



Reading Woods

Reading, Massachusetts





SUMMARY

- Subdistrict A = 16 Townhomes
(Lot A-1 Business C District)
 - Subdistrict B = 86 Senior Housing Units
(Lot A-2 Business C District)
 - Subdistrict C = 200 40R Housing Units (20% Affordable)
(Lot A-3 Gateway Smart Growth District)
 - Subdistrict D = 122 Senior Housing Units
(Lot A-4 Business C District)
- Total = 424 Units**

50 SENIOR HOUSING & SMART GROWTH UNITS



Reading Woods Reading, Mass.



All floorplans and renderings are artist's conceptions and are not intended to be an actual depiction of the wall, windows, walks, driveways, landscaping, patios or decks.

36 SENIOR HOUSING UNITS



Reading Woods Reading, Mass.



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READING WOODS



FRONT ELEVATION



All floorplans and renderings are artist's conceptions and are not intended to be an actual depiction of the wall, windows, walks, driveways, landscaping, patios or decks.

READING WOODS



FRONT ELEVATION



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Existing Conditions Aerial



Existing Conditions



Existing Conditions



Existing Entry



Existing Conditions



Existing Entry



Existing Conditions



Existing Building



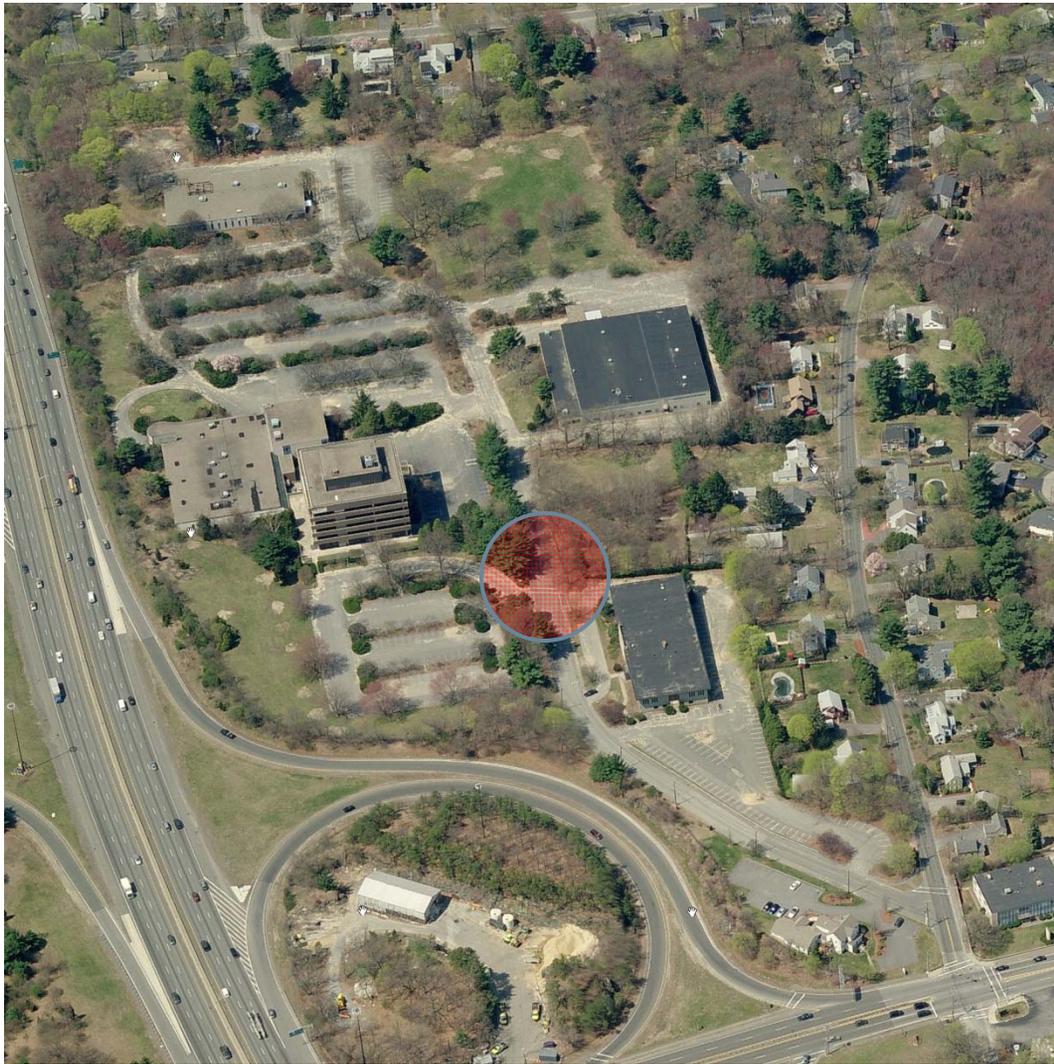
Existing Conditions



Existing Rear Elevation



Existing Conditions



Existing Jacob Way



Existing Conditions



Existing Parking Lot

Existing Conditions



Existing Building



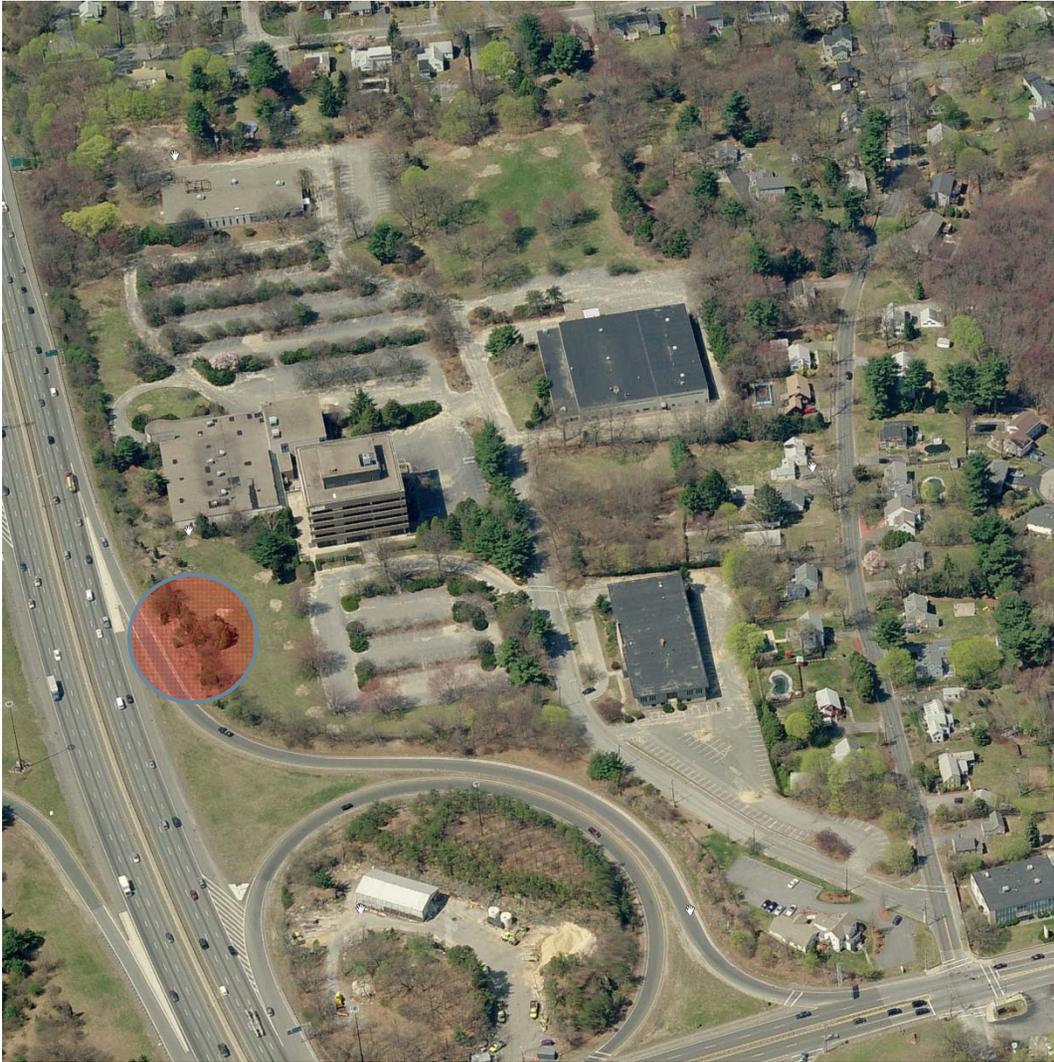
Existing Conditions



Existing Building



Existing Conditions



Existing Highway Edge

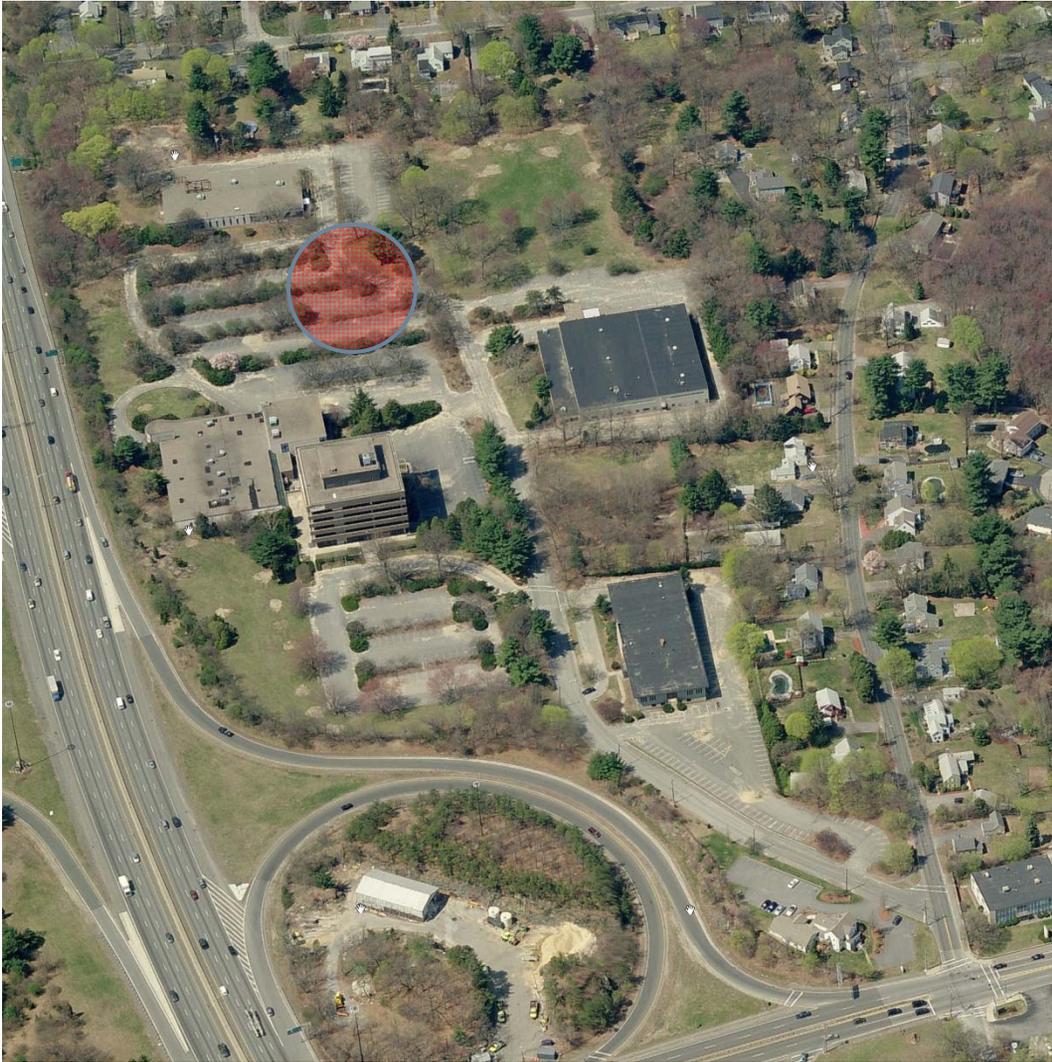
Existing Conditions



Existing Jacob Way & Emergency Access



Existing Conditions



Existing Trees to Remain

Existing Conditions



Existing Building & Parking



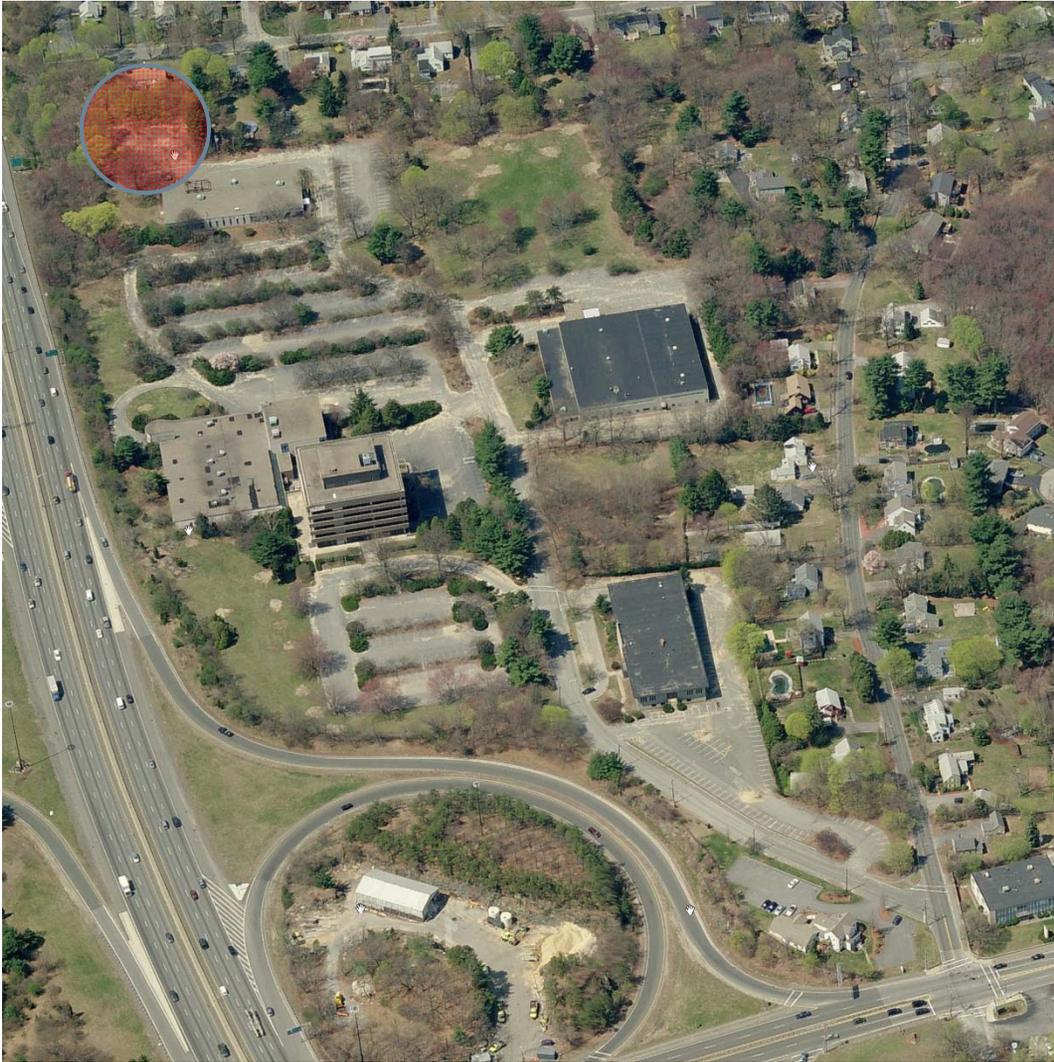
Existing Conditions



Rear of Building at Property Line



Existing Conditions



Existing Tennis Courts



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**TABLE 3
VEHICLE TRIP-GENERATION SUMMARY**

Time Period/ Direction of Travel	<u>Actual Vehicle-Trip Generation</u>			<u>Vehicle-Trips Used For This Study</u>
	Vehicle-Trip Generation Based on ITE Residential Condominiums LUC #230 ^a (216 Units)	Vehicle-Trip Generation Based on Actual Observation at Existing 55 & Older Residential Development Projects ^b and (208 Units)	Total Vehicle-Trip Generation (424 Units)	Vehicle-Trip Generation Based on ITE Residential Condominiums LUC #230 ^a and (424 Units)
Weekday Morning				
Peak Hour:				
Entering (vph) ^c	16	25	41	28
Exiting (vph)	<u>80</u>	<u>35</u>	<u>115</u>	<u>136</u>
Total (vph)	96	60	156	164
Weekday Evening				
Peak Hour:				
Entering (vph)	76	47	123	132
Exiting (vph)	<u>37</u>	<u>14</u>	<u>51</u>	<u>65</u>
Total (vph)	113	61	174	197
Average Weekday				
Entering (vpd) ^d	629	362	991	1,130
Exiting (vpd)	<u>629</u>	<u>362</u>	<u>991</u>	<u>1,130</u>
Total (vpd)	1,258	724 ^e	1,982	2,260

^a LUC = Land Use Code. Source: Trip Rates from *Trip Generation*, Eighth Edition: Institute of Transportation Engineers (ITE), Washington, DC, 2008; LUC #230 Residential Condominium.

^b Source: Based on actual traffic counts conducted at The Village at Great Hill in Topsfield, Eagles Landing in Tewksbury, and Danford Village in Billerica.

^c Vehicle trips per hour.

^d Vehicle trips per day.

^e Based on the ratio of average peak hour to daily trip rates from ITE Rates for Residential Condominiums/Townhouses Land Use Code #230 and applied to the observed average peak hour trip rates.

**TABLE 4
VEHICLE TRIP-GENERATION SUMMARY**

Time Period/ Direction of Travel	<u>Baseline</u> Re-Occupy Existing 208 ksf Office ^a	<u>As of Right</u> 600 ksf Office + 300 Room Hotel ^a	<u>Park Square at</u> <u>Reading</u> ^c		<u>National</u> <u>Development</u> 356 Residential Units + 160 ksf Office ^a	<u>Current</u> <u>Project</u> 424 Residential Units ^b
			400 ksf Retail + 400 ksf Office + 50 Residential Units ^a			
Weekday Morning						
Peak Hour:						
Entering (vph) ^c	295	785	300		270	28
<u>Exiting (vph)</u>	<u>40</u>	<u>155</u>	<u>165</u>		<u>130</u>	<u>136</u>
Total (vph)	335	940	465		400	164
Weekday Evening						
Peak Hour:						
Entering (vph)	50	220	775		145	132
<u>Exiting (vph)</u>	<u>260</u>	<u>705</u>	<u>945</u>		<u>275</u>	<u>65</u>
Total (vph)	310	925	1,720		420	197
Average Weekday						
Entering (vpd) ^d	1,175	3,785	8,845		1,920	1,130
<u>Exiting (vpd)</u>	<u>1,175</u>	<u>3,785</u>	<u>8,845</u>		<u>1,920</u>	<u>1,130</u>
Total (vpd)	2,350	7,570	17,690		3,840	2,260

^a Source: VHB Memorandum to Scott Weiss dated January 23, 2007.

^b LUC = Land Use Code. Source: Trip Rates from *Trip Generation*, Eighth Edition: Institute of Transportation Engineers (ITE), Washington, DC, 2008; LUC #230 Residential Condominium.

Grading Plan



Drainage Analysis



Drainage Analysis



Utility Plan



LAND DEVELOPMENT BENEFITS

- LESS IMPERVIOUS SURFACES – MORE OPEN SPACE
- MORE EFFICIENT USE OF OPEN SPACE
- MAINTAINS OR MINIMIZES CURRENT PEAK RATES OF RUNOFF
- REDUCES THE VOLUME OF RUNOFF
- PRODUCES BETTER QUALITY OF RUNOFF
- ENCOURAGES RECHARGE OF LOCAL GROUNDWATER SUPPLIES

READING WOODS SUMMARY - FISCAL BENEFITS

- At completion, Reading Woods will generate a net fiscal benefit of approximately **\$1,778,250** per year and the net benefit will be sustainable for the long term.
- At all times during the build-out period Reading Woods generates a **positive net fiscal benefit** for the Community
- The Town will receive a total **\$950,000** in Charter 40R smart growth funds by 2015.
- One time building and associated permit fees will total approximately **\$600,000**.





