

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

RECEIVED
NOV 06 2020

November 5, 2020

Sturbridge Conservation Commission
Center Office Building
308 Main St
Sturbridge, MA 01566

Re: Request for Determination of Applicability
195, 197, 201 & 201A Charlton Road, Sturbridge
Applicant: Nobel Energy Real Estate Holdings

Dear Commission Members:

Enclosed please find two (2) copies of a Request for Determination of Applicability (RDA), submitted on behalf of the Nobel Energy Real Estate Holdings filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetlands Protection Bylaw for the above referenced property. This filing comprises:

1. This cover letter;
2. The Request for Determination of Applicability forms with required attachments;
3. Sturbridge RDA forms including abutters list and notification letter.
4. Checks to cover the filing fees;
5. Wetland Resource Evaluation by EcoTec, Inc. dated October 14, 2020;
6. Existing Conditions Site Plans by Sherman & Frydryk dated 10/2/2020.

One (1) copy of the RDA filing has been submitted by certified mail, return receipt requested to the Central Regional Office of the Department of Environmental Protection and one complete copy of this filing has been submitted to the applicant and property owner. All abutters, along with the Sturbridge Board of Health and Planning Board have been notified via certified mail return receipt requested and proof of mailings will be provided to the Commission.

This application seeks confirmation from the Commission that no jurisdictional wetland resource areas exist on or within 200-feet of the site. The enclosed wetland resource evaluation report provides a detailed site description and opinion regarding the lack of jurisdictional resource areas.

We look forward to meeting with the Commission regarding this project. If you have any questions, please feel free to contact me at any time.

Sincerely,



Scott M. Morrison, PWS
Senior Environmental Scientist

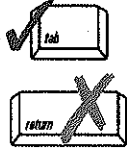


WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Noble Energy Real Estate Holdings
Name
131 Buckingham Street, Suite 301
Mailing Address
Hartford
City/Town
860-462-0527
Phone Number

mfrisbie@noblegasct.com
E-Mail Address

CT
State
06106
Zip Code

Fax Number (if applicable)

2. Representative (if any):

EcoTec, Inc.
Firm
Scott Morrison
Contact Name
102 Grove Street
Mailing Address
Worcester
City/Town
508-752-9666 x227
Phone Number

smorrison@ecotecinc.com
E-Mail Address

MA
State
01605
Zip Code

508-752-9494
Fax Number (if applicable)

B. Determinations

1. I request the Sturbridge Conservation Commission make the following determination(s). Check any that apply:

a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.

b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.

c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.

d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Sturbridge
Name of Municipality

e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

195, 197, 201 & 201A Charlton Road

Sturbridge

Street Address

City/Town

208-02622

195, 197, 201, & 201A

Assessors Map/Plat Number

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

The area consists of four (4) parcels consisting of 195, 197, 201 and 201A Charlton Road, Sturbridge

c. Plan and/or Map Reference(s):

Existing Conditions Plan by Sherman & Frydryk

10/2/2020

Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

N/A



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

No regulated wetland resource areas within the vicinity of the site.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

Name and address of the property owner:

Scott Connor, Personal Representative for the Estate of Philip C. Connor

Name

7 Meadowbrook Road

Mailing Address

Spencer

City/Town

MA


01562

State

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.


Signature of Applicant

Date

Signature of Representative (if any)

Date



Town of Sturbridge

Conservation Commission

Filing Fee Worksheet

Under M.G.L. c 131, § 40 and the Town of Sturbridge Wetland Bylaw

Applicant Noble Energy Real Estate Holdings

Applicant Representative Scott Morrison @ EcoTec, Inc.

