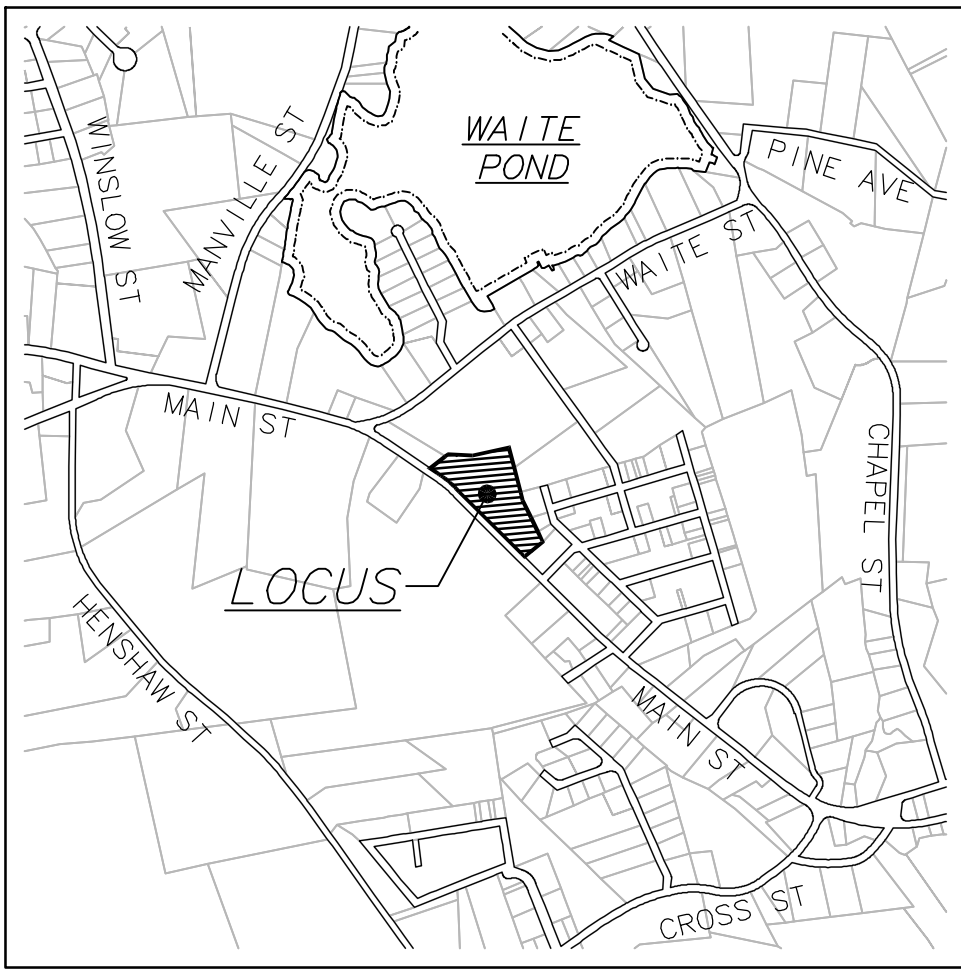
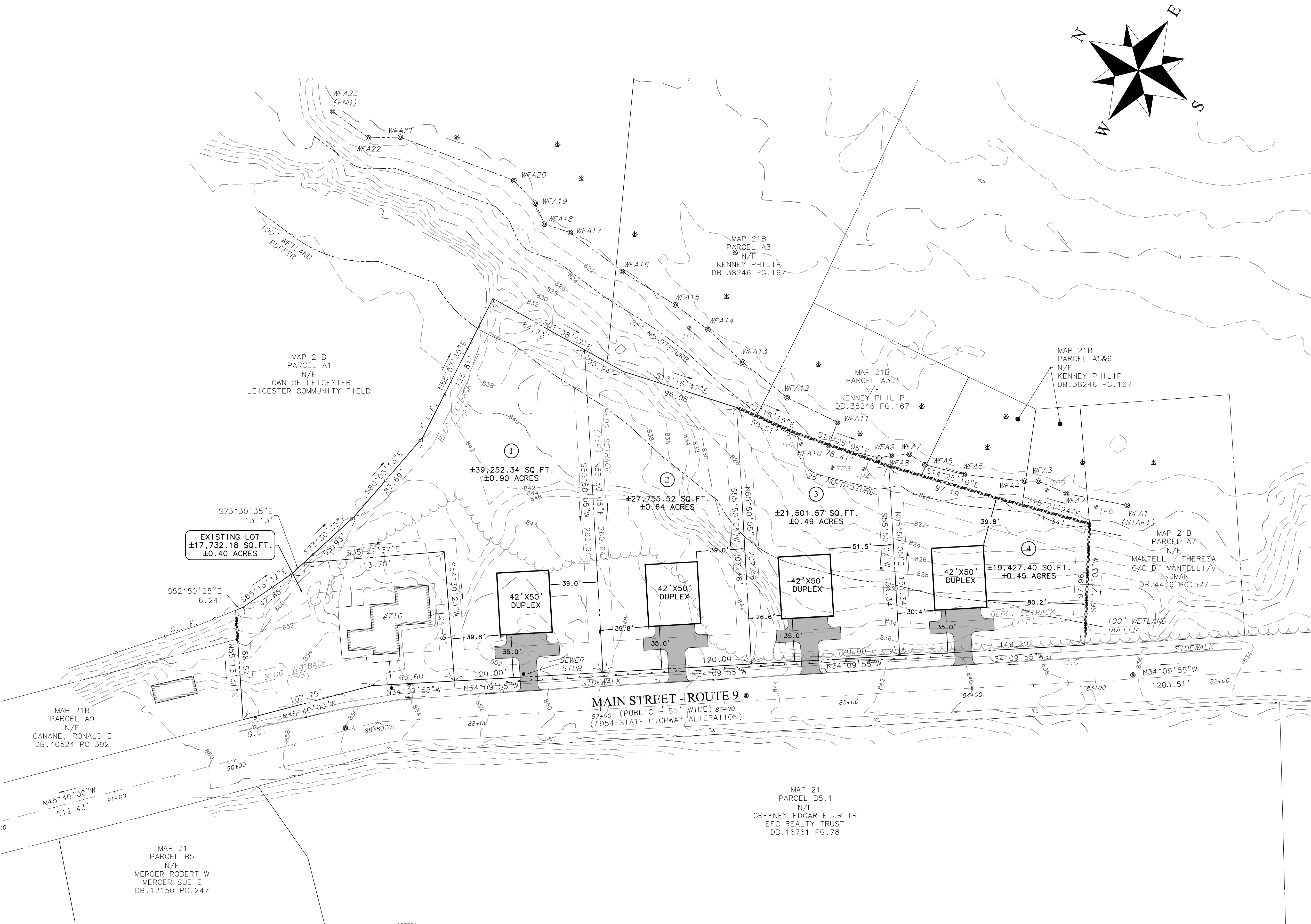




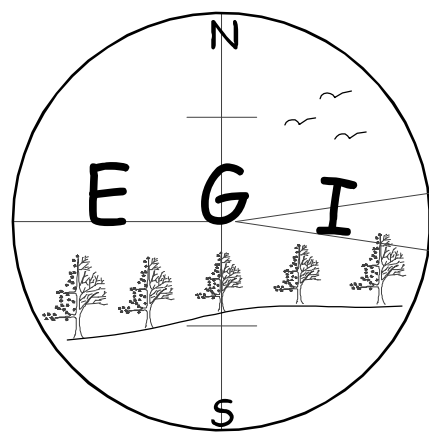
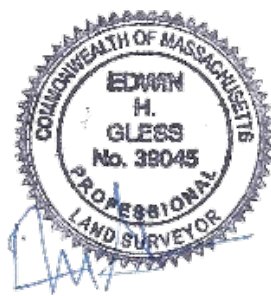
LOCUS PLAN
1" = 1,000'±

GENERAL NOTES

1. RECORD OWNER
RAPID TRANSIT, LLC
1 SHERRI LANE
LEICESTER, MA. 01524
DEED BK. 58394 PG. 30
2. PROPERTY IS SHOWN AS PARCEL 8, BLOCK A, ON
ASSESSORS MAP 21B AND APPEARS TO LIE WITHIN THE
BUSINESS (B) ZONING DISTRICT PER THE TOWN OF LEICESTER
ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
3. PROPERTY LINES SHOWN ARE DERIVED FROM AN ON THE
GROUND SURVEY CONDUCTED ON MARCH 08 & MARCH 30, 2018
BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND
FOUND MONUMENTATION.
4. PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X PER FIRM
MAP 25027C0782E PANEL 782 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 MARCH 08 &
MARCH 30, 2018 BY EXISTING GRADE, INC. AND FROM
AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.
6. ORIGIN OF BEARINGS FROM 1954 MASSACHUSETTS STATE
HIGHWAY ALTERATION PLAN FOR MAIN STREET (ROUTE 9).
7. ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM
A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON
MARCH 08, 2018.
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 SHOWN FIELD DELINEATED BY EBT
ENVIRONMENTAL CONSULTANTS, INC. 601 MAIN STREET,
NORTH OXFORD, MA., ON FEBRUARY 20, 2018, FIELD LOCATED
BY EXISTING GRADE ON MARCH 08, 2018.
10. EXISTING STRUCTURE (#710) CONNECTED TO TOWN SEWER
AND WATER.

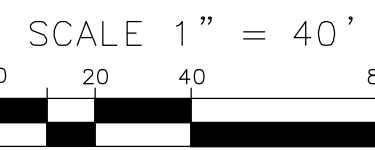
ZONE: BUSINESS
(B)

LOT AREA (REQUIRED)	15,000 S.F.
FRONTAGE (REQUIRED)	100'
FRONT YARD (REQUIRED)	25'
SIDE YARD (REQ'D)	10'
REAR YARD (REQ'D)	25'
BUILDING COVERAGE (MAX)	30%



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

SCALE



NO. DATE BY REVISIONS

CLIENT

MATTHEW DUMAS
DAVIS HILL ROAD
PAXTON, MASSACHUSETTS 01612

PROPOSED LAYOUT PLAN
FOR
710 MAIN STREET
CHERRY VALLEY, MASSACHUSETTS 01611

1785_LAYOUT
PROJECT NO.
1785
DATE: 11/15/18
SHEET NO.
1 OF 1