I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
WILLIAMS & SPARAGES LLC

PL 1328 OF 1976

STREET INFORMATION WITHIN 1000' OF PROJECT				
STREET	STATUS	ROW WIDTH	PAVEMENT WIDTH	SIDEWALK(S) (& WIDTH)
MAIN ST	PUBLIC	66'	43.4'	1 (5' WIDE)
EAST WAY	PUBLIC	50'	30.0'	2 (5' WIDE)
PEARL ST	PUBLIC	VARIABLE	26.0'	NONE
NUGENT LN	PRIVATE	VARIABLE	24.0'	1 (4.5' WIDE)
LUCY DR	PUBLIC	50'	31.5'	2 (5' WIDE)
NELSON AVE	PRIVATE	40'	15.0'	NONE
ROCKY RD	PUBLIC	50'	30.0'	2 (5' WIDE)
BRENTWOOD DR	PUBLIC	50'	29.5'	2 (5' WIDE)
CHAPEL HILL DR	PUBLIC	VARIABLE	30.0'	2 (4.5' WIDE)
TERRACE PK	PUBLIC	50'	29.0'	2 (5' WIDE)

LIST OF WAIVERS REQUESTED

1. SECTION 6.1.1.b.13 WHICH REQUIRES LOCATIONS AND IDENTIFICATIONS OF TREES OF 6 INCH CALIPER OR LARGER AND OF SIGNIFICANT STANDS OR GROUP OF TREES, TOGETHER WITH INDICATIONS OF TREES AND GROUPS OF TREES PROPOSED TO BE SAVED OR PRESERVED, AND, IN PLACE THEROF, ALLOW NO LOCATIONS OR IDENTIFICATIONS.
2. SECTION 6.1.1.d.3 WHICH REQUIRES A TRAFFIC STUDY, AND, IN PLACE THEREOF, ALLOW NO TRAFFIC STUDY.
3. SECTION 7.1.5e WHICH REQUIRES AN ISLAND WITHIN THE CUL-DE-SAC, AND, IN PLACE THEREOF, ALLOW NO ISLAND.
4. SECTION 7.2 WHICH REQUIRES SIDEWALKS ON BOTH SIDES OF THE STREET, AND, IN PLACE THEREOF, ALLOW SIDEWALK ON ONE SIDE ONLY.
5. SECTION 7.4.4.2.a WHICH REQUIRES 4:1 DETENTION BASIN SIDE SLOPES, AND, IN PLACE THEREOF, ALLOW 3:1 DETENTION BASIN SIDE SLOPES.
6. SECTION 7.4.4.3.e WHICH REQUIRES DRAINAGE PIPES TO BE REINFORCED CONCRETE, AND, IN PLACE THEREOF, ALLOW HDPE DRAINAGE PIPES OR EQUIVALENT.

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

READING COMMUNITY PLANNING
& DEVELOPMENT COMMISSION

_____

_____

_____

_____

_____

DATE: _____

⊡ – DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

ZONE:
SINGLE FAMILY 20 DISTRICT (S-20)
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FEET
MINIMUM LOT WIDTH: 80 FEET

MINIMUM FRONT YARD: 20 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE: 25%

PROPERTY IS NOT LOCATED WITHIN THE AQUIFER PROTECTION ZONING OVERLAY DISTRICT

PLAN SET INDEX
SHEET 1: INDEX SHEET
SHEET 2: EXISTING CONDITIONS
SHEET 3: DEFINITIVE PLAN
SHEET 4: PLAN & PROFILE
SHEET 5: TOPOGRAPHIC PLAN
SHEETS 6-8: DETAILS

NO.	REVISION	DATE

INDEX PLAN
1260-1264 MAIN STREET
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781-942-2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE - UNIT 8
WILMINGTON, MA 01887
781-281-8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

