

NOT FOR CONSTRUCTION

THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

NOTES:

1. THE APPLICANT SHALL PROVIDE, AT NO COST TO THE CITY OF WORCESTER, THAT ALL FACILITIES SHOWN ON PLAN INCLUDING TO BUT NOT LIMITED TO ROADWAYS, CURBS, BOUNDS, DRAINAGE SYSTEMS, SANITARY SEWER SYSTEMS, UTILITIES, STREET LIGHTS AND EARTHWORK, EXCEPT AS OTHERWISE NOTED LOCATED ON THE PLANS TO BE FILED.
2. THE APPLICANT SHALL CONSTRUCT AND INSTALL ALL IMPROVEMENTS WITHIN THE PROPOSED STREET IMPROVEMENT PLAN APPROVED BY THE PLANNING BOARD AND SUPPLEMENTED BY THE WORK SPECIFICATIONS AND OTHER REQUIREMENTS OF THE PUBLIC WORKS COMMISSIONER.
3. APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE APPLICANT TO THE SATISFACTION OF THE COMMISSIONER OF INSPECTIONAL SERVICES.
4. THE APPLICANT SHALL FILE WITH THE DEPARTMENT OF PUBLIC WORKS & PARKS FOR AN INSPECTION PERMIT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 12, SECTION 12 OF THE REVISED ORDINANCES.

NOTES:

1. THIS PLAN WAS PREPARED BY H. S. & T. GROUP, INC. OF WORCESTER, MASSACHUSETTS AND IS BASED ON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY H. S. & T. GROUP, INC. ON AUGUST 28, 2019.
2. THE DEEDS FOR THESE PARCELS ARE RECORDED IN BOOK 70486 PAGES 321,339 AT THE WORCESTER REGISTRY OF DEEDS.
3. THE WORCESTER ASSESSOR'S GRID INDEX MAPS SHOW THESE PROPERTIES AS MAP-BLOCK-LOT 04-011-09+10.
4. THIS PROPERTY IS PART OF THE RESIDENCE GENERAL, 5,000 SF MINIMUM LOT SIZE (RG-5) ZONING DISTRICT IN THE CITY OF WORCESTER, MASSACHUSETTS.
5. EXTERNAL MATERIALS WILL BE VINYL SIDING.
6. THE GARAGE LEVEL IS NOT CONSIDERED HABITABLE AND THE GARAGE WILL OCCUPY MORE THEN 50% OF THE FLOOR AREA.

LOT ZONING SUMMARY

TOTAL LOT AREA: 7,000 SF
 ZONING DISTRICT: RG-5
 EXISTING USE: VACANT LAND
 PROPOSED USE: 4 SINGLE FAMILY ATTACHED DWELLINGS (3-BEDROOMS EACH).

ZONING TABLE-PROPOSED SINGLE FAMILY ATTACHED DWELLING

ZONING REGULATION-SINGLE FAMILY	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	8,800 SF-2,200/DU	7,000 SF
MINIMUM LOT FRONTAGE	80 FT-20/DU	140 FT
MINIMUM FRONT YARD SETBACK	15 FT	15.5 FT
MINIMUM SIDE YARD SETBACK	8 FT	11.3 FT
MINIMUM EXTERIOR SIDE YARD	10 FT	2.0 FT*
MINIMUM REAR YARD SETBACK	15 FT	2.0 FT*
TOTAL BUILDING AREA COVERAGE	NA	560 SF PER UNIT
FLOOR AREA PER UNIT	NA	1,120 +/-
TOTAL HEIGHT (PER UNIT)	35 FT	33 FT
MAXIMUM HEIGHT IN STORIES	2+	2+

* A VARIANCE IS REQUIRED FOR AN ACCESSORY STRUCTURE LOCATED WITHIN 5 FEET OF ANY LOT LINE PURSUANT TO ARTICLE IV, SECTION 8.B.10.*

THE FOLLOWING RELIEF APPROVED ON 08-24-2020 (EXPIRED):

1. SPECIAL PERMIT TO ALLOW THE MODIFICATION OF PARKING/LOADING REQUIREMENTS (ARTICLE IV, SECTION 7)

SITE LANDSCAPING TABLE:

PLANTING TABLE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	7	CORNUS KOUSA	KOUSA DOGWOOD	3.5" CALIPER
	8	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	4' HEIGHT

NOTE: ALL LANDSCAPING MATERIALS TO BE PLANTED ON SITE SHALL BE ASIAN LONGHORNED BEETLE RESISTANT SPECIES.

WAIVER (EXPIRED):

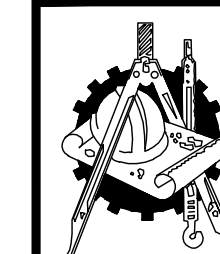
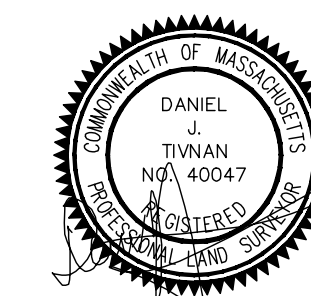
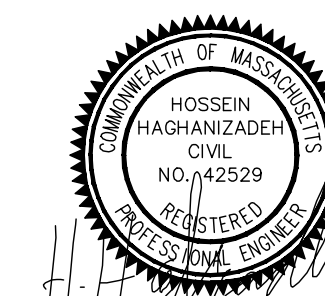
TO LABEL TREES WITH > 9" DIAMETER

FRONT YARD IMPERVIOUS CALCULATIONS (LOT 1) (EXPIRED)

FRONT YARD AREA=2,170 SF ±
 IMPERVIOUS SURFACE IN FRONT YARD (DRIVEWAY & RETAINING WALLS)=1,350 SF ±
 PERCENTAGE OF IMPERVIOUS SURFACE IN FRONT YARD = 1,350 SF/2,170 SF =.61 >.61% **
 ** MAXIMUM FRONT YARD IMPERVIOUS IS 50% - SPECIAL PERMIT APPROVED ON 08-24-21 BY ZBA

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY
2	11-19-24	REVISIONS TO COORD WITH ARCH PLANS	LLW
1	11-12-24	REVISIONS TO EXPIRED APPLICATION	LLW



H. S. & T. GROUP, INC.

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 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: (508) 757-4944 FAX: (508) 752-8895
 EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

DEFINITIVE SITE PLAN

60 WALL STREET, WORCESTER, MA

APPLICANT/OWNER:

POLAR VIEWS
 89 WEST MAIN STREET UNIT 101 NORTHBOROUGH MA 01590

DATE: 06/17/2024 COMP'D: DJT FIELD: PS

SCALE: 1"=20' CAD: STF FLD. BK: 654-80

ZONE: RG-5 REV'D: HH DWG: WALLST60SITE

JOB NUMBER: 8064 SHEET NUMBER

DWG NUMBER: XXXX 1 OF 7

- NOTES:
1. NO SIDEWALKS ARE PROPOSED
 2. TRAFFIC SIGNAGE TO BE COORDINATED WITH CITY OF WORCESTER'S TRAFFIC DEPARTMENT

CONSTRUCTION SEQUENCE NOTES:

THE CONSTRUCTION SEQUENCE PROVIDES THE DEVELOPER AND THE CONTRACTOR WITH AN ORDER OF CONSTRUCTION THAT WILL MINIMIZE EROSION AND THE TRANSPORT OF SEDIMENTS. THE INDIVIDUAL OBJECTIVES OF THE CONSTRUCTION TECHNIQUES DESCRIBED HEREIN SHOULD BE CONSIDERED AN INTEGRAL COMPONENT OF THE PROJECT DESIGN. THE CONSTRUCTION SEQUENCE IS NOT INTENDED TO PRESCRIBE DEFINITIVE CONSTRUCTION METHODS AND SHOULD NOT BE INTERPRETED AS A CONSTRUCTION SPECIFICATION DOCUMENT. RATHER, THE CONTRACTOR SHALL USE THE CONSTRUCTION SEQUENCE AND TECHNIQUES DESCRIBED AS A GENERAL GUIDE. THE CONTRACTOR SHALL MODIFY THE SUGGESTED METHODS AND PROCEDURES AS REQUIRED TO BEST SUIT THE SEASONAL, ATMOSPHERIC, CONSTRUCTION AND SITE SPECIFIC PHYSICAL CONSTRAINTS OF THE PROJECT FOR THE PURPOSE OF MINIMIZING THE ENVIRONMENTAL IMPACT OF THE CONSTRUCTION.

- CLEARING**
 - THE MOVEMENT OF CONSTRUCTION VEHICLES SHOULD BE LIMITED TO THE AREA OF THE DEVELOPMENT.
 - WHEEL RUTS SHOULD BE FILLED IN AND GRADED TO PREVENT CONCENTRATION OF STORMWATER RUNOFF.
 - BRUSH AND BRANCHES SHOULD BE MULCHED AND STOCKPILED ONSITE FOR USE AS TEMPORARY EROSION CONTROL.
 - INSTALL TEMPORARY EROSION CONTROL DEVICES AS REQUIRED TO PREVENT TRANSPORT OF SEDIMENT INTO ANY RESOURCE AREAS DURING INITIAL STAGES OF CONSTRUCTION.
 - STABILIZE ALL EXPOSED SURFACES THAT WILL NOT BE UNDER IMMEDIATE CONSTRUCTION.
- GRUBBING, STRIPPING AND GRADING**
 - EROSION CONTROL DEVICES SHOULD BE IN PLACE AS SHOWN ON THE EROSION CONTROL PLAN BEFORE GRADING COMMENCES.
 - IF INTENSE PRECIPITATION IS ANTICIPATED, HAYBALES, CHECKDAMS AND/OR SILT FENCES SHOULD BE USED AS REQUIRED TO PREVENT EROSION AND SEDIMENT TRANSPORT. THE MATERIALS REQUIRED SHOULD BE STORED ONSITE AT ALL TIMES.
 - DUST SHOULD BE HELD AT A MINIMUM BY SPRINKLING EXPOSED SOIL WITH AN APPROPRIATE AMOUNT OF WATER.
 - PLACE A RING OF HAYBALES AROUND ALL SOIL STOCKPILES.
 - STABILIZE ALL EXPOSED SURFACES THAT WILL NOT BE UNDER IMMEDIATE CONSTRUCTION.
 - PAVEMENT DEMOLITION DEBRIS SHALL BE STORED AND/OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- MAINTENANCE OF DISTURBED SURFACES**
 - RUNOFF SHOULD BE DIVERTED FROM DISTURBED SIDE SLOPES IN BOTH CUT AND FILL.
 - MULCHING AND/OR GEOTEXTILES MAY BE USED FOR TEMPORARY STABILIZATION.
 - ADDITIONAL HAYBALE CHECKDAMS OR SILT FENCES SHOULD BE SET WHERE REQUIRED TO TRAP PRODUCTS OF EROSION AND SHALL BE MAINTAINED ON A CONTINUING BASIS DURING THE CONSTRUCTION PROCESS.
- LOAMING AND SEEDING**
 - LOAM SHOULD NOT BE PLACED UNLESS IT IS TO BE SEEDED AND MULCHED DIRECTLY THEREAFTER.
 - ALL DISTURBED AREAS SHOULD HAVE A MINIMUM OF 4 INCHES OF LOAM PLACED BEFORE BEING SEEDED AND MULCHED.
 - CONSIDERATION SHOULD BE GIVEN TO HYDROMULCHING, ESPECIALLY ON SLOPES IN EXCESS OF 3 TO 1.
 - LOAMED AND SEEDED SLOPES SHOULD BE PROTECTED FROM WASHOUT BY MULCHING OR OTHER ACCEPTABLE SLOPE PROTECTION UNTIL VEGETATION BEGINS TO GROW.
- DRIVEWAY AND PARKING AREA SUBBASE CONSTRUCTION**
 - COMPACT GRAVEL AS WORK PROGRESSES TO CONTROL EROSION POTENTIAL.
 - APPLY WATER TO CONTROL AIR SUSPENSION OF DUST.
 - AVOID CREATING AN EROSION CONDITION DUE TO OVER WATERING.

CONSTRUCTION SEQUENCE:-EXTENDED SHUT DOWN -ENTIRE LOT AND INDIVIDUAL LOTS

THE FOLLOWING SHOULD BE PERFORMED PRIOR TO AND DURING EXTENDED PERIOD WHERE CONSTRUCTION IS NOT UNDERWAY DUE TO WEATHER, ECONOMIC CONDITIONS OR OTHER FACTORS.

- INSPECT AND REPAIR PERIMETER HAYBALE AND SILT FENCE EROSION CONTROL AND TEMPORARY SEDIMENT BASIN.
- PROVIDE LOAM AND SEED OR OTHER VEGETATIVE COVER OVER EXPOSED SOIL AREAS.
- PROVIDE VEGETATIVE COVER OR TARPS OVER STOCKPILED SOILS AND ERODABLE MATERIALS.
- PROVIDE COVER OVER CONSTRUCTION DUMPSTER
- INSPECT SITE ONCE PER WEEK AND AFTER SIGNIFICANT RAINFALL EVENTS TO CONFIRM SEDIMENT AND EROSION CONTROL MEASURES ARE PERFORMING AS DESIGNED.

CONSTRUCTION SEQUENCE - ROADWAY:

- OWNER OR CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF WORCESTER (IF APPLICABLE).
- STAKE OR FLAG EXISTING WETLANDS AND BUFFER ZONES AS REQUIRED (IF APPLICABLE), STAKE PROPERTY LINES.
- INSTALL EROSION CONTROLS, INCLUDING SILT FENCE WITH WATTLES, CONSTRUCTION ENTRANCE AND SILT SACKS.
- STAKE MANHOLE LOCATIONS AND ESTABLISH BENCHMARKS.
- BEGIN EXCAVATION, GRADING, RETAINING WALL AND UTILITY INSTALLATION.
- STUB SERVICE UTILITIES AT PROPERTY LINE
- PAVE ROADWAY TO AT MINIMUM BASE COAT TO MOVE ONTO LOT DEVELOPMENT

CONSTRUCTION SEQUENCE - LOT/BUILDING:

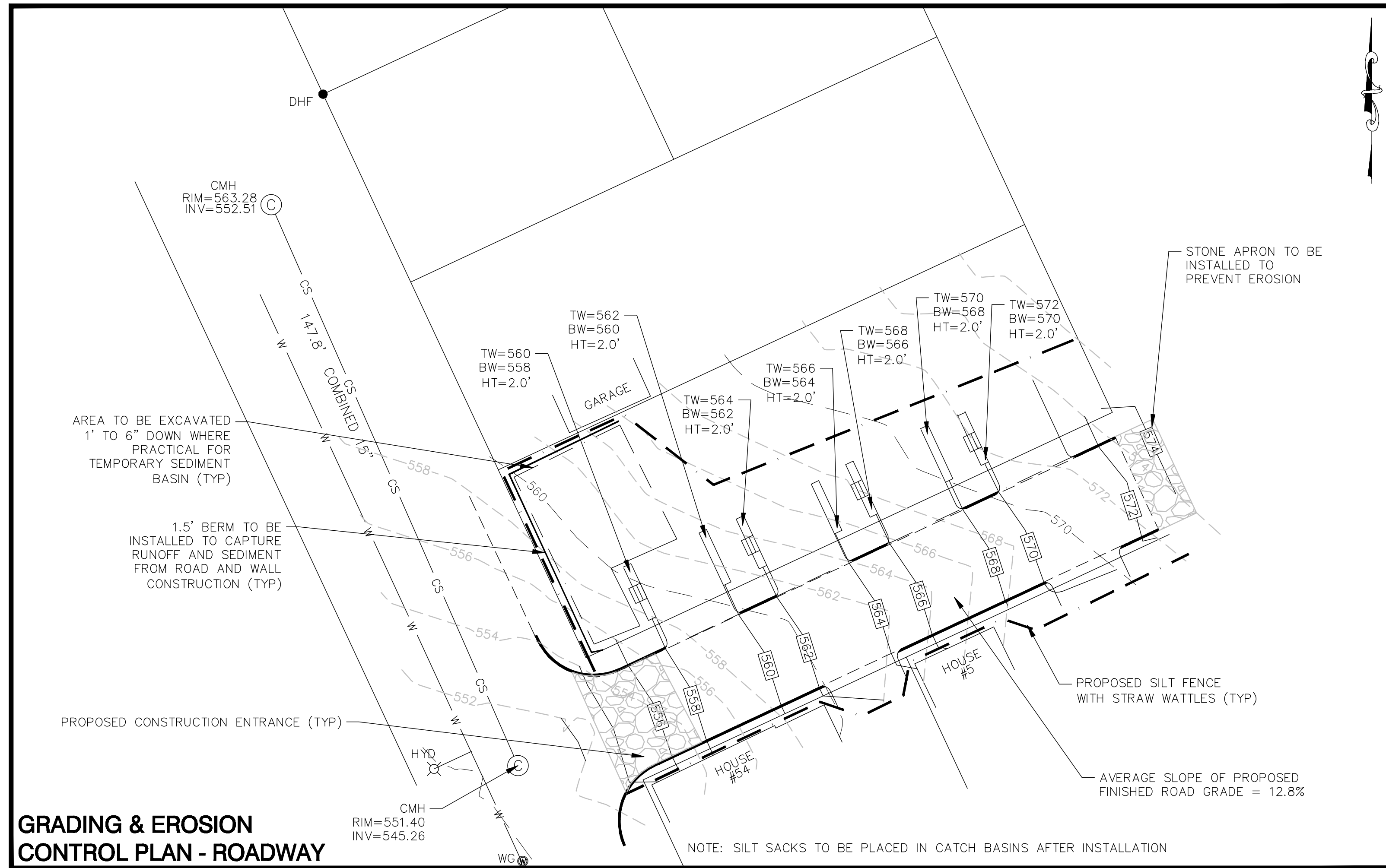
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- INSTALL EROSION CONTROLS, INCLUDING SILT FENCE WITH WATTLES, CONSTRUCTION ENTRANCE AND SILT SACKS.
- BEGIN TREE CUTTING, CLEARING AND GRUBBING.
- EXCAVATE AND POUR FOUNDATIONS. ROUGH GRADE LOT.
- CONNECT SERVICE UTILITIES, BEGIN FRAMING HOMES.
- FINISH GRADE AND LOAM AND SEED.
- PLANT TREES AND ESTABLISH OTHER VEGETATION.

THE FOLLOWING RELIEF IS REQD BY ZBA:

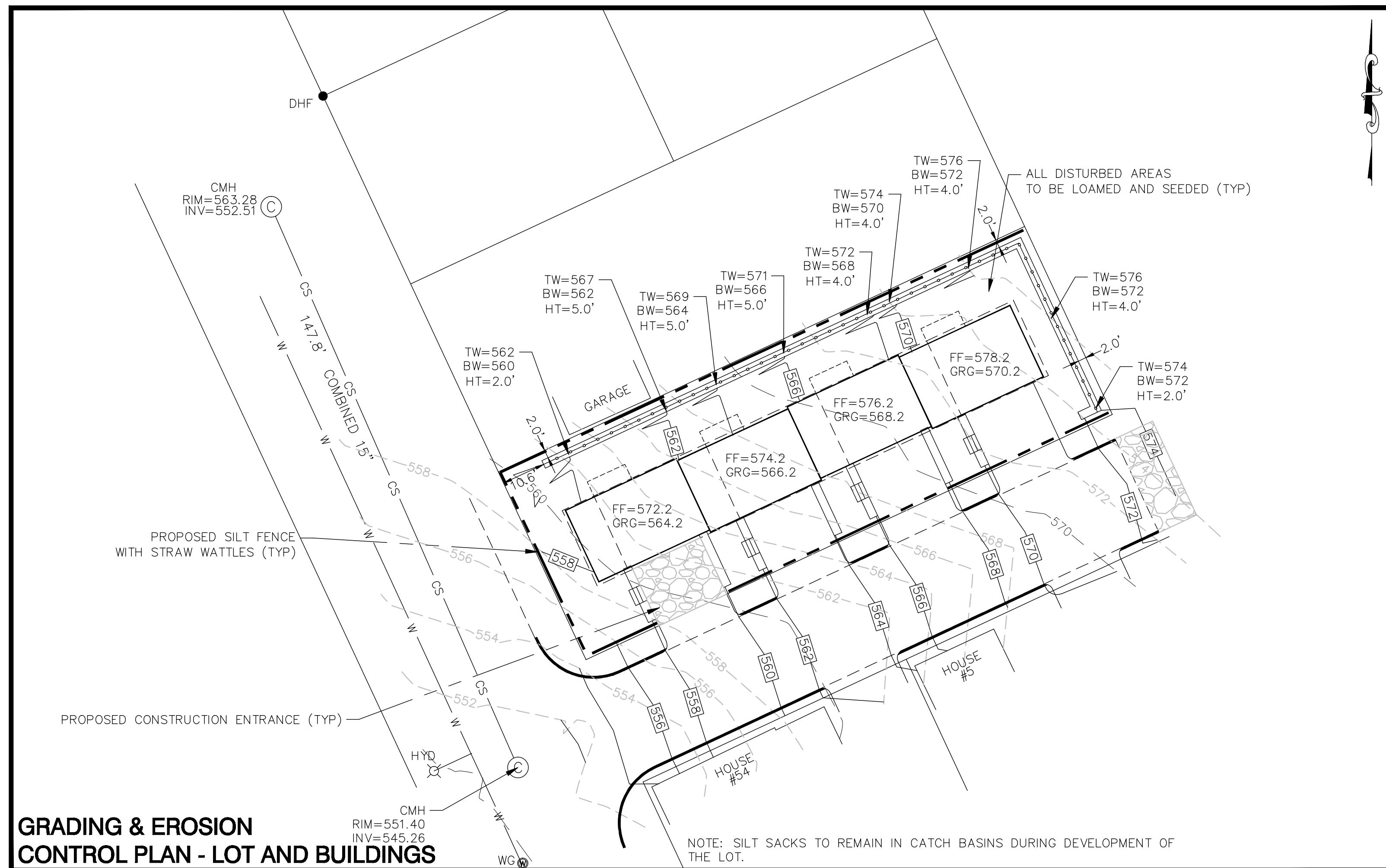
- DISTANCE FROM REAR SETBACK TO PROPOSED RETAINING WALL (ARTICLE IV, SECTION 4)
- DISTANCE FROM SIDE SETBACK TO PROPOSED RETAINING WALL (ARTICLE IV, SECTION 4)

LEGEND

—	PROPERTY LINE	W	PROPOSED WATER GATE
— EOP	EDGE OF PAVEMENT	D	PROPOSED DRAIN LINE
— 568	EXISTING 2' CONTOUR	⊙	PROPOSED DRAIN MAIN HOLE
— 570	EXISTING 10' CONTOUR	S	PROPOSED SEWER LINE
— 572	PROPOSED CONTOUR	⊙	PROPOSED SEWER MANHOLE
⊙	EXISTING COMBINED MANHOLE	⊙ PSTC	PROPOSED STORMCEPTOR
— CS	EXISTING COMBINED SEWER LINE	TW	TOP OF WALL ELEVATION
— W	EXISTING WATER LINE	BW	BOTTOM OF WALL ELEVATION
— W	PROPOSED WATER LINE	HT	HEIGHT OF WALL
⊠	PROPOSED CATCH BASIN	GFL	GARAGE FLOOR ELEVATION
		FF	FIRST FLOOR ELEVATION



GRADING & EROSION CONTROL PLAN - ROADWAY



GRADING & EROSION CONTROL PLAN - LOT AND BUILDINGS



HORIZONTAL SCALE 1"=20'

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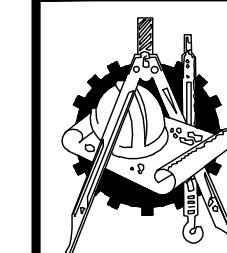
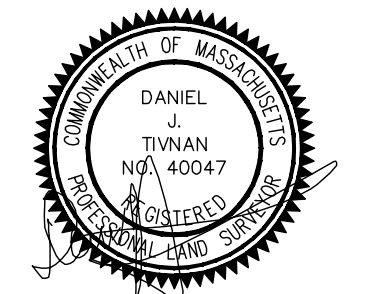
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GRADING & EROSION CONTROL PLAN

60 WALL STREET, WORCESTER, MA

APPLICANT/OWNER:

POLAR VIEWS
89 WEST MAIN STREET UNIT 101 NORTHBOROUGH MA 01590

DATE: 06/17/2024	COMP'D: DJT	FIELD: PS
SCALE: 1"=20'	CAD: STF	FLD. BK: 654-80
ZONE: RG-5	REV'D: HH	DWG: WALL60SITE
JOB NUMBER: 8064	SHEET NUMBER 2 OF 7	
DWG NUMBER: XXXX		

GRADING AND UTILITY NOTES:

- ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF WORCESTER SEWER DATUM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY DESIGNATES THE SOILS FOR THIS PARCEL AS PAXTON FINE SANDY LOAM. THESE SOILS ARE RATED AS HYDROLOGIC SOIL GROUP C SOILS.
- ALL REQUIRED PERMITS SHALL BE SECURED BY THE OWNER OR CONTRACTOR PRIOR TO COMMENCING WORK.
- ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR MUST VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AFFECTED BY THE WORK PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THE VERIFICATION, DISTURBANCE AND/OR REPLACEMENT OF ALL EXISTING UTILITIES ENCOUNTERED PRIOR TO OR DURING CONSTRUCTION. CONTRACTOR SHALL CALL "DIG-SAFE" (811) 72 HOURS PRIOR TO CONSTRUCTION (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS).
- EXISTING SURFACE DRAIN LINES, SANITARY SEWER DRAIN LINES AND INVERT ELEVATIONS WERE PROVIDED BY CITY OF WORCESTER SEWER MAPS.
- ALL UTILITY WORK SHALL CONFORM TO THE CITY OF WORCESTER STANDARD SPECIFICATIONS AND DETAILS.
- ANY WORK IN AN EXISTING CITY ROAD WILL REQUIRE A ROAD OPENING PERMIT FROM THE CITY HIGHWAY DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN COMPLETE RECORDS OF AS-BUILT LOCATIONS OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE THE CITY AND HS&T WITH COMPLETE AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.
- SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
- ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE ELEVATIONS AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
- THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC STREETS AND WORK AREAS.
- ALL PROPOSED PAVEMENT AREAS SHALL BE PITCHED AS SHOWN ON THE DRAWINGS. IF NOT OTHERWISE SHOWN, PROPOSED PAVEMENT AREAS SHALL BE PITCHED A MINIMUM OF 1% (1/8" PER FOOT) TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. EXISTING PAVEMENT EDGES ARE TO BE SAW CUT. THE PAVEMENT JOINTS ARE TO BE EMULSION OILED AND SANDED.
- ALL PROPOSED WATER SERVICES AND SEWER LATERALS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
- A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- PROPOSED DRAIN AND SEWER SERVICES SHALL BE SLOPED TO PROVIDE POSITIVE FLOW AWAY FROM THE PROPOSED DUPLEXES. THE MINIMUM PIPE SLOPE FOR ANY PROPOSED DRAIN OR SEWER LINE SHALL BE 1%.
- PRIOR TO CONSTRUCTION THE EXISTING WATER, DRAIN AND SEWER LINES WITHIN ALL ROOF DRAINS SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
- ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 7 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. WATER LINES MAY BE INSTALLED WITH LESS THAN 5 FEET OF COVER TO AVOID CONFLICTS. HOWEVER, ALL WATER LINES SHALL BE INSULATED IN AREAS WHERE THERE IS LESS THAN 4 FEET OF COVER.
- DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX AND TEE FITTINGS.
- ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL CONFORM TO THE CITY OF WORCESTER REQUIREMENTS.
- PRESSURE AND LEAKAGE TESTING, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
- THE PRIMARY WATER METER (AND BACKFLOW PREVENTER, IF REQUIRED) SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
- A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER MAINS CROSS STORM DRAIN LINES.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED, THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE PIPES AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF WORCESTER BEFORE BEING BACKFILLED. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTION.
- ALL UNDERGROUND CONDUITS SHALL BE INSTALLED WITH TRACER TAPE.



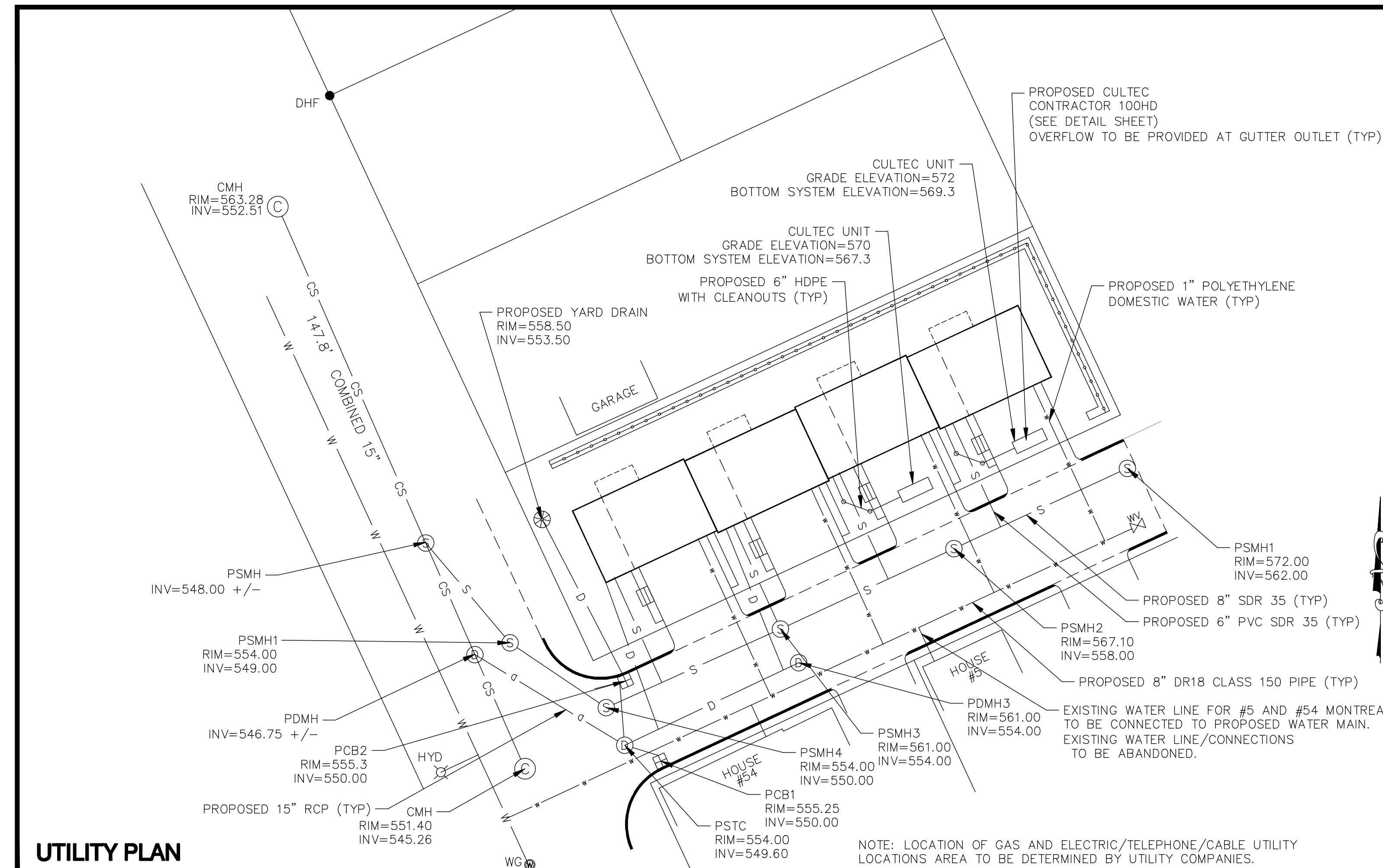
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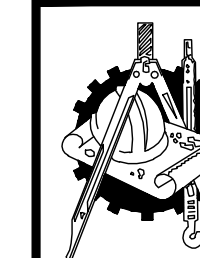
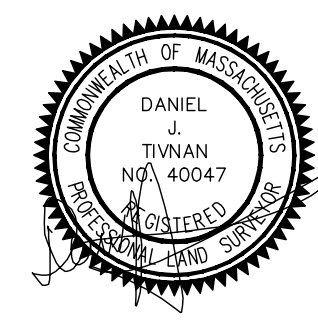
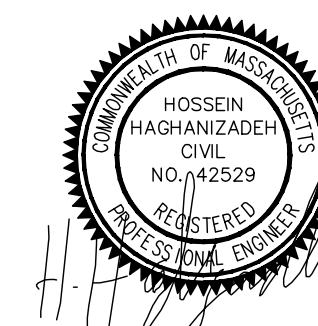


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— 568	EXISTING 2' CONTOUR	⊙	PROPOSED DRAIN MAIN HOLE
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		FF	FIRST FLOOR ELEVATION

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H. S. & T. GROUP, INC.

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DRAINAGE & UTILITY PLAN

60 WALL STREET, WORCESTER, MA

APPLICANT/OWNER:
POLAR VIEWS

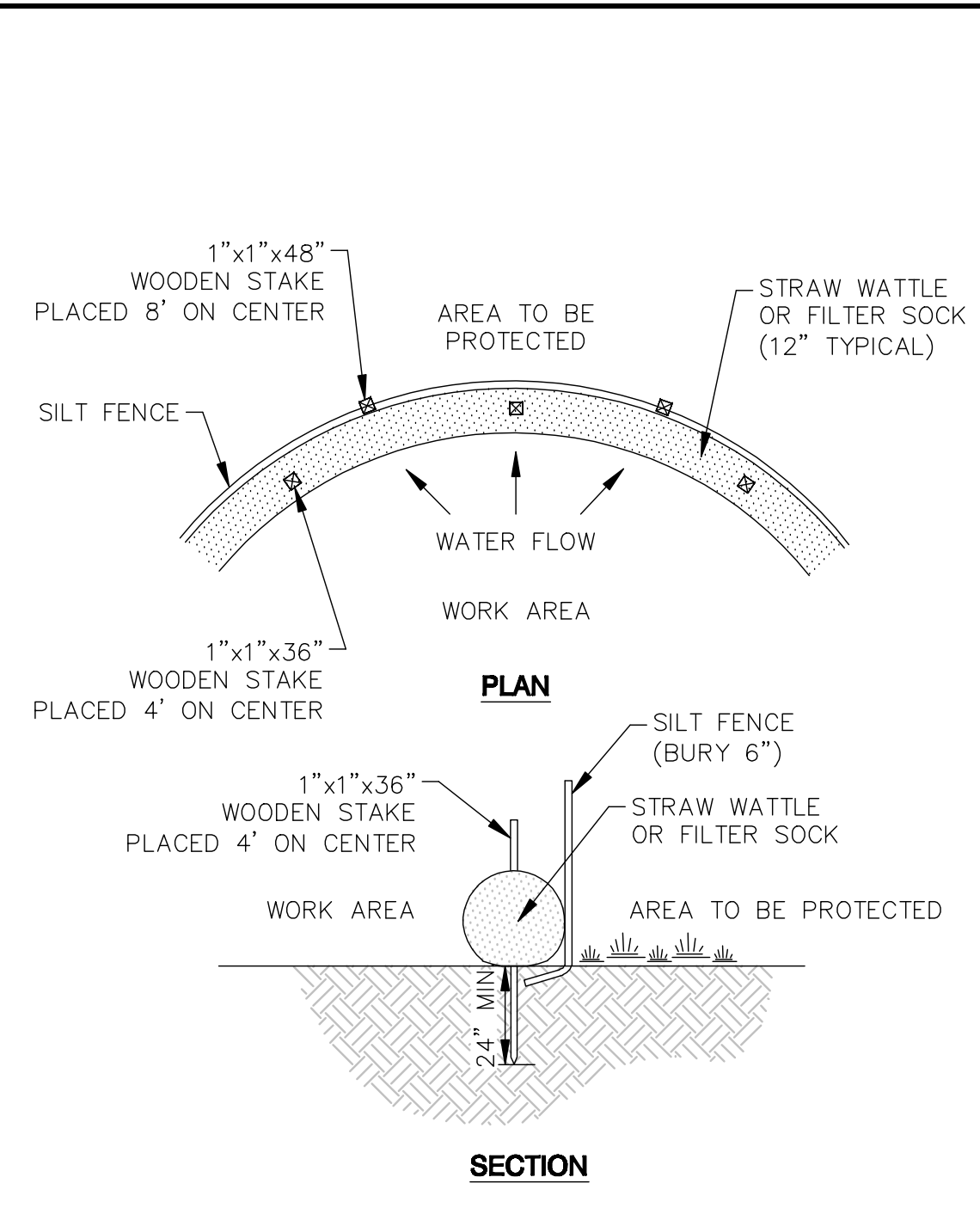
89 WEST MAIN STREET UNIT 101 NORTHBOROUGH MA 01590

DATE: 06/17/2024	COMP'D: DJT	FIELD: PS
SCALE: 1"=20'	CAD: STF	FLD. BK: 654-80
ZONE: RG-5	REV'D: HH	DWG: WALL60SITE
JOB NUMBER: 8064	SHEET NUMBER 3 OF 7	
DWG NUMBER: XXXX		

