



PLAN BOOK 151 PLAN 3

LEGEND:

- WETLAND FLAG (BY LEC ENVIRONMENTAL)
- EDGE OF ROAD
- BACK OF SIDEWALK
- WATER GATE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- STONE BOUND DRILL HOLE
- GUARDRAIL
- CUT TREE

NOTES:

1) PERMANENT MARKERS SHALL BE INSTALLED AND MAINTAINED IN CONVENIENT LOCATIONS ALONG THE LIMITS OF THE ZMV SUCH AS AT ANY CORNERS OR ALONG A RADIUS, NO MORE THAN FIFTY FEET APART. MARKERS MAY BE STONE OR CONCRETE BOUNDS, METAL PIPES OR RODS, 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'	---	82.9'
MINIMUM SIDE SETBACK	15.0'	---	59.4'
MINIMUM REAR SETBACK	20.0'	---	84.3'
MAX. LOT COVERAGE	25%	---	5.6%
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.

TOTAL IMPERVIOUS AREA LOT B-1
5,241 SF/11.5%

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

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 P.L.S. DATE

PLAN OF LAND
ANNETTE LANE
READING, MA
SCALE 1" = 30' OCTOBER 14, 2025

PREPARED BY
VINEYARD ENGINEERING
& ENVIRONMENTAL SERVICES INC.
LAND SURVEY, CIVIL ENGINEERING
& ENVIRONMENTAL SERVICES
17 SALEM STREET
MEDFORD MA 02155
TEL. 781-933-3330 FAX. 781-933-3334
Vineyardeng.com