0' 50' 100' 200'
SCALE: 1"=100'±

DECEMBER 7, 2016

INDEX SHEET 1 OF 1

SHEET 1 OF 8

CLERKS CERTIFICATION ON THE PLAN

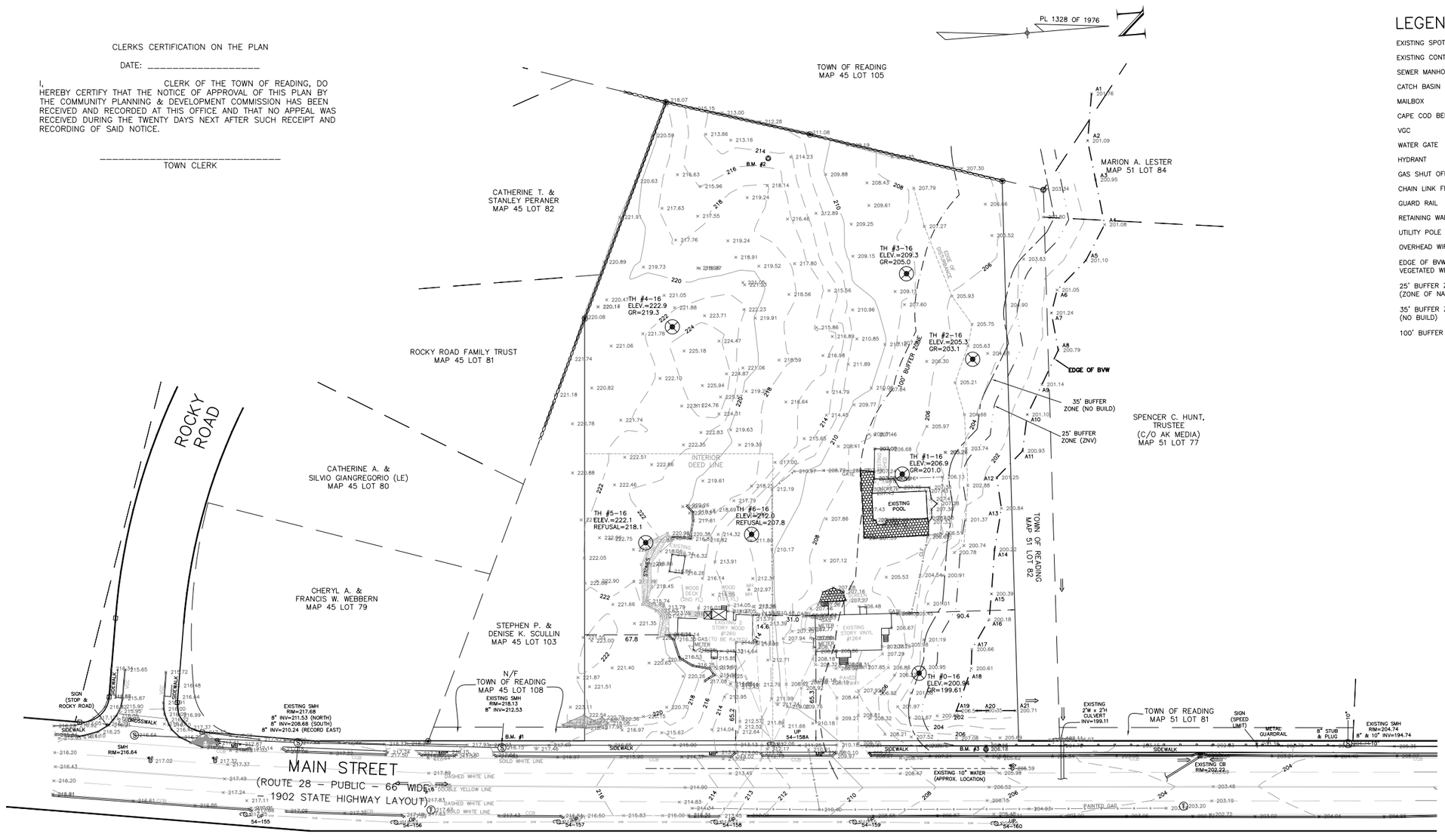
DATE: _____

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

_____
TOWN CLERK

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
WILLIAMS & SPARAGES LLC



LEGEND

- EXISTING SPOT ELEVATION × 220.82
- EXISTING CONTOUR 206
- SEWER MANHOLE (S)
- CATCH BASIN
- MAILBOX MB
- CAPE COD BERM CCB
- VGC VGC
- WATER GATE
- HYDRANT
- GAS SHUT OFF
- CHAIN LINK FENCE CLF
- GUARD RAIL
- RETAINING WALL
- UTILITY POLE UP 54–155
- OVERHEAD WIRES
- EDGE OF BVW (BORDERING VEGETATED WETLAND) EDGE OF BVW
- 25' BUFFER ZONE (ZONE OF NATURAL VEGETATION) 25' BUFFER ZONE (ZNV)
- 35' BUFFER ZONE (NO BUILD) 35' BUFFER ZONE (NO BUILD)
- 100' BUFFER ZONE 100' BUFFER ZONE

PROJECT NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED JUNE 2016.
2. THE EDGE OF BORDERING VEGETATED WETLANDS WAS DELINEATED AND LOCATED BY WILLIAMS & SPARAGES LLC IN JUNE 2016.
3. ALL ELEVATIONS SHOWN ARE REFERENCED TO READING SEWER BASE. THE UTILITIES SHOWN ARE COMPILED FROM AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, VARIOUS PLANS ON FILE WITH THE TOWN OF READING AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
4. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
5. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
6. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION.
7. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0311E, EFFECTIVE DATE: JUNE 4, 2010.
8. EXISTING SANITARY DISPOSAL SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH 310 CMR 15.354.

BENCHMARKS:

DATUM: READING SEWER BASE

1. PUNCH MARK IN RIM OF SMH IN SIDEWALK #1252 MAIN STREET, ELEV.=218.09
2. DRILL HOLE LOT LINE 2/3, ELEV.=216.65
3. TACK IN SIDEWALK #1264 MAIN STREET, ELEV.=206.15

ZONE:

SINGLE FAMILY 20 DISTRICT (S–20)
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FEET
MINIMUM LOT WIDTH: 80 FEET

MINIMUM FRONT YARD: 20 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE: 25%

PROPERTY IS NOT LOCATED WITHIN THE AQUIFER PROTECTION ZONING OVERLAY DISTRICT

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____

_____

_____

_____

_____

DATE: _____

NO.	REVISION	DATE

EXISTING CONDITIONS PLAN
1260–1264 MAIN ST
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781–942–2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE – UNIT 8
WILMINGTON, MA 01887
781–281–8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539–8088
FAX: (978) 539–8200
WSENGINEERS.COM

0' 20' 40' 80'
SCALE: 1"=40'
DECEMBER 7, 2016

EXISTING CONDITIONS
SHEET 1 OF 1

SHEET 2 OF 8

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

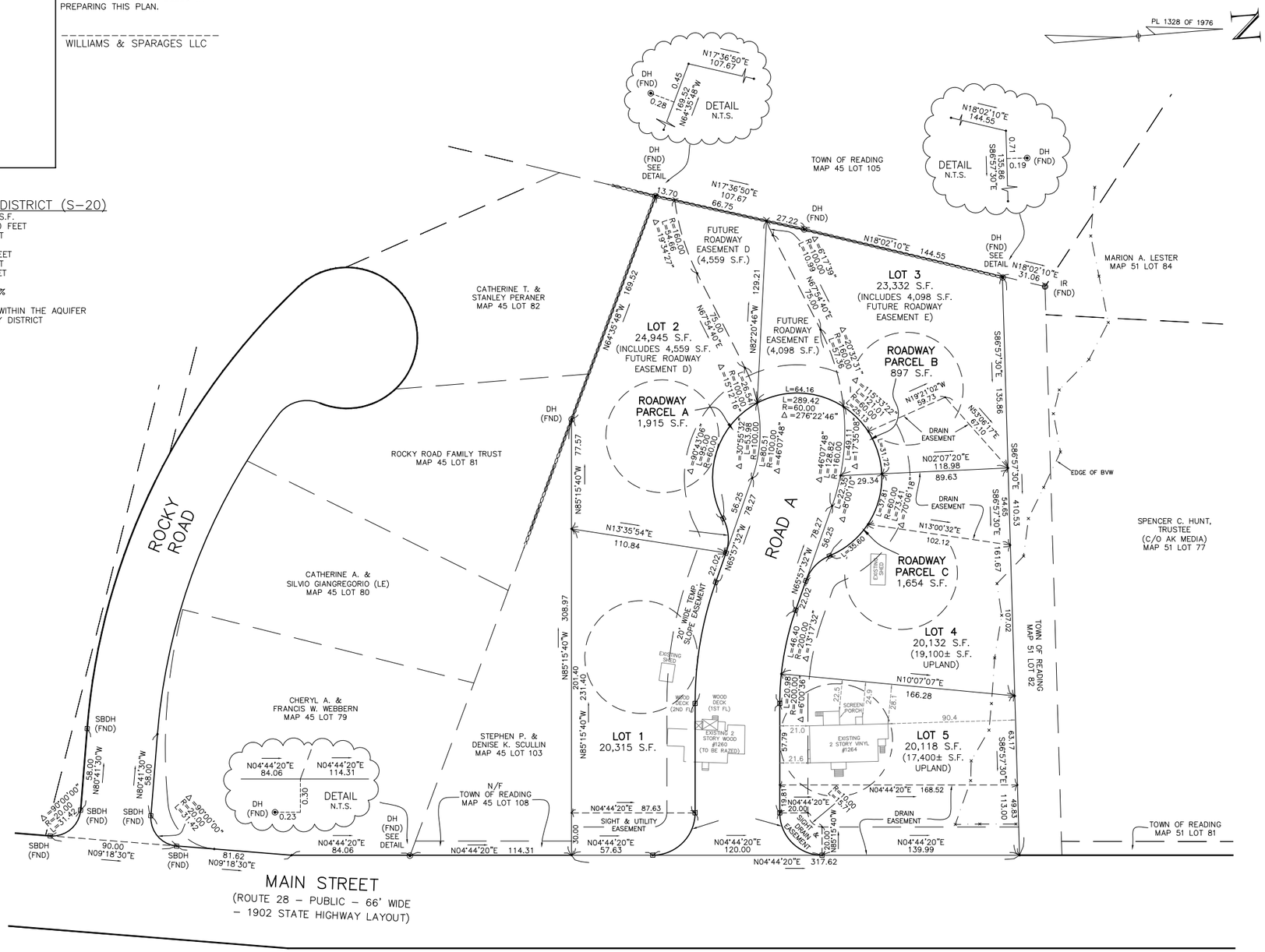
_____
WILLIAMS & SPARAGES LLC

ZONE:
SINGLE FAMILY 20 DISTRICT (S-20)
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FEET
MINIMUM LOT WIDTH: 80 FEET

MINIMUM FRONT YARD: 20 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE: 25%

PROPERTY IS NOT LOCATED WITHIN THE AQUIFER PROTECTION ZONING OVERLAY DISTRICT



PROJECT NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED JUNE 2016.
2. THE EDGE OF BORDERING VEGETATED WETLANDS WAS DELINEATED AND LOCATED BY WILLIAMS & SPARAGES LLC IN JUNE 2016.
3. ALL ELEVATIONS SHOWN ARE REFERENCED TO READING SEWER BASE. THE UTILITIES SHOWN ARE COMPILED FROM AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, VARIOUS PLANS ON FILE WITH THE TOWN OF READING AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
4. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
5. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
6. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION.
7. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0311E, EFFECTIVE DATE: JUNE 4, 2010.
8. EXISTING SANITARY DISPOSAL SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH 310 CMR 15.354.

LOT SHAPE TABLE (ZONING BYLAW SECTION 6.2.1)

LOT #	LOT AREA (S.F.)	PERIMETER (FT.)	AREA X 22 (S.F.)	PERIMETER SQUARED (S.F.)
1	20,315	634.20	446,930	402,209
2	24,945	687.84	548,790	473,123
3	23,332	647.48	513,304	419,230
4	20,132	584.65	442,904	341,815
5	20,118	564.98	442,596	319,202

LOT SHAPE
IN ALL RESIDENCE DISTRICTS, NO BUILDING OR STRUCTURE MAY BE CONSTRUCTED ON A LOT UNLESS THE LOT SATISFIES THE FOLLOWING REQUIREMENTS:

A: ONE SIDE OF THE LOT SHALL COINCIDE WITH THE STREET LINE OF THE LOT FOR THE ENTIRE LENGTH OF THE MINIMUM REQUIRED FRONTAGE; AND

B: THE SQUARE FOOTAGE OF THE LOT MULTIPLIED BY TWENTY-TWO (22) SHALL BE GREATER THAN THE LENGTH OF THE PERIMETER OF THE LOT SQUARED. (SEE TABLE)

LOT FRONTAGE
IN A SINGLE FAMILY 20 DISTRICT, THE REQUIRED FRONTAGE SHALL BE REDUCED TO NOT LESS THAN EIGHTY (80) FEET IF THE STREET LINE IS A CURVE HAVING A RADIUS OF NOT MORE THAN TWO HUNDRED (200) FEET, AND THE LOT HAS A WIDTH OF NOT LESS THAN ONE HUNDRED TWENTY FEET, MEASURED AT THE REAR OF THE REQUIRED FRONT YARD.

UPLAND REQUIREMENT
ANY PORTION OF A LOT LYING WITHIN A DELINEATED WETLANDS RESOURCE AREA, AS DETERMINED BY THE READING CONSERVATION COMMISSION, MAY BE CREDITED TO THE MINIMUM LOT AREA REQUIREMENTS SET FORTH IN SECTION 6.3 OF THE ZONING BYLAW ONLY IF THE PORTION OUTSIDE SUCH WETLANDS RESOURCE AREA IS OF AT LEAST THE FOLLOWING SIZE: SINGLE FAMILY 20 12,000 SQUARE FEET

⊡ – DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

LEGEND OF ABBREVIATIONS

DH – DRILL HOLE
SBDH – STONE BOUND DRILL HOLE
IR – IRON ROD
FND – FOUND

PLAN REFERENCES:
PLAN NUMBER 1328 OF 1976
PLAN NUMBER 1201 OF 1949
PLAN NUMBER 79 OF 1989
PLAN NUMBER 1425 OF 1974
PLAN NUMBER 207 OF 1972
PLAN NUMBER 427 OF 1949
PLAN NUMBER 1428 OF 1975
1902 STATE HIGHWAY LAYOUT (MAIN STREET)

NOTE:
ROADWAY PARCELS A, B, AND C ARE FOR CUL-DE-SAC ROADWAY LAYOUT.

PROPOSED STREET IS TO BE OFFERED TO THE TOWN FOR ACCEPTANCE AS A PUBLIC WAY.

SHOULD THE ROADWAY BE EXTENDED:
PARCEL A SHALL BE ADDED TO LOT 2 AND FUTURE ROADWAY EASEMENT D SHALL BECOME PART OF THE ROADWAY LAYOUT TO CREATE LOT 2A.
(LOT 2A AREA = 22,300 S.F.)

PARCEL B SHALL BE ADDED TO LOT 3 AND FUTURE ROADWAY EASEMENT E SHALL BECOME PART OF THE ROADWAY LAYOUT TO CREATE LOT 3A.
(LOT 3A AREA = 20,130 S.F.)

PARCEL C SHALL BE ADDED TO LOT 4 TO CREATE LOT 4A.
(LOT 4A AREA = 21,786 S.F.)

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____

_____

_____

_____

_____

DATE: _____

NO.	REVISION	DATE

DEFINITIVE PLAN
1260-1264 MAIN ST
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781-942-2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE – UNIT 8
WILMINGTON, MA 01887
781-281-8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

0' 20' 40' 80'
SCALE: 1"=40'

