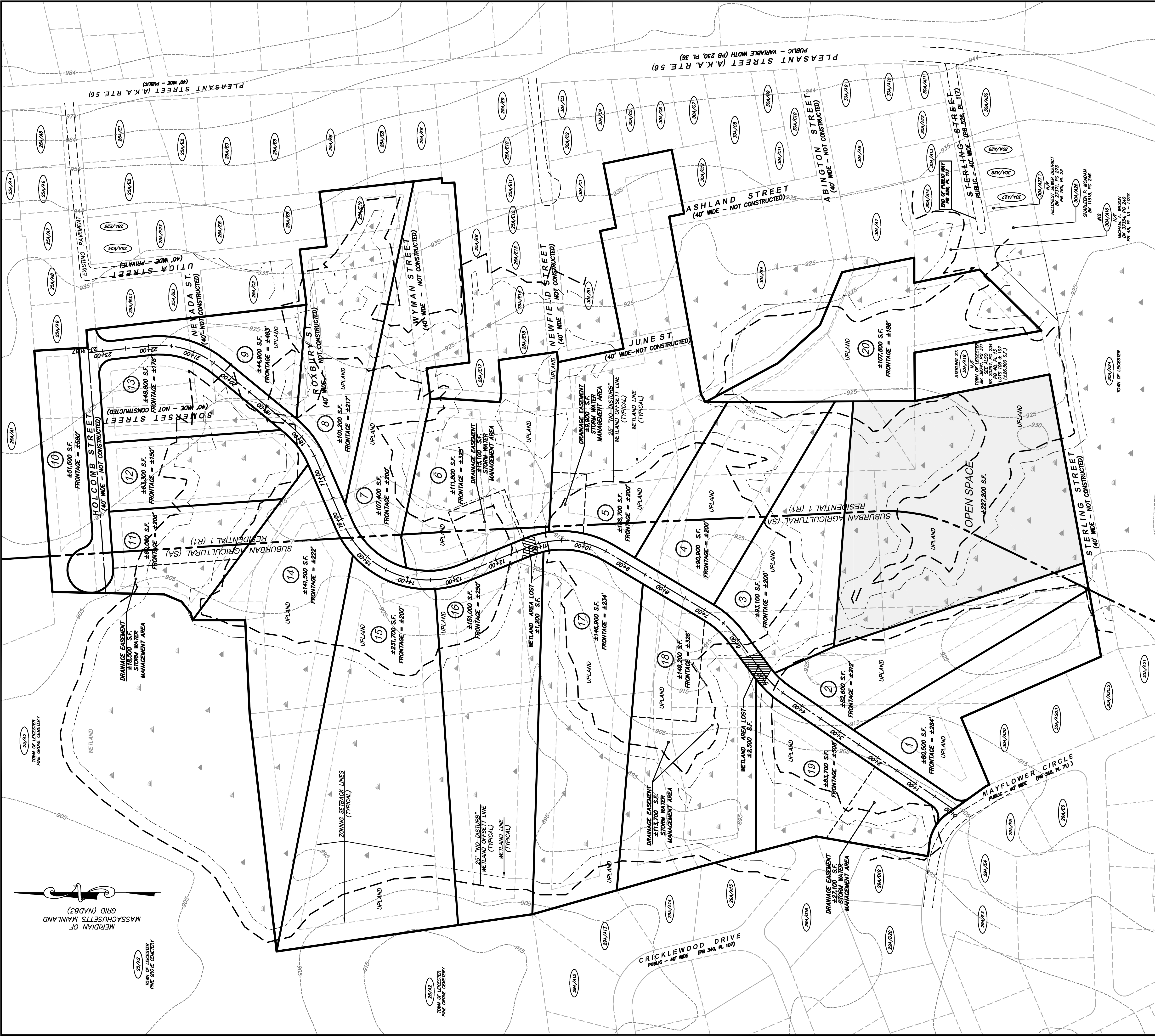
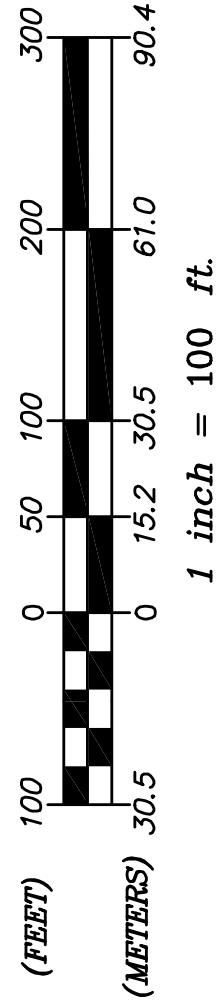




GRAPHIC SCALE



PROPERTY DATA

ASSESSORS PARCEL NOS.: MAP 25A, PARCELS A10-A16, B1-B2, C1, D1, E16, & E18-E19
MAP 30A, PARCELS A1-A6, A25, B2-B3, B5, & C15
LOT ADDRESSES: MAYFLOWER CIRCLE, HOLCOMB STREET, STERLING STREET,
NEWFIELD STREET, & UTICA STREET
OWNER OF RECORD: HILLCREST ESTATES REALTY TRUST
LOUIS DEED: BOOK 4892, PAGE 377

ZONING DISTRICTS:

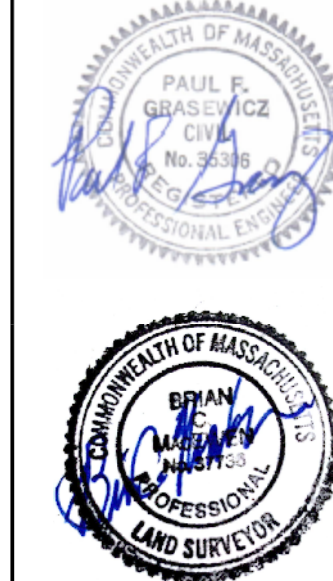
AREA	SUBURBAN AGRICULTURAL (SA)	RESIDENTIAL 1 (R1)
FRONTAGE	REQUIRED	REQUIRED
WIDTH	80,000 SF	40,000 SF
FRONT YARD	200'	150'
SIDE YARD	40'	25'
REAR YARD	40'	25'
BLDG. COVERAGE	30%	30%

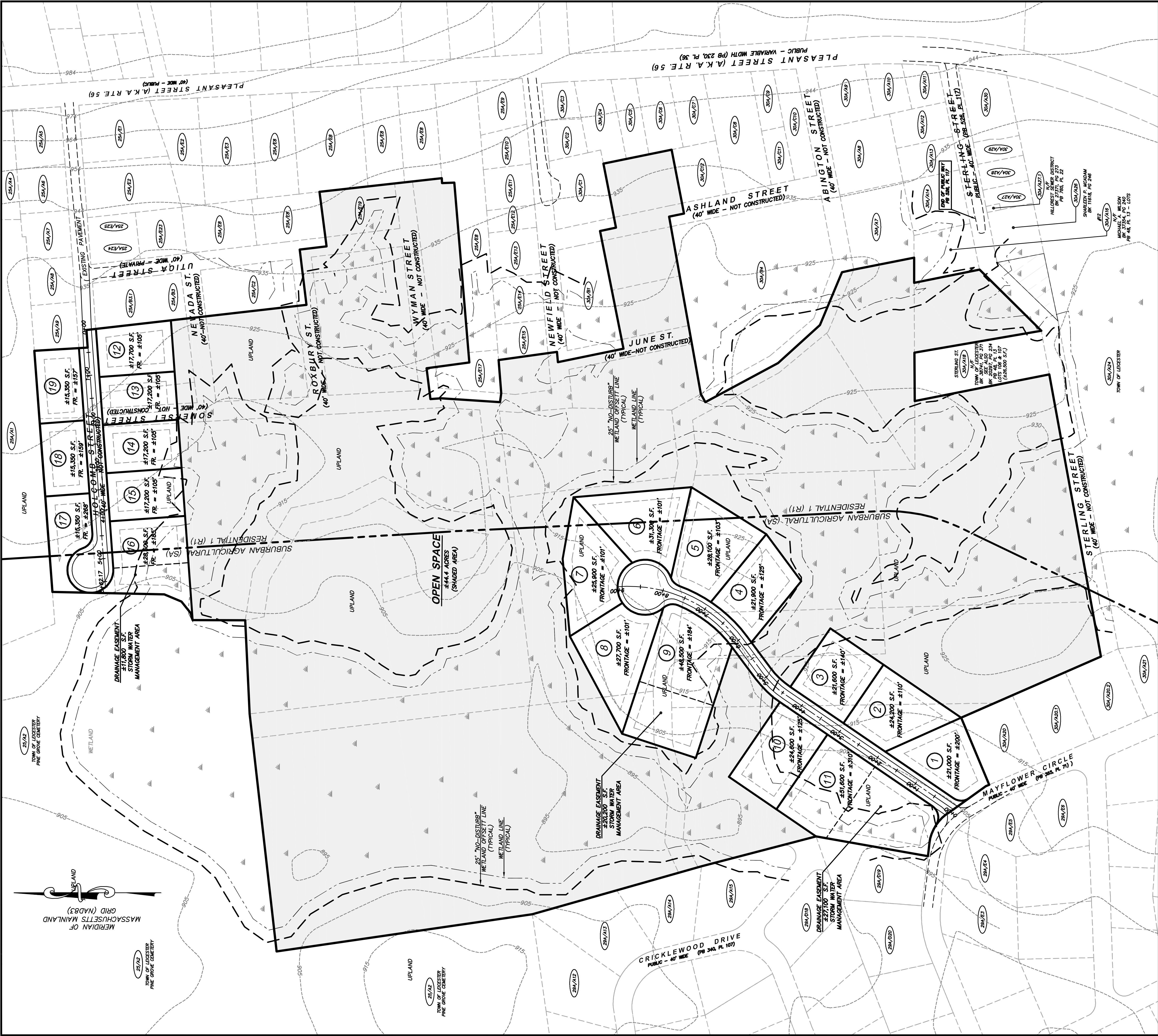
CONVENTIONAL PROJECT STATISTICS

- TOTAL LAND AREA:	±2,471,833 SQ. FT. (±56.75 ACRES)	±87%
- TOTAL LOT AREA:	±2,148,865 SQ. FT. (±49.33 ACRES)	±87%
- TOTAL NO. OF LOTS:	20	
- RIGHT-OF-WAY AREA:	± 95,768 SQ. FT. (± 2.20 ACRES)	± 4%
- TOTAL UPLAND AREA:	±1,391,993 SQ. FT. (±31.96 ACRES)	±56%
- TOTAL WETLAND AREA:	±1,079,840 SQ. FT. (±24.79 ACRES)	±44%
- TOTAL OPEN SPACE AREA:	± 227,200 SQ. FT. (± 5.22 ACRES)	±9%
- OPEN SPACE UPLAND AREA:	± 111,978 SQ. FT. (± 2.57 ACRES)	±49%
- OPEN SPACE WETLAND AREA:	± 115,222 SQ. FT. (± 2.65 ACRES)	±51%

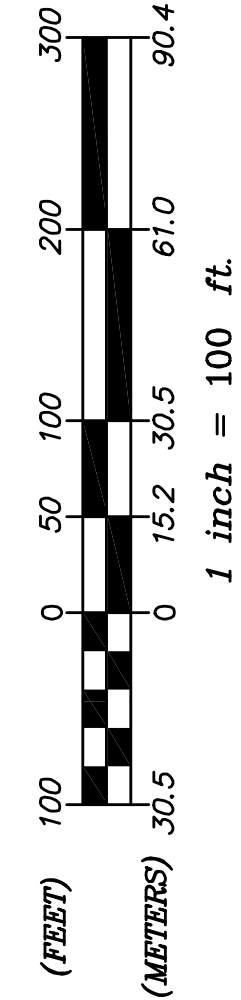
GENERAL NOTES:

- THIS PLAN WAS PREPARED FROM A COMPILATION OF THE MGIS DATA LAYERS, THE DEEDS & PLANS OF RECORD, AND THE PLAN OF LAND PREPARED FOR LOBBSER BUILDING CORP. BY GUERRIERE & HALNON, INC., DATED JUNE 17, 2004.
- THE BEARING BASIS FOR THIS SURVEY IS MASSACHUSETTS MAINLAND GRID (NAD 83).
- THE CONTOURS DEPICTED HEREON WERE IMPORTED FROM THE MGIS DATA LAYER "CONTOURSK_ARC" (3 METER CONTOURS).
- THE WETLAND LINES DEPICTED HEREON WERE COMPILED FROM THE GUERRIERE & HALNON PLAN CITED ABOVE.
- THE OPEN SPACE SHALL BE DEDED IN ITS ENTIRETY TO THE TOWN OF LEICESTER.
- THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (LINES, MANHOLES, SWALES, PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.





