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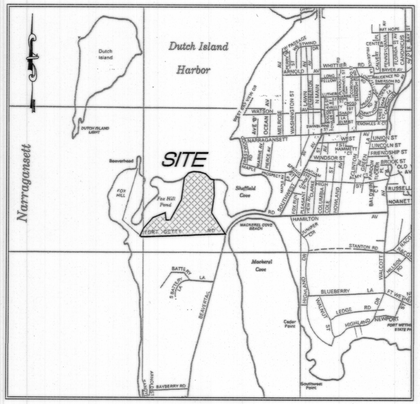


LOCUS MAP
NOT TO SCALE

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.

BY _____ 1/13/14
PROFESSIONAL LAND SURVEYOR DATE

TIMOTHY H. KINDER
No. 6974
PROFESSIONAL LAND SURVEYOR
1/13/14

REFERENCES:

1. PLAN TITLED "ADMINISTRATIVE SUBDIVISION PLAN, 4-LOT SUBDIVISION," PREPARED FOR PATRICK M. DRISCOLL, PREPARED BY JOHN P. CAITO CORPORATION, JULY 2010.
2. PLAN ENTITLED "PLAN OF LAND FORT GETTY ROAD ASSESSOR'S PLAT 11, LOTS 9, 46, 49, 50, 51, 52, 53 AND 54," PREPARED FOR ELLICOTT WRIGHT, PREPARED BY JOHN P. CAITO CORPORATION NOVEMBER, 2000.
3. PLAN ENTITLED "DIVISION OF LAND ASSESSOR'S PLAT 11, LOT 9," PREPARED FOR ELLICOTT WRIGHT, PREPARED BY JOHN P. CAITO CORPORATION DECEMBER, 1995, SCALE: 1"=50'.

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

DISTRICT DIMENSIONAL REGULATIONS ARTICLE 3, SECTION 82-300	REQUIRED	LOT 51	LOT 9	LOT 49	LOT 46
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.	5.5 FT.	N/A	N/A
CORNER YARD	40 FT.	N/A	N/A	N/A	N/A
SIDE YARD	30 FT.	38 FT.	39 FT.	N/A	N/A
REAR YARD	40 FT.	458 FT.	460 FT.	N/A	N/A
LOT COVERAGE	20 % (MAX)	< 20%	< 20%	< 20%	N/A
MAXIMUM BUILDING HEIGHT *	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	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	LOT E	LOT F
MINIMUM LOT AREA	80,000 S.F.	±291,927 S.F. (6.70 AC.)	±752,998 S.F. (17.29 AC.)	±152,617 S.F. (3.50 AC.)	±490,895 S.F. (11.27 AC.)	±245,261 S.F. (5.63 AC.)	±733,332 S.F. (16.83 AC.)
MINIMUM LOT WIDTH (FRONTAGE)	200 FT.	± 200 FT.	± 456 FT.	± 422 FT.	0 FT.	± 475 FT.	± 1,190 FT.
MINIMUM LOT WIDTH (AT SETBACK)	200 FT.	± 200 FT.	± 440 FT.	± 422 FT.	0 FT.	± 469 FT.	± 1,180 FT.
MINIMUM SETBACKS *							
FRONT YARD	40 FT.	272 FT. (EXIST)	N/A	5.5 FT. (EXIST)	N/A	> 40 FT.	N/A
CORNER YARD	40 FT.	N/A	N/A	N/A	N/A	N/A	N/A
SIDE YARD	30 FT.	38 FT. (EXIST)	N/A	39 FT. (EXIST)	N/A	> 30 FT.	N/A
REAR YARD	40 FT.	458 FT. (EXIST)	N/A	460 FT. (EXIST)	N/A	> 40 FT.	N/A
LOT COVERAGE	20 % (MAX)	< 20%	< 20%	< 20%	< 20%	< 20%	< 20%
MAXIMUM BUILDING HEIGHT *	35 FT.	< 35 FT.	N/A	< 35 FT.	N/A	< 35 FT.	N/A

