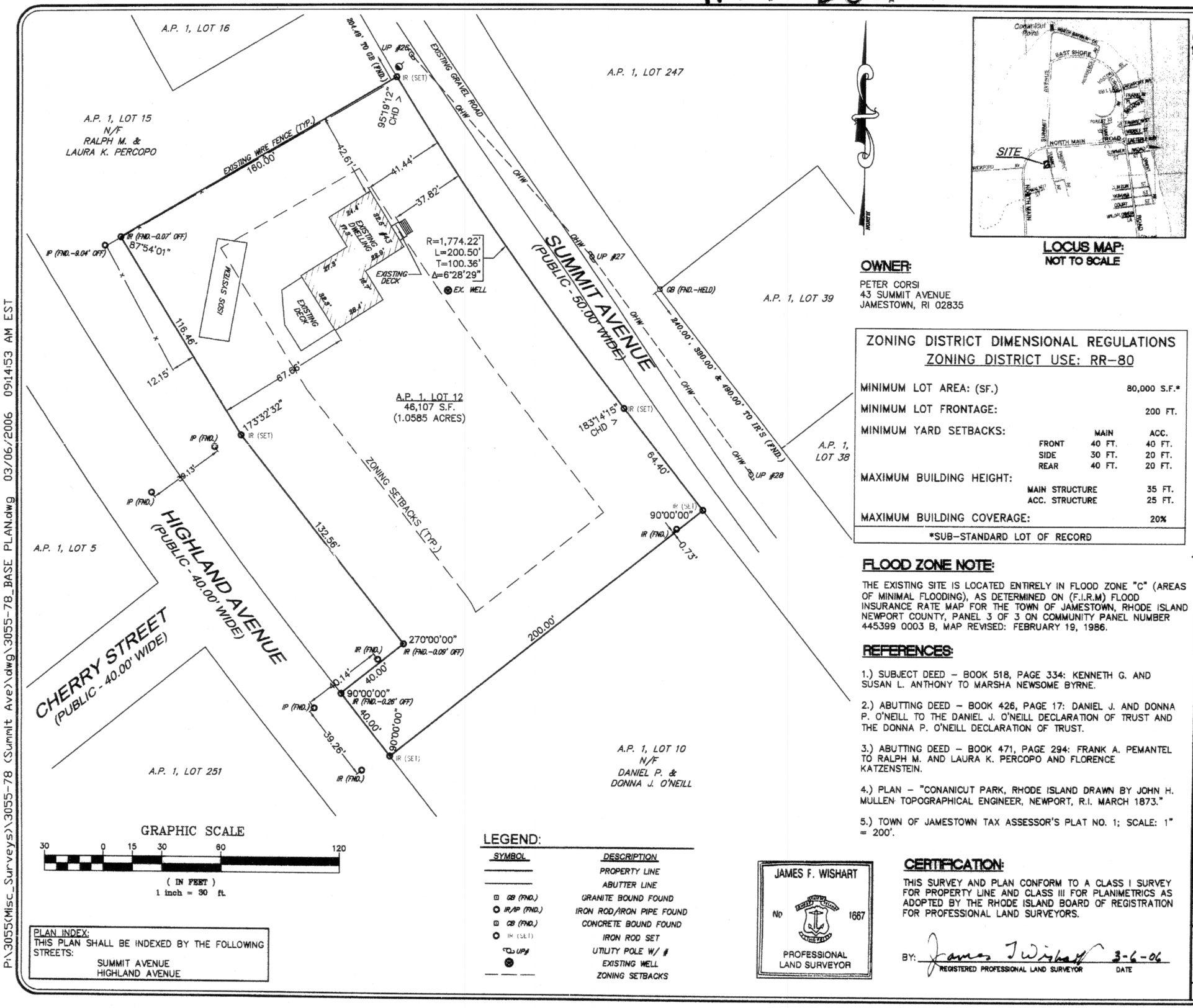
HPF 207A

Doc# 00028907
Bk: 587 Pg: 154

P:\3055(Misc_Surveys)\3055-78 (Summit Ave)\dwg\3055-78_BASE PLAN.dwg 03/06/2006 09:14:53 AM EST



