

LEGEND

These standard symbols will be found in the drawing.

- △ NAIL FOUND
- ⊠ FIRE HYDRANT
- ⊞ SIGN
- IRON PIPE FOUND

N/F
KIMBALL
DEED BK. 51570 PG. 318

N/F
WORCESTER TOOL & STAMPING CO., INC.
DEED BK. 3349 PG. 238

N/F
PAQUETTE
DEED BK. 60386 PG. 177

N/F
PAQUETTE
DEED BK. 56013 PG. 65

N 02°35'03" E
132.45'

N 02°35'08" E
255.36'

S 89°35'58" W
77.24'

N 20°47'52" W
64.77'

N/F
LEVINE
DEED BK. 63573 PG. 3

N 15°02'24" W
70.50'

APPROXIMATE ZONE LINE, R2

APPROXIMATE ZONE LINE, SA

FRENCH RIVER ROCKDALE POND

LOT #1
433,863 Sq. Feet
9.9601 Acres

BUILDING #11

N/F
LGA PROPERTIES LLC
DEED BK. 58542 PG. 144

N/F
VORHEIS
DEED BK. 61191 PG. 118

N/F
WORCESTER TOOL & STAMPING CO., INC.
DEED BK. 3349 PG. 238



ZONING DATA:

NB
LOT AREA = 20,000 S.F.
LOT FRONTAGE = 100'
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 25'

SA
LOT AREA = 80,000 S.F.
LOT FRONTAGE = 200'
FRONT YARD SETBACK = 40'
SIDE YARD SETBACK = 40'
REAR YARD SETBACK = 40'

R2
LOT AREA = 20,000 S.F.
LOT FRONTAGE = 125'
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 25'

PLAN REFERENCE:

PLAN BOOK 92 PLAN 30
PLAN BOOK 216 PLAN 97
PLAN BOOK 231 PLAN 54
PLAN BOOK 231 PLAN 55
PLAN BOOK 444 PLAN 26
PLAN BOOK 735 PLAN 4
PLAN BOOK 749 PLAN 80
PLAN BOOK 752 PLAN 17

OWNER OF RECORD:

WORCESTER TOOL & STAMPING CO., INC.
DEED BOOK 3170 PAGE 111
ASSESSORS MAP 43 LOT C7

LOCATION:

HANKEY STREET
LEICESTER, MA

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

2-18-14
DATE

Kevin J. Lane
P.L.S. #10044

JARVIS LAND SURVEY, INC

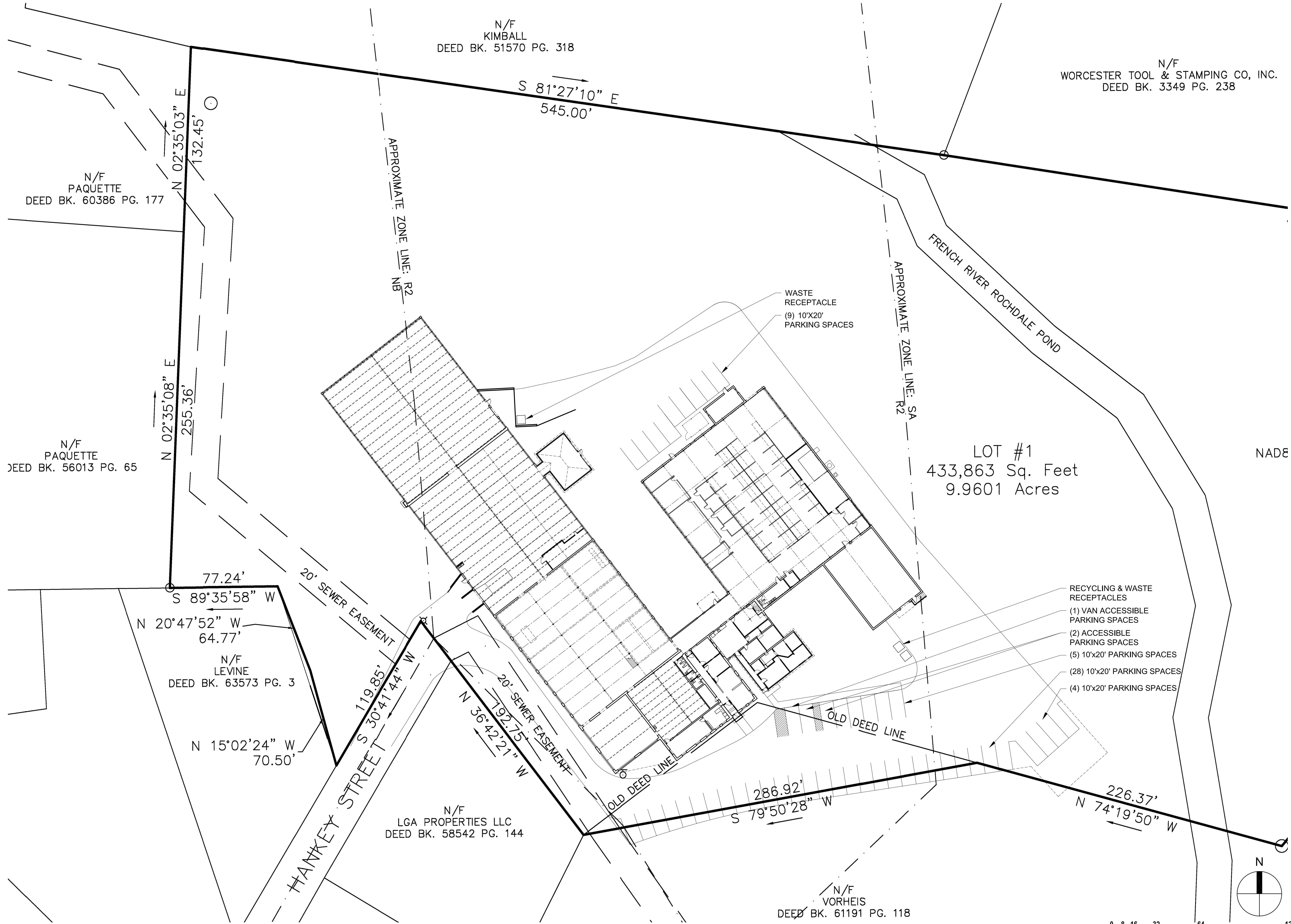
29 Gratton Circle
Shrewsbury, MA 01545
Tel. (508) 842-9087 - Fax. (508) 842-0661 2-18-14

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL SURVEYORS OF THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



PLAN OF PROPERTY
SURVEYED FOR
WORCESTER TOOL & STAMPING
CO., INC.
11 HANKEY STREET
LEICESTER, MASSACHUSETTS

DATE	CHECK	CALC	FIELD	N.B. #	PLAN
12/22/2023	K.J.L.	K.J.L.	MMML	323/33	20-856
SCALE: 1 INCH = 50 FEET					



PROJECT NAME:
**THE WORSHOP
PERMIT SET**

PROJECT ADDRESS:
**11 HANKEY ST.
ROCHDALE, MA 01542**

CLIENT

THE WORKSHOP
11 HANKEY ST.
ROCHDALE, MA 01542

ARCHITECT

OPRCH
THE OFFICE OF PENN RUDERMAN
ARCHITECTS, INC.
110 GLEASONDALE RD
STOW, MA 01775
617.855.5277

CONTRACTOR

CODE CONSULTANT

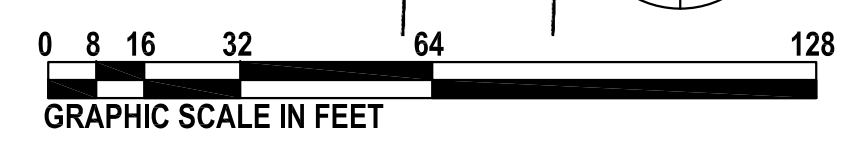
CODE RED CONSULTANTS, LLC
154 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772
T. 617.500.7633
F. 617.500.2074

