



GRAPHIC SCALE
SCALE: 1"=50'

**"CRITERION CHILD ENRICHMENT"
186-190 SUMMER AVENUE
SITE PLAN OF LAND**

LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CRITERION CHILD ENRICHMENT
375 FORTUNE BOULEVARD
MILFORD, MA 01757

OWNER
DEBRA A. STACKPOLE
186 SUMMER AVENUE
READING, MA 01867

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

DATE: OCTOBER 9, 2014
REVISED: NOV. 5, 2014
REVISED: DEC. 15, 2014
REVISED: DEC. 7, 2015

READING COMMUNITY PLANNING
& DEVELOPMENT COMMISSION

APPROVED _____, 20__

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS/DEMOLITION
- 3 LOTTING PLAN
- 4 SITE PLAN
- 5 GRADING, DRAINAGE, AND UTILITIES
- 6 CONSTRUCTION DETAILS
- 7 CONSTRUCTION DETAILS

TOWN CLERK OF THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE READING COMMUNITY PLANNING & DEVELOPMENT HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF READING.



JOHN D. SULLIVAN III, P.E. DATE _____

TOWN CLERK DATE

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON JUNE 28, 2014 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S15.
3. THE LOCUS PROPERTY IS DEPICTED AS LOT 294-296 ON THE TOWN OF READING ASSESSOR'S MAP 15.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON AN ASSUMED DATUM.
7. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

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ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION.

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
△	SEWER MANHOLE RIM	99.53'

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E. ON 10/27/14 & WITNESSED BY CHRIS COLE OF THE TOWN OF READING ENGINEERING DIVISION

TEST PIT: TH-1
ELEV.=98.6'
MOTTLING @ NONE
0'-8" HORIZON A₁: SANDY LOAM 10 YR 3/3
8"-28" HORIZON B₁: SANDY LOAM 10 YR 6/8
26"-42" C1-LAYER: FINE SAND 2.5 Y 6/4
42"-108" C2-LAYER: COARSE SAND 20% STONE, 2.5 Y 6/3
SOIL DAMP @ 94" (ELEV.=90.7')

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E. ON 10/27/14 & WITNESSED BY CHRIS COLE OF THE TOWN OF READING ENGINEERING DIVISION

TEST PIT: TH-2
ELEV.=91.0'
MOTTLING @ NONE, NO GROUNDWATER OBSERVED
0'-8" HORIZON A₁: SANDY LOAM 10 YR 3/3
8"-28" HORIZON B₁: SANDY LOAM 10 YR 6/8
28"-42" C1-LAYER: FINE SAND 2.5 Y 6/4
42"-96" C2-LAYER: LOAMY SAND 10% STONE, 2 Y 6/6

SOILS INFORMATION:

TEST PIT WAS PERFORMED BY JOHN D. SULLIVAN III, P.E. ON 11/23/15 & WITNESSED BY CHRIS COLE OF THE TOWN OF READING ENGINEERING DIVISION

TEST PIT: TH-3
ELEV.=90.75'
MOTTLING @ NONE, NO GROUNDWATER OBSERVED
0'-6" HORIZON A₁: LOAMY SAND 10 YR 3/3
6"-18" HORIZON B₁: LOAMY SAND 10 YR 6/8
18"-39" C1-LAYER: FINE LOAMY SAND 2.5 Y 5/4
39"-90" C2-LAYER: SANDY LOAM 15% STONE, 2.5 Y 6/4

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION



LEGEND:

- 248— TWO FOOT CONTOUR
- 92X00 EX. SPOT GRADE
- UP ○ UTILITY POLE
- ⊙ SEWER MANHOLE
- S— SEWER MAIN
- W— COMPILED WATER MAIN
- G— COMPILED GAS MAIN
- ⊙ DRAIN MANHOLE
- CB □ CATCHBASIN
- D— DRAIN LINE
- BIT. BITUMINOUS
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- FFE FIRST FLOOR
- TREE
- INV. INVERT
- CLF CHAIN LINK FENCE
- ⊗ TREE (TO BE REMOVED)

TREE LABELS:

- NM NORWAY MAPLE
- SM SUGAR MAPLE
- L LINDEN
- A ASH
- P PINE
- C CHERRY
- O OAK

APPROVED _____, 20__

I, _____, TOWN CLERK OF THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE READING COMMUNITY PLANNING & DEVELOPMENT HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

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JOHN D. SULLIVAN III, P.E. DATE _____

RECORD OWNER: ZONING INFORMATION:

ASSESSOR'S MAP 15 LOT 294
DEBRA A. STACKPOLE
186 SUMMER AVENUE
READING, MA 01867
- DEED BOOK 25168, PAGE No. 44

ZONING DISTRICT: S15
EXISTING USE: SINGLE FAMILY RESIDENTIAL
MIN. BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 20 FEET

