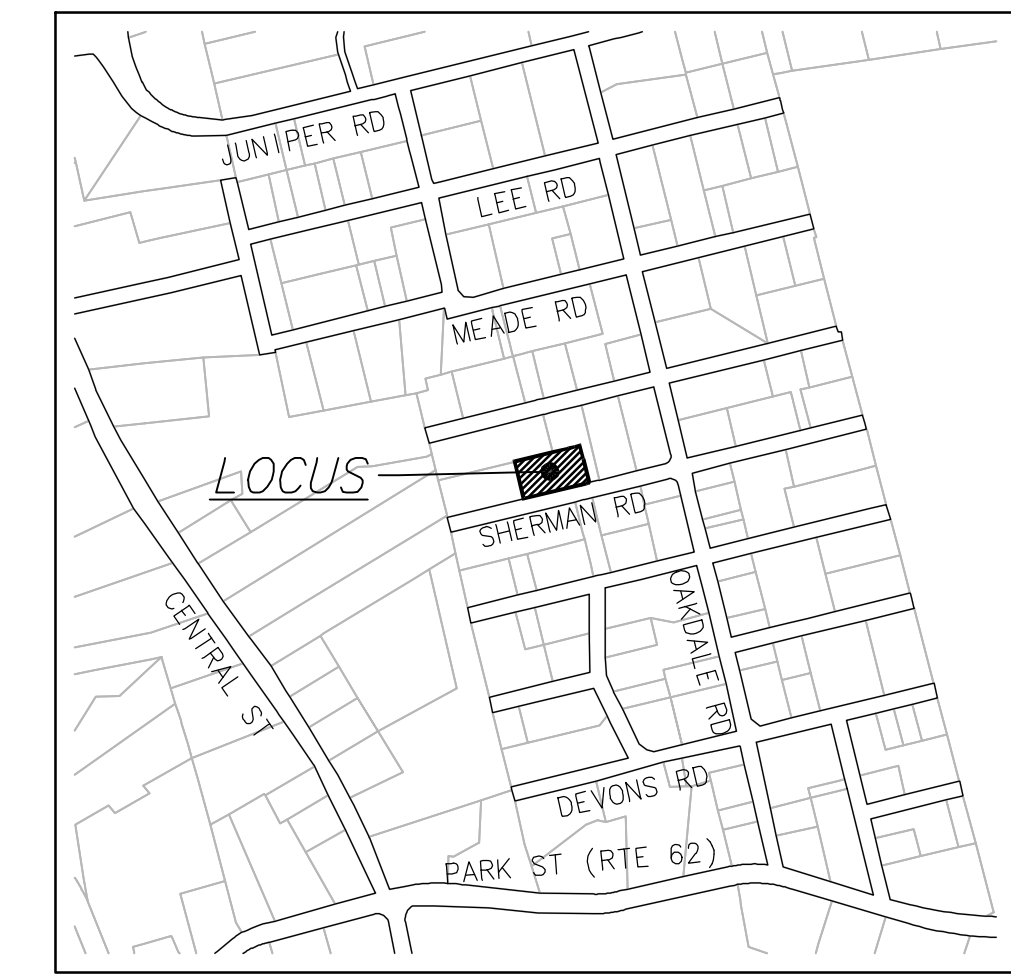


ZONE: RESIDENCE B (RB)

LOT AREA (REQ'D)	20,000 S.F.
FRONTAGE (REQ'D)	125'
FRONT YARD (REQ'D)	25'
SIDE YARD (REQ'D)	20'
REAR YARD (REQ'D)	24'
BUILDING HEIGHT (MAX)	35'
MINIMUM OPEN SPACE	50%



LOCUS PLAN
1" = 500'±

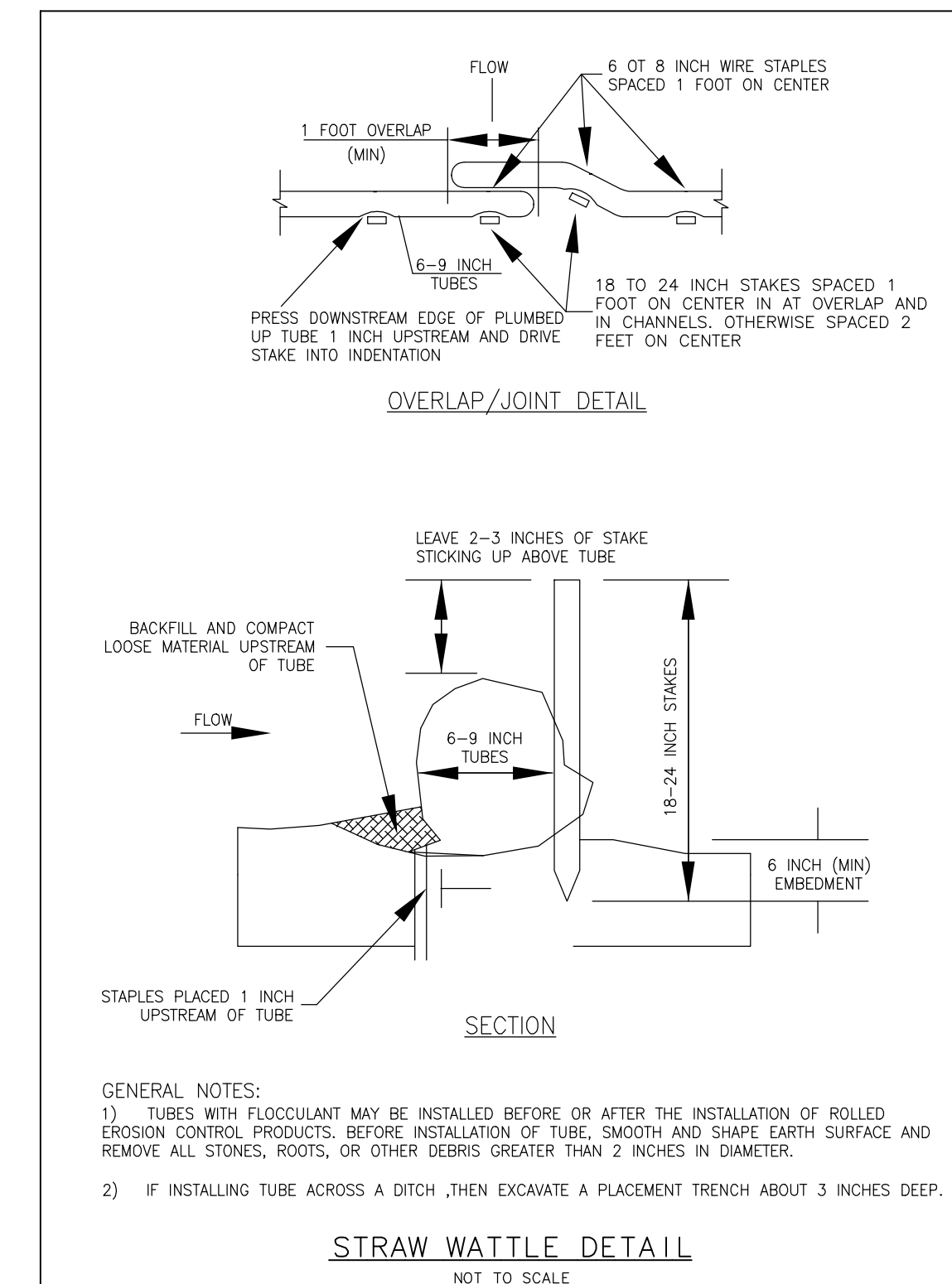
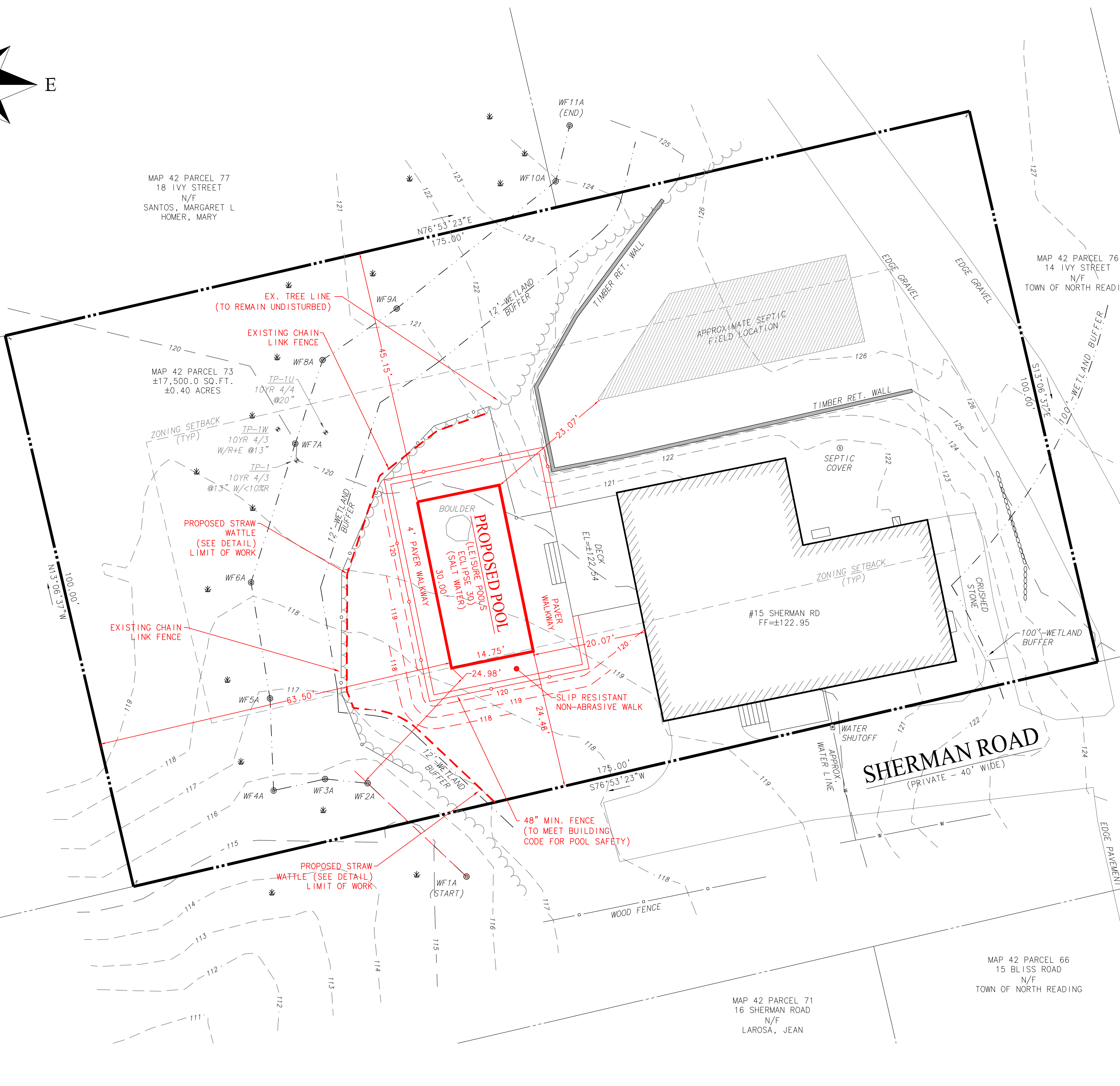
MAP 42 PARCEL 77
18 IVY STREET
N/F
SANTOS, MARGARET L
HOMER, MARY

