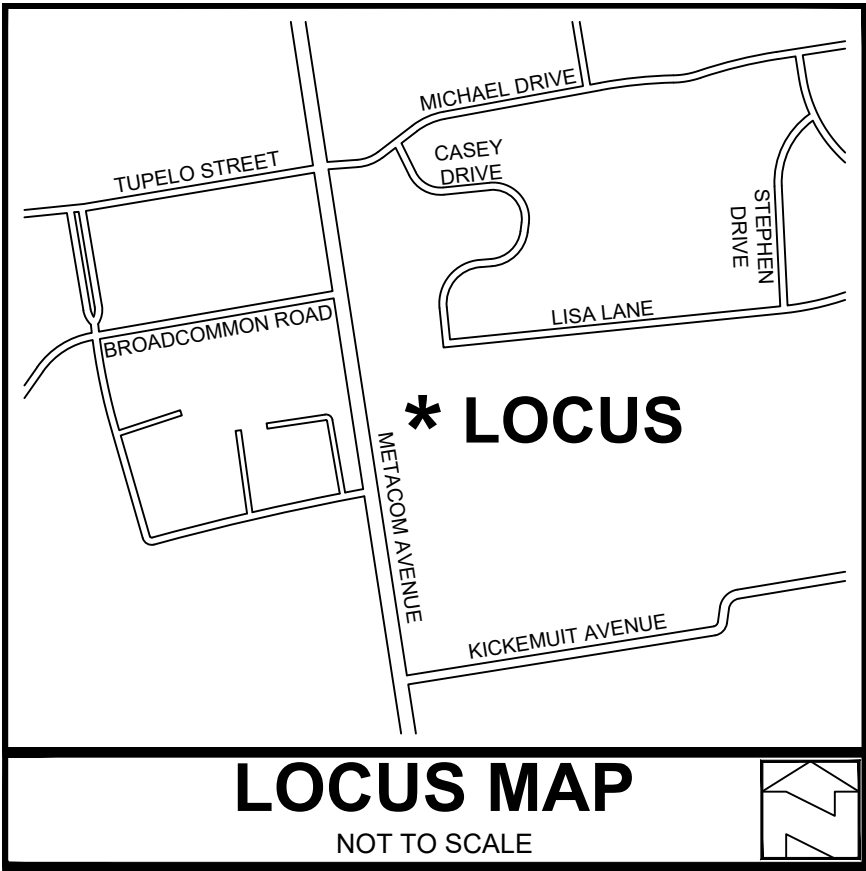


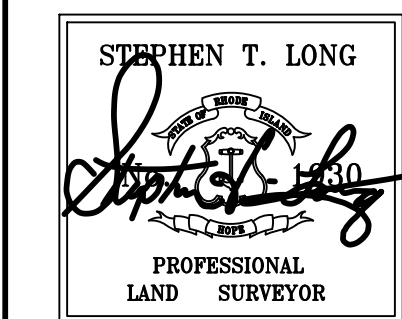
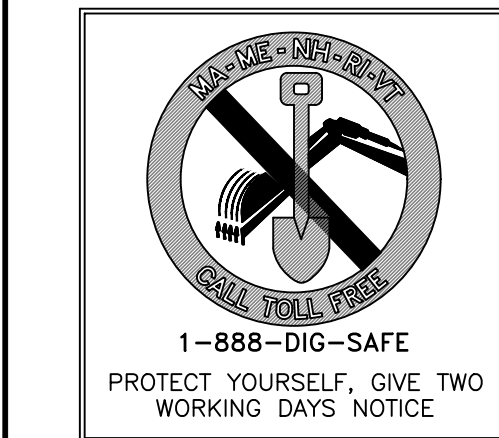


GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATE AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MU BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL CO TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEA 72 HOURS IN ADVANCE.
2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO.4401C0011H, MAP REVISED JULY 7, 2014.
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.
5. THIS SITE DOES NOT LIE WITHIN ANY KNOWN AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.
6. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.
7. LOT 15 HAS 4,353 SQ. FT.± OF LAND UNSUITABLE FOR DEVELOPMENT, LOT 16 HAS 1,134 SQ. FT.± OF LAND UNSUITABLE FOR DEVELOPMENT.

REFERENCES:

1. A CERTAIN PLAN ENTITLED "SUBDIVISION PLAN LISA LANE EXTENSION ASSESSORS PLAT 128, LOT 2 SITUATED IN BRISTOL, RHODE ISLAND, PREPARED FOR J.T. O'CONNELL REALTY COMPANY PREPARED BY JOHN P. CAITO LAND PLANNERS, DATED JANUARY 12, 2003, FINAL REVISION DATE OF AUGU 31, 2006; SCALE 1" = 40' AND RECORDED IN THE TOWN OF BRISTOL, RHODE ISLAND IN THE TOWN CLERKS OFFICE
2. A CERTAIN PLAN ENTITLED "SITE PLAN FOR LIONEL J. RAMOS PLAT 128 LOT 16, METACOM AVENUE, BRISTOL, R.I.; SCALE 1" = 20'; DATED 8/21/2002, PREPARED BY BARKER LAND SURVEYING, INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 468.
3. A CERTAIN PLAN ENTITLED "LOT LATOUT AND ZONING PLAN FINAL PLAN CASEY DRIVE ESTATES (PLAT 128) FOR NAOMI PROPERTIES LTD & EDWARD VEADER; SCALE 1" = 50'; DATED 10/08/02; PREPARED BY HOLMES ENGINEERING, INC BERKLEY, MASSACHUSETTS
4. A CERTAIN PLAN ENTITLED "PROPERTY SURVEY PLAN IN BRISTOL, RHODE ISLAND, PREPARED FOR NAOMI PROPERTIES LTD, 347B MARKET STREET WARREN, RHODE ISLAND; DATED 1/10/2002 REVISED 8-15-2002; SCALE 1" = 50'; PREPARED BY ALPHA LAND SURVEYING
5. R.I.D.O.T. PLAT #955

