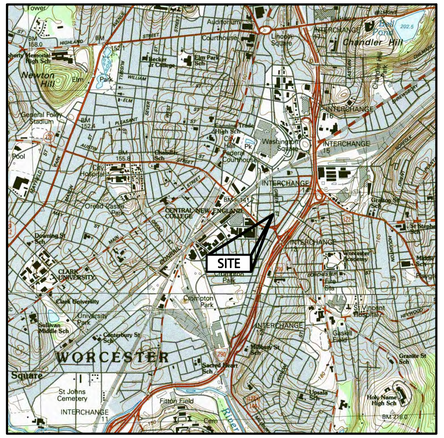
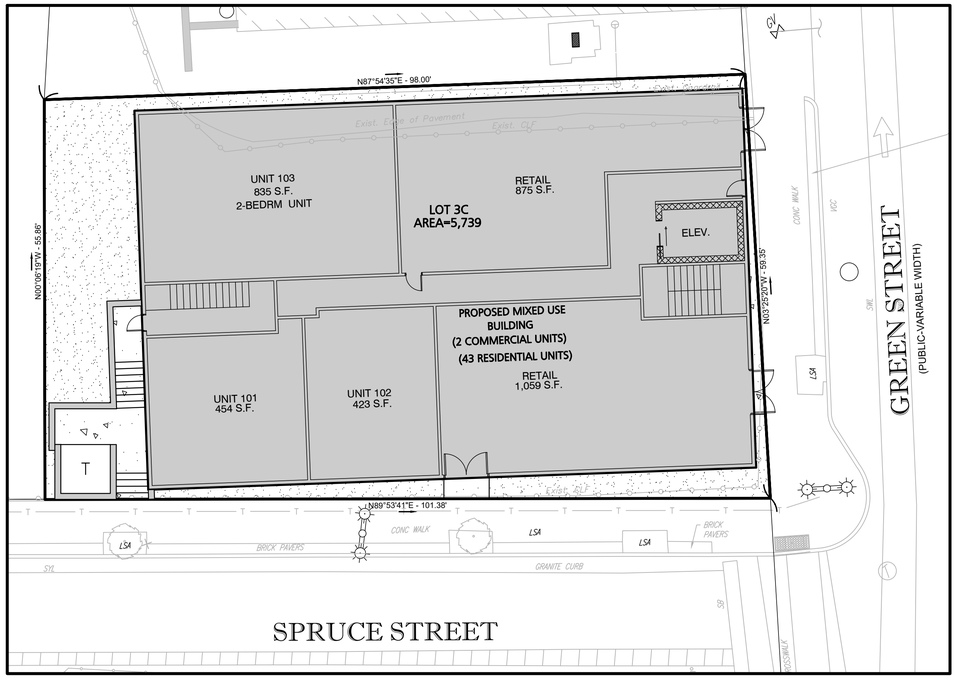
PROPOSED MIXED-USE DEVELOPMENT

Lot 3C Green Street
Worcester, Massachusetts 01610



LOCUS MAP
SCALE: 1:25,000



KEY MAP
GRAPHIC SCALE
10' 0 5' 10' 20' 40'
(IN FEET)
1 inch = 10 ft.

OWNER/APPLICANT:
ROSSI DEVELOPMENT
345 BOYLSTON STREET SUITE 300
NEWTON, MA 02459

CIVIL ENGINEER:
ENGINEERING ALLIANCE, INC.
194 CENTRAL STREET
SAUGUS, MA 01906
(781) 231-1349

ARCHITECT:
PAUL R. LESSARD
13 STATION ROAD
SALEM, MA 01970
(978) 210-1960

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street — Saugus, MA 01906 — Tel: (781) 231-1349 — Fax: (781) 417-0020
1950 Lafayette Road — Portsmouth, NH 03801 — Tel: (603) 610-7100 — Fax: (603) 6107101

PREPARED FOR:

Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

SHEET NUMBER AND TITLE

C-0 COVER SHEET
C-1 EXISTING CONDITIONS PLAN
C-2 EROSION CONTROL PLAN
C-3 SITE LAYOUT PLAN
C-4 GRADING, DRAINAGE & UTILITY PLAN
L-1 LANDSCAPE PLAN
D-1 CONSTRUCTION DETAILS I

DATE	DESCRIPTION OF REVISION

PREPARED BY: Engineering Alliance, Inc. — Civil Engineering & Land Planning Consultants
194 Central Street, Saugus, MA 01906 — Tel. (603) 610-7100 — Fax: (603) 610-7101
1950 Lafayette Road, Portsmouth, NH 03801 — Tel. (781) 231-1349 — Fax: (781) 417-0020

PROJECT: Proposed Site Plan
Lot 3C Green Street
Worcester, Massachusetts

PROJECT #: 2461423 — DATE: December 9, 2024
SCALE: AS NOTED — DWG FILE NAME: 2461423.dwg
DESIGN BY: Eric Bradanese, P.E. — CHECKED BY: Richard A. Salvo, P.E.

COMMONWEALTH OF MASSACHUSETTS — RICHARD A. SALVO — CIVIL — No. 41651 — REGISTERED PROFESSIONAL ENGINEER

APPLICANT: Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

DWG. NO. C-0 — DRAWING TITLE: Cover Sheet

NOTES:

1. PROPERTY KNOWN AS A PORTION OF PARCEL 05-005-0003A AS DEPICTED ON THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS G.I.S. MAPS.

2. LOT 3A AREA = 65,852 SQUARE FEET OR 1.512 ACRES

   PROPOSED LOT 3C AREA = 5,738 SQUARE FEET± OR 0.131 ACRES±
   PROPOSED LOT 3D AREA = 5,261 SQUARE FEET± OR 0.120 ACRES±

3. LOCATION OF UNDERGROUND UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY..

4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES.

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.

6. 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

7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

9. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.

11. THIS SURVEY WAS PREPARED FOR THE CLIENT, BOSTON CAPITAL DEVELOPMENT PARTNERS, LLC. AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.

REFERENCES:

1. THE G.I.S. DATABASE OF THE CITY OF WORCESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS), PANEL 618 OF 1075," COMMUNITY-PANEL NUMBER 25027C0618E, EFFECTIVE DATE: JULY 4, 2011.

3. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, WYMAN-GORDON COMPANY, MADISON STREET, WASHINGTON STREET, GOLD STREET & ASSONET STREET, PARCELS 05-010-00001, 05-009-00019, 05-009-00014, 05-009-00009, 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.

4. 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.

5. MAP ENTITLED "PLAN OF EASEMENTS OWNED BY THE CITY OF WORCESTER, WORCESTER, MASSACHUSETTS, WORCESTER COUNTY, SHOWING LOCATION OF EASEMENTS FOR THE PURPOSE OF RECONSTRUCTION MADISON, WASHINGTON, GREEN, HARDING, HARRISON, LAMARTINE, MILLBURY, ENDICOTT, SIGEL, ELLSWORTH, ARWICH, ASHMONT, LAFAYETTE, VERNON, AND OLD MILLBURY STREETS FOR 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.

6. 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.

7. WASHINGTON STREEET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.

8. MADISON STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.

9. GREEN STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.

10. ASH STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS.

11. UTILITIES MAP PROVIDED BY THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS AND PARKS.

12. 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.

13. SPRUCE STREET LAYOUT PROVIDED BY CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS, PLAN H-32 6842

14. MAP ENTITLED "APPROVAL NOT REQUIRED PLAN OF L AND, 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.

15. 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.

16. 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.

17. 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.

18. CIVIL CAD FILE PROVIDED BY BOHLER ENGINEERING.

19. ZONING REPORT PROVIDED BY SEDERLAW ATTORNEYS, DATED SEPTEMBER 28, 2022.

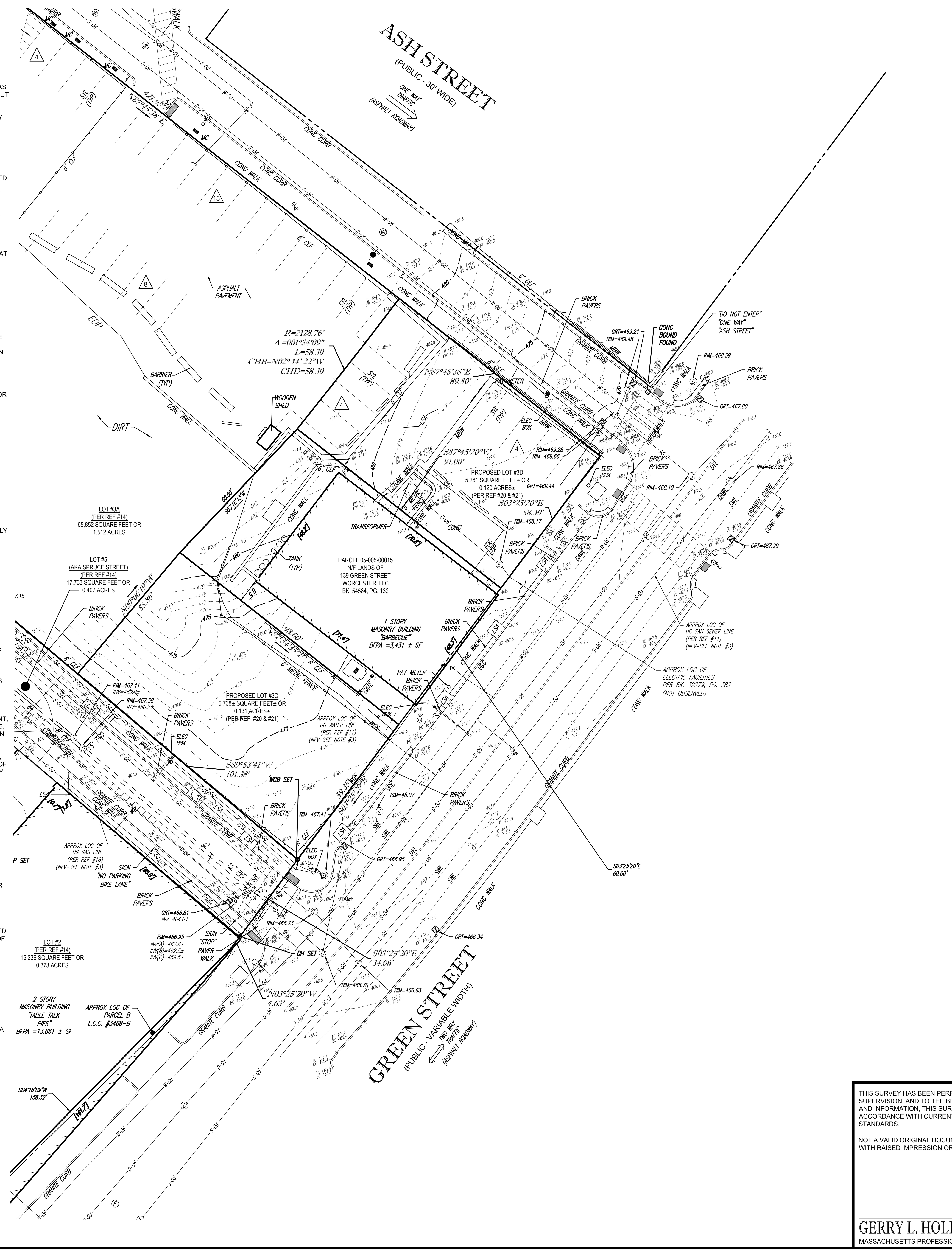
20. MAP ENTITLED "PROPOSED LOT LINE EXHIBIT FOR TREMONT DEVELOPMENT PARTNERS LLC," PROVIDED BY BOHLER, DATED NOVEMBER 12, 2024.

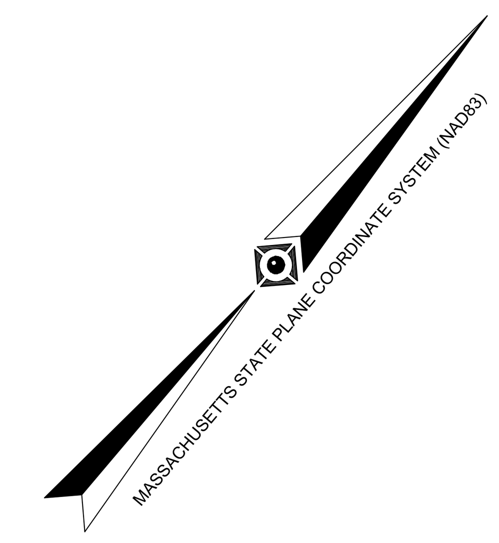
21. CAD FILE PROVIDED BY BOHLER ENTITLED "P-GNRE-PROP-MAA240356.00-0A," RECEIVED DECEMBER 9, 2024.