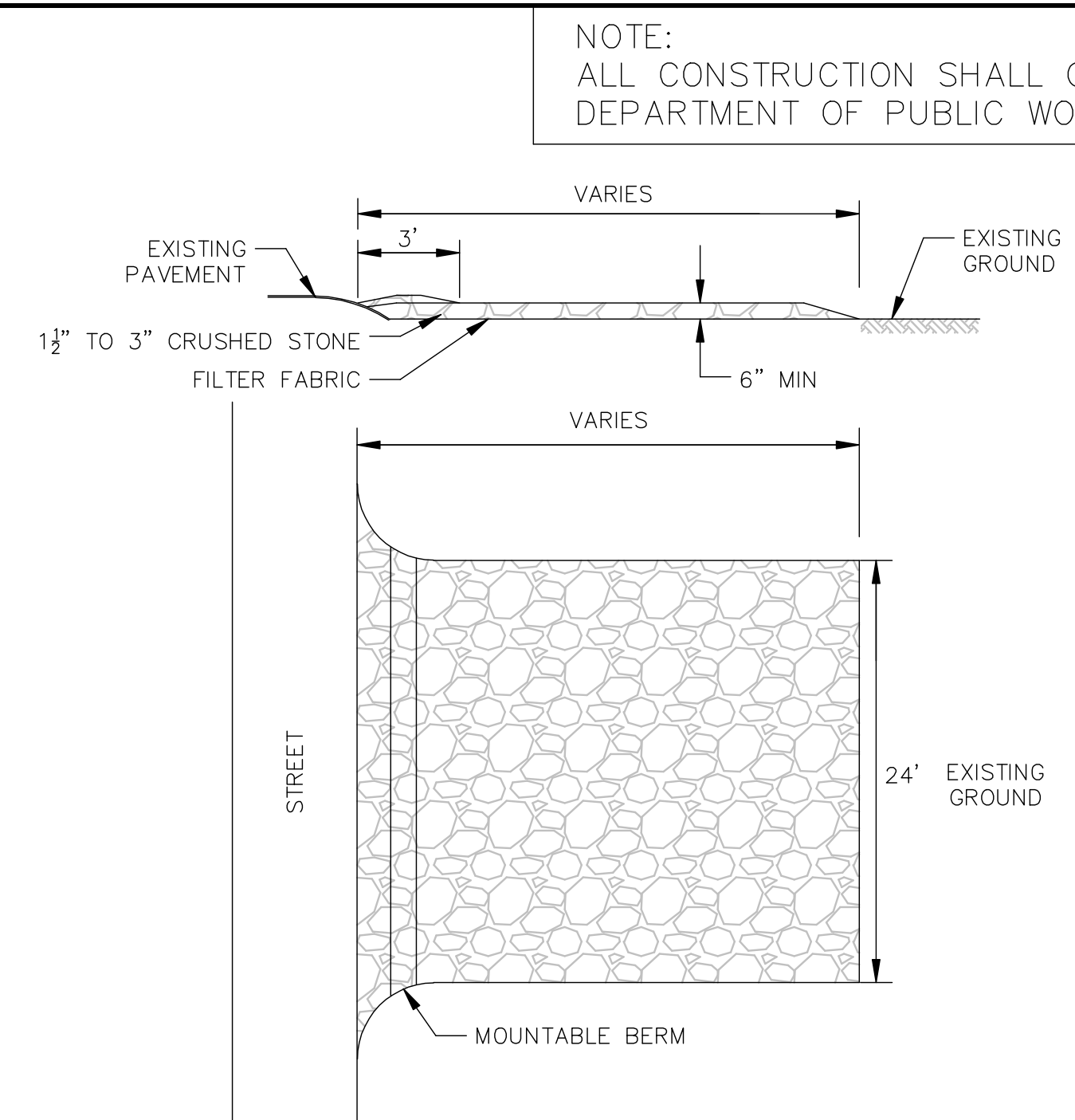
NOT FOR CONSTRUCTION

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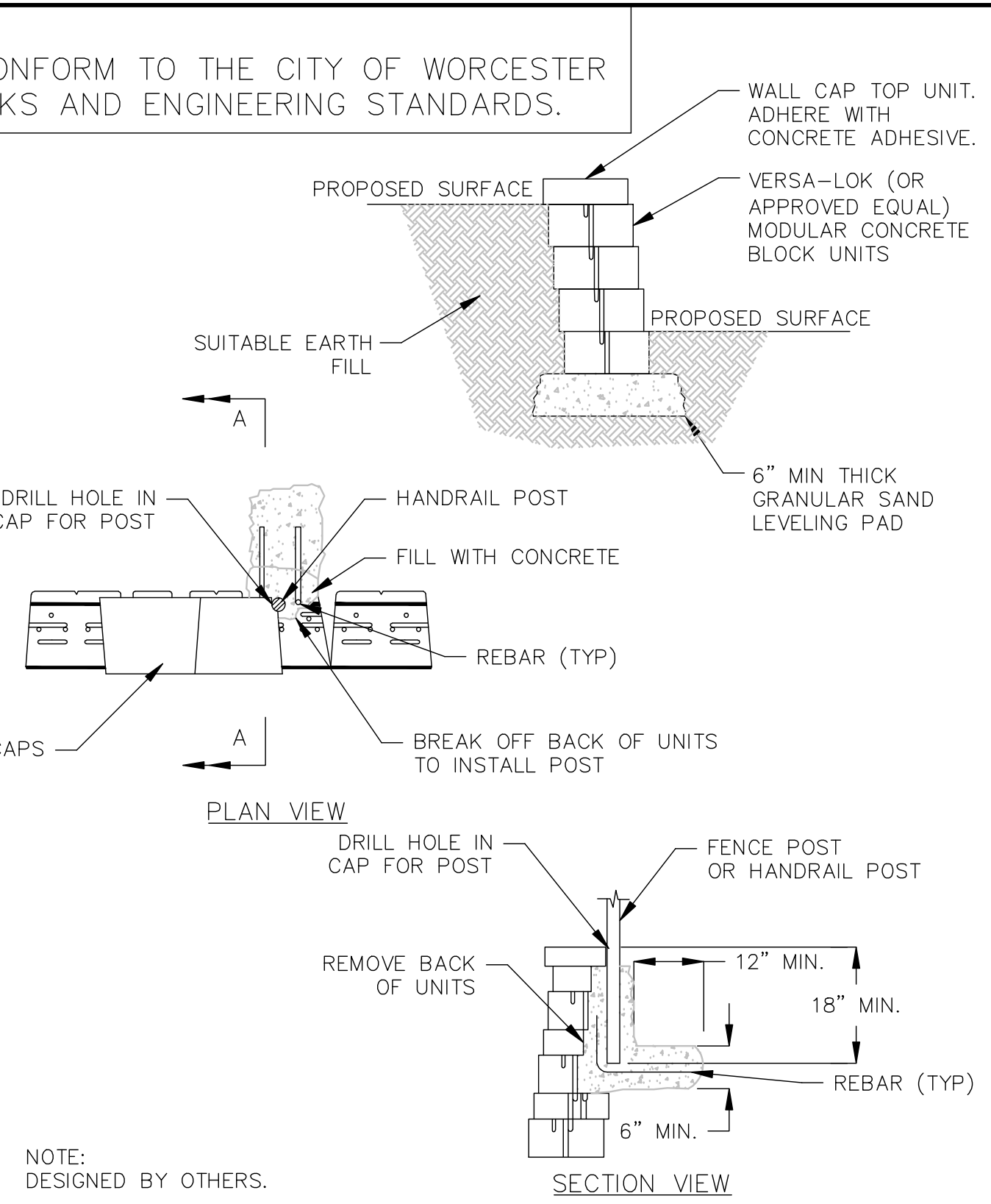
- NOTES:
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 3. APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE APPLICANT TO THE SATISFACTION OF THE COMMISSIONER OF INSPECTORIAL SERVICES.
 4. THE APPLICANT SHALL FILE WITH THE DEPARTMENT OF PUBLIC WORKS & PARKS FOR AN INSPECTION PERMIT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 12, SECTION 12 OF THE REVISED ORDINANCES.



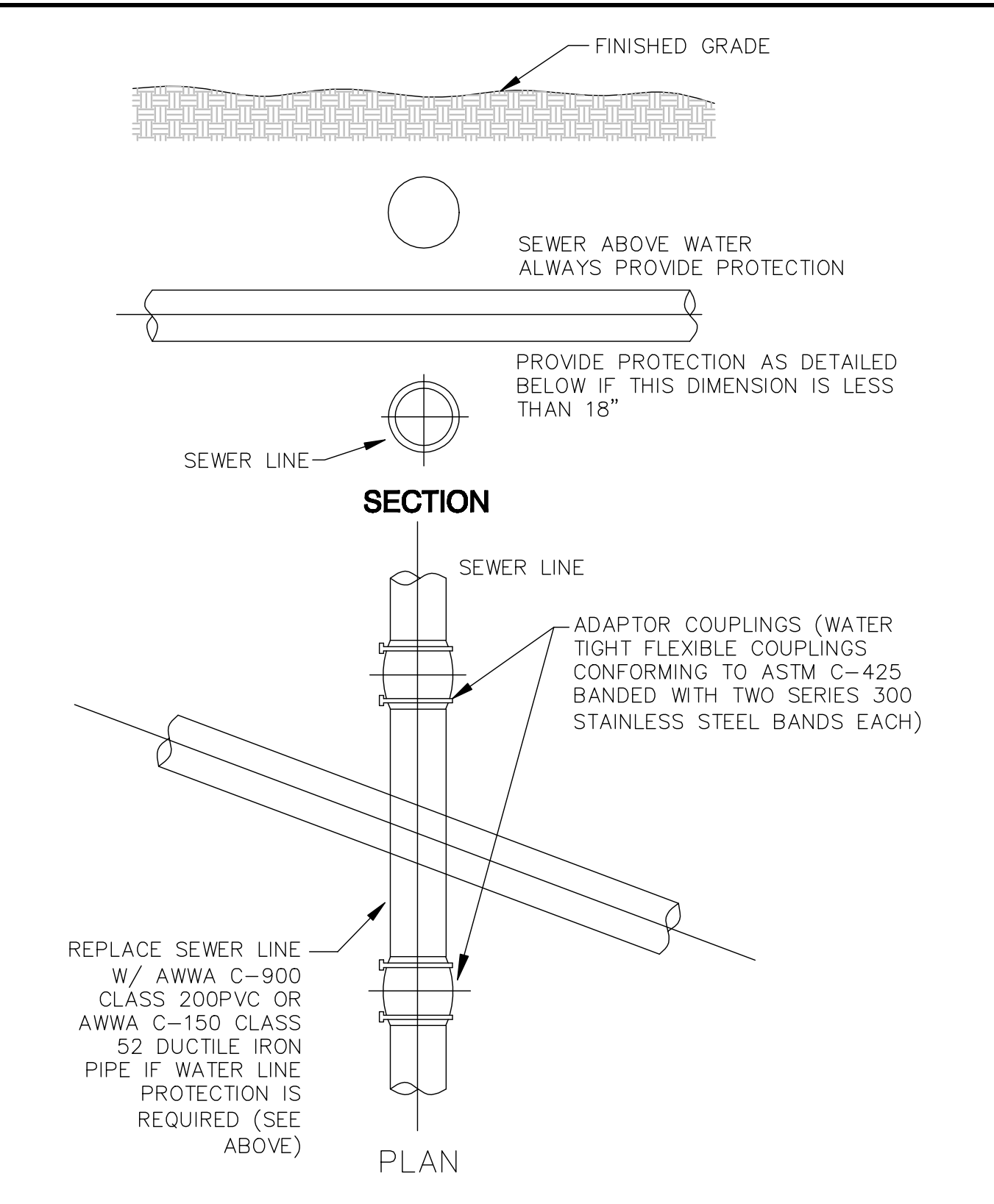
EROSION CONTROL BARRIER (ECB)
NTS



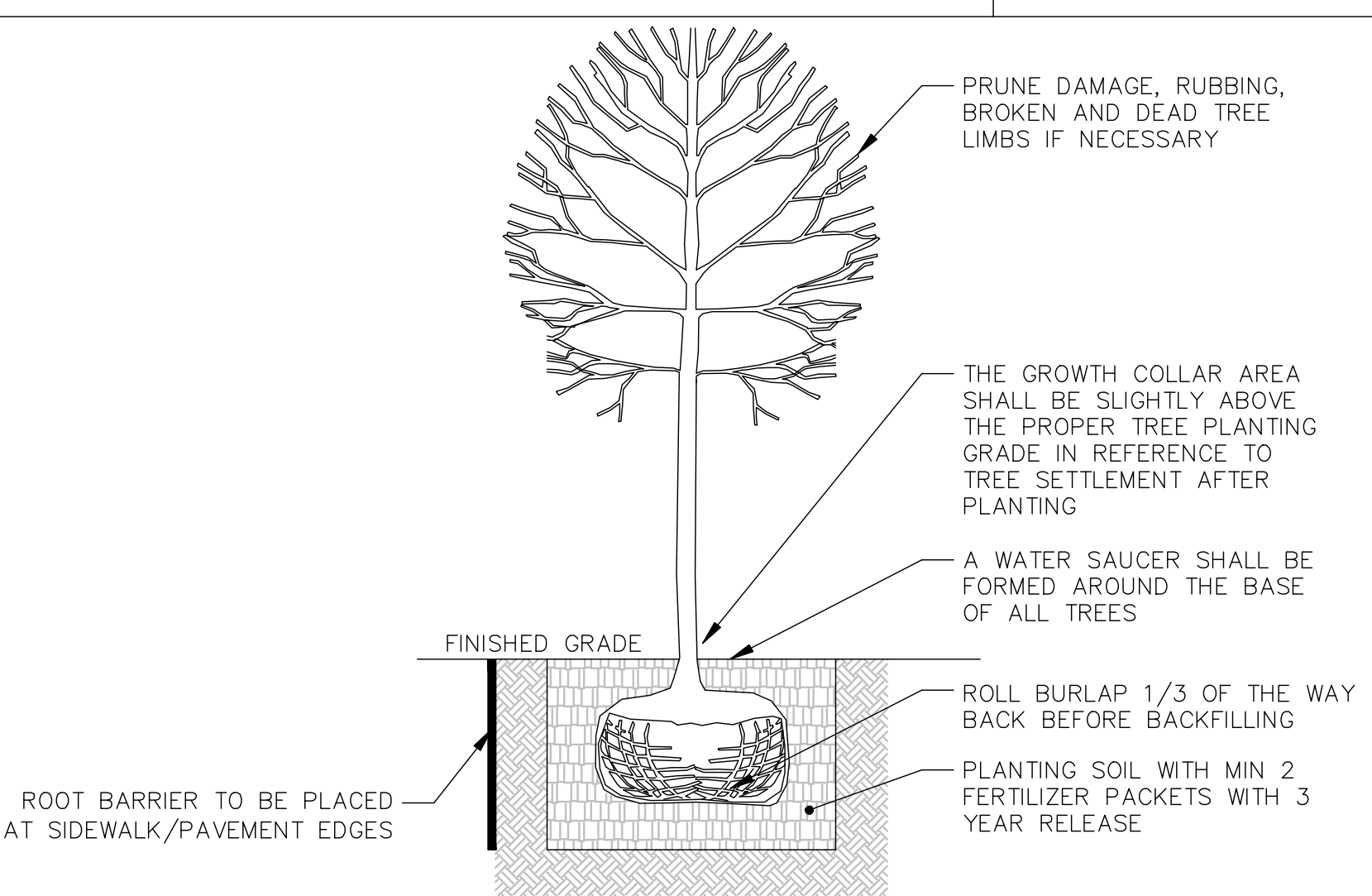
NOTE: THE MOUNTABLE BERM SHALL BE USED TO ASSIST REMOVAL OF MUD FROM THE TIRES OF VEHICLES LEAVING THE SITE DURING CONSTRUCTION.
STABILIZED CONSTRUCTION ENTRANCE
NTS



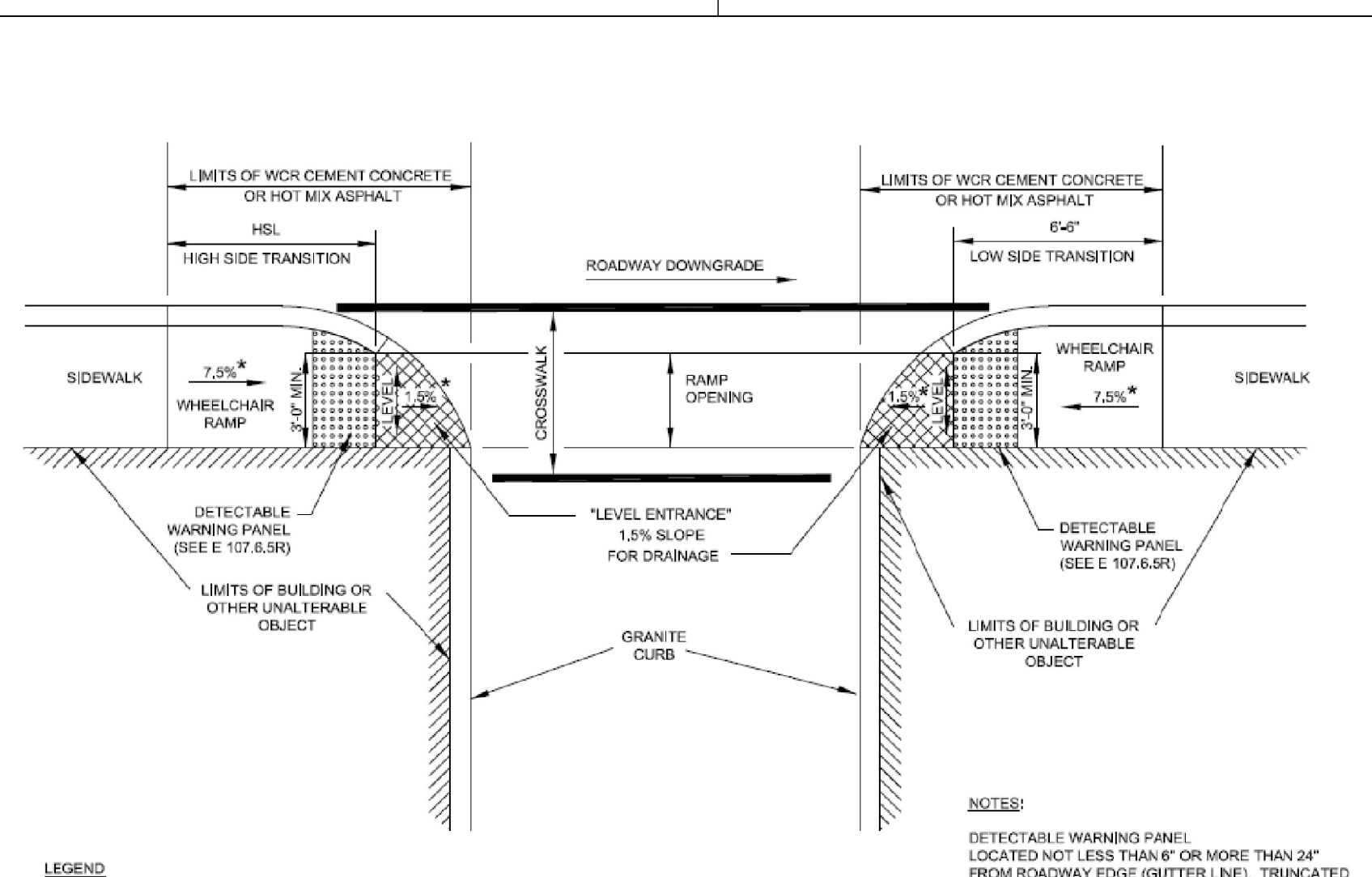
NOTE: DESIGNED BY OTHERS.
VERSA-LOK RETAINING WALL SECTION
NTS



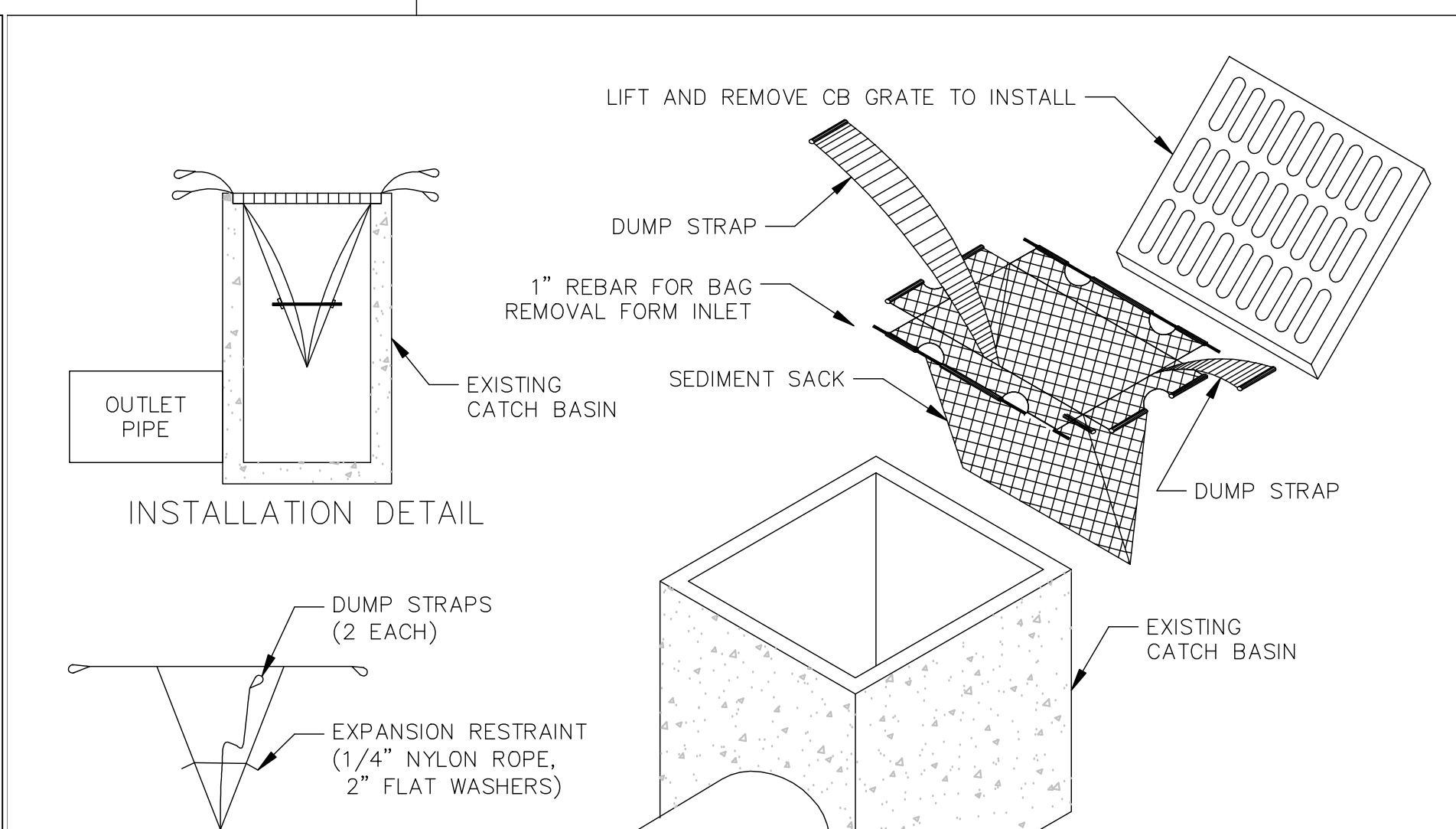
REPLACE SEWER LINE W/ AWWA C-900 CLASS 200PVC OR AWWA C-150 CLASS 52 DUCTILE IRON PIPE IF WATER LINE PROTECTION IS REQUIRED (SEE ABOVE)
SEWER CROSSING DETAIL
NTS



