

PROPERTY INFORMATION
 ADDRESS: 451 PEARL STREET,
 READING, MA 01867
 PARCEL ID: 46-15
 LOT SIZE: 20,002 S.F. (0.459± AC.)

GENERAL NOTES
 1. THIS PLAN WAS PREPARED BY AN ON-THE-GROUND FIELD SURVEY BY FODERA ENGINEERING ON SEPTEMBER 6, 2023.
 2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3. FROM GRAPHICAL GIS DISPLAY FROM MASSMAPPER, THE SITE IS NOT WITHIN THE 100 YEAR FLOOD ZONE.
 4. THE HORIZONTAL DATUM IS CLOSELY REPRESENTING THE NORTH AMERICAN DATUM OF 1983 (NAD83).
 5. WETLAND FLAGS WERE DELINEATED BY WILLIAMS & SPARGES ON AUGUST 10, 2021. A PLAN CALLED "RESTORATION PLAN" FOR 445 PEARL STREET WAS USED AS A REFERENCE, IN ADDITION TO FIELD LOCATING THE FLAGS.

DEED REFERENCE
 MIDDLESEX COUNTY, REGISTRY OF DEEDS
 1. DEED BOOK 51352, PAGE 539.

PLAN REFERENCES
 MIDDLESEX COUNTY, REGISTRY OF DEEDS
 1. PLAN 10323, PAGE END.
 2. PLAN 11538, PAGE END.

RECORD OWNER
 451 PEARL STREET REALTY TRUST
 451 PEARL STREET,
 READING, MA 01867.

ZONING DIMENSIONAL REQUIREMENTS
 TOWN OF READING, S-20 DISTRICT

	REQUIRED
MIN. LOT AREA, S.F.	20,000
MIN. LOT FRONTAGE	120'
MIN. FRONT YARD SETBACK	20'
MIN. SIDE YARD SETBACK	15'
MIN. REAR YARD SETBACK	20'
MAX. LOT COVERAGE	25%

LEGEND

	PROPERTY LINE
	FENCE LINE
	25' ZONE OF NATURAL VEGETATION
	35' NO BUILD
	100' BUFFER
	BUILDING SETBACK LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	CURB LINE
	OVERHEAD UTILITY WIRES
	WATER GATE/ VALVE
	FIRE HYDRANT
	UTILITY POLE
	SEWER MANHOLE
	STONE BOUND DRILL HOLE
	IRON PIN
	BITUMINOUS ASPHALT
	EDGE OF PAVEMENT
	TREE LINE
	WETLAND FLAG

PREPARED BY:
FODERA ENGINEERING
 (617) 992-8492
 contact@foderaengineering.com
 28 Harbor St., Suite 204
 Danvers, MA 01923

PREPARED FOR:
 Frank Fodera Jr., Trustee
 451 PEARL STREET
 READING, MA 01867

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REVISION	DATE	BY
REVISION 1	10/2/23	GGF

PROJECT LOCATION:
 451 PEARL STREET
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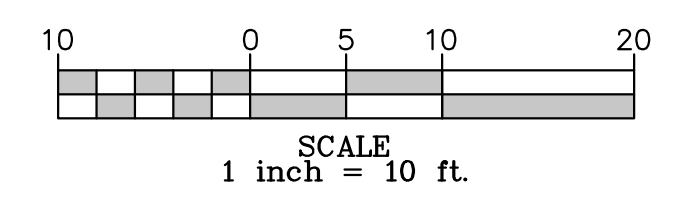
PLAN SET:
PROPOSED SINGLE-FAMILY HOUSE
 451 PEARL STREET
 READING, MA 01867

SEPTEMBER 12, 2023
 SCALE: 1" = 10'

PROFESSIONAL SEAL:
 COMMONWEALTH OF MASSACHUSETTS
 GIOVANNI FODERA
 No. 54884
 REGISTERED PROFESSIONAL ENGINEER

JOB NO.: 23327-317
SHEET TITLE:
 EXISTING CONDITIONS PLAN
SHEET NUMBER:
 C-1 1 OF 2

EXISTING CONDITIONS PLAN
 SCALE: 1" = 10'



REVISION	DATE	BY
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 451 PEARL STREET
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PROPOSED SINGLE-FAMILY HOUSE
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PLAN SET:
 PLAN 10323, PAGE END



JOB NO.: 23327-317
SHEET TITLE:
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 SITE PLAN
SHEET NUMBER:
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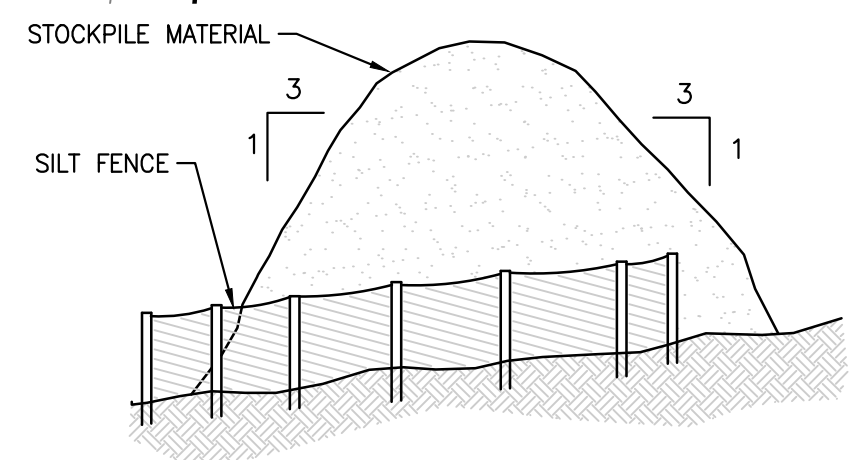
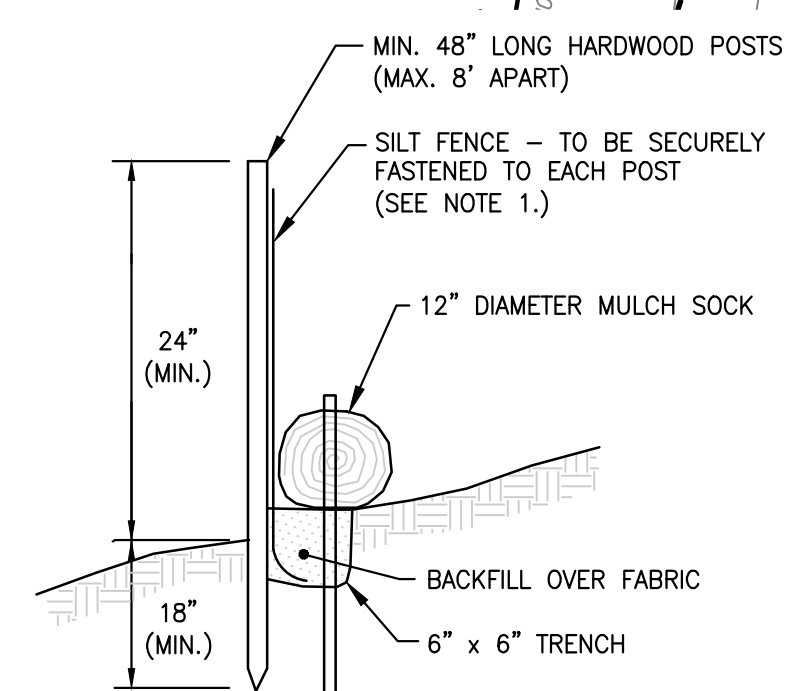
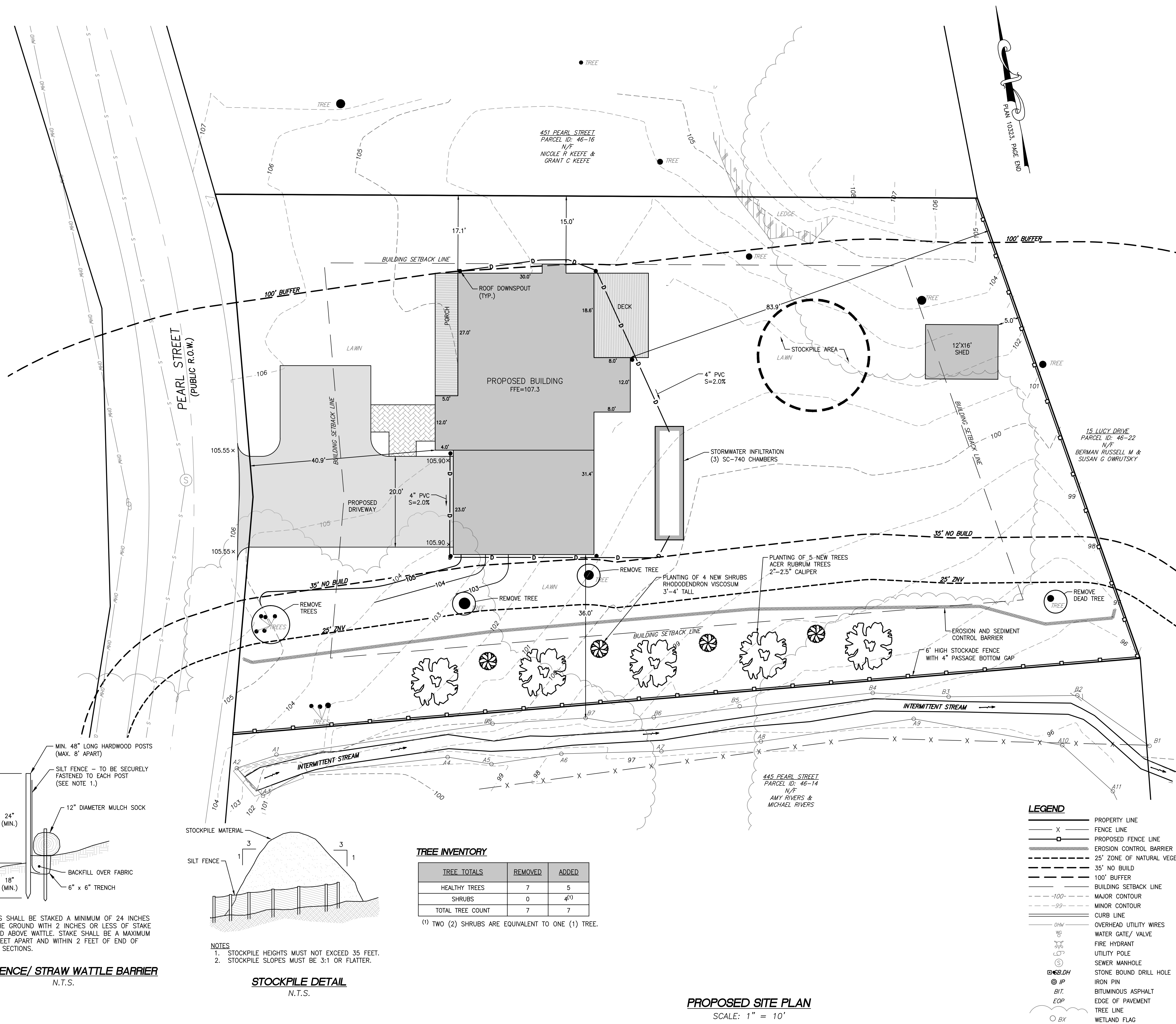
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LANDSCAPE NOTES

