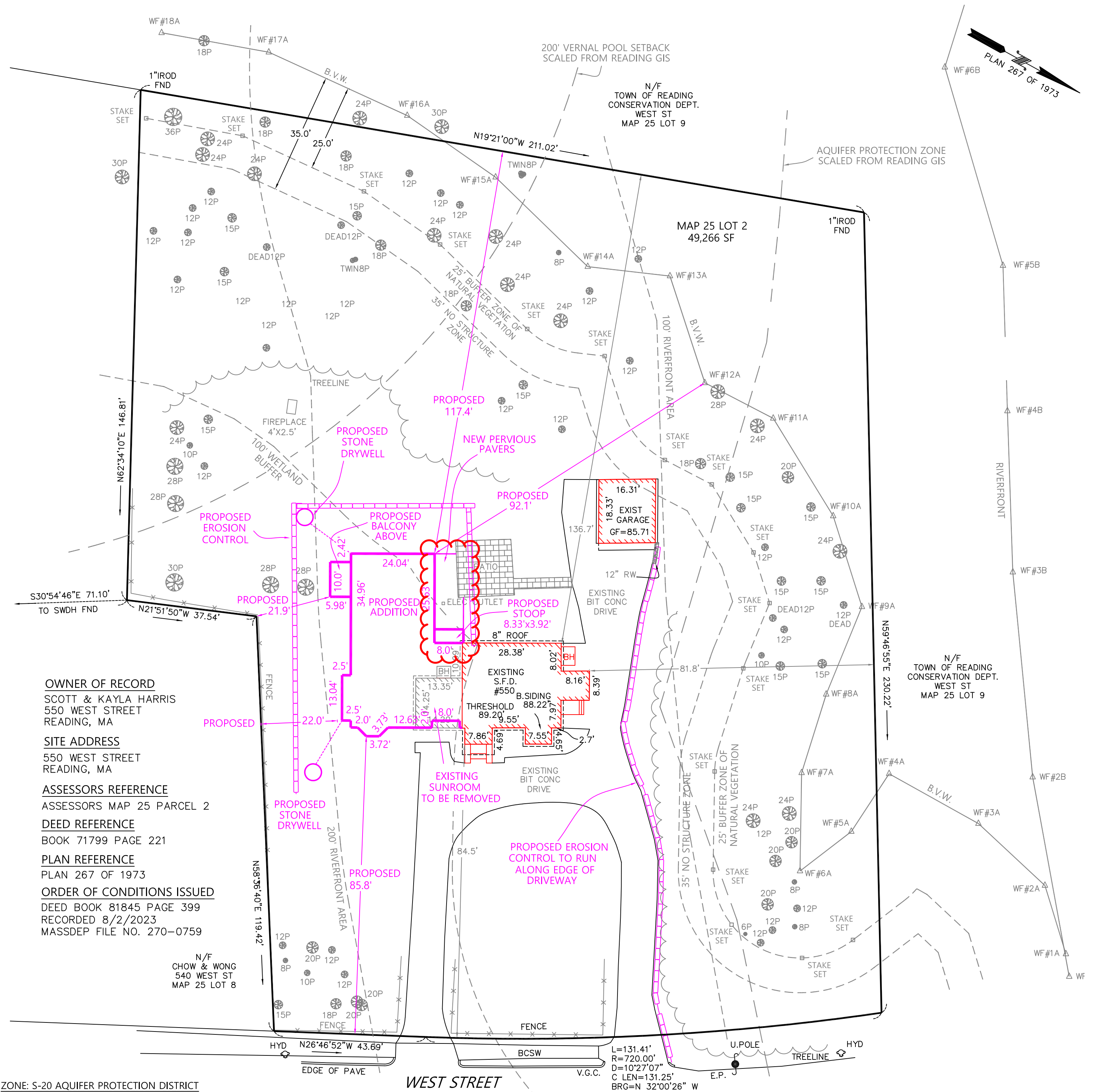


NOTES

1. WETLANDS DELINEATED BY NORSE ENVIRONMENTAL SERVICES ON 1-24-22 AND LOCATED BY AN INSTRUMENT SURVEY.
2. STRUCTURES SHOWN WERE LOCATED BY AN INSTRUMENT SURVEY.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 25017CO294E WITH EFFECTIVE DATE OF 6/4/10 THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
4. 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.
5. SEE ORDER OF CONDITIONS ISSUED BY THE READING CONSERVATION COMMISSION RECORDED IN MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 81845 PAGE 399 ON 8/2/23, MASSDEP FILE NO. 270-0759.



OWNER OF RECORD
 SCOTT & KAYLA HARRIS
 550 WEST STREET
 READING, MA

SITE ADDRESS
 550 WEST STREET
 READING, MA

ASSESSORS REFERENCE
 ASSESSORS MAP 25 PARCEL 2

DEED REFERENCE
 BOOK 71799 PAGE 221

PLAN REFERENCE
 PLAN 267 OF 1973

ORDER OF CONDITIONS ISSUED
 DEED BOOK 81845 PAGE 399
 RECORDED 8/2/2023
 MASSDEP FILE NO. 270-0759

ZONE: S-20 AQUIFER PROTECTION DISTRICT

REQUIRED	EXISTING	PROPOSED ADDITION	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
MINIMUM LOT AREA: 20,000 S.F.	LOT AREA: 49,266 S.F.		EX. DWELLING: 1,210 S.F.	EX. DWELLING: 1,006 S.F.
MINIMUM LOT FRONTAGE: 120'	LOT FRONTAGE: 175.12'		DRIVEWAY: 3,536 S.F.	PROPOSED ADDITION: 1,523 S.F.
MINIMUM SETBACKS: FRONT 20' SIDE 15' REAR 20'	SETBACKS: FRONT 84.5' SIDE 44.3' REAR 116.1'	SETBACKS: FRONT 85.8' SIDE 21.9' REAR 117.4'	GARAGE: 362 S.F.	DRIVEWAY: 3,536 S.F.
MAX BLDG COVERAGE: 25% = 1,231 S.F.	EXISTING BLDG COVERAGE: 1,572 S.F. = 3%	PROPOSED BLDG COVERAGE: 2,891 S.F. = 6%	PATIO: 309 S.F.	GARAGE: 362 S.F.
MAX IMPERVIOUS: 15% = 7,389 S.F.	EXISTING IMPERVIOUS: 5,417 S.F. = 11%	PROPOSED IMPERVIOUS: 6,703 S.F. = 13.6%	TOTAL: 5,417 S.F.	PATIO: 276 S.F.
MAX BLDG HEIGHT: 35'	BLDG HEIGHT: 23.0'	PROPOSED BLDG HEIGHT: 23.0'		TOTAL: 6,703 S.F.



PROPOSED ADDITION

550 WEST STREET
 ASSESSORS MAP 25 PARCEL 2
 READING, MA
 PREPARED FOR
SCOTT & KAYLA HARRIS
 550 WEST STREET
 READING, MA

STEPHEN M. MELESCIUC
 PROFESSIONAL LAND SURVEYOR #39049

514 GAZEBO CIRCLE
 READING, MA 01867
 (781) 844-7108

SCALE: 1" = 20'
 DATE: AUGUST 4, 2023