




OWNER OF RECORD
 JESSICA BOUDREAU
 31 WILSON STREET
 READING, MA

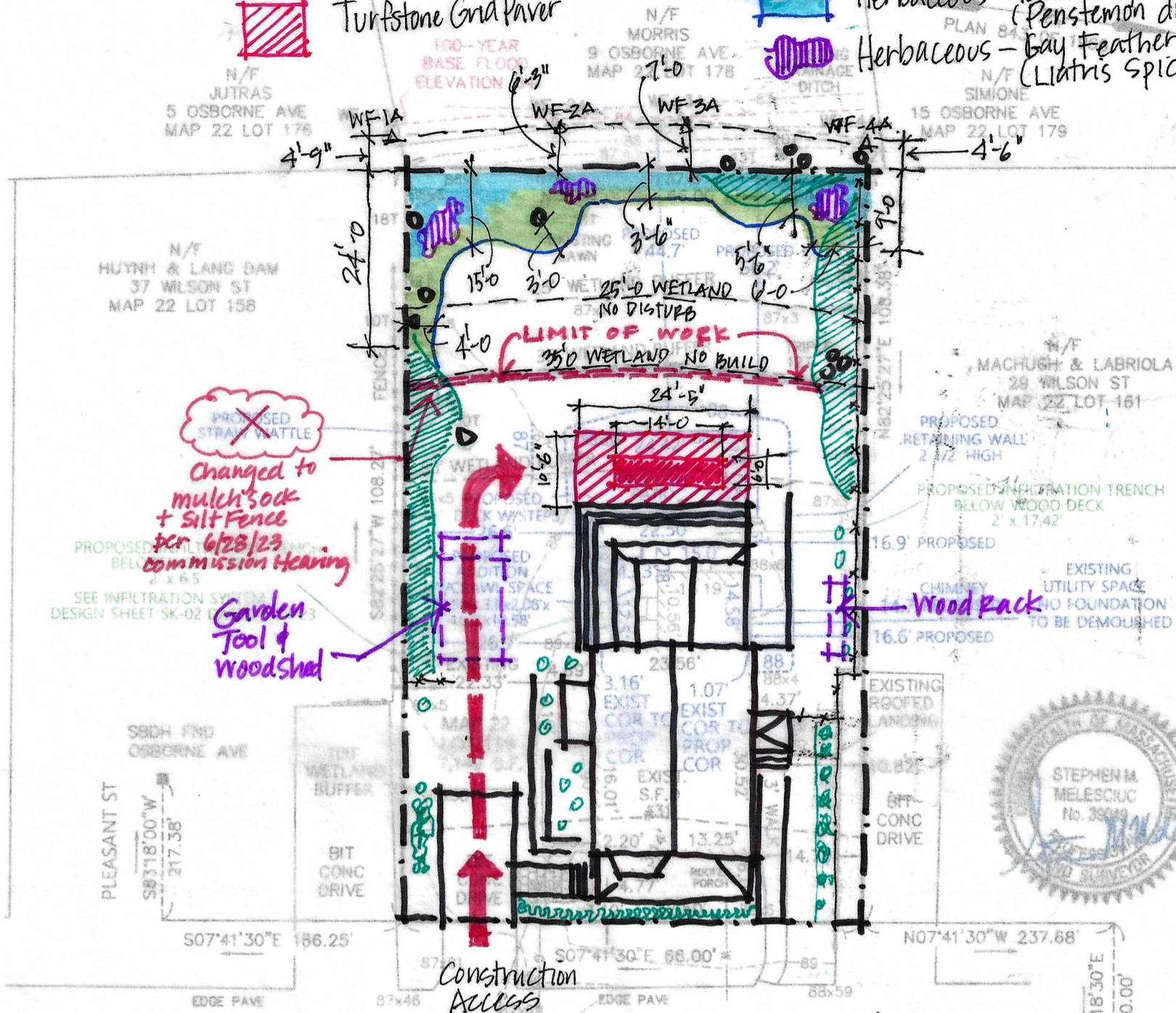
DEED REFERENCE

-  Existing Garden Areas & Ground Cover
-  Permeable Paver
-  Turfstone Grd Paver

PLAN REFERENCE

969 OF 1946
 PLAN BOOK 28 PLAN 35
 DATED JUNE 14, 1888
 PLAN BOOK 262 PLAN 3
 DATED JUNE 1914

-  Boundary Line
-  Zone of Native Vegetation
-  Ground Cover - Bunchberry (*Chamaepericlymenum Canadense*)
-  Herbaceous - Beard tongue (*Penstemon digitalis*)
-  Herbaceous - Gay Feather (*Liatris Spicata*)



31 Wilson St. Reading, MA Schematic Landscape Plan

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 10.84. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON GPS OBSERVATIONS.

SK-03
7.3.2023
Revised 7.16.2023

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:	SETBACKS:	SETBACKS:
FRONT 20'	FRONT 3.12'	FRONT N.A.
SIDE 15'	SIDE 10.82'	SIDE 16.6' ADDITION
REAR 20'	REAR 57.95'	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

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SCALE: 1"=20'

DATE: JUNE 7, 2023