

LOCUS MAP
SCALE: 1"=500'

"GRAFTON WOODS" PARKING PLAN FOR ZBA SUBMITTAL

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:

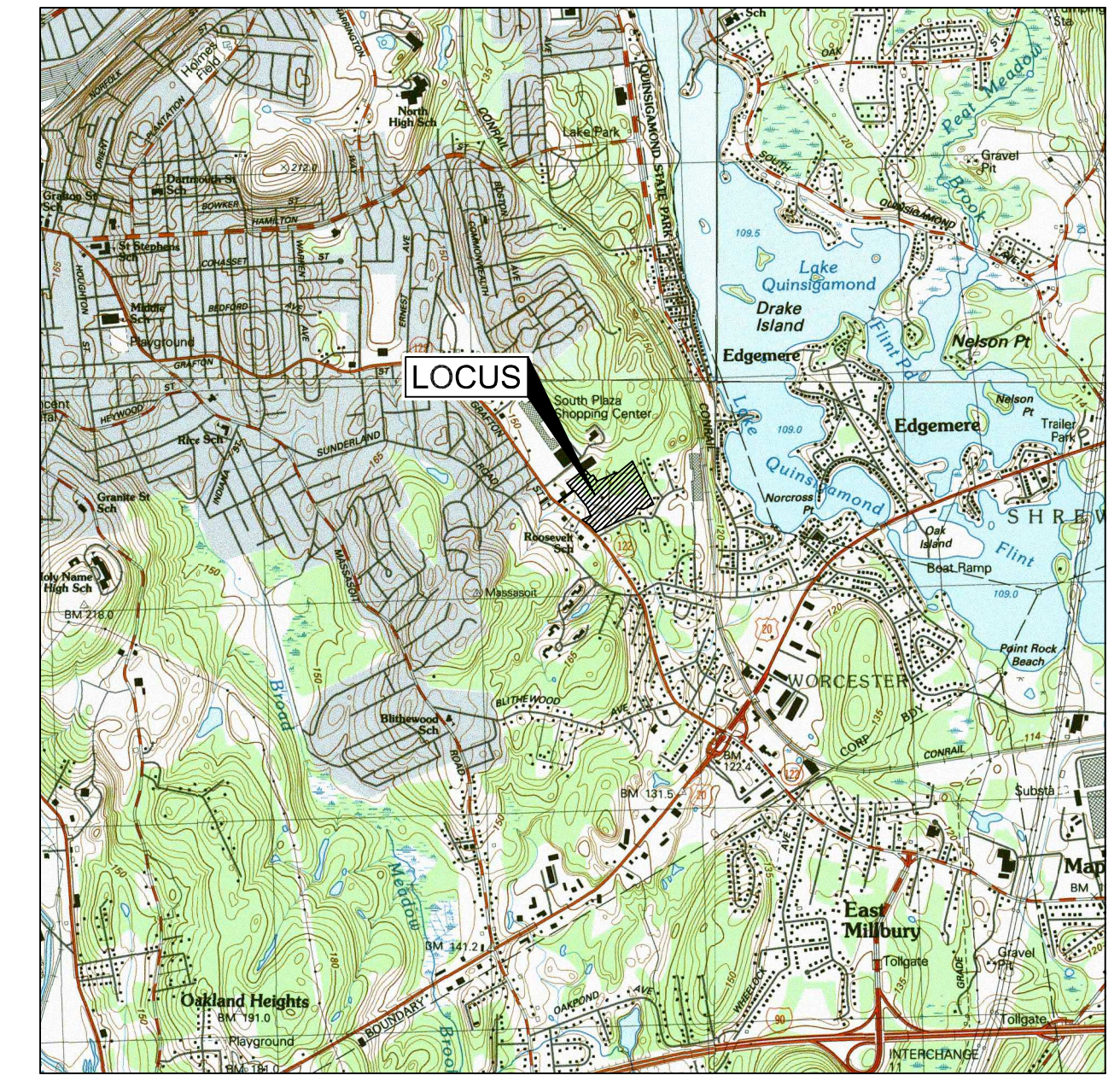
T&L THOMPSON-LISTON
ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 370, Boylston MA 01505
info@tlainc.net (508) 869-6151



PATRICK J. HEALY, P.E. # 39804

DATE:

