

**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 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.
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.

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

**TEMPORARY BENCHMARK CHART:**

TBM #	DESCRIPTION	ELEV.
△	SEWER MANHOLE RIM	99.53'

**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.=98.6'  
MOTTLING @ NONE  
0'-8" HORIZON A: SANDY LOAM 10 YR 3/3  
8'-26" HORIZON B: SANDY LOAM 10 YR 6/8  
26"-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 @ 94" (ELEV.=90.7')

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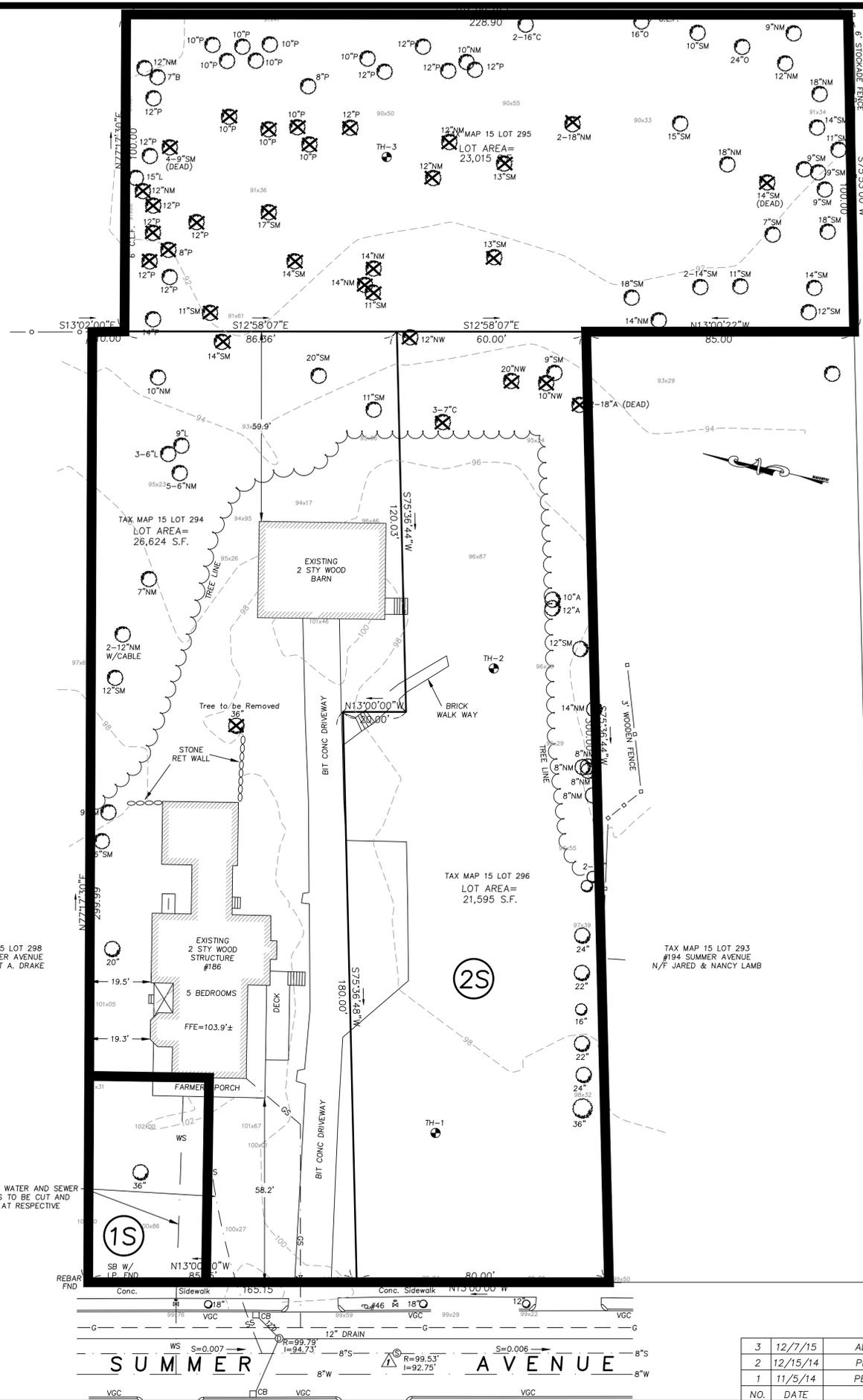
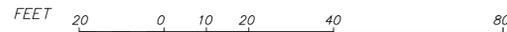
TEST PIT: TH-2  
ELEV.=97.0'  
MOTTLING @ NONE, NO GROUNDWATER OBSERVED  
0'-8" HORIZON A: SANDY LOAM 10 YR 3/3  
8'-28" HORIZON B: SANDY LOAM 10 YR 6/8  
28"-42" C1-LAYER: FINE SAND 2.5 Y 6/4  
42"-96" C2-LAYER: LOAMY SAND 10% STONE, 2 Y 6/6

**SOILS INFORMATION:**

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E. ON 11/23/15 & WITNESSED BY CHRIS COLE OF THE TOWN OF READING ENGINEERING DIVISION

TEST PIT: TH-3  
ELEV.=90.75'  
MOTTLING @ NONE, NO GROUNDWATER OBSERVED  
0'-6" HORIZON A: LOAMY SAND 10 YR 3/3  
6'-18" HORIZON B: LOAMY SAND 10 YR 6/8  
18'-39" C1-LAYER: FINE LOAMY SAND 2.5 Y 5/4  
39'-90" C2-LAYER: SANDY LOAM 15% STONE, 2.5 Y 6/4

GRAPHIC SCALE  
SCALE: 1"=20'



**READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION**

**LEGEND:**

- 248--- TWO FOOT CONTOUR
- 92x00 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
- 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

APPROVED \_\_\_\_\_, 20\_\_

I, \_\_\_\_\_ TOWN CLERK OF THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE READING COMMUNITY PLANNING & DEVELOPMENT HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

\_\_\_\_\_  
TOWN CLERK DATE

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF READING.

\_\_\_\_\_  
JOHN D. SULLIVAN III, P.E. DATE

**RECORD OWNER:** ASSESSOR'S MAP 15 LOT 294 DEBRA A. STACKPOLE 189 SUMMER AVENUE READING, MA 01867 - DEED BOOK 25168, PAGE No. 44

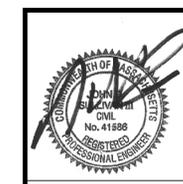
**ZONING INFORMATION:** ZONING DISTRICT: S15 EXISTING USE: SINGLE FAMILY RESIDENTIAL MIN. BUILDING SETBACKS: FRONT: 20 FEET SIDE: 15 FEET REAR: 20 FEET

**186-190 SUMMER AVENUE**

**PREDEVELOPMENT DRAINAGE PLAN**  
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



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
3	12/7/15	ADD SOIL TESTHOLE	JDS	JDS
2	12/15/14	PER CPDC HEARING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS