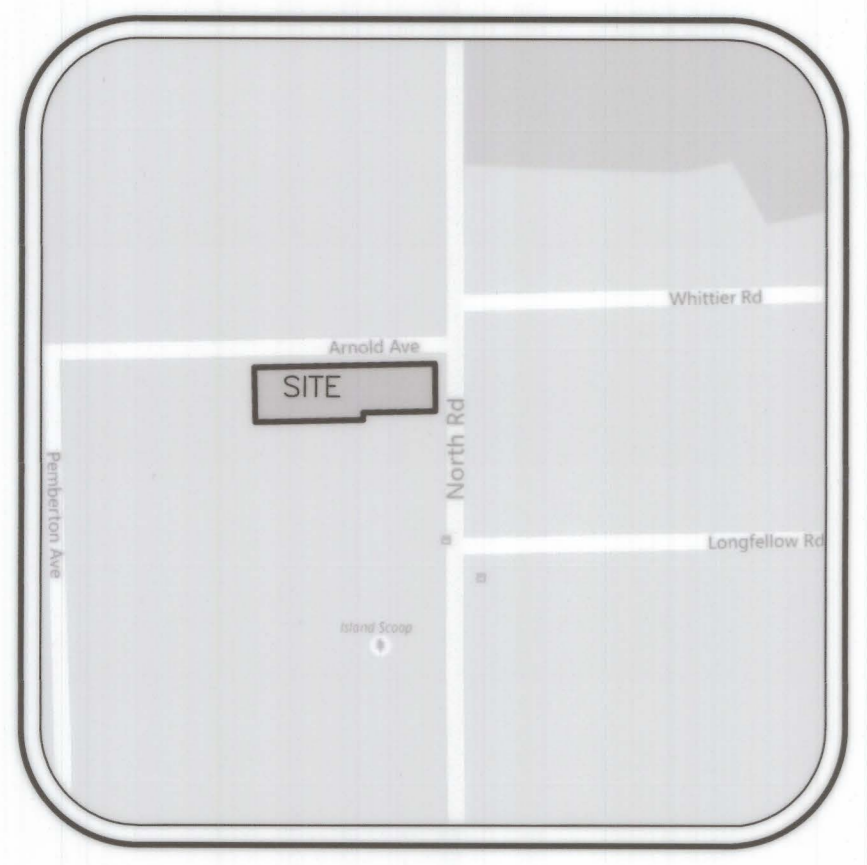


RECEIVED FOR RECORD
Jan 09, 2018 03:23P
JAMESTOWN TOWN CLERK
CERVELLO, FERNSTRONG, INC.
Doc# 91430339
Bk# 58



LOCUS MAP
NOT TO SCALE

BEING A.P. 8, LOT 95
TOTAL AREA OF LOT = 17,662 S.F.
PARCEL 'A' = 8,625 S.F.
PARCEL 'B' = 9,037 S.F.

PARCEL ZONING
VILLAGE SPECIAL DEVELOPMENT DISTRICT - CL
MINIMUM LOT AREA = 8,000 S.F.
MINIMUM WIDTH = 80' MIN. - 120' MAX
LOT COVERAGE = 35% MAX.
FRONT SETBACK = 12' MIN. - 24' MAX
FRONT SETBACK (CORNER LOT) = 6' MIN. - 18' MAX.
SIDE SETBACK = 6'
REAR SETBACK = 12'
BUILDING HEIGHT = 2 STORIES MAX. - 35' MAX.

PROPERTY OWNER/APPLICANT
JAMESTOWN LANDING, LLC
294 VALLEY ROAD - UNIT 1
MIDDLETOWN, RI 02842

REFERENCES:

- 1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "BAY VIEW, THE PROPERTY OF THOMAS CONGDON WATSON, JAMESTOWN R.I. DATED 1874, SCALE 1" = 300" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE AS HPF 277B.
- 2. REFERENCE IS HEREBY MADE TO THAT CERTAIN WARRANTY DEED BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS BOOK 56, PAGE 136.

SURVEY NOTE:

THIS 10' X 100' STRIP OF LAND IS INCORRECTLY DESCRIBED IN THE CURRENT DEED AND PREVIOUS DEEDS. THE LOCATION OF THE PROPERTY LINES SHOWN ARE THE INTENT OF THE ORIGINAL DEED AND COINCIDE WITH OCCUPATION.

