

GENERAL NOTES

1. RECORD OWNER
BERANTUO, ERICH
690 STAFFORD STREET
LEICESTER, MASSACHUSETTS 01542
DEED BK. 55543 PG. 385

2. PROPERTY IS SHOWN AS PARCEL A1 ON ASSESSORS MAP 36 AND APPEARS TO LIE WITHIN THE BUSINESS RESIDENTIAL-1 (BR-1) ZONING DISTRICT PER THE TOWN OF LEICESTER ZONING MAP AND ASSESSORS INFORMATION.

3. PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED ON OCTOBER 21, 2017 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.

4. PARCEL DOES NOT APPEAR TO LIE WITHIN A FLOOD ZONE (ZONE X) PER FIRM MAP 25027C0784E PANEL 784 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.

5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON OCTOBER 21, 2017 BY EXISTING GRADE, INC., AS WELL AS COMPILED PLAN ENTITLED "SITE PLAN FOR PROPOSED DECK, POOL, AND GARAGE IN LEICESTER, MASSACHUSETTS", PREPARED FOR EDGAR REINEHR, PREPARED BY COYLE ENGINEERING, P.O. BOX 458, LEICESTER, MASSACHUSETTS 01524, DATED JUNE 3, 2013.

6. ORIGIN OF BEARINGS OBTAINED FROM PLAN BOOK 882 PAGE 107, AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.

7. ORIGIN OF ELEVATIONS OBTAINED FROM PLAN ENTITLED "SITE PLAN FOR PROPOSED DECK, POOL, AND GARAGE IN LEICESTER, MASSACHUSETTS", PREPARED FOR EDGAR REINEHR, PREPARED BY COYLE ENGINEERING, P.O. BOX 458, LEICESTER, MASSACHUSETTS 01524, DATED JUNE 3, 2013.

8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

9. WETLANDS AND FILL AREAS SHOWN FIELD DELINEATED BY EBT ENVIRONMENTAL, 601 MAIN STREET, NORTH OXFORD, MA, IN OCTOBER OF 2017, FIELD LOCATED BY EXISTING GRADE ON OCTOBER 21, 2017, AND COMPILED FROM PLAN ENTITLED "SITE PLAN FOR PROPOSED DECK, POOL, AND GARAGE IN LEICESTER, MASSACHUSETTS", PREPARED FOR EDGAR REINEHR, PREPARED BY COYLE ENGINEERING, P.O. BOX 458, LEICESTER, MASSACHUSETTS 01524, DATED JUNE 3, 2013.

10. ALL WETLAND REPLICATION AND RESTORATION WILL BE OVERSEEN BY GLENN KREVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, 601 MAIN STREET, NORTH OXFORD MA.

PARCEL 36-A1.3
N/F
LAFLASH, SANDRA
21 WEST STREET
CHERRY VALLEY, MA. 01611
DB.25262 PG.331

WETLAND FILL TABLE

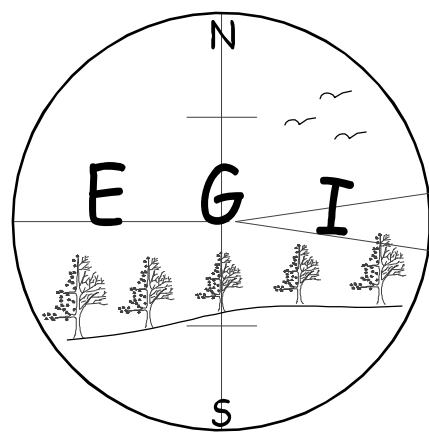
AREA 1 (PAVEMENT FILL): 837.05 SQ.FT.
AREA 2 (FILL AREA): *585.73 SQ.FT.
AREA 3 (POOL/SHED AREA): **360.00 SQ.FT.

*AREA 2 TO BE RESTORED IN PLACE. TOTAL AREA NOT INCLUDED IN THE PROPOSED 1,616.00 SQ.FT. RESTORATION.

**360.00 SQ.FT. DERIVED FROM PLAN ENTITLED "SITE PLAN FOR PROPOSED DECK, POOL, AND GARAGE IN LEICESTER, MASSACHUSETTS", PREPARED FOR EDGAR REINEHR, PREPARED BY COYLE ENGINEERING, P.O. BOX 458, LEICESTER, MASSACHUSETTS 01524, DATED JUNE 3, 2013.

PARCEL 36-A1.1
N/F
WOLFE, WILLIAM
WOLFE, LUCILLE
692 STAFFORD STREET
LEICESTER, MA. 01542
DB.26905 PG.363

FILL AREA 2:
585.73 SQ.FT.
(TO BE RESTORED
IN PLACE)



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

NOTE: ITEMS IN RED DENOTE ASBUILT CONDITIONS AS OF OCTOBER 10, 2020.

SCALE



NO. DATE BY REVISIONS

CLIENT

ERICH BERANTUO
690 STAFFORD STREET
LERICESTER, MASSACHUSETTS 01542

ASBUILT WETLAND
REPLICATION PLAN

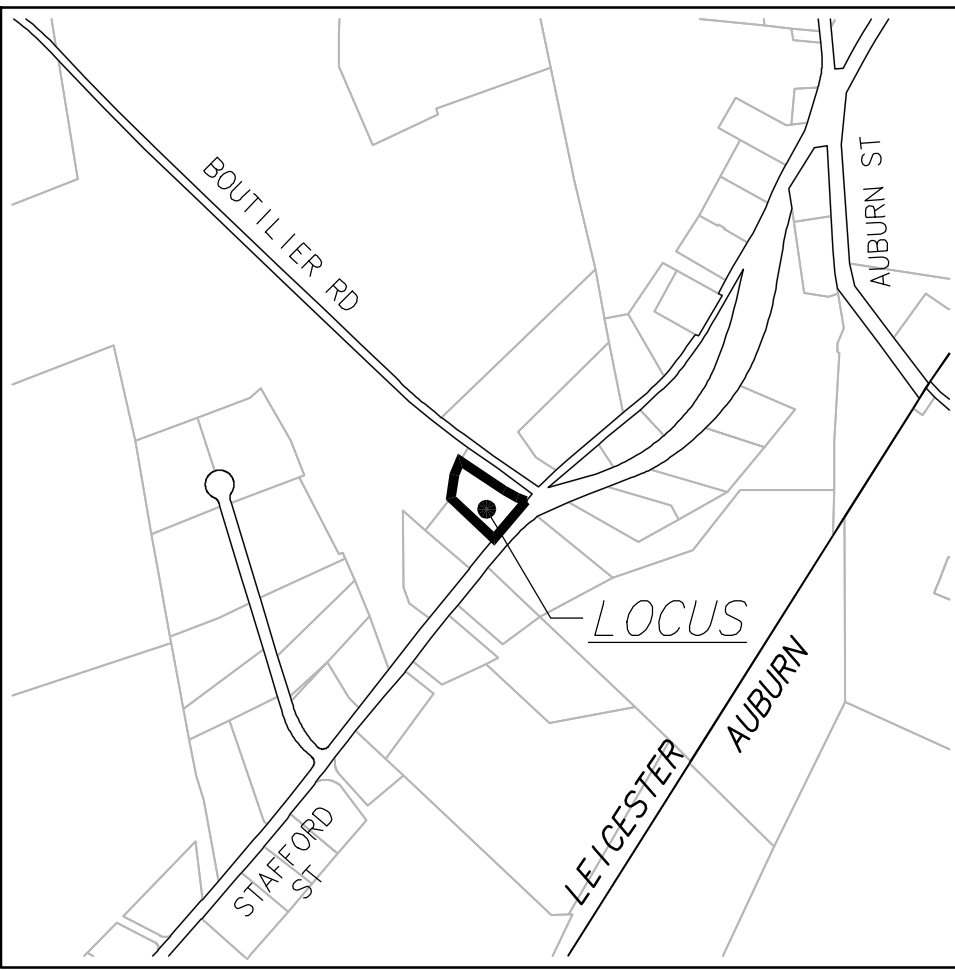
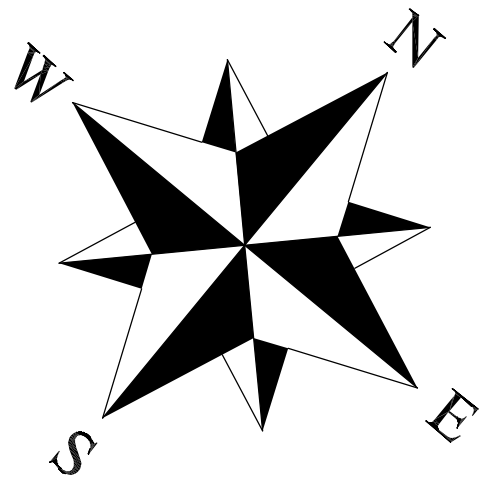
FOR
690 STAFFORD STREET
LEICESTER, MASSACHUSETTS 01542

1750 ASBUILT

PROJECT NO.
1750

DATE: 10/15/20

SHEET NO.
1 OF 1

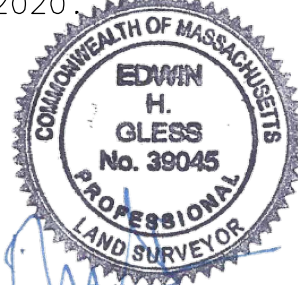


LOCUS PLAN
1" = 800'±

ZONE BUSINESS RES-1
(BR-1)

LOT AREA (REQUIRED)	50,000 S.F.
LOT AREA (PROVIDED)	±55,218 S.F.
FRONTAGE (REQUIRED)	200'
FRONTAGE (PROVIDED)	200.00'
FRONT YARD (REQUIRED)	40'
FRONT YARD (PROVIDED)	57.15'
SIDE YARD (REQ'D)	40'
SIDE YARD (PROVIDED)	23.90'
REAR YARD (REQ'D)	40'
REAR YARD (PROVIDED)	153.56'
BUILDING COVERAGE (MAX)	30%
BUILDING COVERAGE (PROVIDED)	<30%

I CERTIFY THAT THIS PLAN DEPICTS SITE ASBUILT CONDITIONS AS THEY EXIST AS OF 10/10/2020.



EDWIN H. GLESS L.T.C. # 39045