

STUDY PLAN NOTES:

1. THE SITE IS LOCATED ON THE TOWN OF LEICESTER, MASSACHUSETTS, ASSESSOR'S MAP 18B, LOTS B3-0 & B 3.1-0.
2. THE SITE IS APPROXIMATELY 8.67± ACRES (CARD) AND IS ZONED HB-I HIGHWAY BUSINESS-INDUSTRIAL.
3. THE OWNER OF AP 18B, LOTS B3-0 & B 3.1-0 IS:
PANAGIOTIDIS LIVING TR
PANAGIOTIDIS TRUSTEES
PETER LITSA ANASTASIA
1 MONTICELLO DRIVE
PAXTON, MA 0612
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25027C0781F, MAP REVISED JUNE 21, 2023.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAV '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF MASSACHUSETTS PROVIDED BY MASSMAPPER, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. THE SITE IS WITHIN:
 - WELLHEAD PROTECTION AREA - IWPA (MASSMAPPER)
 - THE SITE IS NOT WITHIN:
 - WATER RESOURCE PROTECTION OVERLAY DISTRICT (TOWN)
 - SOLE SOURCE AQUIFER (MASSMAPPER)
 - NHESP ESTIMATED HABITATS OF RARE WILDLIFE (MASSMAPPER)
 - NHESP PRIORITY HABITATS OF RARE SPECIES (MASSMAPPER)
 - SURFACE WATER PROTECTION AREA ZONE A, B, C (MASSMAPPER)
 - WELLHEAD PROTECTION AREA ZONE I, ZONE IIS, (MASSMAPPER)



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	HB-I HIGHWAY BUSINESS-INDUSTRIAL
MINIMUM LOT AREA:	60,000 SF
SOLE SOURCE AQUIFER (MASSMAPPER)	200'
MINIMUM FRONT YARD:	50'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	55'
MAXIMUM STRUCTURE HEIGHT:	55' (5.5 STORIES)
MAXIMUM LOT COVERAGE:	40%

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

CERTIFICATION NOTE:

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BASE PLAN

ASSESSOR'S MAP 18B, PARCELS B3-0 & B 3.1-0
LOCATED ON 1561 & 1569 MAIN STREET
LEICESTER MASSACHUSETTS



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DATE: 11/25/2024
DRAWN BY: SEH

