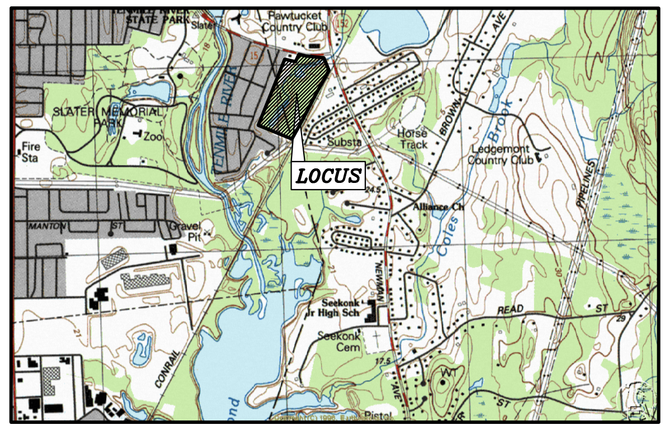


LOCUS MAP
(NOT TO SCALE)

NOTES:

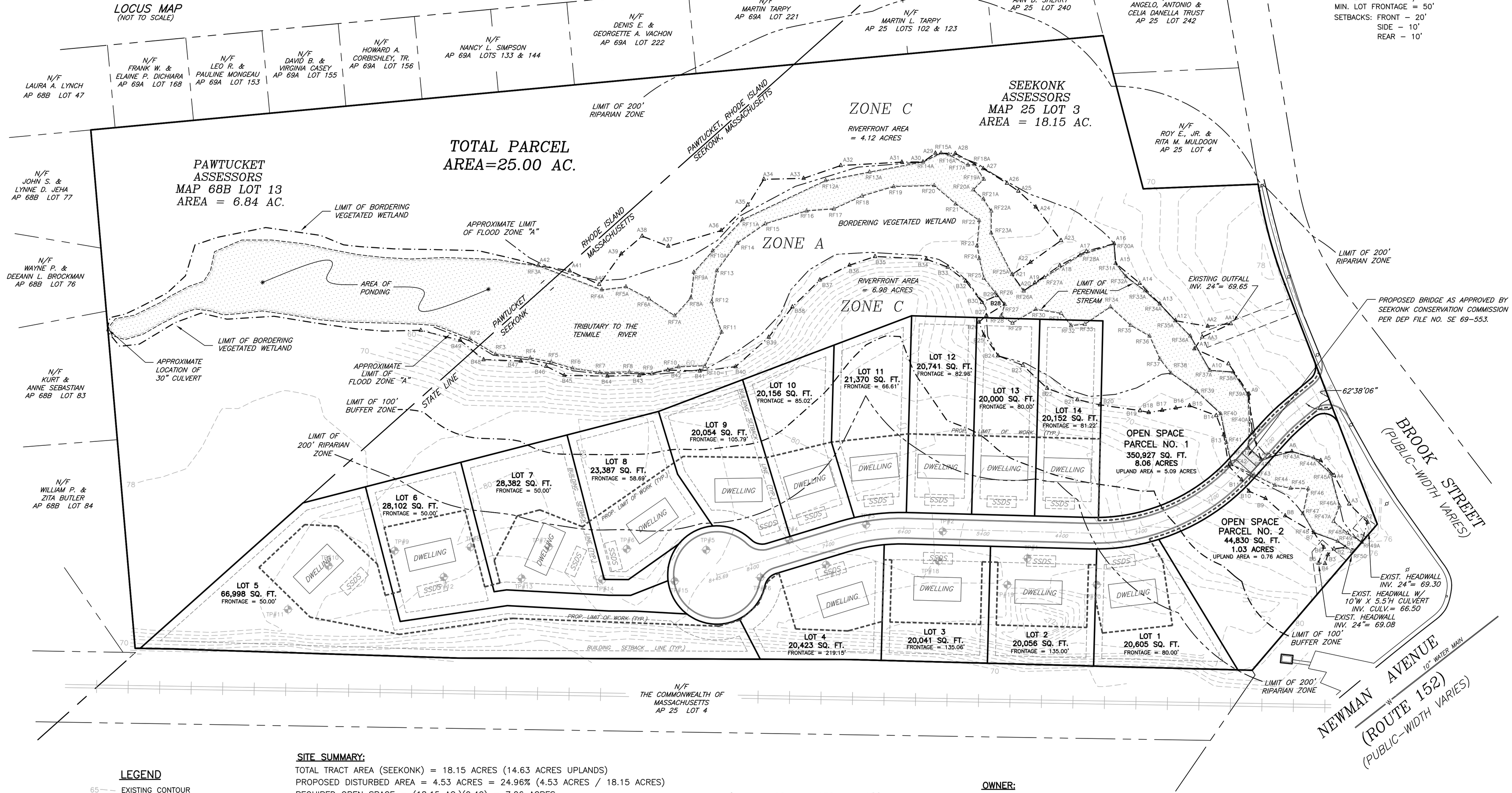
1. THE BORDERING VEGETATED WETLAND LINE AND RIVERFRONT LINE SHOWN HEREON WERE DELINEATED IN THE FIELD BY CHRIS CAPONE OF SITEC, INC. ON AUGUST 18, 2004 AND APPROVED BY THE SEEKONK CONSERVATION COMMISSION ON SEPTEMBER 15, 2004. THE RESOURCE AREAS SHOWN ARE STILL VALID PER ORDER OF CONDITIONS ISSUED BY THE SEEKONK CONSERVATION COMMISSION ON APRIL 5, 2005, DEP FILE NO. SE 69–553, WHICH WAS EXTENDED BY THE SEEKONK CONSERVATION COMMISSION IN APRIL OF 2008 FOR A PERIOD OF THREE YEARS.
2. FLOOD ZONE INFORMATION TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM MAP ENTITLED "FLOOD INSURANCE RATE MAP, TOWN OF SEEKONK, MASSACHUSETTS, BRISTOL COUNTY, PANEL 5, COMMUNITY PANEL NO. 250063 0005" AND REVISED SEPT. 5, 1979.
3. EXISTING UTILITIES ARE BASED ON FIELD AND RECORD INFORMATION AND MAY NOT ACCURATELY REFLECT THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL COMPLETE A SITE EXPLORATION PRIOR TO THE START OF CONSTRUCTION TO DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES.
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.
5. PROPOSED LOTS ARE TO BE SERVICED BY PRIVATE WATER SUPPLY WELLS.
6. PROPOSED SUBDIVISION SHALL BE SERVICED BY SUBSURFACE WATER STORAGE TANKS FOR FIRE PROTECTION.

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. (W/ WATER)
MIN. LOT AREA = 20,000 S.F. (W/O WATER)
MIN. LOT WIDTH = N/A
MIN. LOT FRONTAGE = 50'
SETBACKS: FRONT – 20'
SIDE – 10'
REAR – 10'



LEGEND

- 65 — EXISTING CONTOUR
- TEST PIT
- WETLAND LINE
- RIVER BANK

SITE SUMMARY:

TOTAL TRACT AREA (SEEKONK) = 18.15 ACRES (14.63 ACRES UPLANDS)
PROPOSED DISTURBED AREA = 4.53 ACRES = 24.96% (4.53 ACRES / 18.15 ACRES)
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

0 60 120 180

OWNER:

STONE GATE BUILDERS, INC.
20 COMMERCE WAY – UNIT 12, #303
SEEKONK, MASSACHUSETTS 02771

COMMONWEALTH OF MASSACHUSETTS — STEVEN D. GIDIGIAN — No. 32165 — REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision Description	Chkd. by	Apprvd. by

scale: 1" = 60'
date: 9–7–10
drawn: JPT
checked: SDG
approved: SDG
sheet 1 of 3
drawing number: PC–1

project: ASSESSORS PLAT 25 LOT 3
NEWMAN AVENUE & BROOK STREET
SEEKONK, MASSACHUSETTS

client: STONE GATE BUILDERS, INC.

drawing title: PRELIMINARY CONSERVATION SUBDIVISION PLAN

SITEC
SITEC, Inc.
448 Faunce Corner Road
Dartmouth, MA 02747
(508) 998–2125
FAX (508) 998–7554
Civil and Environmental Engineering
Land Use Planning

Acad No. Concept_Conventional.DWG
File No. 03–3058 StoneGate