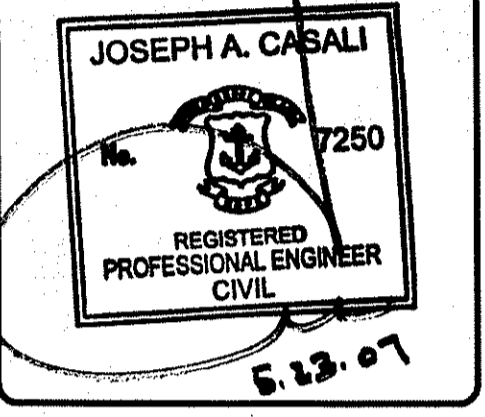
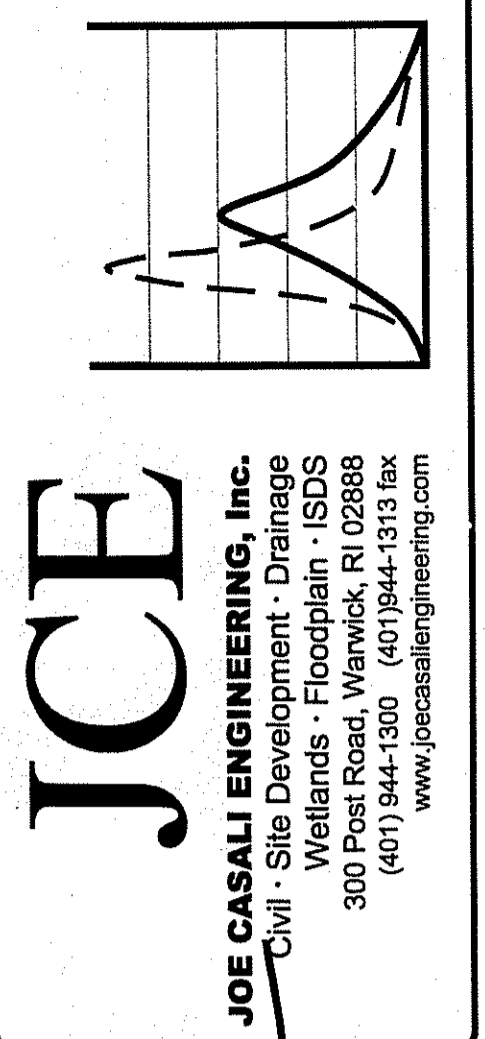


