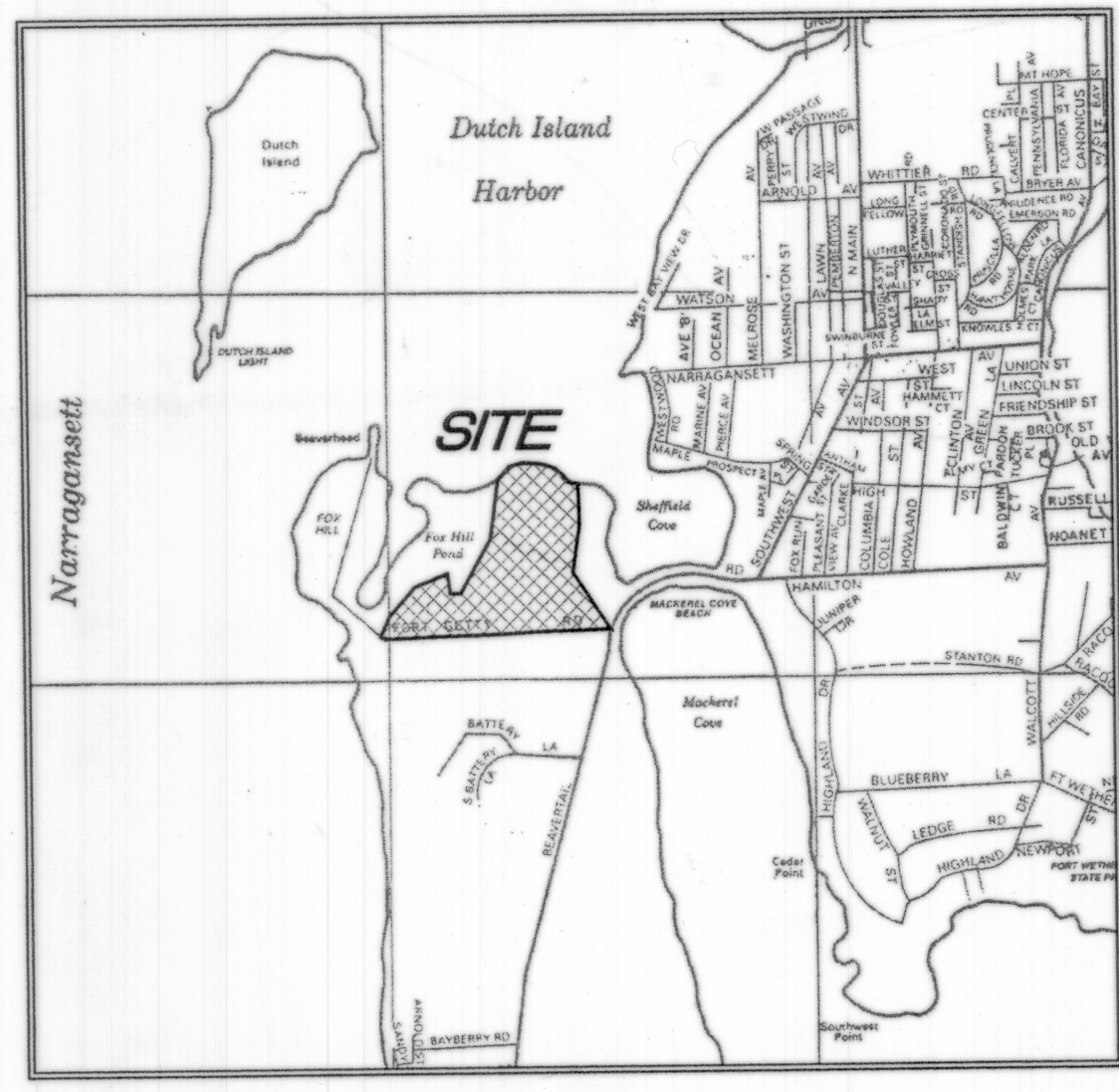


659.1645-2010-06-20-ADMIN-SUB.dwg (DISK# 2-1044)



LOCUS MAP
NOT TO SCALE

EXISTING LOTS - ZONING TABULATION (ZONE RR-80):

DISTRICT DIMENSIONAL REGULATIONS ARTICLE 3, SECTION 82-300	REQUIRED	A.P. 11 LOT 9	A.P. 11 LOT 46	A.P. 11 LOT 49	A.P. 11 LOT 50	A.P. 11 LOT 51	A.P. 11 LOT 52	A.P. 11 LOT 53	A.P. 11 LOT 54
MINIMUM LOT AREA	80,000 S.F.	151,827 S.F. (3.49 AC.)	1,798,523 S.F. (41.29 AC.)	80,168 S.F. (1.84 AC.)	135,949 S.F. (3.12 AC.)	112,217 S.F. (2.57 AC.)	212,055 S.F. (4.87 AC.)	87,736 S.F. (2.01 AC.)	88,555 S.F. (2.03 AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	299.6 FT.	1,179 FT.	202 FT.	200 FT.	219.9 FT.	200 FT.	200 FT.	256 FT.
MINIMUM SETBACKS *									
FRONT YARD	40 FT.	5.5 FT.	N/A	N/A	N/A	272 FT.	N/A	N/A	N/A
CORNER YARD	40 FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDE YARD	30 FT.	51.8 FT.	N/A	N/A	N/A	38 FT.	N/A	N/A	N/A
REAR YARD	40 FT.	460 FT.	N/A	N/A	N/A	252 FT.	N/A	N/A	N/A
LOT COVERAGE	20 % (MAX)	< 20%	N/A	N/A	N/A	< 20%	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT *	35 FT.	< 35 FT.	N/A	N/A	N/A	< 35 FT.	N/A	N/A	N/A

PROPOSED LOTS - ZONING TABULATION (ZONE RR-80):

DISTRICT DIMENSIONAL REGULATIONS ARTICLE 3, SECTION 82-300	REQUIRED	LOT A	LOT B	LOT C	LOT D
MINIMUM LOT AREA	80,000 S.F.	324,273 S.F. (7.44 AC.)	152,617 S.F. (3.50 AC.)	135,159 S.F. (3.10 AC.)	2,054,981 S.F. (47.18 AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	± 420 FT.	± 212 FT.	± 287 FT.	± 1753 FT.
MINIMUM LOT WIDTH (AT SETBACK)	200 FT.	± 418 FT.	± 213 FT.	± 288 FT.	± 1795 FT.
MINIMUM SETBACKS *					
FRONT YARD	40 FT.	272 FT. (EXIST)	5.5 FT. (EXIST)	> 40 FT.	> 40 FT.
CORNER YARD	40 FT.	N/A	N/A	N/A	N/A
SIDE YARD	30 FT.	38 FT. (EXIST)	39 FT.	> 30 FT.	> 30 FT.
REAR YARD	40 FT.	458 FT. (EXIST)	460 FT. (EXIST)	> 40 FT.	> 40 FT.
LOT COVERAGE	20 % (MAX)	< 20%	< 20%	< 20%	< 20%
MAXIMUM BUILDING HEIGHT *	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.

LEGEND:

- EXISTING PROPERTY LINE (TO BE ELIMINATED)
- PROPOSED PROPERTY LINE (CLASS I STANDARD)
- - - PROPOSED PROPERTY LINE (CLASS IV STANDARD)
- - - PROPOSED BUILDING SETBACK LINE
- MHW MEAN HIGH WATER
- EXISTING CONSERVATION EASEMENT LOTS (NO FARM BUILDINGS PERMITTED)
- EXISTING EASEMENT (LOT 50) (FARM RELATED BUILDINGS PERMITTED)
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- EXISTING TREELINE
- EXISTING WALL

* ACCESSORY BUILDINGS:
MAX HEIGHT 25 FT.
SIDE YARD 20 FT.
REAR YARD 20 FT.
NOTE: ALL DIMENSIONS ARE APPROXIMATE

SUBDIVISION CERTIFICATION: (SEE LEGEND FOR LINE STYLE DESIGNATION)
THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD FOR PROPERTY LINE AS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

