A.P. H / LOT 37-2

A.P. H / LOT 37-1

A.P. H / LOT 66-1A

A.P. D / LOT 140-A

CONCRETE BOUND (FOUND)

REBAR W/ DISK (SET, 3/2002)

388.50'

37.125'

N51°52'26"

A.P. H / LOT 92
AREA =160,400±Sq.Ft.
AREA =3.68±ACRES

A.P. H / LOT 93
AREA =171,955±Sq.Ft.
AREA =3.95±ACRES

WOODED AREA

TOTAL AREA
AREA = 7.63±AC./322,355.±S.F.

100 FOOT RIVERBANK WETLAND

178.95'

WETLAND AREA
SERIES A - #1 THRU #19
WETLAND AREA=36,850.±SF

50 FOOT PERIMETER WETLAND

119.00'

FLAGGED WETLAND LINE
BY: WETLAND SYSTEMS ANALYSIS

A.P. H / LOT 91

108.65'

50 FOOT PERIMETER WETLAND

88.20'

WOODED AREA

604.53'
PROPERTY TO BE ABANDONED

2

"PIER WALK ESTATES"
A.P. H / LOT 93-2
DEVELOPED LOT

304.25'

DRILL HOLE (SET, 3/2002)

EXISTING STONEWALL

EXISTING PROPERTY LINE

FLAGGED WETLAND LINE
BY: KATHLEEN P. MANGAN

617.15'

230.00'

FORESTED WETLAND AREA
SERIES"B" - #1 THRU #11
WETLAND AREA=3,617.±SF

FORESTED WETLAND AREA
SERIES"D", #1 THRU #18
WETLAND AREA=14,580.±SF

312.90'

1

"PIER WALK ESTATES"
A.P. H / LOT 93-1
DEVELOPED LOT

FLAGGED WETLAND LINE
BY: KATHLEEN P. MANGAN

FORESTED WETLAND AREA
SERIES"C"- #1 THRU #22
WETLAND AREA=30,070.±SF

132.00'

FLAGGED WETLAND LINE
BY: KATHLEEN P. MANGAN

A.P. H / LOT 91

STONE BOUND (FOUND)

178.00'

REBAR W/ DISK (SET, 3/2002)

100.67'

30.00'

EDGE OF ROAD & CURBING

EXISTING WATER MAIN (APPROX.)

SEWER MANHOLE INV.(8" PVC) EL= ±

SOUTH PIER ROAD

BENCHMARK; SEWER MANHOLE RIM ELEV.= 100.00 (ASSUMED)

Now Or Formerly
South County Developers Corp.
A.P. Q / LOT 6

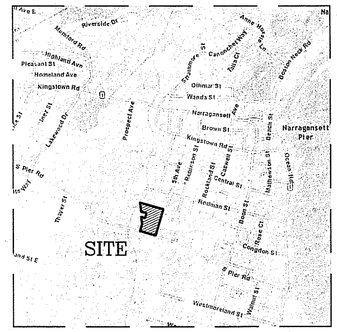
N
E
S
W

GRAPHIC SCALE

40 0 20 40 80 160.FEET

1 inch = 40 ft.

NOTE: TO OBTAIN METERS, MULTIPLY FEET BY 0.3048.



LOCATION MAP
(Not To Scale)

ZONING DISTRICT: R-40
MINIMUM PARCEL AREA =10,000 Sq.Ft.
MINIMUM BUILDING SETBACKS:
FRONT YARD.....40 FEET
SIDE YARD.....35 FEET
REAR YARD.....60 FEET
MINIMUM LOT WIDTH = 150 FT.
MAXIMUM BUILDING COVERAGE = 15%

SUBJECT PARCEL IS SITUATED IN
THE FRESHWATER WETLAND OVERLAY DISTRICT
SUBJECT PARCEL IS SITUATED IN
HIGH WATERTABLE OVERLAY DISTRICT "B"

LEGEND:

- PERIMETER BOUNDARY
- ABUTTING PROPERTY-LINE
- EXISTING CONTOUR ELEVATION
- WF #1 WETLAND FLAG LOCATION & NUMBER
- FLAGGED WETLAND LINE
- EXISTING STONE BOUND
- EXISTING STONEWALL
- A.P. Q / LOT 5 TAX ASSESSOR'S PLAT / LOT NUMBER

AMY N. SONDER
No. 1912
PROFESSIONAL LAND SURVEYOR

THIS SURVEY AND PLAN CONFORM TO A CLASS III SURVEY STANDARD, AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS.

BY: AMY N. SONDER, P.L.S. 1912 DATE: 8/2/2015

R.I.D.E.M. FRESHWATER WETLANDS EDGE VERIFICATION PLAN

FOR LAND BELONGING TO

GEORGE H. LENIHAN, JR. & JOSEPH V. PAGLIA

LAND SITUATED ON SOUTH PIER ROAD & KNOWN AS

ASSESSOR'S PLAT "H"/ LOTS 92 & 93

SITUATED IN THE TOWN OF

NARRAGANSETT, RHODE ISLAND

DATE: JUNE, 2015; SCALE: 1"=40'

Environmental Management
SEP 11 2015
Office of Water Resources

PREPARED BY:
EASTERBROOKS & ASSOCIATES, LLC
2505 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02874 TEL.401.667-7770