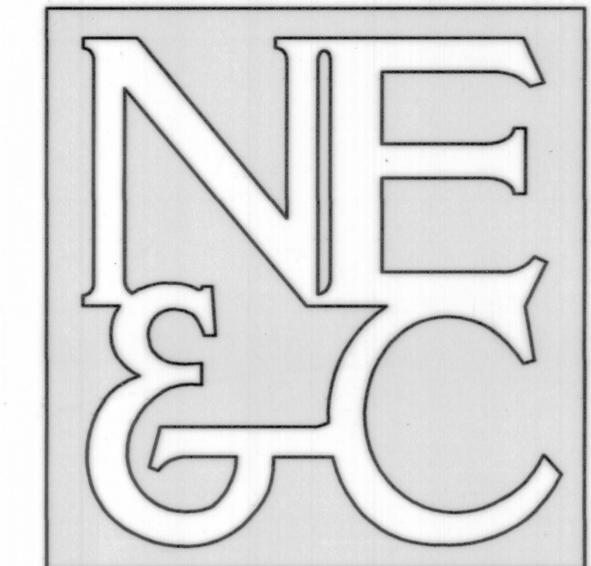


HPF #220B

NORTHEAST ENGINEERS & CONSULTANTS, INC.

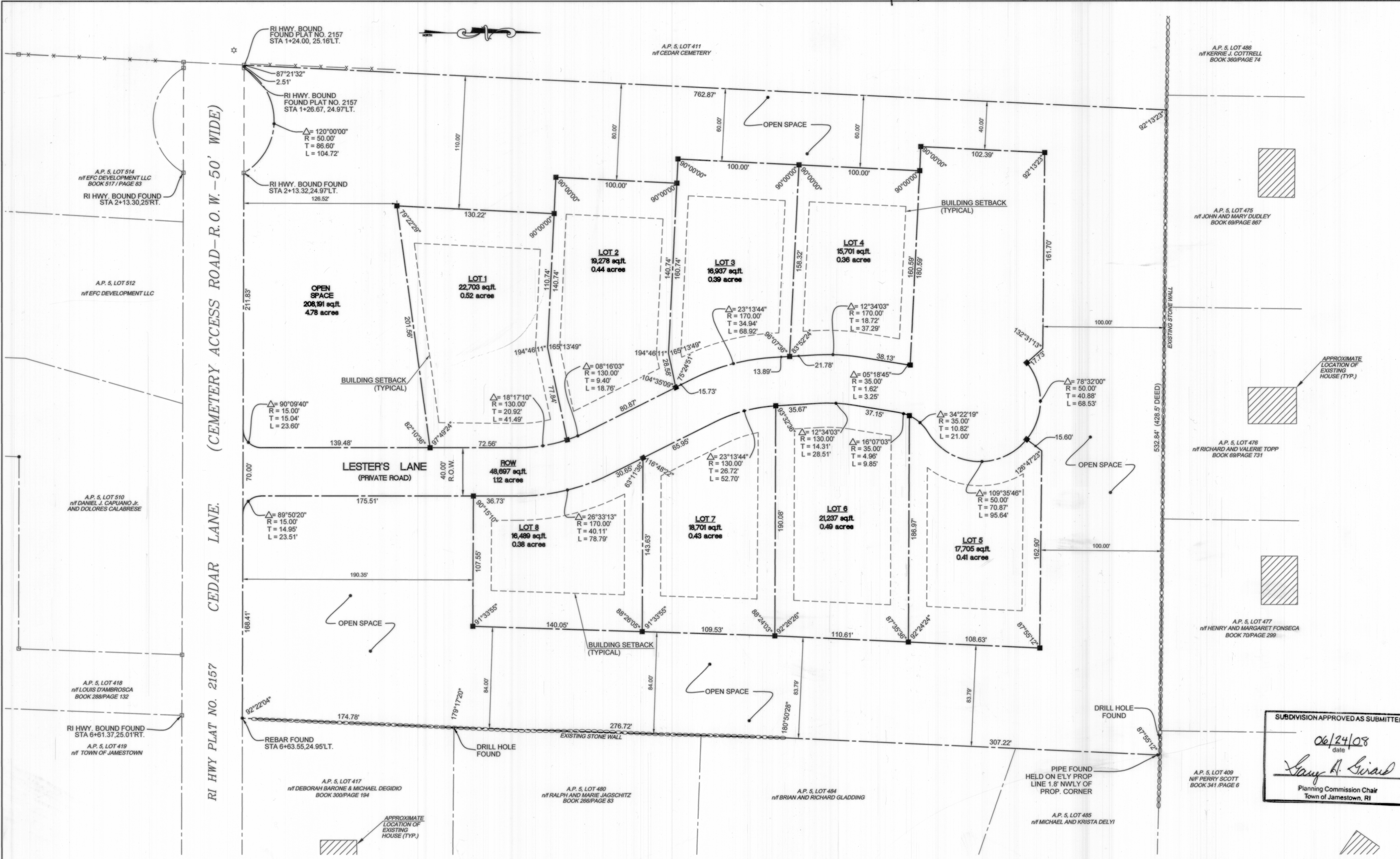


SITE/CIVIL
LAND PLANNING
WATERFRONT SURVEYING
GEO TECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

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



RECEIVED FOR RECORD
JUL 01 2008 11:46:52AM
JAMESTOWN TOWN CLERK
ARLENE D. PETIT



3	REVISED PER TOWN COMMENTS	07MAR08
2	REDUCED LOTS / REVISE DRAINAGE	APR07
1	SUBDIVISION & ROAD NAME REVISED	21FEB06
No.	Revision	Date App.
Designed By:	MJV	Drawn By: MJV / MJC
Scale:	1"=40'	Date: JAN06
