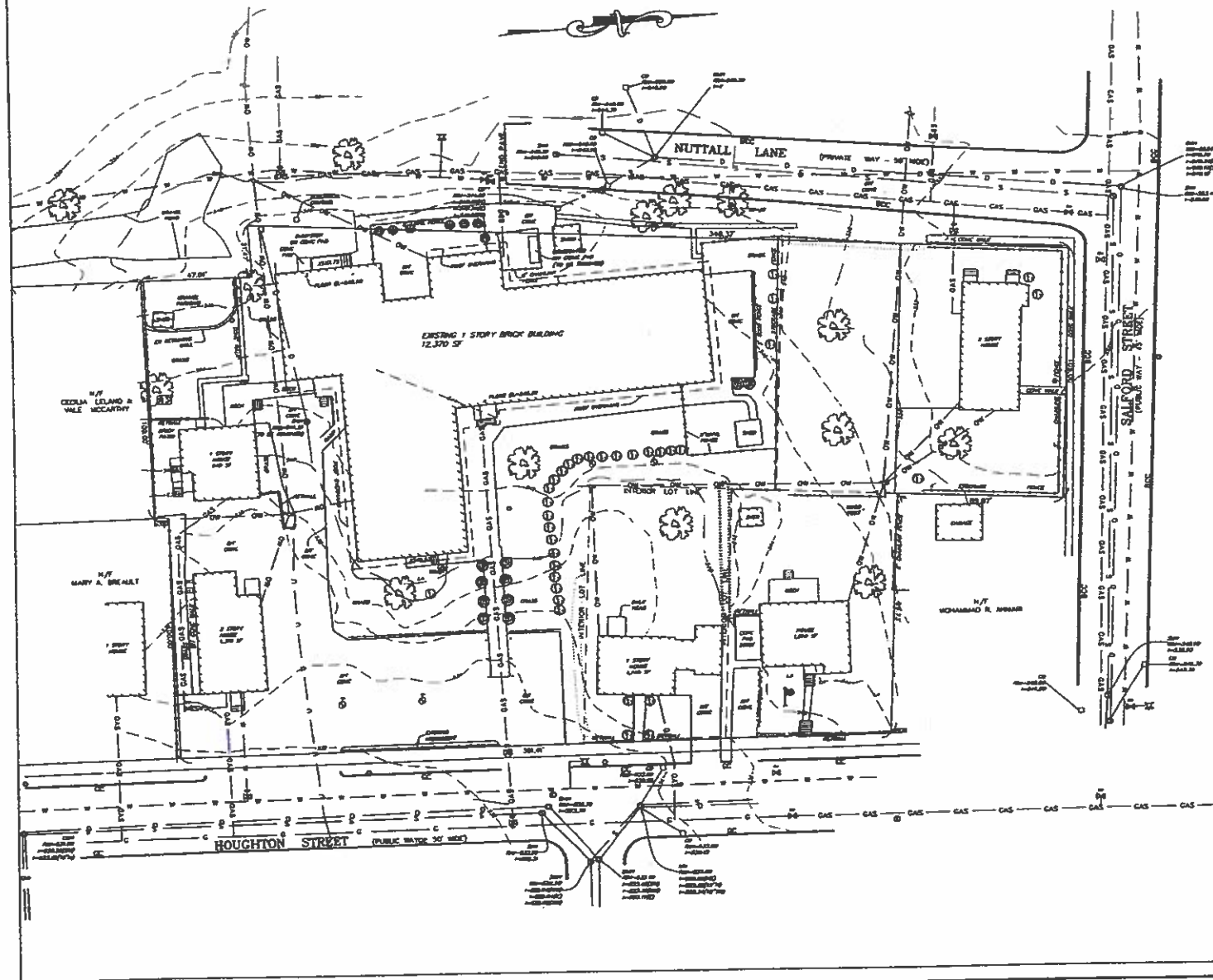


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DATE: 10/24/09
WORCESTER PLANNING BOARD

SIGNATURE DATE: [Signature] 10/24/09
BEING A MAJORITY

NOTES

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- "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND FOR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL THE SAFE 1-800-800-SAFE. (1-800-344-7253). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

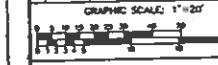
OWNER
ESSEX GROUP MANAGEMENT CORP
57 SUMNER STREET
ROSLY, MA 01980

APPLICANT
ESSEX GROUP MANAGEMENT CORP
57 SUMNER STREET
ROSLY, MA 01980

"BLAIRE HOUSE"

