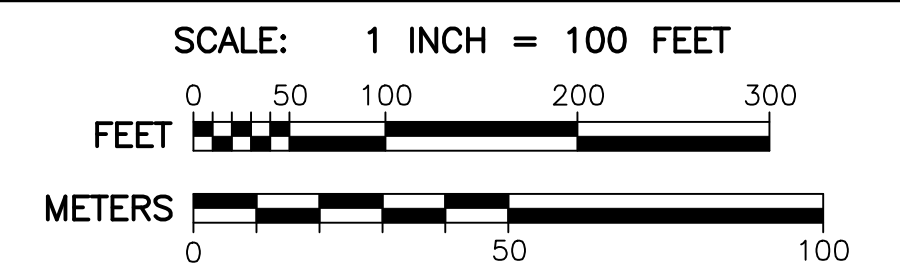


Alex & W God

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Professional Engineers Professional Land Surveyors

Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151

DATE:	OCTOBER 21, 2024	DWG NO.	EXHIBIT PLAN
REVISIONS			
DATE:		DESCRIPTION	



4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520

Worcester Planning Board

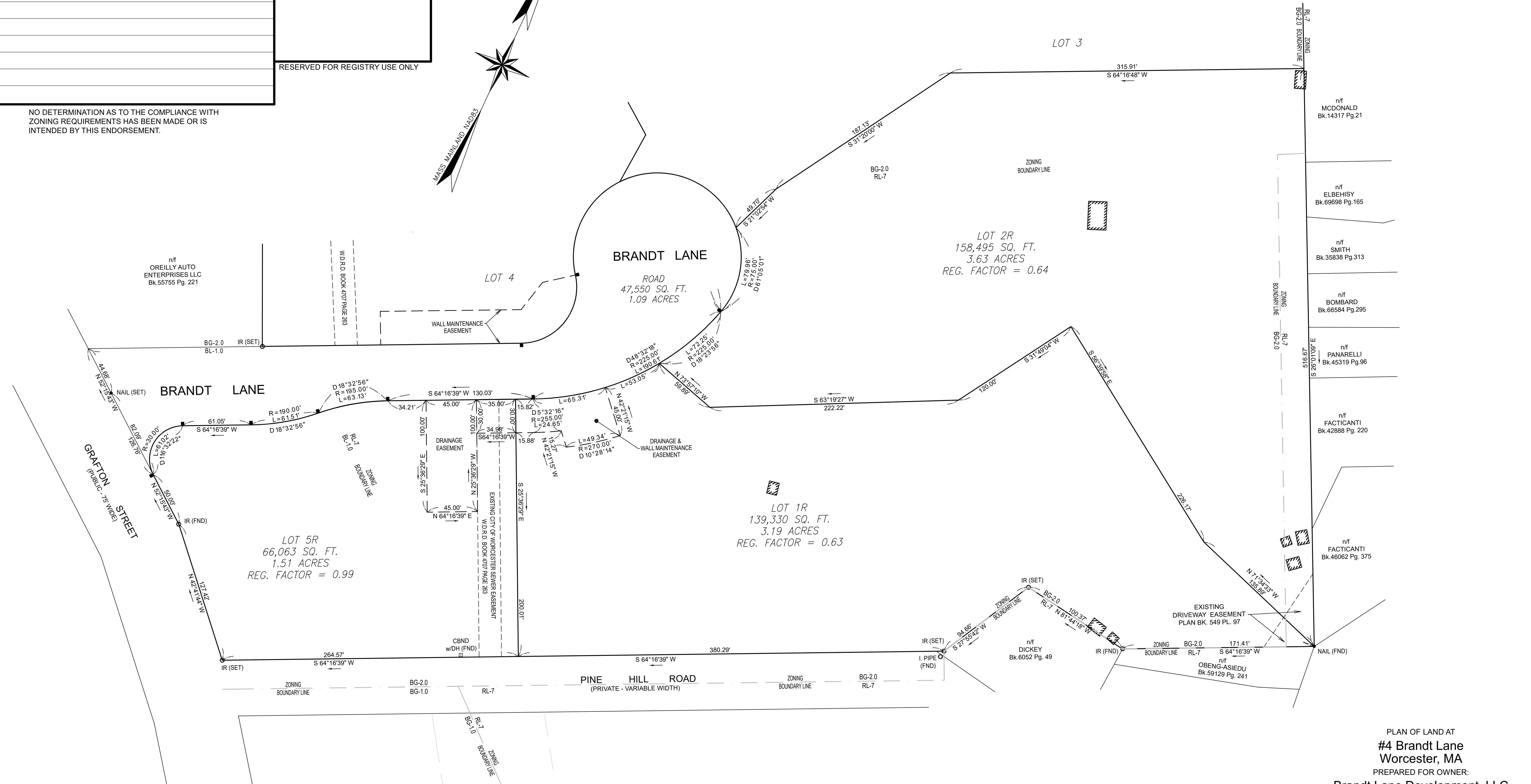
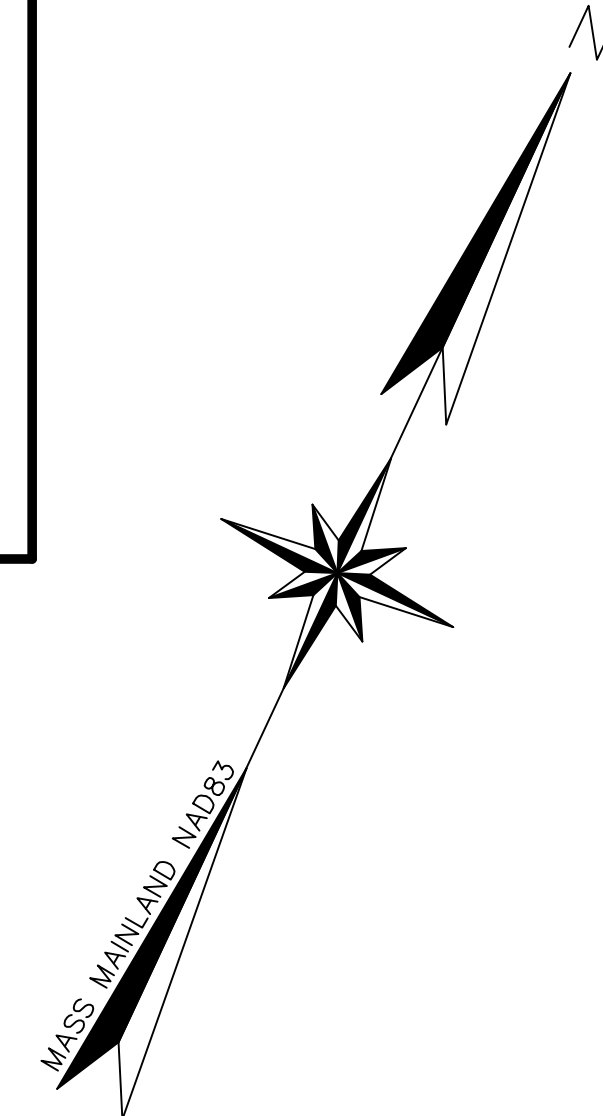
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CH 41 S 81L.

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

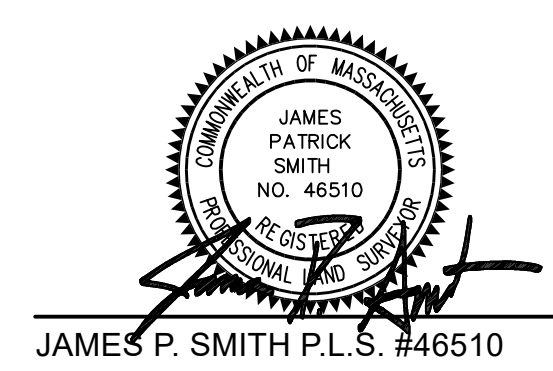
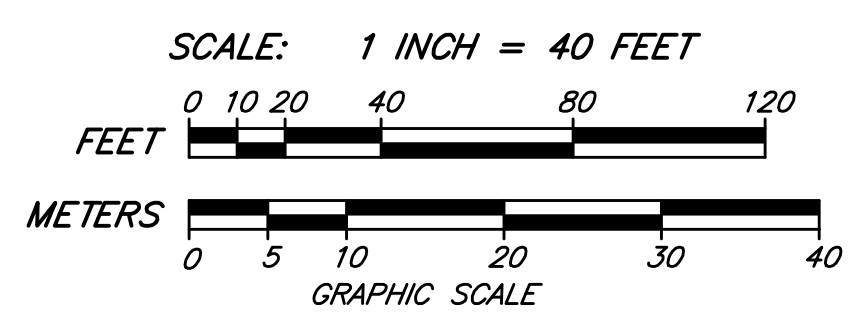
RESERVED FOR REGISTRY USE ONLY

NO DETERMINATION AS TO THE COMPLIANCE WITH
ZONING REQUIREMENTS HAS BEEN MADE OR IS
INTENDED BY THIS ENDORSEMENT.

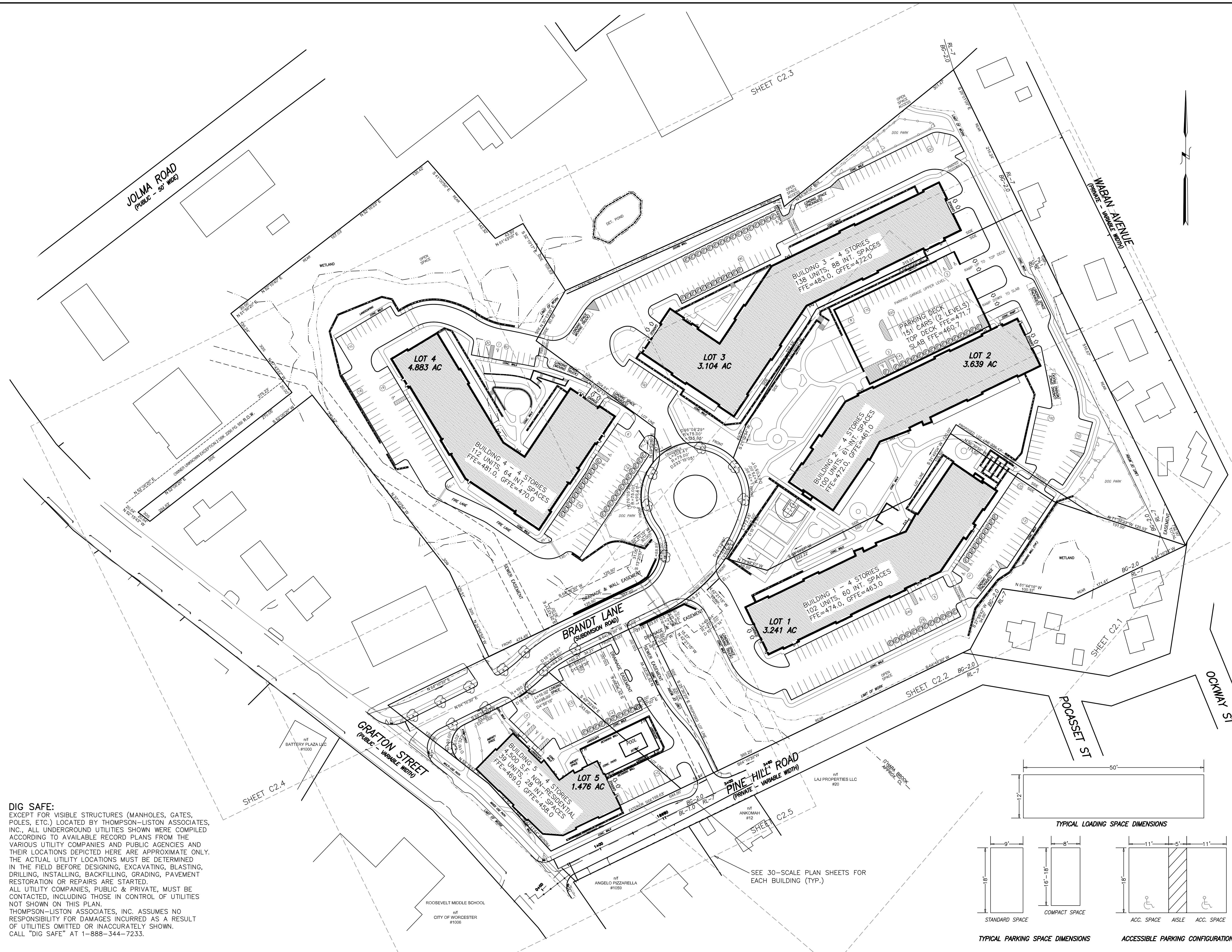


PLAN OF LAND AT
#4 Brandt Lane
Worcester, MA
PREPARED FOR OWNER:
Brandt Lane Development, LLC
SCALE: 1" = 40' DATE: OCTOBER 30, 2024
PREPARED BY

I CERTIFY THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266
DWG: 22-328_150-152-SOUTHBRIDGE-ST_OXFORD.dwg
JOB NO. 23-182



OVERALL SITE PARKING SUMMARY:

	REQUIRED	PROVIDED
TOTAL PARKING SPACES	997	793
PARKING RATIO PER DU	2	1.62
MAXIMUM COMPACT	25%	33.9%
ACCESSIBLE SPACES	28	29
LOADING SPACES	13	9
EV READY SPACES	-	159 (20% OF 793)

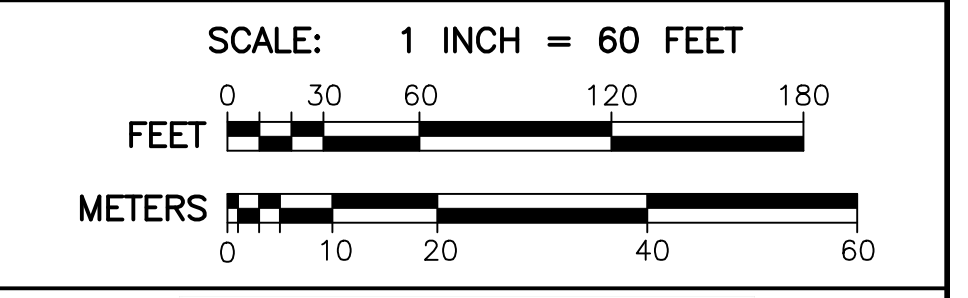
SEE DETAILED BREAKDOWNS FOR INDIVIDUAL BUILDINGS ON SHEETS C2.1-C2.5, INCLUDING THE PROPOSED INTERIOR LOWER LEVEL PARKING AND SURFACE PARKING AT EACH BUILDING.

- NOTES:
- OWNED BY BRANDT LANE DEVELOPMENT LLC SEE DEED BOOK 68959 PAGE 5B.
 - ASSESSORS MBL 0038-0026-0003A & 00044
 - ZONING DISTRICTS: BG-2.0, AND RL-7.
 - EXISTING CONDITIONS INCLUDING PROPERTY LINES, MONUMENTS, EASEMENTS, TOPOGRAPHY WETLAND RESOURCES, AND SETBACKS SHOWN HEREON ARE BASED UPON A SURVEY COMPLETED BY TAUPER LAND SURVEY, INC. DATED MAY 31, 2023.
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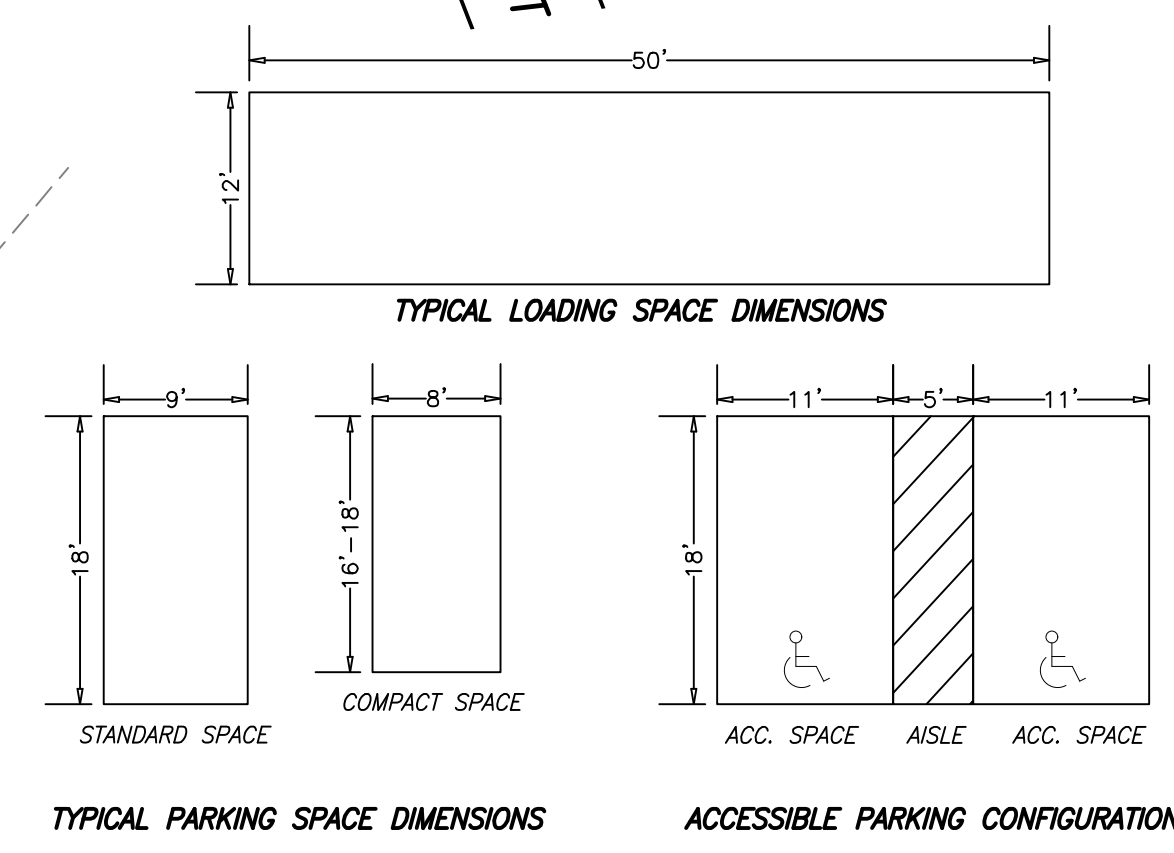


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Erosion Control Specialists
P O Box 570, Boylston MA 01505
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DATE:	OCTOBER 21, 2024	DWG NO.
REVISIONS		
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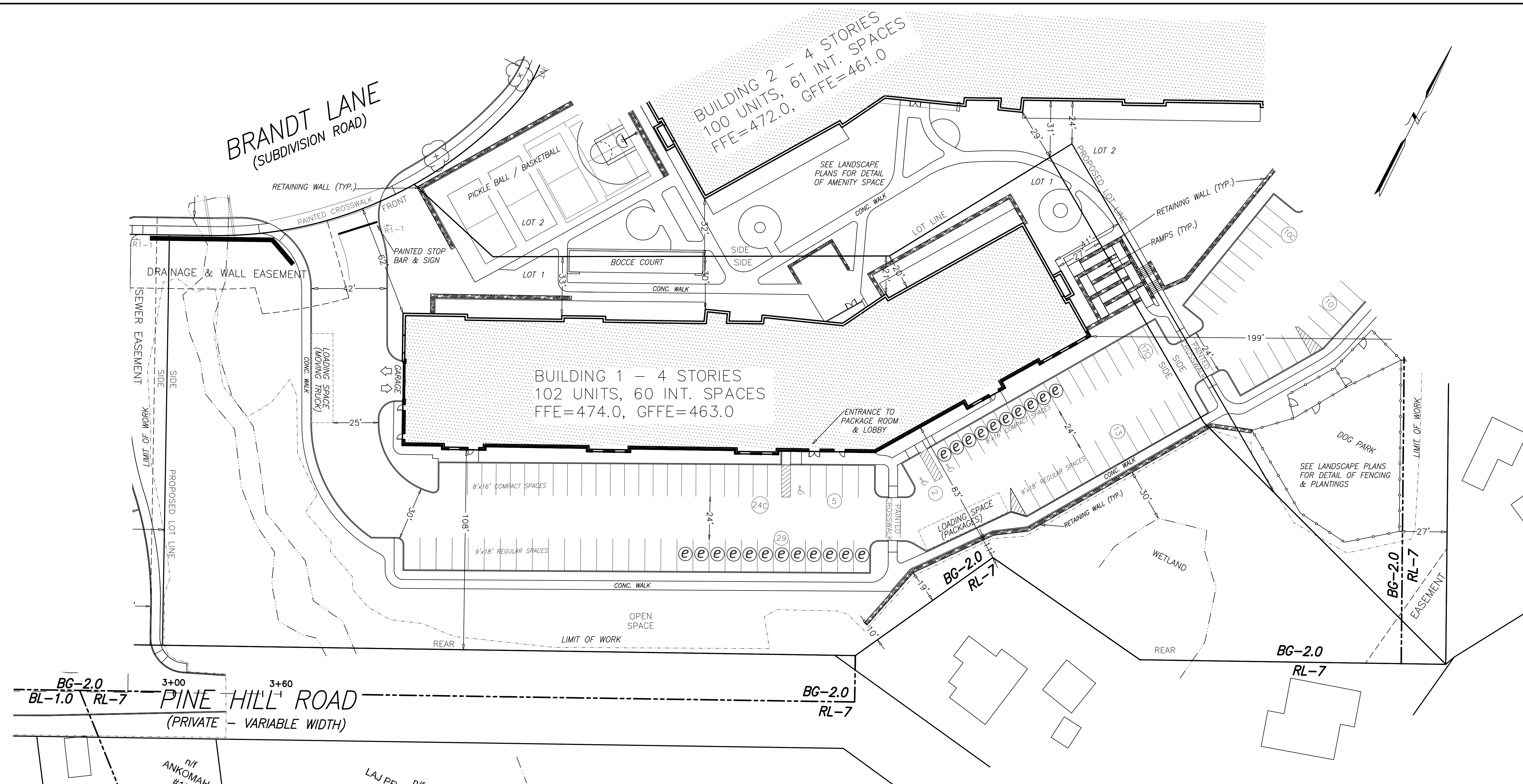
DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND THEIR LOCATIONS DEPICTED HERE ARE APPROXIMATE ONLY. THE ACTUAL UTILITY LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, DRILLING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRS ARE STARTED. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. CALL "DIG SAFE" AT 1-888-344-7233.



Grafton Woods
LUXURY LIVING

4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520

PARKING & LAYOUT PLAN OVERVIEW **C2.0**



LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- [470] PROPOSED CONTOUR
- [459+0] PROPOSED SPOT GRADE
- WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
- TREE-LINE
- ⊙ CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- ⊙ HYD HYDRANT
- ⊙ WG WATER GATE
- ⊙ WSO WATER SHUTOFF
- ⊙ MW MONITORING WELL
- ⊙ UP UTILITY POLE
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- ⊙ WQU WATER QUALITY UNIT
- OIL WATER SEPARATOR
- WATER LINE
- GAS LINE
- OH-W OVERHEAD WIRES
- ECT ELECTRICAL & TELECOM. WIRES
- E ELECTRICAL WIRES
- ⊙ EMH ELECTRIC MANHOLE
- EDGE OF PAVEMENT
- GUARD RAIL
- PROPOSED CURB
- ACCESSIBLE FEATURE
- SEDIMENTATION CONTROL BARRIER
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED LIGHT
- ⊙ SOIL BORING
- ⊙ SOIL TEST PIT
- ⊙ PROPOSED EV READY SPACE

DIG SAFE:
 EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND THEIR LOCATIONS DEPICTED HERE ARE APPROXIMATE ONLY. THE ACTUAL UTILITY LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, DRILLING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRS ARE STARTED. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 1-888-344-7233.

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING SPACES	204	150
PARKING RATIO PER DU	2:1	1.47:1
MAXIMUM % COMPACT	25	27.3
ACCESSIBLE SPACES	6	7
LOADING SPACES	3	2

UNIT BREAKDOWN FOR BUILDING 1:

GROSS FLOOR AREA (SF)	= 1,34,890
TOTAL UNITS	= 102
STUDIO UNITS	= 16
1 BEDROOM UNITS	= 51
2 BEDROOM UNITS	= 35
3 BEDROOM UNITS	= 0

PARKING BREAKDOWN FOR BUILDING 1:

TOTAL INTERIOR GARAGE SPACES	= 60
INTERIOR COMPACT SPACES	= 0
INTERIOR ACCESSIBLE SPACES	= 3
INTERIOR EV READY SPACES	= 9
INTERIOR BICYCLE SLOTS	= 21
TOTAL EXTERIOR SPACES	= 90
EXTERIOR COMPACT SPACES	= 41
EXTERIOR ADA SPACES	= 3
EXTERIOR EV READY SPACES	= 22

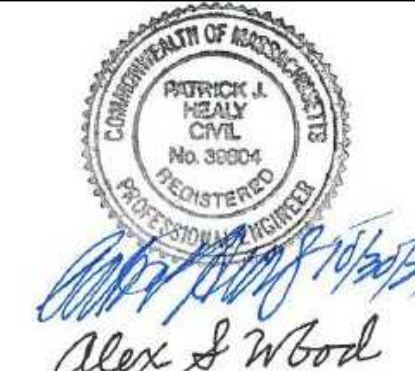
LOT 1: ZONING DISTRICT BG-2.0 & RL-7

BUILDING DIMENSIONAL REQUIREMENTS:

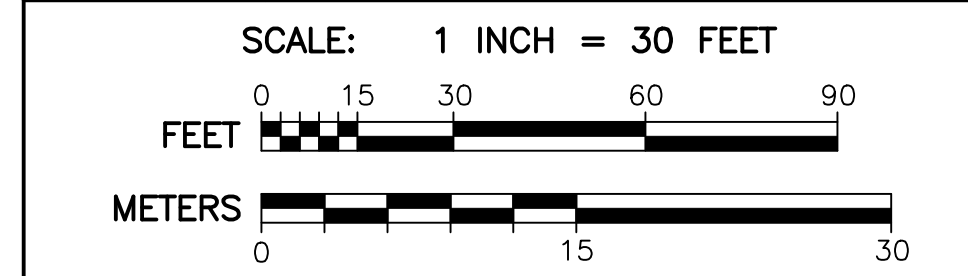
	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	5,000	141,171
MINIMUM FRONTAGE (FT)	125	141
MINIMUM YARD FRONT (FT)	NA	62
MINIMUM YARD SIDE (FT)	NA	20
MINIMUM YARD REAR (FT)	15	83
MAXIMUM HEIGHT (STO)	NA	4
MAXIMUM HEIGHT (FT)	50	50
MAX FLOOR AREA RATIO	2:1	0.83:1

CONSTRUCTION NOTES:

- RETAINING WALLS SHALL BE DESIGNED BY A P.E. DIMENSIONED DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS AND MUST SHOW SURCHARGES FOR TRAFFIC & SNOW STORAGE.
- SEE LANDSCAPE PLANS FOR DETAILED PLANTING SCHEDULES, FENCING, FLATWORK, AND AMENITIES.


Alex & W God
THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers Professional Land Surveyors
 Erosion Control Specialists
 P O Box 570, Boylston MA 01505
 info@tlainc.net (508) 869-6151

DATE:	OCTOBER 21, 2024	DWG NO.
REVISIONS		
DATE:	DESCRIPTION	




4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520

DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND THEIR LOCATIONS DEPICTED HERE ARE APPROXIMATE ONLY. THE ACTUAL UTILITY LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, DRILLING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRS ARE STARTED. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 1-888-344-7233.

BUILDING 3 - 4 STORIES
138 UNITS, 88 INT. SPACES
FFE=483.0, GFFE=472.0

PARKING DECK
151 CARS (2 LEVELS)
TOP DECK FFE=471.7
SLAB FFE=460.7

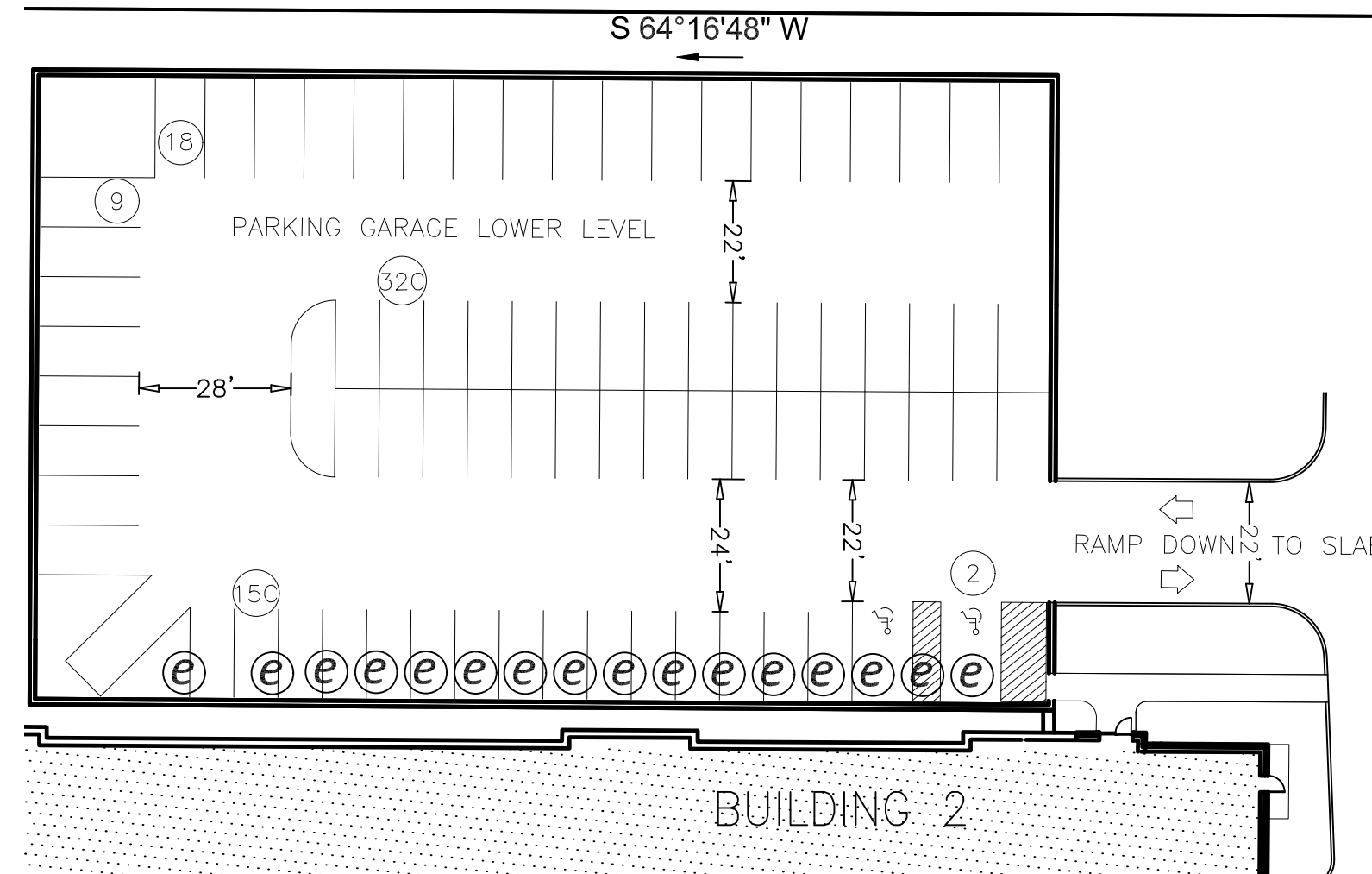
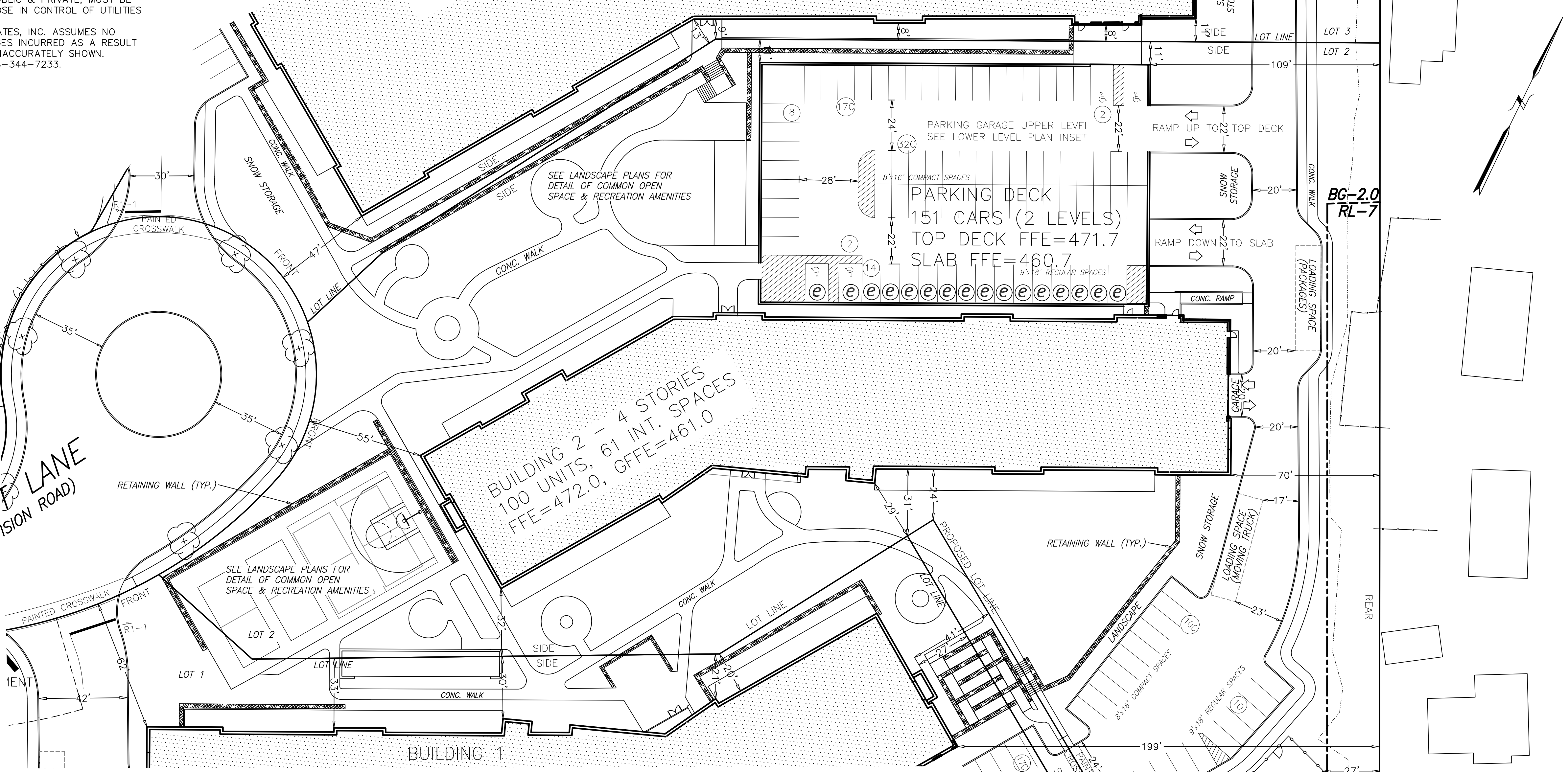
BUILDING 2 - 4 STORIES
100 UNITS, 61 INT. SPACES
FFE=472.0, GFFE=461.0

BRANDT LANE
(SUBDIVISION ROAD)

WABAN AVENUE
(PRIVATE - VARIABLE WIDTH)

LEGEND

---	1 FOOT CONTOURS
---	5 FOOT CONTOURS
---	PROPOSED CONTOUR
---	PROPOSED SPOT GRADE
---	WETLAND FLAG
---	WETLAND BUFFER
---	STREAM BANK
---	TREE-LINE
---	CATCH BASIN
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	HYDRANT
---	WATER GATE
---	WATER SHUTOFF
---	MONITORING WELL
---	UTILITY POLE
---	EXISTING DRAIN LINE
---	EXISTING SEWER LINE
---	PROPOSED DRAIN LINE
---	PROPOSED SEWER LINE
---	WATER QUALITY UNIT
---	OIL WATER SEPARATOR
---	WATER LINE
---	GAS LINE
---	OVERHEAD WIRES
---	ELECTRICAL & TELECOM. WIRES
---	ELECTRICAL WIRES
---	ELECTRIC MANHOLE
---	EDGE OF PAVEMENT
---	GUARD RAIL
---	PROPOSED CURB
---	ACCESSIBLE FEATURE
---	SEDIMENTATION CONTROL BARRIER
---	PROPOSED FENCE
---	PROPOSED LIGHT
---	SOIL BORING
---	SOIL TEST PIT
---	PROPOSED EV READY SPACE



PLAN OF PARKING GARAGE LOWER LEVEL
SCALE 1"=30'

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING SPACES	202	232
PARKING RATIO PER DU	2:1	2.30:1
MAXIMUM % COMPACT	25	50.0
ACCESSIBLE SPACES	7	9
LOADING SPACES	3	2

UNIT BREAKDOWN FOR BUILDING 2:

GROSS FLOOR AREA (SF)	= 1,34,737
TOTAL UNITS	= 100
STUDIO UNITS	= 12
1 BEDROOM UNITS	= 50
2 BEDROOM UNITS	= 38
3 BEDROOM UNITS	= 0

PARKING BREAKDOWN FOR BUILDING 2:

TOTAL INTERIOR GARAGE SPACES	= 61
INTERIOR COMPACT SPACES	= 0
INTERIOR ACCESSIBLE SPACES	= 3
INTERIOR EV READY SPACES	= 9
INTERIOR BICYCLE SLOTS	= 27

TOTAL EXTERIOR SPACES	= 171*
EXTERIOR COMPACT SPACES	= 106*
EXTERIOR ADA SPACES	= 6*
EXTERIOR EV READY SPACES	= 34*

*INCLUDING PARKING STRUCTURE

LOT 2: ZONING DISTRICT BG-2.0 & RL-7

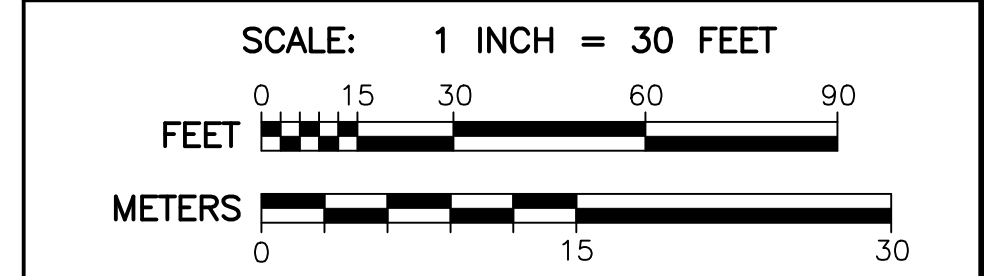
BUILDING DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	5,000	158,496
MINIMUM FRONTAGE (FT)	125	152
MINIMUM YARD FRONT (FT)	NA	55
MINIMUM YARD SIDE (FT)	NA	24
MINIMUM YARD REAR (FT)	15	70
MAXIMUM HEIGHT (STY)	NA	4
MAXIMUM HEIGHT (FT)	50	50
MAX FLOOR AREA RATIO	2:1	0.85:1

- CONSTRUCTION NOTES:**
- RETAINING WALLS SHALL BE DESIGNED BY A P.E. DIMENSIONED DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS AND MUST SHOW SURCHARGES FOR TRAFFIC & SNOW STORAGE.
 - SEE LANDSCAPE PLANS FOR DETAILED PLANTING SCHEDULES, FENCING, FLATWORK, AND AMENITIES.

