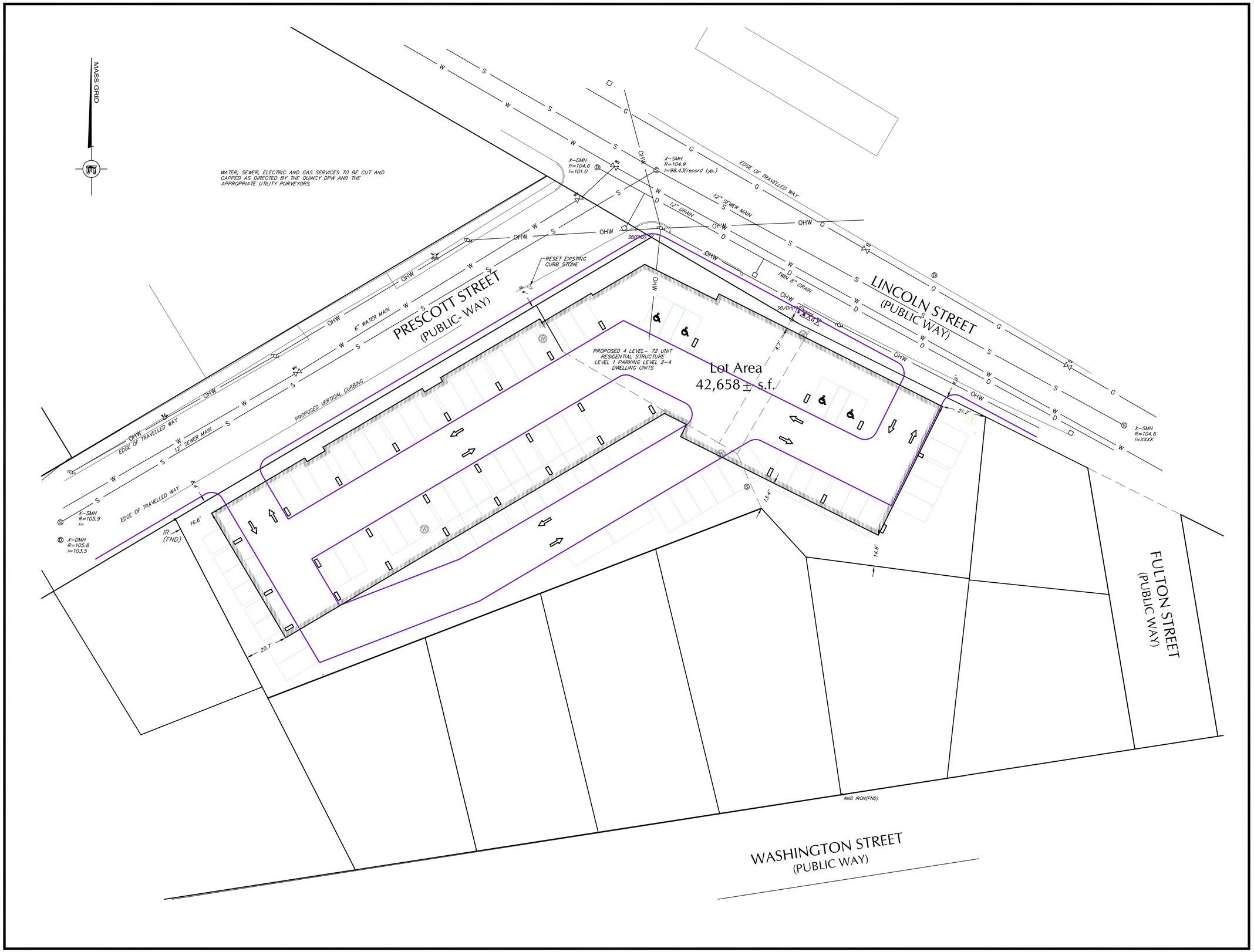

DeCELLE

BURKE
& Associates, Inc.
1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

COMMONWEALTH OF MASSACHUSETTS
JAMES W. BURKE
No. 34034
REGISTERED PROFESSIONAL ENGINEER

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 NAVD 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 40 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 & 39 LINCOLN ST
READING, MA

PLAN TITLE:

PROPOSED CONDITIONS

PREPARED FOR:

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

DATE: DECEMBER 2, 2015

REVISED:

JOB NUMBER: 14.034 | SHEET 4 OF 9

20 10 0 20 40
SCALE: 1"=20'