Project Title:	UPLAND FARM A.P. 5, LOT 414 CEDAR LANE (CEMETERY ACCESS ROAD) JAMESTOWN, RI	

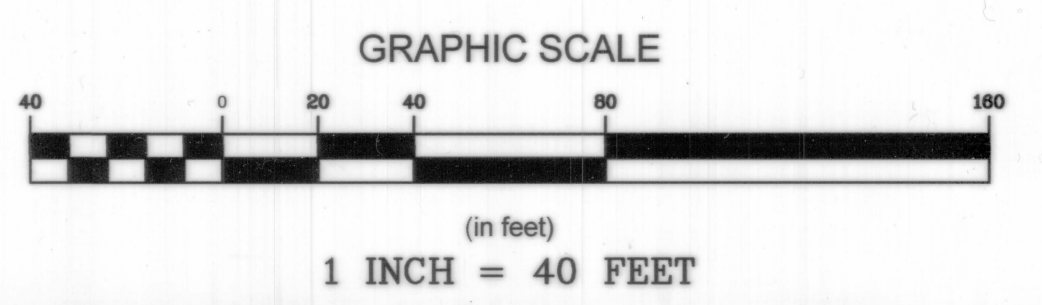
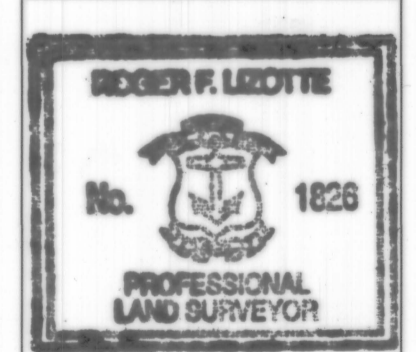
Client/Owner: MR. JOSEPH MANNING
70 STARR DRIVE
NARRAGANSETT, RI 02882

Issued for: RECORDING
MAJOR SUBDIVISION

Drawing Title: FINAL SUBDIVISION PLAN

SUBDIVISION APPROVED AS SUBMITTED
06/24/08
date
Sally A. Girard
Planning Commission Chair
Town of Jamestown, RI

THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
DATE: 4/2/08
BY: [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
1. TITLE AMBIGUITY EXISTS ON WESTERLY PORTION OF LOT (104).
2. NORTHWARROW SCALED FROM HIGHWAY PLAT NO. 2157.

