

MISCOE BROOK AT SOUTH STREET

Franklin, MA 02038

PREPARED FOR:

**TEC,
INC.**

282 Merrimack St. 2nd Floor
Lawrence, Massachusetts 01843

**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	JML	JAE	4/10/24	PEER REVIEWER COMMENT

DATE:	11/2/2022	DRAWN BY:	JML
SCALE:	1"=10'	CHECK BY:	JAE

EXISTING CONDITIONS
PLAN OF LAND
IN
FRANKLIN, MA

PLT DATE: Apr 10, 2024, 2:05 PM
PATH: C:\Users\JAE\Documents\26500 - TEC - Franklin\Surv\DWG

DWG: 26500sv.dwg

LAYOUT: EC

SHEET: 1 OF 1

PROJECT NO.: 26500

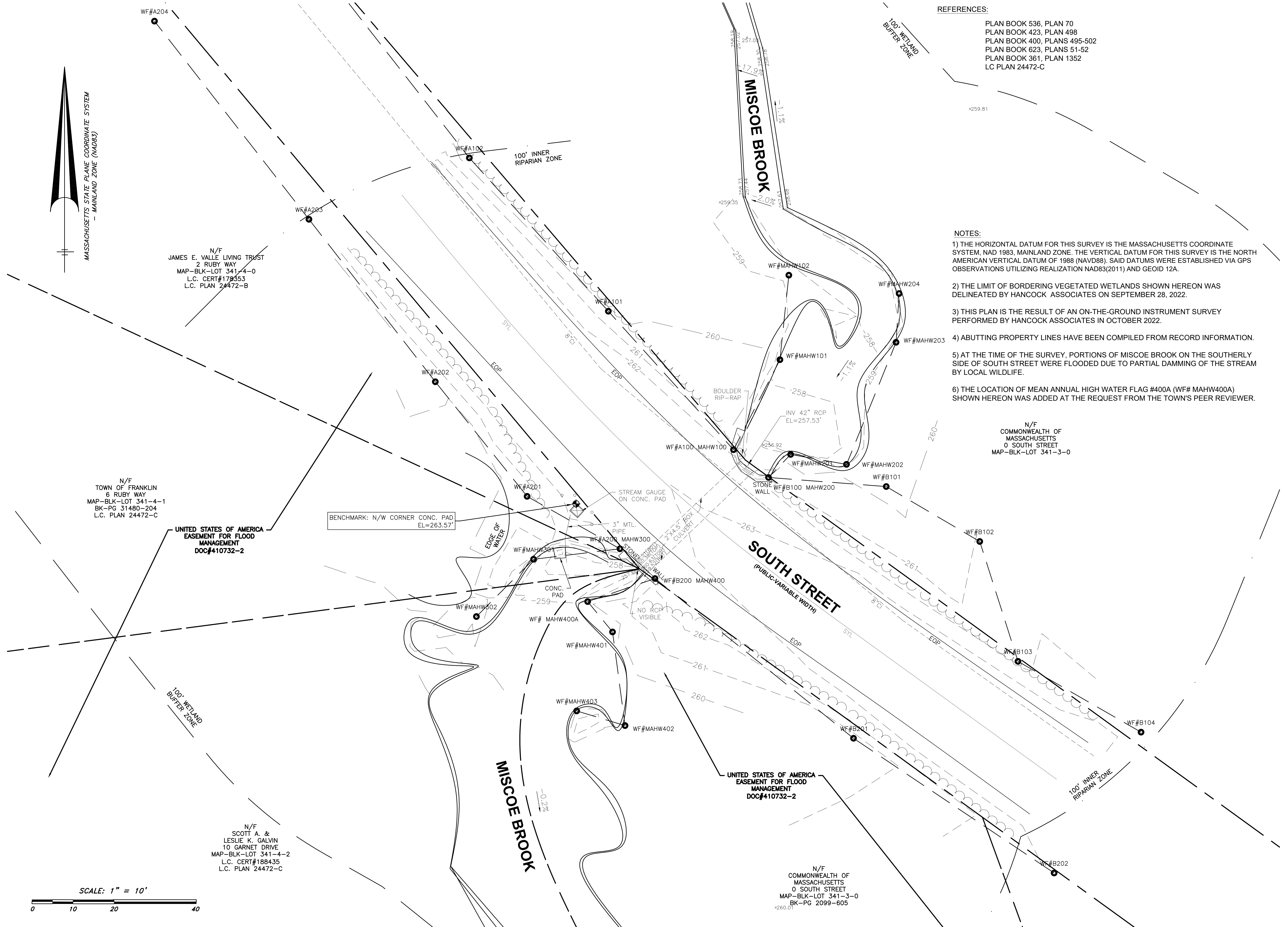
REFERENCES:

PLAN BOOK 536, PLAN 70
PLAN BOOK 423, PLAN 498
PLAN BOOK 400, PLANS 495-502
PLAN BOOK 623, PLANS 51-52
PLAN BOOK 361, PLAN 1352
LC PLAN 24472-C

NOTES:

- 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING REALIZATION NAD83(2011) AND GEOID 12A.
- 2) THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WAS DELINEATED BY HANCOCK ASSOCIATES ON SEPTEMBER 28, 2022.
- 3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN OCTOBER 2022.
- 4) ABUTTING PROPERTY LINES HAVE BEEN COMPILED FROM RECORD INFORMATION.
- 5) AT THE TIME OF THE SURVEY, PORTIONS OF MISCOE BROOK ON THE SOUTHERLY SIDE OF SOUTH STREET WERE FLOODED DUE TO PARTIAL DAMMING OF THE STREAM BY LOCAL WILDLIFE.
- 6) THE LOCATION OF MEAN ANNUAL HIGH WATER FLAG #400A (WF# MAHW400A) SHOWN HEREON WAS ADDED AT THE REQUEST FROM THE TOWN'S PEER REVIEWER.

N/F
COMMONWEALTH OF
MASSACHUSETTS
0 SOUTH STREET
MAP-BLK-LOT 341-3-0



N/F
JAMES E. VALLE LIVING TRUST
2 RUBY WAY
MAP-BLK-LOT 341-4-0
L.C. CERT#178353
L.C. PLAN 24472-B

N/F
TOWN OF FRANKLIN
6 RUBY WAY
MAP-BLK-LOT 341-4-1
BK-PG 31480-204
L.C. PLAN 24472-C

UNITED STATES OF AMERICA
EASEMENT FOR FLOOD
MANAGEMENT
DOC#410732-2

BENCHMARK: N/W CORNER CONC. PAD
EL=263.57'

100' WETLAND
BUFFER ZONE

N/F
SCOTT A. &
LESLIE K. GALVIN
10 GARNET DRIVE
MAP-BLK-LOT 341-4-2
L.C. CERT#188435
L.C. PLAN 24472-C

N/F
COMMONWEALTH OF
MASSACHUSETTS
0 SOUTH STREET
MAP-BLK-LOT 341-3-0
BK-PG 2099-605

