

LEGEND - SITE LAYOUT

PROPERTY LINE	
PROPOSED STRIPING	
BUILDING	
PARKING COUNT	⑩
CONCRETE SIDEWALK	
PROP. CURB	
PROP. RETAINING WALL	
HANDICAP PARKING	
PROPOSED TRAFFIC SIGN	

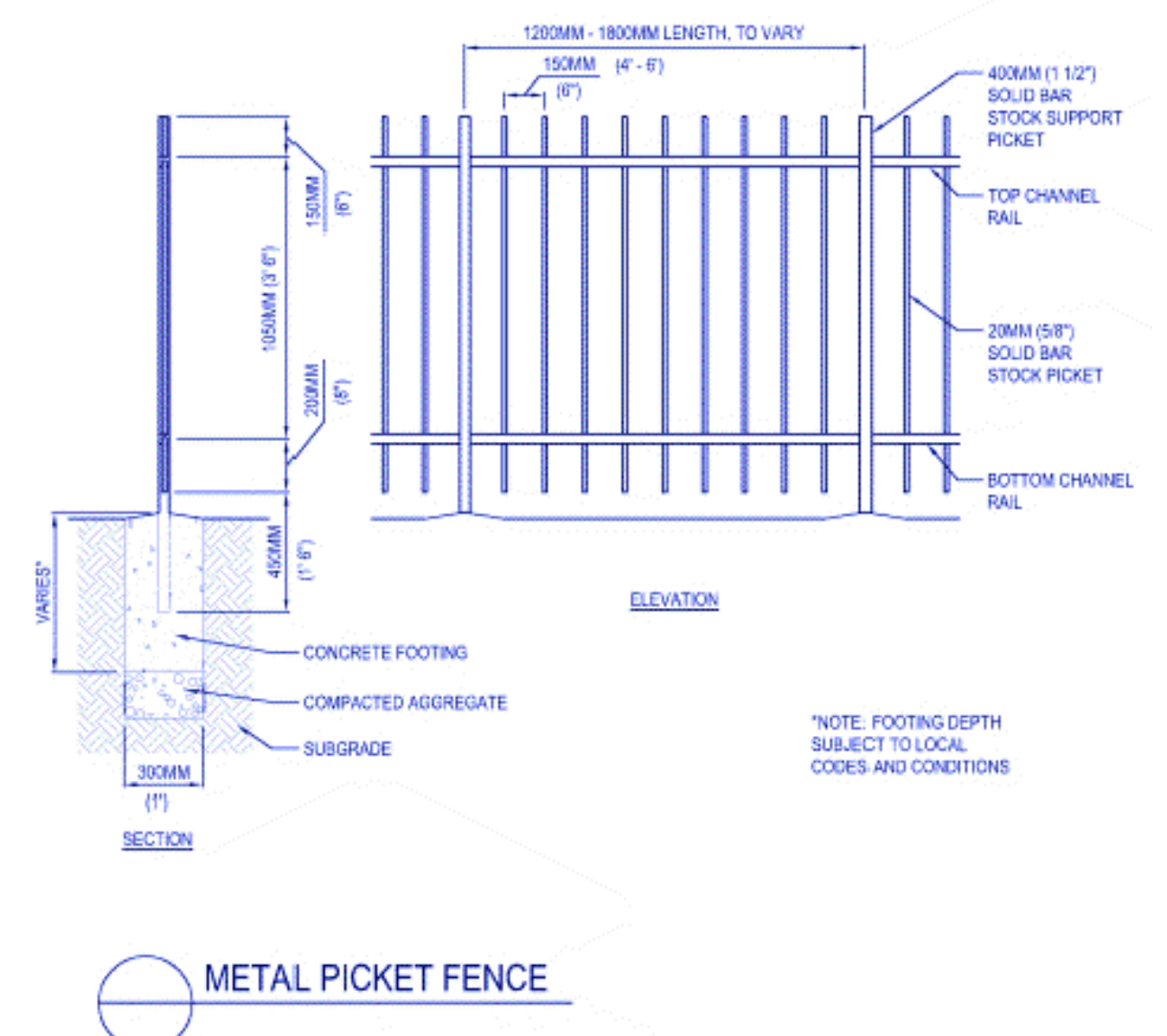
LAND USAGE TABLE

BG 6.0 GENERAL BUSINESS ZONING DISTRICT / COMMERCIAL CORRIDORS OVERLAY DISTRICT

ITEM	REQUIRED (BG-6.0)	REQUIRED (CCOD)	EXISTING	PROVIDED
MINIMUM LOT AREA	-	-	16,236± S.F.	16,236± S.F.
MINIMUM LOT FRONTAGE	-	-	162.95 FT	162.95 FT
MAX BUILDING COVERAGE	-	-	78.1%	78.1%
MAX FLOOR AREA RATIO	6.0	PER UNDERLYING ZONE	1.61	2.38
MINIMUM FRONT YARD SETBACK (GREEN ST.)	-	5 FT MIN 15 FT MAX	0 FT	0 FT
MINIMUM SIDE YARD SETBACK	-	PER UNDERLYING ZONE	0 FT	0 FT
MINIMUM REAR YARD SETBACK	10 FT	PER UNDERLYING ZONE	21.1 FT	21.1 FT
MAXIMUM HEIGHT	-	PER UNDERLYING ZONE	2 STORIES	3 STORIES
MAX IMPERVIOUS COVERAGE	-	-	100%	100%

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
53 RESIDENTIAL UNITS 7,500 S.F. RETAIL	0 SPACES NO PARKING REQUIRED IN BG-6.0 ZONING DISTRICT	0 STANDARD SPACES
TOTAL	0 SPACES	0 SPACES



4/9/24
MINOR REVISIONS

3/27/24
MINOR REVISIONS

12/15/23
MINOR REVISIONS

10/25/23
2-FT ADDITION TO REAR

10/19/23
ELIMINATE ADDITION AND REDUCE UNIT COUNT

9/19/23
RELOCATE TRANSFORMER

9/7/23
ELIMINATE RETAINING WALL

8/25/23
REVISE PER CONDITIONS OF DEFINITIVE SITE PLAN DECISION

DATE

ADD GRASS STRIP AT END OF ALLEY & MODIFY DOOR LOCATIONS

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PREPARED BY:

Proposed Site Plan Modification
153 Green Street
(Tax Map 5 Block 5 Part of Lot 1)
Worcester, Massachusetts

PROJECT #: 23-61418
SCALE: AS NOTED
DATE: March 29, 2023
DWG FILE NAME: 23-61418.dwg
DESIGN BY: Calvin Reach

CHECKED BY: Richard A. Savo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

APPLICANT:

Anthony Rossi
345 Boylston Street
Newton, MA 02459

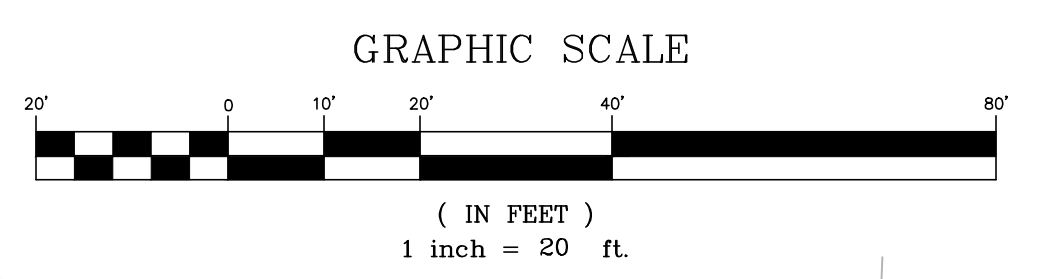
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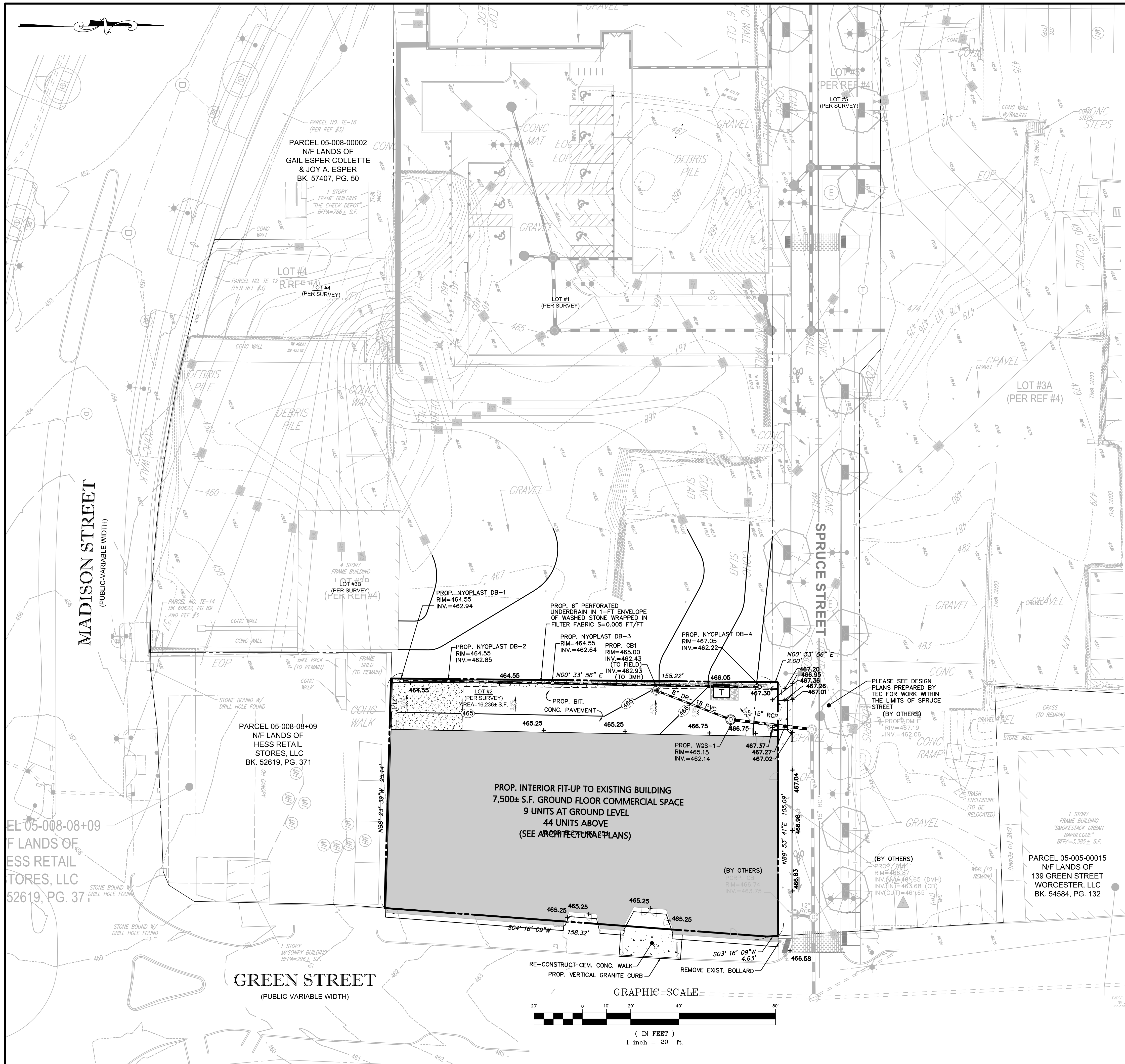
Site Layout Plan

DWG. NO.

C-1

DATE





LEGEND	
PROPERTY LINE	---
PROPOSED BUILDING	▬
PROPOSED DRAIN LINE	—●—
PROPOSED CATCH BASIN	⊕
PROPOSED DRAIN MANHOLE	⊙
PROPOSED SPOT SHOT	+ 555.57
PROPOSED CONTOUR	—465—

MINOR REVISIONS	DATE	DESCRIPTION OF REVISION
4/9/24		
3/27/24		
10/25/23		
10/13/23		2-FT ADDITION TO REAR
10/11/23		ELIMINATE ADDITION AND REDUCE UNIT COUNT
9/7/23		MODIFY CATCH BASIN OUTLET AND REMOVE RET. WALL
8/25/23		REVISE PER CONDITIONS OF DEFINITIVE SITE PLAN DECISION
5/12/23		ADD GRASS STRIP, CLOSE CURB CUT & ELIMINATE LOADING DOOR

PREPARED BY:

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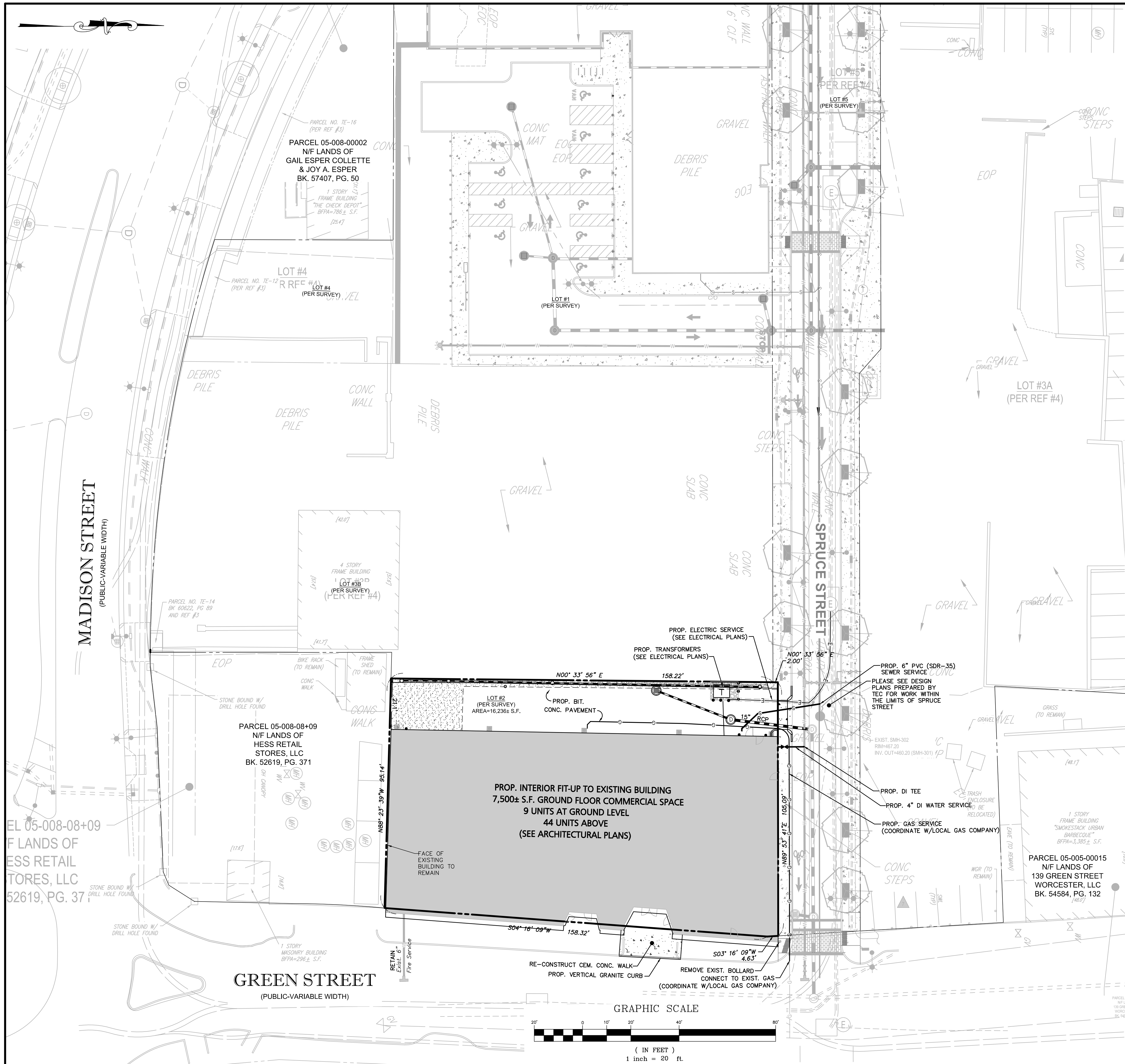
Professional Engineer for
Engineering Alliance, Inc.

