

PLAN BOOK 151 PLAN 3

LEGEND:

- WETLAND FLAG (BY IEC ENVIRONMENTAL)
- EOR
- BSW
- BACK OF SIDEWALK
- WATER GATE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- STONE BOUND DRILL HOLE
- SBHT (PND)
- GUARDRAIL
- CUT TREE

NOTES:

1.3 PERMANENT MARKERS SHALL BE INSTALLED ALONG THE LIMITS OF THE ZNV SUCH AS AT ANY CORNERS OR ALONG A RADIUS, NO MORE THAN 10 FEET FROM THE CURB OR CONCRETE BORDERS, METAL PIPES OR RAILS, TREES, SHRUBS, OR OTHER STRUCTURES AS APPROVED.

ZONING TABLE			
S-20 DISTRICT	REQUIRED	EXISTING	PROPOSED LOT B-1
LOT SIZE	20,000 SQ. FT.	54,942 ± SQ. FT.	43,740± SQ. FT.
FRONTAGE	120.00'	50.03'	186.06'
MINIMUM LOT WIDTH	80.00'	186.06'	186.06'
MINIMUM FRONT SETBACK	20.0'	---	83.7'
MINIMUM SIDE SETBACK	15.0'	---	57.8'
MINIMUM REAR SETBACK	20.0'	---	87.6'
MAX. LOT COVERAGE	25%	---	6.0%
HEIGHT	35'	---	LESS THAN 35'
WETLAND AREA		17,357± SQ. FT.	12,745± SQ. FT.
UPLAND AREA		37,585± SQ. FT.	32,982± SQ. FT.

PREPARED FOR
DALE AND JESSICA HARVEY
BOXFORD, MA 01921

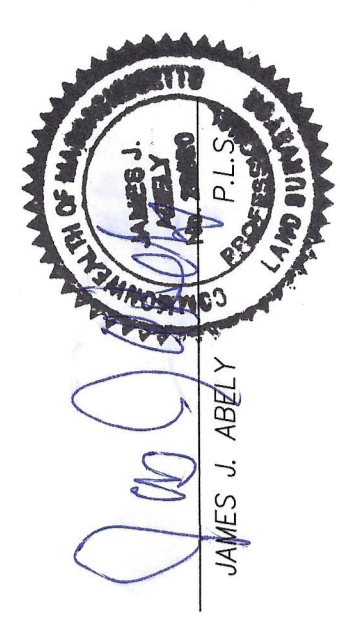
OWNER OF RECORD
PETER SEIBOLD
437 SUMMER AVE., READING, MA
DEED BOOK 30698 PAGE 582

ZONING DISTRICT
S-20 DISTRICT

TAX MAP 38 PARCEL 139
S-20 DISTRICT

PLAN REFERENCES
PLAN NO. 390 OF 2025
PLAN NO. 1478 OF 1985
PLAN NO. 640 OF 1967

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.



James J. Abely
JAMES J. ABELY
DATE 03/30/25

PLAN OF LAND
ANNETTE LANE
READING, MA

SCALE 1" = 30' SEPTEMBER 25, 2025

PREPARED BY

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