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Legend

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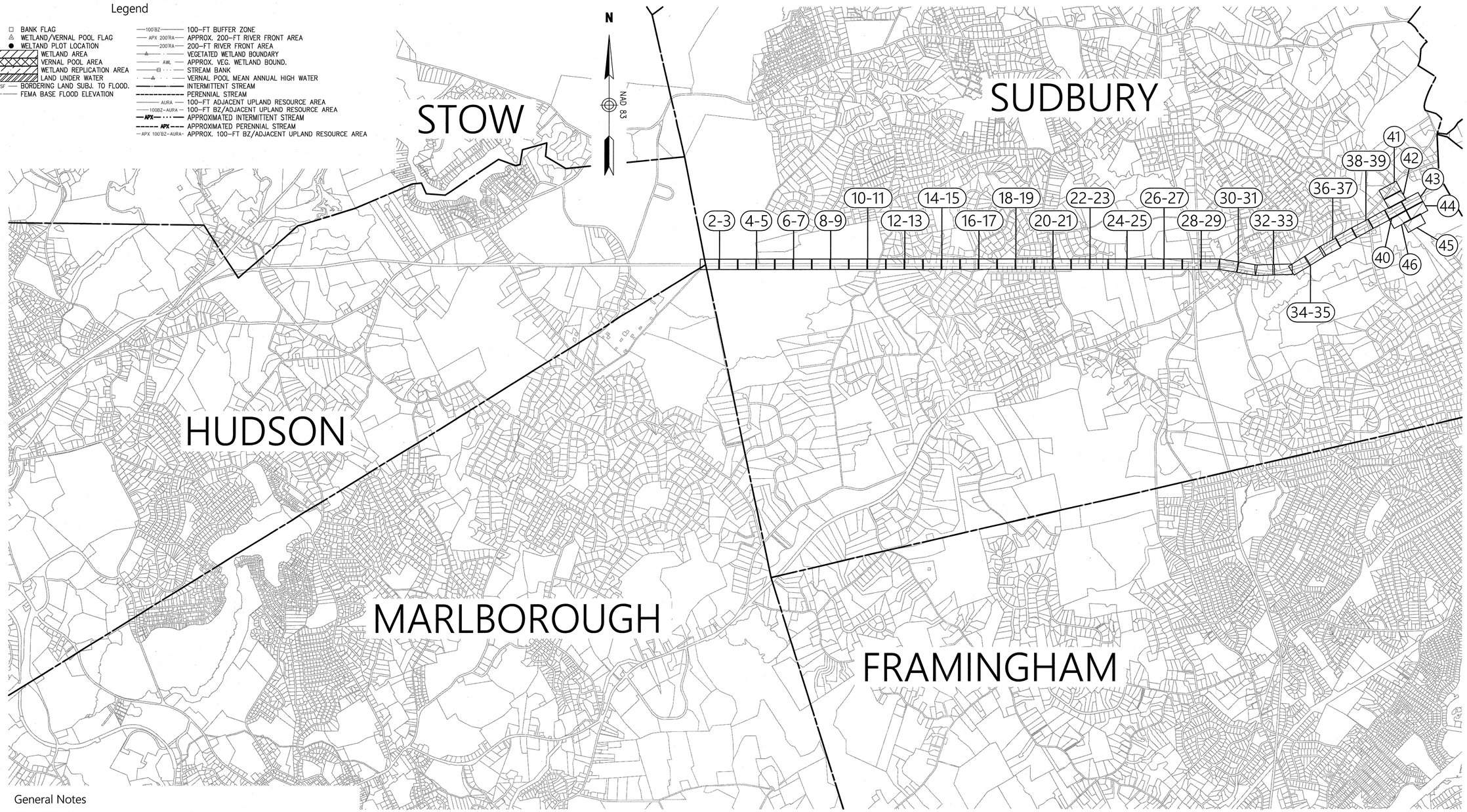

General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN OF THE PARCELS AT 44 FOREST AVENUE IN HUDSON, AND 163 BOSTON POST ROAD IN SUDBURY, AND THE FORMER RAILROAD RIGHT-OF-WAY ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN 2015 AND FROM DEEDS AND PLANS OF RECORD.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON FEBRUARY 22, 2013, AND AUGMENTED BY AN ON-THE-GROUND SURVEY PERFORMED BY VHB DURING 2015 AND 2017.

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

7) THE DELINEATED WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL DEPARTMENT AND FIELD SURVEYED BY VHB IN SEPTEMBER AND OCTOBER, 2017.

8) THE APPROXIMATE WETLANDS AND STREAMS WERE TAKEN FROM AVAILABLE MASSGIS DATA. THESE WERE NOT FIELD DELINEATED OR FIELD VERIFIED.

COMMONWEALTH OF MASSACHUSETTS
JAMES L DIORIO
NO. 32092
REGISTERED PROFESSIONAL LAND SURVEYOR
3/29/18

1500 0 1500 3000
1"=1,500'

STRUCTURES				
NO.	TYPE	HEIGHT	SPAN	GUYS

Prepared By
Vanasse Hangen Brustlin, Inc.
vhb
Transportation
Land Development
Environmental Services
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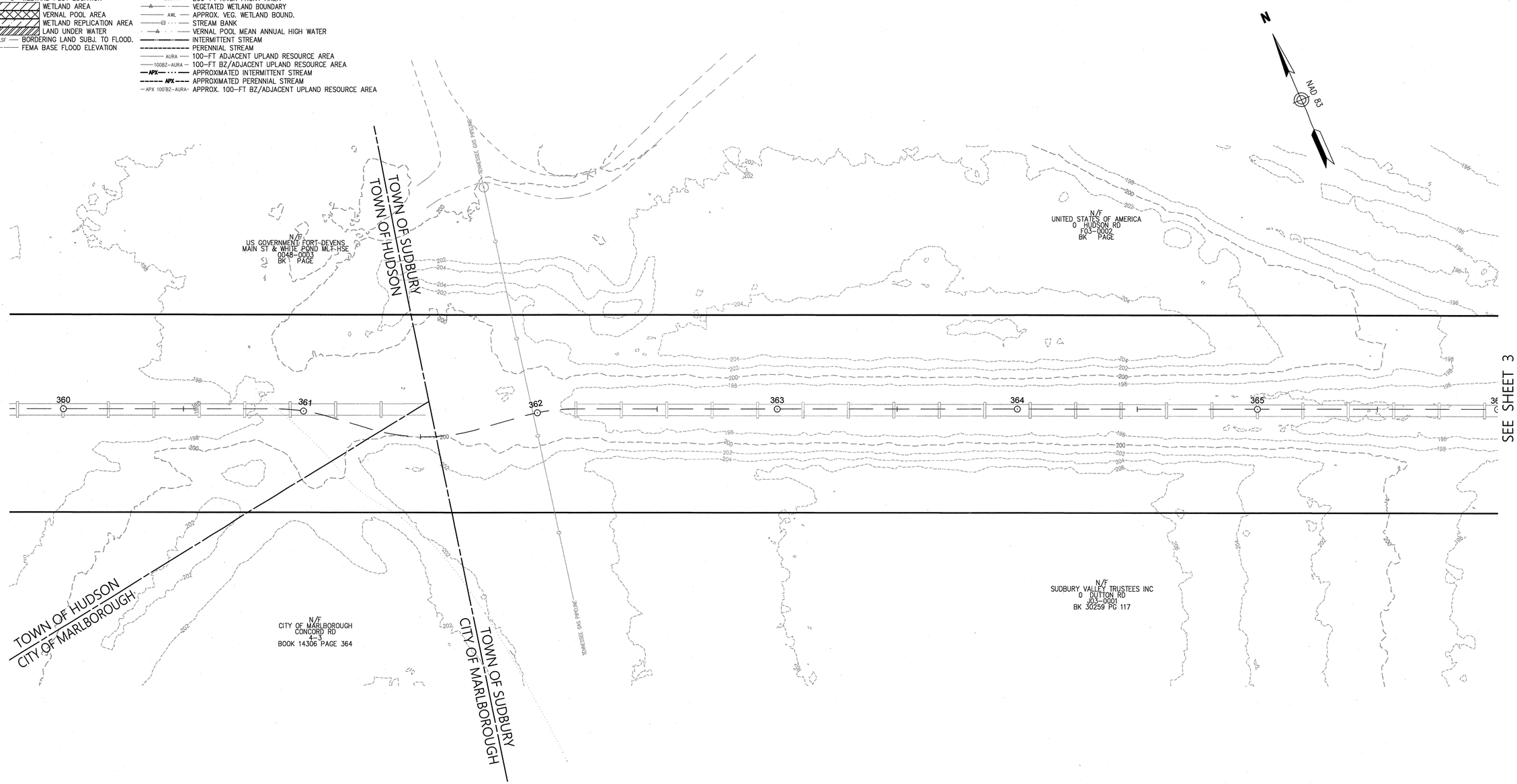

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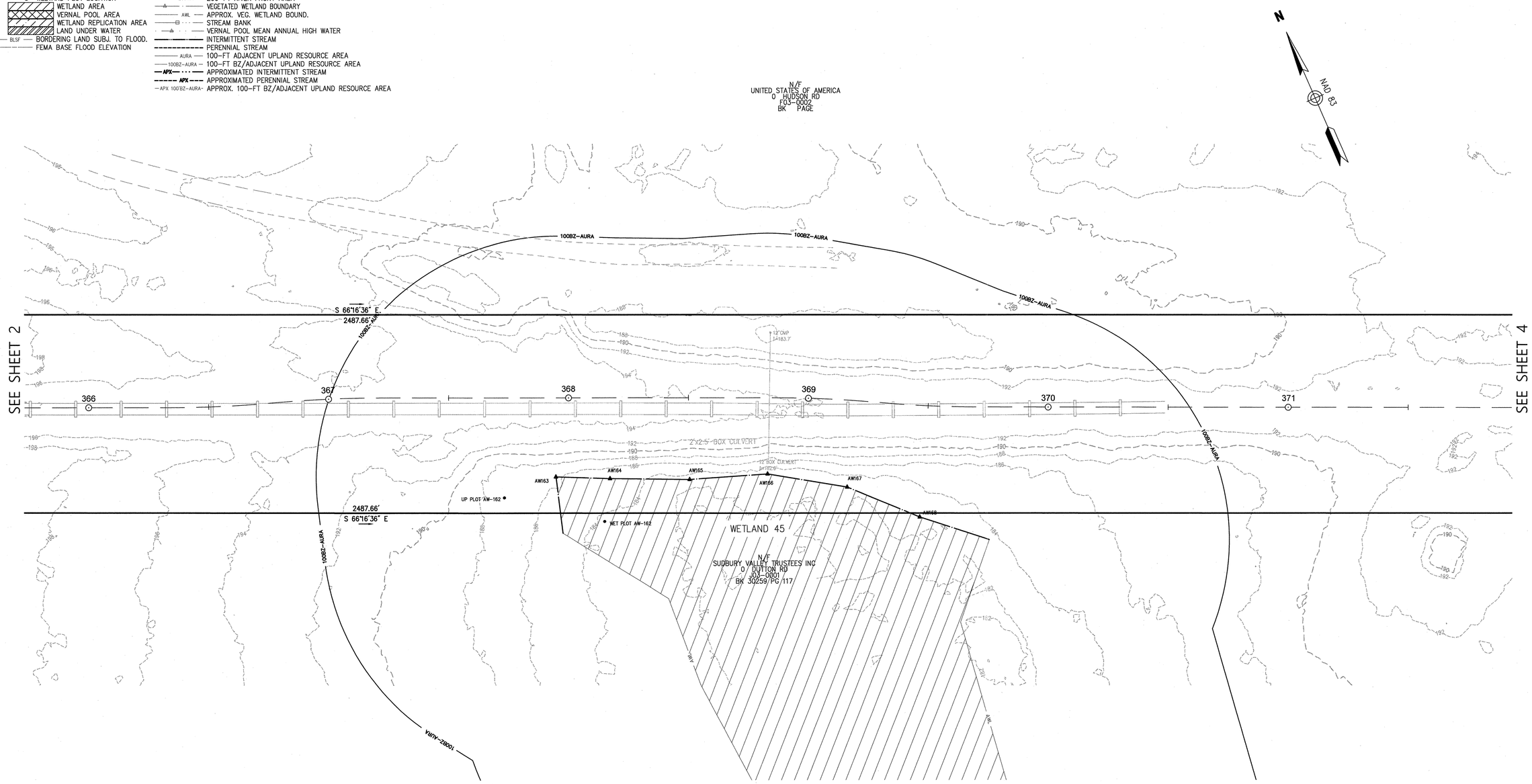

