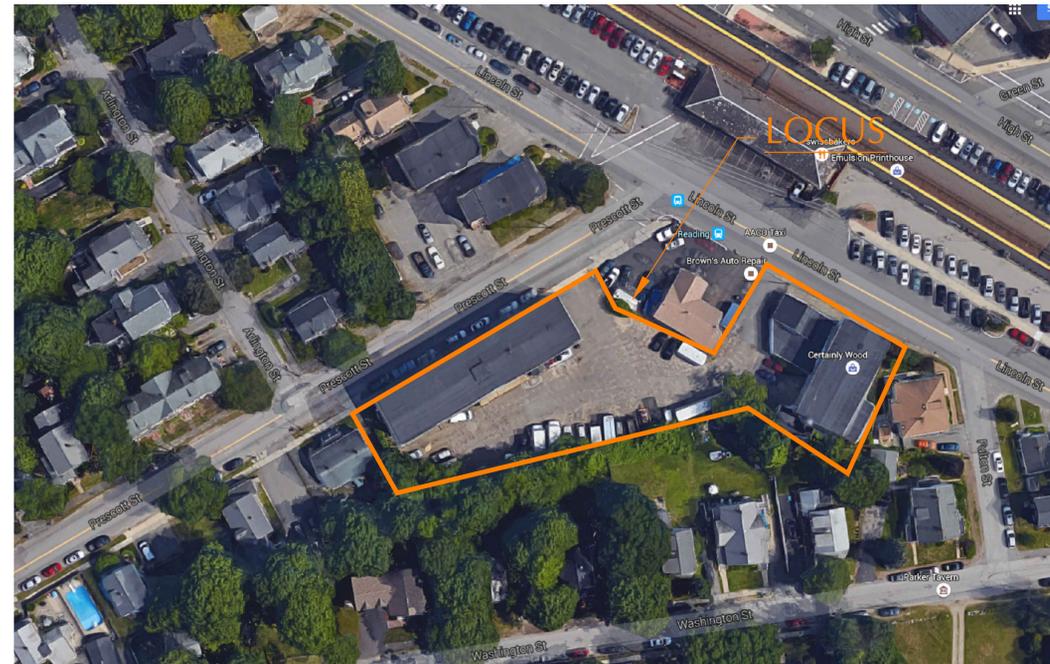


PROPOSED APARTMENT BUILDING

2 PRESCOTT STREET AND 39 LINCOLN STREET
 READING, MASSACHUSETTS

DECEMBER 2, 2015



LOCUS AERIAL
 NTS

IMAGE FROM 2015 GOOGLE MAPS

SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 CONSTRUCTION MANAGEMANT
- 4 PROPOSED BUILDING LAYOUT
- 5 PROPOSED PARKING LAYOUT
- 6 PROPOSED GRADING
- 7 PROPOSED UTILITIES
- 8 DETAILS
- 9 DETAILS

APPLICANT

READING MKM, LLC
 c/o KM DOVER LLC
 109 OAK STREET
 NEWTON, MA 02464

ARCHITECT

CUBE 3 STUDIO LLC
 360 MERRIMACK STREET
 BUILDING 5, FLOOR 3
 LAWRENCE, MA 01843

CIVIL/SURVEY

DECELLE-BURKE & ASSOCIATES
 1266 FURNACE BROOK PARKWAY
 SUITE 401
 QUINCY, MA 02169



REVISIONS:	
No.	DATE





DATE: 11/30/15
TEST BY: DeCELLE-BURKE
WITNESSED BY: CHRISTOPHER COLE
PERC. RATE: RAWLS-8.27 in/hr
SOIL EVALUATOR: J. BURKE P.E.
SOIL CLASS: 1

TEST PIT	1	2
GRD. EL.	105.8	106.2
GW. EL.	97.3(99.5)	97.7(99.2)
0"	A. FILL MIXED ASPHALT	A. FILL MIXED ASPHALT BURIED Ap.
25"	Bw. LOAMY SAND FRIABLE.	Bw. LOAMY SAND
42"	C. SAND LOOSE STRATIFIED OUTWASH, WITH LOTS OF GRAVEL STONES AND COBBLES. SOME MOTTLES AT 75"	C. SAND LOOSE STRATIFIED OUTWASH, WITH LOTS OF GRAVEL STONES AND COBBLES. SOME MOTTLES AT 84"
(75")		
102"		
112"		

INDICATES ESTIMATED SEASONAL HIGH GROUND WATER
INDICATES PERC. TEST
INDICATES OBSERVED GROUND WATER

WATER, SEWER, ELECTRIC AND GAS SERVICES TO BE CUT AND CAPPED AS DIRECTED BY THE QUINCY DPW AND THE APPROPRIATE UTILITY PURVEYORS.

N/F CINCOTTA 27 LINCOLN ST

PRESCOTT STREET (PUBLIC WAY)

LINCOLN STREET (PUBLIC WAY)

Lot Area 36,296 s.f.

2-12 PRESCOTT STREET - WAREHOUSE-COMMERCIAL 21,000 SFA

2-12 PRESCOTT STREET 11,305 SFA RETAIL-SERVICE

FULTON STREET (PUBLIC WAY)

WASHINGTON STREET (PUBLIC WAY)

GENERAL NOTES:

- LOCUS: ASSESSORS ID 016.0-0000-0224.0 016.0-0000-0226.0
RECORD OWNERS: 2-12 PRESCOTT ST LLC. 39-41 LINCOLN ST LLC.
DEED REFERENCE: BOOK 45430 PAGE 308 BOOK 45430 PAGE 311
PLAN REFERENCE: BOOK 101 PAGE 41 BOOK 6158 PAGE 493
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MIN. WIDTH CIRCLE DIAMETER = 60FT
MIN. FRONTAGE = 100FT.
MIN. FRONT YARD = 20 FT.
MIN. SIDE YARD = 15 FT.
MIN. REAR YARD = 20 FT.
MAX. LOT COVERAGE = 25%
MAX. BUILDING HEIGHT = 35 FT
- READING SEWER BASE CONVERSION TO NAVD88 -105.65'.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
2 PRESCOTT ST. AND 39 LINCOLN ST.
READING, MA

PLAN TITLE:

EXISTING CONDITIONS

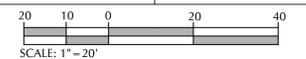
PREPARED FOR:

READING MKM, LLC
c/o KM DOVER LLC
109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015

REVISED:

JOB NUMBER: 14.034 SHEET 2 OF 9



MASS GRID



N/F WILSON 26 ARLINGTON ST

N/F BROWN 31 LINCOLN ST

N/F BROWN 31 LINCOLN ST

N/F BARLETTA 1 FULTON ST

N/F PIERRO 16 PRESCOTT ST

N/F MITCHELL 80 WASHINGTON ST

N/F GAGNON 76 WASHINGTON ST

N/F SHAKIR 86 WASHINGTON ST

N/F KEEGAN 90 WASHINGTON ST

N/F AIELLO 92 WASHINGTON ST

N/F STODDARD 96 WASHINGTON ST

N/F PRINCE 100 WASHINGTON ST

ANG IRON(FND)

X-DMH R=104.6 I=101.0

X-SMH R=104.9 I=98.43(record typ.)

X-SMH R=105.9 I=

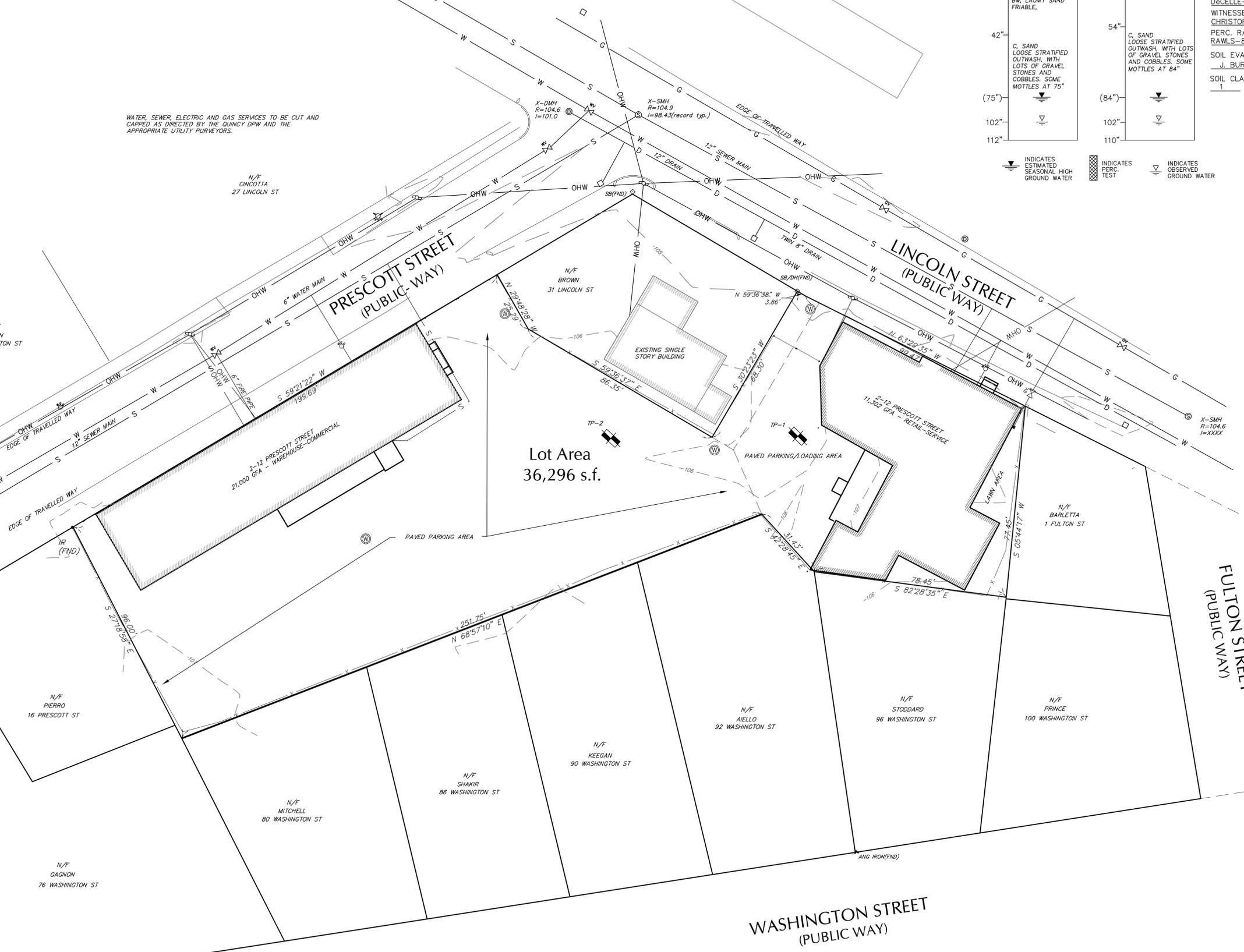
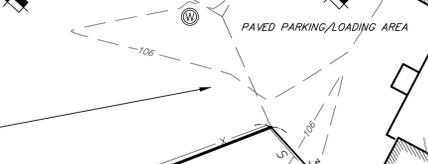
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X-SMH R=104.6 I=XXXX

IR (FND)

TP-2

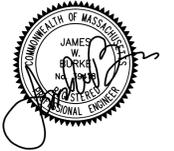
TP-1



DeCELLE



BURKE
& Associates, Inc.
1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



GENERAL NOTES:

DEMOLITION & CONSTRUCTION NOTES:

THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE AROUND THE SITE PRIOR TO THE DEMOLITION ON SITE.

A WATER TRUCK SHALL BE ON-SITE DURING THE DEMOLITION PROCESS TO MINIMIZE FUGITIVE DUST.

A CRUSHED STONE APRON SHALL BE CONSTRUCTED AS SHOWN TO MINIMIZE TRUCK TIRES LEAVING SEDIMENT ON THE ROADWAYS.

ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

THE SITE AND THE CRUSHED STONE APRON SHALL BE GRADED TO PREVENT ANY SITE RUNOFF FROM FLOWING OFF SITE.

CONSTRUCTION HOURS SHALL BE FROM 6:00AM TO 6:00PM MONDAY THROUGH SATURDAY, 9:00AM TO 4:00PM ON SUNDAYS.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
2 PRESCOTT ST. AND 39 LINCOLN ST.
READING, MA

PLAN TITLE:

CONSTRUCTION MANAGEMENT

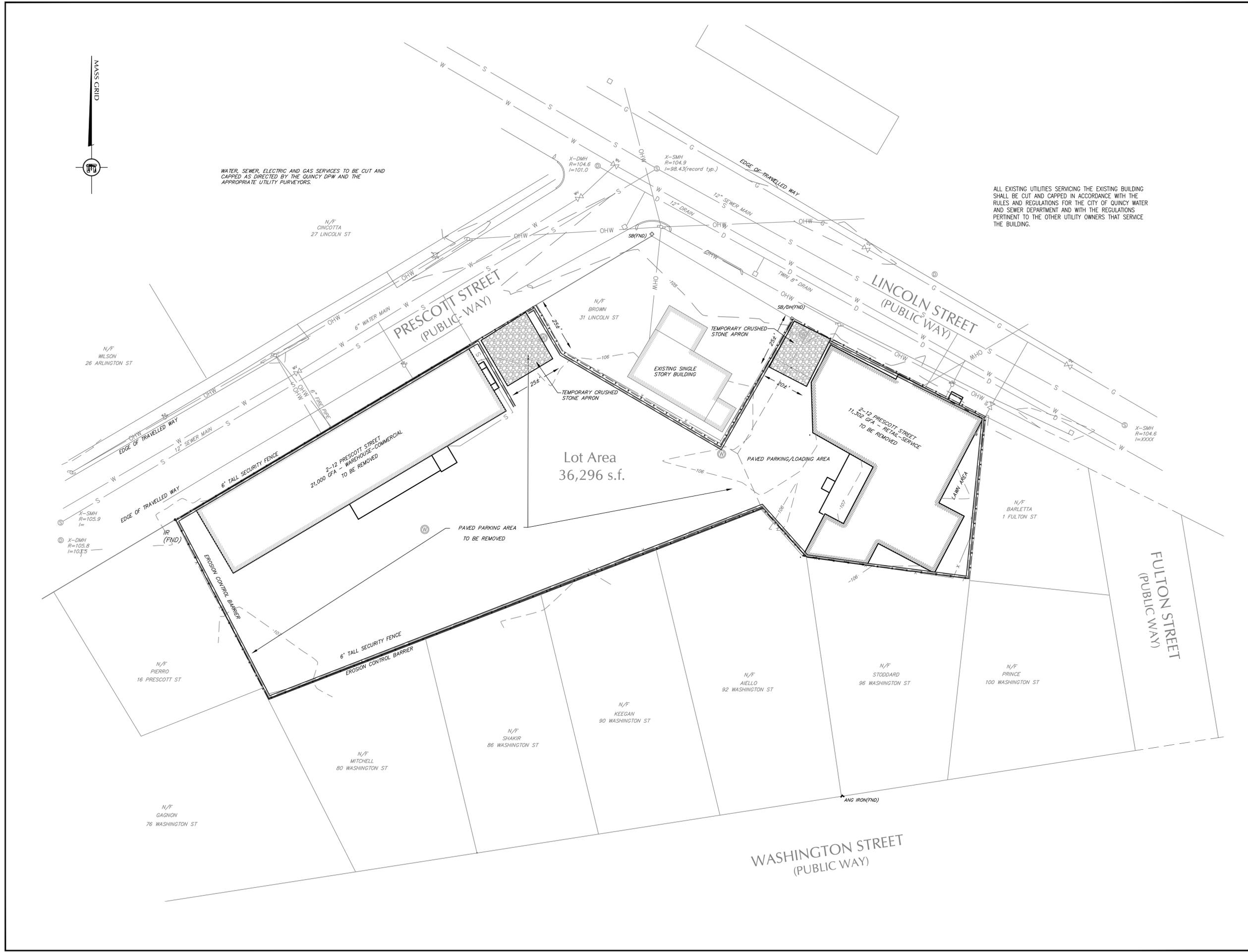
PREPARED FOR:

READING MKM, LLC
c/o KM DOVER LLC
109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015
REVISED:

JOB NUMBER: 14.034 SHEET 3 OF 9

20 10 0 20 40
SCALE: 1" = 20'



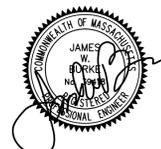
DeCELLE



BURKE

& Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



GENERAL NOTES:

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MIN. FRONTAGE = 100FT.
MIN. FRONT YARD = 20 FT.
MIN. SIDE YARD = 15 FT.
MIN. REAR YARD = 20 FT.
MAX. LOT COVERAGE = 25%
MAX. BUILDING HEIGHT = 35 FT

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
2 PRESCOTT ST & 39 LINCOLN ST
READING, MA

PLAN TITLE:

PROPOSED CONDITIONS

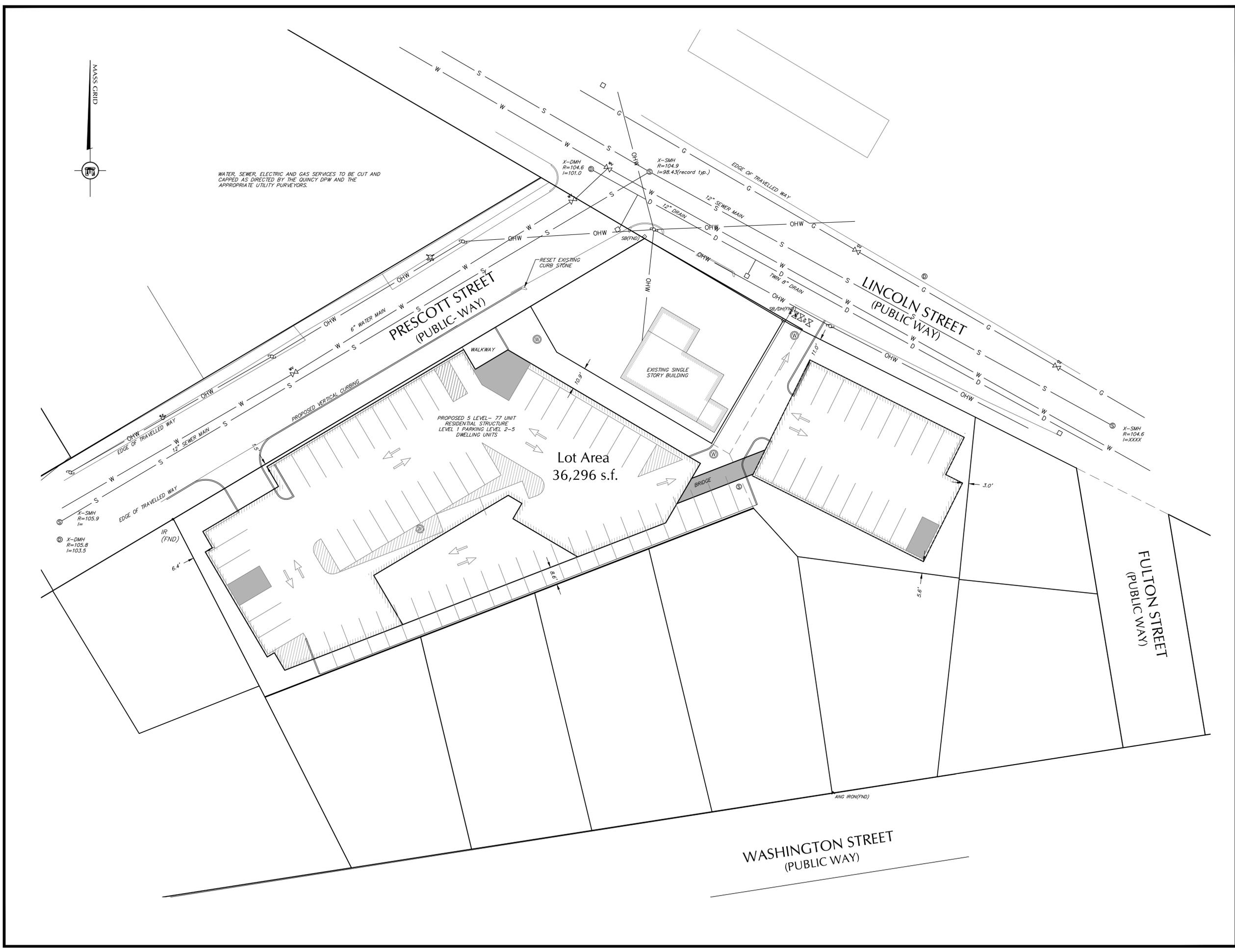
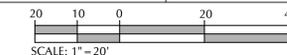
PREPARED FOR:

READING MKM, LLC
c/o KM DOVER LLC
109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015

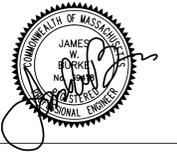
REVISED:

JOB NUMBER: 14.034 SHEET 4 OF 9



WATER, SEWER, ELECTRIC AND GAS SERVICES TO BE CUT AND CAPPED AS DIRECTED BY THE QUINCY DPW AND THE APPROPRIATE UTILITY PURVEYORS.





GENERAL NOTES:

- LOCUS: ASSESSORS ID 016.0-0000-0224.0
016.0-0000-0226.0
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MIN. REAR YARD = 20 FT.
MAX. LOT COVERAGE = 25%
MAX. BUILDING HEIGHT = 35 FT

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
2 PRESCOTT ST & 39 LINCOLN ST
READING, MA

PLAN TITLE:

PROPOSED LAYOUT

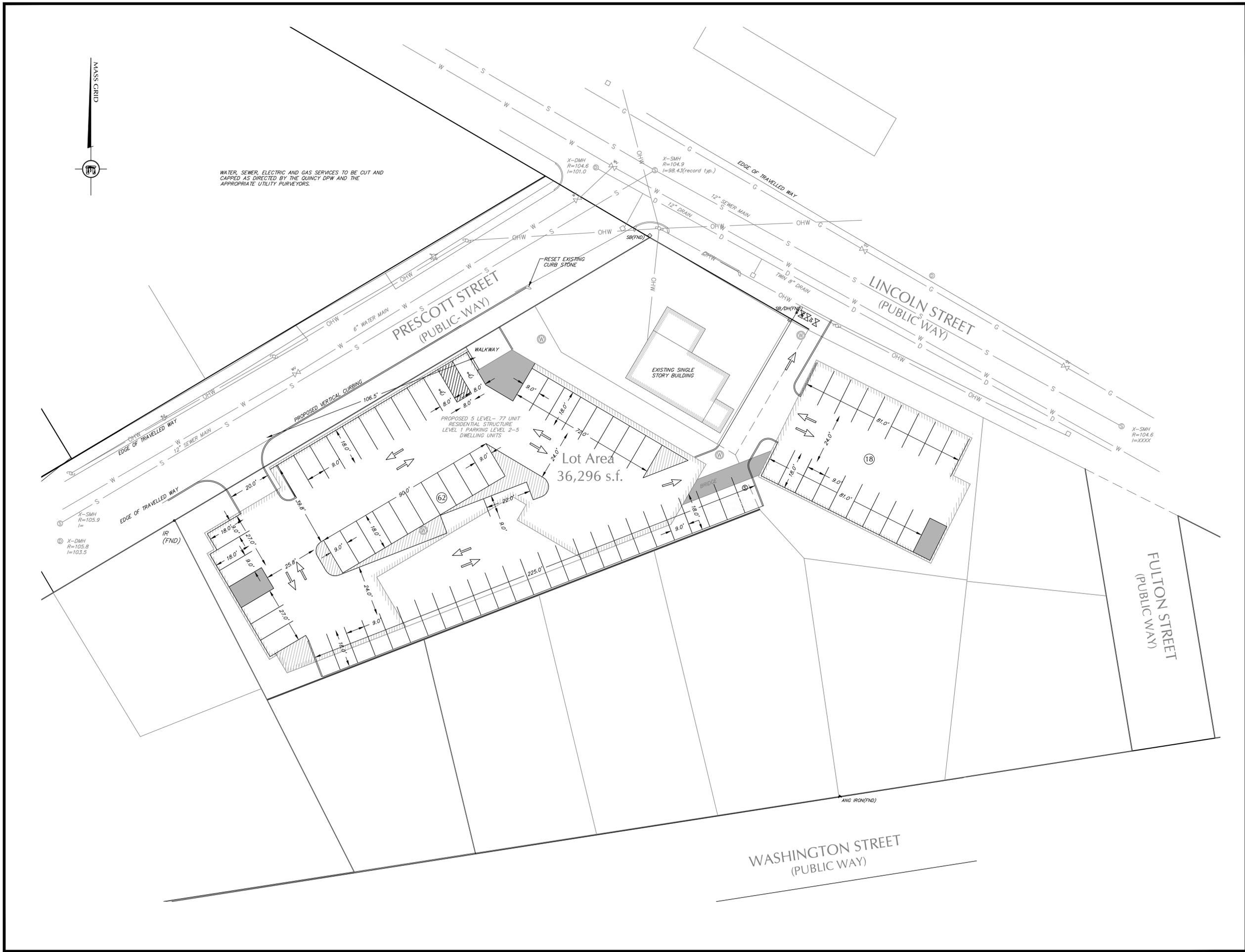
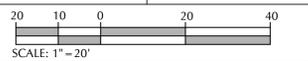
PREPARED FOR:

READING MKM, LLC
c/o KM DOVER LLC
109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015

REVISED:

JOB NUMBER: 14.034 SHEET 5 OF 9



WATER, SEWER, ELECTRIC AND GAS SERVICES TO BE CUT AND CAPPED AS DIRECTED BY THE QUINCY DPW AND THE APPROPRIATE UTILITY PURVEYORS.

Lot Area
36,296 s.f.

PROPOSED 5 LEVEL- 77 UNIT
RESIDENTIAL STRUCTURE
LEVEL 1 PARKING LEVEL 2-5
DWELLING UNITS

FULTON STREET
(PUBLIC WAY)

WASHINGTON STREET
(PUBLIC WAY)

PRESCOTT STREET
(PUBLIC WAY)

LINCOLN STREET
(PUBLIC WAY)

MASS GRID



DeCELLE



BURKE
& Associates, Inc.
1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



- GENERAL NOTES:
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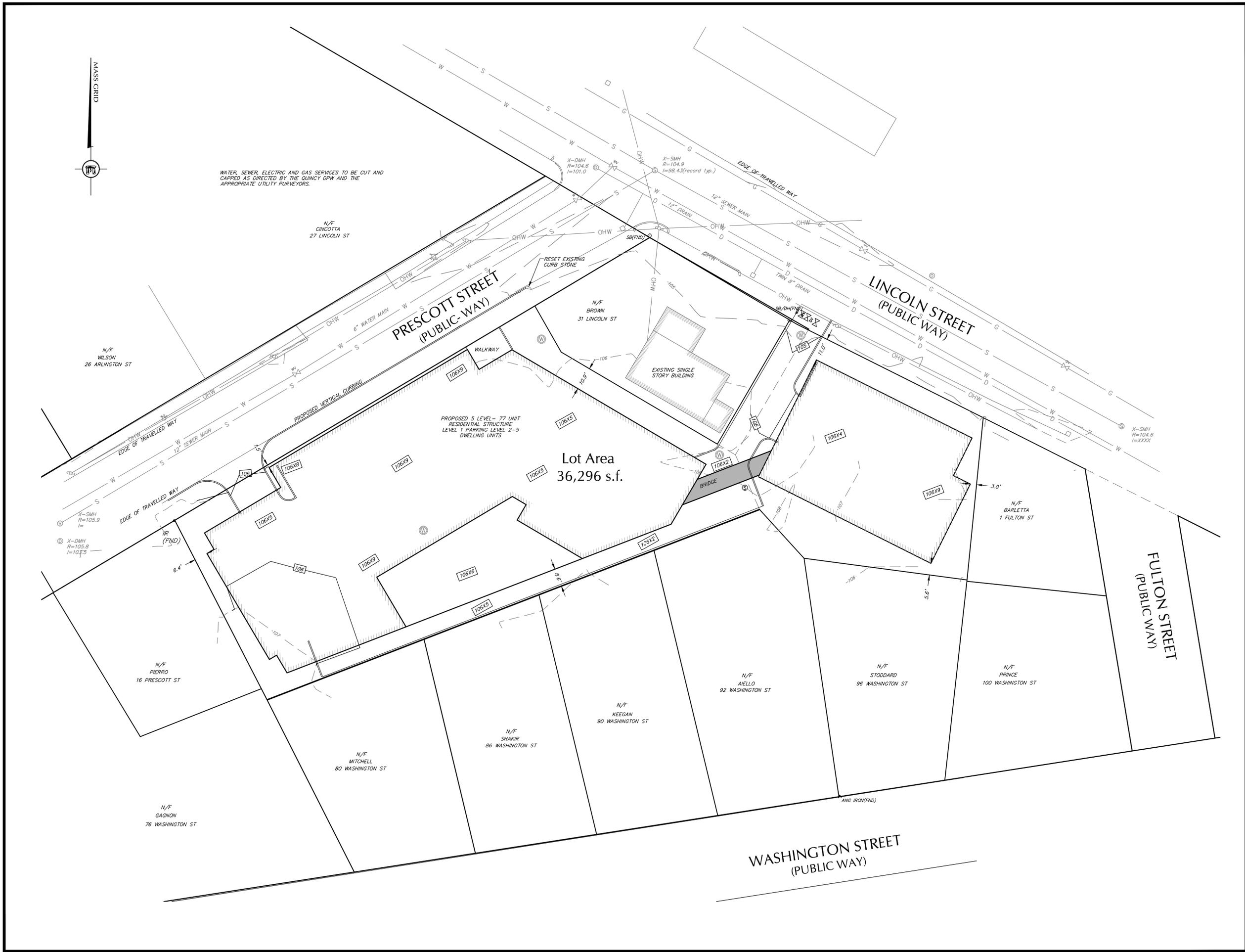
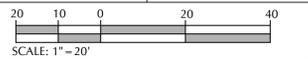
PROJECT TITLE & LOCATION:
PROPOSED SITE PLAN
2 PRESCOTT ST & 39 LINCOLN ST
READING, MA

PLAN TITLE:
PROPOSED GRADING

PREPARED FOR:
READING MKM, LLC
c/o KM DOVER LLC
109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015
REVISED:

JOB NUMBER: 14.034 SHEET 6 OF 9



WATER, SEWER, ELECTRIC AND GAS SERVICES TO BE CUT AND CAPPED AS DIRECTED BY THE QUINCY DPW AND THE APPROPRIATE UTILITY PURVEYORS.

