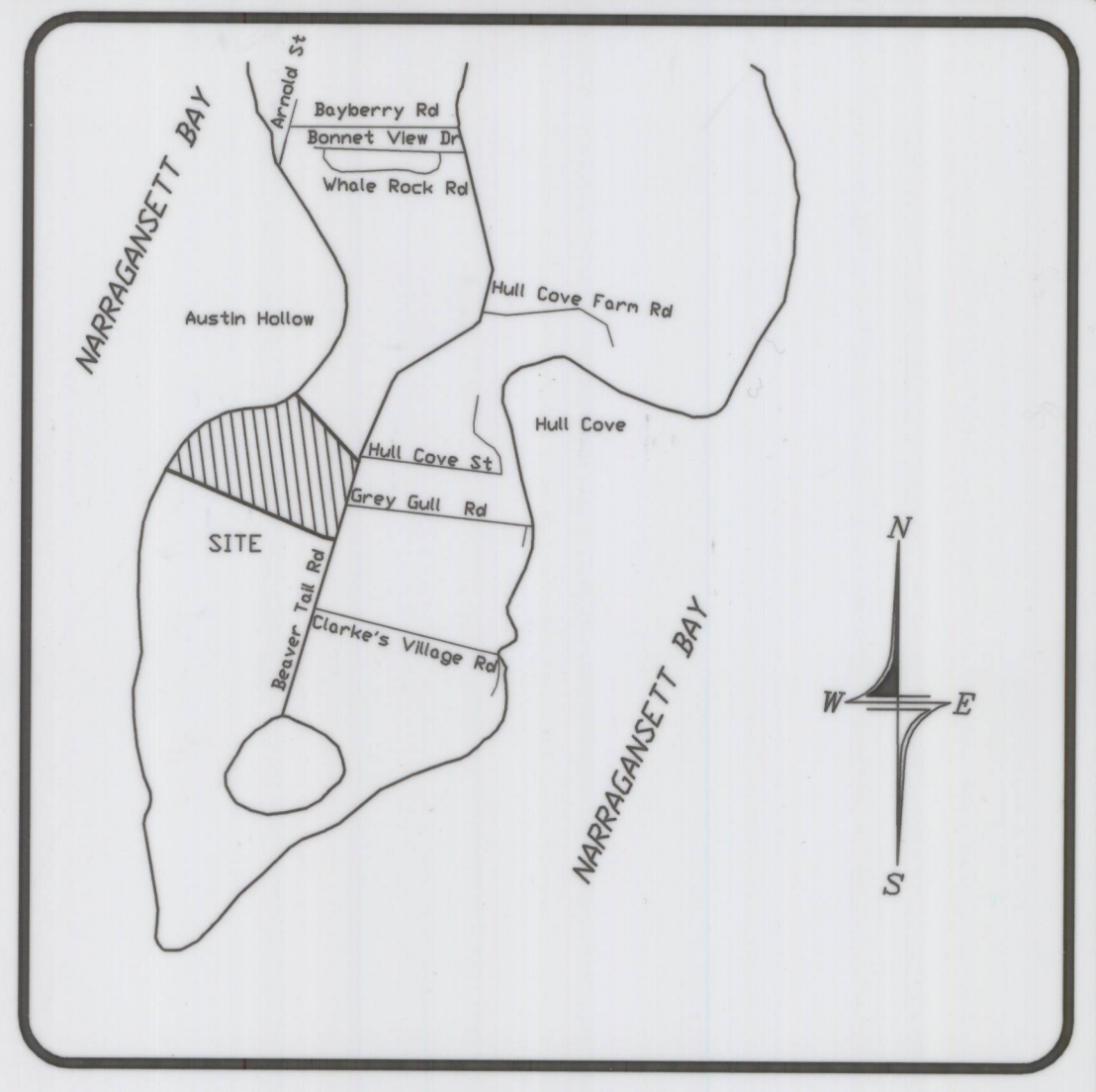


HPF 157B

FINAL PLAT
PREPARED FOR
JOHN J. MADDEN
ASSESSOR'S PLAT 12 LOT 48
SITUATED IN THE TOWN OF
JAMESTOWN, RHODE ISLAND



LOCATION MAP
NOT TO SCALE

TOWN OF JAMESTOWN
PLANNING BOARD
FINAL APPROVAL
DATE April 28, 2000
BY Gary A. Girard
TITLE Vid-Chain

CONDITIONS OF APPROVAL
(PER PRELIMINARY APPROVAL 2/16/00)

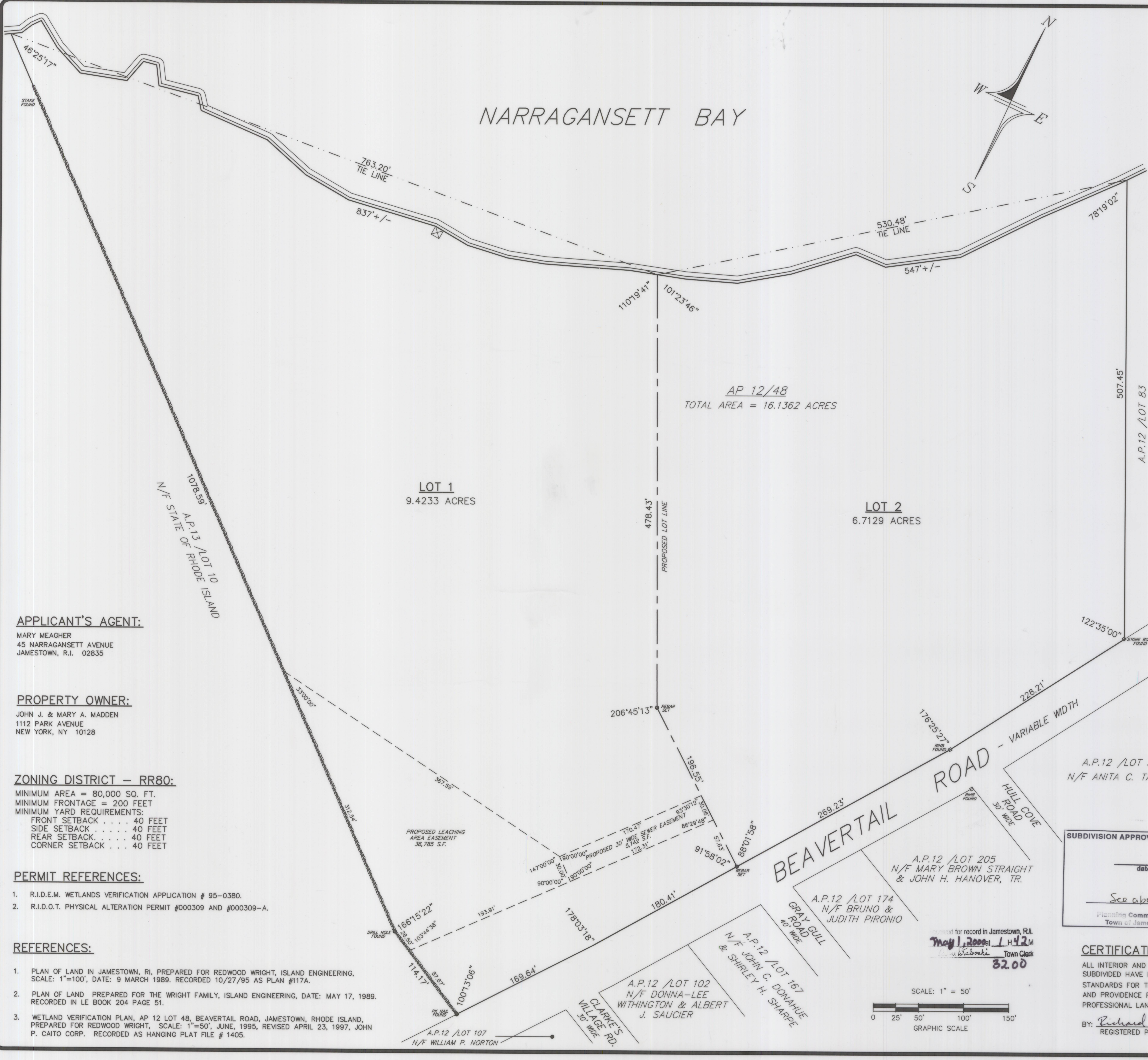
1. THE APPROVAL IS FOR A TOTAL OF 2 LOTS .
2. THAT PAYMENT OF A FEE IN-LIEU OF LAND DEDICATION SHALL BE REQUIRED FOR THIS SUBDIVISION IN THE AMOUNT REQUIRED BY ARTICLE III D OF THE JAMESTOWN SUBDIVISION REGULATIONS. THIS FEE SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.
3. MONUMENTS SHALL BE PLACED AT ALL CORNERS POINTS AT THE NEW PROPERTY LINE.
4. THE COASTAL RESOURCE MANAGEMENT COUNCIL SHALL BE NOTIFIED IF ANY CLEARING OF VEGETATION OR DISTURBANCE IS TO OCCUR WITHIN THE 200 FOOT JURISDICTIONAL LIMIT OF THE CRMC.
5. NO CLEARANCE OF THE WETLAND OR WETLAND BUFFER SHALL OCCUR WITHOUT CONSULTATION OF THE CONSERVATION COMMISSION.
6. PRIOR TO FINAL APPROVAL, THE APPLICANT MUST PROVIDE A PHYSICAL ALTERATION PERMIT FROM THE DEPARTMENT OF TRANSPORTATION.
7. PRIOR TO FINAL APPROVAL, THE APPLICANT MUST PROVIDE A LEGAL DOCUMENT, ACCEPTABLE TO THE TOWN SOLICITOR, FOR THE SEWER EASEMENT OVER LOT 1 IN FAVOR OF LOT 2.
8. THE PLANNING COMMISSION DELEGATES FINAL REVIEW TO THE TOWN PLANNER WITH THE SIGNATURE OF THE PLANNING CHAIR TO APPEAR ON THE FINAL RECORD PLAN.
9. THE APPROVAL SHALL BE RECORDED WITH THE TOWN CLERK CONTEMPORANEOUSLY WITH THE FINAL PLAN; AND,
10. THIS APPROVAL SHALL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION.

NO.	REVISION	DATE



DOWDELL ENGINEERING ASSOCIATES
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1564 • 3940 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
(401) 364-1027

JOB NO. 1864	DRAWN BY: R.L.C.
DWG. NO. 1864-FNL	CHECKED: W.D.D.
SCALE: 1"=50'	APPROVED: W.D.D.
SHEET: 1	DATE: APRIL 19, 2000
1 OF 1 SHEETS	



APPLICANT'S AGENT:
MARY MEAGHER
45 NARRAGANSETT AVENUE
JAMESTOWN, R.I. 02835

PROPERTY OWNER:
JOHN J. & MARY A. MADDEN
1112 PARK AVENUE
NEW YORK, NY 10128

ZONING DISTRICT - RR80:
MINIMUM AREA = 80,000 SQ. FT.
MINIMUM FRONTAGE = 200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK 40 FEET
SIDE SETBACK 40 FEET
REAR SETBACK 40 FEET
CORNER SETBACK . . . 40 FEET

PERMIT REFERENCES:
1. R.I.D.E.M. WETLANDS VERIFICATION APPLICATION # 95-0380.
2. R.I.D.O.T. PHYSICAL ALTERATION PERMIT #000309 AND #000309-A.

REFERENCES:
1. PLAN OF LAND IN JAMESTOWN, RI. PREPARED FOR REDWOOD WRIGHT, ISLAND ENGINEERING. SCALE: 1"=100', DATE: 9 MARCH 1989. RECORDED 10/27/95 AS PLAN #117A.
2. PLAN OF LAND PREPARED FOR THE WRIGHT FAMILY, ISLAND ENGINEERING, DATE: MAY 17, 1989. RECORDED IN LE BOOK 204 PAGE 51.
3. WETLAND VERIFICATION PLAN, AP 12 LOT 48, BEAVERTAIL ROAD, JAMESTOWN, RHODE ISLAND, PREPARED FOR REDWOOD WRIGHT, SCALE: 1"=50', JUNE, 1995, REVISED APRIL 23, 1997, JOHN P. CAITO CORP. RECORDED AS HANGING PLAT FILE # 1405.

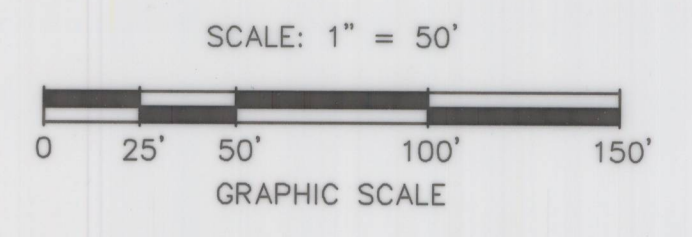
SUBDIVISION APPROVED AS SUBMITTED
date _____
See above
Planning Commission Chair
Town of Jamestown, RI

RICHARD L. COUCHON
No. 1820
PROFESSIONAL LAND SURVEYOR
4/19/00

CERTIFICATION

ALL INTERIOR AND PERIMETER LOT LINES AND STREET LINES OF THE LAND BEING SUBDIVIDED HAVE BEEN DESIGNED TO CONFORM TO PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS AS PREPARED BY THE RHODE ISLAND SOCIETY OF PROFESSIONAL LAND SURVEYORS, INC. MAY, 1992, AS AMENDED.

By: Richard L. Couchon 4/19/00
REGISTERED PROFESSIONAL LAND SURVEYOR DATE



AP 12/48
TOTAL AREA = 16.1362 ACRES

LOT 1
9.4233 ACRES

LOT 2
6.7129 ACRES

A.P. 12 / LOT 205
N/F MARY BROWN STRAIGHT
& JOHN H. HANOVER, TR.

A.P. 12 / LOT 174
N/F BRUNO &
JUDITH PIRONIO

A.P. 12 / LOT 167
N/F JOHN C. DONAHUE
& SHIRLEY H. SHARPE

A.P. 12 / LOT 102
N/F DONNA-LEE
WITHINGTON & ALBERT
J. SAUCIER

A.P. 12 / LOT 107
N/F WILLIAM P. NORTON