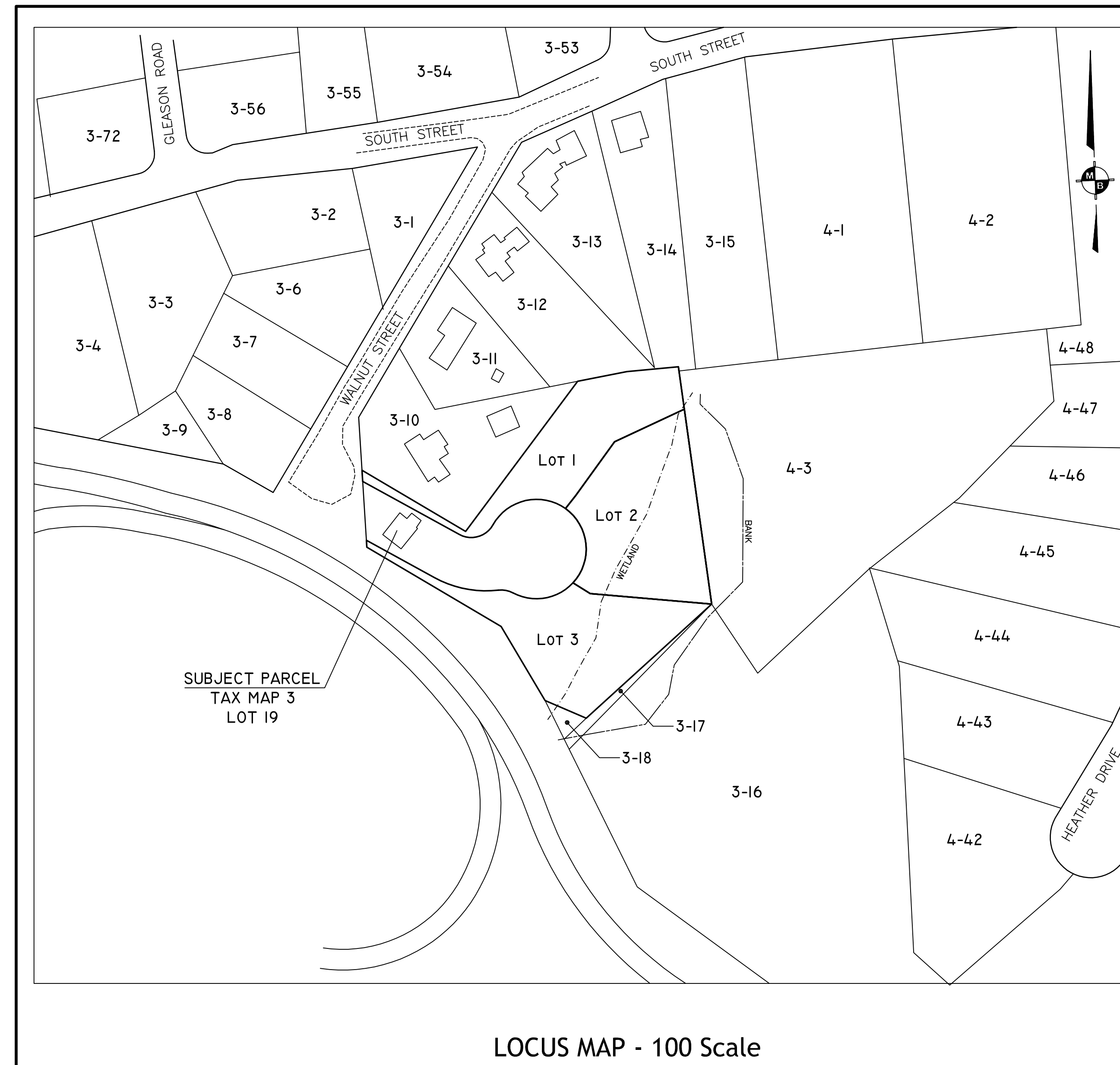


PRELIMINARY SUBDIVISION PLAN SET

246 WALNUT STREET

READING, MASSACHUSETTS

TAX MAP 3 LOT 9



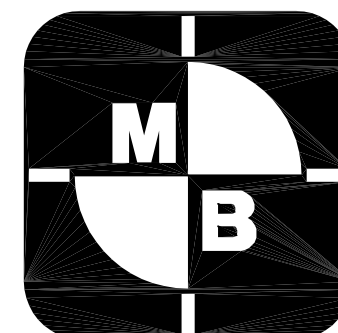
NOTES:

1. **PURPOSE OF PLAN** THIS PLAN IS INTENDED TO BE A PRELIMINARY PLAN PURSUANT TO M.G.L. Ch.41, Section 81T AND Section 5.0 OF THE READING SUBDIVISION REGULATIONS SHOWING 3 LOTS BEING SUBDIVIDED WITH A SMALL EXTENSION OF WALNUT STREET (TOTAL 0 2 NEW LOTS).
2. **TAX MAP 3 PARCEL 19**
LOT AREA: 2.02 ACRES
3. **OWNER:**
BALSAVICH STEVEN T KORTZ ERIK ETAL JTROS
4. **ZONING: SINGLE FAMILY 20**
REQUIRED AREA: 20,000 S.F.
(12,000 S.F. UPLAND)
REQUIRED FRONTAGE: 120'
(*80' ON A CURVE LESS THEN 200')
*REDUCED FRONTAGE MUST BE 120'
AT THE REAR OF THE FRONT SETBACK
REQUIRED LOT WIDTH: 80'
(MEASURED AT ALL POINTS FROM THE
REQUIRED FRONTAGE:
TO THE FRONT OF THE DWELLING
SETBACKS: FRONT: 20'
SIDE: 15'
REAR: 20'
5. PROJECT TO BE SERVICED BY MUNICIPAL WATER AND SEWER
6. WAIVER WILL BE REQUESTED TO SET RIGHT-OF-WAY WIDTH TO 50'
(SECTION 7.1.5.g.)
7. WAIVER MAY BE REQUIRED FOR MAXIMUM LENGTH OF A CUL-DE-SAC
GREATER THAN 500' (SECTION 7.1.1.g. WIDTH AND GRADE OF WAYS)
8. WETLAND SURVEY PERFORMED BY BASBANES AND ASSOC.
IN JANUARY OF 2023 AND SURVEYED BY MEISNER BREM CORPORATION
9. THE PROJECT WILL REQUIRE AN ORDER OF CONDITIONS FROM THE READING CONSERVATION COMMISSION FOR WORK WITHIN THE RIVERFRONT AREA. AS PART OF THE NOTICE OF INTENT APPLICATION THE APPLICANT WILL BE REQUIRED TO PERFORM AN ALTERNATIVE ANALYSIS PURSUANT TO 310 CMR 10.58(4)(c) FOR WORK IN THE OUTER RIPARIAN ZONE OF THE RIVER FRONT AREA.

LOCUS MAP - 100 Scale

PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810

PREPARED BY:



MEISNER BREM CORPORATION

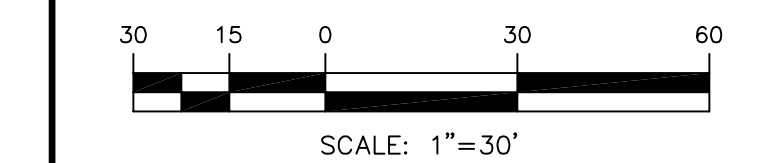
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- SHEET 1 PRELIMINARY SUBDIVISION PLAN - COVER
- SHEET 2 PRELIMINARY SUBDIVISION PLAN - WITH TOPOGRAPHY
- SHEET 3 PRELIMINARY SUBDIVISION PLAN - LAYOUT

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PRELIMINARY SUBDIVISION PLAN
246 WALNUT STREET
READING, MASSACHUSETTS

PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
MAY 3, 2023



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JOB NUMBER: 3110
ACAD FILE: 3110-Stella Const. Prelim

