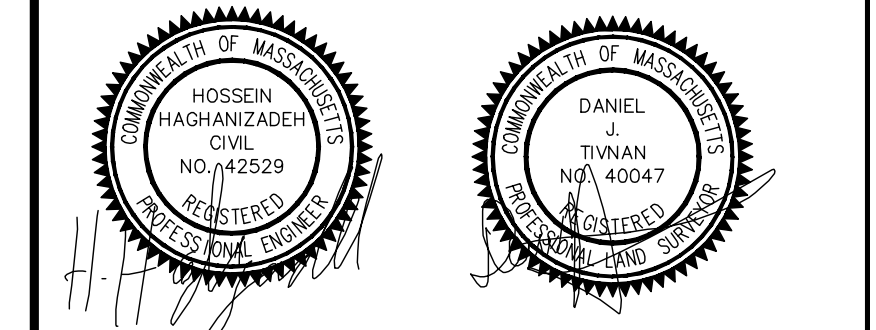


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2	3-11-24	STAFF COMMENTS	LLW
1	2-28-24	STAFF COMMENTS	LLW

PLAN REFERENCE(S):
590/16

DEED REFERENCE(S):
69584/1

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hs&t group, inc.
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
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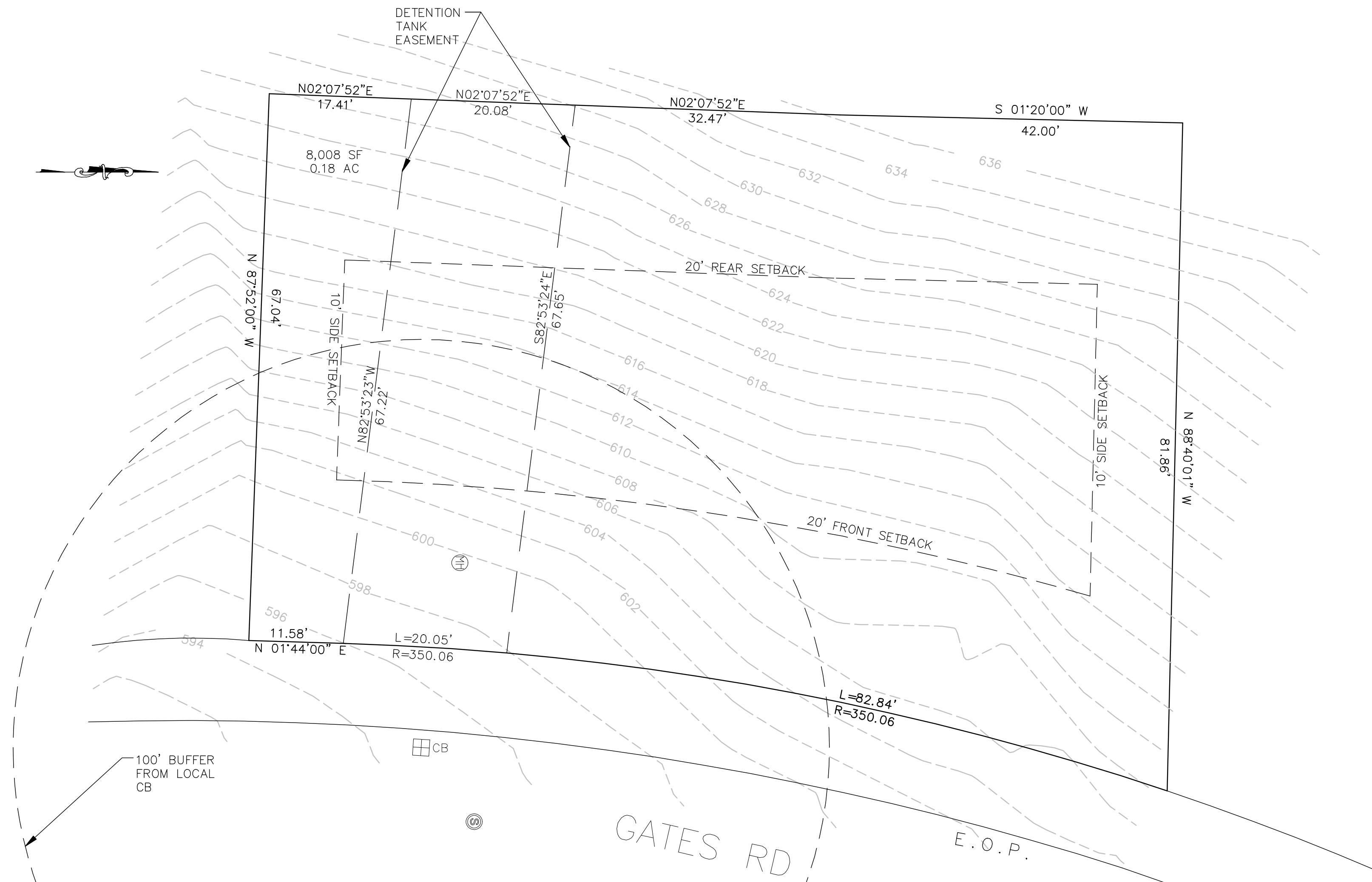
EXISTING PLAN
5 GATES RD WORCESTER MA

