

S:\2023\23-009 TETREULT - ROUND TOP ROAD, BURRILLVILLE.DWG\23-009 WORKSHEET.DWG

NAD83

### ZONING DISTRICT: F-5

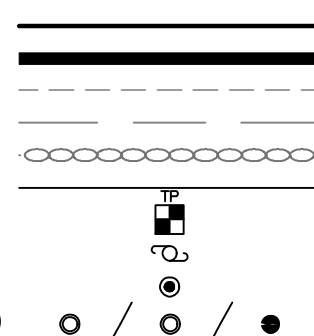
FARMING/RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE: = 5 ACRES  
MINIMUM LOT FRONTAGE: = 450 FT.  
BUILDING COVERAGE: = 20%  
MAXIMUM HEIGHT: = 50 FT. (MAIN), 25 FT. (ACCESSORY)  
MINIMUM SETBACKS:  
FRONT = 60 FT.  
SIDE = 15 FT.  
REAR = 40 FT.

### VARIANCE REQUESTED: FRONTAGE

MINIMUM LOT FRONTAGE = 450 FT.  
MINIMUM LOT FRONTAGE REQUESTED = 26.01 (LOT 1)  
MINIMUM LOT FRONTAGE REQUESTED = 26.02 (LOT 2)

### LEGEND

PROPERTY LINE  
PROPOSED PROPERTY LINE  
2FT CONTOUR  
SETBACKS (TYP.)  
STONE WALL  
EXISTING PATH  
TEST HOLES  
UTILITY POLES  
DRILL HOLES (FND.)  
IRON PIPE/REBAR/SPIKE (FND.)



DETAIL NTS

DRILL HOLE (FND.)

SPIKE (FND)

IRON PIPE (FND.)

SEE DETAIL

AP 21 LOT 3

N/F RICHARD P. & KAREN A. GUERRA

AP 21 LOT 4

N/F ALAN H. & LINDA D. MONALLY, TRUSTEES

AP 21 LOT 6

N/F TYLER JOHN MULLALLY & KAITLYN CHUNIS

AP 21 LOT 7

N/F DONALD V. SULLIVAN JR.

AP 21 LOT 8

N/F TANIA H. HALL

AP 21 LOT 9

N/F JOHN N. & MARIE E. FEDERICI

AP 21 LOT 12

N/F TORI GIBEAU

AP 21 LOT 10

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 11

N/F JACQUELINE LOMBARDI

AP 21 LOT 13

N/F JULIE C. O'BRIEN & JOHN A. CHILD

AP 21 LOT 14

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 15

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 16

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 17

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 18

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 19

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 20

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 21

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 22

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 23

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 24

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 25

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 26

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 27

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 28

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 29

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 30

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 31

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 32

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 33

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 34

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 35

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 36

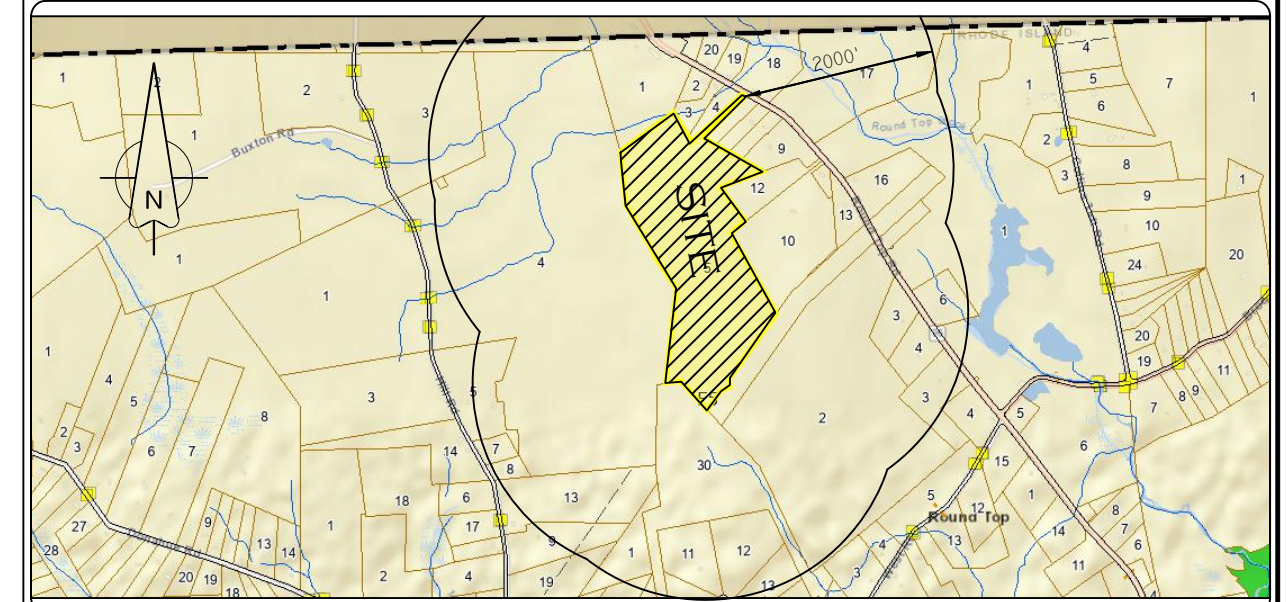
N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 37

N/F STEVEN R. & LISA G. TASCHEREAU

AP 21 LOT 38

N/F STEVEN R. & LISA G. TASCHEREAU



LOCATION MAP (1" = 2000')

### GENERAL NOTES:

- PROPOSED LOTS SHOWN ARE A DIVISION OF LOT 5 ON ASSESSORS MAP 21.
- OWNER OF RECORD: TIMOTHY TETREULT & JAIME MARAK  
55 MILLVILLE ROAD  
MENDON, MASSACHUSETTS
- WETLANDS LOCATION OBTAIN BY RIGIS
- EXISTING LOT: 1  
PROPOSED LOTS: 2
- EXISTING LOT AREA: 2,658,311 SQ. FT. OR 61.03± ACRES  
PROPOSED LOT 1 AREA: 385,038 SQ. FT. OR 8.84± ACRES  
PROPOSED LOT 2 AREA: 2,273,273 SQ. FT. OR 52.19± ACRES
- FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0040G WITH AN EFFECTIVE DATE OF 3/2/2009.
- THERE ARE NO HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THE SUBDIVISION.
- THE PARCEL IS NOT WITHIN THE FOLLOWING: WELLHEAD PROTECTION DISTRICT, HISTORIC DISTRICT, THE ROUTE 102 DEVELOPMENT MANAGEMENT DISTRICT, AND AQUIFER OVERLAY ZONE.
- THE PARCEL DOES NOT HAVE ANY AREAS OF AGRICULTURE USE.
- THE PORTION OF THE PARCEL IS WITHIN THE NATURAL HERITAGE AREA (RIDEM).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

### PLAN REFERENCES:

- ADMINISTRATIVE SUBDIVISION, ROUND TOP ROAD, BURRILLVILLE, RHODE ISLAND FOR DEBRA L. ALLES AND STEVEN R. & LISA G. TASCHEREAU; DATED: JANUARY 27, 2005; PREPARED BY: ALBERT FLORENTZ (PB 2005 PG 25).
- A REVISION OF A DIVISION PLAN OF LAND PORTION OF BLOCK 12 LOT 16 SITUATED IN BURRILLVILLE, R.I.; DATED: DEC. 21, 1978; PREPARED BY: LEONARD A. GAROFALO, INC. (PB II PG 19).
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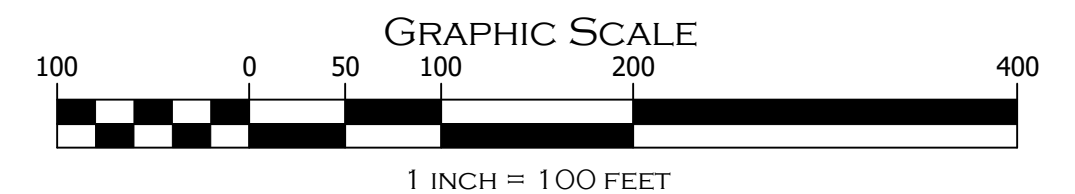
### CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:  
· LIMITED CONTENT BOUNDARY SURVEY: CLASS I  
· TOPOGRAPHIC ACCURACY: T-4

MARC N. NYBERG LICENSE No. 1797 COA No. A52

### STATEMENT OF PURPOSE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
· VARIANCE PLAN



### TETREULT MINOR SUBDIVISION PLAN

DRAFT

AP 21 LOT 5  
O ROUND TOP ROAD, BURRILLVILLE,  
RHODE ISLAND

APPLICANT: TIMOTHY TETREULT  
55 MILLVILLE ROAD, MASSACHUSETTS

JOB # 23-009 SCALE: 1" = 100' DRAWN BY: LFR DATE: 6/19/2023

REVISED:

PROFESSIONAL SEAL

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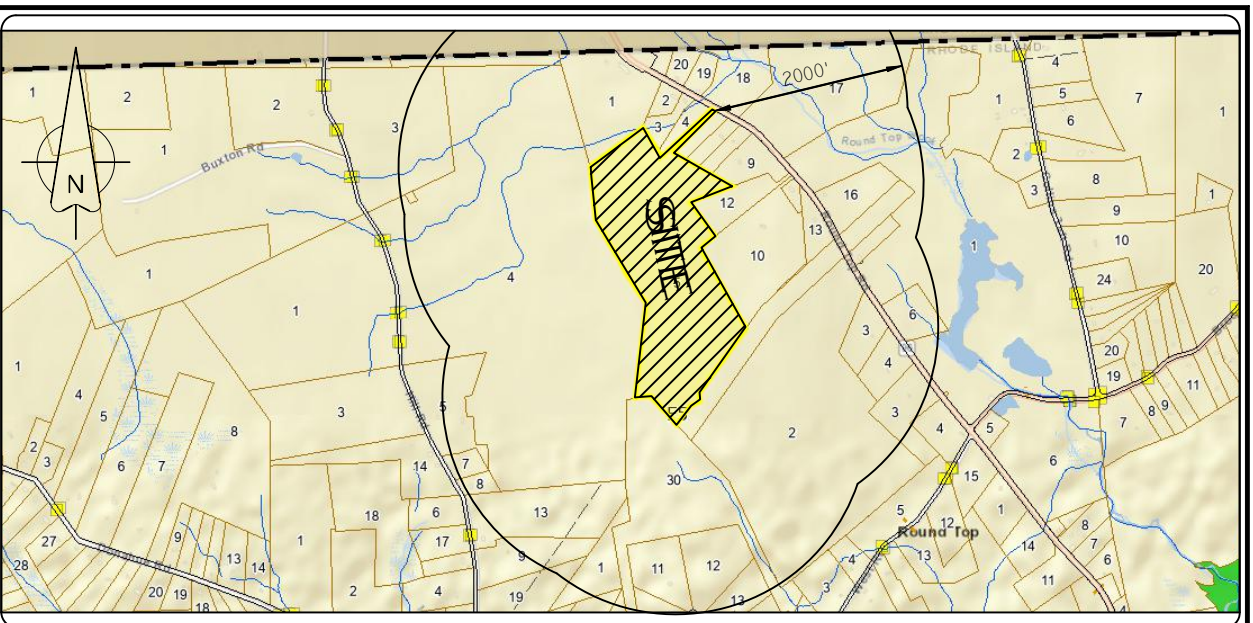
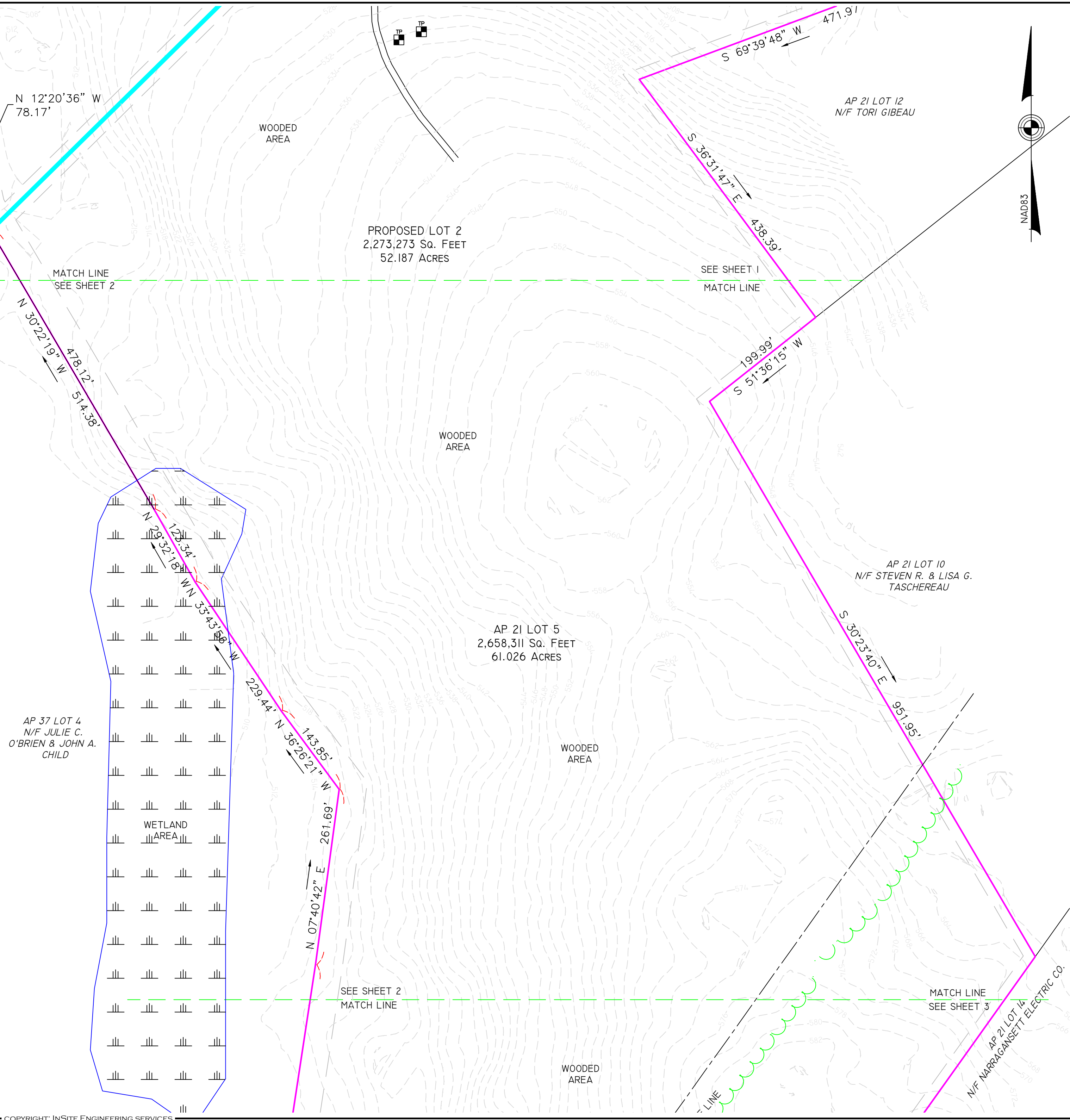


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SHEET  
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OF 3



S:\2023\23-009 TETREAULT - ROUND TOP ROAD, BURRILLVILLE\DWG\23-009 WORKSHEET.DWG



LOCATION MAP (1" = 2000')

- GENERAL NOTES:**
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  - OWNER OF RECORD: TIMOTHY TETREAULT & JAIME MARAK  
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  - THERE ARE NO HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THE SUBDIVISION.
  - THE PARCEL IS NOT WITHIN THE FOLLOWING: WELLHEAD PROTECTION DISTRICT, HISTORIC DISTRICT, THE ROUTE 102 DEVELOPMENT MANAGEMENT DISTRICT, AND AQUIFER OVERLAY ZONE.
  - THE PARCEL DOES NOT HAVE ANY AREAS OF AGRICULTURE USE.
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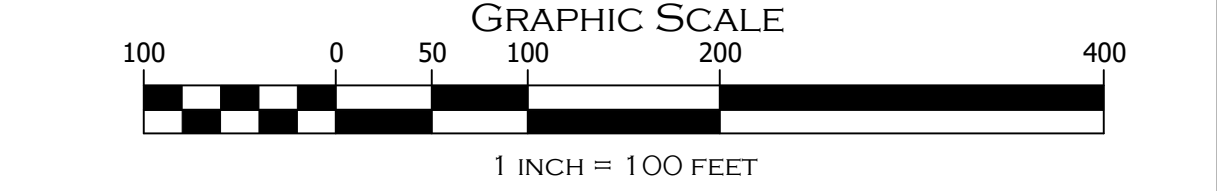
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- LIMITED CONTENT BOUNDARY SURVEY: CLASS 1
- TOPOGRAPHIC ACCURACY: T-4

MARC N. NYBERG LICENSE No. 1797 COA No. A52

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**TETREAULT MINOR SUBDIVISION PLAN**

**AP 21 LOT 5**  
**0 ROUND TOP ROAD, BURRILLVILLE,**  
**RHODE ISLAND**

APPLICANT: TIMOTHY TETREAULT  
55 MILLVILLE ROAD, MASSACHUSETTS

JOB # 23-009	SCALE: 1" = 100'	DRAWN BY: LFR	DATE: 6/19/2023
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REVISED:

**DRAFT**

PROFESSIONAL SEAL

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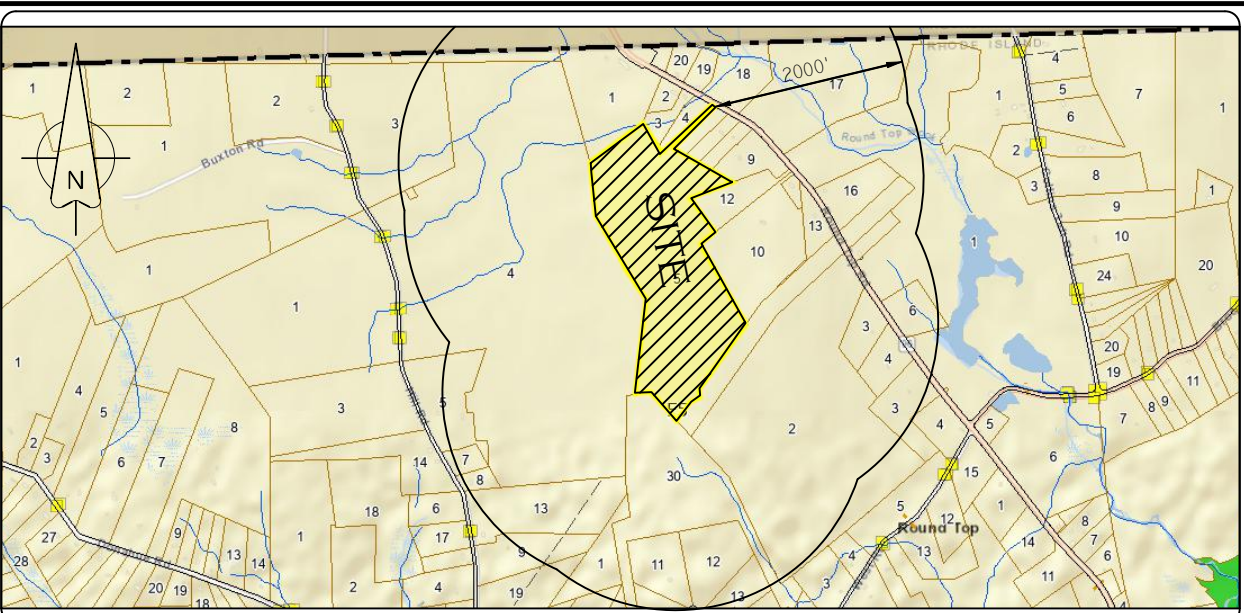
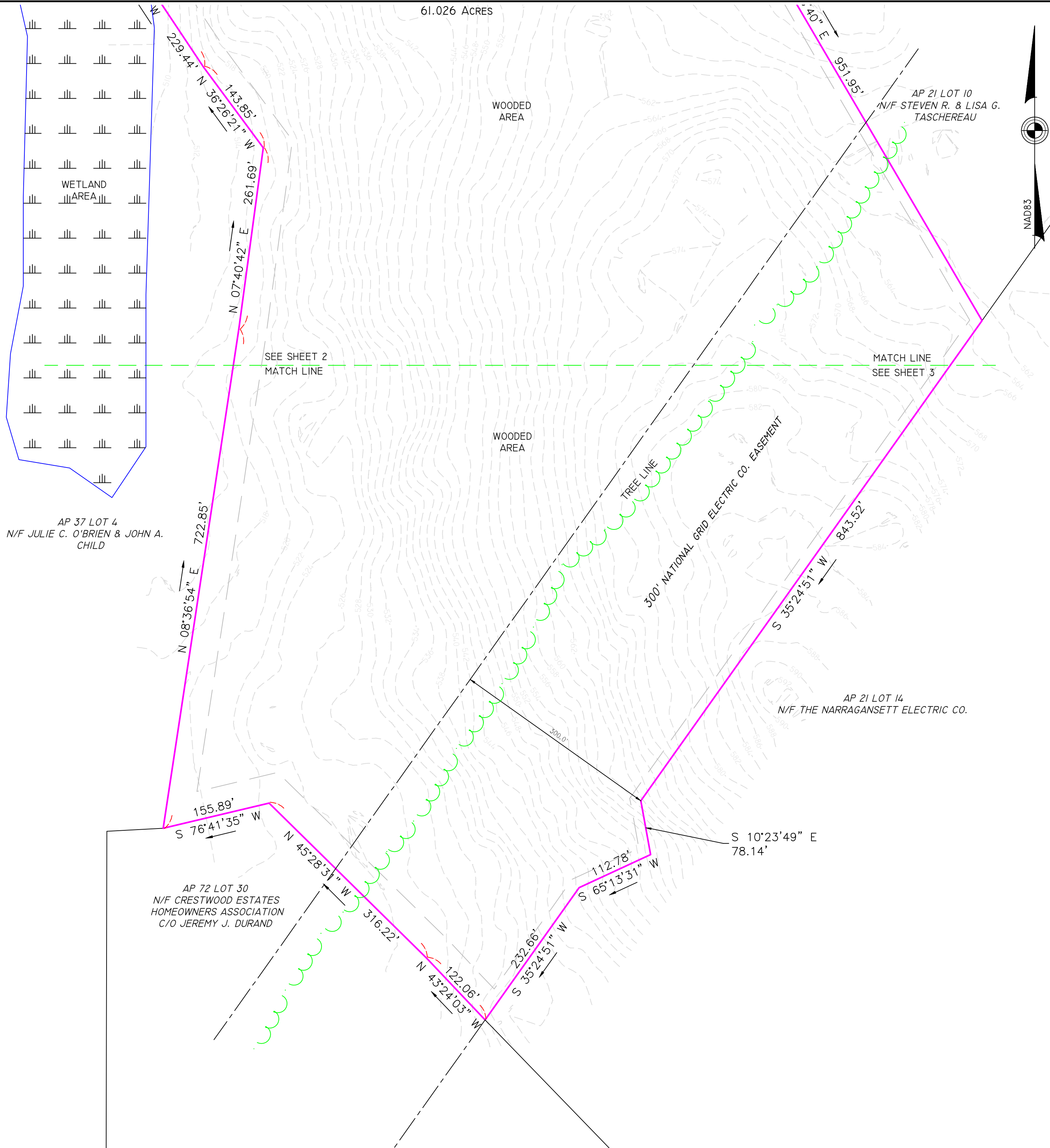
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**SHEET**  
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LOCATION MAP (1" = 2000')

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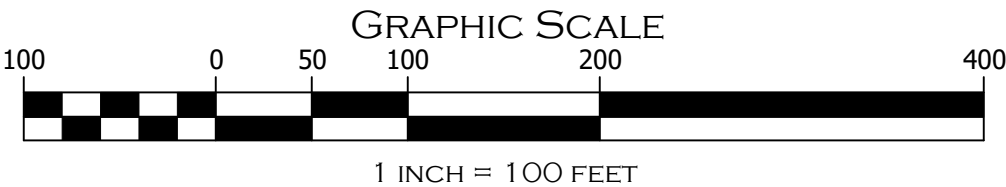
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TETREAU MINOR SUBDIVISION PLAN

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PROFESSIONAL SEAL

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APPLICANT: TIMOTHY TETREAU  
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JOB # 23-009 SCALE: 1" = 100' DRAWN BY: LFR DATE: 6/19/2023

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3  
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