

LEGEND:

- 99x0 = EX. SPOT GRADE
- 5A = WETLAND FLAG
- = WETLAND AREA
- EOP = EDGE OF PAVEMENT
- FFE = FIRST FLOOR ELEVATION
- PW = PROP. WATER SERVICE (1" COPPER)
- PS = PROP. SEWER SERVICE (4" SDR 35 PVC S=2% MIN.)

Note:
Wetland Delineation performed by Norse Environmental Services on 3/30/2023

ZONING INFORMATION:

ZONING DISTRICT : S-15
MIN. BLDG. SETBACKS:
FRONT : 20 FEET
SIDE : 15 FEET
REAR : 20 FEET

OWNER INFORMATION:

CJM BUILDERS, INC.
126 MAIN STREET, UNIT 5
NORTH READING, MA 01864

DEED INFORMATION:

BOOK: 81443 PAGE: 203

ASSESSOR INFORMATION:

MAP 39 PARCEL 33

GARAGE FOUNDATION DEMOLITION TO INCLUDE EXCAVATION AND REMOVAL OF ALL CONCRETE, INCLUDING SLAB, FROST WALLS, AND FOOTING, IF ANY. CLEAN SOIL TO USED TO BACKFILL VOID. A MINIMUM OF 6" OF LOAM TO BE PLACED. A NATIVE NORTHEAST WILDFLOWER SEED MIX TO BE SPREAD OVER THE DISTURBED AREA WITHIN THE 25' BVW BUFFER.

EX. CONC. PATIO TO BE REMOVED.

EX. DRAINAGE & SEWERAGE EASEMENT (PLAN 560 OF 1970)

INTERMITTENT BROOK

EX. STOCKADE FENCE

10" RCP DRAIN INV.=94.6'±

Ex. Landscaped Timber to be removed.

Prop. 12" Dia. Staked Mulch Soxx (Typ.)

EX. HOUSE TO BE RAZED.

5' DRAINAGE EASEMENT ON SUBJECT PROPERTY

Prop. 4' Wide Paver Walkway

Prop. 1,000 Gallon Conc. Drywell by Shea Conc. w/ 12" of Crushed Stone Surrounding.

Contractor to install silt sac for protection.

Ex. 8" AC Sewer Main S=0.005'

EX. 4" TRANSITE SEWER TO BE REMOVED FROM HOUSE TO MAIN AND DISPOSED OF IN ACCORDANCE W/ DEP REGULATIONS.

NEW DRIVEWAY APRON & DRIVEWAY TO MEET DPW STANDARDS.

EX. DRIVEWAY APRON TO BE REMOVED. BIT. CONC. SIDEWALK AND NEW GRASS PLOT TO BE ESTABLISHED.

% BUILDING COVERAGE:

PROP. HOUSE, PORCH, & DECK: 1,938 S.F.±
% BUILDING COVERAGE: 23.7% < 25% (OK)

WHITTIER ROAD

PLANTING LEGEND:

- Cornus sericea - Red-osier Dogwood (6)
- Viburnum dentatum - Arrowwood Viburnum (6)
- Betula nigra - River Birch Tree (2)



PLOT PLAN OF LAND #18 WHITTIER ROAD
READING, MA 01867

PREPARED BY:

JOHN D. SULLIVAN III, P.E.
P.O. BOX 2004
WOBURN, MA 01888
(781) 854-8644

SCALE: 1"=20' DATE: 5/18/23
REVISED: 6/21/23