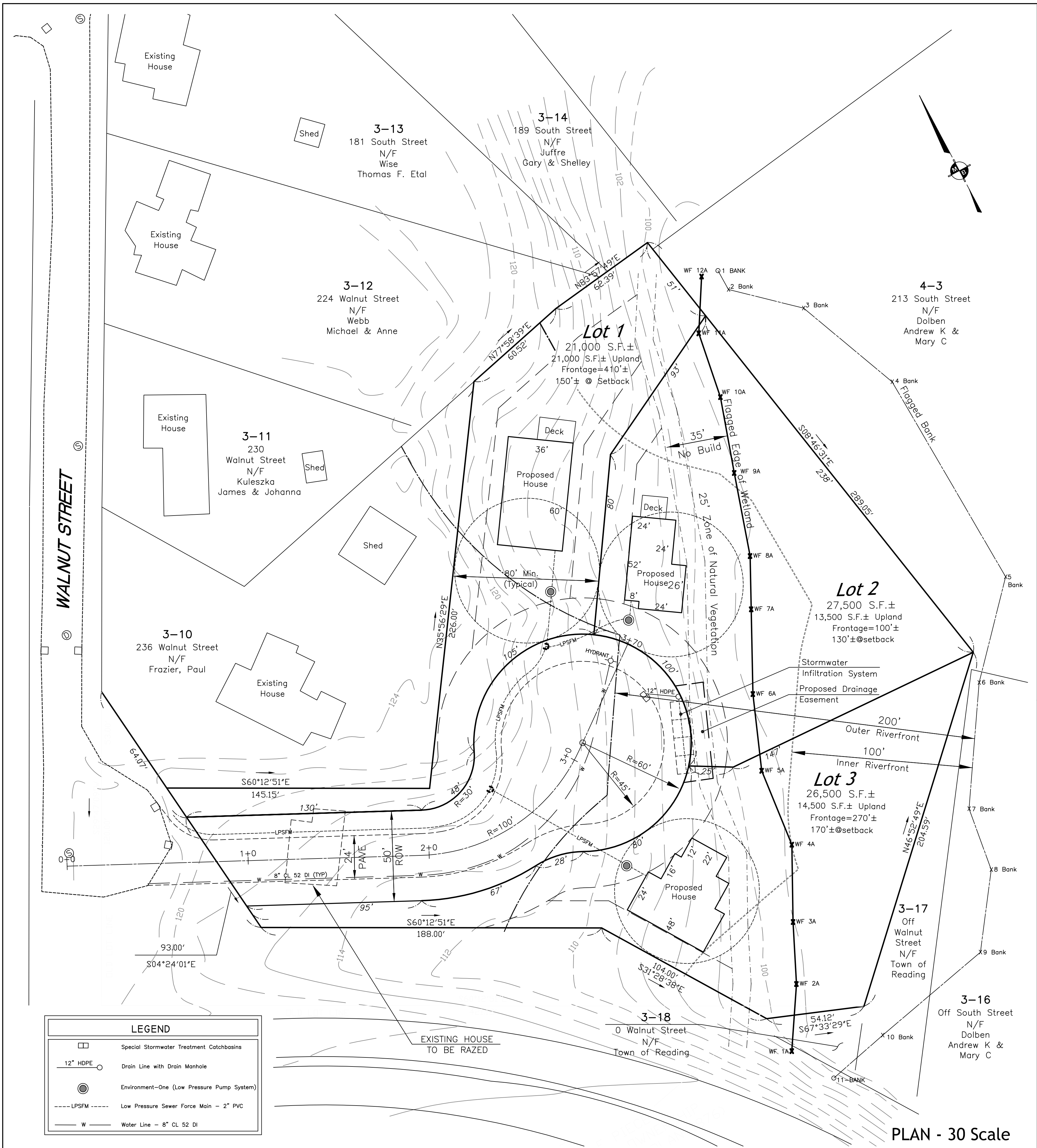
1 OF 1

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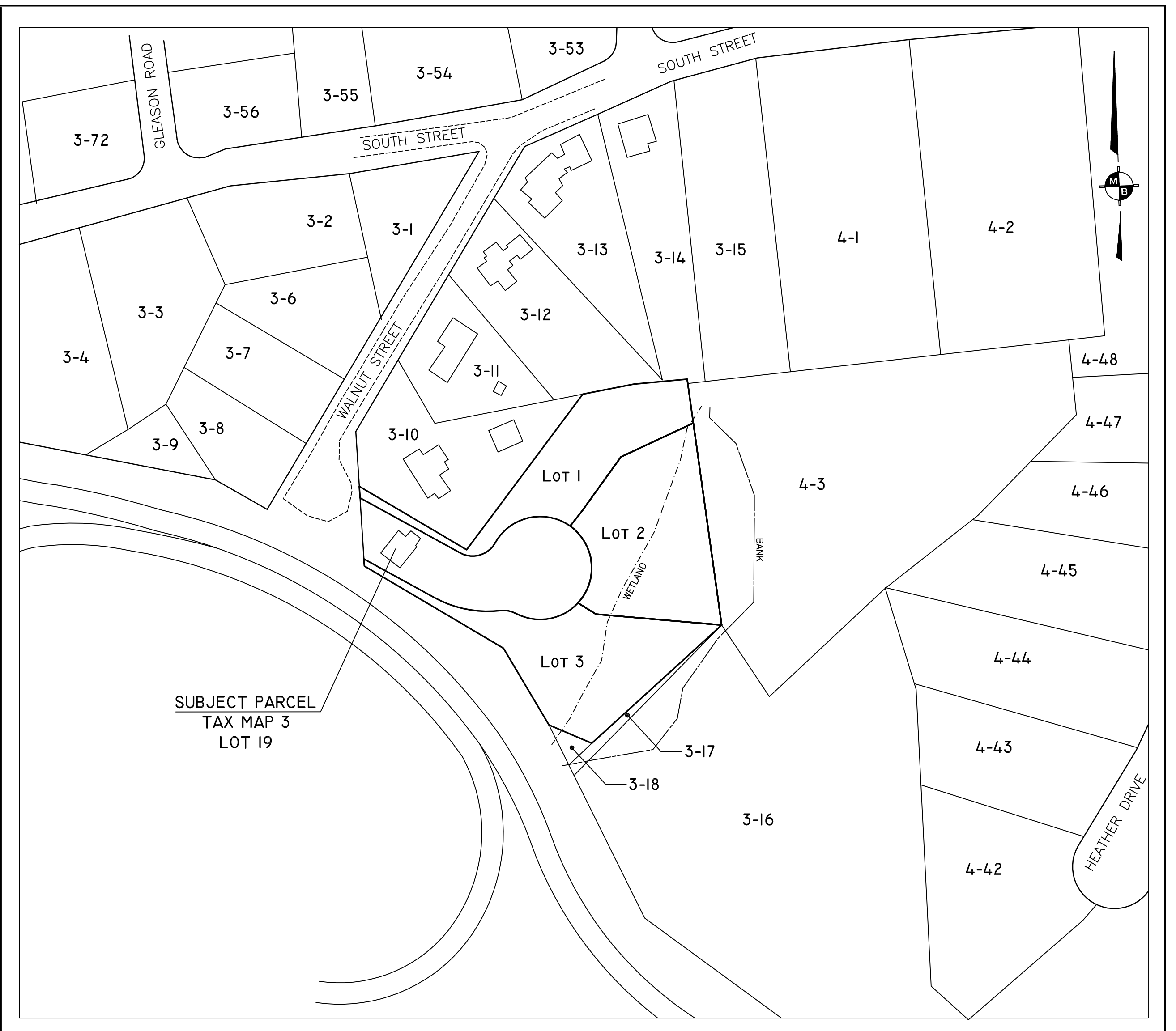
REVISION 1 : JUNE 14, 2023

DATE OF PLAN : MAY 3, 2023

3/10



PLAN - 30 Scale



NOTES:

- PURPOSE OF PLAN** THIS PLAN IS INTENDED TO BE A PRELIMINARY PLAN PURSUANT TO M.G.L. Ch.41, Section 81T AND Section 5.0 OF THE READING SUBDIVISION REGULATIONS SHOWING 3 LOTS BEING SUBDIVIDED WITH A SMALL EXTENSION OF WALNUT STREET (TOTAL 0 2 NEW LOTS).
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PRELIMINARY SUBDIVISION PLAN
246 WALNUT STREET
READING, MASSACHUSETTS

