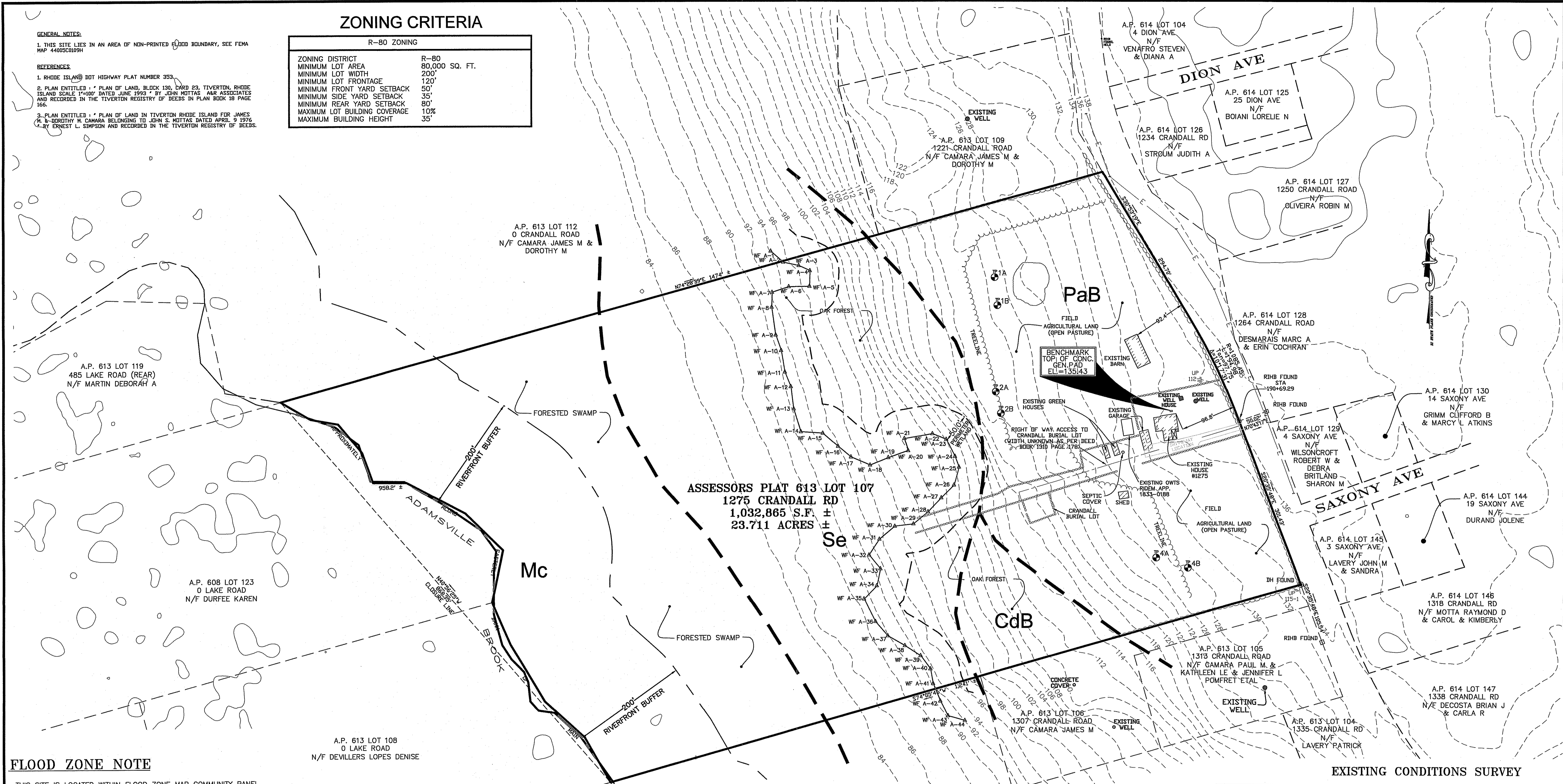


ZONING CRITERIA

R-80 ZONING	
ZONING DISTRICT	R-80
MINIMUM LOT AREA	80,000 SQ. FT.
MINIMUM LOT WIDTH	200'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK	35'
MINIMUM REAR YARD SETBACK	80'
MAXIMUM LOT BUILDING COVERAGE	10%
MAXIMUM BUILDING HEIGHT	35'

GENERAL NOTES:
 1. THIS SITE LIES IN AN AREA OF NON-PRINTED FLOOD BOUNDARY, SEE FEMA MAP 44055C0109H.

REFERENCES:
 1. RHODE ISLAND DOT HIGHWAY PLAT NUMBER 353.
 2. PLAN ENTITLED "PLAN OF LAND, BLOCK 130, DARD 23, TIVERTON, RHODE ISLAND SCALE 1"=100" DATED JUNE 1993" BY JOHN MOTTAS & ASSOCIATES AND RECORDED IN THE TIVERTON REGISTRY OF DEEDS IN PLAN BOOK 18 PAGE 156.
 3. PLAN ENTITLED "PLAN OF LAND IN TIVERTON RHODE ISLAND FOR JAMES M. & DOROTHY M. CAMARA BELONGING TO JOHN S. MOTTAS DATED APRIL 9 1976 BY ERNEST L. SIMPSON AND RECORDED IN THE TIVERTON REGISTRY OF DEEDS."



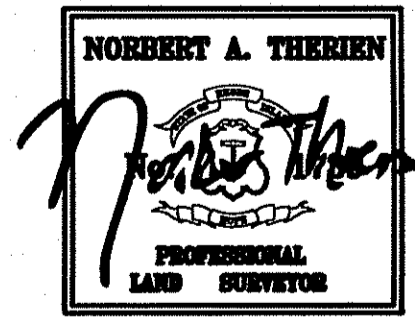
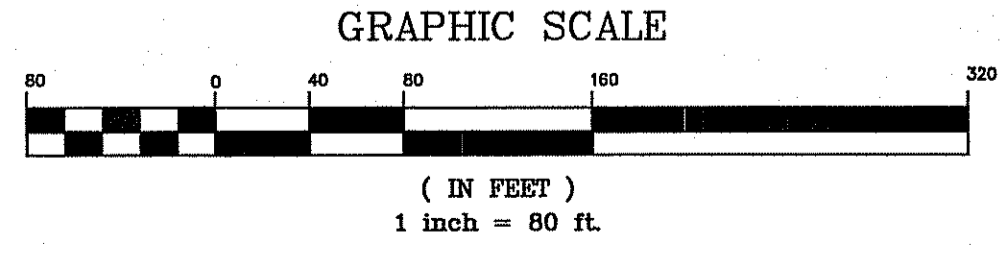
FLOOD ZONE NOTE

THIS SITE IS LOCATED WITHIN FLOOD ZONE MAP COMMUNITY PANEL NUMBER 44005C0109H. THIS MAP IS NOT CURRENTLY PRINTED.

SITE ANALYSIS NOTES:

- THIS SITE IS LOCATED WITHIN THE WESTPORT RIVER AND RHODE ISLAND SOUND RIGIS WATERSHED AREA.
- THERE ARE NO NOTABLE OR SIGNIFICANT TREES WITH A 20 INCH CALIPER OR GREATER
- THE SITE IS NOT LOCATED WITHIN ANY GROUNDWATER RESOURCES AND RECHARGE AREAS
- THERE ARE NO KNOWN SIGNIFICANT WILDLIFE HABITATS LOCATED WITHIN THE SITE
- THERE ARE NO SCENIC VIEWSHEDS LOCATED ON THE SITE
- THERE ARE NO HISTORIC SITES OR BUILDINGS LOCATED ON THE SITE
- THERE ARE NO GREENWAYS OR TRAILS LOCATED ON THE SITE
- THERE ARE NO EXISTING PROTECTED AREAS ON THE SITE
- THERE IS NO PUBLICLY OWNED LAND OR LAND OWNED BY CONSERVATION ORGANIZATIONS LOCATED ON THE SITE
- THERE IS NO LAND UNDER CONSERVATION EASEMENT OR DEVELOPMENT RESTRICTIONS LOCATED ON THE SITE

- SOIL DESCRIPTIONS:**
- CdB - Canton and Charlton fine sandy loams, 3 to 8 percent slopes
 - Mc - Mansfield very stony mucky silt loam
 - PaB - Paxton fine sandy loam, 3 to 8 percent slopes
 - Se - Stissing silt loam



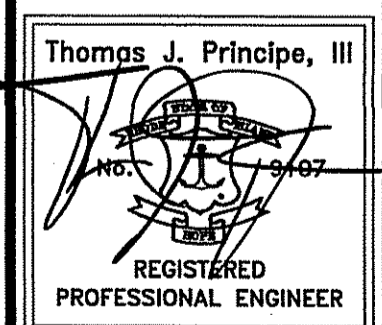
NATIONAL
 Surveyors-Developers
 Inc.
 42 Hamlet Ave., Woonsocket, R.I.
 (401) 769-7779

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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

PURPOSE OF SURVEY: BOUNDARY SURVEY & EXISTING CONDITIONS

BY: *Norbert A. Therien* DATE: 2/15/18
 NORBERT A. THERIEN, PLS. NO. 1739



PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401.816.5385
 PRINCIPLEENGINEERING@GMAIL.COM

REVISIONS			
No.	DATE	DRWN	CHKD

**PRELIMINARY PLAN
 MINOR SUBDIVISION**
 FOR
 ASSESSORS PLAT 613 LOT 107
 1275 CRANDALL ROAD
 IN
 TIVERTON, RHODE ISLAND

SCALE: 1"=80'	SHEET NO: 2 OF 5
DRAWN BY: TJP	DESIGN BY: TJP
DATE: 2/15/18	CHECKED BY: TJP
PROJECT NO.: LDP 40	

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