

LEGEND:

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

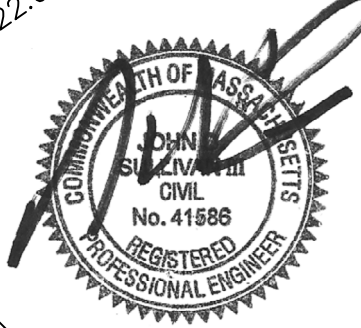
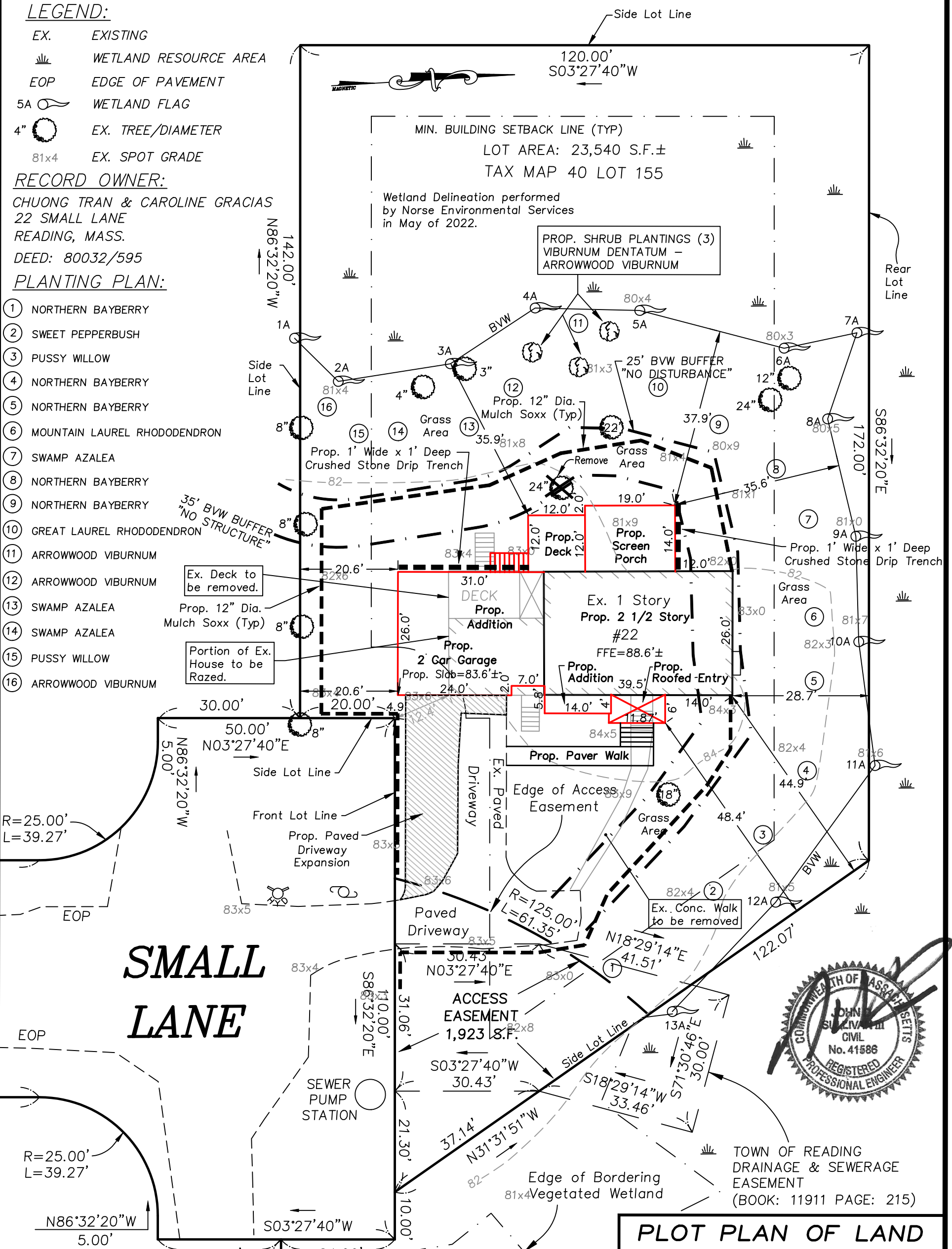
RECORD OWNER:

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

DEED: 80032/595

PLANTING PLAN:

- ① NORTHERN BAYBERRY
- ② SWEET PEPPERBUSH
- ③ PUSSY WILLOW
- ④ NORTHERN BAYBERRY
- ⑤ NORTHERN BAYBERRY
- ⑥ MOUNTAIN LAUREL RHODODENDRON
- ⑦ SWAMP AZALEA
- ⑧ NORTHERN BAYBERRY
- ⑨ NORTHERN BAYBERRY
- ⑩ GREAT LAUREL RHODODENDRON
- ⑪ ARROWWOOD VIBURNUM
- ⑫ ARROWWOOD VIBURNUM
- ⑬ SWAMP AZALEA
- ⑭ SWAMP AZALEA
- ⑮ PUSSY WILLOW
- ⑯ ARROWWOOD VIBURNUM



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

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

(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'
REVISED: 6/21/23