APPLICANT(S)/OWNER(S):
DIZNEY CONSTRUCTION LLC
1934 LAKEVIEW AVE DRACUT, MA

DATE: 11-01-23	COMP'D: JT	FIELD: JT
SCALE: 1"=10'	CAD: JT	FLD. BK: 671/
ZONE: RS-7	REV'D:	GATESRD5TOPO

JOB NUMBER: **7926**
 DWG NUMBER: **2023**

SHEET NUMBER
1 OF **4**



LOT ZONING SUMMARY

TOTAL LOT AREA: 8,008 SF
 ZONING DISTRICT: RS-7 SINGLE FAMILY
 EXISTING USE: VACANT LOT
 PROPOSED USE: PROPOSED DWELLING UNITS WITH 2 PARKING SPACES
 FLOOR TO AREA RATIO: TOTAL FLOOR AREA OF ALL BUILDING = 2,688 SF,
 LOT AREA = 8,008 SF, RATIO = 2,688/24,024 = 0.11 < 1:1

ZONING TABLE RS-7 ZONING DISTRICT

ZONING REGULATION	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,000 SF	8,008 SF
MINIMUM LOT FRONTAGE	65 FT	114.47 FT
MINIMUM FRONT YARD SETBACK	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	10 FT	34.6 FT
MINIMUM REAR YARD SETBACK	20 FT	20.3 FT
MAXIMUM HEIGHT	35 FT	<50 FT
MAXIMUM STORIES	2+	<2+
FAR	NA	NA

SITE PLAN NOTES:

1. 6" OF 3/4" STONE TO BE PLACED IN ALL PROPOSED DRIVEWAYS DURING CONSTRUCTION.

2. ALL CATCH BASINS WITHIN 100' OF THE PROJECT TO HAVE FILTER BAGS INSTALLED.

3. ALL EXPOSED AREAS WHICH HAVE A SLOPE GREATER THAN 2.5:1 SHALL BE STABILIZED WITH RIP RAP. THE RIP RAP SHALL BE FIELD OR QUARRY STONE, 100 LB. MINIMUM, AND THE VOIDS SHALL BE FILLED WITH SMALLER STONES. THE TYPE OF RIP RAP AND METHOD OF INSTALLATION SHALL BE APPROVED BY A REPRESENTATIVE OF THE CITY OF WORCESTER DEPARTMENT OF PUBLIC WORKS (DPW).

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO WILL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GRADE THE LOT SUCH THAT WATER RUNOFF FLOWS AWAY FROM THE HOUSE AND GARAGE.

6. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION OR EXCAVATION. THE SAME SHALL HOLD TRUE FOR UTILITY SERVICE CONNECTION POINTS.

7. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO EXCAVATION OF ANY TYPE.

8. ALL EXCAVATED UNSUITABLE MATERIALS MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY "DIG-SAFE" @ 1-888-344-7233, 72 HOURS BEFORE ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

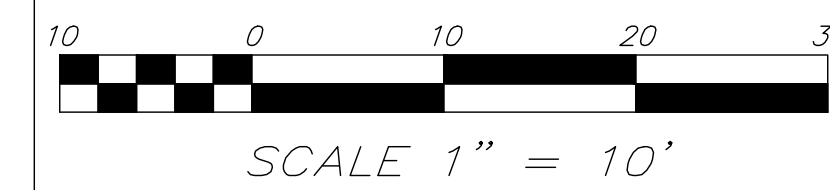
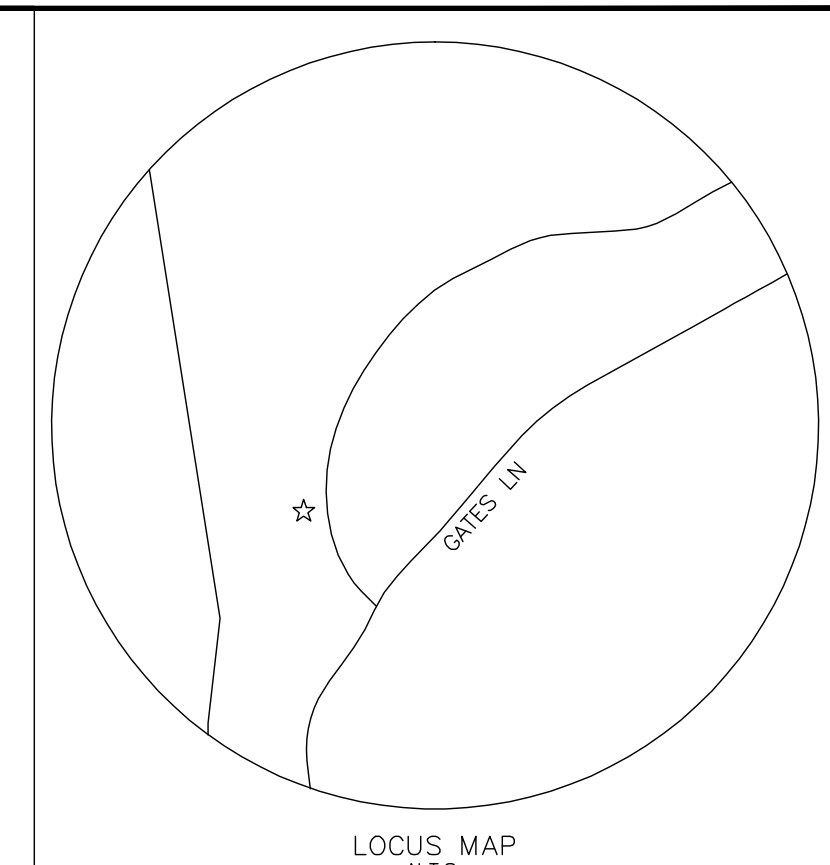
10. ALL MATERIALS AND METHODS SHALL BE CITY OF WORCESTER STANDARD.

11. ALL SANITARY AND DRAINAGE HOUSE CONNECTIONS TO BE TYP. 6" SDR 35 PVC.

12. ALL ROOF DRAINS TO BE CONNECTED TO THE SURFACE DRAIN UNLESS OTHERWISE NOTED IN THE DRAWING(S).

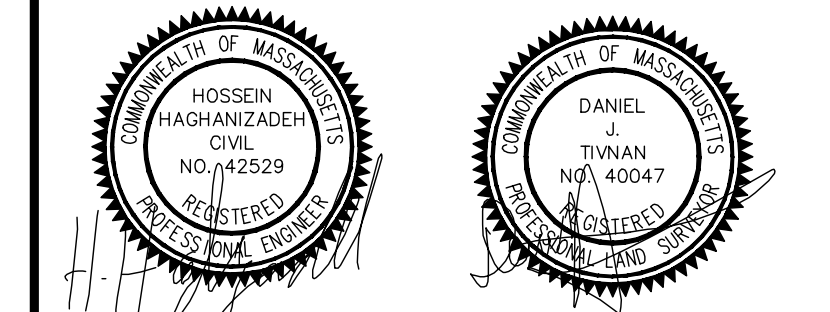
13. ANY WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF WORCESTER REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.

14. THE STRAW WATTLES AND SILT FENCE SHALL BE INSTALLED PRIOR TO ANY CUTTING OF VEGETATION OR EARTHWORK. THE STRAW WATTLES AND SILT FENCE SHALL SERVE AS THE LIMIT OF WORK. THE STRAW WATTLES AND SILT FENCE SHALL BE KEPT IN GOOD WORKING ORDER DURING THE DEVELOPMENT OF THIS LOT.



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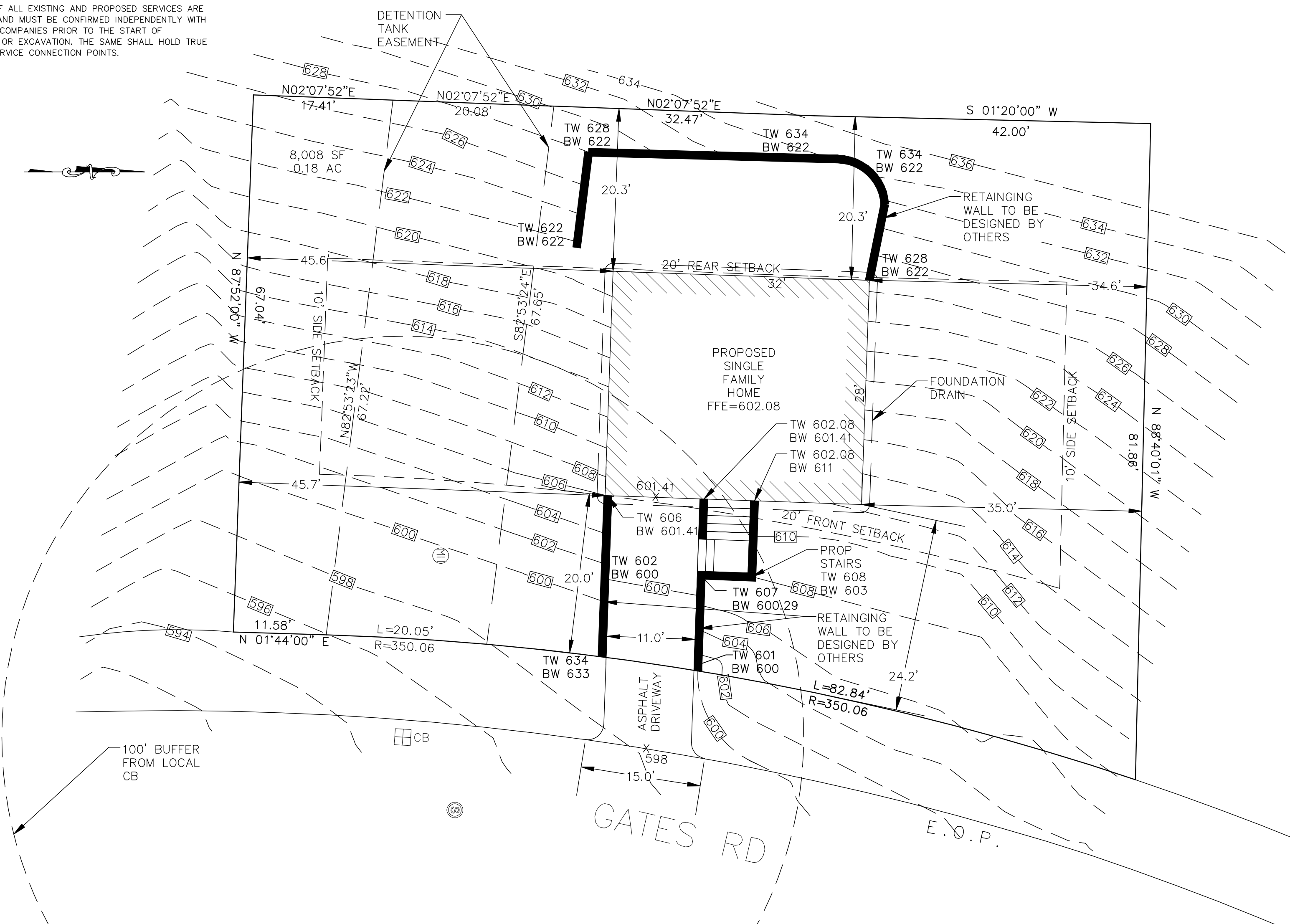
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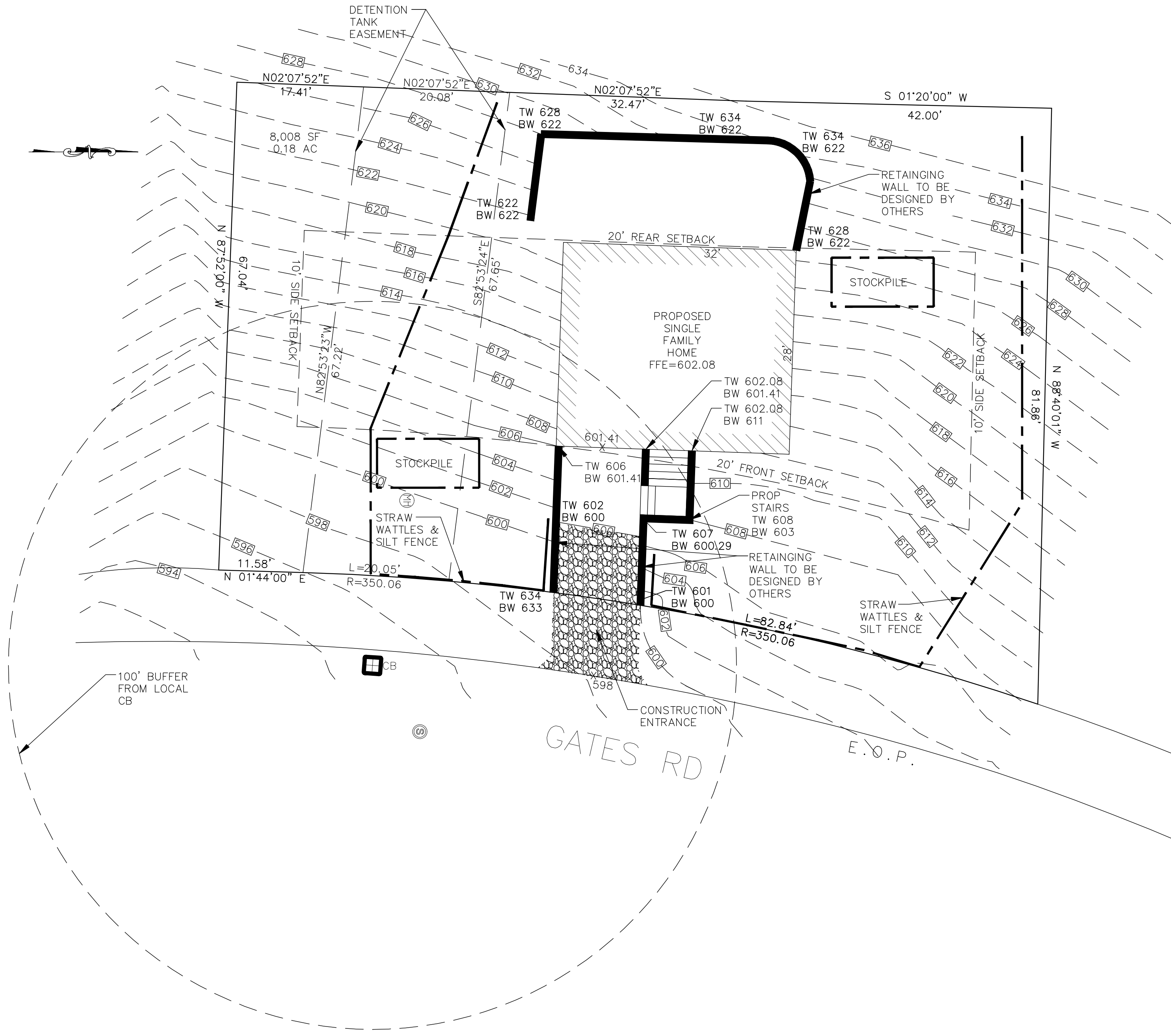
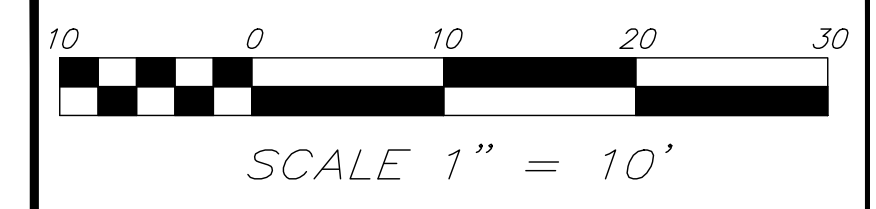
PROPOSED PLAN
 5 GATES RD WORCESTER MA

APPLICANT(S)/OWNER(S):
 DIZNEY CONSTRUCTION LLC
 1934 LAKEVIEW AVE DRACUT, MA

DATE: 11-01-23	COMP'D: JT	FIELD: JT
SCALE: 1"=10'	CAD: JT	FLD. BK: 671/
ZONE: RS-7	REV'D:	GATESRD5TOPO

JOB NUMBER: 7926	SHEET NUMBER: 2 OF 4
DWG NUMBER: 2023	





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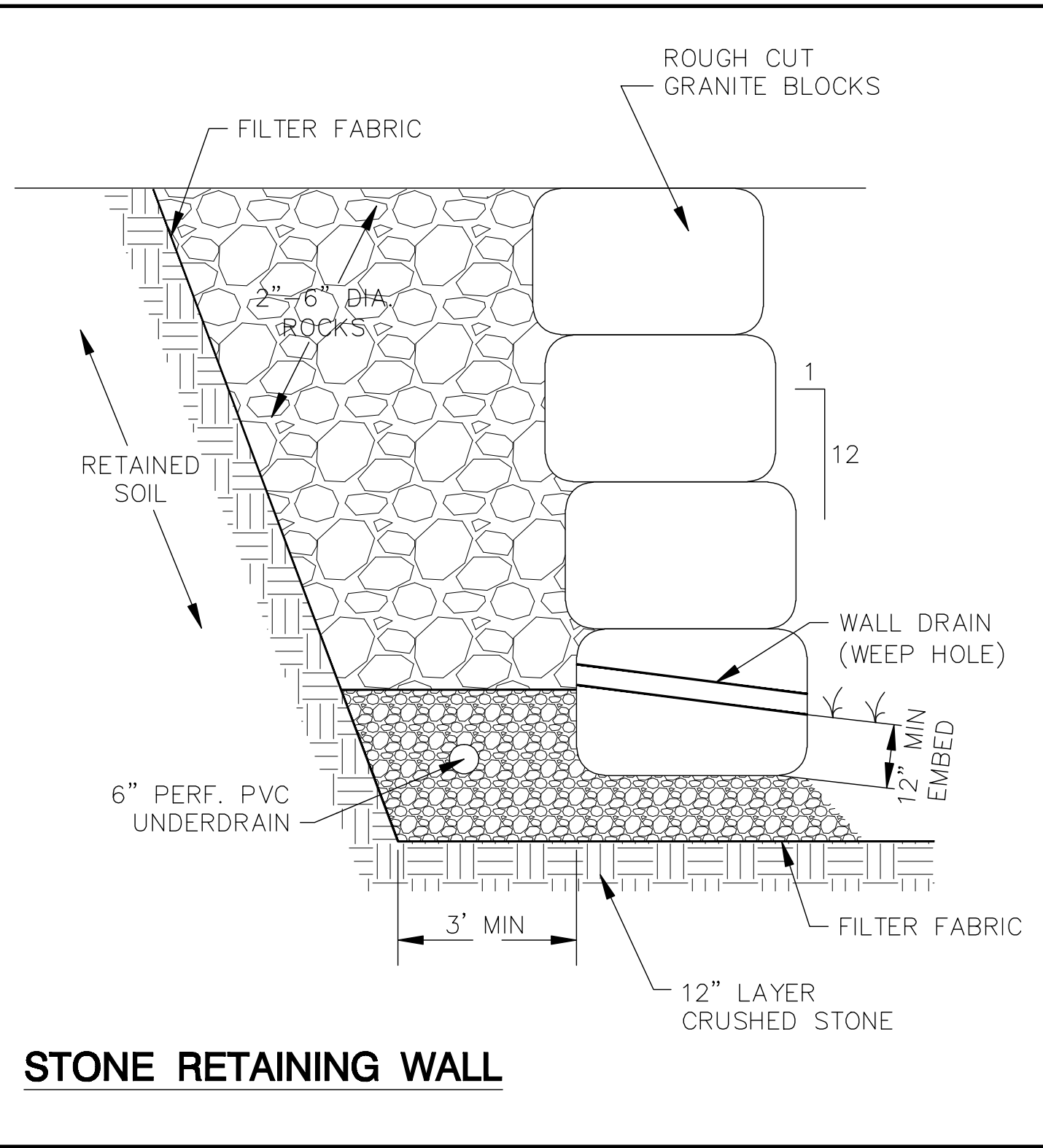
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EROSION CONTROL PLAN
 5 GATES RD WORCESTER MA