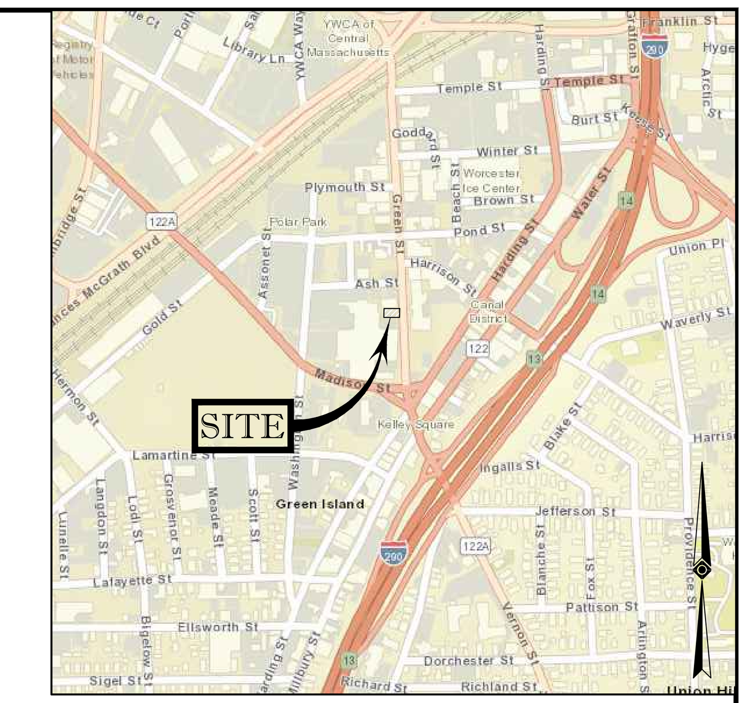
(1-888-344-7233) STOP - CALL BEFORE YOU DIG!

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

CONTROL POINT ASSOCIATES, INC.- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.







LOCUS MAP
NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION
124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× TW 123.45	EXISTING TOP OF WALL ELEVATION
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
× FF 123.45	EXISTING FINISHED FLOOR ELEVATION
	HYDRANT
WV	WATER VALVE
VALVE	UNKNOWN VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
C	APPROX. LOC. UNDERGROUND CABLE LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
UP #	UTILITY POLE
GW	GUY WIRE
	STREET LIGHT
	AREA LIGHT
C/O	CLEAN OUT
	SIGN
	BOLLARD
	U-BOLLARD
P	POST
	PAINTED ARROWS
DMH	DRAINAGE/STORM MANHOLE
EMH	ELECTRIC MANHOLE
SMH	SANITARY/SEWER MANHOLE
TMH	TELEPHONE MANHOLE
MH	UNKNOWN MANHOLE
CB	CATCH BASIN OR INLET
T#	TREE & TRUNK SIZE
10	PARKING SPACE COUNT
CLF	CHAIN LINK FENCE
DC	DEPRESSED CURB
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
UG	UNDER GROUND
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
SWL	SOLID WHITE LINE
DYL	DOUBLE YELLOW LINE
HT	HEIGHT
DAYL	DASHED YELLOW LINE
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
EL	ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CIP	CAST IRON PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
-Qd	SUBSURFACE UTILITY QUALITY LEVEL D
WCB	WORCESTER COUNTY BOUND

ZONING INFORMATION
BUSINESS GENERAL (BG-6.0) DISTRICT &
COMMERCIAL CORRIDORS OVERLAY DISTRICT,
DOWNTOWN SUBAREA (CCOD-D)
SOURCE: LOCAL COUNCIL ZONING OPINION
PREPARED BY EASTERN BANK, PROVIDED ON
SEPTEMBER 23, 2022. (PER REF. #19)

ITEMS	REQUIRED BG-6.0	REQUIRED CCOD-D
MIN LOT AREA	5,000 SF	5,000 SF
MIN FRONTAGE	200'	200'
MIN FRONT YARD	N/A	N/A
MIN SIDE YARD	N/A	N/A
MIN REAR YARD	10'	10'
MAX BUILDING HEIGHT	N/A	N/A
MAX FLOOR TO AREA RATIO	6 : 1	6 : 1
MIN PARKING REQUIRED	0 SPACES	0 SPACES

-ARTICLE IV, SECTION 2 OF THE ZONING ORDINANCE, AT TABLE 4.1, RESIDENTIAL USE #10, PROVIDES THAT A DWELLING, MULTI-FAMILY, HIGH RISE IS PERMITTED AS OF RIGHT IN BOTH THE BG-6.0 AND CCOD-D ZONING DISTRICTS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

PROGRESS PRINT — Dec 09, 2024 – 1:05pm

12-09-2024
DATE

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

FIELD DATE	12-05-2024
FIELD BOOK NO.	24-13MA
FIELD BOOK PG.	17-19
FIELD CREW	C.W.
DRAWN:	G.R.D.

