

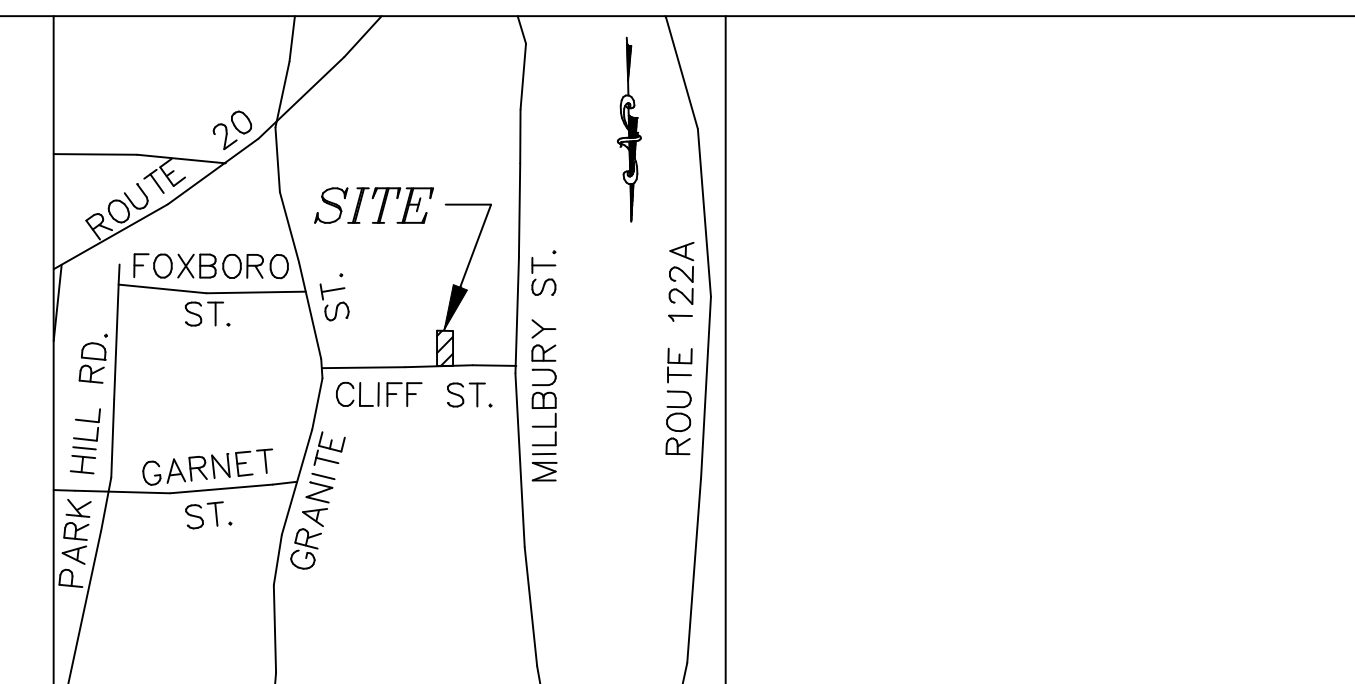
DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: RL-7 PROPOSED USE: SINGLE FAMILY DETACHED HOUSE		ZONE DISTRICT: MG-1.0				
ITEM	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B	PORTION OF PROPOSED LOT B IN MG-1.0 ZONE	REQUIRED
MINIMUM LOT SIZE	7,000 S.F.	22,048 S.F.	10,311 S.F.	11,737 S.F.	6,969 S.F.	N/A
LOT FRONTAGE	65'	100.48'	65.0'	35.48'	31.60'	N/A
MAX. BLDG COVERAGE	N/A	7.44%	12.72%	13.97%	5.08%	N/A
MINIMUM LOT SETBACKS:	FRONT	20'	17.14'/17.27'	25'	17.14'/17.27'	15'
	SIDE	8'	52.71'/10.22'	8'/8'	8'/10.22'	8'*
	REAR	20'	145.07'/146.21'	147.83'	145.07'/146.21'	15'
MAXIMUM HEIGHT	35' 2 STORIES	<35' 2 STORIES		<35' 2 STORIES	<35' 2 STORIES	N/A
PARKING:	2 PER UNIT	2 SURFACE 2 GARAGE	2 SURFACE	2 SURFACE 2 GARAGE		

* ABUTTING RL-7 SO SIDE YARD DIMENSION APPLIES

LEGEND

- FND FOUND
- N/F NOW OR FORMERLY
- W.F. WOOD FRAME
- STY. STORY
- CP CONCRETE PAD
- BIT. CONC. BITUMINOUS CONCRETE

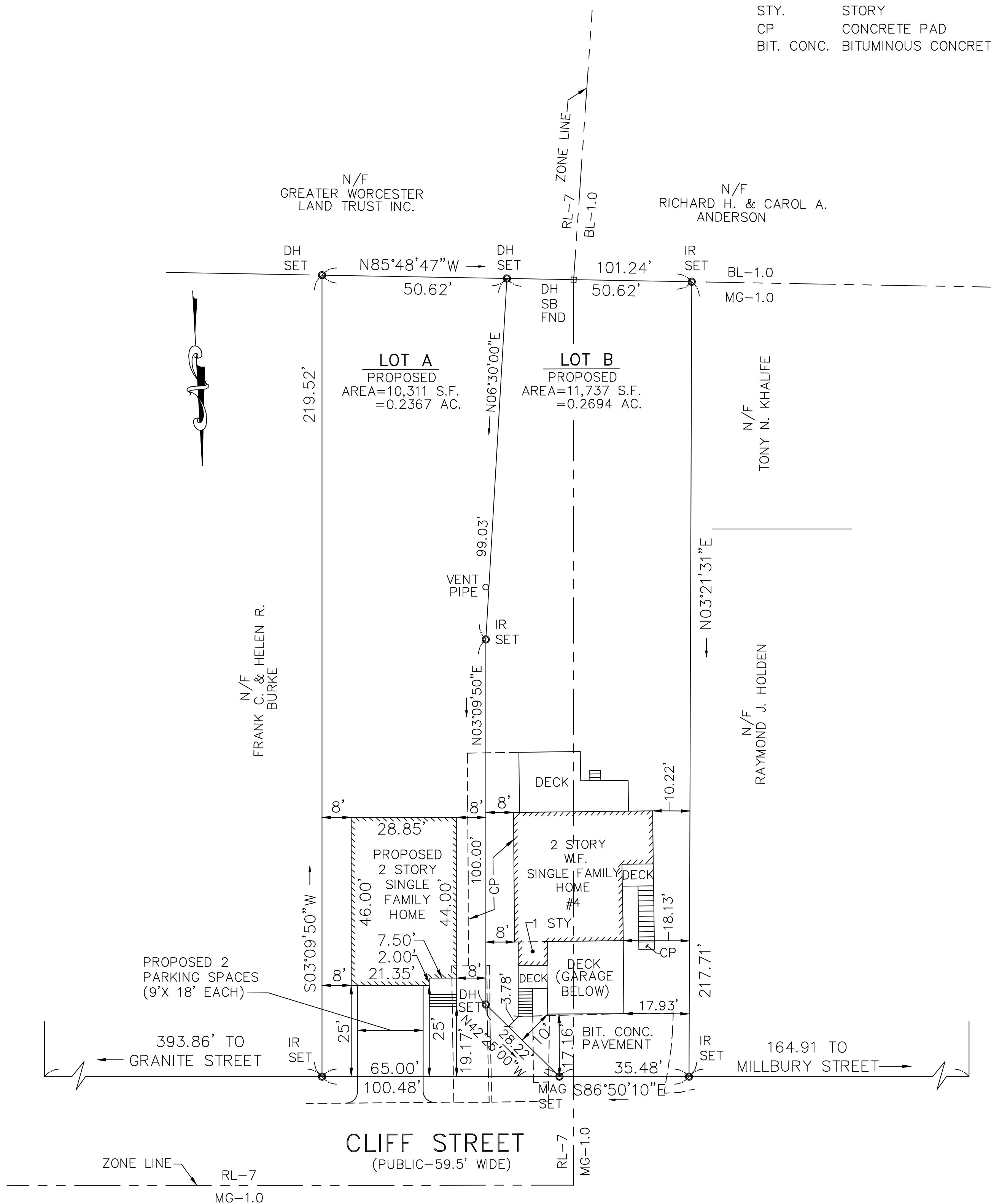


LOCUS
1"=1200'

FOR REGISTRY USE

NOTES

- SEE CITY OF WORCESTER PARCEL ID #31-002-002+5, DEED BOOK #56884 PAGE #254
- TOPOGRAPHIC DATUM NAVD88, TOPOGRAPHY SHOWN FROM CITY OF WORCESTER MAPPING.
- SITE IS NOT LOCATED IN AN ESTABLISHED FEMA FLOOD HAZARD AREA PER FEMA COMMUNITY PANEL #25027C0806E DATED JULY 4, 2021.
- REGULARITY FACTOR OF LOT "A" IS 0.517 WHICH IS > 0.4.
- IMPERVIOUS PORTION OF LOT "A" WITHIN 20' OF PROPERTY LINE IS 719 S.F. IMPERVIOUS PORTION OF LOT "B" WITHIN 20' OF PROPERTY LINE IS 230 S.F.



APPROVED BY THE CITY OF WORCESTER PLANNING BOARD

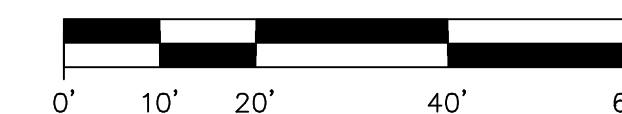
FILED: _____
HEARING: _____
APPROVED: _____
ENDORSED: _____

PLAN OF LAND
IN
WORCESTER, MASSACHUSETTS
TO ACCOMPANY VARIANCE REQUEST

PREPARED FOR
KIM NGUYEN
4 CLIFF STREET
WORCESTER, MASSACHUSETTS 01607

DATE: JULY 5, 2023 REVISED: APRIL 18, 2024

SCALE: 1"=20'



MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810