APPLICANT:

Anthony Rossi
345 Boylston Street
Newton, MA 02459

DRAWING TITLE:
Grading & Drainage Plan

DWG. NO.
C-2

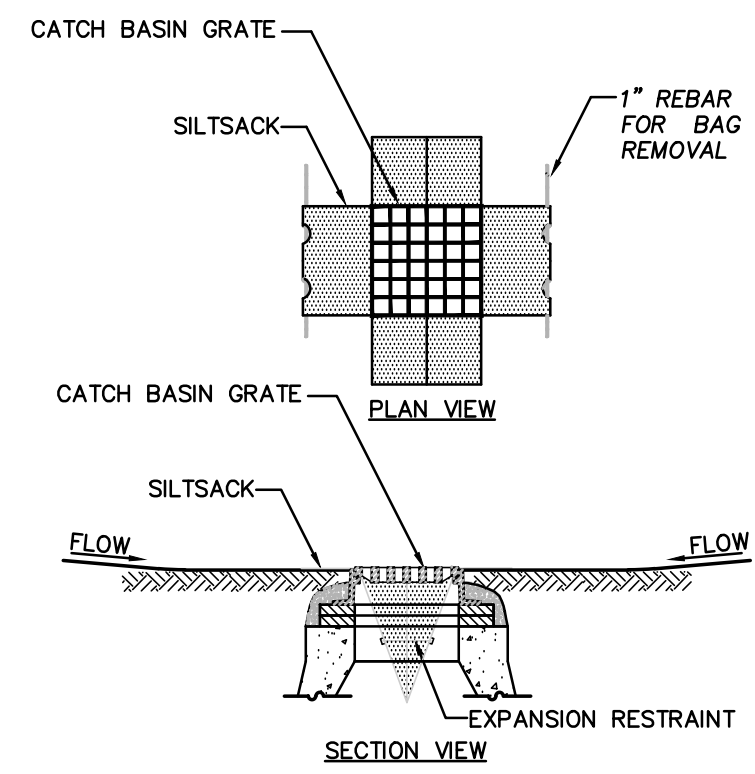
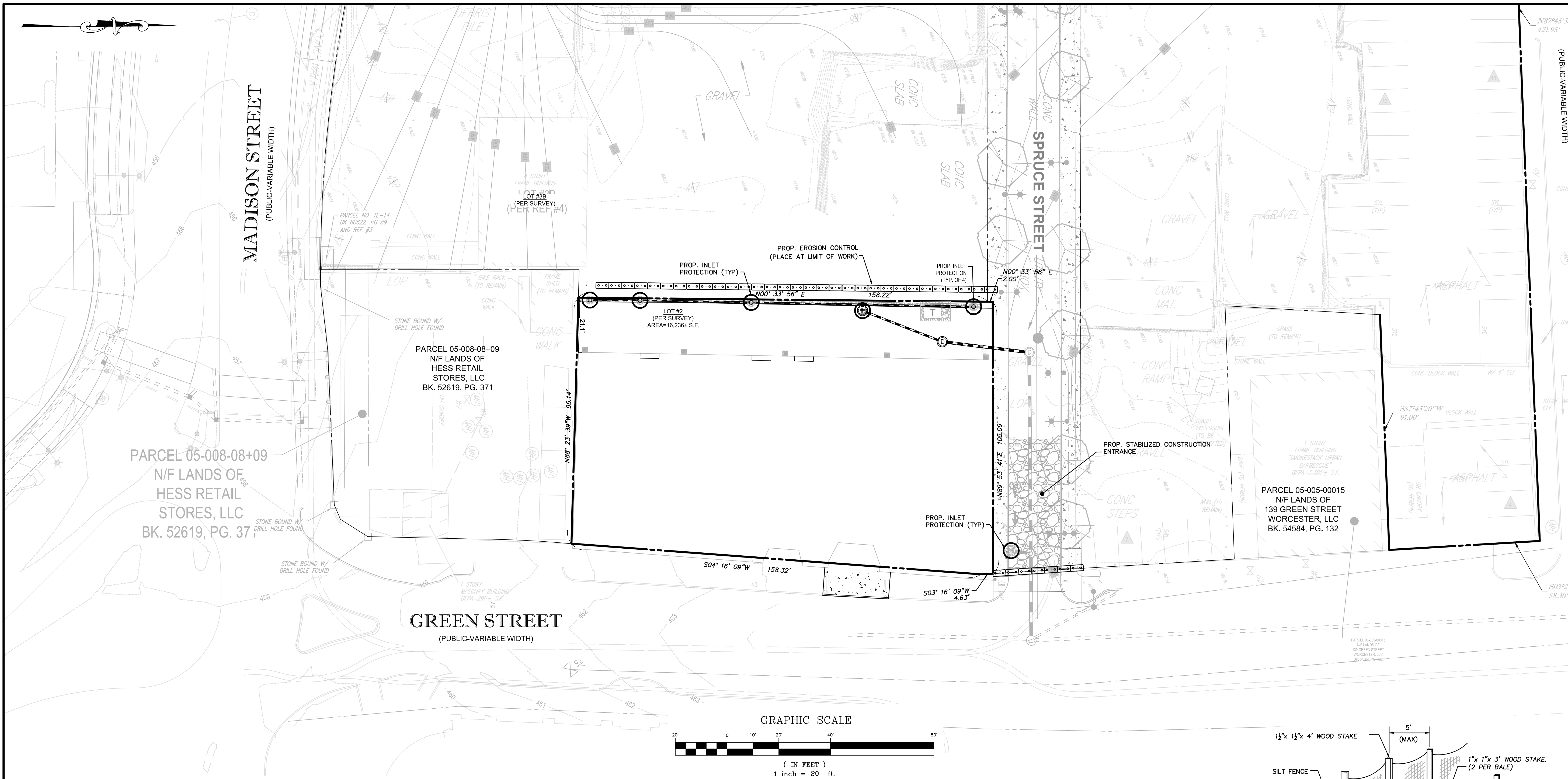


LEGEND	
PROPERTY LINE	---
PROPOSED BUILDING	▬
PROPOSED SEWER LINE	—S—
PROPOSED SEWER MANHOLE	⊙
PROPOSED WATER LINE	—W—
PROPOSED TRANSFORMER	⊕
PROPOSED ELECTRIC LINE	—E—
PROPOSED GAS LINE	—G—

GENERAL UTILITY NOTES:

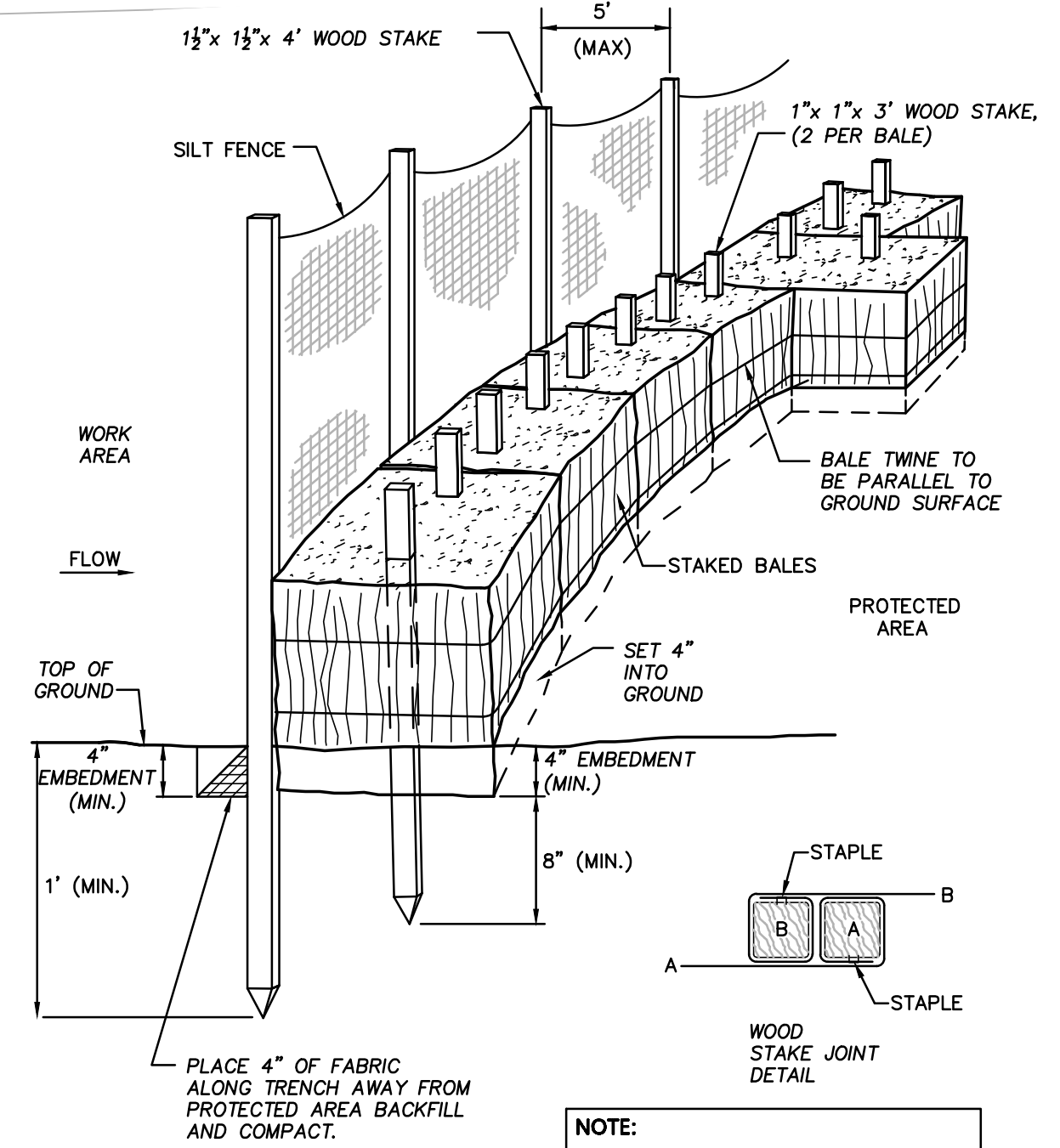
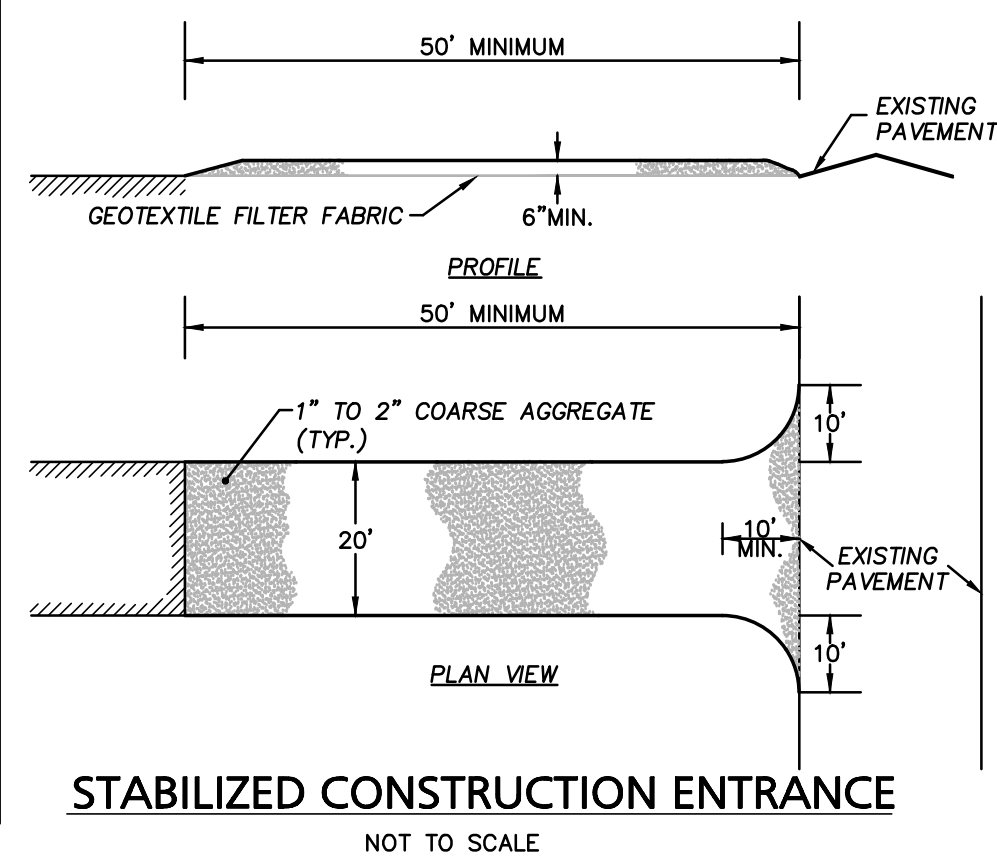
- ALL EXISTING SITE FEATURES OUTSIDE THE BUILDING SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
- DATUM: NAVD88
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE 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 "DISSAFE" 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY EXISTING STRUCTURES AND/OR UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WORCESTER ENGINEERING DEPARTMENT IMMEDIATELY IF ANY CHANGES OCCUR TO THE APPROVED PLAN.
- ALL H.D.P.E. AND PVC UTILITY PIPING SHALL BE INSTALLED WITH 3" STONE BEDDING AND COVER.
- THE PROJECT PROPONENT IS RESPONSIBLE TO PROVIDE ANY NECESSARY UPGRADES TO CITY UTILITIES THAT ARE DIRECTLY IMPACTED BY THE PROJECT.

<p>APPLICANT: Anthony Rossi 345 Boylston Street Newton, MA 02459</p>	<p>DWG. NO.: C-3</p>	<p>DRAWING TITLE: Utility Plan</p>	<p>DESIGN BY: Calvin Reach CHECKED BY: Richard A. Salvo, P.E.</p>	<p>PROJECT: Proposed Site Plan Modification 153 Green Street (Tax Map 5 Block 5 Part of Lot 1) Worcester, Massachusetts</p>	<p>DATE: March 29, 2023 DWG FILE NAME: 23-61418.dwg</p>	<p>SCALE: AS NOTED PROJECT #: 23-61418</p>	<p>PREPARED BY: Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street Portsmouth, NH 03801 Tel: (603) 231-1349 Fax: (603) 610-7100</p>	<p>4/9/24</p>	<p>MINOR REVISIONS</p>	<p>10/25/23</p>	<p>MINOR REVISIONS</p>	<p>10/13/23</p>	<p>2-FT ADDITION TO REAR</p>	<p>10/11/23</p>	<p>ELIMINATE ADDITION AND REDUCE UNIT COUNT</p>	<p>10/2/23</p>	<p>SHOW EXIST. SPRINKLER & MODIFY WATER & SEWER</p>	<p>9/7/23</p>	<p>ELIMINATE RETAINING WALL</p>	<p>8/25/23</p>	<p>REVISE PER CONDITIONS OF DEFINITIVE SITE PLAN DECISION</p>	<p>5/12/23</p>	<p>ADD GRASS STRIP, CLOSE CURB CUT & ELIMINATE LOADING DOOR</p>	<p>5/12/23</p>	<p>ELIMINATE GARAGE DOORS</p>	<p>DATE</p>	<p>DESCRIPTION OF REVISION</p>
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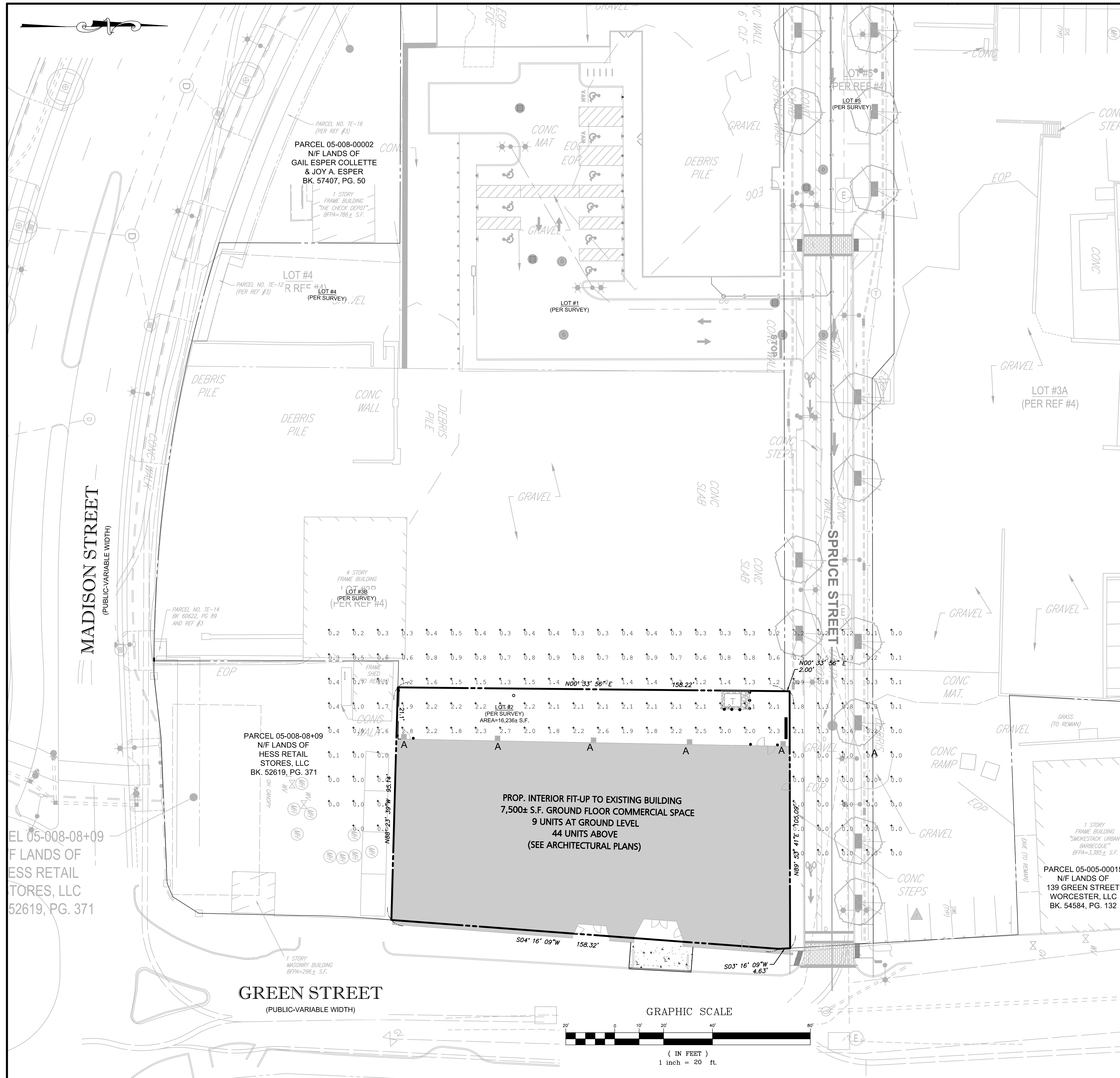


