

# SITE DEVELOPMENT PLAN

## 258 MAIN STREET / 262 MAIN STREET

### READING, MA

#### LOCUS

ASSESSORS MAP 11 PARCELS 193 & 194  
 MIDDLESEX SOUTH REGISTRY OF DEEDS  
 DEED REFERENCE: B57677 P260 & B38456 P320  
 PLAN NO. 409 OF 1922 & PLAN NO. 13 OF 2005

#### OWNERS

READING CRE VENTURES, LLC  
 71 DONIZETTI STREET  
 WELLESLEY, MA

PAULA PIRRELLLO  
 260 MAIN STREET  
 READING, MA 01867

#### APPLICANT

READING CRE VENTURES, LLC  
 2 FARWOOD DRIVE  
 ANDOVER, MA 01810

#### ZONING INFO

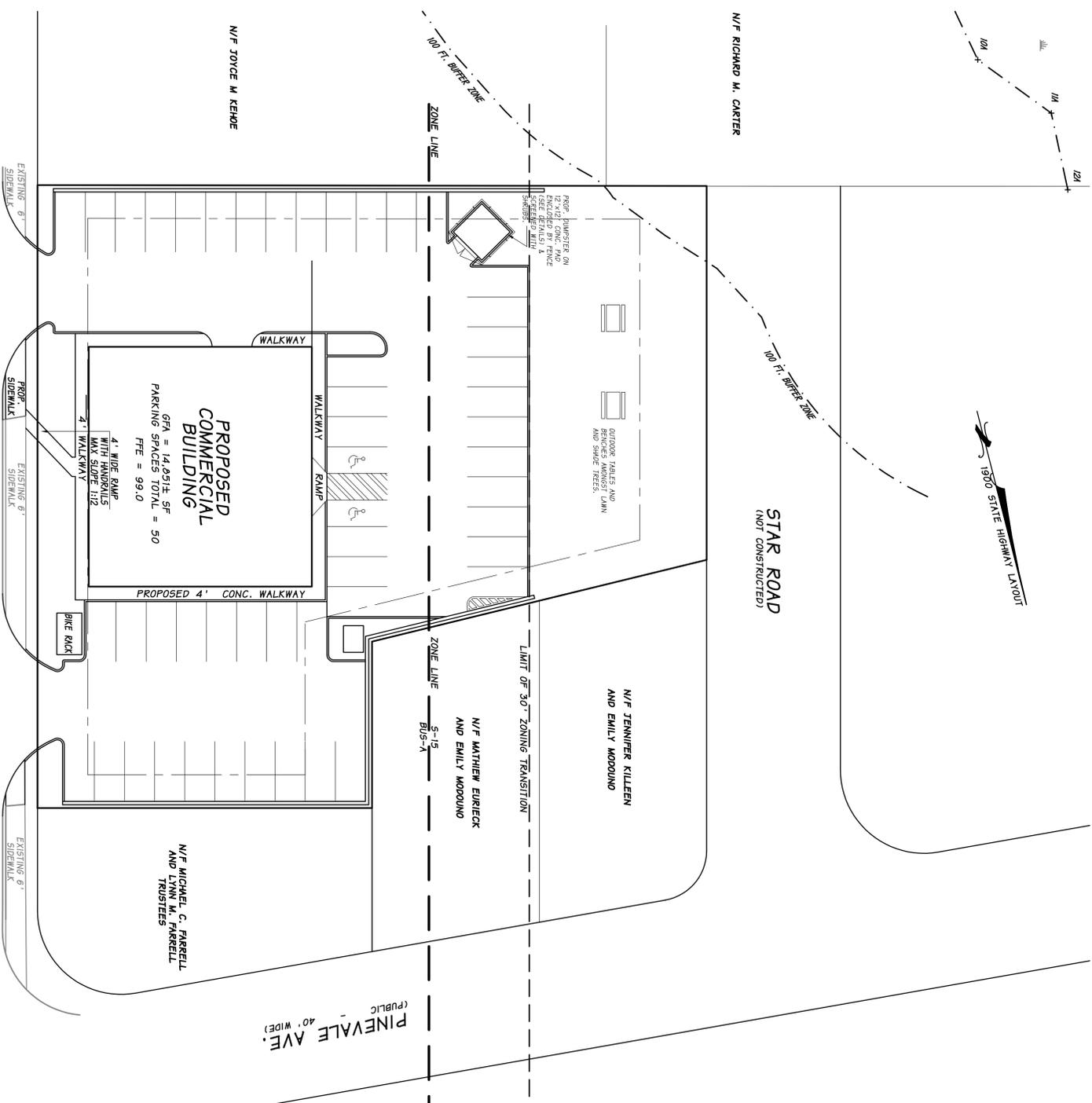
ZONING DISTRICTS BUS-A & S-15

#### DIMENSIONAL REQUIREMENTS

MIN LOT AREA	NA
MIN LOT FRONTAGE	NA
MIN FRONT YARD	50'
MIN SIDE YARD	30'
MIN REAR YARD	10'
MAX COVERAGE	60%
MAX BUILDING HEIGHT	45'



LOCUS MAP  
SCALE: 1"=1000'



MAIN STREET  
(PUBLIC - 66' WIDE)

LOCUS LAYOUT SCALE: 1"=20'

READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

DATE \_\_\_\_\_

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 APPROVED AS REQUIRED BY THE TOWN OF READING AND RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

