ASB design group LLC

DEFINITIVE SUBDIVISION & NOTICE OF INTENT

LYLE ESTATES

JAMIESON PROPERTIES, LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

FOR REGISTRY USE ONLY

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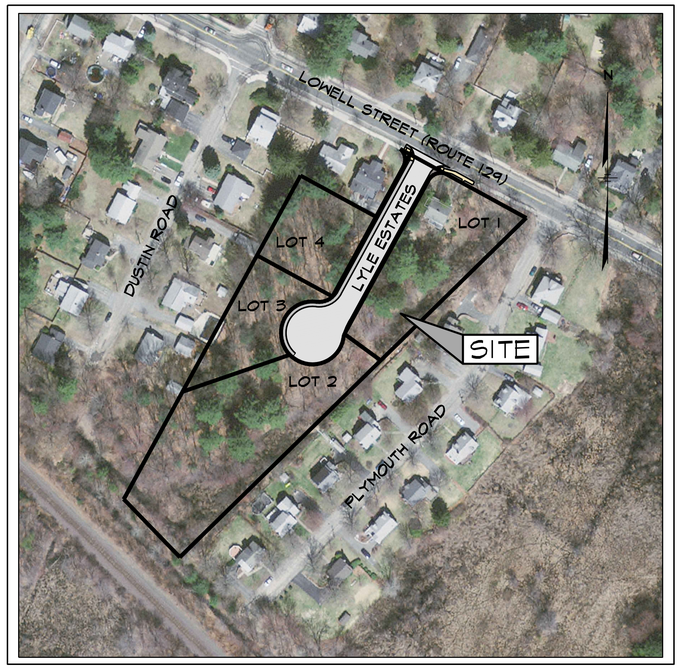
FIGURE T1 TREE INVENTORY PLAN



LOCATION PLAN
SCALE: 1" = 100' ±
SOURCE: MA GIS DIGITAL RASTER GRAPHIC (DRG)

ZONING DISTRICT

SINGLE FAMILY 15 DISTRICT (S-15);
AQUIFER PROTECTION DISTRICT

LOT SIZE = 15,000 S.F.
FRONTAGE = 100'MINIMUM
LOT WIDTH (CIRCLE DIAMETER FEET) = 60
PERCENT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35

MINIMUM SET BACKS:
FRONT = 20'
SIDE = 15'
REAR = 20'

REFERENCES

TAX MAP 26 LOT 157 - TOTAL LAND AREA = 2.754 ACRES

FOR DEEDS/PLANS SEE SHEET C4

HORIZONTAL DATUM:

BENCHMARK TOWN OF READING SEWER BASE ELEVATION 198.93 NORTH CAP NUT ON HYDRANT

WAVIERS:

SUBDIVISION/ZONNING:

Section Reference	Town of Reading (Standard)	Lyle Estates (Wavier)	Comment Justification
Section 7.1.1. a	Right of Way 60'	Right of Way 40'	Comment #1
Section 7.1.3 a	Pavement Width 30'	Pavement Width 28'	Comment #2
Section 7.1.3 b	Sidewalks Both Sides	Sidewalk one side	Comment #3
Section 7.1.3 b	Tree Planting	Tree Planting Easement	Comment #3
Section 7.1.3 b	Pavement Layout	Off Set From Center Line	Comment #3
Section 7.1.4 b	Curb Radii 30'	Curb Radii 20'	Comment #4
Section 7.1.5 a	40' Paved Radius	36' Paved Radius	Comment #5
Section 7.2 a	Sidewalks Both Sides	Sidewalk one side	Comment #6
Zoning 2.2.13❶	Front Set Back 20'	11.7' Lyle Estates 39.1 Lowell Street	Comment #7

CONSERVATION COMMISSION:

Section Reference	Town of Reading (Standard)	Lyle Estates (Wavier)	Comment Justification
Section 3.D.2	25' Natural Vegetation Zone	Closest Activity 14.0' ±	Comment #1
Section 3.D.4	35' No Structure Zone	Closest Activity 23.7' ±	Comment #2

SEE WAVIER REQUEST DATED JANUARY 13, 2014 FOR COMMENT/JUSTIFICATION

CIVIL/TRAFFIC ENGINEER:

ASB
design group LLC
Civil Engineering
Traffic Engineering
Architecture
Landscape Design & Construction
363 Boston Street, Route 1
Topsfield MA. 01983
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SURVEYOR:

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363 Boston Street, Route 1
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978-887-6161
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WETLANDS:

WETLAND AND LAND MANAGEMENT INC.
100 CONIFER HILL DRIVE - #516
DANVERS MA. 01923
978-777-0004

CURRENT OWNERS:

JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA. 01801

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COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
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drawing name
COVER SHEET

drawing number
C1

sheet 1 of 16

STANDARD LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
WETLAND DELINEATION & BUFFERS		
TOPOGRAPHY		
RETAINING WALL		
DRAIN LINE		D
ELECTRIC LINE (UNDERGROUND)	E	
FIRE (WATER) LINE		FIRE FIRE
FLOOR DRAIN LINE		FD
GAS LINE		
OVERHEAD WIRES		
ROOF DRAIN LINE		RD
SEWER LINE		S
TELEPHONE, ELECTRIC & CABLE LINE (UNDERGROUND)		TEC
WATER LINE		W
CATCH BASIN		
DRAIN MANHOLE	D	D
ELECTRIC MANHOLE	E	
GAS VALVE/GATE		
HYDRANT		
LIGHT		
PULL BOX		
MONUMENTATION		
ELECTRIC LIGHT POLE		
SEWER MANHOLE	S	S
SIGNAGE		
WATER SHUT-OFF		
WATER VALVE/GATE	WV	WV
UTILITY POLE		
UTILITY GUY		
VEGETATION		
LOAM & SEED		
WETLAND SEED MIX		

STANDARD ABBREVIATIONS

BIT.	BITUMINOUS
C	CALCULATED
CAT.	CABLE
CI OR C.I.	CAST IRON
CONC.	CONCRETE
CONC. CURB OR CC	CONCRETE CURB
C.S.	COMBINED SEWER
DH	DRILL HOLE
DMH	DRAIN MANHOLE
EL. OR ELEV.	ELEVATION
E OR ELEC.	ELECTRIC
FA	FIRE ALARM
F.F.	FINISH FLOOR
G	GAS
GRAN. CURB OR GC	GRANITE CURB
GV	GAS VALVE/GATE
HYD.	HYDRANT
I OR INV.	INVERT
IP	IRON PIN
IR	IRON ROD
LP	LIGHT POLE
MH	MANHOLE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
PB	PULL BOX
PVC	POLYVINYL CHLORIDE
R OR R.	RECORD OR RIM
REC.	RECORD
S	SEWER
SB	STONE BOUND
SMH	SEWER MANHOLE
SW	SIDEWALK
SWPPP	STORMWATER POLLUTION PROTECTION PLAN
T OR TEL.	TELEPHONE
TEC	TELEPHONE, ELECTRIC, CABLE
UGE	UNDERGROUND ELECTRIC
UON	UNLESS OTHERWISE NOTED
UP OR U-POLE	UTILITY POLE
UTILITY GUY	UTILITY GUY
VC	VITRIOUS CLAY
W	WATER
WCR	WHEELCHAIR RAMP
WSO	WATER SHUT-OFF
WV	WATER VALVE/GATE

PROJECT GENERAL NOTES

1. EXISTING BOUNDARY LINE, TOPOGRAPHIC, AND SITE UTILITY INFORMATION IS BASED UPON SURVEY PERFORMED BY DONOHOE SURVEY.
2. PRIOR TO WORK, CONTRACTOR SHALL HAVE THE PROPOSED SITE LAID OUT VERTICALLY AND HORIZONTALLY BY A PROFESSIONAL LAND SURVEYOR.
3. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
6. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND REGULATIONS.
8. CONTRACTOR SHALL COORDINATE WITH THE STATE POLICE AND/OR THE LOCAL POLICE DEPARTMENT FOR TRAFFIC RELATED ISSUES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC COORDINATION AND POLICE DETAILS AS REQUIRED BY THE CITY, TOWN OR STATE.
9. CONTRACTOR SHALL SAW-CUT PAVEMENT WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT WHICH IS TO REMAIN AND WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.
10. CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL WORK IS COMPLETED AND ACCEPTED.

TRAFFIC MANAGEMENT GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE A SAFE TEMPORARY AAB/ADA COMPLIANT PEDESTRIAN ACCESS WHERE EXISTING SIDEWALKS OR OTHER PEDESTRIAN AREAS ARE AFFECTED BY CONSTRUCTION ACTIVITIES. MAINTAIN ABUTTER ACCESS AT ALL TIMES EXCEPT FOR SHORT PERIODS APPROVED BY MASSDOT AND THE TOWN OF READING.
2. CONTRACTOR SHALL SECURE WORK AREAS ACCORDING TO CURRENT CONDITIONS TO INSURE PUBLIC SAFETY AND CONVENIENCE. THIS SHALL INCLUDE INSURING THAT ALL EXCAVATIONS ARE PROTECTED AT ALL TIMES AND WHEN WORKSHIFT IS COMPLETED.
3. THE CONTRACTOR SHALL SUBMIT TO THE MASSDOT OR TOWN OF READING FOR REVIEW AND APPROVAL TEMPORARY TRAFFIC CONTROL PLANS (TTCP) FOR ANY WORK WITHIN LOWELL STREET (ROUTE 129). THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THE SUBMISSION AND REVIEW OF TTCP PLANS, AT NO ADDITIONAL COST TO THE OWNER.
4. TYPICAL DAYTIME WORK HOURS ARE FROM 8:00 AM TO 5:00 PM, UNLESS OTHERWISE PERMITTED BY THE TOWN OF READING.
5. WORK ZONES INDICATED ON THE TRAFFIC MANAGEMENT PLANS ARE INTENDED FOR THE DURATION OF THE WORK WITHIN THE ZONES ONLY AND SHALL BE RESTORED TO CONDITIONS ACCEPTABLE TO MASSDOT AND THE TOWN OF READING AT COMPLETION OF THE WORK INDICATED.
6. CONTRACTOR SHALL COORDINATE WITH MASSDOT AND THE TOWN OF READING CONCERNING ALL SCHEDULED SPECIAL EVENTS WITHIN THE LIMIT OF WORK.

CONSTRUCTION SIGNING:

1. LOCATION OF SIGNS SHOWN ARE APPROXIMATE. EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL ENSURE THAT SIGNS ARE PLACED IN ACCORDANCE WITH THE M.U.T.C.D..
2. EXISTING SIGNING WHICH CONFLICTS WITH PROPOSED CONSTRUCTION TRAFFIC MANAGEMENT SIGNING SHALL BE REMOVED AND STACKED OR COVERED AND RESTORED AT THE END OF THE WORK.
3. ALL SIGNS SHALL BE COVERED OR REMOVED WHEN CONDITION IS NOT IN EFFECT.

CHANNELIZATION:

1. CHANNELIZATION SHALL BE ACCOMPLISHED THROUGH THE USE OF REFLECTORIZED PLASTIC DRUMS WITH LIGHTS IN ACCORDANCE WITH THE M.U.T.C.D.. ALL LANE TAPERS SHALL ALSO BE IN ACCORDANCE WITH THE M.U.T.C.D..
2. ALL DRUMS SHALL BE PLACED AND MOVED AS NECESSARY TO MAINTAIN ADEQUATE ABUTTER ACCESS AT ALL TIMES. WORK MAY REQUIRE ADDITIONAL SIGNS, DRUMS, AND OTHER TRAFFIC CONTROL DEVICES.
3. THE MAXIMUM SPACING BETWEEN CHANNELIZATION DEVICES (DRUMS OR CONES) SHALL BE APPROXIMATELY EQUAL IN FEET TO THE POSTED SPEED LIMIT.
4. METAL DRUMS ARE PROHIBITED AS CHANNELIZATION DEVICES.

SANITARY SEWER NOTES

1. ATTENTION IS DIRECTED TO THE ENGINEERING DRAWINGS, AND ALL STATE AND LOCAL DESIGN, CONSTRUCTION, AND INSPECTION REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH LOCAL SEWER DEPARTMENT TO CONFIRM ALL DESIGN, CONSTRUCTION, AND INSPECTION REQUIREMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH ENGINEERING DRAWINGS FOR ALL SEWER (AND OTHER UTILITIES) BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. MINIMUM ALLOWABLE SLOPE FOR SEWER PIPE SHALL BE 1.0%. MAXIMUM ALLOWABLE SANITARY SEWER PIPE SLOPE SHALL BE 12% WITHOUT USE OF SPECIAL PIPE AND FITTINGS CERTIFIED BY THE DESIGN ENGINEER. MINIMUM SLOPE FOR SEWER SERVICE LINE IS 2%.
4. MINIMUM SIZE OF SEWER PIPE SHALL BE 8" INSIDE DIAMETER. MINIMUM SEWER SERVICE SIZE SHALL BE 4" INSIDE DIAMETER.
5. SANITARY SEWER MANHOLES SHALL BE PROVIDED AT EVERY CHANGE IN DIRECTION OF PIPE AND AT EVERY JUNCTION, BUT NOT MORE THAN 300 FEET APART.
6. PIPE WITH NOMINAL DIAMETERS OF 4 TO 15 INCHES SHALL BE TYPE PSM, SDR-35 PVC SEWER PIPE CONFIRMING TO THE REQUIREMENTS OF ASTM SPECIFICATION D-3034, CURRENT EDITION. MANUFACTURER'S CERTIFICATES OF COMPLIANCE SHALL BE FURNISHED FOR ALL PIPE PRIOR TO INSTALLATION AND PIPE SHALL BE FURNISHED AS REQUIRED FOR LABORATORY TESTING.
7. JOINTS SHALL BE ELASTOMERIC, OIL RESISTANT GASKET JOINTS CONFORMING TO THE REQUIREMENTS OF ASTM SPECIFICATION D-3212 CURRENT EDITION, PUSH ON TYPE. MANUFACTURER'S DETAILS AND RECOMMENDATIONS FOR INSTALLATION SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL BEFORE DELIVERY, AND SHALL BE FURNISHED AS REQUIRED.
8. TEE BRANCHES, WYES AND FITTINGS SHALL BE TYPE PSM SDR-35, PVC PIPE, CONFORMING TO ASTM SPECIFICATION D-3034, CURRENT EDITION. INSTALL PER ASTM D-2321, CLASS 1 BEDDING.
9. PIPE SHALL BE LAID WITH THE SPIGOT ENDS POINTING IN THE DIRECTION OF FLOW.
10. JOINTS SHALL BE MADE-UP IN ACCORDANCE WITH THE APPROVED FACTORY RECOMMENDATIONS.
11. COMPLETED PIPELINES SHALL BE FREE FROM OFFSETS OR DEVIATIONS FROM GRADE WHEN EXAMINED WITH LIGHTS OR MIRRORS. VISIBLE LEAKS, BROKEN PIPES, ETC., SHALL BE REPAIRED.
12. PIPE SHALL BE LAID IN THE DRY AND PROVISIONS SHALL BE MADE FOR PLUGGING WITH A WATERTIGHT PLUG AT NIGHT OR WHEN WORK IS SUSPENDED. SEWERS SHALL NOT BE USED TO CARRY GROUNDWATER FROM THE TRENCH. THE CONTRACTOR SHALL CLEAN SOIL DEPOSITS FROM SEWERS AT THE COMPLETION OF THE WORK.
13. BEFORE ACCEPTANCE OF THE COMPLETED SEWERS, THE PIPES WILL BE INSPECTED BY SHINING LIGHT BETWEEN MANHOLES, AND ANY IMPERFECTIONS SUCH AS CRACKS, DISPLACED JOINTS, OBJECTIONABLE VARIATIONS FROM LINE OR GRADE, OR LEAKS SHALL BE REPAIRED.
14. SEWERS SHALL PASS INFILTRATION (OR EXFILTRATION) TESTS PRIOR TO ACCEPTANCE. THE MAXIMUM MEASURED LEAKAGE SHALL BE LESS THAN 200 GALLONS PER DAY PER INCH OF INSIDE DIAMETER PER MILE OF PIPE FOR ANY SECTION TESTED.
15. WHEN THE GROUNDWATER LEVEL IS AT OR ABOVE THE CROWN OF THE PIPE, THE INFILTRATION TEST SHALL BE USED.
16. WHERE GROUNDWATER IS BELOW THE CROWN OF THE PIPE, THE EXFILTRATION TEST SHALL BE USED.
17. ALL WORK SHALL ALSO CONFORM TO THE "TOWN OF READING" SEWER RULES AND REGULATIONS.

GENERAL UTILITY NOTES

1. PRIOR TO CONSTRUCTION AND THE PURCHASE OF ANY DRAINAGE PIPE, SEWER PIPE, FITTINGS, AND MANHOLES, THE CONTRACTOR SHALL FIELD VERIFY ALL OFF-SITE UTILITY CROSSINGS. THE CONTRACTOR SHALL CONDUCT TEST PITS AND/OR VACUUM EXCAVATION TO CONFIRM VERTICAL AND HORIZONTAL LOCATIONS FOR ALL UTILITY CROSSINGS. REPORT AND DISCREPANCIES TO THE ENGINEER AND THE CITY OF HAVERHILL DEPARTMENT. IF REQUIRED FIELD ADJUSTMENTS WILL BE COORDINATED WITH THE CITY OF READING ENGINEERING DEPARTMENT.

UTILITY ASSUMPTIONS

THE FOLLOWING ASSUMPTIONS WERE MADE BY THE DESIGNER CONCERNING THE VERTICAL LOCATION OF OFF-SITE EXISTING UTILITIES:

1. ALL WATER LINES (TRUNK LINES AND SERVICES) WERE ASSUMED TO BE 5' BELOW THE EXISTING SURFACE TO TOP OF PIPE.
2. ALL GAS PIPES AND GAS SERVICES WERE ASSUMED TO BE 2.5' BELOW THE EXISTING SURFACE TO TOP OF PIPE.

EROSION CONTROL NOTES

EROSION CONTROL PRINCIPLES

A. THE FOLLOWING EROSION CONTROL PRINCIPLES SHALL APPLY TO THE LAND GRADING AND CONSTRUCTION PHASES:

1) STRIPPING OF VEGETATION, GRADING, OR OTHER SOIL DISTURBANCE SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION.

2) WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.

3) EXTENT OF AREA WHICH IS EXPOSED AND FREE OF VEGETATION AND DURATION OF ITS EXPOSURE SHALL BE KEPT WITHIN PRACTICAL LIMITS.

4) TEMPORARY SEEDING, MULCHING, OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE.

5) DRAINAGE PROVISIONS SHALL ACCOMMODATE INCREASED RUNOFF RESULTING FROM MODIFICATIONS OF SOIL AND SURFACE CONDITIONS DURING AND AFTER DEVELOPMENT OR DISTURBANCE. SUCH PROVISIONS SHALL BE IN ADDITION TO EXISTING REQUIREMENTS.

6) SEDIMENT SHALL BE RETAINED ON-SITE.

7) EROSION CONTROL DEVICES SHALL BE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE PRIOR TO START OF CLEARING AND GRUBBING OPERATIONS AND EXCAVATION WORK.

B. CUT AND FILL SLOPES AND STOCKPILED MATERIALS SHALL BE PROTECTED TO PREVENT EROSION. SLOPES SHALL BE PROTECTED WITH PERMANENT EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS GREATER THAN OR EQUAL TO SIX MONTHS, AND TEMPORARY EROSION PROTECTION WHEN EROSION EXPOSURE PERIOD IS EXPECTED TO BE LESS THAN SIX MONTHS (SEE NOTE 18).

1) PERMANENT EROSION PROTECTION SHALL BE ACCOMPLISHED BY SEEDING WITH GRASS AND COVERING WITH AN EROSION PROTECTION MATERIAL, AS APPROPRIATE FOR PREVAILING CONDITIONS.

2) EXCEPT WHERE SPECIFIED SLOPE IS INDICATED ON DRAWINGS, FILL SLOPES SHALL BE LIMITED TO A GRADE OF 3:1 (HORIZONTAL:VERTICAL) AND CUT SLOPES SHALL BE LIMITED TO A GRADE OF 3:1.

HAY BALES DIKE

BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4-INCHES. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.

MAINTENANCE AND REMOVAL OF CONTROL DEVICES

A. WETLAND AREAS, WATER COURSES, AND DRAINAGE SWALES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MONITORED TWICE EACH MONTH FOR EVIDENCE OF SILT INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS, WHICH SHALL BE CORRECTED IMMEDIATELY UPON DISCOVERY.

B. CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING CONSTRUCTION PERIOD.

C. EROSION CONTROL DEVICES:

1) SEDIMENT BEHIND THE EROSION CONTROL DEVICE SHALL BE CHECKED TWICE EACH MONTH AND AFTER EACH HEAVY RAIN. SILT SHALL BE REMOVED IF GREATER THAN 6-INCHES DEEP.

2) CONDITION OF EROSION CONTROL DEVICE SHALL BE CHECKED TWICE EACH MONTH OR MORE FREQUENTLY AS REQUIRED. DAMAGED AND/OR DETERIORATED ITEMS SHALL BE REPLACED. EROSION CONTROL DEVICES SHALL BE MAINTAINED IN-PLACE AND IN EFFECTIVE CONDITION.

