

HPF 345A

Doc# 00046458
Bk# 815 Pg# 111

RECEIVED FOR RECORD
JAN 10 2014 01:22P
JAMESTOWN TOWN CLERK
CHERYL N. FERNSTROM, CNC

FLOOD NOTE
ENTIRE PARCEL FALLS IN ZONES 'D' AND 'X' PER FEMA
FIRM PANEL 176 OF 226, NEWPORT COUNTY, RHODE ISLAND,
MAP NUMBER 44005C0176J, REVISED SEPTEMBER 4, 2013

WETLAND NOTE
THERE ARE NO WETLANDS WITHIN OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY

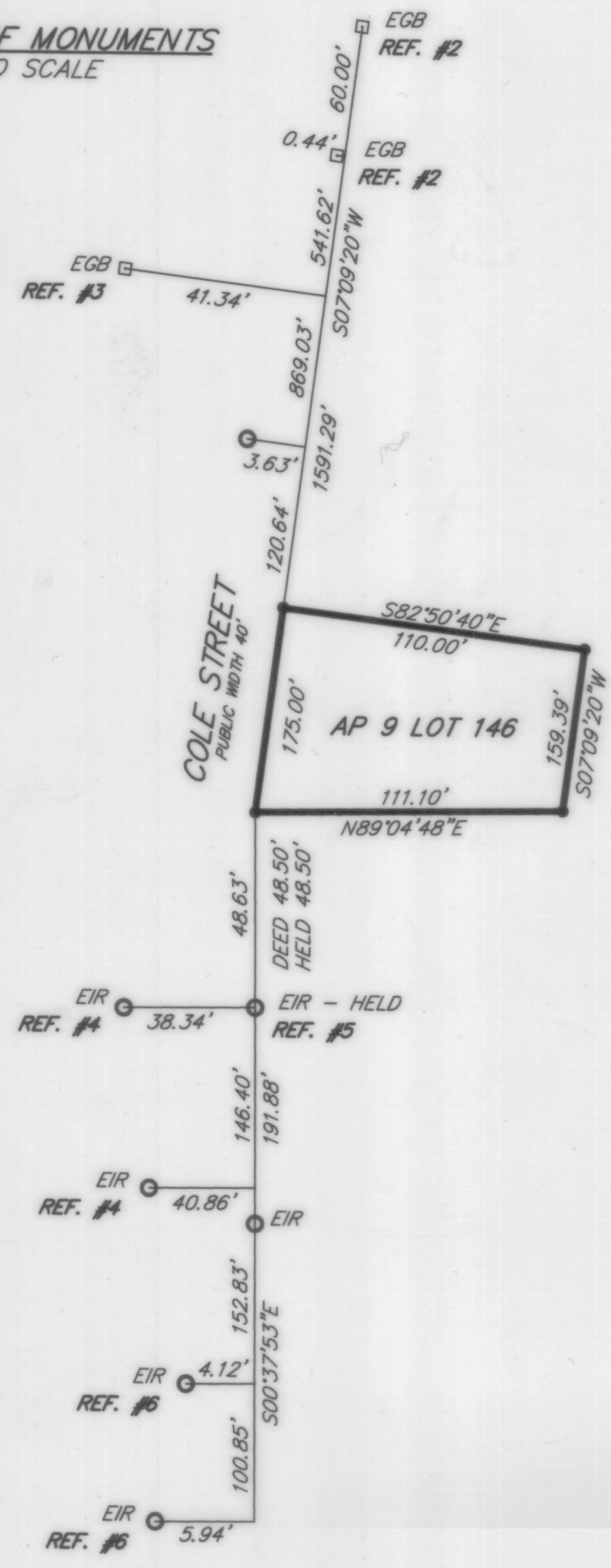
SOILS NOTE
THE ENTIRE SITE AND THE AREA IMMEDIATELY ADJACENT TO THE SUBJECT
PROPERTY IS DESIGNATED AS "NEWPORT-URBAN LAND COMPLEX" (NP) PER
USDA SOIL SURVEY SHEET #128. PER THE SOIL SURVEY, WATERTABLE AND
LEDGE DEPTHS ARE >6'

- REFERENCES**
- RECORD PLAT, H.F. 2618 ENTITLED, "THE HOWLAND PLAT...JAMESTOWN, R.I.,
SCALE 1" = 80', SURVEYED AND LAID OUT BY F.W. DEAN, C.E. AND C.W.
KETTEL, C.E., AUGUST, 1873
 - RECORD PLAT, H.F. 89A ENTITLED, "PLAN OF LAND LOTS 172, 498 & 524
AP 9...PREPARED FOR FRANK MATOES...BY SAI SURVEYING, CO., 8/30/90...
SCALE 1" = 20'..."
 - RECORD PLAT, H.F. 87B ENTITLED, "PLAN OF LAND IN JAMESTOWN, R.I. FOR
DAVID & TERESA EMOND...LOT 501 AP 9...116 HOWARD AVENUE...BY SAI
SURVEYING CO., OCTOBER, 1991...SCALE 1" = 10'..."
 - RECORD PLAT, H.F. 2529 ENTITLED, "ADMINISTRATIVE SUBDIVISION PREPARED
FOR WILLIAM M. STRASER...BY LAND USE SPECIALISTS, INC...SCALE 1" = 20'...
DATED 6/18/97..."
 - RECORD PLAT, H.F. 2298 ENTITLED, "PLAN OF SURVEY FOR NIKKI C. ANDREWS...
108 HOWLAND AVENUE, PLAT 9, LOT 516...BY RC COURNOYER ENTERPRISES, INC...
SCALE 1" = 20'...AUG. 7, 2007"
 - RECORD PLAT, H.F. 3288 ENTITLED, "PLAN OF LAND OWNED BY JOSEPH A. &
CATHERINE M. BETTENCOURT...124 HOWLAND AVENUE, PLAT 9, LOT 517...BY RC
COURNOYER ENTERPRISES, INC...SCALE 1" = 20'...JULY 19, 2010..."

ASSESSOR PLAT 9 LOT 143
N/F
DAVID J. WALKER
L.E. 593 PAGE 92

- PLANNING COMMISSION CONDITIONS OF APPROVAL PER OCT. 16, 2013**
- THE APPROVAL IS FOR A TOTAL OF 2 LOTS;
 - THE APPLICANT HAS AGREED TO UTILIZE A HOUSE PLAN THAT WOULD BE CONSISTENT
WITH GOALS AND RECOMMENDATIONS OF THE JAMESTOWN VISION PATTERN BOOK AND
DESIGN GUIDELINES WHICH PROVIDES FOR THE GARAGE AND PARKING TO BE LOCATED
TO THE REAR OR SIDE OF THE PRINCIPAL BUILDING, WELL BEHIND THE PLANE OF THE
FRONT DOOR. THE PLANS WILL BE REVIEWED BY THE BUILDING OFFICIAL AT THE TIME
OF BUILDING PERMIT SUBMISSION;
 - THAT PAYMENT OF A FEE IN-LIEU-OF LAND DEDICATION SHALL BE REQUIRED FOR THIS
SUBDIVISION FOR THE NEW LOT ONLY IN THE AMOUNT REQUIRED BY ARTICLE III(D) OF THE
JAMESTOWN SUBDIVISION REGULATIONS. THIS FEE SHALL BE DETERMINED AT THE TIME
OF FILING OF THE FINAL PLAT AND PAID PRIOR TO RECORDING OF THE FINAL PLAN;
 - GRANITE MONUMENTS OR WHERE GRANITE MONUMENTS ARE NOT SUITABLE, OTHER SUITABLE
SURVEY MARKERS OTHER THAN CONCRETE, SHALL BE PLACED AT ALL CORNER POINTS AT
THE NEW PROPERTY LINE;
 - MAINTAIN THE STONE WALLS ON THE SITE TO THE EXTENT PRACTICAL;
 - THE PLANNING COMMISSION DELEGATES FINAL PLAN REVIEW TO THE TOWN PLANNER WITH THE
SIGNATURE OF THE PLANNING CHAIR TO APPEAR ON THE FINAL RECORD PLAT;
 - THIS APPROVAL SHALL BE RECORDED WITH THE TOWN CLERK WITHIN 30 DAYS OF SIGNATURE; AND,
 - THIS APPROVAL SHALL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION

DETAIL OF MONUMENTS
NO SCALE

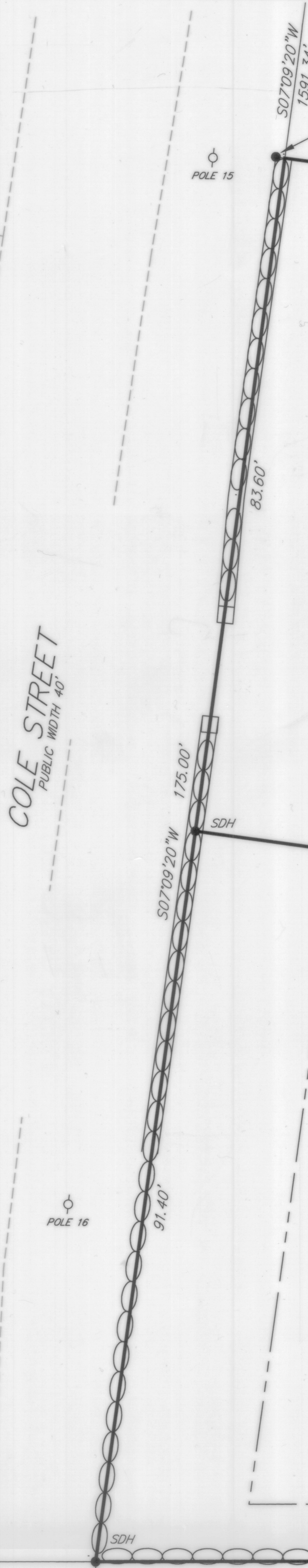


ASSESSOR PLAT 9 LOT 142
N/F
FRANCES STUART HESTER
L.E. 592 PAGE 128

ASSESSOR PLAT 9 LOT 546
N/F
DIANE M. SAVASTANO
L.E. 5806 PAGE 264

COPYRIGHT
© THESE DRAWINGS ARE THE PROPERTY OF THE
SURVEYOR AND HAVE BEEN PREPARED FOR THIS
OWNER, FOR THIS PROJECT AT THIS SITE AND ARE
NOT TO BE USED FOR ANY OTHER PURPOSE.
LOCATION OR OWNER WITHOUT WRITTEN CONSENT
OF THIS OWNER OR ONE OF ITS DIRECTORS

COLE STREET
PUBLIC WIDTH 40'



ASSESSOR PLAT 9 LOT 147
N/F
NORMAN F. MESSINGER
L.E. 83 PAGE 504

RECORD LOT 1
PARCEL AREA
9,196 S.F.
LOT 146
83 COLE ST.

LOT # 146
83 COLE ST

RECORD LOT 2
PARCEL AREA
9,196 S.F.
LOT 864
85 COLE ST.

LOT # 864
85 COLE ST

ASSESSOR PLAT 9 LOT 554
N/F
MAUREEN E. MCGUIRL
L.E. 256 PAGE 34

ASSESSOR PLAT 9 LOT 565
N/F
DAVID M. & GAY E. GREENE
L.E. 162 PAGE 142



LOCUS - NO SCALE

- LEGEND**
- EGB □ EXISTING GRANITE BOUND
 - EDH ● EXISTING DRILL HOLE
 - EIR ○ EXISTING IRON ROD
 - SIR/SDH ● SET IRON ROD or DRILL HOLE
 - EXISTING CHAINLINK FENCE
 - EXISTING STONEWALL

PARCEL OWNER & APPLICANTS

DENNIS CURCI
376 DRYBRIDGE ROAD UNIT C-2
NORTH KINGSTOWN, RI 02852

ERIC BELL
250 BITTERSWEET FARM WAY
WAKEFIELD, RI 02879

PROJECT SURVEYOR

MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P. 401.884.8506
F. 401.884.7747

PARCEL ZONING

ZONE 'R8' - DOWNTOWN SPECIAL
DEVELOPMENT DISTRICT
MINIMUM LOT SIZE 8,000 SF
MINIMUM FRONTAGE 80'
FRONT YARD 18'
SIDE YARD 7'
REAR YARD 30'
MAX HEIGHT 2-STORY 35'
MAX LOT COVERAGE 30%

SUBDIVISION APPROVED AS SUBMITTED
DATE 7 November 2014
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI

MICHAEL J. McCORMICK
No. 1972
PROFESSIONAL
LAND SURVEYOR

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

By MICHAEL J. McCORMICK PLS 1972
RI ODA LS-A101

RECORD PLAT
"ASTON PLAT"
ASSESSORS PLAT 9, LOTS 146
JAMESTOWN, RHODE ISLAND
PREPARED FOR: D.A. CURCI BUILDERS, INC.
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506 F. 401.884.7747
SCALE: 1"=10' DECEMBER, 2013 SHEET 1 OF 1

THIS PLAN SHALL BE INDEXED UNDER
ABUTTING STREETS PER R.I.G.L. 34-13-1
COLE STREET

