

LEGEND:

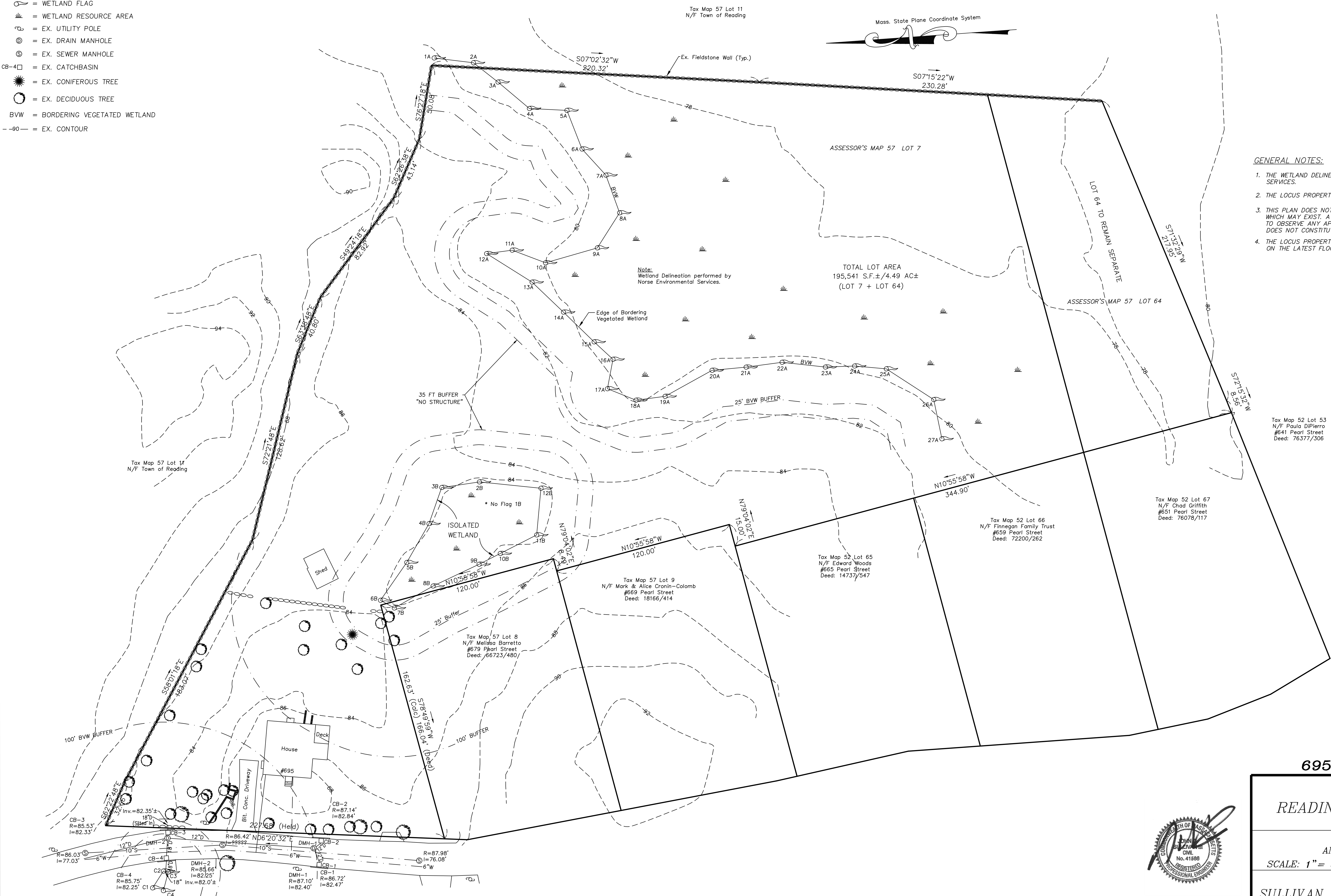
- ☞ = WETLAND FLAG
- ⊞ = WETLAND RESOURCE AREA
- ⊙ = EX. UTILITY POLE
- ⊕ = EX. DRAIN MANHOLE
- ⊗ = EX. SEWER MANHOLE
- CB-4□ = EX. CATCHBASIN
- ☀ = EX. CONIFEROUS TREE
- ◯ = EX. DECIDUOUS TREE
- BVW = BORDERING VEGETATED WETLAND
- 90- = EX. CONTOUR

ZONING DISTRICT:

- ZONING DISTRICT: S-20
- MIN. LOT AREA: 20,000 S.F.
 - MIN. LOT FRONTAGE: 120 FEET
 - MIN. LOT WIDTH CIRCLE DIA: 80 FEET
 - MIN. FRONT YARD: 20 FEET
 - MIN. SIDE YARD: 15 FEET
 - MIN. REAR YARD: 20 FEET
 - MAX. LOT COVERAGE: 25%
 - MIN. UPLAND AREA: 12,000 S.F.

GENERAL NOTES:

1. THE WETLAND DELINEATION WAS PERFORMED BY NORSE ENVIRONMENTAL SERVICES.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S-20
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.



Tax Map 52 Lot 53
N/F Paula DiPierro
#641 Pearl Street
Deed: 76377/306

Tax Map 52 Lot 67
N/F Chad Griffith
#651 Pearl Street
Deed: 76078/117

Tax Map 52 Lot 66
N/F Finnegan Family Trust
#659 Pearl Street
Deed: 72200/262

Tax Map 52 Lot 65
N/F Edward Woods
#665 Pearl Street
Deed: 14737/547

Tax Map 57 Lot 9
N/F Mark & Alice Cranin-Colomb
#669 Pearl Street
Deed: 18166/414

Tax Map 57 Lot 8
N/F Melissa Barretto
#679 Pearl Street
Deed: 66723/480

GRAPHIC SCALE
SCALE: 1"=30'



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

695 PEARL STREET

ANRAD PLAN
LOCATED IN
READING, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
ANGELO & ROCCO SCIPPA
SCALE: 1" = 30' DATE: JAN. 21, 2025

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
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SHEET No. 1 OF 1

