

Locus Map Not To Scale

Legend

- CONCRETE BOUND
- DRILL HOLE
- IRON ROD
- UTILITY POLE
- CATCH BASIN
- DRAINAGE MANHOLE
- ⊗ WATER VALVE
- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- SQ. FT. SQUARE FEET
- PERIMETER PROPERTY LINE
- - - EDGE OF FLAGGED WETLAND
- STONE WALL
- - - FENCE
- - - EXISTING PATH
- - - 2' CONTOUR LINE
- - - 10' CONTOUR LINE
- TEST HOLE
- EXISTING TREE

General Notes

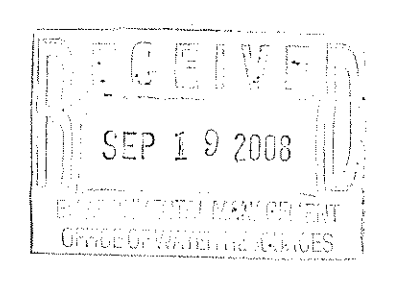
- THE SITE IS FOUND ON TOWN OF NARRAGANSETT ASSESSOR'S PLAT Z-1 LOTS 4-2 & 4-3. CURRENT OWNER OF RECORD IS NOW OR FORMERLY DEIRDRE CARMODY MILLONES.
- THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SITE ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NARRAGANSETT, RI COMMUNITY PANEL 445402-0006 C DATED NOVEMBER 01, 1994. THE SITE IS LOCATED WITHIN THE FOLLOWING FLOOD INSURANCE ZONES, THE BOUNDARIES OF WHICH, AS SHOWN APPROXIMATELY HEREON, HAVE BEEN DIGITIZED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP:
ZONE C - [AREAS OF MINIMAL FLOODING]
- THE CURRENT ZONING OF THE SITE IS R-40
DIMENSIONAL REGULATIONS
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 150 FEET
MINIMUM FRONT YARD SETBACK: 40 FEET
MINIMUM SIDE YARD SETBACK: 35 FEET
MINIMUM REAR YARD SETBACK: 60 FEET
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.

Survey Notes

- COORDINATES, IN U.S. SURVEY FEET, ARE ASSUMED.
- ELEVATIONS, IN U.S. SURVEY FEET, VERTICAL DATUM IN NGVD 29.

Plan References

- "FAIRWAY ACRES AT NARRAGANSETT, RI PROPERTY OF FAIRWAY DEVELOPMENT COMPANY, INC." PLATTED MARCH 1966 BY A.J. EASTERBROOKS, CE. SCALE 1"=60' AS RECORDED IN THE TOWN OF NARRAGANSETT'S LAND EVIDENCE RECORDS PLAT BOOK 6 PAGE 59.



Freshwater Wetland Edge Verification

CERTIFICATION
THIS SURVEY AND PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SEE GENERAL NOTE 4.

Chr. Duhamel
PROFESSIONAL LAND SURVEYOR

CHRISTOPHER A. DUHAMEL
No. 1844
PROFESSIONAL LAND SURVEYOR

No.	Date	Description	E.L.T.
0	7-23-08	Existing Conditions	E.L.T.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Drawn By: E.L.T. Design By: E.L.T. Checked By: M.T.I.

Existing Conditions Plan

Ocean Drive
Assessor's Plat Z-1, Lots 4-2 & 4-3
Narragansett, Rhode Island

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant
Baud Builders, Inc
P.O. Box 5708 Wakefield, Rhode Island 02880
tel 401-789-1176 fax 401-789-2258

Scale: 1"=30'
0 15' 30' 60'

SHEET 1 OF 1