- NOTES:**
1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 2. GRATE TO BE PLACED OVER SILTSACK.
 3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING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

- CONSTRUCTION SPECIFICATIONS:**
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, 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.



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	<p>8/25/23</p>	<p>REVISE PER CONDITIONS OF DEFINITIVE SITE PLAN DECISION</p>
<p>PREPARED BY:</p>	<p>DATE</p>	<p>DESCRIPTION OF REVISION</p>
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<p>PROJECT # 23-61418</p>	<p>SCALE: AS NOTED</p>	<p>CHECKED BY: Calvin Reach</p>
<p>APPLICANT:</p>	<p>Anthony Rossi 345 Boylston Street Newton, MA 02459</p>	<p>DRAWING TITLE: Erosion Control Plan</p>
<p>DWG. NO.</p>	<p>C-4</p>	<p>Professional Engineer for Engineering Alliance, Inc.</p>



LIGHTING NOTES

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	2.14	2.7	1.8	1.19	1.50

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
■ A	5	BUILDING	3,945	0.96	LITHONIA LIGHTING D SERIES SIZE 1 LED WALL LIGHT MOUNTED @ 17.05XW-LED-100-100-400-TFTM-MVOLT

PREPARED BY:

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Worcester, Massachusetts

APPLICANT:

Anthony Rossi
345 Boylston Street
Newton, MA 02459

DWG. NO. C-5

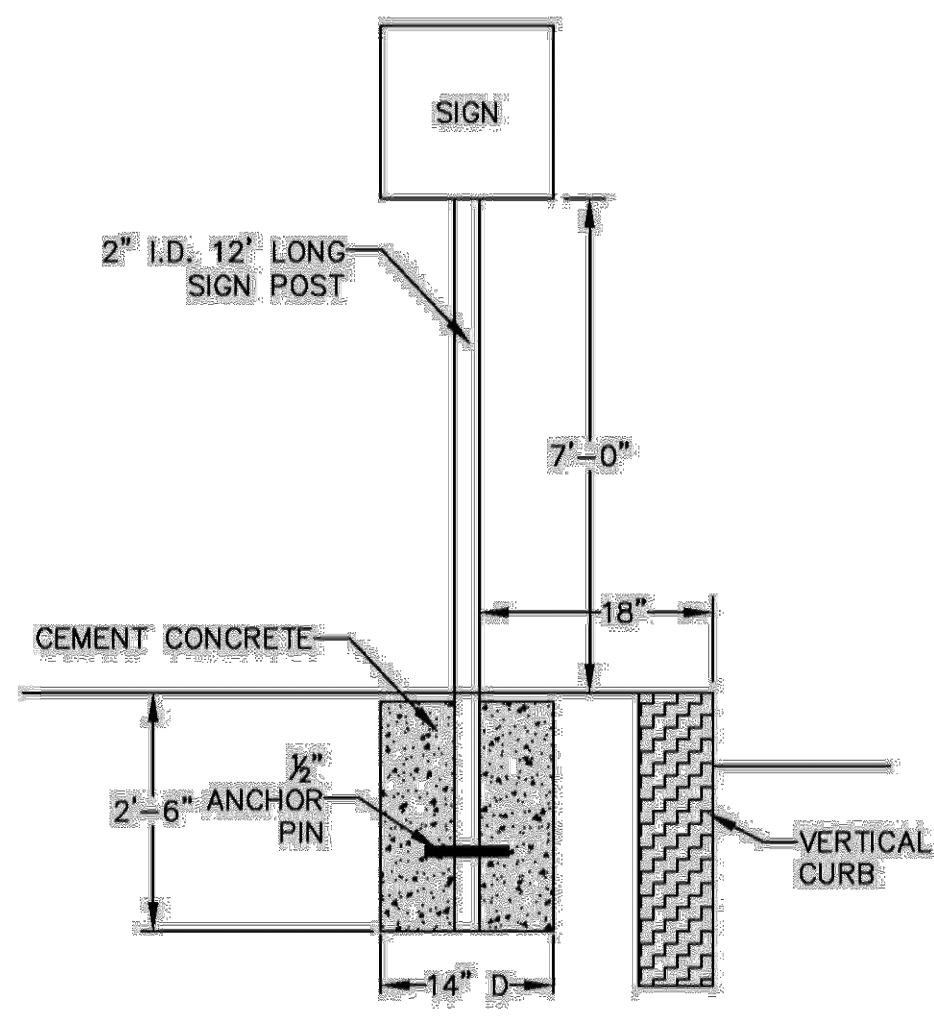
DRAWING TITLE:
Lighting Plan

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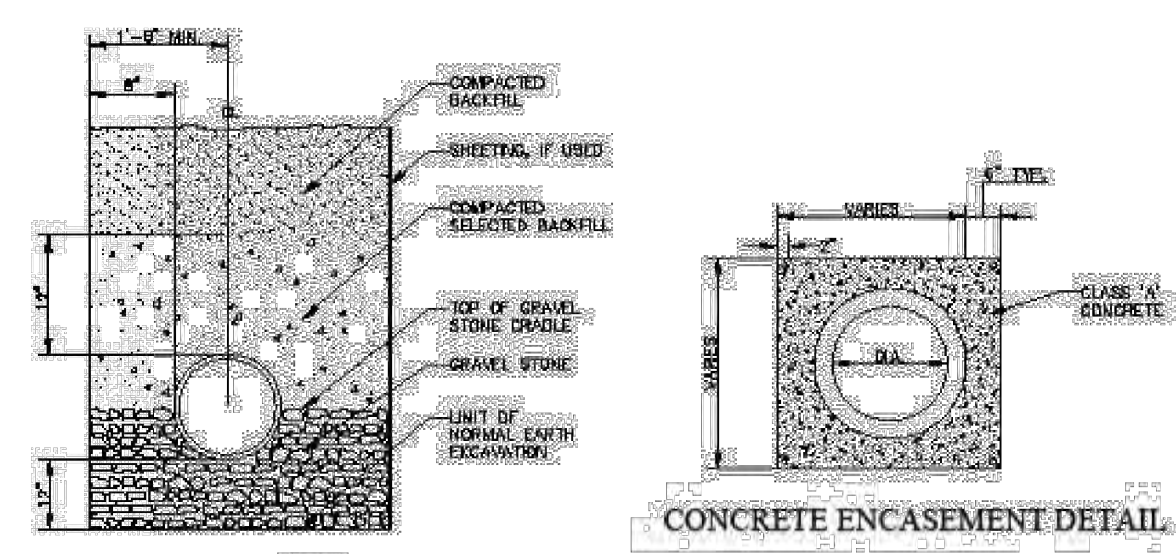
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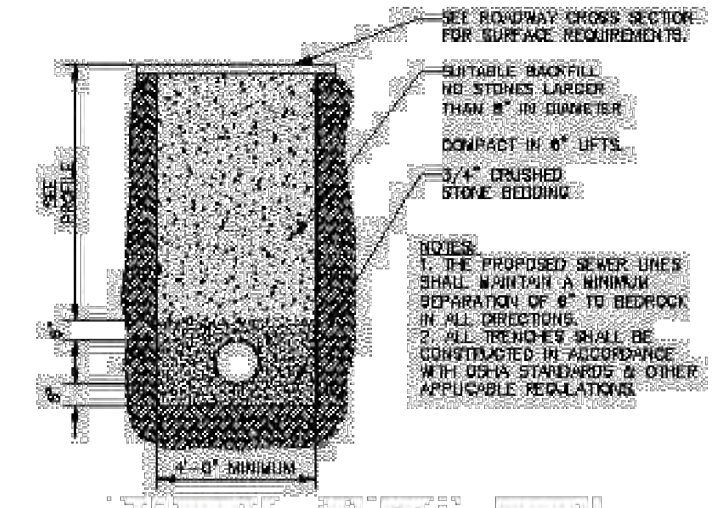
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12' SIGN POLE INSTALLATION

