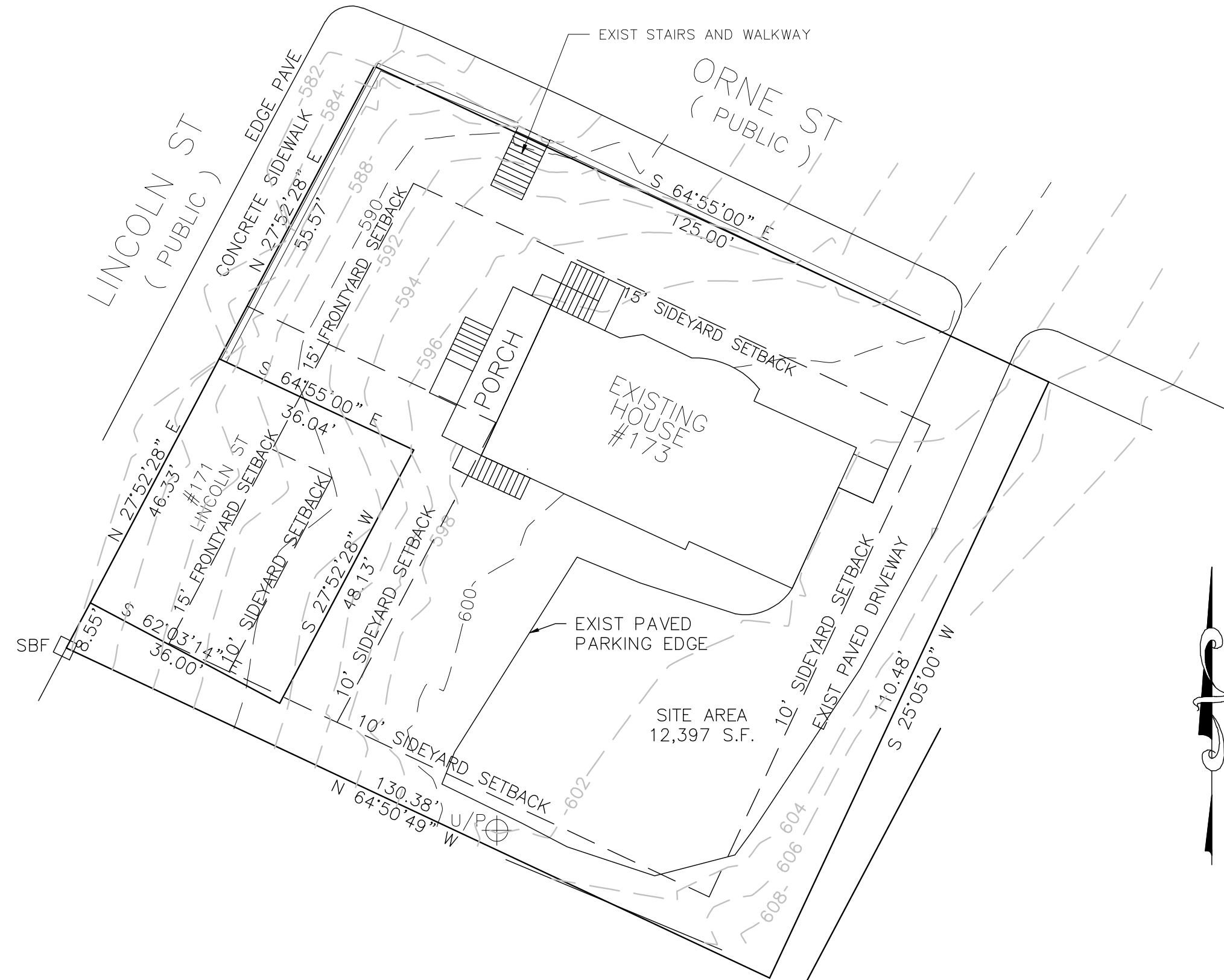


SITE PLAN NOTES:

- 6" OF 3/4" STONE TO BE PLACED IN ALL PROPOSED DRIVEWAYS DURING CONSTRUCTION.
- ALL CATCH BASINS WITHIN 100' OF THE PROJECT TO HAVE FILTER BAGS INSTALLED.
- 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).
- 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.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GRADE THE LOT SUCH THAT WATER RUNOFF FLOWS AWAY FROM THE HOUSE AND GARAGE.
- 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.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO EXCAVATION OF ANY TYPE.
- ALL EXCAVATED UNSUITABLE MATERIALS MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- 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.
- ALL MATERIALS AND METHODS SHALL BE CITY OF WORCESTER STANDARD.
- ALL SANITARY AND DRAINAGE HOUSE CONNECTIONS TO BE TYP. 6" SDR 35 PVC.
- ALL ROOF DRAINS TO BE CONNECTED TO THE SURFACE DRAIN UNLESS OTHERWISE NOTED IN THE DRAWING(S).
- 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.
- 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.

