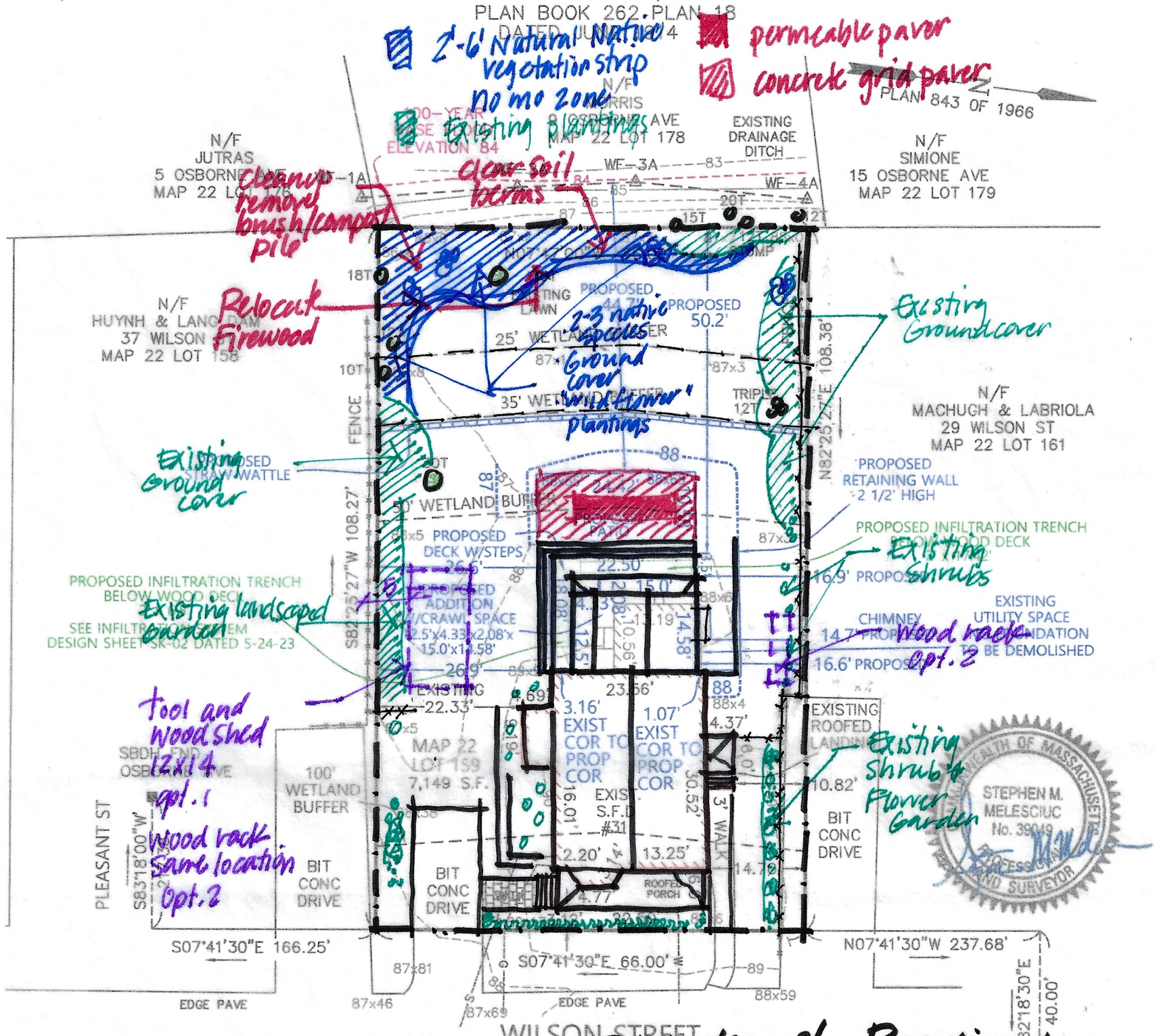
OWNER OF RECORD
JESSICA BOUDREAU
31 WILSON STREET
READING, MA

DEED REFERENCE
BK 65517 PG 164

PLAN REFERENCE
PLAN 969 OF 1946
PLAN BOOK 28 PLAN 35
DATED JUNE 14, 1869
PLAN BOOK 262 PLAN 18
DATED JUNE 1924

TOWN OF READING
ASSESSORS MAP 22 PARCEL 159



31 Wilson St. Reading, MA
Conceptual Landscape Plan Sketch

SK-03
7.3.2023

WETLANDS DELINEATED BY NORSE ENVIRONMENTAL SERVICES ON 4/13/22 AND LOCATED BY AN INSTRUMENT SURVEY.
FEMA FLOOD INSURANCE RATE MAP 25017C0313E SHOWS THE 100 YEAR FLOOD ELEVATION TO BE ELEV. 84.
VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON GPS OBSERVATIONS.

ZONE: SINGLE RESIDENCE S15

REQUIRED		EXISTING		PROPOSED	
LOT AREA:	15,000 S.F.	LOT AREA:	7,149 S.F.		
LOT FRONTAGE:	100'	LOT FRONTAGE:	66.00'		
MINIMUM SETBACKS:	FRONT 20' SIDE 15' REAR 20'	SETBACKS:	FRONT 3.12' SIDE 10.82' REAR 57.95'	SETBACKS:	FRONT N.A. SIDE 16.6' ADDITION SIDE 14.7' CHIMNEY REAR 50.2'
MAX BLDG HEIGHT:	35'	BLDG HEIGHT:	22.4'	BLDG HEIGHT:	22.4'
MAX LOT COVERAGE:	25% = 1,787 S.F.	LOT COVERAGE:	1,103 S.F. = 15.4%	LOT COVERAGE:	1,442 S.F. = 20.2%

STRUCTURES SHOWN WERE LOCATED BY AN INSTRUMENT SURVEY.
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 25017C0313E WITH EFFECTIVE DATE OF 6/4/10 THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED 100 YEAR FLOOD HAZARD ZONE.
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD INFORMATION PROVIDED TO THE SURVEYOR AND SHALL BE CONSIDERED APPROXIMATE. NOT ALL UNDERGROUND UTILITIES THAT MAY EXIST ON THE SITE ARE SHOWN. DIGSAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATIONS.

PROPOSED ADDITION

ASSESSORS MAP 22 PARCEL 159
31 WILSON STREET
READING, MA
PREPARED FOR
JESSICA BOUDREAU
31 WILSON STREET
READING, MA 01867

STEPHEN M. MELESCIUC
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READING, MA 01867
(781)844-7108

SCALE: 1"=20' DATE: JUNE 7, 2023