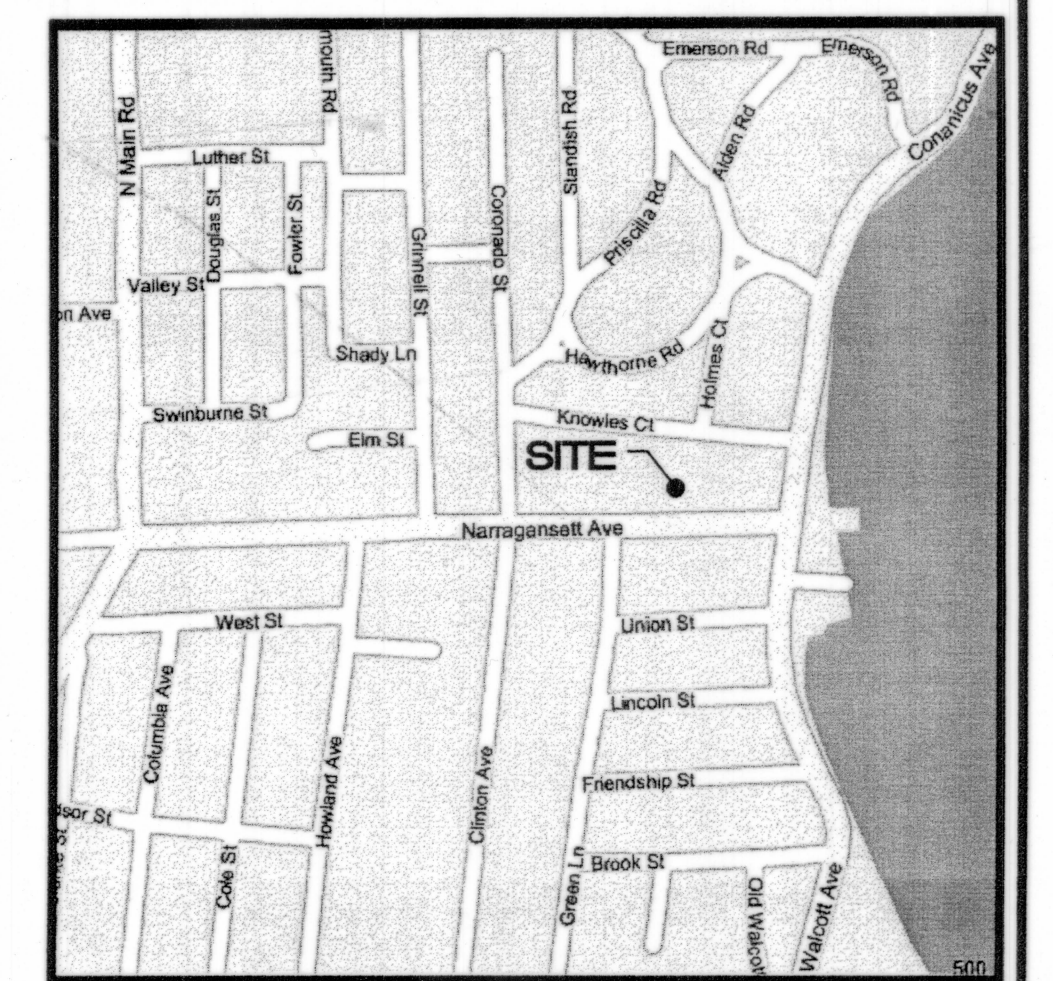


HPF 327 B

175 ADMINISTRATIVE SUBDIVISION 5-17-10 (DISK 7-1045)

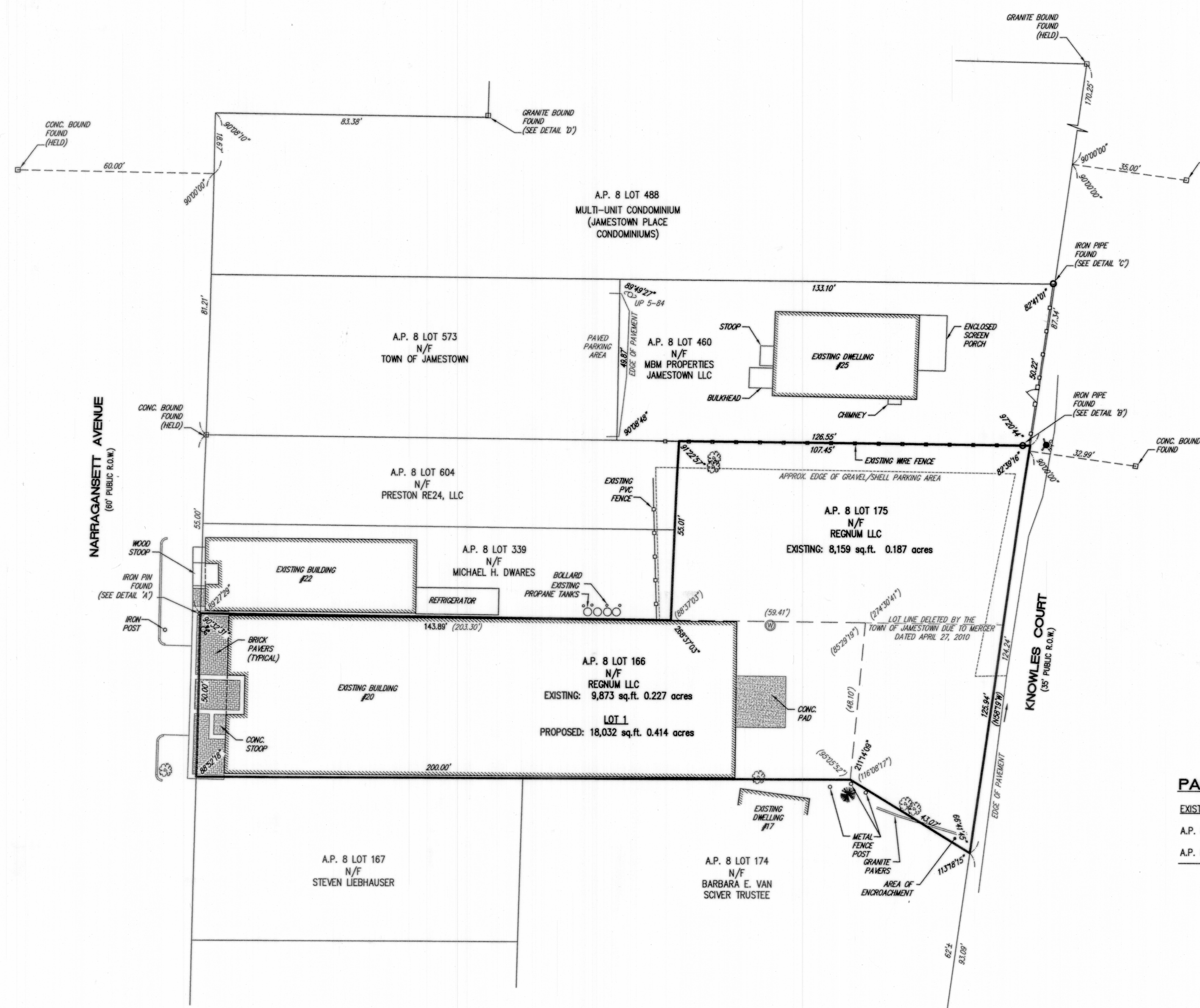


LOCATION MAP NOT TO SCALE

ZONE DATA:

ZONING DISTRICT: CD	
Lot Size:	5,000 sq. ft.
Lot Occupation:	
Lot Width:	40' min. 96' max.*
Lot Coverage:	55% max.
Setbacks - Principal Building:	
Front Setback-Principal	0' min. - 12' max. 18' max. for outdoor seating cafe with 3' wall, fence or planting at frontage
Front Setback-Secondary (corner lot)	0' min. - 12' max.
Side Setback	0' min. - 24' max.
Rear Setback	12' min.
Frontage Buildout	60% at min. setback
Setback - outbuilding	
Front Setback	20' max from rear prop. line.
Side Setback	10' min.
Rear Setback	3' min.
Building Height:	
Principal building	2 stories max., -Max 35'
Outbuilding	2 stories max., -Max 25'

* Lots existing as of October 22, 2009 shall not be considered non-conforming by lot width maximum.



REFERENCES:

- "PLAN OF LAND OWNED BY TOWN OF JAMESTOWN 11 KNOWLES COURT PLAT 8, LOT 173 JAMESTOWN RHODE ISLAND SCALE 1"=20' DATE: JUNE, 1998 SHEET NO: 1 OF 1" HF 137A