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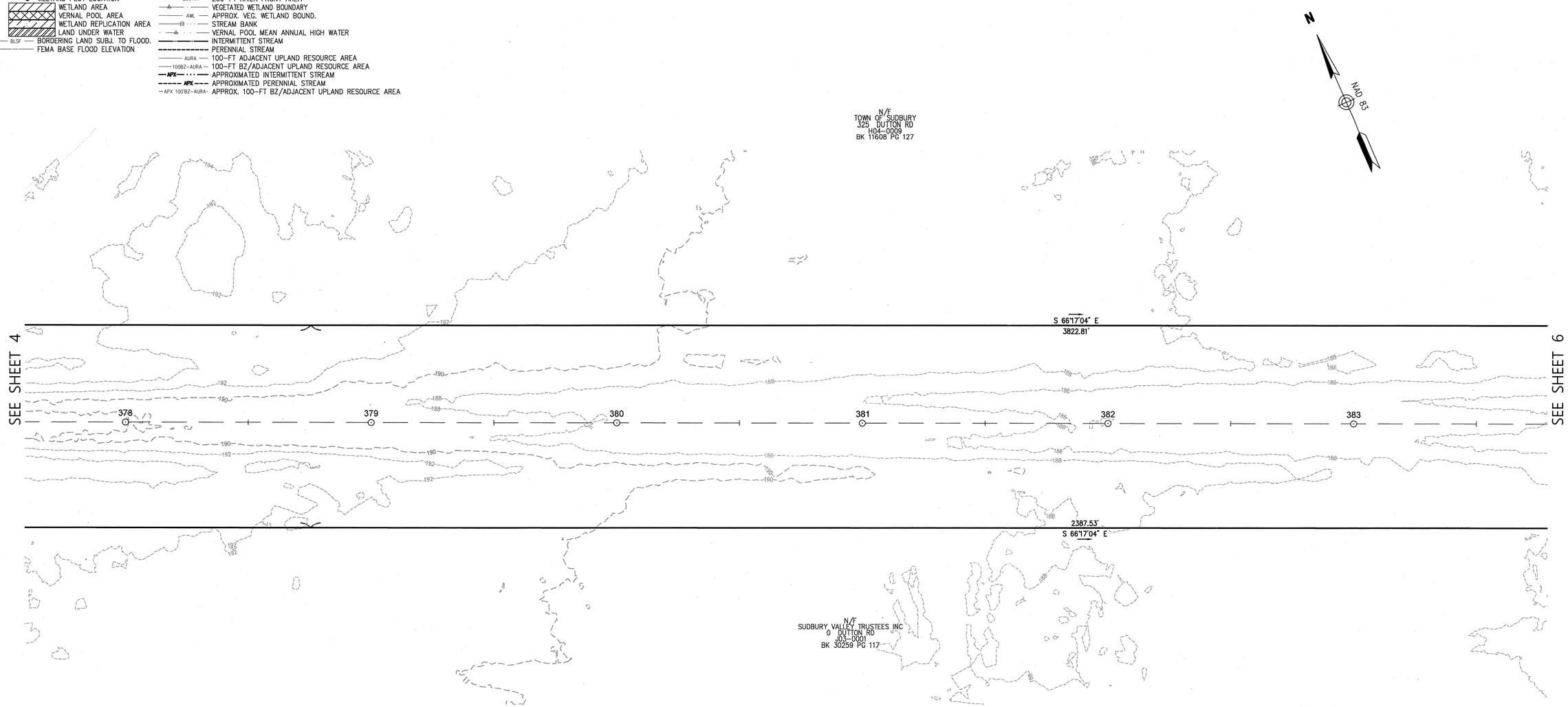

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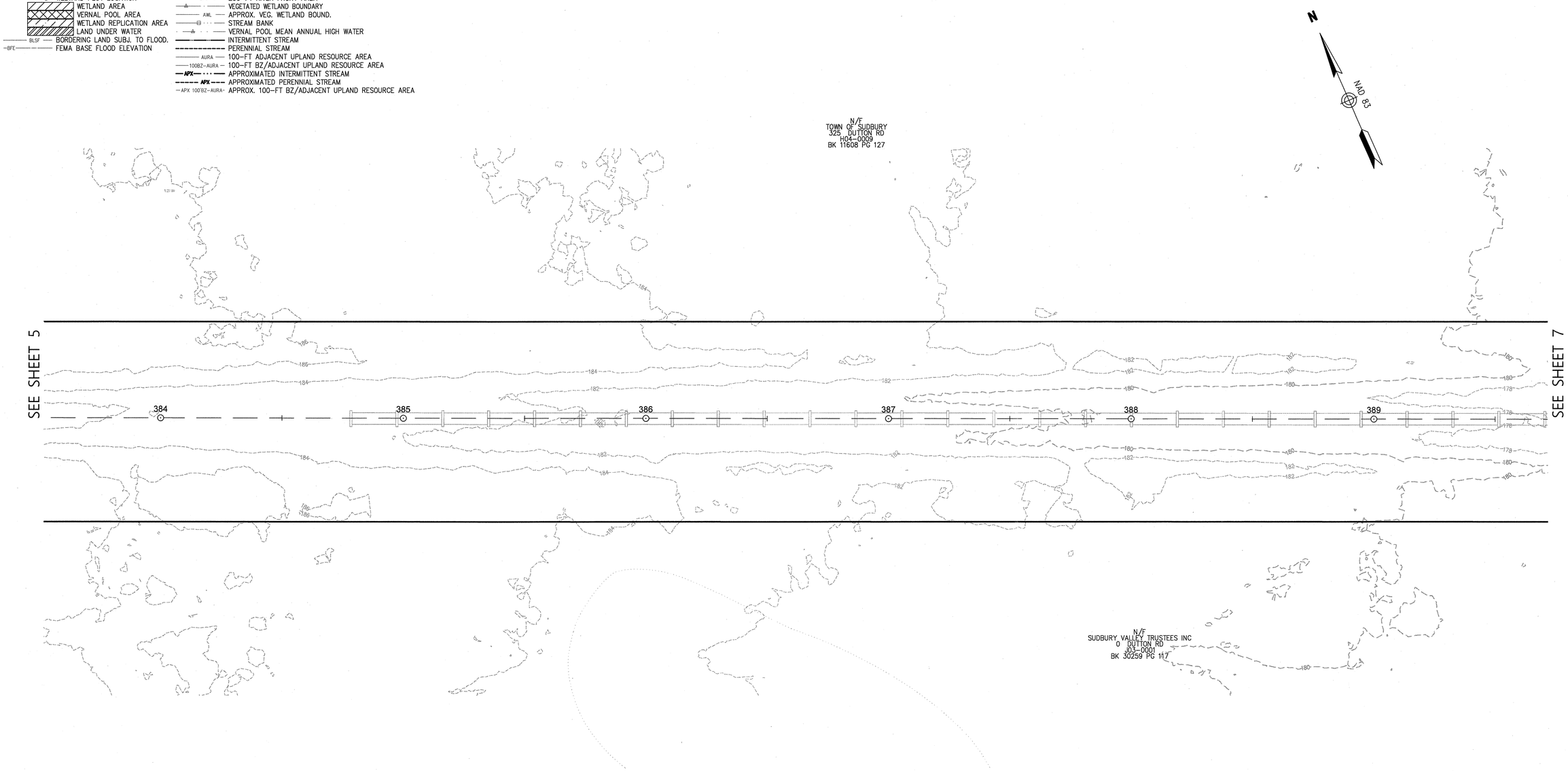

