

LOCUS MAP
(NOT TO SCALE)

CIVIL SITE PLANS FOR: MIXED-USE BUILDING: RETAIL AND RESIDENTIAL 281 MAIN STREET (MAP 42 LOT 12) READING, MA

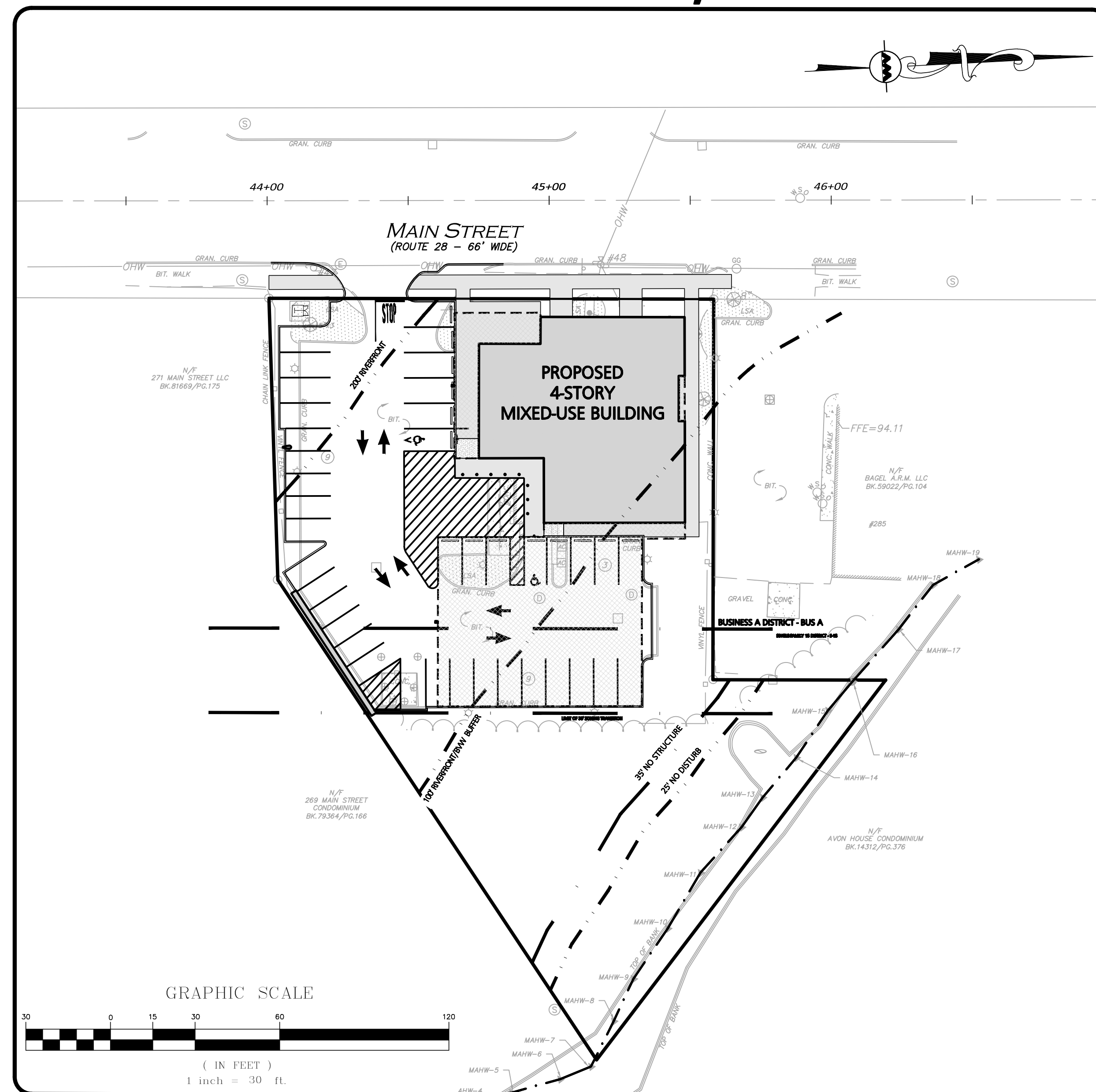
ASSESSOR'S INFORMATION			
MAP	LOT	BLOCK	AREA (ACRES)
12	42	000	0.77

OWNER / APPLICANT:
281 READING, LLC
281 MAIN STREET
READING, MA 01867

CIVIL ENGINEER, LANDSCAPE ARCHITECT & LAND SURVEYOR:
ALLEN & MAJOR ASSOCIATES
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
781.935.6889

ARCHITECT:
SV DESIGN, LLC
126 DODGE STREET
BEVERLY, MA 01915
978.529.2303

WETLAND SCIENTIST:
GODDARD CONSULTING, LLC
291 MAIN STREET, SUITE 8
NORTHBOROUGH, MA 01532
508.393.3784



LIST OF CIVIL, SURVEY AND LANDSCAPE DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	LAST REVISED
SITE PLAN COVER SHEET	—	11-24-2025	02-27-2026
EXISTING CONDITIONS SURVEY	V-101	11-24-2025	
ABBREVIATIONS & NOTES	C-001	11-24-2025	02-27-2026
ABBREVIATIONS & NOTES	C-002	11-24-2025	02-27-2026
EROSION CONTROL & SITE PREP PLAN	C-101	11-24-2025	02-27-2026
LAYOUT & MATERIALS PLAN	C-102	11-24-2025	02-27-2026
GRADING & DRAINAGE PLAN	C-103	11-24-2025	02-27-2026
UTILITIES PLAN	C-104	11-24-2025	02-27-2026
LIGHTING PLAN	C-105	11-24-2025	02-27-2026
SNOW STORAGE PLAN	C-106	11-24-2025	02-27-2026
VEHICLE MOVEMENT PLAN	C-107	11-24-2025	02-27-2026
VEHICLE MOVEMENT PLAN	C-108	11-24-2026	02-27-2026
FIRE TRUCK TURNING PLAN	C-109	11-24-2025	02-27-2026
DETAILS	C-501	11-24-2025	02-27-2026
DETAILS	C-502	11-24-2025	02-27-2026
DETAILS	C-503	11-24-2025	02-27-2026
DETAILS	C-504	11-24-2025	02-27-2026
DETAILS	C-505	11-24-2025	02-27-2026
LANDSCAPE PLAN	L-101	11-24-2025	02-27-2026
LANDSCAPE NOTES & DETAILS	L-501	11-24-2025	02-27-2026
LANDSCAPE NOTES & DETAILS	L-502	11-24-2025	02-27-2026

N:\PROJECTS\2398-08\CIVIL\DRAWINGS\CURRENT\C-2398-08_COVER.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
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ISSUED FOR APPROVAL: NOVEMBER 24, 2025
ISSUED FOR NOTICE OF INTENT: FEBRUARY 27, 2026

NOTES

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
- DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
- DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AT NO ADDITIONAL COST.
- ALL PROPOSED MAIN BUILDING ENTRANCES AND WALKS SHALL BE HANDICAP ACCESSIBLE PER FEDERAL ADA & MA AAB REGULATIONS.
- ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
- ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE WITH THE APPROPRIATE CITY DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
- APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
- ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- ALL RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
- DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
- ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
- CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.
- THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS, AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD OR CITY COUNCIL.

- DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATION INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OF SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET THE SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

GRADING & DRAINAGE NOTES:

- EXISTING PAVEMENT SHALL BE SAW-CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
- ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
- TEMPORARY TUBULAR BARRIER PROTECTION AND/OR SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
- ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
- IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
- ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS & SHALL BE LABELED "DRAIN".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
- ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.

UTILITY NOTES:

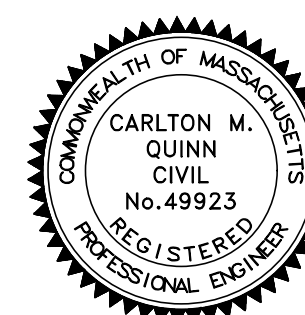
- THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITIES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
- THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
 - DRAIN - HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
- BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE

INSTALLATION OF PROPOSED UTILITIES.

- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ABBREVIATIONS

ABAN	ABANDON	L	LENGTH
ADJ	ADJUST	LB	LEACHING BASIN
		LP	LIGHT POLE
B	BORING		
BC	BOTTOM OF CURB	MAT	MATERIAL
BIT	BITUMINOUS	MAX	MAXIMUM
BCB	BITUMINOUS CONCRETE BERM	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BOS	BOTTOM OF SLOPE	MTD	MOUNTED
BOW	BOTTOM OF WALL	MW	MONITORING WELL
BRK	BRICK		
BV&B	BUTTERFLY VALVE & BOX	N	NORTH
BVW	BORDERING VEGETATED WETLAND	NO	NOT IN CONTRACT
		NTS	NUMBER NOT TO SCALE
CATV	CABLE TELEVISION		
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CFS	CUBIC FEET PER SECOND	OHW	OVERHEAD WIRE
CI	CAST IRON (PIPE)	OHVD	OVERHEAD OBSERVATION WELL
CL	CENTERLINE	OW	
CLDI	CEMENT LINED DUCTILE IRON (PIPE)		
CM	CONSTRUCTION MANAGER	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	PRECAST CONCRETE CURB
CO	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PKG	PARKING
CONCST	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTRACTOR	PLMB	PLUMBING
CRD	COORDINATE	POC	POINT ON CURVATURE
CPP	CORRUGATED POLYETHYLENE PIPE	POT	POINT ON TANGENT
CUL	CULVERT	PRC	POINT OF REVERSE CURVATURE
CY	CUBIC YARD	PROP, P	PROPOSED POINT (OR POINT OF TANGENT)
		PT	POINT (OR POINT OF TANGENT)
		PVC	POLYVINYL CHLORIDE (PIPE)
DB	DISTRIBUTION BOX		
DBL	DOUBLE	R&R	REMOVE & RESET/REPLACE
DEM	DEMOLISH	R&S	REMOVE & STACK
DET	DETENTION	RCP	REINFORCED CONCRETE PIPE
DI	DUCTILE IRON (PIPE)	RD	ROAD (OR ROOF DRAIN)
DIA	DIAMETER	RED	REDUCER
DIM	DIMENSION	RELOC	RELOCATE
DMH	DRAIN MANHOLE	REMO	REMOVE
DW	DOMESTIC WATER (OR DRY WELL)	RET	RETAIN, RETAINING OR RETENTION
DWG	DRAWING	RIF	RIGHT OF WAY
DYCL	DOUBLE YELLOW CENTERLINE	RR	RAILROAD
		RWL	RAIN WATER LEADER
		RWY	ROADWAY
EHH	ELECTRIC HANDHOLE		
EL	ELEVATION	SD	SUBDRAIN
ELEC	ELECTRIC	SF	SQUARE FEET
EMH	ELECTRIC MANHOLE	SGC	SLOPED GRANITE CURB
EOP	EDGE OF PAVEMENT	SMH	SEWER MANHOLE
EOR	EDGE OF ROAD	SP	STANDPIPE
EOW	EDGE OF WETLANDS	SPEC	SPECIFICATION
ETC	ELECTRIC, TELEPHONE, CABLE	STA	STATION
EXIST	EXISTING	STC	STORMCEPTOR
EXT	EXTERIOR	STD	STANDARD
		STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
FA	FIRE ALARM	SW	SIDEWALK
FCC	FLUSH CONCRETE CURB	SWLL	SOLID YELLOW LANE LINE
FES	FLARED END SECTION	SYCL	SOLID YELLOW CENTERLINE
FFE	FINISH FLOOR ELEVATION		
FLNP	FIRE LANE NO PARKING	TB	TEST BORING
FPS	FEET PER SECOND	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
FT	FOOT/FEET	TEL T	TELEPHONE
		TMH	TELEPHONE MANHOLE
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GEN	GENERAL	TOW	TOP OF WALL
GG	GAS GATE	TP	TEST PIT
GR	GUIDE RAIL	TS&V	TAPPING SLEEVE & VALVE
GRAN	GRANITE	TYP	TYPICAL
GV	GATE VALVE	UD	UNDERDRAIN
GV&B	GATE VALVE & BOX	UL	UNDERWRITERS LABORATORY
GW	GROUND WATER	UP	UTILITY POLE
		VCP	VITRIFIED CLAY PIPE
HCR	HANDICAP RAMP	VERT	VERTICAL
HOR	HORIZONTAL	VGC	VERTICAL GRANITE CURB
HT	HEIGHT		
HW	HEADWALL	WD	WOOD
HWY	HIGHWAY	WG	WATER GATE
HYD	HYDRANT	WM	WATER MAIN
		WMH	WATER MANHOLE
ID	INSIDE DIAMETER	WSO	WATER SHUTOFF
IN	INCHES		
INCL	INCLUDE		
INST	INSTALLED		
INV, I.E.	INVERT, INVERT ELEVATION		



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	02-27-2026	ISSUED FOR NOTICE OF INTENT

APPLICANT/OWNER:

281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:

**MIXED-USE RETAIL AND
RESIDENTIAL DEVELOPMENT**
281 MAIN STREET
READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24

SCALE: NONE DWG. NAME: C-2398-08

DESIGNED BY: MB CHECKED BY: CMQ

PREPARED BY:



WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET No.

ABBREVIATIONS & NOTES C-001

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EROSION CONTROL NOTES

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2022 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEED WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 SQUARE FEET. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15%, AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEED WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
5. ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
6. ADJACENT ROADS SHALL BE PERIODICALLY SWEEP OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.
9. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEED TO ACHIEVE FULL STABILIZATION.
10. AT THE OWNER'S DISCRETION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MA DEP, THE ENGINEER AND THE LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
11. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT, AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.
12. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
13. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
14. CONTRACTOR & ALL SITE SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

15. ALL EROSION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
17. TOP OF STOCKPILES SHALL BE COVERED IN SUCH MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
18. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEED FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS, NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.
22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL BE EMPTY. THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM. PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

34. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.
35. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES. ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.

MAINTENANCE:

1. ALL MEASURES STATED ON THE STORMWATER POLLUTION PREVENTION PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION BY CONTRACTOR UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 - ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A HEALTHY STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDING AS NEEDED.
 - ALL SEDIMENT CONTROLS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE TUBULAR SEDIMENT CONTROLS WHEN IT REACHES HALF THE HEIGHT OF THE CONTROL MEASURE OR AS REQUESTED BY THE OWNER OR ENGINEER.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

1. NARRATIVE: THE STORMWATER POLLUTION PREVENTION PLANS CONSIST OF THE SITE PREPARATION PLAN TOGETHER WITH AN EXISTING CONDITIONS PLANS, GRADING PLANS, ABBREVIATIONS AND NOTES SHEETS, AND DETAIL SHEETS.
2. THE EROSION CONTROL PLAN WILL BE IMPLEMENTED TO:
3. TREAT EROSION AS SOON AS POSSIBLE AFTER DISTURBANCE.
4. PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA AND ENTERING THE RECEIVING WATERS.
5. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE EROSION.
6. ONLY DISTURB, CLEAR, OR GRADE AREAS NECESSARY FOR CONSTRUCTION.

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Carlton M. Quinn
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

▲	02-27-2026	ISSUED FOR NOTICE OF INTENT
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REV	DATE	DESCRIPTION
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APPLICANT/OWNER:
281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:
**MIXED-USE RETAIL AND
RESIDENTIAL DEVELOPMENT**
281 MAIN STREET
READING, MA

PROJECT NO.	2398-08	DATE:	2025-11-24
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SCALE:	NONE	DWG. NAME:	C-2398-08
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DESIGNED BY:	MB	CHECKED BY:	CMQ
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PREPARED BY:



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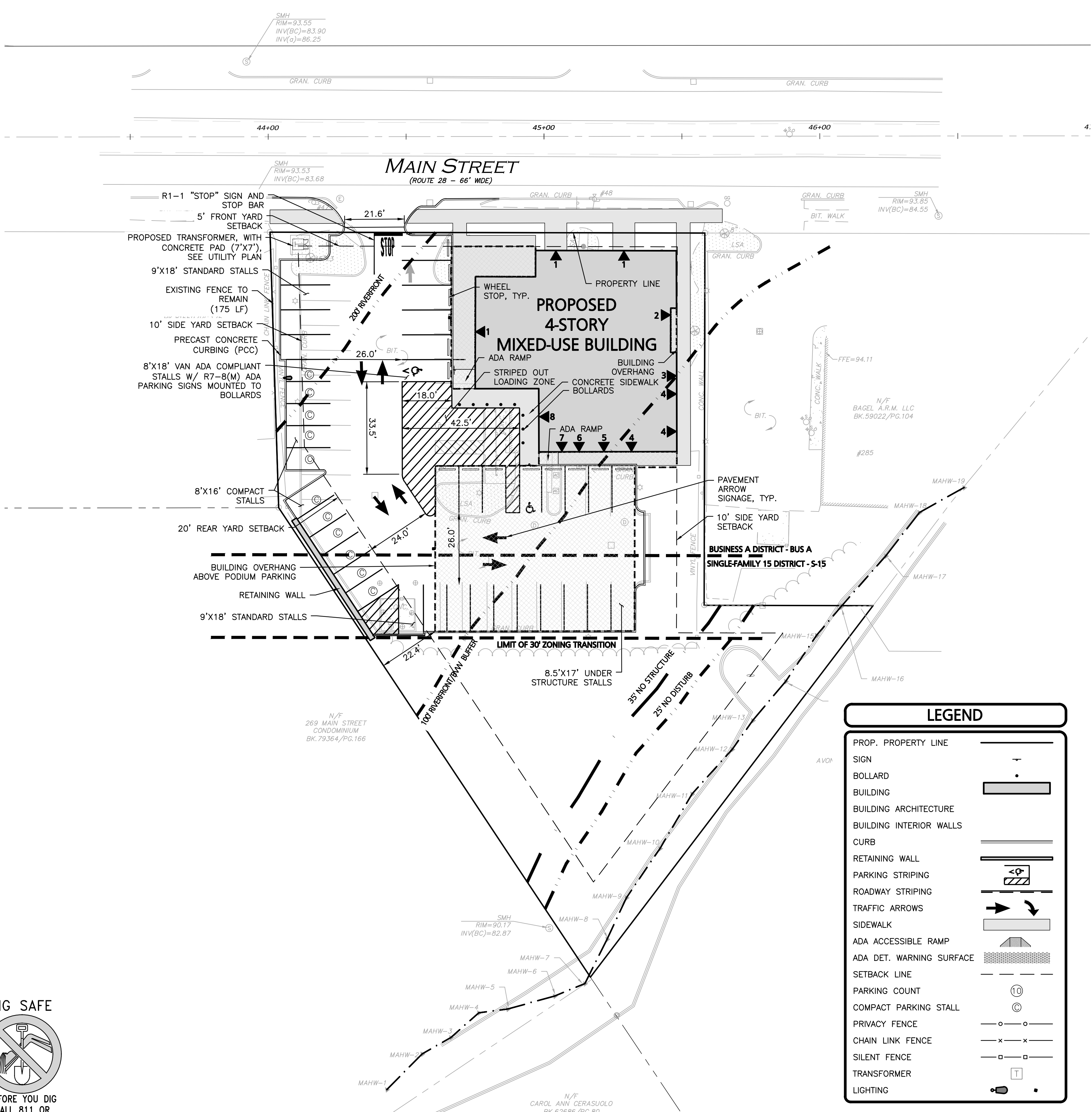
DRAWING TITLE:	SHEET No.
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ABBREVIATIONS & NOTES	C-002
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OFF-STREET PARKING SUMMARY

USE: PER TOWN OF READING ZONING BYLAW SECTION 5.6.7.4A, MIXED-USE DEVELOPMENTS, RESIDENTIAL USES:
 A MINIMUM OF 1.25 SPACES FOR EACH DWELLING UNIT SHALL BE PROVIDED.
 RETAIL STORES/OFFICES/CONSUMER SERVICE ESTABLISHMENTS
 ONE SPACE PER 300 SQUARE FEET (S.F.) OF GROSS FLOOR AREA
 ONE LOADING SPACE MINIMUM FOR EVERY 20 UNITS.

PARKING SUMMARY:
 24 UNIT APARTMENT BUILDING: 24 UNITS x 1.25 SPACES/UNIT = 30 SPACES
 RETAIL SPACES REQUIRED: 2,400 S.F. / 300 S.F. = 8 SPACES (1)
 TOTAL OFF-STREET PARKING REQUIREMENT = 38 SPACES

ADA REQUIRED: THERE ARE BETWEEN 26-50 PARKING SPACES, REQUIRING 2 TOTAL PARKING STALLS TO BE ACCESSIBLE AND 1 BEING VAN ACCESSIBLE.
 ADA PROVIDED: 2 TOTAL ACCESSIBLE PARKING, WITH 1 BEING VAN ACCESSIBLE.

LOADING SPACES REQUIRED = 1 REQUIRED, 1 PROVIDED. (1 LOADING SPACE PER 20 UNITS WITH 24 TOTAL UNITS PROPOSED)(1)

STANDARD (9' x 18')	UNDER STRUCTURE (8.5' x 17')	COMPACT (8' x 16')	ACCESSIBLE (8' WIDE)	TOTAL REQUIRED	TOTAL PROVIDED
10	16	11 (28.2%)	2	38	39

(1) PER 9.1.1.7 OF THE TOWN OF READING ZONING BYLAW, OFF-STREET PARKING AREAS, OR LOADING AND UNLOADING AREAS SHALL BE PROVIDED IN THE AMOUNTS SET FORTH IN THE FOLLOWING TABLE [OFF-STREET PARKING AND LOADING AND UNLOADING REQUIREMENTS] WHERE THE COMPUTATION OF REQUIRED SPACES RESULTS IN A FRACTIONAL NUMBER, A FRACTION OF ONE-HALF OR MORE SHALL BE COUNTED AS ONE. IN THE EVENT OF A CONFLICT OF INTERPRETATION AS TO THE CATEGORY OF THE PRINCIPAL USE, THE BOARD OF APPEALS SHALL DETERMINE THE PROPER INTERPRETATION.

**DIMENSIONAL REQUIREMENTS:
 BUSINESS-A DISTRICT (BUS. A) AND
 MIXED-USE DEVELOPMENT PER SECTION 5.6.7 OF THE ZONING BYLAW**

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA (MIN.)	N/A	33,554± S.F. 0.77± ACRES	33,554± S.F. 0.77± ACRES
LOT FRONTAGE (MIN.)	N/A	157.7'	157.7'
FRONT YARD BUILDING SETBACK	5' (MIN.)	42.0'	5'
SIDE YARD BUILDING SETBACK	10' (MIN.)	16.0'	10'
REAR YARD BUILDING SETBACK	20' (MIN.)	79.0'	22'
BUILDING LOT COVERAGE (MAX.)	60%	5.4%	30%
BUILDING HEIGHT (MAX.)	45'	±35'	<45'
OPEN SPACE (%)	N/A	-	-

ENTRANCE TABLE

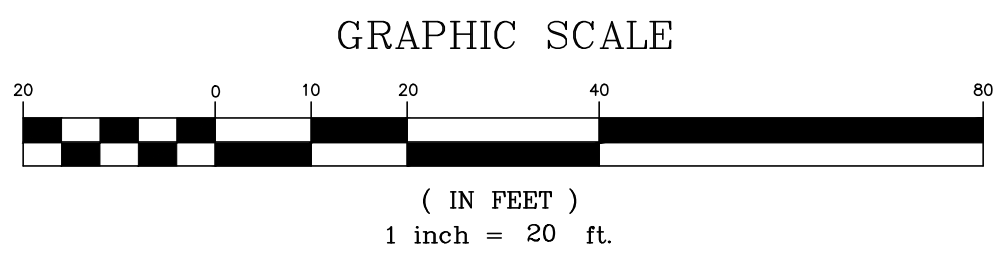
BUILDING ENTRANCES	CORRESPONDING NUMBER
COMMERCIAL ENTRANCE	1
RESIDENTIAL SIDE ENTRANCE	2
BIKE STORAGE ENTRANCE	3
MECHANICAL ROOM ENTRANCE	4
PACKAGE ENTRANCE	5
RESIDENTIAL LOBBY ENTRANCE	6
RESIDENTIAL REAR ENTRANCE	7
TRASHROOM ENTRANCE	8

GENERAL NOTES:

- THE EXISTING CONDITIONS USED IN THIS DRAWING IS FROM AN EXISTING CONDITIONS PLAN PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

LEGEND

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING ARCHITECTURE	
BUILDING INTERIOR WALLS	
CURB	
RETAINING WALL	
PARKING STRIPING	
ROADWAY STRIPING	
TRAFFIC ARROWS	
SIDEWALK	
ADA ACCESSIBLE RAMP	
ADA DET. WARNING SURFACE	
SETBACK LINE	
PARKING COUNT	
COMPACT PARKING STALL	
PRIVACY FENCE	
CHAIN LINK FENCE	
SILENT FENCE	
TRANSFORMER	
LIGHTING	



Carlton M. Quinn
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
	02-27-2026	ISSUED FOR NOTICE OF INTENT

APPLICANT/OWNER:
 281 READING, LLC
 281 MAIN STREET
 READING, MA 01867

PROJECT:
**MIXED-USE RETAIL AND
 RESIDENTIAL DEVELOPMENT**
 281 MAIN STREET
 READING, MA

PROJECT NO.	2398-08	DATE:	2025-11-24
SCALE:	1" = 20'	DWG. NAME:	C-2398-08
DESIGNED BY:	MB	CHECKED BY:	CMQ

PREPARED BY:



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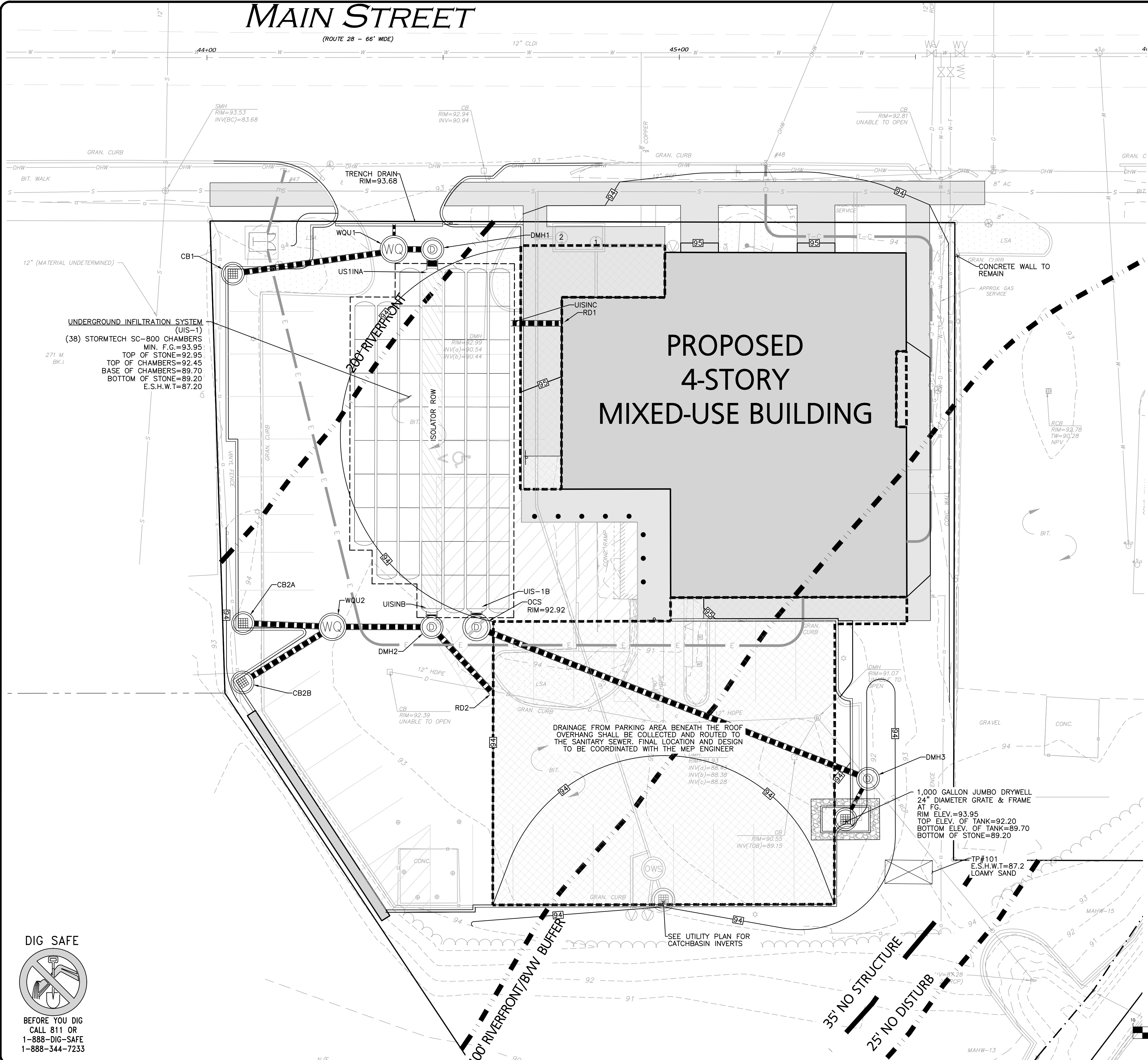
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DRAWING TITLE:	SHEET No.
LAYOUT & MATERIALS PLAN	C-102

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MAIN STREET

(ROUTE 28 - 66' WIDE)



LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- CATCH BASIN - DOUBLE GRATE
- OUTLET CONTROL (OCS)
- DIVERSION WEIR
- WATER QUALITY UNIT (WQU)
- AREA DRAIN (AD)
- FLARED END SECTION (FES)
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 5' CONTOUR
- 1' CONTOUR
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN
- FLOW DIRECTION

DRAIN STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB1	RIM = 93.50 INV OUT = 90.24 (WQU1)
CB2A	RIM = 93.50 INV OUT = 90.52 (WQU2)
CB2B	RIM = 93.25 INV OUT = 90.33 (WQU2)
DMH1	RIM = 93.85 INV IN = 89.70 (US1INA) INV IN = 89.80 (WQU1)
DMH2	RIM = 93.90 INV IN = 89.80 (WQU2) INV IN = 89.75 (RD2) INV OUT = 89.70 (UISINB)
DMH3	RIM = 94.00 INV IN = 87.93 (OCS) INV IN = 91.76 (DRYWELL) INV OUT = 87.83 (EX. 12")
OCS	RIM = 94.00 INV IN = 89.70 (UIS-1B) INV OUT = 89.70 (DMH3)
WQU1	RIM = 93.80 INV IN = 91.63 (TD1) INV IN = 89.96 (CB1) INV OUT = 89.86 (DMH1)
WQU2	RIM = 93.75 INV IN = 90.11 (CB2B) INV IN = 90.33 (CB2A) INV OUT = 90.01 (DMH2)

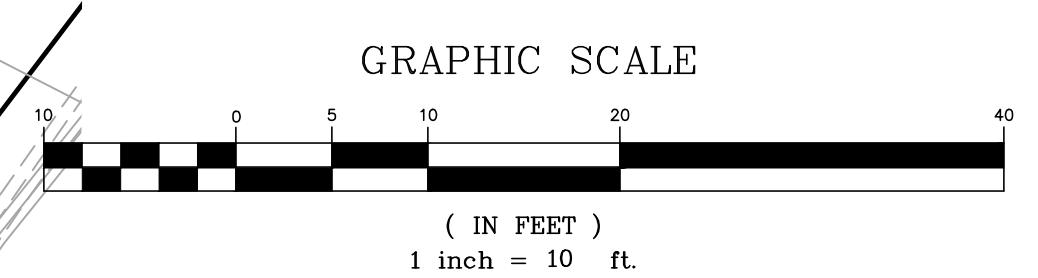
DRAIN PIPE TABLE

PIPE SEGMENT	SIZE	LENGTH	SLOPE	MATERIAL
CB1 - WQU1	12"	34.5'	0.75%	HDPE
CB2A - WQU2	12"	18.9'	1.00%	HDPE
CB2B - WQU2	12"	22.4'	1.00%	HDPE
DMH2 - UISINB	24"	3.9'	0.00%	HDPE
DRYWELL - DMH3	8"	9.8'	1.02%	HDPE
OCS - DMH3	12"	88.9'	1.99%	HDPE
RD1 - UISINC	12"	11.0'	2.00%	HDPE
RD2 - DMH2	12"	19.0'	1.00%	HDPE
TD1 - WQU1	6"	5.4'	1.00%	HDPE
UIS-1B - OCS	24"	3.9'	0.00%	HDPE
US1INA - DMH1	24"	4.9'	0.00%	HDPE
WQU1 - DMH1	12"	8.1'	0.75%	HDPE
WQU2 - DMH2	12"	21.0'	1.00%	HDPE

UNDERGROUND INFILTRATION SYSTEM (UIS-1)
 (38) STORMTECH SC-800 CHAMBERS
 MIN. F.C. = 93.95
 TOP OF STONE = 92.95
 TOP OF CHAMBERS = 92.45
 BASE OF CHAMBERS = 89.20
 E.S.H.W.T = 87.20

DRAINAGE FROM PARKING AREA BENEATH THE ROOF OVERHANG SHALL BE COLLECTED AND ROUTED TO THE SANITARY SEWER. FINAL LOCATION AND DESIGN TO BE COORDINATED WITH THE MEP ENGINEER

1,000 GALLON JUMBO DRYWELL
 24" DIAMETER GRATE & FRAME
 AT FC:
 RIM ELEV. = 93.95
 TOP ELEV. OF TANK = 92.20
 BOTTOM ELEV. OF TANK = 89.70
 BOTTOM OF STONE = 89.20



Carlton M. Quinn
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

02-27-2026 ISSUED FOR NOTICE OF INTENT

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
281 READING, LLC
 281 MAIN STREET
 READING, MA 01867

PROJECT:
**MIXED-USE RETAIL AND
 RESIDENTIAL DEVELOPMENT**
 281 MAIN STREET
 READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24

SCALE: 1" = 10' DWG. NAME: C-2398-08

DESIGNED BY: MB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
 FAX: (781) 935-2896

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DRAWING TITLE: **GRADING & DRAINAGE PLAN** SHEET No. **C-103**

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 1-888-344-7233

MAIN STREET

(ROUTE 28 - 66' WIDE)

1,500 GALLON PRECAST CONCRETE GREASE TRAP (SEE DETAIL)
RIM 1=94.30
RIM 2=94.35
INV.IN=88.80(KITCHEN)
INV.OUT=88.55(SANITARY)

CONNECT PROPOSED WATER TO 12" MAIN IN MAIN STREET, PER READING REQUIREMENTS, TYP.

PULL TELE/DATA SERVICES FROM EXISTING UTILITY POLE ON MAIN STREET PER UTILITY PROVIDER STANDARDS

CONNECT TO EXISTING SANITARY LINE VIA 8"x4"x8" TEE.

SANITARY WASTE PIPE 3LF, 4" C.I., S=2.0%
COORDINATE WITH PLUMBER ON OUTFLOW/INFLOW TO BUILDING

CONNECT TO EXISTING SANITARY LINE VIA 8"x4"x8" TEE.

PULL ELECTRIC SERVICES FROM EXISTING UTILITY POLE ON MAIN STREET PER UTILITY PROVIDER STANDARDS

TRANSFORMER, SIZE & LOCATION PER UTILITY COMPANY REQUIREMENTS

N/F
271 MAIN STREET LLC
BK.81669/PG.175

PROPOSED 4-STORY MIXED-USE BUILDING

BUILDING SEWER SERVICE
INV.OUT=89.00, 13LF, 6" PVC
MEP TO CONFIRM SIZE, MATERIAL AND LOCATION

KITCHEN WASTE PIPE
INV.OUT=89.0±
10LF, 4" C.I., S=2.00%
INSTALLER TO
COORDINATE WITH PLUMBER ON OUTFLOW/INFLOW TO BUILDING

4" CHAMBER VENT TO ROOF IN ACCORDANCE WITH THE LATEST PLUMBING CODE REQUIREMENTS

4" CLDI DOMESTIC WATER SERVICE WITH GATE VALVE.
MEP TO CONFIRM SIZE, MATERIAL, AND LOCATION

6" CLDI FIRE PROTECTION WATER SERVICE WITH GATE VALVE.
MEP ENGINEER TO CONFIRM SIZE, MATERIAL, AND LOCATION

BUILDING TELE/DATA SERVICE PER UTILITY COMPANY REQUIREMENTS

BUILDING ELECTRIC SERVICE PER UTILITY COMPANY REQUIREMENTS

COVERED PARKING AREA WILL NEED DRAINAGE DISCHARGES DESIGNED BY MEP PER THE APPLICABLE PLUMBING CODES.

OIL/WATER SEPARATOR SHOWN FOR PERMITTING PURPOSES ONLY. OWS LOCATION AND ASSOCIATED SITE INFRASTRUCTURE TO BE DESIGNED BY MEP ENGINEER

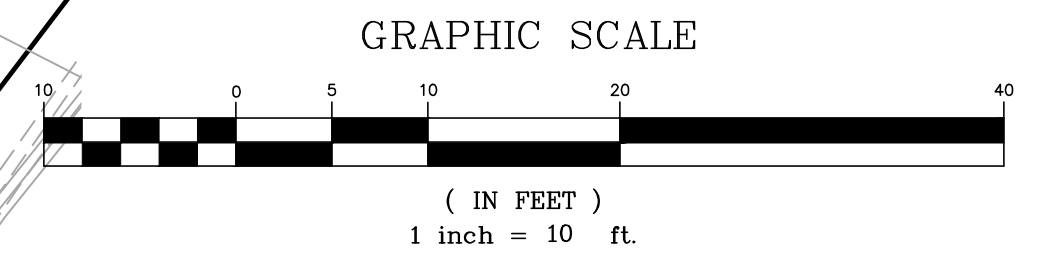
CATCHBASIN
RIM=93.5
INV=90.03

LEGEND

- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER VENT
- SEWER LINE
- SEWER FORCEMAIN
- CONCRETE PIPE ENCASEMENT
- WATER LINE
- WATER (FIRE SERVICE)
- WATER (DOMESTIC SERVICE)
- WATER VALVE
- HYDRANT
- WATER LINE REDUCER
- GAS LINE
- GAS VALVE
- SEPTIC/HOLDING TANK
- GREASE TRAP
- LIGHT FIXTURE
- OVER HEAD WIRE
- UTILITY POLE
- ELECTRIC MANHOLE/SPLICE BOX
- SWITCHING STATION
- HAND HOLE
- ELECTRICAL CONDUIT
- LIGHTING CONDUIT
- IRRIGATION SLEEVE
- ELEC/TELE/CABLE CONDUIT
- TELE/CABLE CONDUIT
- TELE/FIRE CONDUIT

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL ELEVATIONS REFER TO NAVD 88.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF READING DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 800-344-7233
READING DEPT. OF PUBLIC WORKS: 781-942-9092
- ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF READING STANDARDS, TYP.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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281 MAIN STREET
READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND RESIDENTIAL DEVELOPMENT
281 MAIN STREET
READING, MA

PROJECT NO.	2398-08	DATE:	2025-11-24
SCALE:	1" = 10'	DWG. NAME:	C-2398-08
DESIGNED BY:	MB	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE:	SHEET No.
UTILITIES PLAN	C-104

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GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.45
MAXIMUM FOOT-CANDLES	11.9
MINIMUM FOOT-CANDLES	0.0

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QTY	DESCRIPTION	MOUNTING	MOUNTING HEIGHT	TOTAL LUMENS	LAMP DEPRECIATION
L-1		1	HUBBELL OUTDOOR LIGHTING CIMARRON LED CL1-60L-4K-3-BC	POLE	15'-0"	898620	0.9
W-1		2	HUBBELL OUTDOOR LIGHTING CIMARRON LED CL1-60L-4K-3	WALL	12'-0"	898620	0.9

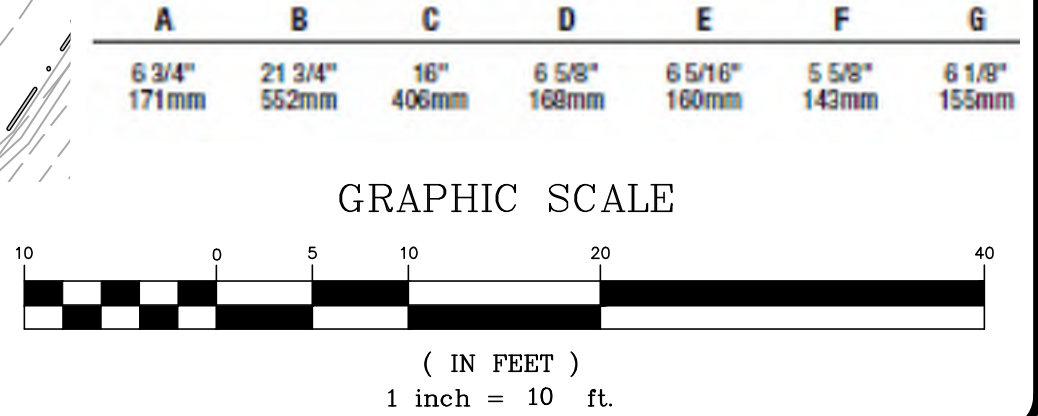
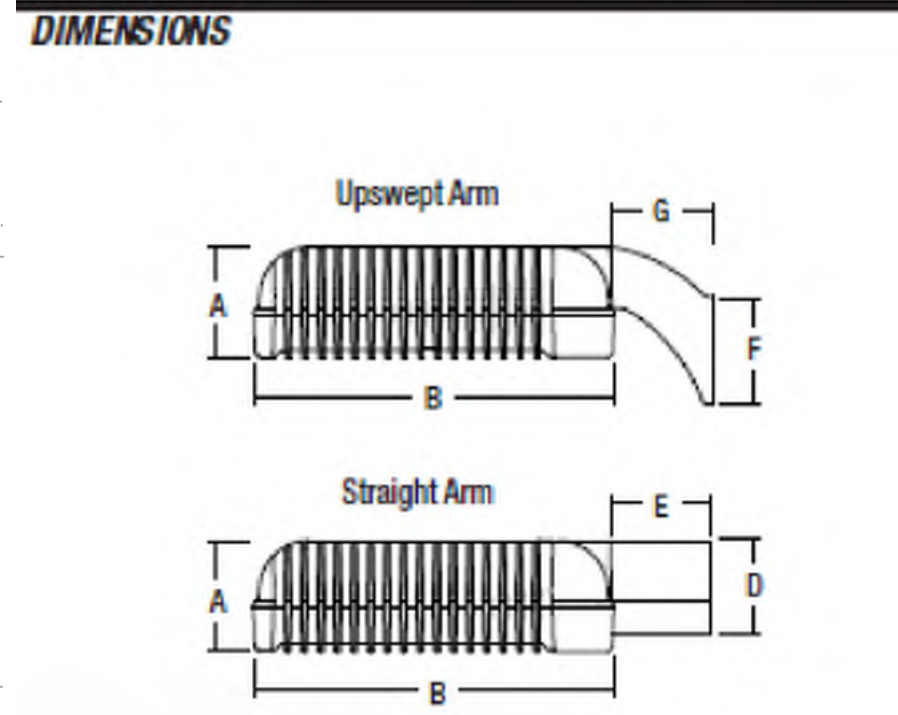
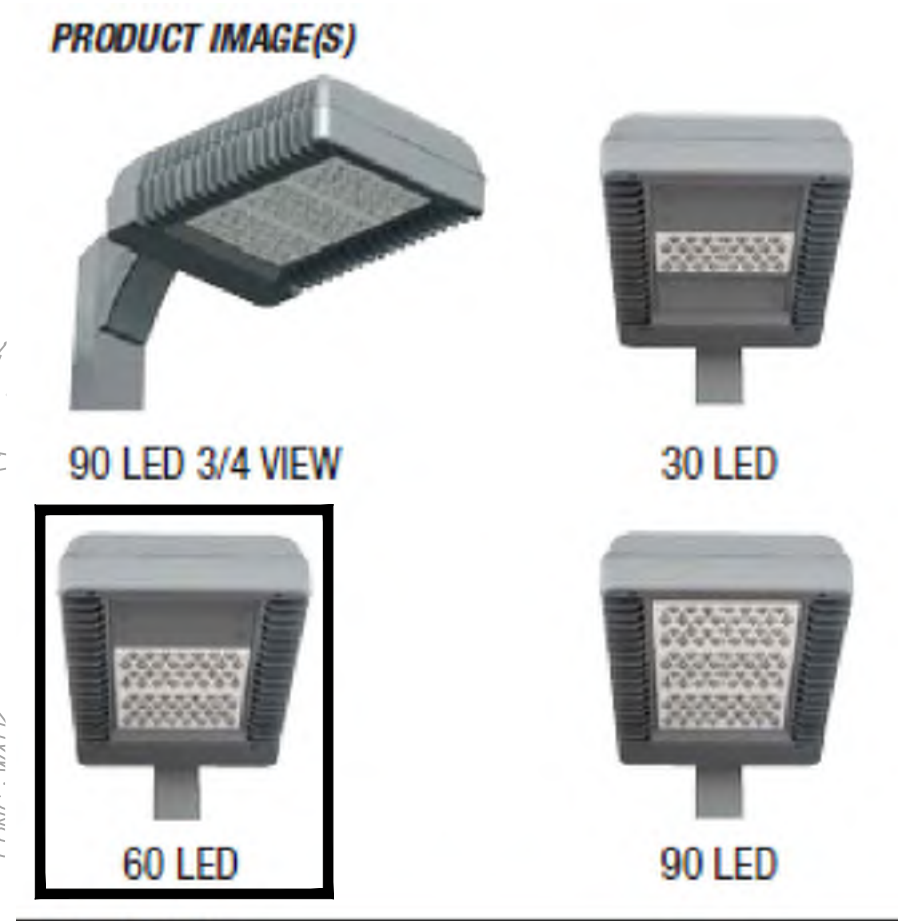
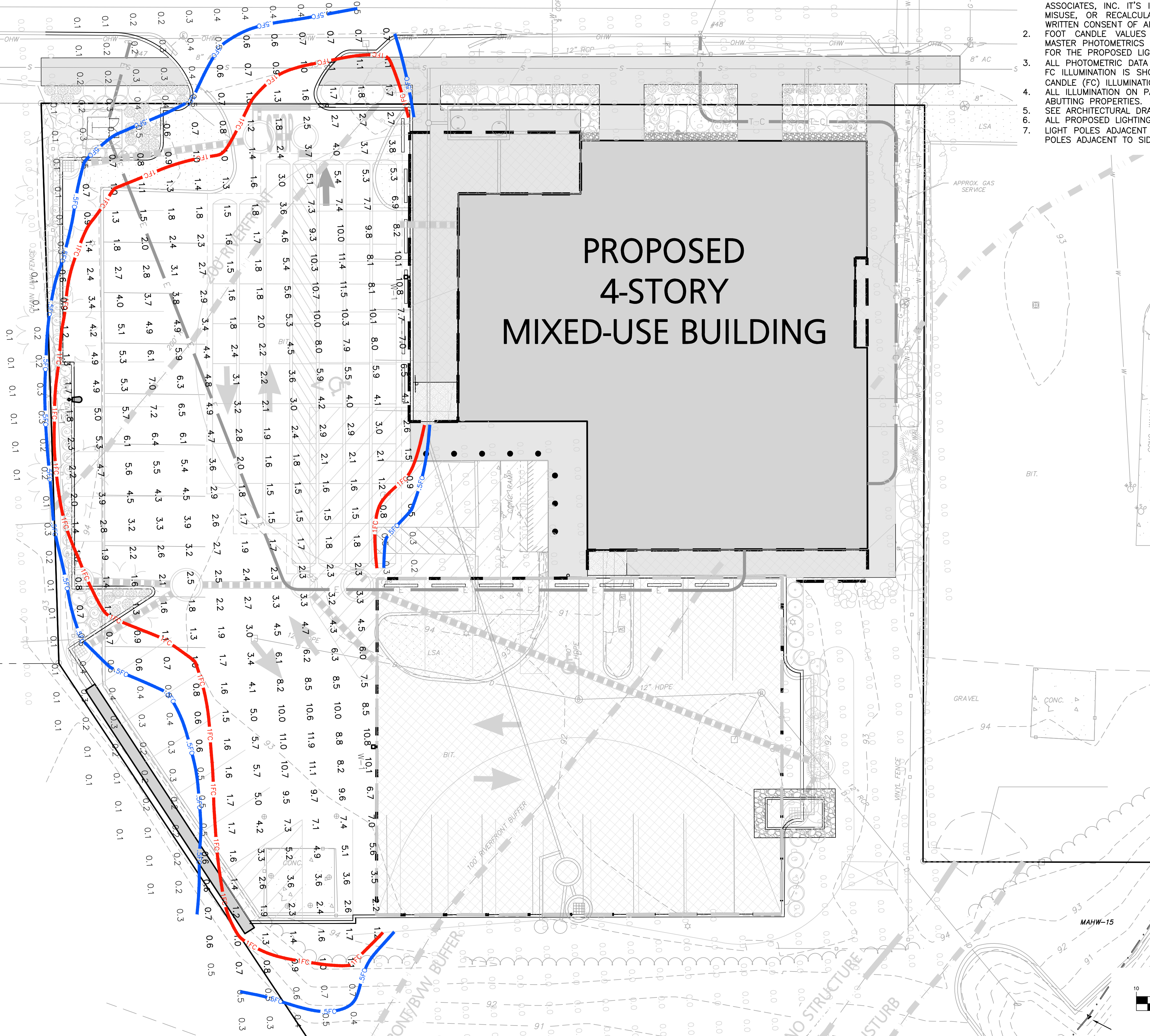
LEGEND

- SINGLE POLE LIGHT
- WALL MOUNT LIGHT
- 1 FOOTCANDLE CONTOUR
- .5 FOOTCANDLE CONTOUR
- LIGHTING LEVELS GIVEN IN FOOT-CANDLES \uparrow 0.0 0.1 0.2 0.4 0.6

- NOTES:**
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 - FOOT CANDLE VALUES SHOWN ON THE PLAN ARE PRODUCED UTILIZING DESIGN MASTER PHOTOMETRICS SOFTWARE AND ASSOCIATED IES FILES BY THE MANUFACTURER FOR THE PROPOSED LIGHT FIXTURE.
 - ALL PHOTOMETRIC DATA REFERS TO UNITS IN FOOT CANDLES (FC). THE LIMIT OF 1.0 FC ILLUMINATION IS SHOWN IN A RED SOLID LINE AND THE LIMIT OF THE 0.5 FOOT CANDLE (FC) ILLUMINATION IS SHOWN IN BLUE.
 - ALL ILLUMINATION ON PARKING LOTS MUST BE SHIELDED SO AS NOT TO SHINE UPON ADJUTING PROPERTIES.
 - SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL LIGHTING INFORMATION.
 - ALL PROPOSED LIGHTING FIXTURES SHALL BE DARK SKY COMPLIANT.
 - LIGHT POLES ADJACENT TO PARKING SHALL HAVE THE 3'-0" REVEAL FOOTING. LIGHT POLES ADJACENT TO SIDEWALKS SHALL HAVE FOOTING IN A FLUSH CONDITION.

MAIN STREET
(ROUTE 28 - 66' WDE)

PROPOSED 4-STORY MIXED-USE BUILDING



Carlton M. Quinn
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND RESIDENTIAL DEVELOPMENT
281 MAIN STREET
READING, MA

PROJECT NO.	2398-08	DATE:	2025-11-24
SCALE:	1" = 10'	DWG. NAME:	C-2398-08
DESIGNED BY:	JBT	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE:	SHEET No.
LIGHTING PLAN	C-105

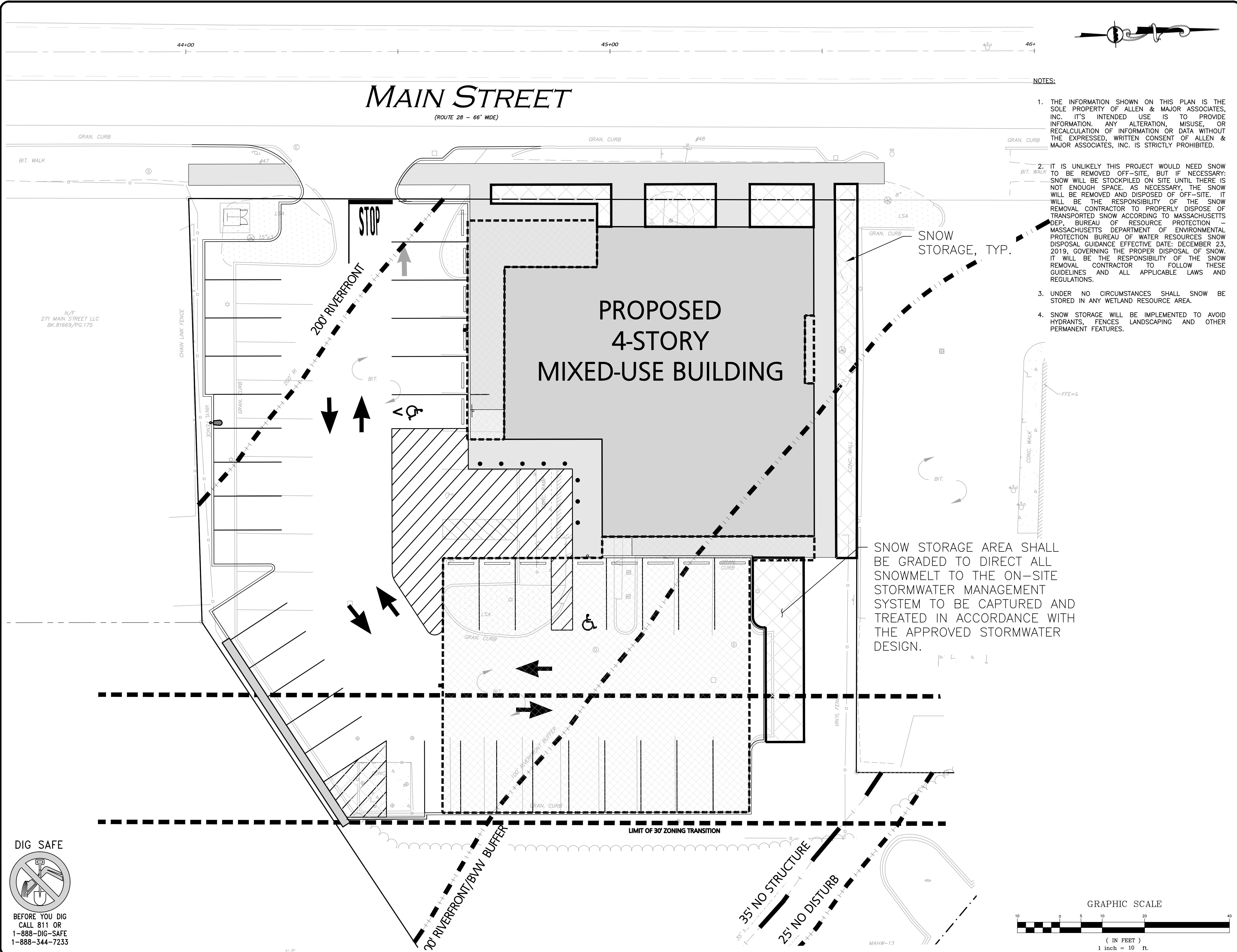
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MAIN STREET

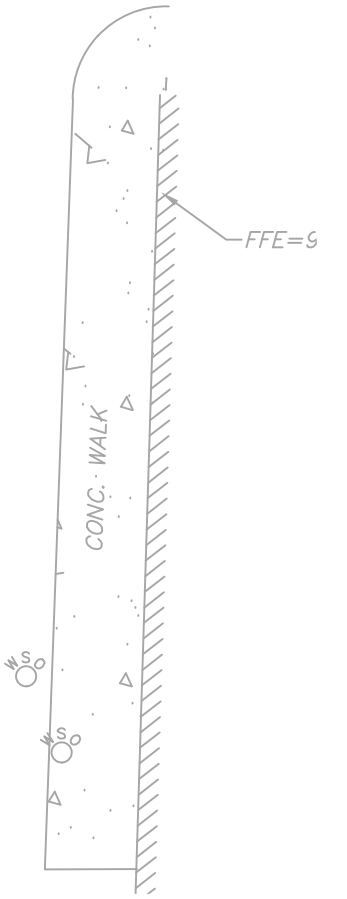
(ROUTE 28 - 66' WDE)

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2. IT IS UNLIKELY THIS PROJECT WOULD NEED SNOW TO BE REMOVED OFF-SITE, BUT IF NECESSARY: SNOW WILL BE STOCKPILED ON SITE UNTIL THERE IS NOT ENOUGH SPACE. AS NECESSARY, THE SNOW WILL BE REMOVED AND DISPOSED OF OFF-SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSACHUSETTS DEP. BUREAU OF RESOURCE PROTECTION - MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER RESOURCES SNOW DISPOSAL GUIDANCE EFFECTIVE DATE: DECEMBER 23, 2019, GOVERNING THE PROPER DISPOSAL OF SNOW. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO FOLLOW THESE GUIDELINES AND ALL APPLICABLE LAWS AND REGULATIONS.
3. UNDER NO CIRCUMSTANCES SHALL SNOW BE STORED IN ANY WETLAND RESOURCE AREA.
4. SNOW STORAGE WILL BE IMPLEMENTED TO AVOID HYDRANTS, FENCES, LANDSCAPING AND OTHER PERMANENT FEATURES.

SNOW STORAGE, TYP.

SNOW STORAGE AREA SHALL BE GRADED TO DIRECT ALL SNOWMELT TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM TO BE CAPTURED AND TREATED IN ACCORDANCE WITH THE APPROVED STORMWATER DESIGN.



Carlton M. Quinn
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 281 MAIN STREET
 READING, MA 01867

PROJECT:
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 281 MAIN STREET
 READING, MA

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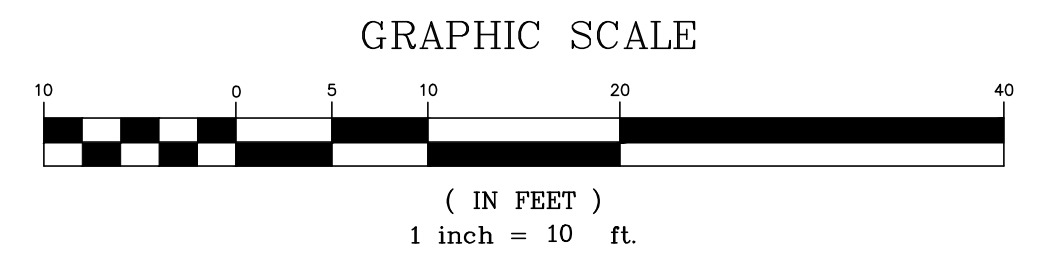
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DRAWING TITLE:	SHEET No.
SNOW STORAGE PLAN	C-106



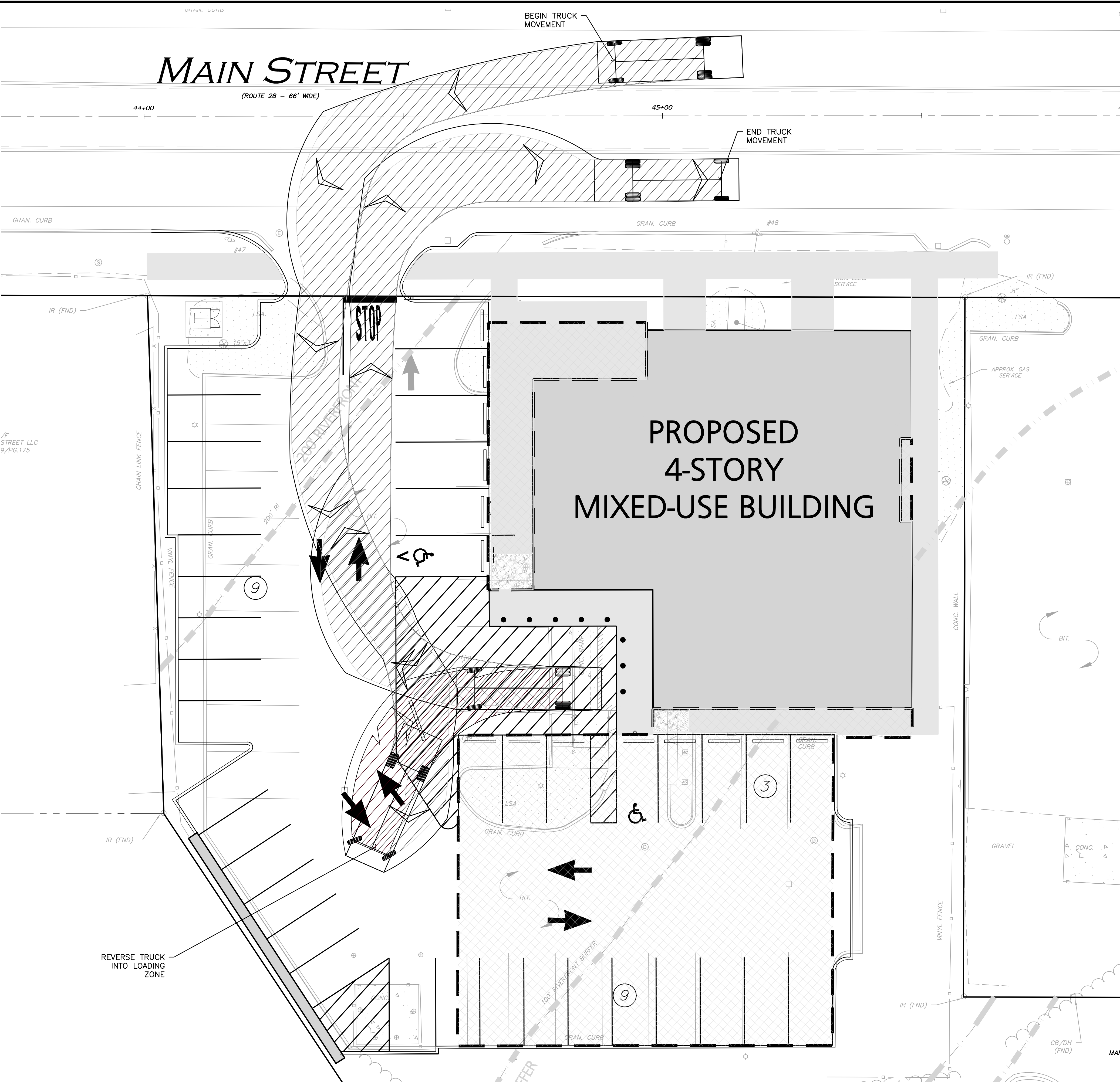
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MAIN STREET

(ROUTE 28 - 66' WDE)



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2. FIRE TRUCK DIMENSIONS USED IN VEHICLE SWEEP PATH ANALYSIS WERE PROVIDED BY THE TOWN OF READING FIRE DEPARTMENT.

Rear-Load Garbage Truck

Overall Length	35
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



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 281 MAIN STREET
 READING, MA 01867

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 281 MAIN STREET
 READING, MA

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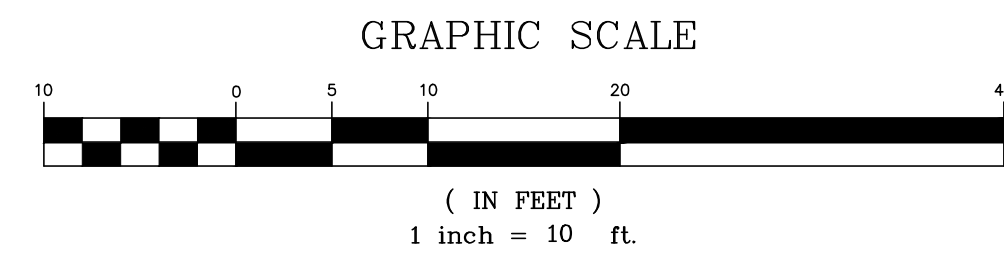
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DRAWING TITLE:	SHEET No.
VEHICLE MOVEMENT PLAN	C-107



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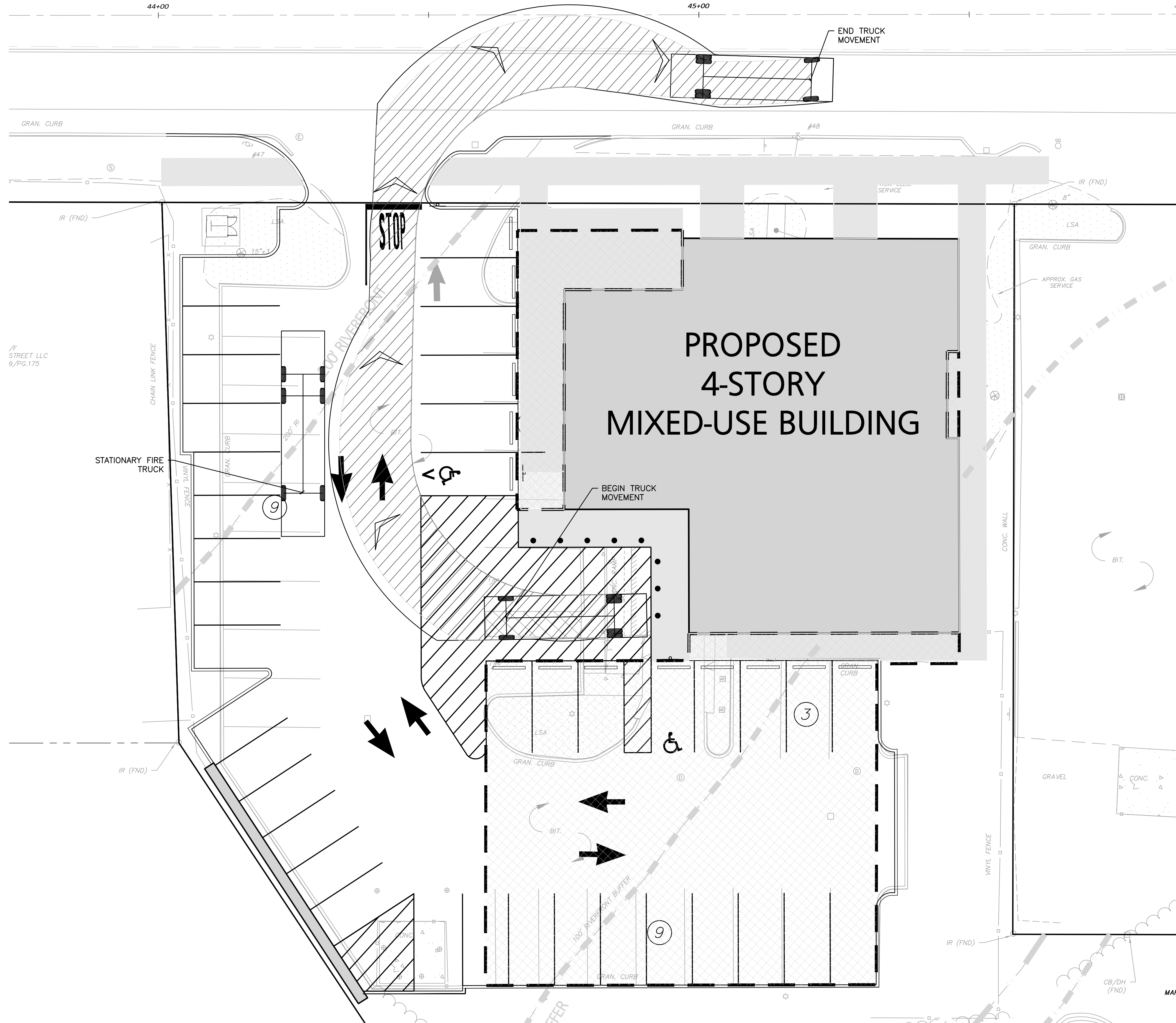
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MAIN STREET

(ROUTE 28 - 66' WDE)

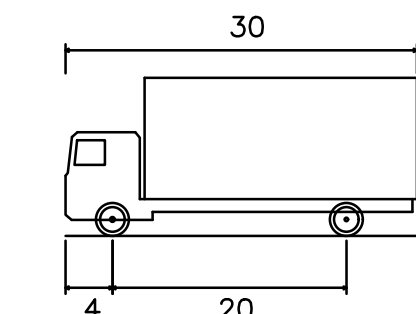
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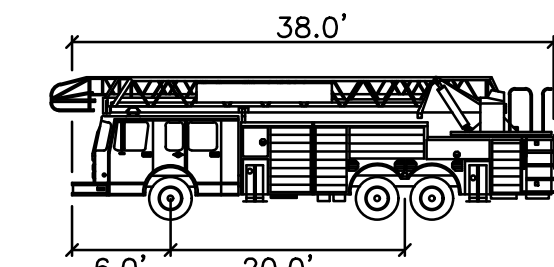


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SU-30 - Single Unit Truck
 Overall Length 30.00ft
 Overall Width 4.00ft
 Overall Body Height 20.00ft
 Min Body Ground Clearance 1.36ft
 Track Width 8.00ft
 Lock-to-lock time 3.00s
 Max Steering Angle (Virtual) 31.80°



Reading Fire Truck
 Overall Length 38.0ft
 Overall Width 6.0ft
 Track Width 8.0ft
 Lock-to-lock time 6.0s
 Max Wheel Angle 34.0°



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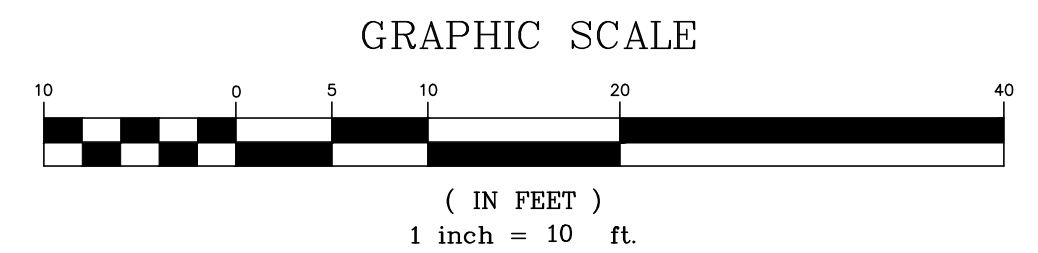
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DRAWING TITLE:	SHEET No.
VEHICLE MOVEMENT PLAN	C-108



N:\PROJECTS\2398-08\CIVIL\DRAWINGS\CURRENT\C-2398-08_VEHICLE MOVEMENT.DWG

DIG SAFE

BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-344-7233

MAIN STREET

(ROUTE 28 - 66' WIDE)

44+00

45+00

BEGIN AERIAL TRUCK MOVEMENT

END AERIAL TRUCK MOVEMENT

GRAN. CURB

GRAN. CURB

#48

#47

F STREET LLC
9/PG.175

CHAIN LINK FENCE

STOP
200' RIVERFRONT

PROPOSED 4-STORY MIXED-USE BUILDING

FIRE TRUCK TO END REVERSING AND MOVE FORWARD OUT OF SITE

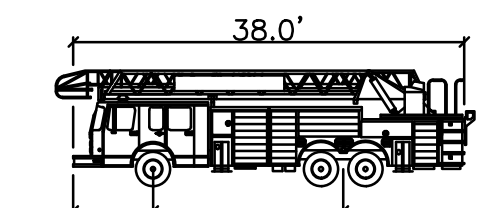
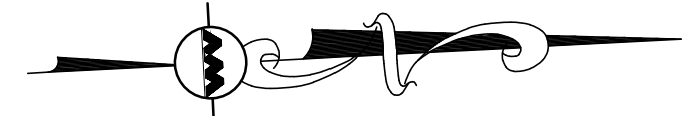
FIRE TRUCK TO REVERSE

100' RIVERFRONT BUFFER

MAH

NOTES:

1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. FIRE TRUCK DIMENSIONS USED IN VEHICLE SWEEP PATH ANALYSIS WERE PROVIDED BY THE TOWN OF READING FIRE DEPARTMENT.



Reading Fire Truck
Overall Length 38.0ft
Overall Width 8.0ft
Track Width 8.0ft
Lock-to-lock time 6.0s
Max Wheel Angle 34.0'



Carlton M. Quinn
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
	02-27-2026	ISSUED FOR NOTICE OF INTENT

APPLICANT/OWNER:
281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND
RESIDENTIAL DEVELOPMENT
281 MAIN STREET
READING, MA

PROJECT NO.	2398-08	DATE:	2025-11-24
SCALE:	1" = 10'	DWG. NAME:	C-2398-08
DESIGNED BY:	MB	CHECKED BY:	CMQ

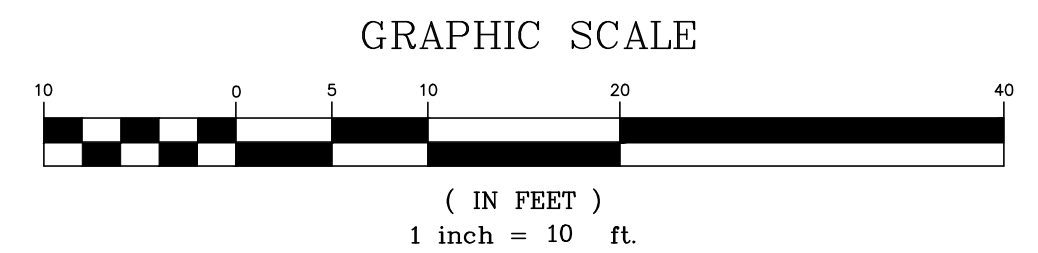
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

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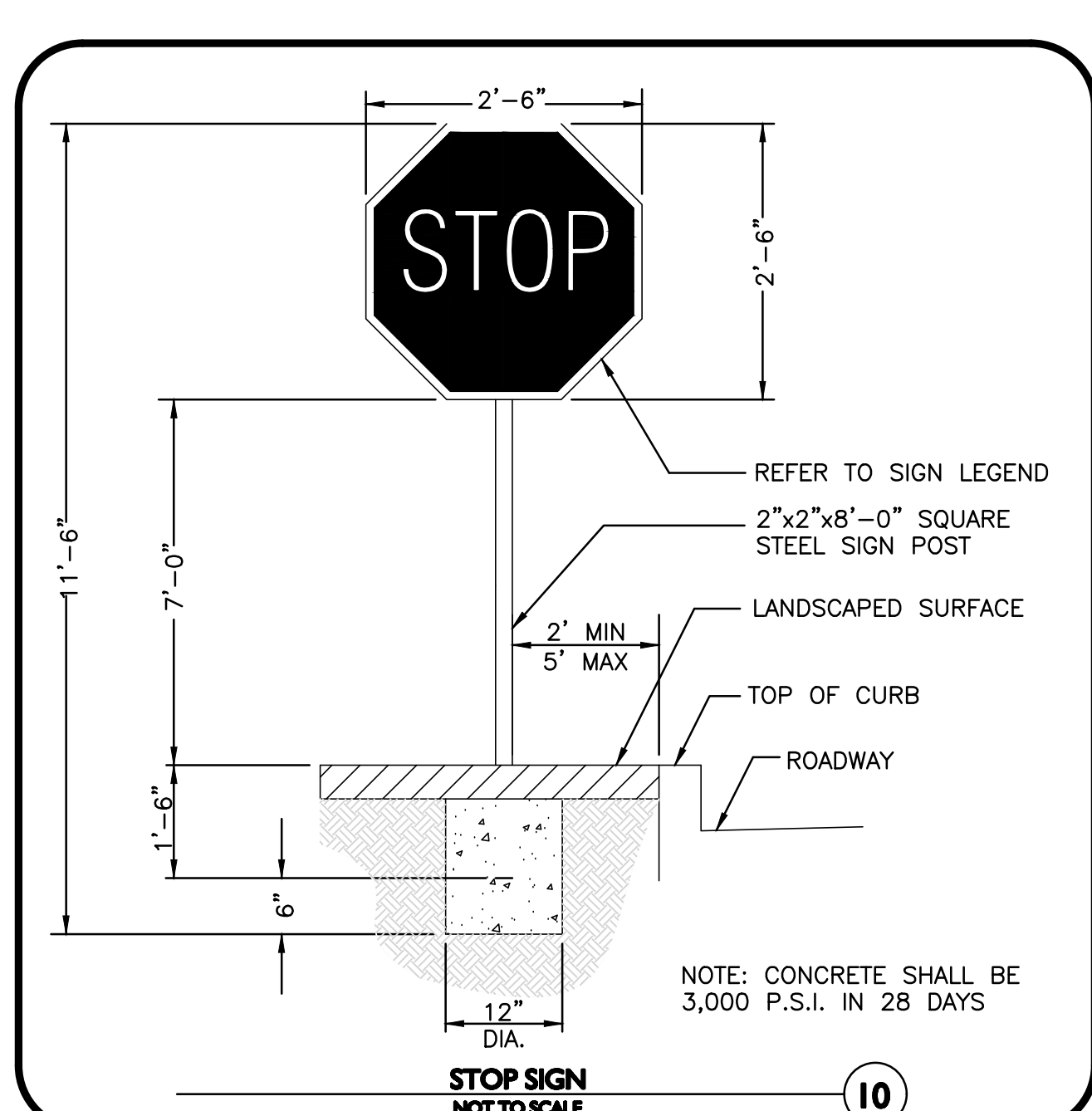
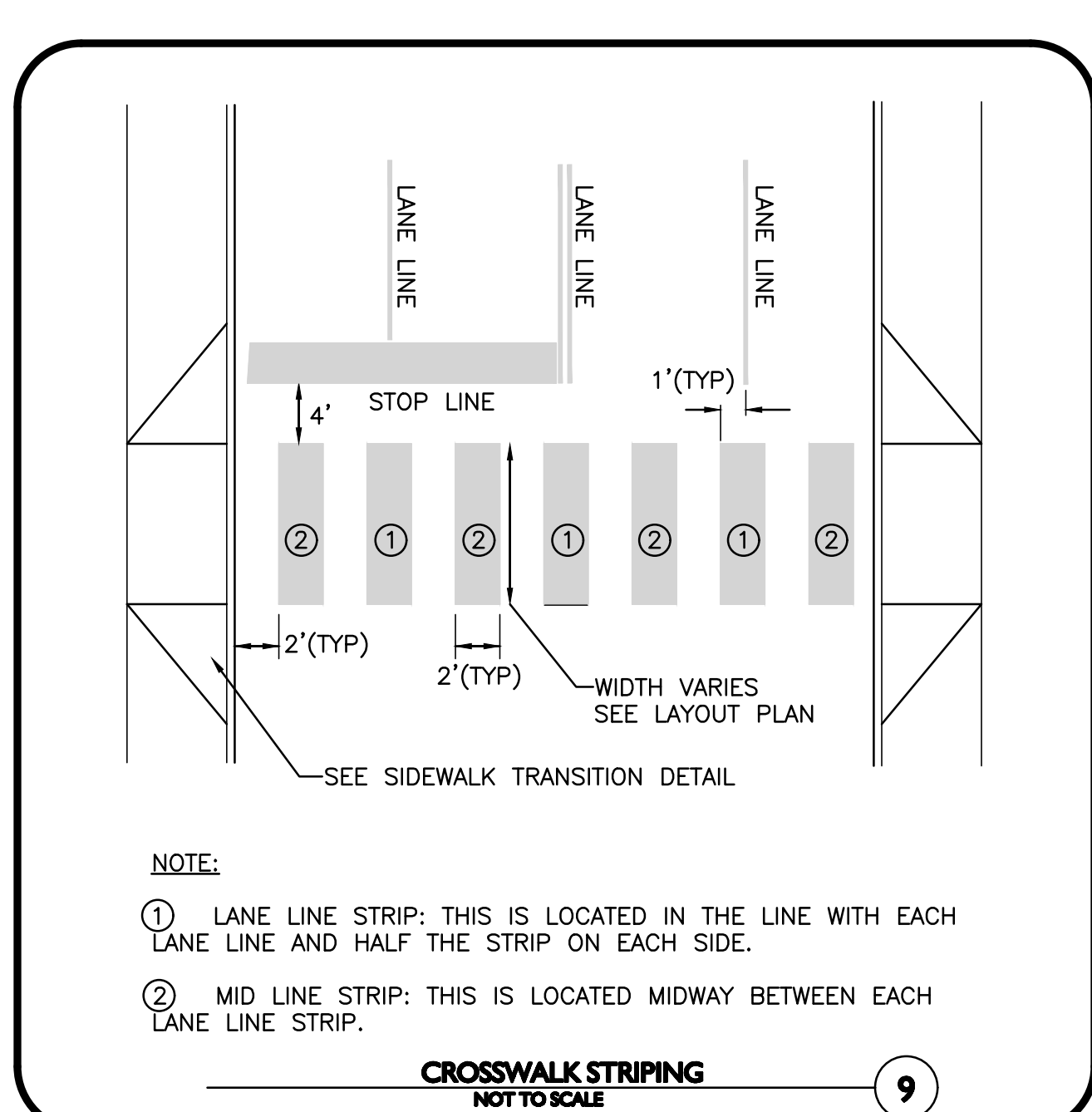
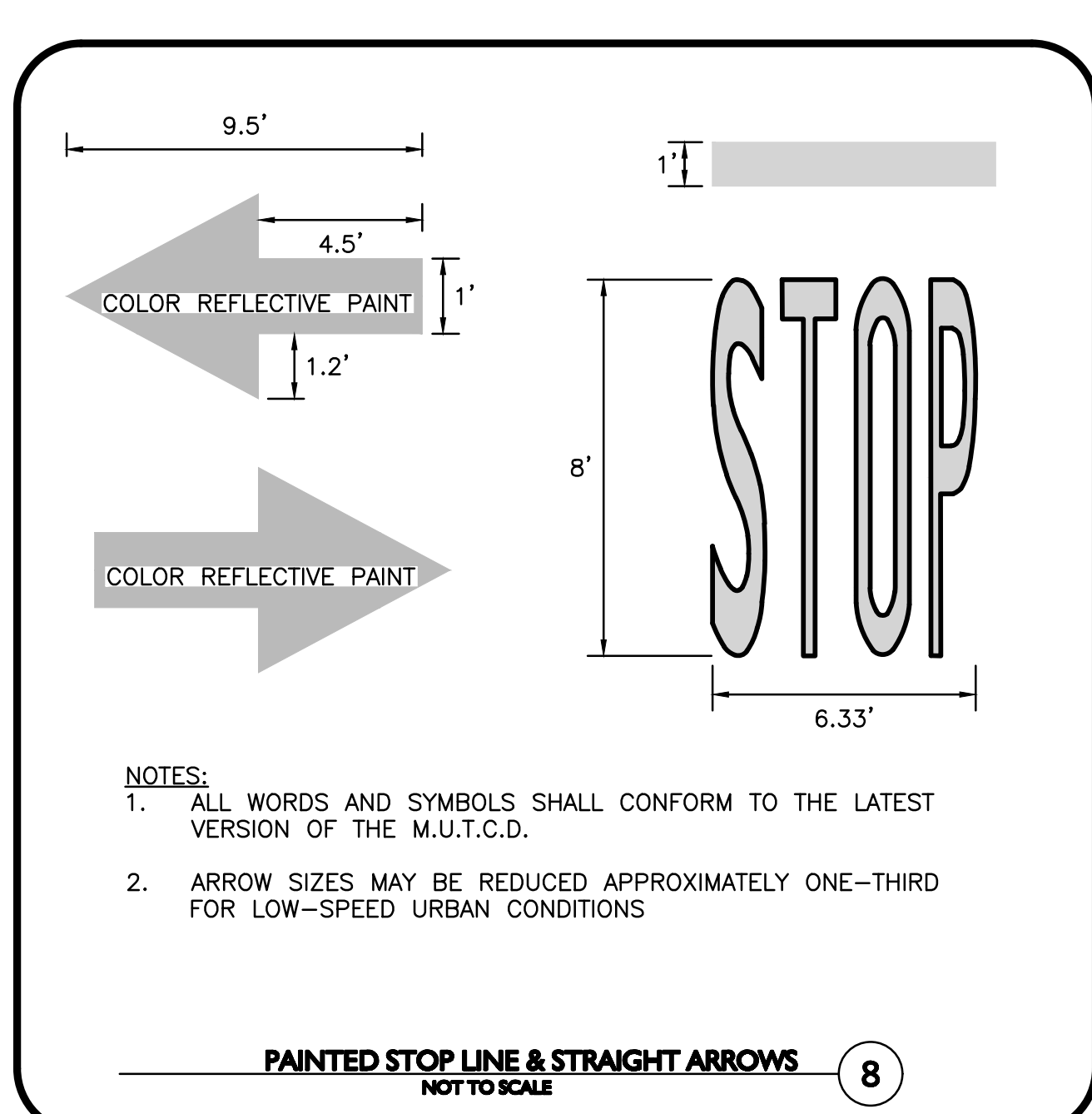
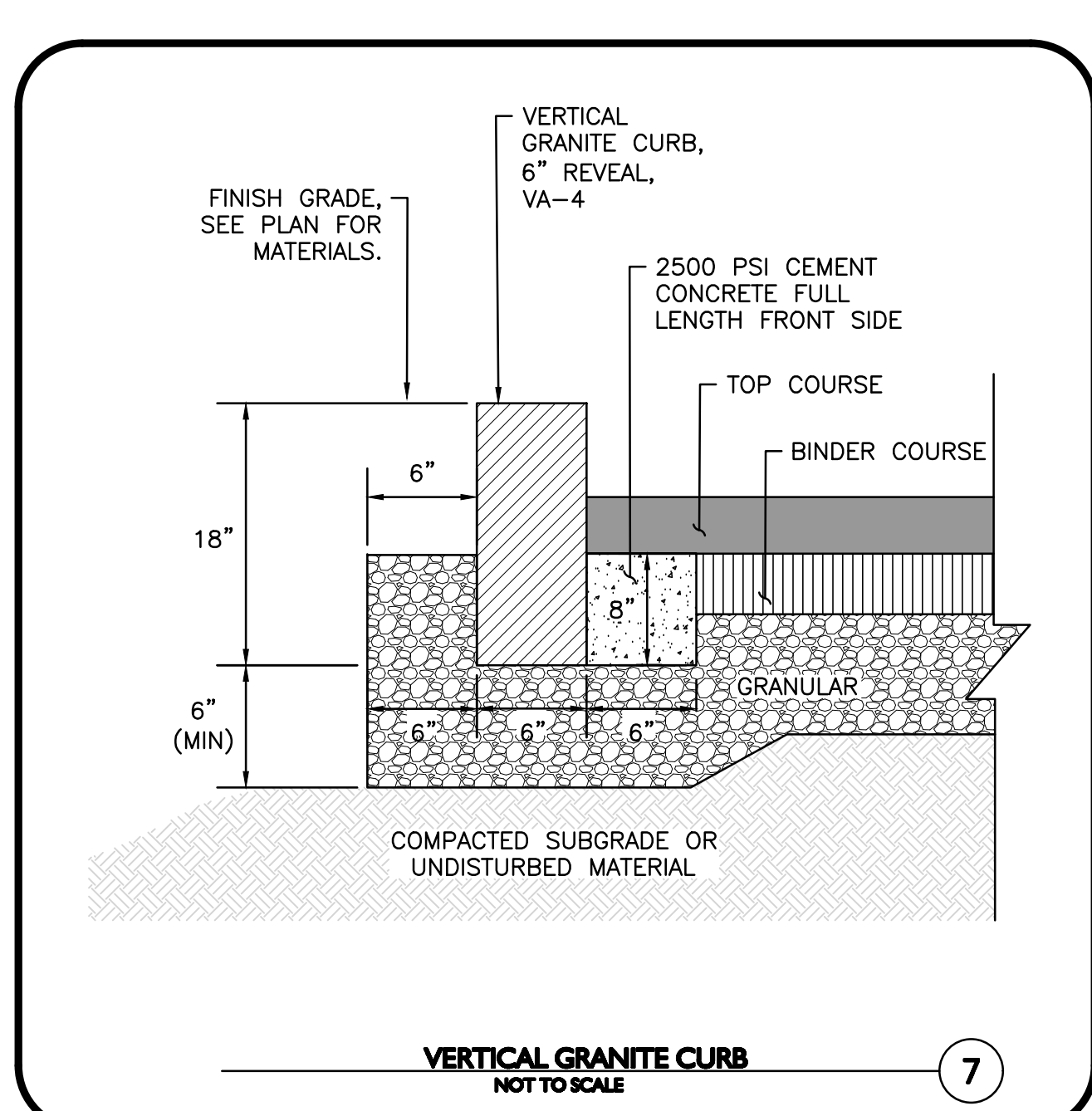
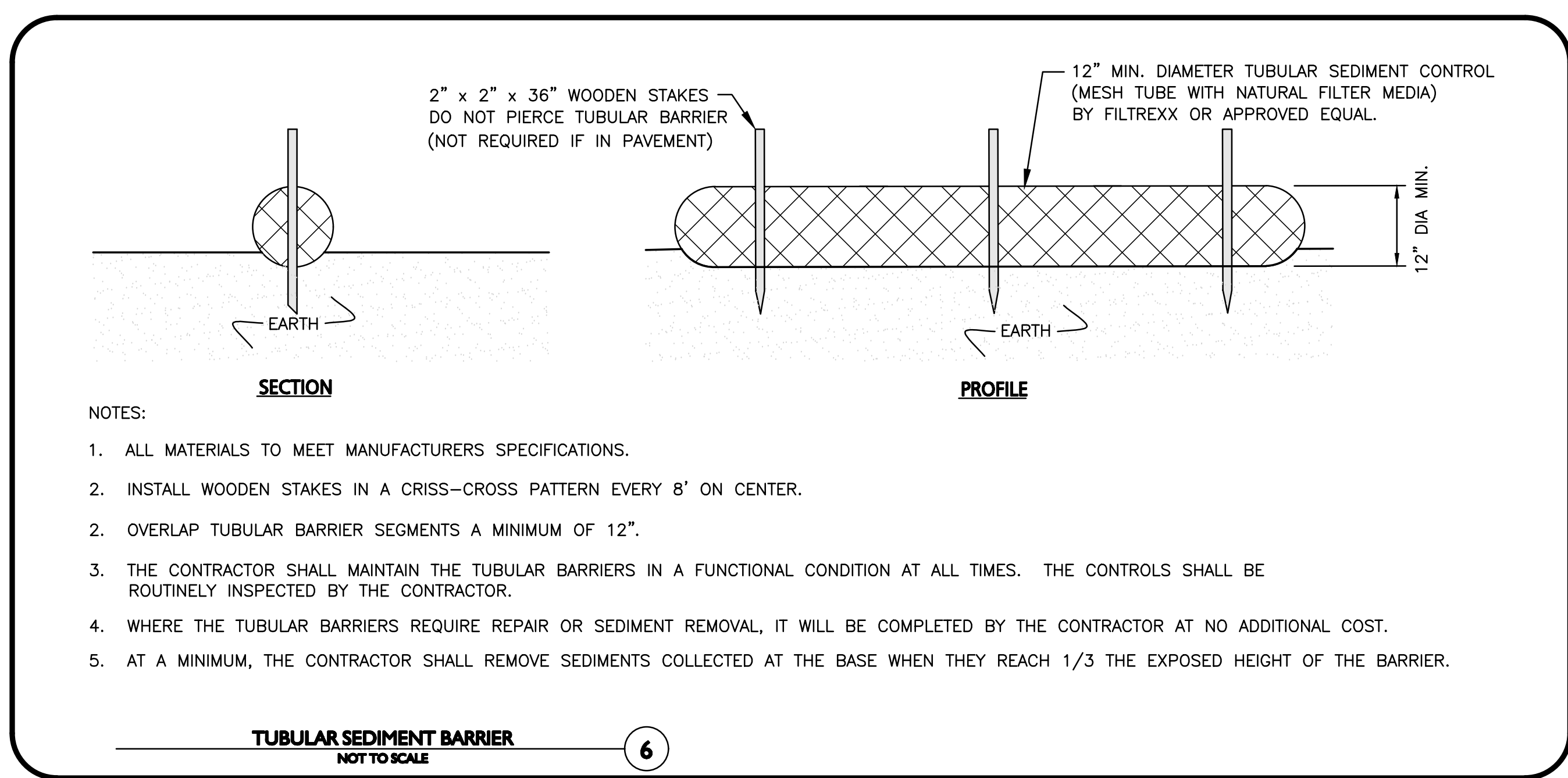
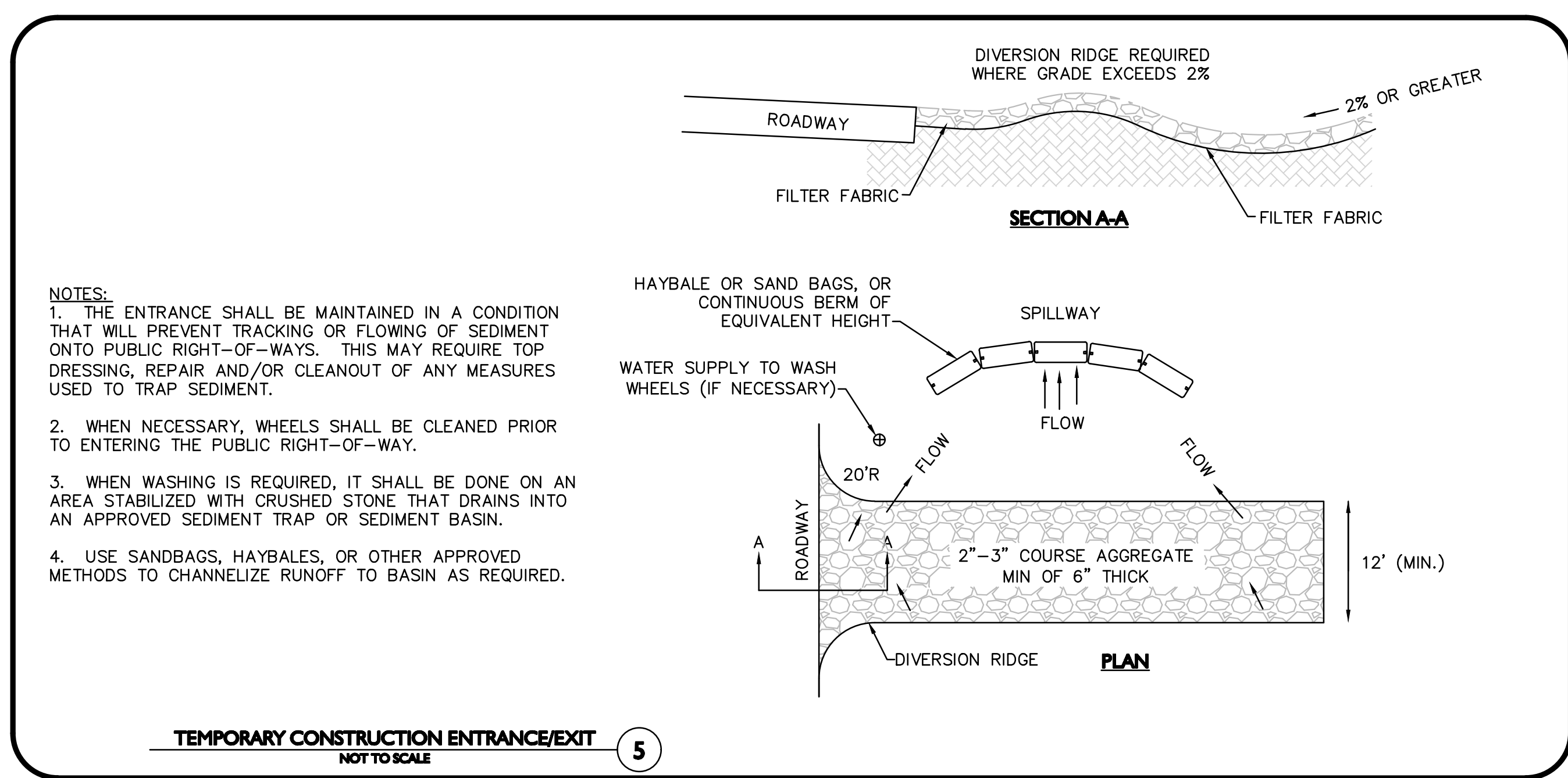
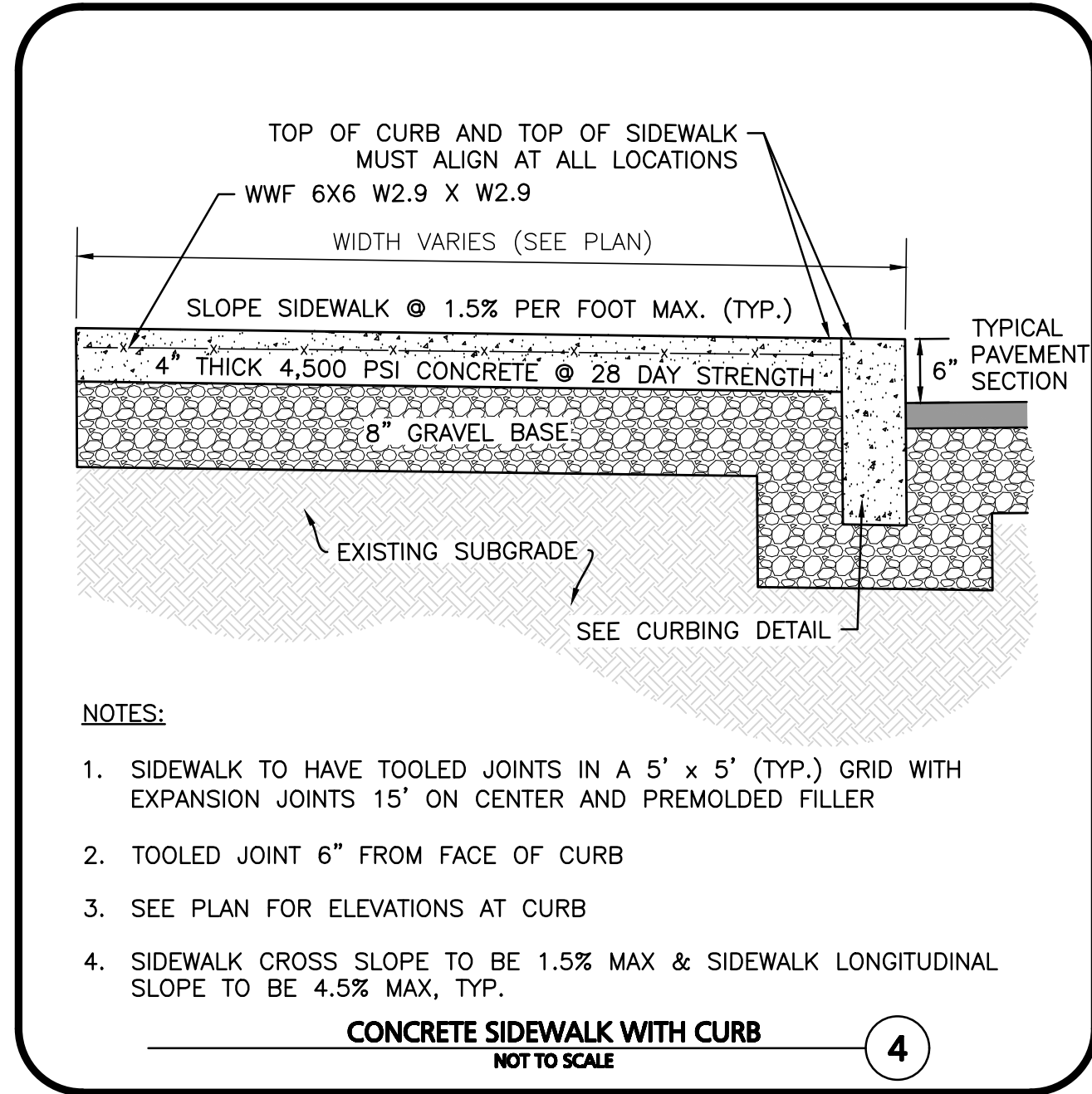
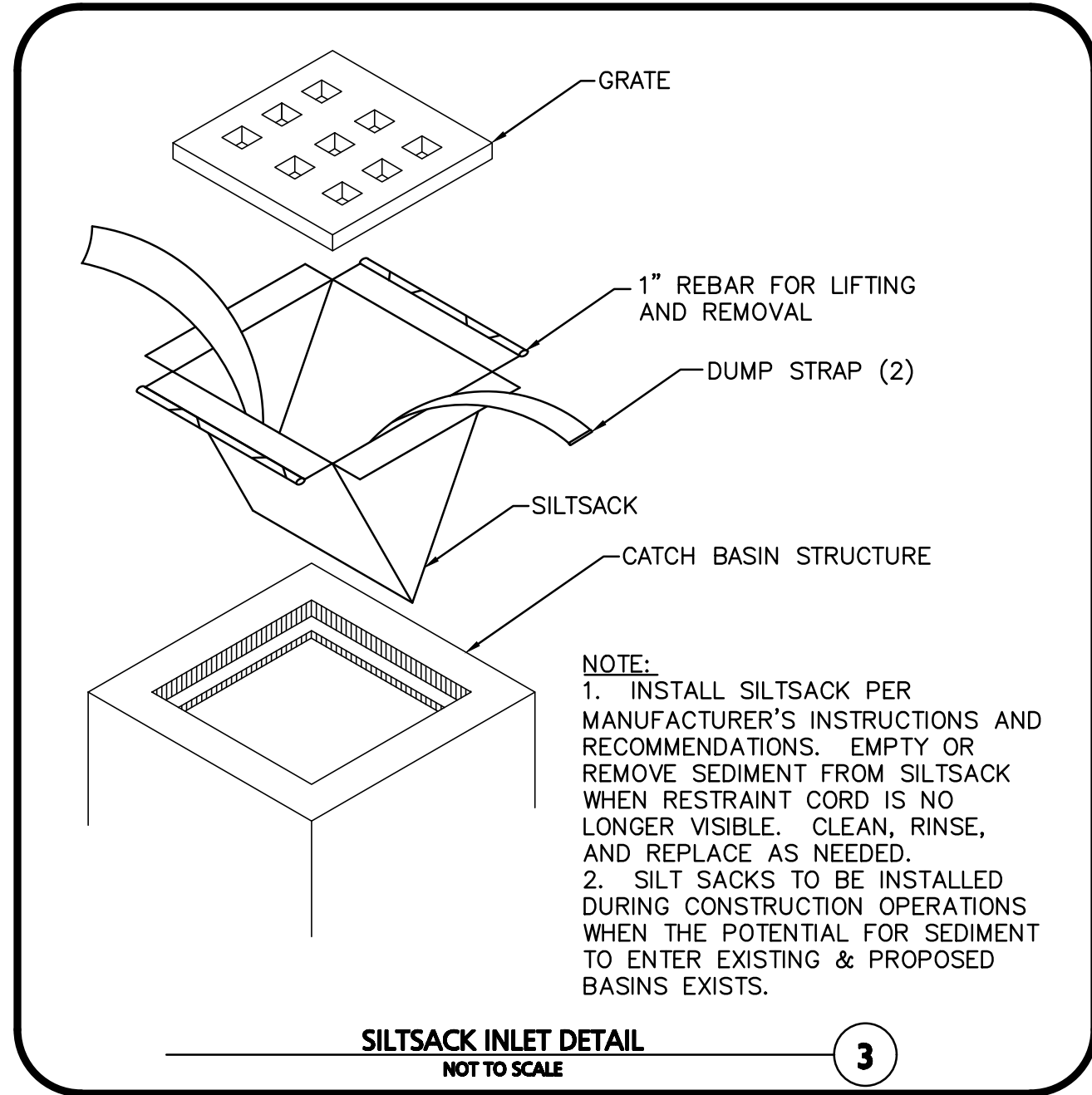
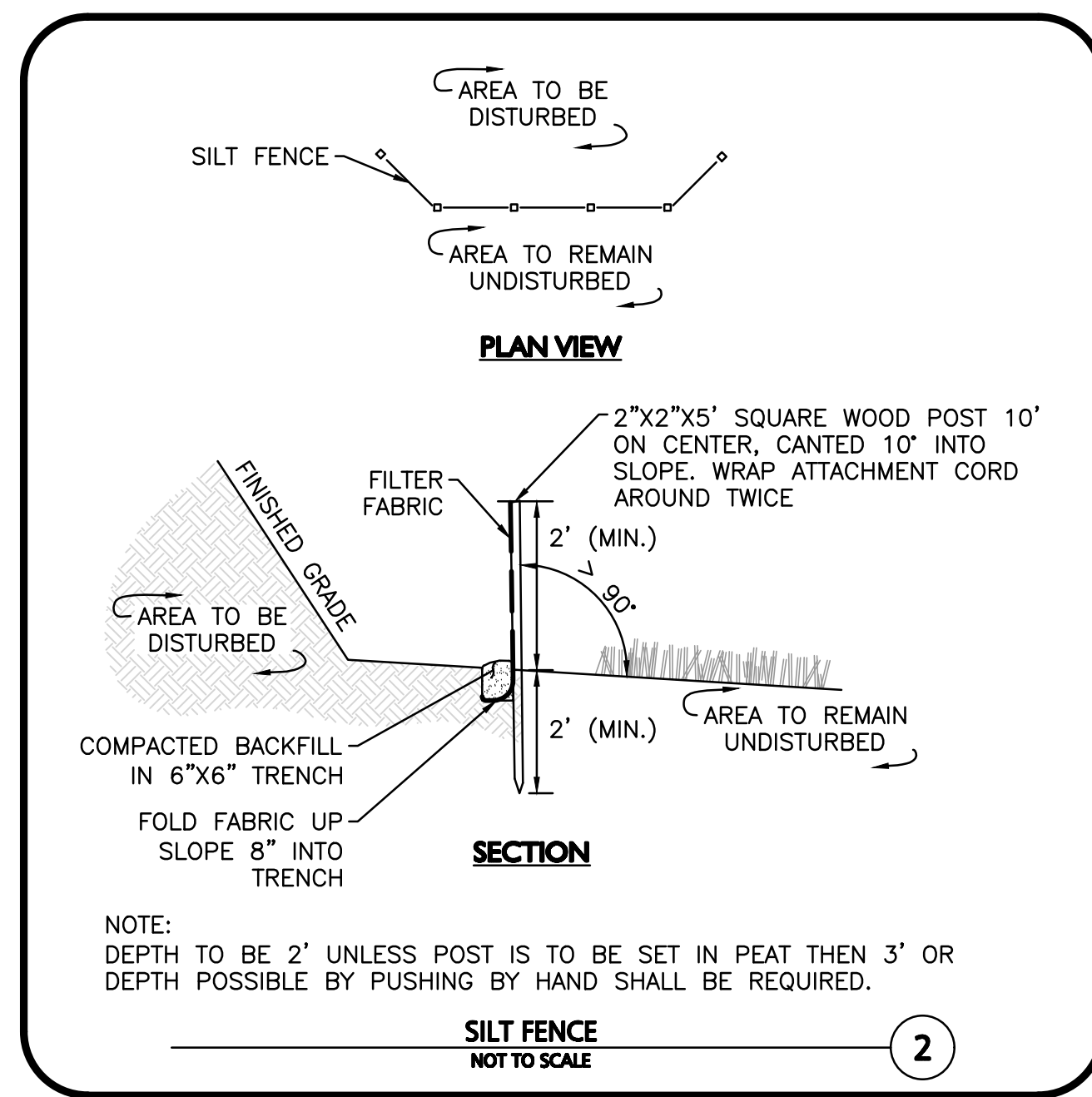
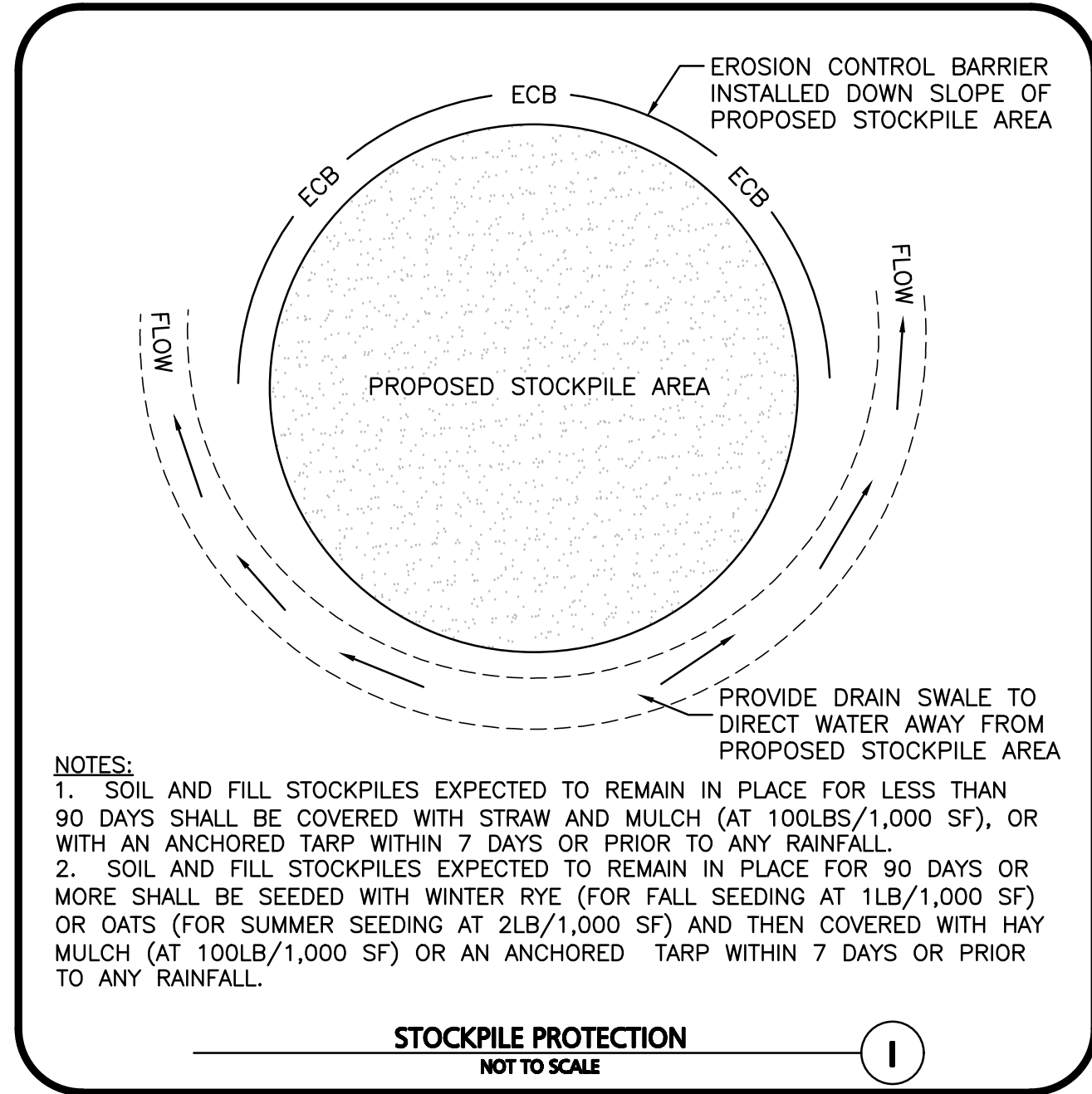
DRAWING TITLE:	SHEET No.
FIRE TRUCK TURNING PLAN	C-109



DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

N:\PROJECTS\2398-08\CIVIL\DRAWINGS\CURRENT\C-2398-08_FIRE TRUCK TURNING.DWG



Carlton M. Quinn
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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APPLICANT/OWNER:
281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND RESIDENTIAL DEVELOPMENT
281 MAIN STREET
READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24

SCALE: AS SHOWN DWG. NAME: C-2398-08

DESIGNED BY: MB CHECKED BY: CMQ

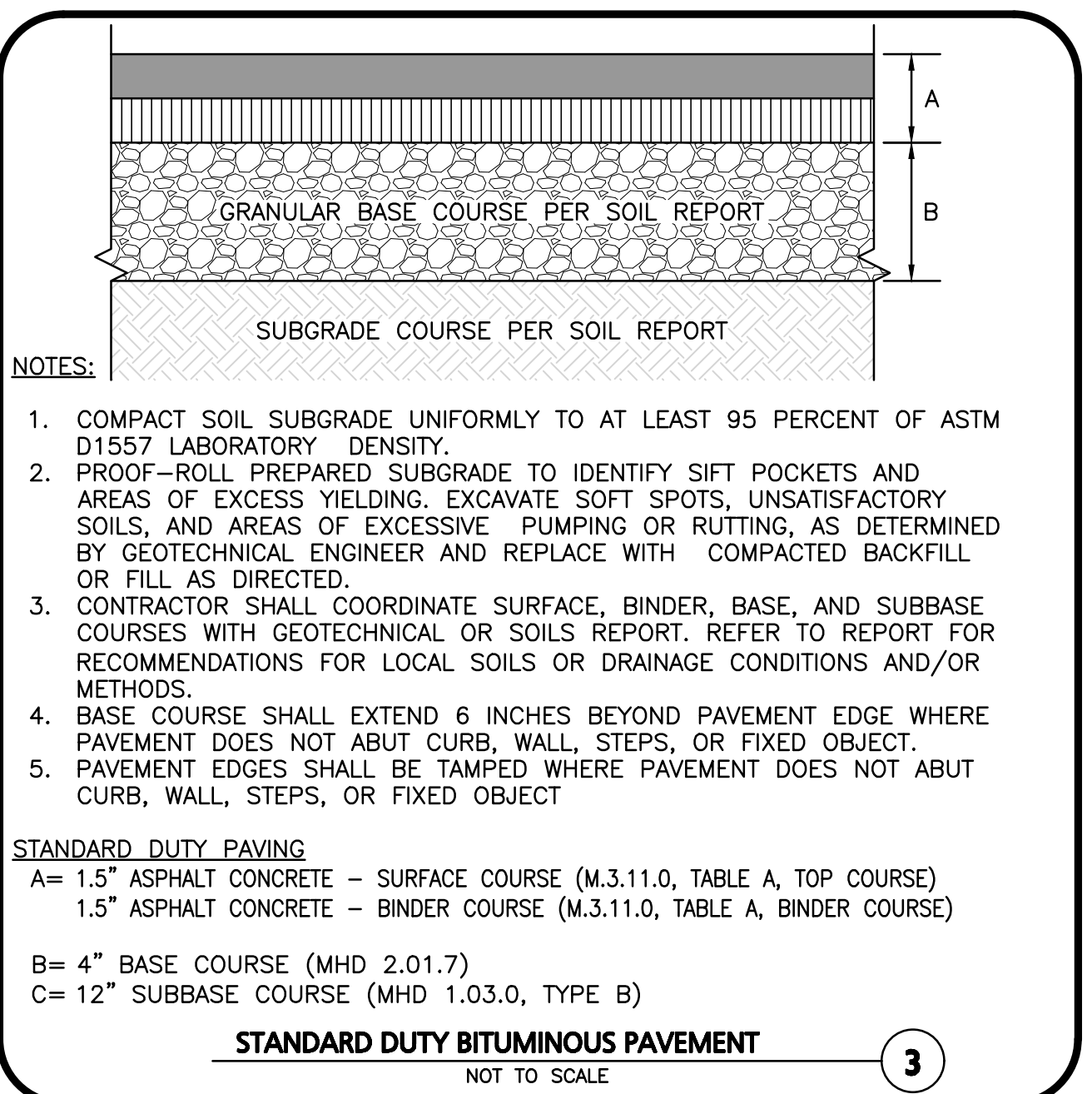
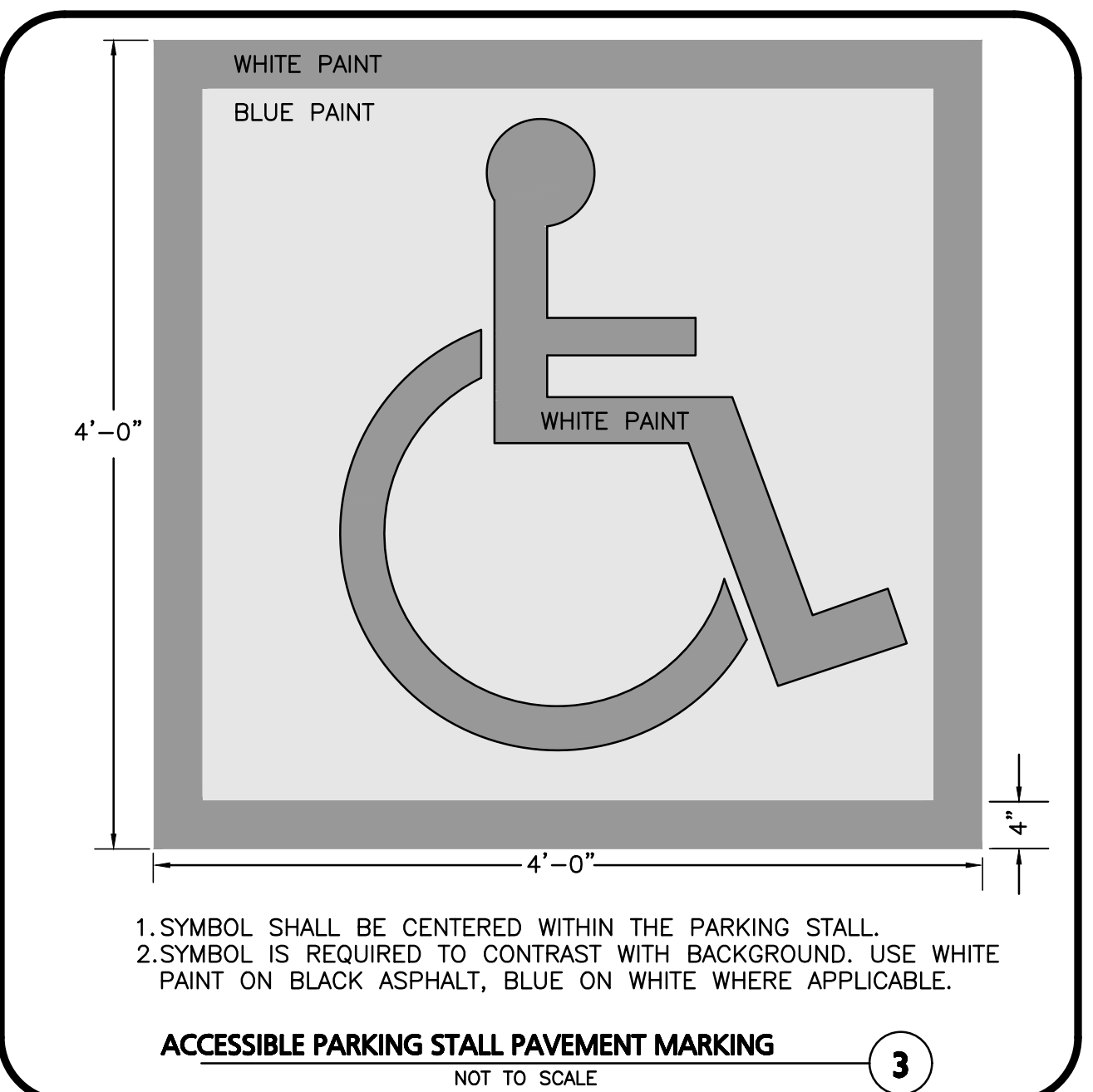
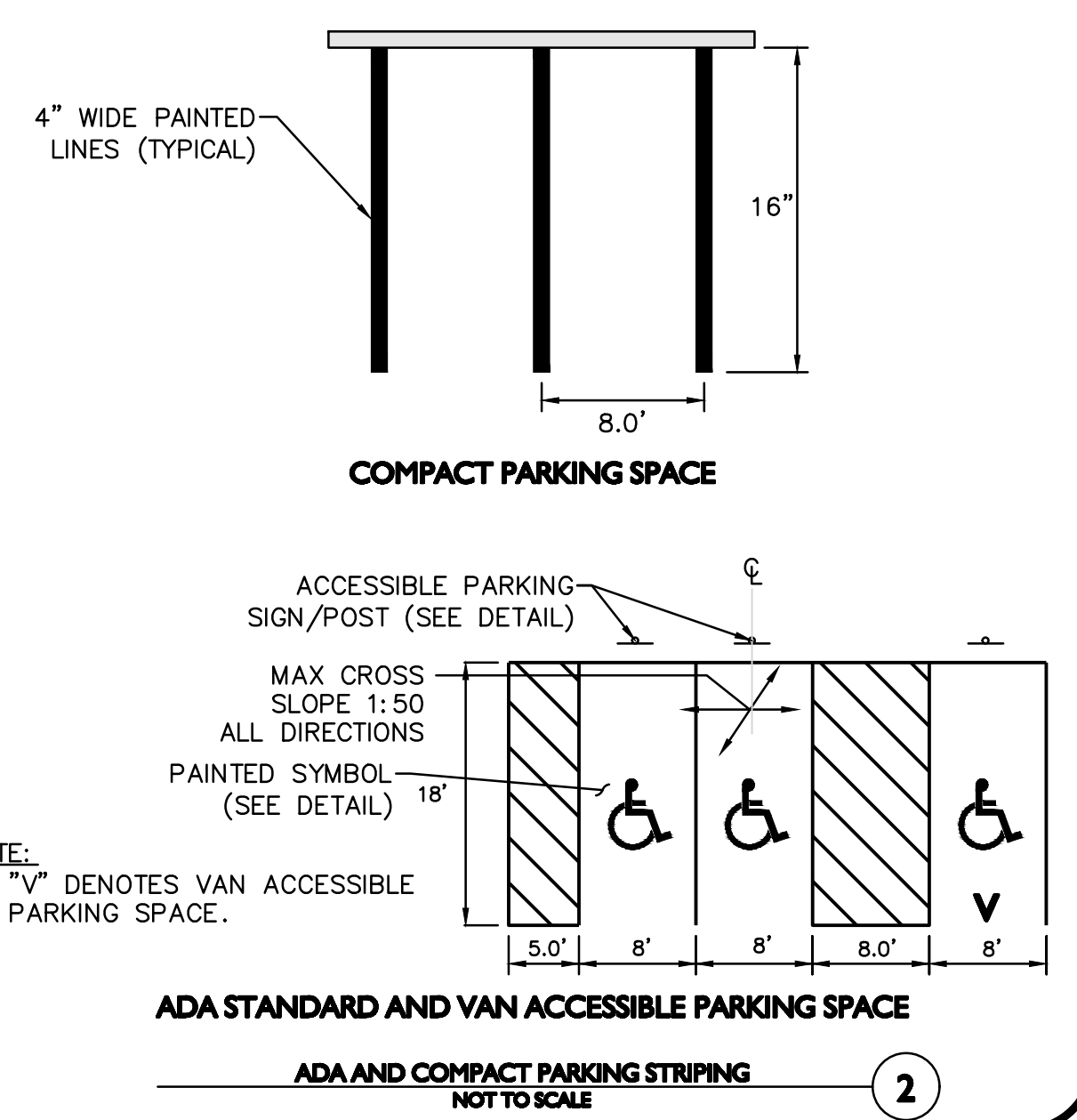
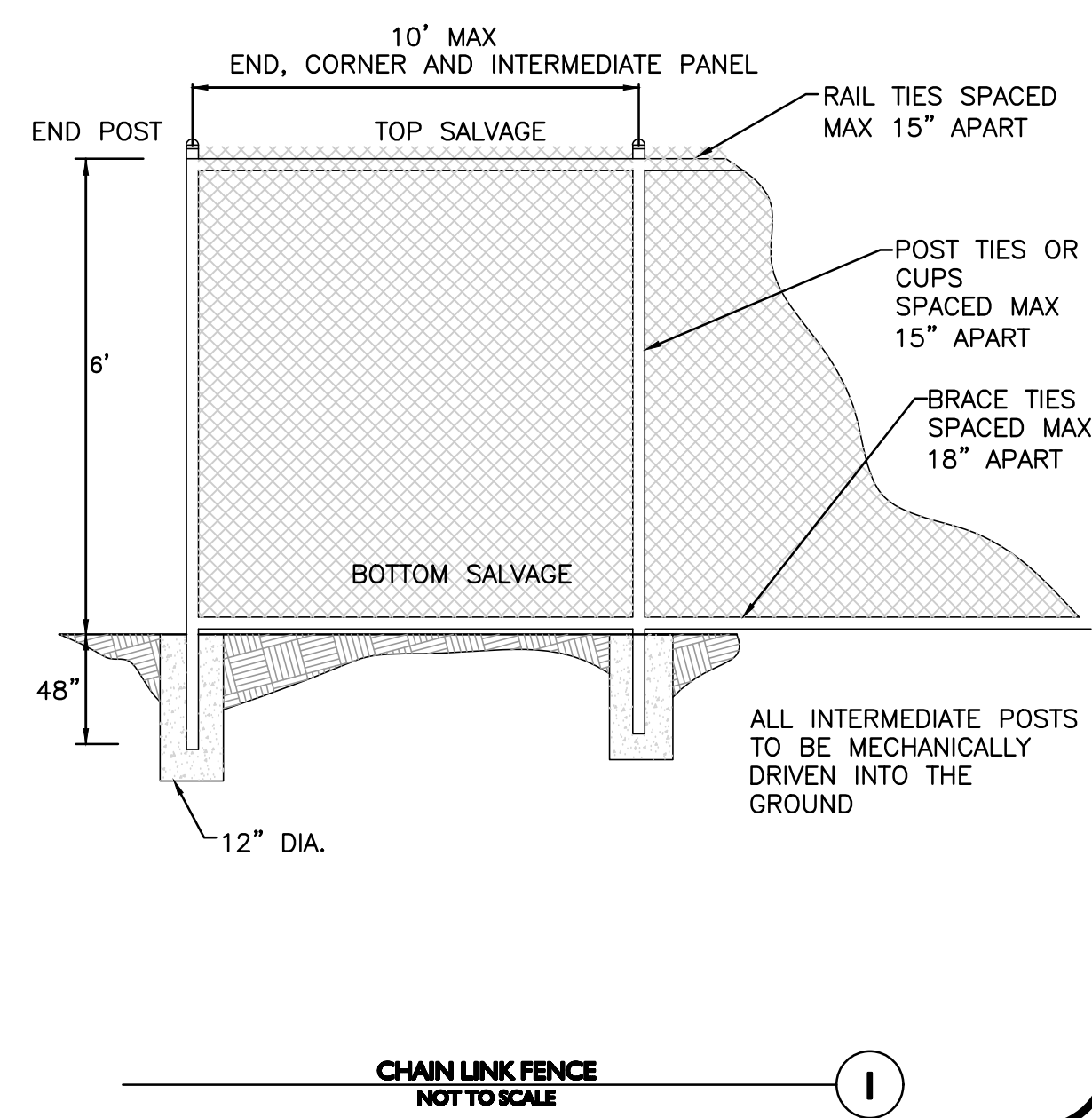
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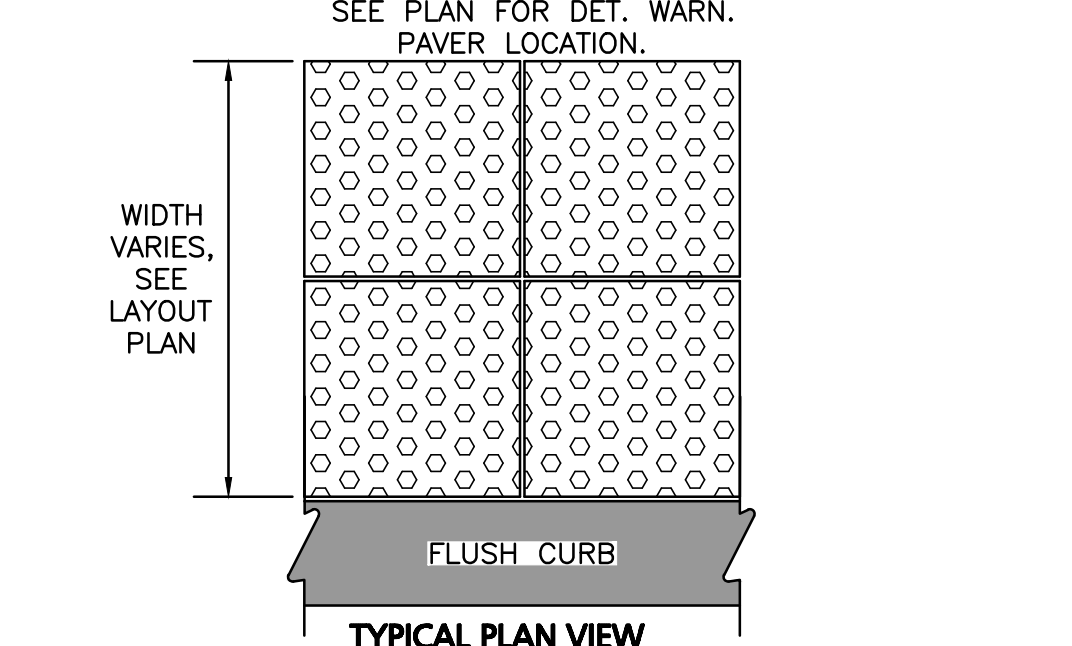
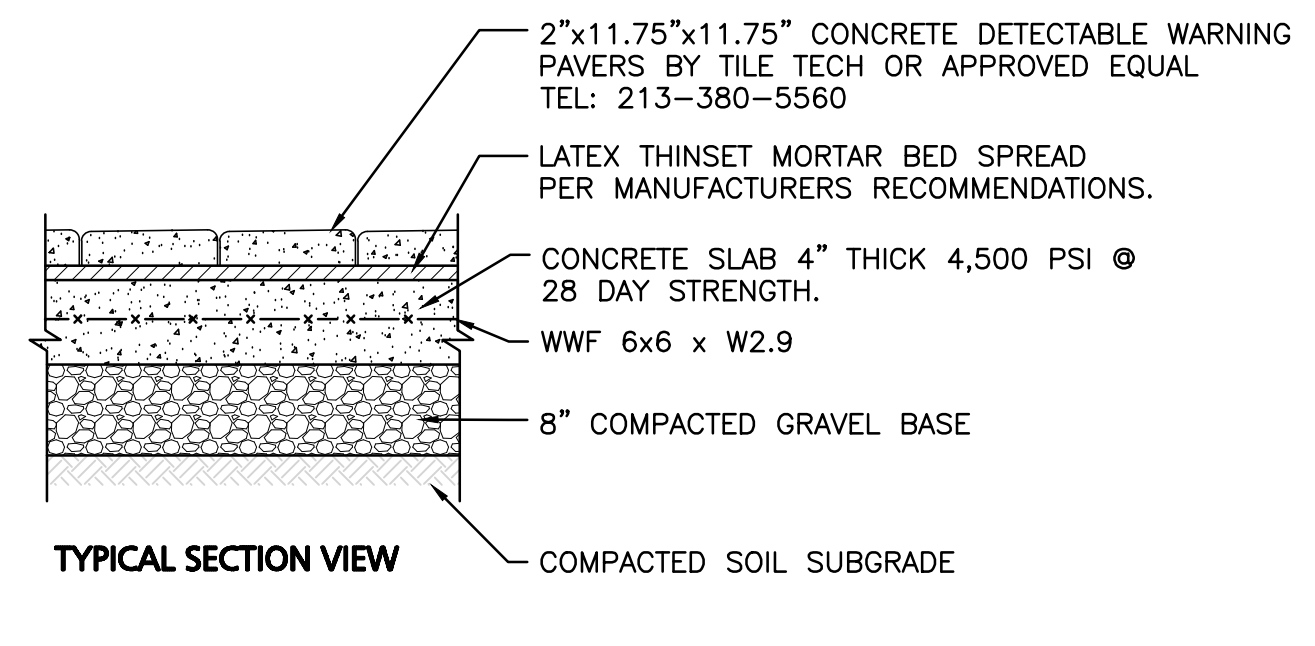
DRAWING TITLE: DETAILS SHEET No. C-501



NOTES:

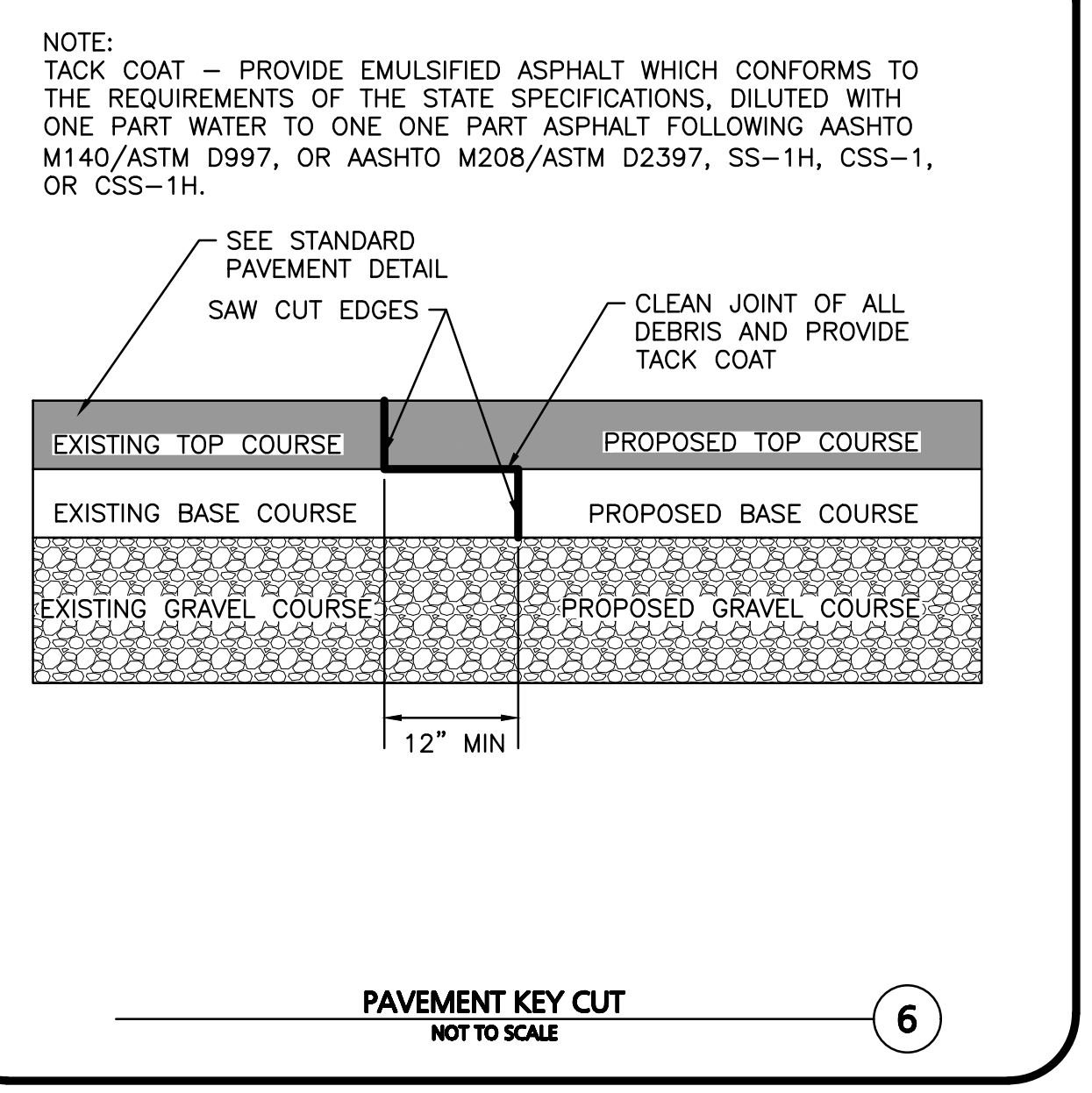
1. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95 PERCENT OF ASTM D1557 LABORATORY DENSITY.
2. PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SIFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
3. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, BASE, AND SUBBASE COURSES WITH GEOTECHNICAL OR SOILS REPORT. REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
4. BASE COURSE SHALL EXTEND 6 INCHES BEYOND PAVEMENT EDGE WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.
5. PAVEMENT EDGES SHALL BE TAMPED WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.

