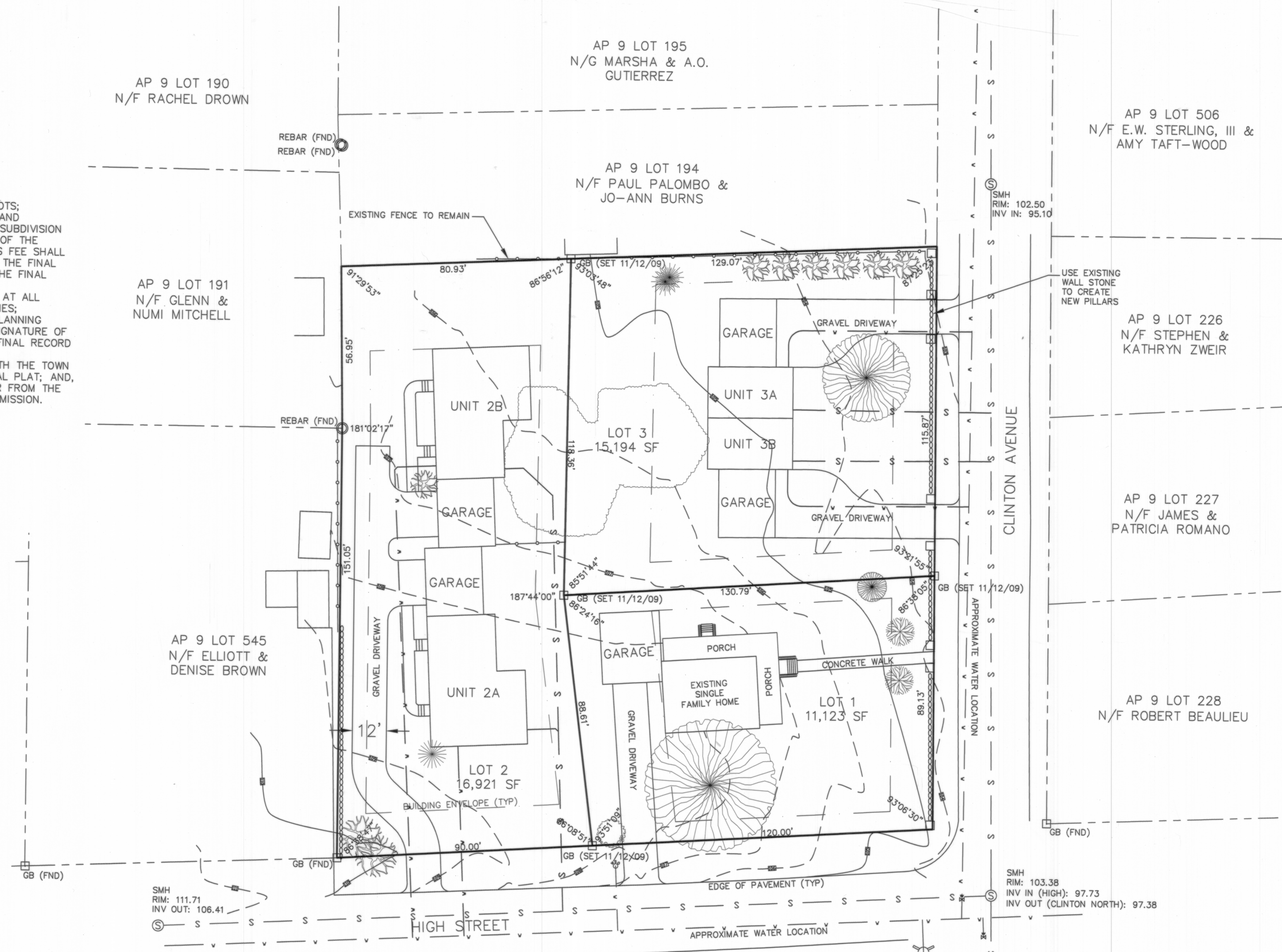


LEGEND

- 123.45 DISTANCE IN FEET
- ⊙ WELL
- △ STAKE SET
- ⊖ EXISTING BOUND
- TEST PIT HOLE
- PERC TEXT HOLE
- IRON PIN
- UTILITY POLE
- PROPERTY LINE
- STONE WALL
- 99.5 EXISTING CONTOURS

