

LOCATION MAP NOT TO SCALE



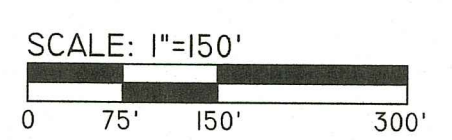
EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	25' BUFFER ZONE
	50' BUFFER ZONE
	75' BUFFER ZONE
	100' BUFFER ZONE
	150' BUFFER ZONE
	200' BUFFER ZONE
	STREAM
	WETLAND LINE & FLAG

GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF TIVERTON, RHODE ISLAND ASSESSOR'S PLAT 110 LOT 102 AND ASSESSOR'S PLAT 301 LOT 220.
- THE SITE IS APPROXIMATELY 61.6 ACRES AND IS ZONED R60.
- THE OWNER OF AP 110 LOT 102 IS:
TIVERTON NOMINEE TRUST LLC
C/O MARYBETH MCINNIS ESQ
807 TURNPIKE STREET
NO ANDOVER MA 01845
- THE OWNER OF AP 301 LOT 220 IS:
23-33 BROADCOMMON LLC
99 TUPELO STREET
BRISTOL RI 02809
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44005C0039J, MAP REVISED SEPTEMBER 4, 2015. (FLOOD PLAN DESCRIPTIONS SHOWN BELOW)
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSIDERED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON DATE 11-30-2022.



DIPRETE ENGINEERING

Two Stafford Court, Cranston, RI 02920
tel: 401-943-1000 fax: 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

DAVID A. RUSSO
No. 14395
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
1	07/27/23	PROJECT COMMENTS	DA
2	08/10/23	APPROVAL FOR SUBMISSION	DA
3			

DESIGN BY: DAR

OVERALL WETLAND PLAN - KEY MAP

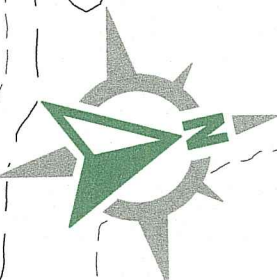
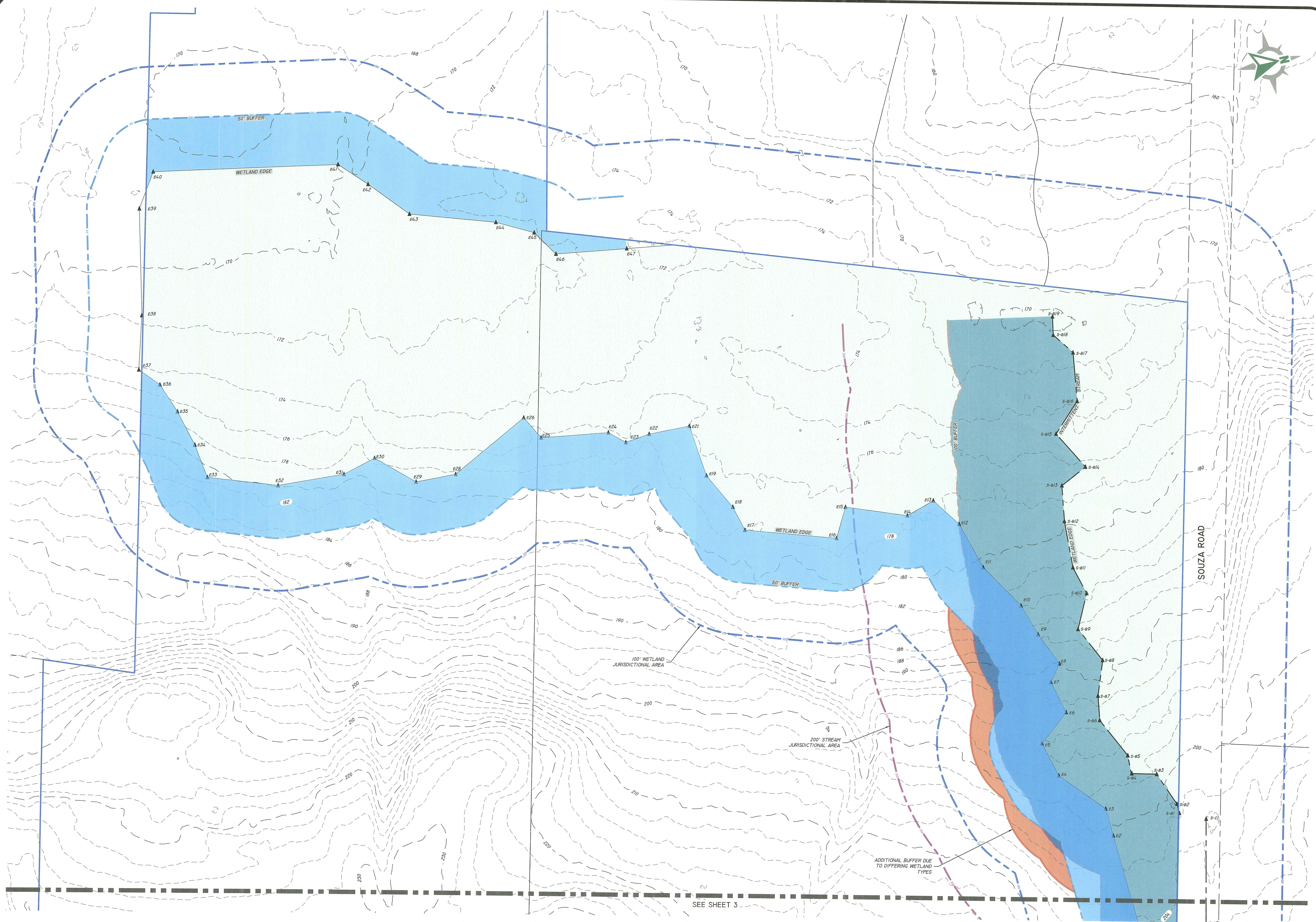
MAIN AT SOUZA
AP 110 LOT 102, AP 301 LOT 220
TIVERTON, RI

PREPARED FOR:
BLUEDOG CAPITAL PARTNERS
PROSPERITY DRIVE, #203, KNOXVILLE, TN 37923

RI 001 NO. 3643-06 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\025\MAIN PROJECTS\23-03-01 MAIN ROAD JURISDICTION DRAWINGS\24-01-01\WETLV.DWG PLOTDATE: 6/22/23

Z:\DEVELOPMENT\PROJECTS\2024-001 MAIN ROAD\AUTOCAD DRAWINGS\2404-001\WETLANDS\DWG PLOTTER: 0/17/2025



DiPrete Engineering
 Two Stafford Court, Cranston, RI 02910
 Tel: 401-943-1000 Fax: 401-664-6066 www.diprete-eng.com
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DAVID A. RUSSO
 No. 1336
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

NO.	DATE	DESCRIPTION	DRAWN BY: SEH	DESIGN BY: DAR
0	5/29/2024	WETLANDS REGULATORY SUBMISSION		
1	6/27/2024	REVISED REGULATORY SUBMISSION		

WETLAND PLAN I
MAIN AT SOUZA
 AP 110 LOT 102, AP 301 LOT 220
 TIVERTON, RI
 PREPARED FOR:
BLUEDOG CAPITAL PARTNERS
 PROSPERITY DRIVE, #203, KNOXVILLE, TN 37923

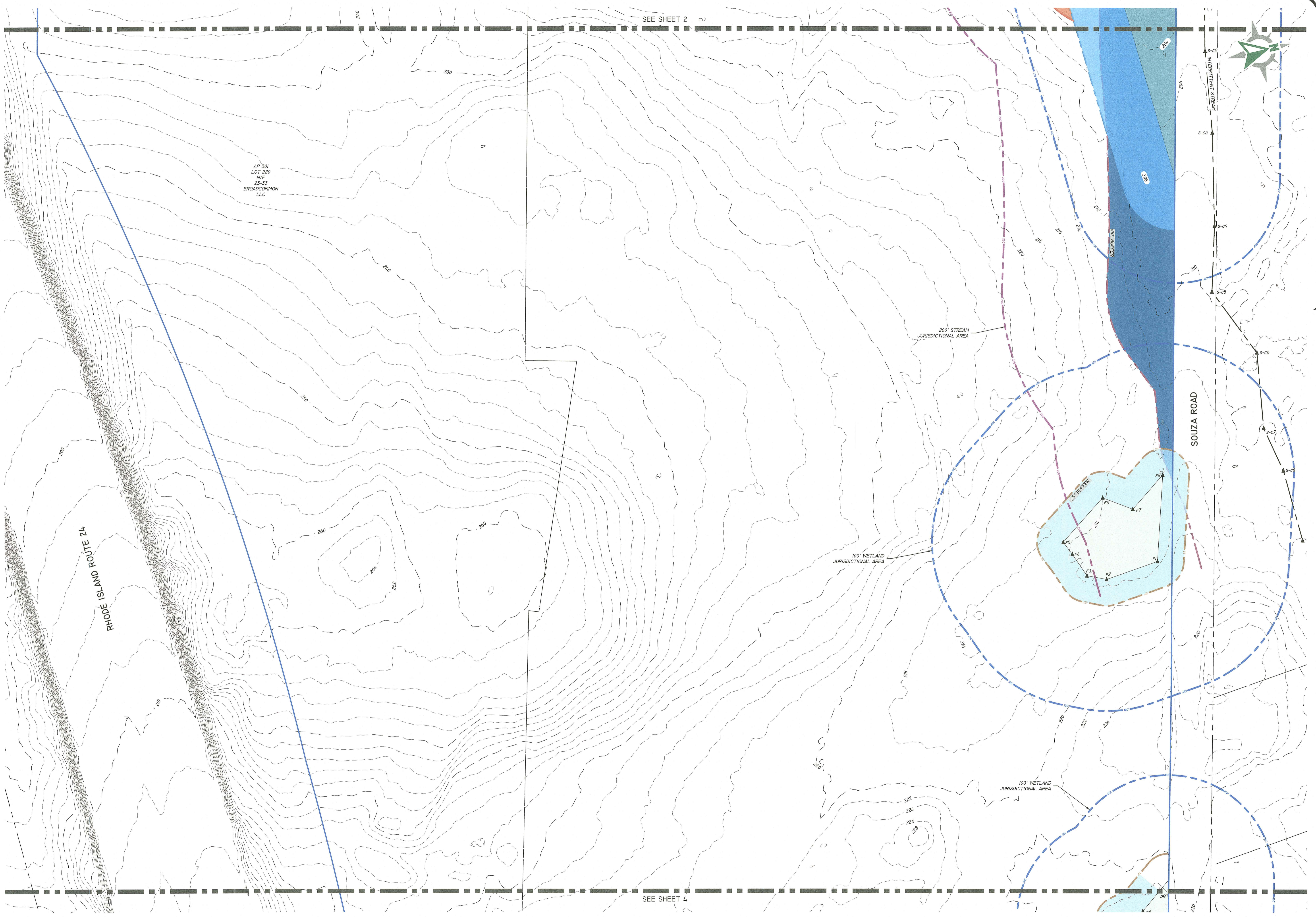
SCALE: 1"=40'
 0 20' 40' 80'

SEE SHEET 3

DE: 008-165-343-001 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **2** OF 5

Z:\DEVELOPMENT\PROJECTS\32643-001 MAIN ROAD\AUTOCAD DRAWINGS\32643-001-HYD-DWG PLOTTER: 6/27/2023



AP 301
LOT 220
N/F
23-33
BROADCOMMON
LLC

SEE SHEET 2

SEE SHEET 4

SCALE: 1"=40'
0 20' 40' 80'

WETLAND PLAN 2

MAIN AT SOUZA
AP 100 LOT 102, AP 301 LOT 220
TIVERTON, RI

PREPARED FOR:
BLUEDOG CAPITAL PARTNERS
PROSPERITY DRIVE, #203, KNOXVILLE, TN 37923

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DAVID A. RUSSO
No. 13365
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
1	02/20/23	ORDER COMMENTS	
2	3/29/2023	WETLAND VERIFICATION SUBMISSION	
3			

DRAWN BY: SEH
DESIGN BY: DAR

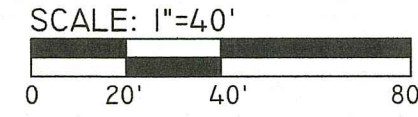
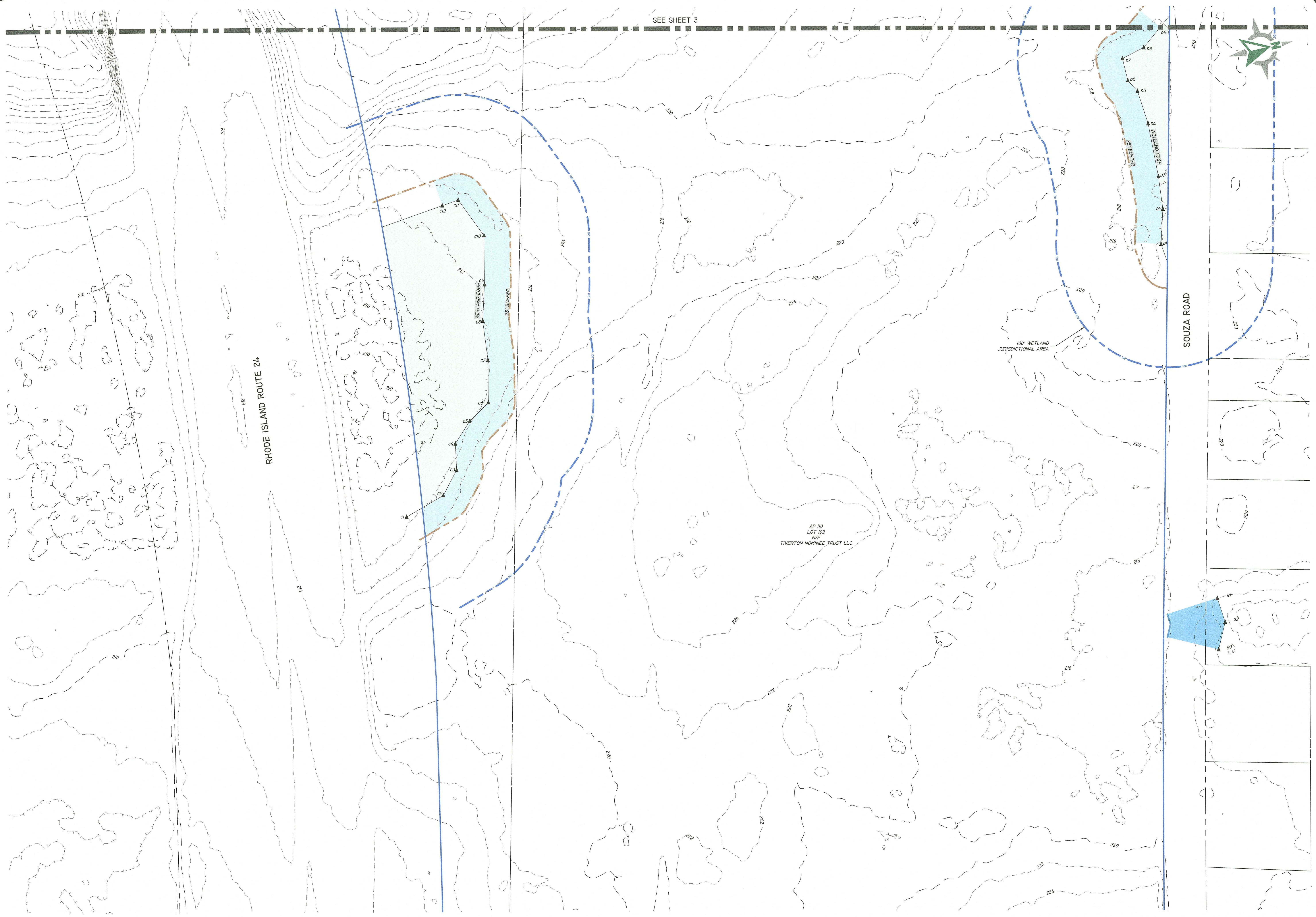
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tel. 401-943-1000 fax 401-664-6006 www.diprete-eng.com

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Z:\08\MAIN\PROJECTS\3234-001\MAIN\ROAD\OUTCADD\DRAWINGS\3234-001\WTL_DWG_PLOTTER_4/22/2023

SEE SHEET 3




WETLAND PLAN 3

MAIN AT SOUZA
AP 110 LOT 102, AP 301 LOT 220
TIVERTON, RI

PREPARED FOR:
BLUEDOG CAPITAL PARTNERS
PROSPERITY DRIVE, #203, KNOXVILLE, TN 37923

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SHEET **4** OF 5

DAVID A. RUSSO
No.  4235
REGISTERED PROFESSIONAL ENGINEER
CIVIL

 **DiPrete Engineering**

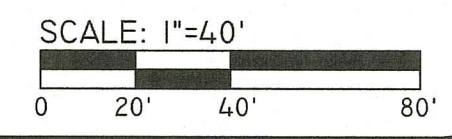
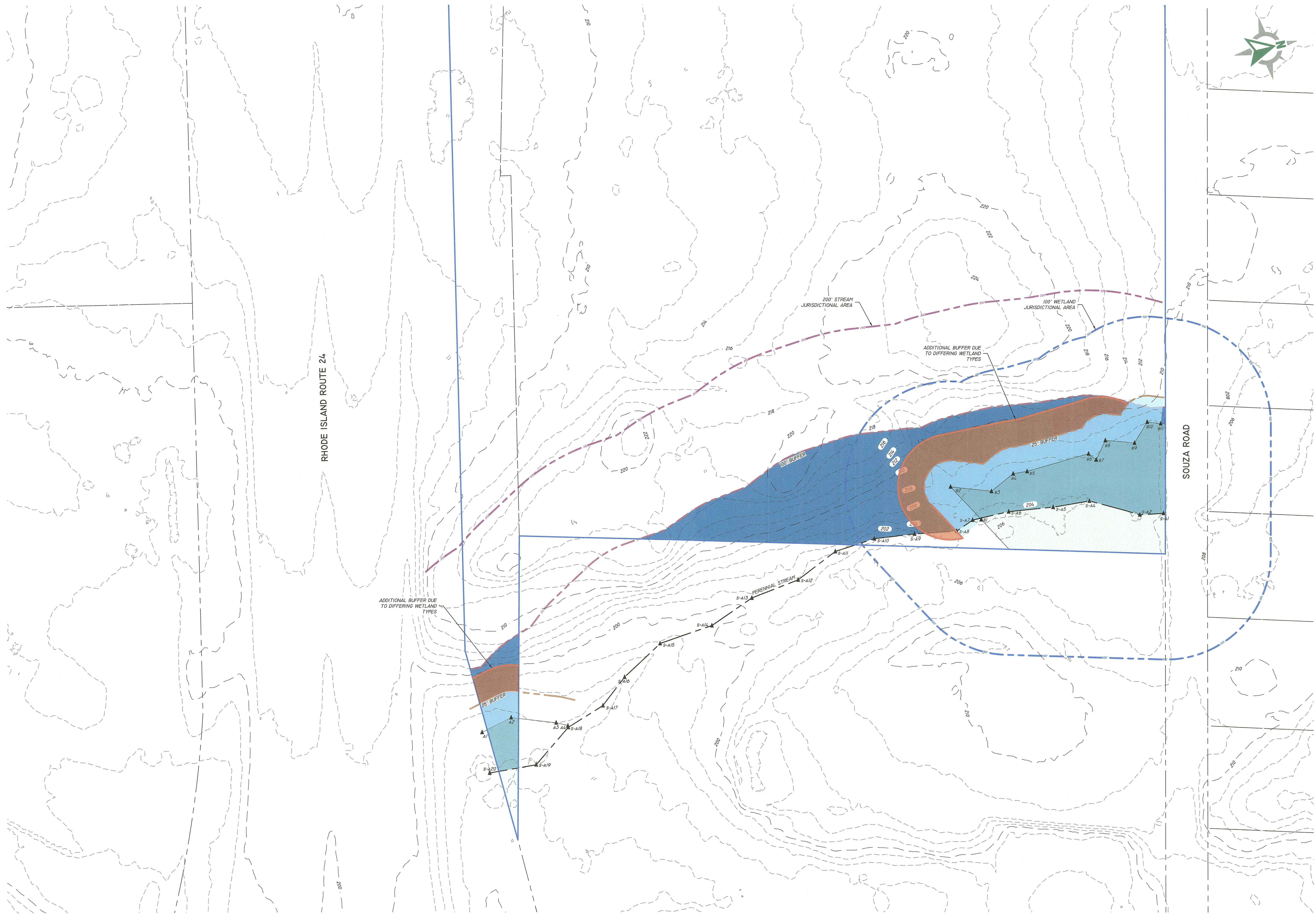
Two Stafford Court, Cranston, RI 02920
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NO.	DATE	DESCRIPTION	BY:
0	3/23/2023	WETLAND VERIFICATION SUBMISSION	BAR
1			

DRAWN BY: SEH DESIGN BY: BAR

Z:\DEVELOPMENT\PROJECTS\1203-001 MAIN ROAD\AUTOCAD DRAWINGS\1203-001-WTLV.DWG PLOTTER: 0/2/2023



WETLAND PLAN 4

MAIN AT SOUZA

AP 100 LOT 102, AP 301 LOT 220
TIVERTON, RI

PREPARED FOR:
BLUEDOG CAPITAL PARTNERS

PROSPERITY DRIVE, #203, KNOXVILLE, TN 37923

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DAVID A. RUSSO
No. 11365
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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NO.	DATE	DESCRIPTION	BY
0	3/29/2023	WETLAND VERIFICATION SUBMISSION	SEH
1	02/22/2023	RISEK COMMENTS	SEH

DESIGN BY: DAR