STANDARD DUTY PAVING
 A= 1.5" ASPHALT CONCRETE - SURFACE COURSE (M.3.11.0, TABLE A, TOP COURSE)
 1.5" ASPHALT CONCRETE - BINDER COURSE (M.3.11.0, TABLE A, BINDER COURSE)
 B= 4" BASE COURSE (MHD 2.01.7)
 C= 12" SUBBASE COURSE (MHD 1.03.0, TYPE B)

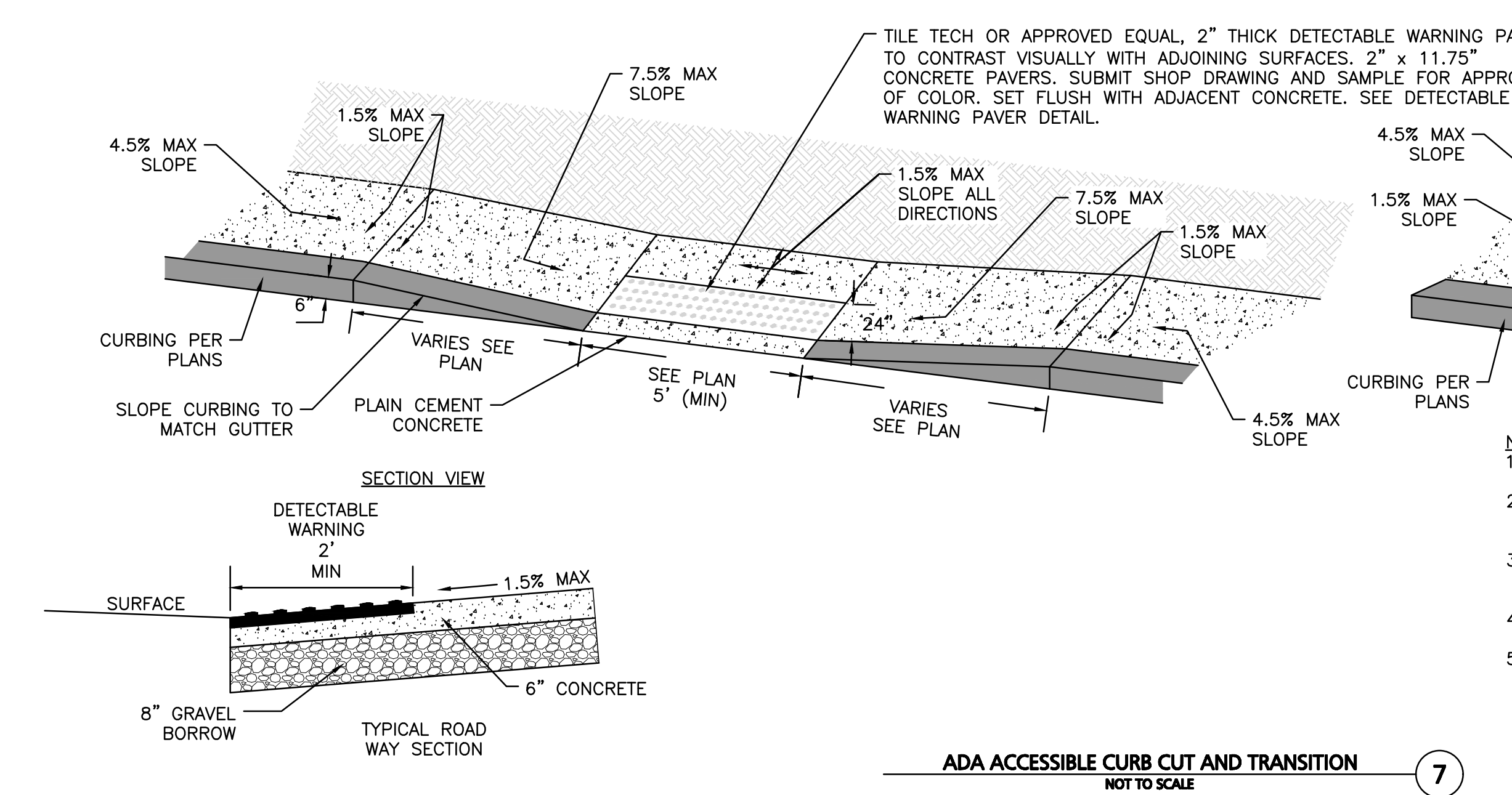
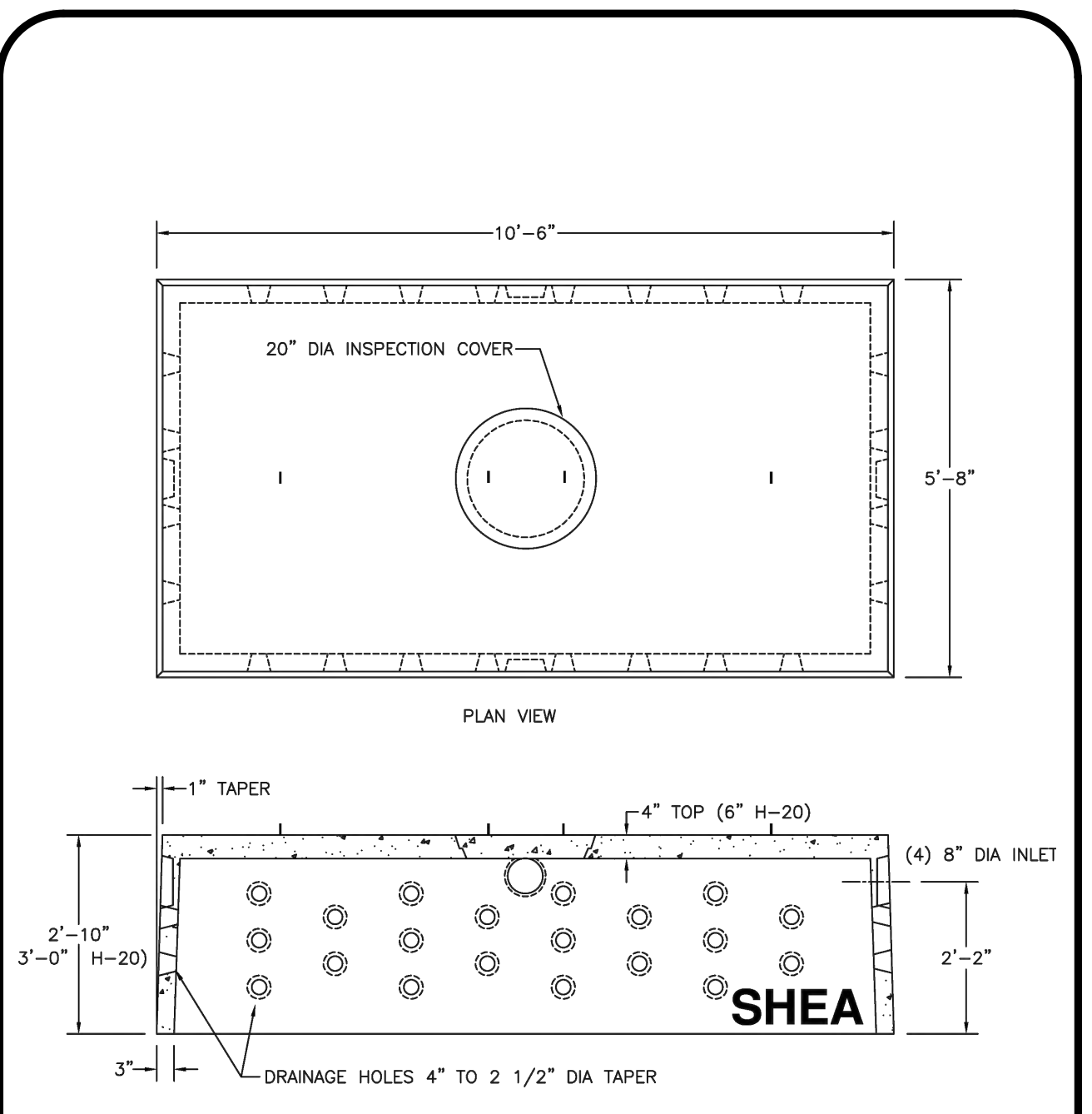


NOTES:

1. CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
2. SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
3. SET TILES FLUSH WITH ADJACENT MATERIALS.
4. SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
5. INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS OR DESIGN ENGINEER.
6. ALL DET. WARN. PAVERS SHALL COMPLY WITH ADA REGULATIONS.



NOTE:
 TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



NOTES:

1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
4. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
5. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

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 281 MAIN STREET
 READING, MA 01867

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 MIXED-USE RETAIL AND
 RESIDENTIAL DEVELOPMENT
 281 MAIN STREET
 READING, MA

PROJECT NO.	2398-08	DATE:	2025-11-24
SCALE:	AS SHOWN	DWG. NAME:	C-2398-08
DESIGNED BY:	MB	CHECKED BY:	CMQ

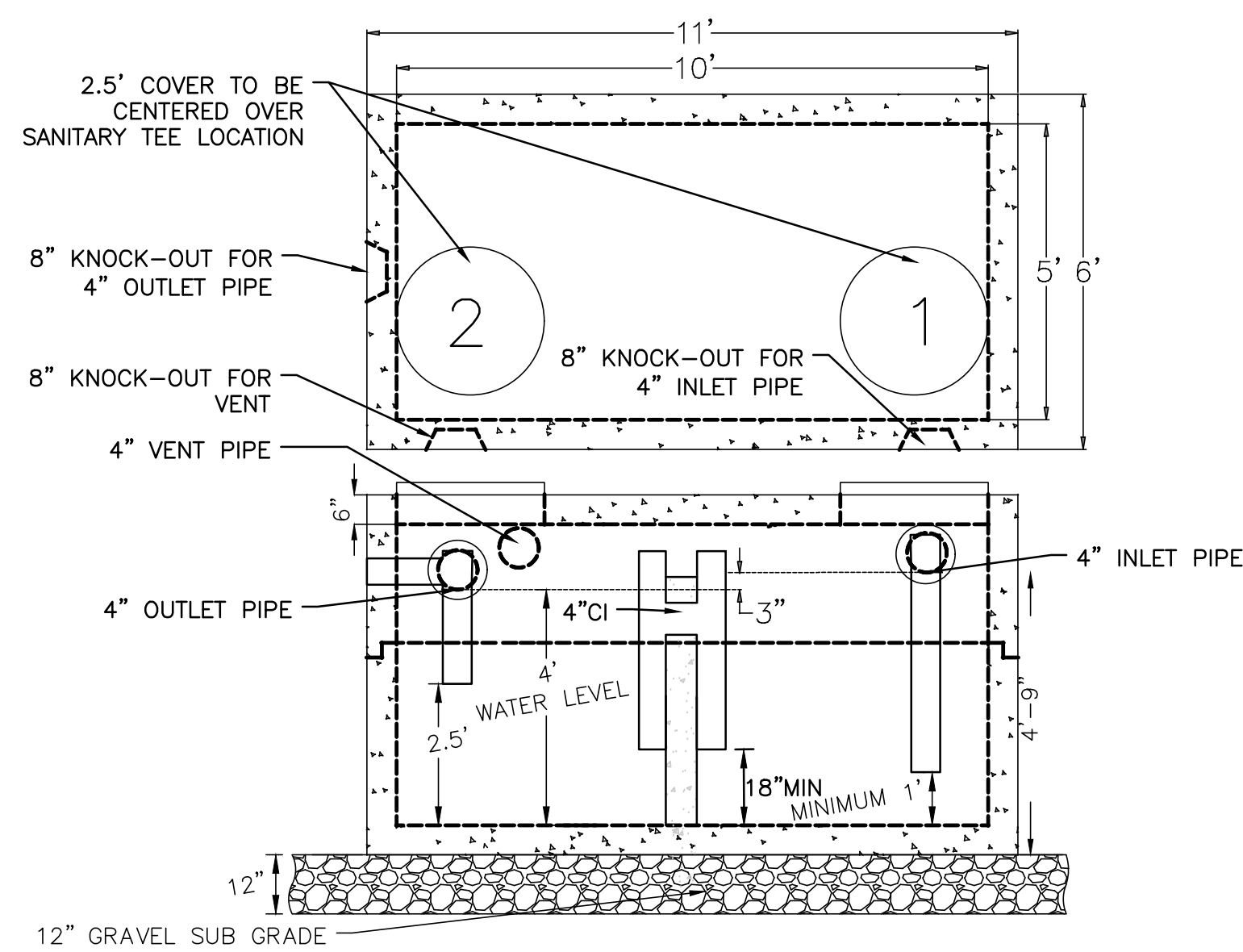
PREPARED BY:

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 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY, SUITE 5
 WOBURN MA 01801
 TEL: (781) 935-6889
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DRAWING TITLE:	SHEET No.
DETAILS	C-502

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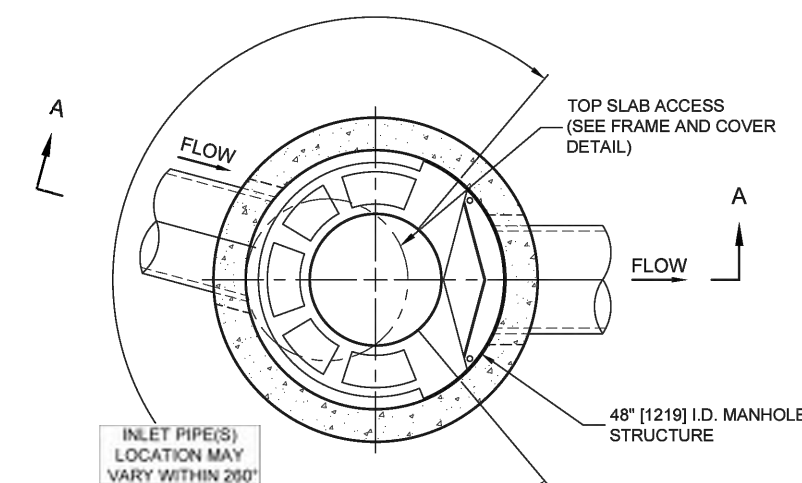
- DESIGN NOTES:
1. CONCRETE 5,000 PSI. @ 28 DAYS
 2. HS-20-44 LOADING WITH 12" TO 60" OF COVER
 3. REINFORCING ASTM A-615 GRADE 60
 4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
 5. EXTERIOR BITUMINOUS COATING AS REQUIRED

	FLOOR	VERT. FT.	COVER
WEIGHT	4,800 lbs.	2,300 lbs.	4,800 lbs.
VOLUME		375 gdl.	

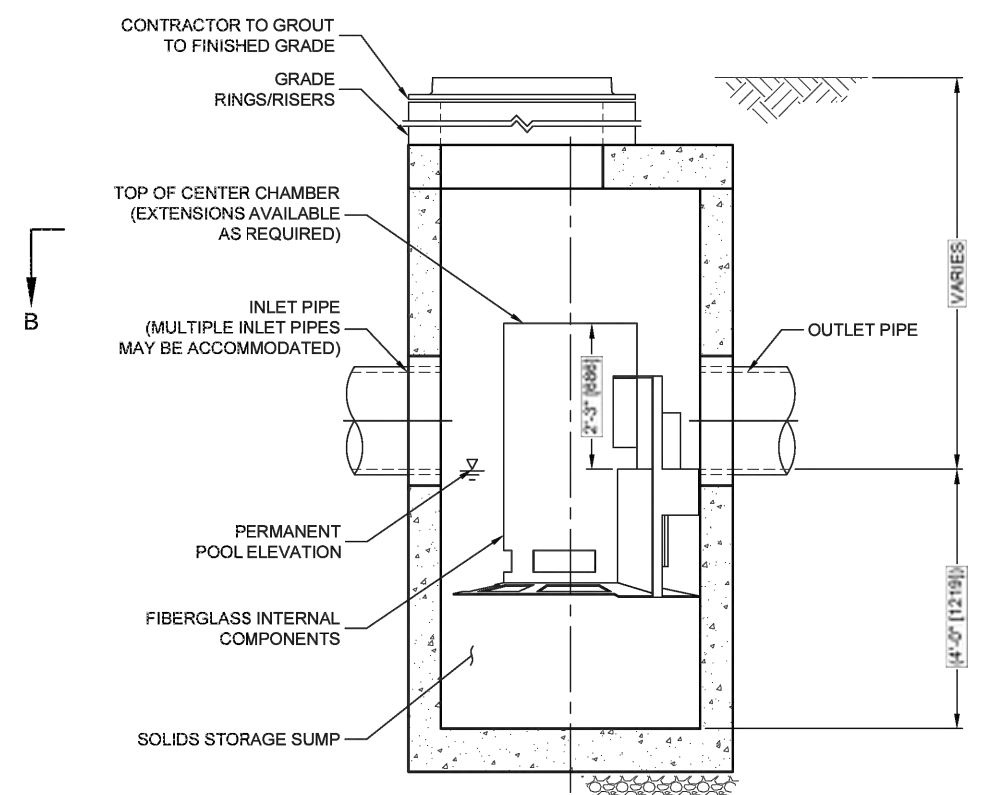
SCITUATE COMPANIES
 SCITUATE RAY PRECAST
 120 GLAY PIT ROAD
 MARSHFIELD, MA 02050
 PHONE # 1-800-440-0009
 FAX # 781-637-4320

GREASE TRAP (1,500 GAL)
 NOT TO SCALE

1



PLAN VIEW B-B
 NOT TO SCALE



ELEVATION A-A
 NOT TO SCALE

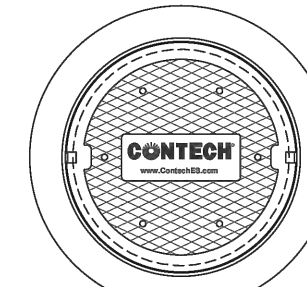
CASCADE separator™

CASCADE SEPARATOR - CS4 - (WQU)
 NOT TO SCALE

2

CS-4 RATED TREATMENT CAPACITY IS 2.0 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
 (DIAMETER VARIES)
 NOT TO SCALE

- GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H20D LOAD RATING, ASSUMING EARTH COVER OF 0.2 (18) IN. AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M240 AND BE CAST WITH THE CONTECH LOGO.
 5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES:
- A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
 ENGINEERED SOLUTIONS LLC
www.conteches.com
 8025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
 800-338-1122 513-646-7000 513-646-7993 FAX

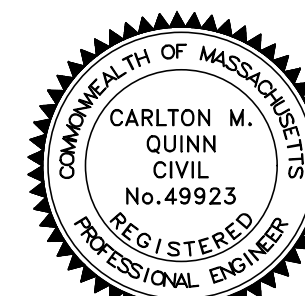
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs [L/s])	PEAK FLOW RATE (cfs [L/s])	RETURN PERIOD OF PEAK FLOW (yrs)

PIPE DATA	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

NOTES/SPECIAL REQUIREMENTS:

CS-4 CASCADE SEPARATOR STANDARD DETAIL



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 281 MAIN STREET
 READING, MA 01867

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 READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24
 SCALE: AS SHOWN DWG. NAME: C-2398-08

DESIGNED BY: MB CHECKED BY: CMQ

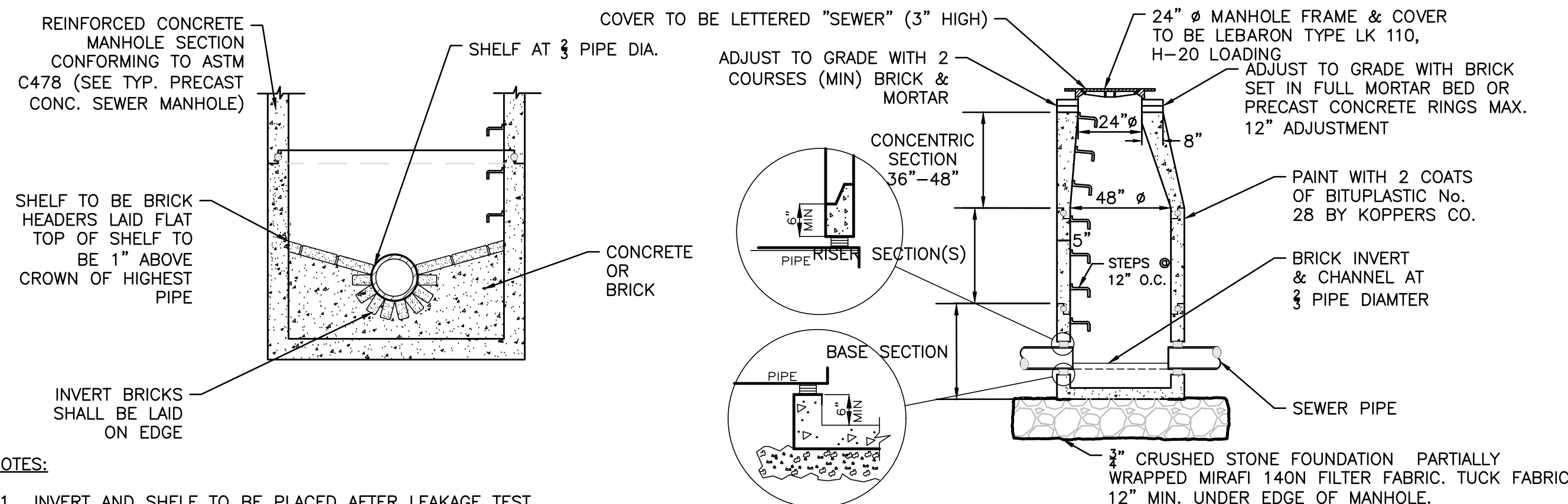
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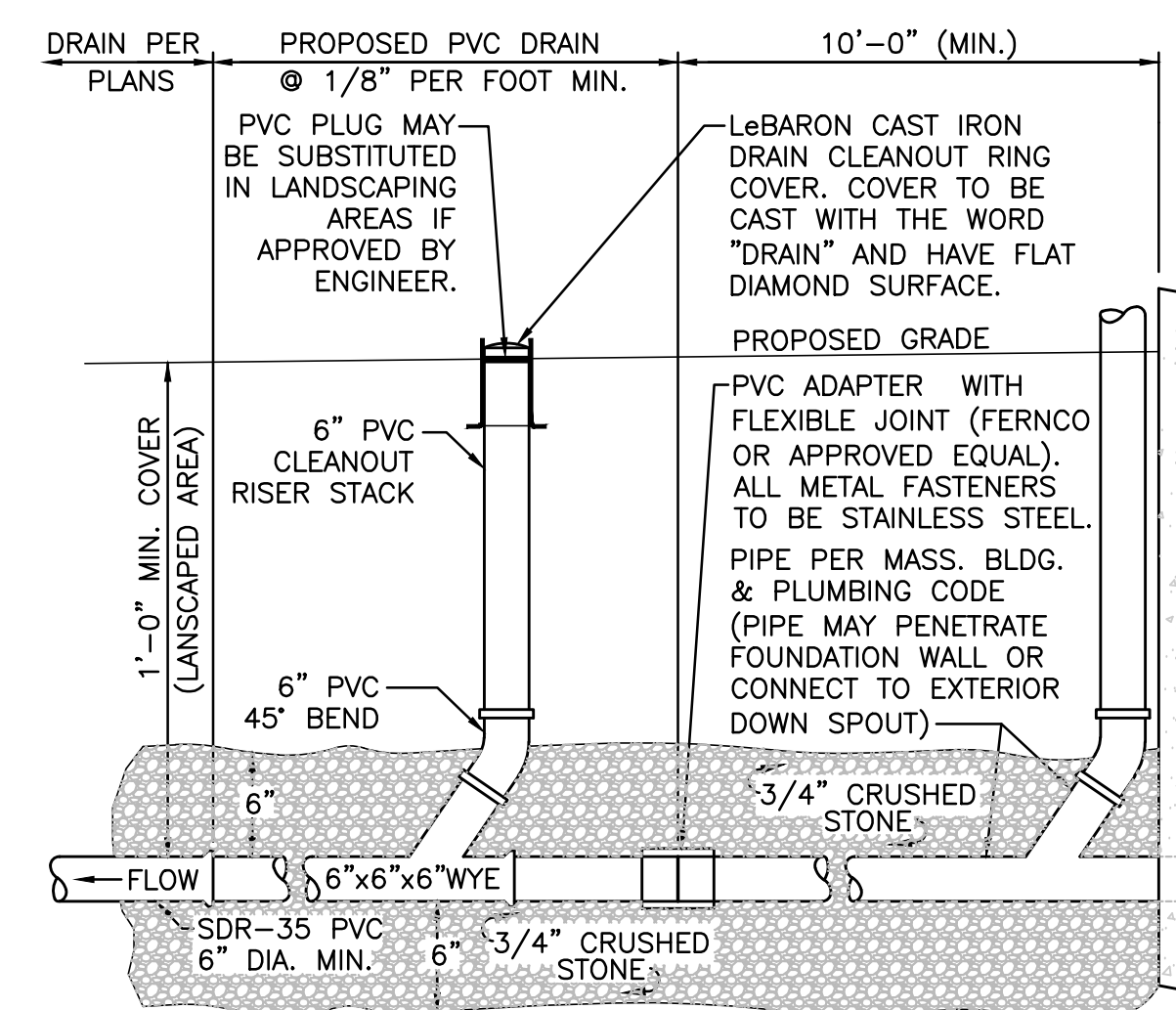


- NOTES:
1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
 2. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF CEMENT CONCRETE OR BRICK IN MORTAR.

NOTE:
 THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OR PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.

PRECAST CONCRETE SEWER MANHOLE
 NOT TO SCALE

3



ROOF DRAIN
 NOT TO SCALE

4



SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- CHAMBER ROWS SHALL BE STRUCTURALLY BACKFILLED AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2797, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT². THE ARCH STIFFNESS CONSTANT IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73°F / 23°C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.55 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2797 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

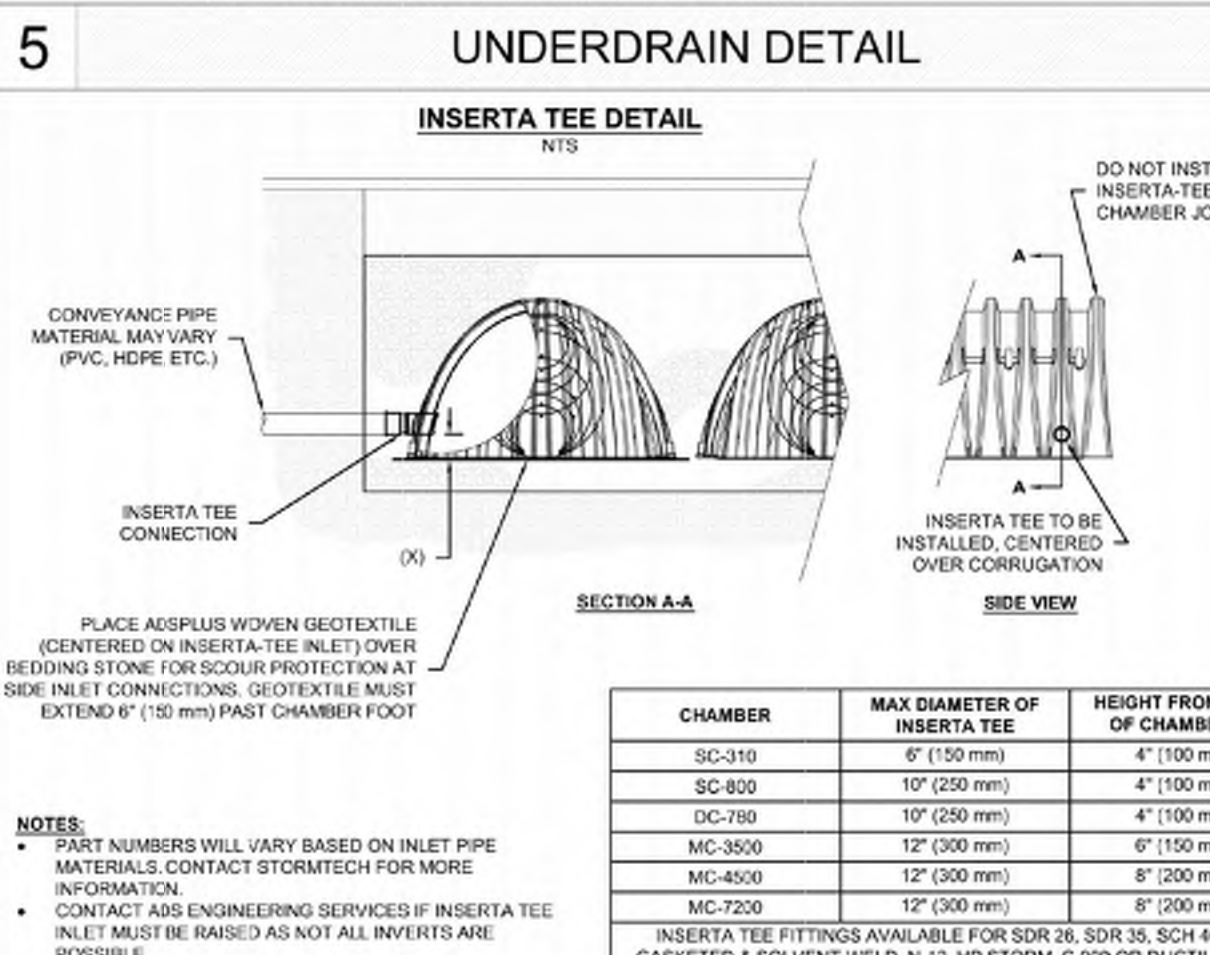
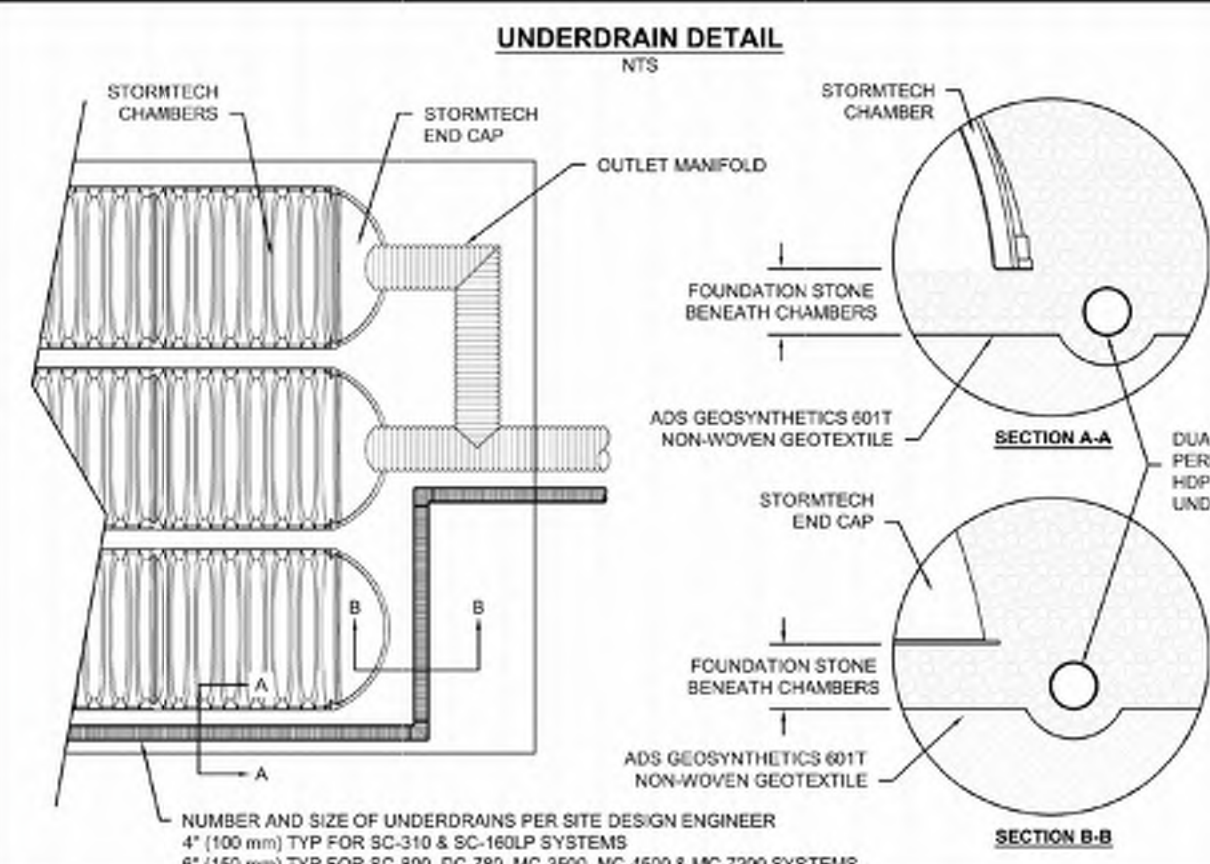
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310DC-780SC-800".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG-BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM .3" (7.5 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M33 #3, 357, 4, 467, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXISTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

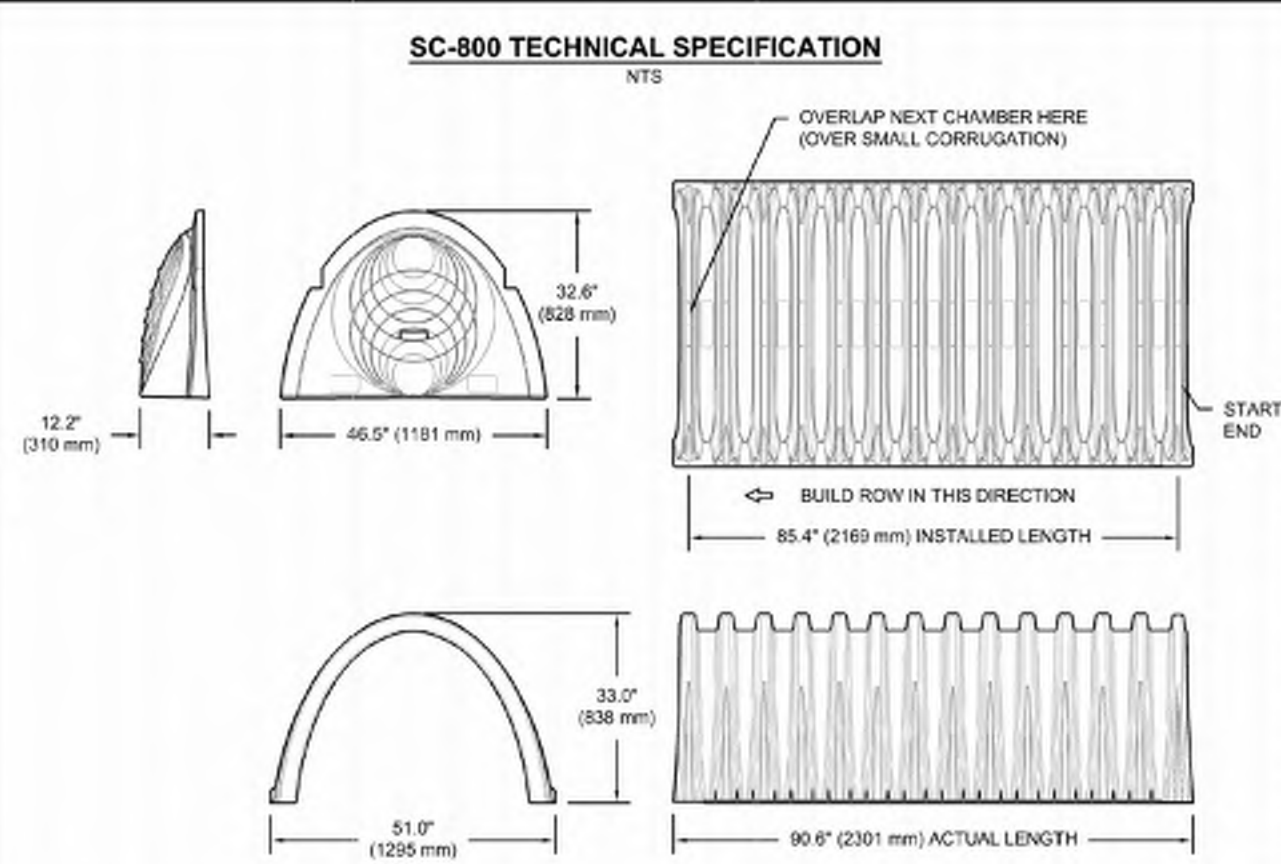
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310DC-780SC-800".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-310DC-780SC-800".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE SC-310DC-780SC-800".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (K)
SC-310	6" (150 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	6" (150 mm)
MC-7200	12" (300 mm)	6" (150 mm)



PART #	STUB	B	C
SCROEPE09TPC	6" (150 mm)	21.4" (544 mm)	0.9" (23 mm)
SCROEPE09BPC	6" (150 mm)	19.2" (488 mm)	1.0" (25 mm)
SCROEPE10TPC	10" (250 mm)	17.0" (432 mm)	1.2" (30 mm)
SCROEPE10BPC	10" (250 mm)	14.4" (366 mm)	1.0" (25 mm)
SCROEPE12TPC	12" (300 mm)	11.3" (287 mm)	1.3" (33 mm)
SCROEPE12BPC	12" (300 mm)	8.9" (226 mm)	1.0" (25 mm)
SCROEPE15BPC	15" (375 mm)	8.9" (226 mm)	2.0" (51 mm)
SCROEPE18TPC	18" (450 mm)	8.9" (226 mm)	2.3" (58 mm)
SCROEPE18BPC	18" (450 mm)	8.9" (226 mm)	2.3" (58 mm)

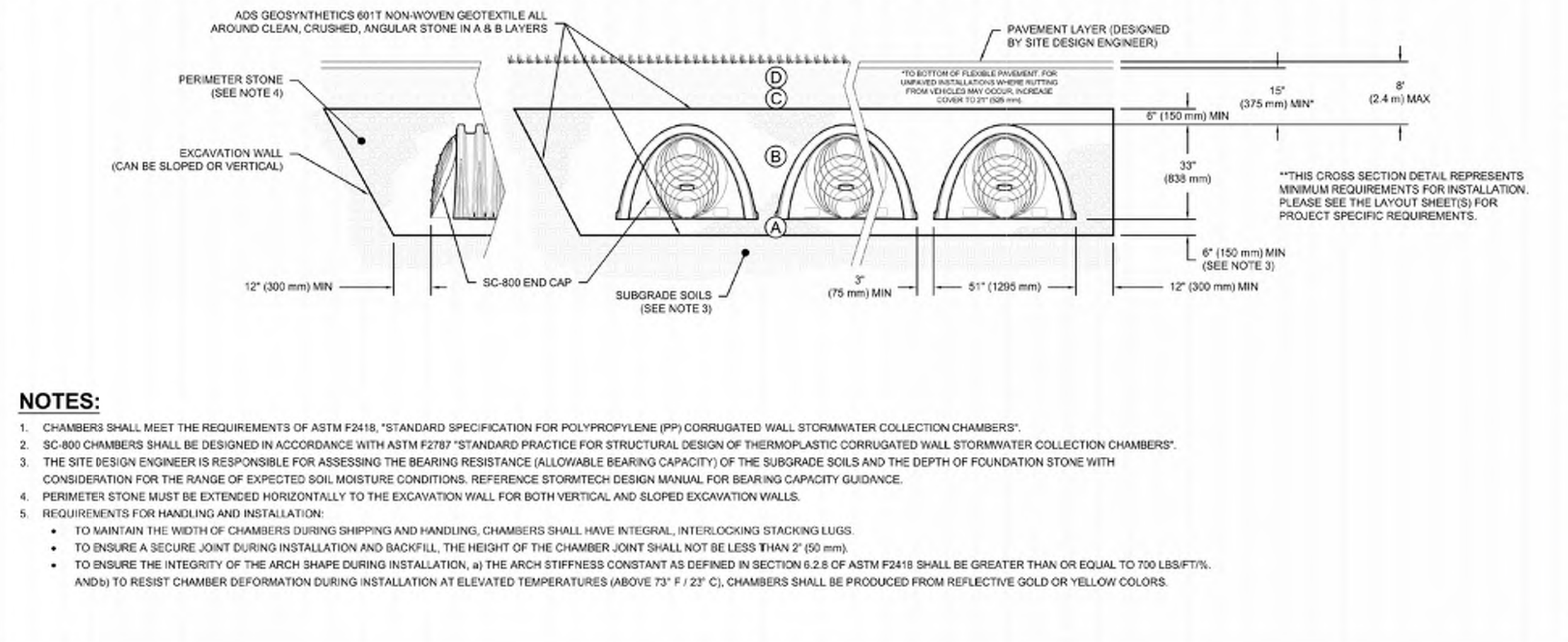
5 UNDERDRAIN DETAIL

2 SC-800 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

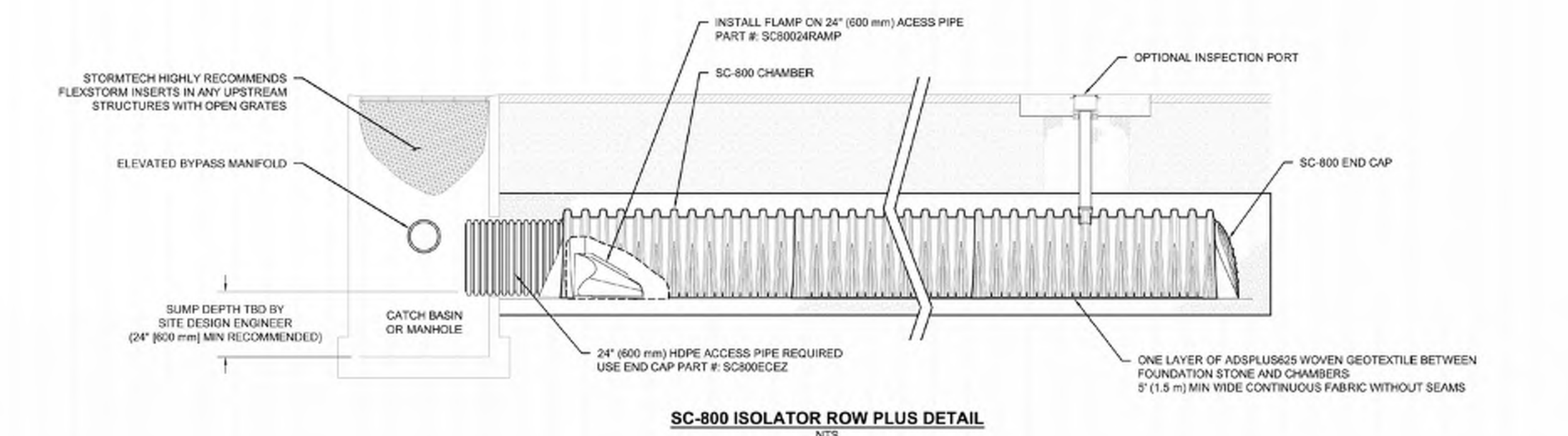
MATERIAL LAYER	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M140 ¹ A-1, A-2, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (5,300 kg). FORCE NOT TO EXCEED 20,000 lbs (9,000 kg).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{3,4}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
 - WHERE PAVEMENT SURFACES MAY BE COMPROBSED BY COMPACTION FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURE BACKFILL".

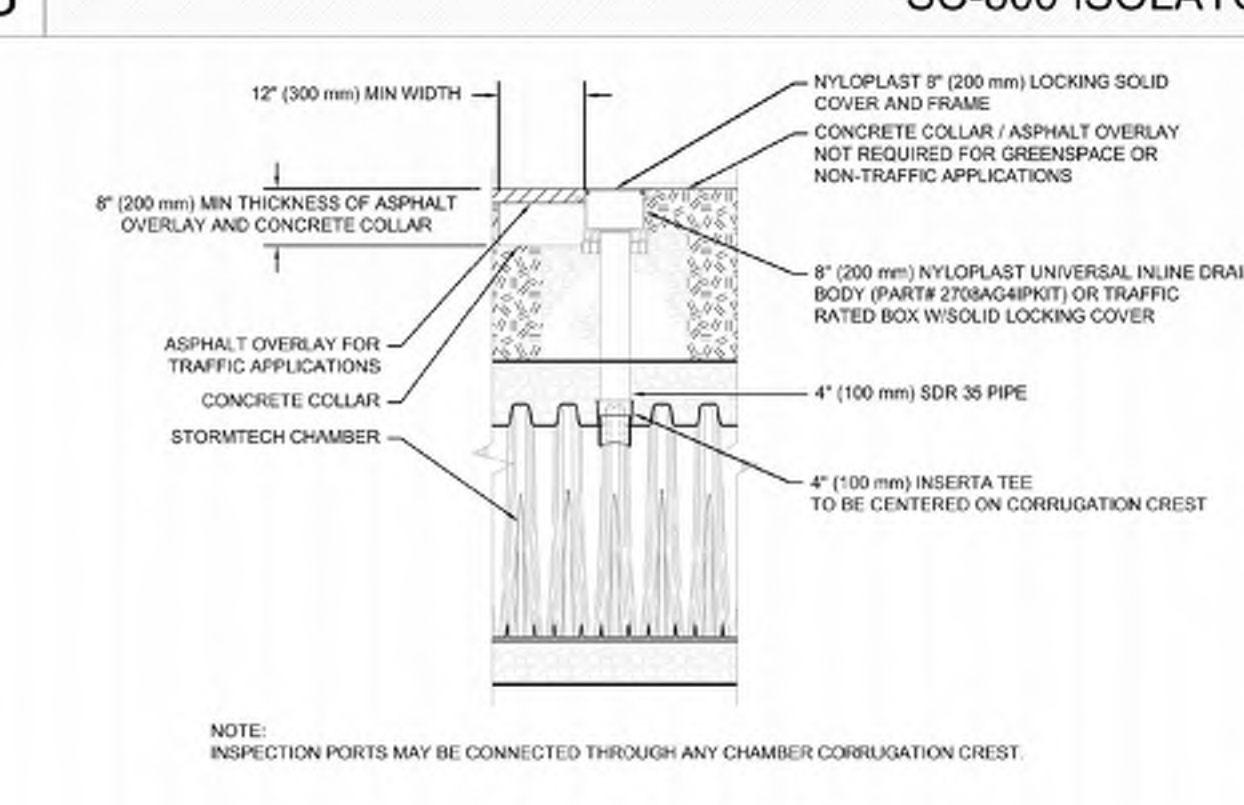


1 SC-800 CROSS SECTION DETAIL

STANDARD DETAILS



3 SC-800 ISOLATOR ROW PLUS DETAIL



4 4\"/>

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS IF PRESENT.
 - REMOVE OPEN LID ON NYLOPLAST INLINE DRAIN.
 - USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS.
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE.
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY.
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED.
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN.
 - VACUUM STRUCTURE SUMP AS REQUIRED.
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

DATE: 08/05/2025
PROJECT NO: 721-890
DRAWN: SMW
REVIEWED: JLM
REV: NOT TO SCALE

SC-800 STANDARD DETAILS

StormTech Chamber System
4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

SHEET 1

02-27-2026 ISSUED FOR NOTICE OF INTENT

APPLICANT/OWNER:
281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND
RESIDENTIAL DEVELOPMENT
281 MAIN STREET
READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24
SCALE: DWG. NAME: C-2398-08
DESIGNED BY: MB CHECKED BY: CMQ

PREPARED BY:

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environmental consulting • interior design
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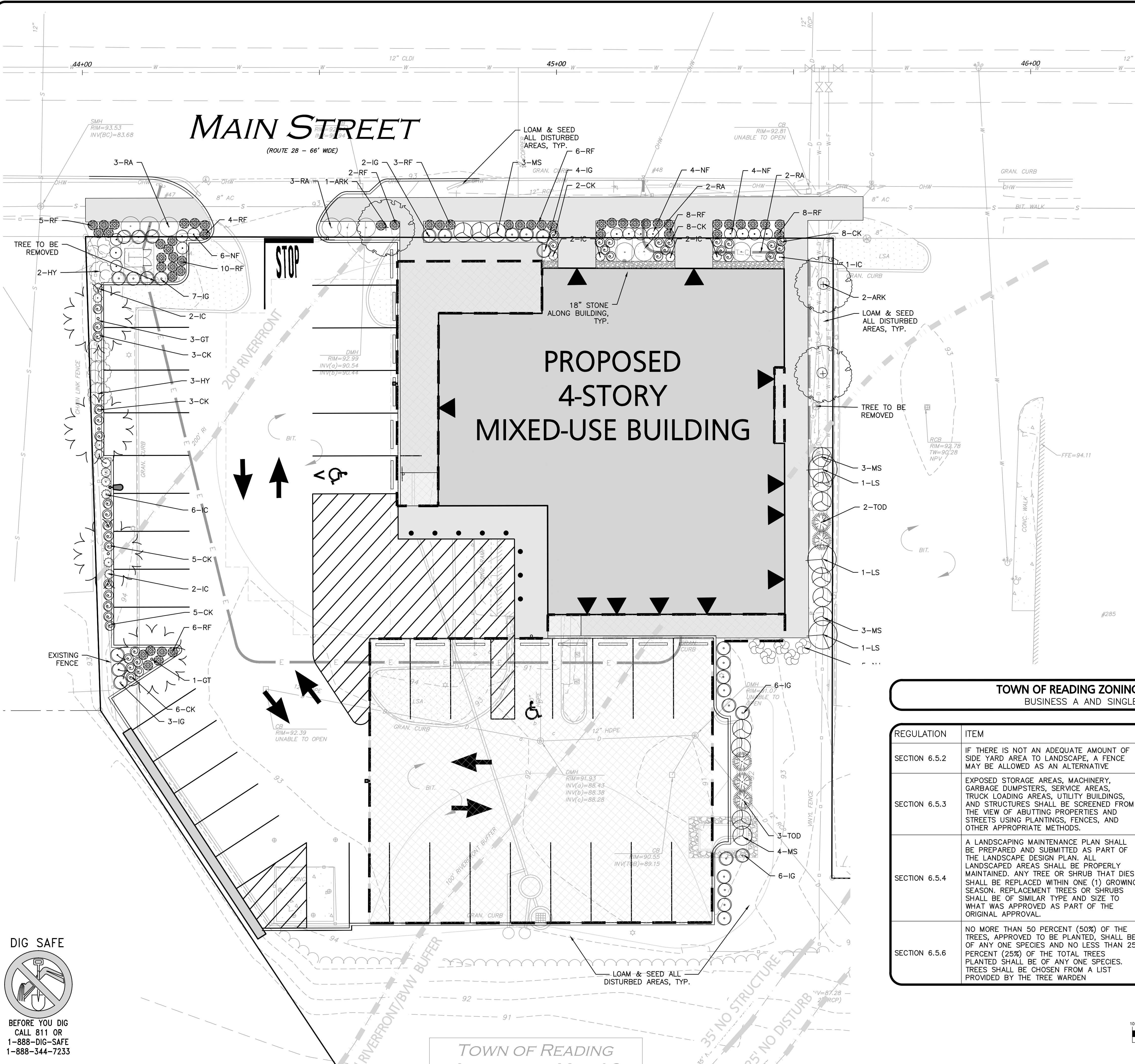
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LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- MULCH BED
- PERENNIALS/GROUNDCOVER

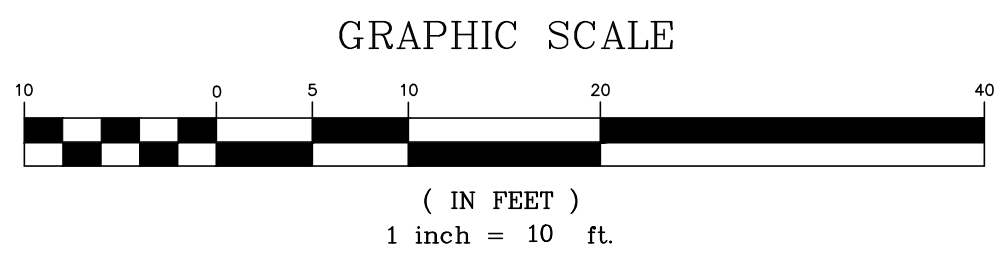
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April B. T. 02.27.2026
 PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

TOWN OF READING ZONING SUMMARY - LANDSCAPE

BUSINESS A AND SINGLE FAMILY 15 DISTRICTS

REGULATION	ITEM	REQUIRED / ALLOWED	PROPOSED
SECTION 6.5.2	IF THERE IS NOT AN ADEQUATE AMOUNT OF SIDE YARD AREA TO LANDSCAPE, A FENCE MAY BE ALLOWED AS AN ALTERNATIVE	SIDE YARD SCREENING	PRIVACY FENCE PROVIDED
SECTION 6.5.3	EXPOSED STORAGE AREAS, MACHINERY, GARBAGE DUMPSTERS, SERVICE AREAS, TRUCK LOADING AREAS, UTILITY BUILDINGS, AND STRUCTURES SHALL BE SCREENED FROM THE VIEW OF ABUTTING PROPERTIES AND STREETS USING PLANTINGS, FENCES, AND OTHER APPROPRIATE METHODS.	UTILITY SCREENING	SCREENING PROVIDED
SECTION 6.5.4	A LANDSCAPING MAINTENANCE PLAN SHALL BE PREPARED AND SUBMITTED AS PART OF THE LANDSCAPE DESIGN PLAN. ALL LANDSCAPED AREAS SHALL BE PROPERLY MAINTAINED. ANY TREE OR SHRUB THAT DIES SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON. REPLACEMENT TREES OR SHRUBS SHALL BE OF SIMILAR TYPE AND SIZE TO WHAT WAS APPROVED AS PART OF THE ORIGINAL APPROVAL.	LANDSCAPE MAINTENANCE PLAN	SEE DETAIL SHEET
SECTION 6.5.6	NO MORE THAN 50 PERCENT (50%) OF THE TREES, APPROVED TO BE PLANTED, SHALL BE OF ANY ONE SPECIES AND NO LESS THAN 25 PERCENT (25%) OF THE TOTAL TREES PLANTED SHALL BE OF ANY ONE SPECIES. TREES SHALL BE CHOSEN FROM A LIST PROVIDED BY THE TREE WARDEN	TREE SPECIES	SEE PLANT SCHEDULE



DIG SAFE

BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-344-7233

REV	DATE	DESCRIPTION
1	02-27-2026	ISSUED FOR NOTICE OF INTENT

APPLICANT/OWNER:
 281 READING, LLC
 281 MAIN STREET
 READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND RESIDENTIAL DEVELOPMENT
 281 MAIN STREET
 READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24
 SCALE: 1" = 10' DWG. NAME: L-2398-08
 DESIGNED BY: JBT CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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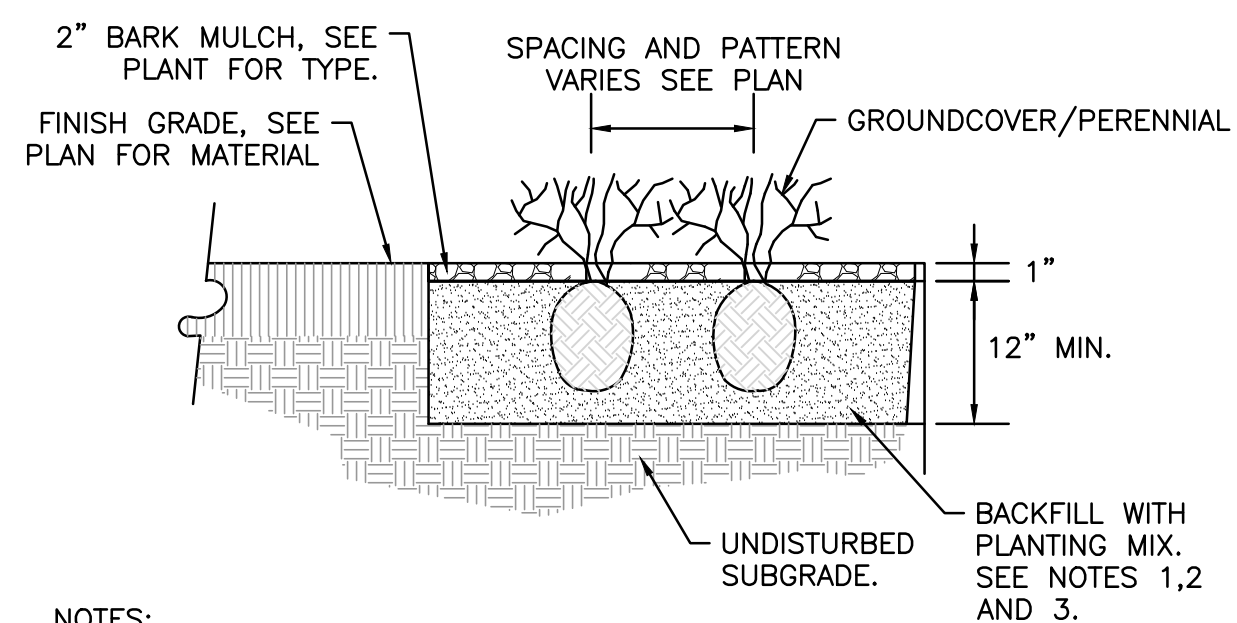
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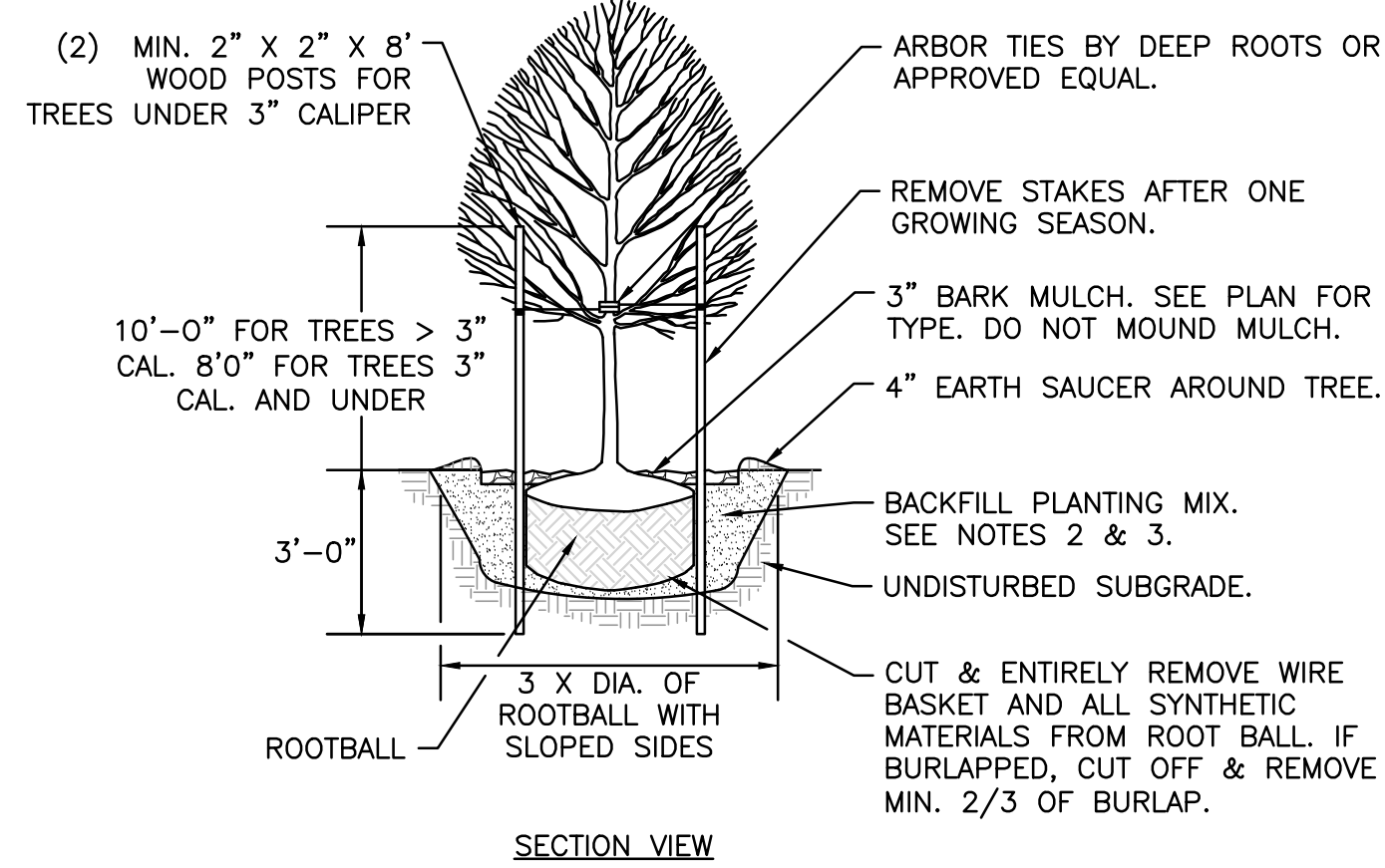


NOTES:

1. ALL GROUNDCOVER/PERENNIALS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM STEM OF GROUND COVER/ PERENNIAL TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% BLENDED AND GROUND COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH OR TOXIC MATERIALS) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

GROUNDCOVER/PERENNIAL PLANTING
NOT TO SCALE

6

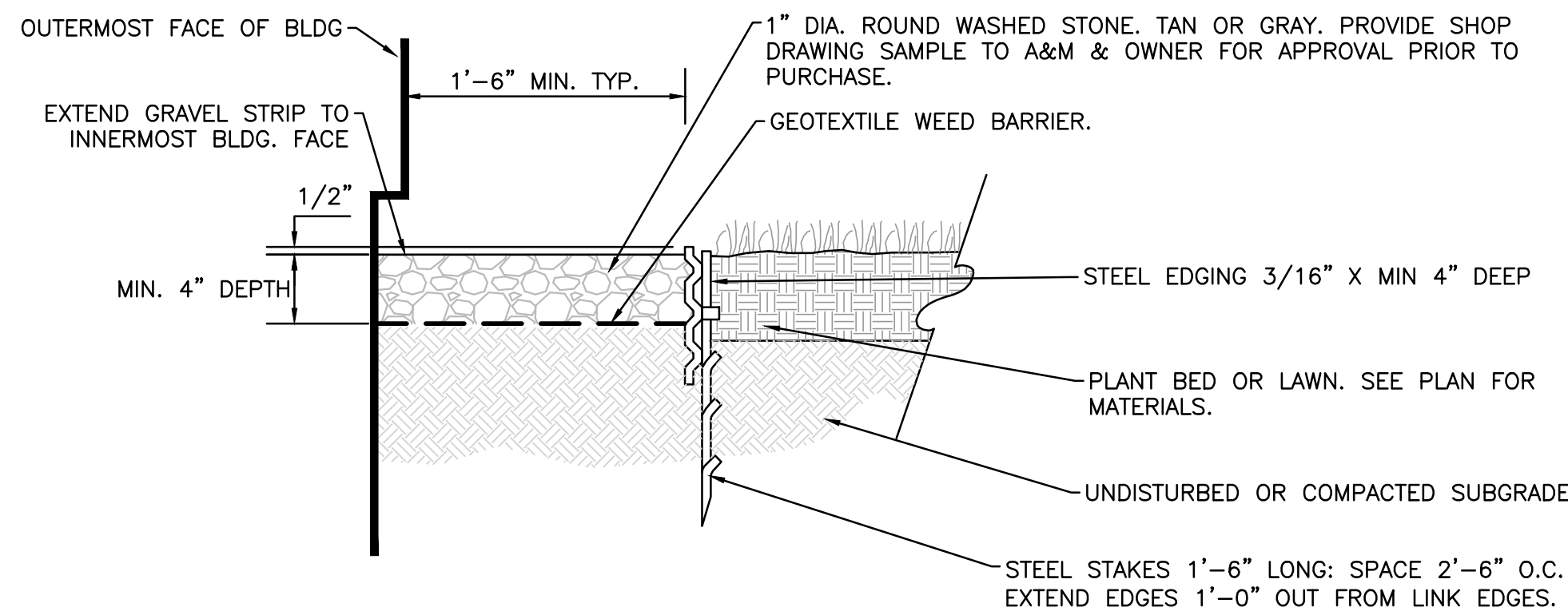


NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% BLENDED AND GROUND COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH OR TOXIC MATERIALS) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE
NOT TO SCALE

5

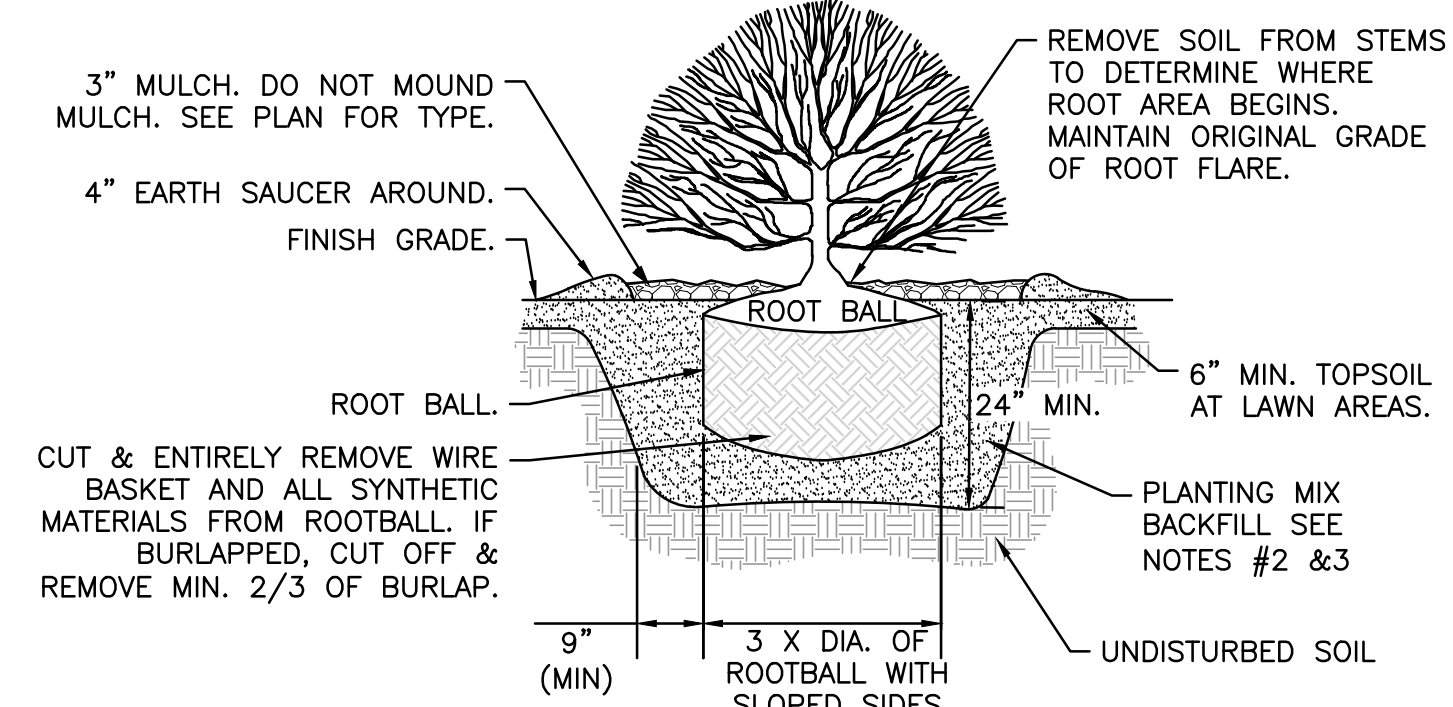


NOTES:

1. STONE STRIP IS TO BE INSTALLED CONTINUOUS ADJACENT TO THE ENTIRE FACE OF BUILDINGS EXCEPT WHERE OTHER HARD SURFACING MATERIALS ARE SPECIFIED OR IF SHOWN OTHERWISE ON PLAN.
2. STONE STRIP TO BE INSTALLED UNDER ALL BUILDING OVERHANGS.
3. COORDINATE INSTALLATION OF STONE STRIP WITH INSTALLATION OF FOUNDATION DRAIN & TO BE LOCATED BEYOND ROOF OVERHANG.

STONE DRIP STRIP
NOT TO SCALE

4

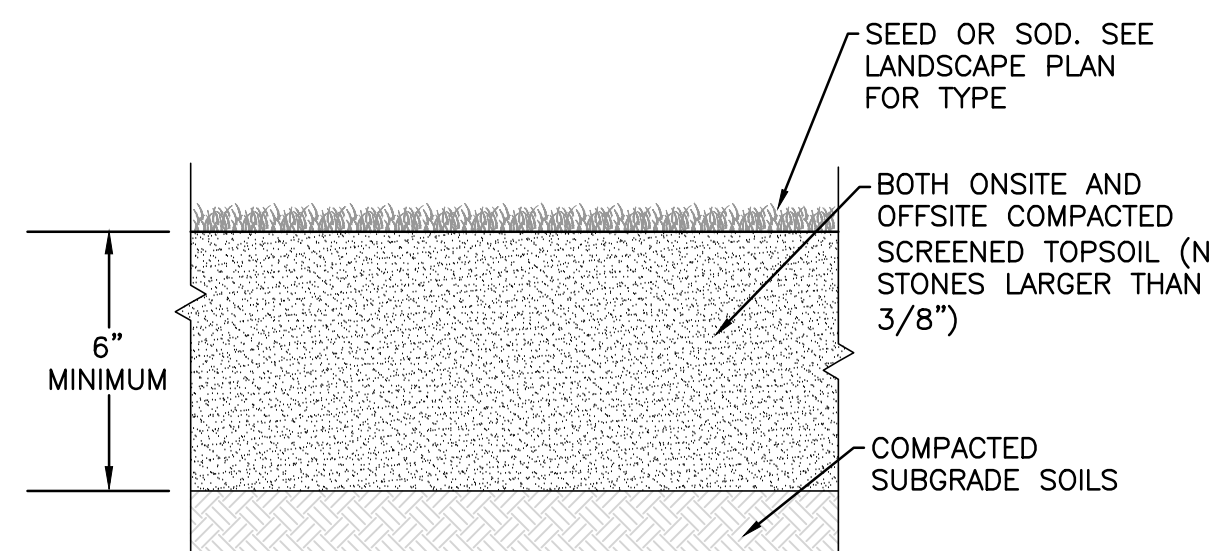


NOTES:

1. ALL SHRUBS ROOT FLARE SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED. WATER THOROUGHLY AT COMPLETION.
4. SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.

SHRUB
NOT TO SCALE

3

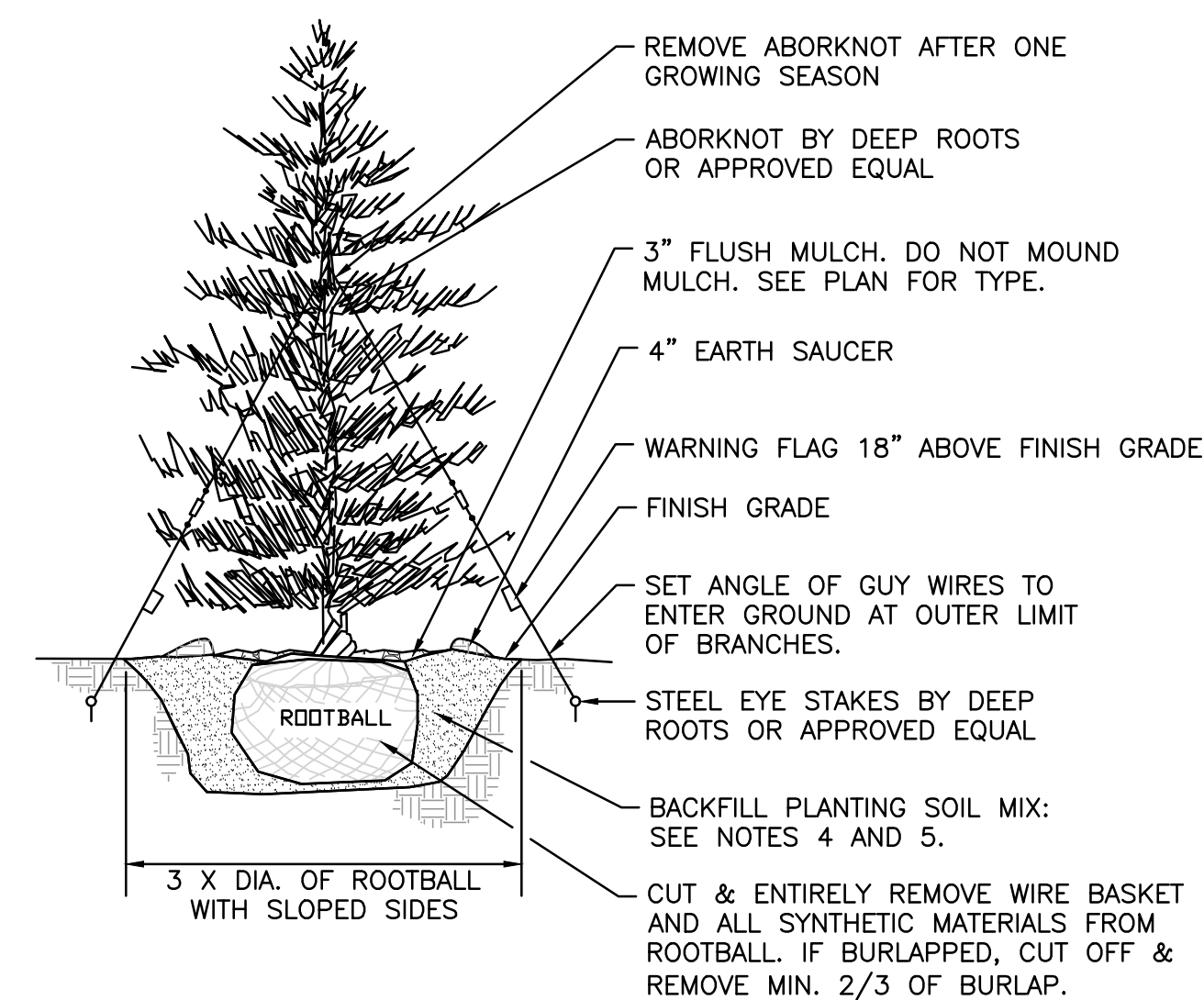


TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% - 65%
SILT	15% - 35%
CLAY	5% - 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85-100
NO. 40	60-85
NO. 100	38-60
NO. 200	28-40

TOPSOIL
NOT TO SCALE

2



NOTES:

1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. ATTACH GUY WIRES AT 2/3 HEIGHT OF TREE.
3. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% BLENDED AND GROUND COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH OR TOXIC MATERIALS) 20% PEAT MOSS, 10% SAND.
4. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE
NOT TO SCALE

1



April B. T. 02.27.2026

PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

02-27-2026 ISSUED FOR NOTICE OF INTENT

REV DATE DESCRIPTION

APPLICANT/OWNER:

281 READING, LLC
281 MAIN STREET
READING, MA 01867

PROJECT:
MIXED-USE RETAIL AND
RESIDENTIAL DEVELOPMENT
281 MAIN STREET
READING, MA

PROJECT NO. 2398-08 DATE: 2025-11-24

SCALE: AS SHOWN DWG. NAME: L-2398-08

DESIGNED BY: JBT CHECKED BY: CMQ

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

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environmental consulting • landscape architecture
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DRAWING TITLE: SHEET No.

LANDSCAPE NOTES & DETAILS L-501

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LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF READING, MA.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (LATEST EDITION).
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIALS WHICH DIE WITHIN THE ONE YEAR PLANT GUARANTEE PERIOD WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR. OWNERS TO COORDINATE DIRECTLY WITH THE LANDSCAPE CONTRACTOR FOR REPLACEMENT PLANTINGS.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED.
- LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE SLOPED TO SIX INCHES (6") ABOVE THE TOP OF CURB.
- SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- MULCH SHALL NOT BE NEWLY APPLIED WITHIN 18" OF ANY COMBUSTIBLE PORTION OF ANY BUILDING PER THE LATEST BOARD OF FIRE PREVENTION REGULATIONS (527 CMR 17.05).
- SLOPES AT 2:1 SHOULD HAVE 6" LOAM & SEED. SEEDING OF 2:1 SLOPES SHALL OCCUR IN THE DRY & AFTER SLOPES ARE COMPACTED.
- ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL, DEMOLITION, AND LANDSCAPE CONTRACTORS TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET. SEE TOPSOIL DETAIL.
- PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.
- ALL SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SEEDING OF BARE SPOTS. AT ALL SLOPED AREAS CONTRACTOR TO INSTALL COCONUT FIBER JUTE MESH NETTING ON ALL SLOPES 3:1 AND GREATER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER 'FLEXITERRA HP-FGM' AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE). CONTRACTOR TO ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS & UNTIL SLOPES ARE FULLY STABLE. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING.
- AFTER SEEDING, ALL AREAS TO BE LIGHTLY MULCHED WITH WEED FREE STRAW & CONTINUALLY WATERED EVERY DAY SO THAT SEED IS KEPT MOIST UNTIL SEED IS ESTABLISHED & APPROVED BY A&M LANDSCAPE ARCHITECT (USE NO HAY).
- IF THERE IS NO PROPOSED IRRIGATION SYSTEM AFTER PLANTINGS & LAWNS & SEEDED AREAS HAVE BEEN INSTALLED, LANDSCAPE CONTRACTOR RESPONSIBLE TO TEMPORARILY WATER ALL INSTALLED PLANTINGS, SEEDED AREAS, & LAWN AREAS MIN. 2 TIMES A WEEK DURING INITIAL ESTABLISHMENT PERIOD OF 6 MONTHS AFTER ALL LANDSCAPING IS INSTALLED.
- AFTER PROVISIONAL ACCEPTANCE THE CONTRACTOR WILL WATER THE PLANTINGS AT A MINIMUM ONCE PER WEEK DURING THE MONTHS OF JUNE 30TH TO SEPTEMBER 1ST. PLANTINGS WILL BE WATERED ON A BIWEEKLY SCHEDULE FOR THE TIME PERIOD MARCH 1ST TO JUNE 30TH AND SEPTEMBER 1ST TO THE FIRST FROST, REGARDLESS OF PLANTING DATE. IN LIEU OF WATERING ON A WEEKLY/BI-WEEKLY SCHEDULE THE CONTRACTOR CAN USE A GATOR BAG. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFILL THE GATOR BAG AS NECESSARY. THE GATOR BAG WILL BE REMOVED BY THE CONTRACTOR AT THE TIME OF THE FIRST FORECASTED FROST.
- PLANTINGS HAVE BEEN SELECTED ASSUMING IRRIGATION. IF IRRIGATION IS NOT PROVIDED, PLANT SPECIES, QUANTITY OR SIZE SUBSTITUTIONS MAY BE REQUIRED FOR INCREASED DROUGHT TOLERANT SPECIES AND SHOULD BE REVIEWED WITH THE LANDSCAPE ARCHITECT.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

LANDSCAPE NOTES
NOT TO SCALE

2

LANDSCAPE MANAGEMENT NOTES:

LANDSCAPE MANAGEMENT PLAN
IT SHOULD BE RECOGNIZED THAT THIS IS A GENERAL GUIDELINE TOWARDS ACHIEVING HIGH QUALITY AND WELL GROOMED LANDSCAPED AREAS. THE GROUNDS STAFF / LANDSCAPE CONTRACTOR MUST RECOGNIZE THE SHORTCOMINGS OF A GENERAL MAINTENANCE PROGRAM SUCH AS THIS, AND MODIFY AND/OR AUGMENT IT BASED ON WEEKLY, MONTHLY, AND YEARLY OBSERVATIONS. IN ORDER TO ASSURE THE HIGHEST QUALITY CONDITIONS, THE STAFF MUST ALSO RECOGNIZE AND APPRECIATE THE NEED TO BE AWARE OF THE CONSTANTLY CHANGING CONDITIONS OF THE LANDSCAPING AND BE ABLE TO RESPOND TO THEM ON A PROACTIVE BASIS.

FERTILIZER

- MAINTENANCE PRACTICES SHOULD BE AIMED AT REDUCING ENVIRONMENTAL, MECHANICAL AND PEST STRESSES TO PROMOTE HEALTHY AND VIGOROUS GROWTH. WHEN NECESSARY, PEST OUTBREAKS SHOULD BE TREATED WITH THE MOST SENSITIVE CONTROL MEASURE AVAILABLE. SYNTHETIC CHEMICAL CONTROLS SHOULD BE USED ONLY AS A LAST RESORT TO ORGANIC AND BIOLOGICAL CONTROL METHODS. FERTILIZER, SYNTHETIC CHEMICAL CONTROLS AND PEST MANAGEMENT APPLICATIONS (WHEN NECESSARY) SHOULD BE PERFORMED ONLY BY LICENSED APPLICATORS IN ACCORDANCE WITH THE MANUFACTURER'S LABEL INSTRUCTIONS WHEN ENVIRONMENTAL CONDITIONS ARE CONDUCIVE TO CONTROLLED PRODUCT APPLICATION.
- ONLY SLOW-RELEASE ORGANIC FERTILIZERS SHOULD BE USED IN THE LANDSCAPED AREAS TO LIMIT THE AMOUNT OF NUTRIENTS THAT COULD ENTER DOWNSTREAM RESOURCE AREAS. FERTILIZATION OF DEVELOPED AREAS ON SITE WILL BE PERFORMED WITHIN MANUFACTURERS LABELING INSTRUCTIONS AND SHALL NOT EXCEED AN NPK RATIO OF 1:1:1 (I.E. TRIPLE 10 FERTILIZER MIX), CONSIDERED A LOW NITROGEN MIXTURE. ADDITIONALLY, THE FERTILIZER WILL INCLUDE A SLOW RELEASE ELEMENT.

LANDSCAPE MAINTENANCE PROGRAM PRACTICES:

- SHRUBS**
- MULCH NOT MORE THAN 3" DEPTH WITH SHREDDED PINE OR FIR BARK.
 - HAND PRUNE ANNUALLY, IMMEDIATELY AFTER BLOOMING, TO REMOVE 1/3 OF THE ABOVE-GROUND BIOMASS (OLDER STEMS). STEM REMOVALS TO OCCUR WITHIN 6" OF THE GROUND TO OPEN UP SHRUB AND MAINTAIN TWO-YEAR WOOD (THE BLOOMING WOOD).
 - FERTILIZE WITH 1/2 LB. SLOW-RELEASE FERTILIZER (SEE ABOVE SECTION ON FERTILIZER) EVERY SECOND YEAR.
 - HAND PRUNE EVERGREEN SHRUBS ONLY AS NEEDED TO REMOVE DEAD AND DAMAGED WOOD AND TO MAINTAIN THE NATURALISTIC FORM OF THE SHRUB. NEVER MECHANICALLY SHEAR EVERGREEN SHRUBS.
- TREES**
- PROVIDE AFTERCARE FOR NEW TREE PLANTINGS FOR THE FIRST THREE YEARS.
 - DO NOT FERTILIZE TREES, IT ARTIFICIALLY STIMULATES THEM (UNLESS TREE HEALTH WARRANTS).
 - WATER ONCE A WEEK FOR THE FIRST YEAR; TWICE A MONTH THE SECOND, ONCE A MONTH THE THIRD YEAR.
 - PRUNE TREES ON A FOUR-YEAR CYCLE.
- ORNAMENTAL GRASSES/PERENNIALS**
- APPLY LOW- NITROGEN 10-10-10 FERTILIZER AS GROWTH RESUMES IN THE SPRING.
 - WATER THOROUGHLY.
 - GRASSES/PERENNIALS DO NOT NEED TO BE CUT DOWN BEFORE WINTER. IN FACT, THEY ARE ATTRACTIVE WHEN LEFT STANDING AND THE FOLIAGE HELPS TO INSULATE THE CROWN OF THE PLANT.
 - CUT BACK THE FOLIAGE TO ABOUT 4-6 INCHES IN THE SPRING BEFORE GROWTH RESUMES. WHEN FOLIAGE IS REMOVED, SPRING GROWTH WILL BEGIN EARLIER. OLD FOLIAGE LEFT ON THE PLANT CAN DELAY THE CROWN'S WARMING AND SUBSEQUENT GROWTH BY AS MUCH AS 3 WEEKS.
- WATERING**
- WATERING TREES, SHRUBS AND PERENNIALS SHOULD BE DONE WEEKLY UPON ESTABLISHMENT FOR 6 MONTHS.

LANDSCAPE MAINTENANCE NOTES
NOT TO SCALE

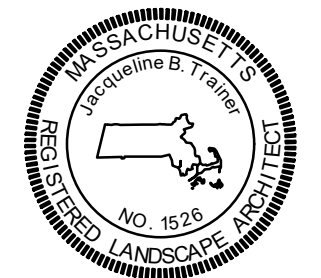
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PLANTING SCHEDULE -TREES, SHRUBS, PERENNIALS, & GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS SHADE AND FLOWERING TREES						
* ARK	3	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3" CAL.	AS SHOWN	B&B
* GT	4	GLEDTISIA TRIACANTHOS F. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	3" CAL.	AS SHOWN	B&B
* LS	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	3" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
* TOD	5	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	7-8' HT.	4' O.C.	B&B
SHRUBS						
* NJ	5	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	36" O.C.	POT
* HY	5	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	#5	5' O.C.	POT
* IC	15	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	#15	24" O.C.	POT
* IG	28	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#7	36" O.C.	POT
* RA	10	RHUS AROMATICA 'GRO LOW'	SUMAC	#3	6' O.C.	POT
PERENNIALS/GRASSES						
CK	40	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	24" O.C.	STAGGERED
MS	13	MISCANTHUS SINESIS 'MORNING LIGHT'	SILVER VARIEGATED MAIDEN GRASS	#2	48" O.C.	STAGGERED
NF	14	NEPETA X FASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#2	30" O.C.	STAGGERED
* RF	52	RUDBECKIA FULGIDA	BLACK EYED SUSAN	#1	30" O.C.	STAGGERED
ANNUALS						
	XX SF	ASSUMING A SPRING PLANTING, UTILIZE "PROVEN WINNERS" ANNUALS - "CALYPSO MIX" OR EQUAL #1 POTS, PETUNIA - (SUPERTUNIA@ROYAL MAGENTA & SUPERTUNIA@MINI VISTA WHITE), & VERBENA - (SUPERBENA@COBALT) (FOR PLANTERS OR VOIDS IN BEDS BY OWNER)				
* DENOTES NATIVE SPECIES OR NATIVE CULTIVAR						
TOTAL TREES PLANTED= 10 DECIDUOUS TREES						
TOTAL TREES REMOVED= 2						

PLANT SCHEDULE
NOT TO SCALE

1



April B. L. 02.27.2026
PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

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