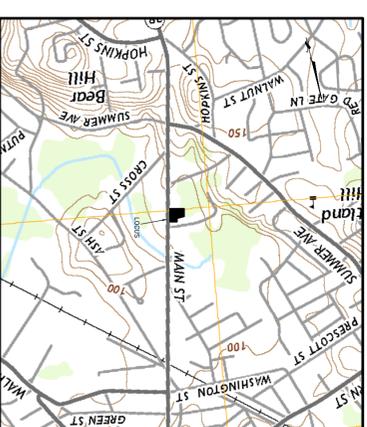
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT TO THE ACCURATE RULES OF THE BOARD OF PLANNING AND DEVELOPMENT AND APPROVED BY THE PLANNING BOARD OF THE TOWN OF READING.

IAN RUBIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

#### INDEX

SHEET TITLE	SYMBOL	NO.
COVER SHEET	CO	1
EXISTING CONDITIONS PLAN	EC	2
PROPOSED SITE PLAN	SP	3
DETAIL SHEET 1	D1	4
DETAIL SHEET 2	D2	5
SIGNAGE PLAN	SI	6
LANDSCAPE PLAN	LP	7



USGS LOCUS MAP  
SCALE: 1"=2400'

#	DATE	REVISION COMMENT
2	12/28/15	MINOR CHANGES PER CPDC
1	11/02/15	MINOR CHANGES PER DRT

DATE: 8/26/15



TITLE:  
**SITE DEVELOPMENT PLAN**  
**COVER SHEET**  
 258 MAIN STREET  
 READING, MASSACHUSETTS

APPLICANT:  
**READING CRE VENTURES, LLC**  
 71 DONIZETTI STREET  
 WELLESLEY, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202  
 ACTON, MASSACHUSETTS 01720  
 P(978) 264-4600 F(978) 263-0447  
 www.MarkeyAndRubin.com

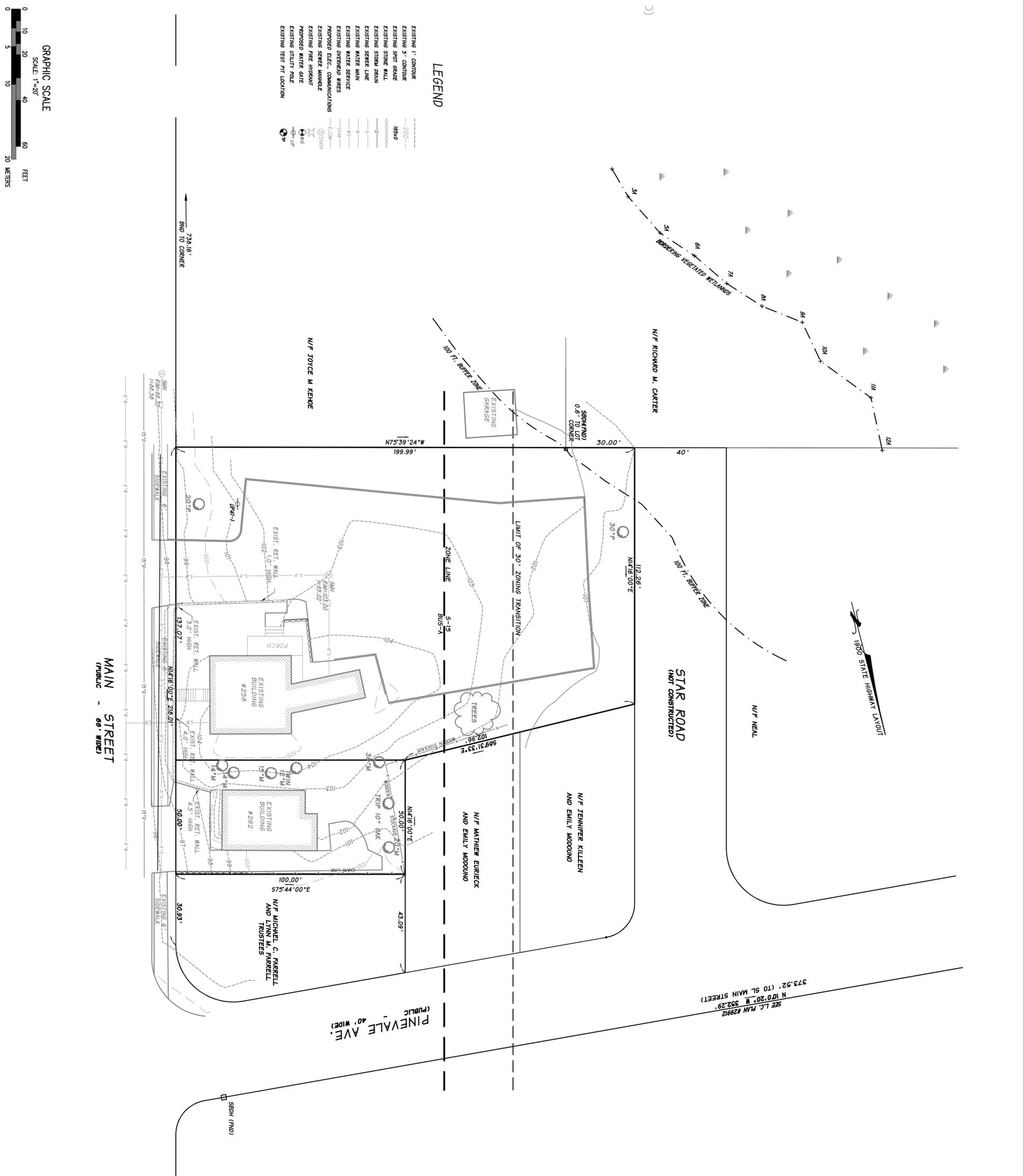
**Markey & Rubin**  
 CIVIL ENGINEERING

**GO**

SHEET 1 OF 7

JOB# 5118

COPYRIGHT 2015, MARKEY & RUBIN INC.



READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

DATE \_\_\_\_\_

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 FROM ANY PARTY AND NO NEXT APPEAL 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.

JAN RUBIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

#	DATE	REVISION COMMENT
1	12/28/15	MINOR CHANGES PER CPDC DATE: 8/26/15



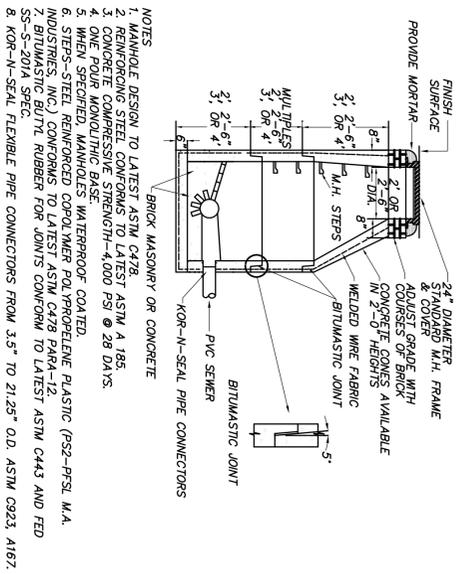
TITLE: **EXISTING CONDITIONS PLAN**  
 258 MAIN STREET  
 READING, MASSACHUSETTS

APPLICANT: **READING CRE VENTURES, LLC**  
 71 DONIZETTI STREET  
 WELLESLEY, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202  
 ACTON, MASSACHUSETTS 01720  
 P(978) 264-4600 F(978) 263-0447  
 www.MarkeyAndRubin.com

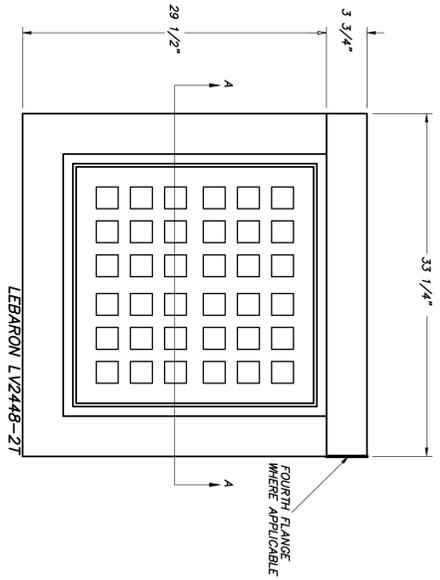
**Markey & Rubin**  
 CIVIL ENGINEERING



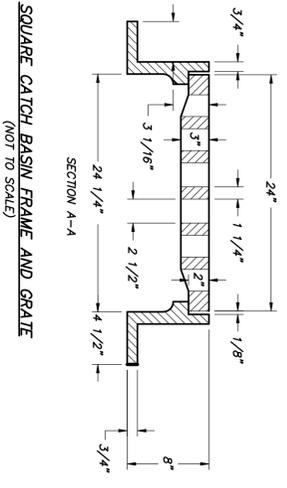


**PRECAST CONCRETE SEWER MANHOLE DETAIL (TYP.)**  
(NOT TO SCALE)

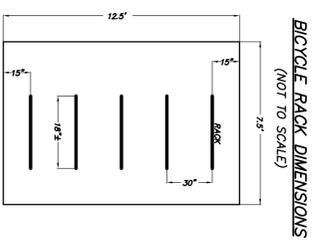
- NOTES**
1. MANHOLE DESIGN TO LATEST ASTM C478
  2. MANHOLE COMPRESSIVE STRENGTH 4,000 PSI
  3. CONCRETE COMPRESSIVE STRENGTH 4,000 PSI @ 28 DAYS
  4. ONE POUR MONOLITHIC BASE
  5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED
  6. STEPS-STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC (PSP-PPSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12
  7. BITUMINOUS SEALANT FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED. SPEC. 12.01.01
  8. KOR-N-SEAL FLEXIBLE PIPE CONNECTORS FROM 3.5" TO 21.25" O.D. ASTM C923, A167.



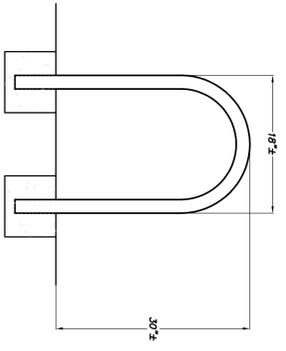
**LEBARON LV2448-21**



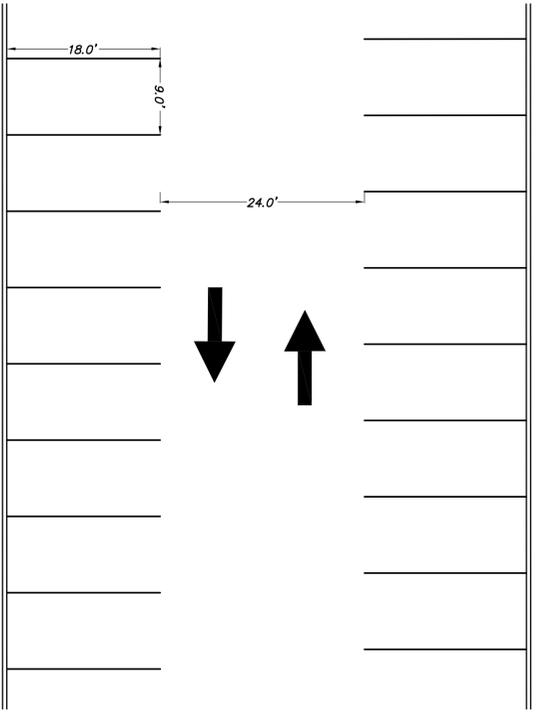
**SQUARE CATCH BASIN FRAME AND GRATE**  
(NOT TO SCALE)



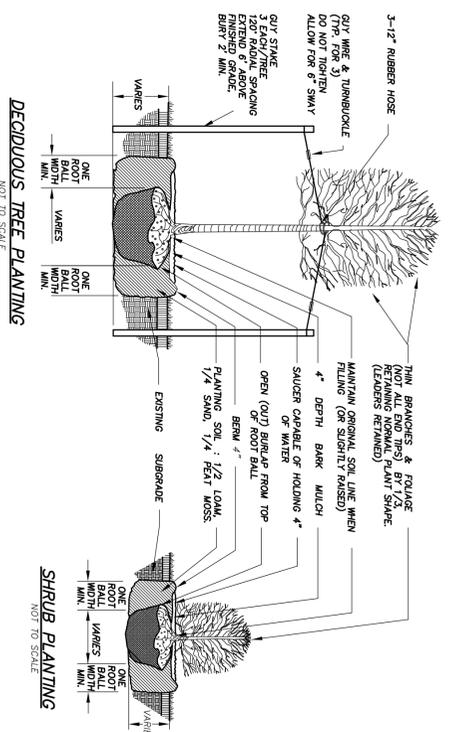
**BICYCLE RACK DIMENSIONS**  
(NOT TO SCALE)



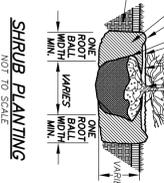
**TYPICAL BICYCLE RACK**  
(NOT TO SCALE)



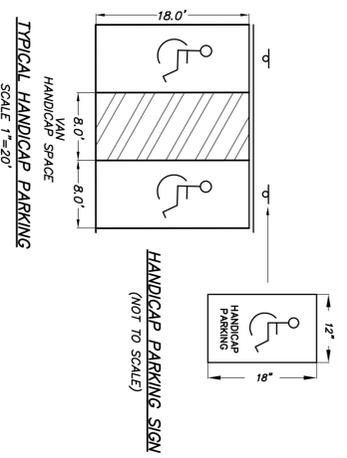
**TYPICAL PARKING LOT LAYOUT**  
SCALE 1"=20'



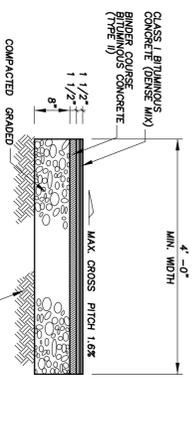
**DECIDUOUS TREE PLANTING**  
(NOT TO SCALE)



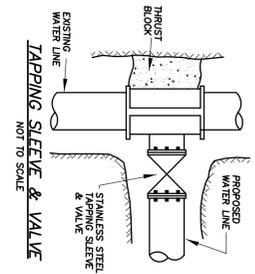
**SHRUB PLANTING**  
(NOT TO SCALE)



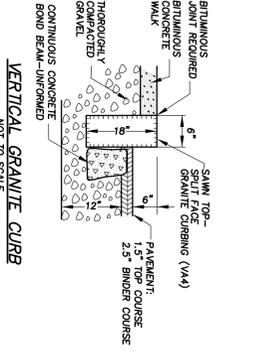
**TYPICAL HANDICAP PARKING**  
SCALE 1"=20'



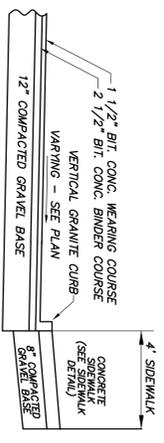
**BITUMINOUS CONCRETE SIDEWALK**  
(NOT TO SCALE)



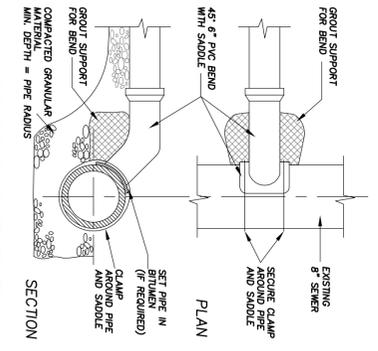
**TAPPING SLEEVE & VALVE**  
(NOT TO SCALE)



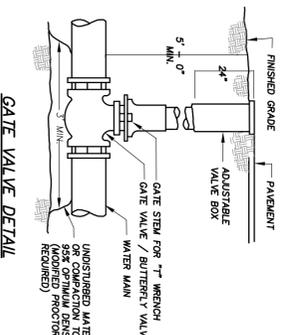
**VERTICAL GRANITE CURB**  
(NOT TO SCALE)



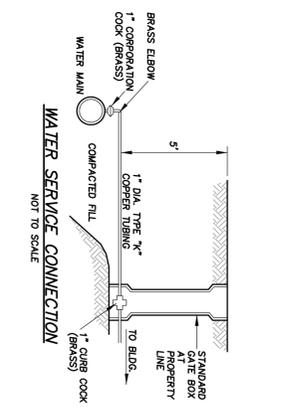
**PAVING SECTION VIEW**  
(NOT TO SCALE)



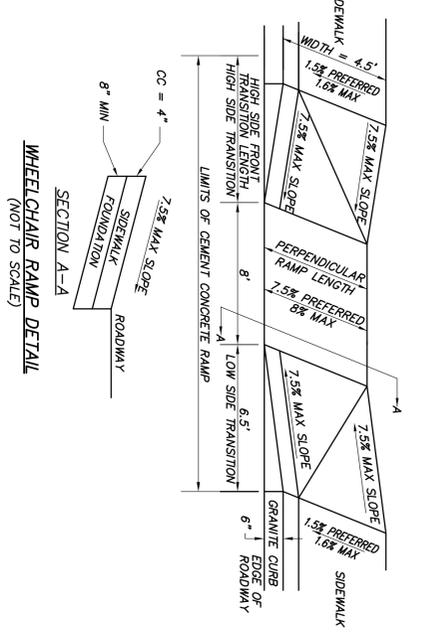
**PVC TAP ON EXIST. SEWER**  
(NOT TO SCALE)