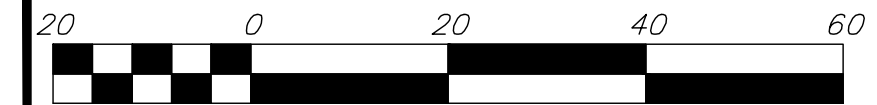


LOT ZONING SUMMARY

TOTAL LOT AREA: 12,397 SF
 ZONING DISTRICT: RG-5
 EXISTING USE: EXISTING 3-STORY DWELLING, (TO BE RENOVATED & EXPANDED) (5 UNITS TOTAL)
 PROPOSED USE: PROPOSED 5 TOTAL DWELLING UNITS WITH 8 PARKING SPACES AND TWO TO THREE INDOOR BIKE PARKING SPACES

ZONING TABLE RG-5 ZONING DISTRICTS

ZONING REGULATION	REQUIRED RG-5	PROP./EXIST BUILD
MINIMUM LOT AREA	6,000 SF	12,397 SF
MINIMUM LOT FRONTAGE	130 FT	125.00 FT
MINIMUM FRONT YARD SETBACK	15 FT	16.92 FT
MINIMUM SIDE YARD SETBACK	10 FT	5.00 FT
MINIMUM REAR YARD SETBACK	15 FT	NA
MAXIMUM HEIGHT	50 FT	<50 FT
MAXIMUM STORIES	3+	<3
FAR	NA	NA



SCALE 1" = 20'

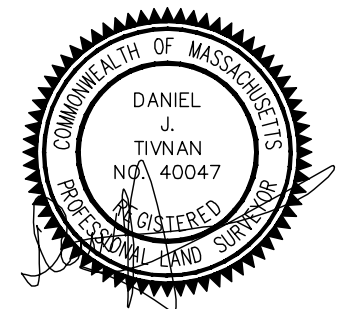
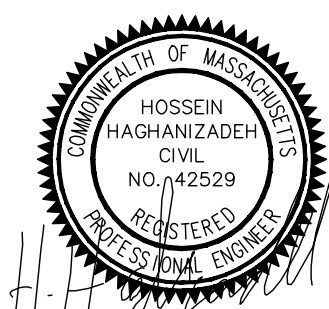
PLAN REFERENCE(S):
662-60

DEED REFERENCE(S):
55832-107

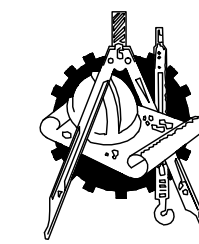
PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY
3	5/2/24	PLANNING DEPT. COMMENTS	STAFF
2	4/1/24	PLANNING DEPT. COMMENTS	STAFF
1	2/2/2024	PLANNING DEPT. COMMENTS	STAFF

THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

EXISTING VARIANCE/SPECIAL PERMIT SITE PLAN
 173 LINCOLN ST WORCESTER MA

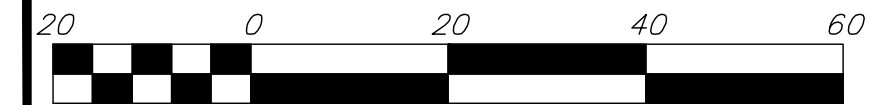
APPLICANT(S)/OWNER(S):
 EMILE AKPAKI
 173 LINCOLN ST WORCESTER MA

DATE: 12-1-2023	COMP'D: DJT	FIELD: JT
SCALE: 1"=20'	CAD: DJT	FLD. BK: 669-56
ZONE: RG-5	REV'D:	LINCOLN173SITE

JOB NUMBER: 7802

SHEET NUMBER
1 OF 2

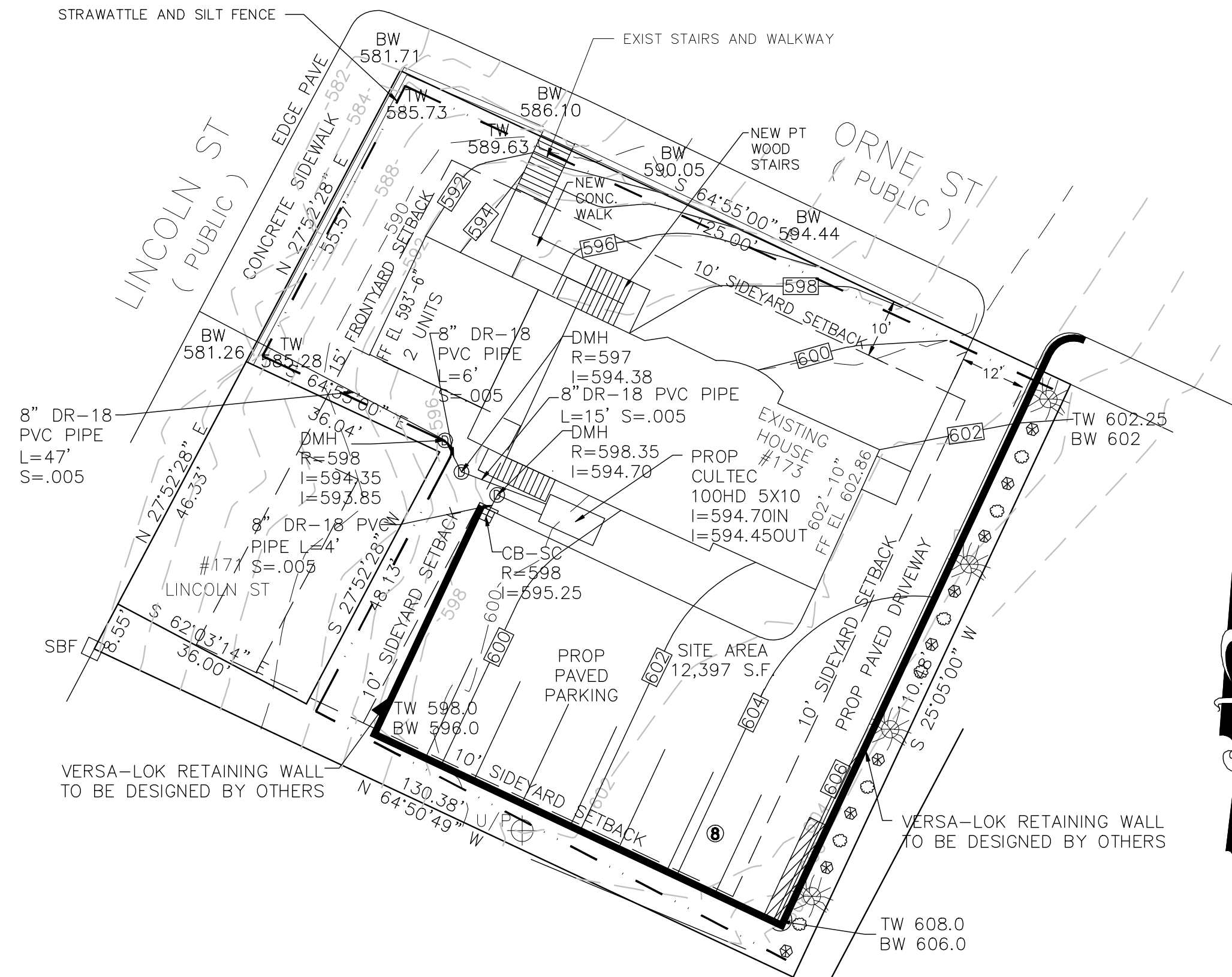
DWG NUMBER:



SCALE 1" = 20'

PLAN REFERENCE(S):
662-60

DEED REFERENCE(S):
55832-107

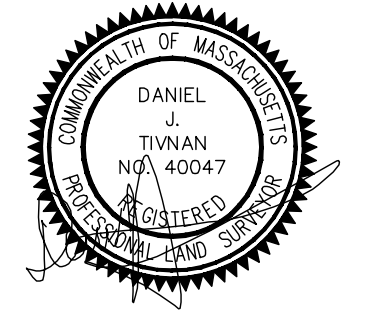


5 UNITS = 10 SPACES REQUIRED
8 SPACES PROVIDED

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	BY
3	5/2/24	PLANNING DEPT. COMMENTS	STAFF
2	4/1/24	PLANNING DEPT. COMMENTS	STAFF
1	2/2/2024	PLANNING DEPT. COMMENTS	STAFF

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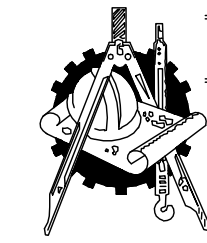
FRONT YARD IMPERVIOUS CALCULATIONS

FRONT YARD AREA=832.70 SF ±
 IMPERVIOUS SURFACE IN FRONT YARD (CURB)=55.33 SF ±
 PERCENTAGE OF IMPERVIOUS SURFACE IN FRONT YARD = 55.33 SF/832.70 SF=0.066=>50%

SITE LANDSCAPING LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
	4	GLEDITSIA TRIACANTHOS	HONEYLOCUST	3"-3½" CALIPER
	9	KALMIA LATIFOLIA	SNOWDRIFT MOUNTAIN LAUREL	2-3' IN HEIGHT
	7	VIBURNUM TRILOBUM	AMERICAN CRANBERRY BUSH	3' IN HEIGHT

NOTE: ABOVE LIST ARE SUGGESTED TREE AND SHRUB VARIETIES. SUBSTITUTIONS MAY BE MADE AS LONG AS TREE AND SHRUB SPECIES SELECTED CONFORM TO THE CITY OF WORCESTER LANDSCAPING REQUIREMENTS. ALL LANDSCAPING MATERIALS TO BE PLANTED ON THE SITE SHALL BE ASIAN LONGHORNED BEETLE RESISTANT SPECIES.



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PROPOSED VARIANCE/SPECIAL PERMIT SITE PLAN
 173 LINCOLN ST WORCESTER MA

APPLICANT(S)/OWNER(S):
 EMILE AKPAKI
 173 LINCOLN ST WORCESTER MA

DATE:	12-1-2023	COMP'D:	DJT	FIELD:	JT
SCALE:	1"=20'	CAD:	DJT	FLD. BK:	669-56
ZONE:	RG-5	REV'D:		LINCOLN173SITE	

JOB NUMBER: **7802**

SHEET NUMBER
2 of 2

DWG NUMBER: