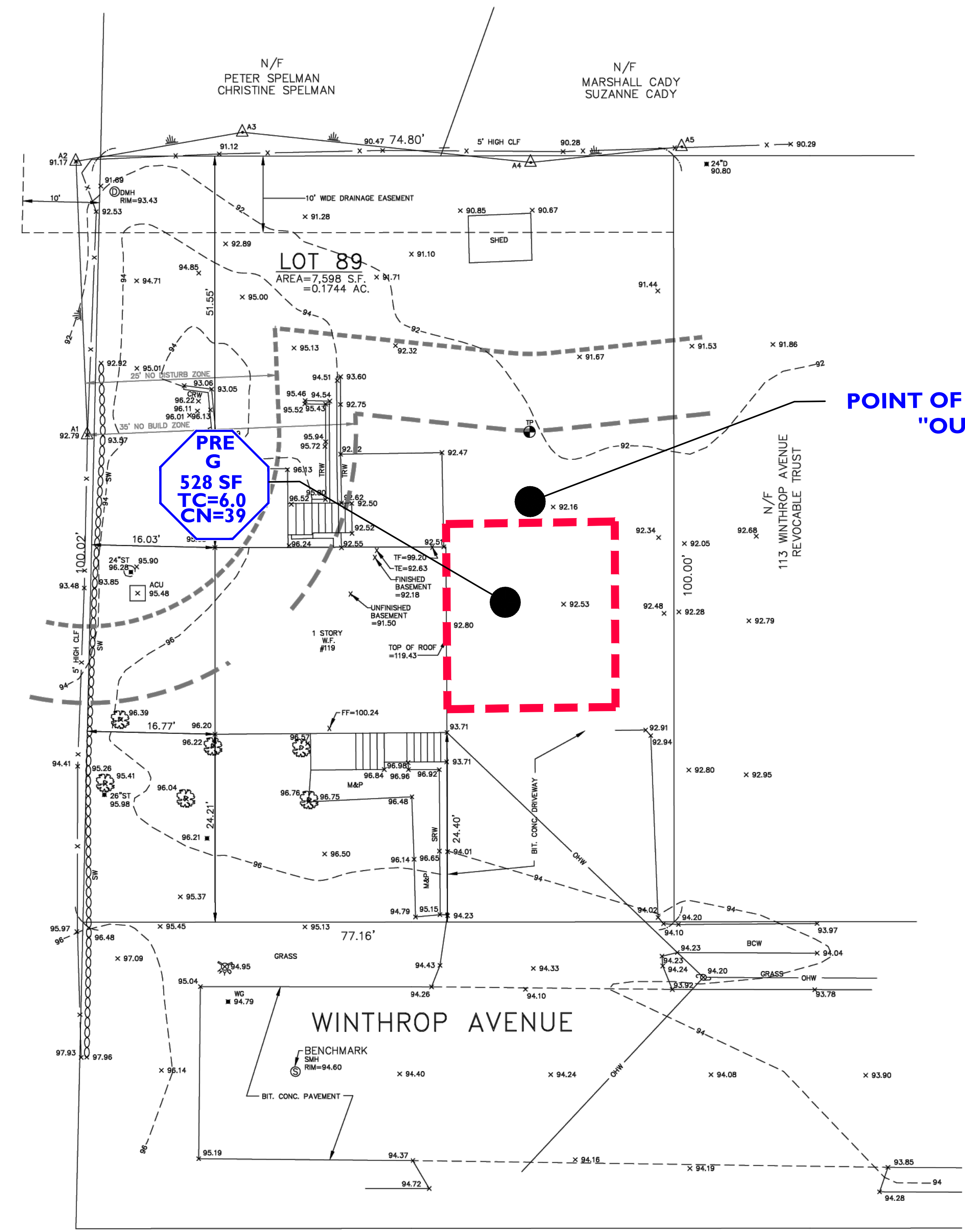


12513-02/TP/1251302TP01.DWG 4/15/25

SOIL=626B
HSG GROUP TYPE "A"



POINT OF STUDY
"OUTFALL"

- NOTES**
- SEE TOWN OF READING PARCEL ID #27-247, DEED BOOK #68160 PAGE #44 AND PLAN IN PL. BK. #310 PLAN #11 MSDRD FOR SITE.
 - WETLANDS FLAGGED BY BASBANES WETLAND CONSULTING, 39 HARDY STREET, DUNSTABLE, MA ON DECEMBER 30, 2024.
 - TOPOGRAPHIC DATUM IS NAVD88 FROM MAGIS LIDAR, BENCHMARK IS SEWER MANHOLE LOCATED ON WINTHROP AVENUE, ELEVATION=94.60

LEGEND

□ ACU	AIR CONDITIONING UNIT
⊙ DMH	DRAIN MANHOLE
⊙ SMH	SEWER MANHOLE
● WG	WATER GATE
● 24"ST	STUMP
● 24"D	DECIDUOUS TREE
⊙ UP	UTILITY POLE
⊙	HYDRANT
⊙	SHRUB
⊙	TEST PIT
X 94.28	SPOT ELEVATION
△ 2A	WETLAND FIELD FLAG
---	EDGE OF WETLAND
---	ELEVATION CONTOUR
⊙ 82	PROPOSED FINISH GRADE COUNTER
---	PROPOSED FINISH GRADE
---	PROPOSED EROSION CONTROL
---	CHAIN LINK FENCE
---	STONE WALL (SW)
---	OVERHEAD WIRES
TF	TOP OF FOUNDATION
FF	FINISH FLOOR ELEVATION
TE	THRESHOLD ELEVATION
N/F	NOW OR FORMERLY
W.F.	WOOD FRAME
CRW	CONCRETE RETAINING WALL
TRW	TIMBER RETAINING WALL
BIT. CONC.	BITUMINOUS CONCRETE
SRW	STONE RETAINING WALL
BCW	BITUMINOUS CONCRETE WALK
M&P	MULCH AND PLANTINGS

**PRE-DEVELOPMENT
DRAINAGE PLAN
SCALE: 1"=10'**

LEGEND:
SOILS
SUB-CATCHMENT

PLAN OF LAND
IN
READING, MASSACHUSETTS
PREPARED FOR
**JAMES W. GALLAGHER AND
MARJORIE R. GALLAGHER**
199 WINTHROP AVENUE
READING, MASSACHUSETTS 01867

DATE: MAY 8, 2025



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