GRADING
PLAN OF LAND
116 HOUGHTON ST
IN
WORCESTER, MA
SCALE: 20 FEET TO AN INCH
DATE: OCTOBER 24, 2009

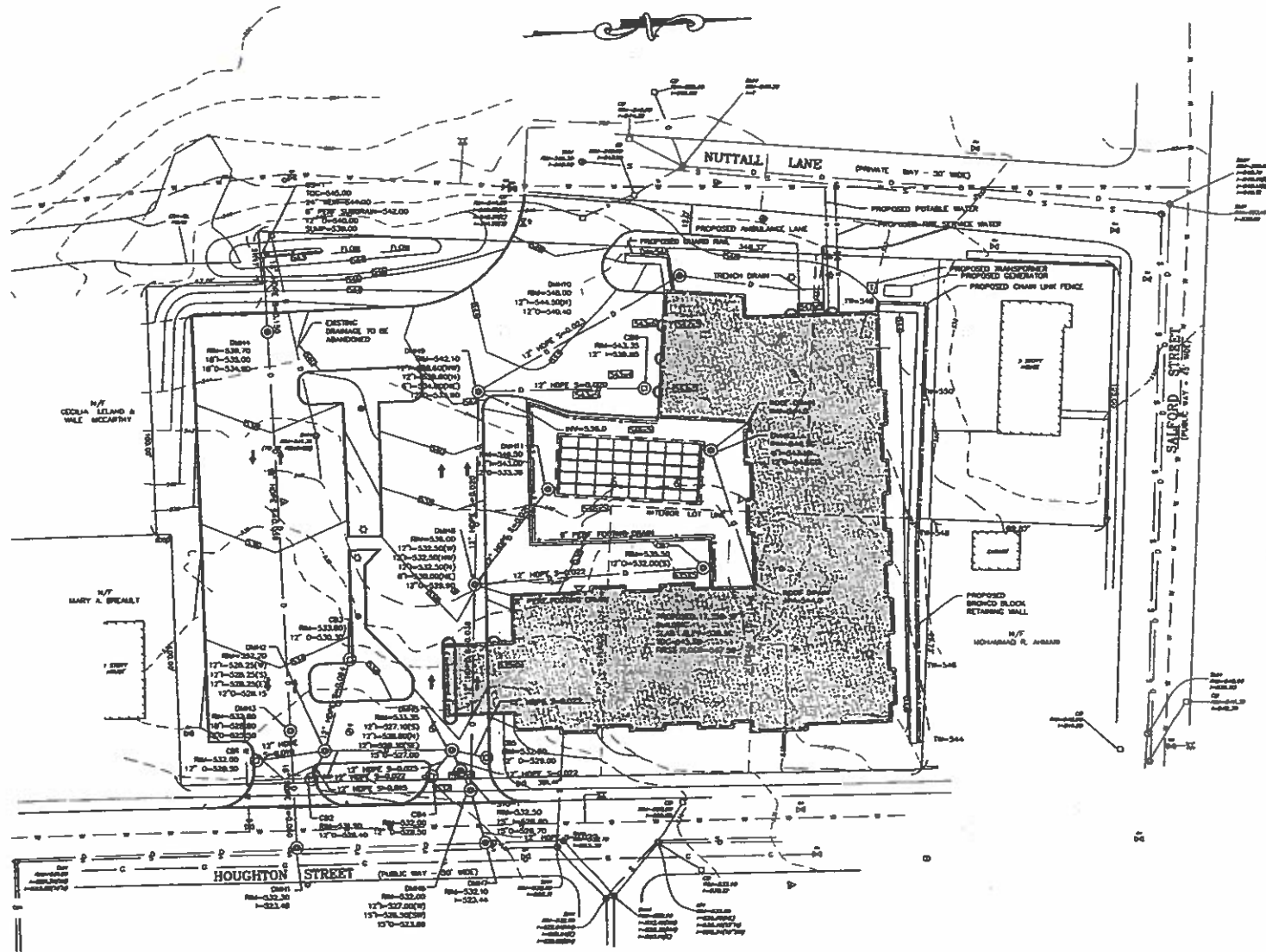
DATE	BY	REVISION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

333 WEST STREET PH: (508) 472-8830
MILFORD, MA 01757 FX: (508) 472-8213
www.guerriereandhalnon.com

NOTE:
ALL EXISTING UTILITIES ON SITE TO BE ABANDONED IN ACCORDANCE WITH RESPECTIVE LOCAL UTILITY COMPANIES GUIDELINES AND POLICIES



DATE: 10/21/19
WORCESTER PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY

NOTES
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(1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

OWNER
ESSEX GROUP MANAGEMENT CORP
57 SUMNER STREET
ROSLY, MA 01960

APPLICANT
ESSEX GROUP MANAGEMENT CORP
57 SUMNER STREET
ROSLY, MA 01960

"BLAIRE HOUSE"
GRADING
PLAN OF LAND
116 HOUGHTON ST
IN
WORCESTER, MA
SCALE: 20 FEET TO AN INCH
DATE: OCTOBER 24, 2019

DATE	BY	REVISION



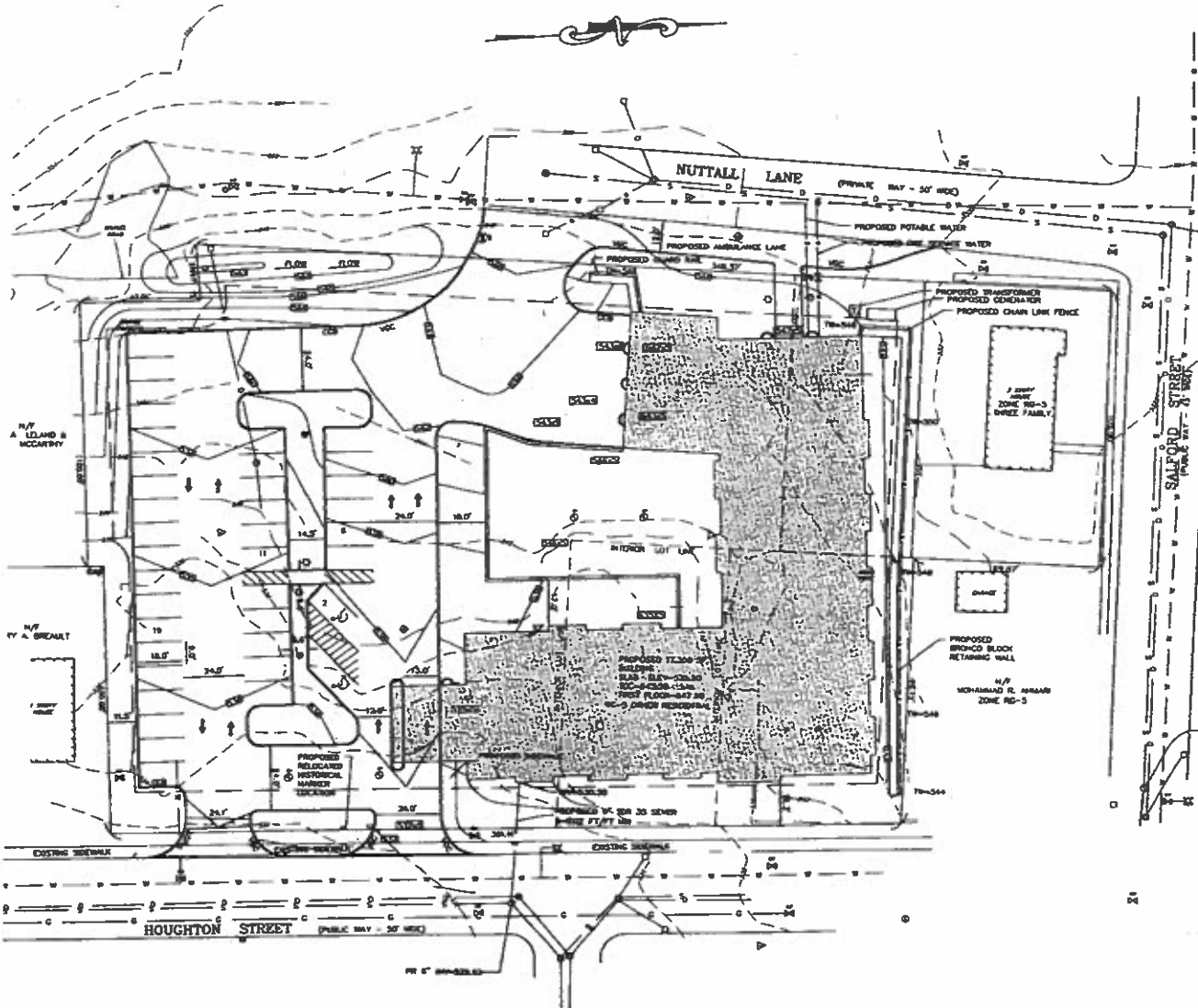
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ENGINEERING & LAND SURVEYING
313 WEST STREET PH. (508) 473-6830
MELFORD, MA 01827 FL. (508) 473-8243
www.guerrierehainon.com


