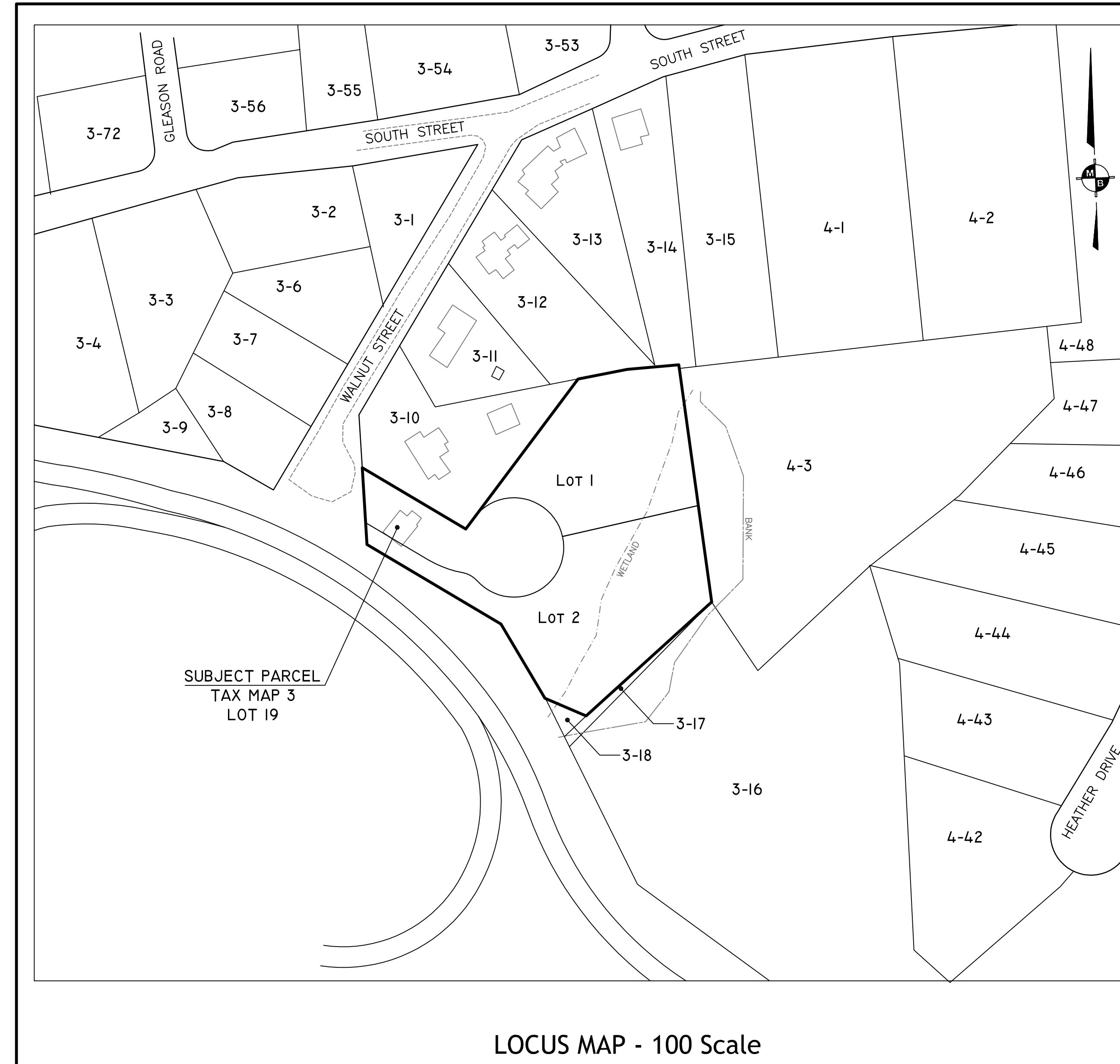


DEFINITIVE SUBDIVISION PLAN SET

246 & 248 WALNUT STREET

READING, MASSACHUSETTS

TAX MAP 3 LOT 9



LOCUS MAP - 100 Scale

WAIVER LIST

GRANTED: These waivers were granted on July 10, 2023:

- Section 7.1.1.a requiring a right of way width of 60 feet.
Granted
- Section 7.1.5 requiring dead end streets to be no longer than 500 feet.

Granted with a condition that utilities are sufficient to support the proposed development and noting that at the existing end of Walnut Street there is an existing 45" diameter paved cul-de-sac turnaround.

REQUESTS:

- Section 7.1.3 requiring a Typical Cross Section for a 60 feet street.
A waiver is requested for the typical cross section including the pavement width to be 20 feet in width with the use as a private way and as the minimum width generally required of the fire department.
- Section 7.1.1.(b) requiring certain street grades. One of the requirements needs a waiver being slightly steeper than 2% for 64 feet due to being a private roadway and because it is at the end of the current flat area for the existing cul-de-sac.
- Section 7.1.5(e) requiring a landscaped cul-de-sac. The applicant requests a waiver to allow for an alternative fire safety "T" type turnaround on the private way.
- Section 7.1.7 requiring vertical granite curbing. The applicant requests a waiver since it will be a private drive and since there is no curbing on either side of the road on the existing Walnut Street.
- Section 7.2 requiring sidewalks along both sides of the roadway. The applicant requests a waiver since it will be a private drive and since there are no sidewalks on either side of the road on the existing Walnut Street.
- Section 6.1.1.d.3 requiring a full traffic study. The applicant requests relief from the requirement as the project is proposing only one new residential dwelling.
- Section 7.6.2.2 requesting a waiver for new trees. The applicant is not sure a waiver is required but if so then the applicant is proposing to planting a total of 20 new trees as part of the replication / mitigation for work within the wetland resource areas for the Conservation Commission in addition to dozens of trees left remaining in and adjacent to the wetland. There is not really any room on this site for any more trees.
- Section 8.5.1.1 for Pipes and Culverts to be reinforced concrete. Due to the infiltration system and the fact that the maintenance will not be by the Town of Reading as a private drive a waiver is requested to allow HDPE piping, which is typical for infiltration system piping.

SHEET INDEX

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7	PLAN & PROFILE - PRIVATE WAY (40 SCALE)
8	GRADING & UTILITY PLAN (30 SCALE)
9	PROOF PLAN (30 SCALE)
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11	DETAIL SHEET (GENERAL & DRAINAGE DETAILS)
12	DETAIL SHEET (WATER & SEWER DETAILS)

APPROVAL: READING PLANNING BOARD

3110	DATE
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SUBDIVISION PLAN SET - COVER SHEET
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
857-251-5110

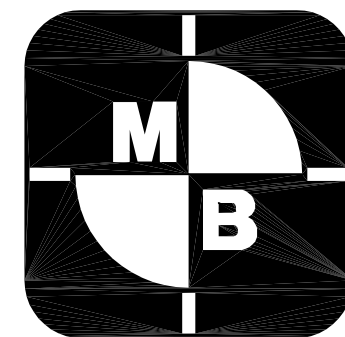
DECEMBER 20, 2023

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

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

PREPARED BY:



MEISNER BREM CORPORATION

142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 • (978) 692-1313
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DATE OF PLAN : DECEMBER 20, 2023

3110

A. PROPERTY AND ZONING NOTES

- PURPOSE OF PLAN**
THIS PLAN IS INTENDED TO BE A DEFINITIVE SUBDIVISION PLAN PURSUANT TO M.G.L. Ch.41, SECTION 81I AND SECTION 5.0 OF THE READING SUBDIVISION REGULATIONS - SHOWING ONE EXISTING LOT BEING SUBDIVIDED INTO TWO LOTS WITH A SMALL EXTENSION OF WALNUT STREET (TOTAL 1 NEW LOT).
- TAX MAP 3 PARCEL 19**
LOT AREA: 2.02 ACRES
- OWNER:**
STEVEN T BALSAVICH, ERIK KORTZ, JOSEPH MALIEWSKI (BOOK 80377 PG 291 MSRD)
- ZONING: SINGLE FAMILY 20**
REQUIRED AREA: 20,000 S.F.
(12,000 S.F. UPLAND)
REQUIRED FRONTAGE: 120' (480' 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'
- PROJECT TO BE SERVICED BY MUNICIPAL WATER AND SEWER
- WAIVER WAS GRANTED TO SET RIGHT-OF-WAY WIDTH TO 10' (SECTION 7.1.5.g.)
- WAIVER WAS GRANTED FOR MAXIMUM LENGTH OF A CUL-DE-SAC GREATER THAN 500' (SECTION 7.1.1.g. WIDTH AND GRADE OF WAYS)
- WETLAND DELINEATION PERFORMED BY BASNES AND ASSOCIATES IN JANUARY OF 2023 AND SURVEYED BY EISNER BREM CORPORATION
- THE PROJECT WILL REQUIRE AN ORDER OF CONDITIONS FROM THE READING CONSERVATION COMMISSION FOR WORK WITHIN THE BUFFER AND 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.

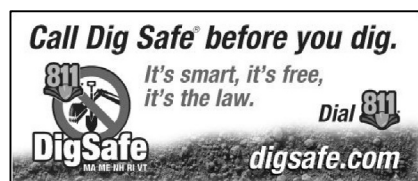
B. PLAN REFERENCES

- "PLAN SHOWING LAND IN READING, MASS OWNED BY LESLIE M. JAY ET. AL.", PREPARED BY ERWATSON, SURVEYOR, 16 CEDAR ST, READING, MA, DATED JUNE 1959, AND RECORDED IN THE MSRD AS PLAN BOOK 9510 PLAN 394
- "PLAN OF LAND IN READING, MASS", OWNED BY STROUT & WING, 485 MAIN ST, READING MASS, PREPARED BY JOHN W. PARSONS, 44 ALLEN AVE, LYNN MA, DATED SEPTEMBER 30, 1954, AND RECORDED IN THE MSRD AS PLAN BOOK 9349 PLAN END.
- "SUBDIVISION PLAN OF LAND IN READING", PREPARED BY H. KINGMAN ABBOTT, SURVEYOR, DATED FEBRUARY 1949, AND RECORDED IN THE MSRD AS REGISTERED LAND PLAN BOOK 551, PLAN 52. LAND COURT PLAN NUMBER 14713-4.
- "SUBDIVISION PLAN OF LAND IN READING", PREPARED BY H. KINGMAN ABBOTT, SURVEYOR, DATED FEBRUARY 1948, AND RECORDED IN THE MSRD AS REGISTERED LAND PLAN BOOK 431, PLAN 121. LAND COURT PLAN NUMBER 14713-X.

C. GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF READING IN THE LATEST SUBDIVISION RULES AND REGULATIONS AT THE TIME OF THIS PLAN SUBMISSION AND OTHER APPLICABLE SPECIFICATIONS UNLESS SPECIFICALLY WAIVED BY THE PLANNING BOARD. OTHERWISE ALL CONSTRUCTION SHALL CONFORM TO THE LATEST AVAILABLE STANDARD SPECIFICATIONS FOR STANDARD HIGHWAYS AND BRIDGES (AND SUPPLEMENTS PUBLISHED BY THE COMMONWEALTH OF MASSACHUSETTS HIGHWAY DEPARTMENT.)
- THE CONTRACTOR SHALL GIVE 72 HOUR NOTICE TO TOWN ENGINEERS FOR INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE TOWN DEPARTMENTS TO VERIFY ALL CONNECTIONS TO EXISTING SERVICES AND TO ARRANGE FOR INSPECTIONS.
- COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF THE TOWN AGENCIES SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, BOARD OF HEALTH, AND OTHERS IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- THE OWNER IS HEREBY NOTIFIED THAT THIS PLAN MAY CONTAIN CONDITIONS OF APPROVAL FROM THE PLANNING BOARD AND/OR THE CONSERVATION COMMISSION WHICH MAY NOT APPEAR ON THESE PLANS BUT ARE ON FILE WITH THE TOWN. CONTRACTOR SHALL HAVE A COPY OF THE ORDER OF CONDITIONS ON SITE AT ALL TIMES & SHALL BE FAMILIAR WITH ALL CONDITIONS.
- THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION.
- ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR AGENCIES AND SHALL BE REVIEWED AND APPROVED BY THE OWNER AND/OR THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. ALLOW FOR A MINIMUM OF SEVEN DAYS FOR MODIFICATIONS.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MEISNER BREM CORPORATION, AS THE DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION. MEISNER BREM CORPORATION SHALL BE GIVEN A 72 HOUR NOTICE FOR THE COLLECTION OF ALL AS-BUILT DATA. IF PERTINENT DESIGN COMPONENTS ARE BACK FILLED OR COVERED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THEM AS REQUIRED.
- ALL UTILITIES, ELECTRIC, TELEPHONE, OR CABLE TV, SHALL BE INSTALLED UNDERGROUND.
- CONTRACTOR IS RESPONSIBLE FOR START AND SHALL CONTACT THE LOCAL DISARGE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION (DIAL 811 OR 888-DIG-SAFE).



D. CONSTRUCTION SEQUENCE

- THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE RELEVANT TOWN STAFF TO DISCUSS PROJECT SEQUENCE AND SCHEDULE.
- THE LIMIT OF TREE CLEARING SHALL BE MARKED BY THE OWNER/SURVEYOR/ENGINEER BEFORE ANY TREE REMOVAL IS TO TAKE PLACE. ALL CLEARING OPERATIONS FOR ROADWAY, RIGHT OF WAY, GRADING, AND UTILITIES SHALL BE PERFORMED AT ONE TIME. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR THE TREE REMOVAL PROCESS PRIOR TO STARTING WORK.
- ALL EROSION CONTROLS SUCH AS STRAWBALES AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS PRIOR TO ANY GRADING OPERATIONS. EROSION CONTROL SHALL BE INSPECTED, MAINTAINED AND REPAIRED WHEN NECESSARY THROUGHOUT THE COURSE OF CONSTRUCTION. EROSION CONTROLS MUST BE INSTALLED PRIOR TO TREE REMOVAL.
- TOPSOIL SHALL BE STRIPPED, STOCKPILED AND STABILIZED WITH TEMPORARY SEEDING. ROUGH GRADING OF THE JUNIPER HILL ROADND BUILDING SITES SHALL THEN BEGIN.
- BEGIN ALL TEMPORARY AND/OR PERMANENT SEEDING WHEREVER POSSIBLE, AND ON ALL CUT AND FILL SLOPES AS THEY ARE CONSTRUCTED.
- AS SECTIONS OF THE PROJECT ARE COMPLETED (BUILDINGS, FINISH PAVING, ETC.), COMPLETE FINAL GRADING, PERMANENT SEEDING, AND LANDSCAPING. EROSION CONTROL MEASURES ARE TO BE REMOVED ONLY AFTER PERMANENT VEGETATION IS ESTABLISHED. EROSION CONTROLS MAY BE REMOVED ONLY UPON ISSUANCE OF THE CERTIFICATE OF COMPLIANCE OR BY THE WRITTEN STATEMENT BY THE CONSERVATION COMMISSION.

