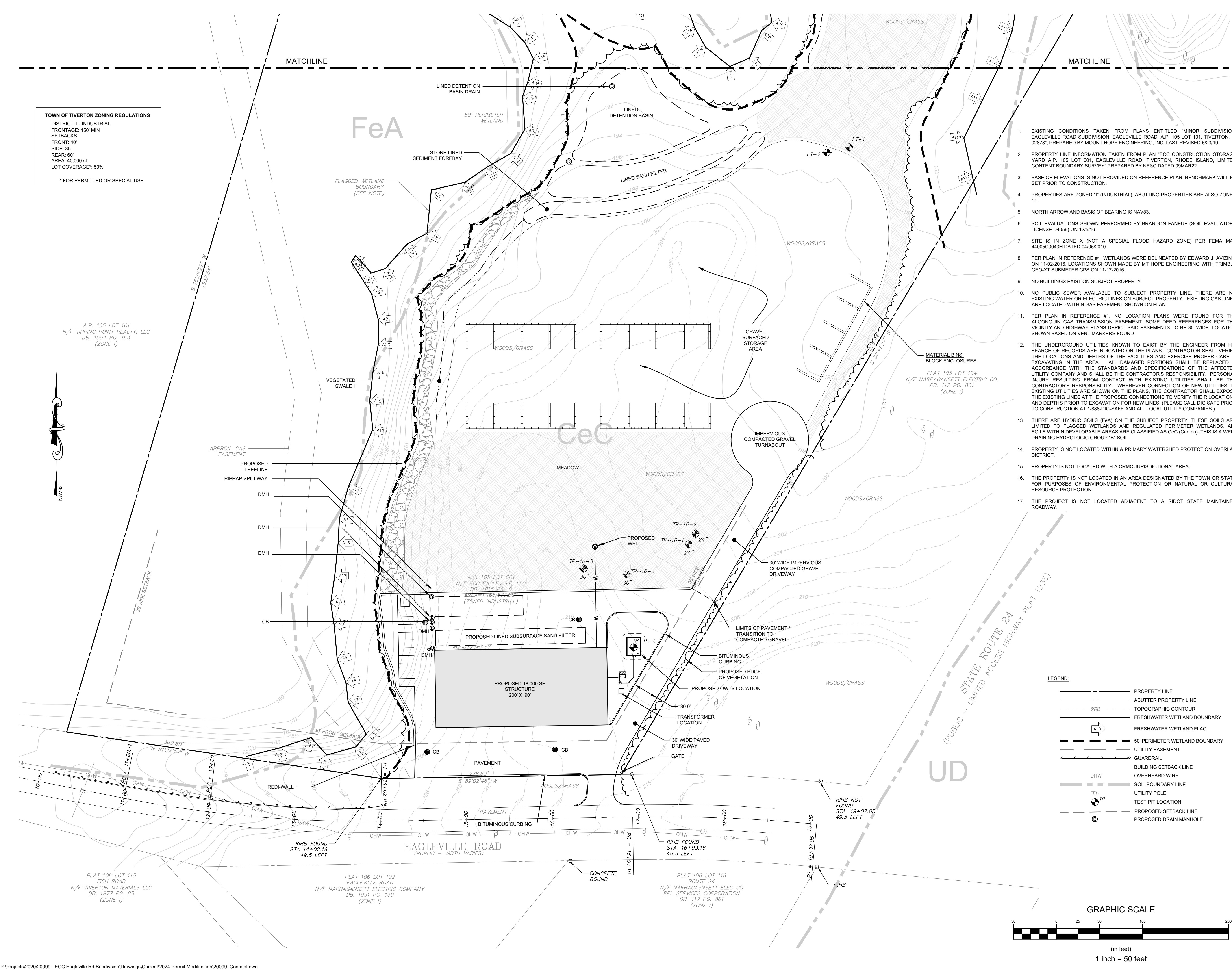




TOWN OF TIVERTON ZONING REGULATIONS
DISTRICT 1 - INDUSTRIAL
FRONTAGE: 150' MIN
SETBACKS:
FRONT: 40'
SIDE: 35'
REAR: 80'
AREA: 40,000 sf
LOT COVERAGE*: 50%

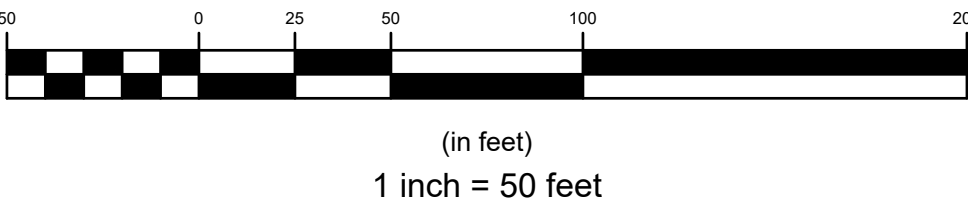
* FOR PERMITTED OR SPECIAL USE

- EXISTING CONDITIONS TAKEN FROM PLANS ENTITLED "MINOR SUBDIVISION, EAGLEVILLE ROAD SUBDIVISION, EAGLEVILLE ROAD, A.P. 105 LOT 101, TIVERTON, RI 02878", PREPARED BY MOUNT HOPE ENGINEERING, INC. LAST REVISED 5/23/19.
- PROPERTY LINE INFORMATION TAKEN FROM PLAN "ECC CONSTRUCTION STORAGE YARD A.P. 105 LOT 601, EAGLEVILLE ROAD, TIVERTON, RHODE ISLAND, LIMITED CONTENT BOUNDARY SURVEY" PREPARED BY N&C DATED 09MAR22.
- BASE OF ELEVATIONS IS NOT PROVIDED ON REFERENCE PLAN. BENCHMARK WILL BE SET PRIOR TO CONSTRUCTION.
- PROPERTIES ARE ZONED "I" (INDUSTRIAL), ABUTTING PROPERTIES ARE ALSO ZONED "I".
- NORTH ARROW AND BASIS OF BEARING IS NAV83.
- SOIL EVALUATIONS SHOWN PERFORMED BY BRANDON FANEUF (SOIL EVALUATORS LICENSE D4059) ON 12/5/16.
- SITE IS IN ZONE X (NOT A SPECIAL FLOOD HAZARD ZONE) PER FEMA MAP 44005C0043H DATED 04/05/2010.
- PER PLAN IN REFERENCE #1, WETLANDS WERE DELINEATED BY EDWARD J. AVIZINIS ON 11-02-2016. LOCATIONS SHOWN MADE BY MT HOPE ENGINEERING WITH TRIMBLE GEO-XT SUBMETER GPS ON 11-17-2016.
- NO BUILDINGS EXIST ON SUBJECT PROPERTY.
- NO PUBLIC SEWER AVAILABLE TO SUBJECT PROPERTY LINE. THERE ARE NO EXISTING WATER OR ELECTRIC LINES ON SUBJECT PROPERTY. EXISTING GAS LINES ARE LOCATED WITHIN GAS EASEMENT SHOWN ON PLAN.
- PER PLAN IN REFERENCE #1, NO LOCATION PLANS WERE FOUND FOR THE ALGONQUIN GAS TRANSMISSION EASEMENT. SOME DEED REFERENCES FOR THE VICINITY AND HIGHWAY PLANS DEPICT SAID EASEMENTS TO BE 30' WIDE. LOCATION SHOWN BASED ON VENT MARKERS FOUND.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- THERE ARE HYDRIC SOILS (FeA) ON THE SUBJECT PROPERTY. THESE SOILS ARE LIMITED TO FLAGGED WETLANDS AND REGULATED PERIMETER WETLANDS. ALL SOILS WITHIN DEVELOPABLE AREAS ARE CLASSIFIED AS C&c (Canton). THIS IS A WELL DRAINING HYDROLOGIC GROUP "B" SOIL.
- PROPERTY IS NOT LOCATED WITHIN A PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT.
- PROPERTY IS NOT LOCATED WITH A CRMC JURISDICTIONAL AREA.
- THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED BY THE TOWN OR STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.
- THE PROJECT IS NOT LOCATED ADJACENT TO A RIDOT STATE MAINTAINED ROADWAY.

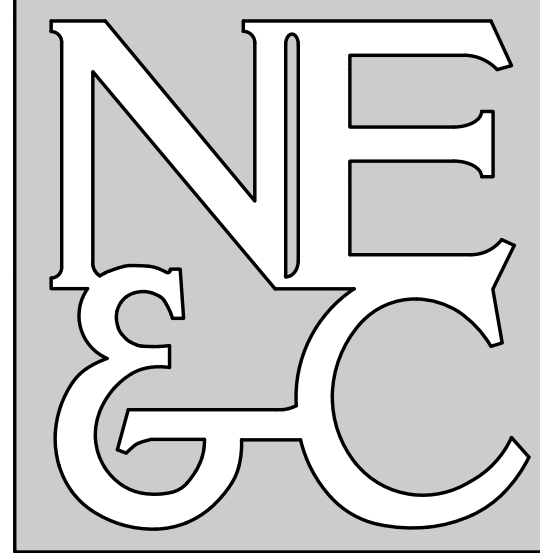
LEGEND:

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- FRESHWATER WETLAND BOUNDARY
- FRESHWATER WETLAND FLAG
- 50' PERIMETER WETLAND BOUNDARY
- UTILITY EASEMENT
- GUARDRAIL
- BUILDING SETBACK LINE
- OVERHEAD WIRE
- SOIL BOUNDARY LINE
- UTILITY POLE
- TEST PIT LOCATION
- PROPOSED SETBACK LINE
- PROPOSED DRAIN MANHOLE

GRAPHIC SCALE



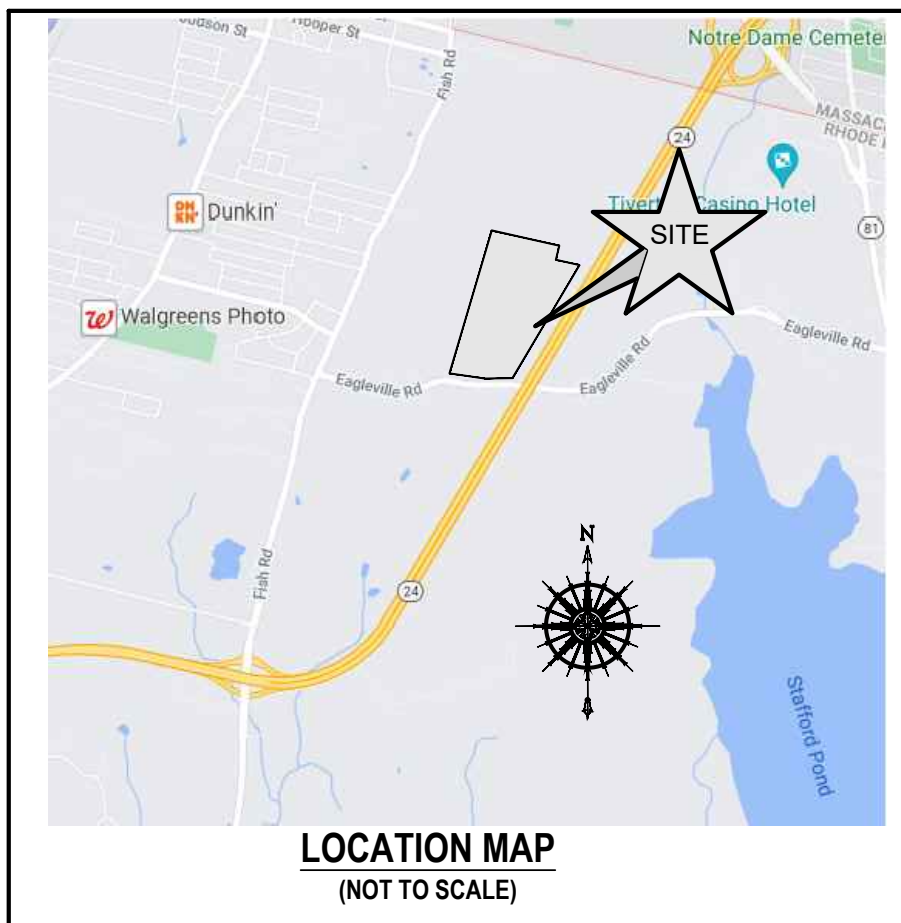
**NORTHEAST ENGINEERS
& CONSULTANTS, INC.**



A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL



**LOCATION MAP
(NOT TO SCALE)**

No.	Revision	Date	App.
Designed By:	JJR	Drawn by: JJR/VAL	Checked by: GES
Scale:	1"=50'	Date:	13MAY2025
Project Title:			
ECC CONSTRUCTION FACILITY AND STORAGE YARD A.P. 105, LOT 601 EAGLEVILLE ROAD TIVERTON RHODE ISLAND			
Client/Owner:			
ECC EAGLEVILLE, LLC 202 CHASE ROAD PORTSMOUTH, RI 02871			
Issued for:			
Drawing Title:			
CONCEPT PLAN			
Drawing Number:			
C-1			
Sheet 1 of 2			
Project Number:			
20099.0			
Survey Index:			
11 - 105 - 601			
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NE & C

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A map of the study area showing the location of the study site. The map includes Dunkin', Walgreens Photo, Eagleview Rd, and a compass rose. A star labeled 'SITE' is marked on Eagleview Rd.

NOTES

1. REFER TO NOTES ON SHEET C-1

No.	Revision	Date	App.
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Designed By: JJR	Drawn by: JJR/VAL	Checked by: GES
------------------	-------------------	-----------------

Scale: 1"=50' | Date: 13MAY2025

**ECC CONSTRUCTION
FACILITY AND STORAGE YARD**
A.P. 105, LOT 601
EAGLEVILLE ROAD
TIVERTON
RHODE ISLAND

Client/Owner:

ECC EAGLEVILLE, LLC
202 CHASE ROAD
PORTSMOUTH, RI 02871

Issued for:

Drawing Title:

CONCEPT PLAN

Drawing Number:

C-2

Sheet 2 of 2

2 of 2

Project Number:

20099.0

Survey Index:

11 - 105 - 301

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