

PLAN REFERENCE:

PLAN NO. 519 OF 2023

BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
△	SEWER MANHOLE RIM	116.21' *

* 1988 NAVD

APPLICANT:

TRINITY HOME BUILDERS, LLC
429 SOUTH MAIN STREET
ANDOVER, MA 01810

ASSESSOR REFERENCE:

ASSESSOR MAP 33 PARCEL 92

ZONING INFORMATION:

ZONING DISTRICT : S15
MIN. BLDG. SETBACKS:
FRONT : 20 FEET
SIDE : 15 FEET
REAR : 20 FEET

LEGEND:

EOP	EDGE OF PAVEMENT
-100-	EX. CONTOUR
96x7	EX. SPOT GRADE
BIT.	BITUMINOUS
~	EX. TREELINE
W	WETLAND RESOURCE AREA
1A	WETLAND FLAG NUMBER
20"	EX. DECIDUOUS TREE/DIAMETER
10"	EX. CONIFEROUS TREE/DIAMETER
CB □	EX. CATCHBASIN
⊙	EX. SEWER MANHOLE
⊖	EX. DRAIN MANHOLE
⊕	EX. UTILITY POLE
PS	PROP. SEWER SERVICE (4" SDR 35 PVC S=2% MIN.)
PW	PROP. WATER SERVICE (1" TYPE K COPPER)
□	PROP. 1,000 GALLON CONC. DRYWELL W/ 12" STONE SURROUNDING
RD	PROP. 4" HDPE ROOF DRAIN
(110)	PROP. SPOT GRADE
(110)-	PROP. CONTOUR
*	PROP. 2 1/2"-3" CALIPER TREE

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON DEC. 21, 2023 BY SULLIVAN ENGINEERING GROUP, LLC.
2. 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 OR 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.
3. 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.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1988 NAVD DATUM.
5. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

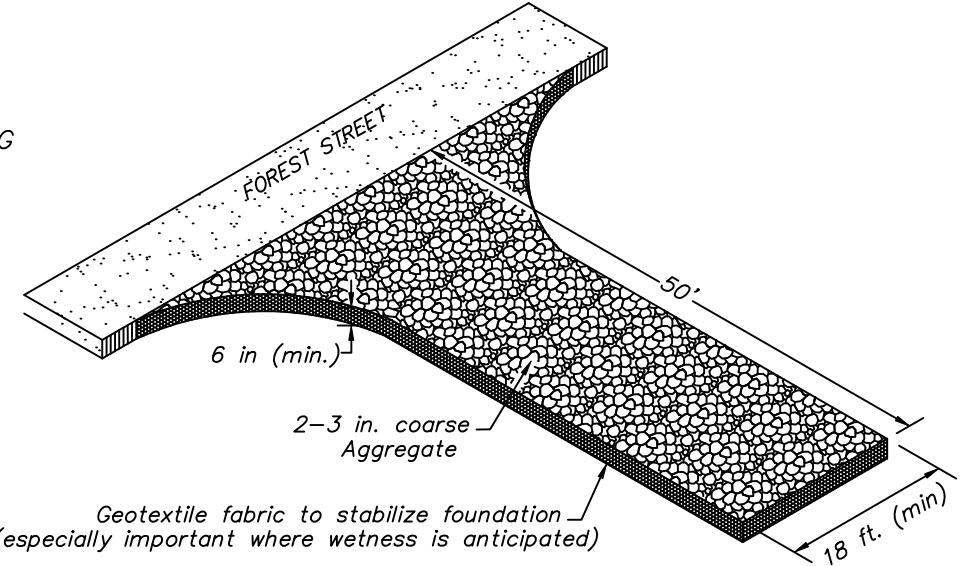
TREES > 6" DIAMETER TO BE REMOVED WITHIN 100 FT BVW BUFFER

8 TREES TO BE REMOVED

IN ACCORDANCE WITH TOWN OF READING CON. COMM. TREE REMOVAL POLICY, 8 NEW TREES TO BE PLANTED.

