

WETLAND RESTORATION/25 FOOT BUFFER ZONE IMPROVEMENT:

7,830 S.F. OF EXISTING LAWN AREA WITHIN THE 25 FOOT BVW BUFFER AND WETLAND RESOURCE AREA TO BE IMPROVED WITH NEW LOAM, PLANTINGS, AND A NATIVE WETLAND SEED MIX. THE SECONDARY EROSION CONTROL BARRIER TO BE INSTALLED, SIX INCHES OF EXISTING SOIL TO BE EXCAVATED AND REMOVED FROM THE SITE, 6" OF NEW LOAM TO BE PLACED, THE SHRUBS & TREES TO BE INSTALLED PER THE PLANTING LEGEND, AND A NATIVE WETLAND SEED MIX TO BE APPLIED AT A RATE PER INDUSTRY STANDARDS. THE NATIVE WETLAND SEED MIX TO BE PURCHASED TO BE APPROVED BY THE CONSERVATION AGENT PRIOR TO PLACEMENT.

Note: Wetland Delineation performed by Norse Environmental Services.

LEGEND:

- EOP EDGE OF PAVEMENT
- 9A EX. CONTOUR
- 96X7 EX. SPOT GRADE
- BIT. BITUMINOUS
- EX. TREELINE
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- (193x3) PROP. SPOT GRADE
- PS PROP. SEWER SERVICE (4" SDR 35 PVC S=2% MIN)
- PW PROP. WATER SERVICE (1" TYPE K COPPER)
- PROP. 1,000 GALLON CONC. DRYWELL W/ 12" WASHED CRUSHED STONE SURROUNDING W/ 6" STONE BASE

BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
1	SEWER MANHOLE RIM	202.52'

PLANTING LEGEND:

- Cornus sericea - Red-osier Dogwood (10)
- Viburnum dentatum - Arrowwood Viburnum (12)
- Betula nigra - River Birch Tree (2)
- Vaccinium Angustifolium - Lowbush Blueberry (14)
- Lindera Benzoin - Spicebush (5)
- Acer Rubrum - Red Maple (6)

RIVERFRONT REDEVELOPMENT:

- 1) PROP. WORK RESULTS IN AN IMPROVEMENT OVER EXISTING CONDITIONS.
- 2) PROP. WORK IS WITHIN PREVIOUSLY DISTURBED AREAS. NO WORK WITHIN 100 FOOT INNER RIPARIAN BUFFER.
- 3) STORMWATER MITIGATION PROVIDED BY REMOVAL OF 3,878 S.F. OF IMPERVIOUS SURFACES. REDUCTION OF DEGRADED AREAS.
- 4) PROP. NATIVE PLANTINGS WITHIN EX. LAWN AREA TO RE-ESTABLISH 25 FOOT BVW BUFFER.

RIVERFRONT AREA:

TOTAL RIVERFRONT AREA: 33,682 S.F.±
 EXISTING IMPERVIOUS AREAS W/IN THE RIVERFRONT AREA: 4,354 S.F.±
 PROP. IMPERVIOUS AREAS W/IN THE RIVERFRONT AREA: 476 S.F.±
 REDUCTION: 3,878 S.F.±

IMPERVIOUS AREAS W/IN 100' BVW BUFFER

EXISTING IMPERVIOUS AREAS: 7,655 S.F.
 PROP. IMPERVIOUS AREAS: 3,488 S.F.
 REDUCTION: 4,167 S.F.±

OWNER/APPLICANT:

WINTER STREET READING, LLC
 7 GREY LANE
 READING, MA 01867

DEED REFERENCE:

BOOK: 81872 PAGE: 453

ASSESSOR REFERENCE:

ASSESSOR MAP 29 PARCEL 3

41 WINTER STREET

PLOT PLAN OF LAND
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
 WINTER STREET READING, LLC

SCALE: 1" = 20' DATE: OCTOBER 11, 2023

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
 P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644

