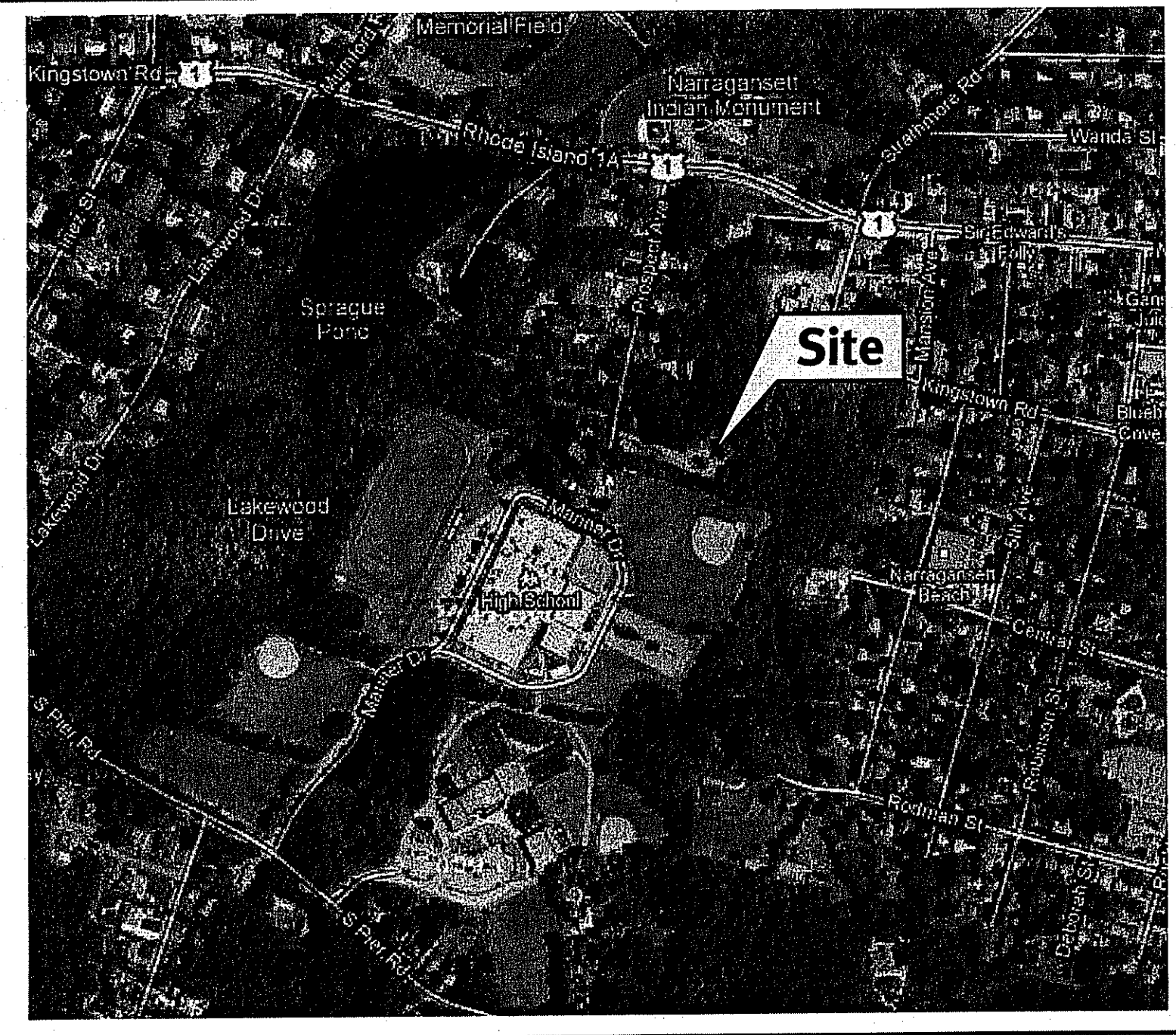


- ### General Notes
- THE SITE IS FOUND ON TOWN OF NARRAGANSETT ASSESSOR'S PLAT H LOT 74-2. CURRENT OWNER OF RECORD IS NOW OR FORMERLY 40 PROSPECT PLACE, LLC. REFERENCE DEED BOOK 716 PAGE 497 IN THE TOWN OF NARRAGANSETT'S LAND EVIDENCE RECORDS.
  - THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SITE (ZONE C) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NARRAGANSETT, RI COMMUNITY PANEL 445402 003 D DATED JUNE 16, 1992. THE SITE IS LOCATED WITHIN THE FOLLOWING FLOOD INSURANCE ZONES:  
ZONE C - AREAS OF MINIMAL FLOODING.
  - THE CURRENT ZONING OF THE SITE IS R-40
  - ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DEA AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.
  - PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DECKS TO BE ADDED TO EXISTING STRUCTURES. PROPOSED DECKS WILL NOT INCREASE THE OVERALL IMPERVIOUS AREA OF THE SITE.
  - WETLAND EDGES DELINEATED BY NATURAL RESOURCE SERVICES, INC., P.O. BOX 311, HARRISVILLE, RHODE ISLAND 02830.

### Dimensional Regulations

UNDERLYING ZONING:	R-40 (MULTI-FAMILY)
MINIMUM LOT AREA:	5 ACRES
MINIMUM FRONTAGE:	200 FT
MINIMUM FRONT YARD:	40 FT
MINIMUM CORNER SIDE:	40 FT
MINIMUM SIDE YARD:	40 FT
MINIMUM REAR YARD:	40 FT
MAXIMUM IMPERVIOUS SURFACE:	20%
MAXIMUM BUILDING HEIGHT:	30 FT

- ### Plan References
- "FINAL PLAN MINTY - 2 LOT MINOR SUBDIVISION IN THE TOWN OF NARRAGANSETT, RHODE ISLAND PROPERTY OF DAPAU REALTY CORP., 2 WOODSIA ROAD, SAUNDERSTOWN, RI 02874 LOT 2 AND RAILROAD PARCEL TO BE ACQUIRED BY WILLIAM MINTY 89 STANTON AVENUE, NARRAGANSETT, RI 02882" DATED OCT, 2001 PLAN BY STEVEN M. PINCH, PLS SCALE 1"=20' PLAT BOOK 12 PAGE 6



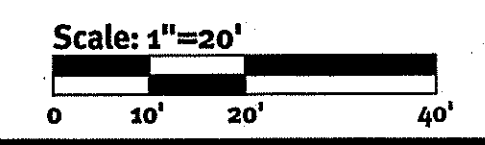
LOCUS MAP nts

- ### Legend
- ⊙ N.T.S. EXISTING MANHOLE NOT TO SCALE
  - ⊙ UP UTILITY POLE
  - ⊙ SEWER MANHOLE
  - AP ASSESSOR'S PLAT
  - N/F NOW OR FORMERLY
  - PROPERTY LINE
  - E ELECTRIC LINE
  - S SEWER LINE
  - G GAS LINE
  - STONEWALL
  - FENCE
  - BUSH LINE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER VALVE
  - ⊙ WATER SHUTOFF
  - ⊙ CATCHBASIN
  - B3 WETLAND EDGE
  - ASSESSORS LOT LINE
  - ☆ LIGHT POLE
  - △ PK NAIL
  - IRON ROD

### Line Table

LINE	LENGTH	BEARING
L1	15.00'	N62°22'27"W
L2	15.00'	S27°37'33"W
L3	12.00'	N62°22'27"W
L4	15.00'	S27°37'33"W

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



THIS REGULATORY SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY A DIPRETE ENGINEERING REPRESENTATIVE.

--	--

Drawn By: D.A.R.	Design By: D.A.R.	Checked By: K.C.M.
------------------	-------------------	--------------------

### RIDEM Submission

### Existing Conditions

**Prospect Place**  
Assessor's Plat H, Lots 74-2, 35-A and 74-A  
Narragansett, Rhode Island

### DiPrete Engineering

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com  
Owner & Applicant:  
**Prospect Place, LLC**  
42 Prospect Avenue  
Narragansett, RI 02882

Printed on 70% recycled paper. Please consider the environment and recycle.