DEFINITIVE SUBDIVISION & NOTICE OF INTENT PLANS
CRESTVIEW ESTATES

39 CHESTNUT AND 6 FLINT STREET
NORTH READING, MA. 01864
MAPS 56 PARCEL 74 AND 80

PREPARED FOR

JAMIESON PROPERTIES, LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

PROJECT GENERAL NOTES

1. EXISTING BOUNDARY LINE, TOPOGRAPHIC, AND SITE UTILITY INFORMATION IS BASED UPON SURVEY PERFORMED BY DONOHOE SURVEY INC.
2. PRIOR TO THE START OF CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THAT ALL REQUIRED APPROVALS HAVE BEEN ISSUED AND THAT THE CONTRACTOR HAS RECEIVED AND REVIEWED ALL APPROVALS/CONDITIONS FOR THE PROJECT ISSUED BY THE TOWN OF NORTH READING.
3. PRIOR TO WORK, CONTRACTOR SHALL HAVE THE PROPOSED SITE LAID OUT VERTICALLY AND HORIZONTALLY BY A PROFESSIONAL LAND SURVEYOR.
4. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
7. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND REGULATIONS.
9. CONTRACTOR SHALL COORDINATE WITH THE STATE POLICE AND/OR THE LOCAL POLICE DEPARTMENT FOR TRAFFIC RELATED ISSUES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC COORDINATION AND POLICE DETAILS AS REQUIRED BY THE CITY, TOWN OR STATE.
10. CONTRACTOR SHALL SAW-CUT PAVEMENT WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT WHICH IS TO REMAIN AND WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT.
11. CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL WORK IS COMPLETED AND ACCEPTED.
12. HOURS OF WORK IN CHESTNUT STREET SHALL BE RESTRICTED TO 8:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY.
13. PRIOR TO CONSTRUCTION CONTRACTOR SHALL OBTAIN THE NPDES CONSTRUCTION GENERAL PERMIT.
14. TOWN OF NORTH READING DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED 72 HOURS IN ADVANCE TO MARK OUT TOWN OF NORTH READING UTILITIES.
15. CONTRACTOR SHALL COORDINATE WITH THE NORTH READING WATER DEPARTMENT FALL MATERIAL AND INSTALLATION SPECIFICATIONS PRIOR TO CONSTRUCTION AND PURCHASE OF MATERIALS.
16. ALL WATER, SEWER, CURB CUT, STREET OPENING AND JACKIES'S LAW EXCAVATION PERMITS SHALL BE OBTAINED AT THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY EXCAVATION.
17. FINAL STREET ADDRESSES NUMBERS SHALL BE ISSUED BY TOWN OF NORTH READING BUILDING DEPARTMENT UPON APPLICATION OF THE BUILDING PERMIT FOR EACH LOT.
18. ALL SITE WORK SHALL BE INSPECTED BY THE TOWN OF NORTH READING ENGINEERING REPRESENTATIVE OR THE DEPARTMENT OF PUBLIC WORKS. THE APPLICANT/OWNER'S CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR THE PROPOSED WORK. ALL INSPECTIONS SHALL BE SCHEDULED 24 HOURS IN ADVANCE.
19. SUBDIVISIONS PLANS WILL ALSO BE SUBMITTED TO THE NORTH READING CONSERVATION COMMISSION FOR NOTICE OF INTENT APPROVAL.
20. THE PROPERTY LIES IN ZONE X REF. FIRM 25017C0304E DATED 6.4.2010.
21. THE PROPERTY DOES NOT LIE WITHIN THE AQUIFER PROTECTION DISTRICT.

DIG SAFE NOTES

1. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO EXCAVATION WORK AND CALL DIG-SAFE AT 1-800-DIG-SAFE PRIOR TO COMMENCING WORK.
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3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
4. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

BEFORE CONSTRUCTION CALL (72 HOURS IN ADVANCE):
- "DIG SAFE" AT 1-888-DIG SAFE
- 1-888-344-7233

DIG SAFE

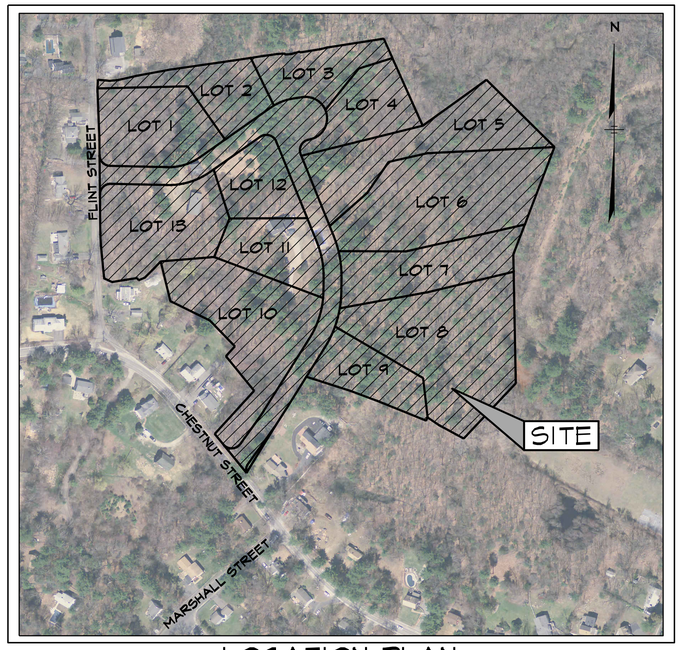
GENERAL UTILITY NOTES

1. PRIOR TO CONSTRUCTION AND THE PURCHASE OF ANY DRAINAGE PIPE, SEWER PIPE, WATER PIPE HYDRANTS, SHUT OFFS, FITTINGS, AND MANHOLES, THE CONTRACTOR SHALL FIELD VERIFY ALL OFF-SITE UTILITY CROSSINGS. THE CONTRACTOR SHALL CONDUCT TEST PITS AND/OR VACUUM EXCAVATION TO CONFIRM VERTICAL AND HORIZONTAL LOCATIONS FOR ALL UTILITY CROSSINGS. REPORT AND DISCREPANCIES TO THE ENGINEER AND THE TOWN OF NORTH READING DEPARTMENT OF PUBLIC WORKS (DPW). IF REQUIRED FIELD ADJUSTMENTS WILL BE COORDINATED WITH THE TOWN OF NORTH READING DPW.

UTILITY ASSUMPTIONS

THE FOLLOWING ASSUMPTIONS WERE MADE BY THE DESIGNER CONCERNING THE VERTICAL LOCATION OF OFF-SITE EXISTING UTILITIES:

1. ALL WATER LINES (TRUNK LINES AND SERVICES) WERE ASSUMED TO BE 5' BELOW THE EXISTING SURFACE TO TOP OF PIPE.
2. ALL GAS PIPES AND GAS SERVICES WERE ASSUMED TO BE 3' BELOW THE EXISTING SURFACE TO TOP OF PIPE.



LOCATION PLAN

SCALE: 1" = 200' ±
SOURCE: MASSGIS

INDEX OF SHEETS

C1	SHEET	1 OF 21	COVER SHEET: INDEX & NOTES
C2	SHEET	2 OF 21	EXISTING CONDITIONS PLAN - DONOHOE SURVEY INC.
C3	SHEET	3 OF 21	EXISTING CONDITIONS PLAN - DONOHOE SURVEY INC.
C4	SHEET	4 OF 21	LOTTING PLAN- DONOHOE SURVEY INC.
C5	SHEET	5 OF 21	LOTTING PLAN - DONOHOE SURVEY INC.
C6	SHEET	6 OF 21	LOTTING PLAN - DONOHOE SURVEY INC.
C7	SHEET	7 OF 21	OVERALL SITE PLAN & NRCS SOIL DATA
C8	SHEET	8 OF 21	SITE AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C9	SHEET	9 OF 21	SITE AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C10	SHEET	10 OF 21	SITE AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
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C12	SHEET	12 OF 21	SITE AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C13	SHEET	13 OF 21	ROADWAY PROFILE
C14	SHEET	14 OF 21	ROADWAY PROFILE AND STORM WATER RECHARGE CALCULATIONS
C15	SHEET	15 OF 21	WETLAND CROSSINGS & DETAILS
C16	SHEET	16 OF 21	WETLAND CROSSINGS & DETAILS
C17	SHEET	17 OF 21	WETLAND REPLICATION AREA DETAILS
C18	SHEET	18 OF 21	BMP DETAILS
C19	SHEET	19 OF 21	BMP DETAILS
C20	SHEET	20 OF 21	SITE DETAILS
C21	SHEET	21 OF 21	EROSION CONTROL DETAILS

APPENDIX A - PROPOSED RENDERING OF SITE

CONSULTANTS DESIGN TEAM:

CIVIL ENGINEER:
ASB DESIGN GROUP, LLC
363 BOSTON STREET
TOPSFIELD MA 01983
978.500.8419

SURVEYOR:
DONOHOE SURVEY, INC.
363 BOSTON STREET
TOPSFIELD MA 01983
978.887.6161

WETLANDS
WETLANDS & LAND MANAGEMENT, INC.
100 CONIFER HILL DRIVE
SUITE #516
DANVERS, MA. 01923
978.777.0004

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: 08/30/21

WAIVERS REQUESTED FROM TOWN OF NORTH READING SUBDIVISION RULES AND REGULATIONS

SUBDIVISION WAIVERS:

SECTION REFERENCE	TOWN OF NORTH READING (STANDARD)	(WAIVER)
§ 350-21 AND 26	SIDEWALKS	NO SIDEWALKS PROVIDED 1
§ 350-27	CURBS AND BERMS	COUNTRY DRAINAGE NO CURBING 2

1. APPLICANT PROPOSES TO CONSTRUCT COUNTRY DRAINAGE SYSTEM AS PART OF THE LID REQUIREMENTS UNDER THE MASSACHUSETTS STORMWATER CHECKLIST
2. APPLICANT PROPOSES TO CONSTRUCT COUNTRY DRAINAGE SYSTEM AS PART OF THE LID REQUIREMENTS UNDER THE MASSACHUSETTS STORMWATER CHECKLIST

