

LOCUS MAP



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NOTICE OF INTENT | NOVEMBER 30, 2022

TOWN OF READING BIRCH MEADOW PARK | PHASE I RENOVATIONS

READING, MA

OWNER

Town of Reading
16 Lowell Street
Reading, MA 01867
(781) 942-9001

LANDSCAPE ARCHITECT/CIVIL ENGINEER

Activitas
70 Milton Street
Dedham, MA 02026-2915
(781) 326-2600

ARCHITECT

OCO Architecture :: Design
709 Hingham Street
Hingham, MA 02043
(617) 699-8395

ELECTRICAL ENGINEER

NV5 Engineers
200 Brickstone Square, Suite 201
Andover, MA 01810-1488
(978) 475-0298

WETLAND DELINEATION

Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754
(978) 897-7100

SURVEY

Reed Land Survey, Inc.
109 Rhode Island Road, Suite 4A
Lakeville, MA 02347
(508) 923-1181

TOWN OF READING
BIRCH MEADOW PARK | PHASE I RENOVATIONS

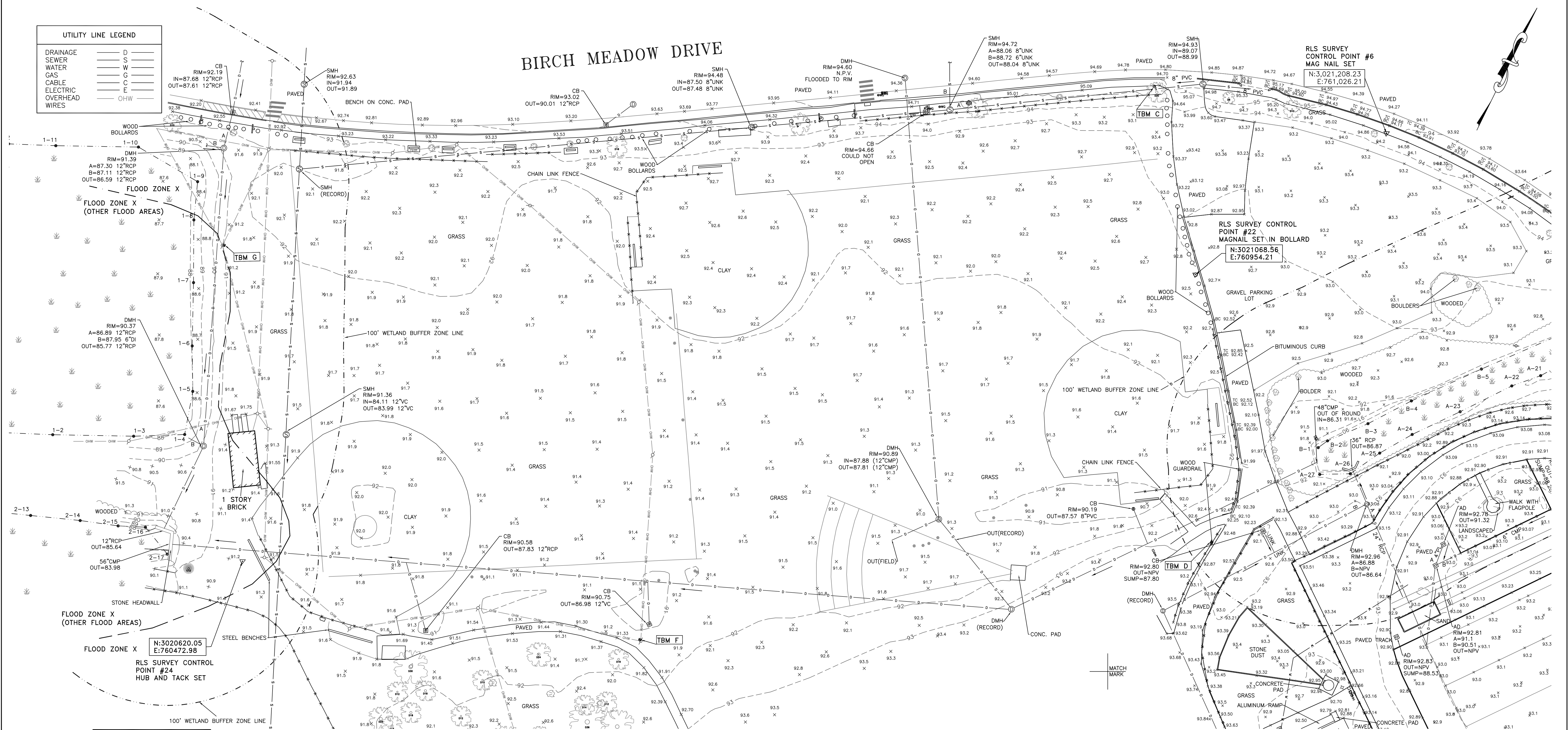
NOTICE OF INTENT | NOVEMBER 30, 2022

REVISIONS:			PROJECT NO. 22014.00
NO.	DATE	SHEETS REVISED	NOTES



BIRCH MEADOW DRIVE

UTILITY LINE LEGEND	
DRAINAGE	D
SEWER	S
WATER	W
GAS	G
CABLE	C
ELECTRIC	E
OVERHEAD WIRES	OHW



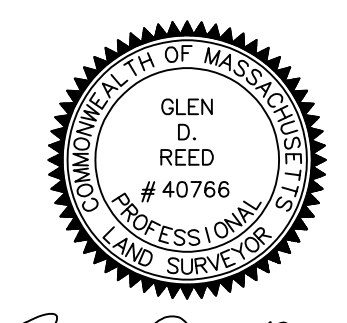
N:3020620.05
E:760472.98
RLS SURVEY CONTROL POINT #24
HUB AND TACK SET

LEGEND	
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING	
⊠	STREET SIGN
⊕	FIRE HYDRANT
⊙	CABLE MANHOLE
⊚	DRAIN MANHOLE
⊛	ELECTRIC MANHOLE
⊜	SEWER MANHOLE
⊝	TELEPHONE MANHOLE
⊞	WATER MANHOLE
⊟	UNKNOWN MANHOLE
⊠	CATCH BASIN
⊡	ELECTRIC BOX/MTR
⊢	CABLE BOX
⊣	TELEPHONE BOX
⊤	GAS METER
⊥	MONITORING WELL
⊦	GAS GATE
⊧	WATER GATE
⊨	ELECTRIC HAND HOLE
⊩	UTILITY POLE
⊪	LIGHT POLE
⊫	GUY WIRE
⊬	YARD LIGHT
⊭	BOUND
⊮	BOUND W/ DRILL HOLE
⊯	POST/BOLLARD
⊰	ROOF DRAIN
⊱	BUSH/SHRUB
⊲	PARKING SPACES

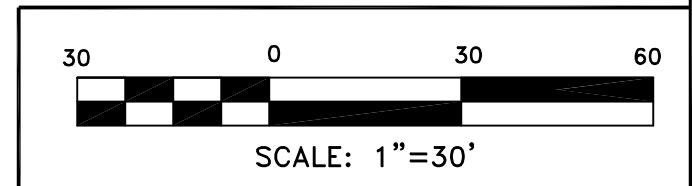
NOTES:

1. THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). THE ELEVATIONS WERE DERIVED FROM GPS MEASUREMENTS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MACORS).
2. THE COORDINATES SHOWN HEREON AND BASIS OF THE BEARINGS ARE REFERENCED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND - NORTH AMERICAN DATUM OF 1983). THE COORDINATES WERE DERIVED FROM GPS MEASUREMENTS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MACORS).
3. THE AREA SURVEYED IS LOCATED PARTIALLY IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY IN FLOOD ZONE X OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 311 OF 656 (COMMUNITY NUMBER 250211 PANEL 311 SUFFIX E) WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
4. THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON JULY 21, 2022.
5. THE UTILITY LOCATIONS AND SIZES AS SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND ARE APPROXIMATE. DIG SAFE SHOULD BE CALLED PRIOR TO ANY EXCAVATIONS.

VERTICAL CONTROL FOR SITE - TEMPORARY BENCHMARKS (TBM)	
TBM "C": NAIL IN TREE	ELEVATION = 97.10 (N.A.V.D. 88)
TBM "D": SPIKE IN GUARD RAIL	ELEVATION = 93.62 (N.A.V.D. 88)
TBM "F": SPIKE SET IN UTILITY POLE	ELEVATION = 93.14 (N.A.V.D. 88)
TBM "G": SPIKE SET IN UTILITY POLE	ELEVATION = 92.06 (N.A.V.D. 88)



Glen D. Reed
GLEN D. REED, P.L.S. LICENSE NO. 40766
AS AGENT FOR REED LAND SURVEYING, INC.
NOT INDIVIDUALLY



Reed

Land Surveying, Inc.

109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX: (508) 923-1191

SHEET 1 OF 2

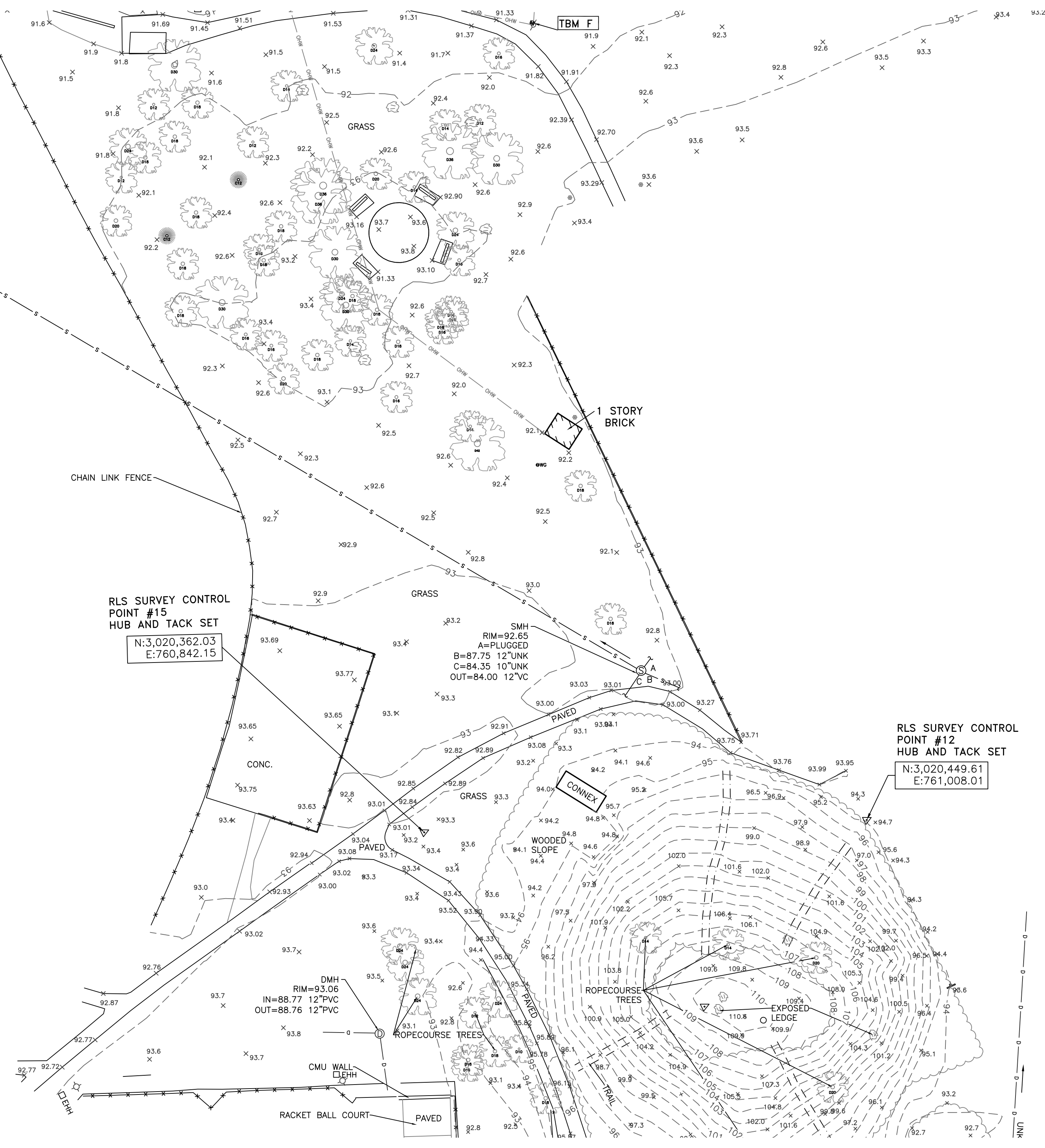
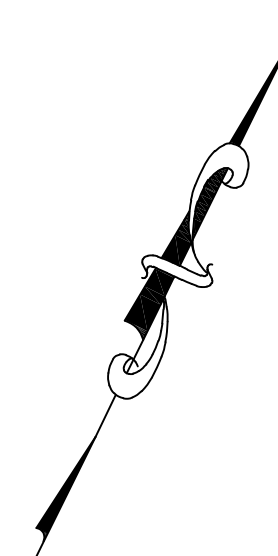
TOPOGRAPHIC SURVEY
READING MEMORIAL HIGH SCHOOL
BIRCH MEADOW DRIVE
READING, MASS.
(MIDDLESEX COUNTY)
PREPARED FOR
ACTIVITAS INC.

FILE: 21026 TOPO JULY 28, 2022

FLOOD ZONE X
 N:3020620.05
 E:760472.98
 RLS SURVEY CONTROL
 POINT #24
 HUB AND TACK SET

100' WETLAND BUFFER ZONE LINE

MATCH
 MARK



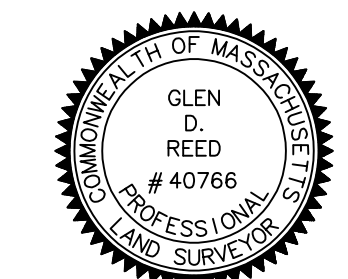
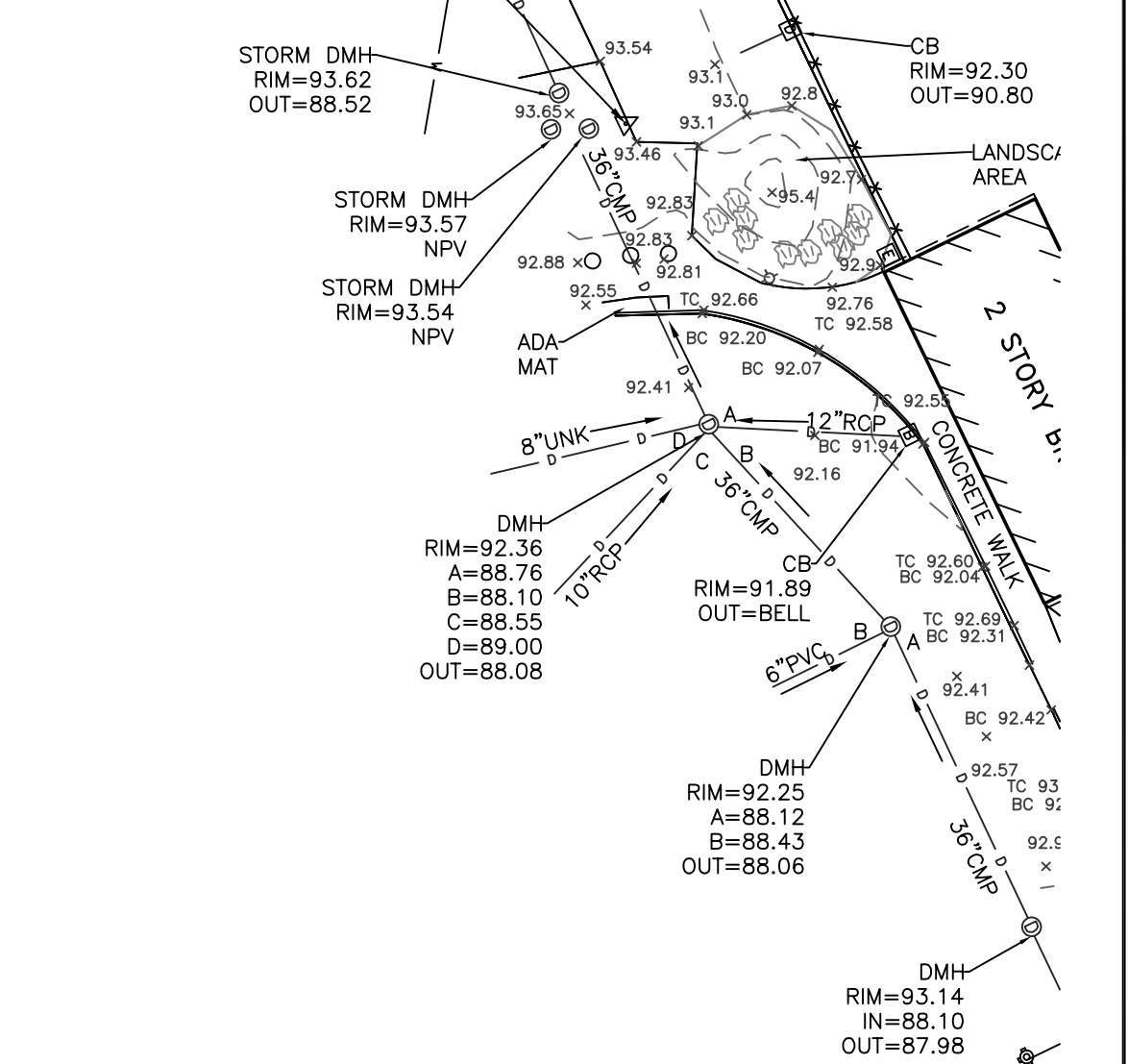
RLS SURVEY CONTROL
 POINT #15
 HUB AND TACK SET
 N:3,020,362.03
 E:760,842.15

SMH
 RIM=92.65
 A=PLUGGED
 B=87.75 12"JUNK
 C=84.35 10"JUNK
 OUT=84.00 12"VC

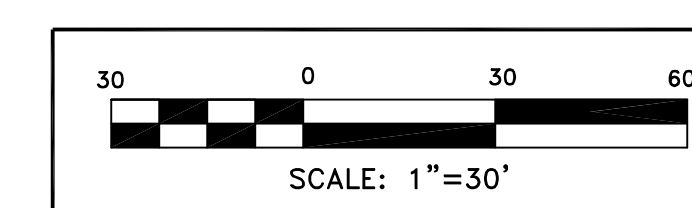
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 POINT #12
 HUB AND TACK SET
 N:3,020,449.61
 E:761,008.01

MATCH
 MARK

N:3,020,734.99
 E:761,197.42
 RLS SURVEY CONTROL POINT #4
 DRILL HOLE SET



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 AS AGENT FOR REED LAND SURVEYING, INC.
 NOT INDIVIDUALLY



Reed
 Land Surveying, Inc.

109 RHODE ISLAND ROAD, SUITE 4A
 LAKEVILLE, MASSACHUSETTS 02347
 (508) 923-1181 FAX. (508) 923-1191

SHEET 2 OF 2
TOPOGRAPHIC SURVEY
 READING MEMORIAL HIGH SCHOOL
 BIRCH MEADOW DRIVE
 READING, MASS.
 (MIDDLESEX COUNTY)
 PREPARED FOR
 ACTIVITAS INC.

SITE PREPARATION LEGEND

APPROXIMATE LIMIT OF WORK		PAVEMENT SAWCUT	
WETLAND		STRIP AND DISPOSE OF EXISTING SOD STRIP, SCREEN, AND STOCKPILE TOPSOIL	
35' WETLAND BUFFER		REMOVE AND DISPOSE OF EXISTING PAVEMENT	
100' WETLAND BUFFER		REMOVE AND DISPOSE OF GRAVEL PAVEMENT	
TEMPORARY CONSTRUCTION FENCE		CLEAR AND GRUB EXISTING VEGETATION	
MULCH FILTER SOCK		SILT SACK	
REMOVE AND DISPOSE OF EXISTING CURB			
PROTECT EXISTING TREE OR STRUCTURE TO REMAIN			
REMOVE AND DISPOSE OF EXISTING TREE OR STRUCTURE			

SITE PREPARATION NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS, SPECIFICATIONS, AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR CLARIFICATION AND RESOLUTION PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR FOR DELIVERY TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED. THE CONTRACTOR SHALL CONTACT 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENTS OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE (AS NECESSARY) ALL UTILITY AND SITE STRUCTURES SUCH AS MANHOLES, CATCH BASINS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PER THE PLANS AND SPECIFICATIONS. CONTRACTOR MUST TAKE APPROPRIATE MEASURES TO MAINTAIN A SECURE SITE THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL REVIEW EROSION CONTROL INSTALLATION METHOD (AS IT RELATES TO CHAIN LINK FENCE REMOVAL) AND SEQUENCING FOR ALL AREAS WITHIN WETLAND BUFFER ZONE PRIOR TO MOBILIZATION. REPRESENTATIVES FROM THE TOWN OF READING CONSERVATION COMMISSION SHALL BE INCLUDED IN PRE-CONSTRUCTION MEETING AND MAY BE ON-SITE WITH LANDSCAPE ARCHITECT DURING THE INSTALLATION OF EROSION CONTROL AND SITE PREPARATION.
- CONTRACTOR SHALL CONFIRM BENCHMARKS AND NORTHINGS / EASTINGS IN FIELD PRIOR TO DEMOLITION.
- EXISTING DRAINAGE SYSTEM BASINS SHALL REMAIN OPERATIONAL AS LONG AS POSSIBLE. UPON REMOVAL OF EXISTING BASINS, CONTRACTOR SHALL PROVIDE TEMPORARY INFILTRATION AREAS TO INFILTRATE CONSTRUCTION RUNOFF. CONTRACTOR SHALL FOCUS ON GETTING PROPOSED DRAINAGE SYSTEMS OPERATIONAL AS SOON AS POSSIBLE. CONTRACTOR SHALL ENSURE ALL STORMWATER FLOWING TO NEW BASINS IS TREATED STORMWATER THAT WILL NOT NEGATIVELY AFFECT THE FINAL SYSTEMS.
- ALL MULCH FILTER SOCK SHALL BE FILLED IN THE CONTRACTOR STAGING AREA AND INSTALLED BY HAND ADJACENT TO RESOURCE AREAS.

REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT

STRIP AND DISPOSE OF EXISTING SOD STRIP, SCREEN AND STOCKPILE EXISTING TOPSOIL

REMOVE AND STOCKPILE EXISTING GRANITE CURB FOR REUSE

EXISTING TREE PROTECTION, TYPICAL

REMOVE AND DISPOSE OF EXISTING GRAVEL PAVEMENT

PROTECT EXISTING SEWER MANHOLE AND SEWER LINE TO REMAIN

TEMPORARY CONSTRUCTION ENTRANCE

CONTRACTOR TO PROVIDE "SIDEWALK CLOSED" SIGN ATTACHED TO TEMPORARY CONSTRUCTION FENCE, TYPICAL FOR BOTH ENDS OF SIDEWALK REMOVAL

REMOVE AND DISPOSE OF EXISTING WOOD BOLLARDS AND ASSOCIATED FOOTINGS (22)

REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT

PROTECT EXISTING WOOD GUARDRAIL TO REMAIN

REMOVE AND DISPOSE OF EXISTING ASPHALT BERM CURB

DO NOT TRAFFIC OR UTILIZE EXISTING GRASS FIELD FOR STAGING/STORAGE

RLS SURVEY CONTROL POINT #7
MAG NAIL SET
N:3,021,174.01
E:761,254.64

100' WETLAND BUFFER ZONE LINE

RIM=92.80
OUT=89.00

RIM=92.91
A=87.31
B=88.74
OUT=87.51

30" RCP
INV=87.47

TERMINATE TEMPORARY CONSTRUCTION FENCE IN WOODED AREA

CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO REVIEW LIMITS IN THE FIELD WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

REMOVE AND STOCKPILE EXISTING BOULDERS FOR RE-USE. LANDSCAPE ARCHITECT TO MARK IN FIELD. ASSUME THREE (3) BOULDERS TO BE MOVED

MULCH FILTER SOCK, TYPICAL

REMOVE AND STOCKPILE EXISTING BOULDERS FOR RE-USE. LANDSCAPE ARCHITECT TO MARK IN FIELD. ASSUME SIX (6) BOULDERS TO BE MOVED

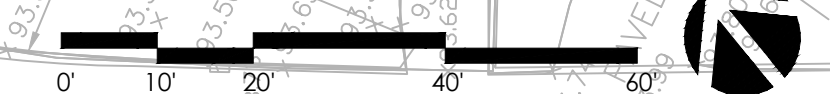
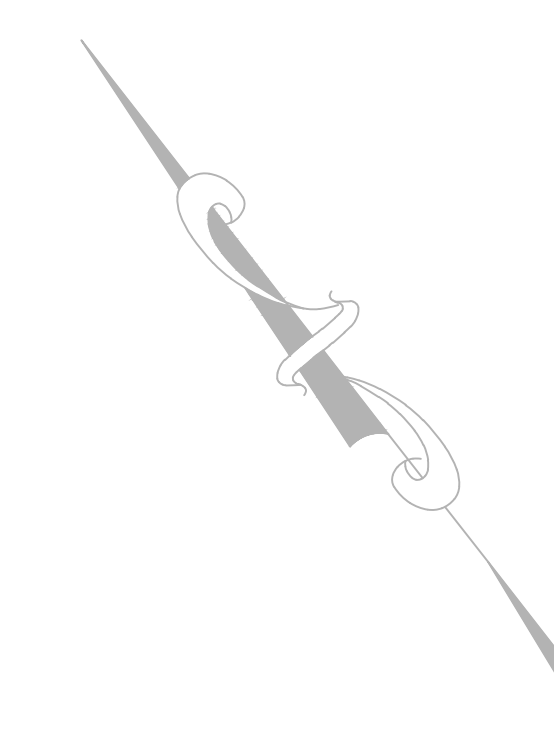
TERMINATE TEMPORARY CONSTRUCTION FENCE IN WOODED AREA

REMOVE AND STOCKPILE TWO (2) EXISTING REMOVABLE BOLLARDS

PROVIDE CLEAN PAVEMENT SAWCUT, TYPICAL

SILT SACK TYPICAL

TEMPORARY CONSTRUCTION FENCE, TYPICAL



CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
NV5 ENGINEERS

WETLAND DELINEATION -
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING

Reading, MA
BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
November 30, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

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PROJECT NO.: 22014.00
FILE: 22014.00-SP1.1-SP_PLAN.dwg
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CHECKED: EPM/SRC

SEAL:



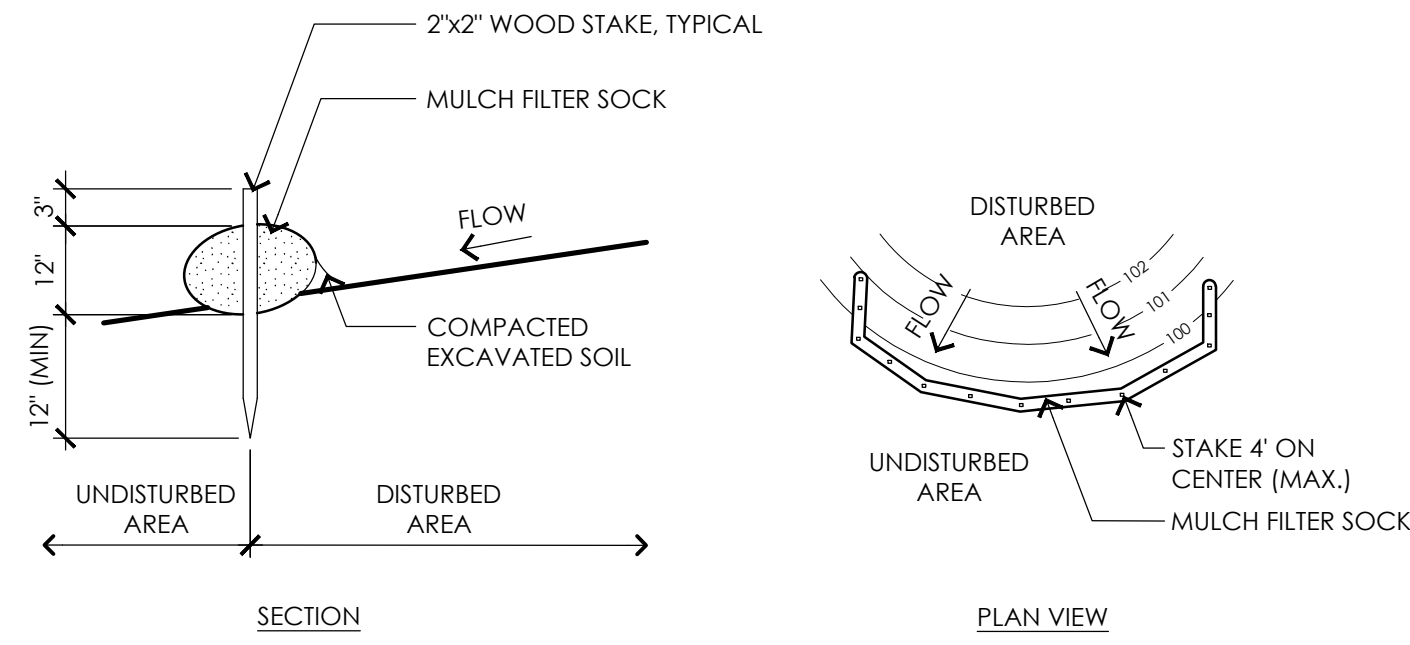
SHEET TITLE:
SITE PREPARATION
PLAN SHEET 1

SHEET NO:
SP1.1

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.

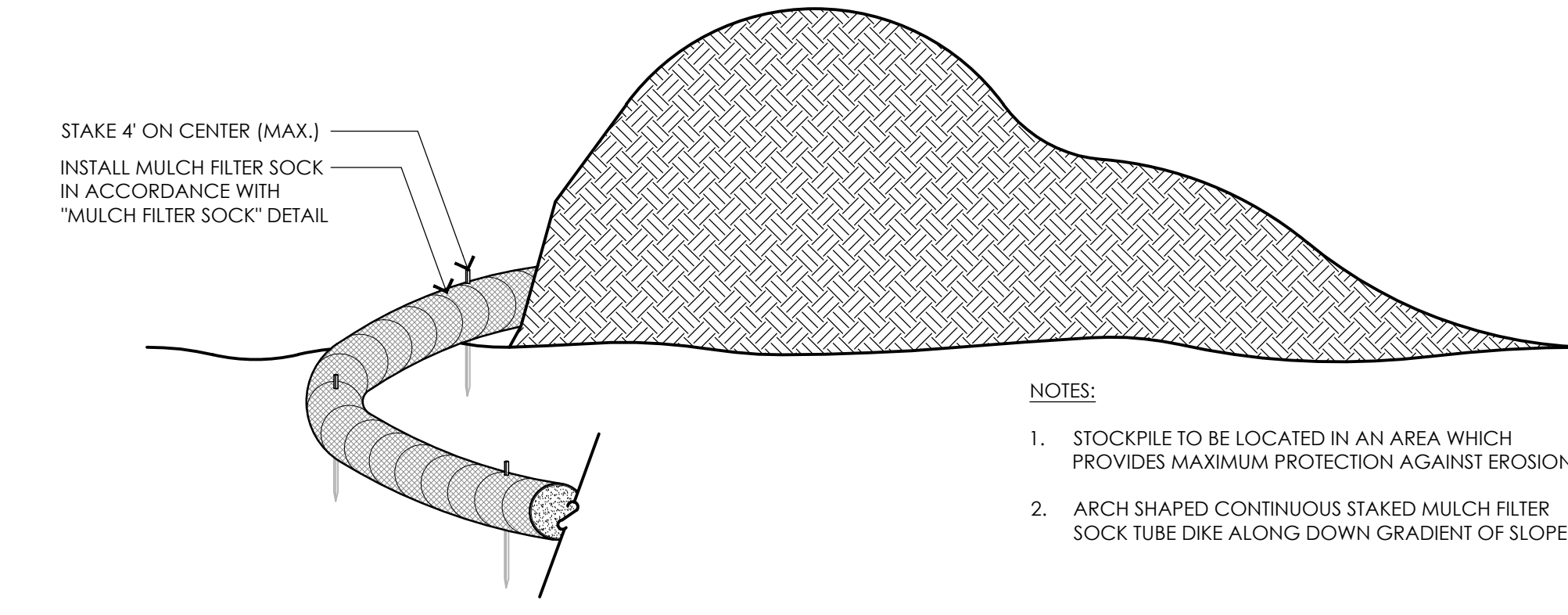
CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN
 ELECTRICAL ENGINEER -
 NV5 ENGINEERS
 WETLAND DELINEATION -
 EPSILON ASSOCIATES, INC.
 SURVEY -
 REED LAND SURVEY, INC.



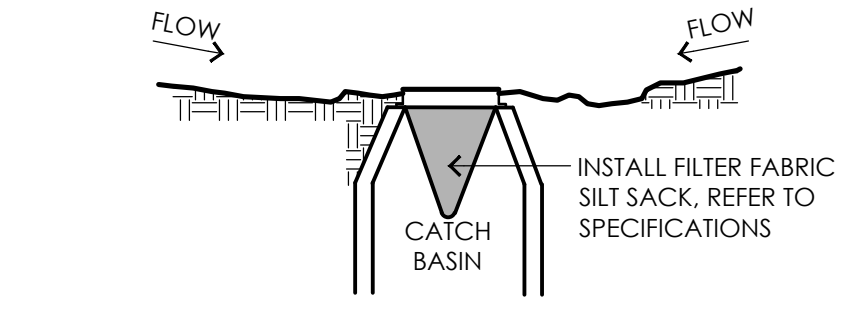
1 MULCH FILTER SOCK
 NOT TO SCALE

- NOTES:**
1. PLACE MULCH FILTER SOCK ON LEVEL GRADE. EXTEND BOTH ENDS OF THE TUBE AT LEAST 8'-0" UPSLOPE AT 45 DEGREES TO THE MAIN ALIGNMENT.
 2. REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE THIRD THE HEIGHT OF THE EXPOSED MULCH FILTER SOCK OR ONE HALF OF THE EXPOSED FILTER SOCK.
 3. MULCH FILTER SOCK SHALL REMAIN IN WORKING ORDER UNTIL THE SITE IS STABILIZED. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS NEEDED TO PREVENT SILT FROM LEAVING THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 4. ALL CONTROLS SHALL BE SET 5' FROM BOTTOM TOE OF SLOPE

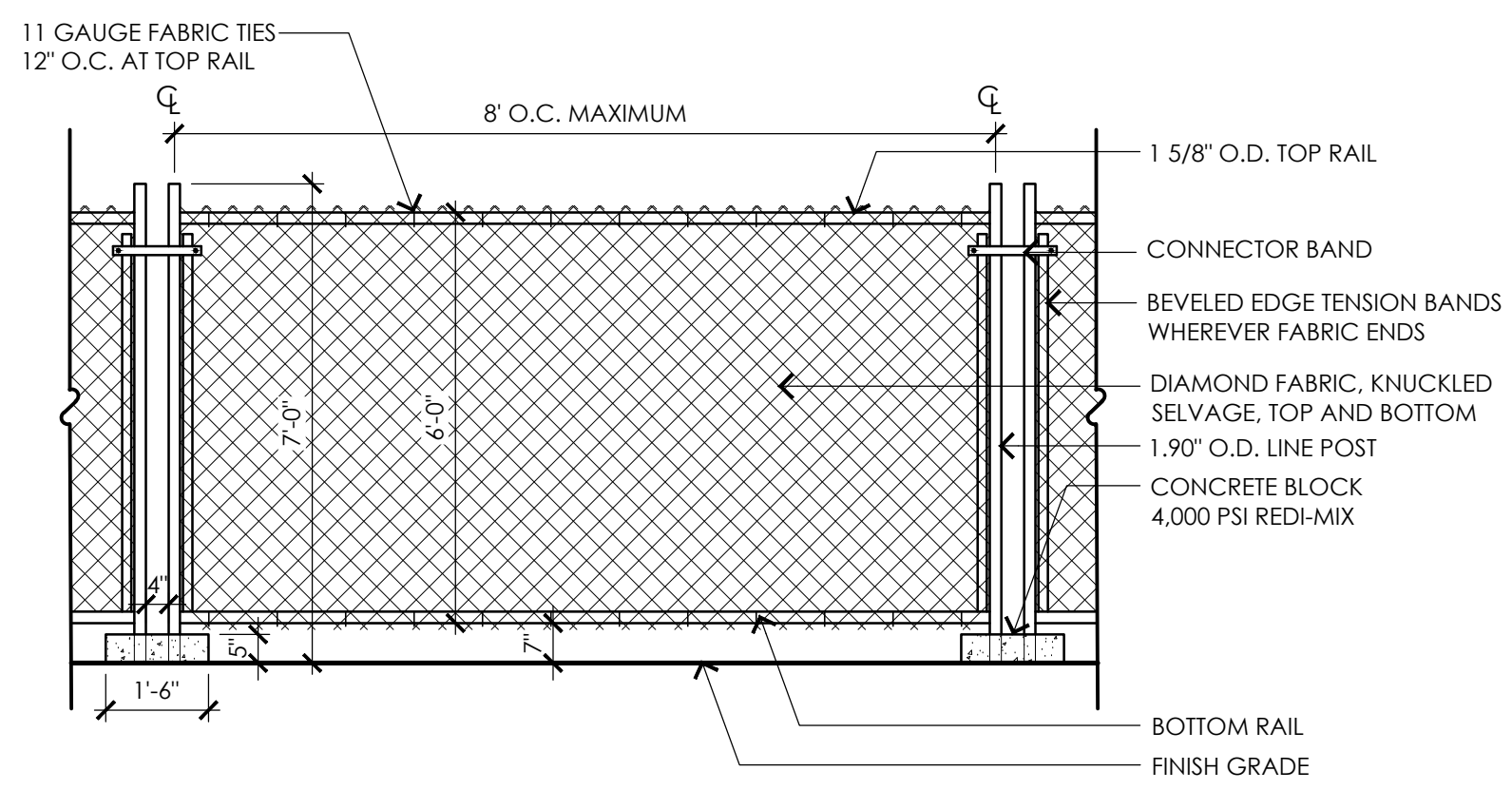


2 TEMPORARY MATERIAL STOCKPILE
 NOT TO SCALE

- NOTES:**
1. STOCKPILE TO BE LOCATED IN AN AREA WHICH PROVIDES MAXIMUM PROTECTION AGAINST EROSION.
 2. ARCH SHAPED CONTINUOUS STAKED MULCH FILTER SOCK TUBE DIKE ALONG DOWN GRADIENT OF SLOPE.



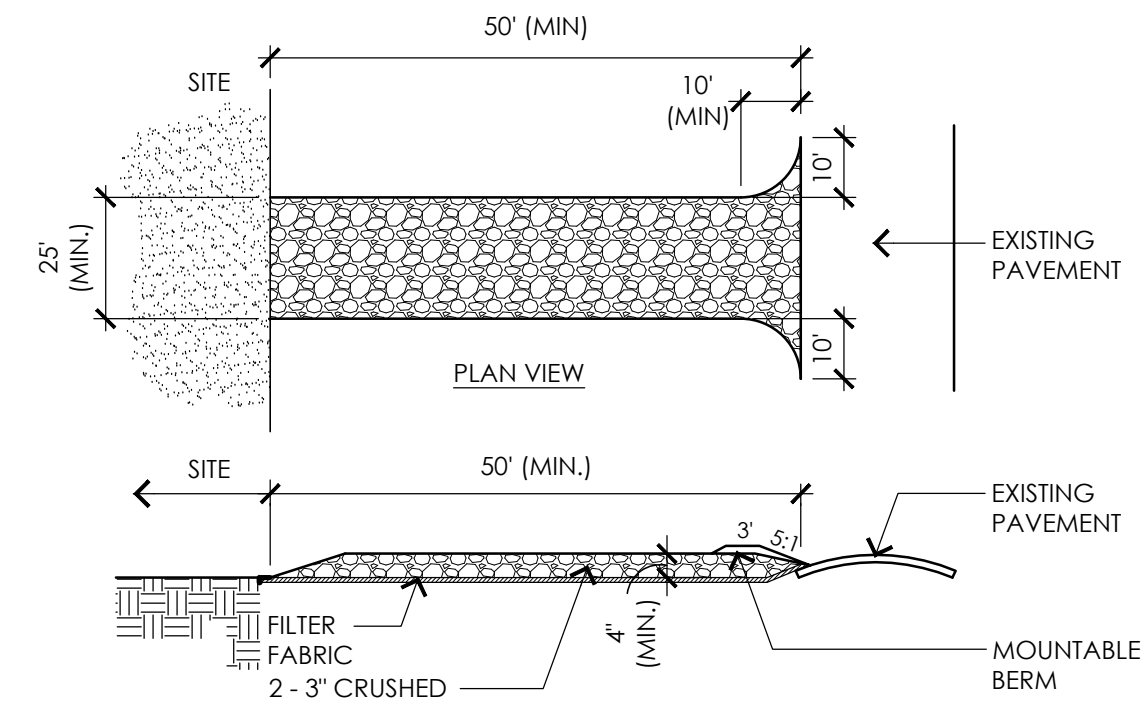
3 SILT SACK
 NOT TO SCALE



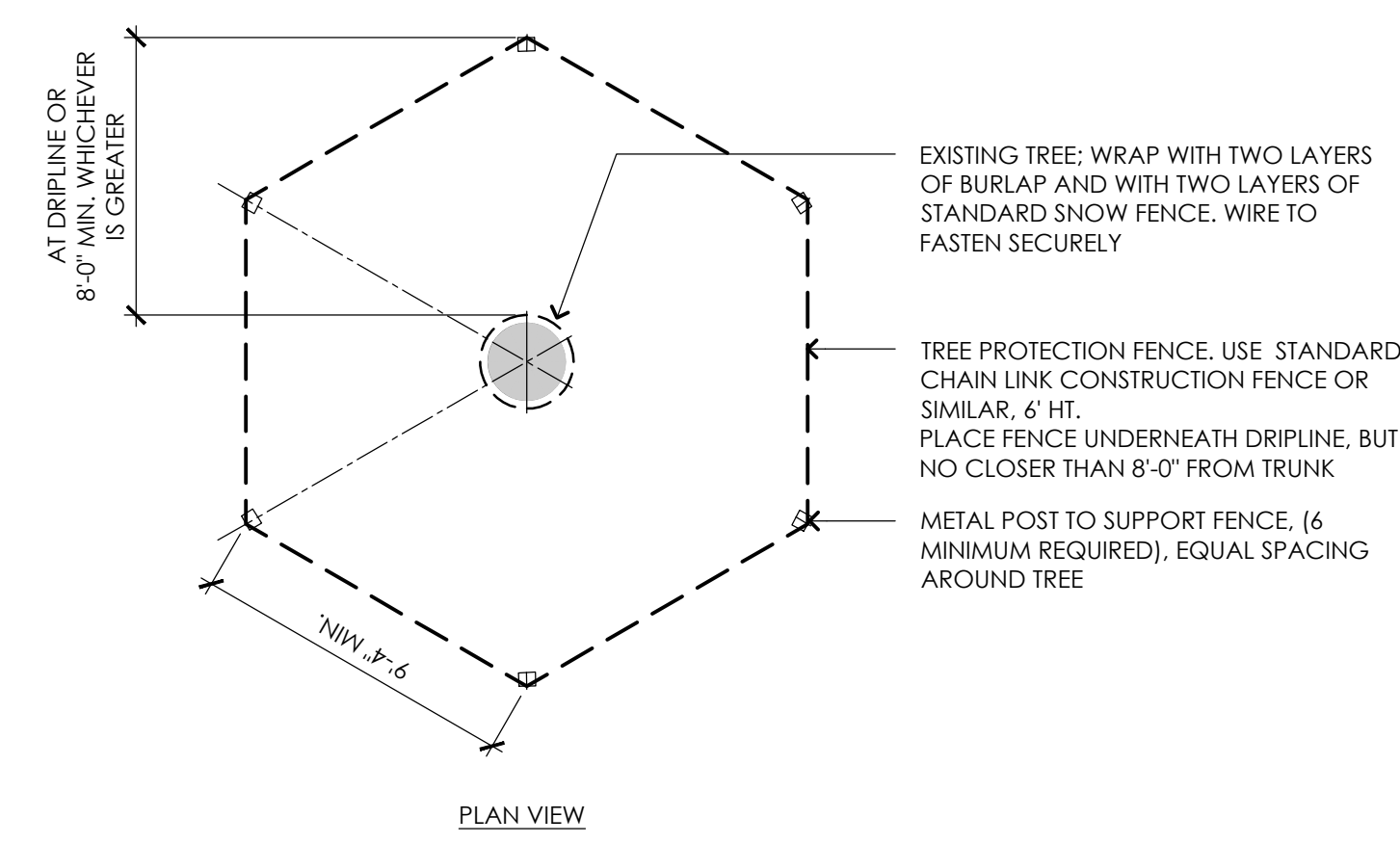
4 TEMPORARY CONSTRUCTION FENCE
 NOT TO SCALE

- NOTES:**
1. TEMPORARY CONSTRUCTION FENCE SHALL BE PROVIDED AT PROJECT LIMITS AS SHOWN ON THE SITE PREPARATION PLAN AND AS SPECIFIED. CONTRACTOR PROPOSED MODIFICATIONS TO TEMPORARY CONSTRUCTION FENCE, SUCH AS BUT NOT LIMITED TO THE USE OF SNOW FENCE (OR SIMILAR) WILL NOT BE CONSIDERED, UNLESS OTHERWISE NOTED.
 2. POST SPACING SHALL BE EQUIDISTANT.
 3. CONTRACTOR SHALL MAINTAIN A SECURE SITE AT ALL TIMES. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY CONSTRUCTION FENCE AT NO ADDITIONAL COST TO THE OWNER IF NECESSARY TO PROPERLY SECURE THE SITE.

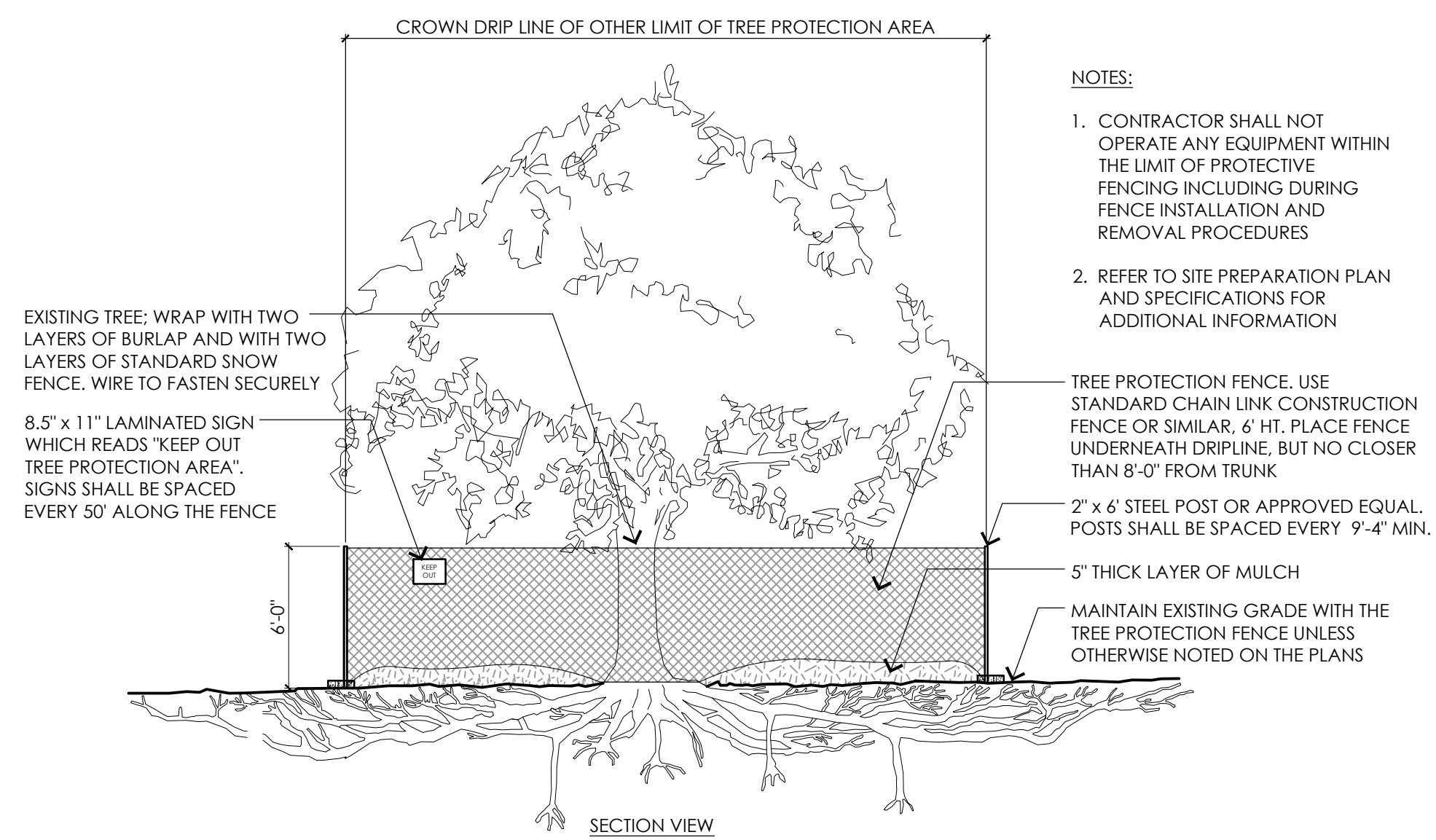
- NOTES:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO RIGHT-OF-WAY OR ADJACENT PARKING AREAS AND DRIVES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED AND/OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR ADJACENT PARKING AREAS AND DRIVES MUST BE REMOVED IMMEDIATELY. MOUNTABLE BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.
 3. CONTRACTOR SHALL WASH WHEELS OF VEHICLES AT CONSTRUCTION ENTRANCE PRIOR TO VEHICLES EXITING SITE TO PREVENT SOIL MATERIAL FROM BEING TRACKED FROM THE SITE.
 4. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.



5 TEMPORARY CONSTRUCTION ENTRANCE
 NOT TO SCALE



6 EXISTING TREE PROTECTION
 NOT TO SCALE



- NOTES:**
1. CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT WITHIN THE LIMIT OF PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL PROCEDURES
 2. REFER TO SITE PREPARATION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION

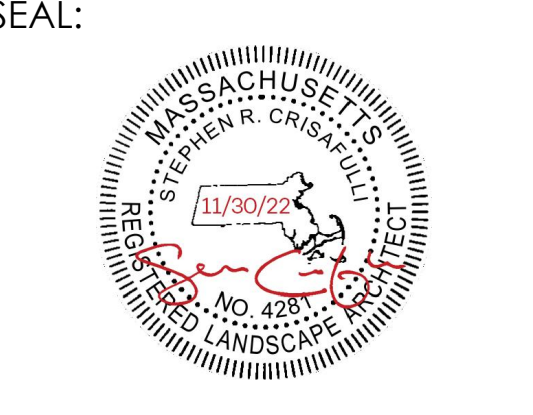
TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
 November 30, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED
 PROJECT NO.: 22014.00
 FILE: 22014.00-SP1-3-SP_DET.dwg
 DRAWN: MJD
 CHECKED: EPM/SRC

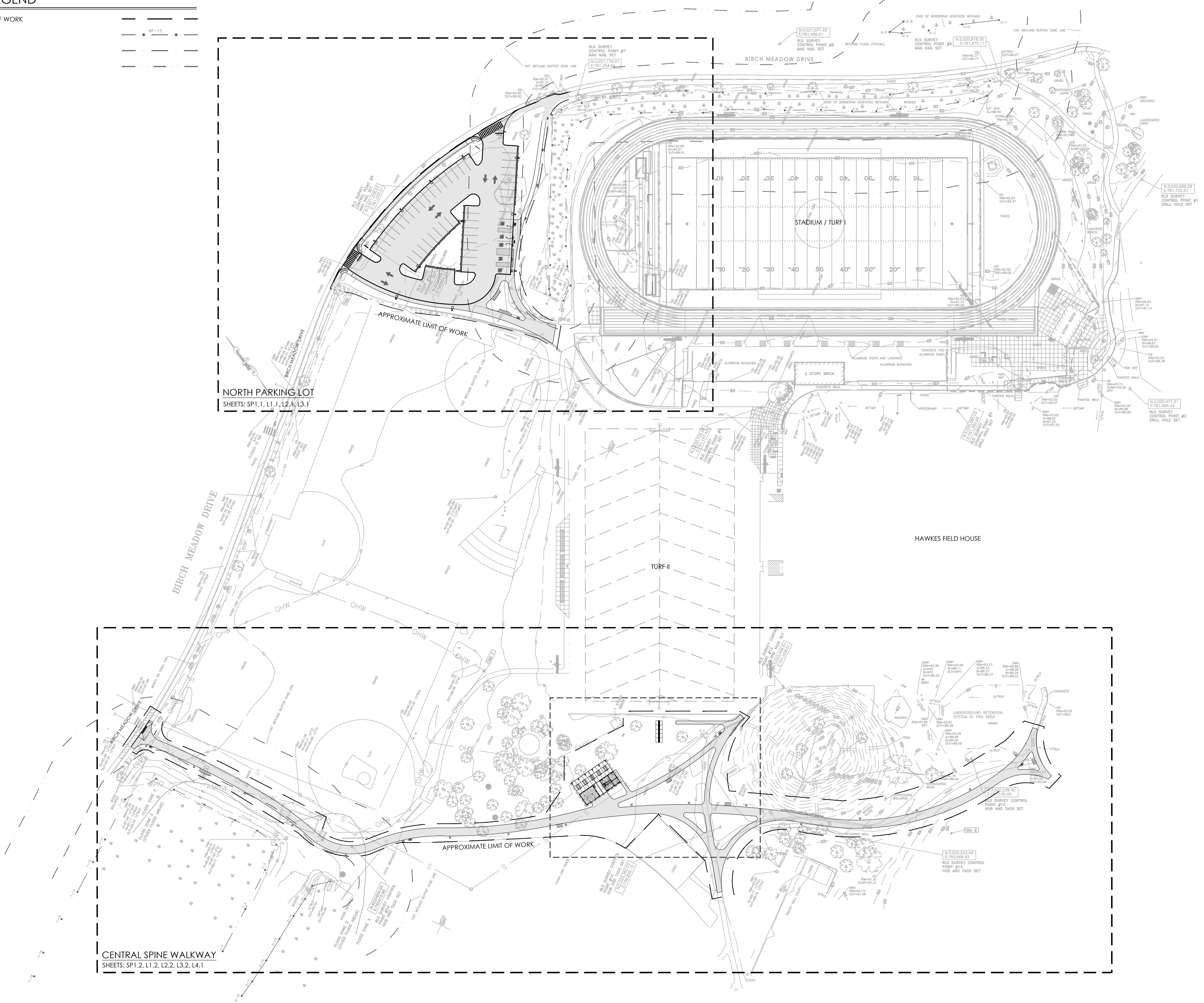


SHEET TITLE:
 SITE PREPARATION
 DETAILS

SHEET NO:
SP1.3

KEY PLAN LEGEND

- APPROXIMATE LIMIT OF WORK
- WETLAND
- 35' WETLAND BUFFER
- 100' WETLAND BUFFER



NORTH PARKING LOT
SHEETS: SP1.1, L1.1, L2.1, L3.1

CENTRAL SPINE WALKWAY
SHEETS: SP1.2, L1.2, L2.2, L3.2, L4.1

- CONSULTANTS**
- ARCHITECT -
OCO ARCHITECTURE :: DESIGN
 - ELECTRICAL ENGINEER -
NV5 ENGINEERS
 - WETLAND DELINEATION -
EPSILON ASSOCIATES, INC.
 - SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
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BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
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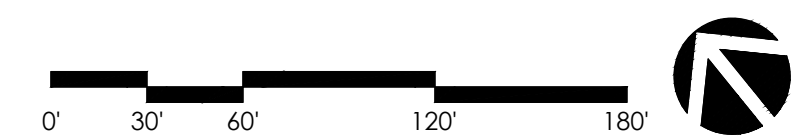
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FILE: 22014.00-L0.1-KEY_PLAN.dwg
DRAWN: MJD
CHECKED: EPM/SRC



SHEET TITLE:
KEY PLAN

SHEET NO:
L0.1

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.

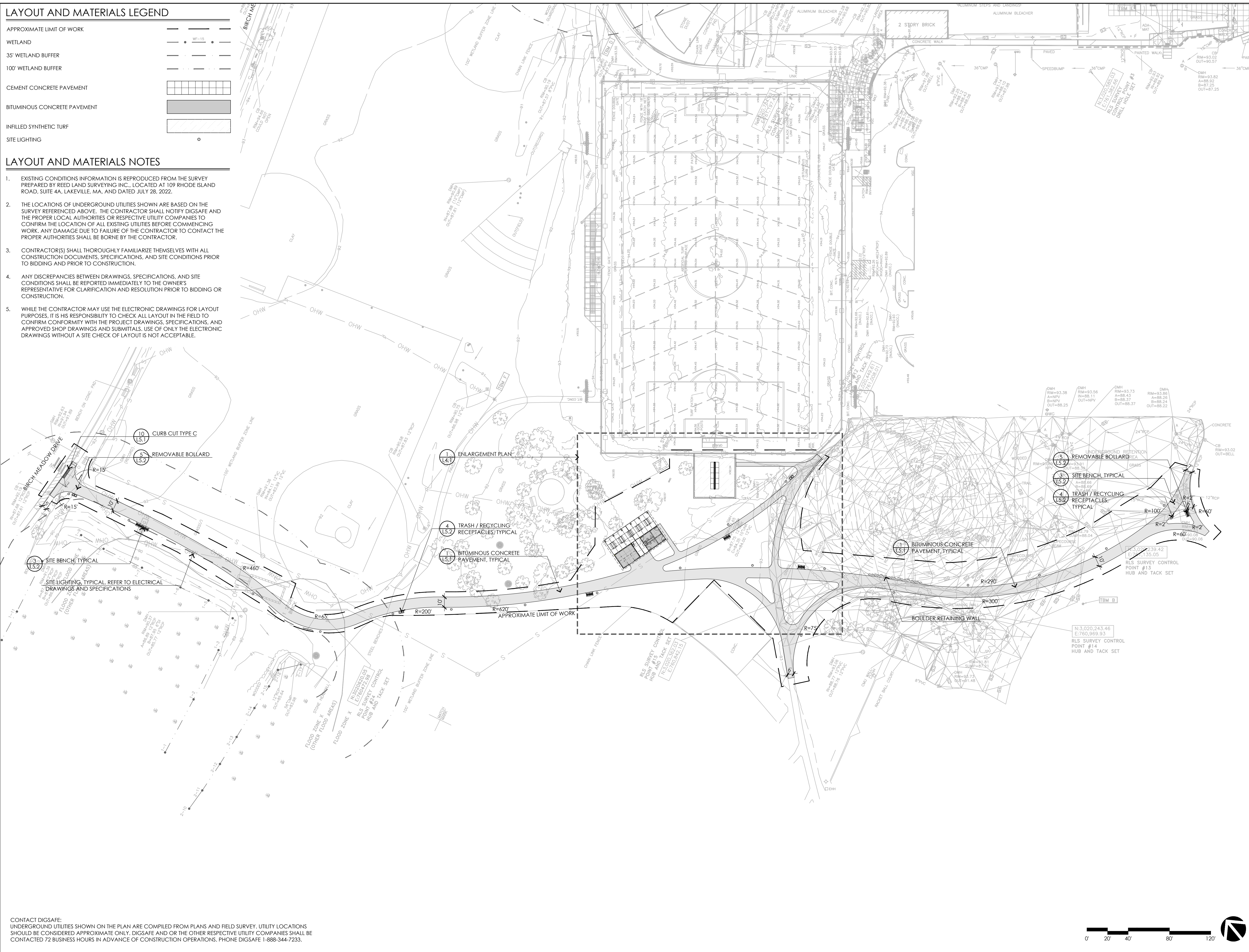


LAYOUT AND MATERIALS LEGEND

- APPROXIMATE LIMIT OF WORK
- WETLAND WF-15
- 35' WETLAND BUFFER
- 100' WETLAND BUFFER
- CEMENT CONCRETE PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT
- INFILLED SYNTHETIC TURF
- SITE LIGHTING

LAYOUT AND MATERIALS NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
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(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. WHILE THE CONTRACTOR MAY USE THE ELECTRONIC DRAWINGS FOR LAYOUT PURPOSES, IT IS HIS RESPONSIBILITY TO CHECK ALL LAYOUT IN THE FIELD TO CONFIRM CONFORMITY WITH THE PROJECT DRAWINGS, SPECIFICATIONS, AND APPROVED SHOP DRAWINGS AND SUBMITTALS. USE OF ONLY THE ELECTRONIC DRAWINGS WITHOUT A SITE CHECK OF LAYOUT IS NOT ACCEPTABLE.



CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
 NV5 ENGINEERS

WETLAND DELINEATION -
 EPSILON ASSOCIATES, INC.

SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING

Reading, MA

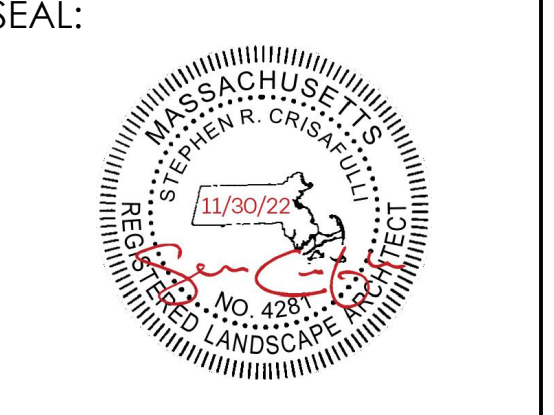
BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
 November 30, 2022

REVISIONS:

NO.	DATE	DESCRIPTION

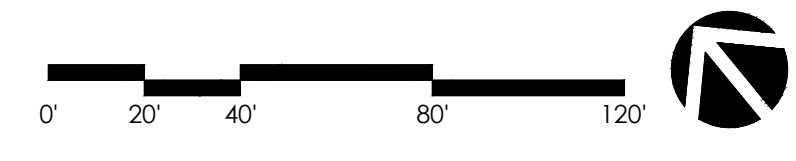
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SHEET TITLE:
 LAYOUT AND MATERIALS PLAN
 SHEET II

SHEET NO:
L1.2

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.



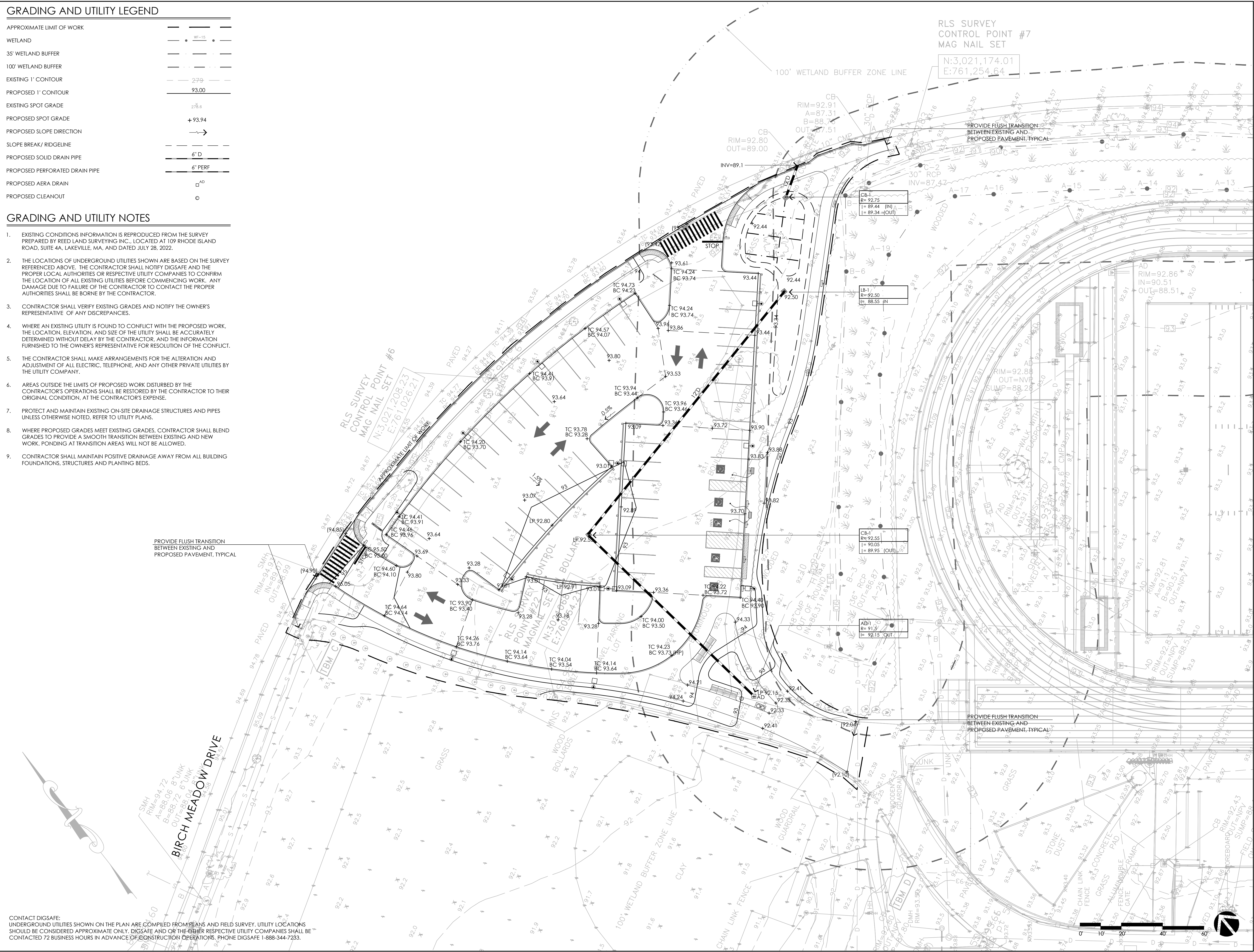
GRADING AND UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	---
WETLAND	WF-15
35' WETLAND BUFFER	---
100' WETLAND BUFFER	---
EXISTING 1" CONTOUR	27.9
PROPOSED 1" CONTOUR	93.00
EXISTING SPOT GRADE	278.6
PROPOSED SPOT GRADE	+93.94
PROPOSED SLOPE DIRECTION	→
SLOPE BREAK/ RIDGELINE	---
PROPOSED SOLID DRAIN PIPE	6" D
PROPOSED PERFORATED DRAIN PIPE	6" PERF
PROPOSED AERA DRAIN	□ ^{AD}
PROPOSED CLEANOUT	○

GRADING AND UTILITY NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
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- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- 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.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANY.
- 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.
- PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED, REFER TO UTILITY PLANS.
- 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.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.

RLS SURVEY CONTROL POINT #7
MAG NAIL SET
N:3,021,174.01
E:761,254.64



CONSULTANTS

- ARCHITECT -
OCO ARCHITECTURE :: DESIGN
- ELECTRICAL ENGINEER -
NV5 ENGINEERS
- WETLAND DELINEATION -
EPSILON ASSOCIATES, INC.
- SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING

Reading, MA
BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
November 30, 2022

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: 1"=20'-0"
PROJECT NO.: 22014.00
FILE: 22014.00-L2.1-G_PLAN.dwg
DRAWN: SRC
CHECKED: MEB

SEAL:

Megan E. Buczynski
11/29/2022

SHEET TITLE:
GRADING AND UTILITY PLAN SHEET I

SHEET NO.:
L2.1

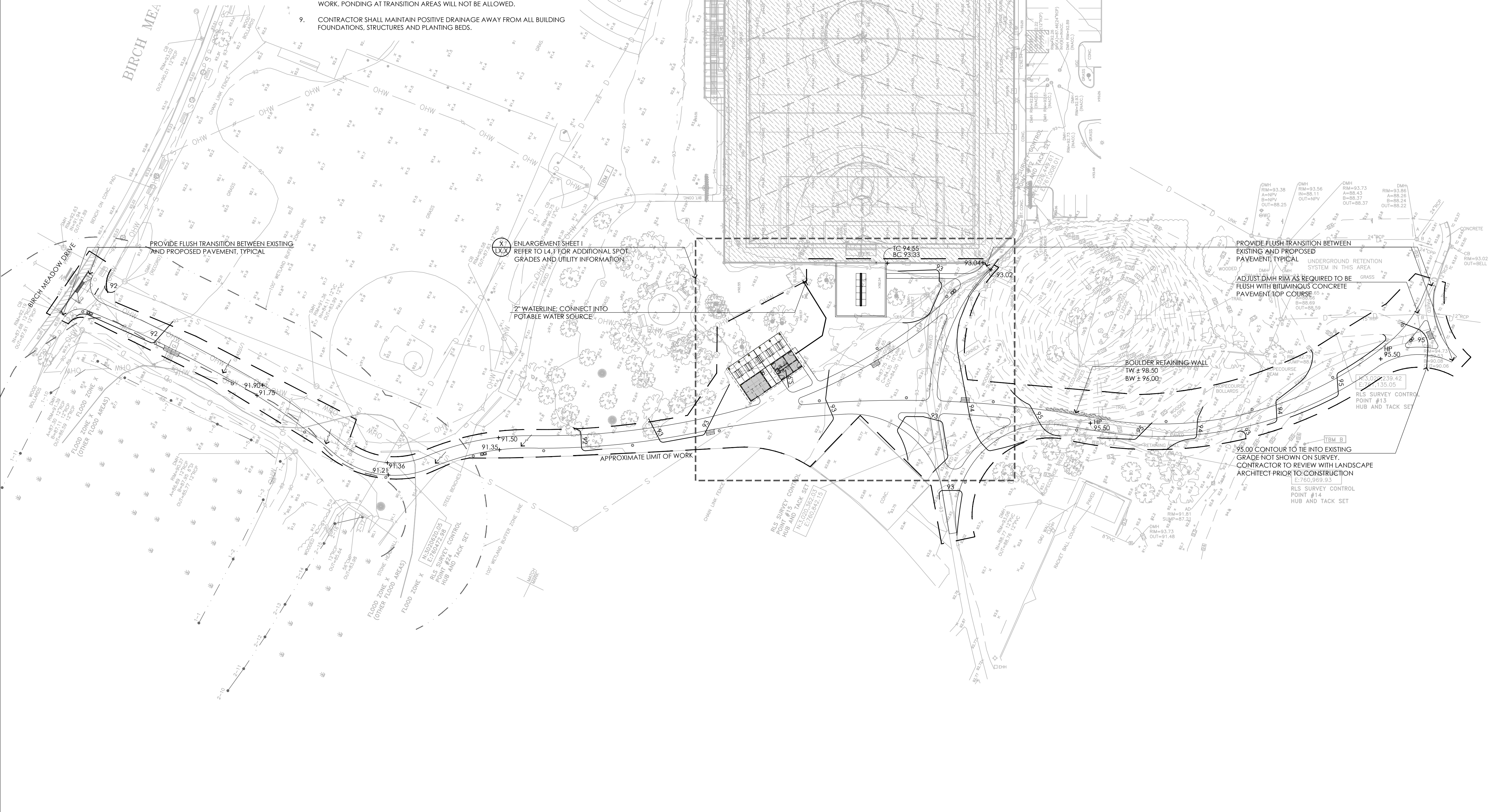
CONTACT DIGSAFE: UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS, PHONE DIGSAFE 1-888-344-7233.

GRADING AND UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	---
WETLAND	WF-15
35' WETLAND BUFFER	---
100' WETLAND BUFFER	---
EXISTING 1" CONTOUR	27.9
PROPOSED 1" CONTOUR	93.00
EXISTING SPOT GRADE	278.6
PROPOSED SPOT GRADE	+93.94
PROPOSED SLOPE DIRECTION	→
SLOPE BREAK/ RIDGELINE	---
PROPOSED SOLID DRAIN PIPE	6" D
PROPOSED PERFORATED DRAIN PIPE	6" PERF
PROPOSED AERA DRAIN	□ ^{AD}
PROPOSED CLEANOUT	○
PROPOSED MANHOLE	⊙
PROPOSED CATCH BASIN OR LEACHING BASIN	◆

GRADING AND UTILITY NOTES

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ACTIVITAS
 landscape architecture | civil engineering
 70 Milton Street | Dedham, MA 02026-2915
 (781) 326-2600 | activitas.com

CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
 NV5 ENGINEERS

WETLAND DELINEATION -
 EPSILON ASSOCIATES, INC.

SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
 November 30, 2022

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SCALE:	1"=20'-0"
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CHECKED:	MEB

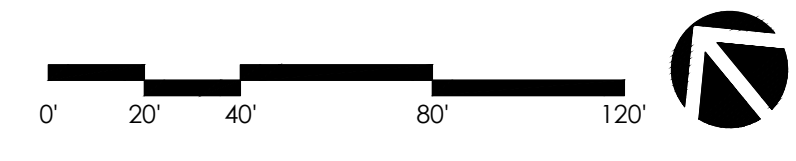
SEAL:

Megan E. Buczynski
 11/29/2022

SHEET TITLE:
 GRADING AND
 UTILITY PLAN SHEET II

SHEET NO.:
L2.2

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.

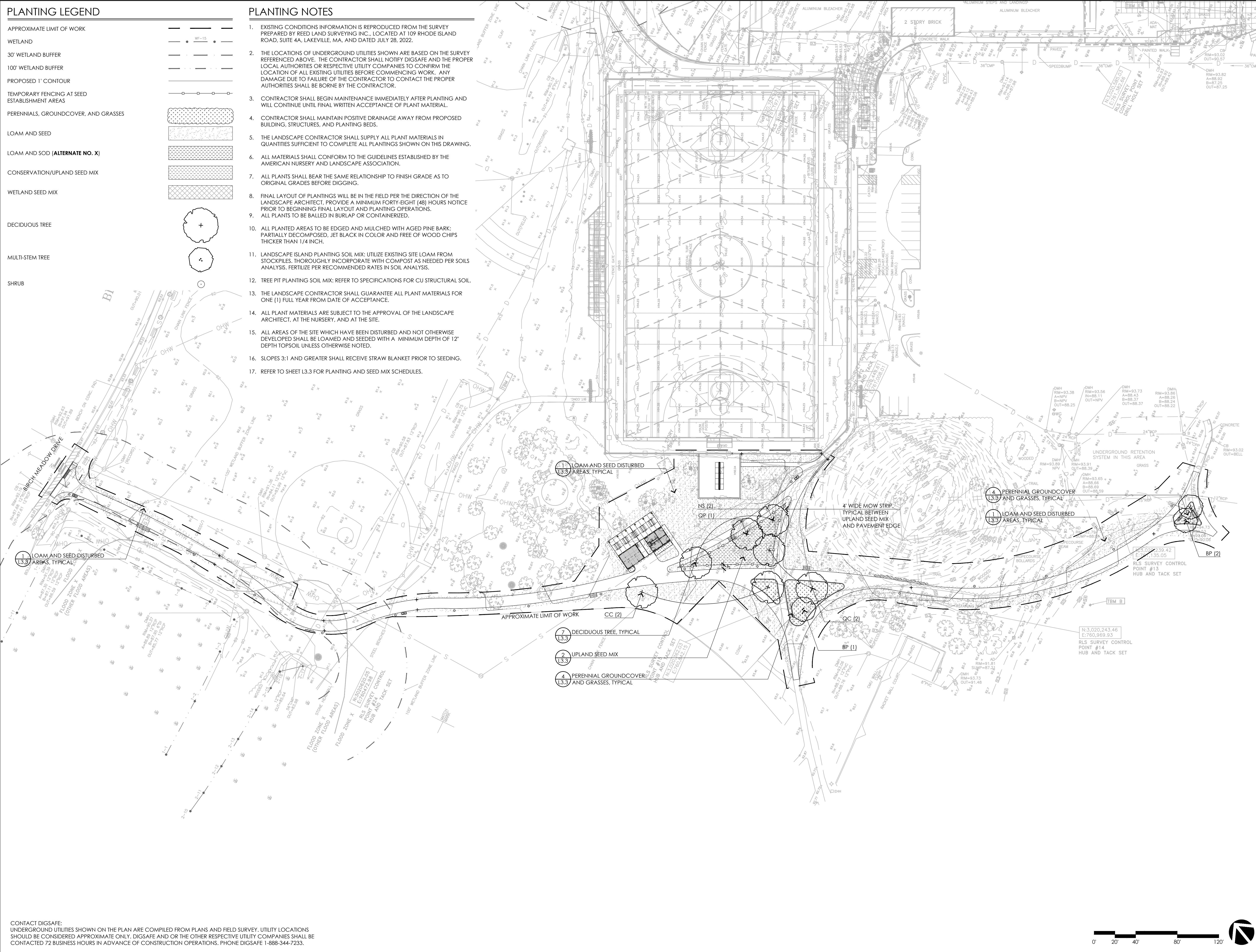


PLANTING LEGEND

- APPROXIMATE LIMIT OF WORK
- WETLAND
- 30' WETLAND BUFFER
- 100' WETLAND BUFFER
- PROPOSED 1' CONTOUR
- TEMPORARY FENCING AT SEED ESTABLISHMENT AREAS
- PERENNIALS, GROUNDCOVER, AND GRASSES
- LOAM AND SEED
- LOAM AND SOD (ALTERNATE NO. X)
- CONSERVATION/UPLAND SEED MIX
- WETLAND SEED MIX
- DECIDUOUS TREE
- MULTI-STEM TREE
- SHRUB

PLANTING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
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3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
5. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
6. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
8. FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT, PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
9. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
10. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK; PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
11. LANDSCAPE ISLAND PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES, THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
12. TREE PIT PLANTING SOIL MIX: REFER TO SPECIFICATIONS FOR CU STRUCTURAL SOIL.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
14. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
15. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 12" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
16. SLOPES 3:1 AND GREATER SHALL RECEIVE STRAW BLANKET PRIOR TO SEEDING.
17. REFER TO SHEET L3.3 FOR PLANTING AND SEED MIX SCHEDULES.



CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
 NV5 ENGINEERS

WETLAND DELINEATION -
 EPSILON ASSOCIATES, INC.

SURVEY -
 REED LAND SURVEY, INC.

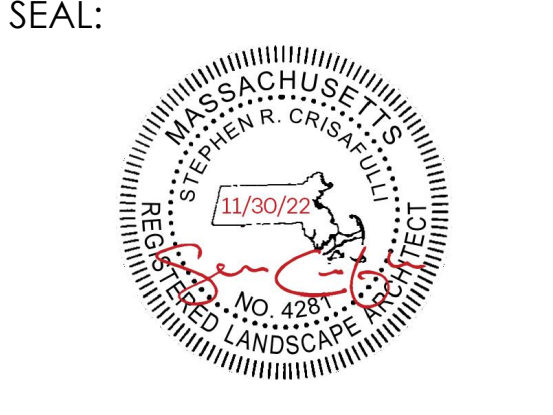
TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
 November 30, 2022

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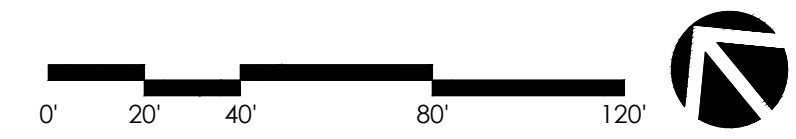
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SHEET TITLE:
 PLANTING PLAN
 SHEET II

SHEET NO:
L3.2

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.



CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
NV5 ENGINEERS

WETLAND DELINEATION -
EPSILON ASSOCIATES, INC.

SURVEY -
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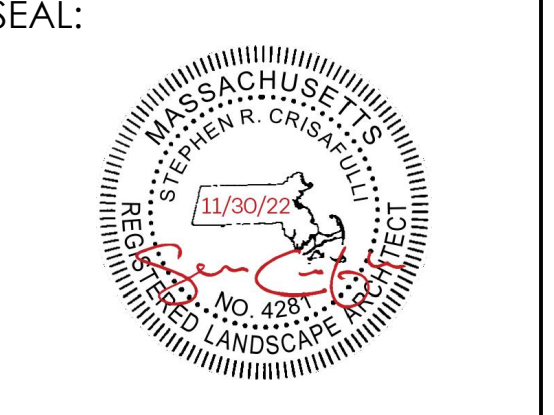
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BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
November 30, 2022

REVISIONS:

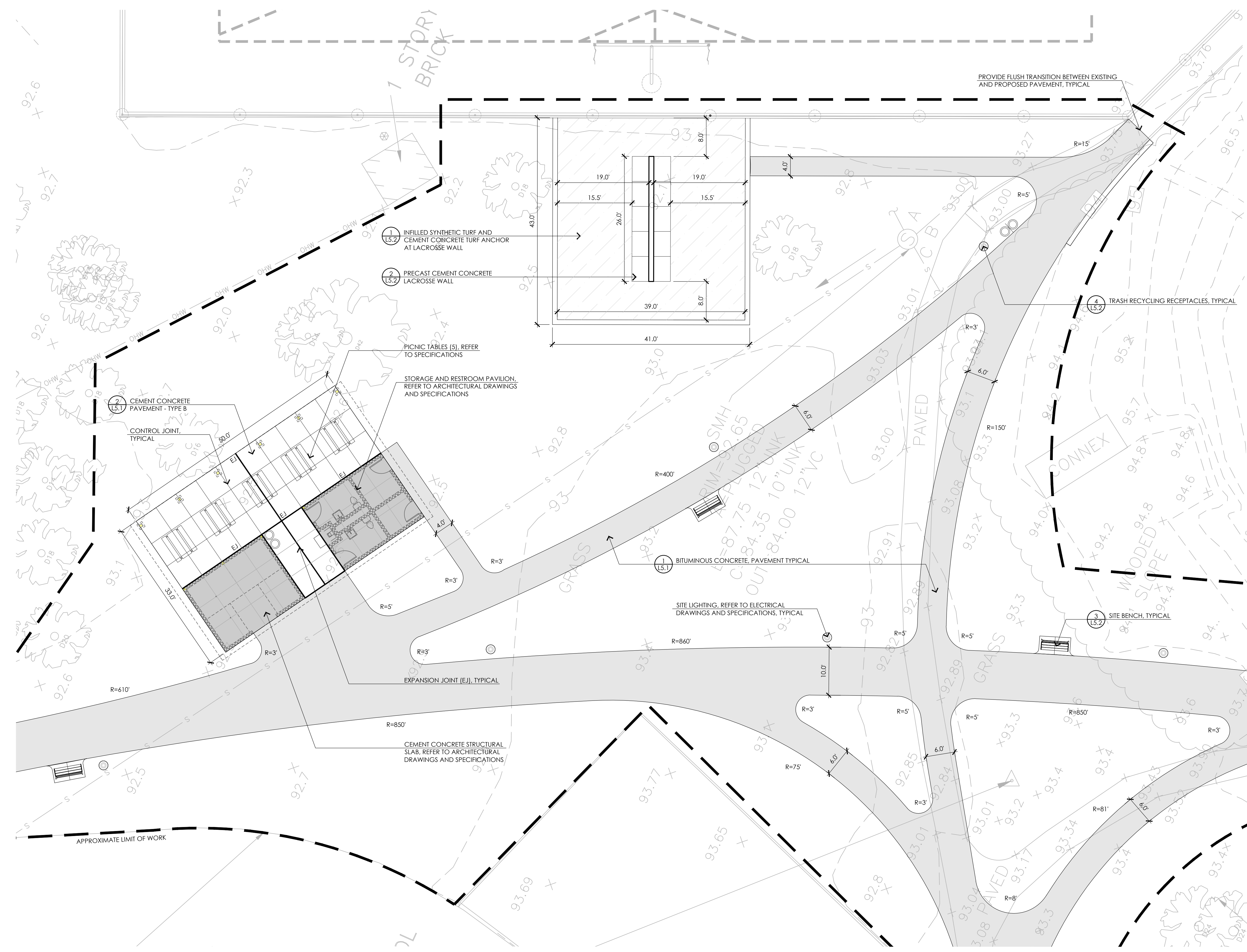
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SHEET TITLE:
ENLARGEMENT PLAN

SHEET NO:
L4.1

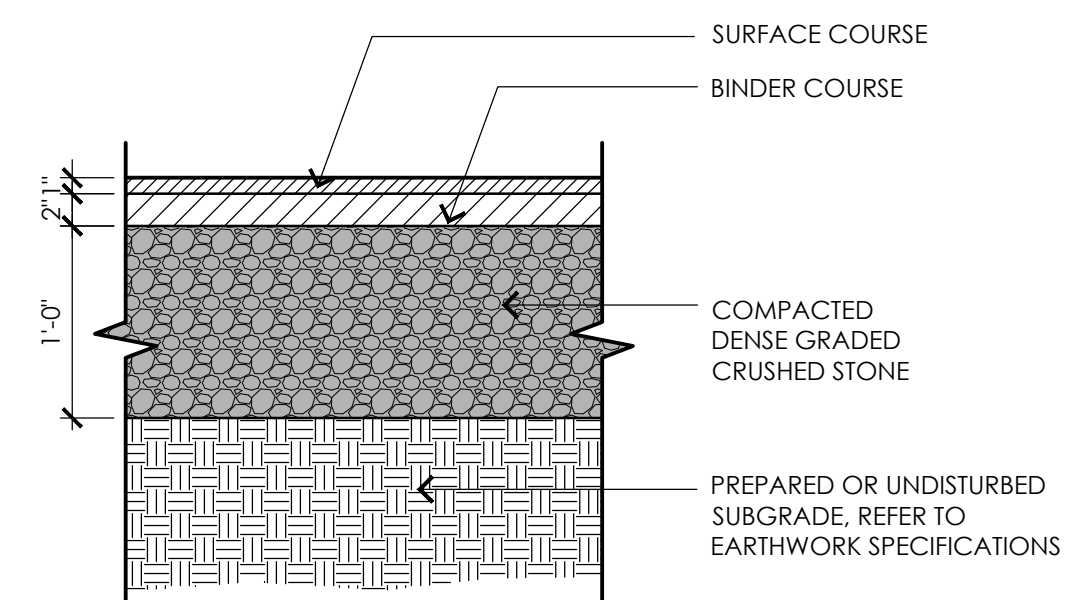


1 ENLARGEMENT NO. 1
 1" = 10'-0"

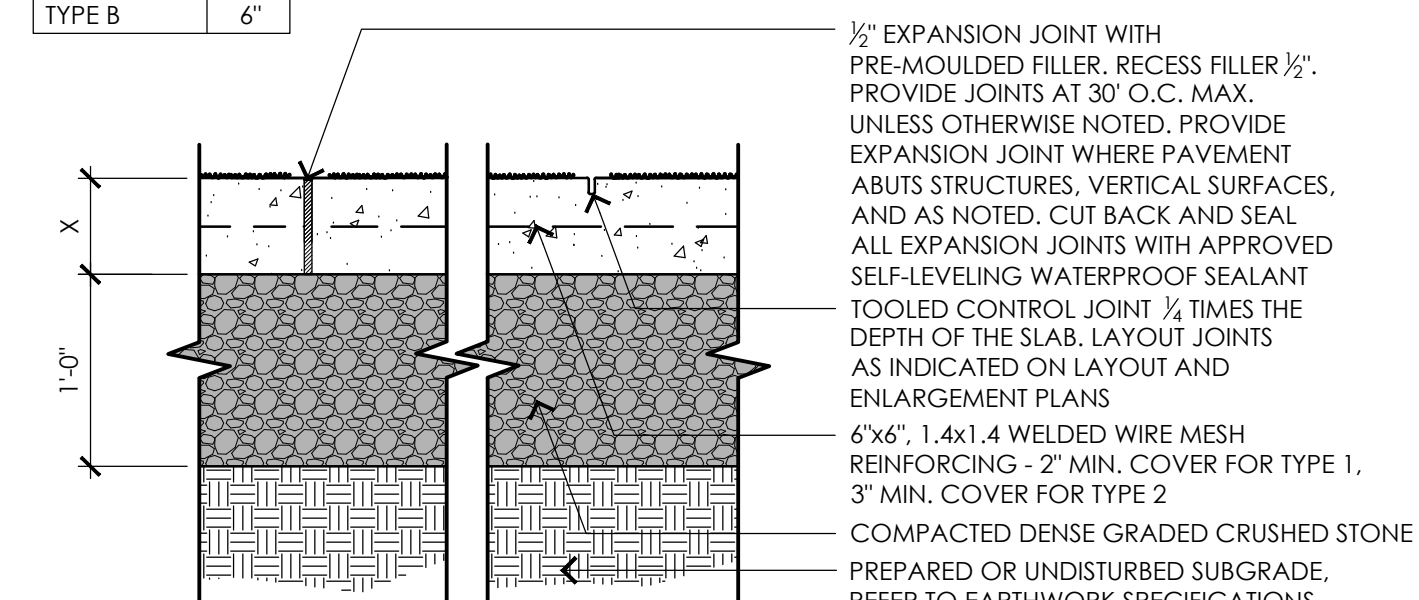
CONTACT DIGSAFE:
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NOTE:
 CONTRACTOR TO REVIEW LOCATION AND LAYOUT OF EXPANSION JOINTS AND TOOLED CONTROL JOINTS PRIOR TO COMMENCING CEMENT CONCRETE PAVEMENT INSTALLATION OPERATIONS

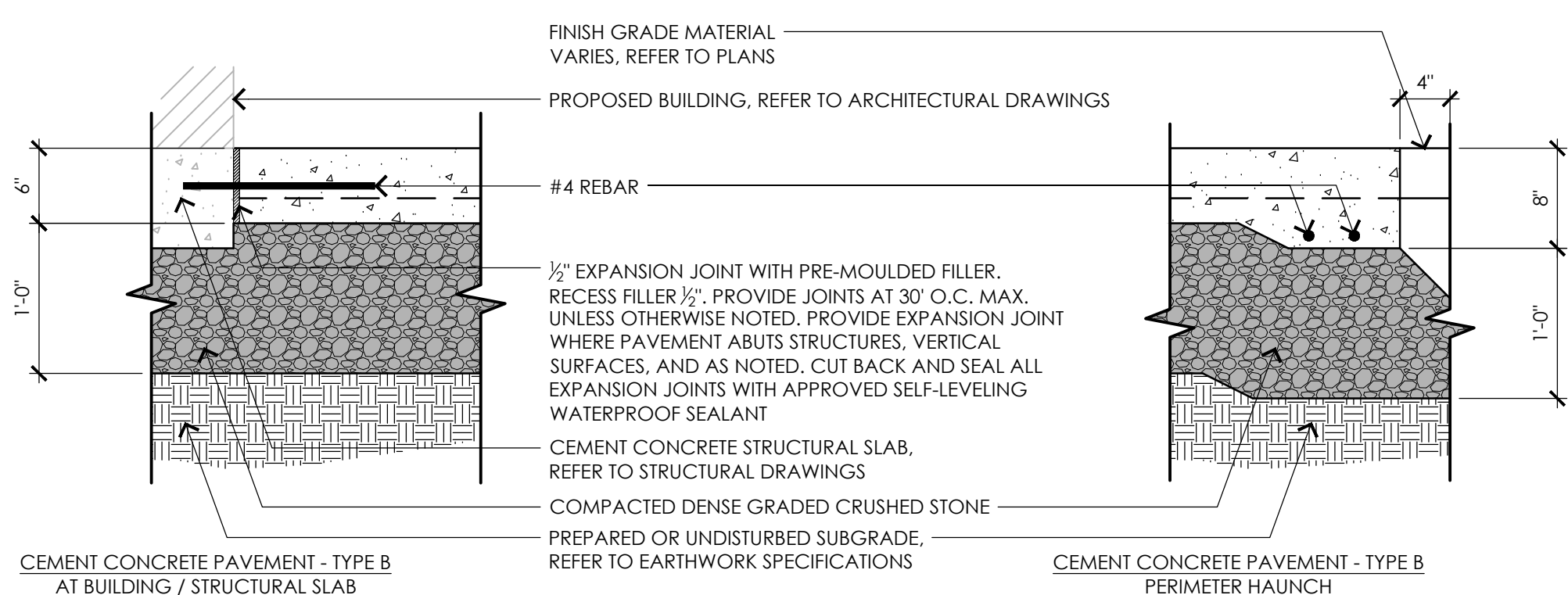
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TYPE A	4"
TYPE B	6"



1 BITUMINOUS CONCRETE PAVEMENT
 NOT TO SCALE

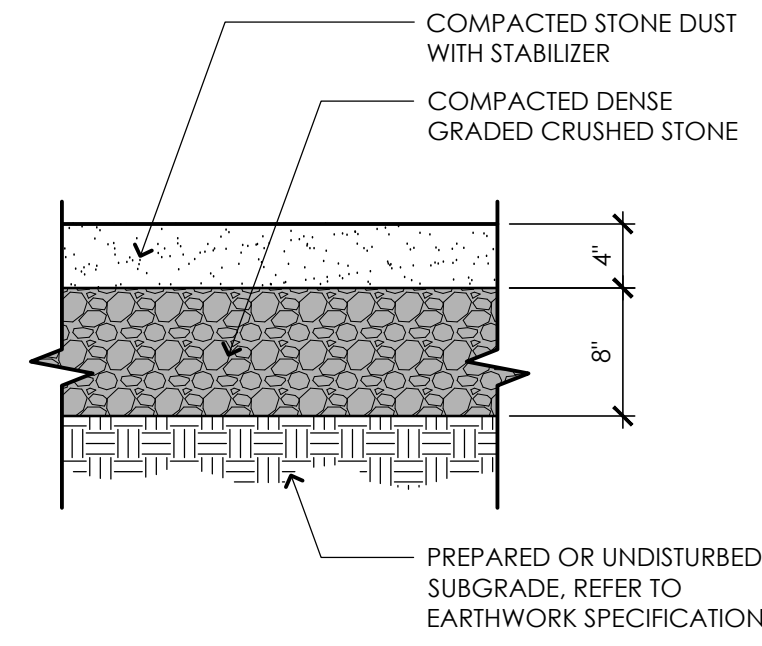


2 CEMENT CONCRETE PAVEMENT
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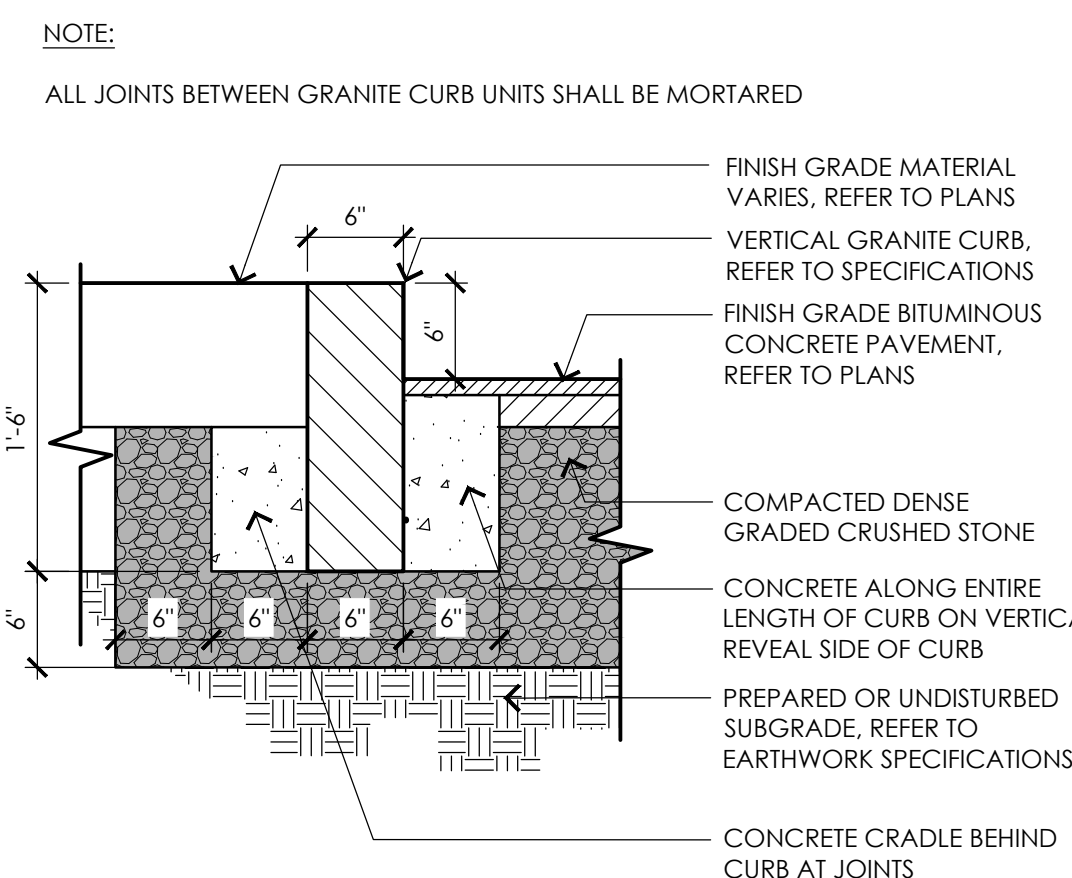


3 CEMENT CONCRETE PAVEMENT - TYPE B
 AT BUILDING / STRUCTURAL SLAB

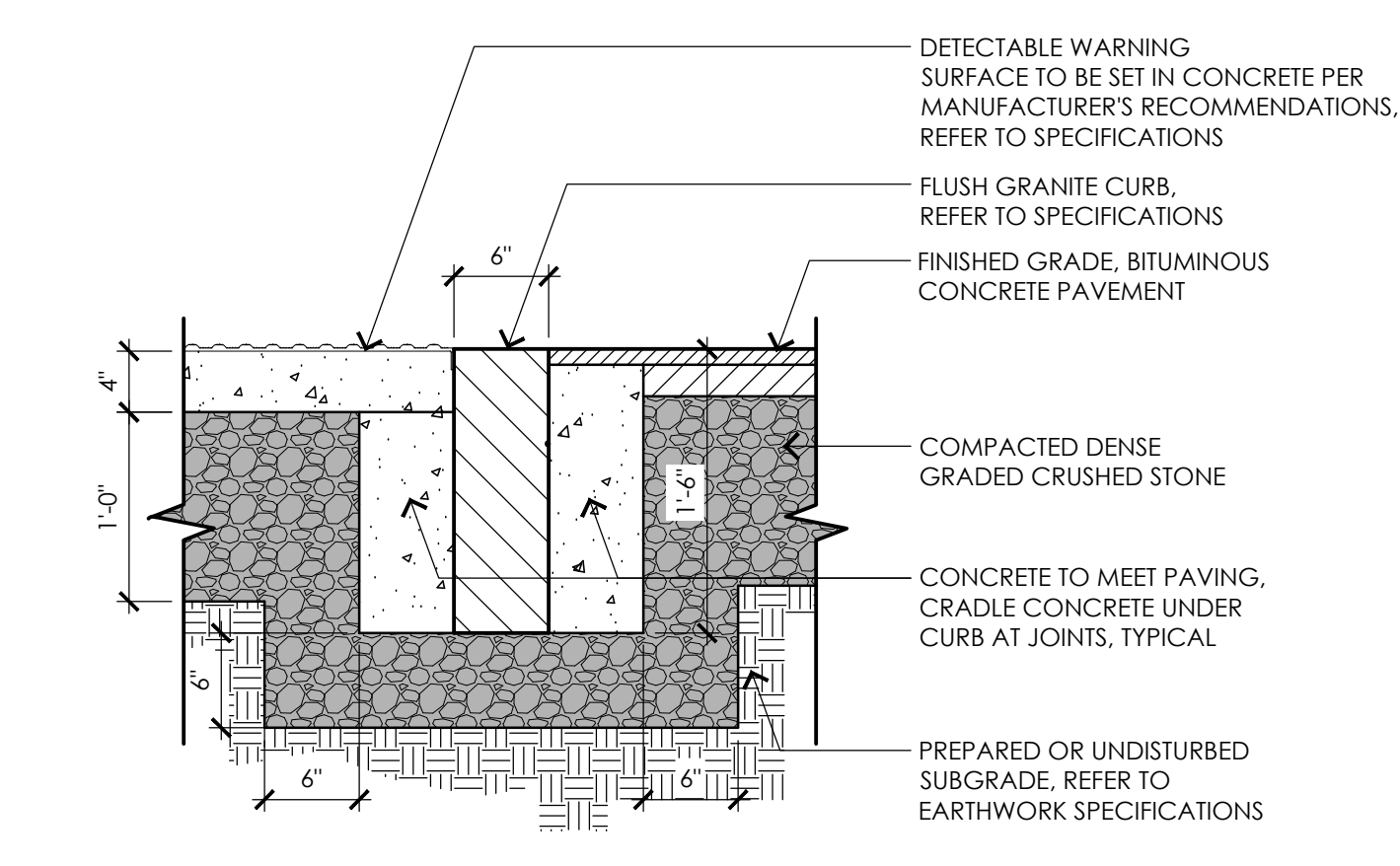
NOTE:
 CONTRACTOR SHALL PROVIDE STEEL EDGE AT ALL EDGES OF STONE DUST PAVING, REFER TO SPECIFICATIONS



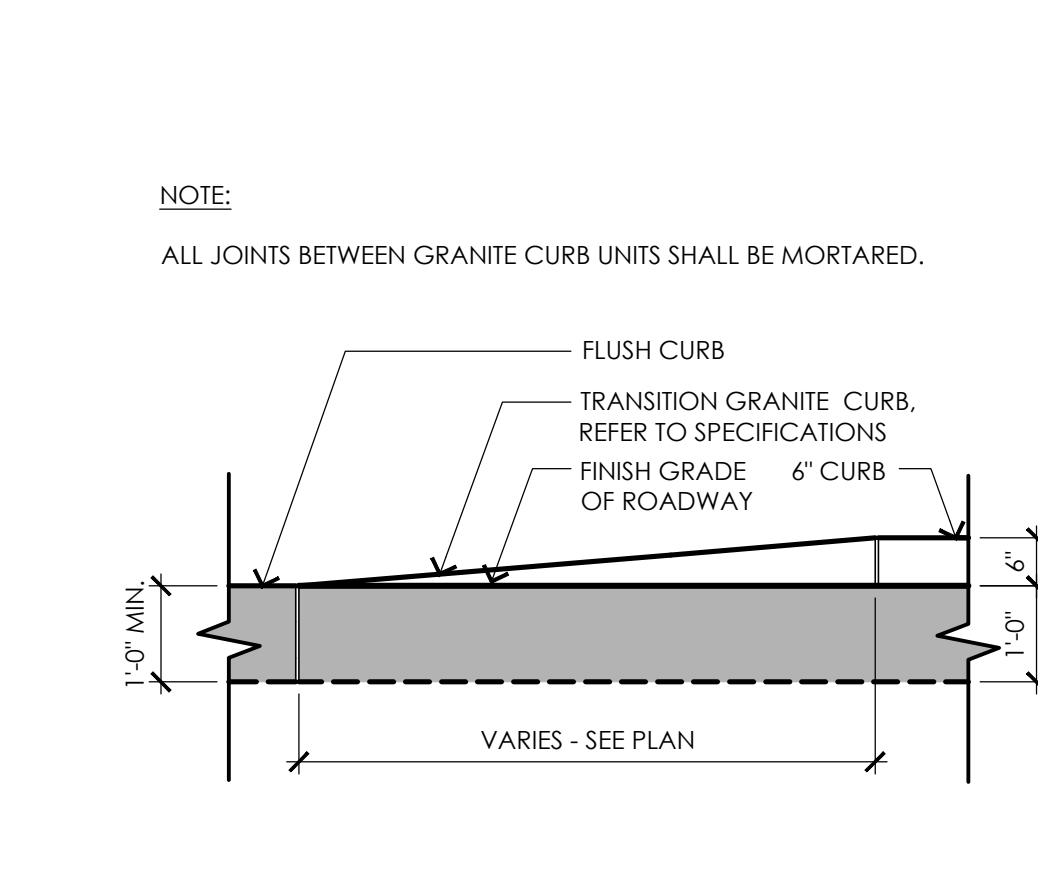
3 STONE DUST PAVEMENT
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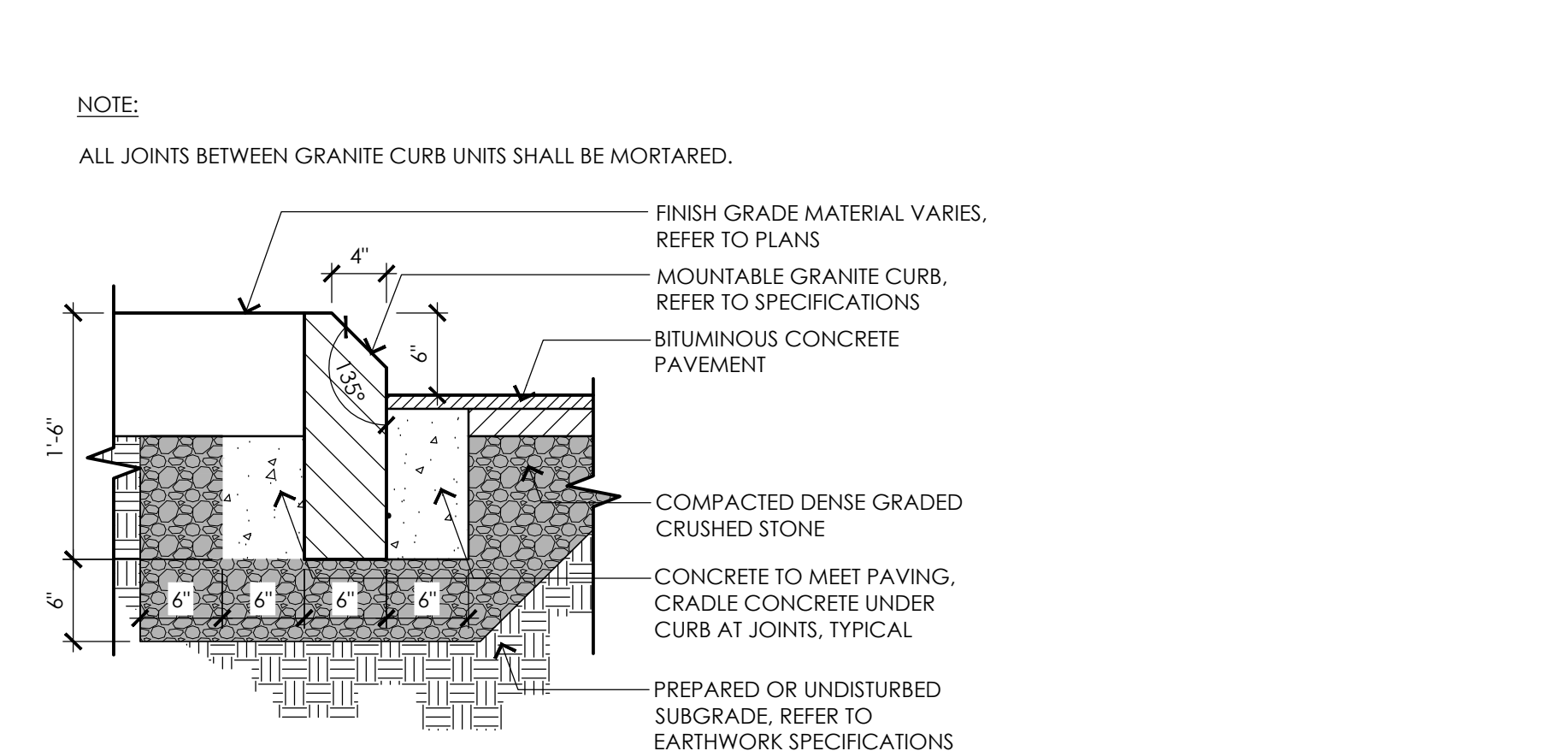
4 VERTICAL GRANITE CURB
 NOT TO SCALE



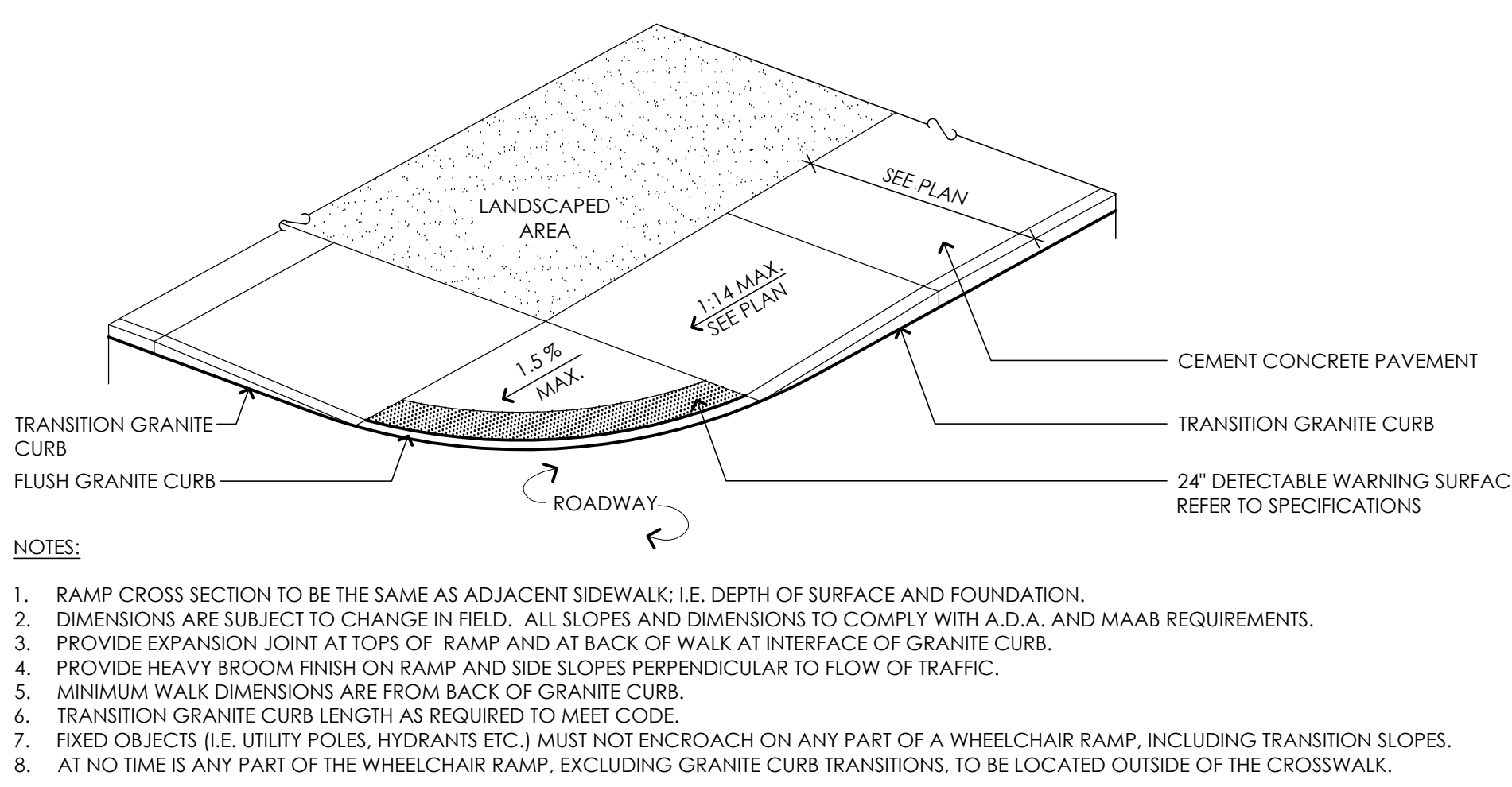
5 FLUSH GRANITE CURB WITH DETECTABLE WARNING STRIP
 NOT TO SCALE



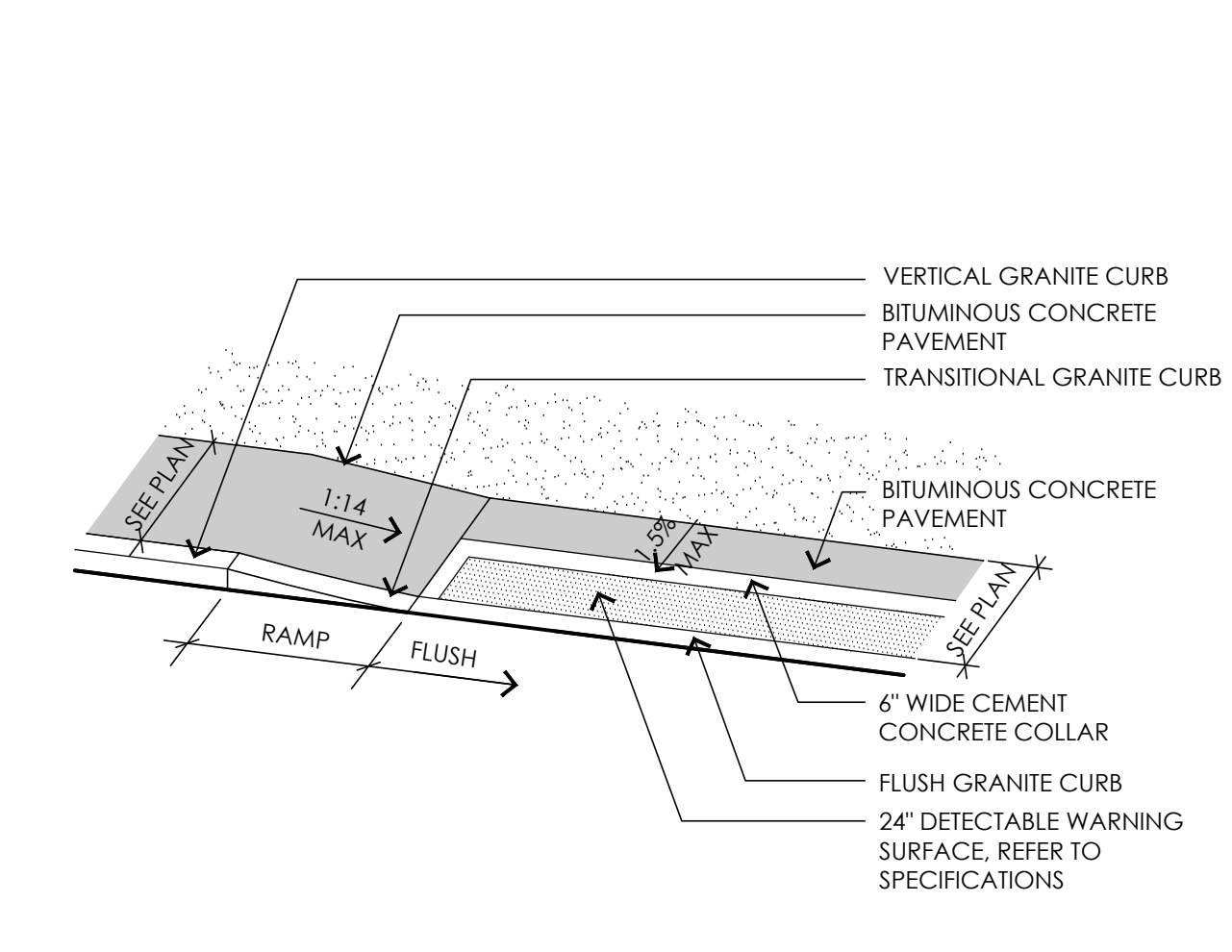
6 TRANSITION GRANITE CURB
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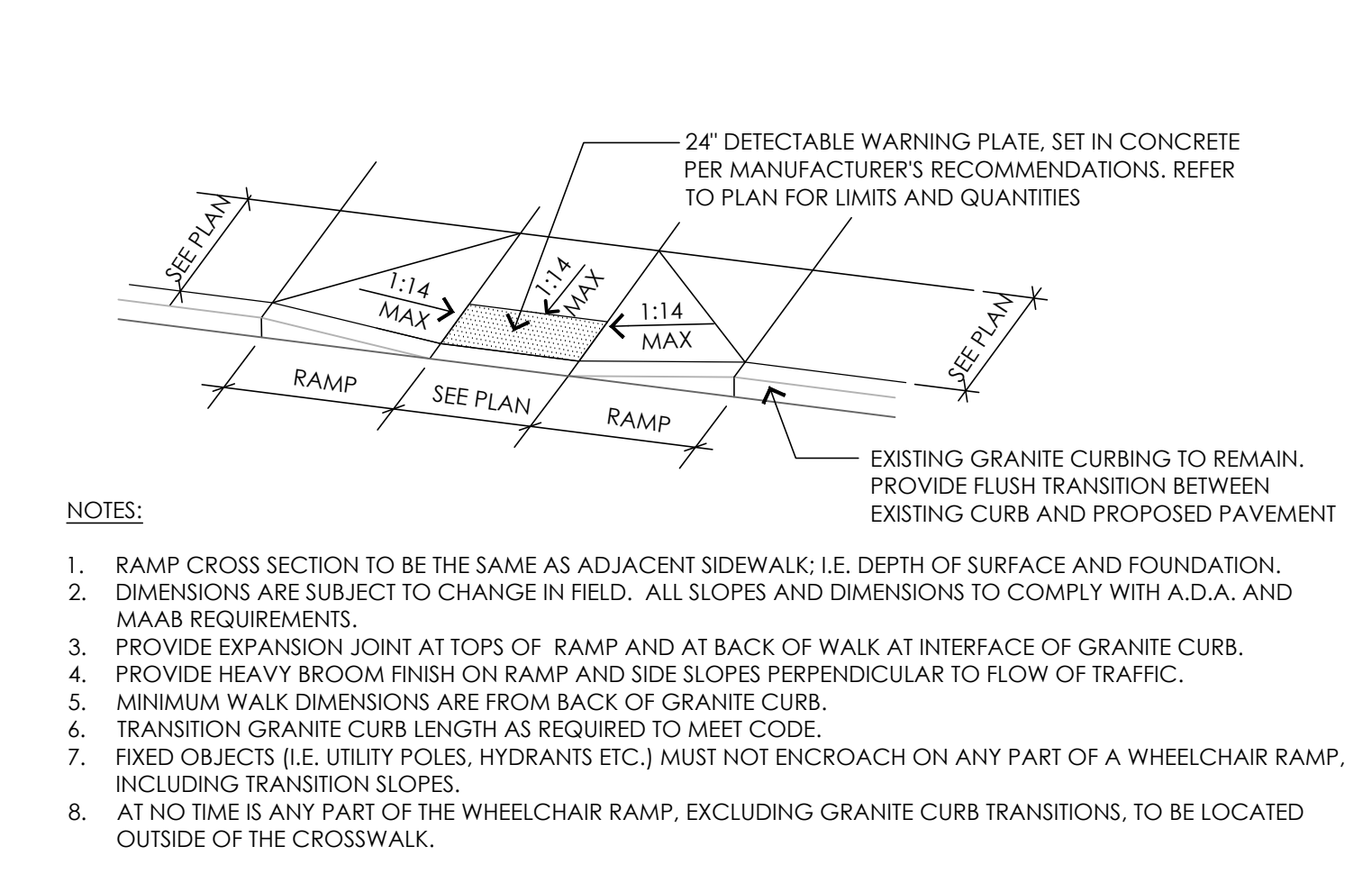
7 MOUNTABLE GRANITE CURB
 NOT TO SCALE



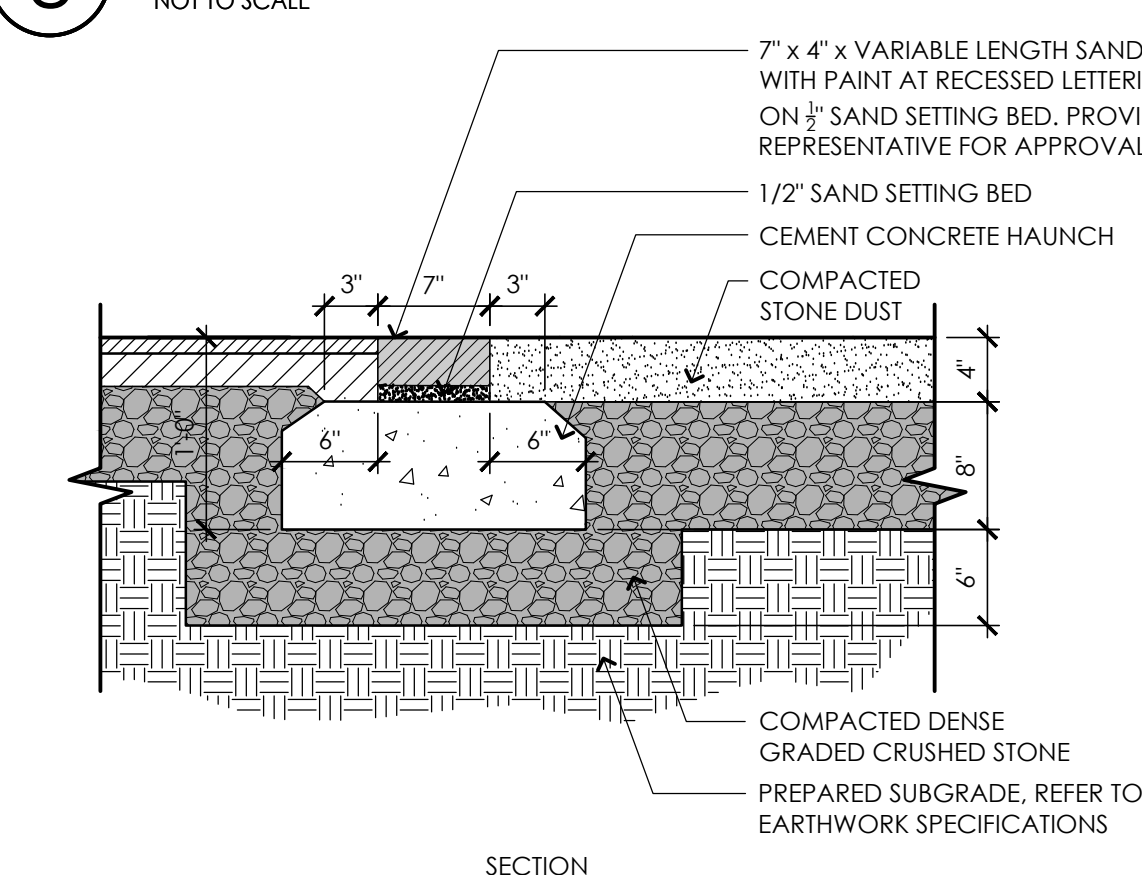
8 CURB CUT - TYPE A
 NOT TO SCALE



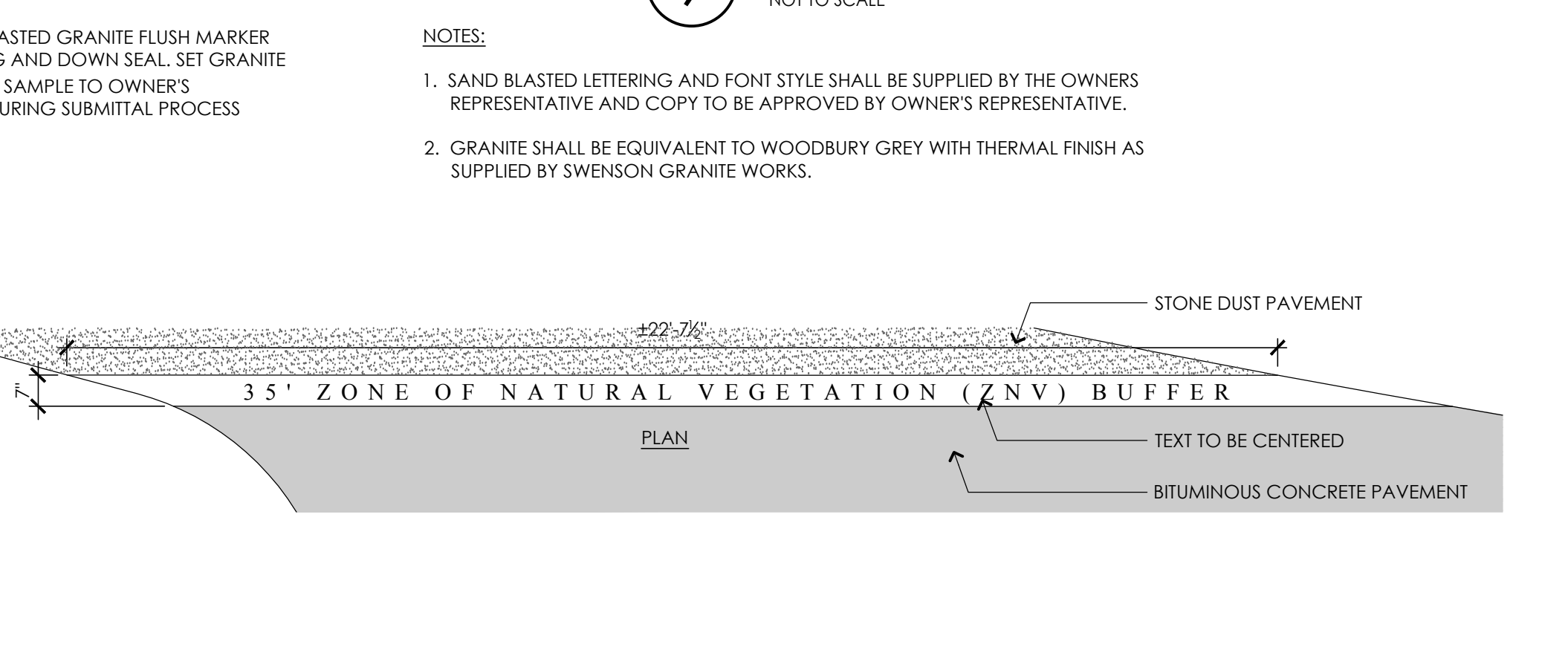
9 CURB CUT - TYPE B
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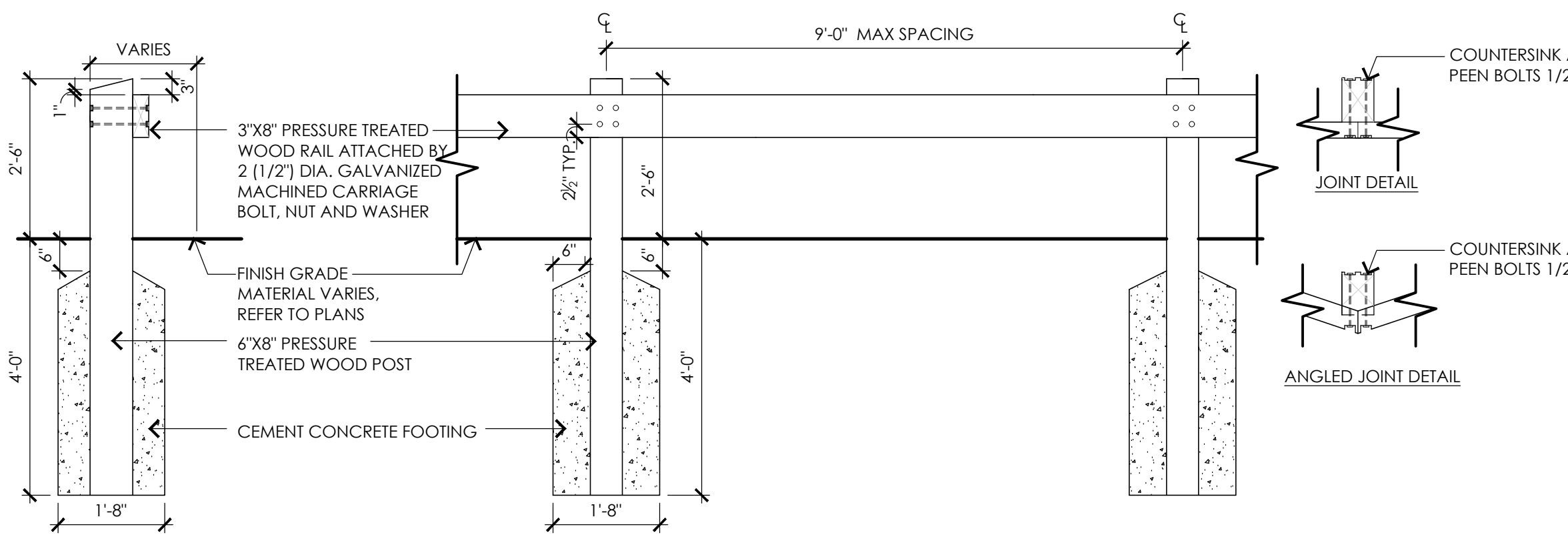
10 CURB CUT - TYPE C
 NOT TO SCALE



11 BITUMINOUS PAVING TO STONE DUST TRANSITION
 NOT TO SCALE



12 WOOD GUARDRAIL
 NOT TO SCALE



CONSULTANTS
 ARCHITECT -
 OCO ARCHITECTURE :: DESIGN
 ELECTRICAL ENGINEER -
 NV5 ENGINEERS
 WETLAND DELINEATION -
 EPSILON ASSOCIATES, INC.
 SURVEY -
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TOWN OF READING
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BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
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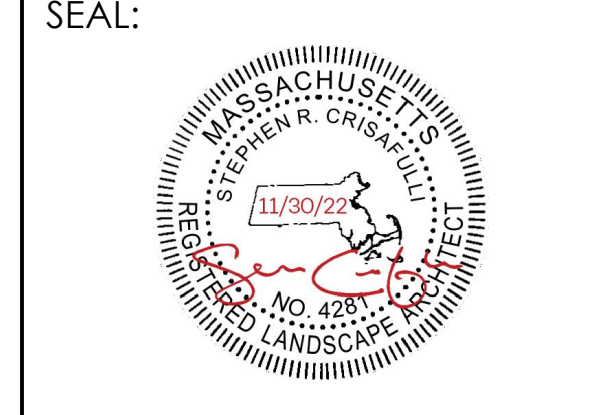
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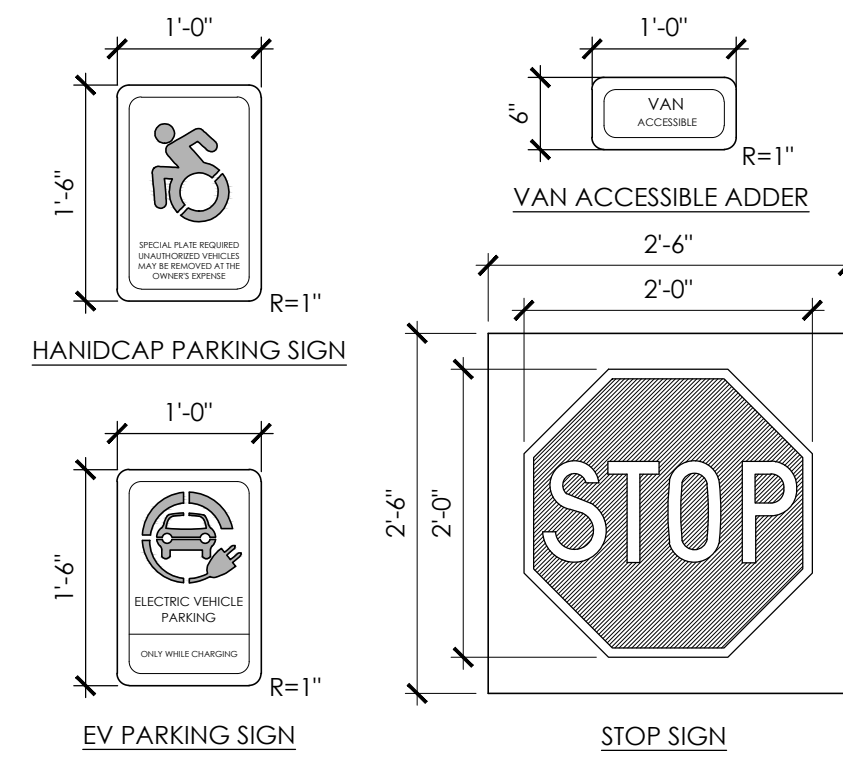


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DETAIL SHEET I

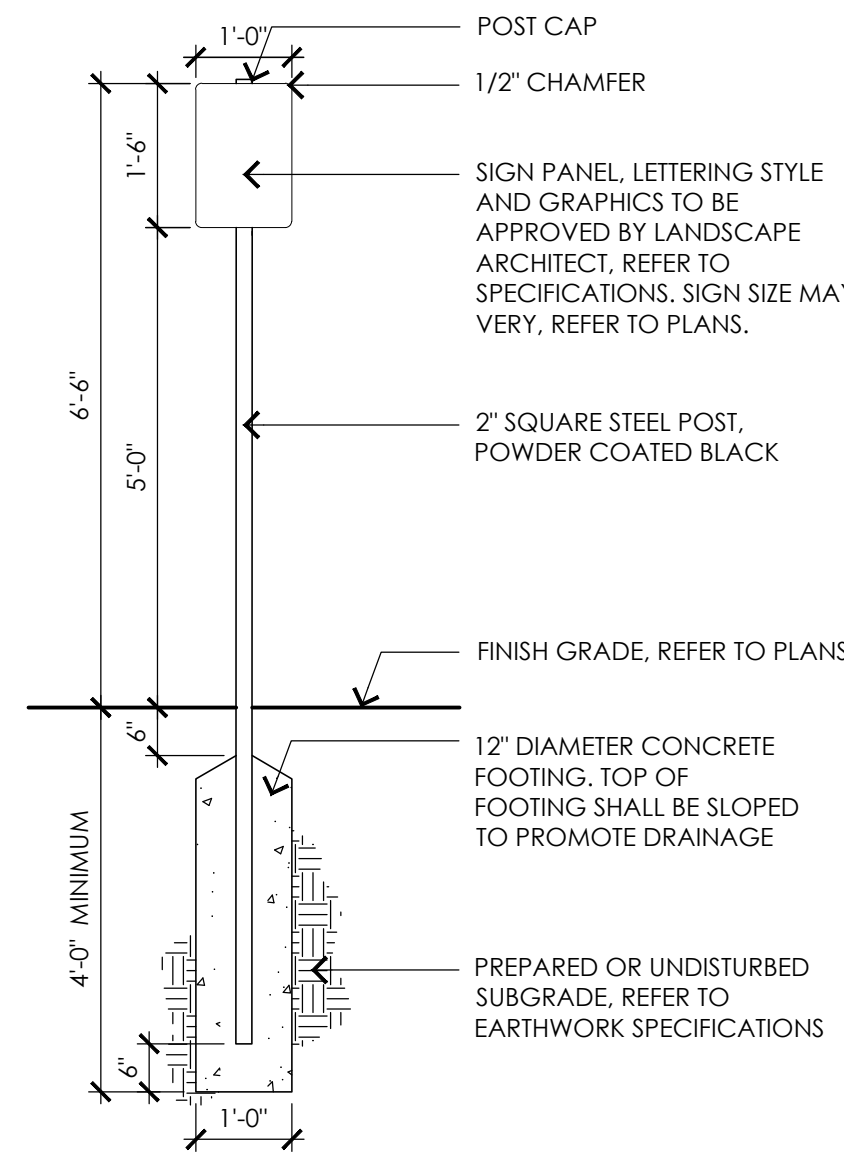
SHEET NO.:
L5.1

NOTES:

1. ALL TEXT, COLORS, FONTS, AND DIMENSIONS SHALL BE REVIEWED BY LANDSCAPE ARCHITECT AND THE OWNER.
2. GRAPHICS AND LETTERING STYLE SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT AND COPY TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL SUBMIT MOUNTING METHOD FOR APPROVAL.
4. ALL SIGN MOUNTING MECHANISMS SHALL BE PAINTED BLACK.

