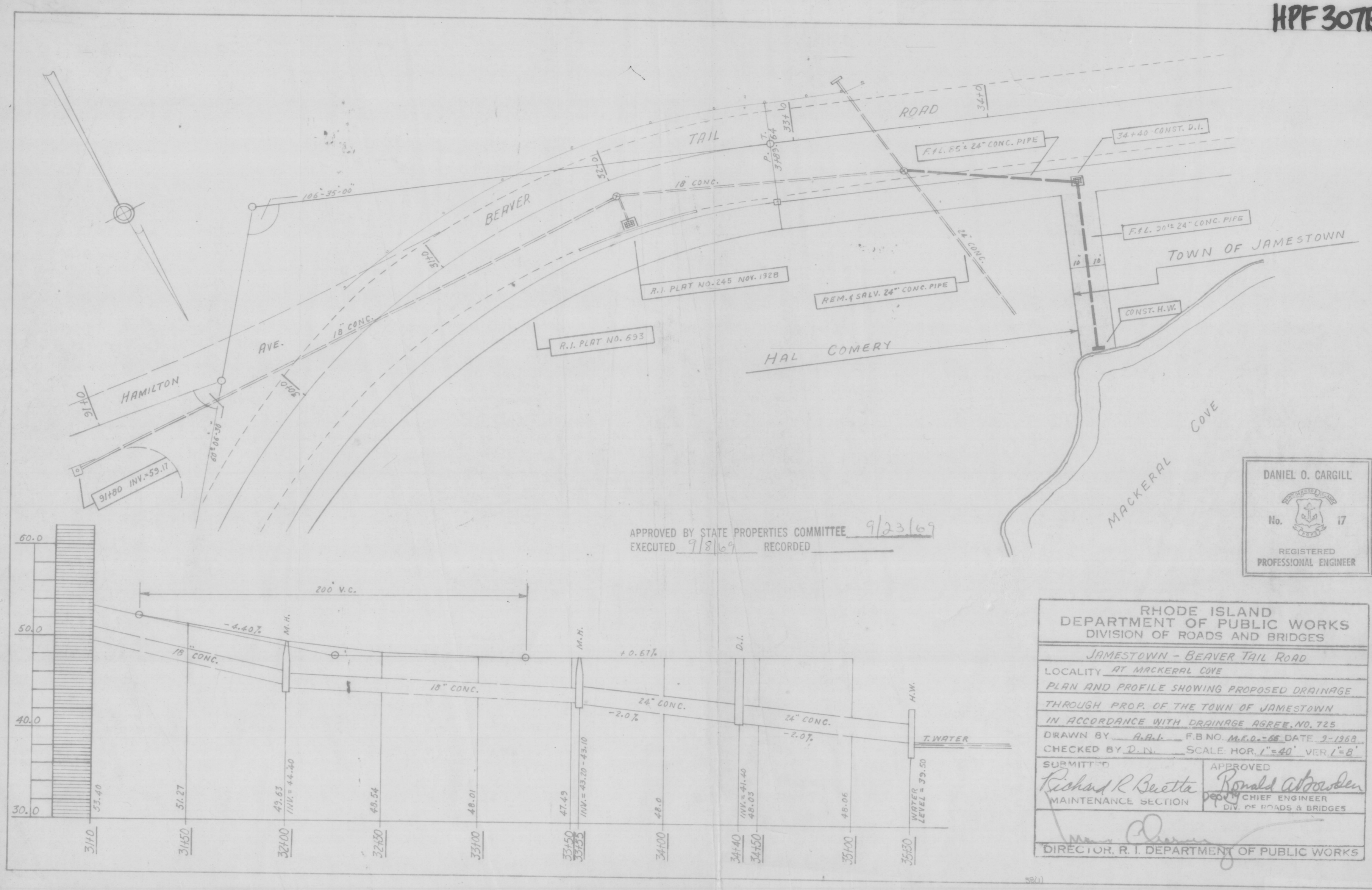


HPF 307B

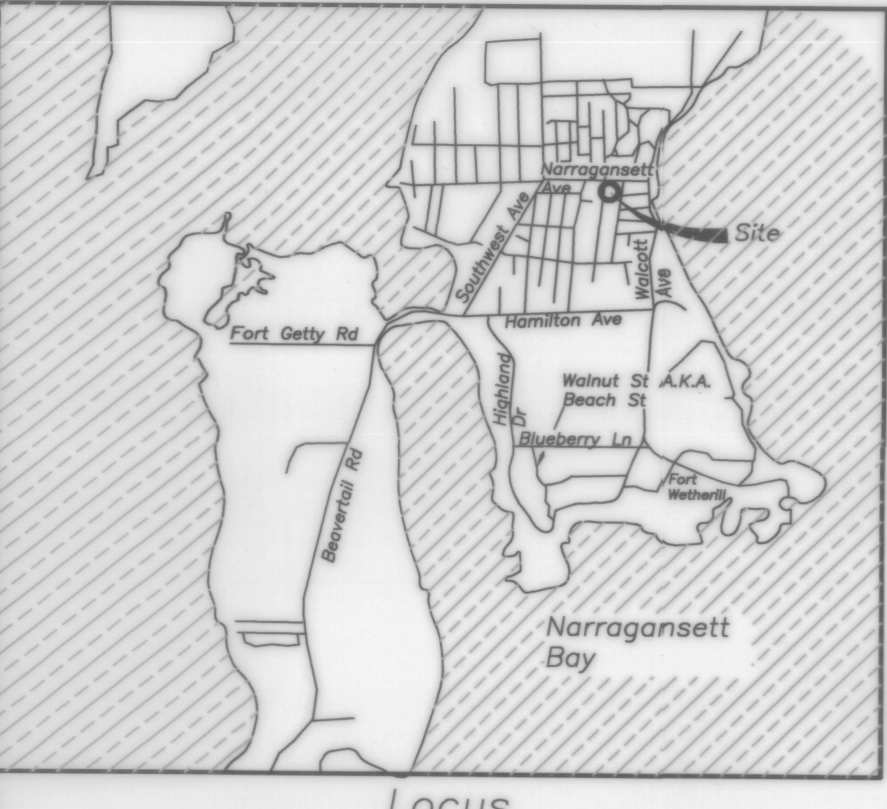


DANIEL O. CARGILL
No. 17
REGISTERED PROFESSIONAL ENGINEER

RHODE ISLAND DEPARTMENT OF PUBLIC WORKS
DIVISION OF ROADS AND BRIDGES
JAMESTOWN - BEAVER TAIL ROAD
LOCALITY OF MACKERAL COVE
PLAN AND PROFILE SHOWING PROPOSED DRAINAGE
THROUGH PROP. OF THE TOWN OF JAMESTOWN
IN ACCORDANCE WITH DRAINAGE ASSESS. NO. 755
DRAWN BY: [Signature] F.B. NO. M.E.O.-66 DATE 3-13-69
CHECKED BY: [Signature] SCALE HOR. 1"=60' VER. 1"=8'
SUBMITTED BY: [Signature] MAINTENANCE SECTION
APPROVED BY: [Signature] CHIEF ENGINEER
DIRECTOR, R.I. DEPARTMENT OF PUBLIC WORKS

APPROVED BY STATE PROPERTIES COMMITTEE 9/23/69
EXECUTED 7/2/69 RECORDED

HPF 307-B

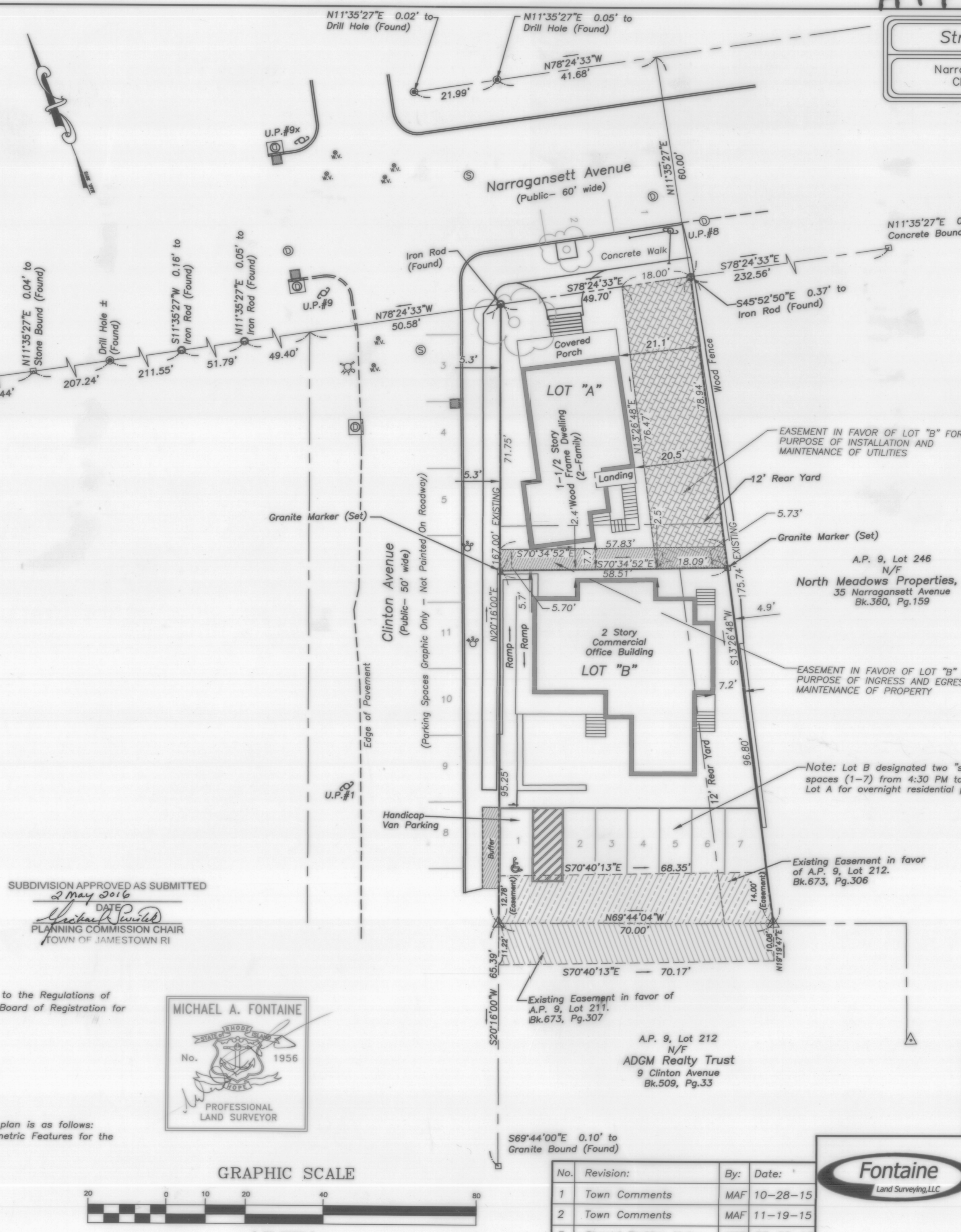


Locus Not to Scale

Notes:
1.) The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
2.) Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 4409C0176J for the Town of Jamestown, Rhode Island, Newport County, having an effective date of September 4, 2013.

References:
1.) Plan of Land in Jamestown Belonging to Harold Richardson, Nov. 1983, Rev. 12/83 Scale: 1"=20'. By Island Engineering as shown in the Jamestown Land Evidence Records Deed Book 82, Page 348.
2.) High Tide Trade center Condominium Scale 1"=10', Site Plan Aug. 05, 1984 By Island Engineering on file in the Jamestown Land Evidence Records H.P.F. 548.
3.) Plat of Land in Jamestown, Belonging to the Heirs of John E. Watson, Surveyed by J. P. Cotton Jan 20, 1890 on file in the Jamestown Land Evidence Records.
4.) Easement Plan Assessor's Plat 9 Lot 211, 41 Narragansett Avenue, Jamestown, Rhode Island Prepared For: EPI Real Estate Holdings, Inc., Date: 05/08/08, Rev: 05/13/09 Prepared by Carrigan Engineering, Inc. on file in the Jamestown Land Evidence Records H.P.F. 321B.

