

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

PLAN AND PROFILE OF CHANDLER STREET

IN THE CITY OF WORCESTER WORCESTER COUNTY PRELIMINARY RIGHT OF WAY PLANS

FEDERAL AID PROJECT NO. XXXXXX

WORCESTER
CHANDLER STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	1	11
PROJECT FILE NO.		608961	

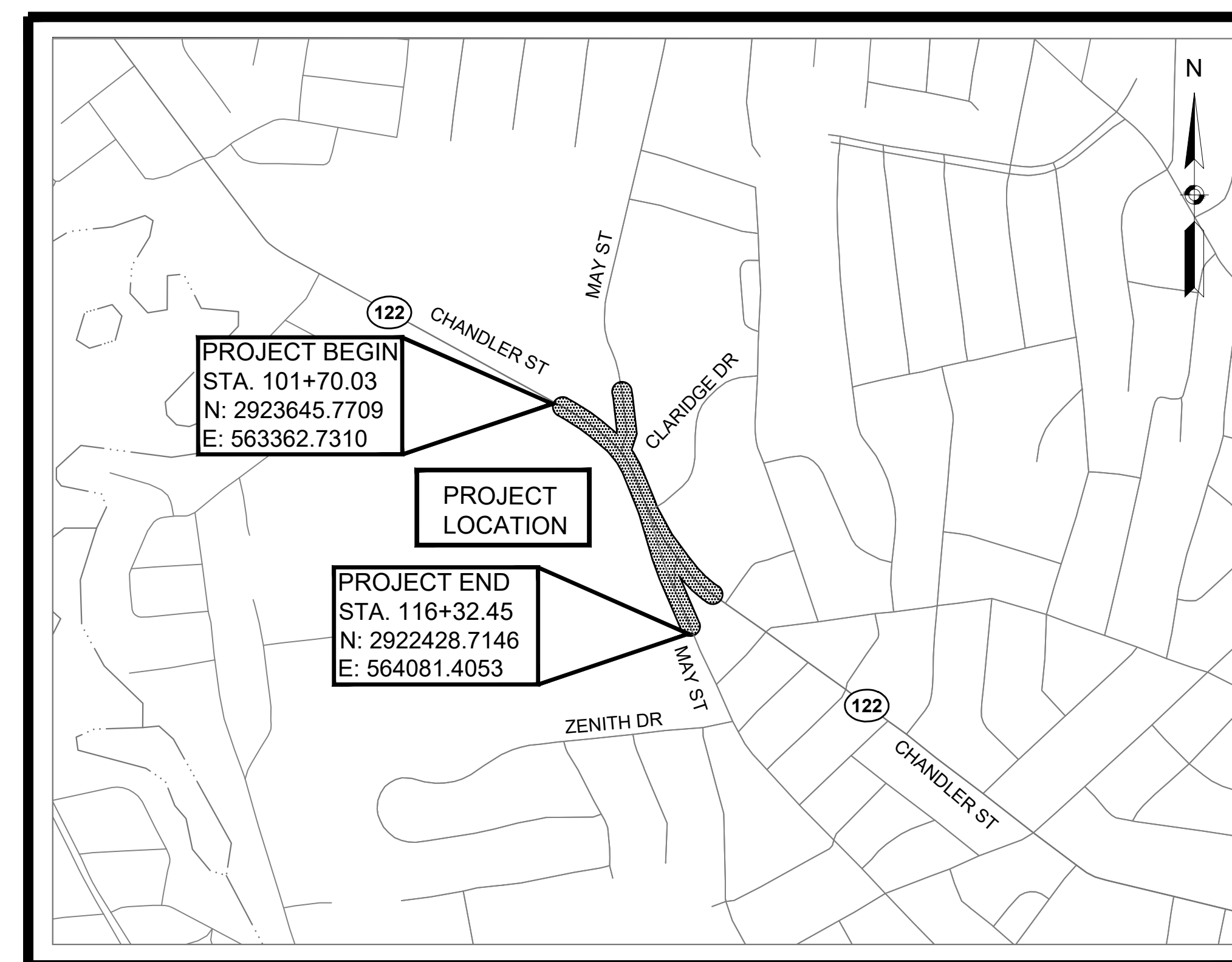
PRELIMINARY RIGHT OF WAY
TITLE SHEET & INDEX

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9/13/2021

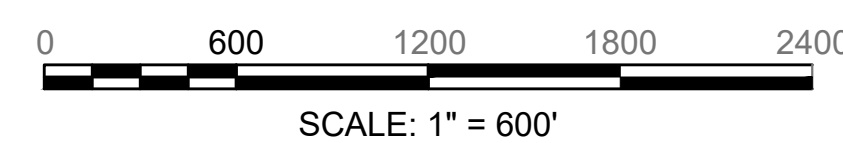
THESE PLANS ARE SUPPLEMENTED BY THE OCTOBER 2017 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
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3-5	TYPICAL SECTIONS
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8	LOCATION PLANS
9-11	PROPERTY PLANS



LOCUS MAP



LENGTH OF PROJECT = 1,462.42 FEET = 0.277 MILES



BASE MAP NOTES

1. THE SURVEY BASE PLAN WAS PREPARED BY VHB, INC IN FEBRUARY, 2019.
2. THE MOST RECENT SITE VISIT WAS COMPLETED IN APRIL, 2021 TO VERIFY THAT THE EXISTING CONDITIONS SHOWN ON THE PLAN ARE THE CURRENT CONDITIONS IN THE FIELD.
3. THE LAYOUT AND PROPERTY LINES SUBMITTED ON THE PLAN WERE COMPILED FROM DEEDS CERTIFIED BY RUSSEL BOUSQUET, A PLS IN DIRECT CHARGE AND SUPERVISION OF THE SURVEY BASEMAP.
4. THE OWNERS HAVE BEEN CHECKED AND UPDATED AS OF AUGUST, 2021.

