



ZONING:
 ZONING DISTRICT: S-40*
 * WITHIN AQUIFER PROTECTION DISTRICT
 MIN. LOT AREA: 40,000 S.F.
 MIN. LOT FRONTAGE: 200 FEET
 MIN. BUILDING SETBACK:
 FRONT: 20 FEET
 SIDE: 15 FEET
 REAR: 20 FEET

LEGEND:

SB/DH	STONE BOUND W/ DRILL HOLE
FND	FOUND
S.F.	SQUARE FEET
EOP	EDGE OF PAVEMENT
SGC	SLOPED GRANITE CURB
WRA	WETLAND RESOURCE AREA
PW	PROP. WATER SERVICE (1" COPPER)
PS	PROP. 4" SDR 35 PVC SEWER

% BUILDING COVERAGE:

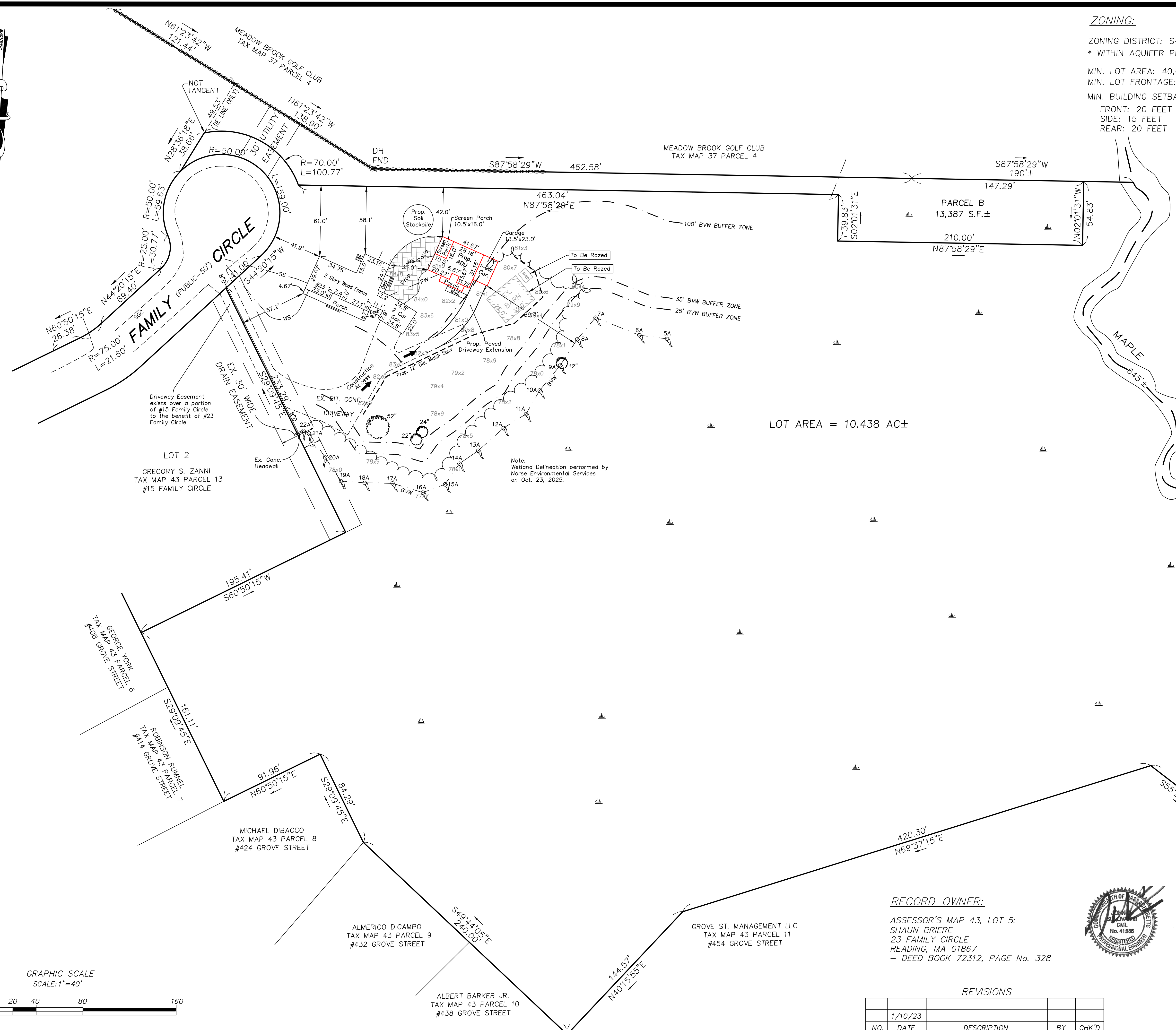
EX. HOUSE:	2,724 S.F.
EX. PORCH:	428 S.F.
EX. DECKS:	152 S.F.
EX. BULKHEAD:	25 S.F.
PROP. ADU:	1,625 S.F.
TOTAL:	4,954 S.F. (OR 1%)

% IMPERVIOUS AREAS:

EX. HOUSE:	2,724 S.F.
EX. PORCH:	428 S.F.
EX. BULKHEAD:	25 S.F.
EX. BIT. CONC. DRIVEWAY:	4,264 S.F.
PROP. ADU:	1,625 S.F.
PROP. DRIVEWAY EXPANSION:	510 S.F.
TOTAL:	9,576 S.F. (OR 2.19%)

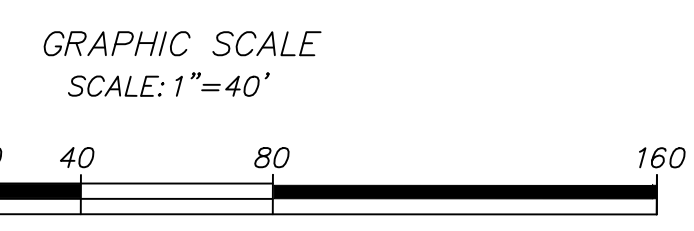
REFERENCES:

- PLAN No. 336 OF 1991
- PLAN No. 1061 OF 1997
- PLAN No. 763 OF 2011
- PLAN No. 763 OF 2011
- PLAN No. 78 OF 2019



LOT AREA = 10.438 AC±

Note: Wetland Delineation performed by Norse Environmental Services on Oct. 23, 2025.



RECORD OWNER:
 ASSESSOR'S MAP 43, LOT 5:
 SHAUN BRIERE
 23 FAMILY CIRCLE
 READING, MA 01867
 - DEED BOOK 72312, PAGE No. 328



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	1/10/23			

#23 FAMILY CIRCLE
PLOT PLAN OF LAND
 LOCATED IN
 READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
 MBA BUILDERS
 SCALE: 1"= 40' DATE: OCT. 28, 2025

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
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SHEET No. 1 OF 1