APPLICANT(S)/OWNER(S):
 DIZNEY CONSTRUCTION LLC
 1934 LAKEVIEW AVE DRACUT, MA

DATE: 11-01-23	COMP'D: JT	FIELD: JT
SCALE: 1"=10'	CAD: JT	FLD. BK: 671/
ZONE: RS-7	REV'D:	GATESRD5TOPO

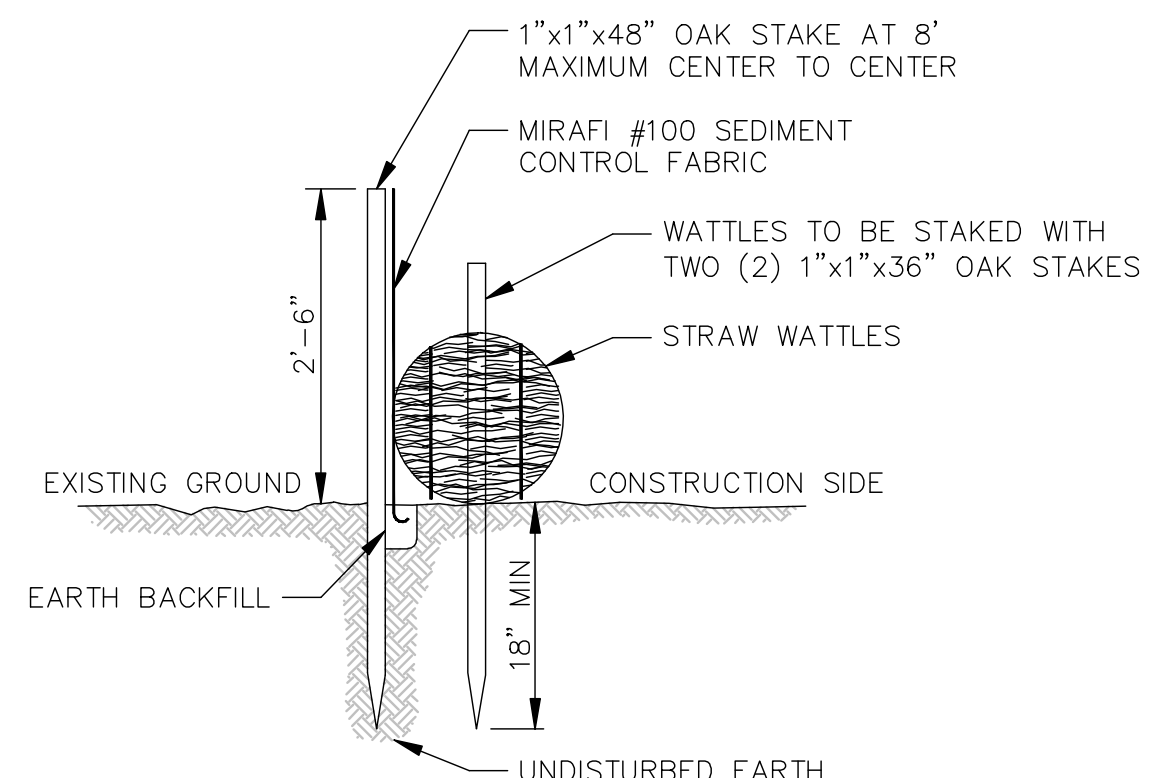
JOB NUMBER: 7926	SHEET NUMBER: 3 OF 4
DWG NUMBER: 2023	



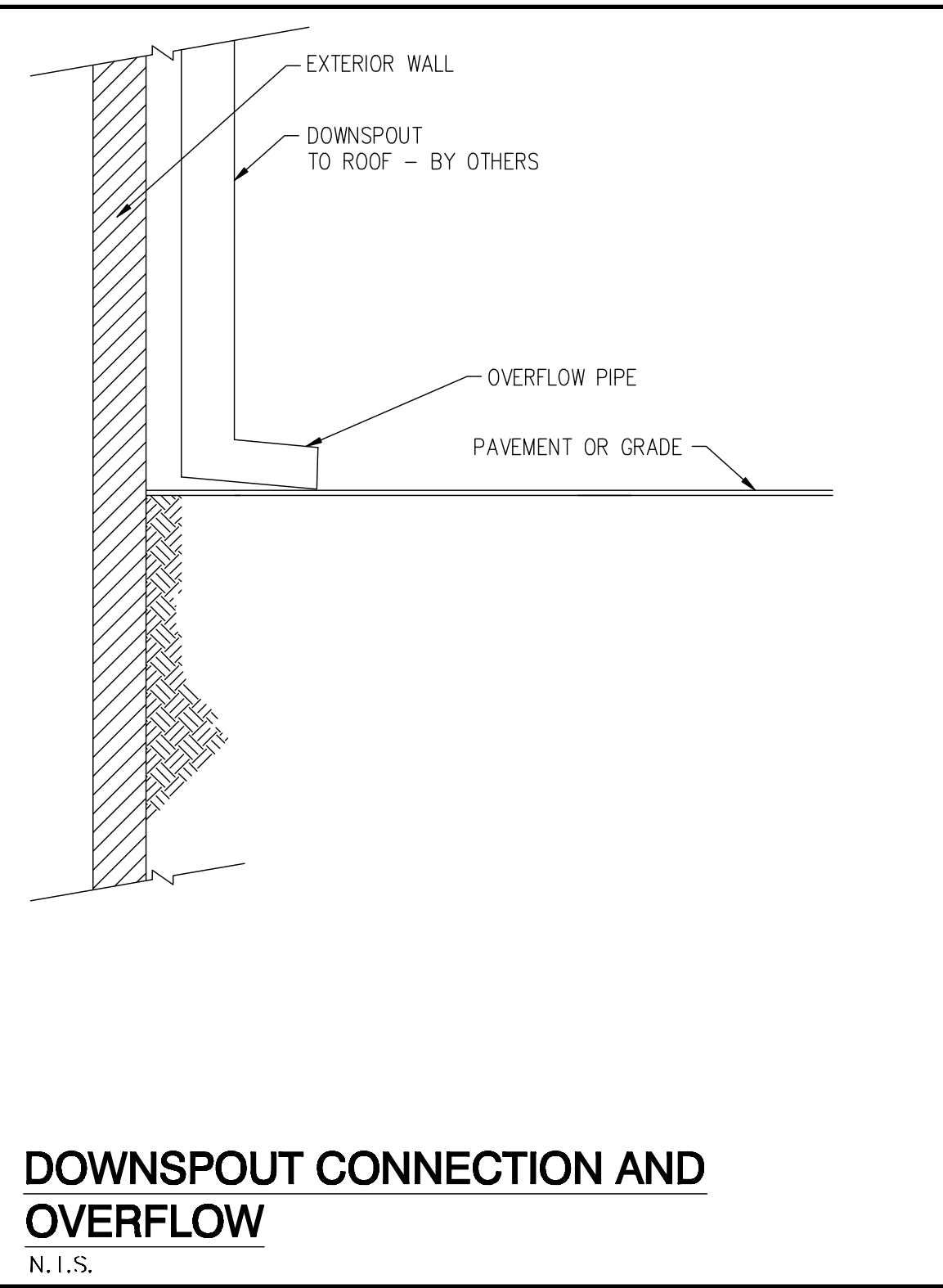
STONE RETAINING WALL

SILT FENCE WITH STRAW WATTLES DETAIL

NTS

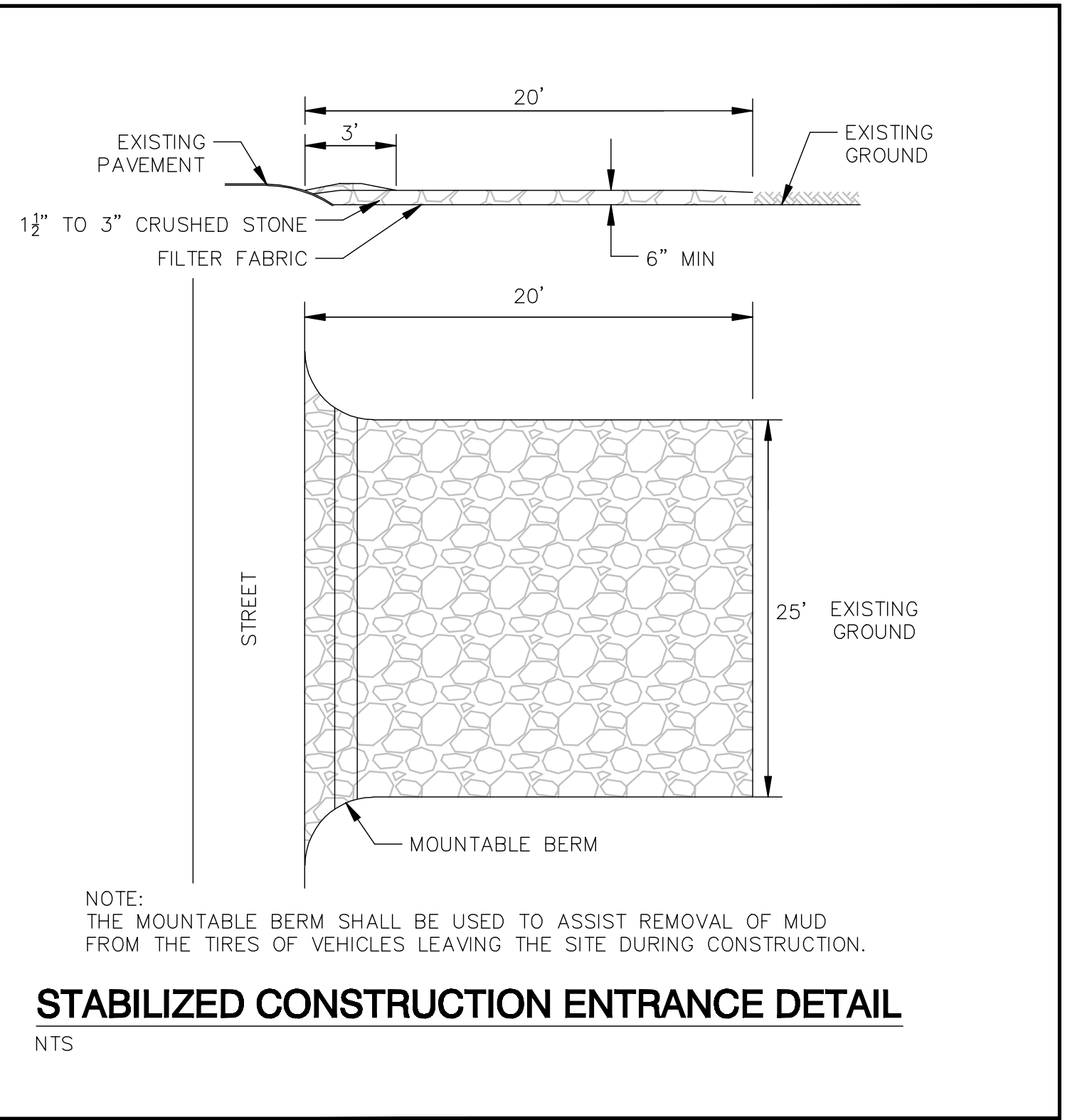


- NOTES:
1. STRAW WATTLES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. STRAW WATTLES SHALL BE SECURELY ANCHORED IN PLACE BY TWO (2) 1"x1"x36" OAK STAKES DRIVEN THROUGH THE STRAW WATTLES. THE FIRST STAKE IN EACH STRAW WATTLES SHALL BE ANGLED TOWARD PREVIOUSLY LAID STRAW WATTLES TO FORCE STRAW WATTLES TOGETHER.
 3. STRAW WATTLES SHALL BE TWINE BOUND.
