General Notes:

1. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
2. PROPOSED RIGHTS OF WAY ARE TO BE 60' WIDE WITH 28' WIDE PAVEMENT.
3. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF TIVERTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF BIO RETENTION DRY SWALES, CATCH BASINS, CULVERTS, AND STORMWATER BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION MANUAL.
4. THE ROADWAY IS PROPOSED TO BE BUILT IN 1 PHASE OR AS INDIVIDUAL LOTS BEGIN DEVELOPMENT.

Development Data:

TOTAL SITE AREA:	172.046 ACRES
TOTAL NUMBER OF LOTS:	66
TOTAL LOT AREA:	93.319 ACRES
TOTAL OPEN SPACE:	67.481 ACRES
AVERAGE LOT AREA:	61,590 SF (1.414 ACRES)
TOTAL WETLANDS:	37.111 ACRES
TOTAL EASEMENTS:	7.309*
TOTAL STEEP SLOPES (>25%)	9.899
UNSUITABLE AREA:	51.300 ACRES
MAX ALLOWABLE LOTS:	132
RIGHT OF WAY AREA:	11.247 ACRES
RIGHT OF WAY WIDTH:	60'
LENGTH OF ROAD:	6,863'
PAVEMENT WIDTH:	28'
PERCENT OPEN SPACE:	39.2%

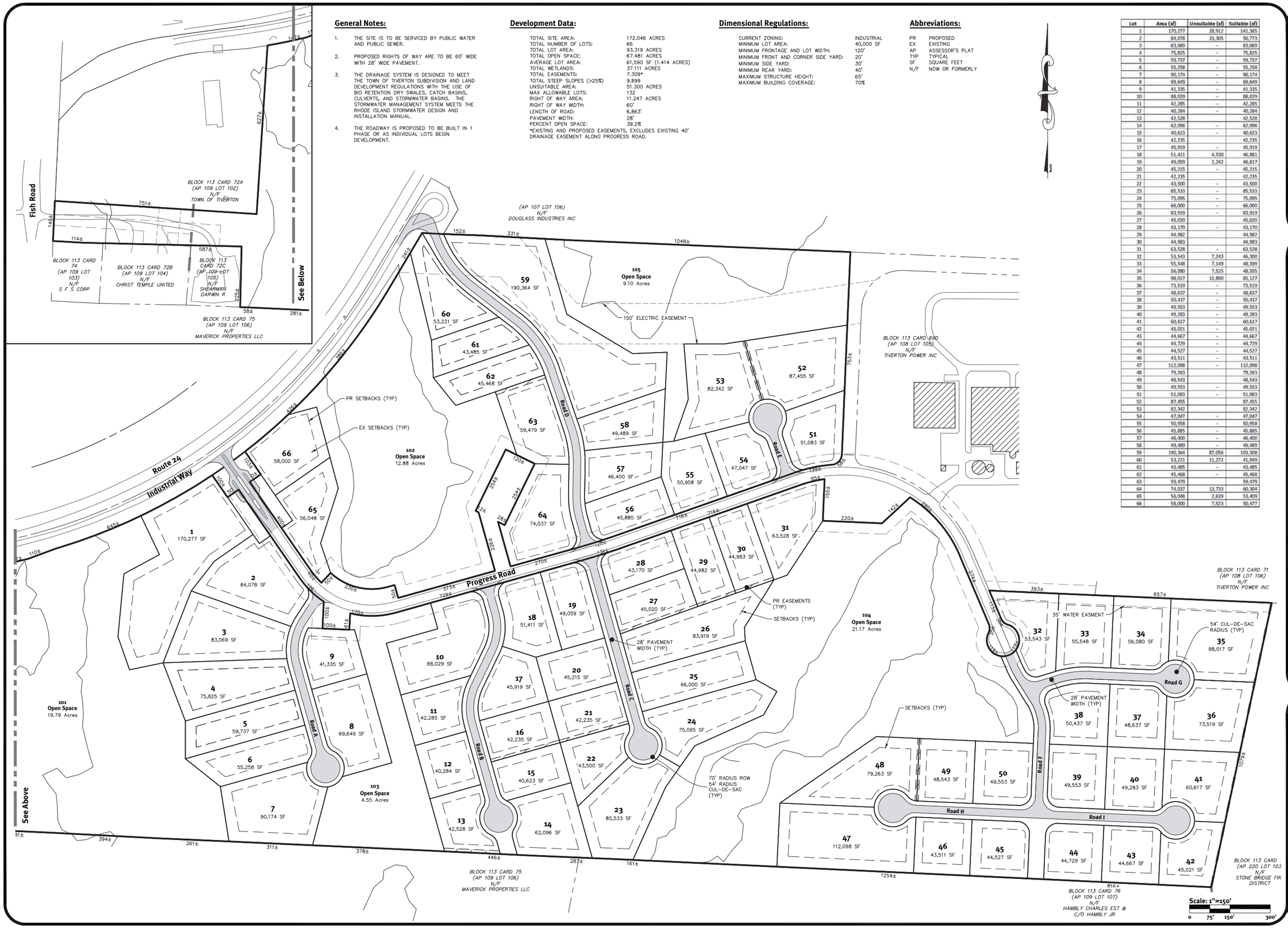
*EXISTING AND PROPOSED EASEMENTS, EXCLUDES EXISTING 40' DRAINAGE EASEMENT ALONG PROGRESS ROAD.

Dimensional Regulations:

CURRENT ZONING:	INDUSTRIAL
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	120'
MINIMUM FRONT AND CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	30'
MINIMUM REAR YARD:	40'
MAXIMUM STRUCTURE HEIGHT:	65'
MAXIMUM BUILDING COVERAGE:	70%

Abbreviations:

PR	PROPOSED
EX	EXISTING
AP	ASSESSOR'S PLAT
TYP	TYPICAL
SF	SQUARE FEET
N/F	NOW OR FORMERLY



Lot	Area (sf)	Unsuitable (sf)	Suitable (sf)
1	170,277	28,912	141,365
2	84,078	33,305	50,773
3	83,069	-	83,069
4	75,825	-	75,825
5	59,737	-	59,737
6	55,258	-	55,258
7	90,174	-	90,174
8	69,649	-	69,649
9	41,335	-	41,335
10	88,029	-	88,029
11	42,285	-	42,285
12	40,284	-	40,284
13	42,528		42,528
14	62,096	-	62,096
15	40,623	-	40,623
16	42,235		42,235
17	45,919	-	45,919
18	51,411	4,530	46,881
19	49,059	2,242	46,817
20	45,215	-	45,215
21	42,235		42,235
22	43,500	-	43,500
23	85,533	-	85,533
24	75,095	-	75,095
25	66,000	-	66,000
26	83,919	-	83,919
27	45,020		45,020
28	43,170	-	43,170
29	44,982		44,982
30	44,983		44,983
31	63,528	-	63,528
32	53,543	7,243	46,300
33	55,548	7,149	48,399
34	56,080	7,525	48,555
35	98,017	12,890	85,127
36	73,519	-	73,519
37	48,637	-	48,637
38	50,437	-	50,437
39	49,553	-	49,553
40	49,283	-	49,283
41	60,617	-	60,617
42	45,021	-	45,021
43	44,667	-	44,667
44	44,729	-	44,729
45	44,527	-	44,527
46	43,511	-	43,511
47	112,098	-	112,098
48	79,263		79,263
49	48,543		48,543
50	49,553	-	49,553
51	51,083	-	51,083
52	87,455		87,455
53	82,342		82,342
54	47,047	-	47,047
55	50,958	-	50,958
56	45,885	-	45,885
57	46,400	-	46,400
58	49,489	-	49,489
59	190,364	87,056	103,308
60	53,221	11,272	41,949
61	43,485	-	43,485
62	45,468	-	45,468
63	59,479		59,479
64	74,037	13,733	60,304
65	56,048	2,639	53,409
66	58,000	7,523	50,477

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Engineers • Planners • Surveyors

BRIAN C. GIROUX
No. 9341
REGISTERED PROFESSIONAL ENGINEER CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped "Issued for Construction" and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	By:
0	06-26-2012	Final Plan Submission	B.C.G.

Drawn By: B.C.G. Design By: B.C.G.

Overall Site Layout Plan
Tiverton Industrial Park

Tiverton, Rhode Island
Block 113 Cards 69 & 72 (AP 107 Lot 105 & AP 109 Lot 101)

Applicant
Town of Tiverton
343 Highland Ave, Tiverton Rhode Island 02878

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