

**ZONING:**

ZONING DISTRICT: S-20  
MIN. LOT AREA: 20,000 S.F.  
MIN. LOT FRONTAGE: 120 FEET  
MIN. LOT WIDTH: 80 FEET  
MIN. FRONT YARD: 20 FEET  
MIN. SIDE YARD: 15 FEET  
MIN. REAR YARD: 20 FEET  
MAX. LOT COVERAGE: 25%

**LIST OF WAIVERS REQUESTED FROM  
THE TOWN OF READING SUBDIVISION REGULATIONS**

- 1. SECTION 6.1.1.b.10 - REQUIRING TOPOGRAPHY BE SHOWN WITHIN 100 FEET OF LOCUS
- 2. SECTION 6.1.1.b.23 - REQUIRING DELINEATED BOUNDS OF ANY WETLAND RESOURCE AREAS ON THE PROPERTY OR WITHIN 200 FEET OF ANY PORTION OF THE PROPERTY.
- 3. SECTION 6.1.1.d.3 - REQUIRING A FULL TRAFFIC REPORT/STUDY
- 4. SECTION 6.1.1.d.4 - REQUIRING AN ENVIRONMENTAL IMPACT REPORT
- 5. SECTION 6.1.1.d.7(c) - REQUIRING ELECTRICAL SERVICE AND STREET LIGHTING
- 6. SECTION 7.1(d) - REQUIRING ALL ROADWAYS TO BE DESIGNED IN ACCORDANCE WITH AASHTO RECOMMENDATIONS
- 7. SECTION 7.1.1(a) - REQUIRING THE WIDTH OF STREET RIGHT OF WAYS TO BE SIXTY FEET AND CUL-DE-SAC TERMINATIONS OF STREET RIGHT-OF-WAY CIRCLE WITH A RADIUS OF 60 FEET.
- 8. SECTION 7.1.2(c) - REQUIRING THAT CHANGES IN GRADE OR VERTICAL CURVES OF STREETS BE DESIGNED IN ACCORDANCE WITH AASHTO BASED ON A DESIGN SPEED OF 30 MPH FOR SECONDARY STREETS.
- 9. SECTION 7.1.3 - REQUIRING A 30 FOOT MINIMUM PAVED WAY (24 FEET PROPOSED)
- 10. SECTION 7.1.5(a) - REQUIRING MAXIMUM DEAD END ROADWAY LENGTH OF 500 FEET (624.21 FEET PROPOSED...SIDELINE TO CENTER OF CUL-DE-SAC)
- 11. SECTION 7.2 - REQUIRING SIDEWALKS ALONG BOTH SIDES OF ROADWAY.
- 12. SECTION 7.1.7 - REQUIRING GRANITE CURBING TO BE INSTALLED (ASPHALT BERM PROPOSED).

**"SMALL LANE EXTENSION"  
DEFINITIVE SUBDIVISION PLAN  
PLAN OF LAND**

LOCATED IN  
**READING, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

PREPARED BY  
**SULLIVAN ENGINEERING  
GROUP, LLC**

P.O. BOX 2004  
WOBURN, MA 01888  
(781) 854-8644

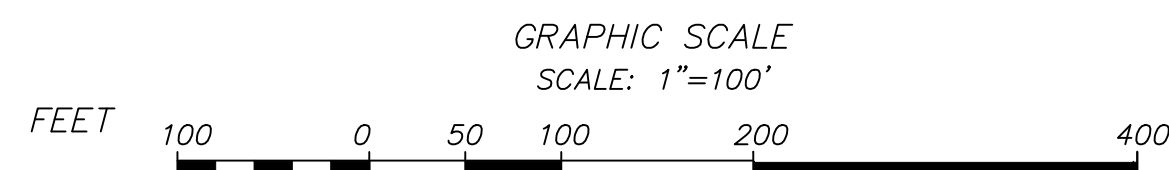
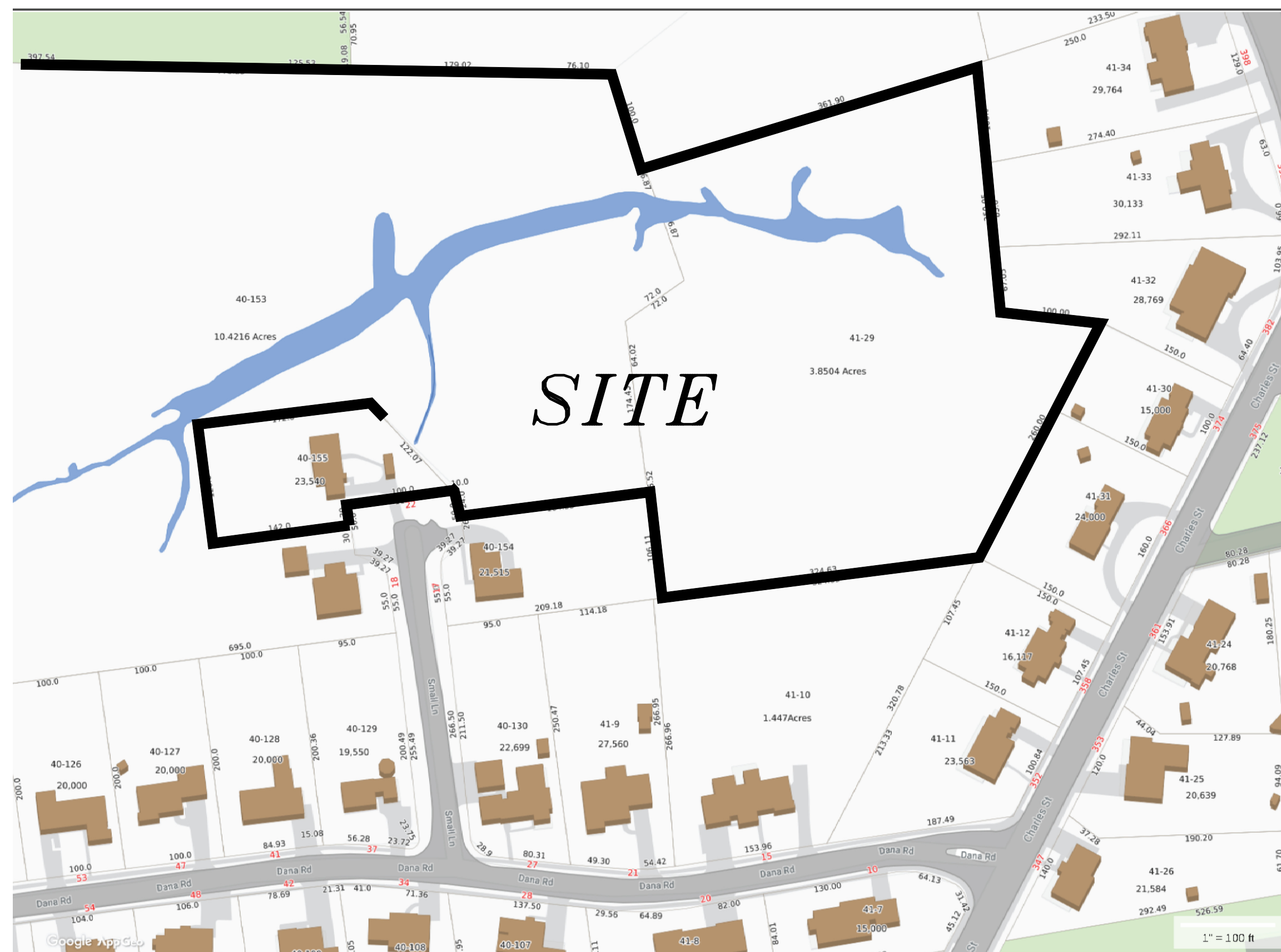
DATE: SEPT. 21, 2025

PREPARED FOR  
**JOSEPH MARINO**  
127 VEST WAY  
NORTH ANDOVER, MA 01845

READING COMMUNITY PLANNING  
& DEVELOPMENT COMMISSION

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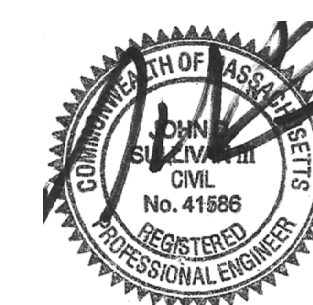
APPROVED \_\_\_\_\_, 20\_\_



**RECORD OWNERS:**

MAP 40 LOT 153	MAP 41 LOT 29
ERIC & BETH HUGHES	JOAN M. PERRY
18 SMALL LANE	81 WEBBER ROAD
READING, MA 01867	GEORGETOWN, ME 04548
DEED: 50276 PAGE: 514	

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



JOHN D. SULLIVAN III, P.E.

9-21-2025  
DATE

**SHEET INDEX:**

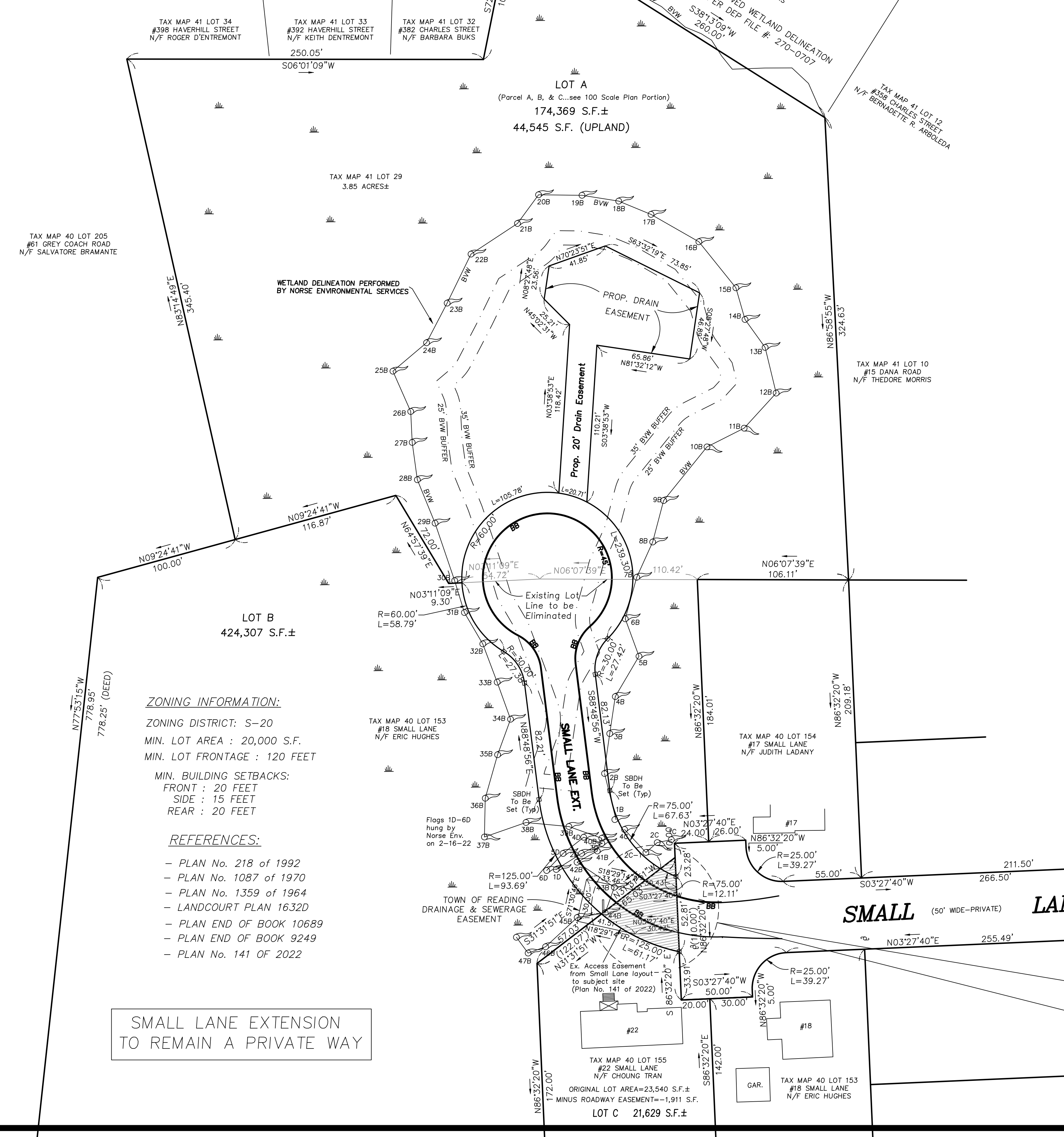
- 1 COVER SHEET
- 2 LOT PLAN
- 3 EXISTING CONDITIONS PLAN
- 4 SITE, GRADING, & UTILITY PLAN
- 5 ROADWAY PLAN & PROFILE
- 6 CONSTRUCTION DETAILS
- 7 CONSTRUCTION DETAILS
- 8 WETLAND REPLICATION & CROSSING PLAN

I, \_\_\_\_\_, TOWN CLERK OF THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE READING COMMUNITY PLANNING & DEVELOPMENT HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
TOWN CLERK DATE

**LOTGING INFORMATION:**

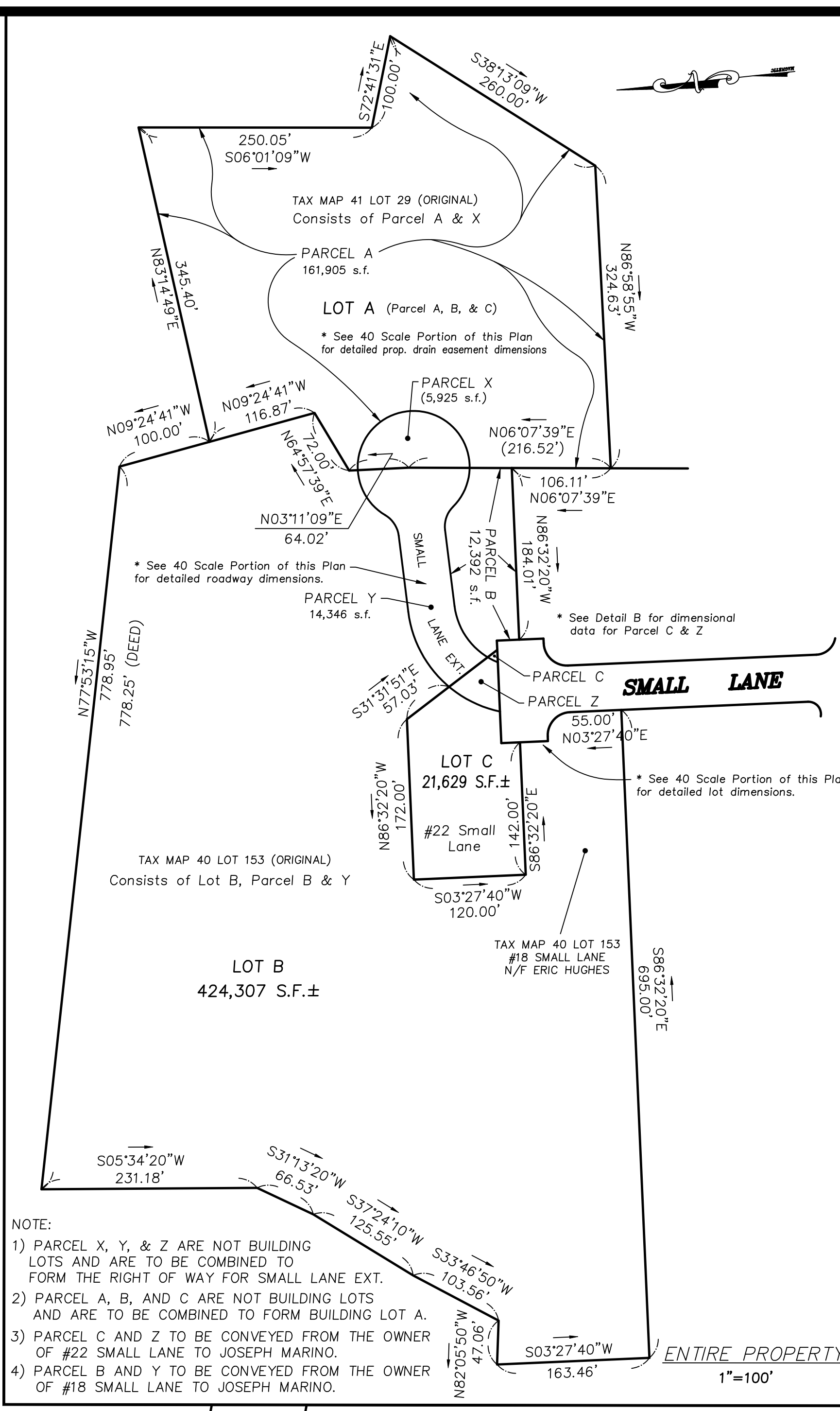
LOT A	REQUIRED:	PROPOSED:
LOT AREA:	20,000 S.F.	174,369 S.F.
LOT FRONTAGE:	120 FEET	416.48 FEET



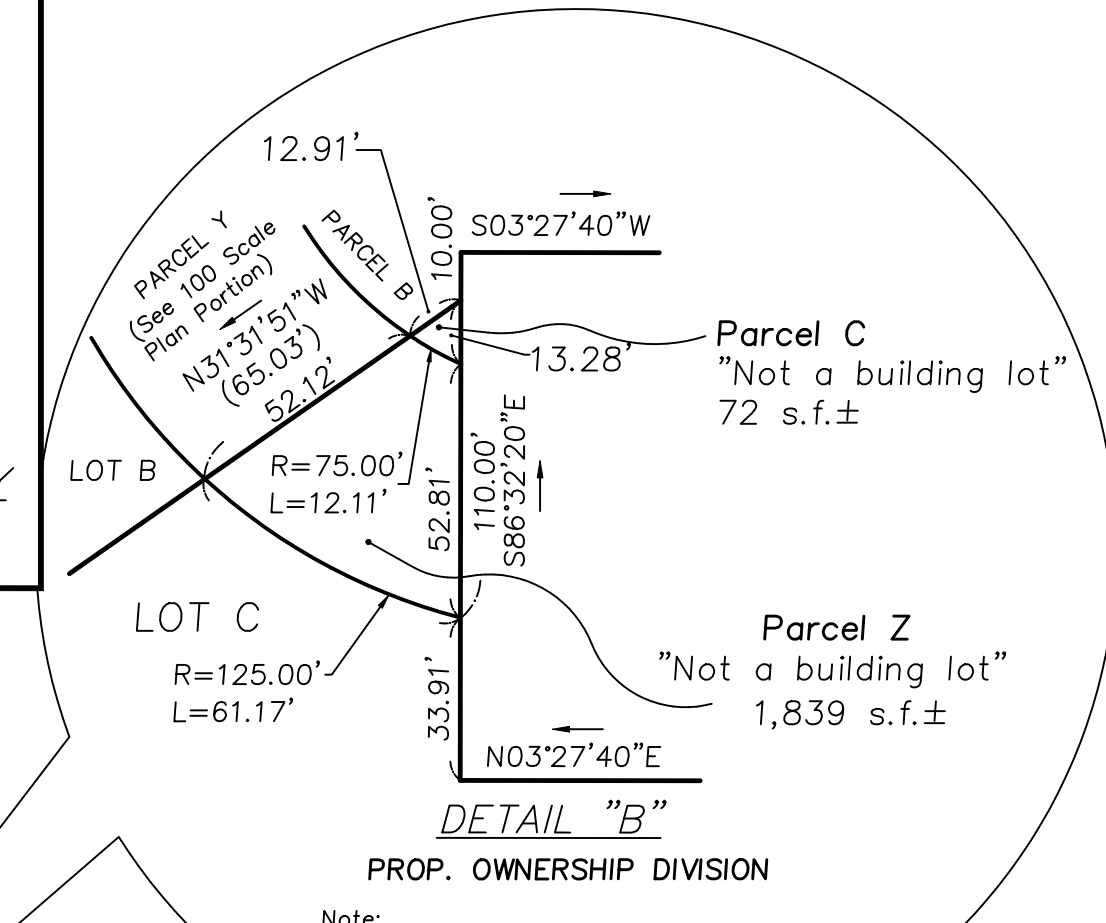
**ZONING INFORMATION:**  
 ZONING DISTRICT: S-20  
 MIN. LOT AREA : 20,000 S.F.  
 MIN. LOT FRONTAGE : 120 FEET  
 MIN. BUILDING SETBACKS:  
 FRONT : 20 FEET  
 SIDE : 15 FEET  
 REAR : 20 FEET

- REFERENCES:**
- PLAN No. 218 of 1992
  - PLAN No. 1087 of 1970
  - PLAN No. 1359 of 1964
  - LANDCOURT PLAN 1632D
  - PLAN END OF BOOK 10689
  - PLAN END OF BOOK 9249
  - PLAN No. 141 OF 2022

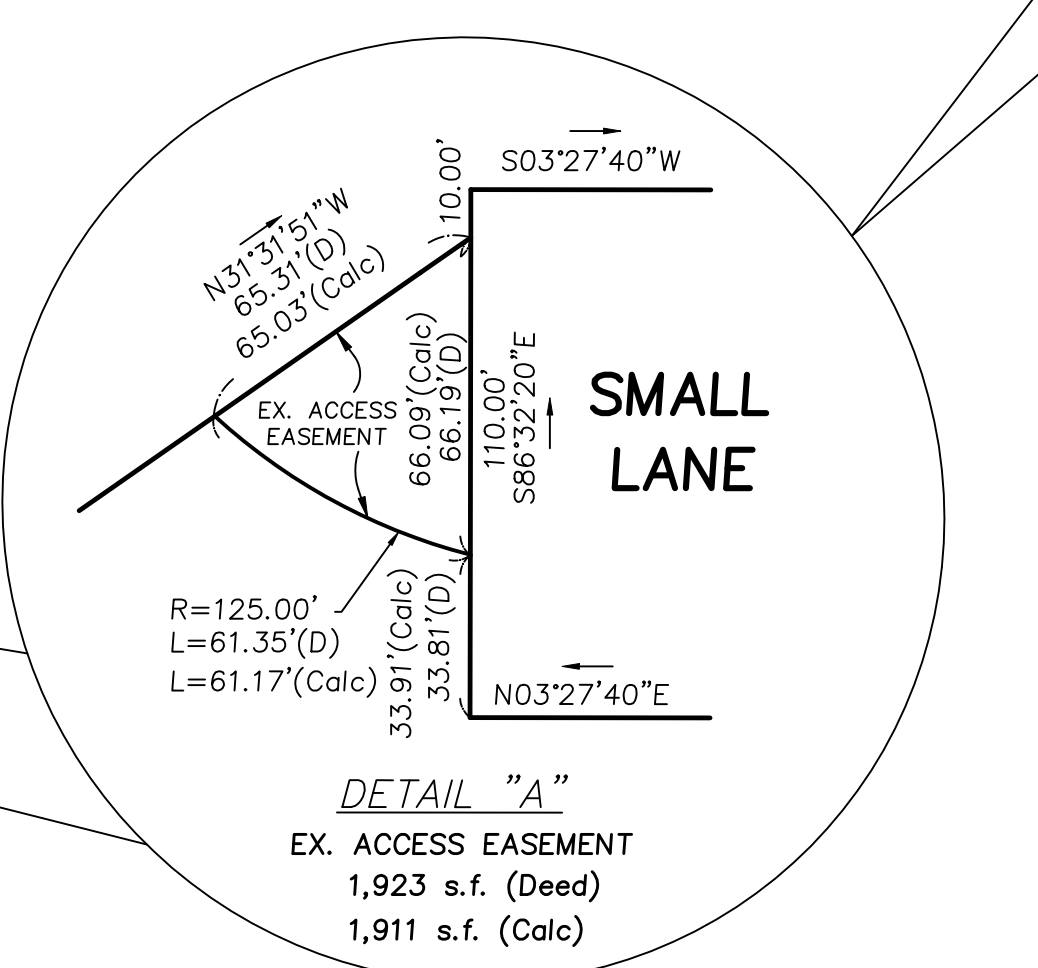
SMALL LANE EXTENSION  
 TO REMAIN A PRIVATE WAY



- NOTE:**
- 1) PARCEL X, Y, & Z ARE NOT BUILDING LOTS AND ARE TO BE COMBINED TO FORM THE RIGHT OF WAY FOR SMALL LANE EXT.
  - 2) PARCEL A, B, AND C ARE NOT BUILDING LOTS AND ARE TO BE COMBINED TO FORM BUILDING LOT A.
  - 3) PARCEL C AND Z TO BE CONVEYED FROM THE OWNER OF #22 SMALL LANE TO JOSEPH MARINO.
  - 4) PARCEL B AND Y TO BE CONVEYED FROM THE OWNER OF #18 SMALL LANE TO JOSEPH MARINO.



**SMALL LANE EXTENSION**  
 DETAIL "B"  
 PROP. OWNERSHIP DIVISION



**DETAIL "A"**  
 EX. ACCESS EASEMENT  
 1,923 s.f. (Deed)  
 1,911 s.f. (Calc)

FOR REGISTRY OF DEEDS USE ONLY  
 I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



PAUL FINOCCHIO, PLS  
 DATE: 9-21-2025

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPROVED \_\_\_\_\_, 20\_\_

**LOT PLAN OF LAND**  
 LOCATED IN  
 READING, MASSACHUSETTS  
 (MIDDLESEX COUNTY)

PREPARED FOR  
 JOSEPH MARINO

SCALE: 1" = 40' DATE: SEPT. 21, 2025

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

SHEET No. 2 OF 8

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
△	SEWER MANHOLE RIM	83.38'

TREE REMOVAL INFORMATION:

A TOTAL OF 57 TREES (6" OR GREATER) TO BE REMOVED WITHIN ROADWAY, BUILDING SITE, & GRADING AREAS.

LEGEND:

- 248--- TWO FOOT CONTOUR
- DECIDUOUS TREE (> 6" DIA.)
- ⊙ EVERGREEN TREE (> 6" DIA.)
- ⊙ UTILITY POLE
- ⊙ SEWER MANHOLE
- S— SEWER MAIN
- W— COMPILED WATER MAIN
- CB □ CATCHBASIN
- D— DRAIN LINE
- BIT. BITUMINOUS
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- TH ⊙ TEST PIT
- 248x0 SPOT GRADE
- ⊗ PROP. TREE REMOVAL

FOR REGISTRY OF DEEDS USE ONLY  
I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

PAUL FINOCCHIO, PLS DATE

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

APPROVED \_\_\_\_\_, 20\_\_

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON OCT. 1-3, 2019 BY SULLIVAN ENGINEERING GROUP, LLC.
- THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S-20.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1929 NGVD DATUM.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E., C.S.E. ON 11/5/19

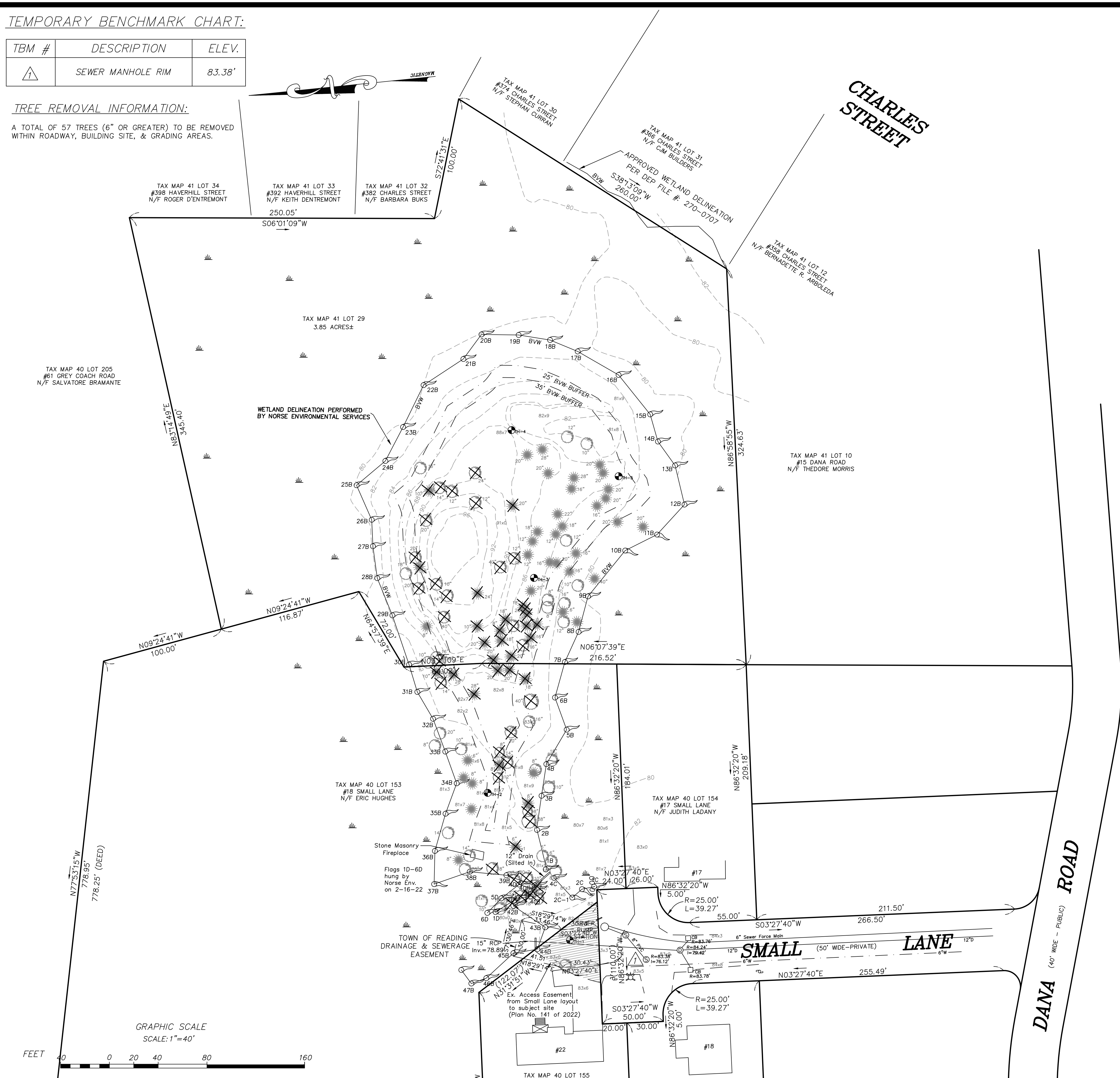
TEST PIT: TH-1  
ELEV=82.9'  
MOTTLING @ 28" (ELEV=80.5)  
0"-4" HORIZON A: SANDY LOAM 10 YR 3/3  
4"-13" HORIZON Bw: LOAMY SAND 10 YR 6/8  
13"-50" C-LAYER: LOAMY SAND 2.5 Y 5/4  
WATER STANDING @ 43"

TEST PIT: TH-2  
ELEV=81.5'  
MOTTLING @ 24" (ELEV=79.5)  
0"-6" HORIZON A: SANDY LOAM 10 YR 3/3  
6"-15" HORIZON Bw: LOAMY SAND 10 YR 6/8  
15"-55" C-LAYER: M-C SAND 2.5 Y 5/4  
WATER STANDING @ 28"

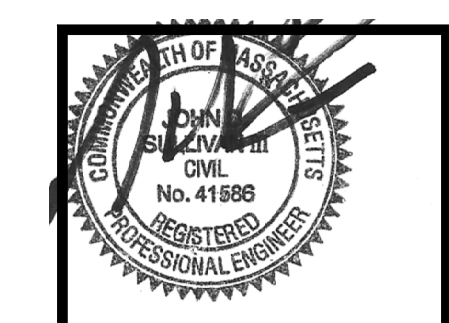
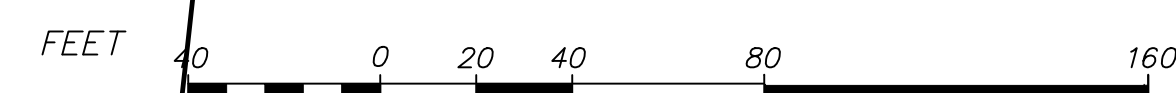
TEST PIT: TH-3  
ELEV=85.2'  
MOTTLING @ 38" (ELEV=82.0)  
0"-5" HORIZON A: SANDY LOAM 10 YR 3/3  
5"-14" HORIZON Bw: LOAMY SAND 10 YR 6/8  
14"-67" C-LAYER: M-C SAND 2.5 Y 5/4  
WATER STANDING @ 48"

TEST PIT: TH-4  
ELEV=86.1'  
MOTTLING @ NONE  
0"-4" HORIZON A: SANDY LOAM 10 YR 3/3  
4"-15" HORIZON Bw: LOAMY SAND 10 YR 6/8  
15"-80" C-LAYER: M-C SAND 2.5 Y 5/4  
WATER STANDING @ 72" (ELEV=80.1')

TEST PIT: TH-5  
ELEV=84.3'  
MOTTLING @ NONE  
0"-4" HORIZON A: SANDY LOAM 10 YR 3/3  
4"-13" HORIZON Bw: LOAMY SAND 10 YR 6/8  
13"-68" C-LAYER: M-C SAND 2.5 Y 5/4  
WATER STANDING @ 55" (ELEV=79.7')



GRAPHIC SCALE  
SCALE: 1"=40'



**SMALL LANE EXTENSION**  
**EXISTING CONDITIONS PLAN**  
LOCATED IN  
**READING, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

PREPARED FOR  
JOSEPH MARINO  
SCALE: 1"= 40' DATE: SEPT. 21, 2025

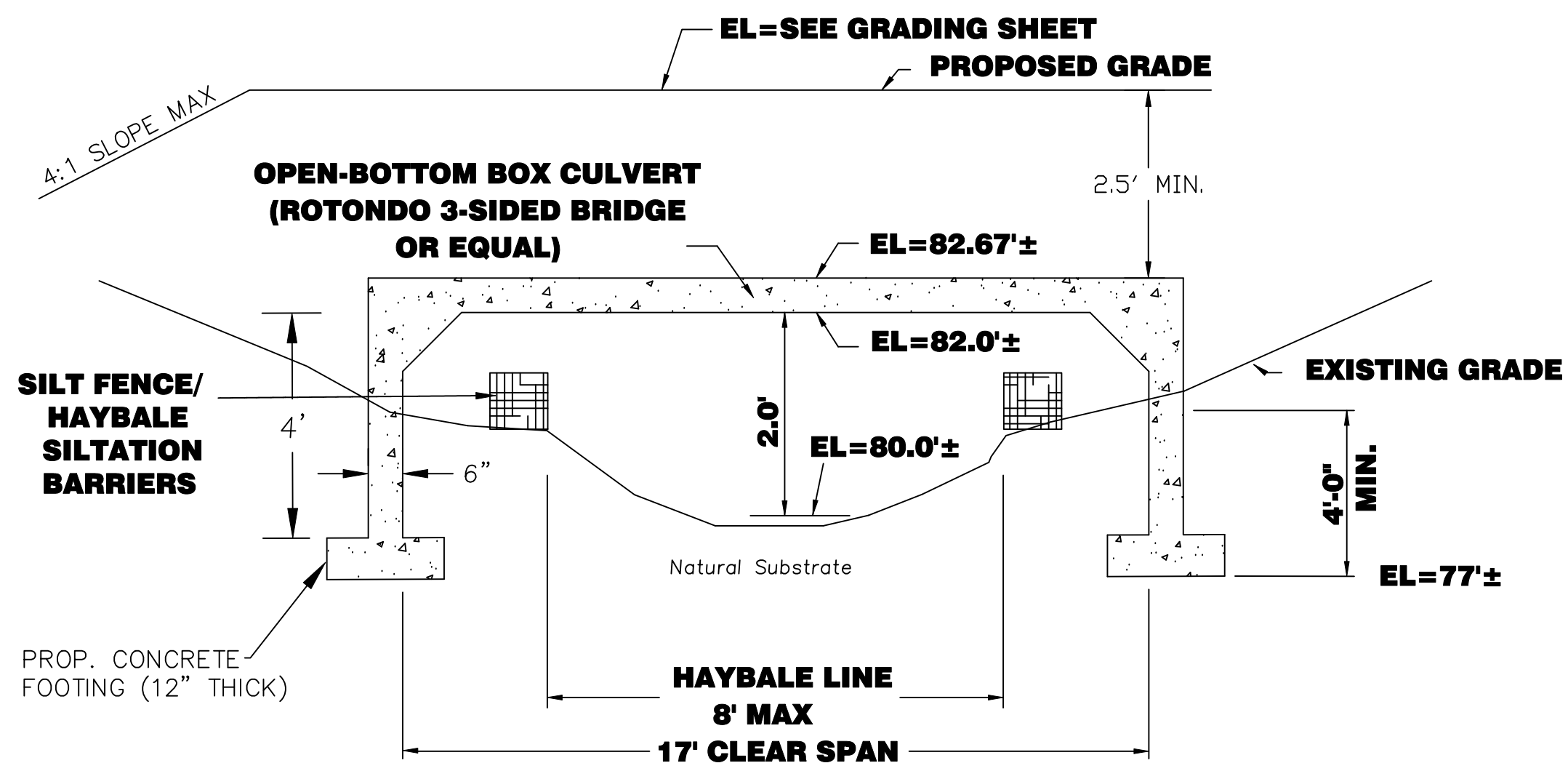
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SHEET No. 3 OF 8



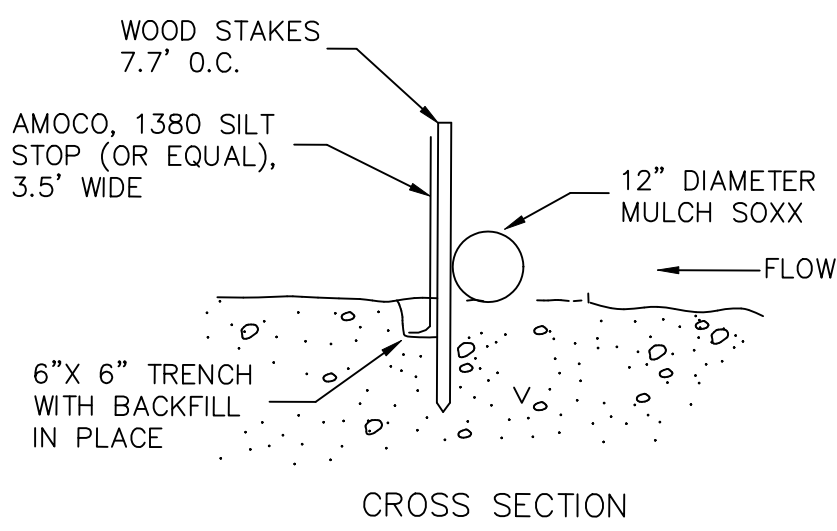




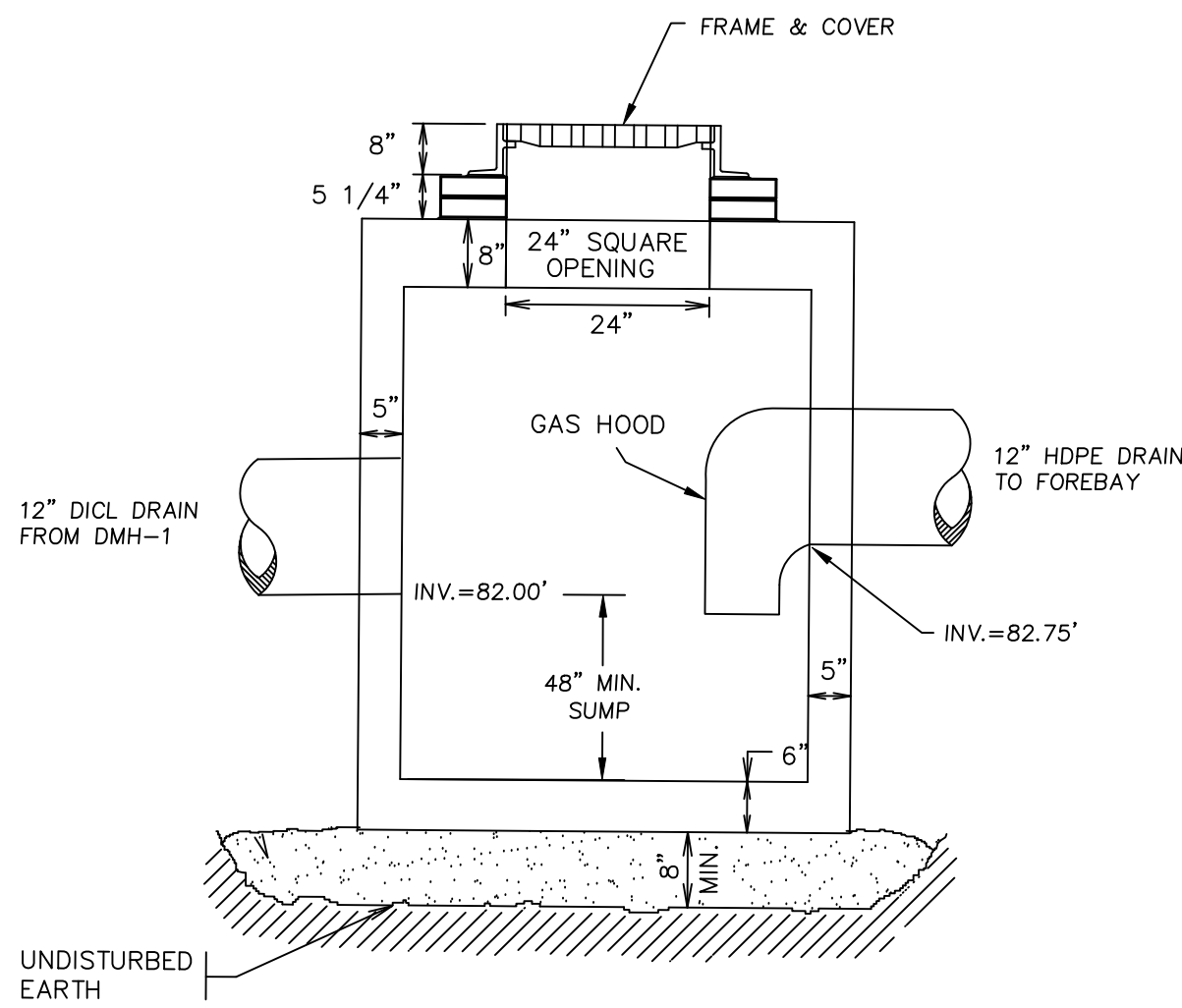


**NOTE: EXCAVATION FOR FOOTINGS SHALL BE OUTSIDE OF THE BANK AREAS AND SILTATION BARRIERS. NO BANK AREA SHALL BE DISTURBED FOR THIS PROJECT.**

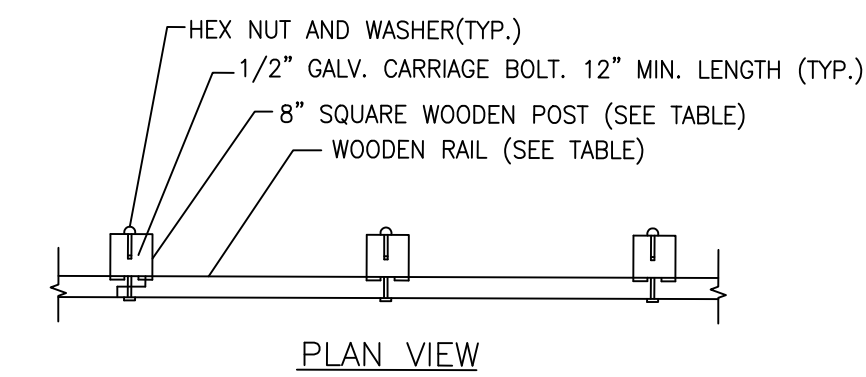
*OPEN BOTTOM BOX CULVERT  
NOT TO SCALE*



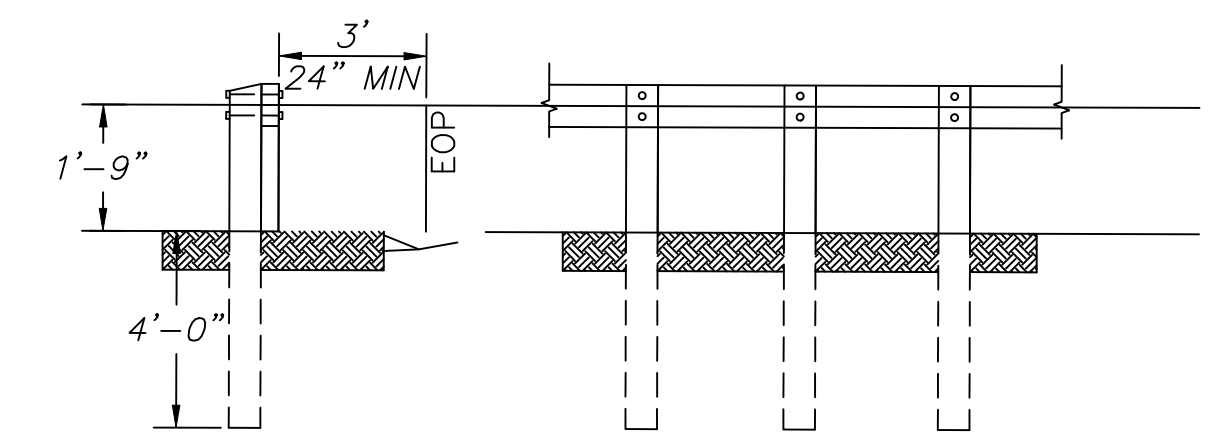
*EROSION CONTROL BARRIER  
(NOT TO SCALE)*



STRUCTURE TO BE 4' X 4' PRECAST CONCRETE.  
*CONCRETE OUTLET CONTROL STRUCTURE (OCS-1)  
NOT TO SCALE*

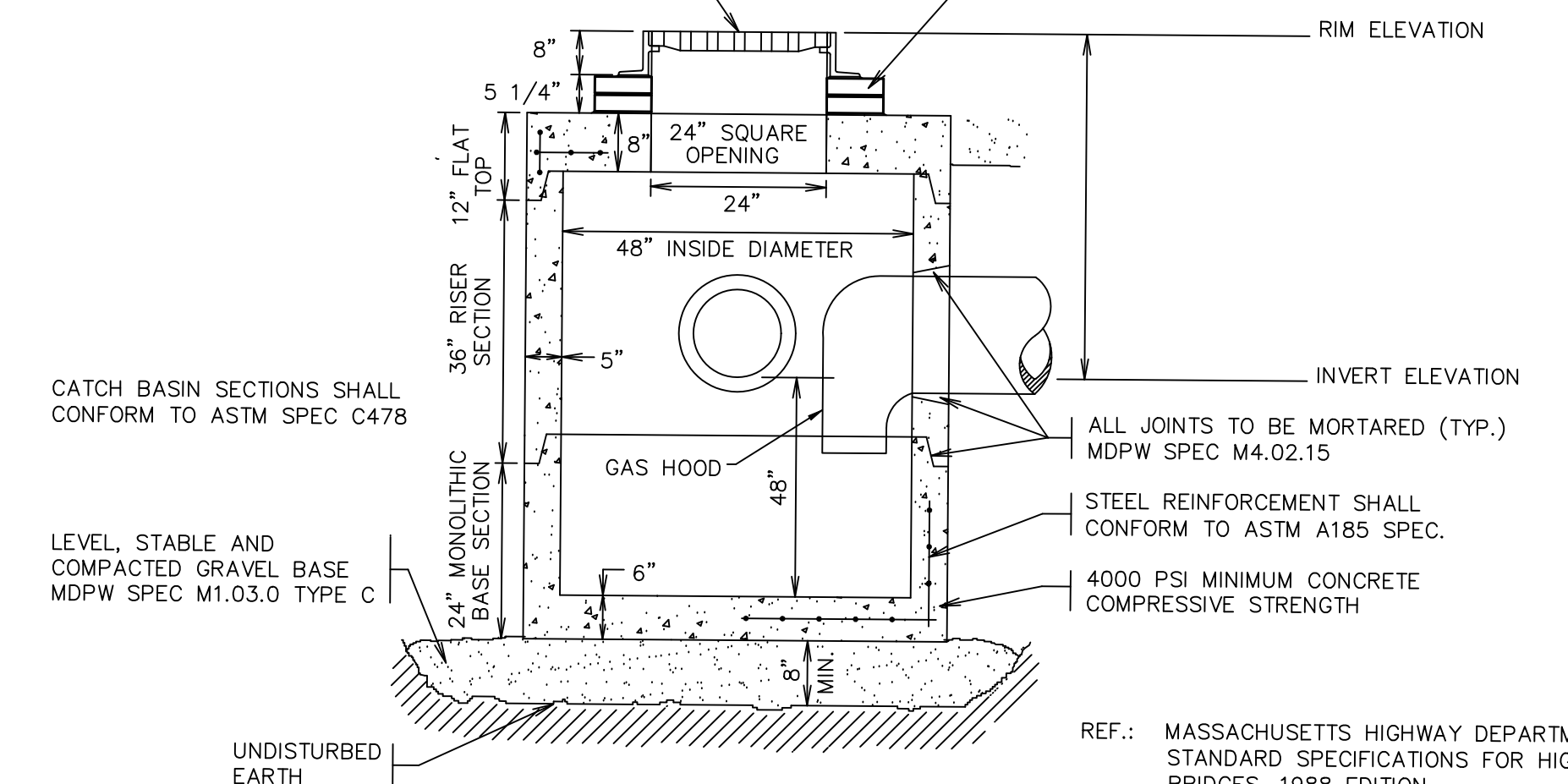
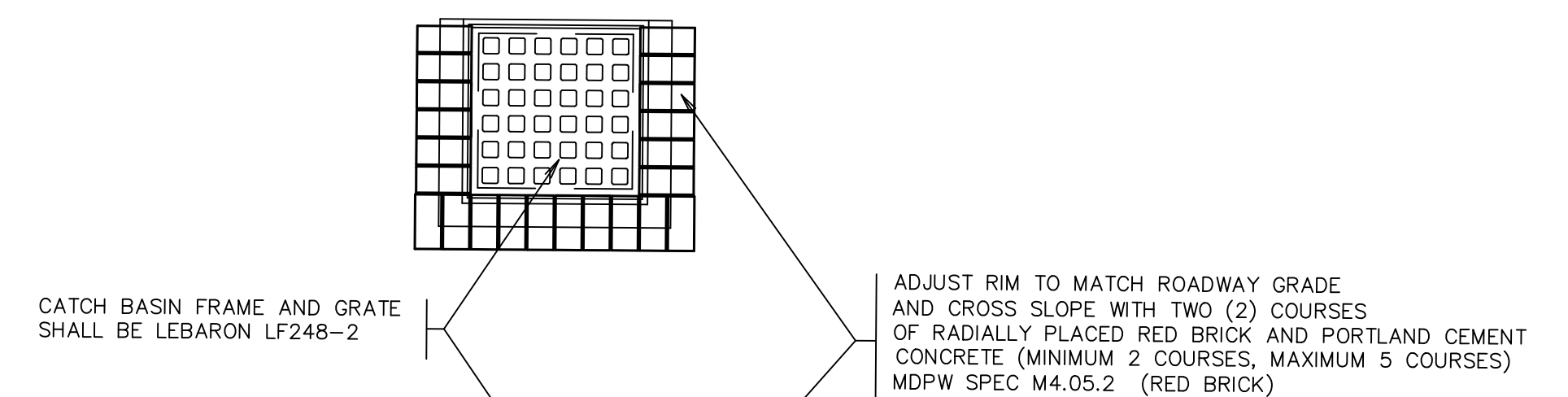


RAIL SIZE/POST SPACING REQUIREMENTS	
RAIL MATERIAL	MAXIMUM POST SPACING (FT)
4"x10" GRADE DENSE NO. 1	2.7'
6"x10" GRADE NO. 1	5.3'
6"x10" GRADE DENSE NO. 1	6.1'
6"x8" GRADE NO. 1	8.4'
6"x8" GRADE DENSE NO. 1	9.7'

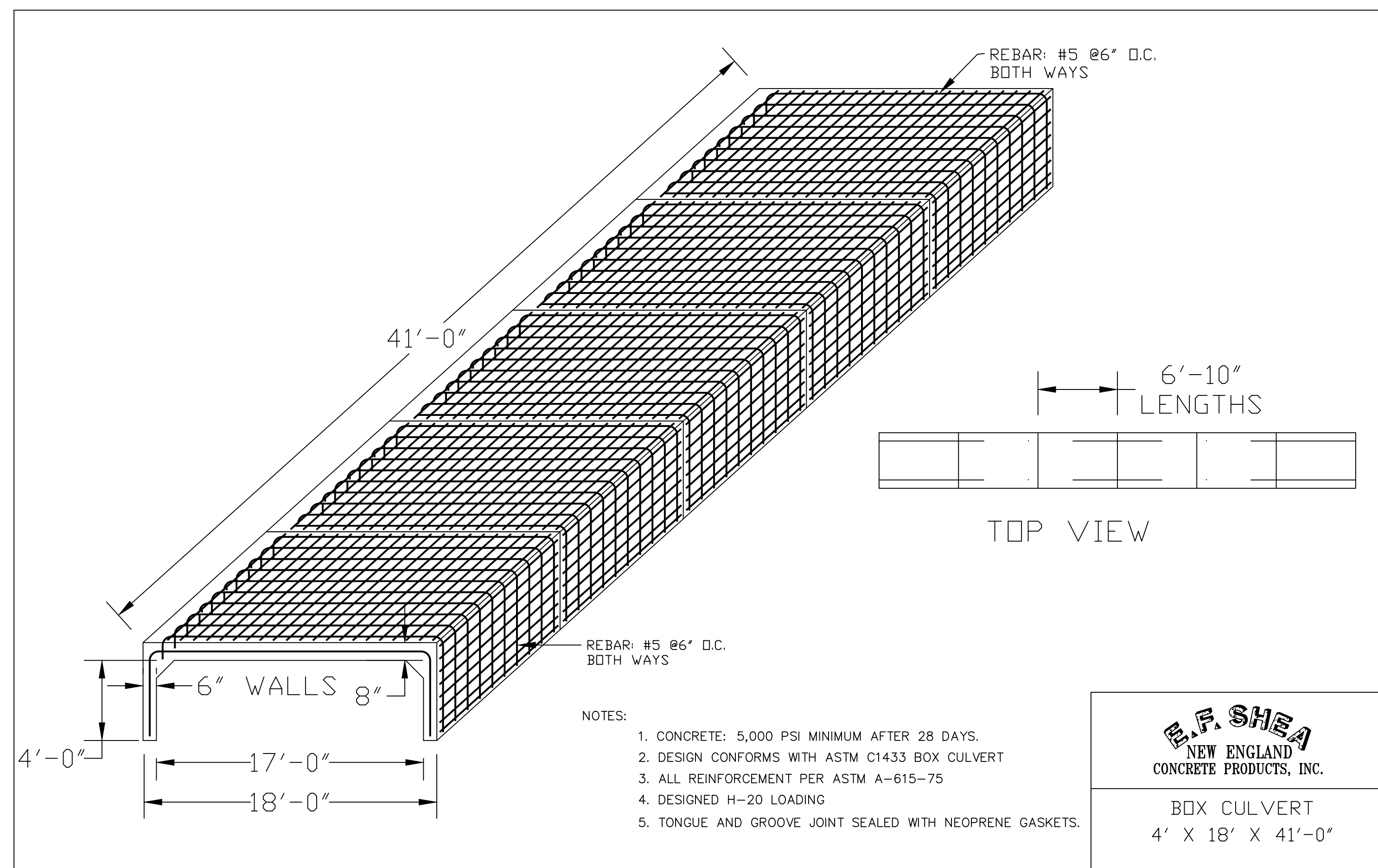


*WOODEN GUARD RAIL DETAIL  
N.T.S.*

- NOTES:**
- POSTS SHALL BE 8" SQUARE PRESSURE TREATED DOUGLAS FIR, OR APPROVED EQUAL.
  - RAILS SHALL BE PRESSURE DOUGLAS FIR OR APPROVED EQUAL, JOINTED AT POSTS.



*TYPICAL CATCH BASIN DETAIL  
(NOT TO SCALE)*



- NOTES:**
- CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
  - DESIGN CONFORMS WITH ASTM C1433 BOX CULVERT
  - ALL REINFORCEMENT PER ASTM A-615-75
  - DESIGNED H-20 LOADING
  - TONGUE AND GROOVE JOINT SEALED WITH NEOPRENE GASKETS.

**E.F. SHEA**  
NEW ENGLAND  
CONCRETE PRODUCTS, INC.

BOX CULVERT  
4' X 18' X 41'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

**SMALL LANE EXTENSION**

**CONSTRUCTION DETAILS**  
LOCATED IN  
**READING, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

PREPARED FOR  
**JOSEPH MARINO**

SCALE: N.T.S.      DATE: SEPT. 21, 2025

PREPARED BY  
**SULLIVAN ENGINEERING GROUP, LLC**  
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SHEET No. 7 OF 8

