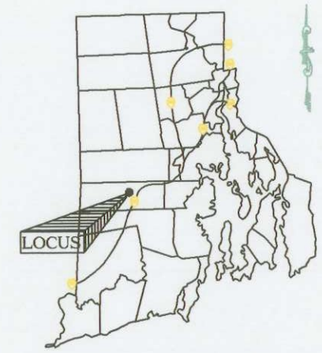


State Insert Map

MASTER PLAN / PRELIMINARY PLAN SUBMISSION

Major Subdivision

Thomas E. Leavitt

LOCATION

Plain Road

WEST GREENWICH, RHODE ISLAND

RECEIVED AUG 15 2016

SHEET INDEX

Sheet 1 *Cover Sheet*

Sheet 2 *Existing Conditions Plan*

Sheet 3 *Proposed Conditions Plan*

Sheet 4 *Vicinity Map-Site Context Map-Aerial Photograph*

OWNER – APPLICANT

THOMAS E. LEAVITT
385 Plain Road
West Greenwich, RI 02817

Bishop ASSESSORS PLAT NO. 34 LOT NO.3-3

COVER SHEET

Leavitt Major Subdivision

LOCATION
Plain Road
WEST GREENWICH, RHODE ISLAND

PREPARED FOR
Thomas E. Leavitt
385 PLAIN ROAD
West Greenwich, RI 02817

Checked By: MDB | Drawn By: JDM
Scale: N/A | Date: Aug. 8, 2016

REVISIONS

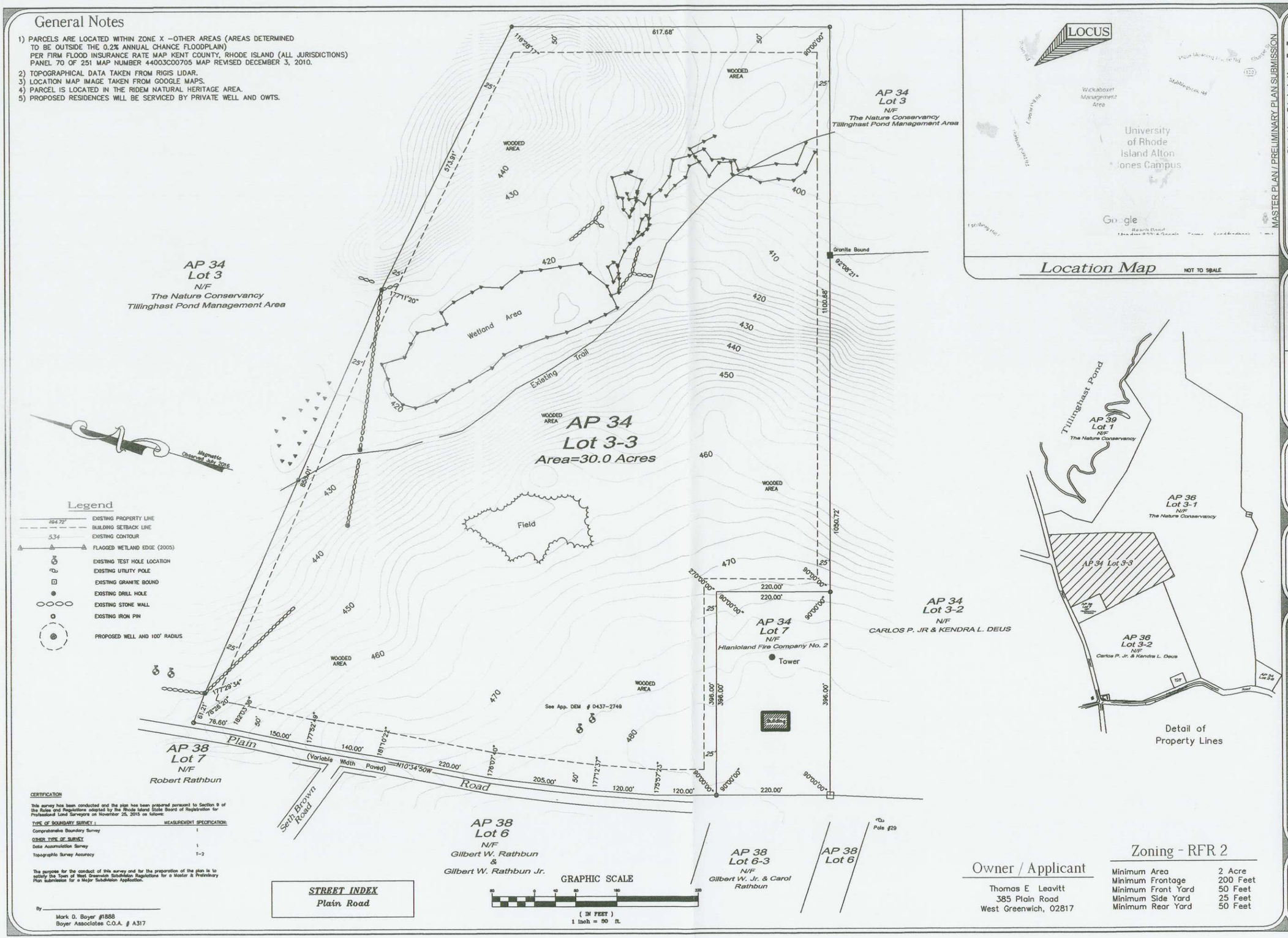
NO.	REVISION	BY	DATE

MARK D. BOYER
No. 1888
PROFESSIONAL LAND SURVEYOR

BOYER ASSOCIATES
1071 MAIN STREET
WEST WARWICK, RI 02893
TEL. (401)821-8872 FAX (401)826-1993

General Notes

1) PARCELS ARE LOCATED WITHIN ZONE X –OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM FLOOD INSURANCE RATE MAP KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 70 OF 251 MAP NUMBER 44003C00705 MAP REVISED DECEMBER 3, 2010.
2) TOPOGRAPHICAL DATA TAKEN FROM RIGIS LIDAR.
3) LOCATION MAP IMAGE TAKEN FROM GOOGLE MAPS.
4) PARCEL IS LOCATED IN THE RIDEM NATURAL HERITAGE AREA.
5) PROPOSED RESIDENCES WILL BE SERVICED BY PRIVATE WELL AND OWTS.



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:

TYPE OF BOUNDARY SURVEY :	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	
Data Accumulation Survey	I
Topographic Survey Accuracy	T-2

The purpose for the conduct of this survey and for the preparation of the plan is to satisfy the Town of West Greenwich Subdivision Regulations for a Master & Preliminary Plan submission for a Major Subdivision Application.

By _____
Mark D. Boyer #1888
Boyer Associates C.O.A. # A317

STREET INDEX
Plain Road

Owner / Applicant

Thomas E Leavitt
385 Plain Road
West Greenwich, 02817

Zoning - RFR 2

Minimum Area	2 Acre
Minimum Frontage	200 Feet
Minimum Front Yard	50 Feet
Minimum Side Yard	25 Feet
Minimum Rear Yard	50 Feet

MASTER PLAN / PRELIMINARY PLAN SUBMISSION

Being Assessors Plat No. 34 Lot No. 3-3

Leavitt Major Subdivision
Existing Conditions Plan

LOCATION
Plain Road
West Greenwich, Rhode Island

Checked By: M.D.B. | Drawn By: MDB
Scale: 1" =80' | Date: August 11, 2016

REVISIONS

NO.	REVISION	BY	DATE

BOYER ASSOCIATES
1071 MAIN STREET
WEST WARWICK, RI 02893
TEL. (401)821-8872 FAX (401)826-1993

Sheet 2 of 4 sheets

General Notes

1) PARCELS ARE LOCATED WITHIN ZONE X –OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM FLOOD INSURANCE RATE MAP KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 70 OF 251 MAP NUMBER 44003C00705 MAP REVISED DECEMBER 3, 2010.
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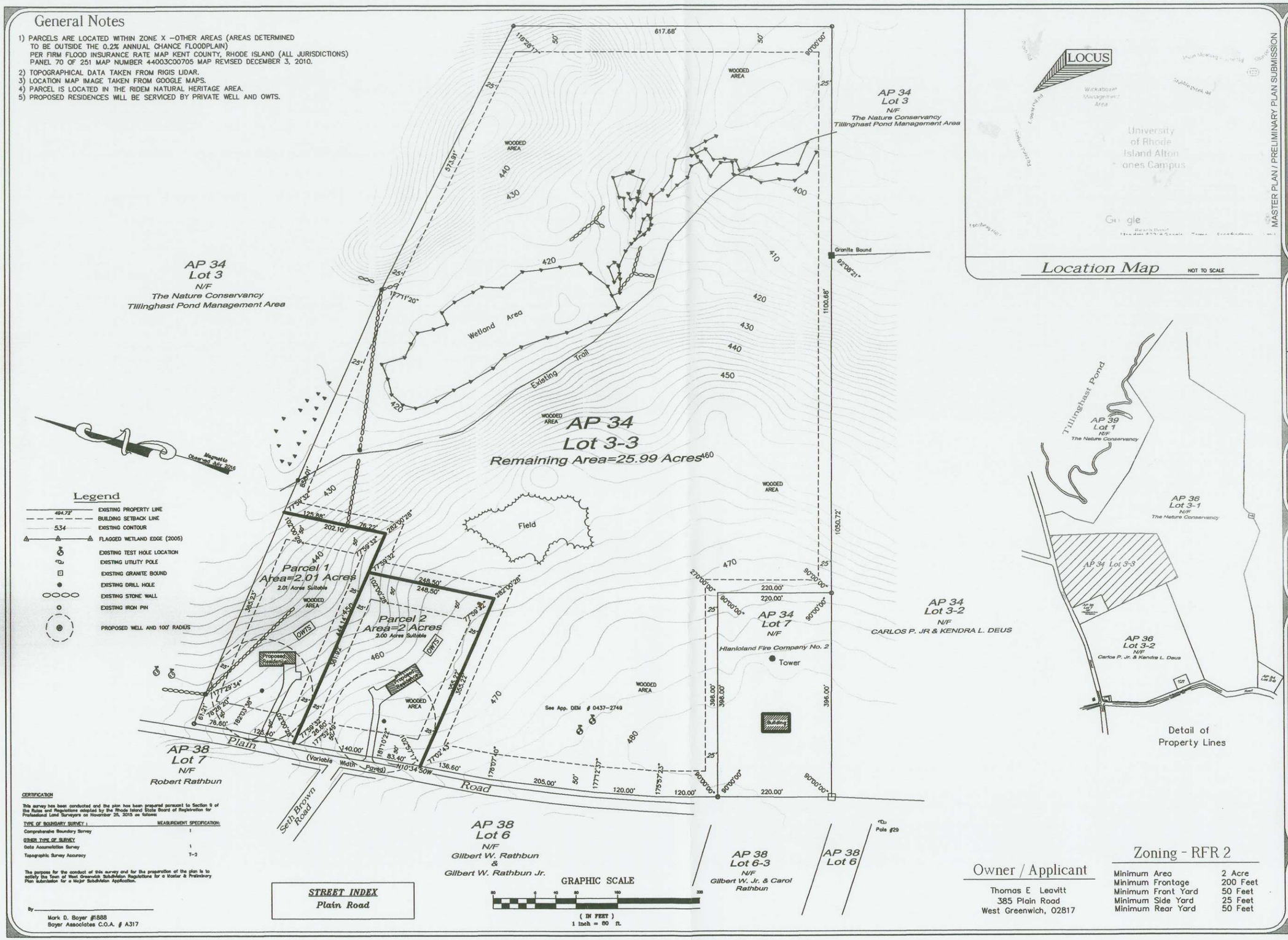

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Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	
Data Accumulation Survey	I
Topographic Survey Accuracy	T-2

The purpose for the conduct of this survey and for the preparation of the plan is to satisfy the Town of West Greenwich Subdivision Regulations for a Master & Preliminary Plan Submission for a Major Subdivision Application.

By _____
Mark D. Boyer #1888
Boyer Associates C.O.A. # A317

Owner / Applicant

Thomas E Leavitt
385 Plain Road
West Greenwich, 02817

Zoning - RFR 2

Minimum Area	2 Acre
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MASTER PLAN / PRELIMINARY PLAN SUBMISSION

Being Assessors Plat No. 34 Lot No. 3-3

Leavitt Major Subdivision
Existing Conditions Plan

LOCATION
Plain Road
West Greenwich, Rhode Island

Checked By: M.D.B. | Drawn By: MDB
Scale: 1" =80' | Date: August 11, 2016

REVISIONS

NO.	REVISION	BY	DATE

BOYER ASSOCIATES
1071 MAIN STREET
WEST WARWICK, RI 02893
TEL. (401)821-8872 FAX (401)826-1993

Sheet 3 of 4 sheets

Legend

- PROPERTY LINES TAKEN FROMASSESSORS PLATS
- CONTOUR LINES TAKEN FROM USGS QUAD SHEET
- ASSESSORS PLAT LINES
- STREAM LOCATION TAKEN FROM RIDEM DATA
- SUB-WATERSHED OF RI HUC 12 WATERSHED BOUNDARY
- SOIL BOUNDARY
- RIDEM NATURAL HERITAGE AREA
- TILLIGHAST POND MANAGEMENT AREA

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 as follows:

TYPE OF BOUNDARY SURVEY :	MEASUREMENT SPECIFICATION:
Not a Boundary Survey	
Compilation Plan	IV

The purpose for the conduct of this survey and for the preparation of the plan is to satisfy the Town of West Greenwich Subdivision Regulations for a Pre-Application submission and checklist for a Major Subdivision.

This compilation plan has been prepared from sources of information and data whose positional accuracy and reliability has not been verified. The property lines depicted hereon do not represent a boundary opinion, and other information depicted is subject to such changes as an authoritative field survey may disclose.

By _____

Mark D. Boyer #1888

Boyer Associates C.O.A. # A317

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)

1 inch = 400 ft.

General Notes:

1) Per ArcGis Environmental Resource Map, there are no Well Head Protection Areas within a half mile of the subject property.
2) Images and data taken from RIDEM Environmental Resource Maps.

Owner Applicant

Thomas E Leavitt
385 Plain Road
West Greenwich, 02817

Soils Legend

- Hinckley gravelly sandy loam, rolling
- Walpole sandy loam
- Sutton fine sandy loam, 0 to 3 percent slopes
- Canton-Charlton-Rock outcrop complex 15 to 35 percent slopes
- Adrian muck
- Sutton very stony fine sandy loam 0 to 8 percent slopes
- Sunbury sandy loam
- Sutton fine sandy loam 3 to 8 percent slopes
- Hinckley gravelly sandy loam, hilly
- Canton and Charlton very stony fine sandy loam 15 to 25 percent slopes
- Canton and Charlton very stony fine sandy loam 8 to 15 percent slopes
- Canton and Charlton very stony fine sandy loam 3 to 8 percent slopes
- Canton and Charlton fine sandy loam 0 to 3 percent slopes
- Canton and Charlton fine sandy loam 3 to 8 percent slopes

MASTER PLAN - PRELIMINARY PLAN SUBMISSION

Being Assessors Plat No. 34 Lot No. 3-3

Leavitt Major Subdivision

Proposed Conditions Plan

LOCATION
Plain Road
West Greenwich, Rhode Island

Checked By: J.D.M. | Drawn By: M.D.B.
Scale: 1" = 400' | Date: AUG. 8, 2016

REVISIONS

NO.	REVISION	BY	DATE

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SHEET 4 OF 4