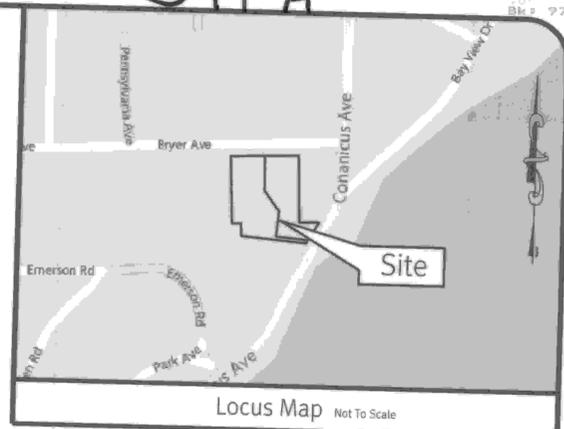


399-A

00000591
Bk: 777 Pl: 271



DiPrete Engineering
Two Stafford Court, Cranston, RI 02926
Tel: 401-943-1000 Fax: 401-664-6666 www.diprete-eng.com

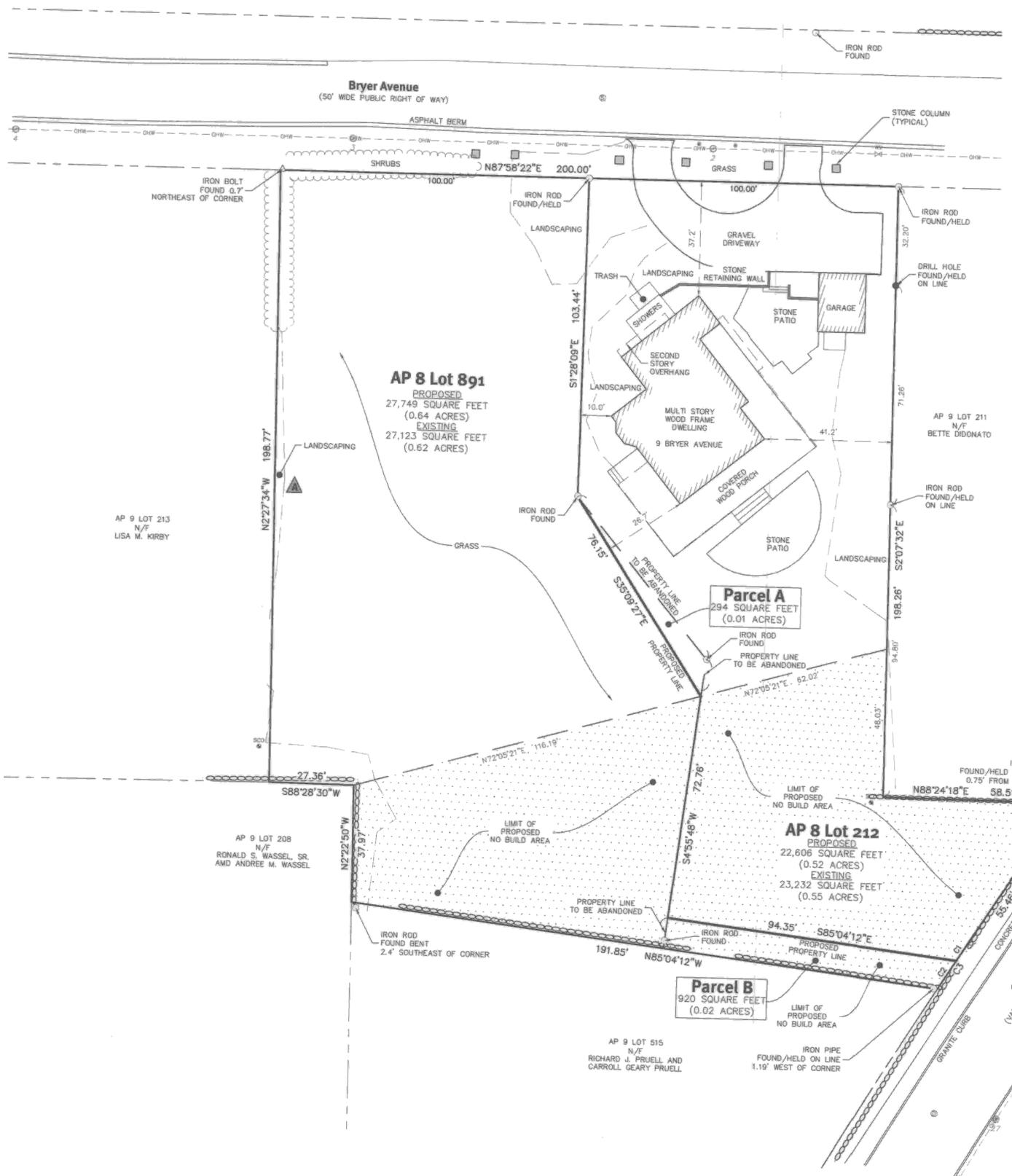
Boston Providence Newport

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		NAIL FOUND/SET	
ASSESSOR'S PLAT		DRILL HOLE FOUND/SET	
NOW OR FORMERLY		IRON ROD/PIPE FOUND/SET	
DEED		BOUND FOUND/SET	
MEASURED		SIGN	
(CA) CHORD ANGLE		BOLLARD	
HC HANDICAPPED		SOIL EVALUATION	
PROPERTY LINE		CB CATCH BASIN	
ASSESSOR'S LINE		DCB DOUBLE CATCH BASIN	
TREELINE		DMH DRAINAGE MANHOLE	
GUARDRAIL		FES FLARED END SECTION	
FENCE		GUY POLE	
RETAINING WALL		EMH ELECTRIC MANHOLE/HANDHOLE	
STONE WALL		UP UTILITY/POWER POLE	
MINOR CONTOUR LINE		SMH SEWER/SEPTIC MANHOLE	
MAJOR CONTOUR LINE		SEWER VALVE	
WATER LINE		CLEANOUT	
SEWER LINE		HYDRANT	
SEWER FORCE MAIN		IRRIGATION VALVE	
GAS LINE		WATER VALVE	
ELECTRIC LINE		WELL	
OVERHEAD WIRES		MONITORING WELL	
DRAINAGE LINE		UNKNOWN MANHOLE	
LIMIT OF PROPOSED NO BUILD AREA		GAS VALVE	
		WETLAND FLAG	
		BENCH MARK	
		SHRUB	
		TREE	

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CH	CH BEARING
C1	2154.27'	0°0'19"	6.47'	6.47'	S30°32'01"W
C2	2154.27'	0°17'40"	11.07'	11.07'	S30°18'02"W
C3	2154.27'	0°27'59"	17.54'	17.53'	S30°23'12"W



- General Notes:**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 8, LOT 212 AND 891 IN THE TOWN OF JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND.
 - THE OWNER OF ASSESSOR'S PLAT 8 LOT 212 PER DEED BOOK 987 PAGE 212 IS SREG MANAGEMENT LLC WITH AN ADDRESS OF 95 SOCKANOSSET CROSS ROAD #203, CRANSTON, RI 02970. THE OWNER OF ASSESSOR'S PLAT 8 LOT 891 PER DEED BOOK 924 PAGE 89 IS SREG MANAGEMENT LLC WITH AN ADDRESS OF 95 SOCKANOSSET CROSS ROAD #203, CRANSTON, RI 02970.
 - BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE AE (ELEV.=13 FEET) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440500088A, DATED SEPTEMBER 4, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 - THE PARCEL IS ZONED R-20 BASED ON THE TOWN OF JAMESTOWN ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
 - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 21, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

- Plan References:**
- RHODE ISLAND STATE HIGHWAY PLAT NO. 852.
 - PLAT OF SHOREBY HILL, JAMESTOWN, R.I., BEING FIRST SUBDIVISION MADE BY JAMESTOWN LAND COMPANY, SCALE 1"=100', DATED SEPTEMBER 15, 1886, PLAN BY J.P. COTTON C.E., RECORDED ON HANGING PLAT 272B.
 - PERMETER - PROPERTY LINE SURVEY, SURVEYED FOR JOHN L. SPANGLER JR., SCALE 1"=40', DATED JULY, 1997, PLAN BY BOYER ASSOCIATES, RECORDED ON HANGING PLAT 134A.
 - MINOR SUBDIVISION, BRYER AVENUE PLAT, LOCATION 9 BRYER AVENUE, JAMESTOWN, RHODE ISLAND 02835, SCALE 1"=20', DATED JANUARY 12, 2016, PLAN BY BOYER ASSOCIATES, RECORDED ON HANGING PLAT 286-B.

- Zoning Notes:**
- THE PARCEL IS ZONED R-20 PER THE ASSESSOR'S ONLINE DATABASE.
 - THE ZONING ORDINANCE SECTION 82-302 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:
- | MINIMUM LOT AREA | 20,000 SQUARE FEET |
|--------------------------------|--------------------|
| MINIMUM FRONTAGE | 100 FEET |
| MAXIMUM LOT COVERAGE | 25% |
| MINIMUM FRONT YARD (PRINCIPAL) | 30 FEET |
| MINIMUM FRONT YARD (ACCESSORY) | 15 FEET |
| MINIMUM SIDE YARD | 10 FEET |
| MINIMUM REAR YARD | 30 FEET |
| MAXIMUM HEIGHT (PRINCIPAL) | 2 STORIES/35 FEET |
| MAXIMUM HEIGHT (ACCESSORY) | 2 STORIES/2 FEET |
- THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF JAMESTOWN ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

List of Possible Encroachments:

- LANDSCAPING OVER PROPERTY LINE

This Plan Should Be Indexed By The Following Streets:

- Bryer Avenue
- Conanicus Avenue

ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: November 9, 2020
BY: [Signature]
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

SREG Management LLC
[Signature]
OWNER SIGNATURE

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 SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
CLASSIFICATION: PERMETER SURVEY
CLASS II
DATA ACCUMULATION SURVEY
CLASS III
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
ADMINISTRATIVE SUBDIVISION TO MERGE PARCEL A WITH LOT 212 AND PARCEL B WITH LOT 891.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

[Signature]
ROBERT G. BABCOCK, RIPLS #2504, COA #L.S.000A160
10/23/20



Administrative Subdivision
9 Bryer Avenue
Jamestown, Rhode Island 02835

SREG Management LLC
95 Sockanosset Cross Road #203, Cranston, Rhode Island 02970
DE Job No: 0401.043 Copyright: 2020 by DiPrete Engineering Associates, Inc.

REV	DATE	BY	DESCRIPTION
1	10/23/20	AS	Administrative Subdivision

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