DATE	DESCRIPTION	REV #
09-13-2021	INITIAL SUBMISSION	0

vhb
120 Front Street
Suite 500
Worcester, MA 01608
508.513.2716



APPROVED

CHIEF ENGINEER DATE

ABBREVIATIONS

GENERAL	
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
BIT.	BITUMINOUS
BC	BOTTOM OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CSP	CORRUGATED STEEL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	STEADY DON'T WALK - PORTLAND ORANGE
DWY	DRIVEWAY
ELEV (or EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EXIST (or EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDN.	FOUNDATION
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GG	GAS GATE
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LSA	LANDSCAPED AREA
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MHB	MASSACHUSETTS HIGHWAY BOUND
MIN	MINIMUM
NIC	NOT IN CONTRACT
NO.	NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PSB	PLANTABLE SOIL BORROW
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY

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WORCESTER CHANDLER STREET			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	2	11
PROJECT FILE NO.		608961	

LEGEND, ABBREVIATIONS AND PROJECT DESCRIPTION

GENERAL SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		JERSEY BARRIER
		CATCH BASIN
		CATCH BASIN CURB INLET
		FLAG POLE
		GAS PUMP
		MAIL BOX
		POST SQUARE
		POST CIRCULAR
		WELL
		ELECTRIC HANDHOLE
		FENCE GATE POST
		GAS GATE
		BORING HOLE
		MONITORING WELL
		TEST PIT
		HYDRANT
		LIGHT POLE
		COUNTY BOUND
		GPS POINT
		CABLE MANHOLE
		DRAINAGE MANHOLE
		ELECTRIC MANHOLE
		GAS MANHOLE
		MISC MANHOLE
		SEWER MANHOLE
		TELEPHONE MANHOLE
		WATER MANHOLE
		MASSACHUSETTS HIGHWAY BOUND
		MONUMENT
		STONE BOUND
		TOWN OR CITY BOUND
		TRAVERSE OR TRIANGULATION STATION
		TROLLEY POLE OR GUY POLE
		TRANSMISSION POLE
		UTILITY POLE W/ FIREBOX
		UTILITY POLE WITH DOUBLE LIGHT
		UTILITY POLE W / 1 LIGHT
		UTILITY POLE
		BUSH
		TREE
		STUMP
		SWAMP / MARSH
		WATER GATE
		PARKING METER
		OVERHEAD CABLE/WIRE
		CURBING
		CONTOURS (ON-THE-GROUND SURVEY DATA)
		CONTOURS (PHOTOGRAMMETRIC DATA)
		UNDERGROUND DRAIN PIPE (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND ELECTRIC DUCT (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND GAS MAIN (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND SEWER MAIN (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND TELEPHONE DUCT (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND WATER MAIN (DOUBLE LINE 24 INCH AND OVER)
		BALANCED STONE WALL
		GUARD RAIL - STEEL POSTS
		GUARD RAIL - WOOD POSTS
		GUARD RAIL - DOUBLE FACE - STEEL POSTS
		GUARD RAIL - DOUBLE FACE - WOOD POSTS
		CHAIN LINK OR METAL FENCE
		WOOD FENCE
		EROSION CONTROL BARRIER
		TREE LINE
		SAWCUT LINE
		TOP OR BOTTOM OF SLOPE
		LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY
		BANK OF RIVER OR STREAM
		BORDER OF WETLAND
		100 FT WETLAND BUFFER
		200 FT RIVERFRONT BUFFER
		STATE HIGHWAY LAYOUT
		TOWN OR CITY LAYOUT
		COUNTY LAYOUT
		RAILROAD SIDELINE
		TOWN OR CITY BOUNDARY LINE
		PROPERTY LINE OR APPROXIMATE PROPERTY LINE
		EASEMENT

TRAFFIC SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		SIGN AND POST
		SIGN AND POST (2 POSTS)

PROJECT DESCRIPTION :

THE PURPOSE OF THE PROJECT IS IMPROVE ROADWAY SAFETY CONDITIONS AND PEDESTRIAN ACCOMMODATIONS WITHIN THE PROJECT LIMITS. THE CITY OF WORCESTER IS PROPOSING TO RECONSTRUCT THE TWO INTERSECTIONS OF MAY STREET AND CHANDLER STREET. THE TWO INTERSECTIONS ARE PROPOSED TO BE ROUNDABOUTS. IMPROVED PEDESTRIAN ACCOMMODATIONS ARE PROPOSED WITH NEW CONCRETE SIDEWALKS, CROSSWALKS, AND ADA COMPLIANT PEDESTRIAN RAMPS AT EACH ROUNDABOUT. THE ROADWAY IMPROVEMENTS FOR THIS PROJECT WILL ALSO INCLUDE ROADWAY WIDENING, FULL DEPTH PAVEMENT, NEW VERTICAL GRANITE CURBING, NEW REFLECTORIZED THERMOPLASTIC PAVEMENT MARKINGS, REGULATORY AND WARNING SIGNS, AND ROADSIDE RESTORATION.

PAVEMENT MARKINGS SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		PAVEMENT ARROW - WHITE
		LEGEND "ONLY" - WHITE
		STOP LINE
		CROSSWALK
		SOLID WHITE LINE
		SOLID YELLOW LINE
		BROKEN WHITE LINE
		BROKEN YELLOW LINE
		DOTTED WHITE LINE
		WIDE DOTTED WHITE LINE - 12"
		DOTTED YELLOW LINE
		DOTTED WHITE LINE EXTENSION
		DOTTED YELLOW LINE EXTENSION
		DOUBLE WHITE LINE
		DOUBLE YELLOW LINE
		BIKE STOP LINE
		BIKE LANE

ABBREVIATIONS (cont.)

