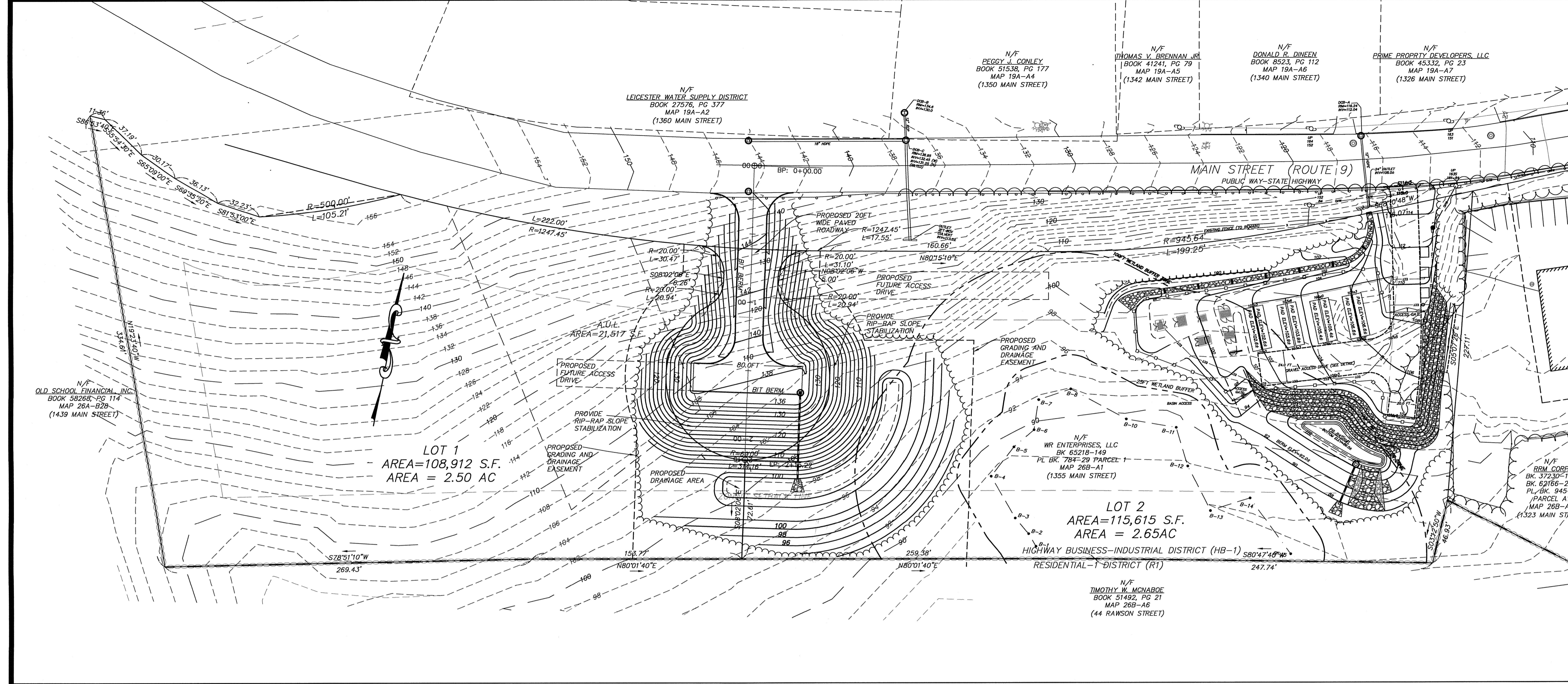


PROJECT INFORMATION

LAND INFORMATION
 MAP/PARCEL: 26B/A1
 DEED BOOK-PAGE: 65218/149
 EXISTING FRONTAGE: 794.29'
 EXISTING AREA: 5.44 ACRES

ZONING INFORMATION
 ZONING DISTRICT: HIGHWAY BUSINESS-INDUSTRIAL 1 (HB-1)
 DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 60,000 S.F.
 MINIMUM FRONTAGE: 200'
 MAXIMUM HEIGHT: 55'
 MINIMUM SETBACKS:
 FRONT YARD: 50'
 SIDE YARD: 50'
 REAR YARD: 30'

- GENERAL NOTES:**
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N/F
 OLD SCHOOL FINANCIAL, INC.
 BOOK 58266, PG 114
 MAP 26A-82B
 (1439 MAIN STREET)

