

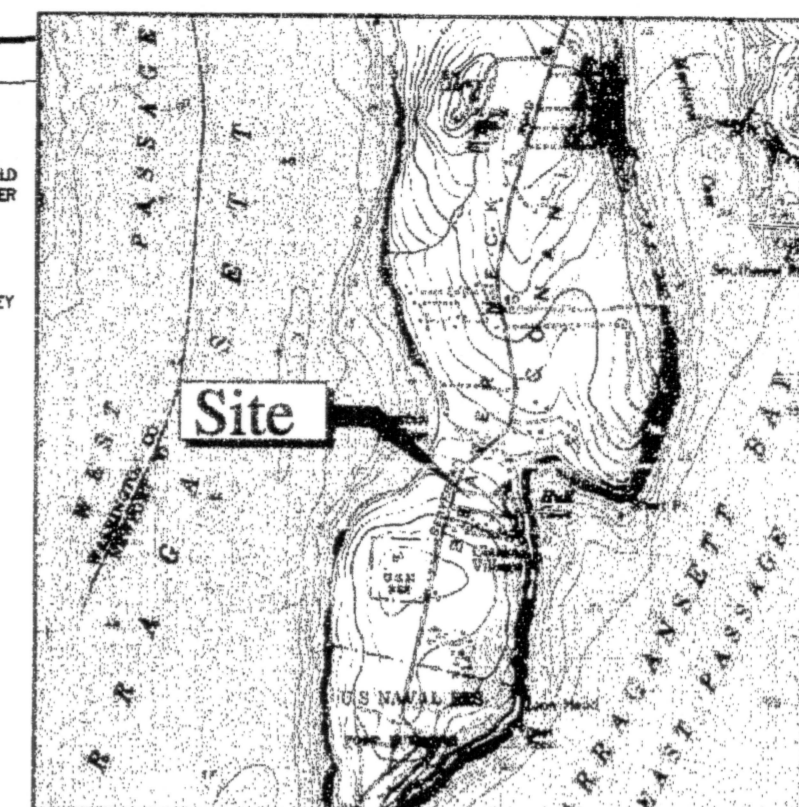
Legend:

CB	CATCH BASIN	TELEPHONE BOX	CC	CONCRETE CURB	SMH	SEWER MANHOLE
DB	DOUBLE CATCH BASIN	WATER METER	SCE	SLOPED GRANITE EDGING	TMH	TELEPHONE MANHOLE
EB	END OF PIPE	PARKING BUMPER	VGC	VERTICAL GRANITE CURB	WMH	WATER MANHOLE
FC	DOWNSPOUT	1 LUMINAIRE	SSE	SLOPED CONCRETE EDGING	HYD	HYDRANT
GD	DRAIN MANHOLE	2 LUMINAIRE	BB	BITUMINOUS BEAM	WG	WATER GATE
GM	GAS MANHOLE	3 LUMINAIRE	BC	BITUMINOUS CURB	WD	WATER GATE
GN	GAS MANHOLE	4 LUMINAIRE	EP	EDGE OF PAVEMENT	D	DRAIN LINE
HO	HOLE	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT	E	ELECTRIC LINE
HM	MANHOLE	EDGE OF GRAVEL	BT	BITUMINOUS PAVEMENT	FA	FIRE ALARM
HW	WATER MANHOLE	EDGE OF TRAVELED WAY	CONC	CONCRETE	GL	GAS LINE
IS	SIGNAL MANHOLE	BUILDING OVERHANG CURB	S/W	SEWER WALK	S	SEWER LINE
IS	SIGNAL MANHOLE	EDGE OF PATH	FL	FLOW LINE	T	TELEPHONE LINE
IS	SIGNAL MANHOLE	WOOD GUARD RAIL	UP	UTILITY POLE	WL	WATER LINE
IS	SIGNAL MANHOLE	WOOD GUARD RAIL	RCP	REINFORCED CONCRETE PIPE	W	WATER LINE
IS	SIGNAL MANHOLE	BARBED WIRE FENCE	CP	CORRUGATED METAL PIPE	TP	TEST PIT
IS	SIGNAL MANHOLE	CHAIN LINK FENCE	CP	CORRUGATED PLASTIC PIPE	RM	RIM ELEVATION
IS	SIGNAL MANHOLE	WOOD FENCE	VC	VITRIFIED CLAY PIPE	IN	INVERT ELEVATION
IS	SIGNAL MANHOLE	UNDERGROUND DRAINAGE LINE	BWL	BROKEN WHITE LINE	ELEV	ELEVATION
IS	SIGNAL MANHOLE	UNDERGROUND SEWER LINE	DYL	DOUBLE YELLOW LINE	F.F.E.	FINISH FLOOR ELEVATION
IS	SIGNAL MANHOLE	OVERHEAD WIRE	SWL	SINGLE WHITE LINE	O/H	OVERHEAD
IS	SIGNAL MANHOLE	UNDERGROUND GAS LINE	STL	SINGLE YELLOW LINE	TYP.	TYPICAL
IS	SIGNAL MANHOLE	UNDERGROUND WATER LINE	RY	POST INDICATOR VALVE	PL	PROPERTY LINE
IS	SIGNAL MANHOLE	UNDERGROUND TELEPHONE LINE	CLF	CHAIN LINK FENCE	CP	CONCRETE PAD
IS	SIGNAL MANHOLE	STONE WALL	CS	CATCH BASIN	PS	PARKING STRIPE
IS	SIGNAL MANHOLE	TRAIL	MH	MANHOLE	RP-RAP	RP-RAP
IS	SIGNAL MANHOLE	STREAM	DMH	DRAIN MANHOLE		
IS	SIGNAL MANHOLE	WETLAND FLAG	EMH	ELECTRIC MANHOLE		
IS	SIGNAL MANHOLE	SPOT ELEVATION				
IS	SIGNAL MANHOLE	HANDICAP SYMBOL				
IS	SIGNAL MANHOLE	AIR CONDITIONING				
IS	SIGNAL MANHOLE	ELECTRIC BOX				
IS	SIGNAL MANHOLE	ELECTRIC METER				
IS	SIGNAL MANHOLE	CITY/TOWN LAYOUT LINE				
IS	SIGNAL MANHOLE	ZONING BOUNDARY LINE				
IS	SIGNAL MANHOLE	SIRIUS				
IS	SIGNAL MANHOLE	DEODOROUS TREE				
IS	SIGNAL MANHOLE	EVERGREEN TREE				
IS	SIGNAL MANHOLE	MARSHY AREA				

Notes:

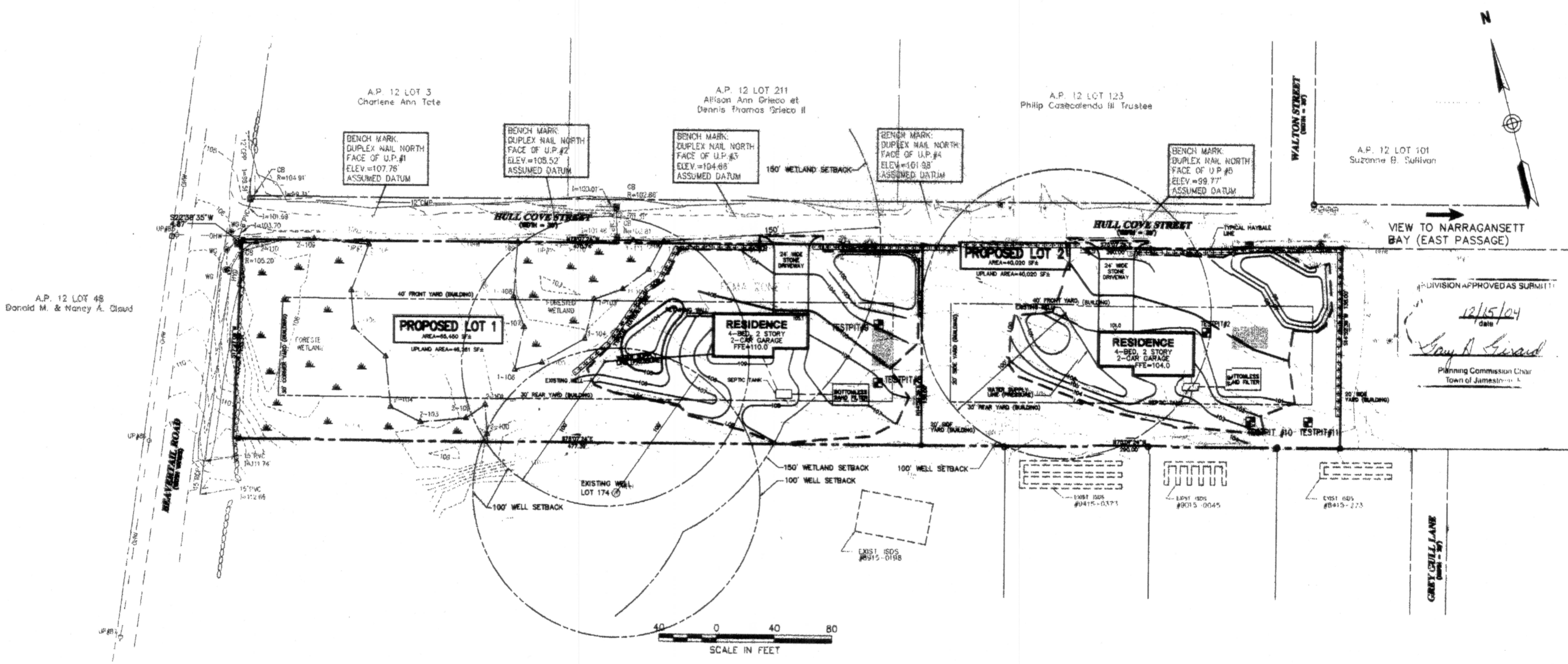
- General**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6" INCHES LOAM AND SEED.
  - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
  - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
  - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
  - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
  - DIMENSIONS ARE FROM THE FACE OF BUILDING FOUNDATION OR PROPERTY LINES FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
  - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
  - THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NEITHER DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCE WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
  - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
  - PER THE JAMESTOWN WATER AND SEWER CLERK, THE SUBJECT PROPERTY HAS NO SEWER CONNECTION AVAILABLE.
  - EASEMENTS AND RIGHTS-OF-WAYS SHOWN ON THE PROPERTY LINE PLAN.
  - THE LOCATIONS OF WOODED AREAS, OPEN MEADOWS, SIGNIFICANT WILDLIFE HABITATS TREELINES, HEDGEROWS AND/OR STONE WALLS AND GROUND COVER TYPES ARE GRAPHICALLY DEPICTED BELOW, AS APPLICABLE.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN COMMUNITY LANDMARKS, HISTORIC CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON-SITE.

- Existing Conditions Information**
- BASE PLAN - THE PROPERTY LINES, TOPOGRAPHY AND PHYSICAL FEATURES WERE LOCATED BY A FIELD SURVEY, CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN DECEMBER 3, 2003 AND DECEMBER 30, 2003; AND ON OR BETWEEN JUNE 7, 2004 AND JUNE 16, 2004.
  - A DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VANASSE HANGEN BRUSTLIN, INC.
  - TOPOGRAPHY - ELEVATIONS ARE BASED ON AN ASSUMED DATUM.
- Subdivision**
- A.P.12 LOT 205 IS ENTIRELY IN THE RESIDENTIAL R-40 ZONING DISTRICT.
  - A.P.12 LOT 205 IS 105,470± SF IN AREA.
  - A.P.12 LOT 205 WILL BE SUBDIVIDED INTO 2 LOTS.



Site Location Map  
0 1000 2000 Feet

**Owner/Applicant:**  
**Fleet National Bank Trustee,**  
**David M. Straight Marital Trust**  
**P.O. Box 55851**  
**Boston, Massachusetts**



4	Final Plat Submission	12/3/04
3	Town Comments	11/18/04
2	Town Comments	10/27/04
1	DDC Comments	8/21/04
0	Revisions	
Designed by	Drawn by	Checked by
CAD checked by	Approved by	
Scale 1"=40'	Date August 3, 2004	

12/15/04  
 Planning Commission Chair  
 Town of Jamestown

**Straight Property**  
**Hull Cove Street &**  
**Beavertail Road**  
**Jamestown, Rhode Island**

Final  
 Minor Subdivision  
 Approval

Grading Plan  
 A.P. 12 Lot 205

Drawing Number  
**C-1**

No. 2943  
 REGISTERED PROFESSIONAL ENGINEER  
 71596