

Doc# 00046655  
Bk# 817 Ps# 260

RECEIVED FOR RECORD  
Feb 13 2014 03:30P  
JAMESTOWN TOWN CLERK  
CHERYL A. FERSTROM, CHC

HPF 345B

STREET INDEX  
COLUMBIA AVENUE  
WINDSOR STREET

DARVEAU LAND SURVEYING, INC.  
P.O. BOX 7918  
CUMBERLAND, R.I. 02864  
PHONE 401-475-5700  
E-MAIL: DARVEAUSURVEY@CDX.NET



LEGEND

GB GRANITE BOUND  
FND FOUND  
PL PROPERTY LINE  
N/F NOW OR FORMERLY  
S.F. SQUARE FEET

THE PURPOSE OF THIS PLAN IS TO CREATE A  
NEW 8,000 S.F. LOT FROM PLAT 9, LOT 98.

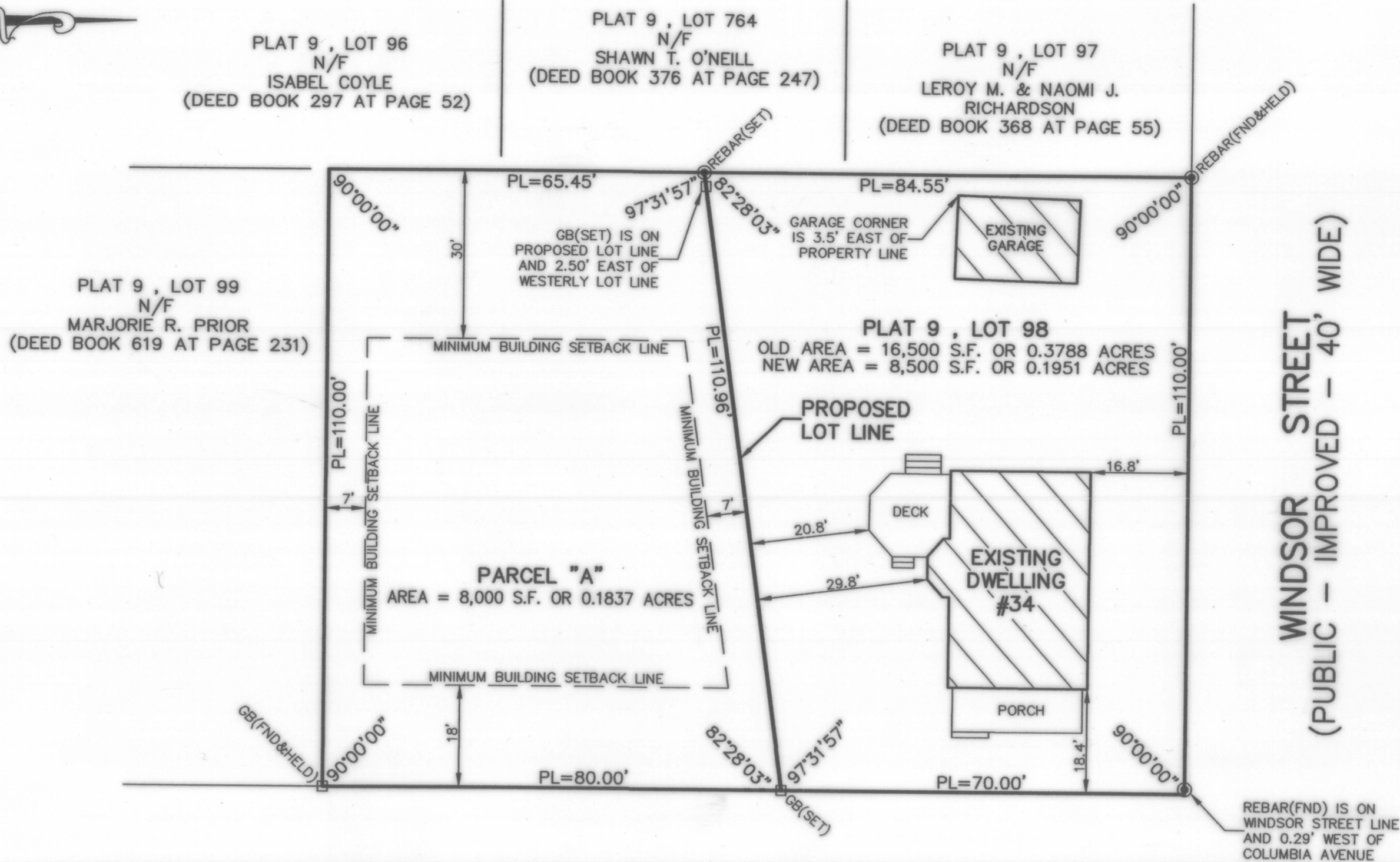
LOCUS  
NOT TO SCALE

NOTES:

- 1. THE PARCEL IS PLAT 9, LOT 98.
- 2. THE TOTAL AREA OF PLAT 9, LOT 98 IS 8,500 S.F. OR 0.1951 ACRES. THE TOTAL AREA OF PARCEL "A" IS 8,000 S.F. OR 0.1837 ACRES.
- 3. THE EXISTING DWELLING ADDRESS IS 34 COLUMBIA AVENUE.
- 4. THE PARCEL IS LOCATED WITHIN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44005C0176J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE OF SEPTEMBER 4, 2013.
- 5. THERE WERE NO EASEMENTS AND/OR RIGHTS-OF-WAY WITHIN OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
- 6. THERE WERE NO WETLANDS, WATER BODIES, OR COASTAL FEATURES WITHIN 200-FEET OF THE TOTAL PARCEL AT TIME OF SURVEY.
- 7. THERE WERE NO EXISTING OR PROPOSED AREAS OF AGRICULTURAL USE AT TIME OF SURVEY.
- 8. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, OR HISTORIC STRUCTURES ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
- 9. THERE WERE NO SCENIC VIEWS TO, FROM, OR WITHIN THE PARCEL AT TIME OF SURVEY.
- 10. THERE IS NO LAND PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS PLAN.
- 11. THE OWNER AND APPLICANT IS:  
ANNA TEMPLETON-COTILL  
34 COLUMBIA AVENUE  
JAMESTOWN, RI 02835

ZONING INFORMATION:

THE PARCEL IS ZONED: R-8 AND IS LOCATED WITHIN THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT  
MINIMUM LOT AREA = 8,000 S.F.  
MINIMUM LOT FRONTAGE = 80 FEET  
MINIMUM BUILDING SETBACKS:  
FRONT = 18 FEET  
CORNER = 9 FEET  
SIDE = 7 FEET  
REAR = 30 FEET  
MAXIMUM LOT COVERAGE = 30%  
MAXIMUM BUILDING HEIGHT = 35 FEET



COLUMBIA AVENUE  
(PUBLIC - IMPROVED - 50' WIDE)

I APPROVE OF THE LOT LINE  
CHANGES AS SHOWN ON THIS PLAN.  
BY: *Anna Templeton-Cotill*  
ANNA TEMPLETON-COTILL

PLAN REFERENCES:

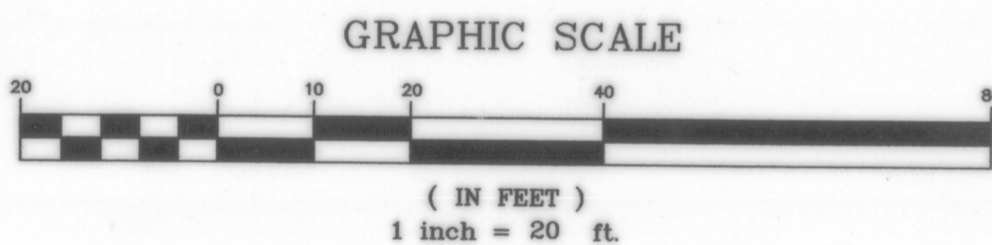
- 1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, COLUMBIA AVENUE, ASSESSOR'S PLAT 9, LOTS 98-99, SITUATED IN JAMESTOWN, RHODE ISLAND, SCALE: 1" = 20', DATED: APRIL 9, 2007, BY JOHN P. CAITO CORPORATION, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#226B.
- 2. PLAN ENTITLED "THE HOWLAND PLAT, JAMESTOWN, R.I., SCALE: 1" = 80', SURVEYED AND LAID OUT BY F.W. DEAN, C.E., AND C.W. KETTLE, C.E., FOR AND UNDER THE DIRECTION OF PERCY M. BLAKE, CIVIL ENGINEER, AUGUST 1873," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#261B.

DEED REFERENCE:

PLAT 9, LOT 98 - DEED BOOK 645 AT PAGE 292



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: 2/12/14



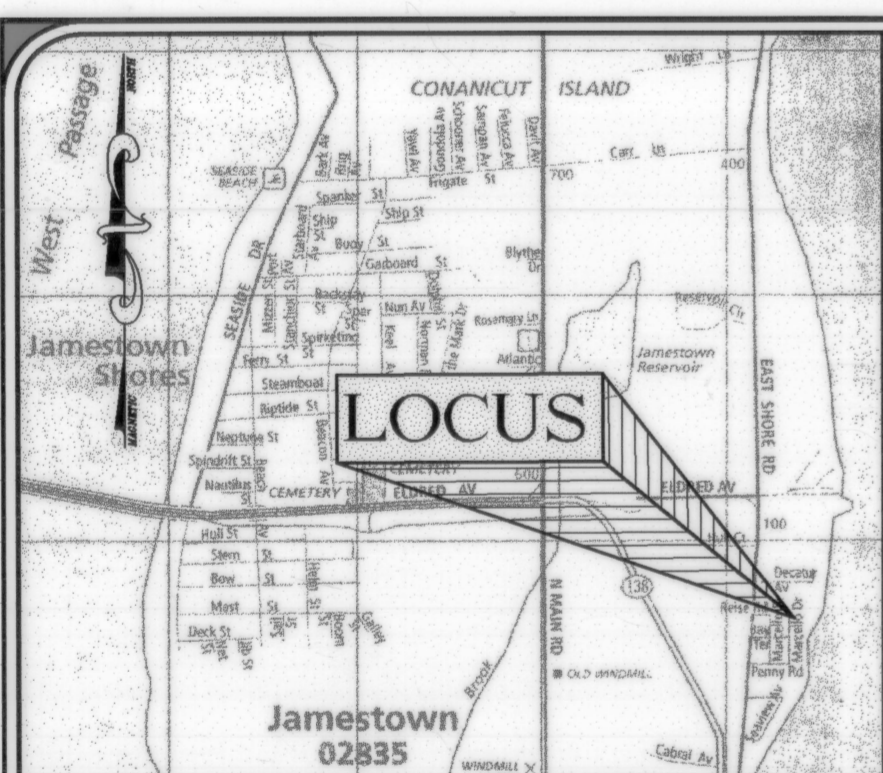
FINAL PLAN

MINOR SUBDIVISION PLAN FOR	ANNA TEMPLETON-COTILL
SHEET NO:	1 OF 1
DATE:	FEB. 12, 2014
DRAWN BY:	S.A.K.
SCALE:	1" = 20'

HPF 345B

Doc# 00046486  
Bk# 815 Ps# 220

RECEIVED FOR RECORD  
Jan 15 2014 02:09P  
JAMESTOWN TOWN CLERK  
CHERYL A. FERSTROM, CHC



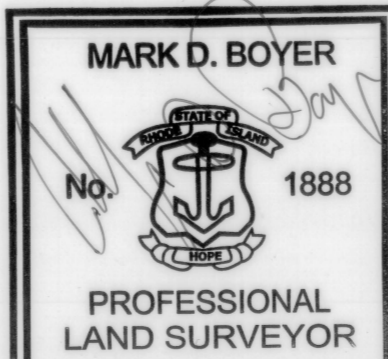
Location Map  
NOT TO SCALE

Dig Safe Notation:

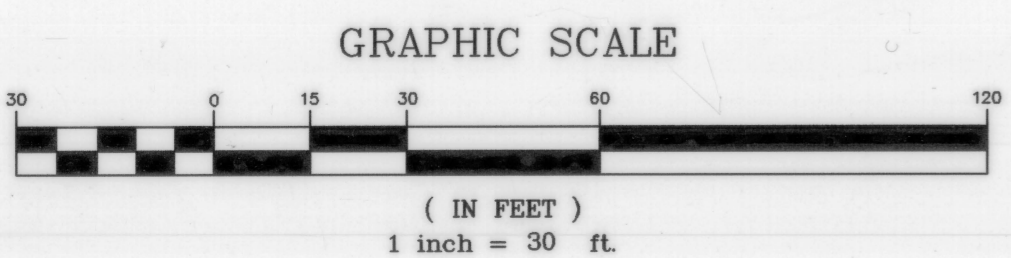
All utilities shown hereon are taken from visible observations. Contractor is responsible to verify all locations and elevations prior to the start of any construction or excavation. Dig Safe must be notified. 1-888-344-7233



Reference: Bay Terrace  
East Shore Road  
Jamestown, Rhode Island  
Scale 1"=40' February 1957  
A.A. Marcello, C.E.  
Plat Book-1 Page 44.



Street Index  
Marcello Drive  
Bay Terrace  
Coulter Street  
East Shore Road  
Penny Road  
Reize Road



Boyer Associates

Author: M.D.B.	Drawn By: J.M.M.
Scale: 1"=30'	Date: Nov. 7, 2014
PROJECT NO:	2013_055
SHEET NO:	1 OF 1
DATE:	FEB. 12, 2014
DRAWN BY:	S.A.K.
SCALE:	1" = 20'

BOYER ASSOCIATES  
1200 MAIN STREET  
WEST WARWICK, RI 02893  
TEL. (401)821-8872 FAX (401)826-1993

SHEET 1 OF 1