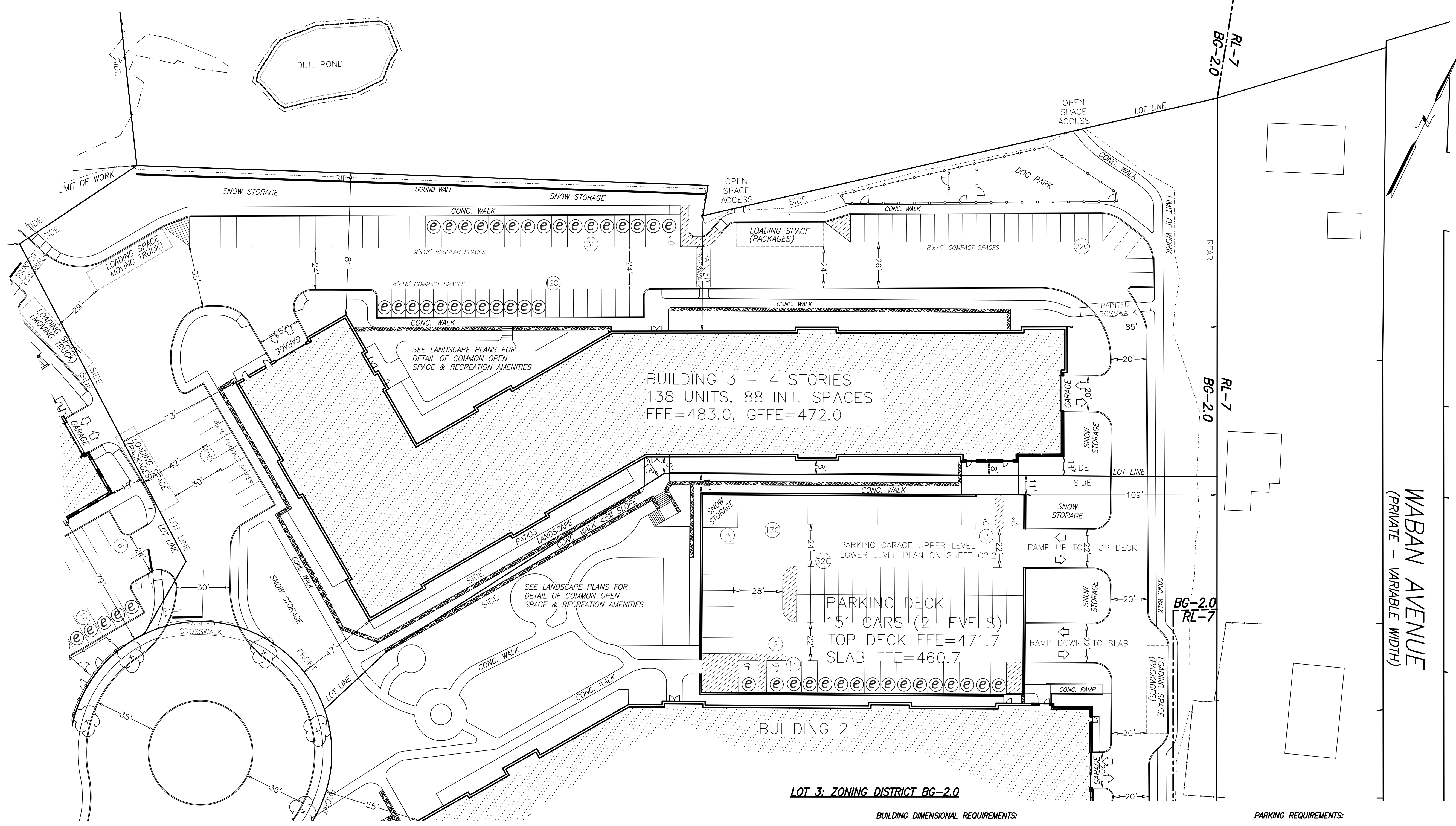
THOMPSON-LISTON ASSOCIATES, INC.
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P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151

DATE:	OCTOBER 21, 2024	DWG NO.	
REVISIONS			
DATE:		DESCRIPTION	



Grafton Woods
LUXURY LIVING

4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520



LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- 470 PROPOSED CONTOUR
- 459+0 PROPOSED SPOT GRADE
- WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
- TREE-LINE
- ⊙ CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- ⊙ HYD HYDRANT
- ⊙ WG WATER GATE
- ⊙ WSO WATER SHUTOFF
- ⊙ MW MONITORING WELL
- ⊙ UP UTILITY POLE
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- ⊙ WQU WATER QUALITY UNIT
- OIL WATER SEPARATOR
- WATER LINE
- GAS LINE
- OHW OVERHEAD WIRES
- ECT ELECTRICAL & TELECOM. WIRES
- E ELECTRICAL WIRES
- ⊙ EMH ELECTRIC MANHOLE
- EDGE OF PAVEMENT
- GUARD RAIL
- PROPOSED CURB
- ACCESSIBLE FEATURE
- SEDIMENTATION CONTROL BARRIER
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED LIGHT
- ⊙ SOIL BORING
- ⊙ SOIL TEST PIT
- ⊙ PROPOSED EV READY SPACE

DIG SAFE:
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LOT 3: ZONING DISTRICT BG-2.0

BUILDING DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	5,000	135,209
MINIMUM FRONTAGE (FT)	125	126
MINIMUM YARD FRONT (FT)	NA	47
MINIMUM YARD SIDE (FT)	NA	8
MINIMUM YARD REAR (FT)	15	65
MAXIMUM HEIGHT (STO)	NA	4
MAXIMUM HEIGHT (FT)	50	50
MAX FLOOR AREA RATIO	2:1	1.37:1

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING SPACES	280	170
PARKING RATIO PER DU	2:1	1.21:1
MAXIMUM % COMPACT	25	30.0
ACCESSIBLE SPACES	6	4 (+2 FROM LOT2 DECK)
LOADING SPACES	3	2

UNIT BREAKDOWN FOR BUILDING 3:

- GROSS FLOOR AREA (SF) = 184,830
- TOTAL UNITS = 138
- STUDIO UNITS = 28
- 1 BEDROOM UNITS = 56
- 2 BEDROOM UNITS = 50
- 3 BEDROOM UNITS = 4

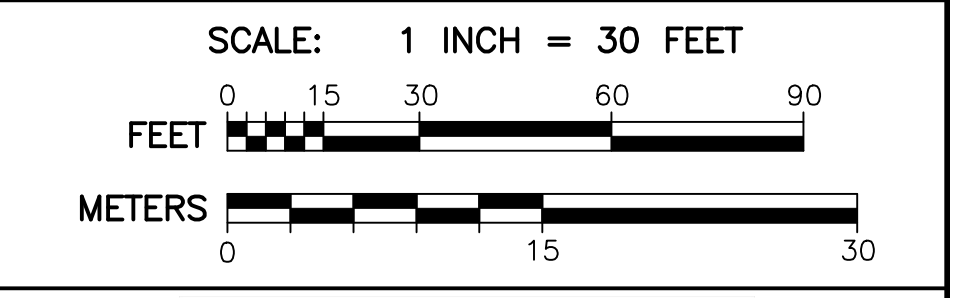
PARKING BREAKDOWN FOR BUILDING 3:

- TOTAL INTERIOR GARAGE SPACES = 88
- INTERIOR COMPACT SPACES = 0
- INTERIOR ACCESSIBLE SPACES = 3
- INTERIOR EV READY SPACES = 9
- INTERIOR BICYCLE SLOTS = 27
- TOTAL EXTERIOR SPACES = 82
- EXTERIOR COMPACT SPACES = 51
- EXTERIOR ADA SPACES = 3
- EXTERIOR EV SPACES = 28

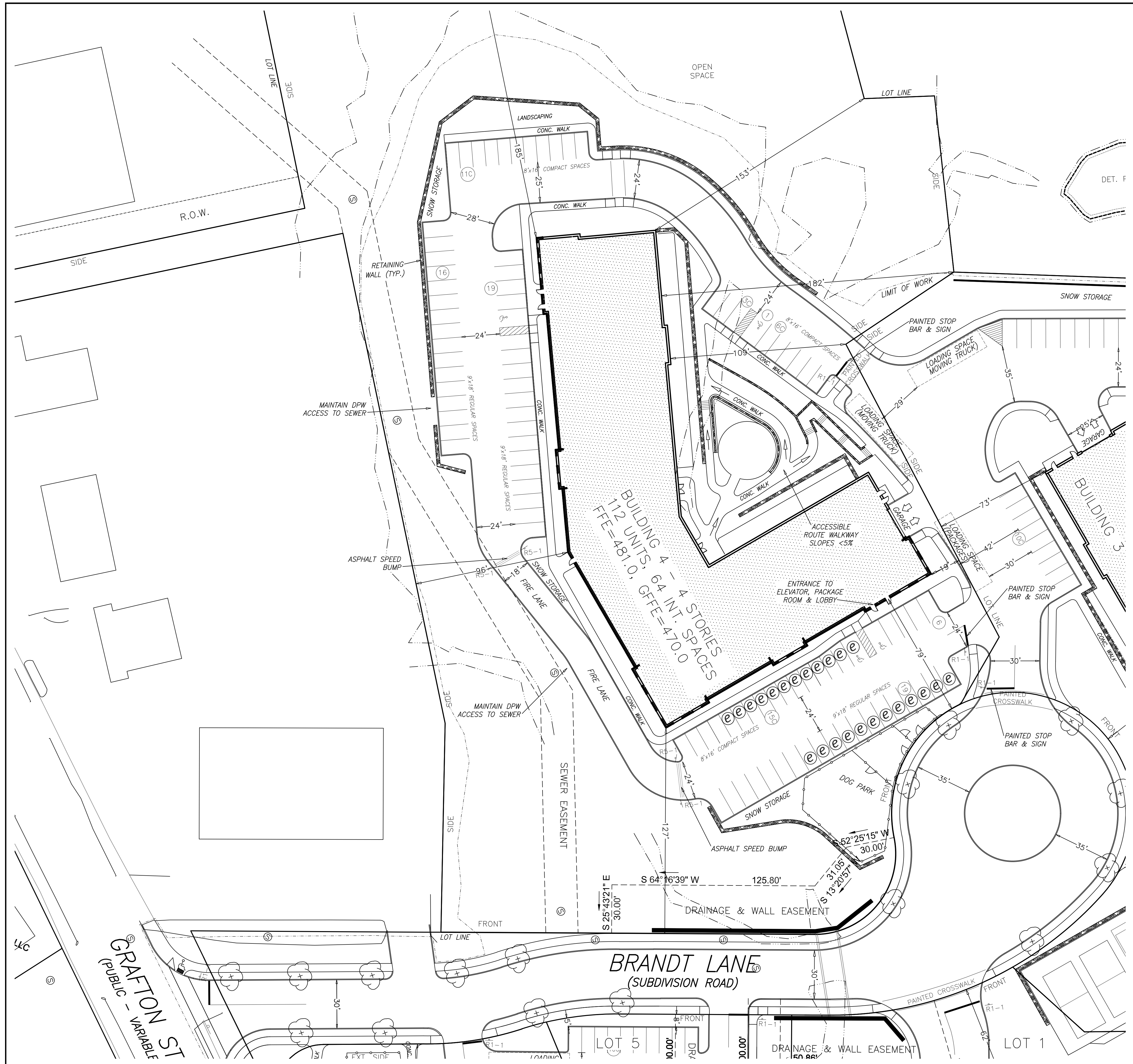
THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151

DATE: **OCTOBER 21, 2024** DWG NO. _____

REVISIONS	
DATE:	DESCRIPTION



4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520



LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- [470] PROPOSED CONTOUR
- [459+0] PROPOSED SPOT GRADE
- WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
- TREE-LINE
- ⊙ CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- ⊙ HYD HYDRANT
- ⊙ WG WATER GATE
- ⊙ WSO WATER SHUTOFF
- ⊙ MW MONITORING WELL
- ⊙ UP UTILITY POLE
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- ⊙ WQU WATER QUALITY UNIT
- OIL WATER SEPARATOR
- WATER LINE
- GAS LINE
- OHW OVERHEAD WIRES
- ECT ELECTRICAL & TELECOM. WIRES
- E ELECTRICAL WIRES
- ⊙ EMH ELECTRIC MANHOLE
- EDGE OF PAVEMENT
- GUARD RAIL
- PROPOSED CURB
- ACCESSIBLE FEATURE
- SEDIMENTATION CONTROL BARRIER
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED LIGHT
- ⊙ SOIL BORING
- ⊙ SOIL TEST PIT
- ⊙ PROPOSED EV READY SPACE

LOT 4: ZONING DISTRICT BG-2.0

BUILDING DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	5,000	212,724
MINIMUM FRONTAGE (FT)	125	420
MINIMUM YARD FRONT (FT)	NA	78
MINIMUM YARD SIDE (FT)	NA	19
MINIMUM YARD REAR (FT)	15	18.3
MAXIMUM HEIGHT (STO)	NA	4
MAXIMUM HEIGHT (FT)	50	50
MAX FLOOR AREA RATIO	2:1	0.69:1

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING SPACES	226	160
PARKING RATIO PER DU	2:1	1.41:1
MAXIMUM % COMPACT	25	24.4
ACCESSIBLE SPACES	6	6
LOADING SPACES	3	2

UNIT BREAKDOWN FOR BUILDING 4:

GROSS FLOOR AREA (SF)	= 146,442
TOTAL DWELLING UNITS	= 112
STUDIO UNITS	= 19
1 BEDROOM UNITS	= 54
2 BEDROOM UNITS	= 35
3 BEDROOM UNITS	= 4

PARKING BREAKDOWN FOR BUILDING 4:

TOTAL INTERIOR GARAGE SPACES	= 64
INTERIOR COMPACT SPACES	= 4
INTERIOR ACCESSIBLE SPACES	= 2
INTERIOR EV READY SPACES	= 9
INTERIOR BICYCLE SLOTS	= 33
TOTAL EXTERIOR SPACES	= 96
EXTERIOR COMPACT SPACES	= 35
EXTERIOR ADA SPACES	= 4
EXTERIOR EV READY SPACES	= 22

CONSTRUCTION NOTES:

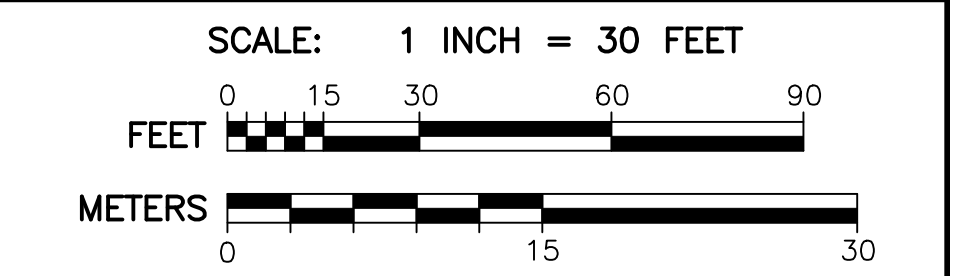
- RETAINING WALLS SHALL BE DESIGNED BY A P.E. DIMENSIONED DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS AND MUST SHOW SURCHARGES FOR TRAFFIC & SNOW STORAGE.
- SEE LANDSCAPE PLANS FOR DETAILED PLANTING SCHEDULES, FENCING, FLATWORK, AND AMENITIES.

DIG SAFE:

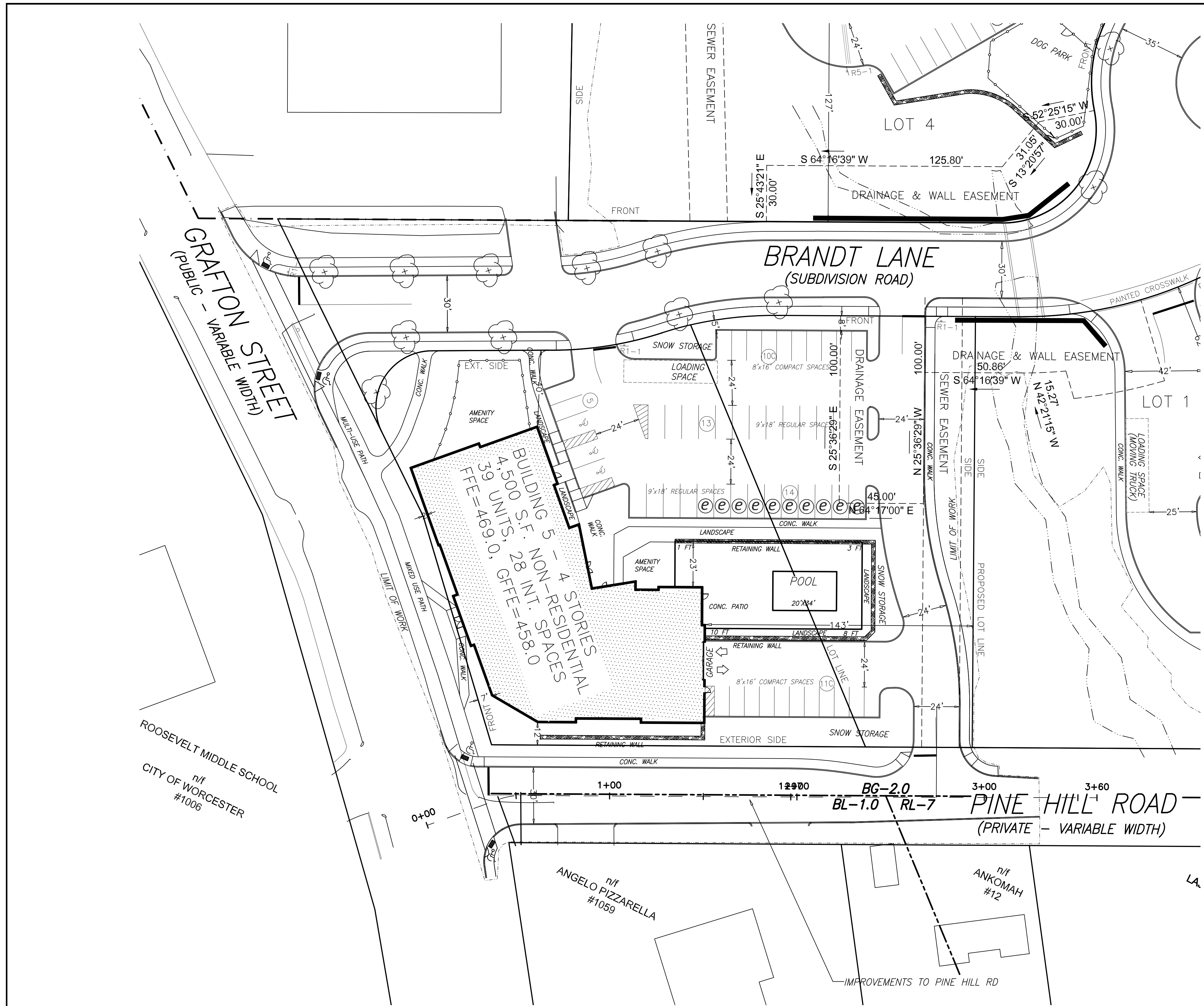
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DATE:	OCTOBER 21, 2024	DWG NO.	
REVISIONS			
DATE:		DESCRIPTION	



4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520
PARKING LAYOUT PLAN BUILDING 4 C2.4



LOT 5: ZONING DISTRICT BG-2.0

BUILDING DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	5,000	64,280
MINIMUM FRONTAGE (FT)	125	786
MINIMUM YARD FRONT (FT)	NA	2
MINIMUM EXT. SIDE YD (FT)	NA	6
MINIMUM YARD SIDE (FT)	NA	14.3
MINIMUM YARD REAR (FT)	15	NA
MAXIMUM HEIGHT (STO)	NA	4
MAXIMUM HEIGHT (FT)	50	50
MAX FLOOR AREA RATIO	2:1	1.04:1

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
RES. PARKING SPACES	78	68
NON-RES. 4,500 x 1/300	15	13
TOTAL REQUIRED	93	81
PARKING RATIO PER DU	2:1	1.60:1
MAXIMUM % COMPACT	25	25.9
ACCESSIBLE SPACES	3	4
LOADING SPACES	1	1

UNIT BREAKDOWN FOR BUILDING 5:

GROSS FLOOR AREA (SF)	=	67,142 (4,500 COMMERCIAL)
TOTAL DWELLING UNITS	=	39
STUDIO UNITS	=	10
1 BEDROOM UNITS	=	13
2 BEDROOM UNITS	=	16
3 BEDROOM UNITS	=	0

PARKING BREAKDOWN FOR BUILDING 5:

TOTAL INTERIOR GARAGE SPACES	=	28
INTERIOR COMPACT SPACES	=	1
INTERIOR ACCESSIBLE SPACES	=	1
INTERIOR EV READY SPACES	=	7
INTERIOR BICYCLE SLOTS	=	28
TOTAL EXTERIOR SPACES	=	53
EXTERIOR COMPACT SPACES	=	21
EXTERIOR ADA SPACES	=	3
EXTERIOR EV SPACES	=	10

- CONSTRUCTION NOTES:**
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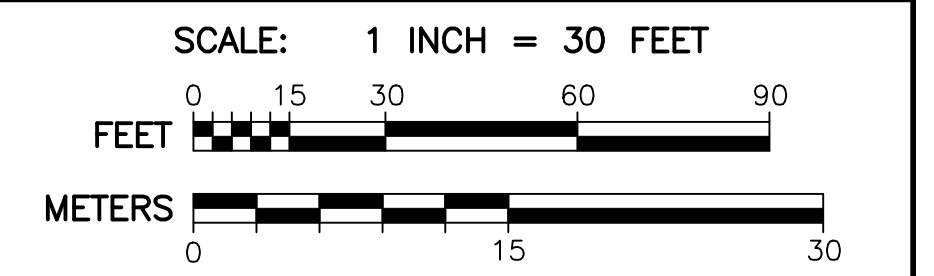
LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
- TREE-LINE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- HYDRANT
- WATER GATE
- WATER SHUTOFF
- MONITORING WELL
- UTILITY POLE
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- WATER QUALITY UNIT
- OIL WATER SEPARATOR
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- ELECTRICAL & TELECOM. WIRES
- ELECTRICAL WIRES
- ELECTRIC MANHOLE
- EDGE OF PAVEMENT
- GUARD RAIL
- PROPOSED CURB
- ACCESSIBLE FEATURE
- SEDIMENTATION CONTROL BARRIER
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED LIGHT
- SOIL BORING
- SOIL TEST PIT
- PROPOSED EV READY SPACE

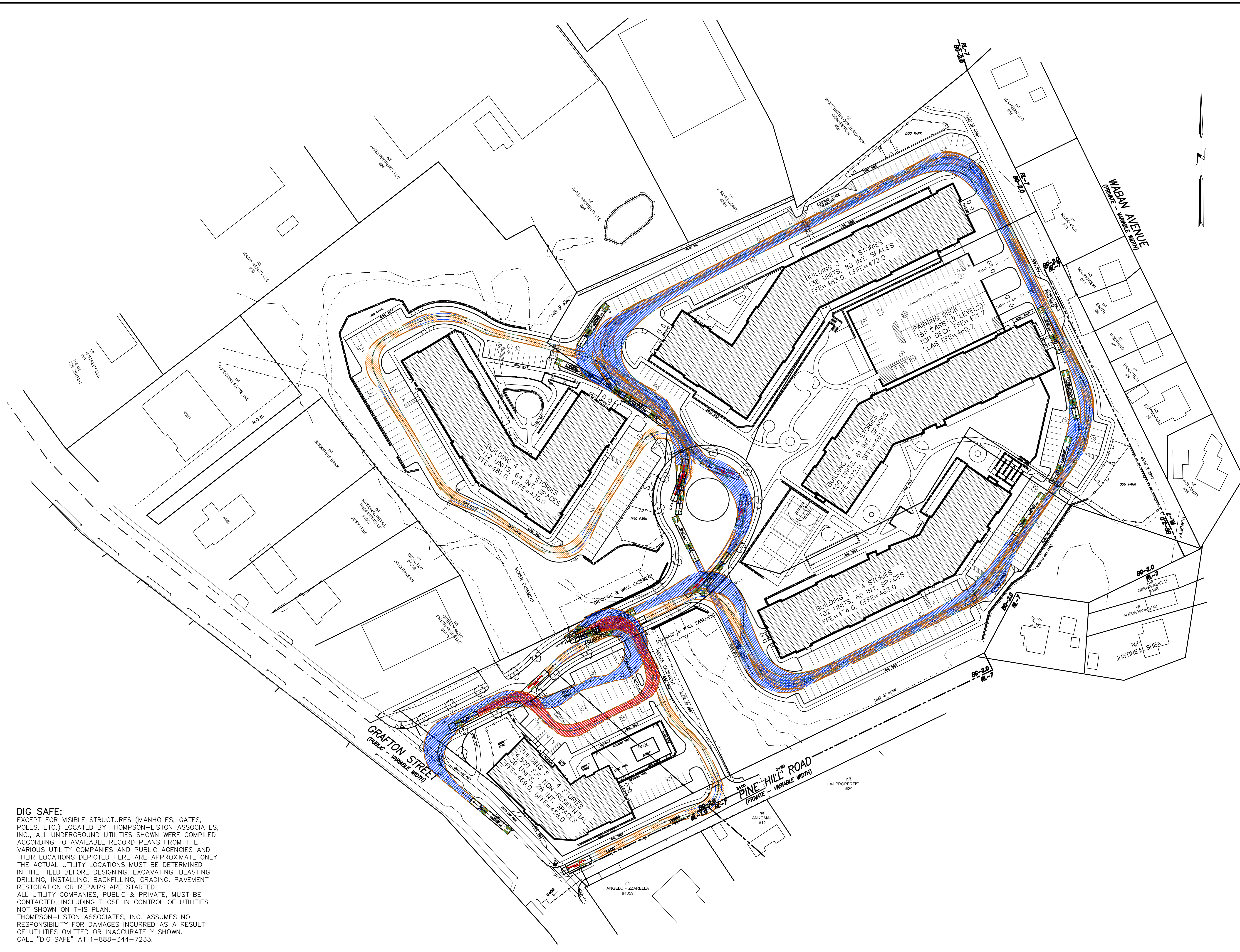
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DATE:	OCTOBER 21, 2024	DWG NO.	
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4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520
PARKING LAYOUT PLAN BUILDING 5 C2.5



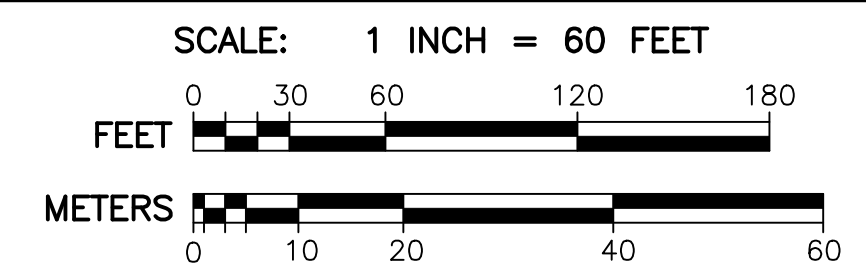
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- NOTES:
1. OWNED BY BRANDT LANE DEVELOPMENT LLC SEE DEED BOOK 68959 PAGE 58.
 2. ASSESSORS MBL 0038-0026-0003A & 00044
 3. ZONING DISTRICTS: BL-1.0, RL-7, AND BG-2.0
 4. EXISTING CONDITIONS INCLUDING PROPERTY LINES, MONUMENTS, EASEMENTS, TOPOGRAPHY WETLAND RESOURCES, AND SETBACKS SHOWN HEREON ARE BASED UPON A SURVEY COMPLETED BY TAUPER LAND SURVEY, INC. DATED MAY 31, 2023.
 5. ELEVATIONS SHOWN HEREON REFER TO MEAN SEA LEVEL N.A.V.D. 88 DATUM.
 6. WETLAND RESOURCE AREA BOUNDARIES HAVE BEEN CONFIRMED BY THE WORCESTER CONSERVATION COMMISSION. SEE ORDER OF RESOURCE AREA DELINEATION FOR DEP FILE NO. 349-1365 RECORDED IN DEED BOOK 69362 PAGE 385.
 7. THE PROPERTY IS SUBJECT TO REGULATION UNDER THE MASSACHUSETTS CONTINGENCY PLAN (CH.21E). SITE REFERENCE RTN 2-21432.



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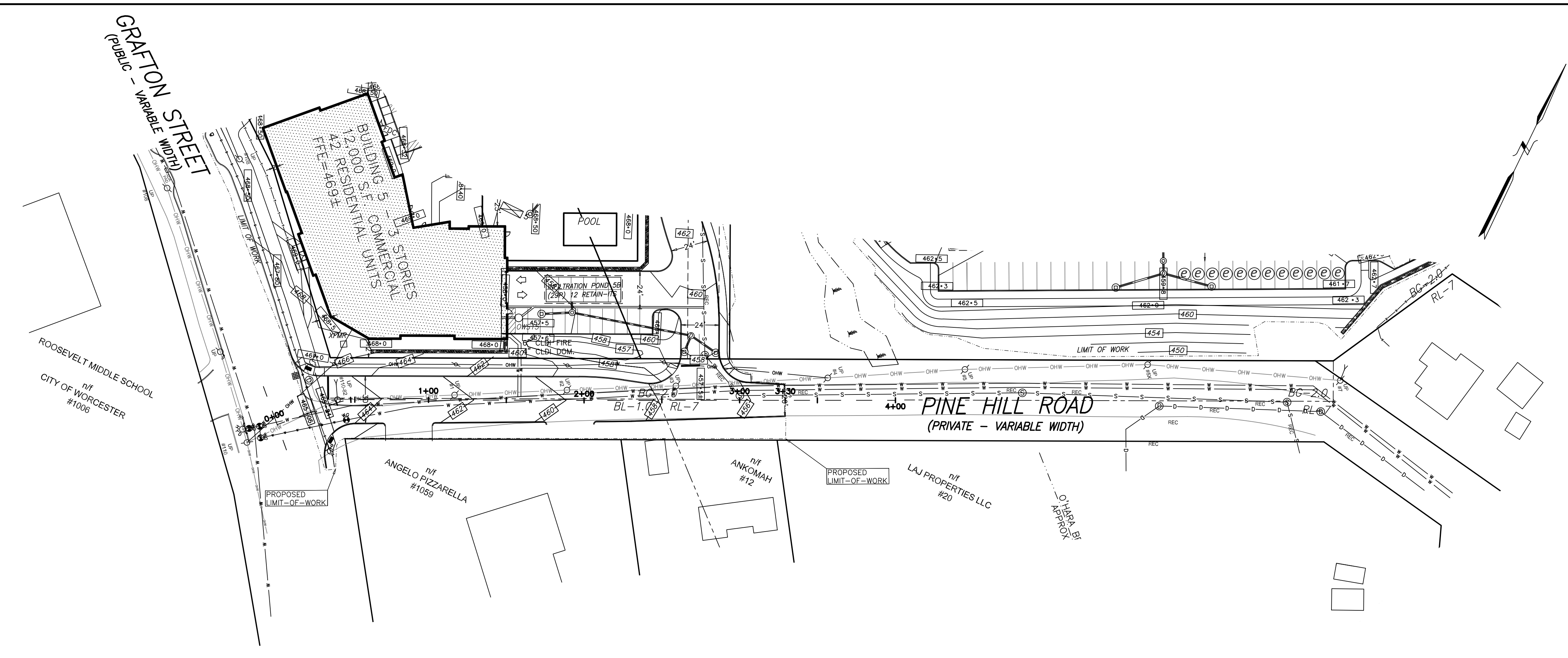
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Grafton Woods
 LUXURY LIVING

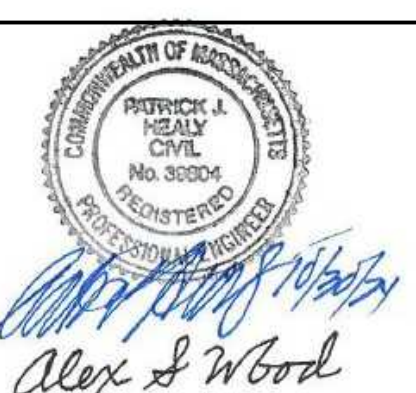
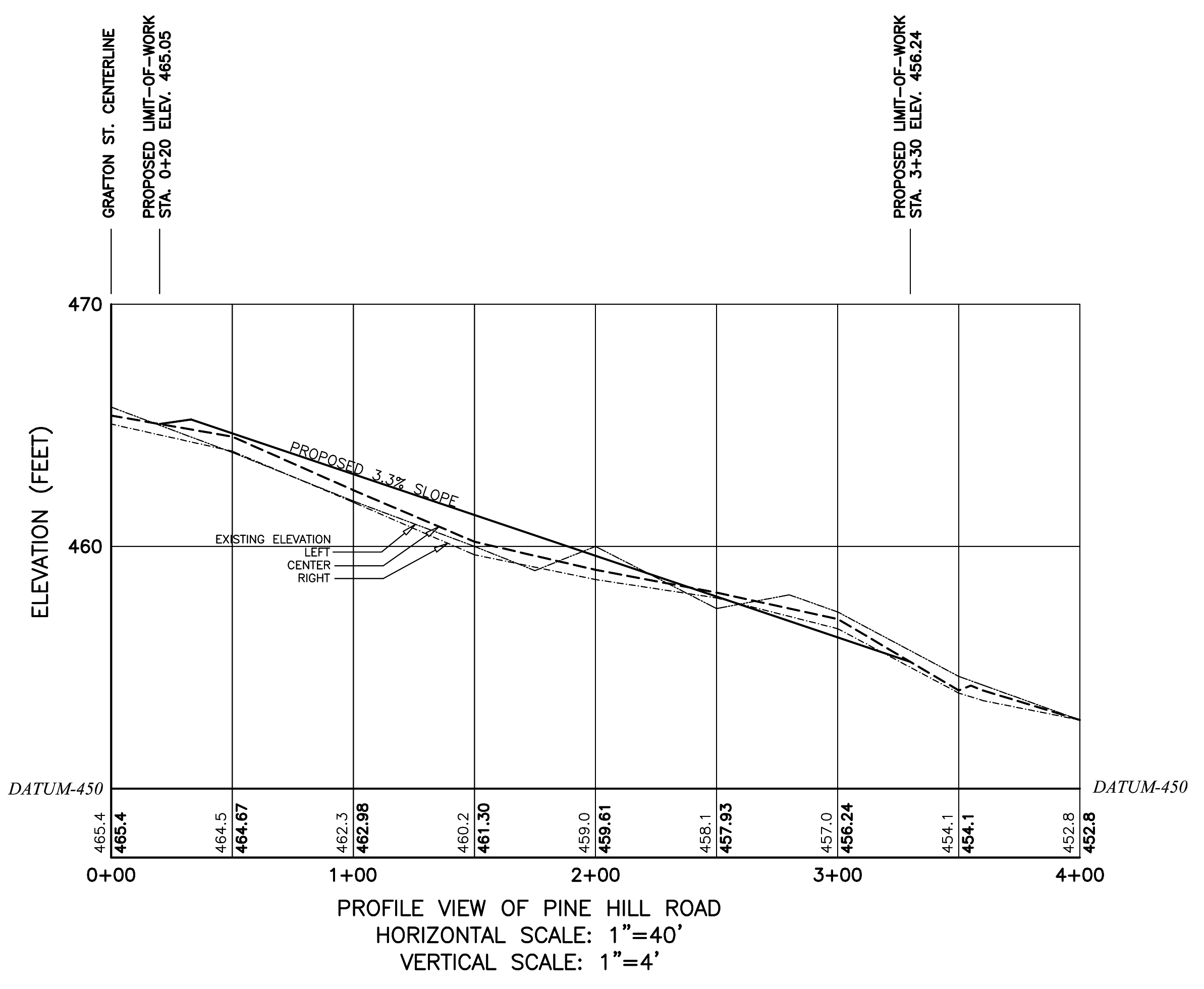
4 BRANDT LANE
 WORCESTER, MASSACHUSETTS

OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520



LEGEND

---	1 FOOT CONTOURS
---	5 FOOT CONTOURS
470	PROPOSED CONTOUR
459+0	PROPOSED SPOT GRADE
Δ ¹⁵	WETLAND FLAG
---	EDGE OF WETLAND
---	WETLAND BUFFER
---	STREAM BANK
---	TREE-LINE
⊕ CB	CATCH BASIN
⊕ DMH	DRAIN MANHOLE
⊕ SMH	SEWER MANHOLE
⊕ HYD	HYDRANT
⊕ WG	WATER GATE
⊕ WSO	WATER SHUTOFF
⊕ MW	MONITORING WELL
⊕ UP	UTILITY POLE
D	EXISTING DRAIN LINE
S	EXISTING SEWER LINE
---	PROPOSED DRAIN LINE
---	PROPOSED SEWER LINE
⊕ WQU	WATER QUALITY UNIT
⊕ OWS	OIL WATER SEPARATOR
W	WATER LINE
G	GAS LINE
OHW	OVERHEAD WIRES
ECT	ELECTRICAL & TELECOM. WIRES
E	ELECTRICAL WIRES
⊕ EMH	ELECTRIC MANHOLE
---	EDGE OF PAVEMENT
---	GUARD RAIL
---	PROPOSED CURB
---	ACCESSIBLE FEATURE
---	SEDIMENTATION CONTROL BARRIER
---	PROPOSED FENCE
---	PROPOSED WALL
*	PROPOSED LIGHT
⊕	SOIL BORING
⊕ TLAI	SOIL TEST PIT
⊕	PROPOSED EV READY SPACE

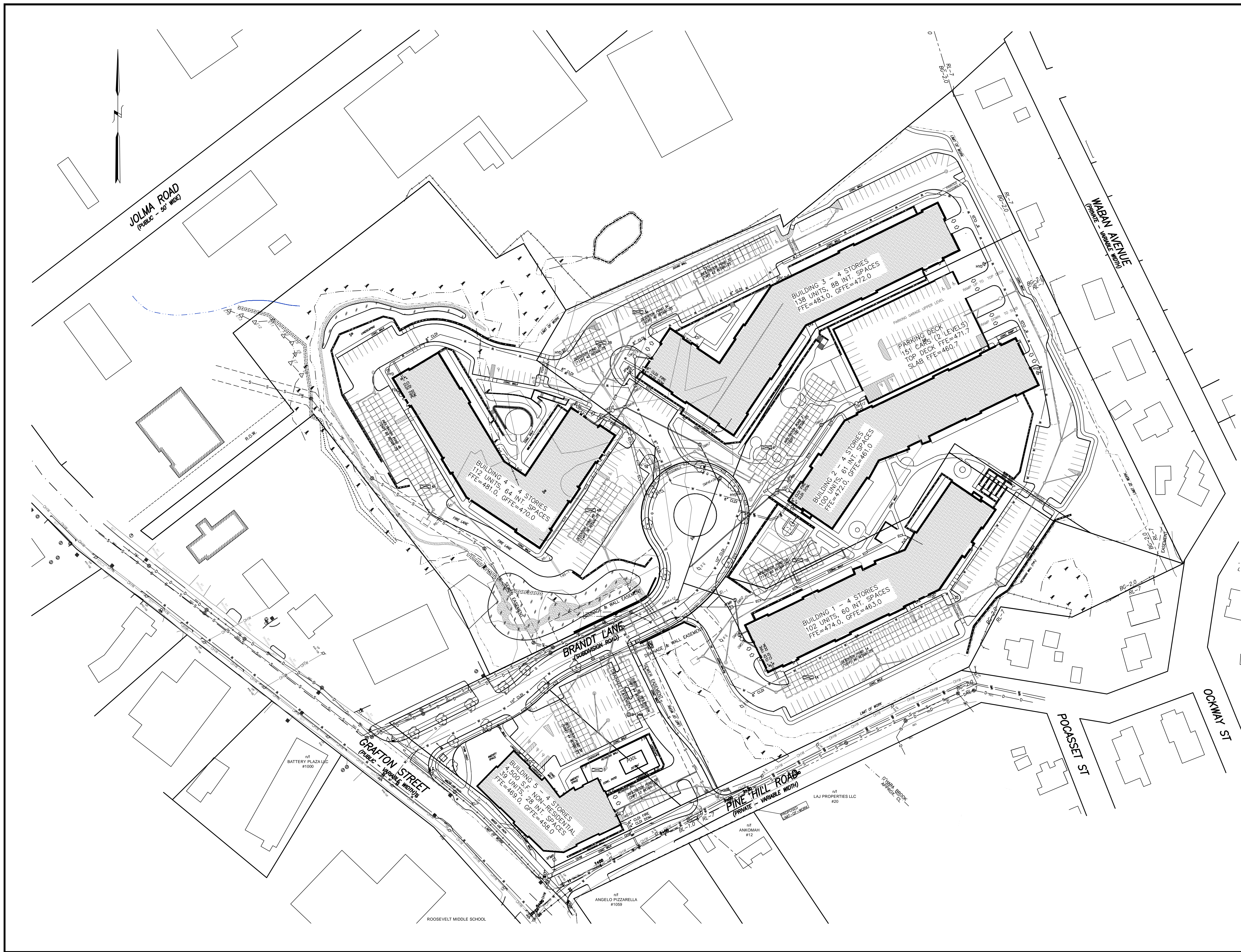


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4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
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PINE HILL ROAD IMPROVEMENTS **C2.7**

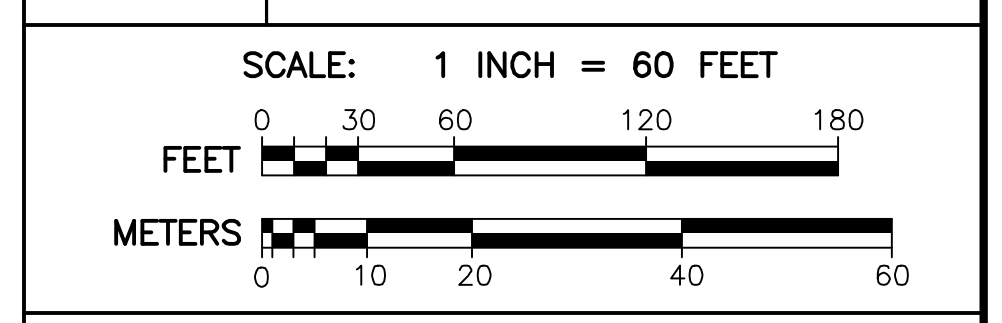


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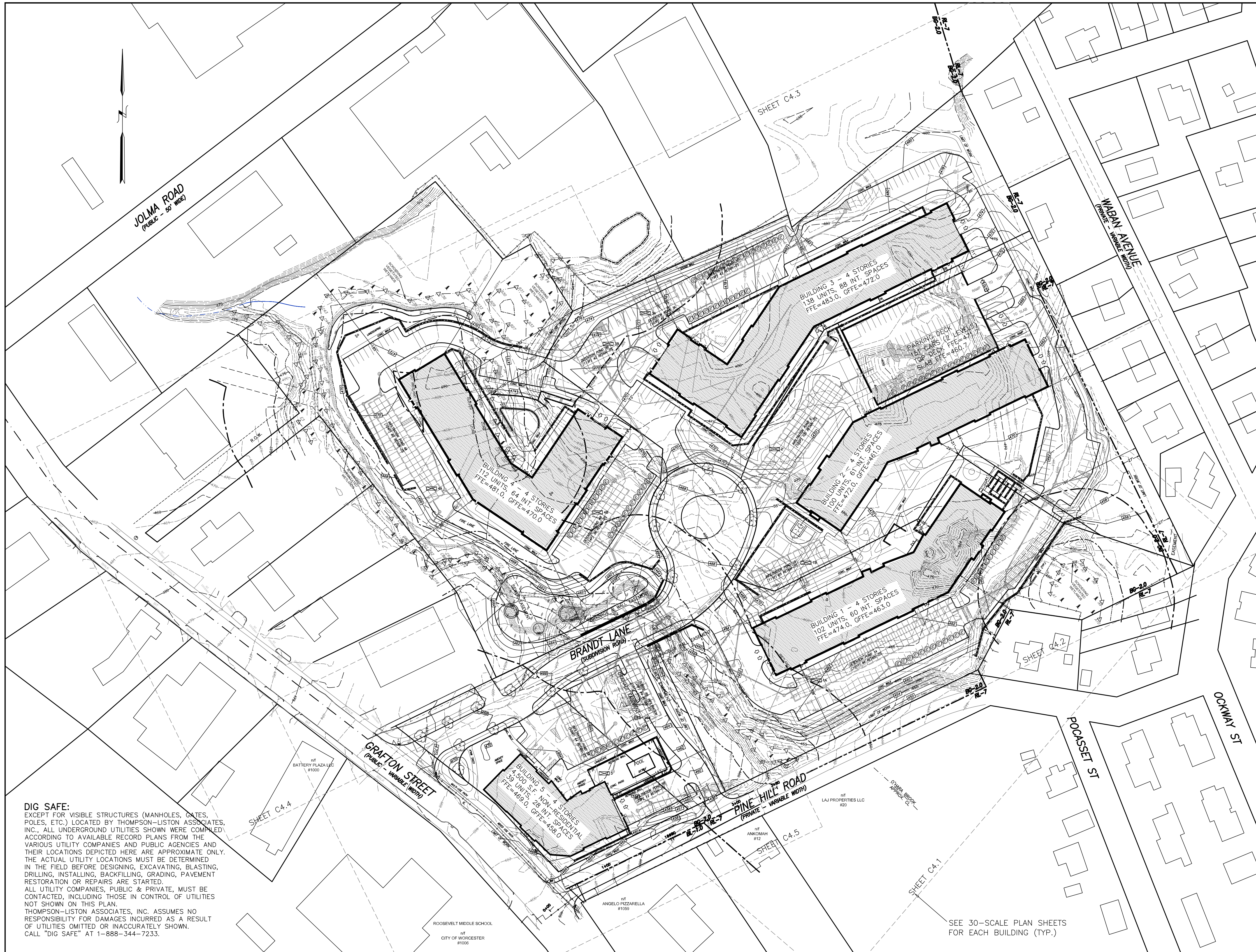
---	1 FOOT CONTOURS
---	5 FOOT CONTOURS
---	PROPOSED CONTOUR
---	PROPOSED SPOT GRADE
---	WETLAND FLAG
---	EDGE OF WETLAND
---	WETLAND BUFFER
---	STREAM BANK
---	TREE-LINE
⊙ CB	CATCH BASIN
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⊙ SMH	SEWER MANHOLE
⊙ HYD	HYDRANT
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⊙ WSO	WATER SHUTOFF
⊙ MW	MONITORING WELL
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⊙ EMH	ELECTRIC MANHOLE
---	EDGE OF PAVEMENT
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---	PROPOSED WALL
---	PROPOSED LIGHT
---	SOIL BORING
---	SOIL TEST PIT
---	PROPOSED EV READY SPACE


Alex & Wood
THOMPSON-LISTON ASSOCIATES, INC.
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 Erosion Control Specialists
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Grafton Woods
 LUXURY LIVING
4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520



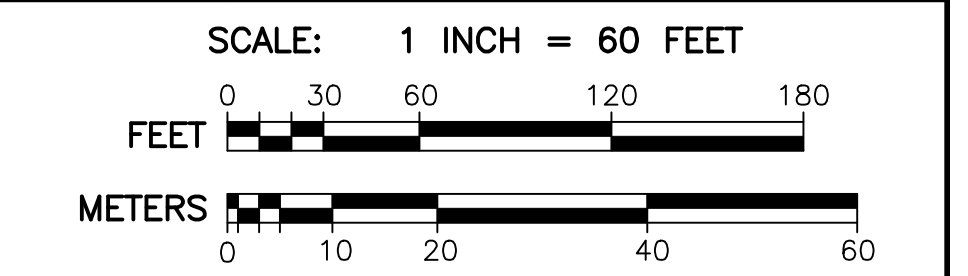
LEGEND KEY

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- - - - - PROPOSED CONTOUR
- - - - - PROPOSED SPOT GRADE
- ▲ WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
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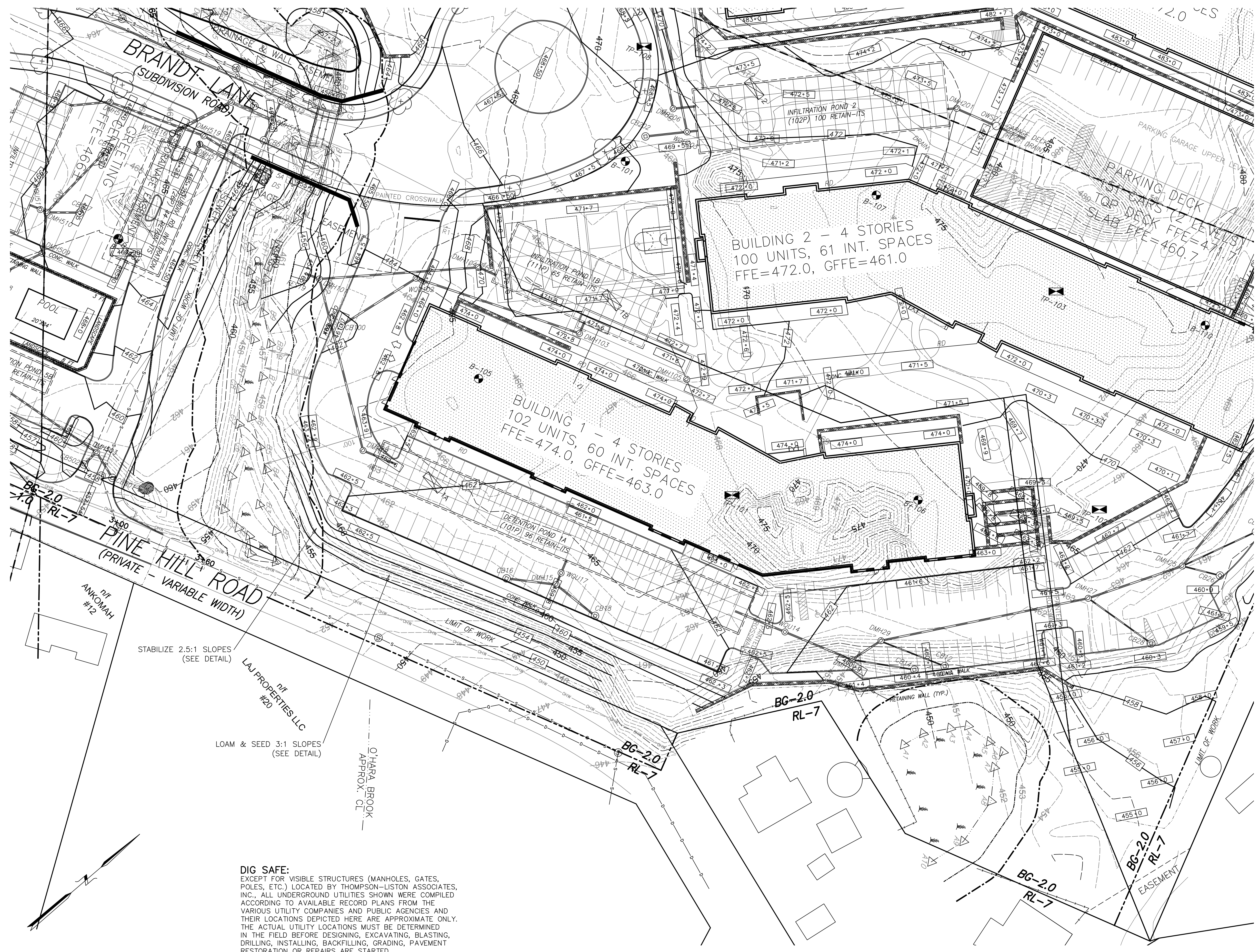
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4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520

GRADING PLAN OVERVIEW **C4.0**

SEE 30-SCALE PLAN SHEETS FOR EACH BUILDING (TYP.)

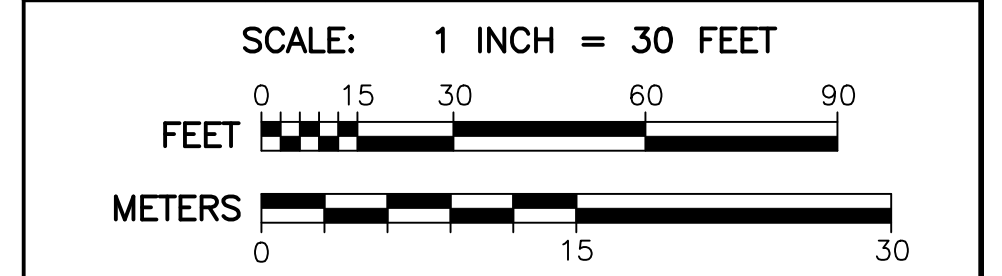


- LEGEND**
- 1 FOOT CONTOURS
 - 5 FOOT CONTOURS
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - WETLAND FLAG
 - WETLAND BUFFER
 - STREAM BANK
 - TREE-LINE
 - CB
 - DMH
 - SMH
 - HYD
 - WSG
 - W
 - UP
 - D
 - S
 - PROPOSED DRAIN LINE
 - EXISTING DRAIN LINE
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - WATER QUALITY UNIT
 - OIL WATER SEPARATOR
 - WATER LINE
 - G
 - OHW
 - ECT
 - E
 - EMH
 - EDGE OF PAVEMENT
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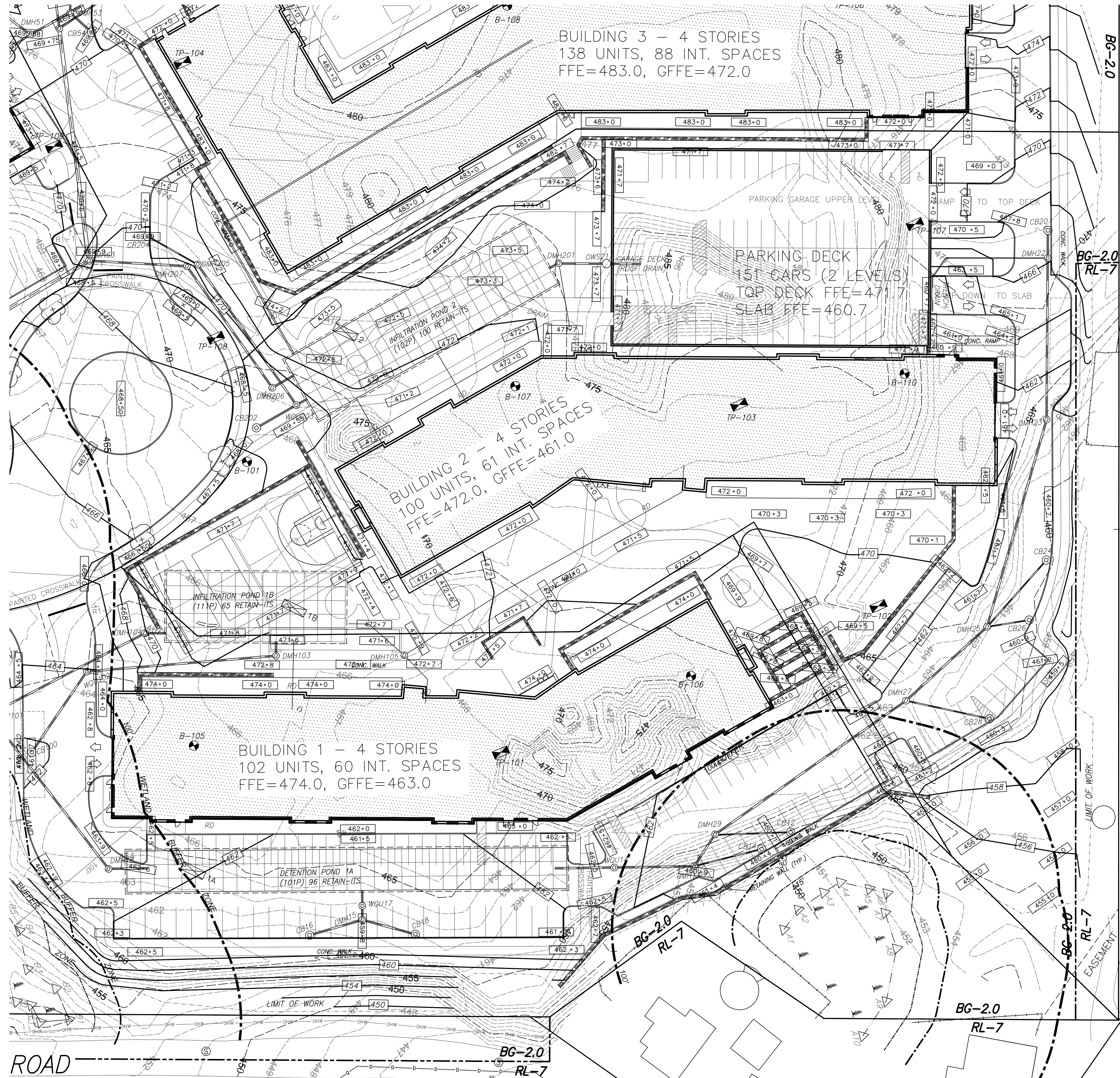
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 CALL "DIG SAFE" AT 1-888-344-7233.

Alex J. Wood
THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers Professional Land Surveyors
 Erosion Control Specialists
 P O Box 570, Boylston MA 01505
 info@tlainc.net (508) 869-6151

DATE:	REVISIONS
OCTOBER 21, 2024	
DATE:	DESCRIPTION



4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520



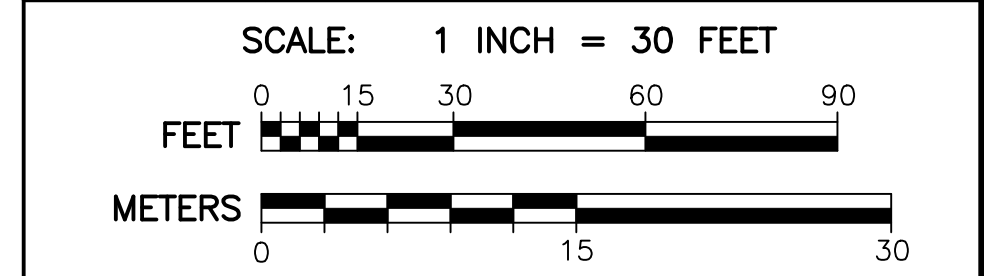
LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
- TREE-LINE
- CB
- DMH
- SMH
- HYD
- WGS
- WSO
- WV
- UP
- D
- S
- PROPOSED DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- WATER QUALITY UNIT
- OIL WATER SEPARATOR
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- ECT
- ELECTRICAL WIRES
- EMH
- ELECTRIC MANHOLE
- EDGE OF PAVEMENT
- GUARD RAIL
- PROPOSED CURB
- ACCESSIBLE FEATURE
- SEDIMENTATION CONTROL BARRIER
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED LIGHT
- SOIL BORING
- SOIL TEST PIT
- PROPOSED EV READY SPACE

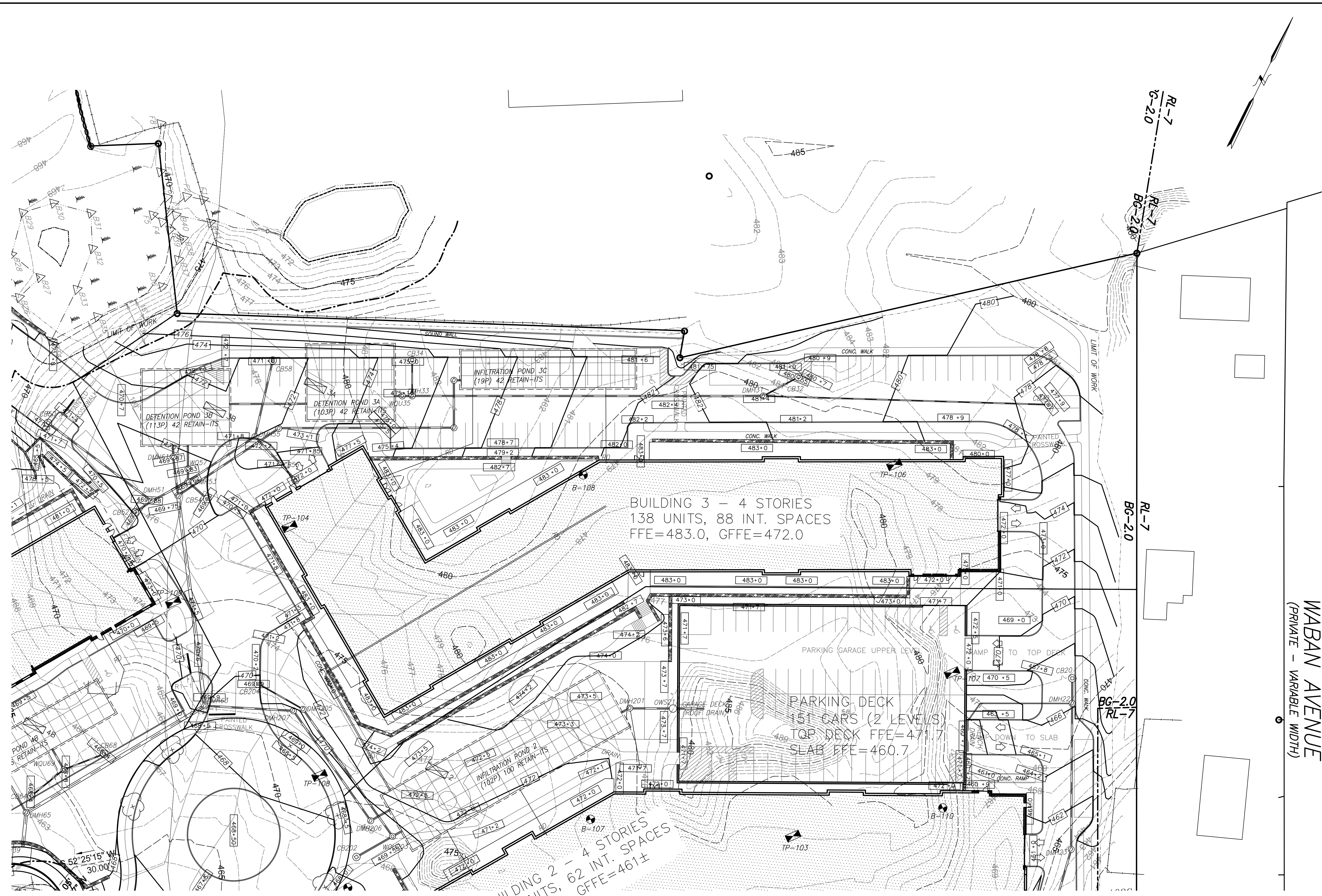
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LEGEND

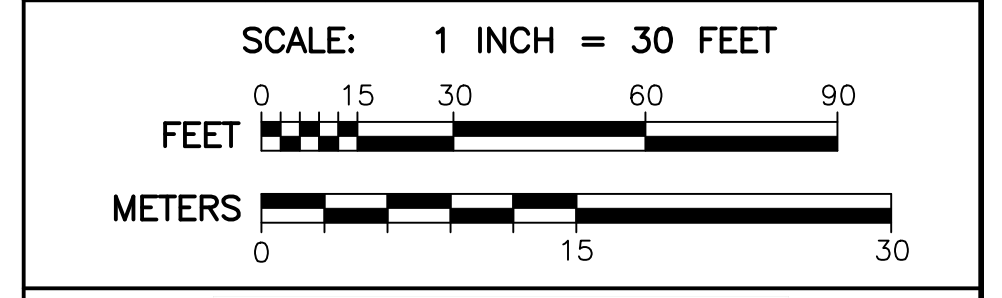
- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- - - - - PROPOSED CONTOUR
- 470 PROPOSED SPOT GRADE
- 459.0 PROPOSED SPOT GRADE
- △ WETLAND FLAG
- WETLAND BUFFER
- STREAM BANK
- TREE-LINE
- ⊙ CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- ⊙ HYD HYDRANT
- ⊙ WG WATER GATE
- ⊙ WSO WATER SHUTOFF
- ⊙ MW MONITORING WELL
- ⊙ UP UTILITY POLE
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- ⊙ WQU WATER QUALITY UNIT
- ⊙ OWS OIL WATER SEPARATOR
- W WATER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- ECT ELECTRICAL & TELECOM. WIRES
- E ELECTRICAL WIRES
- ⊙ EMH ELECTRIC MANHOLE
- EDGE OF PAVEMENT
- GUARD RAIL
- PROPOSED CURB
- ACCESSIBLE FEATURE
- SEDIMENTATION CONTROL BARRIER
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED LIGHT
- ⊙ SOIL BORING
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Grafton Woods
 LUXURY LIVING
4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520



LEGEND

- 1 FOOT CONTOURS
- - - 5 FOOT CONTOURS
- - - [470] PROPOSED CONTOUR
- - - [459.0] PROPOSED SPOT GRADE
- - - WETLAND FLAG
- - - WETLAND BUFFER
- - - STREAM BANK
- - - TREE-LINE
- ⊙ CB CATCH BASIN
- ⊙ DMH DRAIN MANHOLE
- ⊙ SMH SEWER MANHOLE
- ⊙ HYD HYDRANT
- ⊙ WSG WATER GATE
- ⊙ WSO WATER SHUTOFF
- ⊙ MW MONITORING WELL
- ⊙ UP UTILITY POLE
- - - D EXISTING DRAIN LINE
- - - S EXISTING SEWER LINE
- - - P PROPOSED DRAIN LINE
- - - SS PROPOSED SEWER LINE
- ⊙ WQU WATER QUALITY UNIT
- ⊙ OWS OIL WATER SEPARATOR
- - - W WATER LINE
- - - G GAS LINE
- - - OHW OVERHEAD WIRES
- - - ECT ELECTRICAL & TELECOM. WIRES
- - - E ELECTRICAL WIRES
- ⊙ EMH ELECTRIC MANHOLE
- - - EDGE OF PAVEMENT
- - - GUARD RAIL
- - - PROPOSED CURB
- - - ACCESSIBLE FEATURE
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- - - PROPOSED WALL
- - - PROPOSED LIGHT
- ⊙ SOIL BORING
- ⊙ SOIL TEST PIT
- ⊙ PROPOSED EV READY SPACE

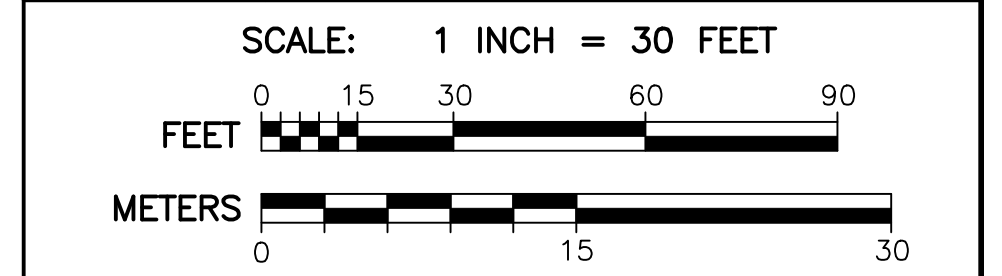
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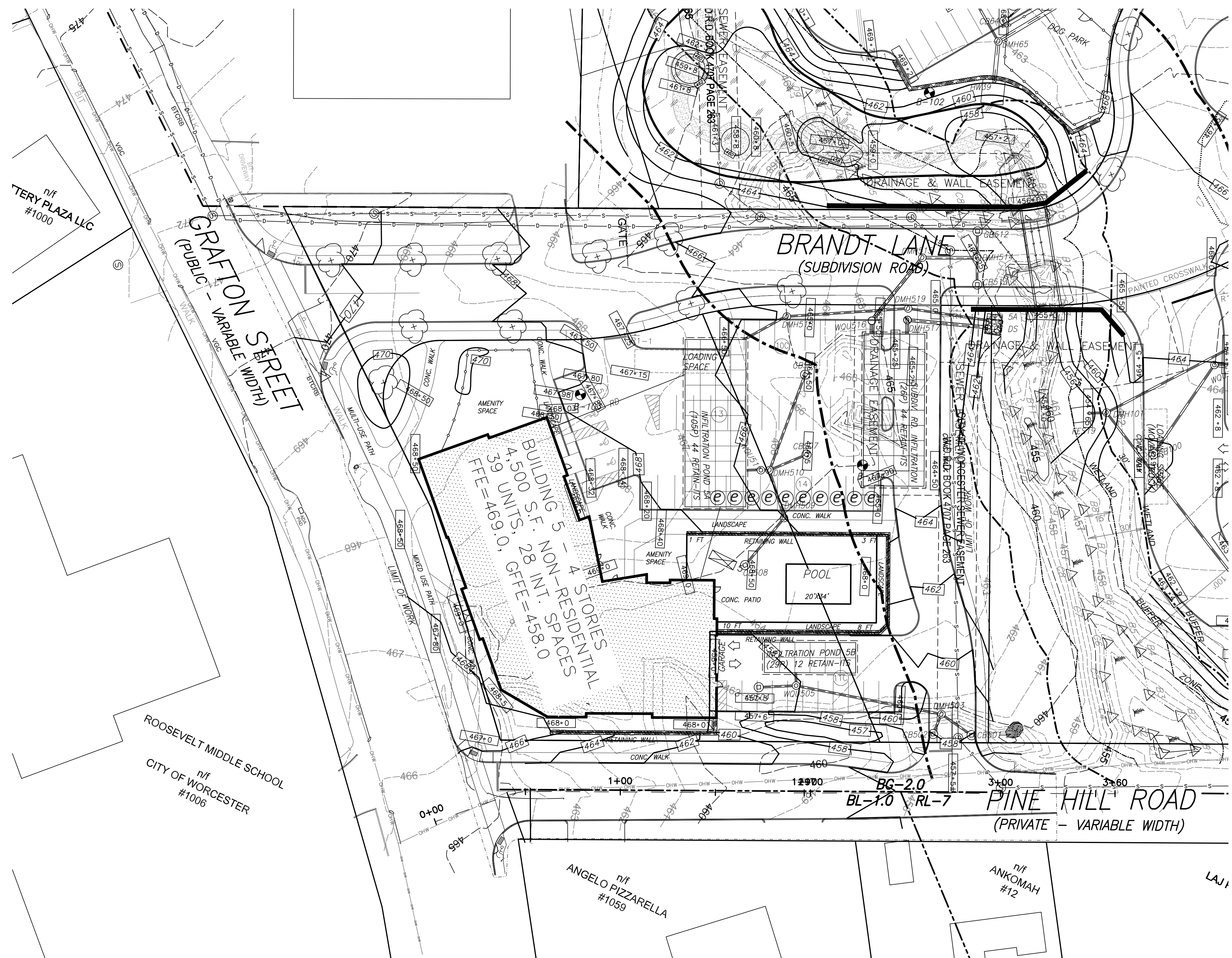
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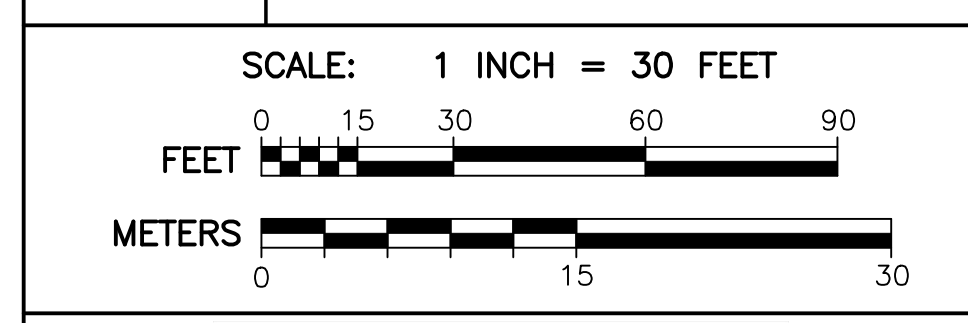


LEGEND

---	1 FOOT CONTOURS
---	5 FOOT CONTOURS
---	PROPOSED CONTOUR
---	PROPOSED SPOT GRADE
---	WETLAND FLAG
---	WETLAND BUFFER
---	STREAM BANK
---	TREE-LINE
---	CATCH BASIN
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	HYDRANT
---	WATER GATE
---	WATER SHUTOFF
---	MONITORING WELL
---	UTILITY POLE
---	EXISTING DRAIN LINE
---	EXISTING SEWER LINE
---	PROPOSED DRAIN LINE
---	PROPOSED SEWER LINE
---	WATER QUALITY UNIT
---	OIL WATER SEPARATOR
---	WATER LINE
---	GAS LINE
---	OVERHEAD WIRES
---	ELECTRICAL & TELECOM. WIRES
---	ELECTRICAL WIRES
---	ELECTRIC MANHOLE
---	EDGE OF PAVEMENT
---	GUARD RAIL
---	PROPOSED CURB
---	ACCESSIBLE FEATURE
---	SEDIMENTATION CONTROL BARRIER
---	PROPOSED FENCE
---	PROPOSED WALL
---	PROPOSED LIGHT
---	SOIL BORING
---	SOIL TEST PIT
---	PROPOSED EV READY SPACE

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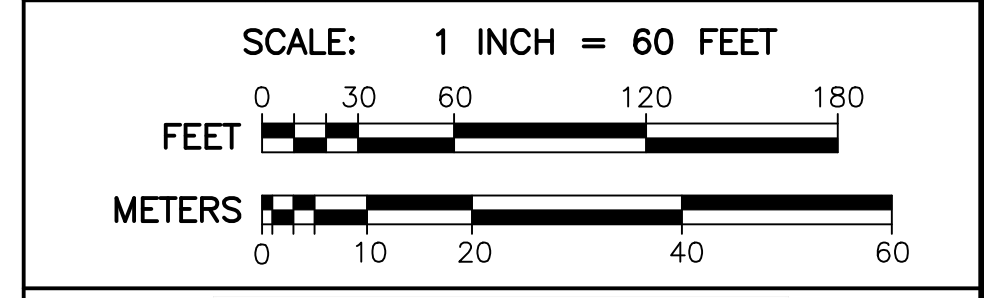
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- LEGEND**
- 1 FOOT CONTOURS
 - 5 FOOT CONTOURS
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 - [459+0] PROPOSED SPOT GRADE
 - WETLAND FLAG
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 - STREAM BANK
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 - E ELECTRICAL WIRES
 - EMH ELECTRIC MANHOLE
 - --- EDGE OF PAVEMENT
 - --- GUARD RAIL
 - --- PROPOSED CURB
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 - --- PROPOSED FENCE
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 - --- SOIL BORING
 - --- SOIL TEST PIT
 - --- PROPOSED EV READY SPACE

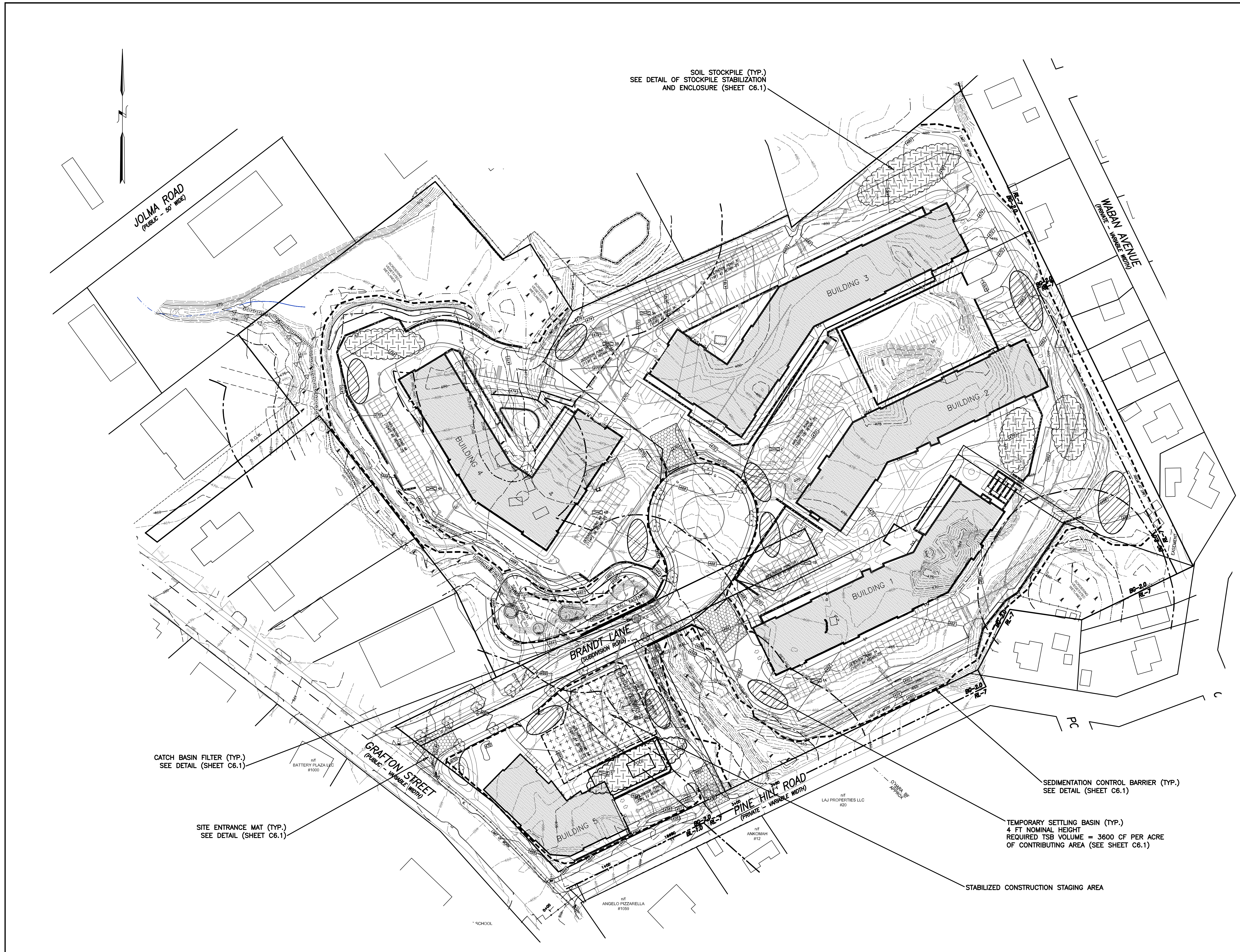

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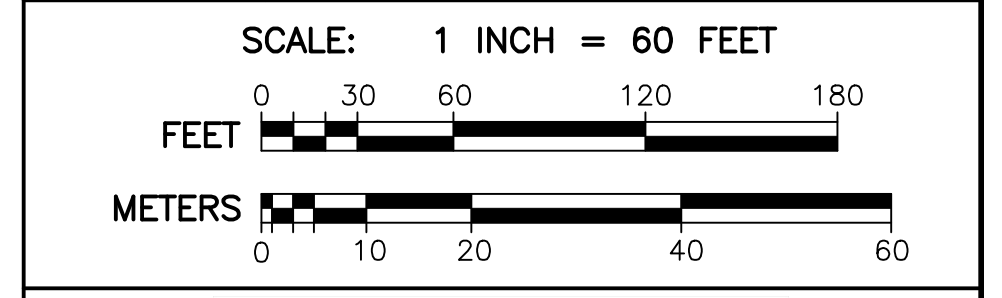
LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- - - PROPOSED CONTOUR
- - - WETLAND FLAG
- - - WETLAND BUFFER
- STREAM BANK
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- PROPOSED DRAIN LINE
- WQU WATER QUALITY UNIT
- PROPOSED WALL
- SEDIMENTATION CONTROL BARRIER
- CATCH BASIN FILTER
- TEMPORARY SETTLING BASIN
- SITE ENTRANCE MAT
- SOIL STOCKPILE

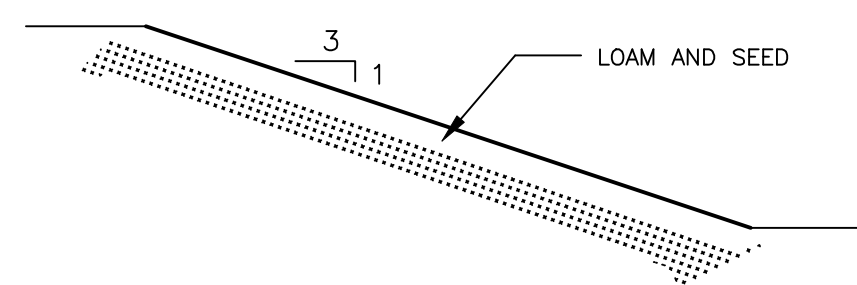
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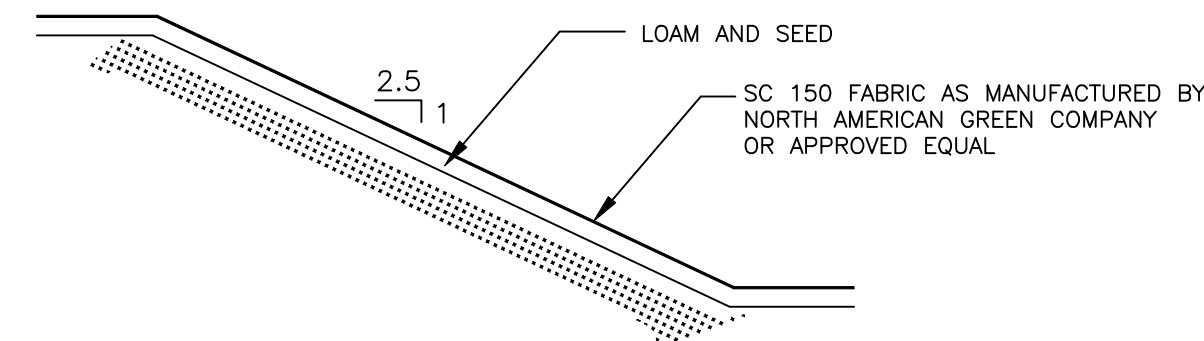
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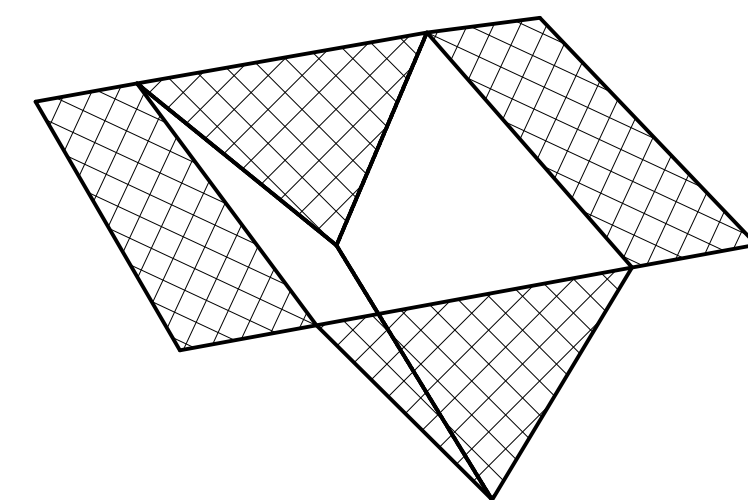
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 EROSION CONTROL PLAN **C6.0**



3:1 SLOPE TREATMENT
(NOT TO SCALE)

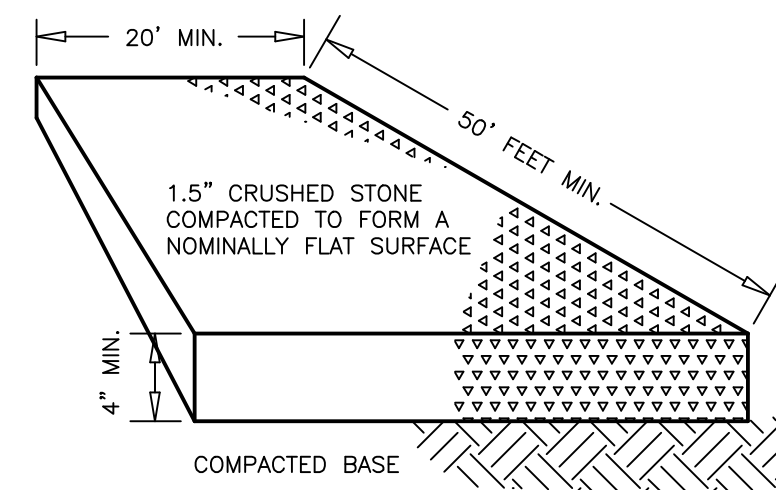


2.5:1 SLOPE TREATMENT
(NOT TO SCALE)



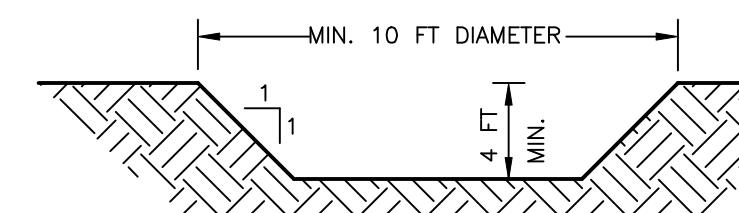
"STREAMGUARD" CATCH BASIN FILTER OR SIMILAR
(NOT TO SCALE)

LIFT UP CATCH BASIN COVER AND INSTALL FILTER. ENSURE THAT RODS STAKING FILTER ARE FIRMLY IN PLACE.



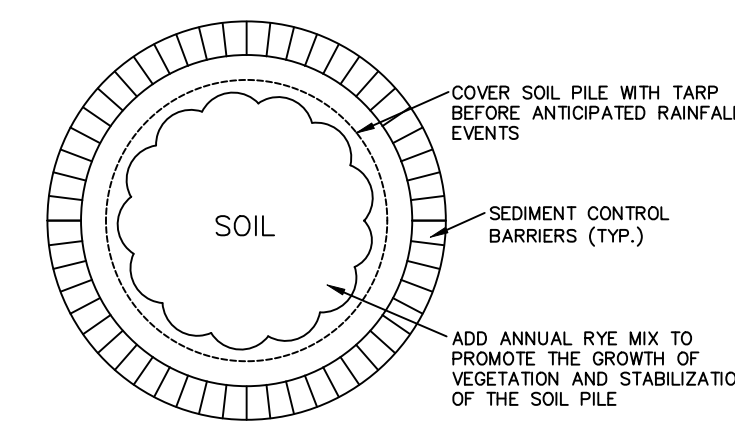
SITE ENTRANCE MAT

(NOT TO SCALE)
TOWN ROADS WILL BE SWEEPED DAILY WHEN HAULING IS IN PROGRESS.



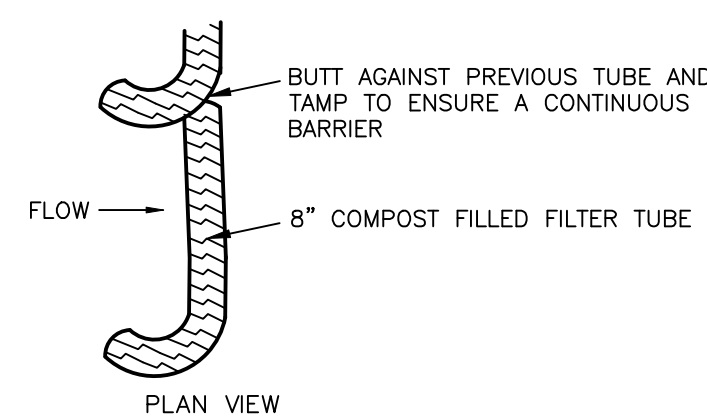
TEMPORARY SEDIMENT BASIN
(NOT TO SCALE)

TEMPORARY SETTLING BASINS SHALL BE SIZED TO HOLD A VOLUME OF 3,600 CUBIC FEET FOR EACH ACRE OF CONTRIBUTING RUNOFF AREA AND SHALL BE CLEANED OUT WHEN THE VOLUME OF SEDIMENT REACHES 1/2 THE ORIGINAL DEPTH. A STAKE, POST, OR RISER PIPE SHALL BE INSTALLED TO MARK THE DEPTH AT WHICH CLEANOUT IS REQUIRED.



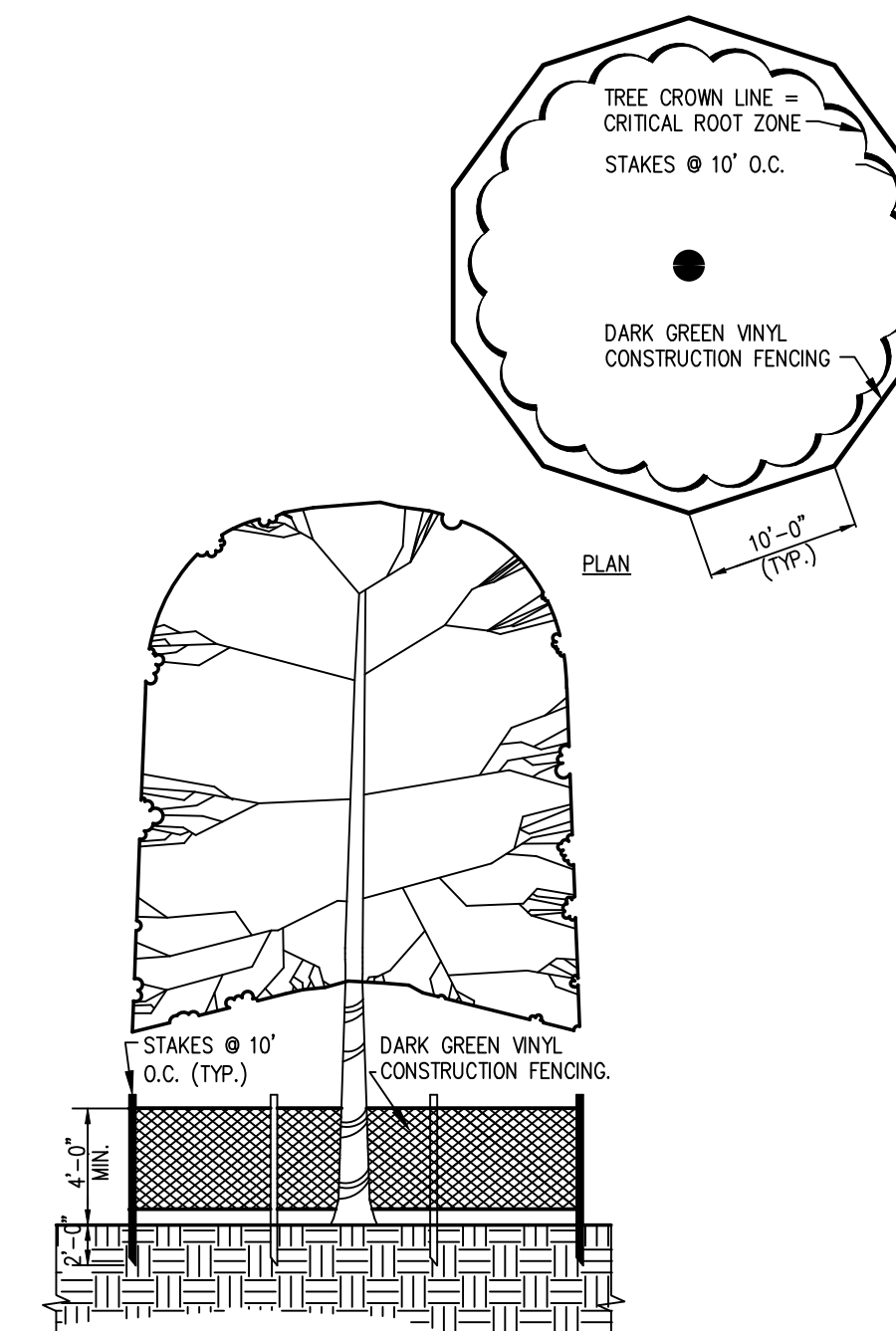
SOIL STOCKPILE STABILIZATION

(NOT TO SCALE)



COMPOST FILTER TUBE SEDIMENTATION CONTROL

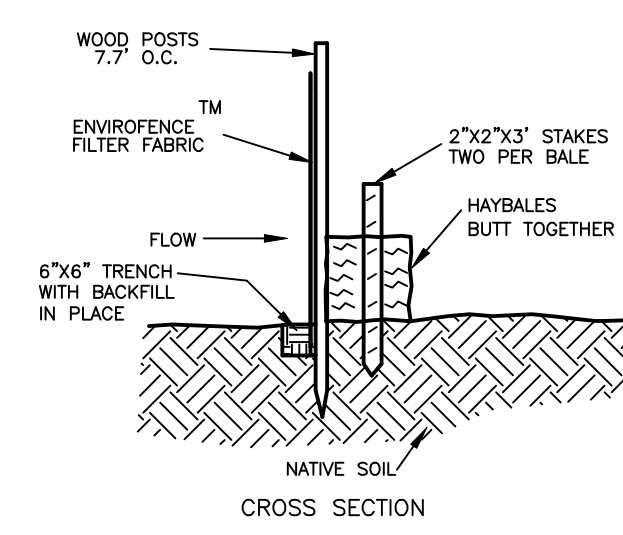
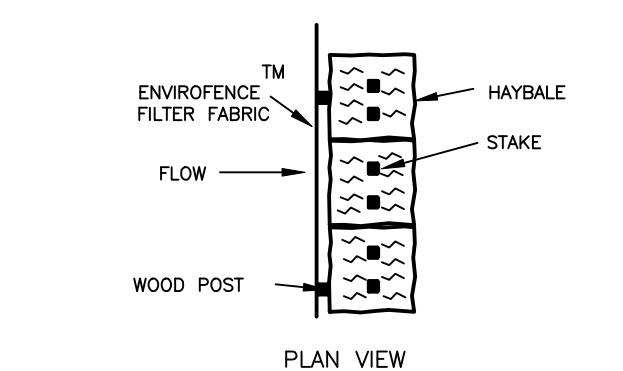
(NOT TO SCALE)



Tree Protection Fencing

(NOT TO SCALE)

NOTES:
1. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED. IF FENCE REMOVAL IS REQUIRED, OBTAIN PRIOR PERMISSION FROM THE OWNER.



SEDIMENTATION CONTROL BARRIER

(NOT TO SCALE)

