



PROFESSIONAL ENGINEER DATE

N/F BURLINGTON CROSSROADS LLC, C/O EDENS & AVANT INC. MAP 48, PARCEL 38 BOOK 53520, PAGE 347

**SITE PLAN  
PROPOSED  
RESTAURANT**  
2 & 10 WALL STREET  
IN  
BURLINGTON  
MASSACHUSETTS  
(MIDDLESEX COUNTY)

NOVEMBER 14, 2016

- LEGEND**
- ⊠ STONE BOUND W/DRILL HOLE
  - ⊙ DRAIN MANHOLE
  - ⊖ DRAIN MANHOLE
  - ⊕ ELECTRIC MANHOLE
  - ⊗ TELEPHONE MANHOLE
  - ⊘ MANHOLE
  - ⊙ CATCH BASIN
  - ⊕ HYDRANT
  - ⊖ WATER GATE
  - ⊕ GAS GATE
  - ⊖ UTILITY POLE
  - ⊕ UTILITY POLE W/LIGHT
  - ⊖ UTILITY POLE W/TRANSFORMER
  - ⊕ GUY ANCHOR
  - ⊖ LIGHT POLE
  - ⊕ ELECTRIC MANHOLE
  - ⊖ ELECTRIC MANHOLE
  - ⊕ TRAFFIC SIGNAL
  - ⊖ SIGN
  - ⊕ BOLLARD
  - ⊖ HANDICAP PARKING SPACE
  - CONC. CONCRETE
  - TYP. TYPICAL
  - PROPERTY LINE
  - SEWER LINE
  - DRAIN LINE
  - WATER LINE
  - GAS LINE
  - UNDERGROUND ELECTRIC CONDUIT
  - TELEPHONE LINE
  - OVERHEAD WIRE
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - WOOD GUARDRAIL
  - STEEL GUARDRAIL
  - TREELINE
  - VGC VERTICAL GRANITE CURB
  - SGC SLOPED GRANITE CURB
  - CSB CAPE COD BERM
  - ⊖ PARKING SPACES

**#2 & 10 WALL STREET PARKING REQUIREMENTS**

LOCATION	MINIMUM REQUIRED PARKING	EXISTING AS-BUILT	PROPOSED
<b>#10 WALL STREET</b>			
RESTAURANT			
CHUCK E CHEESES (352 SEATS)	117 (1/3 SEATS)	117	117
SUBWAY (38 SEATS)	13 (1/3 SEATS)	13	13
DUNKIN DONUTS (12 SEATS)	4 (1/3 SEATS)	4	4
TOTAL OTHER RETAIL (8,760 SF)	35 (4/1,000 SF)	35	35
<b>#2 WALL STREET</b>			
RESTAURANT			
CROWN GROUP (351 SEATS)	117 (1/3 SEATS)	117	117
<b>TOTALS</b>	<b>286</b>	<b>286</b>	<b>286</b>

**ZONING SUMMARY: (BURLINGTON)**

ZONING CLASSIFICATION: BG-GENERAL BUSINESS & IG-GENERAL INDUSTRIAL AS PER TOWN OF BURLINGTON ZONING BYLAW AMENDED THROUGH MAY 2009

**DIMENSIONAL REQUIREMENTS:**

	BG-GENERAL BUSINESS	LOT 13 (PROVIDED)	LOT 16 (PROVIDED)
MINIMUM LOT AREA	10,000 SF	66,756 SF	134,293 SF
MINIMUM LOT FRONTAGE	100 FT	110.32 FT	324.72 FT
MINIMUM FRONT YARD	15 FT	> 15 FT	715 FT
MINIMUM SIDE YARD	15 FT	34.77 FT	21.99 FT
MINIMUM REAR YARD	15 FT	15.22 FT	16.10 FT
MINIMUM YARD ADJOINING RO & RG	20% DEPTH OF LOT	----	----
MAXIMUM AGGR. BLDG-TO-GND AREA %	33 1/3%	12%	17%
MAXIMUM BUILDING & STRUCTURE HEIGHT	30 FT	< 30'	< 80'
MINIMUM FEET BETWEEN BUILDINGS	NONE	N/A	N/A
MAXIMUM FLOOR AREA RATIO (FAR)	NONE	0.18	0.17

- GENERAL NOTES**
- THIS PLAN IS BASED ON ACTUAL ON THE GROUND SURVEYS PERFORMED BY BSC GROUP, INC. BETWEEN SEPTEMBER 1989 AND JUNE 2015.
  - THIS PLAN IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NC5-418522-B051, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2009.
  - LOCUS LIES WITHIN ZONE C AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR COMMUNITY 250185, PANEL NUMBER 0003 B, EFFECTIVE DATE JULY 5, 1984.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED FROM PLANS OF RECORD AND ARE TO BE CONSIDERED APPROXIMATE. BSC GROUP, INC. DOES NOT GUARANTEE THE ACCURACY OF DEPICTED UNDERGROUND UTILITIES OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE DEPICTED. BEFORE EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED ACTIVITY WITH THE APPLICABLE UTILITY COMPANIES AND MAINTAIN THE EXISTING SYSTEM IN SERVICE. DIG SAFE SHALL BE NOTIFIED PER MASSACHUSETTS GENERAL LAWS, CHAPTER 82, SECTION 40B. DIG SAFE MUST BE NOTIFIED AT 1 (800) 322-4844 ALONG WITH ALL OPERATING AUTHORITIES PRIOR TO POTENTIAL EXCAVATION.

#2 WALL STREET  
EXISTING BUILDING AREA = 11,616 S.F.  
PROPOSED BUILDING AREA = 12,135 S.F.  
PROPOSED BUILDING AREA INCREASE = 519 S.F.

**ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION**

**REVISIONS:**

NO.	DATE	DESC.

PREPARED FOR:  
REBEL RESTAURANTS, INC.  
250 NORTHERN AVENUE,  
SUITE 400  
BOSTON, MA 02210

**BSC GROUP**  
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SCALE: 1" = 30'  
0 15 30 60 FEET  
FILE: P:\Pr\7208644\Survey\Drawings  
DWG:  
JOB: NO: 7208644 SHEET OF