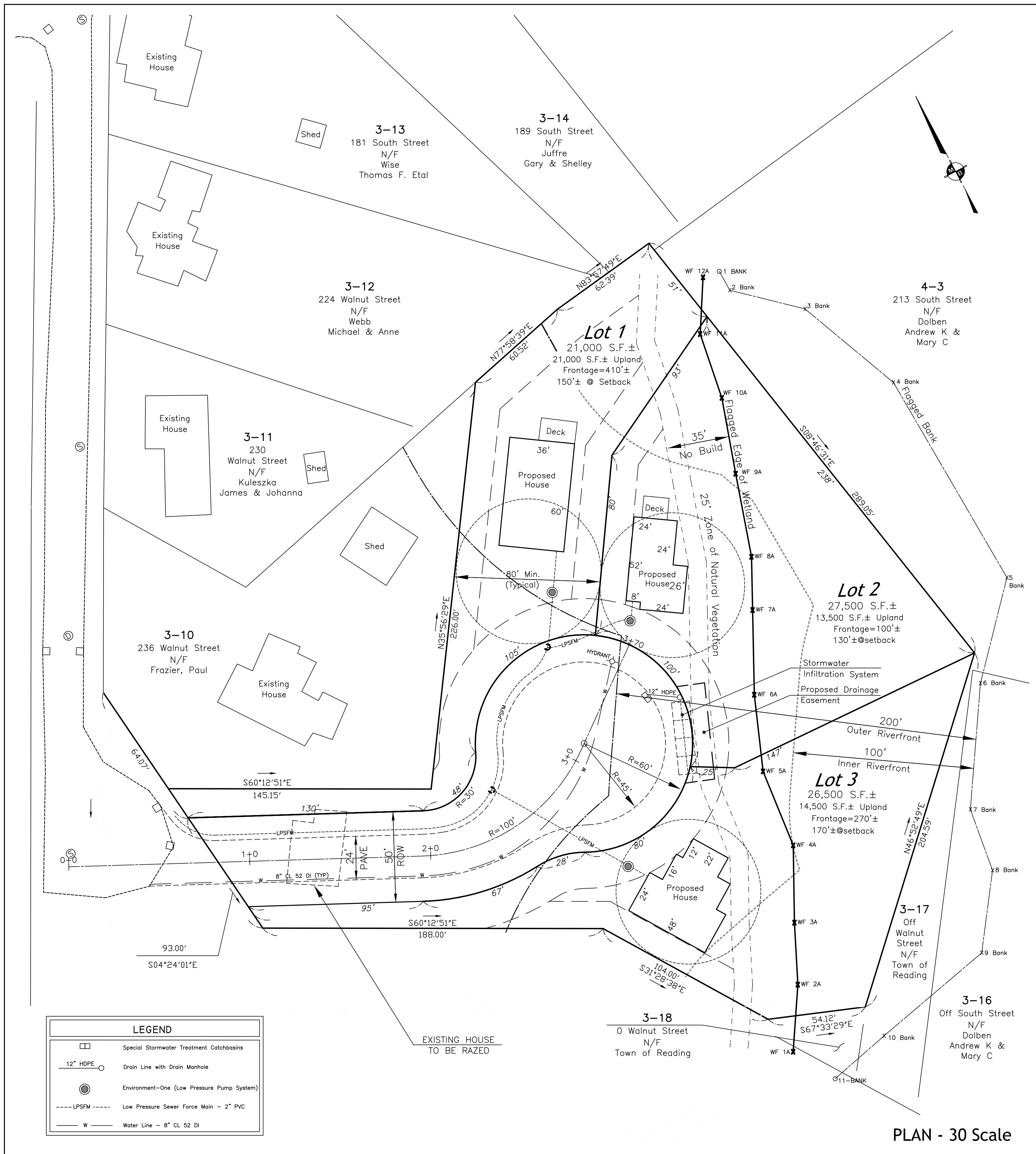
PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
MAY 3, 2023

30 15 0 30 60
SCALE: 1"=30'

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JOB NUMBER: 3110
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2 OF 3



LEGEND	
	Special Stormwater Treatment Catchbasins
	12" HDPE Drain Line with Drain Manhole
	Environment-One (Low Pressure Pump System)
	LPSFM Low Pressure Sewer Force Main - 2" PVC
	W Water Line - 8" CL 52 DI

PLAN - 30 Scale

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PRELIMINARY SUBDIVISION PLAN LAYOUT PLAN		
246 WALNUT STREET READING, MASSACHUSETTS		
PREPARED FOR: STELLA CONSTRUCTION 25 Everett Street Woburn, MA 01810		
MAY 3, 2023		
SCALE: 1"=30'		
MEISNER BREM CORPORATION 142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 (978) 692-1313 202 MAIN STREET, SALEM, NH 03079 (603) 893-3301		JOB NUMBER: 3110 ACAD FILE: 3110-Stella Const. Prelim
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