

GENERAL NOTES:

1. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY IN APRIL 2024 AND SUPPLEMENTED IN JULY 2024.
2. ELEVATIONS REFER TO NAVD 1988.
3. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS.
4. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
5. NO PORTION OF THE SITE FALLS WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN NOR WITHIN A MAPPED PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE MOST RECENT NATURAL HERITAGE MAP (AUGUST 2021).
6. RAILROAD TIES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

ZONING INFORMATION TABLE

91 ALVARADO AVENUE:

| ZONING DISTRICT: RESIDENCE, LIMITED (RL-7) | | |
|---|---|-------------|
| EXISTING USE: MULTI-FAMILY, LOW RISE DWELLING (9 UNITS) | | |
| PROPOSED USE: MULTI-FAMILY, LOW RISE DWELLING (9 UNITS) | | |
| DESCRIPTION | REQUIRED | EXISTING |
| MIN. LOT AREA | 23,000 SF (7,000 SF + 2,000 SF/ADDITIONAL DU) | 14,505 S.F. |
| MIN. LOT FRONTAGE (FT) | 105 SF (65 FT+5 FT/ADDITIONAL DU) | 102.72 FT |
| MIN. FRONT SETBACK (FT) | 20 FT (±14.6 FT*) | 5.8 FT |
| MIN. SIDE SETBACK (FT) | 10 FT | 3.1 FT |
| MIN. REAR SETBACK (FT) | 20 FT | 27.7 FT |
| MAX. BUILDING HEIGHT (FT) | 3 STORIES | 2.5 STORIES |

*PER TABLE 4.2 NOTE 6 OF THE CITY OF WORCESTER ZONING ORDINANCE

93 ALVARADO AVENUE:

| ZONING DISTRICT: RESIDENCE, LIMITED (RL-7) | | |
|--|------------------------|------------|
| EXISTING USE: VACANT LAND | | |
| PROPOSED USE: SINGLE-FAMILY, ATTACHED | | |
| DESCRIPTION | REQUIRED | EXISTING |
| MIN. LOT AREA | 3,000 SF/DU (9,000 SF) | 9,930 S.F. |
| MIN. LOT FRONTAGE (FT) | 25 FT/DU (75 FT) | 87.89 FT |
| MIN. FRONT SETBACK (FT) | 20 FT (±14.6 FT*) | N/A |
| MIN. SIDE SETBACK (FT) | 8 FT | N/A |
| MIN. REAR SETBACK (FT) | 20 FT | N/A |
| MAX. BUILDING HEIGHT (FT) | 3 STORIES | N/A |

*PER TABLE 4.2 NOTE 6 OF THE CITY OF WORCESTER ZONING ORDINANCE



LOCUST MAP
SCALE: 1" ~ 1,100'

DILLIS & ROY
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462

CONCORD OFFICE: 100 MAIN ST., SUITE 310 CONCORD, MA 01742

778-779-6091
www.dillisanroy.com

OWNER: BAFLB ALVARADO LLC
6 OAKES LANDING
SHIRLEY, MASSACHUSETTS 01464

APPLICANT: SPECIALIZED PROPERTY GROUP LLC
P.O. BOX 379
LUNENBURG, MASSACHUSETTS 01462

SCALE: 1 in. = 10 ft.

STAMP DATE: 10/31/2024

DATE: 5/31/2024

DESIGN BY: RWP

DRAWN BY: RWP/JPG

CHECKED BY: FMM/SRD

| EXISTING CONDITIONS PLAN 91-93 ALVARADO AVENUE WORCESTER, MA 01604 | | | |
|--|----------|--|-----|
| NO. | DATE | DESCRIPTION | BY |
| 1. | 10/17/24 | UPDATE SITE PLAN TO INCLUDE 91 ALVARADO AVENUE | RWP |
| 2. | 10/31/24 | UPDATED PER PLANNING DEPARTMENT COMMENTS | RWP |

JOB NO. 8034

DRAWING NO. 8034-EXIST

SHEET NO. 1 OF 4

NOTES:

- A. GENERAL NOTES**
1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, CONFIRMED WITH RECORD PLANS AND DEEDS.
 2. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY DILLIS AND ROY CIVIL DESIGN GROUP IN APRIL, 2024.
 3. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE.

- B. CONSTRUCTION NOTES:**
1. FINISHED GRADING SHALL BE DONE IN ACCORDANCE WITH THE GRADING PLAN (SHEET 3). ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH A NATIVE GRASS MIXTURE (OR LANDSCAPED).
 2. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES AND THE WORCESTER DPW FOR ANY TEMPORARY DISCONNECTIONS AND SERVICES CONNECTIONS.
 3. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
 4. PROPOSED DRIVEWAY PAVEMENT SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM THE FRONT PROPERTY LINE AND THREE (3) FEET FROM THE SIDE AND REAR PROPERTY LINE PER TABLE 4.4 NOTES 5(a)II AND 5(a)III IN THE ZONING ORDINANCE.
 5. ASPHALT SHALL CONFORM WITH MASSDOT SECTION M3.11.03.
 - 5.1. PAVEMENT TO BE 1 1/2" WEARING COURSE (TABLE B) OVER 1 1/2" BINDER COURSE (TABLE A)
 - 5.2. PAVEMENT SHALL BE INSTALLED OVER A BASE OF 8" OF GRAVEL MEETING M1.03.0, TYPE B

ZONING INFORMATION TABLE

91 ALVARADO AVENUE:

ZONING DISTRICT: RESIDENCE, LIMITED (RL-7)
 EXISTING USE: MULTI-FAMILY, LOW RISE DWELLING (9 UNITS)
 PROPOSED USE: MULTI-FAMILY, LOW RISE DWELLING (9 UNITS)

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
|---------------------------|---|-------------|-------------|
| MIN. LOT AREA | 23,000 SF (7,000 SF + 2,000 SF/ADDITIONAL DU) | 14,505 S.F. | 14,505 S.F. |
| MIN. LOT FRONTAGE (FT) | 105 SF (65 FT + 5 FT/ADDITIONAL DU) | 102.72 FT | 102.72 FT |
| MIN. FRONT SETBACK (FT) | 20 FT (±14.6 FT*) | 5.8 FT | 5.8 FT |
| MIN. SIDE SETBACK (FT) | 10 FT | 3.1 FT | 3.1 FT |
| MIN. REAR SETBACK (FT) | 20 FT | 27.7 FT | 27.7 FT |
| MAX. BUILDING HEIGHT (FT) | 3 STORIES (35 FT) | 2.5 STORIES | 2.5 STORIES |

