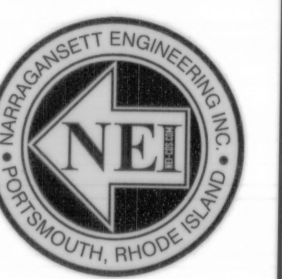


NARRAGANSETT ENGINEERING INC.

MAIN OFFICE:
3102 EAST MAIN ROAD,
PORTSMOUTH, RI 02871
TEL : (401) 683-6630



nei-cds.com

**SHEET TITLE
EXISTING CONDITIONS
AND PROPOSED
MERGER PLAN**

OWNER(S) OF RECORD
LOT 173
MARK A. HEMPHILL
DONNA K. HEMPHILL
156 STAPLES ROAD
CUMBERLAND, RI 02864
LOT 174
MARK A. HEMPHILL
156 STAPLES ROAD
CUMBERLAND, RI 02864

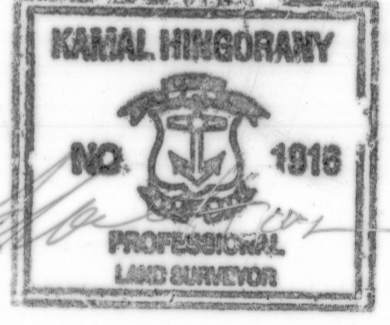
LOCATION
120 GARBOARD STREET
JAMESTOWN, RI 02835

LOT: 173 PLAT: 15

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015. AS FOLLOWS:

TYPE: COMPREHENSIVE BOUNDARY SURVEY AND DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: I
CONTOUR INTERVAL TEST CLASS: T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY AND DATA ACCUMULATION TO BE USED IN IN MERGER OF LOTS 173 AND 174 AND ENGINEERING EFFORTS PERFORMED FOR PROPOSED SITE FEATURES



KAMAL R. HINGORANY 1918
GOA. 2/28/17

PROJECT #	DATE	DRAWN	CHECK
16.0214	10.28.16	DBH	KH/AJP

REVISIONS	DATE	DESCRIPTION	BY

OWNERS SIGNATURE:
[Signature]



LOCUS MAP
SHEET 1 OF 2 SCALE 1"=20'
SV.01

ZONING REQUIREMENTS:
ZONE: R-40, HIGH GROUNDWATER OVERLAY
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 150 FEET
NOTE: ALL LOTS LOCATED IN AN R-40 ZONING DISTRICT WHICH AT THE TIME OF ADOPTION OF THIS CHAPTER WERE 20,000 SQUARE FEET OR LESS IN AREA SHALL BE GOVERNED BY THE DISTRICT DIMENSIONAL REQUIREMENTS SET FORTH IN TABLE 3-2 FOR THE R-20 ZONING DISTRICT. PROVIDED, NEVERTHELESS, THAT THE MINIMUM LOT SIZE SET FORTH IN SUCH TABLE 3-2 FOR THE R-20 ZONING DISTRICT SHALL NOT APPLY TO SUCH LOTS.

MINIMUM SETBACKS R-40/R-20:

PRINCIPAL	R-40 (FT)	R-20 (FT)
MINIMUM FRONT:	40	30
MINIMUM CORNER:	30	15
MINIMUM SIDE YARD:	20	10
MINIMUM REAR YARD:	30	30

SECONDARY	R-40 (FT)	R-20 (FT)
MINIMUM FRONT:	-	15
MINIMUM SIDE LOT LINE:	15	10
MINIMUM REAR LOT LINE:	10	30

BUILDING	R-40 (FT)	R-20 (FT)
MAXIMUM HEIGHT:	35	25
ACCESSORY HEIGHT:	25	25
MAXIMUM COVERAGE:	25%	25%

ALL ZONING INFORMATION FROM 'JAMESTOWN ZONING ORDINANCE INCLUDING THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT' APPROVED OCTOBER 22, 2009 AMENDED MARCH 1, 2010 SEC 83-302 REFERENCE:

-PLAN REFERENCE:
PLAN ENTITLED 'JAMESTOWN SHORES - PLAT NO. 5', JAMESTOWN, R.I. OWNED BY JAMES G. HEAD, 7/3/1937. SAID PLAN FILED AND RECORDED IN THE TOWN OF JAMESTOWN, LAND EVIDENCE OFFICE.

DEED REFERENCE
DEED VOLUME 793, PAGE 182.
DEED VOLUME 853, PAGE 277.

DEED VOLUME 828, PAGE 286.
DEED VOLUME 817, PAGE 28.

UTILITIES:
ALL UTILITIES PRIVATE EXCEPTING ELECTRIC

FLOOD ZONE:
THE SITE IS NOT LOCATED IN A FEMA SFHA PER FIRM PANEL NO. 44005C0067J REVISED SEPTEMBER 4, 2013

DATUM:
HORIZONTAL: RI 3800
VERTICAL: NAVD 88

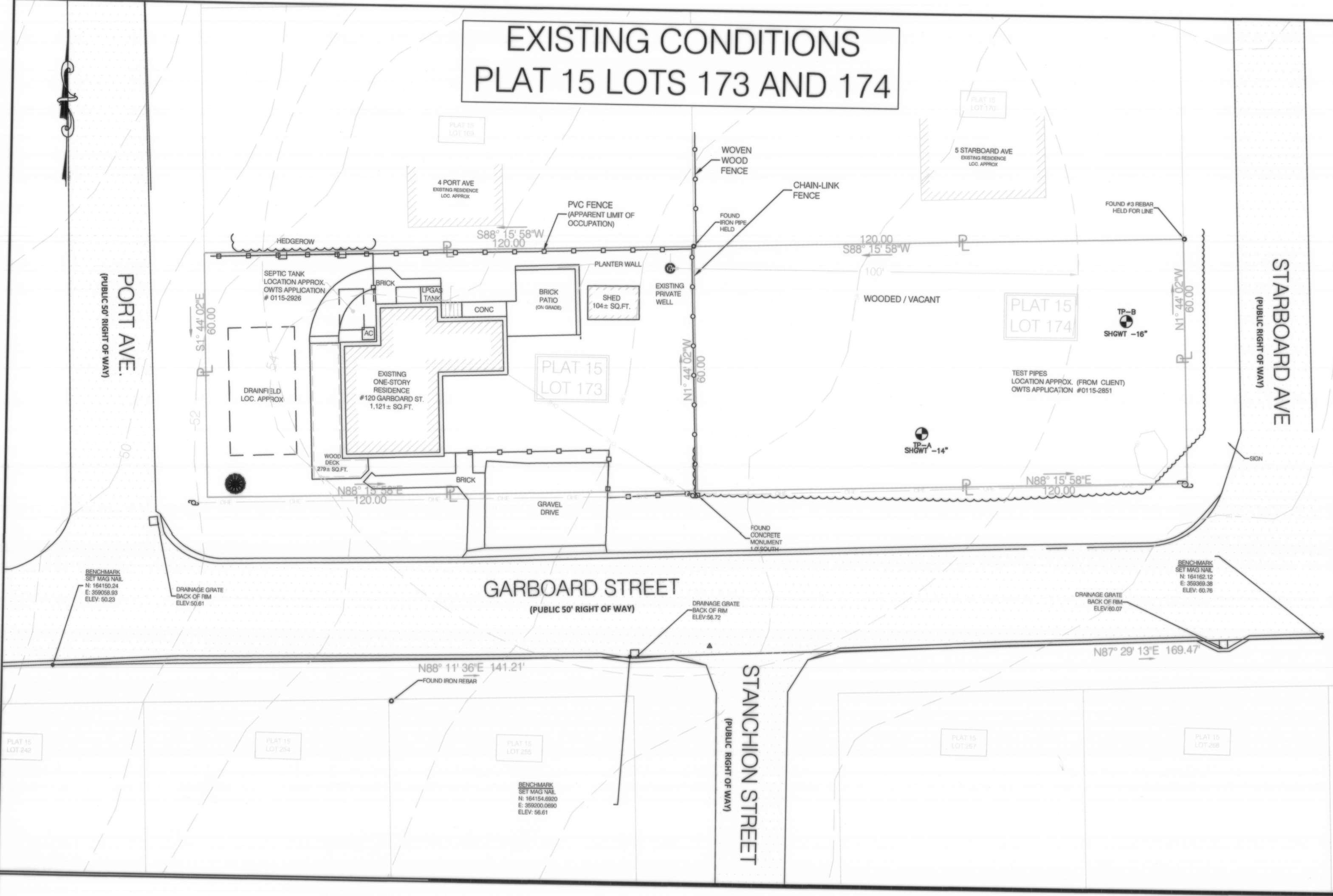
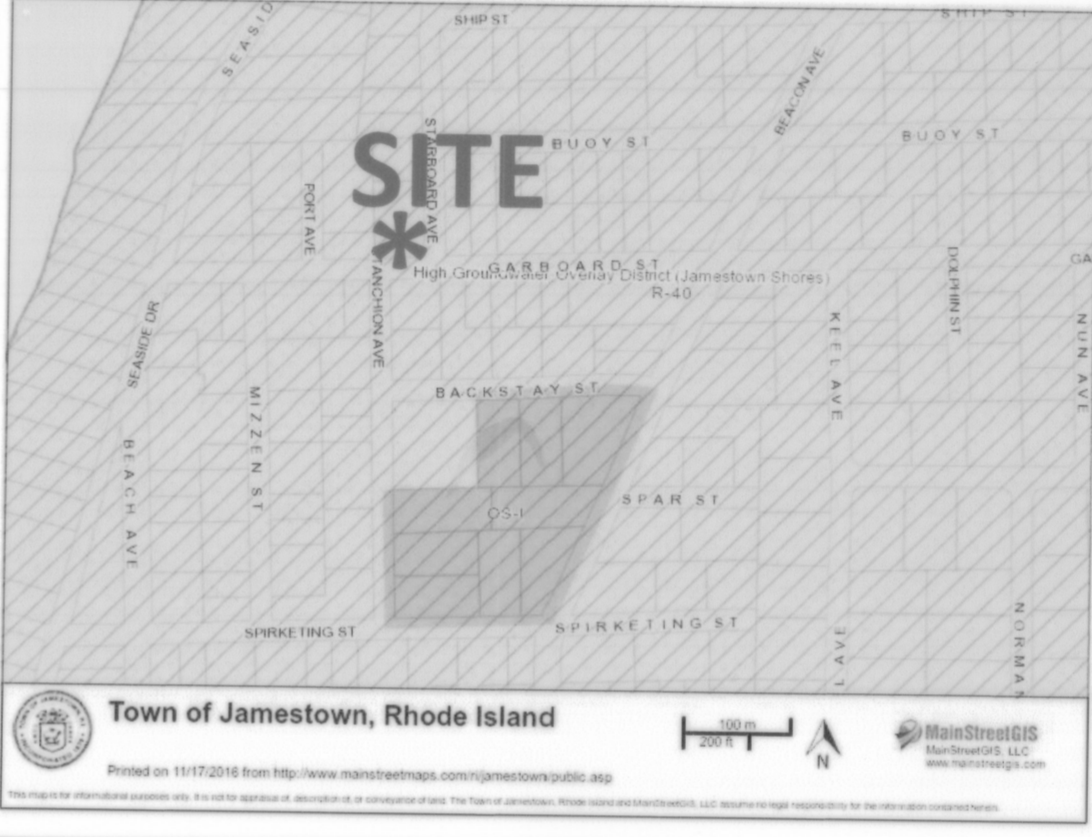
PURPOSE:
TO MERGE PLAT 15 LOT 173 AND PLAT 15 LOT 174 INTO ON SINGLE LOT OF RECORD

EXISTING COVERAGE TABLE

PLAT 15 LOT 173	
LOT AREA	7,200 FT ²
IMPERVIOUS AREAS	
STRUCTURE (120 GARBOARD)	1,121 FT ²
WOOD DECK	279 FT ²
SHED	104 FT ²
TOTAL	1,504 FT ²
PERCENT COVERAGE	20.9%
PLAT 15 LOT 174	
LOT AREA	7,200 FT ²

200' ABUTTERS:

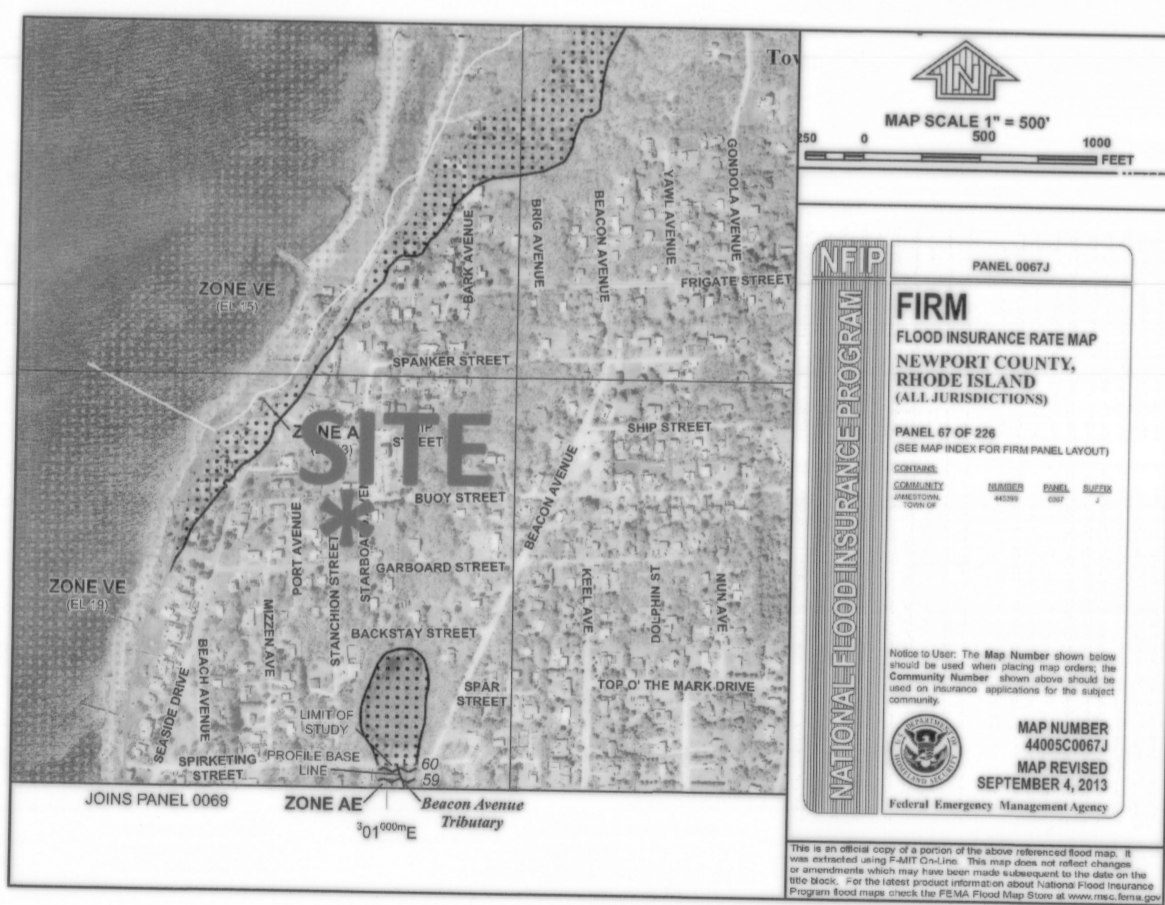
MAP LOT	LOCATION	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
15-137	13 STARBOARD AVENUE	MALONEY, KATHLEEN	13 STARBOARD AVENUE	JAMESTOWN	RI	02835
15-138	8 STARBOARD AVENUE	MANCHESTER, SAMUEL	8 STARBOARD AVENUE	JAMESTOWN	RI	02835
15-259	138 GARBOARD STREET	ALLARD, ASHLEE J	138 GARBOARD STREET	JAMESTOWN	RI	02835
15-173	100 GARBOARD STREET	HEMPHILL, MARK A. & DONNA K.	156 STAPLES ROAD	JAMESTOWN	RI	02864
15-175	106 GARBOARD STREET	LENNON, MARK A.	106 GARBOARD STREET	JAMESTOWN	RI	02835
15-254	121 GARBOARD STREET	AJI, SHANNON STUART BLAIR	121 GARBOARD STREET	JAMESTOWN	RI	02835
15-255	117 GARBOARD STREET	MARRETTI, RICHIE ET	117 GARBOARD STREET	JAMESTOWN	RI	02835
15-256	31 STANCHION AVENUE	BARBER, SUE L	31 STANCHION AVENUE	JAMESTOWN	RI	02835
