



January 24, 2024

Town of Reading
Conservation Commission
16 Lowell Street
Reading, MA 01867

Re: Notice of Intent Response Letter #1
0 Annette Lane (Map 38, Lot 139)
Reading, MA 01867
MassDEP File #270-0780

Members of the Reading Conservation Commission:

On behalf of the Applicant and Owner, Peter Seibold, and in association with Vineyard Engineering & Environmental Services, Inc., Lucas Environmental, LLC (LE) is submitting this letter to accompany the Notice of Intent (NOI) for the proposed construction of a single-family dwelling on property located at 0 Annette Lane (Map 38, Lot 139) in Reading, Massachusetts. This information is being submitted as requested by the Reading Conservation Commission during the public hearing held on January 10, 2024. The purpose of this letter is to provide additional detail regarding the proposed project's compliance with the performance standards of the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.), and the Town of Reading Wetlands Protection Bylaw (Section 7.1) and Wetlands Protection Regulations. The revised Project Plans are also enclosed to address the comments from the Conservation Commission.

1.0 REGULATORY COMPLIANCE

As was noted in the narrative submitted with the NOI, the proposed project meets the WPA and Bylaw performance standards for work associated with the elevated boardwalk proposed within the BVW as well as the Bylaw performance standards for work proposed within Buffer Zones associated with the construction of the single-family house. During the NOI hearing, it was requested that additional information be provided regarding how the proposed project meets the performance standards under the Bylaw for work proposed within the 100-Foot Buffer Zone.

2.0 JURISDICTION & BURDEN OF PROOF

Section 2.C.3. of the Bylaw Regulations describes jurisdiction for Activities within the Buffer Zone as “*Any activity proposed or undertaken within one hundred feet of all areas specified above except for land subject to flooding, (hereinafter called the Buffer Zone) which, in the judgment of the issuing authority, is likely to alter an area subject to protection under the Bylaw is subject to regulation and requires the filing of a Notice of Intent, or an Abbreviated Notice of Intent.*”

Therefore, the Regulations are intended to prevent alteration of the resource area from activity within the Buffer Zone, not prevent alteration of the Buffer Zone itself.

Section 2.F. of the Bylaw Regulations describes the Applicants Burden of Proof as “*Any person who files a Request for Determination of Applicability, Notice of Intent or Abbreviated Notice of Intent to perform any work within an area subject to protection under the Bylaw, or within the Buffer Zone, has the burden of demonstrating to the Commission that:*

- a. *The area is not significant to any of the interests identified in the Bylaw; or*
- b. *The proposed work will contribute to the protection of the interests identified in the Bylaw by complying with the performance standards listed in these regulations.”*

The following information is provided to describe how the proposed work will contribute to the protection of the interests identified in the Bylaw by complying with the performance standards listed in the Bylaw Regulations.

3.0 PERFORMANCE STANDARDS

Section 3 of the Bylaw Regulations describes performance standards for resource areas and Buffer Zones. These performance standards are listed below, specifically with regard to work proposed within the Buffer Zone (as this was the subject of the Conservation Commission’s request), followed by a description of how the project proposes to meet the standard.

3.D. Zone of Natural Vegetation

1. *Bordering any wetland, the Commission may require a Zone of Natural Vegetation (ZNV) of sufficient width and vegetative community type to assure that silt, soil, fertilizer in solution, organic chemicals, herbicides, organic manures, oils or petroleum products which may be carried by surface run-off shall not reach that wetland, but instead will be trapped by the natural mulch, soil and roots; and that light levels and temperature shall be moderated; and that dispersal of seeds of exotic or otherwise disruptive plant species, such as phragmites reed and purple loosestrife (*Lythrum salicaria*) shall be avoided; and that other alterations shall be avoided or mitigated within the wetland.*

For this project, the Applicant presumed that a ZNV of 25 feet is sufficient. The site is well vegetated with well-developed soils. Surface runoff from the proposed developed portion of the lot will be collected within a gravel trench drain and infiltrated back into the soil. The project can be conditioned to prohibit the use of certain fertilizers, herbicides, or pesticides within a specific distance from the wetland. There are currently several invasive burning bush (*Euonymus alatus*) shrubs present at the site. The Applicant is agreeable to removing these shrubs by hand and monitoring for any subsequent reestablishment and removal of these shrubs.

- 2. Under most conditions, a zone width of a minimum of twenty-five feet would be considered sufficient to accomplish this purpose. A wider ZNV may be required, depending on specific site conditions, such as grades, soil permeability or other impact potential.*

For this NOI, the Applicant presumes that a ZNV of 25 feet is sufficient.

- 3. Excavations for proposed structures extend beyond the finished limits of the structures. The extent of excavation varies depending on the nature of the structure; the soil; depth of excavation; type of equipment used; construction techniques; slope; incidence of precipitation; groundwater flow; soil saturation and freeze/thaw cycles; existing vegetative cover; or other ground cover. An area of curtilage is developed around structures as a result of access for finish work, maintenance, foot traffic, and machine travel such as lawnmowers; and to provide a clear area for security; and to prevent moisture damage and physical damage from shading and plant structures such as tree limbs.*

The necessary limits and extent of excavations have been considered by the Applicant and the proposed limit of work is indicated on the Site Plan.

- 4. To protect the integrity of the Zone of Natural Vegetation, including the associated root system and canopy, no new foundations, including footings, frost walls or other inground structures, shall be permitted within ten feet of the ZNV. Depending on special site conditions, a greater distance may be required. Associated structures, including but not limited to the following: cantilevered structures, bay windows, eaves, and, garrisons, or other overhangs, may protrude to no closer than seven feet from the ZNV.*

No new building foundations are proposed within ten feet of the ZNV (35 feet from the BVW). The only inground items located within 35 feet of the BVW are the underground utility tie-ins for the sewer line and electrical lines. A retaining wall is proposed within 35 feet of the BVW and is necessary for the driveway to allow emergency vehicle access to the proposed site.

- 5. Notwithstanding the standards of the preceding paragraph, the Commission may grant a reduced setback distance of structures from the ZNV as a consideration of specific site conditions, such as limited vegetative cover or an existing developed condition, and provided that a permanent physical delineation, such as a solid hedge or an appropriate permanent fence or wall, of sufficient height, shall be provided and shall be maintained between the structure and the ZNV.*

Due to site constraints, it is not possible to locate the proposed snow storage pretreatment area outside of the ZNV. After construction, this area will be seeded to reestablish native vegetative cover. At the request of the Conservation Commission, the Applicant is proposing a guard rail at the end of Annette Lane to prevent snow from the road being plowed into the snow storage pretreatment area.

- 6. Permanent markers shall be installed and maintained in convenient locations along the limits of the ZNV, such as at any corners or along a radius, no more than fifty feet apart. Markers may be stone or concrete bounds, metal pipes or rods, trees, shrubs or other structures as approved.*

Marker locations have been identified on the plans for the ZNV.



- 3.E. *Land Subject to Flooding* – Not Applicable. Not located on the project site.
- 3.F. *Land Under Water* – Not Applicable. Not located on the project site.
- 3.G. *Riverfront Area* – Not Applicable. Not located on the project site.

3.H. *Public and Private Water Supply*

- 1. *Projects proposed in areas significant to public or private water supply shall be required to demonstrate that there will be no adverse impact on the water resources. Projects proposed for the Aquifer Protection District shall comply with the provisions of the Aquifer Protection Bylaw, Section 4.8 of the Reading Zoning Bylaws.*

Based on review of the Town of Reading GIS mapping, the Study Area is located within the Aquifer Protection District; however, Finding #8 of the ORAD issued for the site states that the site is not located in the Aquifer Protection District.

3.I. *Side Slope Grades Near Wetlands*

- 1. *Side slopes within 100 feet of a wetland shall have a finished grade according to the following:*
 - a *No steeper than a 3:1 (horizontal:vertical) slope for grassed and mulched slopes;*
 - b *Any slope steeper than 3:1 (horizontal:vertical) must be engineered design with a stamped plan.*

The project is designed to meet these requirements.

3.J. *Vernal Pools* – Not Applicable. No Vernal Pools are located in proximity to the project site.

3.K. *Wildlife Habitat*

- 1. *The Town of Reading accepts and adopts the current (effective Jan 1, 2012) requirements, definitions, performance standards, and regulatory restrictions for wildlife habitat as specified in the Massachusetts Wetland Regulations 310 CMR 10.00 for jurisdictional wetlands under these Town of Reading Wetland Protection Regulations.*

As stated in Section 310 CMR 10.60(1)(a) of the WPA Regulations regarding Measuring Adverse Effects on Wildlife Habitat: “*To the extent that a proposed project on inland Banks, Land under Water, Riverfront Area, or Land Subject to Flooding will alter vernal pool habitat or will alter other wildlife habitat beyond the thresholds permitted under 310 CMR 10.54(4)(a)5., 10.56(4)(a)4., 10.57(4)(a)3. and 10.58(4)(d)1., such alterations may be permitted only if they will have no adverse effects on wildlife habitat. Adverse effects on wildlife habitat mean the alteration of any habitat characteristic listed in 310 CMR 10.60(2), insofar as such alteration will, following two growing seasons of project completion and thereafter (or, if a project would eliminate trees, upon the maturity of replanted saplings) substantially reduce its capacity to provide the important wildlife habitat functions listed in 310 CMR 10.60(2). Such performance standard, however, shall not apply to the habitat of rare species, which are covered by the performance standards established under 310 CMR 10.59.*”

No alteration to any of the above-mentioned resource areas is proposed for the project. Under the WPA, wildlife habitat *per se* is not protected within the Buffer Zone.

3.L. Erosion Control

- 1. Disturbed soils areas near and within wetland resource areas shall be stabilized and protected from the erosive forces of wind and water. Erosion and sedimentation control devices shall be kept in functional condition until the soils are stabilized by vegetation and until removal of the devices is authorized by the Commission or its administrator.*

Erosion control/sediment barriers are proposed consisting of a silt fence with straw wattles to be located along the limit of work, except for the work associated with installing the helical piers and boardwalk as there will be minimal soil disturbance associated with this work. In addition, a crushed stone construction entrance is proposed to minimize transport of sediment onto public roads. Locations and details of the erosion controls are provided on the Site Plans.

3.M. Crossing of Wetlands

- 1. In addition to the provisions of Section C, proposed crossings of wetland areas shall include the following: retaining walls, embankments, or other structures shall be required, to minimize wetland alteration.*

The original NOI application details the projects compliance for the proposed boardwalk through the BVW.

3.N. Stormwater Runoff

- 1. There shall be no significant change in runoff characteristics to any resource area. Any change in stormwater runoff characteristics, which may result in increased flooding off the site or degradation of water quality, must be mitigated by on-site controls. Such controls may include, but are not limited to, storm water detention facilities and stormwater retention facilities which do not alter existing wetlands.*

The project is designed to infiltrate runoff from the developed portion of the lot. Stormwater management includes management of runoff from proposed impervious surfaces and to mitigate the conversion of surface cover from “Woods” to “Grass,” which will be collected via gravel trench drains and roof downspouts and directed to underground infiltration chambers in order to minimize stormwater runoff from the site and provide stormwater infiltration. The infiltration chambers have been designed to maintain current site drainage and groundwater recharge conditions. The infiltration systems are designed to collect and infiltrate all stormwater collected for all storm events up to and including the 100-year storm event.



3.O. *Discharge of Runoff into Resource Areas*

1. *All discharges must be appropriately treated to mitigate for turbidity, sedimentation, erosion, nutrients, water volume and rate, temperature, oil and grease, and other toxic substances. There shall be no unmitigated point source discharges directly into any resource areas or into their zones of natural vegetation (see Section D).*

No unmitigated point source discharges are proposed directly into any resource areas or into their zones of natural vegetation. Runoff from the development is proposed to be infiltrated and the infiltration chambers have been designed for all storm events up to and including the 100-year storm event.

4.0 CONCLUSIONS

As described above, it is LE's opinion, based on our professional education, training, and familiarity with the project site, that the Project meets the burden of proof as stated under Section 2.F. of the Bylaw that *"the proposed work will contribute to the protection of the interests identified in the Bylaw by complying with the performance standards listed in these regulations."*

If you have any questions, please do not hesitate to contact me at 617.405.4118 or jho@lucasenviro.com. Thank you for your consideration in this matter.

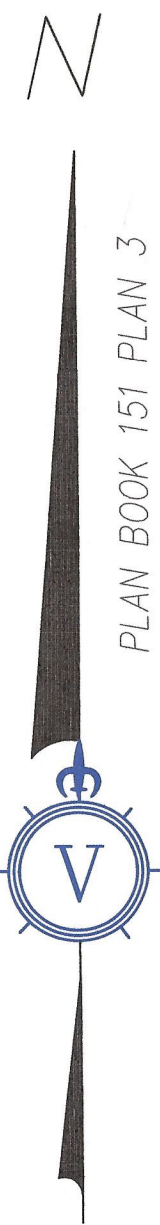
Sincerely,
LUCAS ENVIRONMENTAL, LLC

A handwritten signature in blue ink that reads 'Joseph H. Orzel'.

Joseph H. Orzel, PWS
Project Manager/Wetland Scientist

Enclosures: Revised Plans

cc: Peter Seibold – Applicant/Owner (electronic copy)
Vineyard Engineering & Environmental Services, Inc. (electronic copy)
MassDEP – NERO



PLAN BOOK 151 PLAN 3

LEGEND:

- WETLAND FLAG (BY LEC ENVIRONMENTAL)
- EOR EDGE OF ROAD
- BSW BACK OF SIDEWALK
- CONIFEROUS TREE (>6" DIA.)
- DECIDUOUS TREE (>6" DIA.)
- WATER GATE
- EXISTING CONTOUR
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- STONE BOUND DRILL HOLE
- TEST PIT
- 25' PERMANENT WETLAND MARKER
- TREE TO BE REMOVED (26)
- GUARDRAIL

NOTES:

PERMANENT MARKERS SHALL BE INSTALLED AND MAINTAINED IN CONVENIENT LOCATIONS ALONG THE LIMITS OF THE ZMV SUCH AS AT ANY CORNERS OR ALONG A RADIUS, NO MORE THAN FIFTY FEET APART. MARKERS MAY BE STONE OR CONCRETE BOUNDS, METAL PIPES OR RODS, TREES, SHRUBS, OR OTHER STRUCTURES AS APPROVED.



NO.	DATE	REVISION	BY
1	01.17.24	ADJUST LOT B-1 SIZE, WETLAND AND UPLAND AREAS. ADD RED X OVER TREES TO BE REMOVED.	AJF
2	02.05.24	SHORTENED ROADWAY EXTENSION. REMOVE SNOW STORAGE & PRE-TREATMENT AREAS. ADD POST & RAIL TO PREVENT STOCKPILING OF SNOW IN WETLAND. UPDATED TREE REMOVAL COUNT. ADD BOARDWALK BTD EXISTING EDGE OF PAVED RDWS.	AJF

ZONING TABLE

S-20 DISTRICT	REQUIRED	EXISTING	PROPOSED LOT B-1	PROPOSED ROW EXTENSION
LOT SIZE	20,000 SQ. FT.	54,942 ± SQ. FT.	43,740 ± SQ. FT.	11,201 ± SQ. FT.
FRONTAGE	120.00'	50.03'	186.06'	---
MINIMUM LOT WIDTH	80.00'	186.06'	186.06'	---
MINIMUM FRONT SETBACK	20.0'	---	105.4'	---
MINIMUM SIDE SETBACK	15.0'	---	54.4'	---
MINIMUM REAR SETBACK	20.0'	---	106.3'	---
MAX. LOT COVERAGE	25%	---	3.7%	---
HEIGHT	35'	---	LESS THAN 35'	---
WETLAND AREA		17,357 ± SQ. FT.	12,745 ± SQ. FT.	4,606 ± SQ. FT.
UPLAND AREA		37,585 ± SQ. FT.	32,982 ± SQ. FT.	4,609 ± SQ. FT.

TOTAL IMPERVIOUS AREA LOT B-1
4,131 SF/10.6%

OWNER OF RECORD
PETER SEIBOLD
437 SUMMER AVE., READING, MA
DEED BOOK 30698 PAGE 582

ZONING DISTRICT
TAX MAP 38 PARCEL 139
S-20 DISTRICT

PLAN REFERENCES
PLAN NO. 1478 OF 1985
PLAN NO. 640 OF 1967

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY. THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

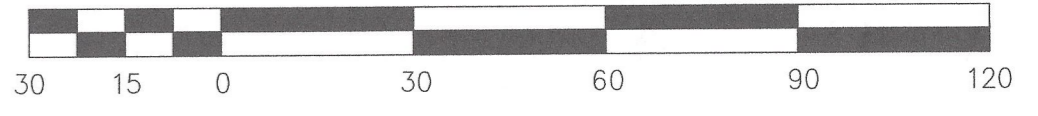


PROPOSED SITE PLAN

**ANNETTE LANE
READING, MA**

SCALE 1" = 30' NOVEMBER 27, 2023
REVISED FEBRUARY 5, 2024
PREPARED BY

**VINEYARD ENGINEERING
& ENVIRONMENTAL SERVICES INC.**
LAND SURVEY, CIVIL ENGINEERING
& ENVIRONMENTAL SERVICES
17 SALEM STREET
MEDFORD MA 02155
TEL. 781-933-3330 FAX. 781-933-3334
Vineyardeng.com



LEGEND:

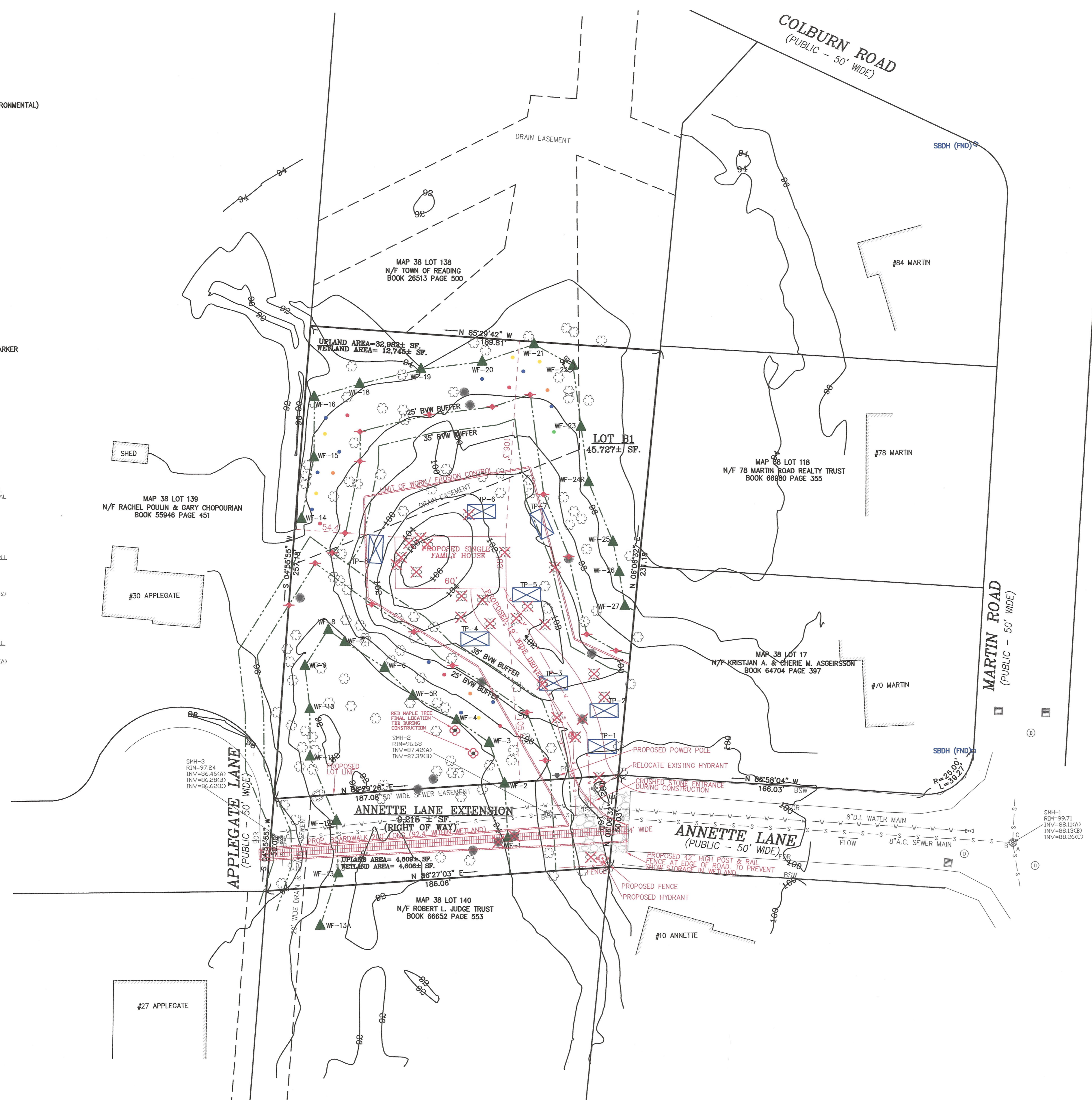
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PROPOSED PLANTINGS TO REPLACE OR CUT TREES BASED ON THE READING REPLACEMENT TREE AND SHRUB SCHEDULE

- TREES (16)
- =1 WHITE PINE (PINUS STROBUS)
- =4 RED OAK (QUERCUS RUBRA)
- =5 YELLOW BIRCH (BETULA ALLEGHANIENSIS)
- =3 AMERICAN HOPHORNBEAM (OSTRYA VIRGINIANA)
- =2 RED MAPLE (ACER RUBRUM)
- SMALL TREE / LARGE SHRUB (10)
- =10 SHADBUSH (AMELANCHIER CANADENSIS)
- SHRUBS (23 TO BE FITTED IN THE GENERAL PLANTING AREAS)
- 6 WITCH-HAZEL (HAMAMELIS VIRGINIANA)
- 15 SWEET PEPPARBUSH (CELEBRIS ALNIFOLIA)
- 10 MAPLE-LEAVED VIBURNUM (VIBURNUM ACERIFOLIUM)



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JAMES J. ABELY
PROFESSIONAL LAND SURVEYOR
No. 28680

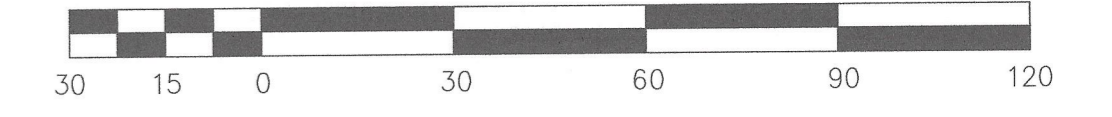
PROPOSED PLANTING PLAN

ANNETTE LANE
READING, MA

SCALE 1" = 30' FEBRUARY 5, 2024

PREPARED BY

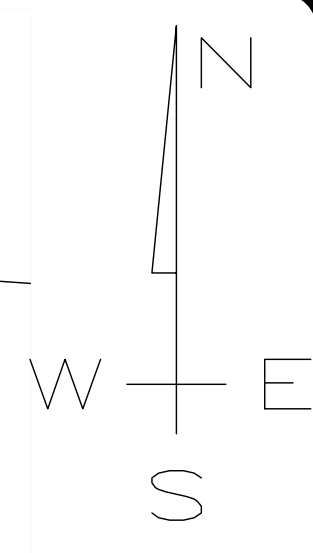
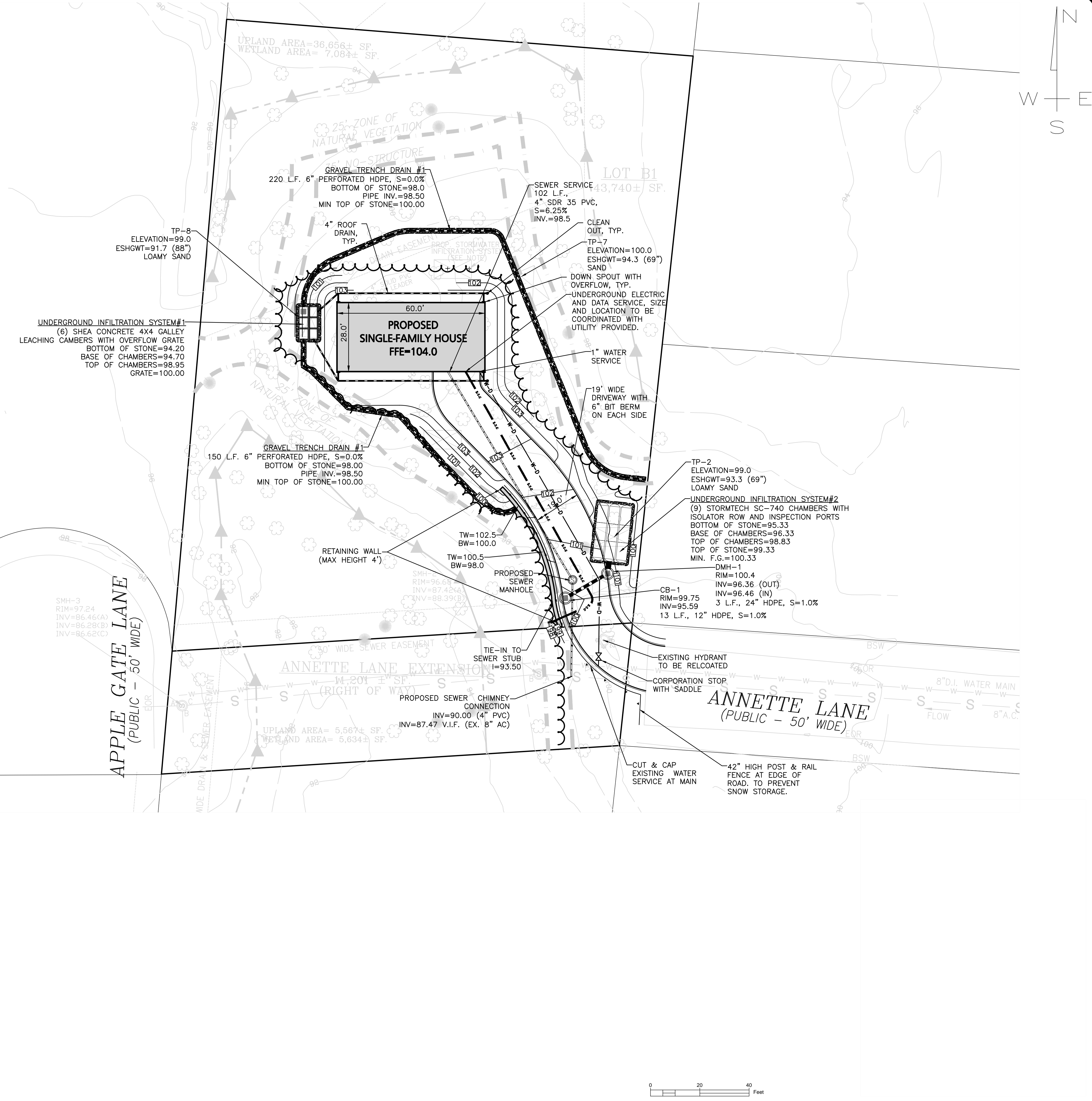
VINEYARD ENGINEERING & ENVIRONMENTAL SERVICES INC.
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TEL. 781-933-3330 FAX. 781-933-3334
Vineyardeng.com



