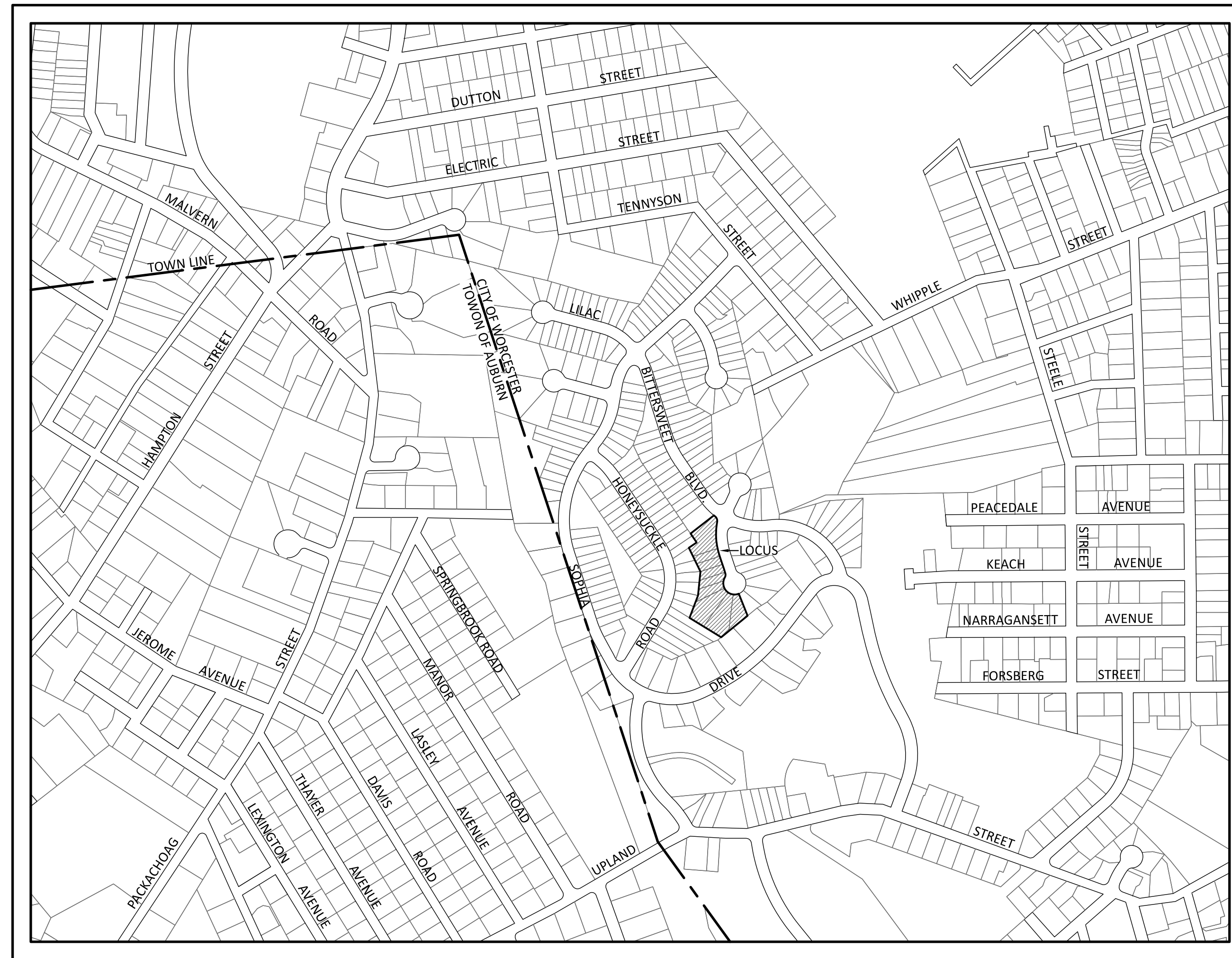


ARBORETUM

SNOWBERRY CIRCLE - LOTS 88 - 92 ARBORETUM SUBDIVISION - PHASE IV A DEFINITIVE SITE PLAN IN WORCESTER, MASSACHUSETTS



LOCUS:
SCALE: 1" = 400'

SHEET INDEX

| | |
|--------|------------------------|
| 1 OF 6 | INDEX SHEET |
| 2 OF 6 | EXISTING CONDITIONS |
| 3 OF 6 | ZONING COMPLIANCE |
| 4 OF 6 | GRADING & UTILITY PLAN |
| 5 OF 6 | EROSION CONTROL |
| 6 OF 6 | DETAIL SHEET |

REVISIONS

| No. | DATE | REVISION | BY |
|-----|---------|--|-----|
| 1 | 4/09/24 | COMMENTS BY CITY OF WORCESTER SENIOR PLANNER DATED 4/08/24 | RMG |
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ENGINEERS STATEMENT:

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Bruce E. Wilson, Jr. - PLS No. 36870



Douglas E. Best - PE No. 29045

EXISTING CONDITIONS PLAN LOTS 88 - 92

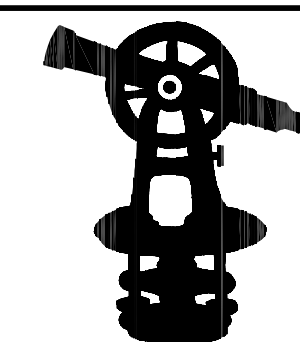
LOCATED ON
SNOWBERRY CIRCLE
WORCESTER, MA.

OWNED BY AND PREPARED FOR

ARBORETUM VILLAGE, LLC.
31 GALLAIR CIRCLE
HOLDEN, MA. 01520

ASSESSORS PARCELS:
29-11A-00088, 29-11A-0088A, 29-11A-0089L,
29-11A-0089R 29-11A-0090L, 29-11A-90R,
29-11A-91L, 29-11A-91R, 29-11A-92L & 29-11A-92R

W.D.R.O.D. DEED BOOK 36075 PAGE 14
W.D.R.O.D. PLAN BOOK 791 PLAN 61
W.D.R.O.D. PLAN BOOK 964 PLAN 118
W.D.R.O.D. PLAN BOOK 891 PLAN 74



**New
England
Environmental
Design, LLC**

Civil Engineering ■ Environmental ■ Land Surveying Consultants
P.O. Box 376 Rutland, MA 01543 ■ Ph: (508) 829-7222 ■ needllc@hotmail.com

Date: March 12, 2024

Drawn By: RMG

Checked By: BEW & DEB

Job #: 19123-23

SHEET #:

1 of 6

NOTES:

LOTS 88RA AND 88LA ARE SHOWN AS REVISED AND RECORDED IN W.D.R.O.D PLAN BOOK 971 PLAN 61.

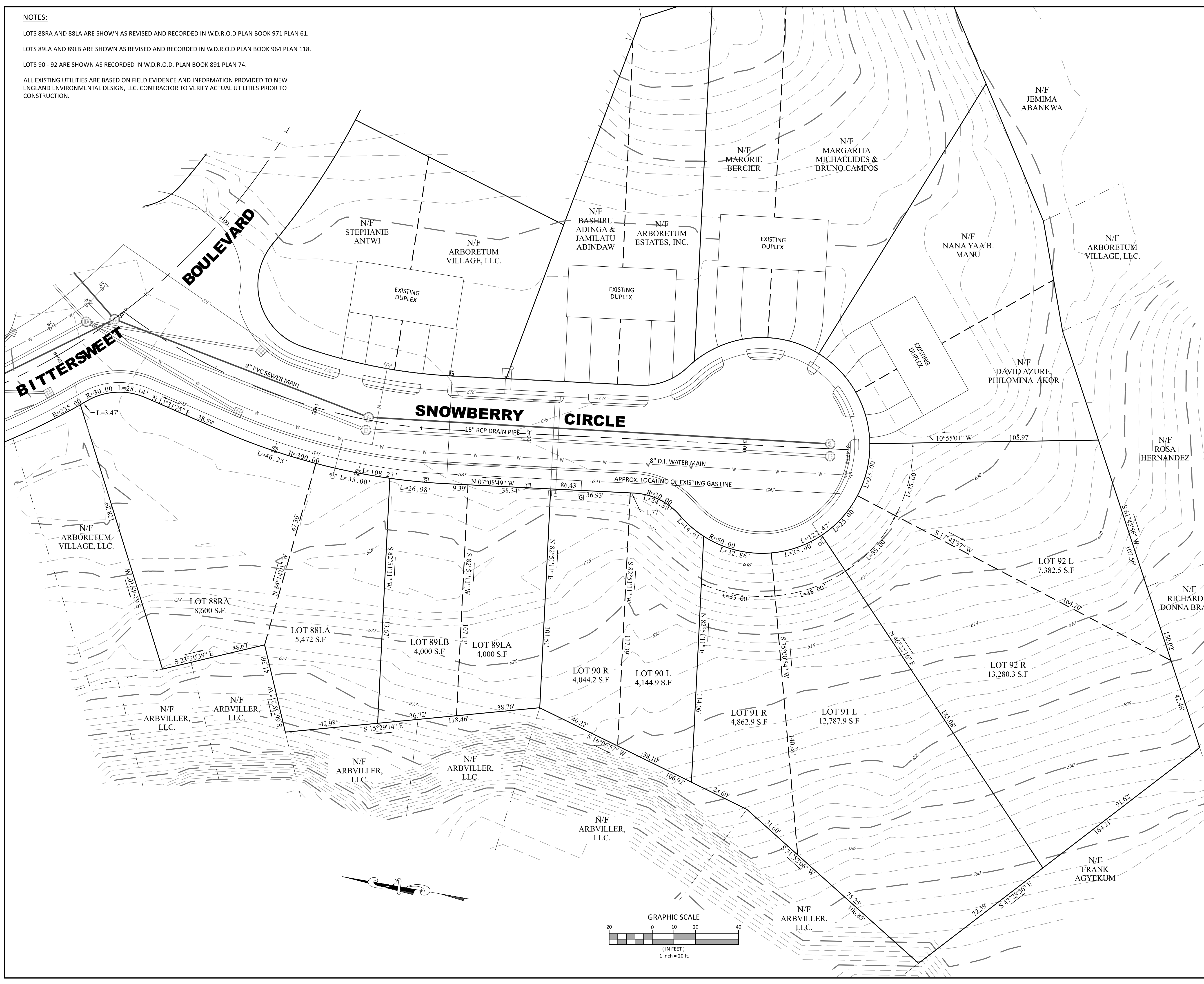
LOTS 89LA AND 89LB ARE SHOWN AS REVISED AND RECORDED IN W.D.R.O.D PLAN BOOK 964 PLAN 118.

LOTS 90 - 92 ARE SHOWN AS RECORDED IN W.D.R.O.D. PLAN BOOK 891 PLAN 74.

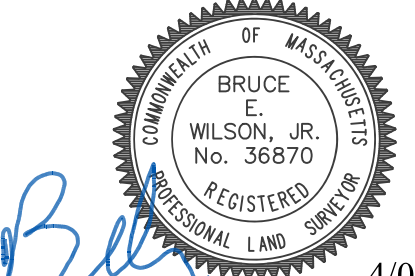
ALL EXISTING UTILITIES ARE BASED ON FIELD EVIDENCE AND INFORMATION PROVIDED TO NEW ENGLAND ENVIRONMENTAL DESIGN, LLC. CONTRACTOR TO VERIFY ACTUAL UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS


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Bruce E. Wilson, Jr. - PLS No. 36870



Douglas E. Best - PE No. 29045

4/09/24

EXISTING CONDITIONS PLAN
LOTS 88 - 92

LOCATED ON
 SNOWBERRY CIRCLE
 WORCESTER, MA.

OWNED BY AND PREPARED FOR

ARBORETUM VILLAGE, LLC.
 31 GALLAIR CIRCLE
 HOLDEN, MA. 01520

ASSESSORS PARCELS:
 29-11A-00088, 29-11A-0088A, 29-11A-0089L,
 29-11A-0089R, 29-11A-0090L, 29-11A-90R,
 29-11A-91L, 29-11A-91R, 29-11A-92L & 29-11A-92R

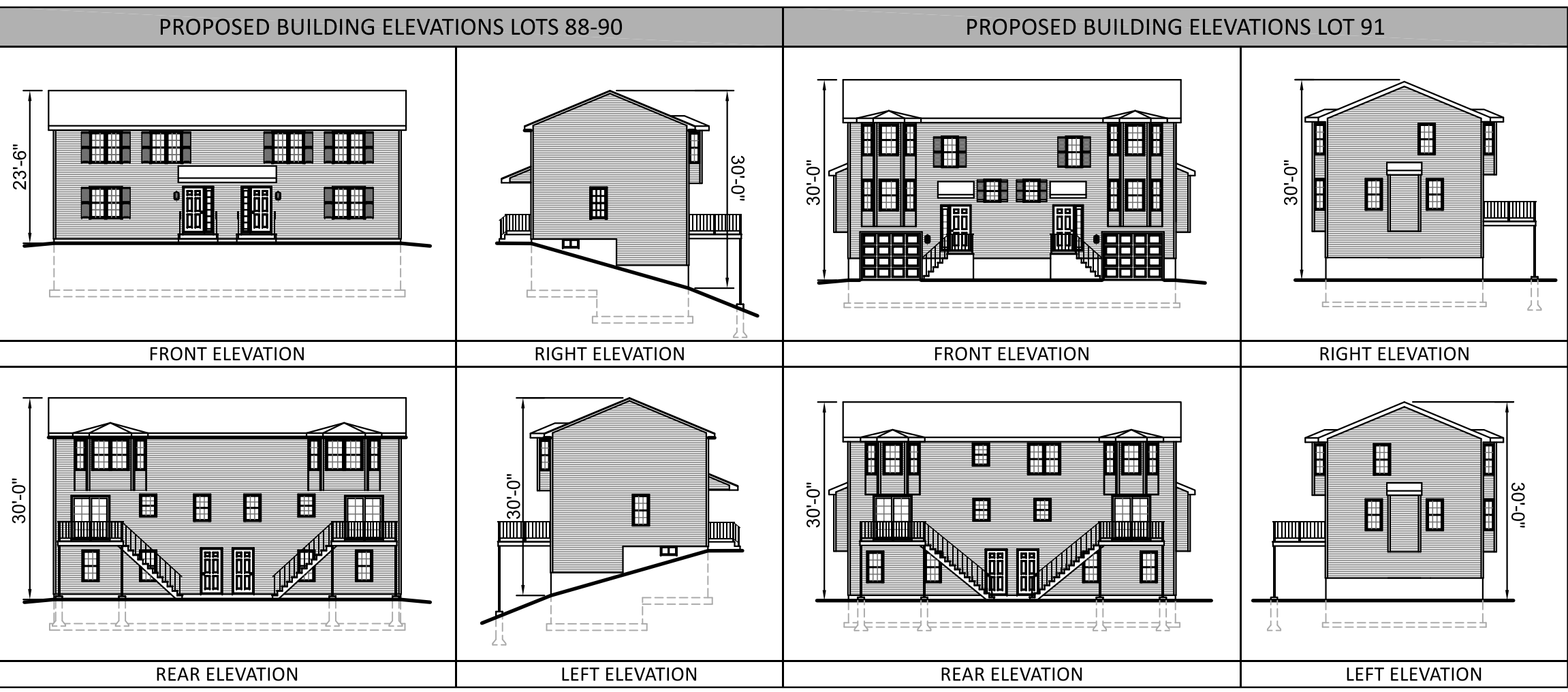
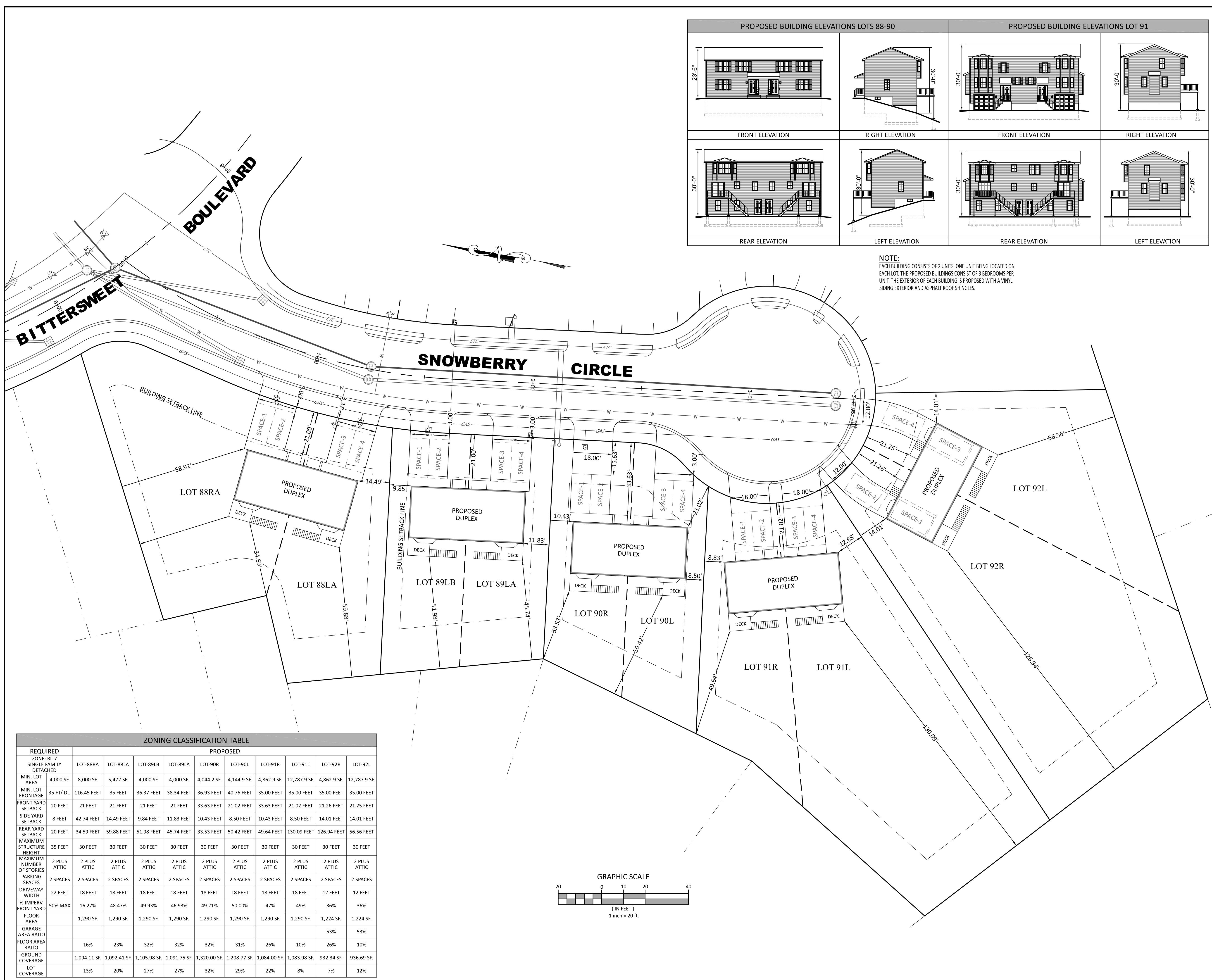
W.D.R.O.D. DEED BOOK 36075 PAGE 14
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New England Environmental Design, LLC

