NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON JUNE 28, 2014 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S15.
3. THE LOCUS PROPERTY IS DEPICTED AS LOT 294-296 ON THE TOWN OF READING ASSESSOR'S MAP 15.
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 AN ASSUMED DATUM.
7. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

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.

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

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
△	SEWER MANHOLE RIM	90.53'

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY
JOHN D. SULLIVAN III, P.E.
ON 10/27/14 & WITNESSED BY CHRIS COLE
OF THE TOWN OF READING ENGINEERING DIVISION

TEST PIT: TH-1
ELEV.=86.6'
MOTTLING @ HOME

0"-8"	HORIZON Ap: SANDY LOAM 10 YR 3/1
8"-28"	HORIZON Bw: SANDY LOAM 10 YR 6/8
28"-42"	C1-LAYER: FINE SAND 2.5 Y 6/4
42"-108"	C2-LAYER: COARSE SAND 20% STONE, 2.5 Y 6/3

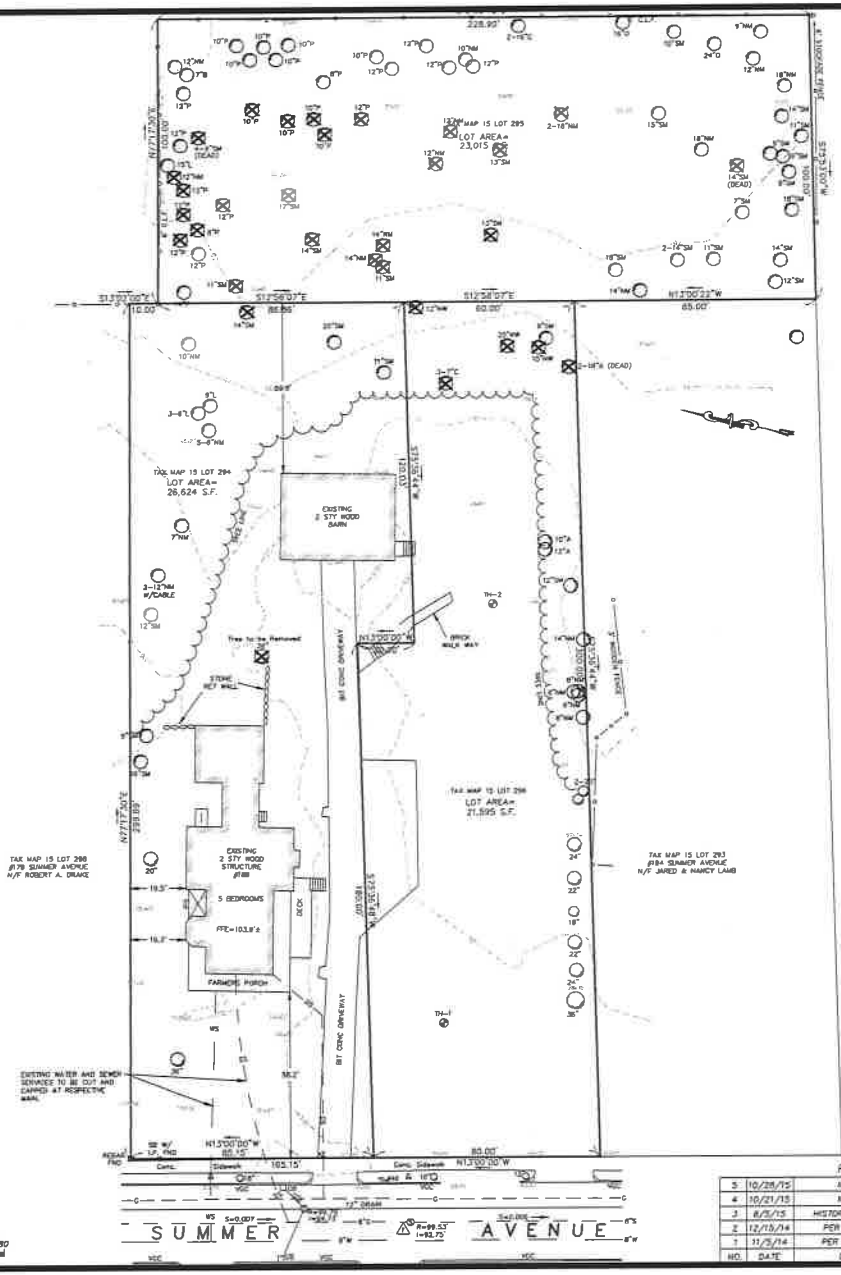
SOIL DAMP @ 34" (ELEV=90.7')