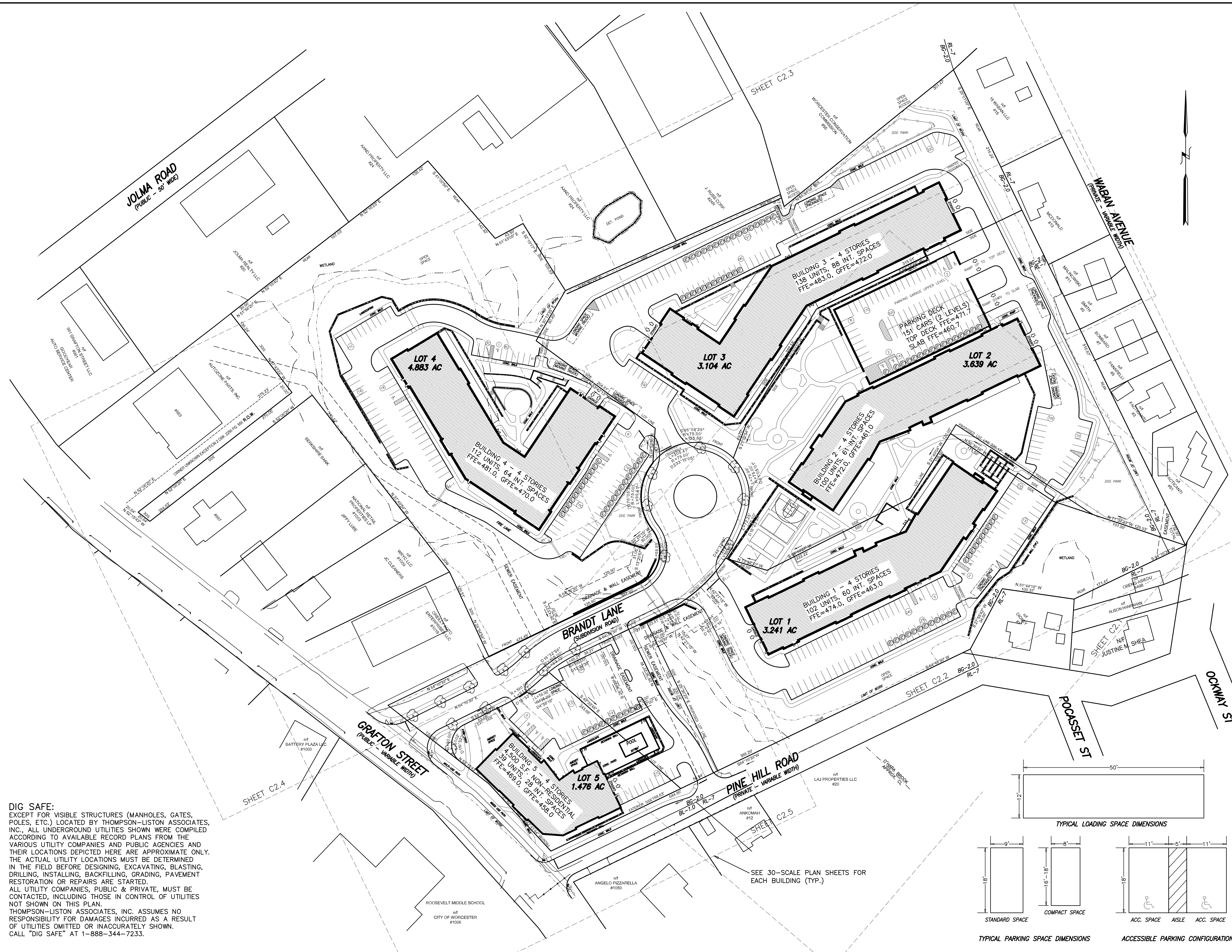
OCTOBER 21, 2024



LOCUS MAP
SCALE: 1:25,000

PLAN SHEET DIRECTORY

	SHEET NUMBER
COVER SHEET	C0
PROPOSED PARKING & LAYOUT PLAN OVERVIEW	C2.0
PROPOSED PARKING LAYOUT (BY BUILDING)	C2.1-C2.5



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)

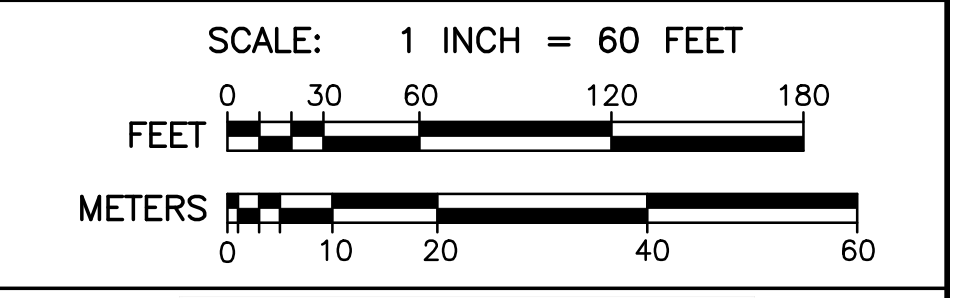
SEE DETAILED BREAKDOWNS FOR INDIVIDUAL BUILDINGS ON SHEETS C2.1-C2.5, INCLUDING THE PROPOSED INTERIOR LOWER LEVEL PARKING AND SURFACE PARKING AT EACH BUILDING.

- NOTES:**
- OWNED BY BRANDT LANE DEVELOPMENT LLC SEE DEED BOOK 68959 PAGE 58.
 - 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.
 - ELEVATIONS SHOWN HEREON REFER TO MEAN SEA LEVEL N.A.V.D. 88 DATUM.
 - 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.
 - THE PROPERTY IS SUBJECT TO REGULATION UNDER THE MASSACHUSETTS CONTINGENCY PLAN (CH.21E). SITE REFERENCE RTN 2-21432.

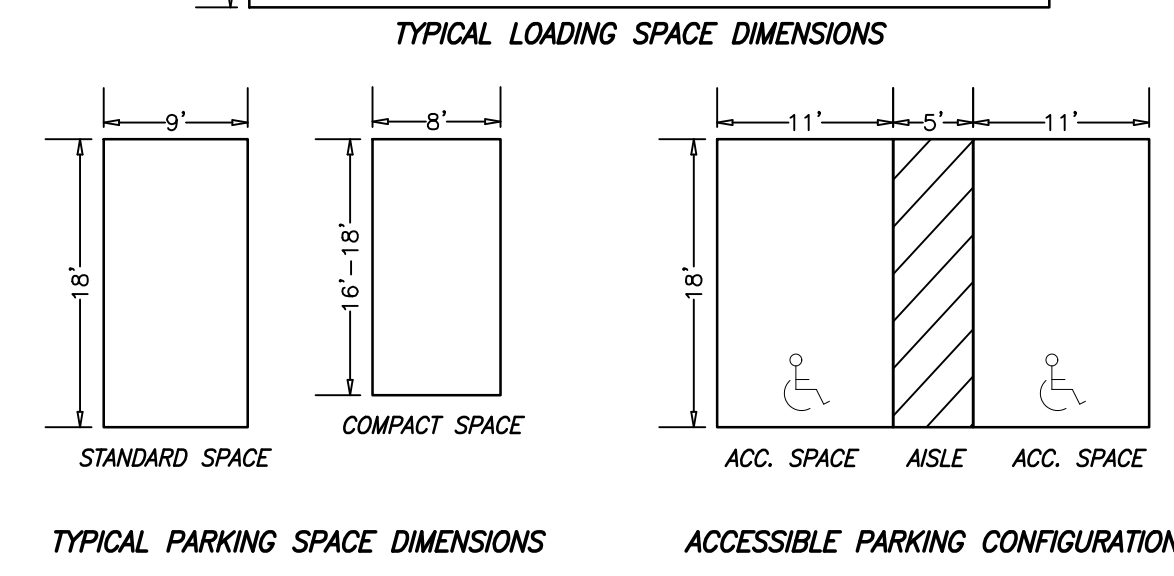


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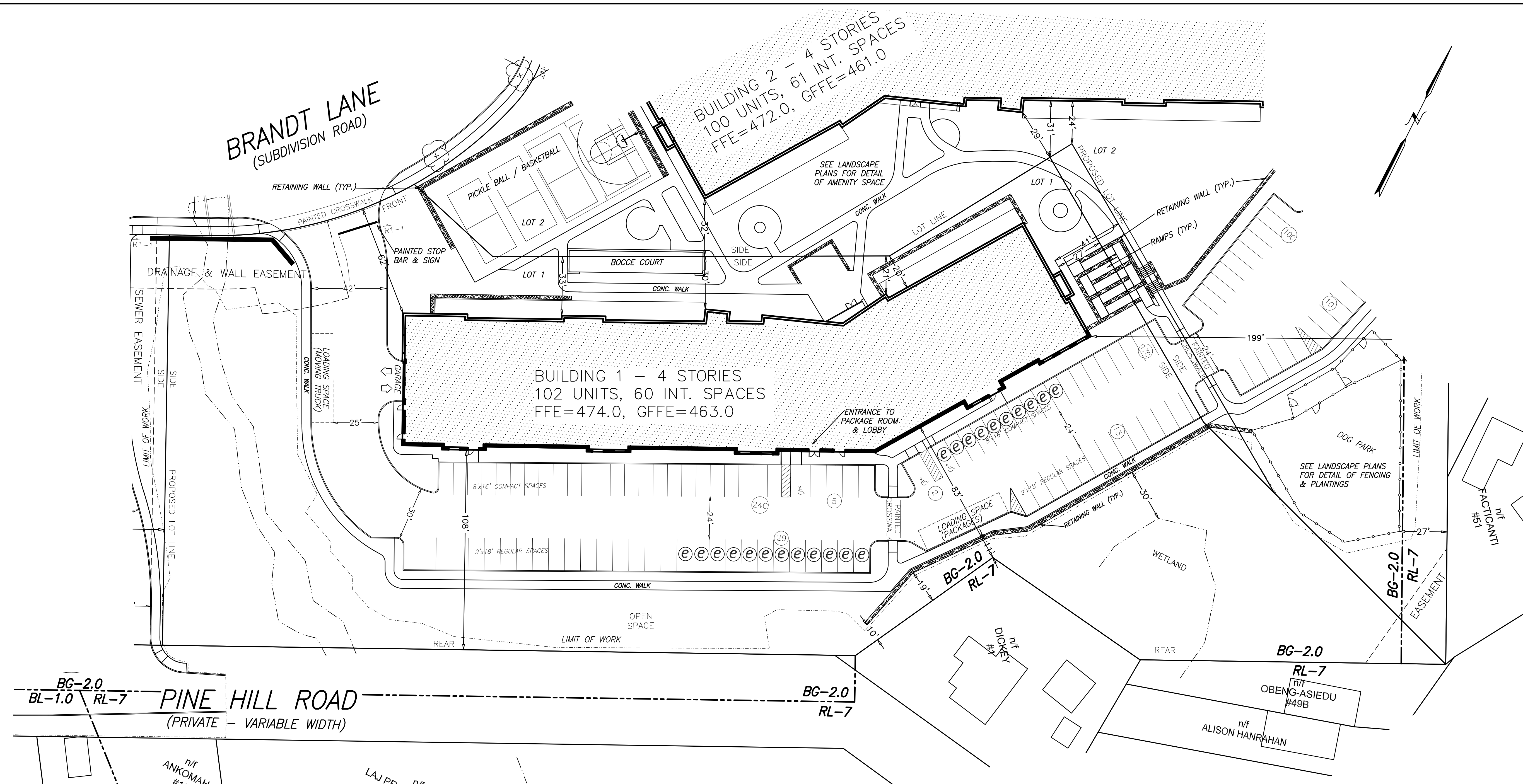
DATE:	OCTOBER 21, 2024	DWG NO.	
REVISIONS			
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DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM 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 INACCURATELY 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

