

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:**
- ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW A DEAD-END STREET OVER 1000 FT. IN LENGTH (2,608 FT. PROPOSED)
 - ZONING BY-LAW SECT. 5.13.06,C: TO ALLOW MORE THAN 10 LOTS ON A DEAD-END STREET. (24 PROPOSED)
 - 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)
 - 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)
 - SUBDIVISION RULES & REGULATIONS, SECT. V,2.WIDTH,(a): TO ALLOW A TRAVELLED WAY WIDTH OF 24 FT.
 - SUBDIVISION RULES & REGULATIONS, SECT. V,5.CROSS-SECTION: TO ALLOW FOR THE DELETION OF SIDEWALKS.
 - SUBDIVISION RULES & REGULATIONS, SECT. VI,G.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.

THE ROADWAY AND ASSOCIATED DRAINAGE EASEMENTS SHALL BE CONVEYED TO THE TOWN OF LEICESTER UPON COMPLETION.

THE OPEN SPACE PARCELS SHALL BE CONVEYED TO A CORPORATION OR TRUST TO BE OWNED BY THE OWNERS OF LOTS WITHIN THE DEVELOPMENT.

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

 1/7/20

Registered Landscape Architect

 1-7-20

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:

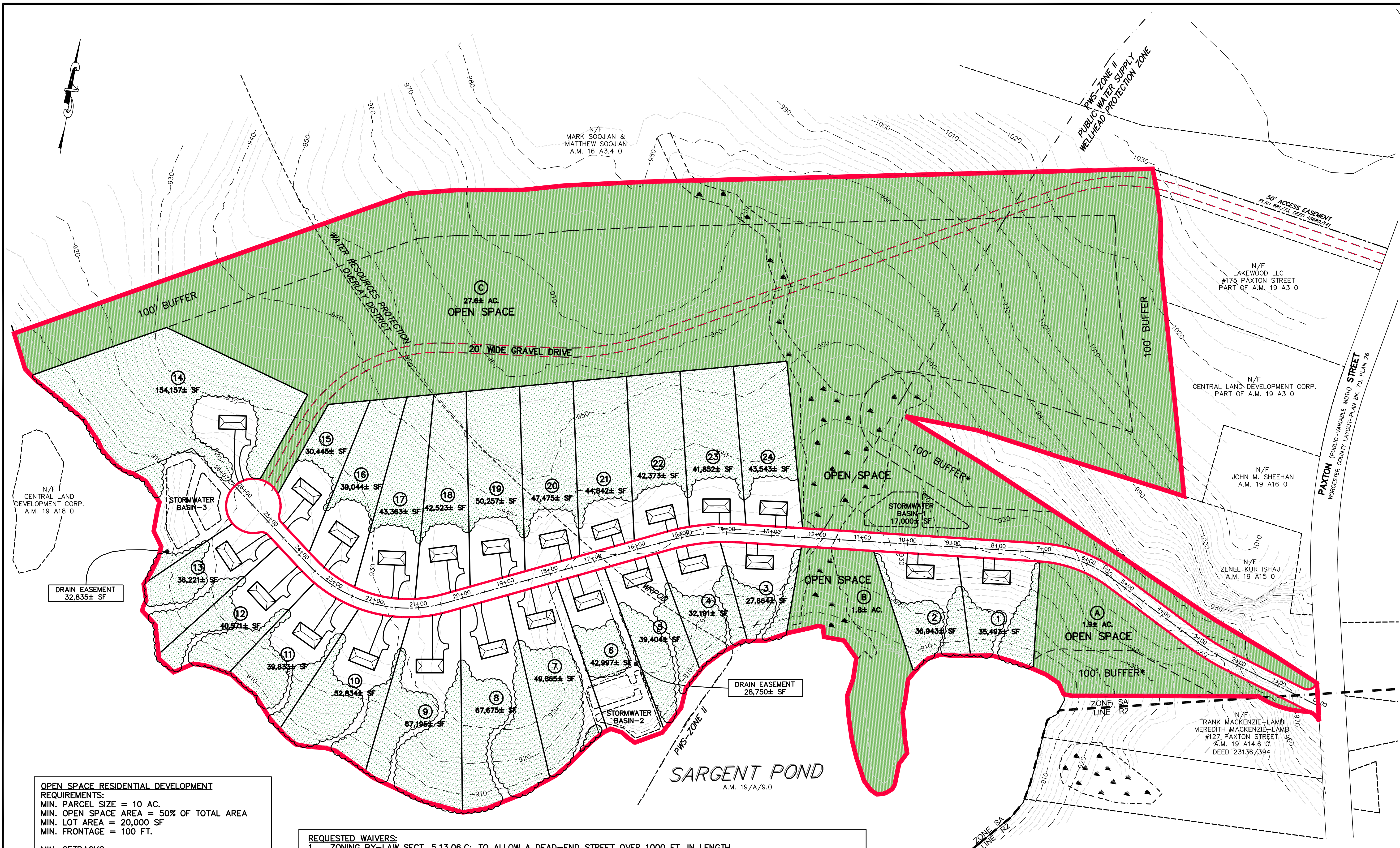
ALLEN ENGINEERING & ASSOCIATES, INC.
 Civil Engineers - Surveyors
 Land Development Consultants
 One Charlesview Road
 Suite 2
 Hopedale, Ma 01747
 (508) 381-3212 • Phone
 www.allen-ea.com

SCALE: 1"=100 FEET

DATE: July 8, 2019

REVISIONS		
DATE	DESCRIPTION	INIT
09-09-2019	PER COMMENTS	BSW
01-07-2020	O.S. OWNERSHIP NOTE	BSW

JOB NO: 00110 SHEET: 1 of 2



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Professional Engineer

Professional Land Surveyor


REFERENCES
 ASSESSORS INFORMATION:
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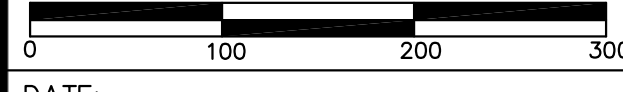
NOTES
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 One Charlesview Road, Suite 1,
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SMUGGLER'S COVE

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

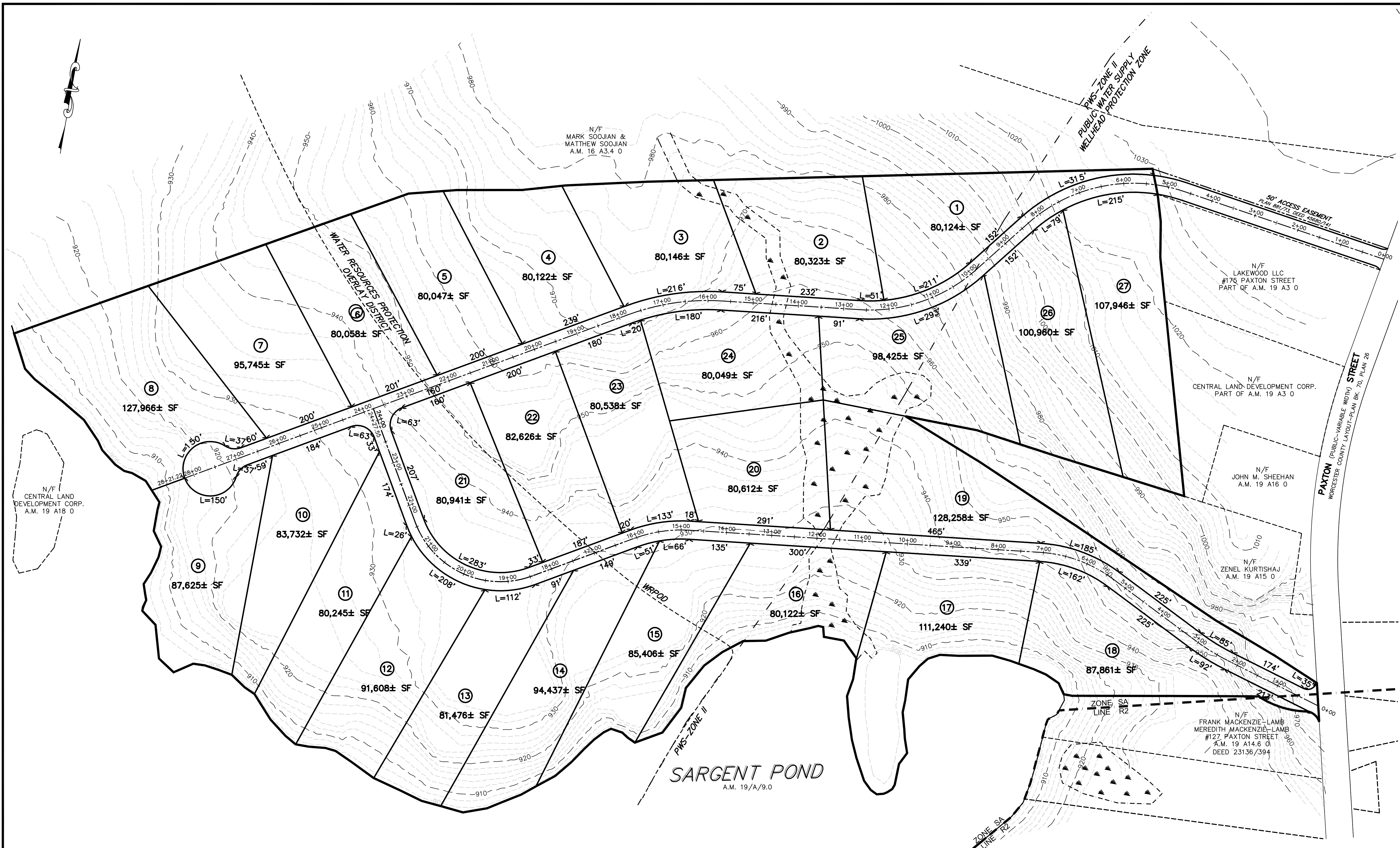
PREPARED BY:

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10-10-2019	EST. HSES, CLEARING ADDED	BSW
01-07-2020	O.S. OWNERSHIP NOTE	BSW

JOB NO: 00110 SHEET: 1 of 2



ZONE SA REQUIREMENTS:
 MIN. LOT AREA = 80,000 SF