3) HAY BALES SHALL BE INSPECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN BOTH EFFECTIVENESS AND INSTALLED CONDITION. UNDERSIDE OF BALES SHALL BE KEPT IN CLOSE CONTACT WITH THE EARTH BELOW AT ALL TIMES, AS REQUIRED TO PREVENT WATER FROM WASHING BENEATH BALES.

4) SEDIMENT SHALL BE REMOVED FROM THE RETENTION PONDS AT THE COMPLETION OF THE PROJECT AND PERIODICALLY DURING CONSTRUCTION. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 6 INCHES, OR AS DIRECTED.

5) SEDIMENT DEPOSITS SHALL BE DISPOSED OF OFF-SITE, IN A LOCATION AND MANNER WHICH WILL NOT CAUSE SEDIMENT NUISANCE ELSEWHERE.

D. REMOVAL OF EROSION CONTROL DEVICES:

1) EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. AFTER REMOVAL, AREAS DISTURBED BY THESE DEVICES SHALL BE RE-GRADED AND SEEDED.

2) EROSION CONTROL NETTING SHALL BE KEPT SECURELY ANCHORED UNTIL START OF PERMANENT TURF CONSTRUCTION.

3) EROSION PROTECTION MATERIAL SHALL BE KEPT SECURELY ANCHORED UNTIL ACCEPTANCE OF COMPLETED SLOPE OR ENTIRE PROJECT, WHICHEVER IS LATER.

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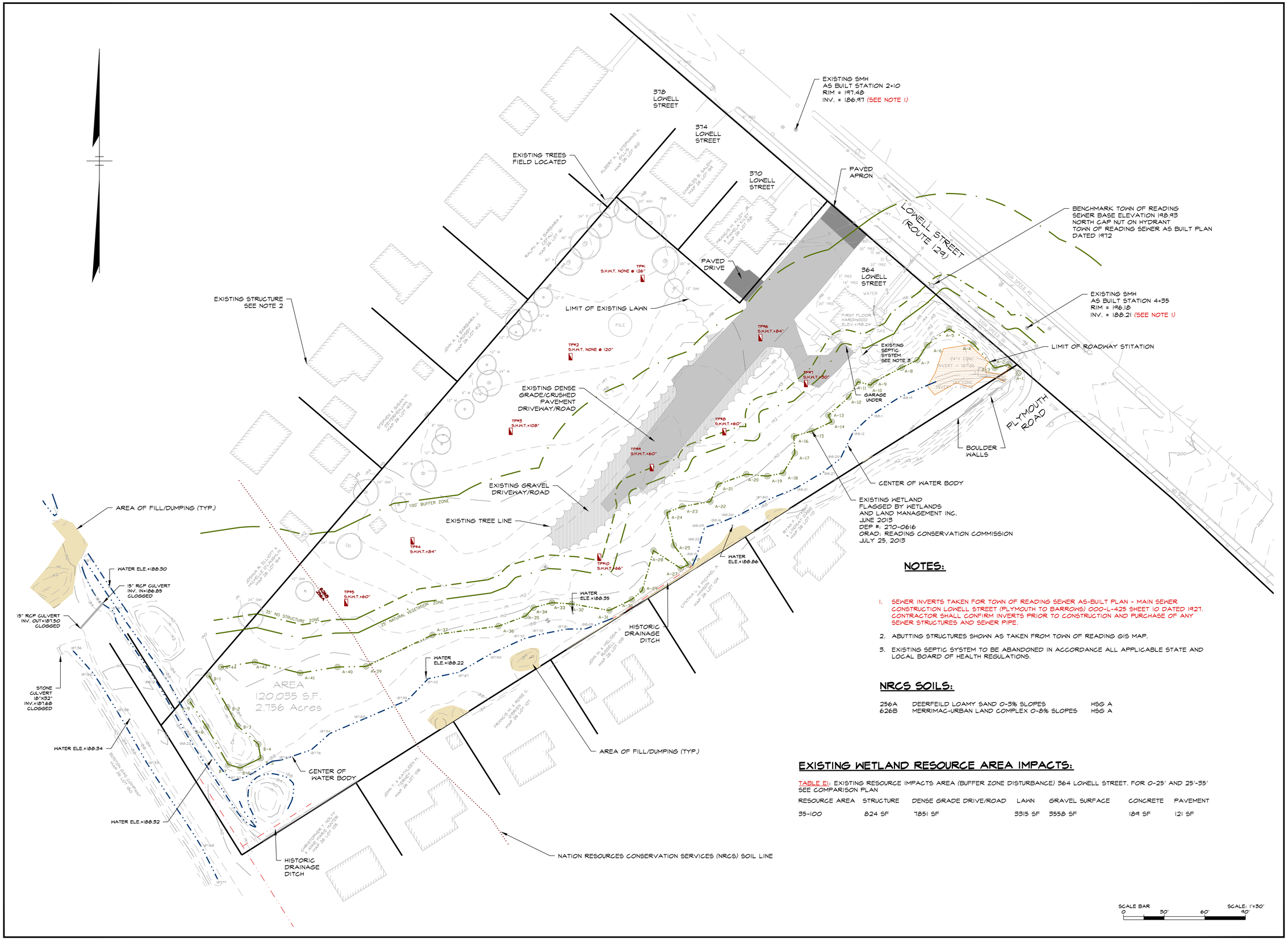
COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name

GENERAL NOTES & STANDARD LEGEND

drawing number

C2



NOTES:

1. SEWER INVERTS TAKEN FOR TOWN OF READING SEWER AS-BUILT PLAN - MAIN SEWER CONSTRUCTION LOWELL STREET (PLYMOUTH TO BARROWS) 000-L-425 SHEET 10 DATED 1927. CONTRACTOR SHALL CONFIRM INVERTS PRIOR TO CONSTRUCTION AND PURCHASE OF ANY SEWER STRUCTURES AND SEWER PIPE.
2. ABUTTING STRUCTURES SHOWN AS TAKEN FROM TOWN OF READING GIS MAP.
3. EXISTING SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE ALL APPLICABLE STATE AND LOCAL BOARD OF HEALTH REGULATIONS.

NRCS SOILS:

256A	DEERFEILD LOAMY SAND 0-3% SLOPES	HSG A
626B	MERRIMAC-URBAN LAND COMPLEX 0-8% SLOPES	HSG A

EXISTING WETLAND RESOURCE AREA IMPACTS:

TABLE E1: EXISTING RESOURCE IMPACTS AREA (BUFFER ZONE DISTURBANCE) 364 LOWELL STREET. FOR 0-25' AND 25'-35' SEE COMPARISON PLAN

RESOURCE AREA	STRUCTURE	DENSE GRADE DRIVE/ROAD	LAWN	GRAVEL SURFACE	CONCRETE	PAVEMENT
35-100	824 SF	7851 SF	3315 SF	3558 SF	189 SF	121 SF

ASB
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traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

SURVEYOR

DONOHOE SURVEY, INC.
LAND SURVEYING & MAPPING
363 Boston Street, Route 1
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978-887-4161

PROJECT: 2833

project title:

ALFRED E. PETERSON WAY

prepared for:

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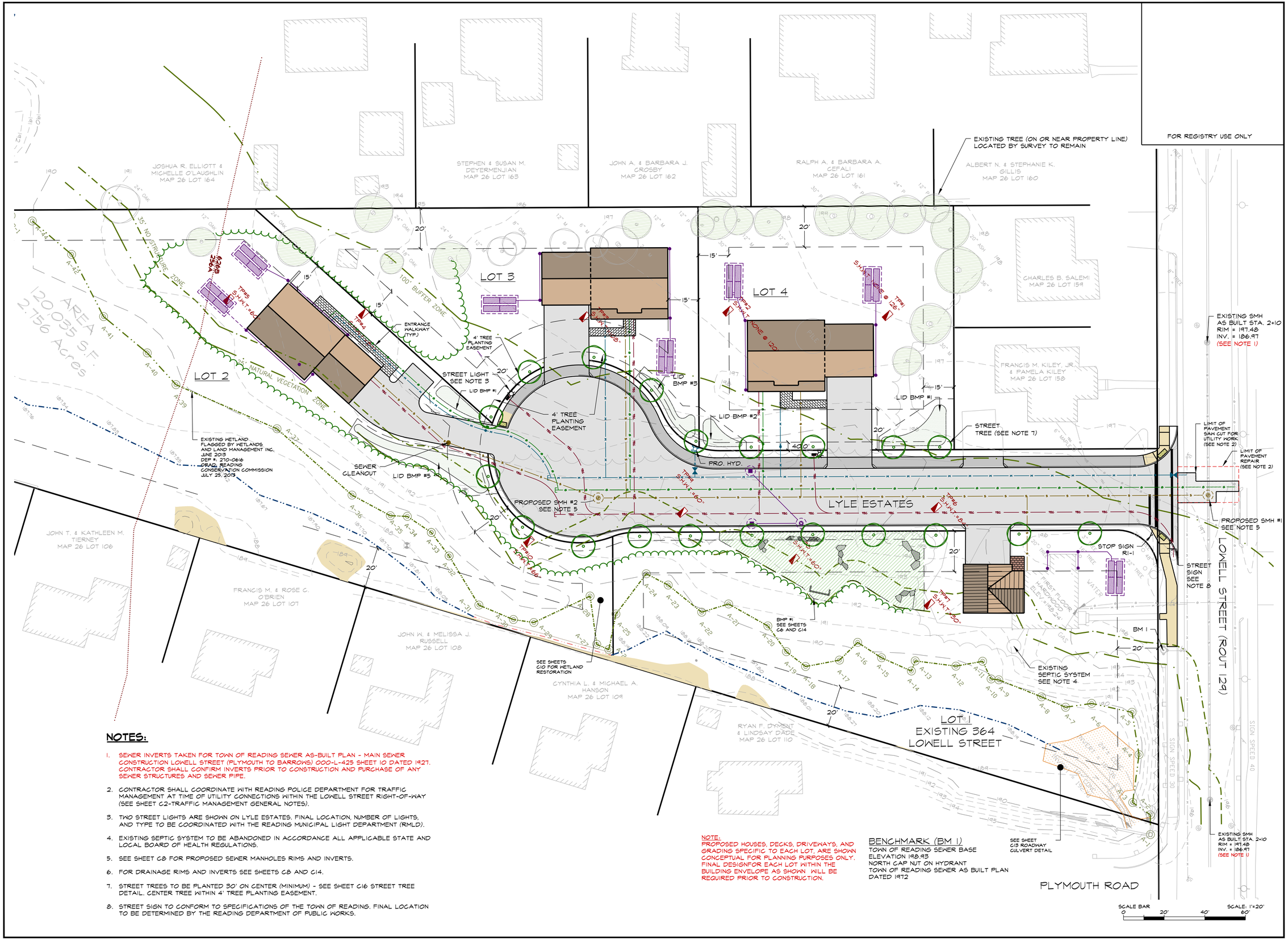
drawing name

EXISTING CONDITIONS

drawing number

C3

sheet 3 of 16



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1. SEWER INVERTS TAKEN FOR TOWN OF READING SEWER AS-BUILT PLAN - MAIN SEWER CONSTRUCTION LOWELL STREET (PLYMOUTH TO BARROWS) 000-L-425 SHEET 10 DATED 1927. CONTRACTOR SHALL CONFIRM INVERTS PRIOR TO CONSTRUCTION AND PURCHASE OF ANY SEWER STRUCTURES AND SEWER PIPE.
2. CONTRACTOR SHALL COORDINATE WITH READING POLICE DEPARTMENT FOR TRAFFIC MANAGEMENT AT TIME OF UTILITY CONNECTIONS WITHIN THE LOWELL STREET RIGHT-OF-WAY (SEE SHEET C2-TRAFFIC MANAGEMENT GENERAL NOTES).
3. TWO STREET LIGHTS ARE SHOWN ON LYLE ESTATES. FINAL LOCATION, NUMBER OF LIGHTS, AND TYPE TO BE COORDINATED WITH THE READING MUNICIPAL LIGHT DEPARTMENT (RMLD).
4. EXISTING SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE ALL APPLICABLE STATE AND LOCAL BOARD OF HEALTH REGULATIONS.
5. SEE SHEET C8 FOR PROPOSED SEWER MANHOLES RIMS AND INVERTS.
6. FOR DRAINAGE RIMS AND INVERTS SEE SHEETS C8 AND C14.
7. STREET TREES TO BE PLANTED 30' ON CENTER (MINIMUM) - SEE SHEET C16 STREET TREE DETAIL. CENTER TREE WITHIN 4' TREE PLANTING EASEMENT.
8. STREET SIGN TO CONFORM TO SPECIFICATIONS OF THE TOWN OF READING. FINAL LOCATION TO BE DETERMINED BY THE READING DEPARTMENT OF PUBLIC WORKS.

NOTE:
PROPOSED HOUSES, DECKS, DRIVEWAYS, AND GRADING SPECIFIC TO EACH LOT, ARE SHOWN CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL DESIGNFOR EACH LOT WITHIN THE BUILDING ENVELOPE AS SHOWN WILL BE REQUIRED PRIOR TO CONSTRUCTION.

BENCHMARK (BM 1)
TOWN OF READING SEWER BASE
ELEVATION 198.93
NORTH CAP NUT ON HYDRANT
TOWN OF READING SEWER AS BUILT PLAN
DATED 1972

