LEGEND

⊡	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
x 48.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 7/11/2022, ADDITIONAL FIELD SURVEY PERFORMED 1/28/2023.

2. DEED REFERENCE: BOOK 13364, PAGE 370
PLAN REFERENCE: PLAN BOOK 11337, PAGE 518
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

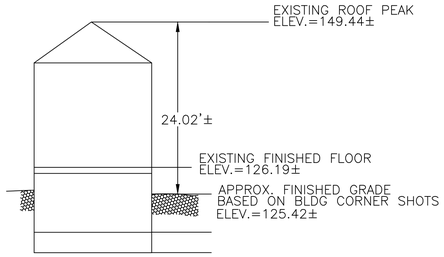
4. I CERTIFY THAT SITE BUILDING IS PARTIALLY MAPPED IN OTHER FLOOD AREAS: ZONE X (0.2% ANNUAL CHANCE FLOOD) AND THAT AREAS NORTH OF THE SITE BUILDING ARE MAPPED AS OTHER AREAS: ZONE X (OUTSIDE 0.2% ANNUAL CHANCE FLOOD), OTHER FLOOD AREAS: ZONE X (0.2% CHANCE FLOOD), AND ZONE AE (1% ANNUAL CHANCE FLOOD) WITH REGULATORY FLOODWAY BASED UPON FLOOD INSURANCE RATE MAP, MAP NUMBER 25017C0358F, EFFECTIVE DATE 7/7/2014

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

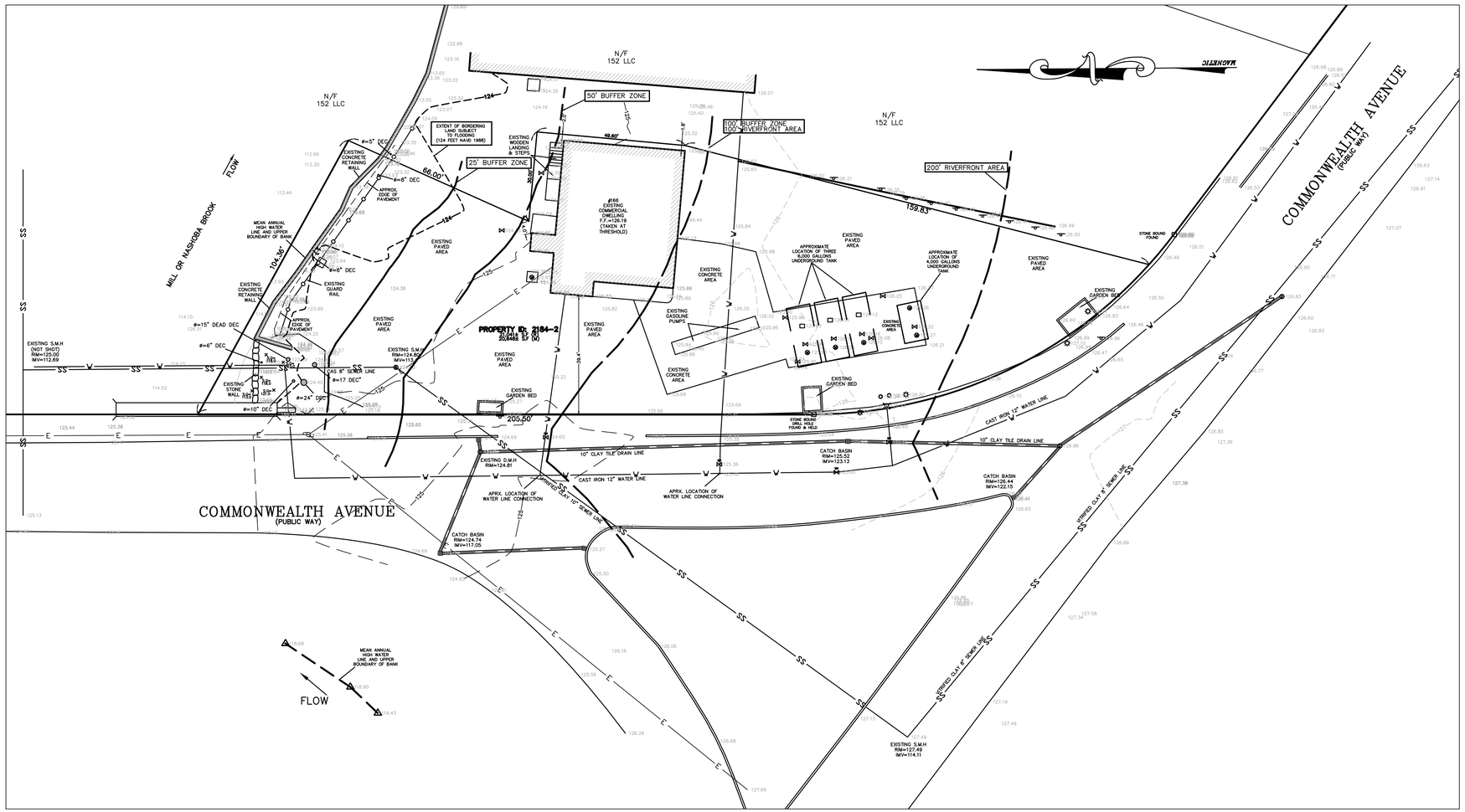
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.



EXISTING PROFILE
NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Spruhan Engineering, P.C.
80 JEWETT ST, (SUITE 2)
NEWTON, MA 02458
Tel: 617-816-0722
Email:edmond@spruhaneng.com

166 COMMONWEALTH AVE
CONCORD
MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON NO. 48649
PROFESSIONAL LAND SURVEYOR

DATE:	5/16/2023
DRAWN BY:	K.K
CHECKED BY:	E.S
APPROVED BY:	C.C

PLOT PLAN OF LAND

C2.0