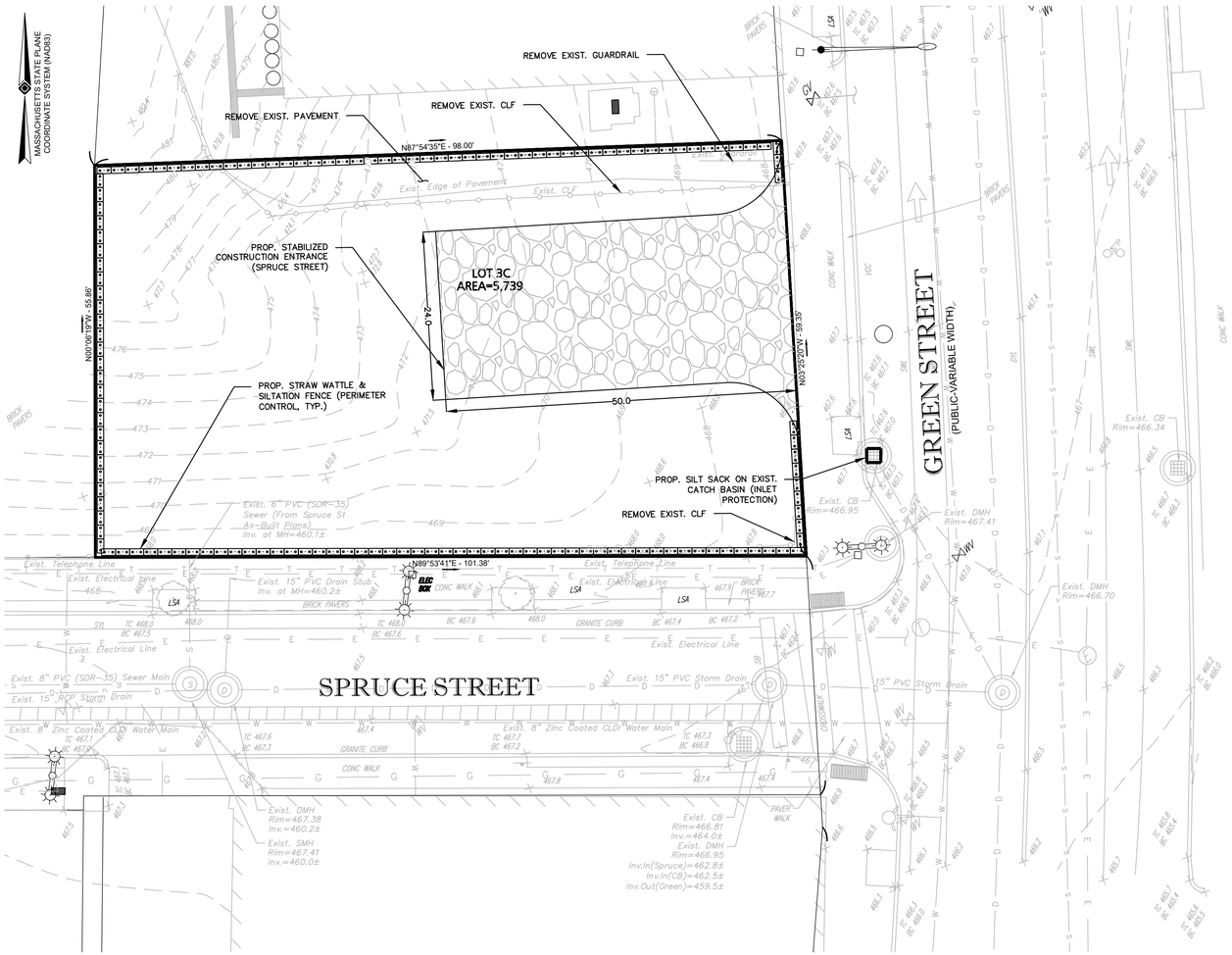
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

BOSTON CAPITAL DEVELOPMENT PARTNERS LLC
120 WASHINGTON STREET
A PORTION OF PARCEL 05-005-0003A (PROPOSED LOT 3C & 3D)
CITY OF WORCESTER, WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
R.J.K.	G.L.H.	12-09-2024	1" = 40'	03-200266-01	1 OF 1



GRAPHIC SCALE

10' 0 5' 10' 20' 40'

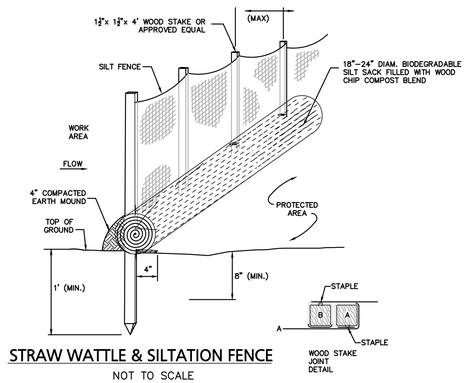
(IN FEET)
1 inch = 10 ft.

LEGEND - EROSION CONTROL PLAN

PROPERTY LINE	
PROPOSED HAYBALE & SILTATION FENCE	

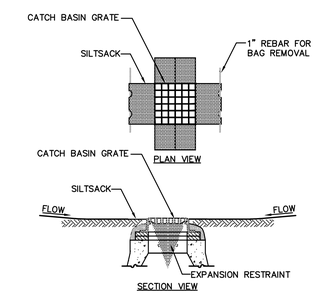
DEMOLITION NOTES:

1. EXISTING STRUCTURES ON SITE AND ALL ASSOCIATED APPURTENANCES ARE TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING AND REMOVAL OF ALL MATERIAL DURING DEMOLITION PROCESSES.
2. EXISTING UTILITIES SHOWN ON THIS PLAN WERE DETERMINED FROM VISIBLE STRUCTURES AND PLANS OF RECORD WHERE AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE CUTTING, CAPPING, AND REMOVAL OF ALL EXISTING UTILITIES ASSOCIATED WITH EXISTING INFRASTRUCTURE. ANY ADDITIONAL UTILITY INFORMATION DIFFERING FROM THAT SHOWN ON THIS PLAN SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.



STRAW WATTLE & SILTATION FENCE

NOT TO SCALE



NOTES:

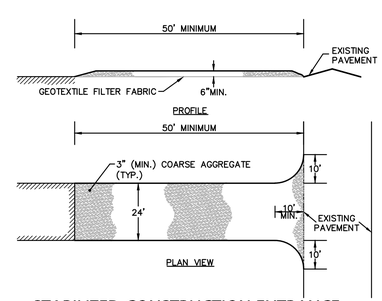
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

SILTSACK SEDIMENT TRAP

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE (MIN.), RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

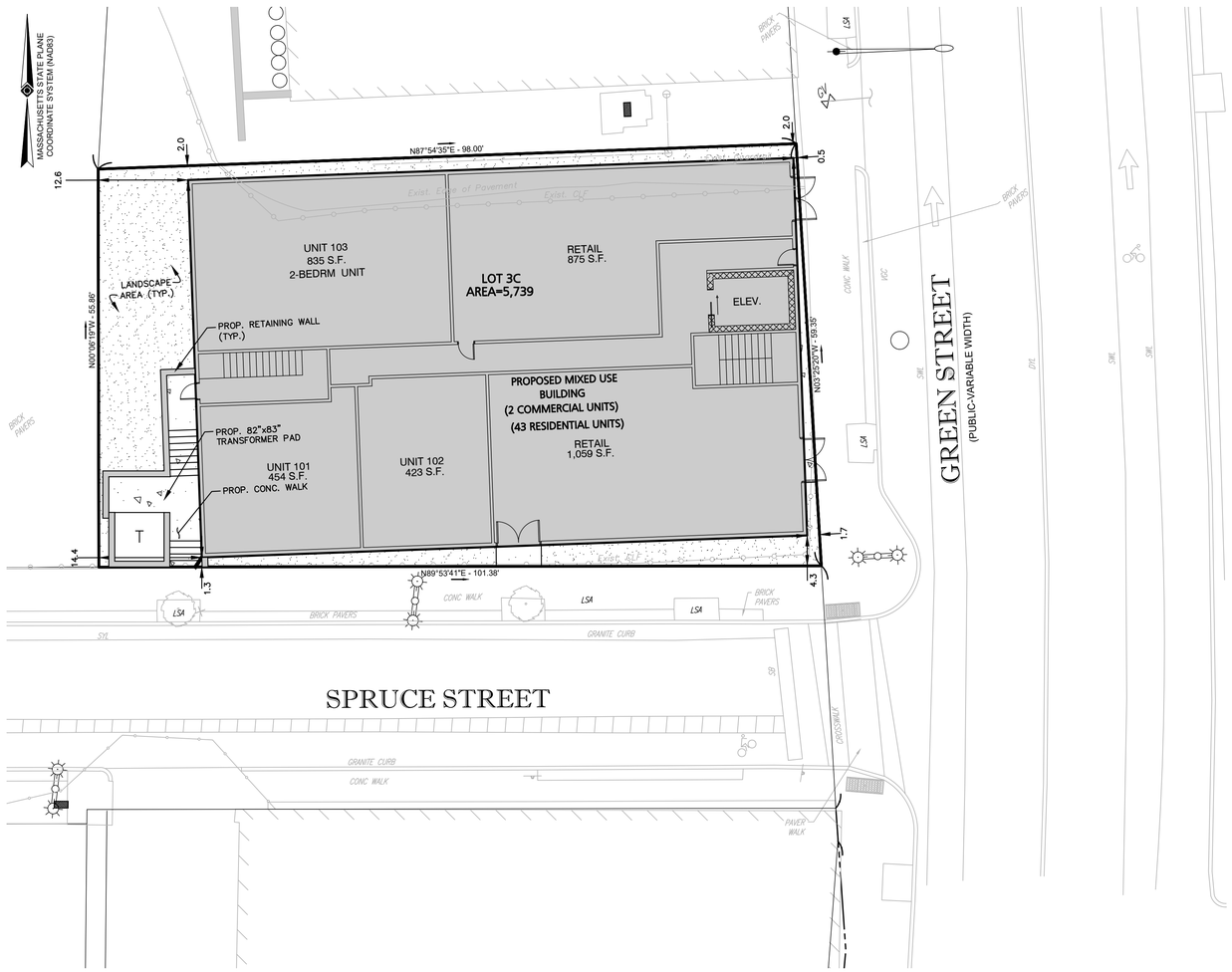
PROJECT:
Proposed Site Plan
Lot 3C Green Street
Worcester, Massachusetts

PROJECT #: 2461423
DATE: December 9, 2024
SCALE: AS NOTED
DWG FILE NAME: 2461423.dwg
DESIGN BY: Eric Bradanese, P.E.
CHECKED BY: Richard A. Salvo, P.E.

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
No. 41861
CIVIL
REGISTERED PROFESSIONAL ENGINEER

APPLICANT:
Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

DWG. NO.: C-2
DRAWING TITLE: Existing Conditions Plan



LEGEND - SITE LAYOUT PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
PROPOSED CURB	
PROPOSED BUILDING	
PROPOSED CONC. PAVEMENT	
PROPOSED LANDSCAPE AREA	
PROPOSED STRIPING	
COMPACT SPACES (8'x18')	

LAND USAGE TABLE

BG 6.0 GENERAL BUSINESS ZONING DISTRICT / COMMERCIAL CORRIDORS OVERLAY DISTRICT

ITEM	REQUIRED (BG-6.0)	REQUIRED (CCOD)	PROVIDED
MINIMUM LOT AREA	5,000 S.F.	–	5,739± S.F.
MINIMUM LOT FRONTAGE	40 PER DU UP TO 200 FT	–	59.35 FT
MIN REGULARITY FACTOR	0.40	–	0.92
MAX FLOOR AREA RATIO	6:1	–	3.9
MINIMUM FRONT YARD SETBACK (GREEN ST.)	–	–	0.5 FT
MINIMUM SIDE YARD SETBACK	–	–	1.3 FT
MINIMUM REAR YARD SETBACK	–	–	12.6 FT
MAXIMUM HEIGHT	–	–	50 FT

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
43 RESIDENTIAL UNITS 2 RETAIL UNITS	0 SPACES NO PARKING REQUIRED IN BG–6.0 ZONING DISTRICT	0 SPACES
TOTAL	0 SPACES	0 SPACES

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 10 ft.

DATE	DESCRIPTION OF REVISION

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT:

Proposed Site Plan
Lot 3C Green Street
Worcester, Massachusetts

PROJECT #: 2461423
DATE: December 9, 2024
SCALE: AS NOTED
DWG FILE NAME: 2461423.dwg
DESIGN BY: Eric Bradanese, P.E.
CHECKED BY: Richard A. Salvo, P.E.