E. STORM DRAINAGE

- STORM DRAINAGE MATERIALS AND CONSTRUCTION SHALL COMPLY TO ALL PERTINENT FEDERAL, STATE AND TOWN RULES AND REGULATIONS.
- ALL PIPE DISTANCES SHOWN ARE TO CENTER OF MANHOLES (CENTER OF STRUCTURE) AND CENTER OF CATCH BASINS.
- STORM WATER PIPING SHALL CONSIST OF:
 - ALL SOLID PIPES SHALL BE HOPE OR APPROVED EQUAL ACCEPTABLE TO THE TOWN OF WESTFORD UNLESS OTHERWISE SHOWN.
- ALL CONCRETE STRUCTURES: CATCH BASINS, DRYWELLS, MANHOLES, SEDIMENTATION SLUMPED MANHOLES AND OUTLET STRUCTURES SHALL BE:
 - SHEA CONCRETE PRODUCTS, INC. WILMINGTON, MA 508-658-2645 OR APPROVED EQUAL.
 - ALL STRUCTURES SHALL BE H-20 LOADING.
 - ALL STRUCTURES SHALL BE PLACED ON A MINIMUM OF 6" THICK BED OF 1 1/2" CRUSHED STONE, MINIMUM OF 1' BEYOND THE STRUCTURE FOOTPRINT. THIS SHALL BE PLACED ON UNDISTURBED NATIVE GROUND OR ON 95% COMPACTED SUBGRADE, PER ASTM D-1557 (PROCTOR).
 - ALL STRUCTURES REQUIRING ACCESS MANHOLES OR HATCHWAYS SHALL BE BROUGHT TO GRADE BY PRECAST CONCRETE RISERS OR CONCRETE BLOCK (OR BRICK), MORTAR JOINTS FLUSH TO FINISH GRADE WITH STRUCTURE. FINISH GRADE SHALL BE SUCH AS TO PROMOTE DRAINAGE AWAY FROM STRUCTURES.

F. GRADING NOTES

- FINISH GRADING, EXCAVATION AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY GRADING ACTIVITIES, ALL GRASSED AREAS ARE TO BE MOWED, AND VEGETATION REMOVED. STUMPS, ROOTS AND SOD ARE TO BE GRUBBED AND REMOVED FROM THE SITE GRADING AREAS.
- FINISH GRADING AND RESTORATION OF FINAL SURFACE SHALL BE DONE SUCH AS TO PROMOTE DRAINAGE AWAY FROM ACCESS MANHOLES, CLEANOUTS AND STRUCTURES. GRADING SHALL BE FINISHED IN A CONTINUOUS GRADE SUCH THAT RUNOFF WILL NOT COLLECT, POND OR CREATE EROSIONAL GULLIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT ANY SUCH CONDITIONS. FINAL RESTORATION SHALL CONSIST OF THE STABILIZATION OF FINISH SURFACE WITH TOPSOIL AND SEEDING IN LANDSCAPED AREAS, INCLUDING BUT NOT LIMITED TO THE PLANTING OF SCREENING TREES AND BUSHES AND THE PLACEMENT OF COMPACTED GRAVEL WITH ASPHALT OR CONCRETE SURFACE WHERE REQUIRED PER PLAN.
- BURIAL OF WASTE MATERIAL SHALL NOT BE ALLOWED. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS FROM THE SITE AND DISPOSE OF THEM AT A LOCATION APPROVED BY THE READING PLANNING BOARD OR BUILDING DEPARTMENT.
- BACKFILL AND FILLS SHALL BE SELECT NATIVE, SELECT GRANULAR OR PROCESSED MATERIALS. THE TYPE OF MATERIAL SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS SUPPLIED IN THIS PLAN SET OR WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

G. GRADING NOTES (CONTINUED)

- BACKFILL AND FILLS SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO WITHIN 95% DENSITY PER ASTM STANDARDS. IT SHALL BE PLACED ON UNDISTURBED NATIVE SOILS FREE OF TOPSOILS, ORGANICS AND DELETERIOUS MATERIALS, OR ON A 95% COMPACTED DENSITY SUBGRADE. IN AREAS EXCEEDING 2 FT CUTS OR ON SLOPES GREATER THAN 20% BENCHING OUT SHALL BE REQUIRED TO KEY IN FILL MATERIALS. COMPACTION SHALL MEET THE REQUIREMENTS OF THE ASTM D-1557 (PROCTOR) TEST.
- WATER COMPACTION OF TRENCHES AND/OR JETTING IS NOT ALLOWED WITHOUT WRITTEN CONSENT OF DESIGN ENGINEER AND THE TOWN OF WESTFORD.
- ALL EXCAVATIONS SHALL BE DEWATERED PRIOR TO PLACEMENT OF BACKFILL OR FILLS IN ACCORDANCE WITH DETAILS PROVIDED HEREIN OR BY THE TOWN ENGINEERS INSTRUCTIONS. THE ENGINEER SHALL BE CONTACTED IF GROUNDWATER IS OBSERVED IN THE EXCAVATION AREAS.
- ALL EXCESS MATERIALS GENERATED FROM THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER FOR DISPOSAL. ALL ORGANIC TOPSOILS ARE TO BE STOCKPILED FOR RESTORATION USAGE AT THE COMPLETION OF THE JOB. ALL SELECT GRANULAR MATERIALS SHALL BE STOCKPILED FOR USAGE IN STRUCTURAL FILLS SUCH AS DRIVEWAY SUBGRADES. ANY CONTAMINATED SOILS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS. ALL CONCRETE, ASPHALT, CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AT THE COMPLETION OF THE PROJECT UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE PROPERTY OWNER.
- ALL SLOPES RESULTING FROM THE GRADING OF THE STREETS THAT UTILIZE THE OPTION OF A RETAINING WALL OR NATURAL LEDGE FACE SHALL REQUIRE PRE-APPROVAL FROM THE TOWN OF WESTFORD AND THE DESIGN ENGINEER. ALL RETAINING WALLS SHALL BE DESIGNED BY OTHERS, UNLESS OTHERWISE DETAILED HEREIN (SEE SHT 9). ALL LEDGE SLOPES SHALL BE REVIEWED IN-FIELD BY THE DESIGN ENGINEER PRIOR TO FINAL APPROVAL AND ACCEPTANCE.
- ALL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH HAY OR JUTE MATTING AND SHALL BE APPROVED BY THE DESIGN ENGINEER.
- SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT SPECIFIC GEOTECHNICAL DESIGN.
- ALL CONSTRUCTION AND EARTH REMOVAL SHALL CONFORM TO THE PERMIT ISSUED BY THE WESTFORD PLANNING BOARD - SEE EARTH REMOVAL PLAN - EXHIBIT C

G. EROSION CONTROL NOTES

- EROSION AND SEDIMENT CONTROL PRACTICES INCLUDE THE USE OF THE FOLLOWING: STRAW BALE BARRIERS, SILT FENCE BARRIERS, MATILES, TEMPORARY SEDIMENT BASINS, PARTICLE SEPARATORS AND GRASS AND/OR ROCK LINED SWALES. EROSION CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING WITH STANDARD PRACTICES OF THE U.S.D.A., SOIL CONSERVATION SERVICE.
- CONSTRUCT A STABILIZATION CONSTRUCTION ENTRANCE (SEE NOTE C.2 HEREON).
- STRAW BALE BARRIERS/SILT SCREEN FENCES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION. THEY ARE INTENDED PRIMARILY TO INTERCEPT AND FILTER SMALL VOLUMES OF "SHEET FLOWING" RUNOFF, OR AS SEDIMENT TRAPS IN SMALL SWALES. STRAWBALES HAVE A USEFUL LIFE OF 3 MONTHS WHEN WET AND THEREFORE MUST BE INSPECTED AND REPAIRED OR REPLACED PERIODICALLY. SILT SCREEN FENCES WILL FUNCTION 6 MONTHS OR LONGER IF KEPT FREE OF SEDIMENT ACCUMULATIONS.
- THE PURPOSE OF TEMPORARY EROSION CONTROL MEASURES IS TO LIMIT THE AMOUNT OF SOIL TRANSPORTED FROM ON-SITE AREAS TO OFF SITE AREAS, AND ANY WETLANDS.
- THE FOLLOWING VEGETATIVE MEASURES SHALL BE USED TO PROVIDE BOTH TEMPORARY AND PERMANENT SOIL EROSION CONTROL:
 - TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER USE ON CRITICAL AREAS AND ALL OTHER AREAS TO BE SEEDED. THE STOCKPILE SHALL NOT BE COMPACTED AND SHALL BE STABILIZED AGAINST EROSION WITH TEMPORARY SEEDING.
 - TEMPORARY SEEDING:
 - BEDDING - REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 3 IN. TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
 - FERTILIZER - FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL.
 - SEED MIXTURES - USE ANY OF THE FOLLOWING:

SPECIES	PER ACRE	PER 1000 S.F.	DATES	DEPTH
WINTER RYE	112 LBS.	2.5 LBS.	8/15 - 9/5	1"
OATS	30 LBS.	2.0 LBS.	SPRING - 5/15	1"
ANNUAL RYEGRASS	40 LBS.	1.0 LBS.	4/15 - 9/15	0.25"

B-4) MULCHING - WHERE IT IS IMPRACTICAL TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHOULD BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 70 TO 90 LBS PER 1000 S.F.

C) PERMANENT SEEDING:

- BEDDING - STONES LARGER THAN 4 IN. DIA., TRASH, ROOTS, AND OTHER DEBRIS THAT WILL INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHOULD BE REMOVED. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF 4 IN. TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION.
- FERTILIZER - LIME AND FERTILIZER SHOULD BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED.
 - AGRICULTURAL LIMESTONE @ 50 LBS PER 1000 S.F.
 - 10-10-10 FERTILIZER @ 12 LBS PER 1000 S.F.

G. EROSION CONTROL NOTES (CONTINUED)

C-3) SEED MIXTURES - (RECOMMENDED)

TYPE	RATE LBS. PER ACRE	RATE LBS. PER 1000 S.F.	USE
TALL FESCUE	20	0.45	STEEP CUTS & FILLS
CREEPING RED FESCUE	20	0.45	RETENTION BASINS
RED TOP	2	0.50	AND SWALES
TOTAL	42	1.40	
CREEPING RED FESCUE	50	1.15	ALL OTHER
KENTUCKY BLUEGRASS	50	1.15	AREAS
TOTAL	100	2.30	

C-4) MULCHING - MULCH SHOULD BE USED ON HIGHLY ERODIBLE SOILS, ON CRITICALLY ERODING AREAS, AND ON AREAS WHERE CONSERVATION OF MOISTURE WILL FACILITATE PLANT ESTABLISHMENT. PER THE FOLLOWING CHART:

TYPE	RATE PER 1000 S.F.	USE & COMMENTS
HAY OR STRAW	70 TO 90 LBS.	MUST BE DRY & FREE FROM MOLD. MAY BE USED WITH PLANTINGS.
WOOD CHIPS OR BARK MULCH	460 TO 920 LBS	USED MOSTLY WITH TREES AND SHRUBS PLANTING.
JUTE & FIBROUS MATTING	AS PER MANUFACTURER SPECIFICATIONS	USED IN SLOPE AREAS. WATER COURSES AND AREAS.
CRUSHED STONE 1/4 TO 1/2" #	PLACE AT MIN. 2X THE THICKNESS OF LARGEST MATERIALS	EFFECTIVE IN CONTROLLING WIND & WATER EROSION

C-5) SODDING - SODDING IS DONE WHERE IT IS DESIRABLE TO RAPIDLY ESTABLISH COVER ON A DISTURBED AREA. SODDING AN AREA MAY BE SUBSTITUTED FOR PERMANENT SEEDING PROCEDURES ANYWHERE ON THE SITE. BED PREPARATION FERTILIZER AND PLACEMENT OF SOD SHALL BE PERFORMED ACCORDING TO THE S.C.S. HANDBOOK.

C-6) DURING THE PERIOD OF THE CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:

- SEEDING AREAS WILL BE FERTILIZED AND BE SEEDED AS NECESSARY TO INSURE ESTABLISHMENT.
- ADDITIONAL STONE MAY HAVE TO BE ADDED TO THE CONSTRUCTION ENTRANCE, ROCK LINED SWALES, PERIODICALLY TO MAINTAIN THE PROPER FUNCTIONING OF THE EROSION CONTROL STRUCTURE.
- ALL DIVERSIONS AND SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- ALL STRAW BALE BARRIERS AND SILT SCREEN FENCES WILL BE CHECKED REGULARLY. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DEGRADATION OF THE BARRIER.
- ALL DRAINAGE STRUCTURES AND DETENTION BASINS SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN EACH DRAINAGE AREA TO PREVENT SOIL EROSION TO OFF-SITE AREAS.
- ALL DRAINAGE STRUCTURES AND DETENTION BASINS SHALL BE CLEARED AFTER ALL CONSTRUCTION IS COMPLETE AND VEGETATION IS ESTABLISHED.