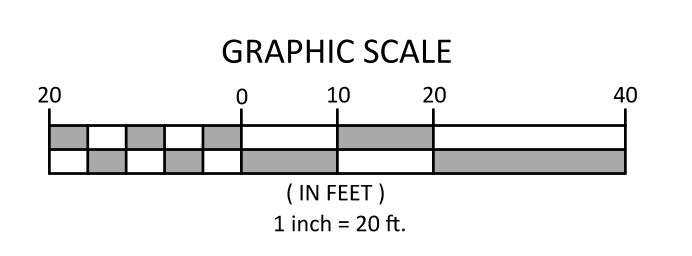
Civil Engineering ■ Environmental ■ Land Surveying Consultants
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|-----------------------|---------------|
| Date: March 12, 2024 | SHEET #: |
| Drawn By: RMG | 2 of 6 |
| Checked By: BEW & DEB | |
| Job #: 19123-23 | |



NOTE:
EACH BUILDING CONSISTS OF 2 UNITS, ONE UNIT BEING LOCATED ON EACH LOT. THE PROPOSED BUILDINGS CONSIST OF 3 BEDROOMS PER UNIT. THE EXTERIOR OF EACH BUILDING IS PROPOSED WITH A VINYL SIDING EXTERIOR AND ASPHALT ROOF SHINGLES.

| REQUIRED | ZONING CLASSIFICATION TABLE | | | | | | | | | | | |
|-----------------------------------|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | LOT-88RA | | LOT-88LA | | LOT-89LB | | LOT-89LA | | LOT-90R | | LOT-90L | |
| ZONE: RL-7 SINGLE FAMILY DETACHED | LOT-88RA | LOT-88LA | LOT-89LB | LOT-89LA | LOT-90R | LOT-90L | LOT-91R | LOT-91L | LOT-92R | LOT-92L | LOT-92R | LOT-92L |
| MIN. LOT AREA | 4,000 SF. | 8,000 SF. | 5,472 SF. | 4,000 SF. | 4,000 SF. | 4,044.2 SF. | 4,144.9 SF. | 4,862.9 SF. | 12,787.9 SF. | 4,862.9 SF. | 12,787.9 SF. | 12,787.9 SF. |
| MIN. LOT FRONTAGE | 35 FT/ DU | 116.45 FEET | 35 FEET | 36.37 FEET | 38.34 FEET | 36.93 FEET | 40.76 FEET | 35.00 FEET | 35.00 FEET | 35.00 FEET | 35.00 FEET | 35.00 FEET |
| FRONT YARD SETBACK | 20 FEET | 21 FEET | 21 FEET | 21 FEET | 21 FEET | 33.63 FEET | 21.02 FEET | 33.63 FEET | 21.02 FEET | 21.26 FEET | 21.25 FEET | 21.25 FEET |
| SIDE YARD SETBACK | 8 FEET | 42.74 FEET | 14.49 FEET | 9.84 FEET | 11.83 FEET | 10.43 FEET | 8.50 FEET | 10.43 FEET | 8.50 FEET | 14.01 FEET | 14.01 FEET | 14.01 FEET |
| REAR YARD SETBACK | 20 FEET | 34.59 FEET | 59.88 FEET | 51.98 FEET | 45.74 FEET | 33.53 FEET | 50.42 FEET | 49.64 FEET | 130.09 FEET | 126.94 FEET | 126.94 FEET | 56.56 FEET |
| MAXIMUM STRUCTURE HEIGHT | 35 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET | 30 FEET |
| MAXIMUM NUMBER OF STORIES | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC | 2 PLUS ATTIC |
| PARKING SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES | 2 SPACES |
| DRIVEWAY WIDTH | 22 FEET | 18 FEET | 18 FEET | 18 FEET | 18 FEET | 18 FEET | 18 FEET | 18 FEET | 18 FEET | 12 FEET | 12 FEET | 12 FEET |
| % IMPERV. FRONT YARD | 50% MAX | 16.27% | 48.47% | 49.93% | 46.93% | 49.21% | 50.00% | 47% | 49% | 36% | 36% | 36% |
| FLOOR AREA | | 1,290 SF. | 1,290 SF. | 1,290 SF. | 1,290 SF. | 1,290 SF. | 1,290 SF. | 1,290 SF. | 1,290 SF. | 1,224 SF. | 1,224 SF. | 1,224 SF. |
| GARAGE AREA RATIO | | | | | | | | | | 53% | 53% | 53% |
| FLOOR AREA RATIO | | 16% | 23% | 32% | 32% | 32% | 31% | 26% | 10% | 26% | 26% | 10% |
| GROUND COVERAGE | | 1,094.11 SF. | 1,092.41 SF. | 1,105.98 SF. | 1,091.75 SF. | 1,320.00 SF. | 1,208.77 SF. | 1,084.00 SF. | 1,083.98 SF. | 932.34 SF. | 932.34 SF. | 936.69 SF. |
| LOT COVERAGE | | 13% | 20% | 27% | 27% | 32% | 29% | 22% | 8% | 7% | 7% | 12% |



REVISIONS

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Bruce E. Wilson, Jr. - PLS No. 36870



Douglas E. Best - PE No. 29045

**ZONING COMPLIANCE PLAN
LOTS 88 - 92**

LOCATED ON
SNOWBERRY CIRCLE
WORCESTER, MA.

OWNED BY AND PREPARED FOR

ARBORETUM VILLAGE, LLC.
31 GALLAIR CIRCLE
HOLDEN, MA. 01520

ASSESSORS PARCELS:
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29-11A-0089R 29-11A-0090L, 29-11A-90R,
29-11A-91L, 29-11A-91R, 29-11A-92L & 29-11A-92R

W.D.R.O.D. DEED BOOK 36075 PAGE 14
W.D.R.O.D. PLAN BOOK 791 PLAN 61
W.D.R.O.D. PLAN BOOK 964 PLAN 118
W.D.R.O.D. PLAN BOOK 891 PLAN 74



Civil Engineering ■ Environmental ■ Land Surveying Consultants
P.O. Box 376 Rutland, MA 01543 ■ Ph: (508) 829-7222 ■ needllc@hotmail.com

Date: March 12, 2024

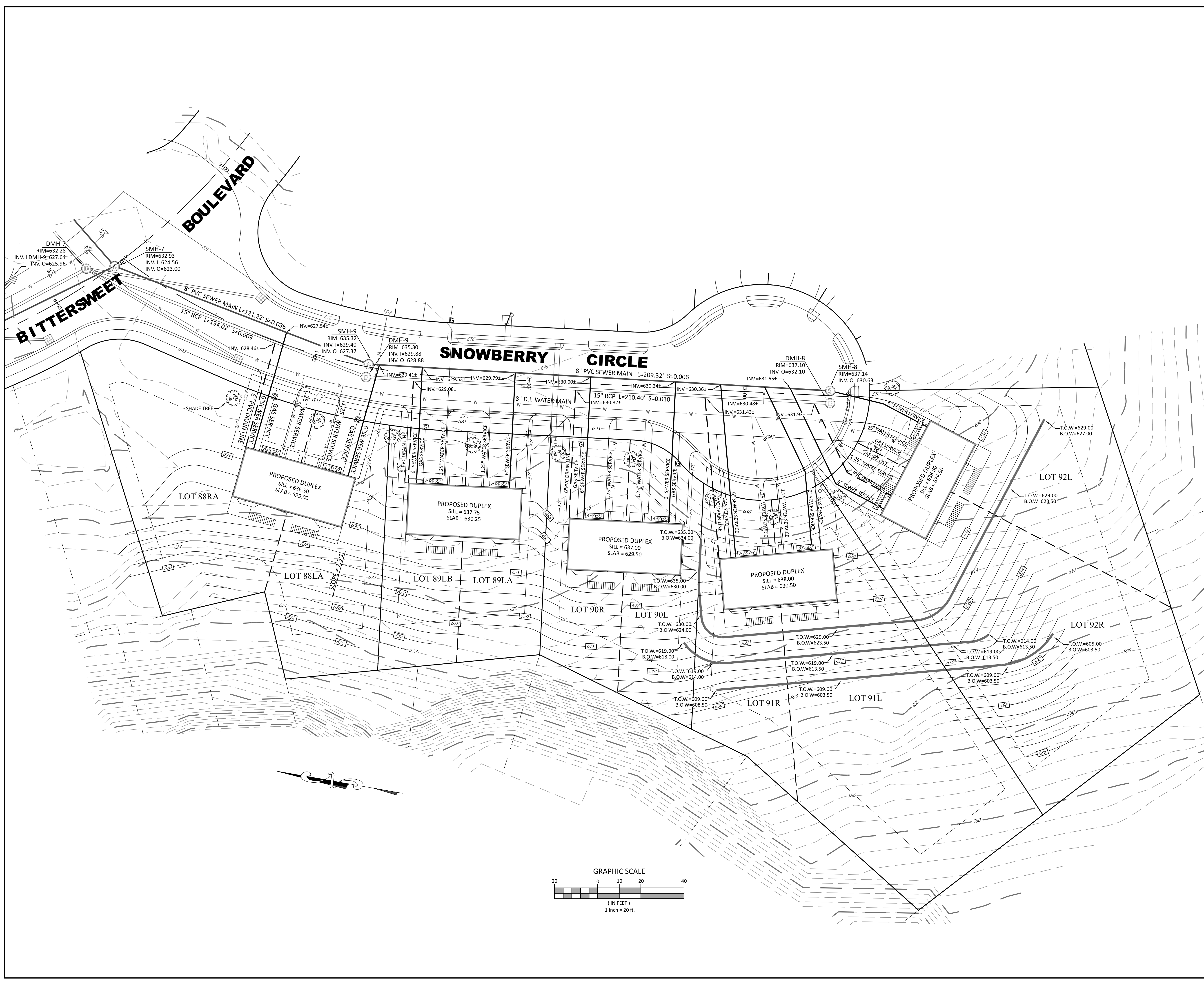
SHEET #:

Drawn By: RMG

3 of 6

Checked By: BEW & DEB

Job #: 19123-23

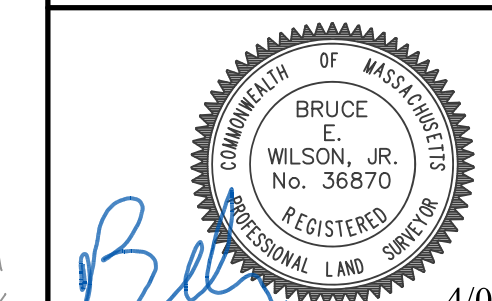


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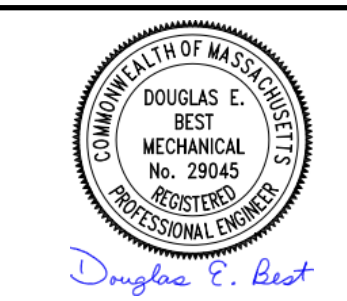
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Douglas E. Best - PE No. 29045

GRADING & UTILITY PLAN
LOTS 88 - 92

LOCATED ON
SNOWBERRY CIRCLE
WORCESTER, MA.

OWNED BY AND PREPARED FOR

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31 GALLAIR CIRCLE
HOLDEN, MA. 01520

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29-11A-91L, 29-11A-91R, 29-11A-92L & 29-11A-92R

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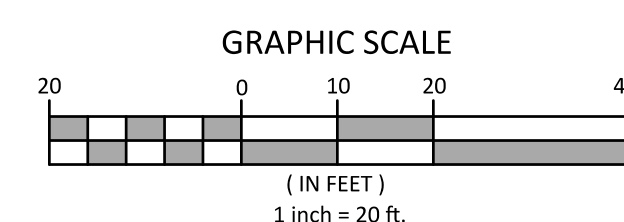
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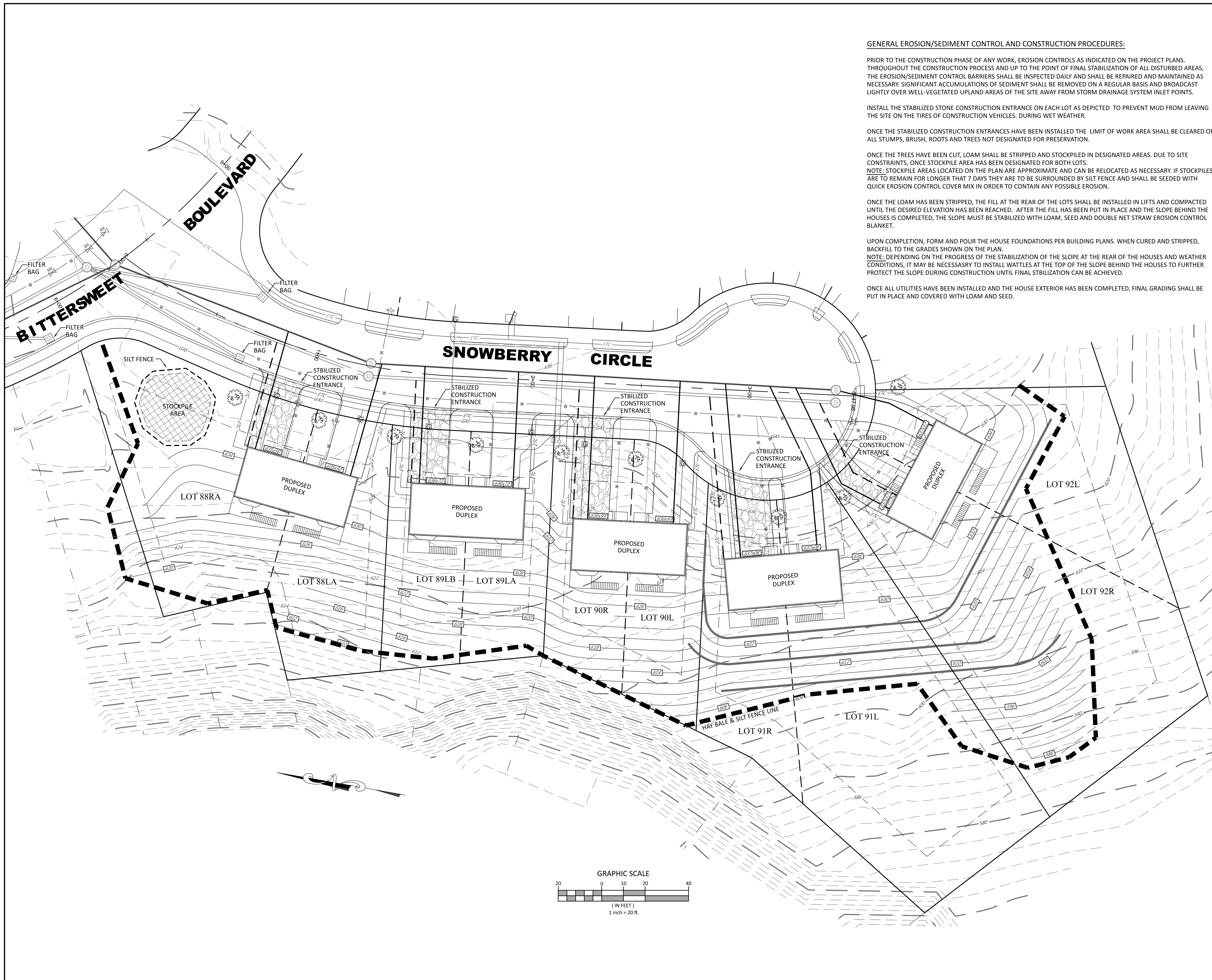
Drawn By: RMG

4 of 6

Checked By: BEW & DEB

Job #: 19123-23





GENERAL EROSION/SEDIMENT CONTROL AND CONSTRUCTION PROCEDURES:

PRIOR TO THE CONSTRUCTION PHASE OF ANY WORK, EROSION CONTROLS AS INDICATED ON THE PROJECT PLANS. THROUGHOUT THE CONSTRUCTION PROCESS AND UP TO THE POINT OF FINAL STABILIZATION OF ALL DISTURBED AREAS, THE EROSION/SEDIMENT CONTROL BARRIERS SHALL BE INSPECTED DAILY AND SHALL BE REPAIRED AND MAINTAINED AS NECESSARY. SIGNIFICANT ACCUMULATIONS OF SEDIMENT SHALL BE REMOVED ON A REGULAR BASIS AND BROADCAST LIGHTLY OVER WELL-VEGETATED UPLAND AREAS OF THE SITE AWAY FROM STORM DRAINAGE SYSTEM INLET POINTS.

INSTALL THE STABILIZED STONE CONSTRUCTION ENTRANCE ON EACH LOT AS DEPICTED TO PREVENT MUD FROM LEAVING THE SITE ON THE TIRES OF CONSTRUCTION VEHICLES. DURING WET WEATHER.

ONCE THE STABILIZED CONSTRUCTION ENTRANCES HAVE BEEN INSTALLED THE LIMIT OF WORK AREA SHALL BE CLEARED OF ALL STUMPS, BRUSH, ROOTS AND TREES NOT DESIGNATED FOR PRESERVATION.

ONCE THE TREES HAVE BEEN CUT, LOAM SHALL BE STRIPPED AND STOCKPILED IN DESIGNATED AREAS. DUE TO SITE CONSTRAINTS, ONCE STOCKPILE AREA HAS BEEN DESIGNATED FOR BOTH LOTS. NOTE: STOCKPILE AREAS LOCATED ON THE PLAN ARE APPROXIMATE AND CAN BE RELOCATED AS NECESSARY. IF STOCKPILES ARE TO REMAIN FOR LONGER THAN 7 DAYS THEY ARE TO BE SURROUNDED BY SILT FENCE AND SHALL BE SEED WITH QUICK EROSION CONTROL COVER MIX IN ORDER TO CONTAIN ANY POSSIBLE EROSION.