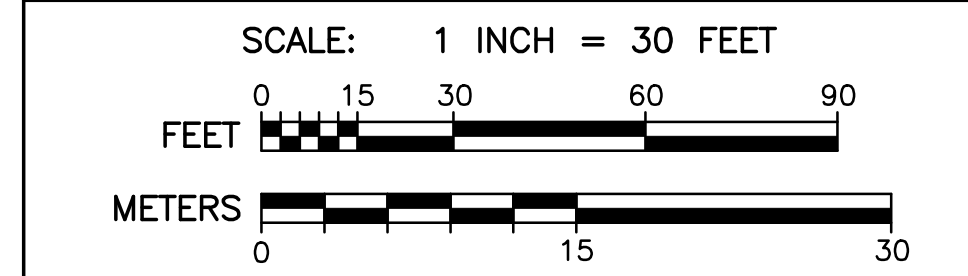


LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- [470] PROPOSED CONTOUR
- [459+0] PROPOSED SPOT GRADE
- 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
- ⊙ WS 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
- 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
- ⊙ SB SOIL BORING
- ⊙ TP SOIL TEST PIT
- ⊙ PR PROPOSED EV READY SPACE


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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)	= 134,890
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.

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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

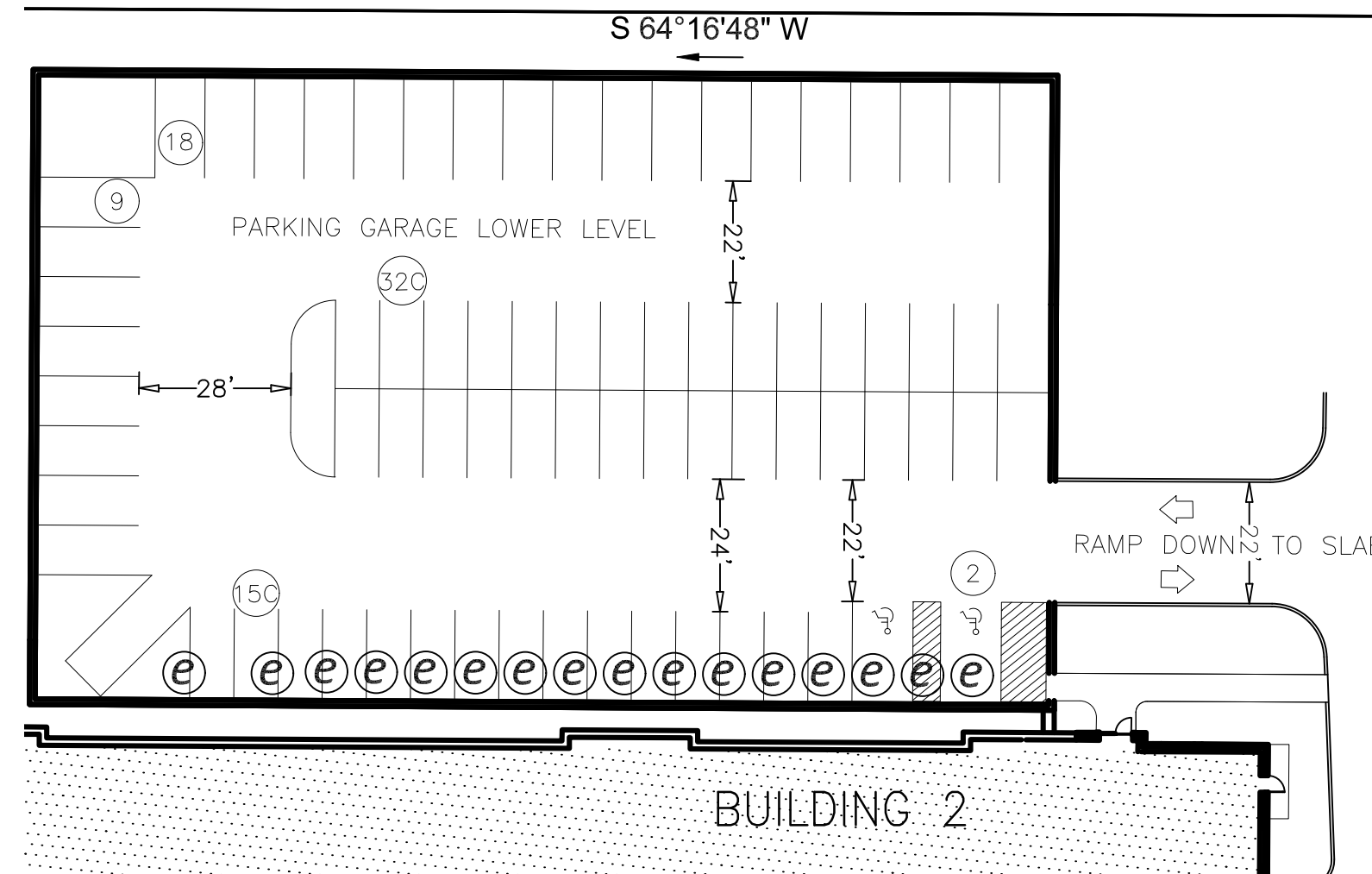
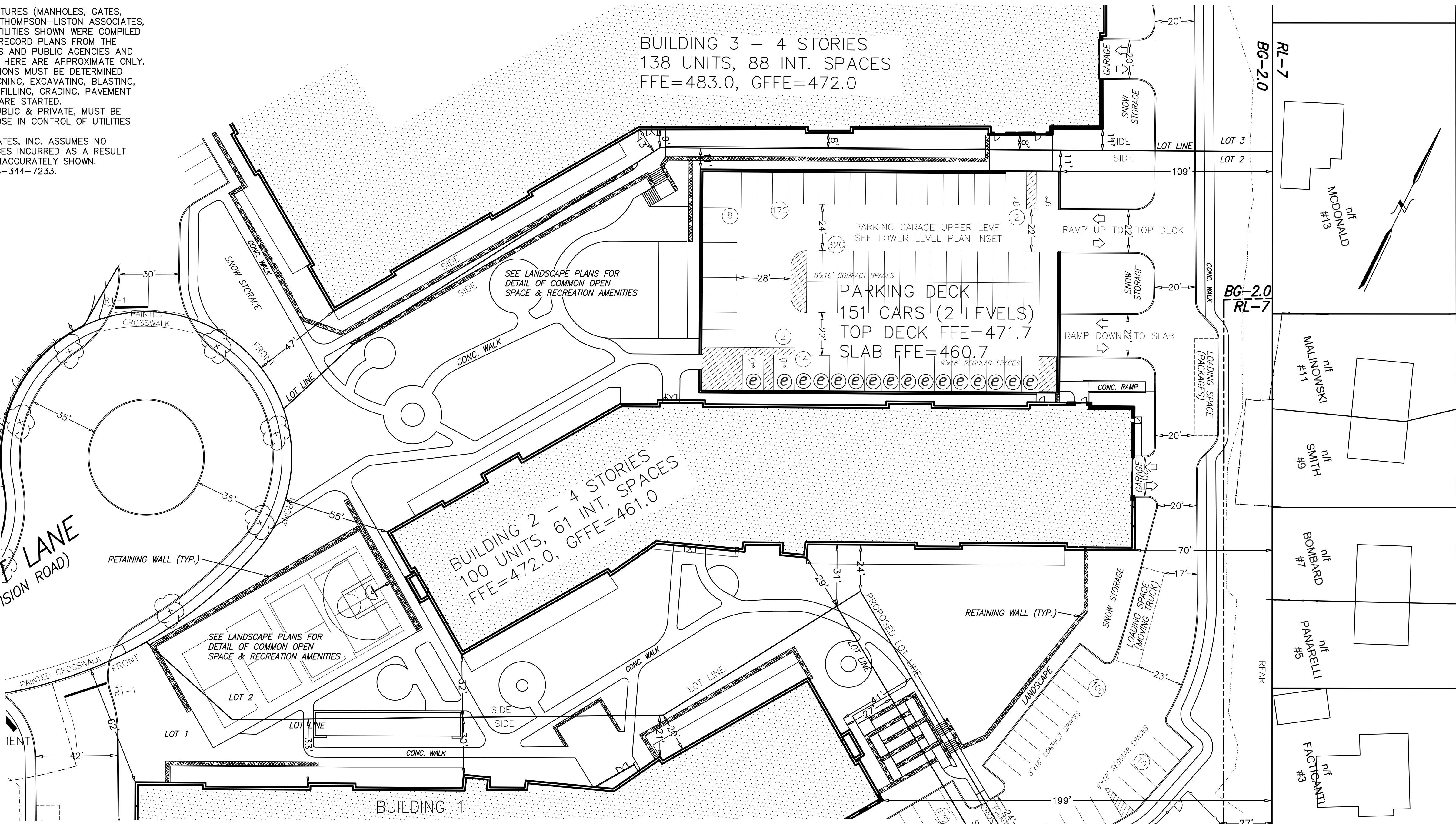
BUILDING 2 - 4 STORIES
100 UNITS, 61 INT. SPACES
FFE=472.0, GFFE=461.0

