

**LOT ZONING SUMMARY**

65 CEDAR STREET, WORCESTER, MASSACHUSETTS 01609

CITY PARCEL ID: MAP 2, BLOCK 48, LOT 23      REGISTRY ID: DEED BOOK 63051, pg 111

FORMER USE:                      DORMITORY BECKER COLLEGE- 19 BEDROOMS/30+ BEDS

PROPOSED USE:                 REMODEL FOR LODGING HOUSE 21 BEDROOMS/21 BEDS

ZONING TABLE			
ZONING DISTRICT	RG-5		
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED	REQUIRED RELIEF
LOT AREA	5,000 SF	16,577 SF	
LOT FRONTAGE/WIDTH	50 FT	114.64 FT	
FRONT YARD SETBACK	15 FT	28.8 FT	
REAR YARD SETBACK	15 FT	48 FT	
SIDE YARD SETBACK	10 FT	2.5 FT	N/A EXIST NON CONFORMING
MAXIMUM BUILDING HEIGHT	45 FT	<45 FT	
MAXIMUM STORIES	3 STORIES	2 1/2 STORIES	
FRONT YARD IMPERVIOUS AND SEMI-IMPERVIOUS LOT COVERAGE	50% MAX	22.5%	

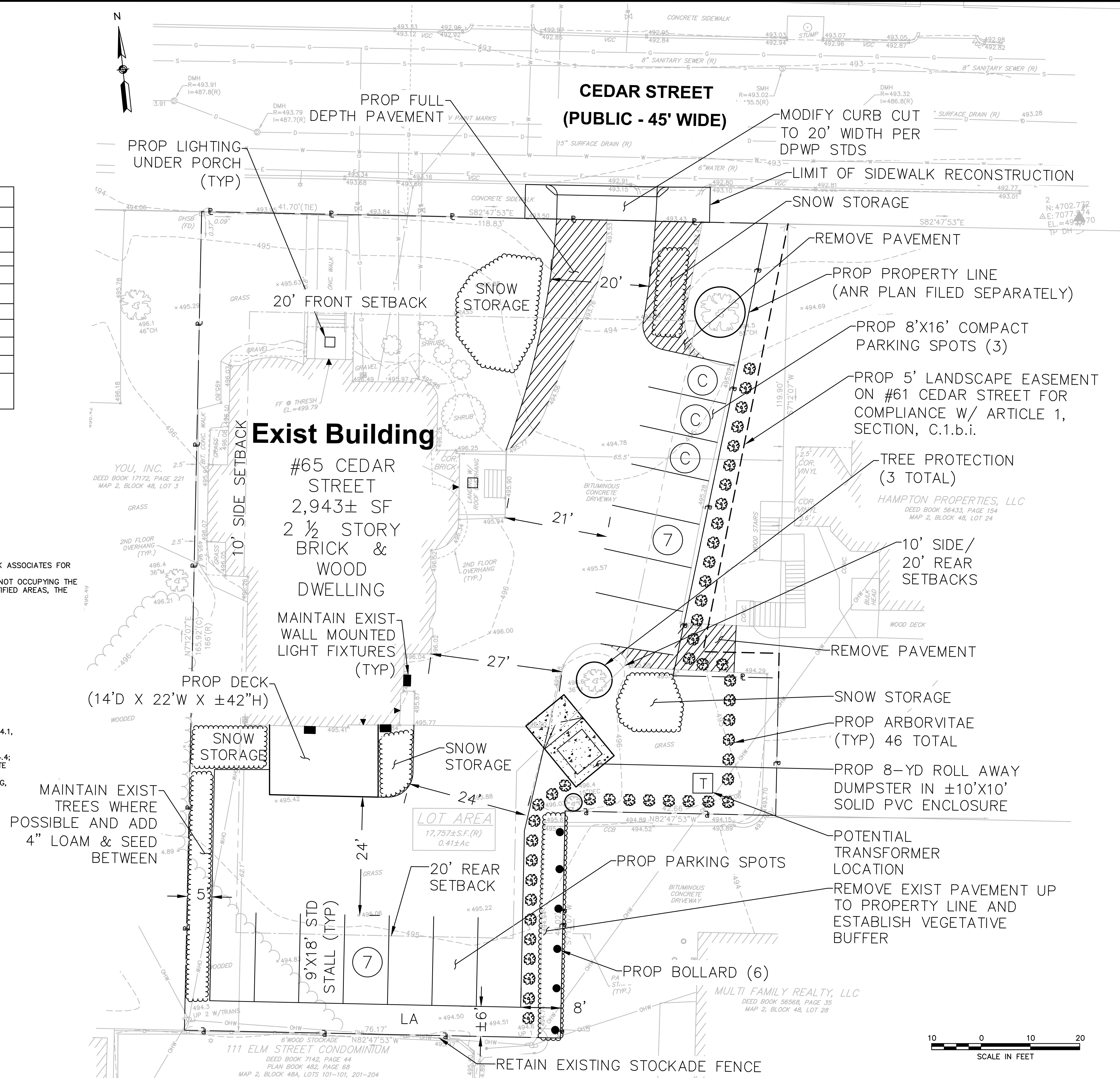
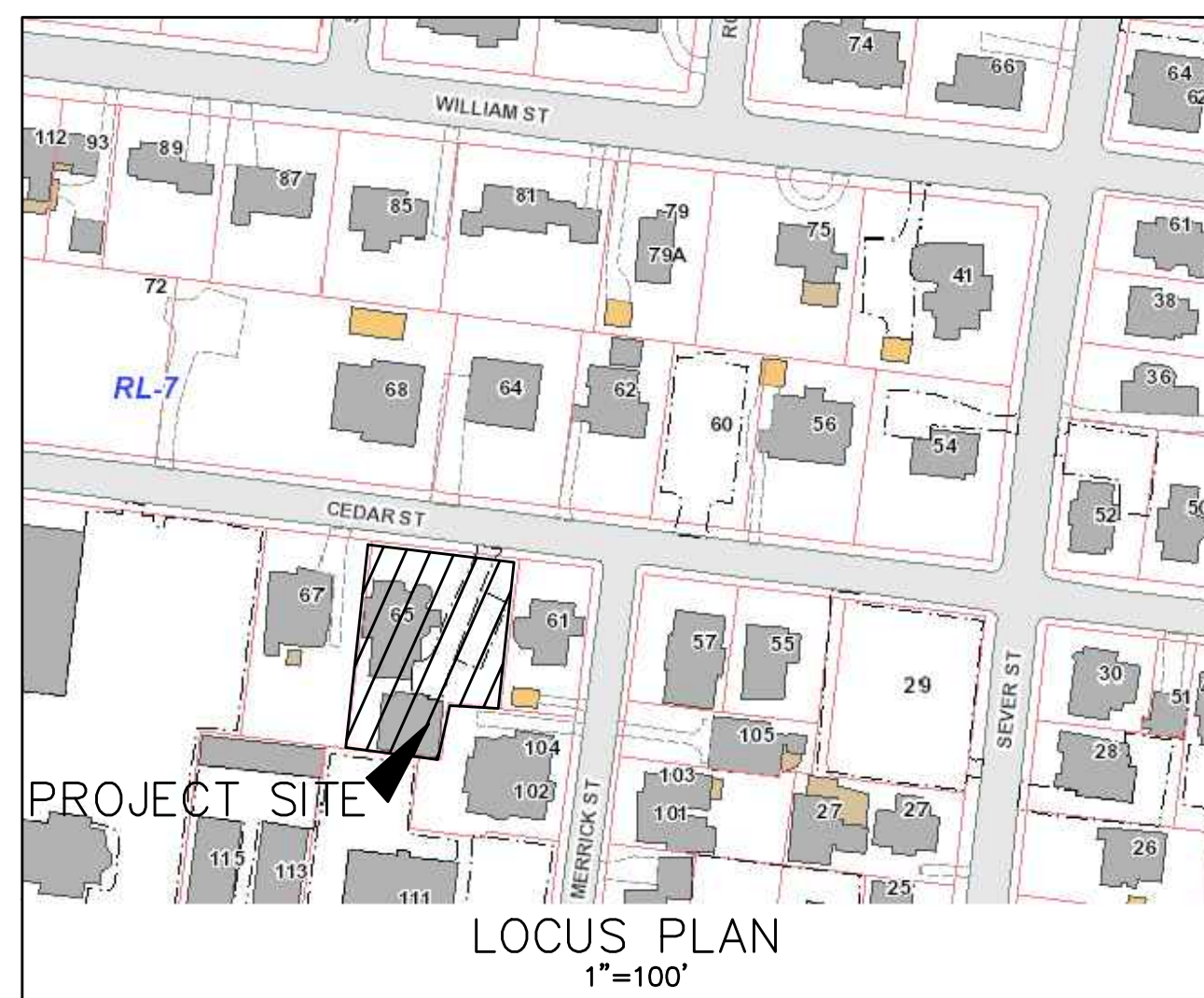
PARKING TABLE	
REQUIRED PARKING	11 SPACES (0.50 SPACES PER BED FOR 21 BEDS)
EXISTING PARKING	7 SPACES
PROPOSED PARKING	14 SPACES (3-8'X16' SPACES, 11-9'X18' SPACES)

- NOTES:
- THE GROUND BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN WERE PREPARED BY HANCOCK ASSOCIATES FOR TEC, INC. - MAY 27, 2021
  - THERE ARE LIMITED AREAS FOR SNOW STORAGE ON-SITE OUTSIDE OF THE PAVED AREAS, BUT NOT OCCUPYING THE 5-FOOT PROPERTY LINE OFFSET. IN THE EVENT THAT SNOW ACCUMULATION EXCEEDS THE IDENTIFIED AREAS, THE OWNER SHALL REMOVE EXCESS SNOW FROM THE SITE.

