NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW AS-BUILT CONDITIONS WITHIN BORDERING LAND SUBJECT TO FLOODING (BLSF), BORDERING VEGETATED WETLAND BUFFER ZONES, AND RIVERFRONT AREA; AND TO ACCOMPANY AN AFTER-THE-FACT NOTICE OF INTENT.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF STRUCTURES, AND AN AS-BUILT SEPTIC PLAN REFERENCED BELOW (SEE NOTE 9). OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3. LIMITS IF BORDERING VEGETATED WETLANDS ASSOCIATED WITH WETLAND FLAGS WFA4-WFA11 & WFB1-WFB5 SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES ON AUGUST 31, 2007 AND WERE LOCATED BY INSTRUMENT SURVEY ON SEPT. 6, 2007.

4. LIMITS OF MEAN ANNUAL HIGH WATER ASSOCIATED WITH FISH BROOK (WF MAHW100-104 & WF MAHW300-304) AND LIMITS OF BORDERING VEGETATED WETLANDS ASSOCIATED WITH WETLAND FLAGS 200-205 SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES ON 3/21/23 & 3/22/23 AND LOCATED BY INSTRUMENT SURVEY.

5. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). DATUM WAS ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.

6. THE LOCATION OF FISH BROOK WAS COMPILED FROM LAND COURT PLAN #17380-5 AND SUPPLEMENTED WITH FIELD SURVEY IN 2007.

7. PORTIONS OF THE PROPERTY ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA ZONE "AE" (FLOOD ELEVATION = 44), AND BORDERING LAND SUBJECT TO FLOODING (BLSF) AS SHOWN ON FLOOD INSURANCE RATE MAP 25009C0263F, BEARING AN EFFECTIVE DATE OF JULY 3, 2012. REFERENCE IS MADE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE STUDY NUMBER 25009CV003C, REVISED JULY 19, 2018, SEE FLOOD PROFILE 36P (PAGE 43 OF 85).

8. THE SITE WAS SNOW COVERED AT THE TIME OF THIS SURVEY, SOME SITE FEATURES MAY HAVE BEEN OBSCURED. FIELD SURVEY PERFORMED ON 1/17/24.

9. THE LOCATION OF THE SEPTIC SYSTEM SHOWN HEREON IS BASED ON SURFACE EVIDENCE AND A PLAN ENTITLED "AS-BUILT SEWAGE DISPOSAL PLAN-SITE PLAN AND PROFILE FOR 5A ENDICOTT ROAD", PREPARED BY JOSEPH J. SERWATKA, PE, REVISION 1 DATED 12-10-22; BEARING BOXFORD BOARD OF HEALTH STAMP AS RECEIVED 6/27/2023.

LEGEND

50	SURFACE CONTOUR
	EDGE OF PAVEMENT
	APPROXIMATE EDGE OF GRAVEL
	EDGE OF WOODED AREA
#2190 OHW	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
WFA2	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
	LIMIT OF 100-YEAR FLOOD PLAIN
	LIMIT OF 100' INNER RIPARIAN ZONE
	LIMIT OF 200' RIVERFRONT AREA
	LIMIT OF 25-FOOT NO DISTURB ZONE
	LIMIT OF 75-FOOT NO BUILD ZONE
	LIMIT OF 100-FOOT BUFFER ZONE
S S	SEPTIC LINE (SEE NOTE 9)
S	EXISTING SEPTIC COVER
× 48.1	SPOT ELEVATION
BIT. CONC.	BITUMINOUS CONCRETE
50.1 6"A	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
46.5 36"P	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
2-L	MULTI-LIMBED TREE
W	WELL(RECORD LOCATION, N.F.O.)
CMP	CORRUGATED METAL PIPE
N.F.O.	NOT FIELD OBSERVED
FF METAL	FINISH FLOOR ELEVATION WITH MATERIAL
I.ROD	IRON ROD
	WETLAND
R	RECORD
	SHRUB

TREE ABBREVIATIONS

C	CEDAR
A	APPLE
P	PINE

ASSESSORS:

TOPSFIELD: TAX MAP 46, LOT 1
BOXFORD: TAX MAP 41, BLOCK 1, LOT 2

REFERENCES:

CERT.# 97037
LC PLAN 17380-5

RECORD OWNER:

BRENT JAMES & KATHLEEN JAMES

ZONING:

BOXFORD: RA (RESIDENTIAL AGRICULTURAL DISTRICT)
CONSERVANCY DISTRICT

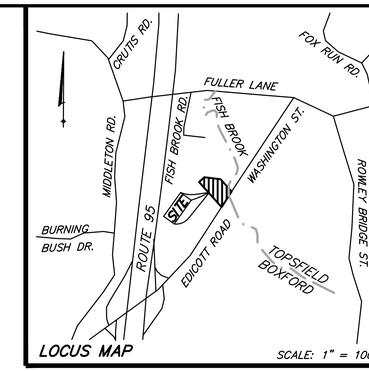
TOPSFIELD: IRA (INNER RESIDENTIAL AND AGRICULTURAL DISTRICT)