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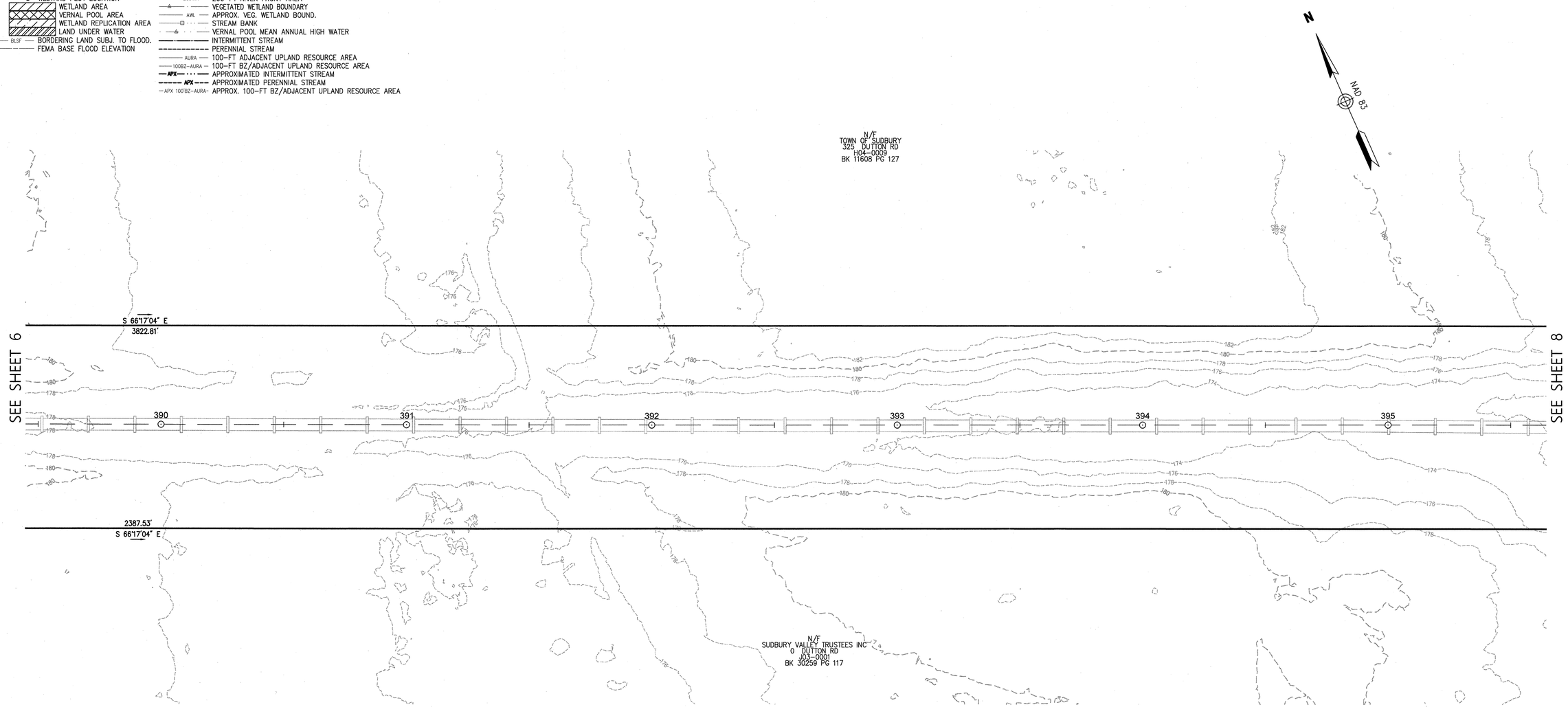

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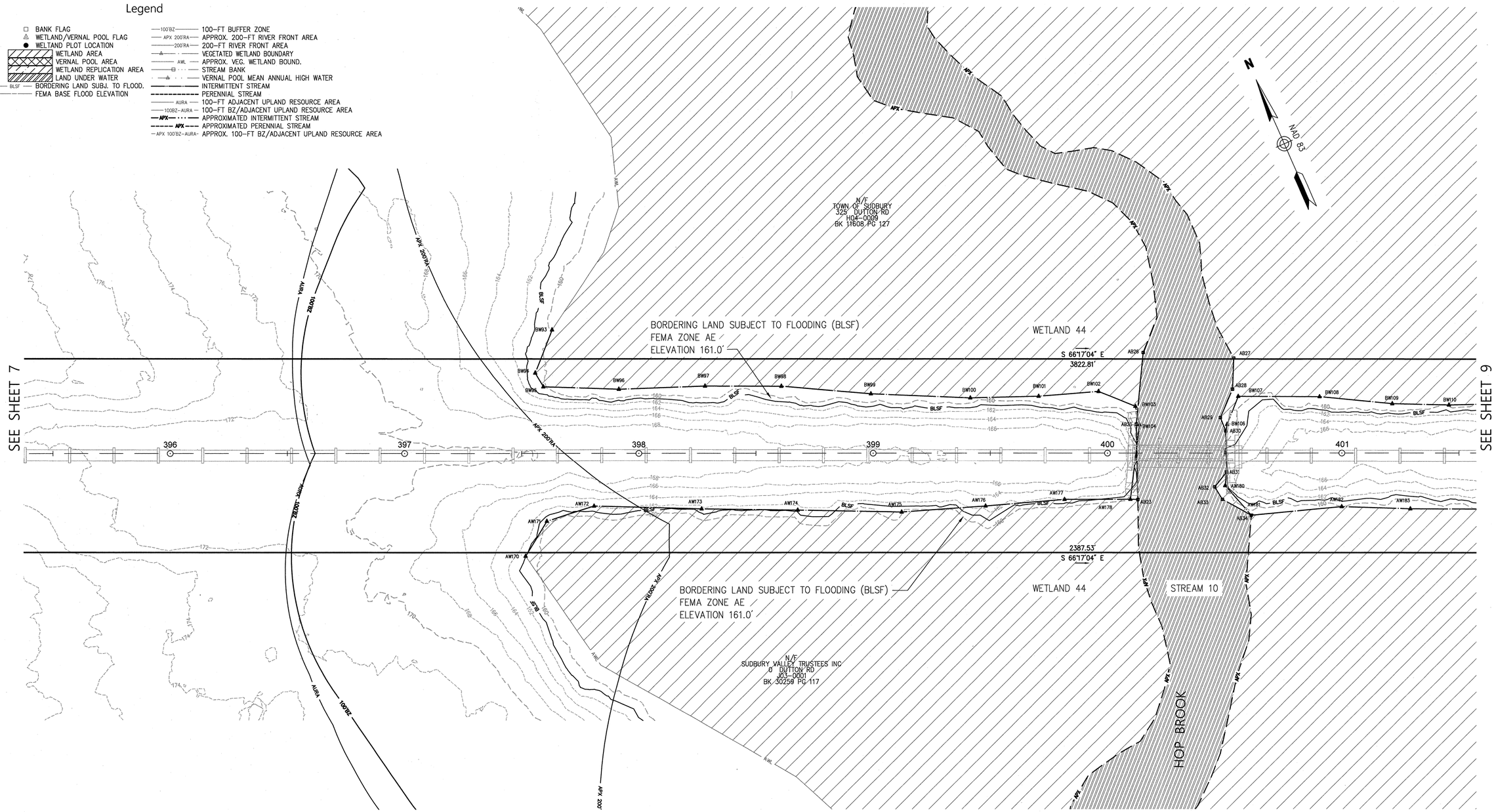

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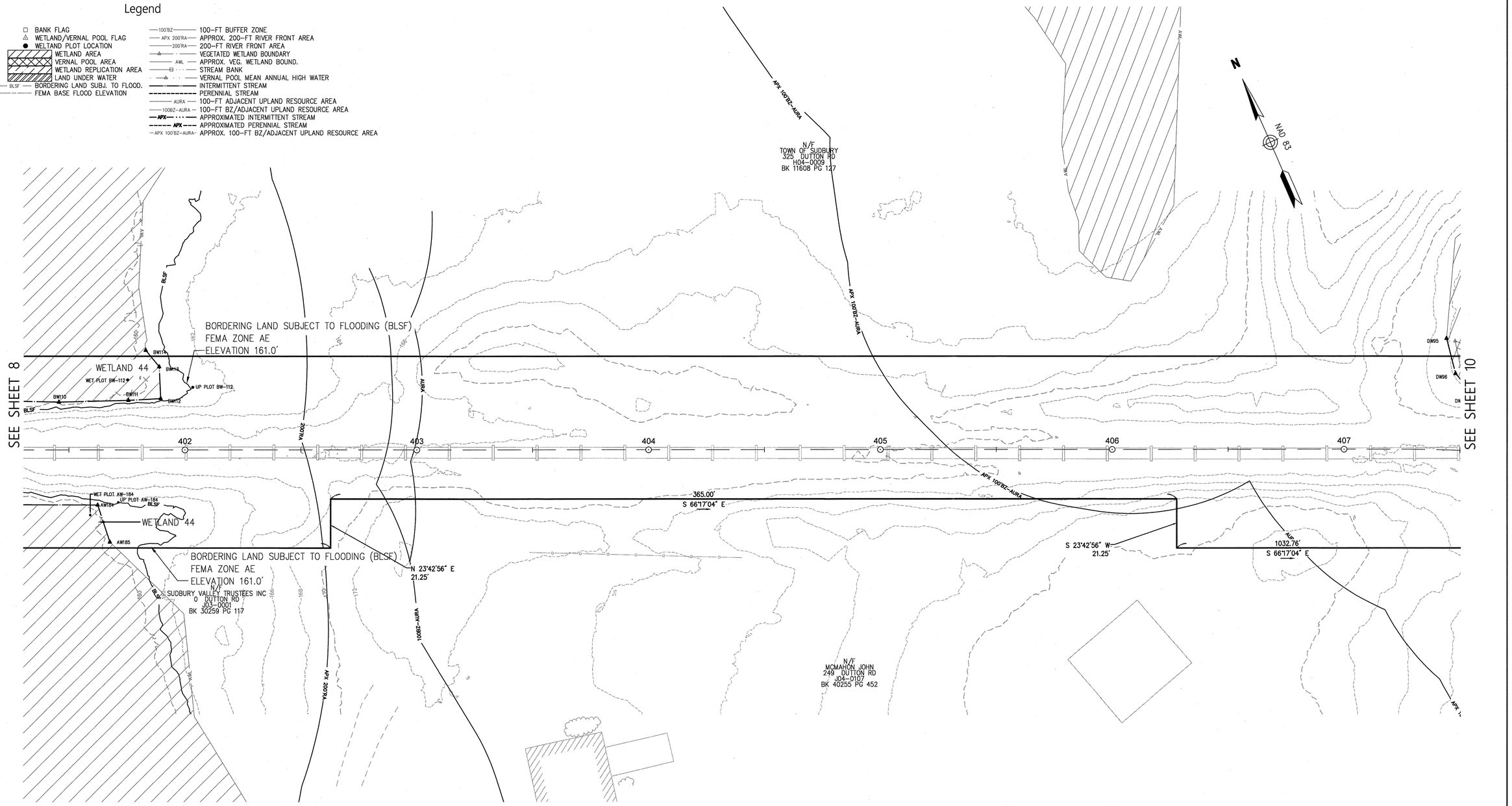

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Sudbury, Massachusetts
Drawing Title
Existing Conditions Plan
For ANRAD Submittal

