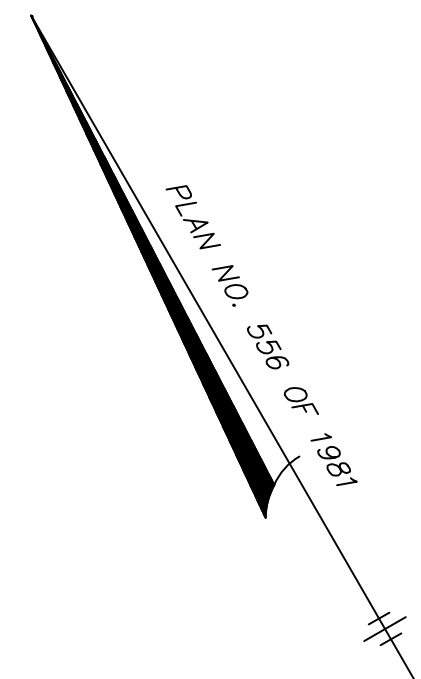


# LEGEND

- 234--- SURFACE CONTOUR
- o--- STONE RETAINING WALL
- |--- EDGE OF PAVEMENT
- [--- COBBLESTONE AREA
- 208.8 WFA2 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
- ▲ LIMIT OF 100-YEAR FLOOD PLAIN (ZONE AE)
- LIMIT OF 500-YEAR FLOOD PLAIN (ZONE X)
- ▲▽ LIMIT OF 25' NO DISTURB BUFFER ZONE
- ▲▽ LIMIT OF 50' NO BUILD BUFFER ZONE
- LIMIT OF 100' WETLAND BUFFER ZONE
- × 232.61 SPOT ELEVATION
- ⊕ UTILITY POLE
- CP COVERED PORCH
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- (M) FIELD MEASURED
- DH DRILL HOLE
- DHSB DRILL HOLE IN STONE BOUND
- I.PIPE IRON PIPE
- I.ROD IRON ROD



**ASSESSORS:**  
MAP 9F, LOTS 3949 & 3951-2

**RECORD OWNER:**  
WOOD 46 REALTY TRUST

**REFERENCES:**  
DEED BOOK 71891, PAGE 511  
PLAN NO. 1017 OF 2006  
PLAN NO. 193 OF 1988  
PLAN NO. 556 OF 1981  
PLAN NO. 36 OF 1961  
PLAN NO. 215 OF 1941  
PLAN BOOK 206, PLAN 3  
PLAN BOOK 171, PLAN 26

