

REVISION	DATE	BY

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

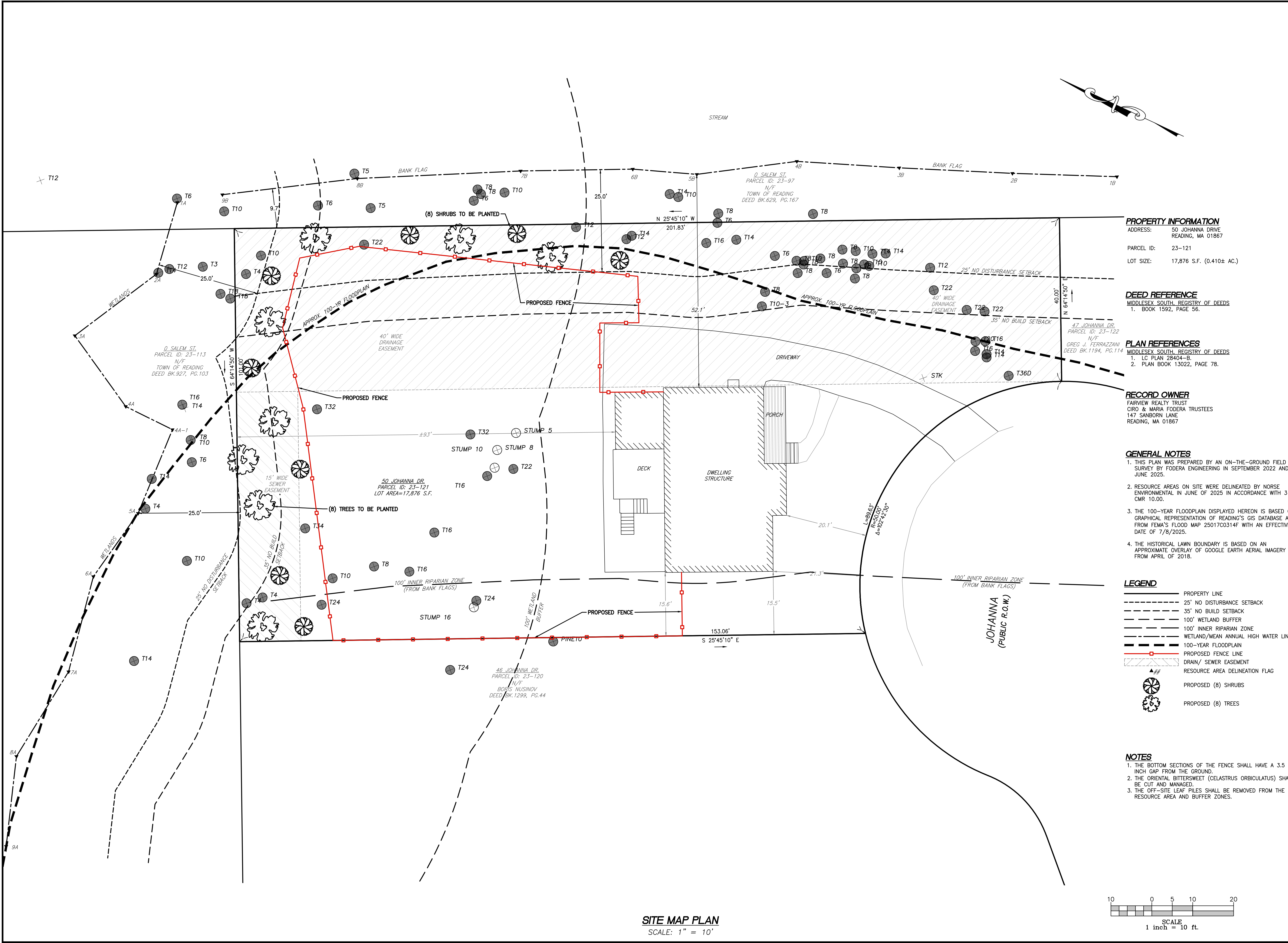
**PLAN SET:**  
**RESOURCE AREA RESTORATION**  
 50 JOHANNA DRIVE  
 READING, MA 01867

**SCALE:** 1" = 10'  
 AUGUST 5, 2025

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

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

**SHEET NUMBER:**  
 C-1



**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
  - PROPOSED FENCE LINE
  - DRAIN/SEWER EASEMENT
  - RESOURCE AREA DELINEATION FLAG
  - PROPOSED (8) SHRUBS
  - PROPOSED (8) TREES

- NOTES**
- THE BOTTOM SECTIONS OF THE FENCE SHALL HAVE A 3.5 INCH GAP FROM THE GROUND.
  - THE ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS) SHALL BE CUT AND MANAGED.
  - THE OFF-SITE LEAF PILES SHALL BE REMOVED FROM THE RESOURCE AREA AND BUFFER ZONES.

**SITE MAP PLAN**  
 SCALE: 1" = 10'