PROPOSED PLANTING SUMMARY TABLE						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	46	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS SMARGD	5'-6" TALL	4' ON CENTER	

**RELIEF REQUESTED:**

- SPECIAL PERMITS:
- SPECIAL PERMIT FOR THE LODGING HOUSE, USE PURSUANT TO ARTICLE IV, SECTION 2, TABLE 4.1, RESIDENTIAL USE #8
  - SPECIAL PERMIT PURSUANT TO ARTICLE IV, SECTION 7.A.2 FOR THE FOLLOWING:
    - NO 24 FOOT AISLE FOR 90 DEGREE LAYOUT OF PARKING SPACES. SEE NOTE 2(b) OF TABLE 4.4; AND NO LANDSCAPE SCREENING, OR 6 INCH CURB ALONG PARKING LOT BOUNDARIES. SEE NOTE 5(c)(ii) OF TABLE 4.4 AND ARTICLE V, SECTION 5(c).
  - SPECIAL PERMIT FOR THE EXTENSION ALTERATION AND CHANGE OF A PRIVILEGED PRE-EXISTING, NONCONFORMING STRUCTURE.



**PERMITTING SET - NOT FOR CONSTRUCTION**



TEC, Inc.  
311 Main Street  
2nd Floor  
Worcester, MA 01608  
508-868-5104  
[www.TheEngineeringCorp.com](http://www.TheEngineeringCorp.com)

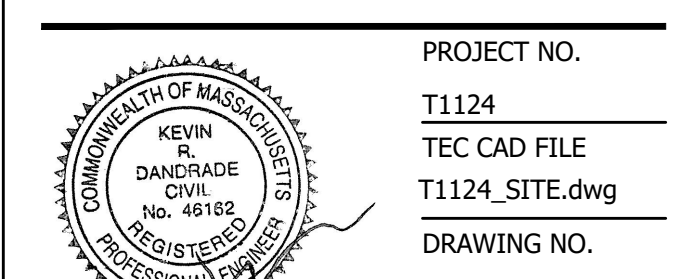
DESIGNED BY	MCM/KRD
DRAWN BY	MCM
CHECKED BY	KRD
DATE	07/27/2021
SCALE	

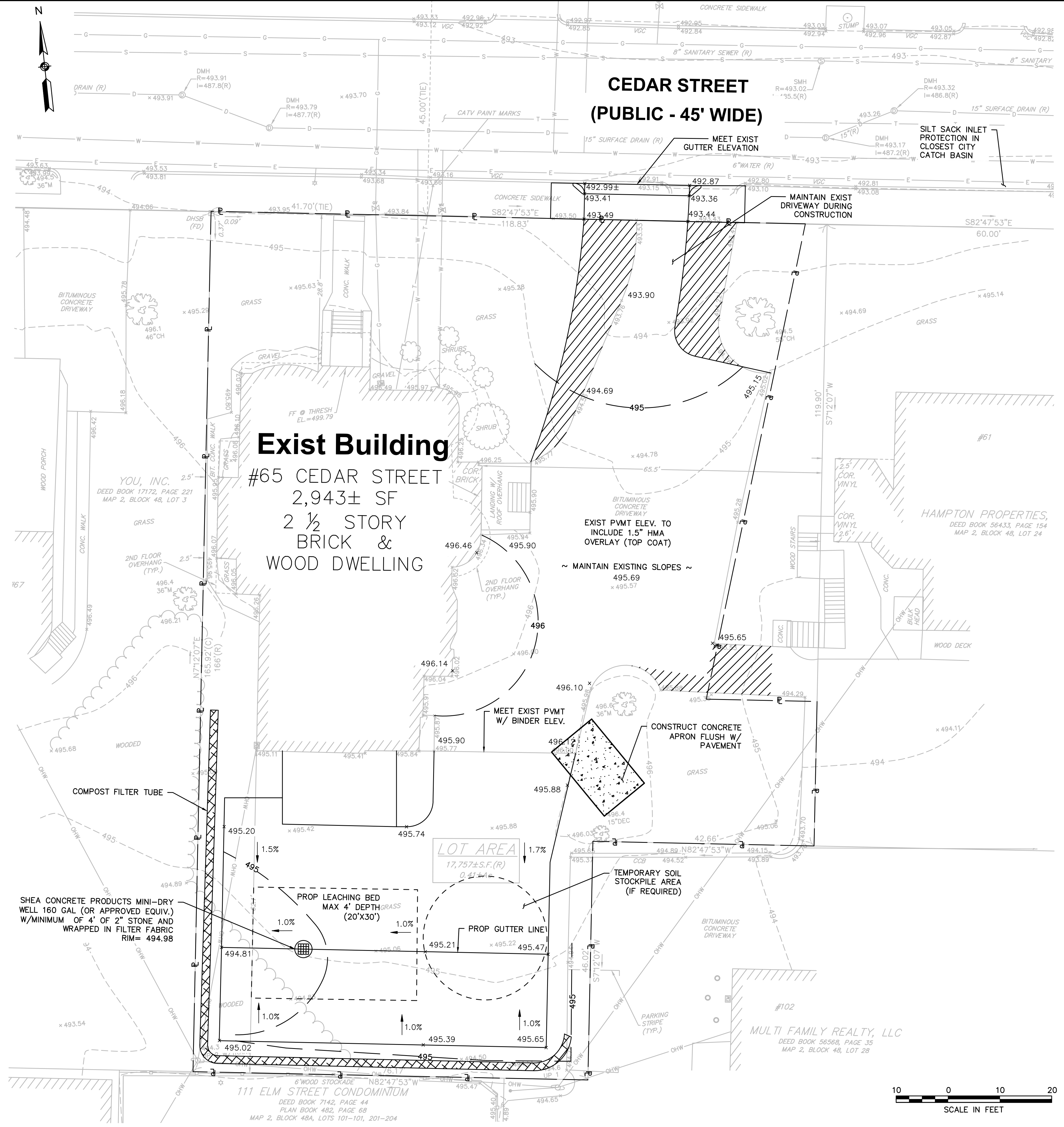
PREPARED FOR  
**Applicant/Owner:**  
C&S Cedar St  
Housing LLC  
Suite 226U  
Beverly, MA 01915

REVISIONS
7-29-2021- UPDATES PER DPRS COMMENTS
8-16-2021- DPRS COMMENT MEMO 8-13-21

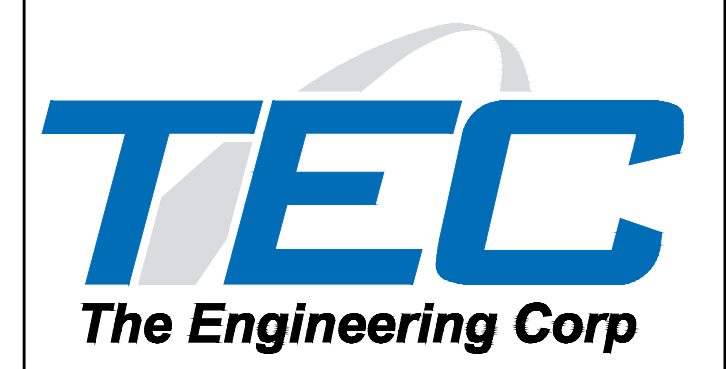
ISSUED FOR  
**Planning Board Approval**  
PROJECT TITLE  
**Worcester Railers  
Lodging House**  
PROJECT LOCATION  
**65 Cedar Street  
Worcester, MA 01608**

