

- NOTES:**
1. THIS PLAN WAS PREPARED BY H. S. & T. GROUP, INC. OF WORCESTER, MASSACHUSETTS AND IS BASED ON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY H. S. & T. GROUP, INC. ON AUGUST 26, 2022.
 2. THE DEED FOR THESE PARCELS ARE RECORDED IN BOOK 64315 PAGES 185 AT THE WORCESTER REGISTRY OF DEEDS.
 3. THE WORCESTER ASSESSOR'S GRID INDEX MAPS SHOW THESE PROPERTIES AS MAP-BLOCK-LOT 16-003-00003.
 4. THIS PROPERTY IS PART OF THE RESIDENCE GENERAL, 5,000 SF MINIMUM LOT SIZE (RG-5) ZONING DISTRICT IN THE CITY OF WORCESTER, MASSACHUSETTS.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. THE CLIENT/OWNER'S ATTORNEY, ARCHITECT OR REPRESENT TO VERIFY THE ZONING TABLE AND RELIEF NEED BY THE WORCESTER ZONING BOARD OF APPEALS.

LOT ZONING SUMMARY-112 RODNEY
 TOTAL LOT AREA: 5,253 SF
 ZONING DISTRICT: RG-5
 EXISTING USE: 3 FAMILY DWELLING
 PROPOSED USE: 3 FAMILY DWELLING

LOT ZONING SUMMARY-116 RODNEY
 TOTAL LOT AREA: 5,328 SF
 ZONING DISTRICT: RG-5
 EXISTING USE: VACANT
 PROPOSED USE: 3 FAMILY DWELLING

ZONING TABLE-PROPOSED THREE-FAMILY DWELLING

ZONING REGULATION-THREE FAMILY	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	7,000 SF	5,328 SF*
MINIMUM LOT FRONTAGE	60 FT	50 FT*
MINIMUM FRONT YARD SETBACK	5.6 FT**	7.2 FT
MINIMUM SIDE YARD SETBACK	8 FT	5.0 FT*
MINIMUM REAR YARD SETBACK	8 FT	43.9 FT
MAXIMUM HEIGHT	50 FT	46.65 FT
MAXIMUM HEIGHT IN STORIES	3+	3+

*RELIEF GRANTED FROM THE WORCESTER ZONING BOARD OF APPEALS.
 **SETBACK WAS DETERMINED USING THE AVERAGE SETBACK OF THE AREA.

RELIEF GRANTED BY THE WORCESTER ZBA:

116 RODNEY STREET

- VARIANCE 1: FOR RELIEF OF 1672 SF FROM THE 7000 SF MINIMUM LOT AREA DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- VARIANCE 2: FOR RELIEF OF 10 FEET FROM THE 60 FOOT MINIMUM FRONTAGE DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- VARIANCE 3: FOR RELIEF OF 3 FEET FROM THE 8 FOOT MINIMUM SIDE YARD SETBACK DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- SPECIAL PERMIT: TO MODIFY LANDSCAPING REQUIREMENTS FOR PARKING AND LOADING TO ALLOW NO LANDSCAPED BUFFERS IN THE SIDE AND REAR YARD SETBACK AREAS.

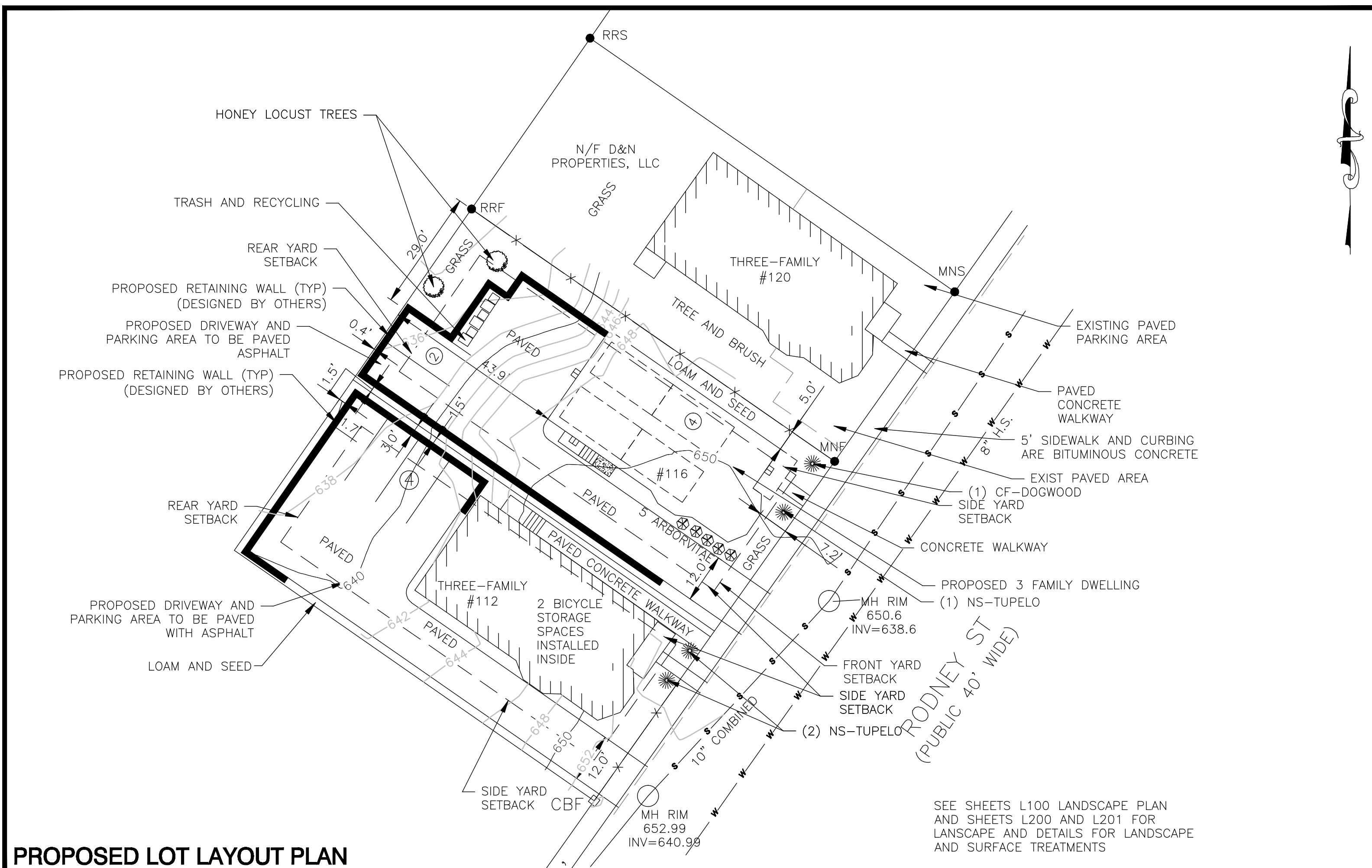
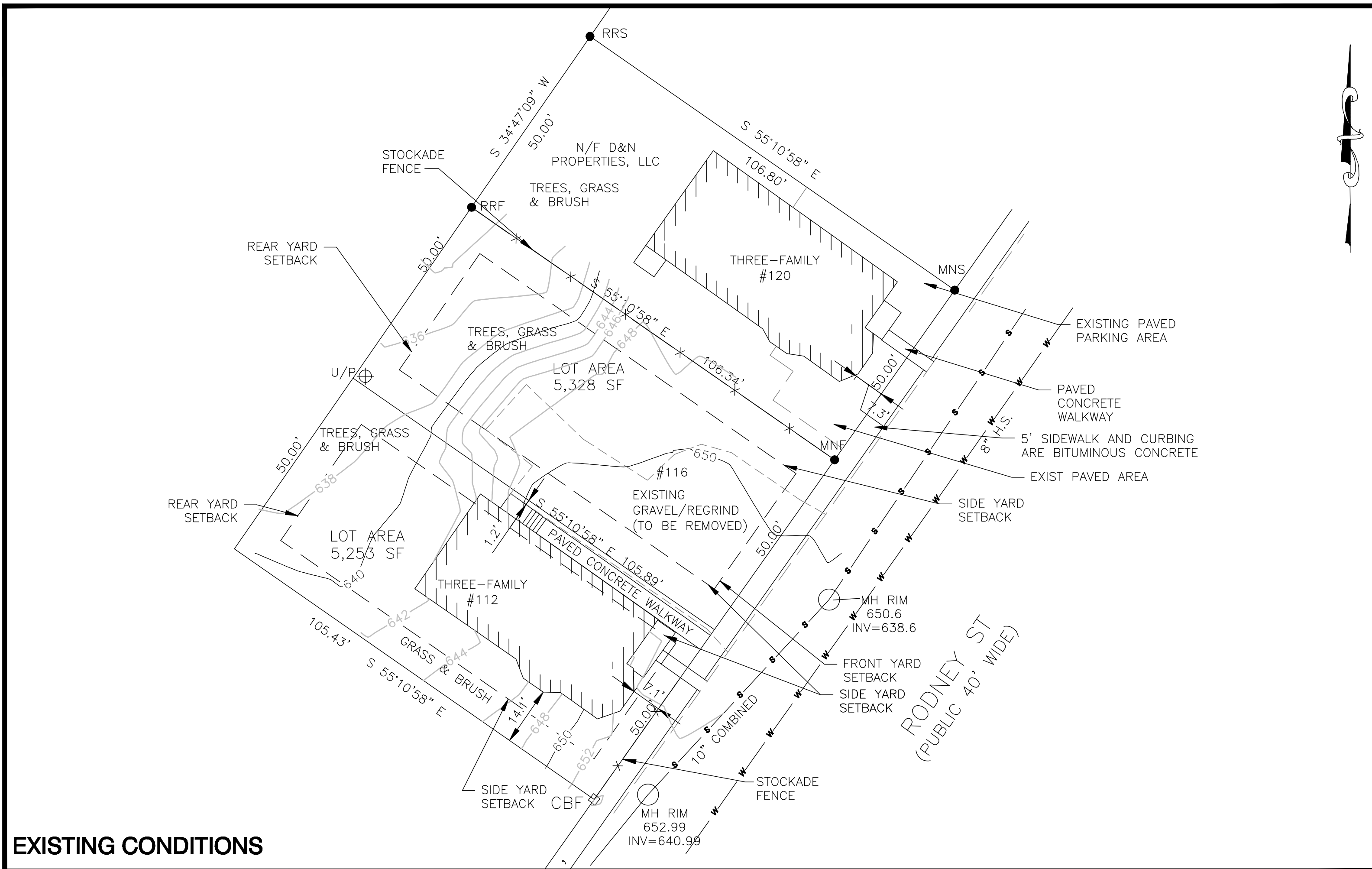
112 RODNEY STREET