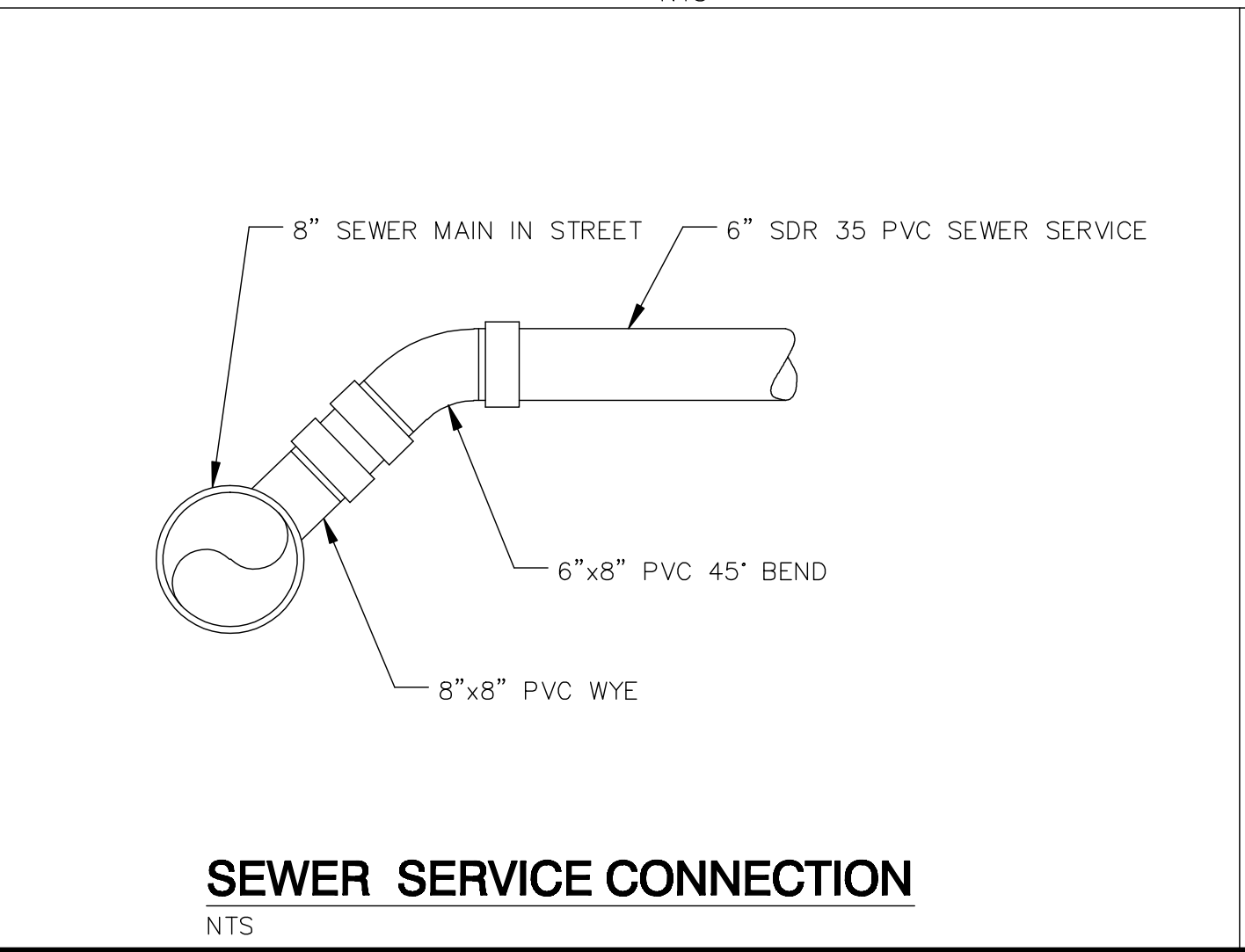
PRUNE DAMAGE, RUBBING, BROKEN AND DEAD TREE LIMBS IF NECESSARY
THE GROWTH COLLAR AREA SHALL BE SLIGHTLY ABOVE THE PROPER TREE PLANTING GRADE IN REFERENCE TO TREE SETTLEMENT AFTER PLANTING
A WATER SAUCER SHALL BE FORMED AROUND THE BASE OF ALL TREES
ROLL BURLAP 1/3 OF THE WAY BACK BEFORE BACKFILLING
PLANTING SOIL WITH MIN 2 FERTILIZER PACKETS WITH 3 YEAR RELEASE
ROOT BARRIER TO BE PLACED AT SIDEWALK/PAVEMENT EDGES
NOTES:
1. ALL TREES AND SHRUBS TO BE PLANTED SHALL BE ASIAN LONGHORNED BEATLE RESISTANT.
2. TREES SHALL BE A MINIMUM OF 3 1/2" IN DIAMETER.
3. THE CONTRACTOR IS TO LOCATE AND/OR PLACE ALL UNDERGROUND UTILITIES BEFORE DIGGING TREE PLANTING PITS.
4. NO TREE STAKES NOR TREE WRAP IS REQUIRED.
5. THE TREE ROOT BALL SHALL BE SET ON COMPACTED SOIL AREA TO REDUCE SETTLEMENT OF THE TREE.
TREE PLANTING
NTS



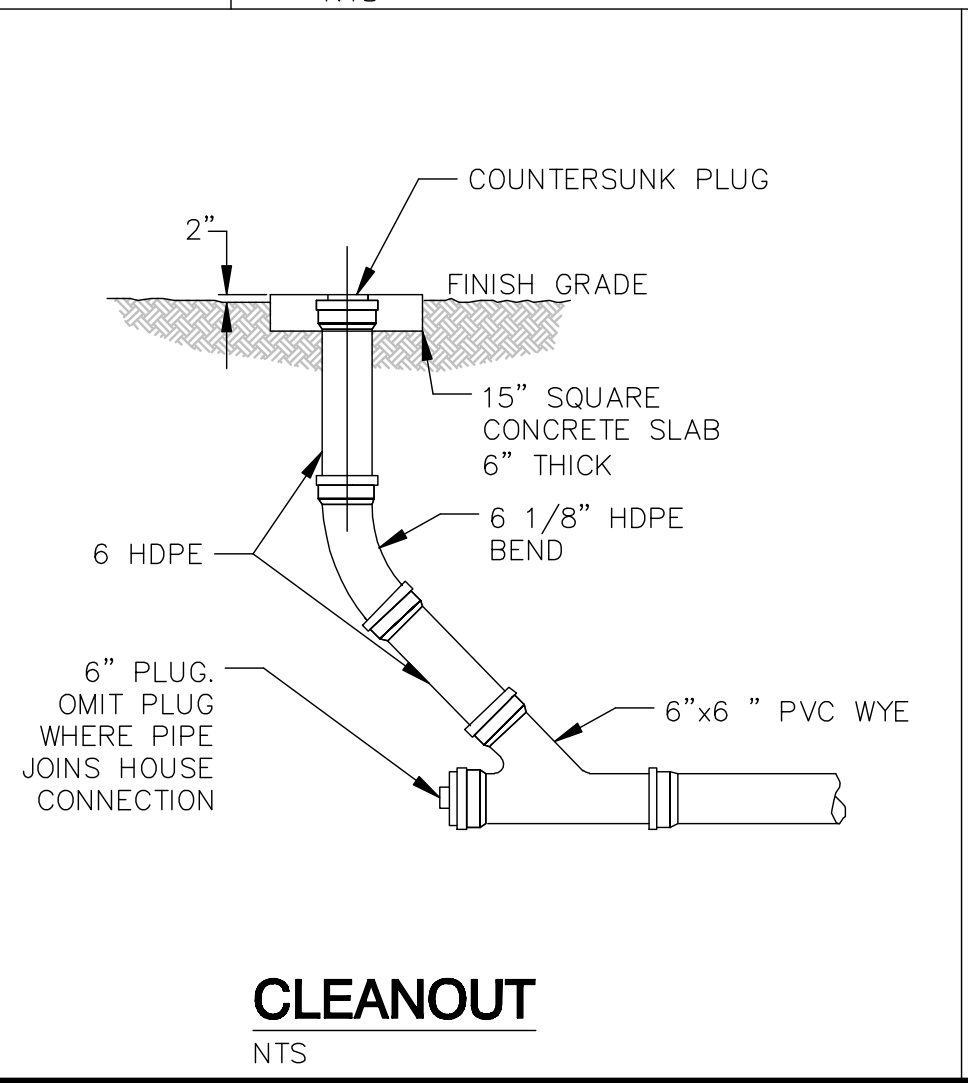
LEGEND
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.6.SR)
• = TOLERANCE FOR CONSTRUCTION ±0.5%
NOTES:
DETECTABLE WARNING PANEL LOCATED NOT LESS THAN 6" OR MORE THAN 24" FROM ROADWAY EDGE (GUTTER LINE). TRUNCATED DOMES TO BE ALIGNED WITH DIRECTION OF TRAVEL
FOR DETAILS OF TRUNCATED DOMES SEE DRAWING E 107.6.SR
ROADWAY, GUTTER, AND FIRST 6" OF SIDEWALK TO BE ADJUSTED FOR FIELD CONDITIONS.
WHEELCHAIR RAMP DETAIL
NTS



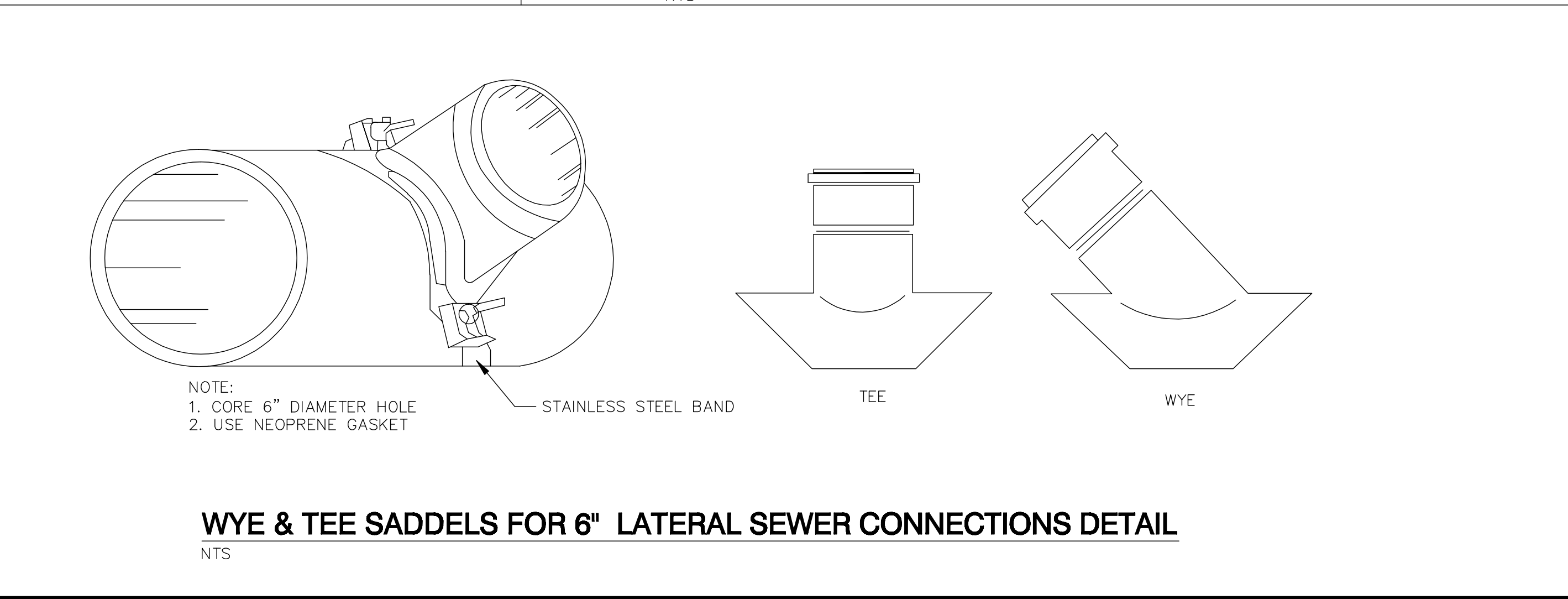
NOTE: BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.
EXISTING CATCH BASIN SILT SACK EROSION CONTROL DEVICE
NTS



SEWER SERVICE CONNECTION
NTS



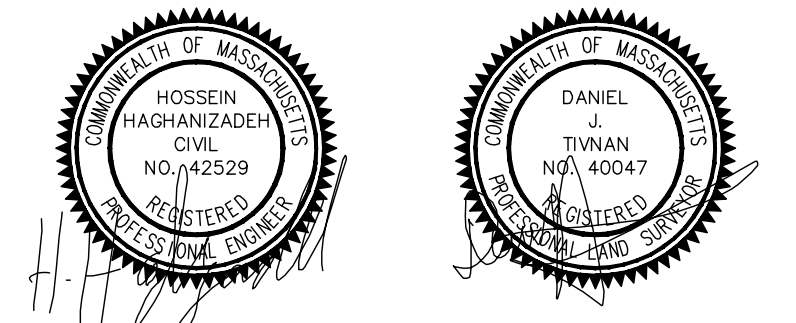
CLEANOUT
NTS



NOTE:
1. CORE 6" DIAMETER HOLE
2. USE NEOPRENE GASKET
WYE & TEE SADDLES FOR 6" LATERAL SEWER CONNECTIONS DETAIL
NTS

PLAN REVISIONS:

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1	11-12-24	REVISIONS TO EXPIRED APPLICATION	LLW

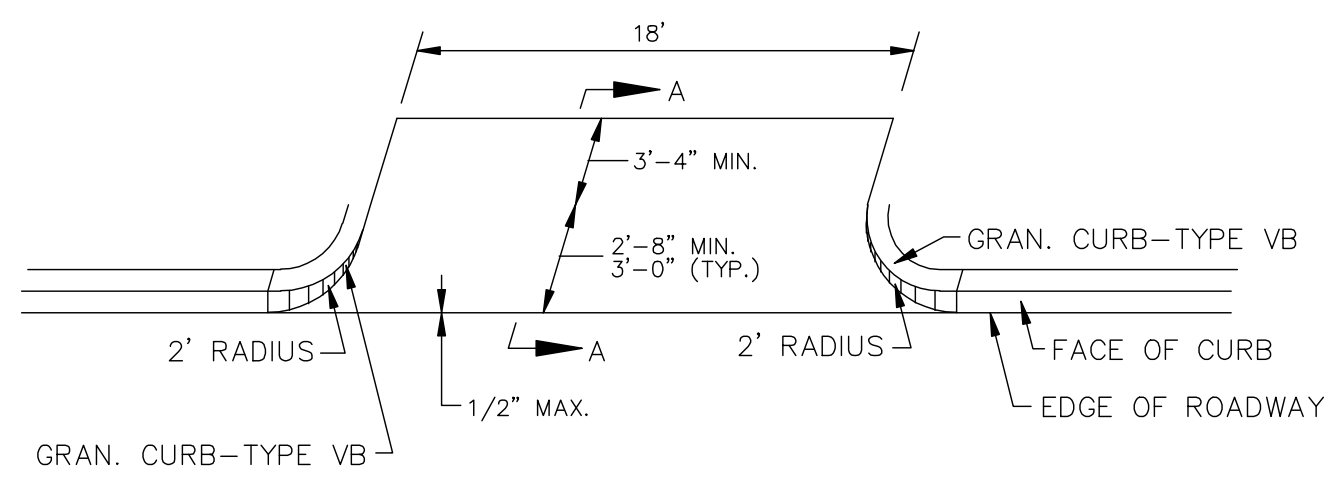
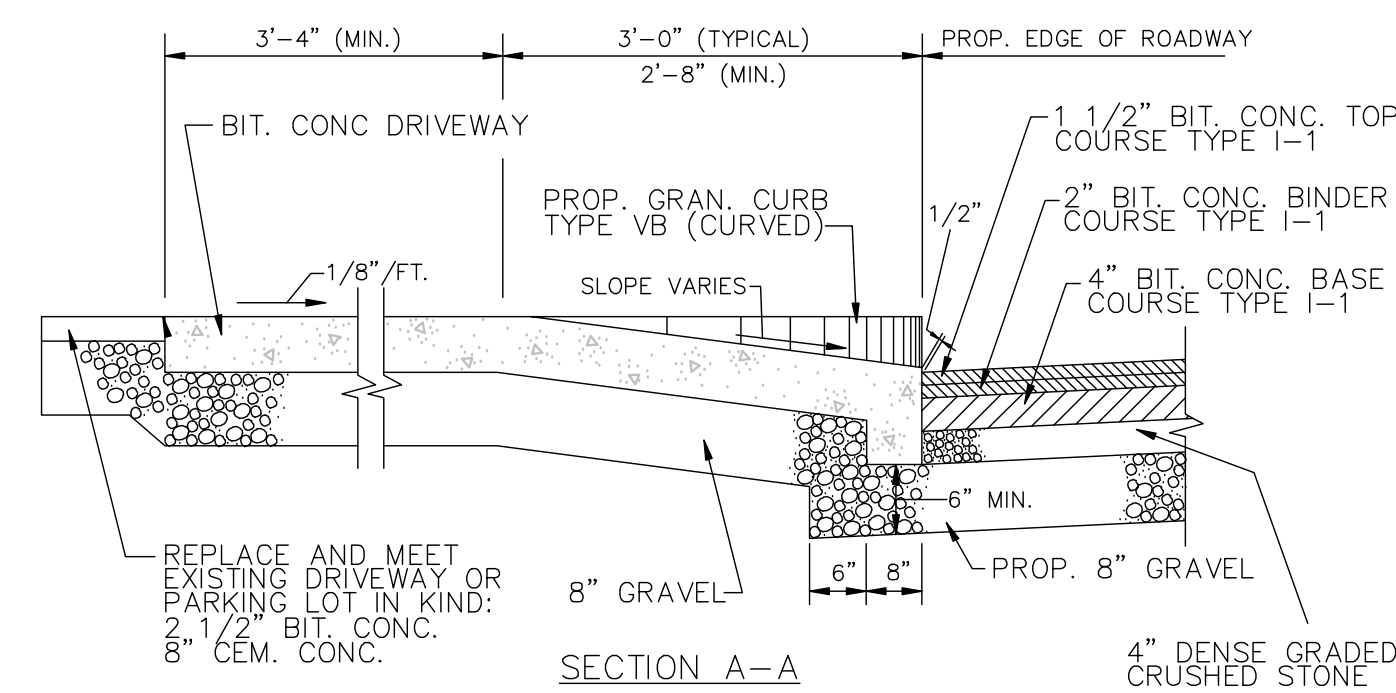


H. S. & T. GROUP, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
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WORCESTER, MASSACHUSETTS 01610-1723
PHONE: (508) 757-4944 FAX: (508) 752-8895
EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