PERIMETER CERTIFICATION: (SEE LEGEND FOR LINE STYLE DESIGNATION)
THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

PROFESSIONAL LAND SURVEYOR
DATE: 8/16/2010

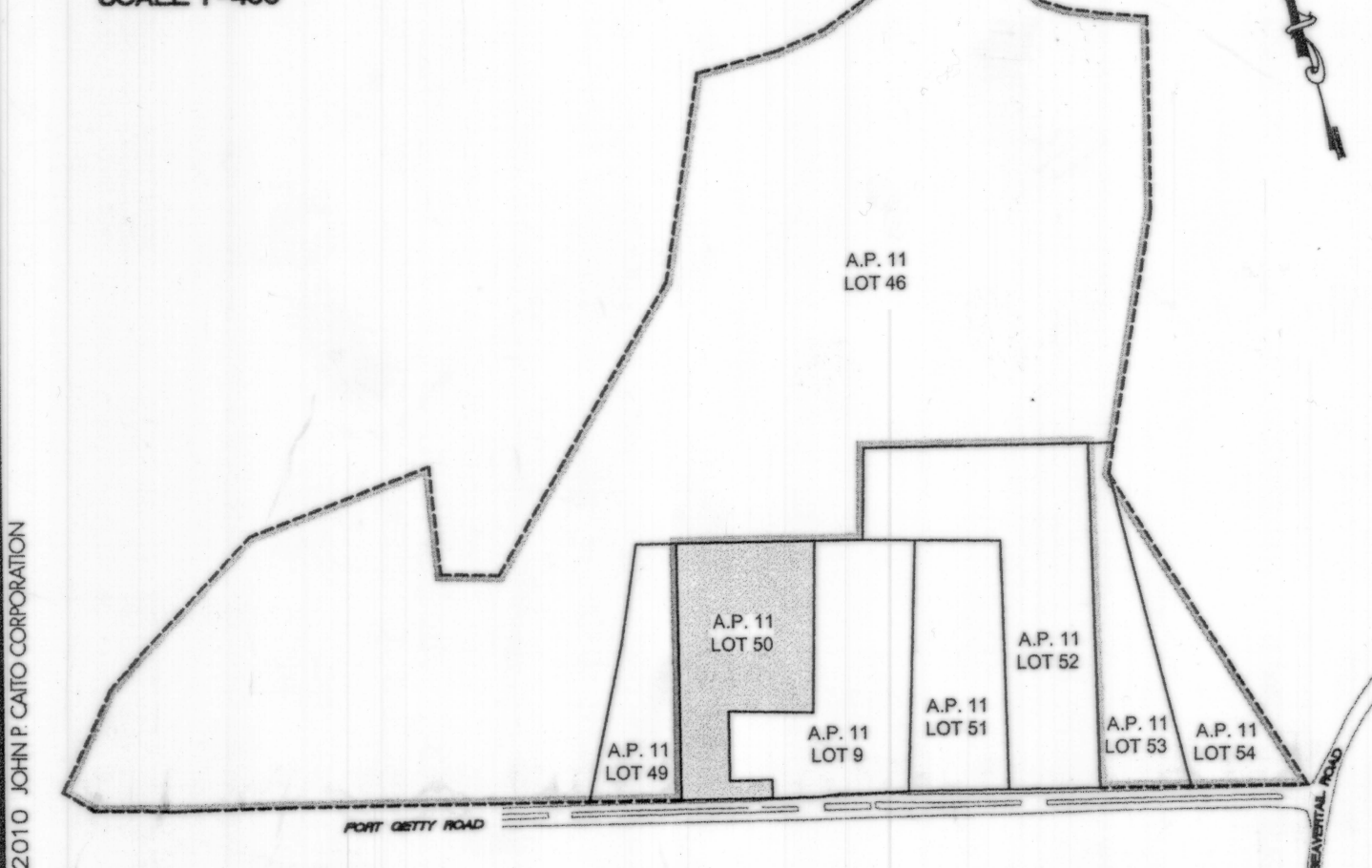
TIMOTHY H. KINDER
No. 1974
PROFESSIONAL LAND SURVEYOR

- REFERENCES:**
- PLAN ENTITLED "PLAN OF LAND FORT GETTY ROAD ASSESSOR'S PLAT 11, LOTS 9, 46, 49, 50, 51, 52, 53 AND 54 SITUATED IN JAMESTOWN, RHODE ISLAND PREPARED FOR ELLICOTT WRIGHT PREPARED BY JOHN P. CAITO CORPORATION NOVEMBER, 2000, SCALE 1"=100".
 - PLAN ENTITLED "DIVISION OF LAND ASSESSOR'S PLAT 11, LOT 9 SITUATED IN JAMESTOWN, RHODE ISLAND PREPARED FOR ELLICOTT WRIGHT PREPARED BY JOHN P. CAITO CORPORATION DECEMBER, 1995 SCALE: 1"=50".