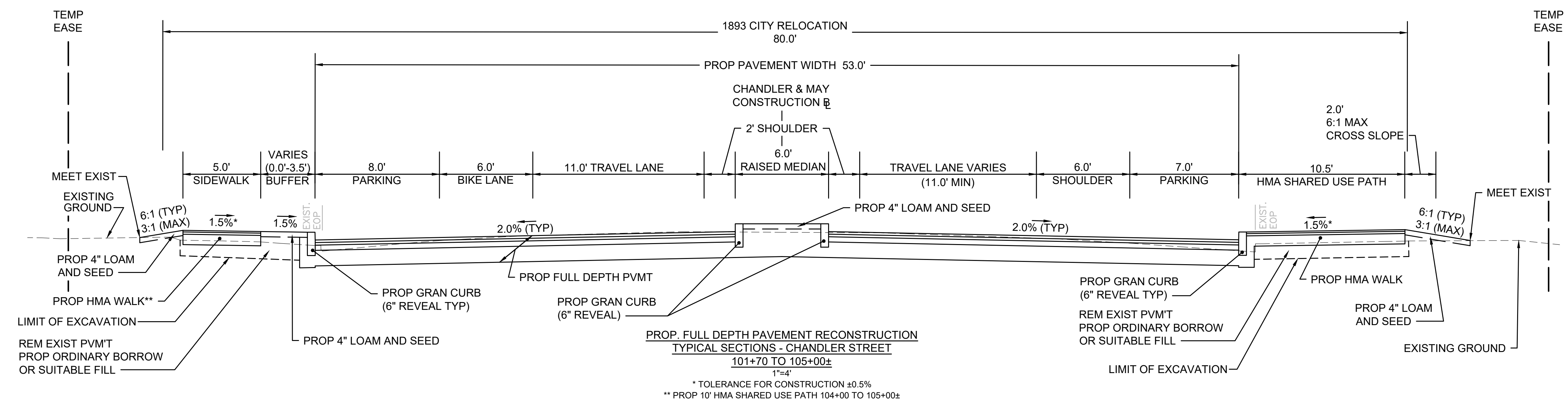
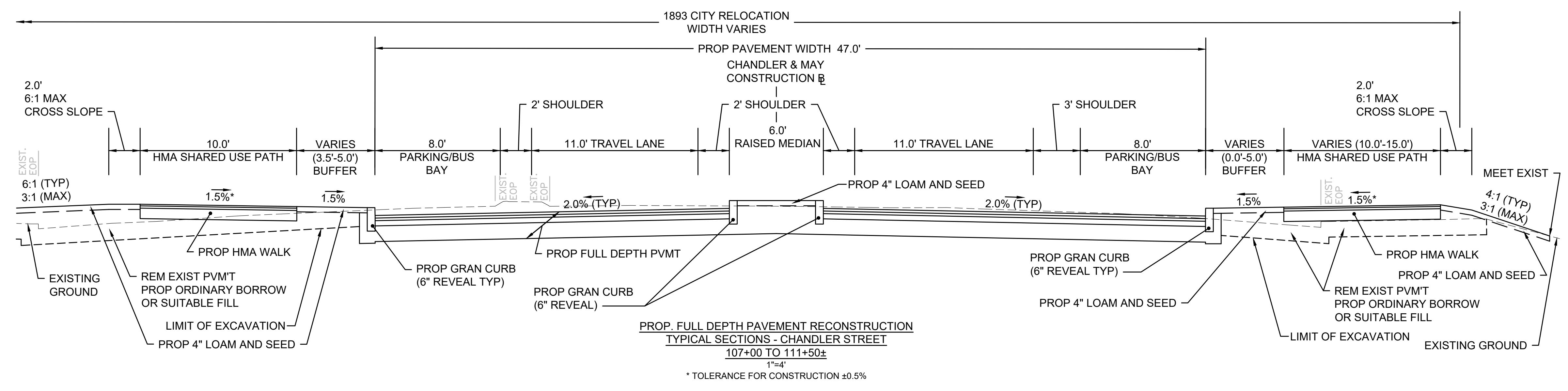
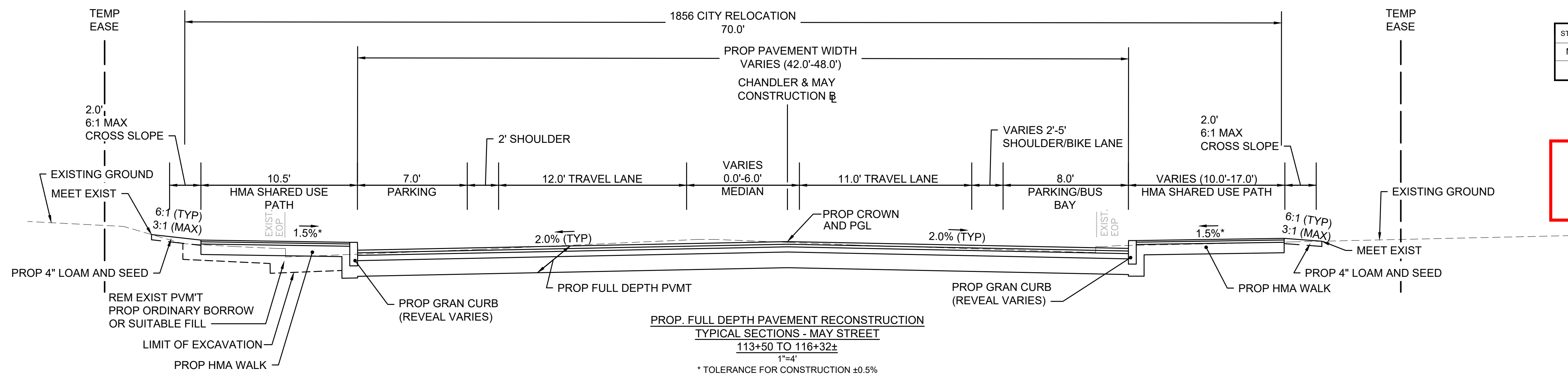
GENERAL	
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
RT	RIGHT
SB	STONE BOUND
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SHLO	STATE HIGHWAY LAYOUT LINE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TCB	TRAFFIC CONTROL BOX
TOS	TOP OF SLOPE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WCR	WHEEL CHAIR RAMP
WG	WATER GATE
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

**WORCESTER
CHANDLER STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	3	11
PROJECT FILE NO. 608961			

**PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS
SHEET 1 OF 3**

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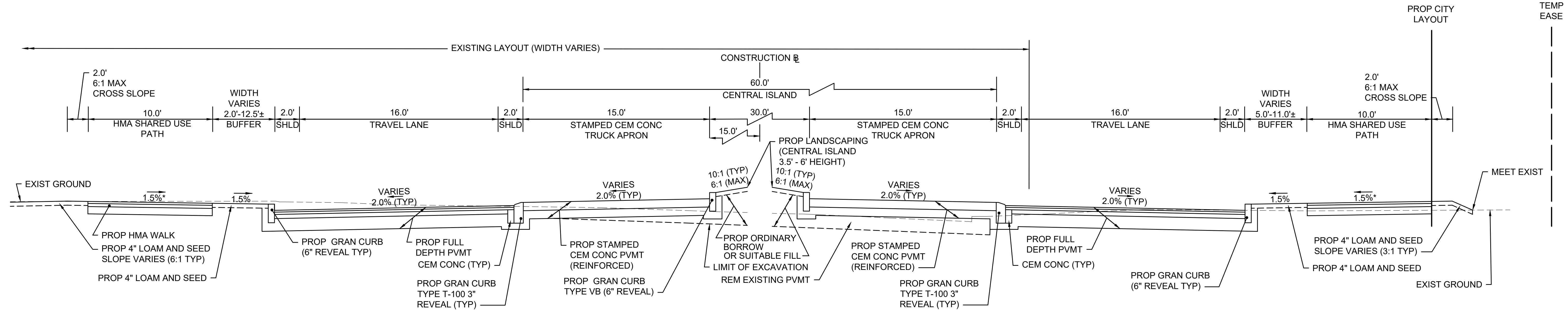
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**WORCESTER
CHANDLER STREET**

