




DATUM:
NAVD 1988

TOWN OF READING

103.00'
S88°39'13"E

LEGEND:

-  = EX. WETLAND RESOURCE AREA
- 9A  = EX. WETLAND FLAG
- 20"  = EX. TREE/DIAMETER
- FFE = FIRST FLOOR ELEVATION
- 73x2 = EX. SPOT GRADE
- 80-- = EX. CONTOUR
- BVW = BORDERING VEGETATED WETLAND
- (80)— = PROP. CONTOUR

SITE NOTES:

- 1) NO TREES TO BE CUT AS PART OF THIS PROJECT.
- 2) NO SOIL STOCKPILING TO OCCUR.

OWNER INFORMATION:

PARIS & PAMELA DASKALAKIS
71 LILAH LANE
READING, MA 01867

ASSESSOR INFORMATION:

MAP 55 LOT 18

DEED REFERENCE:

BOOK: 65451 PAGE: 98

IMPERVIOUS COVERAGE:

EX. HOUSE:	1,724 S.F.±
EX. SUNROOM:	146 S.F.±
EX. PAVED DRIVEWAY:	690 S.F.±
EX. PAVER PATIO:	207 S.F.±
PROP. PORTICO:	60 S.F.±
PROP. ADDITION:	330 S.F.±
PROP. FRONT WALKWAY:	80 S.F.±
PROP. PAVER PATIO EXP.:	105 S.F.±

TOTAL: 3,342 S.F.±

IN AQUIFER PROTECTION DISTRICT 15% OF LOT AREA (6,436 S.F.) ALLOWED TO BE COVERED BY IMPERVIOUS SURFACES BY RIGHT.

% BUILDING COVERAGE:

EX. HOUSE:	1,724 S.F.±
EX. SUNROOM:	146 S.F.±
PROP. PORTICO:	60 S.F.±
PROP. ADDITION:	330 S.F.±

TOTAL: 2,260 S.F.
(OR 5.3%)



ZONING INFORMATION:

ZONING DISTRICT: S-20 *
* AQUIFER PROTECTION DISTRICT

**PLOT PLAN OF LAND
#71 LILAH LANE
READING, MA 01867**

PREPARED BY:

SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
(781) 854-8644

DATE: 3/5/24 SCALE: 1"=30'

#77 LILAH LANE
TAX MAP 55 LOT 19
N/F BORGES

N10°56'01"E
377.02'

LOT AREA
42,906 S.F.

S10°11'34"W
447.69'

#65 LILAH LANE
TAX MAP 55 LOT 17
N/F ZAGAMI

Note:
Wetland delineation performed by
Norse Environmental Services Inc.
in February 2024.

Prop. Paver Patio
Expansion 9'x11.5'

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

Ex. Cobblestone Edging
w/ Crushed Stone

25' BVW BUFFER
"NO DISTURB ZONE"

35' BVW BUFFER
"NO STRUCTURE ZONE"

100' BVW
BUFFER ZONE

Prop. Crushed
Stone Drip
Trench
(2'W x-1'D)

Prop. 6'x10'
Portico

Prop. Addition
Roof
Fitch

EXISTING
2 STY WOOD
STRUCTURE
#71
FFE=89.2'±

1 STY

EXISTING
2 CAR
GARAGE

Grassed
Area 87x7

Grassed
Area

Ex. Pavement
Driveway

Ex. Bit.
Conc. Driveway

Grassed
Area

100' BVW
BUFFER ZONE

100' BVW
BUFFER ZONE

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Ex. Paver Walkway
to be removed and
replaced with new
paver walkway from
new portico to driveway.

LILAH
LANE

N51°26'18"W
78.75'

R=353.53'
L=41.25'