SHEET 2 W-2400

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CITY OF WORCESTER ZONING BY-LAW DIMENSIONAL REQUIREMENTS

ZONE	REQUIRED	PROPOSED
ZONE R - R-2		
MIN. LOT AREA	5000 SF 1ST UNIT 1000 SF ADDL UNITS	55,928 SF 30,411 FT
MIN. LOT FRONTAGE	50 FEET	
MIN. LOT WIDTH-H/S	N/A	
MIN. FRONT YARD SETBACK	15 FEET	
MIN. SIDE YARD SETBACK	15 FEET	
MIN. REAR YARD SETBACK	25 FEET	
MAX. BLDG. HEIGHT	N/A	
MAX. BLDG. STORIES	N/A	
MAX. BLDG. COVERAGE	N/A	
PARKING REQ'D 0.13 PER BED	28 SPACES	38 PROPOSED
ZONE R - R-2.5 FAMILY		
MIN. LOT AREA	7000 SF	
MIN. LOT FRONTAGE	60 FEET	
MIN. LOT WIDTH-H/S	N/A	
MIN. FRONT YARD SETBACK	15 FEET	
MIN. SIDE YARD SETBACK	15 FEET	
MIN. REAR YARD SETBACK	25 FEET	
MAX. BLDG. HEIGHT	50	
MAX. BLDG. STORIES	3	
MAX. BLDG. COVERAGE	N/A	
PARKING REQ'D 0.13 PER BED	28 SPACES	38 PROPOSED
ZONE R - R-3 OTHER RESIDENTIAL		
MIN. LOT AREA	5000 SF	
MIN. LOT FRONTAGE	50 FEET	
MIN. LOT WIDTH-H/S	N/A	
MIN. FRONT YARD SETBACK	15 FEET	
MIN. SIDE YARD SETBACK	10 FEET	
MIN. REAR YARD SETBACK	15 FEET	
MAX. BLDG. HEIGHT	45	
MAX. BLDG. STORIES	3	
MAX. BLDG. COVERAGE	N/A	
PARKING REQ'D 0.13 PER BED	28 SPACES	38 PROPOSED





DATE: 10/24/09
WORCESTER PLANNING BOARD

SIGNATURE DATE: _____
ERIC A. MAJORITY

NOTES

- CONSTRUCTION ON THIS LDP IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
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OWNER:

ESSEX GROUP MANAGEMENT CORP
57 SHAMOR STREET
ROSLY, MA 01960

APPLICANT:


ESSEX GROUP MANAGEMENT CORP
57 SHAMOR STREET
ROSLY, MA 01960

"BLAIRE HOUSE"

LAYOUT
PLAN OF LAND
116 HOUGHTON ST
OR
WORCESTER, MA
SCALE: 30 FEET TO AN INCH
DATE: OCTOBER 24, 2009

0010/24/09 SERIAL SUBMITTAL

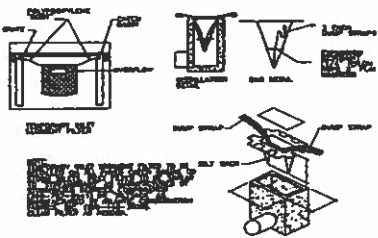
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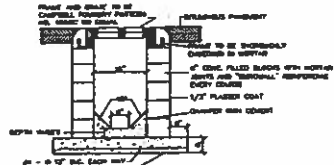
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MILFORD, MA 01757 FX. (508) 473-8243
www.guerrierehalnon.com

SHEET 3 W-2400

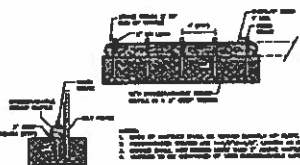
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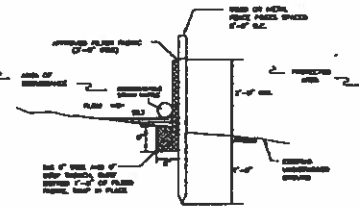
SILT SACK DETAIL
N.E.S.



