



GRAND LEGACY WOODCUTTER ROAD NORTH READING, MA



FAIRVIEW STREET

WOODCUTTER RD

ELM STREET

Lot 4

Lot 3

Lot 2

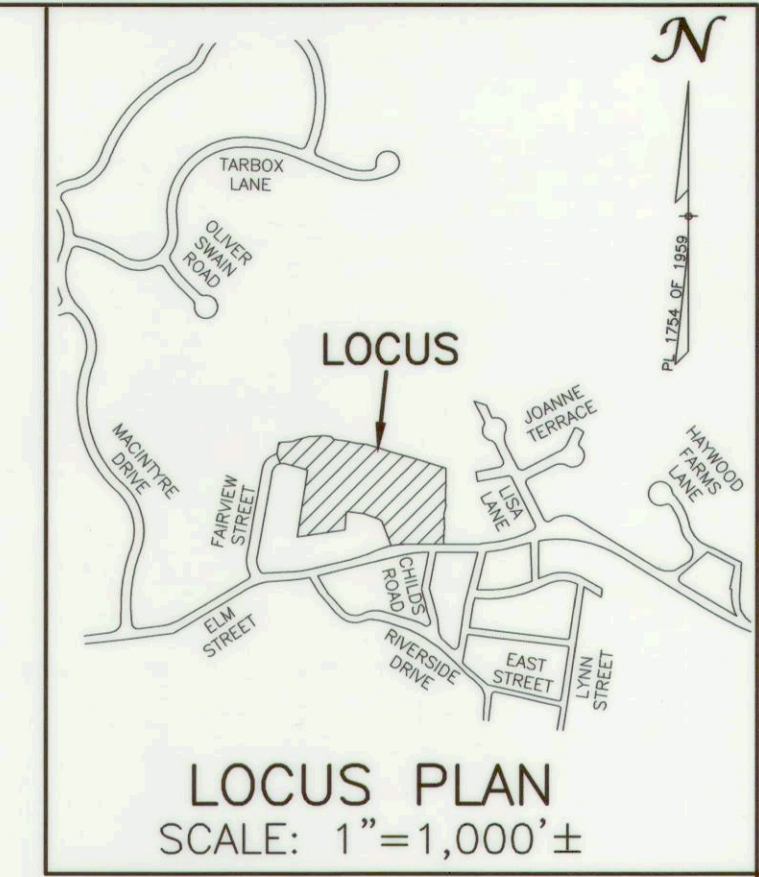
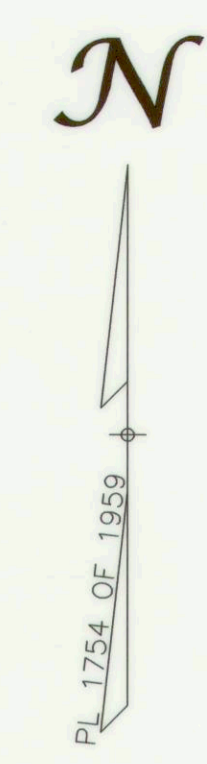
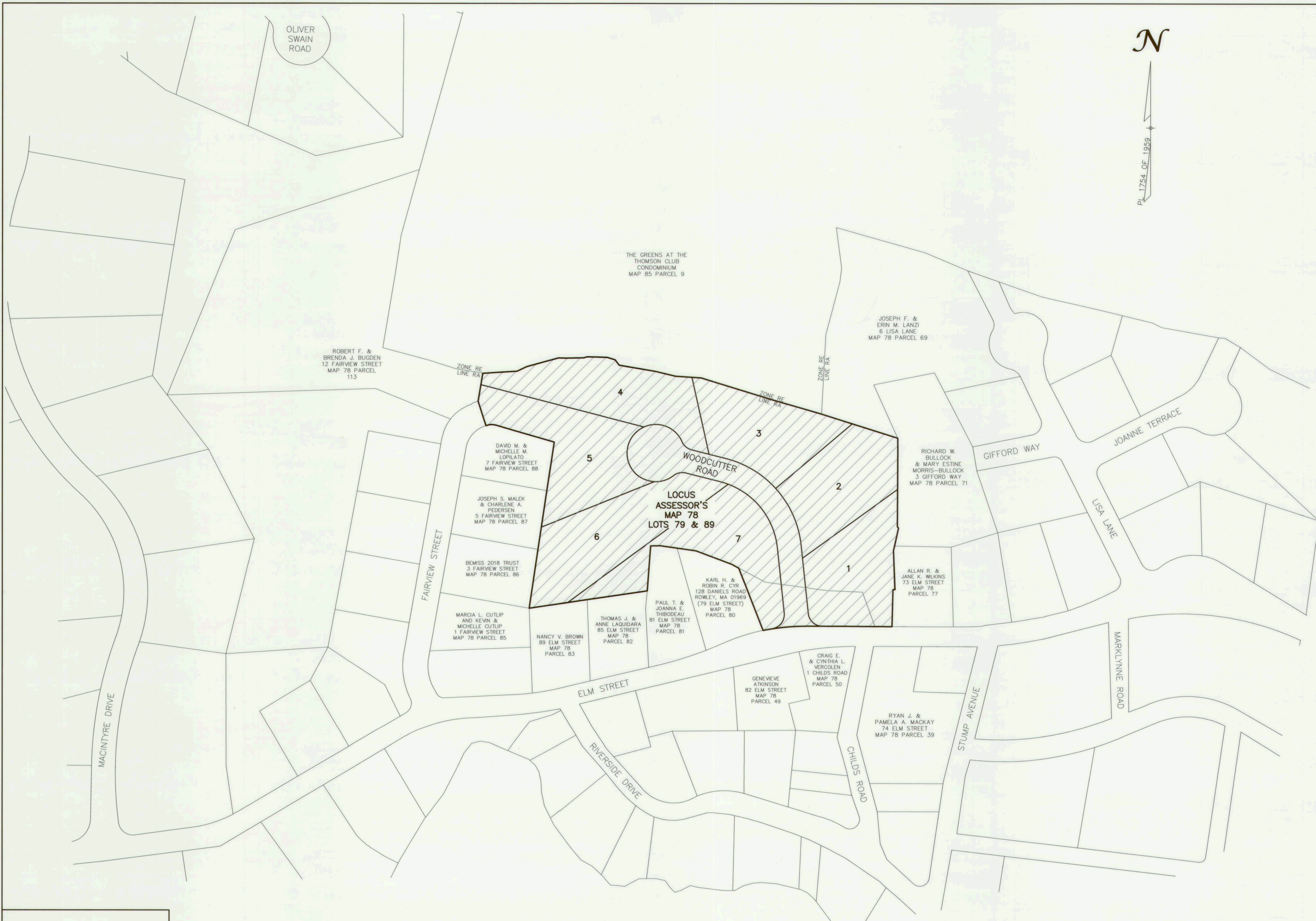
Lot 5