# GERVAIS GROUP LLC

AP 50 LOT 6  
NIPMUC ROAD  
SCITUATE, RHODE ISLAND

ZONING DISTRICT- RR120

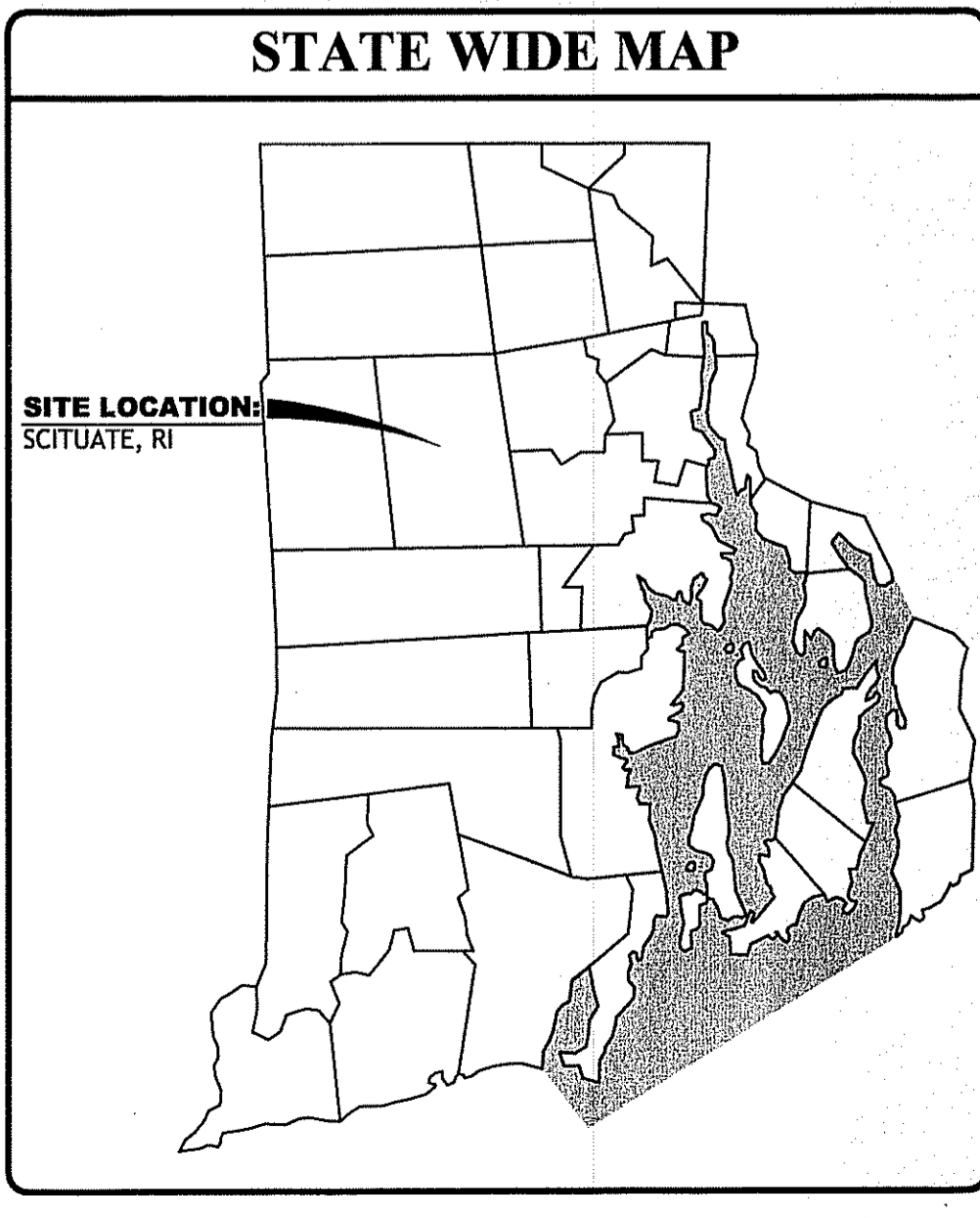
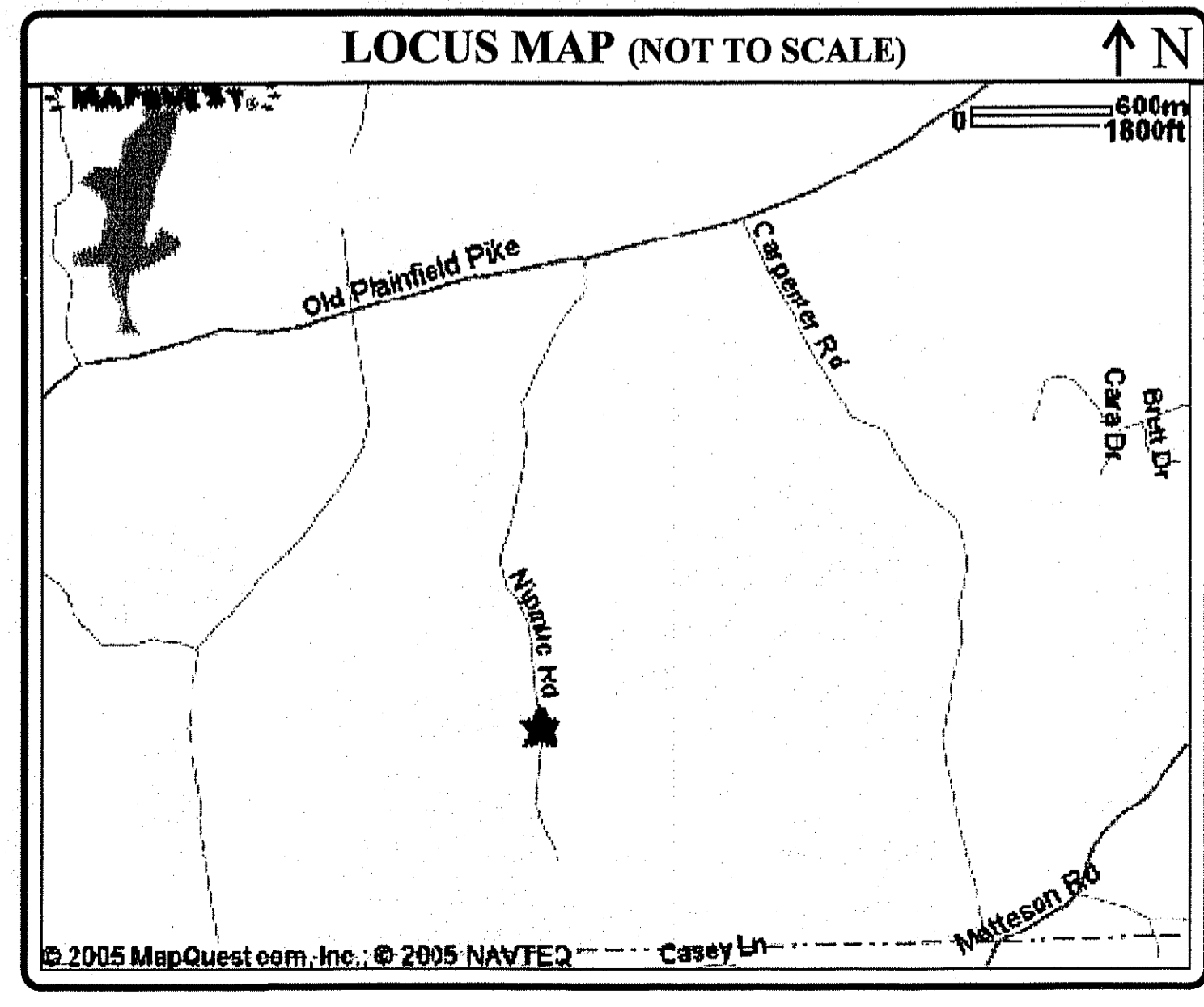
MAY 2 5 2007



**GERVAIS GROUP LLC**  
NIPMUC ROAD  
SCITUATE, RHODE ISLAND  
AP 50 LOT 6

- SUBMITTED TO:**
- RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DIVISION OF FRESHWATER WETLANDS FOR WETLAND EDGE VERIFICATION

PROJECT TEAM	
<b>OWNER:</b>	GERVAIS GROUP LLC 84 MAPLE STREET WEST ROXBURY, MA 02132
<b>CIVIL:</b>	JOE CASALI ENGINEERING, INC 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
<b>SURVEYOR:</b>	NATIONAL LAND SURVEYORS-DEVELOPERS, INC. 42 HAMLET AVE WOONSOCKET, RI



**INDEX OF DRAWINGS**

SHEET NO.	PLAN
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN

**REVISIONS:**

NO.	DATE	DESCRIPTION

DESIGNED BY: AMS/NCW  
DRAWN BY: GAH  
CHECKED BY: JAC  
DATE: MARCH 07  
PROJECT NO: 06-06

**COVER SHEET**

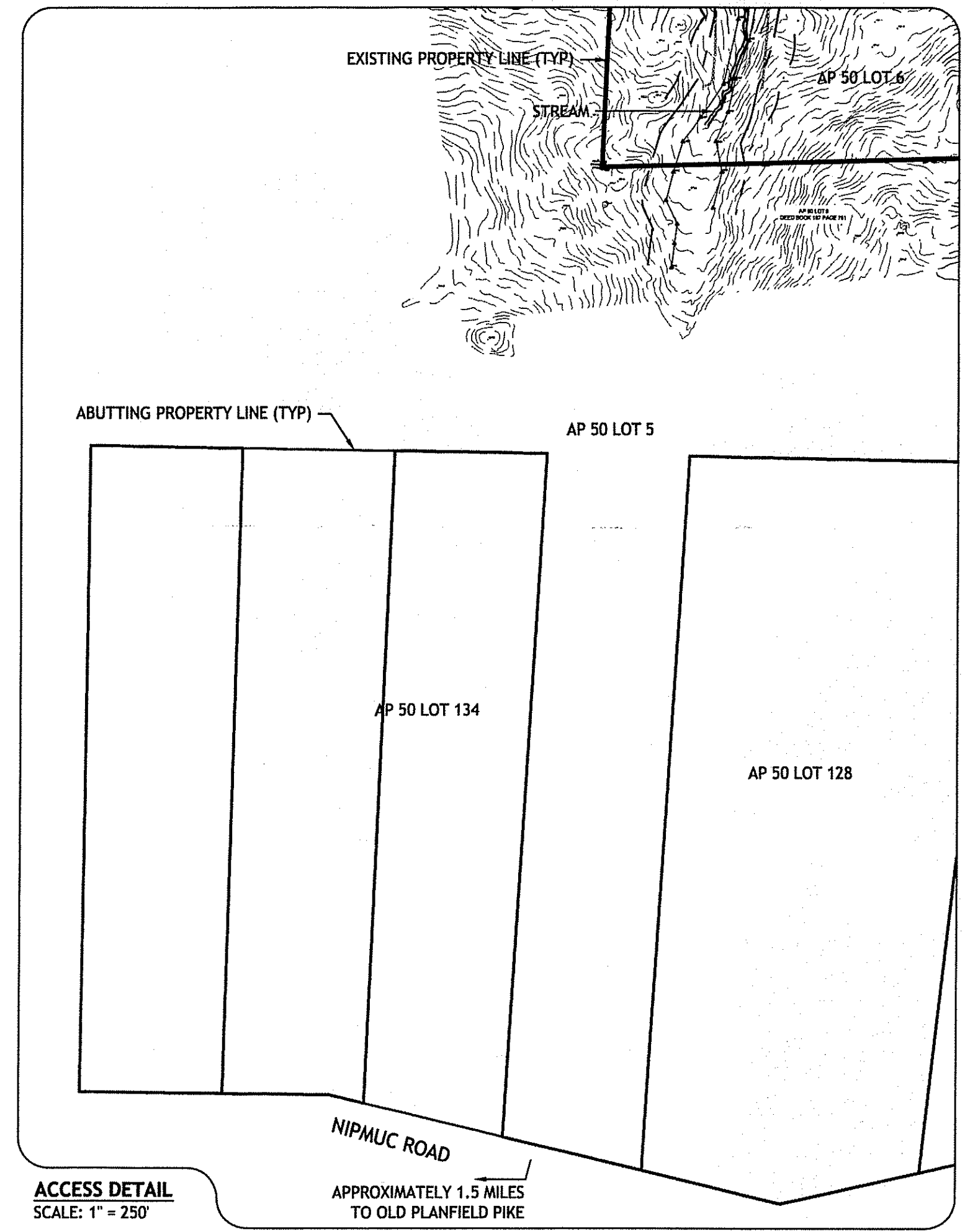
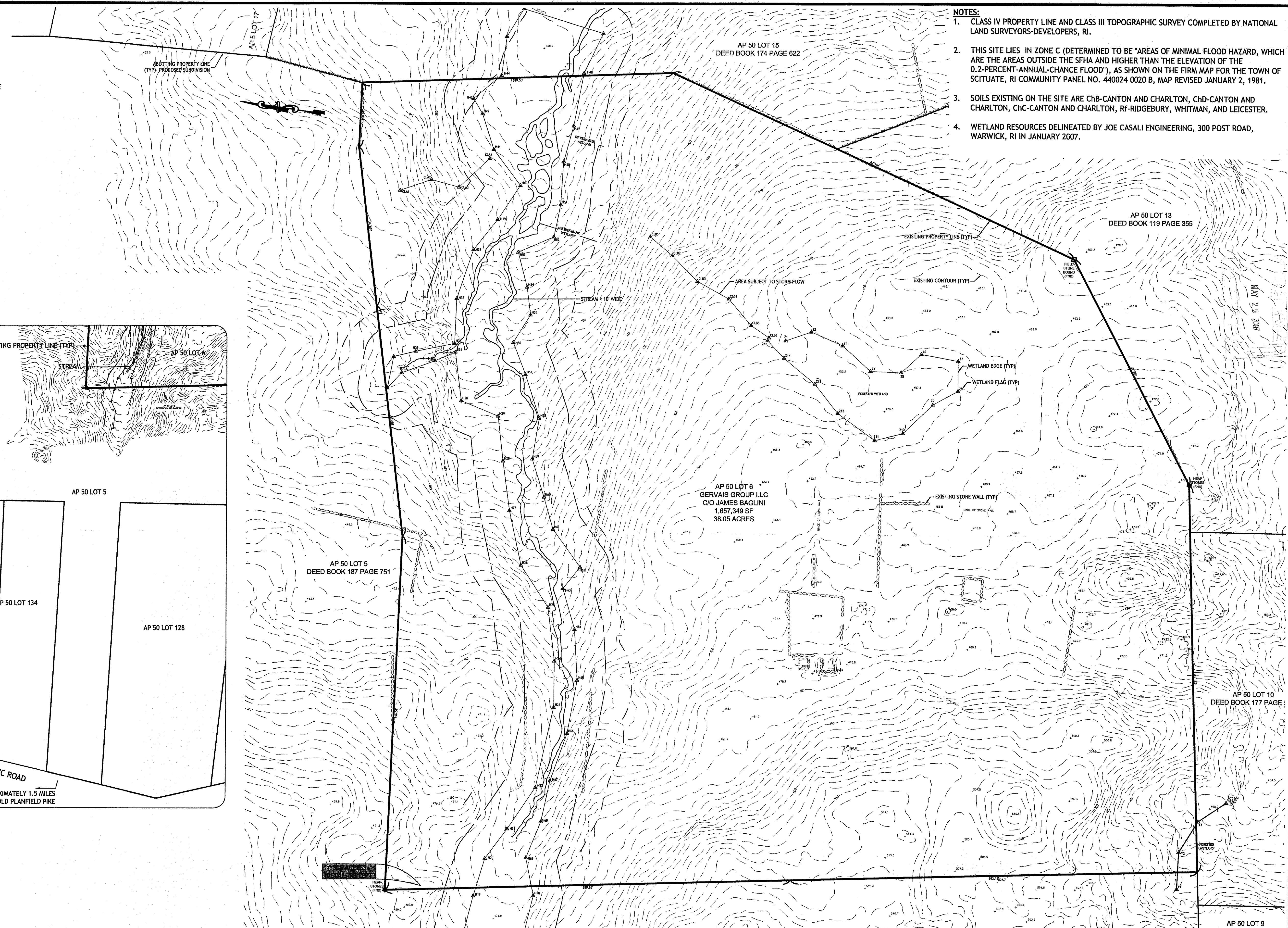
**SHEET 1 OF 2**

