



RECORD OWNERS:
 ASSESSOR'S MAP 41, LOTS 75+84
 HUA MA REALTY TRUST
 1310 MAIN STREET
 READING, MA 01867
 - DEED BOOK 70761, PAGE No. 461

LEGEND:

- 248 — TWO FOOT CONTOUR
- ⊙ UTILITY POLE
- ⊙ SEWER MANHOLE
- S — SEWER MAIN
- ⊙ DRAIN MANHOLE
- CB □ CATCHBASIN
- D — DRAIN LINE
- BIT. BITUMINOUS
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- I INVERT
- BVW BORDERING VEGETATED WETLAND

TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
△	CB RIM	205.55'

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON APRIL 23-25, 2021 BY SULLIVAN ENGINEERING GROUP, LLC.
- THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT S-20.
- THE LOCUS PROPERTY IS DEPICTED AS LOTS 75 AND 84 ON THE TOWN OF READING ASSESSOR'S MAP 51
- 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.
- 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.
- THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE READING SEWER DUCT.
- THE LOCUS PROPERTY IS NOT LOCATED WITHIN A 100 YR FLOOD ZONE AS DEPICTED ON THE LATEST FLOOD INSURANCE RATE MAP.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	5/16/22	ADD VERNAL POOL FLAGS	JDS	JDS
1	11/11/21	ADD F-SERIES FLAGS BY LEC	JDS	JDS

1310 MAIN STREET
PLAN OF WETLAND FLAGGING
 LOCATED IN
READING, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
OCEAN BREEZE BUILDERS LLC
 SCALE: 1" = 40' DATE: MAY 24, 2021

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
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