 MIN. FRONTAGE = 200 FT.
 MIN. SETBACKS
 FRONT YARD = 40 FT.
 SIDE YARD = 40 FT.
 REAR YARD = 40 FT.

PROPOSED CONVENTIONAL LAYOUT STATISTICS
 27 PROPOSED RESIDENTIAL LOTS
 ROADWAY LENGTH = 5249 FT.
 ROADWAY WIDTH = 40' WIDE RIGHT-OF-WAY
 ROADWAY AREA = 195,691± SF, 4.49± AC.

NOTE:
 THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE DENSITY OF BUILDING LOTS ON THE TRACT OF LAND SHOWN IF SUBDIVIDED IN THE "CONVENTIONAL" MANNER. THIS PLAN HAS BEEN PREPARED AS REQUIRED BY ZONING BY-LAW SECTION 5.13 "OPEN SPACE RESIDENTIAL DEVELOPMENT" 5.13.05, B, (1).
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Professional Engineer

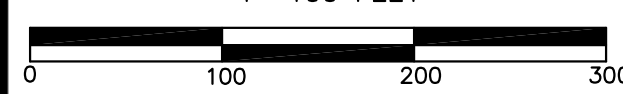
Professional Land Surveyor

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SMUGGLER'S COVE
 TITLE:
 Preliminary Plan
 Conventional Subdivision
 Plan of Land
 in
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