

- LEGEND:**
- 248--- TWO FOOT CONTOUR
 - 92x00 SPOT GRADE
 - DECIDUOUS TREE/DIAMETER
 - CONIFEROUS TREE/DIAMETER
 - UTILITY POLE
 - SEWER MANHOLE
 - SEWER MAIN
 - COMPILED SEWER SERVICE
 - COMPILED WATER MAIN
 - COMPILED WATER SERVICE
 - DRAIN MANHOLE
 - CATCHBASIN
 - DRAIN LINE
 - BIT. BITUMINOUS
 - CONC. CONCRETE
 - VGC VERTICAL GRANITE CURB
 - INV INVERT
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - LOOSE STONEWALL
 - TREELINE
 - FF FINISH FLOOR
 - (83.3) PROP. SPOT GRADE
 - PRD PROP. ROOF DRAIN (4" HDPE)
 - PROP. 3" CALIPER NATIVE TREE

Note:
Wetland Delineation performed by Norse Environmental Services in Feb. 2024.

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.

IMPERVIOUS AREAS:

	EXISTING	PROPOSED
BUILDING	3,000 S.F.	4,800 S.F.
CONCRETE	226 S.F.	0 S.F.
RET. WALL	0 S.F.	108 S.F.
TOTAL:	3,226 S.F.	4,908 S.F.

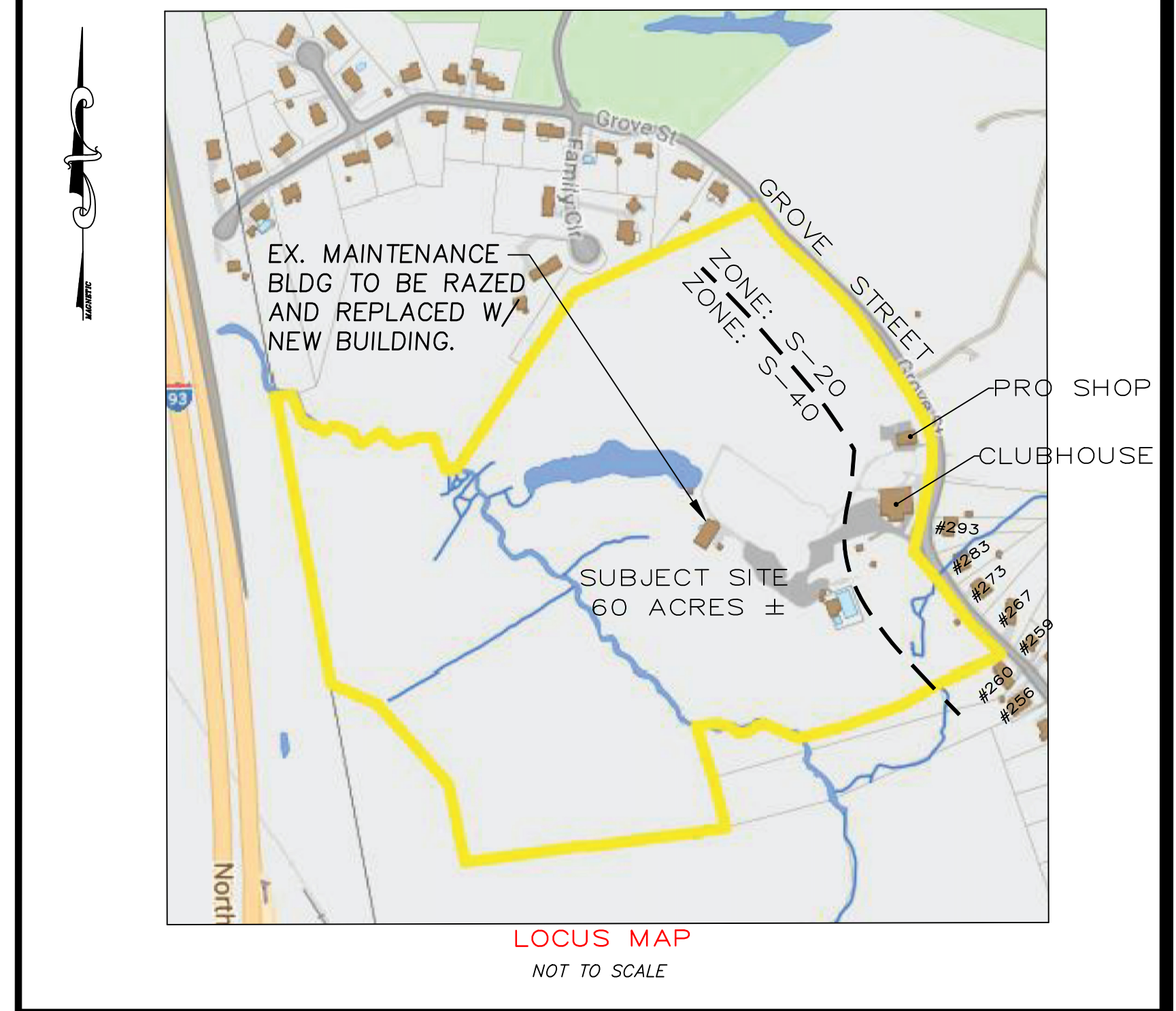
INCREASE IN IMPERVIOUS AREA: +1,682 S.F.
ENTIRE NEW BUILDING (4,800 S.F.) ROOF TO BE MITIGATED FOR THE 2 & 10 YEAR RAINFALL EVENT.... THEREFORE A NET EFFECTIVE REDUCTION OF 3,118 S.F. OF IMPERVIOUS AREAS.