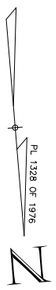
DECEMBER 7, 2016

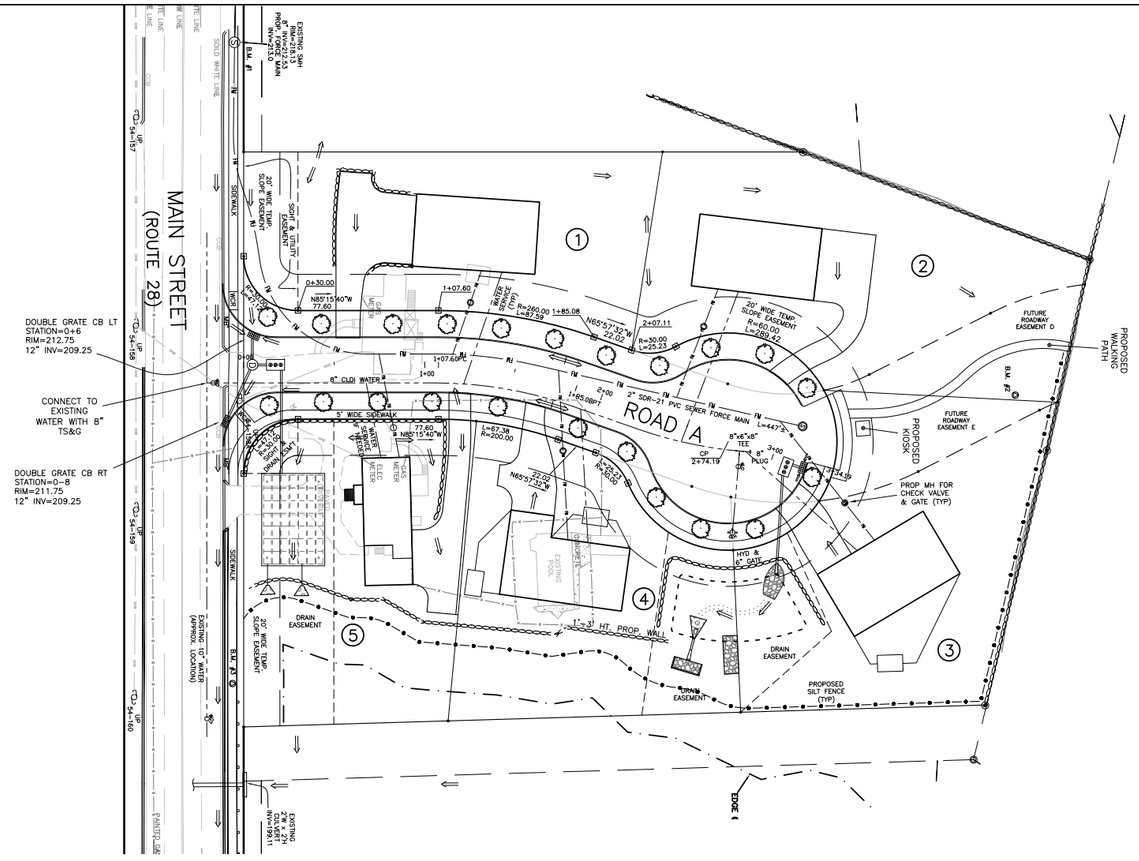
DEFINITIVE SHEET 1 OF 1

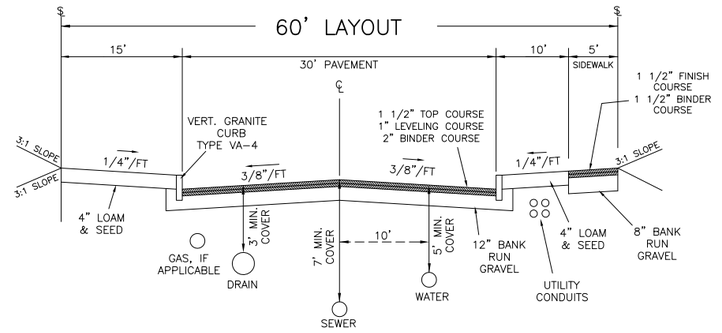
SHEET 3 OF 8

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC





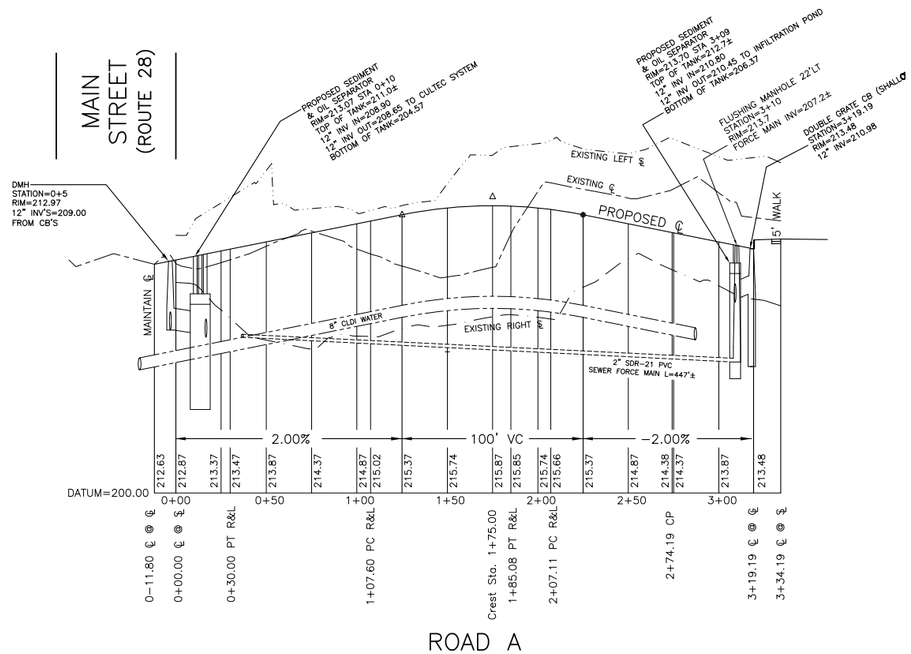


TYPICAL ROADWAY SECTION
(NOT TO SCALE)

NOTE:
STREET LIGHTS TO BE INSTALLED PER READING MUNICIPAL LIGHT DEPARTMENT.

PROJECT NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED JUNE 2016.
2. THE EDGE OF BORDERING VEGETATED WETLANDS WAS DELINEATED AND LOCATED BY WILLIAMS & SPARAGES LLC IN JUNE 2016.
3. ALL ELEVATIONS SHOWN ARE REFERENCED TO READING SEWER BASE. THE UTILITIES SHOWN ARE COMPILED FROM AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, VARIOUS PLANS ON FILE WITH THE TOWN OF READING AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
4. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
5. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
6. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION.
7. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0311E, EFFECTIVE DATE: JUNE 4, 2010.
8. EXISTING SANITARY DISPOSAL SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH 310 CMR 15.354.



READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____

_____

_____

_____

_____

DATE: _____

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

BENCHMARKS:

DATUM: READING SEWER BASE

1. PUNCH MARK IN RIM OF SMH IN SIDEWALK #1252 MAIN STREET, ELEV.=218.09
2. DRILL HOLE LOT LINE 2/3, ELEV.=216.65
3. TACK IN SIDEWALK #1264 MAIN STREET, ELEV.=206.15

ZONE:

SINGLE FAMILY 20 DISTRICT (S-20)

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FEET
MINIMUM LOT WIDTH: 80 FEET

MINIMUM FRONT YARD: 20 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE: 25%

PROPERTY IS NOT LOCATED WITHIN THE AQUIFER PROTECTION ZONING OVERLAY DISTRICT

⊡ – DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

NO.	REVISION	DATE

DEFINITIVE PLAN & PROFILE
ROAD A
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781-942-2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE – UNIT 8
WILMINGTON, MA 01887
781-281-8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

0' 20' 40' 80'
SCALE: 1"=40' (HOR) & 4'(VERT)

