

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
- BITUMINOUS
- CONC. CONCRETE
- VERTICAL GRANITE CURB
- INVERT
- TOP OF WALL
- 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
- TD PROP. TRENCH DRAIN

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

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.

IMPERVIOUS AREAS:

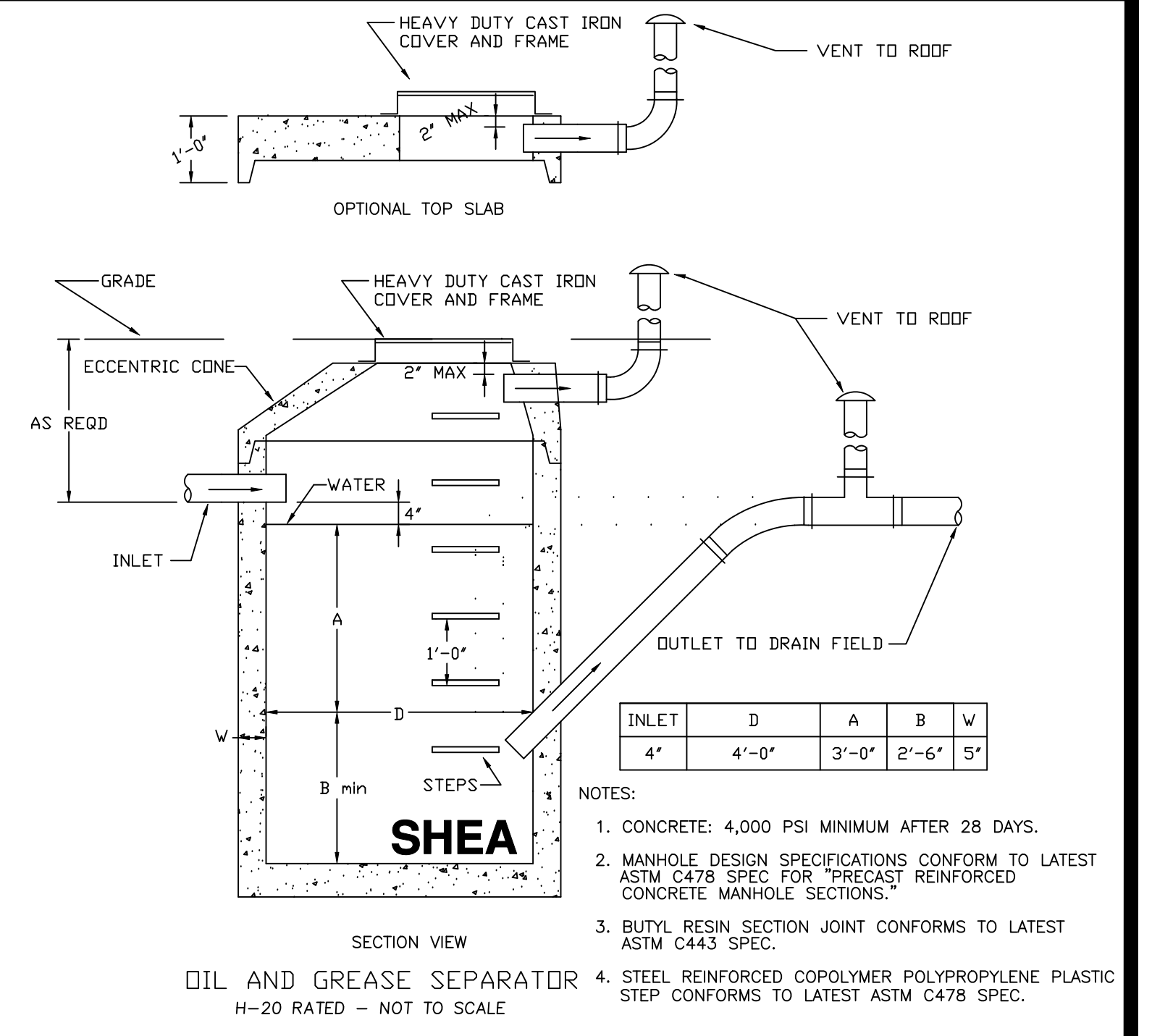
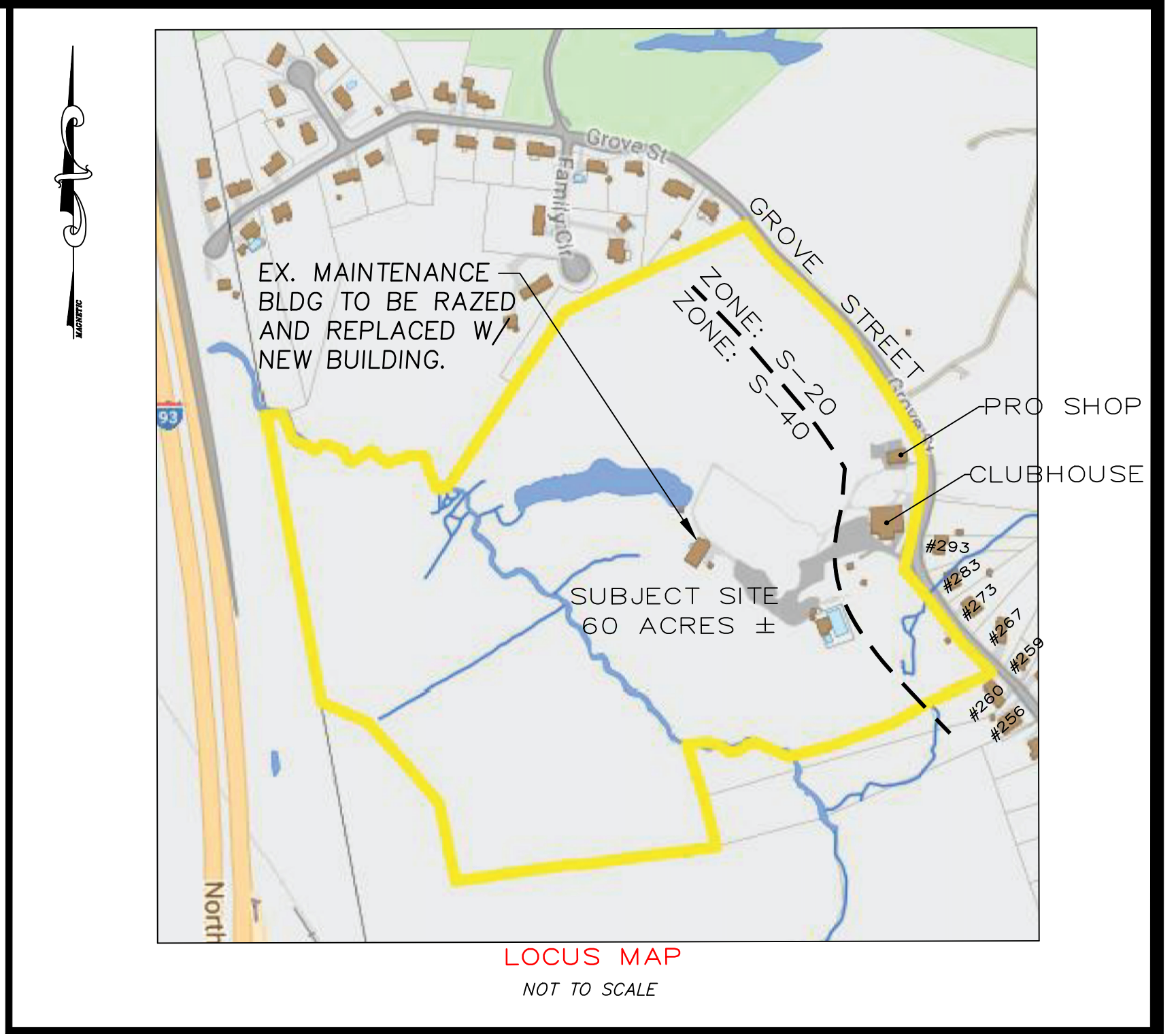
	EXISTING	PROPOSED
BUILDING:	3,000 S.F.	4,800 S.F.
CONCRETE:	466 S.F.	25 S.F.
RET. WALL:	0 S.F.	108 S.F.
PAVEMENT:	0 S.F.	1,128 S.F.
TOTAL:	3,466 S.F.	6,061 S.F.