PROPOSED WETLAND RESOURCE AREA IMPACTS

RESOURCE AREA	TOTAL AREA
0' - 12'	5,863 S.F.
12' - 100'	129,140 S.F.
WETLAND FILL AREA	1,804 S.F.
WETLAND REPLICATION AREA	2,889 S.F.
TOTAL BUFFER ZONE AREA	341,413 S.F.
IMPERVIOUS SURFACE WITHIN BUFFER ZONE	34,781 S.F.
IMPERVIOUS SURFACE PERCENTAGE	10.2 %

VERTICAL DATUM:

DATUM BASE N.A.V.D. 1988

CURRENT OWNERS:

JAMIESON DEVELOPMENT, LLC
627 MAIN STREET
SUITE 1
WOBURN, MA. 01801

ZONING DISTRICT

RESIDENCE RA:

LOT SIZE = 40,000 S.F.
LIMITED FRONTAGE LOT SIZE = 120,000 S.F.
FRONTAGE = 160' MINIMUM
LIMIT FRONTAGE LOT FRONTAGE = 50'
MAXIMUM BUILDING AREA = 20%
MAXIMUM BUILDING HEIGHT = 35
MINIMUM SET BACKS:
FRONT = 40'
SIDE = 25'
REAR = 50'

ADDITIONAL APPROVALS

1. CONTRACTOR SHALL ALSO REFER TO AND REVIEW THE FOLLOWING ADDITIONAL PLANS AND APPROVALS PRIOR TO CONSTRUCTION:
   - 1.1. NORTH READING CONSERVATION COMMISSION - NOTICE OF INTENT AND ORDER OF CONDITIONS - SUBDIVISION.
   - 1.2. NORTH READING CONSERVATION COMMISSION - NOTICE OF INTENT AND ORDER OF CONDITIONS - LOTS 1, 2, 4, 7, 8, 10, 11 AND 13.
   - 1.3. NORTH READING BOARD OF HEALTH - SEPTIC SYSTEM APPROVALS.
   - 1.4. NPDES GENERAL PERMIT - OVER 1 ACRE OF LAND DISTURBANCE.

ORDER OF RESOURCE AREA DELINEATION

DEP NO. 245-1544 APPROVED FEBRUARY 2017

NOTICE OF INTENT

A NOTICE OF INTENT WILL ALSO BE FILED WITH THE TOWN OF NORTH READING CONSERVATION COMMISSION FOR REVIEW AND APPROVAL.

DEMOLITION:

DEMOLITION PERMITS WILL BE REQUIRED. PRIOR TO DEMOLITION CONTRACTOR SHALL OBTAIN PERMITS FROM THE TOWN OF NORTH READING BUILDING DEPARTMENT.

THIS PLAN IS APPROVED SUBJECT TO A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN AND A RESTRICTIVE COVENANT, BOTH RECORDED HEREWITH.

I, _____ CLERK OF THE TOWN OF NORTH READING HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

ASB
design group, LLC
civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

NORTH READING, MA
COMMUNITY PLANNING COMMISSION
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE: _____

project title:
NORTH READING SUBDIVISION
CRESTVIEW ESTATES

prepared for applicant:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

parcel identification:
map: 56
block: N/A
parcel: 74 & 80
lot: N/A

revisions

no.	date	description
0	8/30/21	ISSUED FOR REVIEW

plan submission
DEFINITIVE SUBDIVISION & NOTICE OF INTENT PLANS
CRESTVIEW ESTATES
date: 08.30.2021
scale: AS NOTED
job no: 2016-39 / 3279
DEP no: T.B.D.

COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name
COVER SHEET: INDEX & NOTES

drawing number
C1

sheet 1 of 21

ASB design group LLC

I, _____ CLERK OF THE TOWN OF NORTH READING HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Paul J. Donohoe
DATE: 8/24/21

DATE: _____

ASB

design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

NORTH READING, MA
COMMUNITY PLANNING COMMISSION
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scale: AS NOTED
job no: 2016-39 / 3279
DEP no: T.B.D.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DONOHOE
No. 30746
REGISTERED PROFESSIONAL LAND SURVEYOR

8/24/21
Paul J. Donohoe

drawing name
EXISTING CONDITIONS PLAN

drawing number
C2

sheet 2 of 21

I, _____ CLERK OF THE TOWN OF NORTH READING HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

SCALE: 0 20 40 80 120 160 FEET
0 10 20 40 METERS

VERTICAL DATUM: N.A.V.D. 1988

FOR REGISTRY USE ONLY

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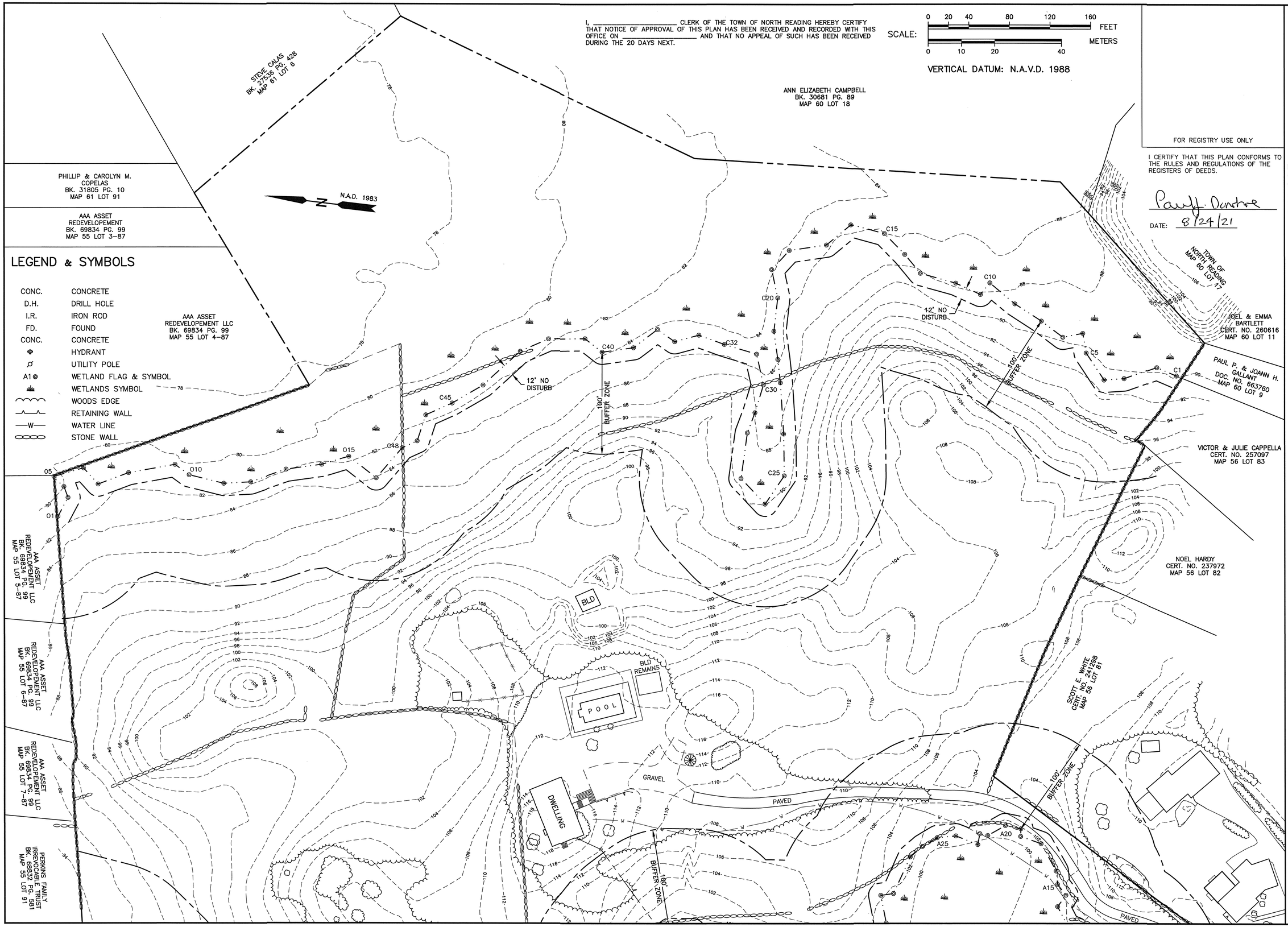
Paul J. Donohoe

DATE: 8/24/21

DATE: _____



ASB design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

NORTH READING, MA COMMUNITY PLANNING COMMISSION
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

_____
_____
_____
_____
_____

project title:
NORTH READING SUBDIVISION
CRESTVIEW ESTATES

prepared for applicant:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

parcel identification:
map: 56
block: N/A
parcel: 74 & 80
lot: N/A

revisions

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CRESTVIEW ESTATES
date: 08.24.2021
scale: AS NOTED
job no: 2016-39 / 3279
DEP no: T.B.D.

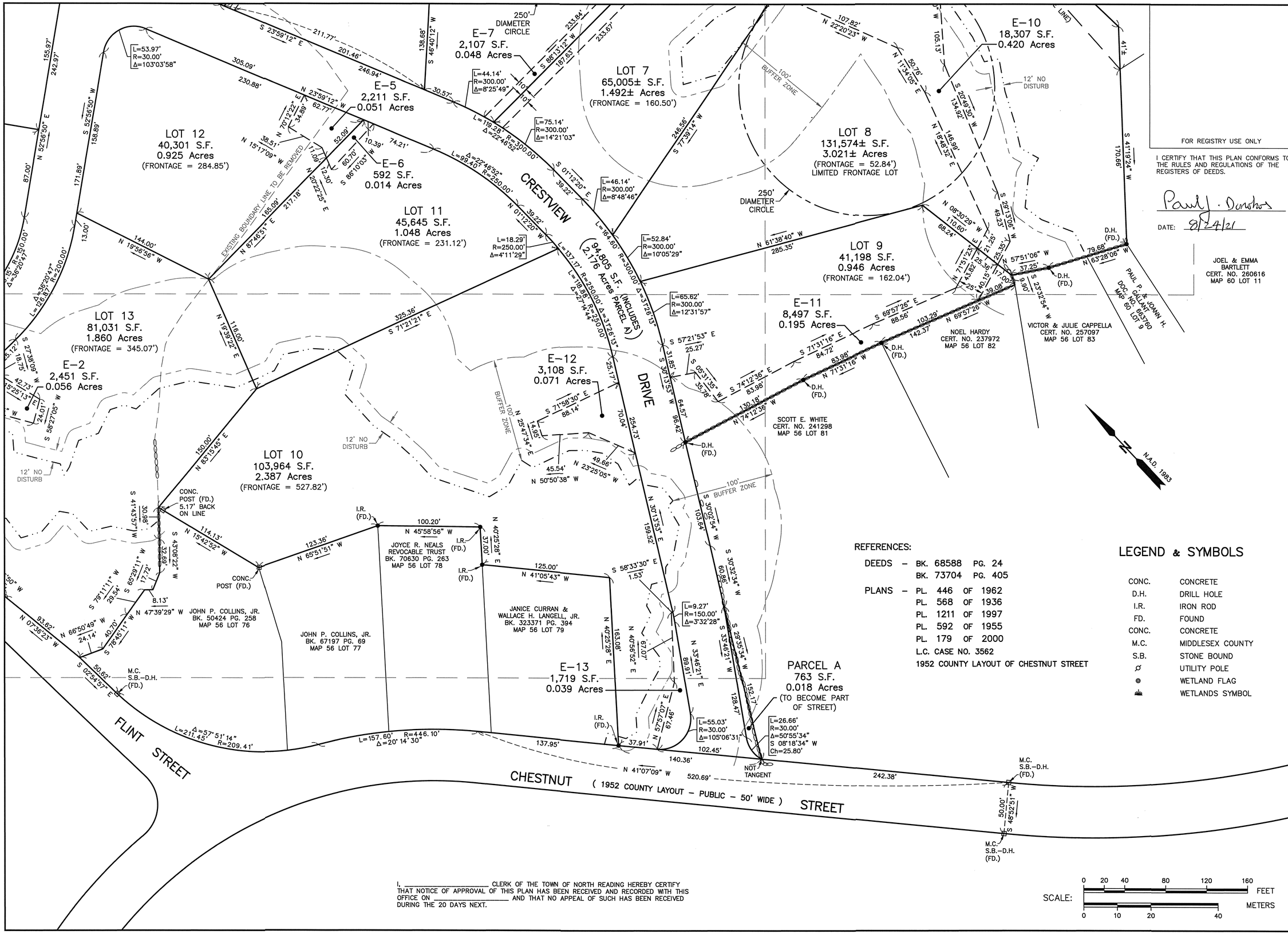
COMMONWEALTH OF MASSACHUSETTS
PAUL J. DONOHOE
No. 30746
REGISTERED PROFESSIONAL LAND SURVEYOR

Paul J. Donohoe 8/24/21

drawing name
EXISTING CONDITIONS PLAN

drawing number
C3

sheet 3 of 21



REFERENCES:

DEEDS – BK. 68588 PG. 24
BK. 73704 PG. 405

PLANS – PL. 446 OF 1962
PL. 568 OF 1936
PL. 1211 OF 1997
PL. 592 OF 1955
PL. 179 OF 2000
L.C. CASE NO. 3562
1952 COUNTY LAYOUT OF CHESTNUT STREET

LEGEND & SYMBOLS

CONC.	CONCRETE
D.H.	DRILL HOLE
I.R.	IRON ROD
FD.	FOUND
CONC.	CONCRETE
M.C.	MIDDLESEX COUNTY
S.B.	STONE BOUND
	UTILITY POLE
	WETLAND FLAG
	WETLANDS SYMBOL

SCALE: 0 20 40 80 120 160 FEET
0 10 20 40 METERS

I, _____ CLERK OF THE TOWN OF NORTH READING HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Paul J. Donohoe
DATE: 8/24/21

DATE: _____

ASB
design group, LLC
civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

NORTH READING, MA
COMMUNITY PLANNING COMMISSION
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

project title:
NORTH READING SUBDIVISION
CRESTVIEW ESTATES

prepared for applicant:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

parcel identification:
map: 56
block: N/A
parcel: 74 & 80
lot: N/A

revisions

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plan submission
DEFINITIVE SUBDIVISION & NOTICE OF INTENT PLANS
CRESTVIEW ESTATES
date: 08.24.2021
scale: AS NOTED
job no: 2016-39 / 3279
DEP no: T.B.D.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. DONOHOE
No. 30746
REGISTERED PROFESSIONAL LAND SURVEYOR
8/24/21
Paul J. Donohoe

drawing name
LOTTING PLAN

drawing number
C4

sheet 4 of 21

I, _____ CLERK OF THE TOWN OF NORTH READING HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

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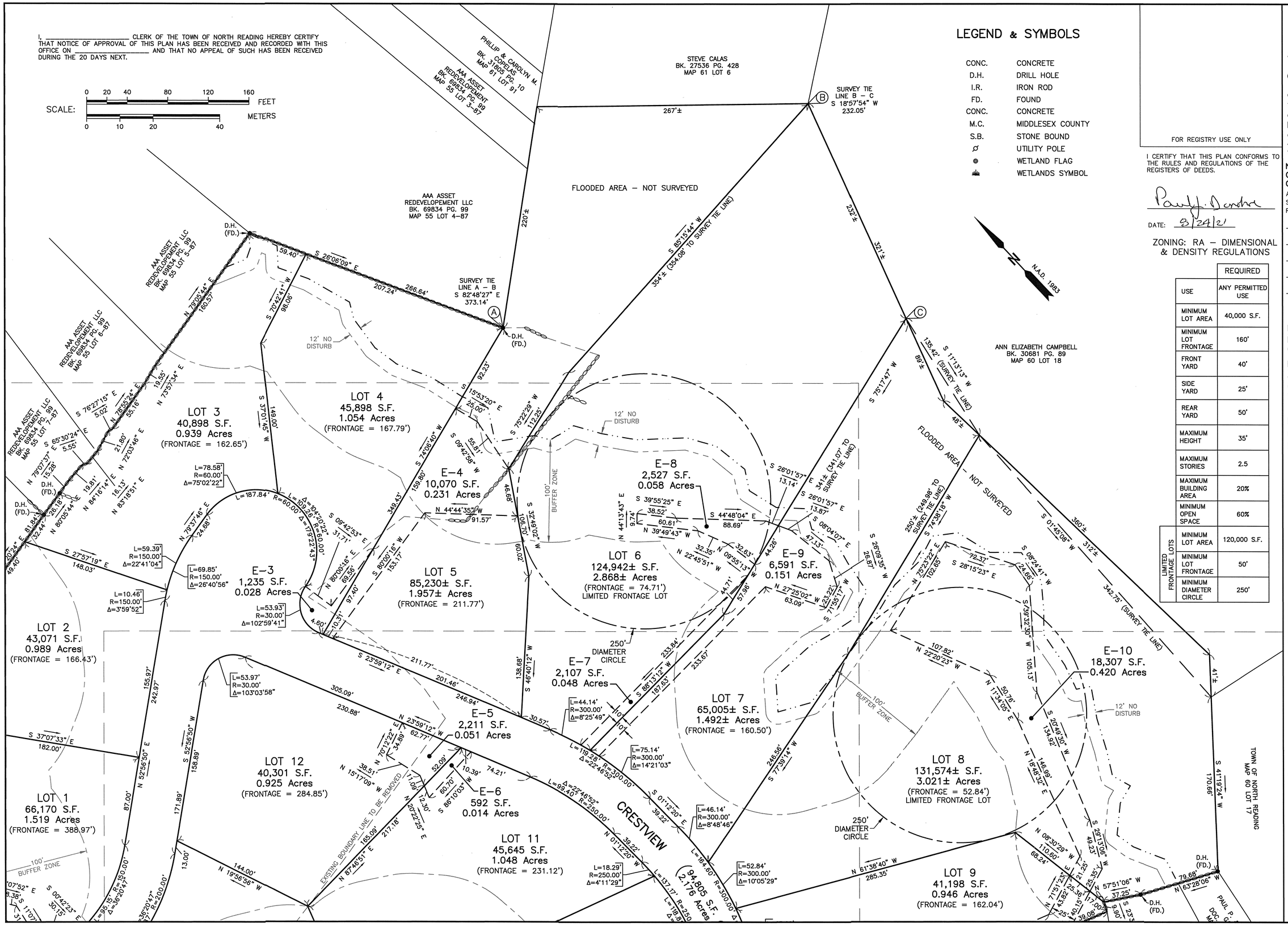

LEGEND & SYMBOLS

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D.H.	DRILL HOLE
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	UTILITY POLE
	WETLAND FLAG
	WETLANDS SYMBOL

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I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: 8/24/21

ZONING: RA – DIMENSIONAL & DENSITY REGULATIONS

		REQUIRED
	USE	ANY PERMITTED USE
	MINIMUM LOT AREA	40,000 S.F.
	MINIMUM LOT FRONTAGE	160'
	FRONT YARD	40'
	SIDE YARD	25'
	REAR YARD	50'
	MAXIMUM HEIGHT	35'
	MAXIMUM STORIES	2.5
	MAXIMUM BUILDING AREA	20%
	MINIMUM OPEN SPACE	60%
LIMITED FRONTAGE LOTS	MINIMUM LOT AREA	120,000 S.F.
	MINIMUM LOT FRONTAGE	50'
	MINIMUM DIAMETER CIRCLE	250'

DATE: _____

ASB design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

NORTH READING, MA COMMUNITY PLANNING COMMISSION
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

project title:
NORTH READING SUBDIVISION CRESTVIEW ESTATES

prepared for applicant:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

parcel identification:
map: 56
block: N/A
parcel: 74 & 80
lot: N/A

revisions

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plan submission
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date: 08.24.2021
scale: AS NOTED
job no: 2016-39 / 3279
DEP no: T.B.D.

COMMONWEALTH OF MASSACHUSETTS PAUL J. DONOHOE No. 30748 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
8/24/21

drawing name
LOTTING PLAN

drawing number
C5

sheet 5 of 21

I, _____ CLERK OF THE TOWN OF NORTH READING HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED WITH THIS OFFICE ON _____ AND THAT NO APPEAL OF SUCH HAS BEEN RECEIVED DURING THE 20 DAYS NEXT.

SCALE: 0 20 40 80 120 160 FEET / 0 10 20 40 METERS

LEGEND & SYMBOLS

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D.H.	DRILL HOLE
I.R.	IRON ROD
FD.	FOUND
CONC.	CONCRETE
M.C.	MIDDLESEX COUNTY
S.B.	STONE BOUND
	UTILITY POLE
	WETLAND FLAG
	WETLANDS SYMBOL

LOT 1 66,170 S.F. 1.519 Acres (FRONTAGE = 388.97')
LOT 2 43,071 S.F. 0.989 Acres (FRONTAGE = 166.43')
LOT 3 40,898 S.F. 0.939 Acres (FRONTAGE = 162.65')
LOT 4 45,898 S.F. 1.054 Acres (FRONTAGE = 167.79')
LOT 5 85,230± S.F. 1.957± Acres (FRONTAGE = 211.77')
LOT 6 124,942± S.F. 2.868± Acres (FRONTAGE = 74.71') LIMITED FRONTAGE LOT
LOT 7 65,005± S.F. 1.492± Acres (FRONTAGE = 160.50')
LOT 10 103,964 S.F. 2.387 Acres (FRONTAGE = 527.82')
LOT 11 45,645 S.F. 1.048 Acres (FRONTAGE = 231.12')
LOT 12 40,301 S.F. 0.925 Acres (FRONTAGE = 284.85')
LOT 13 81,031 S.F. 1.860 Acres (FRONTAGE = 345.07')

E-1 3,426 S.F. 0.079 Acres
E-2 2,451 S.F. 0.056 Acres
E-3 1,235 S.F. 0.028 Acres
E-4 10,070 S.F. 0.231 Acres
E-5 2,211 S.F. 0.051 Acres
E-6 592 S.F. 0.014 Acres
E-7 2,107 S.F. 0.048 Acres
E-8 2,527 S.F. 0.058 Acres
E-12 3,108 S.F. 0.071 Acres
E-13 1,719 S.F.

CRESTVIEW DRIVE (94,805 S.F. - 2.176 Acres (INCLUDES PARCEL A))
FLINT (PUBLIC - VARIABLE WIDTH) STREET

AAA ASSET REDEVELOPMENT LLC BK. 69834 PG. 99 MAP 55 LOT 7-87
PERKINS FAMILY IRREVOCABLE TRUST BK. 68832 PG. 581 MAP 55 LOT 91
DEBORAH A. LEWIS BK. 63388 PG. 520 MAP 55 LOT 97
JOYCE R. NEALS REVOCABLE TRUST BK. 70630 PG. 263 MAP 56 LOT 78
JANICE CURRAN & WALLACE H. LANGELL, JR. BK. 323371 PG. 394 MAP 56 LOT 79
JOHN P. COLLINS, JR. BK. 50424 PG. 258 MAP 56 LOT 76
JOHN P. COLLINS, JR. BK. 67197 PG. 69 MAP 56 LOT 77

N.A.D. 1983

AREA OF LOTS 1-13: 914,927± S.F.

AREA OF STREET: 94,805 S.F.

TOTAL AREA OF PROPERTY: 1,009,732± S.F.

AREA OF DRAINAGE EASEMENTS E-1 THROUGH E-13: 62,841 S.F.

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: 8/24/21

DATE: _____

ASB design group, LLC
civil engineering
traffic engineering
architecture
landscape design & construction
363 boston street, route 1
topsfield, ma 01983

NORTH READING, MA COMMUNITY PLANNING COMMISSION
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

project title:
NORTH READING SUBDIVISION CRESTVIEW ESTATES

prepared for applicant:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

parcel identification:
map: 56
block: N/A
parcel: 74 & 80
lot: N/A

revisions

no.	date	description
	08/24/21	ISSUED FOR REVIEW

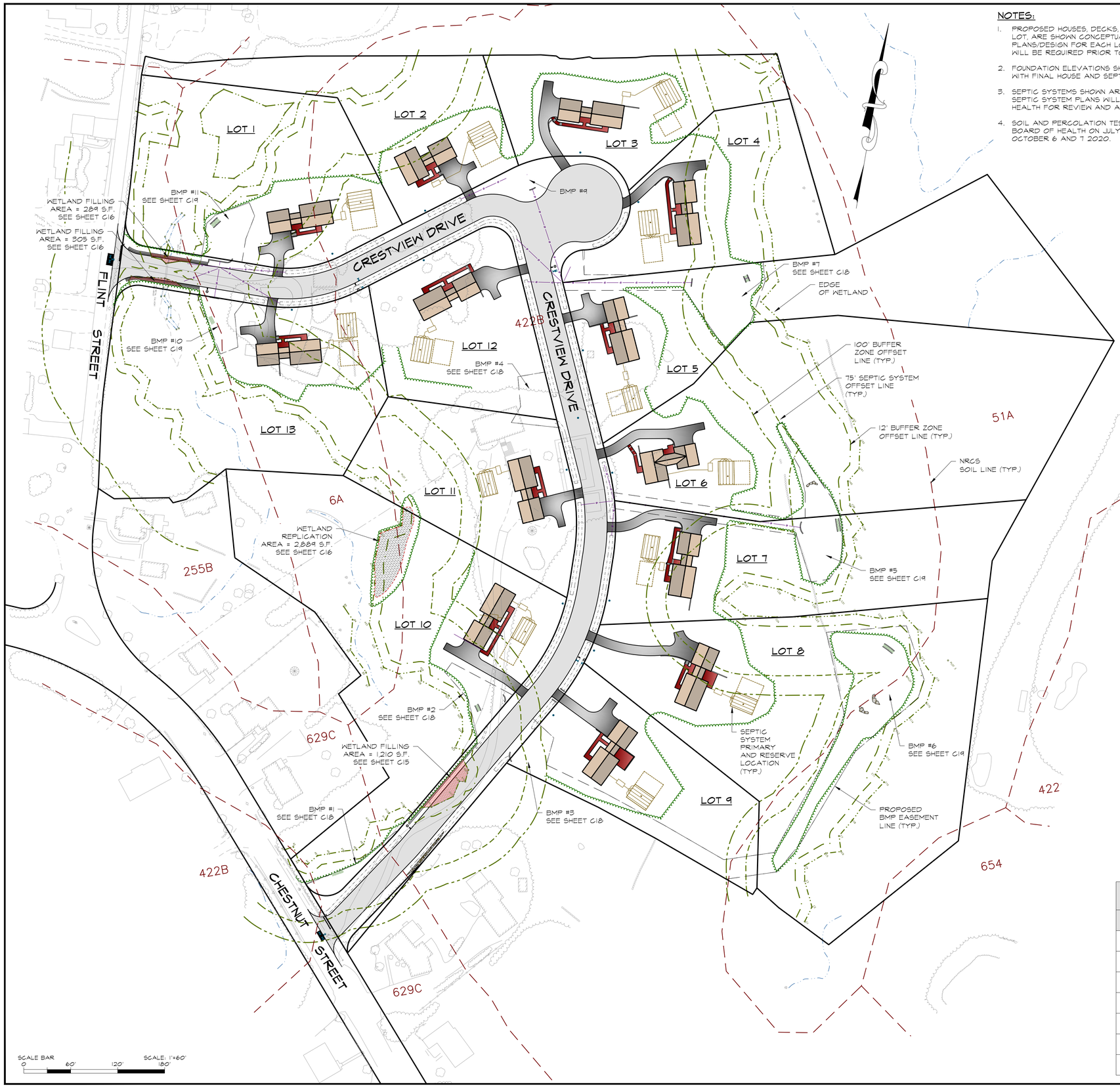
plan submission
DEFINITIVE SUBDIVISION & NOTICE OF INTENT PLANS CRESTVIEW ESTATES
date: 08.24.2021
scale: AS NOTED
job no: 2016-39 / 3279
DEP no: T.B.D.

COMMONWEALTH OF MASSACHUSETTS PAUL J. DONOHOE No. 30746 REGISTERED PROFESSIONAL LAND SURVEYOR
8/24/21

drawing name
LOTTING PLAN

drawing number
C6

sheet 6 of 21



NOTES:

1. PROPOSED HOUSES, DECKS, DRIVEWAYS, AND GRADING SPECIFIC TO EACH LOT, ARE SHOWN CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL HOUSE PLANS/DESIGN FOR EACH LOT WITHIN THE BUILDING ENVELOPE AS SHOWN WILL BE REQUIRED PRIOR TO CONSTRUCTION.
2. FOUNDATION ELEVATIONS SHOWN WILL BE ADJUSTED AS MAY BE REQUIRED WITH FINAL HOUSE AND SEPTIC SYSTEM DESIGN PLANS
3. SEPTIC SYSTEMS SHOWN ARE BASED ON A FOUR BEDROOM HOUSE. FINAL SEPTIC SYSTEM PLANS WILL SUBMITTED TO THE NORTH READING BOARD OF HEALTH FOR REVIEW AND APPROVAL.
4. SOIL AND PERCOLATION TESTING WAS CONDUCTED WITH THE NORTH READING BOARD OF HEALTH ON JULY 20, JULY 23, AUGUST 1 AND 2 2018 AND ON OCTOBER 6 AND 7 2020.

