

LEGEND:

- 248— EX. TWO FOOT CONTOUR
- 92x00 EX. SPOT GRADE
- DECIDUOUS TREE (> 6" DIA.)
- UTILITY POLE
- SEWER MANHOLE
- S— SEWER MAIN
- SS— COMPILED SEWER SERVICE
- W— COMPILED WATER MAIN
- WS— COMPILED WATER SERVICE
- DRAIN MANHOLE
- CB □ CATCHBASIN
- D— DRAIN LINE
- BIT. BITUMINOUS
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- I INVERT
- 1B WETLAND FLAG
- WETLAND RESOURCE AREA
- BVW BORDERING VEGETATED WETLAND
- PW PROP. WATER SERVICE (1" TYPE K COPPER)
- PS PROP. SEWER SERVICE (4" SCH. 40 PVC S=2% MIN.)
- (120x0) PROP. SPOT GRADE
- (120) PROP. CONTOUR
- PRD PROP. ROOF DRAIN (4" SCH. 40 PVC S=1% MIN.)
- PTC PROP. TELEPHONE, ELECTRIC, & CABLE (UNDERGROUND)
- OHV OVERHEAD WIRE

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.

JOHN D. SULLIVAN III, P.E. DATE

GENERAL PLANNED RESIDENTIAL DEVELOPMENT STATISTICS (PRD-G)

| | PROVIDED: | REQUIRED/ALLOWED: |
|--|---------------------------|-------------------|
| TOTAL AREA OF PRD DEVELOPMENT PARCEL: | 105,439 S.F. | 60,000 S.F. (MIN) |
| AREA OF WETLANDS: | 11,436 S.F. | ----- |
| AREA OF 25 FOOT WETLANDS BUFFER: | 6,919 S.F. | ----- |
| PARCEL FRONTAGE: | 139.63' & 60.0' | 50.00 FT (MIN) |
| FLOOR AREA RATIO (FAR) | 0.04 | 0.40 (MAX) |
| GROSS FLOOR AREA | | |
| EX. HOUSE: | 2,166 S.F. | |
| PROP. HOUSE: | 2,420 S.F. | |
| TOTAL GFA= | 4,586 S.F. | |
| TOTAL DEV. PARCEL AREA: | 104,547 S.F. | |
| (SITE AREA - WETLAND AREA + 10% WETLANDS) | | |
| TOTAL SITE AREA: | 105,439 S.F. | |
| WETLAND AREA: | 11,436 S.F. | |
| WETLANDS ALLOWANCE (10% OF SITE AREA): | 10,544 S.F. | |
| FAR = | 4,586 S.F./104,547 = 0.04 | |
| BUILDING COVERAGE: | 4.0% | 25% (MAX) |
| EX. HOUSE: | 1,268 S.F. | |
| EX. SHED: | 204 S.F. | |
| EX. POOL: | 586 | |
| PROP. HOUSE: | 1,893 S.F. | |
| PROP. PORCH: | 272 S.F. | |
| TOTAL: | 4,223 S.F. | |
| OPEN SPACE: | 49.7% | 40% (MIN) |
| COMMON AREA (INCLUDES 25 FT WETLANDS BUFFER): | 41,882 S.F. | |
| 25% X (40% OF 105,439 S.F.)= WETLANDS ALLOWANCE: | 10,544 S.F. | |
| TOTAL: | 52,426 S.F. | |

RECORD OWNER:

ASSESSOR'S MAP 39 LOT 212
 BARBARA J. HITCHCOCK
 149 VAN NORDEN ROAD
 READING, MA 01867
 - DEED BOOK 55453, PAGE No. 309

ZONING INFORMATION:

ZONING DISTRICT: S-20 (PRD OVERLAY)
 MIN. LOT SIZE: 20,000 S.F.
 MIN. LOT FRONTAGE: 120 FEET

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 MAY 2013 AND APRIL 5, 2015 BY SULLIVAN ENGINEERING GROUP, LLC.
- THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S-20.
- THE LOCUS PROPERTY IS DEPICTED AS LOT 212 ON THE TOWN OF READING ASSESSOR'S MAP 39.
- 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 1929 NGVD DATUM.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

← SLOPE (SEE SITE PLAN)

- 4" OF POROUS ASPHALT (POLYMER MODIFIED PERFORMANCE GRADE ASPHALT BINDER (PGAB))
- 4" OF 3/4" CRUSHED STONE
- 12" OF BANK RUN GRAVEL
- 3" OF 3/8" PEA GRAVEL
- 4" OF 3/4" CRUSHED STONE
- EXISTING SUBGRADE MATERIAL

(ALL EXISTING TOPSOIL & SUBSOIL TO BE REMOVED)

POROUS PAVEMENT CONSTRUCTION - CROSS SECTION
 NOT TO SCALE

NOTE ON SUBBASE CONSTRUCTION:

THE SUBBASE SHALL BE INSTALLED WITH A TWO INCH OVERFILL AT THE OUTSET OF CONSTRUCTION. THE OVERFILL WILL THEN BE REMOVED PRIOR TO PAVING. THE SUBBASE SHALL BE INSPECTED BY THE DESIGN ENGINEER FOR COMPACTION AND INFILTRATIVE CAPACITY AND, IF NECESSARY, SCARIFIED TO THE DEPTH REQUIRED PRIOR TO PLACEMENT OF THE POROUS ASPHALT LAYER.

- NO SAND OR SALT SHALL BE APPLIED TO THE POROUS PAVEMENT AREAS DURING THE WINTER MONTHS.
- PAVEMENT SHALL BE INSPECTED AS REQUIRED TO INSURE STRUCTURAL INTEGRITY AND FUNCTIONALITY.
- IF THE POROUS PAVEMENT BECOMES CLOGGED WITH SILT, SAND, OR OTHER MATERIALS THE PAVEMENT SHALL BE VACUUM CLEANED.
- THE OWNER OF THE SITE SHALL EDUCATE THE CONTRACTOR RESPONSIBLE FOR SNOW/ICE REMOVAL WHERE THE POROUS PAVEMENT AREAS ARE ON-SITE AND THAT SAND/SALT SHALL NOT BE USED IN THESE AREAS.
- THE DRIVEWAY SHALL UNDERGO VACUUMING AS REQUIRED TO PREVENT CLOGGING.
- SEALCOATING THE DRIVEWAY SURFACE IS STRICTLY PROHIBITED.

OPERATION & MAINTENANCE - POROUS PAVEMENT:

149 VAN NORDEN ROAD

SITE PLAN OF LAND (PRD)
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
JESSE + SARAH WILSON
 SCALE: 1" = 20' DATE: FEB. 25, 2016

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

SHEET No. 4 OF 4



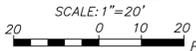
I, _____ TOWN CLERK OF THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE READING COMMUNITY PLANNING & DEVELOPMENT HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING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

TOWN CLERK DATE

REVISIONS

| NO. | DATE | DESCRIPTION | BY | CHK'D |
|-----|------|-------------|----|-------|
| | | | | |

GRAPHIC SCALE



TEMPORARY BENCHMARK CHART:

| TBM # | DESCRIPTION | ELEV. |
|-------|-------------------|---------|
| △ | SEWER MANHOLE RIM | 122.02' |

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT 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.