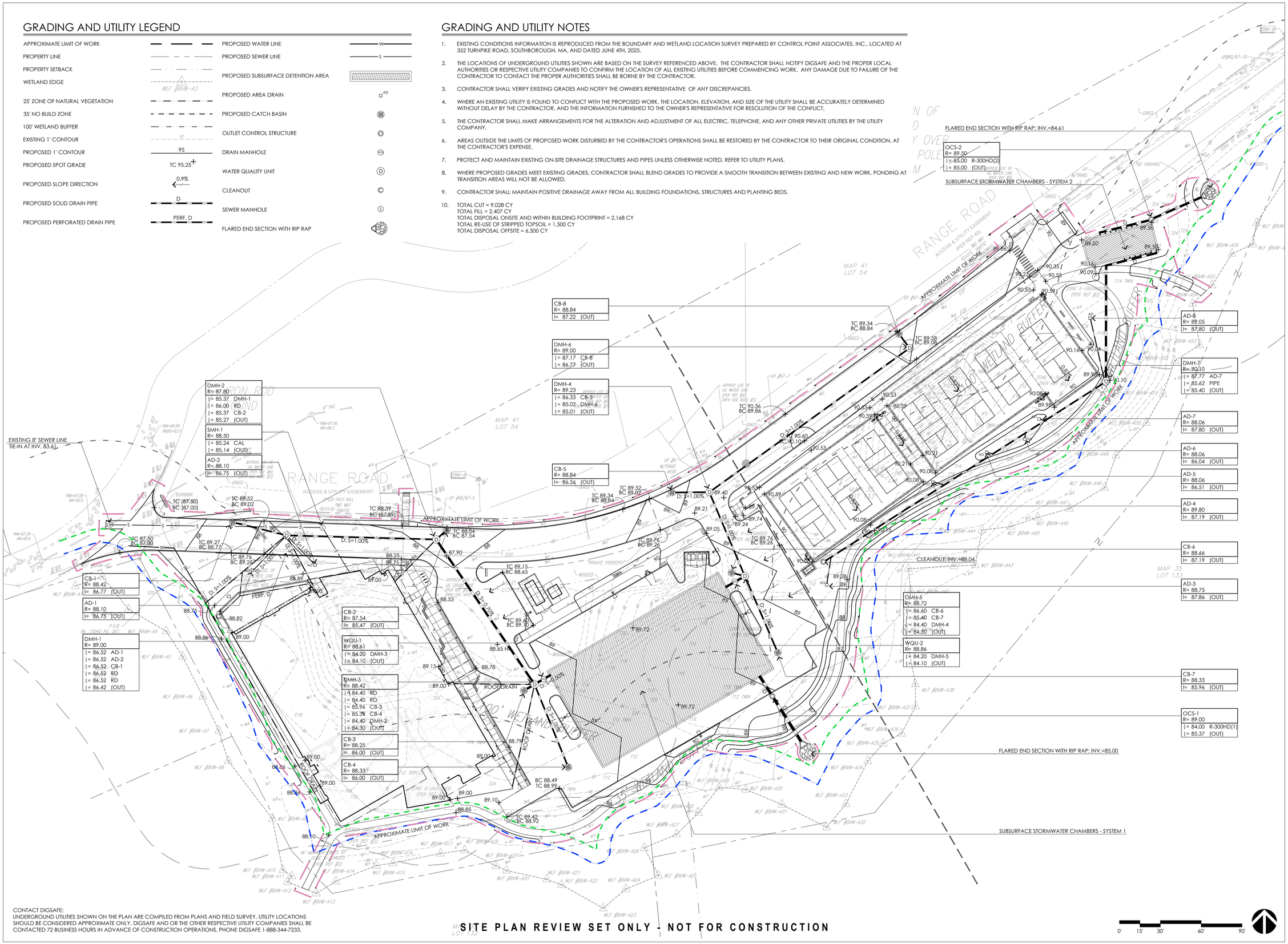
GRADING AND UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	PROPOSED WATER LINE (W)
PROPERTY LINE	PROPOSED SEWER LINE (S)
PROPERTY SETBACK	PROPOSED SUBSURFACE DETENTION AREA
WETLAND EDGE (WLF #BVW–A3)	PROPOSED AREA DRAIN (AD)
25' ZONE OF NATURAL VEGETATION	PROPOSED CATCH BASIN
35' NO BUILD ZONE	OUTLET CONTROL STRUCTURE
100' WETLAND BUFFER	DRAIN MANHOLE
EXISTING 1' CONTOUR (91)	WATER QUALITY UNIT (D)
PROPOSED 1' CONTOUR (95)	CLEANOUT
PROPOSED SPOT GRADE (TC 95.25)	SEWER MANHOLE (S)
PROPOSED SLOPE DIRECTION (0.9%)	FLARED END SECTION WITH RIP RAP
PROPOSED SOLID DRAIN PIPE (D)	
PROPOSED PERFORATED DRAIN PIPE (PERF. D)	

GRADING AND UTILITY NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE BOUNDARY AND WETLAND LOCATION SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., LOCATED AT 352 TURNPIKE ROAD, SOUTHBOROUGH, MA, AND DATED JUNE 4TH, 2025.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
5. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANY.
6. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
7. PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED, REFER TO UTILITY PLANS.
8. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
9. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
10. TOTAL CUT = 9,028 CY
    TOTAL FILL = 2,407 CY
    TOTAL DISPOSAL ONSITE AND WITHIN BUILDING FOOTPRINT = 2,168 CY
    TOTAL RE-USE OF STRIPPED TOPSOIL = 1,500 CY
    TOTAL DISPOSAL OFFSITE = 6,500 CY



CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

SITE PLAN REVIEW SET ONLY - NOT FOR CONSTRUCTION

ARCHITECT

bh+a

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617 350 0450

PROJECT NAME

Reading Center for Active Living (ReCAL) + Outdoor Community Pickleball Courts

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CLIENT

Town of Reading

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Reading, MA 01867

PROJECT TEAM

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Wetland Scientist
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REVISIONS

DESCRIPTION	DATE
PLANNING + CONSERVATION COMMENTS - 8/13/25	

DRAWING TITLE

Grading and Utility Plan

DRAWING INFORMATION

07/07/2025 DATE OF ISSUE	
SITE PLAN REVIEW DESCRIPTION	
1"=30'-0" SCALE	AJA / BJM DRAWN BY
3513 PROJECT #	FILE NAME

DRAWING NUMBER

L201

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