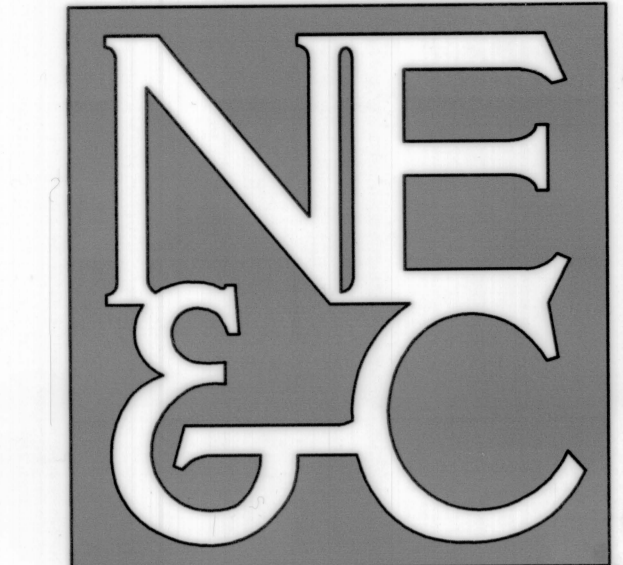


HPF #212B

NORTHEAST ENGINEERS & CONSULTANTS, INC.



SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION®
55 JOHN CLARKE ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

REFERENCES:

1.) UNRECORDED PLAN ENTITLED "SPINDRIFT SUBDIVISION OF LOT 268" PREPARED BY HILBERN LAND SURVEYING; DATED 12/21/05; SCALE: 1" = 30'.

ZONING:

1.) SITE IS ZONED "R-40"

2.) DIMENSIONAL REQUIREMENTS:

LOT SIZE	-40,000 S.F.
FRONTAGE	-150'
LOT COVERAGE	-25%
FRONT SETBACK	-40'
SIDE SETBACK	-20'
REAR SETBACK	-30'

NOTES:

- 1.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 268 OF ASSESSORS MAP 8 IN JAMESTOWN RHODE ISLAND INTO TWO SEPARATE PARCELS CONFORMING TO THE REQUIREMENTS OF AN R-40 DISTRICT.
- 1.) PROPERTY LINE IS THE RESULT OF A CLASS I SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC (NE&C) PERFORMED IN JANUARY OF 2006. TOPOGRAPHY AND EXISTING SITE FEATURES ARE THE RESULT OF A GROUND SURVEY, ALSO PERFORMED BY NE&C.
- 2.) DATUM BASED ON MEAN SEA LEVEL 1929 ADJUSTMENT.
- 3.) THIS SITE IS SITUATED ON ZONES "C, B, Z-15" AS DEFINED ON:

"NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF JAMESTOWN RHODE ISLAND, NEWPORT COUNTY COMMUNITY PLAN NUMBER 445399 0002 C MAP REVISED JUNE 16, 1992 FEDERAL EMERGENCY MANAGEMENT AGENCY."

FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM BASE FLOOD.

FLOOD ZONE C - AREAS OF MINIMAL FLOODING.

FLOOD ZONE V - AREAS OF 100 YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTOR.

- 4.) ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE, AND/OR ALL LOCAL UTILITY COMPANIES)
- 5.) THIS SITE SHALL BE LIMITED TO TWO CURB CUTS.
- 6.) THE TOWN SOLICITOR SHALL REVIEW AND APPROVE THE ACCESS EASEMENT OVER LOT "A" TO 268 PRIOR TO FINAL APPROVAL. THIS DOCUMENT SHALL BE RECORDED CONTEMPORANEOUSLY WITH THE FINAL PLAT.
- 7.) THE TWO SHEDS MUST BE REMOVED WITHIN ONE YEAR OF RECORDING OF PLAN OR UPON COMMENCEMENT OF CONSTRUCTION.

RECEIVED FOR RECORD
Dec 07 2006 09:42:45A
JAMESTOWN TOWN CLERK
ARLENE D. PETTIT

THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 9/19/06
BY: *Robert R. Liotte*
REGISTERED PROFESSIONAL LAND SURVEYOR



3	REVISED PER CONDITIONS OF APPROVAL	14SEP06	
2	REVISED FOR TOWN SUBMISSION	11JUL06	
1	REVISE NOTES	3MAR06	
No.	Revision	Date	App.

Designed By: TAV Drawn by: JJR Checked by:
Scale: 1" = 30' Date: 6FEB06

Project Title:
SPINDRIFT SUBDIVISION
A.P. 8, LOT 268
50 BAY VIEW DRIVE
JAMESTOWN, RI 02835

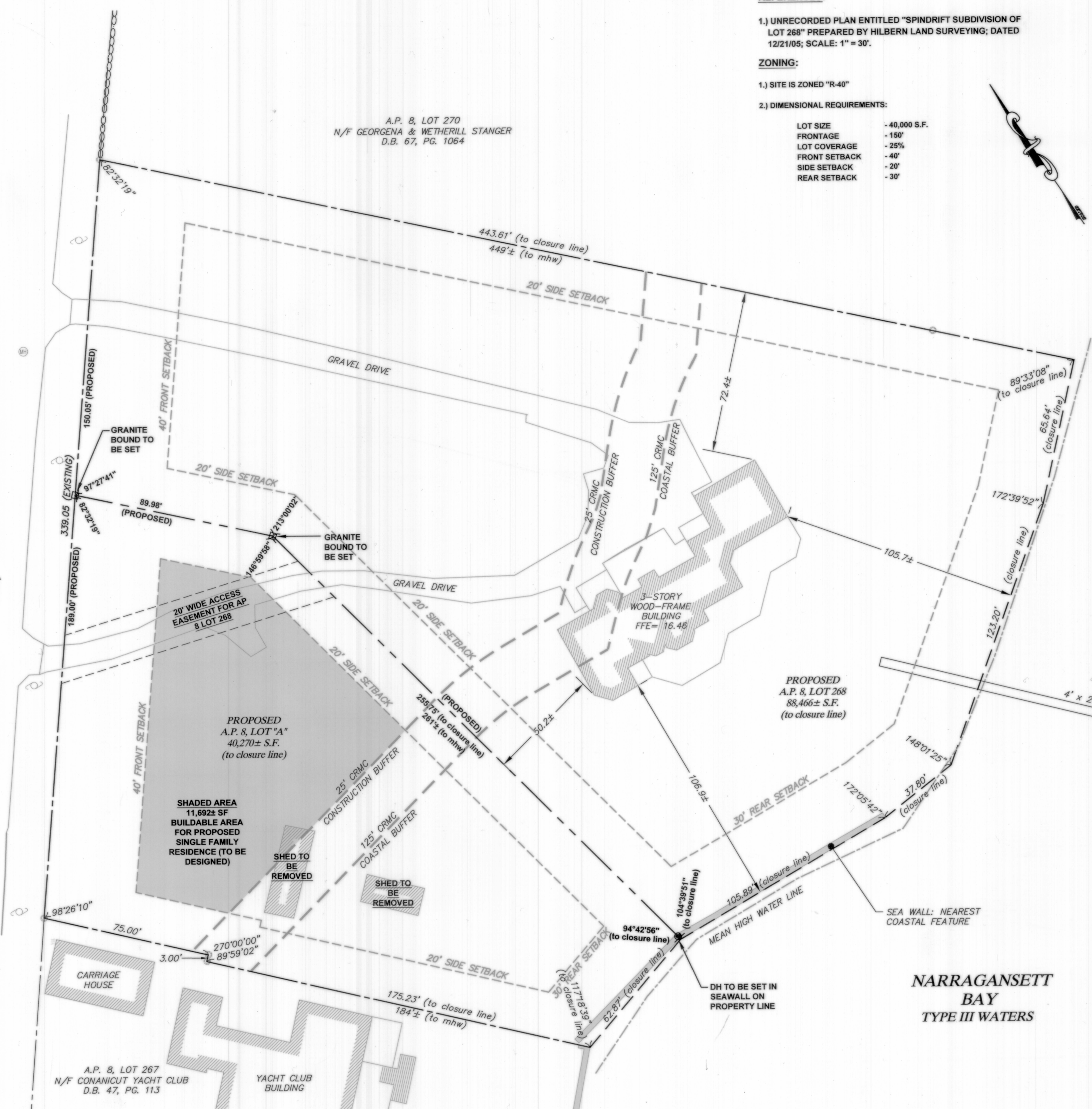
Client/Owner:
J. FERD CONVERY III
565 5TH AVE #28-29
NEW YORK, NY 10017

Issued for:
FINAL PLAT

Drawing Title:
PROPOSED SUBDIVISION PLAN

Drawing Number: C-1
Sheet 1 of 1
Project Number: 06003.0
Survey Index: -

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.



LEGEND:

- PROPERTY LINE
- CLOSURE LINE
- SUBDIVISION LINE
- SETBACK LINE
- EASEMENT LINE
- ABUTTING PROPERTY LINE
- STONE WALL
- COASTAL BUFFER
- 25' CONSTRUCTION SETBACK
- MEAN HIGH WATER LINE
- UTILITY POLE
- REBAR, PIPE OR ROD
- MANHOLE
- SEWER GATE
- GRANITE BOUND TO BE SET
- DRILLHOLE TO BE SET

AREA CALCULATIONS (TO CLOSURE LINE):

EXISTING LOT	AREA	PROPOSED LOT	AREA
A.P. 8 LOT 268	128,736± SF (2.96 Ac)	A.P. 8 LOT 268	88,466± SF (2.03 Ac)
		A.P. 8 LOT "A"	40,270± SF (0.92 Ac)
TOTAL:	128,736± SF (2.96 Ac)	TOTAL:	128,736± SF (2.96 Ac)

SUBDIVISION APPROVED AS SUBMITTED
10/19/06
date
Larry A. Guind
Planning Commission Chair
Town of Jamestown, RI

