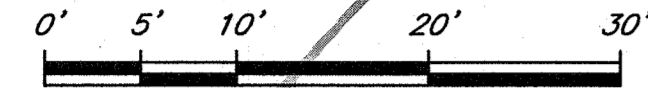


Plan to Accompany Notice of Intent in READING, MASS.

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
May 14, 2025

#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.

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
-x-x-	FENCE
-----	EDGE OF PAVEMENT
-----	PROPOSED EROSION CONTROL
○	MANHOLE
○	SEWER MANHOLE
○	UTILITY POLE
○	CATCH BASIN
○	ELECTRIC HANDHOLD
○	HYDRANT
○	TREE TO BE RELOCATED
○	AIR CONDITIONING
○	CATCH BASIN
○	GARAGE FLOOR
○	LANDSCAPING
○	MANHOLE
○	RIM
○	RETAINING WALL
○	SQUARE FEET
○	STONE AND MORTAR TO BE REMOVED
○	UTILITY POLE
○	4.0'H

APPROXIMATE 200'
FROM RIVERFRONT AREA

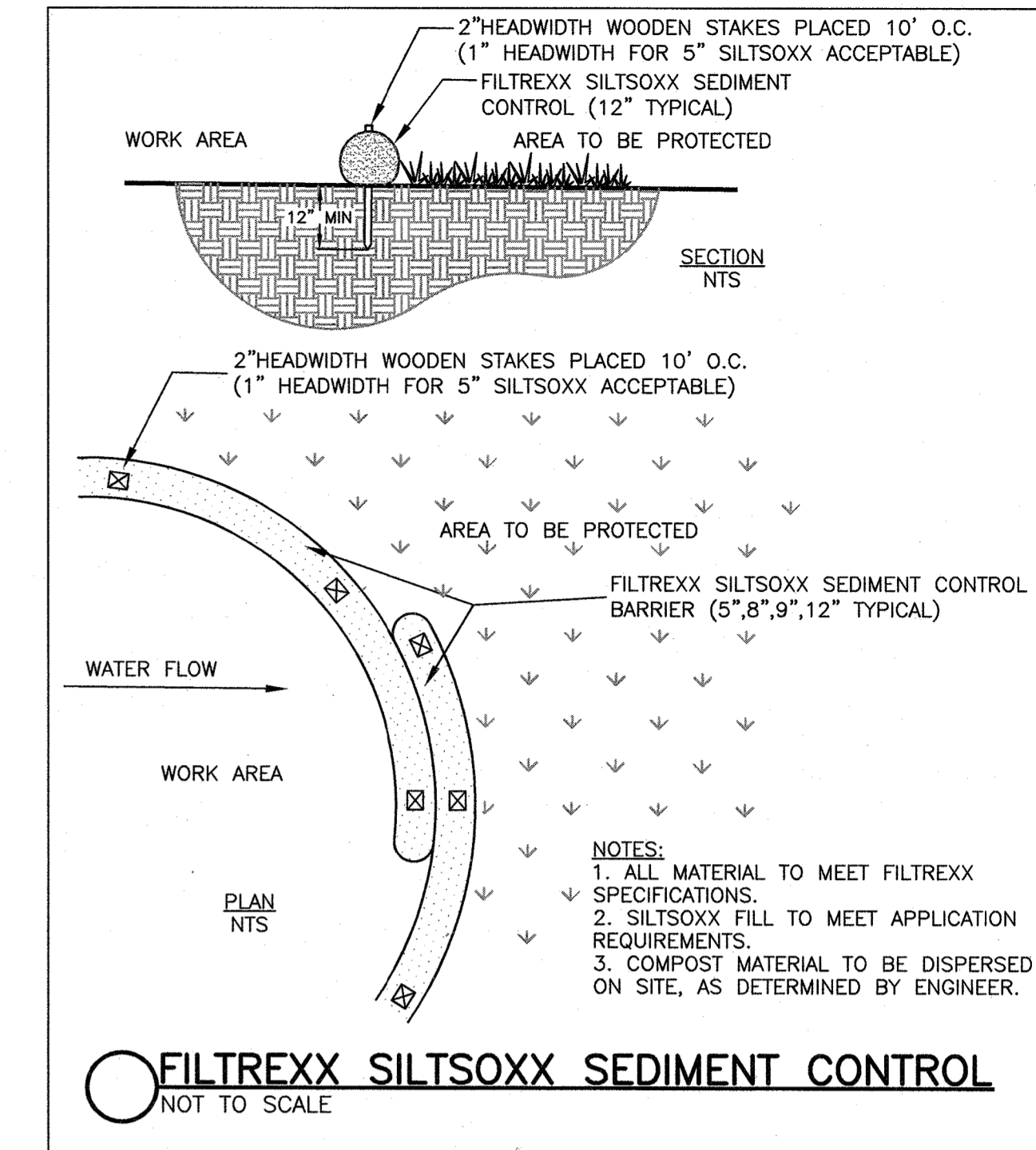
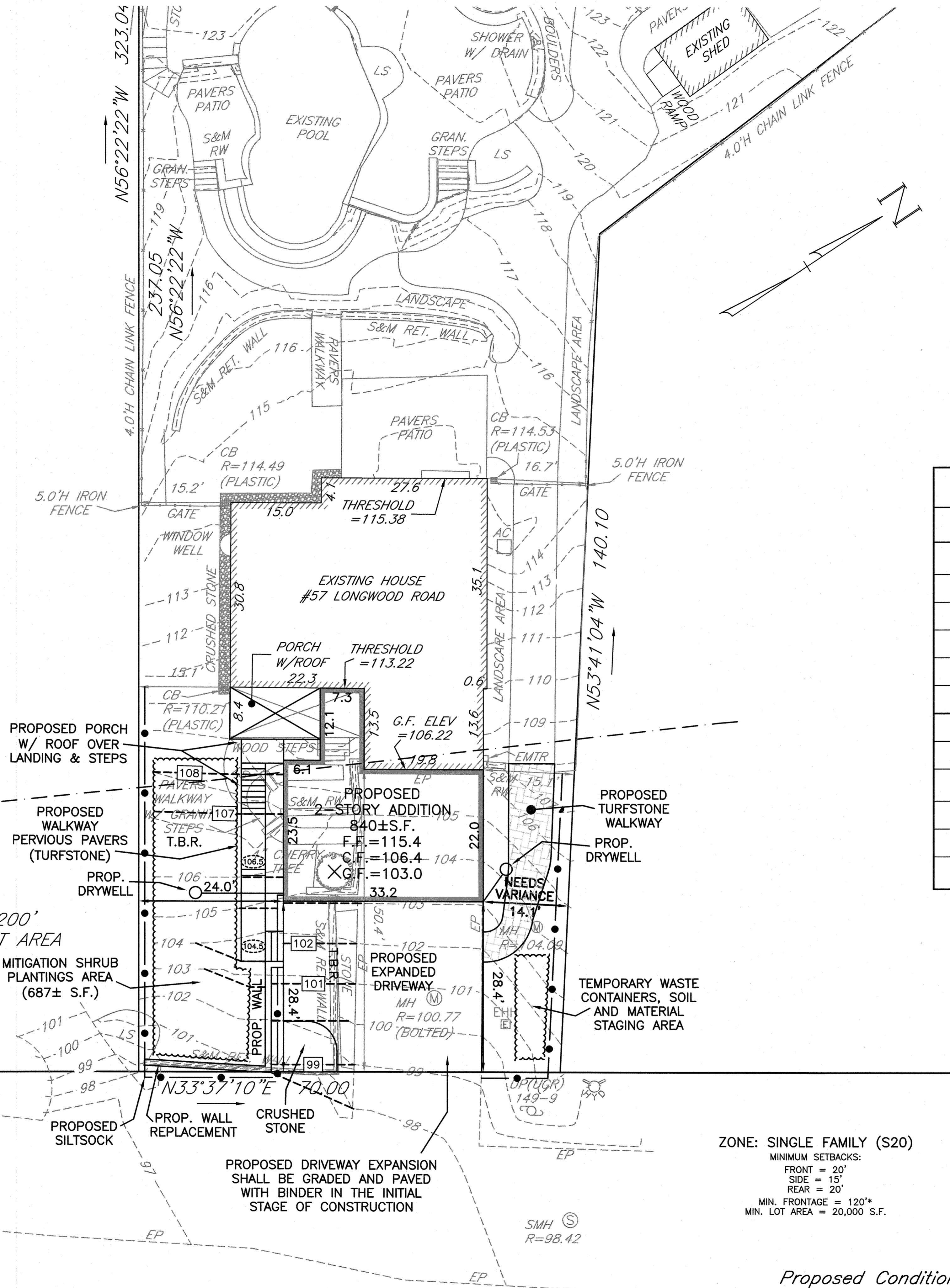
MITIGATION SHRUB
PLANTINGS AREA
(687± S.F.)

PROPOSED SILT SOCK
PROP. WALL REPLACEMENT
CRUSHED STONE

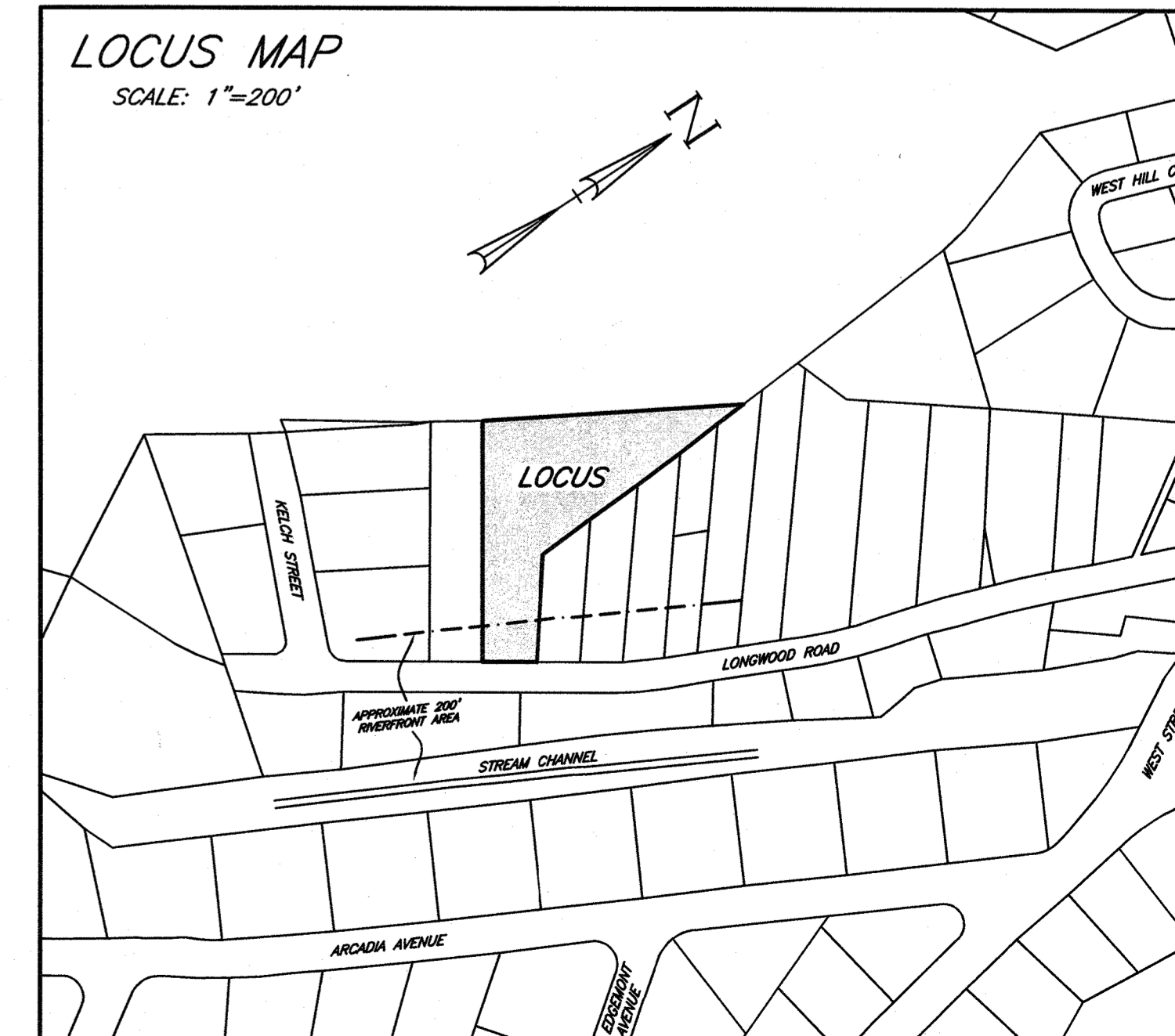
PROPOSED DRIVEWAY EXPANSION
SHALL BE GRADED AND PAVED
WITH BINDER IN THE INITIAL
STAGE OF CONSTRUCTION

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

LONGWOOD ROAD



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%



Proposed Conditions
NOI Sheet 2 of 2