

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 25005C0202F" 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.

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

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'

"APPROVED UNDER THE SUBDIVISION CONTROL LAW"
 SEEKONK PLANNING BOARD

DATE APPROVED: _____
 DATE ENDORSED: _____

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

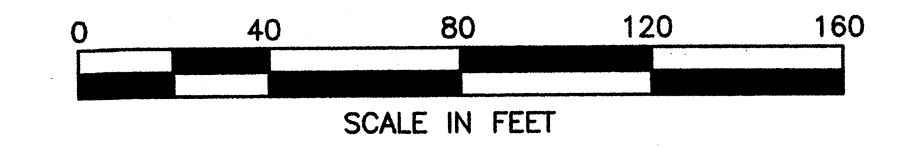
Signature
 PROFESSIONAL LAND SURVEYOR
 DATE: 6/25/2012



"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 _____

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



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 Faunce Corner Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX: (508) 998-7554