A MIX OF 3 TREE SPECIES CONSISTING OF:

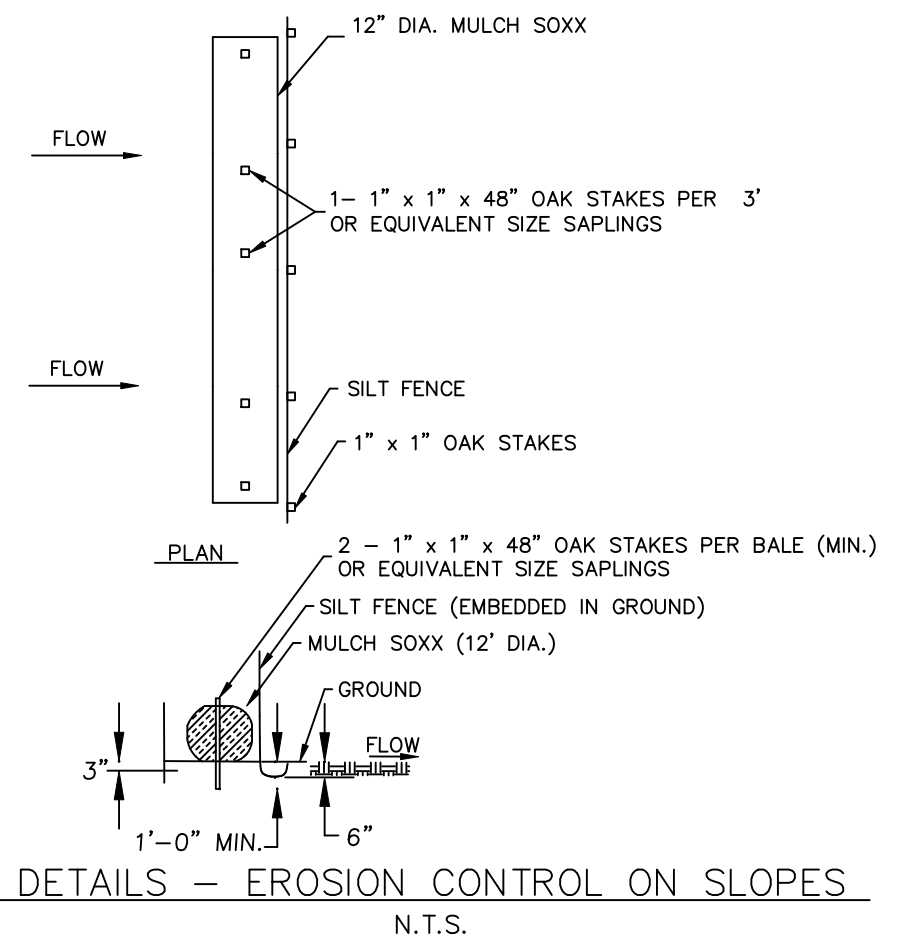
- 1) ACER RUBRUM - RED MAPLE
- 2) JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
- 3) CORNUS FLORIDA - FLOWERING DOGWOOD



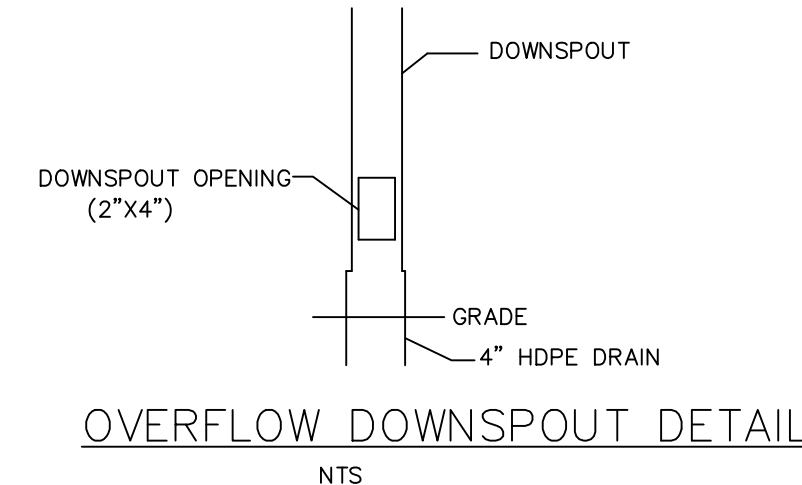
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PAD (NOT TO SCALE)

NOTE:

CONSTRUCT "TEMPORARY CONSTRUCTION ENTRANCE" AS SHOWN ON DETAIL PLAN PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES. ALL CONSTRUCTION VEHICLES SHALL EXIT THE SITE OVER THIS "TEMPORARY CONSTRUCTION ENTRANCE". THE CONTRACTOR SHALL USE THIS AREA TO REMOVE SOIL FROM THE TIRES OF CONSTRUCTION VEHICLES. "TEMPORARY CONSTRUCTION ENTRANCE" TO CONSIST OF SIX TO TWELVE INCHES OF TWO TO THREE INCH STONE.



