

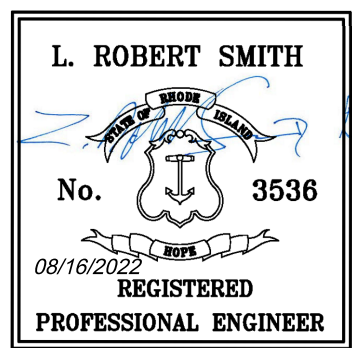
# LUNDGREN A.P. 32, LOT 491 ASSENT



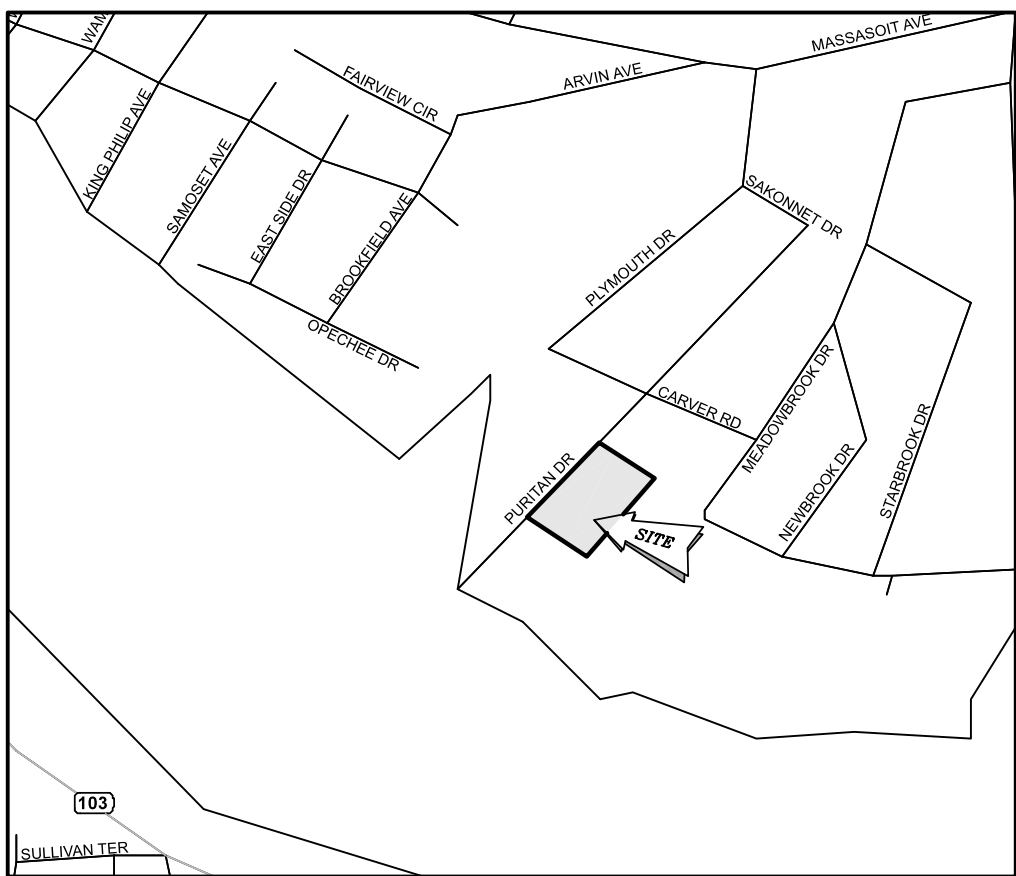
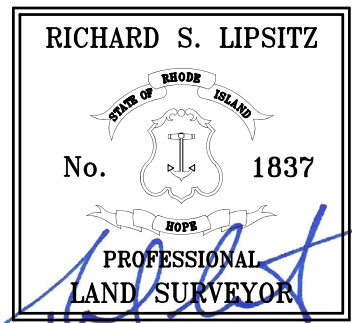
PURITAN AVENUE  
BARRINGTON, RHODE ISLAND  
MARCH 1, 2021  
REVISED: AUGUST, 2022

INDEX SHEET:

SHEET 1	BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 2	SITE PLAN
SHEET 3	DETAIL PLAN



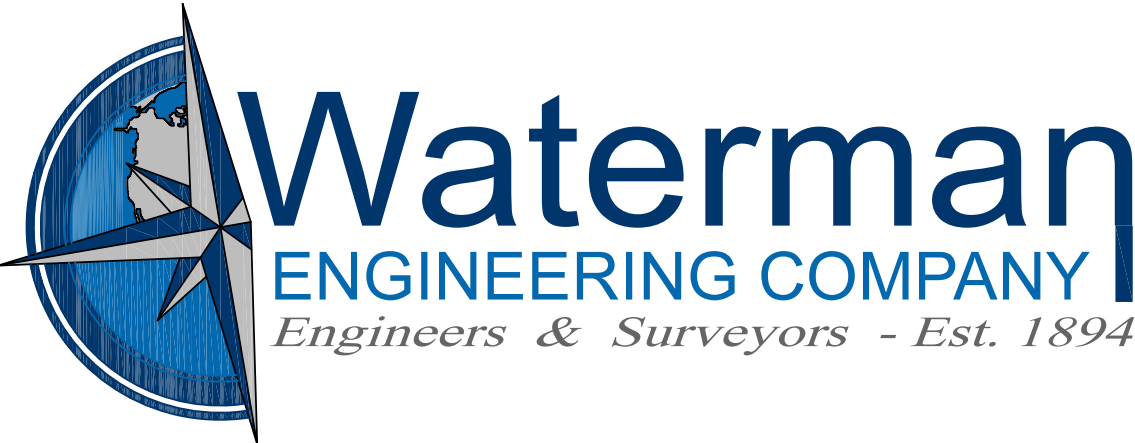
\* SIGNATURES MUST BE IN BLUE INK  
TO CONSTITUTE AN ORIGINAL PLAN



LOCATION MAP

A.P. 32, LOT 491  
OWNER/APPLICANT:  
EDWARD F. LUNDGREN  
33 MEADOWBROOK DRIVE  
BARRINGTON, RI 02806

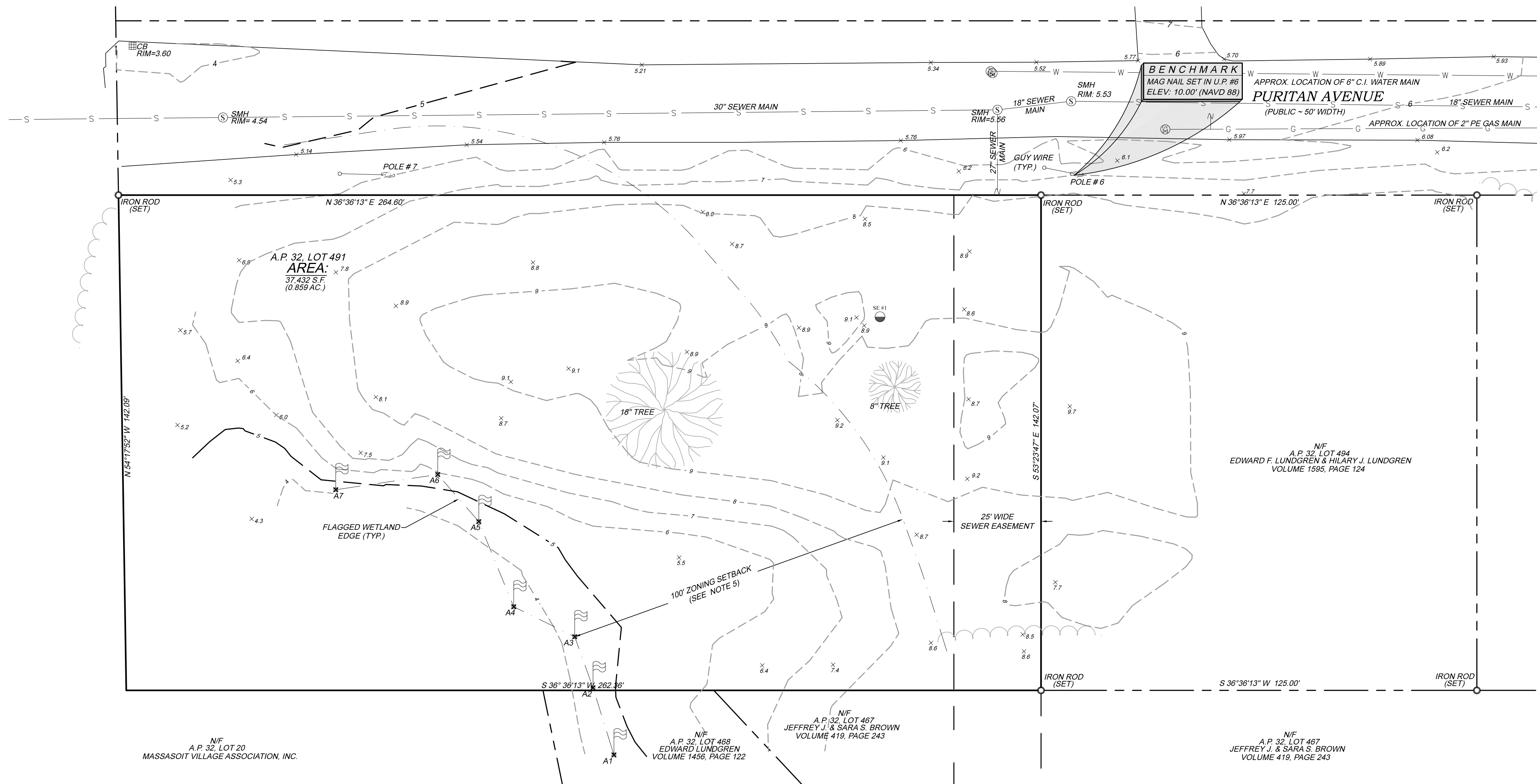
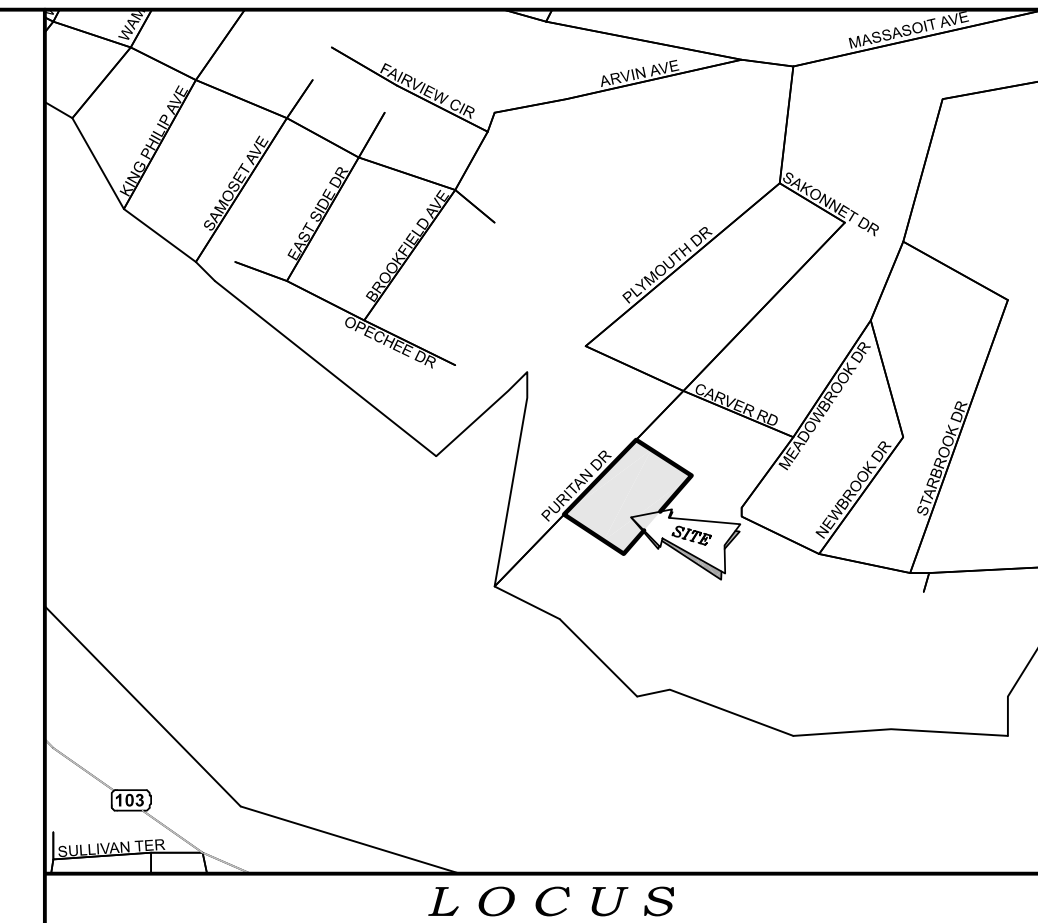
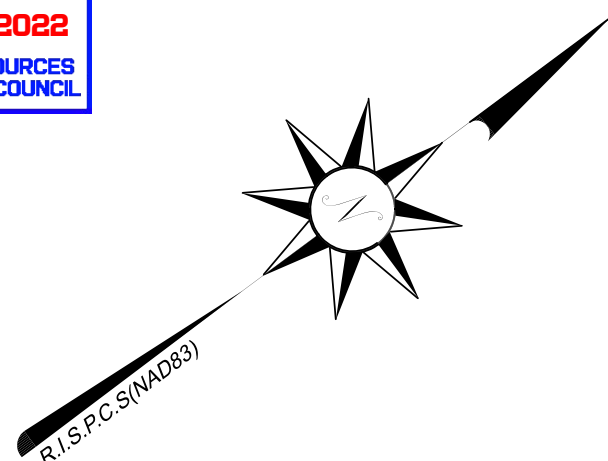
CRMC RESUBMISSION



46 Sutton Avenue  
East Providence, RI  
Phone: (401) - 438 - 5775  
Fax: (401) - 438 - 5773  
www.watermanengineering.net



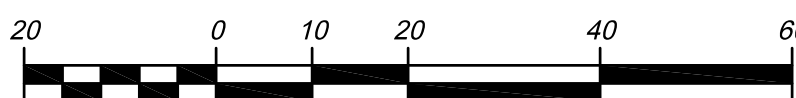
RECEIVED  
AUGUST 16, 2022  
COASTAL RESOURCES  
MANAGEMENT COUNCIL



#### LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RHB	- R/H HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLARED END	⊙	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊙	- WATER GATE
CLF	- CHAIN LINK FENCE	⊙	- GAS VALVE
INV.	- INVERT	⊙	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊙	- GRANITE BOUND
x 10.80	- NEW SPOT GRADE	⊙	- DRILL HOLE
		⊙	- IRON PIPE

#### GRAPHIC SCALE



(in feet)

1 INCH EQUALS 20 FEET

COPYRIGHT



THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

#### NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD.

A.) PLAN ENTITLED "MASSASOIT VILLAGE PLAT SECTION 'A' (LOTS Nos. 5-11, 34-40, 42, 44-50, & 64-68 (inc.) HAMPTON MEADOWS BARRINGTON, R.I. EDWARD J. SEVIGNEY 551 MAIN ST. WARREN, R.I. OWNER (ALSO SHOWING LOTS Nos. 1, 2, 3, 4, 41 & 43 SOLD BY LOUIS AND MICHAEL MAINELLA) JULY 10, 1960 SCALE: 1" = 100' BY JOSEPH G.A. RICCO, G.E."

B.) PLAN ENTITLED "REPLAT OF MEADOWBROOK SECTION 'A' BARRINGTON, R.I. SCALE: 1" = 80' JUNE, 1953 ENGR A.P. DESLAURIERS OWNER: LOUIS ROMANO."

C.) PLAN ENTITLED "MEADOWBROOK SECTION 'B' BARRINGTON, RHODE ISLAND FOR L. ROMANO REALTY CO., INC. BY STANLEY ENGINEERING, INC. SCALE: 1" = 60' SEPT. 1960."

D.) PLAN ENTITLED "REPLAT OF SECTION 'B' MASSASOIT VILLAGE PLAT BARRINGTON, R.I. FOR MORRIS J. AND AUDREYA A. GAEBE BY STANLEY ENGINEERING, INC. SCALE: 1" = 60' SEPTEMBER, 1964."

E.) PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 32, LOTS 491 & 494 PURITAN AVENUE & CARVER ROAD BARRINGTON, RHODE ISLAND, PREPARED FOR: CARVER REALTY, LLC. SCALE: 1" = 20', DATE: 06/05/2017, PREPARED BY: WATERMAN ENGINEERING COMPANY."

2. REFERENCE IS MADE TO THE FOLLOWING TOWN OF BARRINGTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:

A.) A.P. 32, LOT 491 - EDWARD F. LUNDGREN & ETHAN F. LUNDGREN - VOLUME 1595, PAGE 122

A.) 25' WIDE SEWER EASEMENT AS DESCRIBED IN VOLUME 128, PAGE 192

B.) ZONING BOARD OF REVIEW DECISIONS TO UNMERGE LOTS AS DESCRIBED IN VOLUME 1314, PAGE 189 & VOLUME 1424, PAGE 46

4. THESE PREMISES ARE SITUATED IN AN 'R-25 ZONE':

#### DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 25,000 SQ. FT.	MIN. S/B SIDE YARD	= 14 FT. OR 10% OF THE FRONTAGE (THE GREATER OF)
MIN. FRONTAGE/WIDTH	= 140 FT.	MAX. STRUCTURE HEIGHT	= 35 FT.
MIN. S/B FRONT YARD	= 30 FT.	MAX. BUILDING LOT COVERAGE	= 20%
MIN. S/B REAR YARD	= 25 FT.		

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

5. NO BUILDING, STRUCTURE OR SIGN MAY BE LOCATED WITHIN 100 FEET OF ANY WETLAND, WATER BODY OR STREAM PER SECTION 185-22 OF THE TOWN OF BARRINGTON ZONING ORDINANCE.

6. THESE PREMISES ARE SITUATED IN A ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP BRISTOL COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 7 OF 18 TOWN OF BARRINGTON MAP NUMBER 44001C0007H MAP REVISED: JULY 7, 2014, FEDERAL EMERGENCY MANAGEMENT AGENCY."

7. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)

8. COASTAL FEATURE FLAGS DELINEATED IN SEPTEMBER, 2021 BY: NATURAL RESOURCE SERVICES, INC. P.O. BOX 311 - 180 TINKHAM LANE HARRISVILLE, RHODE ISLAND 02830

COASTAL FEATURE FLAGS FIELD LOCATED BY WATERMAN ENGINEERING COMPANY.

9. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA CARLSON BRX GNSS ANTENNAS / RECEIVERS

\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

#### CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:

COMPREHENSIVE BOUNDARY SURVEY 1

OTHER TYPE OF SURVEY:

DATA ACCUMULATION SURVEY III

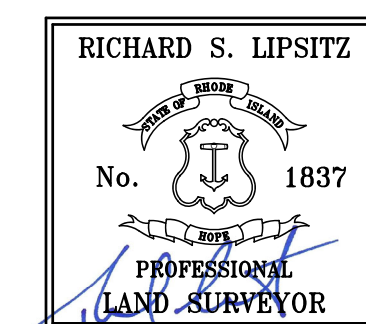
TOPOGRAPHIC SURVEY T-1

THE PURPOSE FOR CONDUCTING THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY FOR THE DEVELOPMENT OF THE SUBJECT PARCEL.

BY:  1837 08/16/2022

RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837  
WATERMAN ENGINEERING COMPANY (COA No. LS.0004483) DATE



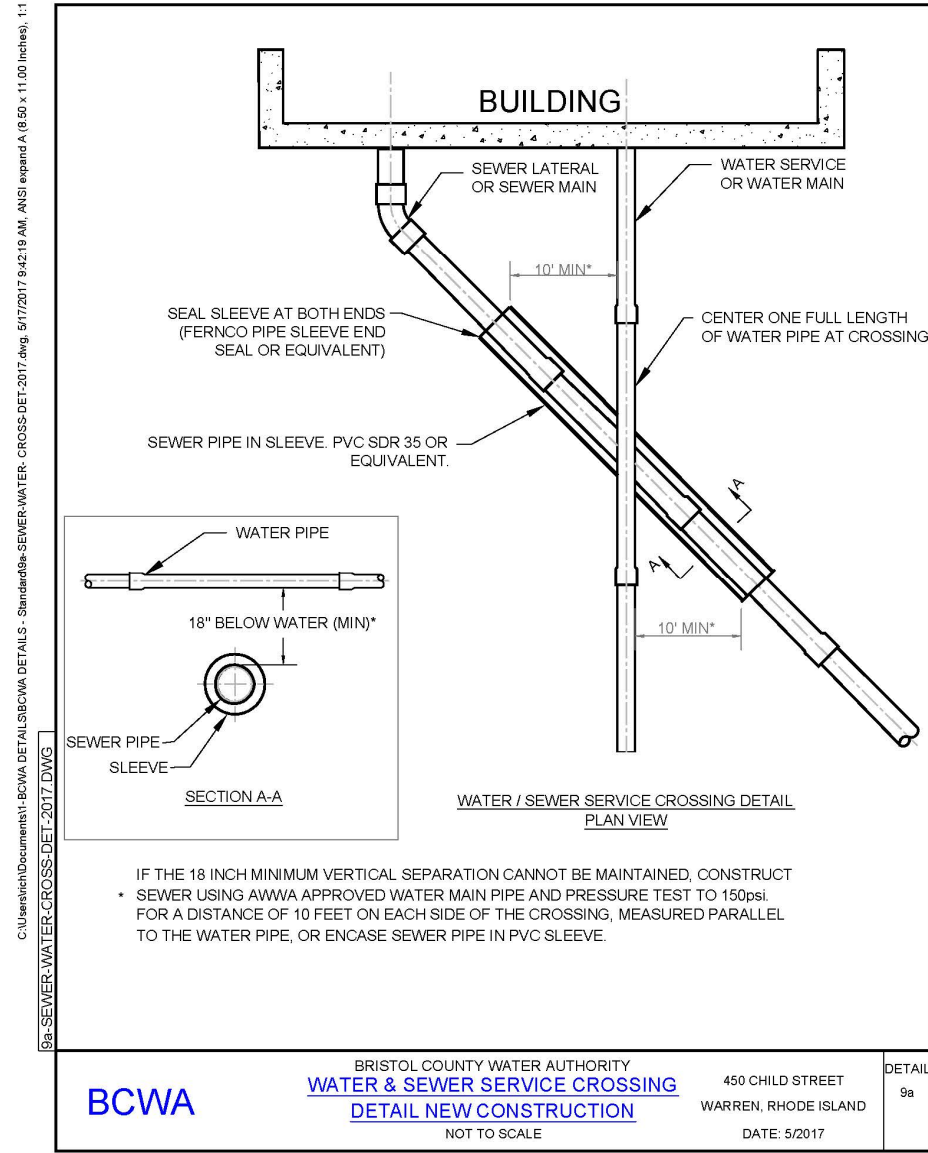
#### CRMC RESUBMISSION

2	04/27/2022	ADDED BENCHMARK	B/T
1	10/26/2021	UPDATED WETLAND FLAGS	B/T
NO.	DATE	REVISION	CHECKED BY
BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 32, LOT 491 PURITAN AVENUE BARRINGTON, RHODE ISLAND			
EDWARD F. LUNDGREN 33 MEADOWBROOK DRIVE BARRINGTON, RHODE ISLAND 02806			PROJECT NO. 12-012 SCALE: 1" = 20' DATE: 04/20/2020 DRAWN BY: BJT/MS CHECKED BY: RSL FILENAME: 12-012 SU1_2020 1 of 3 SHTS DRAWING # SU1

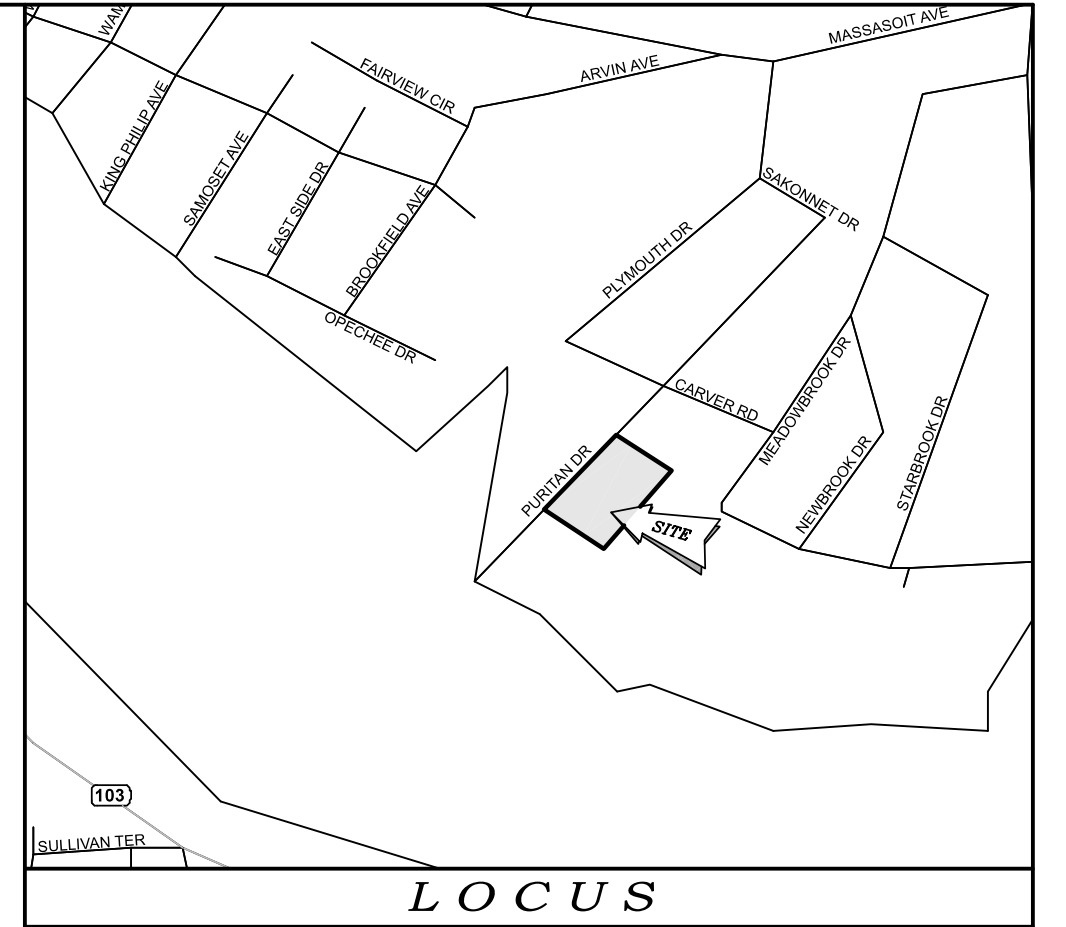
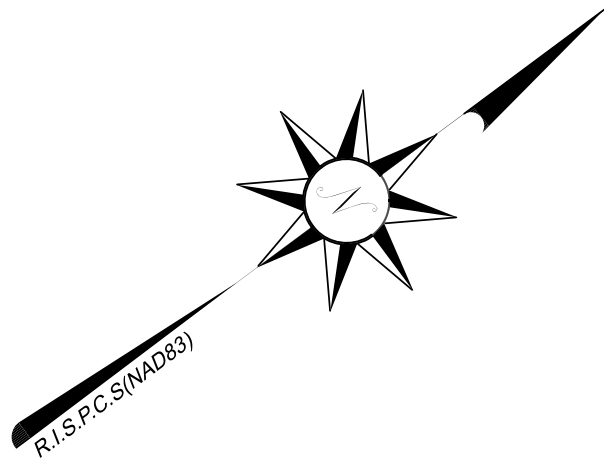


46 Sutton Avenue  
East Providence, RI  
Phone: (401) - 438 - 5775  
Fax: (401) - 438 - 5773  
www.watermanengineering.net

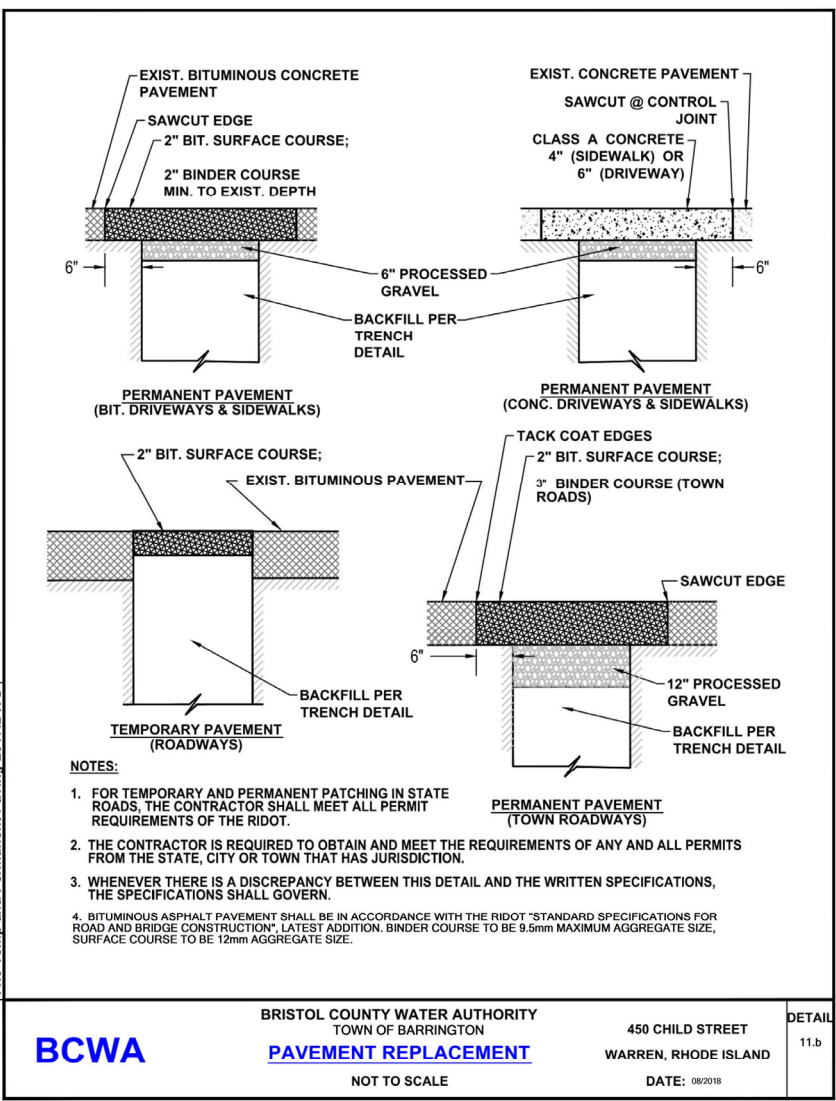




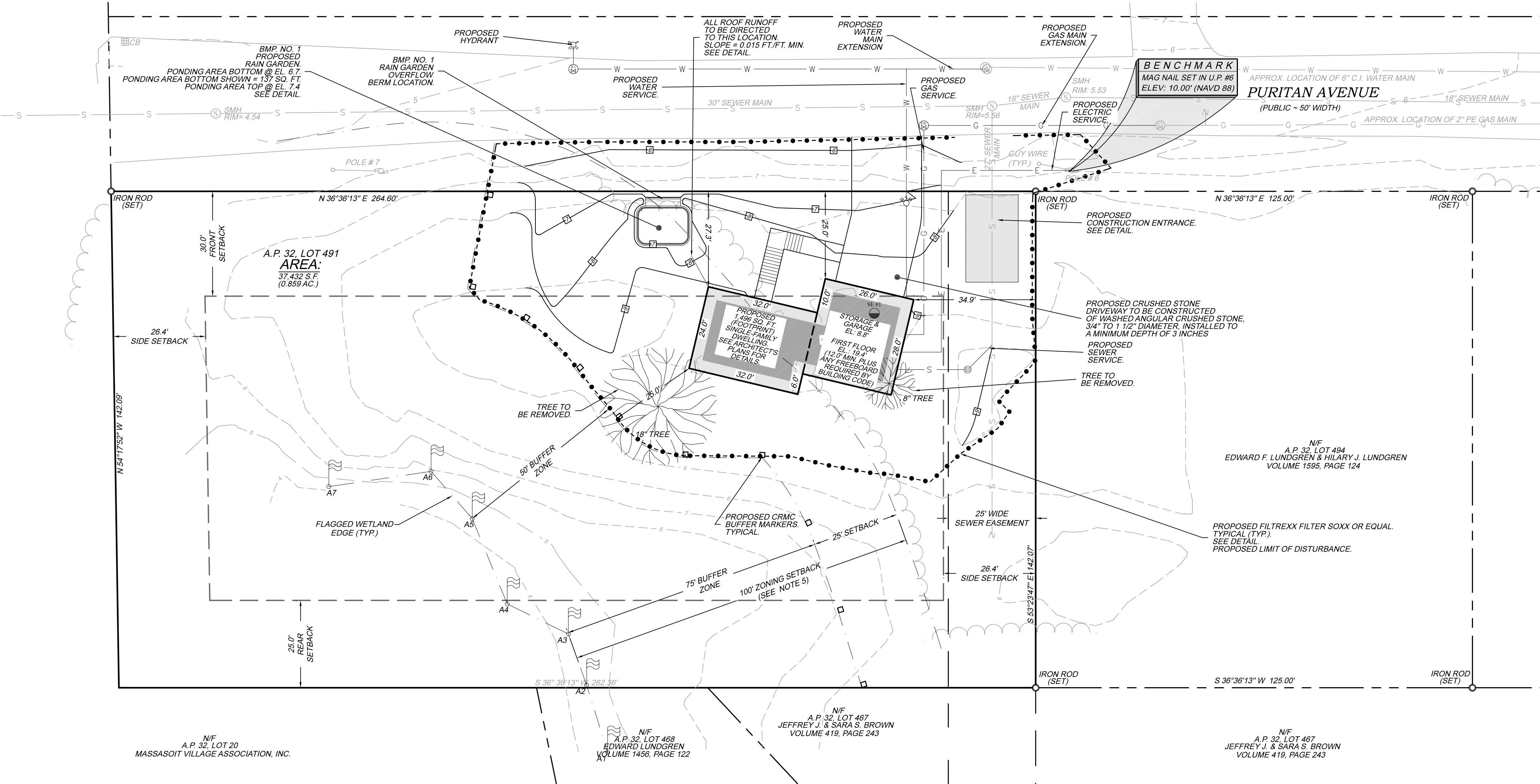
RECEIVED  
AUGUST 16, 2022  
COASTAL RESOURCES  
MANAGEMENT COUNCIL



BCWA  
BRISTOL COUNTY WATER AUTHORITY  
WATER & SEWER SERVICE CROSSING  
DETAIL NEW CONSTRUCTION  
450 CHILD STREET  
WARREN, RHODE ISLAND  
DATE: 5/20/17



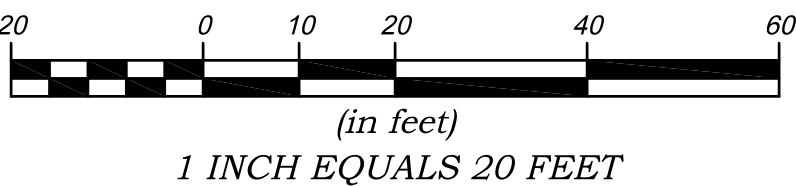
BCWA  
BRISTOL COUNTY WATER AUTHORITY  
TOWN OF BARRINGTON  
PAVEMENT REPLACEMENT  
450 CHILD STREET  
WARREN, RHODE ISLAND  
DATE: 10/18/17



## LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RHB	- R/W HIGHWAY BOUND	⊕	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊕	- CATCH BASIN
FE	- FLARED END	⊕	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊕	- WATER GATE
CLF	- CHAIN LINK FENCE	⊕	- GAS VALVE
INV.	- INVERT	⊕	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊕	- GRANITE BOUND
1" = 20'	- NEW SPOT GRADE	⊕	- DRILL HOLE
		⊕	- IRON PIPE

## GRAPHIC SCALE



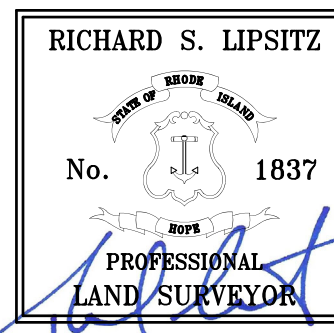
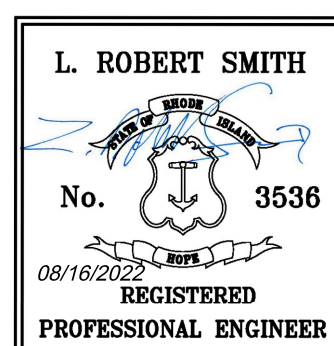
COPYRIGHT  
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

## NOTES / REFERENCES

- SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.
- SOIL TYPES WITHIN LIMIT OF DISTURBANCE ARE DEERFIELD (Dc).
- ANY DEMOLISHED MATERIALS ARE TO BE REMOVED FROM THE SITE PER FEDERAL, STATE AND MUNICIPAL REGULATIONS AND GUIDELINES.
- SEE DETAIL PLANS FOR ADDITIONAL SOIL EROSION & SEDIMENTATION NOTES.
- THE EXISTING & PROPOSED STRUCTURAL LOT COVERAGES ARE AS FOLLOWS  
EXISTING STRUCTURAL LOT COVERAGE: 0 S.F. (0.0 %)  
PROPOSED STRUCTURAL LOT COVERAGE: 1,496 S.F. +/- (4.0 %)
- ALL ROOF RUNOFF DOWNSPOUTS TO BE DIRECTED TO THE RAIN GARDEN BEST MANAGEMENT PRACTICE (BMP) #1.
- TEST HOLES SHOWN IN THIS PLAN SET WERE COMPLETED BY KEVIN FETZER (D-4029) FROM ECOTONES, INC.
- REFERENCE IS MADE TO THE DIMENSIONAL VARIANCE & SPECIAL USE PERMIT, APPROVED BY THE TOWN OF BARRINGTON AT THE PUBLIC HEARING ON 04/14/2022.
- AREA OF REQUIRED 75' BUFFER = 18,267 S.F. ±  
AREA OF PROPOSED BUFFER AS SHOWN = 16,395 S.F. ±

## UTILITY NOTES

- THIS PLAN REPRESENTS THE CONCEPTUAL UTILITY LAYOUT WITH APPROXIMATE LOCATIONS OF EXISTING AND PROPOSED PROVIDED.
- PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST PERFORM ADDITIONAL TEST TO:  
A. CONFIRM THE EXISTING DEPTHS OF UTILITIES AT ALL PROPOSED CONNECTION POINTS AND POTENTIAL CROSSOVER (CONFLICT) POINTS.  
B. THE CONTRACTOR SHALL DIG TEST HOLES TO VERIFY THE ELEVATIONS AND PIPE MATERIAL OF THE EXISTING WATER SERVICES AT THE PROPOSED TIE-IN LOCATION.
- ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. NO EXTRA PAYMENT TO THE CONTRACTOR DUE TO RELOCATIONS WILL BE AUTHORIZED.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO TIE-IN.
- THIS UTILITY PLAN DOES NOT REPRESENT THE SITE ELECTRICAL/TELEPHONE/COMMUNICATION SYSTEM DESIGN.
- THE CONTRACTOR MUST LOCATE THE EXISTING WATER MAIN TO OBTAIN THE PROPER OUTSIDE DIAMETER TO SIZE ANY SLEEVE.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL UTILITY PIPE SIZES INCLUDING WATER & SEWER ARE VERIFIED BY THE ARCHITECT PRIOR TO ORDERING PIPE OR RELATED MATERIAL.
- ALL PROPOSED PIPES AND CONDUITS SHALL BE INSTALLED TO MEET H-20 LOADING CAPACITY ALL MATERIAL AND TRENCHING METHODS SHALL CONFORM TO H-20 LOADING CAPACITIES. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/CATALOG CUTS FOR PROPOSED PIPE AND CONDUIT TO ENGINEER FOR APPROVAL.



\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY

MEASUREMENT / ACCURACY SPECIFICATION: I

OTHER TYPE OF SURVEY: DATA ACCUMULATION

TOPOGRAPHIC SURVEY: T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY FOR THE DEVELOPMENT OF THE SUBJECT PARCEL.

BY: *Richard S. Lipsitz* 1837 08/16/2022  
RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE  
WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)

## CRMC RESUBMISSION

9	08/16/2022	REVISED BUFFER NUMBERS	BJT
8	08/15/2022	ADDED BUFFER COMPARISON NUMBERS	BJT
7	04/27/2022	REVISED SITE PER 04/14/2022 ZONING DECISION	BJT
NO.	DATE	REVISION	CHECKED BY
SITE PLAN A.P. 32, LOT 491 PURITAN AVENUE BARRINGTON, RHODE ISLAND			
EDWARD F. LUNDGREN 33 MEADOWBROOK DRIVE BARRINGTON, RHODE ISLAND 02806			
PROJECT NO. 12-012 SCALE 1" = 20' DATE 04/20/2020 DRAWN BY: BJT/MS CHECKED BY: RSL/LRS FILENAME: 12-012_Site_2020_rev11 2 of 3 SHITS DRAWING # C-1			
46 Sutton Avenue East Providence, RI Phone: (401) - 438 - 5775 Fax: (401) - 438 - 5773 www.watermanengineering.net			



---