

LOCUS MAP
N.T.S.

PARCEL DATA
A.P. 21, LOTS 237, 245 & 252 N/F DRC CONSTRUCTION, INC. & DONALD R. & DENISE G. CHEVRETTE DEED BK. 1226, PG. 226 DEED BK. 1243, PG. 409 TOTAL LOT AREA: 83,171± S.F. OR 1.91± Ac.

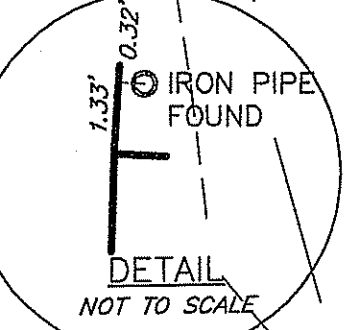
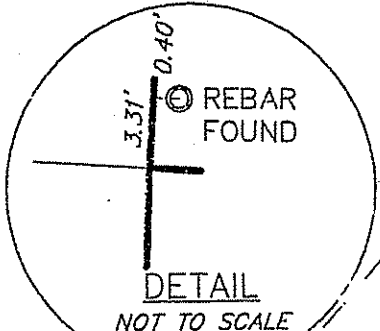
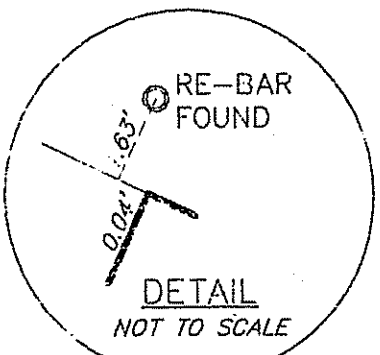
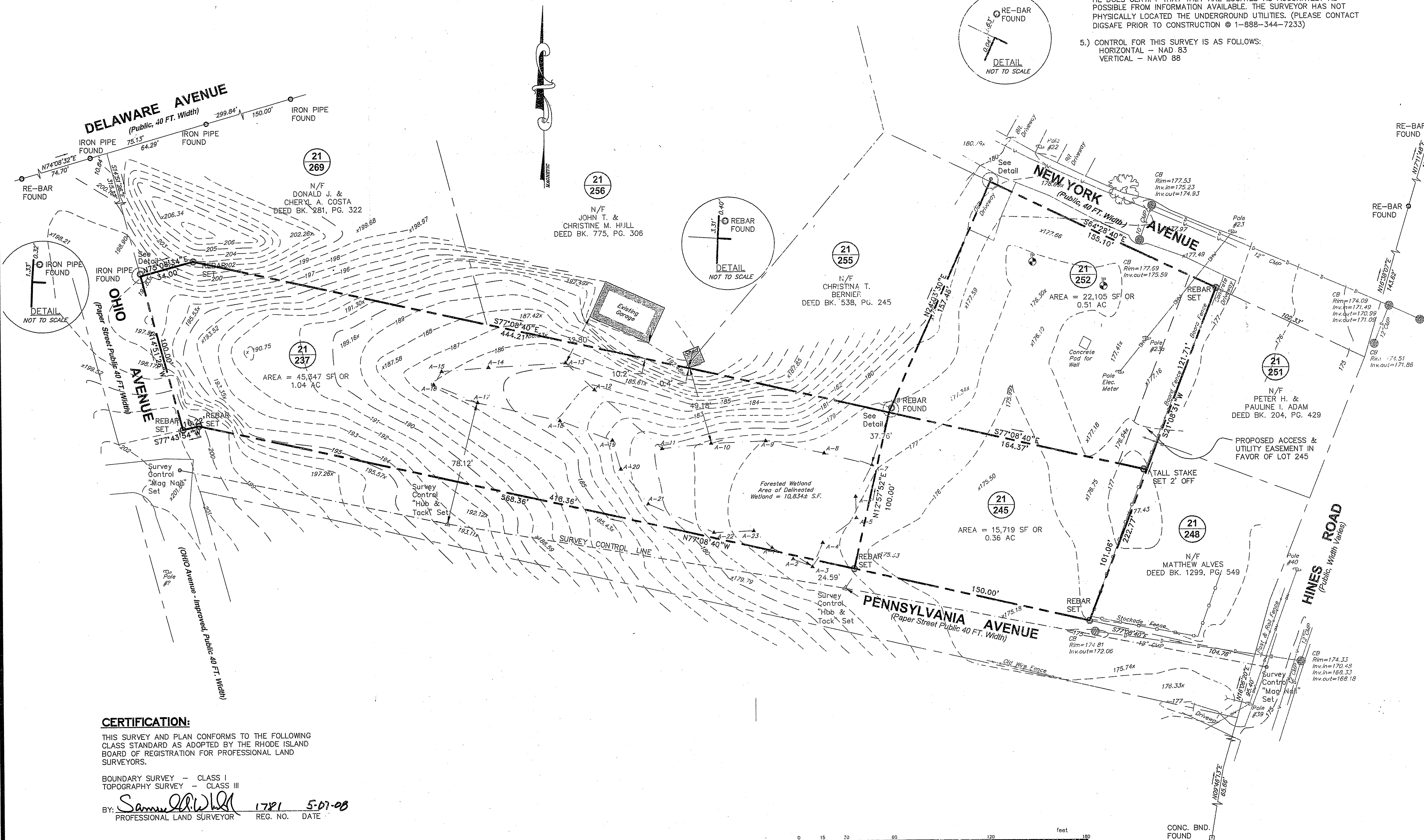
ZONING DATA
RESIDENTIAL DISTRICT R-1 (w/PUBLIC WATER FACILITIES) MIN. LOT SIZE: 40,000 SF MAX. LOT COVERAGE: 20% MIN. FRONTAGE: 100' MIN. FRONT YARD: 25' MIN. SIDE YARD: 10' MIN. REAR YARD: 25' MAX. BLDG. HEIGHT: 35'
* OWNER MUST VERIFY ** PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

PLAN REFERENCES:

- "WATERMAN HEIGHTS ADDITION. TOWN OF CUMBERLAND, R.I., SCALE 1" = 100', OCTOBER 1926", BELONGING TO MECHANICS REALTY CO., HARRY T. BODWELL, PRES., BY ESTEN & BLACK, ENGRS., PLAT CARD NO. 5
- "PLAN OF LAND IN CUMBERLAND, R.I., LOT 142 A.P. 17, BELONGING TO TOWN OF CUMBERLAND, P.I.", SURVEYED BY DRURY SURVEYING, INC., SCALE 1" = 80', SEPT., 1993 PLAT CARD 967 SLIDE 330.
- "BOUNDARY & TOPOGRAPHY SURVEY FOR A.P. 21, LOTS 237, 245 & 252, SITUATED ON PENNSYLVANIA AVENUE, CUMBERLAND, R.I., PREPARED FOR MR. DONALD CHEVRETTE, BY GAROFALO & ASSOCIATES, INC., DATED OCTOBER 26, 2007. SCALE: 1"=30"

NOTES:

- THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF CUMBERLAND, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 440016 0006 B MAP REVISED: FEBRUARY 16, 1990.
- WETLANDS WERE DELINEATED BY NATURAL RESOURCES SERVICES, INC ON OCT 23, 2007 AND LOCATED BY SURVEY METHODS BY GAROFALO AND ASSOCIATES, INC. ON OCT. 24, 2007.
- BASED UPON A "LETTER OF FINDINGS" DATED OCTOBER 25, 2007 AND PREPARED BY NATURAL RESOURCE SERVICES INC., THE DELINEATED "FORESTED WETLAND" WOULD HAVE NO JURISDICTIONAL SETBACKS (i.e. 50' PERIMETER WETLAND) ASSOCIATED WITH IT.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- CONTROL FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL - NAD 83
VERTICAL - NAVD 88

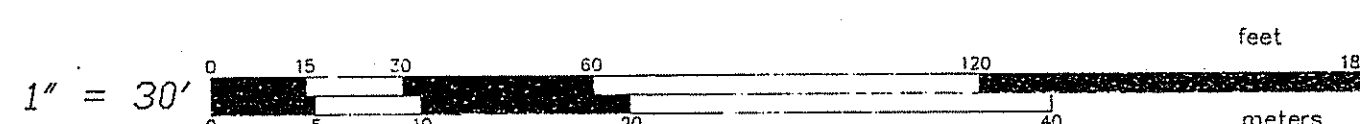


CERTIFICATION:

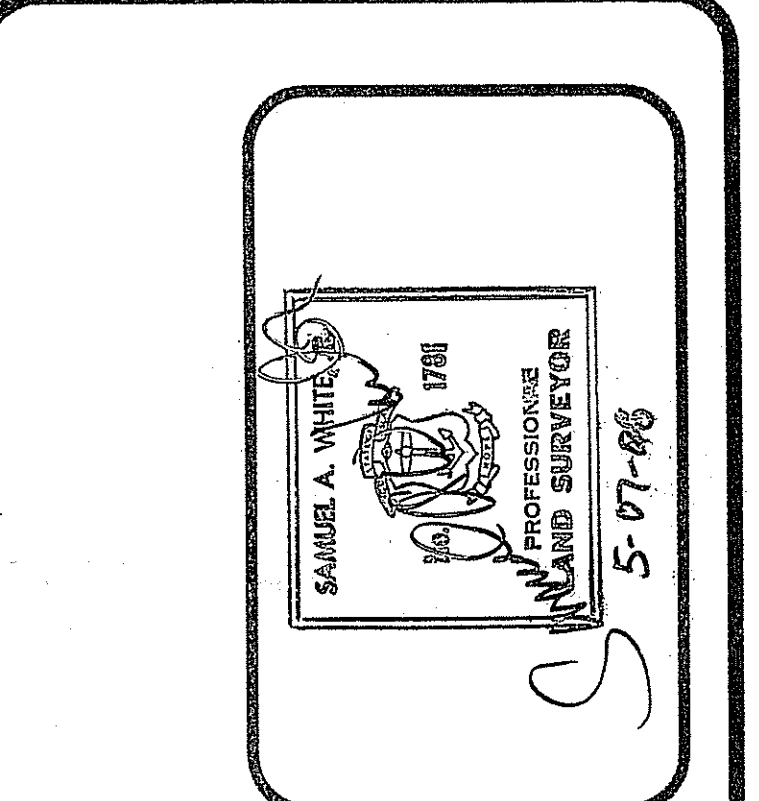
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BOUNDARY SURVEY - CLASS I
TOPOGRAPHY SURVEY - CLASS III

BY: *Samuel A. White* 1781 5-07-08
PROFESSIONAL LAND SURVEYOR REG. NO. DATE



NO.	REVISION	BY	DATE



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

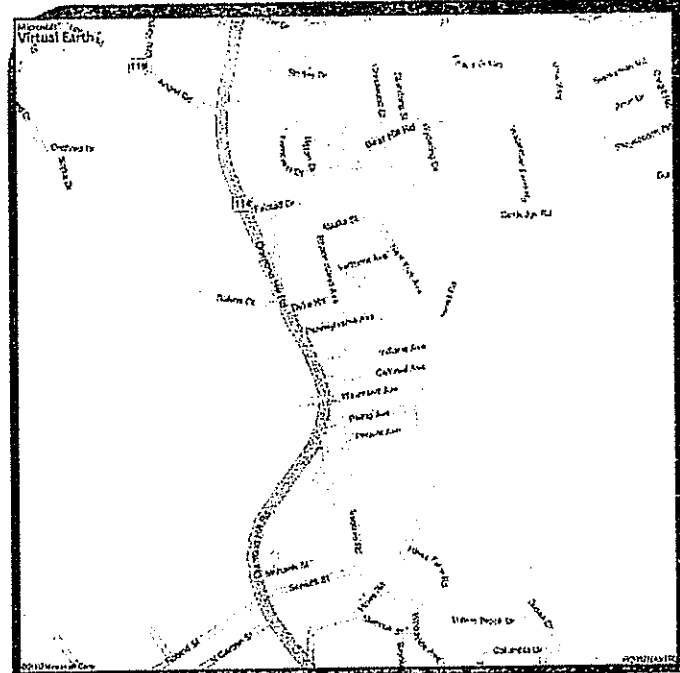
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

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JOB NO. 6514-00	DRAWN BY T.E.H.
DWG. NO. 6514-DEM.DWG	CHECKED S.A.W.
SCALE: 1" = 30'	APPROVED S.A.W.
	DATE: APRIL 4, 2008

SHEET
1
OF 1 SHEETS

FRESHWATER WETLANDS
VERIFICATION PLAN
FOR
A.P. 21, LOTS 237, 245 & 252
SITUATED ON
PENNSYLVANIA AVENUE,
NEW YORK AVENUE and OHIO AVENUE
CUMBERLAND, R.I.
PREPARED FOR
Mr. DONALD CHEVRETTE



LOCUS MAP
N.T.S.

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A.P. 21, LOTS 237, 245 & 252
N/F
DRC CONSTRUCTION, INC. &
DONALD R. & DENISE G. CHEVRETTE
DEED BK. 1226, PG. 226
DEED BK. 1243, PG. 409
TOTAL LOT AREA:
83,171± S.F. OR
1.91± Ac.

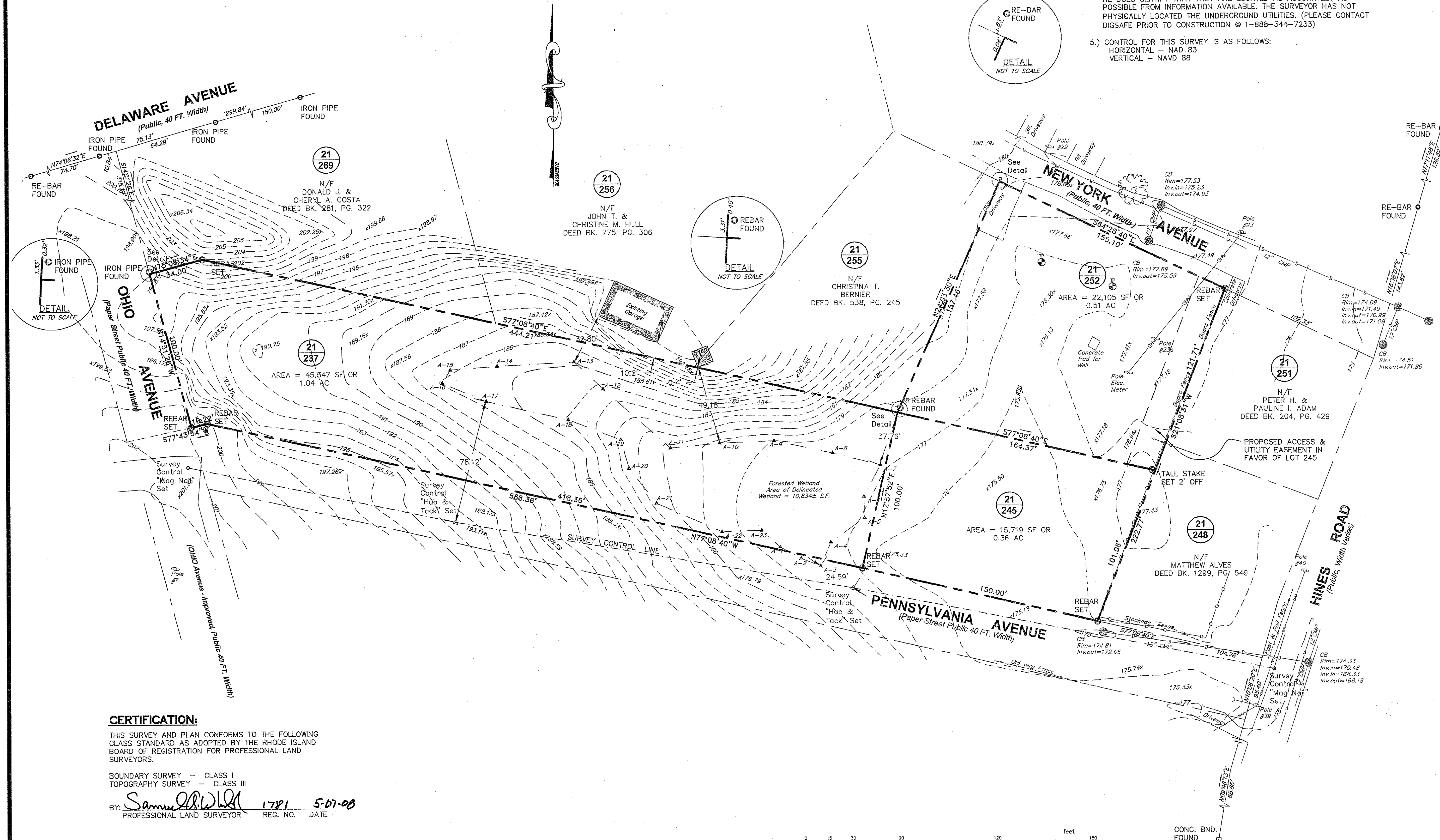
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NO.	REVISION	BY	DATE

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5-07-08

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TOPOGRAPHY SURVEY - CLASS III

BY: Samuel A. White III 1781 5-07-08
PROFESSIONAL LAND SURVEYOR REG. NO. DATE

