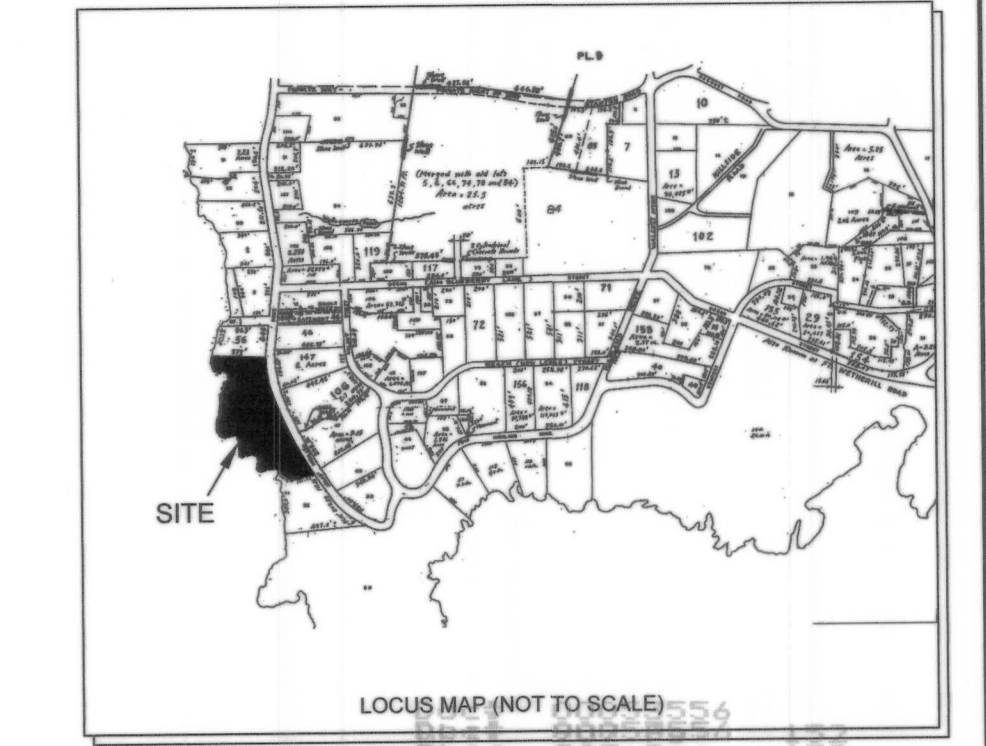


SITE/CIVIL
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A KNOWLEDGE CORPORATION®
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



Doc# 00053556
Bk# 907 Ps# 152
See Owner Authorization
OWNER / APPLICANT SIGNATURE
Recorded with Administrative
Submission Approval -
OWNER / APPLICANT NAME (PRINT)

1	ADDED ZONING TABLES	12SEP17	
No.	Revision	Date	App.
Designed by:	Drawn by: RJR	Checked by: RL	
Scale:	1"=30'	Date:	29AUG17
Project Title:			
A.P. 10 LOTS 53, 54 & 55			
196 HIGHLAND DRIVE			
JAMESTOWN, RHODE ISLAND			

Client/Owner:
THE BRECK & TRACY COLLINGSWORTH, FAMILY, LLC
3909 CALVERT STREET
LINCOLN, NE 68506

Issued for:
TOWN OF JAMESTOWN

Drawing Title:
ADMINISTRATIVE SUBDIVISION

Drawing Number:	L-1
Sheet	1 of 1
Project Number:	11103.0
Survey Index:	5 - 10 - 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):

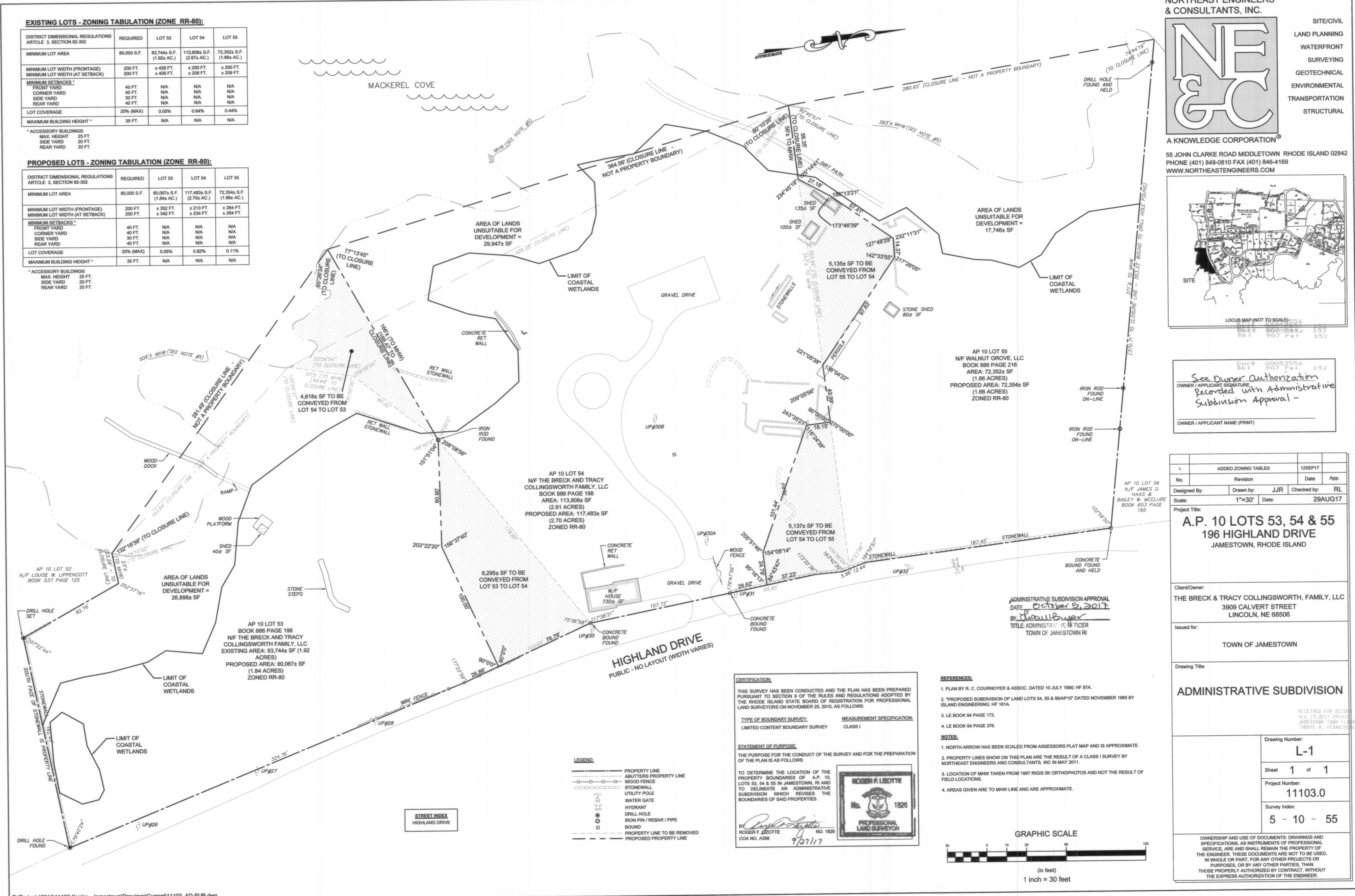
DISTRICT DIMENSIONAL REGULATIONS ARTICLE 3, SECTION 82-302	REQUIRED	LOT 53	LOT 54	LOT 55
MINIMUM LOT AREA	80,000 S.F.	83,744± S.F. (1.92± AC.)	113,808± S.F. (2.67± AC.)	72,352± S.F. (1.66± AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	± 428 FT.	± 200 FT.	± 200 FT.
MINIMUM LOT WIDTH (AT SETBACK)	200 FT.	± 409 FT.	± 206 FT.	± 209 FT.
MINIMUM SETBACKS *				
FRONT YARD	40 FT.	N/A	N/A	N/A
CORNER YARD	40 FT.	N/A	N/A	N/A
SIDE YARD	30 FT.	N/A	N/A	N/A
REAR YARD	40 FT.	N/A	N/A	N/A
LOT COVERAGE	20% (MAX)	0.05%	0.64%	0.44%
MAXIMUM BUILDING HEIGHT *	35 FT.	N/A	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 53	LOT 54	LOT 55
MINIMUM LOT AREA	80,000 S.F.	80,067± S.F. (1.84± AC.)	117,483± S.F. (2.70± AC.)	72,354± S.F. (1.66± AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	± 352 FT.	± 213 FT.	± 284 FT.
MINIMUM LOT WIDTH (AT SETBACK)	200 FT.	± 342 FT.	± 234 FT.	± 284 FT.
MINIMUM SETBACKS *				
FRONT YARD	40 FT.	N/A	N/A	N/A
CORNER YARD	40 FT.	N/A	N/A	N/A
SIDE YARD	30 FT.	N/A	N/A	N/A
REAR YARD	40 FT.	N/A	N/A	N/A
LOT COVERAGE	20% (MAX)	0.05%	0.82%	0.11%
MAXIMUM BUILDING HEIGHT *	35 FT.	N/A	N/A	N/A

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



LEGEND

—	PROPERTY LINE
- - -	ABUTTING PROPERTY LINE
—	WOOD FENCE
—	STONEWALL
—	UTILITY POLE
—	WATER GATE
—	HYDRANT
—	DRILL HOLE
—	IRON PIN / REBAR / PIPE BOUND
—	PROPERTY LINE TO BE REMOVED
—	PROPOSED PROPERTY LINE

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 53, 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
COA NO. A355 9/27/17
PROFESSIONAL LAND SURVEYOR

- REFERENCES:**
- PLAN BY R. C. COURNOYER & ASSOC. DATED 10 JULY 1990; HF 87A.
 - "PROPOSED SUBDIVISION OF LAND LOTS 54, 55 & 56/AP15" 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 1987 RIGIS SK ORTHOPHOTOS AND NOT THE RESULT OF FIELD LOCATIONS.
 - AREAS GIVEN ARE TO MHW LINE AND ARE APPROXIMATE.