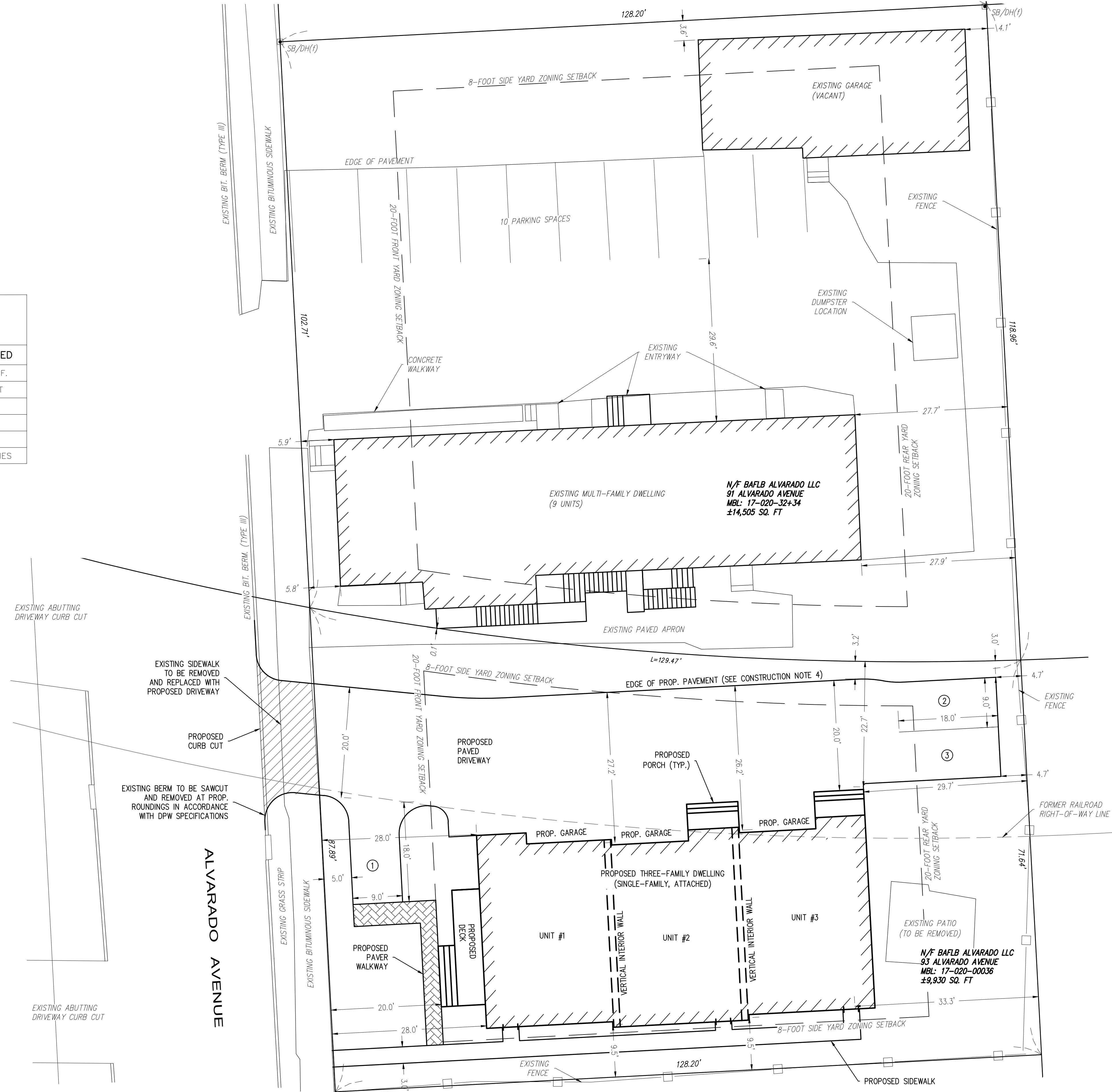
*PER TABLE 4.2 NOTE 6 OF THE CITY OF WORCESTER ZONING ORDINANCE

93 ALVARADO AVENUE:

ZONING DISTRICT: RESIDENCE, LIMITED (RL-7)
 EXISTING USE: VACANT LAND
 PROPOSED USE: SINGLE-FAMILY, ATTACHED (3 UNITS)

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
|---------------------------|------------------------|------------|------------|
| MIN. LOT AREA | 3,000 SF/DU (9,000 SF) | 9,930 S.F. | 9,930 S.F. |
| MIN. LOT FRONTAGE (FT) | 25 FT/DU (75 FT) | 87.89 FT | 87.89 FT |
| MIN. FRONT SETBACK (FT) | 20 FT (14.6 FT*) | N/A | 20.0 FT |
| MIN. SIDE SETBACK (FT) | 8 FT | N/A | 9.0 FT |
| MIN. REAR SETBACK (FT) | 20 FT | N/A | 33.3 FT |
| MAX. BUILDING HEIGHT (FT) | 35 FT | N/A | 35 FT |

*PER TABLE 4.2 NOTE 6 OF THE CITY OF WORCESTER ZONING ORDINANCE



DILLIS & ROY
 CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
 978-779-6091
 www.dillisoroy.com

CONCORD OFFICE: 100 MAIN ST., SUITE 310 CONCORD, MA 01742

OWNER: BAFLB ALVARADO LLC
 6 OAKES LANDING
 SHIRLEY, MASSACHUSETTS 01464

APPLICANT: SPECIALIZED PROPERTY GROUP
 P.O. BOX 379
 LUNENBURG, MASSACHUSETTS

SCALE:

1 in. = 10 ft.

STAMP DATE: 10/31/2024

DATE: 5/31/2024

DESIGN BY: RWP

DRAWN BY: RWP

CHECKED BY: FMM

LAYOUT & MATERIALS
 91-93 ALVARADO AVENUE
 WORCESTER, MASSACHUSETTS 01604

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--|-----|
| 1. | 10/17/24 | UPDATED TO INCLUDE 91 ALVARADO AVENUE PARCEL | RWP |
| 2. | 10/31/24 | UPDATED PER PLANNING DEPARTMENT COMMENTS | RWP |