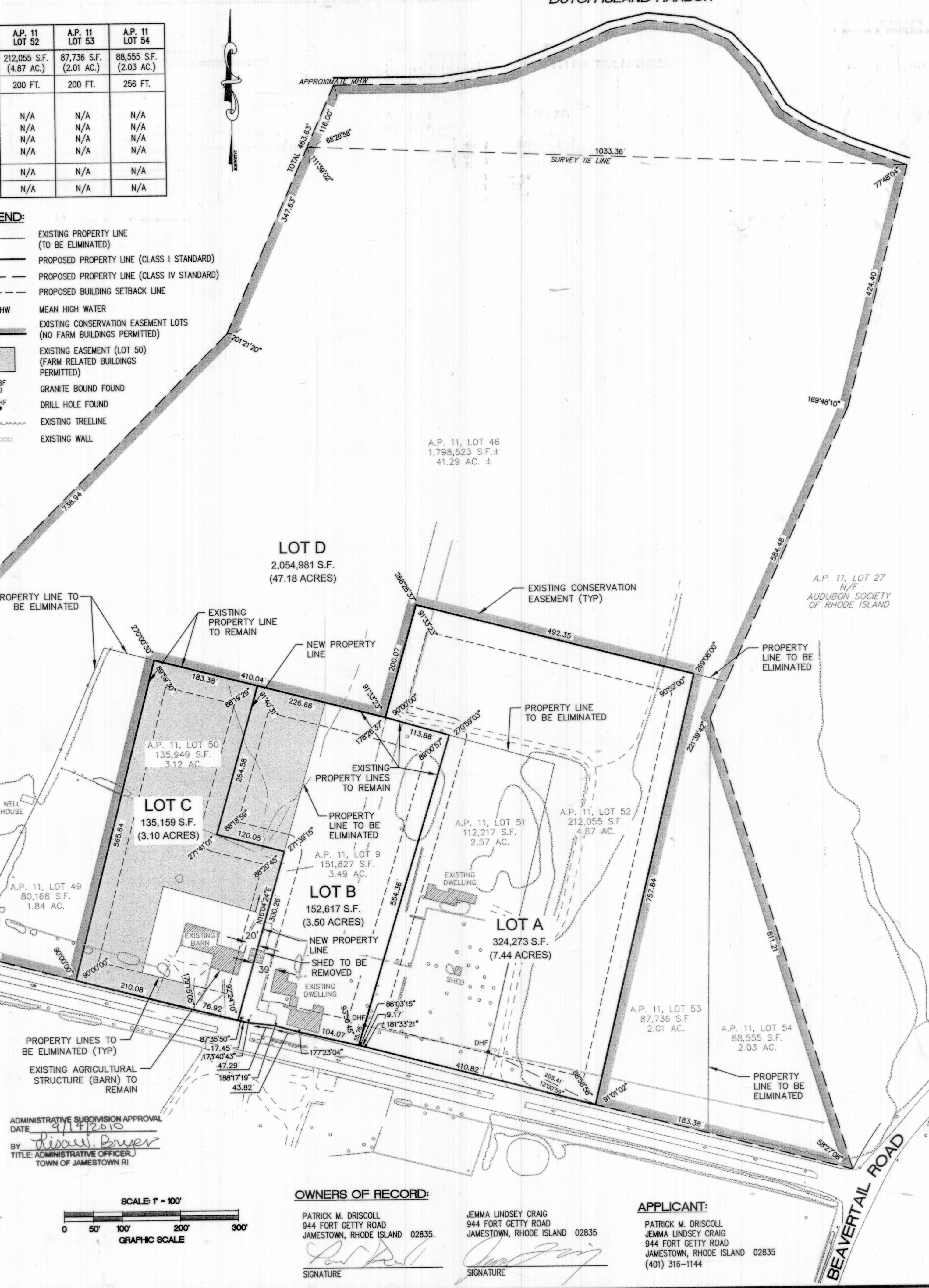
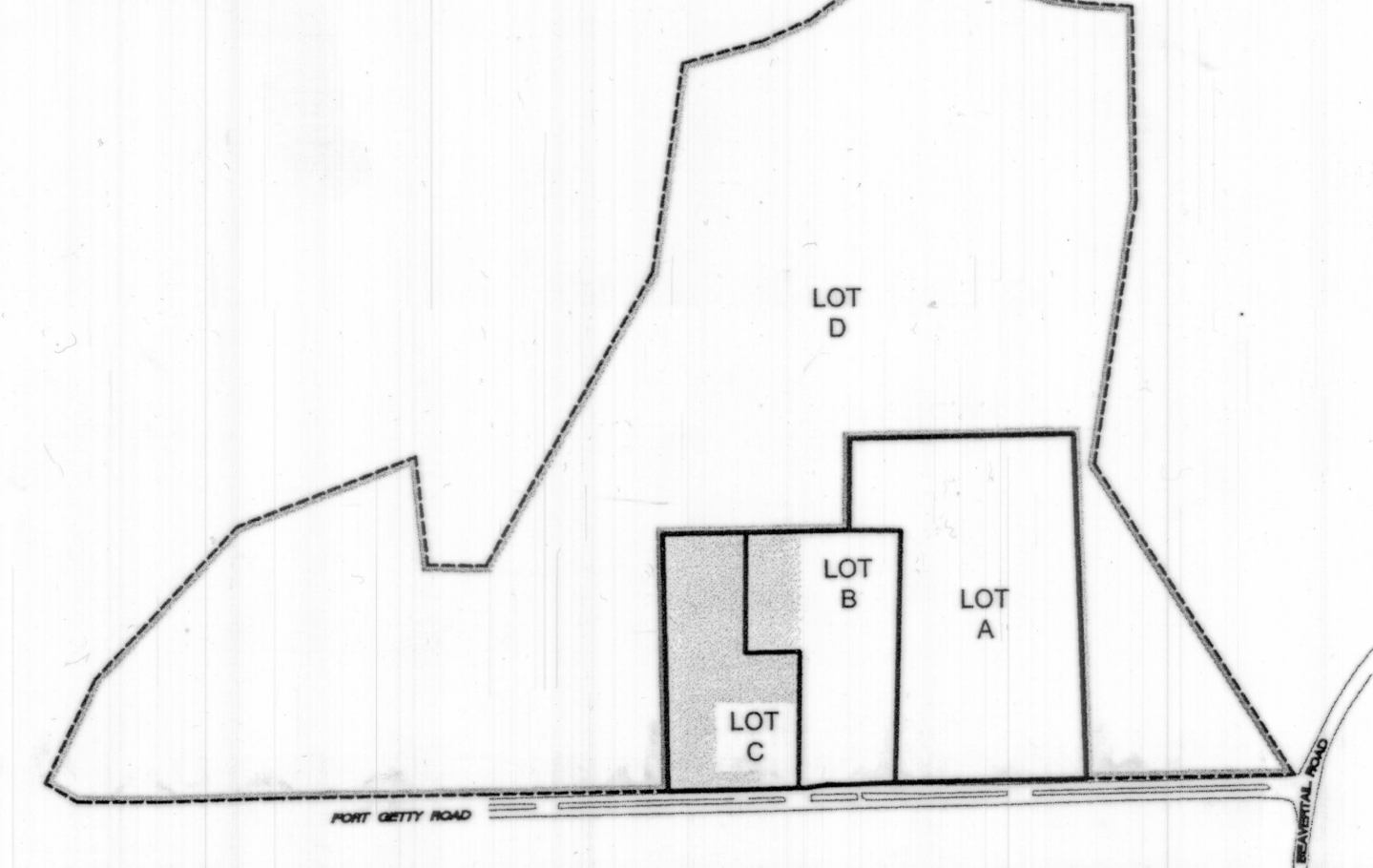
NOTE:
THE EXTERIOR BOUNDARY LINES ARE ONLY BEING CERTIFIED TO A CLASS IV STANDARD SURVEY. SEE REFERENCE NUMBER 1 FOR CORNER MONUMENT INFORMATION ALONG THE OUTER BOUNDARY LINES OF LOT D OF THIS PLAN.

