

LEGEND

RIHB	RHODE ISLAND HIGHWAY BOUND
FND	FOUND
GB	GRANITE BOUND
DH	DRILL HOLE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
CHD	CHORD
L	LENGTH
R	RADIUS
T	TANGENT
Δ	DELTA

STREET INDEX
FORT GETTY ROAD
BEAVERTAIL ROAD

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2016 ADMINISTRATIVE SUBDIVISION PLAN FOR
WILLIAM J. O'FARRELL & NOREEN E. M. DREXEL
PLAT 11, LOTS 7, 44 & 45
FORT GETTY ROAD & BEAVERTAIL ROAD
JAMESTOWN, RHODE ISLAND

FINAL PLAN

SCALE: 1" = 100'

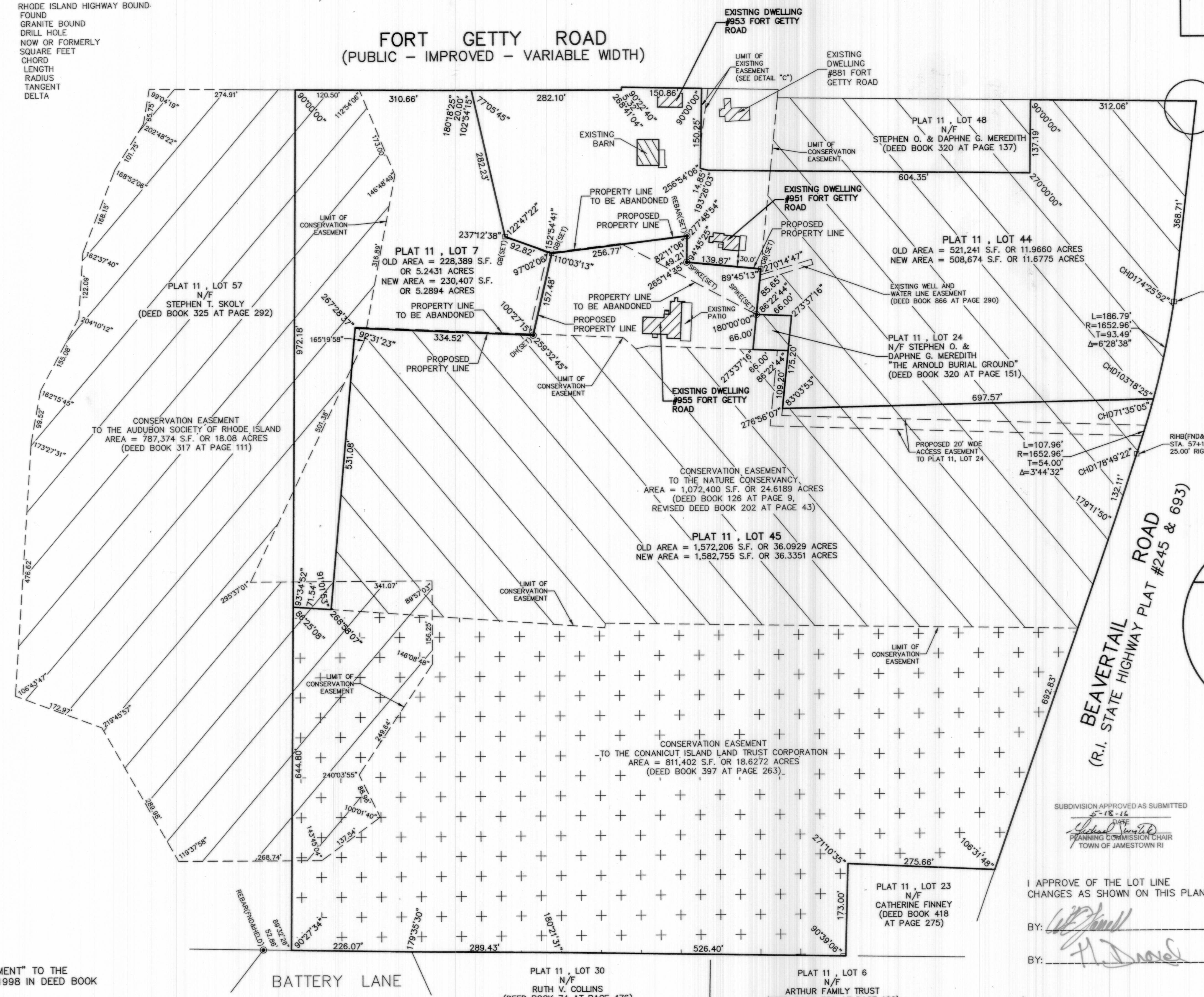
DRAWN BY: S.A.K.

REVISED

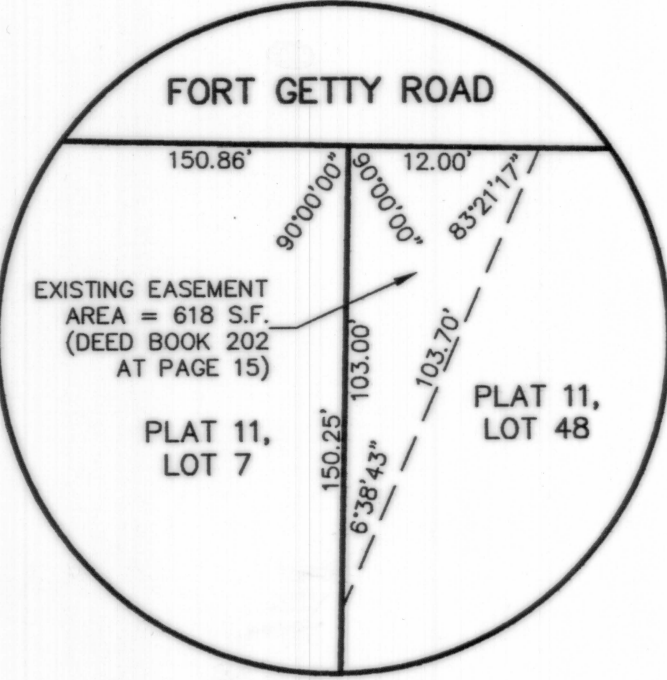
DATE: MAY 5, 2016

DRAWING NO: 2012_009

SHEET NO: 1 OF 1



LOCUS
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

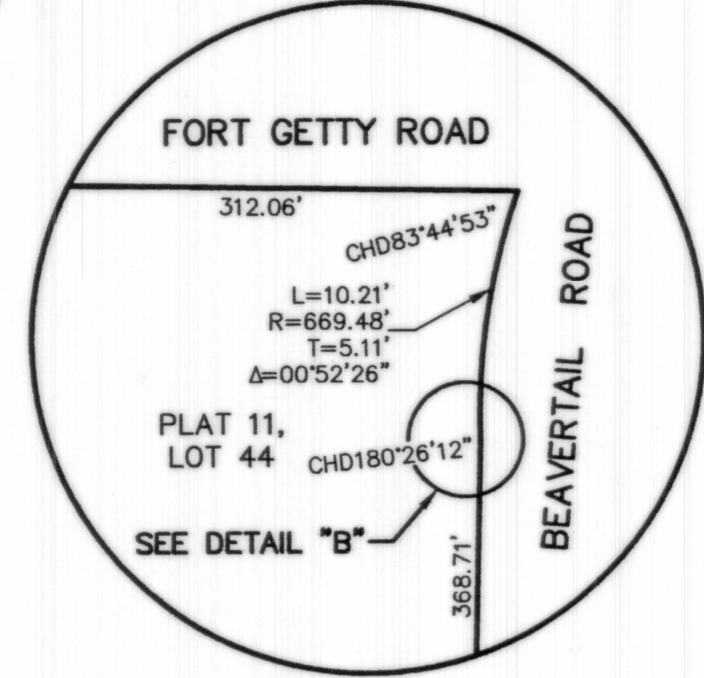
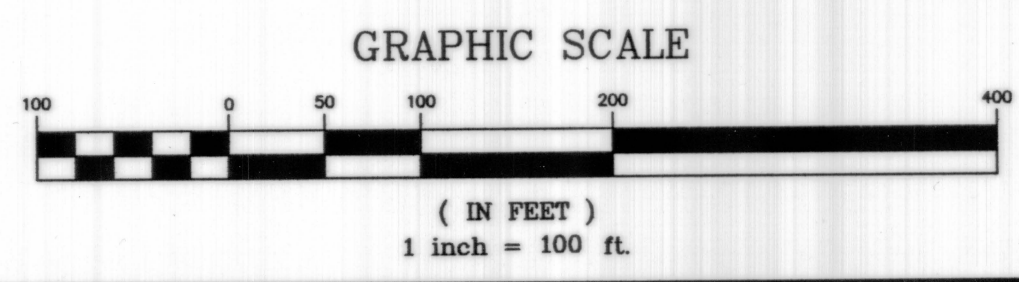
ZONING INFORMATION:
THE AREA IS ZONED: RR-80
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 200 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 30 FEET
REAR YARD = 40 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET
MAXIMUM LOT COVERAGE = 20%

* PROPERTY SUBJECT TO ZONING DECISION
RECORDED IN BOOK 552 AT PAGE 31.

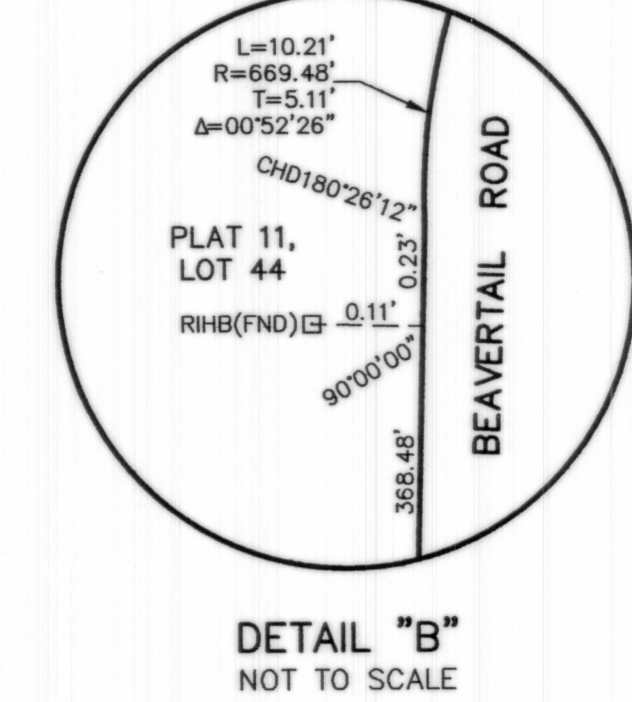
- NOTES:**
- THE PARCELS ARE PLAT 11, LOTS 7, 44 & 45.
 - THE TOTAL AREA OF PLAT 11, LOTS 7, 44 & 45 IS 2,321,836 S.F. OR 53.3020 ACRES.
 - THE AREA IS ZONED: RR-80
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 200 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 30 FEET
REAR YARD = 40 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET
MAXIMUM LOT COVERAGE = 20%
 - THE OWNERS OF PLAT 11, LOTS 7, 44 & 45 ARE:
WILLIAM J. O'FARRELL & NOREEN E. M. DREXEL
955 FORT GETTY ROAD
JAMESTOWN, R.I. 02835
 - THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE AUDUBON SOCIETY OF RHODE ISLAND DATED AUGUST 7, 1998 IN DEED BOOK 317 AT PAGE 111.
 - THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE NATURE CONSERVANCY DATED JULY 2, 1987 IN DEED BOOK 126 AT PAGE 9.
 - THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE CONANICUT ISLAND LAND TRUST CORPORATION DATED SEPTEMBER 25, 2001 IN DEED BOOK 397 AT PAGE 263.
 - THE PARCEL IS SUBJECT TO AN "ACCESS, PRUNING AND SIGHT EASEMENT" DATED NOVEMBER 6, 1998 IN DEED BOOK 320 AT PAGE 152.
 - THE PARCEL IS TOGETHER WITH AN EASEMENT FOR PASSAGE AND PIPE DATED JANUARY 6, 1993 IN DEED BOOK 202 AT PAGE 15.
 - THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, IF ANY, IN OTHER RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, ETC., WHICH MAY BE PART OF SAID PREMISES.

LOT DATA TABLE:

PARCEL	EXISTING AREA	PROPOSED AREA
PLAT 11, LOT 7	5.2431 ACRES	5.2894 ACRES
PLAT 11, LOT 44	11.9660 ACRES	11.6775 ACRES
PLAT 11, LOT 45	36.0929 ACRES	36.3351 ACRES
TOTALS	53.3020 ACRES	53.3020 ACRES



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

SUBDIVISION APPROVED AS SUBMITTED
DATE: 5-18-16
SIGNATURE: [Signature]
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI

I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.

BY: [Signature]
BY: [Signature]

MICHAEL R. DARVEAU
NO. [Signature]
1978
PROFESSIONAL LAND SURVEYOR

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: 5/5/16