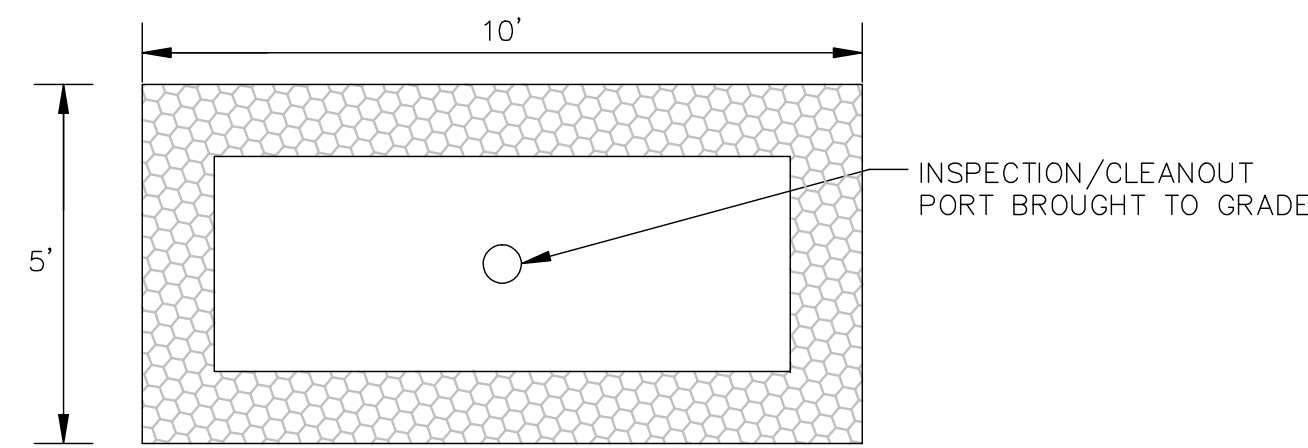
DETAIL SHEET
60 WALL STREET, WORCESTER, MA

APPLICANT/OWNER:
POLAR VIEWS
89 WEST MAIN STREET UNIT 101 NORTHBOROUGH MA 01590

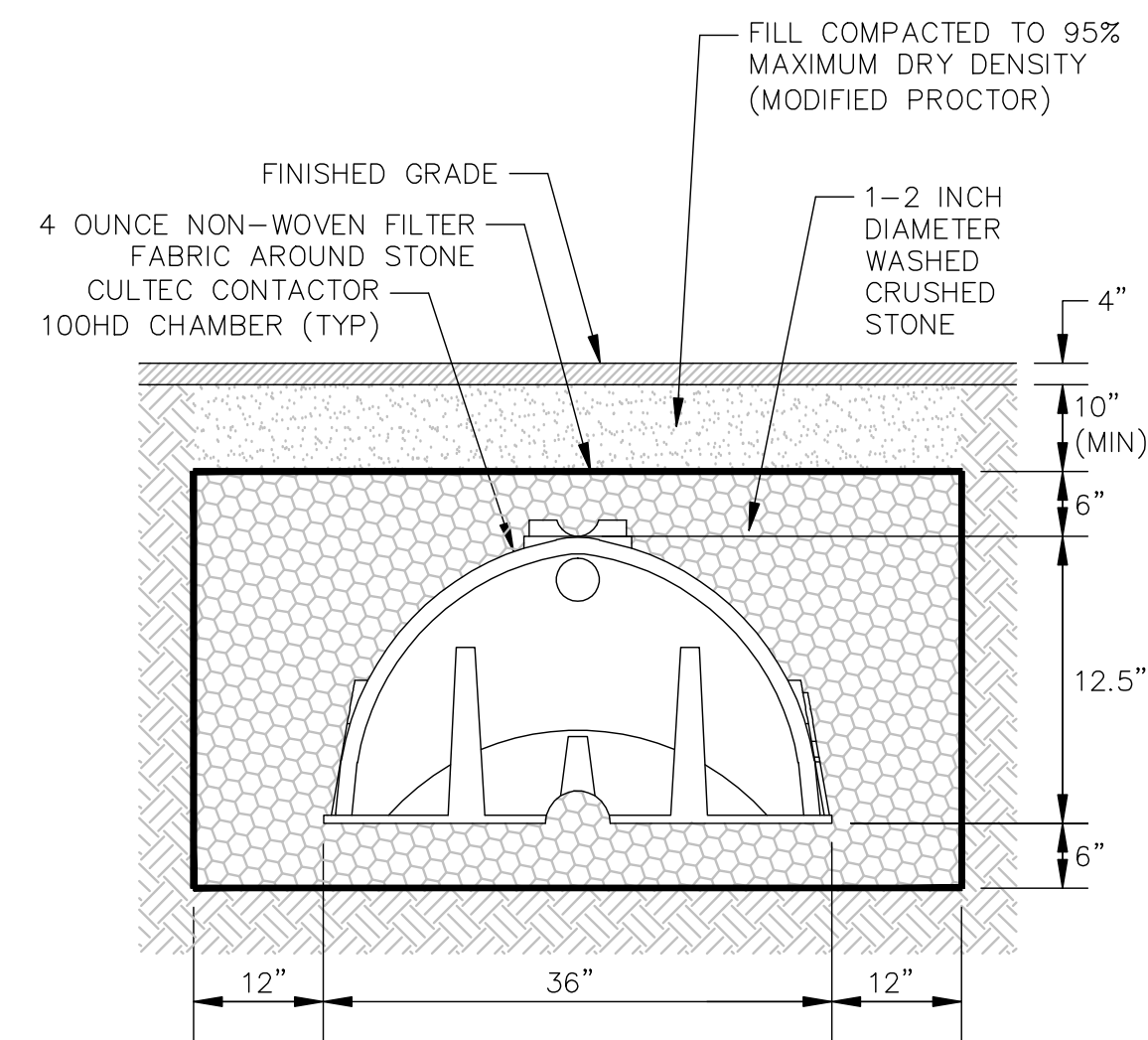
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ZONE: RG-5	REV'D: HH	DWG: WALL60SITE
JOB NUMBER: 8064	SHEET NUMBER 4 OF 7	
DWG NUMBER: XXXX		



TYPICAL DRIVEWAY APRON AND CURB CUT LAYOUT
NTS



PLAN VIEW

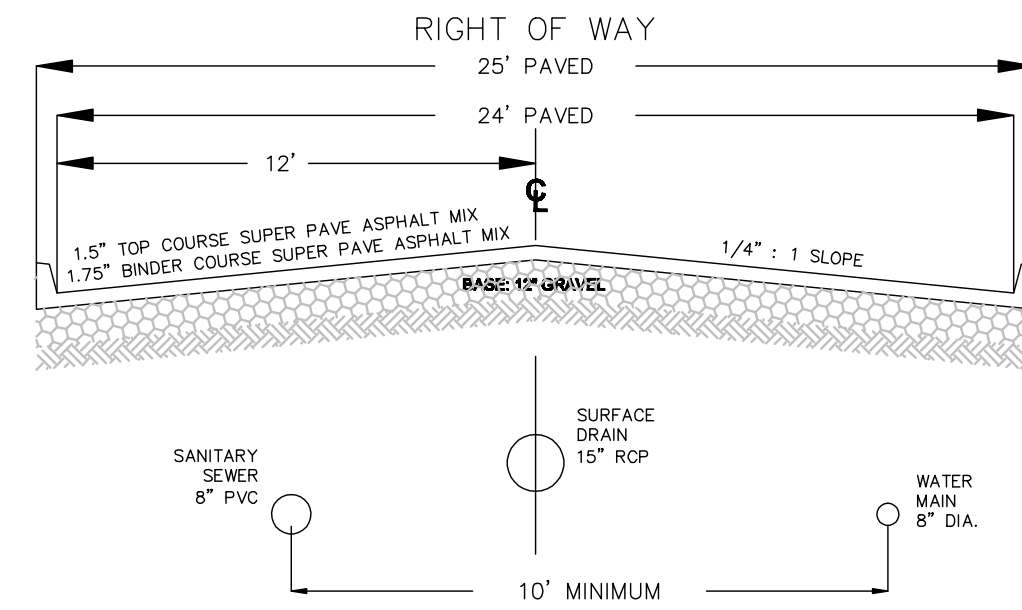


SECTION VIEW

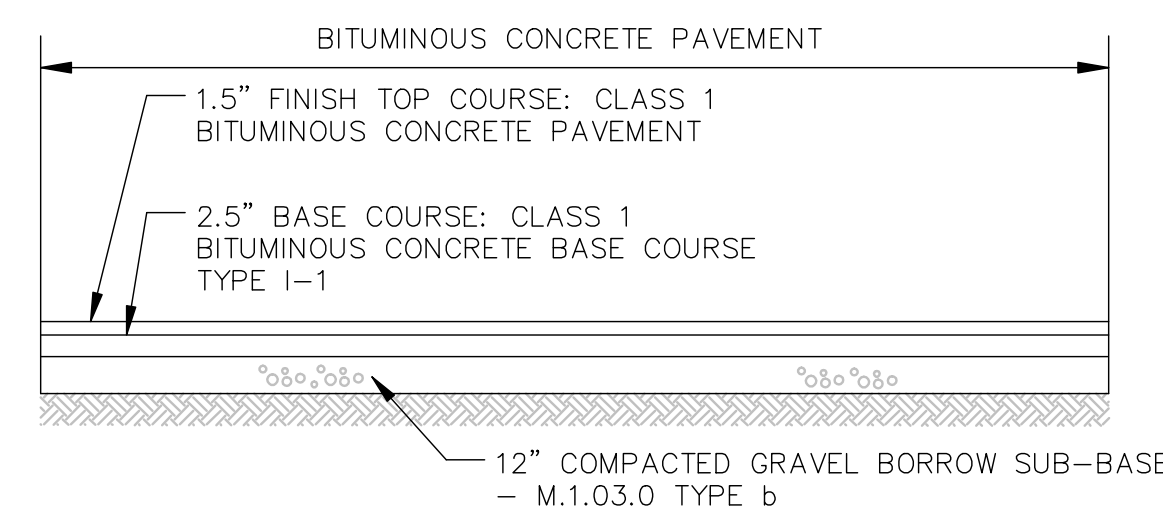
- NOTES:
1. CONTACTOR 100HD UNIT IS MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT.
 2. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 3. THE CHAMBER HAS BEEN DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

**CULTEC CONTACTOR 100HD
ROOFTOP/FOUNDATION DRAIN CHAMBER SYSTEM**
NTS

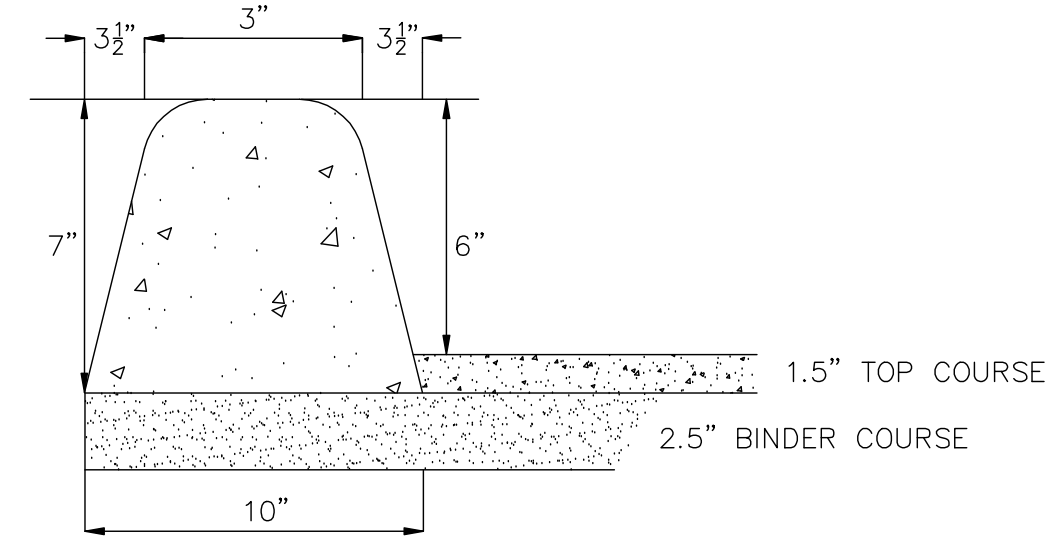
NOTE:
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DEPARTMENT OF PUBLIC WORKS AND ENGINEERING STANDARDS.



TYPICAL ROADWAY CROSS SECTION
NTS

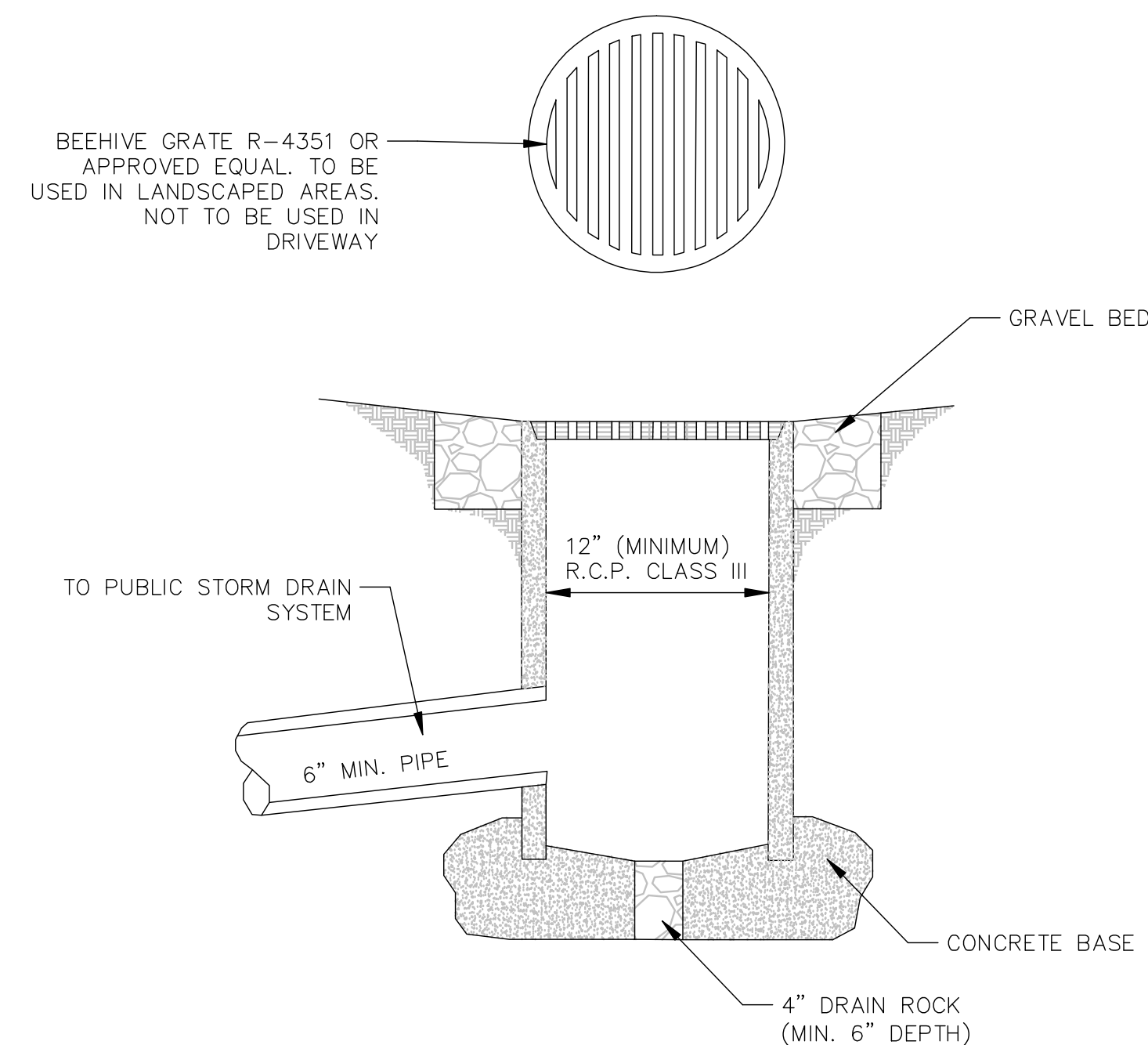


DRIVEWAY AND PARKING AREA CROSS SECTION
NTS

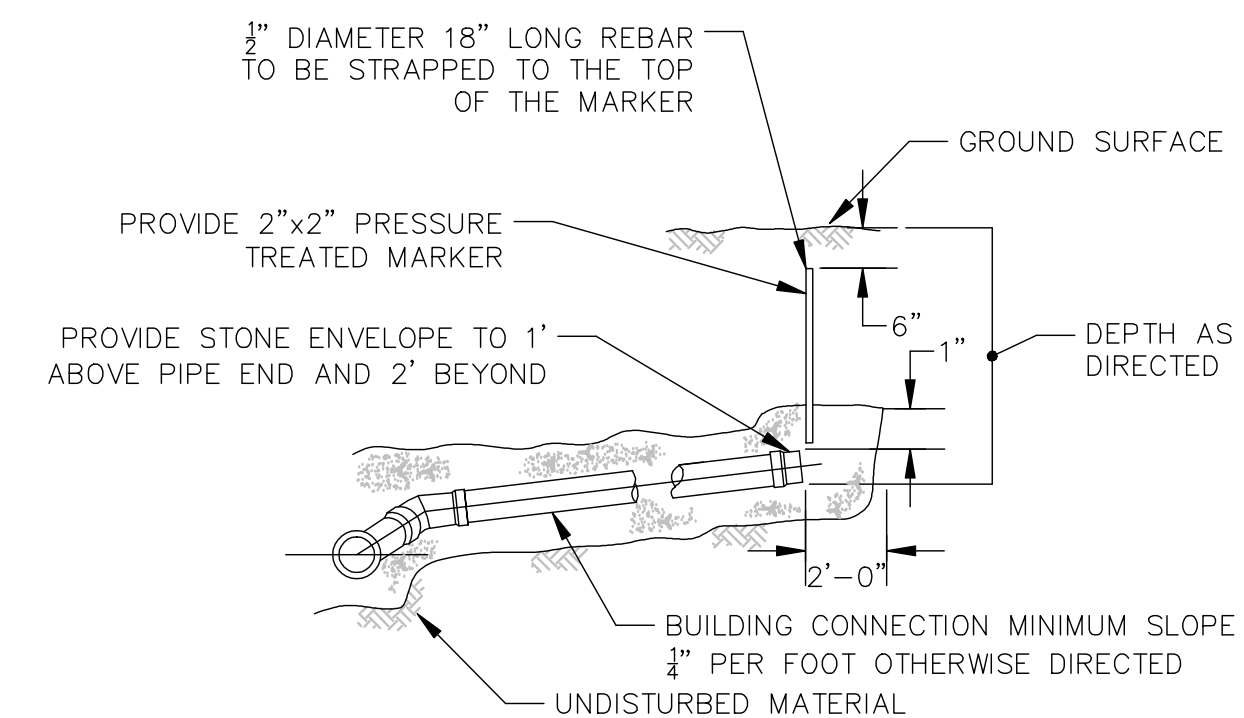
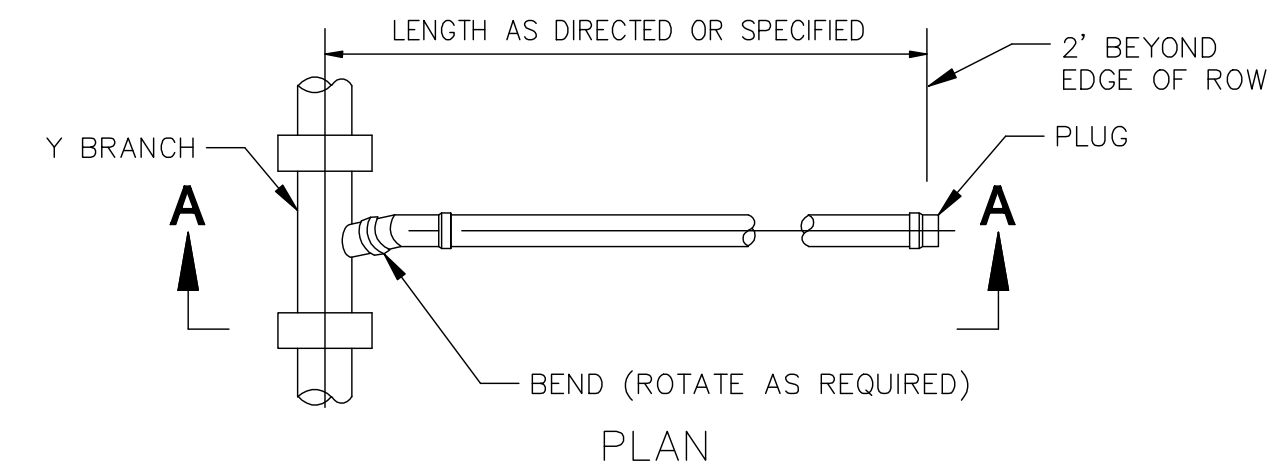
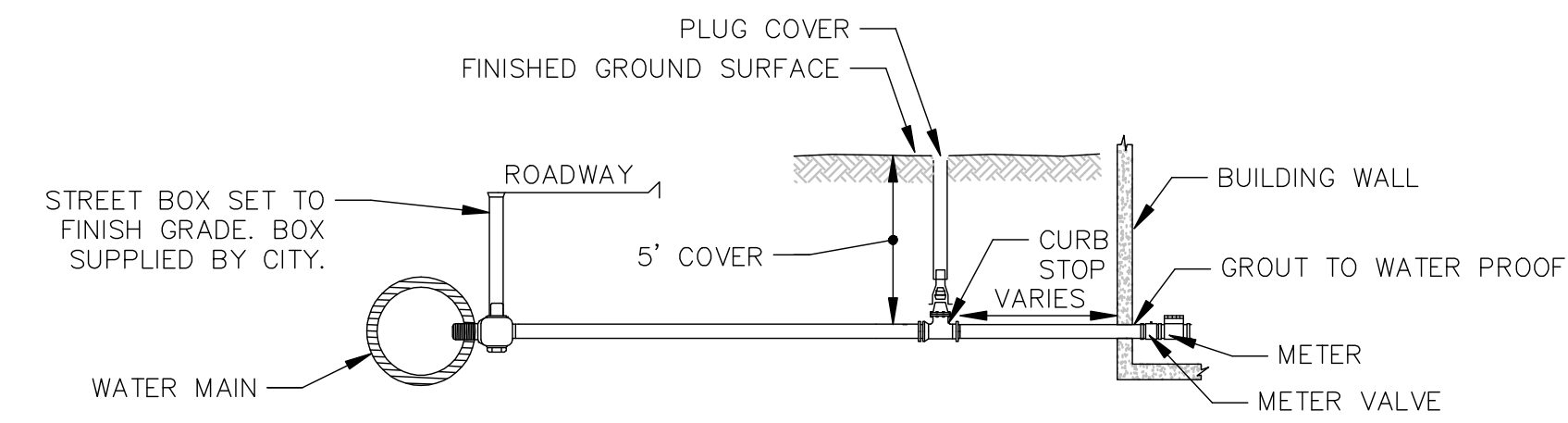


NOTE: THE BITUMINOUS CONCRETE SHALL BE INSTALLED PER THE CITY OF
WORCESTER STANDARD SPECIFICATIONS AND DETAILS.

TYPICAL 6\"/>NTS



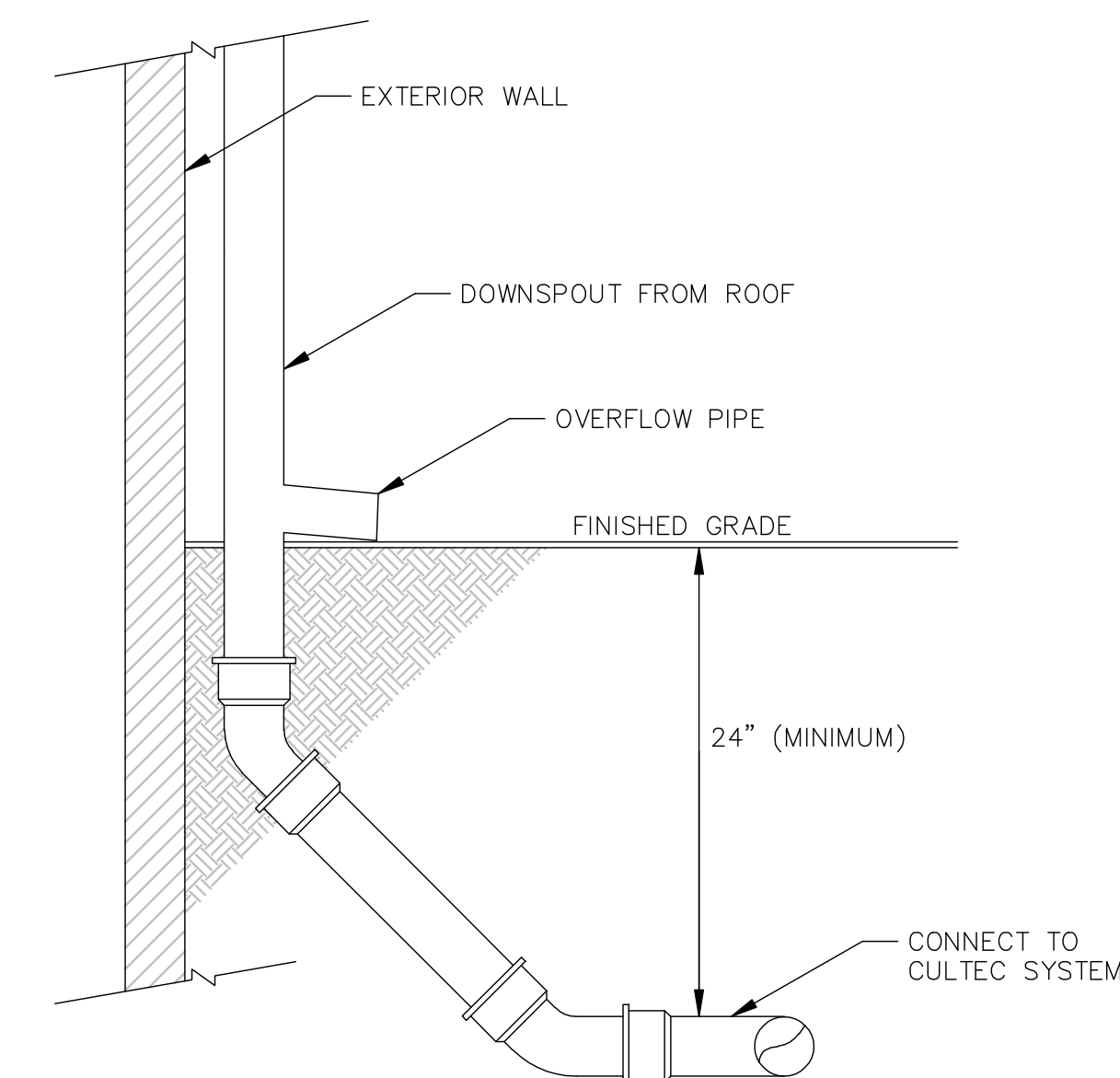
YARD DRAIN DETAIL
NTS



SECTION A-A

- NOTES:
1. FITTINGS AND VALVES SHALL BE MANUFACTURED BY FORD OR APPROVED EQUAL CORPORATION; FORD FB1000 WITH TEE HEAD ADAPTER (CC THREADxCOMP) BALL VALVE CURB STOP; FORD B44 FULL PORT (COMPxCOMP).
 2. SERVICE SADDLES SHALL BE USED FOR WATERMANS SMALLER THAN 16 INCHES IN DIAMETER. SADDLES SHALL BE DOUBLE STRAP EQUAL TO ROCKWELL 313.
 3. SAND SHALL BE USED FOR BACKFILLING FROM A POINT 6 INCHES BELOW THE PIPE TO A POINT 12 INCHES ABOVE THE PIPE. THE REMAINING BACKFILL SHALL HAVE NO STONES GREATER THAN 3 INCHES IN THEIR LARGEST DIMENSION. BEFORE ANY EXCAVATION IS DONE AND ANY PIPE IS INSTALLED, PERMITS SHALL BE OBTAINED FROM THE MANAGEMENT SERVICES OFFICE AT 20 EAST WORCESTER STREET AND THE WATER ENGINEERING OFFICE AT 18 EAST WORCESTER STREET. ALL PAVING SHALL CONFORM TO CITY OF WORCESTER DPW STANDARDS.
 4. SERVICES SHALL BE FLUSHED BEFORE ACTIVATING TO AVOID METER CLOGGING.
 5. MAIN VALVES ARE TO BE OPERATED BY THE CITY ONLY. COSTS INCURRED IN SHUTTING DOWN MAINS DUE TO NEGLIGENCE OF THE CONTRACTOR, AS DETERMINED BY THE FIELD INSPECTOR, SHALL BE PAID BY THE CONTRACTOR.
 6. THE CONTRACTOR SHALL INFORM THE OWNER AND THE CITY WIRE INSPECTOR OF PROPER GROUNDING REQUIREMENTS PURSUANT TO M.G.L. CHAPTER 165, SECTION 1C.
 7. THE WATER SERVICE SHALL BE A MINIMUM OF 10 HORIZONTAL FEET FROM THE SEWER SERVICE.
 8. THE CONTRACTOR SHALL FURNISH AND COMPLETELY INSTALL THE WATER SERVICE FROM CORPORATION TO METER VALVES WITH NEW MATERIALS.
 9. UPON INSTALLATION OF THE SERVICE BOX, THE CONTRACTOR SHALL OPERATE THE VALVE TO THE SATISFACTION OF THE FIELD INSPECTOR PRIOR TO ACCEPTANCE OF THE JOB.

TYPICAL PERMANENT SERVICE CONNECTION
NTS



DOWNSPOUT CONNECTION AND OVERFLOW DETAIL
NTS

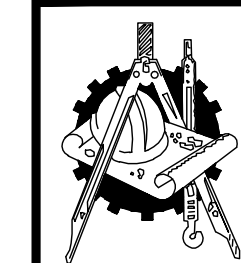
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DETAIL SHEET

60 WALL STREET, WORCESTER, MA

APPLICANT/OWNER:
POLAR VIEWS

89 WEST MAIN STREET UNIT 101 NORTHBOROUGH MA 01590

DATE: 6/17/2024	COMP'D: DJT	FIELD:	PS
SCALE: 1"=20'	CAD: STF	FLD. BK:	654-80
ZONE: RG-5	REV'D: HH	DWG:	WALL60SITE
JOB NUMBER: 8064	SHEET NUMBER 5 OF 7		
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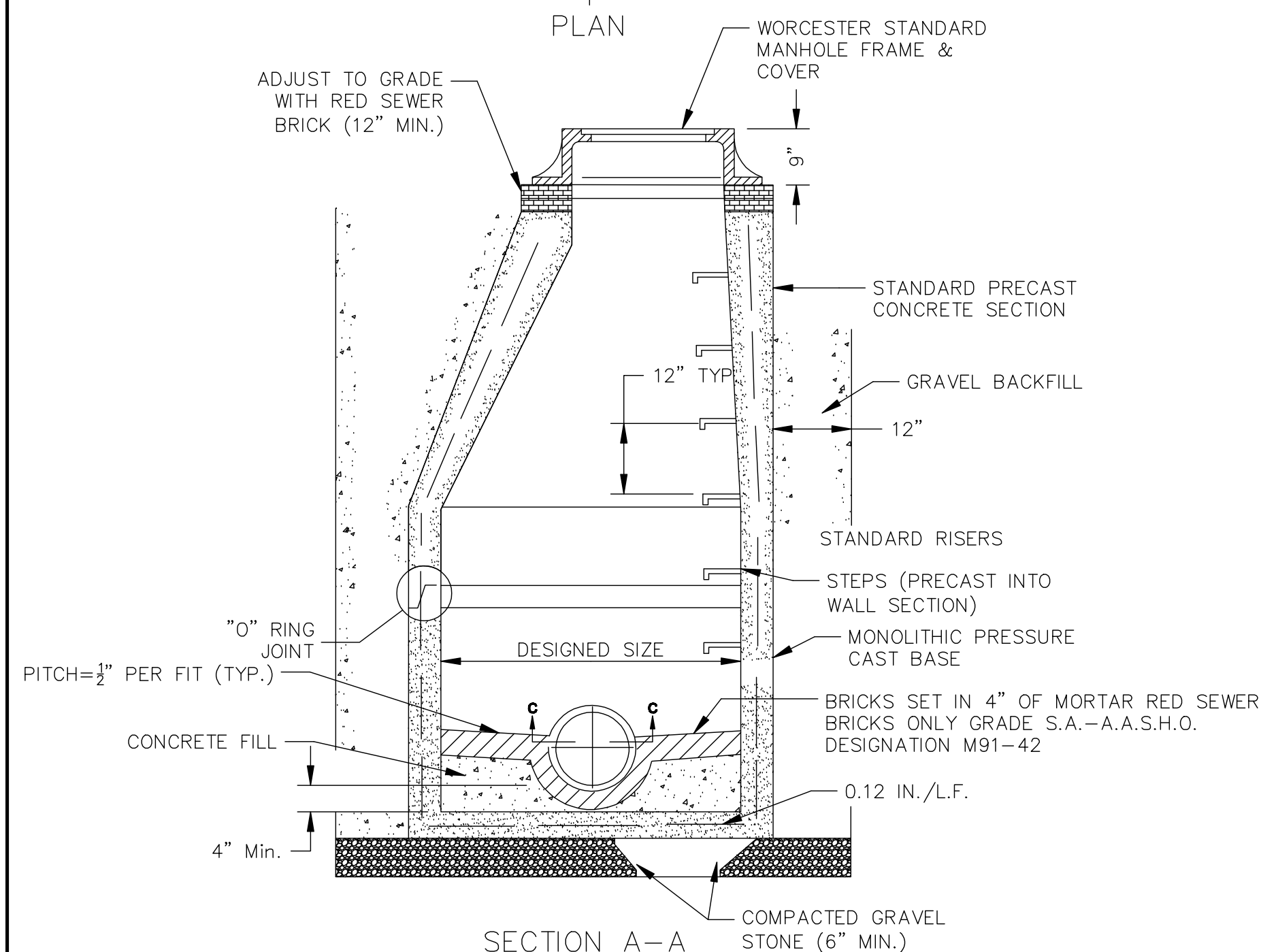
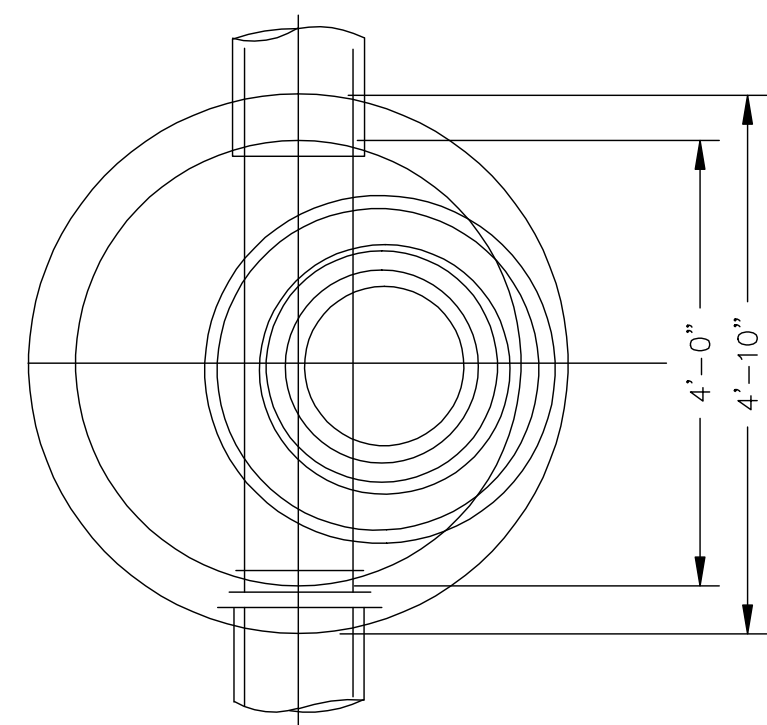
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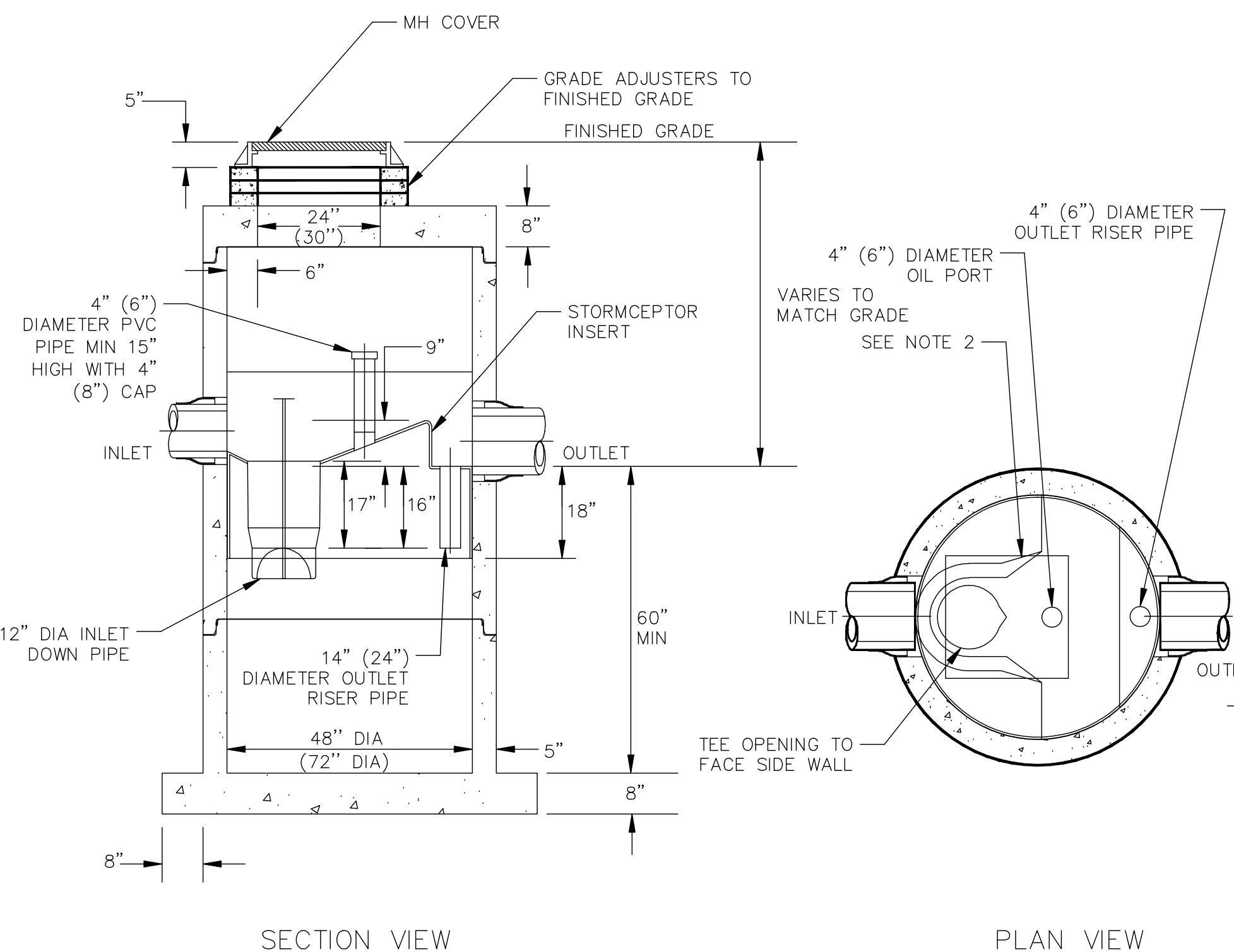
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SANITARY SEWER MANHOLE DETAIL

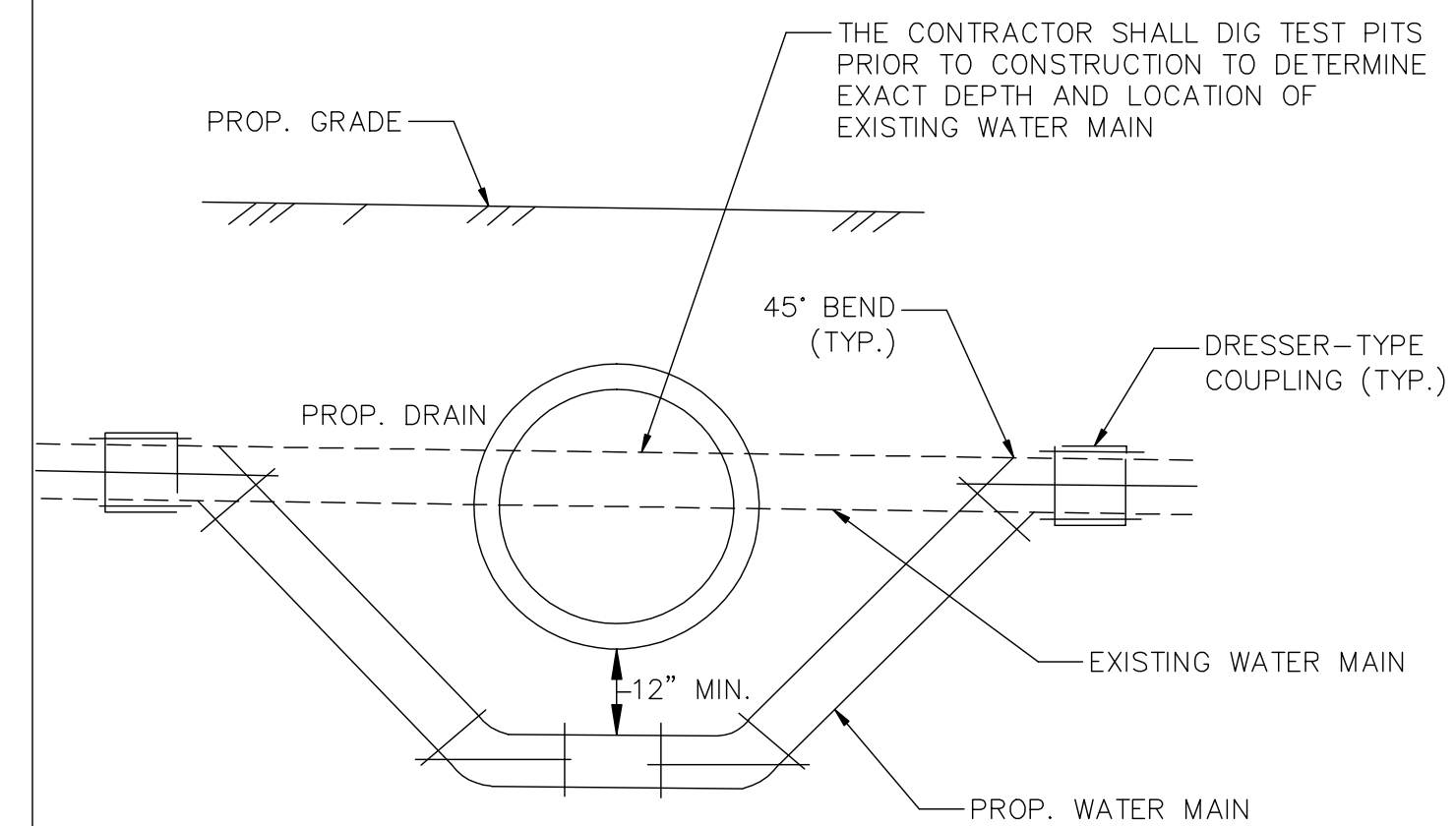
NTS



- NOTES:**
1. STORMCEPTOR UNITS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER.
 2. THE USE OF A FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET (WHERE APPLICABLE).
 3. DIMENSIONS IN PARENTHESES ARE FOR THE STC 900 MODEL.

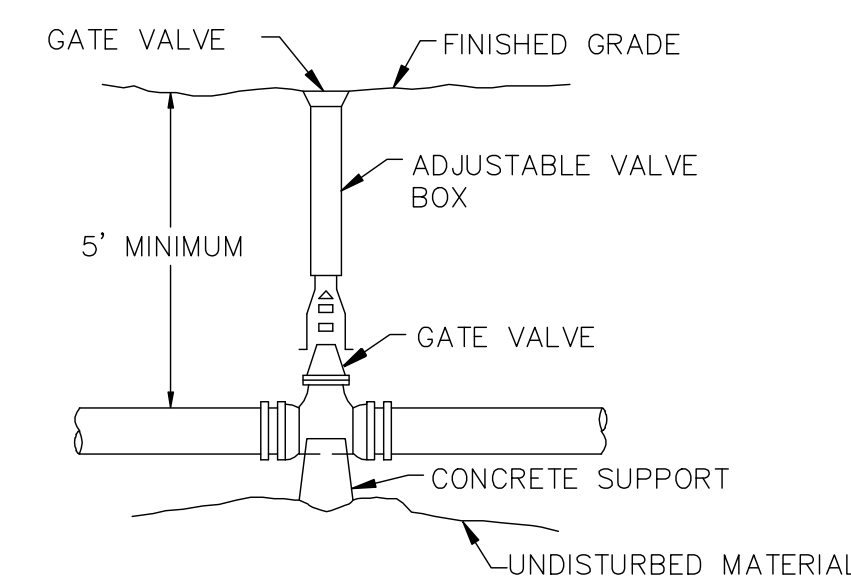
STC 450i PRECAST CONCRETE STORMCEPTOR

NTS



TYPICAL WATER MAIN OFFSET

NTS

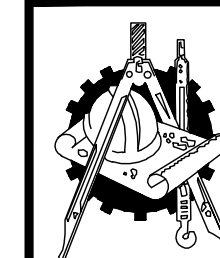
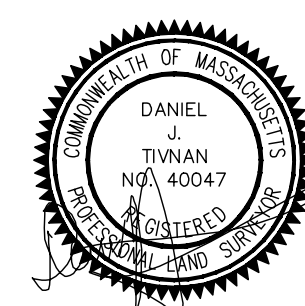
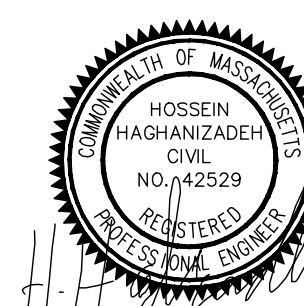


TYPICAL GATE VALVE DETAIL

NTS

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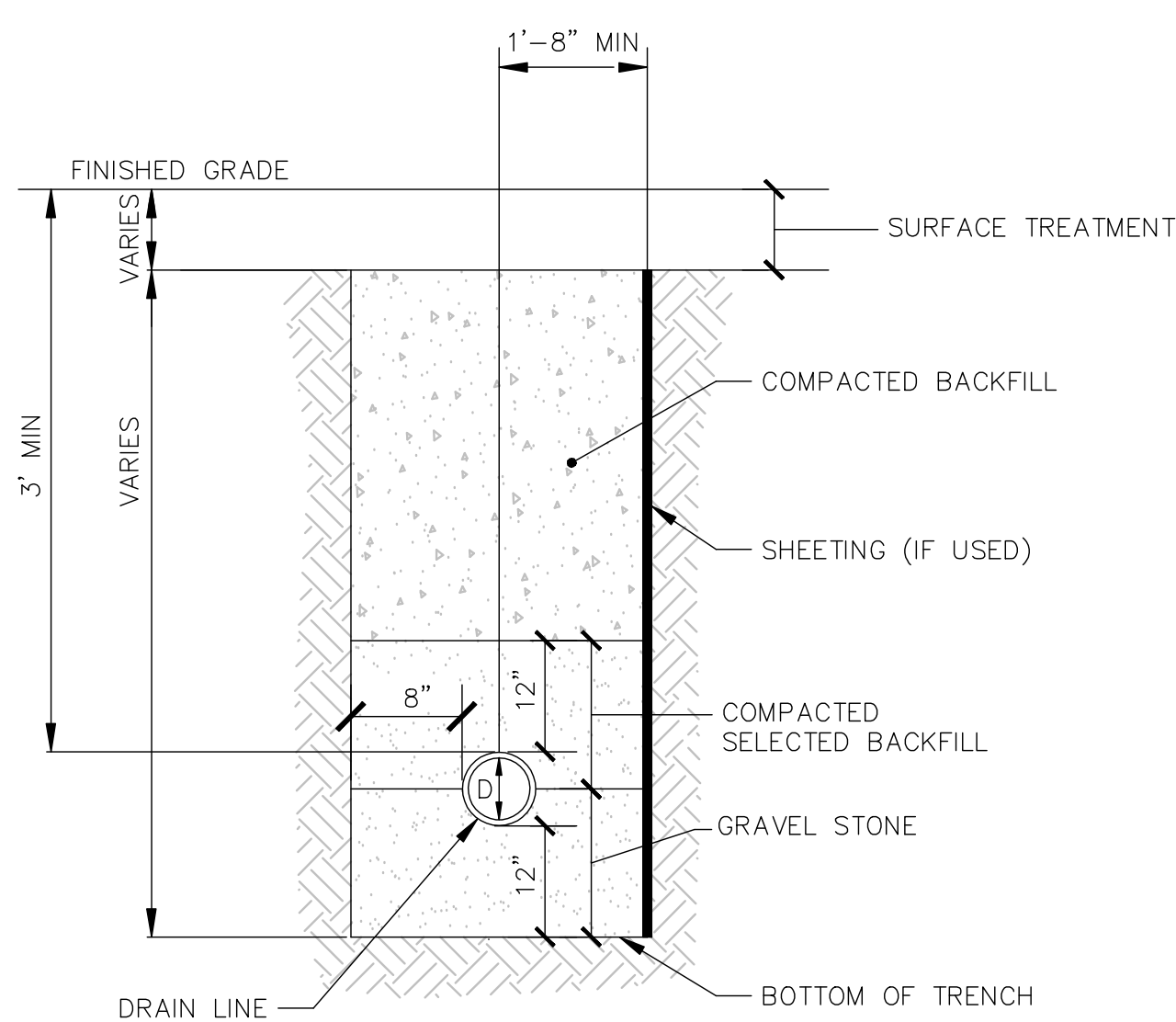
DETAIL SHEET

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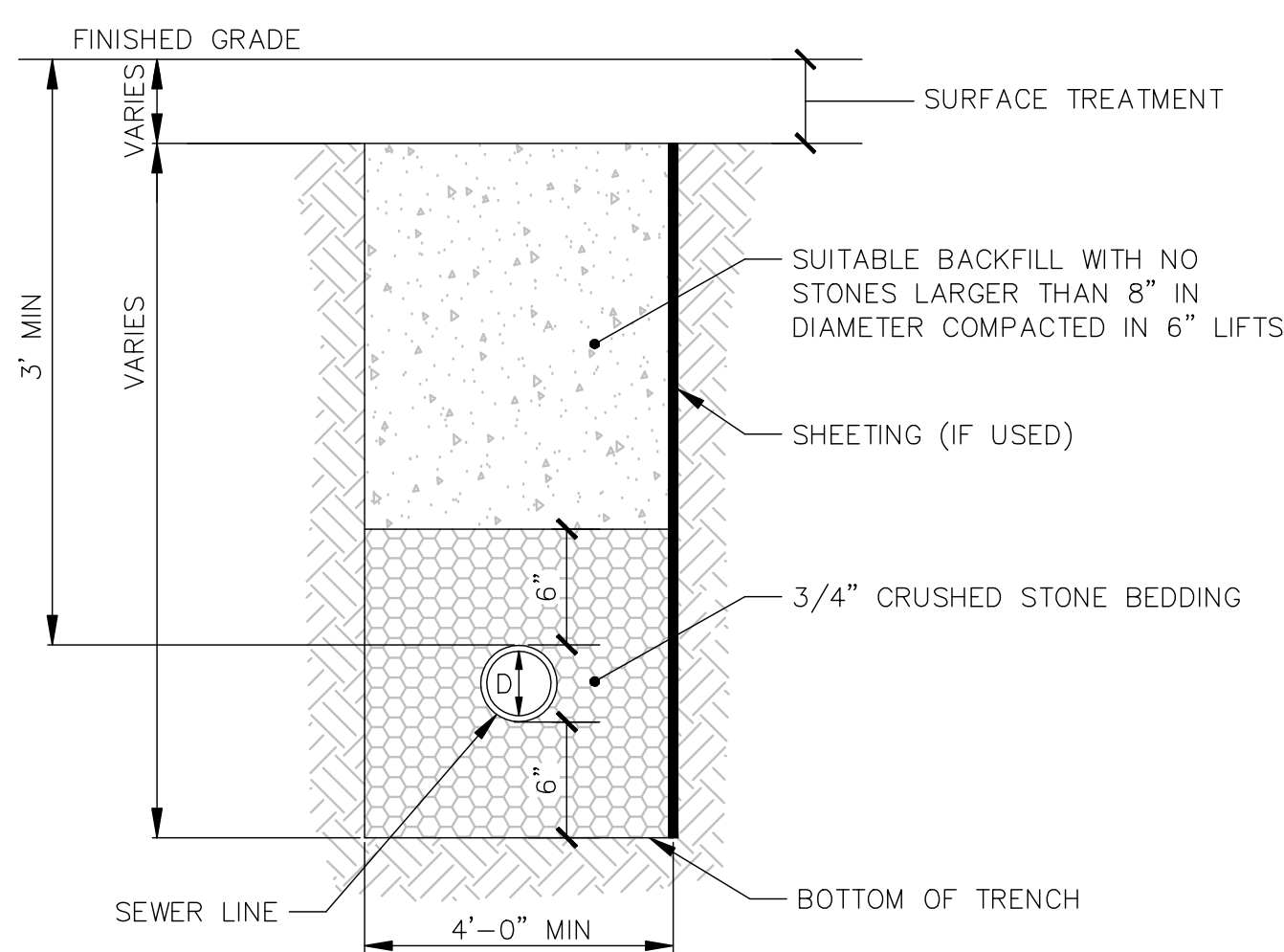
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JOB NUMBER: 8064	SHEET NUMBER 6 OF 7		
DWG NUMBER: XXXX			



- NOTES:**
1. THE PROPOSED DRAIN LINE SHALL MAINTAIN A MINIMUM SEPARATION OF 12" TO BEDROCK IN ALL DIRECTIONS.
 2. THE TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA STANDARDS AND OTHER APPLICABLE STANDARDS.

STORM DRAIN TRENCH DETAIL

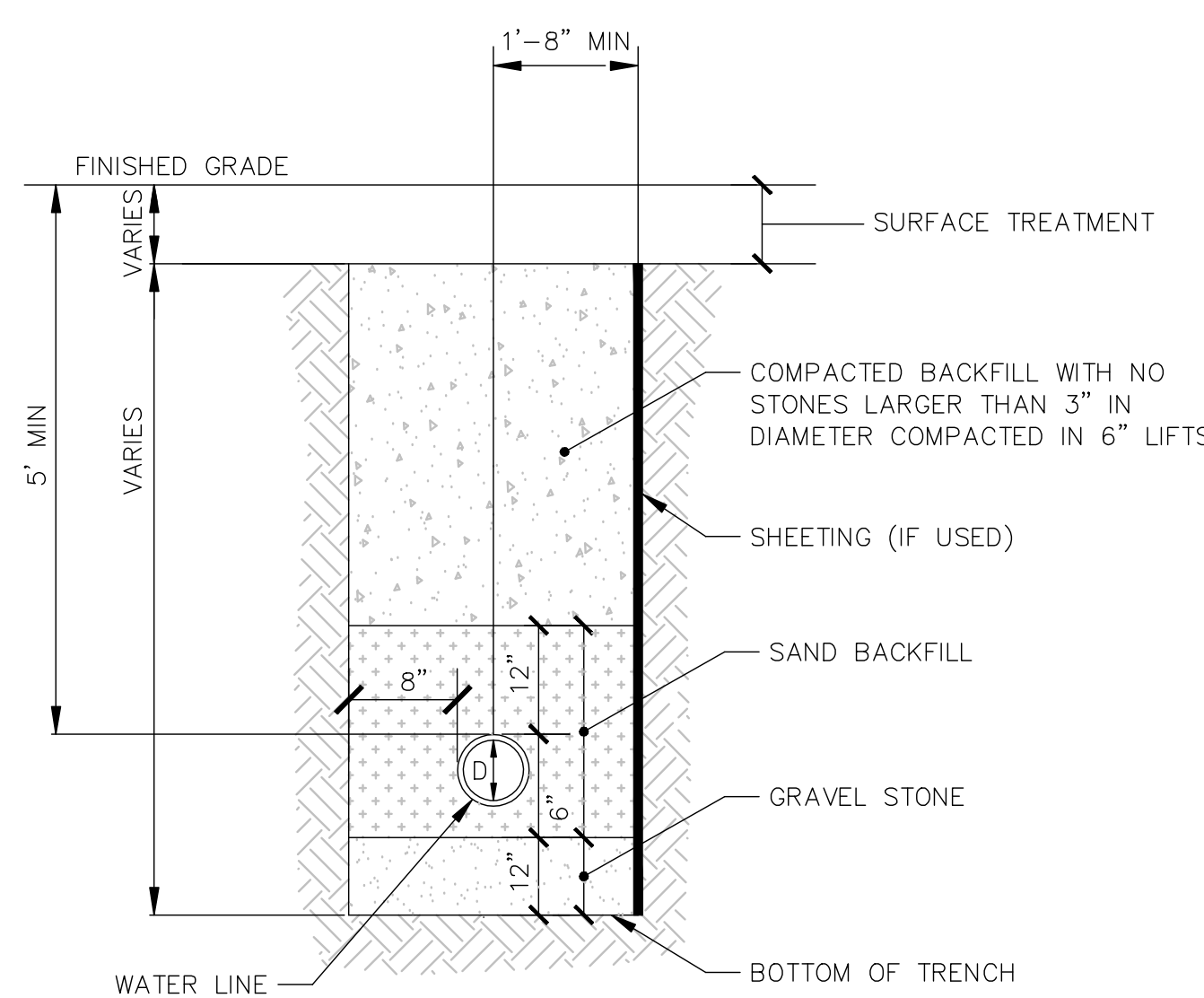
NTS



- NOTES:**
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 2. THE TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA STANDARDS AND OTHER APPLICABLE STANDARDS.

SEWER TRENCH DETAIL

NTS



- NOTES:**
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WATER MAIN TRENCH DETAIL

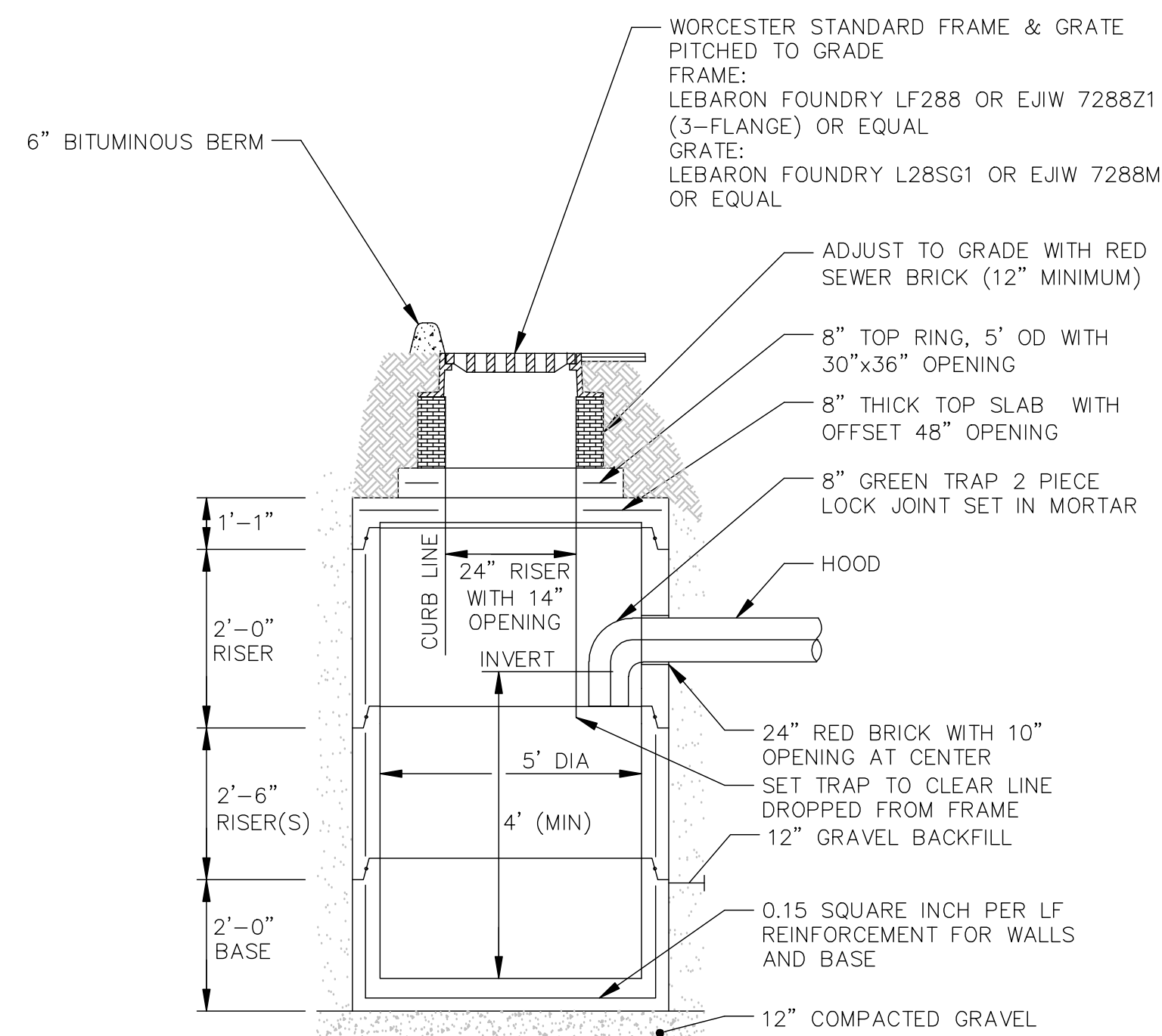
NTS

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NOTES:

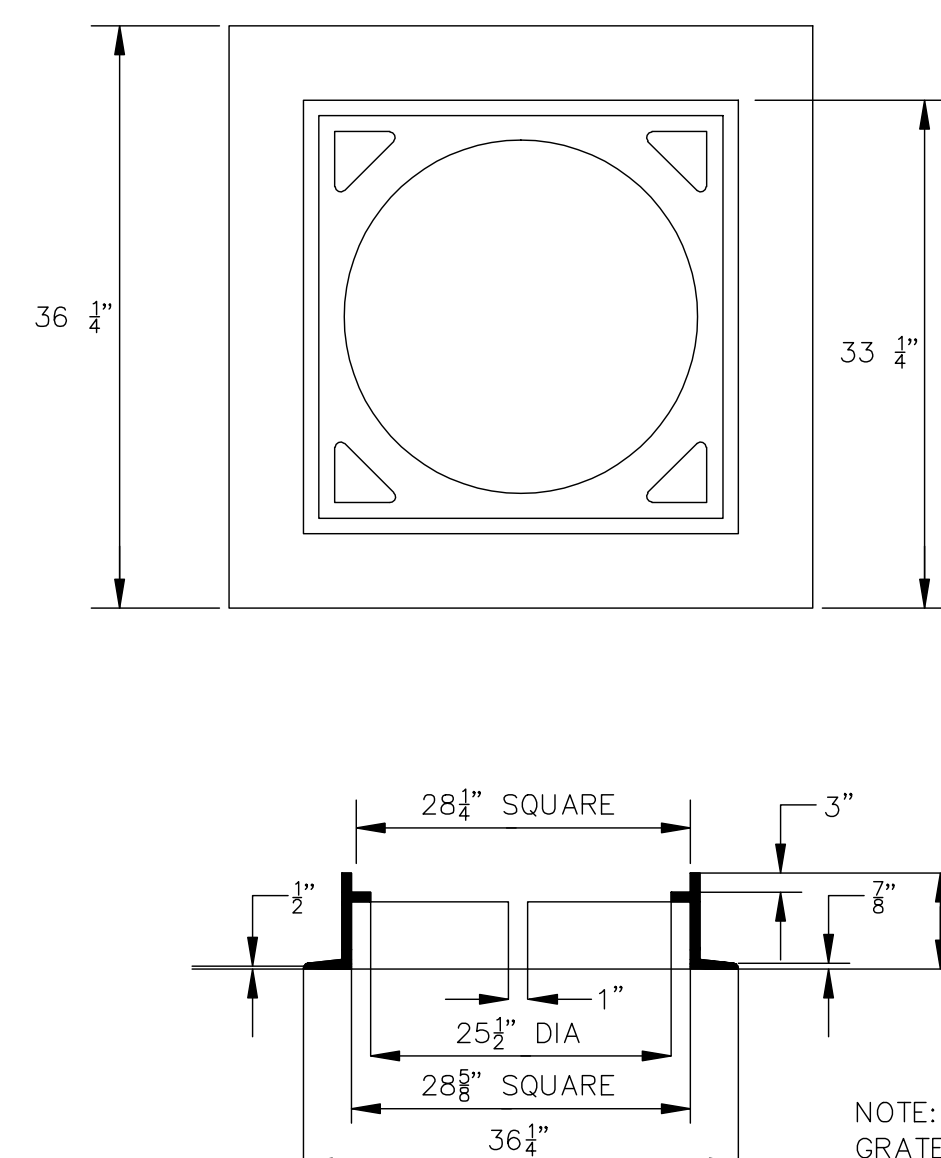
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PRECAST CATCH BASIN DETAIL

NTS

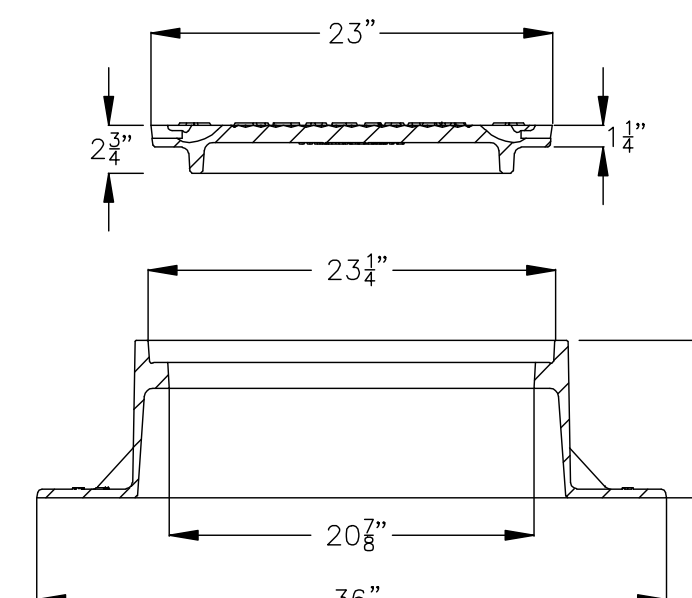
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NOTE:
GRATE SHALL BE EJIW 7288Z1 (3 FLANGE), EJIW 7288Z (4 FLANGE), LEBARON LF288 OR EQUAL.

CATCH BASIN FRAME DETAIL

NTS

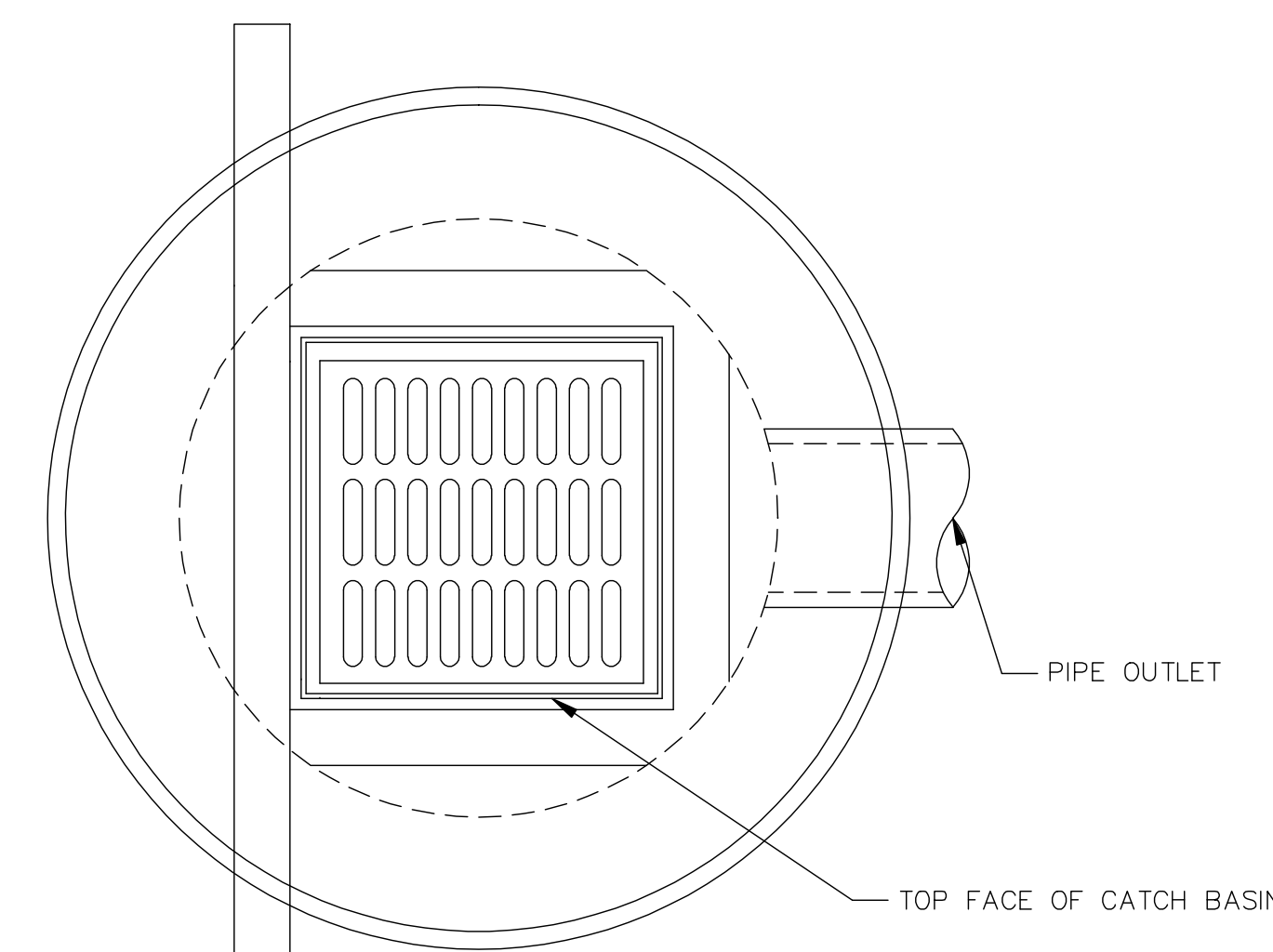


NOTES:

1. USE LEBARON LK 110 CAST IRON FRAME AND COVER (OR APPROVED EQUAL) WITH ON-PENETRATING PICK HOLES.
2. SET FRAME ON A FULL BED OF MORTAR.
3. MANHOLE COVER SHALL HAVE DIAMOND PATTERN WITH THE WORD "DRAIN" CAST IN 3" LETTERS.

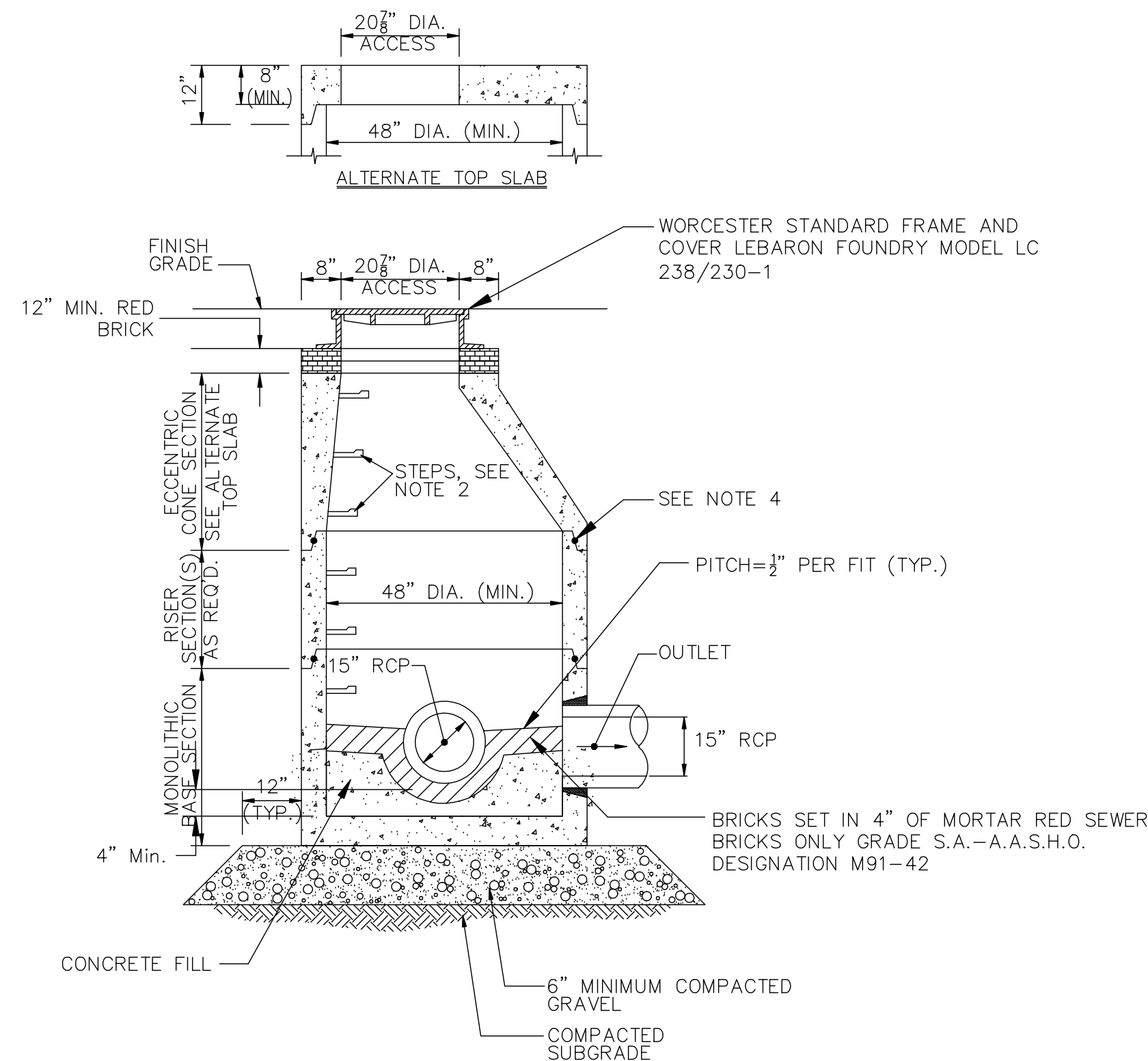
STANDARD MANHOLE FRAME & COVER

NTS



CATCH BASIN AT CURB DETAIL

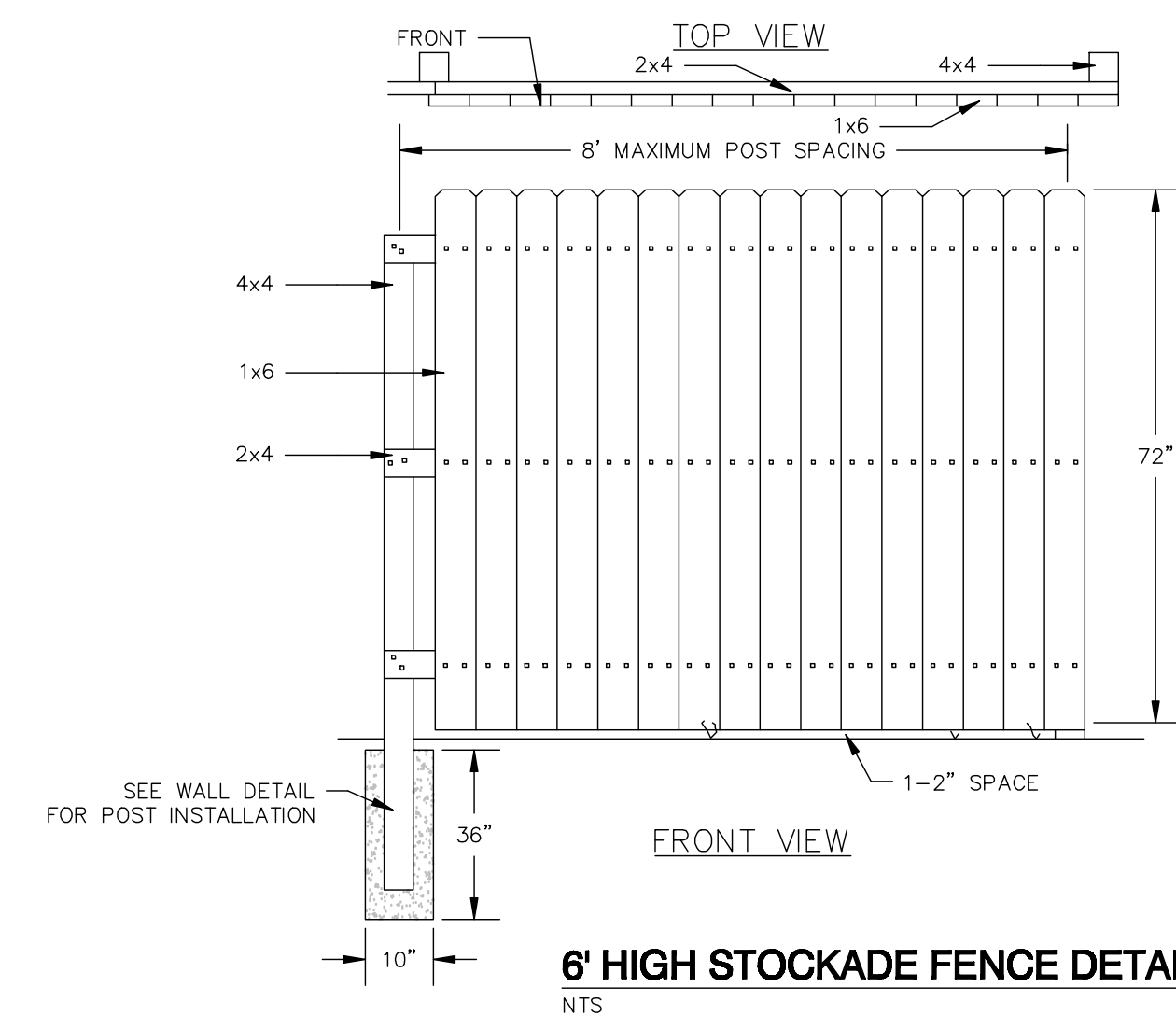
NTS



- NOTES:**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. "D" RING JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.

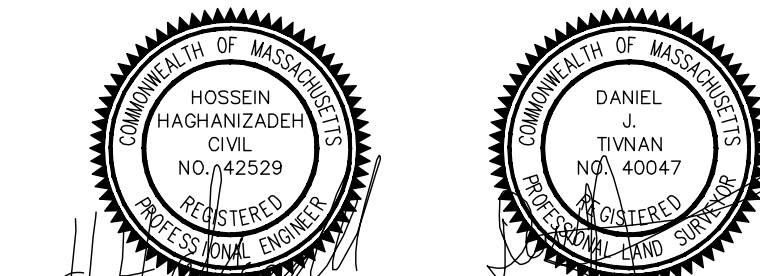
DRAIN MANHOLE

NTS



PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY
2	11-19-24	REVISIONS TO COORD WITH ARCH PLANS	LLW
1	11-12-24	REVISIONS TO EXPIRED APPLICATION	LLW



H. S. & T. GROUP, INC.
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EMAIL: INFO@HSTGROUP.NET WWW.HSTGROUP.NET

DETAIL SHEET

60 WALL STREET, WORCESTER, MA

APPLICANT/OWNER:
POLAR VIEWS

89 WEST MAIN STREET UNIT 101 NORTHBOROUGH MA 01590

DATE: 06/17/2024 COMP'D: DJT FIELD: PS

SCALE: 1"=20' CAD: STF FLD. BK: 654-80

ZONE: RG-5 REV'D: HH DWG: WALL60SITE

JOB NUMBER: 8064 SHEET NUMBER 7 OF 7

DWG NUMBER: XXXX