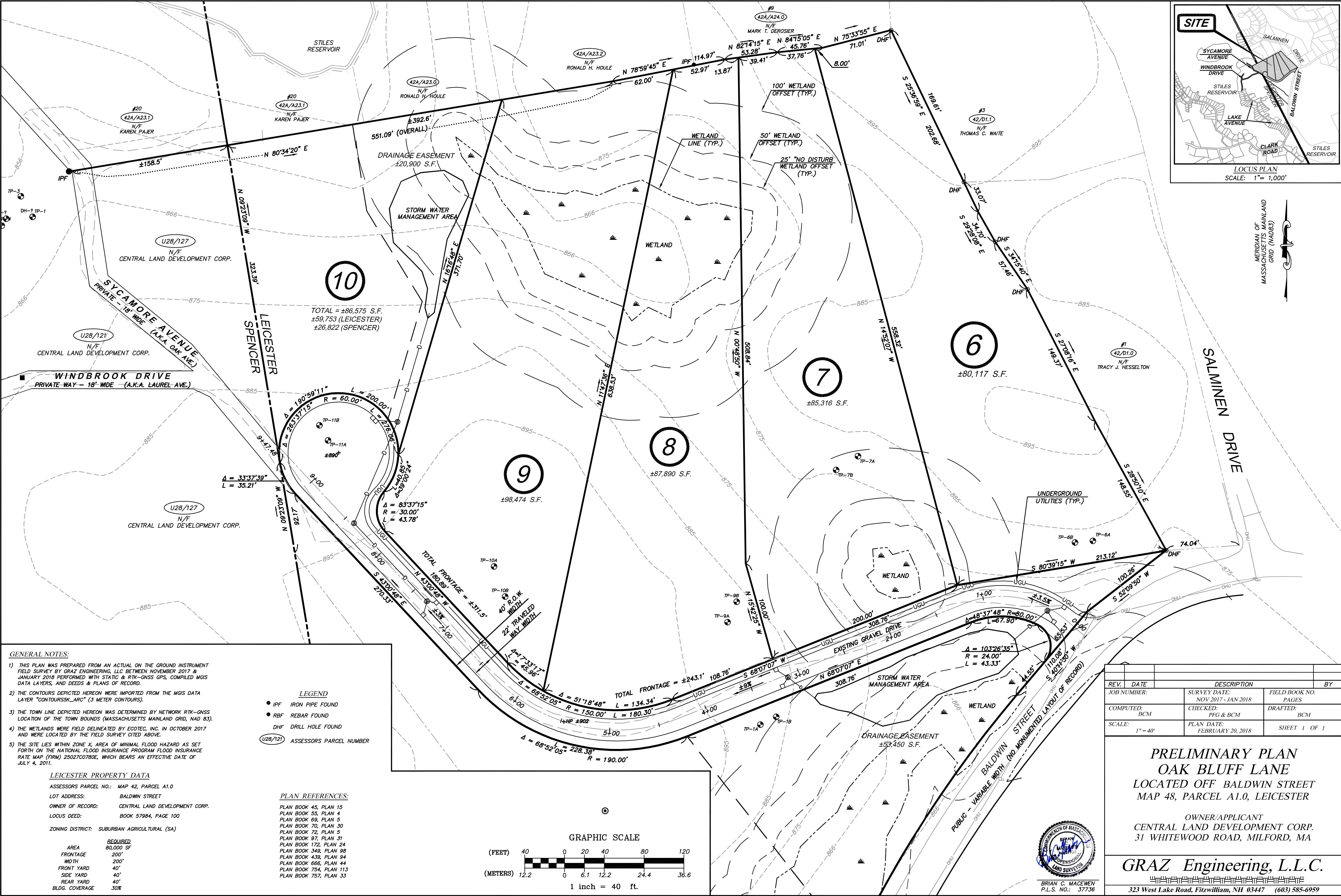
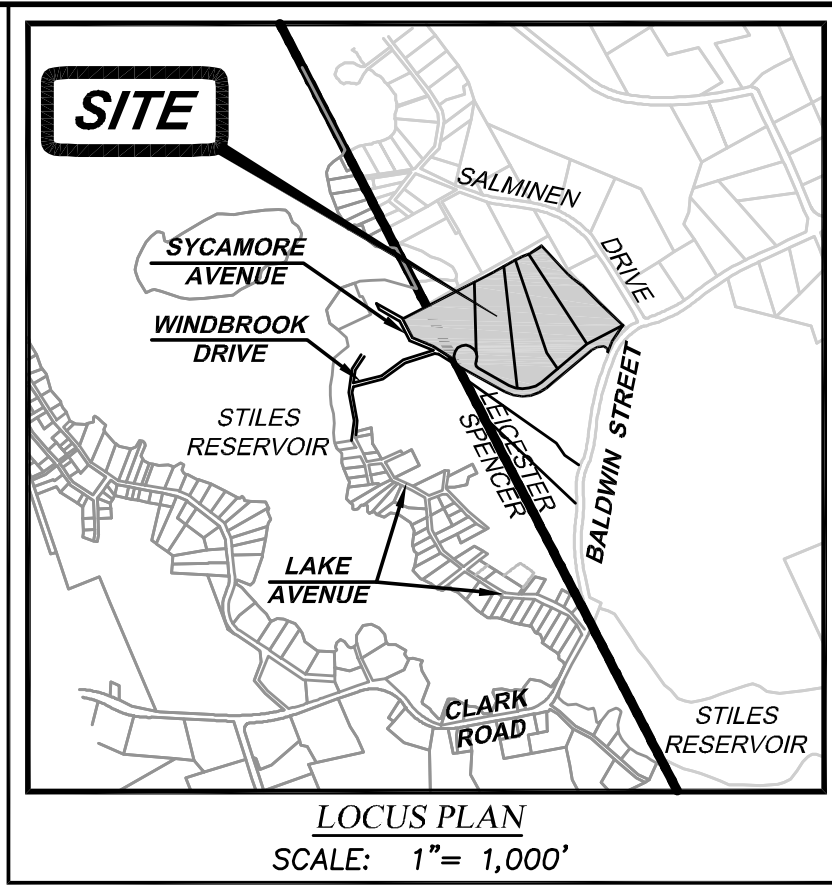