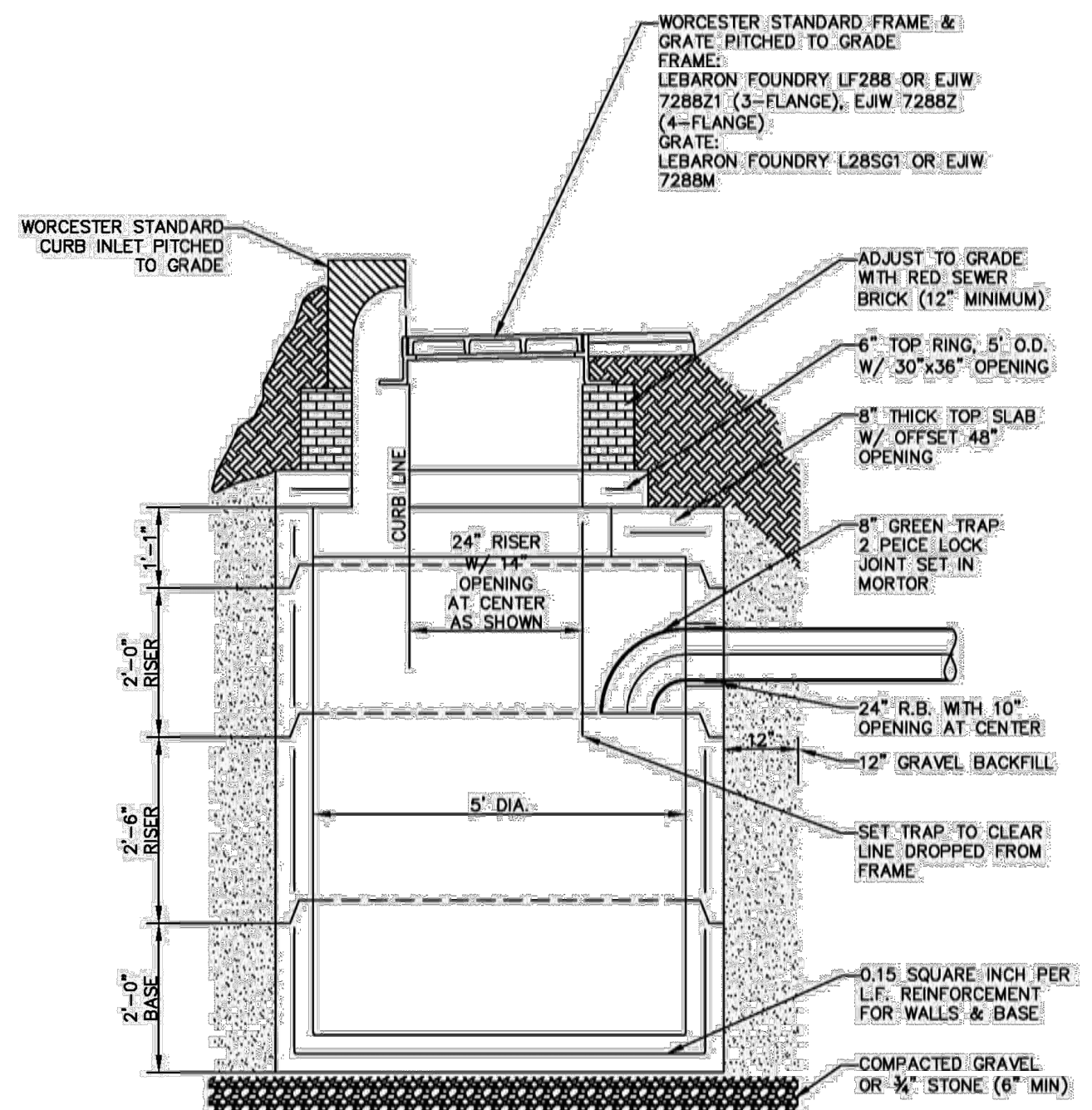


TYPICAL DRAIN MAIN TRENCH

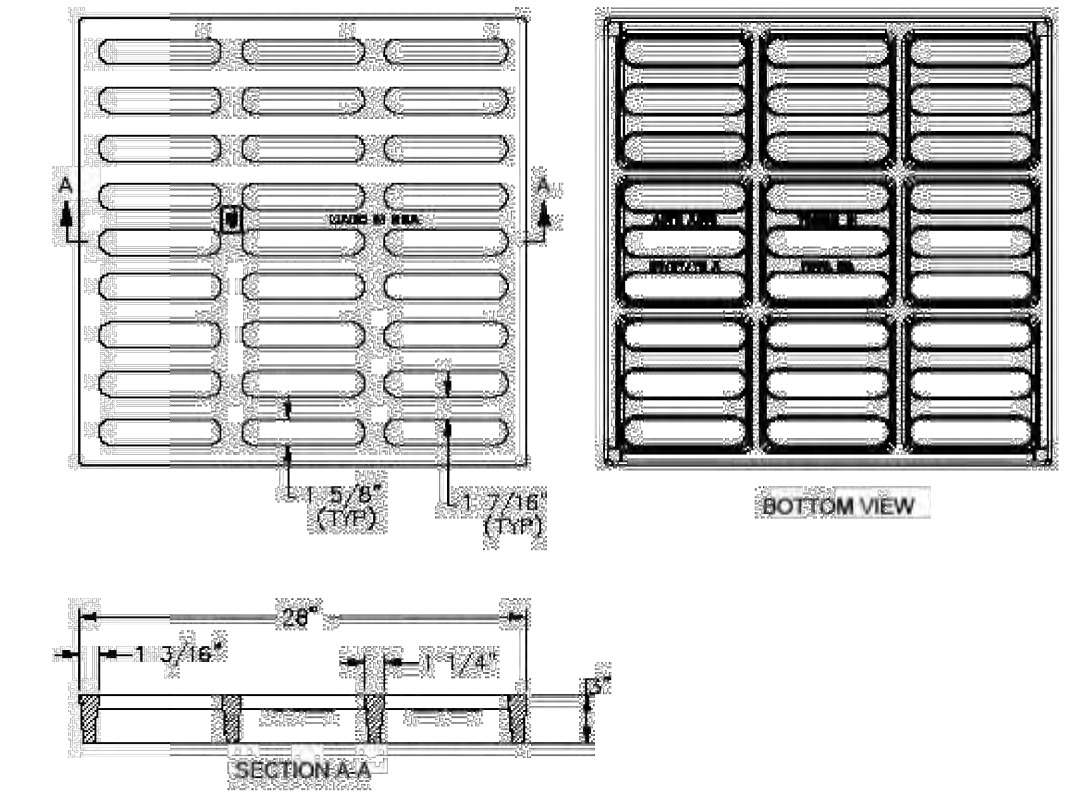


TYPICAL SEWER MAIN TRENCH

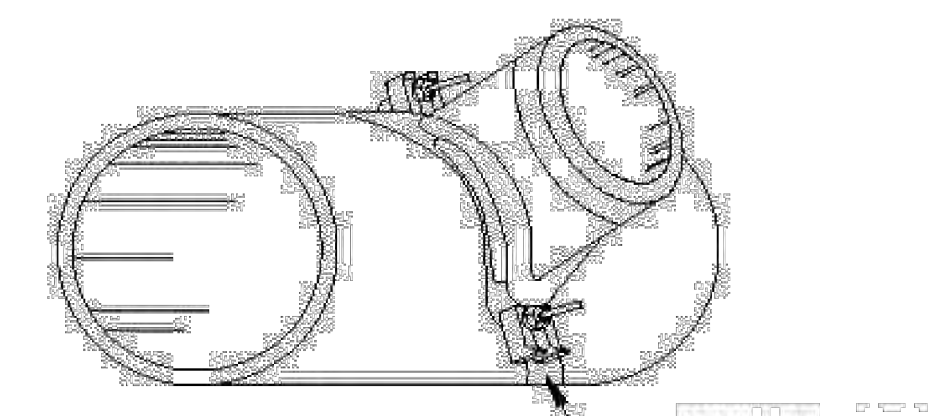
TYPICAL TRENCH DETAILS



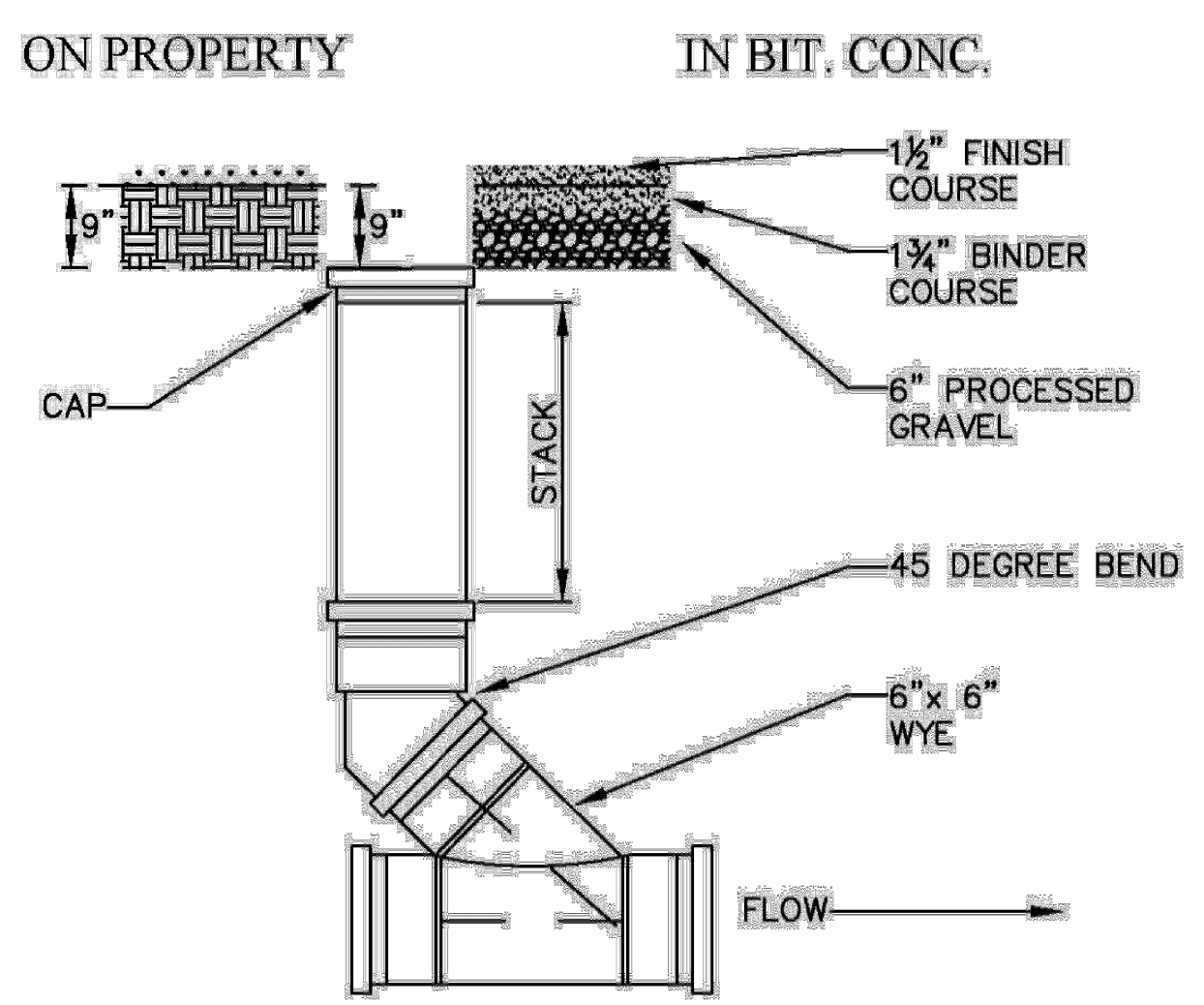
TYPICAL PRECAST CATCH BASIN



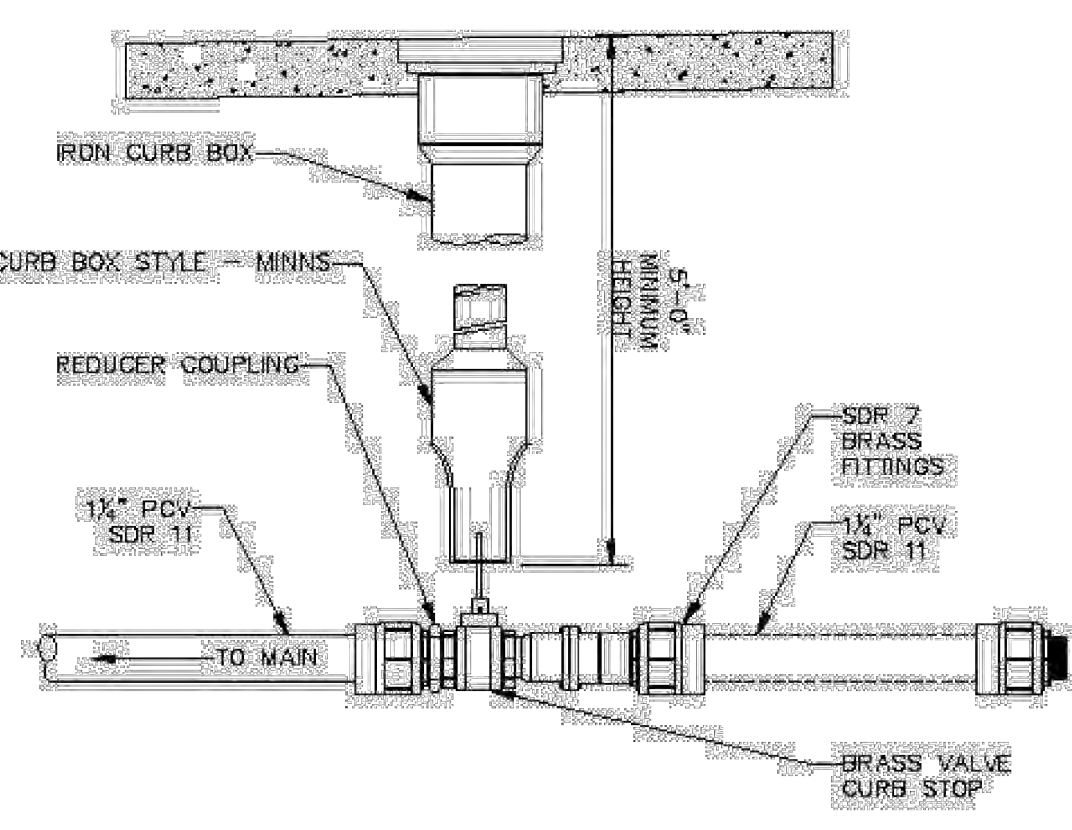
CATCH BASIN GRATE



