

HIGHWAY LINE NOTE:
HELD RIHB AT 29+81.38 R-30.00'
AND P.I. TIES AT STA 34+90±
REFER TO PLAT 867

FLOOD NOTE:

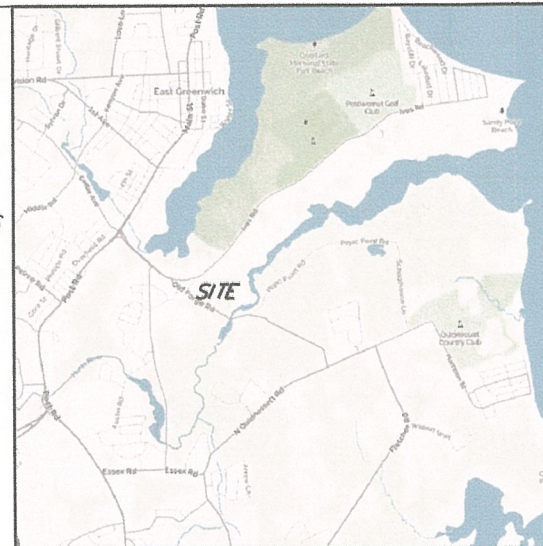
THIS PARCEL FALLS WITHIN ZONE X PER FEMA
PANEL 44003C0139H, EFFECTIVE 9/18/13.

AREA ANALYSIS

OVERALL PARCEL 5.2167 Acres (227,238 S.F.)
PARCEL A 1.0000 Acres (43,560 S.F.)
PARCEL B 4.2167 Acres (183,678 S.F.)

REFERENCES

1. L.E. 9366, Pg. 124; SUBJECT PROPERTY
2. RECORDED PLAT 646: "PLAN OF LAND...FOR BAYARD EWING..."
3. RECORDED PLAT 631: "COMPILED PLAN...FOR BAYARD EWING..."
4. RECORDED PLAT 1585 "OLD FORGE ROAD PLAT..."
5. STATE HIGHWAY PLAT 867
6. L.E. 443, Pg. 1161; EASEMENT AND RESTRICTIONS
7. L.E. 9418, PG. 144 ZONING VARIANCE
8. L.E. 9715, PG. 101 PRELIMINARY PLAN APPROVAL WITH STIPULATIONS
9. REFER TO FINAL SUBMISSION PLANS FOR LANDSCAPE REQUIREMENTS



LOCUS NO SCALE

LEGEND

- EGB □ EXISTING GRANITE BOUND
- EN ○ EXISTING NAIL
- SIR ○ SET IRON ROD W/ CAP
- SGB □ SET GRANITE BOUND
- - - ZONING SETBACK LINE

PARCEL ZONING

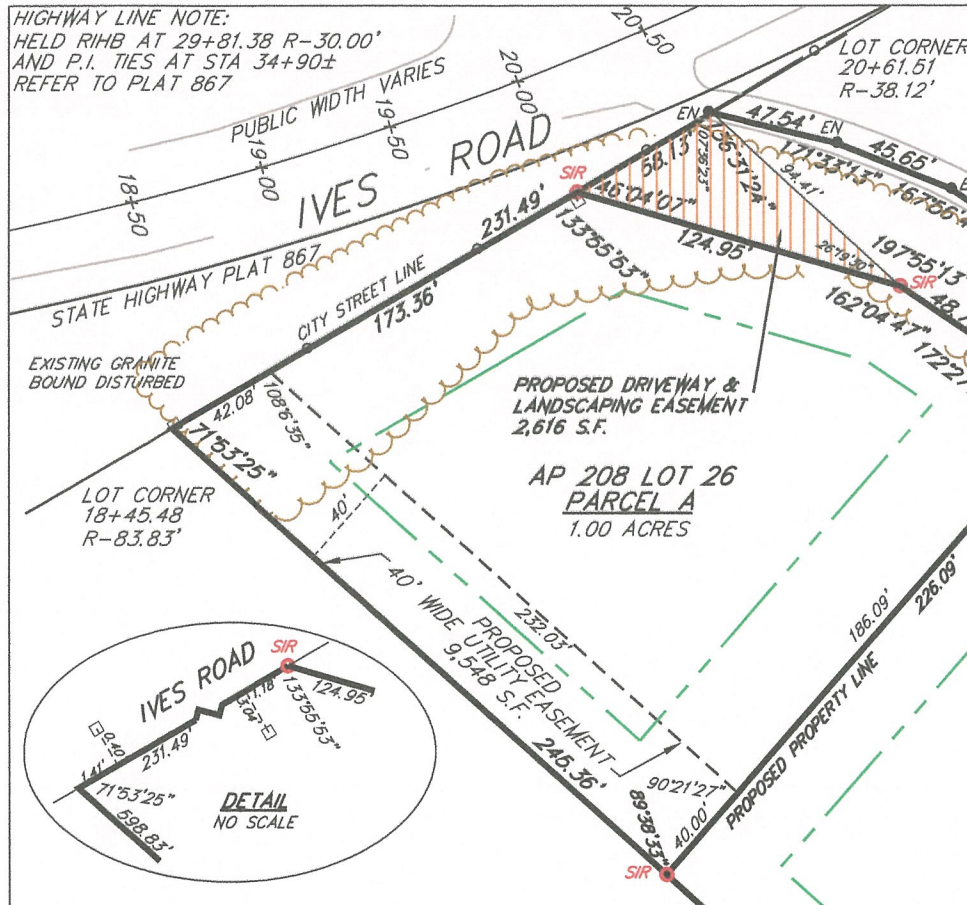
ZONE A-40
MIN. FRONTAGE / WIDTH 150'
AREA 40,000 S.F.
FRONT YARD 40'
SIDE YARD 30'
REAR YARD 40'

PARCEL OWNER

JAMES R. LANGEVIN, TRUSTEE OF THE
INTERVIVOS TRUST OF JAMES R. LANGEVIN
1270 IVES ROAD
WARWICK, RI 02818

PROJECT SURVEYOR

MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506
F. 401.884.7747



CERTIFICATION:
THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS
PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,
PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION, SAID
CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED
PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS
RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING
SAID PERSON, PERSONS, OR ENTITY.

TO JAMES LANGEVIN, IT IS HEREBY CERTIFIED THAT
THIS SURVEY AND BEEN CONDUCTED AND THIS 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 NOVEMBER 25, 2015, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS 'I'
CULTURE CLASS 'III'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS
OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN
APRIL, 2017 FOR THE PURPOSE OF THE CONDUCT OF A
SURVEY FOR THE PREPARATION OF A MINOR SUBDIVISION
TO CREATE A SINGLE NEW LOT.

ASSESSORS PLAT 208, LOT 19
N/F
PAUL A. & MONICA J. ANDERSON
L.E. 4359, Pg. 7

MICHAEL J. McCORMICK, PLS 1972
COA: LS-A101

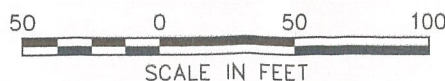


**MAJOR SUBDIVISION
FINAL RECORD PLAN
LANGEVIN PLAT
ASSESSORS PLAT 208, LOTS 16 & 26**

located in: WARWICK, RHODE ISLAND
prepared for: JAMES R. LANGEVIN
prepared by: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI

JUNE 2, 2020 SCALE: 1"=50' SHEET 1 OF 1
REVISED: 2-8-21 PRELIMINARY COMMENTS
7-2-21 LOT CONFIGURATION

LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED
DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT
OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE
WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION
APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK
DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995.
(AS AMENDED)

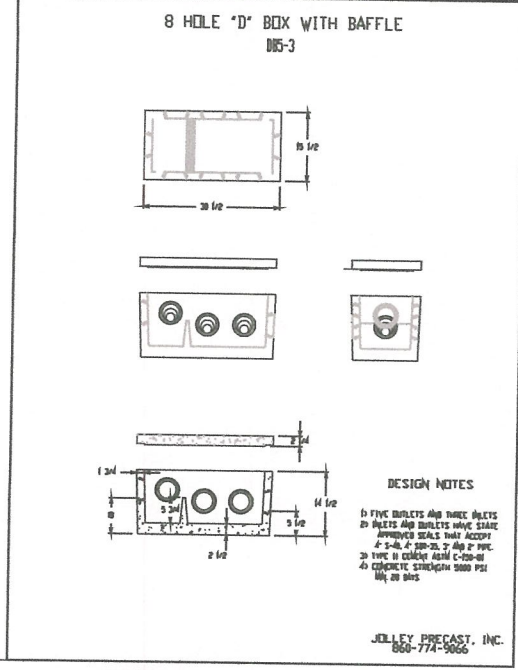
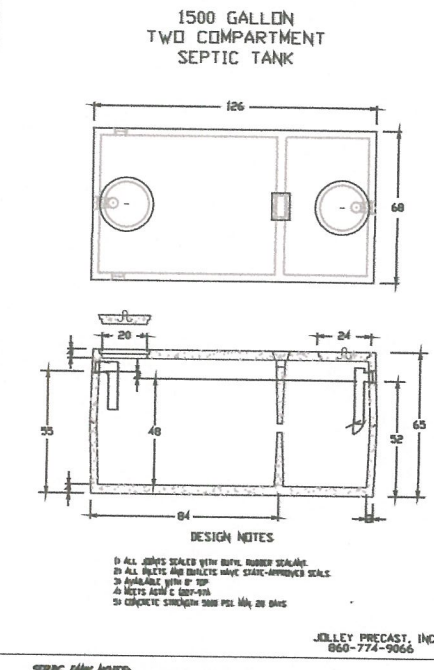


SCALE IN FEET

ASSESSORS PLAT 208, LOT 18
N/F
PAUL J. JR. & ELIZABETH CHOQUETTE
L.E. 8572, PG. 266

THIS PLAN SHALL BE INDEXED UNDER
ABUTTING STREETS:
IVES ROAD

#10907-1270 Ives Rd.



PROPOSED SITE PLAN

OWTS APPLICATION # 1735-0582
 1270 IVES ROAD
 AP 208 LOT 26
 WARWICK, RHODE ISLAND
 PREPARED FOR: ROBERT IANNOTTI JR.
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RHODE ISLAND 02818
 T.401.884.8506 F.401.884.7747
 SCALE: 1"=30' SHEET 1 OF 1 FEBRUARY 2023



CERTIFICATION
 THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, OR ENTITY NAMED IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

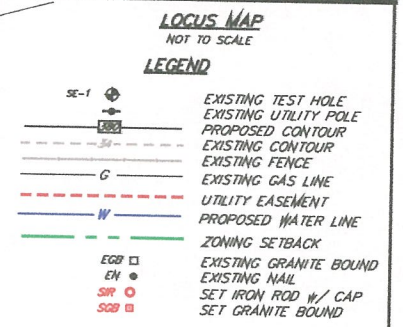
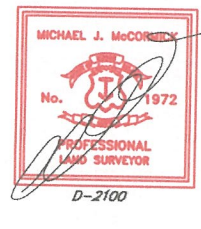
SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2016, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 DATA ACCURACY SURVEY CLASS I
 TOPOGRAPHIC SURVEY ACCURACY CLASS III

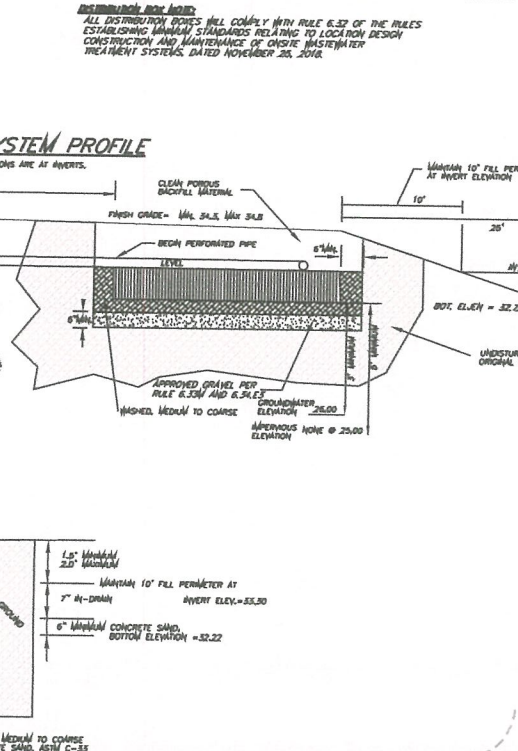
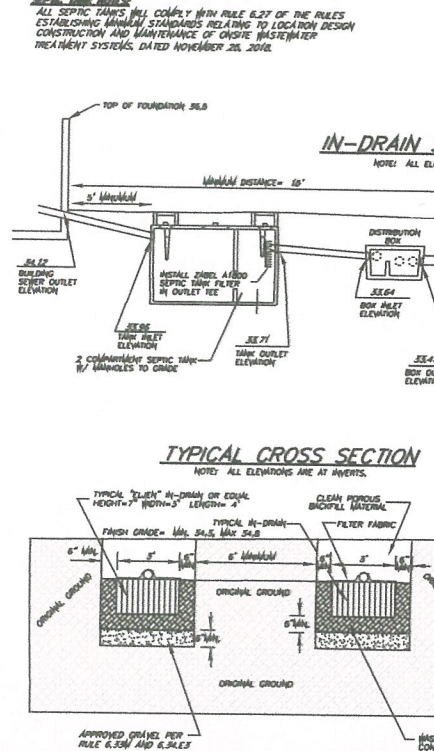
MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III
 T-2

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF A PROPOSED SITE PLAN.

Michael J. McCormack PLS 1972
 RI COA LS-1101



- REFERENCES**
- I.E. 10268, Pg. 29; SUBJECT PROPERTY
 - RECORDED PLAT 646: "PLAN OF LAND... FOR BAYARD EWMG..."
 - RECORDED PLAT 631: "COMPOLED PLAN... FOR BAYARD EWMG..."
 - RECORDED PLAT 1585 "OLD FORGE ROAD PLAT..."
 - STATE HIGHWAY PLAT 867
 - I.E. 443, Pg. 1161; EASEMENT AND RESTRICTIONS
 - I.E. 9418, PG. 144 ZONING VARIANCE
 - I.E. 10136, PG. 90 FINAL PLAN APPROVAL WITH STIPULATIONS
 - RECORDED PLAT 1762: "MAJOR SUBDIVISION FINAL RECORD PLAN, LANGEVN PLAT... REVISED 7-2-21 SCALE 1"=60..."



OWTS NOTES & CONDITIONS

PUBLIC WATER SERVICE AREA: WELL NOT REQUIRED.

THERE ARE NO PROPOSED OR EXISTING SEPTIC SYSTEMS WITHIN 200' OF PROPOSED WELL, EXCEPT AS SHOWN.

THERE ARE NO PROPOSED OR EXISTING WELLS, FOR HUMAN CONSUMPTION WITHIN 100 FEET OF PROPOSED SEPTIC SYSTEM SHOWN HEREON.

THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 800 FEET OF THIS PROPOSED SEPTIC SYSTEM.

ALL PROPOSED AND EXISTING DRAINS WITHIN 200 FEET OF PROPOSED TRENCHES ARE SHOWN.

THERE ARE NO EXISTING OR PROPOSED DRAINS WITHIN 25 FEET OF PROPOSED TRENCHES.

ALL PAVING TO BE SCHEDULE 30, UNLESS OTHERWISE NOTED.

1,000 GALLON SEPTIC TANK, MANHOLES (2) PLACED TO GRADE. ALL SEPTIC TANKS SHALL BE CERTIFIED WATER TIGHT BY MANUFACTURER. DISTRIBUTION BOX N=20 (WHEEL LOADING, ACCESS COVER TO GRADE). REFER TO PROFILE AND TYPICALS FOR ADDITIONAL DATA.

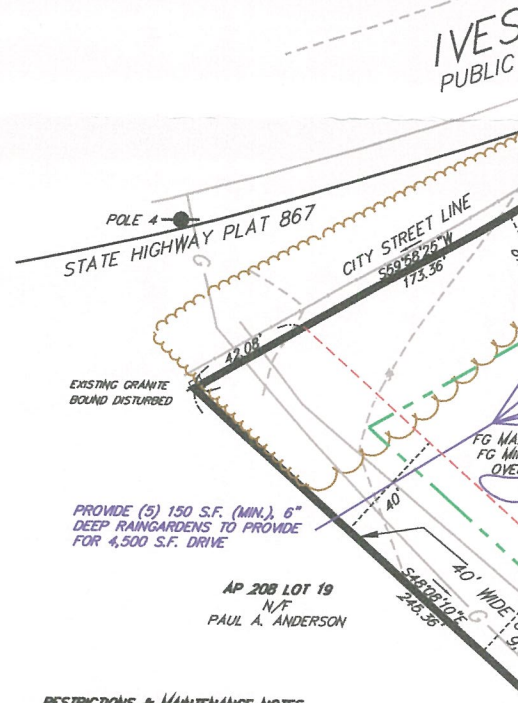
THIS DESIGNER IN NO WAY GUARANTEES SOIL CONDITIONS BEYOND THE LOCATION OF SHOWN TESTING. ANY SOIL CHANGES, FILL LEDGE OR DISCREPANCIES IN REPORTED DATA SHALL BE FORWARDED TO THIS DESIGNER AND THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ISDS DIVISION IN WRITING PRIOR TO COMMENCING CONSTRUCTION OF THE SHOWN SYSTEM.

THE INSTALLER SHALL NOTIFY DESIGNER OF RECORD TO DEMONSTRATE PROPER INSTALLATION OF THIS SYSTEM IF ITEM E. OF ISDS APPLICATION IS CIRCLED. HE SHALL NOTIFY DESIGNER 24 HOURS PRIOR TO REQUIRED INDIVIDUAL INSPECTIONS.

THE INSTALLER SHALL REMIT ALL DEM/ISDS INSPECTOR REQUESTS (INSPECTION REPORTS) TO DESIGNER OF RECORD WITHIN 24 HOURS OF RECEIPT. HE SHALL NOT COVER SYSTEM UNTIL AN AGENT OF DESIGNER HAS GIVEN COVER ORDER.

THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF ALL INSPECTIONS, AS-BUILT WORK AND AS-BUILT SUBMISSIONS.

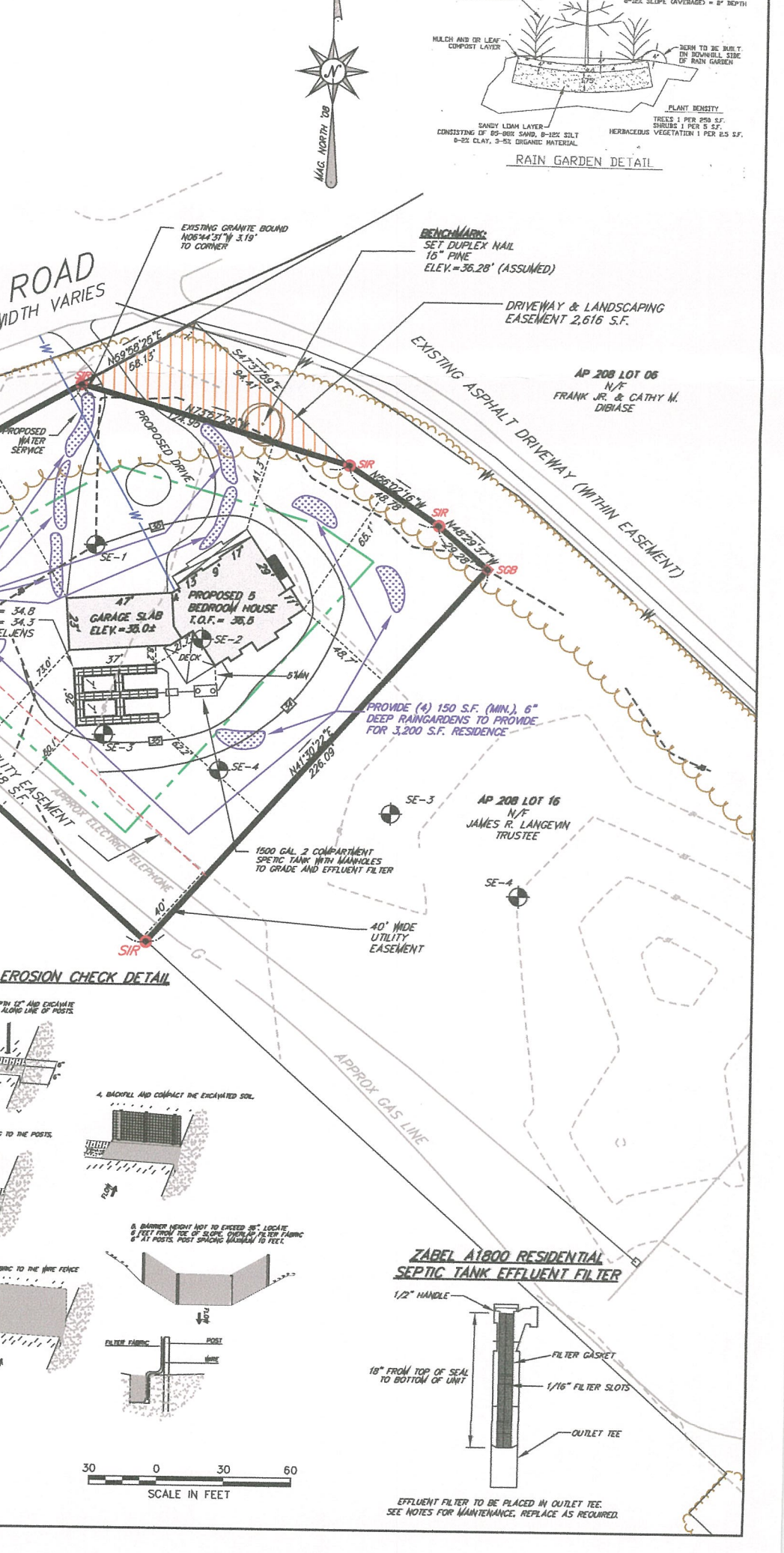
DISCHARGE OF ANY SOLID OR LIQUID MATERIAL INCLUDING BACKWASH FROM WATER SOFTENERS, PUMPHOUSES, FILTERING SYSTEMS, CHEMICAL DISCHARGES OR ANY OTHER CAUSTIC SUBSTANCE OR LIQUID DISCHARGE NOT MEETING THE DEFINITION OF "WASTEWATER" AS DEFINED IN SECTION 6.8 OF RULES ESTABLISHED BY MANHATTAN STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION AND MAINTENANCE OF ONSITE WASTEWATER TREATMENT SYSTEMS, REVISED NOVEMBER 26, 2016 IS STRICTLY PROHIBITED.



PROJECT OWNER/APPLICANT
 ROBERT A. IANNOTTI JR. &
 KIM D. IANNOTTI JR.
 BY VALENTINE CIRCLE
 WARWICK, RI 02886

PARCEL ZONING
 ZONE A-40
 MIN. FRONTAGE / WIDTH
 AREA 40,000 S.F.
 FRONT YARD 40'
 SIDE YARD 30'
 REAR YARD 40'

PARCEL AREA
 1.00 ACRES



CLASS II DESIGNER REQUIREMENTS

A. THE APPLICANT IS REQUIRED TO NOTIFY THIS DESIGNER OF INTENTION TO START CONSTRUCTION OR GRADING OF THIS SITE 10 DAYS PRIOR TO START OF SITE WORK. THE CONTRACTORS TELEPHONE # AND INSTALLER NUMBER SHALL BE FURNISHED TO THIS DESIGNER FOR COORDINATION OF PROPOSED WORK. THE FOLLOWING MINIMUM REQUIRED ITEMS ARE AS FOLLOWS:

- 24 HOUR NOTICE OF START OF CONSTRUCTION.
- NOTICE FOR INSPECTION OF OWTS BOTTOM LEACHING AREA PRIOR TO 12 NOON THE DAY BEFORE DESIRED DESIGNER/DEM INSPECTION.
- NOTICE FOR INSPECTION OF COMPONENTS & PERIMETER GRADING PRIOR TO 12 NOON THE DAY BEFORE DESIRED DESIGNER/DEM INSPECTION.
- ALL DEM INSPECTION SHEETS ARE TO BE FAXED TO THIS DESIGNER WITHIN 24 HOURS OF RECEIPT.

SITE LAYOUT AND REQUIRED INSPECTIONS TO BE MADE BY THIS DESIGNER FOR THE FOLLOWING WORK ITEMS:

- FOUNDATION & OWTS LOCATION AND ELEVATION.
- INSPECTION OF OWTS BOTTOM LEACHING AREA.
- INSPECTION OF OWTS COMPONENTS & FILL PERIMETERS.
- FINAL COVER & WELL LOCATION INSPECTION.

THE APPLICANT SHALL BE RESPONSIBLE FOR ANY CHANGES IN THE SHOWN DESIGN AND INCLUDE ANY OF THE FOLLOWING:

- NEW APPLICATIONS AS REQUIRED BY DEM GUIDELINES.
- AS-BUILT LOCATIONS AND REQUIRED PLANS.
- COMMUNICATIONS OF COORDINATION WITH DEM STAFF.
- CHANGES IN INSTALLATION NOT MEETING DEM REQUIRED GUIDELINES.

THE APPLICANT SHALL PROVIDE DESIGNER WITH MATERIALS RECEIPTS FOR ALL CONSTRUCTION MATERIALS PRIOR TO DESIGNER ISSUING CERTIFICATE OF CONSTRUCTION.

THE OWNER SHALL FURNISH ORIGINAL APPLICATION (PINK COPY) AND ACCOMPANYING PLAN APPROVAL TO INSTALLER PRIOR TO START OF CONSTRUCTION. SAID INFORMATION SHALL REMAIN ON SITE DURING ENTIRE CONSTRUCTION PERIOD AND RETURNED TO THE OWNER UPON COMPLETION OF OWTS INSTALLATION.

OWNER / APPLICANT'S SIGNING OF APPLICATION SHALL BE CONSIDERED PERMISSION TO INSPECT THE ABOVE SITE AT ANY TIME AFTER START OF CONSTRUCTION BEGINS TO ENSURE PROPER INSTALLATION PROCEDURES & FUNCTIONING OF OWTS SYSTEM.

THE ABOVE INFORMATION ARE MINIMUM REQUIREMENTS AND SHALL BE REVISED AS THE DESIGNER DEEMS NECESSARY FOR PROPER FUNCTIONING OF THE SHOWN OWTS DESIGN.

CONSTRUCTION NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RIDEN RULES AND REGULATIONS OF NOVEMBER 26, 2016, AS AMENDED.

HEAVY EQUIPMENT SHALL NOT PASS OVER OWTS AREA. PAVEMENT, PARKING AND VEHICULAR TRAFFIC ARE PROHIBITED OVER OWTS UNLESS SPECIFIED BY DESIGN. NO TRACKED VEHICLES ALLOWED OVER SYSTEM AREA.

SEPTIC SYSTEM NOTE:

2 COMPARTMENT SEPTIC SYSTEM TO BE PLACED ON STABLE LEVEL BASE WITH ACCESS COVER TO GRADE. LEVEL BASE WITH INLET & OUTLET TEES WITH MANHOLES PLACED TO GRADE.

WELL TO SEPTIC TANK MINIMUM SEPARATION 75 FEET WATERLINE TO SEPTIC TANK MINIMUM SEPARATION TO FEET.

DISTRIBUTION BOX NOTES:

N=20 WHEEL LOADING DISTRIBUTION BOX WITH BAFFLE TO BE PLACED ON STABLE LEVEL BASE WITH ACCESS COVER TO GRADE. 1 S.F. MINIMUM BOTTOM AREA REQUIRED.

WELL TO DISTRIBUTION BOX MIN. SEPARATION 75 FEET WATERLINE TO DISTRIBUTION BOX MIN. SEPARATION TO FEET. W/ING TO BE SOLID 4" SDR 35 PVC 2" MINIMUM TO OWTS.

FLOOD NOTE:
 THIS PARCEL FALLS WITHIN ZONE X PER FEMA PANEL 44003C0139H, EFFECTIVE 9/18/13.

REFERENCES
 RECORDED PLAN "MAJOR SUBDIVISION FINAL RECORD PLAN LANGEVN PLAT ASSESSORS PLAT 208 LOT 16" ... PREPARED BY ALPHA ASSOCIATES, LTD. ... SCALE: 1"=60" ... RECORDED ON 12 MAY 2022.