N/F OINCOTTA
27 LINCOLN ST

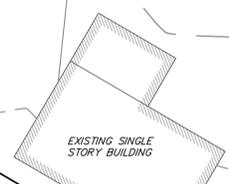
N/F WILSON
26 ARLINGTON ST

PRESCOTT STREET
(PUBLIC WAY)

LINCOLN STREET
(PUBLIC WAY)

Lot Area
36,296 s.f.

PROPOSED 5 LEVEL - 77 UNIT
RESIDENTIAL STRUCTURE
LEVEL 1 PARKING LEVEL 2-5
DWELLING UNITS



FULTON STREET
(PUBLIC WAY)

N/F PIERRO
16 PRESCOTT ST

N/F AIELLO
92 WASHINGTON ST

N/F STODDARD
96 WASHINGTON ST

N/F PRINCE
100 WASHINGTON ST

N/F MITCHELL
80 WASHINGTON ST

N/F SHAKIR
86 WASHINGTON ST

N/F KEEGAN
90 WASHINGTON ST

N/F GAGNON
76 WASHINGTON ST

WASHINGTON STREET
(PUBLIC WAY)



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PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
2 PRESCOTT ST & 39 LINCOLN ST
READING, MA

PLAN TITLE:

PROPOSED CONDITIONS

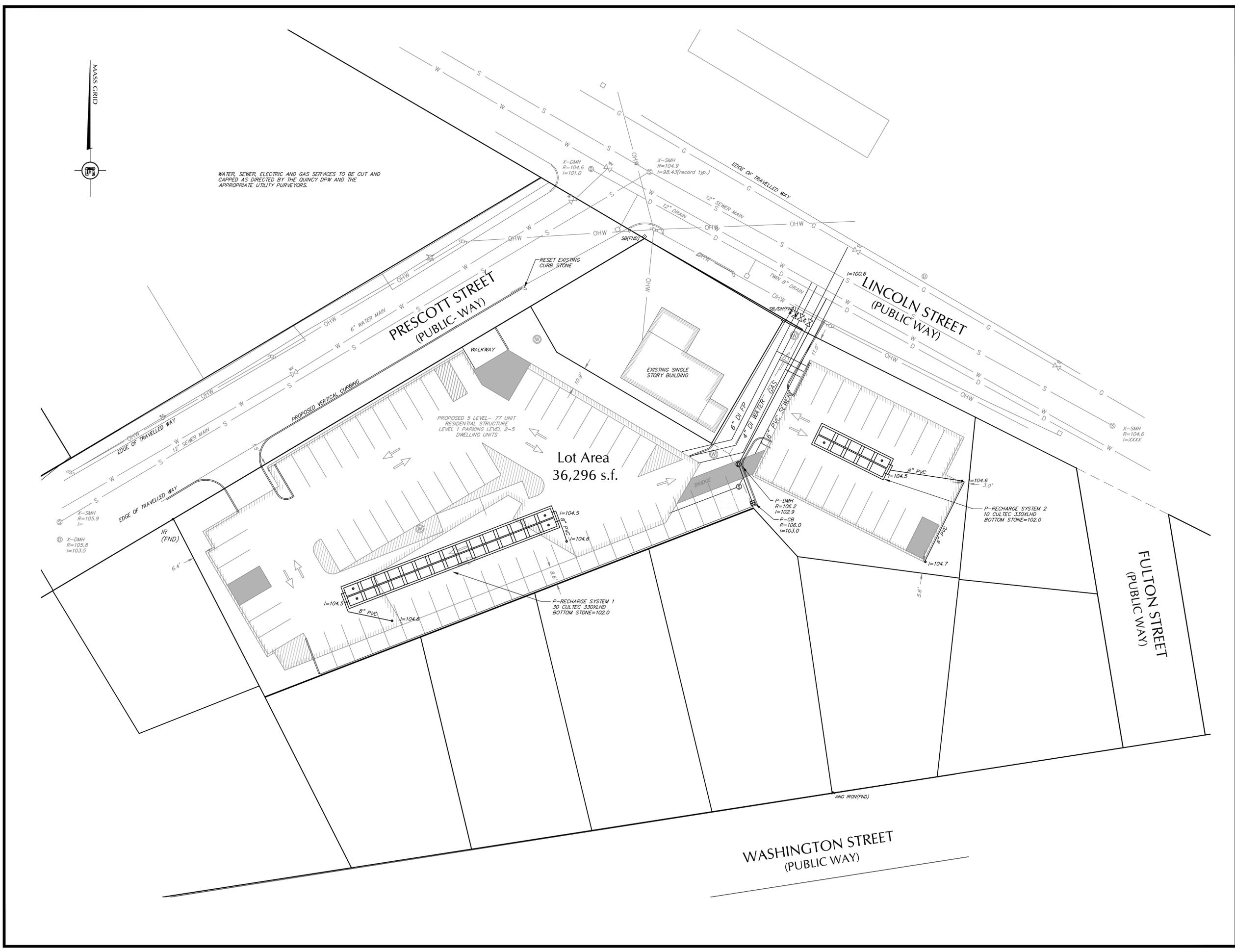
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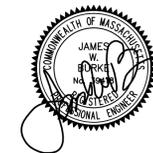
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c/o KM DOVER LLC
109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015
REVISED:

JOB NUMBER: 14.034 **SHEET** 7 OF 9

20 10 0 20 40
SCALE: 1" = 20'





GENERAL NOTES:

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016.0-0000-0226.0
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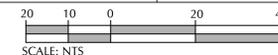
PROPOSED SITE PLAN
2 PRESCOTT ST & 39 LINCOLN ST
READING, MA