DATE: OCTOBER 18, 2017
SHEET 9 OF 46

SUDBURY

Legend

- BANK FLAG
- WETLAND/VERNAL POOL FLAG
- WETLAND PLOT LOCATION
- WETLAND AREA
- VERNAL POOL AREA
- WETLAND REPLICATION AREA
- LAND UNDER WATER
- BLSF — BORDERING LAND SUBJ. TO FLOOD.
- BFE — FEMA BASE FLOOD ELEVATION
- 100'BZ — 100-FT BUFFER ZONE
- APX 200'RA — APPROX. 200-FT RIVER FRONT AREA
- 200'RA — 200-FT RIVER FRONT AREA
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- AWL — APPROX. VEG. WETLAND BOUND.
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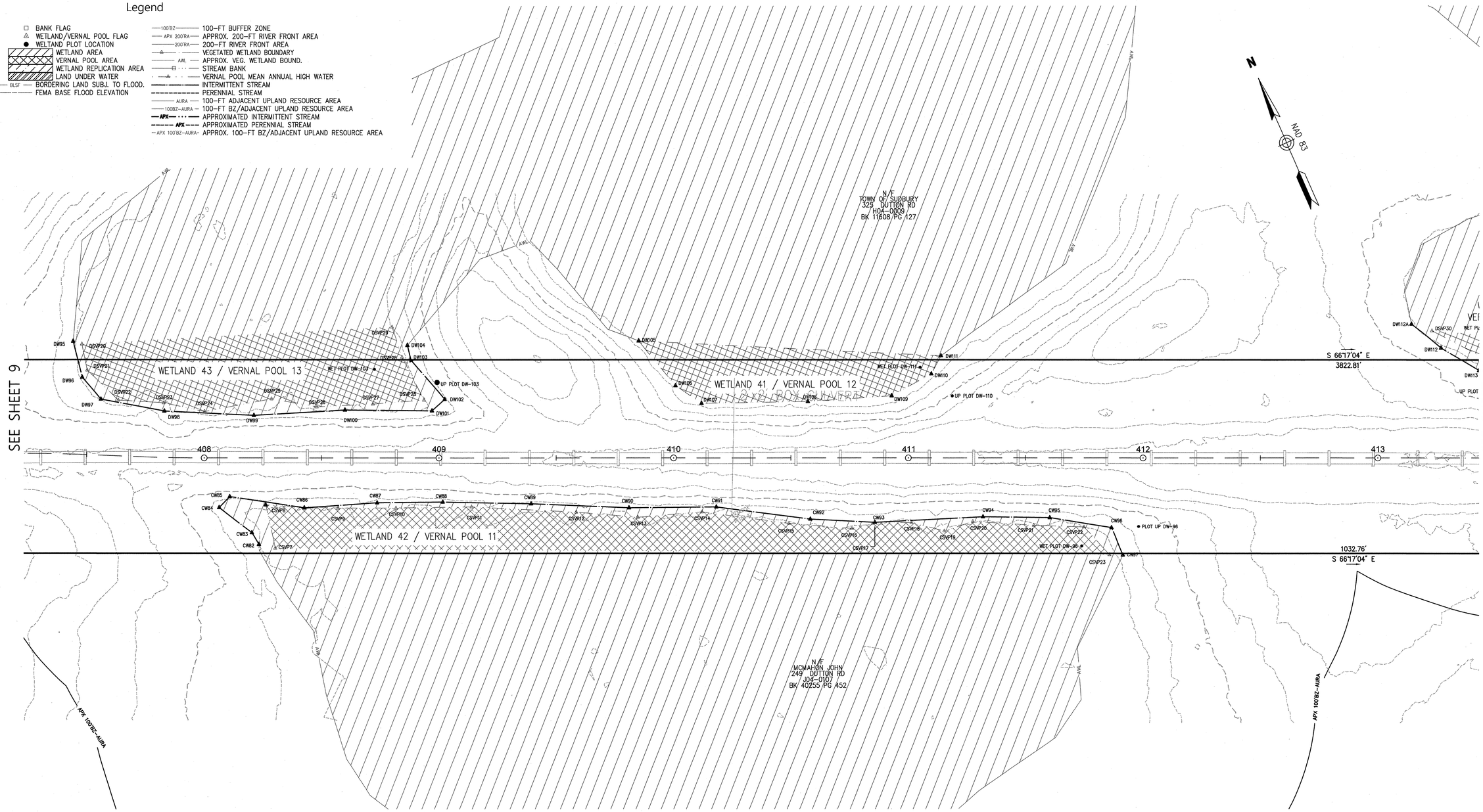

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COMMONWEALTH OF MASSACHUSETTS
JAMES L. DIORIO
NO. 32092
REGISTERED PROFESSIONAL LAND SURVEYOR
3/29/18

STRUCTURES				
NO.	TYPE	HEIGHT	SPAN	GUYS

Prepared By
Vanasse Hangen Brustlin, Inc.
vhb
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box9151
Watertown, Massachusetts 02471-9151
617.924.1770 • FAX 617.924.2286

REVISIONS

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2.	ADDED STATIONING	3/28/2018

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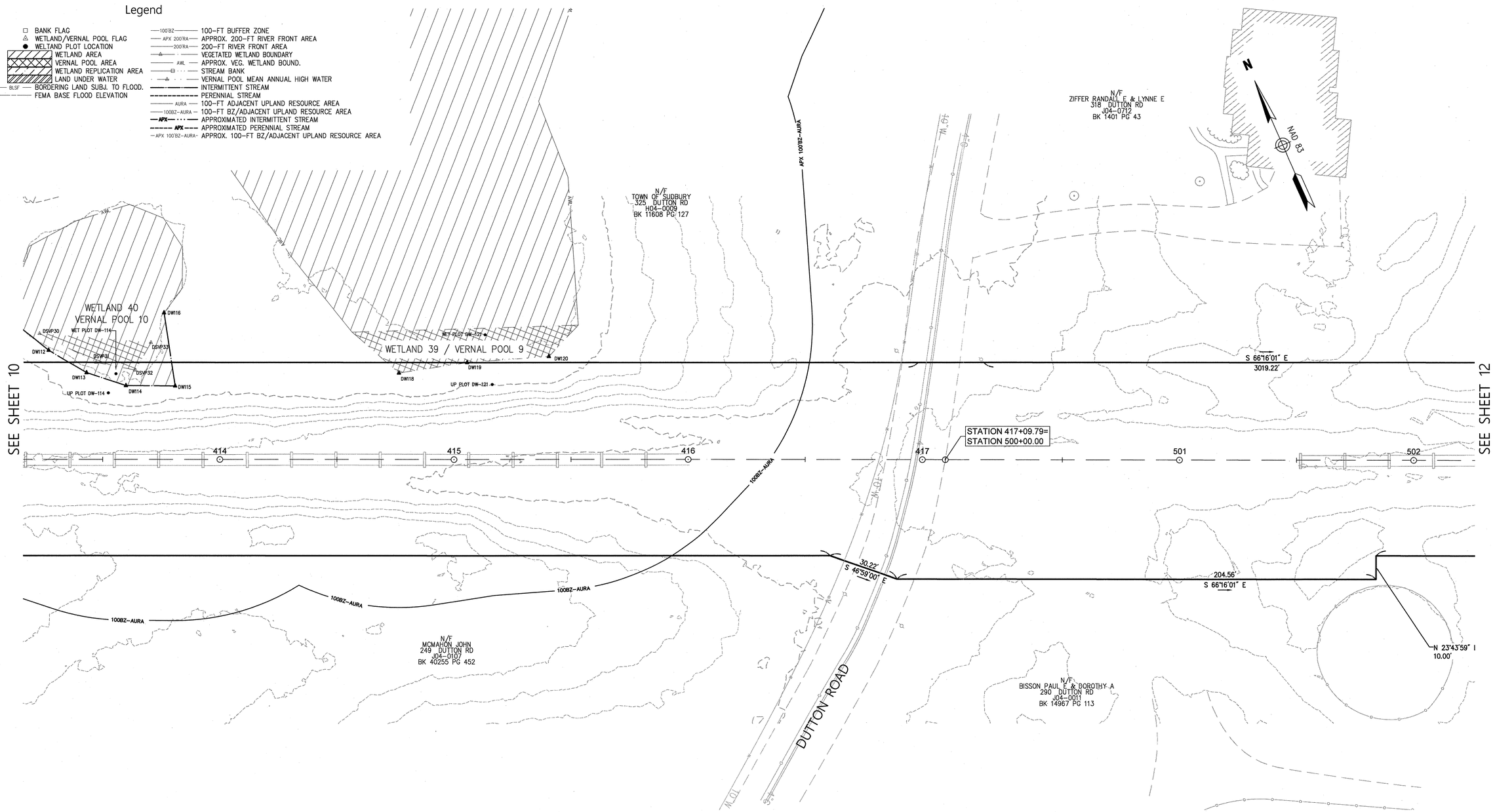

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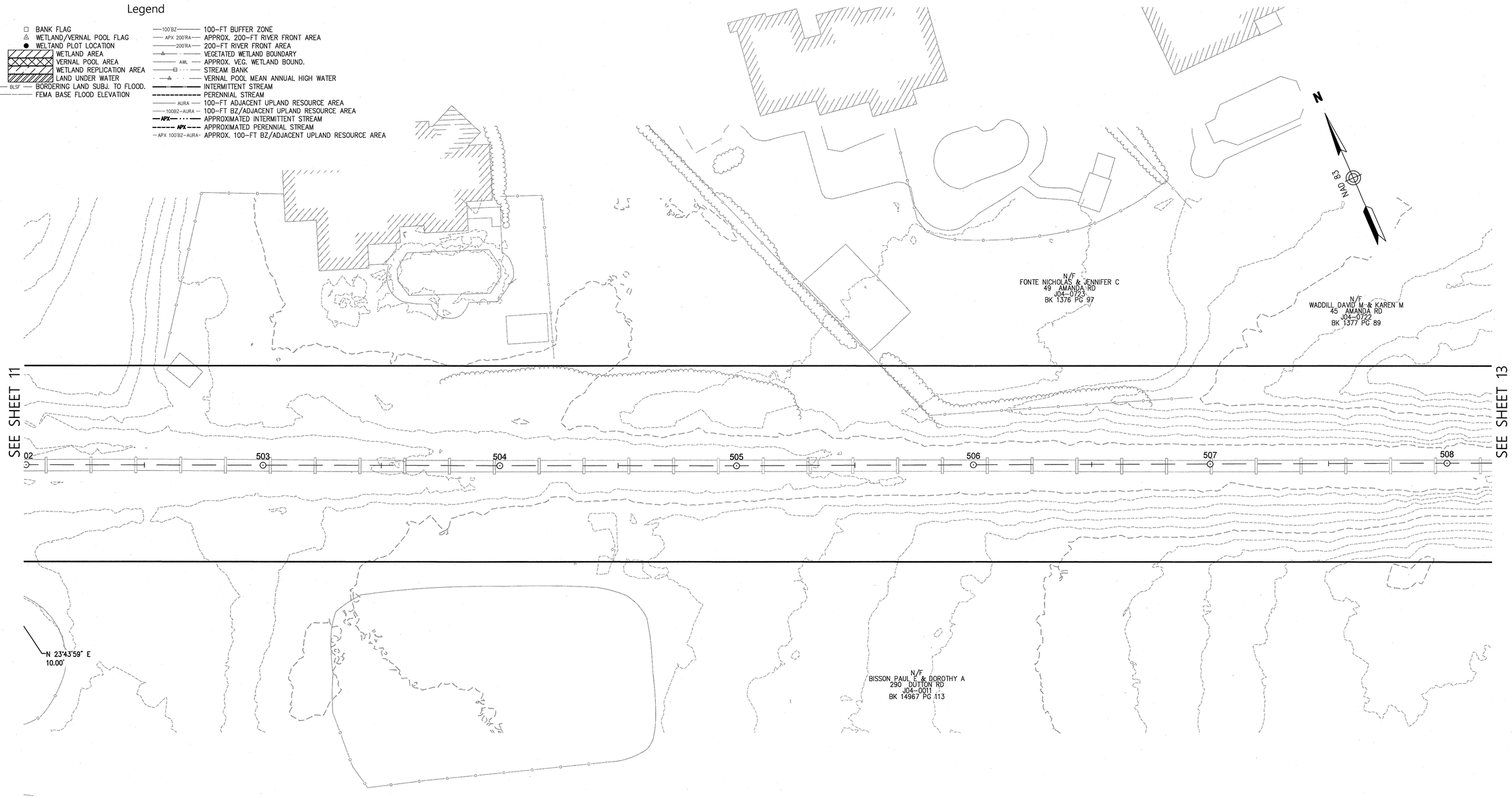

