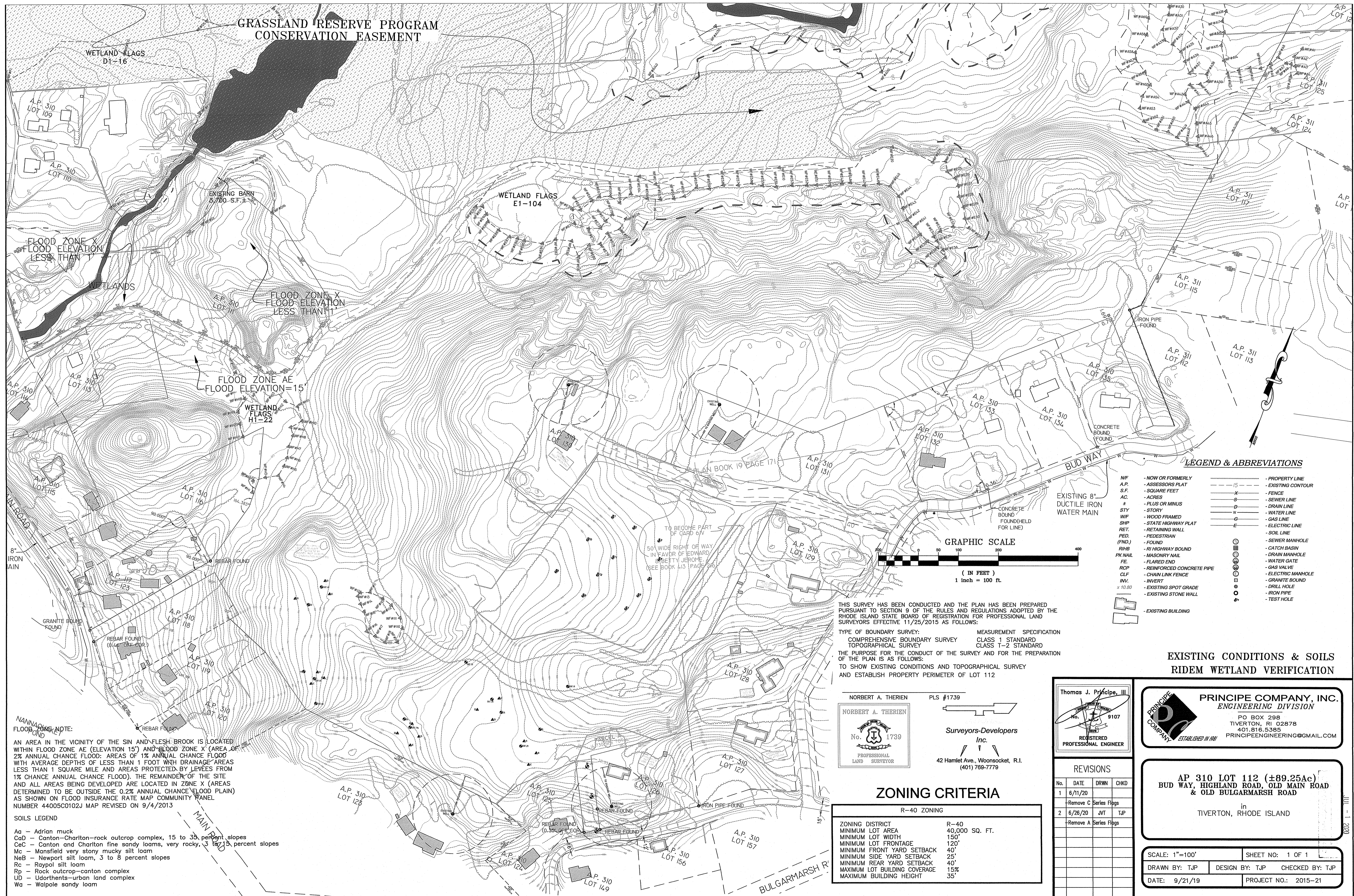
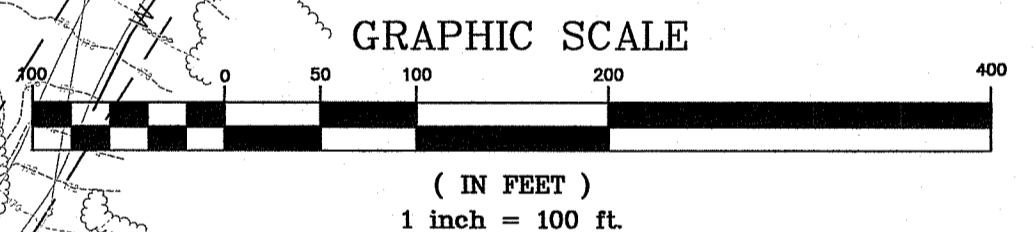


**GRASSLAND RESERVE PROGRAM  
CONSERVATION EASEMENT**



**LEGEND & ABBREVIATIONS**

- |         |                            |       |                    |
|---------|----------------------------|-------|--------------------|
| NF      | - NOW OR FORMERLY          | ---   | - PROPERTY LINE    |
| A.P.    | - ASSESSORS PLAT           | - - - | - EXISTING CONTOUR |
| S.F.    | - SQUARE FEET              | X     | - FENCE            |
| AC.     | - ACRES                    | S     | - SEWER LINE       |
| ±       | - PLUS OR MINUS            | D     | - DRAIN LINE       |
| STY     | - STORY                    | W     | - WATER LINE       |
| WF      | - WOOD FRAMED              | G     | - GAS LINE         |
| SHP     | - STATE HIGHWAY PLAT       | E     | - ELECTRIC LINE    |
| RET.    | - RETAINING WALL           | ---   | - SOIL LINE        |
| PEB.    | - PEDESTRIAN               | ⊙     | - SEWER MANHOLE    |
| (FND)   | - FOUND                    | ⊕     | - CATCH BASIN      |
| R/HB    | - RI HIGHWAY BOUND         | ⊖     | - DRAIN MANHOLE    |
| PK NAIL | - MASONRY NAIL             | ⊗     | - WATER GATE       |
| FE.     | - FLARED END               | ⊙     | - GAS VALVE        |
| RCP     | - REINFORCED CONCRETE PIPE | ⊕     | - ELECTRIC MANHOLE |
| CLF     | - CHAIN LINK FENCE         | ⊖     | - GRANITE BOUND    |
| INV.    | - INVERT                   | ⊙     | - DRILL HOLE       |
| ± 10.00 | - EXISTING SPOT GRADE      | ⊕     | - IRON PIPE        |
| ⊕       | - EXISTING STONE WALL      | ⊖     | - TEST HOLE        |
| ⊕       | - EXISTING BUILDING        |       |                    |



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 EFFECTIVE 11/25/2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION  
 COMPREHENSIVE BOUNDARY SURVEY CLASS 1 STANDARD  
 TOPOGRAPHICAL SURVEY CLASS T-2 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO SHOW EXISTING CONDITIONS AND TOPOGRAPHICAL SURVEY AND ESTABLISH PROPERTY PERIMETER OF LOT 112

**EXISTING CONDITIONS & SOILS  
RIDEM WETLAND VERIFICATION**

**NOTE:**  
AN AREA IN THE VICINITY OF THE SIN AND FLESH BROOK IS LOCATED WITHIN FLOOD ZONE AE (ELEVATION 15) AND FLOOD ZONE X (AREA OF 2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE ANNUAL CHANCE FLOOD). THE REMAINDER OF THE SITE AND ALL AREAS BEING DEVELOPED ARE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 44005C0102J MAP REVISED ON 9/4/2013

**SOILS LEGEND**

Aa - Adrian muck  
 CaD - Canton-Charlton-rock outcrop complex, 15 to 35 percent slopes  
 CaC - Canton and Charlton fine sandy loams, very rocky, 3 to 15 percent slopes  
 Mc - Mansfield very stony mucky silt loam  
 NeB - Newport silt loam, 3 to 8 percent slopes  
 Rc - Raypol silt loam  
 Rp - Rock outcrop-canton complex  
 UD - Udorthents-urban land complex  
 Wa - Walpole sandy loam

NORBERT A. THERIEN PLS #1739

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

**ZONING CRITERIA**

R-40 ZONING

ZONING DISTRICT	R-40
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	150'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	40'
MAXIMUM LOT BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35'

Thomas J. Principe, III  
 No. 9107  
 REGISTERED PROFESSIONAL ENGINEER

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

**REVISIONS**

No.	DATE	DRWN	CHKD
1	6/11/20		
-Remove C Series Flgs			
2	6/26/20	JJT	TJP
-Remove A Series Flgs			

**AP 310 LOT 112 (±89.25ac)**  
 BUD WAY, HIGHLAND ROAD, OLD MAIN ROAD & OLD BULGARMARSH ROAD  
 in  
 TIVERTON, RHODE ISLAND

SCALE: 1"=100' SHEET NO: 1 OF 1

DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP

DATE: 9/21/19 PROJECT NO.: 2015-21