

MAP 29, PARCEL 012-33+34
 27 FORSBERG STREET
 DEED: BOOK 65159, PAGE 320
 PB 7, PLAN 18, LOT 33 + 34
 PB 190, PLAN 119
 EXCEPT -
 DEED: BOOK 13026, PAGE 369
 PB 641, PLAN 114, PARCEL D

PROPOSED HOUSE LOT 1B
 ZONING DISTRICT = RS-7
 SINGLE FAMILY DETACHED
 SETBACK BACKS REQUIRED PROVIDED
 FRONT 20' 61.1'
 LEFT SIDE 8' 10.0'
 EXTERNAL SIDE 15' 15.5'
 REAR 20' 27.9'
 LOT FRONTAGE = 65'
 LOT AREA = 7,000 S.F.

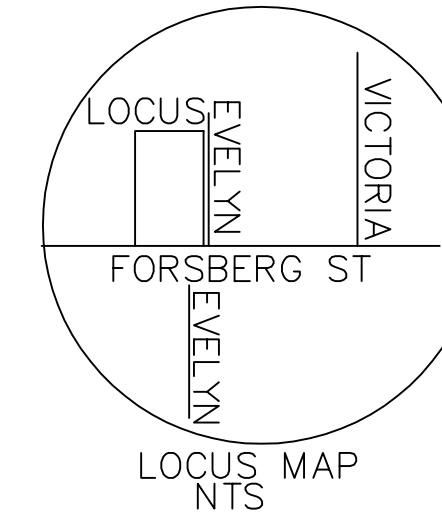
FRONT YARD IMPERVIOUS AREA
 ARTICLE IV, SECTION-7 (NOT OVER 30%)

LOT 1A: $\frac{418 \text{ SF IMPERVIOUS}}{1419 \text{ SF AREA}} = 29.4 \%$

SUBSTANTIAL IRREGULARITY
 (NOT LESS THAN 0.4)

LOT 1A: $\frac{137440 \text{ SF HOUSE}}{182457.1} = 0.753$
 LOT 1B: $\frac{123632 \text{ SF}}{155756.5} = 0.793$

TOTAL AREA CHECK
 LOT A AREA = 8,590 SF
 LOT B AREA = 7,727 SF
 TOTAL = 16,317 SF



NOTES:

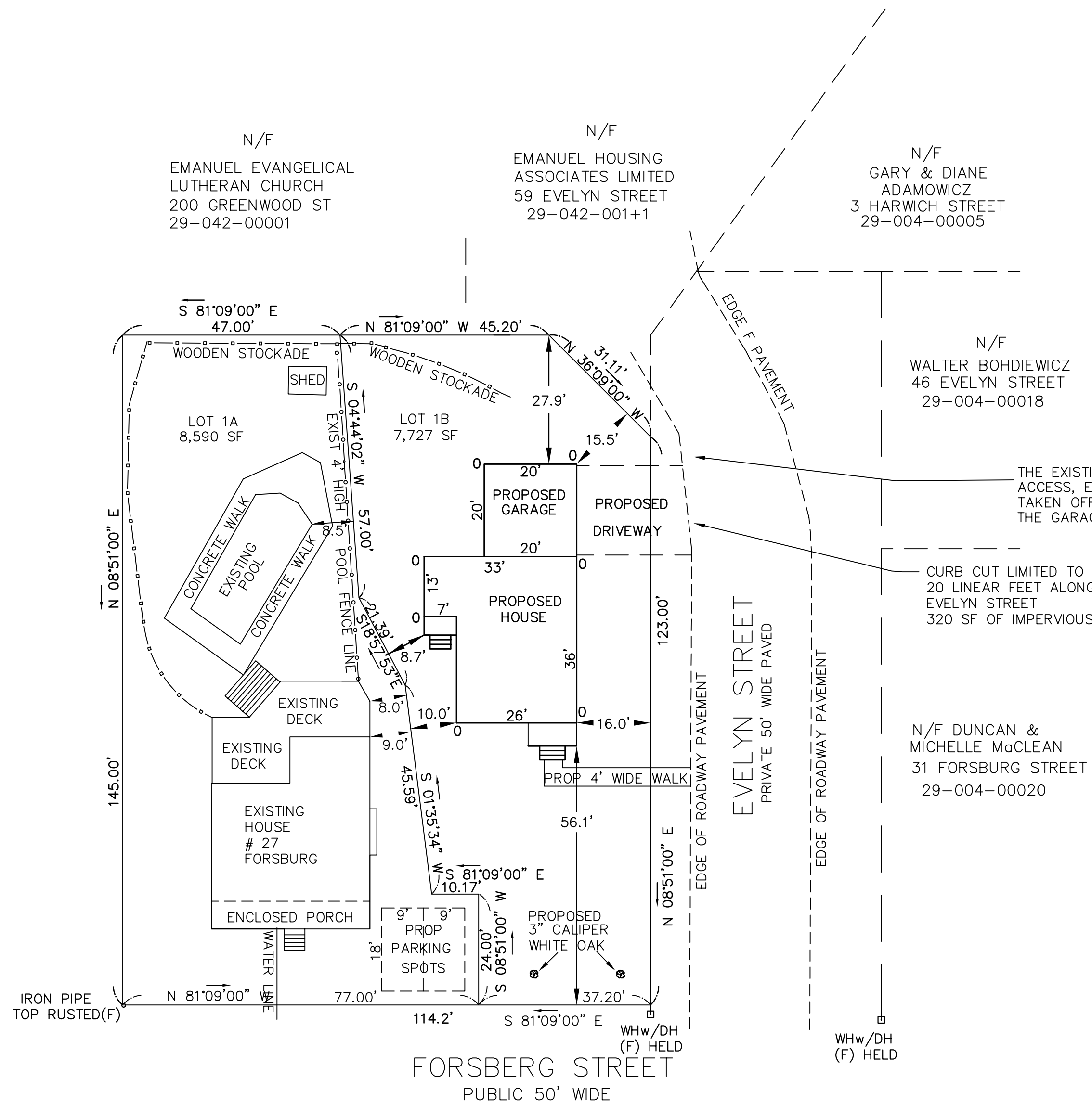
THE PURPOSE OF THIS PLAN IS TO DIVIDE AN EXISTING LOT (ASSESSOR MAP 29-012-33+34) (27 FORSBERG ST) INTO TWO (2) DIFFERENT LOTS, NAMELY LOT 1A & LOT 1B. SEE EXISTING DEED: BOOK 65159, PAGE 320

1. THE EXISTING HOUSE, DECK, INGROUND POOL & THE 4' HIGH POOL FENCE ARE TO REMAIN AS ONE PARCEL AND KNOWN AS LOT 1A. THIS EXISTING HOUSE CURRENTLY HAS TOWN WATER, TOWN SEWER, OVERHEAD ELECTRIC AND A NATURAL GAS SERVICE.
2. THE REMAINING LAND, PLUS THE BLOCK BUILDING ARE TO BE LOT 1B. THIS LOT WILL NEED A ZBA VARIANCE RELIEF TO SATISFY ITS FRONTAGE REQUIREMENT FROM FORSBERG STREET.
3. THE EXISTING HOUSE (LOT 1A) IS TO HAVE AREA IN THE FRONT RIGHT OF THE PROPERTY FOR PARKING TWO VEHICLES. SEE THE DASHED AREA INDICATING PROPOSED PARKING SPOTS.
4. THE STAND ALONE GARAGE, WHICH WAS LOCATED IN THE SOUTH WESTERLY CORNER OF LOT 1B, IS TO BE REMOVED.
5. THERE ARE NOT ANY WETLANDS OR A 100 YEAR FLOOD PLAIN ON EITHER OF THE LOTS.
6. ANY PROPOSED CURBCUT TO BE LIMITED TO 20' ALONG EVELYN STREET.
7. THE EXISTING POOL FENCE IS FOUR (4) FEET HIGH.
8. PROVIDE TWO (2) 3" CALIPER WHITE OAK (QUERCUS ALBA) SHADE TREES IN THE FRONT YARD OF LOT 1B. THESE PROPOSED TREES MUST BE BOTH ASIAN LONGHORNED BEETLE AND EMERALD ASH BORER RESISTANT.
9. RB 0 IS A SYMBOL FOR A 50 GALLON RAIN BARREL. THESE STORMWATER COLLECTION BARRELS ARE TO BE USED FOR WATERING GRASS, PLANTS, AND GARDENS ESPECIALLY DURING TIMES OF DROUGHT.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE. ANY VALID EASEMENTS, WHETHER SHOWN OR NOT SHOWN, ARE STILL IN EFFECT.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED
 NO DETERMINATION OF COMFORMANCE WITH ZONING REGULATIONS IS IMPLIED
 WORCESTER PLANNING BOARD

DATE _____



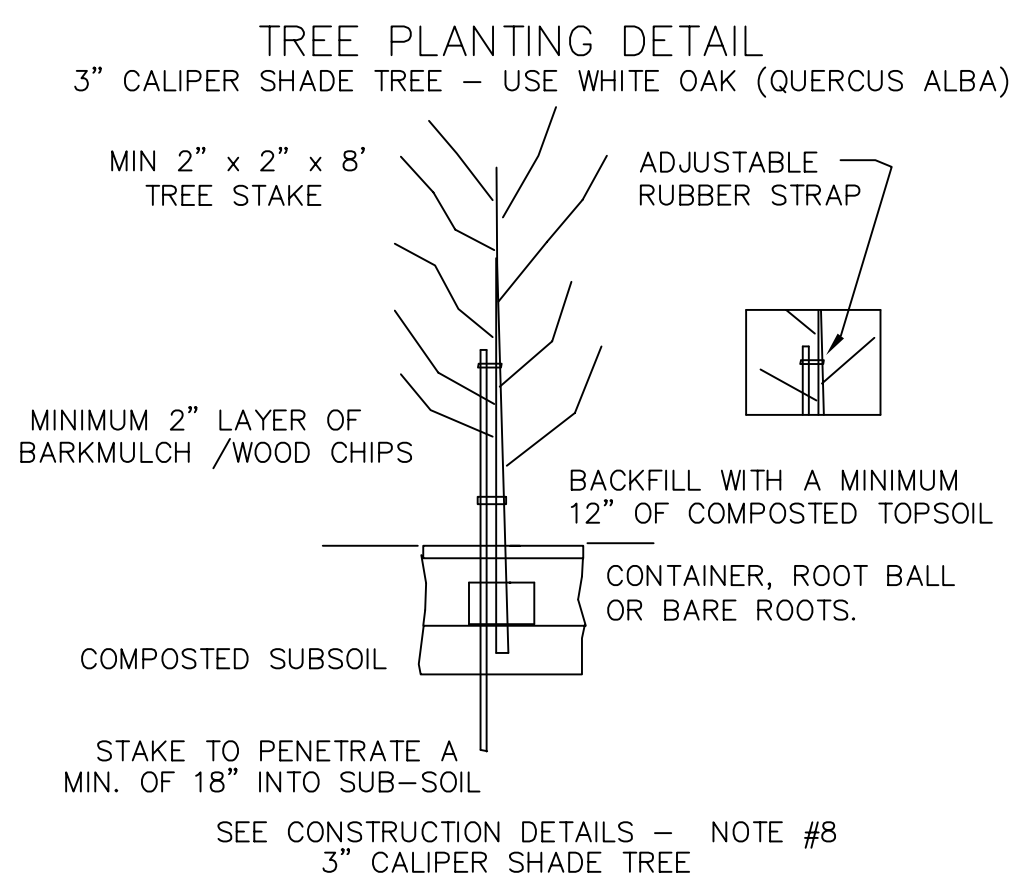
N/F
 CELLI, MARTHA
 25 FORSBERG ST
 29-012-00031

THE EXISTING BLOCK GARAGE AND ALL PAVEMENT USED FOR ACCESS, EGRESS TO THE GARAGE MUST BE REMOVED AND TAKEN OFFSITE TO A SUITABLE LOCATION. THE GARAGE IS NOT SHOWN DUE TO THE PLAN BEING VERY BUSY.

CURB CUT LIMITED TO 20 LINEAR FEET ALONG EVELYN STREET
 320 SF OF IMPERVIOUS

N/F DUNCAN & MICHELLE McCLEAN
 31 FORSBERG STREET
 29-004-00020

LEGEND:
 RB 0 = RAIN BARREL
 PROP = PROPOSED
 N/F = NOW OR FORMERLY
 SF = SQUARE FEET
 NTS = NOT TO SCALE
 PB = PLAN BOOK
 (F) = FOUND
 w/DH = WITH DRILL HOLE
 WHB = WORCESTER HIGHWAY BOUND



THIS PLAN WILL ONLY BECOME LEGAL IF A VARIANCE FOR FRONTAGE RELIEF ALONG FORSBERG STREET IS GRANTED. REQUIRED FRONTAGE IS 65'. THE LOT CURRENTLY HAS 37.20' OF FRONTAGE.



DAVID TEACHOUT P.L.S. # 32695
 ASSISTED BY DAVID SADOWSKI S.I.T.

ZONING DECISION REQUIRED

ZONING PETITION PLAN OF LAND
 27 FORSBERG STREET
 WORCESTER, MASSACHUSETTS

PREPARED FOR: GOLD STAR BUILDERS
 OWNER OF: 6 JACQUES STREET
 WORCESTER, MA.

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

REV 2: REVISE THE HOUSE SIZE AND LOCATION SEPT 14, 2024
 REV 1: REVISED THE COMMON PROPERTY LINE JAN 22, 2024
 DATE: DECEMBER 10, 2023 SCALE: 1" = 20'