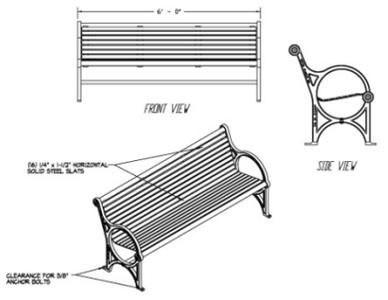
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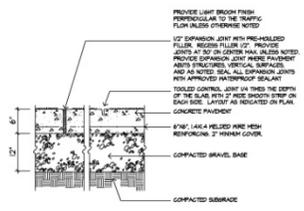




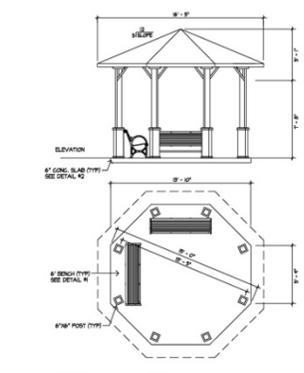
1. ALL STEEL TO BE POWERBRIGHT FINISH, COLOR BLACK.
2. ALL STEEL TO BE NOT STRESS GALVANIZED PRIOR TO APPLICATION OF POWERBRIGHT FINISH.
3. PROVIDE AND METAL QUANTITIES AS SHOWN ON THE PLANS.
4. METAL BASED BRUSHED FINISH BOLT TO 3000 K CONCRETE SLAB, SEE DETAIL 4.
5. METAL PAVEMENT BRUSHED IN ANCHOR BOLTS ON CONCRETE PAV. BY 7/16" X 4" SEE DETAIL 4.
6. APPROVED PRODUCTS INCLUDE: VICTOR STAINLY CITY SITES SERIES MODEL: GP-16 OR APPROVED EQUAL.



1 6' METAL BENCH
SCALE: N.T.S.



2 CONCRETE SLAB
SCALE: N.T.S.



3 CONCEPTUAL GAZZBO DETAIL
SCALE: N.T.S.

REGISTRY USE ONLY

APPROVED BY THE TOWN OF READING PLANNING BOARD

DATE: _____

H
Huntress Associates, Inc.
Landscape Architecture & Land Planning
17 Tinkley Street
Andover, Massachusetts 01810
978-470-8882 FAX 978-470-8880

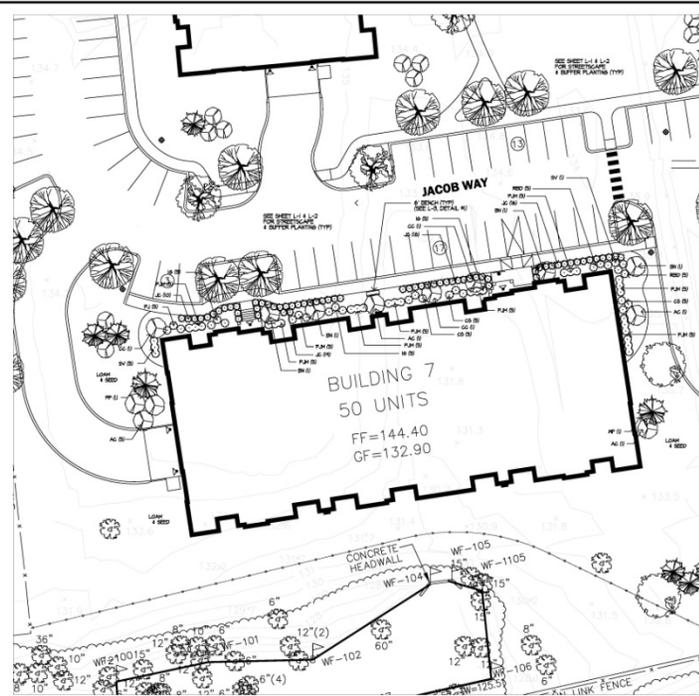
Chantrelle

DATE	DESCRIPTION

VILLAGE GREEN ENLARGEMENT
READING WOODS
READING, MA
Prepared For
PULTE HOMES OF
NEW ENGLAND, L.L.C.
115 FLANDERS ROAD
WESTBORO, MA 01581

Marchionda
& Associates, L.P.
Engineering and
Planning Consultants
62 Montvale Avenue
Suite 11
Storrelom, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9834
Email: engineering@marichionda.com
Website: www.marichionda.com

DATE: 08/11
PROJECT: VILLAGE GREEN
SCALE: 1/8" = 1'-0"
SHEET 18 OF 8



1 TYPICAL BUILDING PLANTING PLAN (50 UNIT BUILDING)
SCALE: 1" = 20'

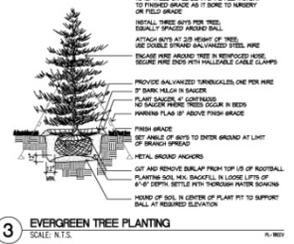
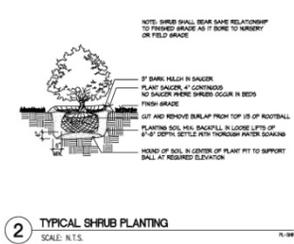
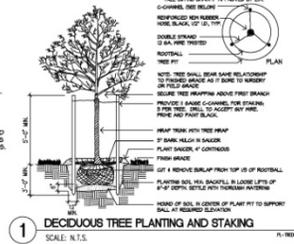
2 TYPICAL BUILDING PLANTING PLAN (36 UNIT BUILDING)
SCALE: 1" = 20'

TYPICAL BUILDING PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
EVERGREEN TREES				
WF	ABIES CONCOLOR	WHITE FIR	1	8-10' HT.
WF	PICEA MARMOSA 'SILVANA'	COLORADO BLUE SPRUCE	1	10-12' HT.
ORNAMENTAL TREES				
AC	ABEL-ANCHER CANADENSIS - MULTISTEM	SHAKOPEE BIRCH	1	8-10' HT.
BN	BETULA NANA VARIANTE	WEINSTEIN BIRCH (DWARF)	4	20-22' HT.
CC	CORNUS CANADENSIS	DOGWOOD	1	8-10' HT.
SHRUBS & BRASSIADS				
CS	CORNUS SERICEA	REDTIDE DOGWOOD	10	2 - 2 1/2' HT.
FM	FRAXINUS AMERICANA	WHITE BIRCH	20	2 - 2 1/2' HT.
GF	GERANIUM 'SARGENTII'	'SARGENT' JACINT	80	18" - 24" HT.
HD	HELIOPSIS SCOLYMIFOLIA	'BOULE DE NEIGE' RAGWORT	8	2 - 2 1/2' HT.
IS	IRIS LAEVA 'ODORA'	'ODORA' IRIS	4	18" - 24" HT.
SV	SPRING VILLAGER 'ALBA'	COMMON LILAC	4	4-6' HT.
PL	PLATYSCHEDE JAPONICA	JAPANESE ANEMONE	8	2-2 1/2' HT.
PERENNIALS				
RF	REBERGIA FLORIDA	BLACK EYED BEAN	100	#3 POT
AS	ANDROMEDA SPAEVARII	SPHLET	100	#3 POT

PLANTING NOTES

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE THE CONTRACTOR SHALL NOTIFY DISABE AND BE PROVIDED WITH A DISABE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL MAINTAIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND FULL GROWING UNTIL FINAL ACCEPTANCE.
3. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
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 SPECIFICATIONS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSEMEN.
7. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORNAMENTAL BRASSES BEFORE DRAWING.
8. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
9. MULCH FOR PLANTED AREAS TO BE ASBEST FINE BARK, PARTIALLY DISCOMPOSED, TREES OF 100% CHIPS THICKER THAN 1/4 INCH, OWNER TO SELECT COLOR.
10. PLANTING SOIL SHALL BE LOAM THOROUGHLY INCORPORATED WITH BOTTLED MANURE PROPORTIONED 5 G.Y. TO 1 G.Y. OR EQUIVALENT. PEAT MOSS WITH FERTILIZER ADDED FOR MANUFACTURER'S RECOMMENDED RATES.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
12. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
13. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSLATED PRIOR TO CONSTRUCTION START.
14. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOANED AND SEEDED.
15. SCREENED SHADES SHOWN EXISTING CONDITIONS. WHERE EXISTING CONDITIONS ARE UNCLE OR ARE IMPROVED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION SHALL BE REMOVED, AMENDED AND/OR CAPTURED OR CONDITIONED AS REQUIRED.



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DATE: _____

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978 476 8852 FAX 978 476 8890

Marchionda & Associates, L.P.

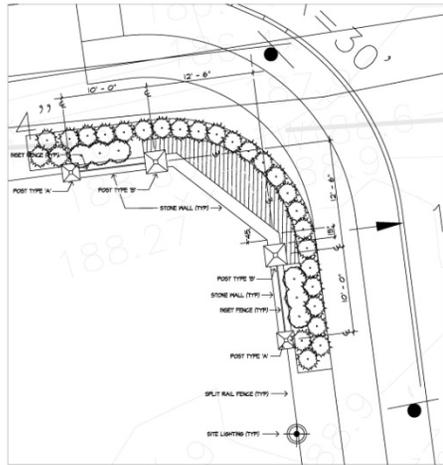
DATE	DESCRIPTION	DATE

TYPICAL BUILDING PLANTING PLAN

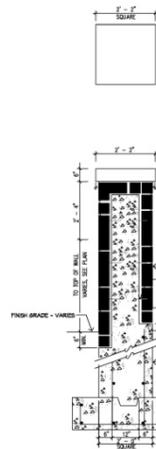
READING WOODS
READING, MA
Prepared for
PAUL ROSSIGNOL OF NEW ENGLAND, L.L.C.
115 FLANDERS ROAD
WESTBORO, MA 01581

Marchionda & Associates, L.P.
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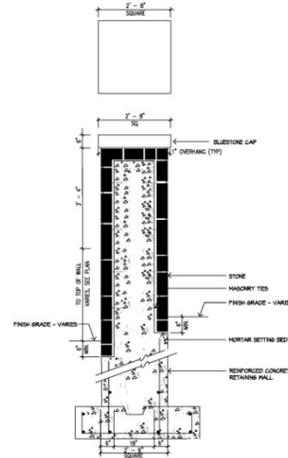
DATE: 08/11
PROJECT: READING WOODS PHASE 1B DEVELOPMENT
SCALE: 1" = 20'
SHEET: 16 OF 8



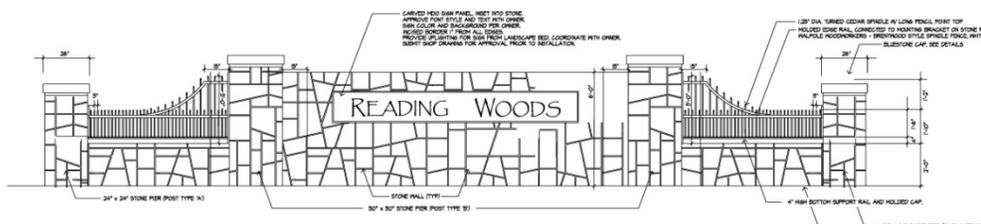
1 STONE ENTRY WALL LAYOUT DETAIL - PLAN VIEW
SCALE: 1" = 5'



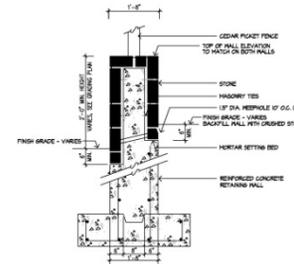
2 STONE FACED PIER - TYPE 'A'
SCALE: 3/4" = 1'



3 STONE FACED PIER - TYPE 'B'
SCALE: 3/4" = 1'



4 STONE ENTRY WALL W/ ORNAMENTAL FENCE - ELEVATION
SCALE: NTS



5 STONE FACED WALL WITH CEDAR PICKET FENCE
SCALE: 3/4" = 1'

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Landscape Architecture & Land Planning
17 Tinkley Street
Andover, Massachusetts 01810
978 476 9882 FAX 978 476 8890

DATE	DESCRIPTION	BY	CHK

ENTRY WALL LAYOUT & DETAILS
READING WOODS
READING, MA
Prepared for
PAUL FLORES OF NEW ENGLAND, L.L.C.
115 FLANDERS ROAD
WESTBORO, MA 01581

Marchionda & Associates, L.P.
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TEL: (781) 438-6121
FAX: (781) 438-9854
Email: engineering@marichionda.com
Website: www.marichionda.com

DATE: 08/11
PROJECT: READING WOODS
SCALE: 1" = 10'
SHEET: 17 OF 8

