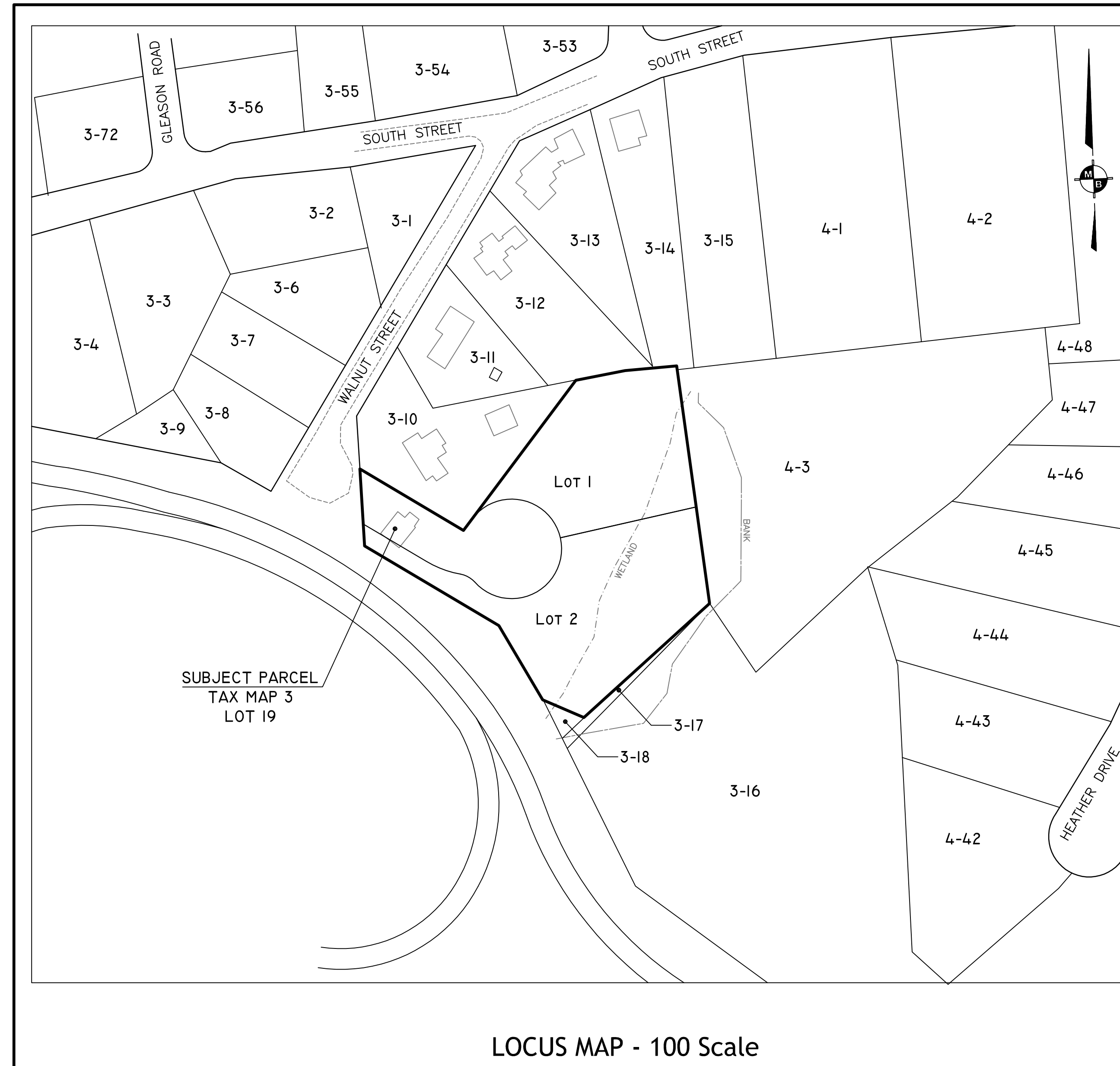


DEFINITIVE SUBDIVISION PLAN SET

246 & 248 WALNUT STREET

READING, MASSACHUSETTS

TAX MAP 3 LOT 9



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 at the Preliminary Stage, requesting herewith at Definitive Stage.
- Section 7.1.5 requiring dead end streets to be no longer than 500 feet.

Granted at Preliminary Stage 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, requesting herewith at Definitive Stage with expected same condition.

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 a fully paved cul-de-sac without a landscaped island.

- 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, including street trees (Little Leaf Linden) 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	
1	COVER SHEET
2	NOTE SHEET
3	LOCUS INSET PLAN (100 SCALE)
4	EXISTING CONDITIONS PLAN (30 SCALE)
5	OVERALL LAYOUT PLAN (30 SCALE)
6	DEFINITIVE SUBDIVISION PLAN (30 SCALE)
7	PLAN & PROFILE - PRIVATE WAY (40 SCALE)
8	GRADING & UTILITY PLAN (30 SCALE)
9	ALTERNATIVE "A" PLAN (30 SCALE)
10	CONSERVATION PLAN (30 SCALE)
11	PRELIMINARY PROOF PLAN (60" ROW) (30 SCALE)
12	DETAIL SHEET (GENERAL & DRAINAGE DETAILS)
13	DETAIL SHEET (WATER & SEWER DETAILS)

APPROVAL: READING PLANNING BOARD



DATE: _____
 REV. 2 | 2-8-2024 | PM/IA
 PER TOWN COMMENTS
 REV. 1 | 1-30-2024 | JB/PM
 PER TOWN COMMENTS

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 Meisner Brem Corp.
 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

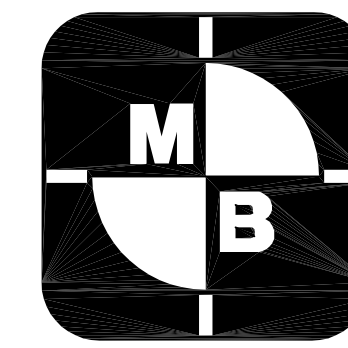
 SCALE: 1"=30'

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
 1 OF 13

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
 REVISION 1 : JANUARY 30, 2024
 REVISION 2 : FEBRUARY 8, 2024

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 81T 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 MALEWSKI (BOOK 80377 PG 291 MSRD)
- 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'

- PROJECT TO BE SERVICED BY MUNICIPAL WATER AND SEWER
- WAIVER WAS GRANTED TO SET RIGHT-OF-WAY WIDTH TO 50' (SECTION 7.1.5.o.)
- WAIVER WAS GRANTED FOR MAXIMUM LENGTH OF A CUL-DE-SAC GREATER THAN 500' (SECTION 7.1.1.o. WIDTH AND GRADE OF WAYS)
- WETLAND DELINEATION PERFORMED BY BASBANES 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 EN.D.
- "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.

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 HDPE OR APPROVED EQUAL ACCEPTABLE TO THE TOWN OF WESTFORD UNLESS OTHERWISE SHOWN.
 - ALL CONCRETE STRUCTURES: CATCH BASINS, DRYWELLS, MANHOLES, SEDIMENTATION SUMPED MANHOLES AND OUTLET STRUCTURES SHALL BE:
 - SHEA CONCRETE PRODUCTS, INC. WILMINGTON, MA 508-659-2645 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.
- 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.

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.
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- 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 DELTERIOUS 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, WATTLES, 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 SEEDDED. 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"

- 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. 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
FALL FESQUE	20	0.45	STEEP CUTS & FILLS DETENTION BASINS AND SWALES
CREEPING RED FESQUE	2	0.45	
RED TOP	20	0.50	TOTAL
TOTAL	42	1.40	
CREEPING RED FESQUE	50	1.15	ALL OTHER AREAS
KENTUCKY BLUEGRASS	50	1.15	
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.

- DURING THE PERIOD OF THE CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED:
 - SEEDDED AREAS WILL BE FERTILIZED AND BE SEEDDED 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 DETERIORATION 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 CLEANED 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
CB	CATCH BASIN	---	EDGE OF WETLAND	---
RCP	REINFORCED CONCRETE PIPE	---	100' BUFFER ZONE	---
DMH	DRAIN MANHOLE	---	EDGE OF PAVEMENT	---
EL.	ELEVATION	---	CURBING	---
F.L.S.	FLARED END SECTION	---	STONE WALL	---
F.F.	FIRST FLOOR	---	IRON PIN	---
F.G.	FINISH GRADE	---	IRON ROD	---
D.B.	DISTRIBUTION BOX	---	IRON ROD	---
S.T.	SEPTIC TANK	---	LOW POINT	---
SL.	SLAB	---	NOW OR FORMERLY	---
H.P.	HIGH POINT	---	CAPE COD BERM PROPOSED	---
INV.	INVERT	---	TOP CONCRETE	---
I.R.	IRON ROD	---	TYP. UTILITY POLE	---
D.H.	DRILL HOLE	---	FOUND	---
S.B.	STONE BOUND	---	BOOK	---
LP N/F	LOW POINT	---	PAGE	---
CCB PROP.	CAPE COD BERM PROPOSED	---	IRON PIPE	---
T.C.	TOP CONCRETE	---	BOUND	---
TP.	TYPICAL	---	EDGE OF PAVEMENT EXISTING	---
UP.	UTILITY POLE	---	EXISTING INVERT	---
FND.	FOUND	---	ELEVATION	---
BK.	BOOK	---	SLOPED GRANITE CURB	---
PG.	PAGE	---	TOP OF FOUNDATION	---
I.P.	IRON PIPE	---	UNDERGROUND UTILITIES (CABLE, TELE, ELEC)	---
BND.	BOUND	---	WELL	---
EP EX.	EDGE OF PAVEMENT EXISTING	---	SIGN	---
EXIST.	EXISTING INVERT	---	STREET LIGHT	---
I.E.	ELEVATION	---	BUILDING SETBACK	---
SLOPED	SLOPED GRANITE CURB	---	UTILITY POLE	---
TOP	TOP OF FOUNDATION	---	EROSION CONTROL (AS SPECIFIED)	---
U.G.	UNDERGROUND UTILITIES (CABLE, TELE, ELEC)	---	TREE	---
SMF	STORMWATER MANAGEMENT FACILITY	---	PROpane TANK	---
FB	FOREBAY	---		
INV.	INVERT OF PIPE	---		

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APPROVAL: READING PLANNING BOARD

3110

 REV. 2 | 2-8-2024 | FM/IA
 REV. 1 | 11-30-2024 | LB/FM
 PER TOWN COMMENTS
 PER TOWN COMMENTS

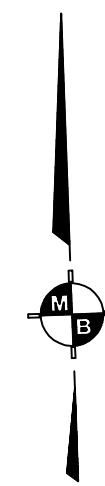
SUBDIVISION PLAN SET - NOTE SHEET
 246 & 248 WALNUT STREET
 READING, MASSACHUSETTS

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

DECEMBER 20, 2023

 SCALE: NONE

MEISNER BREM CORPORATION
 142 ULLIFORD ROAD, STE 16, WESTFORD, MA 01886 - (978) 692-1313
 202 MAIN STREET, SALEM, NH 03079 - (603) 893-1301



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	183 SOUTH ST	CHUHA STEPHEN C JR ETAL TRS		183 SOUTH STREET READING	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 DANE 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	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	246 WALNUT ST	BALSAVICH STEVEN T	KORTZ ERIK ETAL JTROS	246 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	DN STEWART A	SUSAN M DON	55 HEATHER DR	READING	MA	01867
004.0-0000-0044.0	49 HEATHER DR	YATSUHASHI AMY E	DOUGLAS S YATSUHASHI	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



APPROVAL: READING PLANNING BOARD



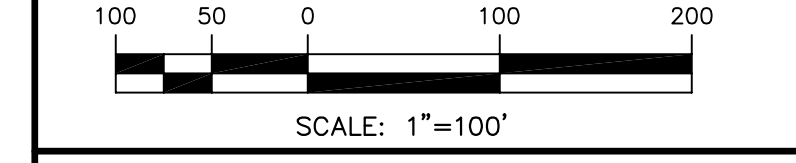
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	PER TOWN COMMENTS
	REV. 1 11-30-2024 JSD/PM
	PER TOWN COMMENTS

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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