C:\USERS\COMWIN\DESKTOP\PROJECT INFO\202304-01\CIVIL DRAWINGS\202304-01 - SITE IMPROVEMENT PLAN.DWG

PLAN NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITY CONNECTIONS SHOULD BE COORDINATED WITH THE MEP PRIOR TO CONSTRUCTION.
- EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR THE FINAL LOCATIONS OF PROPOSED ROOF DRAINS. LOCATIONS ARE SHOWN HEREON FOR COORDINATION PURPOSES ONLY.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN, MADOT, MADEP, MWRA, MUTCD, AND AASHTO.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF READING DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
READING DEPT. OF PUBLIC WORKS: 1-781-942-9077
- PROPERTY LINE INFORMATION, EXISTING TOPOGRAPHY, AND EXISTING SITE DETAILS DEPICTED HEREIN WERE OBTAINED FROM A FIELD SURVEY CONDUCTED BY VINEYARD ENGINEERING & ENVIRONMENTAL SERVICES, INC.
- THE ELEVATIONS DEPICTED HEREIN ARE BASED ON AN ASSUMED DATUM.
- THE PARCELS OF LAND ARE NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- ALL UTILITIES SHALL BE APPROVED MATERIALS AND INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARDS AND MUST BE INSTALLED BY A LICENSED DRAIN LAYER.
- THE CONTRACTOR SHALL PROVIDE THE TRENCH PATCHING LIMITS FOR THE ENGINEER TO APPROVE PRIOR TO ISSUANCE OF THE STREET OPENING PERMIT. PAVEMENT TYPE AND THICKNESS IN ACCORDANCE WITH TOWN STANDARDS.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN AND SEWER LINES. WATER SERVICES SHALL BE SLEEVED REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN AND SEWER LINES. SLEEVE SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF EIGHT FEET CENTERED ON THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- ALL UTILITIES SHALL BE APPROVED MATERIALS AND INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARDS AND MUST BE INSTALLED BY A LICENSED DRAIN LAYER.



PROFESSIONAL ENGINEER FOR SOMERVILLE ENGINEERING, LLC

REVISIONS

B	2/2/24	VARIOUS REVISIONS
A	11/10/23	ADD PROFILE

OWNER:

PETER SEIBOLD
437 SUMMER AVENUE
READING, MA 01867

PROJECT:

DEFINITIVE SUBDIVISION
ANNETTE LANE
READING, MA

SE | SOMERVILLE ENGINEERING

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SCALE:	1"=20'
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TITLE:	SHEET:
SITE IMPROVEMENT PLAN	C-102