

ZONING INFORMATION:

ZONING DISTRICT : RA
MIN. BLDG. SETBACKS:
FRONT : 40 FEET
SIDE : 25 FEET
REAR : 50 FEET

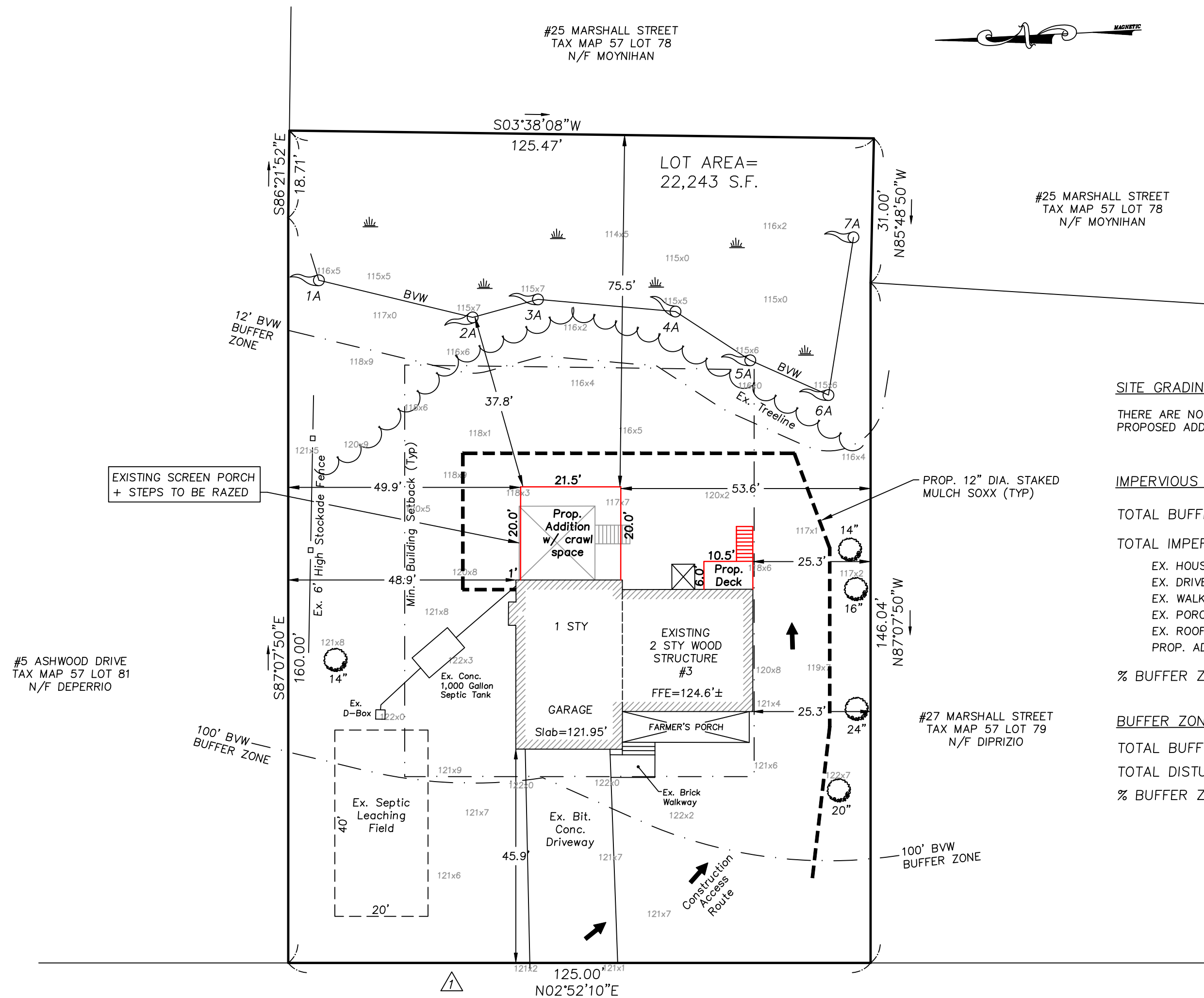
BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
1	PK NAIL	121.33'

1988 NAVD

LEGEND:

EOP	EDGE OF PAVEMENT
94	EX. CONTOUR
96X7	EX. SPOT GRADE
BIT.	BITUMINOUS
	EX. TREELINE
	WETLAND RESOURCE AREA
1A	WETLAND FLAG NUMBER



SITE GRADING:

THERE ARE NO SITE GRADING CHANGES ASSOCIATED WITH THE PROPOSED ADDITION AND DECK PROJECT.

IMPERVIOUS AREA CALCULATION:

TOTAL BUFFER ZONE AREA = 13,255 S.F.±

TOTAL IMPERVIOUS SURFACES WITHIN BUFFER ZONE=2,413 S.F.

EX. HOUSE:	1,572 S.F.
EX. DRIVEWAY:	160 S.F.
EX. WALKWAY:	46 S.F.
EX. PORCH:	180 S.F.
EX. ROOFED BSMT ENTRY:	25 S.F.
PROP. ADDITION:	430 S.F.

% BUFFER ZONE IMPERVIOUS = 18.2%

BUFFER ZONE DISTURBANCE CALCULATION:

TOTAL BUFFER ZONE AREA = 13,255 S.F.±

TOTAL DISTURBANCE WITHIN BUFFER ZONE=9,680 S.F.±

% BUFFER ZONE DISTURBANCE = 73.1%

ASHWOOD DRIVE

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON FEBRUARY 3, 2023 BY SULLIVAN ENGINEERING GROUP, LLC.
- 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 1988 NAVD.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.



DEED REFERENCE:

BOOK: 63836 PAGE: 460

ASSESSOR REFERENCE:

ASSESSOR MAP 57 PARCEL 80

OWNER/APPLICANT:

KEVIN & KERRI GAZDA
3 ASHWOOD DRIVE
NORTH READING, MA

3 ASHWOOD DRIVE

PLOT PLAN OF LAND

LOCATED IN
NORTH READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
KEVIN GAZDA

SCALE: 1" = 20' DATE: FEB. 23, 2024

PREPARED BY

SULLIVAN ENGINEERING GROUP, LLC

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

SHEET No. 1 OF 1

GRAPHIC SCALE

SCALE: 1"=20'

