

LOCATION PLAN (NTS)

PLAN REFERENCES:

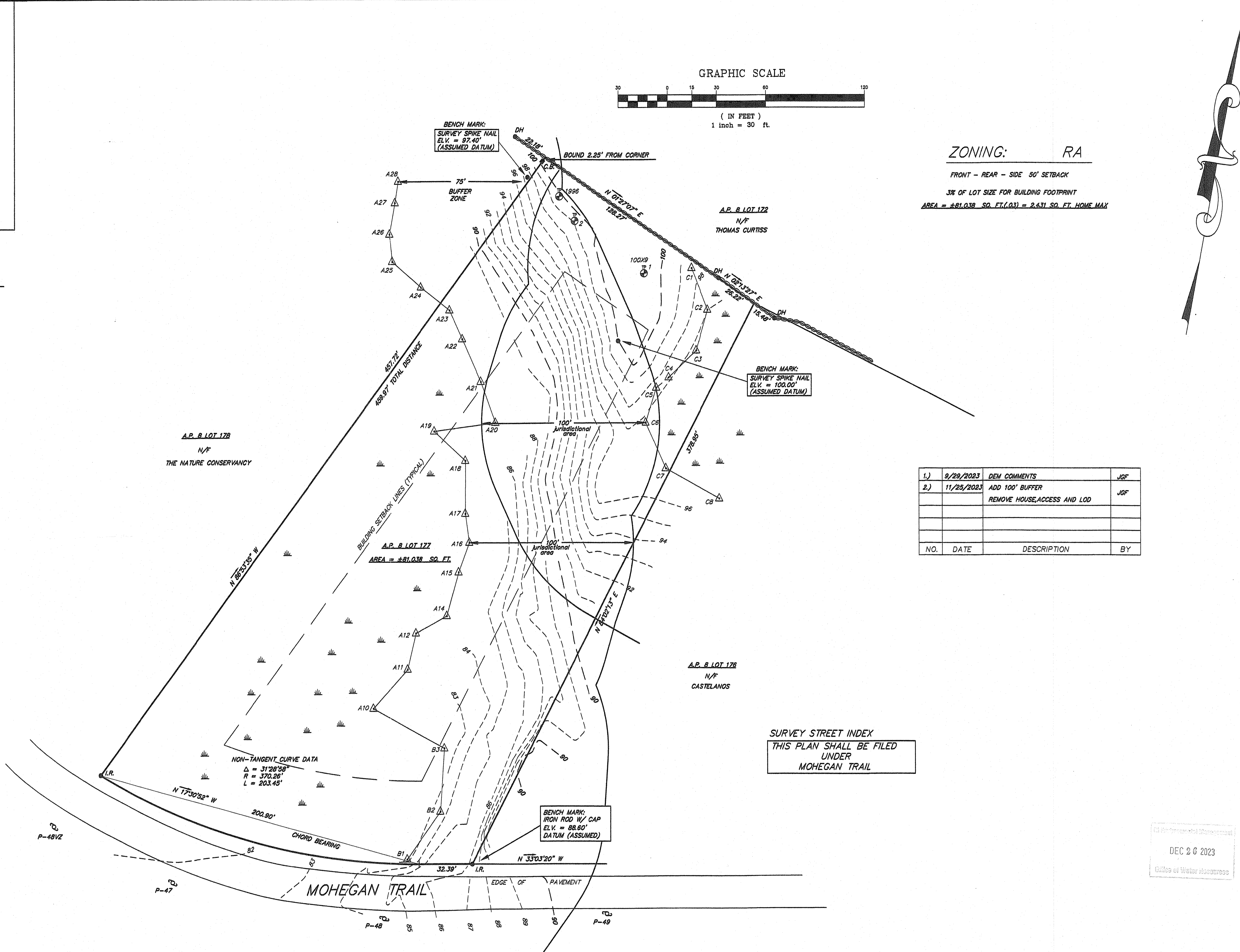
SURVEY OF LAND IN BLOCK ISLAND, RHODE ISLAND FOR FRANK PAYNE
BY KENNETH W. ANTHONY & ASSOC. SCALE: 1"=50' AUGUST, 1975

LEGEND

- A.P. ASSESSORS PLAT
- N/F NOW OR FORMERLY
- C.B. CONCRETE BOUND
- B-1 WETLAND FLAG
- I.R. IRON ROD FOUND
- DH DRILL HOLE FOUND
- FND FOUND
- U UTILITY POLE
- W WELL
- TP TEST PIPE
- 22/15 DEED BOOK AND PAGE
- 25 --- EXISTING CONTOUR
- 25x2 ELEVATION SPOT SHOT

WETLANDS NOTE:

WETLANDS FLAGGED BY AVINS ENVIRONMENTAL SERVICES INC.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ZONING: RA

FRONT - REAR - SIDE 50' SETBACK

3% OF LOT SIZE FOR BUILDING FOOTPRINT
AREA = ±81,038 SQ. FT.(.03) = 2,431 SQ. FT. HOME MAX

NO.	DATE	DESCRIPTION	BY
1.)	9/29/2023	DEM COMMENTS	JGF
2.)	11/25/2023	ADD 100' BUFFER REMOVE HOUSE, ACCESS AND LOD	JGF

SURVEY STREET INDEX

THIS PLAN SHALL BE FILED
UNDER
MOHEGAN TRAIL

DEC 26 2023
Office of Water Resources

FLYNN SURVEYS INC.
22 STANTON AVENUE
NARRAGANSETT, R.I. 02882
401-783-6290
LAND SURVEYING / MAPPING / SITE PLANNING

DEC 26 2023

GRAPHIC SCALE: 1" = 30'

JAMES G. FLYNN
1904
PROFESSIONAL
LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE RULES AND REGULATIONS FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 15, 2015, AS FOLLOWS:
STANDARD OF CARE: CLASS 1
COMPREHENSIVE BOUNDARY SURVEY ACCURACY CLASS 1
TOPOGRAPHIC SURVEY ACCURACY CLASS 1
VERTICAL ACCURACY STANDARD CLASS 1
EXISTING CONDITIONS, WETLAND FLAGS

JAMES G. FLYNN, P.L.S. NO. 1884 COMP A 288

SCALE: 1" = 30' DATE: JANUARY 29, 2023 REVISED: 2/17/2023, 4/25/2023
REVISED: 11/25/2023

SURVEY PLAN SHOWING
WETLAND FLAGS WITH TOPOGRAPHY
ASSSOR'S PLAT 8 LOT 177
MOHEGAN TRAIL
NEW SHOREHAM, RHODE ISLAND

OWNER AND APPLICANT:
JOHN R. LEONE
PO BOX 129
NEW SHOREHAM, R.I. 02807

JOB NO. 1718
DRAWING NO. 1718