

**OPEN SPACE RESIDENTIAL DEVELOPMENT REQUIREMENTS:**  
MIN. PARCEL SIZE = 10 AC.  
MIN. OPEN SPACE AREA = 50% OF TOTAL AREA  
MIN. LOT AREA = 20,000 SF  
MIN. FRONTAGE = 100 FT.  
  
MIN. SETBACKS  
FRONT YARD = 20 FT.  
SIDE YARD = 20 FT.  
REAR YARD = 20 FT.

**PROPOSED CONCEPTUAL OSRD LAYOUT PROVIDED:**  
TOTAL PARCEL SIZE = 60.2± AC.  
MIN. OPEN SPACE AREA = 52% OF TOTAL AREA  
  
**PROPOSED CONCEPTUAL OSRD STATISTICS**  
24 PROPOSED RESIDENTIAL LOTS  
(3) OPEN SPACE PARCELS A, B, C AREA=31.3± AC.  
ROADWAY LENGTH = 2,607 FT.  
ROADWAY WIDTH = 40' WIDE RIGHT-OF-WAY  
ROADWAY AREA = 110,553± SF, 2.54± AC.  
GRAVEL DRIVE LENGTH = 2,692 FT.

- REQUESTED WAIVERS:**
1. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (2,608 FT. PROPOSED)
  2. ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW MORE THAN 10 LOTS ON A DEAD-END STREET. (24 PROPOSED)
  3. ZONING BY-LAW SECT. 5.13.07,C,(1): TO ALLOW A BUFFER STRIP LESS THAN 100 FT. AT THE PERIMETER OF THE PROJECT. (\*REDUCED BUFFER AREA AT ROADWAY ENTRANCE FOR CONSTRUCTION/GRADING. NO BUFFER STRIP PROPOSED ALONG THE PORTION OF THE PERIMETER THAT ABUTS SARGENT POND)
  4. ZONING BY-LAW SECT. 5.13.07,B,(6): TO ALLOW DRAINAGE BASIN-1 TO BE CONSTRUCTED ON OPEN SPACE PARCEL C (BASIN AREA-17,000± SF = 1.4% OF OPEN SPACE PARCEL C)
  5. SUBDIVISION RULES & REGULATIONS, SECT. V.2.WIDTH,(a): TO ALLOW A TRAVELLED WAY WIDTH OF 24 FT.
  6. SUBDIVISION RULES & REGULATIONS, SECT. V.5.CROSS-SECTION: TO ALLOW FOR THE DELETION OF SIDEWALKS.
  7. SUBDIVISION RULES & REGULATIONS, SECT. V.6.SIDEWALKS,1-3. TO ALLOW FOR THE DELETION OF SIDEWALKS.

**NOTE:**  
LOTS WILL BE SERVICED BY MUNICIPAL WATER, PRESSURE/FORCE MAIN SEWER AND UNDERGROUND TELEPHONE, CABLE TELEVISION AND ELECTRIC FROM PAXTON STREET.  
  
OPEN SPACE PARCELS, EASEMENTS, AND ROADWAY SHALL BE CONVEYED TO THE TOWN OF LEICESTER UPON COMPLETION.  
  
THE WETLAND CROSSINGS SHOWN ARE SUBJECT TO THE APPROVAL OF THE TOWN OF LEICESTER CONSERVATION COMMISSION AND/OR MASSDEP.  
  
THE EXISTING CONDITIONS SHOWN HAVE BEEN COMPILED FROM RECORD PLANS AND STATE/LOCAL GIS DATA, AND ARE APPROXIMATE ONLY. ALLEN ENGINEERING & ASSOCIATES, INC. HAS NOT PERFORMED AN ON-THE-GROUND FIELD INSTRUMENT SURVEY, AND EXISTING CONDITIONS SHOWN HEREON ARE SUBJECT TO CHANGE.

Professional Engineer


Professional Land Surveyor

**REFERENCES**  
ASSESSORS INFORMATION:  
MAP 19, PARCELS A14, A14.1, A14.2  
DEED REFERENCE:  
BOOK 59309, PAGE 122  
  
**NOTES**  
LOCUS IS LOCATED WITHIN THE ZONING DISTRICT "SA"  
  
UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM AVAILABLE PLANS FROM PUBLIC AND PRIVATE AGENCIES AND ARE APPROXIMATE ONLY. UNDERGROUND UTILITIES OR STRUCTURES OTHER THAN THOSE SHOWN MIGHT EXIST. BEFORE ANY EXCAVATION OR CONSTRUCTION CALL DIG-SAFE AT 811.

OWNER & APPLICANT:  
Central Land Development Corp.  
One Charlesview Road, Suite 1,  
Hopedale, MA 01747

**SMUGGLER'S COVE**

TITLE:  
Preliminary Plan  
Open Space Residential  
Development Plan  
in  
Leicester, Massachusetts

PREPARED BY:  
  
**ALLEN ENGINEERING & ASSOCIATES, INC.**  
Civil Engineers - Surveyors  
Land Development Consultants  
One Charlesview Road  
Suite 2  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
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SCALE: 1"=100 FEET  
DATE: July 8, 2019

REVISIONS		
DATE	DESCRIPTION	INIT
09-09-2019	PER COMMENTS	BSW
10-10-2019	EST. HSES, CLEARING ADDED	BSW

JOB NO: 00110  
SHEET: 1 of 2