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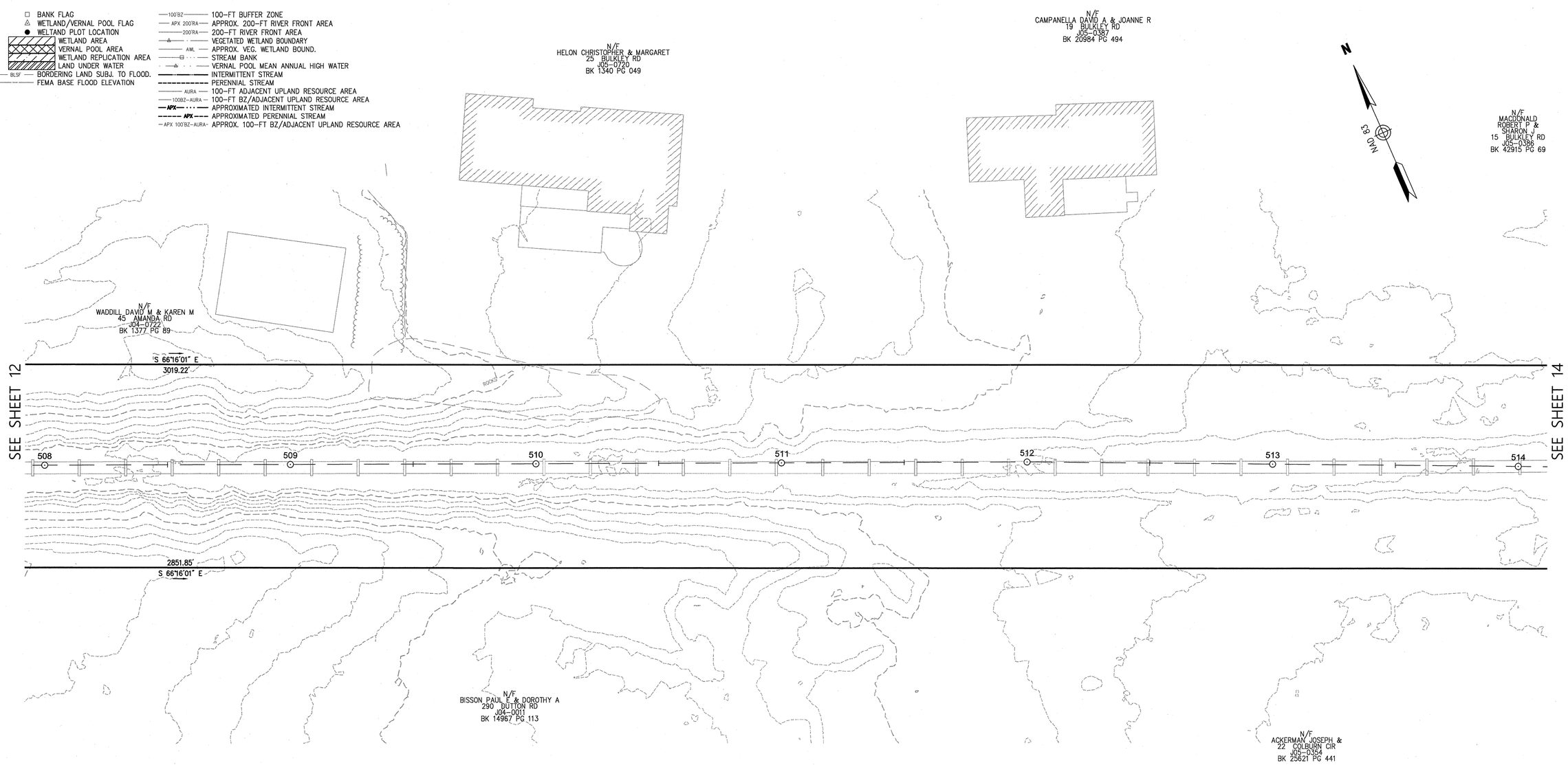

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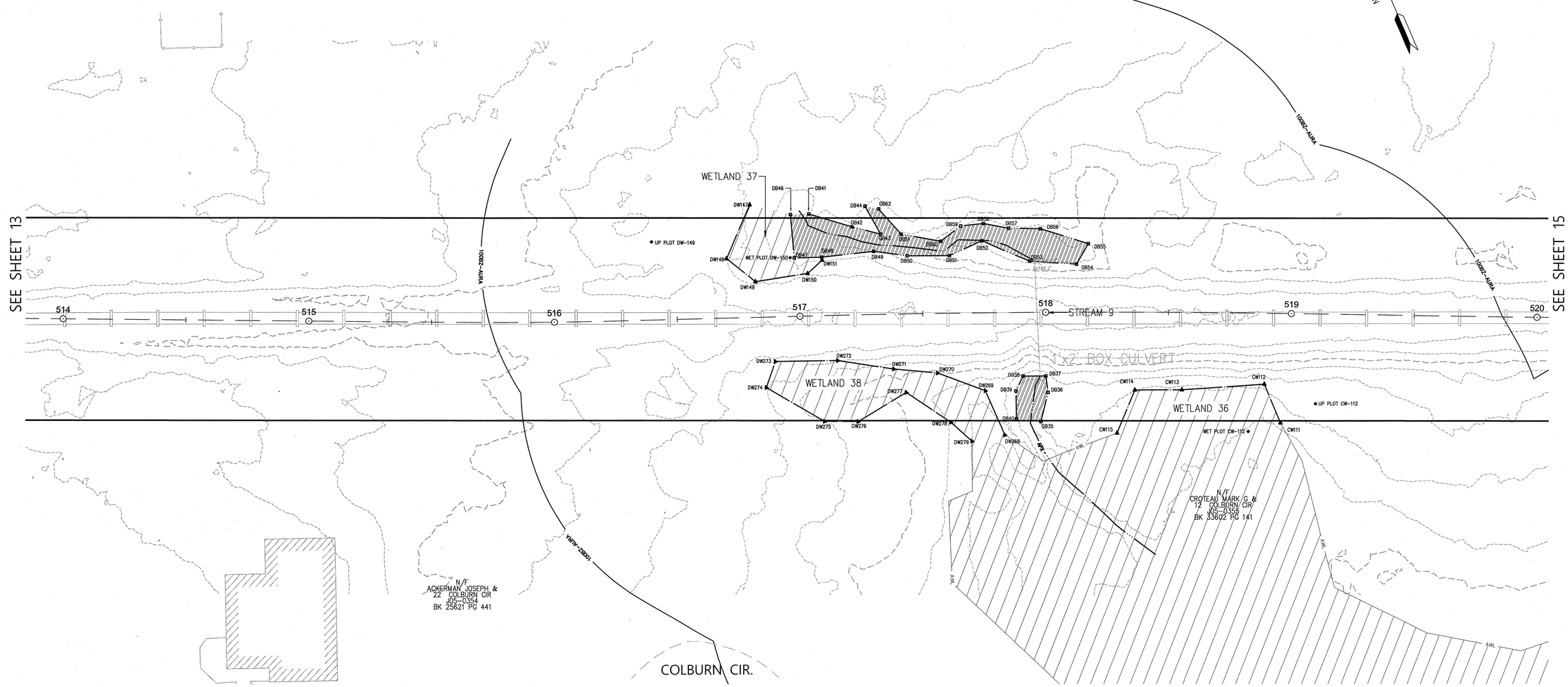

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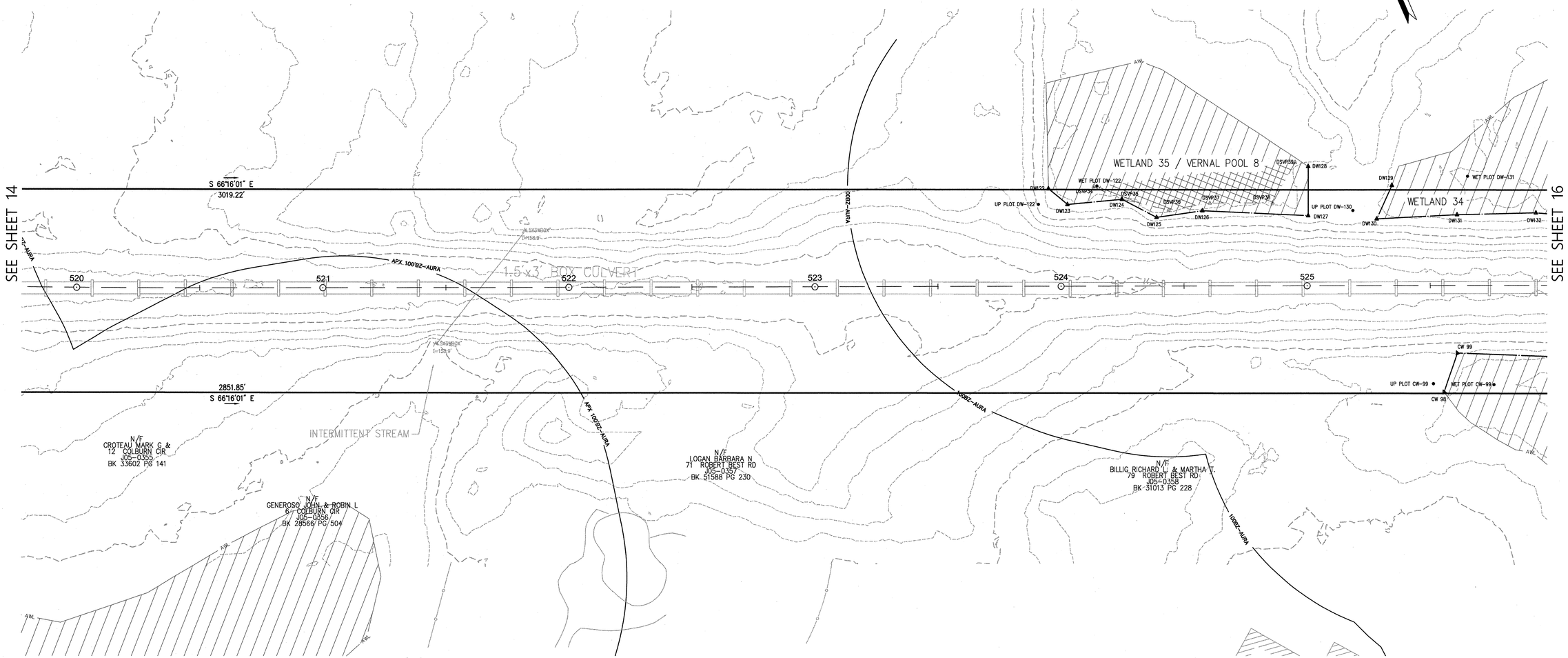

