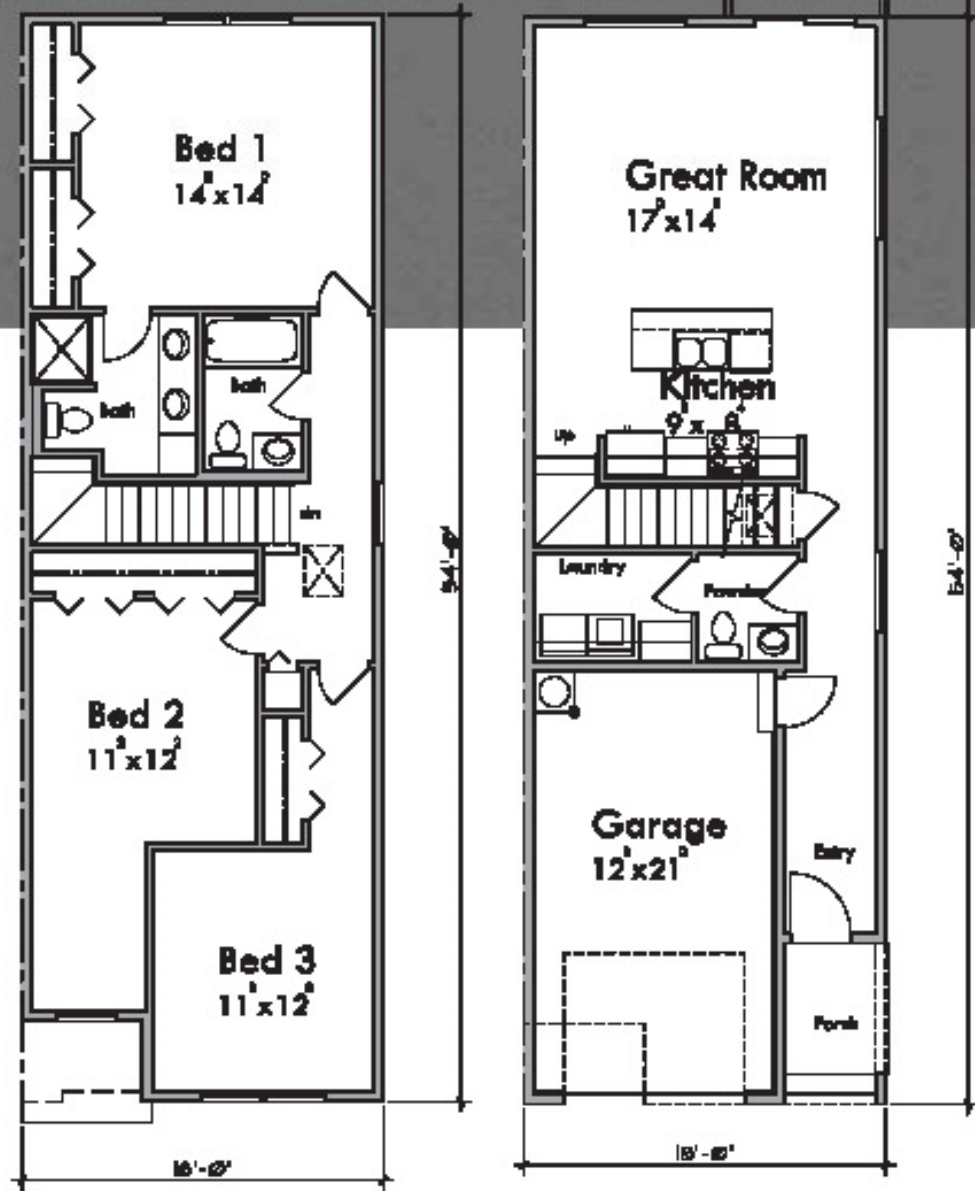


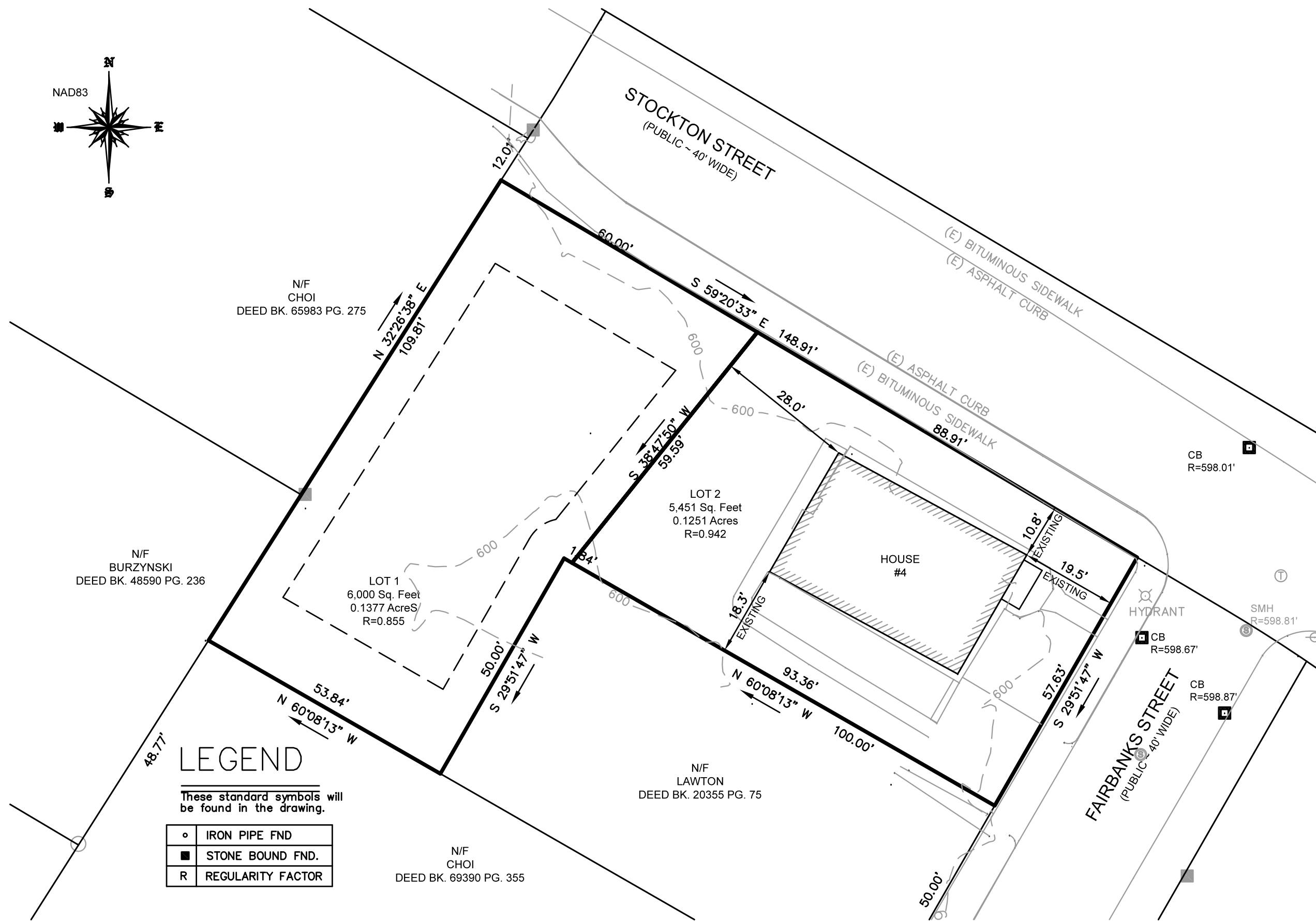
LOCUS MAP
SCALE: NOT TO SCALE



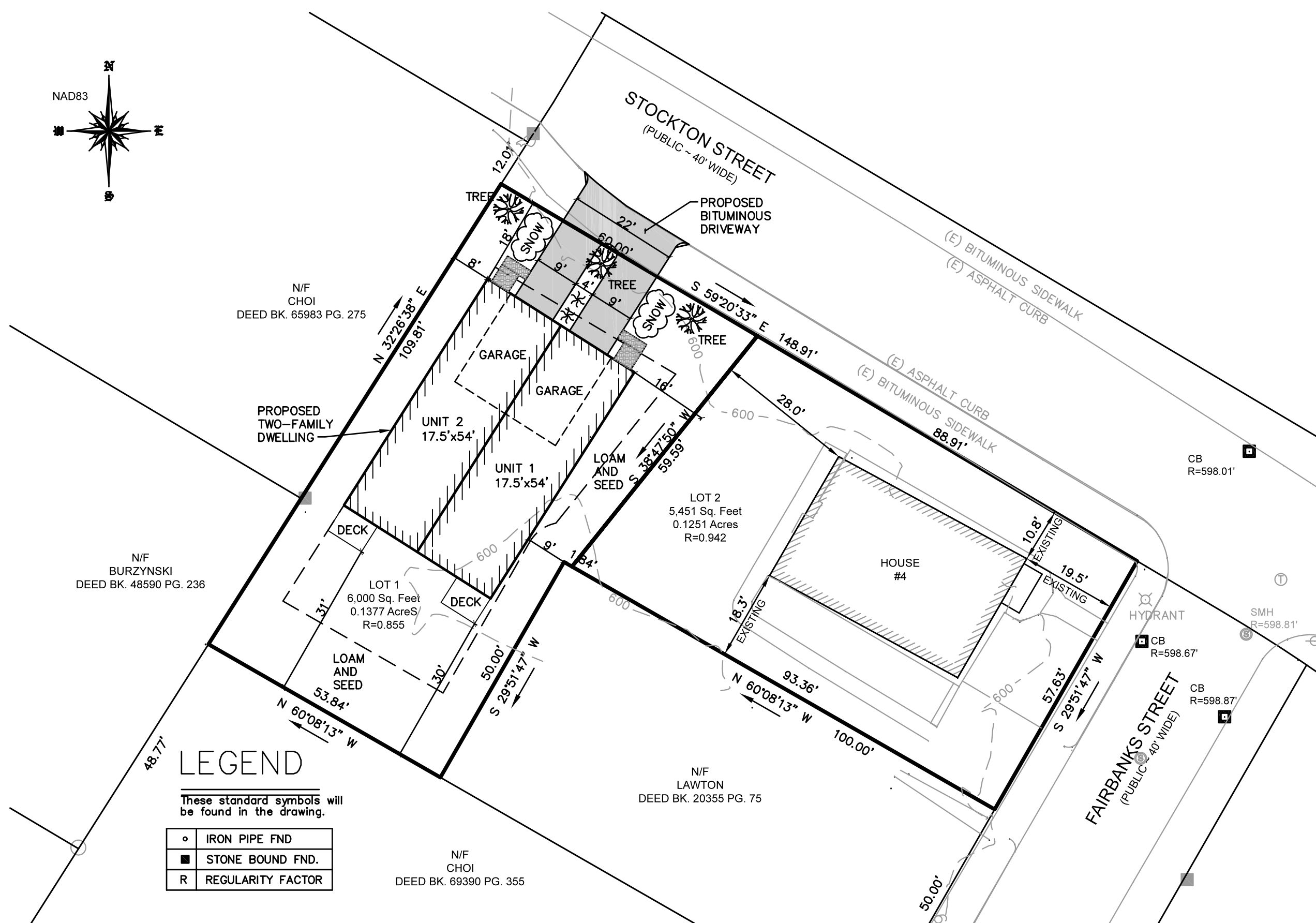
PLAN #D-705
 MAIN FLR. 659 SQ. FT.
 UPPER FLR. 901 SQ. FT.
 TOTAL 1560 SQ. FT.
 GARAGE 273 SQ. FT.
 PORCH 40 SQ. FT.
 DECK 48 SQ. FT.

www.houseplans.pro by Bruinier & associates, inc. building designers
 1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

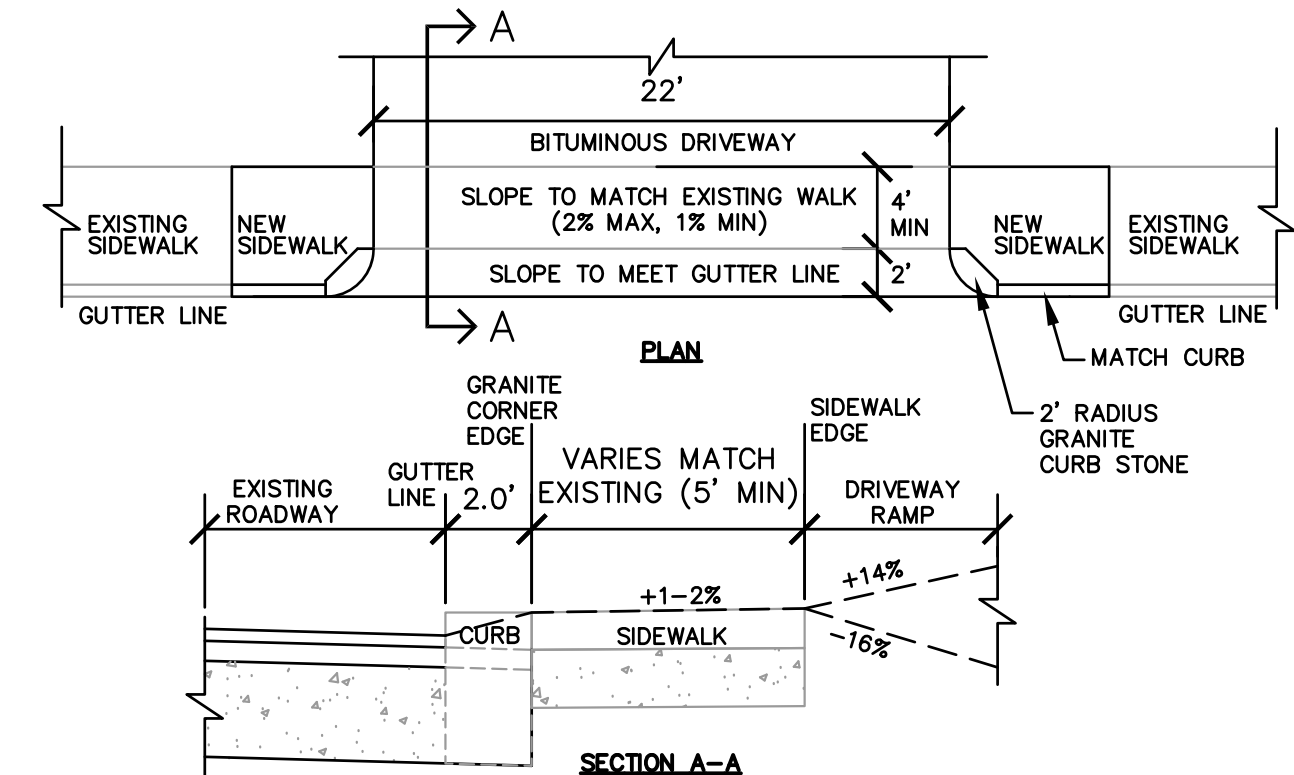
FLOOR PLANS AND ELEVATION
SCALE: NOT TO SCALE



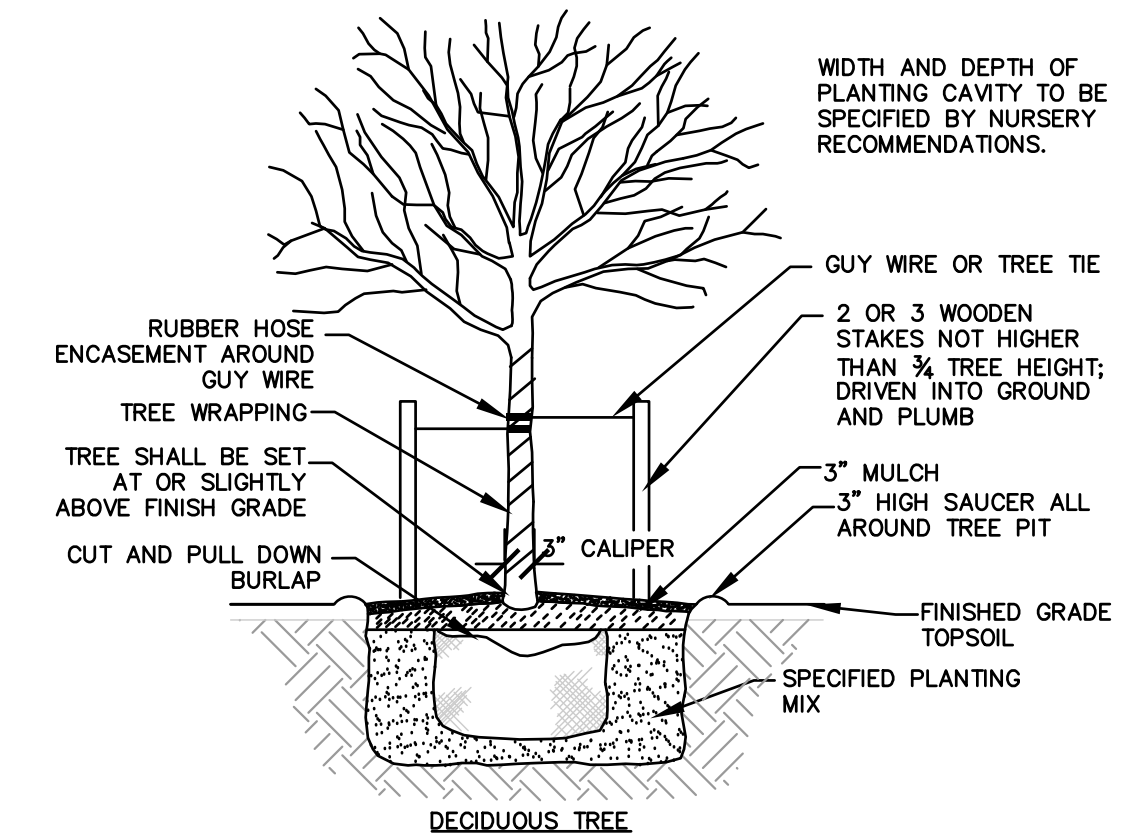
TOPOGRAPHIC SURVEY PLAN
SCALE: 1"=20'



VARIANCE PLAN
SCALE: 1"=20'



DRIVEWAY CURB CUT DETAIL
SCALE: NOT TO SCALE



TYPICAL TREE PLANTING DETAILS
SCALE: NOT TO SCALE

LANDSCAPING TABLE

SYMBOL	QUANTITY	COMMON NAME	GENUS & SPECIES	SIZE
CK	2	FLOWERING DOGWOOD	CORNUS FLORIDA	3" CALIPER
MF	1	SERVICEBERRY	ALMELANCHIER CANADENSIS	3" CALIPER

- 1.) ALL TREES SHALL BE ASIAN LONG HORNED BEETLE AND EMERALD ASH BORER RESISTANT, AND ANY TREE OR SHRUB REMOVAL SHALL BE COMPLETED BY AN ASIAN LONG HORNED BEETLE/EMERALD ASH BORER CERTIFIED CONTRACTOR.
- 2.) ALL AREAS SUBJECT TO DISRUPTION SHALL BE STABILIZED WITH 4" OF LOAM AND HYDROSEED APPLICATION ON SLOPES 2.5:1 OR FLATTER. SLOPES STEEPER THAN 2.5:1 ADDITIONALLY REQUIRE AN EROSION CONTROL BLANKET, SEE DETAILS. IMPERVIOUS AND HARDSCAPE AREAS REQUIRE NO FURTHER STABILIZATION ONCE SET.
- 3.) EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED WITH VEGETATION.