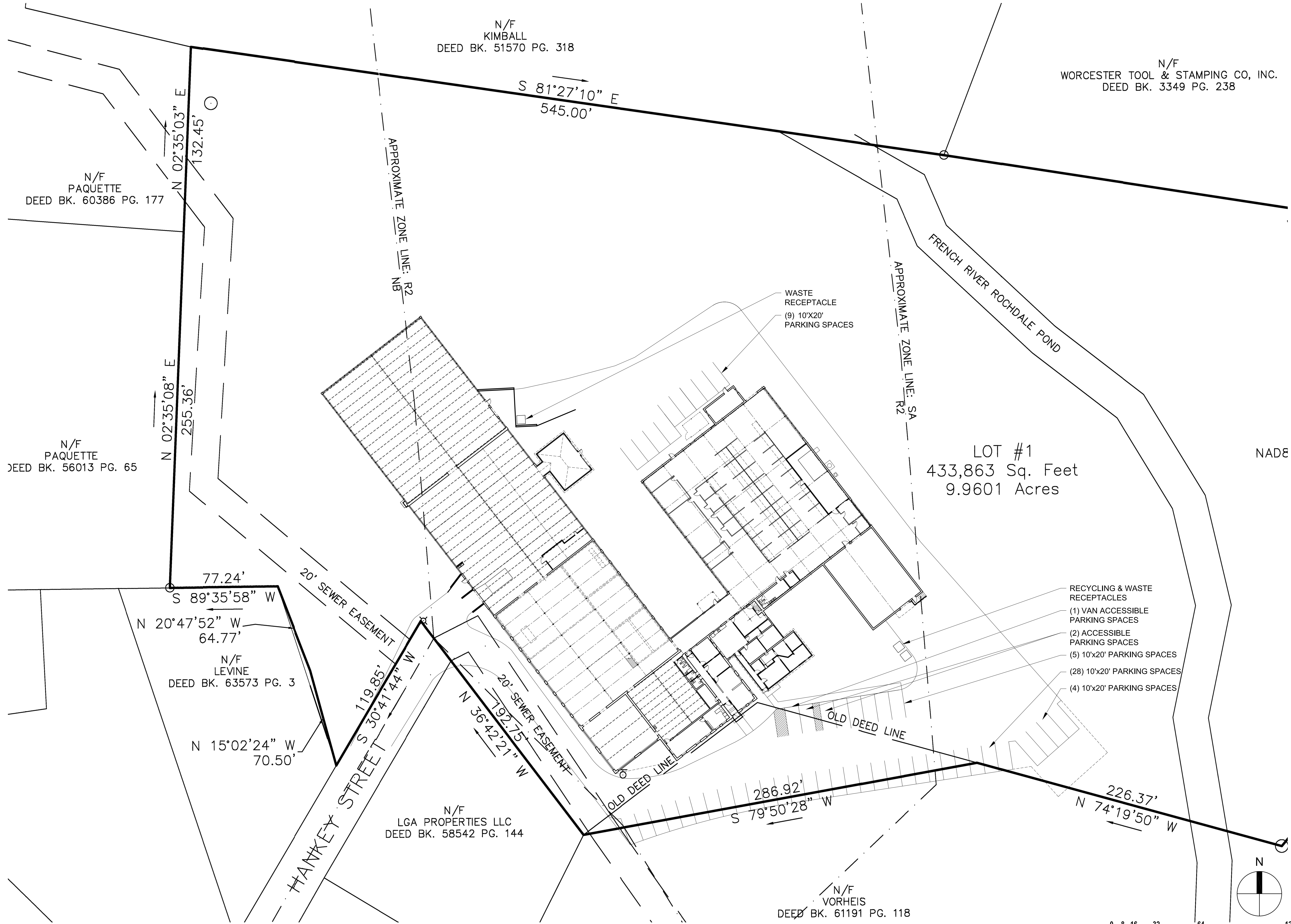
REVISIONS

DATE: FEB 10, 2021

SITE PLAN
A1.00

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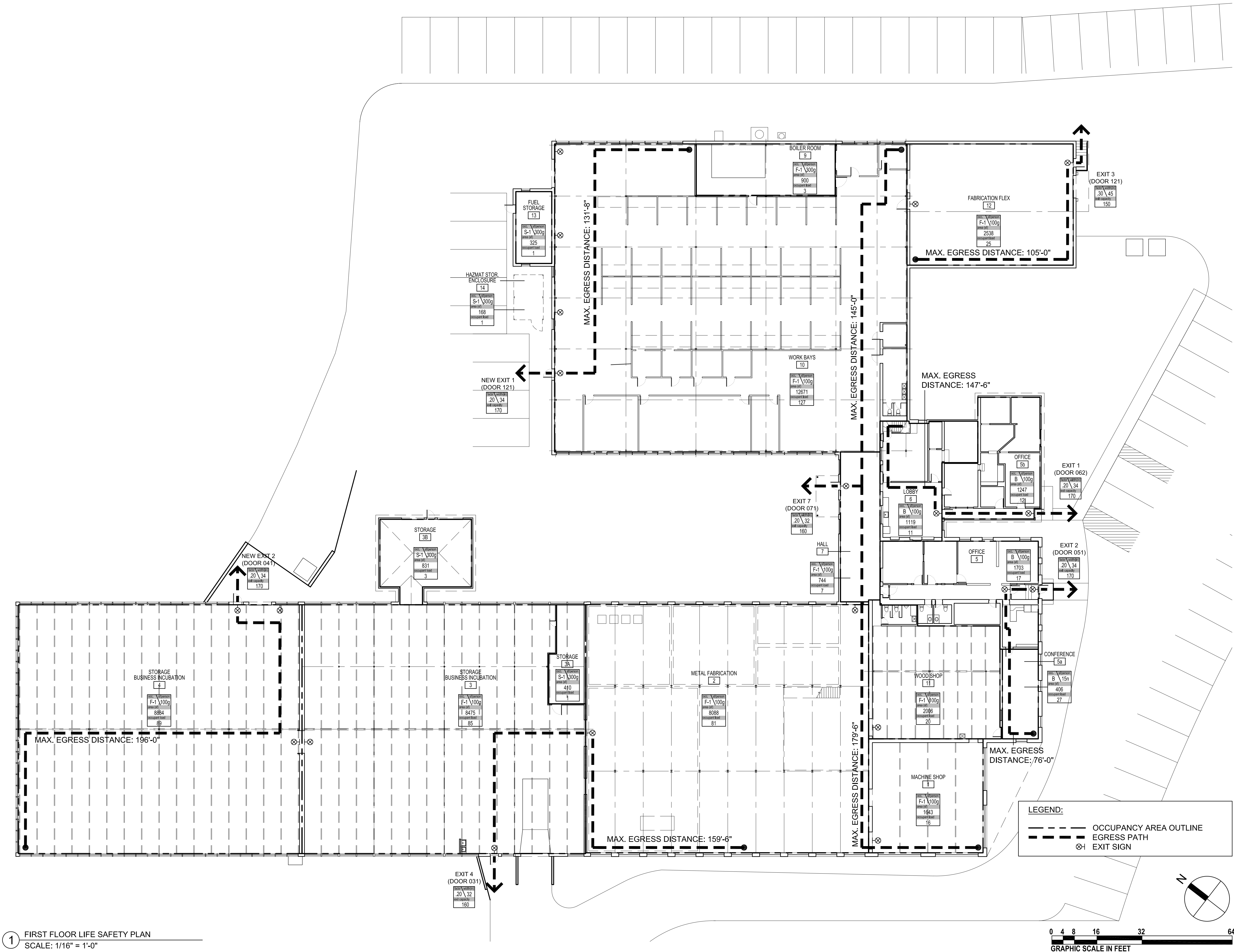
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