CONDITIONS OF APPROVAL

1. THE APPROVAL IS FOR A TOTAL OF 3 LOTS;
2. 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 DETERMINED AT THE TIME OF FILING OF THE FINAL PLAT AND PAID PRIOR TO RECORDING OF THE FINAL PLAN.
3. GRANITE MONUMENTS SHALL BE PLACED AT ALL CORNER POINTS OF THE NEW PROPERTY LINES;
4. THE FINAL PLAN SHALL COME TO THE PLANNING COMMISSION FOR FINAL REVIEW WITH THE SIGNATURE OF THE PLANNING CHAIR TO APPEAR ON THE FINAL RECORD PLAN;
5. THIS APPROVAL SHALL BE RECORDED WITH THE TOWN CLERK CONTEMPORANEOUSLY WITH THE FINAL PLAT; AND,
6. THIS APPROVAL SHALL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION.



Location Map
(Not To Scale)

PROPOSED CONDITIONS
RECORD PLAT
"CLINTON CORNER"
MINOR SUBDIVISION

Prepared For:
Nikki C. Andrews
55 Blueberry Lane
Jamestown, RI 02835

Owner of Record:
M.T. Lott, LLC

For Property Located at:
76 Clinton Avenue
In The Town of:
Jamestown, RI
AP 9, Lot 193
R8 Zoning District

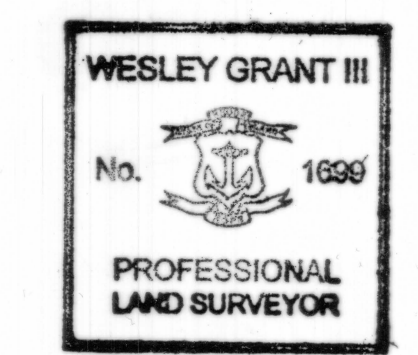
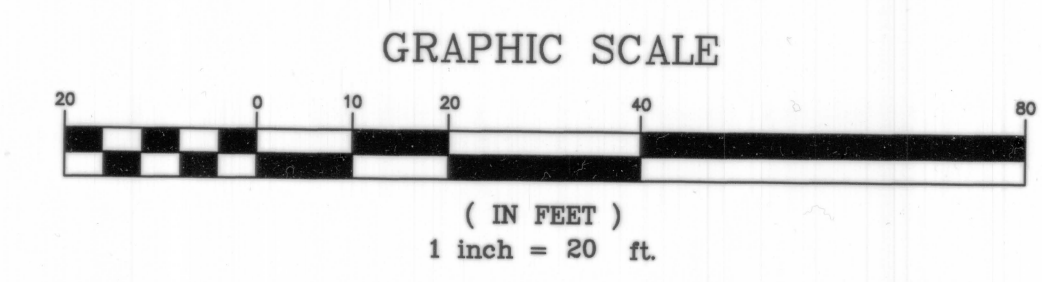
NO.	DATE	DESCRIPTION	BY
C	11/12/2009	RECORDING PLAN	NCA
B	6/16/2009	FINAL SUBMISSION PLAN	NCA
A	5/8/2009	REVISED PER TOWN COMMENTS	NCA

DRAWN BY:	NCA	DATE:	APRIL 2009
CHECKED BY:	W.G. III	DRAWING NO.:	7488002CLINTONSUB
JOB NO.:	7488.002	SHEET	2 OF 2

ZONE R-8 (SINGLE FAMILY)		LOT 1
LOT AREA	8,000 SF	11,123 SF
FRONTAGE	80 FT	89.13 FT
FRONT YARD	15 FT	15+ FT
REAR YARD	30 FT	30+ FT
SIDE YARD	7 FT	7+ FT
BLDG COVERAGE	30%	17%

ZONE R-8 (DUPLX)		
LOT AREA	LOT 2	LOT 3
15,000 SF	16,921 SF	15,194 SF
FRONTAGE	90 FT	115.87 FT
FRONT YARD	15 FT	15+ FT
REAR YARD	30 FT	30+ FT
SIDE YARD	10 FT	10+ FT
BLDG COVERAGE	30%	13%

SUBDIVISION APPROVED AS SUBMITTED
2/12/10
Wesley Grant III
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI



EP
Environmental Planning & Surveying, Inc.
Civil Engineering
Surveying
C A D Drafting
52 Dugway Bridge Road West Kingston, Rhode Island 02892 (401) 789-3628