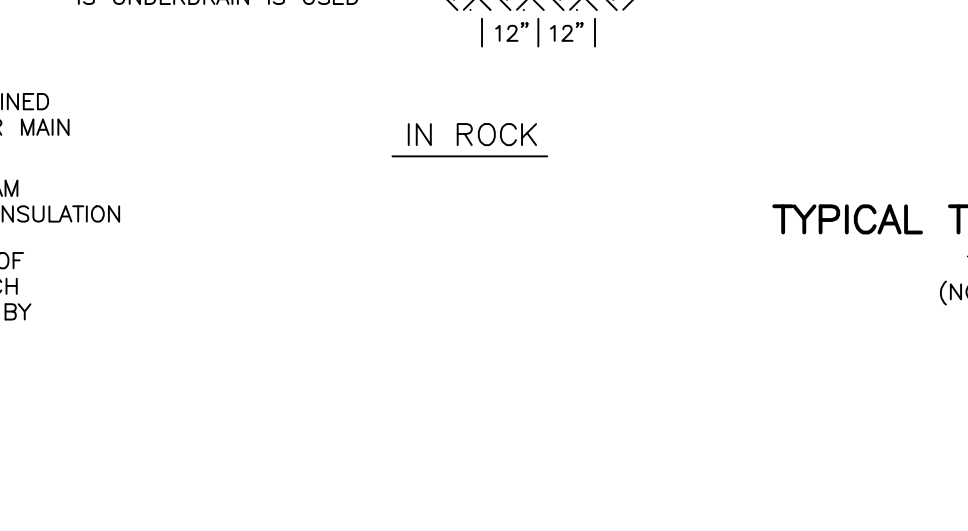
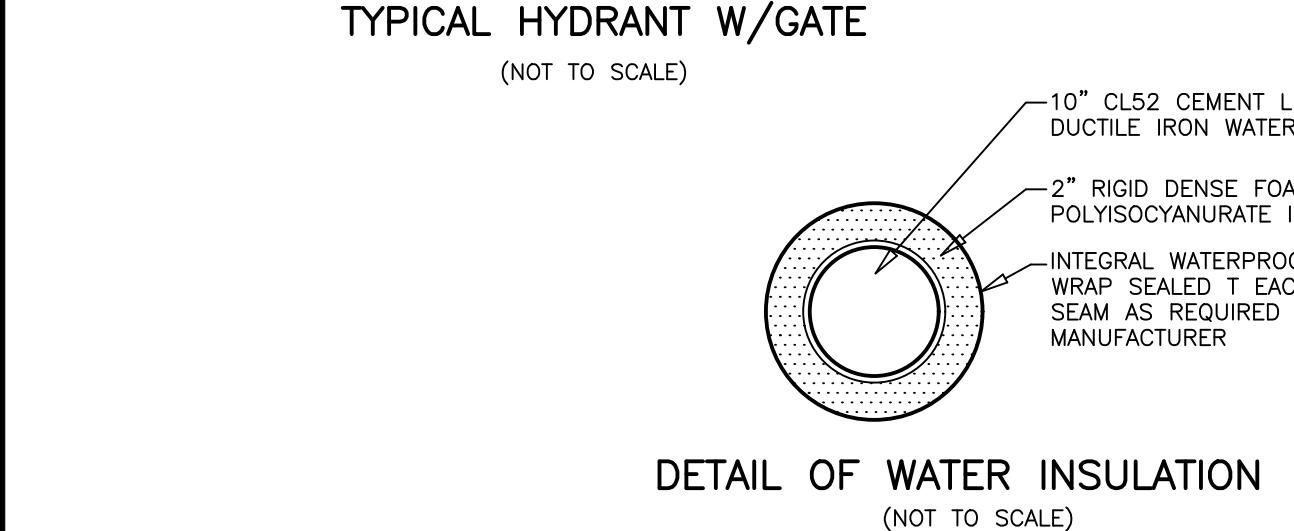
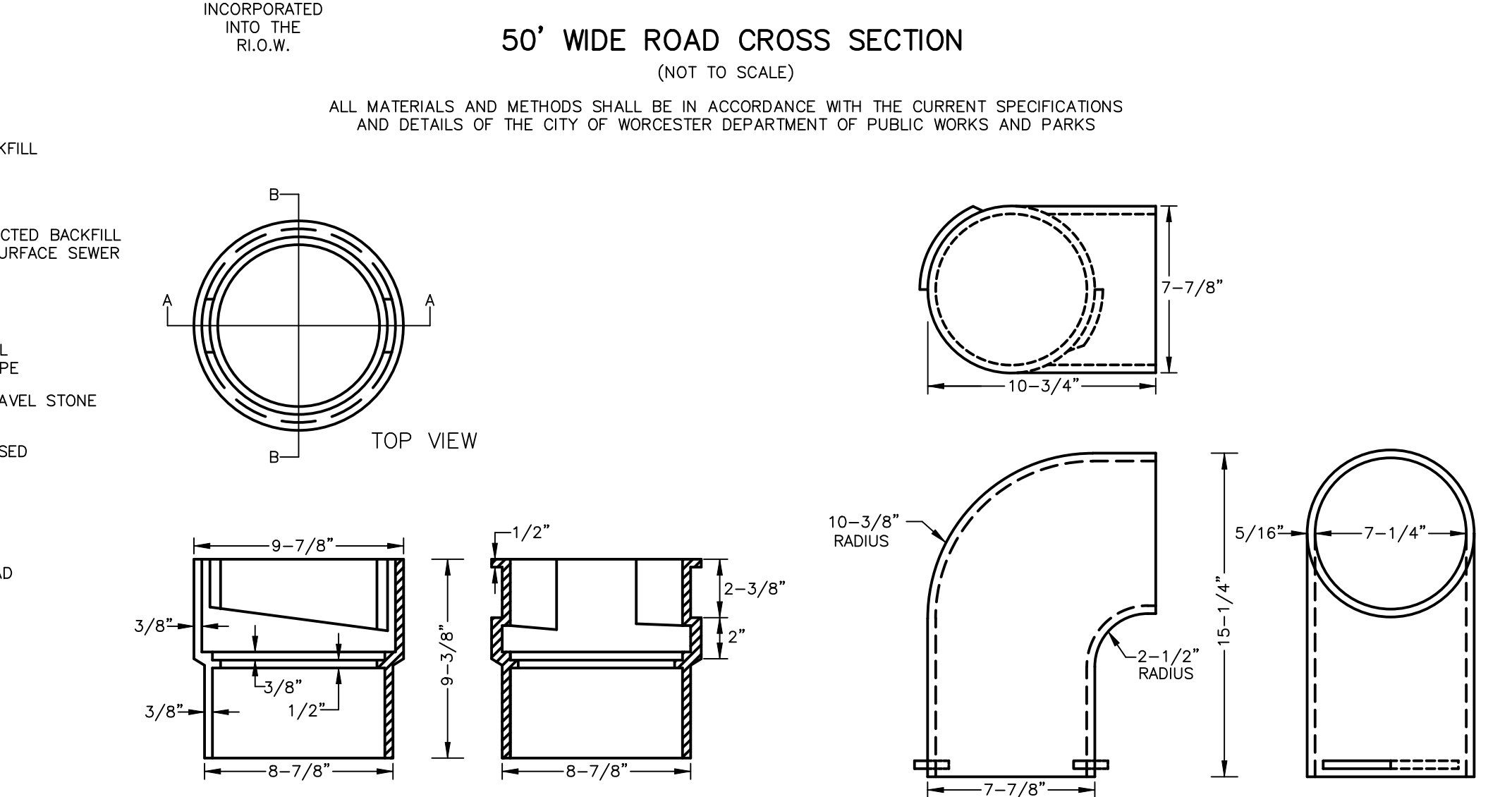
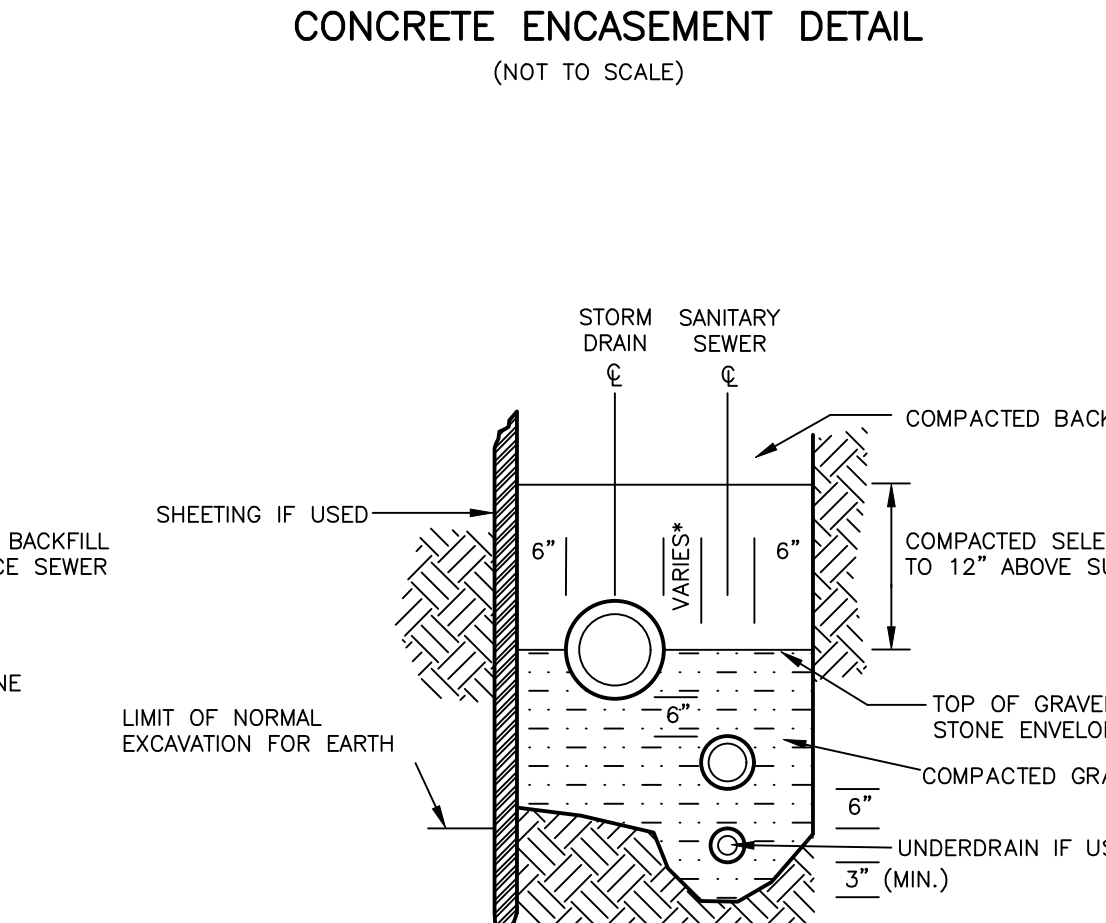
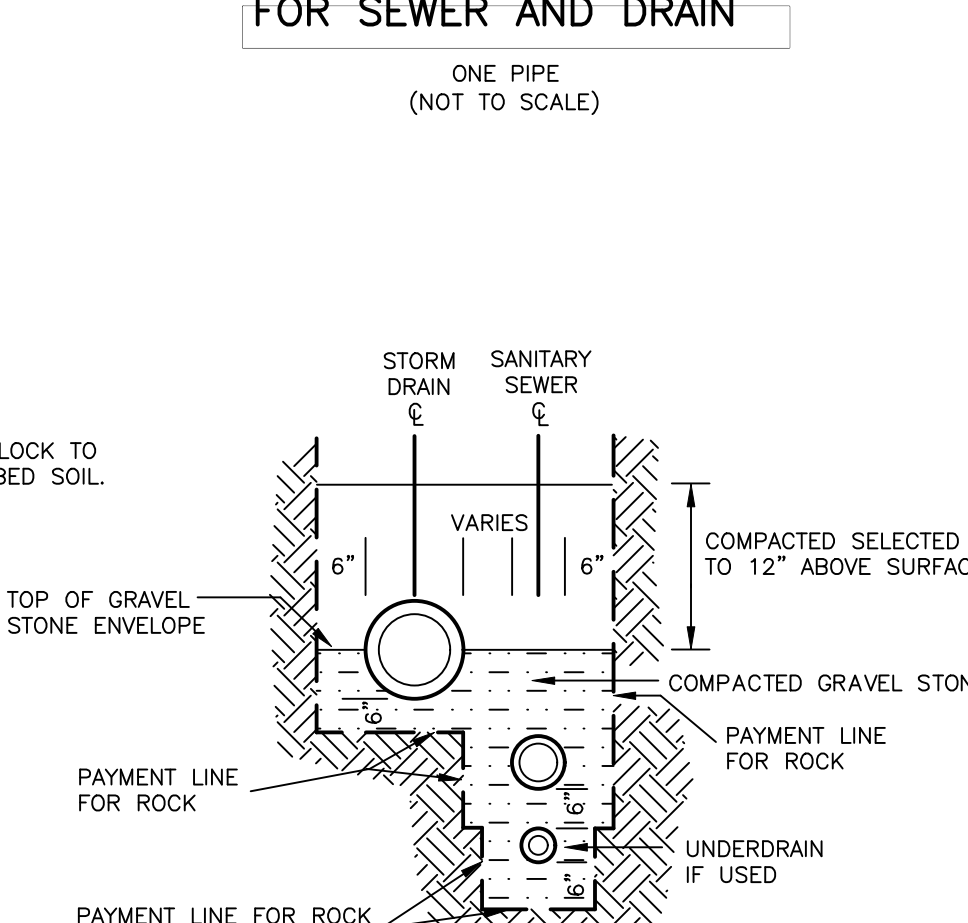
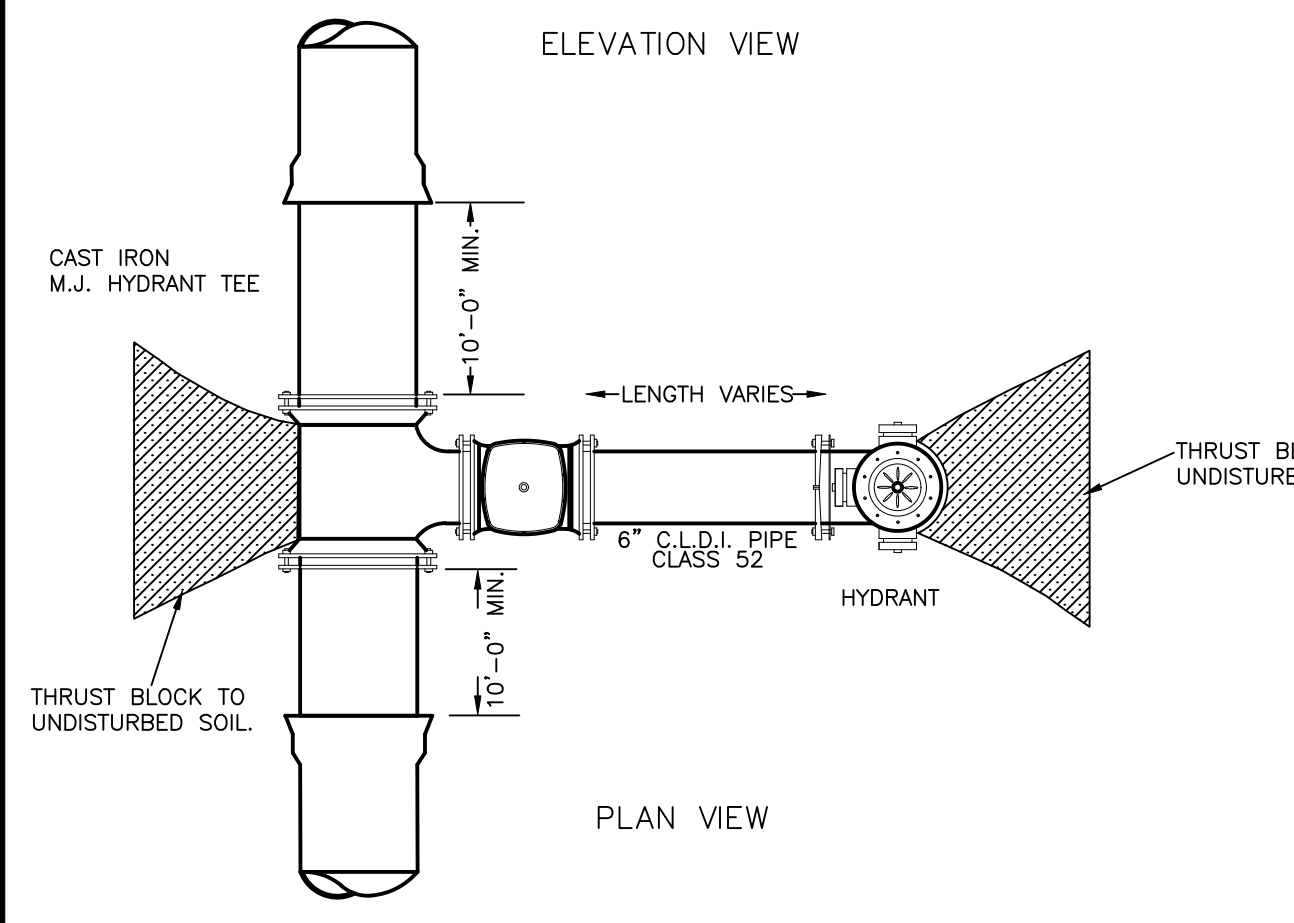
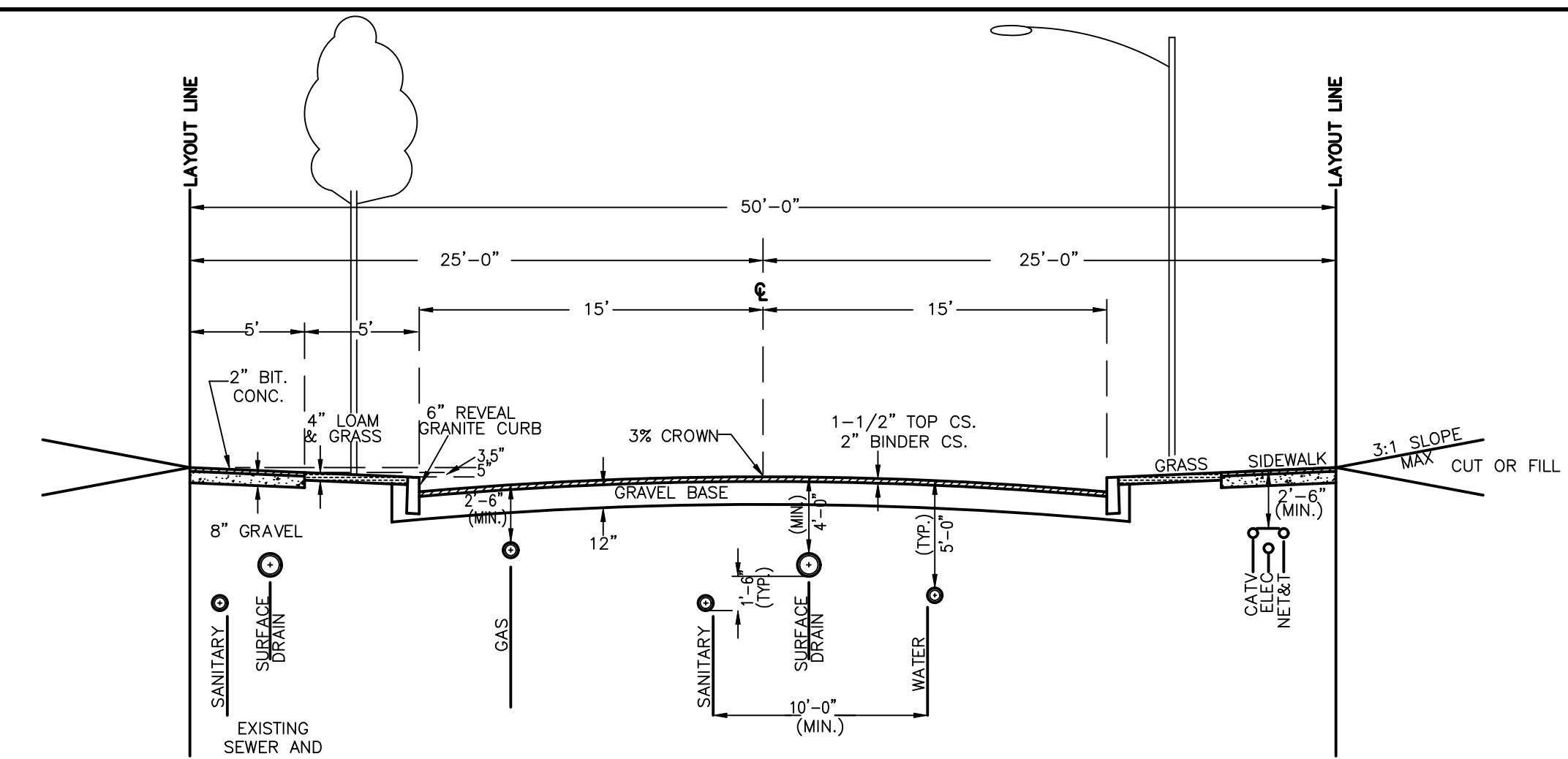
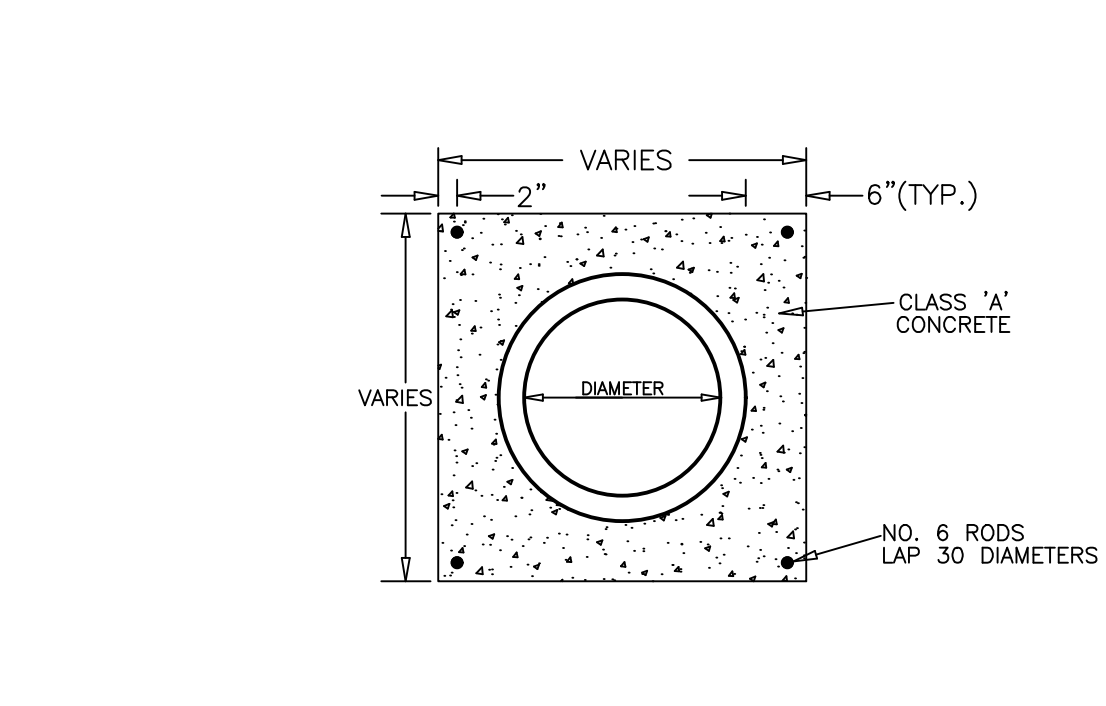
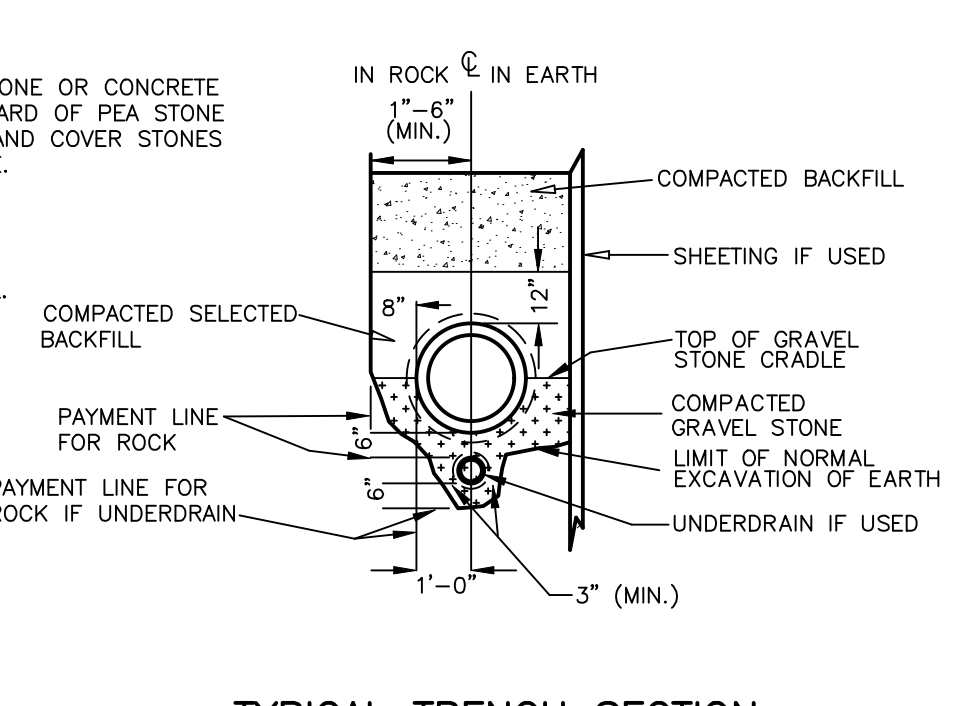
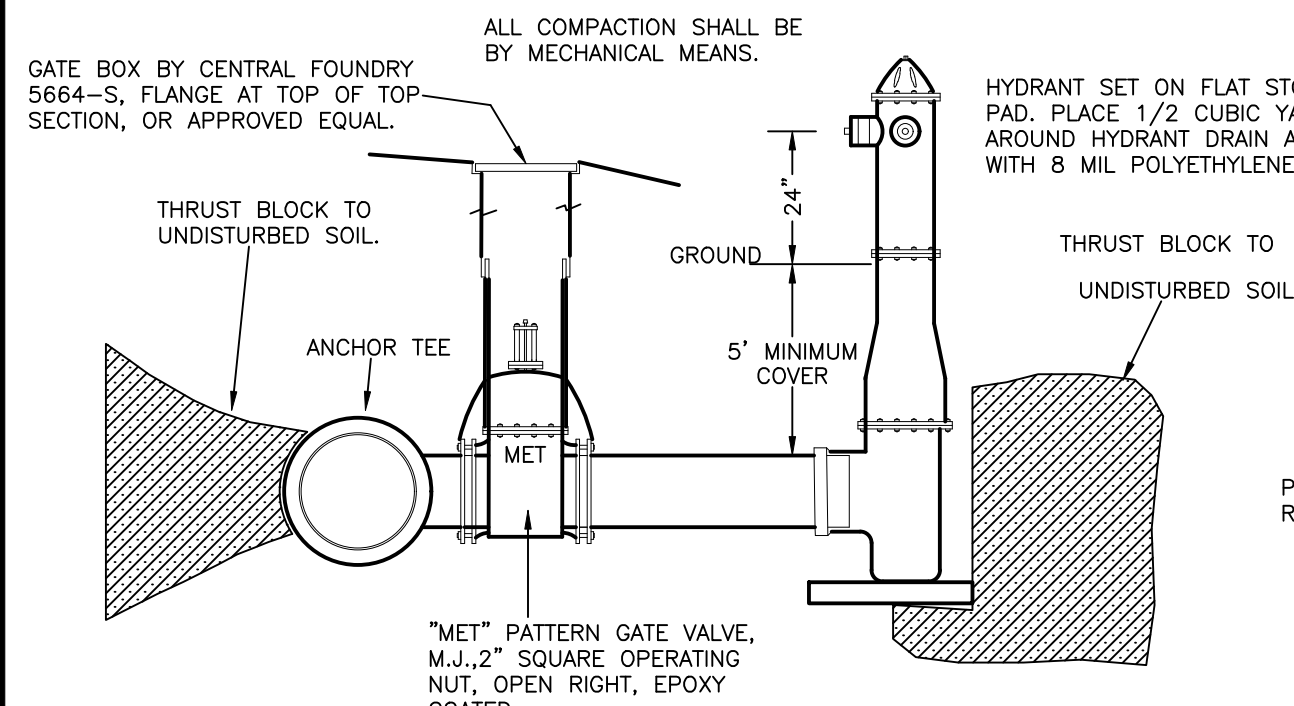


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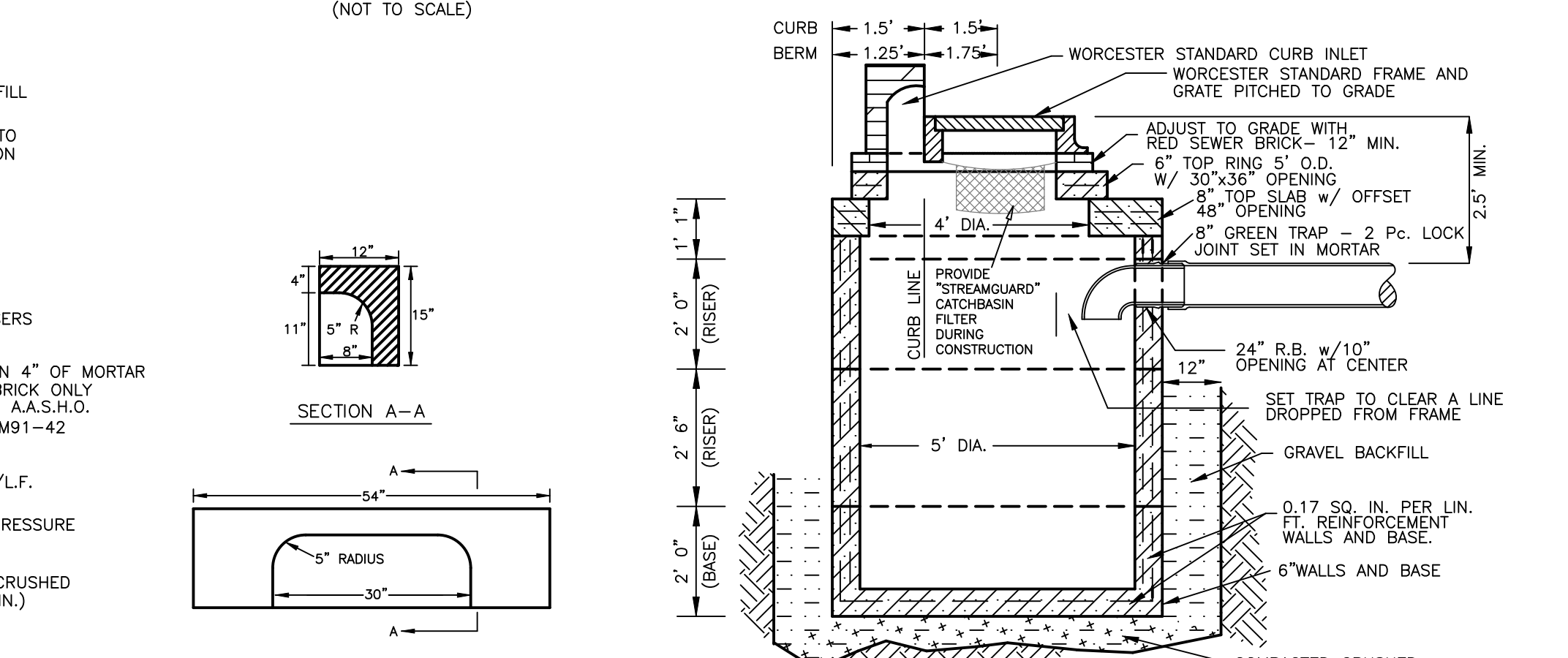
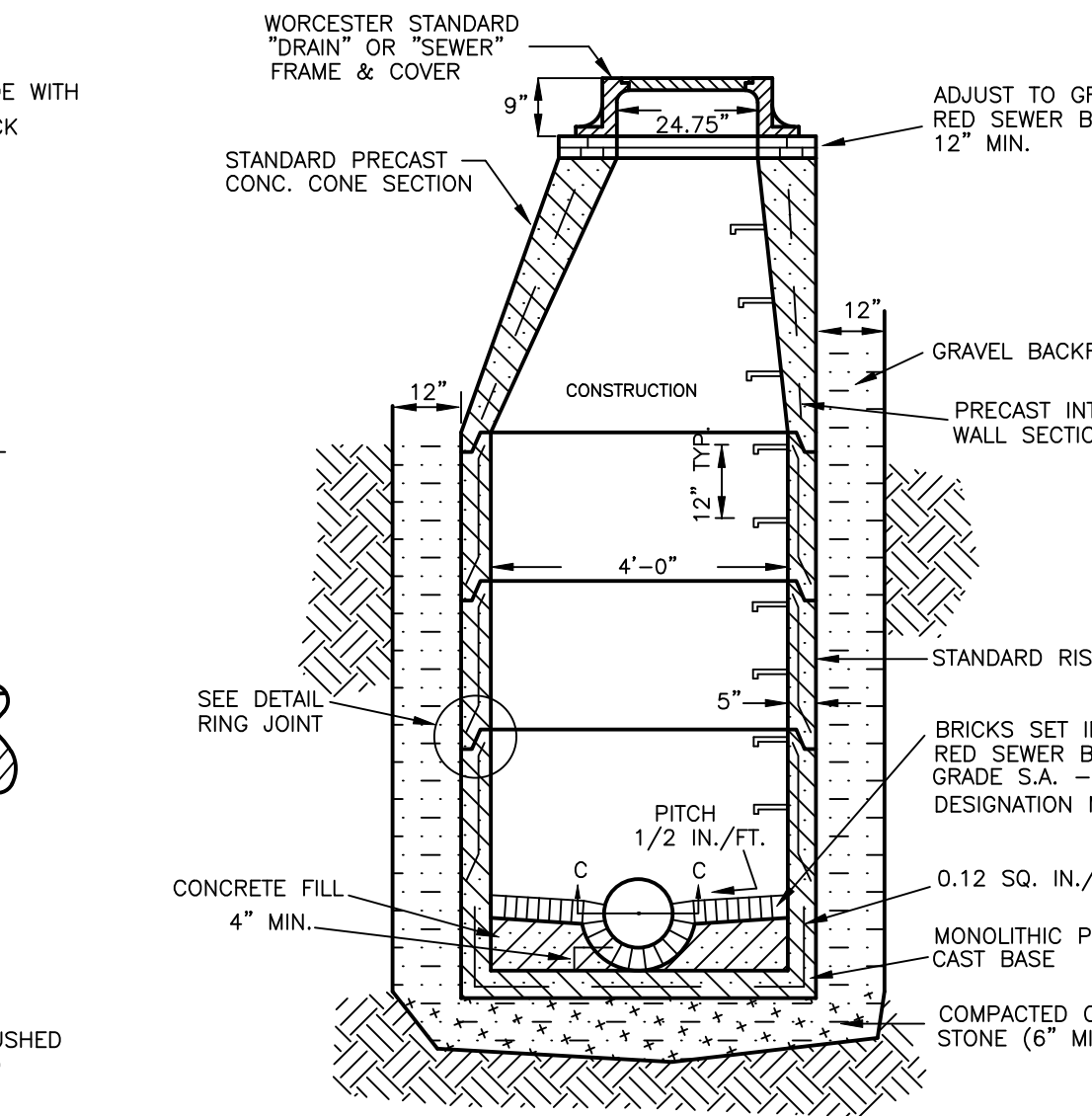
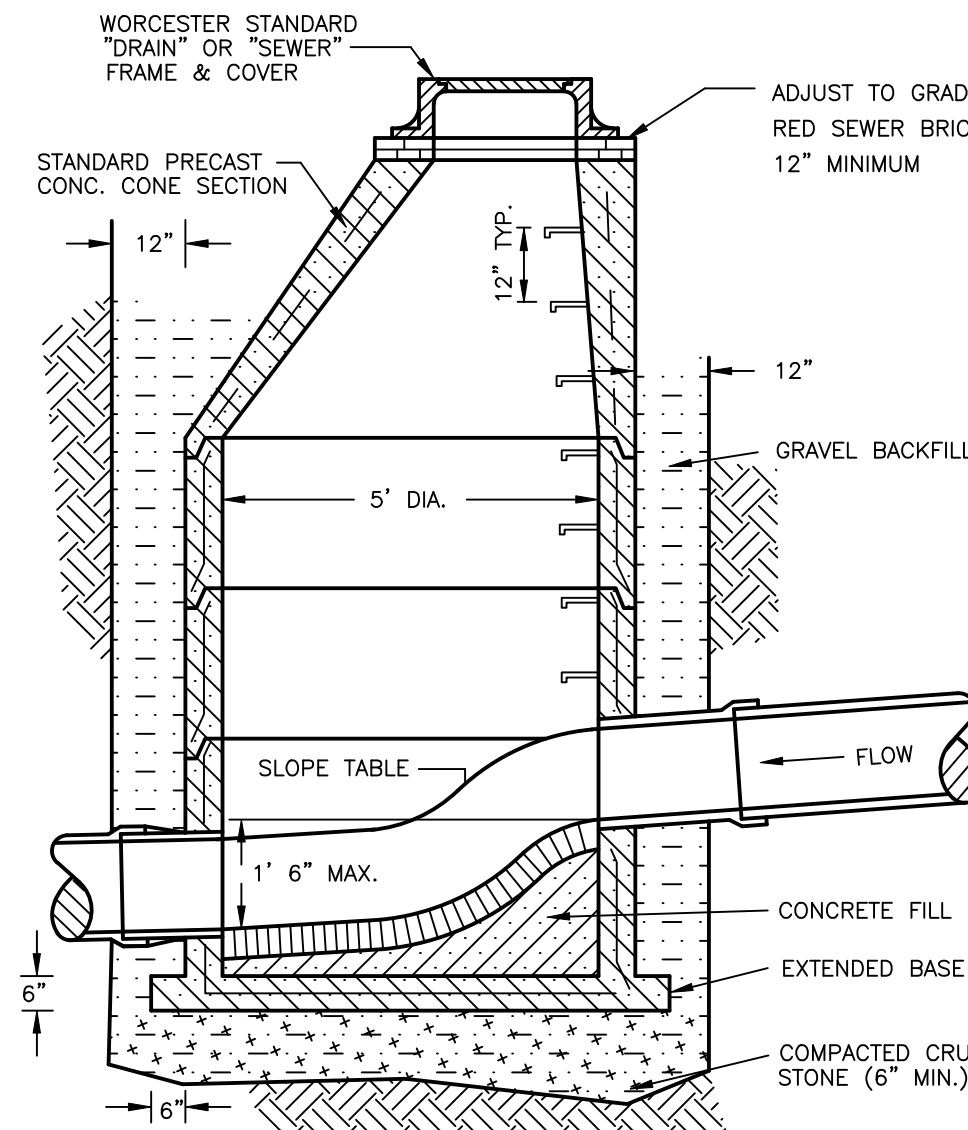
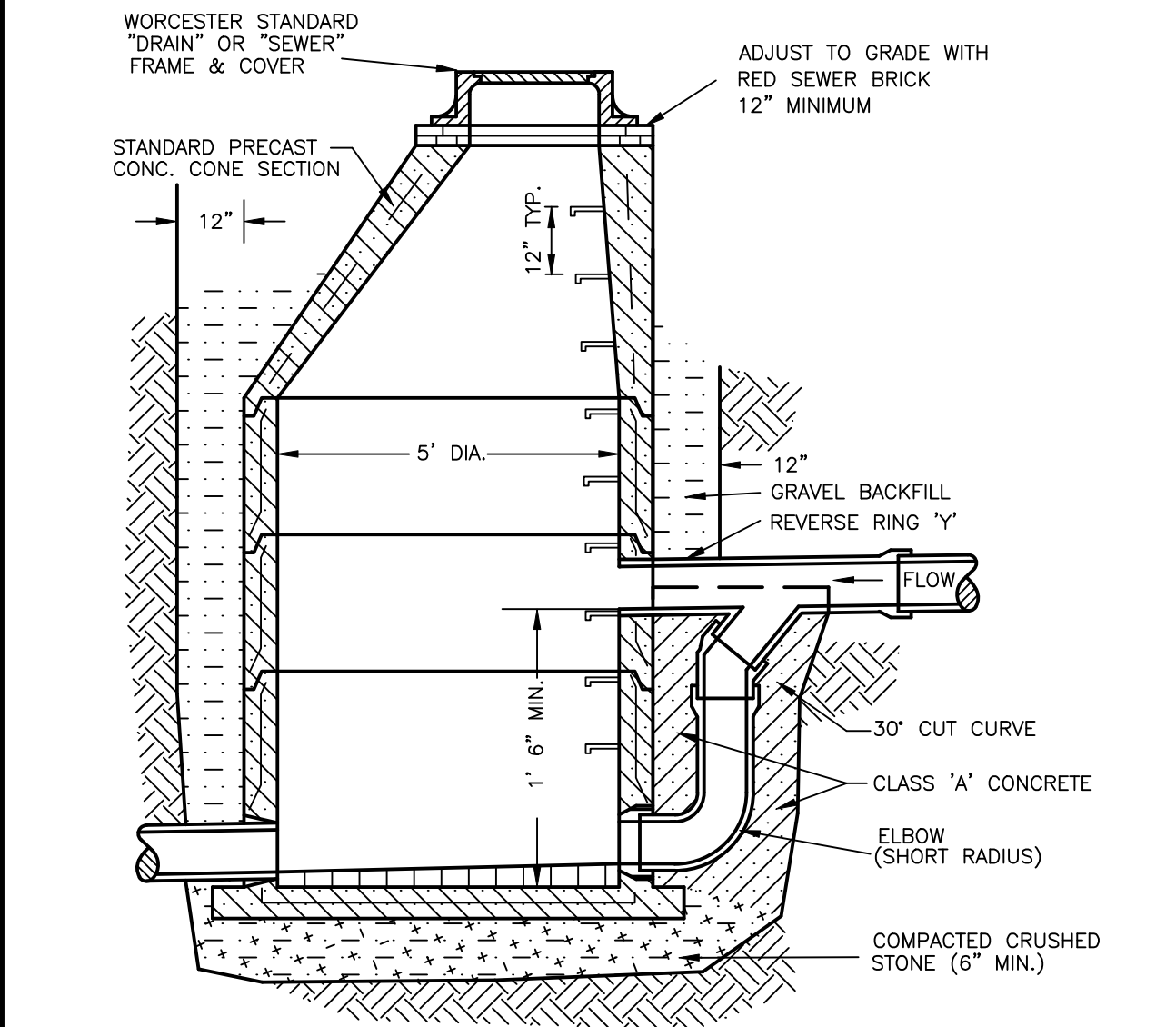
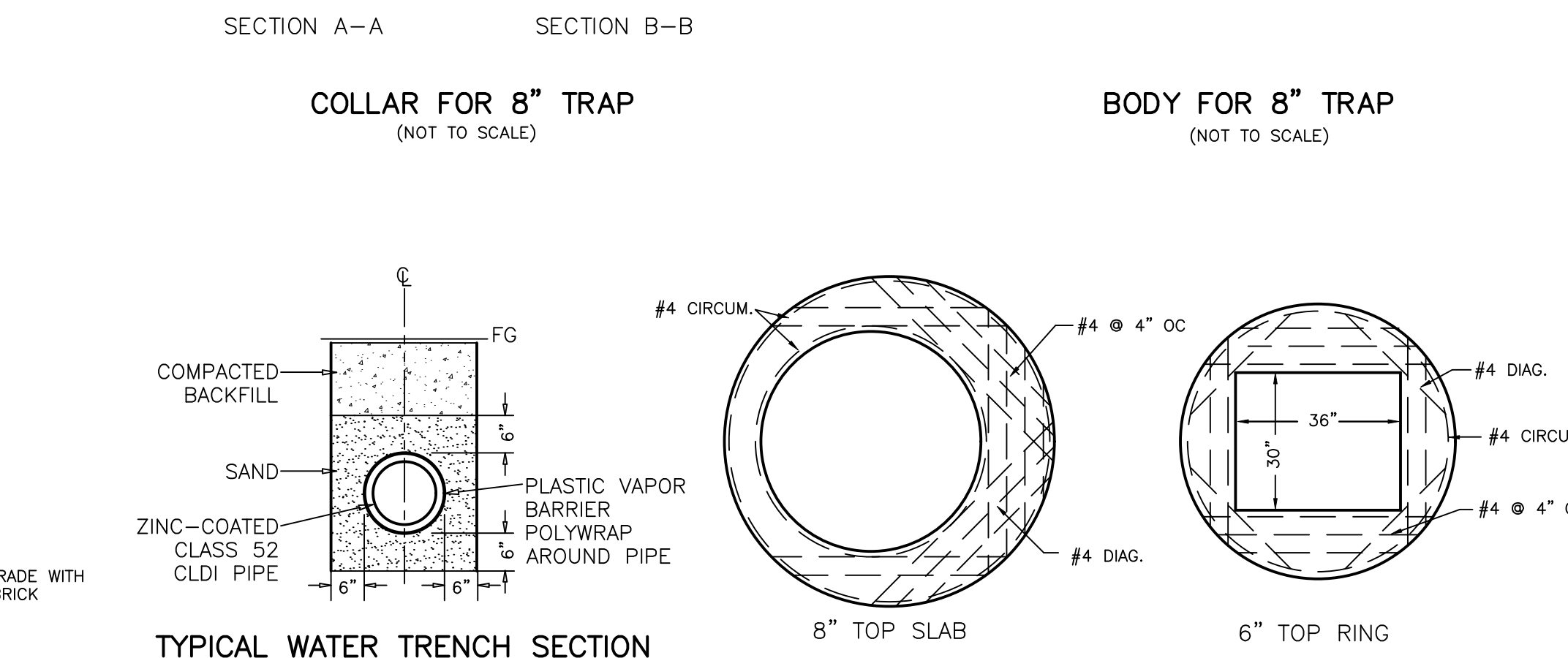
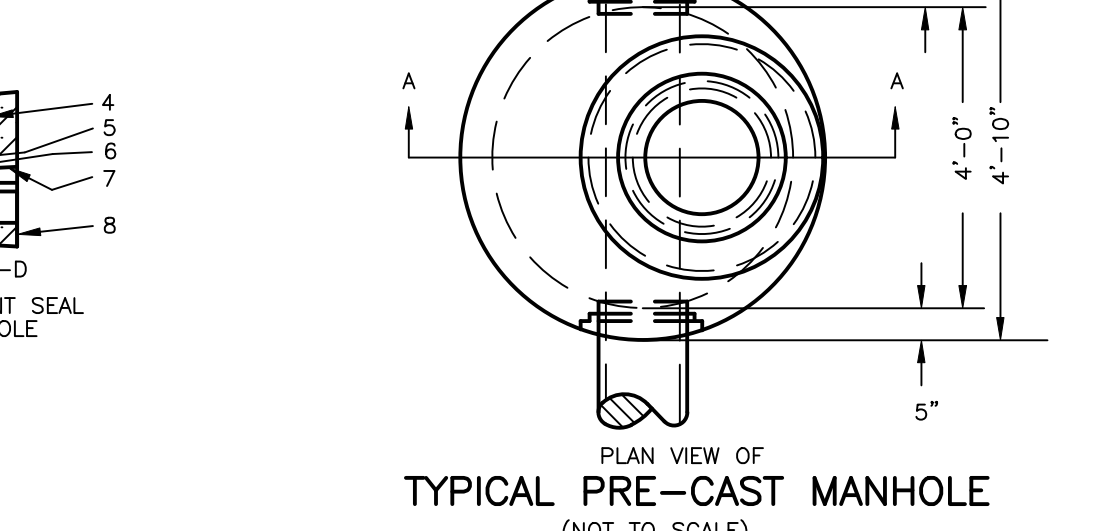
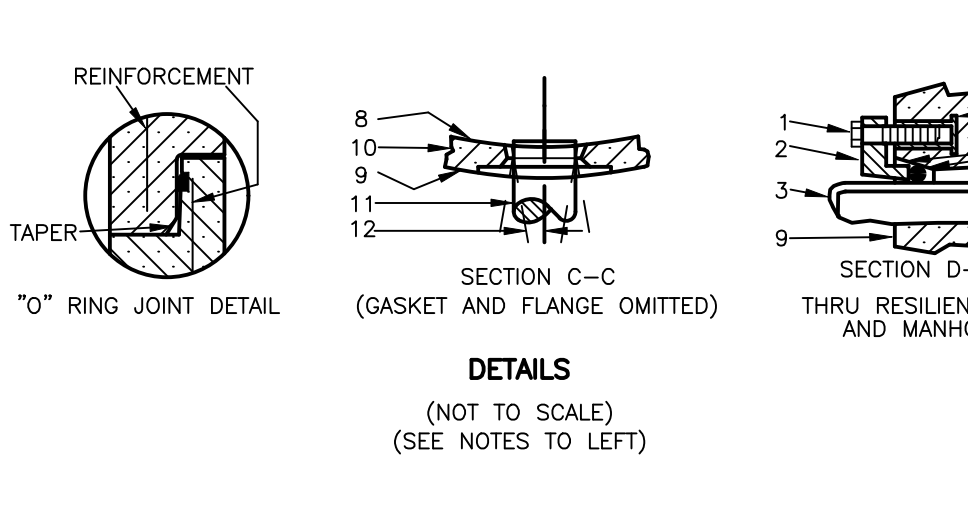
DATE:	OCTOBER 21, 2024	DWG NO.
REVISIONS		
DATE:	DESCRIPTION	



4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520



- 1/2" COR-TEN BOLTS OR APPROVED EQUAL WITH WASHER
- CAST IRON COMPRESSION FLANGE (A.S.T.M. A48 CLASS 20) SIZE OF FLANGE TO MEET CLASS AND TYPE OF PIPE
- PIPE SECTION
- CAST IRON INSERT - 1/2" TAP (A.S.T.M. A48)
- SMOOTH BEVELED SURFACE TO RECEIVE RUBBER GASKET
- RUBBER GASKET (A.S.T.M. C443-65)
- BEVEL TO ALLOW FOR MISALIGNMENT
- INNER SURFACE OF PRECAST CONCRETE MANHOLE
- OUTER SURFACE OF PRECAST CONCRETE MANHOLE
- PRECAST CONCRETE MANHOLE (A.S.T.M. C478-68)
- PVC, CLAY, CAST IRON OR CONCRETE PIPE
- 9" ALLOWABLE MISALIGNMENT OFF CENTER IN ANY DIRECTION



TYPICAL DROP MANHOLE (NOT TO SCALE)

TYPICAL STEP MANHOLE (NOT TO SCALE)

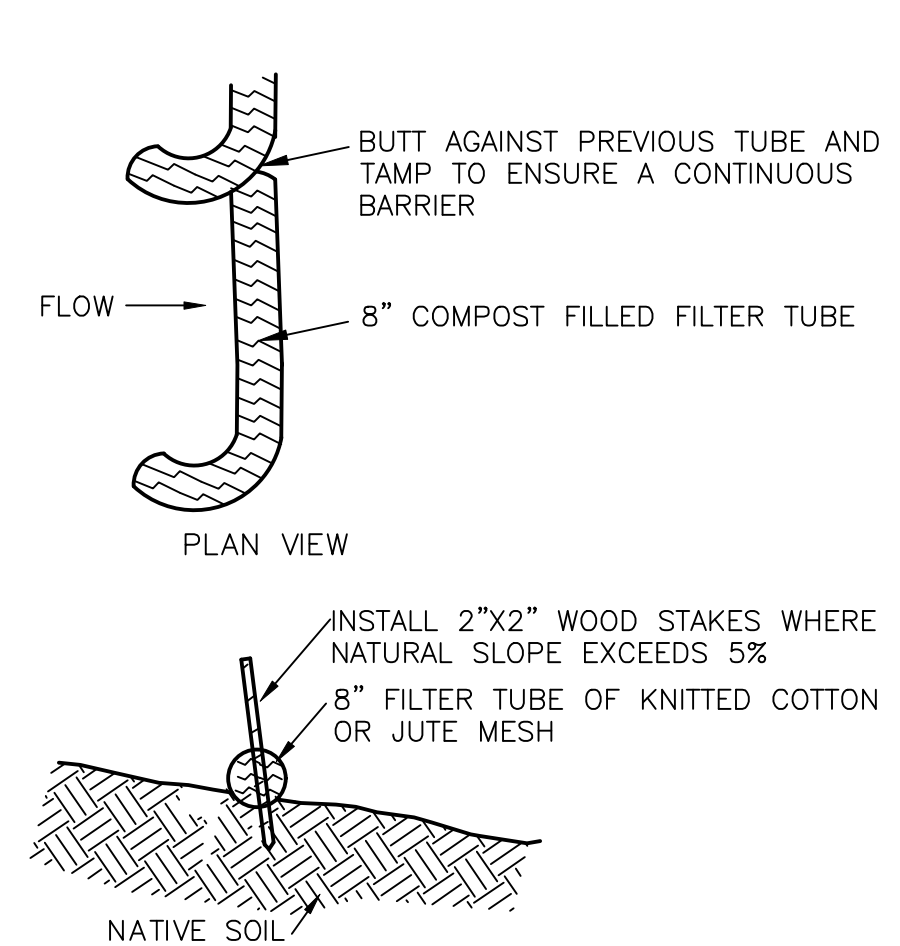
TYPICAL PRE-CAST MANHOLE (NOT TO SCALE)

TYPICAL HEADSTONE FOR CATCH BASIN (NOT TO SCALE)

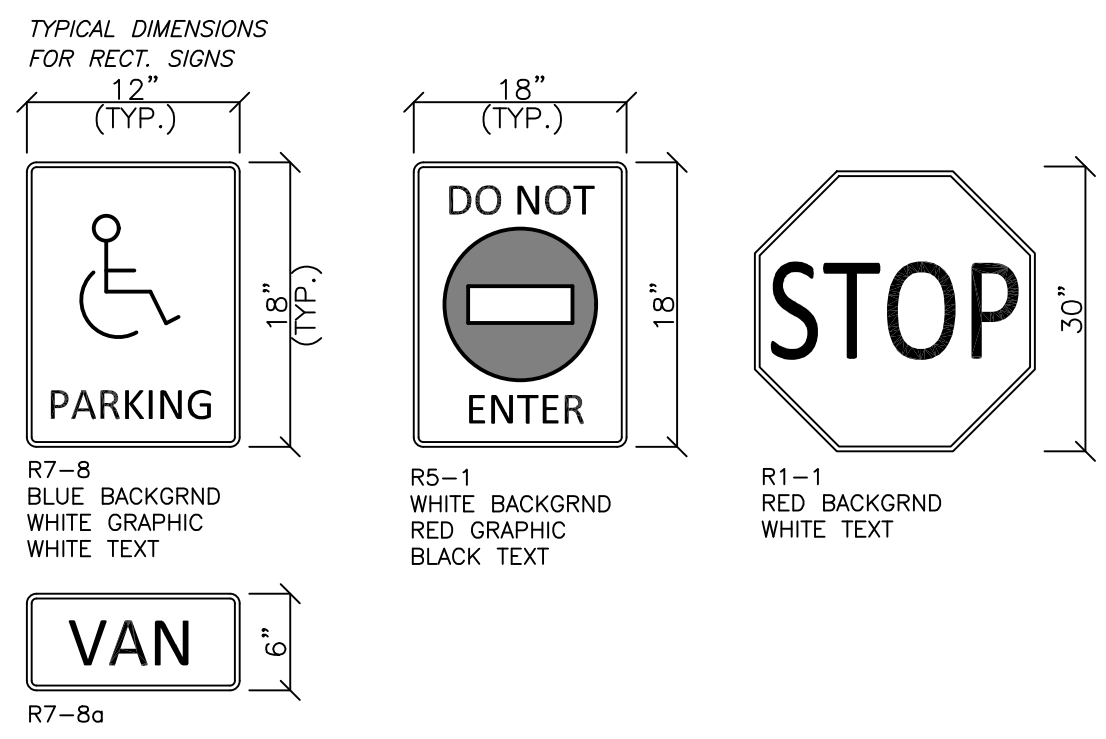
THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers Professional Land Surveyors
 Erosion Control Specialists
 P O Box 570, Boylston MA 01505
 info@tlainc.net (508) 869-6151

DATE:	OCTOBER 21, 2024	DWG NO.
REVISIONS		
DATE:		DESCRIPTION

4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520
 CONSTRUCTION DETAILS **C7.1**

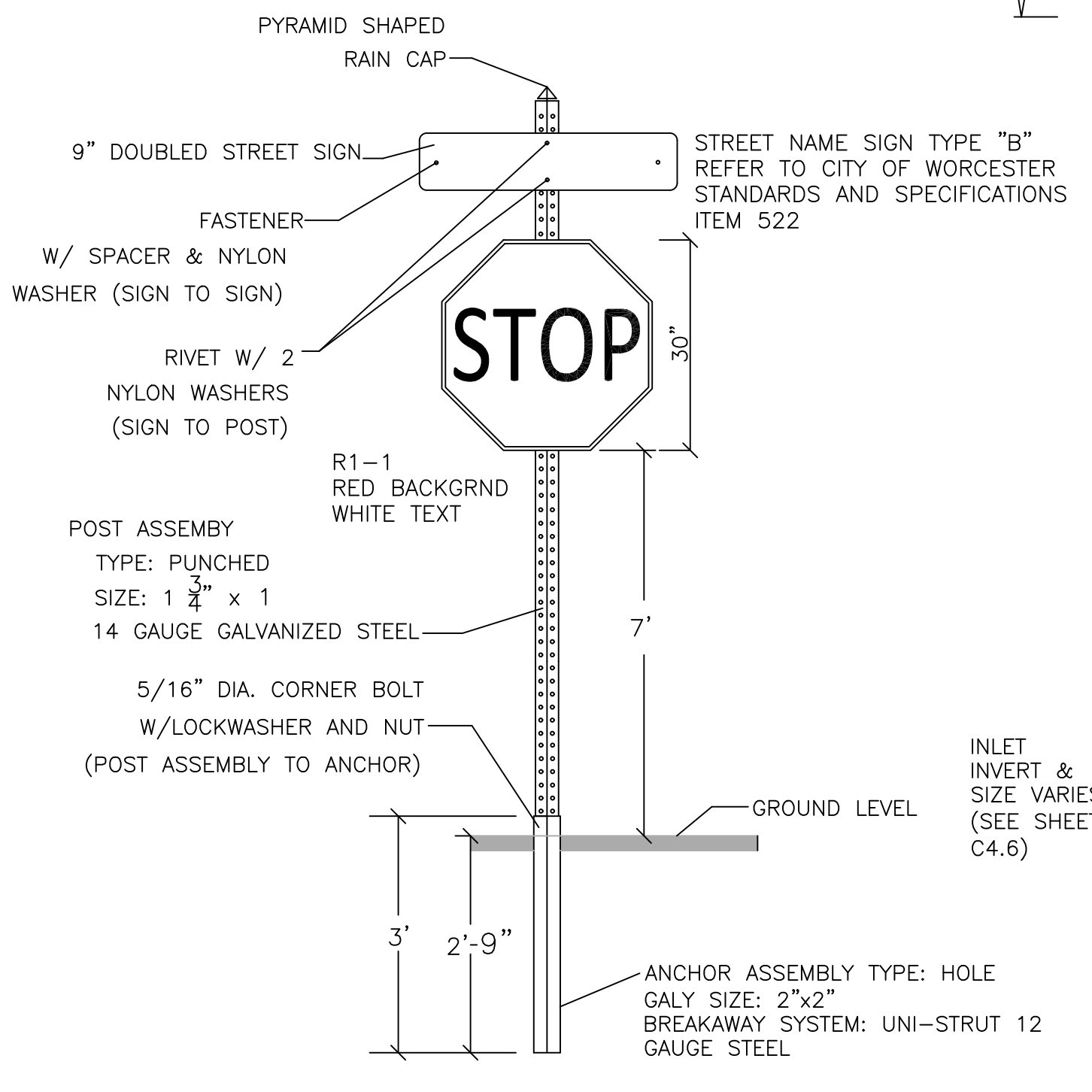


COMPOST FILTER TUBE SEDIMENTATION CONTROL (NOT TO SCALE)

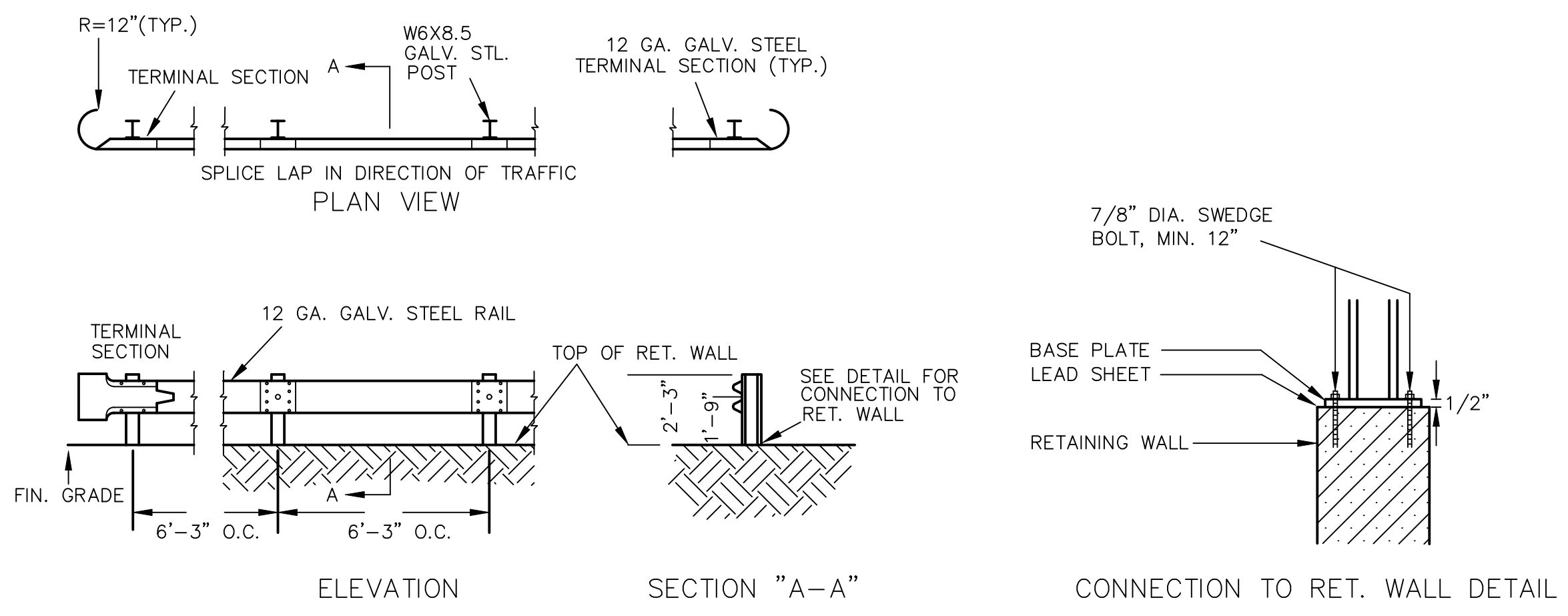


NOTES:
ALL SIGNS SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN.
ALL HANDICAP PARKING SIGNS SHALL BE LOCATED AT THE HEAD OF EACH SPACE AND NO MORE THAN TEN FEET AWAY FROM THE SPACE. SIGNS SHALL BE MOUNTED ON NOMINAL 2"x2" GALVANIZED STEEL POSTS.

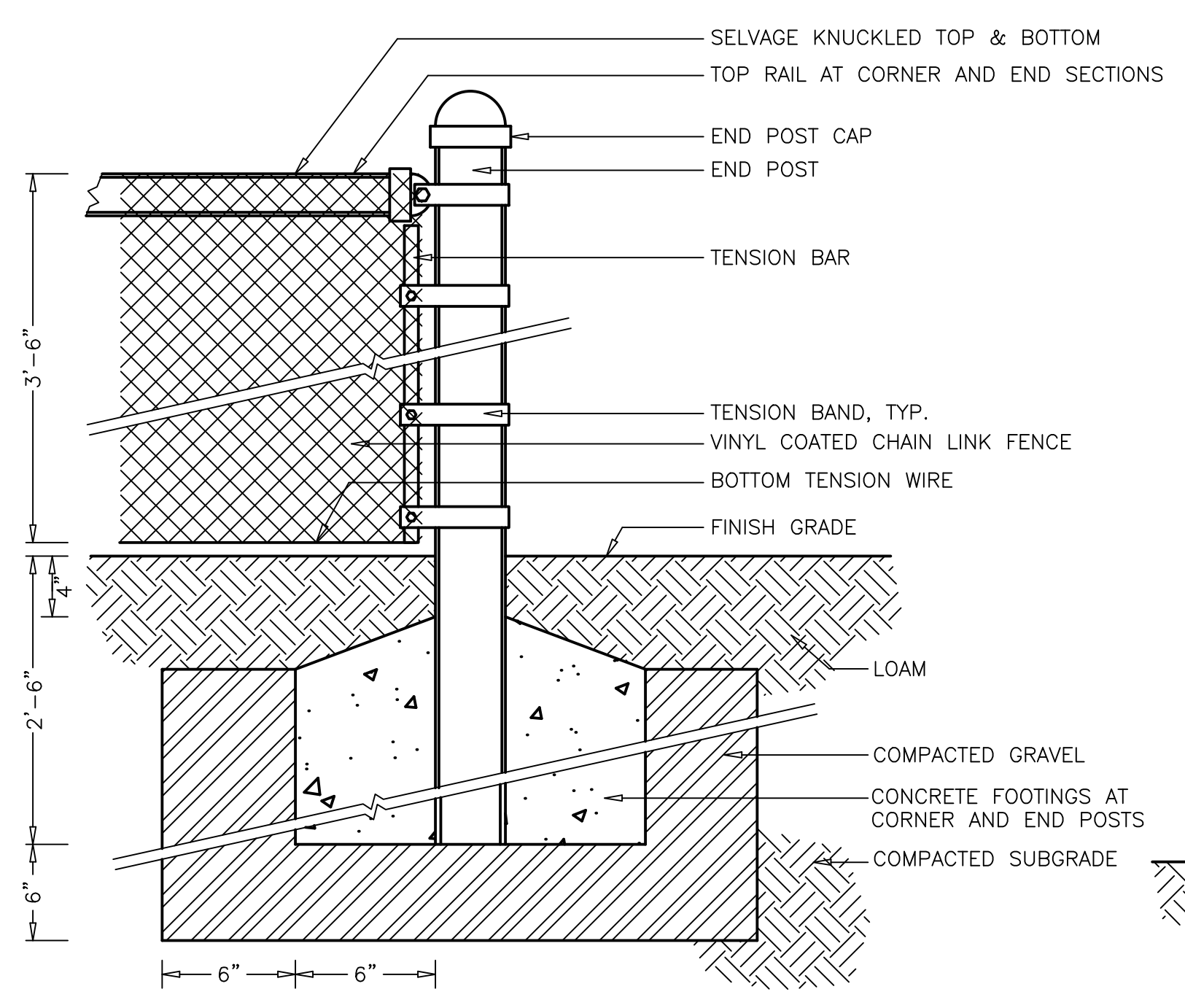
TRAFFIC AND PARKING SIGNS (NOT TO SCALE)



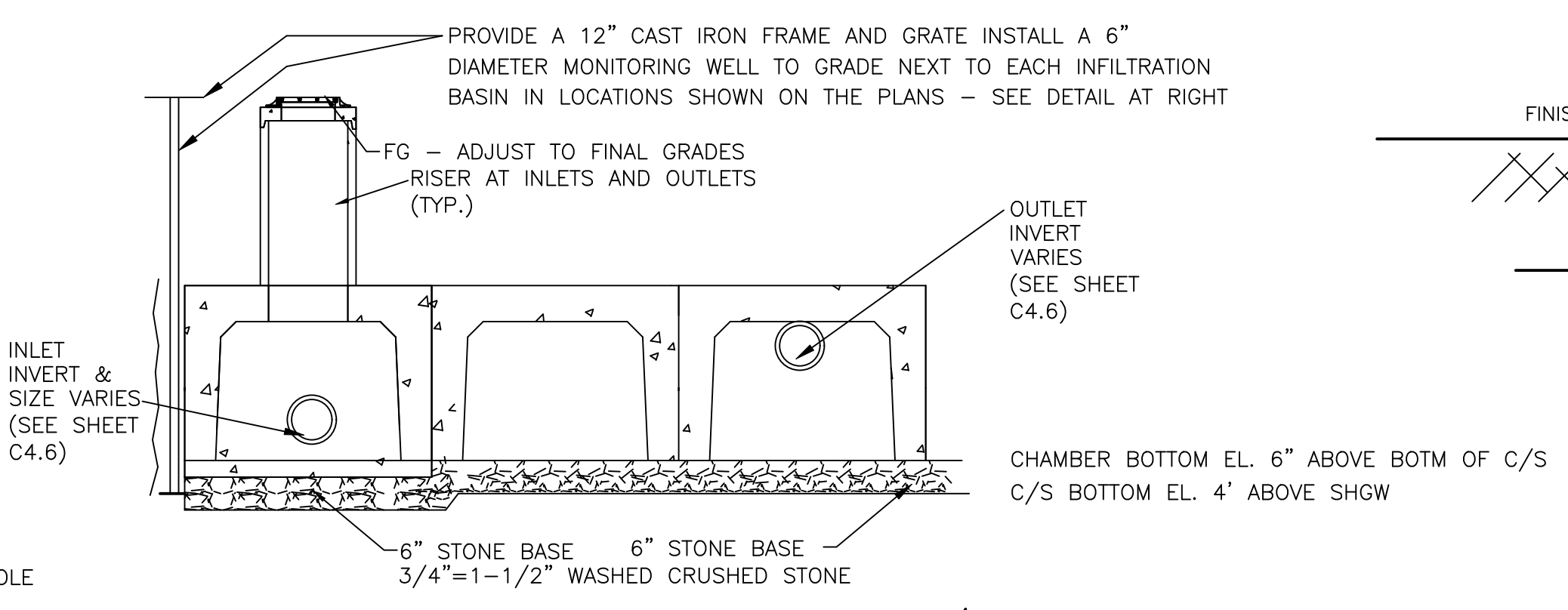
COMBINED STOP SIGN AND STREET SIGN (NOT TO SCALE)



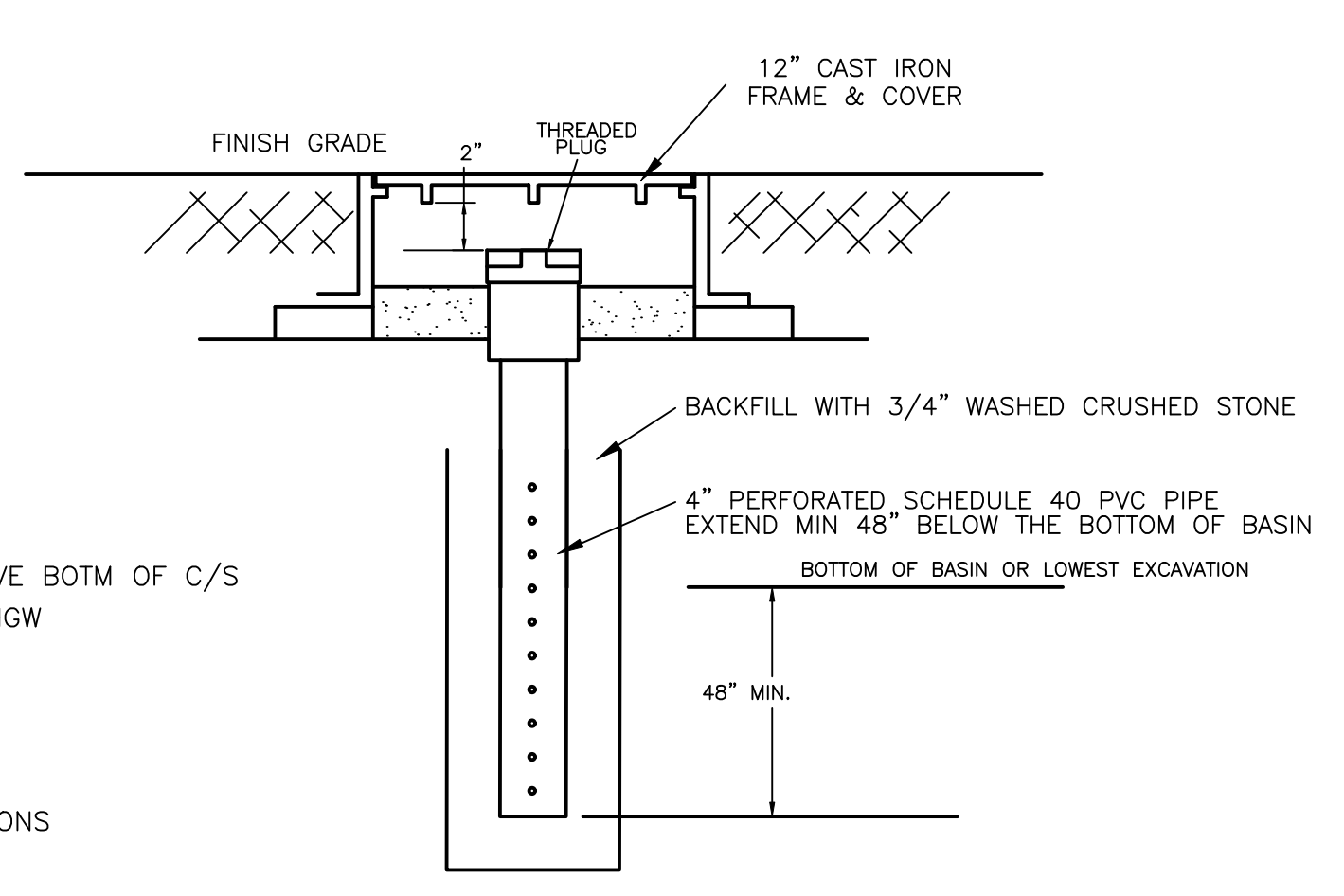
DETAIL OF STEEL BEAM GUARD RAIL TYPE SS COMMONWEALTH OF MASSACHUSETTS DPW (NOT TO SCALE)



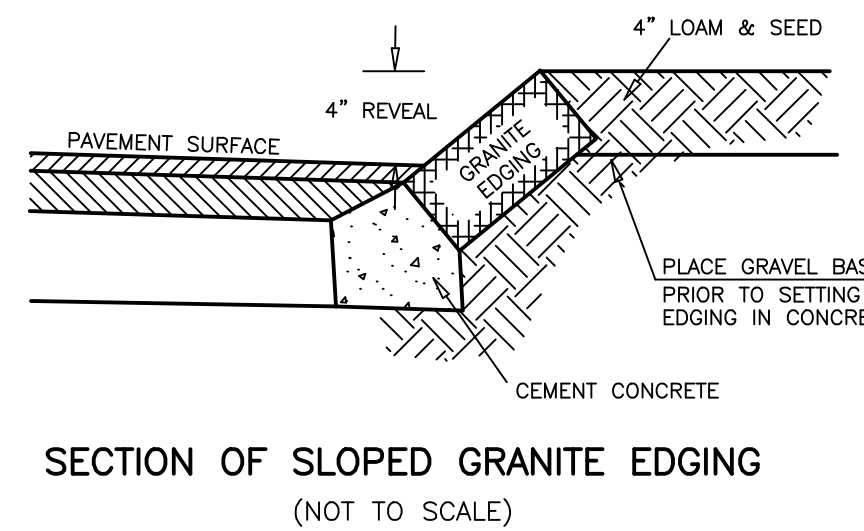
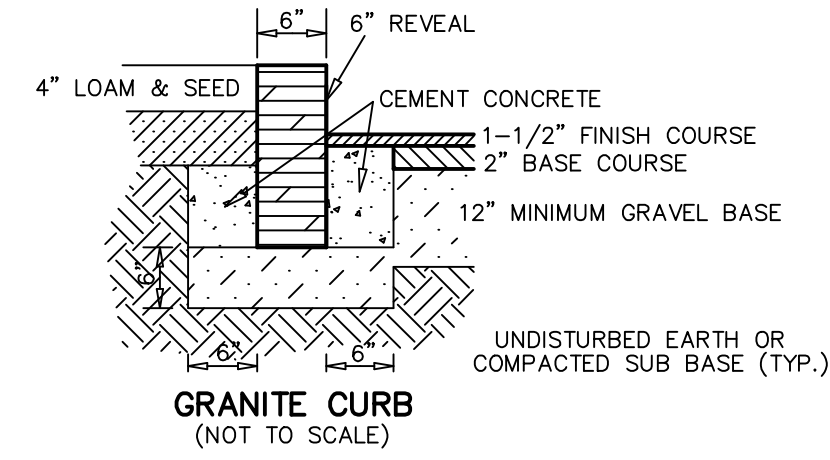
VINYL COATED CHAIN LINK FENCE (NOT TO SCALE)



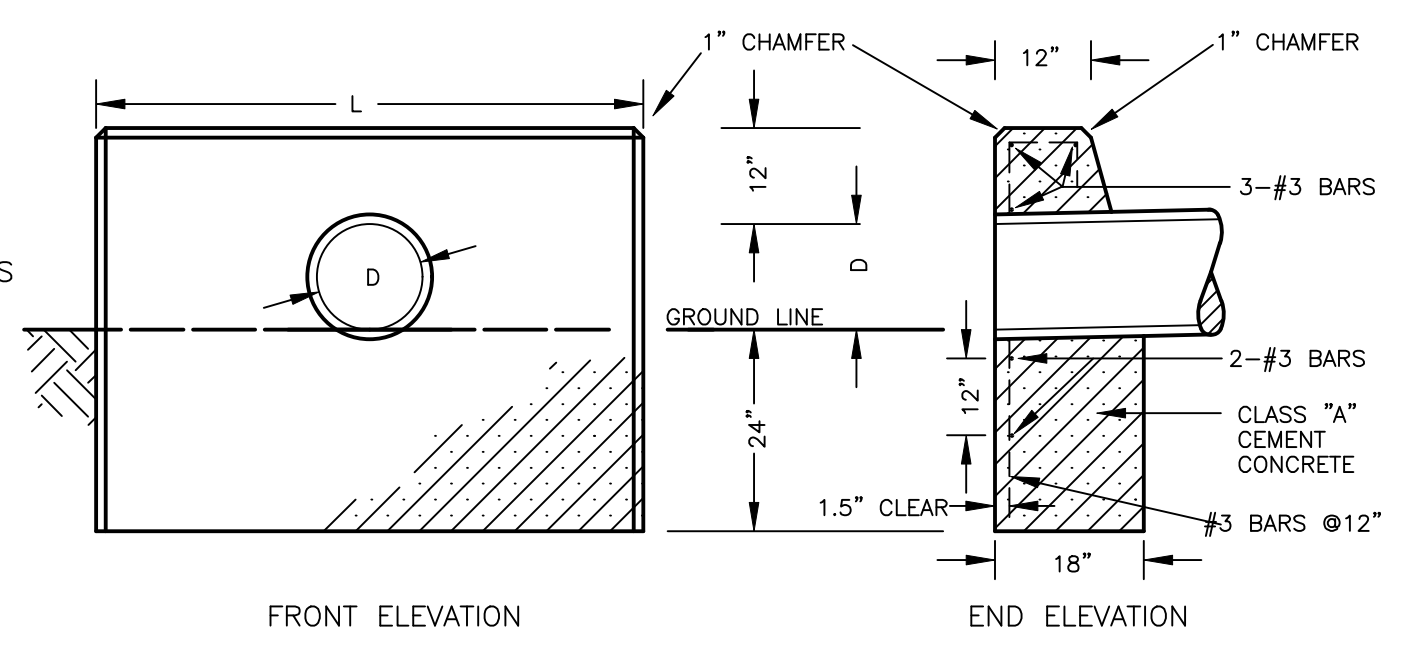
PROFILE OF INFILTRATION/DETENTION STRUCTURE (NOT TO SCALE)



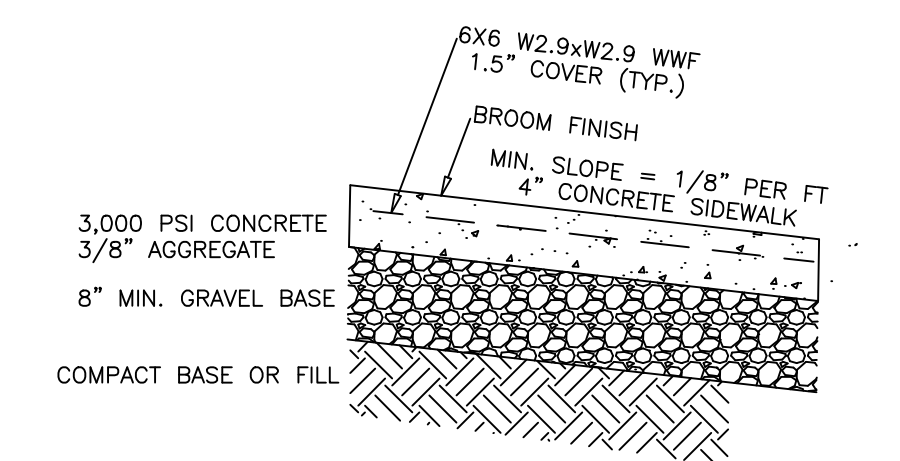
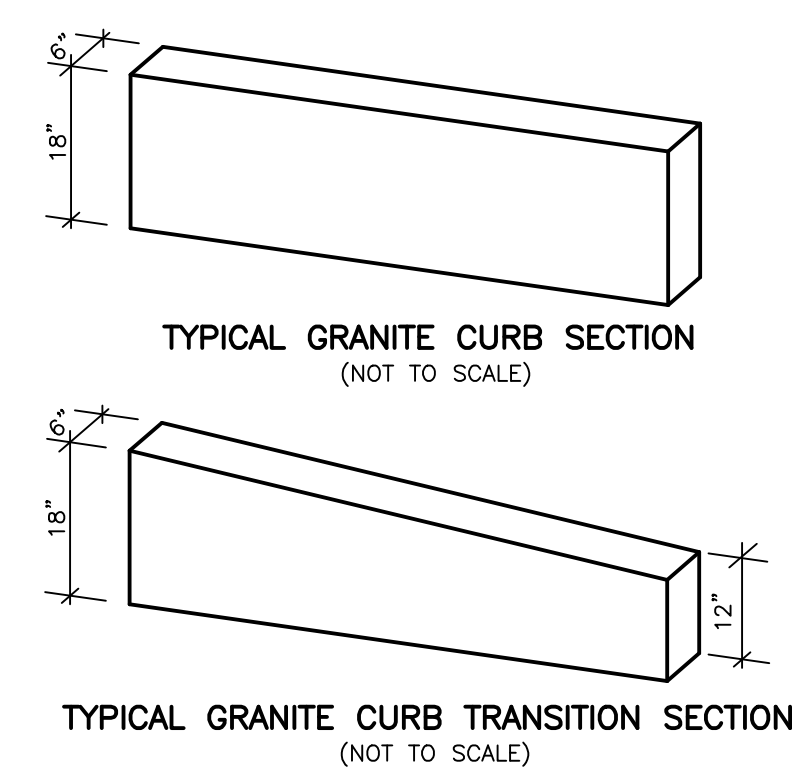
DETAIL OF MONITORING WELL FOR ALL INFILTRATION BASINS (NOT TO SCALE)



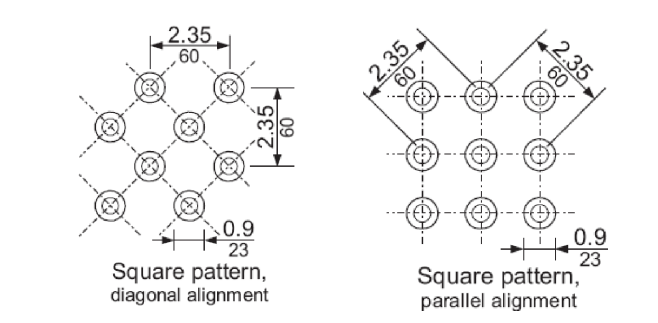
SECTION OF SLOPED GRANITE EDGING (NOT TO SCALE)



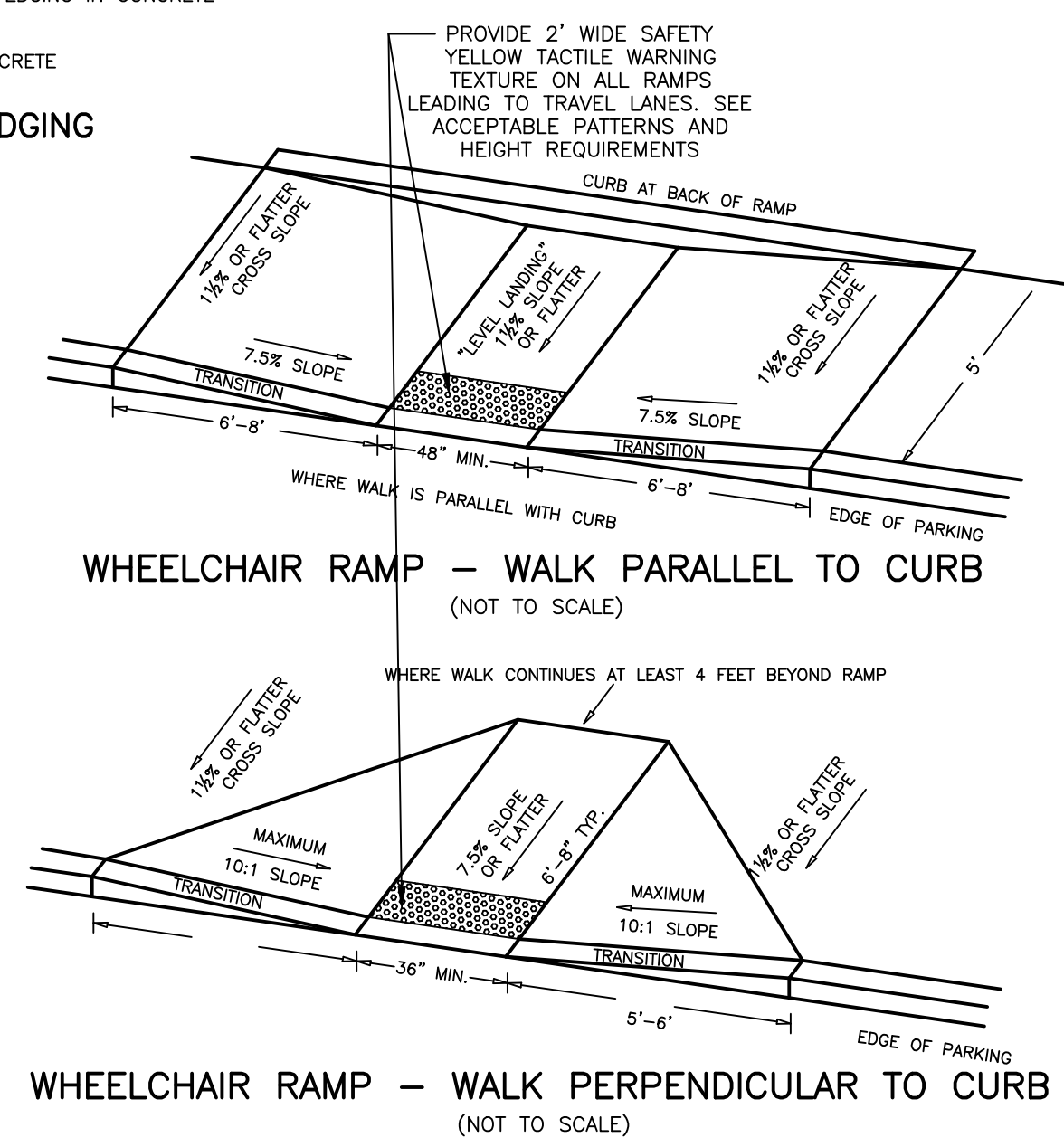
HEADWALL (NOT TO SCALE)



CEMENT CONCRETE SIDEWALK DETAIL (NOT TO SCALE)



Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. Detectable warnings used on interior surfaces shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. ADAAG 4.29.2



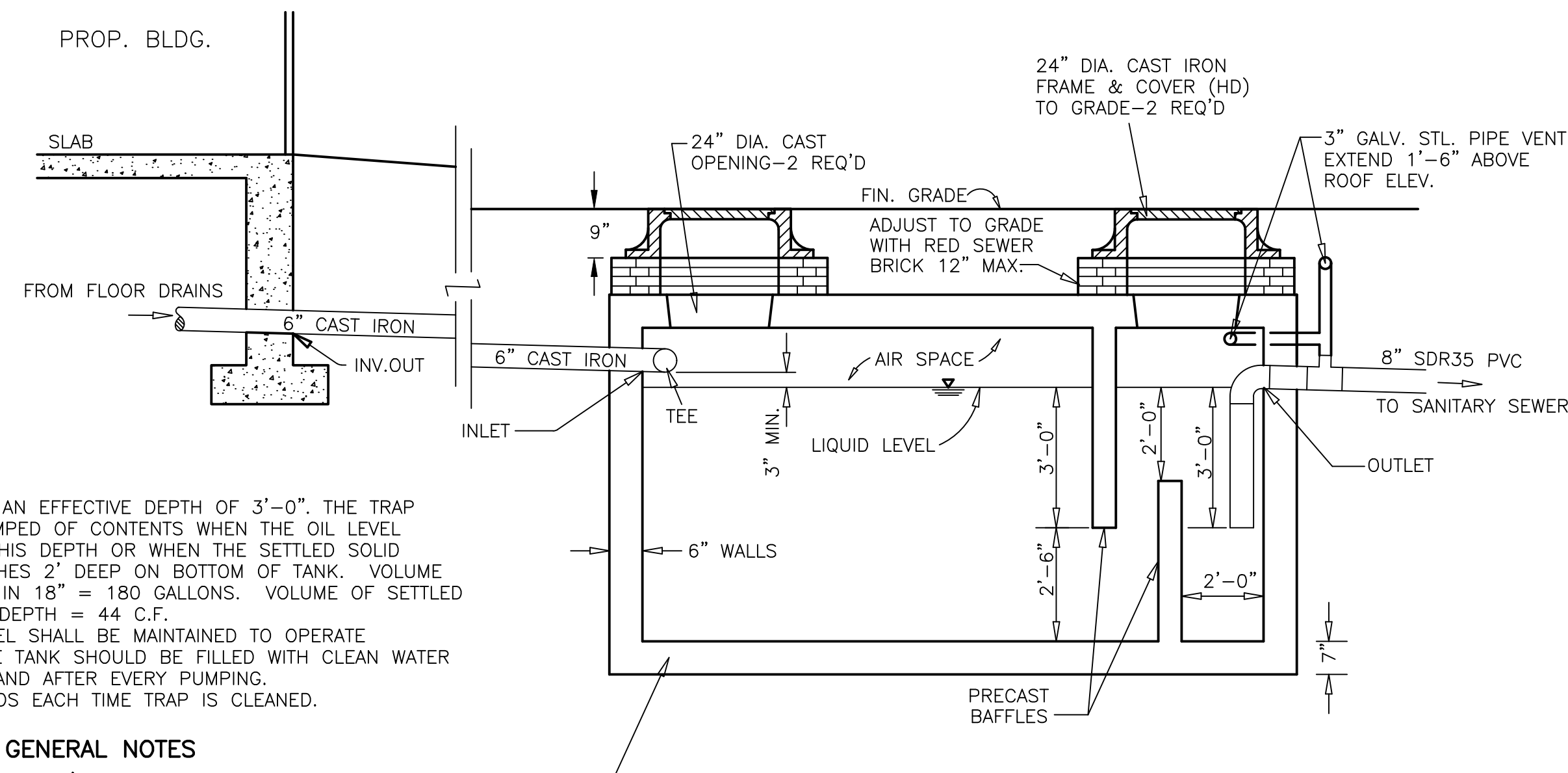
THOMPSON-LISTON ASSOCIATES, INC. Professional Engineers Professional Land Surveyors Erosion Control Specialists P O Box 570, Boylston MA 01505 info@tlainc.net (508) 869-6151

DATE: OCTOBER 21, 2024 DWG NO.

REVISIONS	
DATE:	DESCRIPTION

Grafton Woods LUXURY LIVING

4 BRANDT LANE WORCESTER, MASSACHUSETTS OWNED BY: BRANDT LANE DEVELOPMENT, LLC 38 BRENTWOOD DRIVE HOLDEN, MASSACHUSETTS 01520



NOTES

1. THIS TRAP HAS AN EFFECTIVE DEPTH OF 3'-0". THE TRAP SHOULD BE PUMPED OF CONTENTS WHEN THE OIL LEVEL REACHES 1/2 THIS DEPTH OR WHEN THE SETTLED SOLID LAYER APPROACHES 2" DEEP ON BOTTOM OF TANK. VOLUME OF OIL STORED IN 18" = 180 GALLONS. VOLUME OF SETTLED SOLIDS FOR 2' DEPTH = 44 C.F.
2. THE LIQUID LEVEL SHALL BE MAINTAINED TO OPERATE PROPERLY. THE TANK SHOULD BE FILLED WITH CLEAN WATER PRIOR TO USE AND AFTER EVERY PUMPING.
3. PUMP BOTH ENDS EACH TIME TRAP IS CLEANED.

DESIGN DATA & GENERAL NOTES

1. CONCRETE STRENGTH F'C 4,000 PSI @ 28 DAYS. DENSITY 150 PCF.
2. CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
3. ADMIXTURES, AIR & PLASTICIZERS PER ASTM C233-82.
4. REINFORCING PER ASTM A615, GRADE 40-60 R.D.
5. CONSTRUCTION JOINTS SEALED TO BE WATERTIGHT.
6. DESIGN LOADING AASHTO HS20-44.
7. CI TEE SUPPLIED & INSTALLED BY PLUMBER.
8. PRECAST CONCRETE BAFFLES SUPPLIED BY MFR.

PRECAST CONCRETE SEPTIC TANK (HS-20-44) SHALL BE MODEL ST1500B AS MANUFACTURED BY CHASE PRECAST CORP. OR APPROVED EQUAL. TANK SHALL BE MADE WATERTIGHT. TANK SHALL BE CAST WITH OPENINGS AND KNOCKOUTS FOR REQUIRED PIPING ONLY.

SECTION VIEW
DETAIL OF 1,500 GAL. OIL SEPARATOR TANK
(NOT TO SCALE)

GRAFTON WOODS: 4 Brandt Lane, Worcester, Massachusetts										
SEWER PIPE AND INVERT TABLE										
FROM	STRUCTURE	RIM	INV OUT	PIPE			TO	STRUCTURE	INV IN	
				L (ft)	SIZE (in)	SLOPE				
BLDG 1	BLDG1 GAR	N/A	459.50	12.3	6	0.020	CASTIRON	OWS10	459.25	
	OWS10		462.80	459.00	2.5	8	0.020	SDR35 PVC	SMH1	458.95
	BLDG1 SEW	N/A	459.50	11.6	6	0.010	CASTIRON	SMH1	459.38	
	SMH1		463.00	458.75	45.0	8	0.025	SDR35 PVC	SMH2	457.63
BLDG 2	SMH2		457.43	73.3	8	0.030	SDR35 PVC	BRANDT	455.23	
	BLDG2 GAR	N/A	457.50	8.5	6	0.020	CASTIRON	OWS11	457.33	
	OWS11		471.12	457.08	10.5	8	0.020	SDR35 PVC	SMH4	456.87
	BLDG2 SEW	N/A	457.50	20.3	6	0.020	CASTIRON	SMH4	457.09	
BLDG 3	PARK DECK LL	N/A	458.20	14.2	6	0.006	CASTIRON	OWS12	458.11	
	OWS12		475.00	457.86	53.5	8	0.006	SDR35 PVC	SMH3	457.54
	SMH3		471.86	457.34	106.0	8	0.006	SDR35 PVC	SMH4	456.71
	SMH4		470.33	456.51	161.0	8	0.007	SDR35 PVC	BRANDT	455.34
BLDG 4	BLDG3 GAR	N/A	468.50	24.0	6	0.020	CASTIRON	OWS13	468.02	
	OWS13		472.00	467.77	35.6	8	0.010	SDR35 PVC	SMH5	467.41
	BLDG3 SEW	N/A	468.50	18.7	6	0.020	CASTIRON	SMH5	468.13	
	SMH5		470.62	467.21	28.6	8	0.010	SDR35 PVC	SMH6	466.93
BLDG 5	BLDG 4 GAR	N/A	466.50	30.7	6	0.030	CASTIRON	OWS14	465.58	
	OWS14		470.16	465.33	12.9	8	0.030	SDR35 PVC	SMH6	464.94
	BLDG 4 SEW	N/A	466.50	39.0	6	0.030	CASTIRON	SMH6	465.33	
	SMH6		470.56	464.54	112.2	8	0.035	SDR35 PVC	SMH7	460.62
BLDG 5	SMH7		471.44	460.22	55.5	8	0.032	SDR35 PVC	BRANDT	458.43
	BLDG 5 GAR	N/A	443.00	8.0	6	0.0200	CASTIRON	OWS15	442.84	
	OWS 15		457.84	442.59	15.5	8	0.0306	SDR35 PVC	CONNECT B5	442.12
BLDG 5 SEW	N/A	442.89	126.2	8	0.0500	SDR35 PVC	REC SEW	436.58		

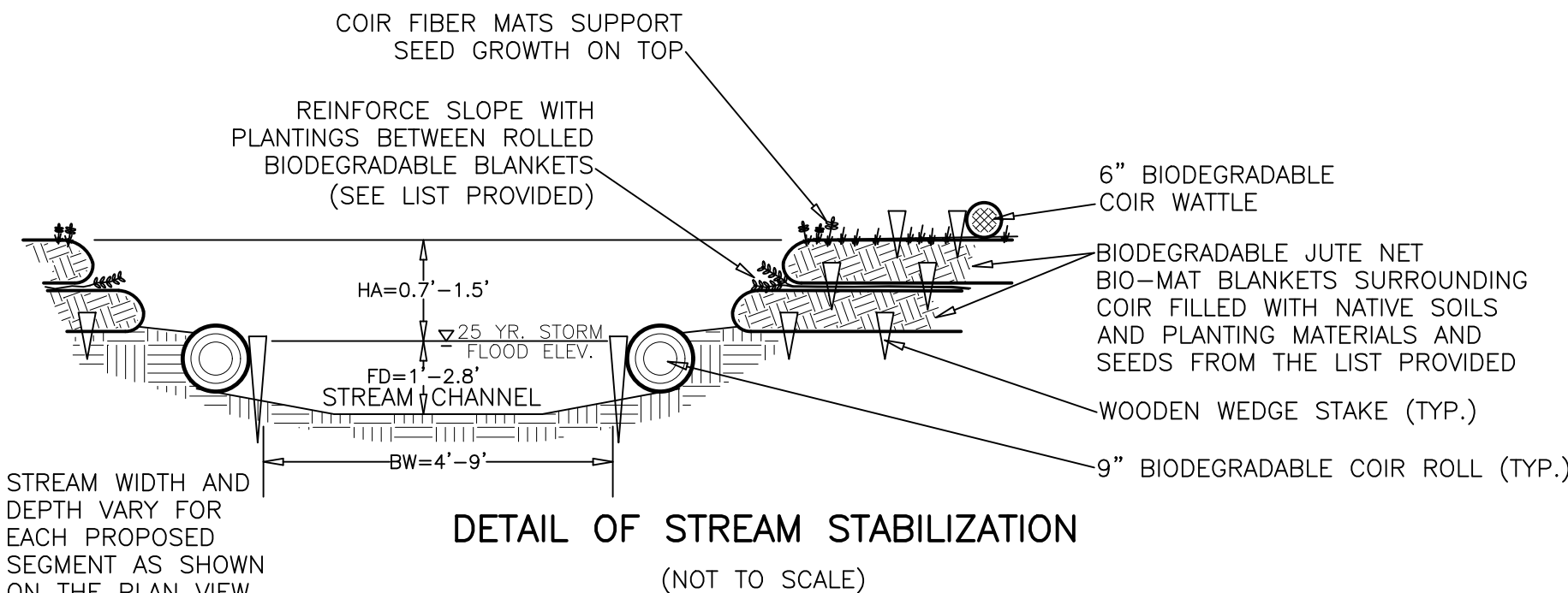
NOTE: LOCATION, LENGTH, AND INVERTS SUBJECT TO REVISION AFTER EXISTING PIPES/STRUCTURES AND GROUND ARE UNCOVERED IN THE FIELD.

SEWER INVERT TABLE

GRAFTON WOODS
4 BRANDT LANE
WORCESTER, MASSACHUSETTS

DRAINAGE PIPE AND INVERT TABLE

FROM	STRUCTURE	RIM/GRAT	INV OUT	Rational Runoff			PIPE			SLOPE	TYPE	n	Vfull (ft/s)	Manning's Ccap (cfs)	TO	STRUCTURE	INV IN
				A	C	Q	L	SIZE									
LOT 5	CB 501	458.00	454.20	0.24	0.76	5.40	0.98	15	12	0.01	HDPE	0.01	5.00	3.99	DMH 503	454.05	
	CB 502	458.00	454.20	0.24	0.76	5.40	0.98	7	12	0.01	HDPE	0.01	5.00	3.99	DMH 503	454.13	
	DMH 503	458.62	454.03	0.48	0.76	5.40	1.97	74	12	0.01	HDPE	0.01	5.00	3.99	WQU 505	453.29	
	CB 504	457.10	453.30	0.12	0.77	5.40	0.50	15	12	0.01	HDPE	0.01	5.00	3.99	WQU 505	453.15	
	WQU 505	457.90	453.15	0.60	0.76	5.40	2.47	5	12	0.01	HDPE	0.01	5.00	3.99	INFIL 58	453.10	
	CB 508	468.50	464.70	0.13	0.90	5.40	0.63	28	12	0.01	HDPE	0.01	5.00	3.99	DMH 509	464.42	
	DMH 509	466.75	464.32	0.13	0.90	5.40	0.63	22	12	0.01	HDPE	0.01	5.00	3.99	DMH 510	464.10	
	CB 507	464.50	460.70	0.23	0.49	5.40	0.61	17	12	0.01	HDPE	0.01	5.00	3.99	DMH 510	460.53	
	CB 506	464.50	460.70	0.23	0.81	5.40	1.01	49	12	0.01	HDPE	0.01	5.00	3.99	DMH 510	460.21	
	DMH 510	465.37	464.00	0.49	0.85	5.40	2.25	1	12	0.01	HDPE	0.01	5.00	3.99	WQU 511	463.99	
	WQU 511	465.58	463.99	0.49	0.85	5.40	2.25	5	12	0.01	HDPE	0.01	5.00	3.99	INFIL 5A	463.94	
LOT 4	CB 45	468.60	464.80	0.16	0.86	5.40	0.74	60	12	0.01	HDPE	0.01	5.00	3.99	DMH 46	464.20	
	DMH 46	469.68	464.10	0.26	0.83	5.40	1.16	6	12	0.01	HDPE	0.01	5.00	3.99	WQU 47	464.04	
	WQU 47	469.72	464.04	0.26	0.83	5.40	1.16	5	12	0.01	HDPE	0.01	5.00	3.99	INFIL 4A	463.99	
	CB 43	468.60	464.80	0.16	0.86	5.40	0.74	99	12	0.01	HDPE	0.01	5.00	3.99	DMH 44	463.81	
	CB 41	471.00	467.20	0.24	0.75	5.40	0.97	30	12	0.01	HDPE	0.01	5.00	3.99	DMH 42	466.90	
	DMH 44	470.49	463.71	0.16	0.86	5.40	0.74	20	12	0.01	HDPE	0.01	5.00	3.99	DMH 42	463.51	
	DMH 42	470.72	463.41	0.40	0.79	5.40	1.72	3	12	0.01	HDPE	0.01	5.00	3.99	WQU 40	463.38	
	WQU 40	470.65	463.28	0.40	0.79	5.40	1.72	5	12	0.01	HDPE	0.01	5.00	3.99	INFIL 4A	463.23	
	CB 91	469.20	465.40	0.10	0.78	5.40	0.42	106	12	0.01	HDPE	0.01	5.00	3.99	DMH 46	464.34	
	CB 64	468.40	464.60	0.23	0.73	5.40	0.91	23	12	0.01	HDPE	0.01	5.00	3.99	DMH 67	464.37	
	CB 68	468.40	464.60	0.19	0.79	5.40	0.81	23	12	0.01	HDPE	0.01	5.00	3.99	DMH 67	464.37	
DMH 67	468.85	464.27	0.42	0.76	5.40	1.72	4	12	0.01	HDPE	0.01	5.00	3.99	WQU 69	464.23		
WQU 69	468.95	464.23	0.42	0.76	5.40	1.72	6	12	0.01	HDPE	0.01	5.00	3.99	DETN 4B	464.17		
LOT 3	CB 30	477.20	473.40	0.38	0.71	5.40	1.46	179	12	0.01	HDPE	0.01	5.00	3.99	DMH 31	471.61	
	CB 32	480.55	476.75	0.28	0.55	5.40	0.83	21	12	0.01	HDPE	0.01	5.00	3.99	DMH 31	476.54	
	DMH 31	481.40	471.51	0.66	0.64	5.40	2.29	227	12	0.01	HDPE	0.01	5.00	3.99	DMH 33	469.24	
	CB 34	475.00	471.20	0.52	0.59	5.40	1.66	19	12	0.01	HDPE	0.01	5.00	3.99	DMH 33	471.01	
	DMH 33	475.16	469.14	1.18	0.62	5.40	3.95	4	18	0.01	HDPE	0.01	6.50	11.50	WQU 35	469.10	
	WQU 35	474.82	469.10	1.18	0.62	5.40	3.95	5	18	0.01	HDPE	0.01	6.50	11.50	DETN 3A	469.05	
	CB 58	471.60	467.80	0.16	0.77	5.40	0.67	46	12	0.01	HDPE	0.01	5.00	3.99	DMH 55	467.34	
	CB 56	471.70	467.90	0.16	0.77	5.40	0.67	18	12	0.01	HDPE	0.01	5.00	3.99	DMH 55	467.72	
	DMH 55	472.00	467.24	0.32	0.77	5.40	1.33	48	12	0.01	HDPE	0.01	5.00	3.99	DMH 53	466.76	
	CB 54	469.50	465.70	0.33	0.78	5.40	1.39	12	12	0.01	HDPE	0.01	5.00	3.99	DMH 53	465.58	
	CB 50	471.20	467.40	0.14	0.79	5.40	0.60	79	12	0.01	HDPE	0.01	5.00	3.99	DMH 51	466.61	
CB 52	469.50	465.70	0.18	0.83	5.40	0.81	9	12	0.01	HDPE	0.01	5.00	3.99	DMH 51	465.61		
DMH 51	469.88	465.51	0.32	0.81	5.40	1.40	23	12	0.01	HDPE	0.01	5.00	3.99	DMH 53	465.28		
DMH 53	469.62	465.18	0.97	0.79	5.40	4.12	4	12	0.01	HDPE	0.01	5.00	3.99	WQU 57	465.14		
WQU 57	469.83	465.14	0.97	0.79	5.40	4.12	14	12	0.01	HDPE	0.01	5.00	3.99	DETN 3B	465.00		
LOT 2	CB 204	469.90	466.10	0.09	0.77	5.40	0.37	29	12	0.01	HDPE	0.01	5.00	3.99	DMH 205	465.81	
	DMH 205	470.40	465.71	0.09	0.77	5.40	0.37	96	12	0.01	HDPE	0.01	5.00	3.99	WQU 203	464.75	
	CB 202	468.50	464.70	0.56	0.75	5.40	2.27	22	12	0.01	HDPE	0.01	5.00	3.99	WQU 203	464.48	
LOT 1	WQU 203	469.00	464.38	0.65	0.75	5.40	2.64	5	12	0.01	HDPE	0.01	5.00	3.99	INFIL 2	464.33	
	CB 20	466.90	463.10	0.23	0.70	5.40	0.87	12	12	0.01	HDPE	0.01	5.00	3.99	DMH 22	462.98	
	OWS 21	466.50	462.70	0.98	0.90	5.40	4.76	21	18	0.01	HDPE	0.01	6.50	11.50	DMH 22	462.49	
	DMH 22	466.10	462.39	1.21	0.86	5.40	5.63	90	18	0.01	HDPE	0.01	6.50	11.50	DMH 23	461.49	
	DMH 23	461.55	461.39	1.21	0.86	5.40	5.63	122	18	0.01	HDPE	0.01	6.50	11.50	DMH 25	460.17	
	CB 24	460.20	456.40	0.22	0.81	5.40	0.96	48	12	0.01	HDPE	0.01	5.00	3.99	DMH 25	455.92	
	CB 26	460.72</															



PROPOSED STREAM DIMENSIONS

STREAM SEGMENT	BOTTOM WIDTH (BW)	FLOOD DEPTH (FD)	HEIGHT ABOVE (HA)
SGMT 1	4 FT	1 FT	1.5 FT
SGMT 2	4 FT	1 FT	1.5 FT
SGMT 3	9 FT	2.8 FT	0.7 FT

LIST OF ACCEPTABLE PLANTINGS FOR STREAM STABILIZATION

CUTTINGS:
 SILKY DOGWOOD (BANKS AND WET SLOPES)
 RED MULBERRY (UPLAND SLOPES)

CONTAINER GROWTH:
 SPECKLED ALDER (BANKS AND WET SLOPES)

SEEDS:
 NEW ENGLAND WET MIX (BANKS AND WET SLOPES)
 NEW ENGLAND CONSERVATION & WILDLIFE MIX (UPLAND SLOPES)

NOTE: PLANTINGS MAY BE ADJUSTED IN CONSULTATION WITH THE CITY OF WORCESTER CONSERVATION COMMISSION

PLANTING SCHEDULE FOR CREATED WETLAND & RESTORATION AREAS:

WETLAND CREATION: AREAS "A" & "B"

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
24 TOTAL	12	Quercus rubra	Red Oak	5' tall
	12	Quercus alba	White Oak	5' tall
				15' on center
126 TOTAL	42	Cornus racemosa	Gray Dogwood	3' tall
	42	Corpinus caroliniana	American Hornbeam	3' tall
	42	Myrica pensylvanica	Bayberry	3' tall
				10' on center
11 lbs	HERBACEOUS SEED MIX: NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX (NEW ENGLAND WETLAND PLANTS, INC.)			

BUFFER ZONE RESTORATION WITH PLANTINGS: AREAS "C" & "D"

4 lbs HERBACEOUS SEED MIX: NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX WITH WOODY PLANTINGS (NEW ENGLAND WETLAND PLANTS, INC.)

BUFFER ZONE RESTORATION WITH ONLY SEEDING: AREAS "E" & "F"

4 lbs HERBACEOUS SEED MIX: NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX (NEW ENGLAND WETLAND PLANTS, INC.)

LEGEND

- EXISTING WETLAND BOUNDARY
- PROPOSED WETLAND
- PROPOSED STREAM
- RETAINING WALL
- 2 FT PROPOSED CONTOURS
- PROPOSED SPOT GRADE
- SOIL TEST PIT
- SOIL BORING (YANKEE)
- LIMIT OF WORK

SEE NOTICE OF INTENT PREPARED BY GODDARD CONSULTING, LLC. FOR FURTHER DETAILS AND INFORMATION REGARDING THE WETLAND AND STREAM IMPACTS, REPLICATION, AND CREATION.

SUMMARY OF IMPACT AREA ALTERATIONS:

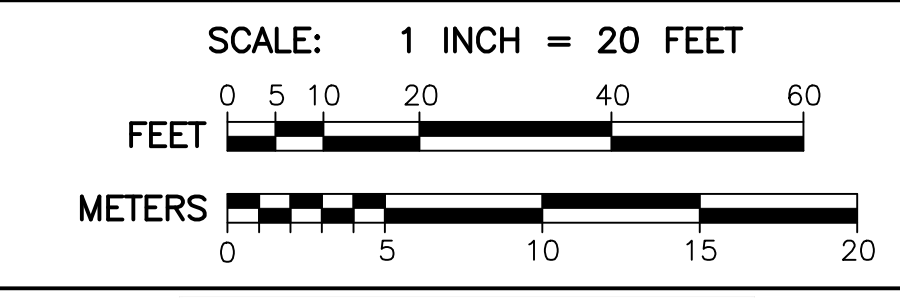
IMPACT AREA	BANK ALT. (LF)
1	290.5
2	442.2
3	93.6
4	48.7
5	20.0
6	92.0
7	31.8

TOTAL LINEAR FT OF BANK ALTERATION: 1,019 FT
 TOTAL LINEAR FT OF BANK REPLICATION: 2,695 FT
 TOTAL SQ FT OF BWV CREATION: 10,004 SF
 1,954 SF @ NORTH
 8,050 SF @ SOUTH

THOMPSON-LISTON ASSOCIATES, INC.
 Professional Engineers Professional Land Surveyors
 Erosion Control Specialists
 P O Box 570, Boylston MA 01505
 info@tlainc.net (508) 869-6151

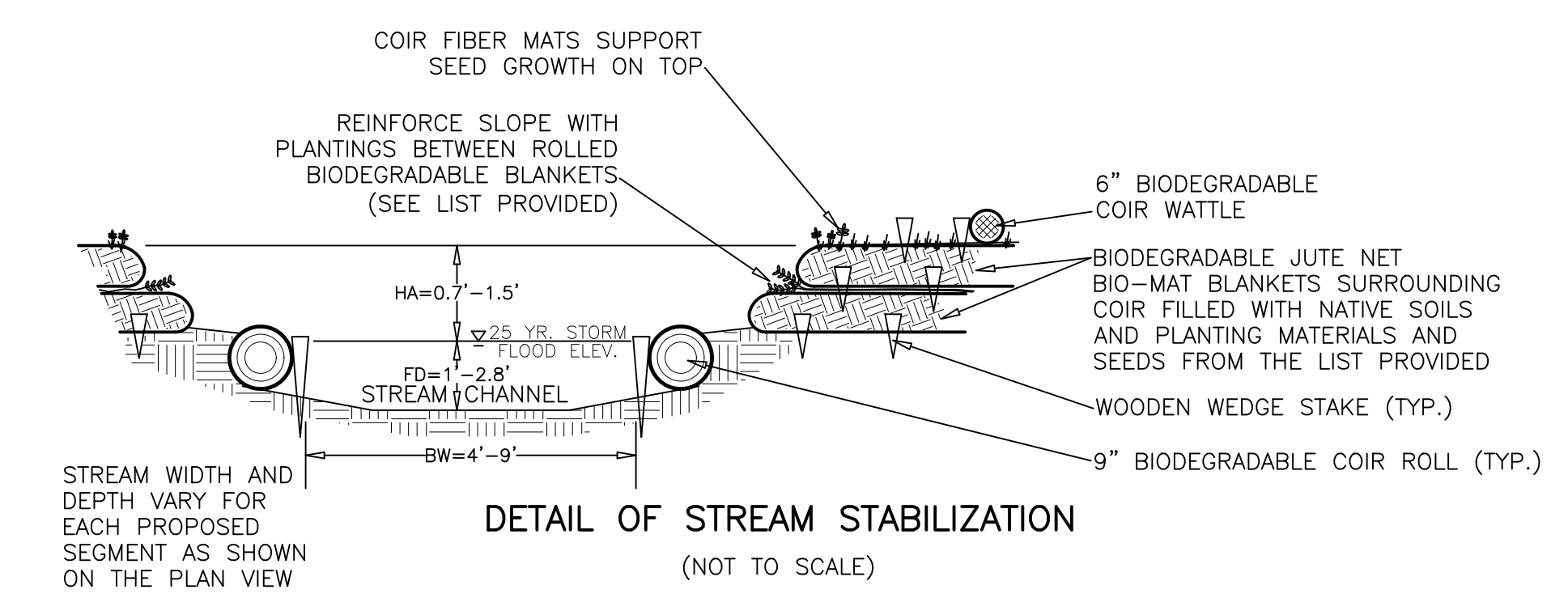
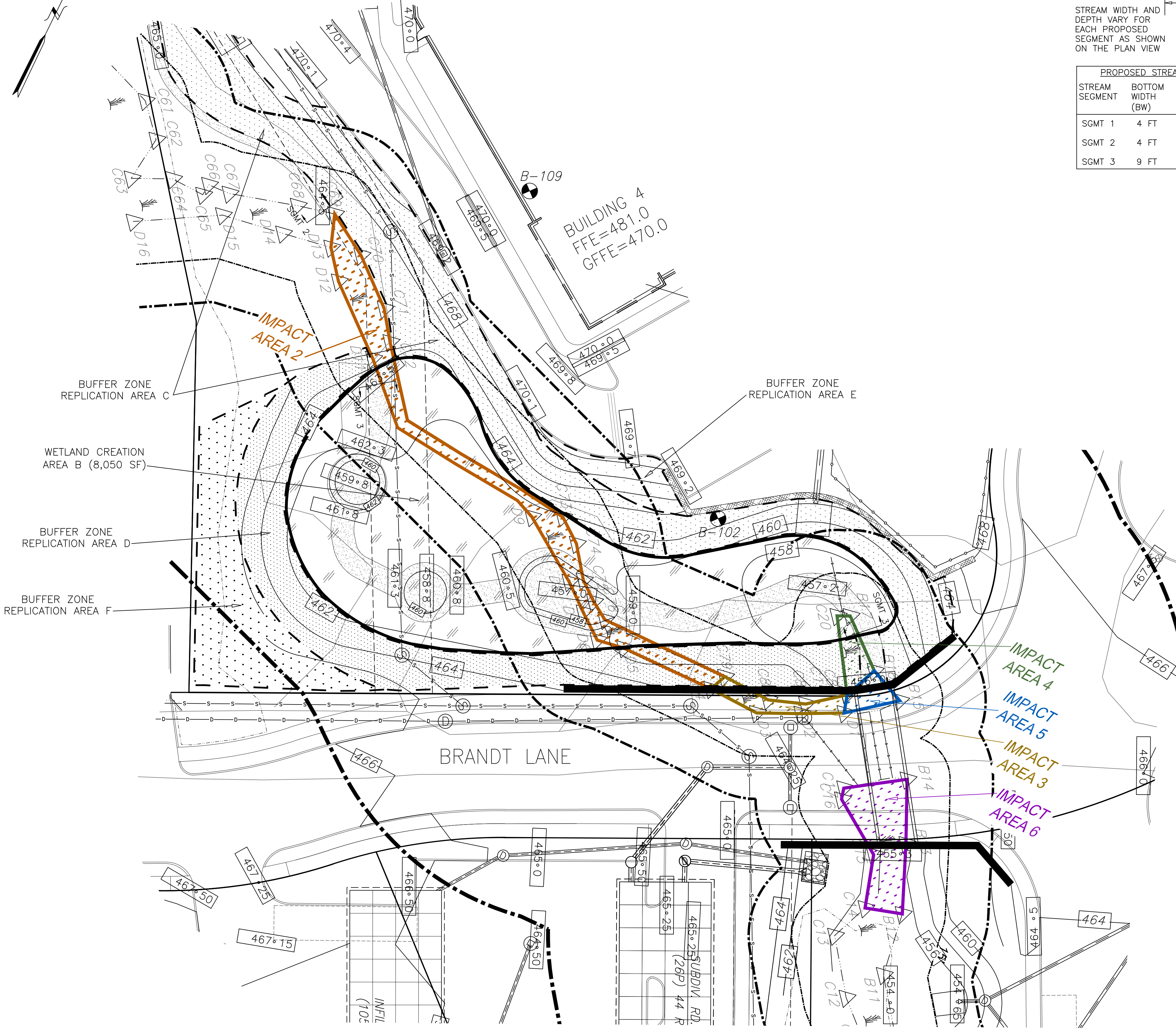
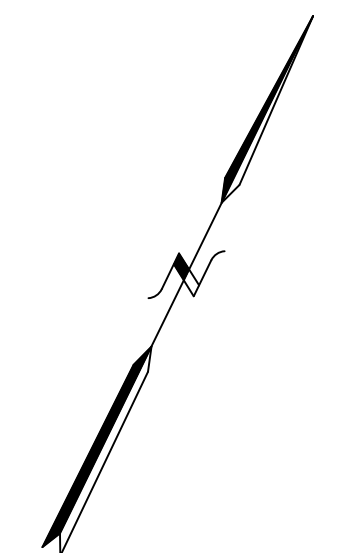
DATE: **OCTOBER 21, 2024** DWG NO. _____

DATE	REVISIONS DESCRIPTION



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4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520
 WETLAND CONSTRUCTION PLAN
 SHEET 1 OF 2 SHEETS



PROPOSED STREAM DIMENSIONS			
STREAM SEGMENT	BOTTOM WIDTH (BW)	FLOOD DEPTH (FD)	HEIGHT ABOVE (HA)
SGMT 1	4 FT	1 FT	1.5 FT
SGMT 2	4 FT	1 FT	1.5 FT
SGMT 3	9 FT	2.8 FT	0.7 FT

LIST OF ACCEPTABLE PLANTINGS FOR STREAM STABILIZATION			
CUTTINGS:			
SILKY DOGWOOD (BANKS AND WET SLOPES)			
RED MULBERRY (UPLAND SLOPES)			
CONTAINER GROWTH:			
SPECKLED ALDER (BANKS AND WET SLOPES)			
SEEDS:			
NEW ENGLAND WET MIX (BANKS AND WET SLOPES)			
NEW ENGLAND CONSERVATION & WILDLIFE MIX (UPLAND SLOPES)			
NOTE: PLANTINGS MAY BE ADJUSTED IN CONSULTATION WITH THE CITY OF WORCESTER CONSERVATION COMMISSION			

PLANTING SCHEDULE FOR CREATED WETLAND & RESTORATION AREAS:

WETLAND CREATION: AREAS "A" & "B"

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
24 TOTAL	12	Quercus rubra	Red Oak	5' tall
	12	Quercus alba	White Oak	5' tall
				15' on center
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HERBACEOUS SEED MIX				
11 lbs	NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX (NEW ENGLAND WETLAND PLANTS, INC.)			

BUFFER ZONE RESTORATION WITH PLANTINGS: AREAS "C" & "D"

4 lbs HERBACEOUS SEED MIX: NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX WITH WOODY PLANTINGS (NEW ENGLAND WETLAND PLANTS, INC.)

BUFFER ZONE RESTORATION WITH ONLY SEEDING: AREAS "E" & "F"

4 lbs HERBACEOUS SEED MIX: NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX (NEW ENGLAND WETLAND PLANTS, INC.)

LEGEND

	EXISTING WETLAND BOUNDARY
	PROPOSED WETLAND
	PROPOSED STREAM
	RETAINING WALL
	2 FT PROPOSED CONTOURS
	PROPOSED SPOT GRADE
	SOIL TEST PIT
	SOIL BORING (YANKEE)
	LIMIT OF WORK

SEE NOTICE OF INTENT PREPARED BY GODDARD CONSULTING, LLC. FOR FURTHER DETAILS AND INFORMATION REGARDING THE WETLAND AND STREAM IMPACTS, REPLICATION, AND CREATION.

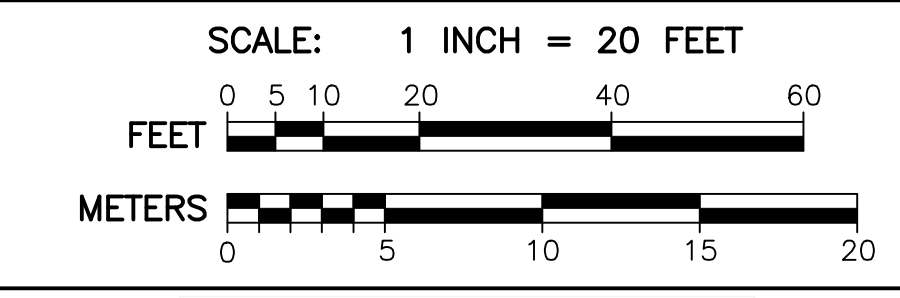
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DATE:		DESCRIPTION	



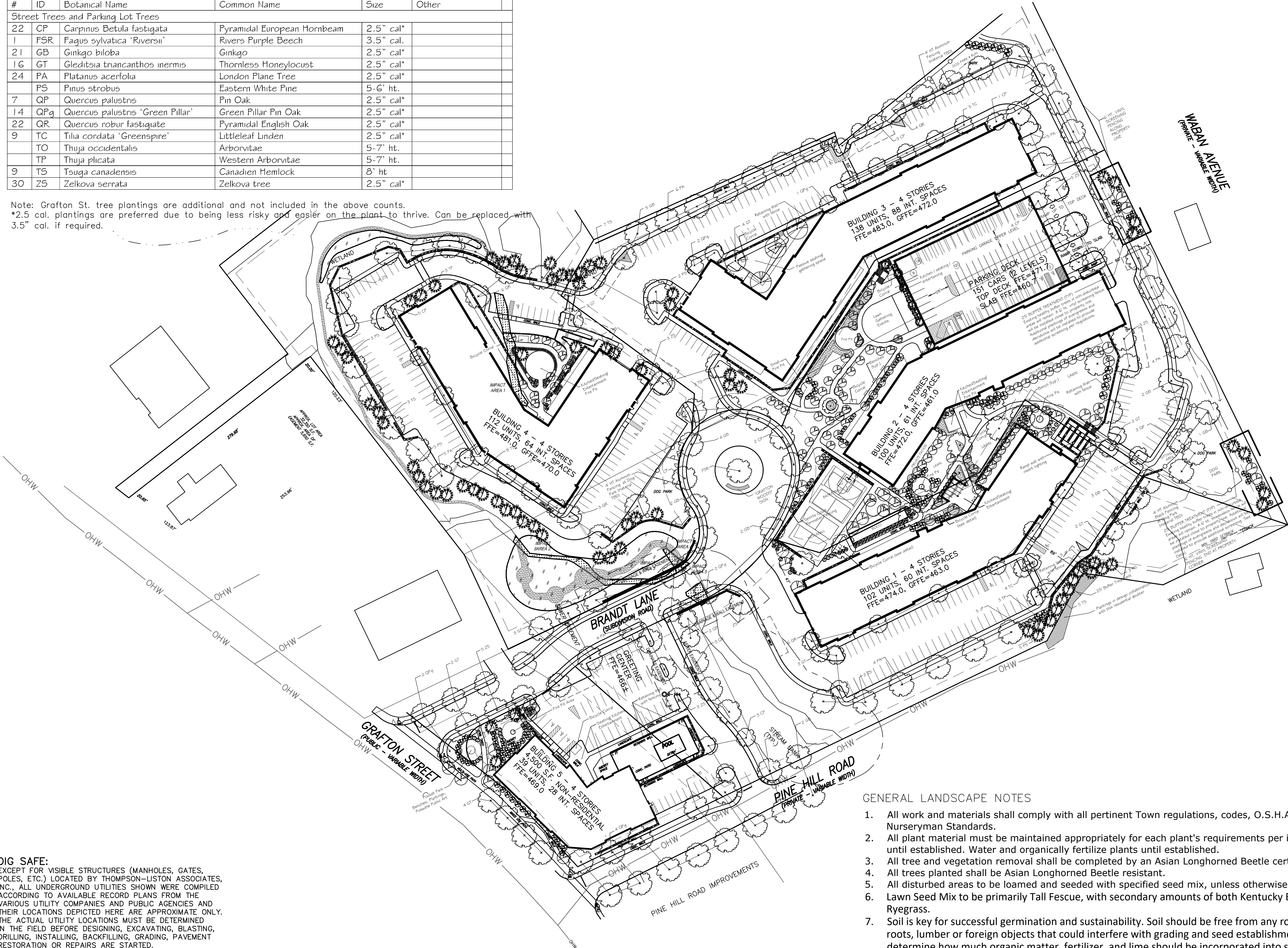
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4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520
 WETLAND CONSTRUCTION PLAN
 SHEET 2 OF 2 SHEETS

PLANT SCHEDULE: STREET TREES AND PARKING LOT TREES (INCLUDING BRANDT LANE, PINE HILL, AND LOOP RD. IMPROVEMENTS)

#	ID	Botanical Name	Common Name	Size	Other
Street Trees and Parking Lot Trees					
22	CP	Carpinus Betula fastigata	Pyramidal European Hornbeam	2.5" cal*	
1	FSR	Fagus sylvatica 'Riversii'	Rivers Purple Beech	3.5" cal.	
21	GB	Ginkgo biloba	Ginkgo	2.5" cal*	
16	GT	Gleditsia triacanthos inermis	Thornless Honeylocust	2.5" cal*	
24	PA	Platanus acerifolia	London Plane Tree	2.5" cal*	
	PS	Pinus strobus	Eastern White Pine	5-6' ht.	
7	QP	Quercus palustris	Pin Oak	2.5" cal*	
14	QPg	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	2.5" cal*	
22	QR	Quercus robur fastigiata	Pyramidal English Oak	2.5" cal*	
9	TC	Tilia cordata 'Greenspire'	Littleleaf Linden	2.5" cal*	
	TO	Thuja occidentalis	Arborvitae	5-7' ht.	
	TP	Thuja plicata	Western Arborvitae	5-7' ht.	
9	TS	Tsuga canadensis	Canadian Hemlock	8' ht	
30	ZS	Zelkova serrata	Zelkova tree	2.5" cal*	

Note: Grafton St. tree plantings are additional and not included in the above counts.
 *2.5 cal. plantings are preferred due to being less risky and easier on the plant to thrive. Can be replaced with 3.5" cal. if required.



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GENERAL LANDSCAPE NOTES

- All work and materials shall comply with all pertinent Town regulations, codes, O.S.H.A and American Nurseryman Standards.
- All plant material must be maintained appropriately for each plant's requirements per industry standards until established. Water and organically fertilize plants until established.
- All tree and vegetation removal shall be completed by an Asian Longhorned Beetle certified contractor.
- All trees planted shall be Asian Longhorned Beetle resistant.
- All disturbed areas to be loamed and seeded with specified seed mix, unless otherwise specified.
- Lawn Seed Mix to be primarily Tall Fescue, with secondary amounts of both Kentucky Bluegrass and Ryegrass.
- Soil is key for successful germination and sustainability. Soil should be free from any rocks, stumps, large roots, lumber or foreign objects that could interfere with grading and seed establishment. Test soil to determine how much organic matter, fertilizer, and lime should be incorporated into soil prior to seeding. Soil should be slightly acidic to neutral with a pH ranging from 6.2-7.0. Amend soil to meet these requirements.
- Soils to be de-compacted (due to construction) through aeration or other means to loosen the top 6" of existing soil prior to developing and enhancing the soil for a minimum of 6" of good, clean organic loam.
- All seed mix plantings to be maintained until established and thriving through two full years.

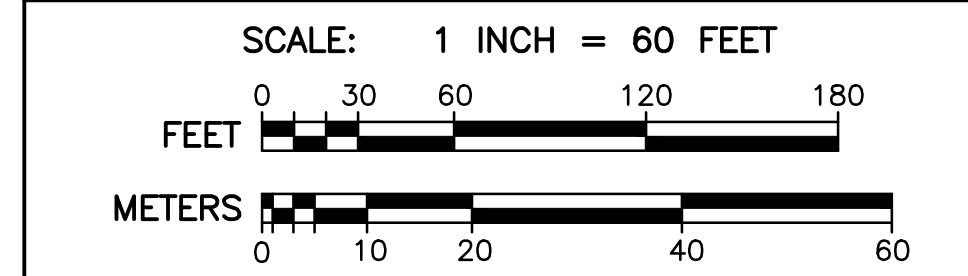


Laurie Tarr Ellsworth
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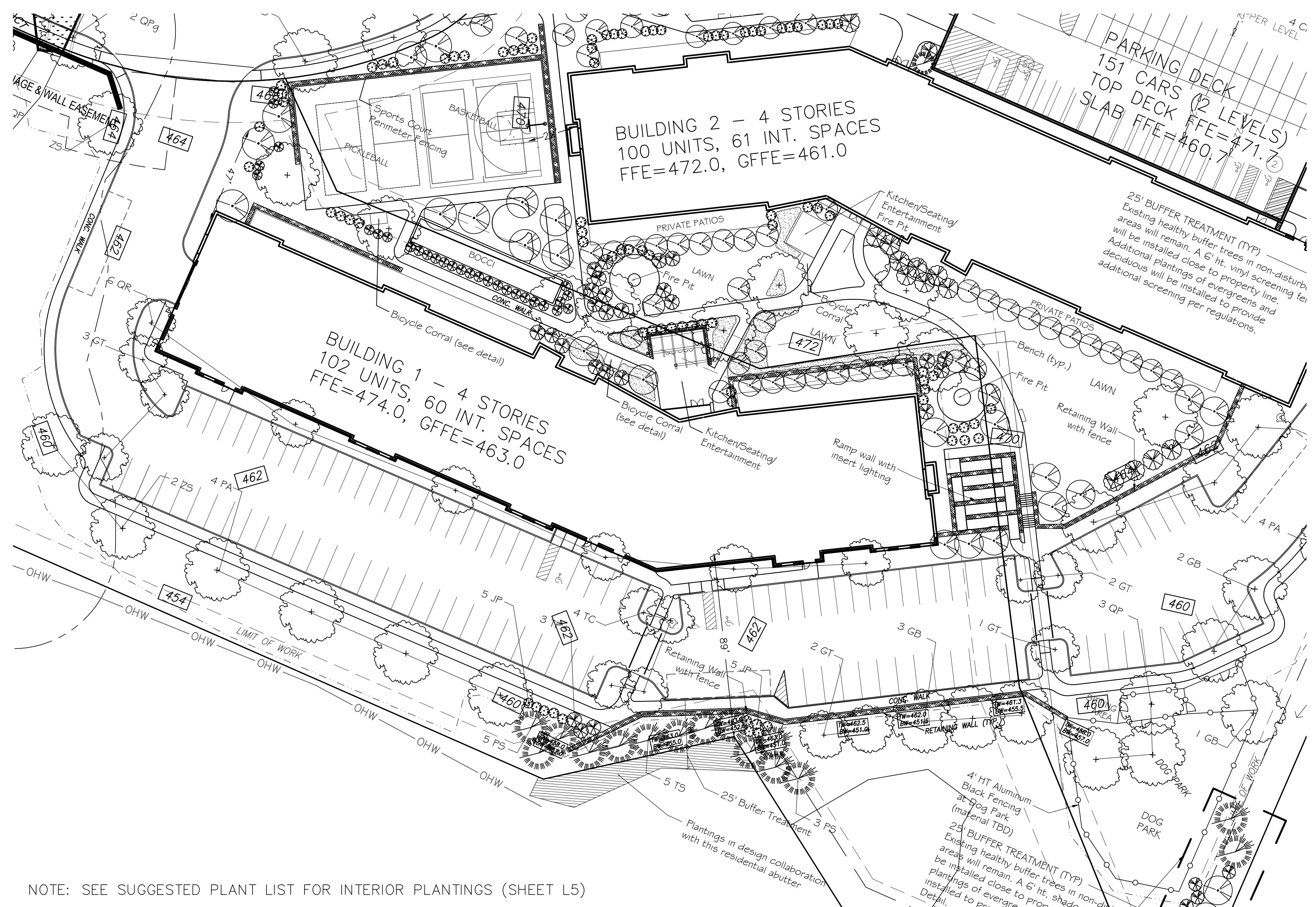
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 P O Box 570, Boylston MA 01505
 info@tlainc.net (508) 869-6151

DATE: **OCTOBER 21, 2024** DWG NO. _____

REVISIONS
 DATE: _____ DESCRIPTION _____



Grafton Woods
 LUXURY LIVING
4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
 OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520
 LANDSCAPE PLAN OVERVIEW



NOTE: SEE SUGGESTED PLANT LIST FOR INTERIOR PLANTINGS (SHEET L5)

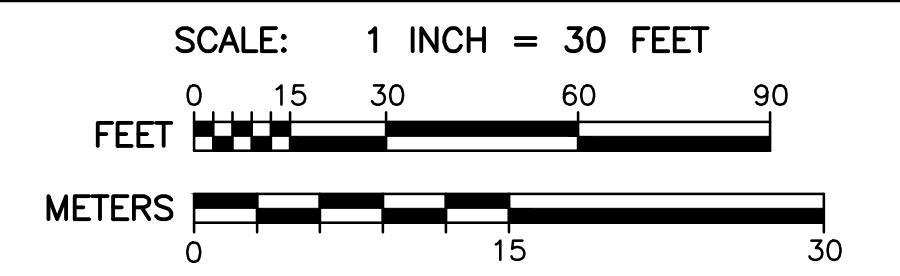
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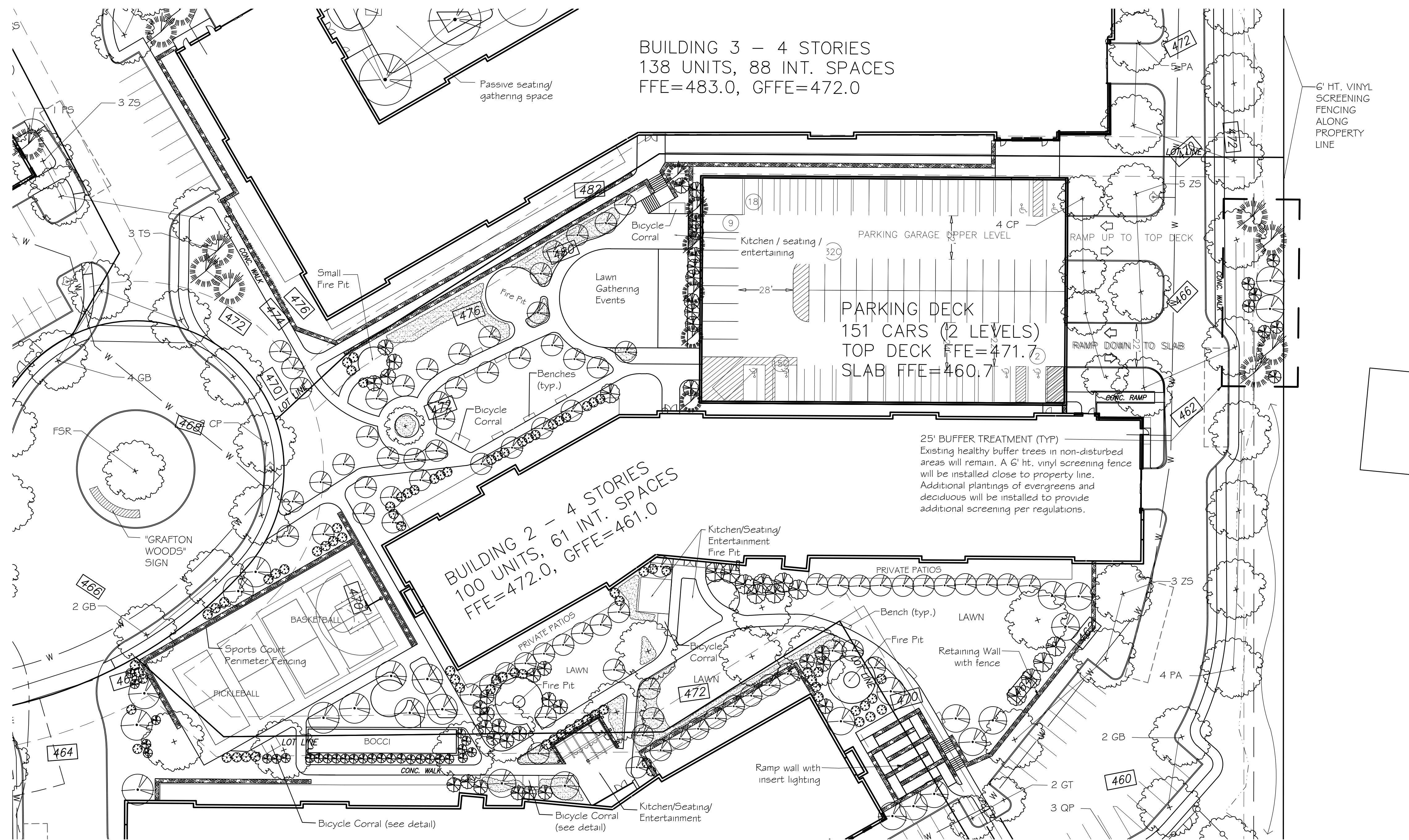
Laurie Tarr Ellsworth
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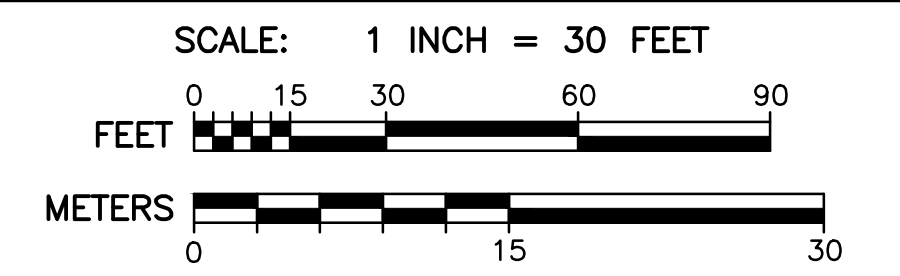
WABAN AVENUE
(PRIVATE - VARIABLE WIDTH)



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westminster, ma 01473
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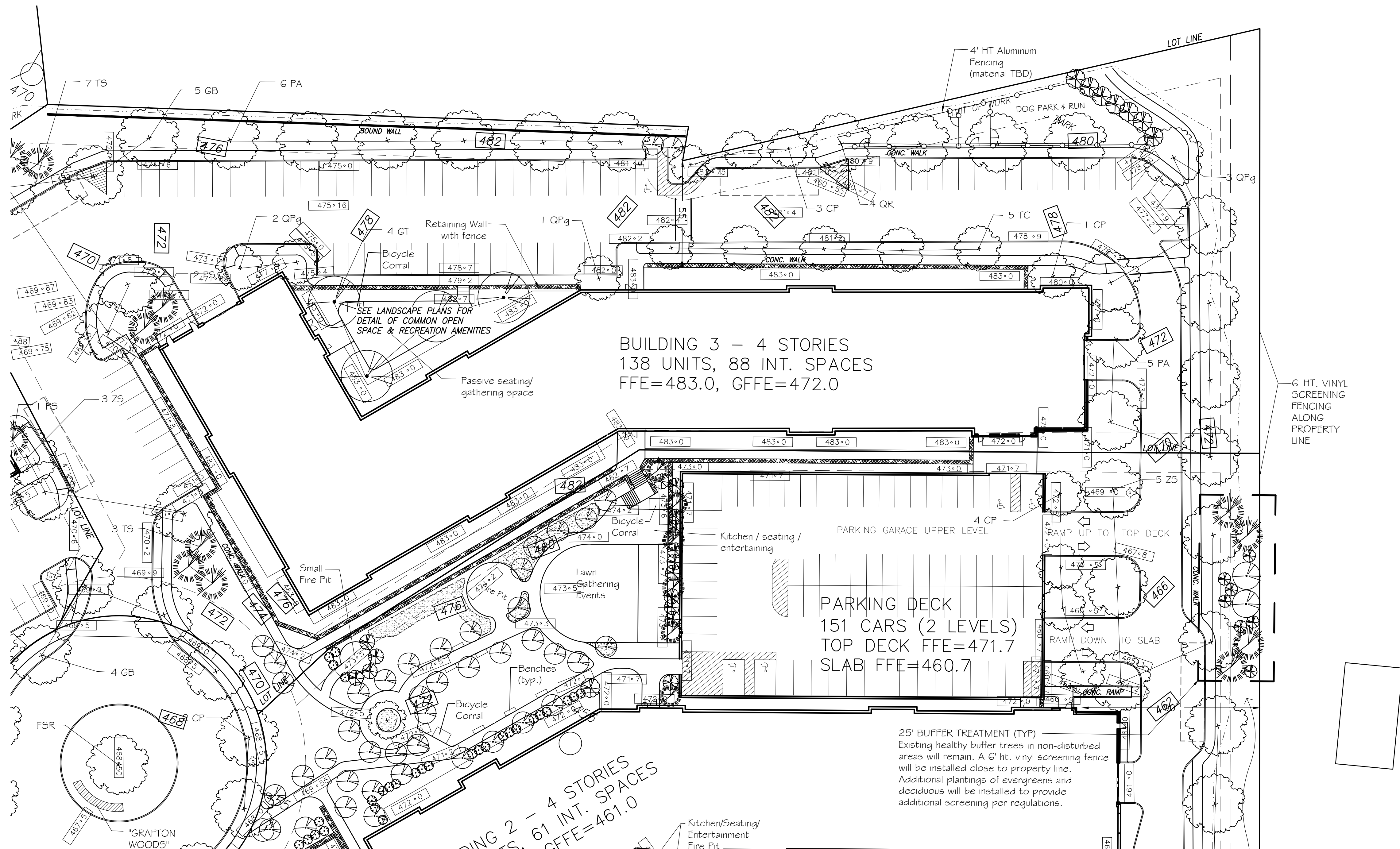
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Grafton Woods
LUXURY LIVING
4 BRANDT LANE
WORCESTER, MASSACHUSETTS
OWNED BY:
BRANDT LANE DEVELOPMENT, LLC
38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520



BUILDING 3 – 4 STORIES
 138 UNITS, 88 INT. SPACES
 FFE=483.0, GFFE=472.0

PARKING DECK
 151 CARS (2 LEVELS)
 TOP DECK FFE=471.7
 SLAB FFE=460.7

BUILDING 2 – 4 STORIES
 61 INT. SPACES
 FFE=461.0

25' BUFFER TREATMENT (TYP)
 Existing healthy buffer trees in non-disturbed areas will remain. A 6' ht. vinyl screening fence will be installed close to property line. Additional plantings of evergreens and deciduous will be installed to provide additional screening per regulations.

WABAN AVENUE
 (PRIVATE – VARIABLE WIDTH)

NOTE: SEE SUGGESTED PLANT LIST FOR INTERIOR PLANTINGS (SHEET L5)

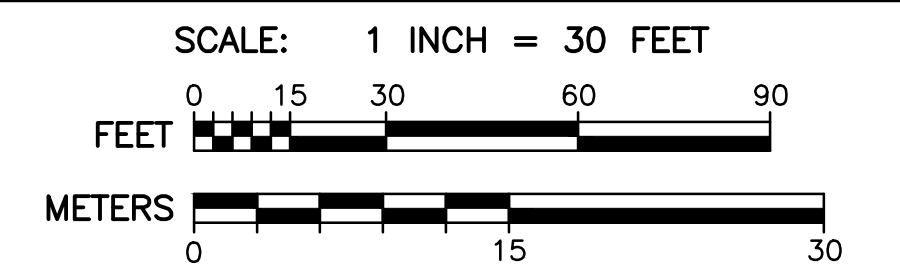
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Grafton Woods
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4 BRANDT LANE
 WORCESTER, MASSACHUSETTS
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BRANDT LANE DEVELOPMENT, LLC
 38 BRENTWOOD DRIVE
 HOLDEN, MASSACHUSETTS 01520



Luminaire Schedule	Qty	Label	Description	Tag
10	70	B1	NLS: ORX-B42-T4-16L-400-27K7-UNV-AB-XX	TYPE 4 BOLLARD
10	70	B2	NLS: ORX-B42-T2-16L-400-27K7-UNV-AB-XX	TYPE 2 BOLLARD
10	7	B3	NLS: ORX-B42-T5-16L-400-27K7-UNV-AB-XX	TYPE 5 BOLLARD
10	31	S1	NLS: ORX-T3-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)	SINGLE / 16' POLE
10	30	S2	NLS: ORX-T3-T4-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)	SINGLE / 16' POLE
10	3	S3	NLS: ORX-T3-T4-96L-35-27K7-UNV-DPTXXX-XXX-DFCL	DOUBLE / 16' POLE
10	4	S3	ATBM P20 XXXXX R24_K_SK	PROVIDED BY OTHERS - 24' POLE WITH 10' ARM

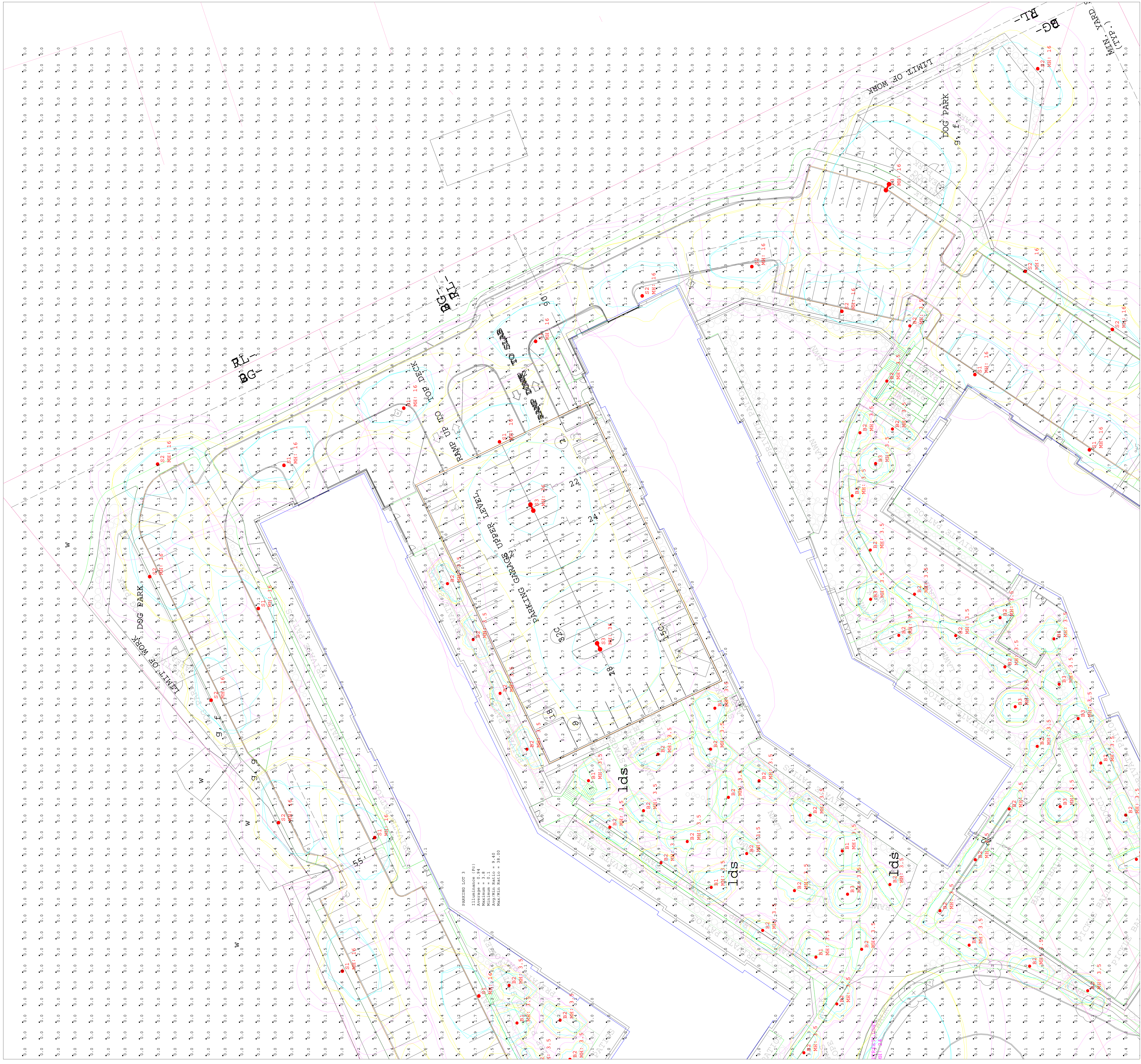
Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK	FC	1.15	5.3	0.0	N.A.	N.A.
SITE	FC	0.29	33.6	0.0	N.A.	N.A.
PARKING LOT 1	FC	1.01	4.5	0.1	10.10	45.00
PARKING LOT 3	FC	0.94	3.8	0.1	9.40	38.00
PARKING LOT 4A	FC	0.77	3.4	0.1	7.70	34.00
PARKING LOT 4B	FC	0.86	3.7	0.1	8.60	37.00
PARKING LOT 5	FC	0.74	2.5	0.1	7.40	25.00

Drawn By: AES
 Date: 10/31/2024
 Specifier:
 Salesperson:
 Scale: Not to Scale

GRAFTON WOODS
WORCESTER, MA





Luminaire Schedule	Label	Qty	Description	Tag
○	B1	10	NLS: ORX-B42-T4-16L-400-27K7-UNV-AB-XX	TYPE 4 BOLLARD
○	B2	70	NLS: ORX-B42-T2-16L-400-27K7-UNV-AB-XX	TYPE 2 BOLLARD
○	B3	7	NLS: ORX-B42-T5-16L-400-27K7-UNV-AB-XX	TYPE 5 BOLLARD
○	S1	31	NLS: ORX-3-T3-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)	SINGLE / 16' POLE
○	S2	30	NLS: ORX-3-T4-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)	SINGLE / 16' POLE
○	S3	3	NLS: ORX-3-T4-96L-35-27K7-UNV-DPTXXX-XXX-DFCL	DOUBLE / 16' POLE
○	STREETLIGHT	4	ATBM P20 XXXXX R2 4K_5K	PROVIDED BY OTHERS - 24' POLE WITH 10' ARM

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
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SITE	FC	0.29	33.6	0.0	N.A.	N.A.
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PARKING LOT 3	FC	0.94	3.8	0.1	9.40	38.00
PARKING LOT 4A	FC	0.77	3.4	0.1	7.70	34.00
PARKING LOT 4B	FC	0.86	3.7	0.1	8.60	37.00
PARKING LOT 5	FC	0.74	2.5	0.1	7.40	25.00





Luminaire Schedule Symbol	Qty	Label	Description
○	10	B1	NLS: ORX-B42-T4-16L-400-27K7-UNV-AB-XX
○	70	B2	NLS: ORX-B42-T2-16L-400-27K7-UNV-AB-XX
○	7	B3	NLS: ORX-B42-T5-16L-400-27K7-UNV-AB-XX
○	31	S1	NLS: ORX-3-T3-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)
○	30	S2	NLS: ORX-3-T4-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)
○	3	S3	NLS: ORX-3-T4-96L-35-27K7-UNV-DPTXXX-XXX-DFCL
○	4	S3	ATBM P20 XXXXX R2_K 3K STREETLIGHT

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK	FC	1.15	3.36	0.0	N.A.	N.A.
SITE	FC	0.29	3.36	0.0	N.A.	N.A.
PARKING LOT 1	FC	1.01	4.5	0.1	10.10	45.00
PARKING LOT 3	FC	0.94	3.8	0.1	9.40	38.00
PARKING LOT 4A	FC	0.77	3.4	0.1	7.70	34.00
PARKING LOT 4B	FC	0.86	3.7	0.1	8.60	37.00
PARKING LOT 5	FC	0.74	2.5	0.1	7.40	25.00

Tag	Description
TYPE 4 BOLLARD	Tag
TYPE 2 BOLLARD	TYPE 2 BOLLARD
TYPE 5 BOLLARD	TYPE 5 BOLLARD
SINGLE / 16' POLE	SINGLE / 16' POLE
DOUBLE / 16' POLE	DOUBLE / 16' POLE
PROVIDED BY OTHERS - 24' POLE WITH 10' ARM	PROVIDED BY OTHERS - 24' POLE WITH 10' ARM

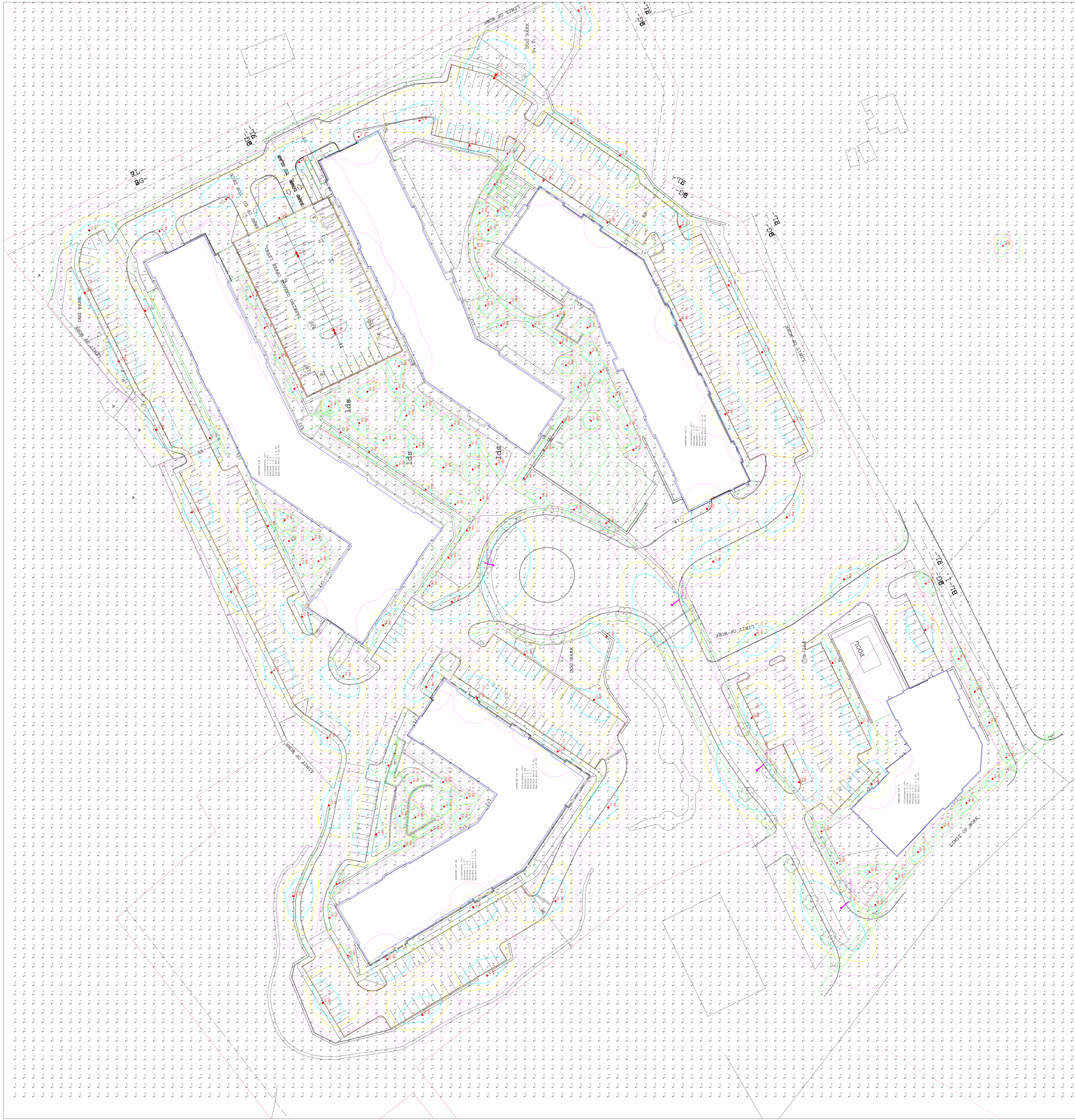
Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK	FC	1.15	3.36	0.0	N.A.	N.A.
SITE	FC	0.29	3.36	0.0	N.A.	N.A.
PARKING LOT 1	FC	1.01	4.5	0.1	10.10	45.00
PARKING LOT 3	FC	0.94	3.8	0.1	9.40	38.00
PARKING LOT 4A	FC	0.77	3.4	0.1	7.70	34.00
PARKING LOT 4B	FC	0.86	3.7	0.1	8.60	37.00
PARKING LOT 5	FC	0.74	2.5	0.1	7.40	25.00

GRAFTON WOODS
WORCESTER, MA

Drawn By: AES
 Date: 10/31/2024
 Specifier:
 Salesperson:
 Scale: Not to Scale



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 LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.
 specifications@reflexlighting.com



Luminaire Schedule Symbol	Qty	Label
○	10	B1
○	70	B2
○	7	B3
○	31	S1
○	30	S2
○	3	S3
○	4	STREETLIGHT

Description	Tag
NLS: ORX-B42-T4-16L-400-27K7-UNV-AB-XX	TYPE 4 BOLLARD
NLS: ORX-B42-T2-16L-400-27K7-UNV-AB-XX	TYPE 2 BOLLARD
NLS: ORX-B42-T5-16L-400-27K7-UNV-AB-XX	TYPE 5 BOLLARD
NLS: ORX-3-T3-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)	SINGLE / 16' POLE
NLS: ORX-3-T4-96L-35-27K7-UNV-SPTXXX-XXX-HSS-DCPL (estimated)	SINGLE / 16' POLE
NLS: ORX-3-T4-96L-35-27K7-UNV-DPTXXX-XXX-DFCL	DOUBLE / 16' POLE
ATBM P20 XXXXX R2 4K_5K	PROVIDED BY OTHERS - 24' POLE WITH 10' ARM

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK	Fc	1.15	5.3	0.0	N.A.	N.A.
SITE	Fc	0.29	33.6	0.0	N.A.	N.A.
PARKING LOT 1	Fc	1.01	4.5	0.1	10.10	45.00
PARKING LOT 3	Fc	0.94	3.8	0.1	9.40	38.00
PARKING LOT 4A	Fc	0.77	3.4	0.1	7.70	34.00
PARKING LOT 4B	Fc	0.86	3.7	0.1	8.60	37.00
PARKING LOT 5	Fc	0.74	2.5	0.1	7.40	25.00

GRAFTON WOODS
WORCESTER, MA