N/F
 LEICESTER WATER SUPPLY DISTRICT
 BOOK 27576, PG 377
 MAP 19A-A2
 (1360 MAIN STREET)

N/F
 PEGGY J. CONLEY
 BOOK 51536, PG 177
 MAP 19A-A4
 (1350 MAIN STREET)

N/F
 THOMAS V. BRENNAN JR.
 BOOK 41241, PG 79
 MAP 19A-A5
 (1342 MAIN STREET)

N/F
 DONALD R. DINEEN
 BOOK 8523, PG 112
 MAP 19A-A6
 (1340 MAIN STREET)

N/F
 PRIME PROPERTY DEVELOPERS, LLC
 BOOK 45332, PG 23
 MAP 19A-A7
 (1326 MAIN STREET)

LOT 1
 AREA=108,912 S.F.
 AREA = 2.50 AC

LOT 2
 AREA=115,615 S.F.
 AREA = 2.65AC

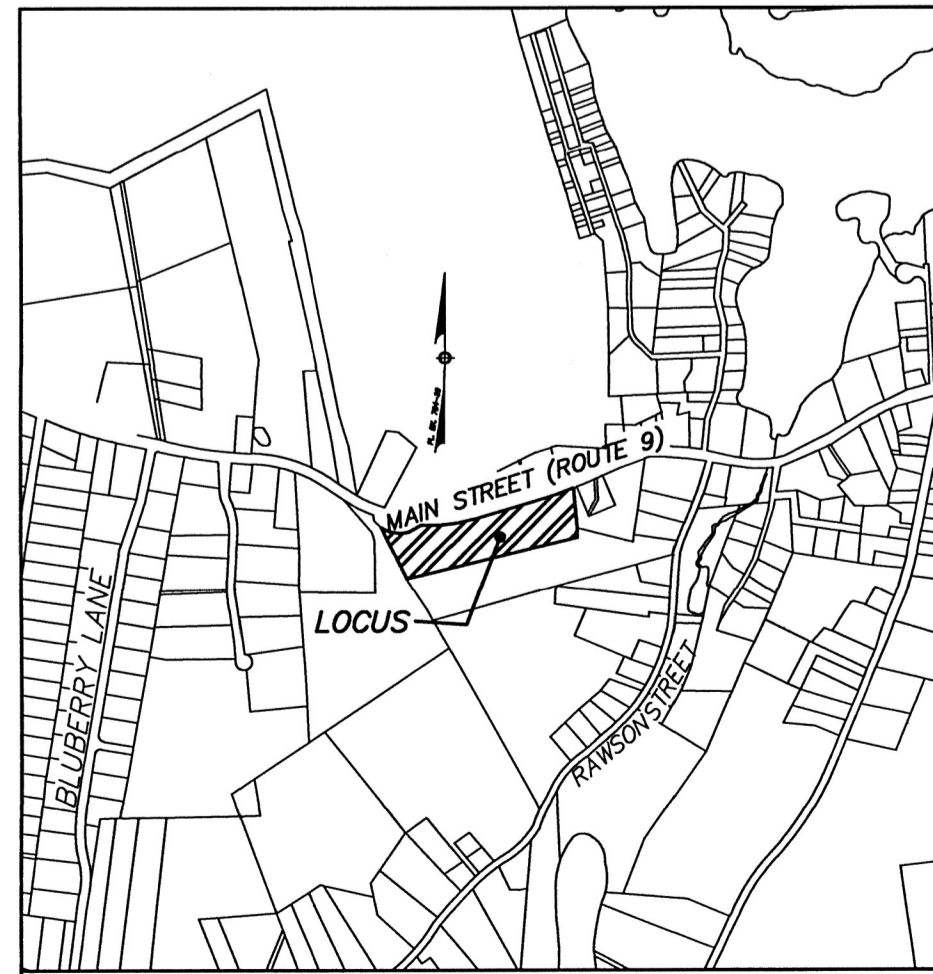
HIGHWAY BUSINESS-INDUSTRIAL DISTRICT (HB-1)
 RESIDENTIAL-T DISTRICT (R1)

N/F
 TIMOTHY W. MCNABOE
 BOOK 51492, PG 21
 MAP 26B-A6
 (44 RAWSON STREET)

N/F
 WR ENTERPRISES, LLC
 BK 65218-149
 PL BK 784-29 PARCEL 1
 MAP 26B-A1
 (1355 MAIN STREET)

N/F
 BRM 60897
 BK 62166-240
 PL BK 945-4
 PARCEL A1
 MAP 26B-A2
 (1323 MAIN STREET)

APPLICANT:
 ZP BATTERY DEVCO, LLC
 BRENDAN GOVE
 10 E. WORCESTER STREET, SUIT 3A
 WORCESTER, MASSACHUSETTS 01604
OWNER:
 WR ENTERPRISES, LLC
 1323 MAIN STREET
 LEICESTER, MASSACHUSETTS 01524



LOCUS PLAN SCALE: 1"=1000'

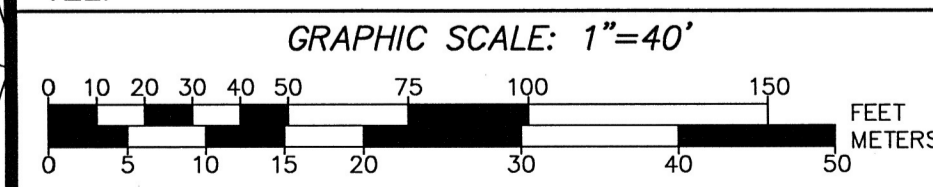


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

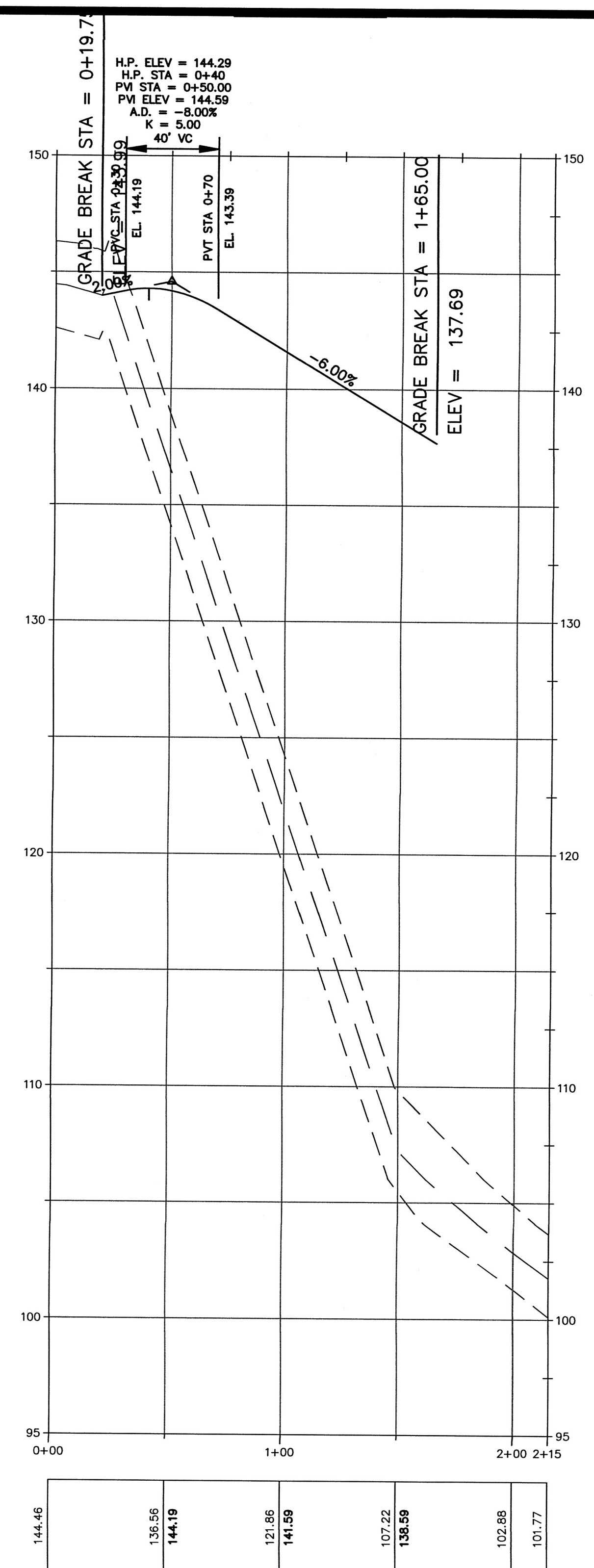
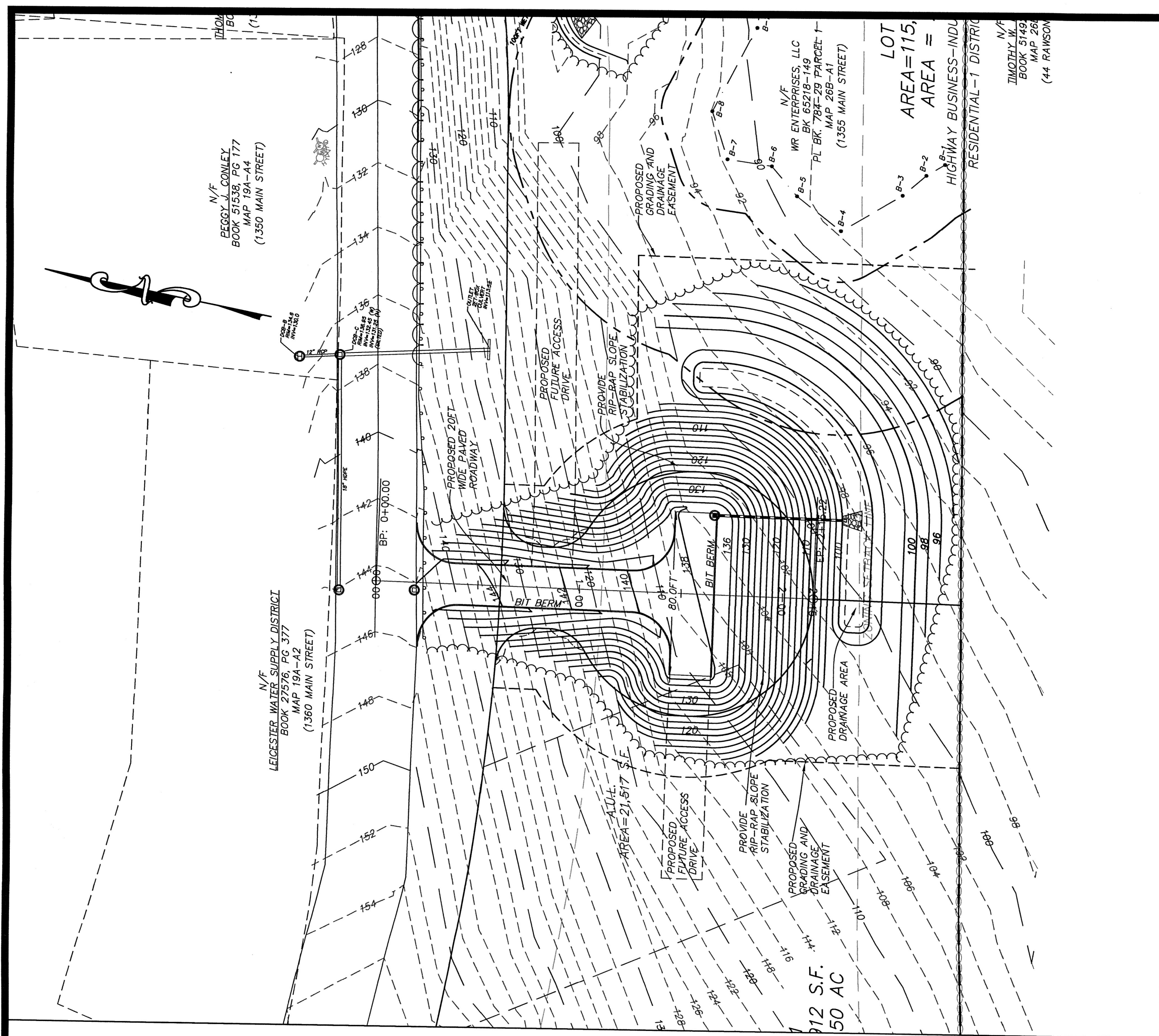
8 MONUMENT SQUARE (978) 534-1234 (T)
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

PRELIMINARY SUBDIVISION PLAN
 IN
LEICESTER, MASSACHUSETTS

PREPARED FOR:
 ZP BATTERY DEVCO, LLC
 BRENDAN GOVE
 10 E WORCESTER STREET SUITE 3A
 WORCESTER, MASSACHUSETTS 01604
 TEL:

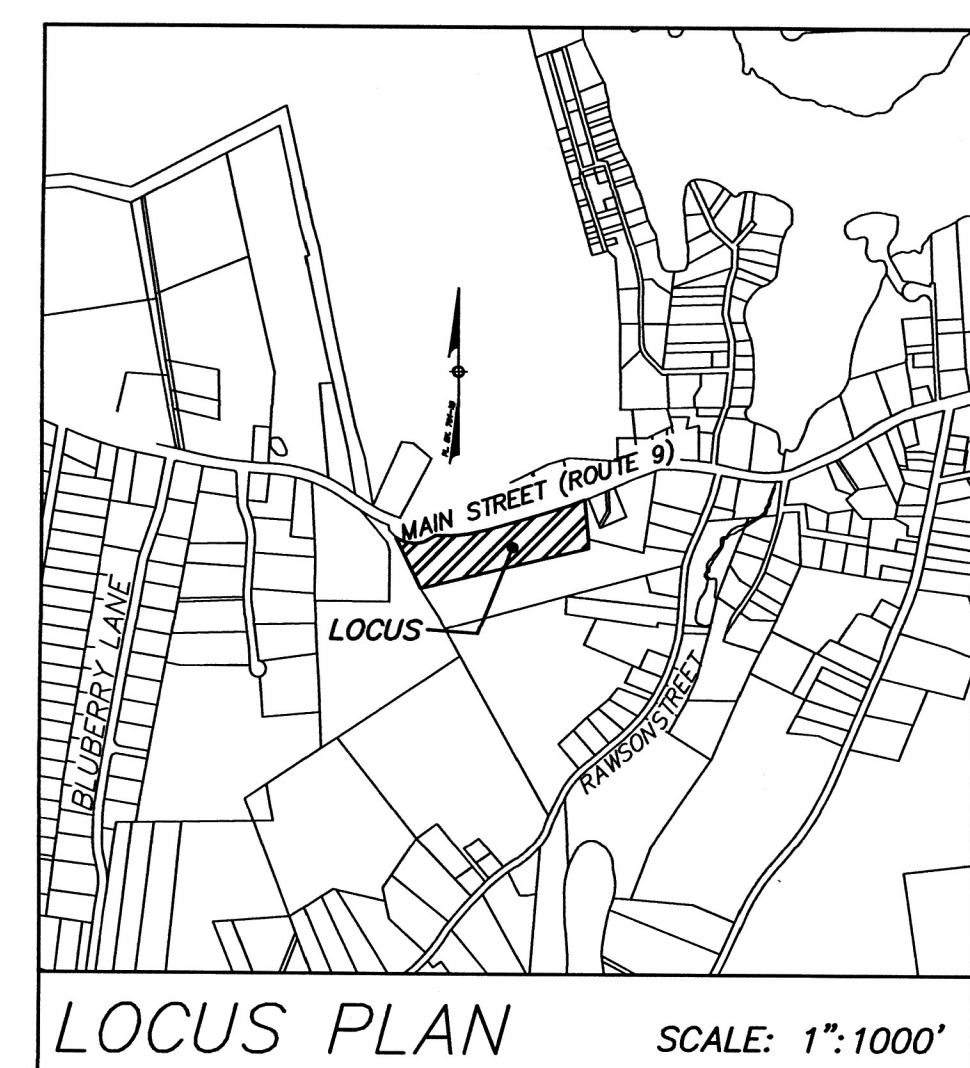


CALC: CMA	DRWN: CMA	SCALE: 1"=40'
CHKD: WDH	APPD: WDH	DATE: APR 14, 2022
SRV: JEF	FB: 71-22	JOB NO: 3010
TAB: (1)PRELIM	SHEET 1 OF 2	PLAN NO:C-17-38



ROADWAY PROFILE
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

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 BRENDAN GOVE
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 WORCESTER, MASSACHUSETTS 01604
OWNER:
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PROJECT INFORMATION

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DEED BOOK-PAGE:	65218/149
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EXISTING AREA:	5.44 ACRES

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LEICESTER, MASSACHUSETTS

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GRAPHIC SCALE: 1"=40'

CALC:	CMA	DRWN:	CMA	SCALE:	1"=40'
CHKD:	WDH	APPD:	WDH	DATE:	APR 14, 2022
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TAB:	(1) PRELIM	SHEET	2 OF 2	PLAN NO:	C-17-38