GRAPHIC SCALE



- LEICESTER PLANNING BOARD WAIVER REQUESTS
- ZONING BYLAW, SECTION 5.16.06.C. - INTENSITY REGULATIONS.
- TO ALLOW A DEAD-END STREET TO PROVIDE ACCESS TO 11 BUILDING LOTS.
- ZONING BYLAW, SECTION 5.16.07.C.1 - BUFFERS.
- TO ALLOW A BUFFER STRIP OF LESS THAN 100' AT THE PERIMETER OF THE PROJECT.
- SUBDIVISION RULES & REGULATIONS, SECTION V.2, WIDTH (Q).
- TO ALLOW A TRAVELLED WAY WIDTH OF 24'-FEET.
- SUBDIVISION RULES & REGULATIONS, SECTION V.5, CROSS-SECTION.
- TO ALLOW FOR THE DELETION OF SIDEWALKS.
- SUBDIVISION RULES & REGULATIONS, SECTION VI.G, SIDEWALKS. (1-3).
- TO ALLOW FOR THE DELETION OF SIDEWALKS.

PROJECT ZONING REQUIREMENTS *

LOT AREA	SUBURBAN/AGRICULTURAL (SA)	RESIDENTIAL 1 (R1)	OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)
FRONTAGE	80,000 SF	40,000 SQ. FT.	20,000 SF (SA)/15,000 SF (R1)
WIDTH	200'	150'	100'
FRONT SETBACK	40'	25'	40' (SA)/25' (R1)
SIDE SETBACK	40'	25'	20'
REAR SETBACK	40'	25'	20'
BLDG. COVERAGE	30%	30%	30%

* THE PROPOSED LOTS SHALL BE SERVED BY MUNICIPAL WATER AND SEWER.

OPEN SPACE REESIDENTIAL DEVELOPMENT PROJECT STATISTICS

- TOTAL LAND AREA:	±2,471,833 SQ. FT. (±56.75 ACRES)
- TOTAL LOT AREA:	± 466,805 SQ. FT. (±10.72 ACRES) ±19%
- TOTAL NOS. OF LOTS:	19
- RIGHT-OF-WAY AREA:	± 69,621 SQ. FT. (± 1.60 ACRES) ± 3%
- TOTAL UPLAND AREA:	±1,391,993 SQ. FT. (±31.96 ACRES) ±56%
- TOTAL WETLAND AREA:	±1,079,840 SQ. FT. (±24.79 ACRES) ±44%
- TOTAL OPEN SPACE AREA:	±1,935,407 SQ. FT. (±44.43 ACRES) ±78%
- OPEN SPACE UPLAND AREA:	±1,007,575 SQ. FT. (±23.13 ACRES) ±52%
- OPEN SPACE WETLAND AREA:	± 927,832 SQ. FT. (±21.30 ACRES) ±48%

GENERAL NOTES:

- THIS PLAN WAS PREPARED FROM A COMPILATION OF THE MGIS DATA LAYERS, THE DEEDS & PLANS OF RECORD, AND THE PLAN OF LAND PREPARED FOR LOBBSER BUILDING CORP. BY GUERRIERE & HALNON, INC., DATED JUNE 17, 2004.
- THE BEARING BASIS FOR THIS SURVEY IS MASSACHUSETTS MAINLAND GRID (MAD 83).
- THE CONTOURS DEPICTED HEREON WERE IMPORTED FROM THE MGIS DATA LAYER "CONTOURSK_ARC" (3 METER CONTOURS).
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- THE OPEN SPACE SHALL BE DEEDED IN ITS ENTIRETY TO THE TOWN OF LEICESTER.
- THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (LINES, MANHOLES, PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.
- CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THE PLANS APPROVED AS PART OF THIS DECISION ARE SUBJECT TO APPROVAL BY THE LEICESTER CONSERVATION COMMISSION.

