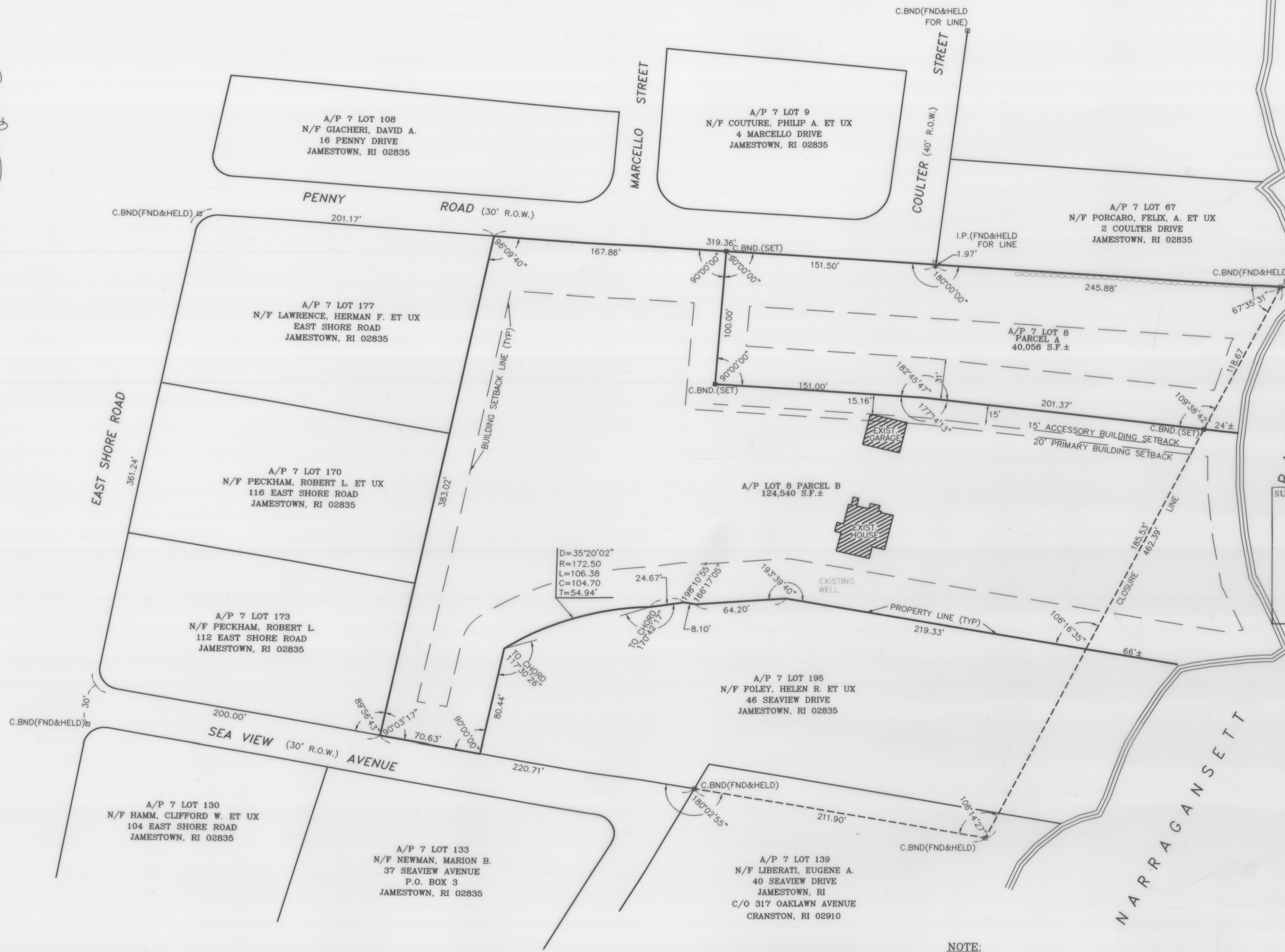
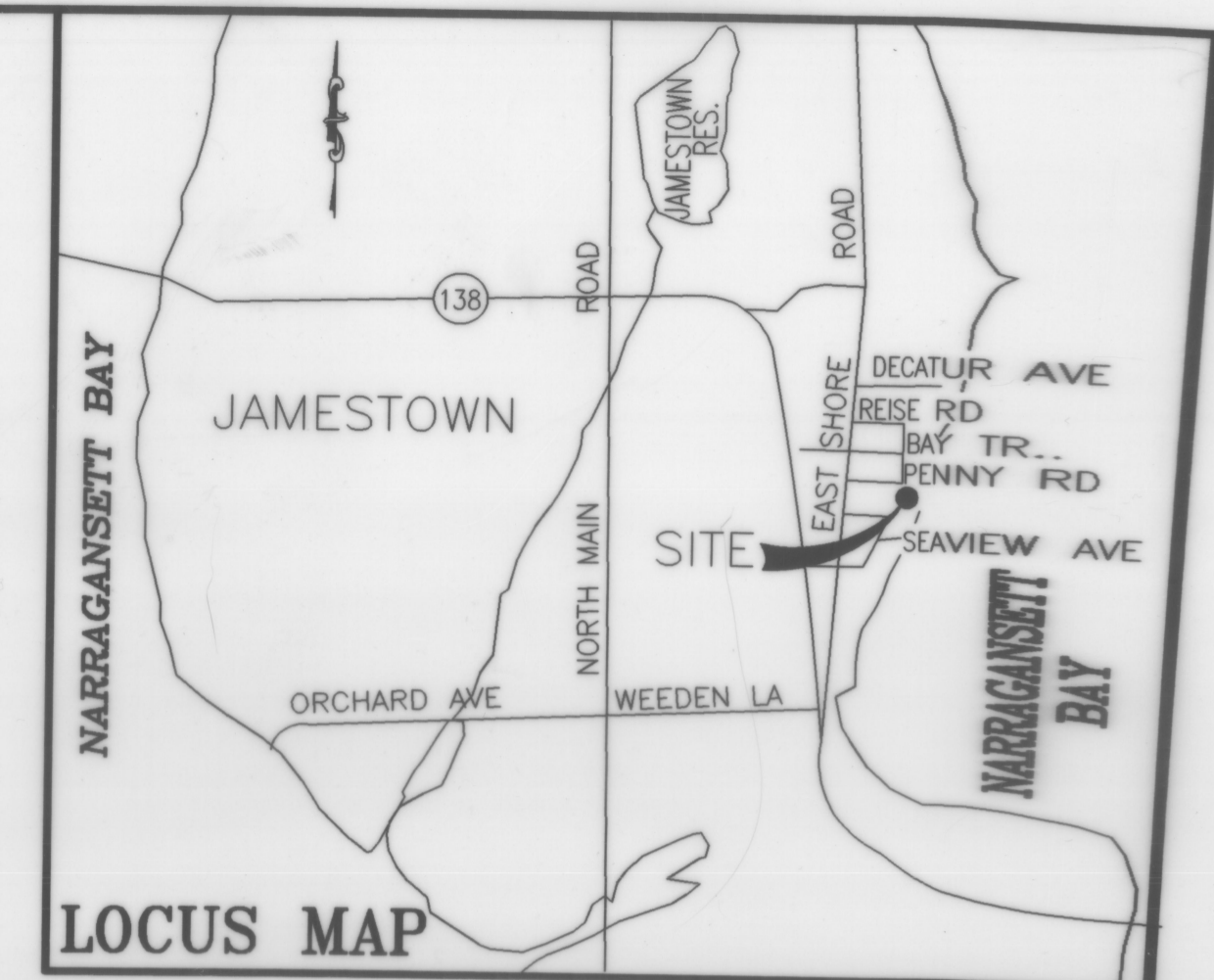


