LOCUS MAP
(NOT TO SCALE)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF LEICESTER PLANNING BOARD

_____

_____

_____

_____

_____

_____

_____

_____

DATE: _____

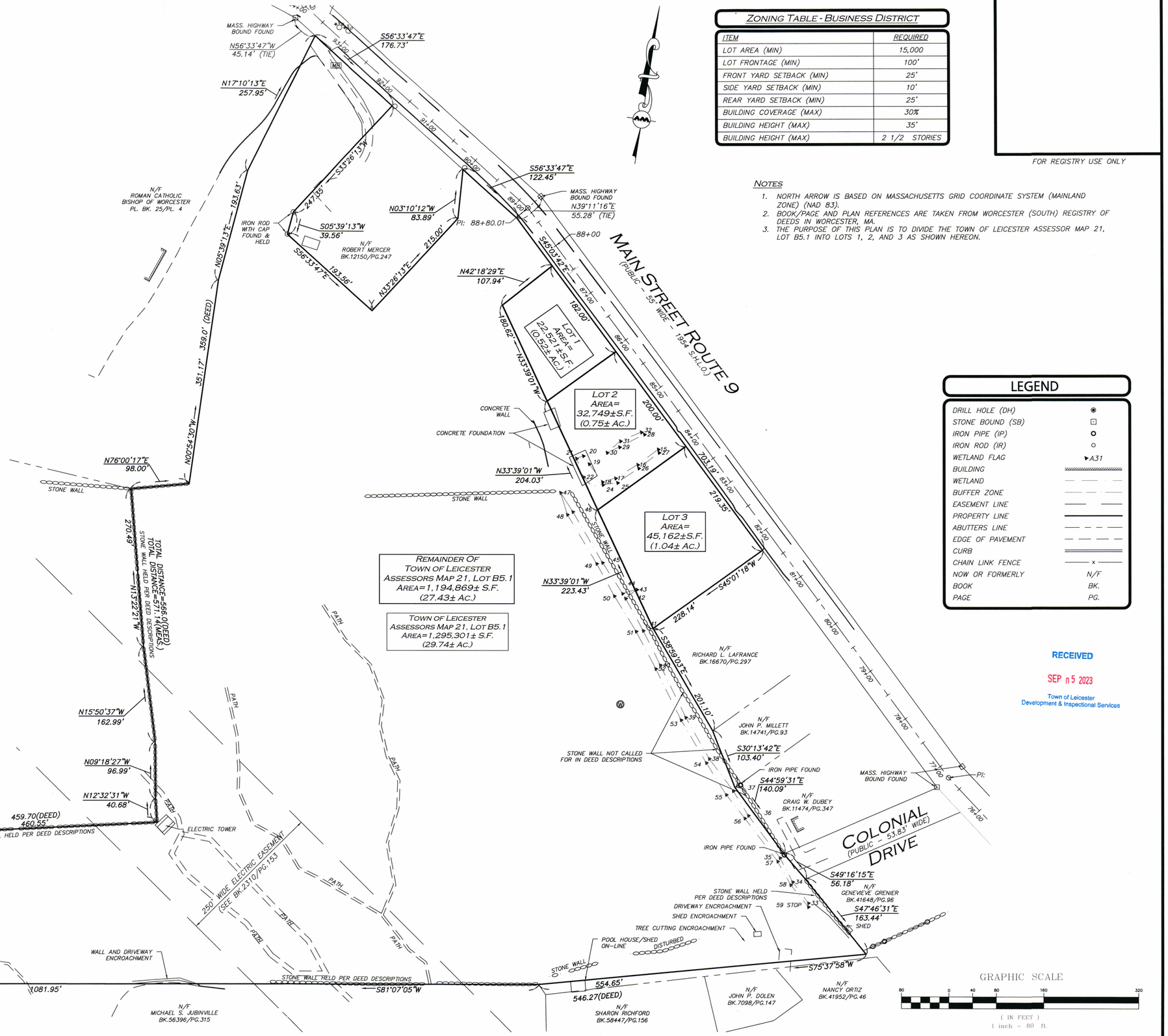
NO DETERMINATION OF COMPLIANCE WITH ALL ZONING REQUIREMENTS HAS BEEN MADE BY THE WOBURN PLANNING BOARD.

LOCUS REFERENCES

- TOWN OF LEICESTER ASSESSORS MAP 51, LOT B5.1
- RECORD OWNER: EFG REALTY TRUST
- DEED BOOK 16761, PAGE 78
- DEED BOOK 12150, PAGE 247
- DEED BOOK 3160, PAGE 136
- DEED BOOK 3142, PAGE 185
- DEED BOOK 3133, PAGE 297
- DEED BOOK 3117, PAGE 204
- DEED BOOK 3096, PAGE 487
- DEED BOOK 3085, PAGE 328
- DEED BOOK 3085, PAGE 318
- DEED BOOK 3075, PAGE 346
- DEED BOOK 3053, PAGE 61
- DEED BOOK 3052, PAGE 600
- DEED BOOK 3052, PAGE 599
- DEED BOOK 2310, PAGE 153

PLAN REFERENCES

- PLAN BOOK 25, PLAN 4
- PLAN BOOK 178, PLAN 33
- PLAN BOOK 254, PLAN 110
- PLAN BOOK 281, PLAN 59
- PLAN BOOK 357, PLAN 112
- PLAN BOOK 619, PLAN 99
- PLAN BOOK 775, PLAN 2
- PLAN BOOK 794, PLAN 34



ZONING TABLE - BUSINESS DISTRICT

ITEM	REQUIRED
LOT AREA (MIN)	15,000
LOT FRONTAGE (MIN)	100'
FRONT YARD SETBACK (MIN)	25'
SIDE YARD SETBACK (MIN)	10'
REAR YARD SETBACK (MIN)	25'
BUILDING COVERAGE (MAX)	30%
BUILDING HEIGHT (MAX)	35'
BUILDING HEIGHT (MAX)	2 1/2 STORIES

FOR REGISTRY USE ONLY

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM WORCESTER (SOUTH) REGISTRY OF DEEDS IN WORCESTER, MA.
3. THE PURPOSE OF THIS PLAN IS TO DIVIDE THE TOWN OF LEICESTER ASSESSOR MAP 21, LOT B5.1 INTO LOTS 1, 2, AND 3 AS SHOWN HEREON.

LEGEND

DRILL HOLE (DH)	◉
STONE BOUND (SB)	⊡
IRON PIPE (IP)	○
IRON ROD (IR)	○
WETLAND FLAG	▶A31
BUILDING	//////
WETLAND	— — —
BUFFER ZONE	— — —
EASEMENT LINE	—— ——
PROPERTY LINE	———
ABUTTERS LINE	— — —
EDGE OF PAVEMENT	— — —
CURB	═══
CHAIN LINK FENCE	—— x ——
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

RECEIVED
SEP 05 2023
Town of Leicester
Development & Inspectional Services

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

N:\PROJECTS\2889-01\SURVEY\DRAWINGS\CURRENT\S-2889-01-ANR.DWG

Copyright©2023 Allen & Major Associates, Inc.
All Rights Reserved

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JANUARY 10, 2021 AND FEBRUARY 9, 2021.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF LEICESTER ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

AUG 24, 2023
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
NORMAN I. LIPSITZ
No.28446
PROFESSIONAL LAND SURVEYOR
8/24/23

REV	DATE	DESCRIPTION

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
651 MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	08/10/23
SCALE:	1" = 80'	DWG. NAME:	S-2889-01-EC
DRAFTED BY:	AJR	CHECKED BY:	NI

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE:
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET No.
1