

**LEGEND**  
NOT TO SCALE

---	BOUNDARY
---	BOUNDARY PROPOSED
---	ABUTTER
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	STONEWALL
---	TREELINE
---	WETLANDS EDGE
---	50' PERIMETER WETLAND
---	100' RIVERBANK WETLAND
---	200' RIVERBANK WETLAND
---	STREAM
---	BUILDING ENVELOPE
---	DRAINAGE LINE
---	WATER LINE
---	ELECTRIC LINE
---	LIMITS OF DISTURBANCE & EROSION CONTROL
---	SOIL EVALUATION HOLE
---	IRON PIN
---	BOUND
---	DRILL HOLE
---	WELL
---	UTILITY POLE

**GROSS AREA**  
3,503,537 SQ. FT. 80.4301 ACRES

>15% SLOPE 545,065 SQ. FT. 12.5130 ACRES

WETLAND & POND 1,233,717 SQ. FT. 28.3222 ACRES

UNSUITABLE AREA = 1,778,782 SQ. FT. 40.8352 ACRES

**TOTAL SUITABLE AREA = 49.22% 39.5949 ACRES**

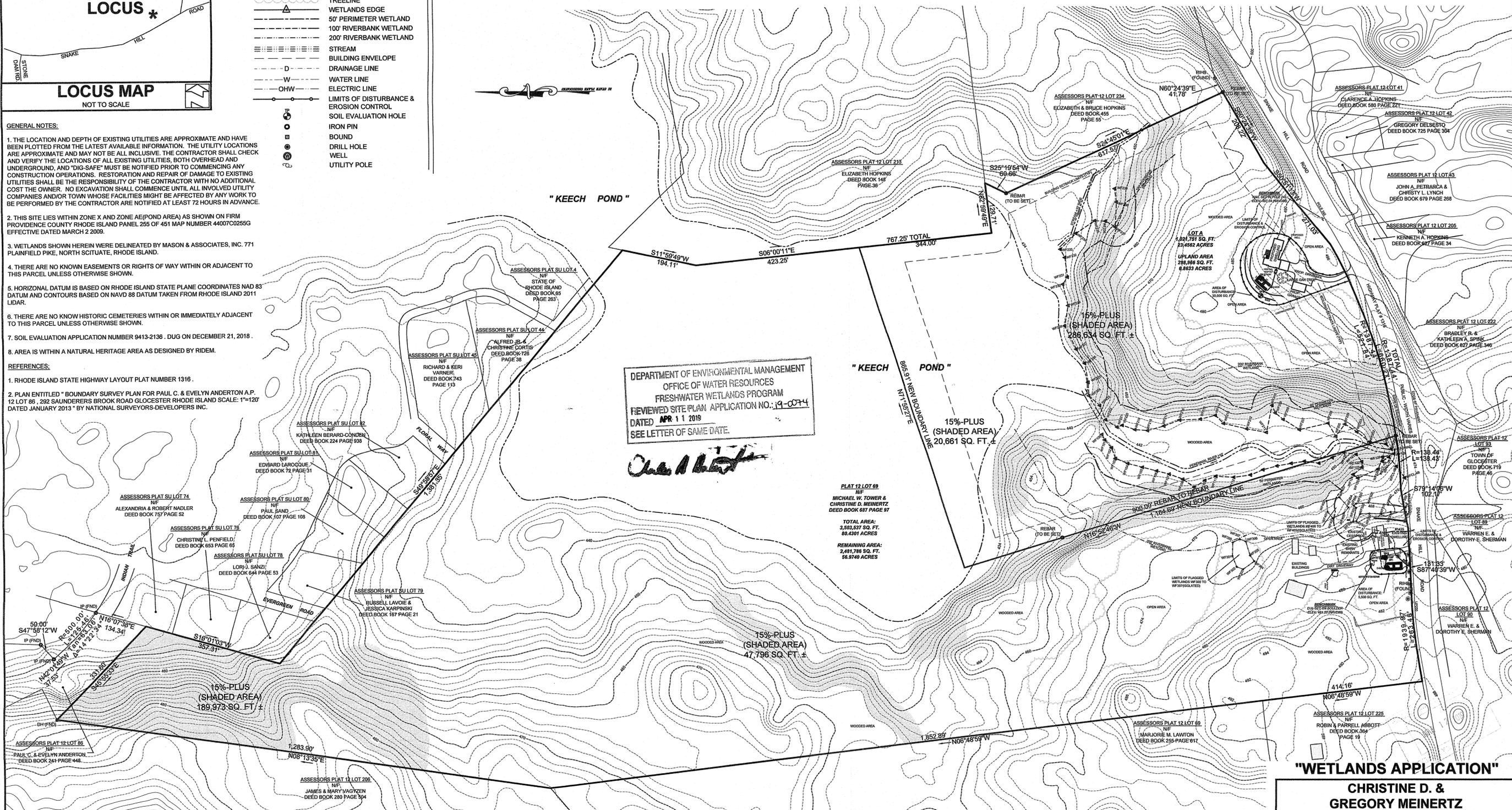
**ZONING CRITERIA**

ZONING DISTRICT	A3
MINIMUM LOT AREA	3 ACRES
MINIMUM LOT FRONTAGE	300'
MINIMUM FRONT YARD SETBACK	75'
MINIMUM SIDE YARD SETBACK	50'
MINIMUM REAR YARD SETBACK	100'
MAXIMUM BUILDING COVERAGE	4%
MAXIMUM BUILDING HEIGHT	35'

NO.	DATE	DESCRIPTION	BY

- GENERAL NOTES:**
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
  2. THIS SITE LIES WITHIN ZONE X AND ZONE AE(POND AREA) AS SHOWN ON FIRM PROVIDENCE COUNTY RHODE ISLAND PANEL 255 OF 451 MAP NUMBER 44007C0255G EFFECTIVE DATED MARCH 2 2009.
  3. WETLANDS SHOWN HEREIN WERE DELINEATED BY MASON & ASSOCIATES, INC. 771 PLAINFIELD PIKE, NORTH SCITUATE, RHODE ISLAND.
  4. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
  5. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM TAKEN FROM RHODE ISLAND 2011 LIDAR.
  6. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
  7. SOIL EVALUATION APPLICATION NUMBER 9413-2136 - DUG ON DECEMBER 21, 2018.
  8. AREA IS WITHIN A NATURAL HERITAGE AREA AS DESIGNED BY RIDEM.

- REFERENCES:**
1. RHODE ISLAND STATE HIGHWAY LAYOUT PLAT NUMBER 1316.
  2. PLAN ENTITLED "BOUNDARY SURVEY PLAN FOR PAUL C. & EVELYN ANDERTON A.P. 12 LOT 86, 282 SAUNDERERS BROOK ROAD GLOCESTER RHODE ISLAND SCALE: 1"=120' DATED JANUARY 2015" BY NATIONAL SURVEYORS-DEVELOPERS INC.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
REVIEWED SITE PLAN APPLICATION NO.: 19-0074  
DATED APR 11 2019  
SEE LETTER OF SAME DATE.

PLAT 12 LOT 69  
N/F  
MICHAEL W. TOWER &  
CHRISTINE D. MEINERTZ  
DEED BOOK 687 PAGE 97

TOTAL AREA:  
3,503,537 SQ. FT.  
80.4301 ACRES

REMAINING AREA:  
2,481,788 SQ. FT.  
56.9740 ACRES

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I STANDARD

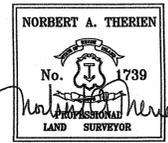
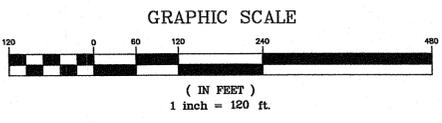
PURPOSE OF SURVEY: PRELIMINARY MINOR SUBDIVISION

BY: *Norbert A. Therien* DATE: 3/1/2019  
NORBERT A. THERIEN, PLS NO. 1739

OWNERS:  
MICHAEL W. TOWER &  
CHRISTINE D. MEINERTZ  
1435 SNAKE HILL ROAD  
NORTH SCITUATE, RHODE ISLAND 02857

APPLICANTS:  
CHRISTINE D. & GREGORY MEINERTZ  
123 DOUGLAS HOOK ROAD  
CHEPACHET, RHODE ISLAND 02814

PHONE # 1-401-439-8039



NATIONAL  
Surveyors-Developers  
Inc.  
42 Hamlet Ave., Woonsocket, R.I.  
(401) 769-7779

**"WETLANDS APPLICATION"**

**CHRISTINE D. & GREGORY MEINERTZ**  
ASSESSORS PLAT 12 LOT 69  
1435 SNAKE HILL ROAD  
GLOCESTER, RHODE ISLAND

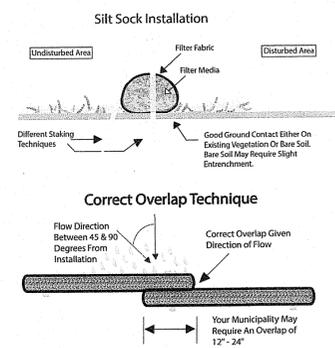
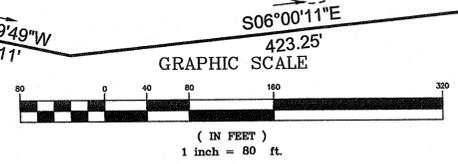
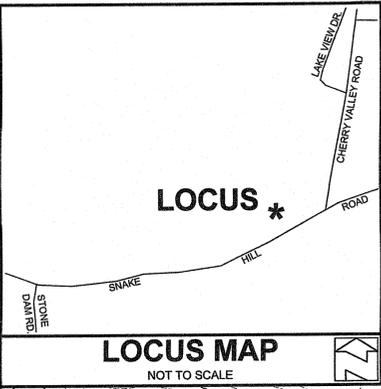
**PRELIMINARY MINOR SUBDIVISION**

DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY:
NOVEMBER 2018	JOB No. 2018-198	SHEET 1 OF 2

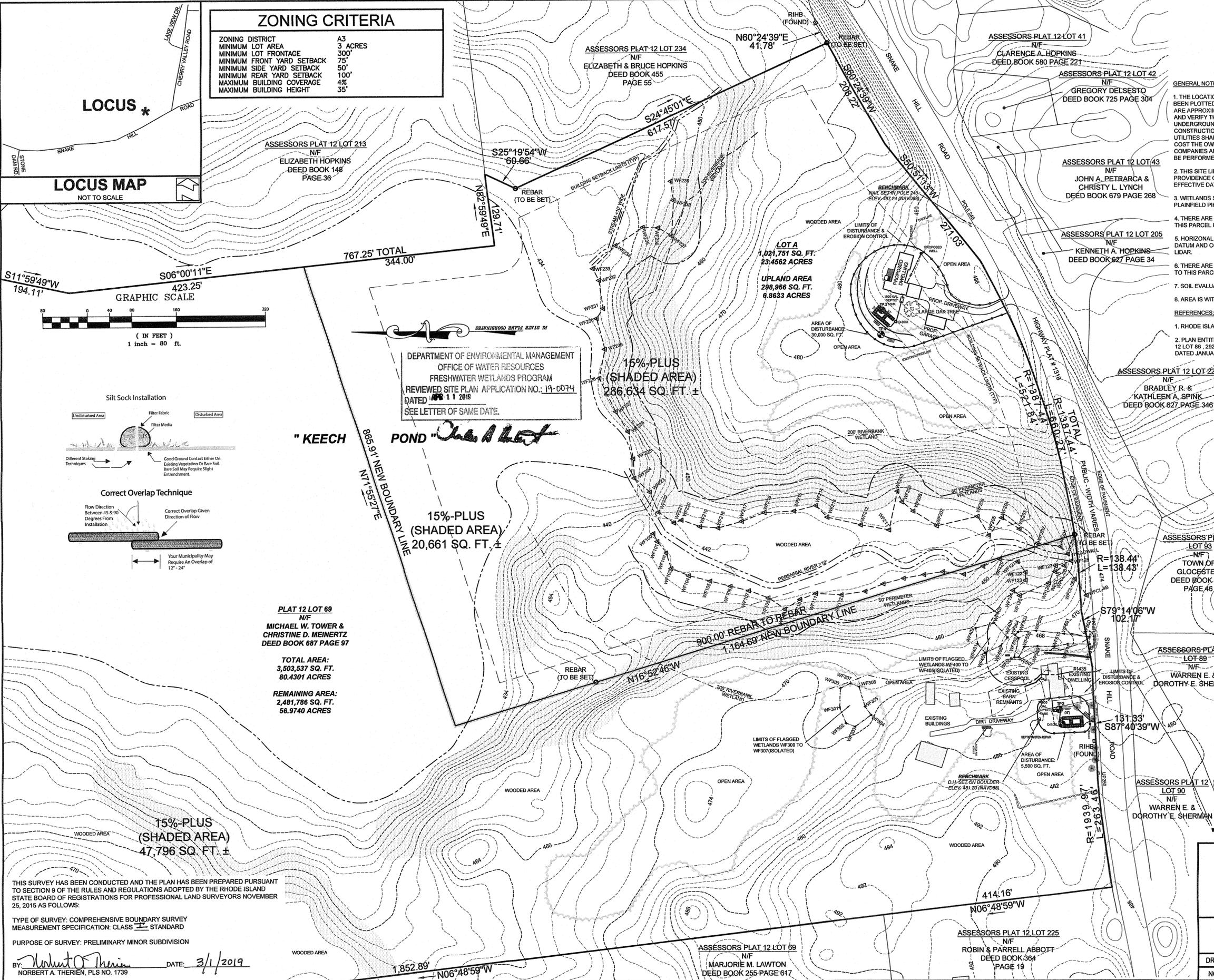
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DATED 11 1 2019  
SEE LETTER OF SAME DATE.



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**NORBERT A. THERIEN**  
No. 1739  
LAND SURVEYOR

**NATIONAL Surveyors-Developers Inc.**  
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**"WETLANDS APPLICATION"**

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GLOUCESTER, RHODE ISLAND

**PRELIMINARY MINOR SUBDIVISION**

DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY:
NOVEMBER 2018	JOB No. 2018-198	SHEET 2 OF 2

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BY: *Norbert A. Therien* DATE: 3/1/2019  
NORBERT A. THERIEN, PLS NO. 1739