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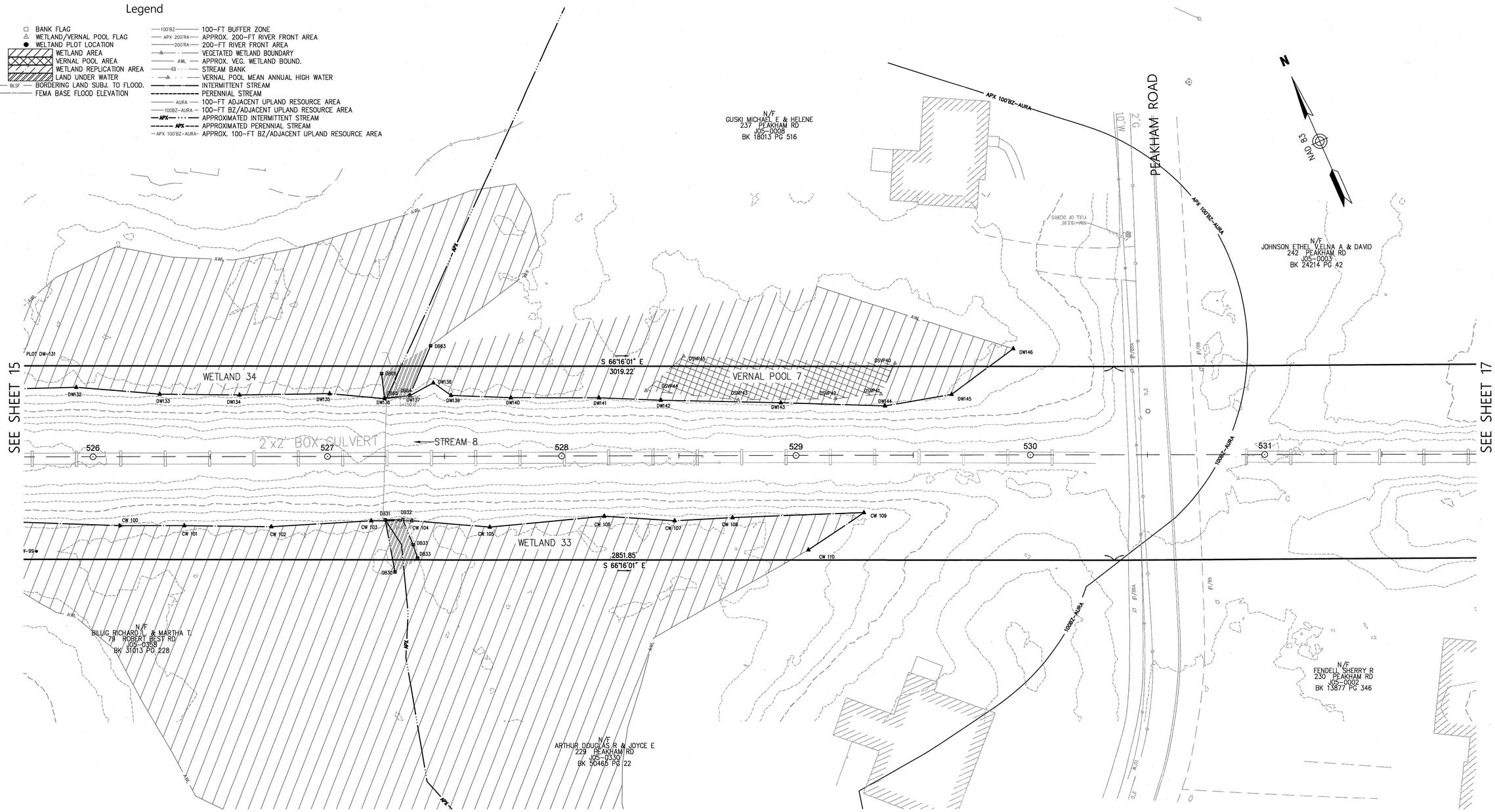

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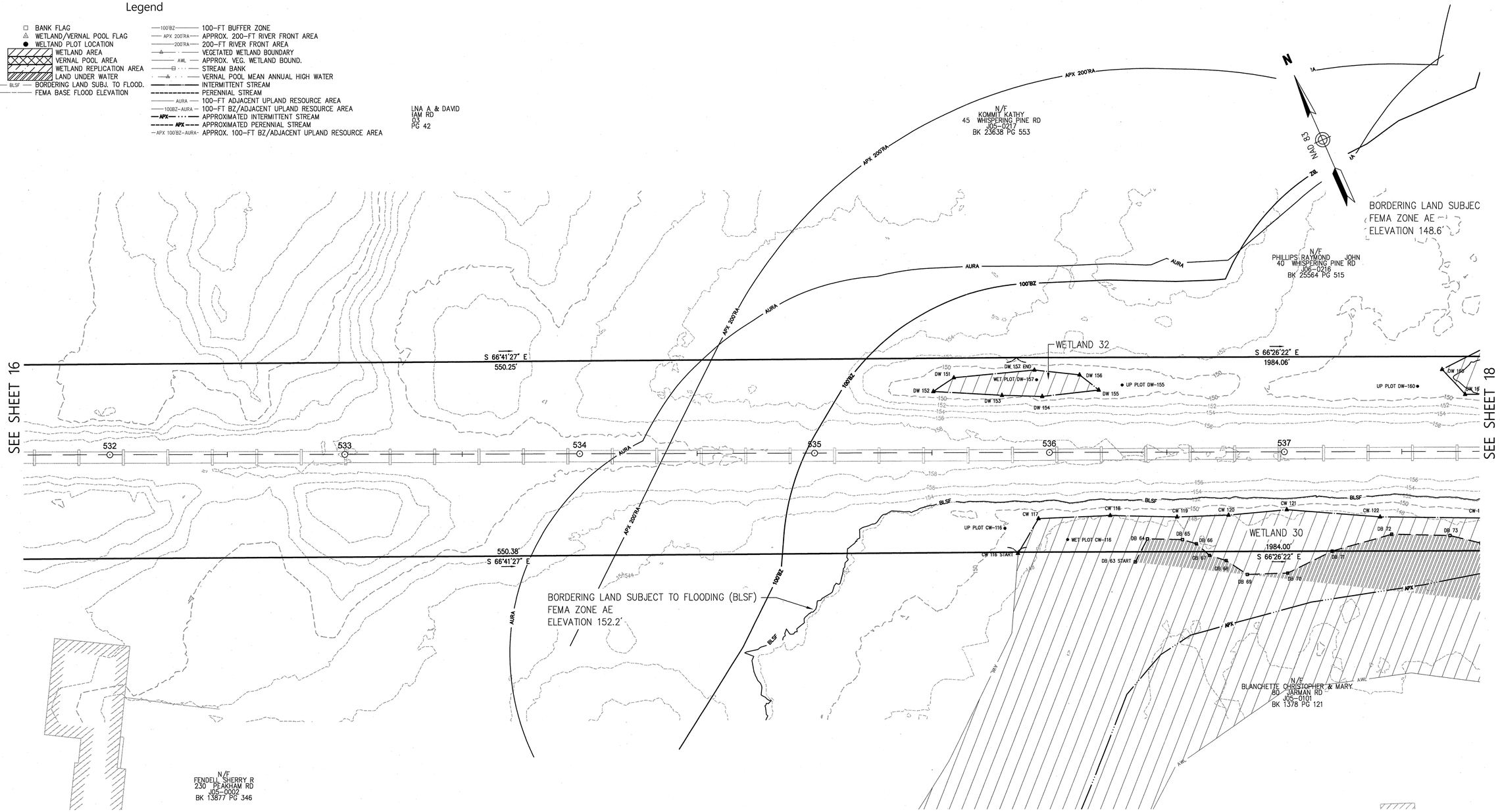

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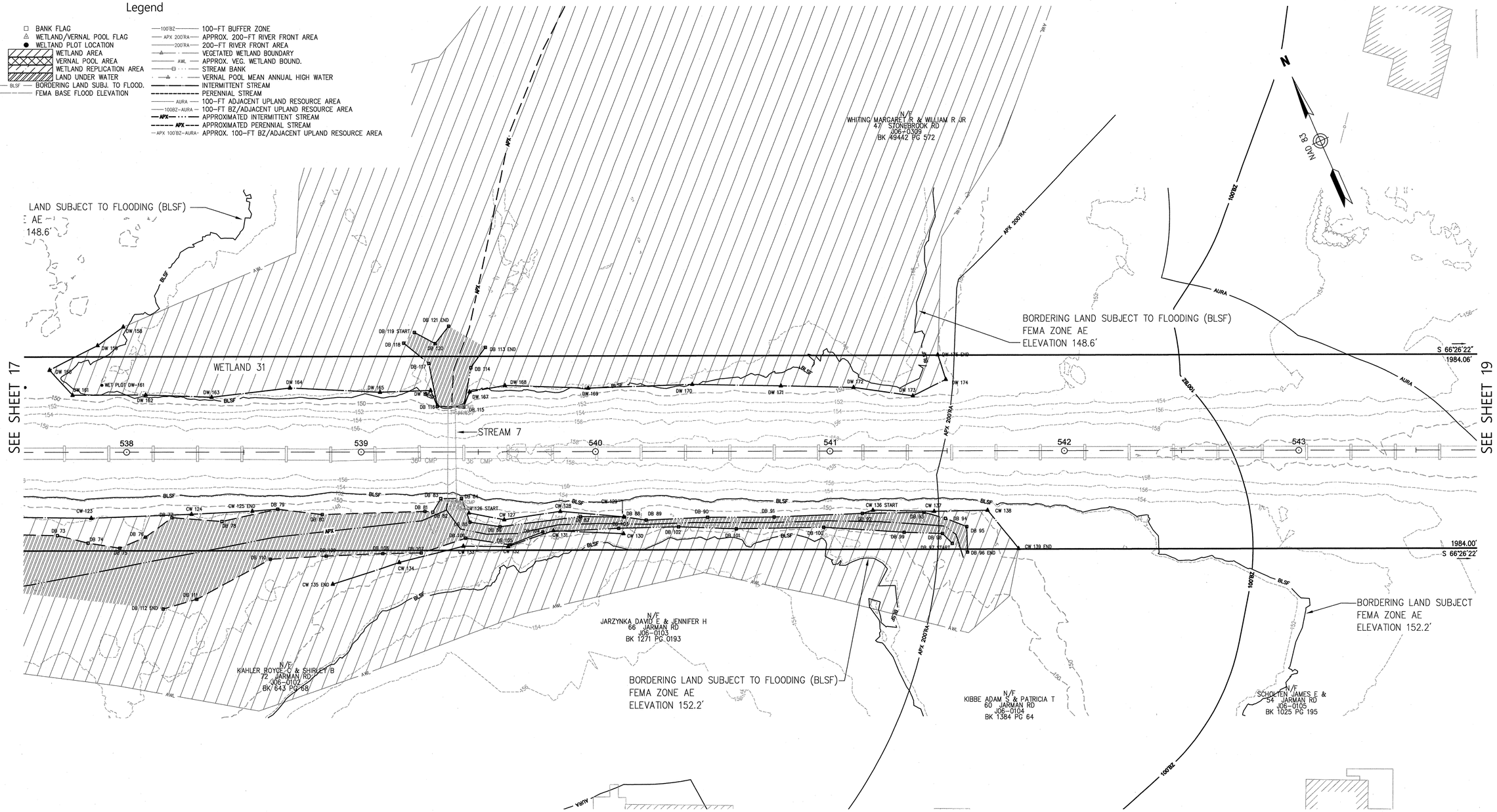