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY
JOHN D. SULLIVAN III, P.E.
ON 10/27/14 & WITNESSED BY CHRIS COLE
OF THE TOWN OF READING ENGINEERING DIVISION

TEST PIT: TH-2
ELEV.=97.0
MOTTLING @ HOME, NO GROUNDWATER OBSERVED

0"-8"	HORIZON Ap: SANDY LOAM 10 YR 3/1
8"-28"	HORIZON Bw: SANDY LOAM 10 YR 6/8
28"-42"	C1-LAYER: FINE SAND 2.5 Y 6/4
42"-98"	C2-LAYER: LOAMY SAND 10% STONE, 2.Y 6/8



GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 80

LEGEND:

	TWO FOOT CONTOUR
	EX. SPOT GRADE
UP	UTILITY POLE
Ⓢ	SEWER MANHOLE
—S—	SEWER MAIN
—W—	COMPUTED WATER MAIN
—G—	COMPUTED GAS MAIN
Ⓓ	DRAIN MANHOLE
CB	CATCHBASIN
—D—	DRAIN LINE
BIT.	BITUMINOUS
CONC.	CONCRETE
EOP	EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURB
FFE	FIRST FLOOR
○	TREE
INV.	INVERT
CLF	CHAIN LINK FENCE
⊗	TREE (TO BE REMOVED)

TREE LABELS:

NM	NORWAY MAPLE
SM	SUGAR MAPLE
L	LINDEN
A	ASH
P	PINE
C	CHERRY
O	OAK

RECORD OWNER:

ASSESSOR'S MAP 15 LOT 294
DEBRA A. STACKPOLE
186 SUMMER AVENUE
READING, MA 01867
- DEED BOOK 25168, PAGE No. 44

ZONING INFORMATION:

ZONING DISTRICT: S15
EXISTING USE: SINGLE FAMILY RESIDENTIAL

MIN. BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 20 FEET

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
5	10/28/15	NO CHANGES	JDS	JDS
4	10/21/15	NO CHANGES	JDS	JDS
3	8/3/15	HISTORIC PRESERVATION	JDS	JDS
2	12/15/14	PER CPSC HEARING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS

186-190 SUMMER AVENUE

EXISTING CONDITIONS
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CRITERION CHILD ENRICHMENT INC.
SCALE: 1"= 20' DATE: OCT. 9, 2014

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

SHEET No. 1 OF 3

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL, & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON JUNE 26, 2014 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S15.
3. THE LOCUS PROPERTY IS DEPICTED AS LOT 294-298 ON THE TOWN OF READING ASSESSOR'S MAP 15.
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PLAYGROUND REQUIREMENT:

75 S.F. OF PLAYGROUND AREA FOR EACH STUDENT

MINIMUM: 16 STUDENTS X 75 S.F. = 1,200 S.F.

PROVIDED: 1,200 S.F.

OFF-STREET PARKING SUMMARY:

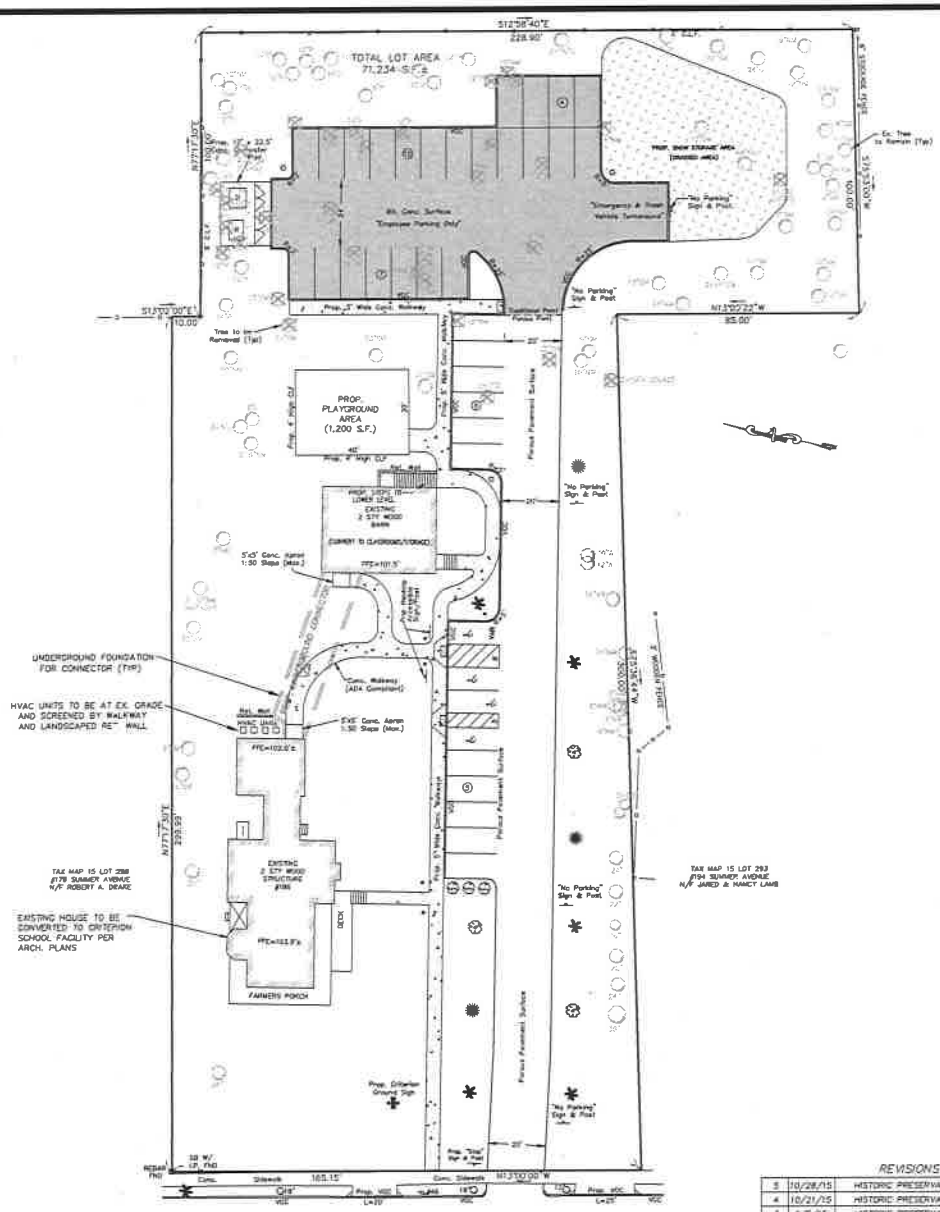
REQUIRED: 1 SPACE/FOR EVERY 7 STUDENTS + 1 SPACE/FOR EACH EMPLOYEE

REQUIRED: 32 STUDENTS/7 = 4.57 SPACES
16 EMPLOYEES = 16 SPACES
TOTAL = 20.57 OR 21 SPACES

PROVIDED: 38 SPACES (34 Standard, 4 Handicap)

STANDARD STALLS: 9' X 18'

HANDICAP STALLS : 8' X 18'



GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 80

LEGEND:

UP	UTILITY POLE
BIT.	BITUMINOUS
CONC.	CONCRETE
VGC	VERTICAL GRANITE CURB
FFE	FIRST FLOOR
CLF	CHAIN LINK FENCE
	LIGHT POST
	HANDICAP PARKING
	# OF PARKING STALLS
	PROP. LIGHT BOLLARD
	PROP. DETECTABLE WARNING STRIP

TREE PLANTING LEGEND:

- = GINKGO
- = NORTHERN RED OAK
- = LITTLELEAF LINDEN
- = ARBORVITAE (6' HIGH WHEN PLANTED)

NOTE: THE TREE PLANTINGS SHOWN ARE INTENDED TO DEMONSTRATE HOW THE MAIN DRIVEWAY CORRIDOR AREA WILL BE PLANTED. THIS IS NOT INTENDED TO BE AN OVERALL LANDSCAPING PLAN FOR THE PROPERTY.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
5	10/28/15	HISTORIC PRESERVATION	JDS	JDS
4	10/21/15	HISTORIC PRESERVATION	JDS	JDS
3	8/5/15	HISTORIC PRESERVATION	JDS	JDS
2	12/15/14	PER CPDC MEETING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS

186-190 SUMMER AVENUE

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

PREPARED FOR
CRITERION CHILD ENRICHMENT INC.
SCALE: 1"= 20' DATE: OCT. 9, 2014

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

SHEET No. 2 OF 3

NOTES:

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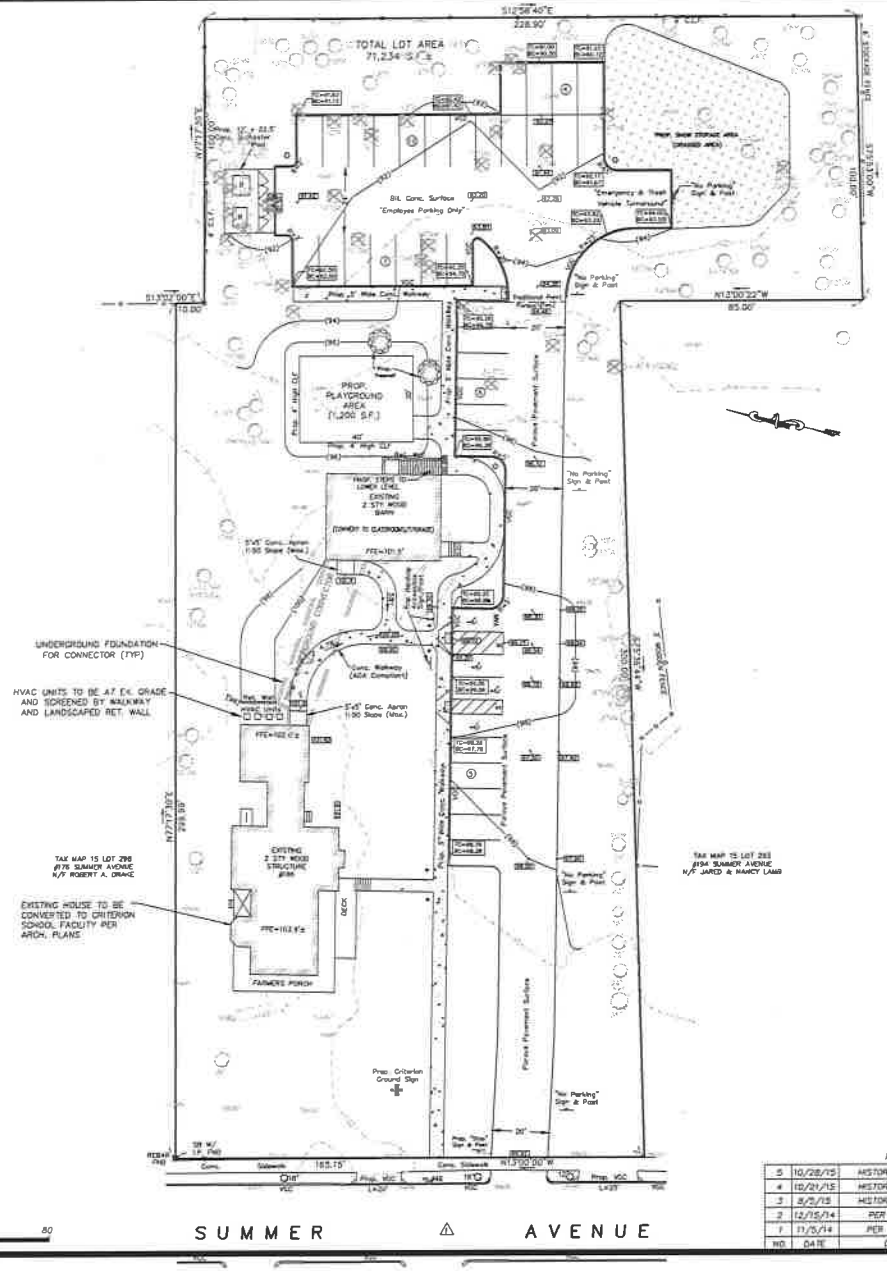

GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 80

LEGEND:

	TWO FOOT CONTOUR
	EX. SPOT GRADE
UP	UTILITY POLE
	SEWER MANHOLE
—S—	SEWER MAIN
—W—	COMPILED WATER MAIN
—G—	COMPILED GAS MAIN
	DRAIN MANHOLE
CB	CATCHBASIN
—D—	DRAIN LINE
BIT.	BITUMINOUS
CONC.	CONCRETE
EOP	EDGE OF PAVEMENT
VCC	VERTICAL GRANITE CURB
FFE	FIRST FLOOR
TC	TOP OF CURB
BC	BOTTOM OF CURB
—(100)—	PROP. CONTOUR
48.23	PROP. SPOT GRADE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
5	10/28/15	HISTORIC PRESERVATION	JDS	JDS
4	10/21/15	HISTORIC PRESERVATION	JDS	JDS
3	8/5/15	HISTORIC PRESERVATION	JDS	JDS
2	12/15/14	PER CPDC MEETING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS

186-190 SUMMER AVENUE

GRADING PLAN OF LAND
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CRITERION CHILD ENRICHMENT INC.
SCALE: 1"= 20' DATE: OCT. 9, 2014

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SHEET No. 3 OF 3