

ZONING INFORMATION
 ZONING DISTRICT - R-1
 MINIMUM LOT AREA - 14,400 SF
 MINIMUM LOT WIDTH - 120'
 MINIMUM LOT FRONTAGE - 100'
 MINIMUM FRONT YARD - 35'
 MINIMUM SIDE YARD - 15'+5'/STY OVER 1
 MINIMUM REAR YARD - 25'
 WETLAND OVERLAY DISTRICT

APPROVAL BY SEEKONK BOARD OF HEALTH

LOT 1
 LOT AREA - 64,000 SF
 LOT WIDTH - 320'
 LOT FRONTAGE - 320'
 FRONT YARD - 35'
 SIDE YARD - 20'
 REAR YARD - 25'

NOTE:
 THIS PLAN IS FOR CONSTRUCTION
 OF A THREE FAMILY DWELLING AND
 CONFORMS TO SEC. 4.7, SEEKONK
 ZONING BY-LAWS.

SEEKONK BOARD OF HEALTH

DATE APPROVED

REQUESTED WAIVERS TO SUBDIVISION REGULATIONS:

- *** FILING & REVIEW FEES.
- 5.4 EROSION AND SEDIMENTATION PLAN
- 5.6 ENVIRONMENTAL IMPACT STATEMENT
- 7.2.2.1 STREET WIDTH
- 7.2.2.2 MINIMUM PAVED WIDTH
- 7.2.2.5, 8.7.1 SIDEWALKS
- 7.2.2.6 STREET CROSS SECTION

- 7.2.3.1 CENTERLINE GRADE -1% REQUIRED, 0.89% PROVIDED
- 7.2.3.4 CROSS SLOPE - 1/2"/ft REQUIRED, 1/4"(2%) PROVIDED
- 7.2.4.2 CUL DE SAC DIMENSIONS - 125' R.O.W. DIAMETER, 105' PAVEMENT DIAMETER, 40' R. ISLAND REQUIRED; 96' R.O.W. DIAMETER, 81' PAVEMENT DIAMETER, 20' R. ISLAND PROVIDED.
- 8.6.1 CURBING - DRAINAGE DESIGN IS PROVIDED SO NO CURB IS NECESSARY.
- 8.12.2 SHADE TREES - IT IS INTENDED THAT TREES BE PROVIDED, BUT FEWER THAN REQUIRED BY THE REGULATION.

FOR REGISTRY USE ONLY

APPROVAL UNDER SUBDIVISION
 CONTROL LAW REQUIRED.

