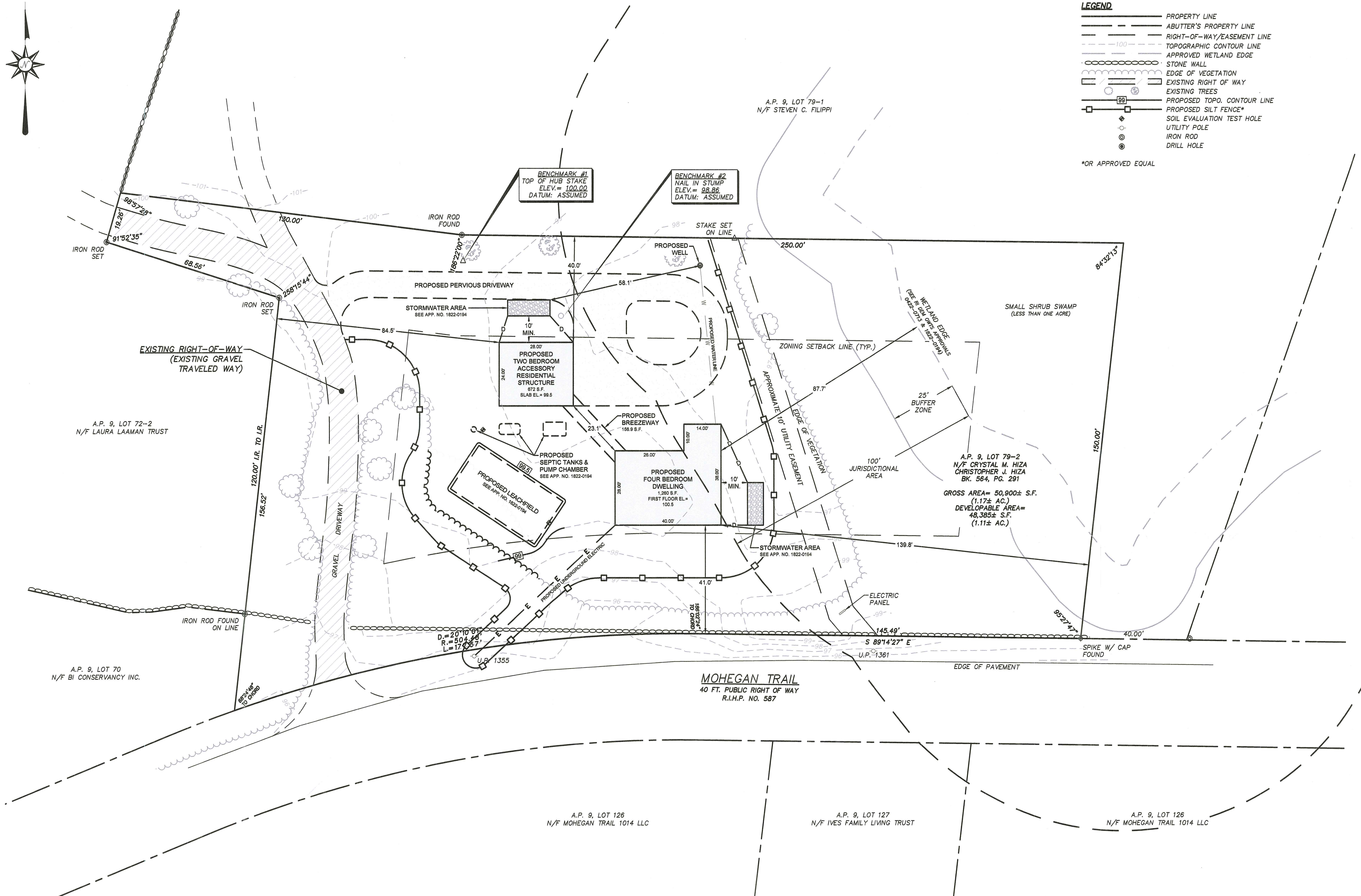


- LEGEND**
- PROPERTY LINE
  - ABUTTER'S PROPERTY LINE
  - - - RIGHT-OF-WAY/EASEMENT LINE
  - - - TOPOGRAPHIC CONTOUR LINE
  - - - APPROVED WETLAND EDGE
  - STONE WALL
  - EDGE OF VEGETATION
  - EXISTING RIGHT OF WAY
  - EXISTING TREES
  - PROPOSED TOPO. CONTOUR LINE
  - PROPOSED SILT FENCE\*
  - SOIL EVALUATION TEST HOLE
  - UTILITY POLE
  - IRON ROD
  - DRILL HOLE
- \*OR APPROVED EQUAL



- PLAN NOTES:**
- EXISTING CONDITIONS SHOWN ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC AND ARE AS OF NOVEMBER 4, 2021.
  - NORTH ARROW REFERENCES MAGNETIC NORTH.
  - SUBJECT PARCEL IS LOCATED IN THE 'RA' ZONING DISTRICT.
  - WETLAND EDGE TAKEN FROM APPROVED PLANS. SEE RI DEM OWT'S APPLICATION #0422-0713 & #1822-0194.
  - BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X (UNSHADED); AREA OF MINIMAL FLOOD HAZARD. SEE PANEL 4400C0364J, EFFECTIVE OCTOBER 16, 2013.

- PLAN REFERENCES**
- SEE RHODE ISLAND HIGHWAY PLAT NO. 587.
  - SEE "KATHADUMA BLOCK ISLAND, RHODE ISLAND, RESTRICTED" RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS AS MAP 62.
  - SEE "PLAN OF LAND PREPARED FOR CURTIS E. & LINDA B. DOBERSTEIN ASSESSOR'S PLAT 9 LOTS 79-1 & 79-2 MOHEGAN TRAIL NEW SHOREHAM, RHODE ISLAND SCALE: 1"=40' DATE: JAN., 2008" BY RICHARD A. GREENE & ASSOCIATES, INC. RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS AS MAP 819.
  - SEE "PLAN OF LAND PREPARED FOR PETER & MARION KIETYKA ASSESSOR'S PLAT 9 LOTS 72-1 & 72-2 OFF MOHEGAN TRAIL NEW SHOREHAM, RHODE ISLAND SCALE: 1"=30' DATE: JULY, 2007 REVISED: AUGUST, 2011" BY RICHARD A. GREENE & ASSOCIATES, INC. RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS AS MAP 814.

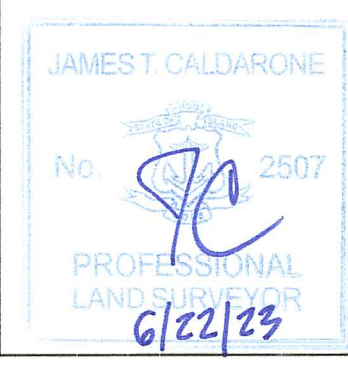
**ZONING DATA TABLE:**  
ZONING DISTRICT: RA

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	120,000 S.F.	48,385± S.F.	N/A
MINIMUM LOT FRONTAGE:	200 FT.	323.06 FT.	N/A
MINIMUM SETBACKS:			
FRONT:	38 FT.*	N/A	41.0 FT.
SIDE:	30 FT.	N/A	84.5/139.8 FT.
REAR:	38 FT.*	N/A	40.0 FT.
MAX. LOT BUILDING COVERAGE:			
PRINCIPAL STRUCTURE:	3%	N/A	2.80%
ALL STRUCTURES:	4%	N/A	3.99%
MAX. LOT COVERAGE:	10%	N/A	4.32%
MAX. HEIGHT:			
PRINCIPAL STRUCTURE:	32 FT.**	N/A	< 32 FT.
ACCESSORY STRUCTURE:	25 FT.	N/A	< 25 FT.

\*REDUCED FRONT AND REAR YARD SETBACKS FOR SUBSTANDARD LOTS OF RECORD. SEE § 113E(2)(D).  
\*\*NO PORTION OR ANY SIDE OF A BUILDING SHALL EXCEED 37 FEET IN HEIGHT, AS MEASURED FROM FINISHED GRADE.  
NOTE: LOT BUILDING COVERAGE SHALL BE MEASURED AS A PERCENTAGE OF TOTAL LOT AREA; SEE ALSO EXEMPTION ALLOWED FOR SUBSTANDARD LOTS UNDER THE PROVISIONS OF § 113E(2)(A)

**SURVEYOR'S CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RIGR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY DATA ACCUMULATION TOPOGRAPHY  
MEASUREMENT SPECIFICATION: CLASS III T-2

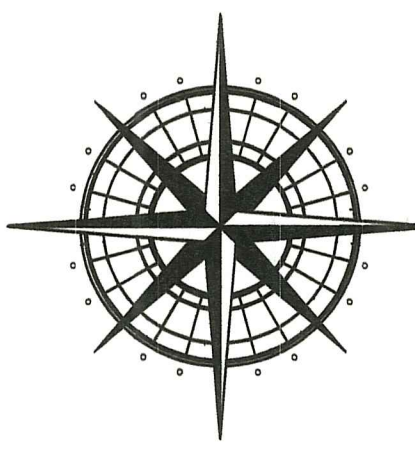
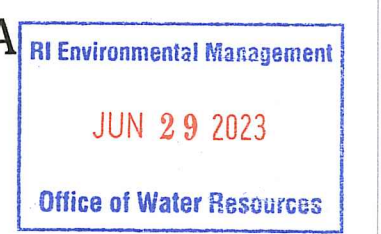


STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO SHOW THE LOCATION OF A PROPOSED SINGLE FAMILY RESIDENCE & ACCESSORY DWELLING UNIT.

BY: James T. Caldarone  
JAMES T. CALDARONE, PLS NO. 2507  
COA NO. 722

**PROPOSED CONDITIONS PLAN**  
FOR A SINGLE FAMILY RESIDENCE  
& ACCESSORY DWELLING UNIT  
IN THE TOWN OF NEW SHOREHAM, RHODE ISLAND  
A.P. 9, LOT 79-2 ~ MOHEGAN TRAIL  
PREPARED FOR: CHRIS & CRYSTAL HIZA  
JUNE 12, 2023 SCALE: 1"=20'



**SOUTH COUNTY SURVEY Co**  
382B MAIN ST. WAKEFIELD, RI 02879  
(401) 783-2300  
www.SouthCountySurvey.com