GENERAL NOTES:

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT FIELD SURVEY BY GRAZ ENGINEERING, LLC BETWEEN NOVEMBER 2017 & JANUARY 2018 PERFORMED WITH STATIC & RTK-GNSS GPS, COMPILED MGIS DATA LAYERS, AND DEEDS & PLANS OF RECORD.
- THE CONTOURS DEPICTED HEREON WERE IMPORTED FROM THE MGIS DATA LAYER "CONTOURSS5K_ARC" (3 METER CONTOURS).
- THE TOWN LINE DEPICTED HEREON WAS DETERMINED BY NETWORK RTK-GNSS LOCATION OF THE TOWN BOUNDS (MASSACHUSETTS MAINLAND GRID, NAD 83).
- THE WETLANDS WERE FIELD DELINEATED BY ECOTEC, INC. IN OCTOBER 2017 AND WERE LOCATED BY THE FIELD SURVEY CITED ABOVE.
- THE SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) 25027C0780E, WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

LEICESTER PROPERTY DATA

ASSESSORS PARCEL NO.: MAP 42, PARCEL A1.0
LOT ADDRESS: BALDWIN STREET
OWNER OF RECORD: CENTRAL LAND DEVELOPMENT CORP.
LOCUS DEED: BOOK 57984, PAGE 100
ZONING DISTRICT: SUBURBAN AGRICULTURAL (SA)

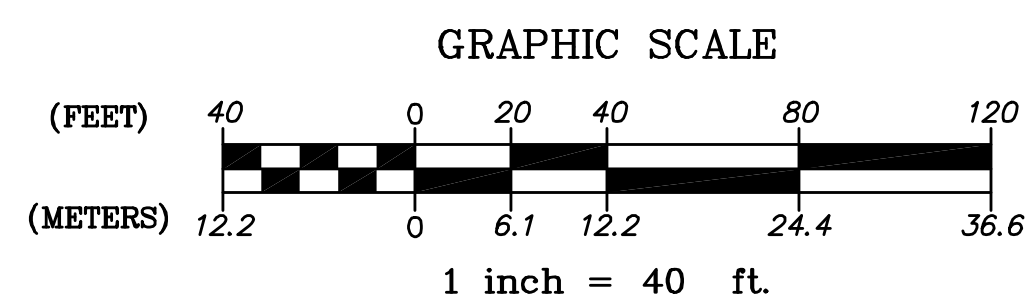
	REQUIRED
AREA	80,000 SF
FRONTAGE	200'
WIDTH	200'
FRONT YARD	40'
SIDE YARD	40'
REAR YARD	40'
BLDG. COVERAGE	30%

LEGEND

- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- DHF DRILL HOLE FOUND
- (U28/121) ASSESSORS PARCEL NUMBER

PLAN REFERENCES:

PLAN BOOK 45, PLAN 15
PLAN BOOK 55, PLAN 4
PLAN BOOK 69, PLAN 5
PLAN BOOK 70, PLAN 30
PLAN BOOK 72, PLAN 5
PLAN BOOK 97, PLAN 31
PLAN BOOK 172, PLAN 24
PLAN BOOK 349, PLAN 98
PLAN BOOK 439, PLAN 94
PLAN BOOK 666, PLAN 44
PLAN BOOK 754, PLAN 113
PLAN BOOK 757, PLAN 33



REV.	DATE	DESCRIPTION	BY
JOB NUMBER:	SURVEY DATE:	NOV 2017 - JAN 2018	FIELD BOOK NO. PAGES
COMPUTED: BCM	CHECKED: PFG & BCM	DRAFTED: BCM	
SCALE: 1" = 40'	PLAN DATE: FEBRUARY 20, 2018	SHEET 1 OF 1	

PRELIMINARY PLAN
OAK BLUFF LANE
LOCATED OFF BALDWIN STREET
MAP 48, PARCEL A1.0, LEICESTER

OWNER/APPLICANT
CENTRAL LAND DEVELOPMENT CORP.
31 WHITEWOOD ROAD, MILFORD, MA



GRAZ Engineering, L.L.C.
323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959