ASB
design group, LLC
civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

project title:
ALFRED E. PETERSON WAY

prepared for:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

revisions

no.	date	description
0	04.04.16	ISSUED FOR REVIEW

plan submission
DEFINITIVE SUBDIVISION PLAN AND NOTICE OF INTENT

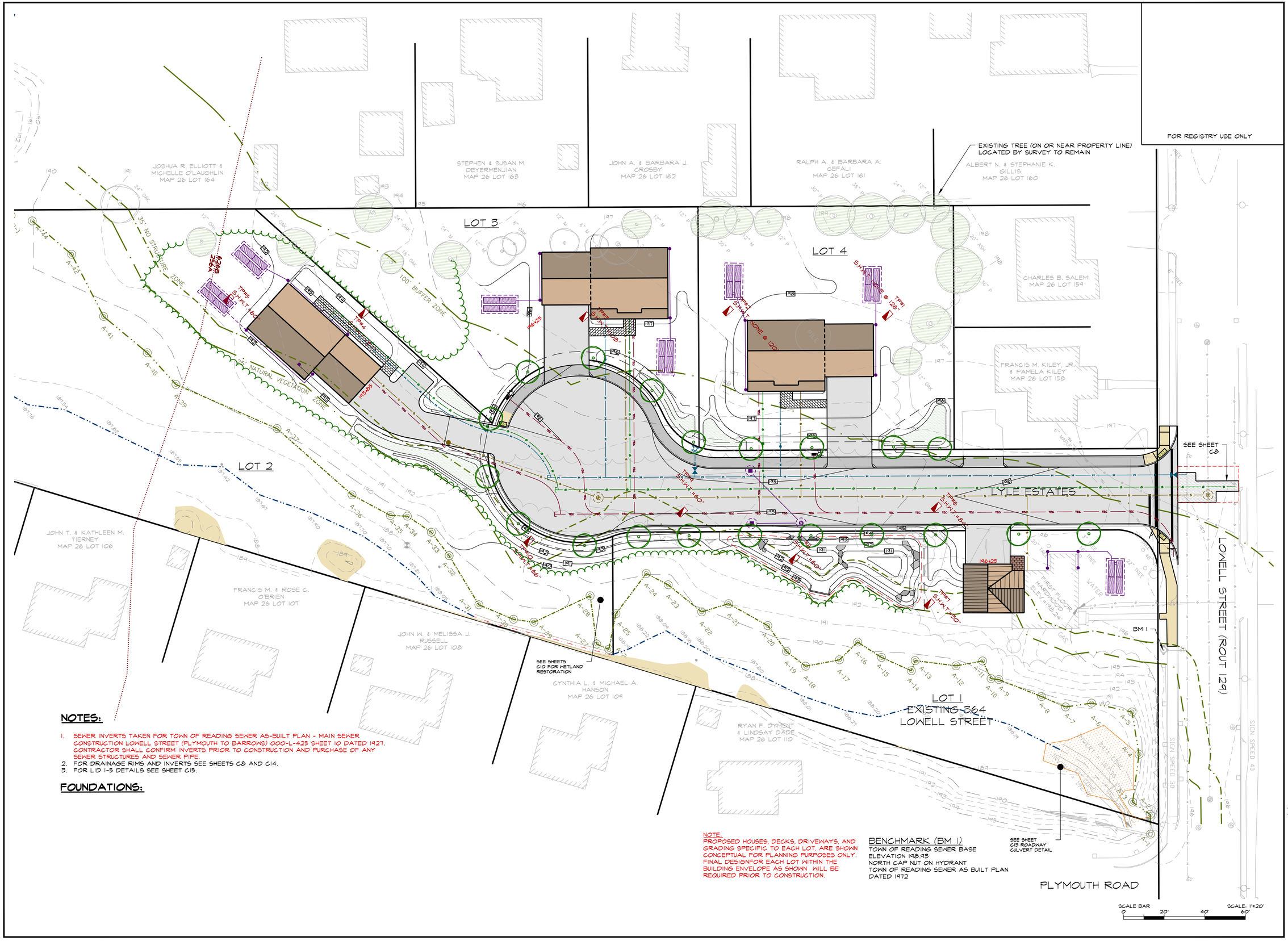
date: 04.04.2016
scale: 1"=20'
job no: 2014-17
DEP no: TBD

COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name
LAYOUT, UTILITIES & PAVEMENT MARKING/SIGNED PLAN

drawing number
C5

sheet 5 of 16



NOTES:

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2. FOR DRAINAGE RIMS AND INVERTS SEE SHEETS C8 AND C14.
3. FOR LID 1-5 DETAILS SEE SHEET C15.

FOUNDATIONS:

NOTE:
PROPOSED HOUSES, DECKS, DRIVEWAYS, AND GRADING SPECIFIC TO EACH LOT, ARE SHOWN CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL DESIGNFOR EACH LOT WITHIN THE BUILDING ENVELOPE AS SHOWN WILL BE REQUIRED PRIOR TO CONSTRUCTION.

BENCHMARK (BM 1)
TOWN OF READING SEWER BASE
ELEVATION 198.93
NORTH CAP NUT ON HYDRANT
TOWN OF READING SEWER AS BUILT PLAN
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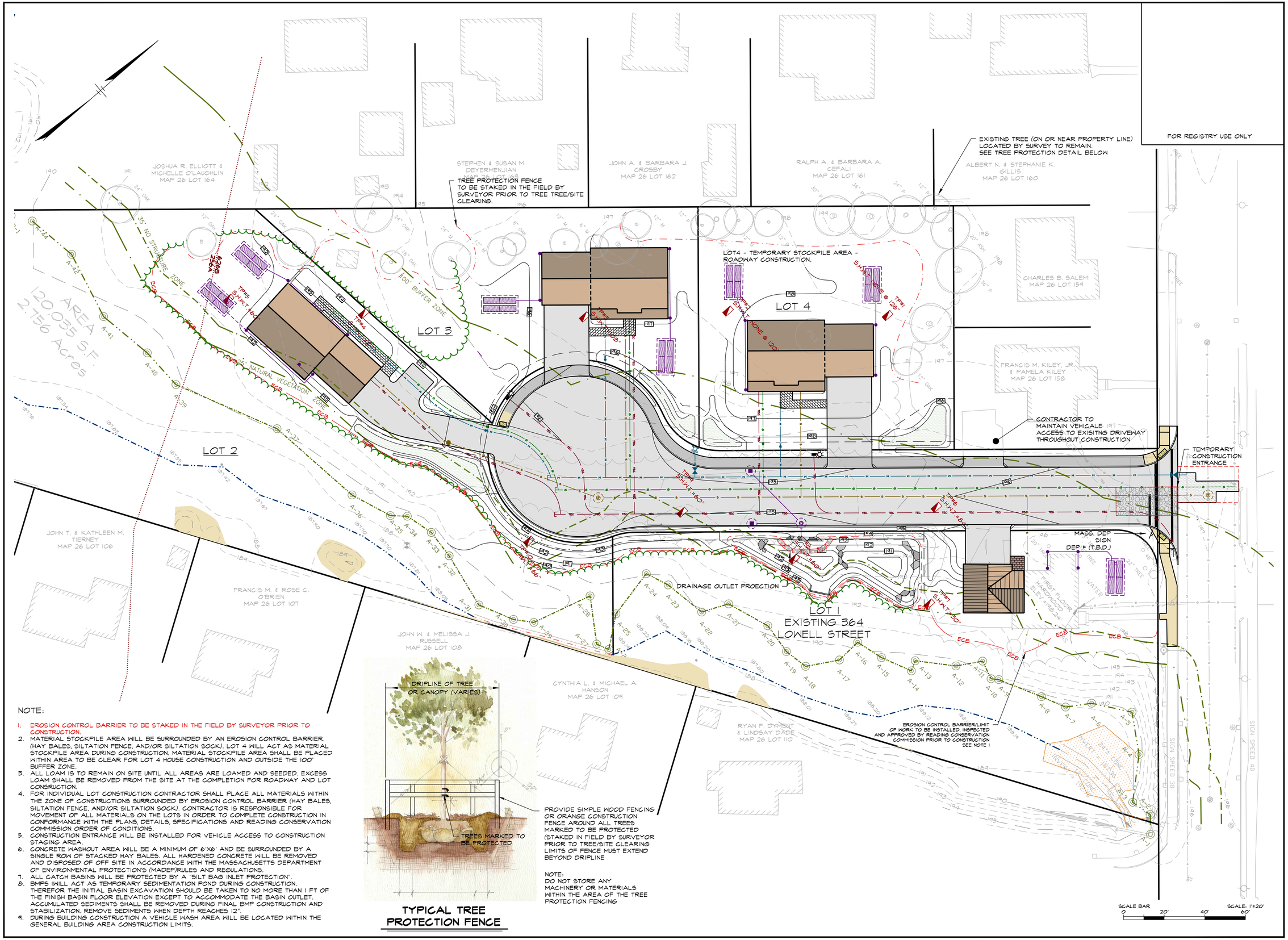
drawing name
GRADING & DRAINAGE PLAN

drawing number
C6

sheet 6 of 16



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NOTE:

1. EROSION CONTROL BARRIER TO BE STAKED IN THE FIELD BY SURVEYOR PRIOR TO CONSTRUCTION.
2. MATERIAL STOCKPILE AREA WILL BE SURROUNDED BY AN EROSION CONTROL BARRIER. (HAY BALES, SILTATION FENCE, AND/OR SILTATION SOCK). LOT 4 WILL ACT AS MATERIAL STOCKPILE AREA DURING CONSTRUCTION. MATERIAL STOCKPILE AREA SHALL BE PLACED WITHIN AREA TO BE CLEAR FOR LOT 4 HOUSE CONSTRUCTION AND OUTSIDE THE 100' BUFFER ZONE.
3. ALL LOAM IS TO REMAIN ON SITE UNTIL ALL AREAS ARE LOAMED AND SEEDED. EXCESS LOAM SHALL BE REMOVED FROM THE SITE AT THE COMPLETION FOR ROADWAY AND LOT CONSRUCTION.
4. FOR INDIVIDUAL LOT CONSTRUCTION CONTRACTOR SHALL PLACE ALL MATERIALS WITHIN THE ZONE OF CONSTRUCTIONS SURROUNDED BY EROSION CONTROL BARRIER (HAY BALES, SILTATION FENCE, AND/OR SILTATION SOCK). CONTRACTOR IS RESPONSIBLE FOR MOVEMENT OF ALL MATERIALS ON THE LOTS IN ORDER TO COMPLETE CONSTRUCTION IN CONFORMANCE WITH THE PLANS, DETAILS, SPECIFICATIONS AND READING CONSERVATION COMMISSION ORDER OF CONDITIONS.
5. CONSTRUCTION ENTRANCE WILL BE INSTALLED FOR VEHICLE ACCESS TO CONSTRUCTION STAGING AREA.
6. CONCRETE WASHOUT AREA WILL BE A MINIMUM OF 6'X6' AND BE SURROUNDED BY A SINGLE ROW OF STACKED HAY BALES. ALL HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (MADEP)RULES AND REGULATIONS.
7. ALL CATCH BASINS WILL BE PROTECTED BY A "SILT BAG INLET PROTECTION".
8. BMPS IWILL ACT AS TEMPORARY SEDIMENTATION POND DURING CONSTRUCTION. THEREFOR THE INITIAL BASIN EXCAVATION SHOULD BE TAKEN TO NO MORE THAN 1 FT OF THE FINISH BASIN FLOOR ELEVATION EXCEPT TO ACCOMMODATE THE BASIN OUTLET. ACCUMULATED SEDIMENTS SHALL BE REMOVED DURING FINAL BMP CONSTRUCTION AND STABILIZATION. REMOVE SEDIMENTS WHEN DEPTH REACHES 12".
9. DURING BUILDING CONSTRUCTION A VEHICLE WASH AREA WILL BE LOCATED WITHIN THE GENERAL BUILDING AREA CONSTRUCTION LIMITS.

PROVIDE SIMPLE WOOD FENCING OR ORANGE CONSTRUCTION FENCE AROUND ALL TREES MARKED TO BE PROTECTED (STAKED IN FIELD BY SURVEYOR PRIOR TO TREE/SITE CLEARING LIMITS OF FENCE MUST EXTEND BEYOND DRIPLINE

NOTE:
DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN THE AREA OF THE TREE PROTECTION FENCING

TYPICAL TREE PROTECTION FENCE

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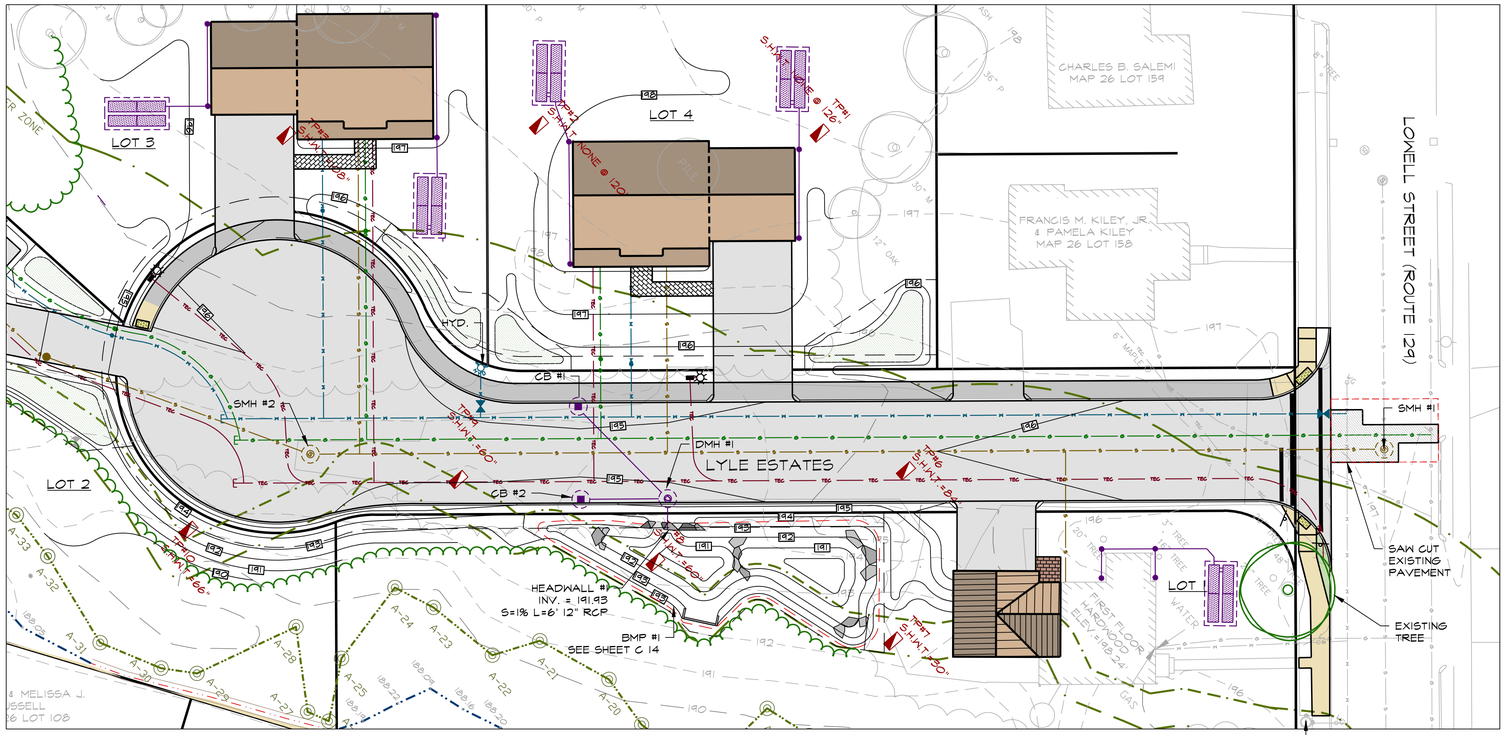
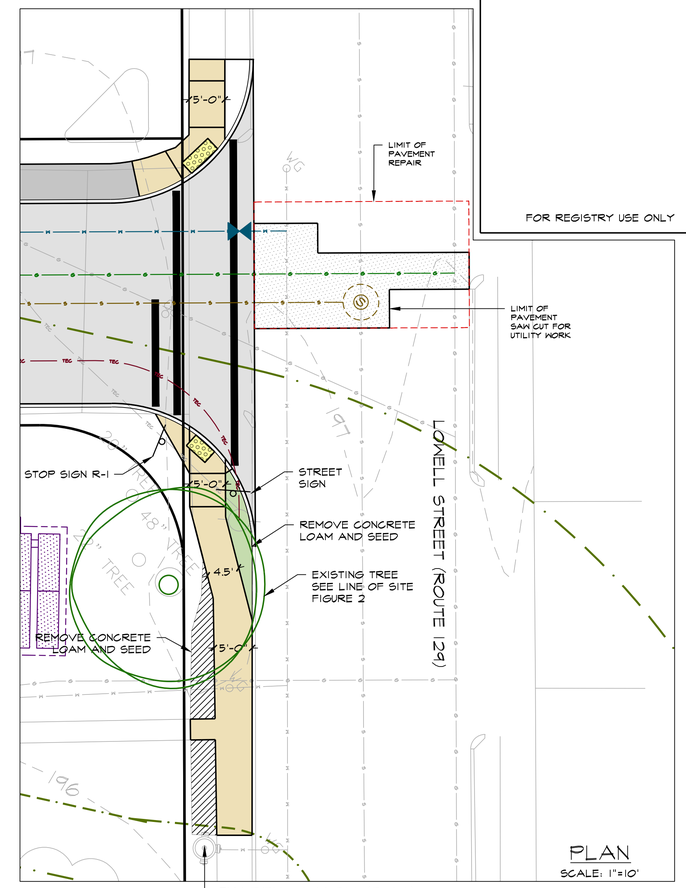
drawing name
SWPP PLAN

drawing number
C7



PLAN - LYLE ESTATES

SCALE: 1"=20'



PLAN

SCALE: 1"=10'

BENCHMARK (BM 1)

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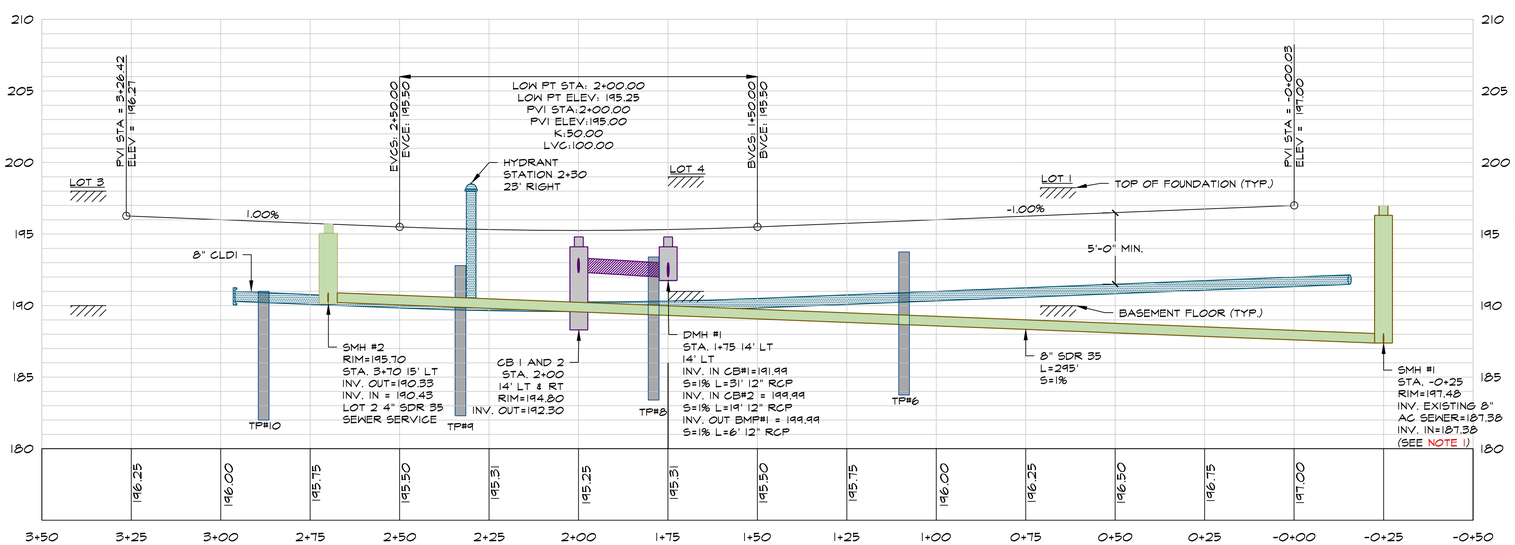

PROFILE - LYLE ESTATES

SCALE: 1"=5' (VERT.) & 1"=20' (HORIZ.)

SCALE BAR
HORIZ. 0 20' 40' 60'
VERT. 0 5' 10' 15'

LEGEND

EXISTING GRADE
RIGHT
LEFT
CENTER

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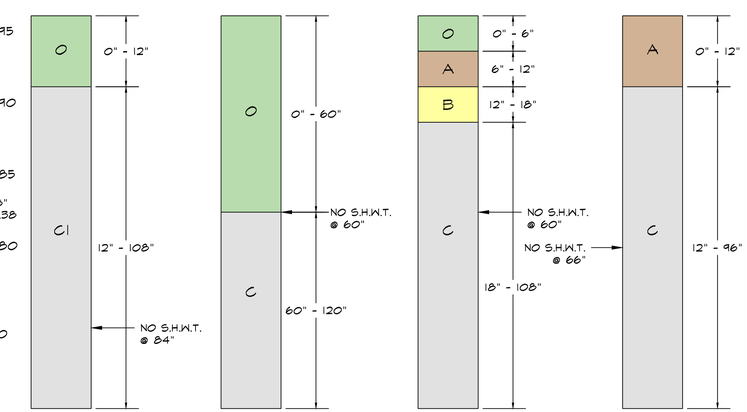
2. SEE SHEET C2 PROJECT GENERAL NOTES 1-10



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ROADWAY &
SEWER PROFILE

drawing number

C8

sheet 8 of 16