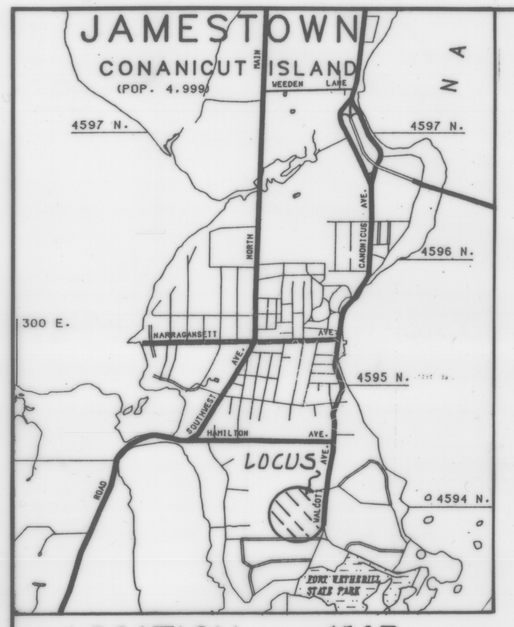
HPF 152 A



LOCATION MAP

PERIMETER SURVEY DATA TAKEN FROM THAT PLAN ENTITLED "PLAN SHOWING CERTAIN LAND OF JOCELYN T. SHAW ON OCEAN ST. AND WALCOTT AVE., JAMESTOWN, R.I. SEPTEMBER 1987 BY W & W LAND SURVERYORS, INC. 1"=100'"

ASSESSORS PLAT NO. 9

NORTH

SUBDIVISION APPROVED AS SUBMITTED
December 17, 1999
Gary A. Girard
Planning Coordinator
Town of Jamestown, RI

NOTE:
STANTON ROAD LOCATION TAKEN FROM PLAN ENTITLED "DIVISION OF LAND BELONGING TO ANNETTE B.C. SCHLUBACH" JAMESTOWN, RI NOVEMBER 1972 BY WILLIAM J. BUTLER

NOTE:
THERE WERE NO COMMUNITY LANDMARKS HISTORIC CEMETERIES HISTORIC STRUCTURES ON OR IMMEDIATELY ADJACENT TO THE SUBDIVISION OBSERVED

NOTE:
ANY NEW DEVELOPMENT WILL BE SERVICED BY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM & PRIVATE WELLS

NOTE:
AT TIME OF DEVELOPMENT, PROPOSED CUL-DE-SAC MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REVIEWED AND APPROVED BY THE TOWN OF JAMESTOWN

NOTE:
PRIOR TO ANY BUILDING PERMIT OWNER OR DEVELOPER MUST PROVIDE DOCUMENTATION THAT THE INDIVIDUAL LOT CONTAINS POTABLE WATER

THERE IS TO BE NO FUETHER SUBDIVISON OF THIS PARCEL

(1) AREA = 25.65 Ac.
DENSITY CALC'S
TOTAL = 25.65 Ac.
-16.20 Ac. APPROXIMATE WETLAND AREA
9.45 Ac. BUILDABLE (APPROX.)

(2) AREA = 12.90 Ac.

ZONING - RR 80

MINIMUM AREA	80000 ϕ
MINIMUM FRONTAGE	200'
SETBACKS	
FRONT	40'
CORNER	40'
SIDE	30'
REAR	40'

APPLICANT
JOHN H. HUBBARD
41 EMERSON ROAD
JAMESTOWN, RI 02835

OWNERS — APPLICANTS
JOCELYN SHAW
476 OLD MILL ROAD
FAIRFIELD, CT 06430
JOCELYN WOOLWORTH
21 DEMARSEY LANE
GREENWICH, CT 06830

LAND SURVEYOR
BOYER ASSOCIATES
1200 MAIN STREET
WEST WARWICK RI 02893
401-821-8872

CONDITIONS ARE IMPOSED ON THIS SUBDIVISION AS OUTLINED IN A LETTER FROM THE PLANNING COMMISSION DATED DECEMBER 3, 1999, AND RECORDED CONTEMPORANEOUSLY WITH THIS PLAT

Received for record in Jamestown, R.I.
December 20 1999 11:40 A.M.
Town Clerk
32.00

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE ACCOMPANYING SHOWN PROPERTY IS LOCATED WITHIN ZONE B (500-YEAR FLOOD BOUNDARY) AND ZONE C (AREA OF MINIMAL FLOODING) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 445399 0001 C, MAP REVISED: JUNE 16, 1992. EXACT DESIGNATION CAN ONLY BE DETERMINED FROM AN ELEVATION CERTIFICATE.

GRAPHIC SCALE
0' 80' 160' 240'

NOTE:
TOPOGRAPHICAL DATA TAKEN FROM USGS QUAD "NARRAGANSETT PIER, RI"

LEGEND
85 — EXISTING CONTOURS
STONE WALL
GROUND WATER TEST HOLE
(2) A.P. LOT NUMBER
D.H. EXISTING DRILL HOLE
(1) SUBDIVISION LOT NO.

MARK D. BOYER No. 1888 PROFESSIONAL LAND SURVEYOR 12-15-99

BEING A.P. NO. 10 LOT NO. 84

FINAL
BLUEBERRY HILL

SCALE: 1"=80'	APPROVED BY JAMESTOWN, RI	DRAWN BY MDB	
DATE: OCT. 1999		REV 11-9-99 12-15-99	

MINOR SUBDIVISION
BY BOYER ASSOCIATES
DRAWING NUMBER

NATIONAL PRINTFAST NO. 185A-24X36