

LOCATION PLAN SCALE: 1"=2000'

ZONING DATA
 ZONE: RESIDENTIAL R-2
 DIMENSIONAL REGULATIONS FOR SINGLE FAMILY DWELLING
 MIN. LOT AREA: 2.0 ACRES
 MIN. LOT WIDTH: 250'
 MIN. FRONT YARD: 75'
 MIN. SIDE YARD: 50'
 MIN. REAR YARD: 100'
 MAX. BUILDING COVERAGE: 5%
 MAX. BUILDING HEIGHT: 35'

SEE SECTION 350-66 OF THE ZONING CODE FOR SUBSTANDARD LOTS OF RECORD:
 MIN. FRONT YARD: 30'
 MIN. SIDE YARD: 10'
 MIN. REAR YARD: 10'

GENERAL NOTES

1. A "CLOSING LINE" IS AN ARBITRARILY LOCATED SURVEY LINE, INCLUDED FOR THE PURPOSES OF MATHEMATICAL CLOSURE ONLY, AND IS NOT TO BE CONSTRUED AS A BOUNDARY LINE. PROPERTY LINE IS THE SOUTHERLY LINE OF SWAMP'S EDGE.
2. THE EASTERLY LINE OF WEST END AVENUE AS DEPICTED ON THE RECORD PLAT REFERENCE SHOWS A POTENTIAL EASEMENT TO THE NORTHWESTERLY CORNER OF CURRENT LOT HL-216 ON ASSESSOR'S PLAT 14.
3. SUBJECT SITE IS LOCATED WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF GLOCESTER, RHODE ISLAND, MAP NUMBER 4400700145G, MAP EFFECTIVE DATE: MARCH 2, 2008.
4. THE WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, R.I. IN SEPTEMBER 2017 AND JUNE 2020. THE FLAGS WERE SURVEY LOCATED BY SCITUATE SURVEYS, INC. IN OCTOBER 2017 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS. A COPY OF THE LETTER OF FINDINGS IS INCLUDED WITH SUBMISSION.
5. THE TOTAL LINEAR FEET OF WETLANDS TO BE VERIFIED IS 703'±.