15-172	128 GARBOARD STREET	HACKMAN, PETER R. ET	PRESTIGIACOMO, DANA	30 STONE RIDGE WAY APT 1	FAIRFIELD	CT 06424-5392
15-163	292 SEASIDE DRIVE	ESCHER, NANCY V ET	ESCHER, ERIN M	292 SEASIDE DRIVE	JAMESTOWN	RI 02835
15-184	7 PORT AVENUE	TATZEL, JENNIE E ET	GARDNER, BRIAN	7 PORT AVENUE	JAMESTOWN	RI 02835
15-188	5 PORT AVENUE	LEYDEN, PATRICIA A	P.O. BOX 454	NEWPORT	RI	02840
15-169	4 PORT AVENUE	MAGLIFE, MARK G	P.O. BOX 271	JAMESTOWN	MA	02370
15-170	8 STARBOARD AVENUE	ONEIL, RICHARD E & WATSON-ONEIL, JOYCE M	40 MIDFIELD DRIVE	ROCKLAND	MA	02370
15-171	136 GARBOARD STREET	SMITH, ALFRED G ET	CYRICHWA, SHEILA A	136 GARBOARD ST	JAMESTOWN	RI 02835
15-288	GARBOARD STREET	MARTIN, DAVID S ET UX	JANICE M	60 STEARNS FARMS INC	JAMESTOWN	RI 02835
15-269	107 GARBOARD STREET	FURZBACHER, DANIEL S ET	LIWURZBACHER, JESSICA M	107 GARBOARD STREET	JAMESTOWN	RI 02835
15-279	STANCHION AVENUE	MARTIN, DANIEL S	GO STEARNS FARMS INC	32 MILLZEN AVENUE	JAMESTOWN	RI 02835
15-243	32 MILLZEN AVENUE	PAGAN, ROBERT J & JEAN M	PO BOX 505	JAMESTOWN	RI	02835
15-174	STARBOARD AVENUE	HEMPHILL, MARK A.	156 STAPLES ROAD	CUMBERLAND	RI	02864



