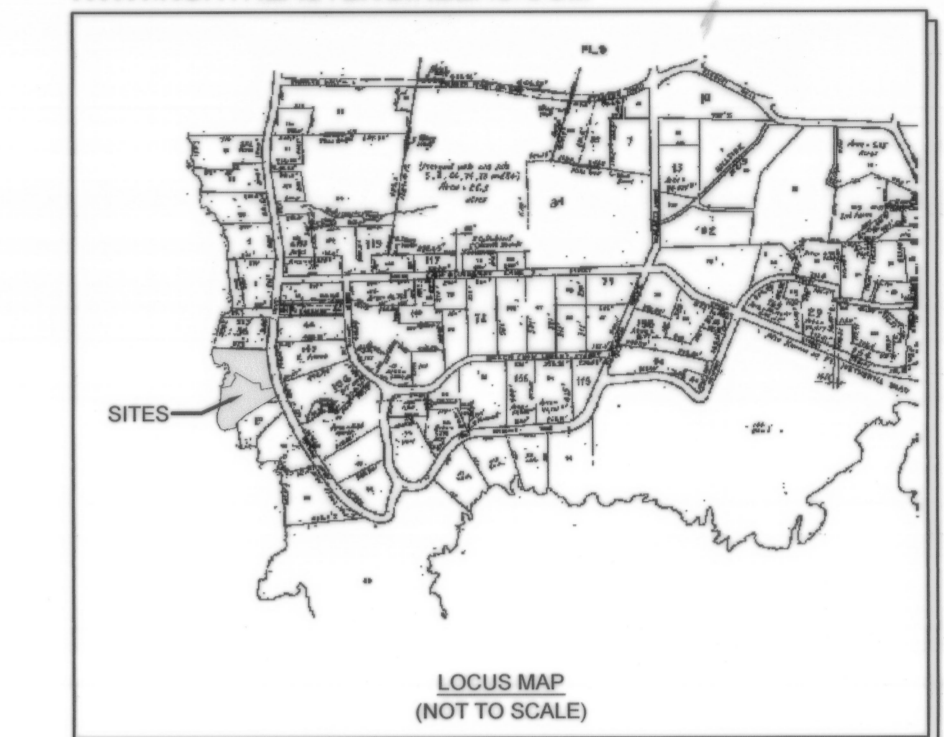


SITE/CIVIL
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A KNOWLEDGE CORPORATION
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 848-4169
WWW.NORTHEASTENGINEERS.COM



owner authorization
Form Filed with
OWNER / APPLICANT SIGNATURE
Planning Department
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No.	Revision	Date	App.

Designed By: GES Drawn by: DJW Checked by:
Scale: 1" = 30' Date: 13JUN18

Project Title:
**A.P. 10 LOTS 54 & 55
HIGHLAND DRIVE
JAMESTOWN, RHODE ISLAND**

Client/Owner:
THE BRECK AND TRACY COLLINGSWORTH FAMILY, LLC
AND WALNUT GROVE, LLC
3909 CALVERT STREET / 8040 EIGER DRIVE
LINCOLN, NE 68506 / 68516

Issued for:
TOWN OF JAMESTOWN

Drawing Title:
**ADMINISTRATIVE
SUBDIVISION PLAN**

Drawing Number:
L-1

Sheet **1** of **1**

Project Number:
11103.0

Survey Index:
15 - 10 - 54&55

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.

EXISTING LOTS - ZONING TABULATION (ZONE RR-80):

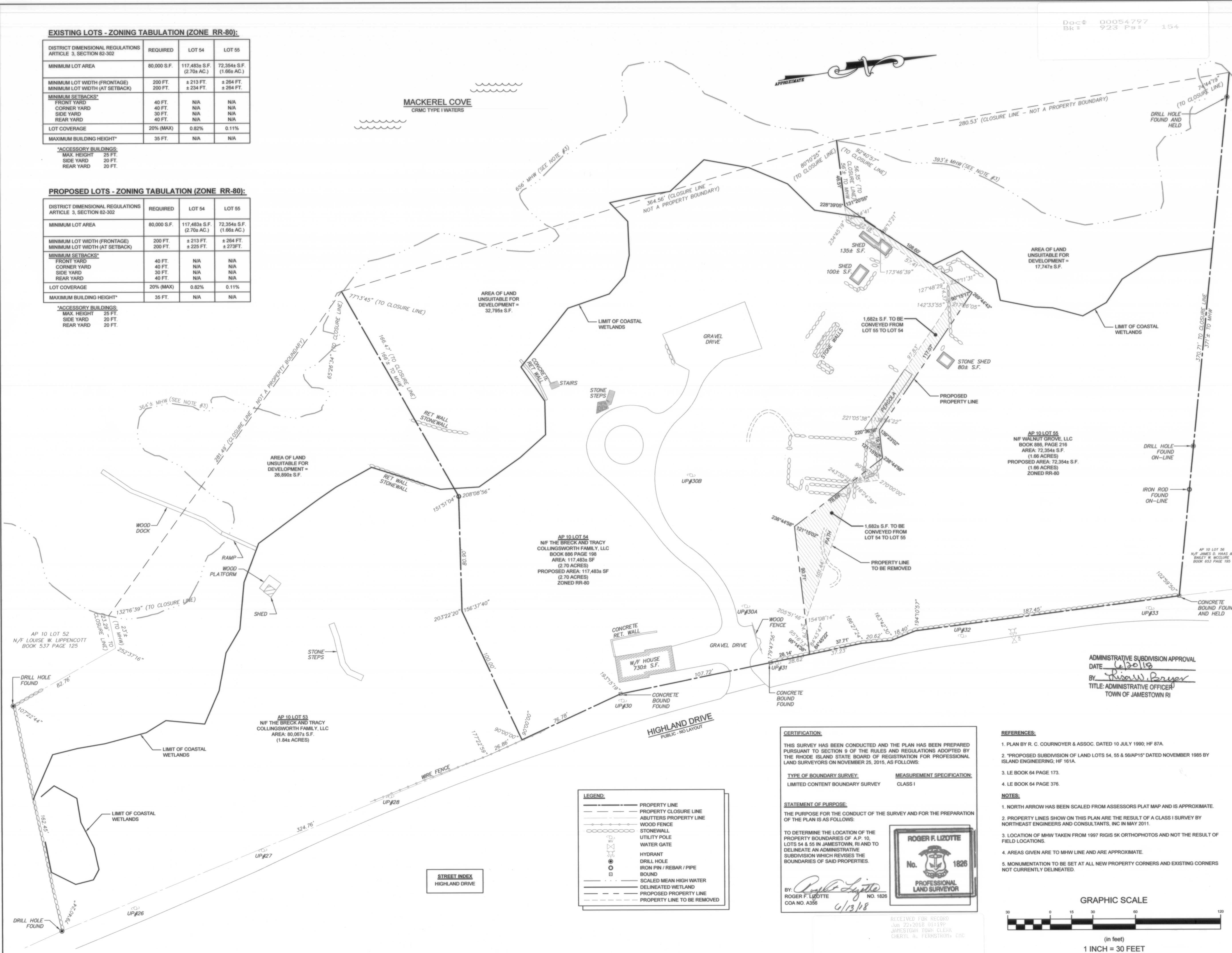
DISTRICT DIMENSIONAL REGULATIONS ARTICLE 3, SECTION 82-302	REQUIRED	LOT 54	LOT 55
MINIMUM LOT AREA	80,000 S.F.	117,483± S.F. (2.70± AC.)	72,354± S.F. (1.66± AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	± 213 FT.	± 264 FT.
MINIMUM LOT WIDTH (AT SETBACK)	200 FT.	± 234 FT.	± 264 FT.
MINIMUM SETBACKS*			
FRONT YARD	40 FT.	N/A	N/A
CORNER YARD	40 FT.	N/A	N/A
SIDE YARD	30 FT.	N/A	N/A
REAR YARD	40 FT.	N/A	N/A
LOT COVERAGE	20% (MAX)	0.82%	0.11%
MAXIMUM BUILDING HEIGHT*	35 FT.	N/A	N/A

*ACCESSORY BUILDINGS:
MAX. HEIGHT 25 FT.
SIDE YARD 20 FT.
REAR YARD 20 FT.

PROPOSED LOTS - ZONING TABULATION (ZONE RR-80):

DISTRICT DIMENSIONAL REGULATIONS ARTICLE 3, SECTION 82-302	REQUIRED	LOT 54	LOT 55
MINIMUM LOT AREA	80,000 S.F.	117,483± S.F. (2.70± AC.)	72,354± S.F. (1.66± AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	± 213 FT.	± 264 FT.
MINIMUM LOT WIDTH (AT SETBACK)	200 FT.	± 229 FT.	± 273 FT.
MINIMUM SETBACKS*			
FRONT YARD	40 FT.	N/A	N/A
CORNER YARD	40 FT.	N/A	N/A
SIDE YARD	30 FT.	N/A	N/A
REAR YARD	40 FT.	N/A	N/A
LOT COVERAGE	20% (MAX)	0.82%	0.11%
MAXIMUM BUILDING HEIGHT*	35 FT.	N/A	N/A

*ACCESSORY BUILDINGS:
MAX. HEIGHT 25 FT.
SIDE YARD 20 FT.
REAR YARD 20 FT.



LEGEND:

	PROPERTY LINE
	PROPERTY CLOSURE LINE
	ABUTTERS PROPERTY LINE
	WOOD FENCE
	STONEWALL
	UTILITY POLE
	WATER GATE
	HYDRANT
	DRILL HOLE
	IRON PIN / REBAR / PIPE BOUND
	SCALED MEAN HIGH WATER
	DELIMITED WETLAND
	PROPOSED PROPERTY LINE
	PROPERTY LINE TO BE REMOVED

STREET INDEX
HIGHLAND DRIVE

CERTIFICATION:
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 OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 10, LOTS 54 & 55 IN JAMESTOWN, RI AND TO DELINEATE AN ADMINISTRATIVE SUBDIVISION WHICH REVISES THE BOUNDARIES OF SAID PROPERTIES.

BY: *Roger F. Lizotte*
ROGER F. LIZOTTE NO. 1826
C/OA NO. A356 6/13/18

RECEIVED FOR RECORD
JUN 22 2018 01:15P
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CLERK

- REFERENCES:**
- PLAN BY R. C. COURNOYER & ASSOC. DATED 10 JULY 1990; HF 87A.
 - "PROPOSED SUBDIVISION OF LAND LOTS 54, 55 & 56/151" DATED NOVEMBER 1985 BY ISLAND ENGINEERING; HF 161A.
 - LE BOOK 64 PAGE 173.
 - LE BOOK 64 PAGE 376.
- NOTES:**
- NORTH ARROW HAS BEEN SCALED FROM ASSESSORS PLAT MAP AND IS APPROXIMATE.
 - PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLASS I SURVEY BY NORTHEAST ENGINEERS AND CONSULTANTS, INC IN MAY 2011.
 - LOCATION OF MHW TAKEN FROM 1997 RIGIS SK ORTHOPHOTOS AND NOT THE RESULT OF FIELD LOCATIONS.
 - AREAS GIVEN ARE TO MHW LINE AND ARE APPROXIMATE.
 - MONUMENTATION TO BE SET AT ALL NEW PROPERTY CORNERS AND EXISTING CORNERS NOT CURRENTLY DELINEATED.

