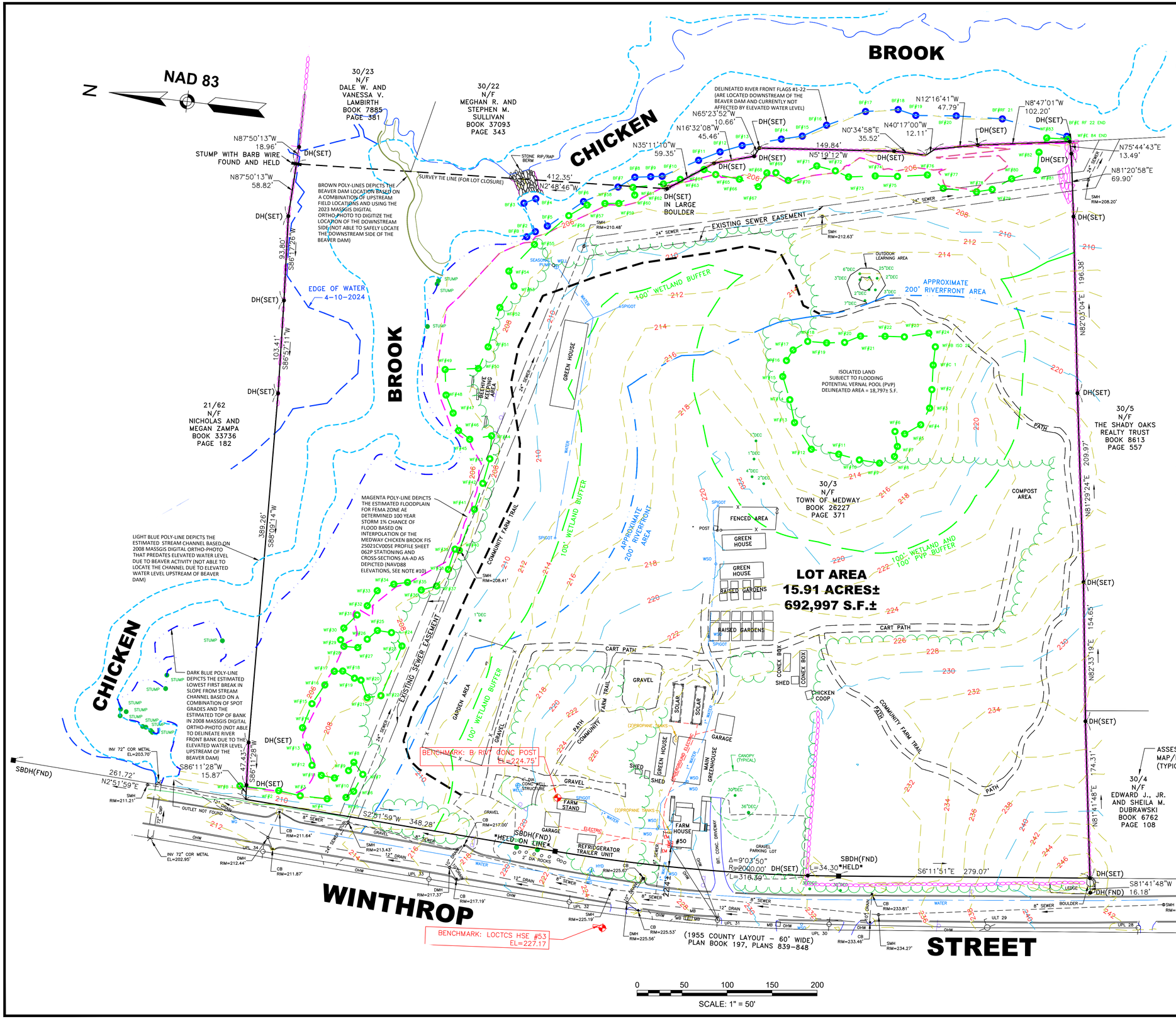

NOTES:

1. THE LOCATION OF UTILITIES SHOWN HEREON WERE PLOTTED FROM (1) RECORD PLANS & DATA FURNISHED BY THE TOWN OF MEDWAY OR THE RESPECTIVE UTILITY OR (2) BY OBSERVATION & LOCATION IN THE FIELD OR (3) FROM DIG SAFE & UTILITY PAINT MARK OUT LOCATIONS OR (4) PLANS OF RECORD OR (5) BY MEDWAY DPW PERSONNEL FIELD LOCATIONS. LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY SITE WORK AND DETERMINE THE EXACT LOCATIONS OF UTILITIES IN THE FIELD PER MASSACHUSETTS GENERAL LAW CHAPTER 82 SECTIONS 40A – 40E, AS AMENDED. THIS PLAN MAY OR MAY NOT SHOW ALL THE UTILITIES SERVICING OR EXISTING ON THIS SITE; ABOVE GROUND OR BELOW, IN SERVICE OR ABANDONED, UNRECORDED OR OF RECORD. ANY LABEL IDENTIFYING A STRUCTURE IS BASED ON FIELD INSPECTION AND/OR AVAILABLE PLANS AND SHOULD NOT BE CONSIDERED AS A DEFINITIVE DESCRIPTION OF EITHER THE UTILITY OR USAGE OF THE STRUCTURE. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID PLANS, AS SUB-SURFACE UTILITIES CANNOT BE VERIFIED. CERTAIN UTILITY INFORMATION MAY NOT BE DISCLOSED ON THIS PLAN AS THESE UTILITIES PROHIBIT DISCLOSURE OF UTILITY INFORMATION OR LOCATIONS TO THIRD PARTIES THAT HAVE NOT AGREED TO THAT UTILITY'S DISCLOSURE AGREEMENT.
2. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN AGREEMENT(S), LICENSE(S), EASEMENT(S) THAT MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USE OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH AGREEMENT(S), LICENSE(S), EASEMENT(S) EXIST. THE LOCUS PROPERTY SURVEYED AND DEPICTED HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN VARIOUS INSTRUMENTS OF RECORD THAT MAY BE RECORDED AND/OR UNRECORDED DESCRIBING THE SUBJECT PROPERTY AND OTHER PROPERTIES. TO THE EXTENT THAT SUCH RIGHTS OR EASEMENTS EXIST, THEIR LOCATION AND EXTENT ARE NOT KNOWN AT THIS TIME. THE TOWN OF MEDWAY HAS SUPPLIED TITLE RESEARCH GOING BACK 100 YEARS, BUT NOT A TITLE REPORT. THE TITLE RESEARCH DID NOT REFERENCE ANY MILL, WATERWAY, FLOWAGE AND/OR FLOODING RIGHTS THAT MAY EXIST ALONG CHICKEN BROOK FROM WHEN THERE WAS A MILL LOCATED DOWNSTREAM ALONG CHICKEN BROOK; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH AGREEMENT(S), LICENSE(S), EASEMENT(S) EXIST. THE CURRENT DAM IS LOCATED SOUTHERLY ALONG CHICKEN BROOK FROM THE LOCUS PROPERTY.
3. THE CERTIFICATION(S) SHOWN HEREON ARE INTENDED TO MEET MUNICIPAL REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF LOCUS AND ADJOINING PROPERTIES ARE ACCORDING TO CURRENT ASSESSOR'S RECORDS. THE LOCUS DEED DESCRIPTION OF THE EASTERLY BOUNDARY LINE REFERS TO A CALL HEADING NORTHERLY AS THE FENCE AND WALL NOW STAND TO LAND N/F OF BLUHM AND GOLDBERG, DUE THE ELEVATED WATER LEVEL FROM THE BEAVER DAM, RETRACEMENT OF EVIDENCE OF THE FENCE OR WALL LOCATION THAT DEFINE THE BOUNDARY LINE ACROSS THE CHICKEN BROOK CANNOT BE PERFORMED AND A SURVEY TIE LINE (THE SURVEY TIE LINE HAS BEEN USED FOR MATHEMATICAL LOT CLOSURE) HAS BEEN DEPICTED.
4. THIS PLAN WAS PREPARED USING THE FOLLOWING SURVEYING METHODS, ROBOTIC TOTAL STATION (LEICA TS 16), DIFFERENTIAL LEVELING (LEICA LS 15), RTK GPS (LEICA GS16, SMARTNET RTK NETWORK CORRECTION), STATIC GPS (LEICA GS12) AND OPUS SOLUTIONS.
5. VERTICAL DATUM: ELEVATIONS ARE BASED ON NAVD 88, US SURVEY FEET.
6. HORIZONTAL DATUM: MA MAINLAND NAD83 (GRID NORTH, US SURVEY FEET) MASS STATE PLANE GRID COORDINATES FROM STATIC GPS AND NGS OPUS SOLUTIONS.
7. THIS PLAN WAS PREPARED BY THE COUNTY OF NORFOLK UNDER THE AGREED UPON SCOPE OF SERVICES TO PROVIDE A TOPOGRAPHIC BASE MAP TO THE MEDWAY COMMUNITY FARM TO BE USED FOR A CONSERVATION FARM PLAN AND FOR THE DESIGN AND PERMITTING OF PROPOSED FUTURE IMPROVEMENTS. ANY USE OR REUSE OF THIS WORK PRODUCT BY ANY ENTITY UNRELATED TO THE ORIGINAL SCOPE OF SERVICES SHALL BE AT THE ENTITIES SOLE AND EXCLUSIVE RISK AND LIABILITY.
8. THIS PLAN IS THE ORIGINAL WORK OF THE NORFOLK COUNTY ENGINEERING DEPARTMENT. IT IS A VIOLATION OF THE LAW FOR ANYONE TO REPRESENT THIS PLAN AS THEIR OWN ORIGINAL WORK, WITH OR WITHOUT EDITING. IT IS A VIOLATION OF THE LAW TO EDIT THIS PLAN AND CONTINUE TO REPRESENT IT AS THE ORIGINAL WORK OF THE NORFOLK COUNTY ENGINEERING DEPARTMENT.
9. THIS PLAN WAS PREPARED IN ACCORDANCE WITH 250 CMR 6.00 LAND SURVEYING PROCEDURES AND STANDARDS.
10. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) IS PANEL NUMBER 25021C0141E WITH AN EFFECTIVE DATE OF JULY 17, 2012. THE MEDWAY COMMUNITY FARM SITE IS LISTED AS ZONE AE DETERMINED ALONG THE CHICKEN BROOK. REFERENCE IS MADE TO THE FEMA COMMUNITY #250243 MEDWAY FLOOD INSURANCE STUDY (FIS) #25021CV005E FLOOD PROFILE REVISED PRELIMINARY (DATED: 4/7/2023) FOR CHICKEN BROOK PROFILE SEE PAGE 062P CROSS SECTIONS AA THROUGH AD. THE ELEVATION OF THE 100 YEAR STORM IS DEPICTED & LISTED ALONG THE CENTERLINE STATIONING OF CHICKEN BROOK. THE ELEVATION OF THE 100 YEAR STORM HAS BEEN INTERPOLATED FROM THE PROFILE SHEET IN RELATION TO THE CENTERLINE STATIONING ALONG CHICKEN BROOK. THE 100 YEAR STORM 1% CHANCE OF FLOOD WAS APPROXIMATELY DRAFTED USING A MAGENTA POLYLINE TO DEPICT THE LOCATION OF THE ESTIMATED 100 YEAR STORM FLOODING AS DEPICTED THROUGH THE CROSS-SECTIONS AD THROUGH AA ON THE PROFILE SHEET.
11. THE WETLAND BOUNDARY DELINEATION AND TOP OF BANK DELINEATION WERE PERFORMED BY DANIEL O'DRISCOLL, PLS, OF O'DRISCOLL LAND SURVEYING IN 2024.
12. THE LIGHT BLUE POLY-LINE DRAWN ALONG CHICKEN BROOK DEPICTS THE ESTIMATED STREAM CHANNEL AS DIGITIZED FROM THE 2008 MASSGIS DIGITAL ORTHO AERIAL IMAGERY (NOT CURRENTLY ABLE LOCATE THE CHANNEL DUE TO ELEVATED WATER LEVEL UPSTREAM OF THE BEAVER DAM).
13. THE DARK BLUE POLY-LINE DRAWN ALONG THE CHICKEN BROOK DEPICTS THE ESTIMATED LOWEST FIRST BREAK IN SLOPE FROM THE STREAM CHANNEL BASED ON A COMBINATION OF SPOT GRADES AND THE ESTIMATED TOP OF BANK FROM THE 2008 MASSGIS DIGITAL ORTHO AERIAL IMAGERY (NOT ABLE TO DELINEATE RIVER FRONT BANK DUE TO THE ELEVATED WATER LEVEL UPSTREAM OF THE BEAVER DAM).
14. THE TOPOGRAPHIC PLAN SET HAS BEEN PLOTTED AS A SERIES OF FOUR PLANS, 1) DEPICTS THE TOPOGRAPHIC PLAN, 2) DEPICTS THE TOPOGRAPHIC PLAN OVERLAID OVER THE 2008 MASSGIS DIGITAL ORTHO AERIAL IMAGERY, 3) DEPICTS THE TOPOGRAPHIC PLAN OVERLAID OVER THE 2023 MASSGIS DIGITAL ORTHO AERIAL IMAGERY, AND 4) TOPOGRAPHIC PLAN WITH PROPOSED STRUCTURES.
15. SUBJECT PROPERTY IS LOCATED IN ZONE, AGRICULTURAL RESIDENCE. (AR-1)

TOPOGRAPHIC PLAN
MEDWAY COMMUNITY FARM

50 WINTHROP STREET
MEDWAY, MA

JANUARY 8, 2025

PREPARED FOR:
TOWN OF MEDWAY

PREPARED BY:
NORFOLK COUNTY ENGINEERING DEPARTMENT
649 HIGH STREET, DEDHAM, MA 02026
(781)461-6128

MEDWAY COMMUNITY FARM
PROFESSIONAL LAND SURVEYOR

DATE: