

LEGEND:

- EX. EXISTING
- WETLAND RESOURCE AREA
- EOP EDGE OF PAVEMENT
- 5A WETLAND FLAG
- 4" EX. TREE/DIAMETER
- 81x4 EX. SPOT GRADE

RECORD OWNER:

CHUONG TRAN +
CAROLINE GRACIAS
22 SMALL LANE
READING, MASS.

DEED: 80032/595

% BLDG COVERAGE:

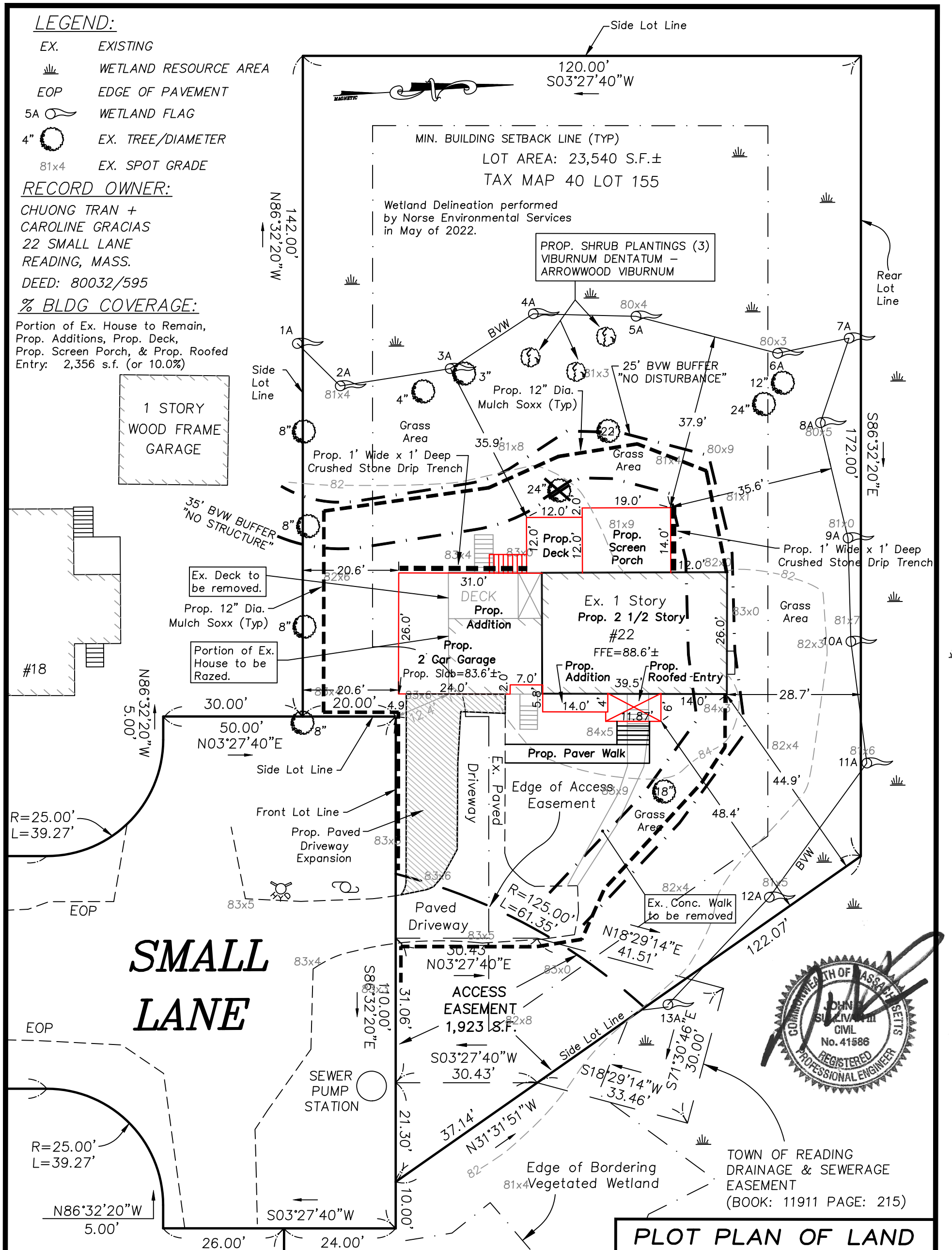
Portion of Ex. House to Remain,
Prop. Additions, Prop. Deck,
Prop. Screen Porch, & Prop. Roofed
Entry: 2,356 s.f. (or 10.0%)

1 STORY
WOOD FRAME
GARAGE

MIN. BUILDING SETBACK LINE (TYP)
LOT AREA: 23,540 S.F.±
TAX MAP 40 LOT 155

Wetland Delineation performed
by Norse Environmental Services
in May of 2022.

PROP. SHRUB PLANTINGS (3)
VIBURNUM DENTATUM -
ARROWWOOD VIBURNUM



**SMALL
LANE**



TOWN OF READING
DRAINAGE & SEWERAGE
EASEMENT
(BOOK: 11911 PAGE: 215)

ZONING COMPLIANCE TABLE

ZONING DISTRICT: S-20	REQUIRED:	PROVIDED:	COMPLY:
LOT AREA (SF):	20,000	23,540	YES
LOT FRONTAGE (FT):	120	120.00	YES
MIN. FRONT SETBACK:	20 FT	20.6 FT (P)	YES
MIN. SIDE SETBACK (L)	15 FT	97.1 FT (P)	YES
MIN. SIDE SETBACK (R)	15 FT	4.9 FT (P)	NO *
MIN. REAR SETBACK:	20 FT	28.7 FT (EX)	YES
MAX. % BLDG COVERAGE:	25%	10.0% (P)	YES

(L) = LEFT
(R) = RIGHT
(EX) = EXISTING
(P) = PROPOSED
* ZBA GRANTED RELIEF
IN 2023.

**PLOT PLAN OF LAND
#22 SMALL LANE
READING, MA 01867**

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

DATE: 5/16/23 SCALE: 1"=20'