HPF 145A



CONDITIONS OF APPROVAL:

- 1) THAT PAYMENT OF A FEE IN-LIEU-OF LAND DEDICATION SHALL BE REQUIRED FOR THIS SUBDIVISION IN THE AMOUNT REQUIRED BY ARTICLE III(D) OF THE JAMESTOWN SUBDIVISION REGULATIONS. THIS FEE SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.
- 2) THE COASTAL RESOURCE MANAGEMENT COUNCIL SHALL BE NOTIFIED FOR ANY FUTURE CLEARING OF VEGETATION WITHIN THE 200 FOOT JURISDICTIONAL LIMIT OF THE CRMC.
- 3) THIS SUBDIVISION WAS APPROVED ON MAY 20, 1998 BY THE JAMESTOWN PLANNING COMMISSION. THE APPROVAL LETTER DATED MAY 29, 1998 IS RECORDED WITH THE CLERK OF THE TOWN OF JAMESTOWN IN BOOK 310, PAGES 194 & 195.

A/P 7 LOT 8

TOTAL AREA = 164,596 S.F.±
 LOT FRONTAGE:
 PENNY ROAD = 319.36'
 SEAVIEW ROAD = 70.63'
 ZONING CLASSIFICATION: R-40 (SINGLE FAMILY DWELLING)
 MINIMUM LOT SIZE:
 AREA = 40,000 S.F.
 WIDTH/FRONTAGE = 150 FEET
 MAXIMUM LOT COVERAGE: 25%
 MINIMUM YARD DIMENSIONS:
 FRONT = 40 FEET
 CORNER SIDE = 30 FEET
 SIDE = 20 FEET
 REAR = 30 FEET
 ACCESSORY BUILDING MINIMUM DISTANCE:
 SIDE LOT LINES = 15 FEET
 REAR LOT LINES = 10 FEET
 MAXIMUM BUILDING HEIGHT:
 PRINCIPLE = 35 FEET
 ACCESSORY = 20 FEET

SUBDIVISION APPROVED AS SUBMITTED
 May 13, 1999
 date
 Scott L. Hubbard
 Town Planner
 Town of Jamestown, RI

FLOODPLAIN NOTE:

NO PORTION OF THIS SITE FALLS WITHIN ZONE A8 AS SHOWN ON THE FLOOD RATE MAP OF JAMESTOWN, RI, NEWPORT COUNTY, PANEL NUMBER 2 OF 3, PANEL NUMBER 445399-0002-C, MAP REVISED JUNE 12, 1992.
 A PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD RATE MAP OF JAMESTOWN, RI, NEWPORT COUNTY, PANEL NUMBER 2 OF 3, PANEL NUMBER 445399-0002-C, MAP REVISED JUNE 12, 1992.

APPLICANT/OWNER:
 VINCENT PERA
 50 SEAVIEW AVENUE
 JAMESTOWN, RHODE ISLAND

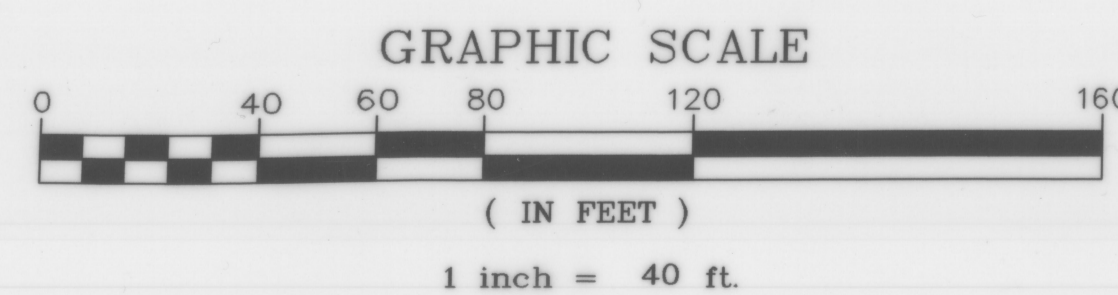
PLAN REFERENCE:

"PLAN OF SURVEY FOR HELEN R. FOLEY IN JAMESTOWN, RI"
 PREPARED BY STANLEY ENGINEERING, INC., SCALE: 1"=40',
 DATED: OCTOBER, 1988, REVISED: NOVEMBER, 1990
 "PLAN OF BAY TERRACE, EAST SHORE ROAD, JAMESTOWN, RI:
 SCALE: 1"=40, PREPARED BY: A.A. MARCELLO, C.E.
 DATED: FEBRUARY, 1947
 "PLAN OF SEAVIEW PARK, EAST SHORE ROAD, JAMESTOWN, RI"
 SCALE: 1"=40, PREPARED BY: C. ROBERT LYNCH, C.E.
 DATED: DECEMBER, 1944.
 "PLAT OF WYNWYC BRAE, CONANICUT ISLAND, RI", SCALE: 1"=80'
 DATED: DECEMBER 24, 1910

DEED REFERENCE

A/P 7 LOT 8: BK 206 PG 288-230
 A/P 7 LOT 195: BK 164 PG 232
 A/P 7 LOT 170: BK 132 PG 108
 A/P 7 LOT 173: BK 92 PG 878
 A/P 7 LOT 177: BK 89 PG 988
 A/P 7 LOT 67: BK 157 PG 311
 A/P 7 LOT 139: BK 91 PG 4

Received for record in Jamestown, RI,
 on **May 13, 1999** at **8:35 AM**
 [Signature] Town Clerk
 32.00



NOTE:

THE PROPOSED LOTS SHOWN CONTAIN THE MINIMUM REQUIRED DEVELOPABLE LAND AREA IN ACCORDANCE WITH ARTICLE XIII, SECTION (C)(2), OF THE TOWN OF JAMESTOWN SUBDIVISION REGULATIONS.

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
 DATE: 5-10-99



REGISTERED LAND SURVEYOR

| REVISIONS | | | |
|-----------|----------|------|------|
| No. | DATE | DRWN | CHKD |
| 1 | 12/29/97 | CFM | LRB |
| 2 | 3/18/98 | CFM | LRB |
| 3 | 4/24/98 | CFM | LRB |
| 4 | 5/3/99 | CFM | LRB |
| 5 | 5/10/99 | CFM | LRB |



MINOR SUBDIVISION OF LAND
A/P 7 LOT 8
 JAMESTOWN, RHODE ISLAND
DIVISION OF LAND

SCALE: 1"=40' SHEET NO: 1 of 2
 DRAWN BY: LRB DESIGN BY: LRB CHECKED BY: CN
 DATE: 5-17-95 PROJECT NO.: 95042.00