

REVISION	DATE	BY

PROJECT LOCATION:
 50 JOHANNA DRIVE
 READING, MA 01867
PARCEL ID:
 23-121

PLAN SET:
RESOURCE AREA RESTORATION
 50 JOHANNA DRIVE
 READING, MA 01867

PROFESSIONAL SEAL:

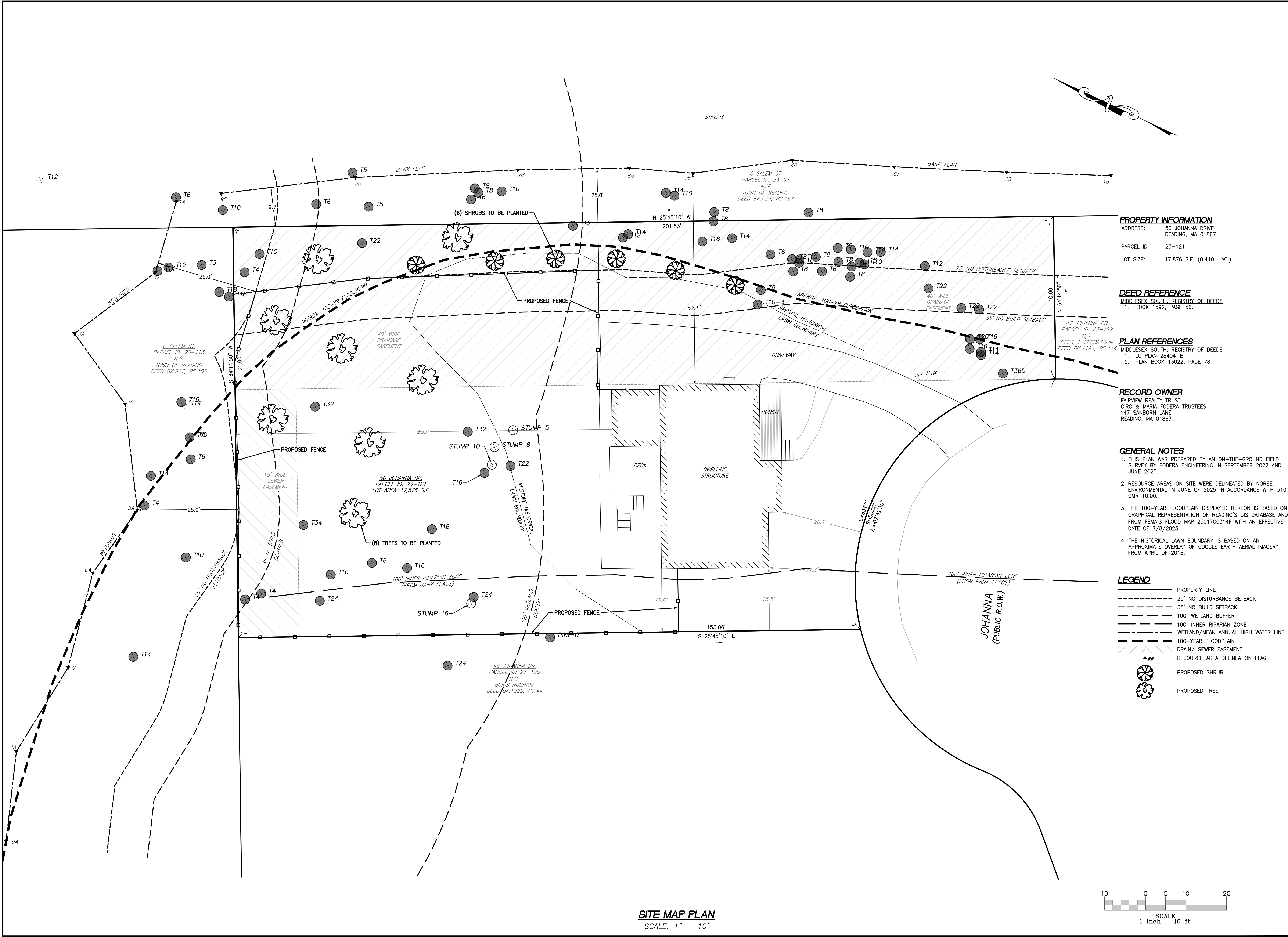
 COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL ENGINEER
 GAETANO FODERA
 No. 54884
 DATE: 6/30/25

JOB NO.: 22266-284
SHEET TITLE:
 SITE MAP PLAN

SHEET NUMBER:
 C-1

JUNE 30, 2025

SCALE: 1" = 10'



PROPERTY INFORMATION
 ADDRESS: 50 JOHANNA DRIVE
 READING, MA 01867
 PARCEL ID: 23-121
 LOT SIZE: 17,876 S.F. (0.410± AC.)

DEED REFERENCE
 MIDDLESEX SOUTH, REGISTRY OF DEEDS
 1. BOOK 1592, PAGE 56.

PLAN REFERENCES
 MIDDLESEX SOUTH, REGISTRY OF DEEDS
 1. LC PLAN 28404-B.
 2. PLAN BOOK 13022, PAGE 78.

RECORD OWNER
 FAIRVIEW REALTY TRUST
 CIRO & MARIA FODERA TRUSTEES
 147 SANBORN LANE
 READING, MA 01867

- GENERAL NOTES**
- THIS PLAN WAS PREPARED BY AN ON-THE-GROUND FIELD SURVEY BY FODERA ENGINEERING IN SEPTEMBER 2022 AND JUNE 2025.
 - RESOURCE AREAS ON SITE WERE DELINEATED BY NORSE ENVIRONMENTAL IN JUNE OF 2025 IN ACCORDANCE WITH 310 CMR 10.00.
 - THE 100-YEAR FLOODPLAIN DISPLAYED HEREON IS BASED ON GRAPHICAL REPRESENTATION OF READING'S GIS DATABASE AND FROM FEMA'S FLOOD MAP 25017C0314F WITH AN EFFECTIVE DATE OF 7/8/2025.
 - THE HISTORICAL LAWN BOUNDARY IS BASED ON AN APPROXIMATE OVERLAY OF GOOGLE EARTH AERIAL IMAGERY FROM APRIL OF 2018.

LEGEND

	PROPERTY LINE
	25' NO DISTURBANCE SETBACK
	35' NO BUILD SETBACK
	100' WETLAND BUFFER
	100' INNER RIPARIAN ZONE
	WETLAND/MEAN ANNUAL HIGH WATER LINE
	100-YEAR FLOODPLAIN
	DRAIN/SEWER EASEMENT
	RESOURCE AREA DELINEATION FLAG
	PROPOSED SHRUB
	PROPOSED TREE

SITE MAP PLAN
 SCALE: 1" = 10'

