CERTIFICATION:

THIS PLAN, AND LAND/AND SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO GLEN TAYLOR, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND DATA CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 450-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2002, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY	CLASS "Y"
CULTURE	CLASS "W"

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN SEPTEMBER, 2023 FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF BUILDING PERMIT.

HARRY A. MILLER JR. No. 1987
COA# 13-2168

PROPOSED ZONING

ZONE A10/PDR
TWO FAMILY PROPOSED

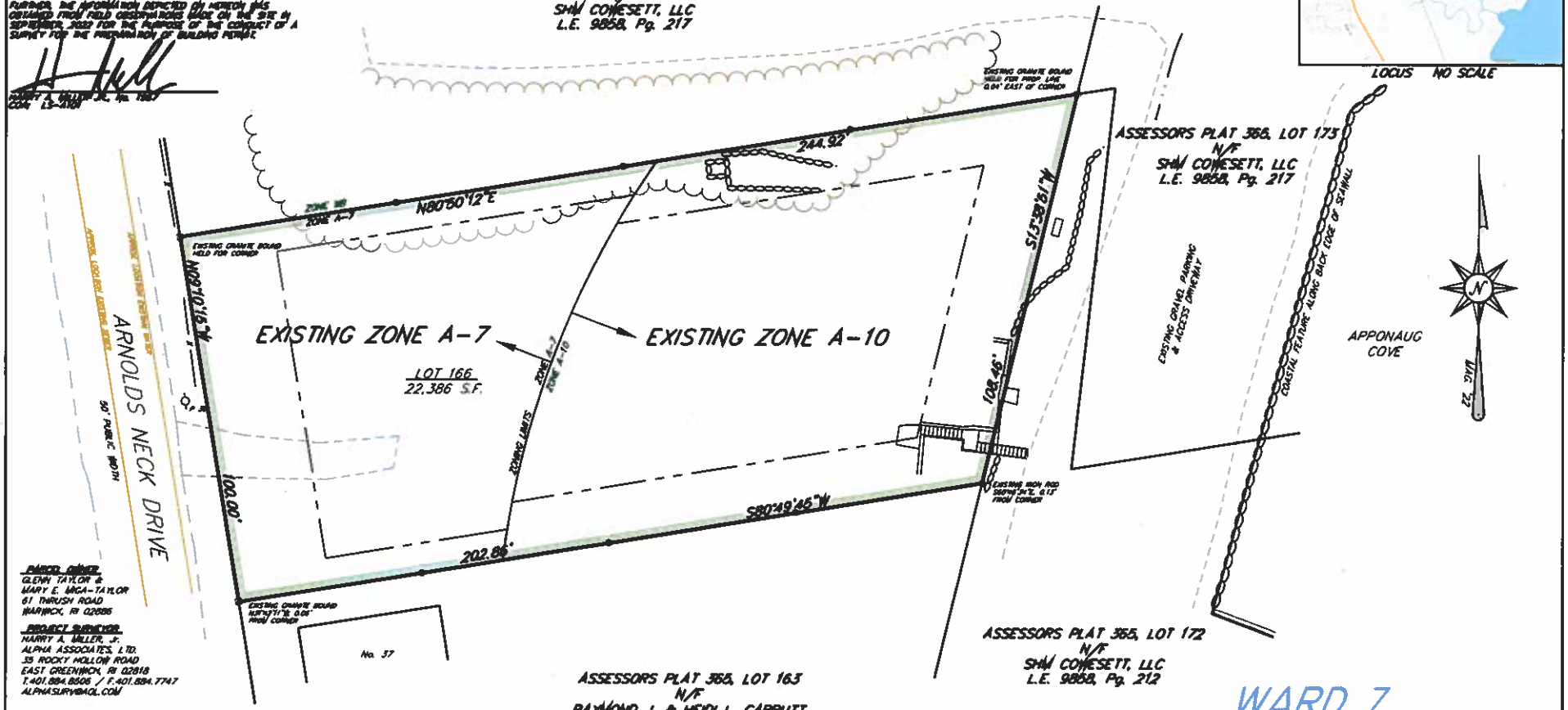
	REQUIRED	PROVIDED
MIN. AREA	15,000 S.F.	22,386 S.F.
MIN. FRONTAGE/WIDTH	100'	100'
FRONT YARD	30'	103.7'
SIDE YARD	20'	20'
REAR YARD	30'	30'

DEVELOPMENT NOTES:

1. SITE FALLS WITHIN SOIL CLASSIFICATIONS "WaC" & "WaD" (WAKELEY LOAMY SANDS) WHICH ARE SANDY AND GRAVELLY SOILS WHICH ARE EXCESSIVELY DRAINED. SEE PLAN FOR DETAILS.
2. THE PROPERTY IS LIGHTY WOODED, GROUND COVER CONSISTS OF GRAVEL AREAS FORMERLY USED FOR STORAGE AND LIGHT GROUND COVER
3. THERE ARE COASTAL WETLAND PRESENT WITHIN 200' OF THE PROPERTY.
4. THERE ARE NO EASEMENTS OR RIGHTS OF WAY ON THE PROPERTY.
5. THE ESTIMATED POPULATION OF THE DEVELOPMENT IS 4 ADULTS AND NO CHILDREN.

HARRY A. MILLER JR. No. 1987 PROFESSIONAL LAND SURVEYOR

LOCUS NO SCALE



PARCEL OWNER
GLENN TAYLOR &
MARY E. MAGA-TAYLOR
61 THRUSH ROAD
WARWICK, RI 02886

PROJECT SURVEYOR
HARRY A. MILLER, JR.
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 / F.401.884.7747
ALPHASURV@AOL.COM

PARCEL ZONING

ZONE	A-7	ZONE	A-10
MIN. AREA	7,000 S.F.	MIN. AREA	10,000 S.F.
MIN. FRONTAGE	70'	MIN. FRONTAGE	100'
MIN. WIDTH	70'	MIN. WIDTH	100'
FRONT YARD	25'	FRONT YARD	25'
SIDE YARD	8'	SIDE YARD	15'
REAR YARD	20'	REAR YARD	20'

FLOOD NOTE:
THE PARCEL FALLS WITHIN ZONE X PER FEMA MAP PANEL 44003C0129J (10/02/15)

REFERENCES:
1. L.E.10203, Pg. 310; SUBJECT PROPERTY
2. RECORDED PLAT 1720; "FINAL SUBDIVISION PLAN OF THE DICKERSON MARINA PLAT..."

LEGEND

- EXISTING IRON ROD
- SET IRON ROD
- EXISTING GRANITE BOUND
- EXISTING UTILITY POLE
- EXISTING WATER GATE
- EXISTING TREE
- EXISTING EDGE OF PAVEMENT
- EXISTING STONE WALL

40 0 40 80
SCALE IN FEET

WARD 7

LAND DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN

ASSESSORS PLAT 366, LOT 166
WARWICK, RHODE ISLAND
PREPARED FOR: GLEN TAYLOR
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 F.401.884.7747

SCALE: 1"=40' MAY, 2023 SHEET 1 OF 2