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

LEGEND:

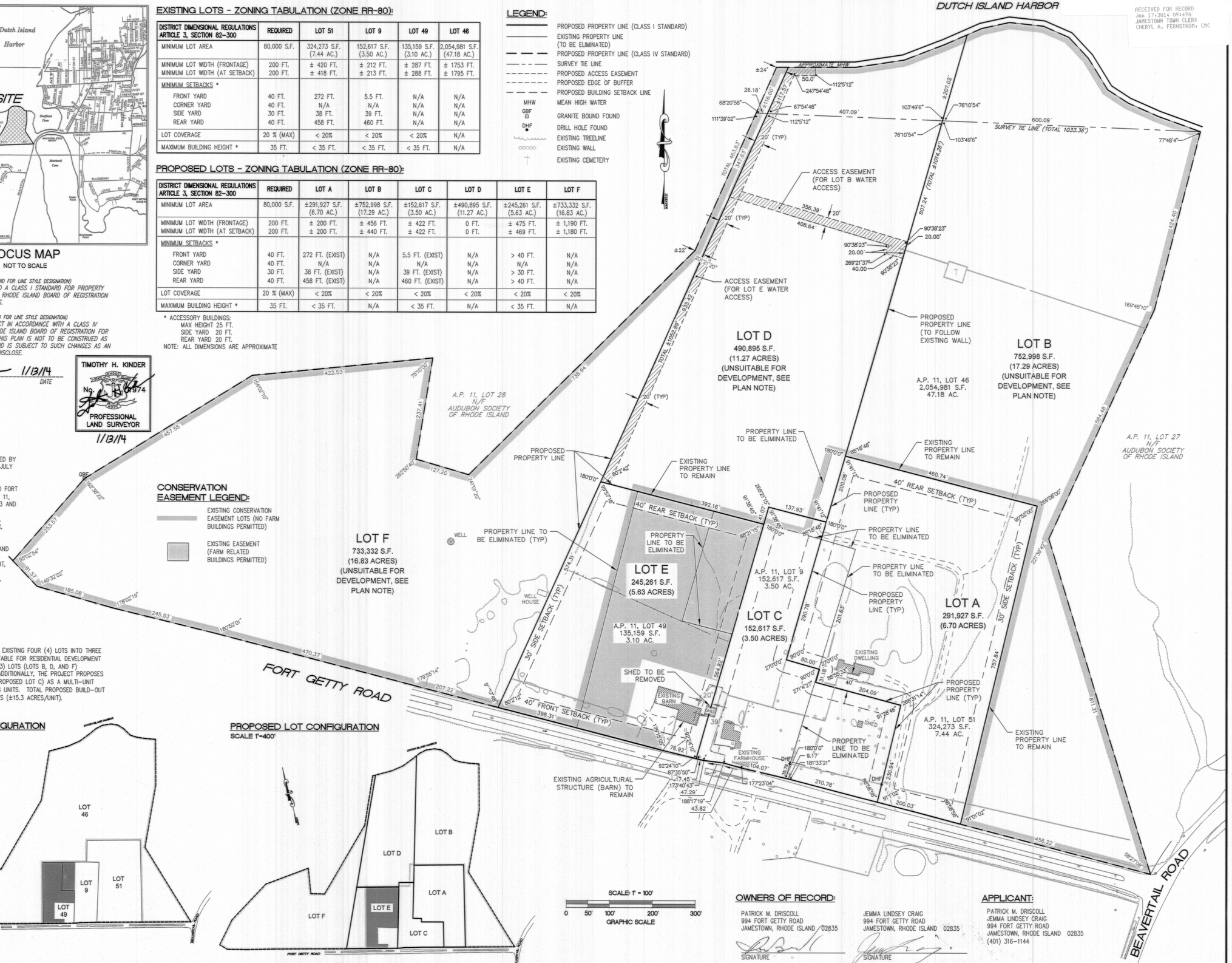
- PROPOSED PROPERTY LINE (CLASS I STANDARD)
- EXISTING PROPERTY LINE (TO BE ELIMINATED)
- PROPOSED PROPERTY LINE (CLASS IV STANDARD)
- SURVEY TIE LINE
- PROPOSED ACCESS EASEMENT
- PROPOSED EDGE OF BUFFER
- PROPOSED BUILDING SETBACK LINE
- MHW MEAN HIGH WATER
- GBF GRANITE BOUND FOUND
- DHF DRILL HOLE FOUND
- EXISTING TREELINE
- EXISTING WALL
- EXISTING CEMETERY

CONSERVATION EASEMENT LEGEND:

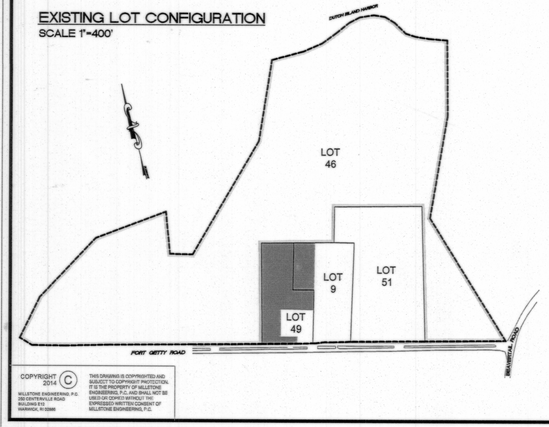
- EXISTING CONSERVATION EASEMENT LOTS (NO FARM BUILDINGS PERMITTED)
- EXISTING EASEMENT (FARM RELATED BUILDINGS PERMITTED)

PLAN NOTE:

THIS PROPOSAL IS TO MODIFY THE EXISTING FOUR (4) LOTS INTO THREE (3) LOTS (LOTS A, C, AND E) SUITABLE FOR RESIDENTIAL DEVELOPMENT (WITH RESTRICTIONS) AND THREE (3) LOTS (LOTS B, D, AND F) UNSUITABLE FOR DEVELOPMENT. ADDITIONALLY, THE PROJECT PROPOSES THE CONTINUED USE OF LOT-9 (PROPOSED LOT C) AS A MULTI-UNIT LOT CONTAINING :WO (2) DWELLING UNITS. TOTAL PROPOSED BUILD-OUT IS FOUR (4) UNITS ON 61.22 ACRES (±15.3 ACRES/UNIT).



SCALE: 1" = 100'
0 50' 100' 200' 300'
GRAPHIC SCALE



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OWNERS OF RECORD:

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994 FORT GETTY ROAD
JAMESTOWN, RHODE ISLAND 02835
SIGNATURE

JEMMA LINDSEY CRAIG
994 FORT GETTY ROAD
JAMESTOWN, RHODE ISLAND 02835
SIGNATURE

APPLICANT:

PATRICK M. DRISCOLL
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994 FORT GETTY ROAD
JAMESTOWN, RHODE ISLAND 02835
(401) 316-1144

NO.	DATE	REVISION

APPROVED AS A MINOR SUBDIVISION AS PER COUNCIL
DATE 2/3/2014
BY _____
ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
280 CENTERVILLE ROAD, BUILDING E12, WARWICK, RHODE ISLAND 02886, p. (401)921-3344 f. (401)921-3303

ADMINISTRATIVE SUBDIVISION

FORT GETTY ROAD SURDIVISION

A.P. 11,
LOTS 9,46, 49, AND 51
FORT GETTY ROAD
JAMESTOWN, RI

PREPARED FOR:
PATRICK M. DRISCOLL

SCALE: 1"=100'
JANUARY, 2014

Drawn By: R.J.B.
Checked By: J.C.H.
Sheet 1 of 1

FILE NO.: 11.60.76

L:\PROJECTS\11.60.76 - JAMESTOWN-DRISCOLL-FORT GETTY ROAD\11.60.76-DWG\11.60.76-2014-01-13-ADMIN-SUB.DWG