INCREASE IN IMPERVIOUS AREA: +2,595 S.F.

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
△	CATCHBASIN GRATE	88.76'

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SOILS INFORMATION:

SOIL EVALUATOR: JOHN D. SULLIVAN III (LIC. # 2378)
 SOIL TESTING DATE: 1/14/2025
 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')

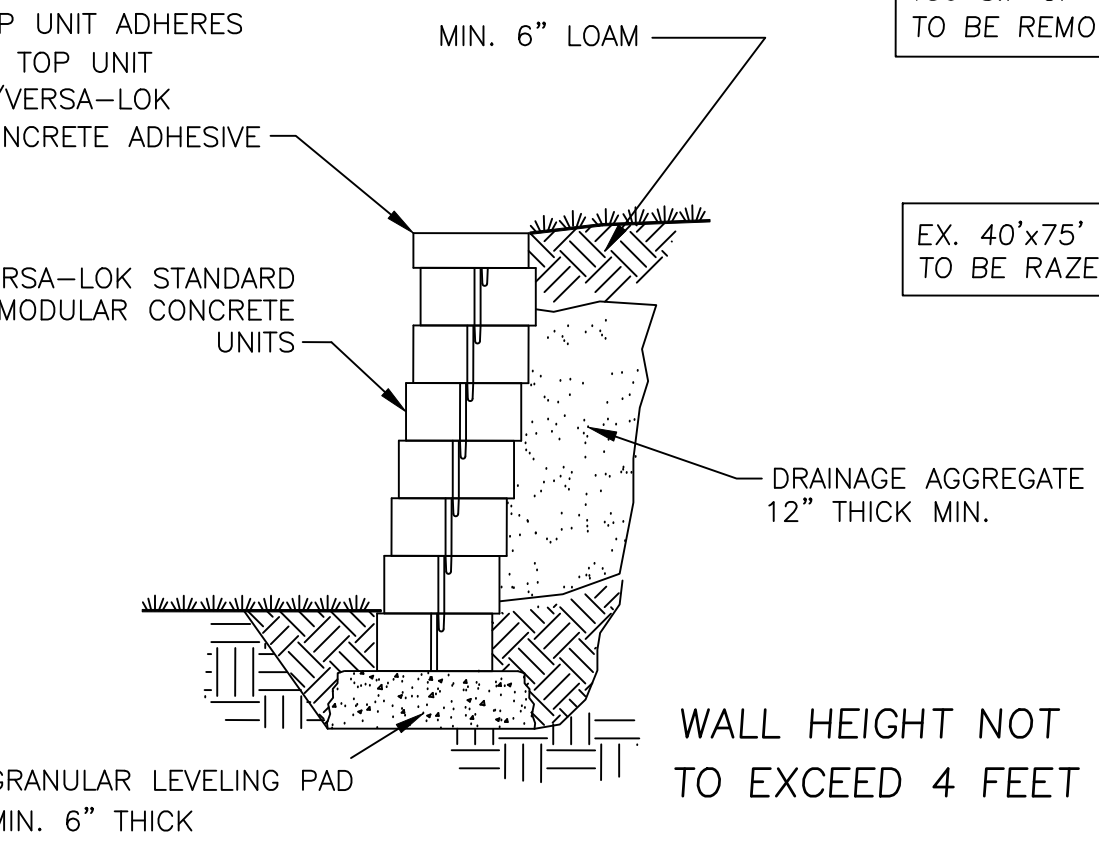
**288 GROVE STREET
 MEADOWBROOK GOLF CLUB**

STORAGE BUILDING REPLACEMENT
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

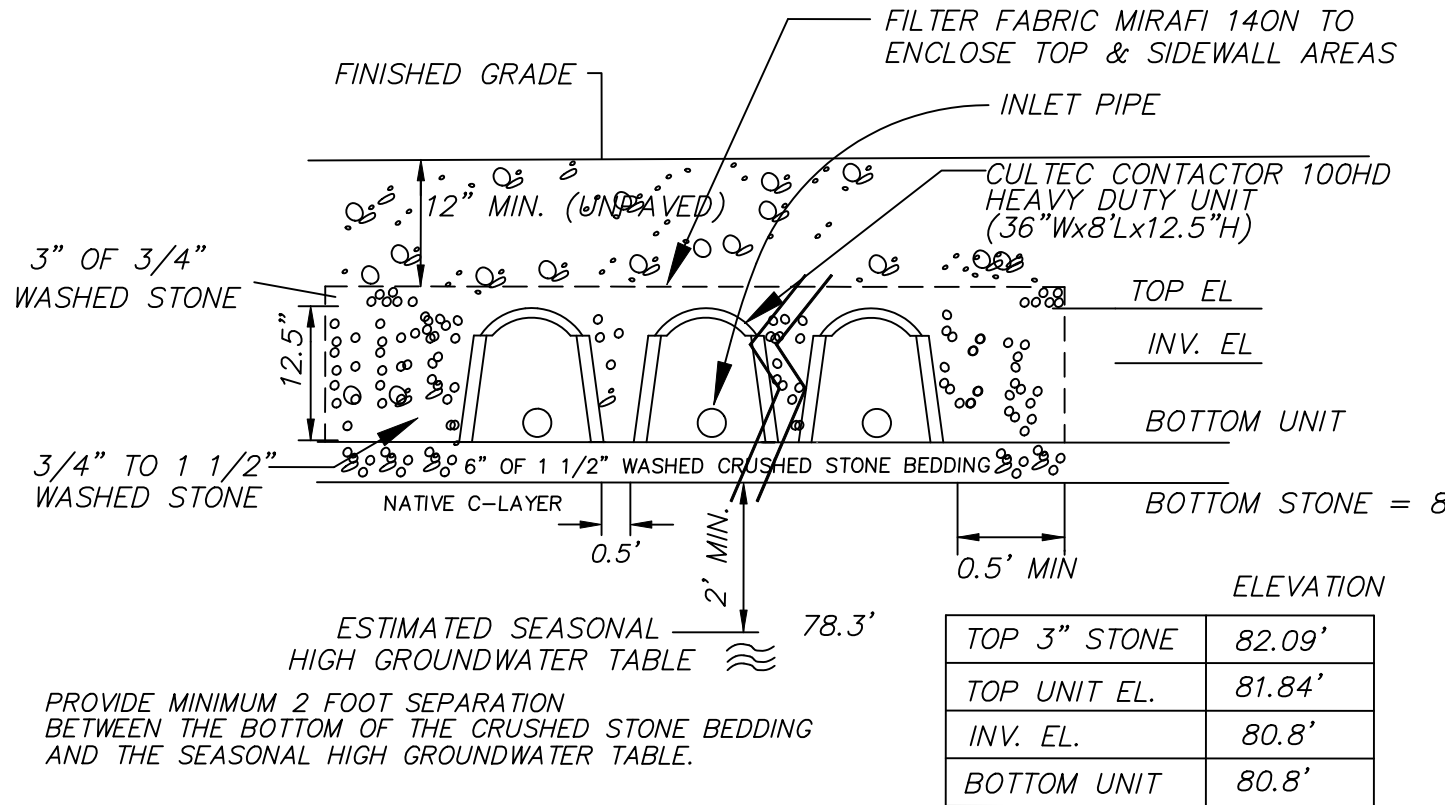
PREPARED FOR
 MEADOWBROOK GOLF CLUB
 SCALE: 1" = 20' DATE: MARCH 30, 2025

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
 P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644

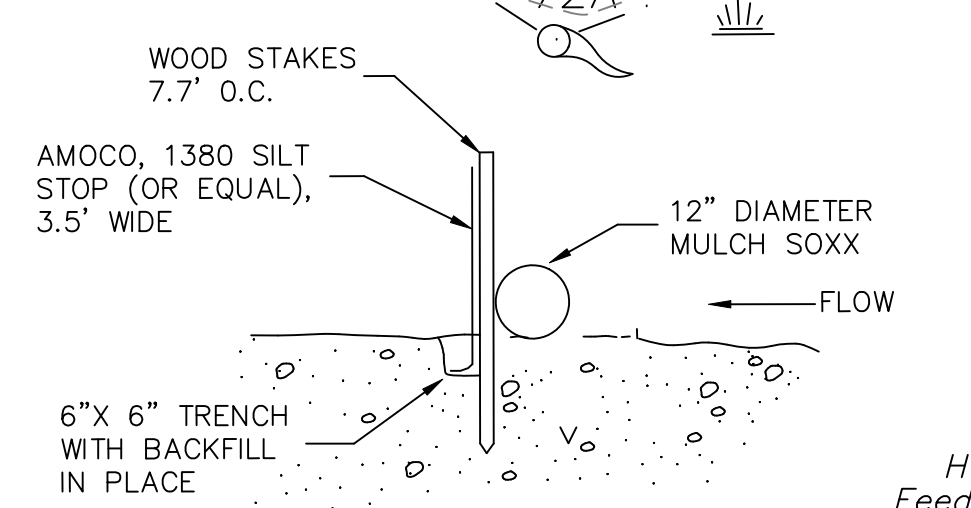
SHEET No. 1 OF 1 REVISED: 6/11/25



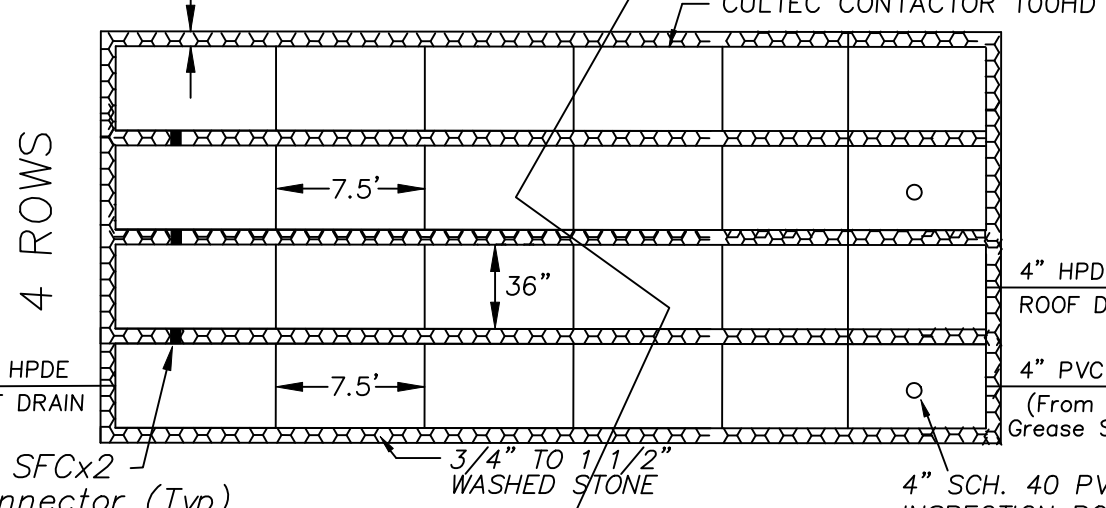
TYPICAL SECTION UNREINFORCED RETAINING WALL
 SCALE: NONE



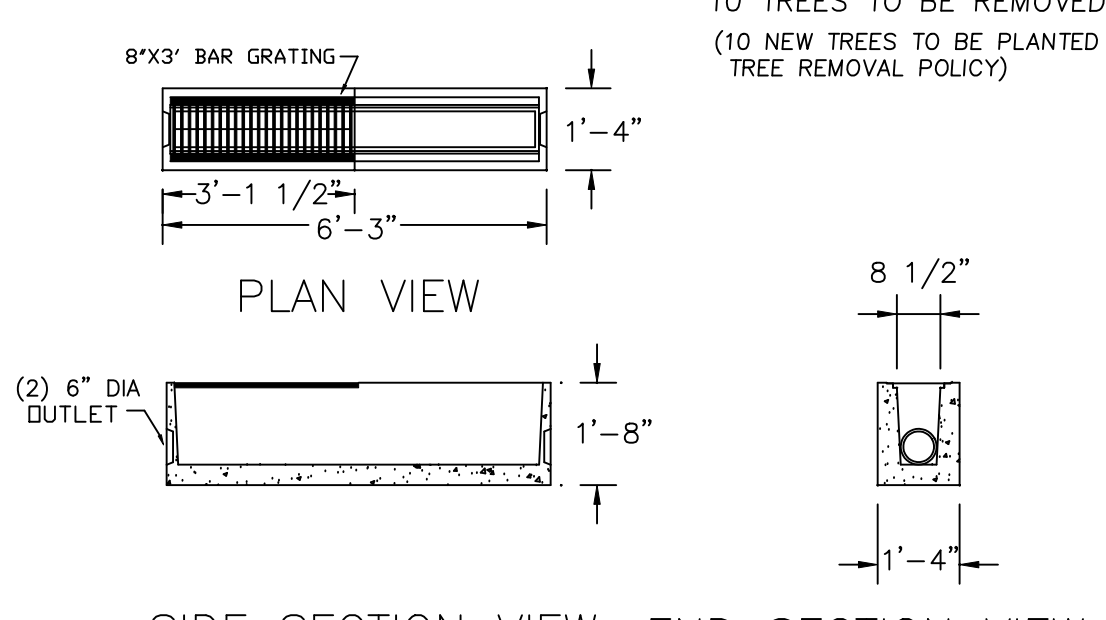
SUBSURFACE INFILTRATION SYSTEM - CROSS SECTION
 (NOT TO SCALE)



EROSION CONTROL BARRIER
 (NOT TO SCALE)



SUBSURFACE INFILTRATION SYSTEM
 (NOT TO SCALE)



TRENCH DRAIN (OR SIMILAR)
 (NOT TO SCALE)

Note:
 Wetland Delineation performed by 62A Norse Environmental Services in Feb. 2024.

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:
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - AVAILABLE IN 3' AND 6' SECTIONS.
 - AVAILABLE IN END OR MIDDLE SECTIONS.
 - CONFORMS TO H-20 LOADING.

ITEM NO. M-TB6 6' SECTION
 M-TB3 3' SECTION