PLAN NOTE:
THIS PROPOSAL IS TO COMBINE AND MODIFY THE EXISTING EIGHT (8) LOTS INTO FOUR (4) LOTS, ONE (1) SUITABLE FOR RESIDENTIAL DEVELOPMENT WITHOUT DEVELOPMENT RESTRICTION (LOT A), TWO (2) SUITABLE FOR RESIDENTIAL DEVELOPMENT WITH PARTIAL DEVELOPMENT RESTRICTIONS (LOTS B AND C), AND ONE (1) 47.18 ACRE CONSERVATION PARCEL ENTIRELY SUBJECT TO EXISTING CONSERVATION EASEMENTS (WITH DEVELOPMENT RESTRICTIONS, LOT D). ADDITIONALLY, THE PROJECT PROPOSES THE CONTINUED USE OF LOT-9 (PROPOSED LOT B) AS A MULTI-UNIT LOT CONTAINING TWO (2) DWELLING UNITS. TOTAL PROPOSED BUILDOUT IS FOUR (4) UNITS ON 61.22 ACRES (±15.3 ACRES/UNIT).

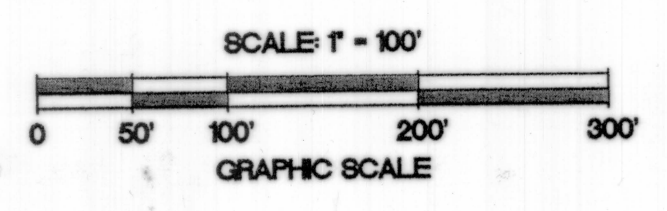
EXISTING LOT CONFIGURATION
SCALE 1"=400'



PROPOSED LOT CONFIGURATION
SCALE 1"=400'



ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: 9/17/2010
BY: *Richard Dwyer*
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI



OWNERS OF RECORD:

PATRICK M. DRISCOLL
944 FORT GETTY ROAD
JAMESTOWN, RHODE ISLAND 02835
Patrick M. Driscoll
SIGNATURE

JEMMA LINDSEY CRAIG
944 FORT GETTY ROAD
JAMESTOWN, RHODE ISLAND 02835
Jemma Lindsey Craig
SIGNATURE

APPLICANT:
PATRICK M. DRISCOLL
JEMMA LINDSEY CRAIG
944 FORT GETTY ROAD
JAMESTOWN, RHODE ISLAND 02835
(401) 316-1144

NO.	DATE	REVISION
1	8/16/2010	MODIFICATION PER TOWN REQUEST

RECEIVED FOR RECORD
SEP 14 2010 01:14:12 PM
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTEIN, CLERK

CIVIL ENGINEERS
CAITO CORPORATION
LAND PLANNERS
JOHN P. CAITO
141 JAMES P. MURPHY HIGHWAY
WEST WARWICK, RHODE ISLAND
08893-5382
401-615-8600
FAX: 401-615-8606

PROJECT NO: 859.1645
DATE: JULY, 2010
SCALE: AS SHOWN
DESIGNED BY: R.J.B.
DRAWN BY: R.J.B.
CHECKED BY: J.P.C.

ADMINISTRATIVE SUBDIVISION PLAN
4-LOT SUBDIVISION
ASSESSOR'S PLAT 11, LOTS 9, 46, 49, 50, 51, 52, 53, AND 54
FORT GETTY ROAD
JAMESTOWN
PREPARED FOR
PATRICK M. DRISCOLL

DRAWING NUMBER
1
SHEET 1 OF 1