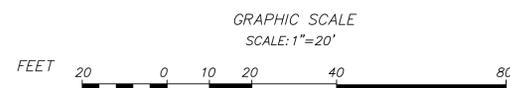
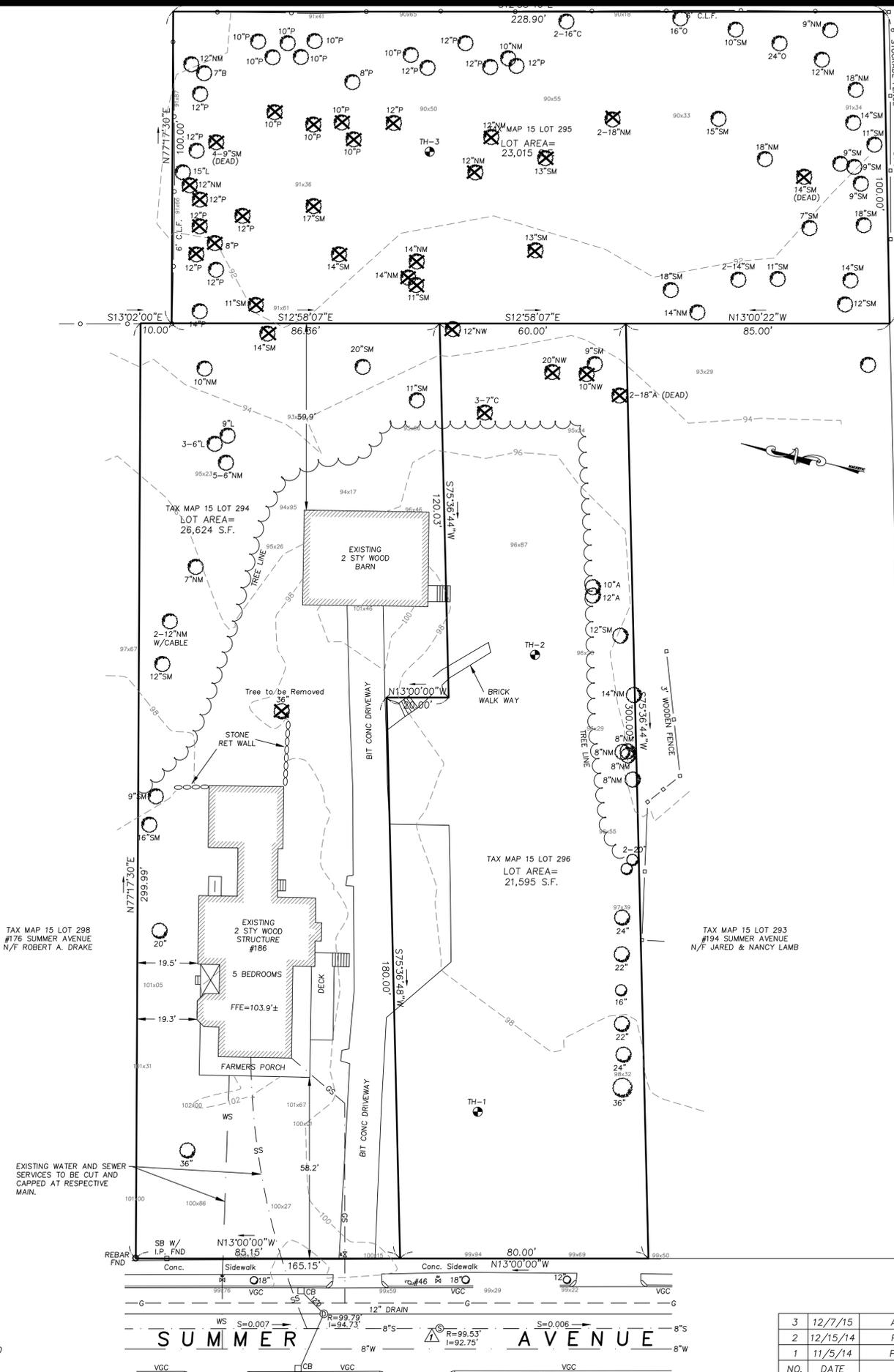
186-190 SUMMER AVENUE

EXISTING CONDITIONS/DEMOLITION PLAN
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
CRITERION CHILD ENRICHMENT INC.
SCALE: 1" = 20' DATE: OCT. 9, 2014

PREPARED BY
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P.O. BOX 2004
WOBURN, MA 01888
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SHEET No. 2 OF 7