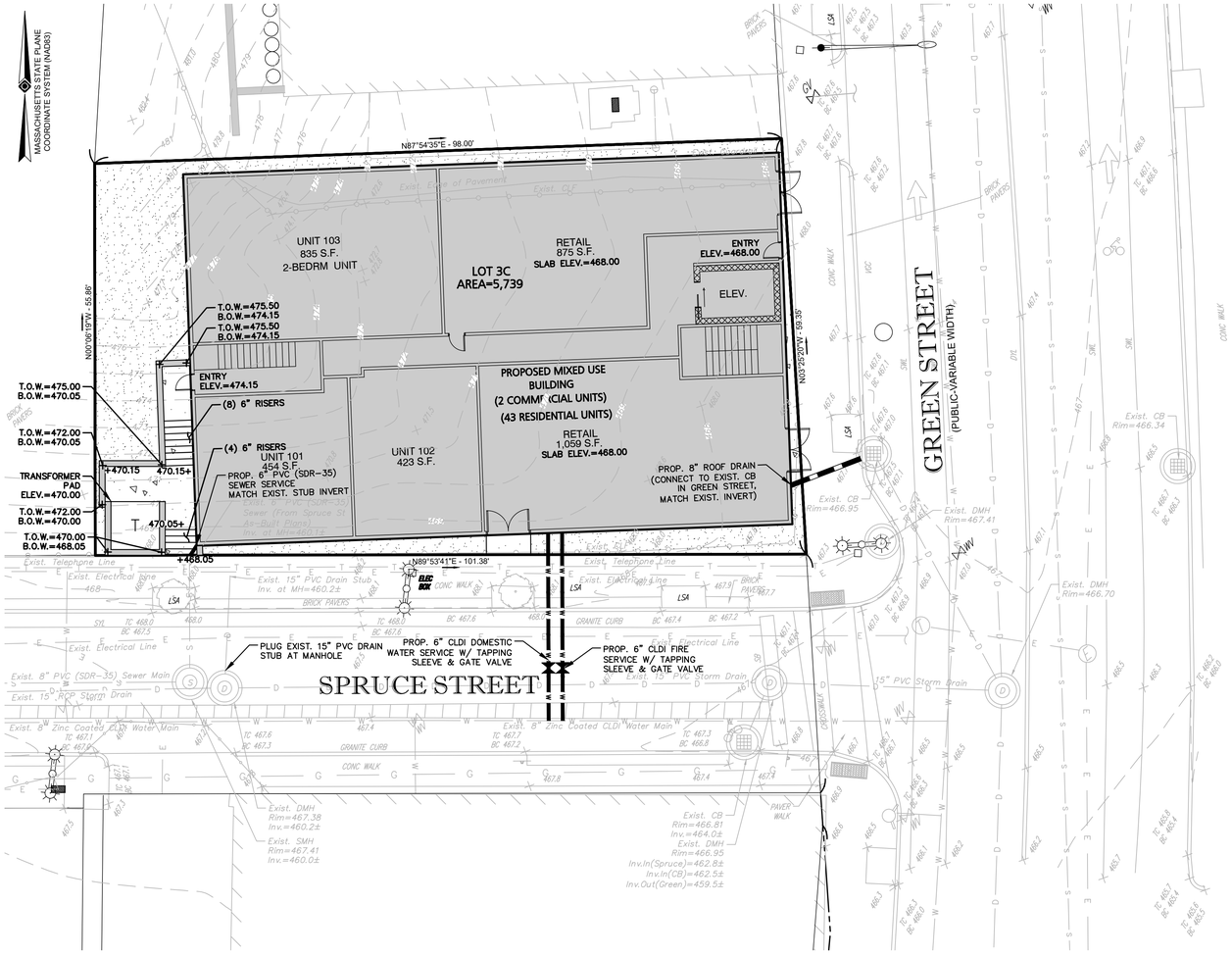
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
CIVIL
No. 41651
REGISTERED PROFESSIONAL ENGINEER

APPLICANT:

Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

DWG. NO.: C-3

DRAWING TITLE: Site Layout Plan



GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 10 ft.

LEGEND - GRADING, DRAINAGE & UTILITY PLAN

PROPERTY LINE	
PROPOSED BUILDING	
EXISTING CONTOUR	470
EXISTING SEWER LINE	S
EXISTING WATER LINE	W
EXISTING DRAIN LINE	D
EXISTING GAS LINE	G
EXISTING ELECTRIC LINE	E
EXISTING TELELPHONE LINE	T
EXISTING SEWER MANHOLE	S
EXISTING DRAIN MANHOLE	D
EXISTING CATCH BASIN	
EXISTING ELECTRIC MANHOLE	E
EXISTING TELEPHONE MANHOLE	T
EXISTING WATER GATE	GV
PROPOSED CONTOUR	460
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED WATER GATE	
PROPOSED DRAIN LINE	

GENERAL UTILITY NOTES:

1. ALL EXISTING SITE FEATURES SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
5. ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE CITY OF WORCESTER, AND IS SUBJECT TO QUALITY CONTROL TESTING AT THE DISCRETION OF THE ENGINEERING DEPT. AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE CITY OF WORCESTER D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
6. ALL UTILITY WORK WITHIN ANY RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY THE DPW & OBTAIN A PERMIT FOR SUCH WORK FROM THE DPW.
7. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH THESE REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY EXISTING STRUCTURES AND/OR UTILITIES DAMAGED DURING CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
11. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
12. DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT & SHALL SUBMIT AN AUTOCAD "AS-BUILT" TO THE ENGINEERING DEPT. UPON COMPLETION OF THE BUILDING & UTILITY WORK.
14. THE CONTRACTOR SHALL NOTIFY THE CITY OF WORCESTER ENGINEERING DEPARTMENT IMMEDIATELY IF ANY CHANGES OCCUR TO THE APPROVED PLAN.
15. ALL H.D.P.E. AND PVC UTILITY PIPING SHALL BE INSTALLED WITH ¾" STONE BEDDING AND COVER.
16. THE PROJECT PROPONENT IS RESPONSIBLE TO PROVIDE ANY NECESSARY UPGRADES TO CITY UTILITIES THAT ARE DIRECTLY IMPACTED BY THE PROJECT.

GENERAL DRAINAGE NOTES:

1. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES 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' FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SERVICE CONNECTIONS (I.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.

DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel. (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel. (603) 610-7100
Fax: (603) 610-7101