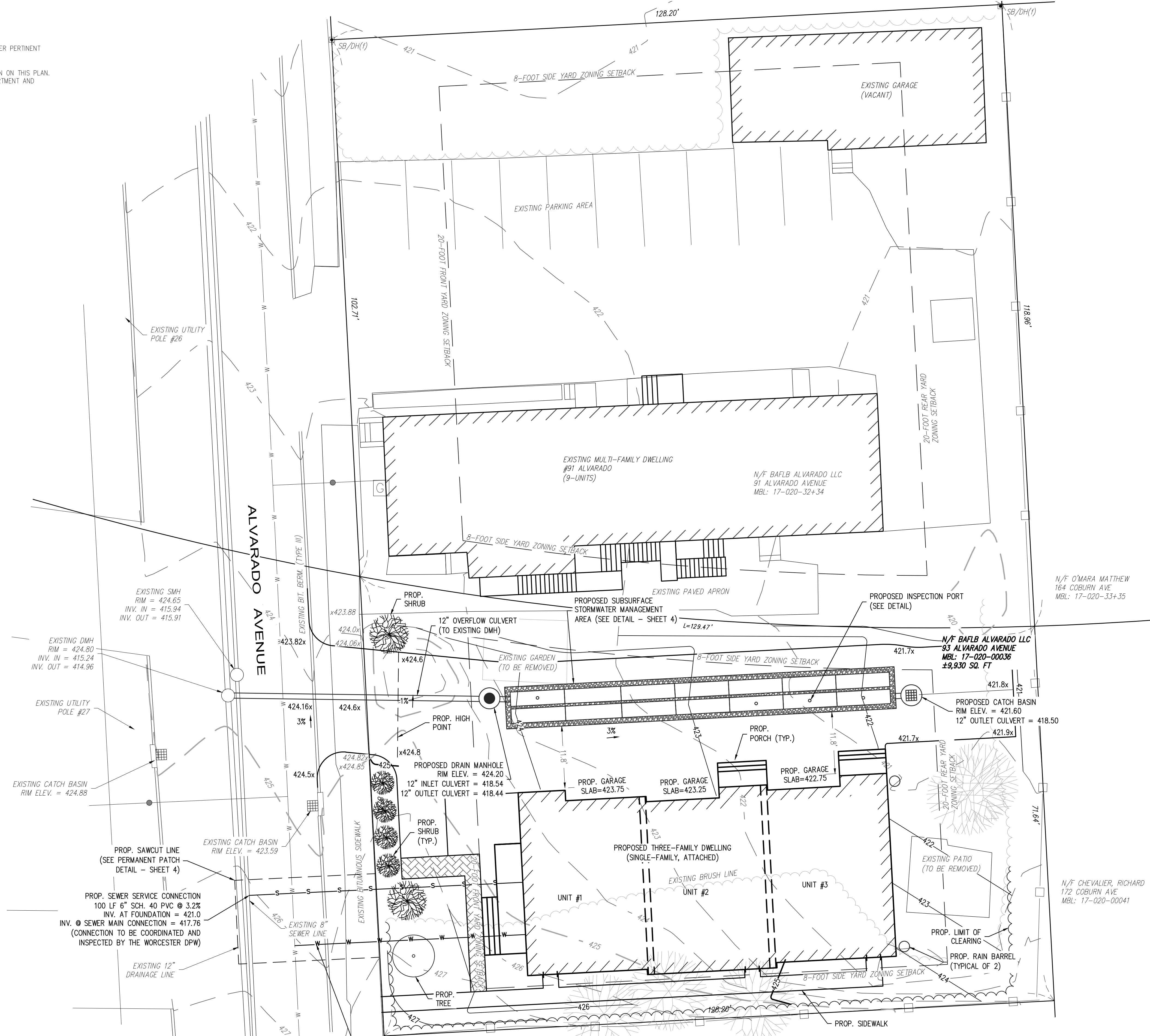
JOB NO. 8034

DRAWING NO. 8034-LAYOUT

SHEET NO. 2 OF 4

GRADING & UTILITY NOTES:

- GRADES SHOWN ON THIS PLAN REFER TO FINAL FINISHED GRADES.
- REFER TO DETAILS PERTAINING TO PAVEMENT CROSS-SECTIONS, STORMWATER BASIN CROSS-SECTIONS, AND OTHER PERTINENT DETAILS.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM 4" OF LOAM AND SEED (OR LANDSCAPING).
- CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.
- UTILITY SERVICE CONNECTIONS SHALL BE REVIEWED AND COORDINATED WITH THE WORCESTER ENGINEERING DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR SHALL COORDINATE ANY TEMPORARY SERVICE DISCONNECTIONS WITH THE WORCESTER DPW.
- THE PROPOSED DRIVEWAY SHALL BE GRADED FLUSH WITH THE EXISTING BITUMINOUS SIDEWALK.
- ANY PROPOSED LIGHTING SHALL BE DOWNWARD FACING AND DARK SKY COMPLIANT.
- ANY EXTERNAL HVAC SYSTEMS SHALL BE LOCATED ADJACENT TO THE PROPOSED BUILDING.
- UNLESS OTHERWISE NOTED, ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.



DILLIS & ROY
CIVIL DESIGN GROUP

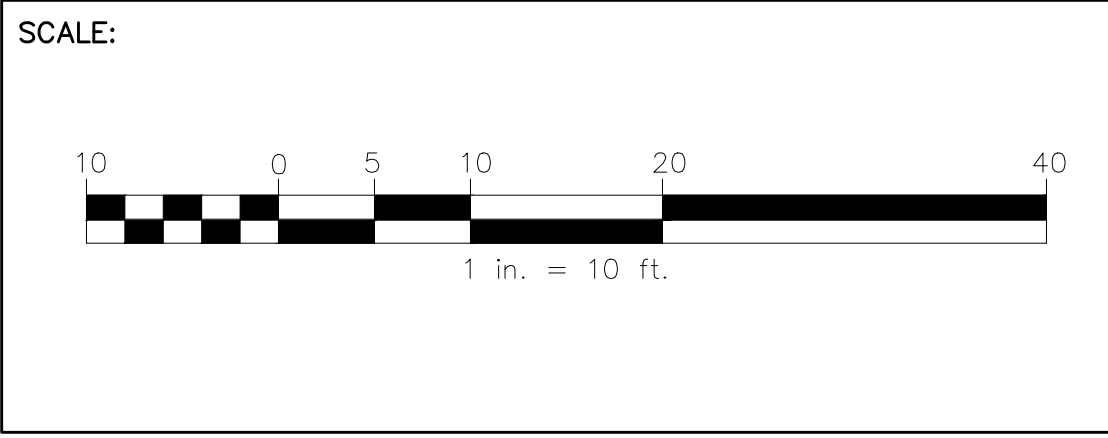
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

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OWNER: BAFLB ALVARADO LLC
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APPLICANT: SPECIALIZED PROPERTY GROUP
 P.O. BOX 379
 LUNENBURG, MASSACHUSETTS



DATE: 5/31/2024

DESIGN BY: RWP

DRAWN BY: RWP

CHECKED BY: FMM

STAMP DATE: 10/31/2024

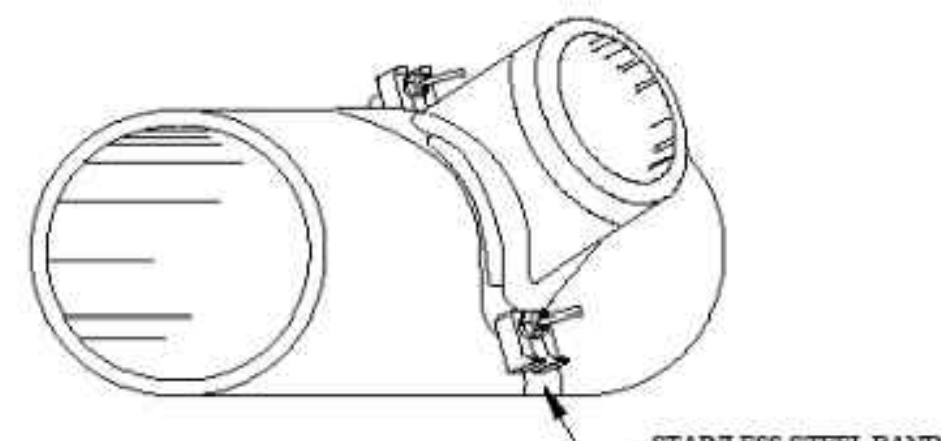
GRADING & UTILITIES
91-93 ALVARADO AVENUE
 WORCESTER, MASSACHUSETTS 01604

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--|-----|
| 1. | 10/17/24 | UPDATE SITE PLAN TO INCLUDE 91 ALVARADO AVENUE | RWP |
| 2. | 10/31/24 | UPDATED PER PLANNING DEPARTMENT COMMENTS | RWP |