MAP 42 PARCEL 75
13 SHERMAN ROAD
N/F
HAUVER, PETER A.
& CYNTHIA L.

MAP 42 PARCEL 76
14 IVY STREET
N/F
TOWN OF NORTH READING

MAP 42 PARCEL 72
19 SHERMAN ROAD
N/F
TOWN OF NORTH READING

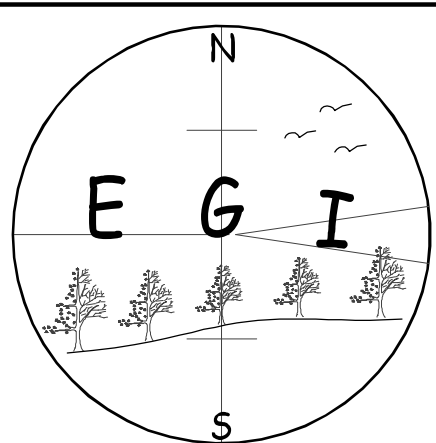
MAP 42 PARCEL 73
±17,500.0 SQ.FT.
±0.40 ACRES



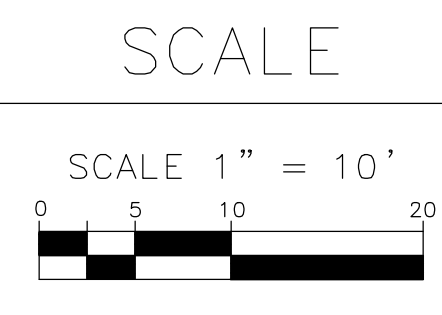
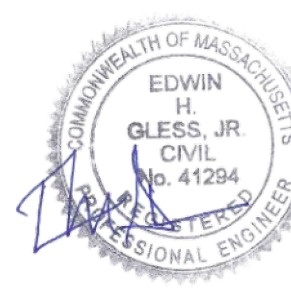
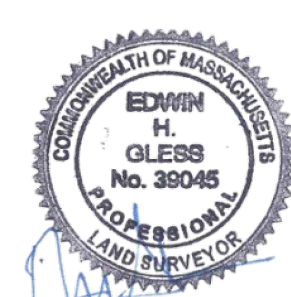
GENERAL NOTES

- RECORD OWNERS: COOK, ELISE M. & JOSEPH W., 15 SHERMAN ROAD, N. READING, MASSACHUSETTS 01864. DEED BOOK 57453 PAGE 377. LAND COURT PLAN 31593A - SHEET 4.
- PROPERTY IS SHOWN AS PARCEL 73 ON ASSESSORS MAP 42 AND APPEARS TO LIE WITHIN THE RESIDENCE B (RB) ZONING DISTRICT PER THE TOWN OF NORTH READING ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
- PROPERTY LINES SHOWN ARE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED BY EXISTING GRADE, INC ON MAY 22, 2020, LINES OF OCCUPATION, AND FOUND MONUMENTATION.
- PARCEL DOES NOT APPEAR TO LIE WITHIN A FLOOD ZONE (ZONE X) PER FIRM MAP 25017C0304E PANEL 304 OF 656, LAST REVISED JUNE 04, 2010, AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON MAY 22, 2020 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.
- ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON MAY 22, 2020, ROTATED 12.443° COUNTER-CLOCKWISE FROM LAND COURT PLAN 31593A, RECORDED AT THE SOUTHERN MIDDLESEX REGISTRY OF DEEDS.
- ORIGIN OF ELEVATIONS IS THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88), DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON MAY 22, 2020.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- WETLAND FLAGS DEPICTED AS WF#A PLACED BY GLENN KREVOVSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. OF 601 N. MAIN STREET, OXFORD MA, ON MAY 19, 2020 AND FIELD LOCATED BY EXISTING GRADE ON MAY 22, 2020.
- ALL PROPOSED WORK TO BE DONE IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES.
- SELF-CLOSING/LATCHING GATE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- SEPTIC INFORMATION SHOWN BASED UPON DESIGN PLANS PROVIDED BY THE CLIENT AND ON FILE AT THE NORTH READING BOARD OF HEALTH.

DIG SAFE NOTE IN ACCORDANCE WITH MGL-CH82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE EXTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS). OR CALL "DIG-SAFE" AT 1-888-DIG-SAFE.



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



NO.	DATE	BY	REVISIONS

CLIENT
JOSEPH COOK
15 SHERMAN ROAD
NORTH READING, MASSACHUSETTS 01864

PROPOSED POOL PLAN
FOR
15 SHERMAN ROAD
NORTH READING, MASSACHUSETTS 01864

1924_POOL_PLAN
PROJECT NO.
1924
DATE: 05/25/20
SHEET NO.
1 of 1