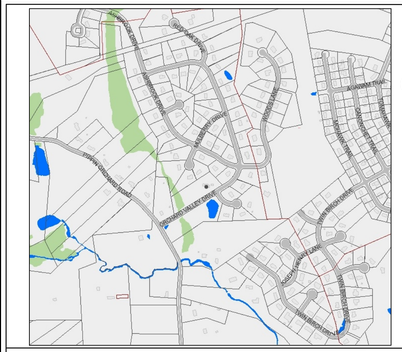
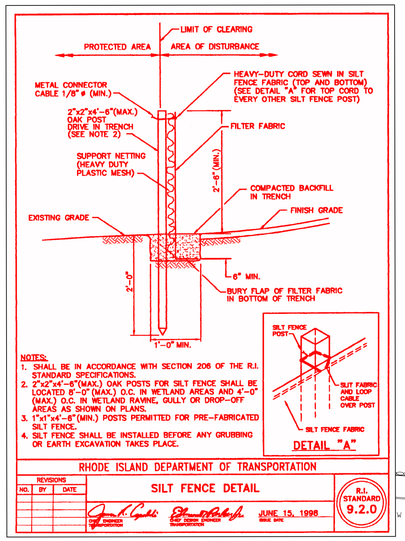
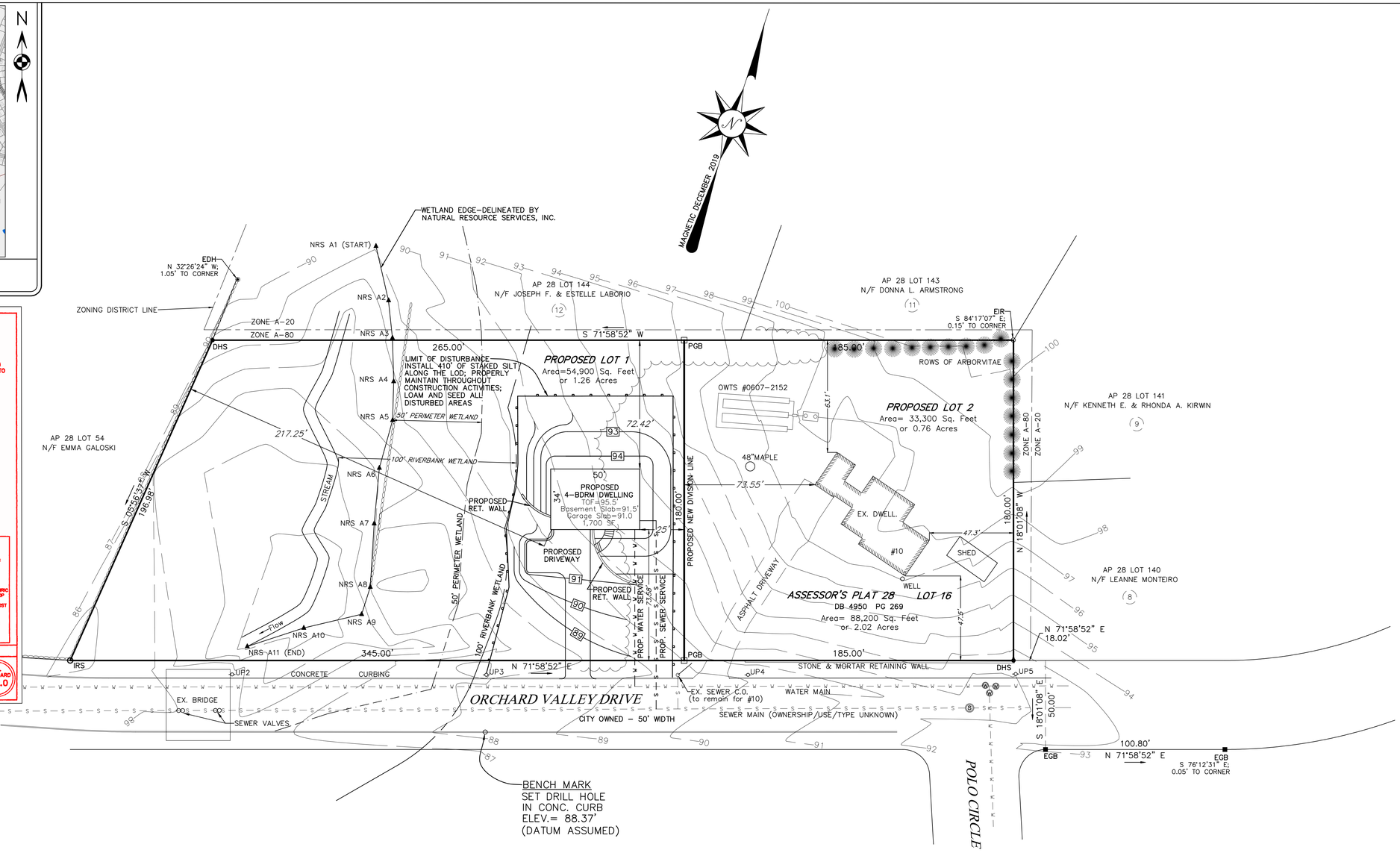


LOCATION PLAN NOT TO SCALE





STREET INDEX

File Under

–ORCHARD VALLEY DRIVE
–POLO CIRCLE

LEGEND:

IRS	IRON ROD SET
EIR	EXISTING IRON ROD
EDH	EXISTING DRILL HOLE
EGB	EXISTING GRANITE BOUND
DHS	DRILL HOLE SET
AP	ASSESSOR'S PLAT
SF	SQUARE FEET
DB	DEED BOOK
N/F	NOW OR FORMERLY
⊂⊃⊂⊃⊂⊃	STONE WALL
(45)	RECORD LOT NUMBER
Ⓢ	SEWER MANHOLE
Ⓦ	WATER VALVE
NRS A2▲	WETLAND DELINEATION FLAG
UP5 ⊹	UTILITY POLE
□	PGB PROPOSED GRANITE BOUND

ZONING DATA:

ZONE: A–80
MINIMUM LOT AREA: 80,000 SQUARE FEET
MINIMUM LOT WIDTH & FRONTAGE: 200'
MINIMUM FRONT YARD: 40'
MINIMUM REAR YARD: 100'
MINIMUM SIDE YARD: 20'
MAXIMUM LOT COVERAGE: 10%
MAXIMUM BUILDING HEIGHT: 35'

SURVEY PLAT REFERENCE:

RECORD PLAN– PHASE I – ORCHARD VALLEY ESTATES
PLAT CARD 598

PLAN NOTES:

1) THE INFORMATION SHOWN OF THIS PLAN WAS OBTAINED FROM AN ON–SITE SURVEY.
2) THIS PARCEL LIES IN ZONE X ON 4007C0294H EFF. 10/2/2015.
3) WETLAND AREA DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON OCTOBER 29. 2019.
4) UPLAND AREA CALCULATION: THE WETLAND AREA (NOT INCLUDING RIDEM WETLAND BUFFERS) IS 0.4 ACRES±, WHICH IS 40% OF PROPOSED LOT 1 OR 25% OF THE TOTAL EXISTING PARCEL.

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON November 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY:	*MEASUREMENT SPECIFICATION*
COMPREHENSIVE BOUNDARY SURVEY	*I*
(B) OTHER TYPE OF SURVEY:	
DATA ACCUMULATION SURVEY – LOCATION OF SITE FEATURES & TOPOGRAPHY	*III*

(C) STATEMENT OF PURPOSE:
THE PURPOSE OF THIS SURVEY AND PLAN IS TO PROPOSE A TWO LOT MINOR SUBDIVISION.

BY: Samuel Suorsa *December 22, 2020*
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

Samuel R. Suorsa, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A–68
CERTIFICATE OF AUTHORIZATION NO.

Graphic Scale 30 15 0 30 60 90 Scale in feet: 1"=30'

Revisions:

4/28/21	Planner Comm.

SAMUEL R. SUORSA No. 2508 PROFESSIONAL LAND SURVEYOR

COVENTRY SURVEY CO.
46 South Main Street
Coventry, Rhode Island 02816
(401) 823–5028
Land Surveying / Mapping / OWTS Designs

Rousseau Plat
Preliminary Submission
10 ORCHARD VALLEY DRIVE
IN THE CITY OF CRANSTON, RHODE ISLAND
Assessor's Plat 28 / Lot 16
Owned by: Christina L. Cummiskey–Rousseau

Date:
December 22, 2020

Sheet 1 of 1