Project location 195, 197, 201 & 201A Chestnut Road, Sturbridge

TOTAL STATE FEE REQUIRED FOR PROJECT

(Only subject to NOI and ANRAD filings—See Wetland Fee Transmittal Form):

State Fee Category(s) N/A

Total State Fee for project (include Riverfront Area adjustment if applicable) N/A

State share of State Fee N/A

Local share of State Fee N/A

TOTAL ADDITIONAL LOCAL FEE REQUIRED FOR PROJECT*:

(See Sturbridge Wetland Bylaw Regulations Section 4.17)

- Standard NOI Fee = \$50.00 _____ (check if applicable)
 - Standard RDA Fee = \$25.00 (check if applicable)
 - Standard ANRAD Fee = \$00.10 per foot for resource area delineation _____ (check if applicable).
feet _____ x \$00.10 = \$ _____
 - Standard DELINEATION Fee = \$00.10 per foot for resource area delineation _____ (for all projects).
feet _____ x \$00.10 = \$ _____
- (for all projects that do not include an approved wetland delineation boundary by the Commission within 3 years prior to application submittal)
- REPLICATION Monitoring Fee = \$200.00 _____ (check if applicable)
(for all projects that include wetland alteration and wetland replication)

CUMULATIVE TOTAL FEES:

Total State Fee: N/A

Total Town Share of State Fee: 25.00

Total Local Fee: 25.00

*Please Note:

For each NOI and ANRAD filing, please submit two (2) checks to the Town of Sturbridge, one for the town's portion of the state fee and one for the local fee(s). RDA filings only have a Local Fee at this time.

The advertising fee is not included in the calculation. The Applicant will pay the Southbridge News directly.



Town of Sturbridge

Conservation Commission

STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Scott Morrison, hereby certify under the pains and penalties of perjury that on (date) 11/5/2020, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

- A Notice of Intent OR
- A Request for Determination OR
- An Abbreviated Notice of Resource Area Delineation

was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Noble Energy Ref. Est. Hold with the Sturbridge Conservation Commission on (date) 11/5/2020 for the property located at

195, 197, 201 & 201A Charlton Rd. Sturbridge

The form of the Notification and a list of abutters to whom it was given and their addresses are included in the application file.

[Signature]
(signature of applicant) (date)

Scott Morrison
(name of applicant-printed or typed)

F:\Home\CONSERVATIONForms\Affidavit of Service.doc



Town of Sturbridge

Conservation Commission

Notification to Abutters under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

(certificates of mailing, certified mail, or hand-delivery with abutter signature required as proof of notification)

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Noble Energy Real Estate Holdings
- B. The address of the lot(s) where the activity is proposed is: 195, 197, 201 & 201A Chilton Road, Sturbridge
- C. The nature of the activity proposed includes: Determine if Wetlands jurisdiction exists on the site
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
- Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area seeking confirmation of lack of Resource areas
- Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
- Request to amend an existing Order of Conditions for DEP File #300-_____
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Center Office Building, Sturbridge, MA between the hours of **9:00 a.m. – 3:30 p.m. Monday through Friday.** Additional times may be available by appointment. Please call ahead to check for availability. (508) 347-2506
- F. Copies of the application may be obtained from either the applicant: _____ or the applicant's representative: Ecotec, Inc., by calling telephone # (508) 752-9666 x27 on the following days of the week: M-F between the hours of 9:00 and 4:00.
or emailing smorrison@ecotecinc.com

The Public Hearing for this application will be held in the Center Office Building, 301 Main Street, 2nd Floor on December 1, 2020 at approx 6:00 PM pm.

this meeting may be held remotely

PLEASE NOTE: Notice of this Public Hearing will be published as follows:

- In The Southbridge Evening News at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing (www.town.sturbridge.ma.us)
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the Notice of Intent application process or the Wetlands Protection Act.

