



Wetland Delineation performed by Norse Environmental Services on Jan. 11, 2021

Inv. 15" RCP Drain = 94.2'±
Water Elevation=94.1± on 1/13/21

PROP. 500 GALLON CONC. DRYWELL BY SHEA CONC. W/ 12" CRUSHED STONE SURROUNDING

EX. DECK TO BE REMOVED
EX. PORCH TO BE REMOVED

EX. PLATFORM + STEPS TO BE REMOVED

PROP. ROOFED ENTRY 4'x6' W/ STEPS

PROP. STAMPED CONC. WALKWAY

PROP. 2' WIDE DRIVEWAY EXPANSION

Prop. 18" High Ret. Wall

Prop. Addition Ex. Enclosed Porch Slab=98.25'

EX. CONC. PAD TO BE REMOVED AND REPLACED W/ A NEW STAMPED CONC. PATIO

Ex. Bit. Conc. Driveway

Ex. 2 Car Garage (Under)

Ex. 1 Story Wood Frame Structure

Ex. Chimney

FFE=108.1'±

Platf

LOT AREA 20,302 S.F.±

LINNEA LANE

LEGEND:

- 104x1 = EX. SPOT GRADE
- 3A = WETLAND FLAG
- BVW = BORDERING VEGETATED WETLAND
- * = EX. CONIFEROUS TREE
- = EX. DECIDUOUS TREE
- FFE = FIRST FLOOR ELEVATION
- RD = PROP. ROOF DRAIN (4" HDPE)
- (97x6) = PROP. SPOT GRADE
- ⊗ = TREE TO BE REMOVED

TREE REMOVAL:

1) 7 TREES TO BE REMOVED WITHIN THE 100 FOOT WETLAND BUFFER ZONE. AS PART OF THE LOCAL CON. COMM. TREE POLICY EITHER PLANTINGS ARE REQUIRED OR A MONETARY PAYMENT BE MADE. THE OWNER IS IN THE PROCESS OF DECIDING WHAT OPTION IS THE PREFERRED.

ZONING INFORMATION:

ZONING DISTRICT: S-20

ASSESSOR INFORMATION:

MAP 40 LOT 52

OWNER INFORMATION:

KEITH & SAMANTHA ZERFAS
27 LINNEA LANE
READING, MA 01867

DEED REFERENCE:

BOOK: 1453 PAGE: 136



PLOT PLAN OF LAND #27 LINNEA LANE READING, MA 01867
PREPARED BY:
SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
(781) 854-8644
DATE: 2/23/21 SCALE: 1"=20'