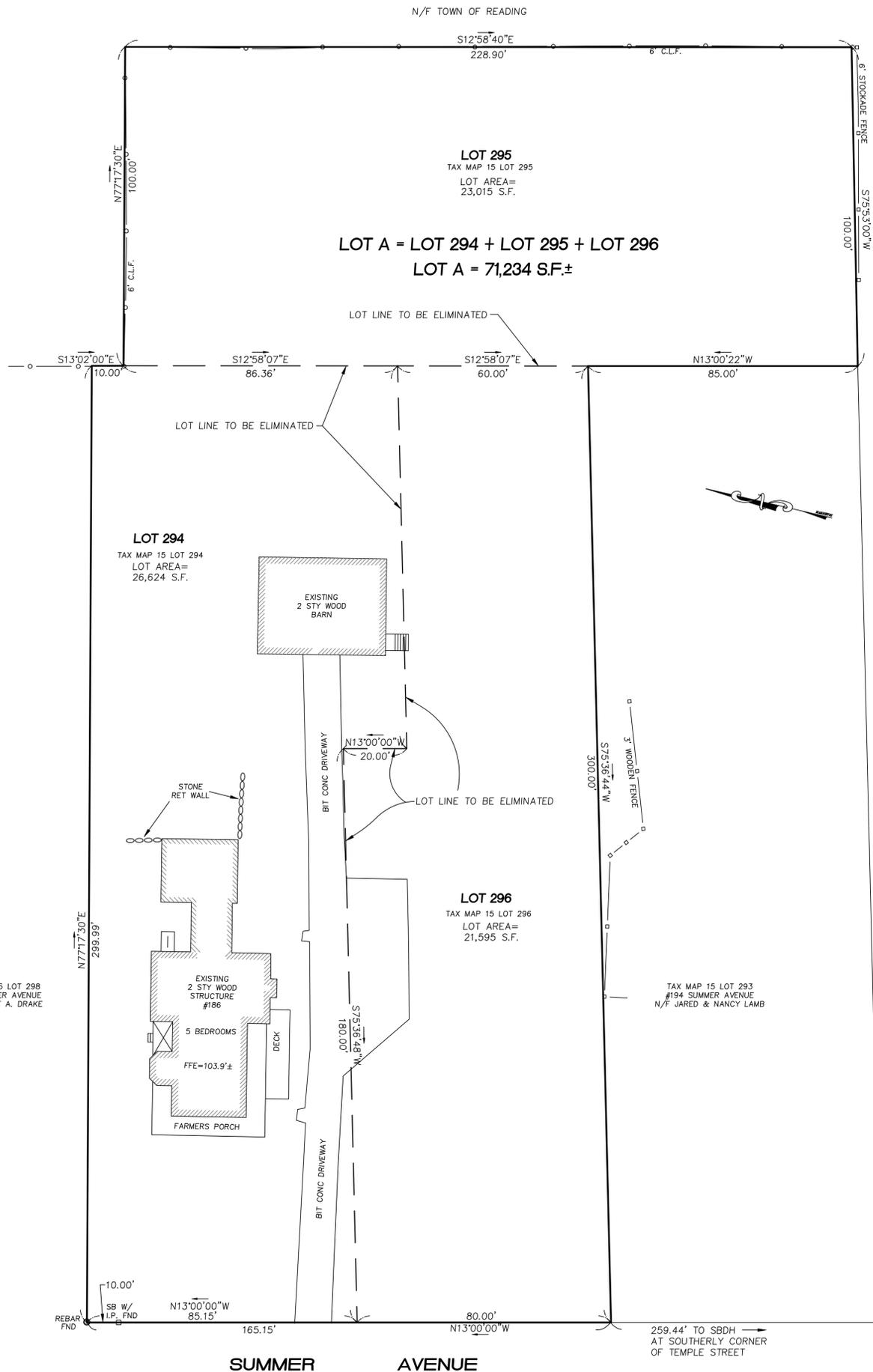
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
3	12/7/15	ADD SOIL TESTHOLE	JDS	JDS
2	12/15/14	PER CPDC HEARING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 294, LOT 295, AND LOT 296 INTO ONE BUILDING LOT (LOT A)

THIS PLAN HAS BEEN INCLUDED AS PART OF THE SITE PLAN SET FOR INFORMATIONAL PURPOSES. THE TOWN OF READING CPDC HAS ALREADY SIGNED THE PLAN MYLAR FOR THE LOT MERGER.



FOR REGISTRY OF DEEDS USE ONLY

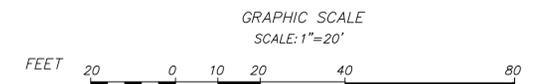
GENERAL NOTE:

1. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

APPROVED _____, 20__

NO DETERMINATION OF COMPLIANCE WITH ZONING REGULATIONS HAS BEEN MADE OR IS INTENDED.



