

WETLAND/25 FOOT BUFFER ZONE MITIGATION:

7,830 S.F. OF EXISTING LAWN AREA WITHIN THE 25 FOOT BVW BUFFER AND WETLAND RESOURCE AREA TO BE IMPROVED WITH PLANTINGS A SECONDARY EROSION CONTROL BARRIER TO BE INSTALLED, THE SHRUBS & TREES TO BE INSTALLED PER THE PLANTING LEGEND.

Note: Wetland Delineation performed by Norse Environmental Services.

LEGEND:

- EOP EDGE OF PAVEMENT
- 94 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 4,354 S.F.± W/IN THE RIVERFRONT AREA:
 PROP. IMPERVIOUS AREAS 476 S.F.± W/IN THE RIVERFRONT AREA:
 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.±

BUILDING HEIGHT:

MID ROOF=220.25'
 AVG. GRADE @ 4 CORNERS=197.07'
 HEIGHT = 23.2' < 35 FEET (OK)

OWNER/APPLICANT:

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

DEED REFERENCE:

BOOK: 81872 PAGE: 453

ASSESSOR REFERENCE:

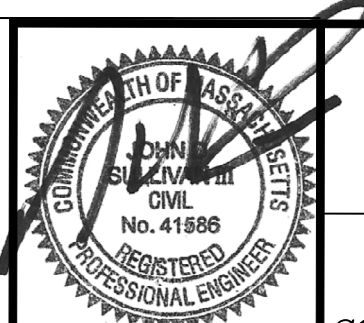
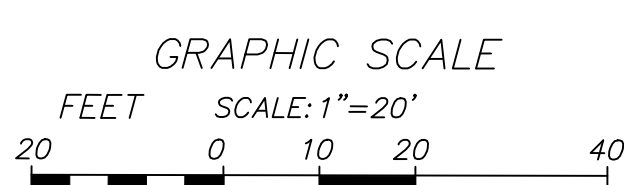
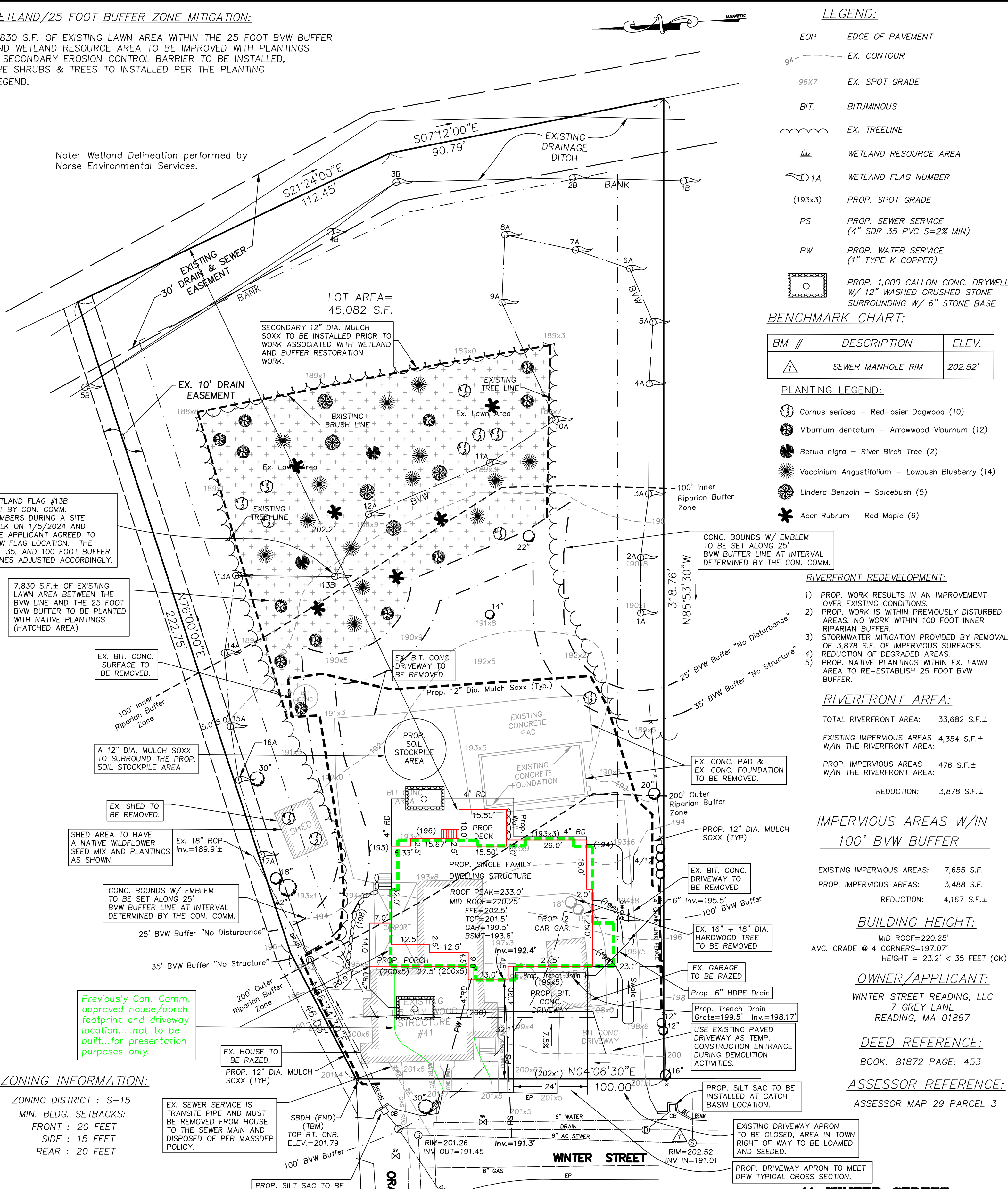
ASSESSOR MAP 29 PARCEL 3

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.



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, 3/7/24