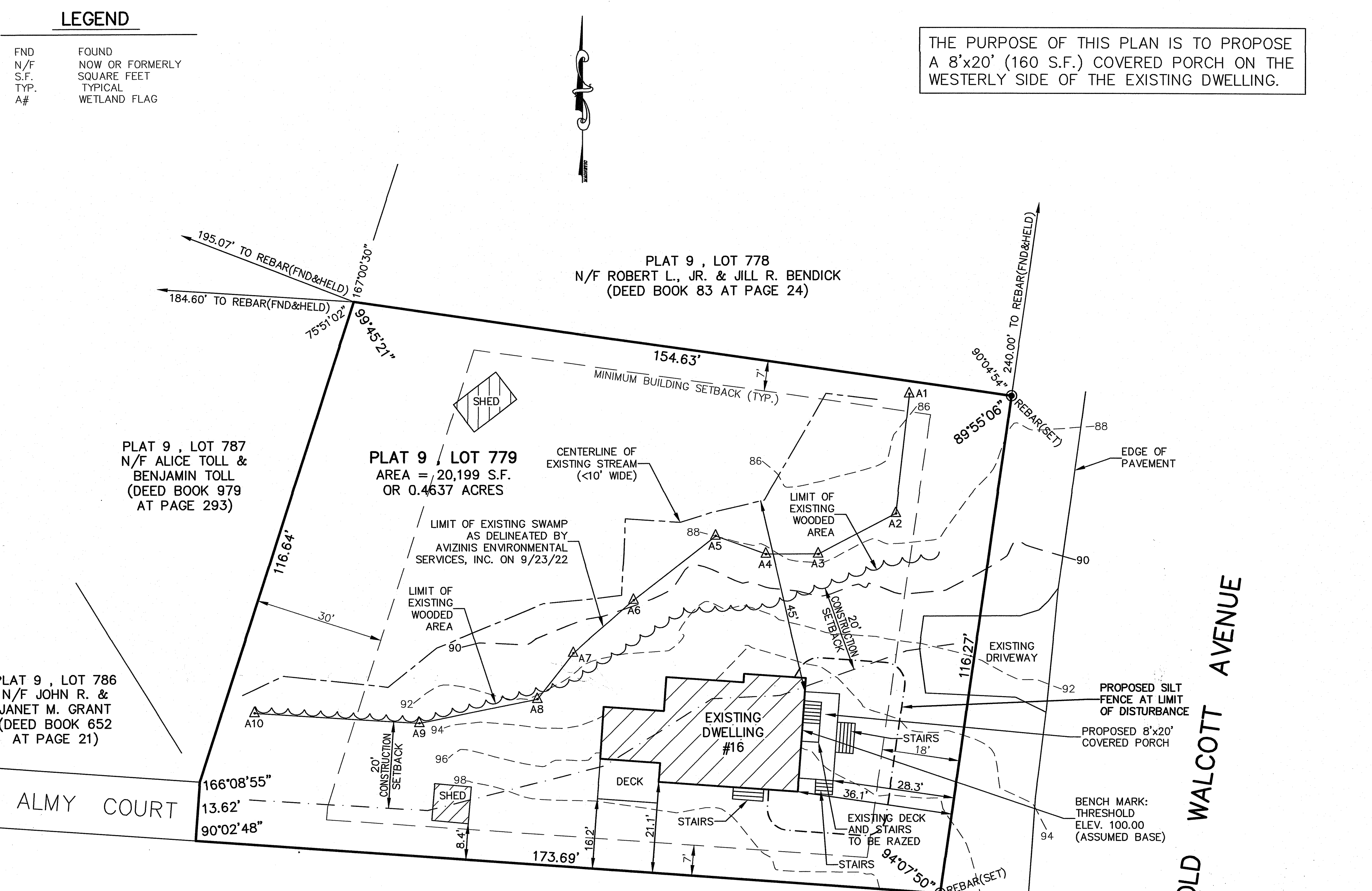


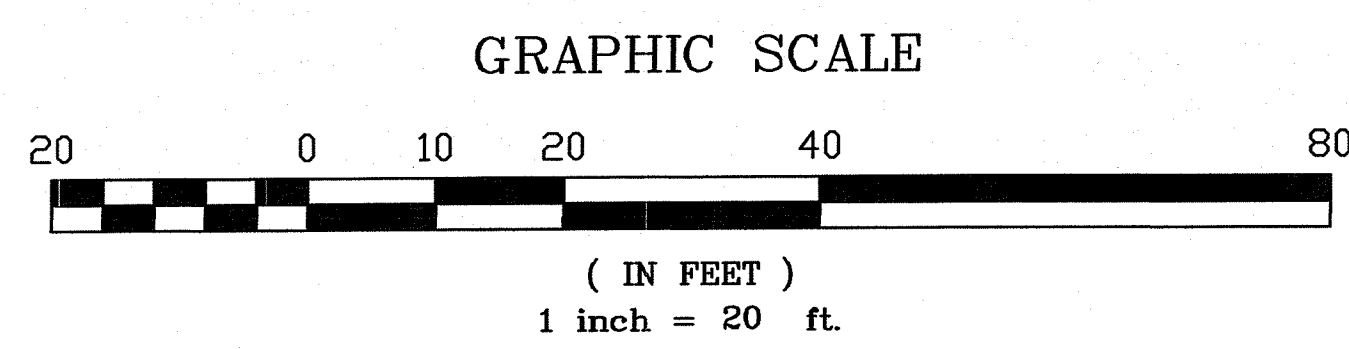
LOCUS
NOT TO SCALE

ZONING INFORMATION:
THE PARCEL IS ZONED: R-8
MINIMUM LOT AREA = 8,000 S.F.
MINIMUM LOT WIDTH = 80 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD (PRINCIPAL) = 18 FEET
FRONT YARD (SECONDARY) = 9 FEET
SIDE YARD = 7 FEET
REAR YARD = 30 FEET
MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 35 FEET



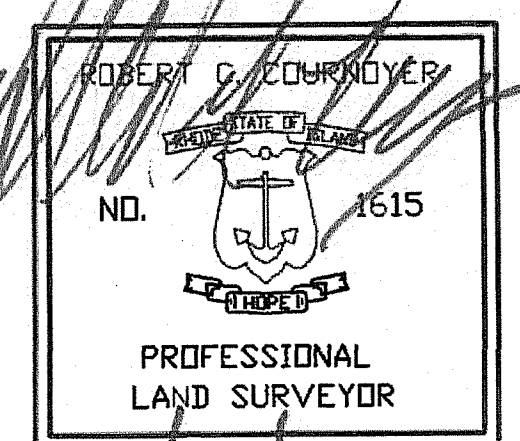
THE PURPOSE OF THIS PLAN IS TO PROPOSE
A 8'x20' (160 S.F.) COVERED PORCH ON THE
WESTERLY SIDE OF THE EXISTING DWELLING.

- GENERAL NOTES:**
1. THE PARCEL IS PLAT 9, LOT 779.
 2. THE TOTAL PARCEL AREA IS 20,199 S.F. OR 0.4637 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 16 OLD WALCOTT AVENUE.
 4. SEE DEED BOOK 85 AT PAGE 290 FOR TITLE REFERENCE.
 5. THE EXISTING WETLAND EDGE WAS DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, INC., ON SEPT. 23, 2022.
 6. THERE ARE NO PROPOSED GRADE CHANGES GREATER THAN 12-INCHES AS A RESULT OF THIS PLAN.
 7. THE ENTIRE PARCEL IS LOCATED WITHIN THE 200-FOOT JURISDICTIONAL AREA OF THE STREAM.



- PLAN REFERENCE:**
