

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" = 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.

ZONE: SINGLE FAMILY (S20)

MINIMUM SETBACKS:

FRONT = 20'

SIDE = 15'

REAR = 20'

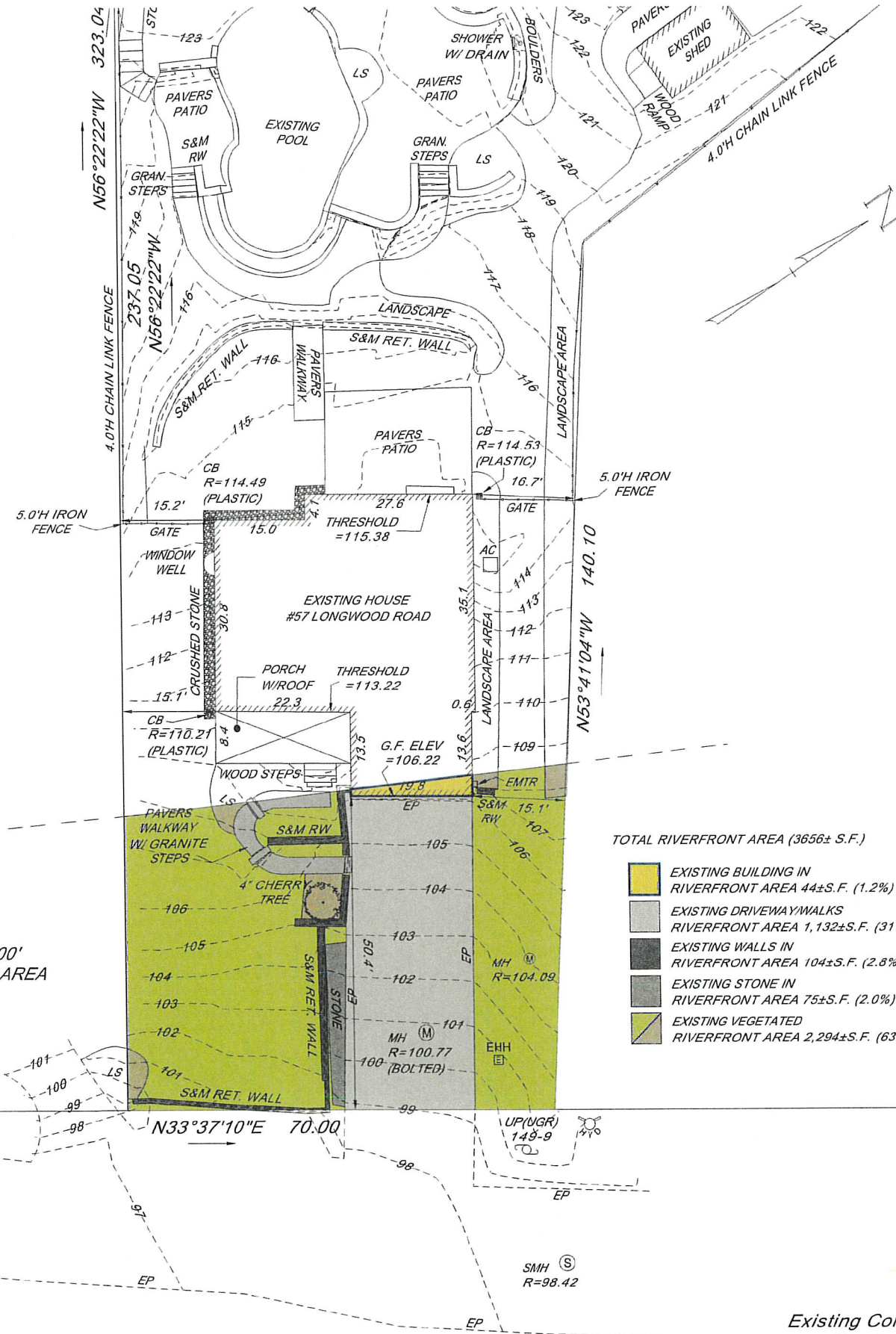
MIN. FRONTAGE = 120'

MIN. LOT AREA = 20,000 S.F.

LEGEND:

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

APPROXIMATE 200'
FROM RIVERFRONT AREA



TOTAL RIVERFRONT AREA (3656± S.F.)

- EXISTING BUILDING IN RIVERFRONT AREA 44±S.F. (1.2%)
- EXISTING DRIVEWAY/WALKS RIVERFRONT AREA 1,132±S.F. (31%)
- EXISTING WALLS IN RIVERFRONT AREA 104±S.F. (2.8%)
- EXISTING STONE IN RIVERFRONT AREA 75±S.F. (2.0%)
- EXISTING VEGETATED RIVERFRONT AREA 2,294±S.F. (63%)

LOCUS MAP

SCALE: 1"=200'



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September 16, 2024
February 24, 2025

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ASSESSORS MAP 19 PARCEL 20

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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.

PROPOSED DRIVEWAY EXPANSION AND PROPOSED STONE WALL SHALL BE INSTALLED IN INITIAL STAGES OF CONSTRUCTION. DRIVEWAY AND STREET SHALL BE SWEEPED AT THE END OF WORKDAY.

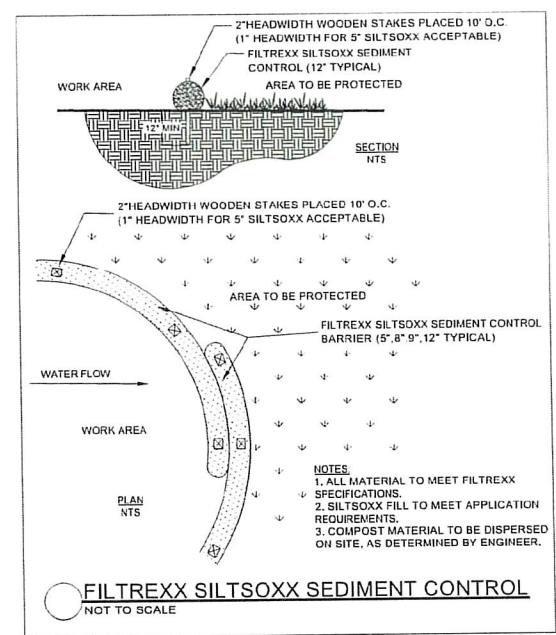
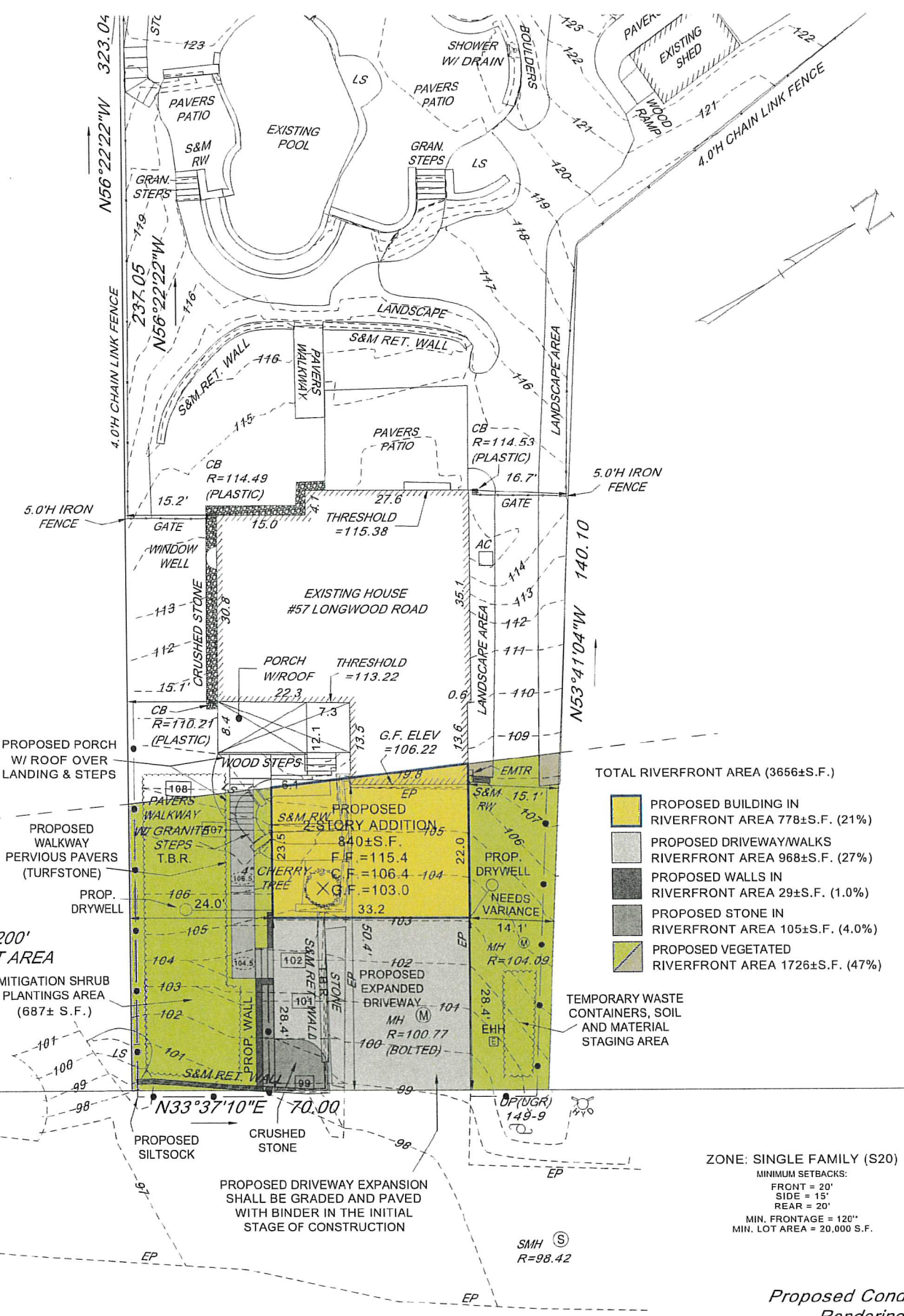
DRY WELLS, SOIL TESTING SHALL BE DONE PRIOR TO INSTALLATION. DESIGN AND SIZING CALCULATIONS SHALL BE TO CONSERVATION COMMISSION PRIOR TO START OF CONSTRUCTION. CONTROL DEVICES FOR ADDITION ROOF RUN OFF SHALL BE PROVIDED.

SOIL TESTING SHALL BE DONE PRIOR TO INSTALLATION FOR SIZING CALCULATIONS

CHERRY TREE TO BE RELOCATED.

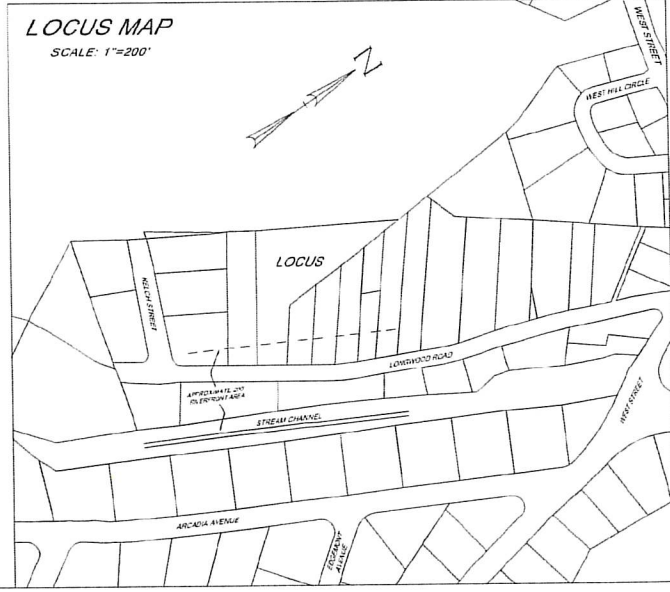
LEGEND:

- 20' --- CONTOUR
- - - - - FENCE
- ===== EDGE OF PAVEMENT
- - - - - PROPOSED EROSION CONTROL
- ⊕ MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊕ CATCH BASIN
- ⊕ ELECTRIC HANDHOLD
- ⊕ HYDRANT
- ⊕ TREE TO BE REMOVED
- ⊕ AIR CONDITIONING
- ⊕ CATCH BASIN
- ⊕ GARAGE FLOOR
- ⊕ LANDSCAPING
- ⊕ MANHOLE
- ⊕ RM
- ⊕ RETAINING WALL
- ⊕ SQUARE FEET
- ⊕ STONE AND MORTAR
- ⊕ TO BE REMOVED
- ⊕ UTILITY POLE
- ⊕ 4.0 FEET HIGH



IMPERVIOUS AREAS TABLE

LOCATION	AREA (S.F.)	PERCENTAGE (%) OF RIVERFRONT AREA
RIVERFRONT AREA ON PROPERTY	3,656± S.F.	
EXISTING (DEGRADED)		
BUILDING	44± S.F.	1.2%
DRIVEWAY / WALKS	1,132± S.F.	31%
WALLS	104± S.F.	2.8%
TOTAL	1,280± S.F. TOTAL	35%
PROPOSED		
BUILDING	778± S.F.	21%
DRIVEWAY / WALKS	968± S.F.	27%
STEPS	41± S.F.	1.0%
WALLS	29± S.F.	1.0%
TOTAL	1,816± S.F. TOTAL	50%



LONGWOOD ROAD

ZONE: SINGLE FAMILY (S20)
MINIMUM SETBACKS:
FRONT = 20'
SIDE = 15'
REAR = 20'
MIN. FRONTAGE = 120"
MIN. LOT AREA = 20,000 S.F.

Proposed Conditions
Rendering
NOI Sheet 2 of 2