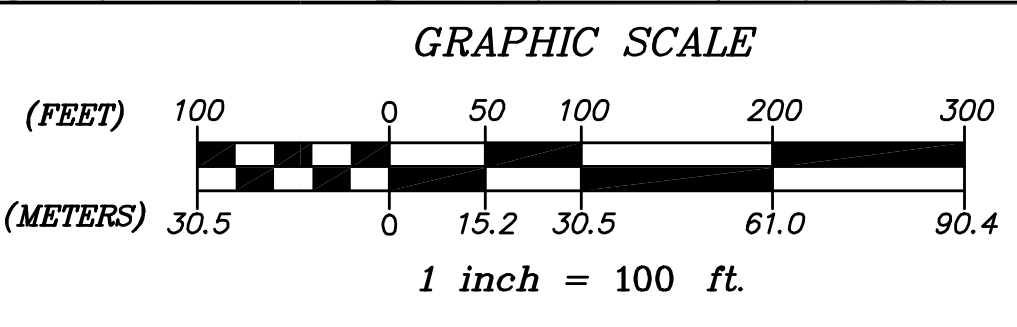
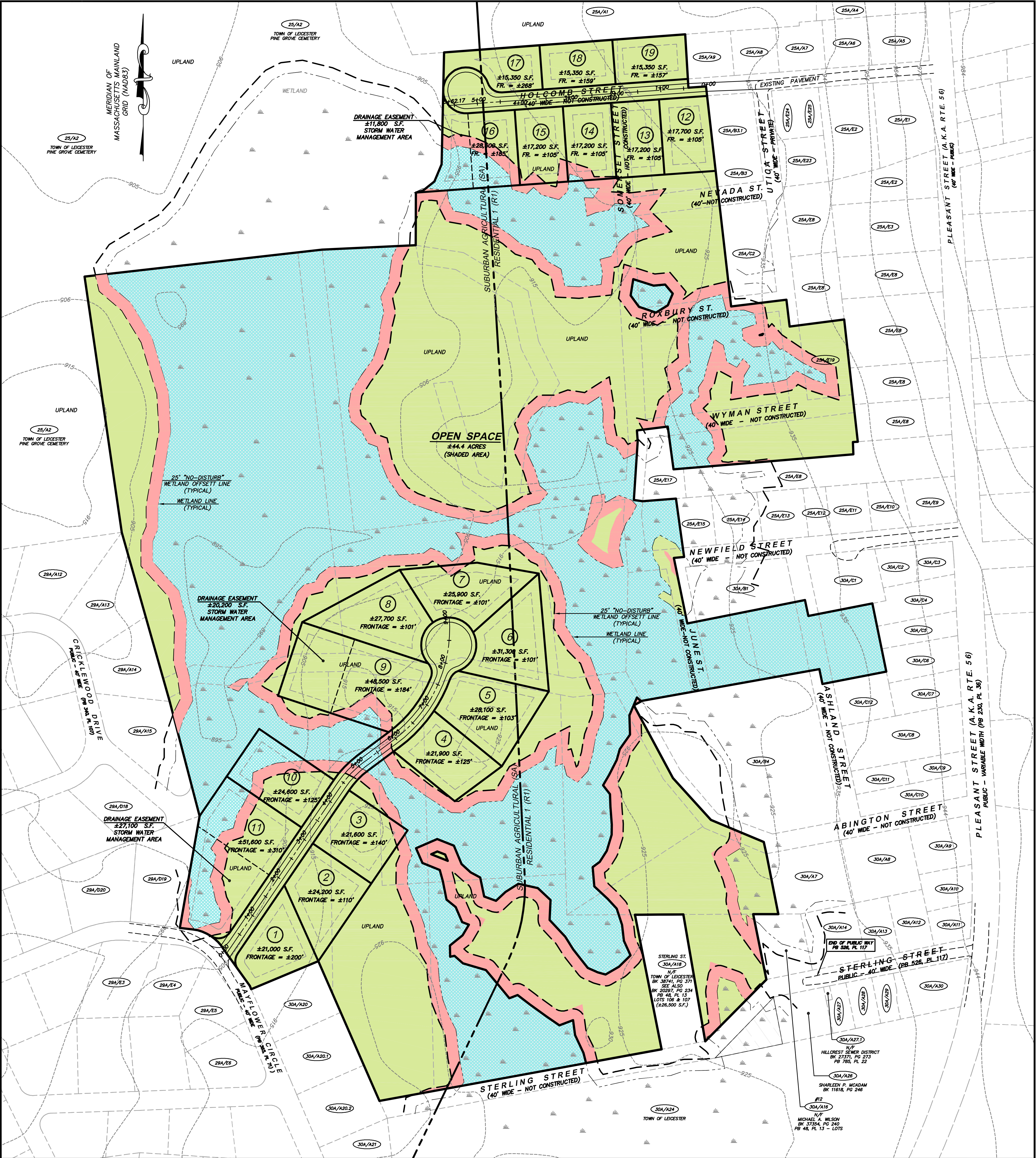




PROJECT ZONING REQUIREMENTS *			
	SUBURBAN/AGRICULTURAL (SA)	RESIDENTIAL 1 (R1)	OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)
LOT AREA	80,000 SF	40,000 SQ. FT.	20,000 SF (SA)/15,000 SF (R1)
FRONTAGE	200'	150'	100'
WIDTH	40'	25'	40' (SA)/25' (R1)
FRONT SETBACK	40'	25'	20'
SIDE SETBACK	40'	15'	20'
REAR SETBACK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

- 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 LOBISSEY 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 "CONTOURSSK_ARC" (3 METER CONTOURS).
 - THE WETLAND LINES DEPICTED HEREON WERE COMPILED FROM THE GUERRIERE & HALNON PLAN CITED ABOVE.
 - 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.

LEICESTER PLANNING BOARD WAIVER REQUESTS

ZONING BY LAW, SECTION 5.16.06.C - INTENSITY REGULATIONS:
TO ALLOW A DEAD-END STREET TO PROVIDE ACCESS TO 11 BUILDING LOTS.

ZONING BY LAW, 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 (a):
TO ALLOW A TRAVELLED WAY WIDTH OF 24 FEET.

SUBDIVISION RULES & REGULATIONS, SECTION V.6, 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.

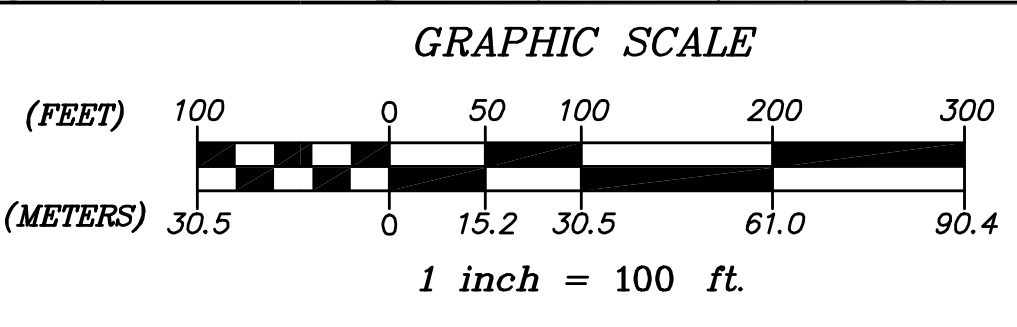
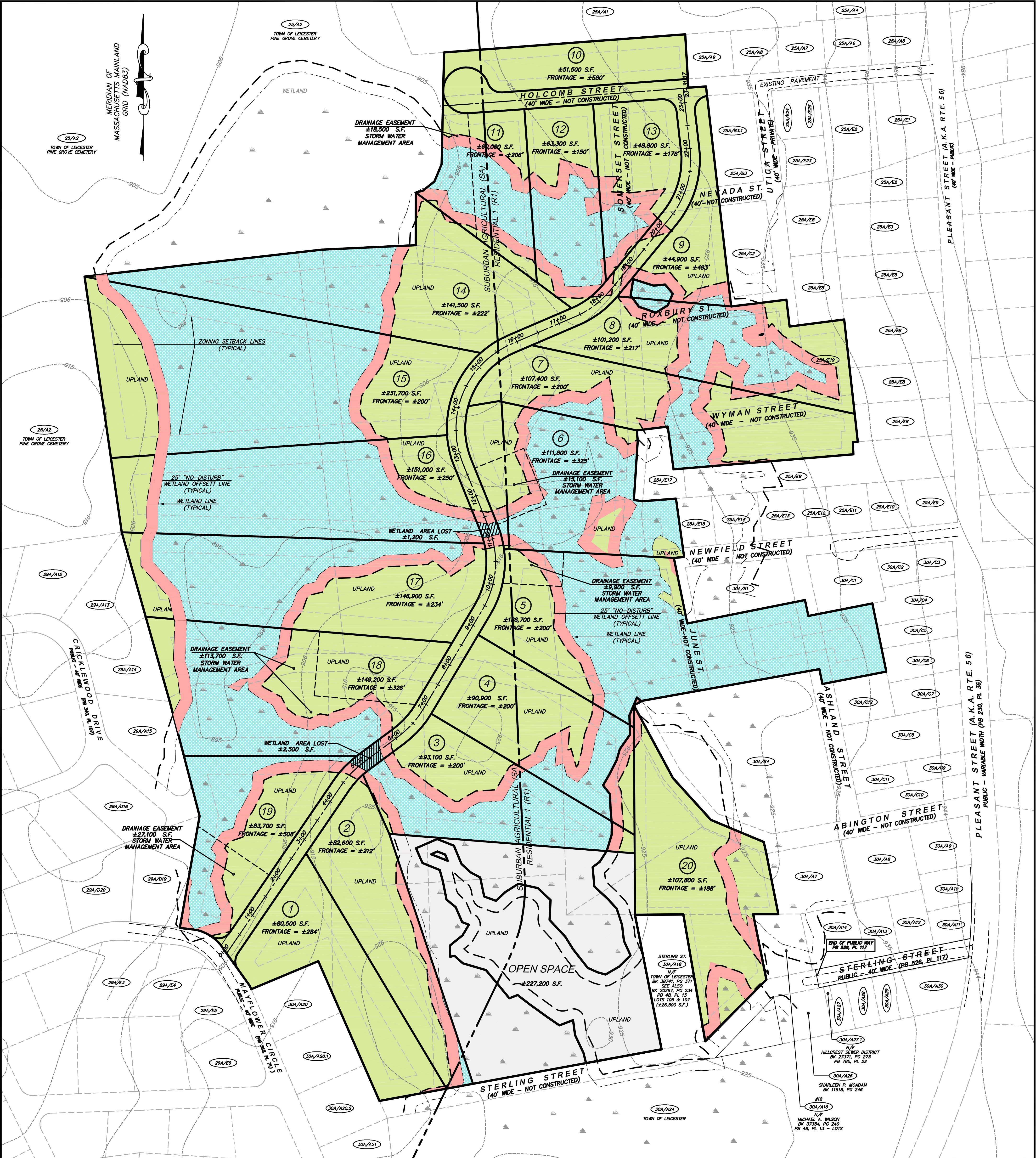
OPEN SPACE REESIDENTIAL DEVELOPMENT PROJECT STATISTICS			
- TOTAL LAND AREA:	±2,471,833 SQ. FT. (±56.75 ACRES)		
- TOTAL LOT AREA:	± 466,805 SQ. FT. (±10.72 ACRES) ±19%		
- TOTAL NOS. OF LOTS:	19		
- RIGHT-OF-WAY AREA:	± 69,621 SQ. FT. (± 1.60 ACRES) ± 3%		
- TOTAL UPLAND AREA:	±1,391,993 SQ. FT. (±31.96 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%		

