

**PLAN NOTE:**

THIS PLAN WAS PREPARED FROM AN "ON THE GROUND SURVEY" CONDUCTED ON MAY 2016 AND MAY NOT REFLECT CURRENT EXISTING CONDITIONS. CONTRACTOR IS TO VERIFY ALL UTILITIES PRIOR TO EXCAVATION/CONSTRUCTION.

**PLAN REFERENCES:**

1. PLAT OF SUBDIVISION OF LAND FOR WILLIAM E. & NANCY L. MILLER, CONSISTING OF LOT 407 & 215-A - TRIMBLE ROAD & HONEYMAN AVE. MIDDLETOWN - BY: ROBERT E. LYNCH, PLS - DATE: 7/21/92 - DRAWN BY: WFL, PE - SCALE: 1" = 40'
2. "SECTION "A" - PROPOSED SUBDIVISION OF THE BRADFORD MORSE LAND - MIDDLETOWN, RI - SCALE: 1" = 40' - DATE: DECEMBER 1984 - PREPARED BY: G. ROBERT LYNCH, PE.
3. PLAT ELLEN PARK, SECTION "C" - ROBERT E. LYNCH & BARBARA G. REINERT - SCALE: 1" = 40' - ROBERT E. LYNCH, PE. - MARCH 1987
4. PARCEL A - PART OF LOT 214 PLAT 10 - LAND OF WILLIAM E. & NANCY L. MILLER - MIDDLETOWN, RI - SCALE: 1" = 40' - F. J. GLENNON - APRIL 30, 1979
5. "ESTATE OF BRADFORD N. MORSE - MIDDLETOWN, RI - SCALE: 1" = 40' - APRIL 1965 - DRAWN BY: J.F. REARDON REG. L.S."
6. ELEVATIONS DEPICTED ON THIS PLAN AREA BASED ON NVD 29 DATUM.
7. THIS PROJECT IS WITHIN FLOOD HAZARD "ZONE X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) 440000200A, LATEST REVISION - SEPT. 3, 2005
8. THERE ARE NO FRESHWATER WETLANDS WITHIN THE PROJECT AREA.
9. 985 AQUIDNECK AVENUE IS SERVED BY MUNICIPAL SEWER AND WATER.
10. 1 TRIMBLE ROAD HAS NO RECORD OF BEING SERVED BY MUNICIPAL SEWER AND WATER.

**PERTINENT ZONING INFORMATION:**

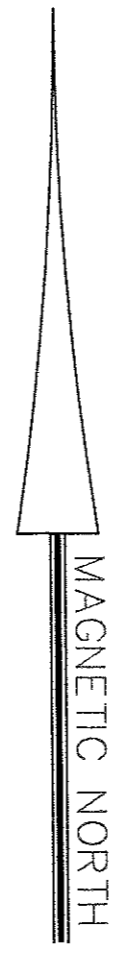
ZONING DISTRICT:	LBA
MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT FRONTAGE:	100'
MAXIMUM HEIGHT (PRINCIPAL):	40'
MAXIMUM HEIGHT (ACCESSORY):	10'

<b>BUILDING SETBACKS (PRINCIPAL STRUCTURE)</b>	
MINIMUM FRONT YARD:	10'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	50'
MAXIMUM LOT COVERAGE:	95%

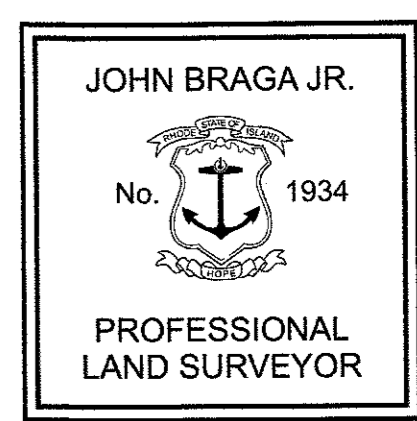
<b>BUILDING SETBACKS (ACCESSORY STRUCTURE)</b>	
MINIMUM REAR YARD:	5'
MINIMUM SIDE YARD:	25'



N/F  
ABRAHAM RAYMOND L JR  
AP 113 LOT 207  
ZONE: LBA

**SURVEYOR'S CERTIFICATION:**

I CERTIFY TO THE AQUIDNECK LAND TRUST THE FOLLOWING:  
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 15, 2005 AS FOLLOWS:  
**TYPE OF SURVEY:** MEASUREMENT SPECIFICATION  
COMPREHENSIVE BOUNDARY SURVEY CLASS 1  
**DATA ACQUISITION SURVEY:** CLASS 1  
**TOPOGRAPHICAL SURVEY ACCURACY:** T-2  
PROPERTY CORNERS WERE SET ON 05/04/16  
THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
TO CONDUCT A CLASS 1 PERIMETER SURVEY OF THE EXISTING PARCEL AND TO PREPARE AND CERTIFY A PLAN OF THE FINDINGS.



REGISTERED LAND SURVEYOR DATE

**LEGEND**

---	PROPERTY LINE
- - - -	BUILDING SETBACK LINE
---	EDGE OF PAVEMENT
---	CAPE COP BERM
---	OVERHEAD WIRES
TEL	TELEPHONE LINE
---	ELECTRIC/CABLE/PHONE
---	GAS LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
○	SPOT ELEVATION
□	STONE WALL
□	BOUND (EXISTING)
□	BOUND (PROPOSED)
○	REBAR
○	DRILL HOLE
○	CHAIN LINK FENCE
○	WATER SHUTOFF
○	HYDRANT
○	SILT FENCING
○	CATCH BASIN
○	DRAINAGE MANHOLE
○	SEWER MANHOLE
○	EXISTING TREE LINE
○	TREE
○	OBSERVATION WELL
○	EXISTING SIGN
○	EXISTING UTILITY POLE
○	EXISTING GUY POLE
○	ELECTRIC/UTILITY PAD

DRAWN BY:	JP	DATE:	11/17/2021
CHECKED BY:	JP	DRAWING NO.:	21025-S1
JOB NO.:	16025	SHEET:	1 OF 1
NO.	DATE	DESCRIPTION	BY

**PLAN OF SURVEY OF LAND "EXISTING CONDITIONS"**  
OWNER OF RECORD:  
SEASCAPE HOLDINGS, LLC  
985 AQUIDNECK AVENUE  
MIDDLETOWN, RI 02842  
PREPARED FOR:  
SEASCAPE HOLDINGS, LLC  
985 AQUIDNECK AVENUE  
MIDDLETOWN, RI 02842  
PROJECT LOCATION:  
985 AQUIDNECK AVENUE  
AP 113 LOT 207  
MIDDLETOWN, RI 02842

JOHN BRAGA & ASSOCIATES, INC.  
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