






NOTE:

- 1) Wetland Delineation Performed by Norse Env. Services on 3/13/25
- 2) This portion of the Aberjona River is intermittent based on verbal discussion with Chuck Tirone on 6/24/25.

LEGEND:

- 99x0 = EX. SPOT GRADE
- 5A  = WETLAND FLAG
-  = WETLAND AREA
- EOP = EDGE OF PAVEMENT
- FFE = FIRST FLOOR ELEVATION
- WS = EX. WATER SERVICE
- SS = EX. SEWER SERVICE
-  = EX. DECIDUOUS TREE
-  = EX. CONIFEROUS TREE
-  = EX. UTILITY POLE

ZONING INFORMATION:

ZONING DISTRICT : S-15
 MIN. BLDG. SETBACKS:
 FRONT : 20 FEET
 SIDE : 15 FEET
 REAR : 20 FEET

ASSESSOR INFORMATION:

MAP 32 PARCEL 82

OWNER INFORMATION:

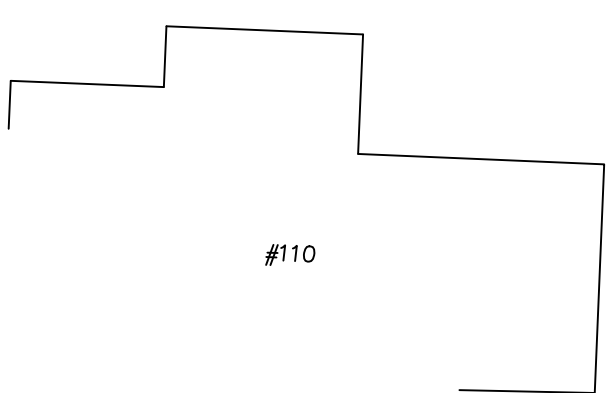
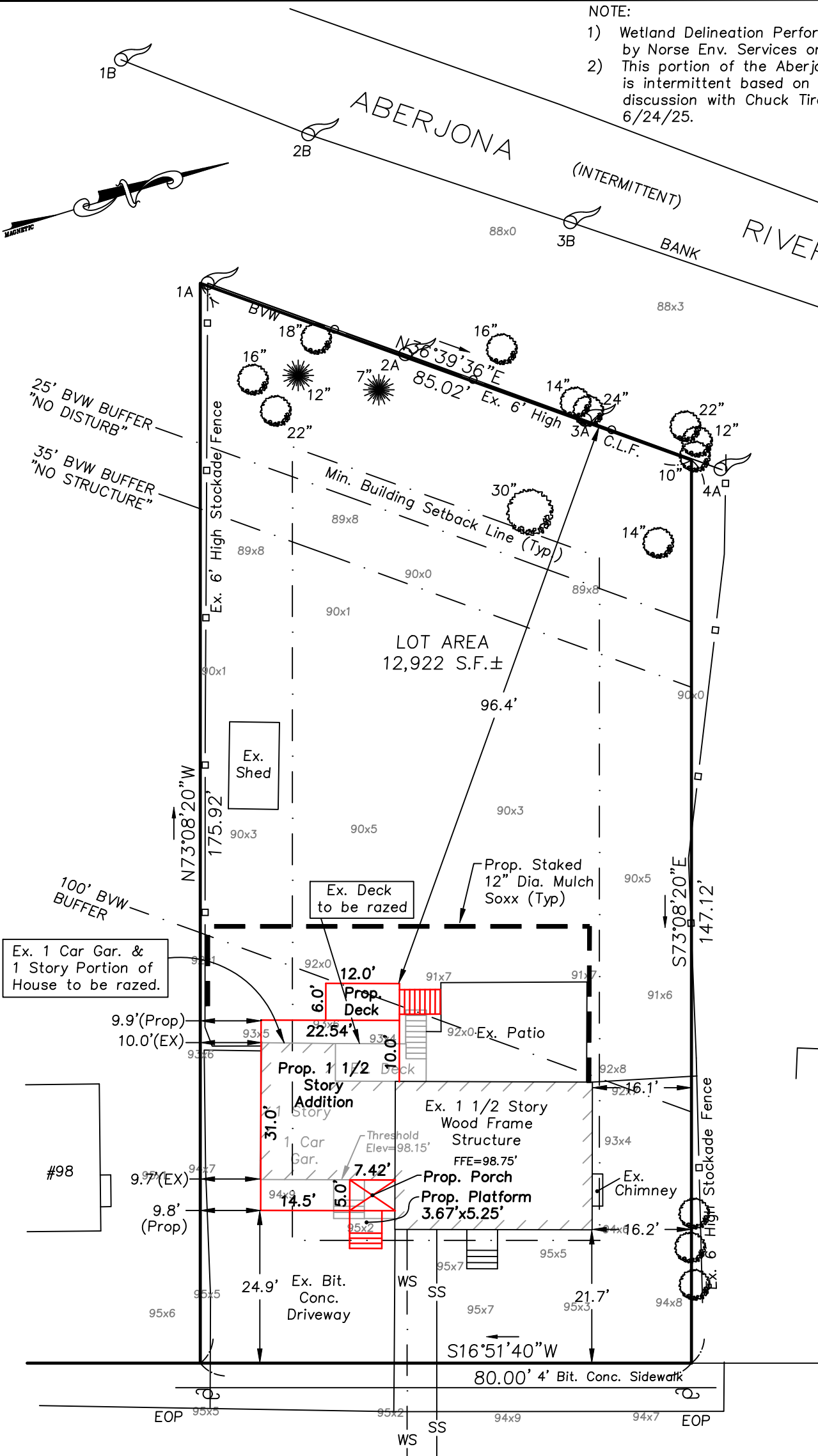
SJN FAMILY TRUST
 102 JOHN CARVER ROAD
 READING, MA 01867

DEED INFORMATION:

BOOK: 83098 PAGE: 331

DATUM:

1988 NGVD



JOHN CARVER ROAD

ZONING TABLE:

ZONING DISTRICT: S-15

ITEM:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH	60 FEET	80 FEET	80 FEET
MIN. LOT AREA	15,000 S.F.	12,992 S.F.	12,992 S.F.
MIN. LOT FRONTAGE	100 FEET	80.00 FEET	80.00 FEET
MIN. FRONT YARD	20 FEET	21.7 FEET	21.7 FEET
MIN. SIDE YARD	15 FEET	9.7 FEET	9.8 FEET *
MIN. REAR YARD	20 FEET	101.0 FEET	96.4 FEET
MAX. LOT COVERAGE	25%	9.9%	11.8%
MAX. BUILDING HEIGHT	35 FEET	24 FEET	25 FEET

* SPECIAL PERMIT REQUIRED

PLOT PLAN OF LAND
#102 JOHN CARVER ROAD
 READING, MA 01867
 PREPARED BY:
 JOHN D. SULLIVAN III, P.E.
 P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644
 SCALE: 1"=20' DATE: 8/26/25