ONCE THE LOAM HAS BEEN STRIPPED, THE FILL AT THE REAR OF THE LOTS SHALL BE INSTALLED IN LIFTS AND COMPACTED UNTIL THE DESIRED ELEVATION HAS BEEN REACHED. AFTER THE FILL HAS BEEN PUT IN PLACE AND THE SLOPE BEHIND THE HOUSES IS COMPLETED, THE SLOPE MUST BE STABILIZED WITH LOAM, SEED AND DOUBLE NET STRAW EROSION CONTROL BLANKET.

UPON COMPLETION, FORM AND POUR THE HOUSE FOUNDATIONS PER BUILDING PLANS. WHEN CURED AND STRIPPED, BACKFILL TO THE GRADES SHOWN ON THE PLAN. NOTE: DEPENDING ON THE PROGRESS OF THE STABILIZATION OF THE SLOPE AT THE REAR OF THE HOUSES AND WEATHER CONDITIONS, IT MAY BE NECESSARY TO INSTALL WATTLES AT THE TOP OF THE SLOPE BEHIND THE HOUSES TO FURTHER PROTECT THE SLOPE DURING CONSTRUCTION UNTIL FINAL STABILIZATION CAN BE ACHIEVED.

ONCE ALL UTILITIES HAVE BEEN INSTALLED AND THE HOUSE EXTERIOR HAS BEEN COMPLETED, FINAL GRADING SHALL BE PUT IN PLACE AND COVERED WITH LOAM AND SEED.

REVISIONS

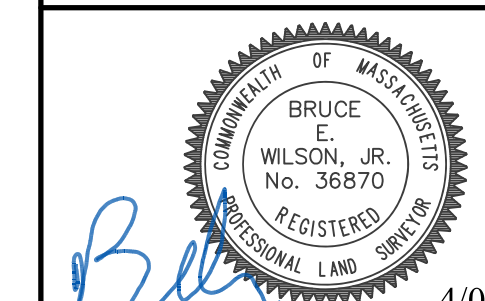
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LEGEND

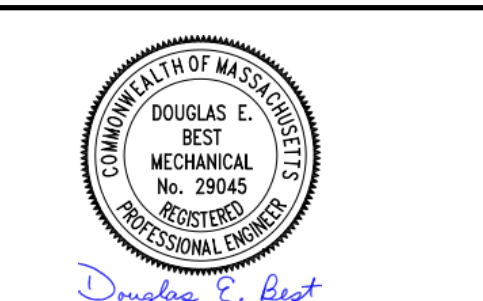
- HAY BALE & SILT FENCE
- HAY BALE
- SILT FENCE

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Douglas E. Best - PE No. 29045

**EROSION CONTROL PLAN
LOTS 88 - 92**

LOCATED ON
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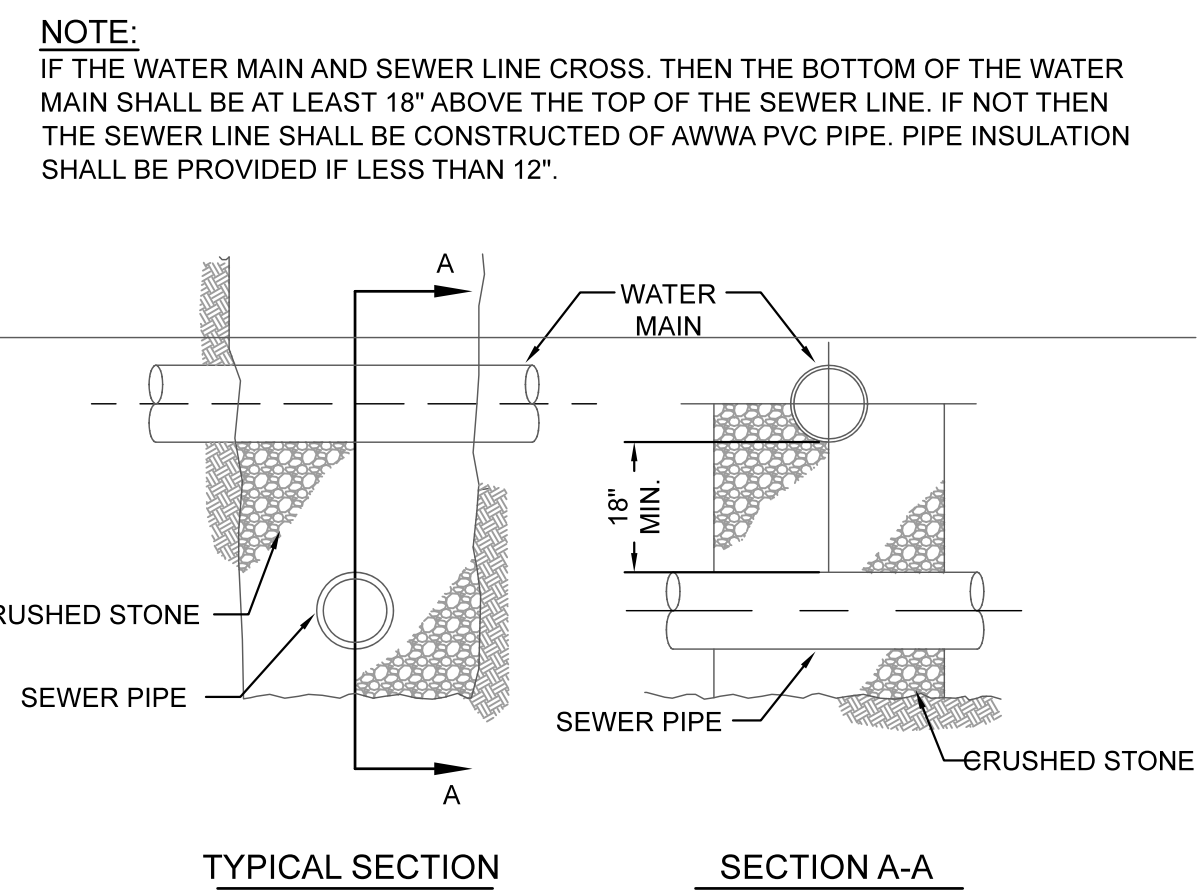
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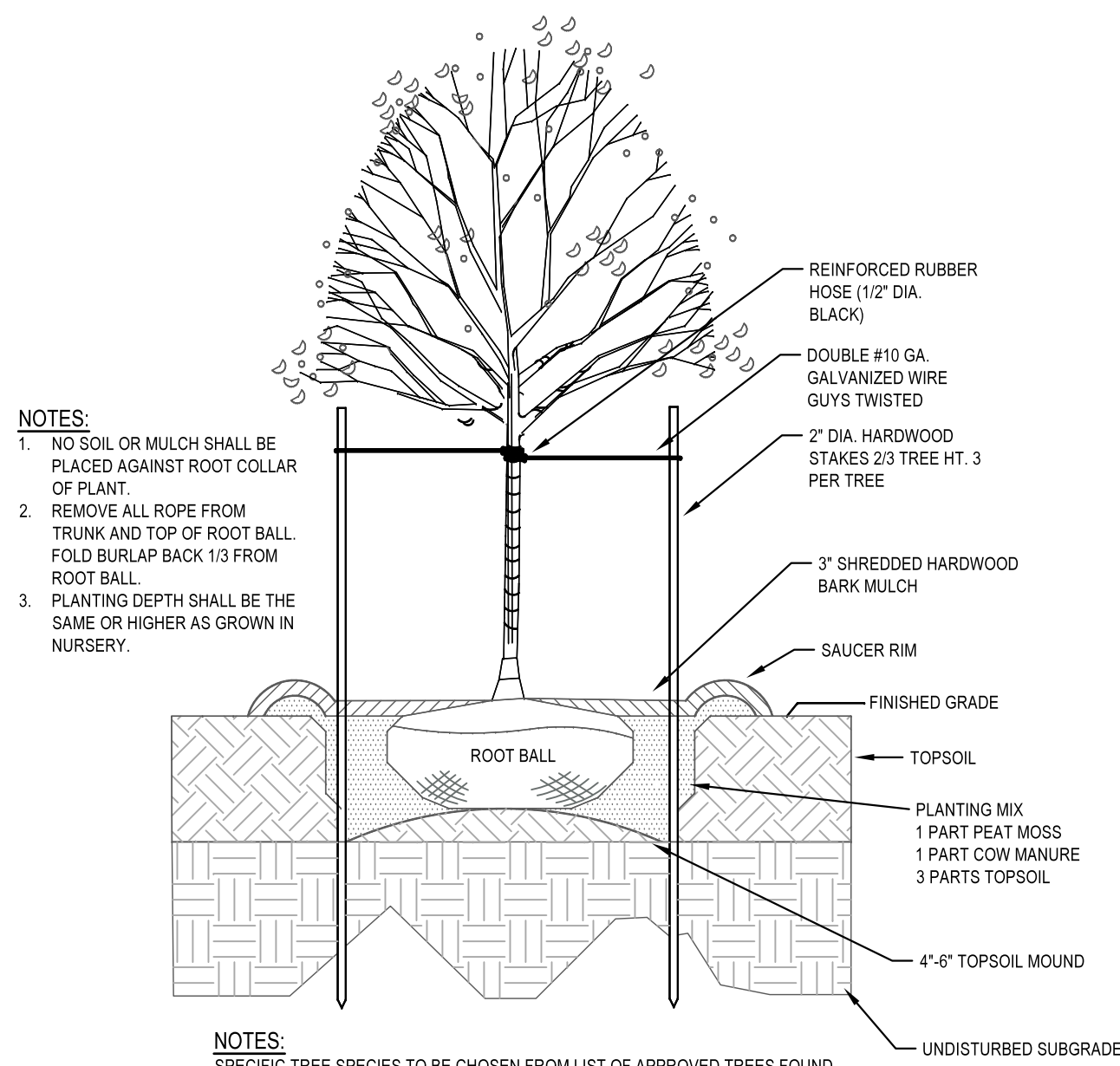
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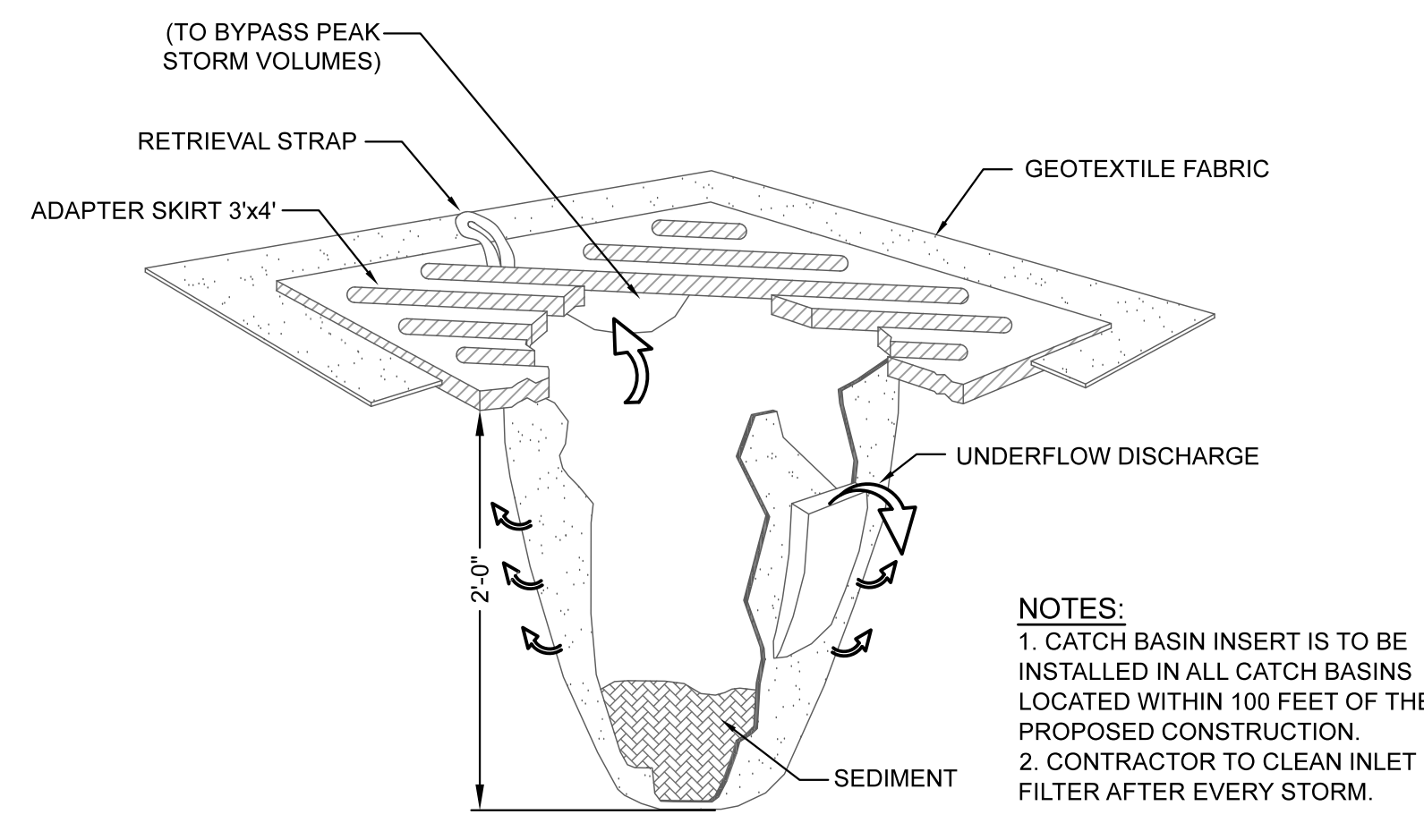
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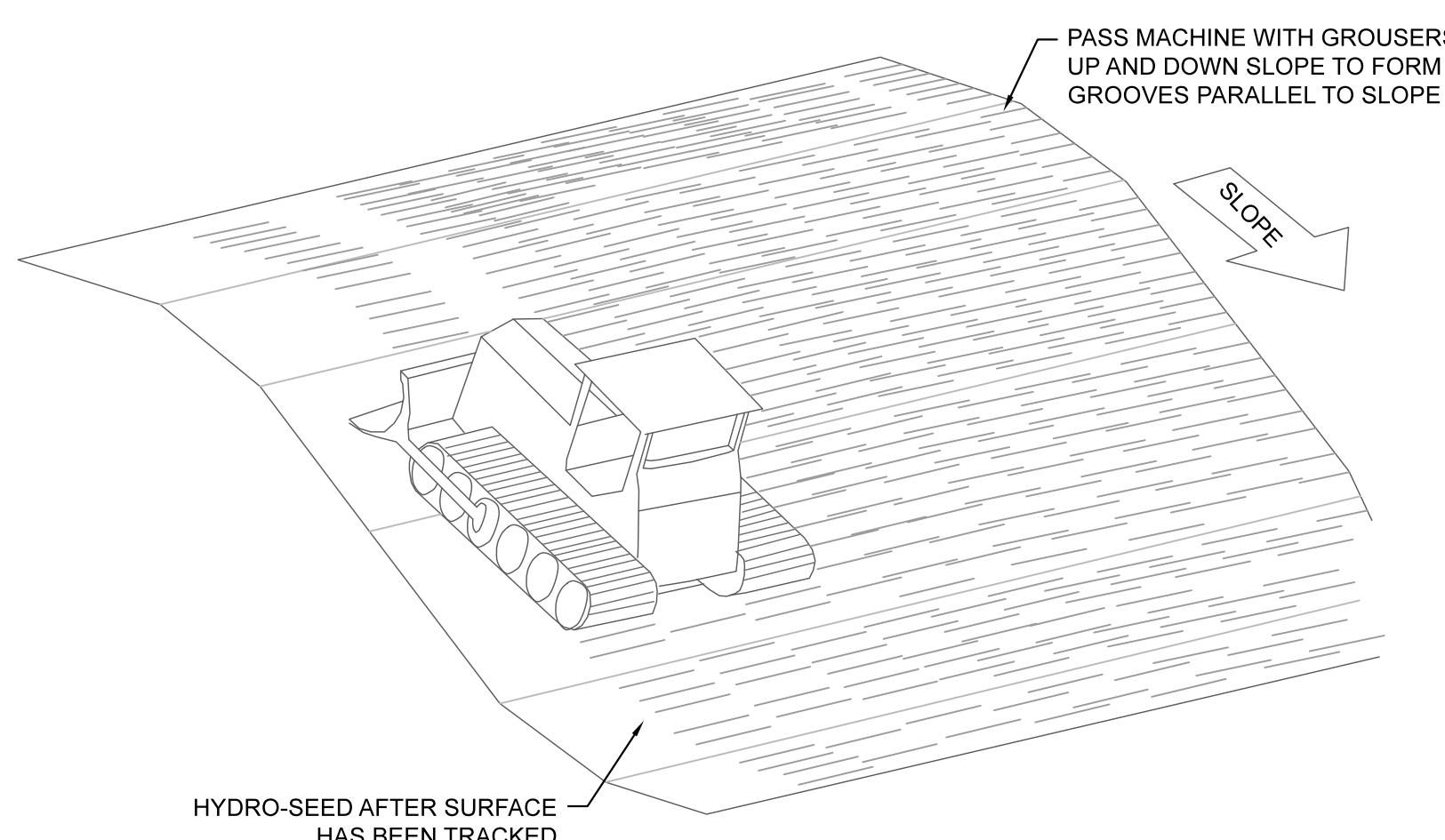
Utility Crossing Detail
(NOT TO SCALE)



