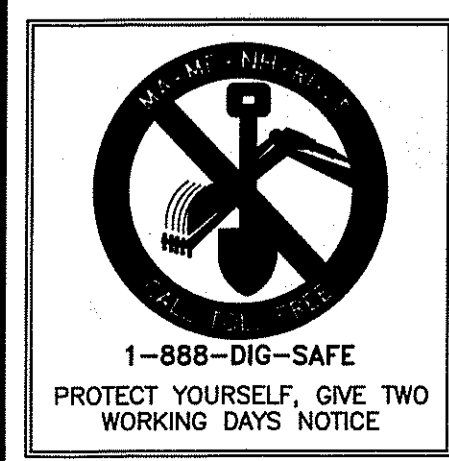


LEGEND

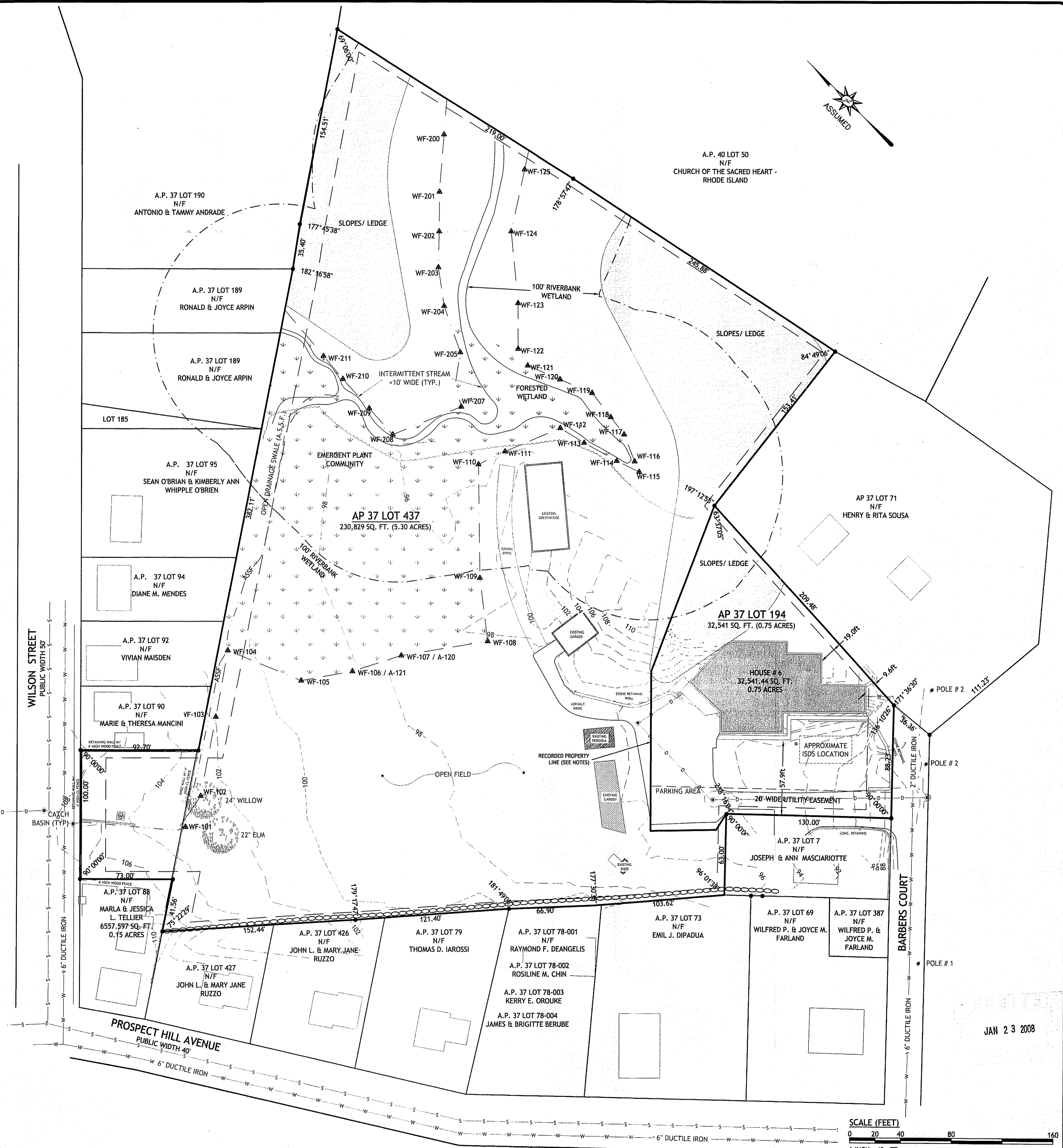
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ABUTTING PROPERTY LINE
	BUILDING SETBACK LINE
	WETLAND EDGE
	WETLAND FLAG
	100' RIVERBANK WETLAND
	SLOPES > 15%
	EXISTING STONE WALL
	IRON PIN
	DRILL HOLE
	CONCRETE BOUND
	EXISTING GUARDRAIL
	PROPOSED GUARDRAIL
	PROPOSED CURB
	EXISTING DRAIN LINE
	EXISTING DRAINAGE MANHOLE
	CATCH BASIN
	EXISTING ELECTRIC
	EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	EXISTING WATER SHUT OFF VALVE
	EXISTING WELL
	EXISTING SEWER
	EXISTING SMH
	N/F - NOW OR FORMERLY
	EXISTING LIMIT OF WOODLAND (APPROXIMATE)