Town Hall
308 Main Street
Sturbridge, MA 01566

508-347-2506
(f) 508-347-5886

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
208-02612-198	ARLAND TOOL & MFG INC	PO BOX 207	STURBRIDGE	MA	01566	198 CHARLTON ROAD
208-02612-174	G5 ENTERPRISES LLC	44 RIVER ROAD	SOUTHBRIDGE	MA	01550	174 CHARLTON ROAD
208-02612-173	STEEAGE ROCK PROPERTIES LLC	3 OLD VILLAGE ROAD	STURBRIDGE	MA	01566	173 CHARLTON ROAD
208-02612-171	PENNEY REALTY LLC	171 CHARLTON ROAD	STURBRIDGE	MA	01566	171 CHARLTON ROAD
208-02622-197	SCOTT CONNER PERSONAL REP	7 MEADOWBROOK ROAD	SPENCER	MA	01562	197 CHARLTON ROAD
208-02622-201	SCOTT CONNER PERSONAL REP	7 MEADOWBROOK ROAD	SPENCER	MA	01562	201 CHARLTON ROAD
208-02622-201A	SCOTT CONNER PERSONAL REP	7 MEADOWBROOK ROAD	SPENCER	MA	01562	201A CHARLTON ROAD
208-02611-200	SOUTHBRIDGE SAVINGS BANK	PO BOX 370	SOUTHBRIDGE	MA	01550	200 CHARLTON ROAD
208-02612-175	STEEAGE ROCK PROPERTIES LLC	311 BROOKFIELD ROAD	BRIMFIELD	MA	01010	175 CHARLTON ROAD
208-02632-183	TAYLOR CHARLES E TRUSTEE	1311-A DOLLEY MADISON BLVD	MCCLEAN	VA	22101	183 CHARLTON ROAD
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
	Abutters List -					
	RE: 195 CHARLTON ROAD					
	Certified Copy					
	Assessor:					
	Date:					

Conservation Commission - 200'

John P. Murphy

11-2-2020

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

October 14, 2020

Robert Lussier
CMG Environmental, Inc.
67 Hall Road
Sturbridge, MA 01560

RE: Wetland Resource Evaluation, 195, 197, 201 & 201A Charlton Road, Sturbridge, Massachusetts

Dear Mr. Lussier:

On September 23, 2020, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the "Act") and its implementing regulations (310 CMR 10.00 *et seq.*; the "Regulations"); (2) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands); and (3) the Town of Sturbridge Wetlands Protection Bylaw and regulations. Scott M. Morrison, PWS conducted the inspection.

The subject site consists of a 3-acre parcel located to the south of Charlton Road (Route 20) and easterly of Hall Road in Sturbridge. The upland portions of the site consist of two existing commercial buildings, paved and gravel parking areas and fringes of undeveloped forest. Plant species observed include red maple (*Acer rubrum*) big-tooth aspen (*Populus grandidentata*), and quaking aspen (*Populus tremula*), trees and/or saplings; poison ivy (*Toxicodendron radicans*), oriental bitter-sweet (*Celastrus orbiculata*) and Virginia creeper (*Parthenocissus quinquefolia*) climbing woody vines; American witch-hazel (*Hamamelis virginiana*), shrubs; and grasses (Gramineae sp.), Queen Anne's lace (*Daucus carota*), annual ragweed (*Ambrosia artemisiifolia*), ground cover. The wetland resources observed on the site are described below.

Findings

The site was inspected, and no wetland resource areas were observed on the site or within the vicinity of the site. There is a stormwater swale located in the northeastern portion of the site along the property line. This swale consists of a maintained grass swale and recently cut swale and culvert in the vicinity of the property corner. With regard to the jurisdictional status of constructed stormwater systems under the Act, the 2014 revisions to the Regulations at 310 CMR 10.02(2)(c) state that "Notwithstanding the provisions of 310 CMR 10.02(1) and (2)(a) and (b), stormwater management systems designed, constructed, installed, operated, maintained, and/or improved as defined in 310 CMR 10.04 in accordance with the Stormwater Management

195, 197, 201 & 201A Charlton Road, Sturbridge

October 14, 2020

Page 2.

Standards as provided in the Stormwater Management Policy (1996) or 310 CMR 10.05(6)(k) through (q) do not themselves constitute Areas Subject to Protection under M.G.L. c. 131, § 40 or Buffer Zone provided that: (1) the system was designed, constructed, installed, and/or improved as defined in 310 CMR 10.04 on or after November 18, 1996; and (2) if the system was constructed in an Area Subject to Protection under M.G.L. c. 131, § 40 or Buffer Zone, the system was designed, constructed, and installed in accordance with all applicable provisions in 310 CMR 10.00." The stormwater swale has clearly been routinely maintained by mowing. As such, it is EcoTec's opinion that this swale is not a jurisdictional resource area under the Act. Furthermore, the Town of Sturbridge Wetlands Protection Bylaw at section 5.2.2 defers back to the Wetlands Protection Act regulations for definitions for resource areas such as Bordering Vegetated Wetland (BVW). Based upon the above exemption the Bylaw could not regulate this area as BVW.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Worcester County, Massachusetts, Map Number 25027C0931E, Effective Date July 4, 2011, the site is mapped as Other Flood Areas: Zone X, which is defined as areas located within the 0.2% annual chance flood (i.e., 500-year floodplain). The project engineer should evaluate the most recent National Flood Insurance Program flood profile data to confirm that Bordering Land Subject to Flooding does not occur on the site. Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of a Bordering Vegetated Wetland or Bank. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Southbridge Quadrangle, dated 1982, attached) and observations made during the site inspection, there are no mapped or unmapped streams located within 200 feet of the site. Accordingly, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 14th edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2017, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

EcoTec, Inc.

195, 197, 201 & 201A Charlton Road, Sturbridge

October 14, 2020

Page 3.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



Scott M. Morrison, PWS
Senior Environmental Scientist

Attachments (4, 4 pages)

17/E/SturbridgeCharltonRdReport

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

Scott M. Morrison, PWS, RPSS, SE

Senior Environmental Scientist

Scott Morrison is a Senior Environmental Scientist with EcoTec, Inc. Since joining EcoTec in 2000, Mr. Morrison's project experience include wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, monitoring, and certification; wetland replacement, replication, and restoration area design, construction, and monitoring; soil evaluations to determine infiltration rates and seasonal high groundwater elevations for detention basin construction; environmental sampling and analysis tasks, including soil and groundwater sample collection and handling; and expert testimony preparation. He has conducted rare species habitat assessments for the eastern box turtle, wood turtle, Blanding's turtle, spotted turtle, and marbled salamander. He has participated in rare species studies for rare species including the marbled salamander, piping plover, eastern box turtle, and northern diamondback terrapin and developed mitigation strategies for the marbled salamander, spotted turtle, eastern box turtle and wood turtle. He has participated in visual preconstruction sweeps for the wood turtle and both preconstruction and research projects for the eastern box turtle. He has served as a consultant to municipalities, conservation commissions, engineering and survey firms. He has completed numerous wetland related projects including environmental impact assessments for proposed development, erosion control and environmental monitoring for subdivisions, commercial developments, golf courses and landfills. He has prepared Massachusetts Environmental Policy Act (MEPA) documentation, including Environmental Notification Forms (ENFs), Notice of Project Changes (NPCs), and Draft and Final Environmental Impact Reports (EIRs) including Green House Gas Assessments for various projects including subdivisions, commercial buildings, and dredging projects. Prior to joining EcoTec, Inc. Mr. Morrison worked for the Massachusetts Department of Environmental Management (currently the Department of Conservation and Recreation) where he was involved with the monitoring and protection of endangered species and rare old growth forest. He was an active member of the Spencer Conservation Commission from 1998 to 2000 where he provided oversight of proposed wetland replication projects and review of projects submitted for wetland permitting. His educational background includes courses in forestry, ecology, chemistry, soils, and natural resource policy. His prior research experience includes research on forest succession and field research on nesting piping plovers, an endangered coastal shore bird.

Education:

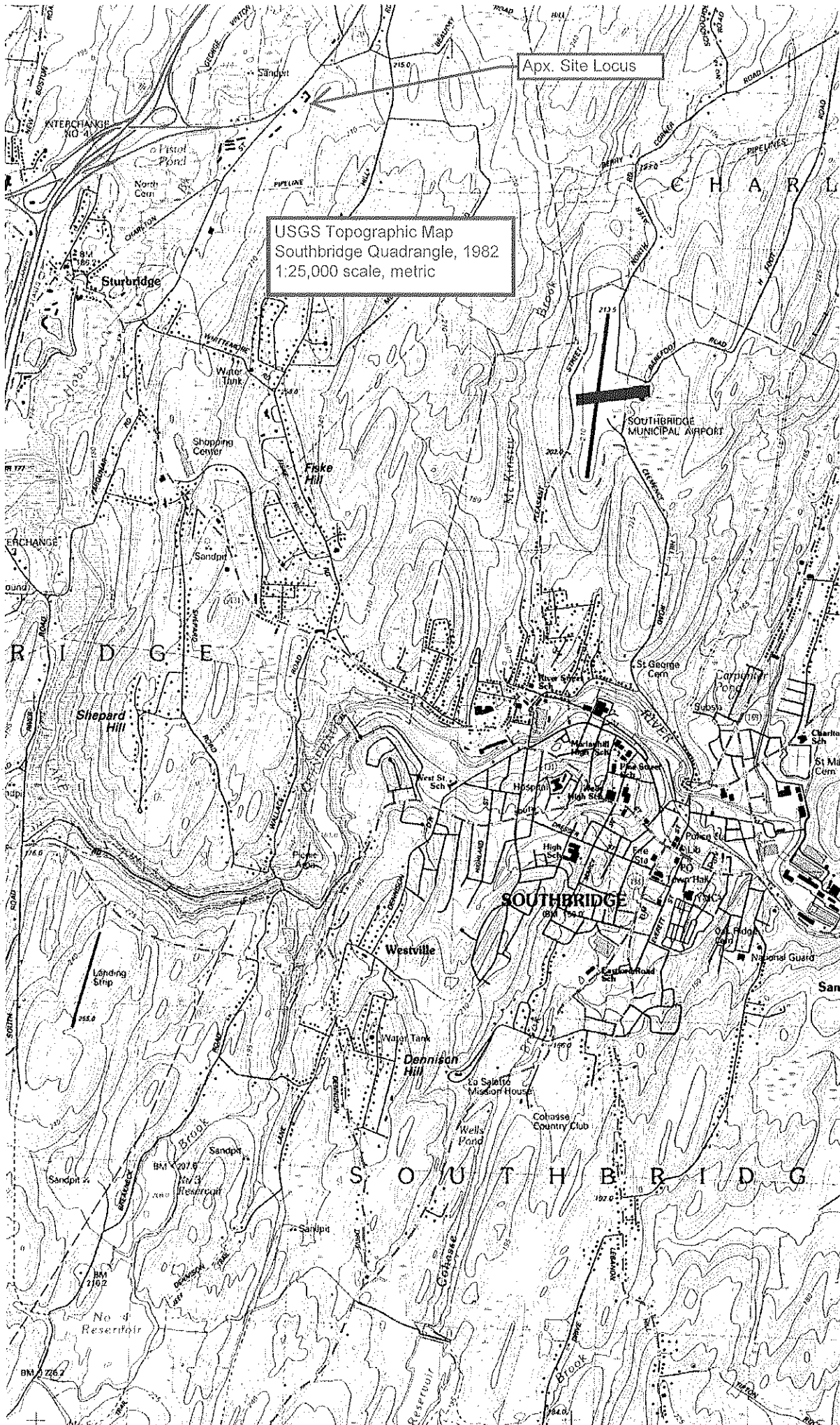
Graduate Soil Science Certificate Program
University of Massachusetts at Amherst, 2006
Bachelor of Science: Natural Resource Studies
University of Massachusetts at Amherst, 1998
Associate of Science: Business Administration
Quinsigamond Community College, 1996

Professional Affiliations: Registered Professional Soil Scientist, Society of Soil Scientists of Southern New England (SSSSNE)

Massachusetts Association of Conservation Commissioners
Association of Massachusetts Wetland Scientists
Society of Wetland Scientists

Certifications:

Society of Wetlands Scientists Professional Wetland Scientist,
Certification Number 2583
Massachusetts Department of Environmental Protection Soil Evaluator,
Certification Number SE 13766
OSHA Health and Safety Training, 40-Hour, 29 CFR 1910.120
University of Massachusetts Extension, Invasive Species Management



Apex Site Locus

USGS Topographic Map
Southbridge Quadrangle, 1982
1:25,000 scale, metric



SOUTHBRIDGE MUNICIPAL AIRPORT

SOUTHBRIDGE

Westville

Dennison Hill

S O U T H B R I D G E

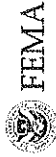


Natural Heritage Online Data Viewer Output-October 14, 2020

Charlton Road, Sturbridge

National Flood Hazard Layer FIRMette

72°42'W 42°7'19"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE of Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

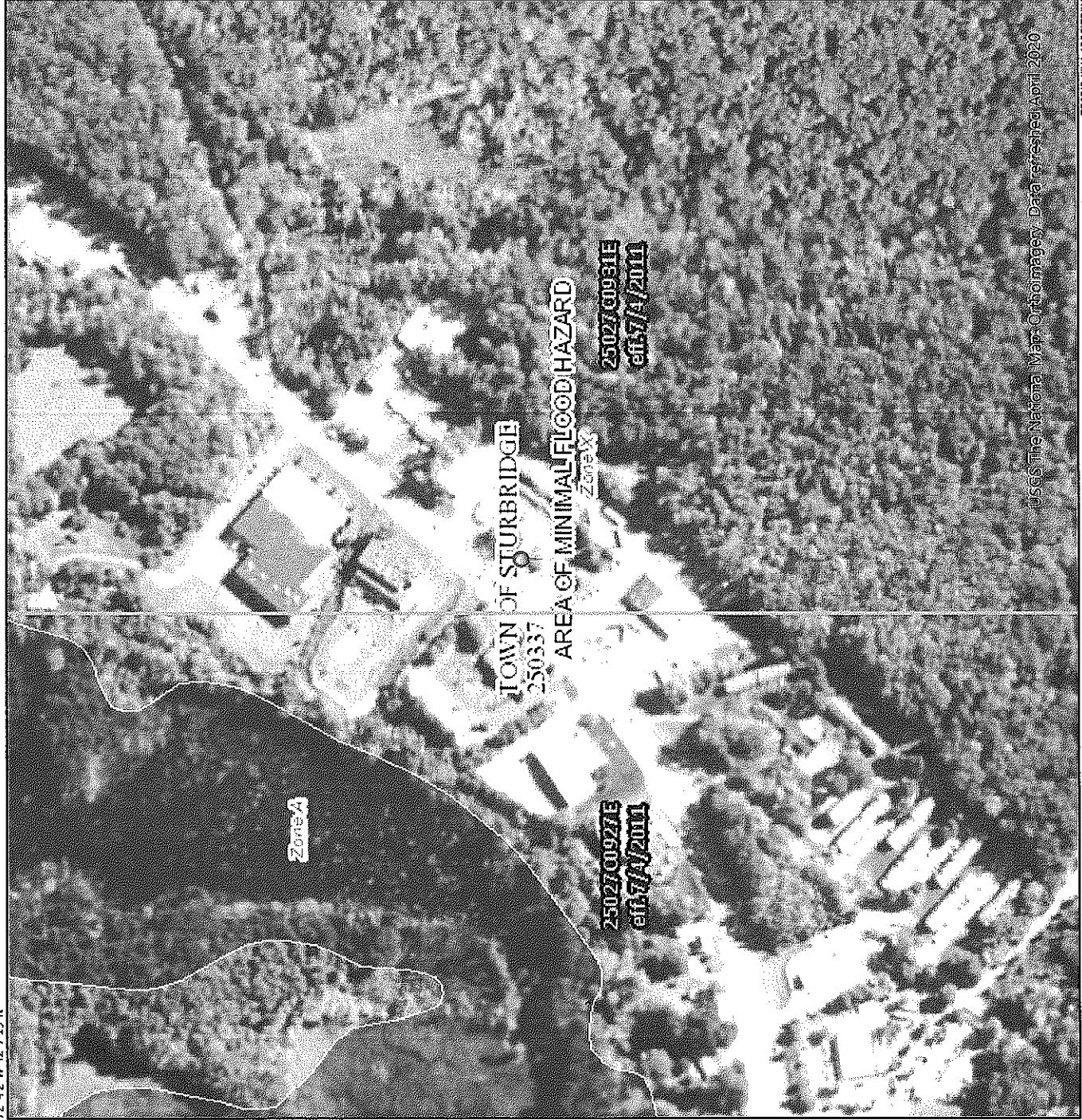


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2020 at 2:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map, Orthoimagery, Data refreshed April 2020