DETAILS - EROSION CONTROL ON SLOPES



OVERFLOW DOWNSPOUT DETAIL

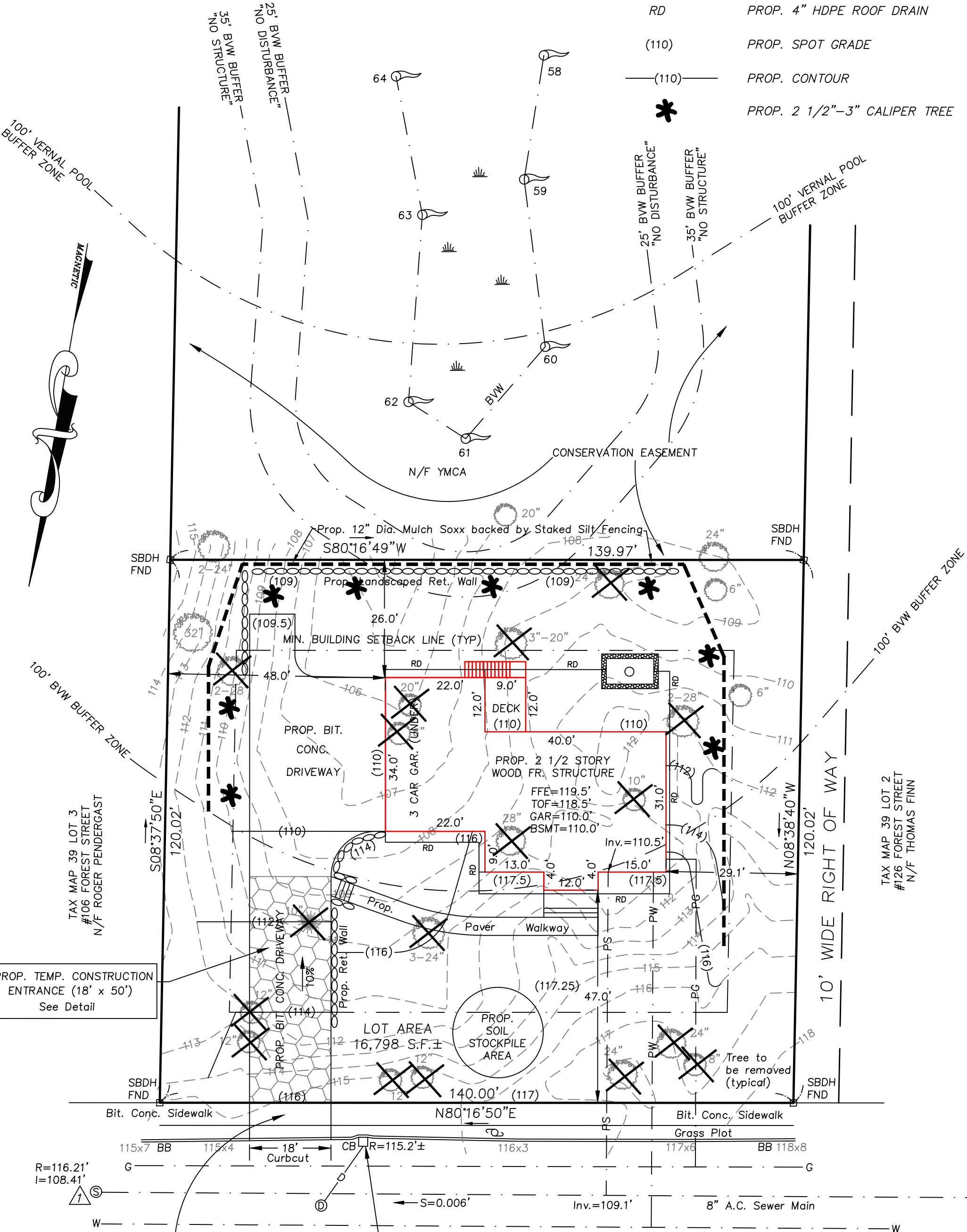
**PORTION OF TAX MAP 33 LOT 92
O FOREST STREET**

PLOT PLAN OF LAND
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
TRINITY HOME BUILDERS LLC
SCALE: 1" = 20' DATE: MARCH 21, 2024
PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBBURN, MA 01888
(781) 854-8644

SHEET No. 1 OF 1

NOTE: WETLAND AND VERNAL POOL FLAG LOCATIONS/NUMBERS TAKEN FROM A PLAN BY MEDFORD ENGINEERING & SURVEY WITH THE DELINEATION PERFORMED BY NORSE ENVIRONMENTAL SERVICES.



FOREST STREET

GRAPHIC SCALE

