

- NOW OR FORMERLY - ZONING SETBACK LINE - *-- -15---* --- EXISTING CONTOUR · 0000000 - ACRES - STONE WALL - PLUS OR MINUS - FENCE STY- STORY - SEWER LINE - WOOD FRAMED - DRAIN LINE - STATE HIGHWAY PLAT - WATER LINE - RETAINING WALL - GAS LINE PED. - PEDESTRIAN - ELECTRIC LINE (FND.) - FOUND - SANITARY SEWER MANHOLE RIHB - RI HIGHWAY BOUND

- CATCH BASIN - STORM DRAIN MANHOLE - WATER GATE - REINFORCED CONCRETE PIPE - GAS VALVE - ELECTRIC MANHOLE - GRANITE BOUND - DRILL HOLE

- IRON PIPE

GRAPHIC SCALE (in feet)

1 INCH EQUALS 50 FEET

COPYRIGHT

PK NAIL

RCP

CLF

INV.

x 10.80

- MASONRY NAIL

- CHAIN LINK FENCE

- FLARED END

- INVERT

- SPOT GRADE

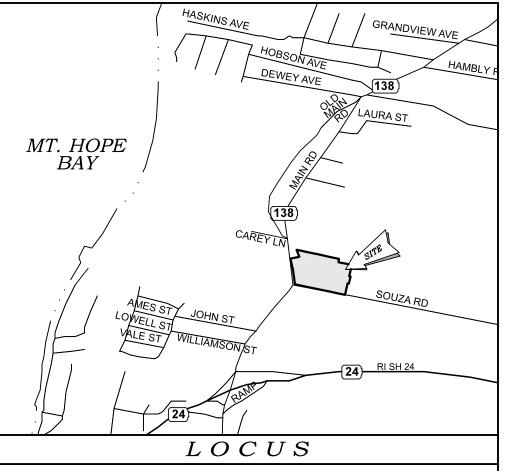
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER'SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF IT'S

RICHARD S. LIPSITZ TO CONSTITUTE AN ORIGINAL PLAN THIS SURVEY AND AND COME OF MITHE TO LLOWING CLASS STANDARDS AS ADOPTED BY THE FROM E SLA IL BOOK OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, LIFTED TO EAPRIL 1, 1994. BOUNDARY SURVEY - CLASS /

TOPOGRAPHIC SURVEY - CLASS III

** SIGNATURES MUST BE IN BLUE INK

RICHARD S. LIPSITZ WATERMAN ENGINEERING COMPANY



NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:

- A. "STATE OF RHODE ISLAND HIGHWAY PLAT NO. 48 FALL RIVER TIVERTON ROAD MASS. LINE TO STONE BRIDGE 1921-22 RESURVEY SECTION II & III SCALE 1 INCH = 40 FEET."
- B. "BOUNDARY SURVEY PLAN THE VILLAGE AT MOUNT HOPE BAY MAIN ROAD (RI RT. 138), OLD MAIN RD. & CAREY LANE TIVERTON, RHODE ISLAND PREPARED FOR: STARWOOD TIVERTON, L.L.C. PROJECT No. 02.102 SCALE: 1" = 50' DATE: MARCH 9, 2002 REVISED: 02/07/03 BY RICHARD S. LIPSITZ, P.L.S. No. 1837"
- C."BOUNDARY SURVEY PLAN A.P. 1-13, BLOCK 94, LOT 191A MAIN ROAD & SOUZA ROAD TIVERTON, RHODE ISLAND NEW ENGLAND PROPERTY HOLDINGS, L.L.C. P.O. BOX 295 TIVERTON, RHODE ISLAND 02879 PROJECT No. 00-081 SCALE: 1" = 50' DATE: 06/19/09 BY WATERMAN ENGINEERING CO."
- 2. REFERENCE IS MADE TO THE FOLLOWING TOWN OF TIVERTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;
- A.) A.P. 119, LOT 124 ~ STARWOOD TIVERTON, L.L.C. ~ VOLUME 719, PAGE 54
- 3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD AS REFERENCED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 27625, COMMITMENT DATE: MAY 26, 2015 AT 8:30 A.M. REGARDING THE SUBJECT PROPERTY;
- A.) SEWER EASEMENT GRANTED TO THE TOWN OF TIVERTON AS DESCRIBED IN VOLUME 796, PAGE 97 (B2-14)
- 4. THESE PREMISES ARE SITUATED IN AN 'GC ZONE' (GENERAL COMMERCIAL ZONE).

DIMENSIONAL REQUIREMENTS

MIN. LOT AREA = 12,000 SQ.FT. MIN. LOT WIDTH = 100 FT. MIN. S/B FRONT YARD = 0 FT. MIN. S/B REAR YARD = 20 FT.

= SIDE STREET 0 FT; ABUTTING A RESIDENTIAL ZONE = 20 FT. MIN. S/B SIDE YARD = 50 FT.

MAX. STRUCTURE HEIGHT MAX. BUILDING COVERAGE

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

*A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A "PEDESTRIAN FRIENDLY DISTRICT" PER THE TOWN OF TIVERTON ZONING ORDINANCE.

- 5. THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP NEWPORT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 39 OF 226 TOWN OF TIVERTON MAP NUMBER 44005C0039J MAP REVISED: SEPTEMBER 4, 2013. FEDERAL EMERGENCY MANAGEMENT AGENCY".
- 6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO.
- 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.) 7. REFERENCE IS MADE TO THE 50' WIDE RIGHT OF WAY TO THE CEMETERY AS SHOWN ON PLAN REF. 1(B) 8. PLANIMETRICS & TOPOGRAPHY FROM AERIAL TOPOGRAPHIC MAPPING COMPILED MAY 31, 2000 BY EASTERN TOPOGRAPHICS - P.O. BOX 970, 495 CENTER STREET (RT. 28) WOLFEBORO, NEW HAMPSHIRE
- 03894 FROM AERIAL PHOTOGRAPHS EXPOSED DECEMBER 18, 1999 SUPPLIMENTED BY FIELD SURVEY JANUARY / FEBRUARY, 2016. ALL BUILDING LINES SHOWN REPRESENT ROOF LINES AS SEEN IN THE AERIAL PHOTOGRAPHY. 9. WETLAND DELINEATION BY: NATURAL RESOURCE SERVICES, INC.

P.O. BOX 311 ~ 180 TINKHAM LANE HARRISVILLE, RI 02830

**WETLAND FLAGS FIELD LOCATED BY WATERMAN ENGINEERING COMPANY.

02/15/16 | ADDED TOPOGRAPHY & WETLAND FLAGS RSL DATE REVISION CHECKED BY BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 119, LOT 124 MAIN ROAD & SOUZA ROAD 06/15/15 TIVERTON, RHODE ISLAND TRILOGY DEVELOPMENT LLC 00-081 SU1 2015 146 WESTMINSTER STREET ~ 2ND FLOOR PROVIDENCE, RHODE ISLAND 02903 SU1



RIGL 34-13-1 ABUTTING STREET INDEX 1. MAIN ROAD (R.I. ROUTE 138) 2. SOUZA ROAD