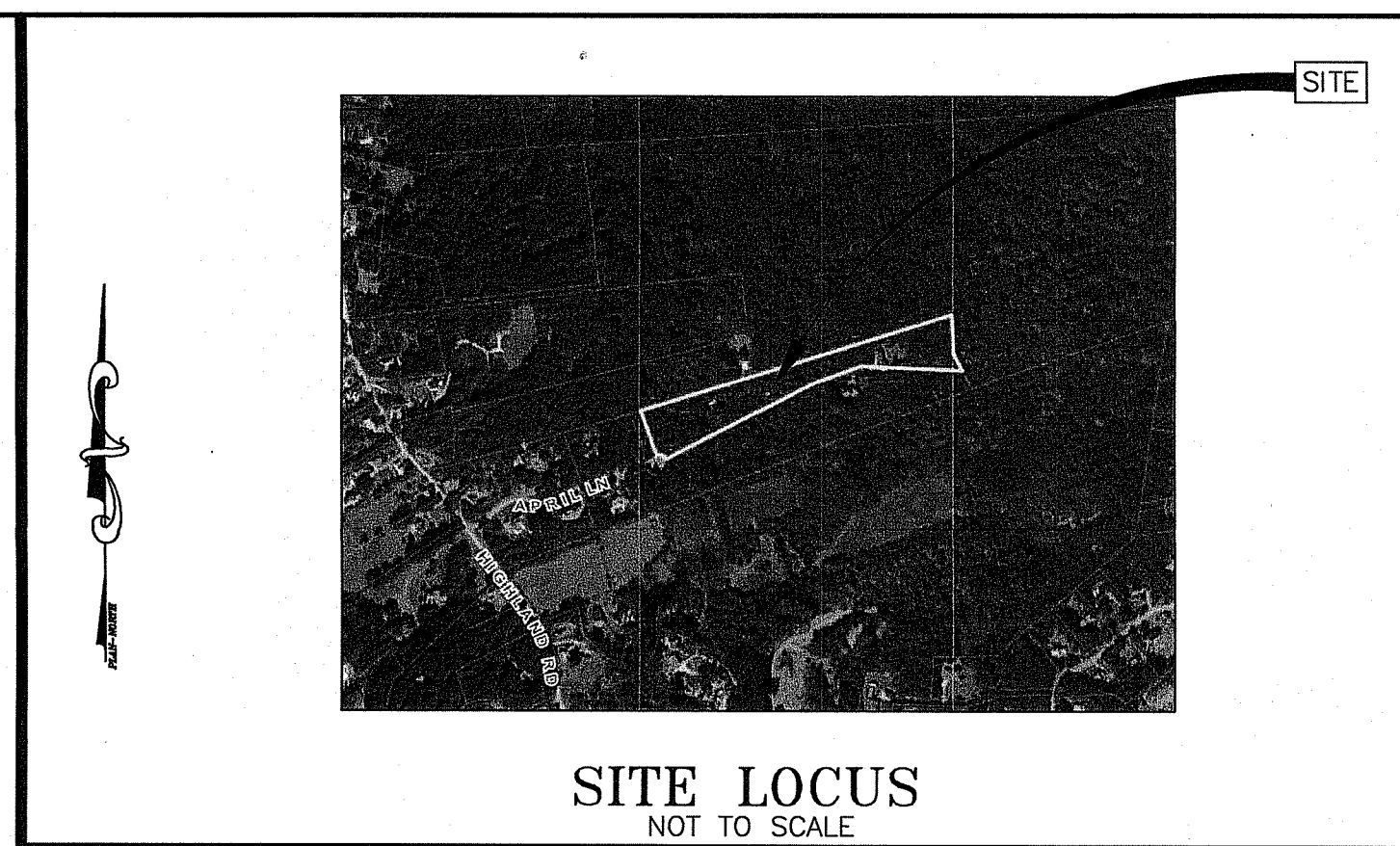


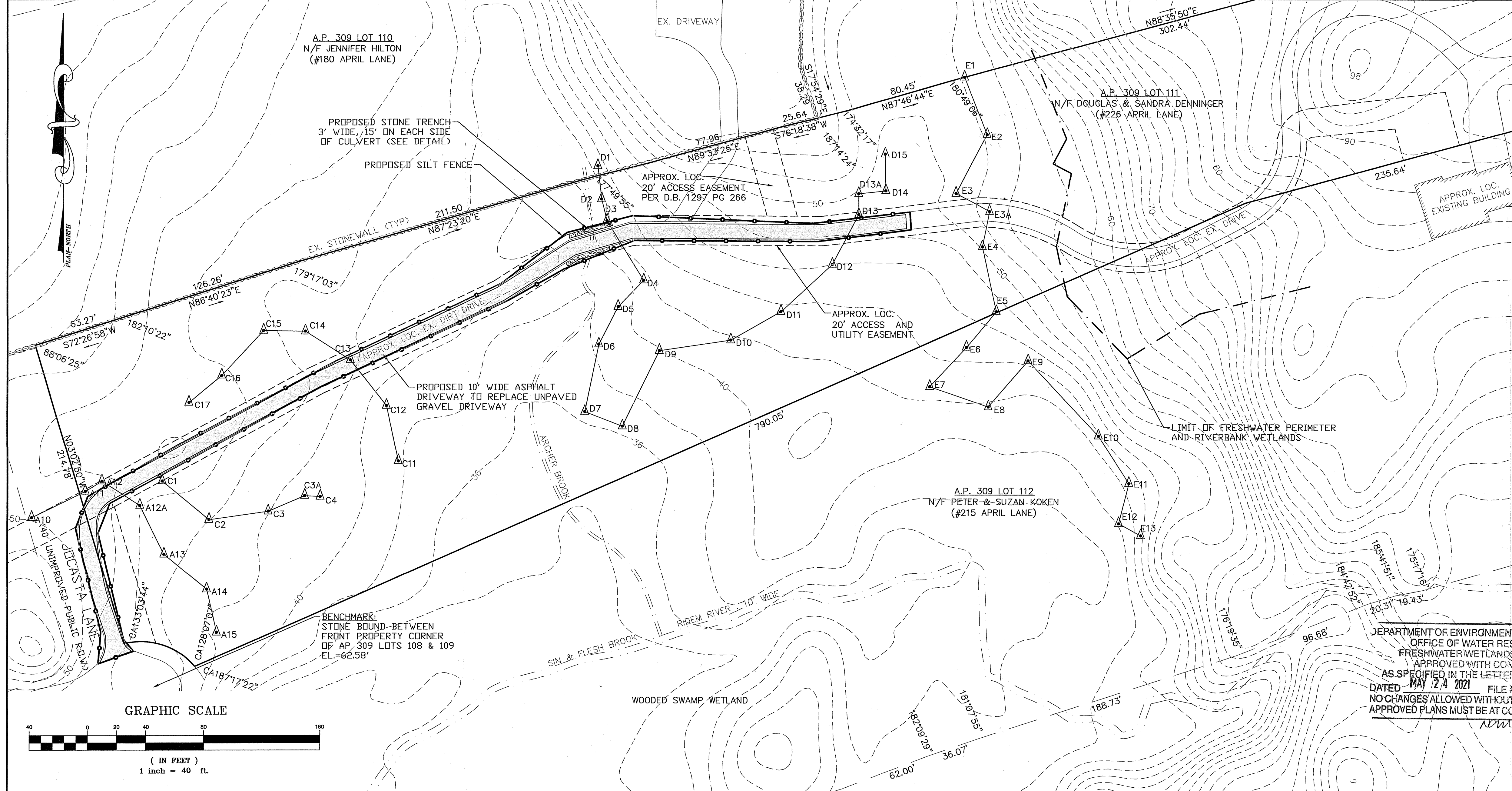
OVERALL PLAN
1" = 80'



SITE LOCUS
NOT TO SCALE

LEGEND

PROPERTY LINE	---	BUILDING SETBACK	---
ABUTTER LINE	---	PROPOSED DOWNSPOUTS	⊕
EX. EDGE OF PAVEMENT	---	PROPOSED CONTOUR	(87)
EXISTING CONTOUR	---	PROPOSED SPOT GRADE	x 116.5
EXISTING SPOT GRADE	X 87	STRAW WADDLE OR SILT FENCE FOR EROSION CONTROL	---
EX. TEST PIT	⊕	RI DOT STD. 9.9.0 CONSTRUCTION ACCESS	---
EXISTING STONE WALL	---	PROPOSED SEWER LINE	S
EXISTING FENCE LINE	---	PROPOSED WATER LINE	W
EXISTING BUILDING	---	PROPOSED DRAIN LINE	D
EXISTING SEWER MANHOLE	⊕	DRILL HOLE	⊕
EXISTING SEWER LINE	S	GRANITE BOUND	D.H.
EXISTING DRAIN MANHOLE	⊕	IRON ROD	G.B.
EXISTING DRAIN LINE	D		I.R.
EXISTING CATCH BASIN	⊕		
EXISTING WATER LINE	W		
EXISTING UTILITY POLE	⊕		
EXISTING HYDRANT	⊕		



ZONING CRITERIA

ZONING DISTRICT	R-40
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	150'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	40'
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35'

- PLAN NOTES:**
- CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - PLAN IS TO BE USED FOR SUBMISSION TO RIDEM FRESHWATER WETLANDS AND FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF TIVERTON AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO TIVERTON'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.
 - ADDITIONAL NOTES ON SHEET 2 OF 2 SHALL ALSO BE STRICTLY ADHERED TO.
 - SITE IS NOT LOCATED WITHIN 100-YEAR FLOODPLAIN, AS MAPPED BY FEMA, COMMUNITY PANEL #44005C0102J, REVISED SEPTEMBER 4, 2013.

SURVEY NOTE:
BOUNDARY LINES AND EXISTING CONDITIONS TAKEN FROM:
PLAN ENTITLED "LONDON MEADOW"
MINOR SUBDIVISION IN TIVERTON, RI

DIPRETE ENGINEERING ASSOCIATES, INC.
2 STAFFORD COURT
CRANSTON, RI 02920
401.943.1000

APR - 6 2021

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

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
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401.816.5385
PRINCIPEENGINEERING@GMAIL.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 24 2021 FILE # 21-0090
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

EROSION, SEDIMENTATION, & RUNOFF CONTROL PLAN
for
226 APRIL LANE
AP 309 LOT 111
in
TIVERTON, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 1 of 2
DRAWN BY: JRM	DESIGN BY: JRM
CHECKED BY: TJP	DATE: 03/22/2021
PROJECT NO.: D-2021-4	

