

FIRM
FLOOD INSURANCE RATE MAP
NARRAGANSETT COUNTY, RHODE ISLAND
MAY 2015
SCALE: 1" = 100'

BIASTRE SUBDIVISION

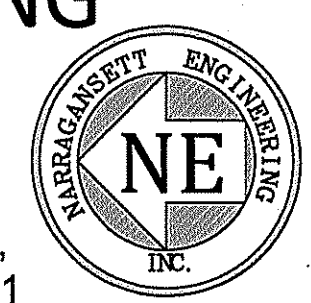
ABUTTERS 200' RADIUS:

Plat/Lot	Owner	Mailing Address	City	State	Zip Code
129-162	HILITAR STEFANI M	372 INDIAN AVE	MIDDLETOWN	RI	02842
129-48	BUXA ELIZABETH EST OF	14 BIRCHWOOD DR	PORTSMOUTH	RI	02871
129-158	STEVENS DOUGLAS C & BRUNER M	307 WILCOX AVE	MIDDLETOWN	RI	02842
129-160	PEXTON PETER R & PAMELA	590 INDIAN AVE	MIDDLETOWN	RI	02842
129-53	RUNES FRANCIS J	36 DIMOND AVE	BRISTOL	RI	02809
129-722	KLARIAN PETER J & KRISTIN D	24 SUMMERFIELD LN	MIDDLETOWN	RI	02842
129-169	ADAMS EDWARD & MEREDITH A	178 VAUCLUSE AVE	MIDDLETOWN	RI	02842
129-16	REID JOHN T & SUSANNE H	142 VAUCLUSE AVENUE	MIDDLETOWN	RI	02842
129-17	HOUSTON JEFFREY P & KAREN L	160 VAUCLUSE AVE	MIDDLETOWN	RI	02842-0745
129-706	CAPOZZI EDWARD J JR & CHRISTINE	323 LAUREL AVE	PROVIDENCE	RI	02906
129-183	MCCOULLOUGH HAN & SUSAN	580 INDIAN AVE	MIDDLETOWN	RI	02842
129-719	JORDAN REID & TARA	1 CHARLES ST SOUTH	BOSTON	MA	02116

NOTES
ZONING REQUIREMENTS:
ZONE: R-40
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 150 FEET
MINIMUM SETBACKS:
MINIMUM FRONT: 40 FEET
MINIMUM SIDE YARD: 30 FEET
MINIMUM REAR YARD: 60 FEET

MAXIMUM BUILDING HEIGHT: 35
MAXIMUM COVERAGE: 15%

NARRAGANSETT ENGINEERING INC.
MAIN OFFICE:
3102 EAST MAIN ROAD,
PORTSMOUTH, RI 02871
TEL : (401) 683-6630



nei-cds.com

RIDEM ENVIRONMENTAL RESOURCE MAP:



NOTE: AREAS HIGH LIGHTED REPRESENT FRESHWATER WETLANDS AND HYDRIC SOILS NOT TO SCALE

REFERENCE:
PLAN ENTITLED "PROPOSED SUBDIVISION OF LAND OF FRANCES M. BIASTRE LOT 36 PLAT 129 MIDDLETOWN, RI" SCALE 1" = 100'. DATED 7-12-82. DRAWN BY BERRETT-BOARDMAN ASSOC. PREMIER SURVEY BY H.E.H. ST. JOHN. FILED IN THE TOWN OF MIDDLETOWN, LAND EVIDENCE OFFICE

DEED REFERENCE
LAND EVIDENCE BOOK 619, PAGE 319
LAND EVIDENCE BOOK 619, PAGE 98
LAND EVIDENCE BOOK 056, PAGE 637
LAND EVIDENCE BOOK 345, PAGE 295
LAND EVIDENCE BOOK 033, PAGE 757
LAND EVIDENCE BOOK 1235, PAGE 226

DATUM:
ELEVATIONS AS PER NAVD 88, RI8000
TOPOGRAPHIC DATA SUPPLEMENTED WITH 2011 LIDAR
ALL DIMENSIONS UN/JO

FLOOD ZONE:
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE: "X" PER FEMA COMMUNITY MAP NUMBER 44005C0113J, DATED SEPTEMBER 4, 2013

SHEET TITLE
BIASTRE SUBDIVISION EXISTING CONDITIONS

OWNER(S) OF RECORD
HENRY J. BIASTRE
1692 GREEN END AVE.
MIDDLETOWN, RI 02842

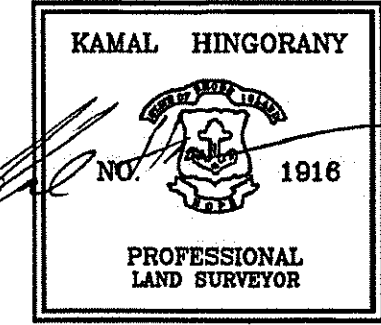
LOCATION
1692 GREEN END AVE.
MIDDLETOWN, RI 02842

PLAT: 129 LOT: 36

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 12 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON FEB. 2016 AS FOLLOWS

CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
CLASS 1 SURVEY TO BE INCLUDED IN THE SUBMISSION PACKAGE TO THE PLANNING BOARD FOR MINOR SUBDIVISION.



KAMAL R. HINGORANY 1916
COA: A38 6/6/16



NOTE: SOILS MAP REPRODUCED FOR INFORMATIONAL PURPOSES ONLY, NOT TO SCALE

SHEET INDEX:

SHEET	DESCRIPTION
C.01	EXISTING CONDITIONS
C.02	PROPOSED SUBDIVISION

PROJECT #	DATE	DRAWN	CHECK
15.0160	05.17.15	DBH	NKH

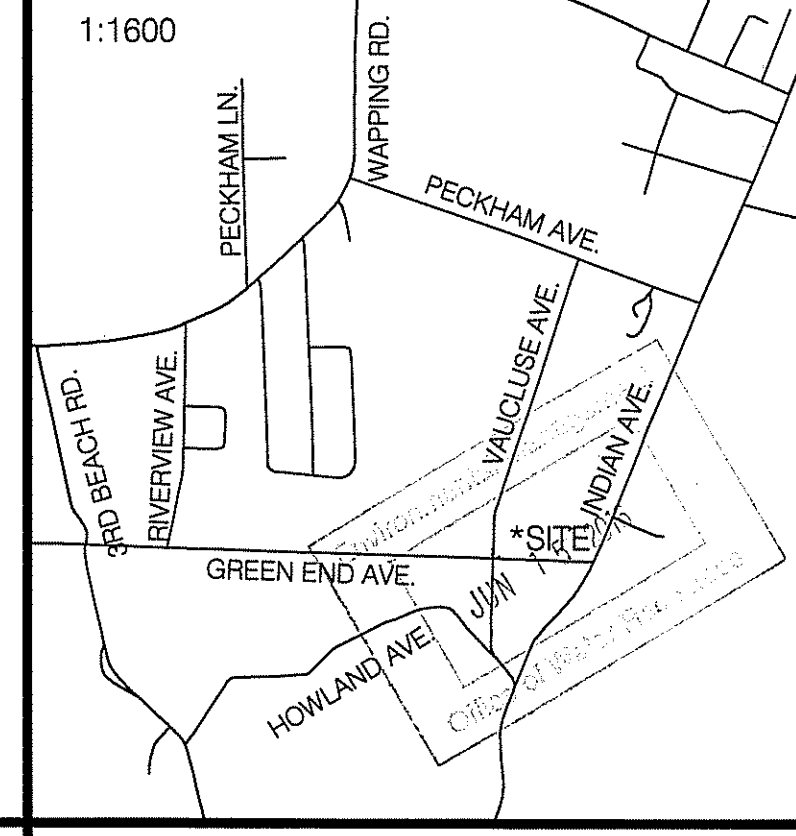
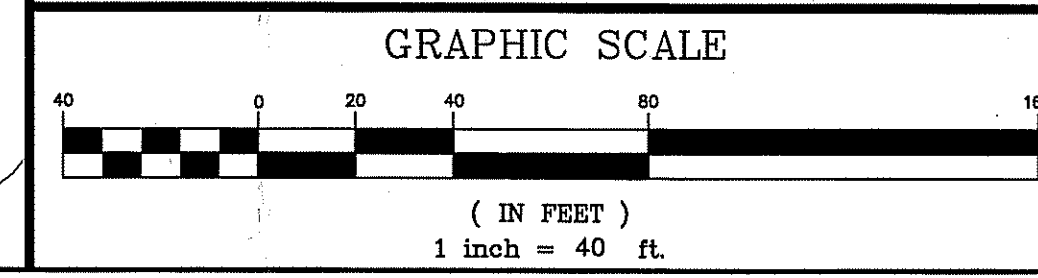
REVISIONS

DATE	DESCRIPTION	BY

LOCATION OF SUBSURFACE UTILITIES
REPRODUCED FROM FIELD SURVEY AND BEST AVAILABLE INFORMATION. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL. #: 1-800-344-7233 (1-800-DIG-SAFE).

LEGEND:

	PROPOSED PROPERTY LINE
	EDGE OF PAVEMENT
	SETBACK LINE
	EXISTING FENCE
	EXISTING GRADE CONTOUR
	EXISTING WOOD LINE
	EXISTING STRUCTURE
	STONE WALL
	STONE BOUND
	DRILL HOLE IN STONE
	PIPE/REBAR FOUND
	UTILITY POLE
	PLAN / DEED DIMENSION
	SURVEY DIMENSION



LOCUS MAP
SHEET SCALE 1"=40' **C.01**