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
△	CATCHBASIN GRATE	88.76'

TREE REMOVAL

10 TREES TO BE REMOVED W/IN 100' WETLAND BUFFER. (10 NEW TREES TO BE PLANTED AS MITIGATION PER CON. COMM. TREE REMOVAL POLICY)



NOTES:

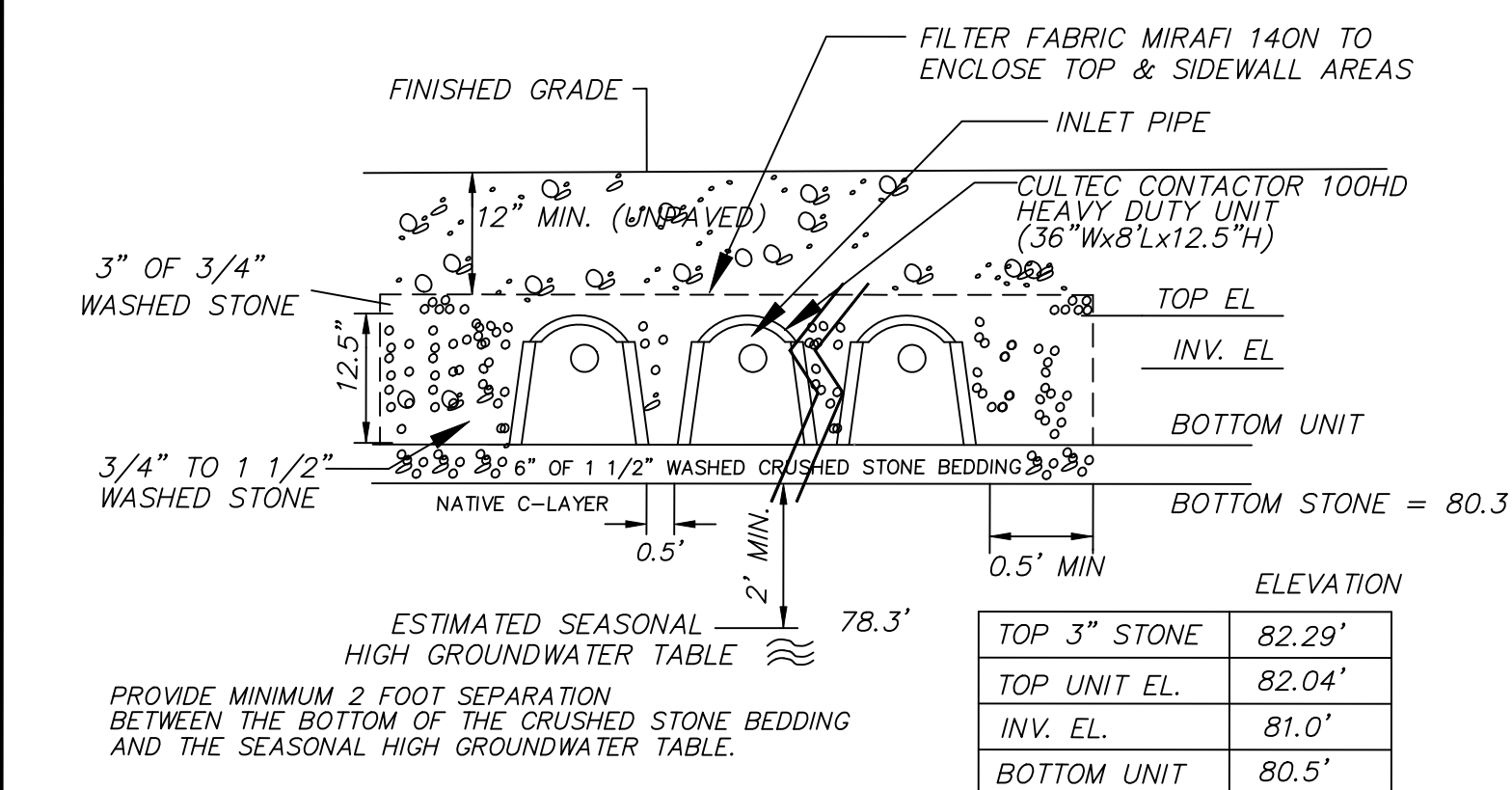
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON FEB. 26-29, 2024 BY SULLIVAN ENGINEERING GROUP, LLC
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF 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.
- 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.
- THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1988 NAVD.
- THE PROP. BUILDING AREA IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

ZONING INFORMATION:

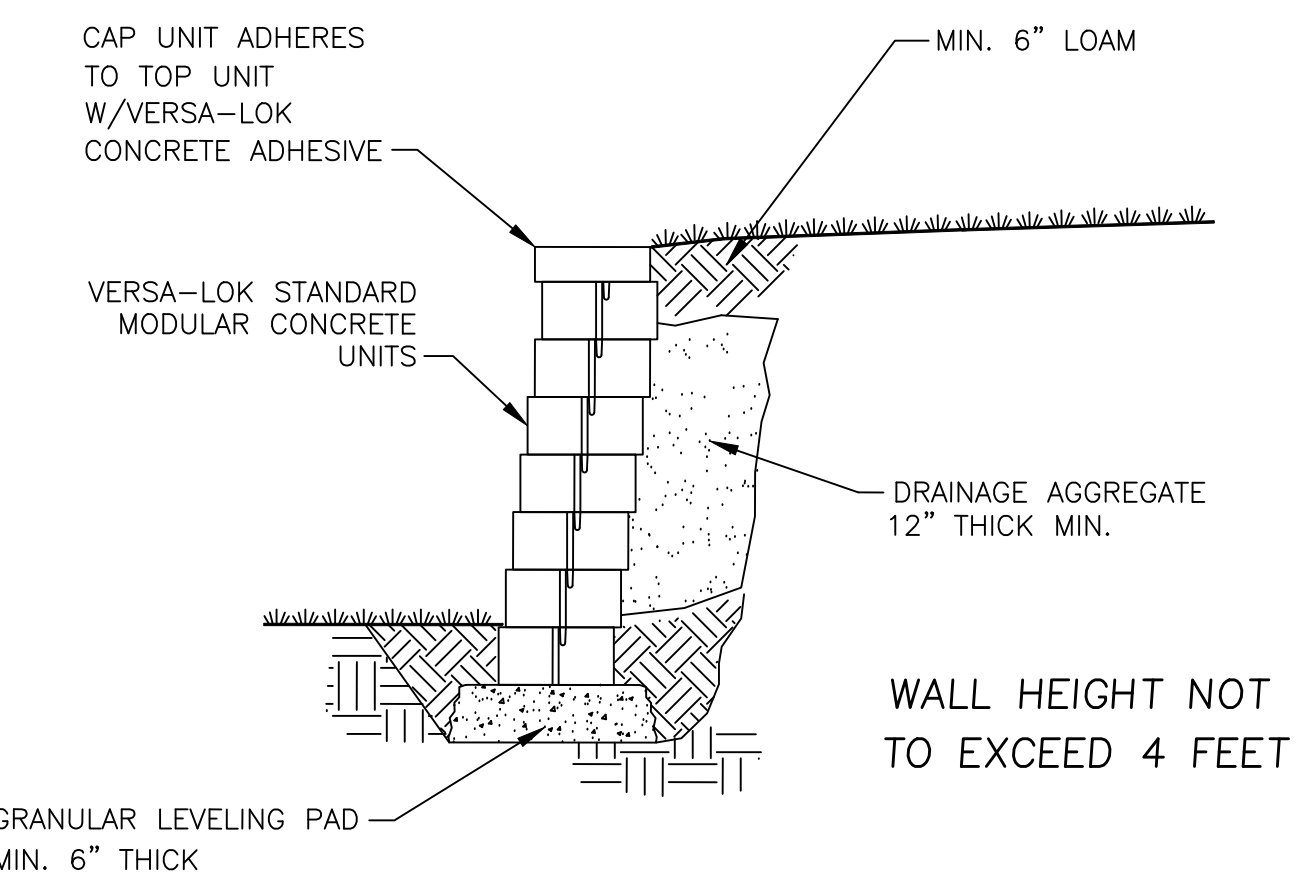
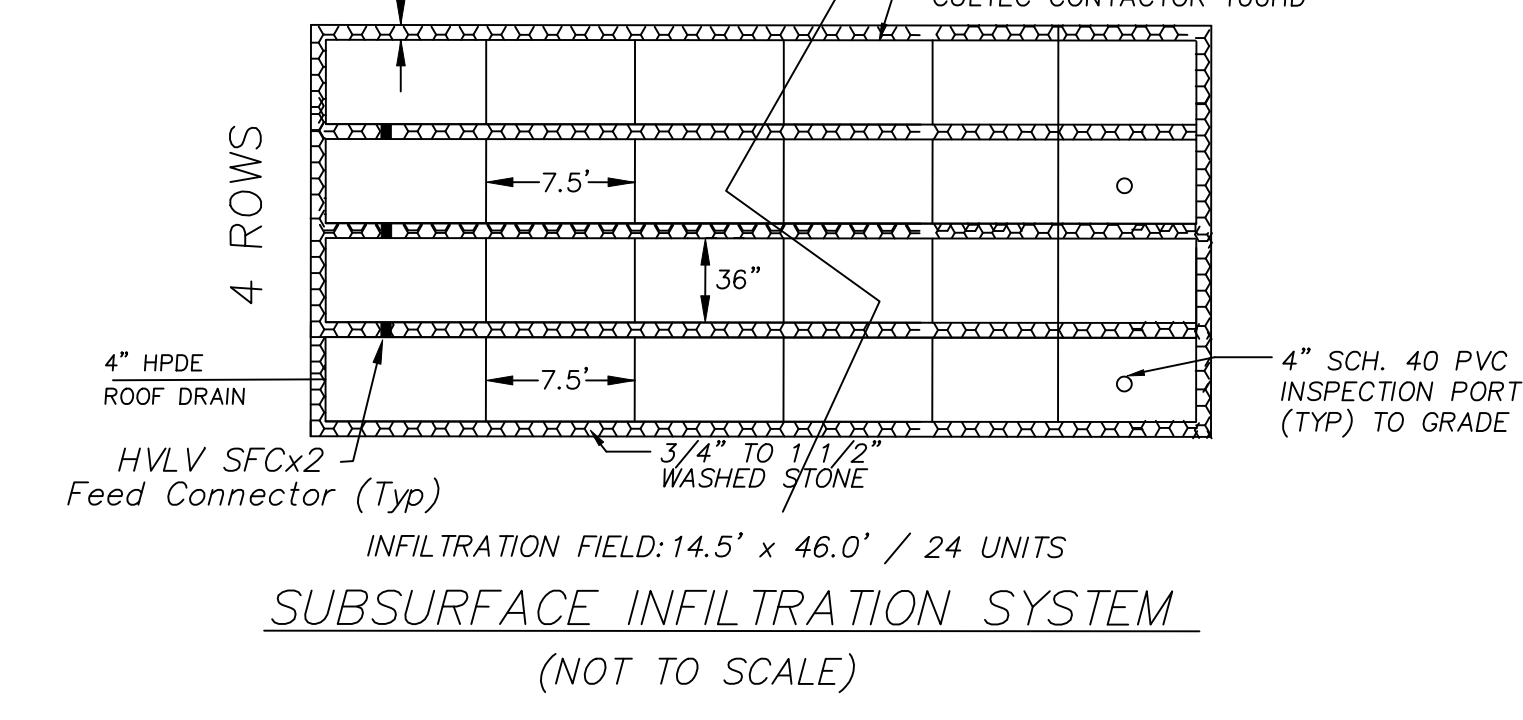
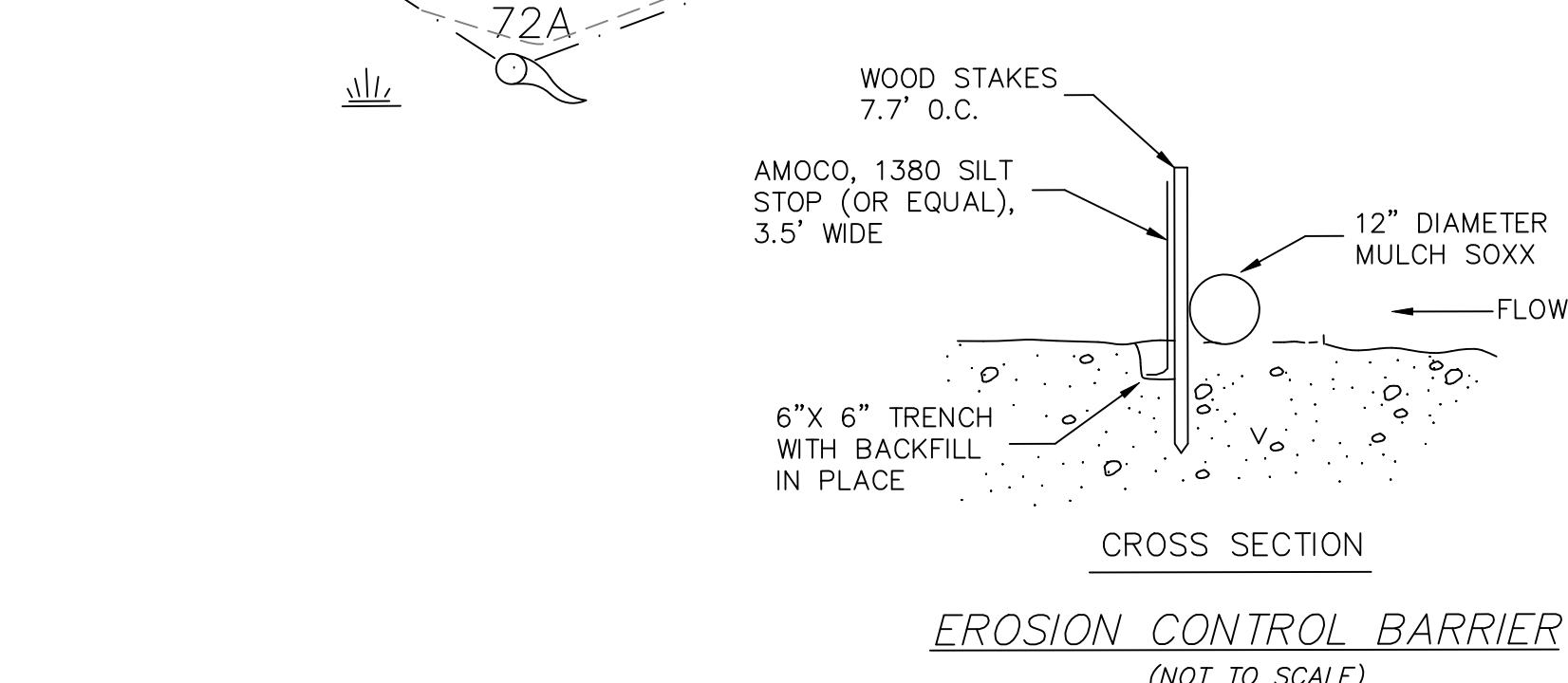
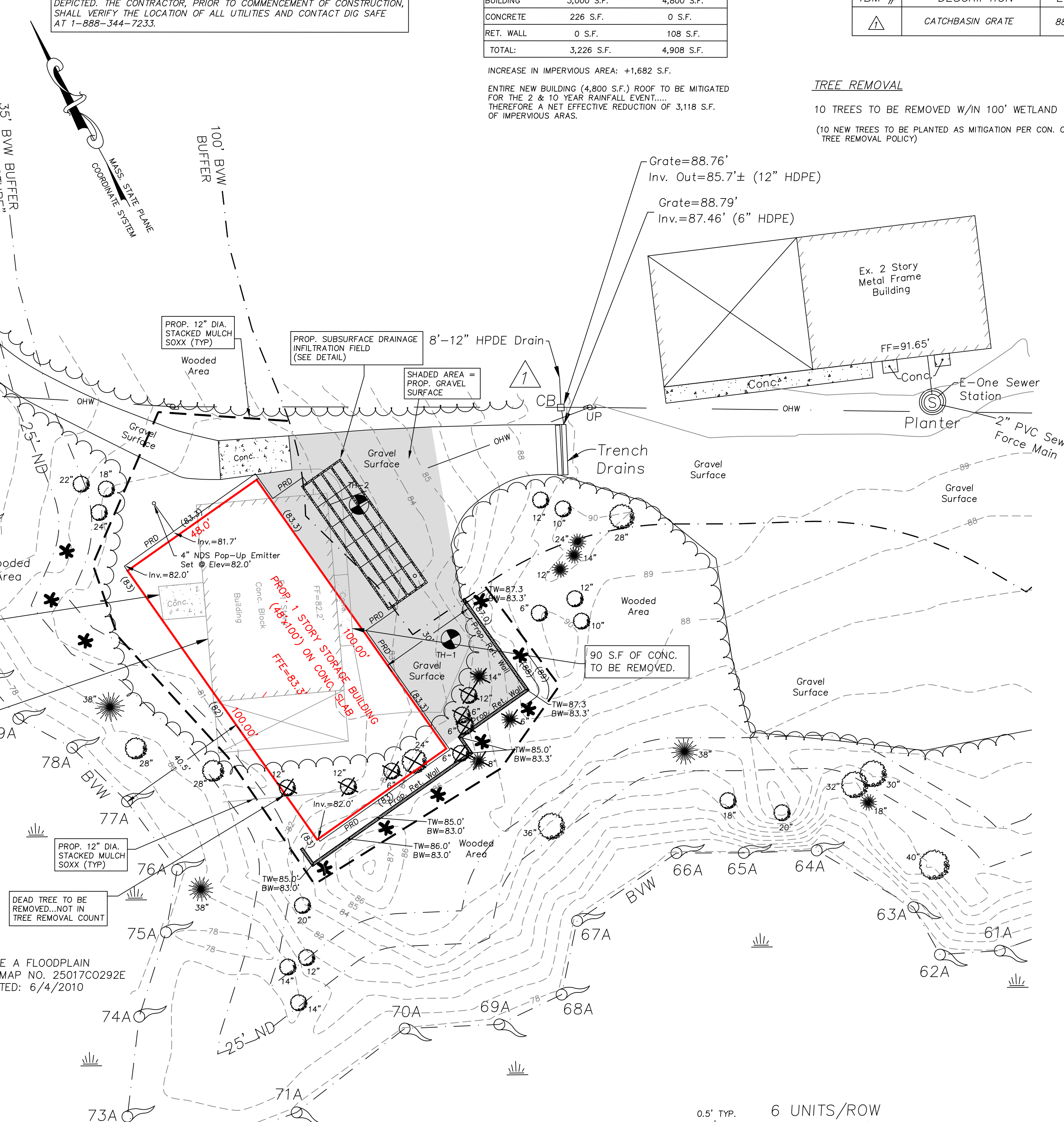
ENTIRE PROPERTY LOCATED WITHIN THE AQUIFER PROTECTION DISTRICT
S-40 DISTRICT
MIN. LOT SIZE: 40,000 S.F.
MIN. LOT FRONTAGE: 200 FEET
MIN. BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 20 FEET
% BUILDING COVERAGE: 25%
MAX. BUILDING HEIGHT: 35 FEET

SOILS INFORMATION:

TEST PIT: TH-1
ELEV.= 84.5'
0"-84" LAYER C: M-C SAND, 20% STONE, 20% BOULDERS
WATER WEEPING @ NONE
DISTINCT MOTTLES @ NONE
TEST PIT: TH-2
ELEV.=82.8'
0"-70" LAYER C: M-C SAND, 15% STONE, 10% BOULDERS
WATER WEEPING @ NONE
DISTINCT MOTTLES @ 54" (ELEV=78.3')



INFILTRATION FIELD: 14.5' x 46.0'
SUBSURFACE INFILTRATION SYSTEM - CROSS SECTION
(NOT TO SCALE)



TYPICAL SECTION-UNREINFORCED RETAINING WALL
SCALE: NONE



288 GROVE STREET
MEADOWBROOK GOLF CLUB
STORAGE BUILDING REPLACEMENT
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)
PREPARED FOR
MEADOWBROOK GOLF CLUB
SCALE: 1" = 20' DATE: MARCH 30, 2025
PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
(781) 854-8644
SHEET No. 1 OF 1