1. PLAN ENTITLED "PARDON TUCKER PLACE, 4.73 ACRES, 14 LOTS, ZONED R8, OWNED BY THE JAMESTOWN PARTNERSHIP, DESIGNED BY PETER L.RYAN, PRELIMINARY PLAT FILED APRIL 19, 1978, FINAL PLAT FILED JUNE 14, 1978, ISLAND ENGINEERING," WHICH PLAN IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF264B.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 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
DATA ACCUMULATION SURVEY
TOPOGRAPHIC ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III
T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PREPARE A PROPOSED SITE PLAN.

BY: *Robert C. Cournoyer*
ROBERT C. COURNOYER, PLS#1615
PRESIDENT, R.C. COURNOYER ENTERPRISES, INC.

DATE: 1/26/23
COA #A51

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAY 24 2023 FILE #: 23-0080
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PROPOSED SITE PLAN FOR		RC COURNOYER ENTERPRISES, INC.	
DAVID WELSH & GAIL MARTIN		P.O. BOX 176 JAMESTOWN, R.I. 02835 PHONE 401-439-8029	
PLAT 9, LOT 779		16 OLD WALCOTT AVENUE JAMESTOWN, RHODE ISLAND	
PROJECT NO:	WELSH	REVISION:	SCALE: 1" = 20'
SHEET NO:	1 OF 1	DATE:	JAN. 26, 2023
		DRAWN BY: S.A.K.	