RECORD OWNER:

ASSESSOR'S MAP 15 LOT 294
 DEBRA A. STACKPOLE
 186 SUMMER AVENUE
 READING, MA 01867
 - DEED BOOK 25168, PAGE No. 44

ZONING INFORMATION:

ZONING DISTRICT: S15
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 MIN. BUILDING SETBACKS:
 FRONT: 20 FEET
 SIDE: 15 FEET
 REAR: 20 FEET

186-190 SUMMER AVENUE

PLAN OF LAND
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
 CRITERION CHILD ENRICHMENT INC.
 SCALE: 1" = 20' DATE: OCT. 9, 2014

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

SHEET No. 3 OF 7

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
3	12/7/15	NO CHANGES	JDS	JDS
2	12/15/14	PER CPDC HEARING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS

NOTES:

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PLAYGROUND REQUIREMENT:

75 S.F. OF PLAYGROUND AREA FOR EACH STUDENT
 MINIMUM: 16 STUDENTS X 75 S.F. = 1,200 S.F.
 PROVIDED: 1,200 S.F.

OFF-STREET PARKING SUMMARY:

REQUIRED: 1 SPACE/FOR EVERY 7 STUDENTS +
 1 SPACE/FOR EACH EMPLOYEE
 REQUIRED: 32 STUDENTS/7 = 4.57 SPACES
 16 EMPLOYEES = 16 SPACES
 TOTAL = 20.57 OR 21 SPACES
 PROVIDED: 38 SPACES (34 Standard, 4 Handicap)
 STANDARD STALLS: 9' X 18'
 HANDICAP STALLS : 8' X 18'

ZONING SUMMARY:

ZONING DISTRICT: S-15		
USE: SCHOOL		
	REQUIRED:	PROVIDED:
LOT AREA:	15,000 S.F. (Min.)	71,223 S.F.
LOT FRONTAGE:	100 FEET (Min.)	165.15 FEET
FRONT BUILDING SETBACK:	15 FEET (Min.)	58.2 FEET
SIDE BUILDING SETBACK:	30 FEET (Min.)	19.3 FEET
REAR BUILDING SETBACK:	30 FEET (Min.)	204.3 FEET
% LOT COVERAGE:	25% (Max.)	5.92%

LEGEND:

- UP UTILITY POLE
- BIT. BITUMINOUS
- CONC. CONCRETE
- VGC VERTICAL GRANITE CURB
- FFE FIRST FLOOR
- CLF CHAIN LINK FENCE
- LIGHT POST
- HANDICAP PARKING
- # OF PARKING STALLS
- PROP. LIGHT BOLLARD
- PROP. DETECTABLE WARNING STRIP

TREE PLANTING LEGEND:

- = GINKGO
- = NORTHERN RED OAK
- = LITTLELEAF LINDEN
- = ARBORVITAE (6" HIGH WHEN PLANTED)

NOTE: THE TREE PLANTINGS SHOWN ARE INTENDED TO DEMONSTRATE HOW THE MAIN DRIVEWAY CORRIDOR AREA WILL BE PLANTED. THIS IS NOT INTENDED TO BE AN OVERALL LANDSCAPING PLAN FOR THE PROPERTY.

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

APPROVED _____, 20__

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JOHN D. SULLIVAN III, P.E. DATE

186-190 SUMMER AVENUE

SITE PLAN OF LAND
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
CRITERION CHILD ENRICHMENT INC.
 SCALE: 1" = 20' DATE: OCT. 9, 2014

