

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. THIS SITE LIES IN BOTH A ZONE VE & ZONE X AREAS AS SHOWN ON THE FIRM MAP FOR THE CITY OF WARWICK, RHODE ISLAND COMMUNITY PANEL NO. 44032151H, DATED SEPTEMBER 18, 2013.
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
4. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES HAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
5. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.

REFERENCES:

1. PLAN ENTITLED: "PLAT OF SHAWOMET AVENUE - GREENE STREET AND COMMING AVENUE AND ADJACENT LANDS IN WARWICK RHODE ISLAND SCALE 1"=80 DATED JULY 25 1892" AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF WARWICK IN PLAT BOOK 3 AT PAGE 28 AND (COPY) ON PLAT CARD 119.

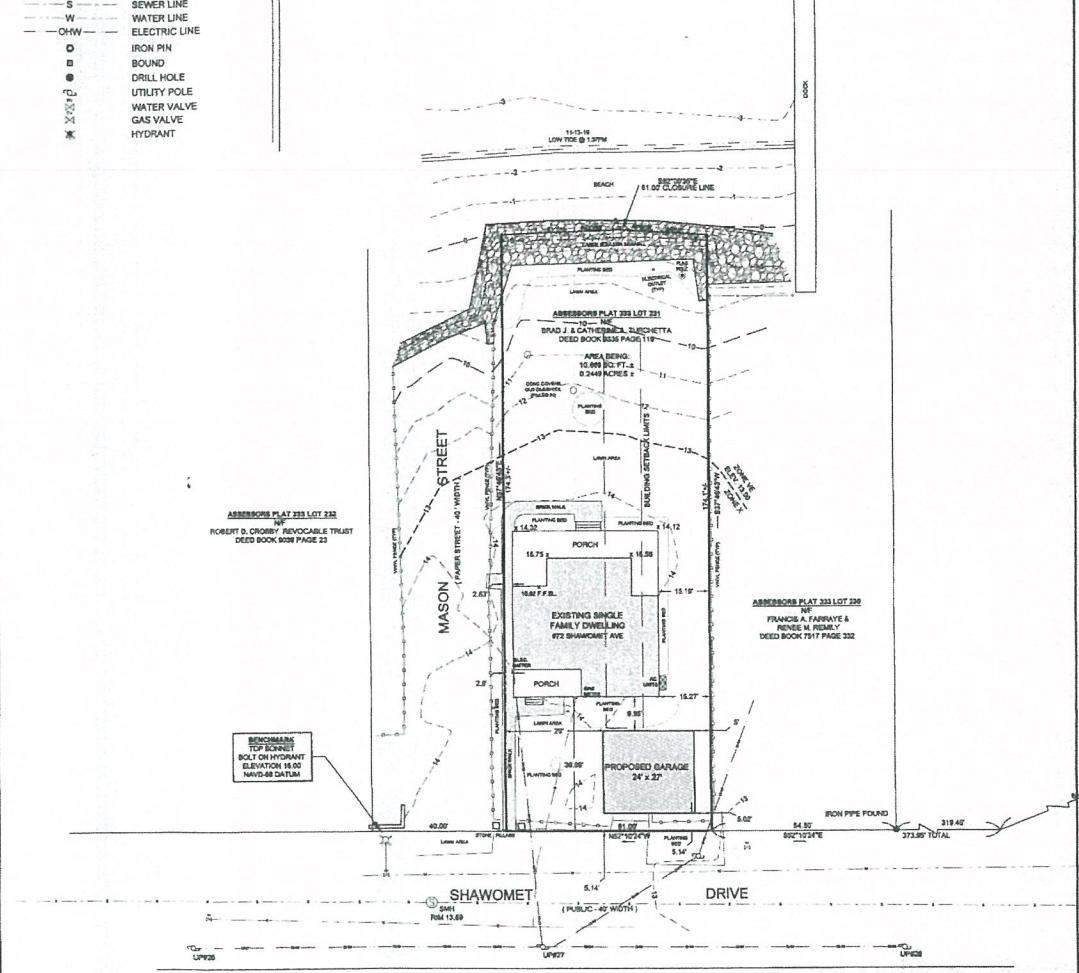
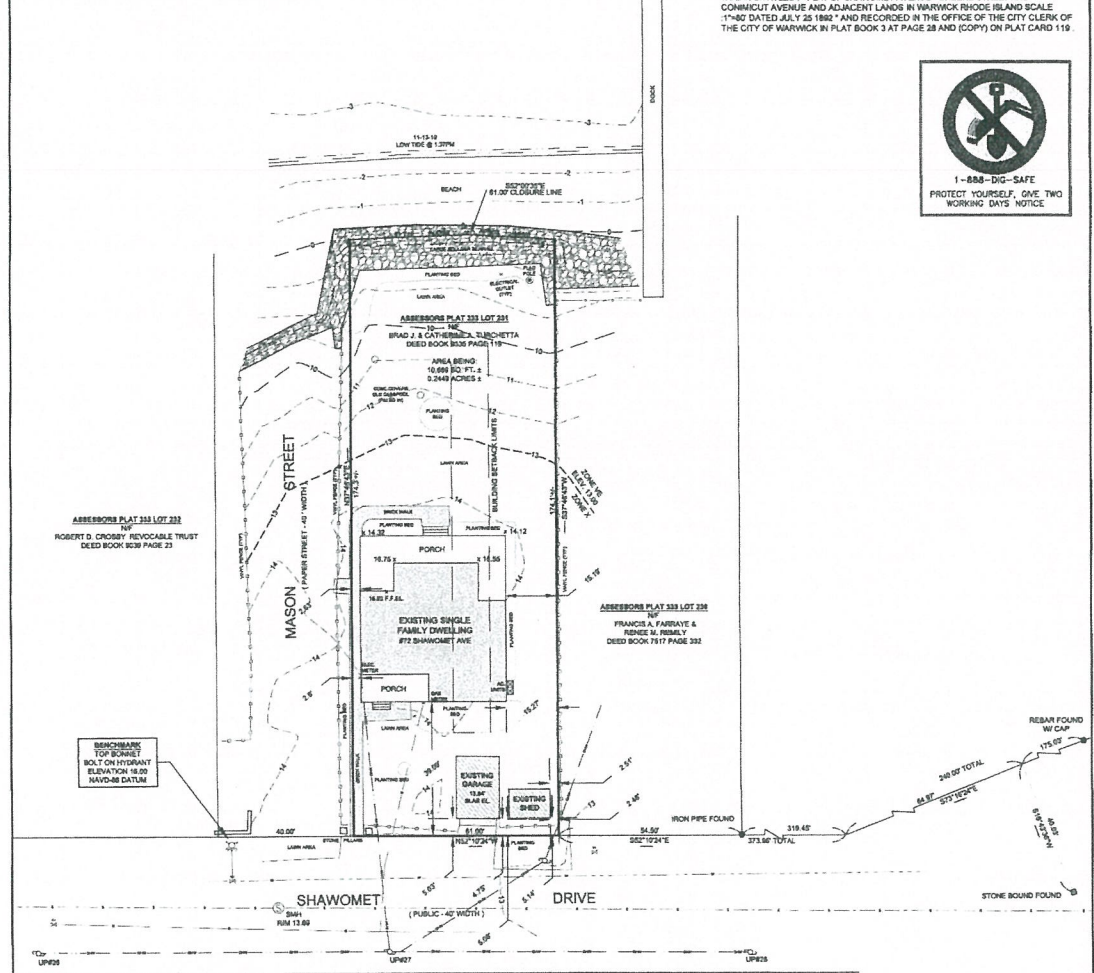
ZONING CRITERIA

ZONING DISTRICT	A-15
MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT FRONTAGE	125'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	20' (30' CORNER LOT)
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	1.5%
MAXIMUM BUILDING HEIGHT	35'

LEGEND

--- (Solid)	BOUNDARY
--- (Dashed)	ADJUTTER
--- (Dotted)	MAJOR CONTOUR
--- (Dash-dot)	MINOR CONTOUR
--- (Wavy)	STONEWALL
--- (Dashed with dots)	TREELINE
--- (Dashed with circles)	BUILDING ENVELOPE
G ---	GAS LINE
D ---	DRAINAGE LINE
S ---	SEWER LINE
W ---	WATER LINE
--- (with cross)	ELECTRIC LINE
○	IRON PIN
●	BOUND
○ (with dot)	DRILL HOLE
○ (with cross)	UTILITY POLE
○ (with cross and dot)	WATER VALVE
○ (with cross and dot and cross)	GAS VALVE
○ (with cross and dot and cross and dot)	HYDRANT

NO.	DATE	DESCRIPTION	BY
2.	1-18-23	REVISE GARAGE 24 X 27	JML
1.	2-1-22	REVISE PROPOSED GARAGE	JML



EXISTING CONDITIONS
SCALE: 1"=20'

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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

PURPOSE OF SURVEY: EXISTING & PROPOSED CONDITIONS PLAN

BY: *Nobert A. Therien* DATE: 1-18-2023
NORBERT A. THERIEN, PLS NO. 1739

NATIONAL Surveyors-Developers Inc
No. 1739
PROFESSIONAL LAND SURVEYORS
42 Hamlet Ave., Woonsocket, RI (401) 789-7778

PROPOSED CONDITIONS
SCALE: 1"=20'

GRAPHIC SCALE
1 inch = 20 ft.

BRAD J. & CATHERINE A. TURCHETTA
ASSESSORS PLAT 333 LOT 231
72 SHAWOMET DRIVE
WARWICK, RHODE ISLAND
EXISTING & PROPOSED CONDITIONS PLAN

DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY:
AUGUST 2020	JOB No. 2019-185	SHEET 1 OF 1

#10892 - 72 Shawomet Ave.