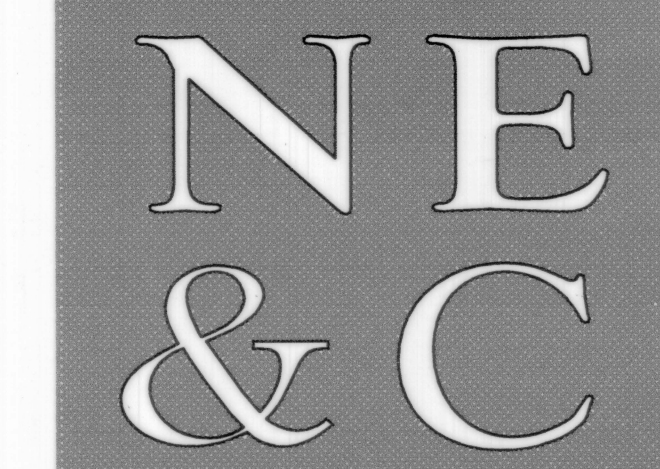
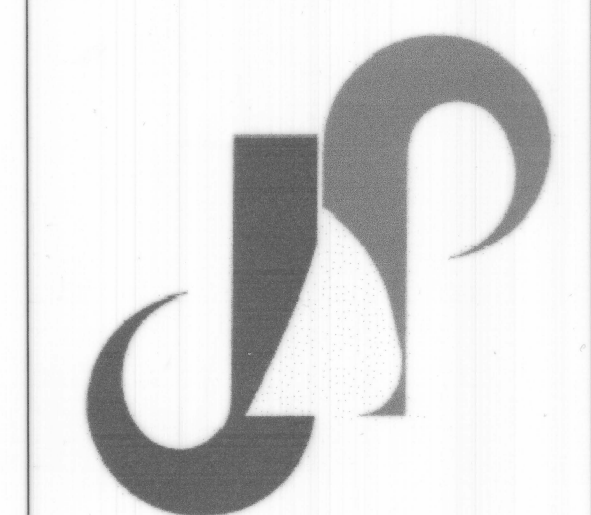


4PF 187 B



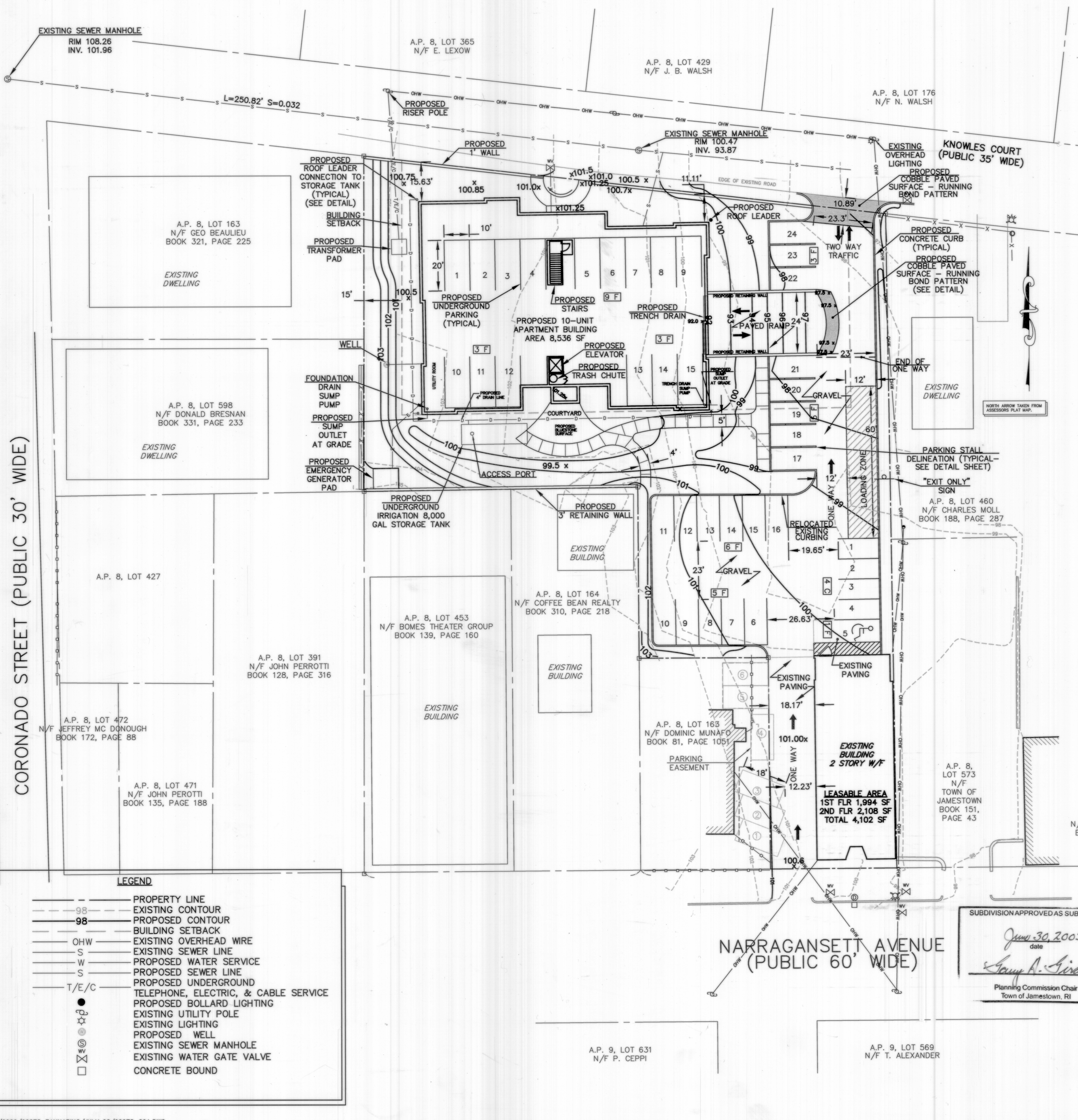
CIVIL ENVIRONMENTAL SURVEYING TRANSPORTATION STRUCTURAL GEOTECHNICAL MARINE

A KNOWLEDGE CORPORATION 42 VALLEY ROAD MIDDLETOWN, RHODE ISLAND 02842 TEL: (401) 849-0810 FAX: (401) 846-4169



JAMESTOWN PLACE

RECEIVED FOR RECORD 07/11/2003 02:06:08PM JAMESTOWN TOWN CLERK HELENE G. KALODSKI



28 NARRAGANSETT AVE. PARKING REQUIREMENTS:

- PARKING REQUIRED IS CALCULATED BY GROSS LEASABLE AREA.
- PROFESSIONAL OFFICES: 1 SPACE PER 180 SF GLA
- RETAIL TRADE >1,000 SF GFA: 1 SPACE PER 180 SF GLA

SPACE DIMENSIONS:

- FULL SIZE SPACE: 9' WIDE x 18' DEEP.
- COMPACT SPACES: 8' WIDE x 16' DEEP.
- HANDICAP SPACES: 15' WIDE x 18' DEEP.
- MINIMUM AISLE WIDTH IS 23'.

SPACES REQUIRED:

GROSS LEASABLE AREA = 4,102 SF
 4,102/180 SF GLA = 22.7 SPACES REQUIRED = 23 SPACES PROVIDED

NOTE: BUILDING COMMON AREA TO INCLUDE LOBBY, ACCESSES, AND INTERNAL TRASH COLLECTION AREA.

35 KNOWLES COURT PARKING REQUIREMENTS:

- REQUIRED PARKING IS CALCULATED AS 1.5 SPACES PER DWELLING UNIT, RESULTING IN 15 SPACES REQUIRED. (JAMESTOWN ZONING BY-LAWS, SECTION 1203). 15 FULL SIZE WILL BE PROVIDED IN UNDERGROUND PARKING.

SPACE DIMENSIONS:

- FULL SIZE SPACE: 9' WIDE x 18' DEEP.
- MINIMUM AISLE WIDTH IS 23'.

TOTAL MIXED USE PARKING REQUIREMENT IS 38 SPACES. 39 SPACES ARE PROVIDED (NOT INCLUDING ANY SHARED SPACES WITH LOT 163)

PLAN NOTES

- PARKING EASEMENT ON AP 8, LOT 163 ON RECORD AT TOWN CLERKS OFFICE, JAMESTOWN, RHODE ISLAND. BOOK 81, PAGES 1053-1056.
- A.P. 8, LOTS 562 AND 488 ARE LOCATED WITHIN ZONING DISTRICT CD, COMMERCIAL DOWNTOWN.
- LOCATIONS OF ABUTTING BUILDINGS ARE APPROXIMATE BASED ON AERIAL PHOTOGRAPHS AND VISUAL OBSERVATIONS.

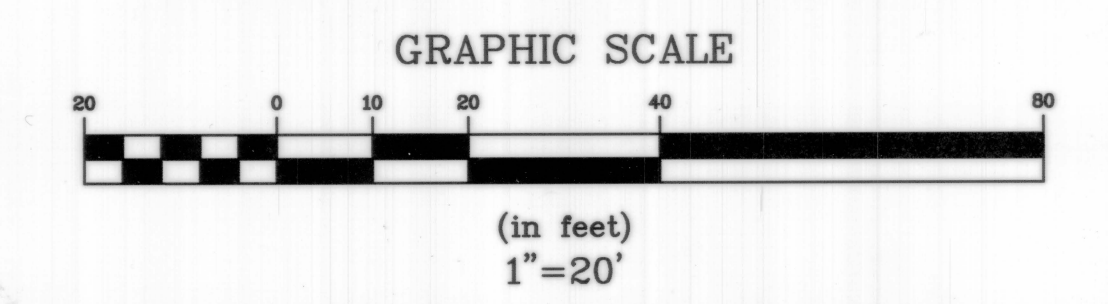
PLAN REFERENCES

- PLAN OF KNOWLES COURT TAKEN FROM LAND EVIDENCE.
- ADMINISTRATIVE SUBDIVISION PLAN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. DATED MARCH 13, 2003.

THE PURPOSE OF THIS PLAN IS TO COMBINE AP 8, LOT 488 & A.P. 8, LOT 562 INTO ONE LOT.

THE PLANNING COMMISSION GRANTED PERLIMINARY APPROVAL DATED AUG. 7, 2002. FINAL APPROVAL DATED AND WHICH ARE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT AND ZONING BOARD OF REVIEW APPROVAL DATED SEPT. 11, 2002 AS RECORDED IN BOOK 436 PAGE 276 IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN.

SUBDIVISION APPROVED AS SUBMITTED
 June 30, 2003
 date
 Gary A. Girard
 Planning Commission Chair
 Town of Jamestown, RI



LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
- - -	BUILDING SETBACK
OHW	EXISTING OVERHEAD WIRE
S	EXISTING SEWER LINE
W	PROPOSED WATER SERVICE
S	PROPOSED SEWER LINE
- - -	PROPOSED UNDERGROUND
T/E/C	TELEPHONE, ELECTRIC, & CABLE SERVICE
●	PROPOSED BOLLARD LIGHTING
○	EXISTING UTILITY POLE
○	EXISTING LIGHTING
○	PROPOSED WELL
○	EXISTING SEWER MANHOLE
○	EXISTING WATER GATE VALVE
□	CONCRETE BOUND

3	REVISED REFERENCE DATE	3/13/03	
2	FINAL APPROVAL REQUIREMENTS	1/22/03	
1	ZONING APPROVAL	9/10/02	
No.	Revision	Date	App.

Designed By: TAV Drawn by: RAH Checked by:
 Scale: 1"=20' Date: 22JUL02
 Project Title:
28 NARRAGANSETT AVE
35 KNOWLES COURT
 JAMESTOWN, RI 02835
 AP 8, LOTS 488 & 562
 PROPOSED MIXED USE DEVELOPMENT

Issued for:
 JAMESTOWN PLACE CONDOMINIUM, LLC
 716 EAST SHORE ROAD

Drawing Title:
PROPOSED CONDITIONS PLAN

BLAKE D. HENDERSON No. 6022 REGISTERED PROFESSIONAL ENGINEER	Drawing Number: C-1
	Sheet 1 of 1
	Project Number: 00078.0
	Survey Index: - 8 -