DRAWING TITLE  
**Definitive Site Plan**





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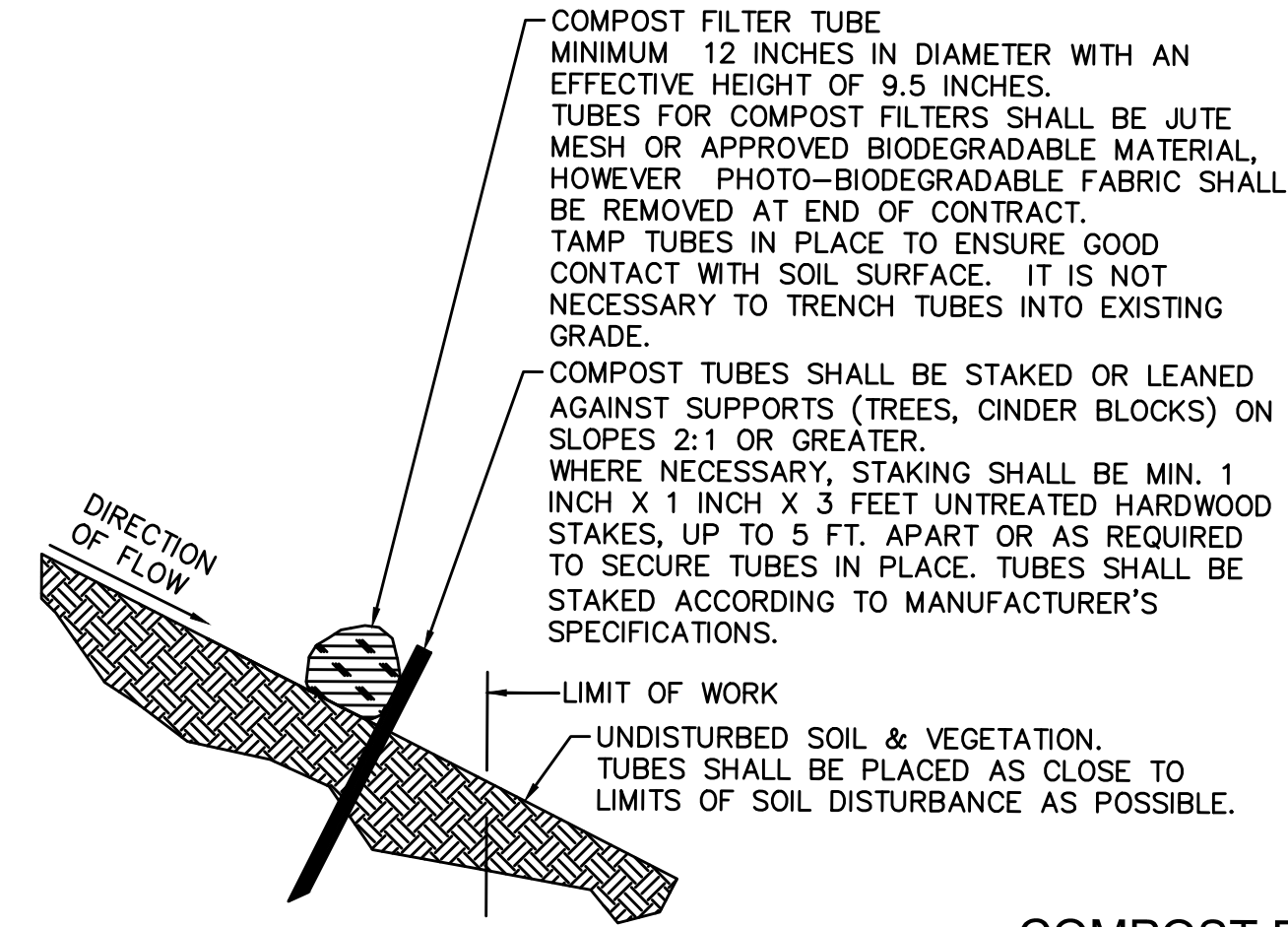
DRAWING TITLE  
**Grading &  
 Drainage Plan**

PROJECT NO.	T1124
TEC CAD FILE	T1124_GD.dwg
DRAWING NO.	

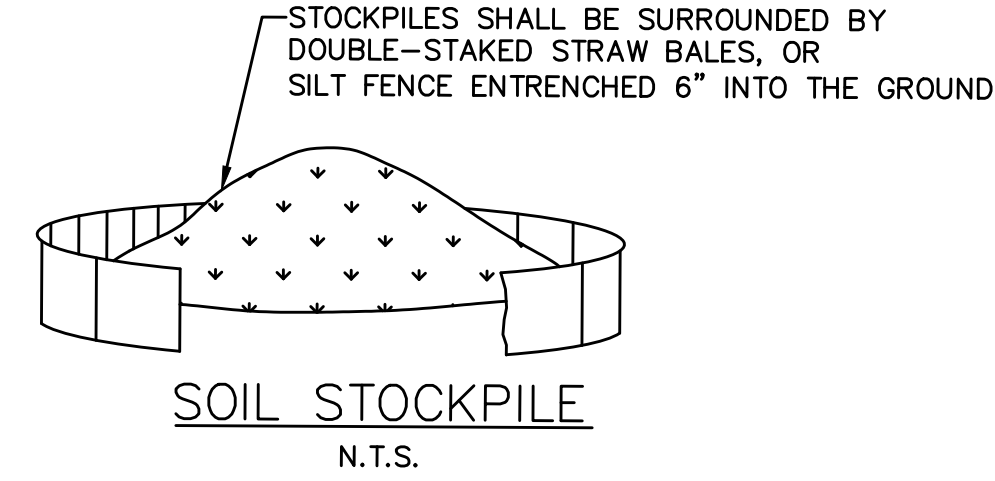
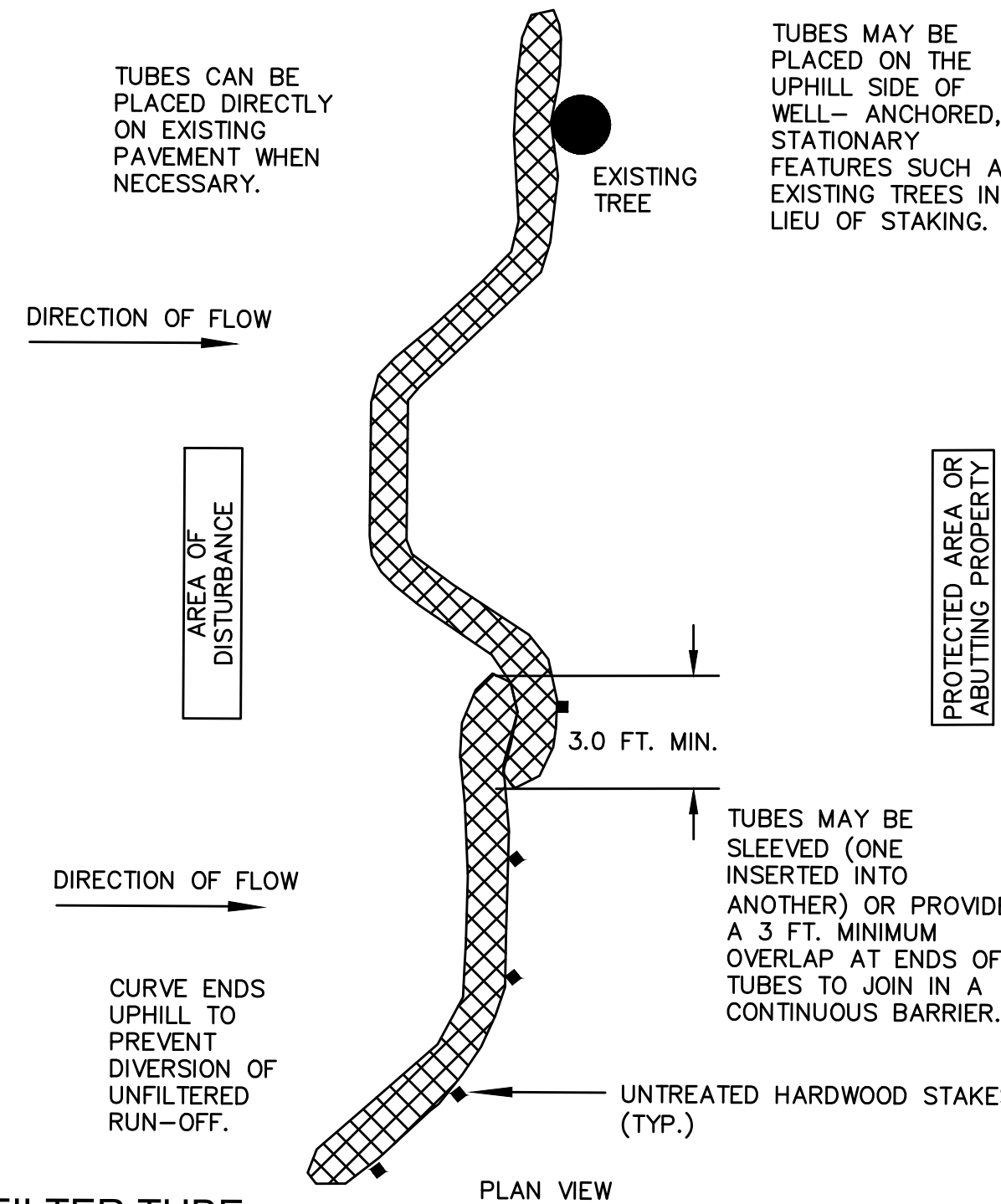
8/16/21 SHEET 2 OF 4

**NOTES:**

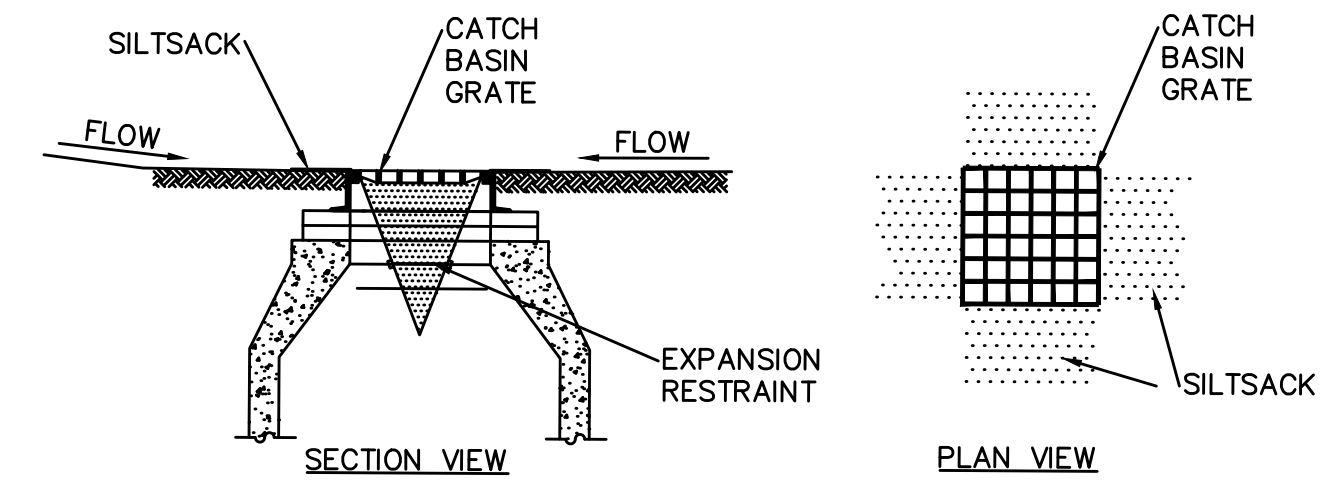
1. PROVIDE A MINIMUM TUBE DIAMETER OF 12 INCHES FOR SLOPES UP TO 50 FEET IN LENGTH WITH A SLOPE RATIO OF 3H:1V OR STEEPER. LONGER SLOPES OF 3H:1V MAY REQUIRE LARGER TUBE DIAMETER OR ADDITIONAL COURSING OF FILTER TUBES TO CREATE A FILTER BERM. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SITUATIONS WITH LONGER OR STEEPER SLOPES.
2. INSTALL TUBES ALONG CONTOURS AND PERPENDICULAR TO SHEET OR CONCENTRATED FLOW.
3. TUBE LOCATION MAY BE SHIFTED TO ADJUST TO LANDSCAPE FEATURES, BUT SHALL PROTECT UNDISTURBED AREA AND VEGETATION TO MAXIMUM EXTENT POSSIBLE.
4. DO NOT INSTALL IN PERENNIAL, EPHEMERAL OR INTERMITTENT STREAMS.
5. ADDITIONAL TUBES SHALL BE USED AT THE DIRECTION OF THE ENGINEER.
6. ADDITIONAL STAKING SHALL BE USED AT THE DIRECTION OF THE ENGINEER.



**COMPOST FILTER TUBE**  
N.T.S.



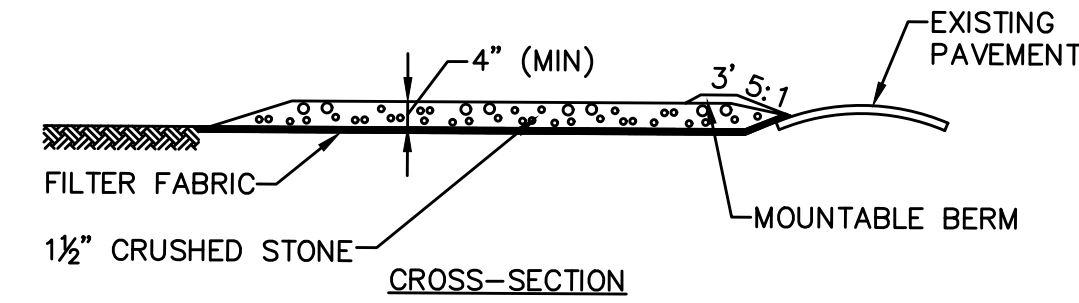
**SOIL STOCKPILE**  
N.T.S.



**NOTES:**

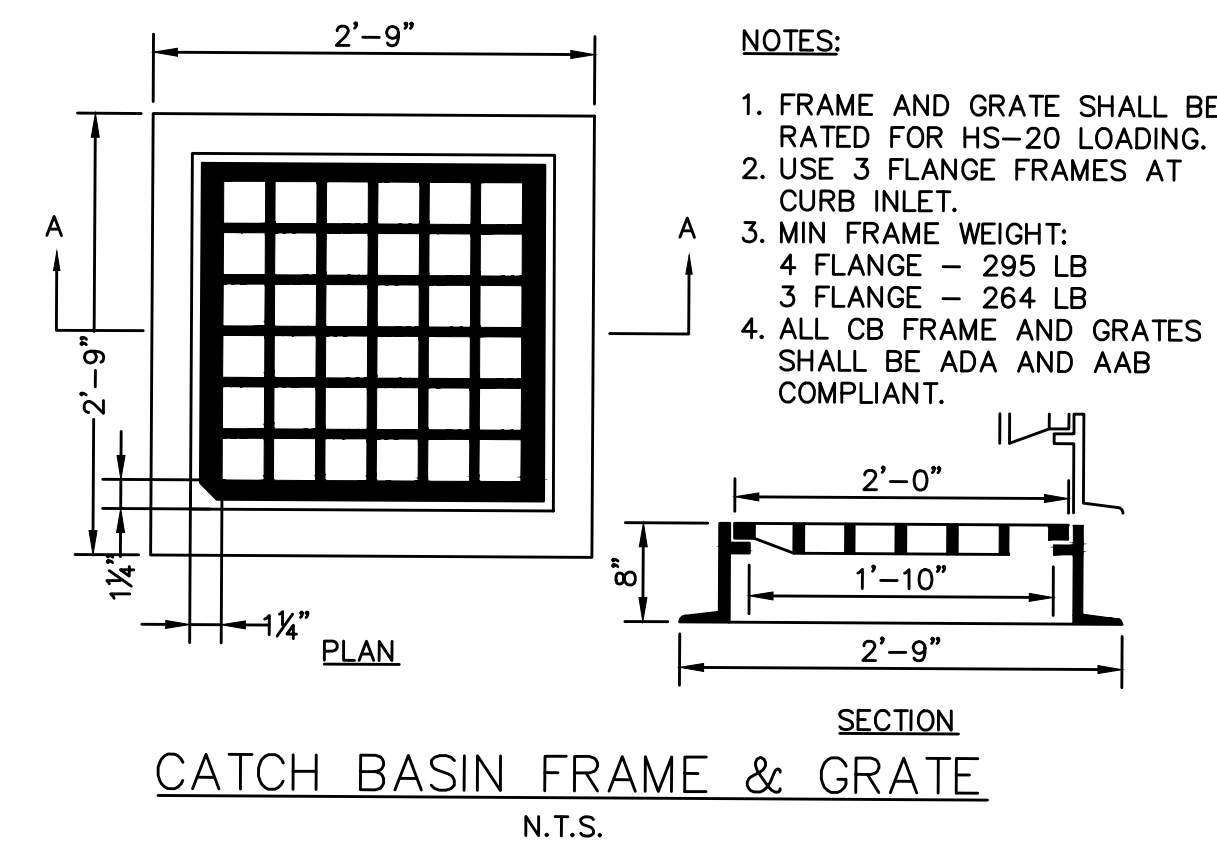
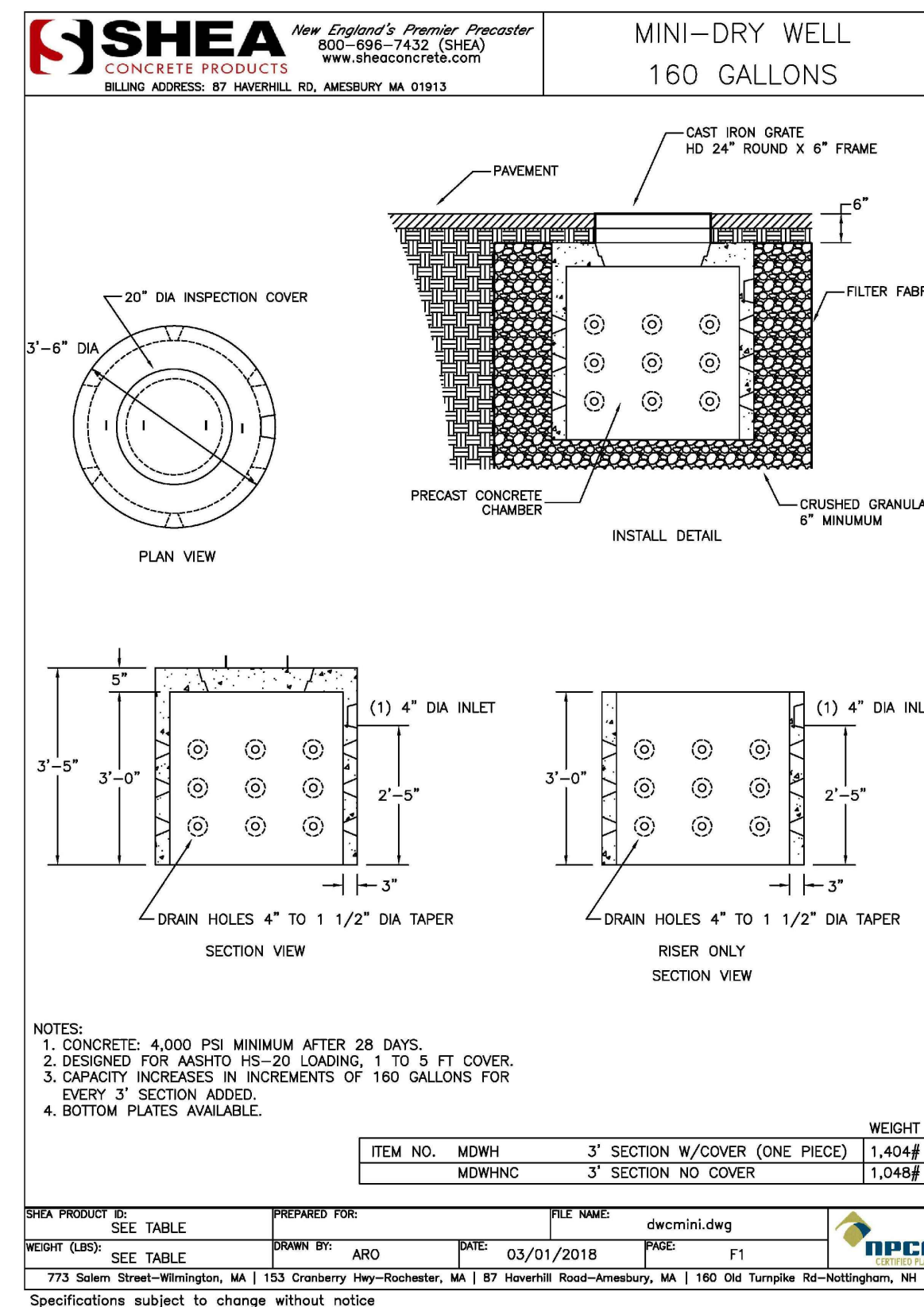
1. INSTALL SILTSACK IN EXISTING CATCH BASINS WITHIN THE PROPOSED LIMIT OF WORK, DOWNGRADIENT OF THE LIMIT OF WORK, BEFORE COMMENCING WORK, AND IN NEW CATCH BASINS IMMEDIATELY AFTER INSTALLATION OF STRUCTURE. MAINTAIN UNTIL BINDER COURSE PAVING IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

**INLET PROTECTION - SILT SACK IN CATCH BASIN**  
N.T.S.

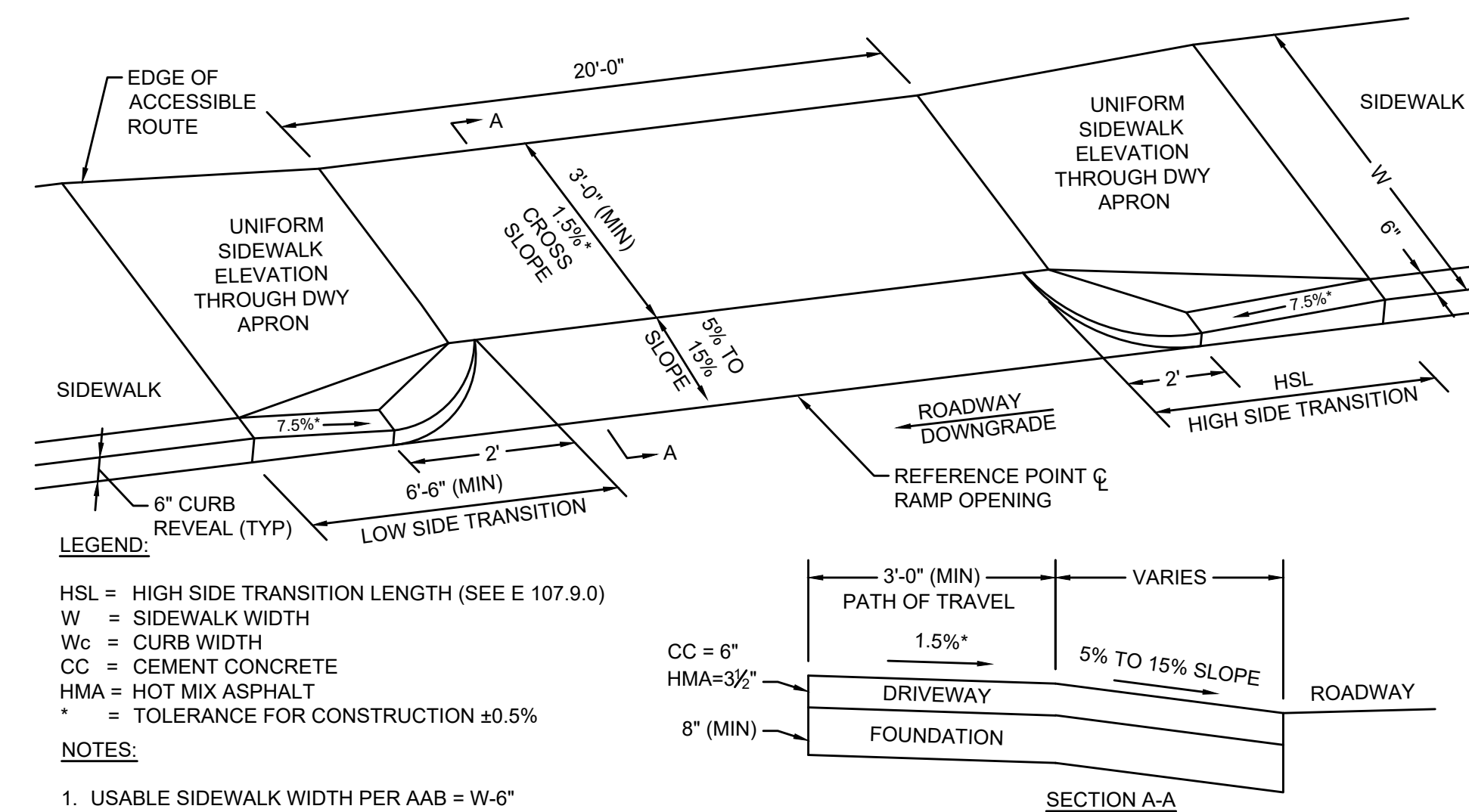


1. ENTRANCE WIDTH SHALL NOT BE LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

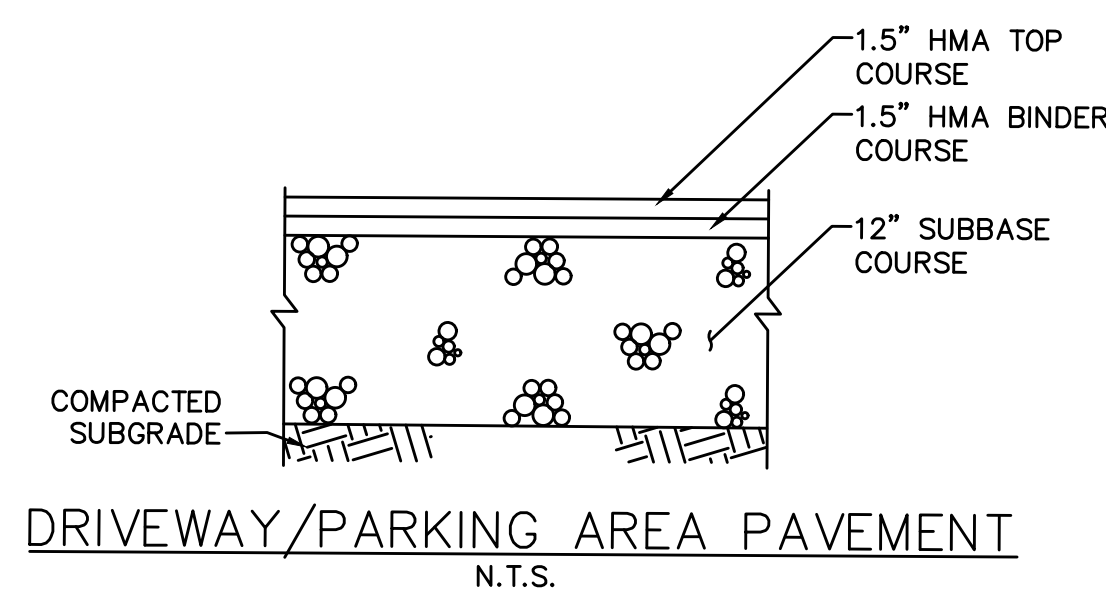
**STABILIZED CONSTRUCTION EXIT**  
N.T.S.



**CATCH BASIN FRAME & GRATE**  
N.T.S.



**SIDEWALK THROUGH DRIVEWAY**  
N.T.S.



**DRIVEWAY/PARKING AREA PAVEMENT**  
N.T.S.



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DRAWING TITLE

**Construction Details**

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TEC CAD FILE	T1124_DET.dwg
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SHEET 3 OF 4

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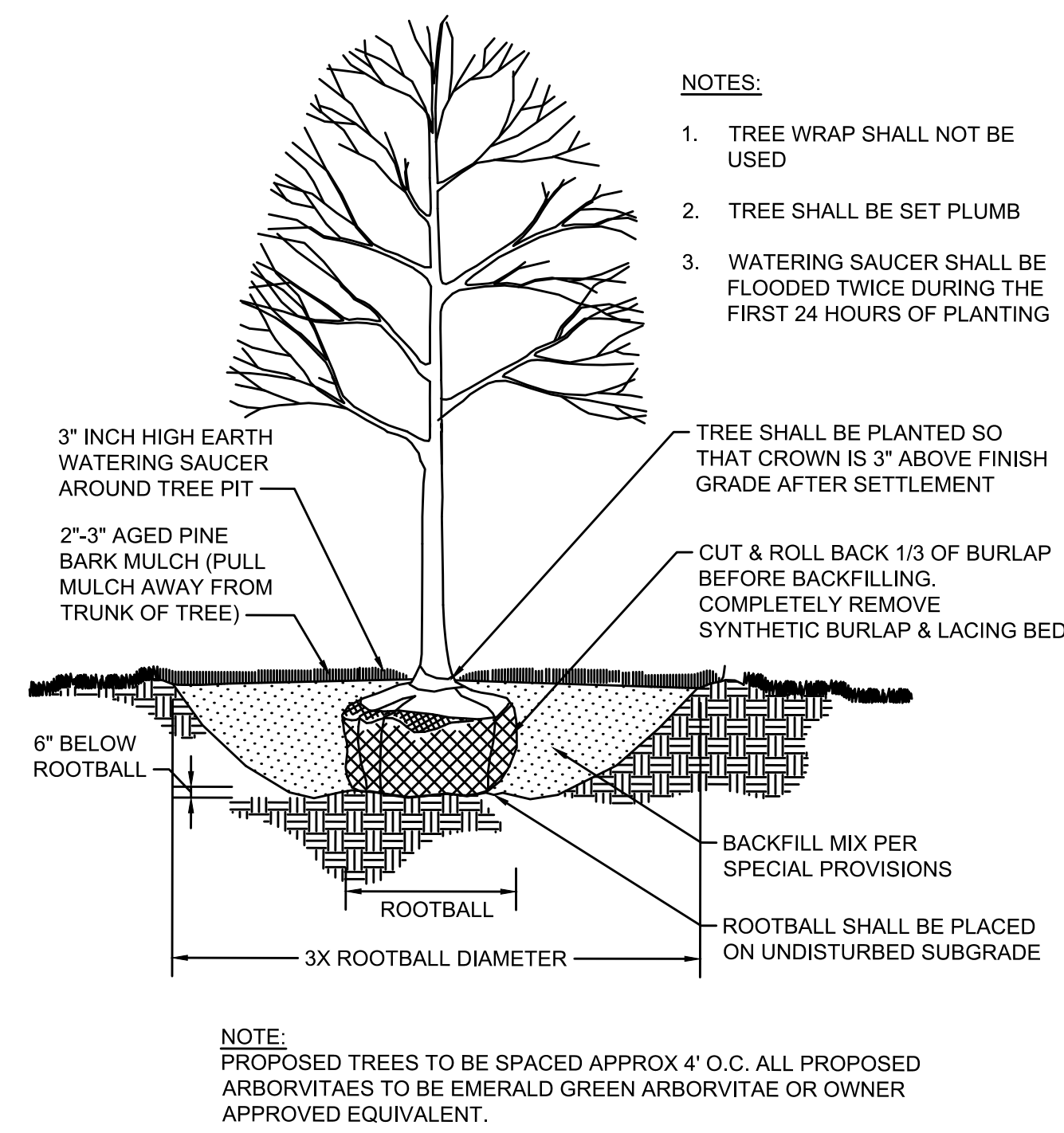
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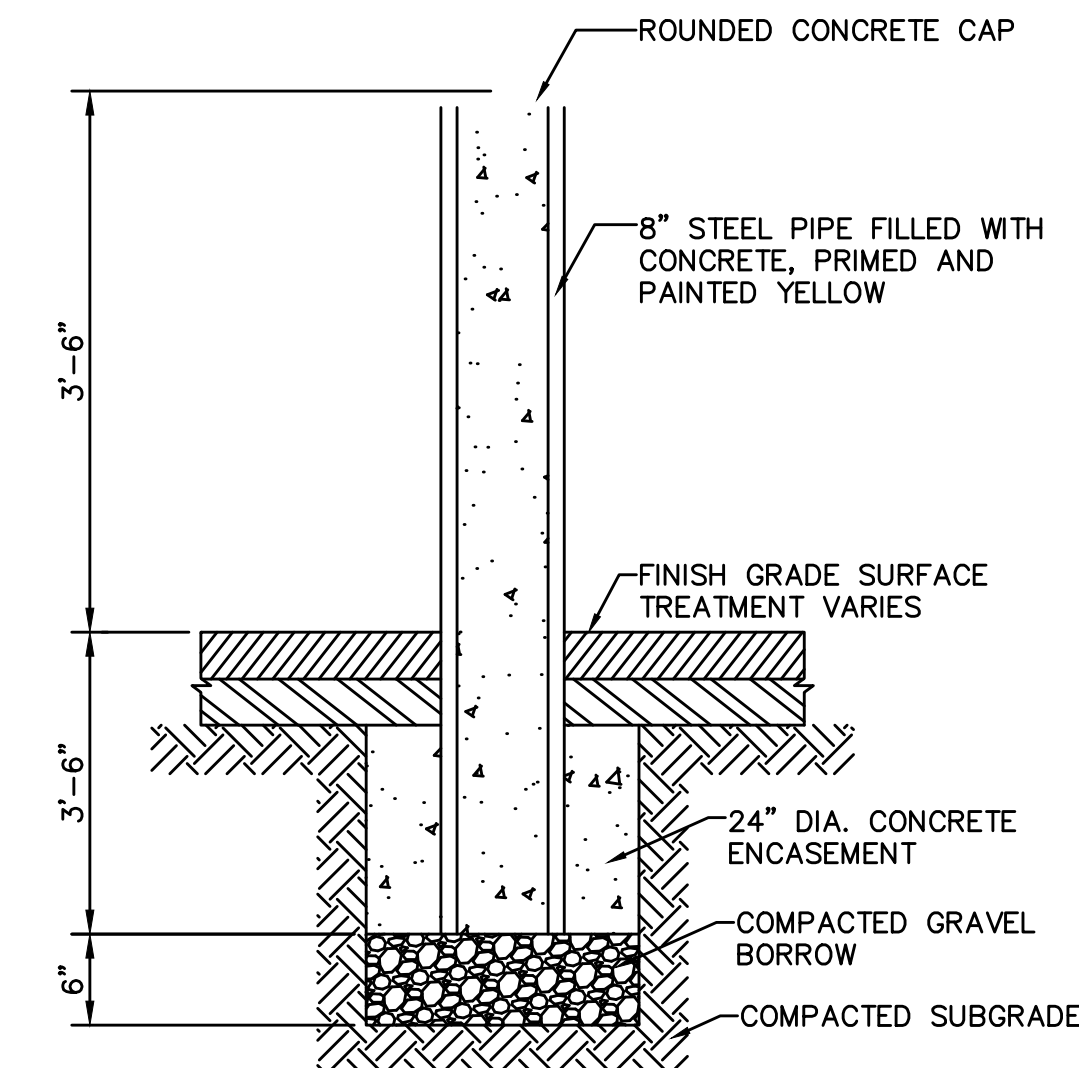
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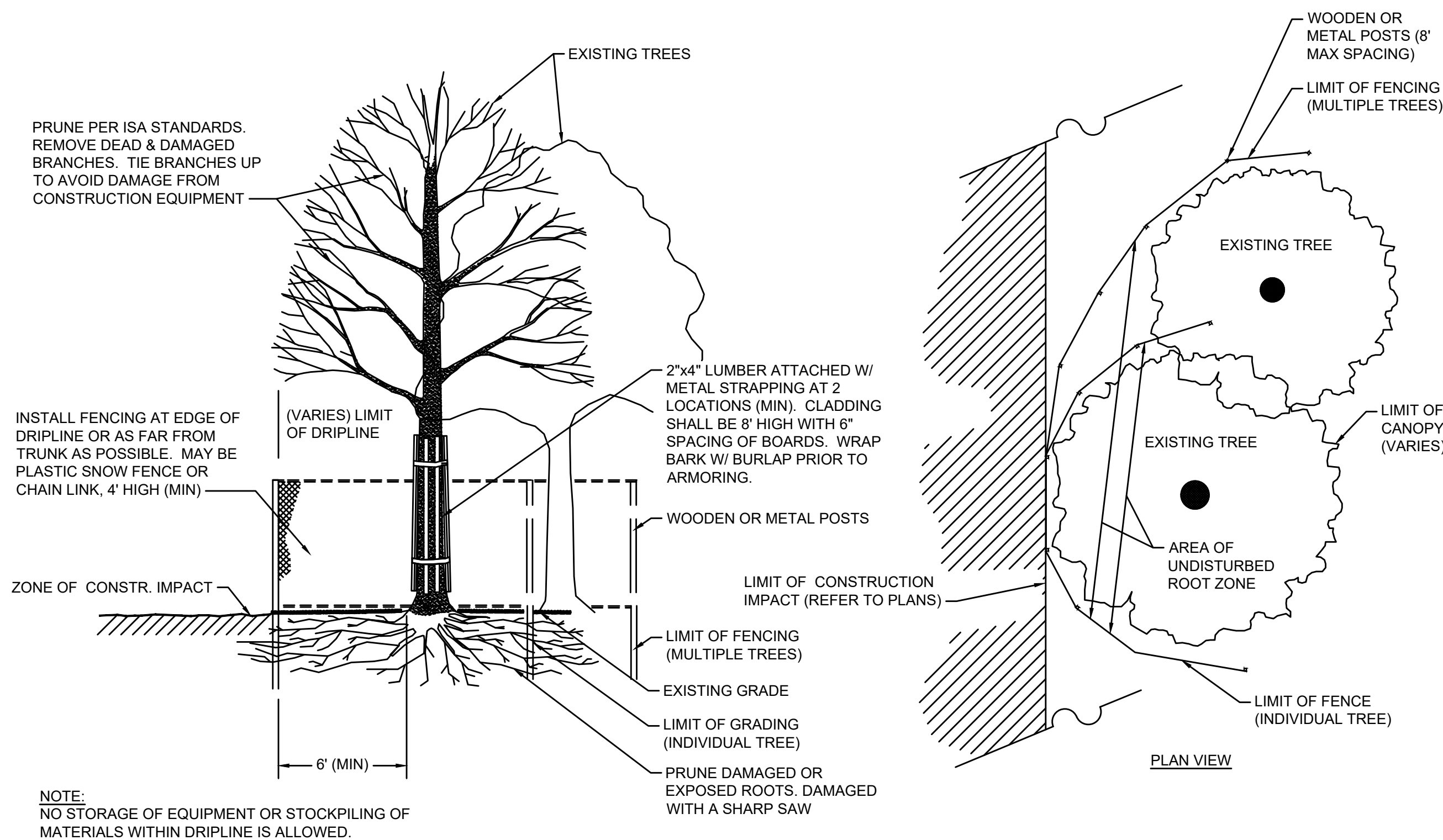


**DECIDUOUS TREE PLANTING**  
N.T.S.



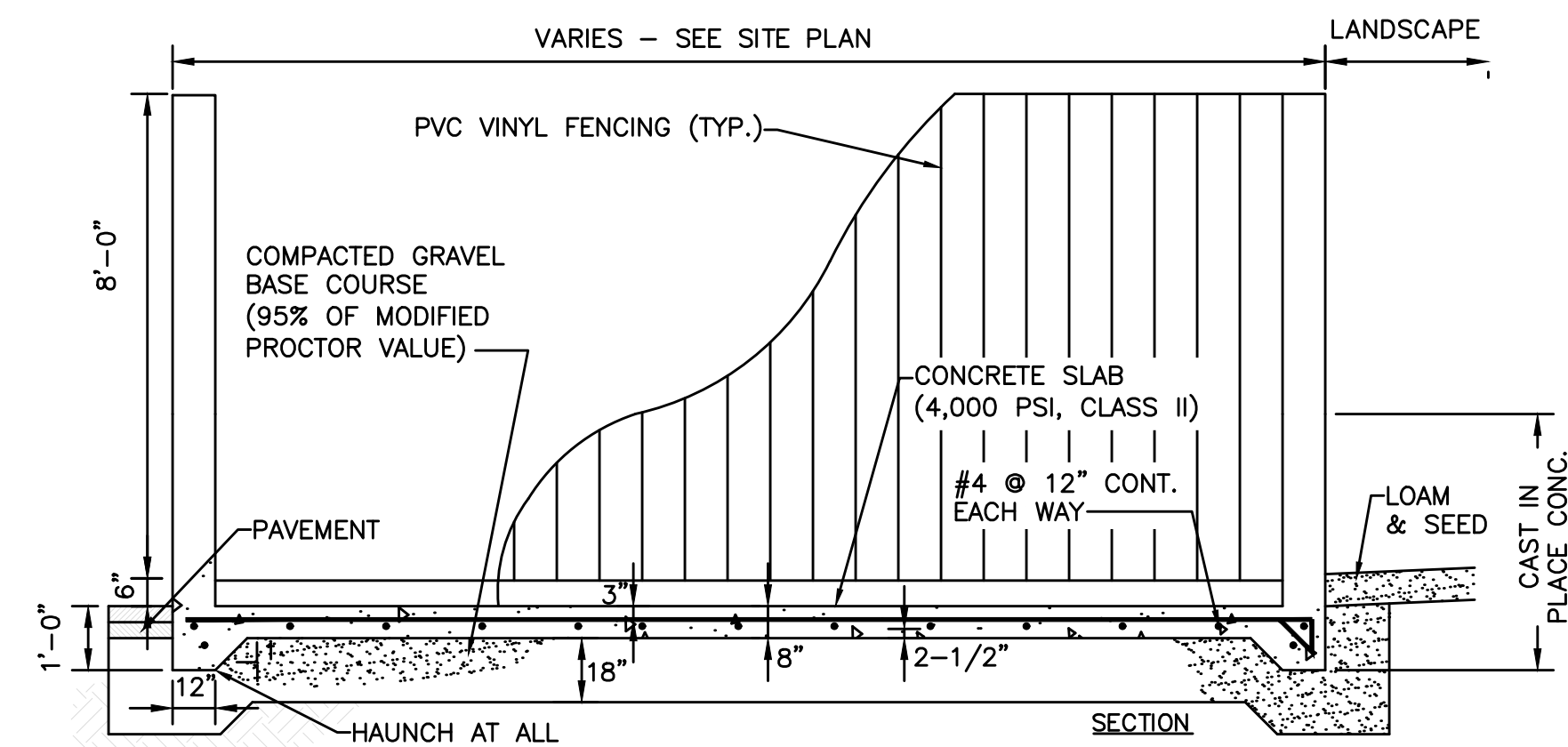
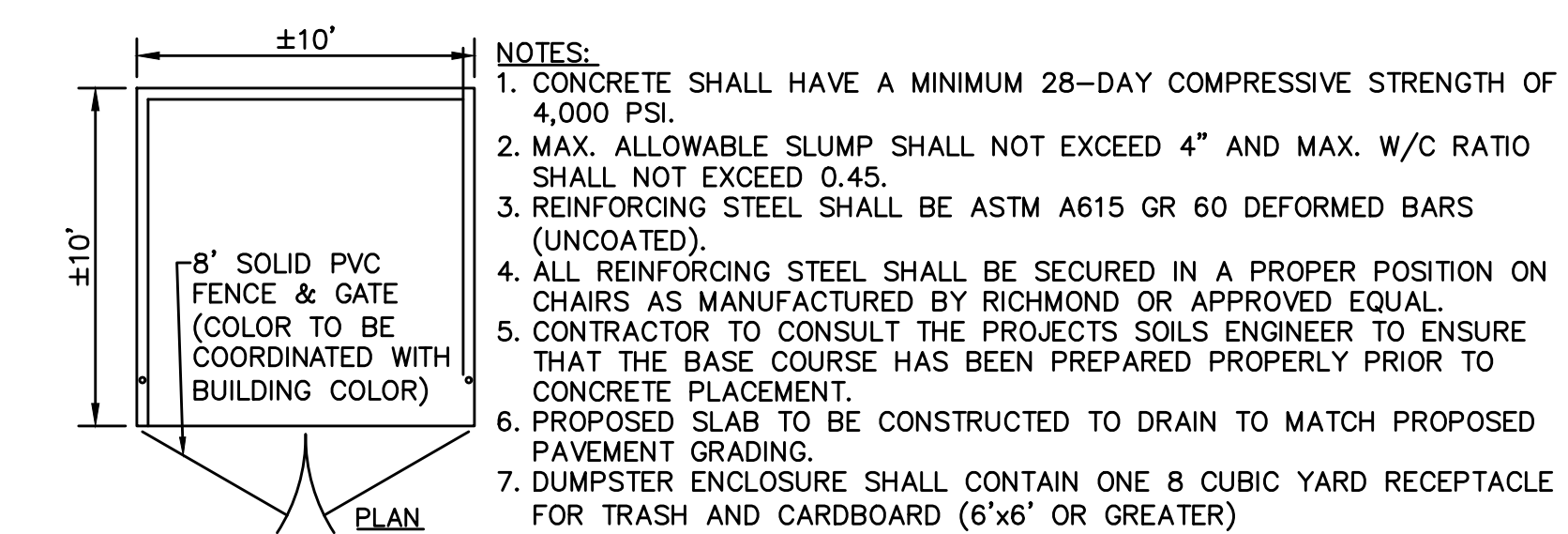
NOTE: BOLLARDS SHALL BE PLACED IN ACCORDANCE WITH THE ADA ACCESSIBILITY GUIDELINES. A MINIMUM CLEAR WIDTH OF 36" SHALL BE PROVIDED TO MAINTAIN AN ACCESSIBLE PATH.

**BOLLARD**  
N.T.S.



NOTE:  
NO STORAGE OF EQUIPMENT OR STOCKPILING OF MATERIALS WITHIN DRIPLINE IS ALLOWED.

**TREE PROTECTION**  
N.T.S.



**ENCLOSED DUMPSTER PAD**  
N.T.S.



**LEGEND**

- 102 --- SURFACE CONTOUR
- STONE WALL
- ===== METAL GUARDRAIL
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- CURB WITH TOP AND BOTTOM CURB ELEVATION
- EDGE OF WOODED AREA
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- OHW --- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- E --- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- T --- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- SPOT ELEVATION
- PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- LIGHT POLE
- RCP REINFORCED CONCRETE PIPE
- CI CAST IRON
- PVC POLYVINYL CHLORIDE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- CB CATCH BASIN
- GM GAS METER
- EM ELECTRIC METER
- MANHOLE (UNKNOWN UTILITY)
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- (FD) FOUND
- DH DRILL HOLE
- DHSB DRILL HOLE IN STONE BOUND
- VGC VERTICAL GRANITE CURB
- BIT. CONC. BITUMINOUS CONCRETE
- CLF CHAIN LINK FENCE
- W.C.H. WORCESTER COUNTY HIGHWAY

**ASSESSORS:**

MAP 2, BLOCK 48, LOT 23

**REFERENCES:**

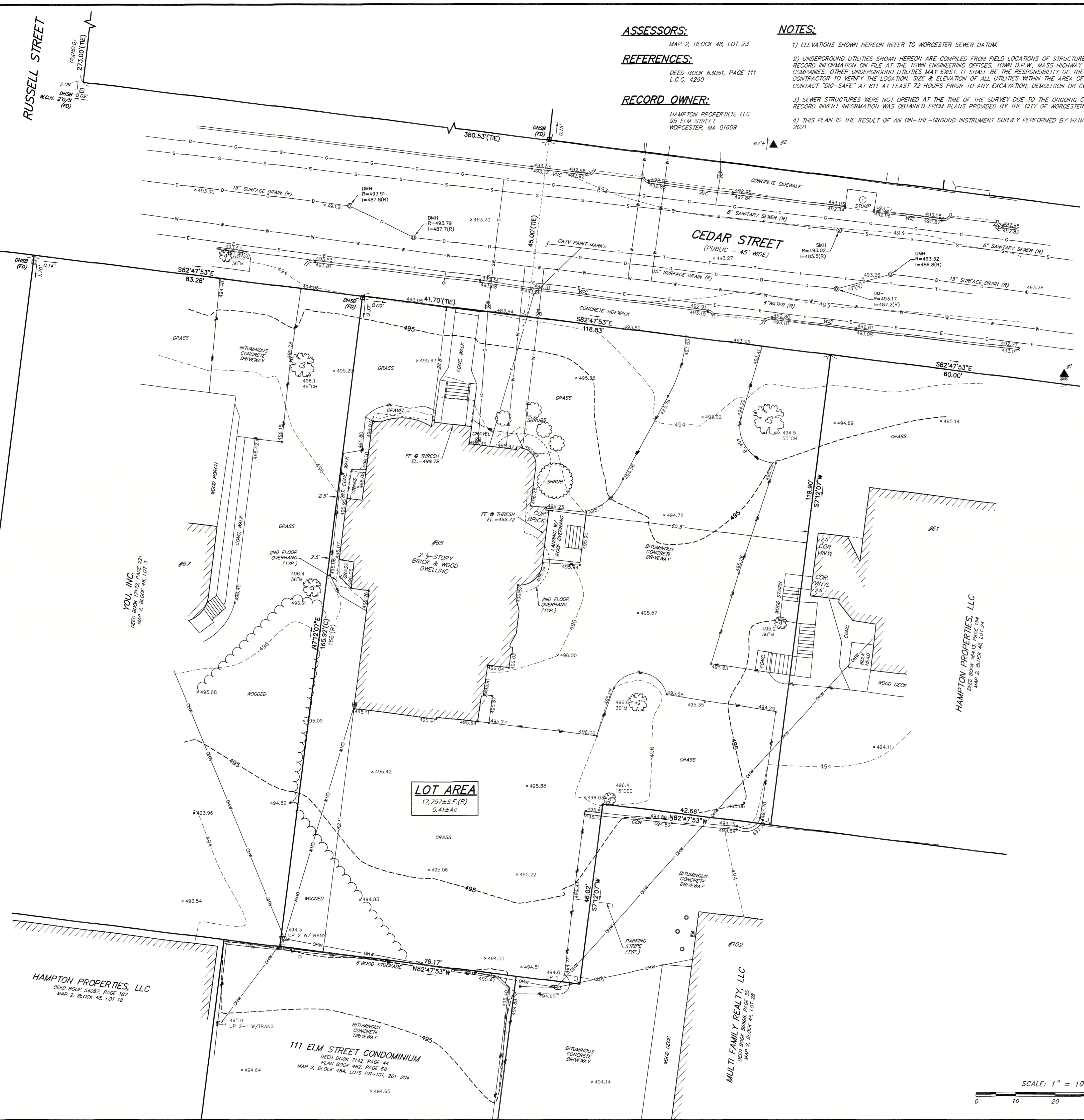
DEED BOOK 63051, PAGE 111  
L.C.C. 4290

**RECORD OWNER:**

HAMPTON PROPERTIES, LLC  
95 ELM STREET  
WORCESTER, MA 01609

**NOTES:**

- 1) ELEVATIONS SHOWN HEREON REFER TO WORCESTER SEWER DATUM.
- 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) SEWER STRUCTURES WERE NOT OPENED AT THE TIME OF THE SURVEY DUE TO THE ONGOING COVID-19 HEALTH CRISIS. RECORD INVERT INFORMATION WAS OBTAINED FROM PLANS PROVIDED BY THE CITY OF WORCESTER DPW.
- 4) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN MAY, 2021



#65  
CEDAR  
STREET

Worcester, Massachusetts 01609

PREPARED FOR

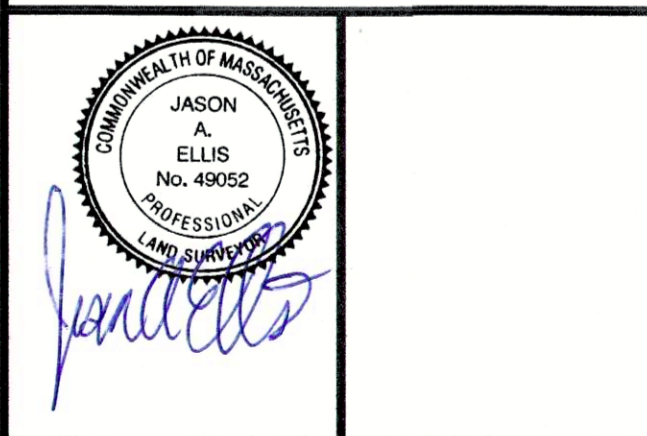
TEC,  
INC.

311 Main Street, Suite 201  
Worcester, Massachusetts 01608

**HANCOCK  
ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118  
VOICE (617) 357-8145, FAX (617) 357-9495  
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	5/27/2021	DRAWN BY:	JML	
SCALE:	1"=10'	CHECK BY:	JAE	

**EXISTING CONDITIONS  
PLAN OF LAND  
IN  
WORCESTER, MA**

PROJECT NO.: **25021**

ELEVATION BENCH MARKS		
DATUM: WORCESTER SEWER		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT - BOLT OVER MAIN OUTLET	495.27
2.	R.O.C.L.S.S. #66 CEDAR ST.	496.35
3.		

