

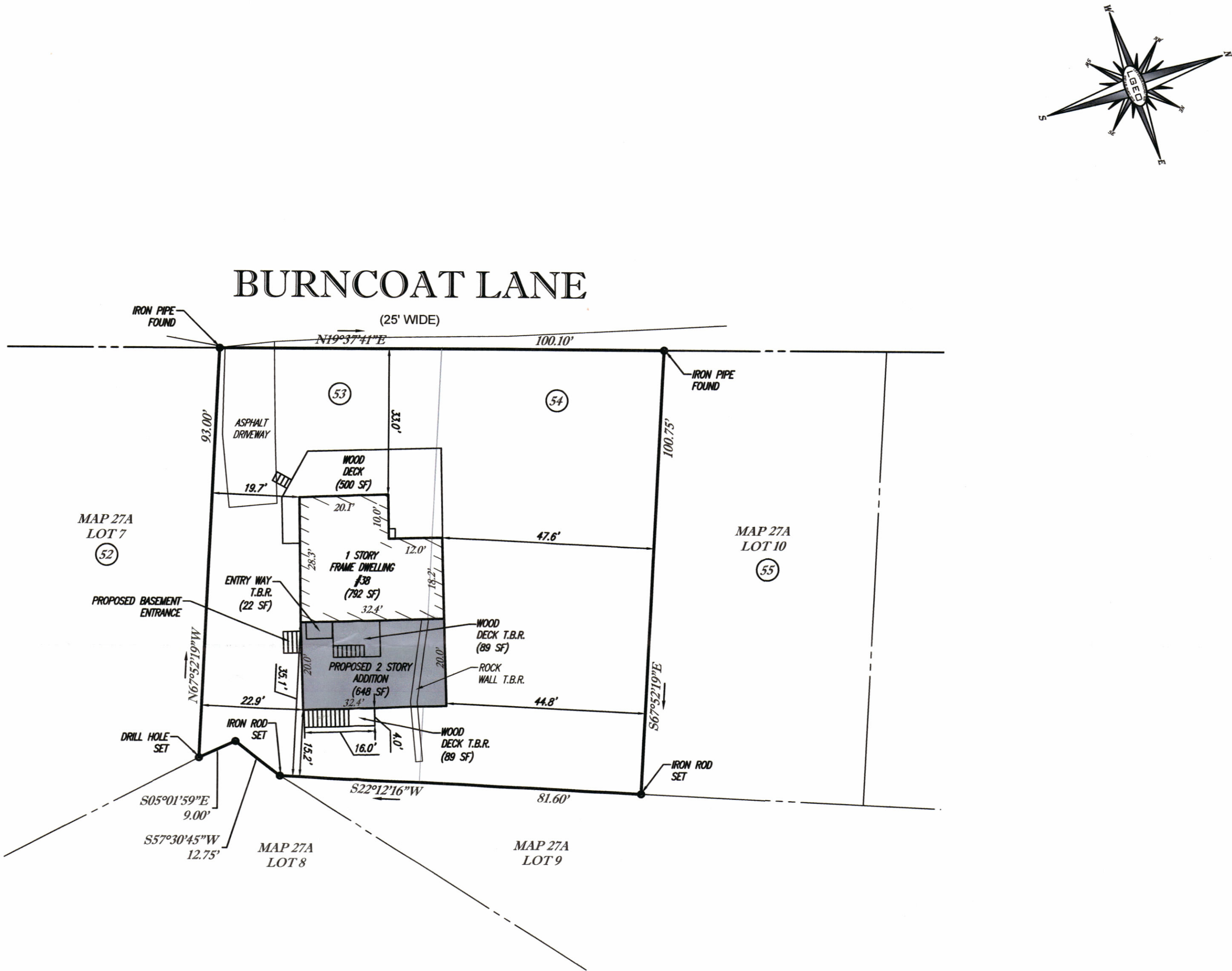
- NOTES:
1. THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
 2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 3. THE EXISTENCE OF WETLANDS MAY BE PRESENT WITHIN 100' OF THE EASTERLY PROPOSED ADDITION AREA.

LOCUS INFORMATION:
OWNERS:
BENJAMIN R. & KELSEY A. BRIGHAM
38 BURNCOAT LANE
LEICESTER, MASS. 01524
BK. 62967, PG. 178

ZONING INFORMATION
SUBURBAN AGRICULTURE DISTRICT
SOURCE: TOWN OF LEICESTER ZONING MAP 2016 &
ZONING BY-LAW JUNE 2020

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	80,000 SF	9,770 SF	9,770 SF
MIN FRONTAGE	200'	100.10'	100.10'
MIN FRONT YARD	40'	33.0'	33.0'
MIN SIDE YARD	40'	19.7'	22.9'
MIN REAR YARD	40'	35.1'	15.2'
MAX. COVERAGE	30%	14.36%	19.8%
MAX. HEIGHT	35'	1 STORY	1 STORY

PLAN BOOK	PLAN
127	17



PLOT PLAN
OF
MAP 27A, LOTS 8 & 9
PREPARED FOR BENJAMIN R. & KELSEY
A. BRIGHAM
38 BURNCOAT LANE
TOWN OF LEICESTER
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS



SEAL

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

12/07/2021
DATE

DATE
DECEMBER 6, 2021
REVISED 7, 2021

SCALE
1" = 20'

DRAWN
JIL

CHKD.
JIL

JOB NO.
BB03-002

SHEET NO.
1 OF 1