SEEKONK PLANNING BOARD

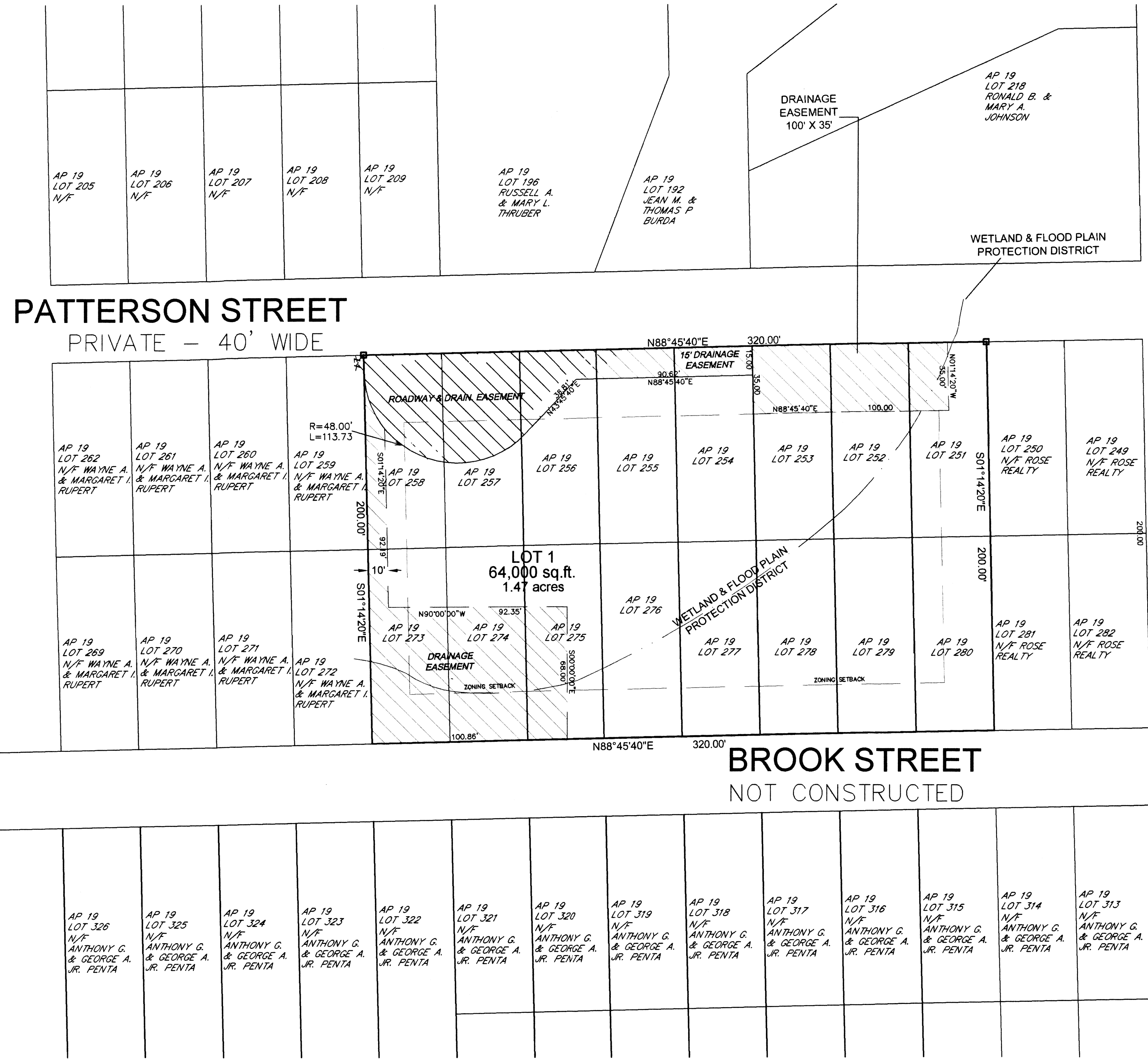
DATE APPROVED DATE ENDORSED

PARCEL INFORMATION
 LOT 1 DOES NOT LIE IN A TOWN OF SEEKONK AQUIFER PROTECTION DISTRICT. LOT 1 DOES NOT LIE IN A TOWN OF SEEKONK WELLHEAD PROTECTION DISTRICT.

ASSESSORS MAP 19 LOTS 251-258, 273-280

OWNER/TITLE REFERENCES (BRISTOL COUNTY (NORTHERN) REGISTRY OF DEEDS)

AP	LOT	OWNER	BOOK	PAGE
19	251	OLGA O. ALFONSO	2716	99
19	252	OLGA O. ALFONSO	2716	99
19	253	OLGA O. ALFONSO	2716	99
19	254	OLGA O. ALFONSO	2716	99
19	255	OLGA O. ALFONSO	2716	99
19	256	OLGA O. ALFONSO	2716	99
19	257	FREEMAN E. & NOLAN R. TREACY	1511	1065
19	258	FREEMAN E. & NOLAN R. TREACY	1511	1065
19	273	FREEMAN E. & NOLAN R. TREACY	1511	1065
19	274	FREEMAN E. & NOLAN R. TREACY	1511	1065
19	275	OLGA O. ALFONSO	2716	99
19	276	OLGA O. ALFONSO	2716	99
19	277	OLGA O. ALFONSO	2716	99
19	278	OLGA O. ALFONSO	2716	99
19	279	OLGA O. ALFONSO	2716	99
19	280	OLGA O. ALFONSO	2716	99



PLAN REFERENCES
 "TAUNTON AVENUE PLAT, SEEKONK, MASS."
 BY J.A. LATHAM & SON, NOVEMBER, 1919

"SANDY ACRES, SEEKONK, MA"
 BY WATERMAN ENGINEERING CO., JUNE, 1974 (REV. SEPT, 1974)

"PLAN OF LAND IN SEEKONK, MASS SURVEYED FOR QUEQUECHAN HOMES, INC." BY ROGER A. HILL SURVEY CORP. MAY, 1974

DECLARATION OF RESERVED EASEMENTS
 TO BE RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN MEETS THE
 RULES AND REGULATIONS OF THE REGISTRY
 OF DEEDS.

REGISTERED PROFESSIONAL LAND SURVEYOR DATE:

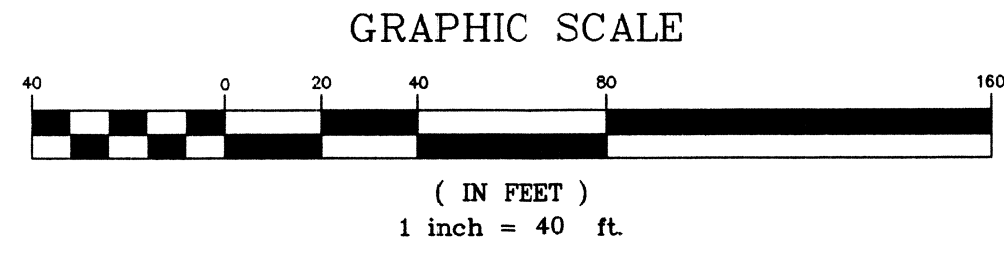
I CERTIFY THAT 20 DAYS HAVE ELAPSED
 SINCE PLANNING BOARD APPROVAL AND
 THAT NO APPEAL HAS BEEN FILED.

TOWN CLERK DATE:

I CERTIFY THAT THIS PLAN WAS PREPARED
 FROM AN ON THE GROUND SURVEY
 ACCORDING TO THE STANDRDS OF A CLASS
 I SURVEY BETWEEN

AND
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE:

CURVE	LENGTH	RADIUS
C1	67.89	31.25
C2	26.57	30.00



APPLICANT JJC DEVELOPMENT CORP 20 BOSTON STREET EAST PROVIDENCE, RI 02914	DEFINITIVE SUBDIVISION PLAN PATERSON STREET ESTATES SEEKONK, MA
	Sheet 2 of 6 LOT LAYOUT SHEET SCALE: 1"=40' DATE: DEC. 18, 2003 MILLER ENGINEERING 21 BROOK ST. - SEEKONK, MA 02771 (508) 761-7790

REV: 4/29/05
 REV: 4/12/05
 SHEET 2 OF 6