

WAIVER REQUESTS:

- 1) TRAFFIC STUDY
- 2) LOADING/UNLOADING SPACE

SITE DEVELOPMENT PLAN

"READING ANIMAL CLINIC"

TAX MAP 51 LOTS 79 + 83

1312 MAIN STREET
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY)

READING COMMUNITY PLANNING
& DEVELOPMENT COMMISSION

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



JOHN D. SULLIVAN III, P.E.

7-27-20
DATE

PREPARED FOR
ANIMALS CURA TRUST
C/O BETH SHURLAND
319 SUMMER AVENUE
READING, MA 01867

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

APPROVED _____, 20__

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

TOWN CLERK

DATE

DATE: JULY 27, 2020

ZONING:

ZONING DISTRICT: BUS-A
USE: OTHER PERMITTED PRINCIPAL USE

	REQUIRED	PROVIDED
MAX. HEIGHT	45 FEET	30.25 FT
MIN. FRONT SETBACK	15 FT	16.9 FT
MIN. SIDE SETBACK (L)	10 FT	52.6 FT
MIN. SIDE SETBACK (R)	10 FT	10.6'
MIN. REAR SETBACK	20 FT	83.8 FT
MIN. LOT FRONTAGE	N/A	134.17 FT
MIN. LOT AREA	N/A	27,187 S.F.
MAX. BUILDING COVERAGE:	60%	23.58%



LOCUS MAP:
1"=100'±

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS/DEMO
- 3 SITE DEVELOPMENT
- 4 GRADING, DRAINAGE, & UTILITY
- 5 LANDSCAPING
- 6 CONSTRUCTION DETAILS
- 7 CONSTRUCTION DETAILS
- 8 CONSTRUCTION DETAILS

BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
1	CATCHBASIN RIM	205.55'

LEGEND:

- EP EDGE OF PAVEMENT
- 96 --- EX. CONTOUR
- 96X7 EX. SPOT GRADE
- BIT. BITUMINOUS
- EX. TREELINE
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- 22" TREE/DIAMETER
- FFE FIRST FLOOR ELEVATION
- LIGHT POST
- BVW BORDERING VEGETATED WETLAND
- DYCL DOUBLE YELLOW CENTERLINE
- VGC VERTICAL GRANITE CURB

OWNER:

ANIMALS CURA TRUST
319 SUMMER AVENUE
READING, MA 01867

DEED REFERENCE:

BOOK: 72978 PAGE: 262

ASSESSOR REFERENCE:

ASSESSOR MAP 51 PARCEL 83

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON SEPT. 4, 2019 BY SULLIVAN ENGINEERING GROUP, LLC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED UPON AN ASSUMED DATUM.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

SOILS INFORMATION:

TEST PITS WERE PERFORMED BY JOHN D. SULLIVAN III, P.E. ON MARCH 3, 2020 & WITNESSED BY THE READING ENG. DIVISION

TEST PIT: TH-1
ELEV.=206.1'
G.W. ELEV.= 199.0'

0"-10" HOR. A SL 10 YR 3/3
10"-24" HOR. BW LS 10 YR 6/8
24"-98" C-LAYER LS 20% STONE 2.5 Y 6/4
WATER @ 86" (ELEV=199.0')

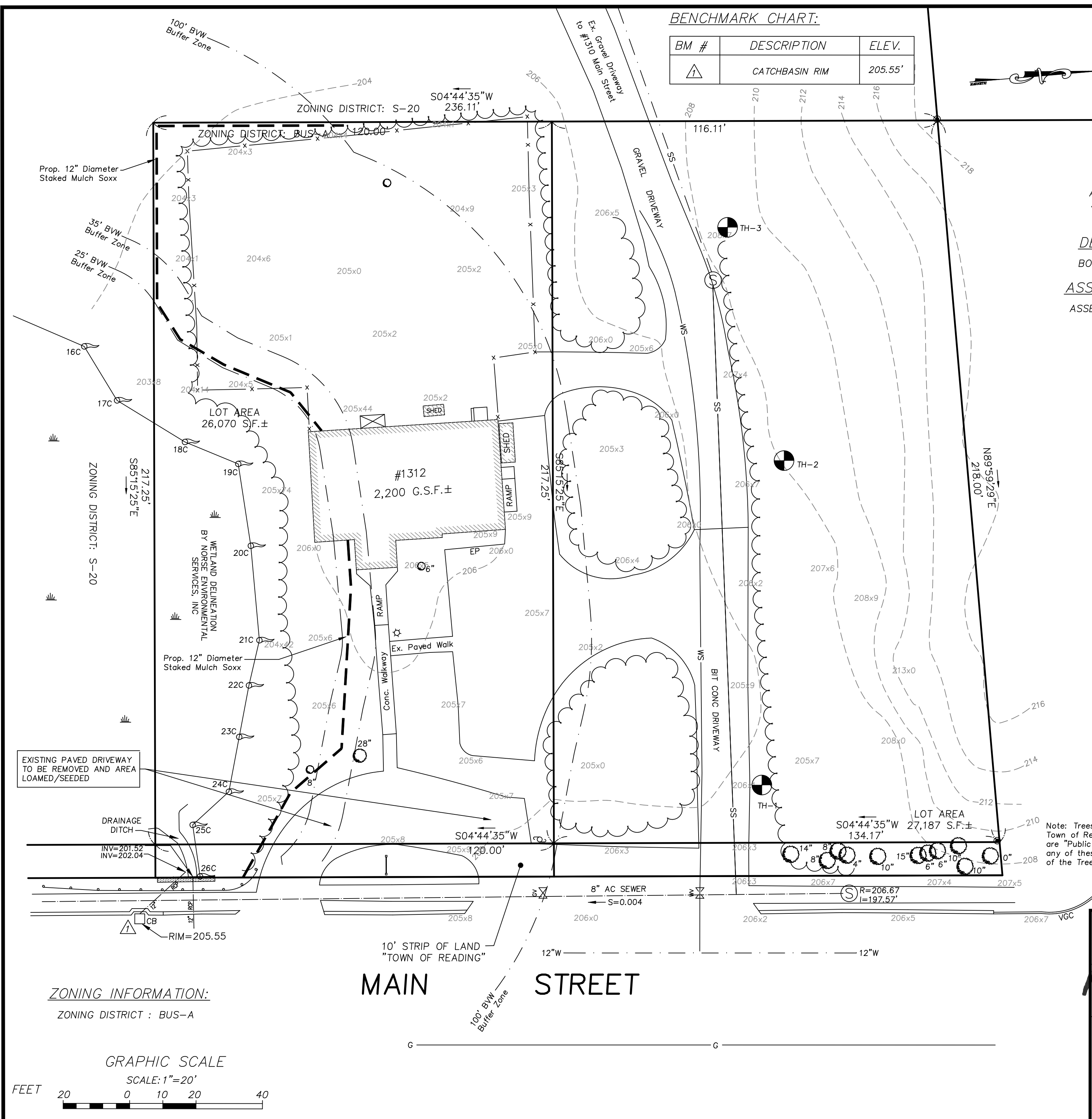
TEST PIT: TH-2
ELEV.=207.3'
G.W. ELEV.= 200.0'

0"-9" HOR. A SL 10 YR 3/3
9"-23" HOR. BW LS 10 YR 6/8
23"-100" C-LAYER LS 20% STONE 2.5 Y 6/4
WATER @ 88" (ELEV=200.0')

TEST PIT: TH-3
ELEV.=209.0'
G.W. ELEV.= < 201.8'

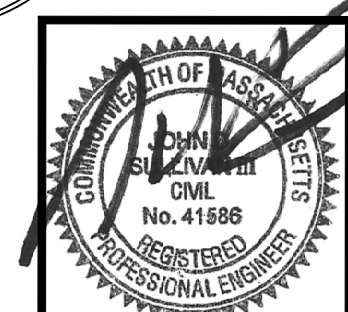
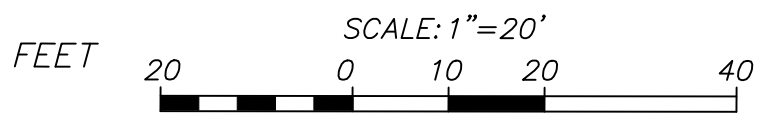
0"-8" HOR. A SL 10 YR 3/3
8"-24" HOR. BW LS 10 YR 6/8
24"-86" C-LAYER LS 20% STONE 2.5 Y 6/4
WATER @ NONE

Note: Trees shown within 10' Town of Reading Strip of Land are "Public Trees". Removal of any of these trees require permission of the Tree Warden



ZONING INFORMATION:
ZONING DISTRICT : BUS-A

GRAPHIC SCALE
SCALE: 1"=20'



1312 MAIN STREET

EXISTING CONDITIONS/DEMO PLAN
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
SOCA MEDICAL LLC

SCALE: 1" = 20' DATE: JULY 27, 2020

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

SHEET No. 2 OF 8

LEGEND:

- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- LIGHT POST
- BVW BORDERING VEGETATED WETLAND
- DYCL DOUBLE YELLOW CENTERLINE
- VGC VERTICAL GRANITE CURB

PARKING CHART:

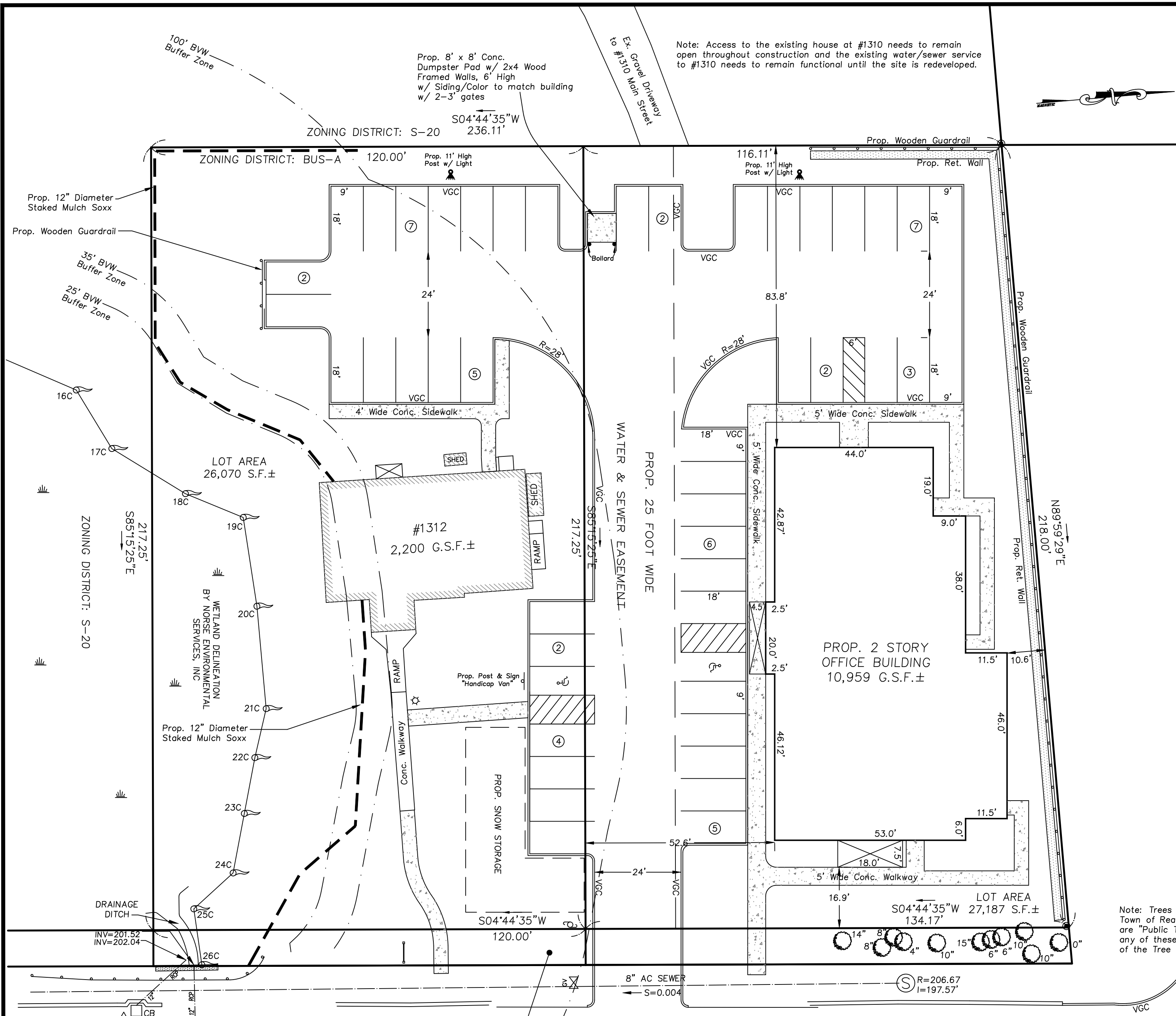
TOTAL G.F.A. OF BOTH BLDGS: 13,159 S.F.
 REQUIRED: 1 SPACE/ 300 G.S.F.
 13,159 S.F./300 S.F. = 43.8 SPACES

PROVIDED:
 45 CONVENTIONAL PARKING SPACES
 2 HANDICAP SPACES (VAN ACCESSIBLE)
 TOTAL: 47 SPACES

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON SEPT. 4, 2019 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON AN ASSUMED DATUM.
5. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

Note: Trees shown within 10' Town of Reading Strip of Land are "Public Trees". Removal of any of these trees require permission of the Tree Warden



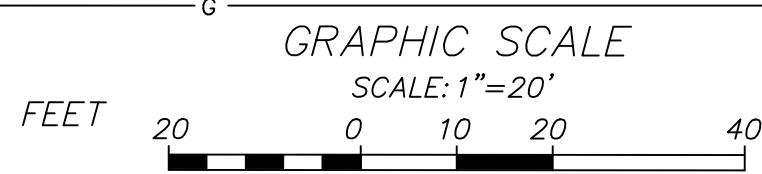
Note: Access to the existing house at #1310 needs to remain open throughout construction and the existing water/sewer service to #1310 needs to remain functional until the site is redeveloped.

OWNER:
 ANIMALS CURA TRUST
 319 SUMMER AVENUE
 READING, MA 01867

DEED REFERENCE:
 BOOK: 72978 PAGE: 262

ASSESSOR REFERENCE: ASSESSOR MAP 51 PARCEL 79+83
ZONING INFORMATION: ZONING DISTRICT : BUS-A

MAIN STREET



1312 MAIN STREET

SITE PLAN
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
 SOCA MEDICAL LLC
 SCALE: 1" = 20' DATE: JULY 27, 2020

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

SHEET No. 3 OF 8

LEGEND:

- EP EDGE OF PAVEMENT
- 96 EX. CONTOUR
- 96X7 EX. SPOT GRADE
- BIT. BITUMINOUS
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- FFE FIRST FLOOR ELEVATION
- LIGHT POST
- BVW BORDERING VEGETATED WETLAND
- DYCL DOUBLE YELLOW CENTERLINE
- VGC VERTICAL GRANITE CURB

DRAINAGE STRUCTURE CHART:

STRUCTURE	RIM	INV. IN (SIZE/TYPE)	INV. OUT (SIZE/TYPE)
CB-1	206.25	N/A	203.56 12" HDPE
CB-2	206.00	N/A	202.78 12" HDPE
DMH-1 (SC)	206.08	202.75' 12" HDPE	202.50' 12" PVC

(SC) = STORMCEPTOR

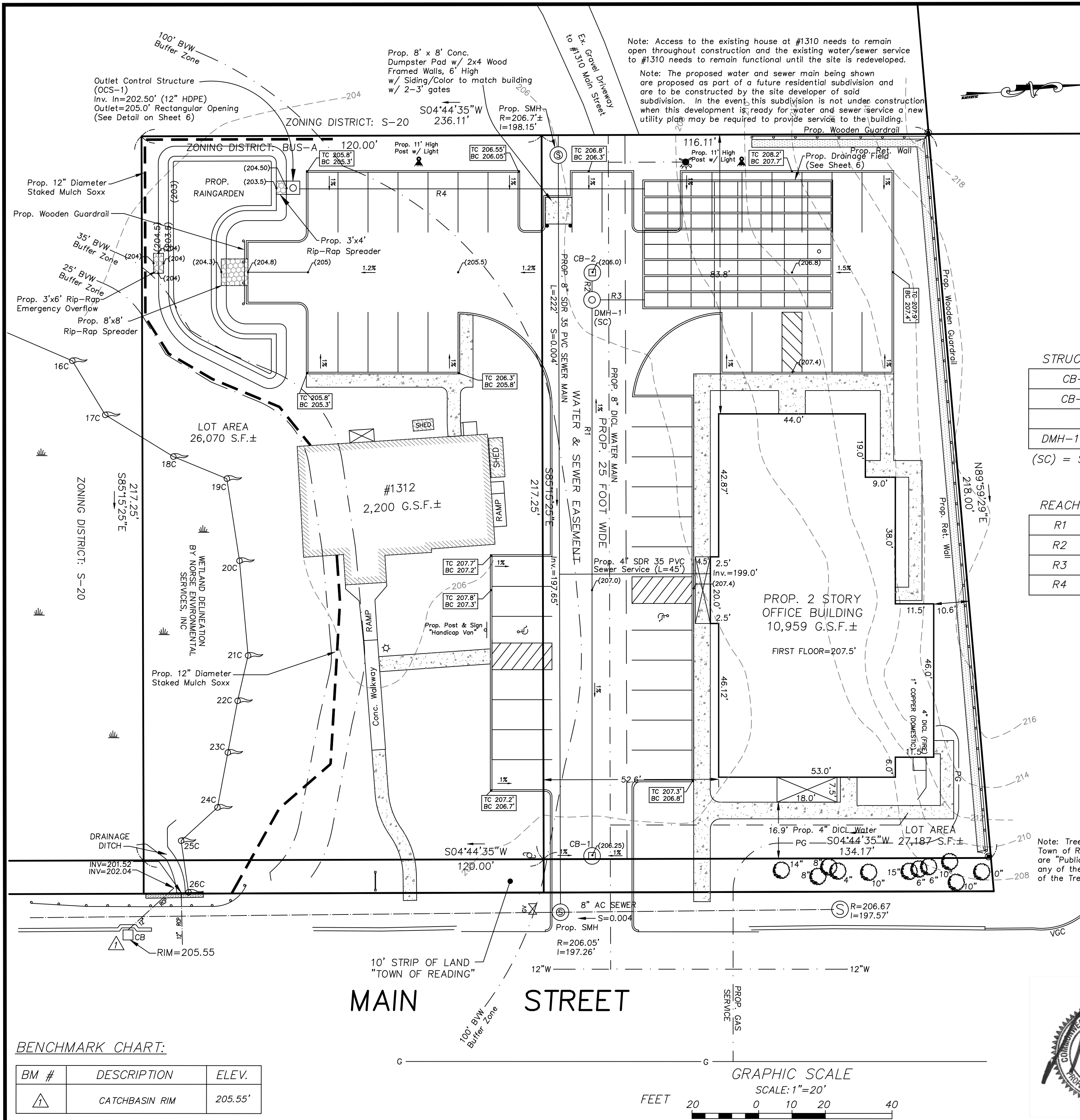
REACH CHART:

REACH	LENGTH	SIZE	MATERIAL	SLOPE	BEG INV.	END INV.
R1	162'	12"	HDPE	0.005	203.56	202.75
R2	3'	12"	HDPE	0.01	202.78	202.75
R3	5'	12"	HDPE	0.000	202.50	202.50
R4	103'	12"	HDPE	0.000	202.50'	202.50

NOTES:

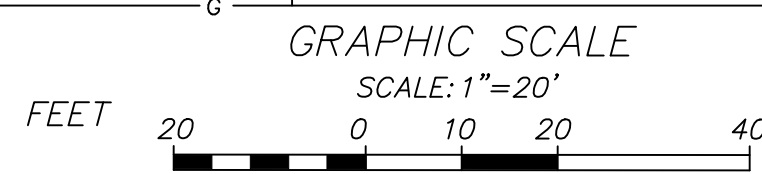
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BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
△	CATCHBASIN RIM	205.55'



1312 MAIN STREET

GRADING, DRAINAGE, UTILITY PLAN

LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

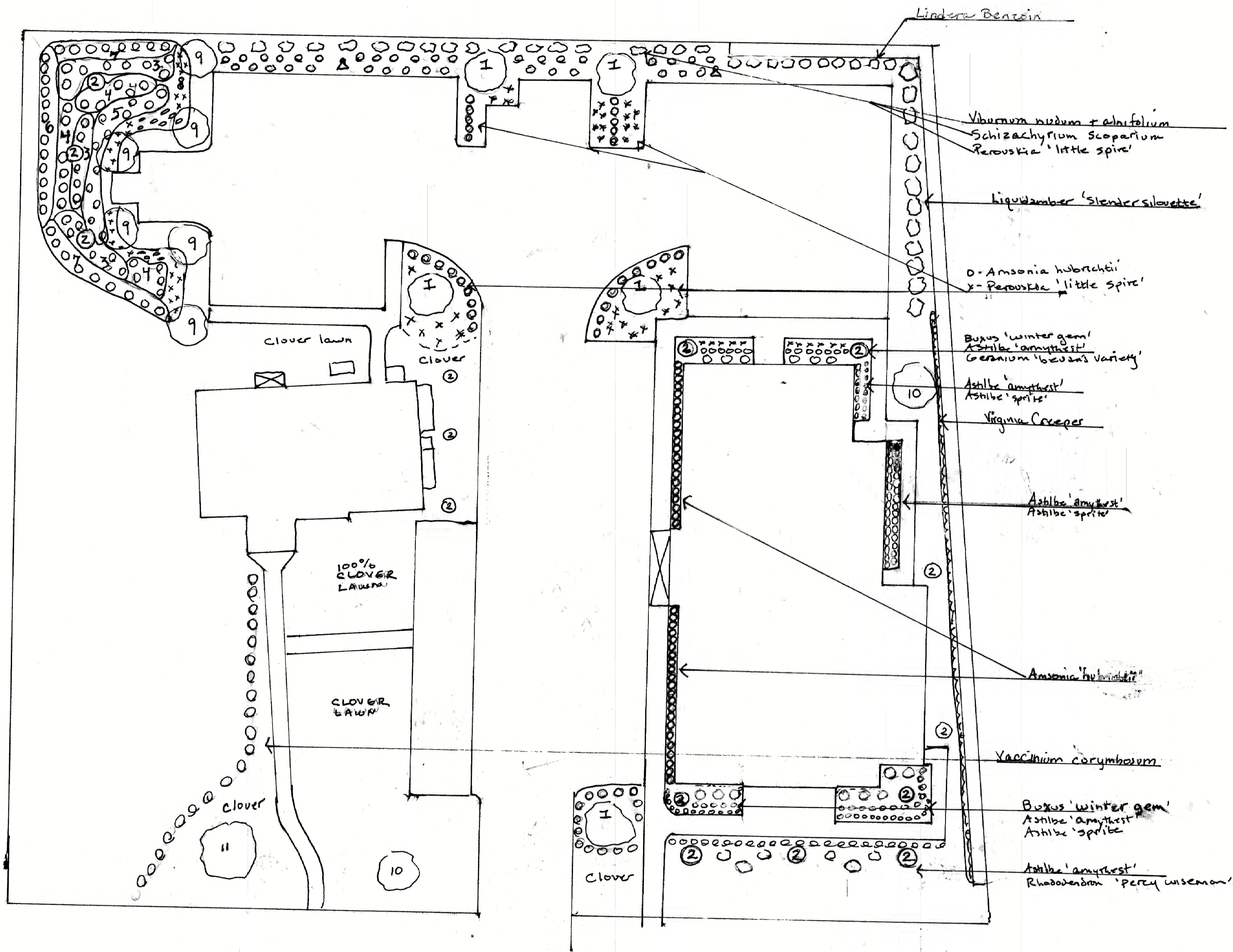
PREPARED FOR
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SCALE: 1" = 20' DATE: JULY 27, 2020

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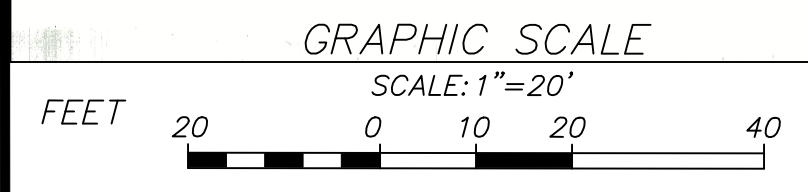
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SHEET No. 4 OF 8



- 1 - Malus 'Donato Wyman'
- 2 - Amelanchier 'Autumn Brilliance'
- 3 - Ilex verticillata
- 4 - Clethra alnifolia
- 5 - Itea virginica 'Henry's Garnet'
- 6 - Eutrochium purpureum
- 7 - Solidago 'fireworks'
- 8 - asclepias 'incarnata'
asclepias 'tuberosa'
lobelia siphilitica
- 9 - Prunus virginiana 'Canada red'
- 10 - Carpinus caroliniana
- 11 - Quercus bicolor

Gardens by DEMETRA
2020
781-315-6060



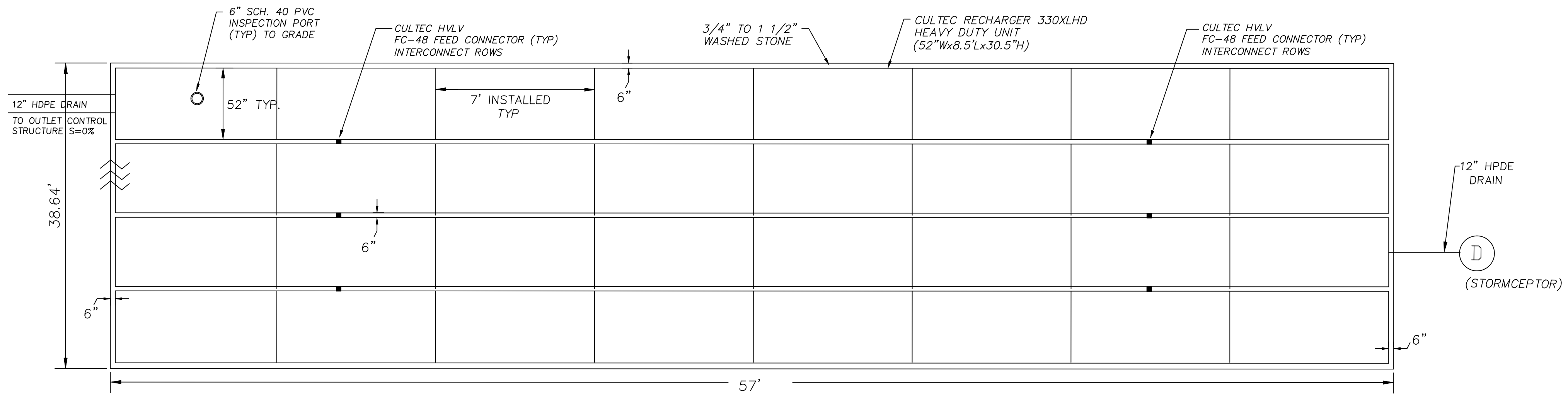
1312 MAIN STREET
LANDSCAPE PLAN
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
SOCA MEDICAL LLC

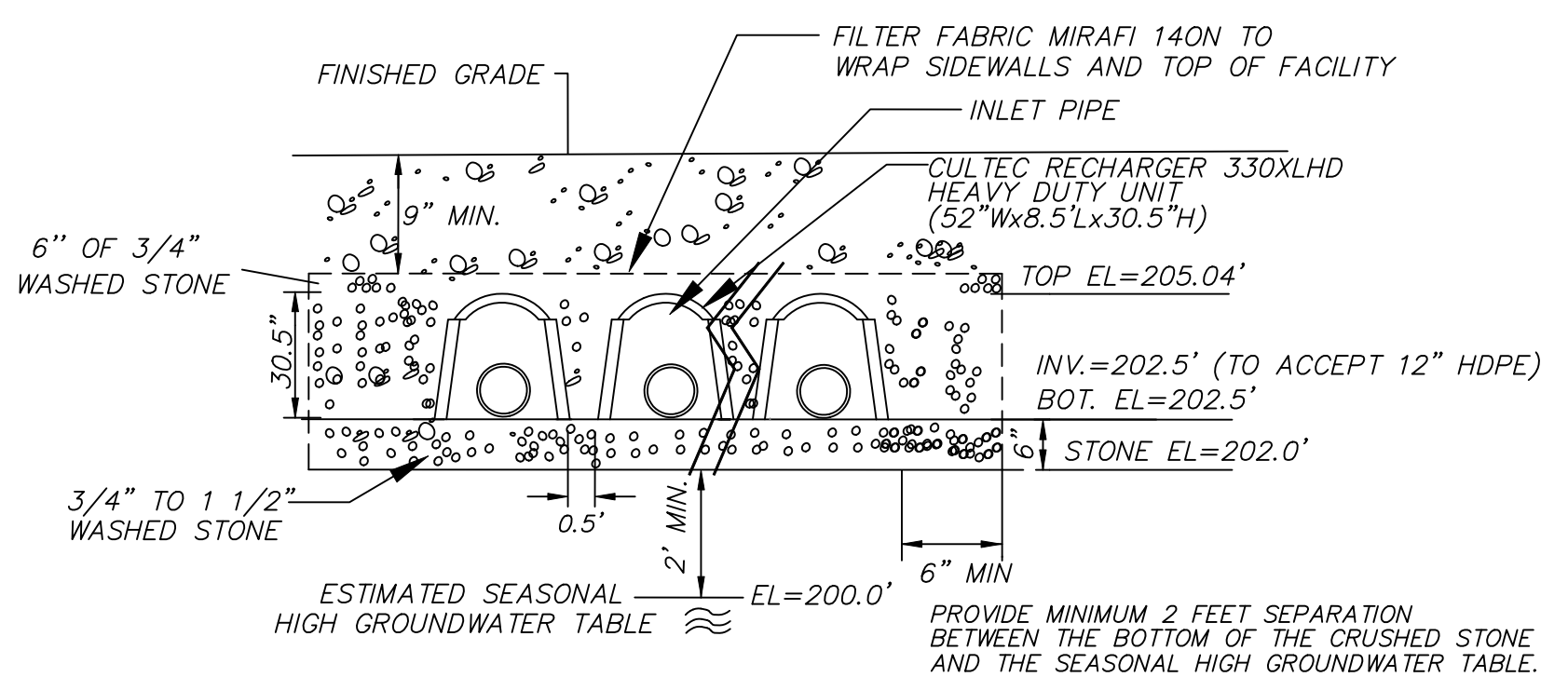
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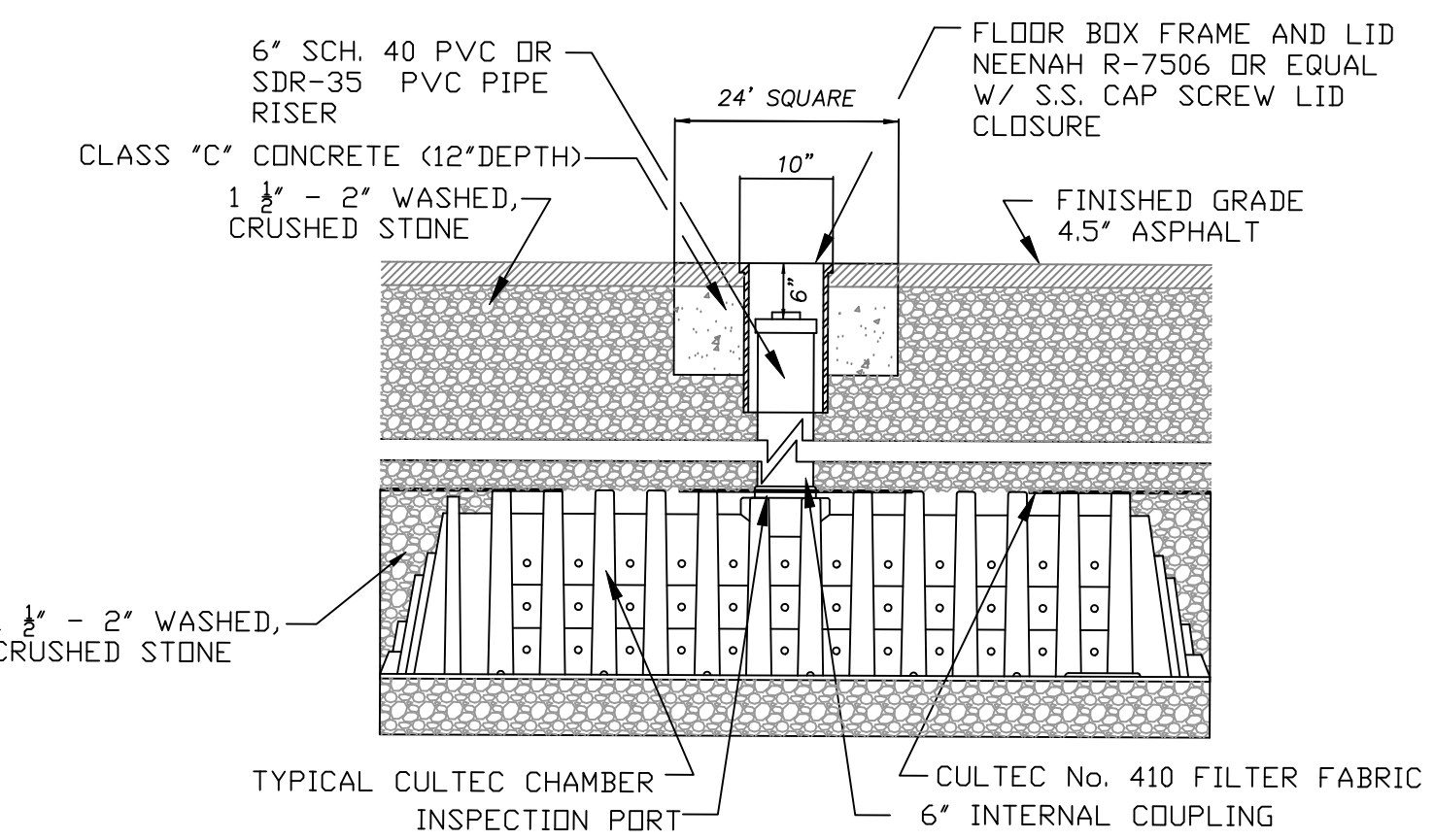
SHEET No. 5 OF 8



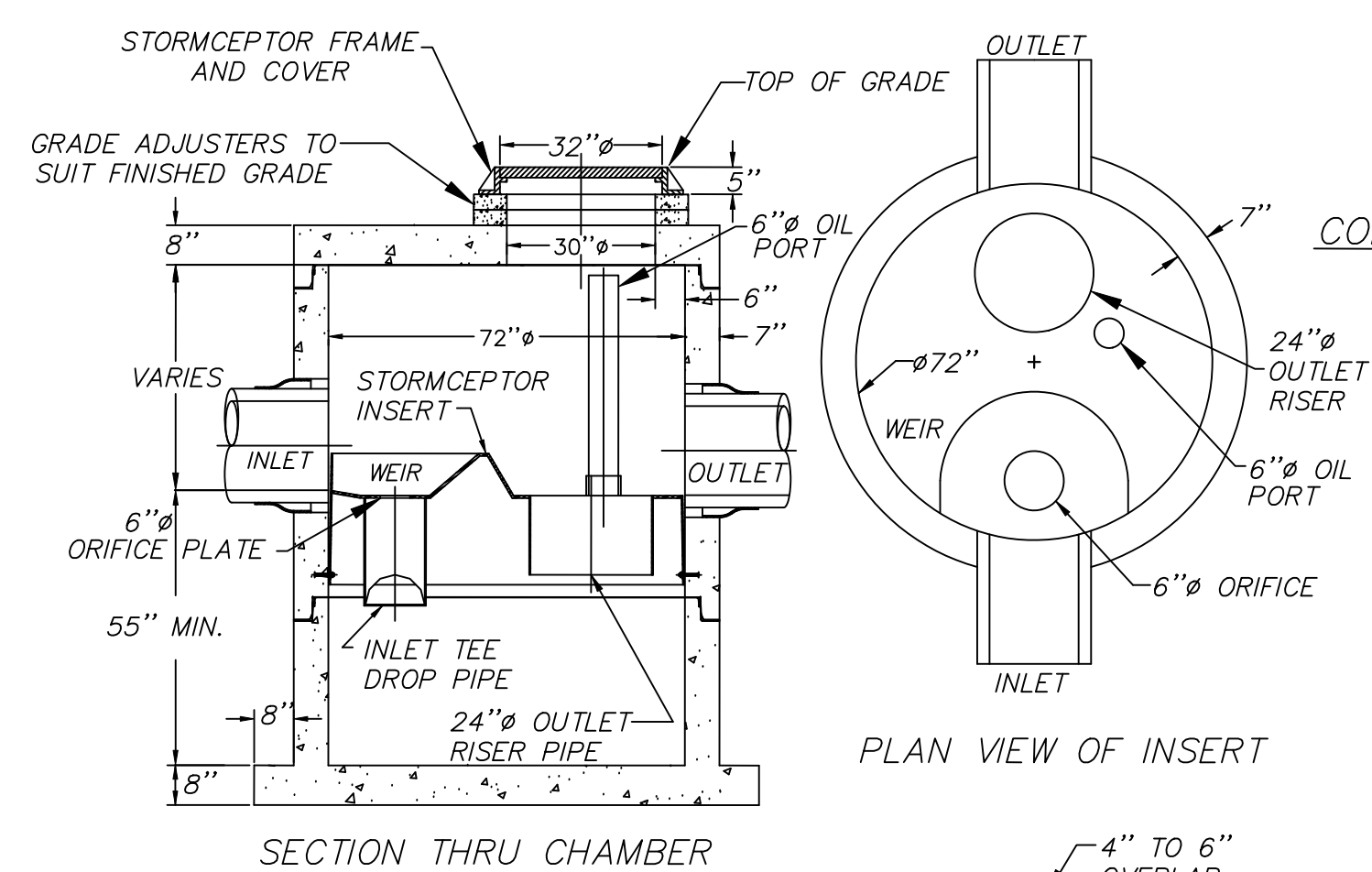
SUBSURFACE INFILTRATION SYSTEM 64 UNITS (TOTAL)
(NOT TO SCALE)



SUBSURFACE INFILTRATION SYSTEM - CROSS SECTION
(NOT TO SCALE)

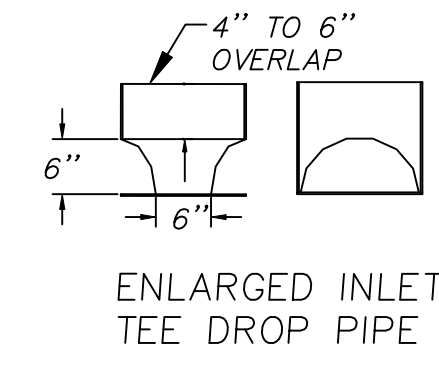


TYPICAL H2O INSPECTION PORT DETAIL
N.T.S.

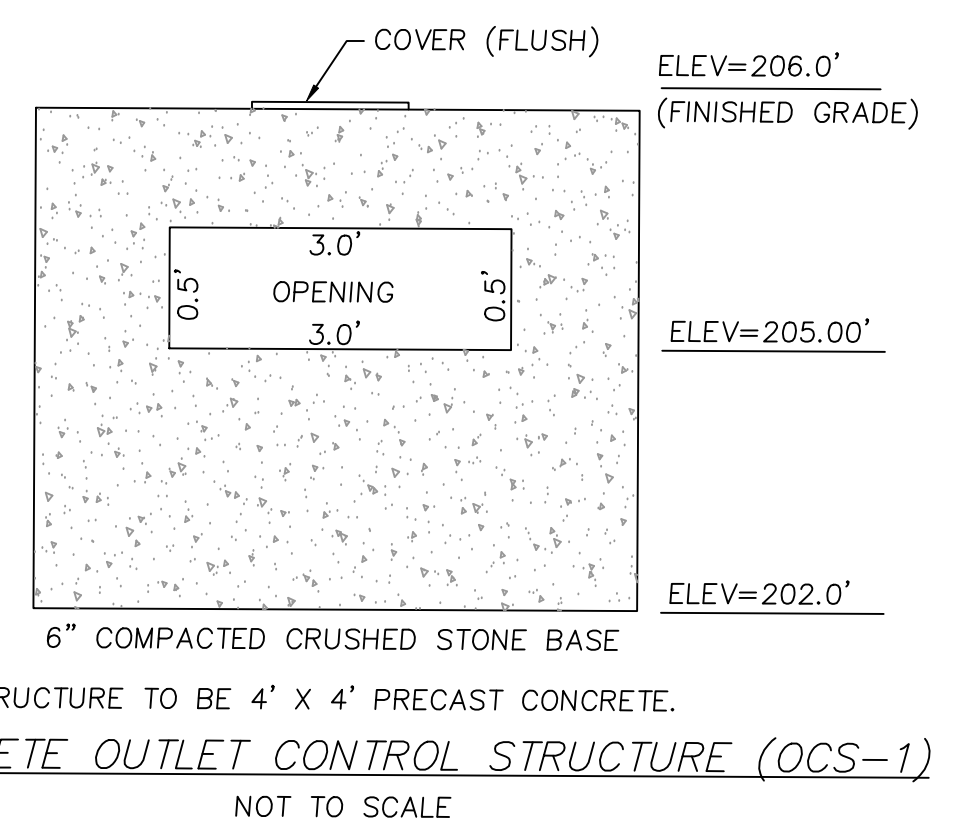


SECTION THRU CHAMBER

PLAN VIEW OF INSERT



ENLARGED INLET TEE DROP PIPE



CONCRETE OUTLET CONTROL STRUCTURE (OCS-1)
NOT TO SCALE

- NOTES:**
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 24"Ø OUTLET RISER PIPE AND THE 6"Ø OIL PORT.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

STORMCEPTOR 900
HYDRO CONDUIT
STC 900 Precast Concrete Stormceptor (900 US Gallon Capacity)
(NOT TO SCALE)



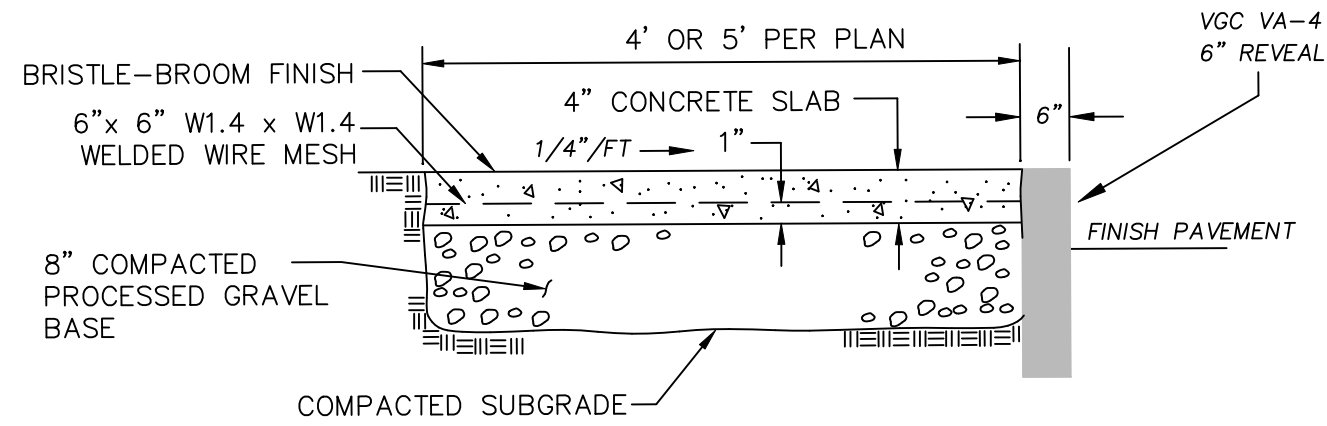
1312 MAIN STREET
CONSTRUCTION DETAILS
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
SOCA MEDICAL LLC

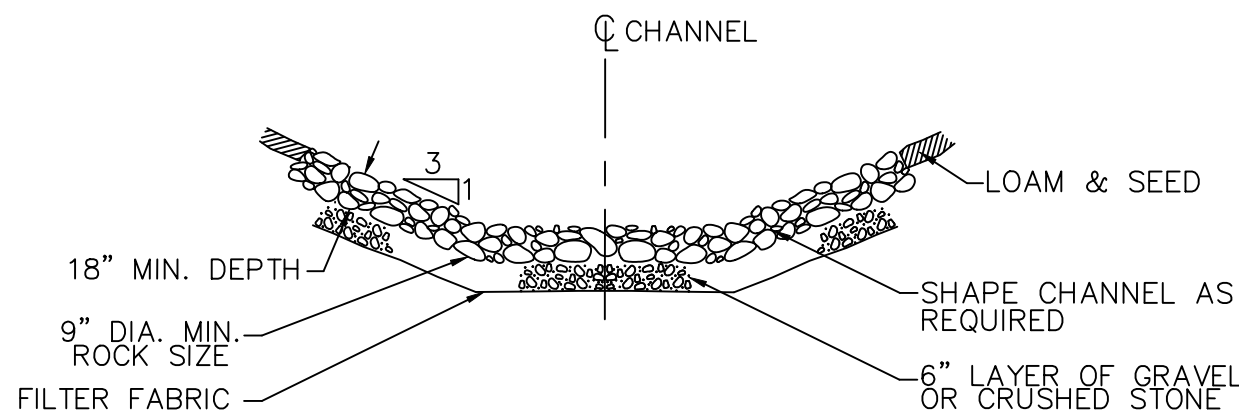
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SHEET No. 6 OF 8

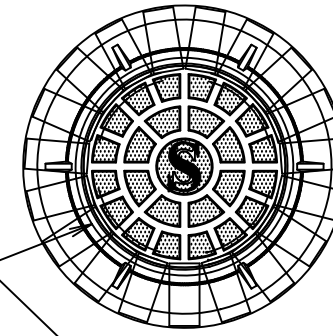


CEMENT CONCRETE WALKWAY



RIP-RAP SPREADER
NOT TO SCALE

SEWER MANHOLE FRAME AND COVER SHALL BE TOWN OF READING STANDARD



ADJUST RIM TO MATCH ROADWAY GRADE AND CROSS SLOPE WITH TWO (2) COURSES OF RADIALLY PLACED RED BRICK AND PORTLAND CEMENT CONCRETE (MINIMUM 2 COURSES, MAXIMUM 5 COURSES) MDPW SPEC M4.05.2 (RED BRICK)

MANHOLE SECTIONS SHALL CONFORM TO ASTM SPEC C478
STEEL REINFORCEMENT SHALL CONFORM TO ASTM A185 SPEC.
4000 PSI MINIMUM CONCRETE COMPRESSIVE STRENGTH

LEVEL, STABLE AND COMPACTED GRAVEL BASE MDPW SPEC M1.03.0

UNDISTURBED EARTH

TYPICAL SEWER MANHOLE DETAIL
(NOT TO SCALE)

RIM ELEVATION

THE OUTLET INVERT SHALL BE AT LEAST 2" BELOW THE INLET INVERT

THE CROWNS OF THE INLET PIPE AND OUTLET PIPE SHALL MATCH UNLESS THE REQUIRED 2" MINIMUM DROP BETWEEN INLET AND OUTLET INVERTS REQUIRES THAT THE OUTLET CROWN BE INSTALLED LOWER

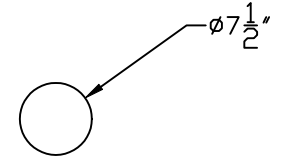
JOINTS SHALL BE SEALED WITH BUTYL RUBBER OR NEOPRENE RINGS AND PORTLAND TYPE II CEMENT CONCRETE

TABLE AND INVERT SHALL BE FORMED OF RED SEWER BRICK AND 4000 PSI TYPE II PORTLAND CEMENT CONCRETE MDPW SPEC M4.05.2 (RED BRICK) MDPW SPEC M4.02.00 et seq. (CEMENT CONCRETE)

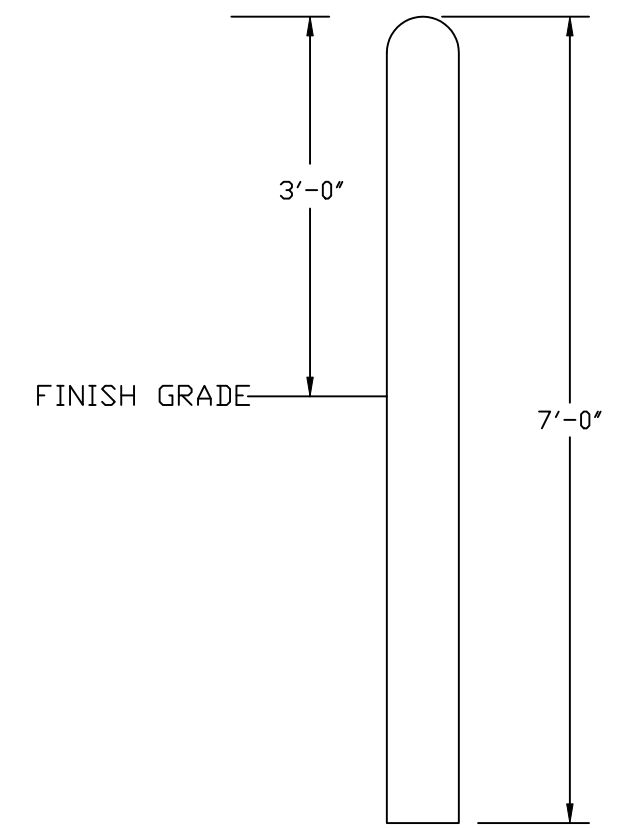
PIPE TO MANHOLE CONNECTIONS SHALL BE MADE WITH CAST-IN FLEXIBLE SLEEVES (RUBBERIZED BOOTS)

OUTLET INVERT ELEVATION

REF.: MASSACHUSETTS HIGHWAY DEPARTMENT (MDPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION



TOP VIEW



SIDE VIEW

ITEM NO.	MC-BOLLARD	WEIGHT
		290#

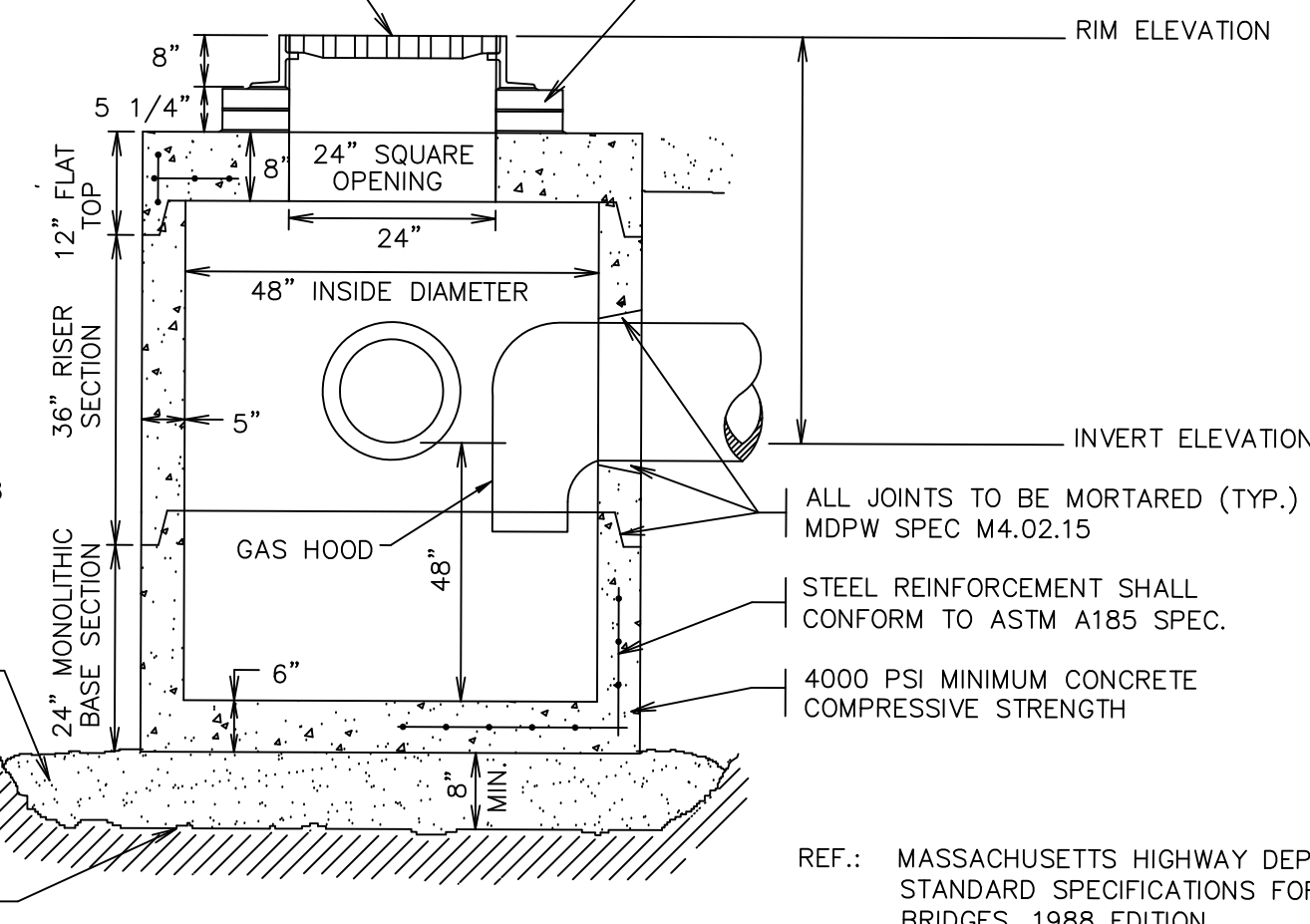
NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. STEEL REINFORCEMENT CONCRETE FILLED POLYETHYLENE.
3. AVAILABLE IN 5 COLORS: YELLOW, RED, BLUE, LIGHT & DARK GRANITE.

PRECAST BOLLARD

CATCH BASIN FRAME AND GRATE SHALL BE LEBARON LF248-2

ADJUST RIM TO MATCH ROADWAY GRADE AND CROSS SLOPE WITH TWO (2) COURSES OF RADIALLY PLACED RED BRICK AND PORTLAND CEMENT CONCRETE (MINIMUM 2 COURSES, MAXIMUM 5 COURSES) MDPW SPEC M4.05.2 (RED BRICK)



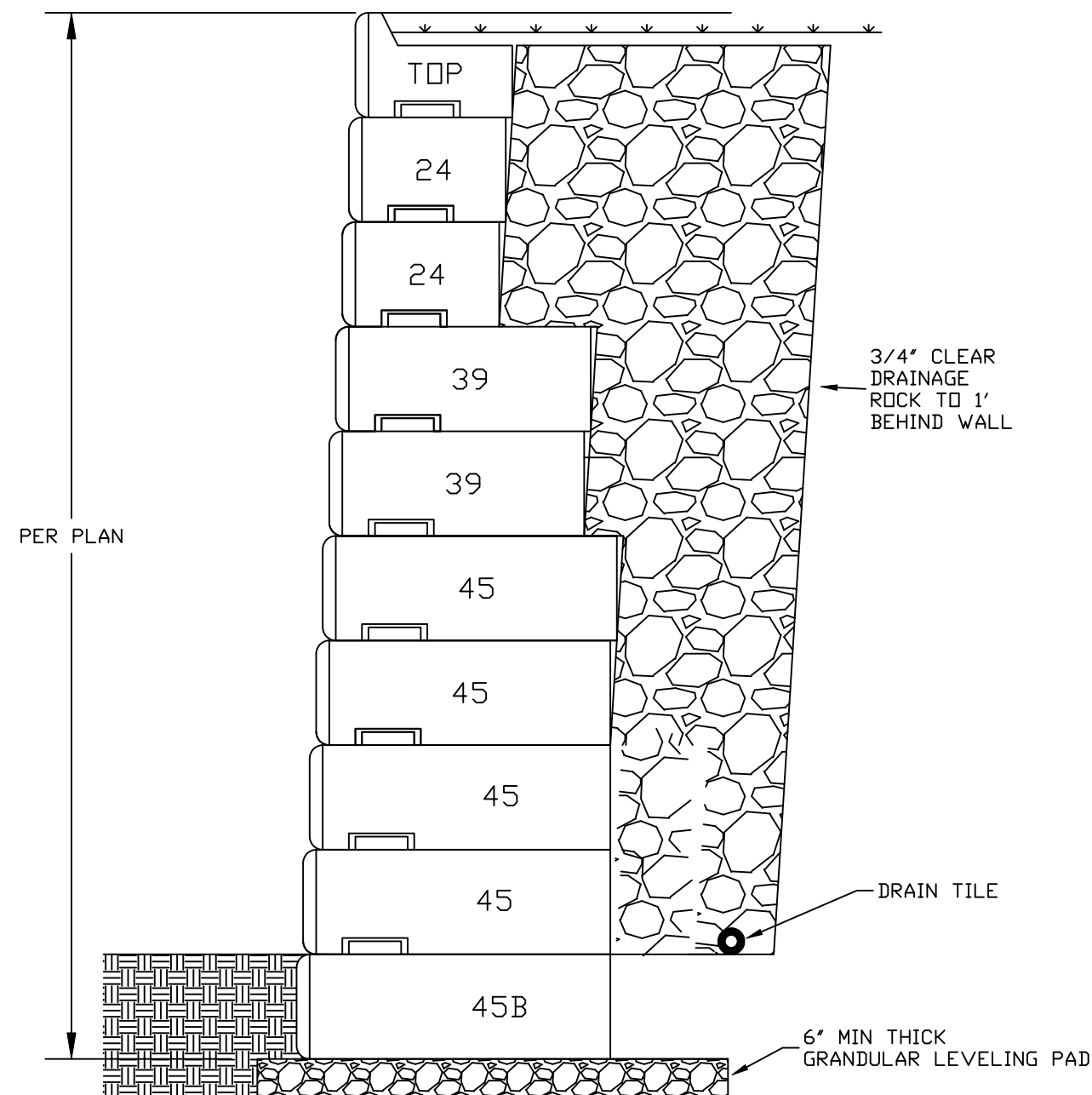
CATCH BASIN SECTIONS SHALL CONFORM TO ASTM SPEC C478

LEVEL, STABLE AND COMPACTED GRAVEL BASE MDPW SPEC M1.03.0 TYPE C

UNDISTURBED EARTH

TYPICAL CATCH BASIN DETAIL
(NOT TO SCALE)

REF.: MASSACHUSETTS HIGHWAY DEPARTMENT (MDPW) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION



SHEAR WALL SYSTEM
TYPICAL WALL CROSS SECTION

NOTE: THIS DIAGRAM IS FOR INFORMATION PURPOSES ONLY. THE OWNER WILL NEED TO HAVE THIS WALL ENGINEERED FOR THIS SITE.



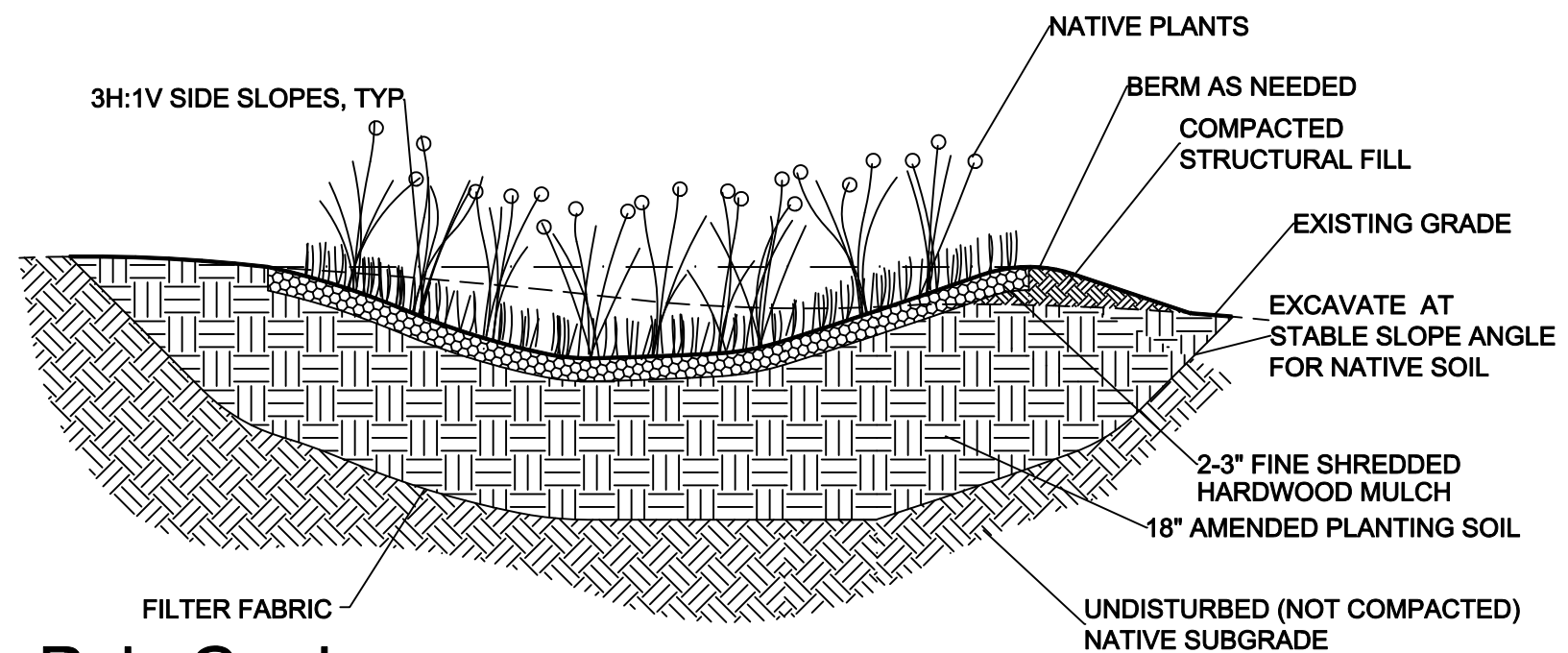
1312 MAIN STREET
CONSTRUCTION DETAILS
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
SOCA MEDICAL LLC

SCALE: 1" = 20' DATE: JULY 27, 2020

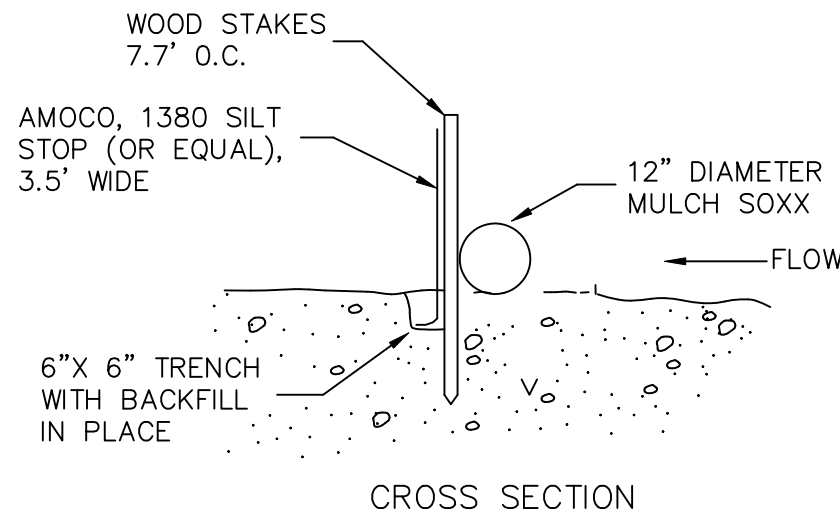
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SHEET No. 7 OF 8

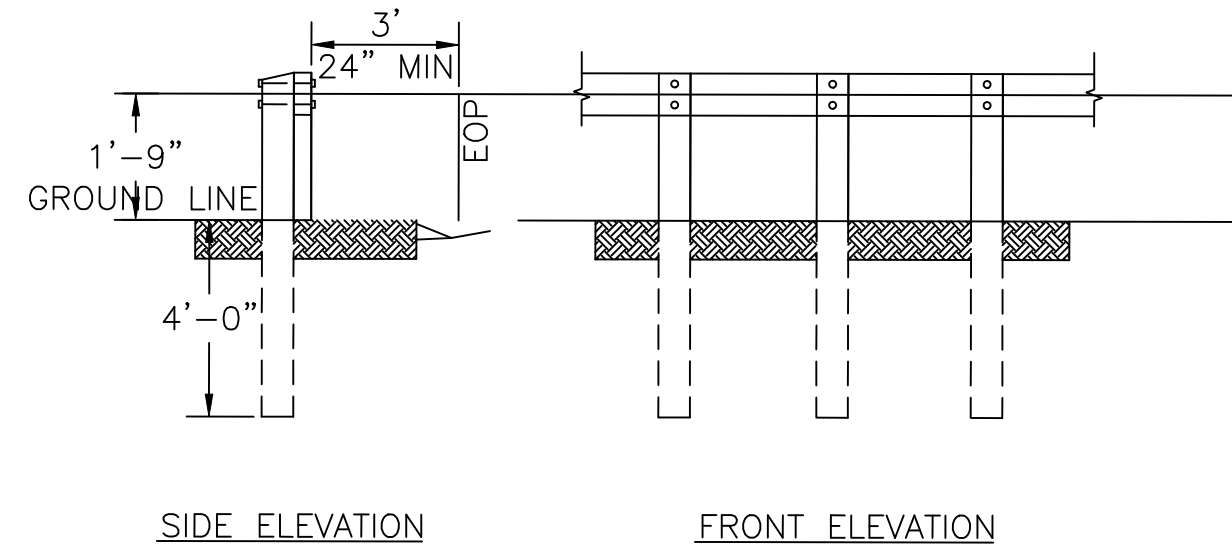
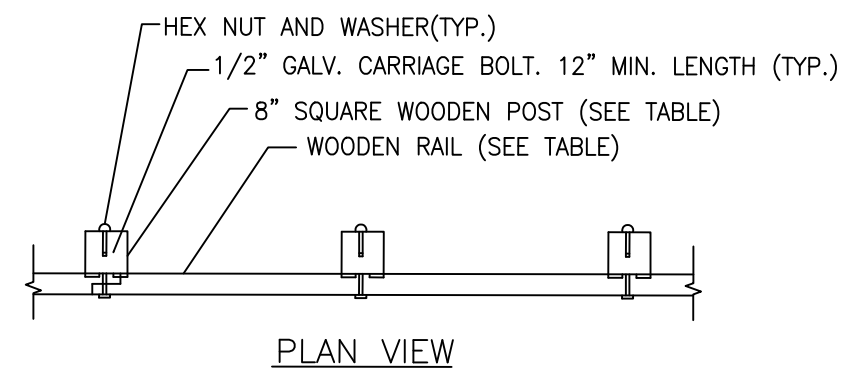


Rain Garden

NOTE: ALL UNSUITABLE FILL TO BE REMOVED TO NATIVE SOIL. 1 1/2" CRUSHED STONE TO BE PLACED TO FILL VOID AS NEEDED PRIOR TO AMENDED PLANTING SOIL BEING PLACED



EROSION CONTROL BARRIER
(NOT TO SCALE)

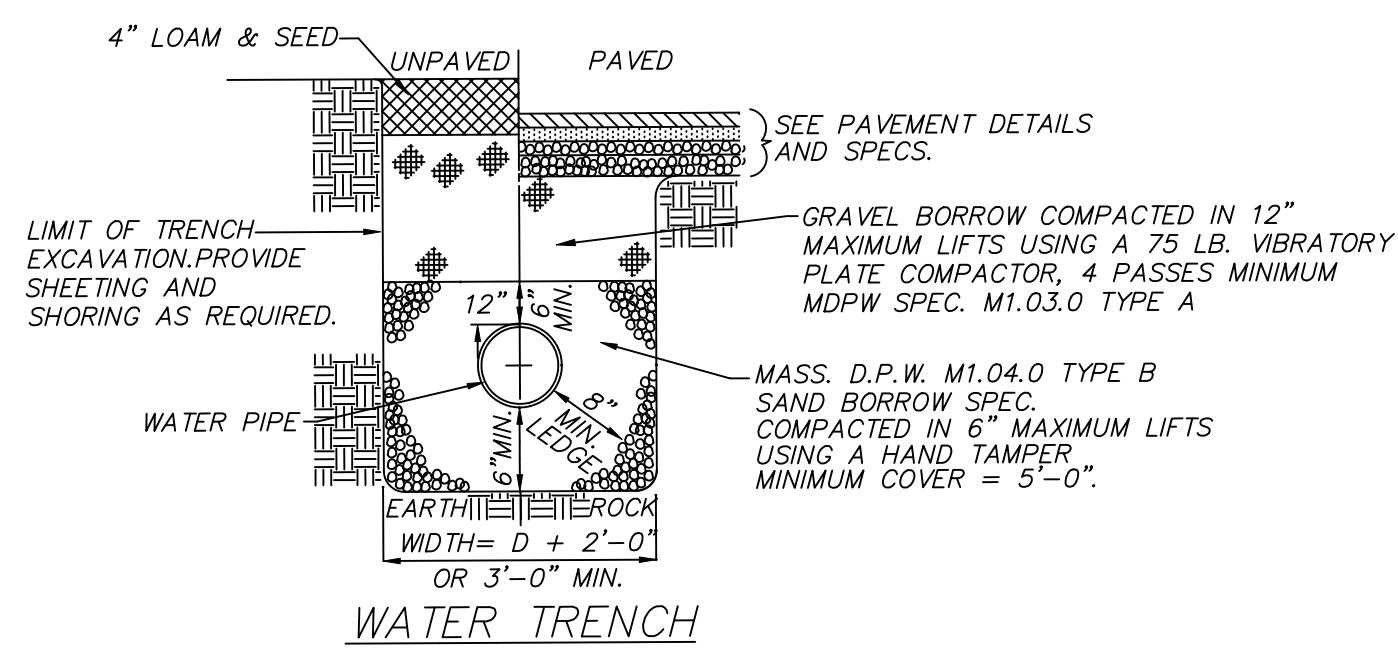


WOODEN GUARD RAIL DETAIL
N.T.S.

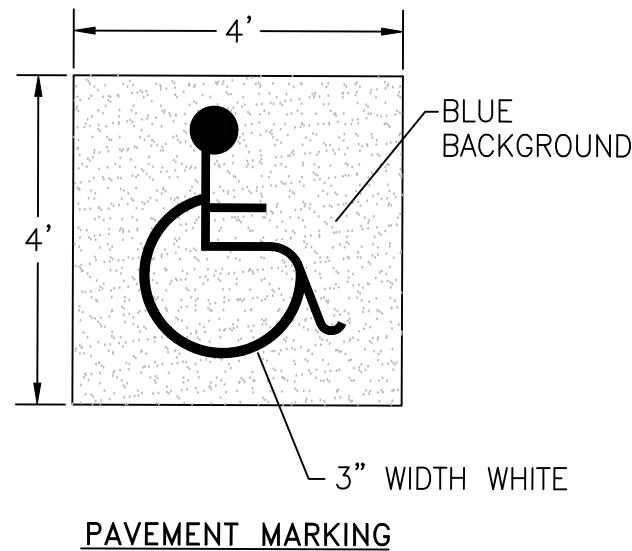
NOTES:
1. POSTS SHALL BE 8" SQUARE PRESSURE TREATED DOUGLAS FIR, OR APPROVED EQUAL.
2. RAILS SHALL BE PRESSURE DOUGLAS FIR OR APPROVED EQUAL, JOINTED AT POSTS.

RAIL SIZE/POST SPACING REQUIREMENTS

RAIL MATERIAL	MAXIMUM POST SPACING (FT)
4"x10" GRADE DENSE NO. 1	2.7'
6"x10" GRADE NO. 1	5.3'
6"x10" GRADE DENSE NO. 1	6.1'
6"x8" GRADE NO. 1	8.4'
6"x8" GRADE DENSE NO. 1	9.7'



WATER TRENCH
(NOT TO SCALE)



PAVEMENT MARKING



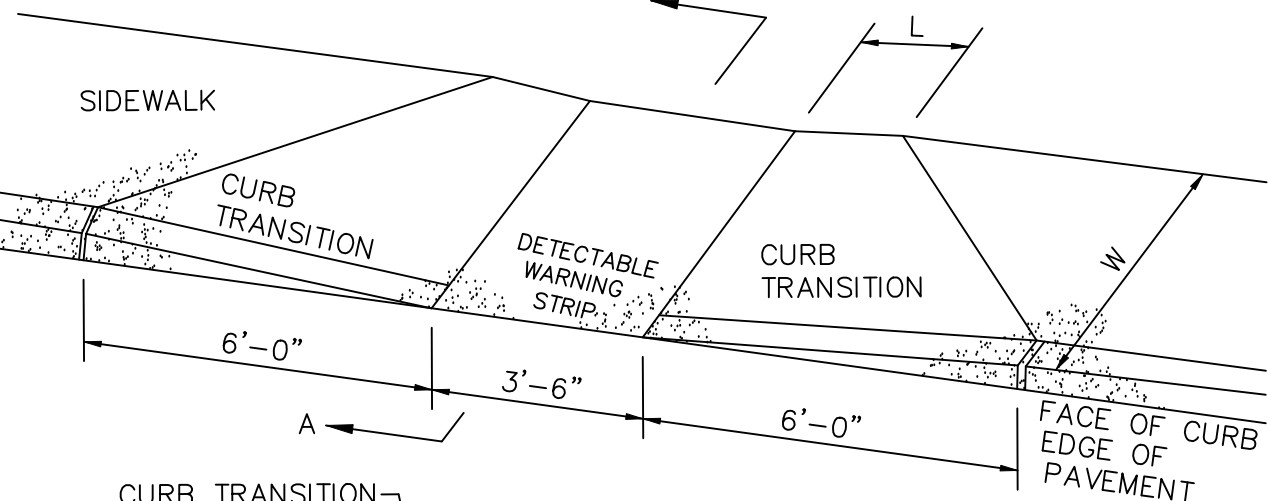
SPECIAL (HP)



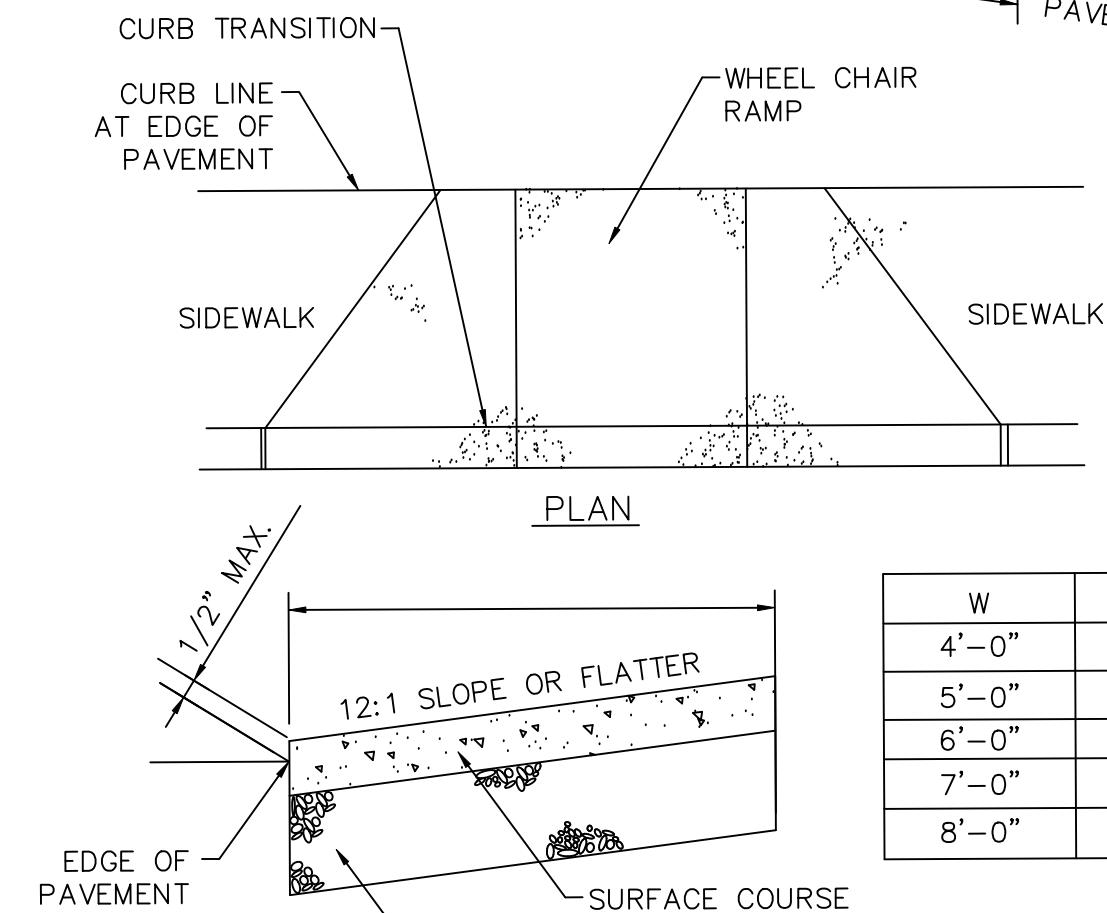
12 in R7-8a SIGNAGE

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

ACCESSIBLE PARKING SPACE DESIGNATION
N.T.S.



PLAN

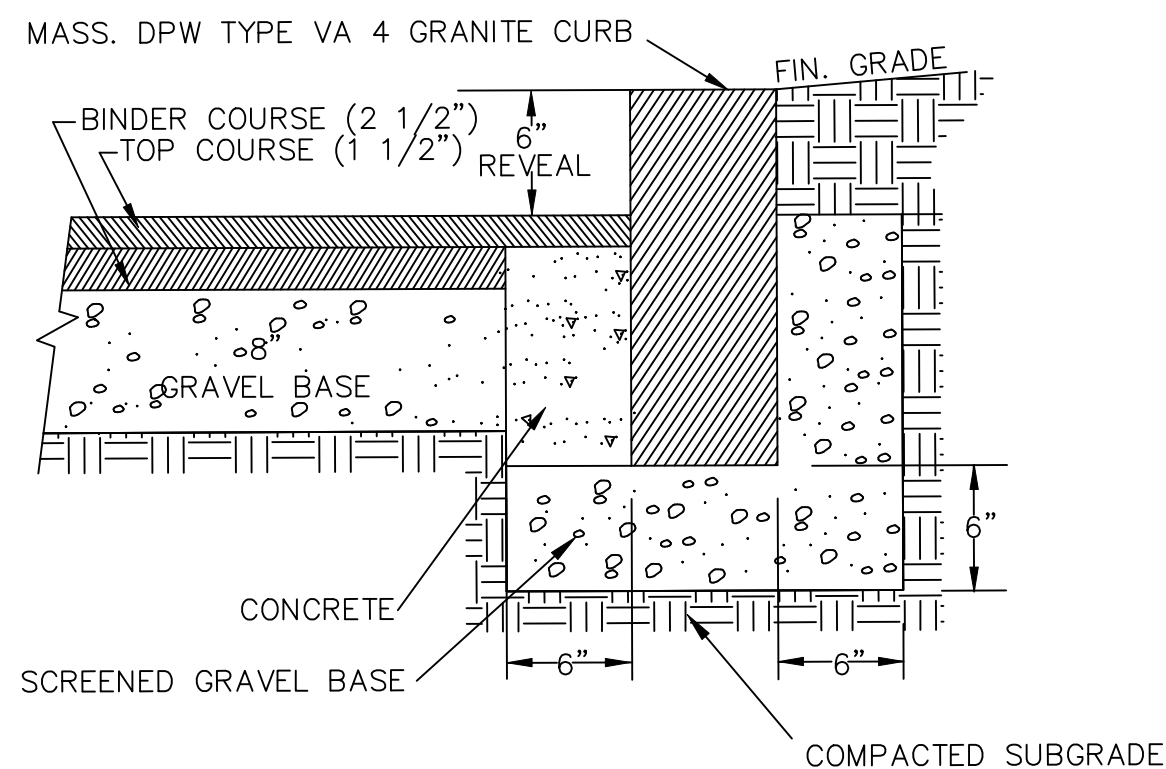


SECTION A-A

WHEEL CHAIR RAMP
NOT TO SCALE

W	L
4'-0"	3'-6"±
5'-0"	2'-9"±
6'-0"	2'-0"±
7'-0"	1'-3"±
8'-0"	0'-0"±

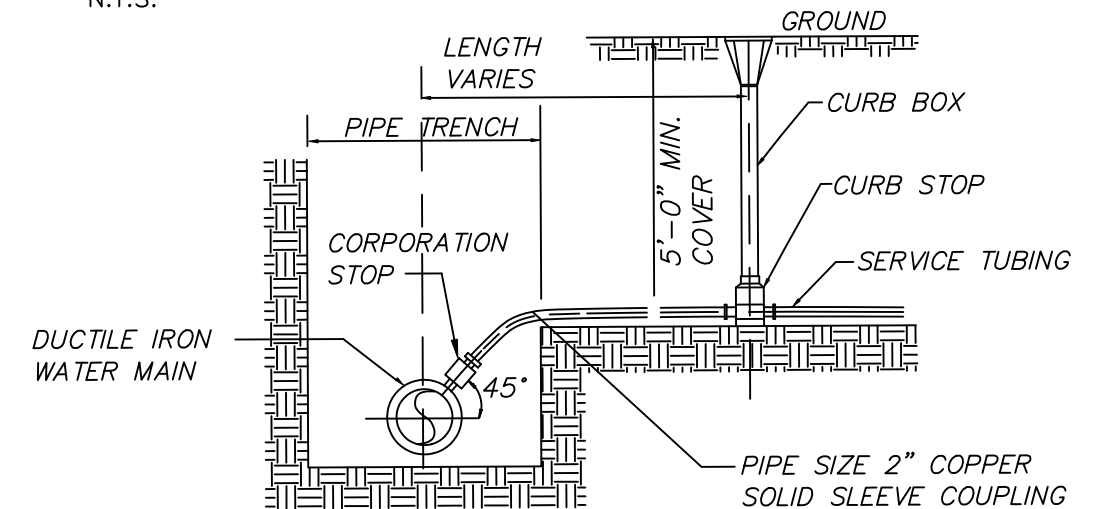
(THE LOCATION OF THE WHEEL CHAIR RAMP ARE ONSITE AT EACH ENTRANCE DOOR TO THE BUILDING)



VERTICAL GRANITE CURB
NOT TO SCALE

PARKING LOT CONSTRUCTION NOTE:

PARKING LOT TO CONSIST OF AN 8" GRAVEL BASE (95% COMPACTION), 2 1/2" BINDER COURSE OF PAVEMENT, & 1 1/2" TOP COURSE OF PAVEMENT



TYPICAL WATER SERVICE



1312 MAIN STREET

CONSTRUCTION DETAILS
LOCATED IN
READING, MASSACHUSETTS
(MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR
SOCA MEDICAL LLC

SCALE: 1" = 20' DATE: JULY 27, 2020

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

SHEET No. 8 OF 8