SHEET LIST TABLE

SHEET TITLE	DRAWING	SHEET NUMBER
LOCATION PLAN	C1.1	1
EXISTING CONDITION PLAN	C2.1	2
GRADING & DRAINAGE PLAN	C3.1	3
LAYOUT PLAN	C4.1	4

ZONE: RESIDENCE A DISTRICT (RA)

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	40,000 ft^2	828,000± ft^2
MINIMUM LOT FRONTAGE	160 ft.	79.97 ft.
MINIMUM FRONT SETBACK	40 ft.	449.90 ft.
MINIMUM SIDE SETBACK	25 ft.	49.50 ft.
MINIMUM REAR SETBACK	50 ft.	44.06 ft.
MINIMUM OPEN SPACE	60%	73%
MAXIMUM BUILDING HEIGHT	35 ft.	57.5± ft.
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	5
MAXIMUM BUILDING AREA	20%	7.5%

OWNER:

COUNTRY CLUB LANE, LLC
LEGAL REFERENCE: CERTIFICATE OF TITLE NUMBER 252651 IN BOOK 1426 PAGE 9

PARCEL INFORMATION:

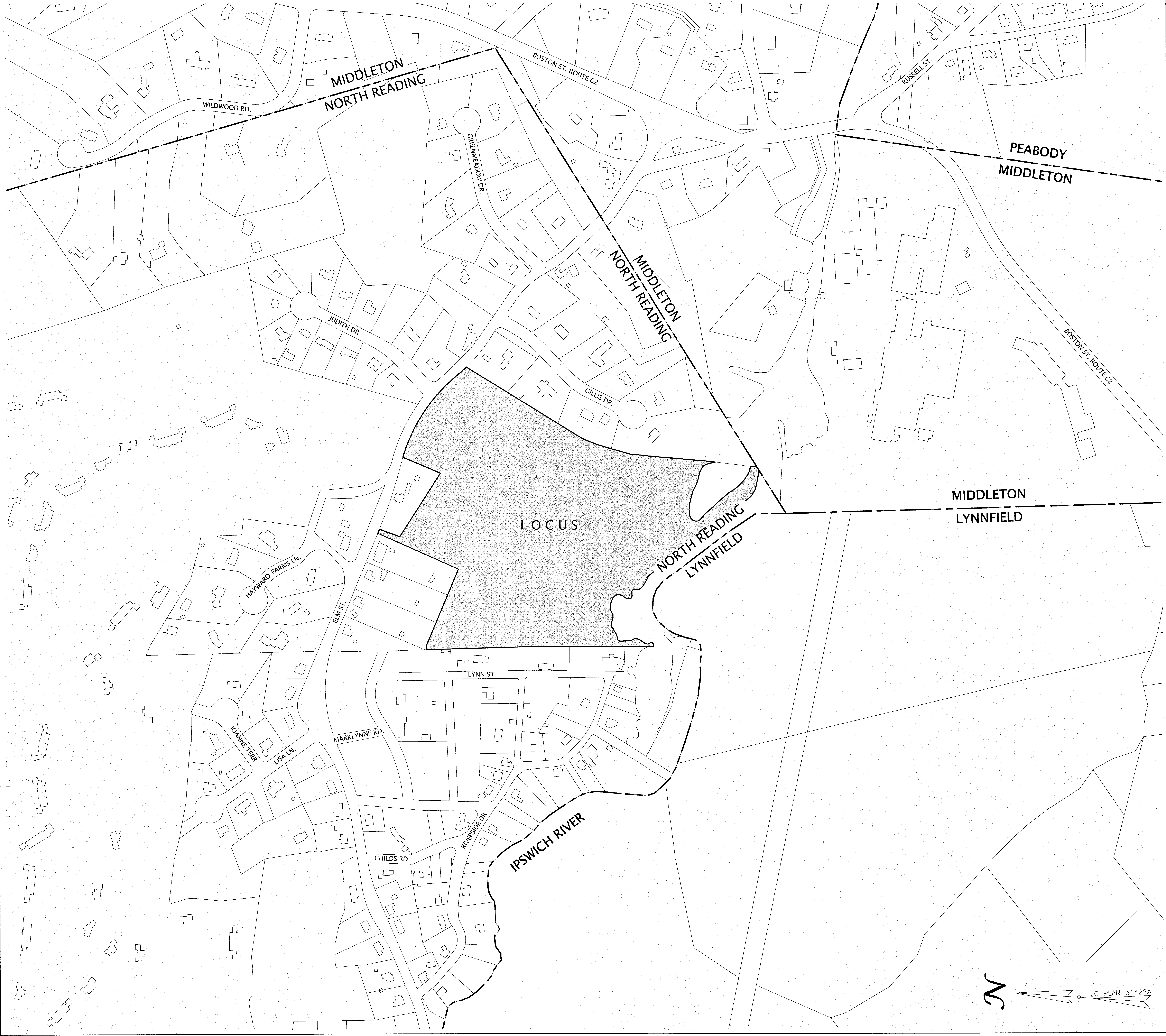
ADDRESS: 20 ELM STREET, NORTH READING, MA 01864
PLAN: LOT 2 ON LC PLAN 31422A
NORTH READING ASSESSOR'S: MAP 85, LOT 5

PLAN REFERENCES:

1. LC PLAN 31422A
2. 1916 COUNTY LAYOUT (ELM STREET)
3. PLAN NO. 99 (2–6) OF 1991 (BOOK 21007 PAGE 115)
4. 4) PLAN NUMBER 1628 OF 1957 (BOOK 9050 PAGE 415)

PROJECT NOTES:

1. SUBSURFACE UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE CORRECT.
2. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES, LLC FROM JULY 2012 TO SEPTEMBER 2012 AND MAY 2013. ADDITIONAL INSTRUMENT FIELD SURVEY CONDUCTED IN OCTOBER 2018.
3. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
4. PROPERTY SHOWN IS SUBJECT TO THE FOLLOWING EASEMENTS WHICH LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT ON THIS PLAN: 1) RIGHT OF WAY GRANT TO JAMES MILLEN RECORDED IN BOOK 11026 PAGE 98, AND 2) WATER EASEMENT FOR THE BENEFIT OF LOT 1 (LC PLAN 31422A) FILED WITH THE REGISTRY AS DOCUMENT NUMBER 620838.



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

Owner:
Country Club Lane, LLC
20 Elm Street
North Reading, MA 01864

Applicant:
NY Ventures, LLC
14 Sgt. Roode Ln.
Middleton, MA 01949

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: NREA-0022A
Drawing File Folder: NREA22

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

MATTHEW E MOORE
CIVIL
No. 45885

12.3.2018

6	
5	
4	
3	
2	
1	

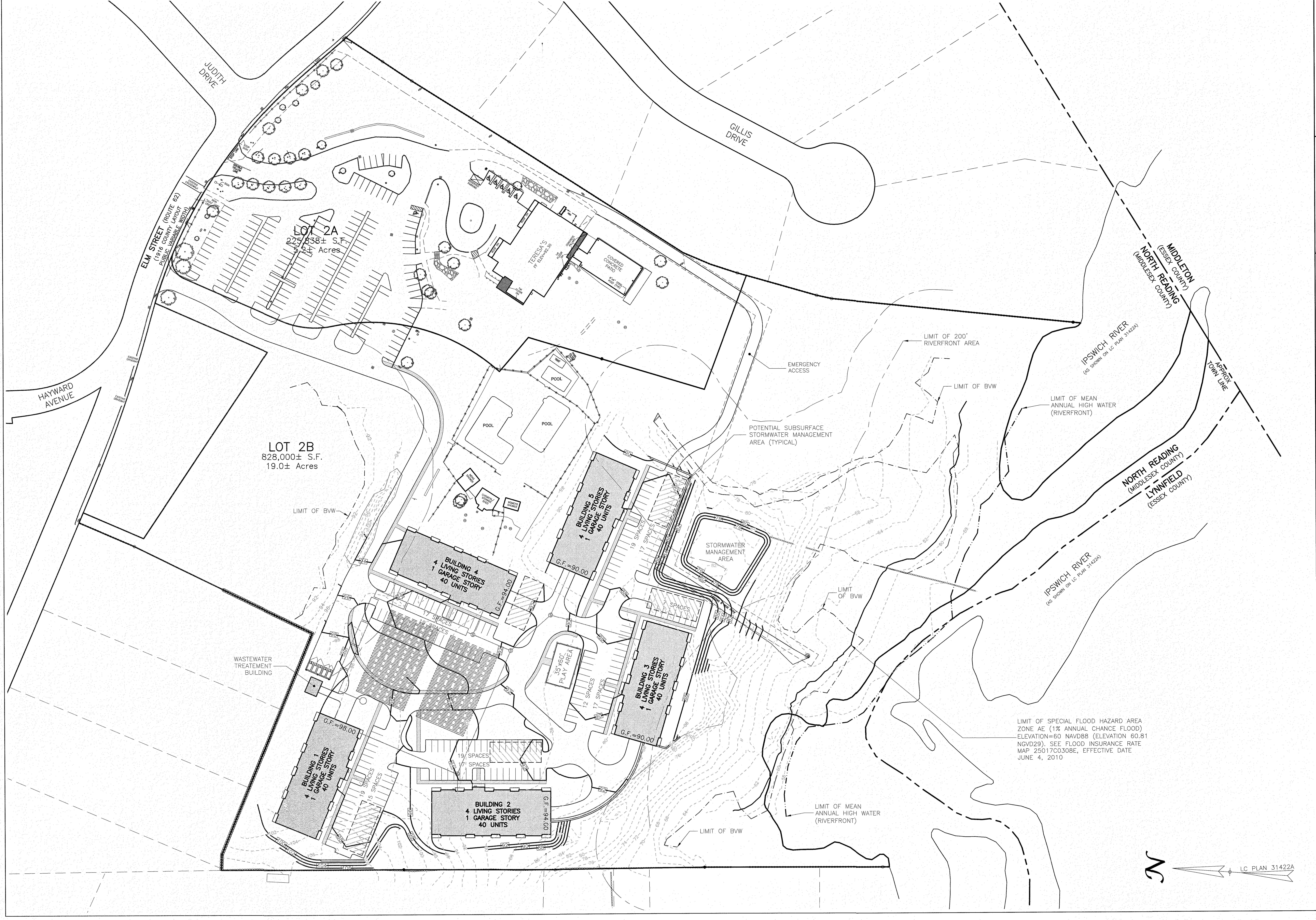
LOCATION PLAN
20 ELM STREET
20 ELM STREET, NORTH READING, MA

0' 100' 200' 400'
SCALE: 1"=200'
NOVEMBER 13, 2018

DRAWING: C1.1

SHEET 1 OF 4

P:\NREA-0022(20 Elm Street-Thomson Club)\Drawings\SPelm20_PEL.dwg, 12/1/2018 8:48:26 AM, MEM



LIMIT OF SPECIAL FLOOD HAZARD AREA ZONE AE (1% ANNUAL CHANCE FLOOD) ELEVATION=60 NAVD88 (ELEVATION 60.81 NGVD29). SEE FLOOD INSURANCE RATE MAP 25017C0308E, EFFECTIVE DATE JUNE 4, 2010

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GRADING & DRAINAGE PLAN
20 ELM STREET

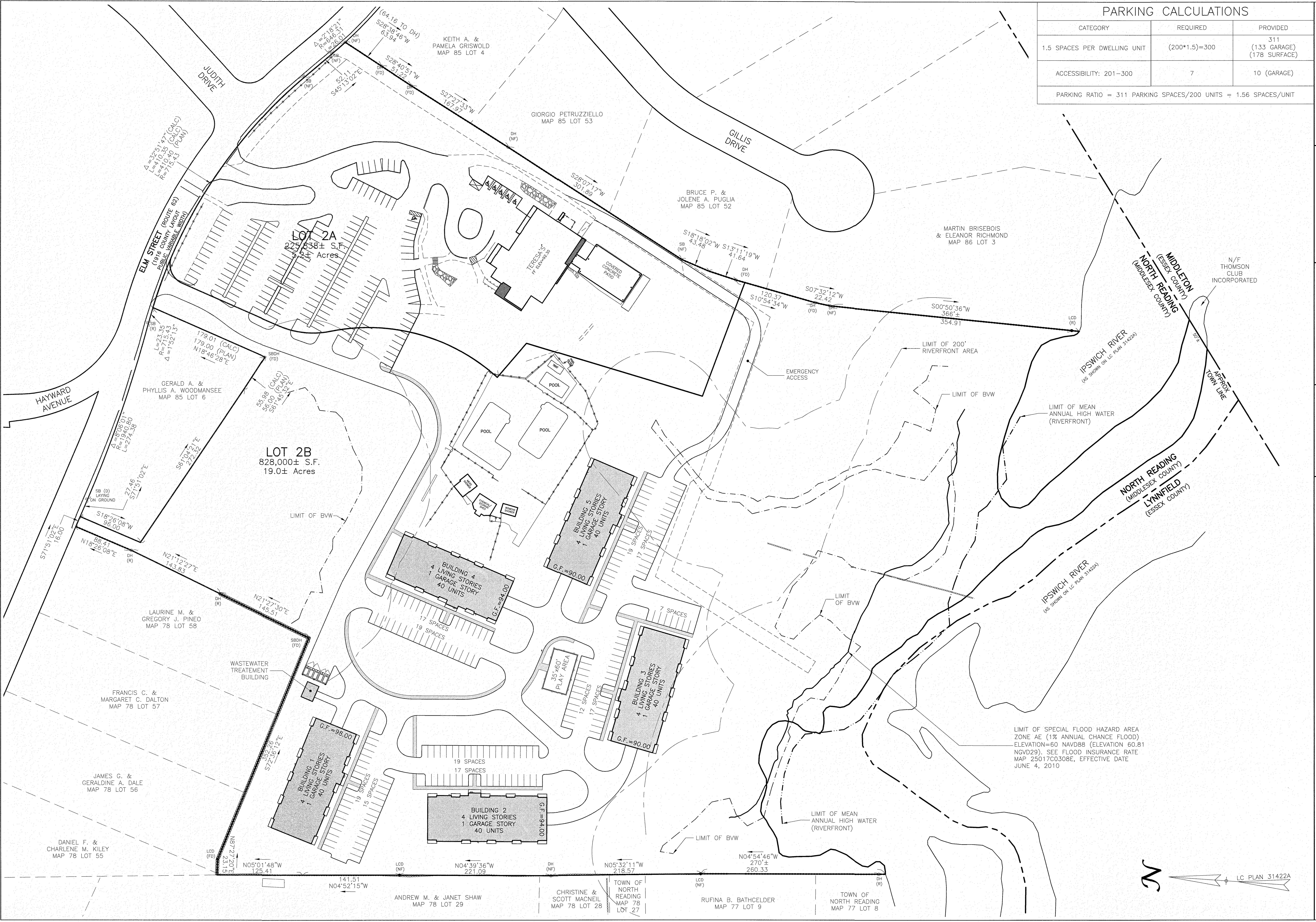
20 ELM STREET, NORTH READING, MA

0' 30' 60' 120'
SCALE: 1"=60'

NOVEMBER 13, 2018

DRAWING: C3.1

SHEET 3 OF 4



PARKING CALCULATIONS

CATEGORY	REQUIRED	PROVIDED
1.5 SPACES PER DWELLING UNIT	(200*1.5)=300	311 (133 GARAGE) (178 SURFACE)
ACCESSIBILITY: 201–300	7	10 (GARAGE)
PARKING RATIO = 311 PARKING SPACES/200 UNITS = 1.56 SPACES/UNIT		

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LAYOUT PLAN
20 ELM STREET

20 ELM STREET, NORTH READING, MA

0' 30' 60' 120'
SCALE: 1"=60'

NOVEMBER 13, 2018

DRAWING: C4.1

SHEET 4 OF 4

P:\NREA-0022(20 Elm Street-Thomson Club)\Drawings\SPelm20_PE.dwg, 12/1/2018 8:48:35 AM, MEM