

# STREET INDEX

HAMILTON AVENUE  
HIGHLAND DRIVE  
STANTON ROAD

- ### LEGEND
- GB GRANITE BOUND
  - SB STONE BOUND
  - CB CONCRETE BOUND
  - DH DRILL HOLE
  - FND FOUND
  - 00/000 ASSESSOR'S PLAT & LOT NUMBER
  - N/F NOW OR FORMERLY
  - S.F. SQUARE FEET

I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.  
BY: *Victoria V. Valentine*  
VICTORIA V. VALENTINE  
BY: *William H. Hutchinson*  
WILLIAM H. HUTCHINSON  
BY: *G. Quentin Anthony*  
G. QUENTIN ANTHONY, PRESIDENT  
CONANICUT ISLAND LAND TRUST

### ZONING REQUIREMENTS:

ZONE R-40 SINGLE-FAMILY DWELLING:  
MINIMUM LOT AREA = 40,000 S.F.  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM BUILDING SETBACKS:  
FRONT = 40 FEET  
SIDE = 20 FEET  
REAR = 30 FEET  
MAXIMUM LOT COVERAGE = 25%  
MAXIMUM BUILDING HEIGHT = 35 FEET

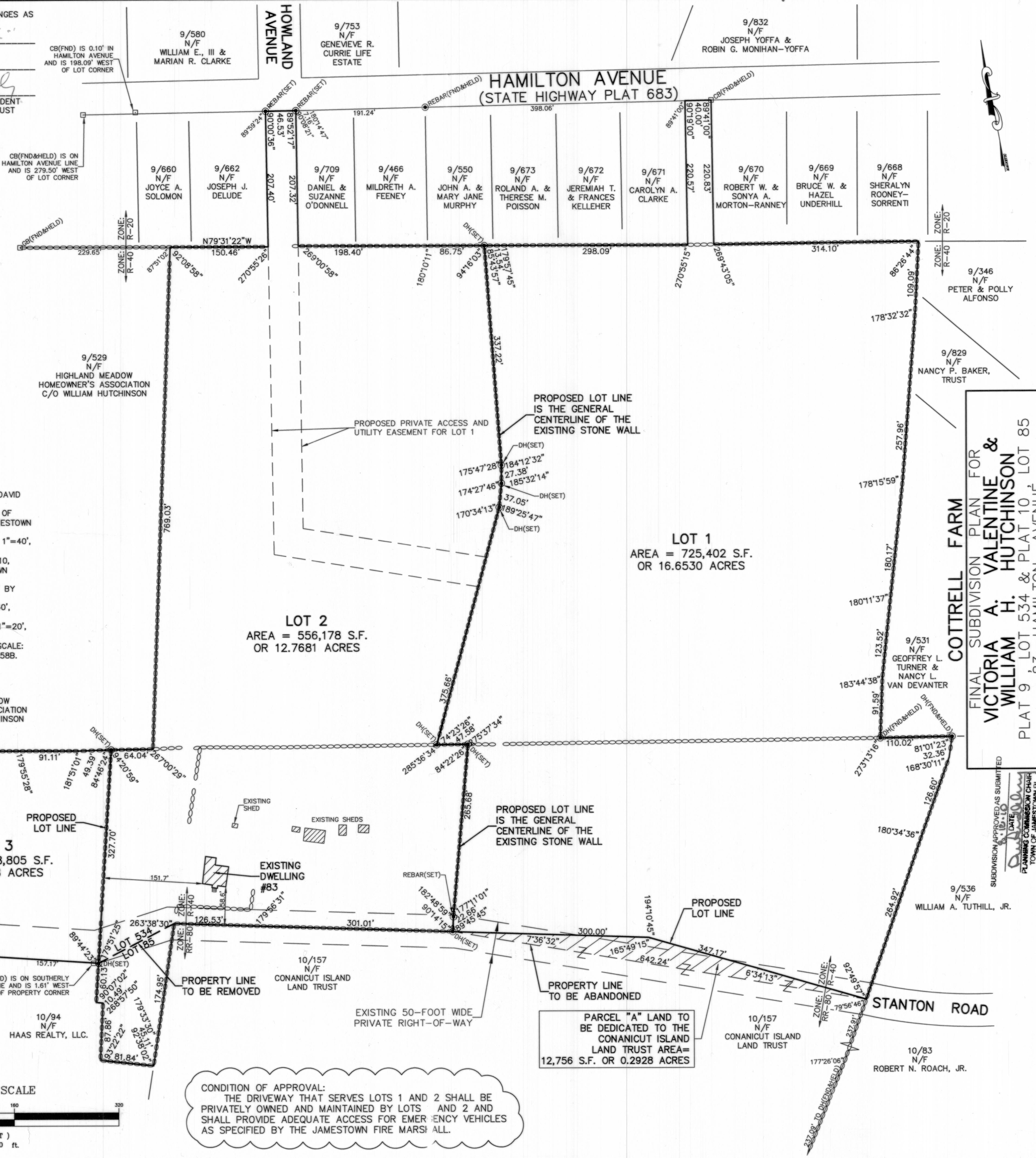
ZONE RR-80 SINGLE-FAMILY DWELLING:  
MINIMUM LOT AREA = 80,000 S.F.  
MINIMUM LOT FRONTAGE = 200 FEET  
MINIMUM BUILDING SETBACKS:  
FRONT = 40 FEET  
SIDE = 30 FEET  
REAR = 40 FEET  
MAXIMUM LOT COVERAGE = 20%  
MAXIMUM BUILDING HEIGHT = 35 FEET

## LOCUS

NOT TO SCALE

- ### NOTES:
- THE PARCEL CONSISTS OF PLAT 9, LOT 534 AND PLAT 10, LOT 85.
  - THE TOTAL AREA OF THE PARCEL IS 1,403,141 S.F. OR 32.2117 ACRES.
  - THE OWNER AND APPLICANT OF THE PARCEL IS:  
WILLIAM H. HUTCHINSON & VICTORIA V. VALENTINE  
3 MEADOW LANE  
JAMESTOWN, R.I. 02835
  - SEE DEED BOOK 691 AT PAGE 5 FOR TITLE REFERENCE.
  - THE BASIS OF BEARING SHOWN IS MAGNETIC AND WAS TAKEN FROM FIELD WORK CONDUCTED ON FEBRUARY 10, 2010.
  - THE PARCEL IS GRAPHICALLY PLOTTED TO BE IN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44005C0176H, EFFECTIVE DATE APRIL 5, 2010, FOR THE TOWN OF JAMESTOWN, RHODE ISLAND.
  - SUBJECT TO AND TOGETHER WITH EXISTING EASEMENTS, RIGHT-OF-WAYS, ETC., AS MAY BE APPLICABLE.

- ### PLAN REFERENCES:
- PLAN ENTITLED "CRONIG PLAT OWNED BY HENRY CRONIG, JAMESTOWN, R.I., SCALE: 1"=50', DATED: APRIL 1954" BY HAESELER, INC. AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 247B.
  - PLAN ENTITLED "HIGHLAND MEADOW, A.P. 9, LOT 529, SUBDIVISION PLAN FOR BLUESTONE, INC., SCALE: 1"=40', DATED: APRIL 23, 1999" BY DAVID M. GARRIGAN, PLS AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 147B.
  - PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION ASSESSOR'S PLAT TO LOTS 94 & 82, PREPARED FOR JOHN A. MURPHY, SITUATED IN THE TOWN OF JAMESTOWN, RHODE ISLAND, SCALE: 1"=50', DATED: DECEMBER 5, 2006" BY DOWDELL ENGINEERING, INC. AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 213A.
  - PLAN ENTITLED "PRELIMINARY SUBDIVISION LOTS 364 & 531 - AP 9, JAMESTOWN, PREPARED FOR F.C. DIMAURO & ASSOCIATES, INC., SCALE: 1"=40', DATED: JANUARY 1984" BY ISLAND ENGINEERING AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 10A.
  - PLAN ENTITLED "DIVISION OF LAND BELONGING TO: ANNETTE B.C. SCHLUBACH, JAMESTOWN, RHODE ISLAND, LOT 536, A.M. 9 - LOT 83, A.M. 10, SCALE: 1"=60', DATED: NOVEMBER 1972, REVISED DATE: MARCH 1973" BY WILLIAM J. BUTLER, PLS AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS IN DEED BOOK 65 AT PAGE 1220 - 1223.
  - PLAN ENTITLED "FINAL BLUEBERRY HILL MINOR SUBDIVISION, BEING A.P. 10, LOT 84, JAMESTOWN, R.I., SCALE: 1"=80', DATED: OCTOBER 1999" BY BOYER ASSOCIATES AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 152A.
  - PLAN ENTITLED "PROPERTY LINE LOCATION & FOUNDATION PLAN, BEING A.P. 9, LOT 456, JAMESTOWN, R.I., FOR DANIEL FREITAS, SCALE: 1"=40', DATED: MARCH 1999" BY BOYER ASSOCIATES AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 142B.
  - PLAN ENTITLED "PROPOSED SITE PLAN FOR JOHN A. MURPHY, PLAT 9, LOT 550, 65 HAMILTON AVENUE, JAMESTOWN, RHODE ISLAND, SCALE: 1"=20', DATED: NOVEMBER 12, 2007" BY RC COURNOYER ENTERPRISES, INC.
  - PLAN ENTITLED "PLAT OF THE COTTRELL FARM, JAMESTOWN, R.I., SHOWING FIELDS BOUNDED BY STONE WALLS - WITH APPROXIMATE AREAS, SCALE: 1"=200', DATED: JANUARY 2, 1926" BY R.J. EASTON & SON, C.E. AND IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF 258B.

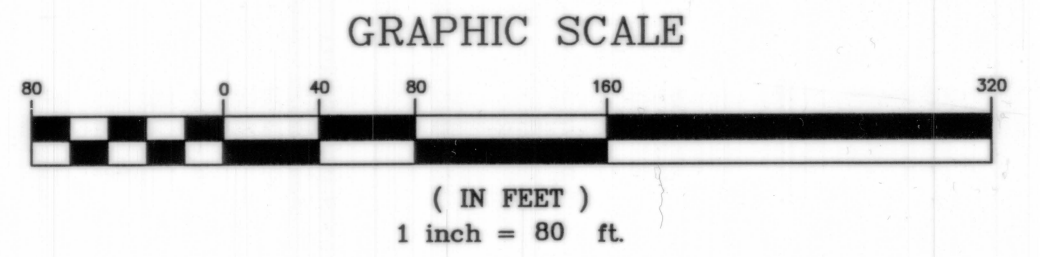
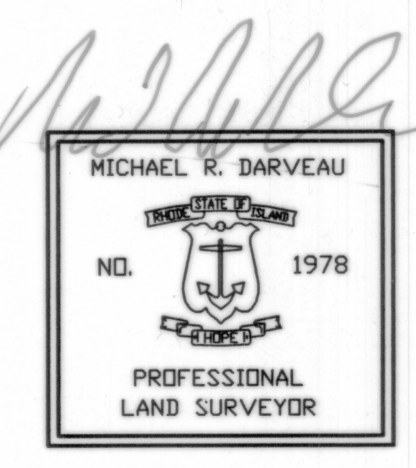


HIGHLAND DRIVE  
(PUBLIC - IMPROVED - VARIABLE WIDTH)

COTTRELL FARM  
FINAL SUBDIVISION PLAN FOR  
VICTORIA A. VALENTINE &  
WILLIAM H. HUTCHINSON  
PLAT 9, LOT 534 & PLAT 10, LOT 85  
AND  
ADMINISTRATIVE SUBDIVISION PLAN BETWEEN  
CONANICUT ISLAND LAND TRUST  
AND VICTORIA V. VALENTINE &  
WILLIAM H. HUTCHINSON  
PLAT 9, LOT 534 & PLAT 10, LOT 157  
JAMESTOWN, RHODE ISLAND

CONDITION OF APPROVAL:  
THE DRIVEWAY THAT SERVES LOTS 1 AND 2 SHALL BE PRIVATELY OWNED AND MAINTAINED BY LOTS 1 AND 2 AND SHALL PROVIDE ADEQUATE ACCESS FOR EMERGENCY VEHICLES AS SPECIFIED BY THE JAMESTOWN FIRE MARSHALL.

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: 8/11/10

DRAWING NO: 2010_005		SCALE: 1" = 80'
SHEET NO: 1 OF 1		DRAWN BY: S.A.K.
DATE: AUG. 5, 2010		REVISED:

DARVEAU LAND SURVEYING, INC.  
RECEIVED FOR RECORD  
17, 2010 02:53:07P  
ESTIMATED TIME TO CLEAR  
CERYL A. FERNSTRON, C.E.  
P.O. BOX 7918  
CUMBERLAND, R.I. 02864  
PHONE 401-475-5700  
E-MAIL: DARVEAUSURVEY@COX.NET