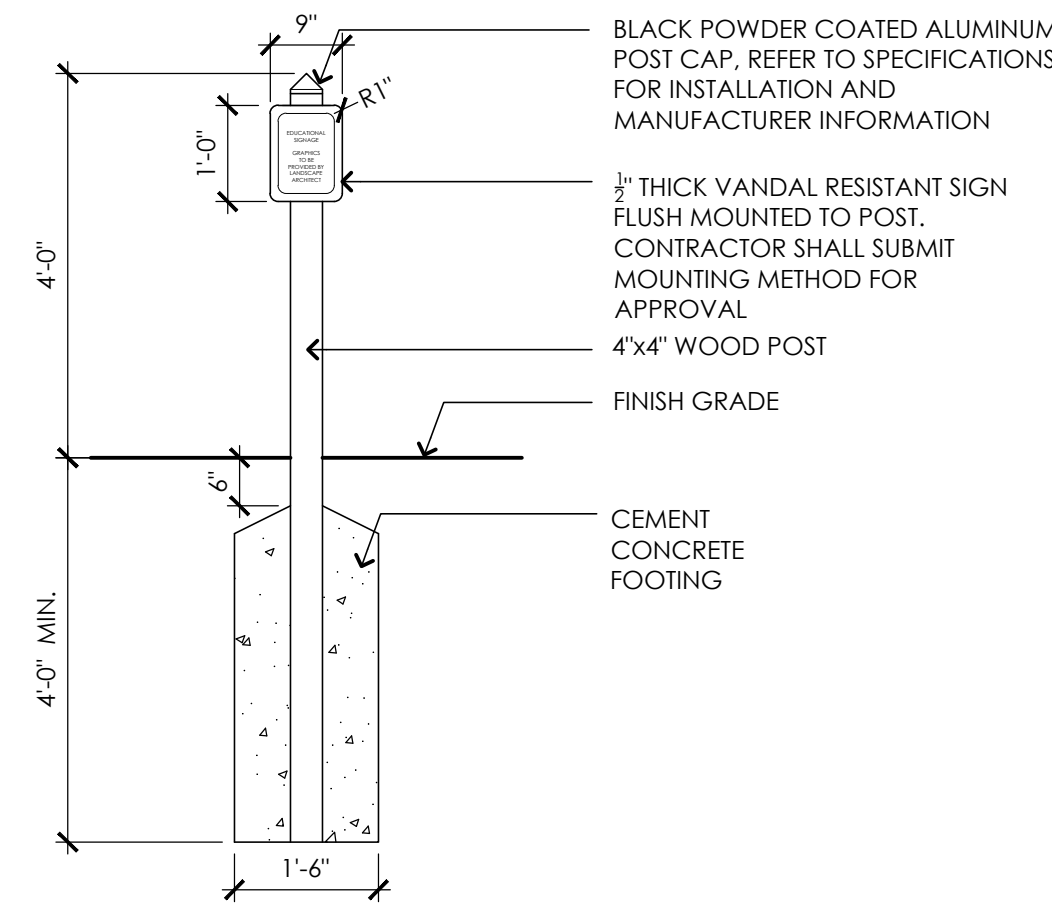


1 SIGNAGE POST AND PANELS
NOT TO SCALE



NOTES:

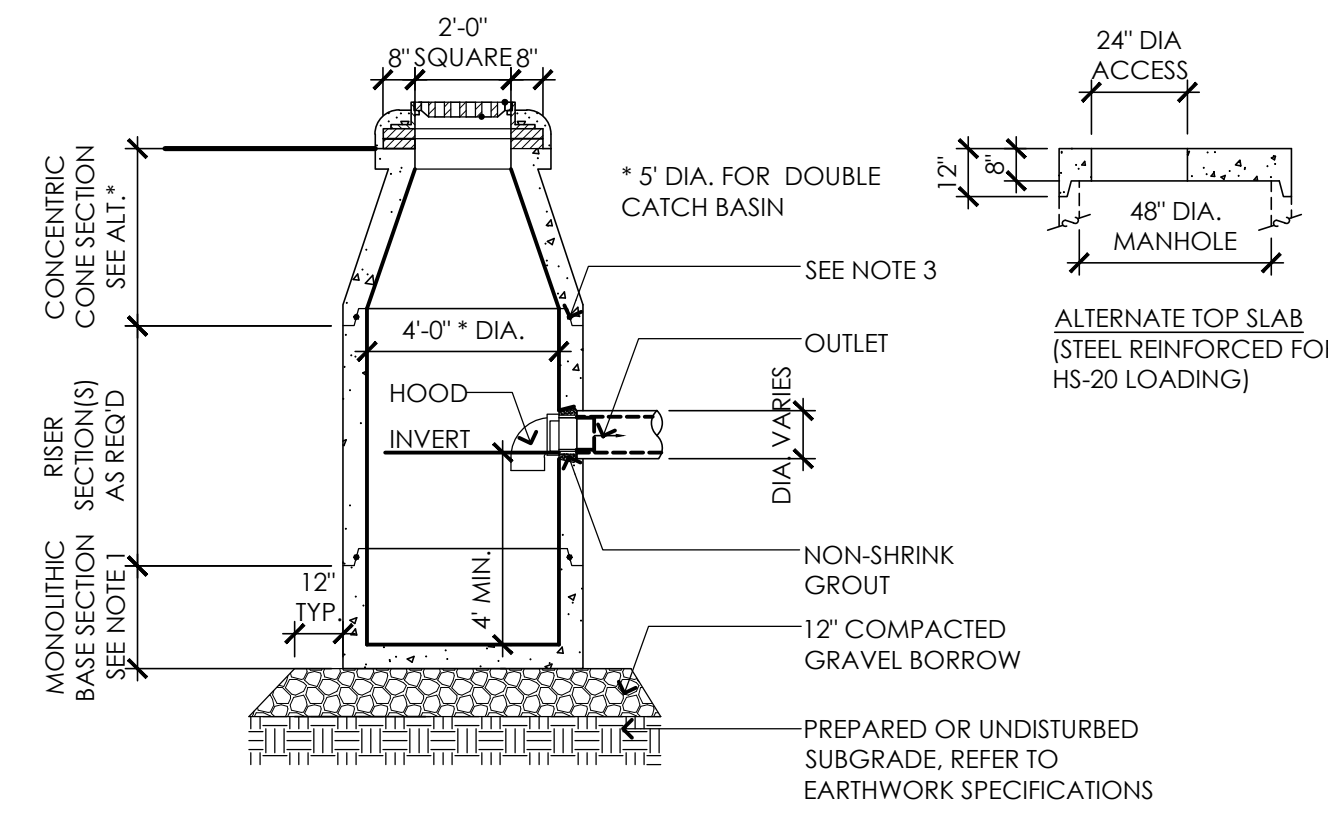
1. GRAPHICS AND LETTERING STYLE SHALL BE SUPPLIED BY THE OWNERS REPRESENTATIVE AND COPY TO BE APPROVED BY OWNERS REPRESENTATIVE
2. ALL WOOD SHALL BE CEDAR. REFER TO SPECIFICATIONS



2 EDUCATIONAL SIGNAGE
NOT TO SCALE

NOTES:

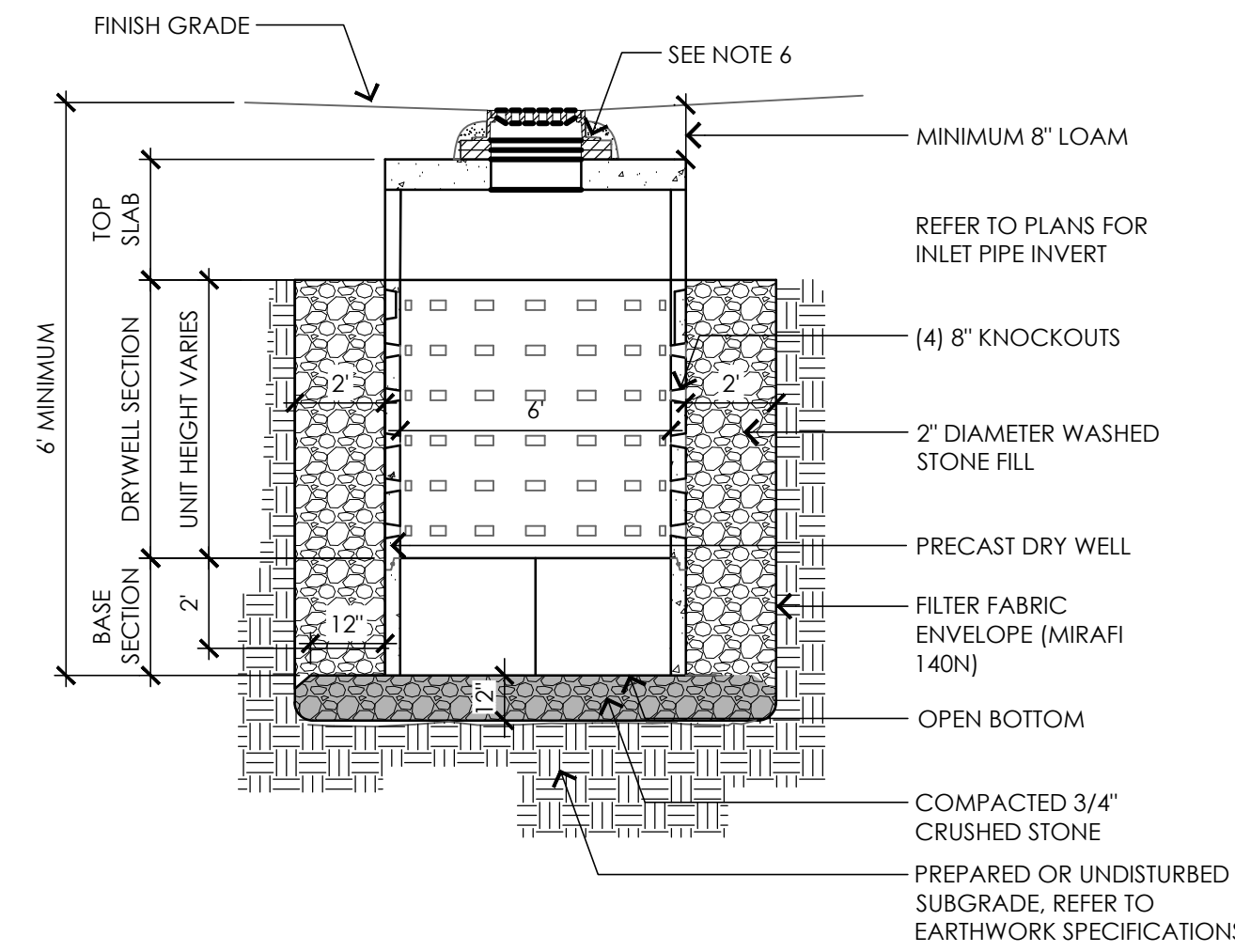
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN., 5 BRICK COURSES MAX.)



3 CATCH BASIN
NOT TO SCALE

NOTES:

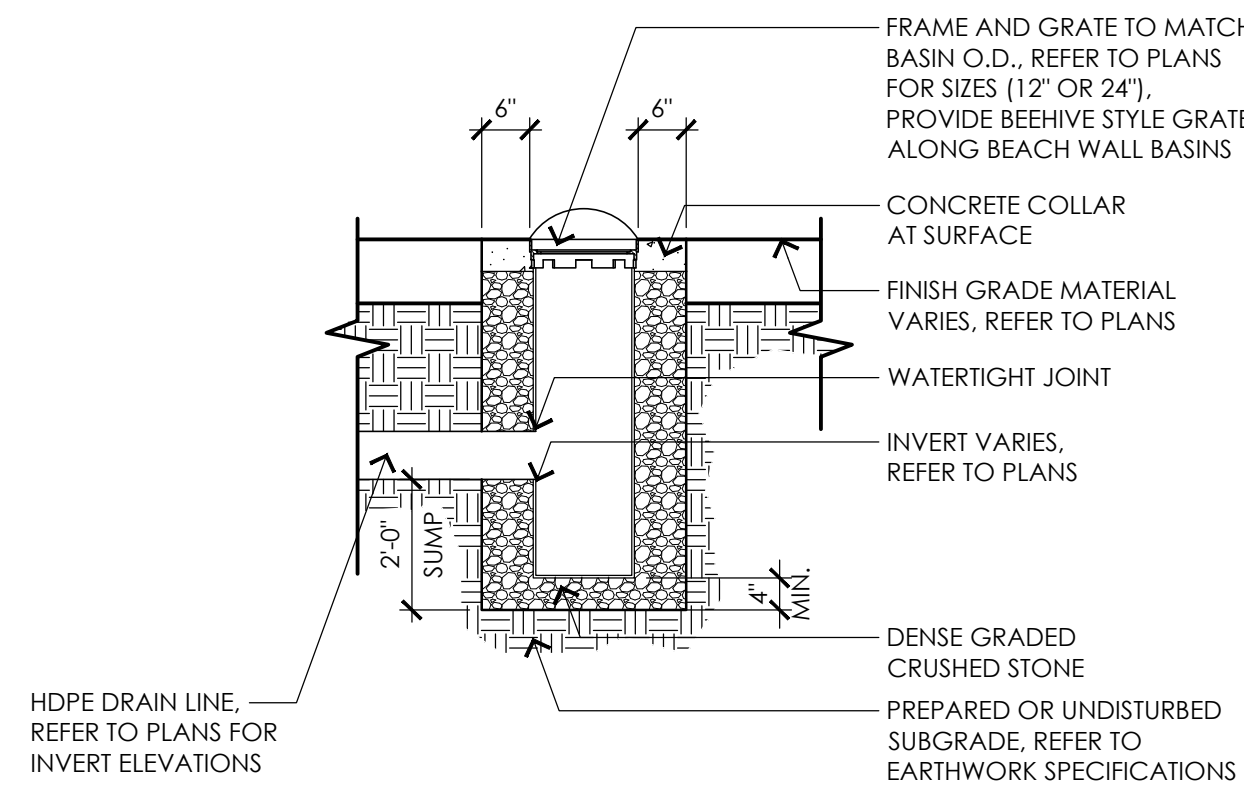
1. BASE SECTION SHALL BE MONOLITHIC WITH 6' INSIDE DIAMETER.
2. ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR HS-20 LOADING.
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. STANDARD MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSE MINIMUM, 5 BRICK COURSE MAXIMUM)



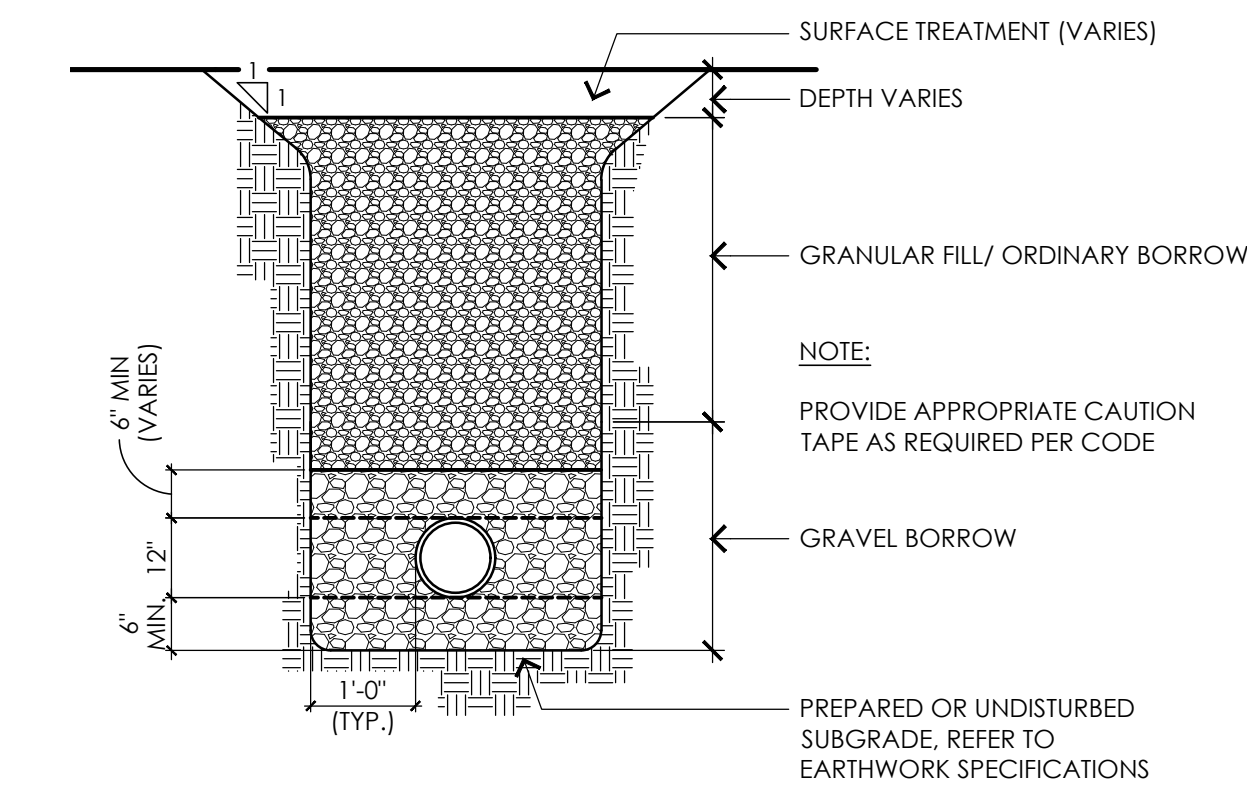
4 LEACHING BASIN
NOT TO SCALE

NOTES:

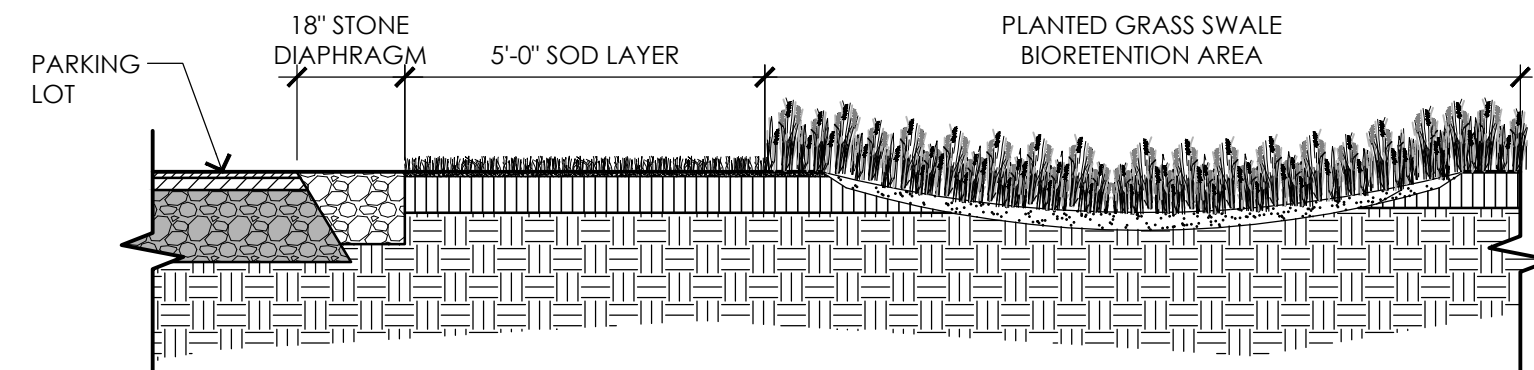
1. GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.



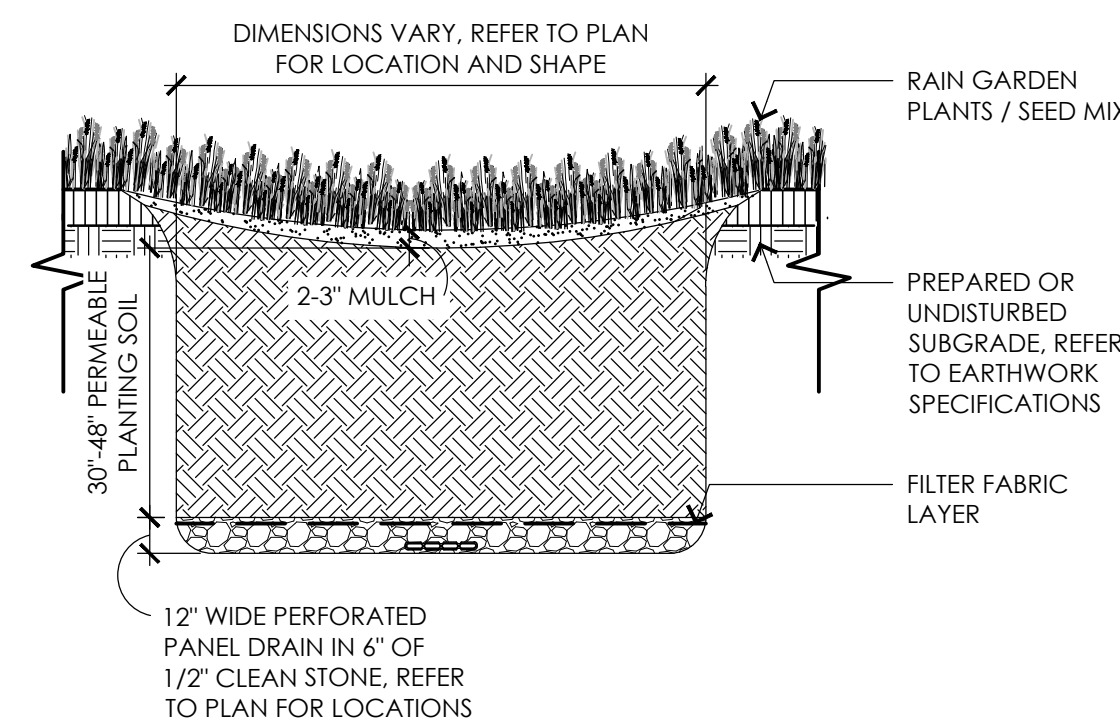
5 AREA DRAIN
NOT TO SCALE



6 UTILITY TRENCH
NOT TO SCALE



7 BIORETENTION PRETREATMENT SECTION
NOT TO SCALE



8 BIORETENTION
NOT TO SCALE

CONSULTANTS

- ARCHITECT -
OCO ARCHITECTURE :: DESIGN
- ELECTRICAL ENGINEER -
NV5 ENGINEERS
- WETLAND DELINEATION -
EPSILON ASSOCIATES, INC.
- SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE I RENOVATIONS

REGULATORY REVIEW
November 30, 2022

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	AS NOTED
PROJECT NO.:	22014.00
FILE:	22014.00-L5.3-DET_3.dwg
DRAWN:	MJD
CHECKED:	EPM/SRC

SEAL:

SHEET TITLE:
DETAIL SHEET III

SHEET NO:
L5.3