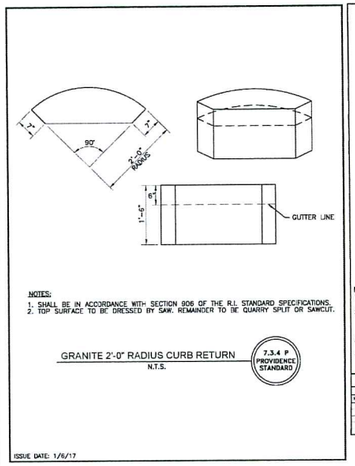
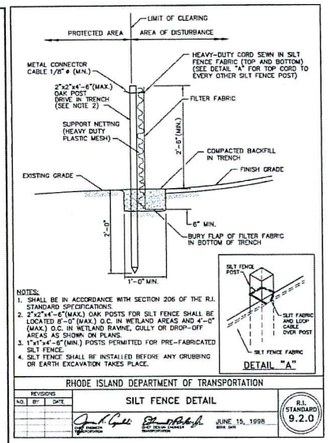
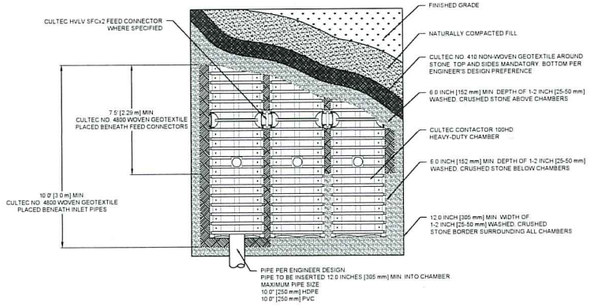
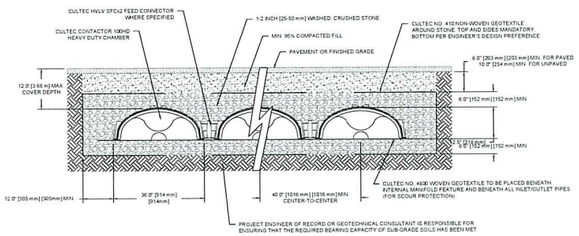


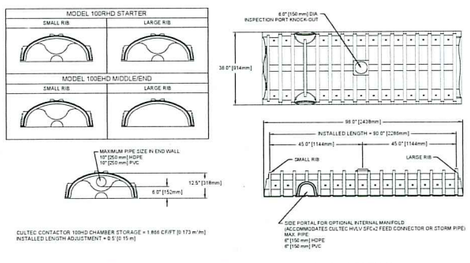




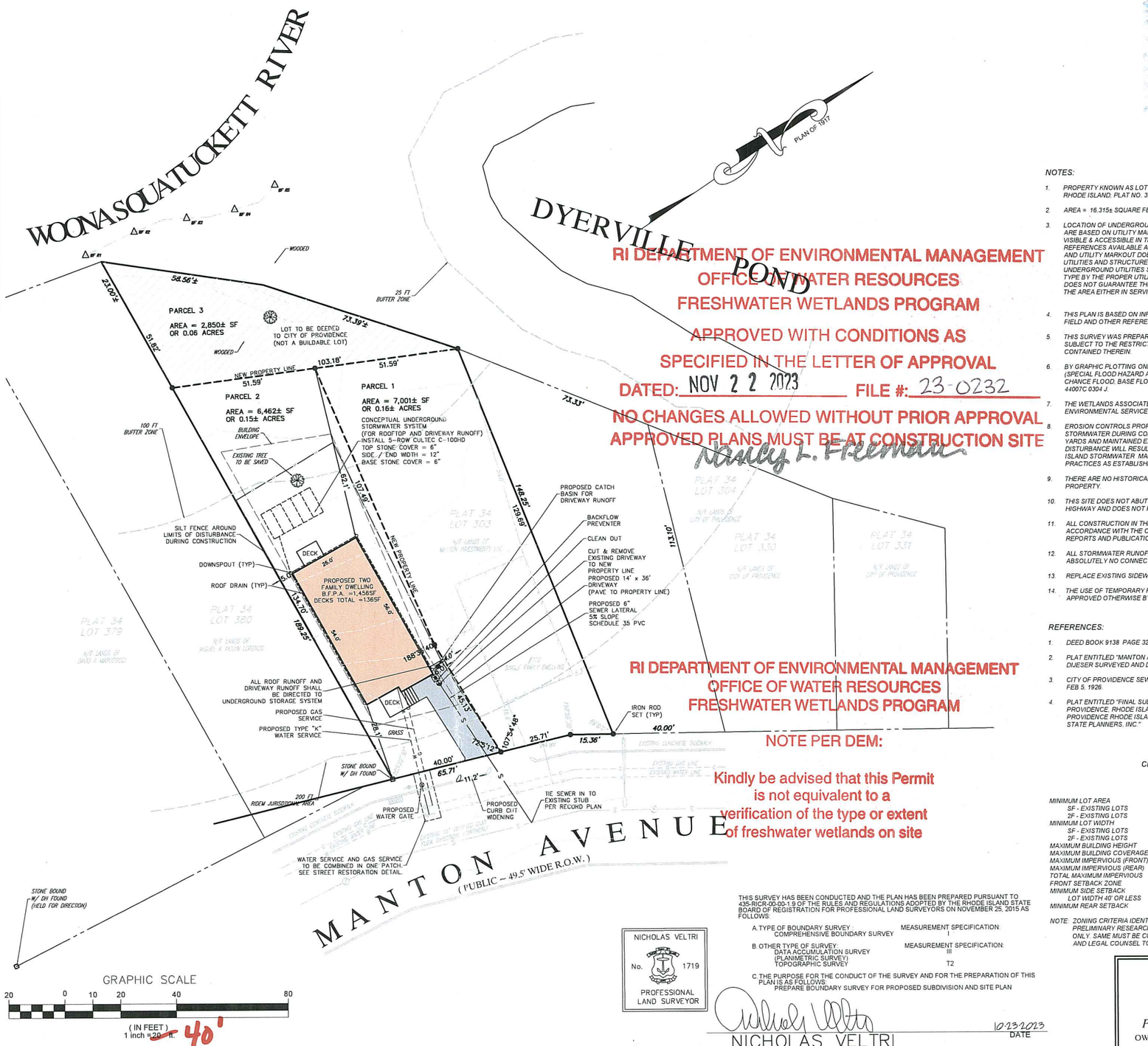
CULTEC RECHARGER 100HD HEAVY DUTY PLAN VIEW

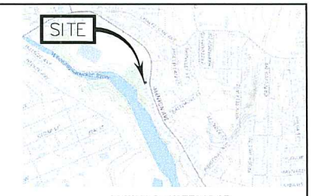


CULTEC RECHARGER 100HD HEAVY DUTY CROSS SECTION



CULTEC RECHARGER 100HD HEAVY DUTY CROSS SECTION





LOCUS MAP ~ NOT TO SCALE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: NOV 22 2023 FILE #: 23-0232
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

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

NOTE PER DEM:

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

RI Department of Environmental Management
OCT 31 2023
Office of Water Resources

NOTES:

1. *PROPERTY KNOWN AS LOT 303 AS SHOWN ON THE CITY OF PROVIDENCE, STATE OF RHODE ISLAND, PLAT NO. 34.*
2. *AREA = 16,315± SQUARE FEET OR 0.37± ACRES*
3. *LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.*
4. *THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD AND OTHER REFERENCES LISTED HEREON.*
5. *THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.*
6. *BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED) PER FEMA MAP REF. 44007C 0304 J.*
7. *THE WETLANDS ASSOCIATED WITH THE SITE WERE DELINEATED BY McCUE ENVIRONMENTAL SERVICES ON SEPTEMBER 18, 2023.*
8. *EROSION CONTROLS PROPOSED WILL MITIGATE EROSIVE VELOCITIES OF STORMWATER DURING CONSTRUCTION. THE PROPOSED GRASS LANDSCAPE YARDS AND MAINTAINED EXISTING VEGETATION OUTSIDE THE LIMITS OF DISTURBANCE WILL RESULT IN A SITE DESIGN THAT MEETS WITH THE RHODE ISLAND STORMWATER MANUAL RECOMMENDATIONS AND BEST MANAGEMENT PRACTICES AS ESTABLISHED.*
9. *THERE ARE NO HISTORICAL PROPERTIES OR CEMETERIES ADJACENT TO THIS PROPERTY.*
10. *THIS SITE DOES NOT ABUT A RHODE ISLAND DEPARTMENT OF TRANSPORTATION HIGHWAY AND DOES NOT REQUIRE A PHYSICAL ALTERATION PERMIT (PAP).*
11. *ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY (R.O.W.) MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE UNDER THE " REPORTS AND PUBLICATIONS" AT https://www.providenceri.gov/public-works/forms*
12. *ALL STORMWATER RUNOFF SHALL BE CONTAINED AND TREATED ONSITE. ABSOLUTELY NO CONNECTION TO CITY SEWER OR STORMWATER LINE IS ALLOWED.*
13. *REPLACE EXISTING SIDEWALK WITH "ADA" COMPLIANT CONCRETE SIDEWALK.*
14. *THE USE OF TEMPORARY FENCE SHALL BE USED AROUND THE SITE UNLESS APPROVED OTHERWISE BY OWNER*

REFERENCES:

1. *DEED BOOK 9138 PAGE 321*
2. *PLAT ENTITLED "MANTON AVENUE MEADOW PLAT BELONGING TO SEBASTION H. DUESER SURVEYED AND DRAWN BY EDWARD E. GOFF JULY, 1917".*
3. *CITY OF PROVIDENCE SEWER MAP LOCATED IN DRAWER 166 ON SHEET 13 DATED FEB 5, 1926.*
4. *PLAT ENTITLED "FINAL SUBDIVISION (MINOR) ASSESSOR'S PLAT 34 LOT 190, PROVIDENCE, RHODE ISLAND, STREET ADDRESS 756 MANTON AVENUE PROVIDENCE RHODE ISLAND, PREPARED FOR DAVID MARSOCCI, DRAWN BY OCEAN STATE PLANNERS, INC."*

ZONING INFORMATION
RESIDENTIAL (R2) DISTRICT
CITY OF PROVIDENCE ARTICLE 4
RESIDENTIAL DISTRICTS

MINIMUM LOT AREA	
SF - EXISTING LOTS	*NONE*
2F - EXISTING LOTS	*NONE*
MINIMUM LOT WIDTH	
SF - EXISTING LOTS	*NONE*
2F - EXISTING LOTS	*40'*
MAXIMUM BUILDING HEIGHT	*45'*
MAXIMUM BUILDING COVERAGE	*45%*
MAXIMUM IMPERVIOUS (FRONT)	*33%*
MAXIMUM IMPERVIOUS (REAR)	*50%*
TOTAL MAXIMUM IMPERVIOUS	*65%*
FRONT SETBACK ZONE	*SEC. 402.B*
MINIMUM SIDE SETBACK	
LOT WIDTH 40' OR LESS	
MINIMUM REAR SETBACK	

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

A TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY — MEASUREMENT SPECIFICATION: I

B OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) TOPOGRAPHIC SURVEY — MEASUREMENT SPECIFICATION: III T2

C THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY FOR PROPOSED SUBDIVISION AND SITE PLAN

NICHOLAS VELTRI
No. 1719
PROFESSIONAL LAND SURVEYOR

NICHOLAS VELTRI — 10-23-2023 DATE
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1719
CERTIFICATE OF AUTHORIZATION A048

COVERAGE:
PROPOSED BUILDING COVERAGE: 1,592 SF / 6,462 SF = 25%
PROPOSED IMPERVIOUS COVERAGE (FRONT YARD) = 255 SF / 791SF = 32%
PROPOSED IMPERVIOUS COVERAGE (REAR YARD) = 48 SF / 3,130 SF = 0.02%
PROPOSED TOTAL IMPERVIOUS COVERAGE = 2,096 SF / 6,462 SF = 32%

DRYWELL CALCULATION:
IMPERVIOUS SITE COVERAGE = 1,592 SF.
THE PROPOSED DRYWELL IS DESIGNED TO STORE THE FIRST INCH OF RAINFALL FROM THE PROPOSED DWELLING AND DRIVEWAY RUNOFF
REQUIRED DRYWELL STORAGE: (2,096 SF)(1FT/12IN)(1IN) = 175 CF.

ADMINISTRATIVE NOTES:

TOTAL LOTS AFFECTED	*1*
TOTAL LOTS BEFORE SUBDIVISION	*1*
TOTAL LOTS AFTER SUBDIVISION	*3*
ROADWAY AREA	*N/A*
TOTAL LOT AREA	*16,315± SF*

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:

MANTON AVENUE

MANTON COURT

"770 MANTON AVENUE MINOR SUBDIVISION PRELIMINARY PLAN"
LAND IN
PROVIDENCE, RHODE ISLAND
OWNER/APPLICANT: MAXTON INVESTMENTS, LLC
AP 34 LOT 303
770 MANTON AVENUE
PROVIDENCE, RI 02909

PREPARED BY: N. VELTRI SURVEY INC.
26 JULIET ROAD
NARRAGANSETT, RI 02882
veltrisurvey@verizon.net

DRAWN BY: CMS — COMPILED BY: CMS — CHECKED BY: NV — APPROVED BY: NV