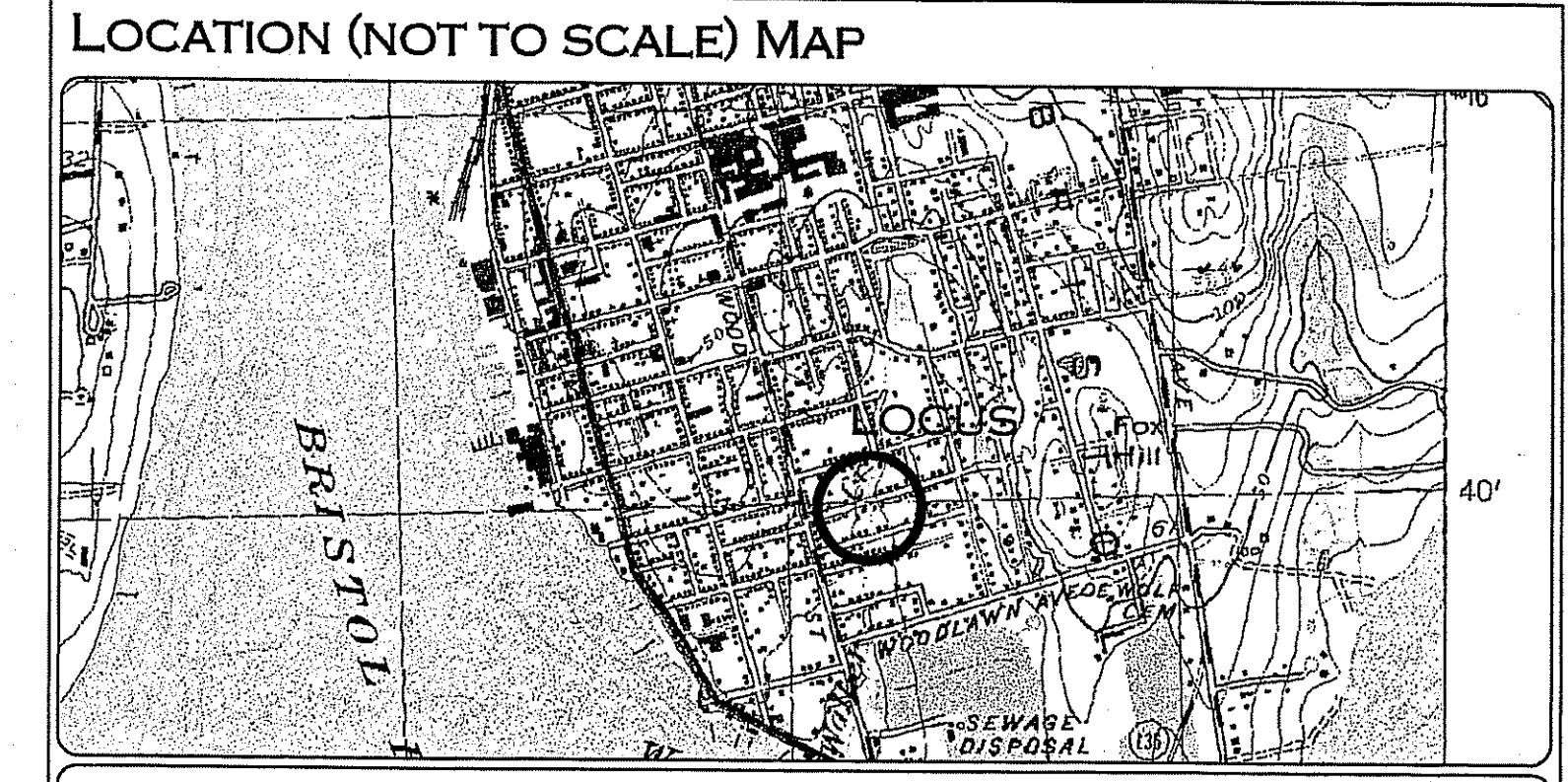
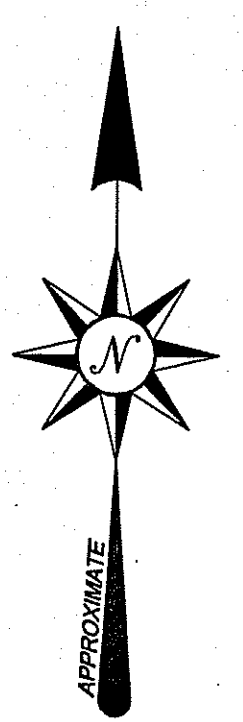
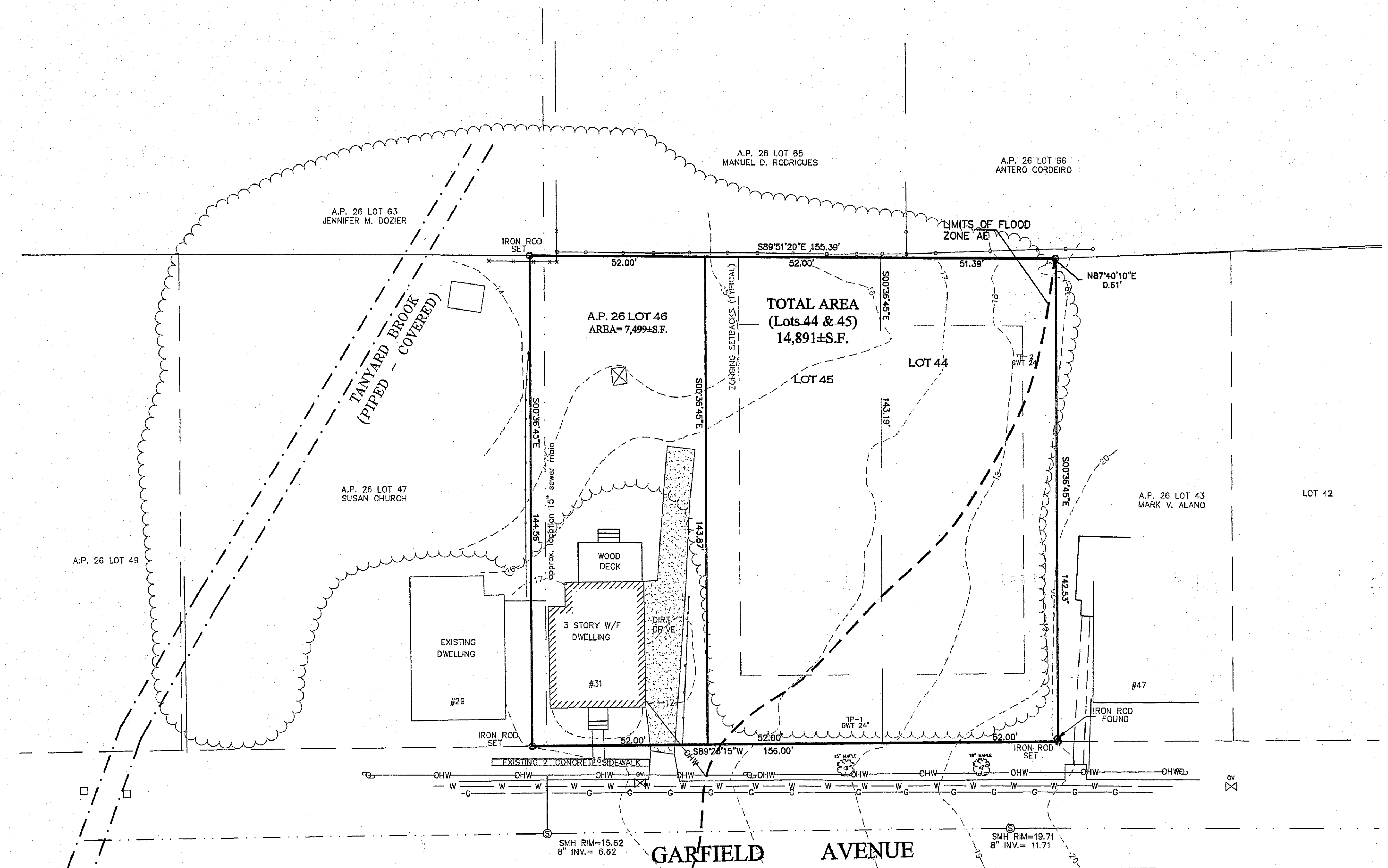


I:\07-093 Garfield Avenue - Bristol\Cadd\07-093Base-Plan.dwg 12/2/2008 2:34:25 PM EST



- GENERAL NOTES:**
1. THE PARCEL IS LOCATED ON ASSESSORS PLAT 26 LOTS 44, & 45 IN THE TOWN OF BRISTOL.
 2. OWNER OF RECORD IS BARTHOLOMEW PAGANO.
 3. AREA OF PARCEL = 14,891 SF (0.34 ACRES±)
 4. TOPO SURVEY PERFORMED OTHERS. DATUM IS MSL.
 5. PROPERTY SURVEY FROM PLANS OF RECORD IS CONSIDERED PRELIMINARY.
 6. THE SITE IS LOCATED WITHIN ZONE "AE" AS PER (F.E.M.A.) COMMUNITY PANEL NO. 44001C-0014-G DATED: NOVEMBER 16, 2006. PREPARED FOR THE TOWN OF BRISTOL. THE BASE FLOOD ELEVATION IN THIS ZONE IS DETERMINED TO BE AT ELEVATION 16.8 TO 18.3 MSL.
 7. CURRENT ZONING OF PARCEL IS RESIDENTIAL DISTRICT (R-6) DIMENSIONAL REGULATIONS:

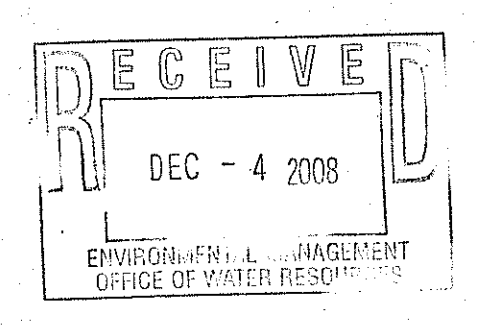
MINIMUM LOT AREA	6,000 SF
MINIMUM FRONTAGE AND LOT WIDTH	60 ft*
MAXIMUM LOT COVERAGE	30%
MINIMUM FRONT YARD	20 ft
MINIMUM SIDE YARD	10 ft
MINIMUM REAR YARD	20 ft
MAXIMUM BUILDING HEIGHT	35 ft (OR AVG OF THE BLOCK)
 8. THE SITE IS NOT LOCATED WITHIN NATURAL HERITAGE AREAS HISTORIC DISTRICT OR GROUNDWATER OVERLAY DISTRICTS.
 9. THERE ARE NO WETLANDS LOCATED ONSITE.
 10. THERE ARE NO KNOWN CEMETERIES ON THE PARCEL.
 11. EXISTING DWELLINGS ARE SERVICED BY MUNICIPAL SEWER AND WATER AND ABOVE GROUND UTILITIES.



SOILS INFORMATION
NRCS SOIL TYPE: Np - NEWPORT URBAN LAND COMPLEX (HSC C), 3-8% SLOPES

LIMITS OF FLOOD ZONE AE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 08-02374
DATED JAN 16 2009
SEE LETTER OF SAME DATE.



- EXISTING LEGEND:**
- ☒ WATER GATE
 - ⊗ HYDRANT
 - ⊙ SANITARY MANHOLE
 - ⊙ DRAINAGE MANHOLE
 - ⊙ DRY WELL
 - ⊙ UTILITY POLE
 - ⊙ SIGN
 - ⊙ LIGHT POLE
 - ⊙ FIRE CALL BOX
 - ⊙ CATCH BASIN (CB)
 - ☀ VARIOUS TREES/SHRUBS
 - EXISTING BOLLARD

EXISTING CONDITIONS PLAN

"31 GARFIELD AVENUE CONDOMINIUMS"
31 GARFIELD AVENUE, BRISTOL R.I. 02809
ASSESSORS MAP 26 LOTS 44 & 45

Applicant: FCD DEVELOPMENT, LLC c/o/ PHILIP L. FITTING
59 TEAPOT HILL ROAD, WILTON CT. 06897

Job # 07-093 Scale: 1" = 20' Drawn By: SCA Date: Oct. 31, 2008
Revised: NOV. 25, 2008 TOWN COMMENTS

INSITE
Engineering Services, LLC

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
INSITE PROFESSIONAL COMPLEX, SUITE 1
1539 FALL RIVER AVENUE
SEEKONK, MA 02771
PHONE: (508) 336-4500
FAX: (508) 336-4558

SHEET 1 OF 2

