



NOTES

1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

REFERENCES

- 1.) ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 6B LOT 66 PORTION OF A.M. 5C LOT 6 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.I. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
- 3.) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 8

**ZONING PUDC DIMENSIONAL REQUIREMENTS
PLANNED UNIT DEVELOPMENT VILLAGE CENTER**

REQUIRED/ALLOWED	
MINIMUM LOT AREA	10,000 SF
LOT WIDTH	50 FT
FRONT YARD SETBACK	0 FT
SIDE YARD SETBACK	30 FT
REAR YARD SETBACK	40 FT
OPEN SPACE	40%
MAXIMUM BUILDING HEIGHT	40 FT

OWNER OF RECORD
 PATALANO INVESTMENTS
 LLC, JUTONUS LLC & JAK
 PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

LEGEND

	EDGE OF WOODS		UTILITY POLE
	CHAIN LINK FENCE		DRAINAGE MANHOLE
	STOCKADE FENCE		CATCHBASIN
	WATER MAIN		SANITARY SEWER MANHOLE
	GAS MAIN		HYDRANT
	ELECTRIC		GATE VALVE
	EXISTING CONTOUR		LIGHT POLE
	EDGE OF PAVEMENT		CONCRETE
	OVERHEAD WIRES		WETLAND FLAG
	GUARDRAIL		FLOOD ZONE LINE
	CRMC WETLAND BUFFER		SPOT GRADE
	CRMC CONSTRUCTION BUFFER		
	BUILDING SETBACK		

CERTIFICATION

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 EFFECTIVE NOVEMBER 25, 2015 AND ARE FOLLOWS: COMPREHENSIVE BOUNDARY SURVEY CLASS I TOPOGRAPHIC SURVEY T-1 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: EXISTING CONDITIONS PLAN FOR FUTURE DEVELOPMENT

BY
 DAVID D. GARDNER PLS LICENSE NO. 1809
 COA NO. A359

DATE	REVISIONS

DAVID D. GARDNER
 No.
 1809
 PROFESSIONAL
 LAND SURVEYOR

**DAVID D. GARDNER
 & ASSOCIATES, INC.**
 200 METRO CENTER BOULEVARD
 WARWICK, RHODE ISLAND 02886
 (401) 738-3200 / FAX: (401) 738-4740

 ENGINEERS • SURVEYORS • PLANNERS

COMPREHENSIVE BOUNDARY SURVEY
 IN
 RICHMOND, R.I.
 FOR
 COASTAL FARMS
 A.P. 5B LOT 66

DATE ISSUED: 6/22/2017
SCALE: 1"=30'
DESIGNED BY: C.G.P.
DRAWN BY: C.G.P.
CHECKED BY: D.D.G.
JOB NO.: 17-027
DWG NO.: 17-027

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