

DeCELLE



**BURKE**  
& Associates, Inc.

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169  
(617) 405-5100 (O) (617) 405-5101 (F)



**GENERAL NOTES:**

1. LOCUS: ASSESSORS ID 016.0-0000-0224.0  
016.0-0000-0226.0  
RECORD OWNERS: 2-12 PRESCOTT ST LLC  
39-41 LINCOLN ST LLC  
DEED REFERENCE: BOOK 45430 PAGE 308  
BOOK 45430 PAGE 311  
PLAN REFERENCE: BOOK 101 PAGE 41  
BOOK 6158 PAGE 493
2. THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2014. ELEVATIONS SHOWN ON WAD 88 DATUM.
3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL: 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-0313E, DATED JUNE 4, 2010.
5. PARCEL IS ZONED S-15.  
MIN. LOT AREA = 15,000 S.F.  
MIN. WIDTH CIRCLE DIAMETER = 60FT  
MIN. FRONTAGE = 100FT.  
MIN. FRONT YARD = 20 FT.  
MIN. SIDE YARD = 15 FT.  
MIN. REAR YARD = 20 FT.  
MAX. LOT COVERAGE = 25%  
MAX. BUILDING HEIGHT = 35 FT

**PROJECT TITLE & LOCATION:**  
  
PROPOSED SITE PLAN  
2 PRESCOTT ST. & 35-39 LINCOLN ST.  
READING, MA

**PLAN TITLE:**  
PROPOSED PARKING LAYOUT

**PREPARED FOR:**  
  
READING MKM, LLC  
c/o KM DOVER LLC  
109 OAK STREET SUITE G20  
NEWTON, MA 02464

**DATE:** SEPTEMBER 12, 2016  
**REVISED:** OCTOBER 17, 2016 - PEER REVIEW RESPONSE  
**REVISED:** NOVEMBER 4, 2016 - PEER REVIEW RESPONSE  
**REVISED:** DECEMBER 6, 2016 - PARKING REVISIONS

**JOB NUMBER:** 14.034 **SHEET** 5 **OF** 8