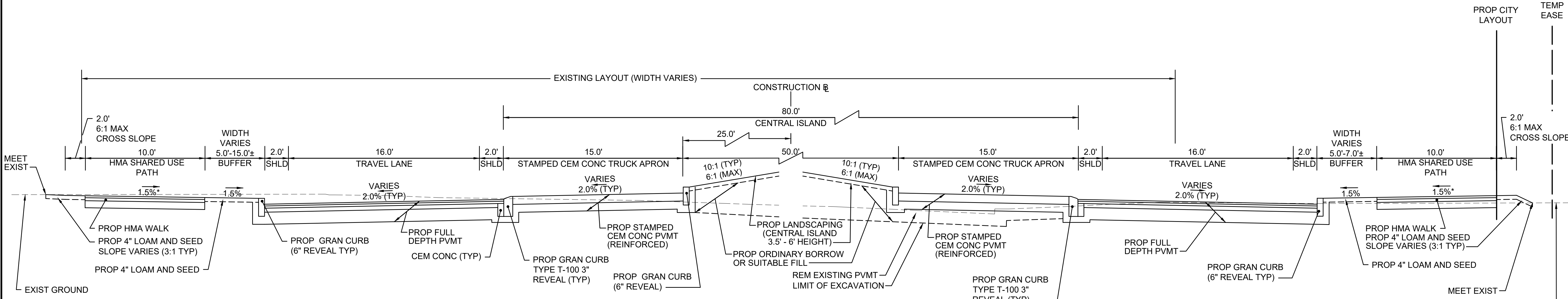
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MA	-	4	11
PROJECT FILE NO.		608961	

**PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS
SHEET 2 OF 3**

13294.01_ROW(TYP).DWG Plotted on 14-Sep-2021 9:25 AM



**PROP. FULL DEPTH PAVEMENT RECONSTRUCTION
TYPICAL SECTIONS - SOUTHERN ROUNDABOUT**
111+50 TO 113+50±
304+50 TO 305+00
1"=4'
* TOLERANCE FOR CONSTRUCTION ±0.5%



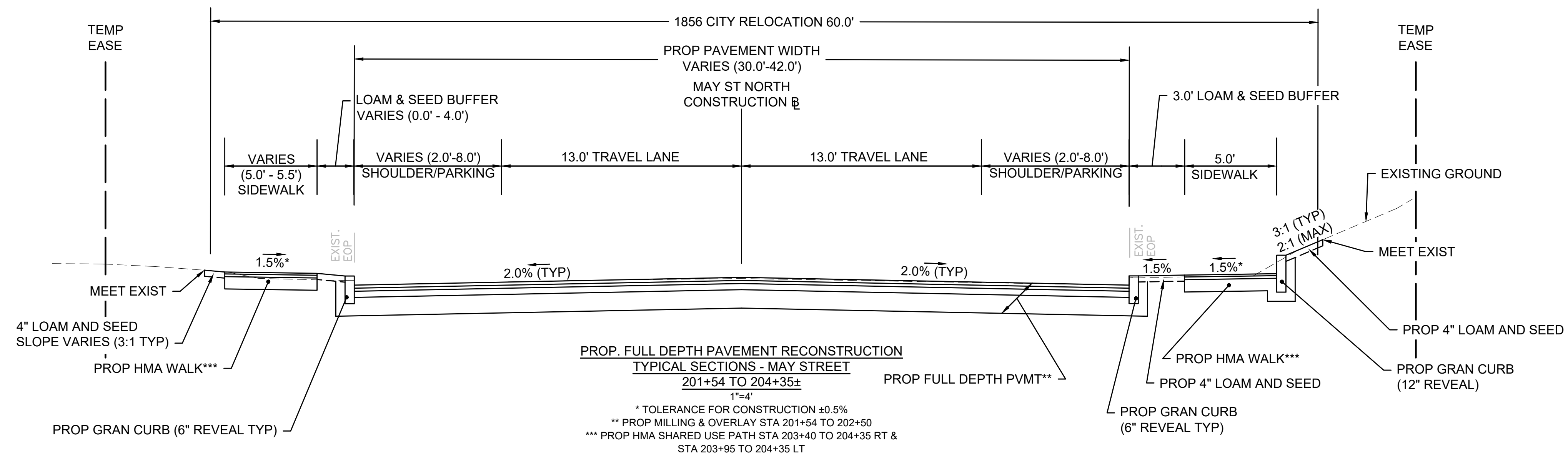
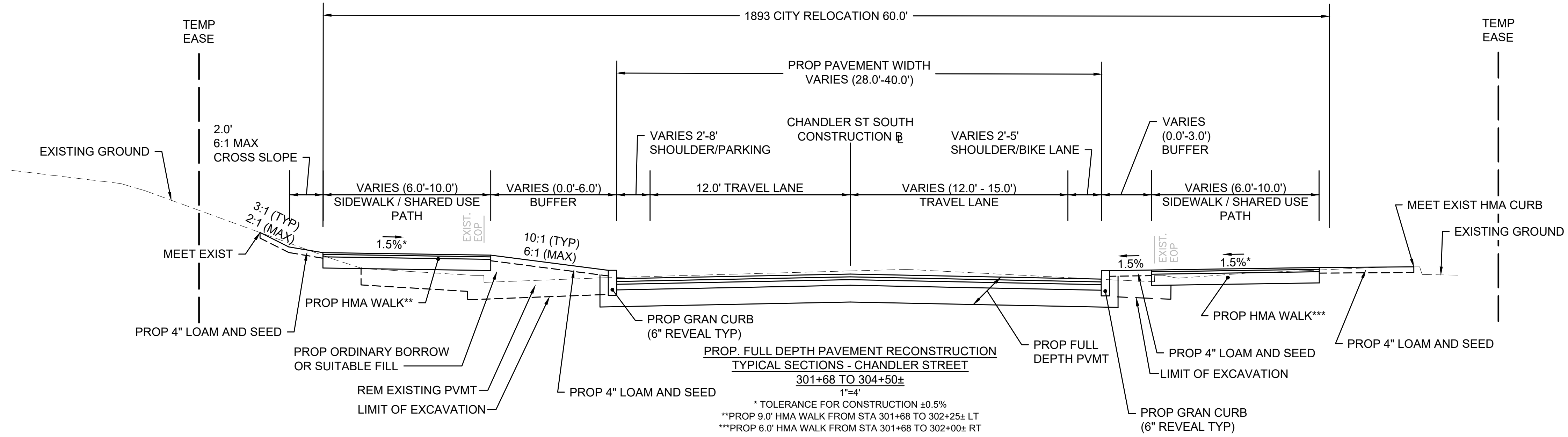
**PROP. FULL DEPTH PAVEMENT RECONSTRUCTION
TYPICAL SECTIONS - NORTHERN ROUNDABOUT**
105+00 TO 107+00±
204+35 TO 205+00
1"=4'
* TOLERANCE FOR CONSTRUCTION ±0.5%

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9/13/2021

**WORCESTER
CHANDLER STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	5	11
PROJECT FILE NO.		608961	

**PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS
SHEET 3 OF 3**

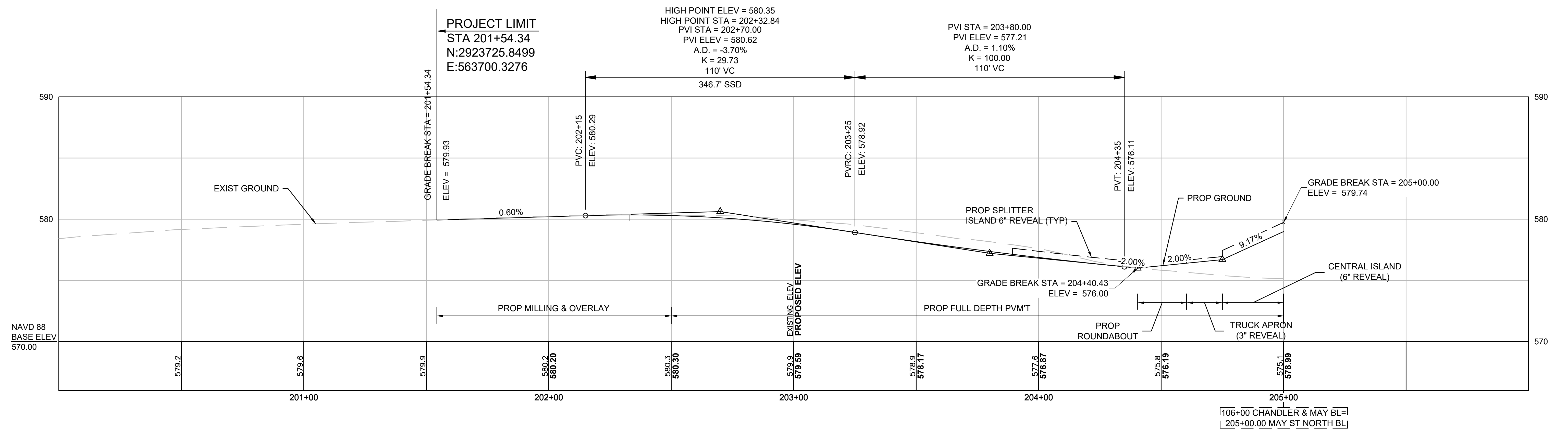


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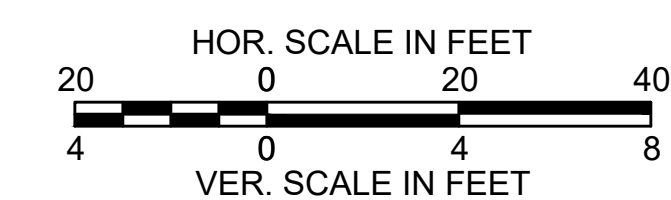
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	6	11
PROJECT FILE NO.		608961	

**PRELIMINARY RIGHT OF WAY
CRITICAL PROFILE**

MAY ST NORTH PROPOSED



FOR PROPERTY PLANS:
SEE SHEET NO. 9



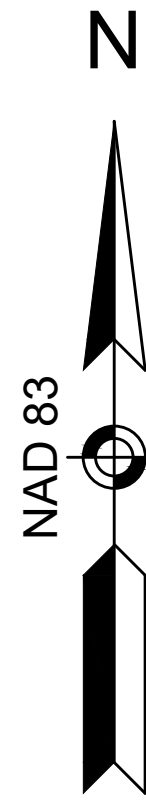
PROJECT TOTALS			
AFFECTED PROPERTIES	FEE TAKINGS	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
12	0	5	15

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9/13/2021

WORCESTER CHANDLER STREET			
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	7	11
PROJECT FILE NO.		608961	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEET

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				AREA (S.F. +/-)				TOTAL PROPERTY AREA (S.F.)	FRONTAGE ON ROW PLAN (FT.)	PROPERTY ADDRESS	REMARKS	LAND RESTRICTION FROM THE DEED		
			DEED BOOK	PAGE NO.	LCC NO.	CERT NO.	TAKEN		EASEMENT							TOTAL TAKEN	REMAINING
							CITY	STATE	TYPE	AREA							
E-1	8,9,10	OWNER UNKNOWN										2,156,656	1,865	486 CHANDLER STREET	HMA DRIVEWAY, ROADWAY WIDENING, SHARED USE PATH, LOAM & SEED, GRADING (MAX 6:1)		
E-2	8,10,11	OWNER UNKNOWN													ROADWAY WIDENING, SHARED USE PATH, LOAM & SEED		
PUE-1	8,9	OWNER UNKNOWN													LIGHT POLE REMOVED AND RESET, HYDRANT REMOVED AND RESET		
TE-1	9,10,11	OWNER UNKNOWN													HMA DRIVEWAY, HMA WALK, CEM CONC WALK, LOAM & SEED, GRADING (MAX 3:1)		
TE-2	9	CITY OF WORCESTER SCHOOL DEPARTMENT	3415	10									1,130	525 CHANDLER STREET	HMA DRIVEWAY, LOAM & SEED, GRADING (MAX 6:1)		
TE-6	9	CITY OF WORCESTER SCHOOL DEPARTMENT	3415	10											LOAM & SEED, GRADING (MAX 4:1)		
TE-3	9	ROBERT & DOROTHY J KEIDAN	4486	593									365	301 MAY STREET	LOAM & SEED, GRADING (MAX 4:1)		
TE-4	9	ROBERT & DOROTHY J KEIDAN	4486	593											HMA DRIVEWAY		
TE-5	9	ROBERT & DOROTHY J KEIDAN	4486	593											TREE REMOVAL, TREE PROTECTION FENCE, LOAM & SEED, GRADING (MAX 3:1)		
TE-7	9	EDWARD J & MAUREEN C STEFANNI	7475	158									150	330 MAY STREET	LOAM & SEED, GRADING (MAX 3:1)		
TE-8	9	DENNIS J & MARGARET A BUZZELL	17551	59									131	312 MAY STREET	HMA DRIVEWAY, HEDGE REMOVAL, LOAM & SEED, GRADING (MAX 3:1)		
TE-9	9,10	JANI K & ELI NAKOLLARI	57342	42									166	310 MAY STREET	HMA DRIVEWAY, CEM CONC WALK, STONE MASONRY WALL, LOAM & SEED, GRADING (MAX 4:1)		
TE-10	10	KAREN T NGUYEN	28747	346									100	505 CHANDLER STREET	HMA DRIVEWAY, STONE MASONRY WALL, LOAM & SEED, GRADING (MAX 4:1)		
TE-11	10	EGLANTINA & ILIR ZGURO	59016	198									250	1 CLARIDGE DRIVE	HMA WALK, LOAM & SEED, GRADING (MAX 3:1)		
TE-12	10	CLARK G & SUSAN RYAN SMITH	26217	277									211	495 CHANDLER STREET	HMA WALK, LOAM & SEED, GRADING (MAX 4:1)		
TE-13	10,11	WSF REAL ESTATE INC	53899	317									427	486 CHANDLER STREET	LOAM & SEED, GRADING (MAX 4:1)		
E-3	8,11	WSF REAL ESTATE INC	53899	317								80586	1,387	280 MAY STREET	ROADWAY WIDENING, SHARED USE PATH		
TE-14	11	WSF REAL ESTATE INC	53899	317											CEM CONC WALK, LOAM & SEED, GRADING (MAX 4:1)		
E-4	8,11	OWNER UNKNOWN										87,120	315	265 MAY STREET	CEM CONC PEDESTRIAN RAMP		
TE-15	11	OWNER UNKNOWN													CEM CONC WALK, LOAM & SEED		



