

Locus
Not to Scale

	Building, Sheds & Garages	Building Coverage
Existing	2,880 s.f.±	2,880 s.f.± or 21.4%±

Street Index
Green Lane

Owner
Daniel F. Dwyer, III
& Kerry P. Dwyer
30 Green Lane
Jamestown, RI 02835

Parcel Data
Deed Book 891, Page 23
Lot Area: 13,448 s.f.±
or 0.31 Acre±

Zoning Data
R-8 Zone
Min. Frontage/Width: 80'
Min. Lot Size: 8,000 s.f.
Max. Building Coverage: 30%
Min. Front Yard: 18'
Min. Side Yard: 7'
Min. Rear Yard: 30'
Max. Bldg. Height: 35'±/2 Stories
* Please refer to Zoning Regs. for additional information.

Notes:

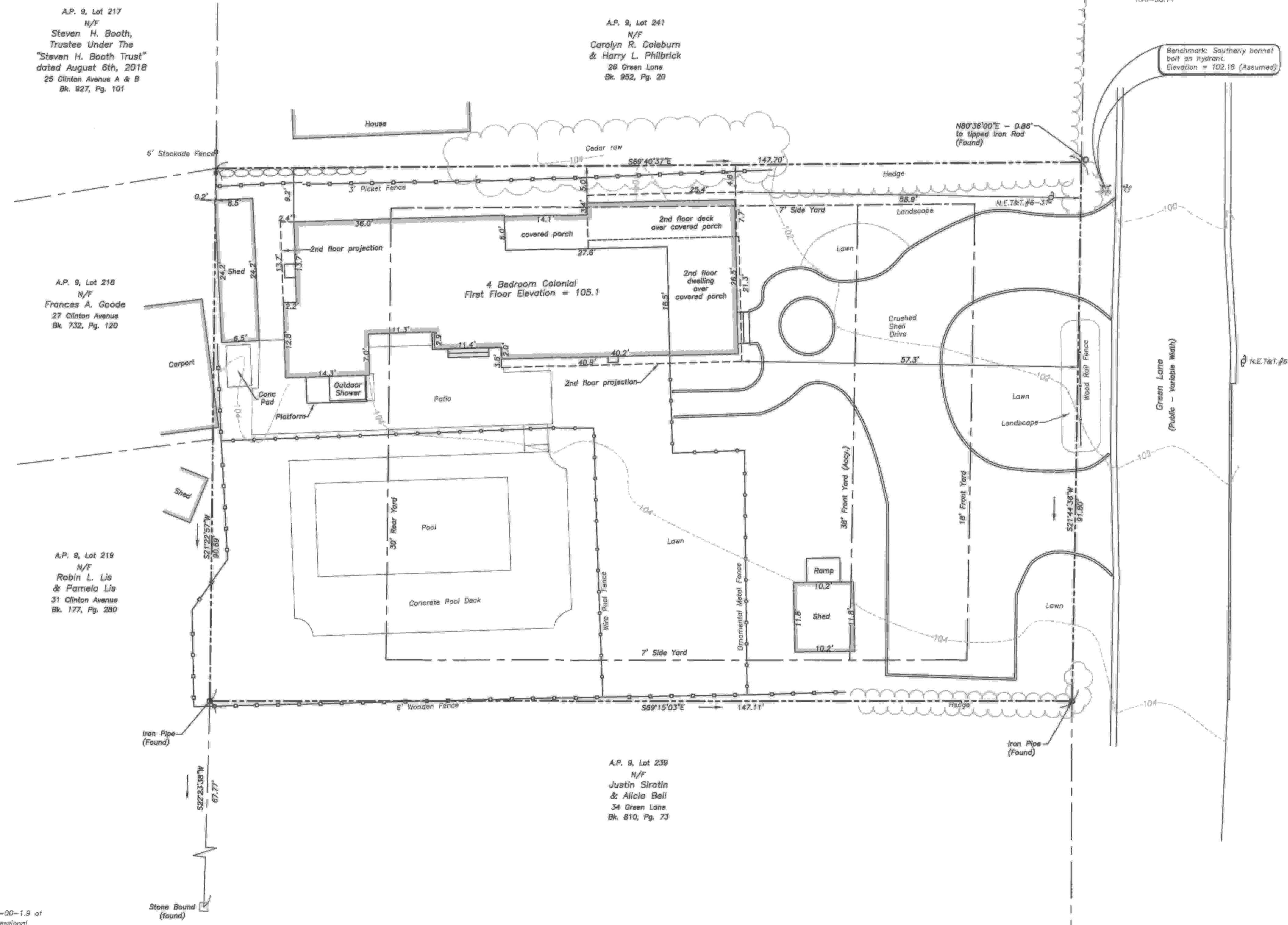
1.) The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground 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 # 44005C0176d for the Town of Jamestown, Rhode Island, Washington County, having an effective date of September 04, 2013.

References:

1.) Existing Site Plan of Land For John A. Wray, III & Carolyn Swiggart Plat # Lot 495, 61 Clinton Ave Jamestown RI on file in the Town of Jamestown Land Records.

2.) Plan of Land in Jamestown Belonging To Harold Richardson Scale: 1" = 20' Date: Nov. 1983 Island Engineering on file in the Town of Jamestown Land Records LER Book 82 Page 348.



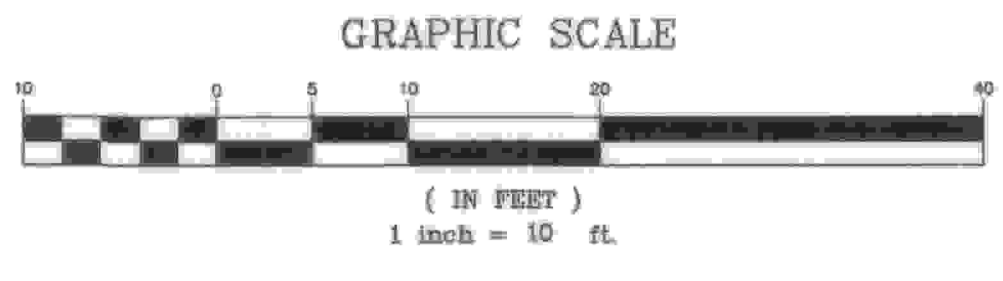
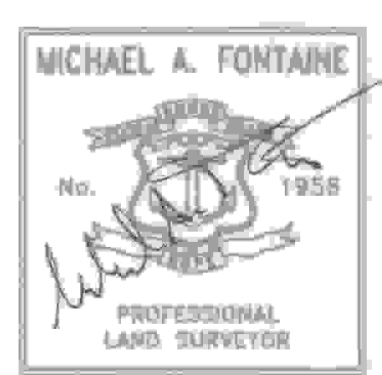
- Property Line
- - - Easement Line
- - - Abutter's Line
- Building Line
- - - Existing Index Contour
- - - Existing Intermediate Contour
- - - Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- ⊙ Iron Rod (Found/Set)
- ⊙ Nail Hole (Found/Set)
- ⊙ Concrete/Stone Monument (Found/Set)
- ⊙ Rub/Tack

Certification:

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2016, as follows:

Survey Type:
Comprehensive Boundary Survey - Class I
Data Accumulation Survey - Planimetric - Class III
Topographic Survey - Class T-2

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 and Topographic Features for the purpose of preparing an "Existing Conditions Survey Plan".
By: Michael A. Fontaine Date: 3-18-2021
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Existing Conditions Survey
A.P. 9, Lot 240
30 Green Lane
Jamestown, Rhode Island
Prepared For: Kerry P. Dwyer

No.	Revision:	By:	Date:

Scale: 1"=10'
Date: 06-28-2020
Drawn By: MAF/TSB
Checked By: MAF
Job # 20-026
Map # 20-026
Sheet: 1 of 1

Fontaine
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