- VARIANCE 1: FOR RELIEF OF 2 PARKING SPACES FROM THE REQUIRED 6 SPACES FOR A THREE FAMILY DWELLING (ARTICLE IV, SECTION 7, TABLE 4.4)
- VARIANCE 2: FOR RELIEF OF 6.8 FEET FROM THE 8 FOOT MINIMUM SIDE YARD SETBACK DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- VARIANCE 3: FOR RELIEF 1,747 SF FROM THE 7000 SF MINIMUM LOT AREA DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- VARIANCE 4: FOR RELIEF OF 10 FEET FROM THE 60 FOOT MINIMUM FRONTAGE DIMENSIONAL REQUIREMENT (ARTICLE IV, SECTION 4, TABLE 4.2)
- SPECIAL PERMIT: TO MODIFY LANDSCAPING REQUIREMENTS FOR PARKING AND LOADING TO ALLOW NO LANDSCAPED BUFFERS IN THE SIDE AND REAR YARD SETBACK AREAS.

FRONT YARD IMPERVIOUS CALCULATIONS

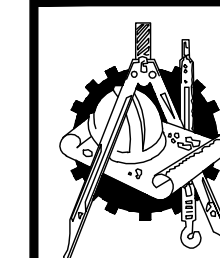
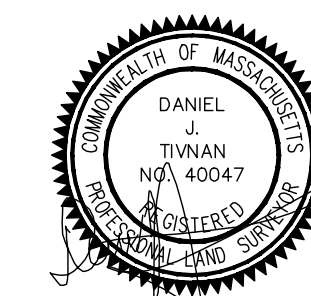
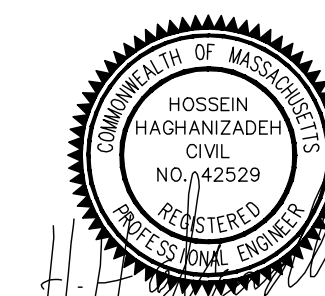
116 RODNEY STREET
 FRONT YARD AREA=284.15 SF ±
 IMPERVIOUS SURFACE IN FRONT YARD (DRIVEWAY)=85.2 SF ±
 PERCENTAGE OF IMPERVIOUS SURFACE IN FRONT YARD = 85.2 SF/284.15 SF =0.299 =30%

112 RODNEY STREET
 FRONT YARD AREA=283.97 SF ±
 IMPERVIOUS SURFACE IN FRONT YARD (DRIVEWAY) =108.86 SF ±
 PERCENTAGE OF IMPERVIOUS SURFACE IN FRONT YARD = 108.86 SF/283.97 SF =0.383 =38%



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DEFINITIVE SITE PLAN

112 & 116 RODNEY STREET, WORCESTER, MA

APPLICANT/OWNER:
 GRANDX PROPERTY MANAGEMENT, LLC
 33 OBERLIN STREET, APT 2, WORCESTER, MA

DATE: 09/01/2023	COMP'D: DJT	FIELD:	PS
SCALE: 1"=20'	CAD: STF	FLD. BK:	665-140
ZONE: RG-5	REV'D: HH	DWG:	RODNEY112SITE1
JOB NUMBER: 7630	SHEET NUMBER 1 OF 3		
DWG NUMBER: XXXX			

GRADING NOTES:

- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD DATUM.
- ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
- THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC STREETS AND WORK AREAS.
- ALL PROPOSED PAVEMENT AREAS SHALL BE PITCHED AS SHOWN ON THE DRAWINGS. IF NOT OTHERWISE SHOWN, PROPOSED PAVEMENT AREAS SHALL BE PITCHED A MINIMUM OF 1% (1/8" PER FOOT) TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENTS. EDGES ARE TO BE SAW CUT. THE PAVEMENT JOINTS ARE TO BE EMULSION OILED AND SANDED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON 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 "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION IS TO BE 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.
- A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL ROOF AND DRAINS SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.

CONSTRUCTION SEQUENCE:

- OWNER OR CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF WORCESTER (IF APPLICABLE).
- STAKE OR FLAG EXISTING WETLANDS AND BUFFER ZONES AS REQUIRED (IF APPLICABLE), STAKE PROPERTY LINES.
- INSTALL EROSION CONTROLS, INCLUDING SILT FENCE WITH STRAW WATTLES, CONSTRUCTION ENTRANCE AND SILT SACKS.
- BEGIN TREE CUTTING, CLEARING AND GRUBBING.
- EXCAVATE AND POUR FOUNDATIONS. ROUGH GRADE LOT.
- CONNECT SERVICE UTILITIES, BEGIN FRAMING HOMES.
- FINISH GRADE AND LOAM AND SEED.
- PLANT TREES AND ESTABLISH OTHER VEGETATION.

