

- LEGEND**
- DH DRILL HOLE
 - FND FOUND
 - IP IRON PIPE
 - N/F NOW OR FORMERLY
 - S.F. SQUARE FEET
 - WSO WATER SHUT-OFF
 - W-- EXISTING WATER SERVICE
 - S-- EXISTING SEWER LATERAL

THE PURPOSE OF THIS PLAN IS TO:

1. RECONFIGURE THE PROPERTY LINE BETWEEN PLAT 8, LOTS 161 AND 479 TO ELIMINATE THE ENCROACHMENT OF #50 NARRAGANSETT AVENUE.
2. COMBINE PLAT 8, LOTS 476 AND 871 INTO PLAT 8, LOT 161.

AS A RESULT OF THIS PLAN, 4 EXISTING LOTS WILL BE RECONFIGURED INTO 2 LOTS.

- GENERAL NOTES:**
1. THE PARCELS ARE PLAT 8, LOTS 161, 476, 479 & 871.
 2. THE TOTAL AREA OF THE PARCELS IS 26,324 S.F. OR 0.6043 ACRES.
 3. THE PARCELS ARE ZONED: P (PUBLIC ZONING DISTRICT) AND ARE LOCATED IN THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT.
 4. THERE WERE NO AREAS UNSUITABLE FOR DEVELOPMENT OR AREAS OF SECONDARY IMPORTANCE AT THE TIME OF THIS SURVEY AND PLAN.
 5. PLAT 8, LOT 479 IS OWNED BY:
JAMESTOWN FIRE DEPARTMENT
FIRE STATION & MUSEUM
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835
 6. PLAT 8, LOTS 161, 476 & 871 ARE OWNED BY:
TOWN OF JAMESTOWN
93 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

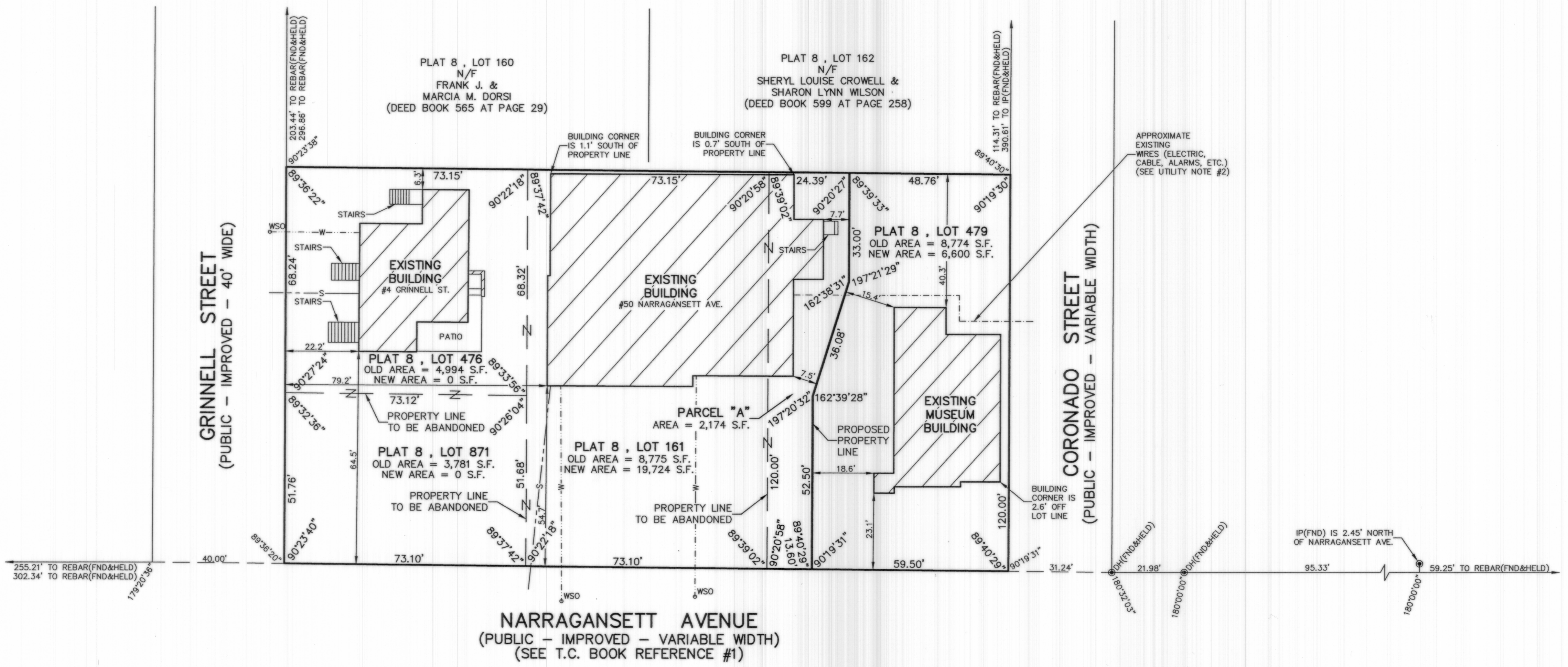
- UTILITY NOTES:**
1. THE EXISTING MUSEUM BUILDING IS NOT CONNECTED TO PUBLIC SEWER AND WATER.
 2. THE JAMESTOWN FIRE DEPARTMENT IS TO PROVIDE AN EASEMENT TO THE TOWN OF JAMESTOWN FOR THE WIRES (ELECTRIC, CABLE, ALARMS, ETC.) ACROSS PLAT 8, LOT 479.