PROJECT:
Proposed Site Plan
Lot 3C Green Street
Worcester, Massachusetts

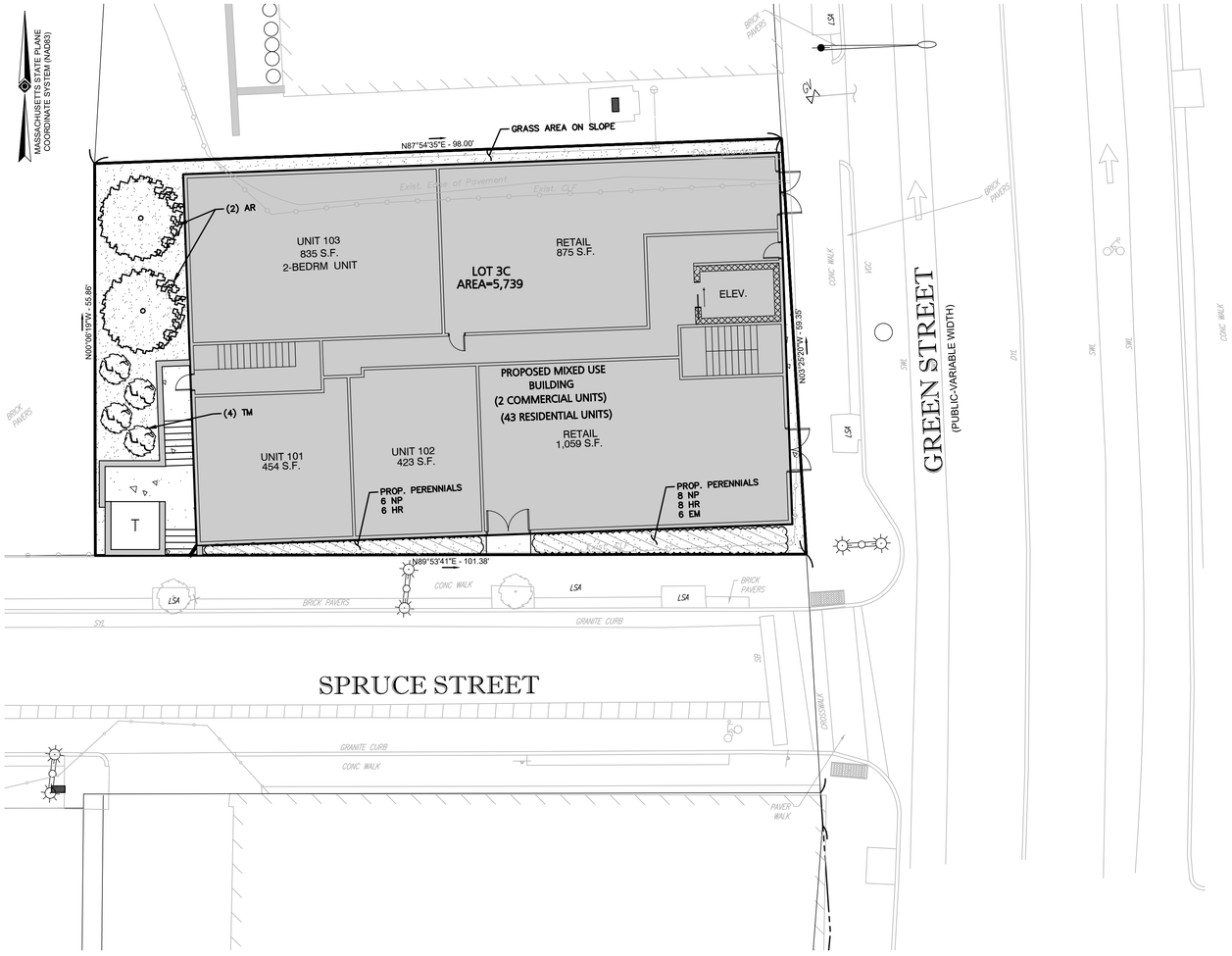
PROJECT #: 2461423
DATE: December 9, 2024
SCALE: AS NOTED
DWG FILE NAME: 2461423.dwg
DESIGN BY: Eric Bradanese, P.E.
CHECKED BY: Richard A. Salvo, P.E.

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
No. 41861
PROFESSIONAL ENGINEER

APPLICANT:
Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

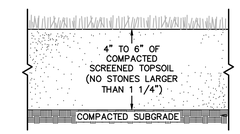
DRAWING TITLE:
Grading, Drainage & Utility Plan

DWG. NO.
C-4



PLANT LIST

Quantity	Plant Name	Plant Size
	TREES	
2	ARMSTRONG RED MAPLE (AR)	2.5"–3"
	SHRUBS	
4	TAXUS MEDIA "GREENWAVE" (TM)	18–24"
	PERENNIALS	
14	HAPPY RETURNS DAYLILY (HR)	1 GAL.
14	NEPETA 'WALKERS LOW' CATMINT (NP)	1 GAL.
6	ECHINACEA PUPUREA 'MAGNUS' CONEFLOWER (EM)	1 GAL.



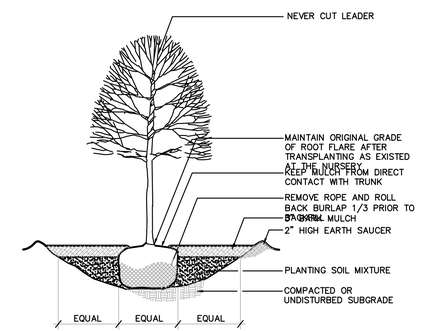
NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:
3. PLANTING BEDS TO CONTAIN 12" MIN. COMPOSTED LOAM

SIEVE	% PASSING
1 1/4 INCH	100
No.4	85–100
No.40	60–85
No.100	38–60
No.200	28–40

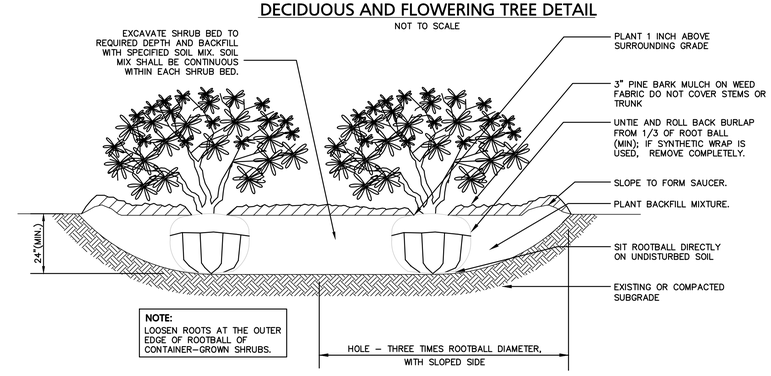
SEEDED LAWN DETAIL

NOT TO SCALE



DECIDUOUS AND FLOWERING TREE DETAIL

NOT TO SCALE



NOTE:
LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER–GROWN SHRUBS.

SHRUB BED PLANTING

NOT TO SCALE

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 10 ft.

DATE	DESCRIPTION OF REVISION

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT:
Proposed Site Plan
Lot 3C Green Street
Worcester, Massachusetts

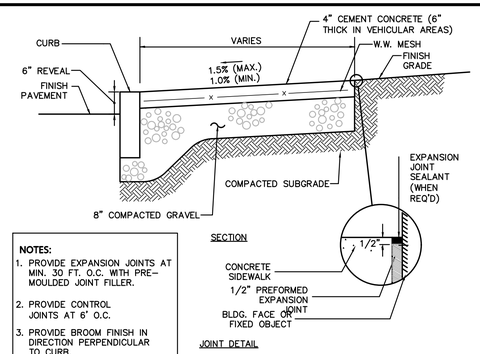
PROJECT #: 2461423
DATE: December 9, 2024
SCALE: AS NOTED
DWG FILE NAME: 2461423.dwg
DESIGN BY: Eric Bradanese, P.E.
CHECKED BY: Richard A. Salvo, P.E.