**ZONING:**  
RESIDENCE A  
FLOOD PLAIN CONSERVATION DISTRICT  
WETLANDS CONSERVATION DISTRICT

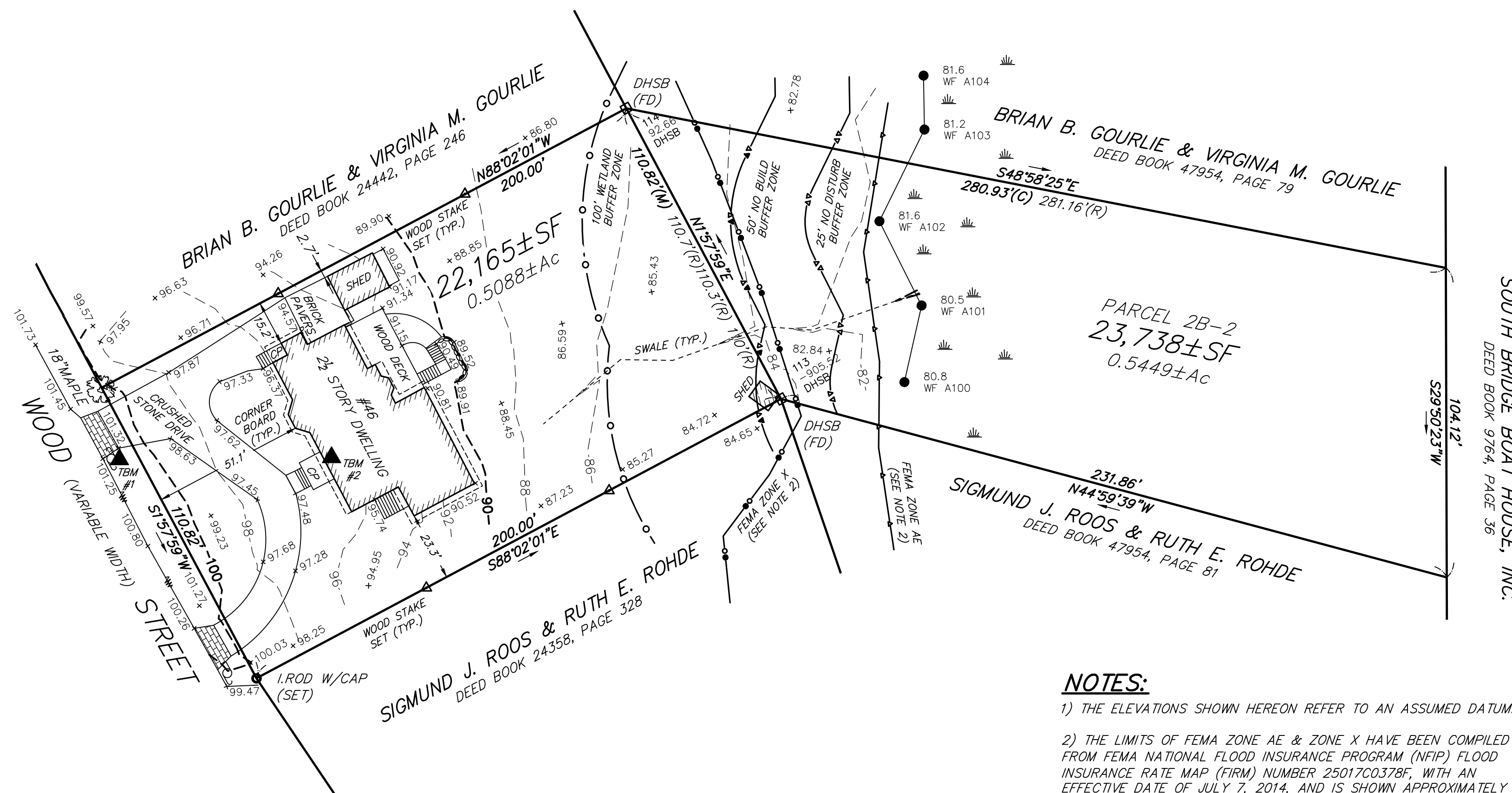
**SITE ADDRESS:**  
**46 & 4Y WOOD STREET**  
Concord, Massachusetts

**PREPARED FOR:**  
**STURGEON CONSTRUCTION & RESTORATION LLC**  
6 Glenwood Street  
Natick, Massachusetts 01760

**HANCOCK ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

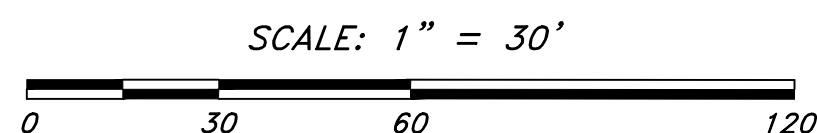
34 CHELMSFORD ST., CHELMSFORD, MA 01824  
VOICE (978) 244-0110, FAX (978) 244-1133  
WWW.HANCOCKASSOCIATES.COM



**NOTES:**

- 1) THE ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
- 2) THE LIMITS OF FEMA ZONE AE & ZONE X HAVE BEEN COMPILED FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0378F, WITH AN EFFECTIVE DATE OF JULY 7, 2014, AND IS SHOWN APPROXIMATELY HEREON.
- 3) THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WAS DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY FIELD SURVEY.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES WERE NOT INCLUDED IN THE SCOPE OF THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 5) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN JANUARY OF 2019.

