

**ZONING INFORMATION:**

ZONING DISTRICT : S-15  
 MIN. BLDG. SETBACKS:  
 FRONT : 20 FEET  
 SIDE : 15 FEET  
 REAR : 20 FEET

**LEGEND:**

- EOP EDGE OF PAVEMENT
- 96x7 EX. SPOT GRADE
- 90 -- EX. CONTOUR
- BIT. BITUMINOUS
- ~ EX. TREELINE
- WETLAND RESOURCE AREA
- 1A WETLAND FLAG NUMBER
- (90)- PROP. CONTOUR

**BENCHMARK CHART:**

BM #	DESCRIPTION	ELEV.
△	FIRST FLOOR	100.00' *

\* ASSUMED DATUM

**OWNER/APPLICANT:**

BRAD & KRISTIN DOHERTY  
 62 SCOTLAND ROAD  
 READING, MA

**DEED REFERENCE:**

BOOK: 67493 PAGE: 302

**ASSESSOR REFERENCE:**

ASSESSOR MAP 10 PARCEL 215

**NOTES:**

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON SEPT. 23, 2024 BY JOHN D. SULLIVAN III, P.E.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. 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, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON AN ASSUMED DATUM.
5. THE LOCUS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

**SCOTLAND ROAD**

**62 SCOTLAND ROAD**

**PLOT PLAN OF LAND**

LOCATED IN  
 READING, MASSACHUSETTS  
 (MIDDLESEX COUNTY - SOUTHERN DISTRICT)

PREPARED FOR  
 KRISTIN DORSI

SCALE: 1" = 20' DATE: OCT. 22, 2024

PREPARED BY  
**SULLIVAN ENGINEERING GROUP, LLC**

P.O. BOX 2004  
 WOBURN, MA 01888  
 (781) 854-8644

SHEET No. 1 OF 1

**GRAPHIC SCALE**

SCALE: 1"=20'

