

NOTES:

1. THE BORDERING VEGETATED WETLAND LINE FLAGS A1 - A13, WETLAND FLAGS B1 - B21, RIVERFRONT FLAGS RF 34 - RF 39 AND RIVERFRONT FLAGS RF 36A - RF 49A WERE FLAGGED BY CHRIS CAPONE OF SITEC, INC. ON FEBRUARY 7, 2011. THE REMAINDER OF THE RESOURCE AREAS SHOWN HEREON ARE THE SAME AS THOSE SHOWN ON THE PLAN OF RECORD FOR THE ORDER OF CONDITIONS ISSUED BY THE SEEKONK CONSERVATION COMMISSION ON APRIL 5, 2005, DEP FILE NO. SE 69-553, WHICH HAS SUBSEQUENTLY BEEN EXTENDED BY THE CONSERVATION COMMISSION AND, AS A RESULT, IS STILL VALID.
2. FLOOD ZONE INFORMATION TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM MAP ENTITLED "FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS, PANEL 202 OF 550, MAP NUMBER 25005CO202F" DATED JULY 7, 2009.
3. PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER.
4. PROPOSED LOTS TO BE SERVICED BY INDIVIDUAL SEWAGE ABSORPTION SYSTEMS DESIGNED IN CONFORMANCE WITH TITLE 5 REGULATIONS AND THE SEEKONK BOARD OF HEALTH BY-LAWS.

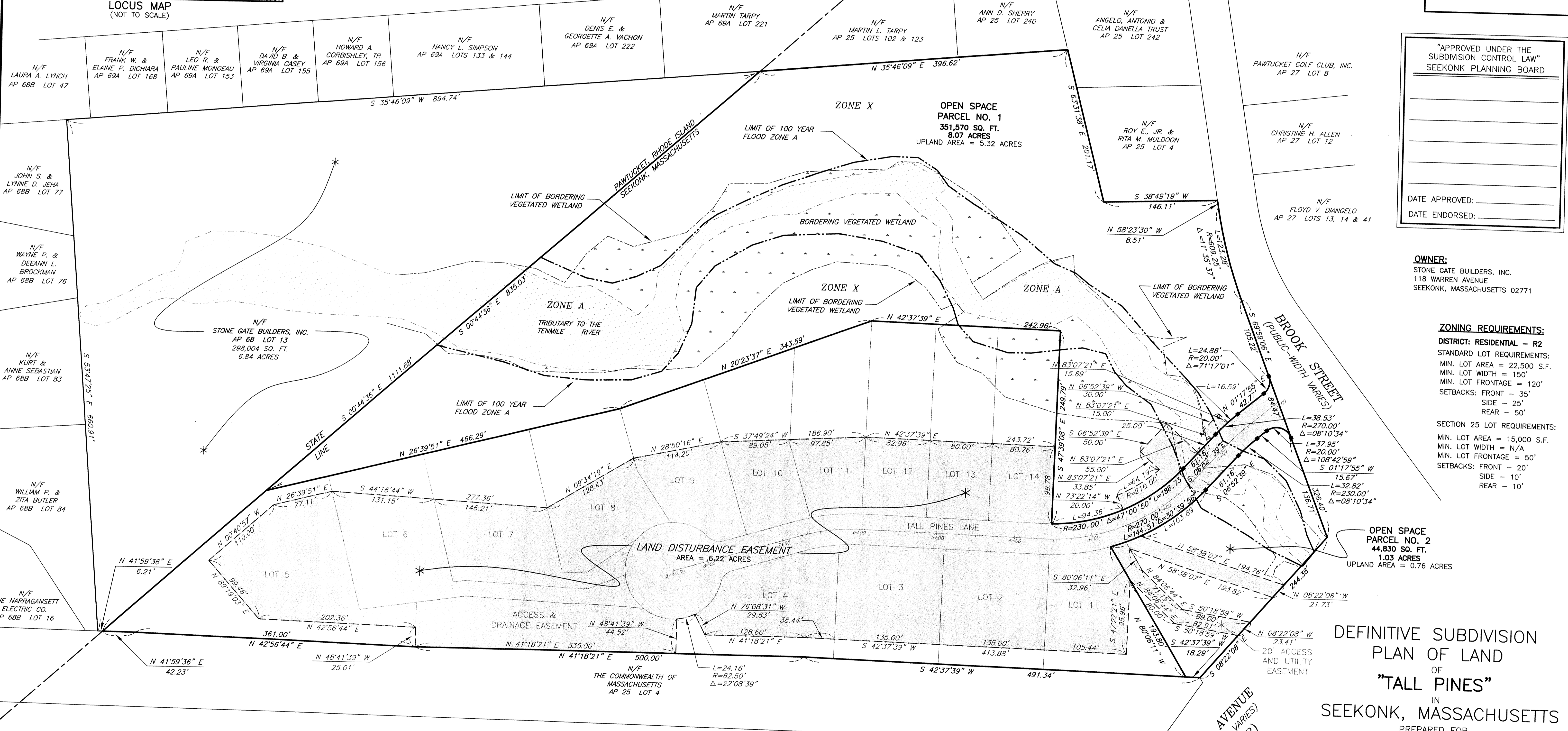
"APPROVED UNDER THE SUBDIVISION CONTROL LAW"
SEEKONK PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____

OWNER:
STONE GATE BUILDERS, INC.
118 WARREN AVENUE
SEEKONK, MASSACHUSETTS 02771

ZONING REQUIREMENTS:
DISTRICT: RESIDENTIAL - R2
STANDARD LOT REQUIREMENTS:
MIN. LOT AREA = 22,500 S.F.
MIN. LOT WIDTH = 150'
MIN. LOT FRONTAGE = 120'
SETBACKS: FRONT - 35'
SIDE - 25'
REAR - 50'

SECTION 25 LOT REQUIREMENTS:
MIN. LOT AREA = 15,000 S.F.
MIN. LOT WIDTH = N/A
MIN. LOT FRONTAGE = 50'
SETBACKS: FRONT - 20'
SIDE - 10'
REAR - 10'



DEFINITIVE SUBDIVISION
PLAN OF LAND
OF
"TALL PINES"
IN
SEEKONK, MASSACHUSETTS
PREPARED FOR
STONE GATE BUILDERS, INC.

DATE: DECEMBER 1, 2010 SCALE: 1" = 60'
REVISED: FEBRUARY 7, 2011 MAY 31, 2012
MARCH 14, 2011 JUNE 25, 2012
APRIL 5, 2011

PREPARED BY
SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
449 Fauce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554

SITE SUMMARY:
TOTAL TRACT AREA (SEEKONK) = 18.15 ACRES (14.63 ACRES UPLANDS)
PROPOSED DISTURBED AREA = 6.24 ACRES = 34.38% * (6.24 ACRES / 18.15 ACRES)
* - SEE VARIANCE GRANTED BY SEEKONK ZONING BOARD OF APPEALS ON MARCH 7, 2011.
REQUIRED OPEN SPACE = (18.15 AC.)(0.40) = 7.26 ACRES
REQUIRED OPEN SPACE UPLANDS = 7.26 ACRES (14.63 AC./18.15 AC.) = 5.85 ACRES
OPEN SPACE PROVIDED = 8.06 + 1.03 = 9.09 ACRES (5.85 ACRES UPLANDS)
TOTAL RIVERFRONT AREA (SEEKONK) = 11.10 ACRES
MAXIMUM RIVERFRONT AREA DISTURBANCE = ((11.10 AC.)(0.10)) = 1.11 ACRES
PROPOSED RIVERFRONT AREA DISTURBANCE = 1.11 ACRES

"I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE"

TOWN CLERK, SEEKONK, MASSACHUSETTS DATE _____

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, COMMONWEALTH OF MASSACHUSETTS."

PROFESSIONAL LAND SURVEYOR DATE _____