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERMEN, INC.).
- NO TREES OR SHRUBS SHALL BE PLANTED AT THE STREET INTERSECTION WHERE THEY COULD BECOME A TRAFFIC HAZARD BY OBSTRUCTING VISION.
- ALL TREES SHALL BE GUARANTEED BY THE DEVELOPER FOR THEIR ERRECTNESS AND GOOD HEALTH FOR TWO (2) YEARS AFTER PLANTING.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED. LOAM DEPTH SHALL BE A MINIMUM OF 4 INCHES. ALL LOAM PLACED SHALL BE PH CORRECTED AND FREE OF CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL.
- ANY DEAD VEGETATION SHALL BE REMOVED IMMEDIATELY AND REPLACED IN ACCORDANCE WITH THE SPECIFICATION ON PLAN.
- OWNER SHALL MAINTAIN LANDSCAPE PLANTINGS TO ENSURE THE AESTHETIC APPEARANCE AND OVERALL PLANT HEALTHINESS IS RETAINED. THIS INCLUDES INSPECTING AND REPLACING PLANTINGS AS NECESSARY, WEEKLY MOWING AND MULCHING.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- THE CONSTRUCTION SITE SHALL BE SECURED IN A MANNER SO AS TO PREVENT INJURY OR PROPERTY DAMAGE TO THE RESIDENTS OF THE TOWN.
- AN APPROVED SITE AS-BUILT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION WITHIN 60 DAYS OF CERTIFICATE OF OCCUPANCY. THE AS-BUILT SHALL BE SUBMITTED IN MYLAR AND ELECTRONIC ACAD FORMAT.



TREE INVENTORY

TREE TOTALS	REMOVED	ADDED
HEALTHY TREES	7	5
SHRUBS	0	4 ⁽¹⁾
TOTAL TREE COUNT	7	7

(1) TWO (2) SHRUBS ARE EQUIVALENT TO ONE (1) TREE.

PROPOSED SITE PLAN
 SCALE: 1" = 10'

SEPTEMBER 12, 2023

SCALE: 1" = 10'