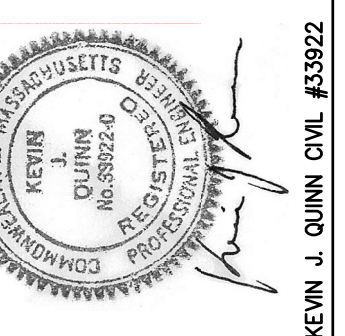
LANDSCAPING TABLE
SCALE: NOT TO SCALE

PROJECT INFO:

1. PROPERTY INFORMATION:
 STREET ADDRESS: 4 FAIRBANKS STREET, WORCESTER, MA
 PARCEL ID: 10-007-09+36
 ZONING DISTRICT: RG-5
 DEED REFERENCES: 16987/0049
2. ZONING INFORMATION:
 DISTRICT: RG-5
 USE: TWO-FAMILY REQUIRED
 PROPOSED:
 MIN. AREA: 6,000 SF / 6,141 SF
 MIN. FRONTAGE: 55' / 60.00'
 MIN. FRONT YARD: 15' / 15'
 MIN. SIDE YARD: 8' / 8'
 MIN. REAR YARD: 15' / 30'
 MAX. HEIGHT: 2 STORIES/35' / 34'
 FLOOR TO AREA RATIO: NA / NA
 USABLE OPEN SPACE: --- / 58%
 IMPERVIOUS AREA: --- / 38%
 PARKING REQUIRED: 2 SPACES/DU / 4 SPACES
3. APPLICANT: ROBERT PYSK
 14 WAGON RD
 BETHEL, CT 06801
4. CIVIL ENGINEER: QUINN ENGINEERING, INC
 P.O. BOX 107
 PAXTON, MA 01612
 (508)753-7999
5. SURVEYOR: JARVIS LAND SURVEY
 29 GRAFTON CIRCLE
 SHREWSBURY, MA 01545
 (508) 842-8087
6. WAIVER REQUESTS:
 - REQUEST NOT TO SHOW TREES IN EXCESS OF 9" IN DIAMETER
 - REQUEST NOT TO SHOW NAMES OF OWNERS UP TO ABUTTERS W/ 300'



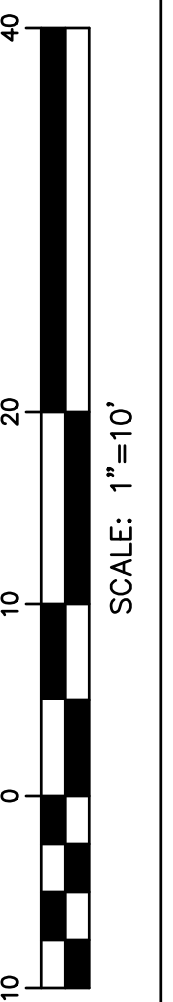
NO.	REVISION	DATE
1	PRELIMINARY STAFF COMMENTS	5/28/24



PREPARED FOR:
 ROBERT PYSK
 14 WAGON RD
 BETHEL, CT 06801

OWNER BY:
 ROBERT PYSK
 14 WAGON RD
 BETHEL, CT 06801

VARIANCE PLAN
 IN WORCESTER, MASSACHUSETTS
 4 FAIRBANKS STREET



QUINN ENGINEERING, INC.
 P.O. Box 107
 Paxton, Massachusetts 01612
 (508)753-7999 Fax:(508)795-0939

DATE: MAY 15, 2024

VARIANCE PLAN

SHEET 1 OF 1