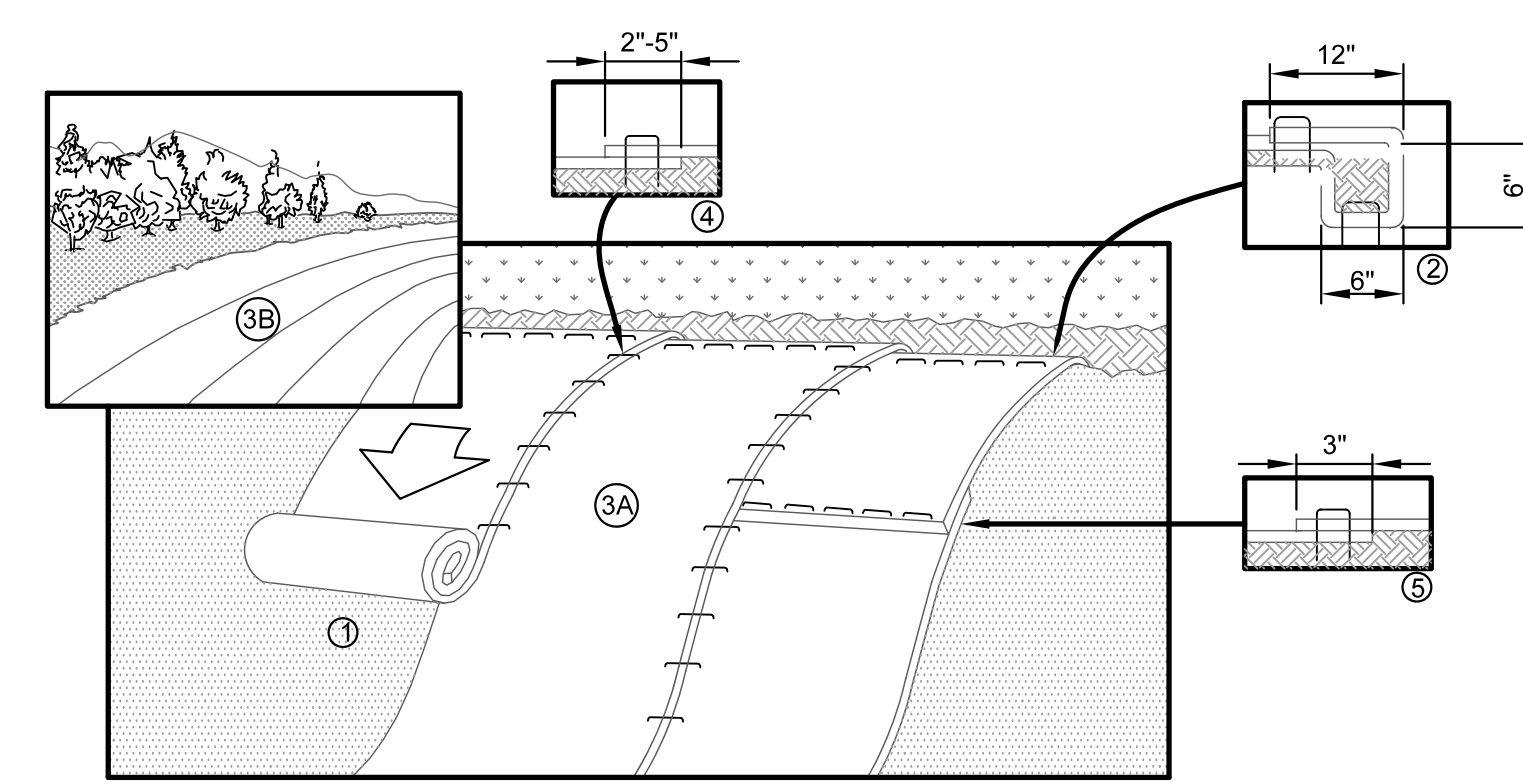
Tree Planting Detail
(NOT TO SCALE)



Inlet Filter Detail
(NOT TO SCALE)



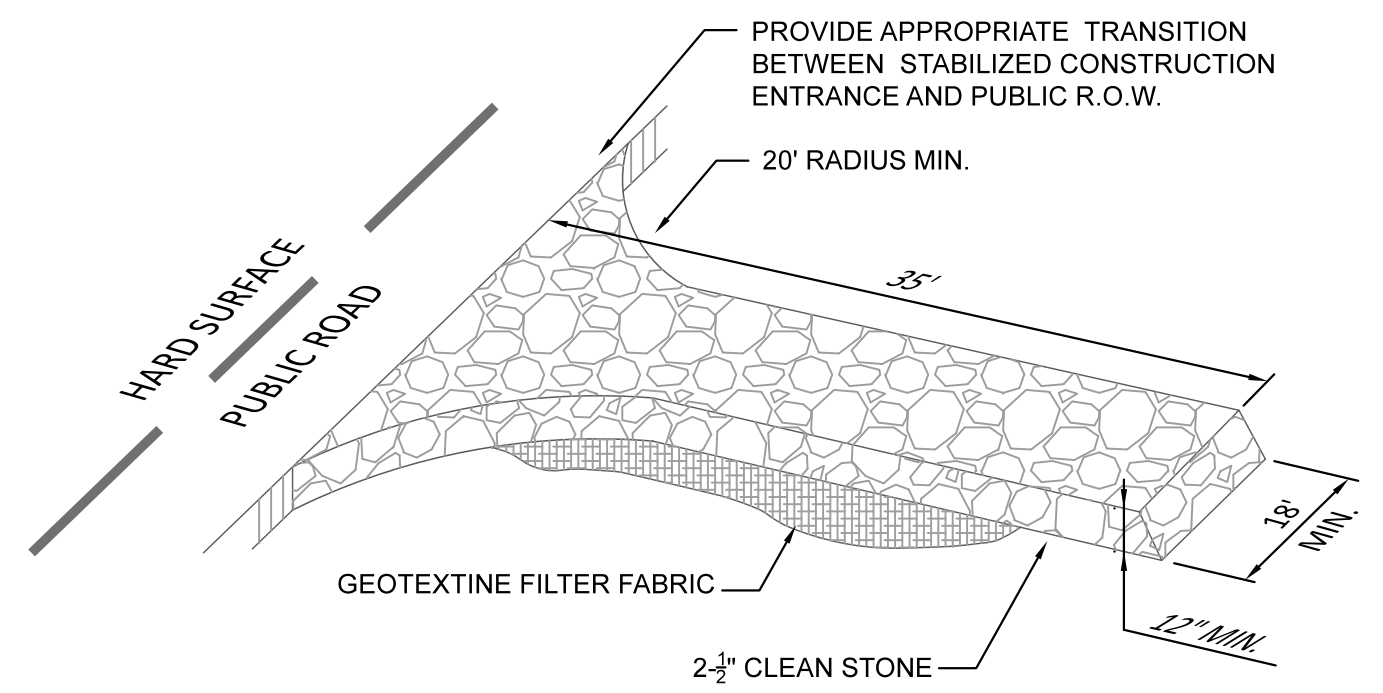
Slope Tracking Detail
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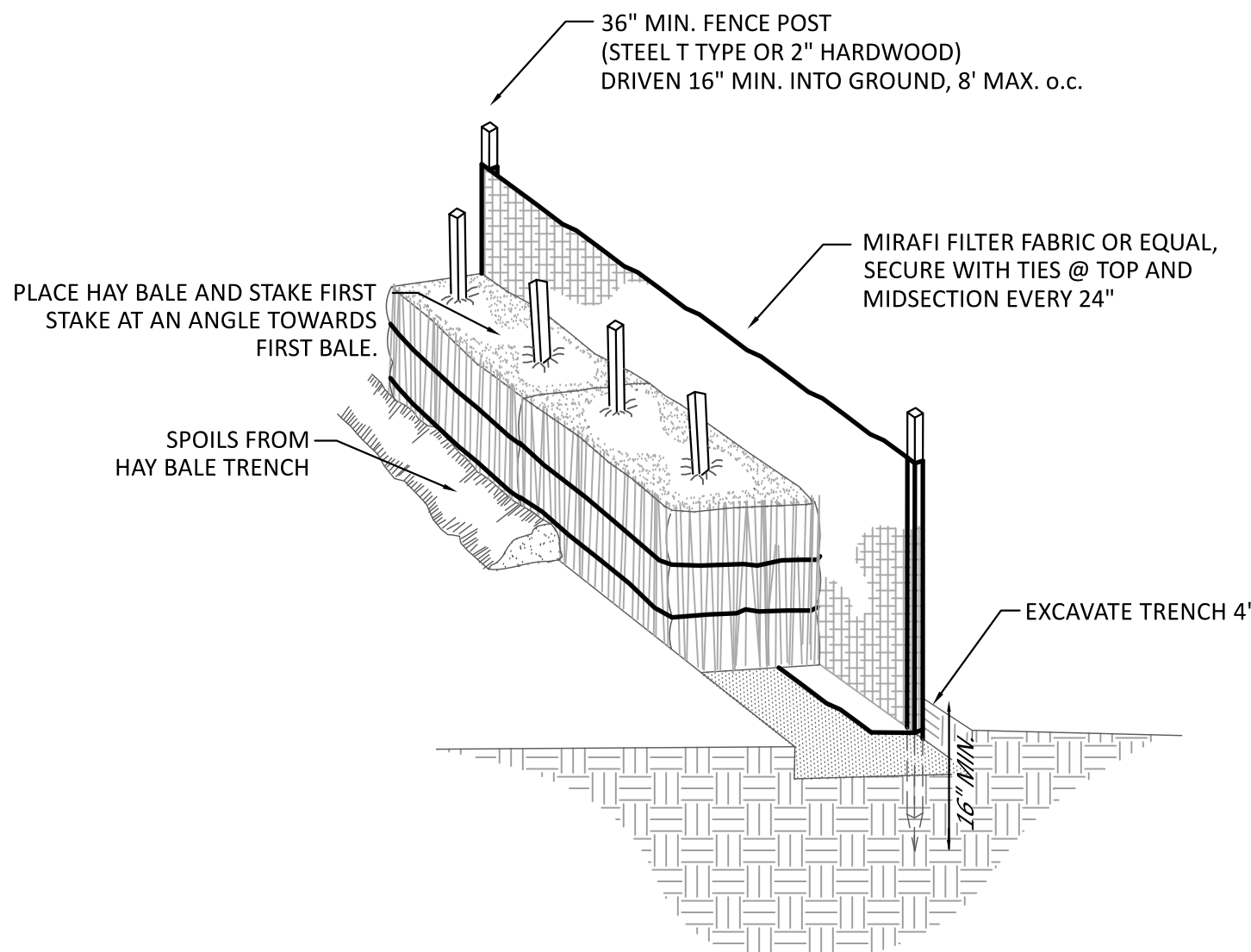
SLOPE INSTALLATION

1. PREPARE SOIL BEFORE INSTALLING BLANKETS INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE STAPLES IN APPROPRIATE PLACE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

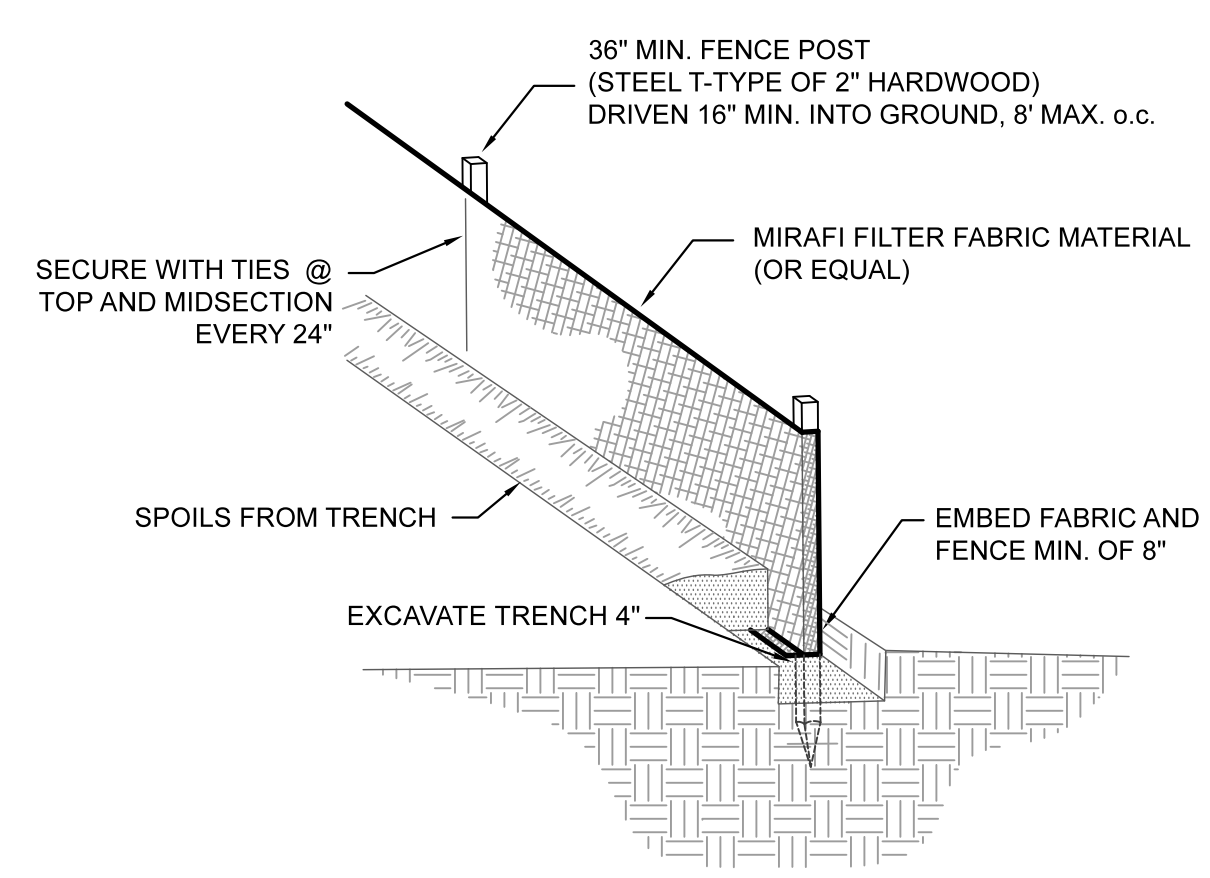
Erosion Control Blanket
(NOT TO SCALE)



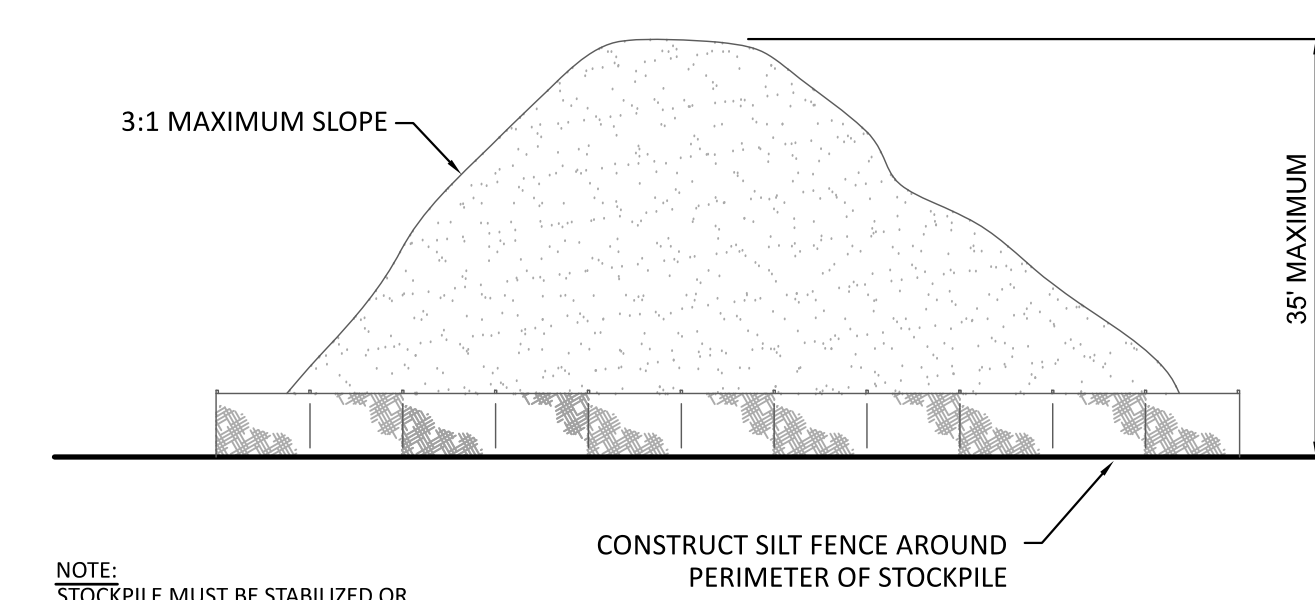
Stabilized Construction Entrance
(NOT TO SCALE)



Silt Fence & Hay Bale Detail
(NOT TO SCALE)



Silt Fence Detail
(NOT TO SCALE)



NOTE: STOCKPILE MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.

Temporary Stockpile Detail
(NOT TO SCALE)

ENGINEERS STATEMENT:
THIS PLAN IS FOR REVIEW BY THE CITY OF WORCESTER PLANNING BOARD FOR CONFORMANCE WITH THE CITY OF WORCESTER RULES AND REGULATIONS FOR SITE PLAN APPROVALS. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES. NEW ENGLAND ENVIRONMENTAL DESIGN, LLC. RETAINS COPYRIGHT TO THIS PLAN, AND REUSE OF THIS PLAN IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM NEW ENGLAND ENVIRONMENTAL DESIGN, LLC.



Bruce E. Wilson, Jr. - PLS No. 36870



Douglas E. Best - PE No. 29045

DETAIL SHEET
LOTS 88 - 92

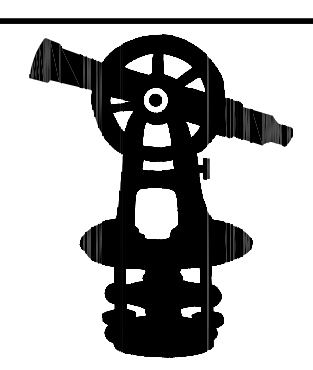
LOCATED ON
SNOWBERRY CIRCLE
WORCESTER, MA.

OWNED BY AND PREPARED FOR

ARBORETUM VILLAGE, LLC.
31 GALLAIR CIRCLE
HOLDEN, MA. 01520

ASSESSORS PARCELS:
29-11A-00088, 29-11A-0088A, 29-11A-0089L,
29-11A-0089R 29-11A-0090L, 29-11A-90R,
29-11A-91L, 29-11A-91R, 29-11A-92L & 29-11A-92R

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W.D.R.O.D. PLAN BOOK 791 PLAN 61
W.D.R.O.D. PLAN BOOK 964 PLAN 118
W.D.R.O.D. PLAN BOOK 891 PLAN 74



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Date: March 12, 2024

Drawn By: RMG

Checked By: BEW & DEB

Job #: 19123-23

SHEET #:

6 of 6