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- BFE — FEMA BASE FLOOD ELEVATION
- 100'BZ — 100-FT BUFFER ZONE
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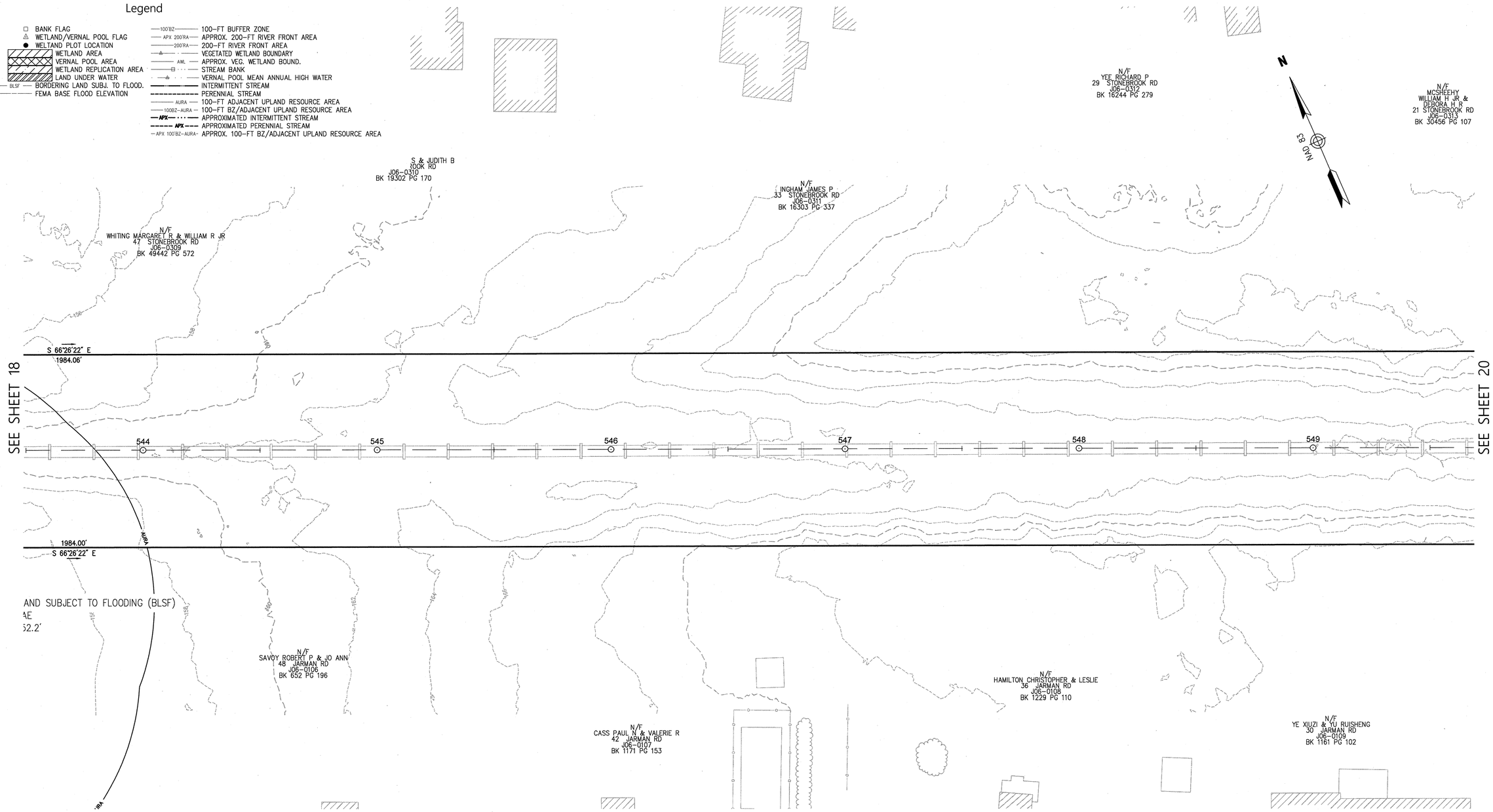

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1"=20'

COMMONWEALTH OF MASSACHUSETTS
JAMES L DIORIO
NO. 32092
REGISTERED PROFESSIONAL LAND SURVEYOR
3/29/18

STRUCTURES				
NO.	TYPE	HEIGHT	SPAN	GUYS

Prepared By
Vanasse Hangen Brustlin, Inc.
vhb
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box9151
Watertown, Massachusetts 02471-9151
617.924.1770 • FAX 617.924.2286

REVISIONS

NO.	COMMENTS	DATE
2.	ADDED STATIONING	3/28/2018

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EVERSOURCE ENERGY

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Drawing Title
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SHEET 19 OF 46

Saved Thursday, March 29, 2018 11:19:07 AM SRYAN Plotted Thursday, March 29, 2018 11:40:24 AM Ryan, Steven \\VHB\PROJ\WAT-LD\12970.01 SUDBURY-HUDSON-SURVEY\CAD\SR\PLANSET\ANRAD\12970.01-ANRAD-SUDBURY

SUDBURY

Legend

- BANK FLAG
- WETLAND/VERNAL POOL FLAG
- WETLAND PLOT LOCATION
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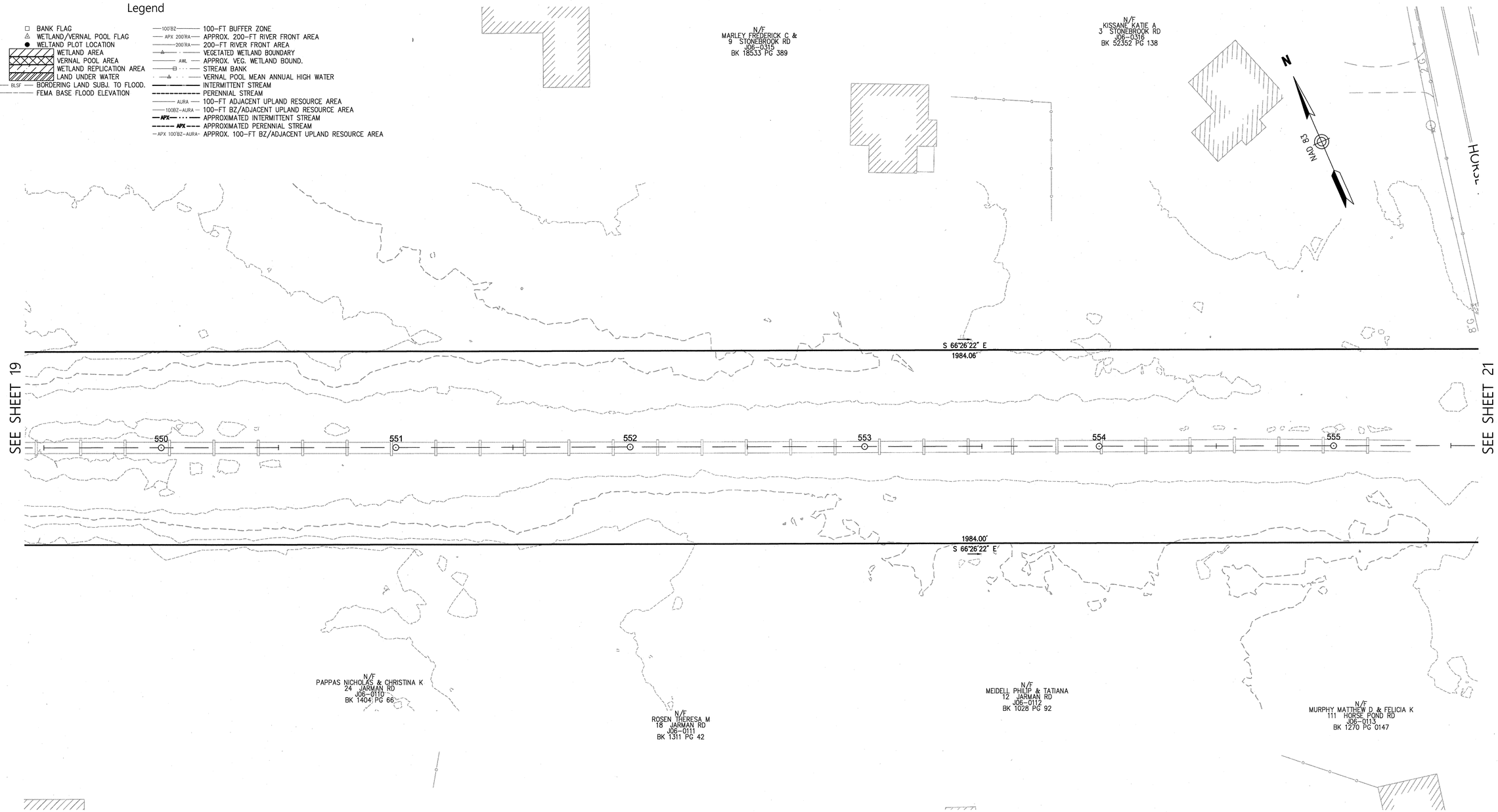

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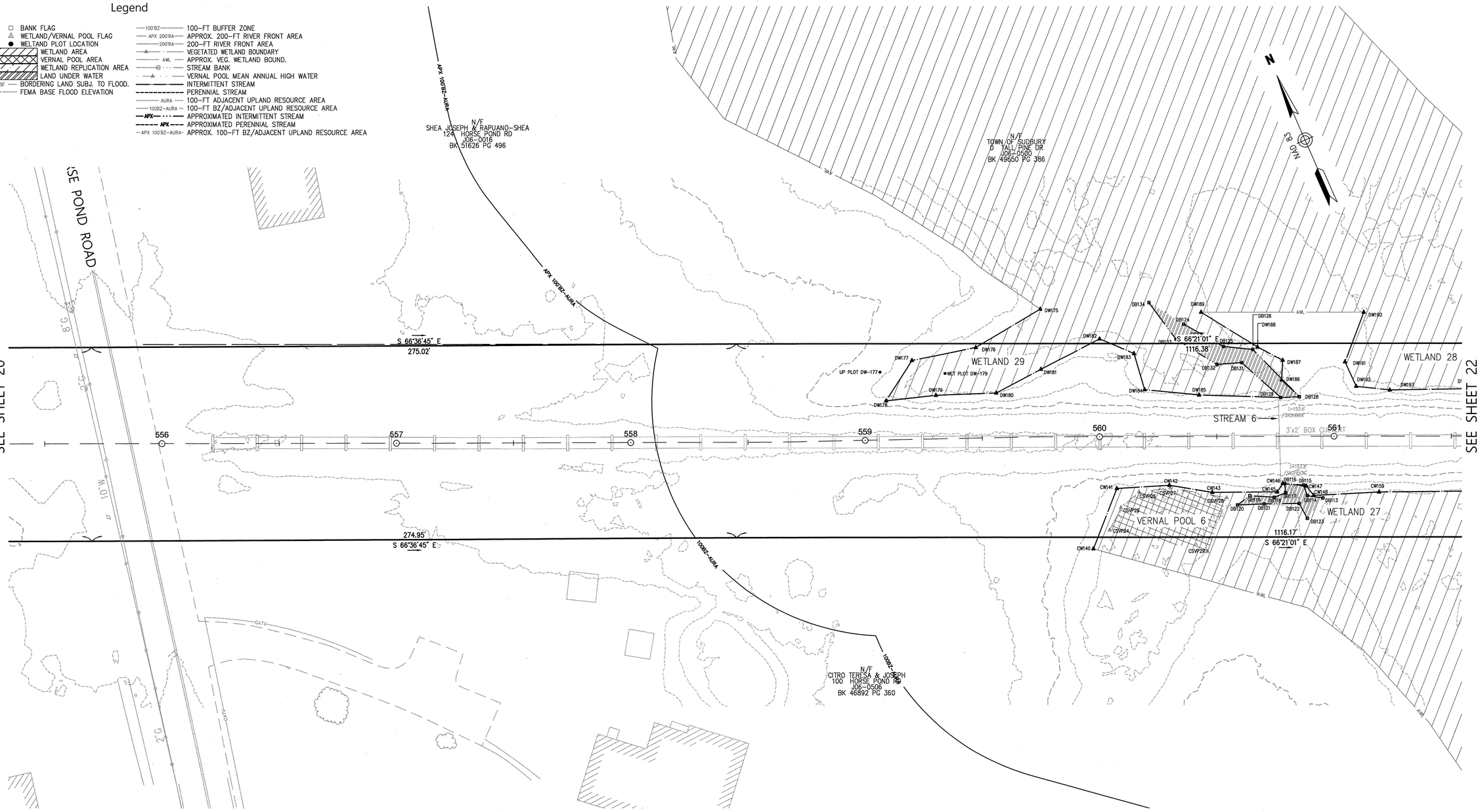

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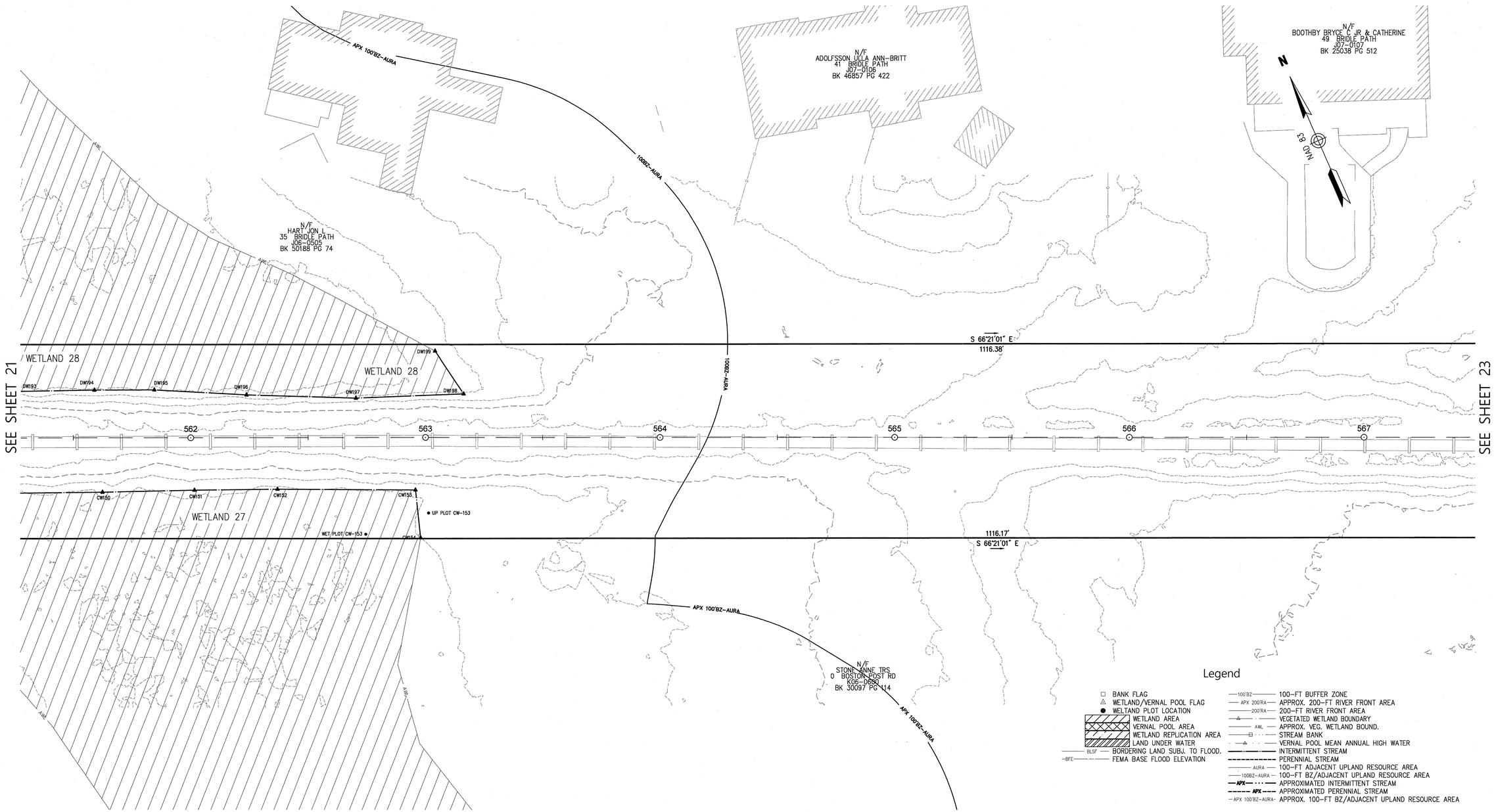

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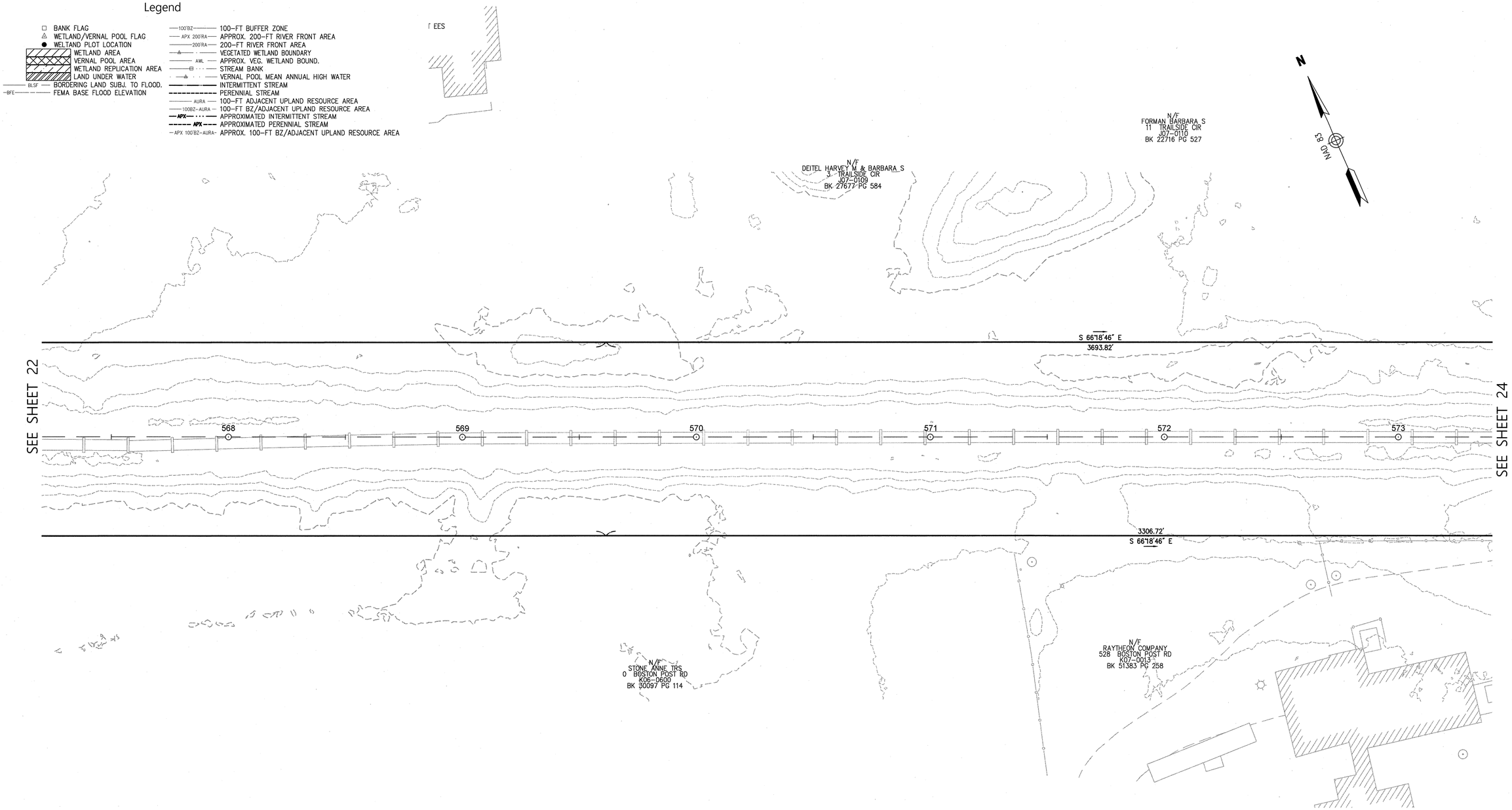

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