

SCALE: NTS LOCUS

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST 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" MUST 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 COST 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 LEAST 72 HOURS IN ADVANCE.

2. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

3. THIS SITE PARTIALLY LIES WITHIN A FLOOD ZONE '0.2% X' AREA AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI COMMUNITY PANEL NO. 44001C0014H, MAP EFFECTIVE 7/7/2014.

4. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN HOPE STREET ALONG THIS PARCELS FRONTAGE.

5. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.

6. THIS SITE LIES WITHIN A NATURAL HERITAGE AREA.

7. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.

REFERENCES:

1. DEED BOOK 2327 PAGE 25
2. DEED BOOK 2229 PAGE 238
3. DEED BOOK 2294 PAGE 258
4. DEED BOOK 1551 PAGE 289
5. DEED BOOK 2323 PAGE 306

RI STATE PLANE Sep 2026

A.P. 8 LOT 11
N/F BRUNO AND NAPOLEON ASSOCIATES LLC
D.B. 2229 PG. 238

A.P. 8 LOT 14
N/F RYAN M. WILKES
D.B. 1551 PG. 289

A.P. 8 LOT 16
N/F JAMES P. & CATHERINE T. ZULCH
D.B. 2327 PG. 25
AREA
8,410 S.F.
0.1931 AC.

A.P. 8 LOT 17
N/F 494 THAMES, LLC
D.B. 2294 PG. 258

A.P. 8 LOT 18
N/F JOHN D. & KATHRYN E. YOUNIS TRUSTEES
D.B. 2323 PG. 306

A.P. 8 LOT 19

A.P. 8 LOT 20

IRON PIPE (FND)
215.11 (MONUMENT TIE) N15°50'55"W
ZONE R-6
ZONE W
EXISTING GARAGE
EXISTING DWELLING
693 HOPE STREET
FFF: 22.46'±
EX. SHED
N74°10'58"E 116.07
N76°06'35"E 11.46
S76°06'35"W 109.00
N15°53'33"W 66.00
S15°53'20"E 66.00
S74°21'26"W 128.00
IRON ROD (FND/HELD)
DRILL HOLE (FND/HELD)
6.38
4.47
5.72
4.90
20.81
21.36
11.06
10.57
5.64
4.84
WOOD STEPS
WOOD DECK
WOOD PORCH
STONE STEP
EXISTING GARAGE SLAB: 15.49'
HVAC
ELECTRIC HANDHOLE
BRICK WALKWAY
CRUSHED STONE DRIVE
CRUSHED STONE WALKWAY
CONC. RET. WALL
BUILDING SETBACKS
PLANTING BED
HEDGE
GRANITE COBBLESTONE
GRANITE CURBING
WOOD STOCKADE FENCE
CONCRETE SLAB
18" TREE
40" TREE
SMH RIM: 18.17'
POLE 116
POLE 117
POLE 118
OHW
GAS
W
S
12" CICL
6" CI
HOPE STREET
PUBLIC VARIABLE WIDTH
THAMES STREET
PUBLIC WAY

BENCHMARK SET
NAIL IN POLE 117
ELEV: 20.82
NAVD88 DATUM

BENCHMARK SET
X-MARK
ELEV:14.29
NAVD88 DATUM

LEGEND

BOUNDARY		BENCHMARK	
ABUTTER/LOT		DRILL HOLE	
BUILDING		IRON PIPE/PIN/ROD	
BUILDING SETBACK		BOX/METER: ELECTRIC	E
BRUSH LINE		BOX/METER: GAS	G
RETAINING WALL		MANHOLE: SEWER	S
STOCKADE FENCE	X X	VALVE: GAS	GV
WOOD FENCE		VALVE: WATER	WV
CONTOUR	15	TREE	
ELECTRIC LINE	E	LIGHT POLE	
WATERLINE	W	UTILITY POLE	
SEWERLINE	S	OVERHEAD WIRE	OHW
GAS LINE	GAS	ZONE LINE	

R-6 ZONING CRITERIA

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE AND WIDTH	60'
MINIMUM FRONT YARD SETBACK	***
MINIMUM SIDE YARD SETBACK	10' ACC. 6'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM LOT BUILDING COVERAGE	30% EX. 27.75%
MAXIMUM BUILDING HEIGHT	35'

*** FRONT YARD SETBACK IS THE AVERAGE SETBACK OF THE BLOCK OR 20', WHICHEVER IS LESS. SEE BRISTOL ZONING ORDINANCE ARTICLE IV, SECTION 28-111 TABLE B

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 BOUNDARY SURVEY MEASUREMENT
SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO
PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: _____ DATE: 9/29/2026
RYAN ALEXANDER WILLIAMS, PLS NO. 203881

10 0 5 10 20 40
SCALE IN FEET: 1" = 10'

STREET INDEX

HOPE STREET
THAMES STREET

RYAN ALEXANDER WILLIAMS
No. 203881
PROFESSIONAL LAND SURVEYOR

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

REVISIONS			
No.	DATE	DRWN	CHKD

EXISTING CONDITIONS
for
JAMES P. & CATHERINE T. ZULCH
A.P. 8 LOT 16
693 HOPE STREET
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET: 1 OF 2
DRAWN BY: WAG	DESIGNED BY:	CHECKED BY: RAW
DATE: 9/11/2026		PROJECT #: SVY-2026-41