

**REFERENCES**

**LOCUS:**  
 MAP 01-032-00053  
**LOCUS DEED:**  
 BOOK 58763, PAGE 110  
 PB 520, PLAN 93, LOT B

**FLOOD MAP:**  
 MAP 25027C0612E  
 EFFECTIVE 7/4/11

TOTAL LOT AREA  
 BEFORE DIVISION  
 =5,536 SF

ZONING RG 5  
 ASSESSORS MAP  
 01-032-00053

**FORMER GARAGE LOCATION**

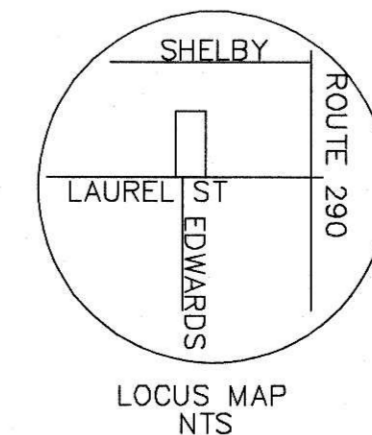
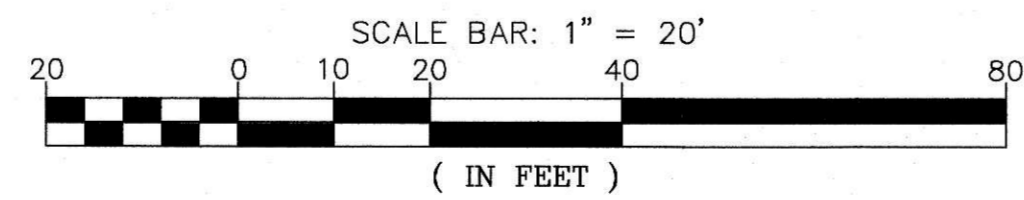
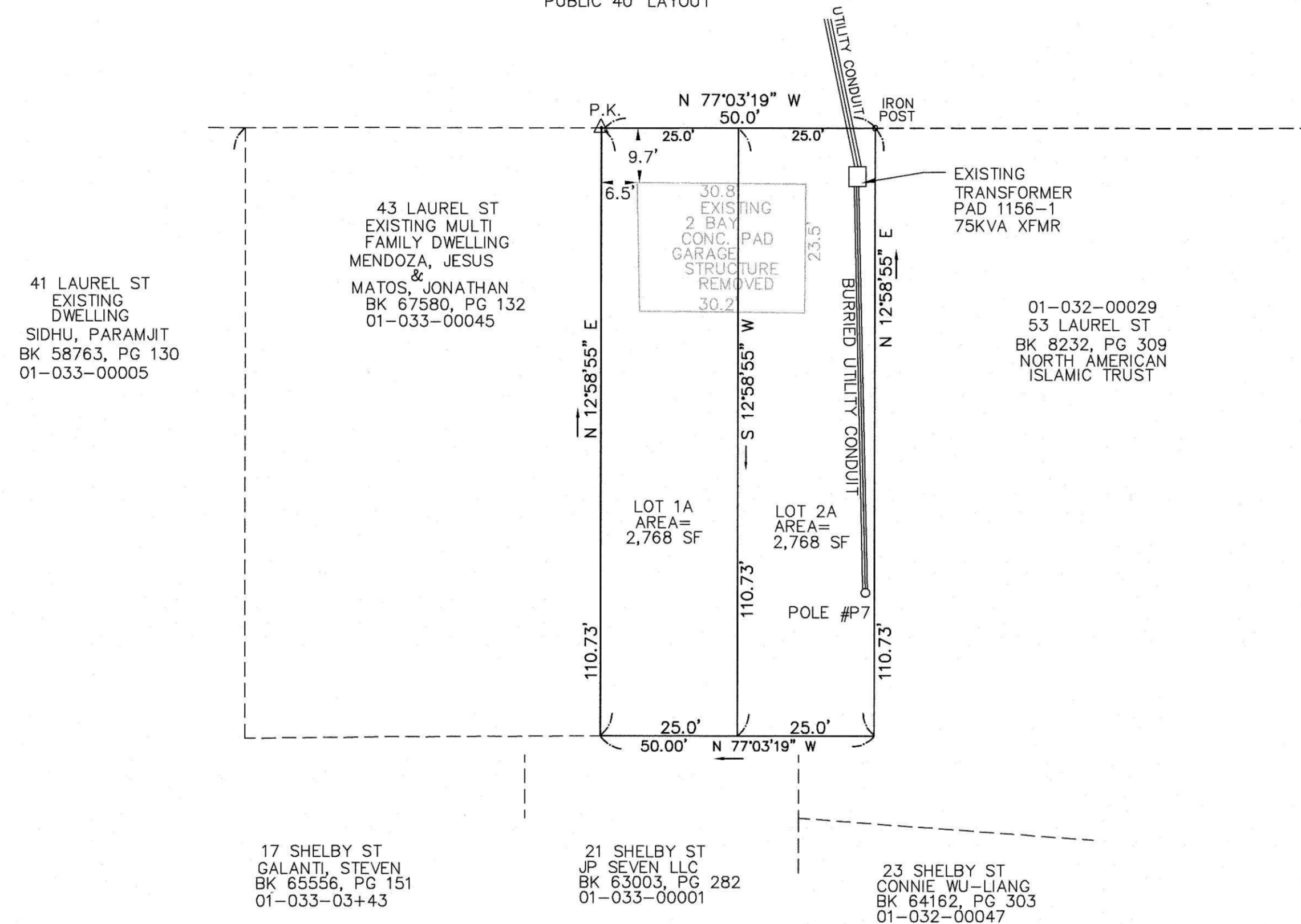
YARD	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	15'	9.7'
LEFT SIDE	8'	12.7'
RIGHT SIDE	8'	6.5'
REAR	15'	77'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW  
 IS REQUIRED  
 NO DETERMINATION OF ZONING IS IMPLIED  
 WORCESTER PLANNING BOARD

DATE: \_\_\_\_\_

CERTIFICATE OF NO APPEAL  
 DECISION OF THE WORCESTER PLANNING BOARD  
 APPROVING THIS PLAN RECORDED IN THE OFFICE  
 OF THE CITY CLERK. DATE \_\_\_\_\_  
 NO NOTICE OF APPEAL THEREFROM RECEIVED BY  
 THE CITY CLERK DURING THE 20 DAYS FOLLOWING.  
 CITY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

LAUREL STREET  
 PUBLIC 40' LAYOUT



ALL WORK SHALL CONFORM TO THE CITY OF WORCESTER'S ZONING ORDINANCE, PLANNING BOARD DECISION AND CONDITIONS OF APPROVAL, AND TO THE STANDARDS CONTAINED IN THE CITY OF WORCESTER, DEPARTMENT OF PUBLIC WORKS & PARKS, ENGINEERING DIVISION, CONSTRUCTION MANAGEMENT SECTION, STANDARD SPECIFICATIONS & DETAILS, MOST RECENT.

**NOTES:**

1. THE ENTIRE PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
2. THERE ARE NOT ANY WETLANDS ON THE PROPERTY.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE. ANY CURRENT EASEMENTS, WHICH ARE NOT SHOWN, OR ANY POSSIBLE EASEMENTS WHICH EXISTED IN THE PAST ARE STILL VALID & IN EFFECT.

**ZBA DECISION NOTES:**

BOOK 65596, PAGE 243  
 TWO VARIANCES GRANTED PER LOT

**SPECIFICALLY: FOR LOT 1A**

RELIEF OF 232 SF FROM THE 3,000 SF MINIMUM LOT AREA DIMENSIONAL REQUIREMENT FOR A SINGLE-FAMILY SEMI-DETACHED DWELLING IN AN RG-5 ZONE (ARTICLE IV, SECTION 4, TABLE 4.2)

RELIEF OF 5 FT FROM THE 30 FT MINIMUM FRONTAGE DIMENSIONAL REQUIREMENT FOR A SINGLE-FAMILY SEMI-DETACHED DWELLING IN AN RG-5 ZONE (ARTICLE IV, SECTION 4, TABLE 4.2)

**SPECIFICALLY: FOR LOT 2A**

RELIEF OF 232 SF FROM THE 3,000 SF MINIMUM LOT AREA DIMENSIONAL REQUIREMENT FOR A SINGLE-FAMILY SEMI-DETACHED DWELLING IN AN RG-5 ZONE (ARTICLE IV, SECTION 4, TABLE 4.2)

RELIEF OF 5 FT FROM THE 30 FT MINIMUM FRONTAGE DIMENSIONAL REQUIREMENT FOR A SINGLE-FAMILY SEMI-DETACHED DWELLING IN AN RG-5 ZONE (ARTICLE IV, SECTION 4, TABLE 4.2)

**EASEMENTS OBTAINED:**

MASS ELECTRIC UNDERGROUND SYSTEM REPLACE POLE #T7  
 BK 67124, PG 378  
 DATED 02-16-2022

VERIZON NEW ENGLAND INC UNDERGROUND CABLES  
 BK 68820, PG 254  
 DATED 02-10-2023

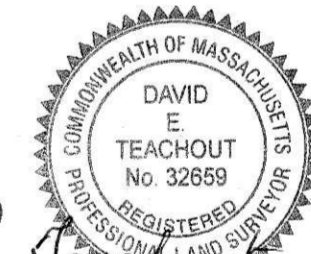
**COMMENCEMENT OF WORK:**

THE GARAGE BUILDING HAD BEEN ISSUED A DEMOLITION PERMIT AND HAS BEEN REMOVED. HOWEVER, THE GARAGE FLOOR SLAB, ALONG WITH BOTH ACCESS DRIVEWAYS, REMAINS.

**WAIVER:**

APPLICANT REQUESTS WAIVER OF SUBDIVISION REGULATIONS EXCEPT FOR THOSE APPLICABLE TO ANR SUBMISSIONS.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



*David Teachout* 4/2/24  
 DAVID TEACHOUT P.L.S. # 32659  
 ASSISTED BY DAVID SADOWSKI S.I.T.

DEFINITIVE FRONTAGE SUBDIVISION PLAN  
 45 LAUREL STREET  
 WORCESTER, MASSACHUSETTS

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PREPARED FOR: JONATHAN MATOS  
 177 SHAWMUT AVENUE  
 OWNER OF: NEW BEDFORD, MA. 02740

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**D.J. & ASSOCIATES**  
 7 CEDAR STREET  
 CLINTON, MA 01510

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DATE: MARCH 25, 2024 SCALE: 1" = 20'