FLOOD NOTE:
1. THE SITE IS IN FLOOD ZONE C ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 445399 0002C (REVISED JUNE 16, 1992). ZONE C IS DEFINED AS AN AREA OF MINIMAL FLOODING.

ADDITIONAL NOTES:
1. A CONSERVATION EASEMENT FOR OPEN SPACE IS BEING RECORDED AS PART OF THIS PLAN.
2. THE JAMESTOWN PLANNING COMMISSION RECOMMENDS THAT HOMEOWNERS BE CONSERVATIVE IN THEIR USE OF WELL WATER. THE HOMEOWNERS ASSOCIATION SHOULD PROVIDE WATER CONSERVATION LITERATURE TO NEW HOMEOWNERS. IF AUTOMATIC SPRINKLERS ARE TO BE USED, THEY MUST BE EQUIPPED WITH WATER CONSERVATION TECHNOLOGY. THIS SHOULD BE ENFORCED BY THE HOMEOWNERS ASSOCIATION.
3. IN THE DESIGN OF INDIVIDUAL WELLS, PUMPS SHALL BE SET SO THAT DRAWDOWN CAN GO NO LOWER THAN MEAN SEA LEVEL TO AVOID POTENTIAL SALT WATER INTRUSION.
4. RIDEM SUBDIVISION SUITABILITY #S15-32 WAS APPROVED ON JUNE 22, 2007.

PLAT REFERENCES:

- "GLADDING HEIGHTS SUBDIVISION" BY SCHWAB, JUNE 1971, FILE#910.
- "TOP 10" MARK SUBDIVISION-SECTION 2" BY SMITH, JUNE 1987, FILE#900.
- RHODE ISLAND HIGHWAY PLAT 2111.
- RHODE ISLAND HIGHWAY PLAT 2120.
- RHODE ISLAND HIGHWAY PLAT 2157.
- PROPERTY LINE TAKEN FROM UNRECORDED PLAN BY N&C ENTITLED "SUBDIVISION LAYOUT PLAN", DATED AUGUST 8, 2003.

ZONE DATA:

	REQD	PROPOSED
MIN. LOT SIZE:	8,000 S.F.	8,000 S.F.
MIN. FRONTAGE:	0'	88.54'
SETBACKS: FRONT:	20'	20'
SIDE:	10'	10'
REAR:	30'	30'
CORNER SIDE:	15'	15'
MIN. ROW WIDTH:	40'	40'
R.O.W. MIN. RADIUS:	50'	50'
INTERSECTION FILLET CURVE(R.O.W.):	15'	15'

SUBDIVISION DATA:

LOT TO BE SUBDIVIDED: A.P. 5, LOT 414

TOTAL LOT AREA:	405,640 sf	9.31 acres
SUBDIVISION AREA:	148,751 sf	37 % of lot
ROW AREA:	48,697 sf	12 % of lot
OPEN SPACE AREA:	208,191 sf	51 % of lot

LOT AREAS:

LOT 1: 22,703 sf	LOT 6: 21,237 sf
LOT 2: 19,278 sf	LOT 7: 18,701 sf
LOT 3: 16,937 sf	LOT 8: 16,489 sf
LOT 4: 15,701 sf	
LOT 5: 17,705 sf	

LEGEND

- EXISTING PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- REBAR
- DRILL HOLE
- GRANITE BOUND
- - - - - EXISTING WIRE FENCE
- x — x — x — EXISTING STONEWALL
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED BUILDING SETBACK
- PROPOSED GRANITE BOUND

INDEX
FILE THIS PLAT UNDER LESTER'S LANE