PROPOSED COVERAGE TABLE

PLAT 15 LOT 173+174	
LOT AREA	14,400 FT ²
IMPERVIOUS AREAS	
STRUCTURE (120 GARBOARD)	1,121 FT ²
WOOD DECK	279 FT ²
SHED	104 FT ²
TOTAL	1,504 FT ²
PERCENT COVERAGE	10.4%

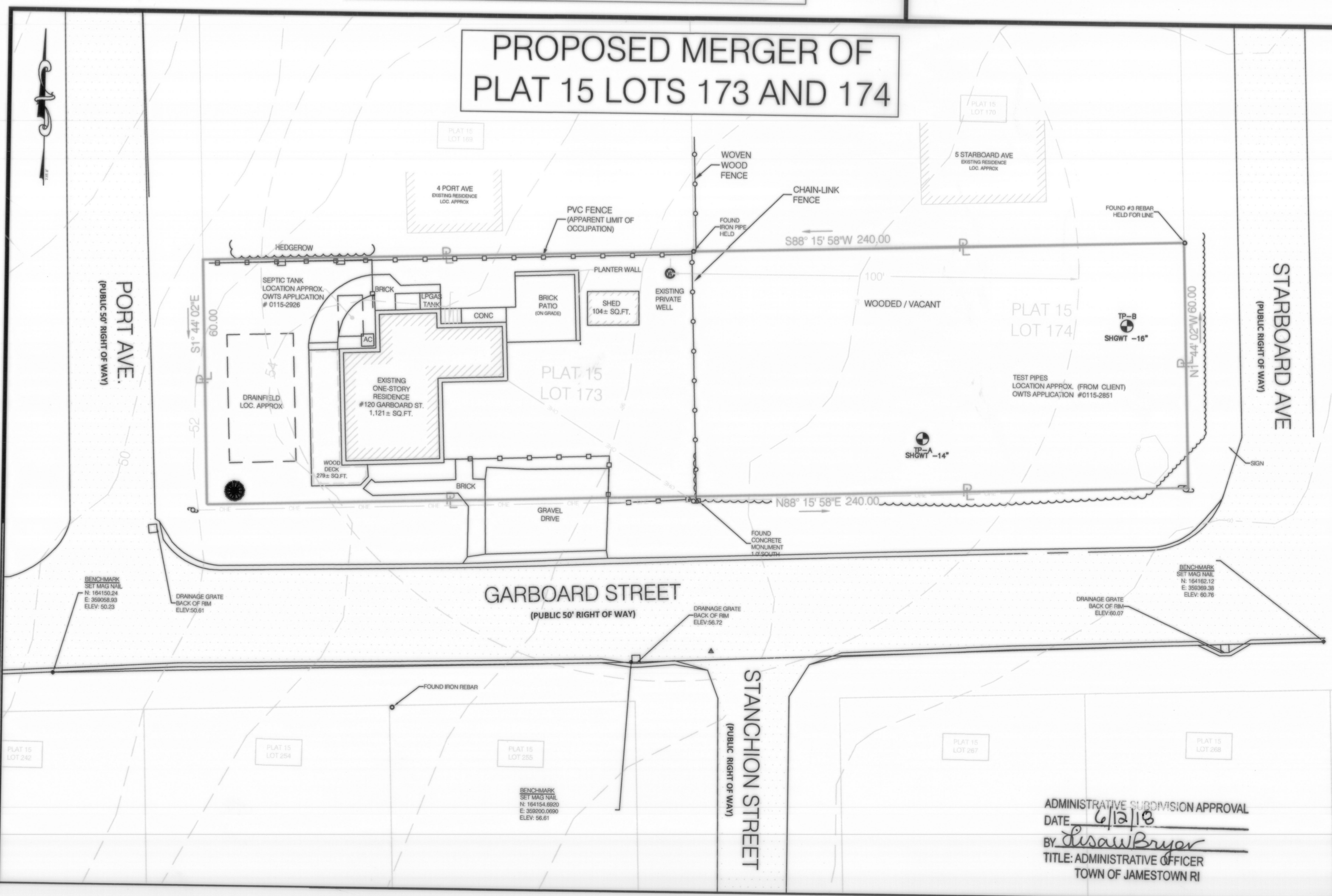
FEMA FIRM PANEL:



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EDGE OF PAVEMENT
- GRADE CONTOUR
- EXISTING STRUCTURE
- REBAR
- IRON PIPE
- DRILL HOLE
- UTILITY POLE
- PLAN / DEED DIMENSION
- SURVEY DIMENSION

GRAPHIC SCALE
1 inch = 20 ft



ADMINISTRATIVE DIVISION APPROVAL
DATE: 6/12/18
By: *[Signature]*
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI