

LOCATION MAP

- LEGEND:**
 12" COMBINATION SEWER MAIN
 NEW GAS SERVICE
 NEW 3/4" DIA. WATER
 NEW 6" SDR 35. SEWER
 PROPERTY LINE
 WOOD FENCE
 REBAR SET.
 CATCH BASIN
 CONSTRUCTION DEBRIS AREA

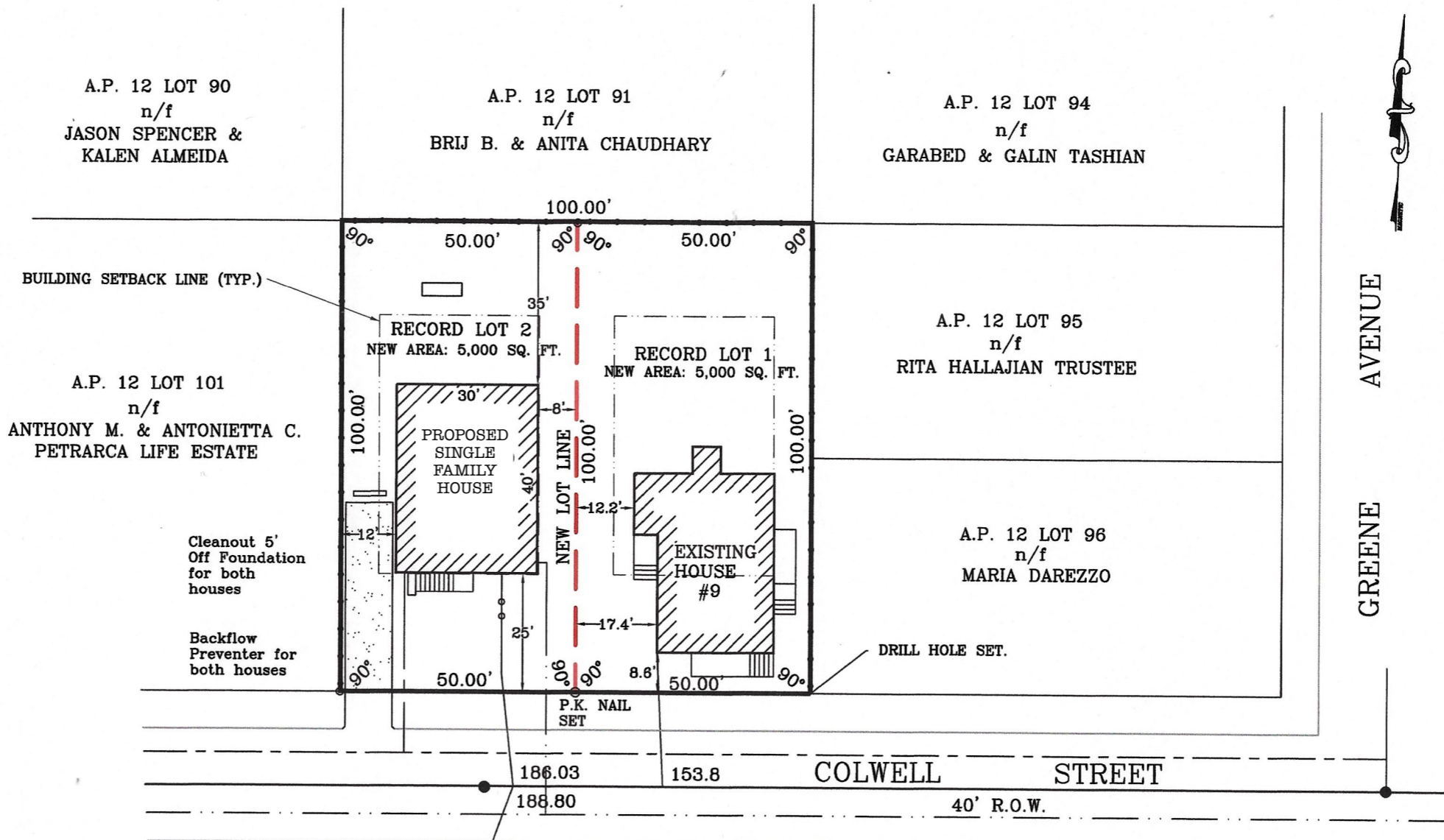
- ZONING B-1**
 MINIMUM LOT SIZE = 6,000 SQ. FT.
 MINIMUM FRONT YARD = 25' FEET
 MINIMUM REAR YARD = 20' FEET.
 MINIMUM MINIMUM SIDE YARD = 8 FEET
 MAXIMUM COVERAGE = 35%
 MAXIMUM HEIGHT = 35 FEET

- REFERENCES:**
 ASSESSORS PLAT 12
 DEED BK. 3182 PG. 276
 DEED BK. 467 PG. 383
 DEED BK. 1029 PG. 432
 DEED BK. 6700 PG. 92
 DEED BK. 5992 PG. 200
 DEED BK. 350 PG. 336

NOTES:

1. Install sediment and erosion controls around the disturbed areas until entire site is stabilized with paving as proposed, or full stand of grass has been established.
2. Move temporary construction fencing to the back of sidewalk and out of public ROW. The sidewalk shall not be obstructed
3. There is an existing lateral to the curb line as shown on the sewer plan. Preferred to tie into this
4. Runoff shall be controlled on site to the maximum extent possible.
5. Install new concrete sidewalks across full frontage. Ensure sidewalk elevations are considered to ensure an ADA compliant sidewalk is constructed
6. All curb returns to be 2' x 2' granite curvature.
7. All Catch basins in the area of construction shall be protected for the duration of construction.
8. Down spouts shall not be connected to the sewer.

LOT AREA PRIOR TO SUBDIVISION:
 A.P. 12 / LOT 97: 10,000.00 Sq. Ft.
 NEW LOT AREA:
 RECORD LOT 1: 5,000.00 Sq. Ft.
 RECORD LOT 2: 5,000.00 Sq. Ft.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION 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:
LIMITED CONTENT BOUNDARY SURVEY	CLASS	I
DATA ACCUMULATION SURVEY	CLASS	III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A PROPOSED SITE PLAN

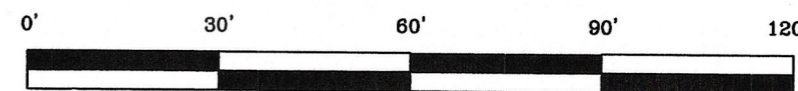
BY: *Kirk D. Andrews*

KIRK ANDREWS PLS NO 1684

COA NO: 000A555



STREET INDEX:
 COLWELL STREET



SCALE 1" = 30'-0"

MINOR SUBDIVISION PLAN
 PREPARED FOR
 KYLTIFF INVESTMENTS AND CONSULTING LLC
 JOHNSTON, RI, 401-440-4807
 Email: vmann@kyltiff.com

LOCATION
 9 COLWELL STREET
 A.P. 12 LOT 97
 CRANSTON, RHODE ISLAND

NO.	REVISION	BY	DATE
1	1' = 30'	S. M.	7-23-24

E. GREENWICH
SURVEYORS, LLC
 LAND SURVEYING AND SITE PLANNING
 1050 MAIN STREET SUITE 31
 EAST GREENWICH, RHODE ISLAND 02818
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