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN INDEX:
THIS PLAN SHALL BE INDEXED BY THE FOLLOWING STREETS:
SUMMIT AVENUE
HIGHLAND AVENUE

LEGEND:

SYMBOL	DESCRIPTION
———	PROPERTY LINE
———	ABUTTER LINE
⊡ GB (FND.)	GRANITE BOUND FOUND
○ IR/IP (FND.)	IRON ROD/IRON PIPE FOUND
⊡ CB (FND.)	CONCRETE BOUND FOUND
○ IR (SET)	IRON ROD SET
UP#	UTILITY POLE W/ #
⊗	EXISTING WELL
— — —	ZONING SETBACKS

LOCUS MAP:
NOT TO SCALE

OWNER:

PETER CORSI
43 SUMMIT AVENUE
JAMESTOWN, RI 02835

ZONING DISTRICT DIMENSIONAL REGULATIONS
ZONING DISTRICT USE: RR-80

MINIMUM LOT AREA: (SF.)			80,000 S.F.*
MINIMUM LOT FRONTAGE:			200 FT.
MINIMUM YARD SETBACKS:		MAIN	ACC.
	FRONT	40 FT.	40 FT.
	SIDE	30 FT.	20 FT.
	REAR	40 FT.	20 FT.
MAXIMUM BUILDING HEIGHT:			
	MAIN STRUCTURE		35 FT.
	ACC. STRUCTURE		25 FT.
MAXIMUM BUILDING COVERAGE:			20%

*SUB-STANDARD LOT OF RECORD

FLOOD ZONE NOTE:

THE EXISTING SITE IS LOCATED ENTIRELY IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING), AS DETERMINED ON (F.I.R.M) FLOOD INSURANCE RATE MAP FOR THE TOWN OF JAMESTOWN, RHODE ISLAND NEWPORT COUNTY, PANEL 3 OF 3 ON COMMUNITY PANEL NUMBER 445399 0003 B, MAP REVISED: FEBRUARY 19, 1986.

REFERENCES:

1.) SUBJECT DEED – BOOK 518, PAGE 334: KENNETH G. AND SUSAN L. ANTHONY TO MARSHA NEWSOME BYRNE.

2.) ABUTTING DEED – BOOK 426, PAGE 17: DANIEL J. AND DONNA P. O'NEILL TO THE DANIEL J. O'NEILL DECLARATION OF TRUST AND THE DONNA P. O'NEILL DECLARATION OF TRUST.

3.) ABUTTING DEED – BOOK 471, PAGE 294: FRANK A. PEMANTEL TO RALPH M. AND LAURA K. PERCOPO AND FLORENCE KATZENSTEIN.

4.) PLAN – "CONANICUT PARK, RHODE ISLAND DRAWN BY JOHN H. MULLEN TOPOGRAPHICAL ENGINEER, NEWPORT, R.I. MARCH 1873."

5.) TOWN OF JAMESTOWN TAX ASSESSOR'S PLAT NO. 1; SCALE: 1" = 200'.

JAMES F. WISHART
No. 1667
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS I SURVEY FOR PROPERTY LINE AND CLASS III FOR PLANIMETRICS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: James F Wishart 3-6-06
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

CATALDO ASSOCIATES INC.
CIVIL ENGINEERS
1408 ATWOOD AVENUE
JOHNSTON, RI 02919
TEL: (401) 453-3300
FAX: (401) 453-4117
ca@cataldoeng.com

Project:

A.P. 1, LOT 12

RECEIVED FOR RECORD
Mar 08,2006 08:33:10A
JAMESTOWN TOWN CLERK
ARELENE D. PETIT

**43 SUMMIT AVENUE
JAMESTOWN,
RHODE ISLAND**

Prepared For:

PETER CORSI

**43 SUMMIT AVENUE
JAMESTOWN,
RHODE ISLAND
02835**

RALPH A. CATALDO
No. 3330
REGISTERED
PROFESSIONAL ENGINEER

Issue Date: MARCH 6, 2006

Revisions

No.	Date	Description

Project Number: 3055-78
Scale: 1" = 30'
Designed By: N/A
Drawn By: C.D.S. Checked By: J.F.W.

Sheet Title:

PLAN OF LAND

S.1
Sheet Number: 1 of 1

FINAL