PLAN TITLE:
CONSTRUCTION DETAILS

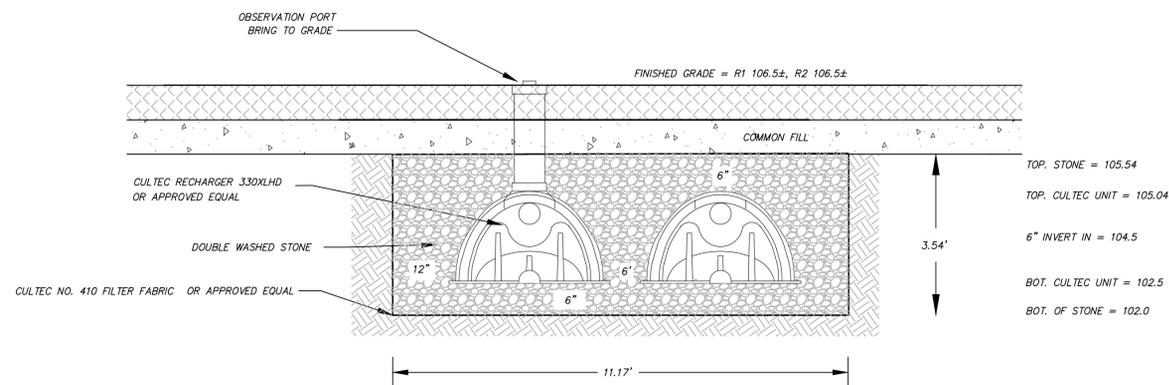
PREPARED FOR:
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109 OAK STREET SUITE G20
NEWTON, MA 02464

DATE: DECEMBER 2, 2015
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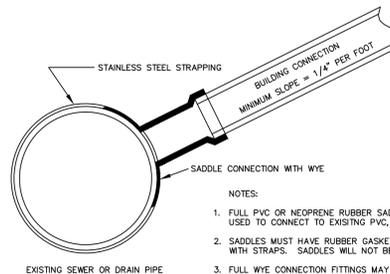
JOB NUMBER: 14.034 SHEET 8 OF 9



SCALE: N.T.S.



DRAIN AND SEWER SADDLE CONNECTION

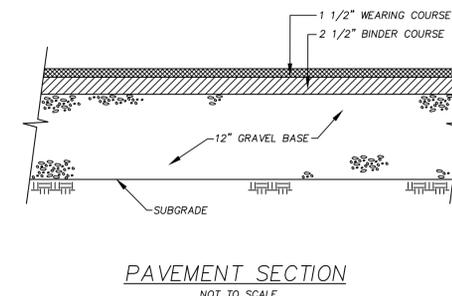


NOTES:

- FULL PVC OR NEOPRENE RUBBER SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY OR IRON PIPE.
- SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO PIPE.
- FULL WYE CONNECTION FITTINGS MAY BE USED.
- PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
- CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

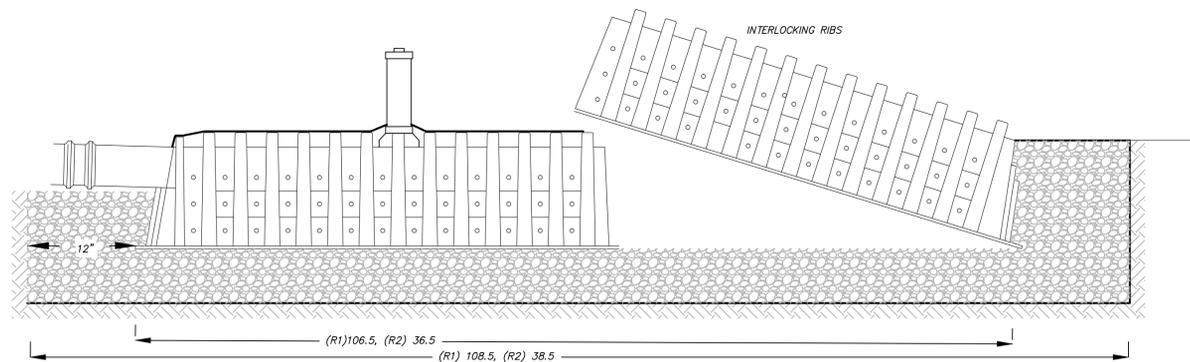
DRAIN AND SEWER SADDLE CONNECTION

N.T.S.



PAVEMENT SECTION

NOT TO SCALE



OVER-EXCAVATION NOTES:

THE CONTRACTOR SHALL REMOVE ALL TOPSOIL, SUBSOIL AND OTHER DELETERIOUS MATERIAL WITHIN 24" OF THE LIMIT OF THE STONE SURROUNDING THE CULTEC UNIT AS INDICATED ON THE PLANS.
THE REMOVED SOIL SHALL BE DISPOSED OF IN A LEGAL MANNER.
THE REMOVED SOIL SHALL BE REPLACED WITH CLEAN GRANULAR SAND CONFORMING TO THE FOLLOWING SIEVE ANALYSIS:

% PASSING	SIEVE SIZE	#4	#10	#20	#100	#200
100	10-100					
0-20	0-20					
0-5	0-5					

OBSERVATION PORT INSTALLATION NOTES:

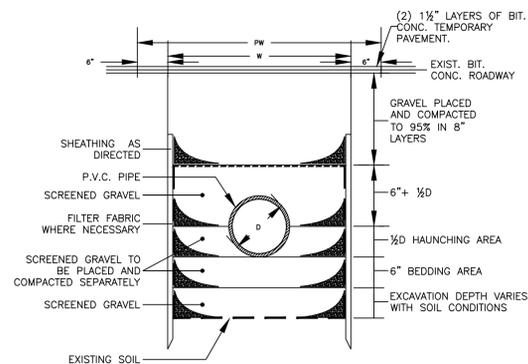
CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.
INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.
USE A 6" SCH 40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.
INSTALL A 6" SCH 40 END CAP OR PLUG.
BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:

CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.
CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.

CULTEC CHAMBER TYPICAL PROFILE

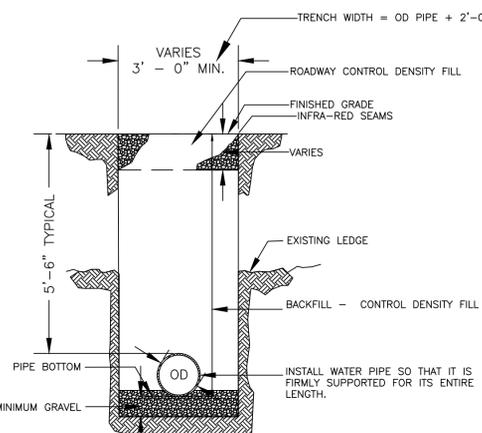
NOT TO SCALE



W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2' (3'-0" MIN.)
SHEATHED TRENCH: W = D+2'+ SHEATHING WIDTH:
4'-0" MIN. W/O WALERS
5'-0" MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2'+ [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX

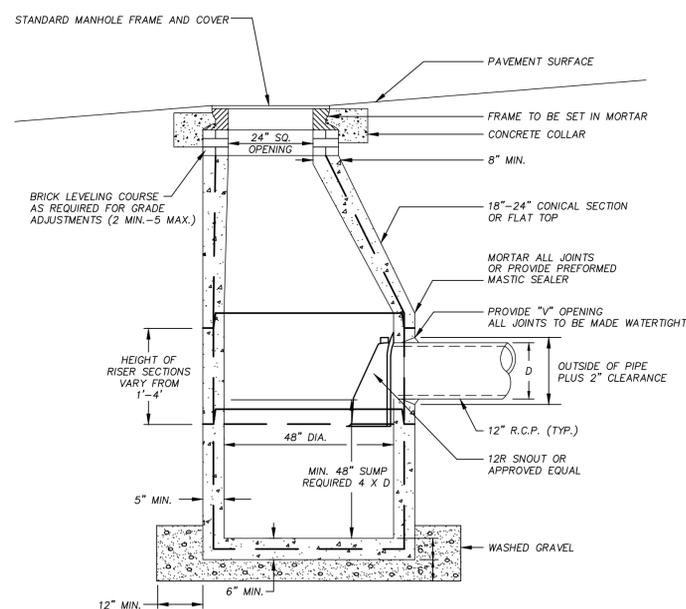
TYPICAL P.V.C. TRENCH

N.T.S.



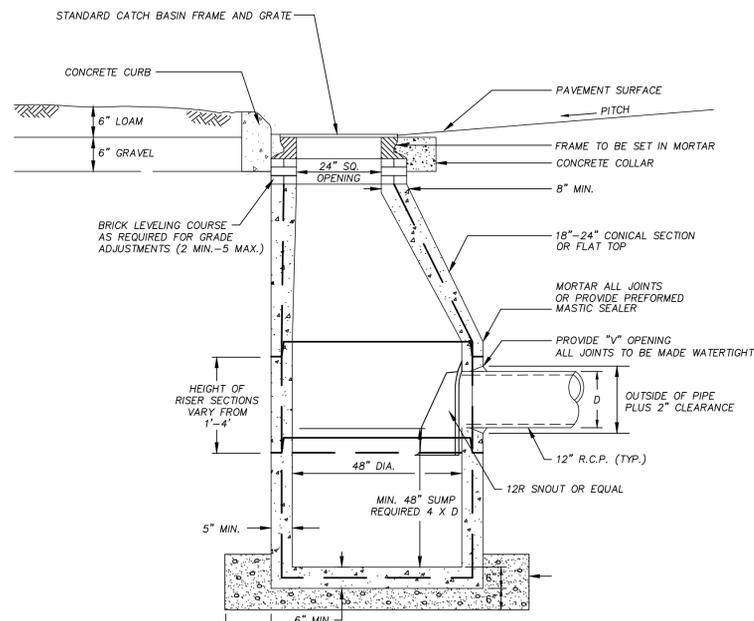
TYPICAL WATER TRENCH DETAIL

N.T.S.



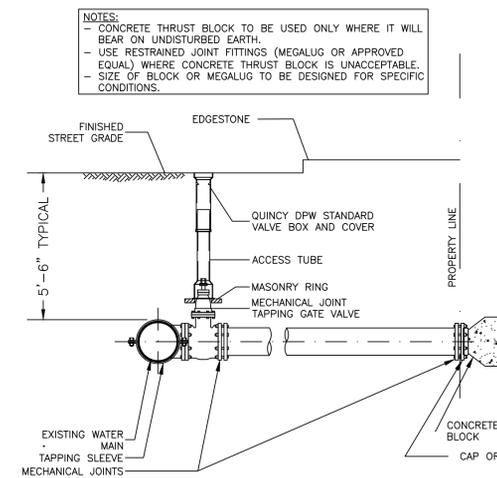
DEEP SUMP DRAIN MANHOLE

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



NOTES:
CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

TAPPING SLEEVE & GATE VALVE
FOR 4" CLDI DOMESTIC WATER SERVICE
& 6" CLDI FIRE SERVICE

N.T.S.



GENERAL NOTES:

- LOCUS: ASSESSORS ID 016.0-0000-0224.0
 016.0-0000-0226.0
 RECORD OWNERS: 2-12 PRESCOTT ST LLC.
 39-41 LINCOLN ST LLC.
 DEED REFERENCE: BOOK 45430 PAGE 308
 BOOK 45430 PAGE 311
 PLAN REFERENCE: BOOK 101 PAGE 41
 BOOK 6158 PAGE 493
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2014. ELEVATIONS SHOWN ON NAVD 88 DATUM.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-0313E, DATED JUNE 4, 2010.
- PARCEL IS ZONED S-15.
 MIN. LOT AREA = 15,000 S.F.
 MIN. WIDTH CIRCLE DIAMETER = 60FT
 MIN. FRONTAGE = 100FT.
 MIN. FRONT YARD = 20 FT.
 MIN. SIDE YARD = 15 FT.
 MIN. REAR YARD = 20 FT.
 MAX. LOT COVERAGE = 25%
 MAX. BUILDING HEIGHT = 35 FT

PROJECT TITLE & LOCATION:
 PROPOSED SITE PLAN
 2 PRESCOTT ST & 39 LINCOLN ST
 READING, MA

PLAN TITLE:
 CONSTRUCTION DETAILS

PREPARED FOR:
 READING MKM, LLC
 c/o KM DOVER LLC
 109 OAK STREET SUITE G20
 NEWTON, MA 02464

DATE: DECEMBER 2, 2015
REVISED:

JOB NUMBER: 14.034 **SHEET** 9 **OF** 9