 4. INSPECTION OF THE STRAW WATTLES SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 5. STRAW WATTLES SHALL BE REMOVED AND REPLACED WHEN THEY BECOME FILLED WITH SEDIMENT AND BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 6. STRAW WATTLES SHALL BE REMOVED WHEN THE PROJECT IS COMPLETED.



DOWNSPOUT CONNECTION AND OVERFLOW

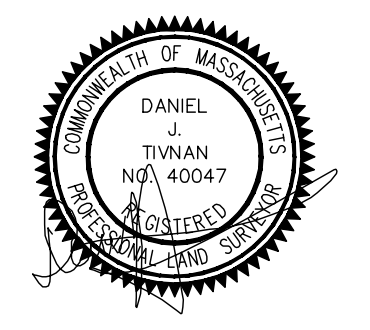
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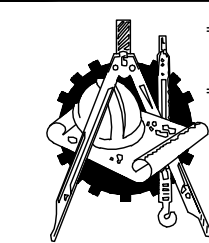
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

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DETAIL PLAN
5 GATES RD WORCESTER MA

APPLICANT(S)/OWNER(S):
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1934 LAKEVIEW AVE DRACUT, MA

DATE: 11-01-23 COMP'D: JT FIELD: JT

SCALE: 1"=10' CAD: JT FLD. BK: 671/

ZONE: RS-7 REV'D: GATESRD5TOPO

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JOB NUMBER: 7926
DWG NUMBER: 2023

SHEET NUMBER
4 OF 4