BRANDT LANE
(SUBDIVISION ROAD)

WABAN AVENUE
(PRIVATE - VARIABLE WIDTH)

LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- [470] PROPOSED CONTOUR
- [459.0] PROPOSED SPOT GRADE
- WETLAND FLAG
- EDGE OF WETLAND
- 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
- 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



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)	= 134,737
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

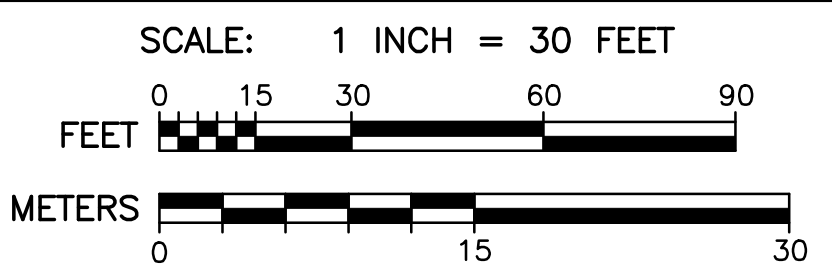
LOT 2: ZONING DISTRICT BG-2.0 & RL-7

BUILDING DIMENSIONAL REQUIREMENTS:

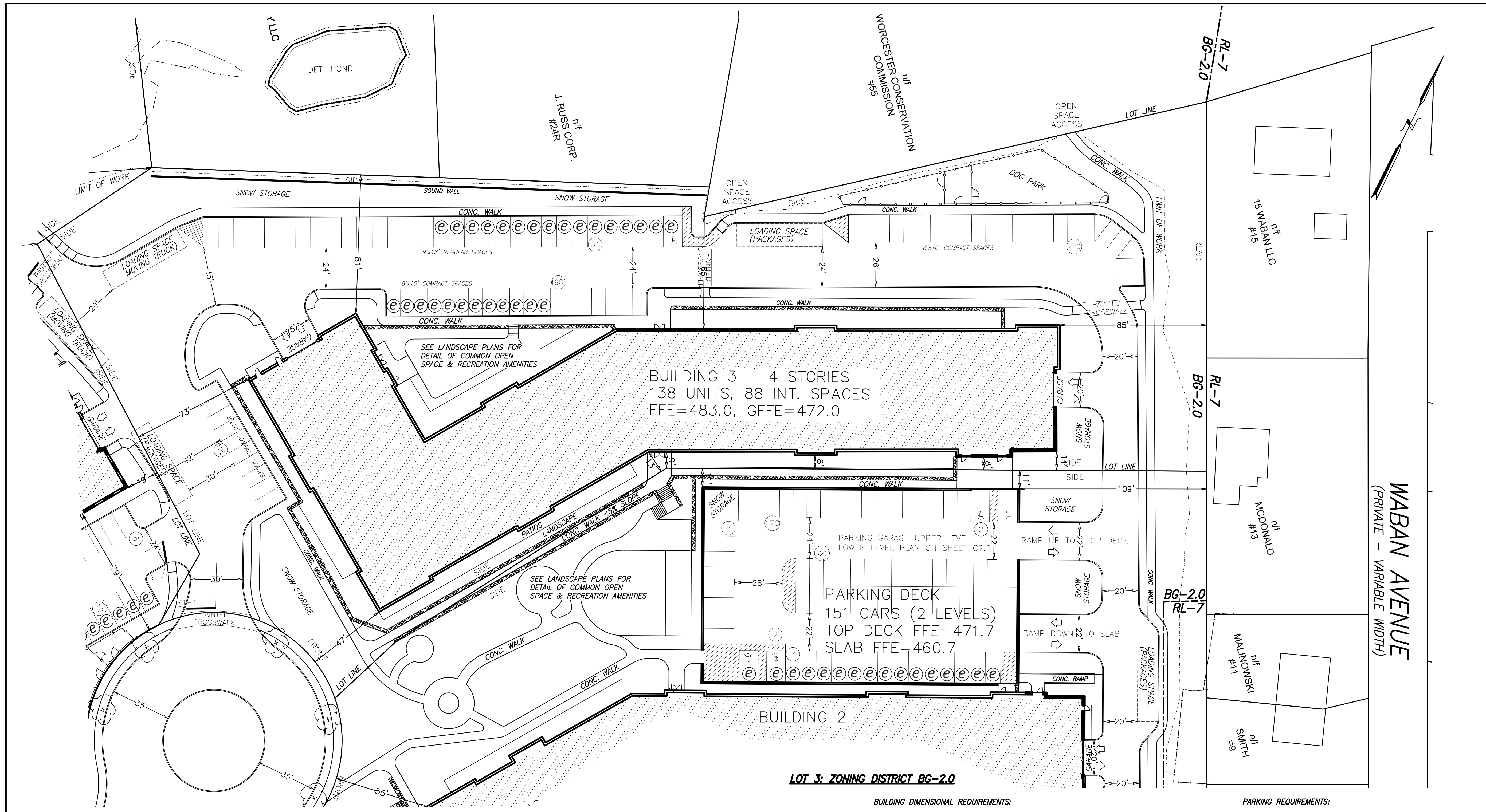
	REQUIRED	PROVIDED
MINIMUM LOT AREA (SF)	5,000	158,496
MINIMUM FRONTAGE (FT)	125	152
MINIMUM YARD FRONT (FT)	NA	55
MINIMUM YARD SIDE (FT)	NA	24
MINIMUM YARD REAR (FT)	15	70
MAXIMUM HEIGHT (STY)	NA	4
MAXIMUM HEIGHT (FT)	50	50
MAX FLOOR AREA RATIO	2:1	0.85:1

- CONSTRUCTION NOTES:**
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 - SEE LANDSCAPE PLANS FOR DETAILED PLANTING SCHEDULES, FENCING, FLATWORK, AND AMENITIES.

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38 BRENTWOOD DRIVE
HOLDEN, MASSACHUSETTS 01520



LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- [470] PROPOSED CONTOUR
- [459+0] PROPOSED SPOT GRADE
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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

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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

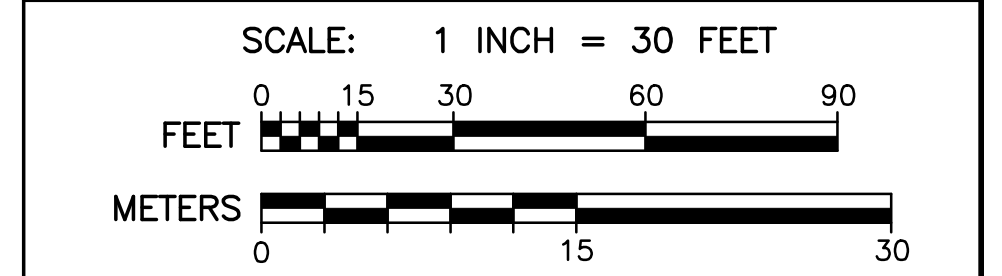
PARKING BREAKDOWN FOR BUILDING 3:

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

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

REVISIONS

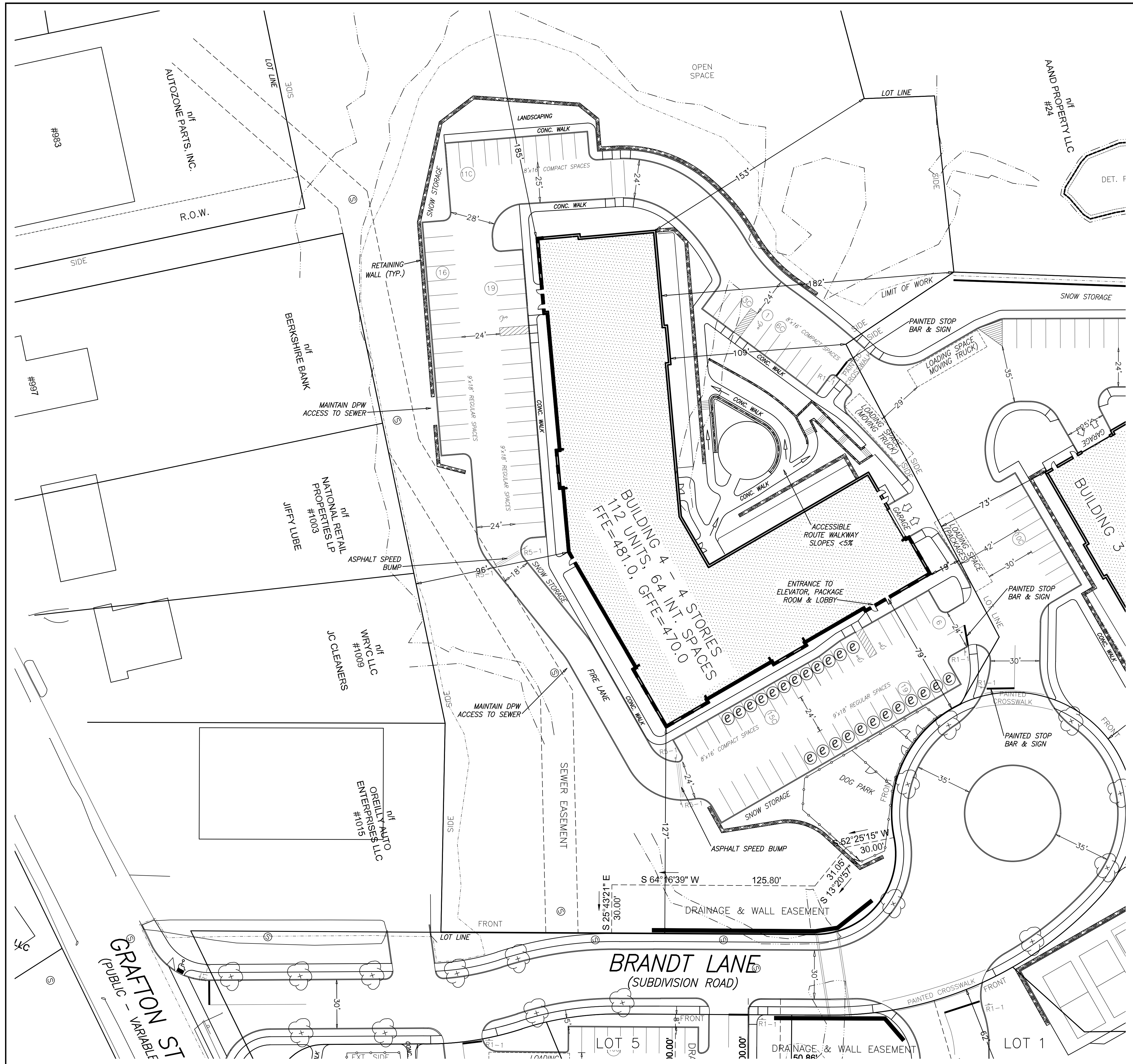
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- ⊙ SOIL BORING
- ⊙ SOIL TEST PIT
- ⊙ PROPOSED EV READY SPACE

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:

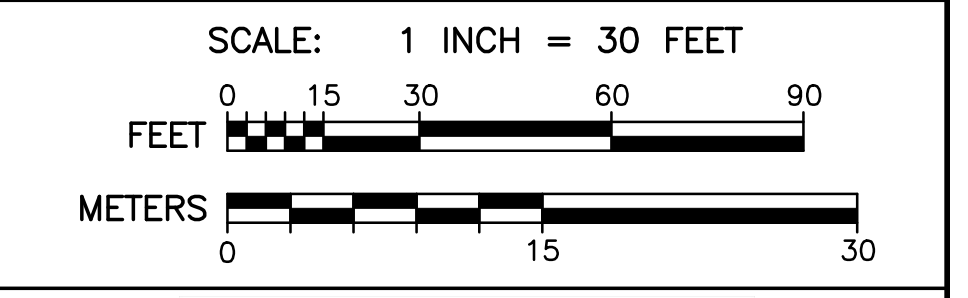
TOTAL INTERIOR GARAGE SPACES	= 64
INTERIOR COMPACT SPACES	= 4
INTERIOR ACCESSIBLE SPACES	= 2
INTERIOR EV READY SPACES	= 9
INTERIOR BICYCLE SLOTS	= 33
TOTAL EXTERIOR SPACES	= 96
EXTERIOR COMPACT SPACES	= 35
EXTERIOR ADA SPACES	= 4
EXTERIOR EV READY SPACES	= 22

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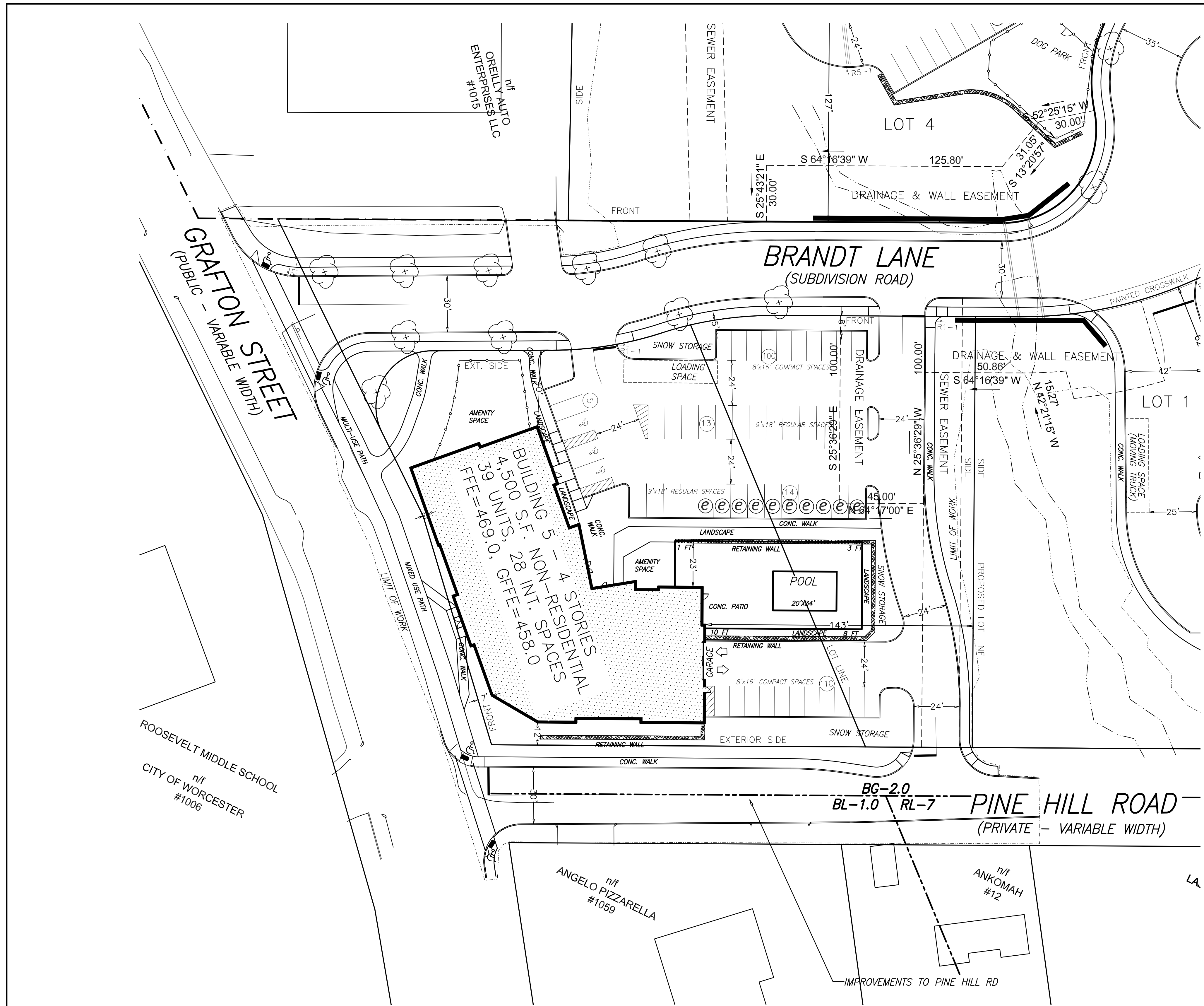
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THOMPSON-LISTON ASSOCIATES, INC.
Professional Engineers Professional Land Surveyors
Erosion Control Specialists
P O Box 570, Boylston MA 01505
info@tlainc.net (508) 869-6151

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
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:**
- 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.

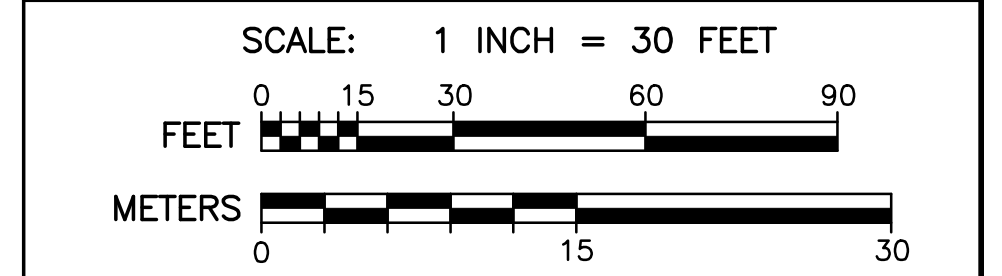
LEGEND

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- WETLAND FLAG
- EDGE OF WETLAND
- 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

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.

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