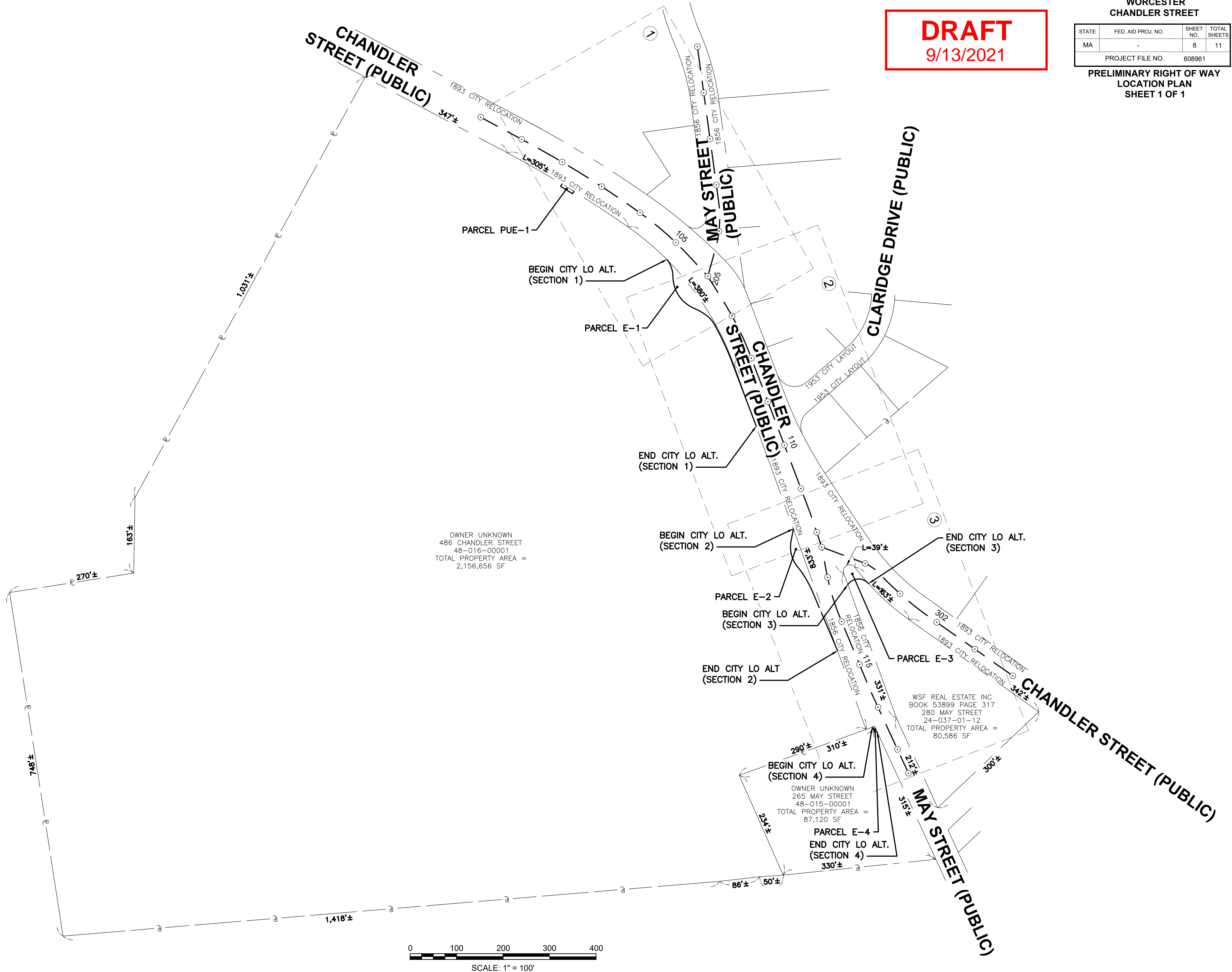
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WORCESTER
CHANDLER STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	8	11

PROJECT FILE NO. 608961

PRELIMINARY RIGHT OF WAY
LOCATION PLAN
SHEET 1 OF 1



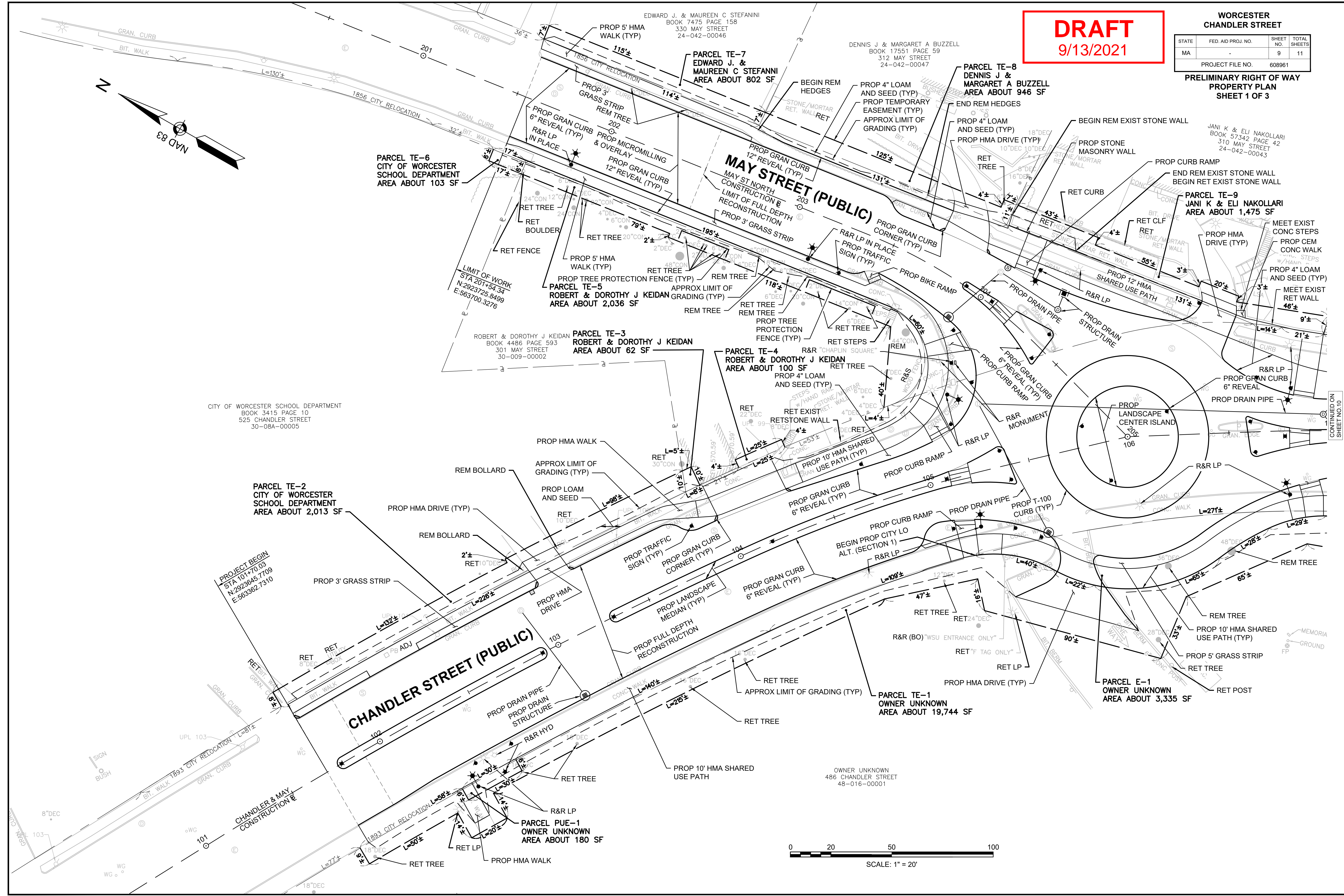
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**WORCESTER
CHANDLER STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	9	11

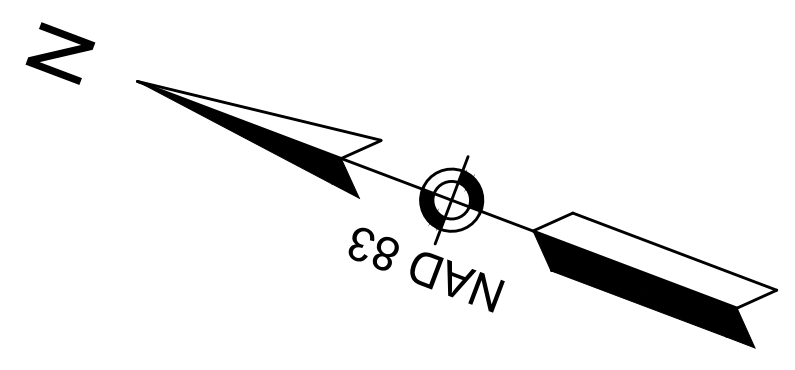
PROJECT FILE NO. 608961

**PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 1 OF 3**



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CONTINUED ON
SHEET NO. 10



JEFFERY P & LYNNE K LASSEY
BOOK 56433 PAGE 93
5 CLARIDGE DRIVE
24-042-00033

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**WORCESTER
CHANDLER STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	10	11

PROJECT FILE NO. 608961

**PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 2 OF 3**

WSF REAL ESTATE INC.
BOOK 53899 PAGE 317
486 CHANDLER STREET
24-038-0004A

JANI K & ELI NAKOLLARI
BOOK 57342 PAGE 42
310 MAY STREET
24-042-00043

KAREN T NGUYEN
BOOK 28747 PAGE 346
505 CHANDLER STREET
24-042-00001

EGLANTINA & ILIR ZGURO
BOOK 59016 PAGE 198
1 CLARIDGE DRIVE
24-042-00034

KENNETH M. WELCH
BOOK 45248 PAGE 269
2 CLARIDGE DRIVE
24-042-00036

CLARK G. & SUSAN RYAN SMITH
495 CHANDLER STREET
BOOK 26217 PAGE 277
24-042-00035

PARCEL TE-13
WSF REAL ESTATE INC
AREA ABOUT 3,497 SF

PARCEL TE-9
JANI K & ELI NAKOLLARI
AREA ABOUT 1,475 SF

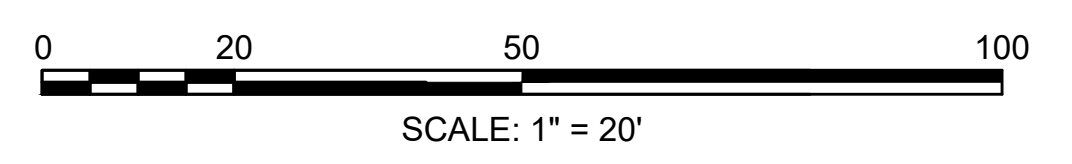
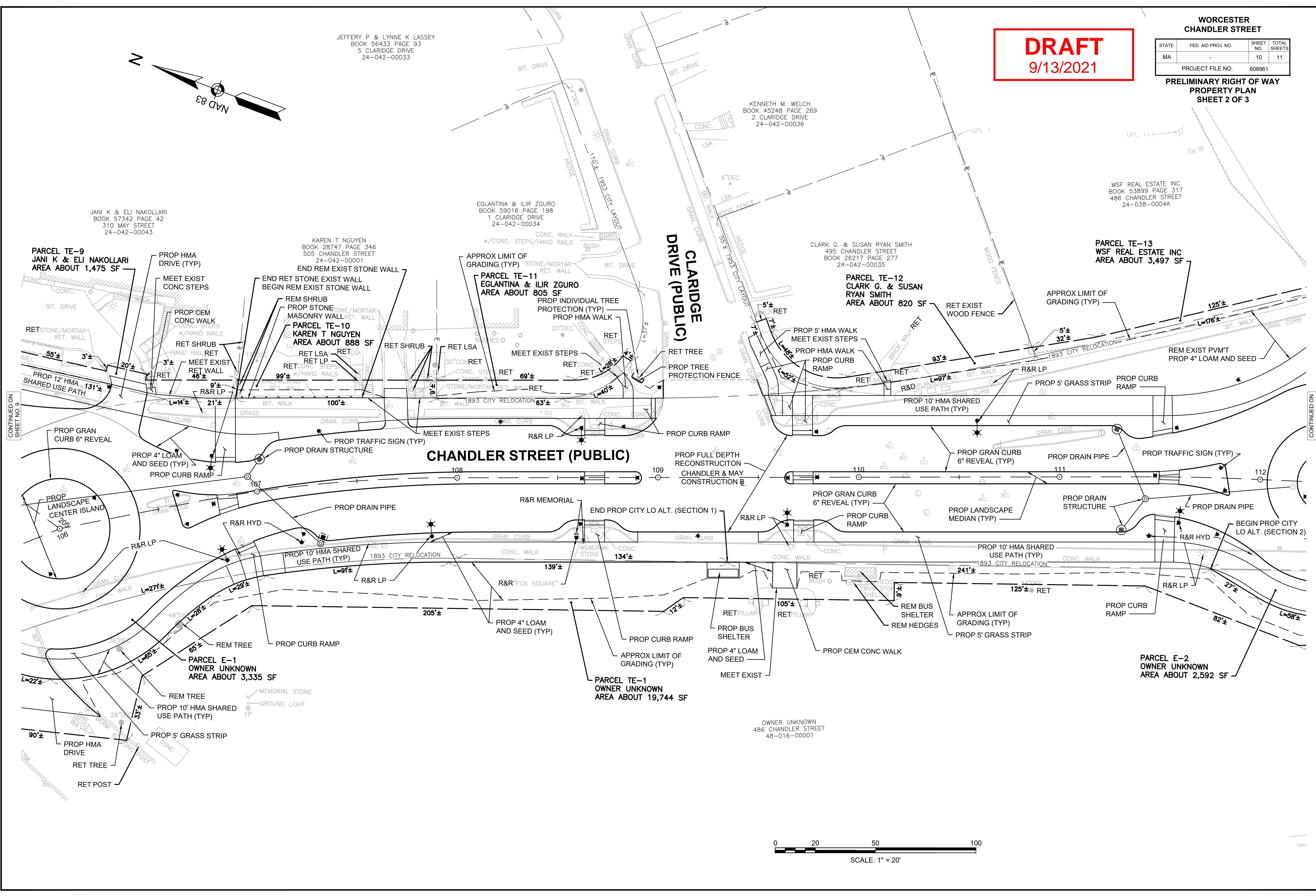
PARCEL TE-11
EGLANTINA & ILIR ZGURO
AREA ABOUT 805 SF

