

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.

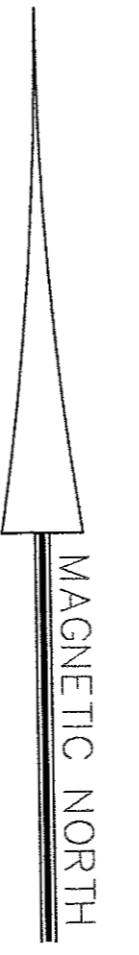
- PLAN REFERENCES:**
1. PLAT OF SUBDIVISION OF LAND FOR WILLIAM E. & NANCY L. MILLER CONSISTING OF LOT 101 & 102-A - TRIMBLE ROAD & HANEYMAN AVE. MIDDLETOWN - BY: ROBERT E. LYNCH, PLS - DATE: 7/24/98 - DRAWN BY: WFL, PE - SCALE: 1" = 40'
 2. "SECTION 'A' - PROPOSED SUBDIVISION OF THE BRADFORD MORSE LAND - MIDDLETOWN, RI - SCALE: 1" = 40' - DATE: DECEMBER 19th - 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 1968"
 4. "PARCEL A - PART OF LOT 219A PLAT 113 - LAND OF WILLIAM E. & NANCY L. MILLER - MIDDLETOWN, RI - SCALE: 1" = 40' - F. J. O'NEIL, JR. - APRIL 30, 1975"
 5. "ESTATE OF BRADFORD N. MORSE - MIDDLETOWN, RI - SCALE: 1" = 40' - APRIL 1965 - DRAWN BY: JF. REARDON REG. L.S."
 6. ELEVATIONS DEPICTED ON THIS PLAN AREA BASED ON NAVD 83 DATUM.
 7. THIS PROJECT IS WITHIN FLOOD HAZARD "ZONE X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) 44060000A, LATEST REVISION - SEPT. 3, 2015"
 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): | 20' |

| | |
|--|-----|
| BUILDING SETBACKS (PRINCIPAL STRUCTURE) | |
| MINIMUM FRONT YARD: | 10' |
| MINIMUM SIDE YARD: | 20' |
| MINIMUM REAR YARD: | 50' |
| MAXIMUM LOT COVERAGE: | 30% |

| | |
|--|-----|
| BUILDING SETBACKS (ACCESSORY STRUCTURE) | |
| MINIMUM FRONT YARD: | 5' |
| MINIMUM REAR 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 RIDGE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

| | |
|---------------------------------|----------------------------------|
| TYPE OF SURVEY | MEASUREMENT SPECIFICATION |
| COMPREHENSIVE BOUNDARY SURVEY | CLASS 1 |
| DATA ACCUMULATION SURVEY | CLASS 1 |
| TOPOGRAPHICAL SURVEY ADJUSTMENT | T-3 |

PROPERTY CORNERS WERE SET ON 05/10/16
 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.



John Braga, Jr. 8/17/21
 REGISTERED LAND SURVEYOR DATE

LEGEND

| | |
|-----|-----------------------|
| --- | PROPERTY LINE |
| --- | BUILDING SETBACK LINE |
| --- | EDGE OF PAVEMENT |
| --- | CAPE COD BERM |
| --- | OVERHEAD WIRES |
| TEL | TELEPHONE LINE |
| --- | ELECTRIC/CABLE/FIBER |
| --- | 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.: | 2025-SI |
| JOB NO.: | 16009 | 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 208
 MIDDLETOWN, RI 02842

JOHN BRAGA & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 P.O. BOX 944
 PORTSMOUTH, R.I. 02871-0919
 PHONE (401) 683-0101

