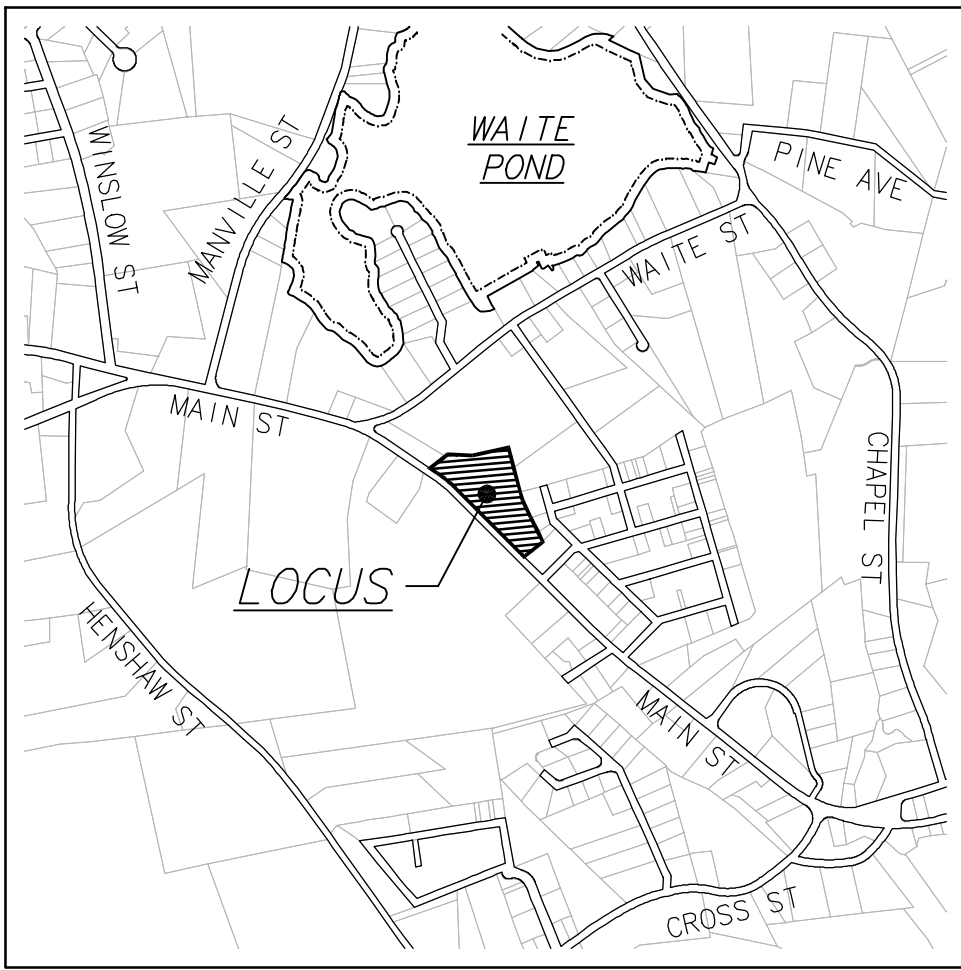
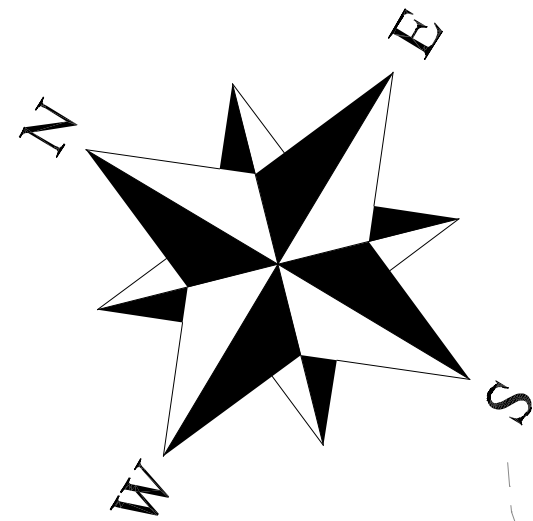


LOT 3 FOUNDATION DETAIL
1"=10'



LOCUS PLAN
1" = 1,000'±

GENERAL NOTES

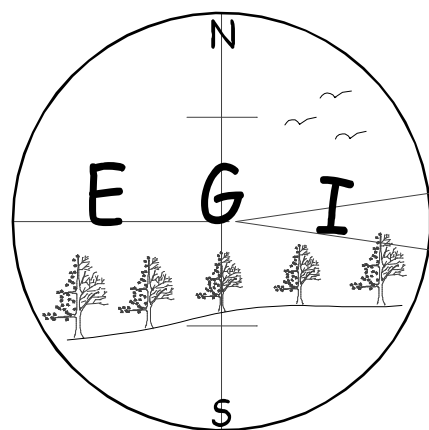
1. RECORD OWNER: FARNHAM, MARK S. & MARK R., P.O. BOX 981, ANDOVER, MA. 01810. DEED BK. 66709 PG. 286. PLAN BK. 943 PG. 45 - LOT 2.
2. PROPERTY IS SHOWN AS PARCEL 8.1, BLOCK A, ON ASSESSORS MAP 21B AND APPEARS TO LIE WITHIN THE BUSINESS (B) ZONING DISTRICT PER THE TOWN OF LEICESTER ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
3. PROPERTY LINES SHOWN ARE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED ON MARCH 08 & MARCH 30, 2018 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.
4. PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X PER FIRM MAP 25027C0782E PANEL 782 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.
5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON MARCH 08 & MARCH 30, 2018 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.
6. ORIGIN OF BEARINGS FROM 1954 MASSACHUSETTS STATE HIGHWAY ALTERATION PLAN FOR MAIN STREET (ROUTE 9).
7. ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON MARCH 08, 2018.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. WETLANDS SHOWN FIELD DELINEATED BY EBT ENVIRONMENTAL CONSULTANTS, INC., 601 MAIN STREET, NORTH OXFORD, MA., ON FEBRUARY 20, 2018, FIELD LOCATED BY EXISTING GRADE ON MARCH 08, 2018.
10. ABUTTERS SHOWN OBTAINED VIA THE TOWN OF LEICESTER ON LINE ASSESSORS DATABASE AND MAY NOT REFLECT THE MOST RECENT TITLE TRANSFERS.

INTENT OF PLAN

THE INTENT OF THIS PLAN IS TO DEPICT THE RECENT ASBUILT GRADING SURVEY FOR LOT 3 SHOWN HEREON.

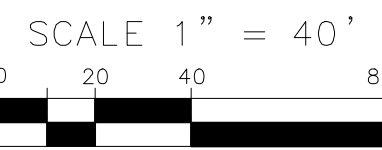
ZONE: BUSINESS
(B)

LOT AREA (REQ'D)	15,000 S.F.
FRONTAGE (REQ'D)	100'
FRONT YARD (REQ'D)	25'
SIDE YARD (REQ'D)	10'
REAR YARD (REQ'D)	25'
BUILDING COVERAGE (MAX)	30%



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

SCALE



NO. DATE BY REVISIONS

CLIENT

FARNHAM PROPERTIES, LLC
P.O. BOX 981
ANDOVER, MASSACHUSETTS 01810

ASBUILT LOT 3 GRADING PLAN
FOR
704 MAIN STREET - LOT 3
CHERRY VALLEY, MASSACHUSETTS 01611

1785 LOT-3
PROJECT NO.
1785
DATE: 01/31/22
SHEET NO.
1 OF 1