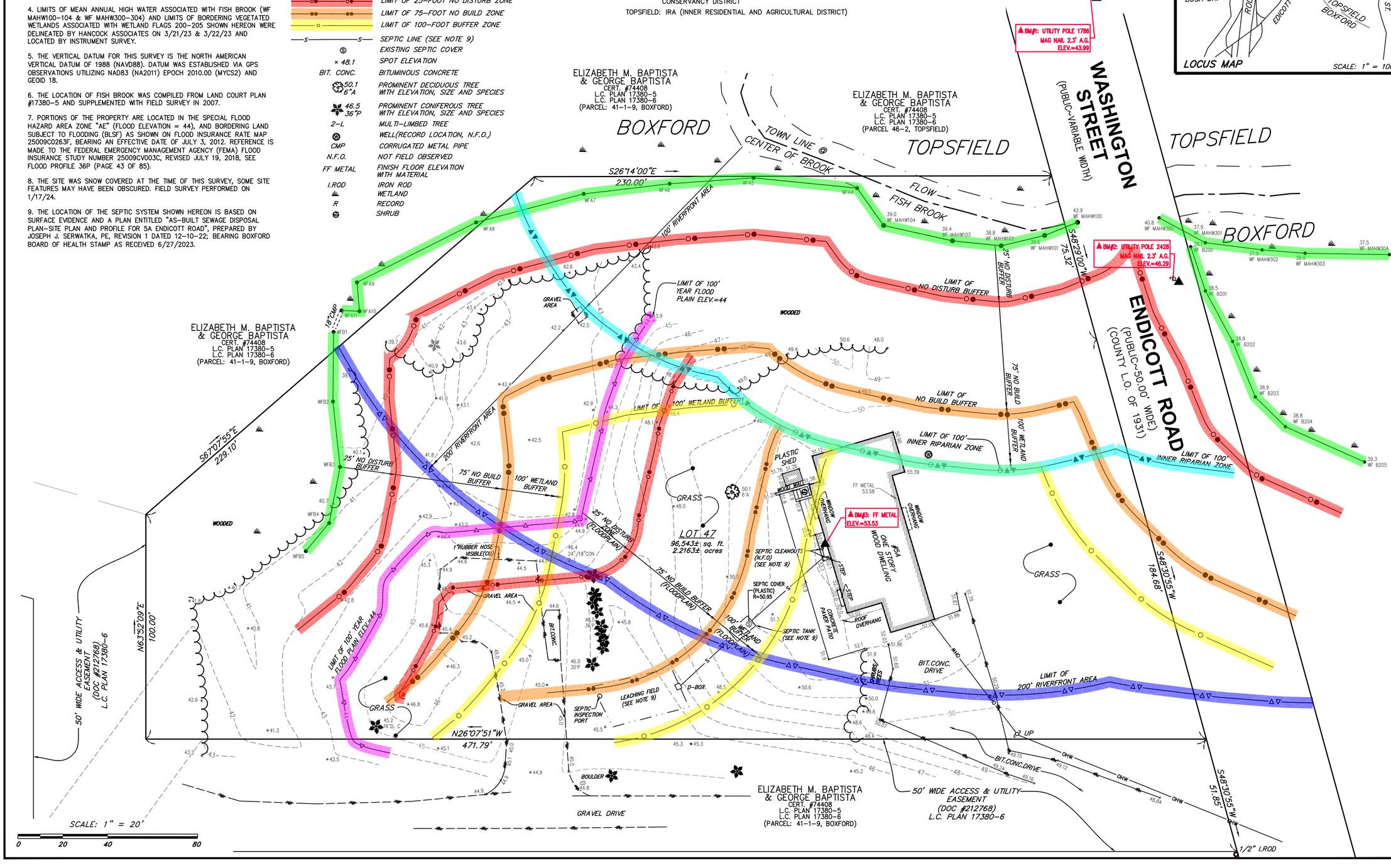
SITE DATA

IMPERVIOUS AREA – WITHIN BUFFER TO WETLANDS	EXISTING
0'-25' NO DISTURB BUFFER	0 SF
25'-75 NO BUILD BUFFER	580 SF
75'-100' WETLAND BUFFER	1,194 SF
TOTAL IMPERVIOUS AREA	1,774 SF

IMPERVIOUS AREA – WITHIN BUFFER TO LIMIT OF 100' YEAR FLOOD	EXISTING
0'-25' NO DISTURB ZONE	498 SF
25'-75' NO BUILD ZONE	1,888 SF
75'-100' WETLAND BUFFER	408 SF
TOTAL IMPERVIOUS AREA	2,794 SF

IMPERVIOUS AREA – WITHIN RIVERFRONT AREA	EXISTING
0'-100' INNER RIPARIAN ZONE	147 SF
100'-200' RIVERFRONT AREA	5,567 SF
TOTAL IMPERVIOUS AREA	5,714 SF





#5A ENDICOTT ROAD

Boxford, Massachusetts 01921
Topsfield, Massachusetts 01983

PREPARED FOR:

STEVEN D. SIDERI

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
MATTHEW THEODORE CONNORS
CIVIL
No. 45177
PROFESSIONAL ENGINEER

03/05/2024

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	03/05/2024	DESIGN BY	JAH
SCALE:	1"=20'	DRAWN BY:	JTE
APPRVD. BY:	MTC	CHECK BY:	DEM

RESOURCE AREA LAND IN BOXFORD AND TOPSFIELD, MA

PLOT DATE: Mar 06, 2024 2:20 pm
PATH: F:\Civil 3D Projects\27462-Sideri-Boxford\Surv\DWG\

DWG: 27462topo2.dwg	
LAYOUT: RA	
SHEET: 2 OF 2	
PROJECT NO.:	27462