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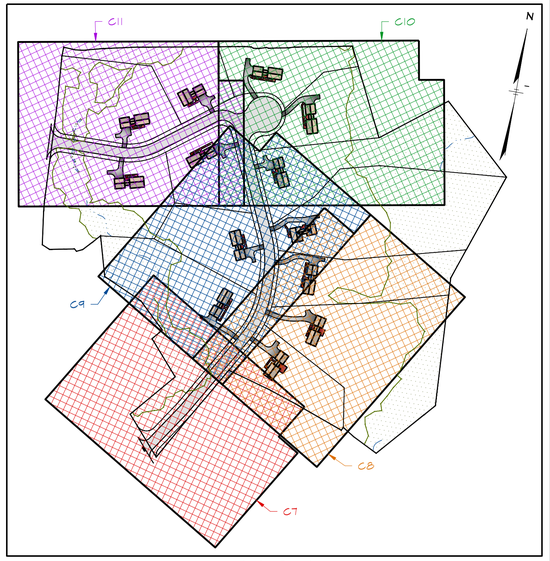
Thad D Berry

DATE: 08/30/21



KEY PLAN

SITE & STORMWATER POLLUTION PREVENTION PLANS
SCALE:1"=200'

NRCS SOILS

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
6A	SCARBORO MUCKY FINE SANDY LOAM 0 TO 3 PERCENT SLOPES	A/D
51A	SWANSEA MUCK, 0 TO 1 PERCENT SLOPES	B/D
255B	WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES	A
422B	CANTON FINE SANDY LOAM 0 TO 8 PERCENT SLOPES, EXTREMELY STONY	B
629C	CANTON-CHARLTON-URBAN LAND COMPLEX 3 TO 15 PERCENT SLOPES	A

PROPOSED WETLAND RESOURCE AREA IMPACTS

RESOURCE AREA	TOTAL AREA
0' - 12'	5,863 S.F.
12' - 100'	129,140 S.F.
WETLAND FILL AREA	1,804 S.F.
WETLAND REPLICATION AREA	2,889 S.F.
TOTAL BUFFER ZONE AREA	341,413 S.F.
IMPERVIOUS SURFACE WITHIN BUFFER ZONE	34,781 S.F.
IMPERVIOUS SURFACE PERCENTAGE	10.2 %

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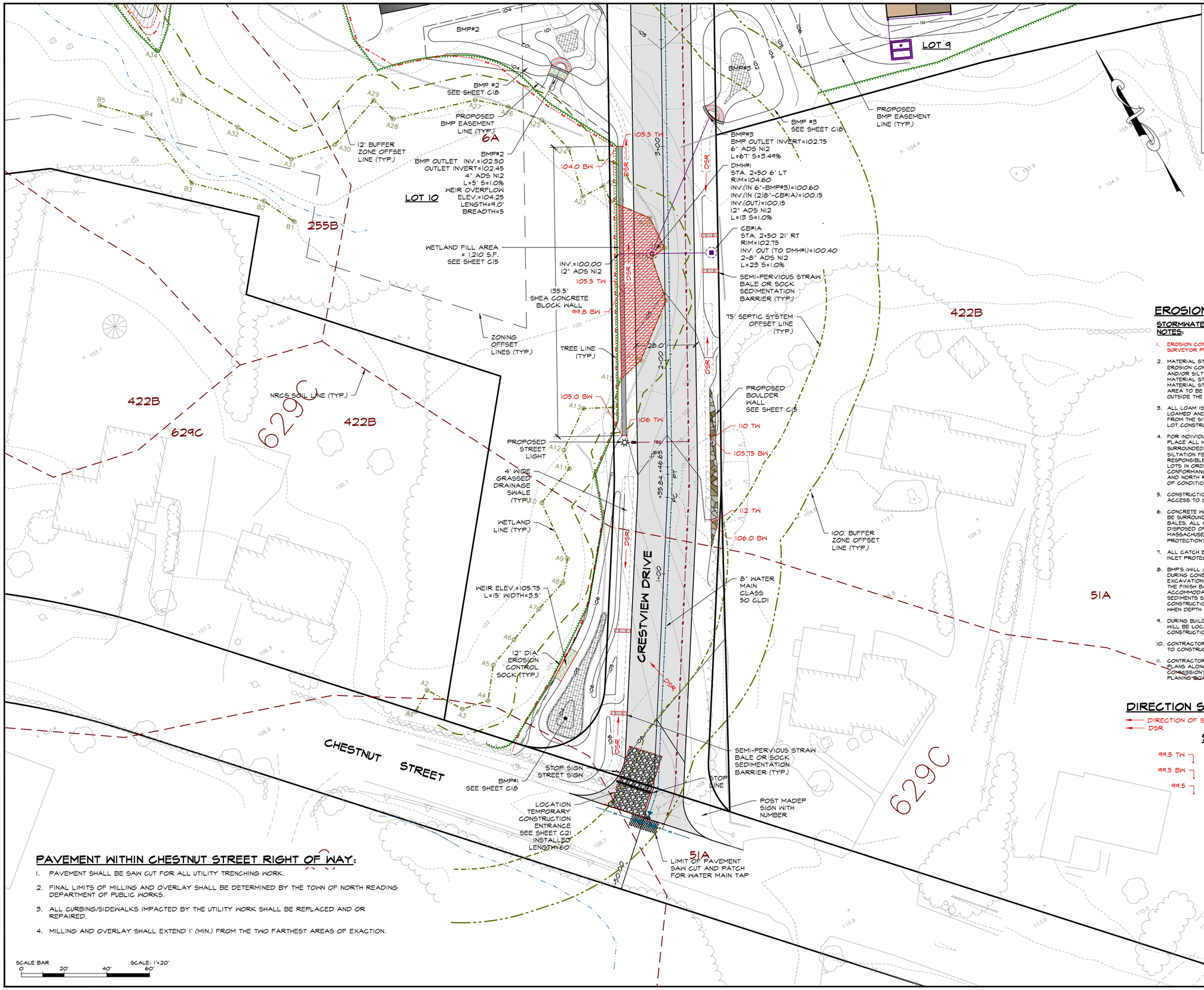
COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name
OVERALL SITE PLAN & NRCS SOIL DATA

drawing number
C7

sheet 7 of 21



PAVEMENT WITHIN CHESTNUT STREET RIGHT OF WAY:

1. PAVEMENT SHALL BE SAW CUT FOR ALL UTILITY TRENCHING WORK.
2. FINAL LIMITS OF MILLING AND OVERLAY SHALL BE DETERMINED BY THE TOWN OF NORTH READING DEPARTMENT OF PUBLIC WORKS.
3. ALL CURBING/SIDEWALKS IMPACTED BY THE UTILITY WORK SHALL BE REPLACED AND OR REPAIRED.
4. MILLING AND OVERLAY SHALL EXTEND 1' (MIN.) FROM THE TWO FARTHEST AREAS OF EXACTION.

EROSION CONTROL

STORMWATER POLLUTION PREVENTION PLAN NOTES:

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2. MATERIAL STOCKPILE AREA WILL BE SURROUNDED BY AN EROSION CONTROL BARRIER (HAY BALES, SILTATION FENCE, AND/OR SILTATION SOCK). LOT 9, 11 AND 13 WILL ACT AS MATERIAL STOCKPILE AREA DURING CONSTRUCTION. MATERIAL STOCKPILE AREAS SHALL BE FLAGED WITHIN AREA TO BE CLEAR FOR EACH HOUSE CONSTRUCTION AND OUTSIDE THE 100' BUFFER ZONE.
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DIRECTION STORMWATER FLOW

DIRECTION OF STORMWATER RUNOFF (DSR)
DSR

SPOT GRADES

99.5 TW — FINISH GRADE SPOT ELEVATION TOP OF WALL
99.5 BW — FINISH GRADE SPOT ELEVATION BOTTOM OF WALL
99.5 — FINISH GRADE SPOT ELEVATION

ASB
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traffic engineering
architecture
landscape design & construction
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topsfield, ma 01983

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Thad D Berry

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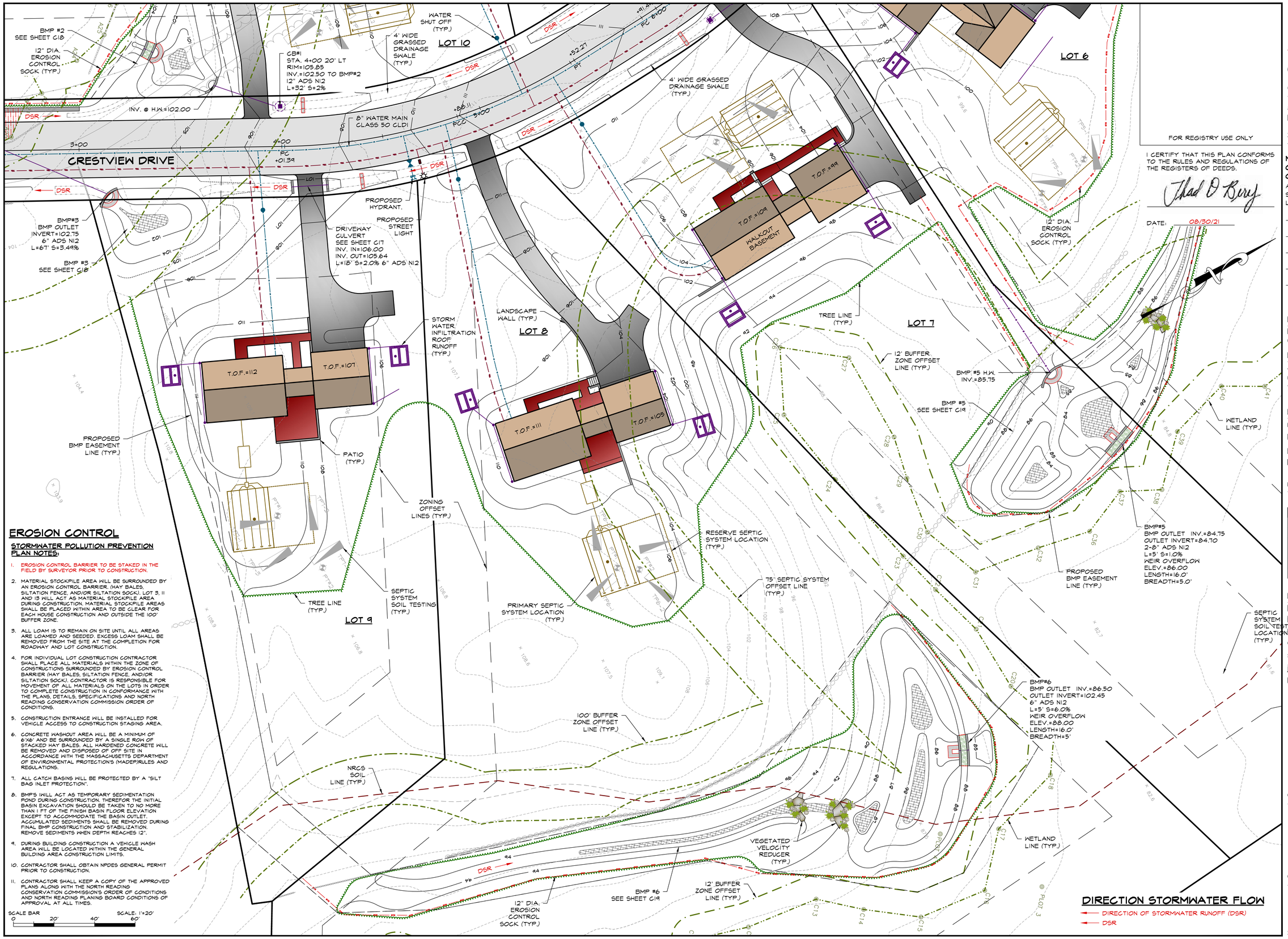
COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name
SITE AND STORMWATER POLLUTION PREVENTION PLAN

drawing number
C8

sheet 8 of 21



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SCALE BAR 0 20' 40' 60' SCALE: 1"=20'

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Thad D Berry

DATE: 08/30/21

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ASB

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COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name

SITE AND STORMWATER POLLUTION PREVENTION PLAN

drawing number

C9

sheet 9 of 21

EROSION CONTROL

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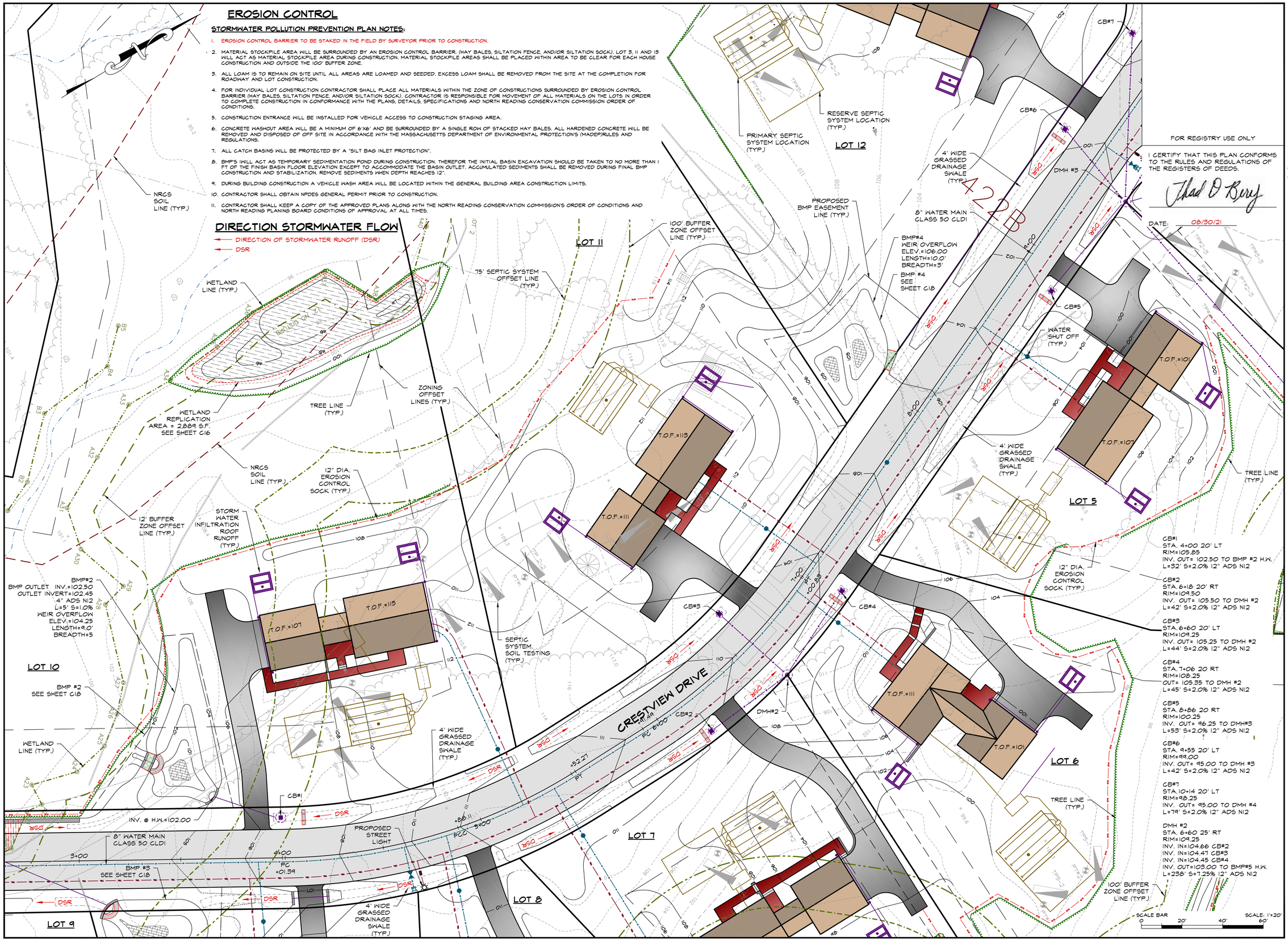
DIRECTION STORMWATER FLOW

DSR — DIRECTION OF STORMWATER RUNOFF (DSR)



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COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

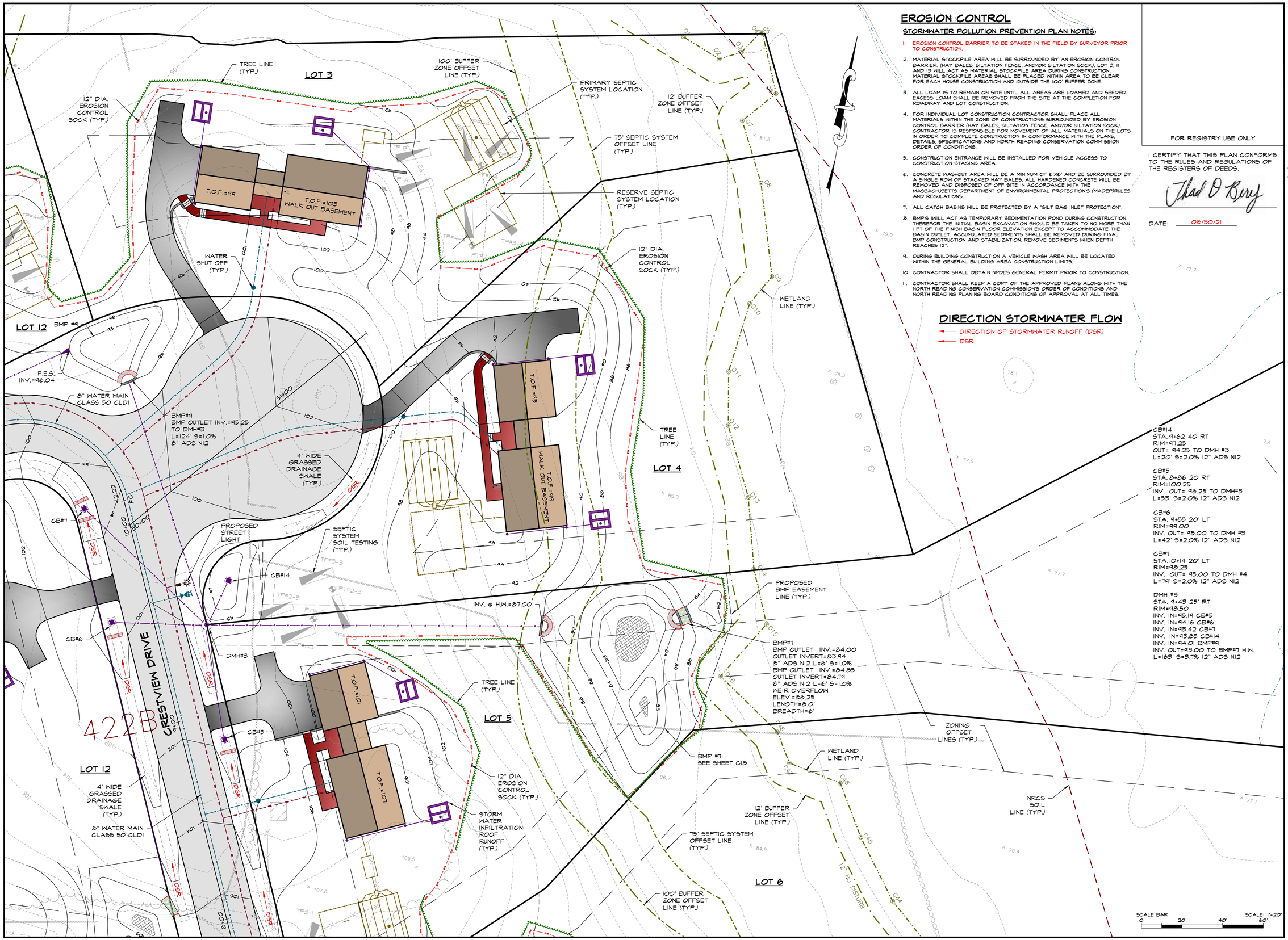
drawing name

SITE AND STORMWATER POLLUTION PREVENTION PLAN

drawing number

C10

sheet 10 of 21



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DIRECTION STORMWATER FLOW

DIRECTION OF STORMWATER RUNOFF (DSR)
DSR

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No. 41258
CIVIL
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drawing name
SITE AND STORMWATER POLLUTION PREVENTION PLAN

drawing number
C11

sheet 11 of 21

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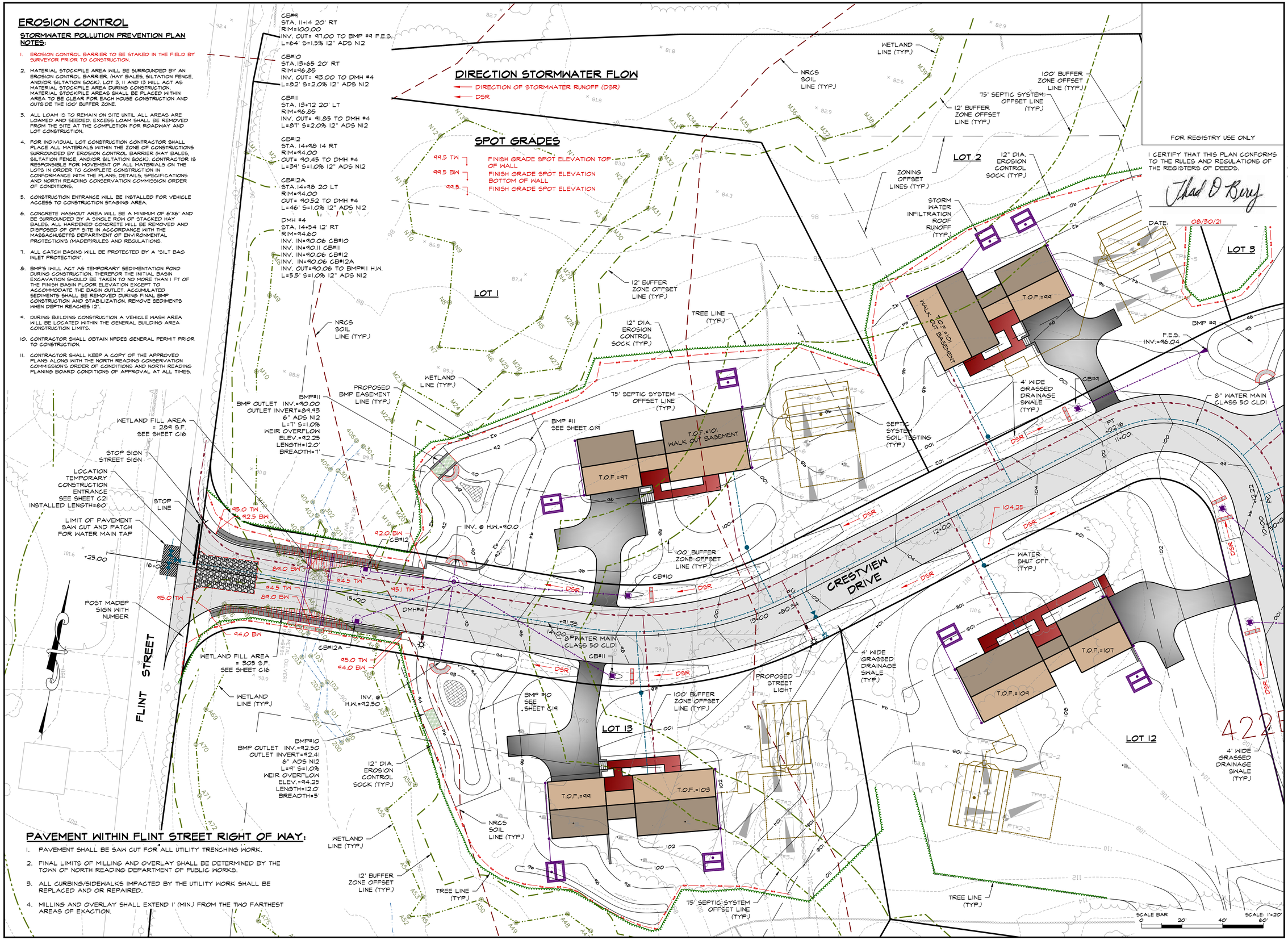


PAVEMENT WITHIN FLINT STREET RIGHT OF WAY:

1. PAVEMENT SHALL BE SAW CUT FOR ALL UTILITY TRENCHING WORK.
2. FINAL LIMITS OF MILLING AND OVERLAY SHALL BE DETERMINED BY THE TOWN OF NORTH READING DEPARTMENT OF PUBLIC WORKS.
3. ALL CURBING/SIDEWALKS IMPACTED BY THE UTILITY WORK SHALL BE REPLACED AND OR REPAIRED.
4. MILLING AND OVERLAY SHALL EXTEND 1' (MIN.) FROM THE TWO FARTHEST AREAS OF EXACTION.

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Thad D Berry

DATE: 08/30/21

DATE:

NORTH READING, MA COMMUNITY PLANNING COMMISSION

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

ASB design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction

363 boston street, route 1
topsfield, ma 01983

project title:
NORTH READING SUBDIVISION
CRESTVIEW ESTATES

prepared for applicant:
JAMIESON PROPERTIES LLC
627 MAIN STREET, SUITE 1
WOBURN, MA 01801

parcel identification:

map: 56
block: N/A
parcel: 74 & 80
lot: N/A

revisions

no.	date	description
0	8/30/21	ISSUED FOR REVIEW

plan submission

DEFINITIVE SUBDIVISION & NOTICE OF INTENT PLANS
CRESTVIEW ESTATES

date: 08.30.2021
scale: 1" = 20'
job no: 2016-39 / 3279
DEP no: T.B.D.

COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

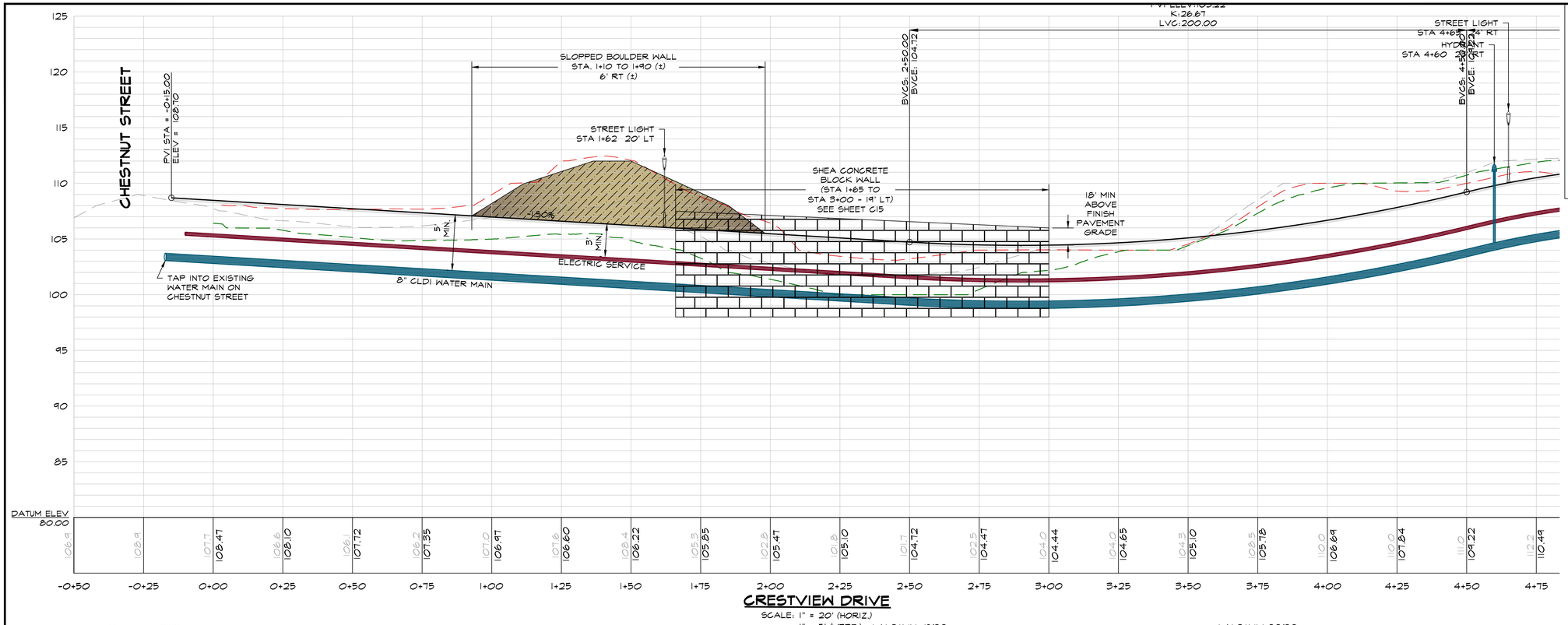
Thad D Berry

drawing name

SITE AND STORMWATER POLLUTION PREVENTION PLAN

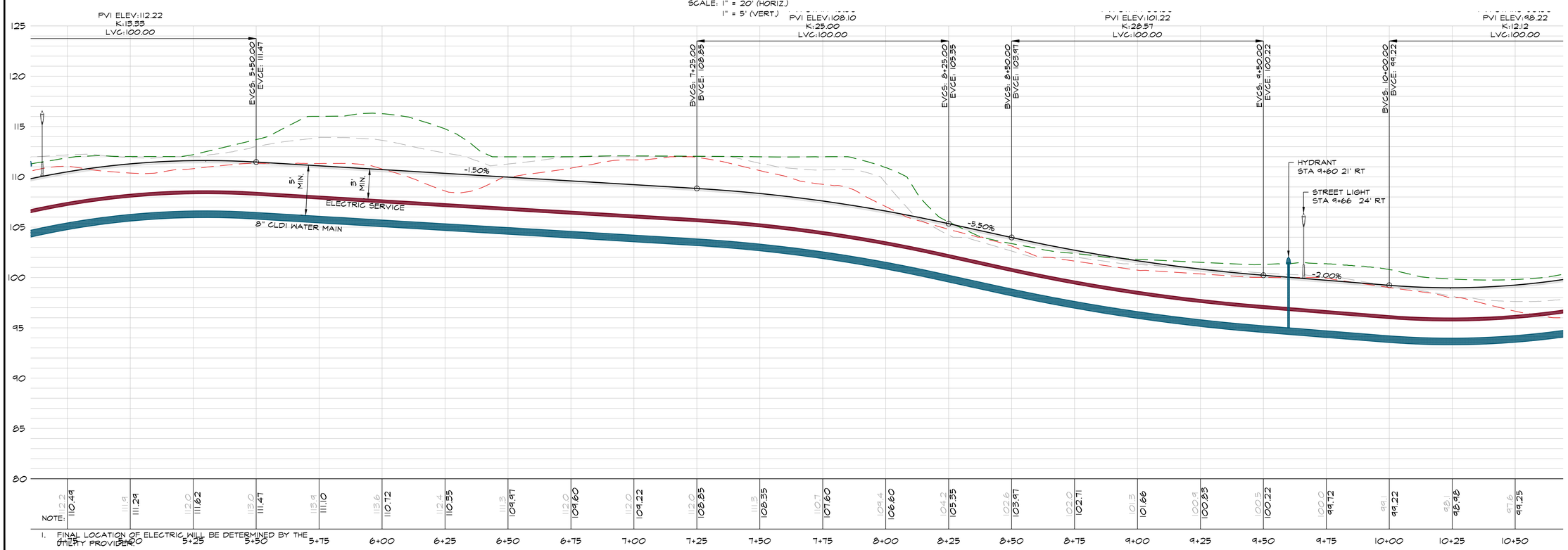
drawing number

C12



CRESTVIEW DRIVE

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)



NOTE:

1. FINAL LOCATION OF ELECTRIC WILL BE DETERMINED BY THE UTILITY PROVIDER.

CRESTVIEW DRIVE

SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

SCALE BAR
HORIZ: 0 20' 40' 60'
VERT: 0 5' 10' 15'

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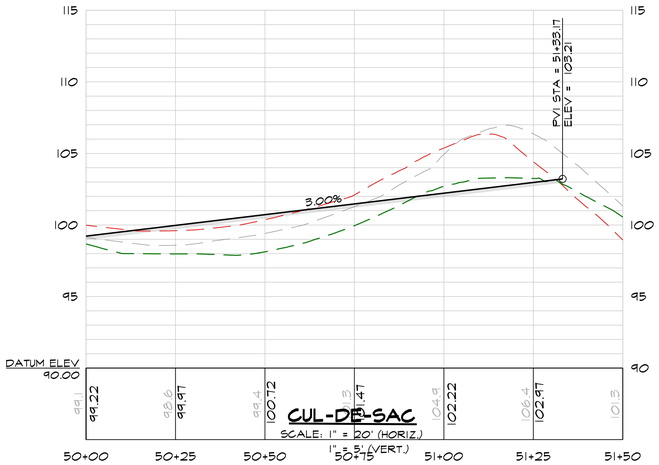
drawing name

ROADWAY PROFILE

drawing number

C13

sheet 13 of 21



STORM WATER RECHARGE REQUIREMENT - MADEP STANDARD 3

IMPERVIOUS SURFACE:

ROADWAY = 55,101 S.F.
DRIVEWAYS = 20,668 S.F.
HOUSES = 28,340 (BASED ON LARGEST BUILDING FOOT PRINT)
WALK WAYS/PATIOS = 9,100 S.F.

TOTAL IMPERVIOUS SURFACE = 113,209 S.F.

RECHARGE REQUIRED = 113,209 X .35 (B-SOILS) / 12 = 3,302 C.F.

RECHARGE REQUIRE PER HOUSE = 3,302 / 13 = 254 C.F. PER HOUSE

RECHARGE PROVIDED PER HOUSE = 127.4 C.F. X 2 = 254.8 C.F. > 254

TOTAL RECHARGE PROVIDED = 13 X 254.8 = 3,312.4 C.F. > 3,302 C.F.

Recharge Volume Calculation - Copy *Rainfall file not specified*
Prepared by {enter your company name here} Printed 8/29/2021
HydroCAD® 10.10-6a s/n 01284 © 2020 HydroCAD Software Solutions LLC Page 1

Pond 1P: Roof Recharge - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment= +0.50' x 1.86 sf x 2 rows

36.0" Wide + 12.0" Spacing = 48.0" C-C Row Spacing

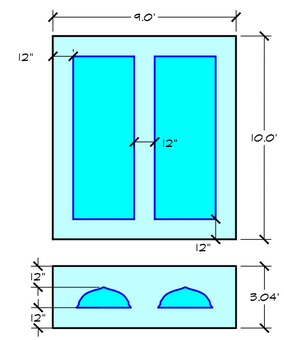
1 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 8.00' Row Length +12.0" End Stone x 2 = 10.00' Base Length
2 Rows x 36.0" Wide + 12.0" Spacing x 1 + 12.0" Side Stone x 2 = 9.00' Base Width
12.0" Stone Base + 12.5" Chamber Height + 12.0" Stone Cover = 3.04' Field Height

2 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 2 Rows = 29.8 cf Chamber Storage

273.8 cf Field - 29.8 cf Chambers = 244.0 cf Stone x 40.0% Voids = 97.6 cf Stone Storage

Chamber Storage + Stone Storage = 127.4 cf = 0.003 af
Overall Storage Efficiency = 46.5%
Overall System Size = 10.00' x 9.00' x 3.04'

2 Chambers
10.1 cy Field
9.0 cy Stone



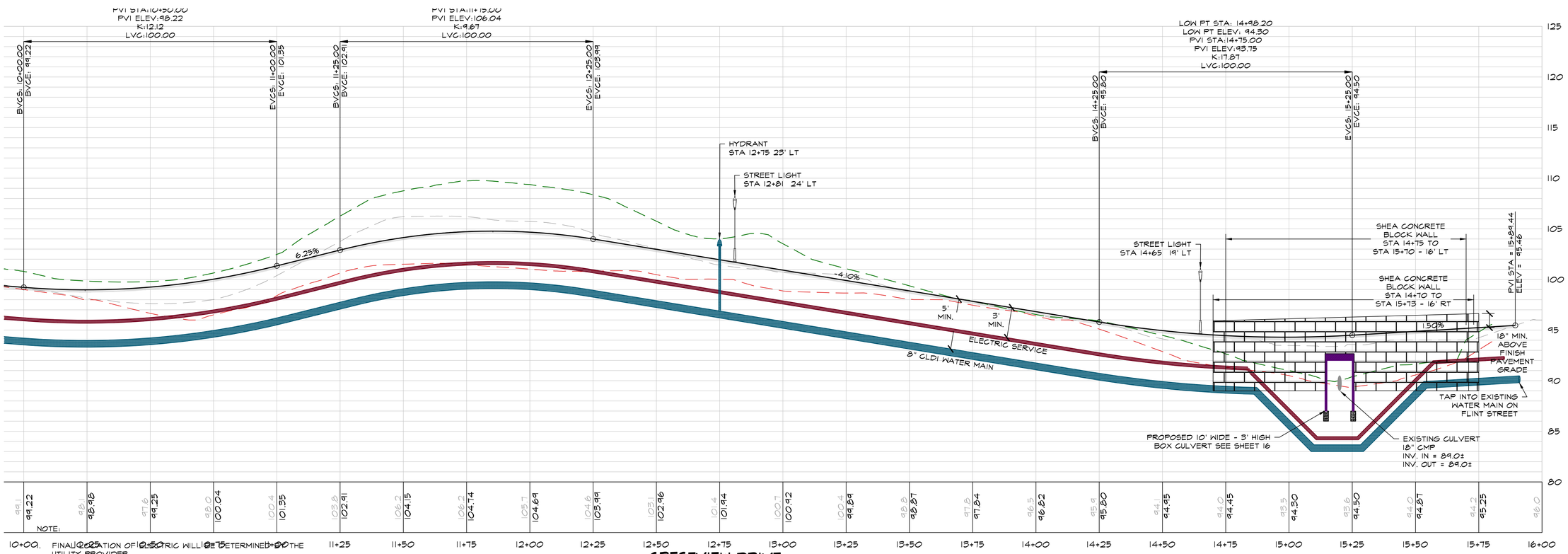
NORTH READING UTILITY NOTES

WATER

1) ALL WATER PIPE SHALL CONFORM TO THE NORTH READING WATER DEPARTMENT (NRWD) RULES AND REGULATIONS AND SHALL BE LAID WITH A MINIMUM DEPTH OF COVER 5'-0" BELOW THE FINISHED GRADE IN THE STREET.
2) DOMESTIC WATER SERVICE PIPE SHALL BE TYPE "K" COPPER AND SIZED NO LESS THAN 1 -INCH.
3) ALL NEW WATER LINES SHALL BE PRESSURE TESTED, DISINFECTED, AND BACTERIA TESTED PRIOR TO ACCEPTANCE.
4) A COPY OF THE FIRE FLOW, AND BACTERIA TEST RESULTS SHALL BE SUBMITTED TO THE NRWD.
5) ALL VALVES AND HYDRANTS SHALL OPEN RIGHT.
6) SHUT OFF VALVE (CURB STOP) SHALL BE PROVIDED 6-INCHES BEHIND THE CURB, AT FINISH GRADE FOR ALL DOMESTIC AND FIRE SERVICES.
7) TIE RODS AND/OR CONCRETE THRUST BLOCK SHALL BE PROVIDED AT ANY HYDRANT ASSEMBLIES.

DRAINAGE

1) THE PROPOSED DRAIN MANHOLES SHALL HAVE A FRAME A MINIMUM OF 6-INCHES IN DEPTH AND THE COVER SHALL BE MARKED "DRAIN" OR "D".
2) ALL DRAIN MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.



NOTE:
1. FINAL LOCATION OF ELECTRIC WILL BE DETERMINED BY THE UTILITY PROVIDER.
2. PRIOR TO CONSTRUCTION OF BOX CULVERT STRUCTURAL ENGINEER WILL PROVIDE STRUCTURAL DRAWINGS FOR FOUNDATION SUPPORT AND UTILITY PENETRATION DETAILS.

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1" = 5' (VERT.)

SCALE BAR
HORIZ: 0 20' 40' 60'
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