TRENCH DRAIN DETAIL
NOT TO SCALE

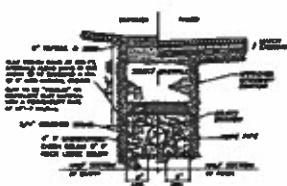


STRAW WATTLE SEDIMENT CONTROL BARRIER



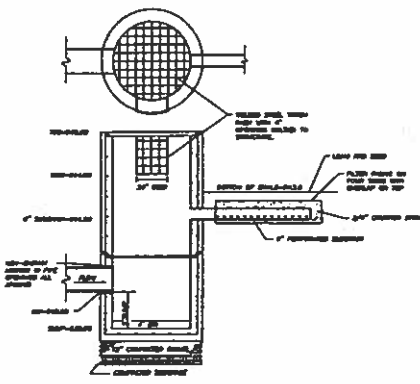
1. PLACE BARRIER AT INTERSECTION OR OTHER AS THE CHANGE IN FLOW DIRECTION.
2. CHECK FOR PROPER INSTALLATION OF BARRIER.
3. MAINTAIN BARRIER AT ALL TIMES. BARRIER SHALL BE REPLACED AS SOON AS IT IS DAMAGED OR FULLY SATURATED.
4. BARRIER SHALL BE MAINTAINED AT ALL TIMES.

EROSION CONTROL BARRIER

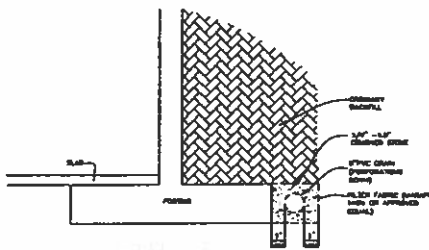


HDPE PIPE TRENCH SECTION
N.E.S.

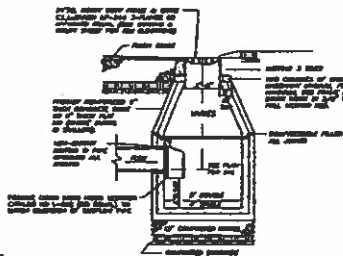
ALL OPEN PIPES GREATER THAN 12" DIAMETER SHALL HAVE REMAIN DRILLED THROUGH VERTICALLY AND STAKED INTO THE GROUND TO ALLOW 12" OPENING.



PRECAST CONCRETE CATCH BASIN OS-1
N.E.S.

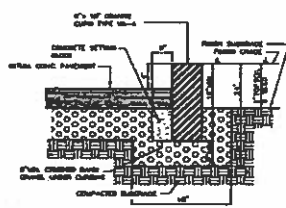


UNDERDRAIN DETAIL
NOT TO SCALE



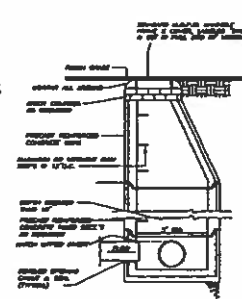
PRECAST CONCRETE CATCH BASIN DETAIL
N.E.S.

ALL PRECAST CONCRETE SHALL BE SET IN A 4" THICK BED OF 1:2:4 CONCRETE.



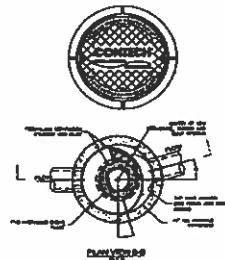
TYP. VERTICAL GRANITE CURB

NOTE: INSTALL WITH ALL FLOOR CURB, CURBS, AND BARRIERS SECTION.



PRECAST CONCRETE DRAIN MANHOLE
N.E.S.

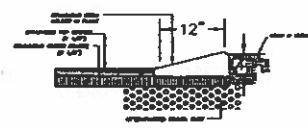
1. ALL PRECAST CONCRETE SHALL BE SET IN A 4" THICK BED OF 1:2:4 CONCRETE.
2. ALL PRECAST CONCRETE SHALL BE SET IN A 4" THICK BED OF 1:2:4 CONCRETE.
3. ALL PRECAST CONCRETE SHALL BE SET IN A 4" THICK BED OF 1:2:4 CONCRETE.



CORTECH STORMWATER UNIT
N.E.S.



TYPICAL PAVEMENT SECTION
NOT TO SCALE



MODIFIED CURB CURB
N.E.S.



DATE: 10/24/19

WORCESTER PLUMBING BOARD

SIGNATURE DATE: BENIG A. MAJORITY

NOTES

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OWNER

ESSEX GROUP MANAGEMENT CORP
31 SUMNER STREET
ROSLY, MA 01880

APPLICANT

ESSEX GROUP MANAGEMENT CORP
31 SUMNER STREET
ROSLY, MA 01880

"BLAIRE HOUSE"

DETAIL SHEET
116 HOUGHTON ST
IN
WORCESTER, MA

SCALE: 30 FEET TO 1" HORIZ
DATE: OCTOBER 24, 2019

DATE	REVISION	BY
10/24/19	ISSUE	BM

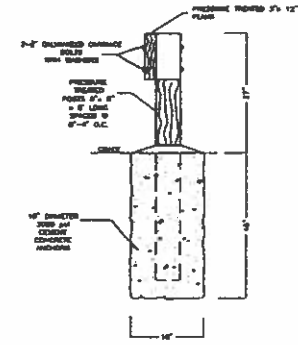
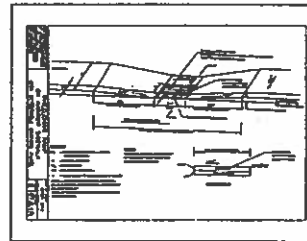
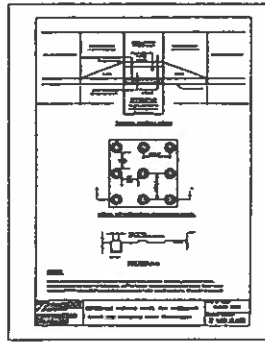
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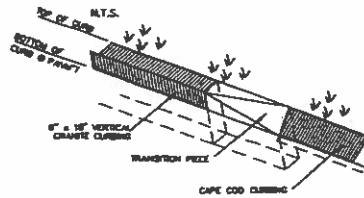
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333 WEST STREET PH. (508) 473-4830
MILFORD, MA 01757 FX. (508) 473-4243
www.guerrierehalton.com

SHEET 4 W-2400

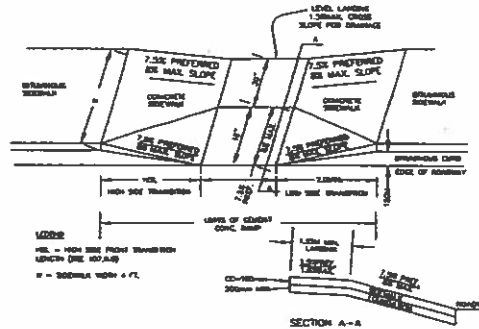
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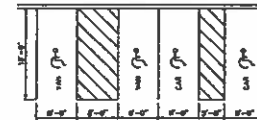
WOODEN GUARD RAIL
N.T.S.



CURB TRANSITION DETAIL
(VERTICAL TO SLOPED)



CEMENT CONCRETE WHEELCHAIR RAMP
N.T.S.



DISABLED PARKING DETAIL
N.T.S.

DATE: _____
WORCESTER PLANNING BOARD

SIGNATURE DATE: _____
BOHC A MAJORITY

- NOTES
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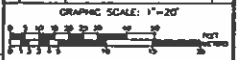
OWNER
ESSEX GROUP MANAGEMENT CORP
51 SUMNER STREET
ROSLY, MA 01960

APPLICANT
ESSEX GROUP MANAGEMENT CORP
51 SUMNER STREET
ROSLY, MA 01960

"BLAIRE HOUSE"

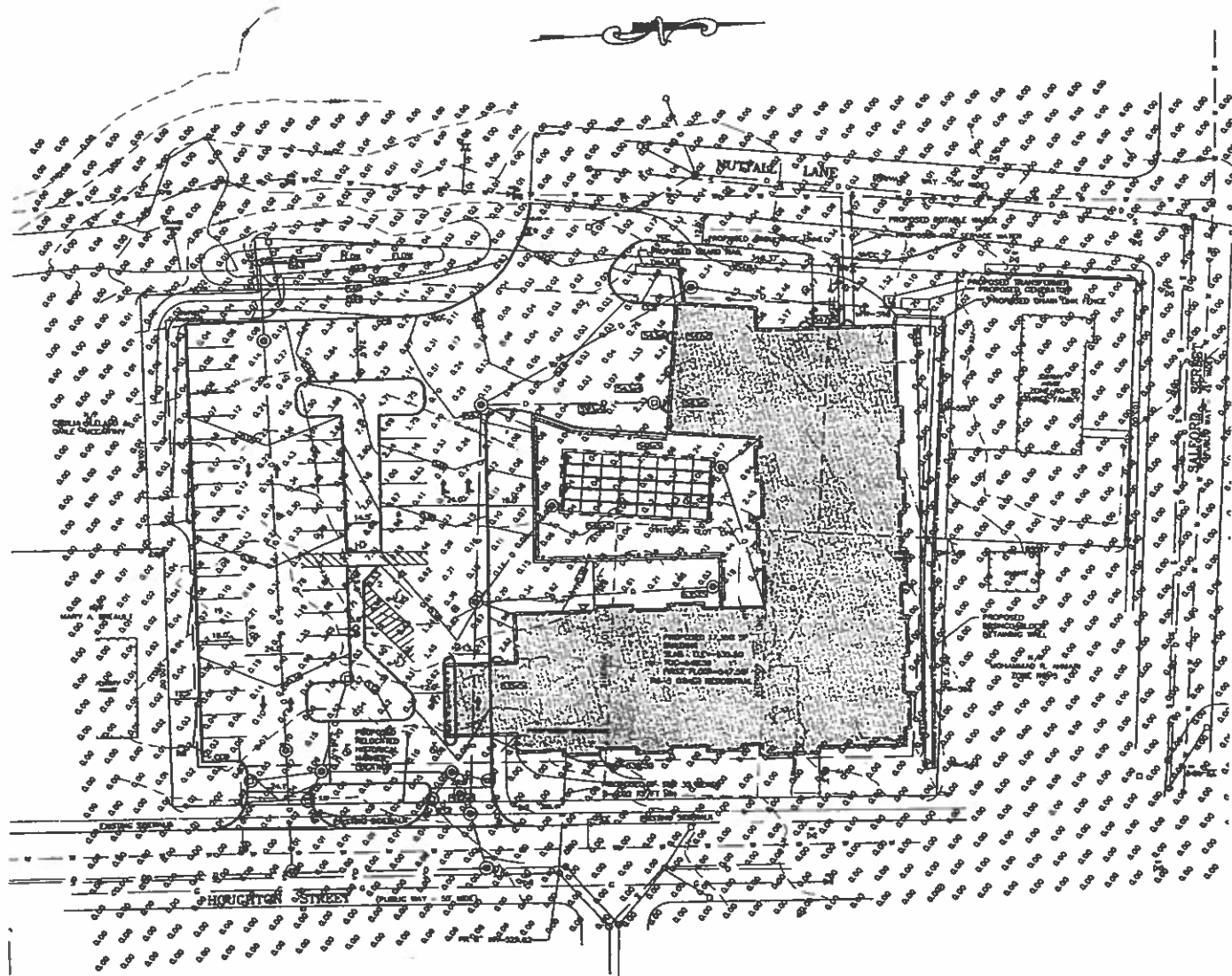
DETAIL SHEET
116 HOUGHTON ST
OR
WORCESTER, MA
SCALE: 30 FEET TO AN INCH
DATE: OCTOBER 24, 2016

DATE	DESCRIPTION	BY
02/10/24/16	DRAWING SUBMITTED	DM



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SHEET 6 W-2400



DATE: 10/24/19
 WORCESTER PLANNING BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

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OWNER
 ESSEX GROUP MANAGEMENT CORP
 57 SUMNER STREET
 BOSTON, MA 02108
 APPLICANT
 ESSEX GROUP MANAGEMENT CORP
 57 SUMNER STREET
 BOSTON, MA 02108

"BLAIRE HOUSE"
 LIGHTING
 PLAN OF LAND
 116 HOUGHTON ST
 IN
 WORCESTER, MA
 SCALE: 20 FEET TO AN INCH
 DATE: OCTOBER 24, 2019

GRAPHIC SCALE: 1"=20'

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 ENGINEERING & LAND SURVEYING
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 MILFORD, MA 01757 FX. (508) 473-8243
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