GRAPHIC SCALE

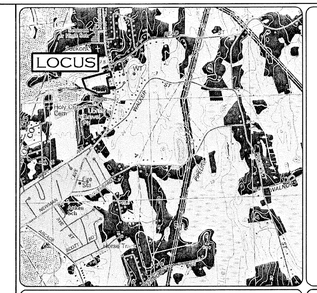
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GB/DH (FND)
N 12°01'07" W 90.07'
300.54' CORNER TO GB/DH
N 77°58'18" E 878.92' TOTAL
MAP 24 LOT 72
N/F
SEEKONK WATER DISTRICT
MAP 24 LOT 74
N/F
LISA MURPHY
IR (FND)
GB/DH (FND)
UP 2062
NEWMAN (PUBLIC WIDTH VARIES) AVENUE
ROUTE 152
S 11°49'28" E 162.75'
BARN
ANR 1
THRESHOLD
EL 63.22
DWELLING
#524
THRESHOLD
EL 61.25
UP 2061 O/W TO LOCUS
LIMIT OF FLOOD
ZONE AE (EL. 52)
INFILTRATION
POND
MINIMUM ZONING SETBACKS (TYP)
GB/DH (FND)
50' WETLAND BUFFER
100' WETLAND BUFFER
100' RIVERBANK LIMIT
200' RIVERBANK LIMIT
PARCEL 1
15030 S.F.
0.35 ACRES
PARCEL 2
15030 S.F.
0.35 ACRES
PARCEL 3
15039 S.F.
0.35 ACRES
PARCEL 4
15120 S.F.
0.35 ACRES
PARCEL 5
15818 S.F.
0.36 ACRES
PARCEL 6
15109 S.F.
0.35 ACRES
PARCEL 7
15095 S.F.
0.35 ACRES
PARCEL 8
15482 S.F.
0.36 ACRES
PARCEL 9
15043 S.F.
0.35 ACRES
PARCEL 10
15034 S.F.
0.35 ACRES
OPEN SPACE 1
252739 S.F.
5.80 ACRES
N 36° 19' 13" W 167.00'
S 36° 19' 13" E 167.00'
S 53° 40' 47" W 270.00'
N 19° 31' 42" W 266.44'
S 51° 57' 54" W 157.22'
N 36° 19' 13" W 140.01'
S 36° 19' 13" E 134.71'
S 69° 07' 45" E 158.56'
N 27° 31' 42" W 225.69'
S 89° 58' 30" E 220.81'
N 58° 55' 01" E 140.00'
S 56° 55' 09" E 189.00'
N 2° 48' 45" E 145.89'
N 79° 58' 25" E 154.68'
N 78° 03' 12" W 526.50'
S 73° 25' 13" W 145.37'
S 16° 39' 56" E 120.07'
S 73° 18' 27" W 206.19' CALC 204.50 DEED
S 73° 20' 24" W 202.94' DEED
S 16° 39' 56" E 129.22'
N 73° 20' 24" E 133.66'
S 15° 55' 28" E 122.65'
S 15° 55' 28" E 100.00'
S 15° 55' 28" E 205.12'
S 15° 55' 28" E 26.67'
R=20.00
L=31.67
Δ=90° 44' 28"
UP 2060
UP 4090-84 GUYPOLE
IR (FND) DISTURBED
R=210.00
L=72.06
Δ=19° 39' 57"
S 73° 20' 24" W
47.93'
150.00'
S 73° 20' 24" W
GARAGE
#506
MAP 24 LOT 458
N/F
ALEXANDER F. & BETTY L.
DAVIDOW
UP 2059
MAP 24 LOT 461
N/F
ROBERT P. & BETTE J.
ANELUNDI
#494
R=15.00
L=23.37'
Δ=89° 15' 52"
R=975.00
L=45.21'
Δ=2° 39' 25"
R=15.00
L=25.49'
Δ=97° 21' 53"
AMELIAN COURT
(PRIVATE 40' WIDE)
#484
MAP 24 LOT 460 & 511
N/F
DENNIS P. & VALERIE M.
CARROLL
MAP 24 LOT 424
N/F
GEORGE M. & BERNADETTE
DOONAN
MAP 24 LOT 642
N/F
TOWN OF SEEKONK
JACOBY (40' WIDE) WAY
R=40.00
L=21.24
Δ=30° 25' 44"
R=40.00
L=33.61
Δ=48° 08' 12"
R=62.50
L=46.01
Δ=42° 10' 29"
R=62.50
L=75.83
Δ=69° 30' 52"
R=62.50
L=56.33
Δ=51° 38' 22"
R=62.50
L=56.34
Δ=51° 39' 12"
R=40.00
L=9.40
Δ=13° 28' 18"
R=62.50
L=56.33
Δ=51° 38' 22"
S 53° 40' 47" W 262.15'
S 53° 40' 47" W 338.71'
N 36° 19' 13" W 167.00'
S 36° 19' 13" E 167.00'
N 36° 19' 13" W 167.10'
N 36° 19' 13" W 167.19'
S 53° 37' 05" W 275.32'
S 36° 19' 13" E 167.00'
S 36° 19' 13" E 167.00'
N 36° 19' 13" W 167.00'
S 53° 40' 47" W 262.15'
S 53° 40' 47" W 338.71'
90.00'
39.4
95.32'
MAP 24 LOT 72
N/F
SEEKONK WATER DISTRICT
WF 1
WF 2
WF 3
WF 4
WF 5
WF 6
WF 7
WF 8
WF 9 (END)
WF 105
WF 106
WF 107
WF 108
WF 109
WF 110
WF 111
WF 112
WF 113
WF 114
WF 115
WF 116
WF 117
WF 118
WF 119
WF 120
WF 121
WF 122
WF 123
WF 124 (E)
MAHW 1
MAHW 2
MAHW 3
MAHW 4
MAHW 5
MAHW 6
MAHW 7
MAHW 8
MAHW 9
MAHW 10
MAHW 11
MAHW 12
MAHW 13
MAHW 14
MAHW 15
MAHW 16
MAHW 17
MAHW 18
MAHW 19
MAHW 20
BENCHMARK
HYD SPINDLE
ELEV = 69

LEGEND

BOUND	⊡	WATER VALVE	
IRON ROD	○	WATER SHUTOFF	
DRILL HOLE	◉	EXISTING CONTOURS	38
RR SPIKE	◉	WATER LINE	
DRAIN MANHOLE	⊙	GAS LINE	
CATCH BASIN	□	OVERHEAD WIRES	OW
SEWER MANHOLE	Ⓢ	GAS VALVE	
STONE WALL	○○○○○○○○○○	SEWER MAIN	
UTILITY POLE	◯	WETLANDS LINE	
HYDRANT		MEAN ANNUAL HIGH WATER	
CHAIN LINK FENCE	-o-o-o-o-	100' WETLANDS BUFFER ZONE	
		50' WETLANDS BUFFER ZONE	



LOCATION (NOT TO SCALE) MAP

NOTES:

1. OWNERS: NAJAS REALTY LLC
   111 MILES AVENUE, EAST PROVIDENCE R.I. 02916
2. ASSESSORS DESIGNATION - MAP 24 LOTS 73 & 394
3. TITLE REFERENCE: DEED BOOK 19914 PAGE 40 (1-30-2012)
4. SITE SHOWN IS LOCATED IN ZONING DISTRICT "R-2" - CLUSTER REQUIREMENTS
   MIN. AREA= 15,0000 S.F.
   STREET FRONTAGE = 50' MIN
   FRONT YARD = 20'
   REAR YARD = 10'
   SIDE YARD = 10'
5. CLUSTER CALCULATIONS:

   OPEN SPACE REQUIREMENTS = 40% OF TOTAL PARCEL
   (BASED ON AREA OF REMAINING LAND AFTER ANR LOTS DIVIDED OFF)
   TOTAL PARCEL 435,864 S.F. x .40 = 174,346 S.F. MIN. REQUIRED
   PROPOSED OPEN SPACE 250,009 S.F. > 174,346 S.F. OK
   250,009 S.F. / 435,864 S.F. = 57.36% OPEN SPACE

   WETLAND % CALCULATIONS
   TOTAL SITE 435,864 - WETLANDS 15,660 = 420,204 S.F. UPLANDS (96.41%)
   REQUIRED OPEN SPACE 174,346 S.F. x 96.41% UPLAND = 168,087 S.F.
   PROPOSED OPEN SPACE 250,009 - WETLANDS 15,660 = 234,349 S.F. OPEN UPLAND
   234,349 S.F. OPEN UPLAND > REQUIRED OPEN UPLAND 168,087 OK

   DISTURBANCE CALCULATIONS
   TOTAL SITE 435,864 S.F. x 25% = 108,966 MAXIMUM PROJECT DISTURBANCE
   PROPOSED PROJECT DISTURBANCE = 108,500 S.F.
   108,500 S.F. PROPOSED < 108,966 S.F. MAXIMUM OK
6. WETLANDS DELINEATION BY ECOSYSTEM SOLUTIONS INC.
7. SITE SHOWN IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE "AE" AS SHOWN ON FIRM MAP 25005C0202F DATED JULY 7, 2009.
8. ELEVATIONS SHOWN BASED ON NAVD 88 DATUM.

PRELIMINARY SUBDIVISION PLAN - CLUSTER

" PINE HILL ESTATES "
524 NEWMAN AVENUE, SEEKONK MA. 02771
ASSESSORS MAP 24 LOTS 73 & 394

PREPARED FOR: NAJAS REALTY LLC
111 MILES AVENUE, EAST PROVIDENCE, RI 02914

JOB #	SCALE:	DRAWN BY:	DATE:
12-002	1"= 40'	SCA	MARCH 6, 2012

REVISED:

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
INSITE PROFESSIONAL COMPLEX, SUITE 1
1539 FALL RIVER AVENUE
SEEKONK, MA 02771
PHONE: (508) 336-4500
FAX: (508) 336-4598