- GENERAL NOTES:**
- PROPERTY LINE, ABUTTERS INFORMATION, ROW INFORMATION AND BUILDING LOCATION ARE FROM PLAN ENTITLED ADMINISTRATIVE SUBDIVISION PREPARED FOR ANTONIO GIARRUSSO PREPARED BY DUPONT ENGINEERING, INC. DATED 01-20-06. CLASS III TOPOGRAPHY SURVEYED BY CASALI & D'AMICO ENGINEERING, INC. IN OCTOBER 2007.
 - THE PROPERTY LINES DEPICTED IN THIS PLAN WERE TAKEN FROM THE RECORDED PLATS AT THE TOWN OF WEST WARWICK, HOWEVER THE PROPERTY LINE BETWEEN LOTS 194 & 437 WAS NOT APPROVED BY THE PLANNING BOARD. THIS PROPERTY LINE WILL BE RE-RECORDED WITH THIS MAJOR SUBDIVISION AFTER ALL TOWN APPROVALS.
 - LOCATIONS AND DEPTHS OF UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD.
 - FRESHWATER WETLANDS DELINEATED AND LOCATED BY CASALI & D'AMICO ENGINEERING, INC., IN MAY 2007. DELINEATION SUBJECT TO VERIFICATION FROM RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT- DIVISION OF FRESHWATER WETLANDS.
 - ACCORDING TO THE SOIL SURVEY OF RHODE ISLAND, SUBSURFACE SOILS CONSIST OF SUTTON FINE SANDY LOAM AND CANTON CHARLTON ROCK OUTCROP COMPLEX. SOIL EVALUATIONS ARE REQUIRED TO DETERMINE SUITABILITY FOR DEVELOPMENT.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR THE TOWN OF WEST WARWICK COMMUNITY PANEL FM4400070001B THE SITE LIES IN ZONE X. ZONE X AREAS ARE DEFINED AS OUTSIDE THE 100 YEAR FLOOD PLANE. HOWEVER ALL STREAMS HAVE AN ASSOCIATED FLOOD PLAIN. FURTHER STUDIES REQUIRED TO DETERMINE FLOOD PLAIN LIMITS.
 - THE EXISTING BUILDING IS CURRENTLY OCCUPIED BY A SINGLE FAMILY HOME. THIS USE IS ALLOWED IN AN R-6 ZONE.

ZONING CRITERIA-	REQUIRED	EXIST. LOT 437	EXIST. LOT 194
ZONING DISTRICT	R-6	R-6	R-6
MINIMUM LOT AREA (SINGLE FAMILY)	6,000 SF	230,829	32,541 SF
MINIMUM LOT AREA (TWO FAMILY)	8,000 SF		
MINIMUM LOT WIDTH	60 FT	100 FT	88 FT
MINIMUM LOT DEPTH	60 FT	100 FT	189 FT
MINIMUM FRONTAGE	55 FT	100 FT	88 FT
MINIMUM FRONT YARD SETBACK	20 FT	100 FT	22 FT
MINIMUM SIDE YARD SETBACK	6 FT	VACANT	9 FT
MINIMUM REAR YARD SETBACK	20 FT	VACANT	370 FT
MAXIMUM BUILDING COVERAGE	30 %	VACANT	6%
MAXIMUM BUILDING HEIGHT	35 FT	VACANT	UNKNOWN



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**



CDE
CASALI & D'AMICO ENGINEERING, INC.
 CIVIL, SITE DEVELOPMENT, TRANSPORTATION
 DRUMMAGE - 100 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 (401) 944-1313 fax www.casaliandamico.com

DAVID M. DAMICO
 No. 6745
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 1/21/08

BARBERS FARM SUBDIVISION
6 BARBERS COURT
WEST WARWICK, RHODE ISLAND
AP 37 LOTS 194 & 437

REVISIONS:

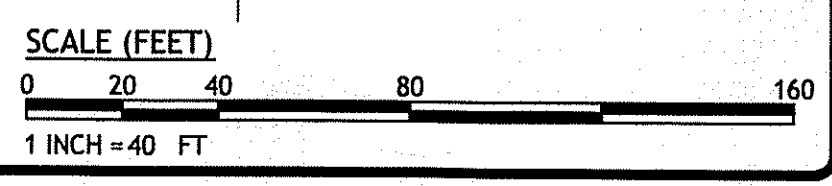
NO.	DATE	DESCRIPTION
1	11/07	TRC COMMENTS
2	1/08	RIDEM COMMENTS

DESIGNED BY: JKB/GEC
 DRAWN BY: GAH
 CHECKED BY: DMD
 DATE: OCTOBER 2007
 PROJECT NO: 07-11b

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS

SHEET 1 OF 1



JAN 23 2008

Q:\07-11 Antonio Giarrusso\07-11b 6 Barbers Court\SET\GIARRUSSO (WETLAND VERIFICATION).dwg Jan 18, 2008 1:39pm