

LAND USE AND ZONING			
PARCEL ID: 028-0-0000-0133.0			
SINGLE FAMILY 15 DISTRICT (S-15)			
PROPOSED USE	PERMITTED USE		
CHILD CARE FACILITY			
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF (0.34 AC)	84,280 SF (1.94 AC)	NO CHANGE
MINIMUM LOT AREA OUTSIDE OF WETLAND RESOURCE AREA	12,000 SF	71,063 SF	NO CHANGE
MINIMUM LOT FRONTAGE	100 FT	80 FT (EN)	NO CHANGE
MINIMUM FRONT YARD	20 FT	169.5 FT	150.1 FT
MINIMUM SIDE YARD	15 FT	42.2 FT	25.0 FT
MINIMUM REAR YARD	20 FT	208.2 FT	171.0 FT
MAXIMUM LOT COVERAGE	25% (21,070 SF)	3.9% (3,320 SF)	8.4% (7,064 SF)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 9.1.1.7	REQUIRED PARKING FOR NURSERY/ KINDERGARTEN / ELEMENTARY: 1 SPACE / EMPLOYEE = 1 SPACE / 7 STUDENTS EMPLOYEE = 28 EMPLOYEES = 28 SPACES STUDENTS = 177 STUDENTS = 25 SPACES REQUIRED = 53 SPACES	53 SPACES
§ 9.1.2.2	PARKING SPACE DIMENSIONS: 9 FT X 18 FT	9 FT X 18 FT

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 8.5.6	WALL MOUNTED SIGN REQUIREMENTS: MAXIMUM AREA: 2 SF PER LF OF FACADE 2 SF X 110 LF = 220 SF	24 SF
§ 8.5.6	FREESTANDING SIGN REQUIREMENTS: MAXIMUM NUMBER OF SIGNS: 1/LOT MAXIMUM AREA: 35 SF MAXIMUM HEIGHT: 10.5 FT MINIMUM SIDE SETBACK: 20 FT	1 SIGN (*) 25 FT 8 FT 24.3 FT

(*) ONE (1) FREESTANDING SIGN ALLOWED BY SPECIAL PERMIT

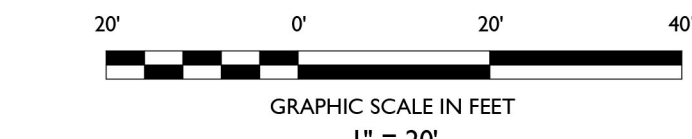
EXHIBIT:

DATE PREPARED:
07/14/2025



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - - -	SETBACK LINE
- · - · -	SAWCUT LINE
=====	PROPOSED CURB
-----	PROPOSED MOUNTABLE CURB
=====	PROPOSED EXTENDED CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
■	PROPOSED CONCRETE
■	PROPOSED TURF
■	PROPOSED STABILIZED SLOPE
■	PROPOSED GRAVEL
■	PROPOSED AREA LIGHT
—○—	PROPOSED RETAINING WALL
—○—	PROPOSED FALL PROTECTION FENCE
—X—	PROPOSED PLAY AREA FENCING
—□—	PROPOSED SCREENED FENCE
—	PROPOSED BUILDING DOORS
WF AXZ	WETLAND LIMITS
---	WETLAND BUFFER

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



NO.	DATE	ISSUE	BY	DESCRIPTION
01	07/14/2025	ISSUE	VG	SITE PLAN RENDERING EXHIBIT

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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SITE PLAN RENDERING EXHIBIT

PRIMROSE SCHOOLS
FRANCHISING COMPANY

PROPOSED CHILD DAY
CARE FACILITY

PARCEL ID: 28-113
885 MAIN STREET
TOWN OF READING
MIDDLESEX COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.
MASSACHUSETTS LICENSE No. 53996
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-240115

TITLE:
SITE PLAN RENDERING
EXHIBIT

DRAWING:
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