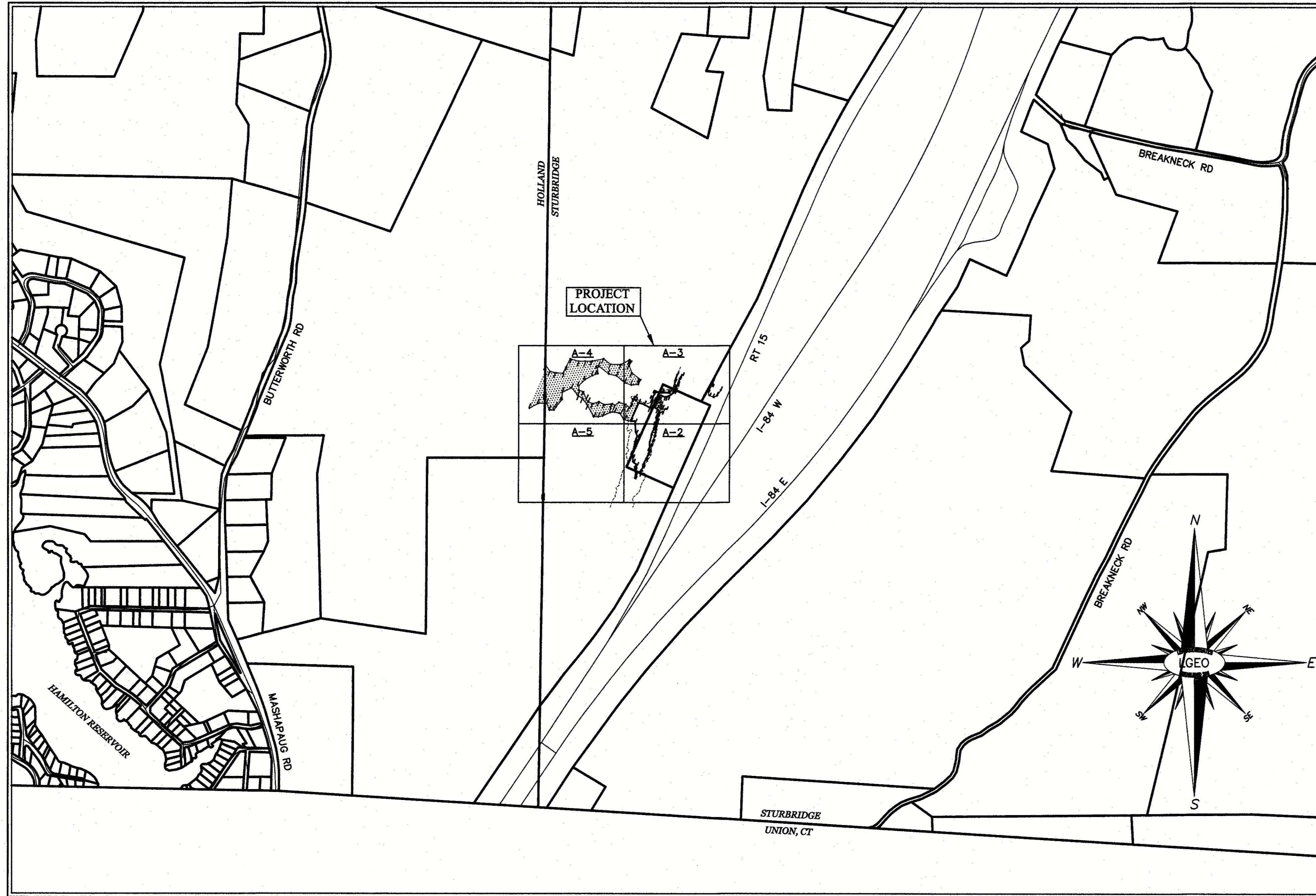


# RESOURCE AREA DELINEATION PLAN

## LANDING ROCK, LLC

#605 & #608 RT 15  
STURBRIDGE, MA 01566



**SITE LOCUS**  
1" = 500'

**LEGEND**

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
CLF	CHAIN LINK FENCE
---	EDGE OF PAVEMENT
●	UNKNOWN MANHOLE
CB	CATCH BASIN OR INLET
△	DELINEATION FLAG
---	SOLID WHITE LINE
---	DASHED WHITE LINE
IN	INVERT ELEVATION
GRT	GRATE ELEVATION
RCP	REINFORCED CONCRETE PIPE
WLF	WETLAND FLAG NUMBER

**DRAWING INDEX**

A-1	COVER SHEET
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A-4	ANRAD - RESOURCE AREA DELINEATION PLAN
A-5	ANRAD - RESOURCE AREA DELINEATION PLAN

**TAX MAP REFERENCES:**  
552-05032-680  
552-04753-650

**RECORD OWNER:**  
LANDING ROCK, LLC  
15 BALDWIN DRIVE  
HAMPTON, MA 01036

**DEED REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
LOCUS DEED:  
DEED BOOK 33926 PAGE 277  
DEED BOOK 32323 PAGE 265

**PLAN REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
LOCUS PLAN:  
PLAN BOOK 815 PLAN 70

PROJECT ENGINEER:  
**McCLURE**  
ENGINEERING, INC  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: chris@mcclureengineers.com

PROJECT SURVEYOR:  
**LEVESQUE GEOMATICS, INC**  
43 Glendale Road  
Sturbridge, MA 01518  
Tel: (508) 868-0041  
Email: joe@l-geo.net

PROJECT WETLAND SCIENTIST:  
**THREE OAKS ENVIRONMENTAL**  
PO Box 404  
90 Templeton Road  
Hubbardston, MA 01452  
Tel: (978) 855-3180  
Email: threeoaksenvironmental@gmail.com

APPLICANT / OWNER:  
**LANDING ROCK, LLC**  
15 BALDWIN DRIVE  
HAMPTON, MA 01036  
mark@landingrockllc.com  
(801) 648-2513

- NOTES:**
- PROPERTY KNOWN AS MAP 6032, LOT 660 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
  - AREA = 280,000 S.F. OR 6.428 ACRE.
  - THE BEARING BASIS REFERS TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS MAINLAND STATE COORDINATE SYSTEM.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIALS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON RTK GPS OBSERVATIONS ON THE KEYSTONE NETWORK AND ARE SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. LEVESQUE GEOMATICS INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - WETLANDS FLAGS (R1-R99, R80-R93, A1-A21, B1-B7) WERE DELINEATED BY THREE OAKS ENVIRONMENTAL ON APRIL 16, 2019 AND LOCATED IN THE FIELD BY LEVESQUE GEOMATICS INC ON APRIL 30, 2019. WETLAND FLAGS (1-708 - 1-724, 1-788 - 1-810, 1-814A - 1-814R) TAKEN FROM ORAD DATED JUNE 20, 2008 DEVELOPED BY JMP ENVIRONMENTAL.
- REFERENCES:**
- MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS," LAYOUT NO. 4090.
  - MAP ENTITLED "THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF STURBRIDGE, ALTERED AND LAID OUT BY THE DEPARTMENT OF PUBLIC WORKS," DATED OCTOBER 26, 1966, LAYOUT NO. 5588.

HOR. SCALE IN FEET: 1" = 500'

REV	DATE	DESCRIPTION	MADE (APVD)

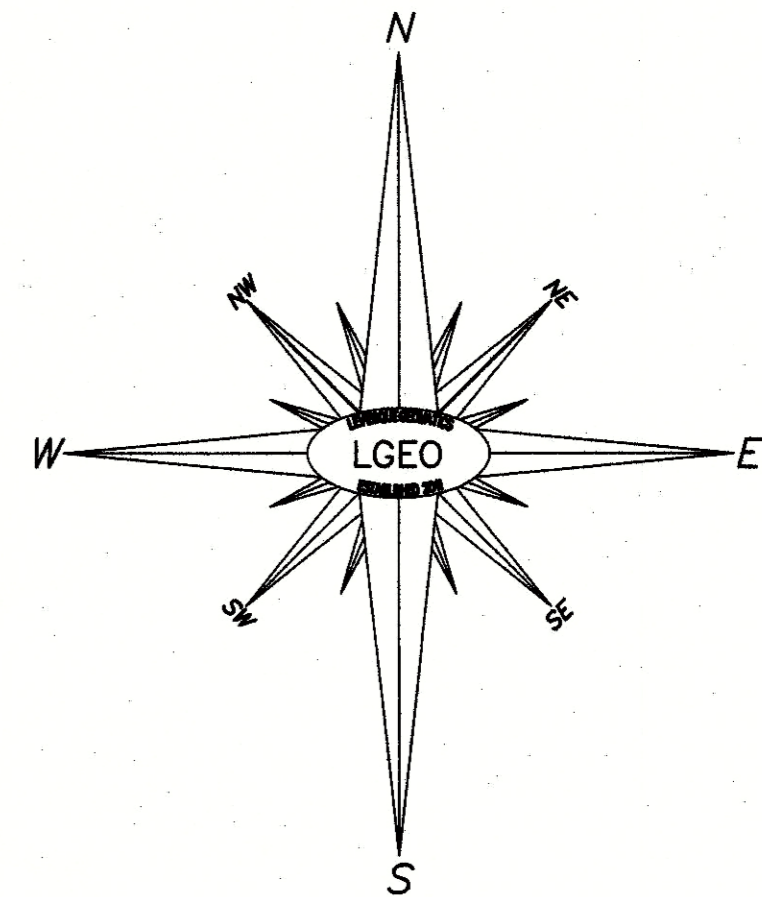
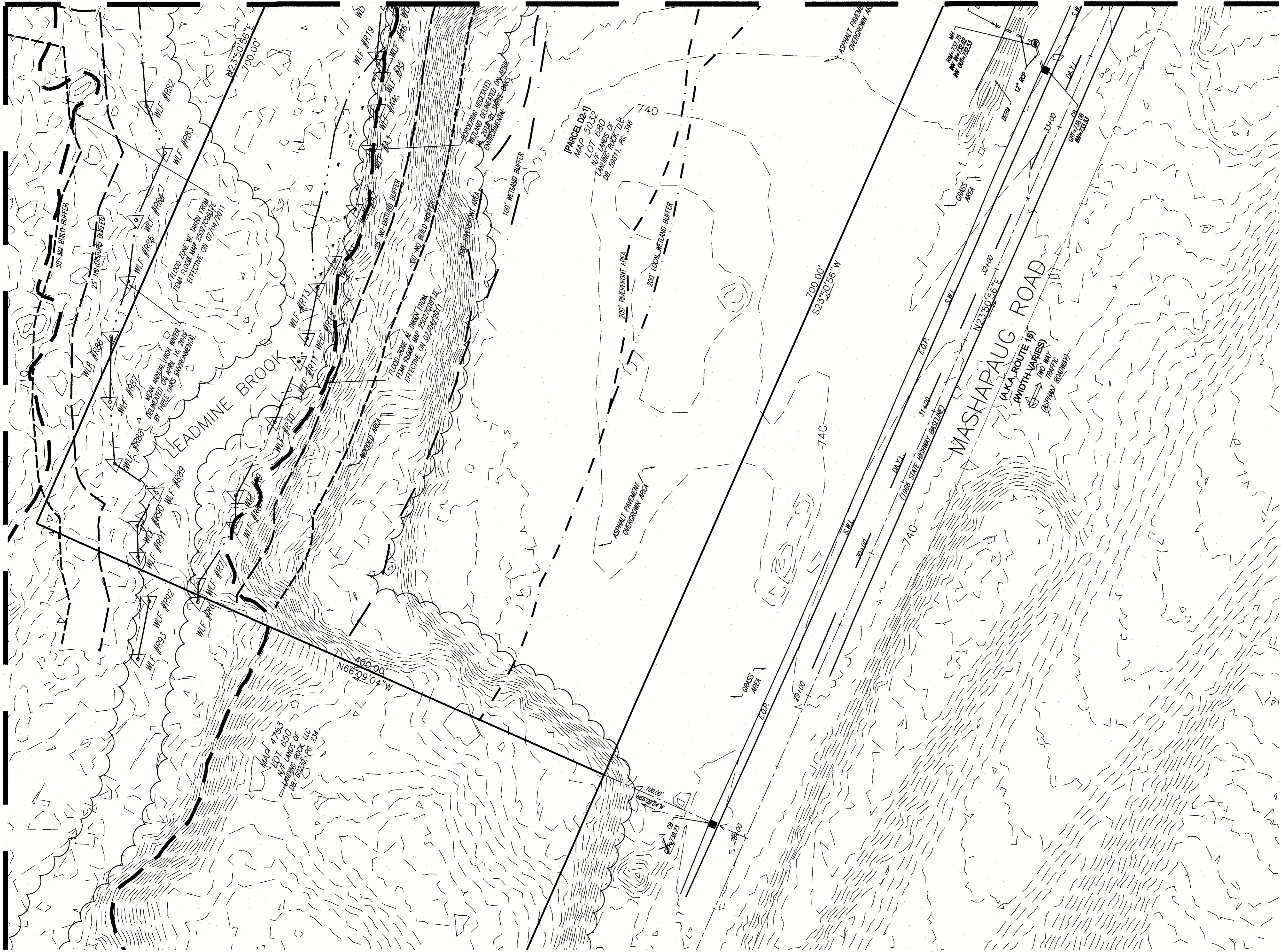
PROJECT SURVEYOR:  
**LEVESQUE GEOMATICS INC**  
43 GLENDALE ROAD  
STURBRIDGE, MA 01518  
Tel: (508) 868-0041

**McCLURE**  
ENGINEERING, INC  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: dfaist@mcclureengineers.com

**RESOURCE AREA DELINEATION PLAN**  
#650 & #680 RT-15  
STURBRIDGE, MA 01566  
PREPARED FOR  
LANDING ROCK, LLC  
15 BALDWIN DRIVE  
HAMPTON, MA 01036

DRAWN BY:	PE
DATE:	6.26.19
CHK BY:	CPM
SCALE:	1" = 500'
PROJ. NO.	287-1930-K

**COVER SHEET**  
**A-1**



Daniel J. Levesque

HOR. SCALE IN FEET: 1" = 30'

REV	DATE	DESCRIPTION	MADE BY/VD

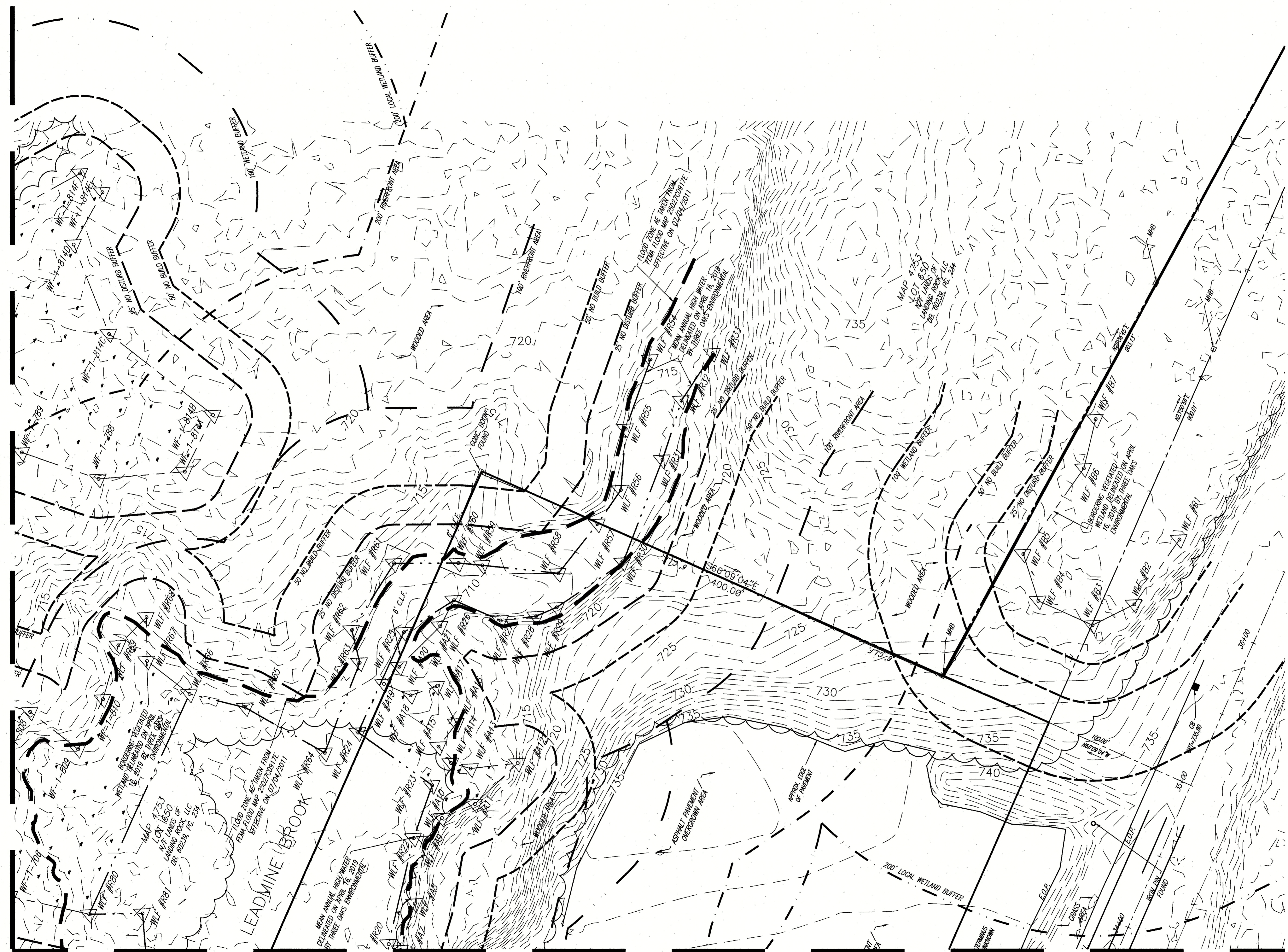
PROJECT SURVEYOR:  
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 43 GLENDALE ROAD  
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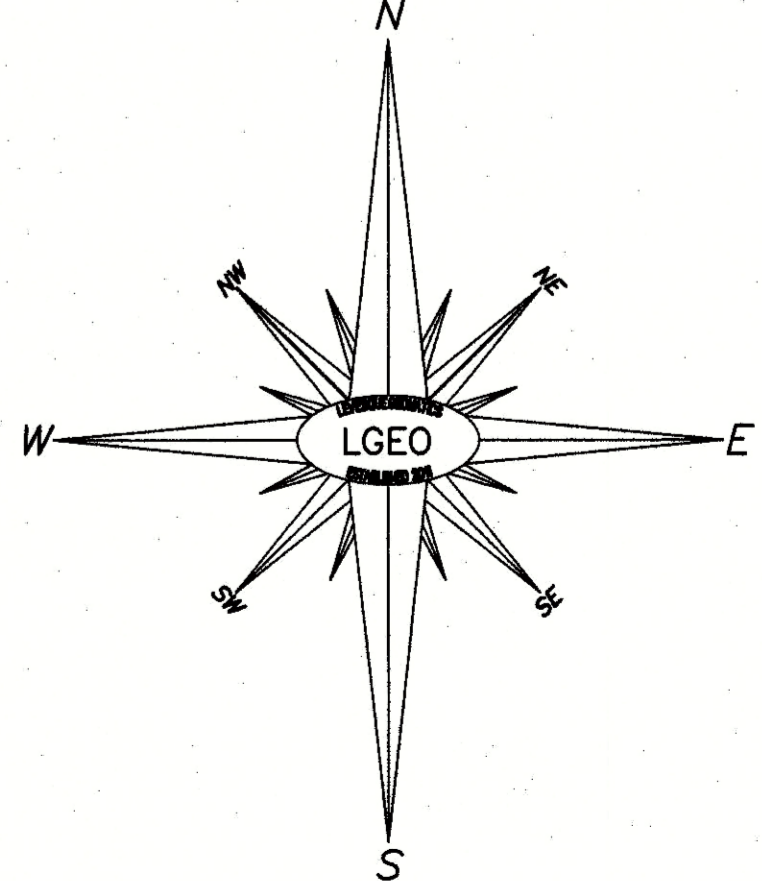
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DATE:	6.26.19
CHK BY:	CPM
SCALE:	1" = 30'
PROJ. NO.	287-1930-K

SHEET A-4



SHEET A-2




  
 D. J. G. 6-20-19

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**STURBRIDGE, MA 01566**  
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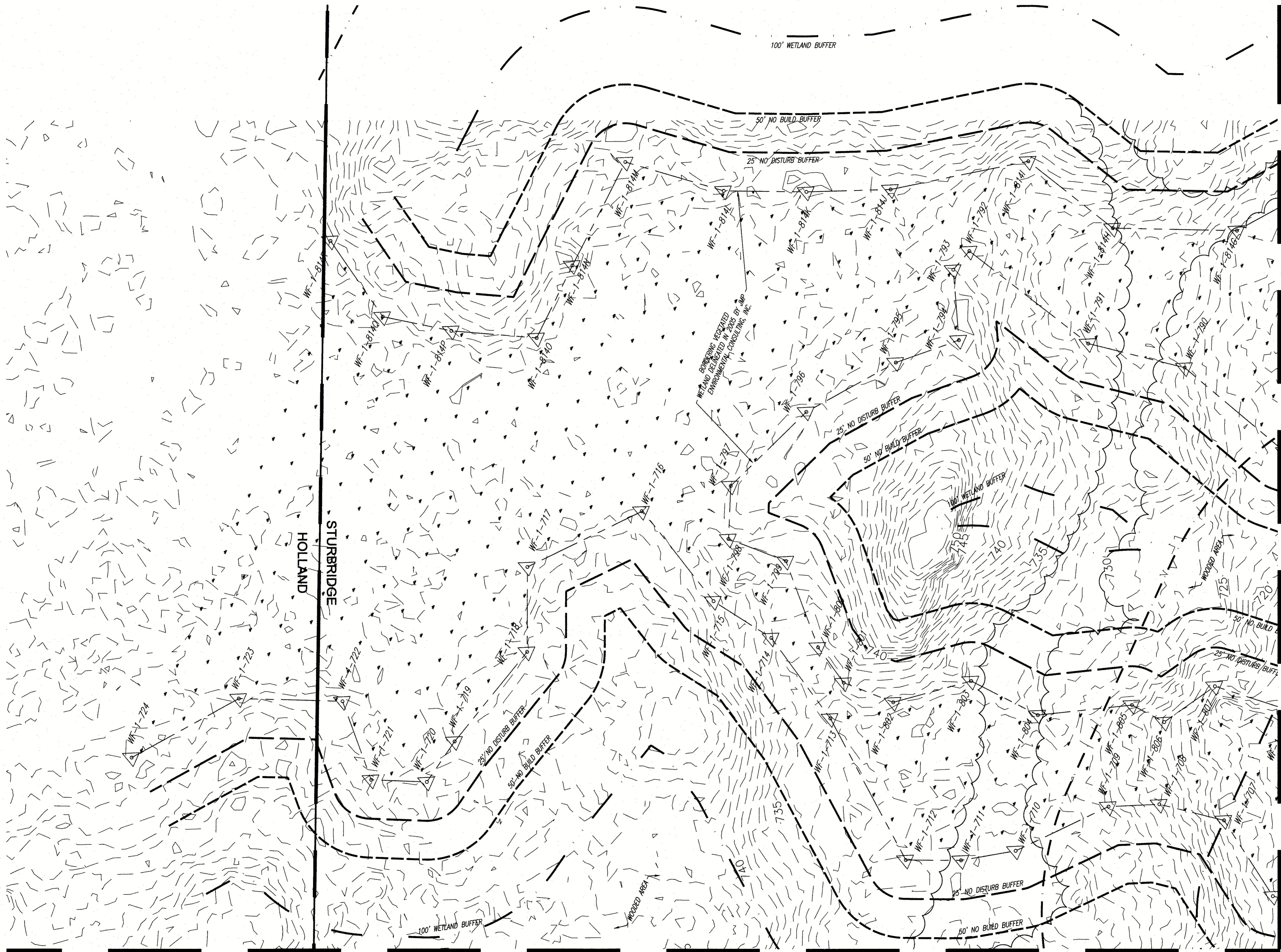
DRAWN BY: PE  
 DATE: 6.26.19  
 CHK BY: CPM  
 SCALE: 1" = 30'  
 PROJ. NO. 287-1930-K

ANRAD  
**A-3**

PROJECT SURVEYOR:  
**LEVESQUE GEOMATICS INC**  
 43 GLENDALE ROAD  
 STURBRIDGE, MA 01518  
 Tel: (608) 868-0041

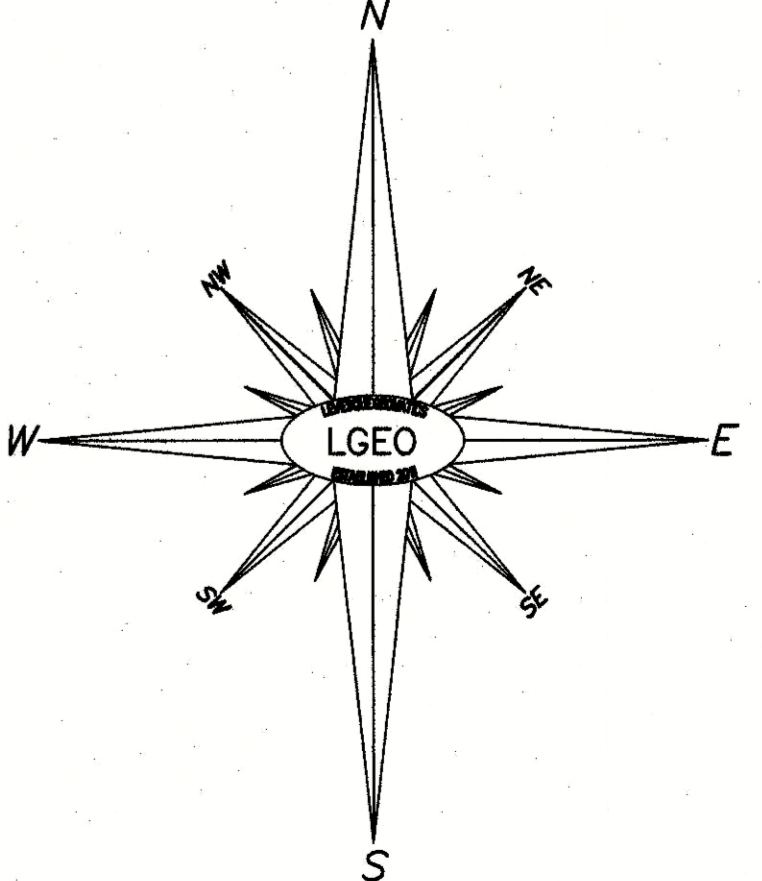
**McCLURE**  
**ENGINEERING, INC**  
 119 Worcester Road  
 Chariton, MA 01507  
 Tel: (508) 248-2005  
 Fax: (508) 248-4887  
 Email: dfaist@mcclureengineers.com

REV	DATE	DESCRIPTION	MADE BY



SHEET A-3

SHEET A-5



REV	DATE	DESCRIPTION	MADE BY

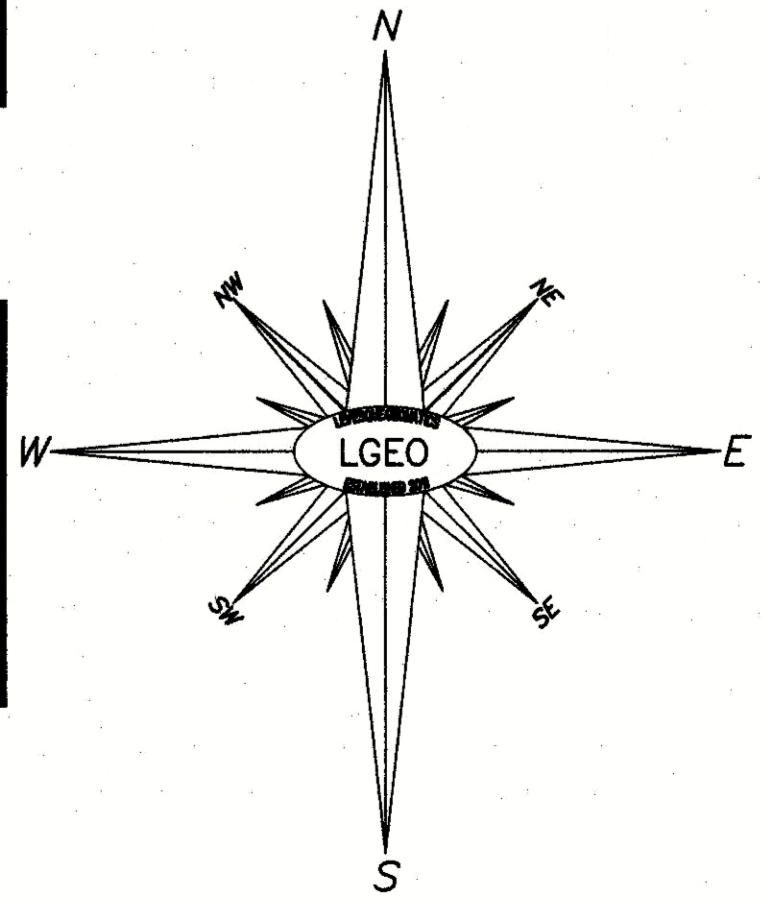
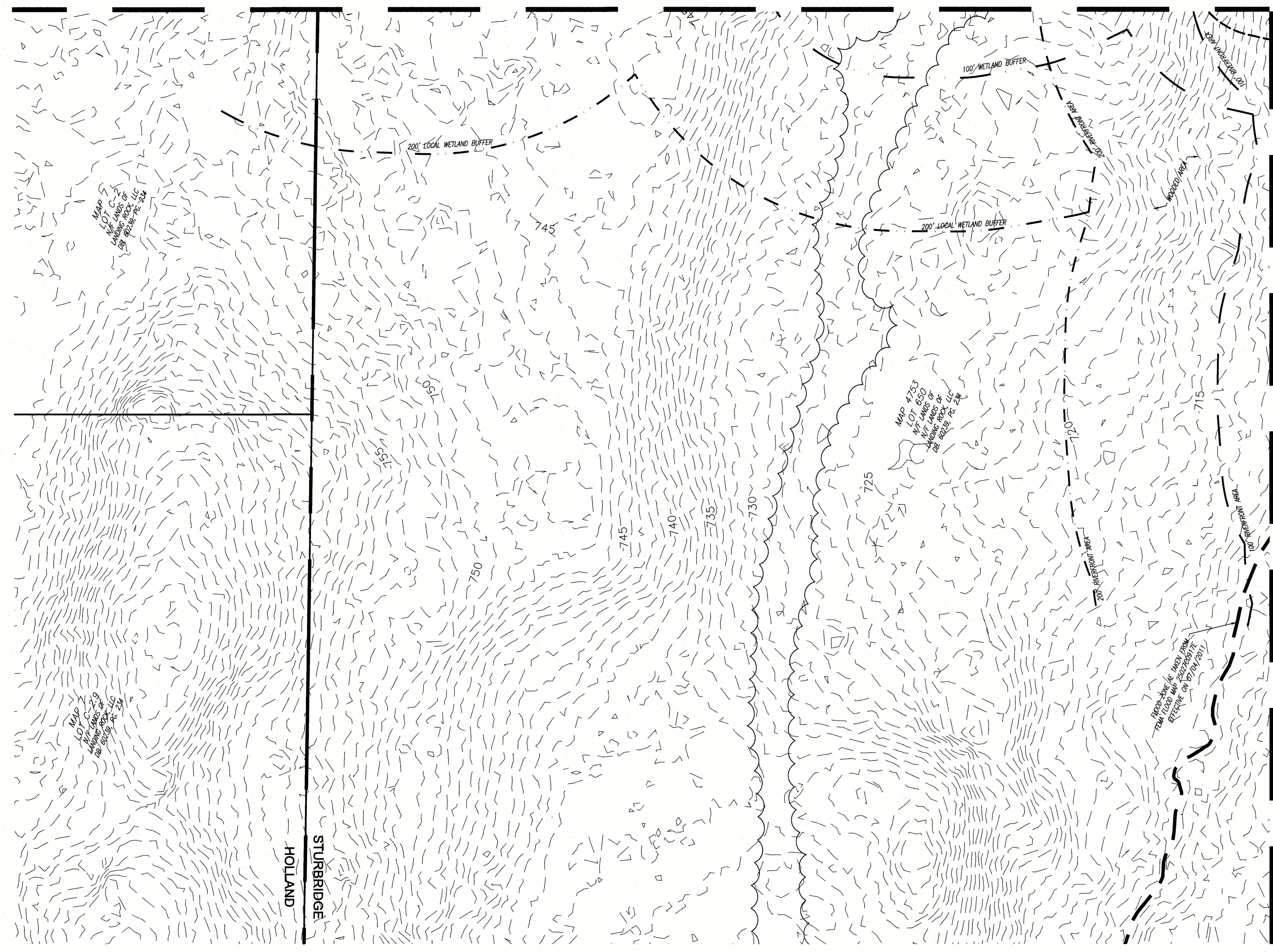
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 Email: dfalst@mcclureengineers.com

**RESOURCE AREA DEINEATION PLAN**  
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 PREPARED FOR  
**LANDING ROCK, LLC**  
 35 BALDWIN DRIVE  
 HAMPTON, MA 01036

DRAWN BY:	PE
DATE:	6.26.19
CHK BY:	CPM
SCALE:	1" = 30'
PROJ. NO.	287-1930-K

ANRAD  
**A-4**



Professional Engineer Seal for Peter E. Faist, License No. 01507, State of Massachusetts. Signature: Peter E. Faist, dated 6-26-11.

REV	DATE	DESCRIPTION	MADE BY

PROJECT SURVEYOR:  
**LEVESQUE GEOMATICS INC**  
 43 GLENDALE ROAD  
 STURBRIDGE, MA 01518  
 Tel: (508) 869-0041

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ANRAD  
**A-5**