CURRENTLY ZONED: S 15

	REQUIRED	PROVIDED (LOT A2)
AREA	100,000 s.f.	45,779 s.f.
LOT WIDTH CIRCLE	60'	106'
FRONTAGE	100'	105.89'
FRONT SETBACK	20'	40.3'
SIDE SETBACK	15'	25.0'
REAR SETBACK	20'	166.7'
COVERAGE %	25%	18.1%

IMPERVIOUS AREAS:

BUILDING: 8,315 S.F. (INCLUDING ROOFED ENTRY)
PAVEMENT: 28,348 S.F. (INCLUDES PAVERS)
DUMPSTER PAD: 153 S.F.
TOTAL 36,816 S.F. OR 80.4% OF LOT

OPEN SPACE: 19.6%

PROPOSED OFF-STREET PARKING:

20 APARTMENT UNITS
1 1/2 PARKING SPACES/UNIT
TOTAL REQUIRED SPACES FOR APARTMENTS: 30
TOTAL PROVIDED SPACES FOR APARTMENTS: 35

TOTAL PARKING SPACES ONSITE: 66 (35 FOR APARTMENTS)

PARKING STALLS:
CONVENTIONAL: 9' x 18'
PARALLEL: 8' x 20'

RATIO OF PARKING SPACES TO HOUSING UNITS: 1.75

SOILS INFORMATION:

TEST PITS WERE PERFORMED BY JOHN D. SULLIVAN III, P.E. ON 6/3/16

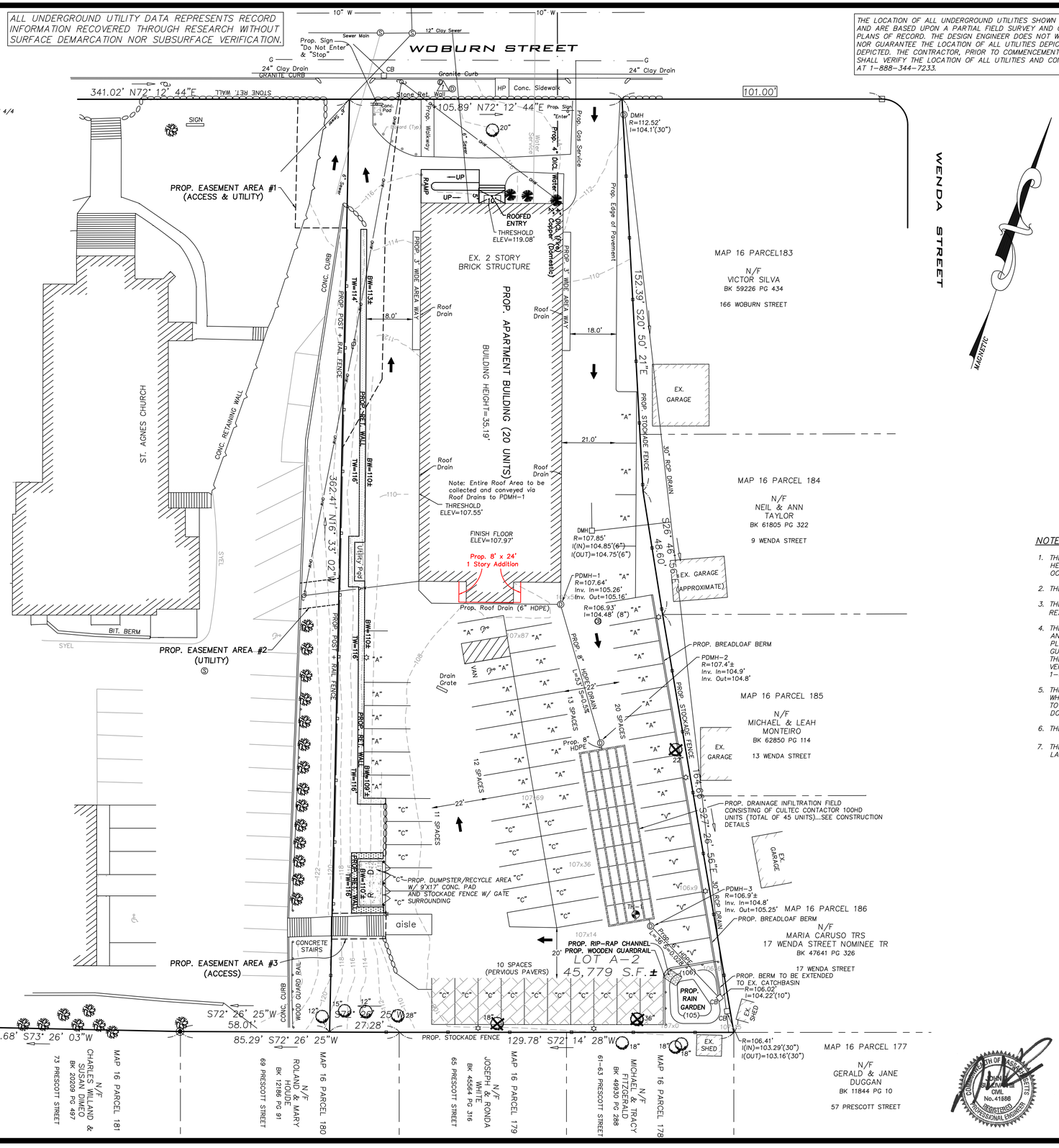
TEST PIT: TH-1
ELEV.=106.8'±
GROUNDWATER WEEPING @ 54"

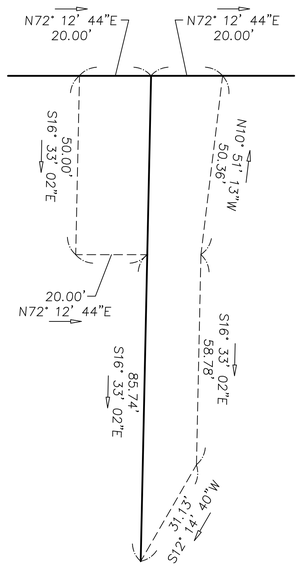
0"-3"	PAVEMENT
3"-13"	FILL (GRAVEL)
13"-18"	HORIZON A LS 10 YR 3/3
18"-32"	HORIZON B LS 10 YR 6/8
32"-72"	LAYER C: M-C SAND 2.5 Y 4/4

SOIL MOTTLES: 36" (ELEV= 103.8')
PERCOLATION RATE : CLASS A SOIL

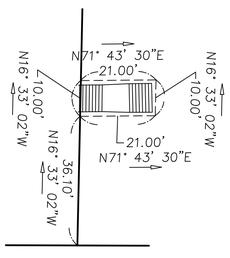
ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

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 WARRANTY 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.

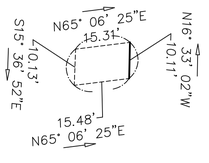




PROP. EASEMENT AREA #1:



PROP. EASEMENT AREA #2:



PROP. EASEMENT AREA #3:

LEGEND:

248	TWO FOOT CONTOUR
	DECIDUOUS TREE (> 6" DIA.)
BIT.	BITUMINOUS
CONC.	CONCRETE
E.O.P.	EDGE OF PAVEMENT
	PROP. TRAFFIC FLOW
TW	TOP OF WALL
BW	BOTTOM OF WALL
"A"	DESIGNATED APARTMENT PARKING
"C"	CHURCH PARKING (SHARED) "NON-EXCLUSIVE RIGHT"
"V"	VISITOR PARKING (+ SNOW STORAGE)
R	RIM
I	INVERT
	TREE TO BE REMOVED
	PARKING AREA LIGHT

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
1	DMH RIM	114.39'

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON OCTOBER 2, 2016 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S-15.
3. THE LOCUS PROPERTY IS DEPICTED AS LOT 182 ON THE TOWN OF READING ASSESSOR'S MAP 16.
4. 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 WARRANTY 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.
5. 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.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1929 NGVD DATUM.
7. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

CURRENT OWNER: READING EQUITABLE HOUSING, LLC

CURRENT ADDRESS: 2 IRIS COURT, #8
ACTON, MA 01720

TITLE REFERENCE: BOOK 68360 PAGE 387

GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40

172 WOBURN STREET "SCHOOLHOUSE COMMONS"

PROPOSED SITE DEVELOPMENT PLAN OF LAND
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
READING EQUITABLE HOUSING, LLC

SCALE: 1"= 20' DATE: DEC. 9, 2016

PREPARED BY

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

COMMONWEALTH OF MASSACHUSETTS
JOHN D. SULLIVAN III
CIVIL
No.41888
REGISTERED PROFESSIONAL ENGINEER

SHEET No. 2 OF 3