PARKING NOTE:

1. BOTH NEW LOTS ARE SUBJECT TO A MUTUAL PARKING AGREEMENT.

- ZONING VARIANCES REQUIRED:**
- PLAT 8, LOT 479:
1. PER ZONING REGULATION 82-302, THE CURRENT SIDE SETBACK OF 32.3- FEET (WEST SIDE) WILL BE REDUCED TO 15.4- FEET WHERE 30- FEET IS REQUIRED (FOR A MUSEUM).
 2. PER ZONING REGULATION 82-302, THE CURRENT LOT AREA OF 8,774 S.F. WILL BE REDUCED TO 6,600 S.F. WHERE 40,000 S.F. IS REQUIRED (FOR A MUSEUM).
 3. PER ZONING REGULATION 82-302, THE PROPOSED LOT WIDTH WILL BE 120.00- FEET ON CORONADO STREET AND 59.50- FEET ON NARRAGANSETT AVENUE WHERE 150- FEET IS REQUIRED (FOR A MUSEUM).

- PLAT 8, LOT 161:
1. PER ZONING REGULATION 82-302, THE PROPOSED SIDE SETBACK WILL BE 7.5- FEET WHERE 20- FEET IS REQUIRED (FOR A FIRE STATION).
 2. PER ZONING REGULATION 82-302, THE PROPOSED LOT AREA WILL BE 19,724 S.F. WHERE 40,000 S.F. IS REQUIRED (FOR A FIRE STATION).

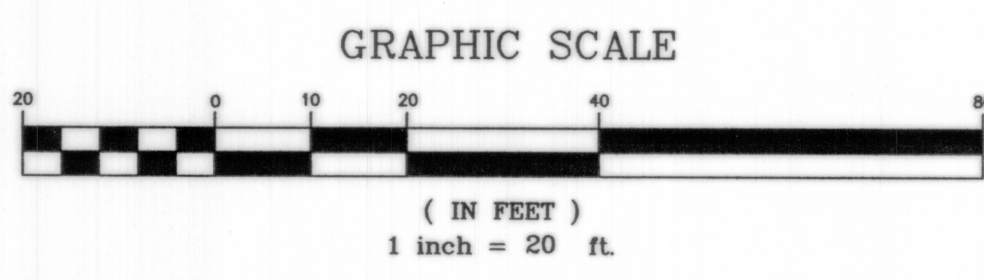


- DEED REFERENCES:**
1. PLAT 8, LOT 161 - DEED BOOK 26 AT PAGE 408
 2. PLAT 8, LOT 476 - DEED BOOK 417 AT PAGE 163
 3. PLAT 8, LOT 479 - DEED BOOK 26 AT PAGE 80
 4. PLAT 8, LOT 871 - DEED BOOK 417 AT PAGE 163

TOWN COUNCIL BOOK REFERENCE:

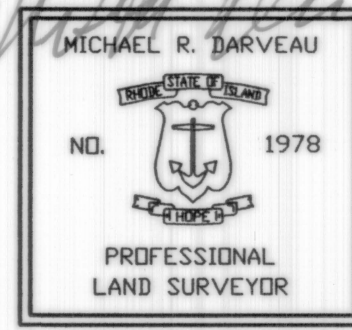
1. PER TOWN COUNCIL BOOK 6 AT PAGE 103, DATED: JANUARY 28, 1889, NARRAGANSETT AVENUE, FORMERLY KNOWN AS FERRY ROAD, WAS MEASURED AT VARIOUS LOCATIONS AND WAS FOUND TO HAVE AN AVERAGE WIDTH OF 62 FEET.

- PLAN REFERENCES:**
1. PLAN ENTITLED "THE GEO. W. CARR ESTATE, JAMESTOWN, R.I., BELONGING TO SILAS CARR, ANNIE CARR, GEORGE F. CARR, ISAAC P. CARR, EUNICE B. LITTLEFIELD, AND STEPHEN G. CARR, SURVEYED BY J.P. COTTON, C.E., NEWPORT, R.I., DATED 1889," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#274A.
 2. PLAN ENTITLED "PLAT SHOWING PROPOSED WIDENING (TO RED LINE) OF CORONADO STREET, JAMESTOWN, R.I., SCALE: 1" = 40', SURVEYED BY R.J. EASTON & SON, C.E., NEWPORT, R.I., DATED: MARCH 20, 1915," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#273A.



ADMINISTRATIVE SUBDIVISION APPLICANT
DATE: OCTOBER 13, 2015
BY: [Signature]
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.
BY: [Signature]
BY: [Signature]



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: [Signature] MICHAEL R. DARVEAU, PLS#1978
DATE: 8/18/15

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

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MERYL A. FERNSTRÖM, TPC

ADMINISTRATIVE SUBDIVISION PLAN FOR
JAMESTOWN FIRE DEPARTMENT & THE TOWN OF JAMESTOWN
PLAT 8, LOTS 161, 476, 479 & 871
50 NARRAGANSETT AVENUE & 4 GRINNELL STREET
JAMESTOWN, RHODE ISLAND

SCALE:	1" = 20'
DRAWN BY:	S.A.K.
REVISED:	AUG. 18, 2015
DATE:	JULY 13, 2015
PROJECT NO:	2014_050
SHEET NO:	1 OF 1