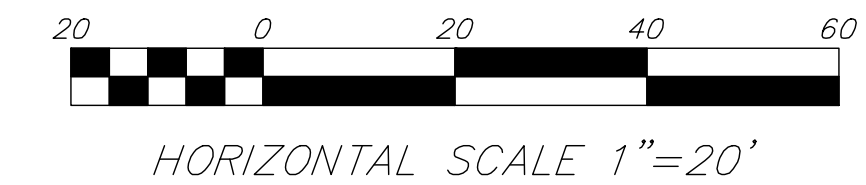
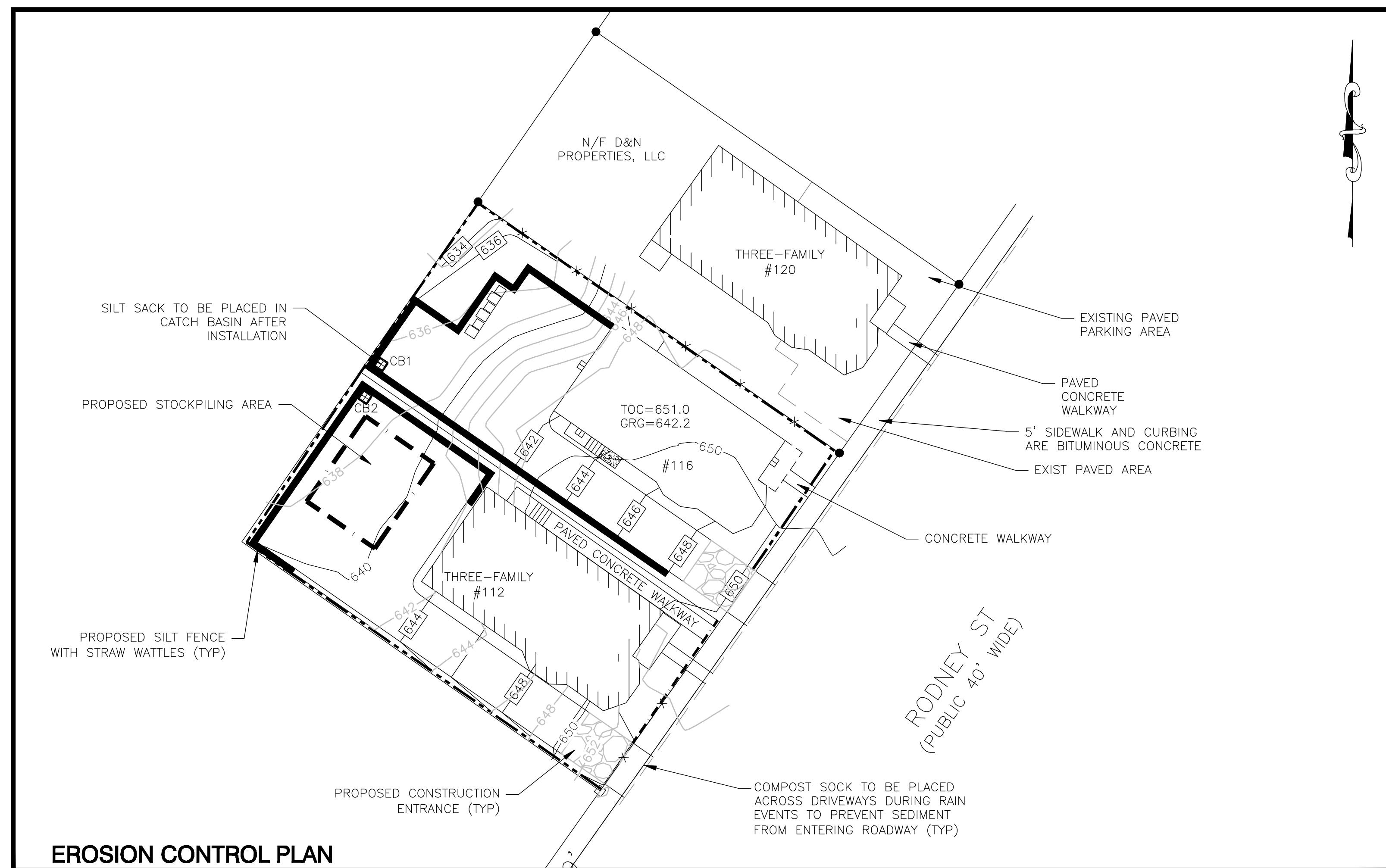
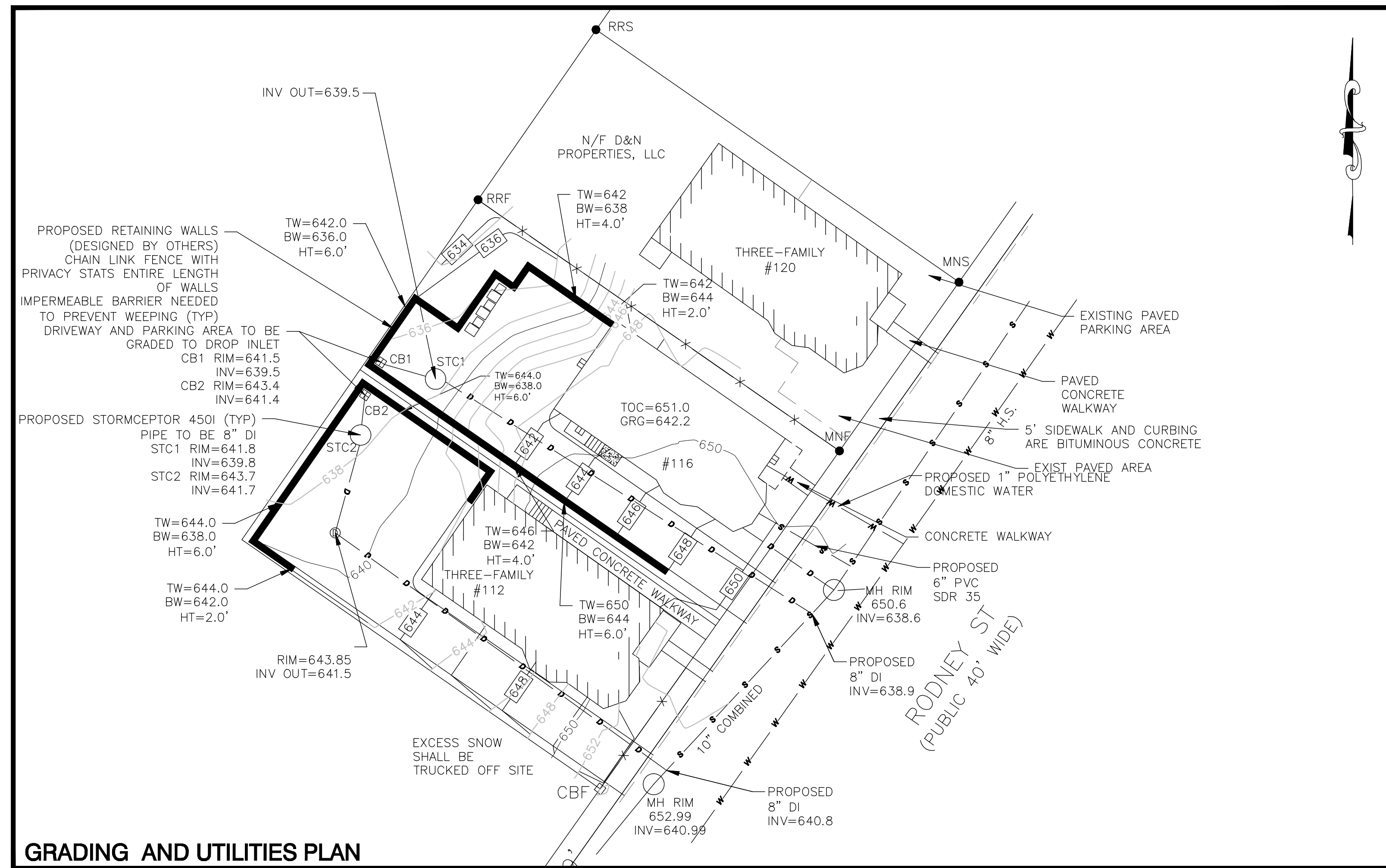
CONSTRUCTION SEQUENCE:

THE FOLLOWING SHOULD BE PERFORMED PRIOR TO AND DURING EXTENDED PERIOD WHERE CONSTRUCTION IS NOT UNDERWAY.