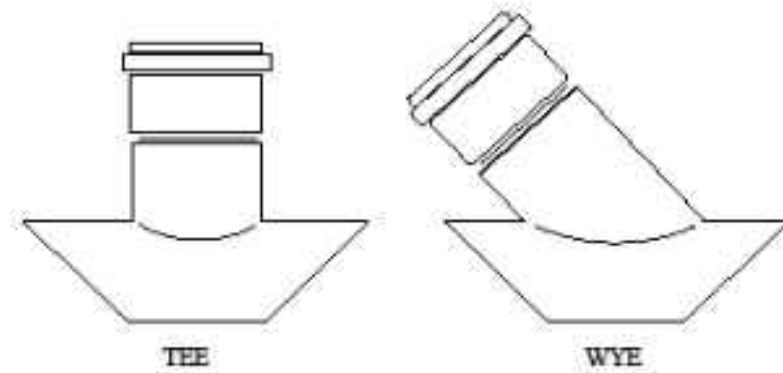
JOB NO. 8034

DRAWING NO. 8034-GRADING

SHEET NO. **3** OF 4

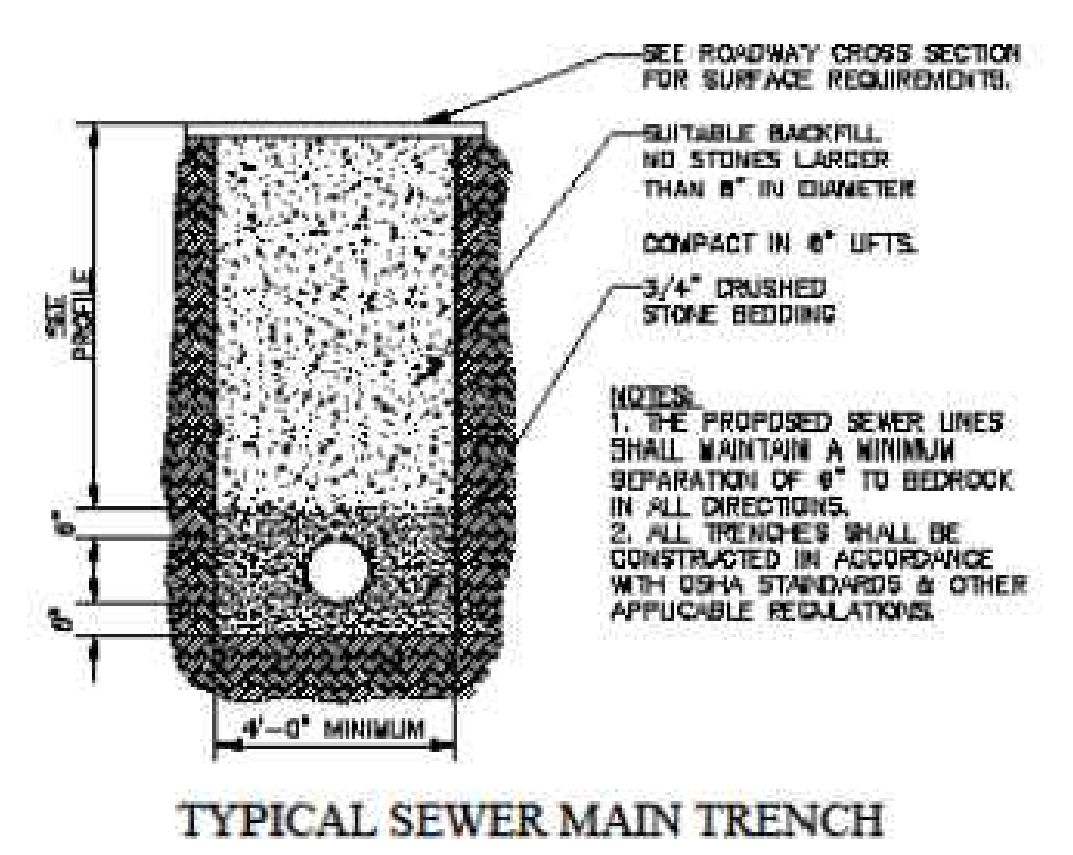


STAINLESS STEEL BAND
NOTE:
1. CORE 6" DIAMETER HOLE
2. USE NEOPRENE GASKET

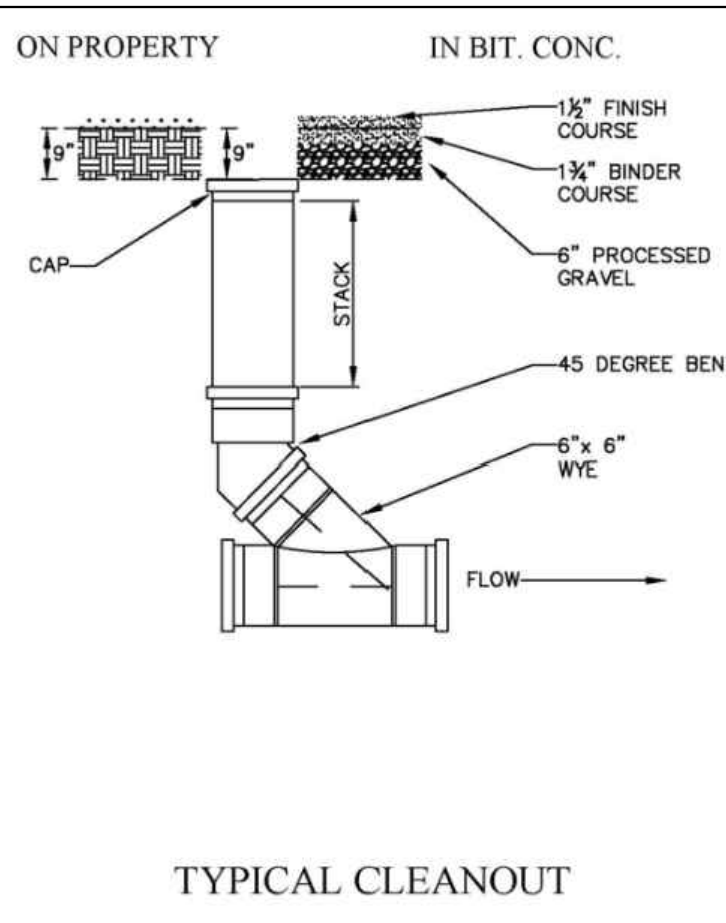


TYPICAL DETAIL OF WYE & TEE SADDLES FOR 6" LATERAL SEWER CONNECTIONS

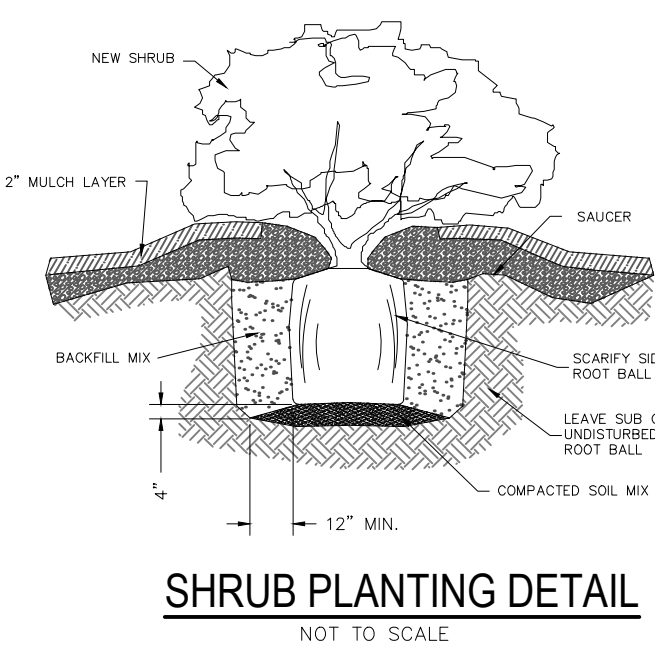
SEPTEMBER 21, 2009
NOT TO SCALE
SHEET 1 OF 1
DEPARTMENT OF PUBLIC WORKS AND PARKS
Engineering Division
30 Essex Street, Worcester, MA 01608



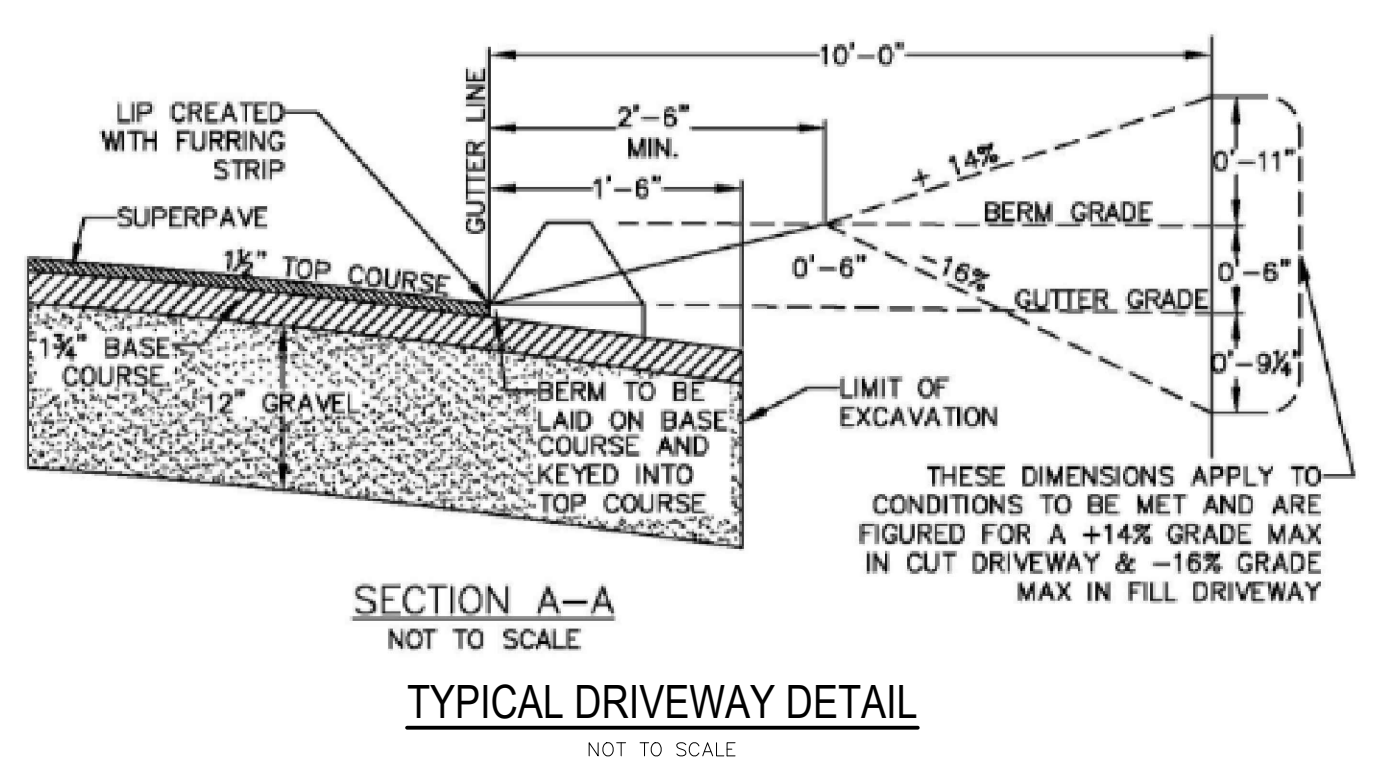
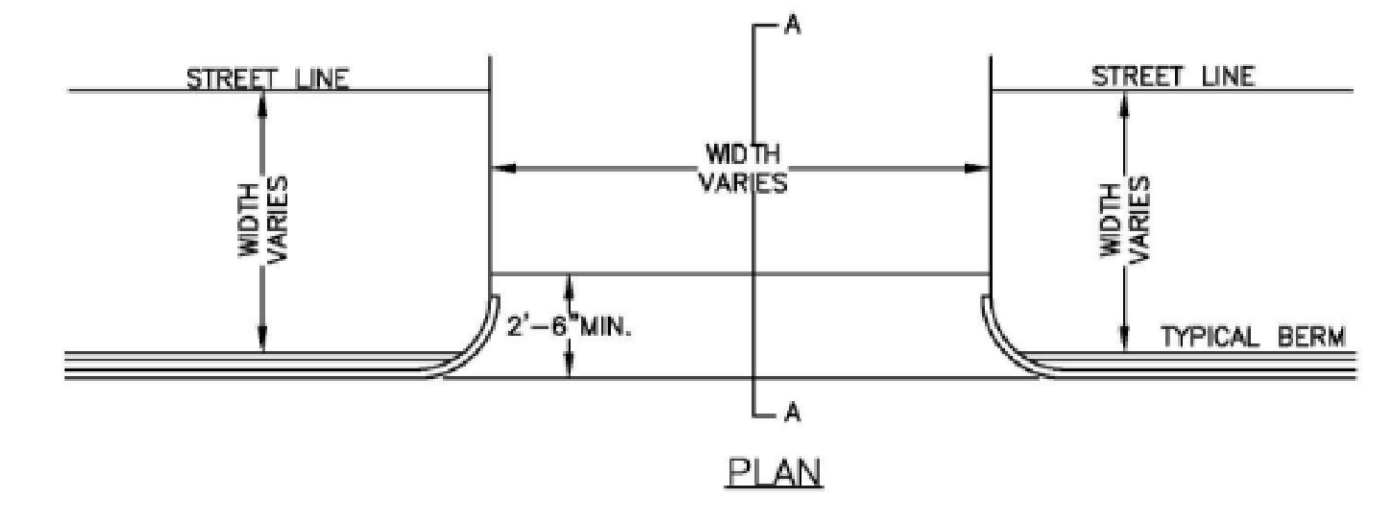
TYPICAL SEWER MAIN TRENCH



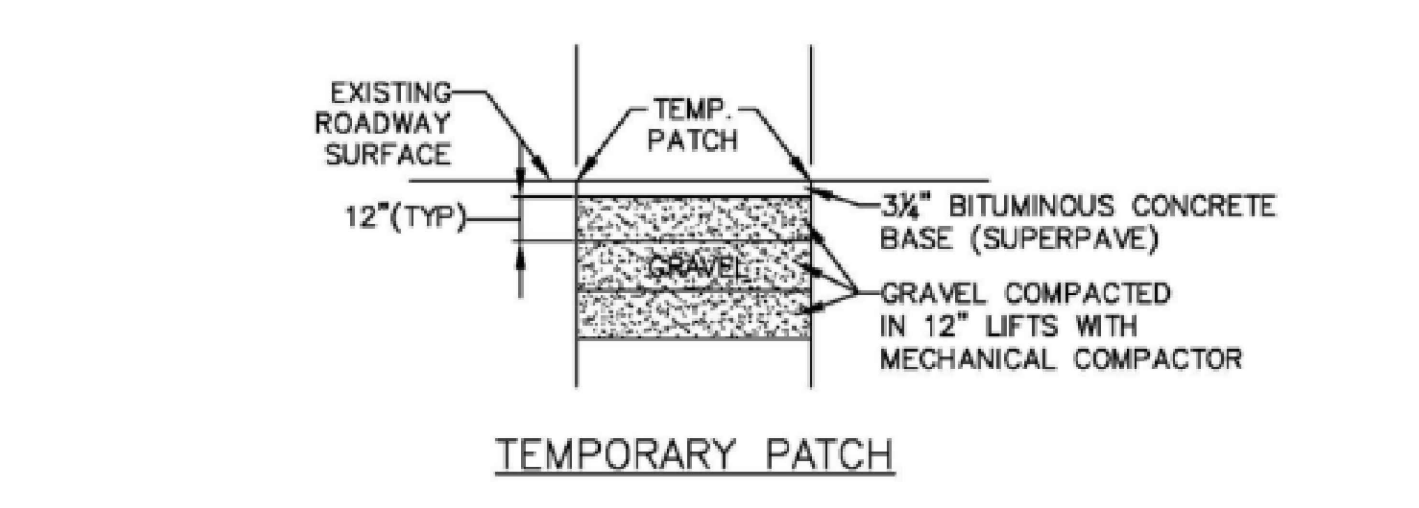
TYPICAL CLEANOUT



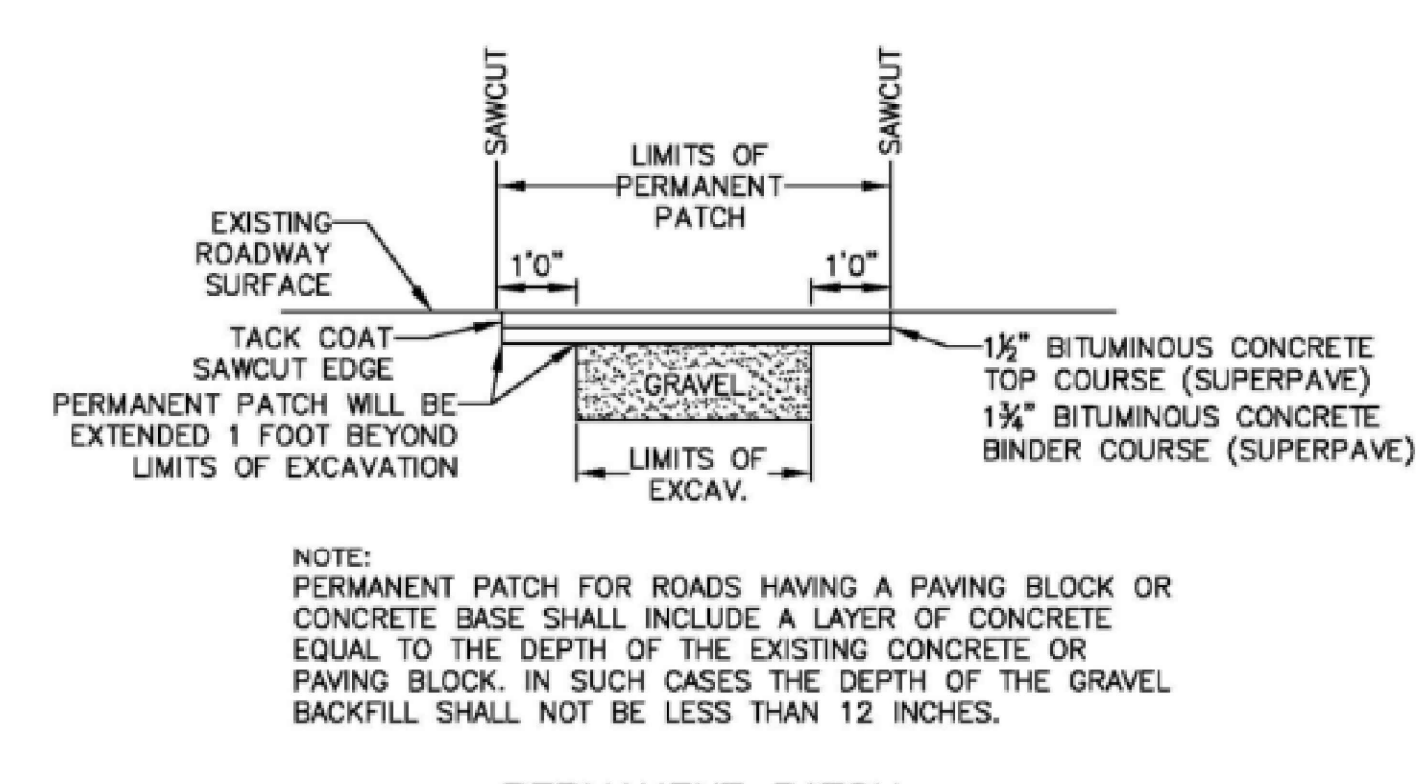
SHRUB PLANTING DETAIL



TYPICAL DRIVEWAY DETAIL

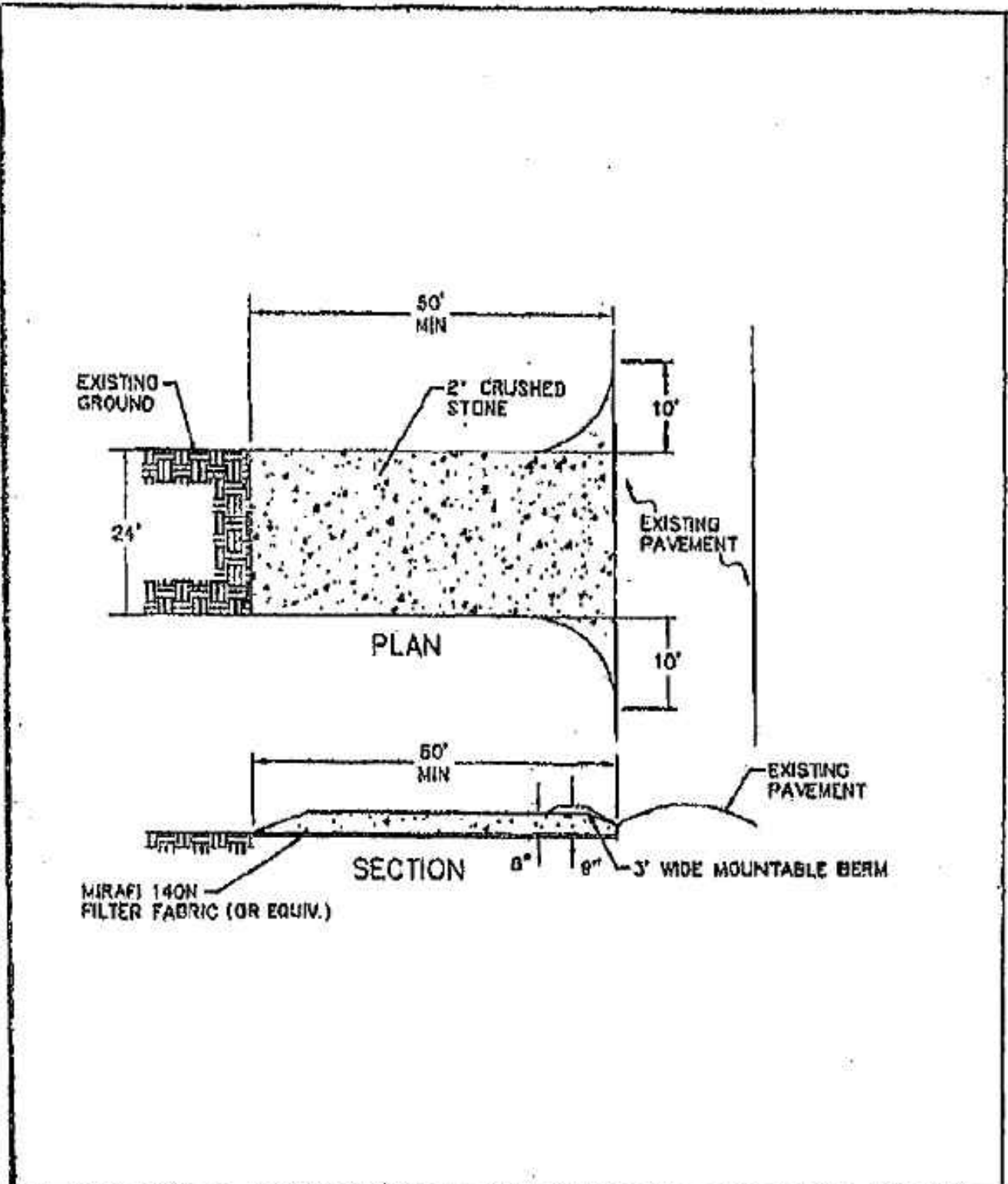


TEMPORARY PATCH



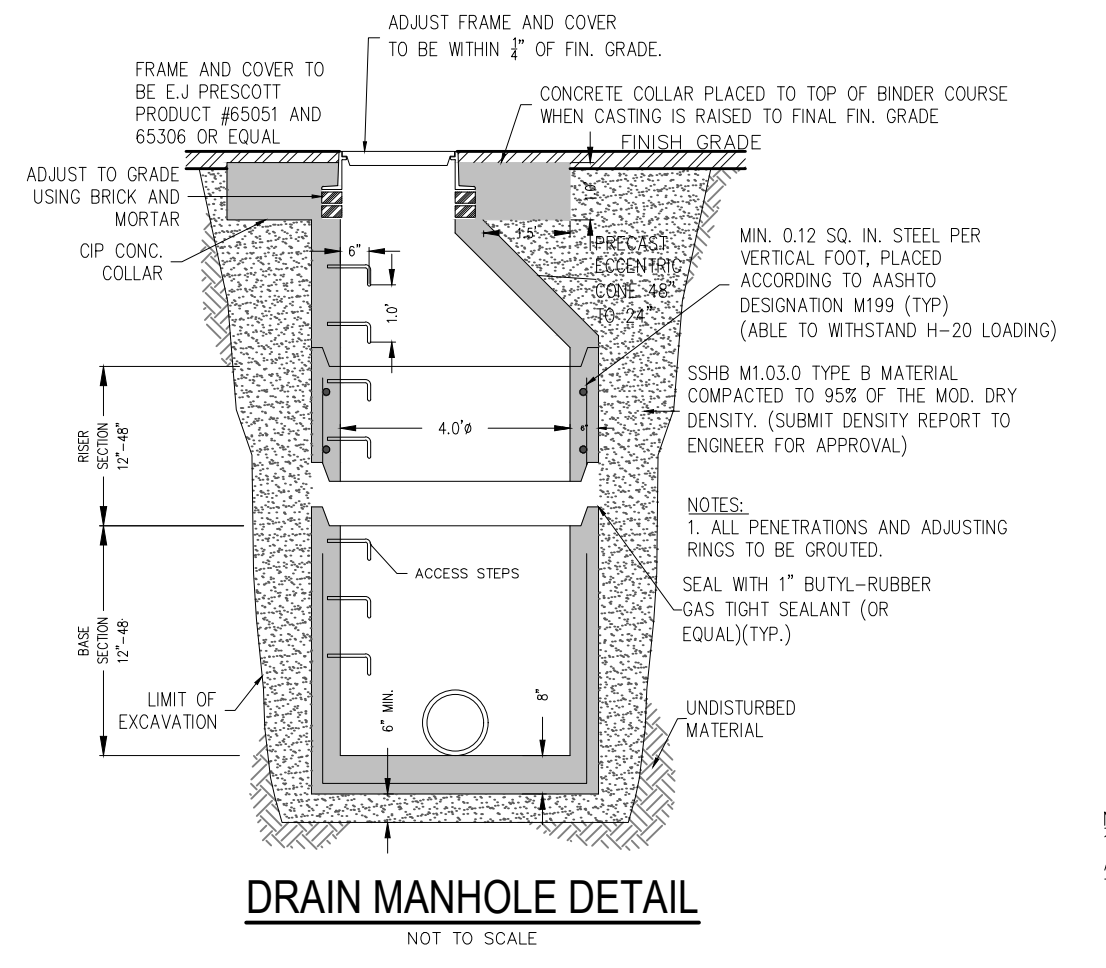
PERMANENT PATCH

TYPICAL TEMPORARY/PERMANENT PATCH DETAIL FOR EASTERN AVENUE

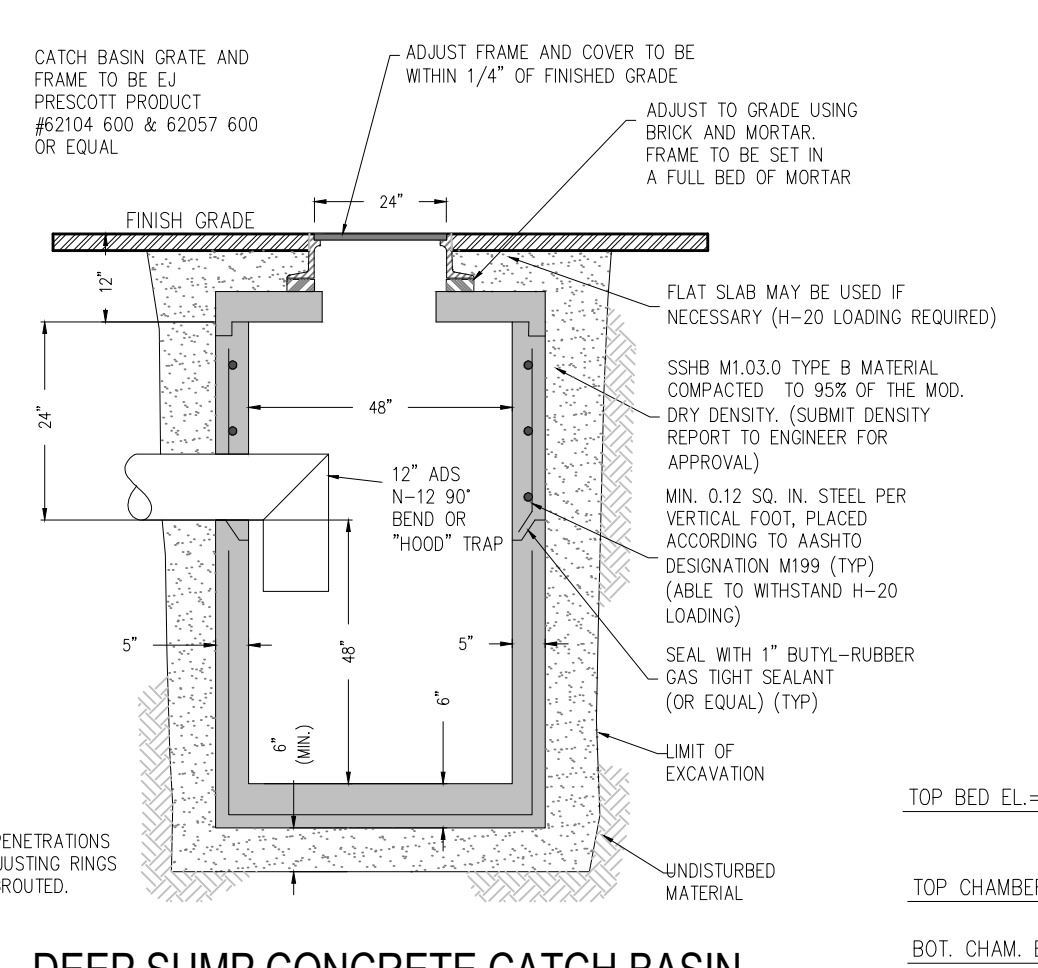


STABILIZED CONSTRUCTION ENTRANCE

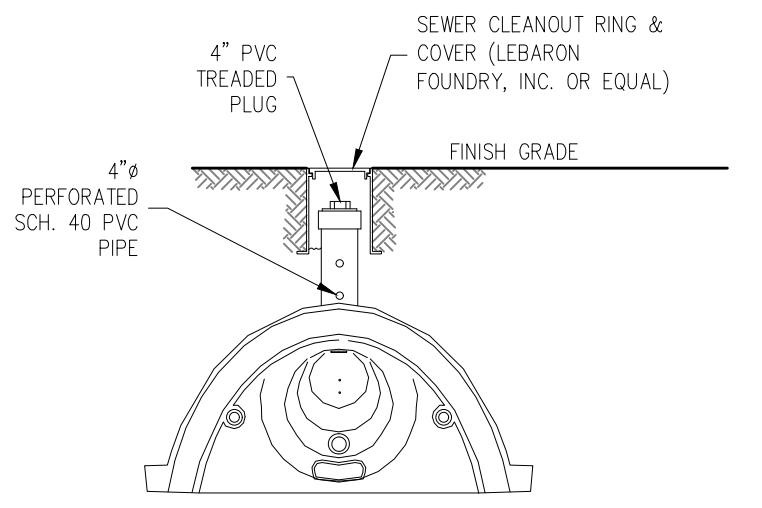
CITY OF WORCESTER
DEPARTMENT OF PUBLIC WORKS
ENGINEERING
SCALE: 1/8" = 1'-0"
DATE: JAN 2009



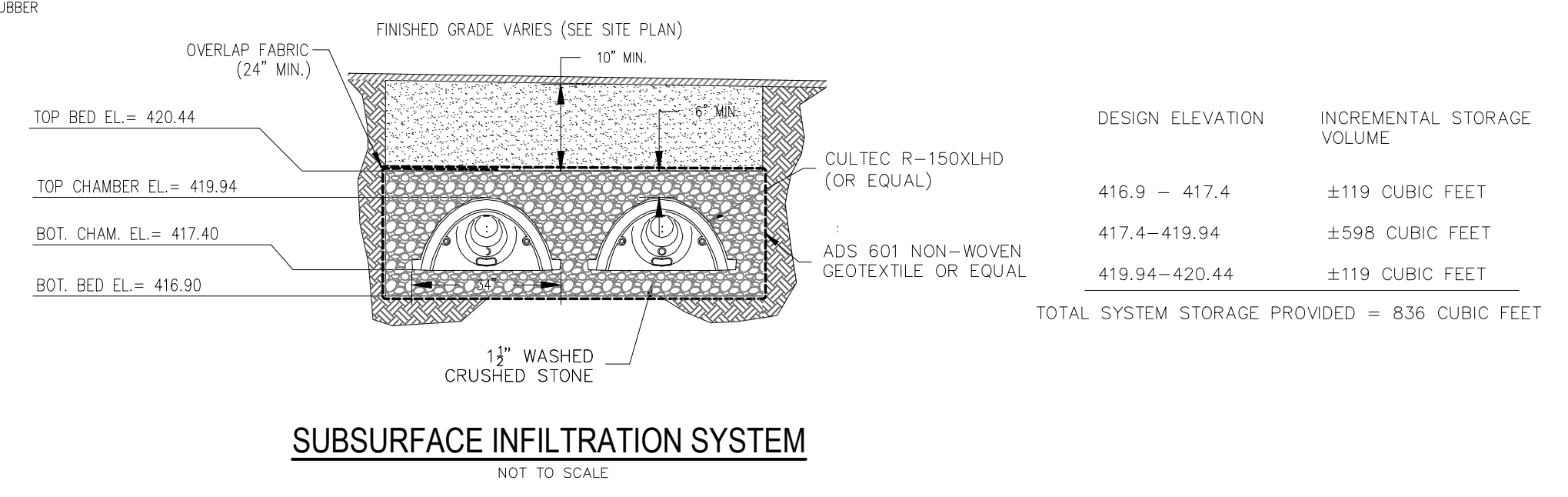
DRAIN MANHOLE DETAIL



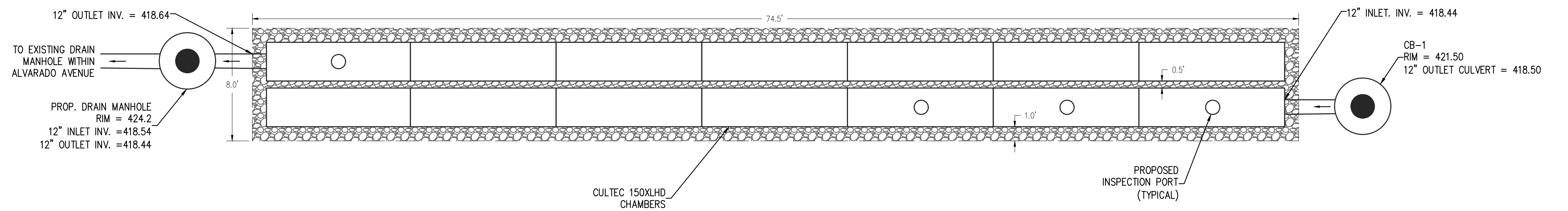
DEEP SUMP CONCRETE CATCH BASIN



SUBSURFACE INFILTRATION SYSTEM INSPECTION PORT DETAIL



SUBSURFACE INFILTRATION SYSTEM



SUBSURFACE INFILTRATION SYSTEM (PLAN VIEW)

DILLIS & ROY
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APPLICANT: SPECIALIZED PROPERTY GROUP
P.O. BOX 379
LUNENBURG, MASSACHUSETTS

SCALE: 1 in. = 30 ft.
30 0 15 30 60 120

FRANCIS M. McPARTLAN
CIVIL
No. 49572
STAMP DATE: 10/31/2024

DATE: 5/31/2024
DESIGN BY: RWP
DRAWN BY: RWP
CHECKED BY: FMM

CONSTRUCTION DETAILS
91-93 ALVARADO AVENUE
WORCESTER, MASSACHUSETTS 01604

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--|-----|
| 1. | 10/17/24 | UPDATE SITE PLAN TO INCLUDE 91 ALVARADO AVENUE | RWP |
| 2. | 10/31/24 | UPDATED PER PLANNING DEPARTMENT COMMENTS | RWP |

JOB NO. 8034
DRAWING NO. 8034-DETAILS
SHEET NO. 4 OF 4