

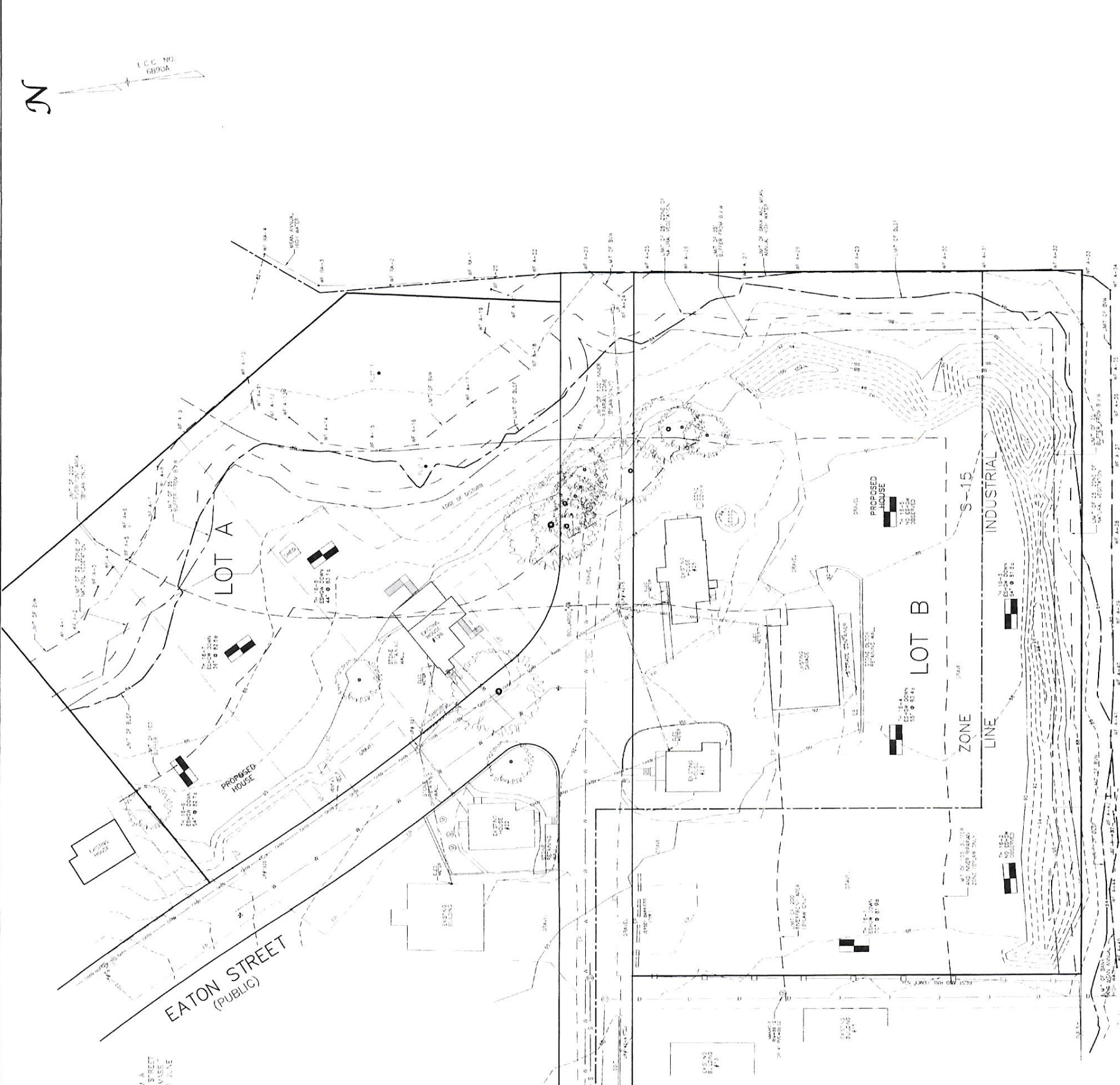
EXISTING CONDITION PLAN
EATON LAKEVIEW APARTMENTS
25 LAKEVIEW AVE & 128 EATON STREET, READING, MA 01867

NO.	DATE
1	
2	
3	
4	
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Designed By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: READ-0030
Drawing File Folder: READ-0030
 Drawing Issued for Review Only
 Drawing Issued for Permit
 Drawing Issued for Construction

Applicant:
Eaton Lakeview Development, LLC
284 Ash Street Unit C
Reading, MA 01867
 Owner: Lot A
Eaton Street Properties LLC
284 Ash Street Unit C
Reading, MA 01867
 Owner: Lot B
25 Development LLC
284 Ash Street Unit C
Reading, MA 01867

W & S WILLIAMS SPARRAGES
 100 NORTH MAIN STREET
 READING, MA 01867
 PHONE: (978) 279-8088
 FAX: (978) 279-8200
 WWW.WSWS.COM



ZONING TABLE

ZONE	REQUIRED/ALLOWED	PROVIDED
MAXIMUM LOT AREA	100,000 sq ft	114,155 sq ft
MAXIMUM AREA OF METALS RESIDUE	5,000 sq ft	45,927 sq ft
MAXIMUM LOT FRONTAGE	100 ft	223.74 ft
MAXIMUM LOT AREA	NA	NA
MAXIMUM FRONT SETBACK	20 ft	18.05 ft
MAXIMUM SIDE SETBACK	15 ft	55.05 ft
MAXIMUM REAR SETBACK	20 ft	134.50 ft
MAXIMUM COVERED AREA OF LOT	25%	14%
MAXIMUM OPEN SPACE	25%	58%
MAXIMUM BUILDING HEIGHT	35 ft	> 35 ft

ZONING TABLE

ZONE	REQUIRED/ALLOWED	PROVIDED
MAXIMUM LOT AREA	NA	188,576 sq ft
MAXIMUM LOT FRONTAGE	NA	860.25 ft
MAXIMUM LOT AREA	NA	230,851 sq ft
MAXIMUM FRONT SETBACK	20 ft	17.50 ft
MAXIMUM SIDE SETBACK	20 ft	41.72 ft
MAXIMUM REAR SETBACK	20 ft	58.50 ft
MAXIMUM COVERED AREA OF LOT	60%	23%
MAXIMUM BUILDING HEIGHT	60 ft	< 60 ft

ZONING TABLE NOTES

1. REQUIREMENT FOR MULTI-FAMILY
2. 5'-0" OVERLAY DISTRICT
3. REQUIREMENT FOR INDUSTRIAL ZONE SIDE AND REAR SETBACKS ARE 100' FROM ADJOINING OR WITHIN 150' OF A RESIDENTIAL DISTRICT FOR INDUSTRIAL ZONE

LEGEND OF SYMBOLS

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING DRAIN
- EXISTING DRAIN BASIN
- EXISTING DRAIN MANHOLE
- EXISTING WATER
- EXISTING WATER DATE
- EXISTING WOODS
- EXISTING GAS
- EXISTING UTILITY HOLES
- EXISTING OVERHEAD WIRING
- EXISTING RETAINING WALL
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- LIMIT OF BERRING'S VEGETATED WETLANDS
- LIMIT OF BERRING'S WETLANDS
- LIMIT OF 200' FROM B/W
- LIMIT OF 25' FROM B/W
- LIMIT OF 100' FROM B/W AND NEAR PARALLEL TO
- LIMIT OF 100' FROM B/W
- LIMIT OF 200' FROM B/W
- LIMIT OF BERRING'S WETLANDS SUBJECT TO FLOODING

OWNER: LOT A
EATON STREET PROPERTIES LLC
284 ASH STREET UNIT C
READING, MA 01867

OWNER: LOT B
25 DEVELOPMENT LLC
284 ASH STREET UNIT C
READING, MA 01867

APPLICANT:
EATON LAKEVIEW DEVELOPMENT, LLC
284 ASH STREET UNIT C
READING, MA 01867

PLAN REFERENCES:
PROPOSED INFORMATION TAKEN FROM A PLAN TITLED "PLAN OF LAND 128 EATON STREET & 25 LAKEVIEW AVENUE, READING, MASS" PREPARED BY BENCHMARK SURVEY DATED JUNE 23, 2016.

TAX MAP 17 LOTS 274, 275, 276 & 137
TAX MAP 18 LOTS 1 & 2