Lot 6

Lot 7

Lot 1





ZONING DISTRICT: Residence A

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM CONTINUOUS LOT FRONTAGE = 160 FEET

FRONT YARD SETBACK = 40 FEET
SIDE YARD SETBACK = 25 FEET
REAR YARD SETBACK = 50 FEET

MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING HEIGHT = 2.5 STORIES
MAXIMUM BUILDING AREA = 20%

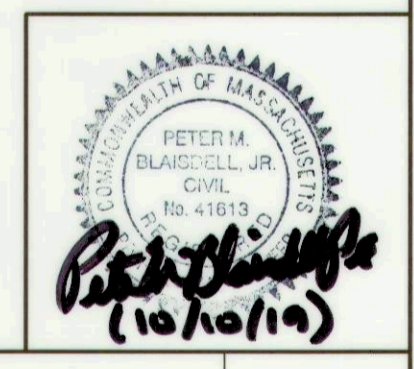
LEGEND OF ABBREVIATIONS

SBDH - STONE BOUND DRILL HOLE
DH - DRILL HOLE
(FND) - FOUND

NORTH READING
COMMUNITY PLANNING COMMISSION

Wann Runk
William B...
Christopher Hays

DATE: Oct 15, 2019



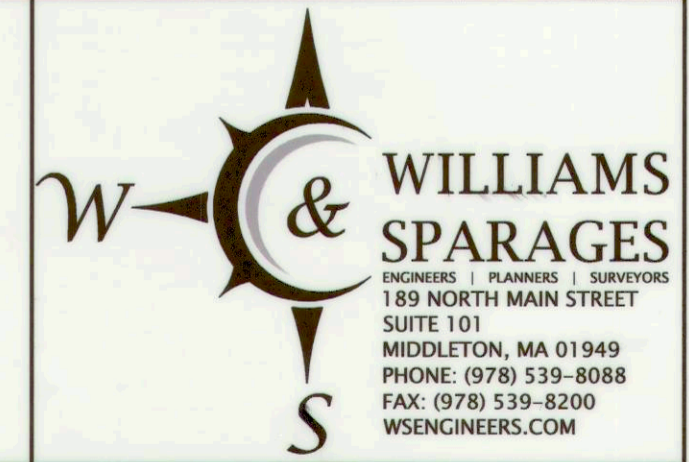
NO.	DESCRIPTION	DATE
4		
3	PEER REVIEW COMMENTS	8/20/2019
2	PEER REVIEW COMMENTS	7/26/2019
1	PEER REVIEW COMMENTS	3/25/2019

**INDEX SHEET
GRAND LEGACY
NORTH READING, MA**

OWNER & APPLICANT:
77 ELM STREET LLC
PO BOX 548
NORTH READING, MA 01864

DEED REFERENCE:
BOOK 71352 PAGE 399

ASSESSORS REFERENCE:
MAP 78 LOT 79 & 89



0' 50' 100' 200'
SCALE: 1"=100'
JANUARY 17, 2019

INDEX SHEET 1 OF 1
SHEET 1 OF 14

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NORTH READING, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE COMMUNITY PLANNING COMMISSION HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

NOTES:

- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0308E, EFFECTIVE DATE JUNE 4, 2010.
- PROPERTY DOES NOT LIE WITHIN THE AQUIFER PROTECTION DISTRICT.

PLAN SET INDEX

- SHEET 1: INDEX SHEET
- SHEET 2: DEFINITIVE PLAN
- SHEET 3: DEFINITIVE PLAN (CPC DECISION)
- SHEET 4: DEFINITIVE PLAN & PROFILE
- SHEET 5: TOPOGRAPHIC PLAN (EXISTING CONDITION)
- SHEET 6: TOPOGRAPHIC PLAN (PROPOSED CONDITION)
- SHEET 7: DEMOLITION & EROSION CONTROL PLAN
- SHEET 8: CONSTRUCTION LAYOUT PLAN
- SHEETS 9-14: CONSTRUCTION DETAILS

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Peter M. Blaisdell, Jr.
WILLIAMS & SPARAGES, LLC