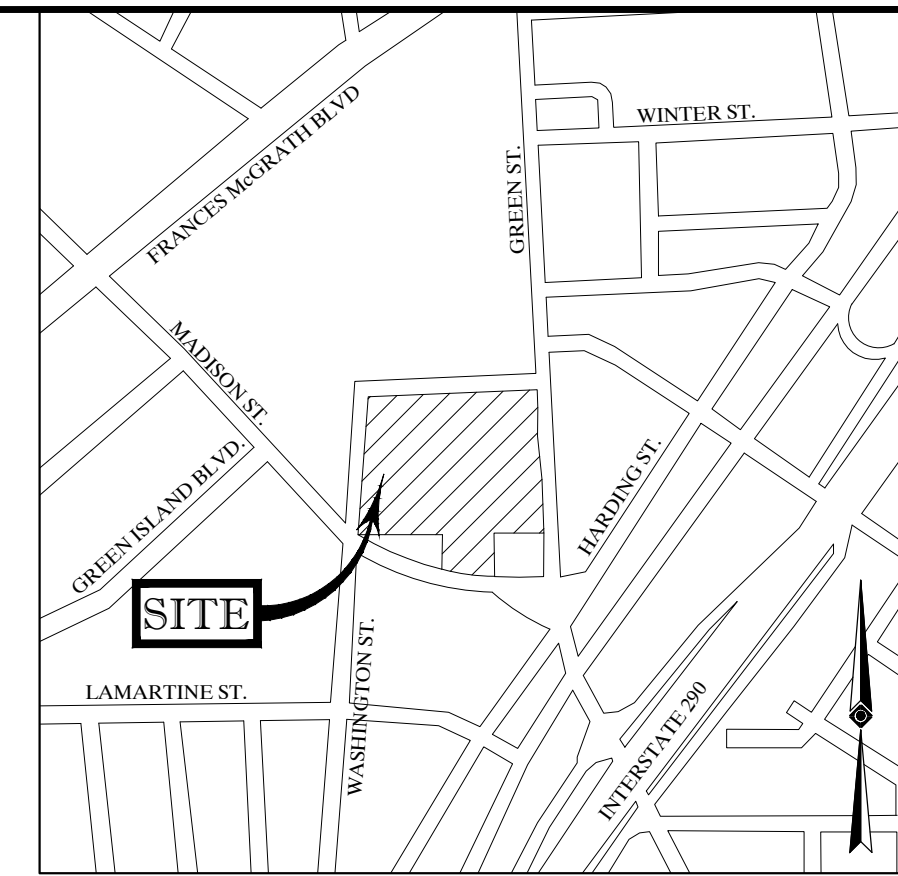
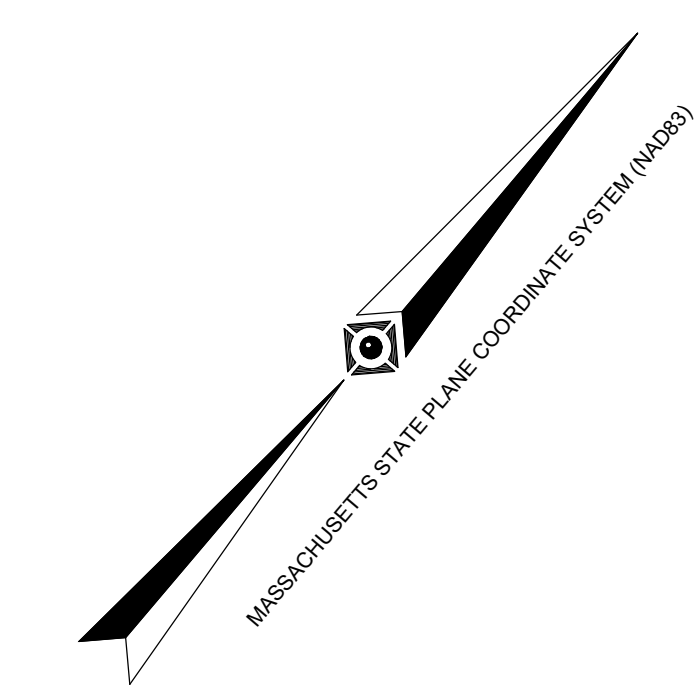
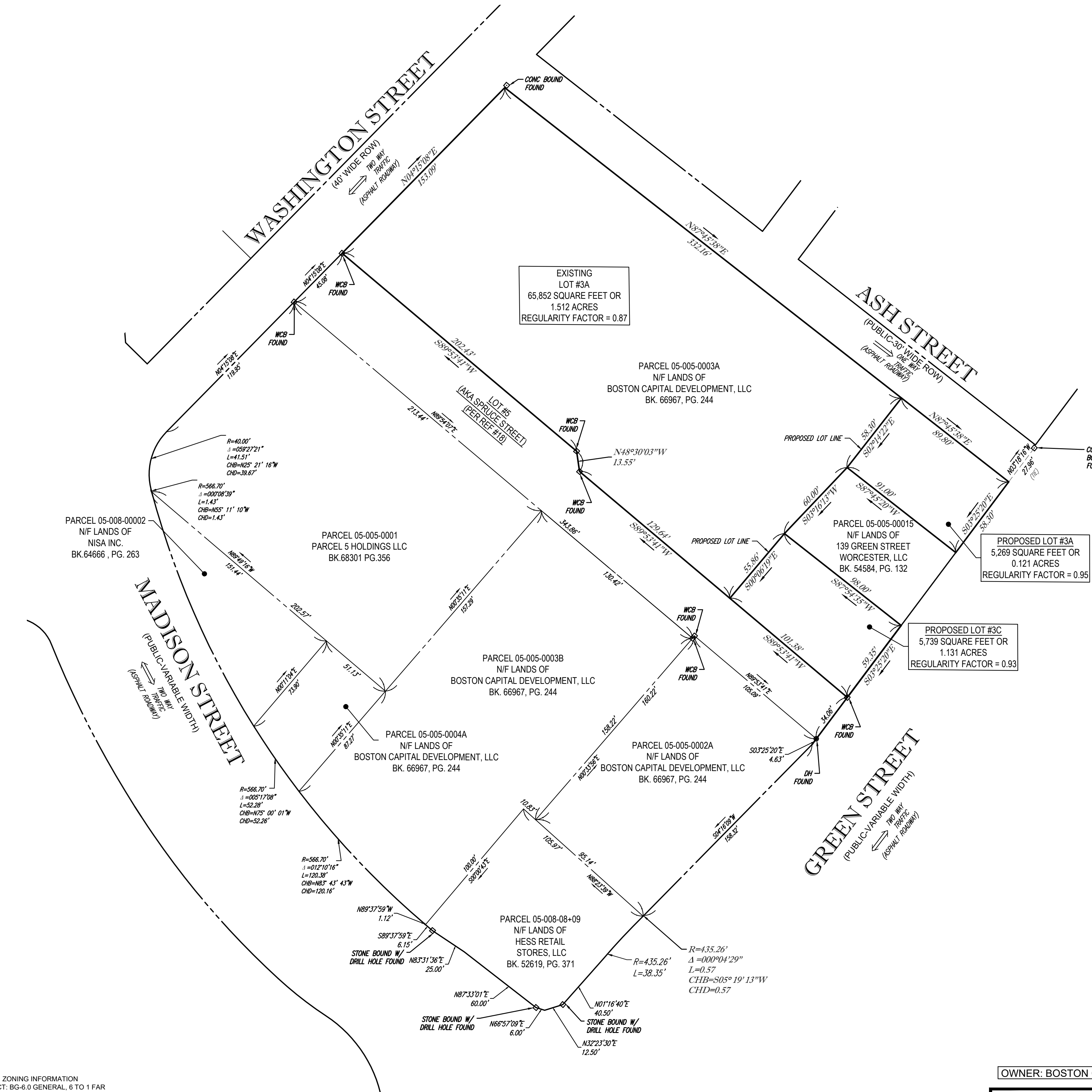


FOR REGISTRY USE ONLY



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS



- NOTES:
- PROPERTY KNOWN AS PARCEL 05-005-0003A AS DEPICTED ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS G.I.S. MAPS.
 - AREA: EXISTING PARCEL 05-005-0003A = 85,852 SQUARE FEET OR 1.512 ACRES
PROPOSED PARCEL 3C = 5,739 SQUARE FEET OR 0.131 ACRES
PROPOSED PARCEL 3D = 5,269 SQUARE FEET OR 0.121 ACRES
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 3C & 3D FROM EXISTING LOT 3A PARCEL 05-005-0003A AS SHOWN HEREON.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2

- REFERENCES:
- THE G.I.S. DATABASE OF THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS), PANEL 618 OF 1075," COMMUNITY-PANEL NUMBER 250270018E, EFFECTIVE DATE: JULY 4, 2011.
 - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, WYMAN-GORDON COMPANY, MADISON STREET, WASHINGTON STREET, GOLD STREET & ASSONET STREET, PARCELS 05-010-00001, 05-009-00019, 05-009-00014, 05-009-00005, 05-007-00004, 05-007-00003, 05-006-00013, 05-004-00027, 05-004-03+04, 05-003-00017, 05-003-00016, & 05-003-00012, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 26, 2019, 8 SHEETS.
 - MAP ENTITLED "PLAN OF LAND IN WORCESTER," PREPARED BY ROBINSON ENGINEERING, INC., DATED DECEMBER, 1953, RECORDED WITH THE MASSACHUSETTS LAND REGISTRATION OFFICE AS L.C.C. #25448A.
 - MAP ENTITLED "PLAN OF EASEMENTS OWNED BY THE CITY OF WORCESTER, WORCESTER, MASSACHUSETTS, SHOWING LOCATION OF EASEMENTS FOR THE PURPOSE OF RECONSTRUCTION MADISON, WASHINGTON, GREEN, HARDING, HARRISON, LAMARTINE, MILLBURY, ENDICOTT, SIGEL, ELLSWORTH, ARWICH, ASHWORTH, LAFAYETTE, VERNON, AND OLD MILLBURY STREETS IN THE CITY OF WORCESTER," PREPARED BY VHB, DATED JUNE 5, 2019, PROJECT NO. 609226, RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 943, PLAN 56.
 - MAP ENTITLED "IMPROVEMENTS TO COMBINE SEWERAGE SYSTEM, PLAN OF SEWER EASEMENTS, DRAINAGE CONDUIT, GRABOWSKI SQ. TO GREEN AND TEMPLE STREET, ALONG WASHINGTON STREET AND RAILROAD," PREPARED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, DATED MAY, 1978, RECORDED WITH WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 478, PLAN 3.
 - WASHINGTON STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
 - MADISON STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
 - GREEN STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
 - ASH STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.
 - UTILITIES MAP PROVIDED BY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS AND PARKS.
 - MAP ENTITLED "EXISTING CONDITIONS PLAN, WYMAN-GORDON COMPANY, PORTIONS OF WASHINGTON STREET, ASH STREET, SUMMIT STREET, GOLD STREET, PLYMOUTH STREET & GREEN STREET, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 24, 2019, LAST REVISED DECEMBER 8, 2020, TWO SHEETS.
 - SPRUCE STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, PLAN H-32 6842
 - MAP ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND, BOSTON CAPITAL DEVELOPMENT, LLC, 153 GREEN STREET, PARCEL 05-005-00001, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 4, 2022, RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 963, PLAN 91.
 - MAP ENTITLED "CITY OF WORCESTER MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, IMPROVEMENTS TO COMBINED SEWERAGE SYSTEM, LAND AND EASEMENTS ACQUIRED FOR MILL BROOK DRAINAGE CONDUIT," DATED SEPTEMBER, 1982, RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 507, PLAN 46.
 - MAP ENTITLED "CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, IMPROVEMENTS TO COMBINED SEWERAGE SYSTEM, CONTRACT 4 / 5 MILL BROOK DRAIN CONDUIT (SOUTH MIDDLE SECTIONS) DRAINAGE CONDUIT PLAN AND PROFILE - PART III," PREPARED BY FAY & THORNDIKE, DATED JANUARY 1983, SHEET 8 OF 47, FILED WITH THE WORCESTER DEPARTMENT OF PUBLIC WORKS.
 - MAP ENTITLED "CONDOMINIUM SITE PLAN OF LAND, BOSTON CAPITAL DEVELOPMENT, LLC, 120 WASHINGTON STREET, A PORTION OF PARCEL 05-005-00001, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 12, 2022, RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS AS PLAN BOOK 966, PLAN 96.
 - MAP ENTITLED "TAKING AND LAYOUT PLAN, SPRUCE STREET, STATION 0+0 TO STATION 4+46.28, PARCEL 05-005-0005A, CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED AUGUST 10, 2024, LAST REVISED OCTOBER 21, 2024, TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CITY OF WORCESTER PLANNING BOARD

CHAIRMAN

DATE

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE CITY OF WORCESTER ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

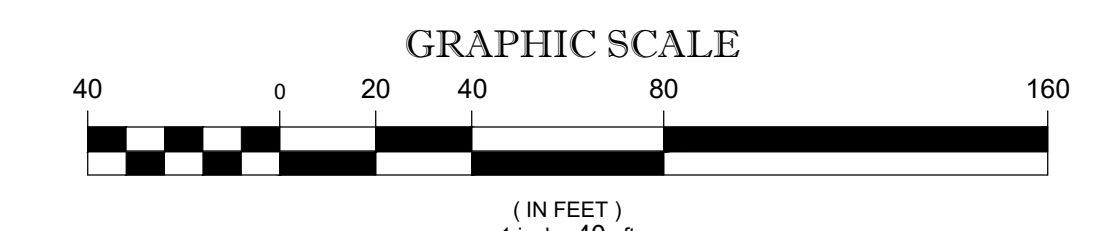
ZONING INFORMATION
DISTRICT: BG-6.0 GENERAL, 6 TO 1 FAR
OVERLAY DISTRICT: CCOD-D, DOWNTOWN PARKING SUBAREA
SOURCE: CITY OF WORCESTER ZONING MAP AMENDED AUGUST 7, 2024

ITEMS	REQUIRED
MIN LOT AREA	5,000 S.F.
MIN FRONTAGE	40 FT.
MIN FRONT YARD	N/A
MIN SIDE YARD	N/A
MIN REAR YARD	10 FT.
MAX BUILDING HEIGHT	N/A

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

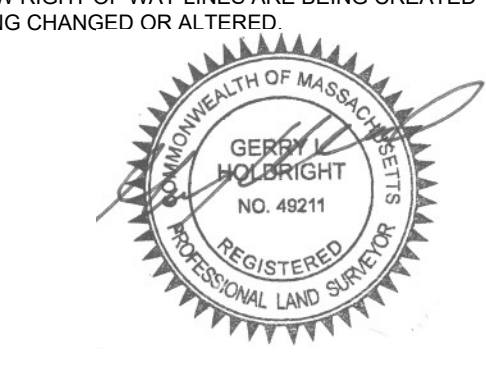
LEGEND

WCB	WORCESTER COUNTY BOUND
○	MONUMENTS FOUND
S.F.	SQUARE FEET
FT.	FEET



OWNER: BOSTON CAPITAL DEVELOPMENT, LLC.

THIS IS TO CONFIRM THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	N/A	APPROVAL NOT REQUIRED PLAN OF LAND BOSTON CAPITAL DEVELOPMENT, LLC	
FIELD BOOK NO.	N/A	120 WASHINGTON STREET	
FIELD BOOK PG.	N/A	PARCEL 05-005-0003A	
FIELD CREW	N/A	CITY OF WORCESTER, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS	
DRAWN:	G.R.D.	CONTROL POINT ASSOCIATES, INC.	
REVIEWED:	G.L.H.	ALBANY, NY 5183175010 CHIAFONT, PA 215129800 MANHATTAN, NY 6467800411 MT LAUREL, NJ 609575999 WARREN, NJ 908686999	
APPROVED:	G.L.H.	DATE	12-11-2024
SCALE	1" = 40'	FILE NO.	03-200266-01
DWG. NO.	1	OF	1