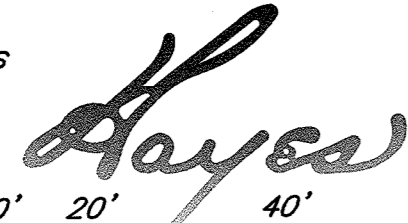


Plan to Accompany Notice of Intent in READING, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

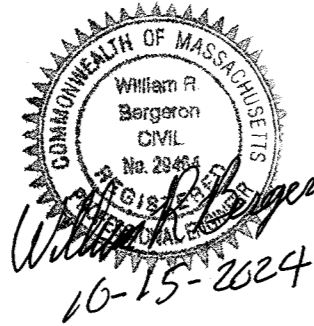


Scale: 1" = 20' 0' 10' 20' 40' 60' September 16, 2024

#57 Longwood Road

CURRENT OWNERSHIP:

PATRICK TROJER
57 LONGWOOD ROAD, READING, MA 01867
DEED REFERENCE: BOOK 57971 PAGE 107 AS RECORDED
IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
ASSESSORS MAP 19 PARCEL 20



NOTES:

THE TOPOGRAPHIC INFORMATION DEPICTED ON THE PLAN FROM AN ACTUAL ON THE GROUND SURVEY BY HAYES ENGINEERING, INC. PERFORMED ON SEPTEMBER 12, 2024.

THE PROPERTY LINE INFORMATION SHOWN FROM PLAN TITLED "PLAN OF LAND IN READING, MA #57 LONGWOOD ROAD" BY HAYES ENGINEERING DATED SEPTEMBER 22, 2011.

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA COMMUNITY PANEL NUMBER 25017C0294E WITH AN EFFECTIVE DATE OF 06/04/2010.

ZONE: SINGLE FAMILY (S20)

- MINIMUM SETBACKS:
- FRONT = 20'
 - SIDE = 15'
 - REAR = 20'
- MIN. FRONTAGE = 120'*
MIN. LOT AREA = 20,000 S.F.

LEGEND:

--- 20 ---	CONTOUR
-x-x-x-	FENCE
-----	EDGE OF PAVEMENT
o	MANHOLE
o	SEWER MANHOLE
o	UTILITY POLE
o	CATCH BASIN
o	ELECTRIC HANDHOLD
o	HYDRANT
o	AIR CONDITIONING
o	CATCH BASIN
o	GARAGE FLOOR
o	LANDSCAPING
o	MANHOLE
o	RIM
o	RETAINING WALL
o	SQUARE FEET
o	STONE AND MORTAR
o	UTILITY POLE
o	4.0 FEET HIGH

14390/270
JULIANA L. CANUSO
LOTS 19D & B3 ON PLAN NO. 264 OF 1938
ASSESSORS MAP 19 PARCEL 19

APPROXIMATE 200'
FROM RIVERFRONT AREA

LONGWOOD ROAD
(PUBLIC - 40 FEET WIDE)

68567/234
RANDLE E. & SUSAN M. KNEELAND
ASSESSORS MAP 19 PARCEL 13

82144/485
DAVID A. CATANZANO
ASSESSORS MAP 19 PARCEL 14

41440/361
JOHNSON WOODS REALTY CORPORATION
LOTS A5, A6 & A7 ON PLAN NO. 349 OF 2006
AND LOTS A8 & A9 ON PLAN NO. 1131 OF 2007
ASSESSORS MAP 19 PARCEL 3

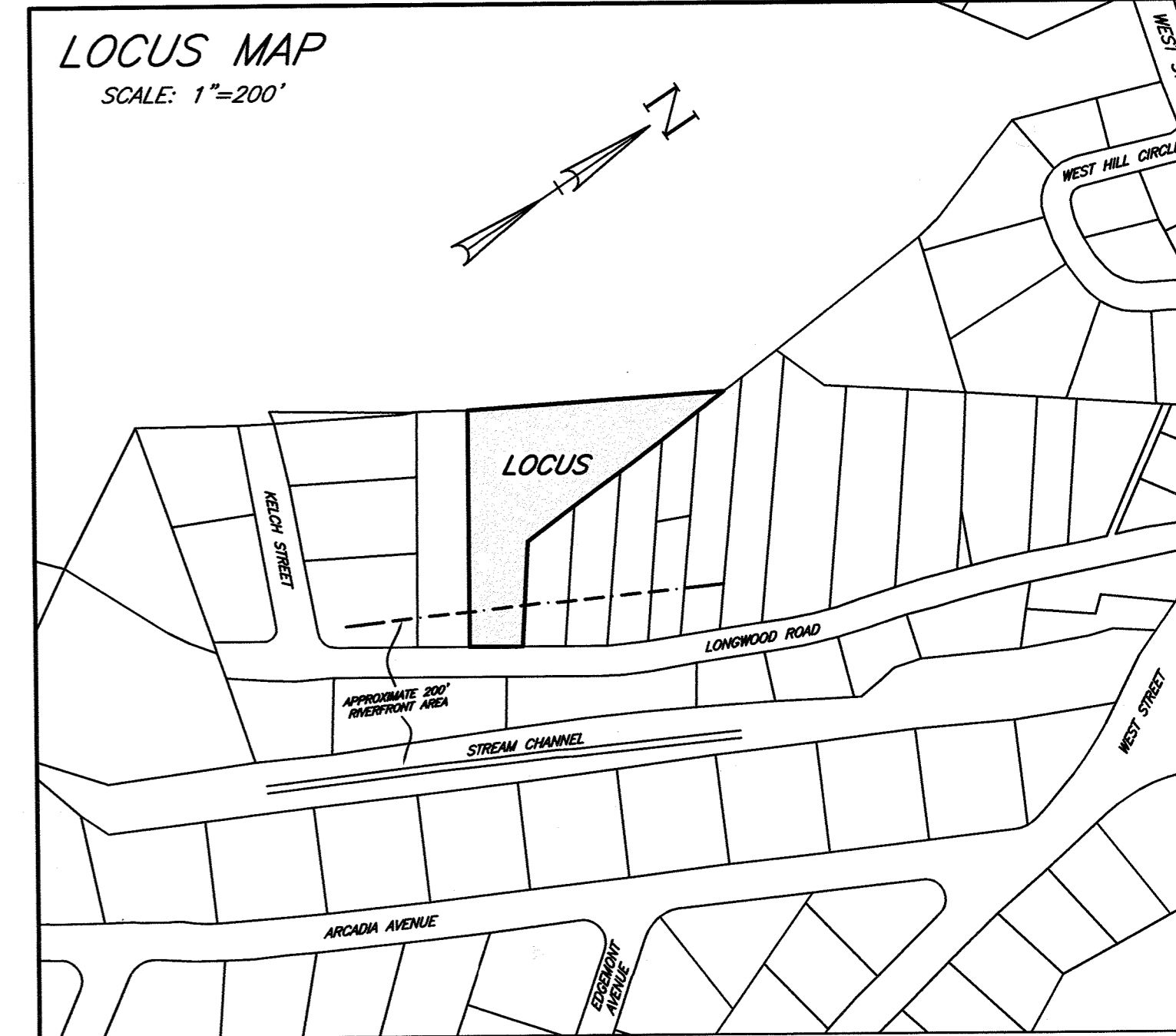
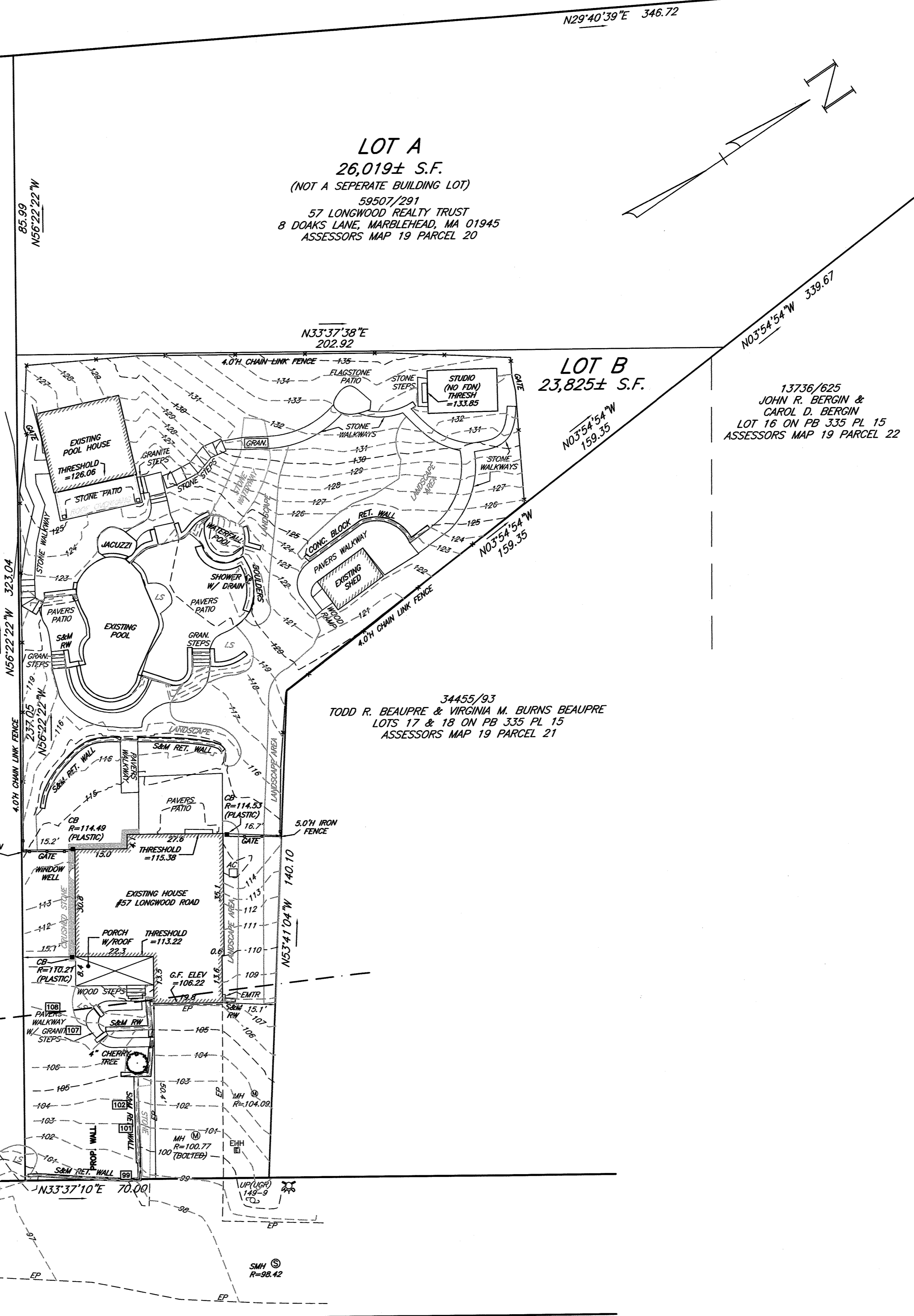
26960/472
JANET M.
BONITATIBUS &
ROBERT P.
BONITATIBUS
LOT 13 ON PB
335 PL 15
ASSESSORS MAP 19
PARCEL 25

31054/346
RICHARD EMERSON &
CHRISTINE EMERSON
LOT 14 ON PB 335
PL 15
ASSESSORS MAP 19
PARCEL 24

27919/511
ANTHONY CRUPI &
PATRICIA A. CRUPI
LOT 15 ON PLAN NO. 92
OF 1937
ASSESSORS MAP 19
PARCEL 23

13736/625
JOHN R. BERGIN &
CAROL D. BERGIN
LOT 16 ON PB 335 PL 15
ASSESSORS MAP 19 PARCEL 22

34455/93
TODD R. BEAUPRE & VIRGINIA M. BURNS BEAUPRE
LOTS 17 & 18 ON PB 335 PL 15
ASSESSORS MAP 19 PARCEL 21



Existing Conditions
NOI Sheet 1 of 2

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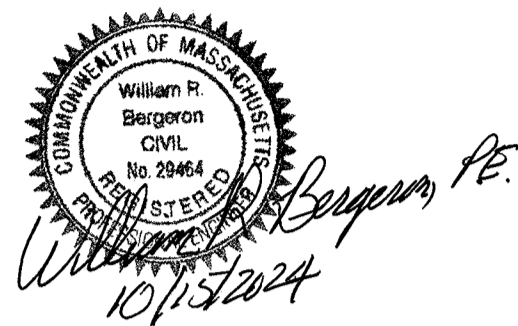
Scale: 1" = 10' September 16, 2024



#57 Longwood Road

CURRENT OWNERSHIP:

PATRICK TROJER
57 LONGWOOD ROAD, READING, MA 01867
DEED REFERENCE: BOOK 57971 PAGE 107 AS RECORDED
IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
ASSESSORS MAP 19 PARCEL 20



NOTES:

THE TOPOGRAPHIC INFORMATION DEPICTED ON THE PLAN FROM AN ACTUAL ON THE GROUND SURVEY BY HAYES ENGINEERING, INC. PERFORMED ON SEPTEMBER 12, 2024.

THE PROPERTY LINE INFORMATION SHOWN FROM PLAN TITLED "PLAN OF LAND IN READING, MA #57 LONGWOOD ROAD" BY HAYES ENGINEERING DATED SEPTEMBER 22, 2011.

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA COMMUNITY PANEL NUMBER 25017C0294E WITH AN EFFECTIVE DATE OF 06/04/2010.

PROPOSED ADDITION SHOWN FROM PLAN PROVIDED BY O'SULLIVAN ARCHITECTS, INC.

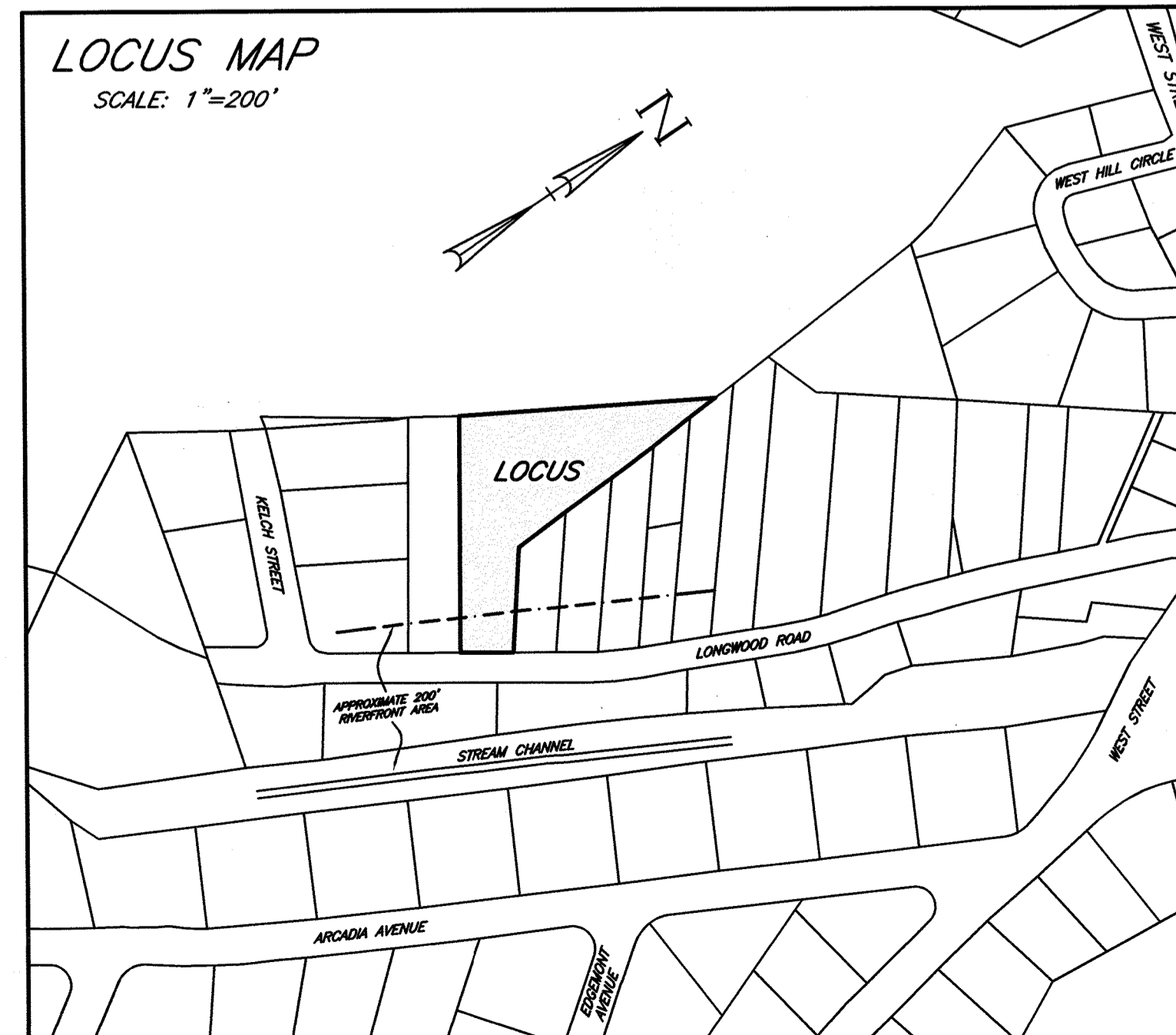
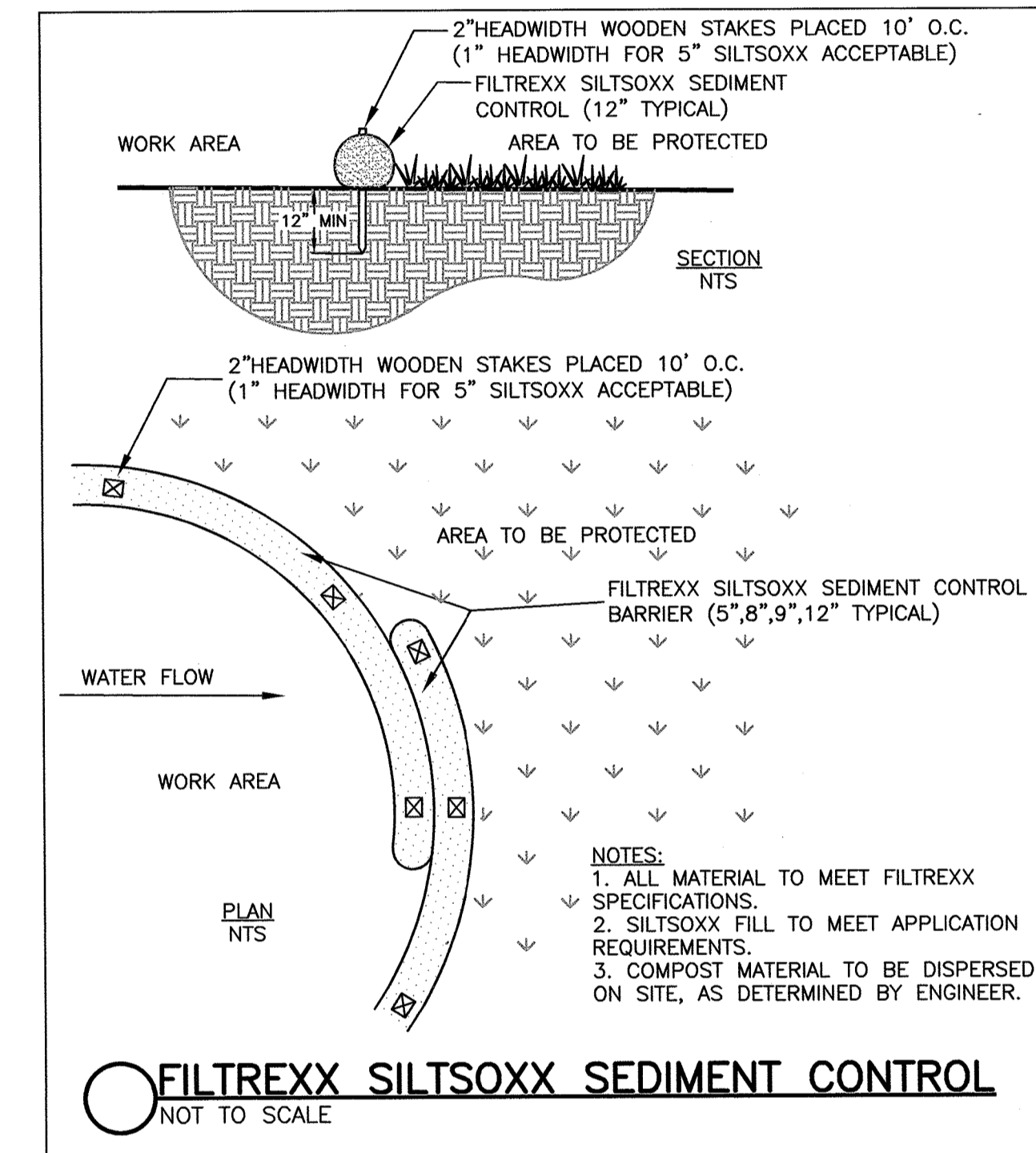
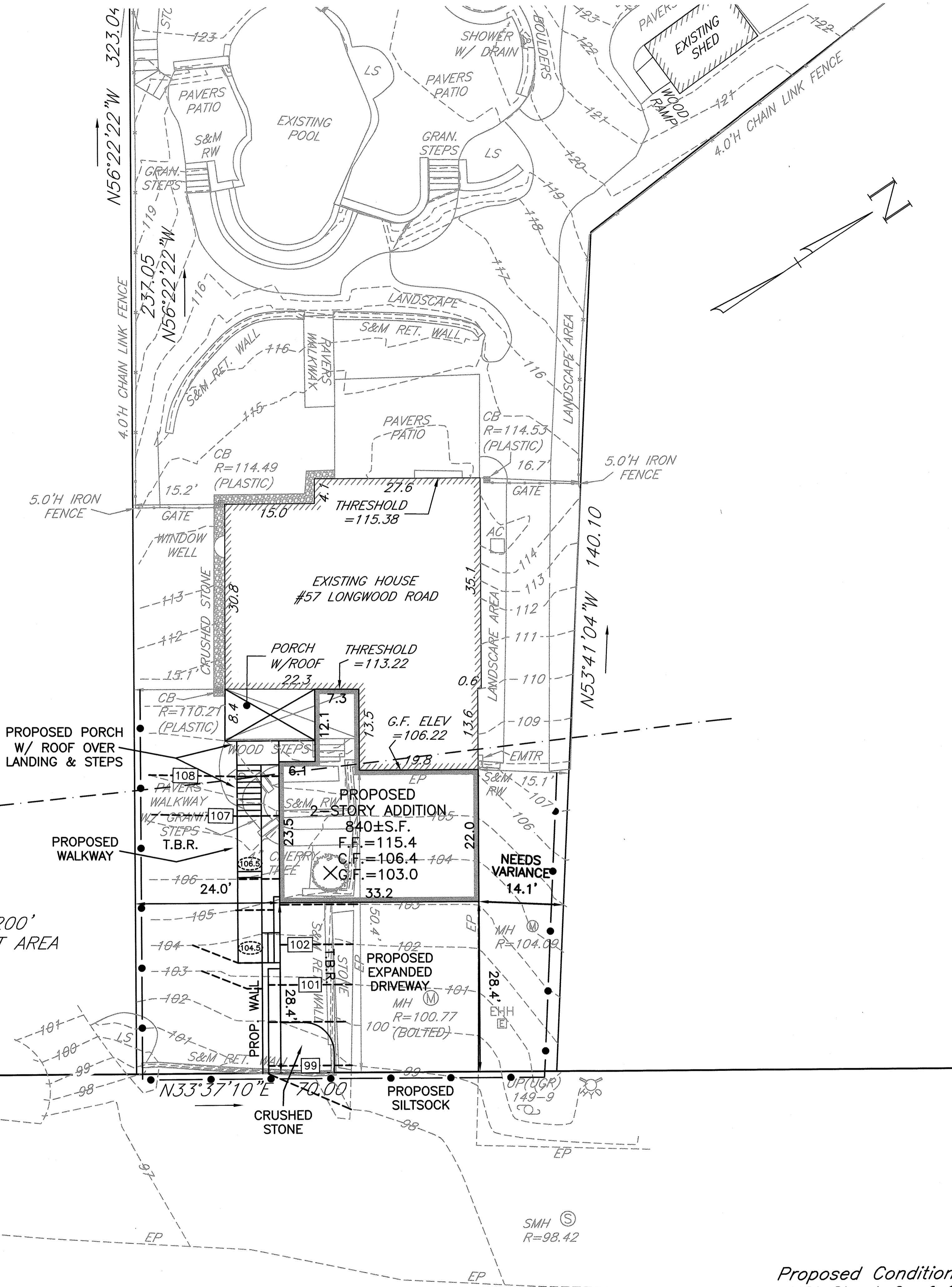
ZONE: SINGLE FAMILY (S20)

MINIMUM SETBACKS:

- FRONT = 20'
- SIDE = 15'
- REAR = 20'
- MIN. FRONTAGE = 120'*
- MIN. LOT AREA = 20,000 S.F.

LEGEND:

- 20 --- CONTOUR
- x-x-x- FENCE
- - - - - EDGE OF PAVEMENT
- - - - - PROPOSED EROSION CONTROL
- MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- CATCH BASIN
- ELECTRIC HANDHOLD
- HYDRANT
- TREE TO BE REMOVED
- AC AIR CONDITIONING
- CB CATCH BASIN
- G.F. GARAGE FLOOR
- L.S. LANDSCAPING
- M.H. MANHOLE
- RIM
- RETAINING WALL
- S.F. SQUARE FEET
- S&M STONE AND MORTAR TO BE REMOVED
- T.B.R. UTILITY POLE
- UP 4.0'H 4.0 FEET HIGH



Proposed Conditions
NOI Sheet 2 of 2