 	SCALE AS-NOTED	COMPUTED BY BCM	DRAWN BY BCM	CHECKED BY PFG	DATE MARCH 29, 2018	
	REV.	DATE	DESCRIPTION			BY

MAYFLOWER CIRCLE & HOLCOMB STREET
LEICESTER, MASSACHUSETTS

OPEN SPACE RESIDENTIAL DEVELOPMENT CONCEPT PLAN
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

GRAZ Engineering, L.L.C.
323 West Lake Road, Fitzwilliam, NH 03447
Phone: (603) 585-6959 Fax: (603) 585-6960
WWW.GrazEngineering.com



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, & C13

LOT ADDRESSES: MAYFLOWER CIRCLE, HOLCOMB STREET, STERLING STREET,
NEWFIELD STREET, & UTICA STREET

OWNER OF RECORD: HILLCREST ESTATES REALTY TRUST
LOCUS DEED: BOOK 4892, PAGE 377

ZONING DISTRICTS:

	SUBURBAN AGRICULTURAL (SA)	RESIDENTIAL 1 (R1)
AREA	80,000 SF	40,000 S.F.
FRONTAGE	200'	150'
WIDTH	40'	25'
FRONT YARD	40'	15'
SIDE YARD	40'	25'
REAR YARD	40'	30%
BLDG. COVERAGE	30%	

CONVENTIONAL PROJECT STATISTICS

- TOTAL LAND AREA: ±2,471,833 SQ. FT. (±56.75 ACRES)
- 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:

- 1) THIS PLAN WAS PREPARED FROM A COMPILATION OF THE MGIS DATA LAYERS, THE DEEDS & PLANS OF RECORD, AND THE "PLAN OF LAND" PREPARED FOR LOBISSEY BUILDING CORP. BY GUERRIERE & HALNON, INC., DATED JUNE 17, 2004.
- 2) THE BEARING BASIS FOR THIS SURVEY IS MASSACHUSETTS MAINLAND GRID (NAD 83).
- 3) THE CONTOURS DEPICTED HEREON WERE IMPORTED FROM THE MGIS DATA LAYER "CONTOURSSK_ARC" (3 METER CONTOURS).
- 4) THE WETLAND LINES DEPICTED HEREON WERE COMPILED FROM THE GUERRIERE & HALNON PLAN CITED ABOVE.
- 5) THE OPEN SPACE SHALL BE DEEDED IN ITS ENTIRETY TO THE TOWN OF LEICESTER.
- 6) 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.



SCALE	AS-NOTED	COMPUTED BY	BCM	DRAWN BY	BCM	CHECKED BY	PGF	DATE	MARCH 29, 2018
REV.	DATE	DESCRIPTION			BY				

MAYFLOWER CIRCLE & HOLCOMB STREET
LEICESTER, MASSACHUSETTS

CONVENTIONAL CONCEPT SUBDIVISION PLAN
PREPARED FOR: CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA 01757

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