

NOTES:

- PROPERTY KNOWN AS MAP 28B, LOT A4 AS SHOWN ON THE TAX MAPS OF THE TOWN OF LEICESTER, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
- PROPOSED IMPROVEMENT ARE BASED ON A SITE PLAN FOR 65 LAKEVIEW DRIVE, LEICESTER, MASSACHUSETTS, DATED MARCH 22, 2023, PREPARED BY ASA ENGINEERING.ORG.

REFERENCES:

- MAP ENTITLED "PLAN OF CEDAR LAKE GROVE, LEICESTER, MASS.," DATED JULY 20, 1940 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 113, PLAN 71.

LOCUS INFORMATION:

OWNER:
DENISSE C. VALENTINE
65 LAKEVIEW DRIVE
LEICESTER, MASS.

TAX MAP 28B, LOT A4

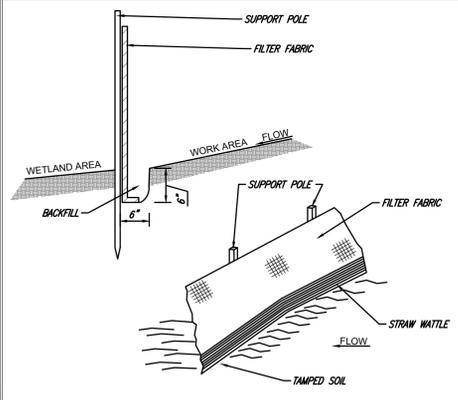
LEGEND

- EXISTING CONTOUR
- PROPOSED SILT FENCE / LIMIT OF WORK
- PROPOSED DECORATIVE WALL LESS THAN 4' HIGH
- PROPOSED POROUS PAVERS
- PROPOSED DECK AREA

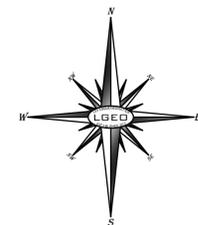
ZONING INFORMATION
SUBURBAN AGRICULTURAL DISTRICT
SOURCE: TOWN OF LEICESTER ZONING MAP DATED 2021 & ZONING BYLAWS AMENDED THROUGH OCT. 26, 2021

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	80,000 SF	18,167 SF	18,167 SF
MIN FRONTAGE	200'	137'	137'
MIN FRONT YARD	40'	39.3'	39.3'
MIN SIDE YARD	40'	9.7'	9.7'
MIN REAR YARD	40'	100.4'	55.0'
MAX COVERAGE	30%	7.8%	12.0%

PROPOSED SILT FENCE / STRAW WATTLE BARRIER DETAIL - N.T.S.

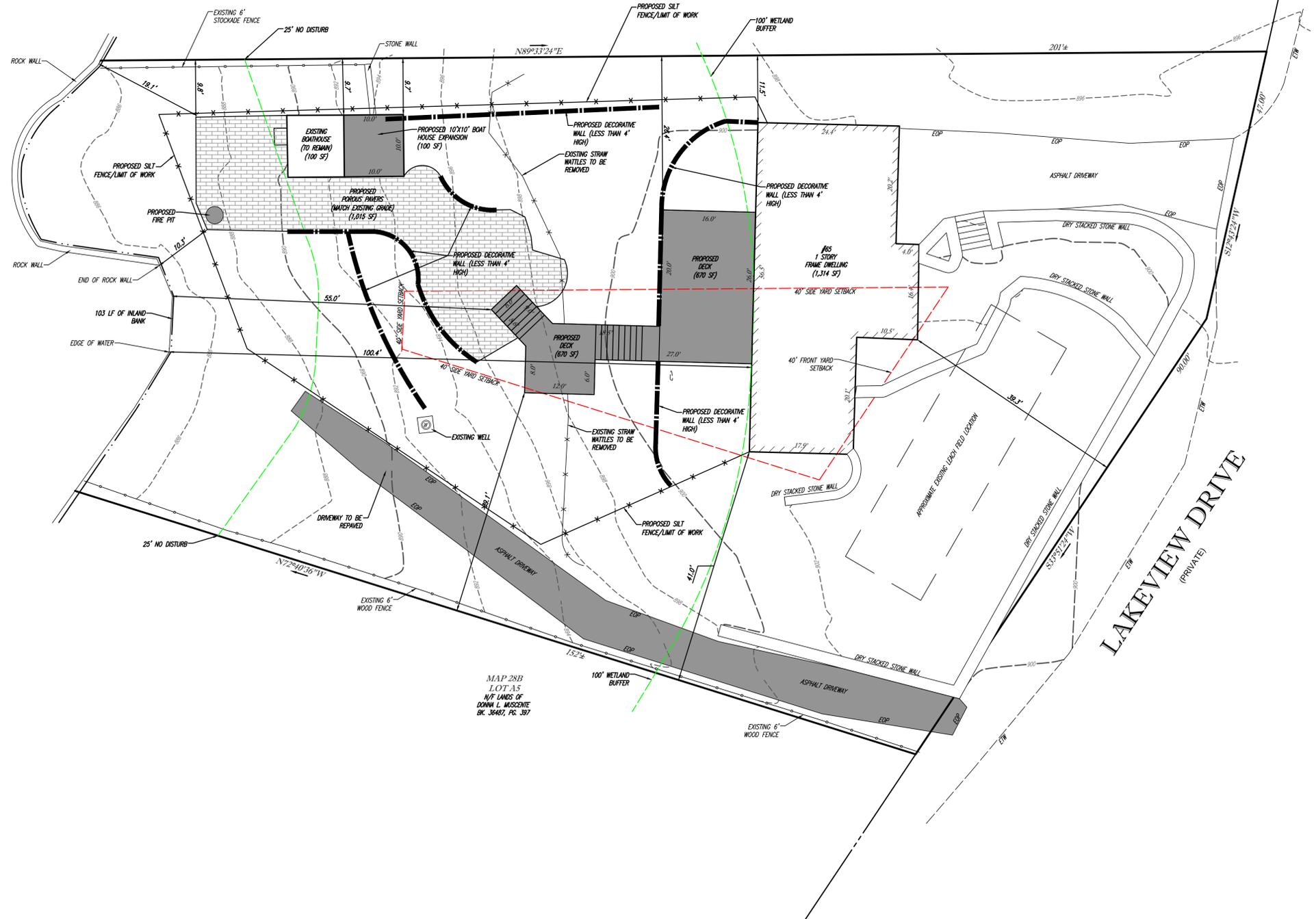


ALL DISTURBED AREAS
INSIDE THE PROPOSED SILT FENCE
TO BE LOAMED, SEEDED AND MULCHED



MAP 28B
LOT A4
N/T LANDS OF
JEFFREY S. GERVAIS
BK. 62783, PG. 230

CEDAR MEADOW LAKE



MAP 28B
LOT A5
N/T LANDS OF
DANN L. MUSSENTE
BK. 36487, PG. 397

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		



PLOT PLAN
OF
MAP 28B, LOT A4
PREPARED FOR DENISSE VALENTINE
65 LAKEVIEW DRIVE
TOWN OF LEICESTER
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:

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

SEAL:



Joseph I. Levesque III
6/06/2023
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE:	1" = 10'
PROJECT #	DV03-001
DATE	MAY 31, 2023