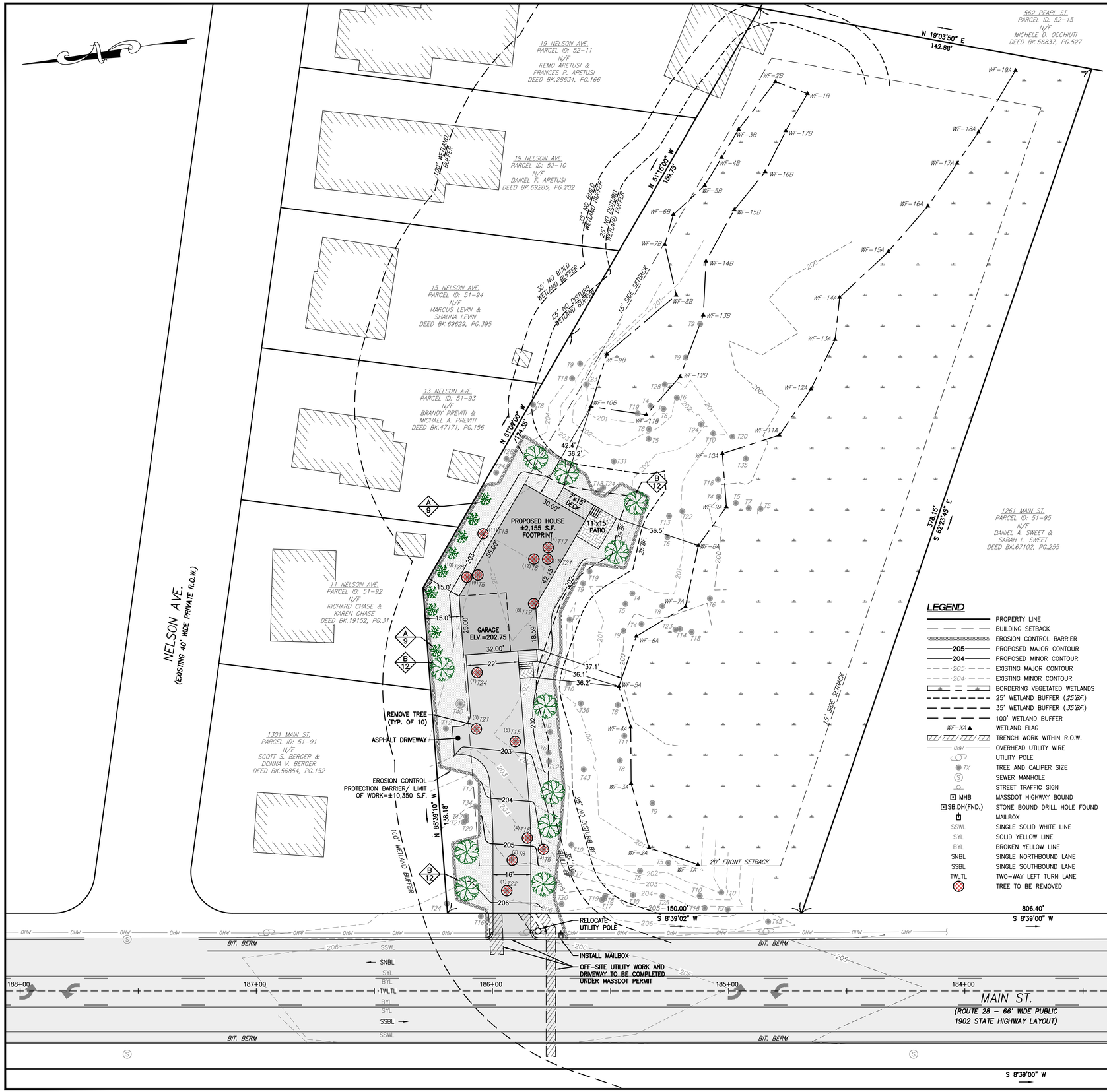

PROPERTY AND ZONING

ADDRESS: MAIN STREET, READING MA 01867
LOT AREA: 66,561 S.F.± (1.528 AC.±)
UPLAND AREA: 36,816 S.F.± (0.845 AC.±)
ZONE: SINGLE FAMILY 20 DISTRICT (S–20)
MIN. LOT AREA: 20,000 S.F.
MIN. FRONTAGE: 120 FT.
MIN. SETBACKS
FRONT: 20 FT.
SIDE: 15 FT.
REAR: 20 FT.

RECORD OWNER AND APPLICANT

FRANK LANZILLO
1281 MAIN STREET
READING, MA 01867

MAILING ADDRESS:
50 CENTRE STREET
DANVERS, MA 01923

REFERENCED DEED

M.S.D.R.D. DEED BOOK 77744, PAGE 565

REFERENCED PLAN

M.S.D.R.D. PLAN NO. 274 OF YEAR 2021

PLANTING SCHEDULE

X — PLANT IDENTIFICATION
— PLANT QUANTITY

PLANT ID	PLANT NAME	QUANTITY	ITEM	MATURE HEIGHT	MATURE WIDTH	IMAGE
A	EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS 'SMARAGD')	9		12'	3'	
B	RED MAPLE TREE (ACER RUBRUM) (DECIDUOUS)	12		40'–60'	40'	

TREE REMOVAL INVENTORY

TREE ID	CALIPER	HEIGHT	CONDITION	*TREE TYPE NAME
(1)T22	22"	±50'	HEALTHY	RED MAPLE
(2)T8	8"	±40'	HEALTHY	NORTHERN RED OAK
(3)T6	6"	±30'	HEALTHY	RED MAPLE
(4)T18	18"	±50'	HEALTHY	RED MAPLE
(5)T15	15"	±50'	HEALTHY	NORTHERN RED OAK
(6)T21	21"	±60'	HEALTHY	RED MAPLE
(7)T24	24"	±60'	HEALTHY	NORTHERN RED OAK
(8)T12	12"	±15'	DEAD	**
(9)T6	6"	±20'	DEAD	**
(10)T28	28"	±70'	HEALTHY	EASTERN WHITE PINE
(11)T18	18"	±60'	HEALTHY	EASTERN WHITE PINE
(12)T8	8"	±30'	HEALTHY	EASTERN WHITE PINE
(13)T21	21"	±70'	HEALTHY	EASTERN WHITE PINE
(14)T17	17"	±60'	HEALTHY	GREEN ASH

* TREE TYPES SHALL BE CONFIRMED BY AN ARBORIST.
** UNKNOWN DUE TO DEAD/ POOR CONDITION. MAY BE DETERMINED BY AN ARBORIST.

TREE INVENTORY

TREE TOTALS	QUANTITY
TREES REMOVED	14
DECIDUOUS TREES PLANTED	12

LANDSCAPE NOTES

1. ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
2. NO TREES OR SHRUBS SHALL BE PLANTED AT THE STREET INTERSECTION WHERE THEY COULD BECOME A TRAFFIC HAZARD BY OBSTRUCTING VISION.
3. ALL TREES SHALL BE GUARANTEED BY THE DEVELOPER FOR THEIR ERECTNESS AND GOOD HEALTH FOR TWO (2) YEARS AFTER PLANTING.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED. LOAM DEPTH SHALL BE A MINIMUM OF 4 INCHES. ALL LOAM PLACED SHALL BE pH CORRECTED AND FREE OF CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL.
5. ANY DEAD VEGETATION SHALL BE REMOVED IMMEDIATELY AND REPLACED IN ACCORDANCE WITH THE SPECIFICATION ON PLAN.
6. OWNER SHALL MAINTAIN LANDSCAPE PLANTINGS TO ENSURE THE AESTHETIC APPEARANCE AND OVERALL PLANT HEALTHINESS IS RETAINED. THIS INCLUDES INSPECTING AND REPLACING PLANTINGS AS NECESSARY, WEEKLY MOWING AND MULCHING.
7. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
8. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
9. THE CONSTRUCTION SITE SHALL BE SECURED IN A MANNER SO AS TO PREVENT INJURY OR PROPERTY DAMAGE TO THE RESIDENTS OF THE TOWN.
10. AN APPROVED SITE AS–BUILT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION WITHIN 60 DAYS OF CERTIFICATE OF OCCUPANCY. THE AS–BUILT SHALL BE SUBMITTED IN MYLAR AND ELECTRONIC ACAD FORMAT.

GENERAL NOTES

1. THE SITE IS LOCATED WITHIN FLOOD ZONE X, AREAS OUTSIDE THE 1% ANNUAL CHANCE OF FLOOD ZONE, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRMETTE MAP 25017C0311E WITH AN EFFECTIVE DATE OF 6/4/2010.
2. THE SITE IS NOT LOCATED WITHIN THE TOWN OF READING'S AQUIFER PROTECTION DISTRICT ACCORDING TO THE TOWN'S ONLINE GEOGRAPHIC INFORMATION SYSTEM (GIS) MAPPING TOOL.
3. A CERTIFIED VERNAL POOL IS LOCATED ABOUT 300FT SOUTHEAST OF THE LIMIT OF WORK, AND ANOTHER ABOUT 250FT SOUTHWEST, ACROSS ROUTE 28, FROM THE PROPERTY LIMITS.
4. THE PARCEL IS LOCATED OUTSIDE OF ALL RESOURCE AREAS IDENTIFIED AS:
   – MASSDEP DRINKING SUPPLY ZONE II
   – AREAS OF CRITICAL CONCERN
   – NATURAL HERITAGE OF ENDANGERED SPECIES PROGRAM (NHESP)
   – RIVERFRONT
   – AND ALL COASTAL RESOURCE AREAS
5. ON–SITE WETLANDS WERE DELINEATED BY NORSE ENVIRONMENTAL IN SEPTEMBER OF 2020.
6. BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION WAS OBTAINED FROM AN ON–THE–GROUND SURVEY PERFORMED AND COMPLETED BY FODERA ENGINEERING IN APRIL 2021.
7. THE PROPOSED BUILDING FOOTPRINT HAS BEEN CREATED FOR THE USE OF BEING FINALIZED FOR FUTURE ARCHITECTURAL PLANS THAT WILL BE PROVIDED PRIOR TO OBTAINING BUILDING PERMITS. THE BUILDING FOOTPRINT IS ANTICIPATED TO REMAIN THE SAME AS SHOWN ON THIS PLAN.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EROSION CONTROL BARRIER
- 205 — PROPOSED MAJOR CONTOUR
- 204 — PROPOSED MINOR CONTOUR
- 205 — EXISTING MAJOR CONTOUR
- 204 — EXISTING MINOR CONTOUR
- BORDERING VEGETATED WETLANDS
- 25' WETLAND BUFFER (25'BF.)
- 35' WETLAND BUFFER (35'BF.)
- 100' WETLAND BUFFER
- WF–XA ▲ — WETLAND FLAG
- TRENCH WORK WITHIN R.O.W.
- OHW — OVERHEAD UTILITY WIRE
- UTILITY POLE
- TX — TREE AND CALIPER SIZE
- SEWER MANHOLE
- STREET TRAFFIC SIGN
- MHB — MASSDOT HIGHWAY BOUND
- SB.DH(FND.) — STONE BOUND DRILL HOLE FOUND
- MAILBOX
- SSWL — SINGLE SOLID WHITE LINE
- SYL — SOLID YELLOW LINE
- BYL — BROKEN YELLOW LINE
- SNBL — SINGLE NORTHBOUND LANE
- SSBL — SINGLE SOUTHBOUND LANE
- TWLTL — TWO–WAY LEFT TURN LANE
- TREE TO BE REMOVED

PROPOSED SITE PLAN

SCALE: 1" = 20'

PREPARED BY:
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PREPARED FOR:
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REVISION	DATE	BY

PROJECT LOCATION:
MAIN STREET, LOT A
READING, MA 01867

PARCEL ID:
PART OF
MAP 51, LOT 95

PLAN SET:
PROPOSED SINGLE-FAMILY DWELLING
MAIN STREET, PLAN NO.274 OF 2021 - LOT A
READING, MA 01867

JUNE 14, 2021

SCALE: 1" = 20'

PROFESSIONAL SEAL:
COMMONWEALTH OF MASSACHUSETTS
GIOVANNI GAETANO FODERA
No. 54884
REGISTERED PROFESSIONAL ENGINEER

JOB NO.: 21211–219

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
C - 1