MAP 409 LOT 151

504.78'

MAP 409 LOT 145

R-80 SETBACKS

MAP 409 LOT 152
AREA = 151,376 S.F.
OR 3.48 AC.

WETLANDS DELINEATED BY:
ECOSYSTEM SOLUTIONS, INC.
BY: BRANDON FANEAUF, PWS
DATE: NOVEMBER 2017

MAP 409
LOT 126
(VACANT)

479.96'

201.81'

LINE BY STATE LAYOUT #473

WF-13 WF-11 WF-10 WF-9 WF-12 WF-14 WF-15 WF-8 WF-7 WF-6 WF-5 WF-4 WF-3 WF-2 WF-1

292.89'

STATION=265+35.34
OFFSET=35.00'L

15' WIDE ACCESS EASEMENT
REF. DEED BK.1439 PG.207

EXISTING GRAVEL
PARKING LOT

EXISTING
BSF

50' WETLANDS SETBACK

MAP 409 LOT 153

286.83'

CONC. COVER
CONC. COVER

EXISTING
BUILDING

EXISTING GRAVEL
PARKING LOT

EXISTING
WELL

MAIN ROAD - STATE HIGHWAY LAYOUT #473

263+00 264+00 265+00 266+00 267+00 268+00

UP 258 UP 259 UP 260

TP
30" GWT
CAT. 9

TP

R-80 SETBACKS

100' WELL
RADIUS

185.77'

MAP 409 LOT 154

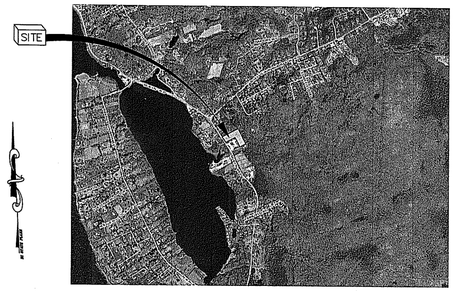
200' PUBLIC
WELL RADIUS

EXISTING
WELL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SITE LOCUS (NTS)

SURVEY NOTE:

THIS PLAN IS SOLELY INTENDED FOR THE OWTS APPLICATION TO THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR THE SUBJECT PROPERTY ONLY AND IS NOT AUTHORIZED FOR ANY OTHER USE. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM PLAN ENTITLED:

"EXISTING CONDITIONS PLAN" – "HELGAR PROPERTY" MAIN ROAD TIVERTON, RI
ASSESSOR'S MAP 117 LOT 12-F
PREPARED FOR: JOHN CORDEIRO – 1396 PLYMOUTH AVENUE, FALL RIVER, MA
PREPARED BY: INSITE ENGINEERING SERVICES, LLC. 1539 FALL RIVER AVENUE, SEEKONK, MA 02771
JOB NO.: 10-100 DATED: DEC. 3, 2010

*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- ZONING SETBACK LINE
S.F.	- SQUARE FEET	15	- EXISTING CONTOUR
AC.	- ACRES	x x	- FENCE
±	- PLUS OR MINUS	s	- SEWER LINE
STY	- STORY	d	- DRAIN LINE
W/F	- WOOD FRAMED	w	- WATER LINE
S/HP	- STATE HIGHWAY PLAT	g	- GAS LINE
RET.	- RETAINING WALL	e	- ELECTRIC LINE
PED.	- PEDESTRIAN	S	- SANITARY SEWER MANHOLE
(FND.)	- FOUND		- CATCH BASIN
R/HB	- RI HIGHWAY BOUND	D	- STORM DRAIN MANHOLE
PK NAIL	- MASONRY NAIL	W	- WATER GATE
F.E.	- FLARED END	G	- GAS VALVE
RCP	- REINFORCED CONCRETE PIPE	E	- ELECTRIC MANHOLE
CLF	- CHAIN LINK FENCE		- GRANITE BOUND
INV.	- INVERT		- DRILL HOLE
x 10.80	- EXISTING SPOT GRADE		- IRON PIPE
	- EXISTING STONE WALL		

ZONING CRITERIA

R-40 ZONING
SINGLE-FAMILY DWELLINGS

ZONING DISTRICT	R-80
MINIMUM LOT AREA	80,000 SQ. FT.
MINIMUM LOT WIDTH	200'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK	35'
MINIMUM REAR YARD SETBACK	80'

WETLANDS DELINEATED BY:
ECOSYSTEM SOLUTIONS, INC.
BY: BRANDEN FANEAUF, PLS
DATE: NOVEMBER 2017

Thomas J. Principe, III
No. 9107
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
PRINCIPEENGINEERING@GMAIL.COM
ESTABLISHED IN 1981

DEM WETLANDS SUBMISSION

for
MAP 409 LOT 152
MAIN ROAD
in
TIVERTON, RHODE ISLAND

RECEIVED DEC 7 2017

SCALE: 1"=30'		SHEET NO: 1 of 1
DRAWN BY: TJP	DESIGN BY: TJP	CHECKED BY: TJP
DATE: 11/22/17	PROJECT NO.: 17058.00	