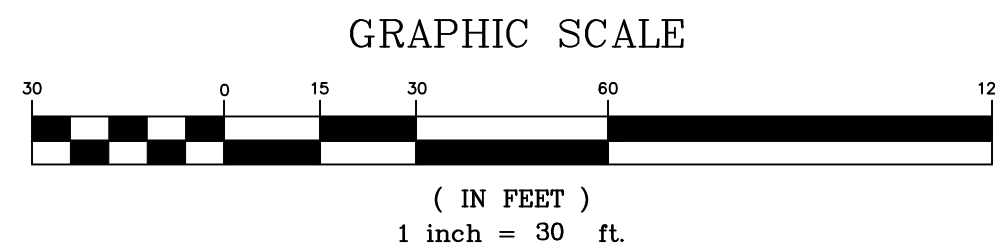
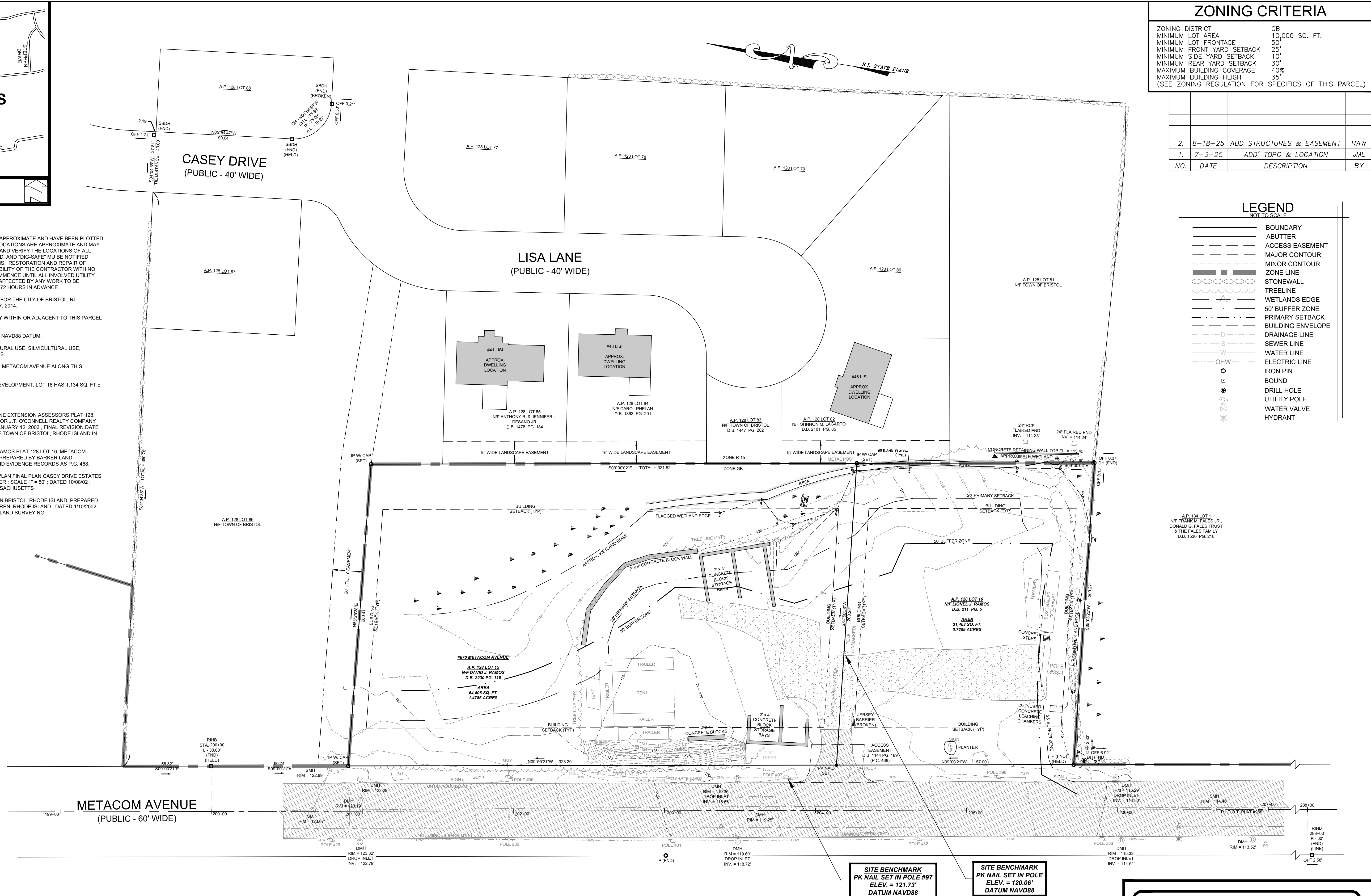


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR 00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: *Stephen T. Long* DATE: **8/19/2025**
STEPHEN T. LONG, PLS NO. 193



SCALE: 1"=30'		SHEET NO: 1 OF 1	
DRAWN BY: JML	DESIGN BY:		CHECKED BY: STL
DATE: 3-27-2024		PROJECT NO.: ERSC-2024-2	

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPEENGINEERING.COM
SURVEY@PRINCIPEENGINEERING.COM

EXISTING CONDITIONS PLAN
for
DAVID J. RAMOS
MAP 128 LOT 15
670 METACOM AVENUE
&
LIONEL J. RAMOS
MAP 128 LOT 16
in
BRISTOL, RHODE ISLAND

ZONING CRITERIA

ZONING DISTRICT	GB
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
(SEE ZONING REGULATION FOR SPECIFICS OF THIS PARCEL)	

NO.	DATE	DESCRIPTION	BY
2.	8-18-25	ADD STRUCTURES & EASEMENT	RAW
1.	7-3-25	ADD' TOPO & LOCATION	JML

LEGEND

NOT TO SCALE	
	BOUNDARY
	ABUTTER
	ACCESS EASEMENT
	MAJOR CONTOUR
	MINOR CONTOUR
	STONEWALL
	TREELINE
	WETLANDS EDGE
	50' BUFFER ZONE
	PRIMARY SETBACK
	BUILDING ENVELOPE
	DRAINAGE LINE
	SEWER LINE
	WATER LINE
	ELECTRIC LINE
	IRON PIN
	BOUND
	DRILL HOLE
	UTILITY POLE
	WATER VALVE
	HYDRANT