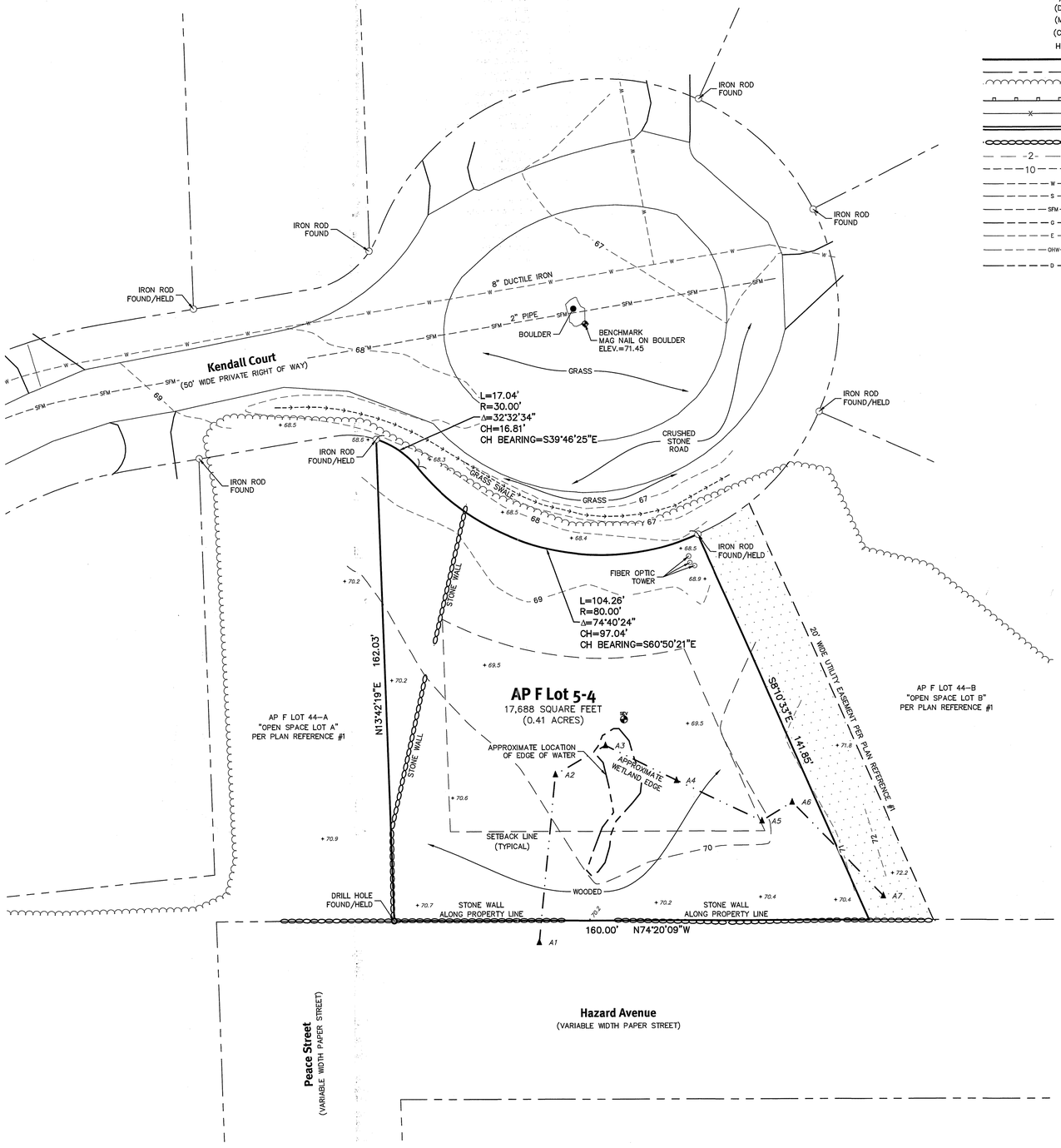
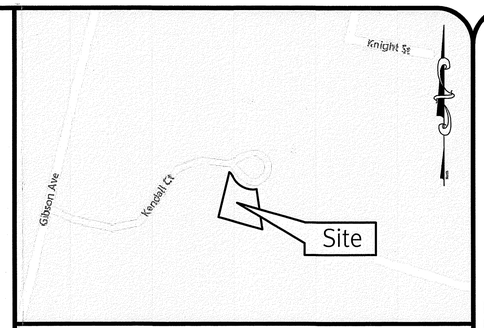


Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
(D)	DEED
(M)	MEASURED
(CA)	CHORD ANGLE
HC	HANDICAPPED
	PROPERTY LINE
	ASSESSORS LINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	WATER LINE
	SEWER LINE
	SEWER FORCE MAIN
	GAS LINE
	ELECTRIC LINE
	OVERHEAD WIRES
	DRAINAGE LINE
	NAIL FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD/PIPE FOUND/SET
	BOUND FOUND/SET
	SIGN
	BOLLARD
	SOIL EVALUATION
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
DMH	DRAINAGE MANHOLE
FES	FLARED END SECTION
	GUY POLE
EMH	ELECTRIC MANHOLE/HANDHOLE
UP	UTILITY/POWER POLE
	LIGHTPOST
SMH	SEWER/SEPTIC MANHOLE
	SEWER VALVE
	CLEANOUT
	HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	WELL
	MONITORING WELL
	UNKNOWN MANHOLE
	GAS VALVE
B-1	WETLAND FLAG
	BENCH MARK
	SHRUB
	TREE



Locus Map Not To Scale

General Notes:

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT F, LOT 5-4 IN THE TOWN OF NARRAGANSETT, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 923, PAGE 510 IS THE KATHLEEN S. HALL TRUST – 1998.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44009C0212J, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 17, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
6. 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.
7. WETLAND LOCATIONS SHOWN BASED ON INFORMATION FROM NATURAL RESOURCE SERVICES, INC.

Plan References:

1. FINAL SUBDIVISION PLAN FOR KENDALL GREEN ASSOCIATES LOCATED AT GIBSON AVENUE NARRAGANSETT, RHODE ISLAND BEING A.P. –F LOTS 1–2, 2–4, 2–6, 2–8, 3–17, 5–19, 5–20, 13–10, 13–12, 2–5 AND 14–14. SCALE 1"=50'. DATED NOVEMBER 1990. LAST REVISED DECEMBER 5, 1996. PLAN BY AERIAL TOPO SURVEY. RECORDED IN PLAT BOOK 10 PAGE 74.

Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

Utility Notes:

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL D AS DEFINED IN CI/ASCE STANDARD 38–02*(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)*, LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS – TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
   5.1. WATER INFORMATION OBTAINED FROM THE TOWN OF NARRAGANSETT.
   5.2. SEWER INFORMATION OBTAINED FROM THE TOWN OF NARRAGANSETT.

Zoning Notes:

1. THE PARCEL IS ZONED R–80 PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE APPENDIX A SECTION 6.4 AND 6.5 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA	80,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	100+ FEET
MINIMUM FRONT YARD	35 FEET
MINIMUM SIDE YARD	20 FEET
MINIMUM REAR YARD	30 FEET
MAXIMUM LOT COVERAGE	20 %
MAXIMUM HEIGHT (MAIN)	35 FEET
MAXIMUM HEIGHT (ACCESSORY)	18 FEET

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF NARRAGANSETT 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.

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	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T–2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

11/16/20

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

This Plan Should Be Indexed By The Following Streets:

- Kendall Court
- Hazard Avenue
- Peace Street

Scale: 1"=20'
0 10' 20' 40'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

No.	Date	Description	By:
3	2/11/20	Boundary and Topographic Survey	A.L.F.
2	7/10/20	Boundary and Topographic Survey	A.L.F.
1	9/21/20	Boundary and Topographic Survey	A.L.F.

Environmental Office of Water DEC 02 2020

Drawn By: A.L.F.

Boundary and Topographic Survey

Kendall Court

Narragansett, Rhode Island

Client
Jay Hall
14 Kendall Court, Narragansett, Rhode Island 02882

SHEET 1 OF 1

DE Job No: 0438-001

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I:\projects\0400-xxx to 0599-xxx\0438-001 kendall green\autocad drawings\0438-001-xxco.dwg Plotted: 11/16/2020