NOTES:

- 1. EXISTING BUILDINGS ON ADJACENT PARCELS TAKEN FROM AERIAL PHOTOGRAPHY, SPRING 2011.
- 2. CONTOURS WERE CREATED USING DATA FROM A TOPOGRAPHIC SURVEY.
- 3. THERE WERE NO CEMETERIES, COMMUNITY LANDMARKS, OR HISTORIC STRUCTURES FOUND ON THIS PROPERTY.
- 4. 2 BUILDABLE LOTS PROPOSED.
- 5. 1 BUILDABLE LOT EXISTING.
- 6. THERE ARE NO AREAS OF AGRICULTURAL USE ON SITE.
- 7. ALL SOILS ON SITE ARE CLASSIFIED AS AREAS OF PRIME FARMLAND.
- 8. EACH LOT WILL BE SERVED BY PUBLIC WATER, SEWER AND UTILITIES. SEWER AND ELECTRICAL EASEMENTS WILL BE RECORDED SEPARATELY.
- 9. THE PROPOSED LOTS ARE NOT LOCATED WITHIN A GROUNDWATER PROTECTION OVERLAY DISTRICT
- 10. THE PROPOSED LOTS ARE LOCATED WITHING A NATURAL HERITAGE DISTRICT
- 11. NO WETLAND AREAS WERE FOUND ON SITE
- 12. THESE LOTS ARE NOT PERMITTED TO TIE INTO THE EXISTING DRAINAGE SYSTEM ON ARNOLD AVENUE BECAUSE IT WOULD EXACERBATE DOWN GRADIENT FLOODING ISSUES.

CERTIFICATION:

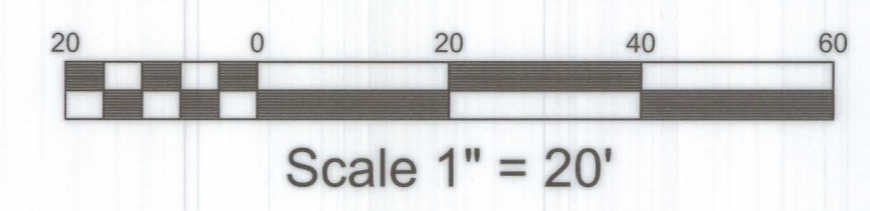
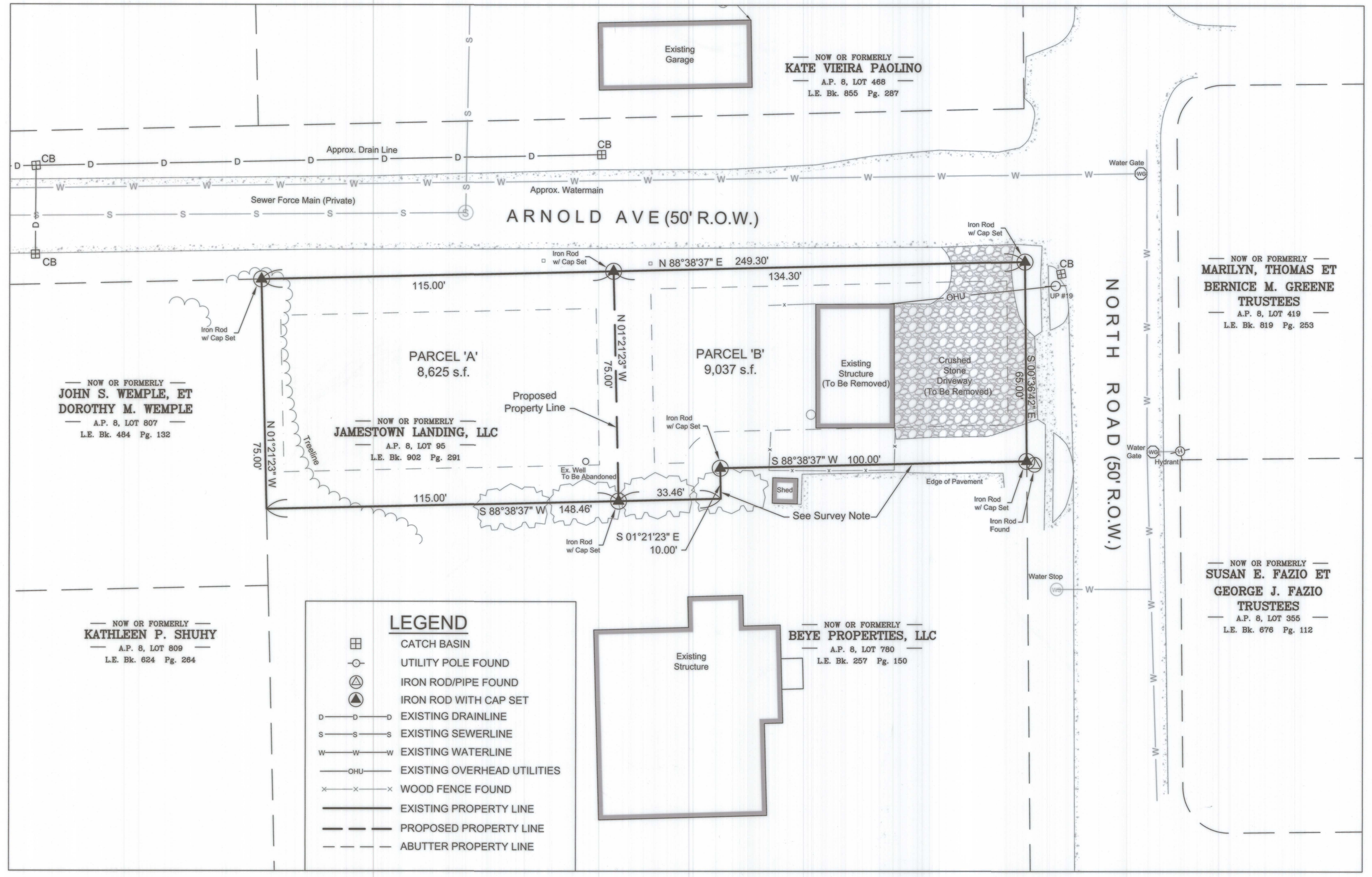
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT CLASSIFICATION: TOPOGRAPHIC SURVEY T-2

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS PLAN IS TO PERFORM A MINOR SUBDIVISION OF THE TOWN OF JAMESTOWN'S ASSESSOR PLAT 8, LOT 95 TO CREATE TWO INDIVIDUAL LOTS.

BY: DANIEL R. COTTA
PLS-1918
LS.000A453 COA

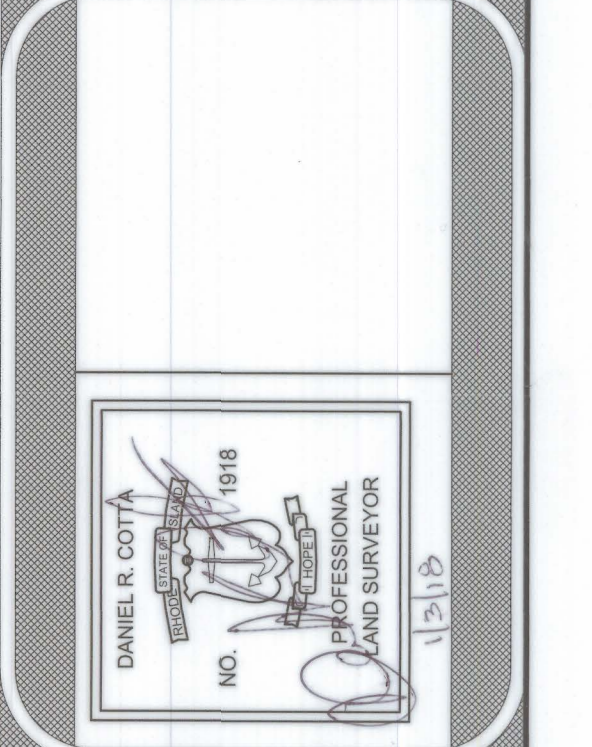
FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44005C0069J & 44005C0088J
REVISED - SEPTEMBER 4, 2013



SUBDIVISION APPROVED AS SUBMITTED
1/3/2018
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. NORTH ROAD
2. ARNOLD AVENUE

Table with columns: Drawn By: PUF, Checked By: DrC, Date: 09/19/2017, Scale: 1" = 20', REVISIONS (NO., REVISION, BY, DATE)



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Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet 1 of 1 sheets
Drawing No. 117136