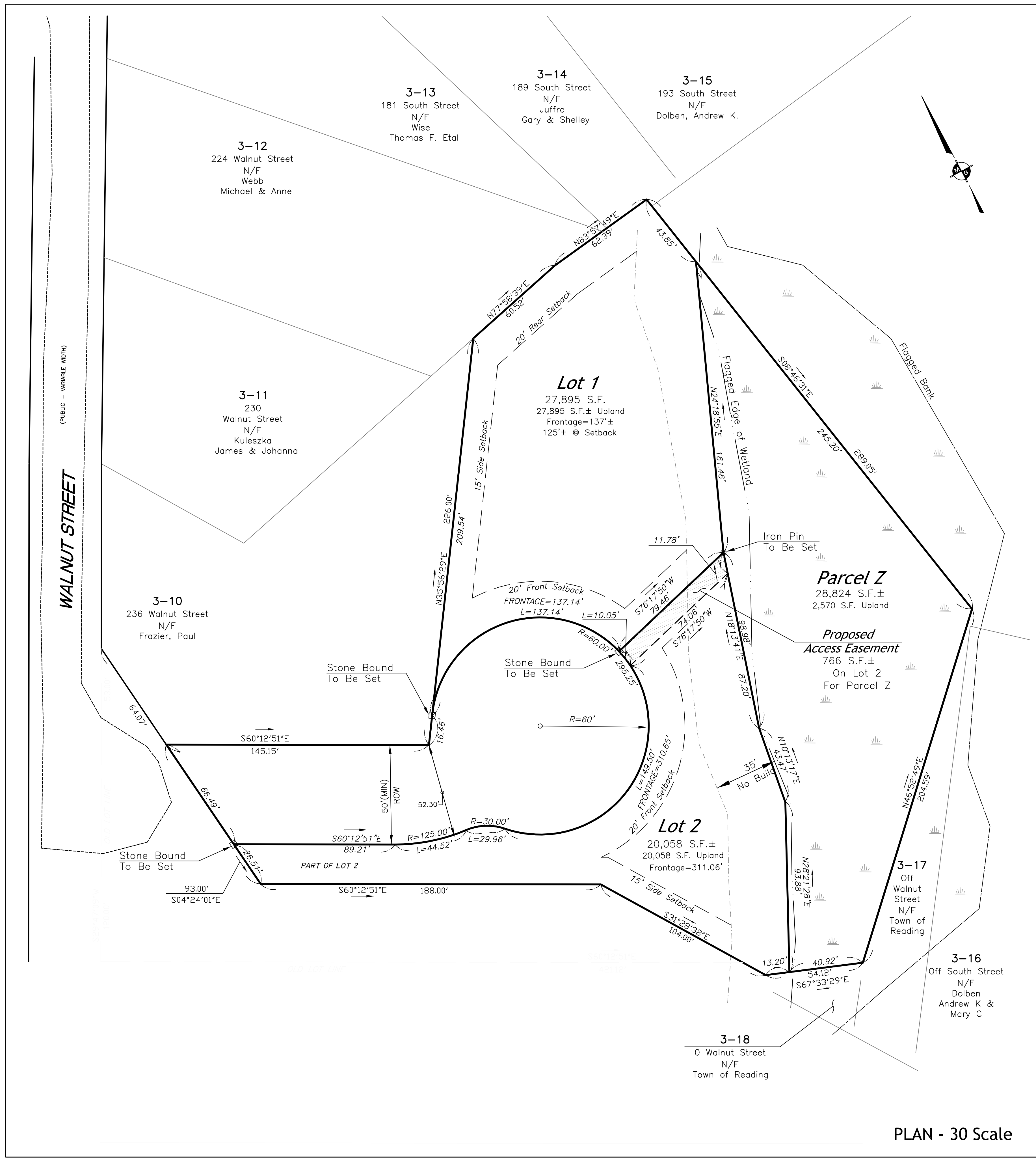
DECEMBER 20, 2023



MEISNER BREM CORPORATION
 142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 (978) 692-1313
 202 MAIN STREET, SALEM, NH 03079 (603) 893-3301

LOCUS MAP - 100 Scale

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PLAN - 30 Scale

A. PROPERTY AND ZONING NOTES

1. **PURPOSE OF PLAN**
THIS PLAN IS INTENDED TO BE A DEFINITIVE SUBDIVISION PLAN PURSUANT TO M.G.L. Ch.41, Section 81T 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).
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.a.)
7. WAIVER MAY BE REQUIRED FOR MAXIMUM LENGTH OF A CUL-DE-SAC GREATER THAN 500' (SECTION 7.1.1.a. WIDTH AND GRADE OF WAYS)
8. WETLAND DELINEATION PERFORMED BY BASBANES AND ASSOCIATES IN JANUARY OF 2023 AND SURVEYED BY EISNER 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.

FOR REGISTRY USE ONLY

I, _____, CLERK OF THE TOWN OF READING, MA, HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE WESTFORD PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE UNIFORM INSTRUCTIONS FOR THE PREPARATION OF PLANS SET FORTH BY THE REGISTERS OF DEEDS AND THAT ALL SURVEYING CONFORMS TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

DATE _____

APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____, AND TO BE (RECORDED) (REGISTERED) HERE WITH.

APPROVAL: READING PLANNING BOARD

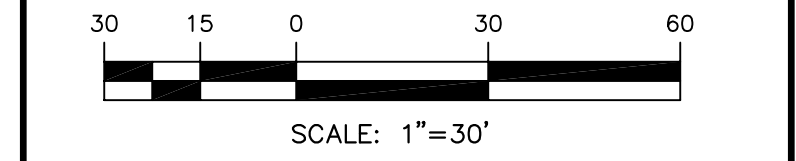
DATE _____

	REV. 2 2-8-2024 PM/JA
	PER TOWN COMMENTS
	REV. 1 1-30-2024 JB/PM
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SUBDIVISION PLAN SET - DEFINITIVE PLAN
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

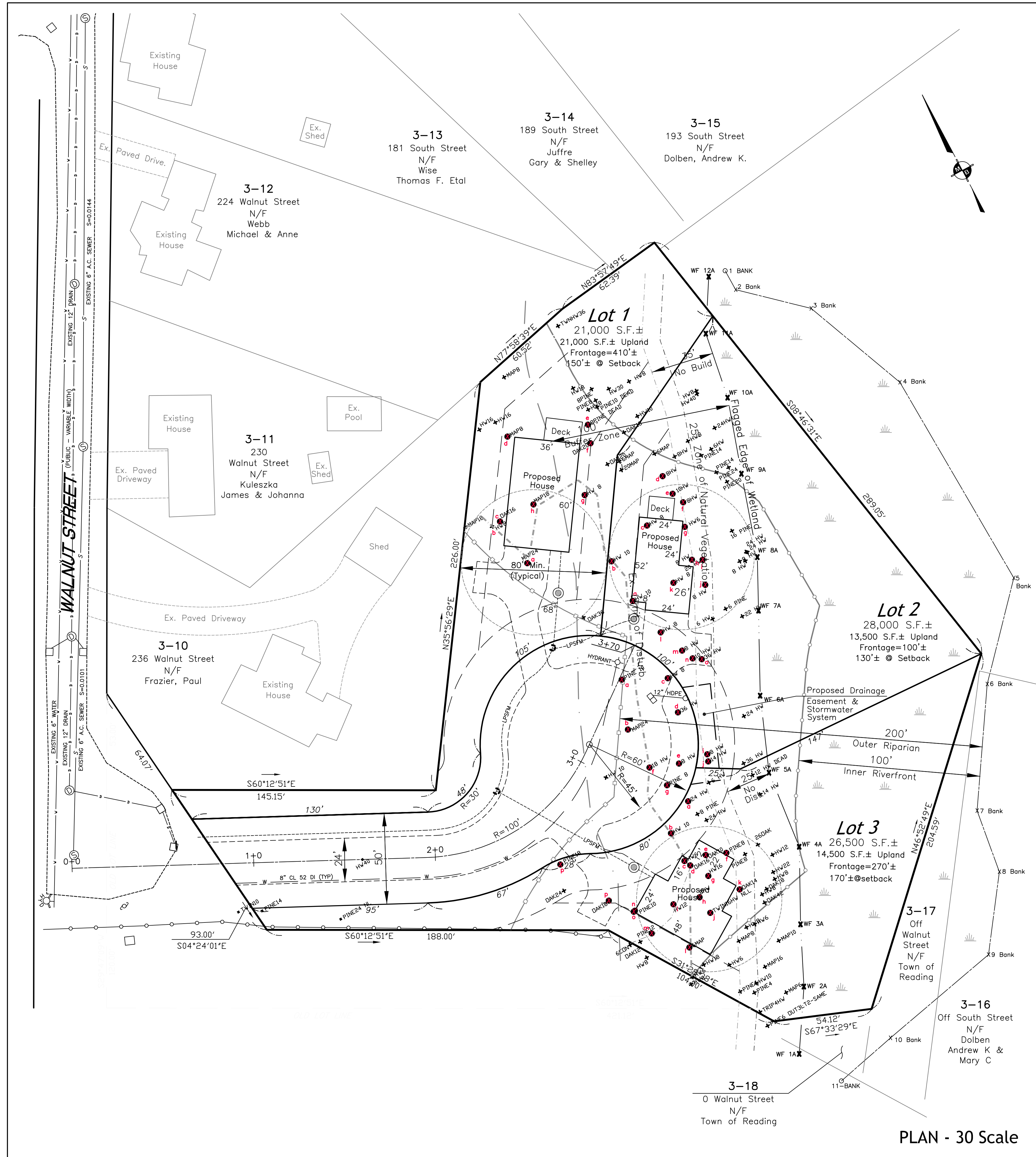
PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
857-251-5110

DECEMBER 20, 2023



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ALL TECHNICAL WORK BY ANY INDIVIDUAL DONE FOR THE PREPARATION OF THIS PLAN IS THE RESPONSIBILITY OF MEISNER BREM CORPORATION AND NOT THE INDIVIDUAL.



TREE REMOVAL			
LOT 1 (7)	LOT 2 (14)	LOT 3 (16)	ROAD (7)
a 24" Maple	a 10" HW	a 24" HW	a 10" Pine
b 8" HW	b 10" HW	b 10" HW	b 24" Maple
c 16" Oak	c 8" HW	c 6" HW	c 8" HW
d 8" Maple	d 10" HW	d 16" Oak	d 36" HW
e 8" Pine	e 8" HW	e 16" Oak	e 8" HW
f 20" Oak	f 6" HW	f 8" Pine	f 18" HW
g 8" HW	g 8" HW	g 16" HW	g 8" Pine
	h 8" HW	h 8" HW	
	i 8" HW	i 12" HW	
	j 6" Pine	j 16" HW Twin	
	k 8" HW	k 14" Oak	
	l 8" HW	l 6" Maple	
	m 10" HW	m 12" Pine	
	n 36" HW	n 10" Spruce	
		o 10" Pine	
		p 18" Oak	

APPROVAL: READING PLANNING BOARD

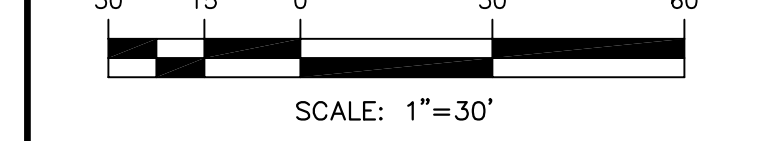


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ALTERNATIVE "A" PLAN
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

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

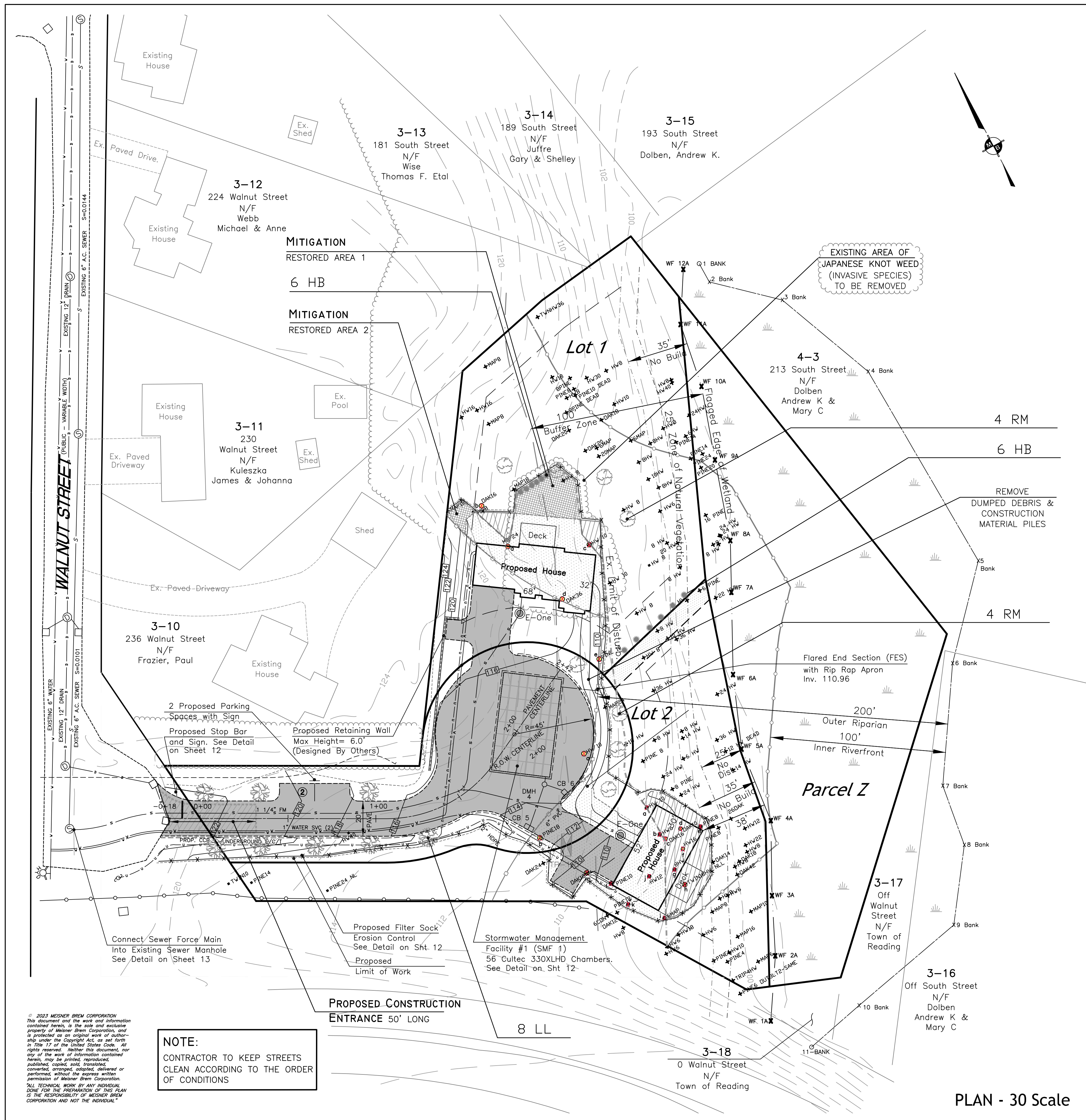
DECEMBER 20, 2023



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PLAN - 30 Scale



Tabulation of Alternative Analysis Impact

Description	Alternative A	Alternative B
	3 Lots	2 Lots Preferred
Number of Single Family Homes	3	2
Total Riverfront Area on Entire Parcel	71,030 SF	71,030 SF
Total Lot Area	87,991 SF	87,991 SF
Total Disturbed Area/Limit of Work - Entire Parcel	50,380 SF	30,700 SF
Proposed Work within Previously Disturbed Area (2668 + 3329)	26,073SF	5,997 SF
Newly Disturbed Area (345 + 1575)		1,920 SF
Less Restored Previously Disturbed Area (Mitigation 1 & 2)		-895 SF
Total Riverfront Permanent Impact	16,791 SF	7,022 SF
Max of 10% Riverfront - Allowed per WPA	7,103 SF	7,103 SF
Meets 310 CMR 10.58 - less than 7,103 SF	No	Yes
ADDITIONAL ANALYSIS COMPARISONS:		
Total Proposed Impervious Area (on Entire Property)	11,029 SF	4,918 SF
Number of Trees Removed - Road	8	2
Number of Trees Removed - Lot 1	7	6
Number of Trees Removed - Lot 2	15	11
Number of Trees Removed - Lot 3	16	N/A
Total Number of Trees to be Removed	46	20
Roadway Maintenance Status	Public - Town	Private - Lot Owners

Newly Disturbed Area within the Riverfront (Lot 1 - 345 S.F. + Lot 2 - 1,575 S.F. = 1,920 S.F.)

TREE REPLACEMENT SCHEDULE

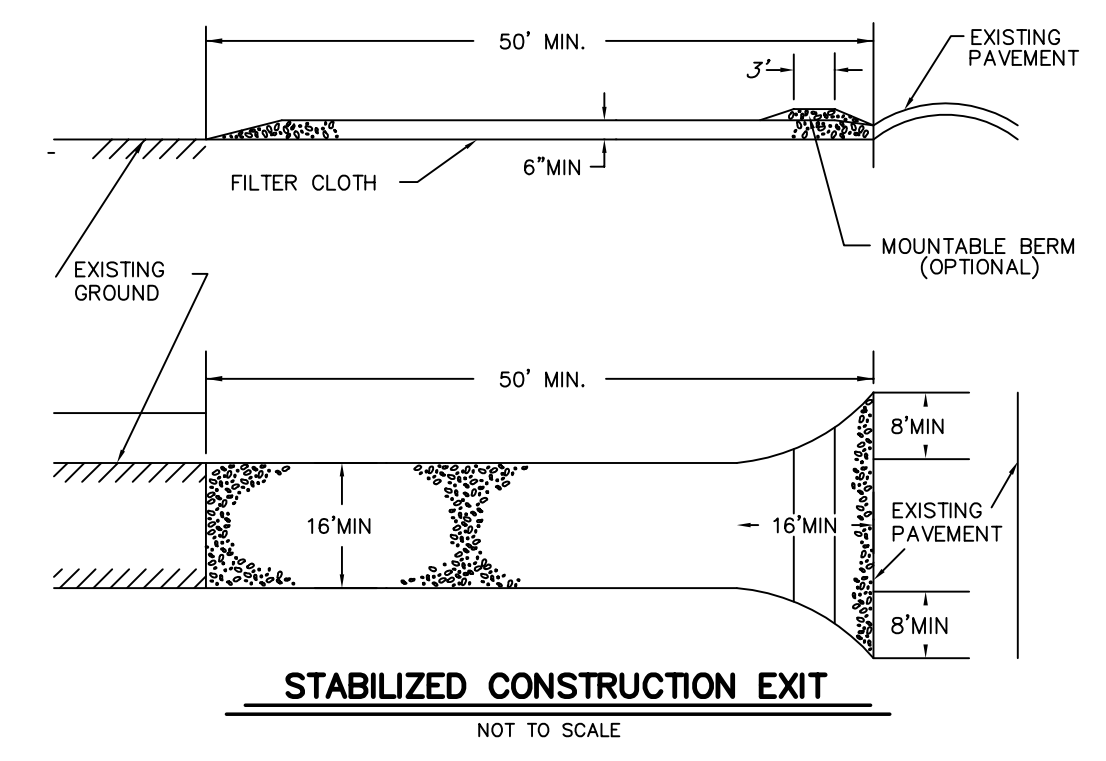
	DECIDUOUS	NET	TOTAL
DECIDUOUS TREES TO BE REMOVED	15	15	15
DECIDUOUS TREES TO BE PLANTED	16	16	
DECIDUOUS BUSHES TO BE PLANTED	12	4	
TOTAL NET DECIDUOUS TREES		20 > 15	
EVERGREEN TREES TO BE REMOVED	5	0	0
EVERGREEN TREES TO BE PLANTED	0	0	0 < 5

PLANTING SCHEDULE

SYMBOL	QTY.	ABV.	BOTANICAL NAME	COMMON NAME	SIZE
	8	LL	Little Leaf Linden	Tilia cordata	8' HIGH 2" cal.
	8	RM	Red Maple (Native)	Acer rubrum (Native)	8' HIGH 2" cal.
	12	HB	High Bush Blueberry	Vaccinium corymbosum	2 Gallon

TREE REMOVAL

LOT 1 (5)	LOT 2 (11)	ROAD (2)
a 24" Maple	a 10" HW	a 10" HW
b 16" Oak	b 6" HW	b 18" Pine
c 10" HW	c 16" Oak	
d 36" OAK	d 10" Oak	
e 10" Pine	e 8" Pine	
	f 16" HW	
	g 8" HW	
	h 16" HW Twin	
	i 6" Maple	
	j 12" HW	
	k 12" Pine	
	l 10" Pine	
	m 18" Oak	



- NOTES:**
- 1) STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
 - 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
 - 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
 - 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS AND EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
 - 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
 - 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
 - 7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
 - 8) CONTRACTOR TO COMPLY WITH ALL REGULATIONS PER UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA) NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT.
 - 9) CONTRACTOR TO PREPARE AND BE IN COMPLIANCE WITH A STORM WATER POLLUTION PREVENTION PLAN LOCATED ON SITE PER USEPA GENERAL PERMIT.

APPROVAL: READING PLANNING BOARD

DATE

3110

JEFFREY A. BREM CIVIL ENGINEER

PROFESSIONAL REG. NO. 12,152,373

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REV. 3	2-22-2024	JB/PM	PER TOWN COMMENTS
REV. 2	2-8-2024	PM/IA	PER TOWN COMMENTS
REV. 1	1-30-2024	JB/PM	PER TOWN COMMENTS

CONSERVATION PLAN
246 & 248 WALNUT STREET
READING, MASSACHUSETTS

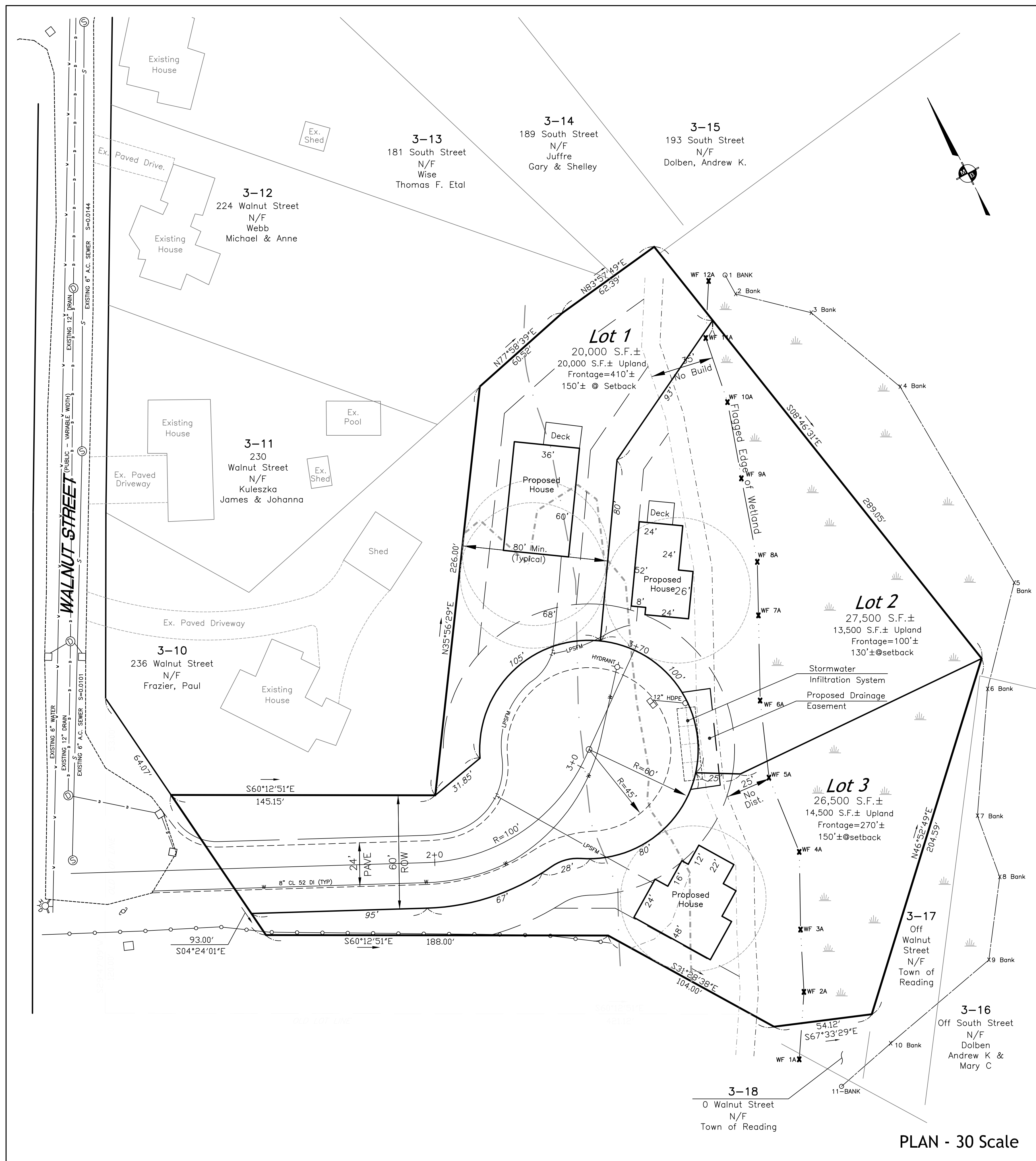
PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
857-251-5110

DECEMBER 20, 2023

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

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PLAN - 30 Scale



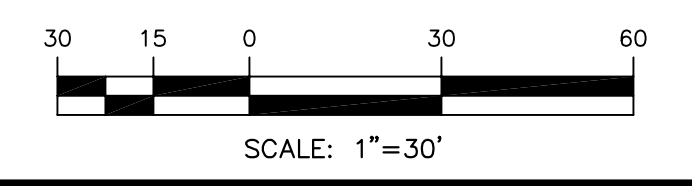
PLAN - 30 Scale



LOCUS MAP - 100 Scale

REV. 2	2-8-2024	PM/IA
PER TOWN COMMENTS		
REV. 1	1-30-2024	JB/PM
PER TOWN COMMENTS		

PRELIMINARY PROOF PLAN - 60' ROW
246 WALNUT STREET
READING, MASSACHUSETTS
 PREPARED FOR:
STELLA CONSTRUCTION
 25 Everett Street
 Woburn, MA 01810
 DECEMBER 20, 2023

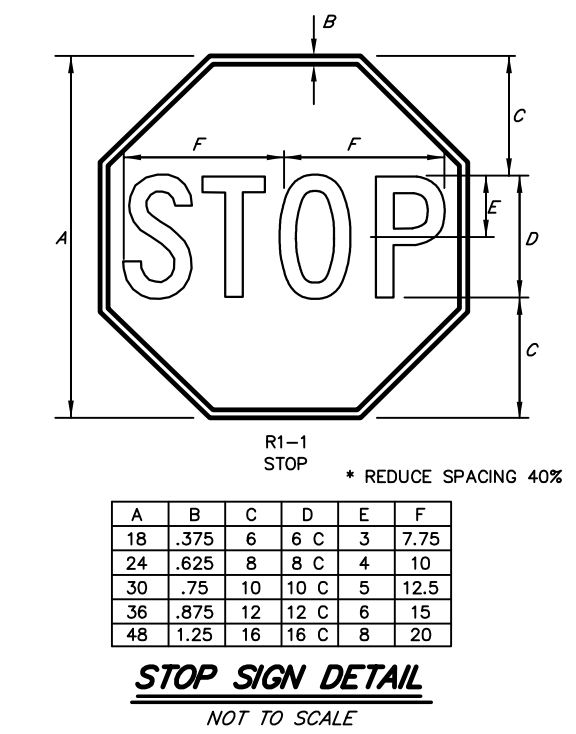
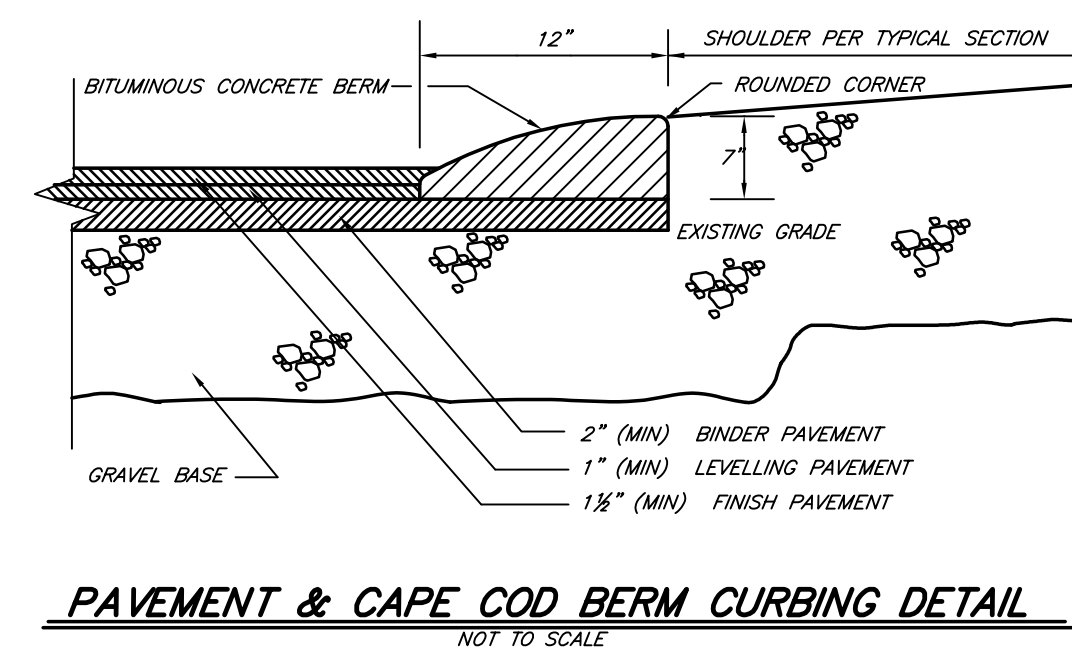
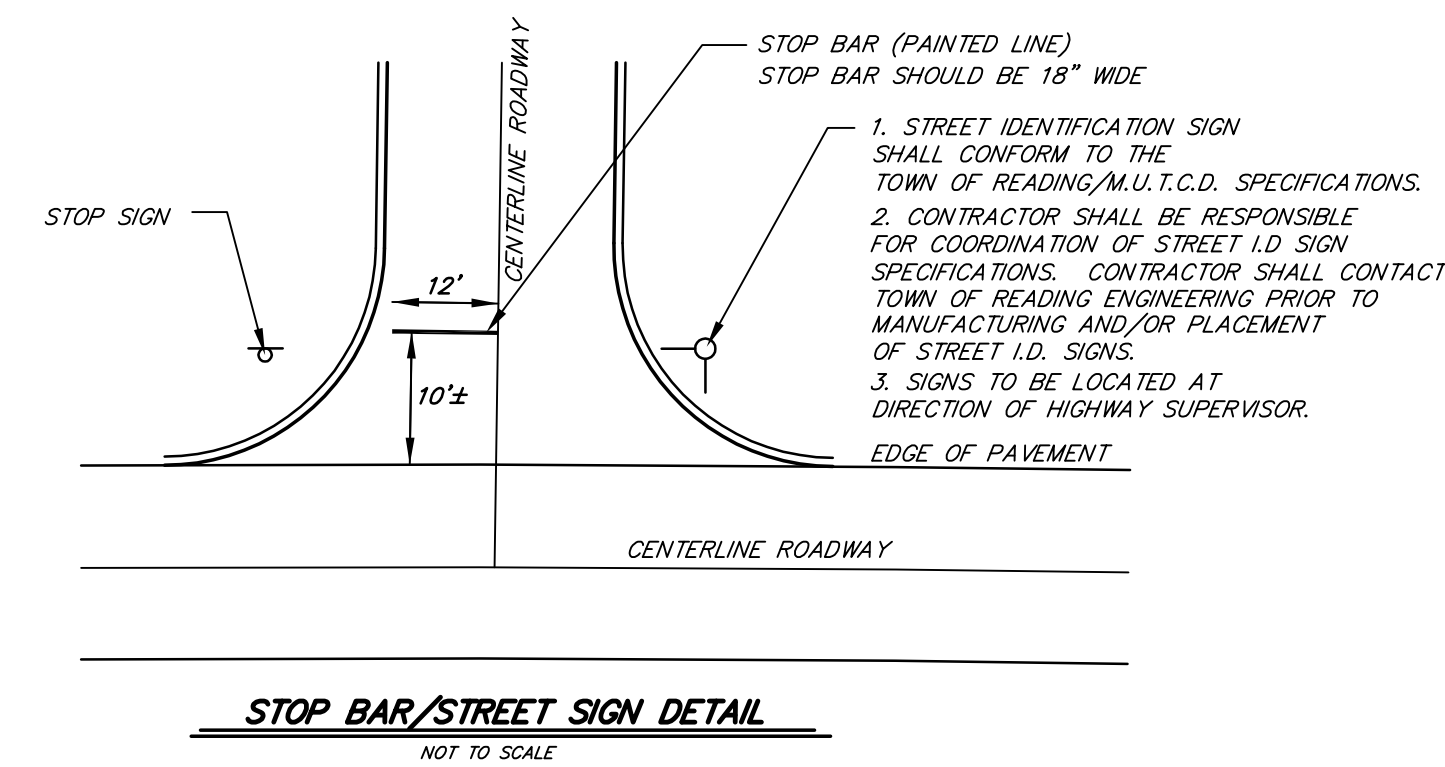
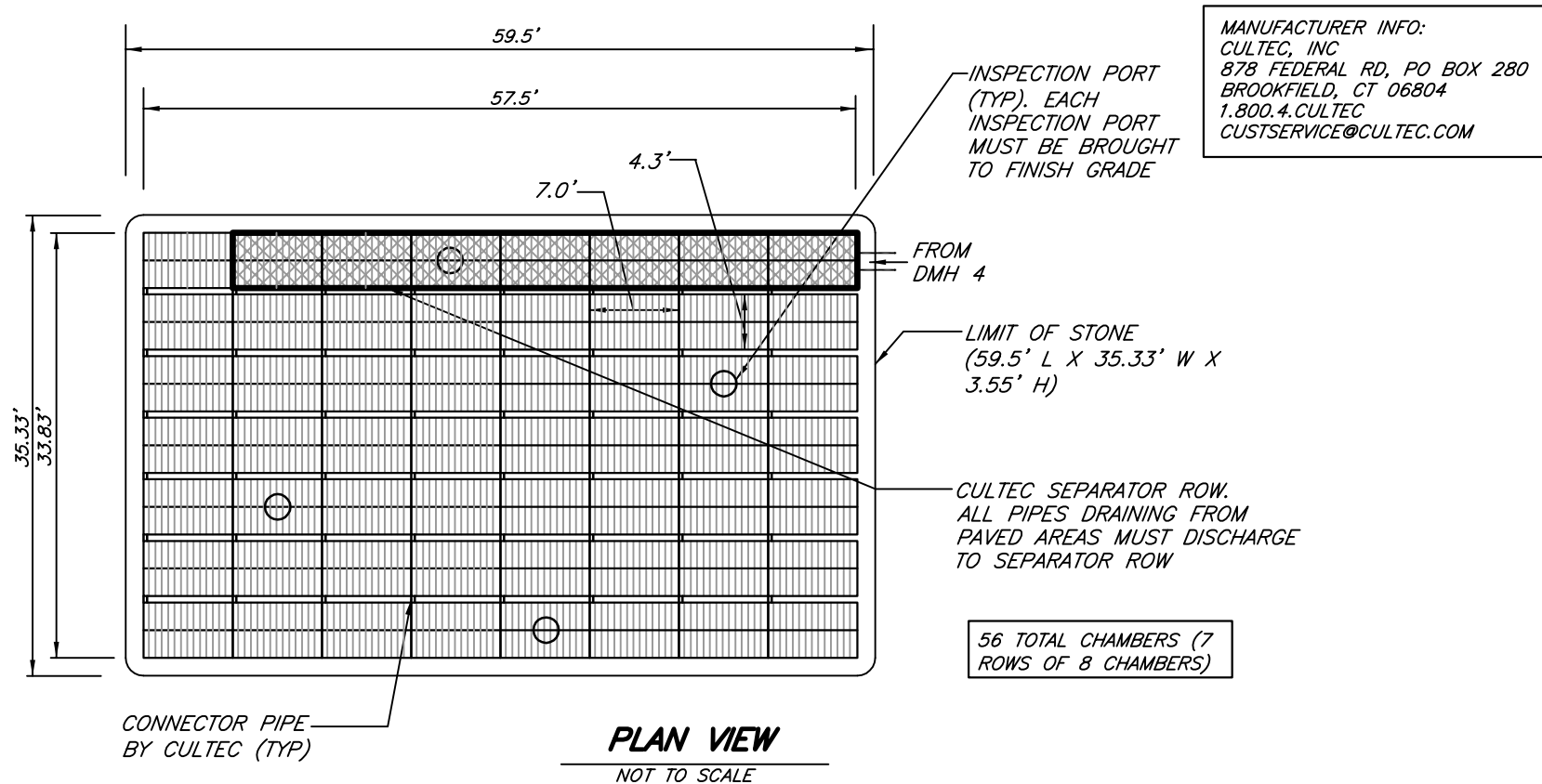
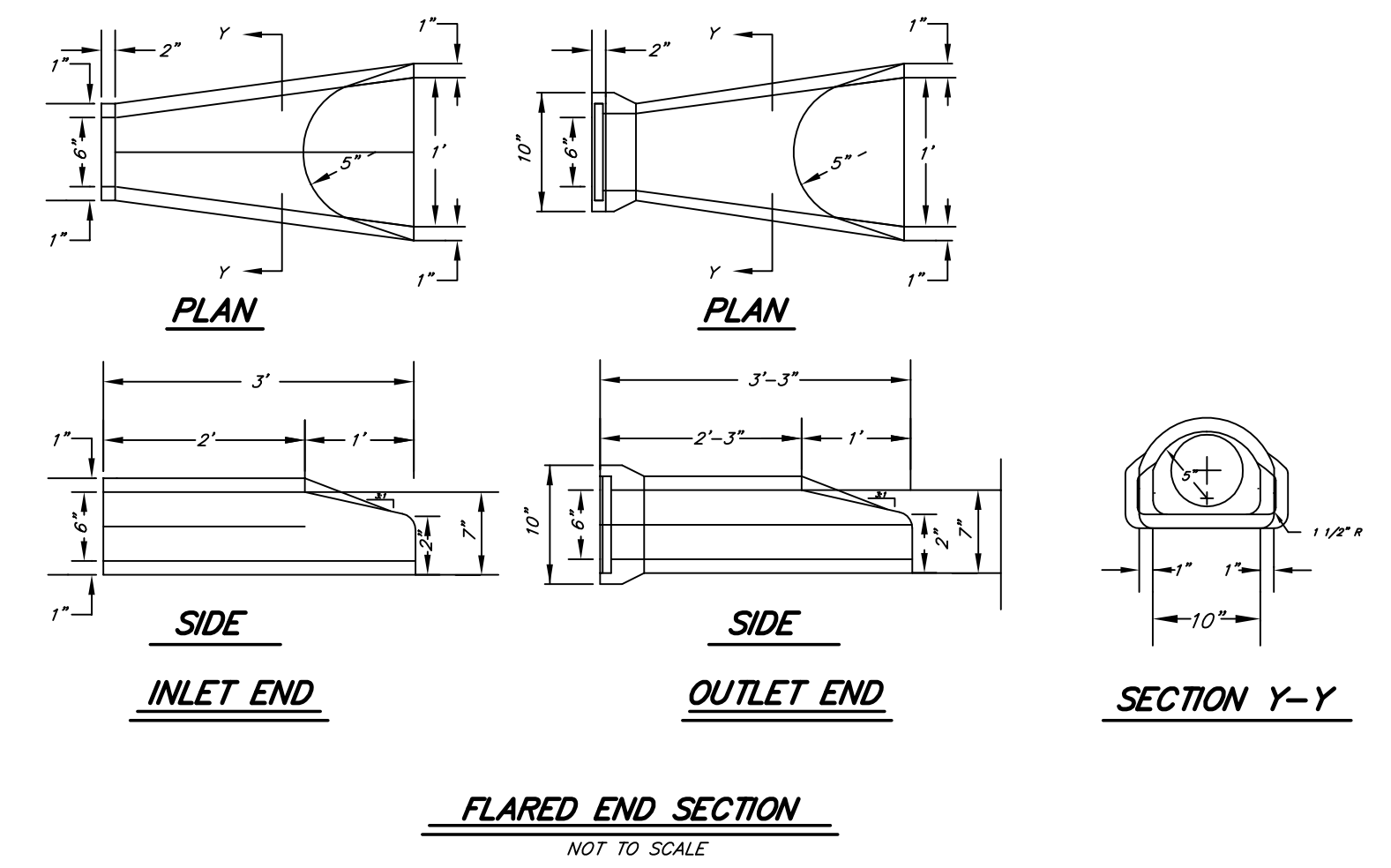
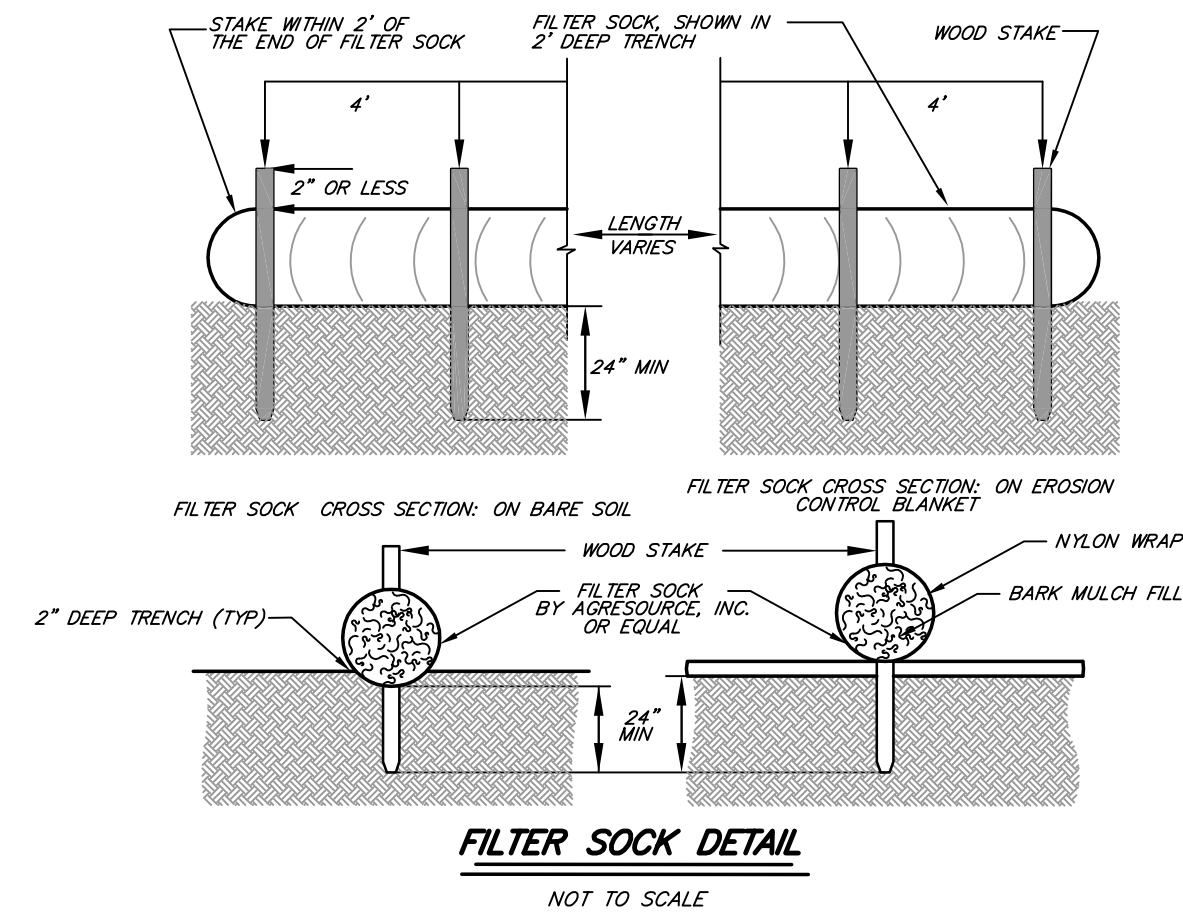
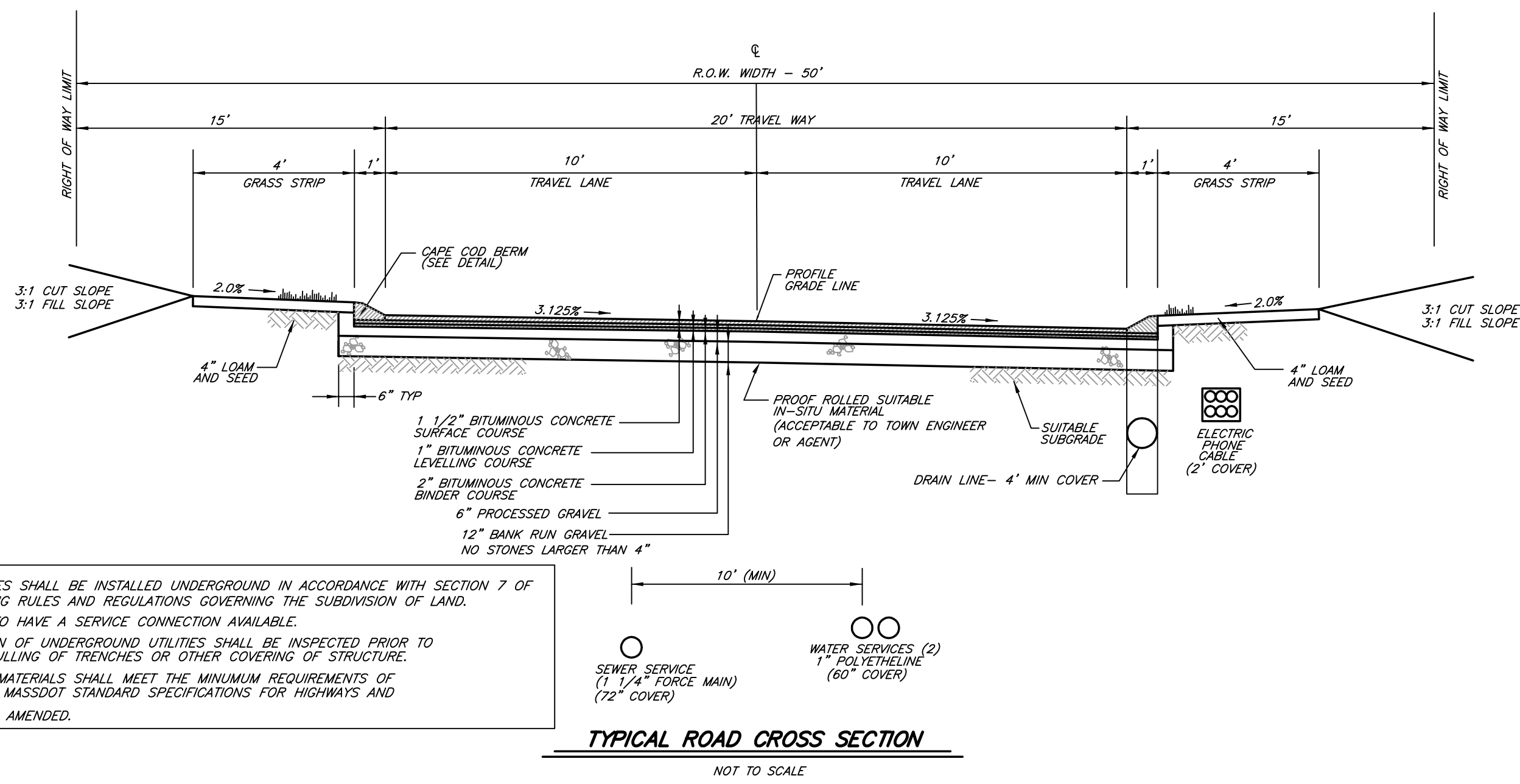


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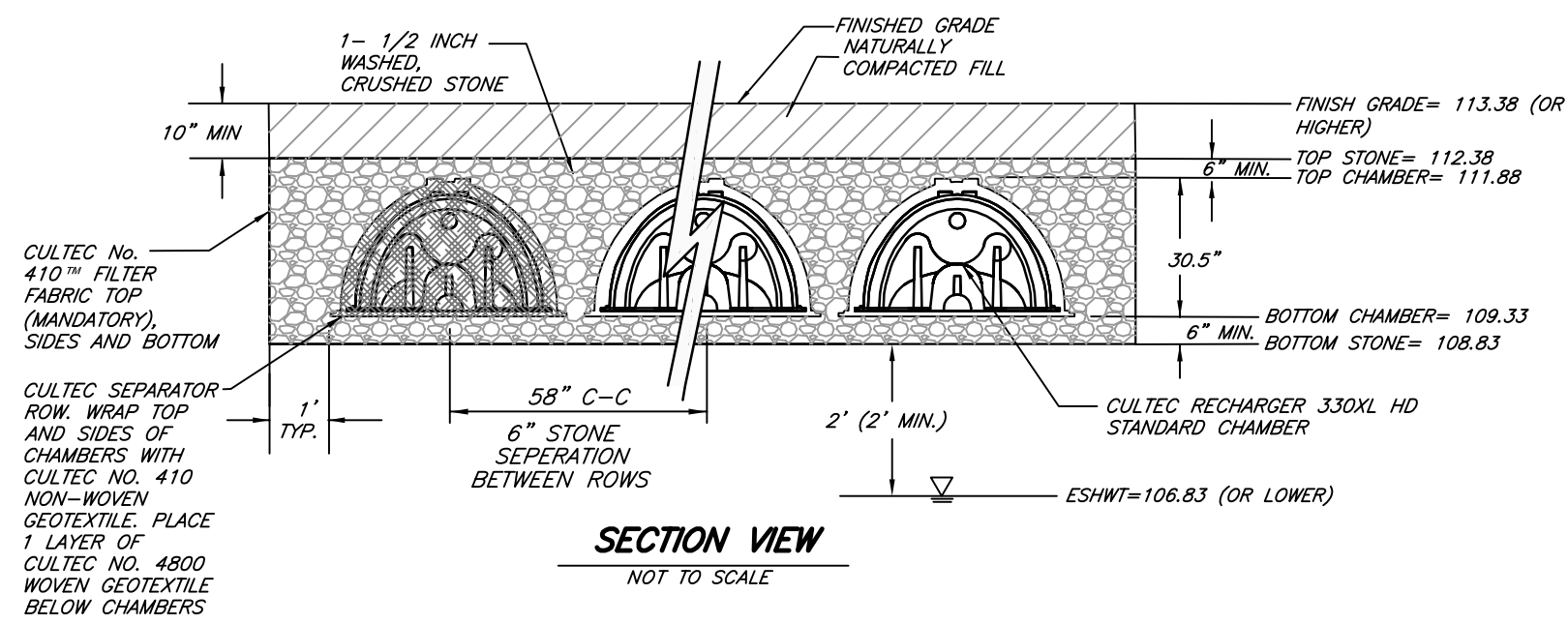
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11 OF 13

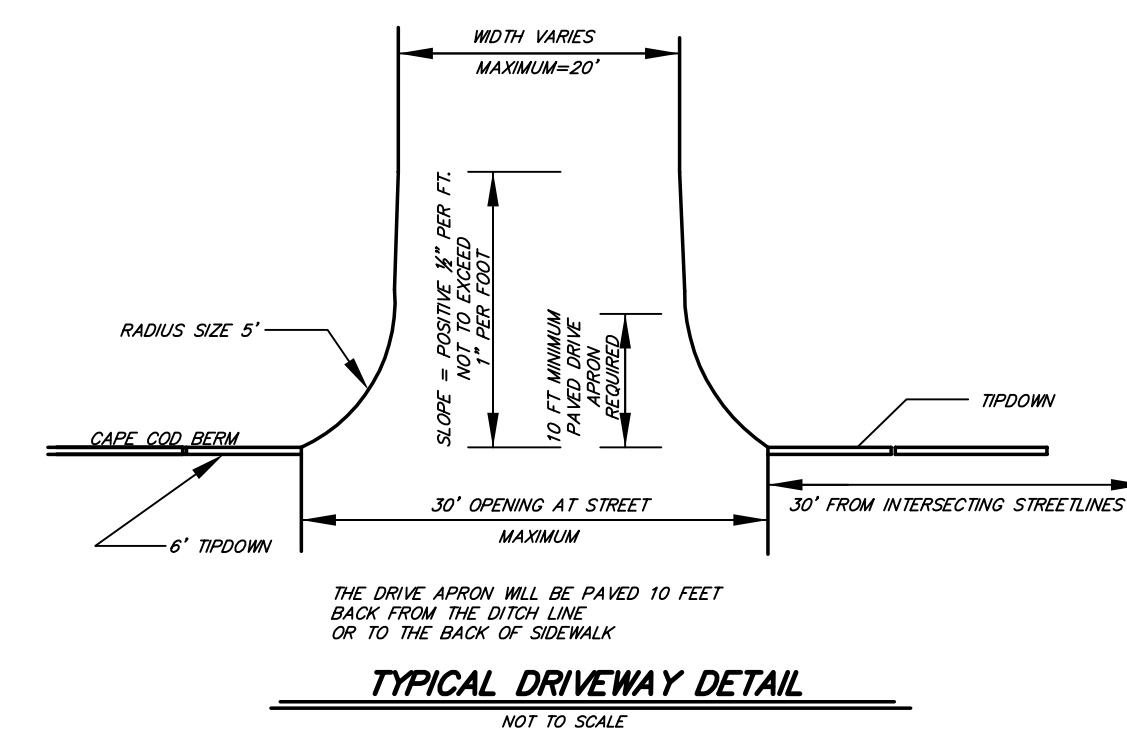
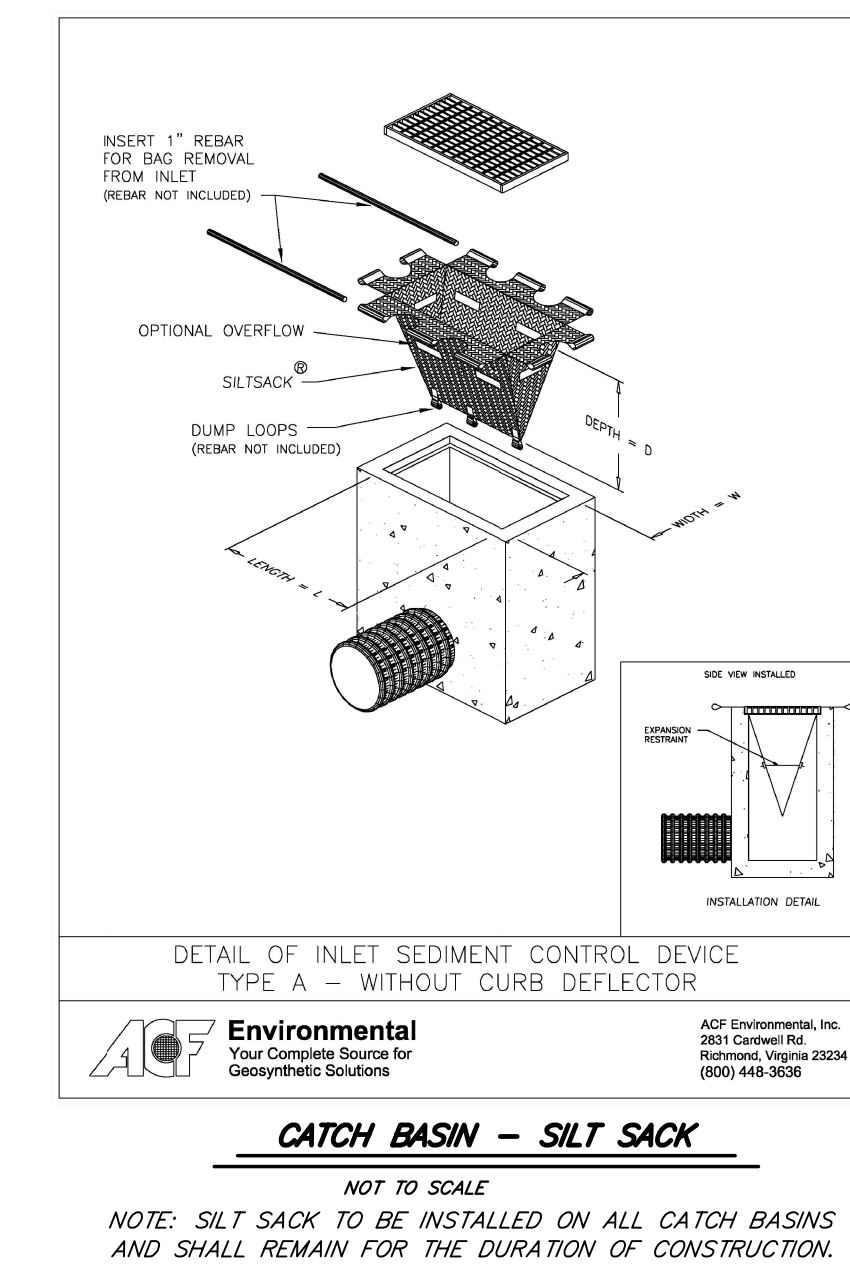
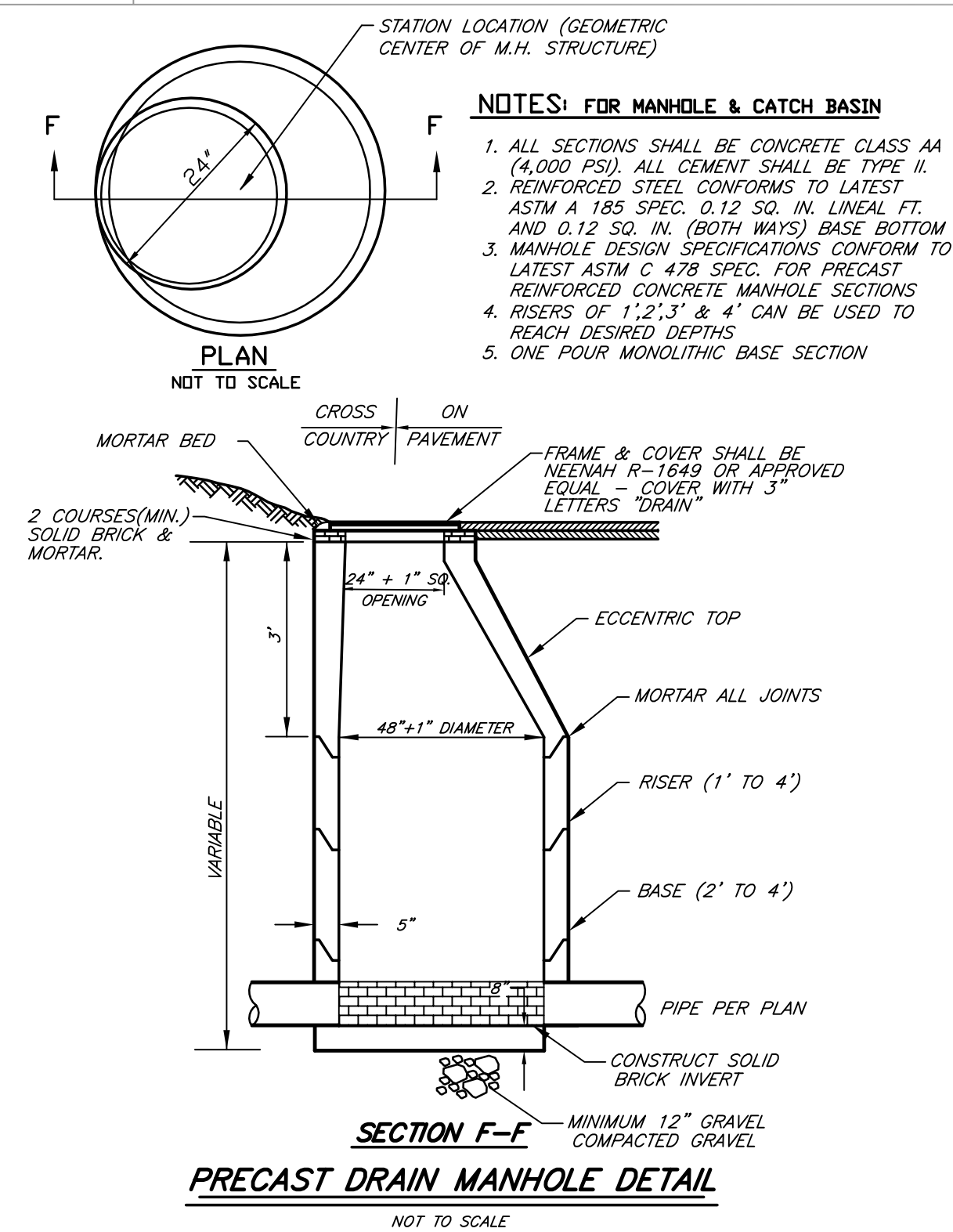
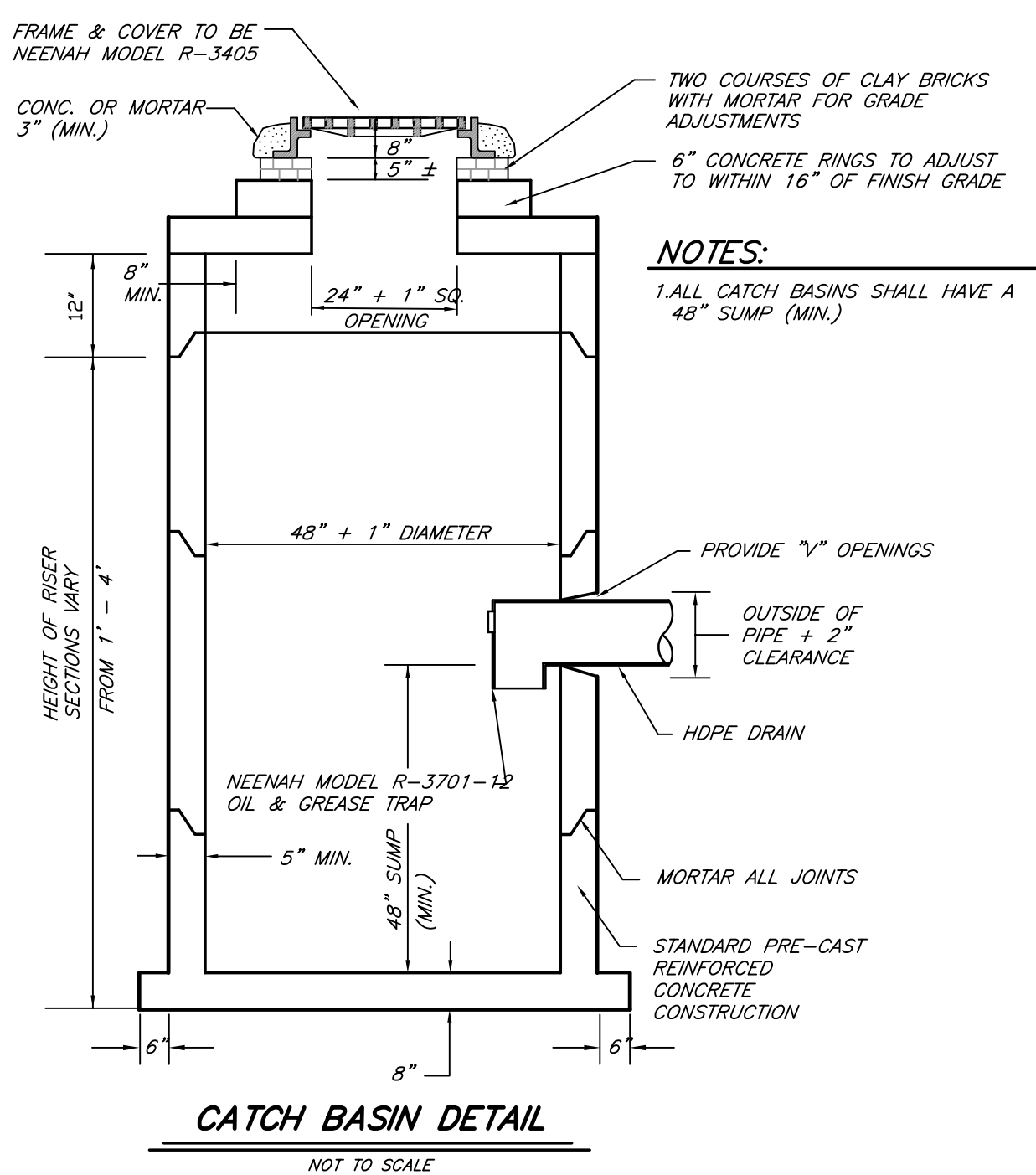
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1. STOP SIGN SHALL BE PLACED NOT LESS THAN 6 FEET FROM EDGE OF TRAVELED WAY.
2. STOP SIGN SHALL BE PLACED NOT LESS THAN 7 FEET IN HEIGHT FROM FINISHED GRADE.
3. STOP SIGN SHALL UTILIZE A GREEN ENAMEL U-CHANNEL.



SMF 1 - CULTEC INFILTRATION DETAIL
NOT TO SCALE



APPROVAL: READING PLANNING BOARD

DATE

REV. 2 | 2-8-2024 | JM/JA
PER TOWN COMMENTS

REV. 1 | 1-30-2024 | JB/PM
PER TOWN COMMENTS

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

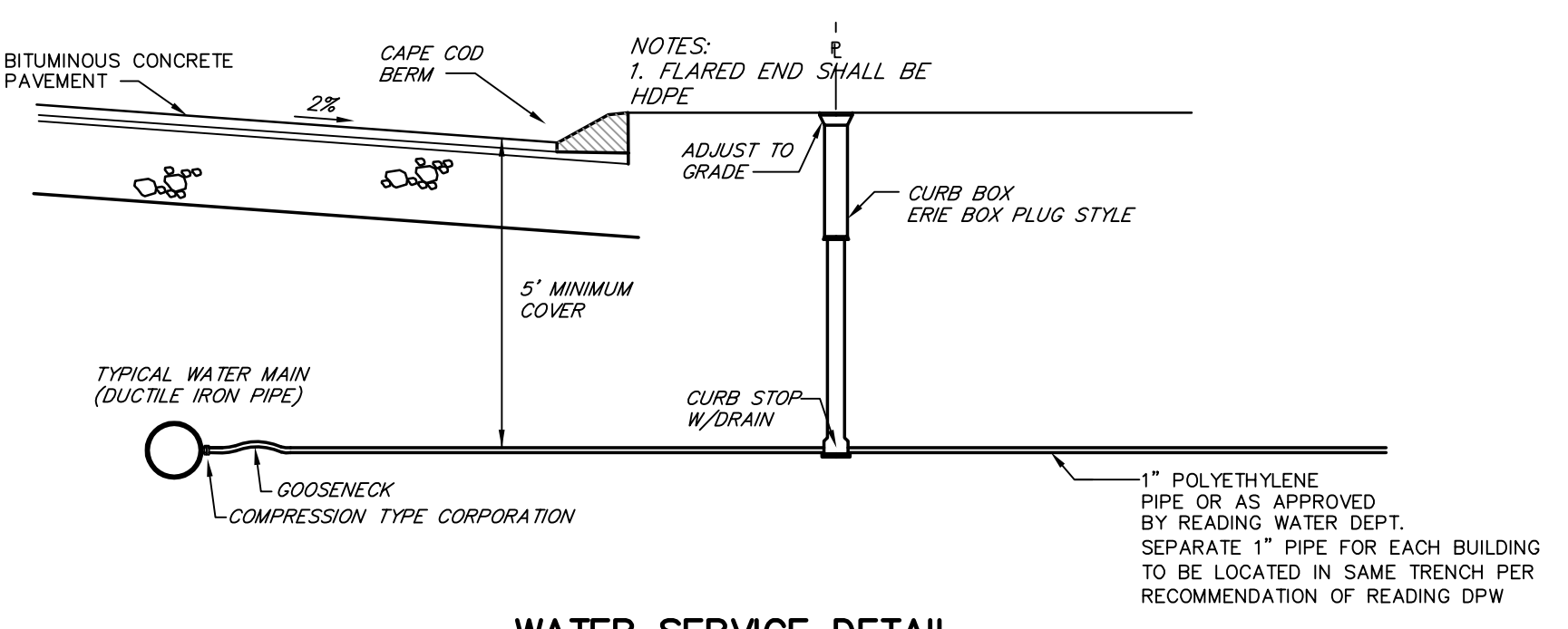
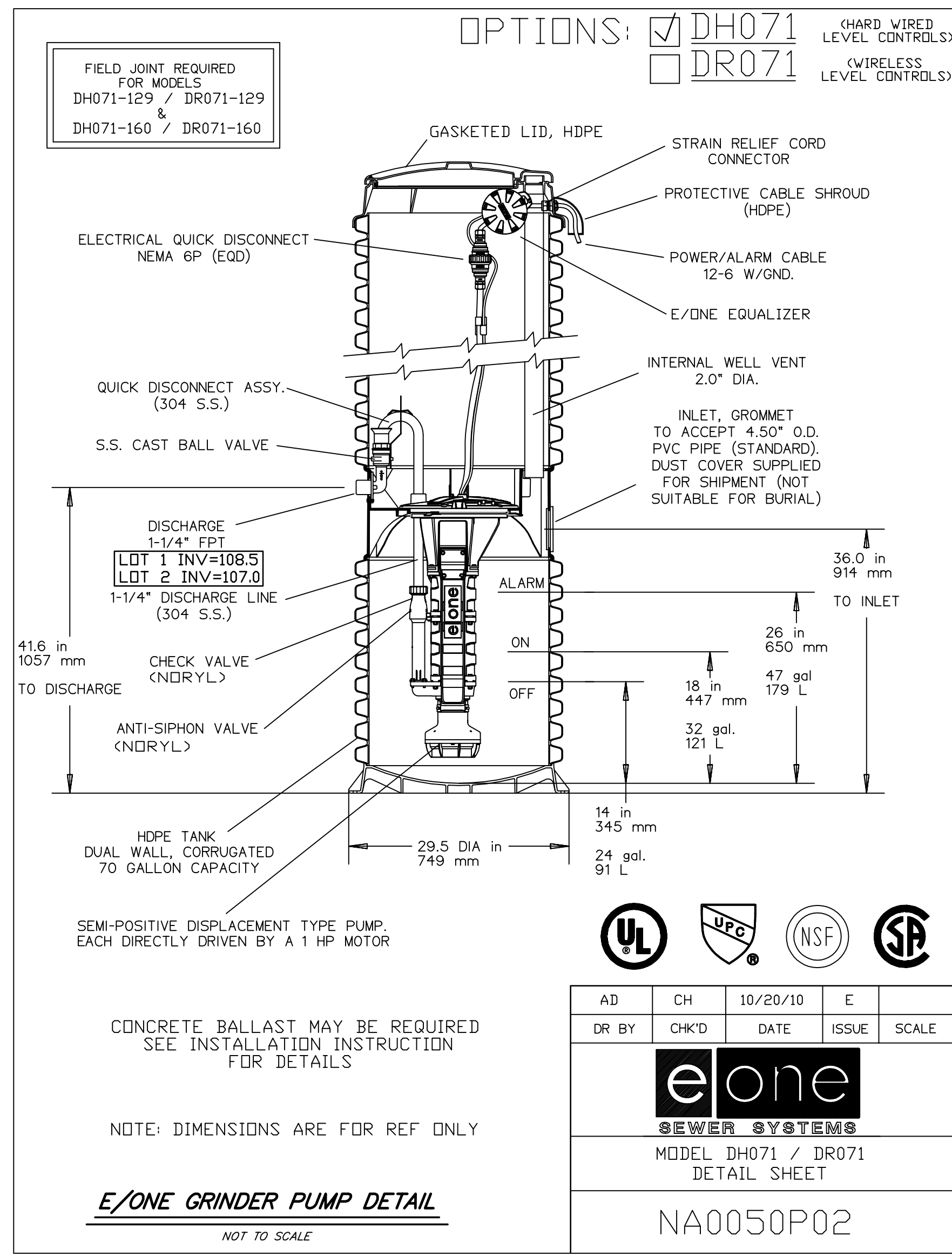
PREPARED FOR:
STELLA CONSTRUCTION
25 Everett Street
Woburn, MA 01810
857-251-5110

DECEMBER 20, 2023

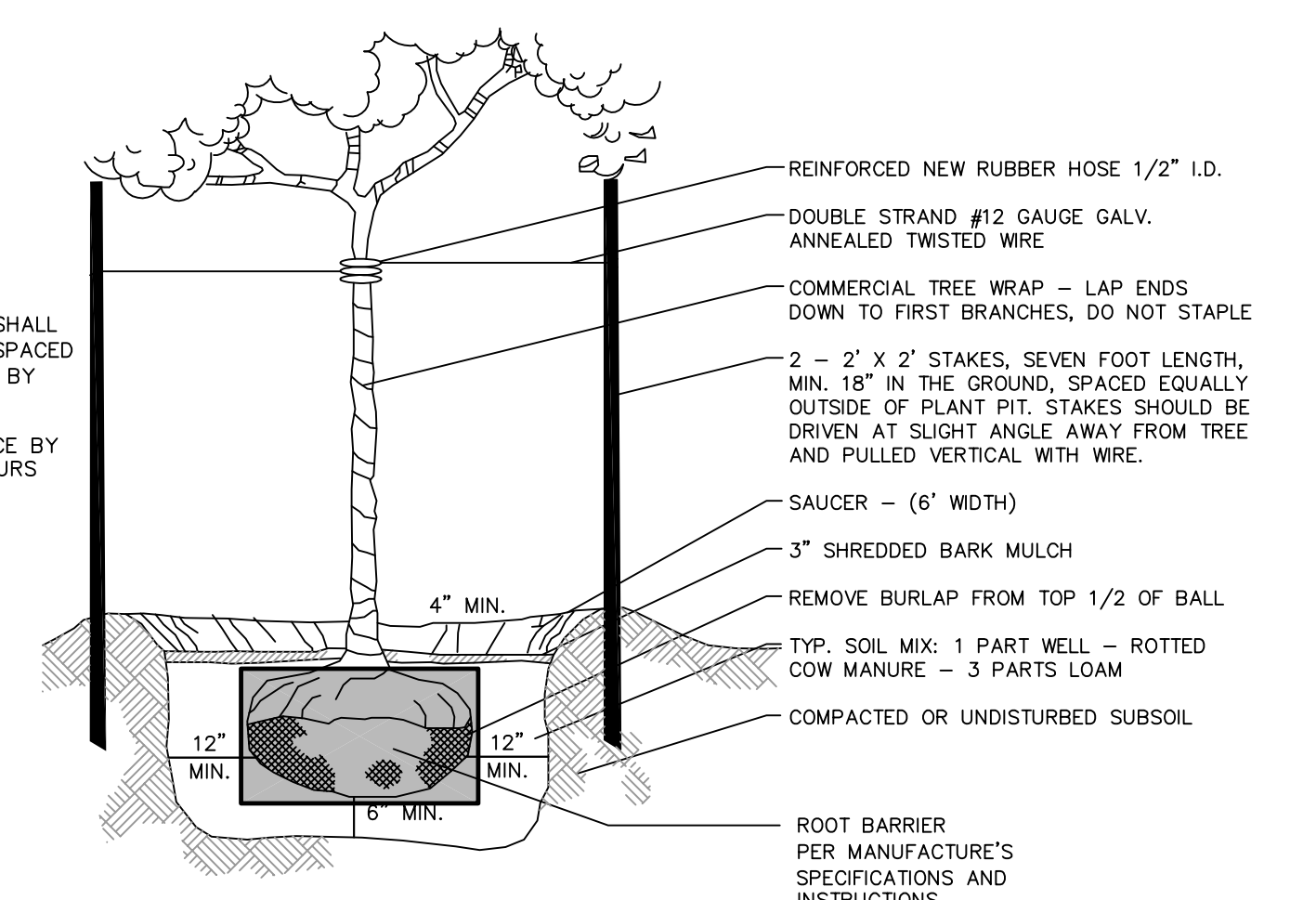
SCALE: 1"=30'

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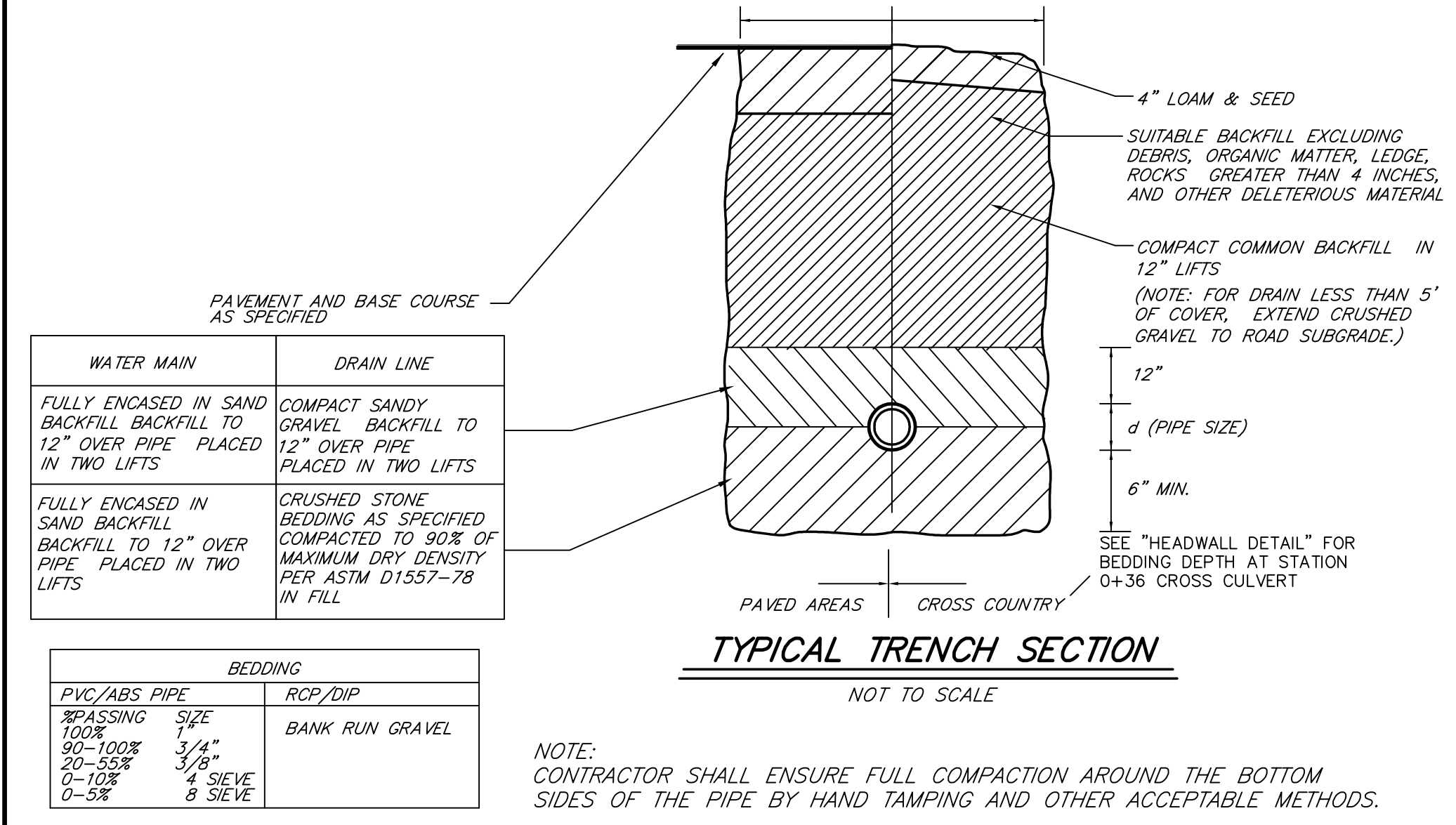
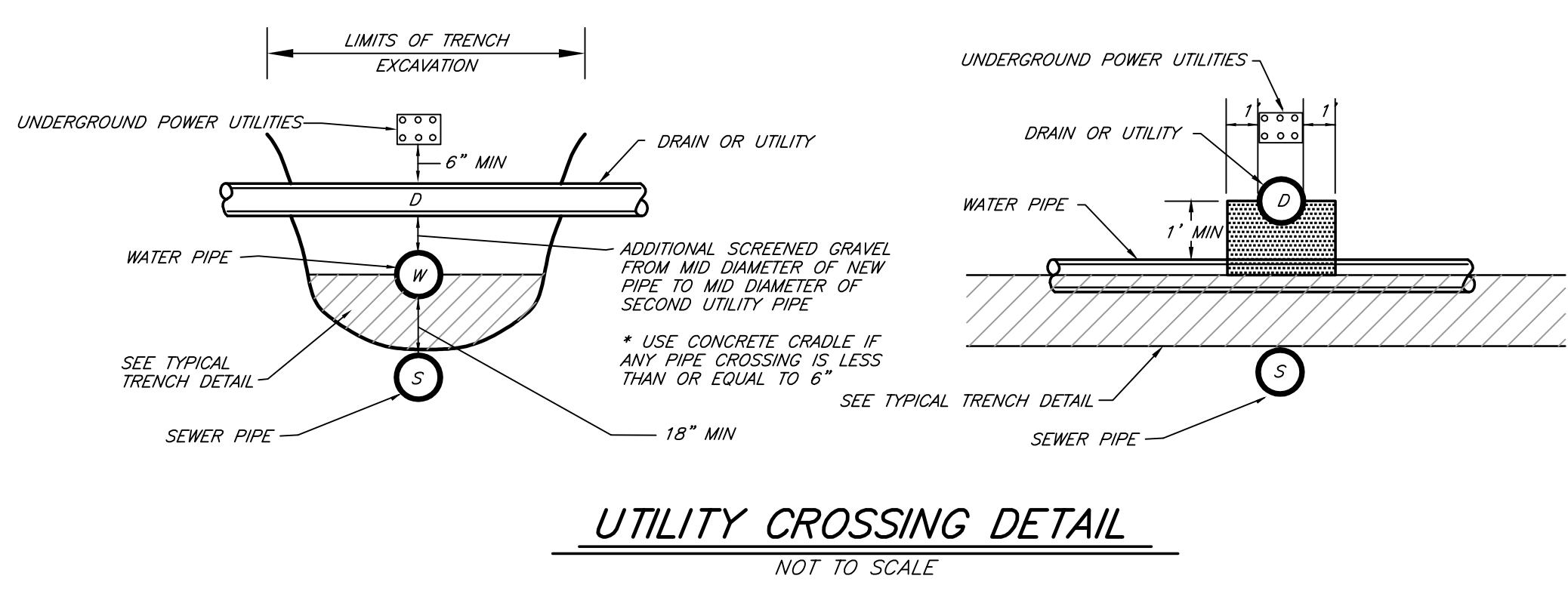
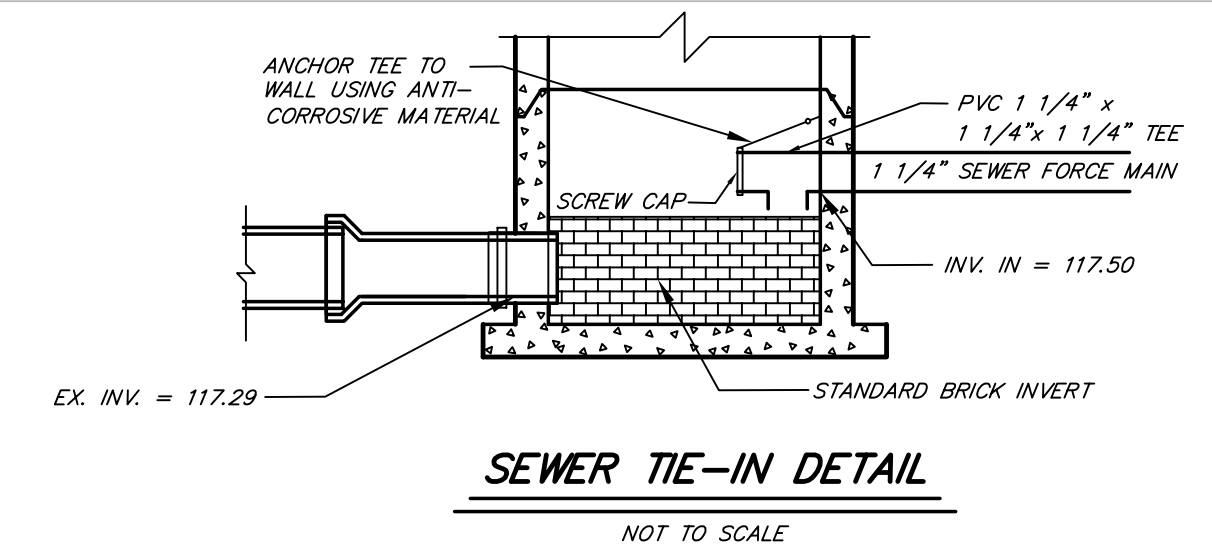
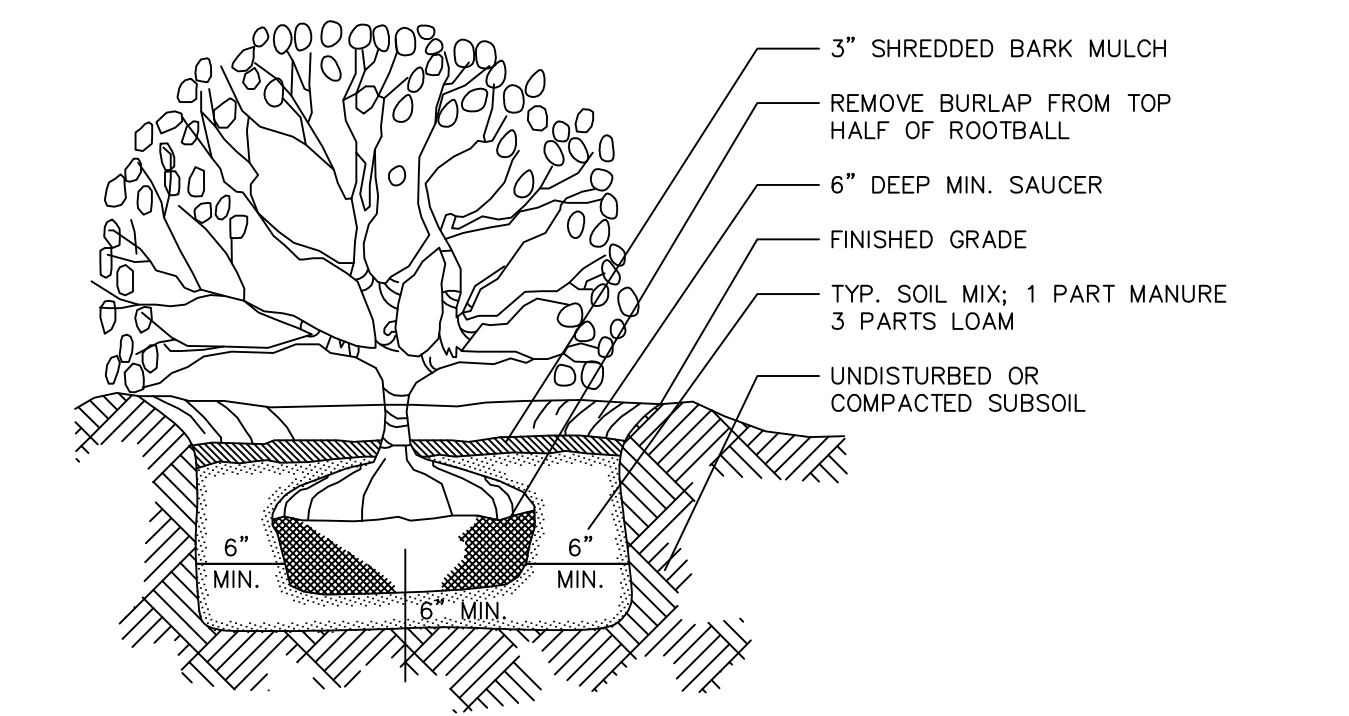
JOB NUMBER: 3110
ACAD FILE: 3110-Stella Const. Prelim
12 OF 13



- NOTES:
1. WATER SERVICE TO BE A MINIMUM OF 5' DEEP.
 2. PRIOR TO BACKFILL, THE WATER SERVICE IS TO BE INSPECTED BY A REPRESENTATIVE OF THE TOWN.
 3. APPLICATION FOR WATER SERVICE AND AN APPROVED "STREET OPENING PERMIT" MUST BE OBTAINED FROM THE DEPT. OF PUBLIC WORKS



1. TREES EXCEEDING 3" CALIPER SHALL HAVE GUY WIRES (3 EQUALLY SPACED AND STAKED) INSTEAD OF TWO BY TWO STAKING.
2. TREES SHALL BE WATERED TWICE BY FLOODING DURING FIRST 24 HOURS AFTER PLANTING.
3. STAKES SHALL BE CYPRESS OR OTHER WOOD OF COMPARABLE WEATHERING RESISTANCE.



APPROVAL: READING PLANNING BOARD

DATE

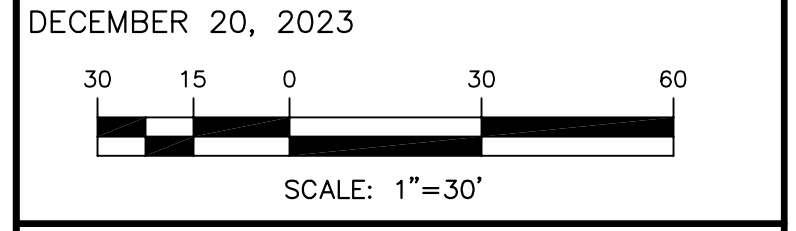
3110

SEAL OF THE TOWN OF MASSACHUSETTS
JEFFREY A. BISH
CIVIL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
12-15-23

REV. 2 | 2-8-2024 | PM/IA
REV. 1 | 1-30-2024 | JB/PM

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

PREPARED FOR:
STELLA CONSTRUCTION
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