ABBREVIATION LIST		LEGEND		
		EXISTING	DESCRIPTION	PROPOSED
B.F.	BASEMENT FLOOR	---	2 FOOT CONTOUR	---102---
BIT.	BITUMINOUS CONCRETE	---	10 FOOT CONTOUR	---110---
CONC.	CONCRETE	---	EDGE OF WETLAND	---
CB	REINFORCED CONCRETE PIPE	---	100' BUFFER ZONE	---
RCP	DRAIN MANHOLE	---	EDGE OF PAVEMENT	---
DMH	ELEVATION	---	CURBING	---
EL	FLARED END SECTION	---	STONE WALL	---
F.E.S.	FIRST FLOOR	---	IRON ROD	---
F.F.	FINISH GRADE	---	DRILL HOLE	---
F.C.	DISTRIBUTION BOX	---	IRON PIN	---
D.B.	SEPTIC TANK	---	IRON ROD	---
S.T.	SLAB	---	CAPE COD BERM PROPOSED	---
SL	HIGH POINT	---	TOP CONCRETE	---
H.P.	INVERT	---	TYPICAL UTILITY POLE	---
INV.	IRON ROD	---	FOUND	---
I.R.	DRILL HOLE	---	BOOK	---
D.H.	STONE BOUND	---	PAGE	---
S.B.	LOW POINT	---	IRON PIPE	---
LP N/F	NOW OR FORMERLY	---	BOUND	---
COB PROP.	CAPE COD BERM PROPOSED	---	EXP. EX. EXISTING INVERT	---
T.C.	TOP CONCRETE	---	ELEVATION	---
TP.	TYPICAL	---	SLOPED GRANITE CURB	---
UP	UTILITY POLE	---	TOP OF FOUNDATION	---
FND.	FOUND	---	UNDERGROUND UTILITIES (CABLE, TELE, ELEC)	---
BK.	BOOK	---	UNDERGROUND UTILITIES (CABLE, TELE, ELEC)	---
PG.	PAGE	---	WELL	---
LP.	IRON PIPE	---	SIGN	---
BP.	BOUND	---	STREET LIGHT	---
EXP. EX.	EXISTING INVERT	---	BUILDING SETBACK	---
E.I.	ELEVATION	---	UTILITY POLE	---
VCC	SLOPED GRANITE CURB	---	EROSION CONTROL (AS SPECIFIED)	---
TOP	TOP OF FOUNDATION	---	TREE	---
U.U.	UNDERGROUND UTILITIES (CABLE, TELE, ELEC)	---	PROPANE TANK	---
SMF	STORMWATER MANAGEMENT FACILITY	---		
FB	FOREBAY	---		
INV.	INVERT OF PIPE	---		

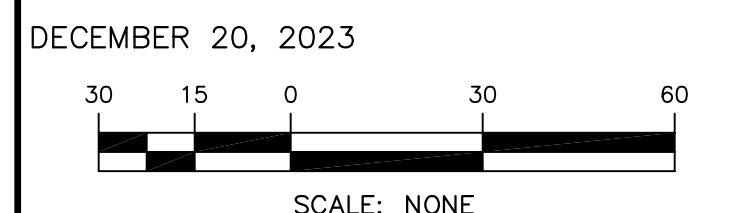
APPROVAL: READING PLANNING BOARD

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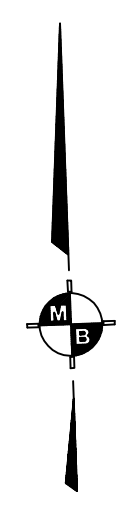
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SUBDIVISION PLAN SET - NOTE SHEET
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

PREPARED FOR:
STELLA CONSTRUCTION
 25 Everett Street
 Woburn, MA 01810
 857-251-5110

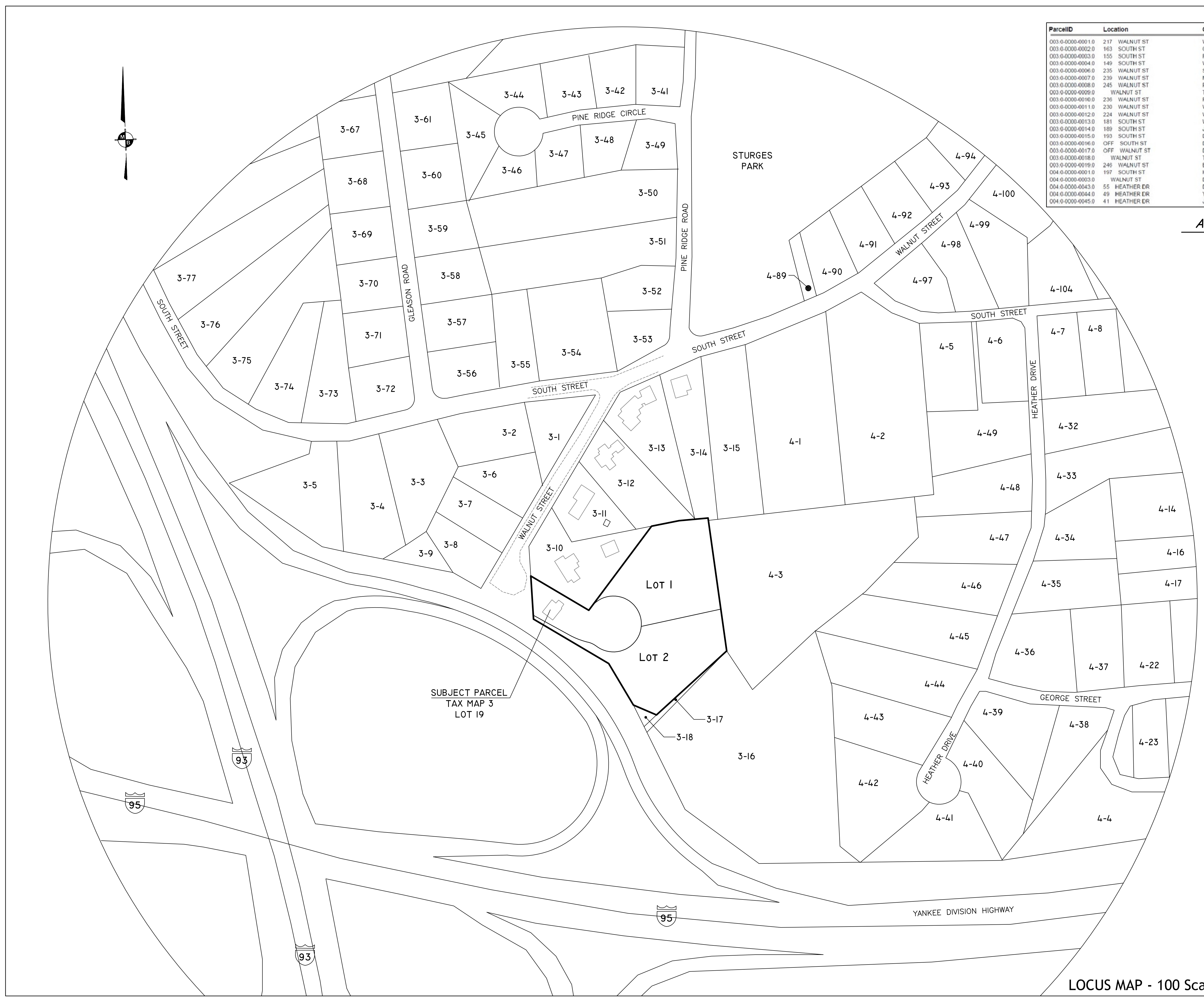


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ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
003.0-0000-0001.0	217 WALNUT ST	WALSH DAVID J	KELLIE A WALSH	217 WALNUT ST	READING	MA	01867
003.0-0000-0002.0	163 SOUTH ST	CHUHA STEPHEN C JR ETAL TRS	163 SOUTH STREET READING	50 LOTHROP RD	READING	MA	01867
003.0-0000-0003.0	155 SOUTH ST	RING JONATHAN	RING EMILY TE	155 SOUTH ST	READING	MA	01867
003.0-0000-0004.0	149 SOUTH ST	WATSON JOSEPH J	WATSON DIANE J TE	149 SOUTH ST	READING	MA	01867
003.0-0000-0006.0	235 WALNUT ST	SORACCO MICHAEL G	HEATHER C SORACCO	235 WALNUT ST	READING	MA	01867
003.0-0000-0007.0	239 WALNUT ST	MCCLELLAN MAUREEN		239 WALNUT ST	READING	MA	01867
003.0-0000-0008.0	245 WALNUT ST	REDINGER MATTHEW I	REDINGER IRA H JR JT	245 WALNUT ST	READING	MA	01867
003.0-0000-0009.0	WALNUT ST	TOWN OF READING		16 LOWELL STREET	READING	MA	01867
003.0-0000-0010.0	236 WALNUT ST	FRAZIER PAUL STEPHEN		236 WALNUT ST	READING	MA	01867
003.0-0000-0011.0	230 WALNUT ST	WICKS JEFFREY DAVID	MACKWICKS MILICENT TE	230 WALNUT ST	READING	MA	01867
003.0-0000-0012.0	224 WALNUT ST	WEBB MICHAEL J	LEE ANNE R WEBB	224 WALNUT ST	READING	MA	01867
003.0-0000-0013.0	181 SOUTH ST	WISE THOMAS F ETAL TRUSTEES	THE WISE LIVING TRUST	181 SOUTH ST	READING	MA	01867
003.0-0000-0014.0	189 SOUTH ST	JUFFRE GARY M	SHELLEY S JUFFRE	189 SOUTH ST	READING	MA	01867
003.0-0000-0015.0	193 SOUTH ST	DOLBEN ANDREW K		213 SOUTH ST	READING	MA	01867
003.0-0000-0016.0	OFF SOUTH ST	DOLBEN ANDREW K	MARY C DOLBEN	213 SOUTH ST	READING	MA	01867
003.0-0000-0017.0	OFF WALNUT ST	DOLBEN ANDREW K	MARY C DOLBEN	213 SOUTH ST	READING	MA	01867
003.0-0000-0018.0	WALNUT ST	TOWN OF READING		16 LOWELL ST	READING	MA	01930
003.0-0000-0019.0	240 WALNUT ST	BALSAVICH STEVEN T	KORTZ ERIK ETAL JTROS	240 WALNUT ST	READING	MA	01867
004.0-0000-0001.0	197 SOUTH ST	HAYES CHRISTOPHER	ROTONDO AMANDA	197 SOUTH ST	READING	MA	01867
004.0-0000-0003.0	WALNUT ST	DOLBEN ANDREW K	MARY C DOLBEN	213 SOUTH ST	READING	MA	01867
004.0-0000-0043.0	55 HEATHER DR	DON STEWART A	SUSAN M DON	55 HEATHER DR	READING	MA	01867
004.0-0000-0044.0	49 HEATHER DR	YATSUSHAMI AMY E	DOUGLAS S YATSUSHAMI	49 HEATHER DR	READING	MA	01867
004.0-0000-0045.0	41 HEATHER DR	JOSHI SAUMIL NITIN	JOSHI DRASHTI SAUMIL TE	41 HEATHER DRIVE	READING	MA	01867

Abutting Property Information



SUBJECT PARCEL
TAX MAP 3
LOT 19

APPROVAL: READING PLANNING BOARD

3110

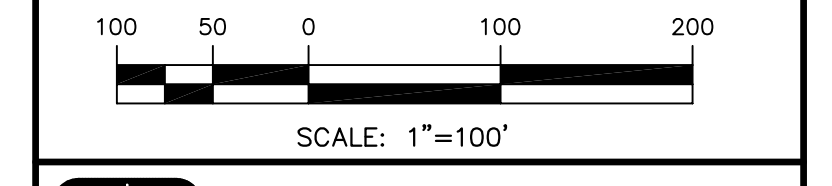
DATE

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SUBDIVISION PLAN SET - LOCUS INSET PLAN
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
857-251-5110

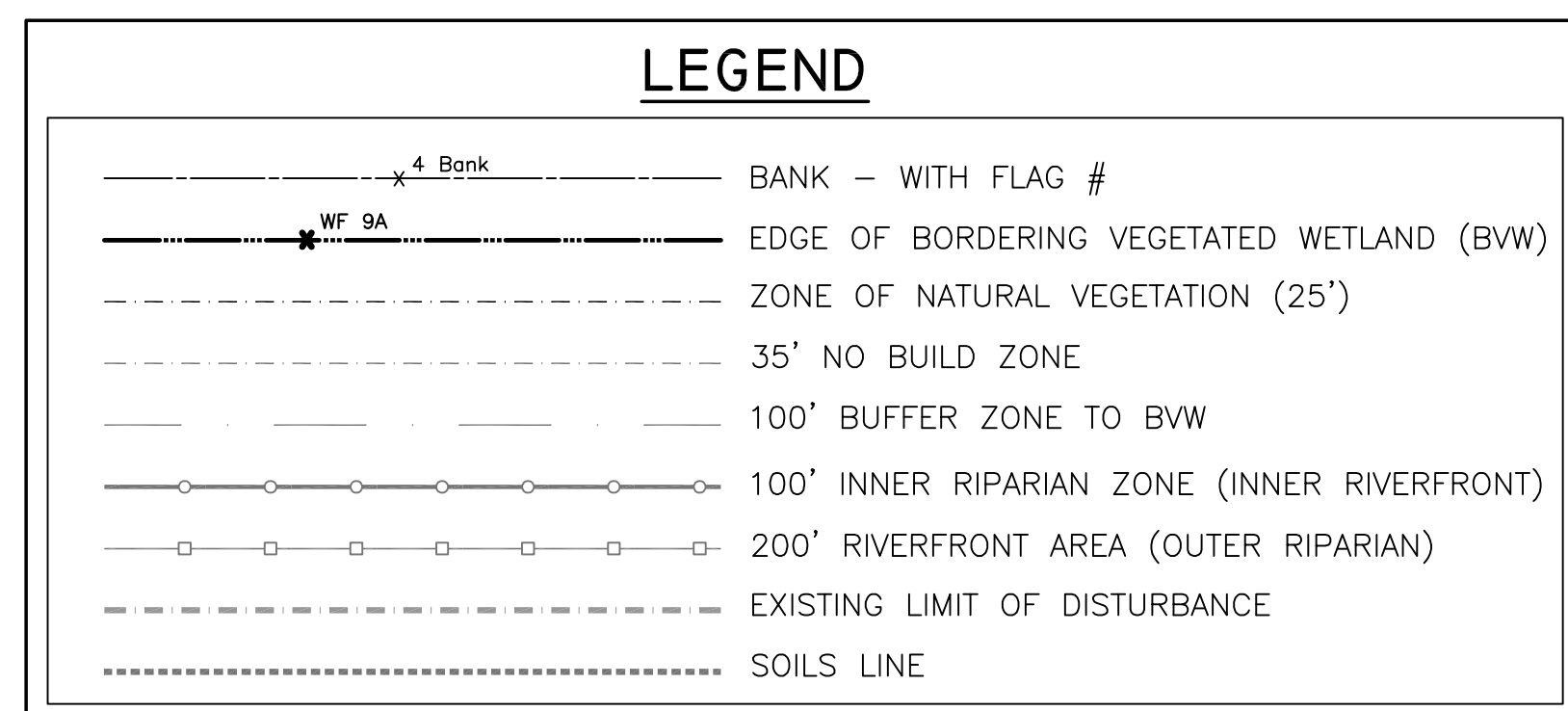
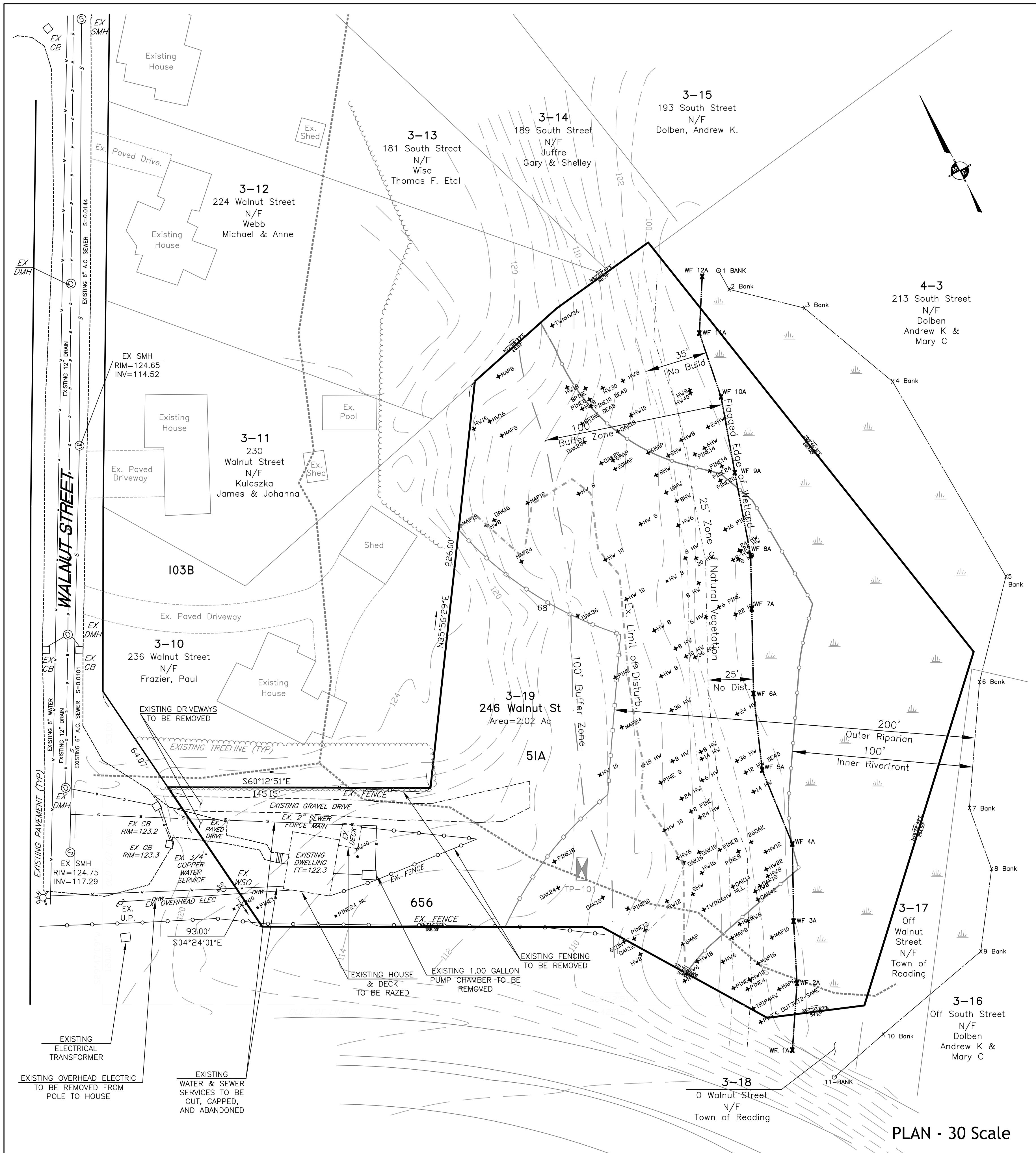
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LOCUS MAP - 100 Scale

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SOIL TESTING: J. BREM, SE DATE: 7-14-2023

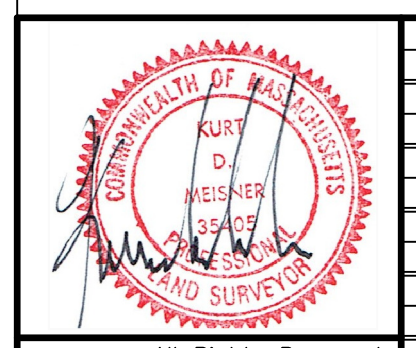
TP-101	EL. 112.83
"A"	LOAM 0-6"
	10YR 3/3
"B"	6-24"
	SUBSOIL 10YR 3/4
"C1"	24-36"
	LOAMY SAND 10YR 4/2
"C2"	36-72"
	LOAMY SAND 5% COBBLES 5YR 4/3

GWO @ N/A
WECP @ N/A
ESHGW @ None

NRCS SOILS:
 51A - Swansea muck, 0 to 1% slopes
 103B - Charlton-Hollis-Rock Outcrop Complex, 3% to 8% slopes
 656 - Urdothents-Urban Land Complex

----- SOILS LINE

APPROVAL: READING PLANNING BOARD

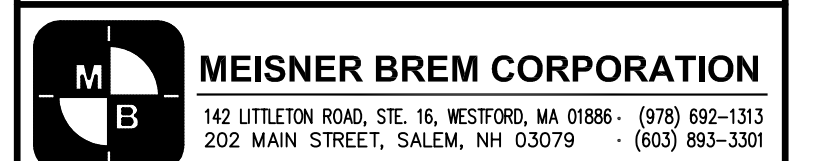
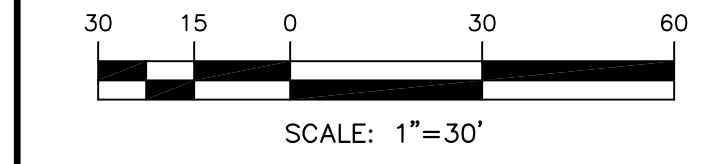


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SUBDIVISION PLAN SET - EXISTING CONDITIONS
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 READING, MASSACHUSETTS

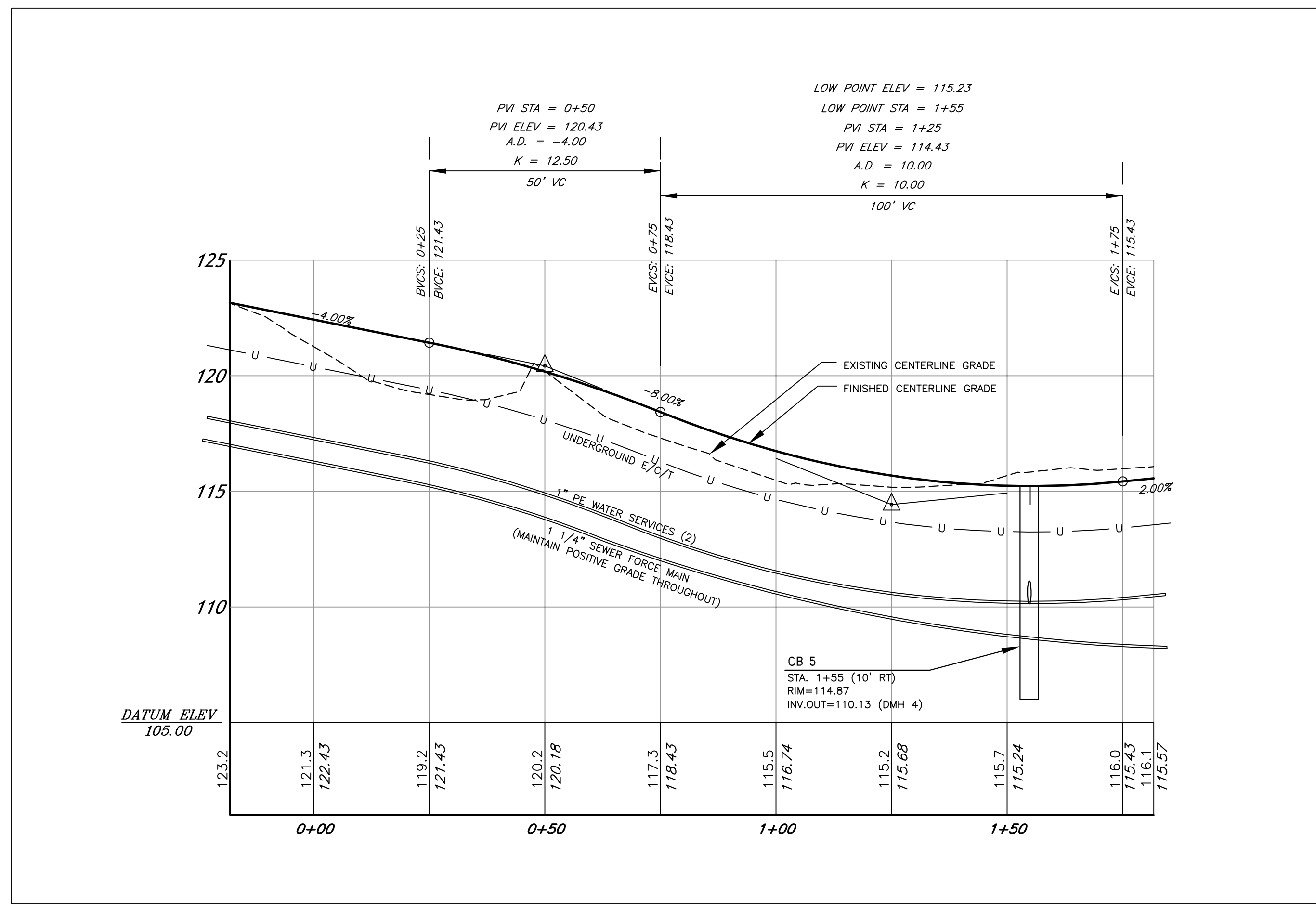
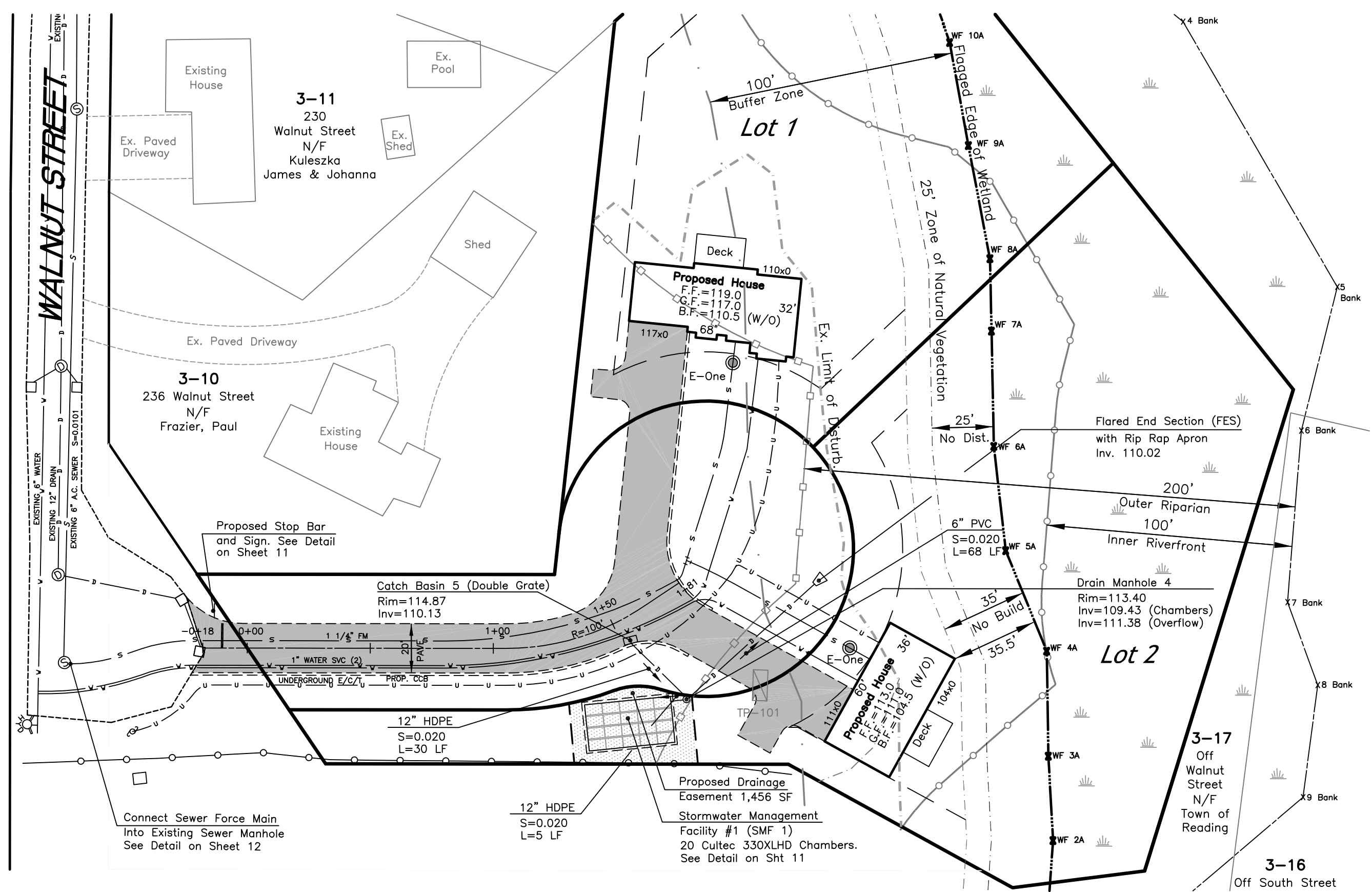
PREPARED FOR:
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 25 Everett Street
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DECEMBER 20, 2023



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PLAN - 30 Scale



Private Way Profile
 SCALE: H: 1"=20'
 V: 1"=4'

PLAN - 40 Scale

LEGEND	
[Symbol]	Catch Basin with Double Grate
[Symbol]	Drain Line - 12" HDPE or 6" PVC (As Shown)
[Symbol]	Environment-One (Low Pressure Pump System) See Detail (Sheet 12)
[Symbol]	Sewer Service - 1 1/4" Pressure Pipe
[Symbol]	Water Service - 1" Polyethylene
[Symbol]	Underground Electric/Cable/Telephone

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APPROVAL: READING PLANNING BOARD

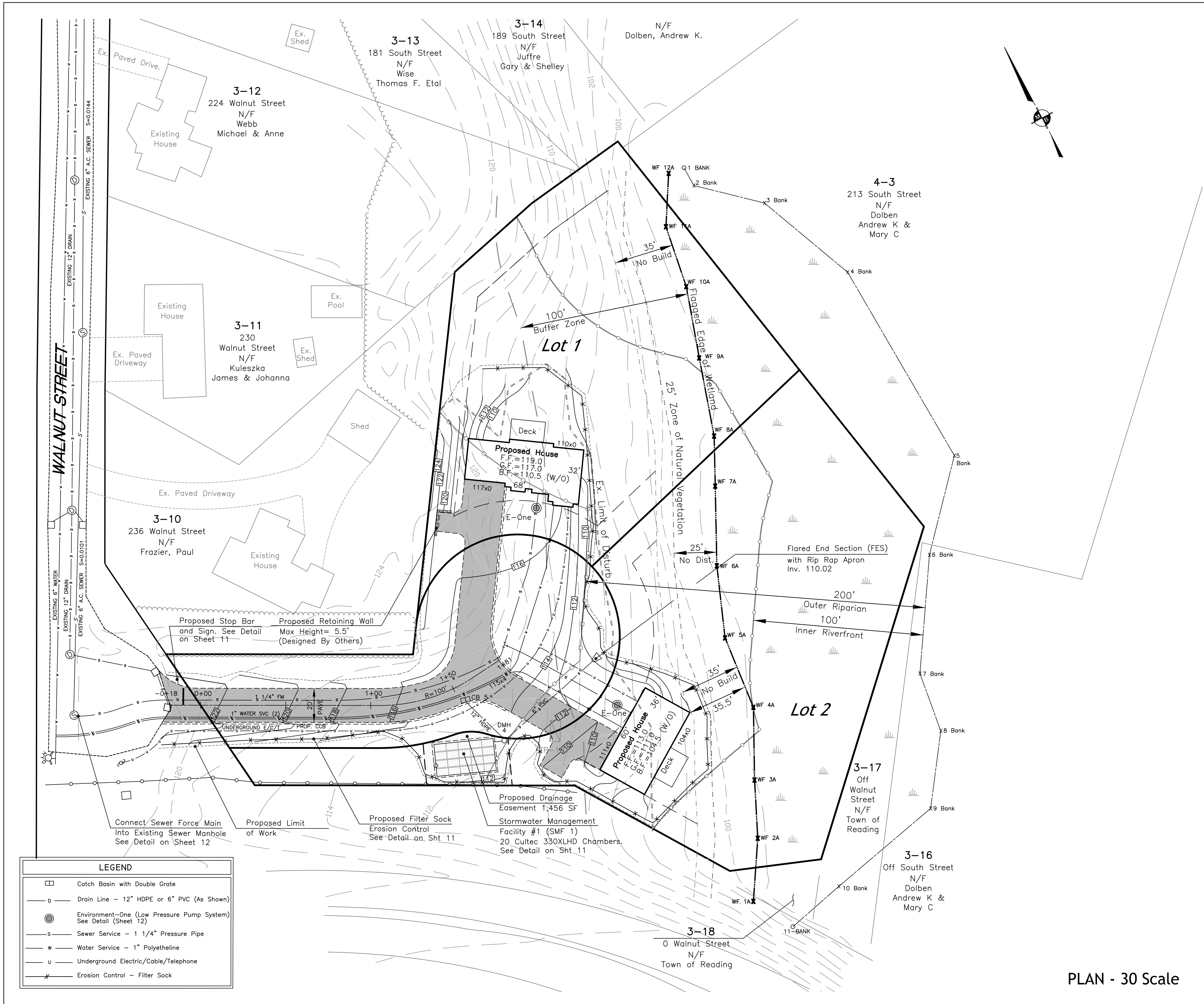
DATE
 12-15-23

SUBDIVISION PLAN SET - PLAN & PROFILE
 246 & 248 WALNUT STREET
 READING, MASSACHUSETTS

PREPARED FOR:
 STELLA CONSTRUCTION
 25 Everett Street
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 857-251-5110

