

NOTES:

- 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, AND EXTENDED BY THE SEEKONK CONSERVATION COMMISSION IN APRIL OF 2008 FOR A PERIOD OF THREE YEARS.
- FLOOD ZONE INFORMATION TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM MAP ENTITLED "FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS, PANEL 202 OF 550, MAP NUMBER 250050202F" DATED JULY 7, 2009.
- PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER.
- 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.
- ALL TRENCH EXCAVATIONS SHALL BE PERFORMED IN CONFORMANCE WITH O.S.H.A. REQUIREMENTS.

SITE SUMMARY:

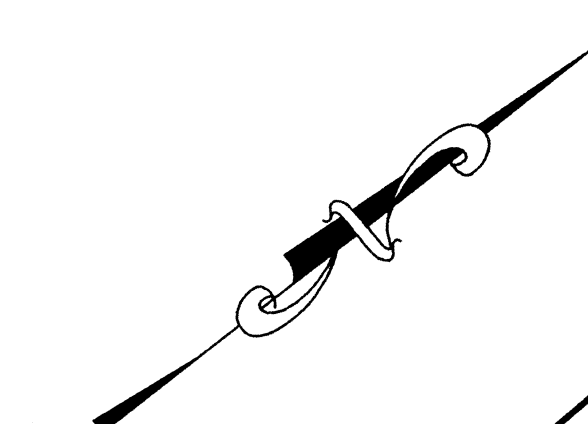
TOTAL TRACT AREA (SEEKONK) = 18.15 ACRES (14.63 ACRES UPLANDS)
 PROPOSED DISTURBED AREA = 6.24 ACRES = 34.38% * (6.24 ACRES / 18.15 ACRES)
 * - SEE VARIANCE GRANTED BY SEEKONK ZONING BOARD OF APPEALS ON MARCH 7, 2011.
 REQUIRED OPEN SPACE = (18.15 AC.) (0.40) = 7.26 ACRES
 REQUIRED OPEN SPACE UPLANDS = 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
 TOTAL BUFFER ZONE AREA (SEEKONK) = 5.91 ACRES
 PROPOSED IMPERVIOUS AREA LOCATED WITHIN BUFFER ZONE = 0.15 ACRES
 PERCENTAGE OF IMPERVIOUS AREA IN BUFFER ZONE = 0.15 AC./5.91 AC. = 2.54%

OWNER:

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

LEGEND

- PROPERTY LINE
- EXISTING TREE
- STREET TREE
- TREE LINE
- WETLAND LINE
- WETLAND FLAG
- TEST PIT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STONE WALL
- UTILITY POLE
- LIGHT POST
- CATCH BASIN
- DRAIN MANHOLE
- FLARED END SECTION
- STORMCEPTOR UNIT
- DRAIN LINE
- FIRE HYDRANT
- WATER MAIN



TEST PIT DATA:

TP - 1 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 2 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 3 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 4 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 5 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 6 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 7 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 8 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 9 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 10 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 11 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 12 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 13 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 14 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 15 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 16 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 17 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 18 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 19 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 20 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 1-11-05	TP - 21 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 3-14-11	TP - 22 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 3-14-11	TP - 23 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 3-14-11	TP - 32 PERFORMED BY: DAN AGUIAR WITNESSED BY: J.R. CHENEVERT DATE: 3-14-11
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ZONING REQUIREMENTS:
 SECTION 25 LOT REQUIREMENTS:
 MIN. LOT AREA = 15,000 S.F.
 MIN. LOT WIDTH = 50'
 MIN. LOT FRONTAGE = 50'
 SITBACKS: FRONT - 20'
 SIDE - 10'
 REAR - 10'

STONE GATE BUILDERS, INC.
 118 WARREN AVENUE
 SEEKONK, MASSACHUSETTS 02771
 (508) 986-2125
 FAX: (508) 986-7554

PROPOSED CONDITIONS PLAN

PROJECT: TALL PINESSM ASSESSORS PLAT 25 LOT 3
 CLIENT: NEWMAN AVENUE & BROOK STREET, SEEKONK, MASSACHUSETTS

DATE: 1-11-05
 DRAWN BY: JPT
 CHECKED BY: SOG
 APPROVED BY: SOG

SCALE: 1" = 50'
 SHEET: 1 of 6
 DRAWING NUMBER: PC-1

Acad No. Grading and Utilities.DWG
 File No. 03-3058 StoneGate