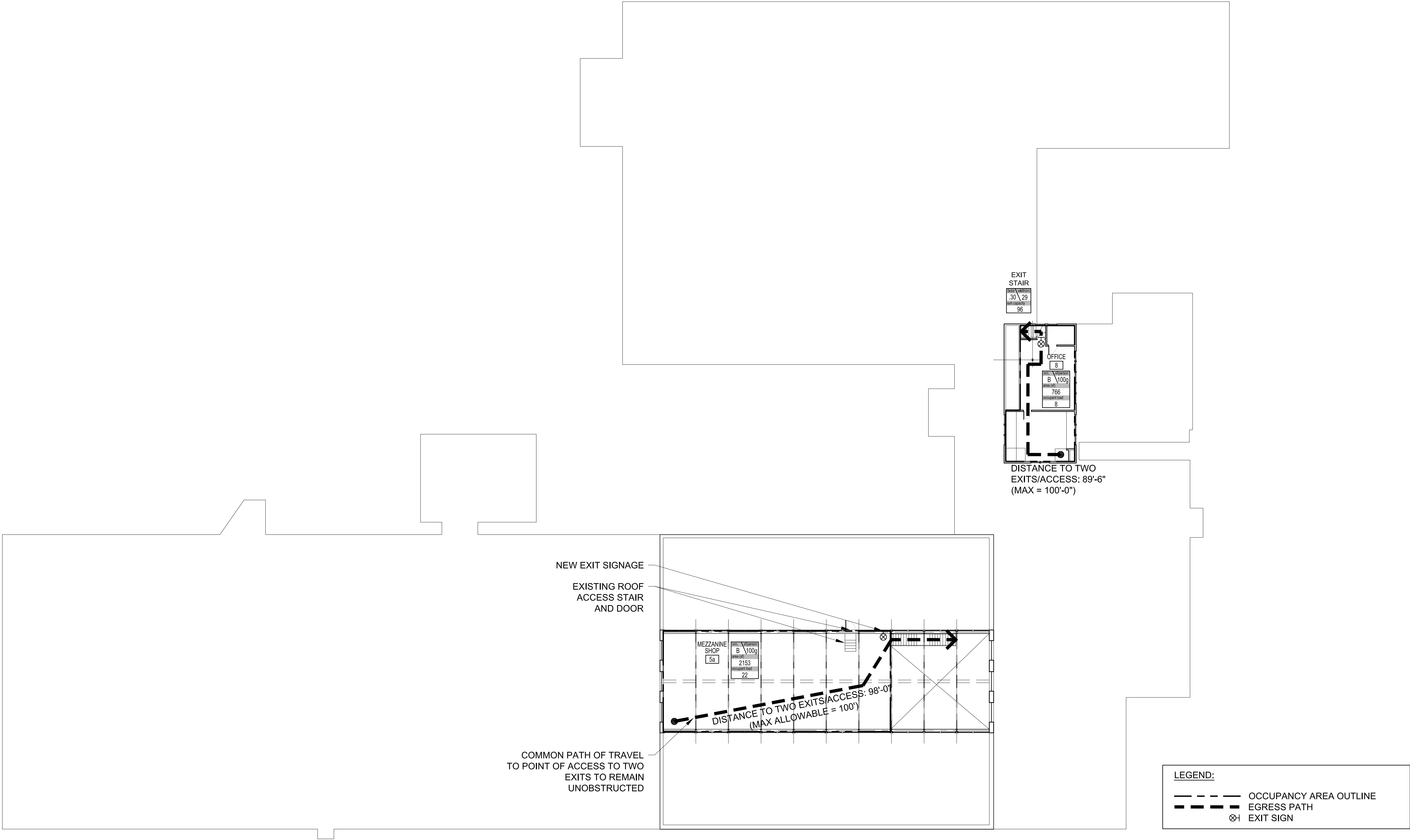
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DATE: FEB 12, 2021

SPECIAL PERMIT
FIRST FLOOR
LIFE SAFETY PLAN

LS1.01

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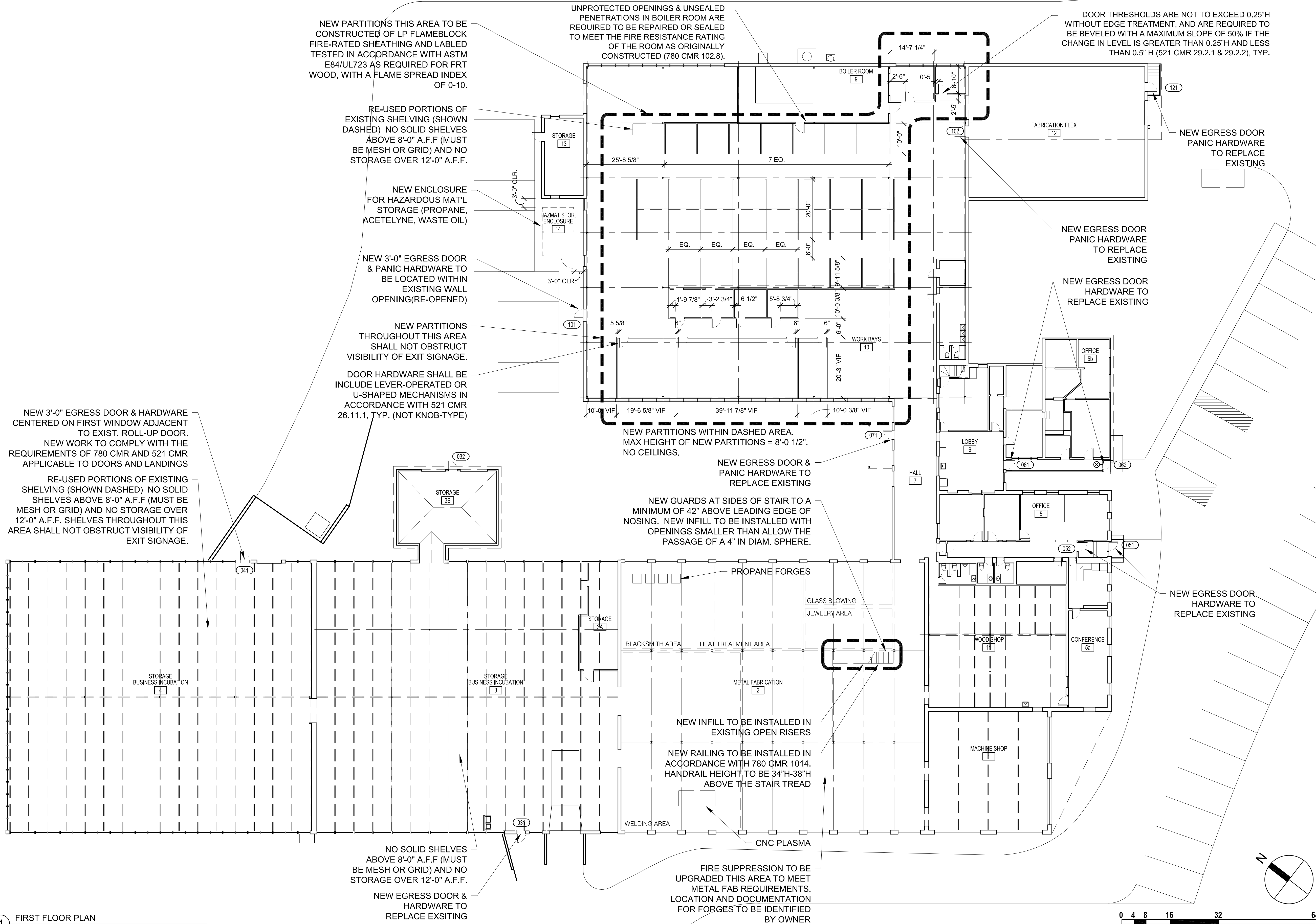
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SPECIAL PERMIT
SECOND FLOOR/MEZZ.
LIFE SAFETY PLAN

LS1.02

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1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

PROJECT NAME:

THE WORCSHOP
PERMIT SET

PROJECT ADDRESS:

11 HANKEY ST.
ROCHDALE, MA 01542

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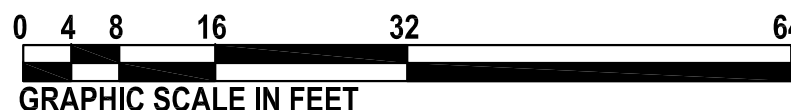
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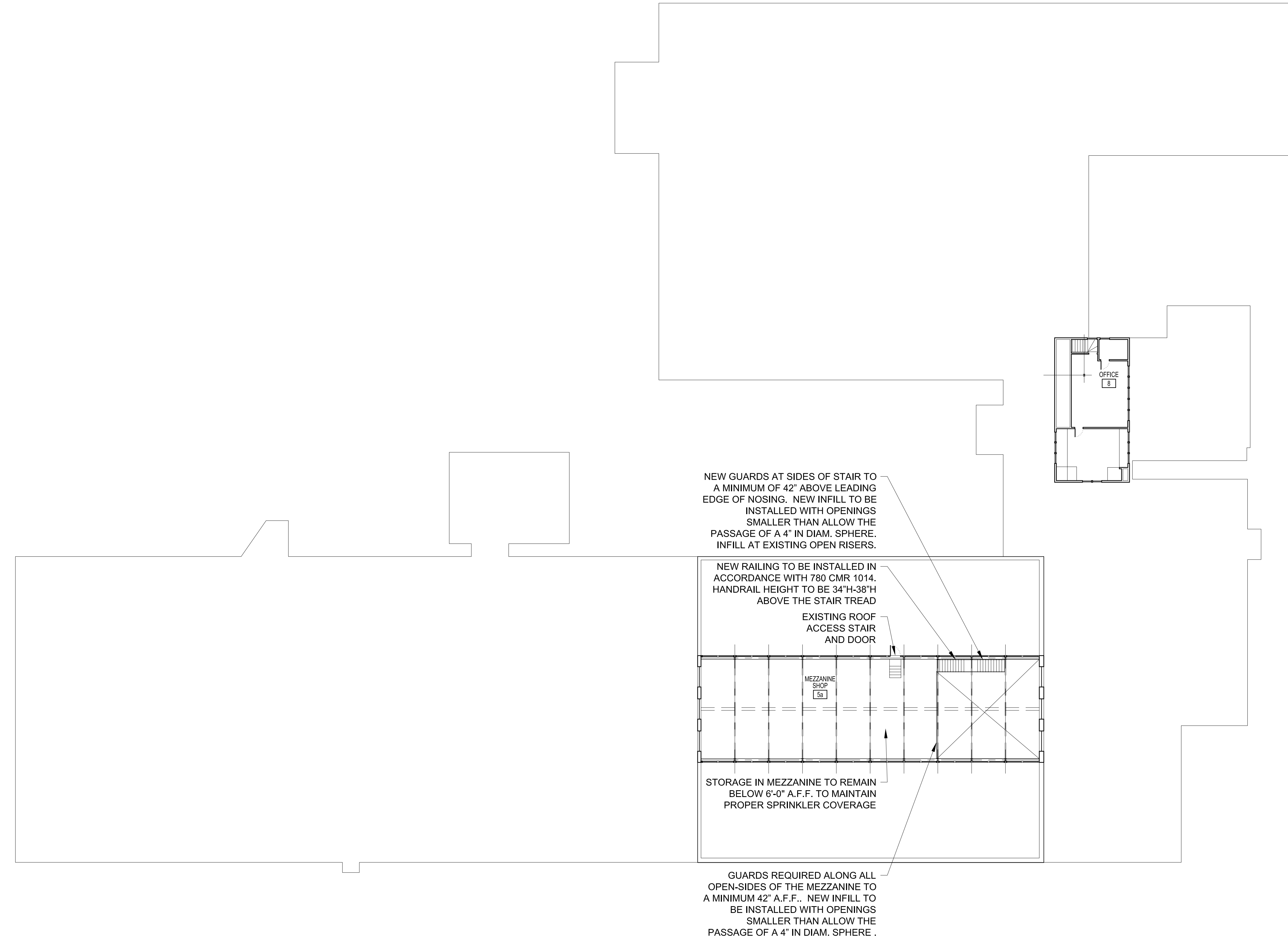
SPECIAL PERMIT
FIRST FLOOR PLAN

A1.01

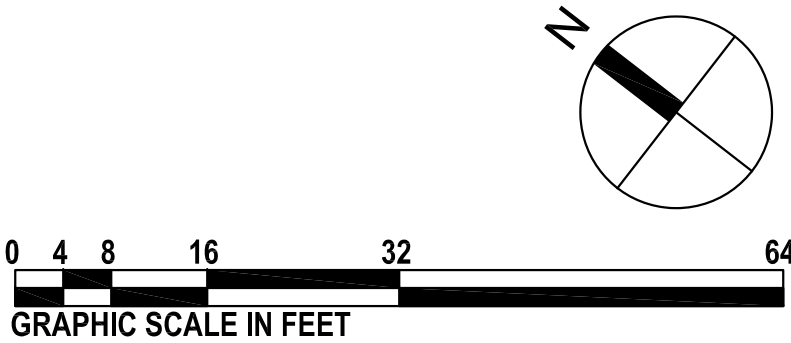
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1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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REVISIONS

DATE: FEB 12, 2021

SPECIAL PERMIT
SECOND FLOOR PLAN

A1.02

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