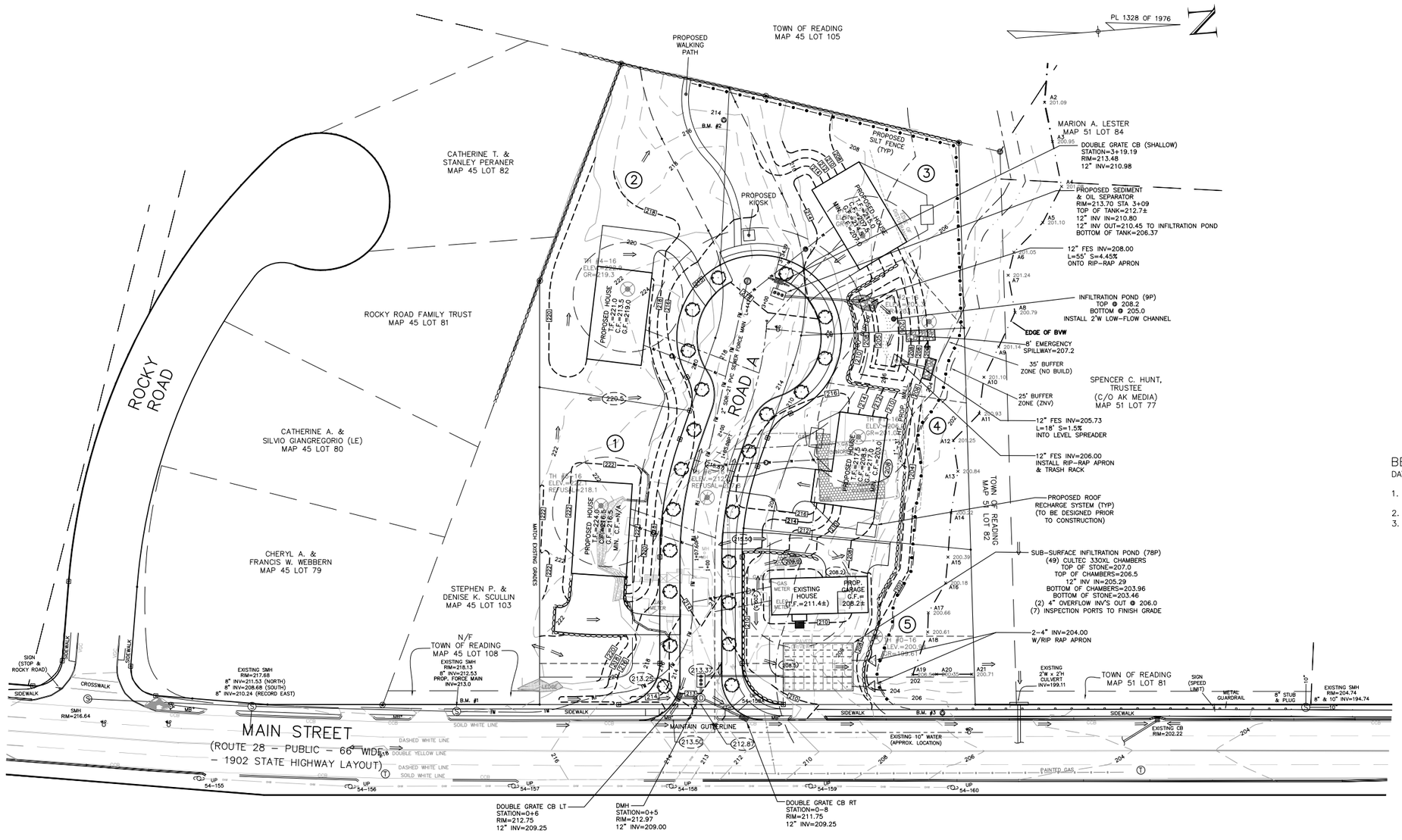
DECEMBER 7, 2016

PROFILE SHEET 1 OF 1

SHEET 4 OF 8

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

WILLIAMS & SPARAGES LLC



LEGEND

- EXISTING SPOT ELEVATION × 220.82
- EXISTING CONTOUR 206
- SEWER MANHOLE (S)
- CATCH BASIN
- MAILBOX MB
- CAPE COD BERM CCB
- VGC VGC
- WATER GATE
- HYDRANT
- GAS SHUT OFF
- CHAIN LINK FENCE CLF
- GUARD RAIL
- RETAINING WALL
- UTILITY POLE UP 54-155
- OVERHEAD WIRES OHW
- EDGE OF BVW (BORDERING VEGETATED WETLAND) EDGE OF BVW
- 25' BUFFER ZONE (ZONE OF NATURAL VEGETATION) 25' BUFFER ZONE (ZNV)
- 35' BUFFER ZONE (NO BUILD) 35' BUFFER ZONE (NO BUILD)
- 100' BUFFER ZONE 100' BUFFER ZONE

BENCHMARKS:

DATUM: READING SEWER BASE

1. PUNCH MARK IN RIM OF SMH IN SIDEWALK #1252 MAIN STREET, ELEV.=218.09
2. DRILL HOLE LOT LINE 2/3, ELEV.=216.65
3. TACK IN SIDEWALK #1264 MAIN STREET, ELEV.=206.15

PROJECT NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC CONDUCTED JUNE 2016.
2. THE EDGE OF BORDERING VEGETATED WETLANDS WAS DELINEATED AND LOCATED BY WILLIAMS & SPARAGES LLC IN JUNE 2016.
3. ALL ELEVATIONS SHOWN ARE REFERENCED TO READING SEWER BASE. THE UTILITIES SHOWN ARE COMPILED FROM AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC, VARIOUS PLANS ON FILE WITH THE TOWN OF READING AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTEE IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
4. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
5. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
6. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION.
7. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017C0311E, EFFECTIVE DATE: JUNE 4, 2010.
8. EXISTING SANITARY DISPOSAL SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH 310 CMR 15.354.

ZONE:

SINGLE FAMILY 20 DISTRICT (S-20)

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FEET
MINIMUM LOT WIDTH: 80 FEET

MINIMUM FRONT YARD: 20 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 20 FEET

MAXIMUM LOT COVERAGE: 25%

PROPERTY IS NOT LOCATED WITHIN THE AQUIFER PROTECTION ZONING OVERLAY DISTRICT

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____
_____
_____
_____
_____

DATE: _____

NO.	REVISION	DATE

TOPOGRAPHIC PLAN
1260-1264 MAIN ST
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781-942-2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE – UNIT 8
WILMINGTON, MA 01887
781-281-8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

0' 20' 40' 80'
SCALE: 1"=40'

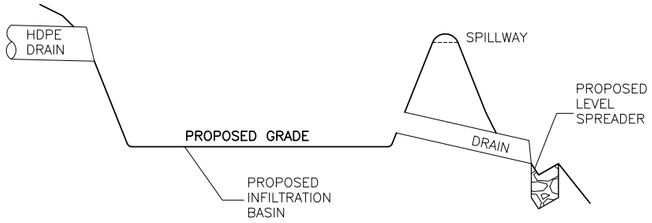
DECEMBER 7, 2016

TOPOGRAPHIC SHEET 1 OF 1

SHEET 5 OF 8

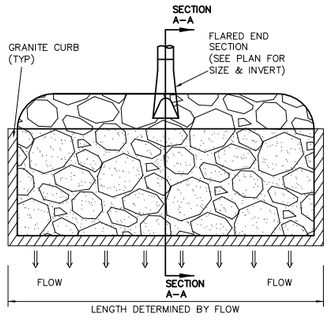
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
WILLIAMS & SPARAGES LLC

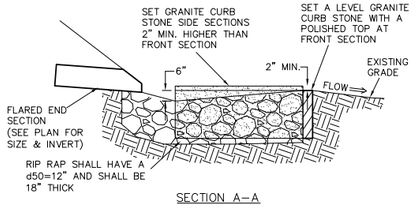


TYPICAL SECTION THRU STORMWATER MANAGEMENT AREA DETAIL
(NOT TO SCALE)

NOTE: SAFETY GRATES FOR OPEN PIPE DIAMETERS GREATER THAN 12" ARE TO BE PROVIDED. (FROM EJ PRESCOTT, INC. PART NO. 300415–GR (15"), PART NO. 3007–HDG (18"), AND PART NO. 3008–G24 (24"), OR EQUIVALENT)



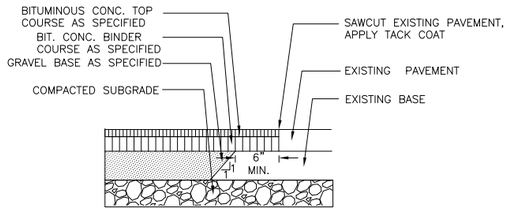
PLAN



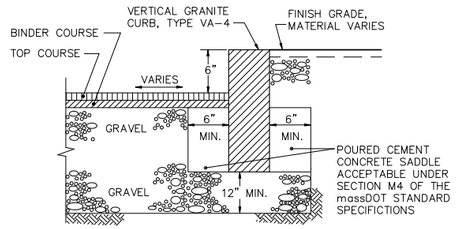
SECTION A–A

LEVEL SPREADER DETAIL
(NOT TO SCALE)

NOTE: SAFETY GRATES FOR OPEN PIPE DIAMETERS GREATER THAN 12" ARE TO BE PROVIDED. (FROM EJ PRESCOTT, INC. PART NO. 300415–GR (15"), PART NO. 3007–HDG (18"), AND PART NO. 3008–G24 (24"), OR EQUIVALENT)



PAVEMENT MATCH DETAIL
(NOT TO SCALE)



VERTICAL GRANITE CURB DETAIL
(NOT TO SCALE)

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____

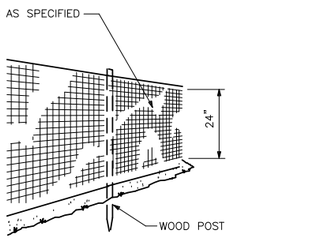
_____

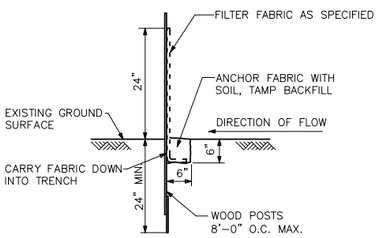
_____

_____

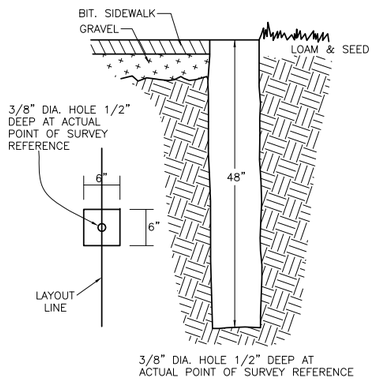
_____

DATE: _____



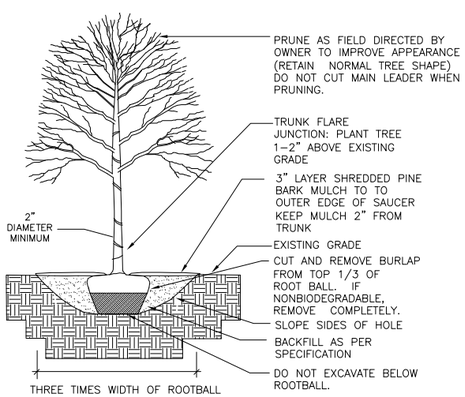


SILTFENCE DETAIL
(NOT TO SCALE)



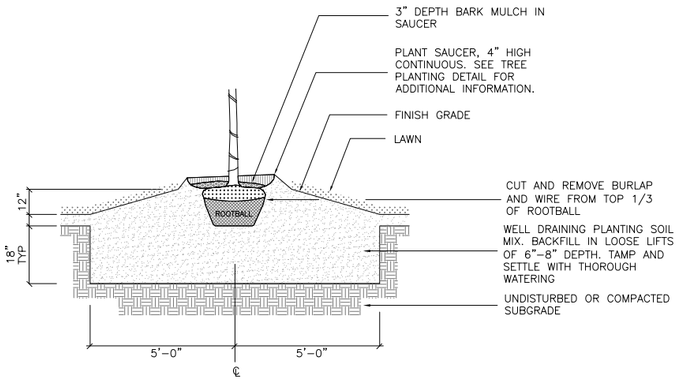
3/8" DIA. HOLE 1/2" DEEP AT ACTUAL POINT OF SURVEY REFERENCE

GRANITE BOUND DETAIL
(NOT TO SCALE)



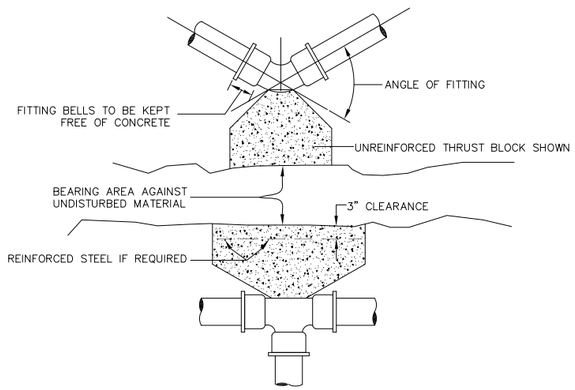
DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)

TREE LIST: PIN OAK, RED SUNSET RED MAPLE, GREEN VASE ZELKOVA, SHADEMASTER HONEYLOCUST AND ARISTOCRAT OR CHANTICLEER PEAR.



MOUNDED TREE PLANTING (IN POORLY DRAINING SOILS) DETAIL
(NOT TO SCALE)

NOTE: WHEN POORLY DRAINING OR CLAY TYPE SOILS ARE ENCOUNTERED, CONTRACTOR SHALL OVER EXCAVATE PLANTING PIT (SEE PIT DIMENSION ABOVE). ENTIRE PIT SHALL BE BACKFILLED WITH PLANTING MIXTURE AS SHOWN.



NOTE;
THRUST BLOCKS TO BE 3000 P.S.I. CONCRETE PLACED AGAINST UNDISTURBED MATERIAL.

MINIMUM BEARING FACE AREA FOR CONCRETE THRUST BLOCK					
PIPE DIAMETER INCHES.		6 in.	8 in.	10 in.	12 in.
HYDRANTS, PLUGS, CAPS, AND TEES (S.F.)		4	6	9	13
ANGLE OF FITTING	90° (S.F.)	8	12	19	26
	45° (S.F.)	5	8	13	18
	22 1/2° (S.F.)	3	5	7	10

THRUST BLOCK DETAIL
(NOT TO SCALE)

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 1.5 TIMES NORMAL OPERATING PRESSURE.

NO.	REVISION	DATE

DETAIL SHEET
1260–1264 MAIN ST
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781–942–2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE – UNIT 8
WILMINGTON, MA 01887
781–281–8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539–8088
FAX: (978) 539–8200
WSENGINEERS.COM

SCALE: 1"=AS NOTED

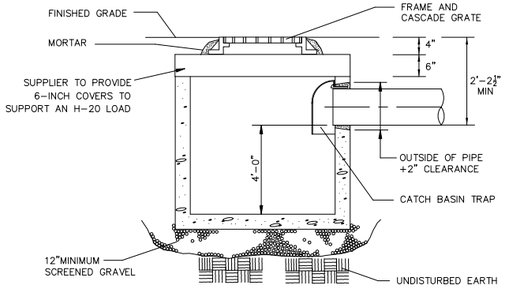
DECEMBER 7, 2016

DETAIL SHEET 1 OF 3

SHEET 6 OF 8

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
WILLIAMS & SPARAGES LLC



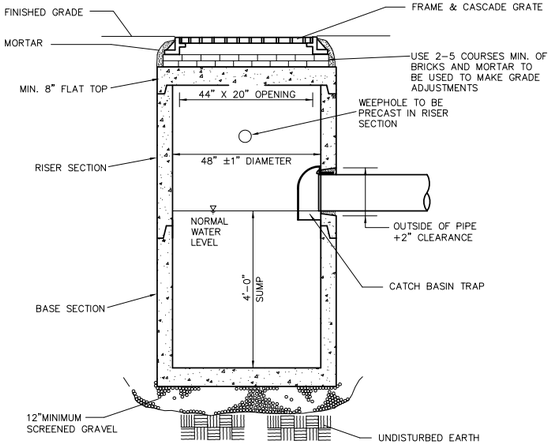
PRECAST SHALLOW CATCH BASIN DETAIL
(NOT TO SCALE)
NOTE: ALL CATCH BASIN GRATES ARE TO BE CASCADE GRATES.

CLERKS CERTIFICATION ON THE PLAN

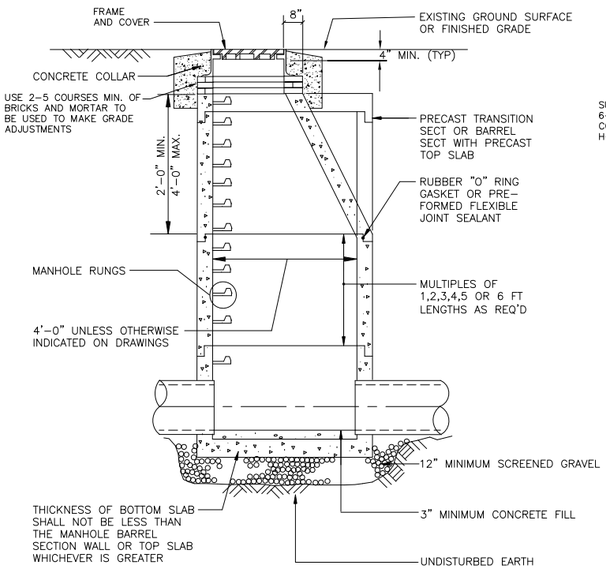
DATE: _____

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

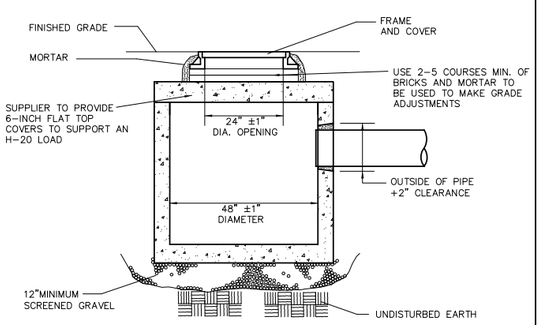
_____
TOWN CLERK



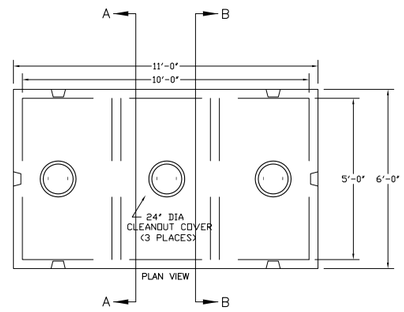
DOUBLE GRATE PRECAST CATCH BASIN DETAIL
(NOT TO SCALE)
NOTE: ALL CATCH BASIN GRATES ARE TO BE CASCADE GRATES.

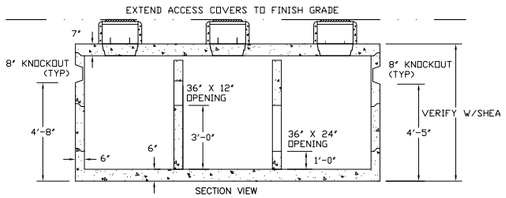


PRECAST DRAIN MANHOLE DETAIL
(NOT TO SCALE)



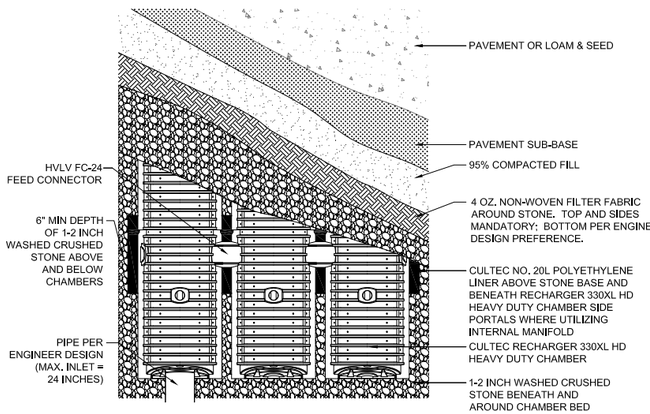
PRECAST SHALLOW DRAIN MANHOLE DETAIL
(NOT TO SCALE)



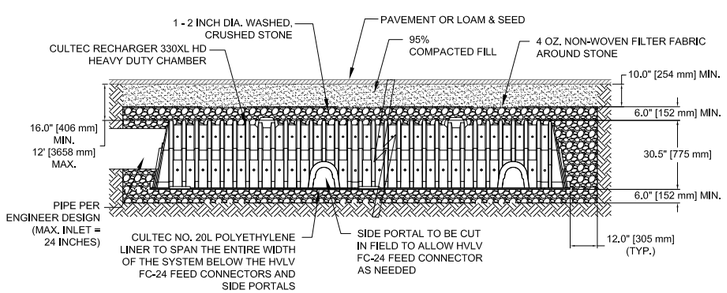


NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING. ALSO AVAILABLE IN H-10 LOADING WITH 3" WALL.
3. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.

SEDIMENT AND OIL SEPARATOR DETAIL



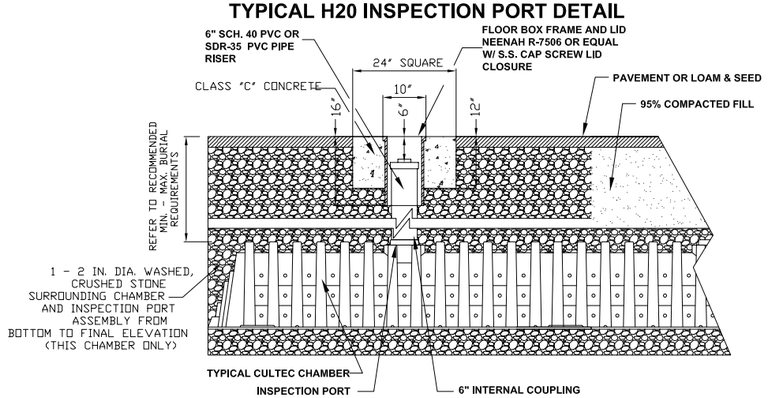
CULTEC RECHARGER 330XL HD HEAVY DUTY PLAN VIEW
(NOT TO SCALE)

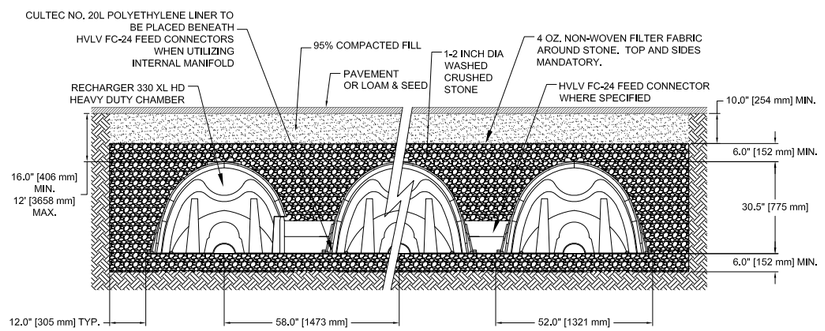


CULTEC INTERNAL MANIFOLD DETAIL

NOTE: THE CULTEC MODEL SHOWN HERE MAY BE REPLACED WITH A SUITABLE EQUIVALENT APPROVED BY THE DESIGN ENGINEER.

