

ZONING REQUIREMENTS:
 (FOR SINGLE-FAMILY RESIDENTIAL STRUCTURE)
 MINIMUM LOT AREA = 20,000 S.F.
 MINIMUM LOT WIDTH = 100 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT YARD = 30 FEET
 SIDE YARD = 10 FEET
 REAR YARD = 30 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET

NOTES:
 1. THE PARCEL IS PLAT 8, LOT 14.
 2. THE TOTAL PARCEL AREA IS 59,500± S.F. OR 1.37± ACRES.
 3. THE PARCEL IS ZONED: R-20 AND IS LOCATED WITHIN THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT.
 4. THE PARCEL IS LOCATED WITHIN FLOOD ZONE VE (ELEV. 20) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP #44005C0157J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE: SEPTEMBER 4, 2013.
 5. THE OWNER AND APPLICANT OF PLAT 8, LOT 14 IS:
 GEORGE J. & SUSAN E. FAZIO
 309 WELLESLEY AVENUE
 WESTON, MA 02493

STREET INDEX
 WATSON AVENUE
 AVENUE B

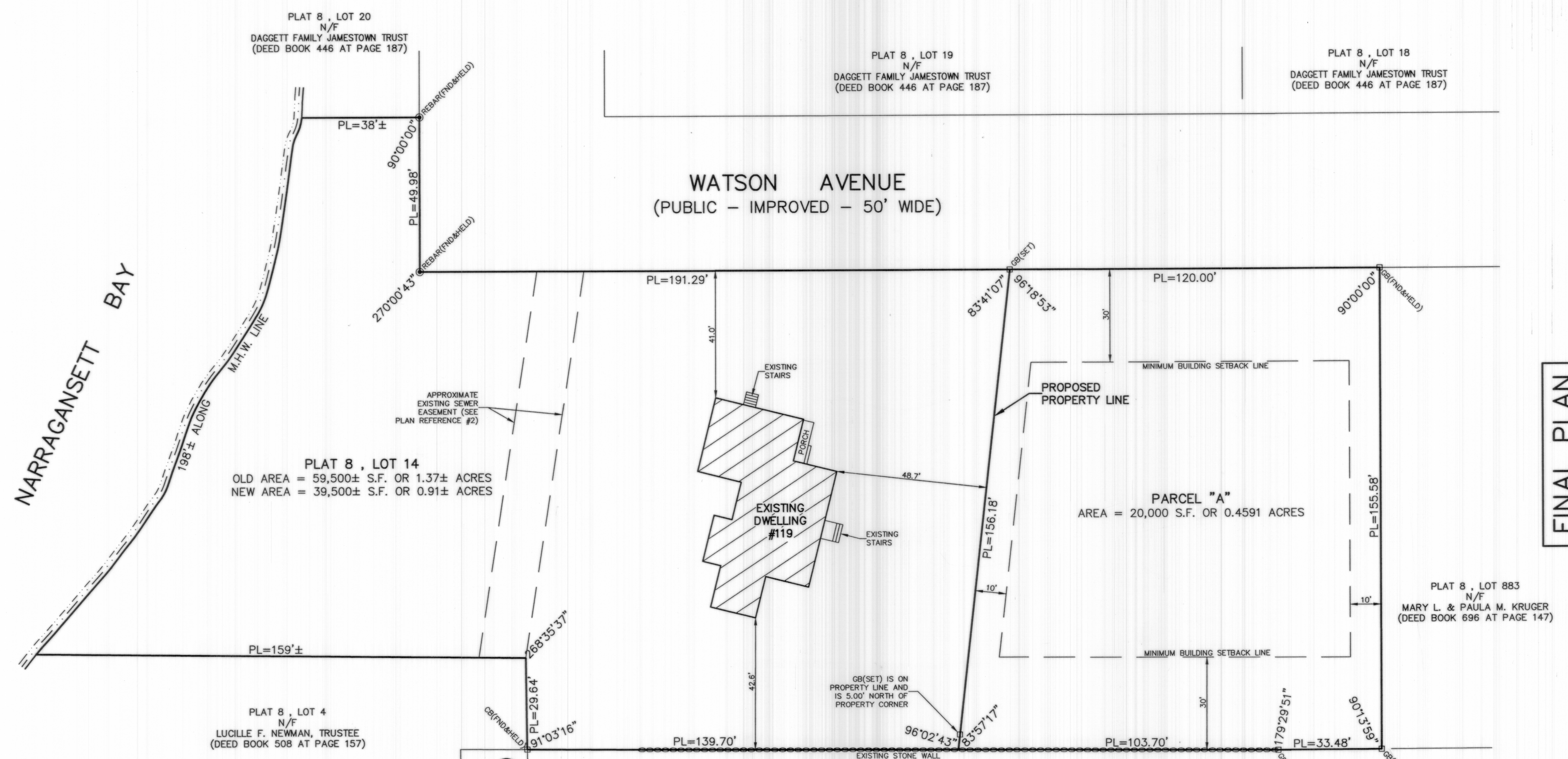
Doc# 00049397 293
 Sk# 853 Pg# 293
 RECEIVED FOR RECORD
 OCT 09 2015 11:05A
 JAMESTOWN TOWN CLERK
 CHERYL A. FEARSTROM, LLC

LOCUS
 NOT TO SCALE

LEGEND
 GB GRANITE BOUND
 CB CONCRETE BOUND
 DH DRILL HOLE
 FND FOUND
 PL PROPERTY LINE
 N/F NOW OR FORMERLY
 S.F. SQUARE FEET
 M.H.W. MEAN HIGH WATER

NARRAGANSETT BAY

WATSON AVENUE
 (PUBLIC - IMPROVED - 50' WIDE)



PLAT 8, LOT 14
 OLD AREA = 59,500± S.F. OR 1.37± ACRES
 NEW AREA = 39,500± S.F. OR 0.91± ACRES

PARCEL "A"
 AREA = 20,000 S.F. OR 0.4591 ACRES

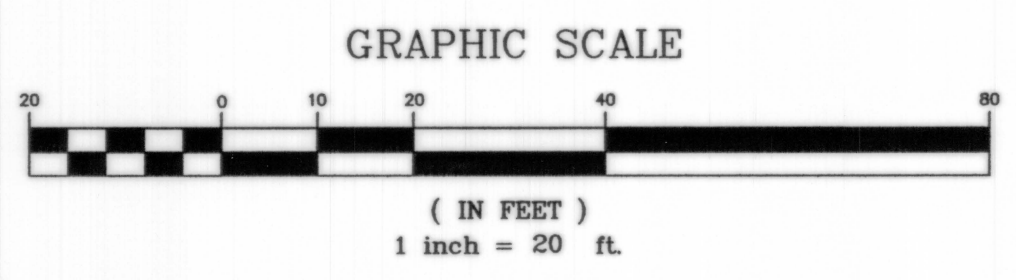
PLAT 8, LOT 4
 N/F
 LUCILLE F. NEWMAN, TRUSTEE
 (DEED BOOK 508 AT PAGE 157)

PLAT 8, LOT 788
 N/F
 LUCILLE F. NEWMAN, TRUSTEE
 (DEED BOOK 508 AT PAGE 155)

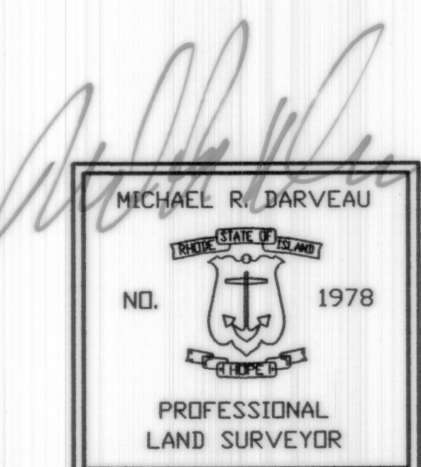
PLAT 8, LOT 477
 N/F
 VICTOR A. & LYNN BELL
 (DEED BOOK 68 AT PAGE 735)

DEED REFERENCE:
 1. PLAT 8, LOT 14 - DEED BOOK 720 AT PAGE 142.

PLAN REFERENCES:
 1. PLAN ENTITLED "MINOR SUBDIVISION OF LAND LOCATED AT 119 WATSON AVENUE IN JAMESTOWN, R.I., BEING LOT 14 OF ASSESSOR PLAT 8 OWNED BY MARGARET KRUGER TRUSTEE, DATE: 12/5/09, SCALE: 1" = 30', BY HILBERN LAND SURVEYING" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#247A.
 2. PLAN ENTITLED "GENERAL PLAN OF EASEMENT FOR WATER, ELECTRIC AND TELEPHONE (UNDERGROUND), AP 8, LOTS 21 AND 22, PROPERTY OF SUSAN MADEN, SCALE: 1" = 40', DATED: 2-25-80, REVISED: 9-24-81, BY ISLAND ENGINEERING," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#279B.



I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.
 BY: *George J. Fazio*
 BY: *Susan E. Fazio*



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 BY: *Michael R. Darveau*
 MICHAEL R. DARVEAU, PLS#1978
 DATE: 8/20/15

SUBDIVISION APPROVED AS SUBMITTED
 10/7/15
 DATE
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI

FINAL PLAN

MINOR SUBDIVISION PROPERTY LINE PLAN FOR		SCALE: 1" = 20'	
GEORGE J. & SUSAN E. FAZIO		DRAWN BY: S.A.K.	
PLAT 8, LOT 14		DATE: AUG. 20, 2015	
119 WATSON AVENUE		PROJECT NO: 2014_045	
JAMESTOWN, RHODE ISLAND		SHEET NO: 1 OF 1	
DARVEAU LAND SURVEYING, INC.		P.O. BOX 7918	
CUMBERLAND, R.I. 02864		PHONE 401-475-5700	
E-MAIL: DARVEAUSURVEY@COX.NET			