

LOCATION MAP (N.T.S.)

ZONING INFORMATION

ZONED...R-1
 Min. Lot Size...25,000 FT.
 Min. Lot Width...100 FT.
 Min. Lot Frontage...100 FT.
BUILDING SETBACK REQUIREMENTS
 Front..... 20'
 Rear..... 25'
 Side..... 10'

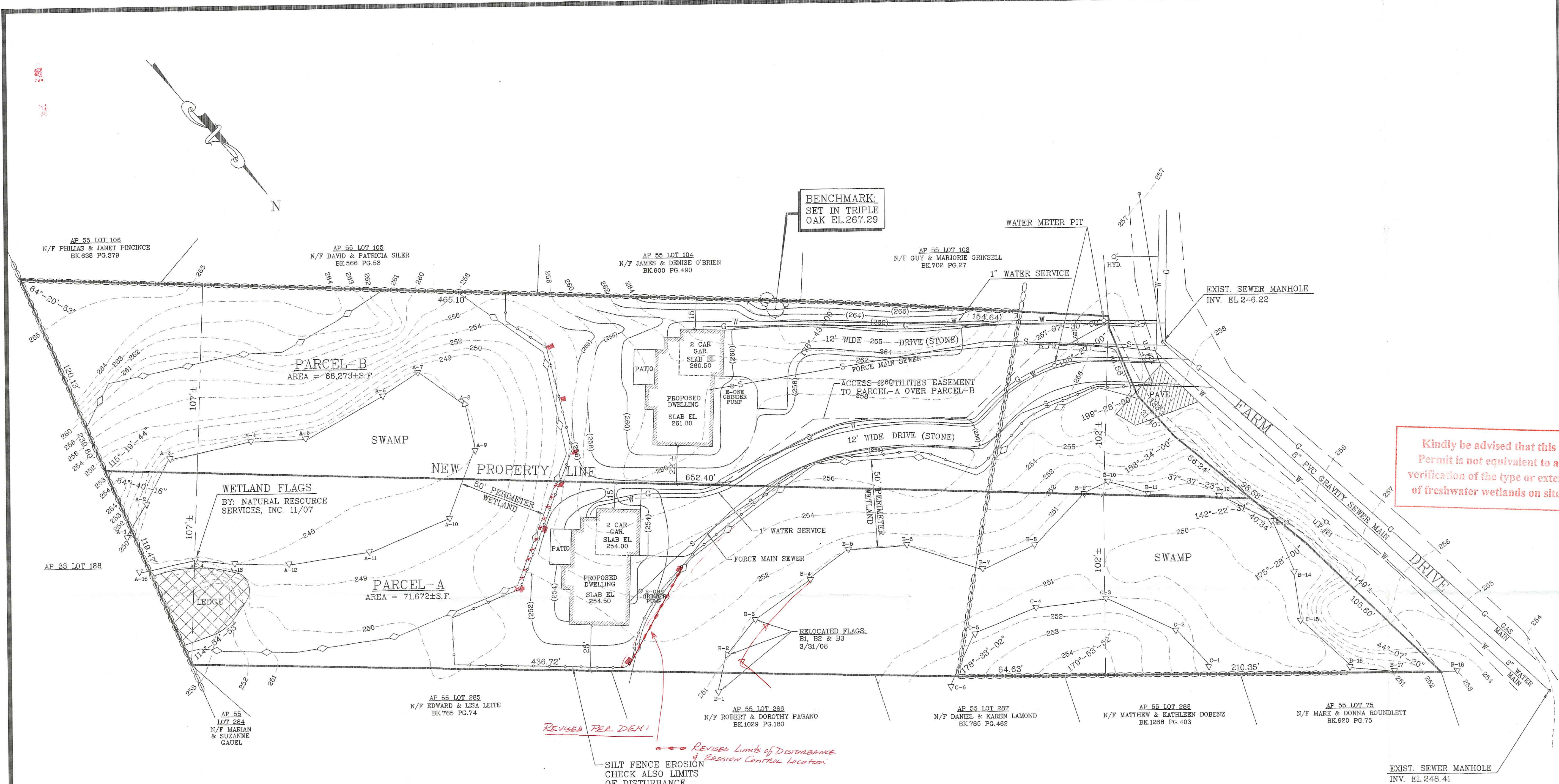
NOTES:

1. This site lies in a Zone-X Area outside the 500 year flood plain as shown on Tema Flood Insurance Rate map Community Panel No.440016 0005 B. Map Revised: Feb. 16, 1990
2. This Minor Subdivision comprises lot 102 as shown on A.P. 55, Town of Cumberland.
3. There are no drainage structures on farm Drive which are relevant to this subdivision.
4. There are visible wetlands on the subject site.
5. There are no extraordinary or unusual natural features on this Site.
6. There were no cemeteries or other significant historical features found on the subject site.
7. The Rhode Island Soil Survey, USDA - 1991 sheet 11 indicates Cc, Canton & Charritor fine sandy, Very rocky, 3 TO 15% Slopes.
8. Public Sewer & City Water are available for this subdivision.
9. There are no foreseeable significant impacts for this project on the community, Town Services or the Environment.
10. Topography shown is based on Mean Sea Level Datum as established from Town of Cumberland Benchmarks.
11. There is a Proposed Easement for access & utilities to parcel A over parcel B for the subject Properties as shown on the plan.
12. Useable Land Area = 43,728±S.F.
13. Any change in grades on any lot will require a Soil Erosion Plan to be submitted to the Building Dept. for a determination of applicability and approval.

REFERENCES:

1. AP 55 LOT 102 (BOOK 1400 PAGE 754) MANAGEMENT
 2. PLAT CARD 1837 (SIDE 1) 0808 R RESOURCES
 3. PLAT CARD 1837 (SIDE 2) 0808 R RESOURCES
- AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 09 2008 FILE # 08-0041
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site



PLAN
 1" = 30'

- REVISED PER DEM: Revised Limits of Disturbance & Erosion Control Location
- - INSTALL PERMANENT Buffer Zone Markers PER CONDITION #17
 - * - PLANT A ROW OF NORTHERN WHITE CEDAR THUNIA OCCIDENTALIS PLACED 6' ON CENTER AND 13E 4' IN' HEIGHT AFTER PLANTING

ADMINISTRATIVE NOTES

TOTAL LOTS AFFECTED....1
 TOTAL LOTS BEFORE SUB-DIVISION....1
 TOTAL LOTS AFTER SUB-DIVISION....2
 ROADWAY AREA...N/A
 TOTAL PLAT AREA...137,945 S.F.±

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS

FARM DRIVE

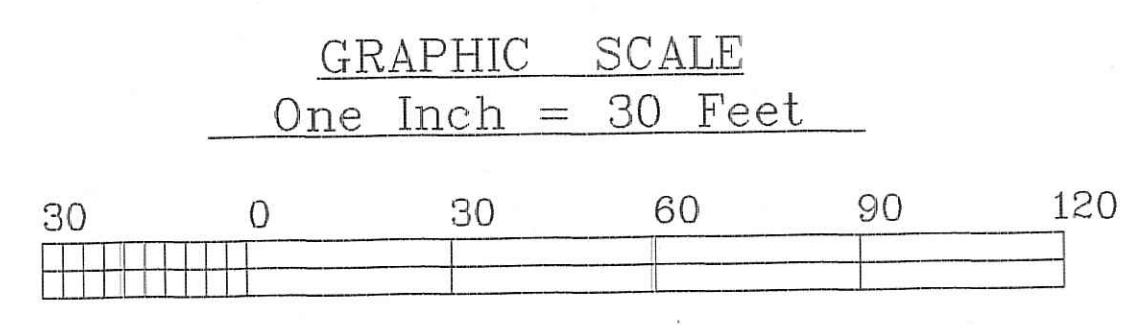
MINOR SUBDIVISION-FARM DRIVE SITE GRADING PLAN

FOR APPLICANT: HIGH TECH CONSTRUCTION
 888 LONSDALE AVENUE
 CENTRAL FALLS R.I., 02863

OWNER: HILDA M. CABRAL, TRUSTEE

A.P. 55 LOT 102
 TOTAL AREA= 137,945 SQ.FT.±

CUMBERLAND RHODE ISLAND



Conversion: One Foot = 0.3048 Meters
 Base of Bearings: Magnetic / March, 2005

THIS SURVEY AND PLAN CONFORM TO THE STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS
 SURVEY - CLASS I
 TOPOGRAPHY - CLASS III



BY: *Nicholas Veltri* 4-08
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

N. VELTRI SURVEY, INC.
 SURVEYING-LAND PLANNING
 266 PUTNAM PIKE
 SMITHFIELD R.I. 02917
 (401)231-3200

SCALE: 1" = 30' DRAWN: J.PARRILLO

NO.	DATE	REVISION
1	3/08	REVISED FLAGS & FOUNDATION LOCATION PER D.E.M. COMMENTS
	1/08	ORIG. ISSUE

SHEET 1 OF 1 SHEETS
 CHECKED BY: J.T.