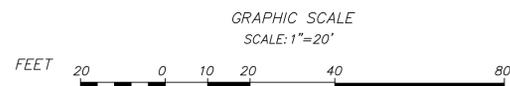
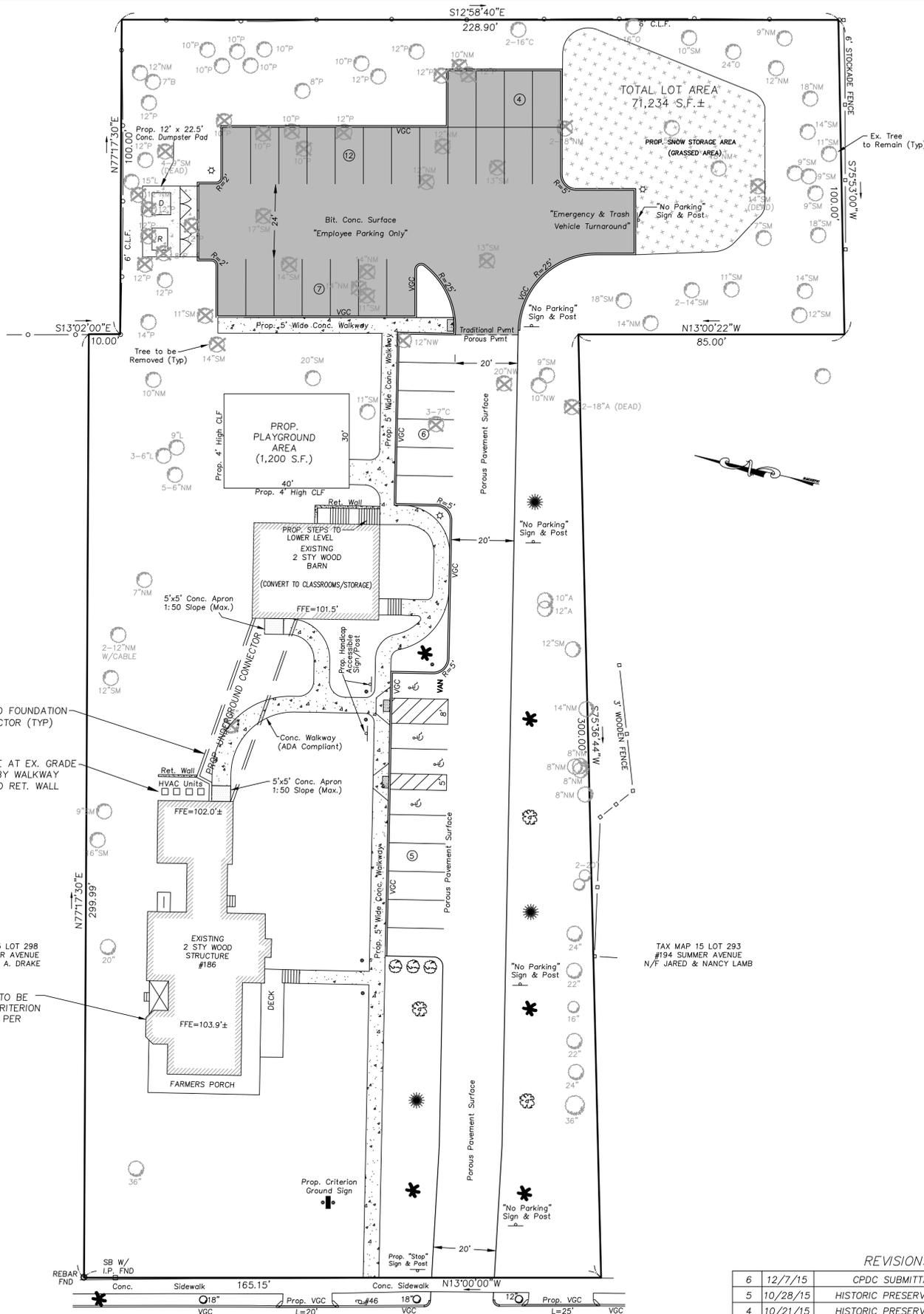
PREPARED BY
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 P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644

SHEET No. 2 OF 3



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
6	12/7/15	CPDC SUBMITTAL	JDS	JDS
5	10/28/15	HISTORIC PRESERVATION	JDS	JDS
4	10/21/15	HISTORIC PRESERVATION	JDS	JDS
3	8/5/15	HISTORIC PRESERVATION	JDS	JDS
2	12/15/14	PER CPDC MEETING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS



SUMMER AVENUE

NOTES:

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TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
1	SEWER MANHOLE RIM	99.53'

SEWAGE FLOW CALCULATION:

10 GPD/PERSON = SEWAGE USE PER TITLE 5 CODE
 24 CHILDREN X 10 GPD = 240 GALLONS
 24 PARENTS X 10 GPD = 240 GALLONS
 9 TEACHERS X 10 GPD = 90 GALLONS
 3 ADMINISTRATORS X 10 GPD = 30 GPD
 TOTAL GALLONS PER DAY = 600
 EX. FLOW = 5 BDRMS X 110 GPD/BDRM = 550 GPD
 PROP. FLOW (600 GPD) > EX. FLOW (550 GPD)

LEGEND:

- 248 TWO FOOT CONTOUR
- 92X00 EX. SPOT GRADE
- UP UTILITY POLE
- SEWER MANHOLE
- SEWER MAIN
- COMPILED WATER MAIN
- COMPILED GAS MAIN
- DRAIN MANHOLE
- CATCHBASIN
- DRAIN LINE
- BIT. BITUMINOUS
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- FFE FIRST FLOOR
- TC TOP OF CURB
- BC BOTTOM OF CURB
- (100) PROP. CONTOUR
- 98.25 PROP. SPOT GRADE

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

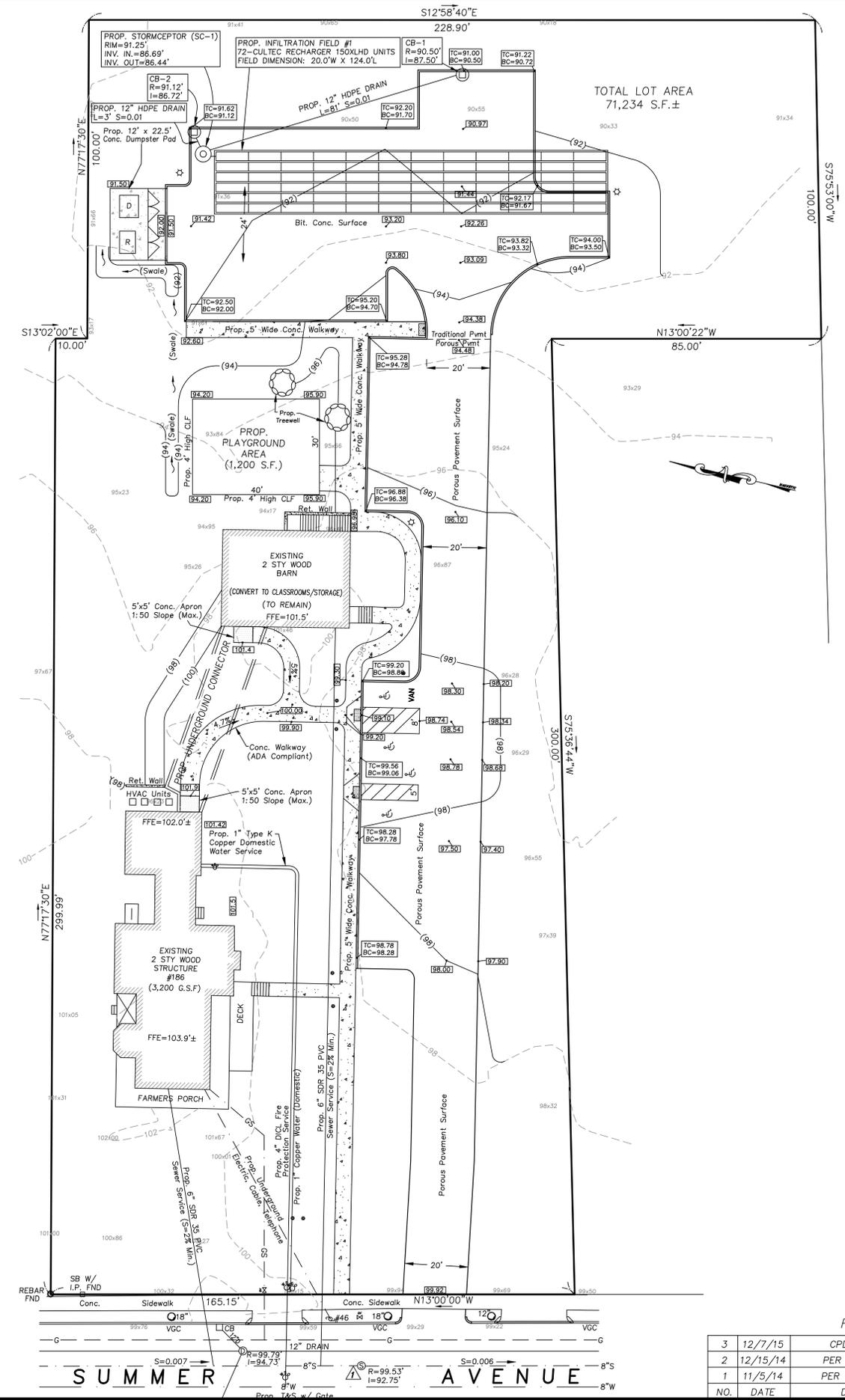
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JOHN D. SULLIVAN III, P.E. DATE



GRAPHIC SCALE
 SCALE: 1"=20'



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2	12/15/14	PER CPDC HEARING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS

186-190 SUMMER AVENUE

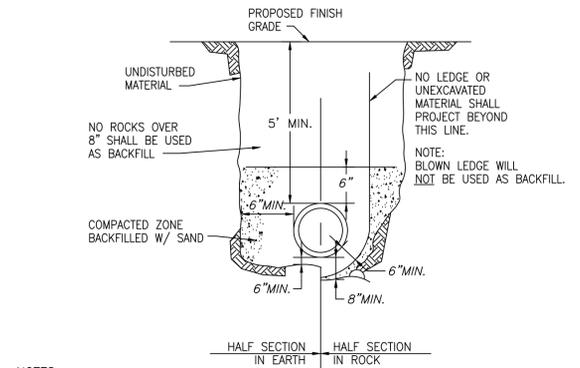
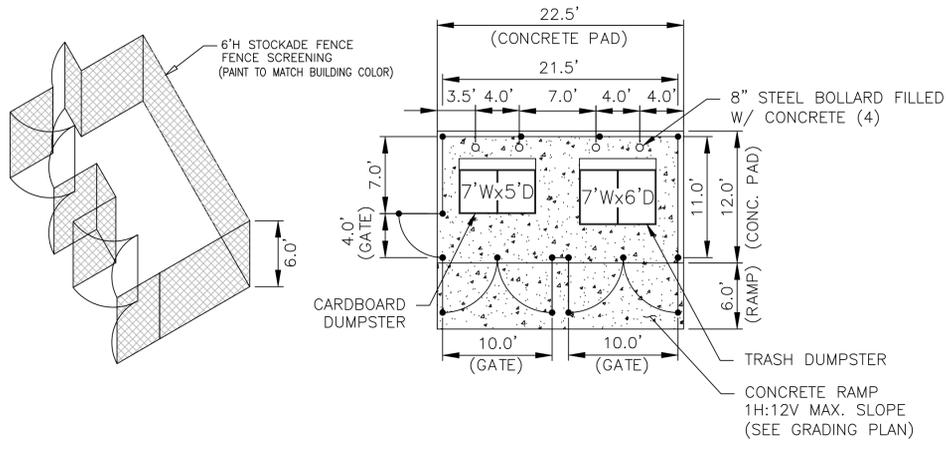
GRADING, DRAINAGE, AND UTILITY PLAN
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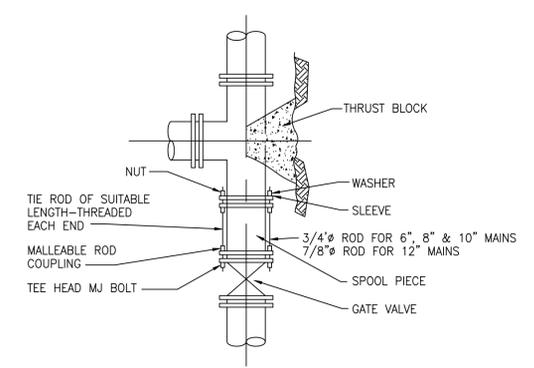
SHEET No. 5 OF 7





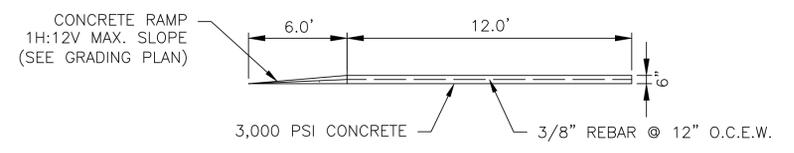
NOTES:
 1. INSTALLATION OF PIPE AND FITTINGS SHALL CONFORM TO THE STRICTER OF EITHER AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
 2. BEDDING AND BACKFILL SHOWN ON THIS DETAIL REPRESENT MINIMUM REQUIREMENTS AND SHALL BE ADJUSTED IF NECESSARY TO MEET PIPE MANUFACTURER'S REQUIREMENTS.

WATER MAIN TRENCH DETAIL
SCALE: NOT TO SCALE

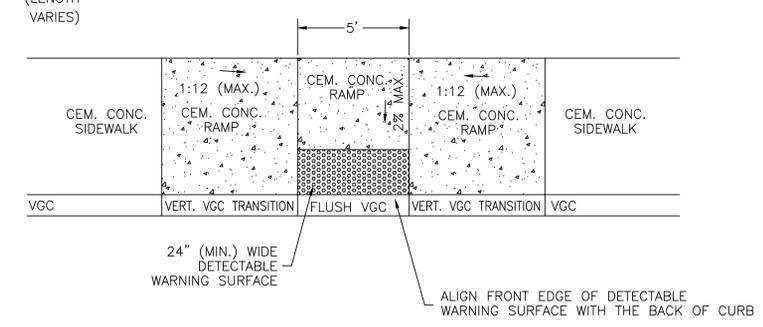
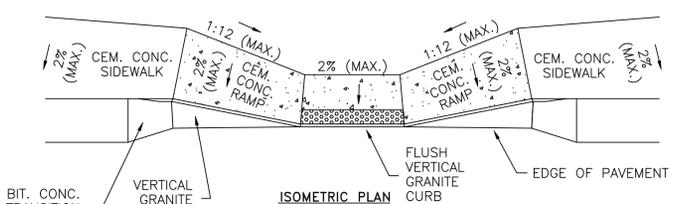


TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE

APPROVED _____, 20__

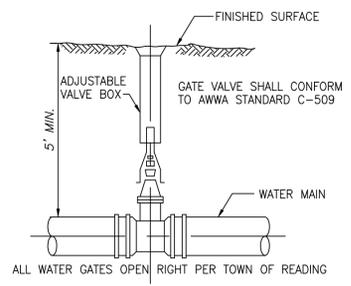


DUMPSTER (TRASH & RECYCLING) ENCLOSURE

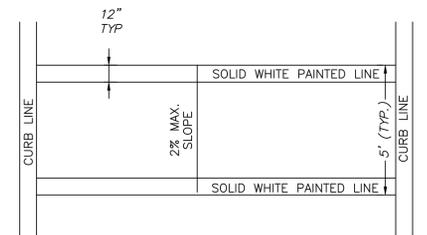
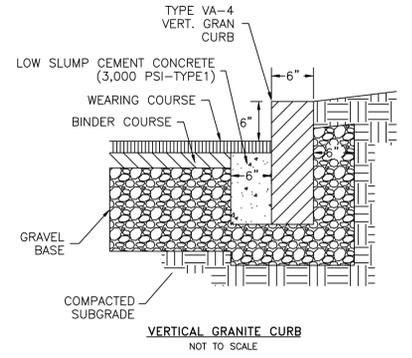


NOTES:
 1. REPRESENTATION OF CURB CUT TRANSITIONS ON THE PLANS INCLUDING DIMENSIONS AND SPOT GRADING IS APPROXIMATE. ACTUAL DIMENSIONS AND GRADING OF CURB CUT TRANSITIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD ON A CASE BY CASE BASIS IN ORDER TO COMPLY WITH THIS DETAIL.
 2. RAMP TO COMPLY WITH ADA REGULATIONS AND GUIDELINES.

HANDICAP CURB CUT
N.T.S.

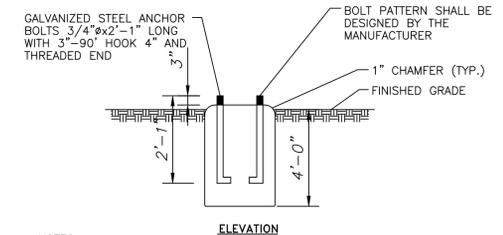


TYPICAL GATE VALVE
NOT TO SCALE



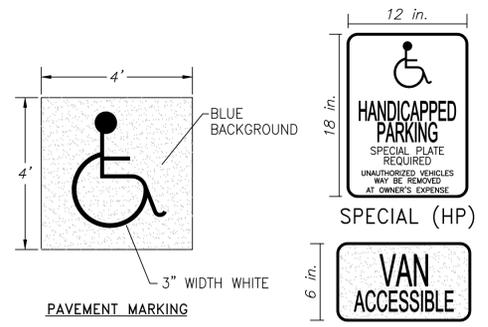
NOTES:
 1. TWELVE INCH LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (I.E. TWO-SIX INCH LINES) WILL BE ACCEPTED.
 2. CROSSWALK LINES TO BE PERPENDICULAR TO THE CURBLINE AND TO BE THE UNIFORMLY SPACED AND ALIGNED.
 3. CROSSWALK SIDESLOPE NOT TO EXCEED 2%.

CROSSWALK
N.T.S.



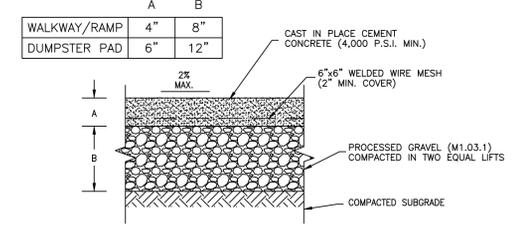
NOTES:
 1. DISTANCE FROM CENTERLINE OF FOUNDATION TO FACE OF CURB TO BE 3'-0" (MIN.). SEE LIGHTING PLAN FOR LUMINAIRE LOCATIONS.
 2. FOUNDATION AND ANCHOR BOLT SIZING MAY BE VARIED AS RECOMMENDED BY POLE MANUFACTURER.
 3. SEE LIGHTING PLAN FOR LUMINAIRE AND POLE SPECIFICATIONS.

LUMINAIRE FOUNDATION DETAILS
N.T.S.



NOTES:
 1. REFER TO LAYOUT PLANS FOR LOCATIONS OF ACCESSIBLE SURFACE PARKING SPACES, AND ARCHITECTURAL PLANS FOR LOCATIONS OF ACCESSIBLE GARAGE SPACES.
 2. EACH ACCESSIBLE SPACE SHALL INCLUDE PAVEMENT MARKING AND SIGNAGE.

ACCESSIBLE PARKING SPACE DESIGNATION
N.T.S.



NOTES:
 1. CEMENT CONCRETE PAVEMENT TO BE USED FOR ALL WALKS THROUGHOUT SITE, ACCESSIBLE RAMPS AND DUMPSTER PAD.
 2. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO PEDESTRIAN/TRAFFIC FLOW.
 3. PROVIDE 1/2" EXPANSION JOINT WITH PRE-MOULDED FILLER RECESSED 1/2" EXPANSION JOINTS TO BE PROVIDED 8' O.C. MAX. AND WHERE PAVEMENT ABUTS STRUCTURES OR OTHER VERTICAL SURFACES. PROVIDE 2" SMOOTH STRIP ON EACH SIDE OF EXPANSION JOINT.
 4. THICKNESSES INDICATE THICKNESS AFTER COMPACTION.
 5. CEMENT CONCRETE WALKS TO BE 4" WIDE.

CEMENT CONCRETE PAVEMENT SECTION
N.T.S.

I, _____, TOWN CLERK OF THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE READING COMMUNITY PLANNING & DEVELOPMENT HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD OF THE TOWN OF READING.

JOHN D. SULLIVAN III, P.E. _____ DATE _____

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D
3	12/7/15	CPDC SUBMITTAL	JDS	JDS
2	12/15/14	PER CPDC HEARING	JDS	JDS
1	11/5/14	PER DRT COMMENTS	JDS	JDS
NO.	DATE	DESCRIPTION	BY	CHK'D

186-190 SUMMER AVENUE

CONSTRUCTION DETAILS
 LOCATED IN
 READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
 CRITERION CHILD ENRICHMENT INC.
 SCALE: 1" = 20' DATE: OCT. 9, 2014

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

SHEET No. 6 OF 7

