

**ZONING INFORMATION:**  
 ZONING DISTRICT: S-15

Tax Map 7 Lot 250  
 #210 Main Street  
 N/F Ricky & Jay, LLC

**ASSESSOR INFORMATION:**  
 MAP 11 LOT 8  
 DEED REFERENCE:  
 BOOK: 1614 PAGE: 86

**PLANTING LEGEND:**

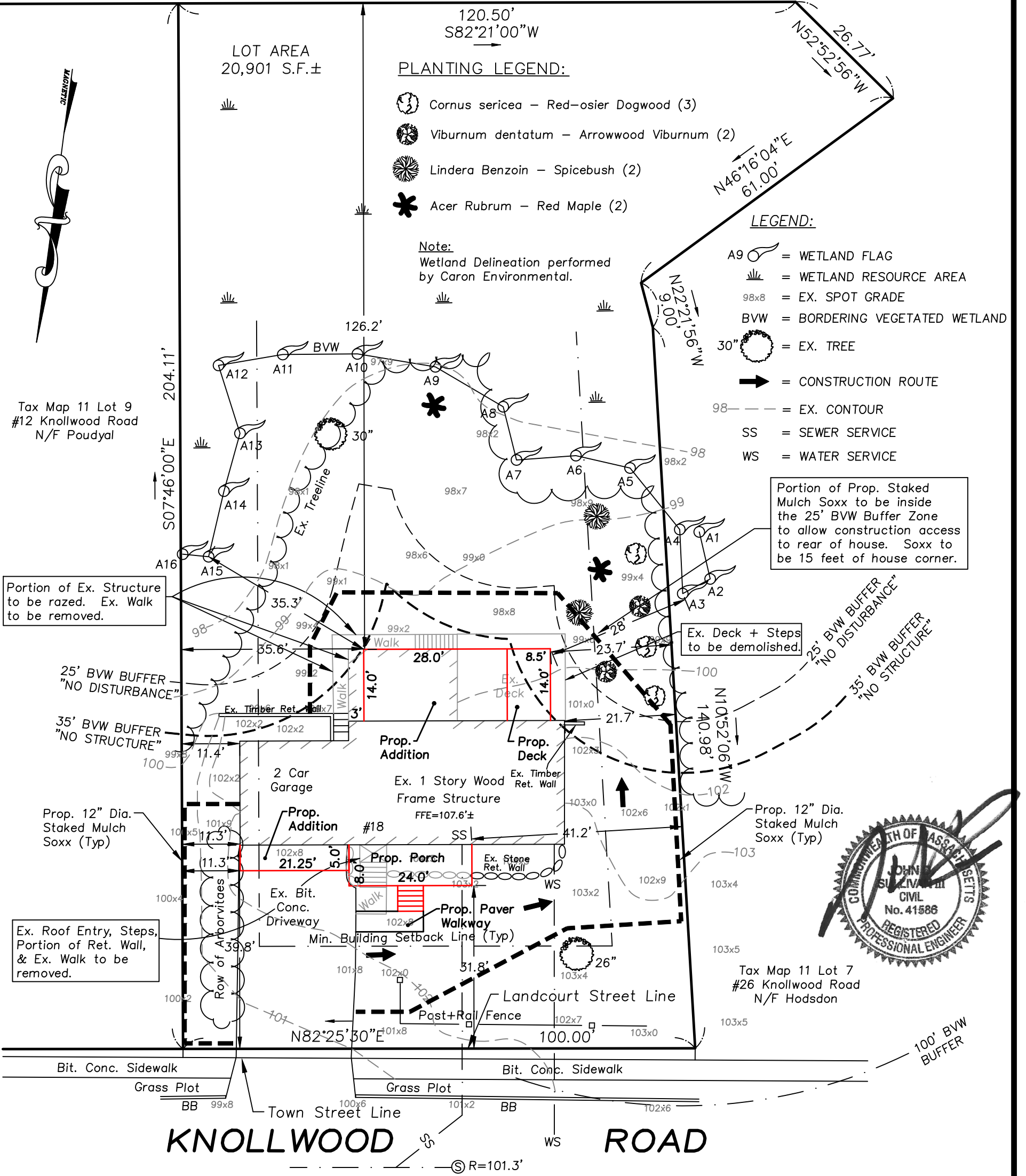
- Cornus sericea - Red-osier Dogwood (3)
- Viburnum dentatum - Arrowwood Viburnum (2)
- Linder Benzoin - Spicebush (2)
- Acer Rubrum - Red Maple (2)

**Note:**  
 Wetland Delineation performed by Caron Environmental.

**LEGEND:**

- A9 = WETLAND FLAG
- = WETLAND RESOURCE AREA
- 98x8 = EX. SPOT GRADE
- BVW = BORDERING VEGETATED WETLAND
- 30" = EX. TREE
- = CONSTRUCTION ROUTE
- 98- - - = EX. CONTOUR
- SS = SEWER SERVICE
- WS = WATER SERVICE

Portion of Prop. Staked Mulch Sox to be inside the 25' BVW Buffer Zone to allow construction access to rear of house. Sox to be 15 feet of house corner.



**ZONING TABLE:**

ZONING DISTRICT: S-15

ITEM:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH	60 FEET	90 FEET	90 FEET
MIN. LOT AREA	15,000 S.F.	20,901 S.F.	20,901 S.F.
MIN. LOT FRONTAGE	100 FEET	100.00 FEET	100.00 FEET
MIN. FRONT YARD	20 FEET	39.8 FEET	31.8 FEET
MIN. SIDE YARD	15 FEET	11.3 FEET	11.3 FEET *
MIN. REAR YARD	20 FEET	126.0 FEET	126.2 FEET
MAX. LOT COVERAGE	25%	10.1%	10.8%
MAX. BUILDING HEIGHT	35 FEET	< 30 FEET	< 30 FEET

\* SPECIAL PERMIT REQUIRED

**PLOT PLAN OF LAND #18 KNOLLWOOD ROAD READING, MA 01867**

PREPARED BY:  
 SULLIVAN ENGINEERING GROUP, LLC  
 P.O. BOX 2004  
 WOBURN, MA 01888  
 (781) 854-8644

DATE: 7/22/25 SCALE: 1"=20'