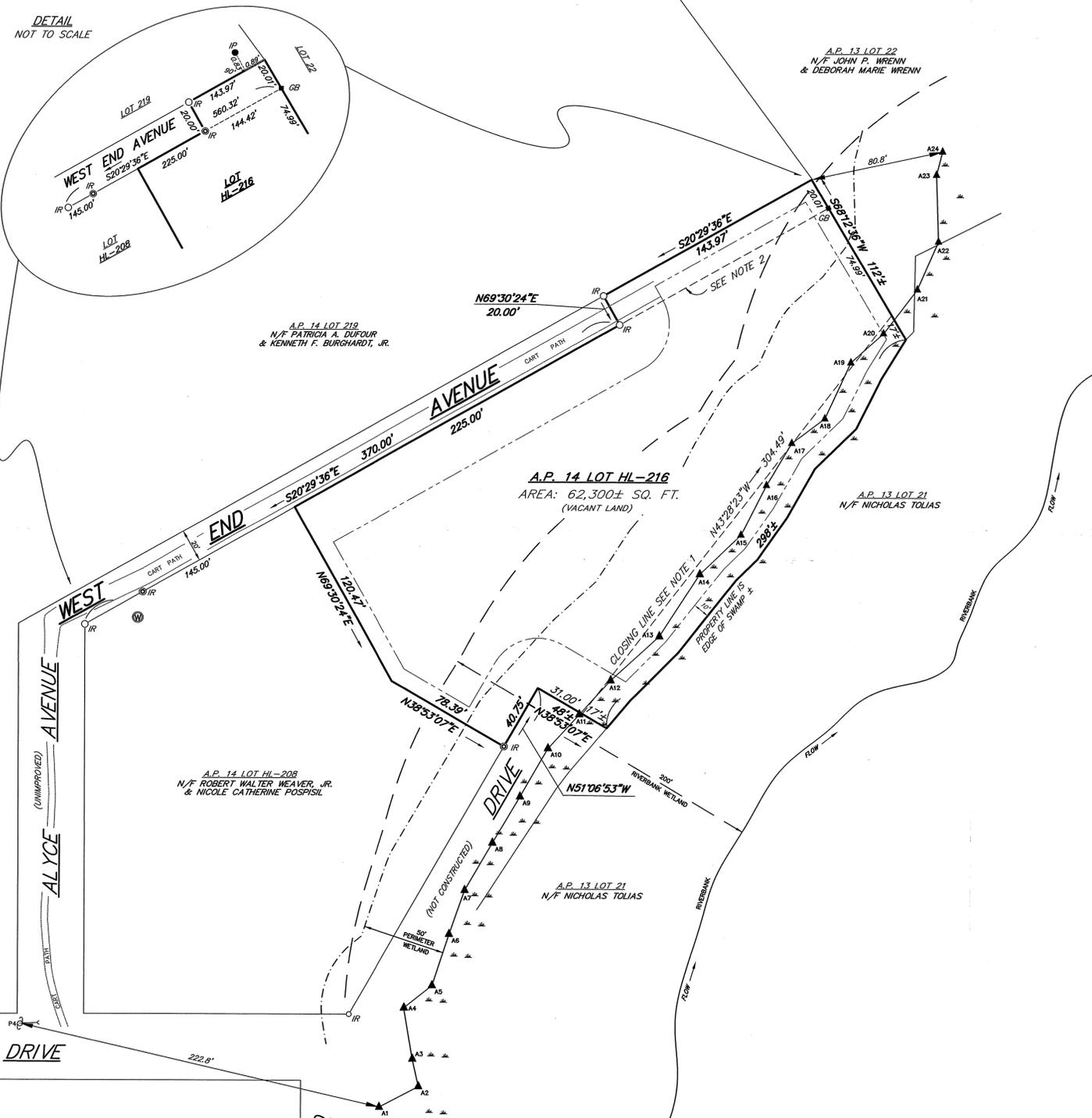
RECORD PLAT REFERENCE

THE SUBJECT LOT HL-216 IS COMPRISED OF RECORD LOTS 214-216 INCLUSIVE AS SHOWN ON THE PLAT ENTITLED "NEW HIGHLAND LAKE SHORES SECTION 2 LOCATED IN THE TOWN OF GLOCESTER RHODE ISLAND" SCALE 1"=50' JUNE 1951 RECORDED IN HANGING FILE 210 MAP #135.

LEGEND

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- GB GRANITE BOUND FOUND
- IR IRON ROD & CAP SET
- IR IRON ROD & CAP TO BE SET
- IP IRON PIPE FOUND
- A14 WETLAND DELINEATION FLAGS
- PA UTILITY POLE WITH GUY ANCHOR
- W EXISTING WELL

DETAIL NOT TO SCALE



FOR STREET INDEX, FILE UNDER:
 WEST END AVENUE & SAFFORD DRIVE



SCITUATE SURVEYS, INC.
 410 TIOGUE AVENUE
 COVENTRY, R.I. 02816
 LAND SURVEYING/MAPPING/SITE PLANNING



CERTIFICATION: I, ANGELO M. BAIKHONDI, A PROFESSIONAL LAND SURVEYOR, NO. 1762, IN THE STATE OF RHODE ISLAND, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL LAND SURVEYORS OF THE STATE OF RHODE ISLAND. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS SURVEY AND I AM AWARE OF THE CONSEQUENCES OF MY ACTIONS. I HAVE NOT BEEN IMPAIRED BY ALCOHOL, DRUGS, OR ANY OTHER SUBSTANCE THAT COULD AFFECT MY JUDGMENT OR ABILITY TO PERFORM MY DUTY AS A SURVEYOR. I HAVE NOT BEEN IMPAIRED BY ANY OTHER FACTORS THAT COULD AFFECT MY JUDGMENT OR ABILITY TO PERFORM MY DUTY AS A SURVEYOR. I HAVE NOT BEEN IMPAIRED BY ANY OTHER FACTORS THAT COULD AFFECT MY JUDGMENT OR ABILITY TO PERFORM MY DUTY AS A SURVEYOR.

DATE OF SURVEY: 10/20/2021
 DATE OF ACCUMULATION SURVEY: 10/20/2021
 DATE OF ACCUMULATION SURVEY: 10/20/2021

ANGELO M. BAIKHONDI
 No. 1762
 PROFESSIONAL LAND SURVEYOR

WETLANDS EDGE VERIFICATION PLAN
 OF
ASSESSOR'S PLAT 14 LOT HL-216
 WEST END AVENUE
 GLOCESTER, RHODE ISLAND

OWNERS/APPLICANTS
 ASSESSOR'S PLAT 14 LOT HL-216
 NARDELLI BUILDERS, INC.
 519 PUTNAM PIKE
 CHEPACHET, R.I. 02814