

RIVERFRONT ANALYSIS:
 THE LOT WAS CREATED IN 1967
 TOTAL RIVERFRONT AREA: 18,138 S.F.±

TAX MAP 28 LOT 194
 N/F TOWN OF READING

LEGEND:
 8A = EX. WETLAND FLAG
 = EX. WETLAND AREA
 86x8 = EX. SPOT GRADE
 FFE = FIRST FLOOR ELEVATION
 (90) = PROP. CONTOUR

EX. IMPERVIOUS AREA W/IN RIVERFRONT
 EX. HOUSE: 1,698 S.F.
 EX. PAVED DRIVEWAY: 785 S.F.
 EX. STEPS/WALK: 103 S.F.
 TOTAL: 2,586 S.F.

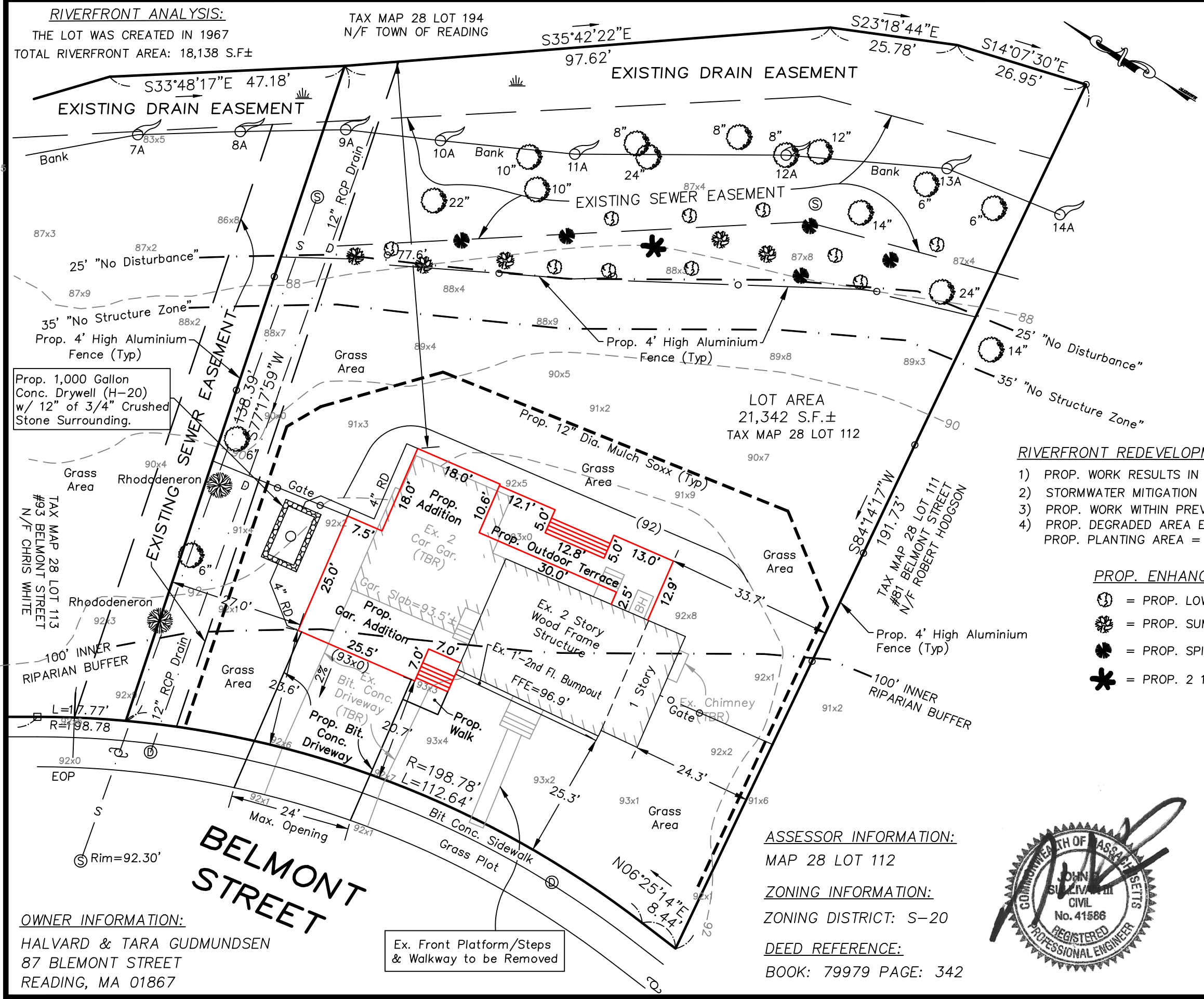
PROP. IMPERVIOUS AREA W/IN RIVERFRONT:
 HOUSE/ADDITIONS: 2,165 S.F.
 PROP. TERRACE: 346 S.F.
 PROP. DRIVEWAY: 528 S.F.
 PROP. WALKWAY: 38 S.F.
 TOTAL: 3,077 S.F.

RIVERFRONT REDEVELOPMENT:

- 1) PROP. WORK RESULTS IN AN IMPROVEMENT OVER EX. CONDITIONS.
- 2) STORMWATER MITIGATION PROVIDED (DRYWELL)
- 3) PROP. WORK WITHIN PREVIOUSLY DISTURBED AREAS.
- 4) PROP. DEGRADED AREA EXCEEDS EX. DEGRADED AREAS BY 491 S.F.
 PROP. PLANTING AREA = 1,330 S.F. (> 2:1 RATIO PER 310 CMR 10.58(5)(G))

PROP. ENHANCMENT PLANTING LEGEND:

- = PROP. LOWBUSH BLUEBERRY (VACCINIUM ANGUSTIFOLIUM) - 10
- = PROP. SUMMERSWEET (CLETHRA ALNIFOLIA) - 5
- = PROP. SPICEBUSH (LINDERA BENZOIN) - 5
- = PROP. 2 1/2"-3" CALIPER RED MAPLE - 1



Prop. 1,000 Gallon
 Conc. Drywell (H-20)
 w/ 12" of 3/4" Crushed
 Stone Surrounding.

Ex. Front Platform/Steps
 & Walkway to be Removed

OWNER INFORMATION:
 HALVARD & TARA GUDMUNDSEN
 87 BLEMONT STREET
 READING, MA 01867

ASSESSOR INFORMATION:
 MAP 28 LOT 112
ZONING INFORMATION:
 ZONING DISTRICT: S-20
DEED REFERENCE:
 BOOK: 79979 PAGE: 342



PLOT PLAN OF LAND
#87 BELMONT STREET
READING, MA 01867

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

DATE: 9/20/22 SCALE: 1"=20'
 REVISED: 10/19/22