- INSPECT AND REPAIR PERIMETER STRAW WATTLES AND SILT FENCE EROSION CONTROL.
- PROVIDE LOAM AND SEED OR OTHER VEGETATIVE COVER OVER EXPOSED SOIL AREAS.
- PROVIDE VEGETATIVE COVER OR TARPS OVER STOCKPILED SOILS AND ERODABLE MATERIALS.
- INSPECT SITE REGULARLY AND AFTER SIGNIFICANT RAINFALL EVENTS TO CONFIRM SEDIMENT AND EROSION CONTROL MEASURES ARE PERFORMING AS DESIGNED.

LEGEND

	PROPERTY LINE
	EOP
	EDGE OF PAVEMENT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED CONTOUR
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED DRAIN LINE
	PROPOSED SILT FENCE WITH WATTLES
	TOP OF CONCRETE
	LIGHT PACKS ON FIRST STORY



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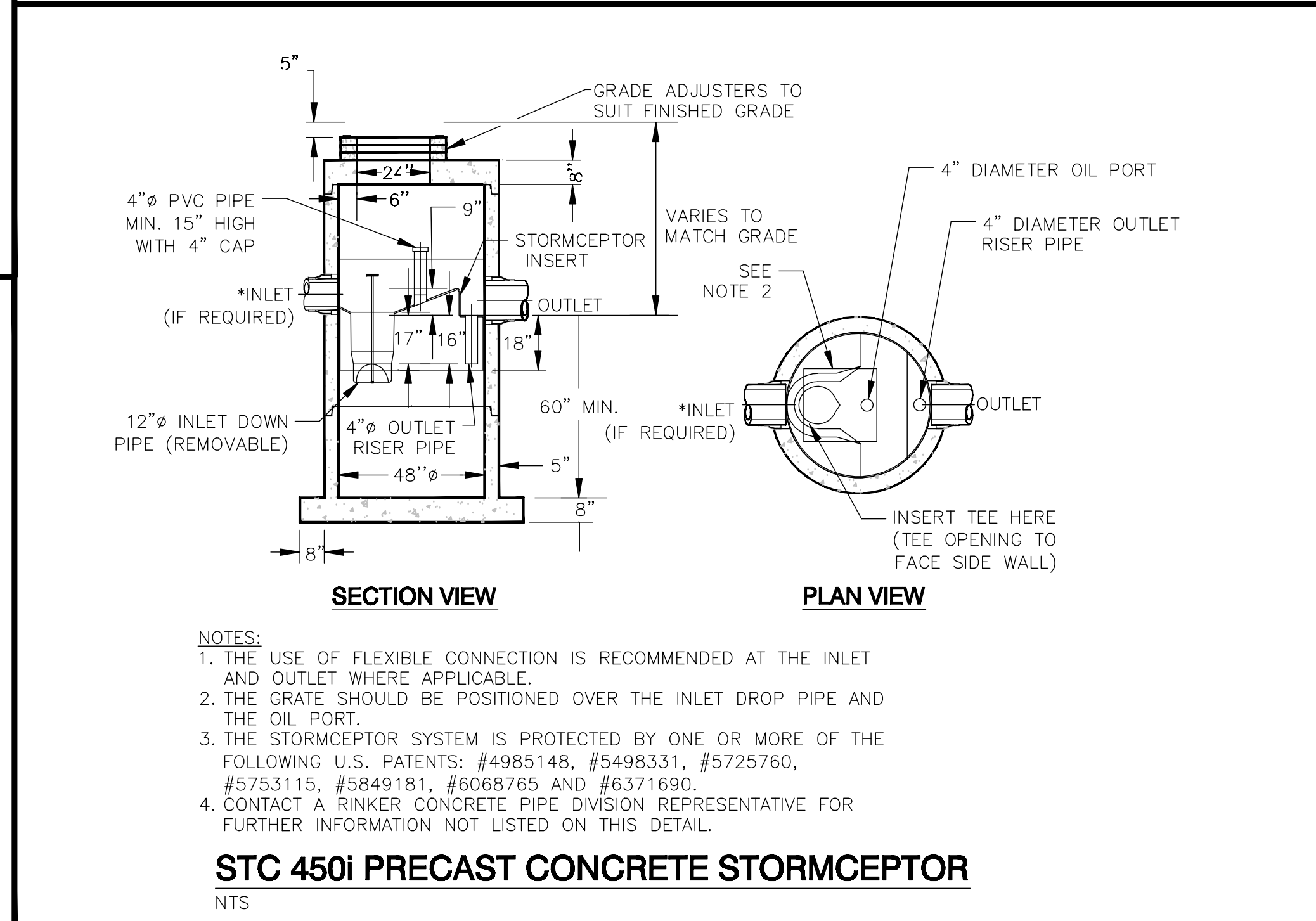
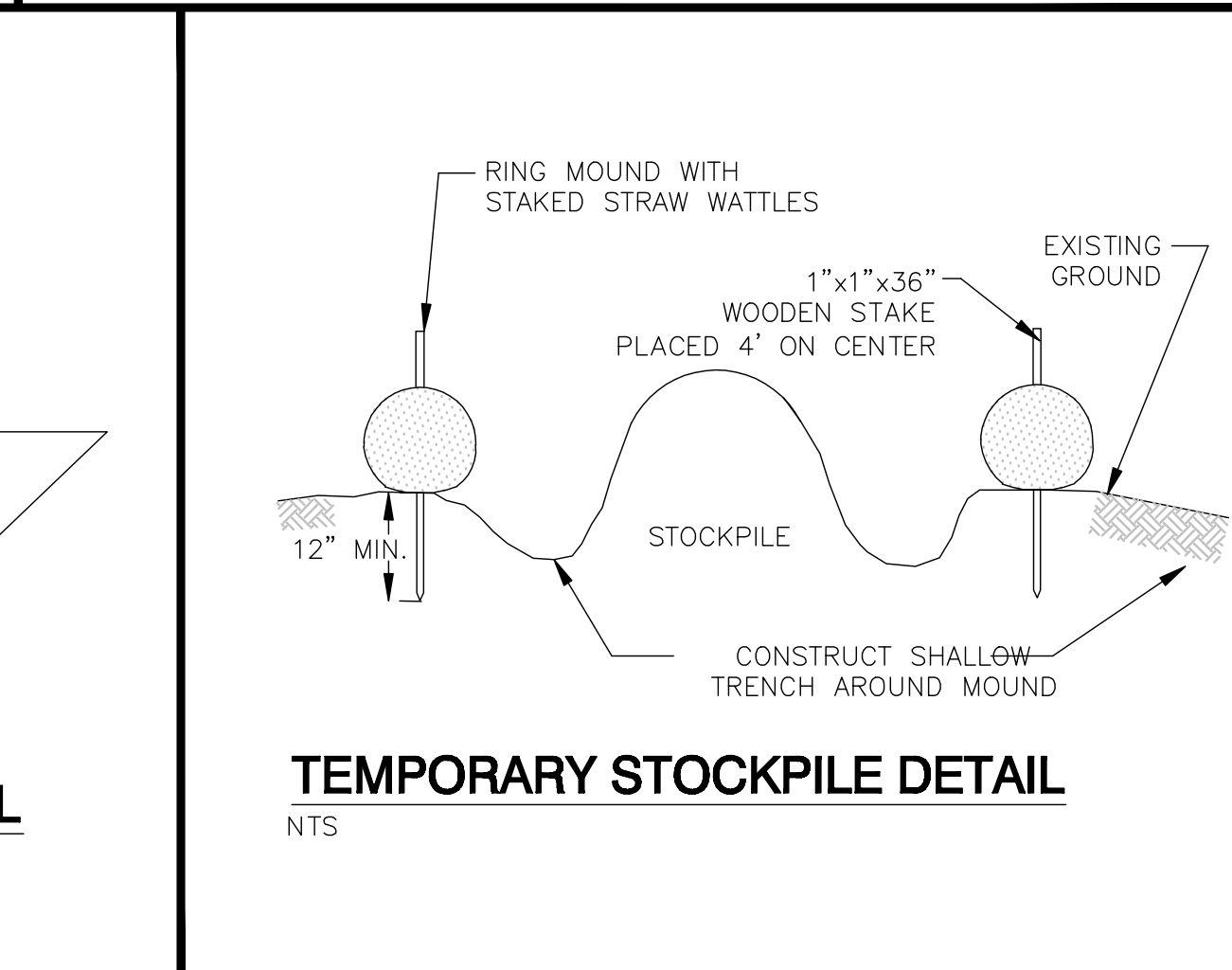
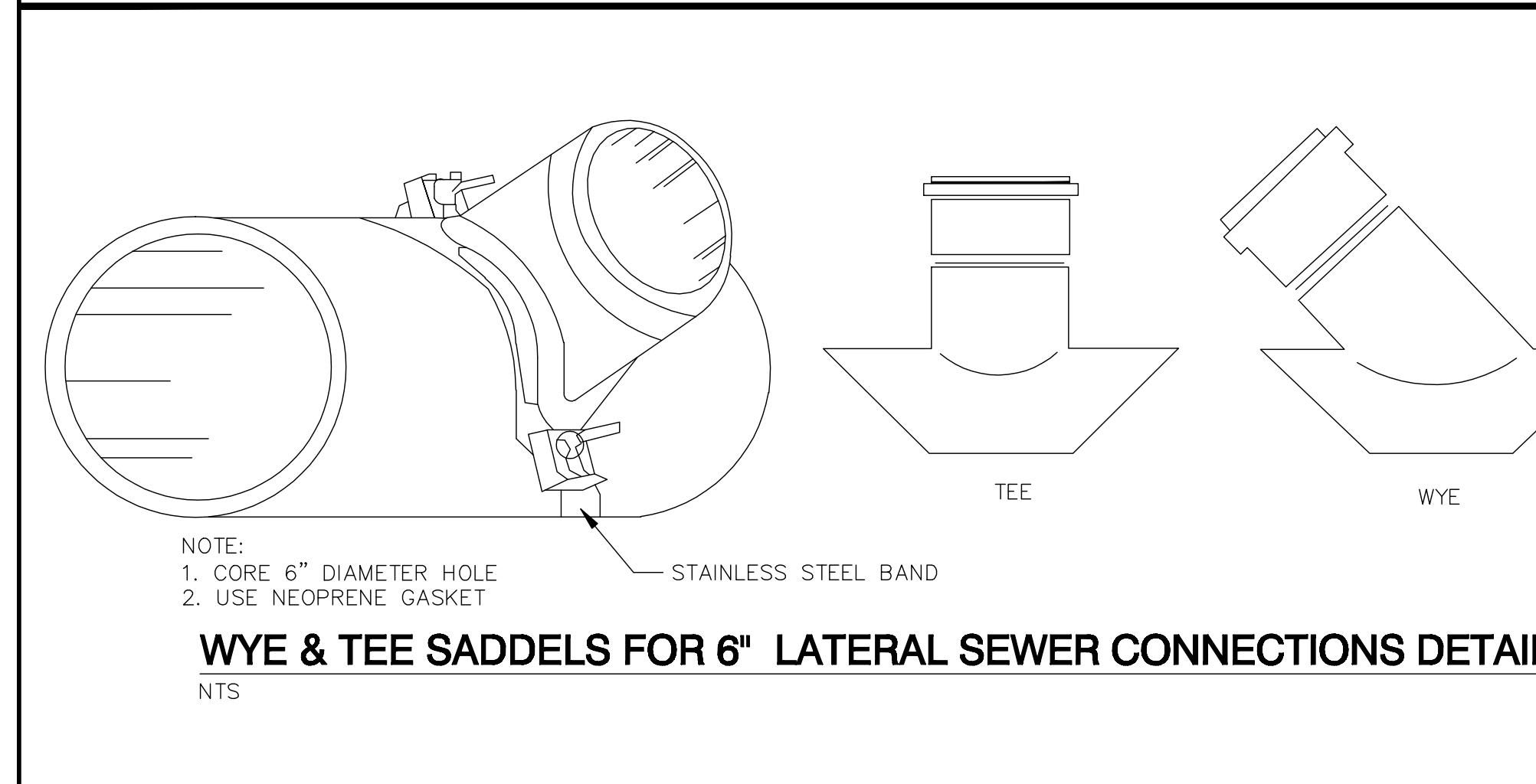
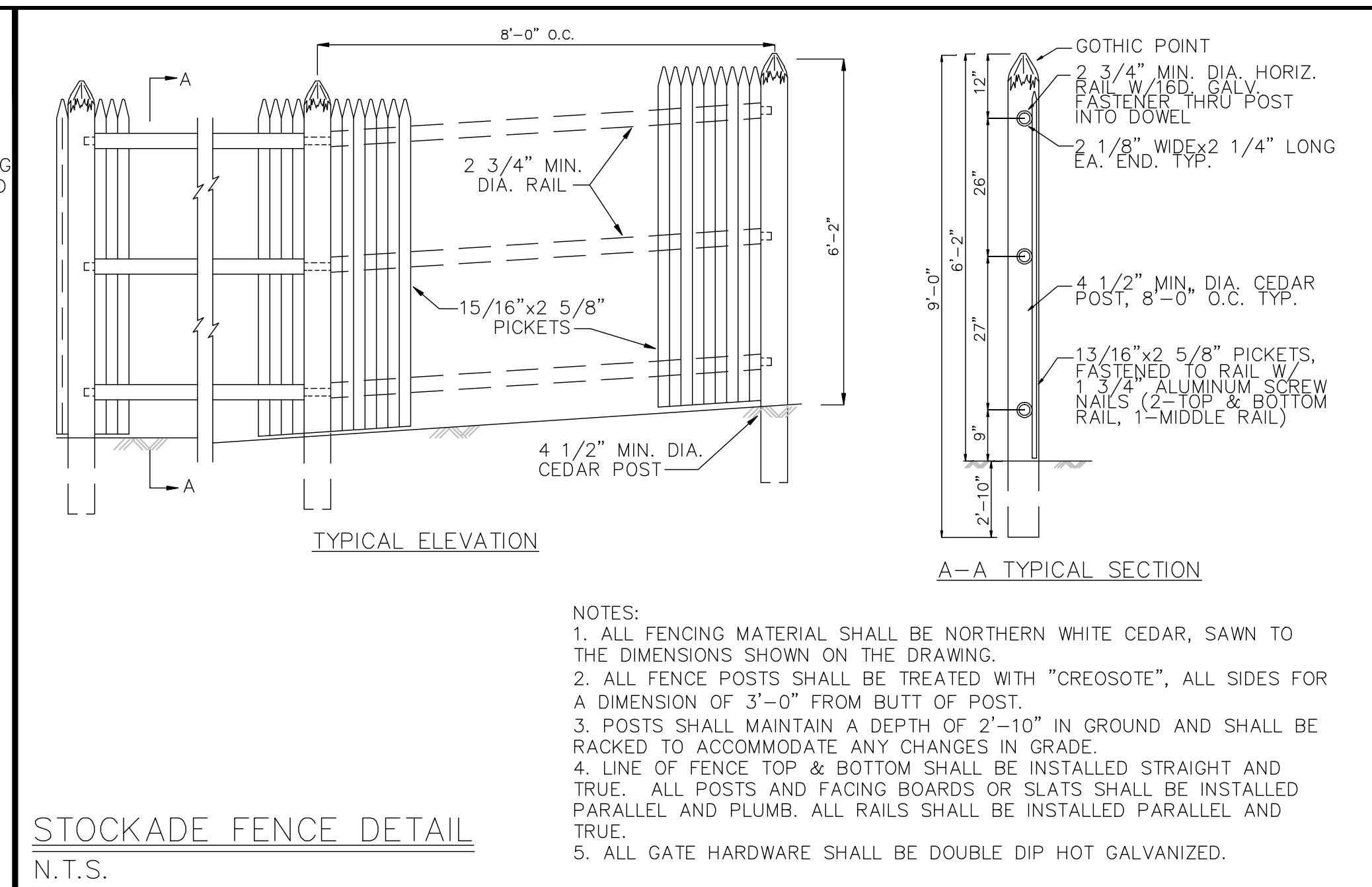
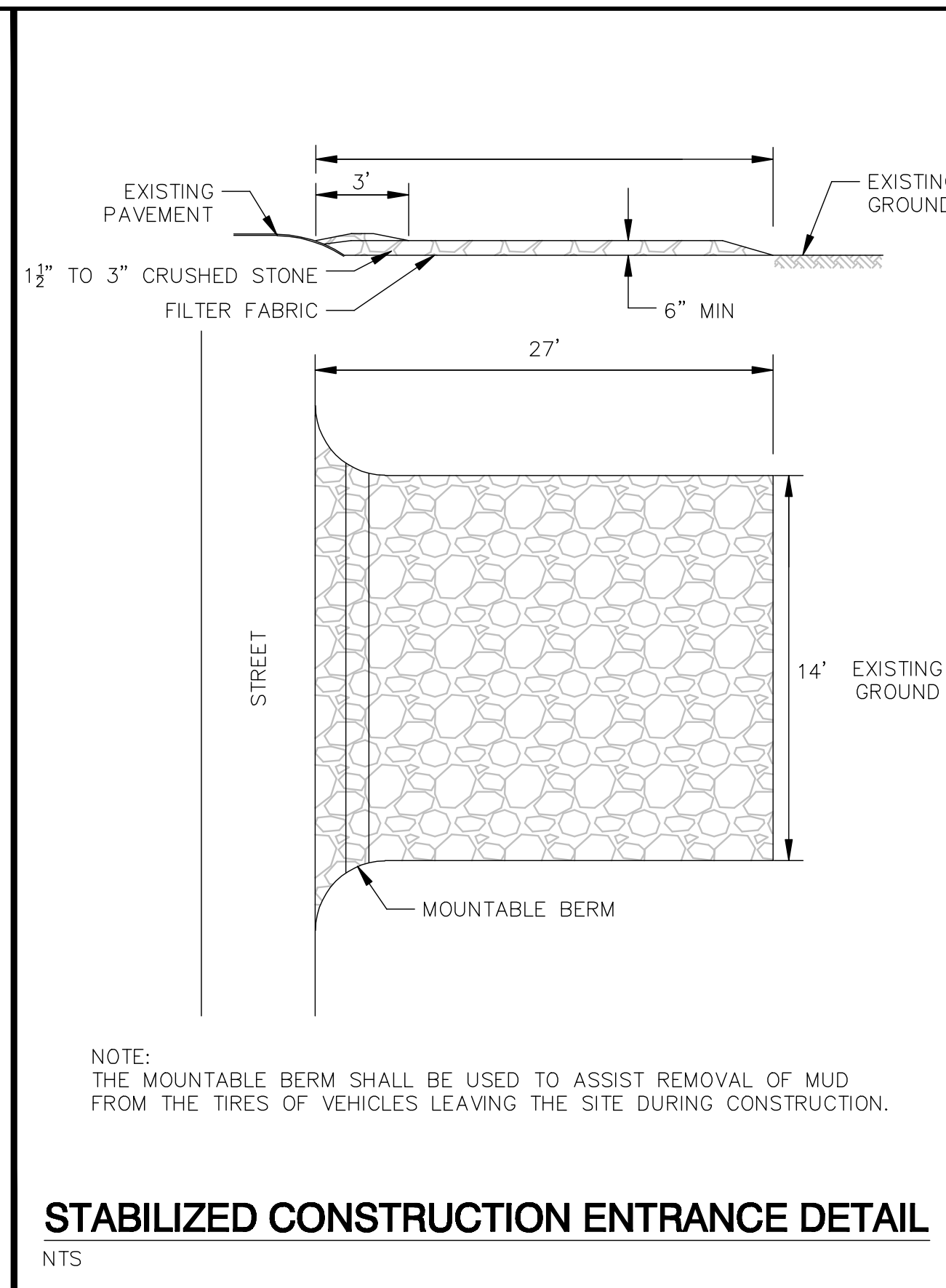
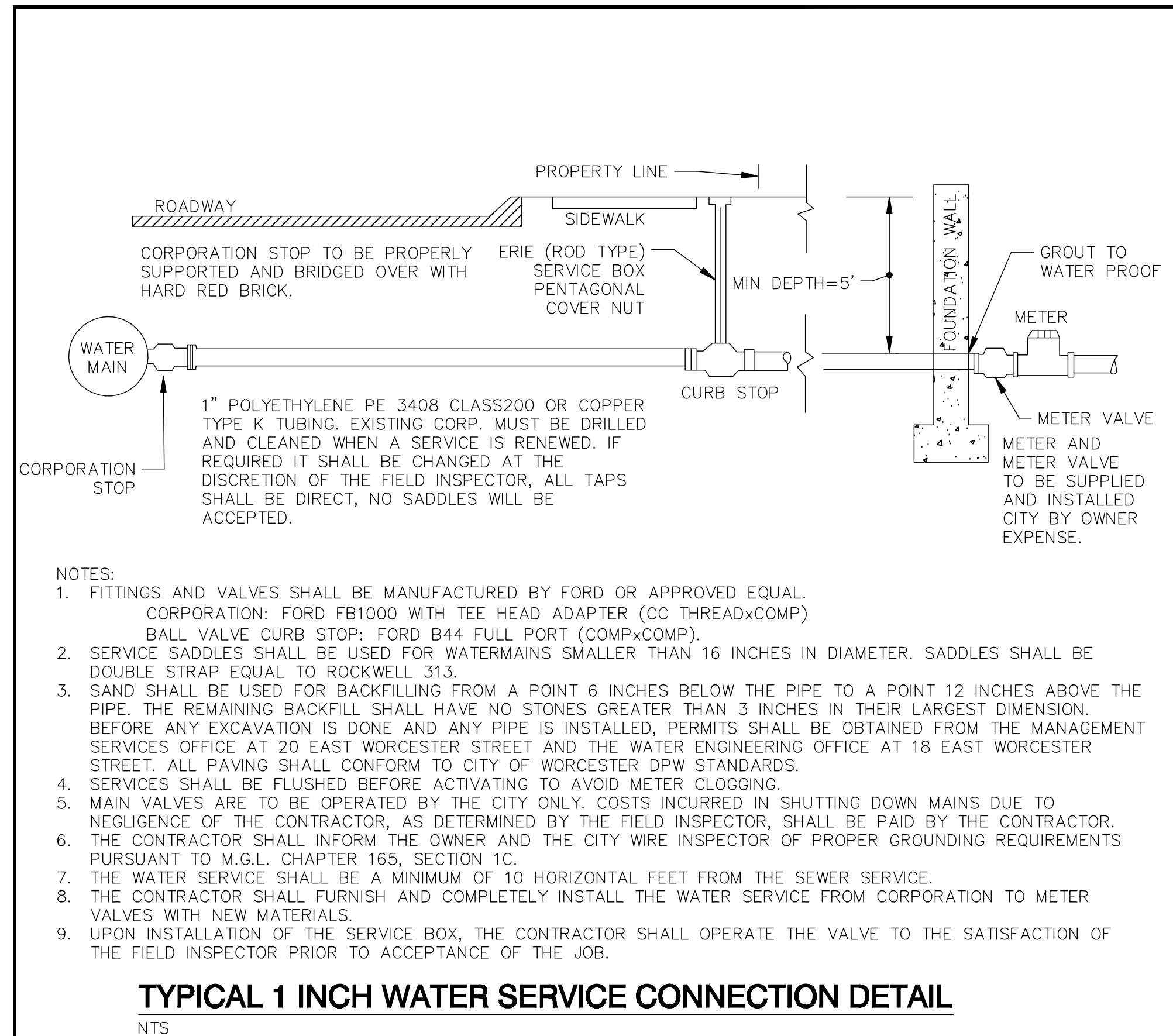


