

**PROJECT NOTES:**

- EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED JUNE 2016.
- THE EDGE OF BORDERING VEGETATED WETLANDS WAS DELINEATED AND LOCATED BY WILLIAMS & SPARAGES LLC IN JUNE 2016.
- ALL ELEVATIONS SHOWN ARE REFERENCED TO READING SEWER BASE. THE UTILITIES SHOWN ARE COMPILED FROM AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, VARIOUS PLANS ON FILE WITH THE TOWN OF READING AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
- ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
- IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
- CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION.
- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0311E, EFFECTIVE DATE: JUNE 4, 2010.
- SEE DEFINITIVE PLAN SET AND CPDC CONDITIONS OF APPROVAL AND READING CONSERVATION COMMISSION ORDER OF CONDITIONS.
- SEE DEFINITIVE SUBDIVISION PLAN DETAIL SHEET FOR SEWER SERVICE LATERAL DETAILS.
- HOUSE AS SHOWN FROM LASSANAH HOME DESIGN FOR QUALITY ADDITIONS, LOT #1 VETERANS WAY, READING MASS. DATED: 8/21/2017. VERIFY HOUSE PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE ENGINEER WITH STAMPED SIGNED FOUNDATION PLANS FROM ARCHITECTURE PRIOR TO ANY SURVEY LAYOUT.
- SEE EXISTING TREE PLAN FOR TREES TO BE SAVED AND TREES TO BE REMOVED WITHIN THE 100' BUFFER PRIOR SITE WORK.
- SEE DEFINITIVE PLAN FOR ALL EASEMENT AREAS.
- MAX. DRIVEWAY OPENING 24'.

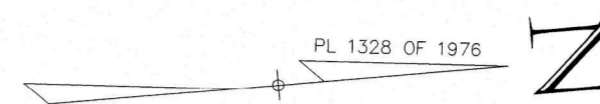
**LEGEND**

EXISTING SPOT ELEVATION	1507 x 220.82 gr
EXISTING CONTOUR	-206
SEWER MANHOLE	(S)
SEWER FORCEMAIN	FM
CATCH BASIN	(CB)
DRAIN MANHOLE	(D)
DRAIN LINE	DL
WATER SHUT OFF	(WSO)
HYDRANT	(H)
RETAINING WALL	(RW)
UTILITY POLE	UP 54-155
EDGE OF BWV	EDGE OF BWV
25' BUFFER ZONE	25' BUFFER ZONE (ZNV)
35' BUFFER ZONE	35' BUFFER ZONE (NO BUILD)
100' BUFFER ZONE	100' BUFFER ZONE
PROPOSED CONTOUR	-216
PROP. SPOT ELEVATION	(209)
SILTATION FENCE	(SF)

**BENCHMARKS:**

DATUM: READING SEWER BASE

- PUNCH MARK IN RIM OF SMH IN SIDEWALK #1252 MAIN STREET, ELEV.=218.09.
- DRILL HOLE LOT LINE 2/3, ELEV.=216.65.
- TACK IN SIDEWALK #1264 MAIN STREET, ELEV.=206.15



**PLAN OF LAND  
to  
ACCOMPANY NOTICE  
NOTICE OF INTENT  
LOT 4 - VETERANS WAY  
READING, MA**

SCALE: 1" = 20' DATE: JUNE 7, 2018  
REV: JULY 31, 2018  
REV.: JAN. 6, 2020

**SHOWING PROPOSED HOUSE**

**WILLIAMS & SPARAGES**  
ENGINEERS | PLANNERS | SURVEYORS  
189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200  
WSENGINEERS.COM

LOT 4  
20,132 S.F.  
(19,170± S.F. UPLAND)

*Richard L. Williams*  
1/7/2020

IMPERVIOUS AREA CALCULATION		
LOT #	IMPERVIOUS AREA ALLOWED	IMPERVIOUS AREA PROPOSED
4	4,100 S.F.	3,918 S.F.

HOUSE = 2,034 S.F.  
DRIVEWAY = 1,364 S.F.  
DECK = 330 S.F.  
WALKWAY = 190 S.F.  
0 S.F. OF ADDITIONAL MITIGATION REQUIRED

**ZONE:**  
SINGLE FAMILY 20 DISTRICT (S-20)  
MINIMUM LOT AREA: 20,000 S.F.  
MINIMUM LOT FRONTAGE: 120 FEET  
MINIMUM LOT WIDTH: 80 FEET  
  
MINIMUM FRONT YARD: 20 FEET  
MINIMUM SIDE YARD: 15 FEET  
MINIMUM REAR YARD: 20 FEET  
  
MAXIMUM LOT COVERAGE: 25%  
  
PROPERTY IS NOT LOCATED WITHIN THE AQUIFER PROTECTION ZONING OVERLAY DISTRICT

