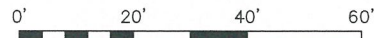
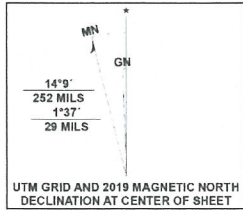


**STREET INDEX:**  
PER R.I.G.L. 34-13-1  
PEQUOT AVENUE

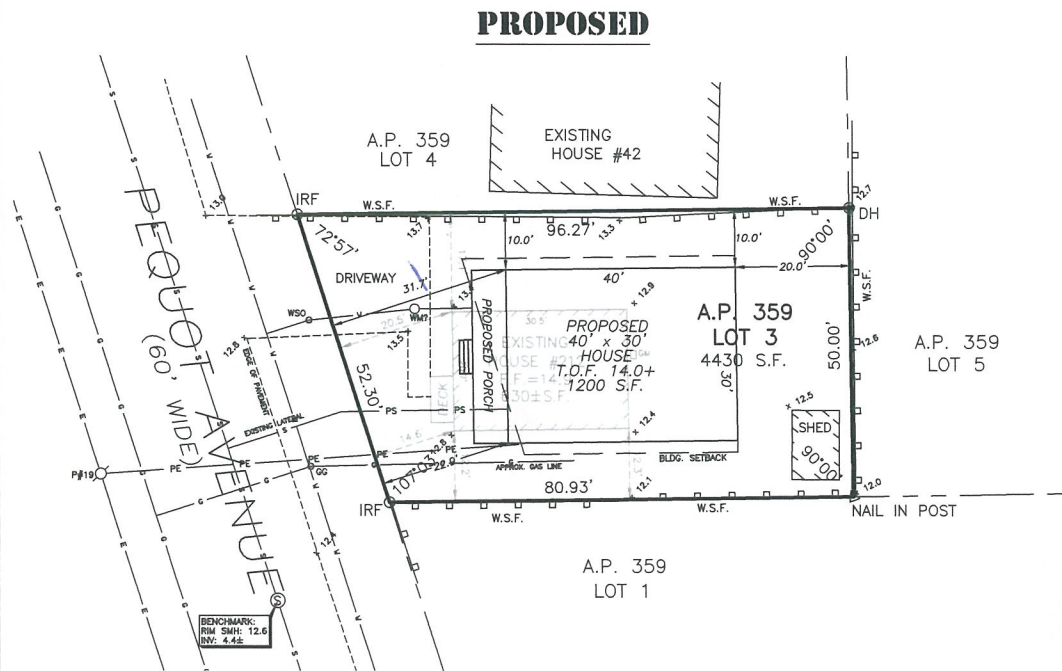
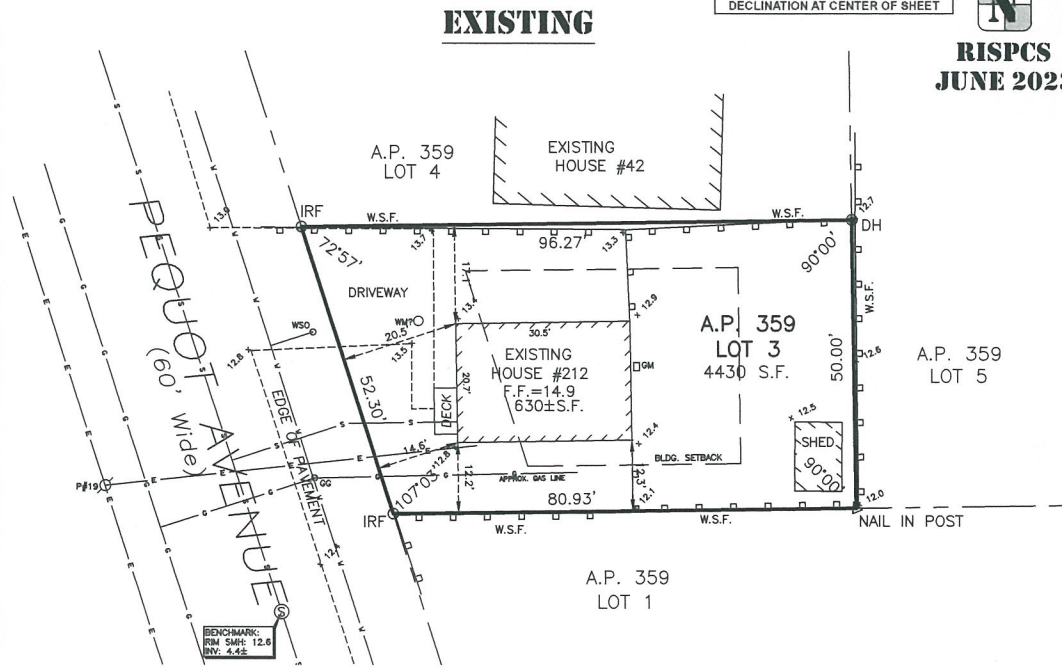


**GRAPHIC SCALE**



UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

**RISPCS**  
**JUNE 2023**



RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

**EROSION CONTROL NOTES:**

**EROSION CONTROL PROGRAM**  
PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES & ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE. CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES & STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF THE ASSENT ORDER SHALL BE ADHERED TO. THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.

**SEDIMENTATION CONTROL PROGRAM**  
ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION & EROSION CONTROLS. THIS WILL INCLUDE LOAMING & SEEDING, MULCHING, HAYMATS, ETC TO STABILIZE THE AREA. ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS.

SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER ZONE, ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN & RESTORE THE EFFECTED AREA.

- GENERAL NOTES**
1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY & ALL PERMITS REQUIRED BY THE STATE & THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
  2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF SURROUNDING PROPERTIES & TO MAINTAIN THE INTEGRITY OF SAME. ANY DAMAGE TO & THE COST OF REPAIRS OF UTILITIES, ROADWAYS, STRUCTURES & SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
  3. ALL WORKMANSHIP & MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS & SPECIFICATION PUBLISHED FOR ROAD & BRIDGE CONSTRUCTION.
  4. CONTACT DIG-SAFE & UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
  5. CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES & ALL OTHER REQUIRED PARTIES & SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
  6. ALL CONTRACTORS SHALL ADHERE TO ALL CONDITIONS OF CONSTRUCTION APPROVALS & SHALL KEEP A COPY OF ALL APPROVALS ON-SITE DURING CONSTRUCTION. CONTRACTOR SHALL READ ALL APPROVALS PRIOR TO START OF CONSTRUCTION & SHALL CLARIFY ANY QUESTIONS BEFOREHAND.
  7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE. THIS PLAN SHOWS GENERAL GRADING ONLY AND ADDITIONAL DETAIL IS LIKELY TO BE REQUIRED AROUND THE BUILDING.

**UTILITY NOTE:**

ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. CONTACT ALL LOCAL UTILITY COMPANIES AND DIG SAFE (1-800-DIG-SAFE) PRIOR TO ANY CONSTRUCTION.

**GENERAL NOTES:**

ANY USE, APPROPRIATION, COPYING, DUPLICATION, ADAPTATION, OR MODIFICATION OF THIS PLAN WITHOUT THE PRIOR WRITTEN CONSENT OF ATLAS LAND SURVEYING, LLC IS STRICTLY PROHIBITED, AND THE SAME SHALL CONSTITUTE A COPYRIGHT INFRINGEMENT. THIS PLAN HAS BEEN PREPARED FOR EXCLUSIVE USE BY THIS CLIENT AND FOR A SINGLE USE AND A SINGLE PURPOSE ONLY. BY ACCEPTING THIS PLAN, THE CLIENT AGREES TO THE ABOVE TERMS.

UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK BEING STARTED.

**FLOOD ZONE NOTE:**

THIS LOT LIES WITH ZONE "X-SHADED" ON MAP 44003C0134H PANEL EFFECTIVE DATE: 9/18/2013

**DATUM NOTE:**

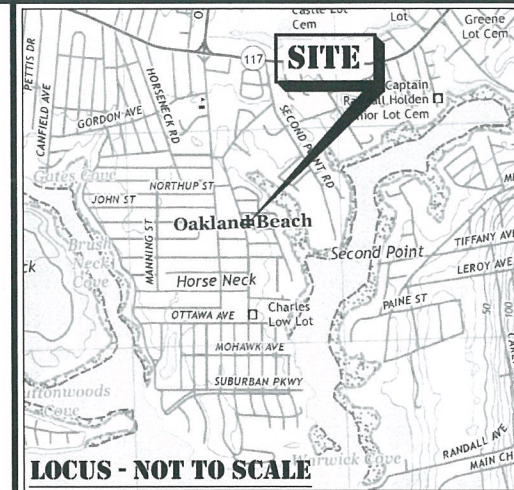
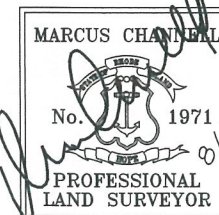
BENCHMARK ELEVATION IS ON NAVD88 DATUM

**LEGEND:**

- IRF - IRON ROD FOUND
- DH - DRILL HOLE
- SMH - SEWER MANHOLE
- GG - GAS GATE
- WSO - WATER SHUT OFF
- WM? - POSS. WATER METER MANHOLE
- PE/PS - PROPOSED ELEC./SEWER

**S.F. NOTE:**

EXISTING HOUSE IS 630 S.F.  
PROPOSED HOUSE IS 1200 S.F.  
NET CHANGE +570 S.F.



**REFERENCES:**

1. DEED BOOK 10304 PAGE 341
2. "REPLAT OF THE MACFARLANE PLAT" BY EDWARD E. GOFF JUNE 1917 PLAT CARD 260

**ZONING DISTRICT: A7**

MINIMUM AREA - 7,000 SF  
MINIMUM FRONTAGE - 70'  
MINIMUM SETBACKS:  
FRONT - 25'  
SIDE - 8'  
REAR - 20'

**NOTE:**

THIS LOT IS COMPRISED OF A PRE-EXISTING NON-CONFORMING LOT OF RECORD.

**SURVEY CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATEBOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
PERIMETER SURVEY	CLASS I
DATA ACCUMULATION - TOPOGRAPHY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SURVEY PROPERTY AND PREPARE PLAN FOR NEW CONSTRUCTION.

BY: *Marcus Channell* 8/1/2023  
MARCUS CHANNELL, P.L.S. #1971 (LS-A479) DATE

DATE:	1 AUG. 2023			
DRAWN BY:	MC			
SCALE:	1" = 20'			
SHEET 1 OF 1 SHEETS				
JOB NO.:	23-0629			
DWG.	23-0629 PLAN	NO.	DATE	REVISION
				BY

**PLAN OF SURVEY**

ASSESSOR'S PLAT 359 - LOT 3  
212 PEQUOT AVENUE - WARWICK, RI

PREPARED FOR:  
JOHN DAVIDSON

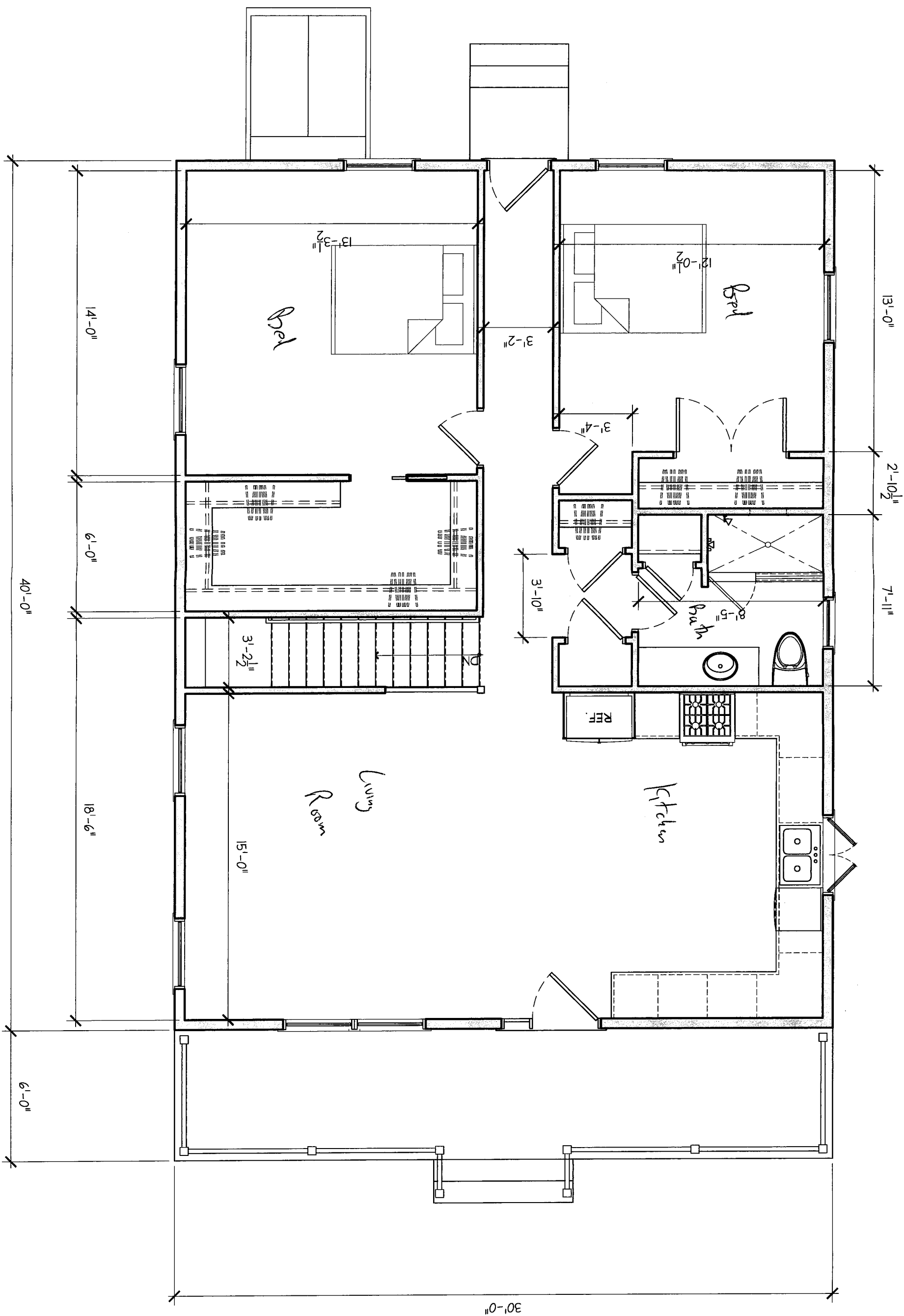


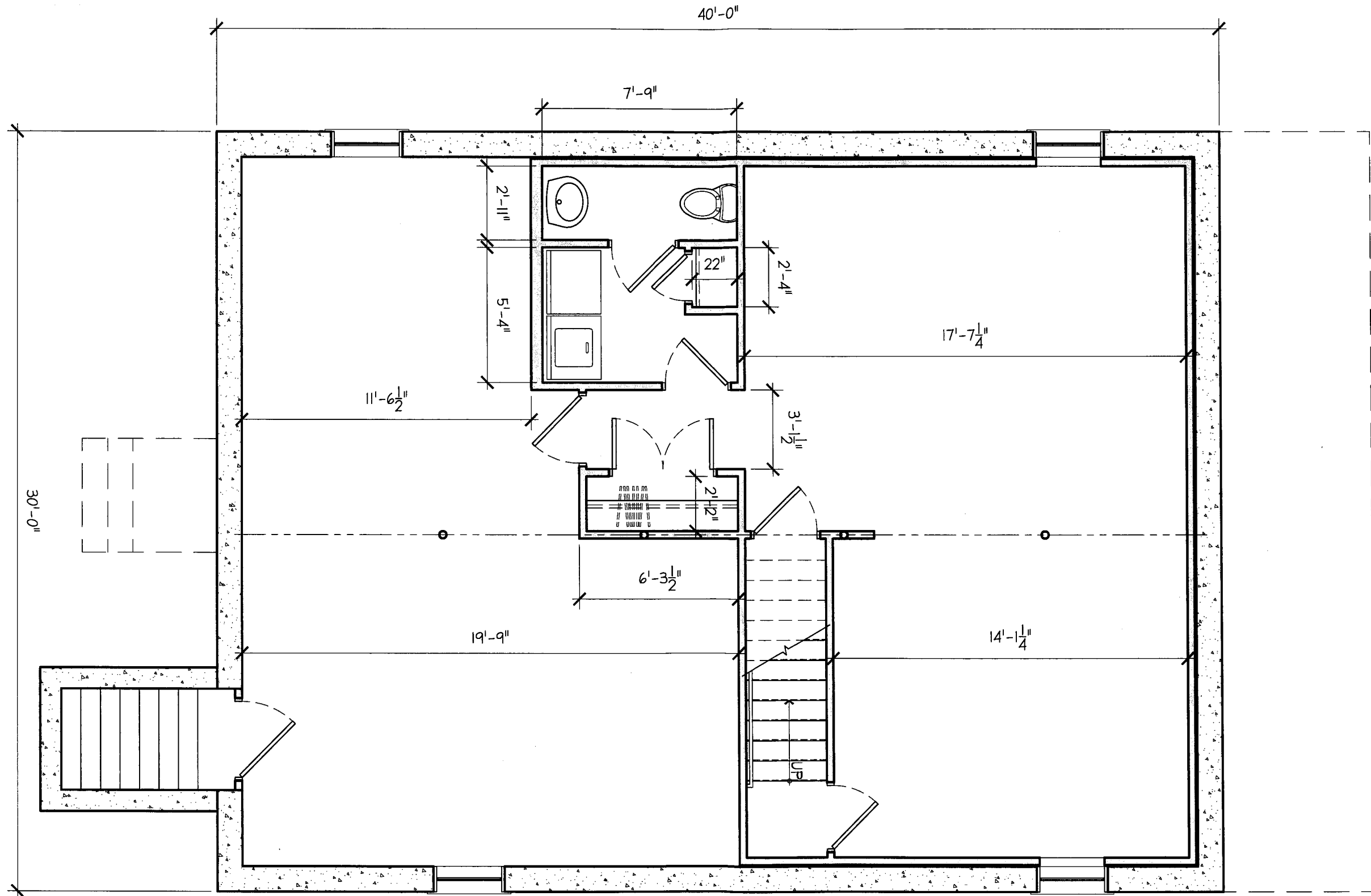
2699 Post Road - Unit D - Warwick, RI 02886  
www.atlaslandsurveying.com  
401-737-4407

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Pt. # 10926 - 212 Pequot Ave.

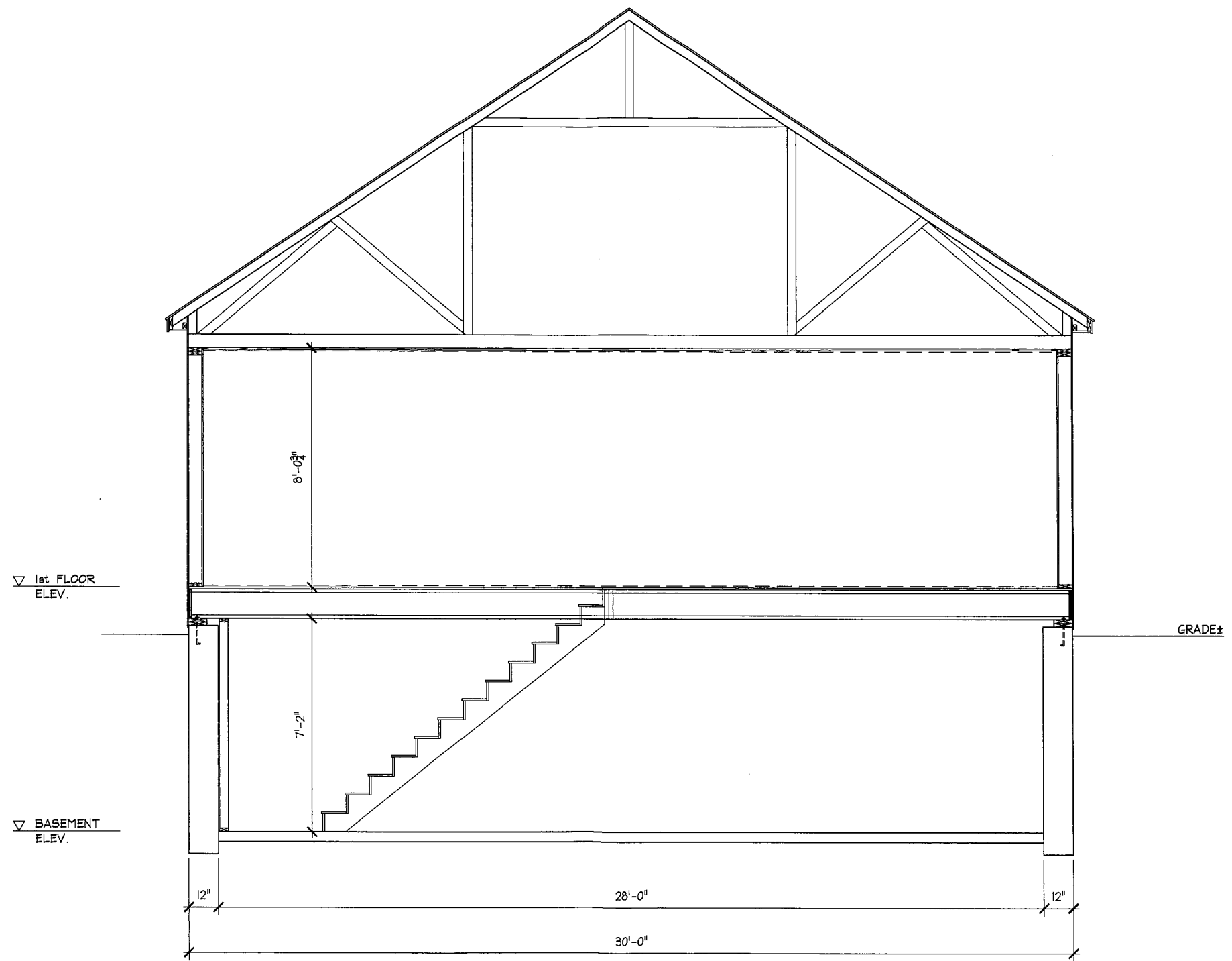
PLAN : FIRST FLOOR  
SCALE: 1/4" = 1'-0"  
(PROPOSED)






PLAN : BASEMENT  
 SCALE: 1/4" = 1'-0"  
 (PROPOSED)





SECTION @   
 SCALE: 3/8"=1'-0"