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
CIVIL
No. 41851
REGISTERED PROFESSIONAL ENGINEER

APPLICANT:
Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

DRAWING TITLE:
Landscape Plan

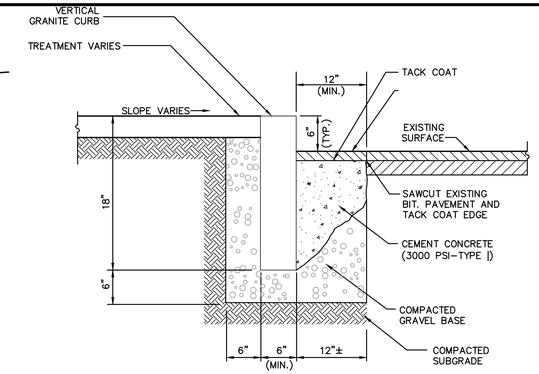
DWG. NO.
L-1



NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE ||

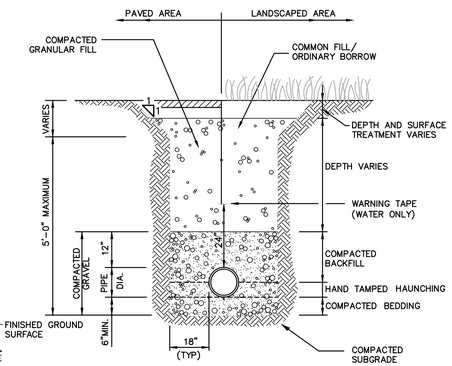
CONCRETE SIDEWALK

NOT TO SCALE



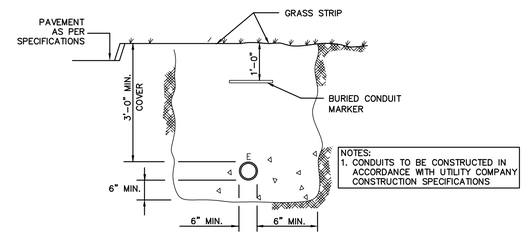
VERTICAL GRANITE CURB SET IN EXISTING PAVEMENT

NOT TO SCALE



UTILITY TRENCH

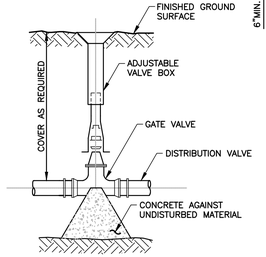
NOT TO SCALE



NOTES:
1. CONDUITS TO BE CONSTRUCTED IN ACCORDANCE WITH UTILITY COMPANY CONSTRUCTION SPECIFICATIONS

TYPICAL ELECTRIC/TELEPHONE/CABLE UNDERGROUND TRENCH DETAIL

NOT TO SCALE



WATER GATE DETAIL

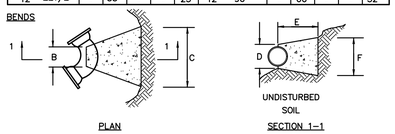
NOT TO SCALE

NOTES:
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3000 PSI-TYPE |

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 111/4°	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 221/2°	-	19"	-	-	13"	6" 90°	-	30"	-	-	27"
8" 111/4°	-	20"	-	-	12"	8" 45°	-	30"	-	-	24"
8" 221/2°	-	22"	-	-	17"	8" 90°	-	38"	-	-	36"
12" 111/4°	-	30"	-	-	15"	12" 45°	-	40"	-	-	40"
12" 221/2°	-	35"	-	-	25"	12" 90°	-	60"	-	-	52"

BENDS

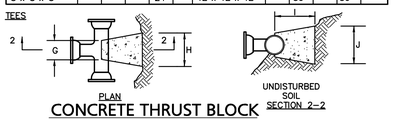


PLAN — SECTION 1–1

TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"x 6"x 6"	12"	24"	24"	18"	12"x 12"x 6"	12"	24"	24"	18"
8"x 8"x 6"	-	-	-	-	12"x 12"x 8"	-	-	-	24"
8"x 8"x 8"	-	-	-	24"	12"x 12"x 12"	-	36"	-	36"

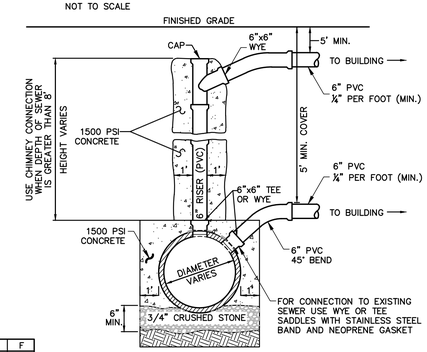
TEES



PLAN — SECTION 2–2

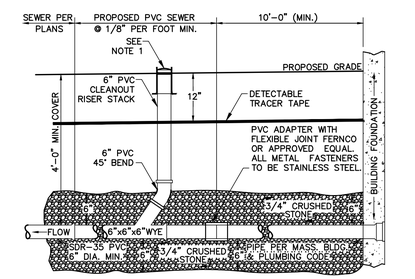
CONCRETE THRUST BLOCK

NOT TO SCALE



SANITARY SEWER SERVICE AT MAIN

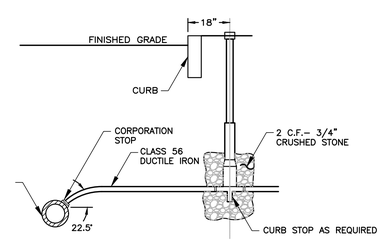
NOT TO SCALE



NOTES:
1. LeBARON CAST IRON SEWER CLEANOUT RING COVER. COVER TO BE CAST WITH THE WORD "CLEANOUT" AND HAVE FLAT DIAMOND SURFACE.

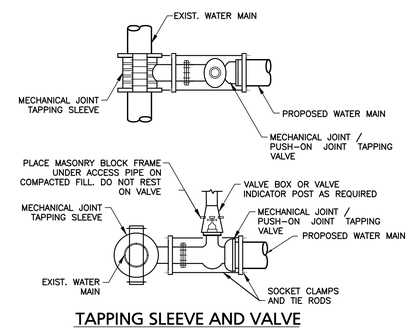
SANITARY SEWER SERVICE AT BUILDING

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



TAPPING SLEEVE AND VALVE

NOT TO SCALE

DATE	DESCRIPTION OF REVISION

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT:
Proposed Site Plan
Lot 3C Green Street
Worcester, Massachusetts

PROJECT #: 2461423 | DATE: December 9, 2024
SCALE: AS NOTED | DWG FILE NAME: 2461423.dwg
DESIGN BY: Eric Bradanese, P.E. | CHECKED BY: Richard A. Salvo, P.E.

APPLICANT:
Rossi Development
345 Boylston Street Suite 300
Newton, MA 02459

DRAWING TITLE: Construction Details I

DWG. NO. D-1