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GRADING AND UTILITIES & EROSION CONTROL PLAN
 112 & 116 RODNEY STREET, WORCESTER, MA

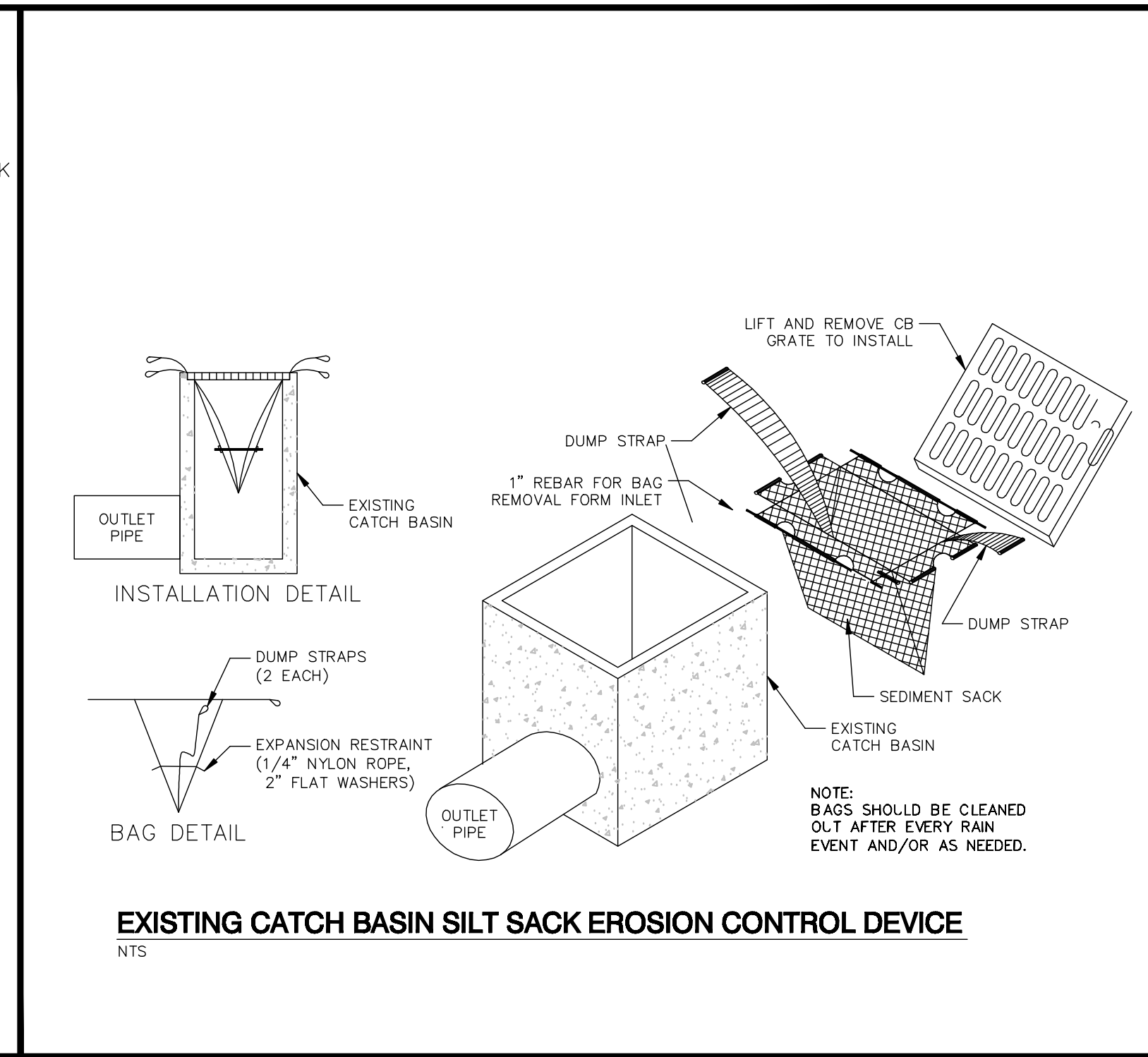
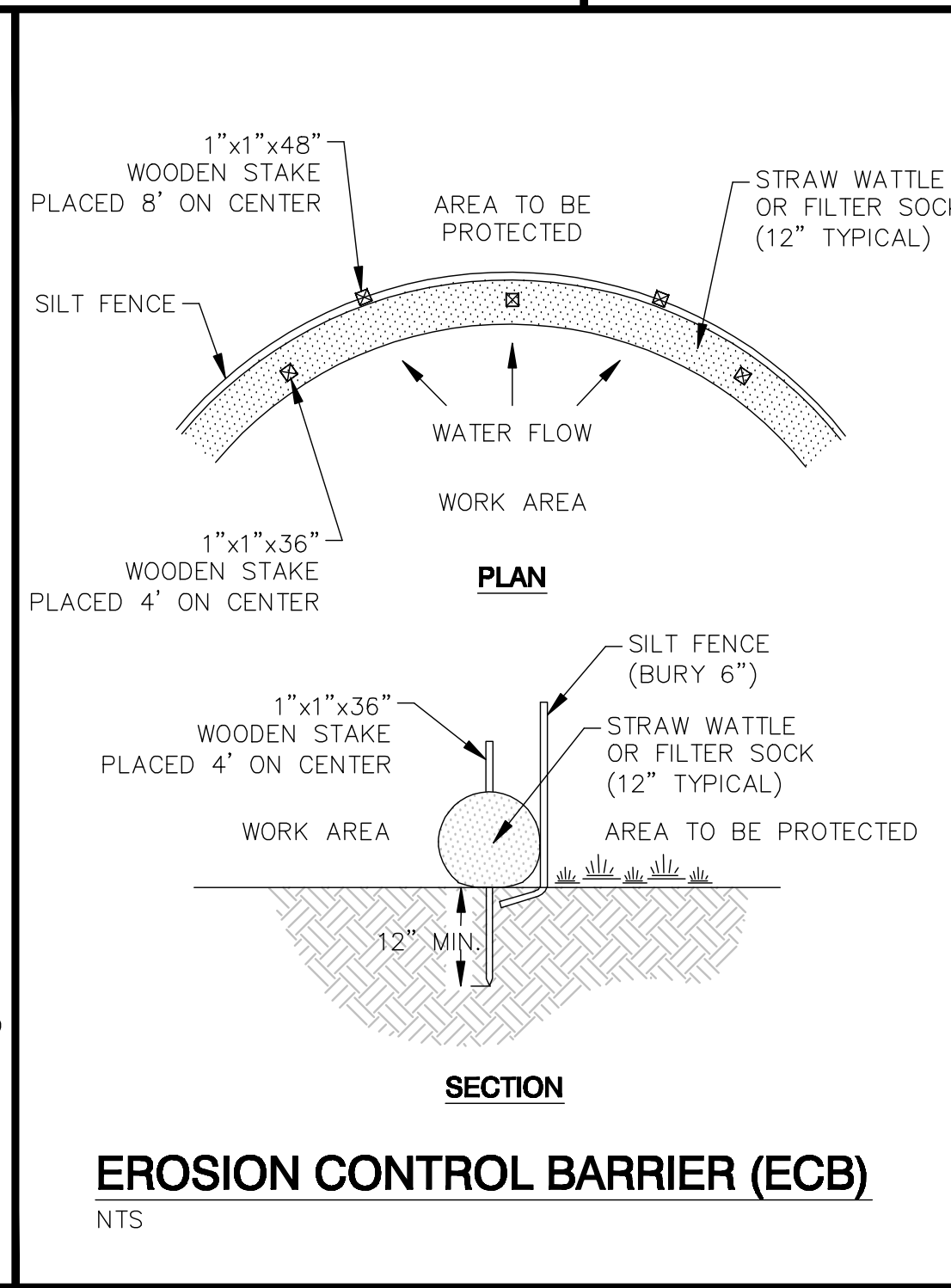
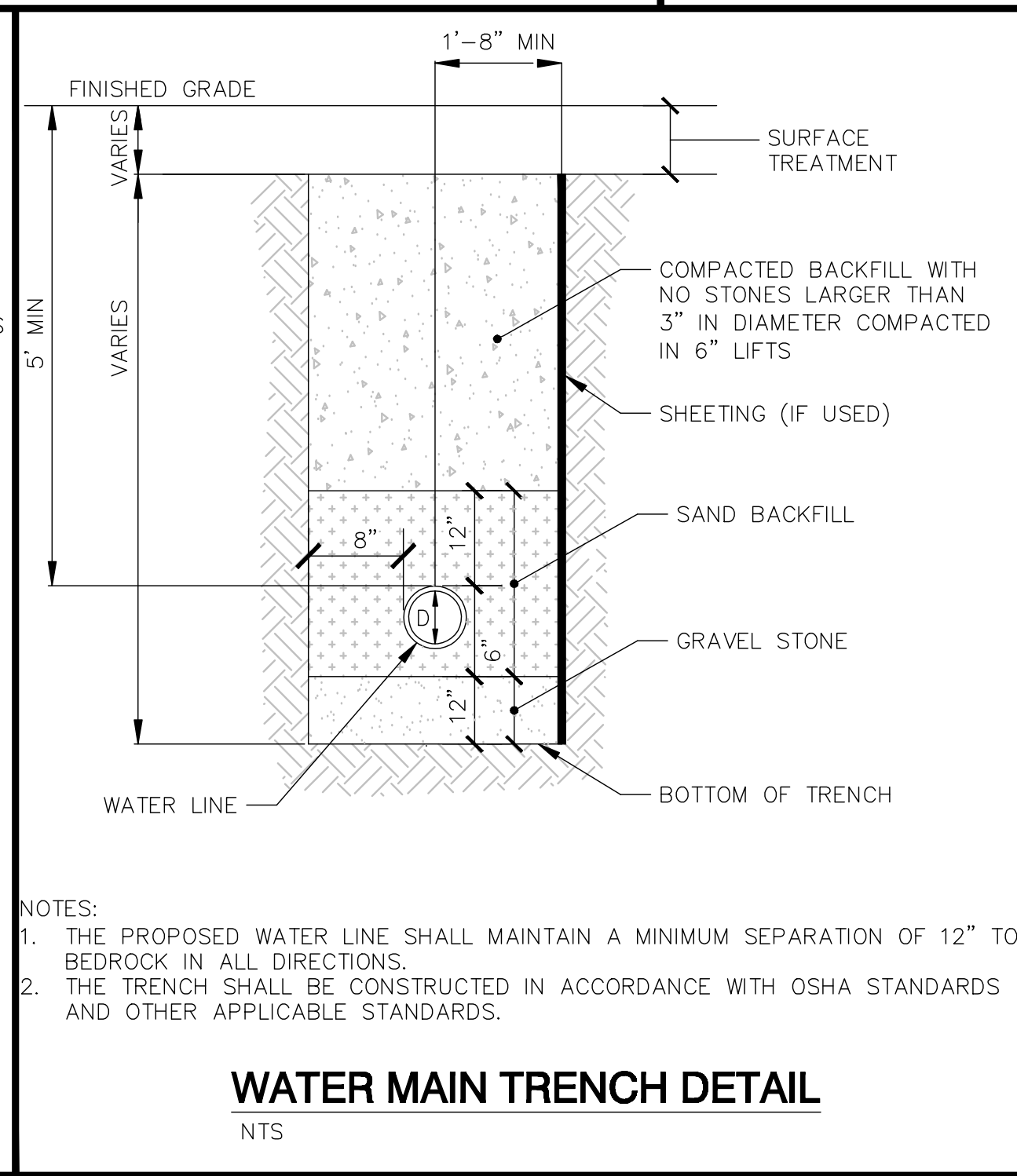
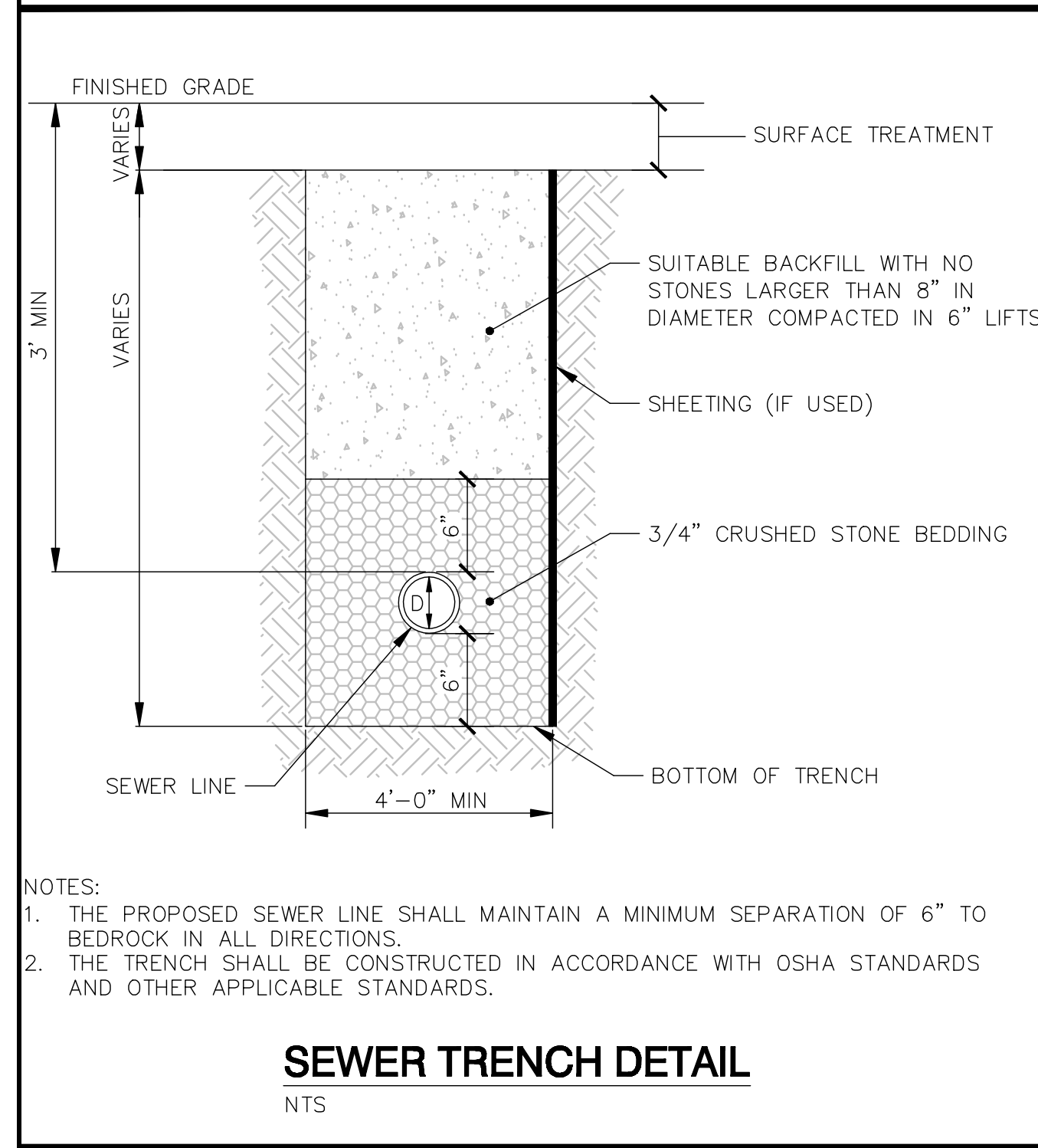
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JOB NUMBER: 7630	SHEET NUMBER 2 OF 3		
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DETAIL SHEET
112 & 116 RODNEY STREET, WORCESTER, MA

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33 OBERLIN STREET, APT 2, WORCESTER, MA

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DWG NUMBER: XXXX	