

- NOTES:**
1. TOPOGRAPHY SHOWN WAS PERFORMED BY WPS SELLS
 2. WETLANDS SHOWN WERE FLAGGED BY BRIAN WATERMAN OF WDA DESIGN GROUP IN SEPTEMBER 2017. MEAN ANNUAL HIGH WATER FOR UNNAMED PERENNIAL STREAM (PER USGS) DELINEATED (EAST SIDE ONLY) BY WDA-DG ON 10-22-18 AND LOCATED BY TAUPER LAND SURVEY INC.
 3. VERTICAL DATUM IS NAVD 88
 4. DETAIL AREA SHOWN WAS BASED ON THE GROUND TOPOGRAPHY PERFORMED BY THIS OFFICE.
 5. LOT 1-5 SHOWN ARE TAKEN FROM A RECORD PLAN RECORDED AT THE WORCESTER REGISTRY OF DEED IN BOOK 923-54
 6. FEMA FLOOD MAP 25027C0936E EFFECTIVE DATE: 7/4/2011

Volumes by Triangulation (Prisms) Fri Aug 24 09:58:29 2018
 Existing Surface: Y:\Land Projects\Land Projects 2017\17-188_Route 15 Marshapaug Rd, Sturbridge MA-Silvertree\Area-1.tin
 Final Surface: Elevation of 735.0 feet
 Fill volume: 660.7 C.F., 24.47 C.Y.

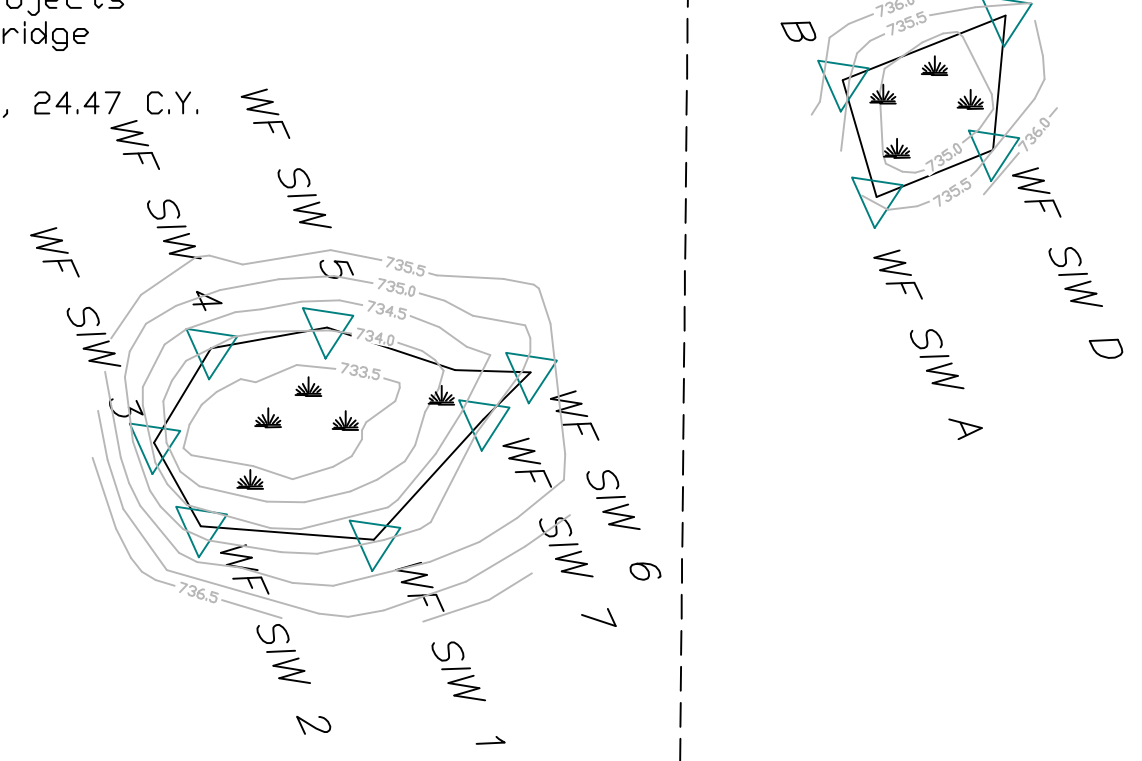
Area in Fill: 559.5 S.F., 0.01 Acres
 Total inclusion area: 561.0 S.F., 0.01 Acres

Average Fill Depth: 118 feet

Elevation Change To Reach Balance: -1.178
 Volume Change Per .1 ft: 2.1 C.Y.

Fill (C.Y.) / Area (acres): 1899.94

Max Fill: 1.884 at 487381.471,2844724.715



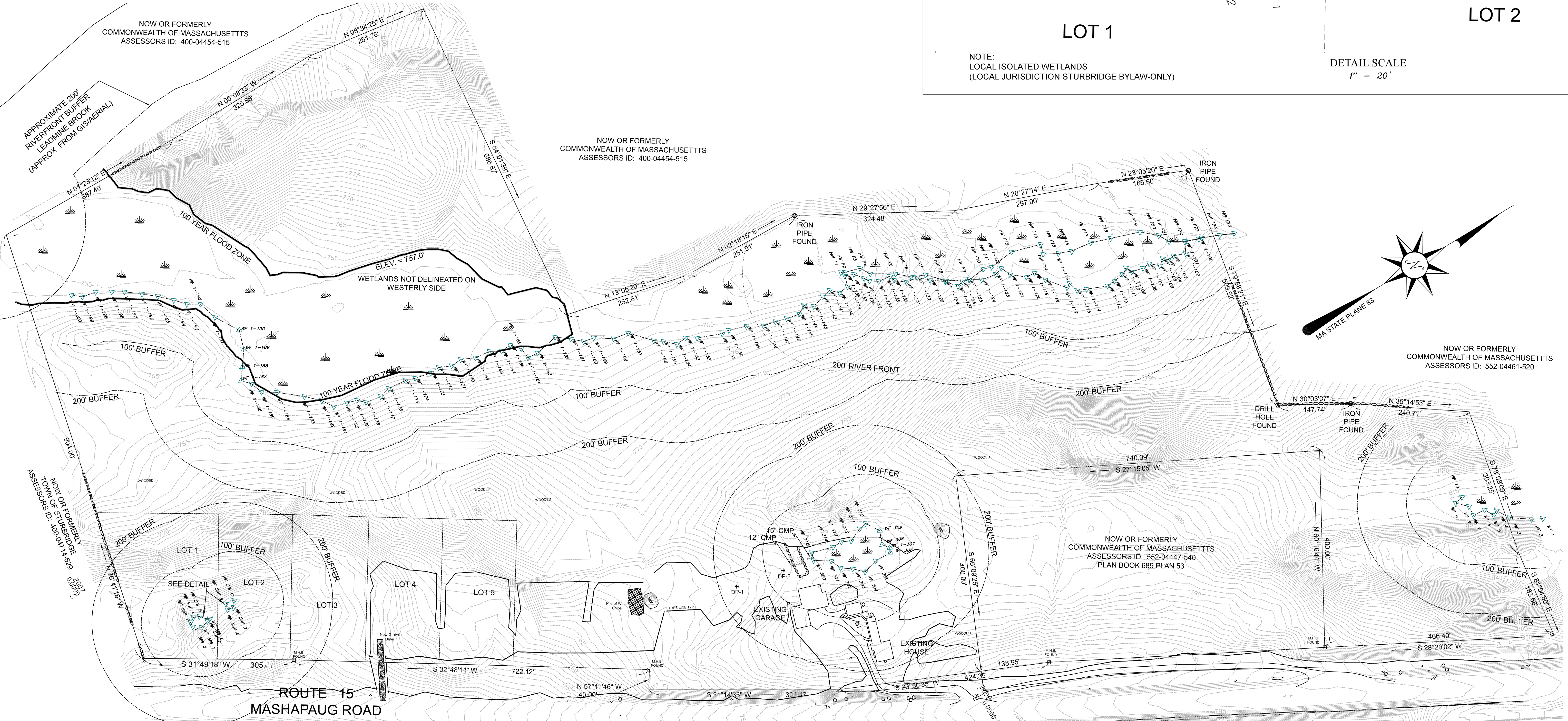
Volumes by Triangulation (Prisms) Fri Aug 24 09:31:47 2018
 Existing Surface: Y:\Land Projects\Land Projects 2017\17-188_Route 15 Marshapaug Rd, Sturbridge MA-Silvertree\Area-2.tin
 Final Surface: Elevation of 735.5 feet
 Fill volume: 104.4 C.F., 3.87 C.Y.

Area in Fill: 195.1 S.F., 0.00 Acres
 Total inclusion area: 196.9 S.F., 0.00 Acres

Average Fill Depth: 0.54 feet
 Elevation Change To Reach Balance: -0.530
 Volume Change Per .1 ft: 0.7 C.Y.

Fill (C.Y.) / Area (acres): 855.75

Max Fill: 0.863 at 487389.803,2844798.824

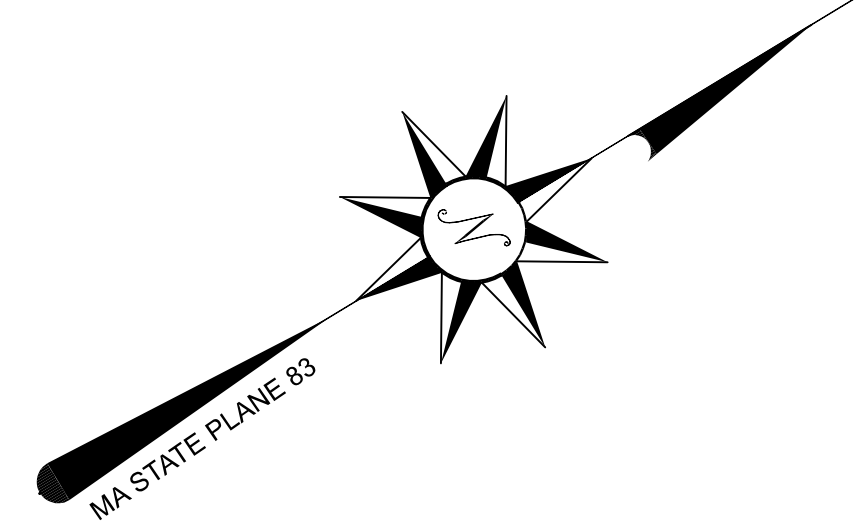


LOT 1

LOT 2

NOTE:
 LOCAL ISOLATED WETLANDS
 (LOCAL JURISDICTION STURBRIDGE BYLAW-ONLY)

DETAIL SCALE
 1" = 20'



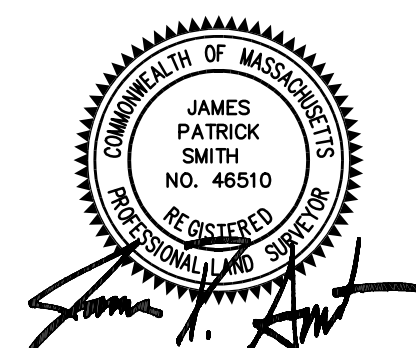
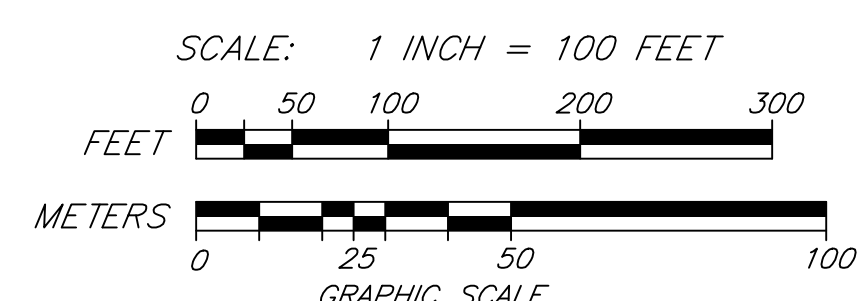
ZONING DISTRICT:
 ZONE: RURAL RESIDENTIAL
 AREA: 43,580 Sq. Ft., 1 Acre
 FRONTAGE: 150'

SETBACK REQUIREMENTS
 FRONT: 30'
 SIDE: 20'
 REAR: 20'

PLAN REFERENCES:
 PLAN BOOK 186 PLAN 116
 PLAN BOOK 501 PLAN 50
 PLAN BOOK 574 PLAN 17
 PLAN BOOK 689 PLAN 53

OWNERS OF ADJOINING PROPERTIES ARE SHOWN
 ACCORDING TO CURRENT TOWN OF STURBRIDGE
 ASSESSORS RECORDS.

ASSESSORS ID: 552-04456-550



A.N.R.A.D. WETLAND DELINEATION PLAN
 531 ROUTE 15
 STURBRIDGE,
 MASSACHUSETTS
 PREPARED FOR
 RECORD OWNER
 SILVERTREE REALTY, INC.
 Bk. 57774 Pg. 369
 SCALE: 1" = 100'
 OCTOBER 29, 2018
 PREPARED BY

TAUPER LAND SURVEY INC.
 710 MAIN STREET, OXFORD, MA 01537
 TEL. 508-887-2266
 DWG. 17-188-ANRAD WETLANDS ROUTE 15 STURBRIDGE