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**LEGEND**

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	WETLAND EDGE
WF	WETLAND FLAG
---	50' PERIMETER WETLAND
---	100' RIVERBANK WETLAND
---	HYDRAULIC CONDUCTIVITY LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SLOPES > 15%
---	EXISTING STONE WALL
○	IRON PIN
○	DRILL HOLE
□	CONCRETE BOUND
◆	SOIL EVALUATION
---	DRAIN LINE
○	DRAINAGE MANHOLE
○	CATCH BASIN
N/F	NOW OR FORMERLY
---	EXISTING LIMIT OF WOODLAND (APPROXIMATE)
---	HAY BALES
---	SILT FENCE
---	LIMIT OF DISTURBANCE

- NOTES:**
1. CLASS IV PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY NATIONAL LAND SURVEYORS-DEVELOPERS, RI.
  2. THIS SITE LIES IN ZONE C (DETERMINED TO BE "AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD"), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SCITUATE, RI COMMUNITY PANEL NO. 440024 0020 B, MAP REVISED JANUARY 2, 1981.
  3. SOILS EXISTING ON THE SITE ARE CHB-CANTON AND CHARLTON, CHD-CANTON AND CHARLTON, CHC-CANTON AND CHARLTON, RF-RIDGEBURY, WHITMAN, AND LEICESTER.
  4. WETLAND RESOURCES DELINEATED BY JOE CASALI ENGINEERING, 300 POST ROAD, WARWICK, RI IN JANUARY 2007.



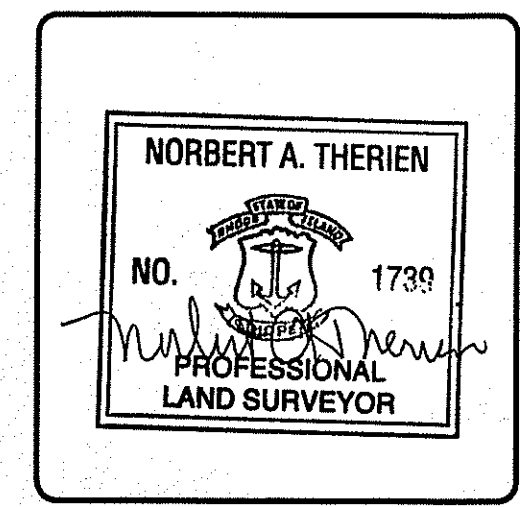
**ZONING CRITERIA- REQUIRED**

ZONING DISTRICT	RR-120
MINIMUM LOT AREA	120,000 SF
MINIMUM LOT WIDTH	300 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	*35 FT
MINIMUM REAR YARD SETBACK	60 FT
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	30 FT

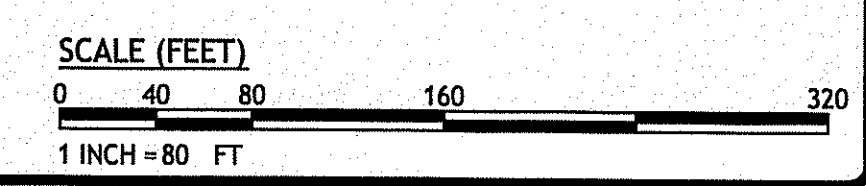
\* 15 FT FOR ANY PERMITTED USE OTHER THAN SINGLE FAMILY



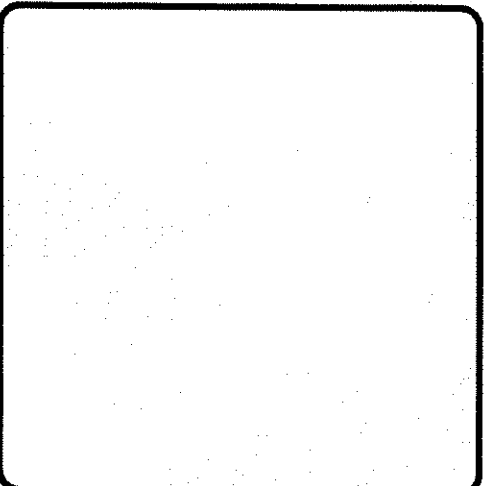
LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL **DIGSAFE** AT **1-888-DIG-SAFE** **1-888-344-7233**



**NATIONAL**  
Surveyors-Developers  
Inc.  
42 Hamlet Ave., Woonsocket, RI.  
(401) 769-7779



**JCE**  
JOE CASALI ENGINEERING, Inc.  
Civil · Site Development · Drainage  
Wetlands · Floodplain · ISDS  
300 Post Road, Warwick, RI 02888  
(401) 944-1300 (401) 944-1913 fax  
www.jocasaliengineering.com



**GERVAIS GROUP LLC**  
NIPMUC ROAD  
SCITUATE, RHODE ISLAND  
AP 50 LOT 6

**REVISIONS:**

NO.	DATE	DESCRIPTION

DESIGNED BY: AMS/NCW  
DRAWN BY: GAH  
CHECKED BY: JAC  
DATE: MARCH 07  
PROJECT NO: 06-06

**EXISTING CONDITIONS PLAN**

**SHEET 2 OF 2**

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