DECEMBER 20, 2023
 SCALE: 1"=40'

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LEGEND	
	Catch Basin with Double Grate
	Drain Line - 12" HDPE or 6" PVC (As Shown)
	Environment-One (Low Pressure Pump System) See Detail (Sheet 12)
	Sewer Service - 1 1/4" Pressure Pipe
	Water Service - 1" Polyethylene
	Underground Electric/Cable/Telephone
	Erosion Control - Filter Sock

PLAN - 30 Scale

NOTES

- ALL CATCH BASINS SHALL HAVE A "SILT SACK" INSTALLED FOR THE DURATION OF CONSTRUCTION. SEE DETAIL ON SHEET 11.

APPROVAL: READING PLANNING BOARD

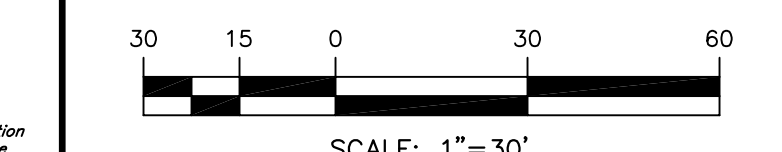
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SUBDIVISION PLAN SET - GRADING PLAN
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

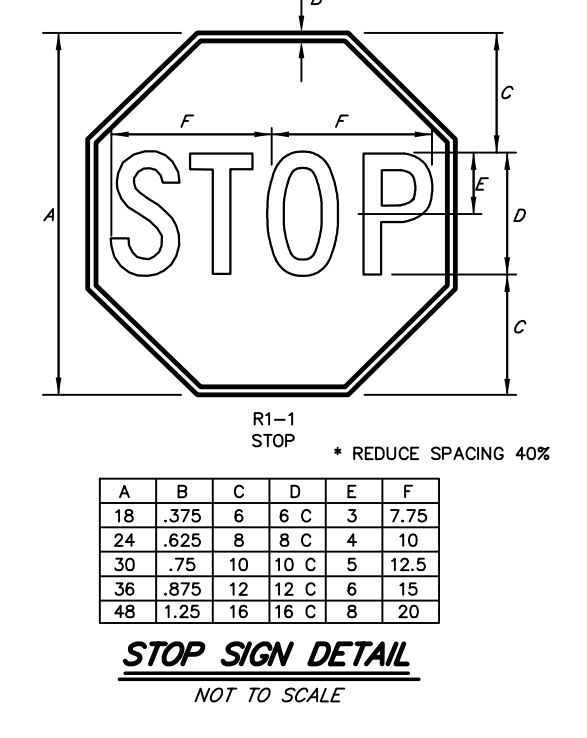
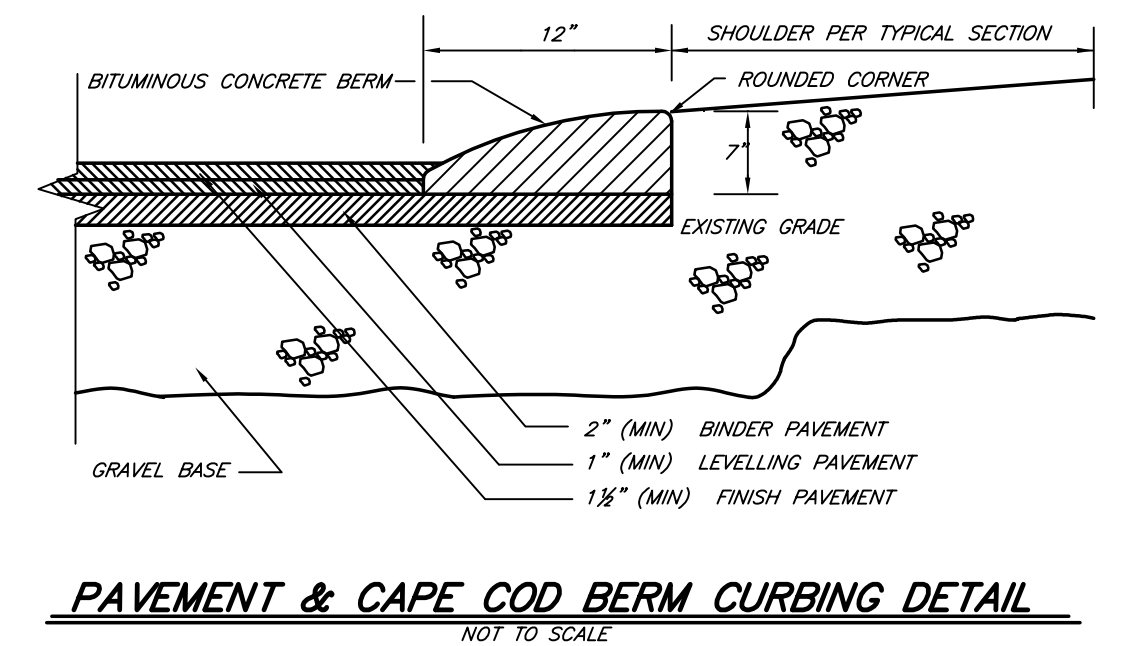
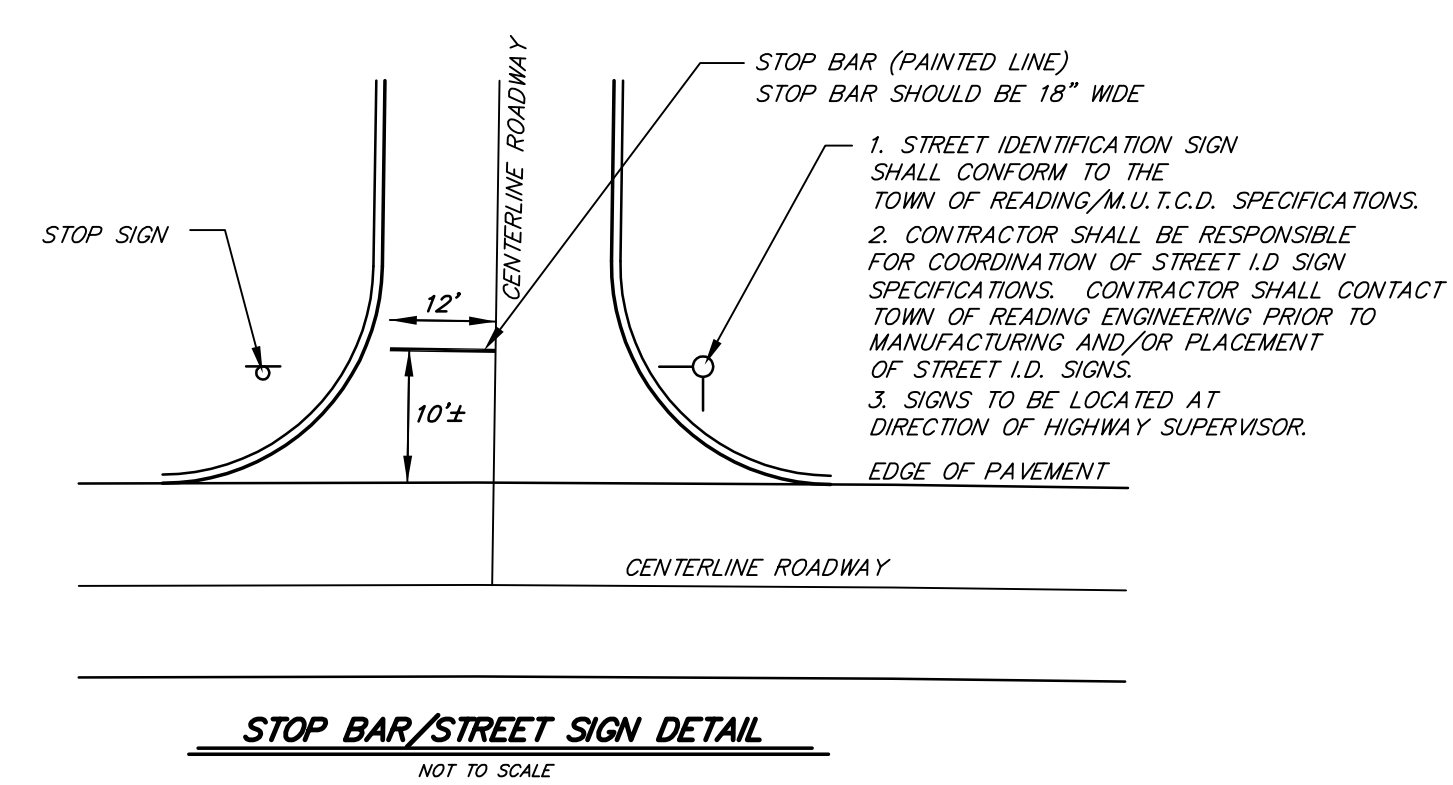
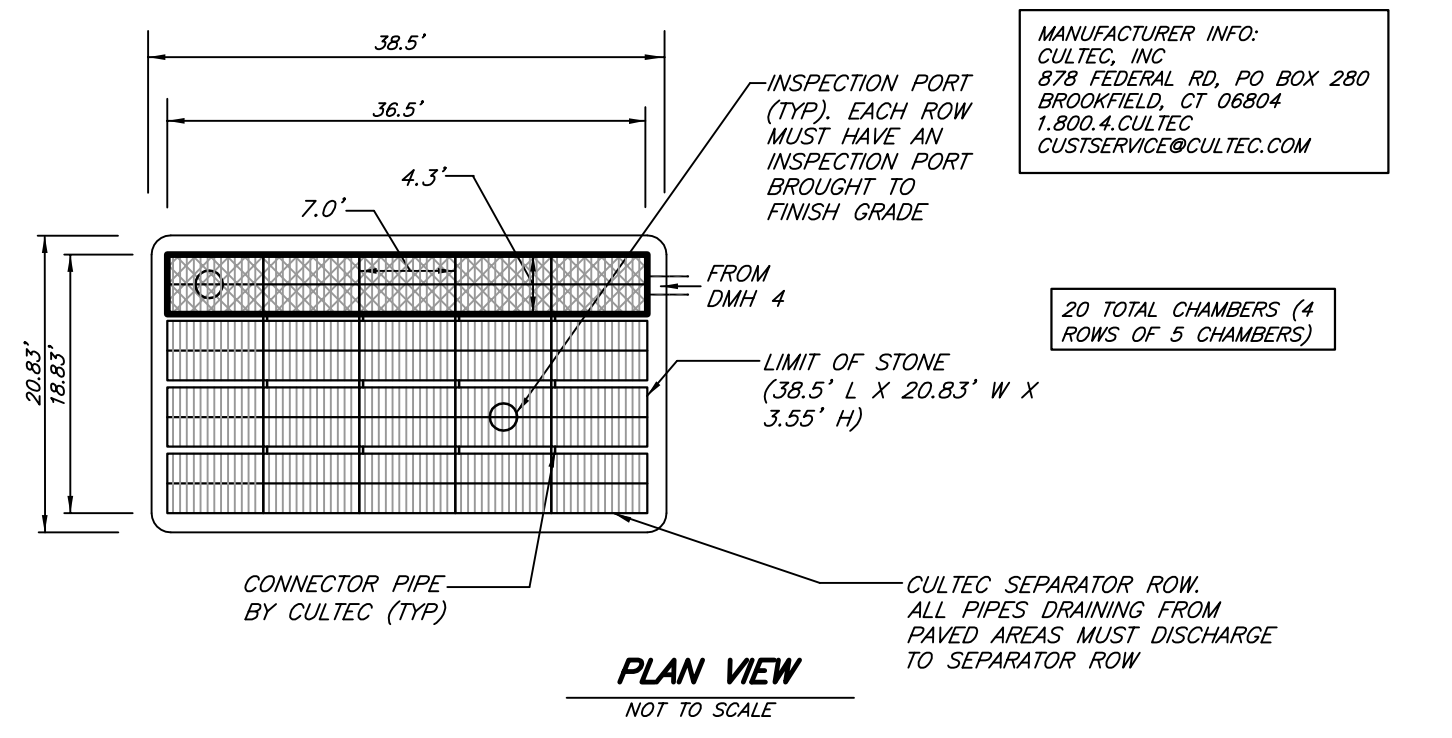
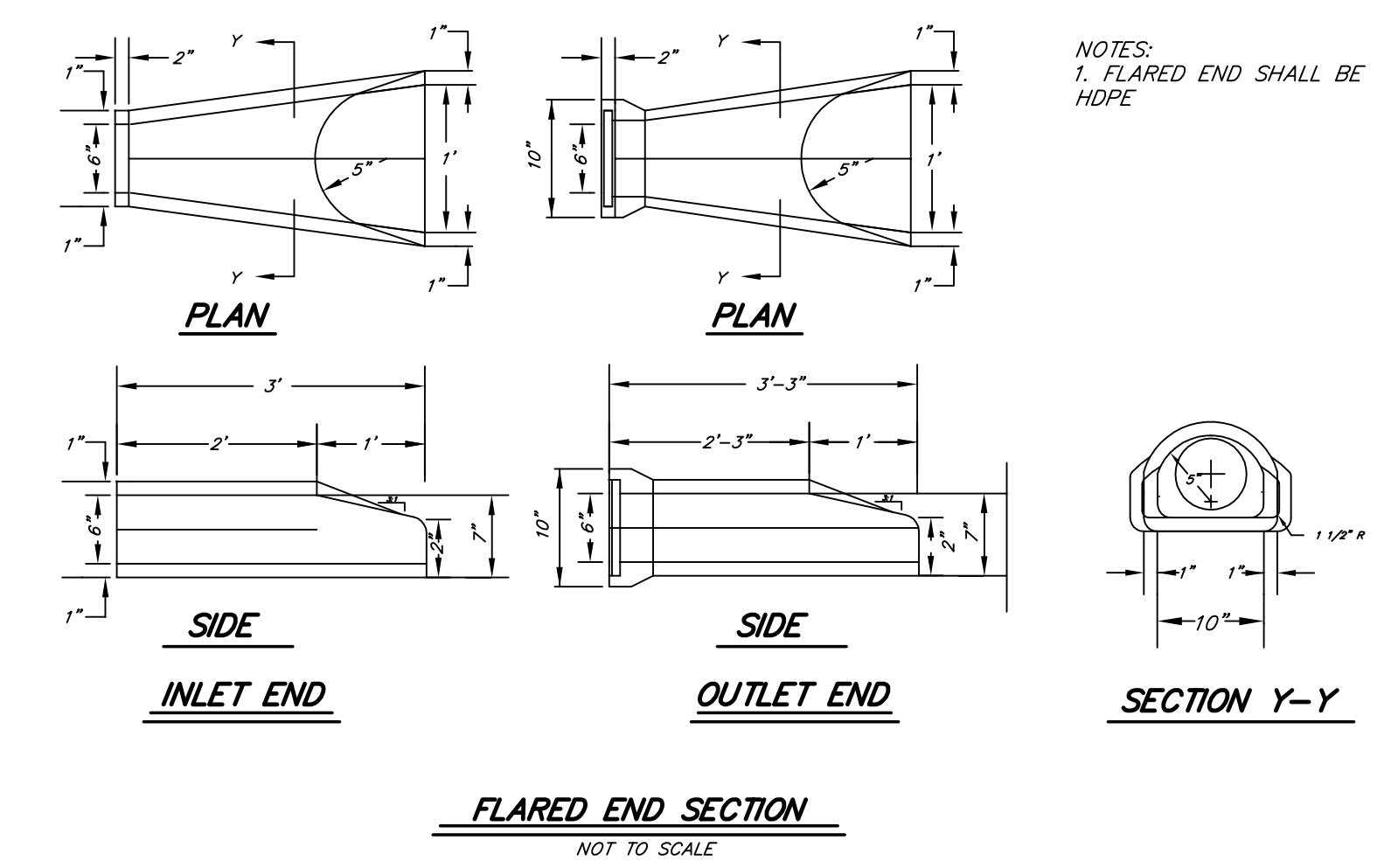
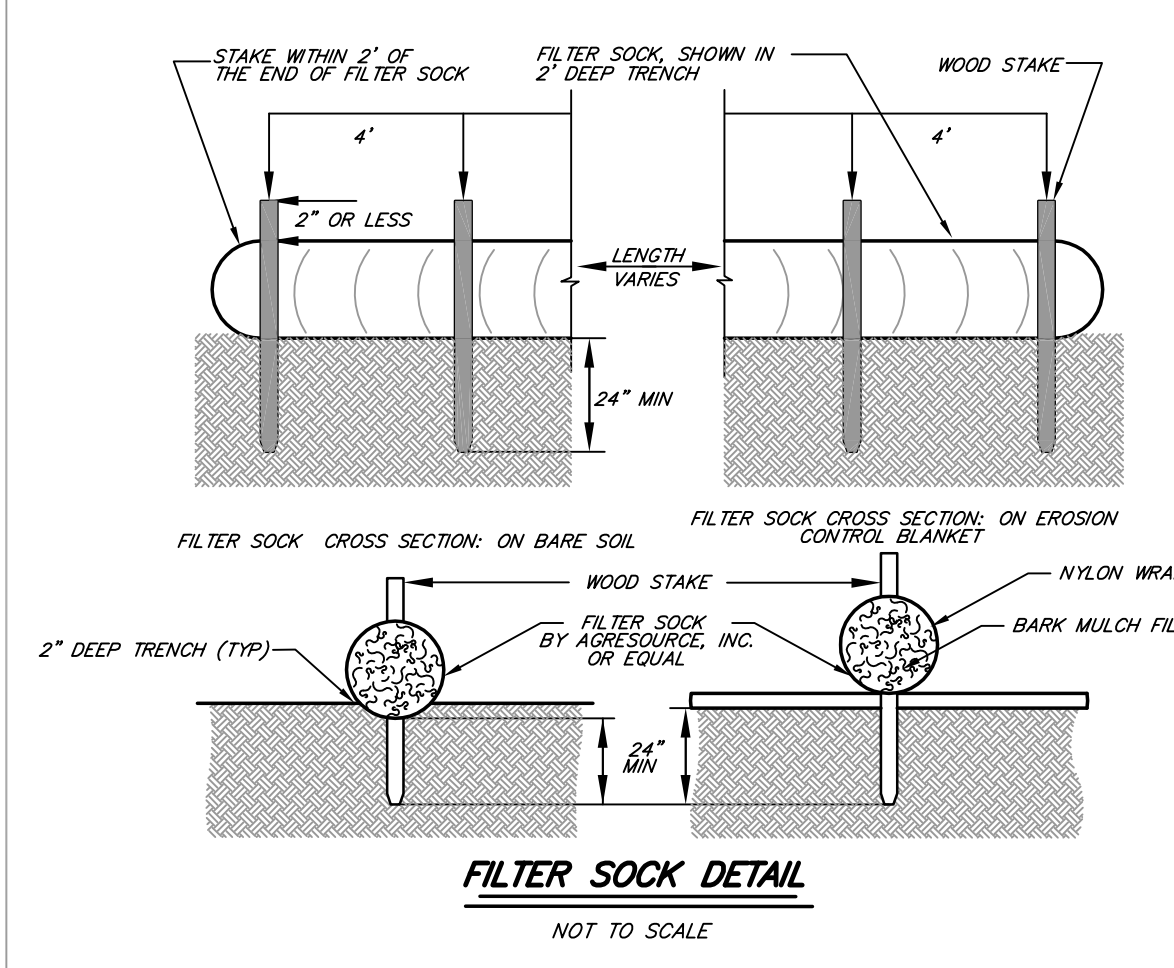
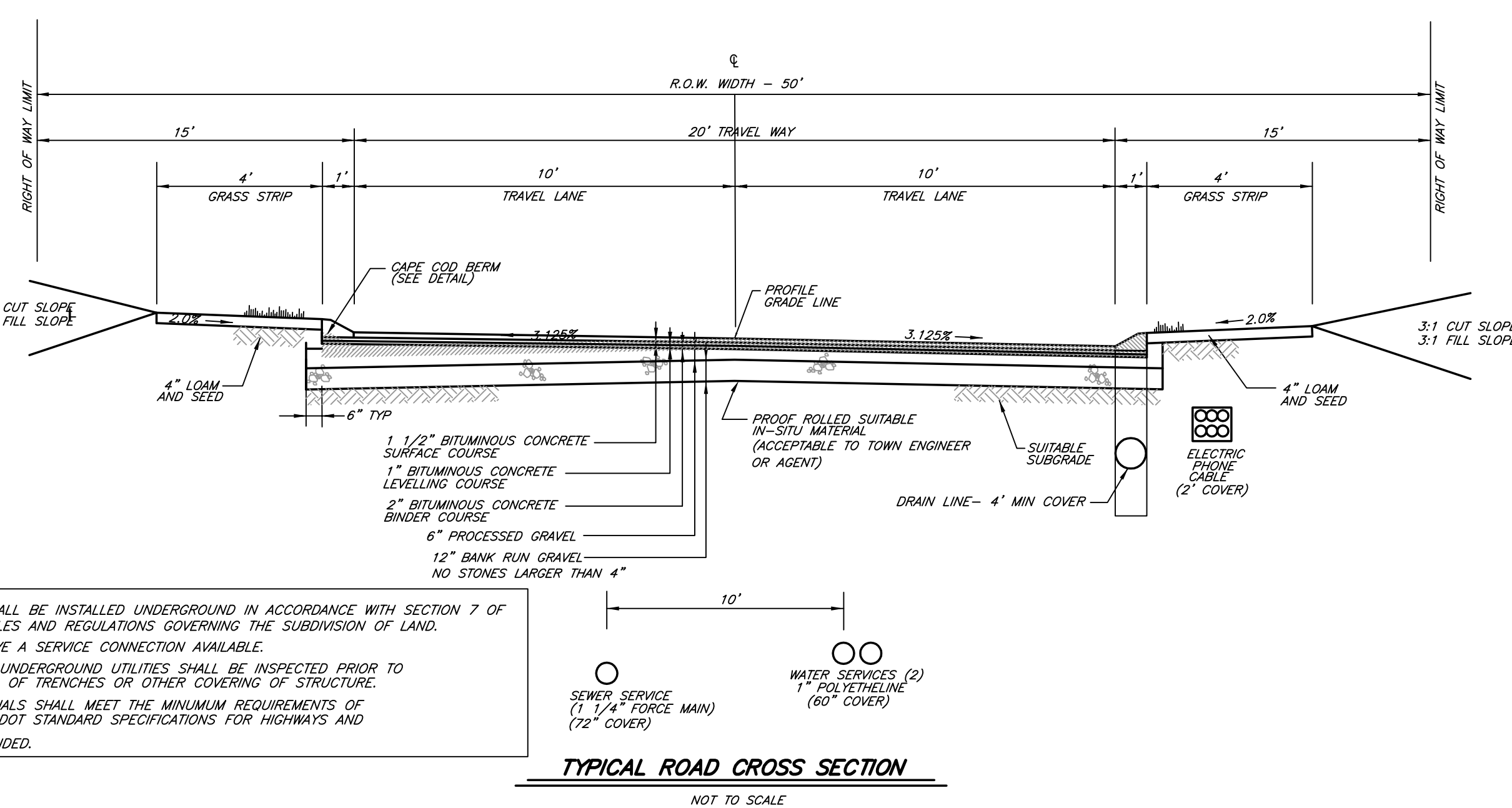
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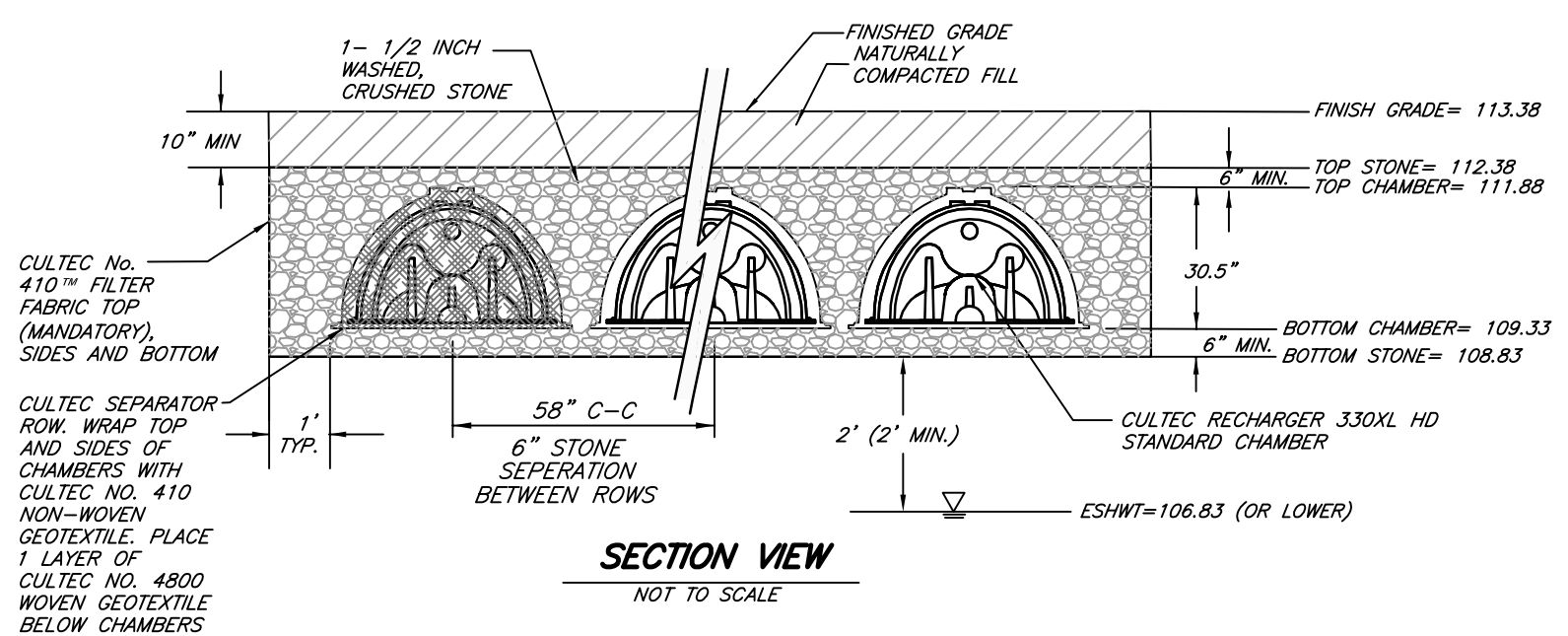


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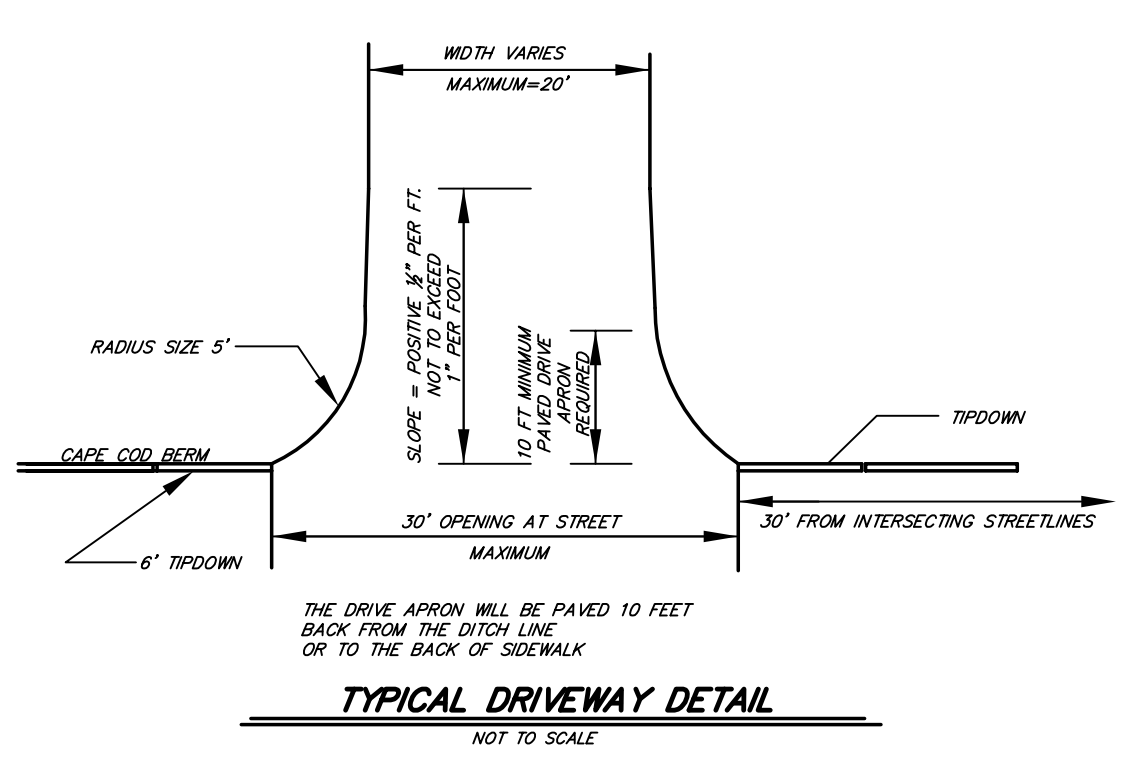
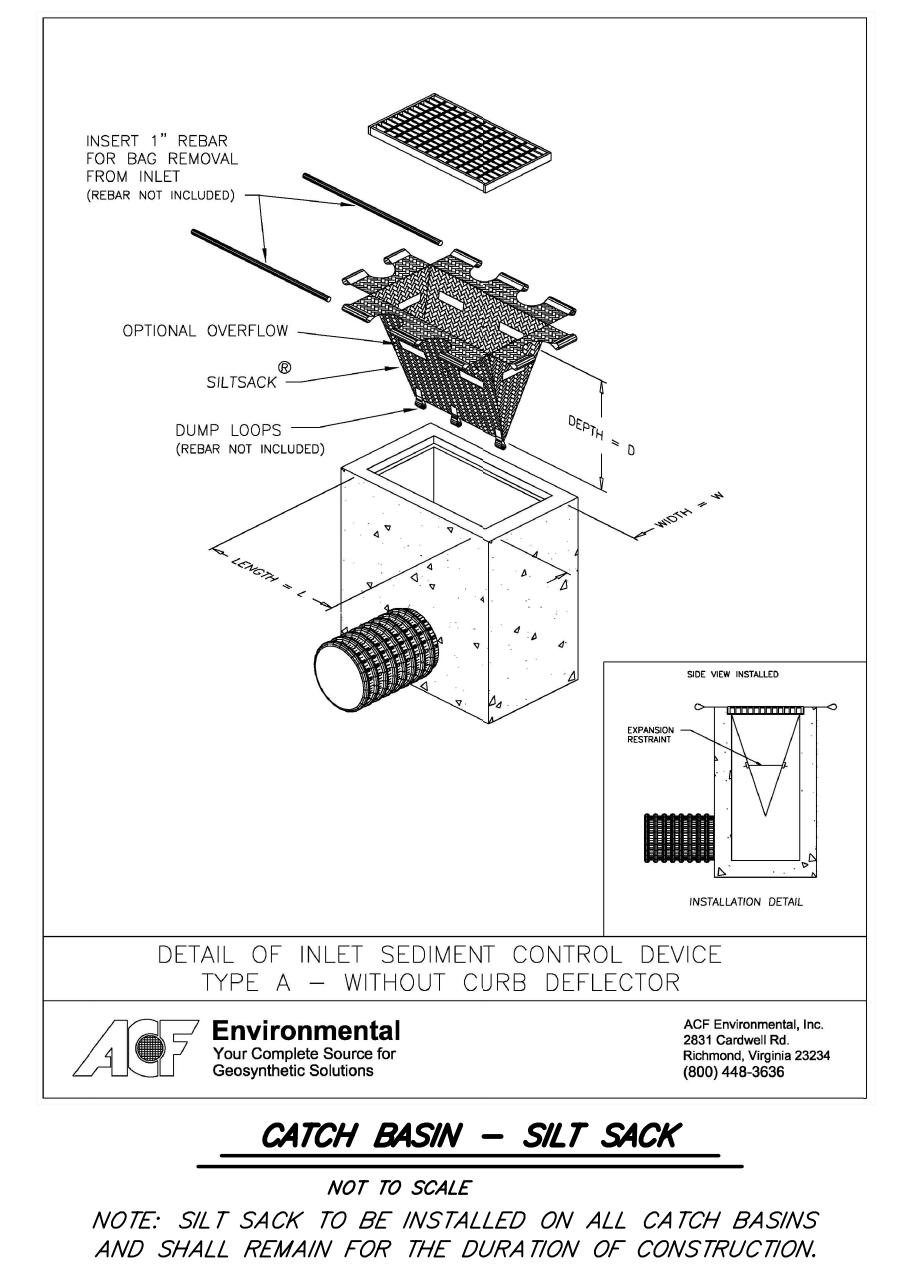
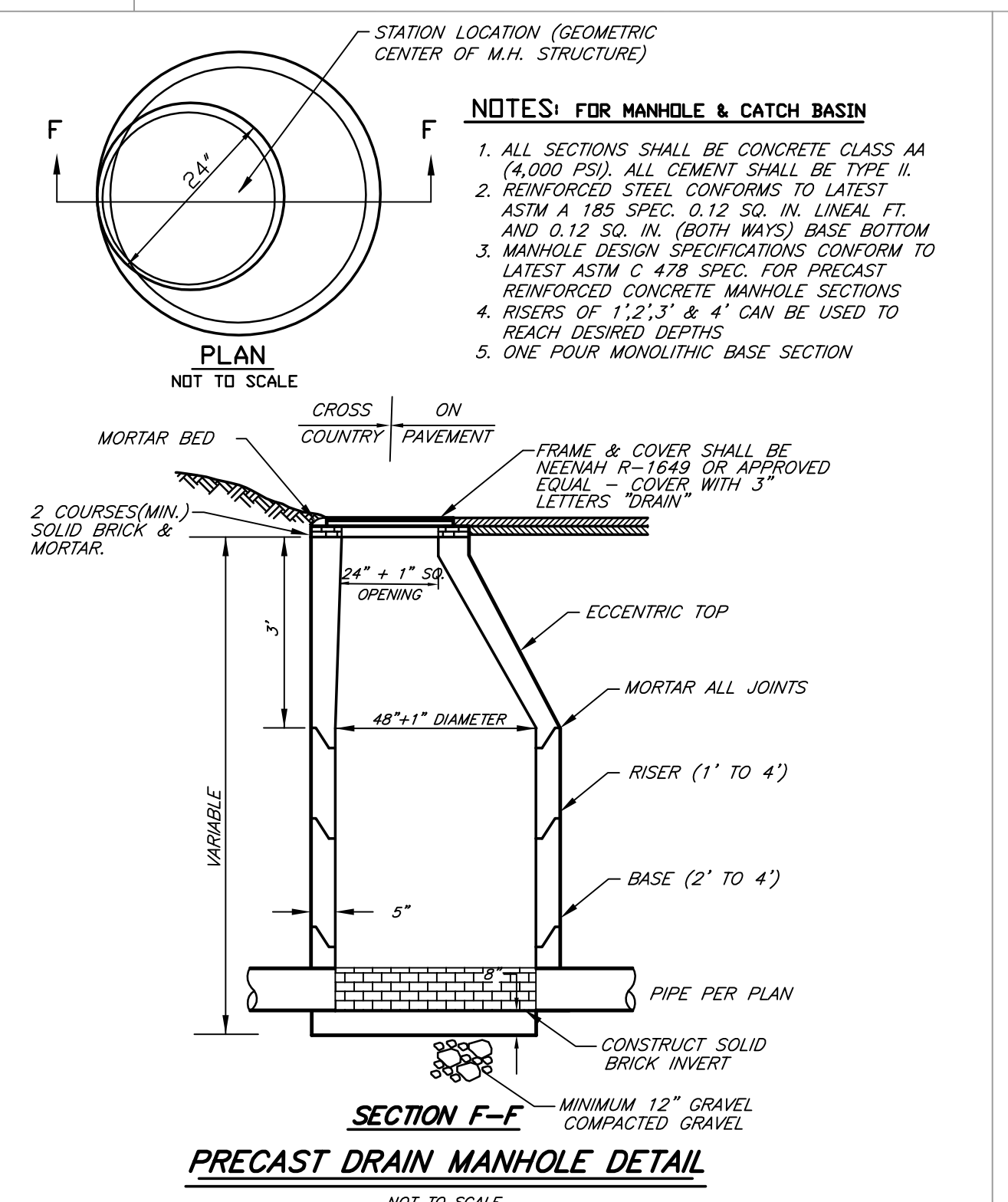
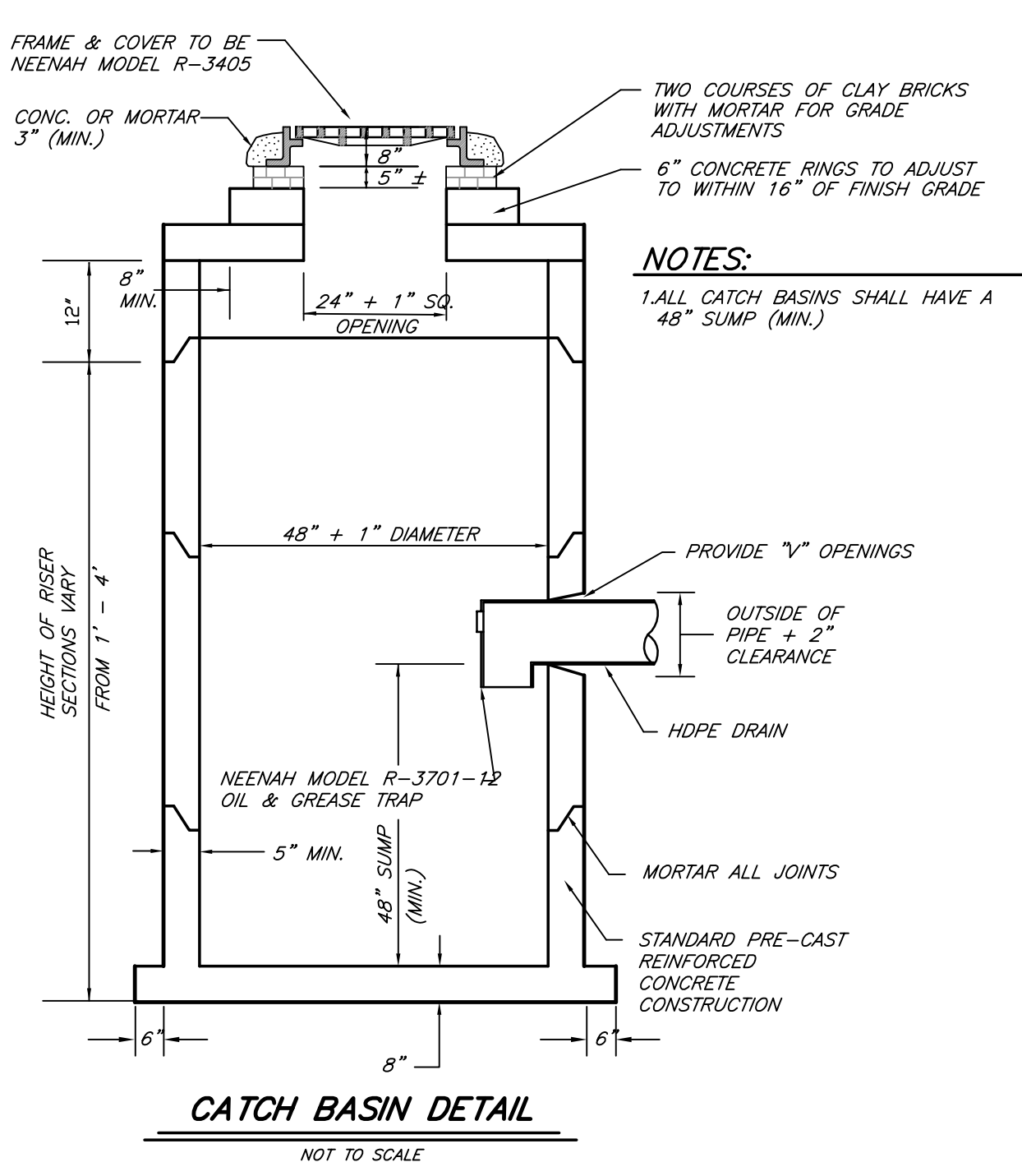
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	JOB NUMBER: 3110 ACAD FILE: 3110-Stello Const. Prelim



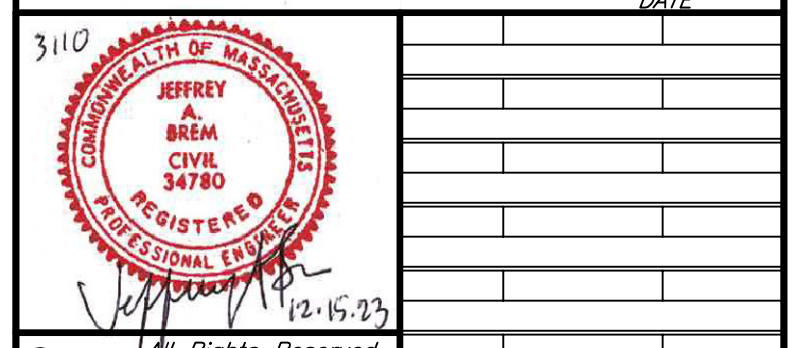
- STOP SIGN SHALL BE PLACED NOT LESS THAN 6 FEET FROM EDGE OF TRAVELED WAY.
- STOP SIGN SHALL BE PLACED NOT LESS THAN 7 FEET IN HEIGHT FROM FINISHED GRADE.
- STOP SIGN SHALL UTILIZE A GREEN ENAMEL U-CHANNEL.



