



Location Map
NOT TO SCALE

Legend

- 290.94' EXISTING PROPERTY LINE
- STONE WALL
- ROW OF HEDGES
- APPROXIMATE EXIST. WATER LINE
- APPROXIMATE EXIST. SEWER LINE
- STONE COLUMN
- WATER GATE VALVE
- UTILITY POLE
- EXISTING SEWER MHC
- GRANITE/ CONCRETE BOUND
- EXISTING DRILL HOLE
- EXISTING I.PIN
- I.PIN SET
- APPROXIMATE BUILDING

Planning Board Stipulations:

- 1) The Trash Shed which is located on the new vacant lot near Bryer Avenue shall be removed/relocated prior to final approval.
- 2) Vehicular access to Conanicus Avenue shall be prohibited in the future due to safety concerns.

Digsafe Notation:

Locations and elevations of existing aboveground and underground utilities and structures indicated are approximate only, and those indicated are not necessarily all which may exist on the site. Contractor shall contact Dig Safe prior to construction to determine actual locations and elevations of all utilities and structures on the project site, whether they are indicated or not. Contractor shall assume the responsibility for any damage to the utility lines, whether shown on the plans or not, during work on the project.
Dig Safe phone number is 1-888-344-7233

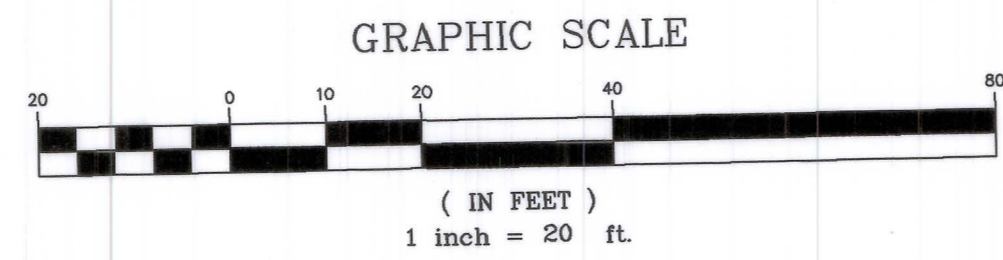
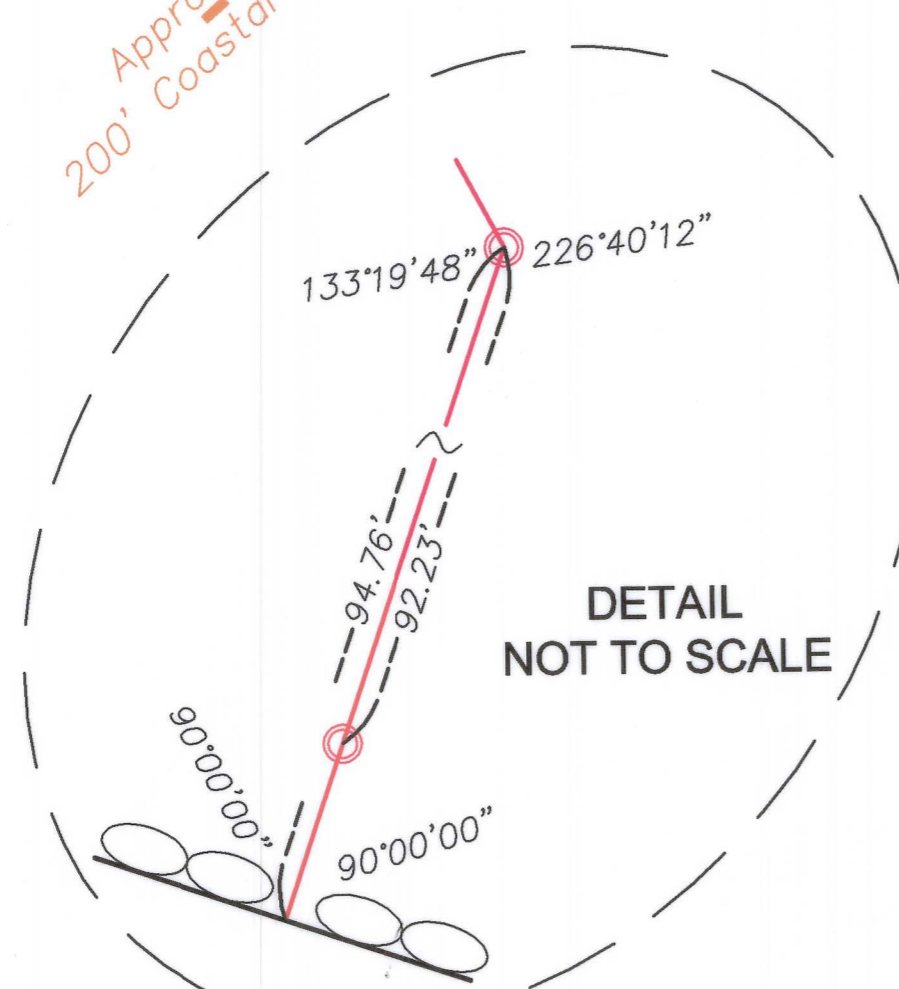
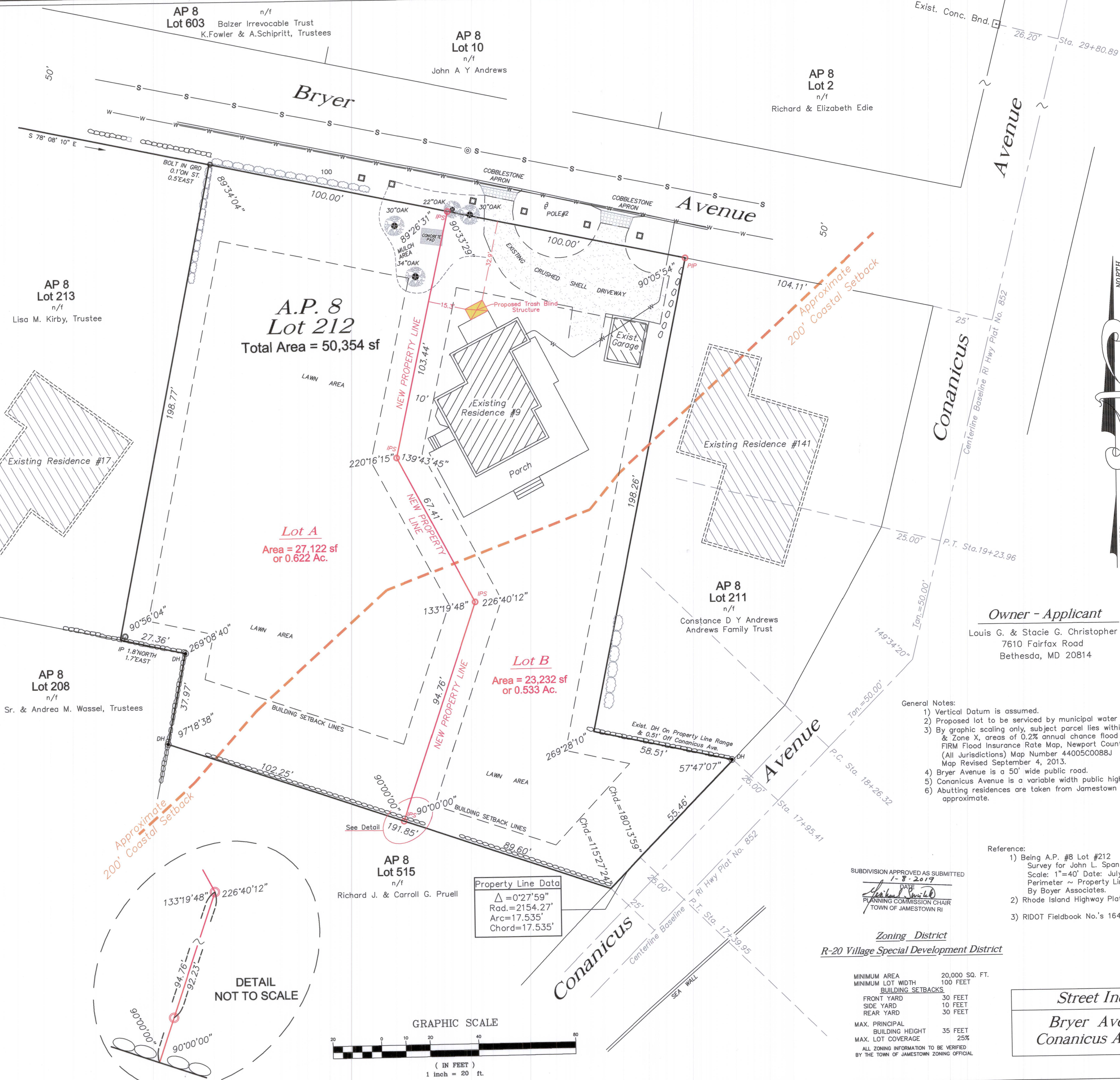
CERTIFICATION

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 effective as of November 25, 2015 as follows:

TYPE OF BOUNDARY SURVEY :	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY :	MEASUREMENT SPECIFICATION:
Data Accumulation Survey	III

The purpose for the conduct of this survey and for the preparation of the plan is to accompany a Minor Subdivision Application to the Town of Jamestown.

By
Mark D. Boyer PLS #1888
Boyer Associates C.O.A. # A317



Property Line Data
 $\Delta = 0^{\circ}27'59''$
 Rad. = 2154.27'
 Arc = 17.535'
 Chord = 17.535'

SUBDIVISION APPROVED AS SUBMITTED
 1-8-2019

 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI

Zoning District
 R-20 Village Special Development District

MINIMUM AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	100 FEET
BUILDING SETBACKS	
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
MAX. PRINCIPAL BUILDING HEIGHT	
	35 FEET
MAX. LOT COVERAGE	
	25%
ALL ZONING INFORMATION TO BE VERIFIED BY THE TOWN OF JAMESTOWN ZONING OFFICIAL	

Street Index
 Bryer Avenue
 Conanicus Avenue

Record Plan
 Being: ASSESSORS PLAT NO. 8 LOT NO. 212
 Minor Subdivision
Bryer Avenue Plat
 LOCATION
 9 Bryer Avenue
 Jamestown, Rhode Island 02835

Checked By:	M.D.B.	Drawn By:	J.D.M.
Scale:	1"=20'	Date:	Jan. 12, 2018
REVISIONS			
NO.	REVISION	BY	DATE
1	PLANNING COMMENTS/RECORD PLAN	MDB	12-12-18
2	PLANNING COMMENTS/RECORD PLAN	MDB	12-12-18



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- General Notes:
- 1) Vertical Datum is assumed.
 - 2) Proposed lot to be serviced by municipal water and sewer.
 - 3) By graphic scaling only, subject parcel lies within Zone AE & Zone X, areas of 0.2% annual chance flood per FIRM Flood Insurance Rate Map, Newport County, Rhode Island, (All Jurisdictions) Map Number 44005C0088J Map Revised September 4, 2013.
 - 4) Bryer Avenue is a 50' wide public road.
 - 5) Conanicus Avenue is a variable width public highway.
 - 6) Abutting residences are taken from Jamestown GIS and are approximate.

- Reference:
- 1) Being A.P. #8 Lot #212 Survey for John L. Spangler, Jr. Scale: 1"=40' Date: July 1997 Perimeter ~ Property Line Survey By Boyer Associates.
 - 2) Rhode Island Highway Plat No. 852.
 - 3) RIDOT Fieldbook No.'s 1646, 1962 & 1963.

BOYER ASSOCIATES
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 WEST WARWICK, RI 02893
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SHEET **1**
 OF **1**