

Interstate Route 95

Town of West Greenwich
Town of East Greenwich

SITE
AP 13 Lot 35
N/E
MODERN INDUSTRIES, INC.

SITE
AP 13 Lot 53
N/E
MODERN INDUSTRIES, INC.

General Notes

1. THE SITE IS LOCATED ON THE TOWN OF EAST GREENWICH ASSESSOR'S PLAT 13 LOTS 35 AND 53.
2. THE SITE IS APPROXIMATELY ±80.28 ACRES AND IS ZONED F2 (FARMING)
3. THE OWNER OF AP 13 LOT 35 AND 53 IS:
MODERN INDUSTRIES
242 WEST EXCHANGE ST
PROVIDENCE, RI 02903
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 440030016H REVISED OCTOBER 2, 2015 AND MAP 440030018G REVISED DECEMBER 3, 2010. ZONE X AREAS OUTSIDE THE 100-YEAR FLOODPLAIN.
5. TOPOGRAPHY WAS OBTAINED FROM RIGIS LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. WETLAND EDGES WERE DELINEATED BY DIPRETE ENGINEERING USING SUBMETER GPS.
7. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
GROUNDWATER PROTECTION OVERLAY DISTRICT(TOWN)
GREENWICH BAY SAMP (CRMC)
8. THE SITE IS PARTIALLY WITHIN A:
NATURAL HERITAGE AREA (RIDEM)

Dimensional Regulations:

CURRENT ZONING: SINGLE FAMILY DWELLING/COMMUNITY RESIDENCE/FARM F-2

MINIMUM LOT AREA:	2 AC
MINIMUM FRONTAGE:	150'
MINIMUM LOT COVERAGE-STRUCTURE:	25%
MINIMUM LOT COVERAGE-PAVEMENT:	60%
MINIMUM FRONT YARD:	60'
MINIMUM SIDE YARD:	30'
MINIMUM REAR YARD:	45'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM ACCESSORY STRUCTURE:	15'

Existing Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	WATER LINE
	SEWER LINE
	SEWER FORCE MAIN
	GAS LINE
	ELECTRIC LINE
	OVERHEAD WIRES
	DRAINAGE LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	WETLAND HATCH
	STATE HIGHWAY LINE
	STATE FREEWAY LINE
	NAIL FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD/PIPE FOUND/SET
	BOUND FOUND/SET
	SIGN
	BOLLARD
	SOIL EVALUATION
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	GUY POLE
	ELECTRIC MANHOLE
	UTILITY/POWER POLE
	LIGHTPOST
	SEWER/SEPTIC MANHOLE
	SEWER VALVE
	CLEANOUT
	HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	WELL
	MONITORING WELL
	UNKNOWN MANHOLE
	GAS VALVE
	BENCH MARK
	STREAM FLOW DIRECTION

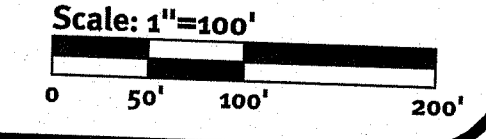
Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
BhA	BRIDGEHAMPTON SILT LOAM, 0 TO 3 PERCENT SLOPES
BoC	BRIDGEHAMPTON-CHARLTON COMPLEX, EXTREMELY STONY, 3 TO 15 PERCENT SLOPES
HnC	HINCKLEY-ENFIELD COMPLEX, ROLLING
NoB	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
UD	UDORTHENTS-URBAN LAND COMPLEX

Abbreviations:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F



Wetland Edge Verification Plan
Division Road Neighborhood
Assessor's Plat 13 Lots 35 & 53
East Greenwich, Rhode Island

Prepared for
Modern Industries
242 West Exchange Street, Providence, Rhode Island 02903
Tel: 401-593-1600

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1	09-28-2020	Wetland Edge Verification Plan	J.A.R.	J.R.
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REGISTERED PROFESSIONAL ENGINEER
CIVIL

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