SMF 1 - CULTEC INFILTRATION DETAIL
NOT TO SCALE



APPROVAL: READING PLANNING BOARD



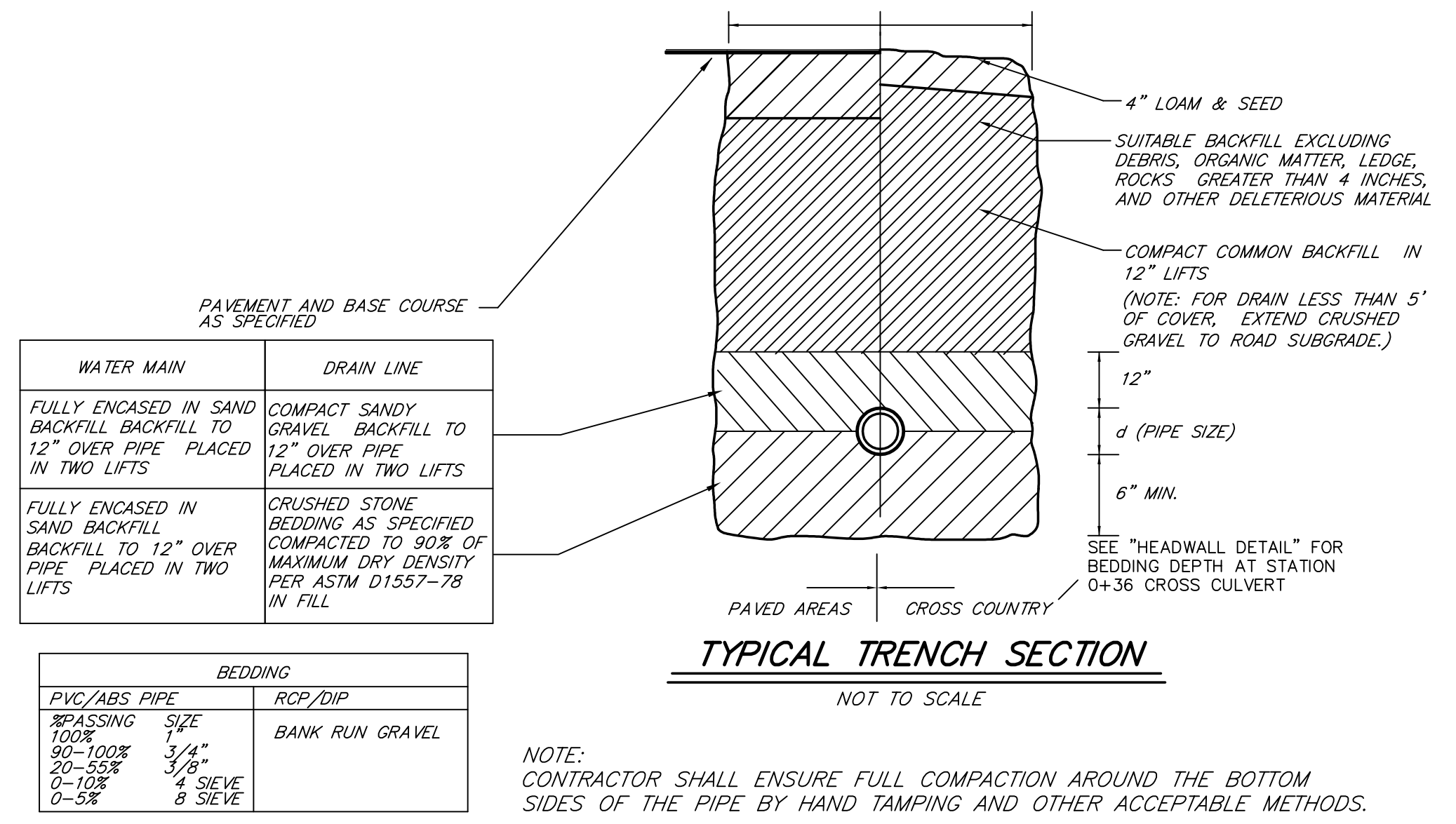
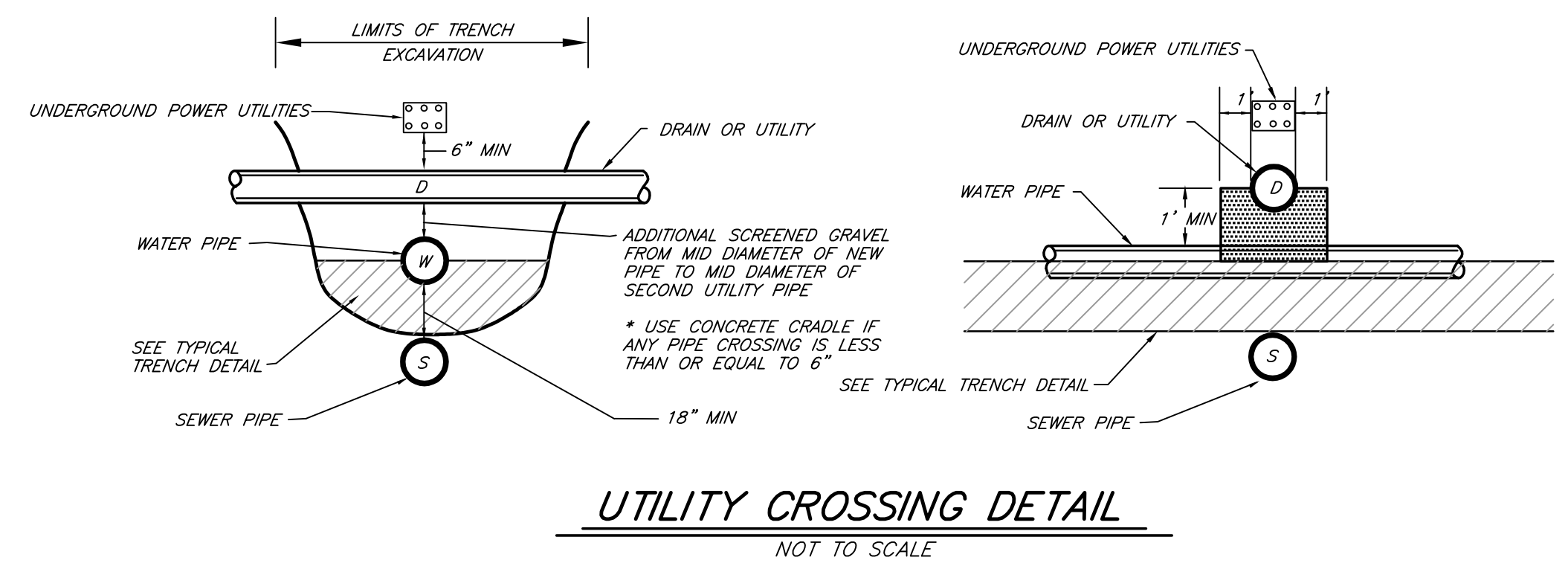
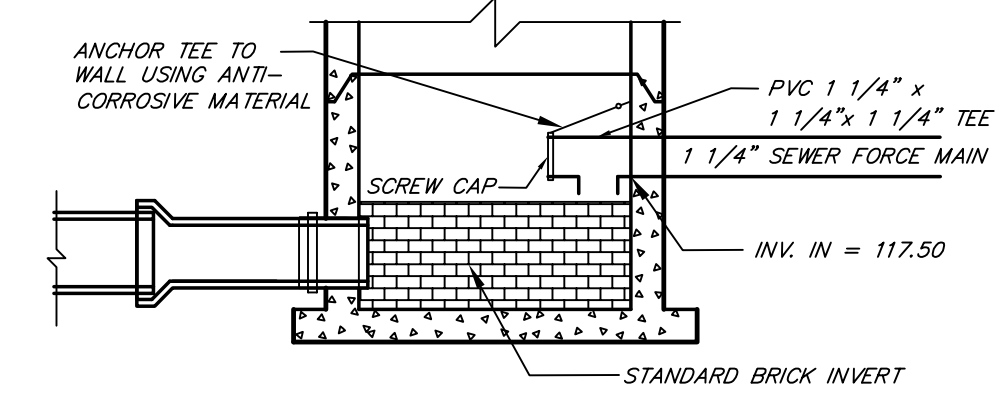
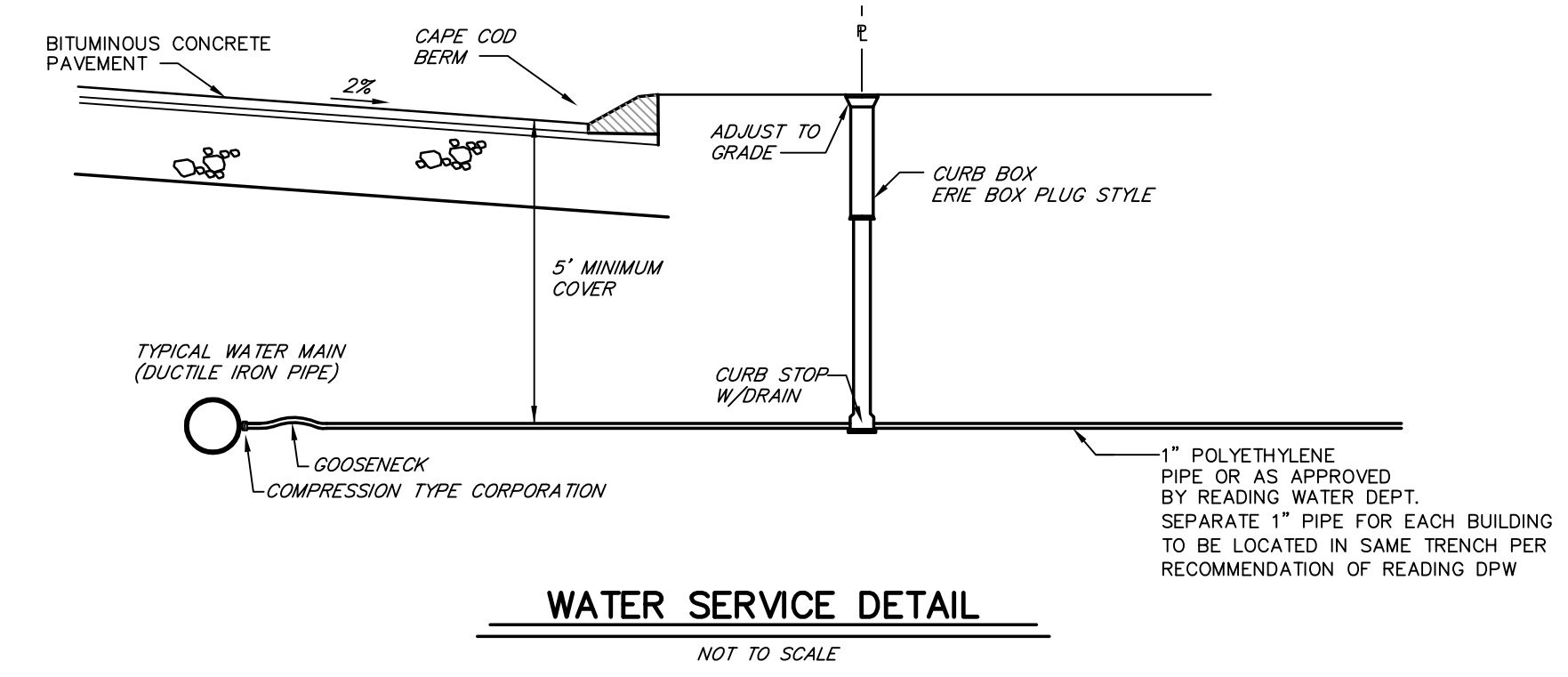
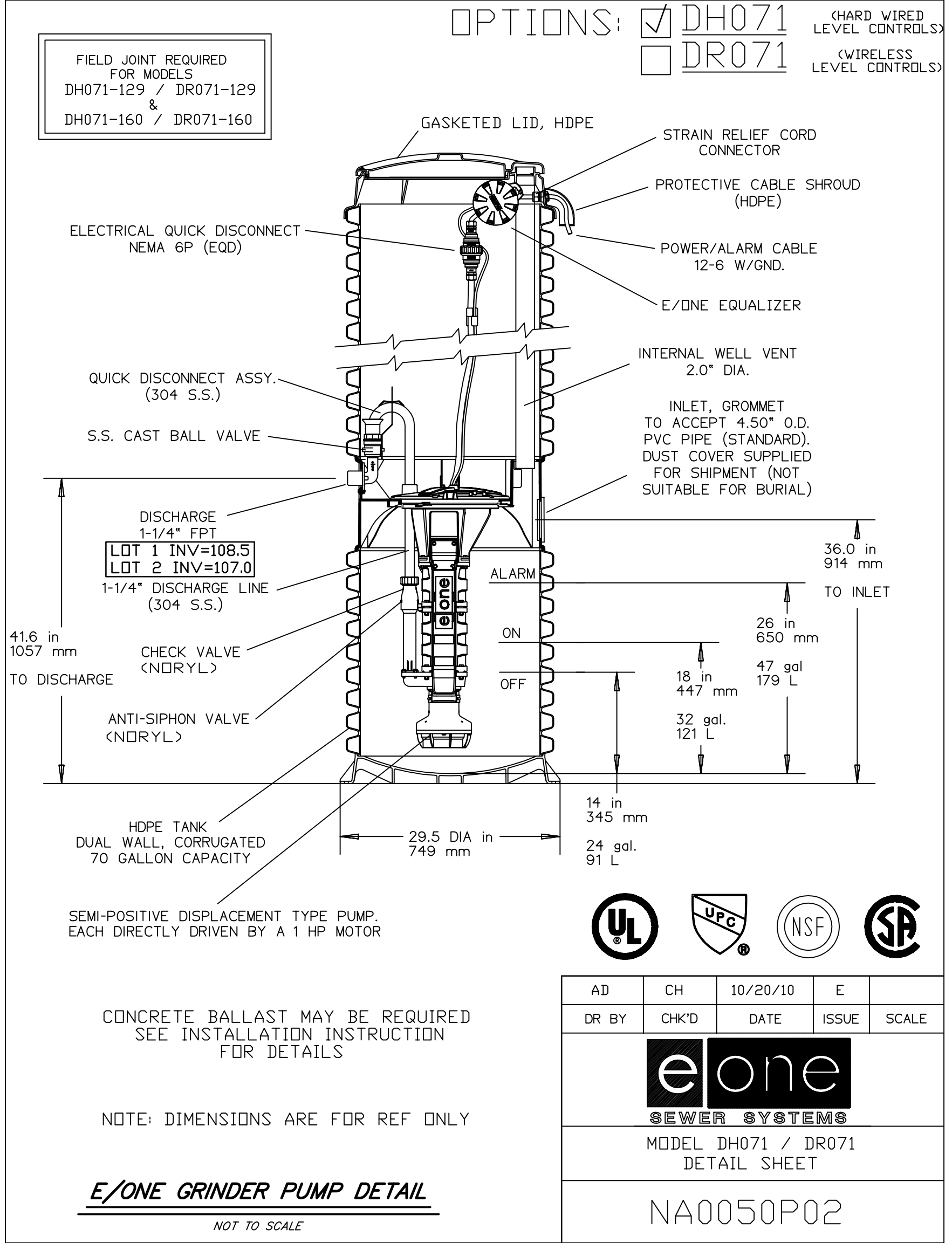
DETAIL SHEET - GENERAL & DRAINAGE
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

PREPARED FOR:
STELLA CONSTRUCTION
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SCALE: 1"=30'

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DATE

3110

JEFFREY BREM CIVIL 54780 PROFESSIONAL ENGINEER

12-15-23

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DETAIL SHEET - WATER & SEWER
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

PREPARED FOR:
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25 Everett Street
Woburn, MA 01810
857-251-5110

DECEMBER 20, 2023

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

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JOB NUMBER: 3110
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12 OF 12