

GENERAL NOTES

1. BASE MAPPING OF THE PROJECT SITE IS THE RESULT OF A GROUND SURVEY ENTITLED "PLAN OF LAND" BY DANA F. PERKINS, INC. OF 1049 EAST STREET, TEWKSBURY MA DATED JUNE 3, 2008.
2. BASE MAPPING OF 7 CHARLES & 249 HAVERHILL STREET WAS COMPLETED BY LEBLANC SURVEY ASSOCIATES OF DANVERS, MA.
3. WETLANDS FLAGGING COMPLETED BY DEROSA ENVIRONMENTAL OF ROWLEY, MA, DATED JULY 2023.
4. CONTACT THE TOWN OF NORTH READING FOR THE MARKING OF NORTH READING MUNICIPAL UTILITIES, CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
5. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH PROPOSED WORK.
6. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET RIGHT-OF-WAY, OR ON ABUTTING LOTS.
7. THE ADJACENT ABUTTER(S) MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH PROPOSED UTILITY CONNECTION AND SUBMITTING TO THE ENGINEER/OWNER.
9. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
10. ALL EROSION & SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO LAND DISTURBANCE AT THE SITE. EROSION CONTROLS MUST BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

ZONING TABLE - RESIDENCE A ZONE					
	Lot Area	Frontage	Side Yard	Front Yard	Rear Yard
Conventional	40,000 sf	160'	25'	40'	50'
OSRD	20000 sf	80'	12.5'	20'	25'

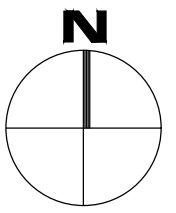
ZONING NOTES:

1. OPEN SPACE UNIT CALC:
22 LOTS * 1.2 = 26 UNITS PERMISSIBLE UNDER OSRD
LOTS 1-9, SINGLE FAMILY DWELLINGS
LOTS 10-13 TWO FAMILY DWELLINGS
LOT 14, (3) THREE FAMILY DWELLINGS
2. 1- PER NORTH READING ZONING BYLAWS, OSRD PROJECTS ALLOW UP TO 50% REDUCTION IN ZONING REQUIREMENTS.
3. CUL-DE-SACS ARE MINIMUM 120' PROPERTY LINE TO PROPERTY LINE.

OPEN SPACE CALCULATIONS	
Total Tract (sf)	1,396,533.60
Wetland Area (sf)	276,402 (20%)
Required Open Space (50%)	698,266.80
Provided Open Space (sf)	918,373.00
Wetland Area (sf)	276,402 (30%)
Slope Greater than 25%	36,717 (4%)



50 0 100 200 FEET
SCALE = 1"=100'



NORTH

Engineering & Construction
BOBREK

PO BOX 2185
DANVERS, MA 01923
WWW.gobobrek.COM

CLIENT INFO

ABIGAIL WAY &
LUCAS LANE OSRD

PROJECT INFO

1	UPDATED LAYOUT	01/29/24
REV	DESCRIPTION	DATE



STAMP:

OPEN SPACE
CONCEPT
PLAN

SHEET NAME:

C-300

SHT NO:

DR BY: BTP

CHK BY: JPB

PROJ NO: 23-1

DATE: JANUARY 2024

SCALE: 1"=100'