

REVISION	DATE	BY
-	-	-

PROJECT LOCATION:  
 144 WORCESTER STREET  
 BOSTON, MA 02118  
 PARCEL ID:  
 0402582000 + 0402583000

PLAN SET:  
**EXISTING CONDITIONS PLOT PLAN**  
 144 WORCESTER STREET  
 BOSTON, MA 02118  
 JULY 3, 2023  
 SCALE: 1" = 10'

PROFESSIONAL SEAL:  


JOB NO.: 23297-327

SHEET TITLE:  
**EXISTING CONDITIONS PLOT PLAN**

SHEET NUMBER:  
 C-1

**GENERAL NOTES**

- THIS PLAN WAS PREPARED BY AN ON-THE-GROUND FIELD SURVEY BY FODERA ENGINEERING IN MAY 2023.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- FROM GRAPHICAL DISPLAY ON FEMA MAP 25025C0079J DATED 3/16/2016, THE PARCEL IS OUTSIDE THE 100 YEAR FLOOD ZONE.
- THE HORIZONTAL DATUM IS CLOSELY REPRESENTING THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- TOPOGRAPHY IS ON THE BOSTON CITY BASE DATUM.
- UNDERGROUND UTILITIES WERE DETERMINED BY FIELD OBSERVATION, AND RECORD PLANS. UTILITIES MAY VARY IN THE FIELD AND SHALL BE CONFIRMED BY THE SITE CONTRACTOR.

**DEED REFERENCE**

SUFFOLK COUNTY, REGISTRY OF DEEDS  
 1. DEED BOOK 68916, PAGE 5.

**PLAN REFERENCES**

- SUFFOLK COUNTY, REGISTRY OF DEEDS  
 1. PLAN BOOK 1850, END PAGE.  
 CITY OF BOSTON  
 1. YUNITS ENGINEERING PLAN, DATED 8/26/1968  
 2. ZONING VIEWER.

**RECORD OWNER**

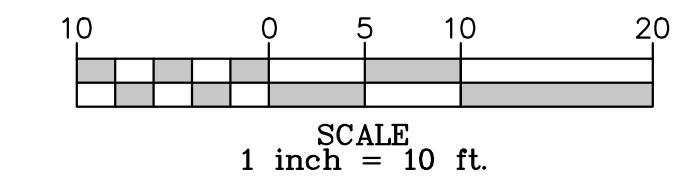
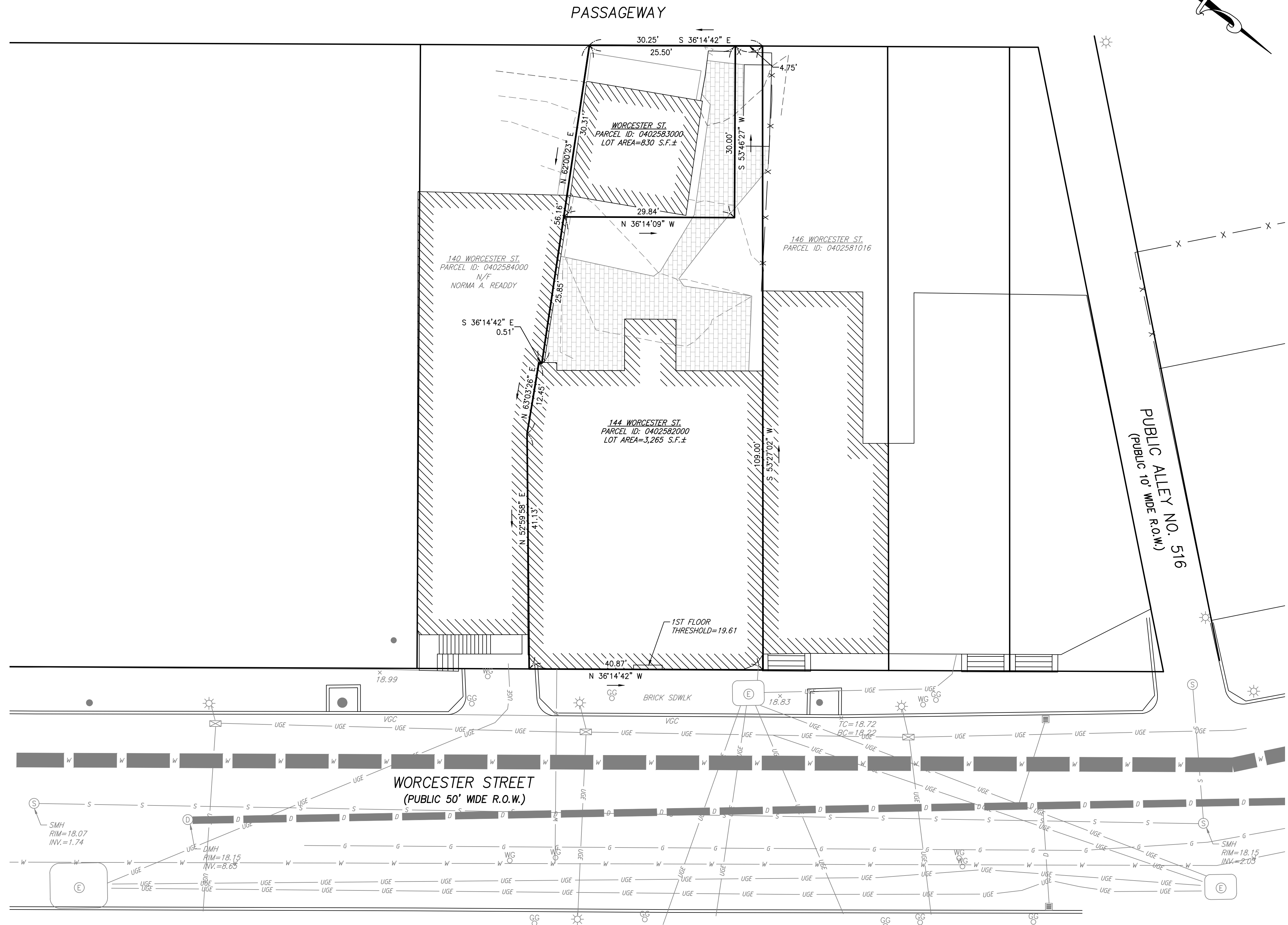
144 WORCESTER STREET, LLC  
 75 ARLINGTON STREET  
 BOSTON, MA 02116

**PROPERTY INFORMATION**



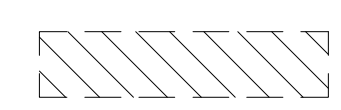
ADDRESS: 144 WORCESTER STREET  
 BOSTON, MA 02118  
 PARCEL ID: 0402582000 & 0402583000  
 LOT SIZE: 4,095 S.F.± (0.094± AC.)

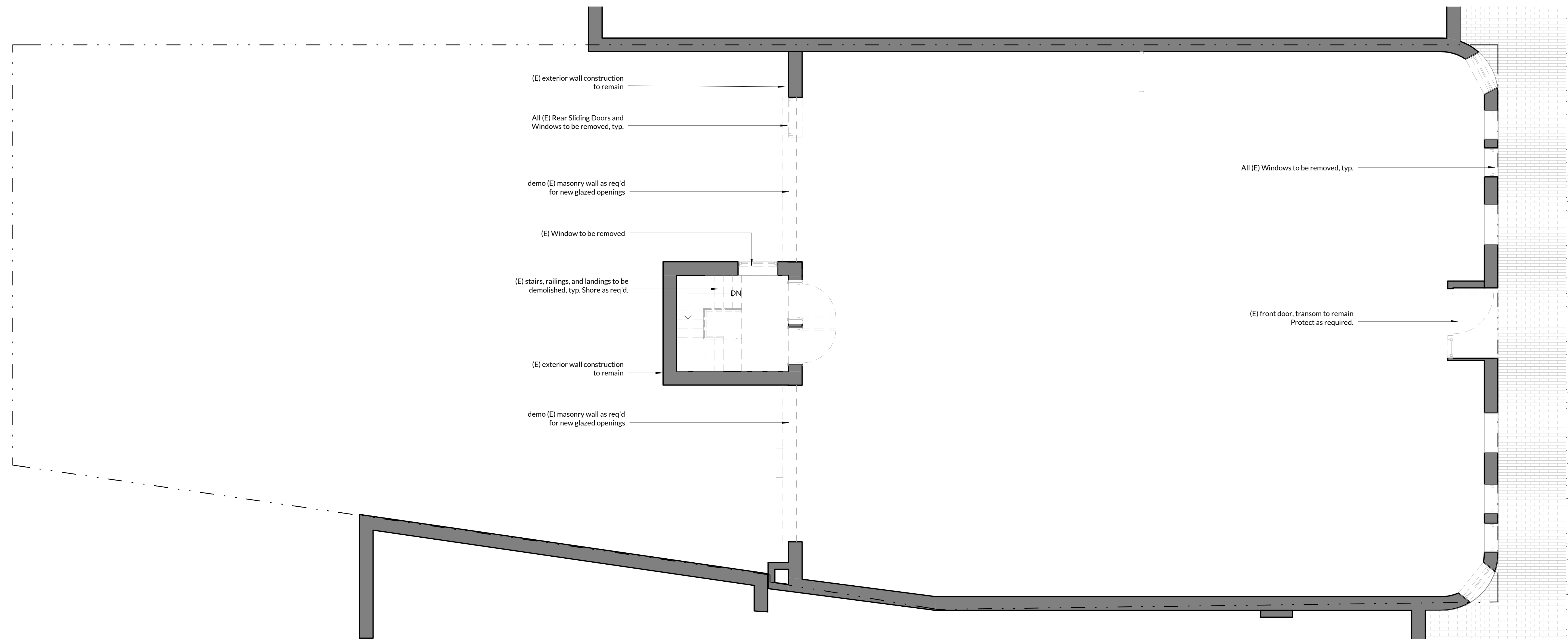
**LEGEND**

- PROPERTY LINE
- BORDERING VEGETATED WETLANDS
- 25' WETLAND SETBACK
- 50' WETLAND SETBACK
- 100' WETLAND SETBACK
- BUILDING SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CURB LINE
- GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD UTILITY WIRES
- GAS VALVE
- WATER GATE/ VALVE
- FIRE HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- STONE BOUND DRILL HOLE
- IRON PIN
- VERTICAL GRANITE CURB
- BITUMINOUS ASPHALT
- EDGE OF PAVEMENT
- WETLAND FLAG

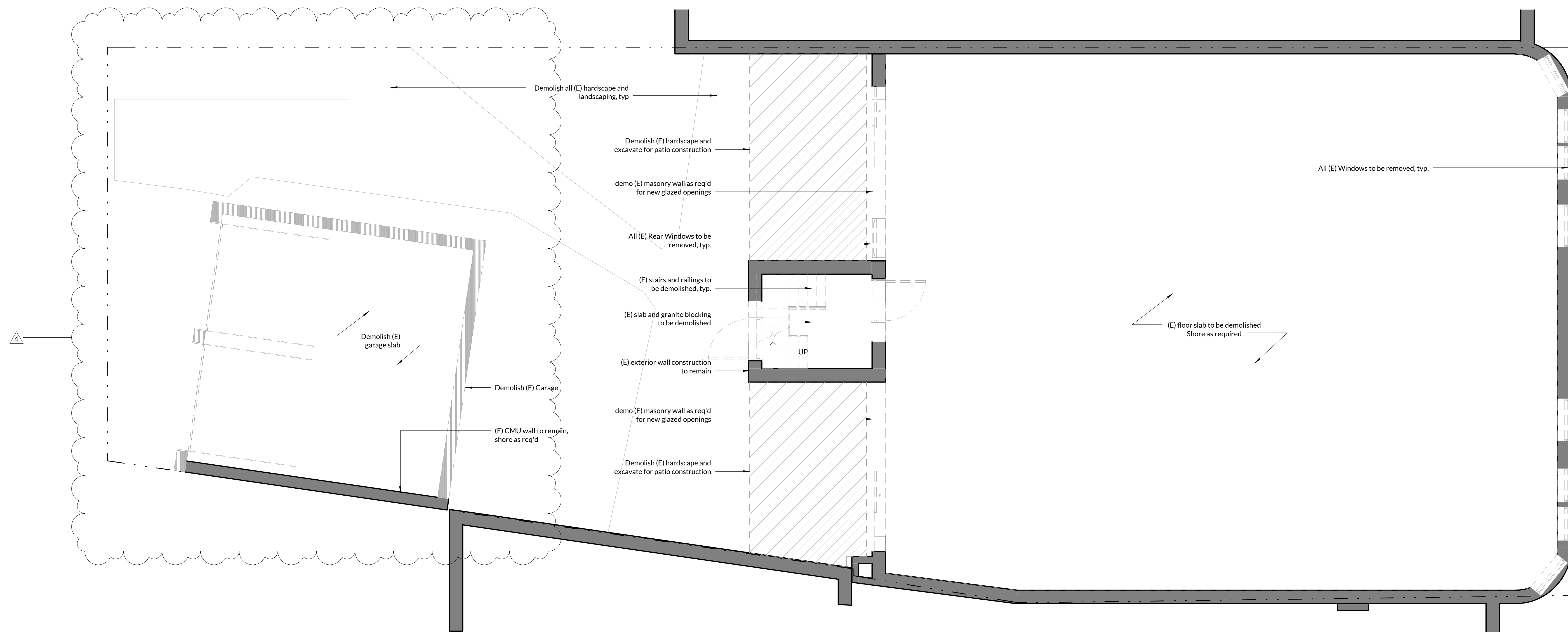


# Demolition Key

-  EXISTING WALL TO REMAIN
-  EXISTING TO BE DEMOLISHED
-  AREA TO BE DEMOLISHED



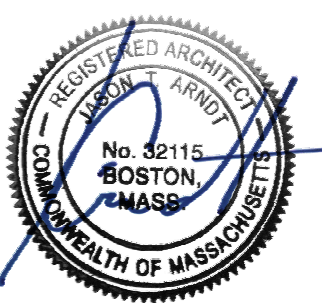
**2 Level 1 - Existing**  
1/4" = 1'-0"



**1 Garden Level - Existing**  
1/4" = 1'-0"

KEY PLAN:

SEAL:



PROJECT INFORMATION:  
**144 WORCESTER STREET**

144 WORCESTER STREET  
BOSTON, MA 02118  
PROJECT #: 23002  
PROJECT ISSUE DATE: 08/22/23  
PROJECT STATUS: 100% CD

SHEET NAME:  
**Demolition Plans 1**

DRAWING HISTORY:

NO.	DATE	REVISION
4	12/08/23	REVISION 4

SHEET #:  
**AD100**





