

NOTES

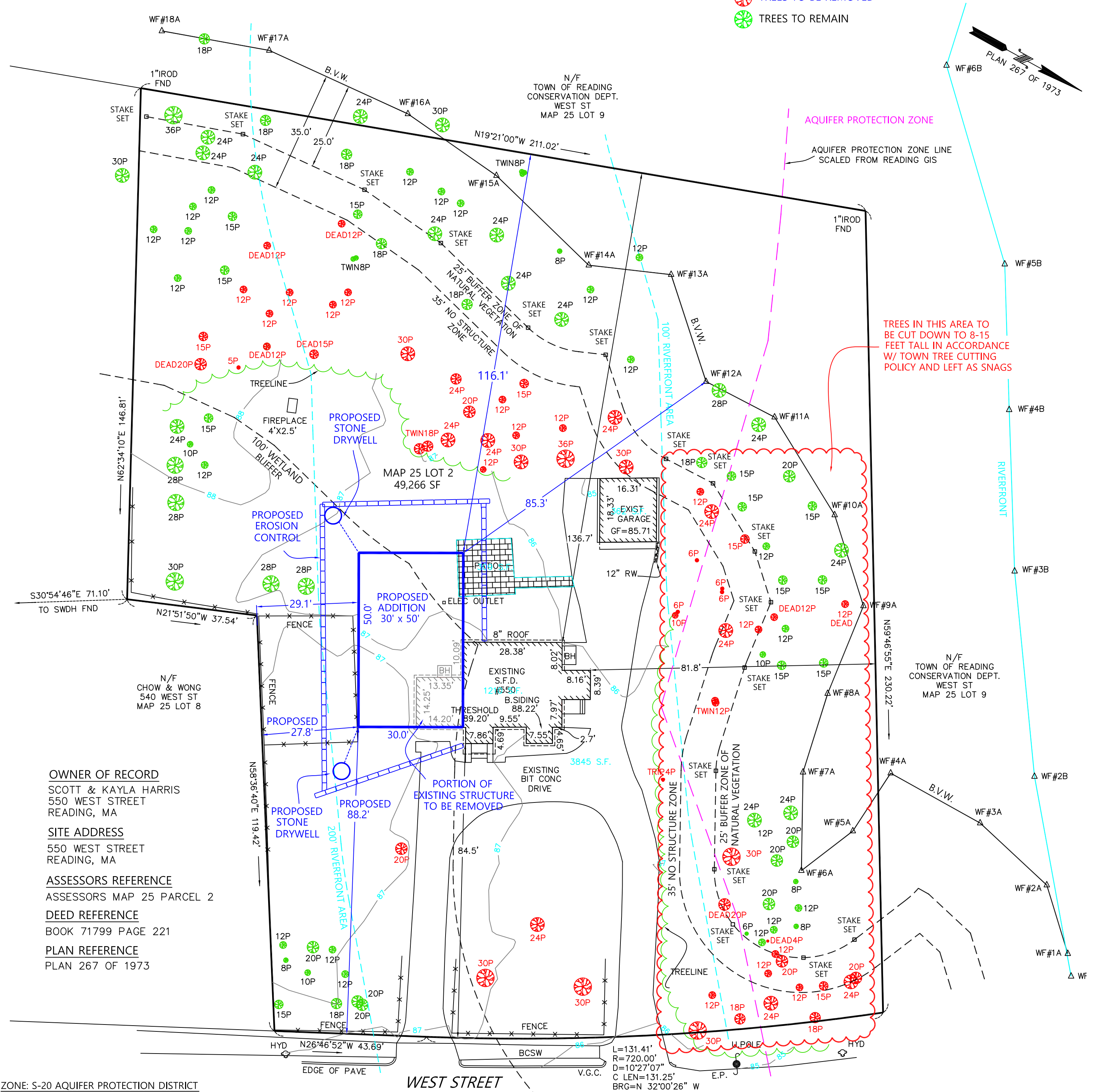
1. WETLANDS DELINEATED BY NORSE ENVIRONMENTAL SERVICES ON 1-24-22 AND LOCATED BY AN INSTRUMENT SURVEY.
2. STRUCTURES SHOWN WERE LOCATED BY AN INSTRUMENT SURVEY.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 25017C0294E WITH EFFECTIVE DATE OF 6/4/10 THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
4. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD INFORMATION PROVIDED TO THE SURVEYOR AND SHALL BE CONSIDERED APPROXIMATE. NOT ALL UNDERGROUND UTILITIES THAT MAY EXIST ON THE SITE ARE SHOWN. DIGSAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATIONS.

PROPOSED TREE REPLACEMENT

- (8) QUERCUS RUBRA NORTHERN RED OAK
- (8) QUERCUS ALBA WHITE OAK
- (8) ACER RUBRUM RED MAPLE
- (8) ACER SACCHARUMSUGAR MAPLE

LEGEND

- TREES TO BE REMOVED
- TREES TO REMAIN



OWNER OF RECORD
 SCOTT & KAYLA HARRIS
 550 WEST STREET
 READING, MA

SITE ADDRESS
 550 WEST STREET
 READING, MA

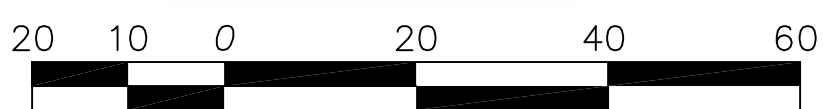
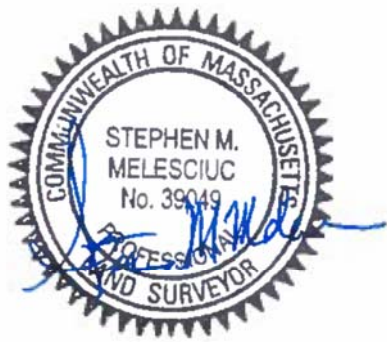
ASSESSORS REFERENCE
 ASSESSORS MAP 25 PARCEL 2

DEED REFERENCE
 BOOK 71799 PAGE 221

PLAN REFERENCE
 PLAN 267 OF 1973

ZONE: S-20 AQUIFER PROTECTION DISTRICT

REQUIRED	EXISTING	PROPOSED ADDITION	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
MINIMUM LOT AREA: 20,000 S.F.	LOT AREA: 49,266 S.F.	SETBACKS: FRONT 88.2'	DWELLING: 1,210 S.F.	DWELLING: 2,610 S.F.
MINIMUM LOT FRONTAGE: 120'	LOT FRONTAGE: 175.12'	SETBACKS: SIDE 27.8'	DRIVEWAY: 3,536 S.F.	DRIVEWAY: 3,536 S.F.
MINIMUM SETBACKS: FRONT 20'	SETBACKS: FRONT 84.5'	SETBACKS: REAR 116.1'	GARAGE: 362 S.F.	GARAGE: 362 S.F.
MAX BLDG COVERAGE: 25% = 1,231 S.F.	EXISTING BLDG COVERAGE: 1,572 S.F. = 3%	PROPOSED BLDG COVERAGE: 2,972 S.F. = 6%	PATIO: 309 S.F.	PATIO: 276 S.F.
MAX IMPERVIOUS: 15% = 7,389 S.F.	EXISTING IMPERVIOUS: 5,417 S.F. = 11%	PROPOSED IMPERVIOUS: 6,784 S.F. = 13.7%	TOTAL: 5,417 S.F.	TOTAL: 6,784 S.F.
MAX BLDG HEIGHT: 35'	BLDG HEIGHT: 23.0'	PROPOSED BLDG HEIGHT: 23.0'		



PROPOSED SITE PLAN
 550 WEST STREET
 ASSESSORS MAP 25 PARCEL 2
 READING, MA
 PREPARED FOR
SCOTT & KAYLA HARRIS
 550 WEST STREET
 READING, MA

STEPHEN M. MELESCIUC
 PROFESSIONAL LAND SURVEYOR #39049

514 GAZEBO CIRCLE
 READING, MA 01867
 (781) 844-7108

SCALE: 1" = 20'
 DATE: APRIL 6, 2022