

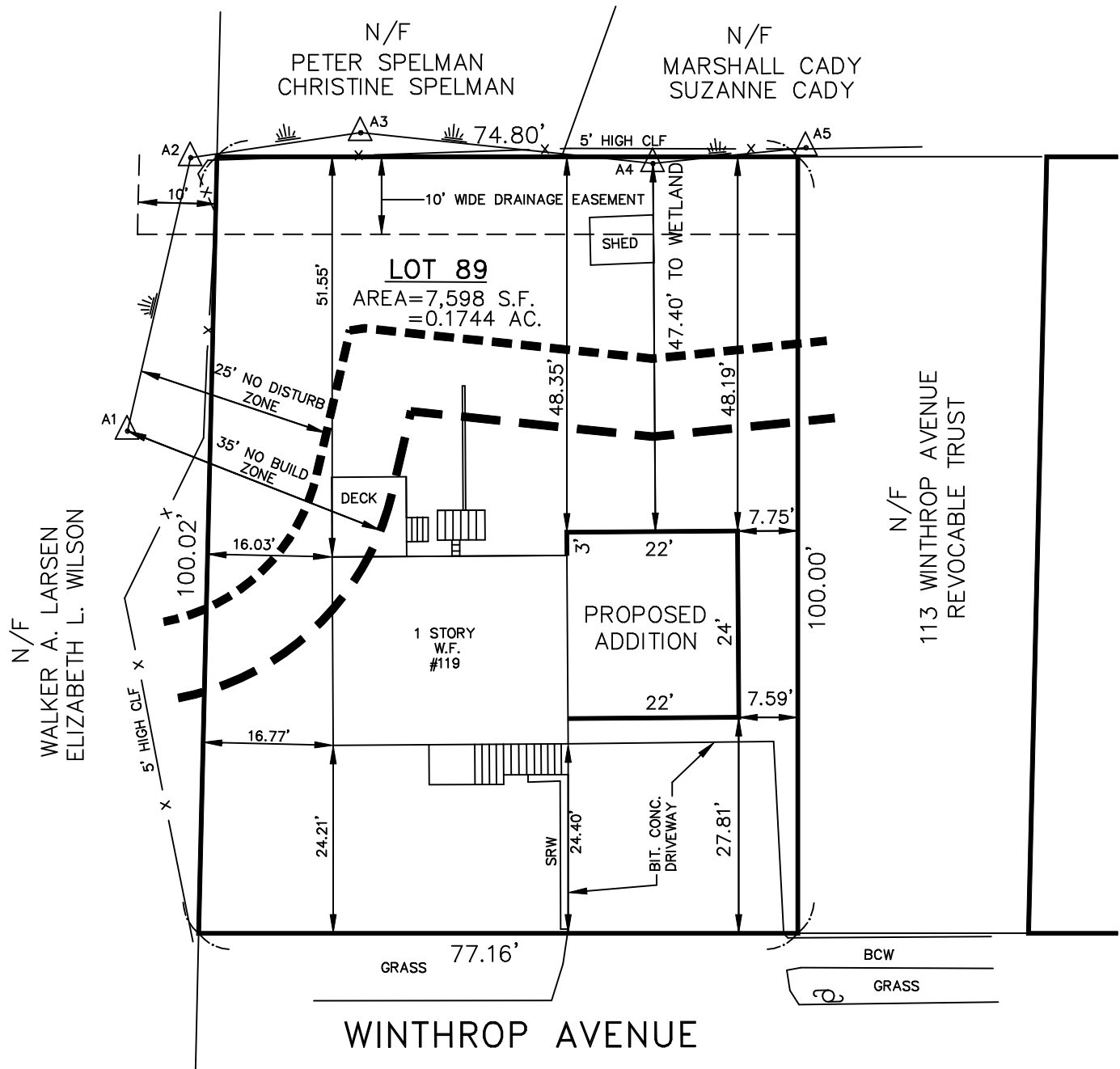
LEGEND

- NAIL SURVEY NAIL
- IR IRON ROD
- DH DRILL HOLE
- DH SB DRILL HOLE STONE BOUND
- SRW STACKED RETAINING WALL
- W.F.D. WOOD FRAME DWELLING
- FND FOUND
- BCW BITUMINOUS CONCRETE WALK
- UTILITY POLE
- BCW WETLAND FIELD FLAG
- ▬▬▬ EDGE OF WETLAND
- X — CHAIN LINK FENCE (CLF)

DIMENSIONAL AND DENSITY SUMMARY

ZONE DISTRICT: S-15 (SINGLE FAMILY 15 DISTRICT)
USE: RESIDENTIAL

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 S.F.	7,598 S.F.	7,598 S.F.
LOT FRONTAGE	100'	77.16'	77.16'
MINIMUM LOT SETBACKS:			
FRONT	18'	24.21'	27.81'
SIDE	15'	16.03'/29.57'	16.03'/7.59'
REAR	20'	51.35'	48.19'
MAXIMUM HEIGHT	35'	22'±	29'±
MINIMUM LOT WIDTH	60'	76.25'	76.25'
MAXIMUM COVERAGE % OF LOT	25%	11.72%	16.60%
PARKING:	2 SPACES	3 SPACES	3 SPACES



NOTES

- SEE TOWN OF READING PARCEL ID #27-247, DEED BOOK #68160 PAGE #44 AND PLAN IN PL. BK. #310 PLAN #11 M.S.D.R.D. FOR SITE.
- WETLANDS FLAGGED BY BASBANES WETLAND CONSULTING, 39 HARDY STREET, DUNSTABLE, MA ON DECEMBER 30, 2024.

PLAN OF LAND

IN
READING, MASSACHUSETTS
SHOWING LOCATION OF EXISTING HOUSE & PROPOSED ADDITION
PREPARED FOR

**JAMES W. GALLAGHER AND
MARJORIE R. GALLAGHER**

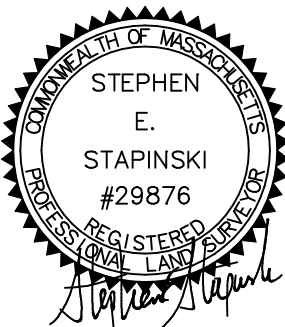
119 WINTHROP AVENUE
READING, MASSACHUSETTS 01867

DATE: NOVEMBER 4, 2024 REVISED: FEBRUARY 6, 2025

SCALE: 1"=20'



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STEPHEN E. STAPINSKI, R.L.S.

2/6/25
DATE