PARCEL TE-12
CLARK G. & SUSAN
RYAN SMITH
AREA ABOUT 820 SF

PARCEL TE-10
KAREN T NGUYEN
AREA ABOUT 888 SF

CONTINUED ON
SHEET NO. 9

CONTINUED ON
SHEET NO. 11



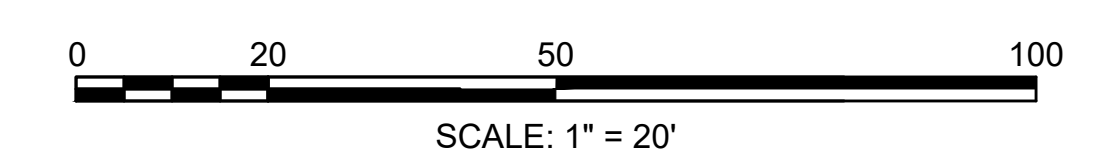
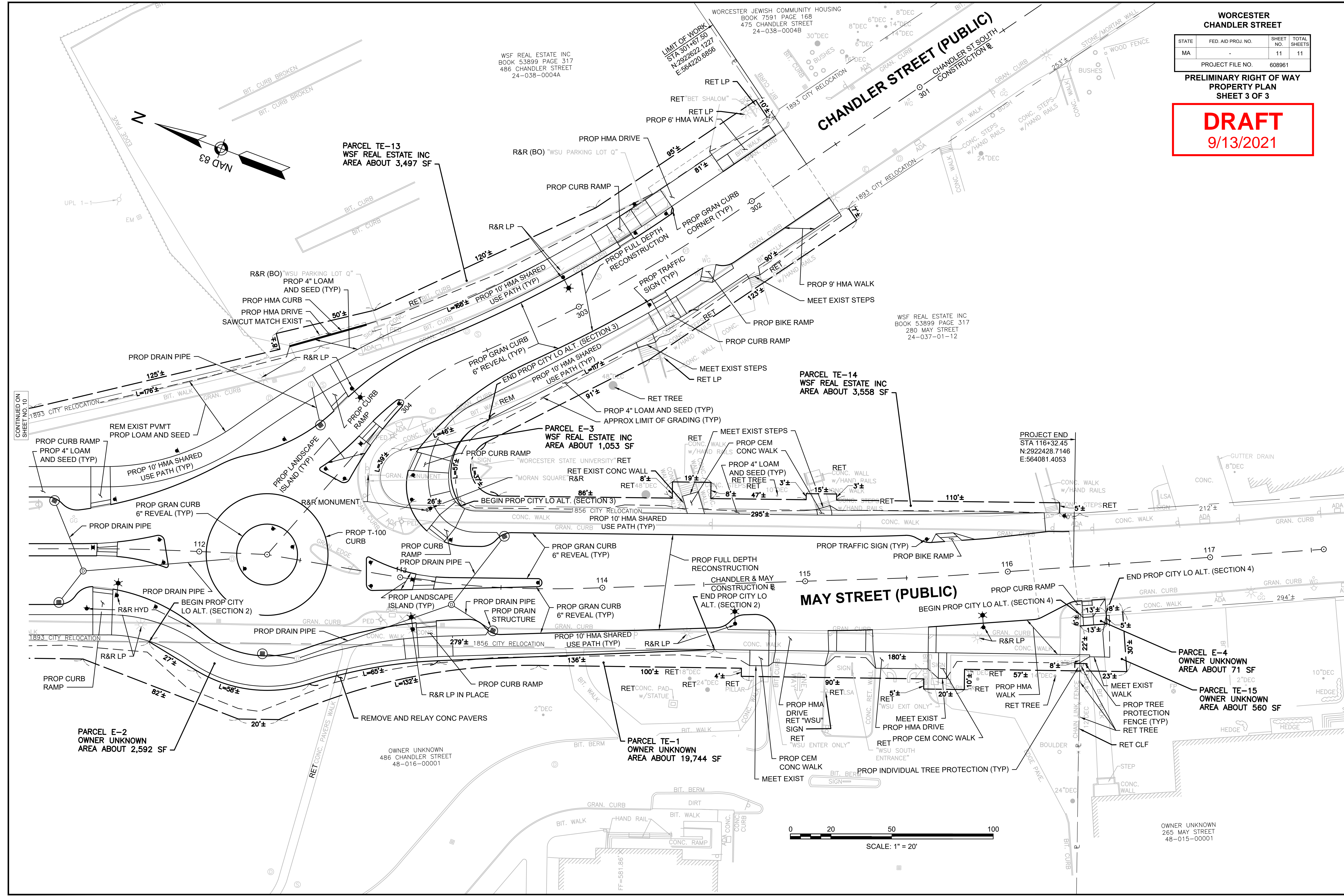
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**WORCESTER
CHANDLER STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	11	11

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**PRELIMINARY RIGHT OF WAY
 PROPERTY PLAN
 SHEET 3 OF 3**

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