SHEET No. 1 OF 1 REVISED: 1/9/24

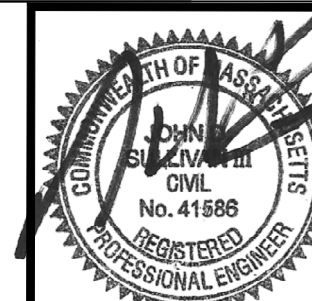
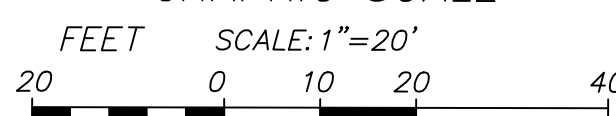
ZONING INFORMATION:

ZONING DISTRICT : S-15
 MIN. BLDG. SETBACKS:
 FRONT : 20 FEET
 SIDE : 15 FEET
 REAR : 20 FEET

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON AUGUST 19, 2023 BY SULLIVAN ENGINEERING GROUP, LLC
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE READING SEWER DATUM.
5. A PORTION OF THIS SITE IS IN A ZONE "X" FLOODPLAIN BASED ON THE LATEST FLOOD INSURANCE RATE MAP.

GRAPHIC SCALE



WETLAND FLAG #13B SET BY CON. COMM. MEMBERS DURING A SITE WALK ON 1/5/2024 AND THE APPLICANT AGREED TO NEW FLAG LOCATION. THE 25, 35, AND 100 FOOT BUFFER ZONES ADJUSTED ACCORDINGLY.

7,830 S.F.± OF EXISTING LAWN AREA BETWEEN THE BVW LINE AND THE 25 FOOT BVW BUFFER TO BE PLANTED WITH NATIVE PLANTINGS (HATCHED AREA)

EX. BIT. CONC. SURFACE TO BE REMOVED.

A 12" DIA. MULCH SOXX TO SURROUND THE PROP. SOIL STOCKPILE AREA

EX. SHED TO BE REMOVED.

SHED AREA TO HAVE A NATIVE WILDFLOWER SEED MIX AND PLANTINGS AS SHOWN.

CONC. BOUNDS W/ EMBLEM TO BE SET ALONG 25' BVW BUFFER LINE AT INTERVAL DETERMINED BY THE CON. COMM.

PROP. 6" HDPE DRAIN TO CONNECT INTO EXISTING DRAIN MANHOLE. OWNER TO SIGN DPW RELEASE FORM FOR DRAIN CONNECTION.

PROP. MINI-MANHOLE W/ 2 FOOT SUMP.

EX. HOUSE TO BE RAZED.

PROP. 12" DIA. MULCH SOXX (TYP)

PROP. SILT SAC TO BE INSTALLED AT CATCH BASIN LOCATION.

LOT AREA= 45,082 S.F.

SECONDARY 12" DIA. MULCH SOXX TO BE INSTALLED PRIOR TO WORK ASSOCIATED WITH WETLAND AND BUFFER RESTORATION WORK.

CONC. BOUNDS W/ EMBLEM TO BE SET ALONG 25' BVW BUFFER LINE AT INTERVAL DETERMINED BY THE CON. COMM.

EX. CONC. PAD & EX. CONC. FOUNDATION TO BE REMOVED.

EX. BIT. CONC. DRIVEWAY TO BE REMOVED

EX. 16" + 18" DIA. HARDWOOD TREE TO BE REMOVED

EX. GARAGE TO BE RAZED

USE EXISTING PAVED DRIVEWAY AS TEMP. CONSTRUCTION ENTRANCE DURING DEMOLITION ACTIVITIES.

PROP. SILT SAC TO BE INSTALLED AT CATCH BASIN LOCATION.

S07°12'00"E 90.79'

S21°24'00"E 112.45'

N16°00'00"E 222.75'

N85°53'30"W 318.76'

N04°06'30"E 100.00'

WINTER STREET

ORANGE STREET

RIM=201.26 INV OUT=191.45

RIM=202.52 INV IN=191.01

SBDH (FND) (TBM) TOP RT. CNR. ELEV.=201.79

PROP. TRENCH DRAIN

PROP. WALK

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