



**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:**

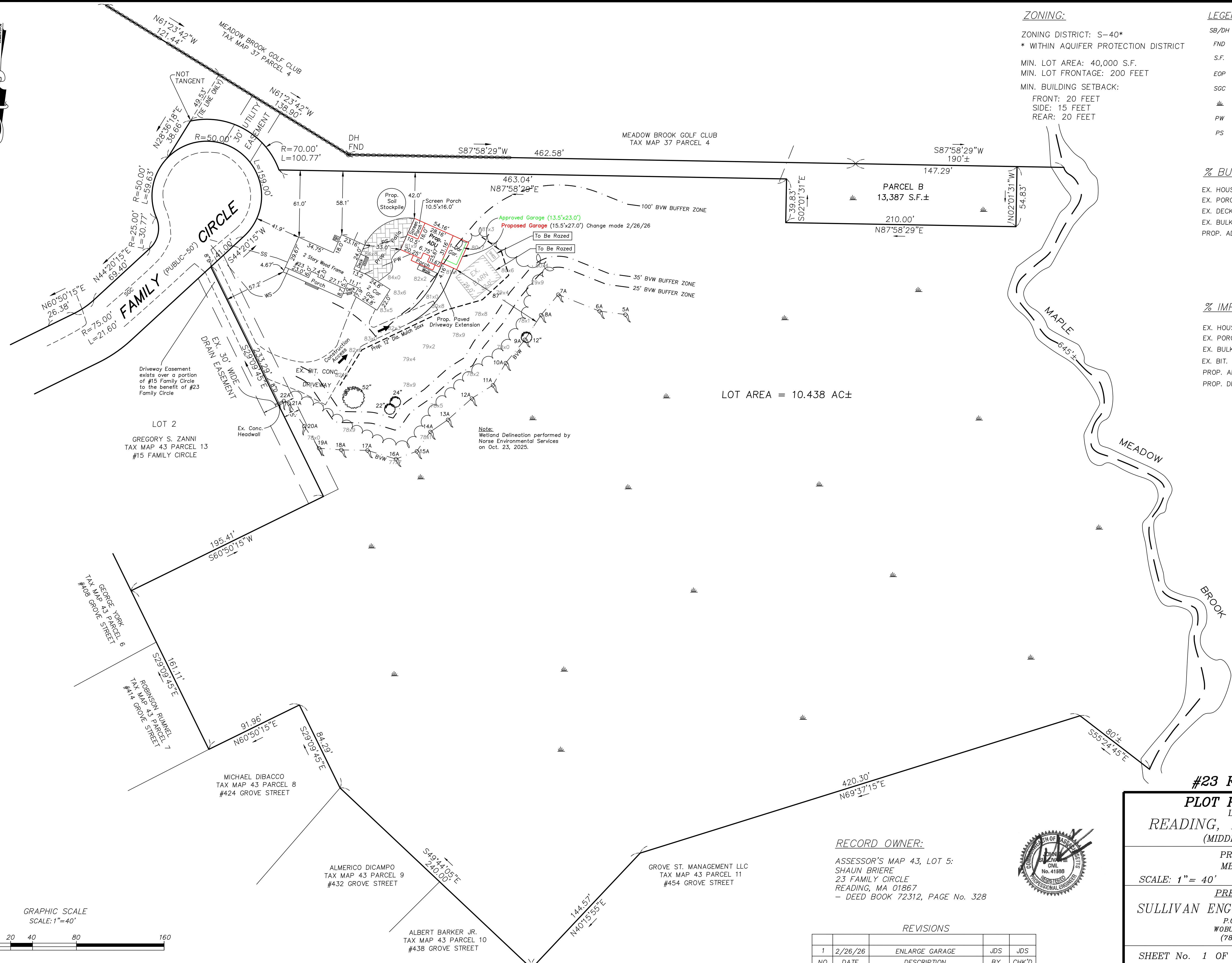
EX. HOUSE:	2,724 S.F.
EX. PORCH:	428 S.F.
EX. DECKS:	152 S.F.
EX. BULKHEAD:	25 S.F.
PROP. ADU:	1,625 S.F.
TOTAL:	4,954 S.F. (OR 1%)

**% 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



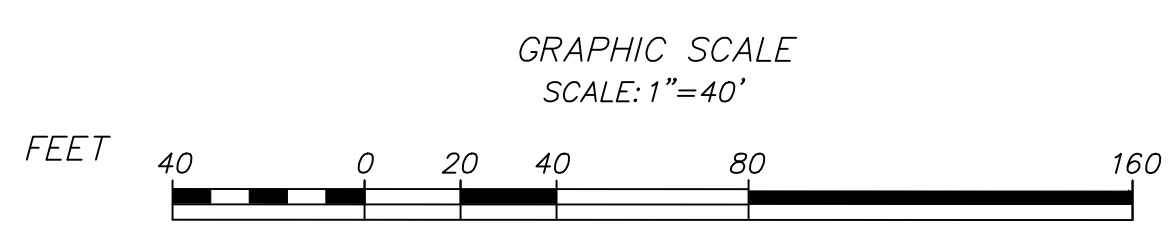
LOT AREA = 10.438 AC±

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	2/26/26	ENLARGE GARAGE	JDS	JDS



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

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PREPARED FOR  
 MBA BUILDERS

SCALE: 1"= 40'      DATE: OCT. 28, 2025

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PREPARED BY  
**SULLIVAN ENGINEERING GROUP, LLC**  
 P.O. BOX 2004  
 WOBURN, MA 01888  
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SHEET No. 1 OF 1