- "ADMINISTRATIVE SUBDIVISION PROJECT TITLE: JAMESTOWN PLACE ASSOCIATES A.P. 8, LOTS 488 & 562 JAMESTOWN, RI 02835 SCALE 1"=20' DATE: 22JUL02" HF 187A
- "ADMINISTRATIVE SUBDIVISION PROJECT TITLE: EANNARINO A.P. 8, LOTS 488 & 562 ADMINISTRATIVE SUBDIVISION SCALE: 1"=20' DATE: FEB., 2001" HF 175B
- "JAMESTOWN BAY VIEW CONDOMINIUM DECLARANT: JAMESTOWN BAY VIEW CONDOMINIUM 53 CONANICUS AVENUE JAMESTOWN, RHODE ISLAND, SHEET 1 OF 8, DATE: 7/8/88" HF 62A
- "COPY OF SKETCH TO ACCOMPANY LETTER OF SEPTEMBER 22, 1914 FROM R.J. EASTON TO JAMES TAUSSIG ESQ. SCALE 1"=50" HF 272A

LEGEND

- PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- - - EXISTING LOT LINES TO BE ABANDONED
- - - SURVEY TIE LINE
- ⊕ EXISTING FIRE HYDRANT
- (59.41) EXISTING LOT DIMENSION TO BE ABANDONED
- AP 8, LOT 166 ASSESSOR'S PLAT AND LOT NUMBER
- ⊕ WATER SHUT-OFF
- ⊕ WELL
- CONC. CONCRETE
- N/F NOW OR FORMERLY
- R.O.W. RIGHT OF WAY
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE

PARCEL MATRIX:

EXISTING LOTS	AREA	PROPOSED LOT/PARCEL	AREA
A.P. 8, LOT 166	9,873 S.F. (0.227 Acres)	LOT 1	18,032 S.F. (0.414 Acres)
A.P. 8, LOT 175	8,159 S.F. (0.187 Acres)		
TOTAL:	18,032 S.F.	TOTAL:	18,032 S.F.

OWNER/APPLICANT:

A.P. 8 LOTS 166 & 175
REGNUM LLC
102 COLE STREET
JAMESTOWN, RHODE ISLAND 02835

STREET INDEX:

THIS PLAN SHALL BE INDEXED BY THE FOLLOWING STREETS:
NARRAGANSETT AVENUE
KNOWLES COURT

ADMINISTRATIVE SUBDIVISION APPROVAL
DATE August 12, 2010
BY [Signature]
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

TIMOTHY H. KINDER
1974
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD FOR PROPERTY LINE AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
BY [Signature] DATE 8/12/2010
PROFESSIONAL LAND SURVEYOR
CERTIFICATE OF AUTHORIZATION NO. LS-A98

ADMINISTRATIVE SUBDIVISION PLAN

ASSESSOR'S PLAT 8, LOTS 166 AND 175
NARRAGANSETT AVENUE AND KNOWLES COURT
SITUATED IN
JAMESTOWN, RHODE ISLAND

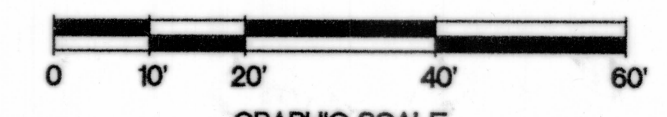
PREPARED FOR
REGNUM LLC

PREPARED BY

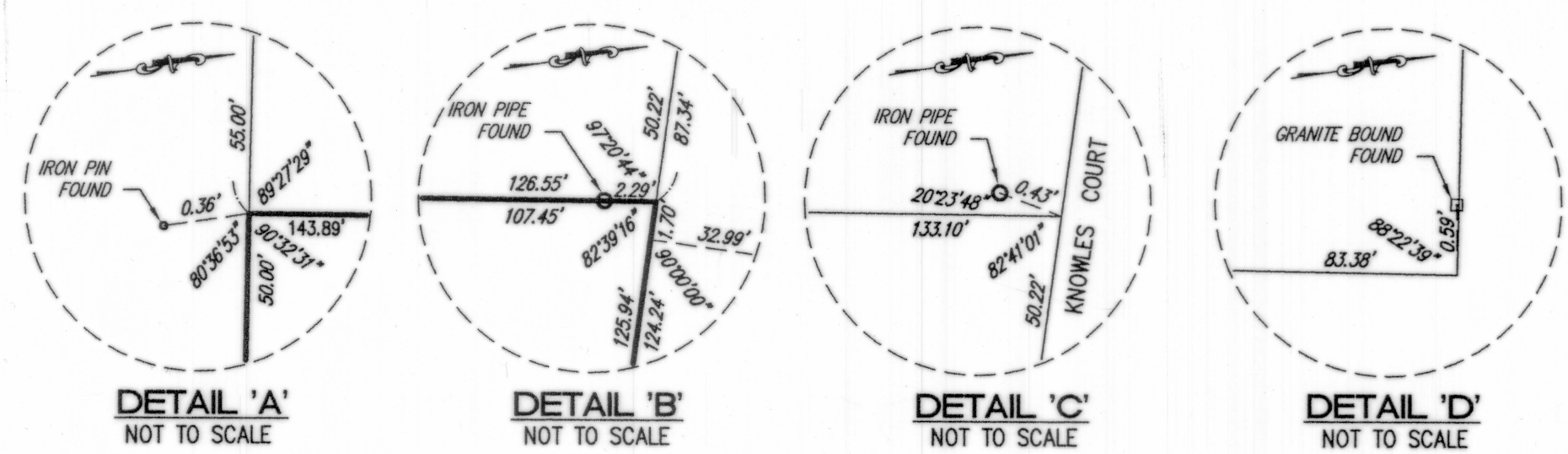
CIVIL ENGINEERS
CAITO CORPORATION
LAND PLANNERS
JOHN P. MURPHY
141 JAMES P. MURPHY HIGHWAY
WEST WARWICK, RHODE ISLAND
02893-2382
401-615-8600
fax: 401-615-8606

AUGUST 11, 2010

SCALE: 1" = 20'



SHEET 1 OF 1



DETAIL 'A' NOT TO SCALE

DETAIL 'B' NOT TO SCALE

DETAIL 'C' NOT TO SCALE

DETAIL 'D' NOT TO SCALE

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