Certification:
This survey has been conducted and the plan has been prepared pursuant to the Regulations of Section 9 of the rules and regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors as adopted as follows:
Survey Type:
Comprehensive Boundary Survey - Class I
Data Accumulation Survey - Planimetric - Class III
The purpose for the conduct of the survey and for the preparation of the plan is as follows:
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric Features for the purpose of preparing a Minor Subdivision Plan
By: [Signature] Date: 4-25-16
Michael A. Fontaine, PLS - License No. LS-1956
C.O.A. No. LS-A553



Street Index
Narragansett Avenue
Clinton Avenue

Owner
EPI Real Estate Holdings, LLC
41 Narragansett Avenue
Jamestown, RI 02835
Book 385, Page 3

Zoning Data
CD Zone
Frontage/Width: Min. 40' Max. 96'
Min. Lot Size: 5,000 s.f.
Max. Building Coverage: 55%
Min. Buildout: 60%
Min. Front Yard: 0'
Min. Side Yard: 0'
Min. Rear Yard: 12'
Max. Bldg. Height: 35'
* Please refer to Zoning Regs. for additional information.

Parcel Data
Original Existing
Lot Area: 10,210 s.f.±
or 0.23 Acres±

LOT "A"
Lot Area: 4,059 s.f.±
or 0.09 Acres±
(Required: 5,000 s.f.)
Lot Coverage (Building Only)
1,139 S.F.± or 33%

LOT "B"
Lot Area: 6,151 s.f.±
or 0.14 Acres±
Lot Coverage (Building Only)
1,742 S.F.± or 28%

Min. Rear Yard:
4.9' (12.0' Required)
Min. Buildout:
28% (60% Required)

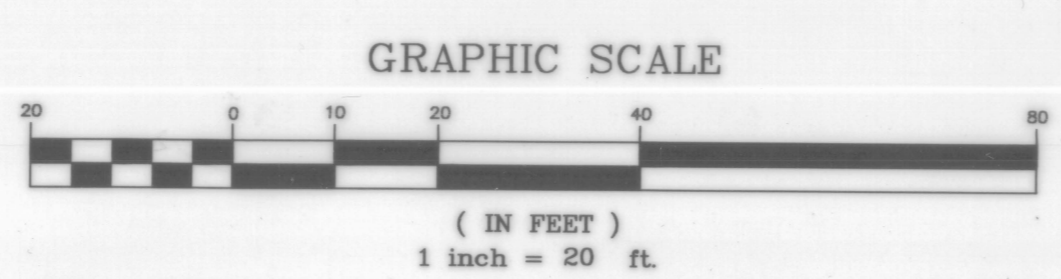
Required Parking Spaces
Lot "A"
5 Available (2 Required)
Lot "B"
11 Available (12 Required)

Property Line (To Remain)
Property Line (Proposed or Modified)
Property Line (To Be Extinguished)
Easement Line (Existing)
Easement Line (Proposed)
Abutter's Line
Building Line
Existing Index Contour
Proposed Contour
Soil Erosion Control
Soil Evolution (S.E.V.)

E.P.I. Minor Subdivision Plan
A.P. "9", Lot 211
41 Narragansett Avenue
Jamestown, Rhode Island
Prepared For: EPI Real Estate Holdings, LLC

SUBDIVISION APPROVED AS SUBMITTED
DATE: 3 May 2016
[Signature]
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI

MICHAEL A. FONTAINE
No. 1956
PROFESSIONAL LAND SURVEYOR



No.	Revision:	By:	Date:
1	Town Comments	MAF	10-28-15
2	Town Comments	MAF	11-19-15
3	Shared Parking Note	MAF	03-02-16
4	Add Monuments Set	MAF	04-19-16

Fontaine
Land Surveying, LLC

Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879
ghb593@verizon.net
(401)793-6777

Scale: 1"=20'
Date: 10-15-15
Drawn By: MAF
Checked By: MAF
Job #: 15-048
Map #: 15-048
Sheet: 1 of 1