TYPICAL H20 INSPECTION PORT DETAIL





GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 330XL HD HEAVY DUTY TYPICAL CROSS SECTION

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____

_____

_____

_____

_____

DATE: _____

NO.	REVISION	DATE

DETAIL SHEET
1260-1264 MAIN ST
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781-942-2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE - UNIT 8
WILMINGTON, MA 01887
781-281-8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

SCALE: 1"=AS NOTED

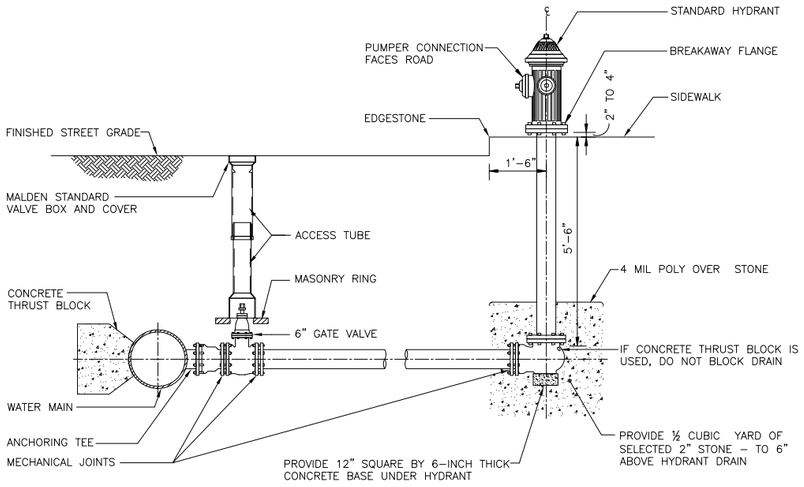
DECEMBER 7, 2016

DETAIL SHEET 2 OF 3

SHEET 7 OF 8

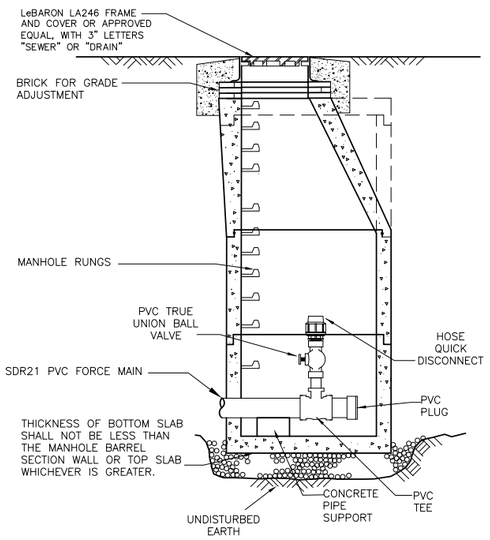
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

_____
WILLIAMS & SPARAGES LLC

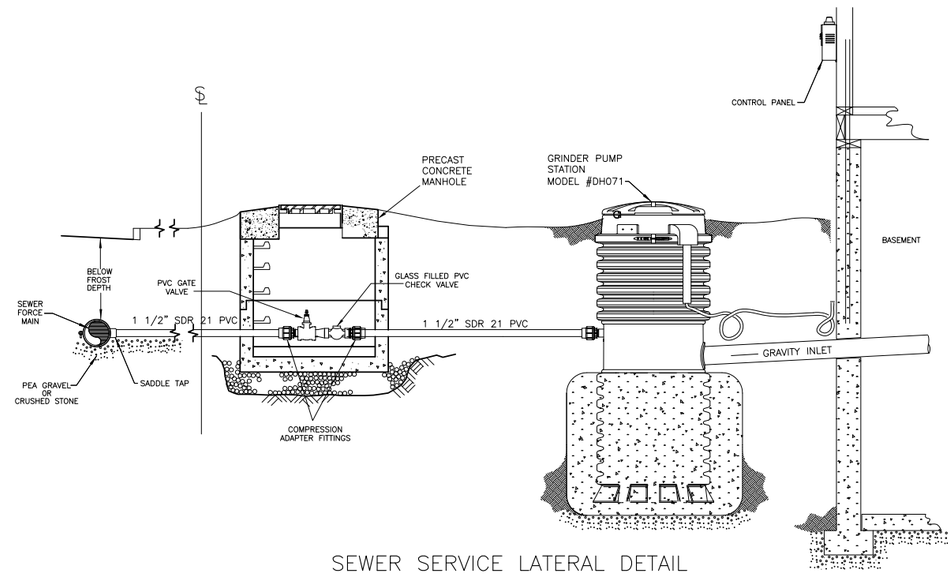


NOTE:
CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR 1.5 TIMES NORMAL OPERATING PRESSURE.

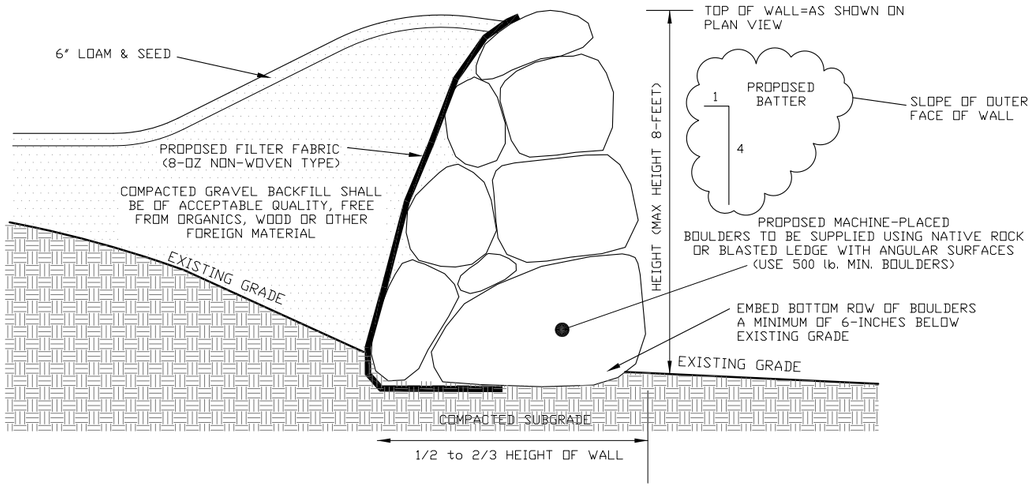
TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE DETAIL
(NOT TO SCALE)



TERMINAL FLUSHING STATION DETAIL
(NOT TO SCALE)



SEWER SERVICE LATERAL DETAIL
(NOT TO SCALE)



BOULDER WALL DETAIL
(NOT TO SCALE)

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

_____

_____

_____

_____

_____

DATE: _____

CLERKS CERTIFICATION ON THE PLAN

DATE: _____

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

_____
TOWN CLERK

NO.	REVISION	DATE

DETAIL SHEET
1260-1264 MAIN ST
READING, MA

OWNERS:
HENRY S. & DONNA L. SMITH
1264 MAIN STREET
READING, MA 01867
DEED: 25043/397 & 24453/149
ASSESSORS MAP 45 LOTS 104 & 106
781-942-2233

APPLICANT:
MASS EQUITY INVESTMENT, LLC
11 MIDDLESEX AVE – UNIT 8
WILMINGTON, MA 01887
781-281-8011

WILLIAMS & SPARAGES
ENGINEERS | PLANNERS | SURVEYORS
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM

SCALE: 1"=AS NOTED

DECEMBER 7, 2016

DETAIL SHEET 3 OF 3

SHEET 8 OF 8