

NO.	DATE	DESCRIPTION	RAW BY
1.	10/27/22	UPDATED FEMA & ABUTTERS	

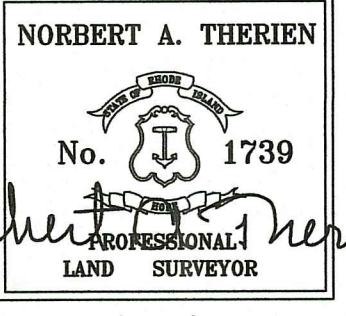
ZONING CRITERIA	
ZONING DISTRICT	R20
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT FRONTAGE	125'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

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: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO

PURPOSE OF SURVEY: BOUNDARY SURVEY & EXISTING CONDITIONS

BY: *Norbert A. Therien* DATE: 10/24/2022
 NORBERT A. THERIEN, PLS NO. 1739

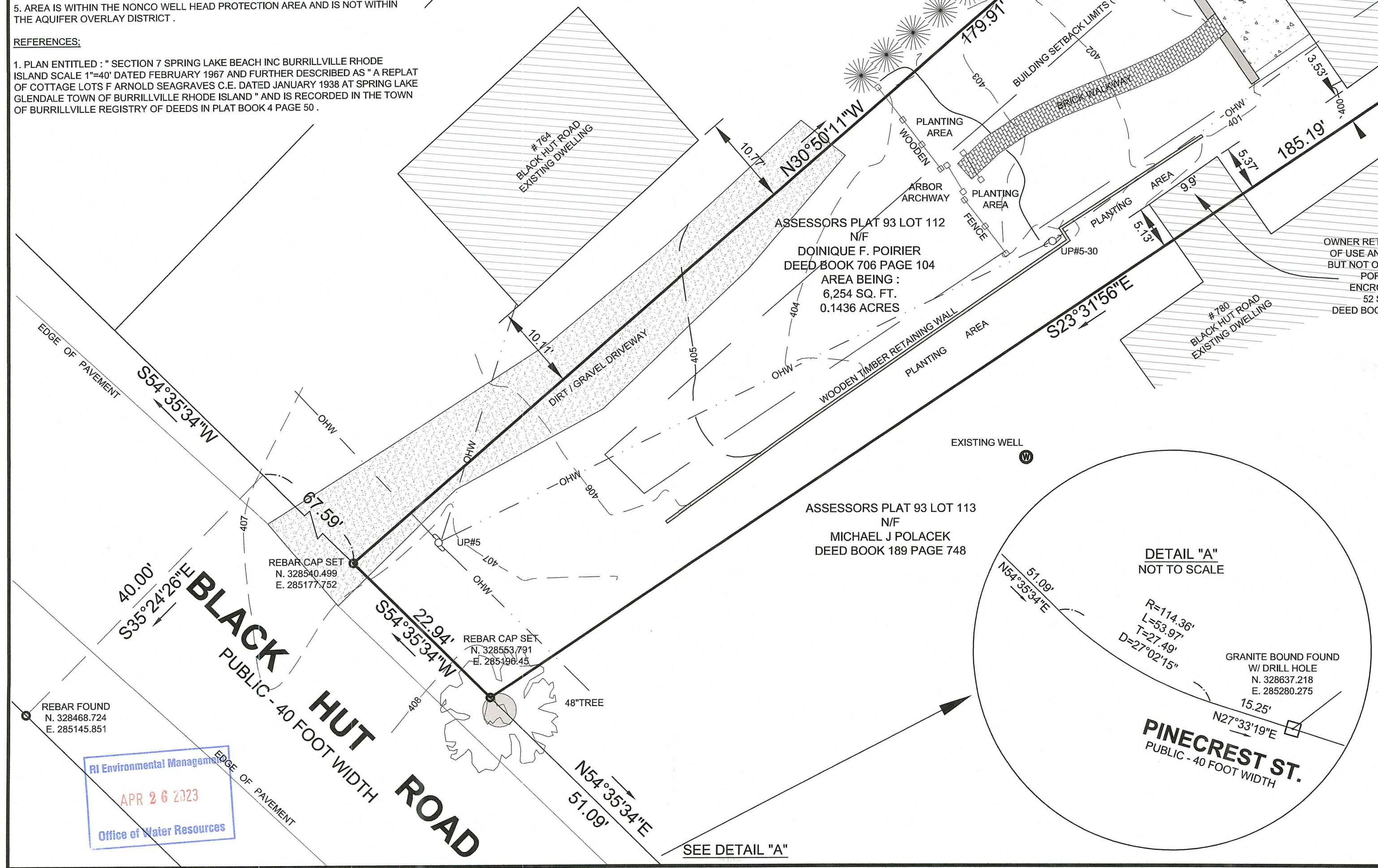


- GENERAL NOTES:**
- THIS SITE LIES WITHIN A ZONE A AND ZONE X AREAS OF OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BURRILLVILLE RHODE ISLAND COMMUNITY PANEL NUMBER 44070135G. MAP DATED MARCH 02, 2009.
 - THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
 - THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
 - HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
 - AREA IS WITHIN THE NONCO WELL HEAD PROTECTION AREA AND IS NOT WITHIN THE AQUIFER OVERLAY DISTRICT.
- REFERENCES:**
- PLAN ENTITLED: "SECTION 7 SPRING LAKE BEACH INC BURRILLVILLE RHODE ISLAND SCALE 1"=40' DATED FEBRUARY 1967 AND FURTHER DESCRIBED AS "A REPLAT OF COTTAGE LOTS F ARNOLD SEAGRAVES C.E. DATED JANUARY 1938 AT SPRING LAKE GLENDALE TOWN OF BURRILLVILLE RHODE ISLAND" AND IS RECORDED IN THE TOWN OF BURRILLVILLE REGISTRY OF DEEDS IN PLAT BOOK 4 PAGE 50.

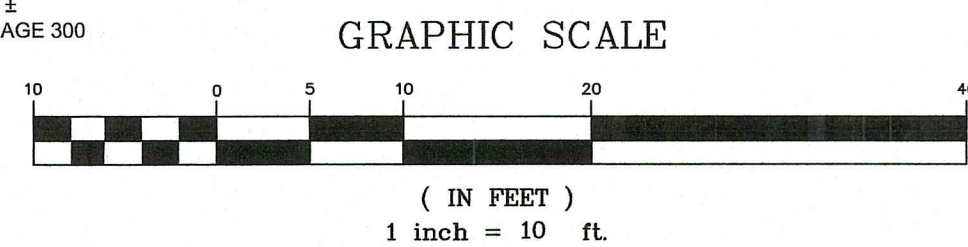
ASSESSORS PLAT 93 LOT 111
 N/F
 JAY J. HUTNAK
 DEED BOOK 630 PAGE 268

ASSESSORS PLAT 93 LOT 112
 N/F
 DOMINIQUE F. POIRIER
 DEED BOOK 706 PAGE 104
 AREA BEING:
 6,254 SQ. FT.
 0.1436 ACRES

ASSESSORS PLAT 93 LOT 113
 N/F
 MICHAEL J. POLACEK
 DEED BOOK 189 PAGE 748



- LEGEND**
 NOT TO SCALE
- BOUNDARY
 - ABUTTER
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - BUILDING ENVELOPE
 - ELECTRIC LINE
 - OHW
 - IRON PIN
 - BOUND
 - WELL
 - UTILITY POLE
 - BENCHMARK



PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 27 SAKONNET RIDGE DRIVE
 TIVERTON, RI 02878
 401.816.5385
 SURVEY@PRINCIPEENGINEERING.COM
 PRINCIPLEENGINEERING.COM

BOUNDARY SURVEY & EXISTING CONDITIONS PLAN
 for
DOMINIQUE F. POIRIER
 ASSESSORS PLAT 93 LOT 112
 770 BLACKHUT ROAD
 in
 BURRILLVILLE, RHODE ISLAND

SCALE: 1"=10'	SHEET NO: 1 OF 1
DRAWN BY: WCR	DESIGN BY: CHECKED BY: NAT
DATE: 10-18-2022	PROJECT NO.: ERSC-2022-19

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: JUN 06 2023 FILE #: 23-0093

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy Clapton

SPRING LAKE
(N/F TOWN OF BURRILLVILLE)
WATER EL. 391.1 ±
UN-NUMBERED A ZONE (BASE FLOOD NOT DETERMINED)

EROSION CONTROLS @
LIMIT OF DISTURBANCE

PROPOSED HOUSE
EXISTING HOUSE (TO BE RAZED)

BENCHMARK
SET P/NAIL IN 3" PINE TREE
ELEVATION 399.18
NAVD 88 DATUM

770
BLACK HUT ROAD
EXISTING DWELLING
FINISH FIRST FLOOR
ELEVATION 409.85
PROP. BASE SLAB = 397'
PROP. FIRST = 405.65'

1
6,254 sq. ft.
0.14 acres

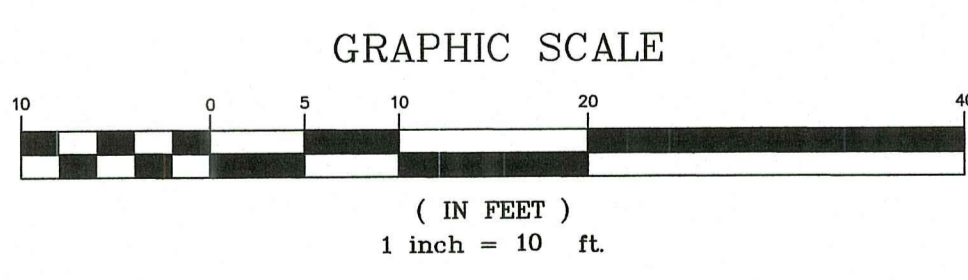
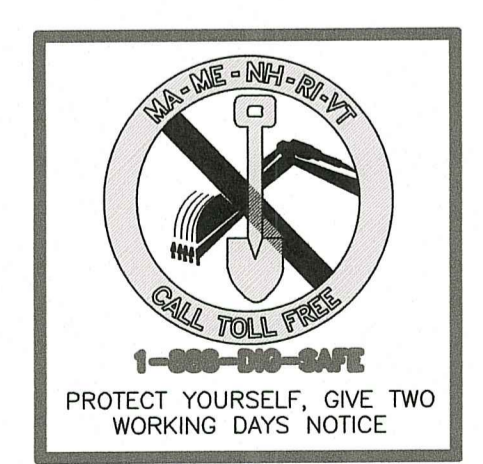
ASSESSORS PLAT 93 LOT 111
N/F
JAY J. HUTNAK
DEED BOOK 630 PAGE 268

ASSESSORS PLAT 93 LOT 112
N/F
DANIEL F. POINIER
DEED BOOK 706 PAGE 104
AREA BEING:
6,254 SQ. FT.
0.14 ACRES

ASSESSORS PLAT 93 LOT 113
N/F
MICHAEL J. POLACEK
DEED BOOK 189 PAGE 748

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUN 06 2023 FILE # 23 0093
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PROPOSED SITE PLAN



- DRAWING ISSUE:
- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

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.

GENERAL NOTES:
1. THIS SITE LIES WITHIN A ZONE A AND ZONE X AREAS OF OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BURRILLVILLE RHODE ISLAND COMMUNITY PANEL NUMBER 44007C0135G, MAP DATED MARCH 02, 2009.
2. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
3. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
4. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
5. AREA IS WITHIN THE NONCO WELL HEAD PROTECTION AREA AND IS NOT WITHIN THE AQUIFER OVERLAY DISTRICT.

REFERENCES:
1. PLAN ENTITLED: "SECTION 7 SPRING LAKE BEACH INC BURRILLVILLE RHODE ISLAND SCALE 1"=40' DATED FEBRUARY 1967 AND FURTHER DESCRIBED AS "A REPLAT OF COTTAGE LOTS F ARNOLD SEAGRAVES C.E. DATED JANUARY 1938 AT SPRING LAKE GLENDALE TOWN OF BURRILLVILLE RHODE ISLAND" AND IS RECORDED IN THE TOWN OF BURRILLVILLE REGISTRY OF DEEDS IN PLAT BOOK 4 PAGE 50.

<p>PRINCIPLE COMPANY, INC. ENGINEERING DIVISION 27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385 PRINCIPLEENGINEERING@GMAIL.COM</p>		<p>RIDEM SUBMISSION PLAN for 770 BLACK HUT ROAD AP 93 LOT 112 in BURRILLVILLE, RHODE ISLAND</p>	
<p>SCALE: 1" = 10'</p>		<p>SHEET NO.: 2 of 3</p>	
<p>DRAWN BY: KAB</p>		<p>DESIGN BY: KAB</p>	
<p>DATE: 04/03/2023</p>		<p>CHECKED BY: TJP</p>	
<p>PROJECT NO.: ERSC-2022-19</p>		<p>APR 26 2023 Environmental Management Office of Water Resources</p>	

C:\Users\admin\Principe Engineering Dropbox\ERSC PLANS\2022\ERSC-2022-19_770 Black Hut Road_Burrillville\ERSC-2022-19 RIDEM-rev.dwg