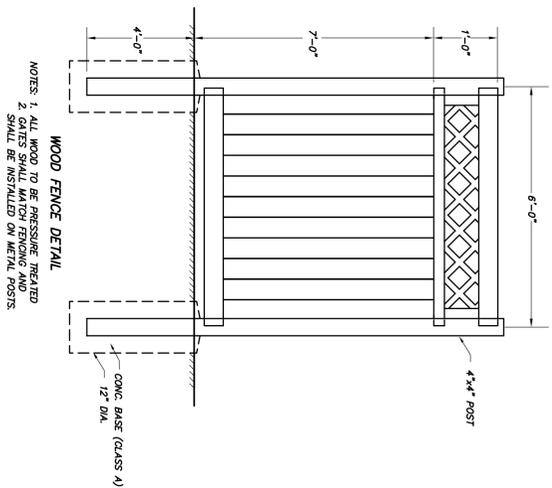
**GATE VALVE DETAIL**  
(NOT TO SCALE)



**WATER SERVICE CONNECTION**  
(NOT TO SCALE)



**WHEELCHAIR RAMP DETAIL**  
(NOT TO SCALE)



**WOOD FENCE DETAIL**  
NOTES: 1. ALL WOOD TO BE PRESERVE TREATED  
2. SHALL BE INSTALLED ON METAL POSTS

**READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION**

DATE \_\_\_\_\_

1. THE TOWN OF READING, MASSACHUSETTS HEREBY CERTIFIES THAT THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS AND PROCEDURES OF THE PLANNING BOARD OF THE TOWN OF READING.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
IAN RUBIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

#	DATE	REVISION COMMENT
1	11/02/15	MINOR CHANGES PER DRT DATE: 8/26/15



**PROPOSED DETAIL PLAN 1**  
258 MAIN STREET  
READING, MASSACHUSETTS

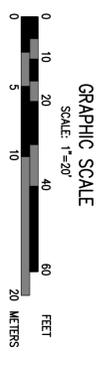
**READING CRE VENTURES, LLC**  
71 DONIZETTI STREET  
WELLESLEY, MASSACHUSETTS

360 MASSACHUSETTS AVE. SUITE 202  
ACTON, MASSACHUSETTS 01720  
P(978) 264-4600 F(978) 263-0447  
www.MarkeyAndRubin.com

**Markey & Rubin**  
CIVIL ENGINEERING

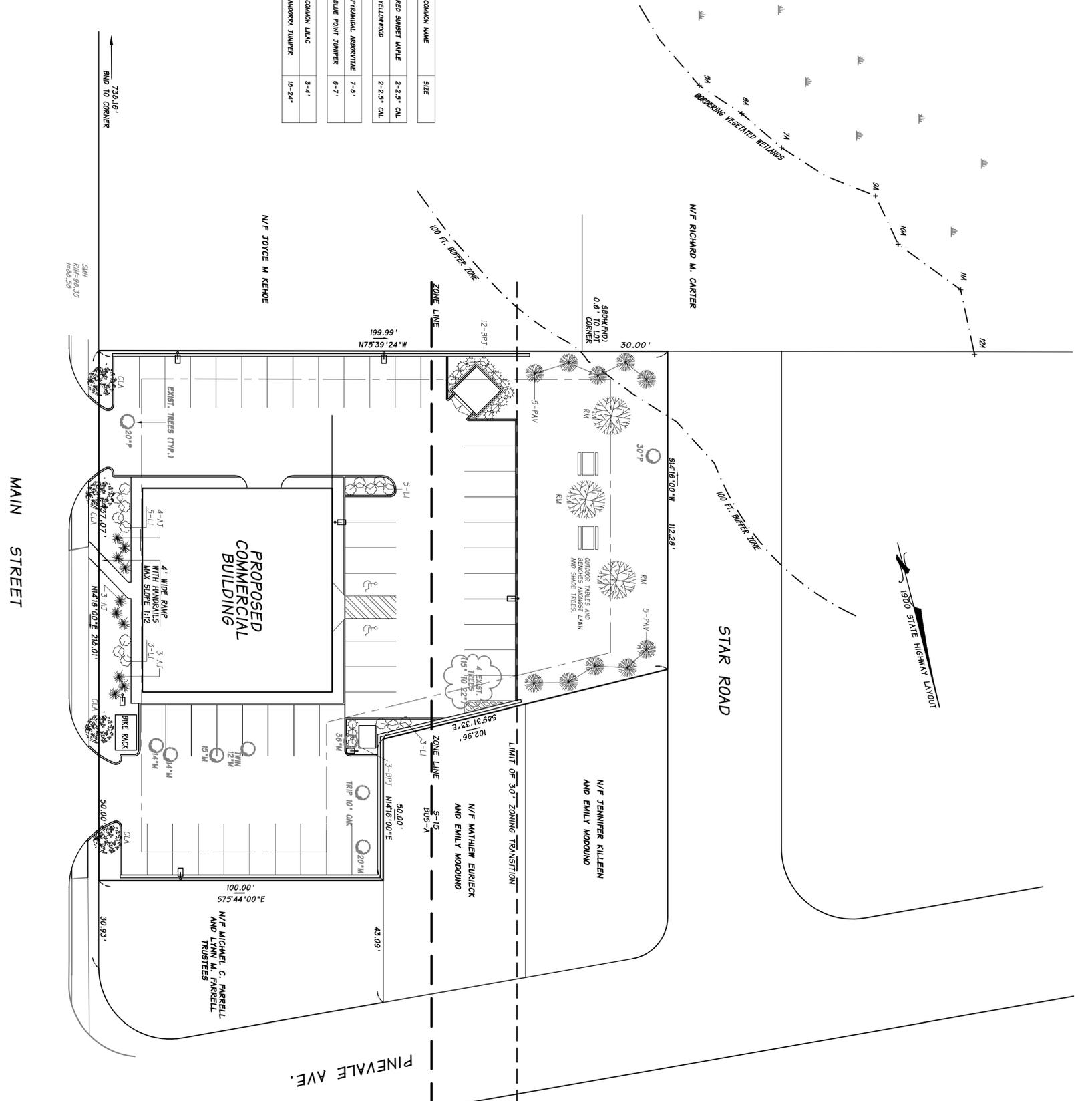






### PLANT SCHEDULE

SYM	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
<b>DECIDUOUS TREES</b>					
3	RM	ACER	ROBURA "RED SUNSET"	RED SUNSET MAPLE	2-2.5" OAL
4	CLA	CLADOKASTIS	LUTEA	YELLOWWOOD	2-2.5" OAL
<b>EVERGREEN TREES</b>					
10	PV	THUJA OCCIDENTALIS	"PYRAMIDALIS"	PYRAMIDAL ARBORVITAE	7'-9"
15	BPJ	JUNIPERUS CHINENSIS	"BLUE POINT"	BLUE POINT JUNIPER	6'-7"
<b>SHRUBS</b>					
16	L	SYRINKA	VULGARIS	COMMON LILAC	3'-4"
10	AV	JUNIPERUS HORIZONTALIS	"ANDORRA COMPACTA"	ANDORRA JUNIPER	15'-24"



READING COMMUNITY PLANNING & DEVELOPMENT COMMISSION

DATE \_\_\_\_\_

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 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.

IAN RUBIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

#	DATE	REVISION COMMENT
1	12/28/15	MINOR CHANGES PER CPDC DATE: 11/02/15



TITLE: **PROPOSED LANDSCAPE PLAN**  
258 MAIN STREET  
READING, MASSACHUSETTS

APPLICANT: **READING CRE VENTURES, LLC**  
71 DONIZETTI STREET  
WELLESLEY, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202  
ACTON, MASSACHUSETTS 01720  
P(978) 264-4600 F(978) 263-0447  
www.MarkeyAndRubin.com

**Markey & Rubin**  
CIVIL ENGINEERING