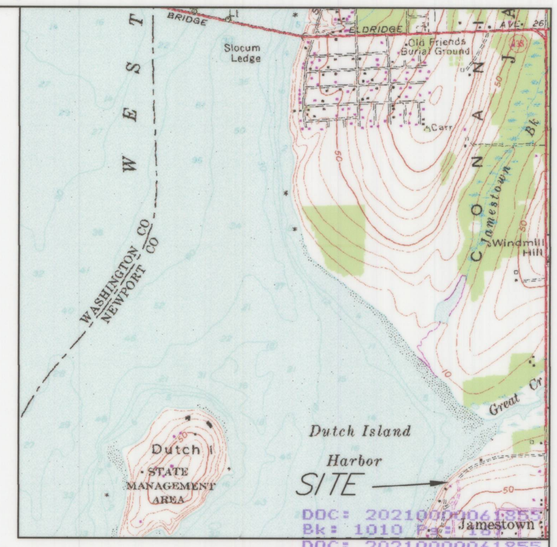
HPF 405-A

LEGEND
ZONING SETBACK LINE
EXISTING TREELINE
EXISTING WATER
EXISTING PAVEMENT
EXISTING DRAIN
EXISTING CATCH BASIN
EXISTING UTILITY POLE
EXISTING GRANITE BOUND
SET GRANITE BOUND
SET IRON ROD
EXISTING TREE

PROJECT SURVEYOR
ALPHA ASSOCIATES, LTD.
HARRY A. MILLER, JR.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506

COORDINATE NOTE:
SHOWN CORNER COORIDINATES WERE OBTAINED BY STATIC GPS POSITIONING ON 12/03/2021 AND PROCESSED THROUGH NGS OPUS.
REFERENCE FRAME: NAD83 (2011) (EPOCH:2010.0000)
ITRF2014 (EPOCH:2021.91463



LOCUS 1"=200'

PROPERTY LINE ALONG MEAN HIGH WATER ℄ = 223'±

TY LINE ONLY N62°06'05"E 221.17

58.75' TO TY

59'±

LIMIT OF FLOOD ZONE VE

341'± OVERALL

49.24'

CORNER COORDINATES
N 152878.5761
E 360625.8915

PROPERTY LINE ALONG MEAN HIGH WATER ℄ = 240'±

PARCEL B
26,173± S.F.

50' CRMC SETBACK

EXISTING DWELLING #2

137'±

N36°29'27"W 85.00' GB TO GB

70.52'

FLAGGED COASTAL FEATURE (TOP OF BLUFF)

N45°49'27"E 221.31' TY LINE ONLY

EXISTING RESIDENCE TO BE REMOVED

EXISTING PATIO

SEWER TO BE REMOVED

PORCH

EXISTING RESIDENCE

15.0'

62.86'

N15°43'17"E

MELROSE AVENUE

50' PUBLIC WIDTH

233.38' FRONTAGE

CATCH BASIN

CATCH BASIN

EXISTING DRIVE TO BE RELOCATED TO BE ENTIRELY ON PARCEL A

40.00'

GUY

EASEMENT TO BE PROVIDED FOR EXISTING WATER

N03°40'11"W 106.72'

60.00'

PARCEL A
48,377± S.F.

N74°16'43"W 20.00'

EASEMENT TO BE PROVIDED FOR EXISTING WATER

WEST PASSAGE DRIVE
50' PUBLIC WIDTH

N15°43'17"E 110.00' FRONTAGE

120.00'

GUY

LEDGE

LEDGE

LEDGE

72.9'

21'±

292'±

290.36' EGB TO EGB S52°46'18"E

LIMIT OF FLOOD ZONE VE

EXISTING GRANITE BOUND HELD FOR PROPERTY LINE

METER PIT

EXISTING GRANITE BOUND HELD FOR PROPERTY LINE
1.44' OFF STREET
CORNER COORDINATES
N 152535.2686
E 360633.0145

NORTH

30 0 30 60
SCALE IN FEET

ASSESSORS PLAT 8, LOT 858
N/F
R. RAND ROSS & JILL D. SMITH
L.E. 541, Pg. 206

PARCEL OWNER:
RIVEN ROCK, INC.
115 MELROSE AVENUE
WILLIAM SALMONS, PRESIDENT
L.E. 217, Pg. 101
1.71 Acres± (74,500 S.F.±)

Received for Record
Roberta J. Fagan
TOWN CLERK
JAMESTOWN, R.I.
DEC 20, 2021 03:06 PM
Vol: 1010 Pg: 167

DOC: 2021000061855
Bk: 1010 Pg: 167

PARCEL ZONING:
ZONE R-20
MINIMUM FRONT YARD 30'
MINIMUM SIDE YARD 10'
MINIMUM REAR YARD 30'
MAXIMUM BUILDING COVERAGE 25%

FLOOD NOTE:
PARCEL FALLS WITHIN ZONES VE (EL. 20) AND X PER FEMA FIRM MAP NUMBER 44005C0069J EFFECTIVE 9/14/13

EXISTING CONDITIONS NOTE:
SHOWN EXISTING CONDITIONS UPDATED JUNE, 2020.

SUBDIVISION NOTE:
THERE SHALL BE NO FURTHER SUBDIVISION OF THESE PROPERTIES.

SUBDIVISION APPROVED AS SUBMITTED
12-20-21
DATE
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI

HARRY A. MILLER, JR.
No. 1967
PROFESSIONAL LAND SURVEYOR
12/10/2021

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 NOVEMBER 25, 2015, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
DATA ACCUMULATION SURVEY (TOPOGRAPHY, CULTURE, ETC.) CLASS III

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF A ZONING APPLICATION PLAN TO THE TOWN OF JAMESTOWN

By: _____
HARRY A. MILLER, JR. PLS No. 1967
RI COA LS-A101

ASSESSORS PLAT 8, LOT 30
N/F
DAVID M. & SALLY J. RYAN
L.E. 67, Pg. 132

ASSESSORS PLAT 8, LOT 861
N/F
BARRY M. & JULIE A. WESTALL
L.E. 710, LOT 88

RIVEN ROCK - FINAL PLAN RECORD PLAN

ASSESSORS PLAT 8, LOT 31
JAMESTOWN, RHODE ISLAND
PREPARED FOR: RIVEN ROCK INC.
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 F.401.884.7747
SCALE: 1"=30' SHEET 1 OF 1 NOVEMBER, 2021