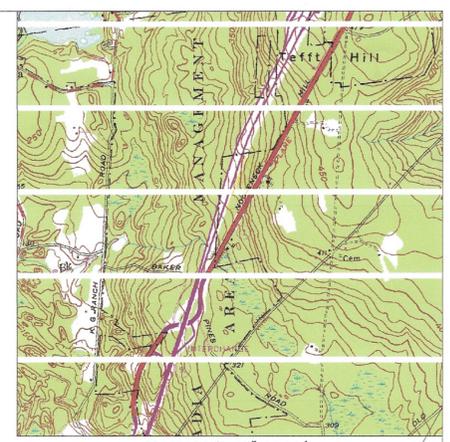
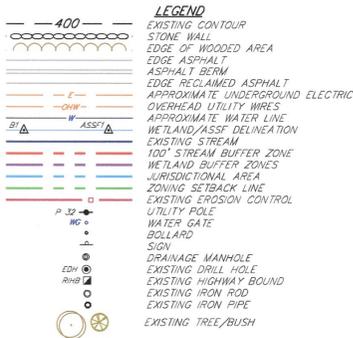


GENERAL NOTE:
 THESE PLANS MAY NOT BE MODIFIED FROM THEIR ORIGINAL FORMAT.
 THESE PLANS MAY NOT BE DISSEMINATED FOR ANY PURPOSE WITHOUT
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 PLANS, THE PROPERTY OWNER / CONTRACTOR AGREES TO ALL
 ABOVE TERMS

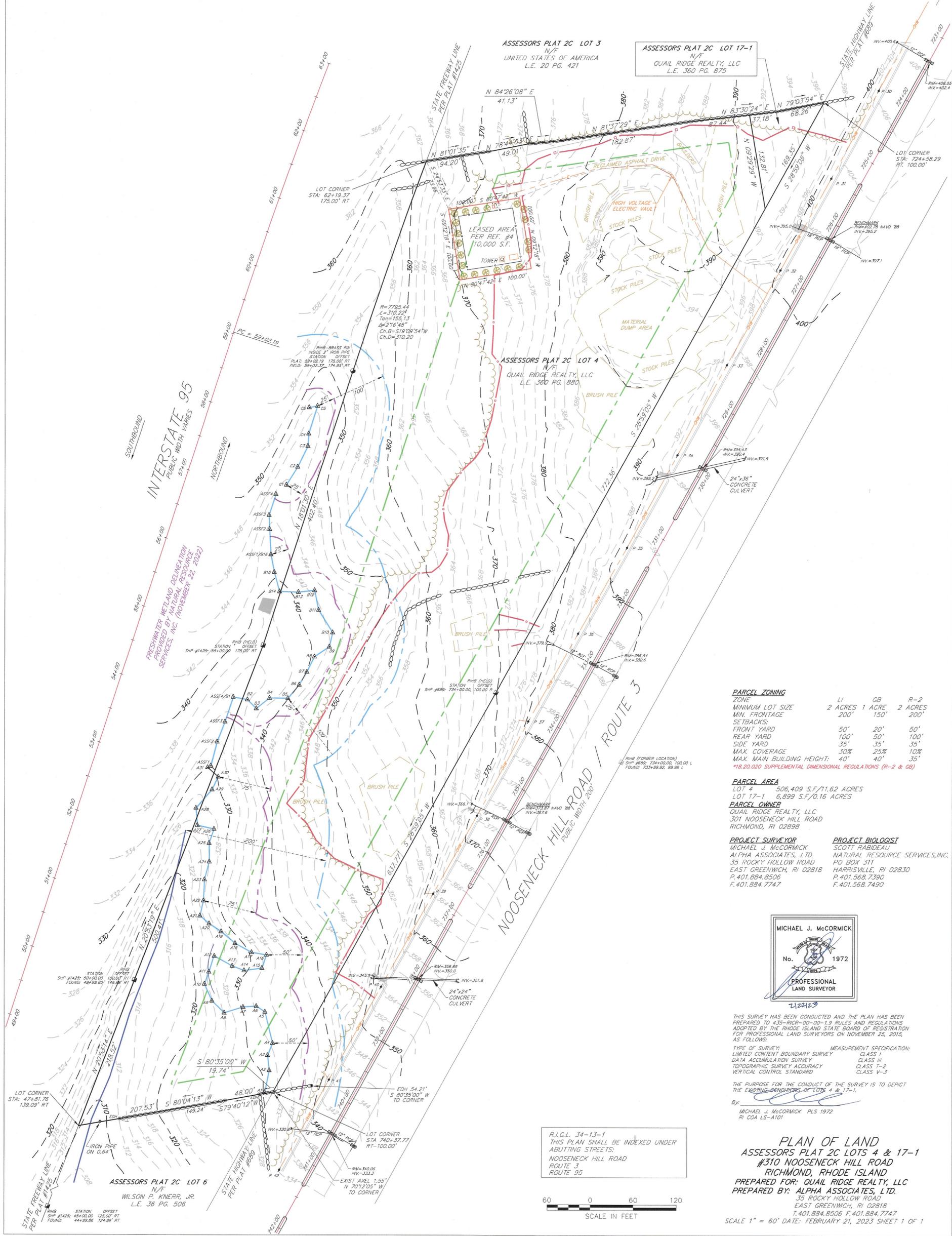
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 SURVEYOR AND HAVE BEEN PREPARED FOR THIS
 OWNER, FOR THIS PROJECT AT THIS SITE AND ARE
 NOT TO BE USED FOR ANY OTHER PURPOSE.
 LOCATION OR OWNER WITHOUT WRITTEN CONSENT
 OF THIS OWNER OR ONE OF ITS DIRECTORS

REFERENCES:

1. RECORD MAP #267 SLIDE 208B, "MAP OF LAND... TOWN OF RICHMOND... FOR RONALD FASANO...
 BY RAYMOND W. SCHWAR... DRAWN 1/24/80, REVISED; 3-4-80... SCALE 1"=100'..."
2. LAND EVIDENCE BOOK 25 PAGE 206 (DEED LOT 4)
3. LAND EVIDENCE BOOK 357 PAGE 291 (ZONING DECISION)
4. LAND EVIDENCE BOOK 266 PAGE 364 (NARRAGANSETT ELECTRIC COMPANY EASEMENT)
5. STATE FREIGHTWAY PLAT #1425
6. STATE HIGHWAY PLAT #689
7. STATE HIGHWAY PLAT #1497
8. NATURAL RESOURCE SERVICES INC. WETLAND REPORT DATED NOVEMBER 22, 2022



LOCUS SCALE 1"=2,000'



PARCEL ZONING

ZONE	LI	GB	R-2
MINIMUM LOT SIZE	2 ACRES	1 ACRE	2 ACRES
MIN. FRONTAGE	200'	150'	200'
SETBACKS:			
FRONT YARD	50'	20'	50'
REAR YARD	100'	50'	100'
SIDE YARD	35'	35'	35'
MAX. COVERAGE	30%	25%	10%
MAX. MAIN BUILDING HEIGHT:	40'	40'	35'

*18.20.020 SUPPLEMENTAL DIMENSIONAL REGULATIONS (R-2 & GB)

PARCEL AREA
 LOT 4 506,409 S.F./11.62 ACRES
 LOT 17-1 6,899 S.F./0.16 ACRES

PARCEL OWNER
 QUAIL RIDGE REALTY, LLC
 301 NOOSENECK HILL ROAD
 RICHMOND, RI 02898

PROJECT SURVEYOR
 MICHAEL J. McCORMICK
 SCOTT RABIDEAU
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 P. 401.884.8506
 F. 401.884.7747

PROJECT BIOLOGIST
 NATURAL RESOURCE SERVICES, INC.
 PO BOX 311
 HARRISVILLE, RI 02830
 P. 401.568.7390
 F. 401.568.7490



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RICR-02-03-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS III
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2
VERTICAL CONTROL STANDARD	CLASS V-3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO DEPICT THE EXISTING CONDITIONS OF LOTS 4 & 17-1.

By: MICHAEL J. McCORMICK PLS 1972
 RI COA LS-A101

R.I.G.L. 34-13-1
 THIS PLAN SHALL BE INDEXED UNDER
 ADJUTING STREETS:
 NOOSENECK HILL ROAD
 ROUTE 3
 ROUTE 95



PLAN OF LAND
 ASSESSORS PLAT 2C LOTS 4 & 17-1
 #310 NOOSENECK HILL ROAD
 RICHMOND, RHODE ISLAND
 PREPARED FOR: QUAIL RIDGE REALTY, LLC
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 F.401.884.7747
 SCALE 1" = 60' DATE: FEBRUARY 21, 2023 SHEET 1 OF 1