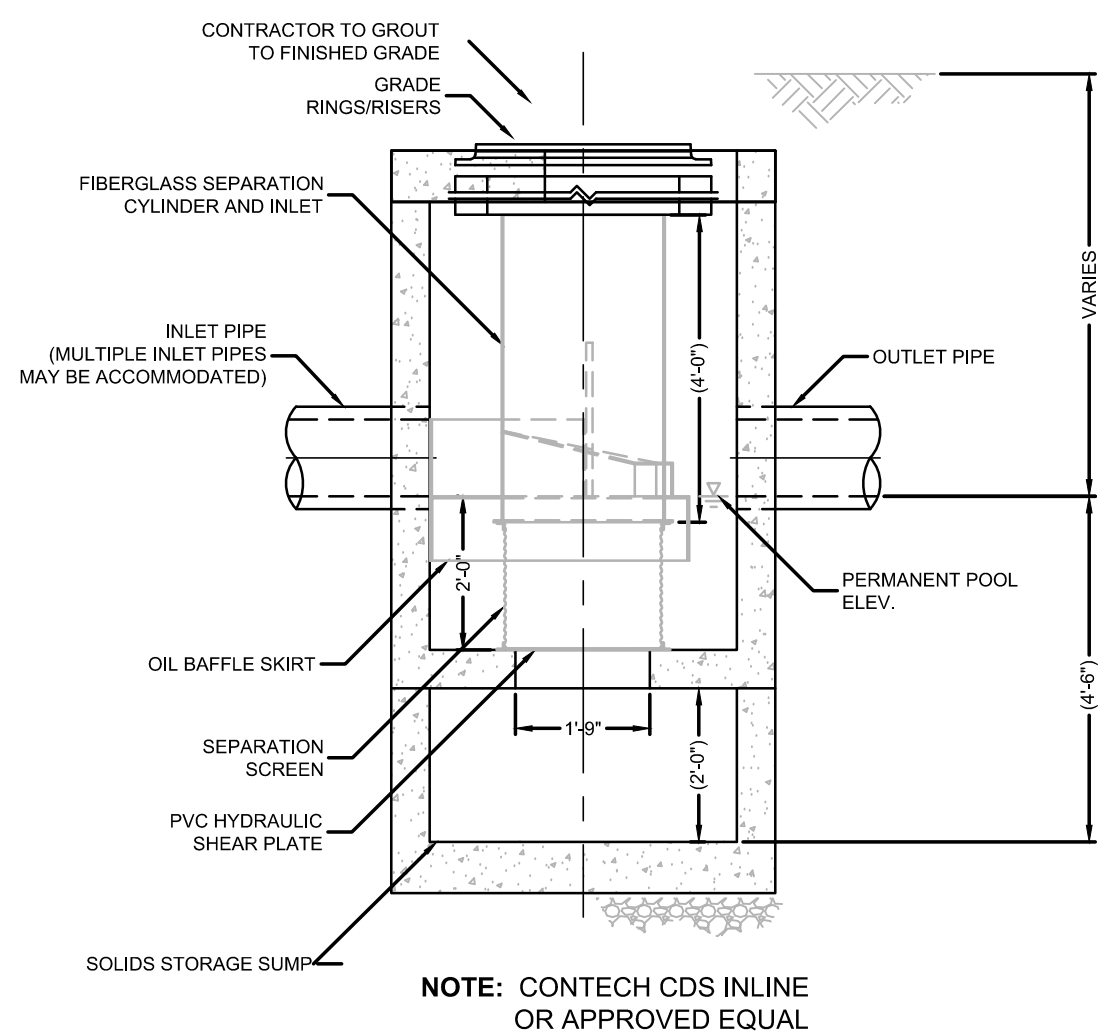
TYPICAL DETAIL OF WYE & TEE SADDLES FOR 6" LATERAL SEWER CONNECTIONS



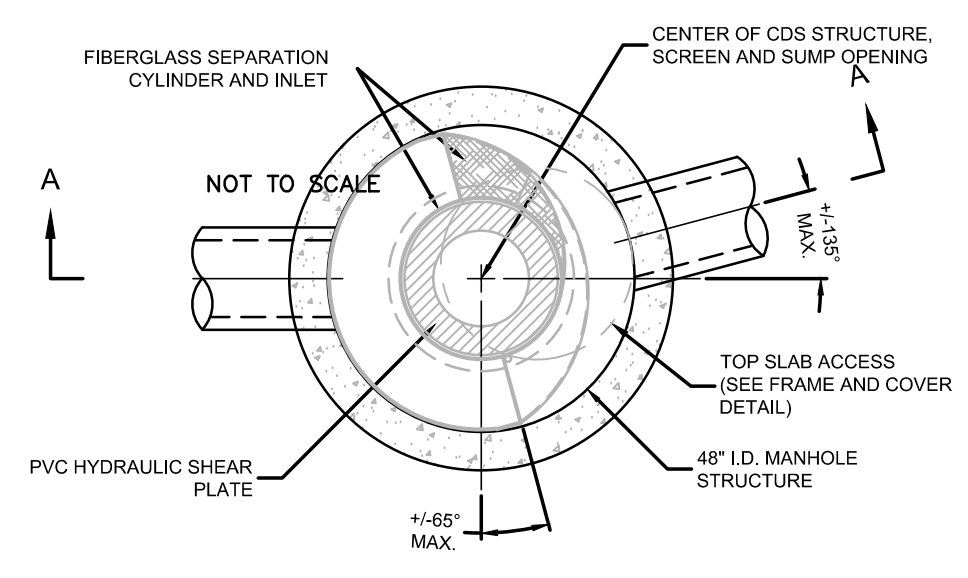
TYPICAL CLEANOUT



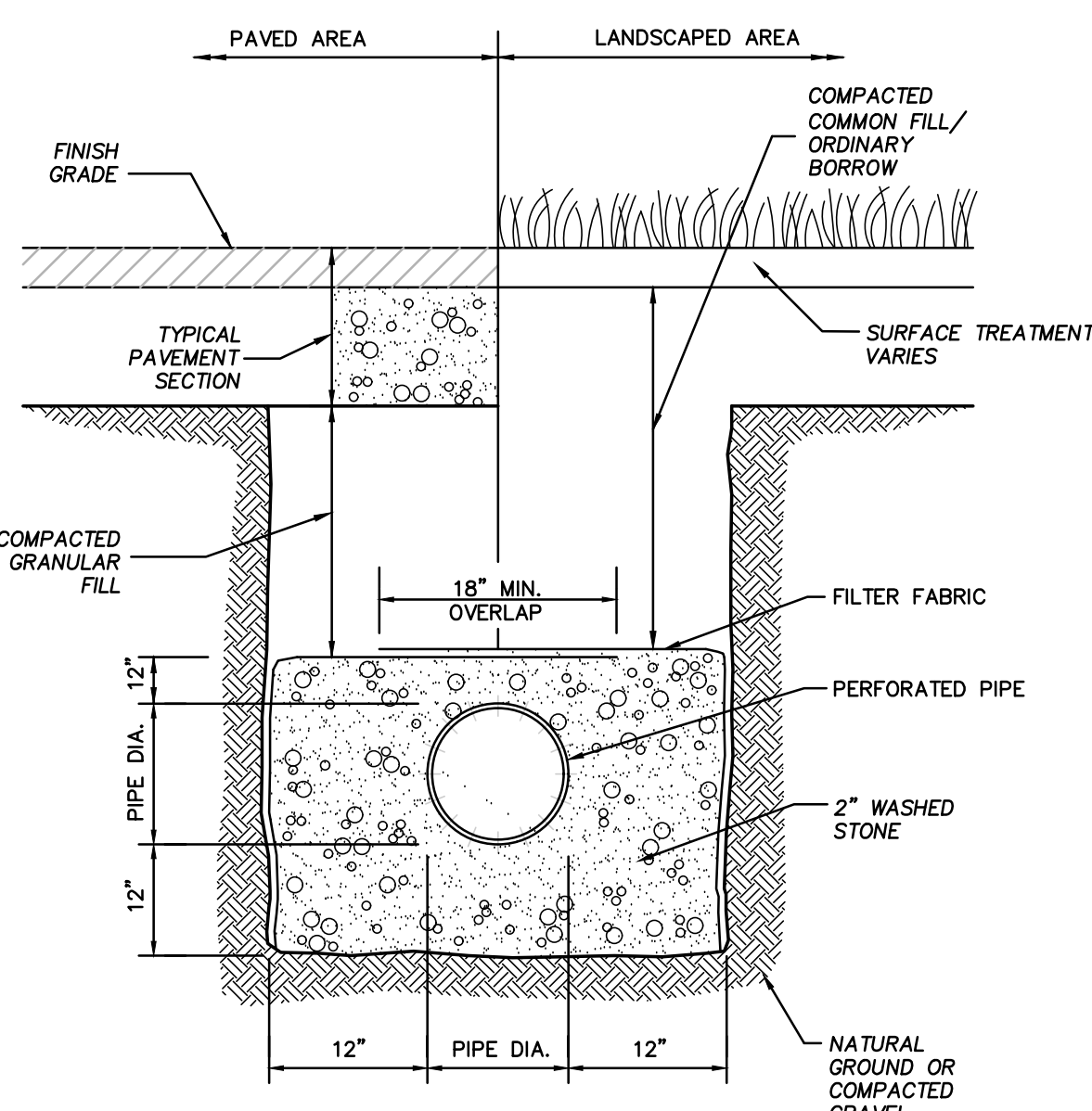
SERVICE CURB STOP & BOX



ELEVATION A-A
N.T.S.



PLAN VIEW B-B
N.T.S.
WATER QUALITY MANHOLE
NOT TO SCALE



INFILTRATION TRENCH
NOT TO SCALE

DATE	8/25/23	REVISION	REVISE PER CONDITIONS OF DEFINITIVE SITE PLAN DECISION
DESCRIPTION OF REVISION			

PREPARED BY:

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APPLICANT: **Anthony Rossi**
345 Boylston Street
Newton, MA 02459

DWG. NO. **C-6**

DRAWING TITLE: **Construction Details**