ELEVATION BENCH MARKS		
NO.	DESCRIPTION	ELEV.
1	UTILITY POLE #6 - SPIKE SET	103.43'
2	FRONT DOOR THRESHOLD (WOOD) - FLOOR ELEVATION	100.35'



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	1/30/19	DRAWN BY:	JSJ	
SCALE:	1" = 30'	CHECK BY:	GGG	

**EXISTING CONDITIONS PLAN OF LAND IN CONCORD, MASSACHUSETTS**

PLOT DATE: Jan 30, 2019 2:03 pm  
PATH: X:\21993-STURGEON-CONCORD\DWG\

DWG: 21993sv.dwg  
LAYOUT: EC  
SHEET: 1 OF 1

PROJECT NO.: **21993**

**LEGEND**

- PROPERTY LINE
- 208.8 WFA2 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
- LIMIT OF 100' WETLAND BUFFER ZONE
- ⊕ UTILITY POLE
- CP COVERED PORCH
- (R) RECORD
- (C) CALCULATED
- (R/H) RECORD AND HELD
- (M) FIELD MEASURED
- DHSB DRILL HOLE IN STONE BOUND
- ⊙ I.PIPE IRON PIPE
- I.ROD IRON ROD

**ASSESSORS:**

MAP 9F, LOTS 3949 & 3951-2

**RECORD OWNER:**

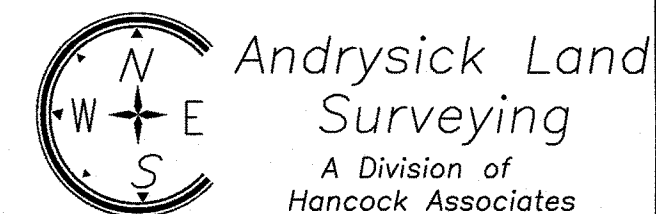
RANDALL S. BARRON, TRUSTEE OF  
WOOD 46 REALTY TRUST  
46 WOOD STREET  
CONCORD, MA 01742

**REFERENCES:**

DEED BOOK 71891, PAGE 511  
PLAN NO. 1017 OF 2006  
PLAN NO. 193 OF 1988  
PLAN NO. 556 OF 1981  
PLAN NO. 36 OF 1961  
PLAN NO. 215 OF 1941  
PLAN BOOK 206, PLAN 3  
PLAN BOOK 171, PLAN 26

**ZONING:**

RESIDENCE A  
FLOOD PLAIN CONSERVATION DISTRICT  
WETLANDS CONSERVATION DISTRICT

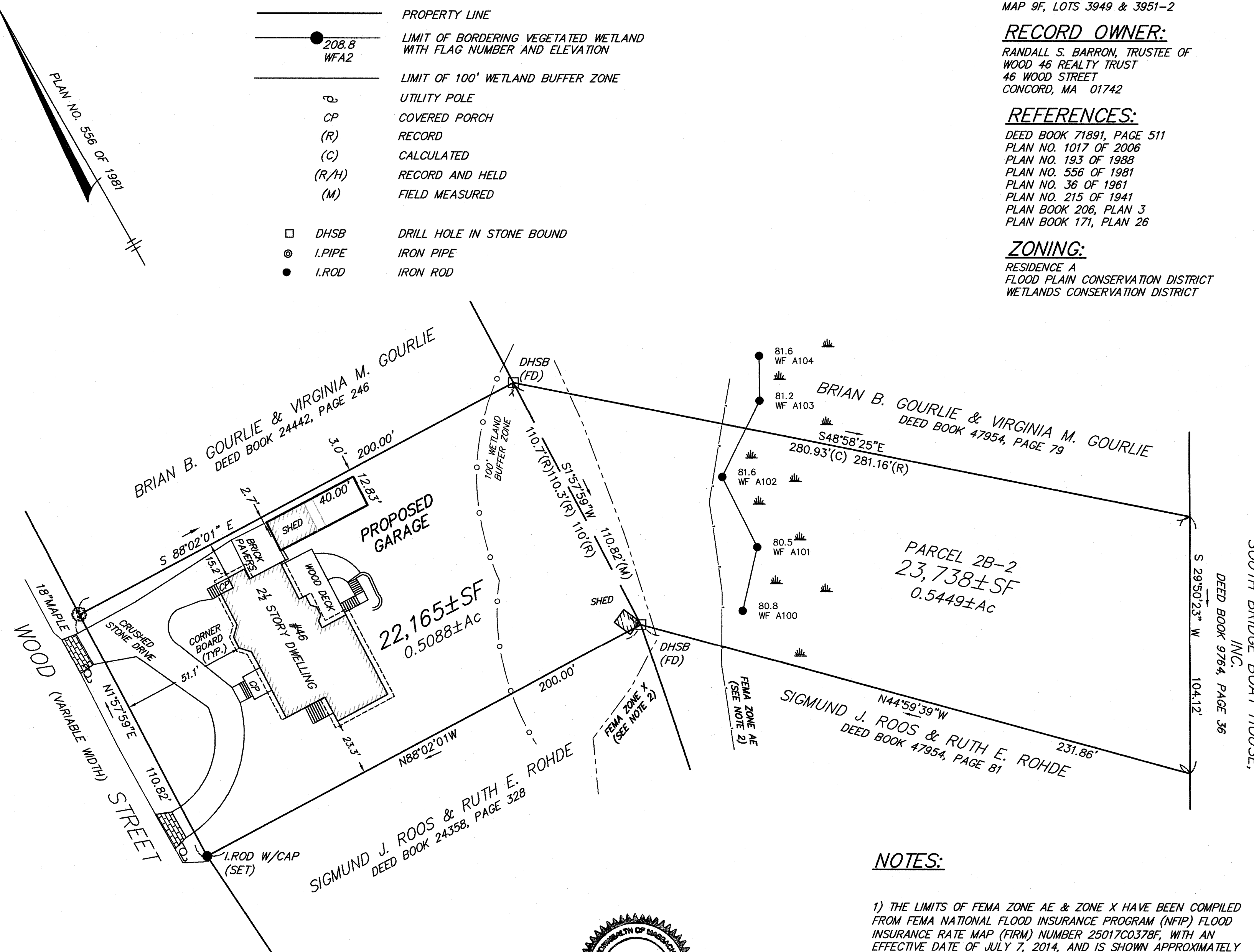


Civil Engineers  
Land Surveyors  
Wetland Specialists

206 WORCESTER RD  
PO BOX 97, PRINCETON, MA 01541  
VOICE (978) 464-5890, FAX (978) 464-5383  
DWANDRYSICK@HANCOCKASSOCIATES.COM  
WWW.HANCOCKASSOCIATES.COM

PREPARED FOR:

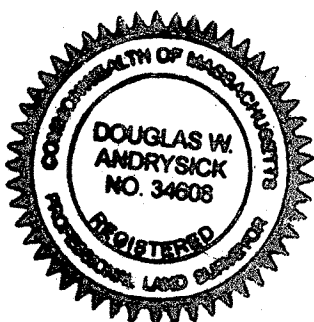
BATTLES ASSOCIATES, INC.  
ROBERT DREW  
2 INDEPENDENCE COURT  
CONCORD, MA 01742



NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
			6/29/23	DESIGN BY:	PMC
			1" = 30'	DRAWN BY:	DWA
				CHECK BY:	DWA

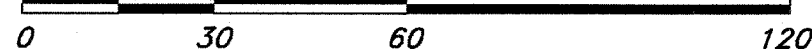
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- 2) THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WAS DELINEATED BY HANCOCK ASSOCIATES AND LOCATED BY FIELD SURVEY.
- 3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES IN JANUARY OF 2019.



*Douglas W. Andrysick*  
7/6/23

SCALE: 1" = 30'



PROPOSED PLOT  
PLAN IN  
CONCORD, MA  
46 WOOD STREET  
CONCORD, MA 01742

Jul 06, 2023 11:44 am  
P:\Carlson Projects\21993-STURGEON-CONCORD\DWG\

DWG: 21993sv.dwg	PPP
LAYOUT: ppp	
SHEET: 1 OF 1	
PROJECT NO.: 27097	