

386-A

RECEIVED FOR RECORD
Dec 14 2018 11:39A
JAMESTOWN TOWN CLERK
TOWN OF JAMESTOWN, R.I.

LEGEND

- PL PROPERTY LINE
- DH DRILL HOLE
- FND FOUND
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- M.H.W. MEAN HIGH WATER
- GB GRANITE BOUND
- APP. APPLICATION
- O.W.T.S. ON-SITE WASTEWATER TREATMENT SYSTEM

GENERAL NOTES:

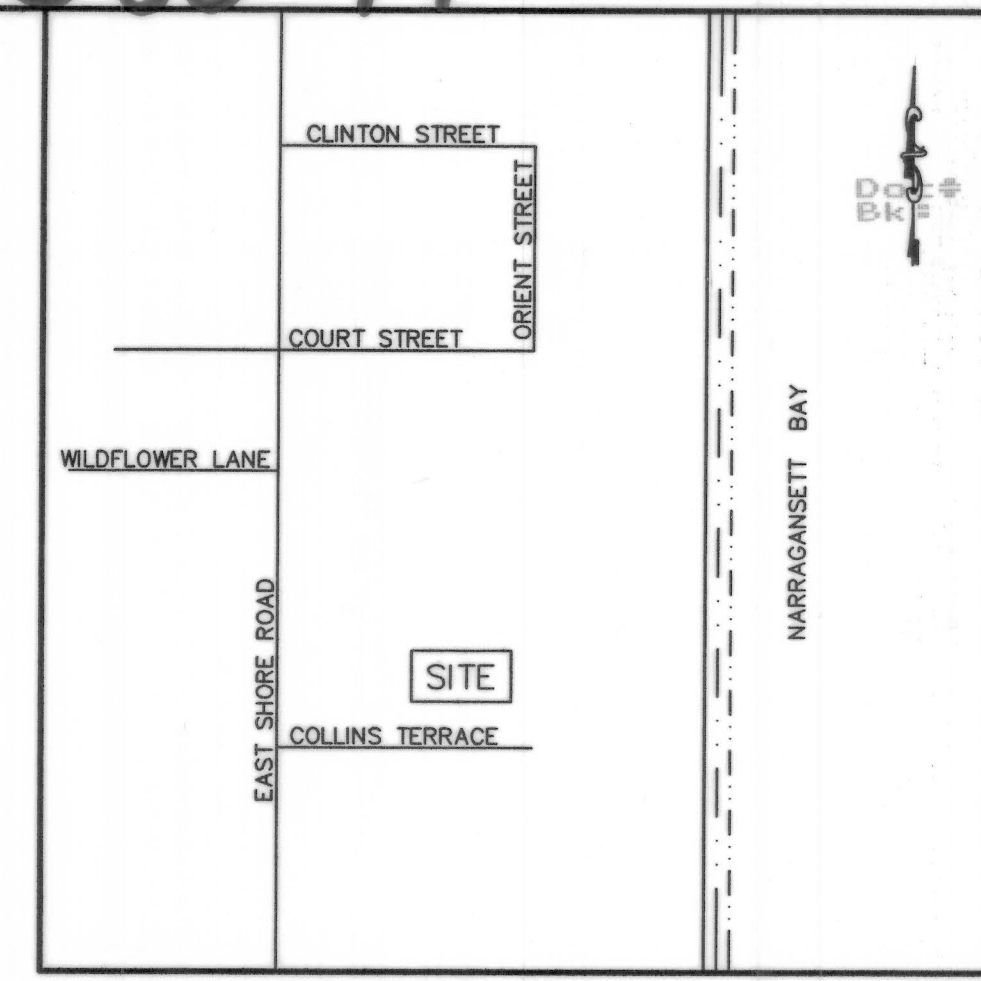
1. THE PARCEL IS PLAT 2, LOT 86.
2. THE TOTAL PARCEL AREA IS 200,500± S.F. OR 4.60± ACRES.
3. THE EXISTING DWELLING ADDRESS IS 840 EAST SHORE ROAD.
4. SEE DEED BOOK 362 AT PAGE 270 FOR TITLE REFERENCE.
5. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON NOVEMBER 14, 2017.
6. THERE WERE NO OBSERVED WETLANDS PRESENT ON OR WITHIN 200 FEET OF THE PARCEL AT TIME OF SURVEY.
7. THERE WERE NO OBSERVED EXISTING OR POTENTIAL AREAS OF AGRICULTURAL USE AT THE TIME OF SURVEY.
8. THERE WERE NO OBSERVED COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
9. THE PARCEL HAS A SCENIC VIEW TO THE EAST OVERLOOKING NARRAGANSETT BAY.

ZONING INFORMATION:

THE PARCEL IS ZONED: R-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
 MAXIMUM LOT COVERAGE = 20%
 MAXIMUM BUILDING HEIGHT = 35 FEET

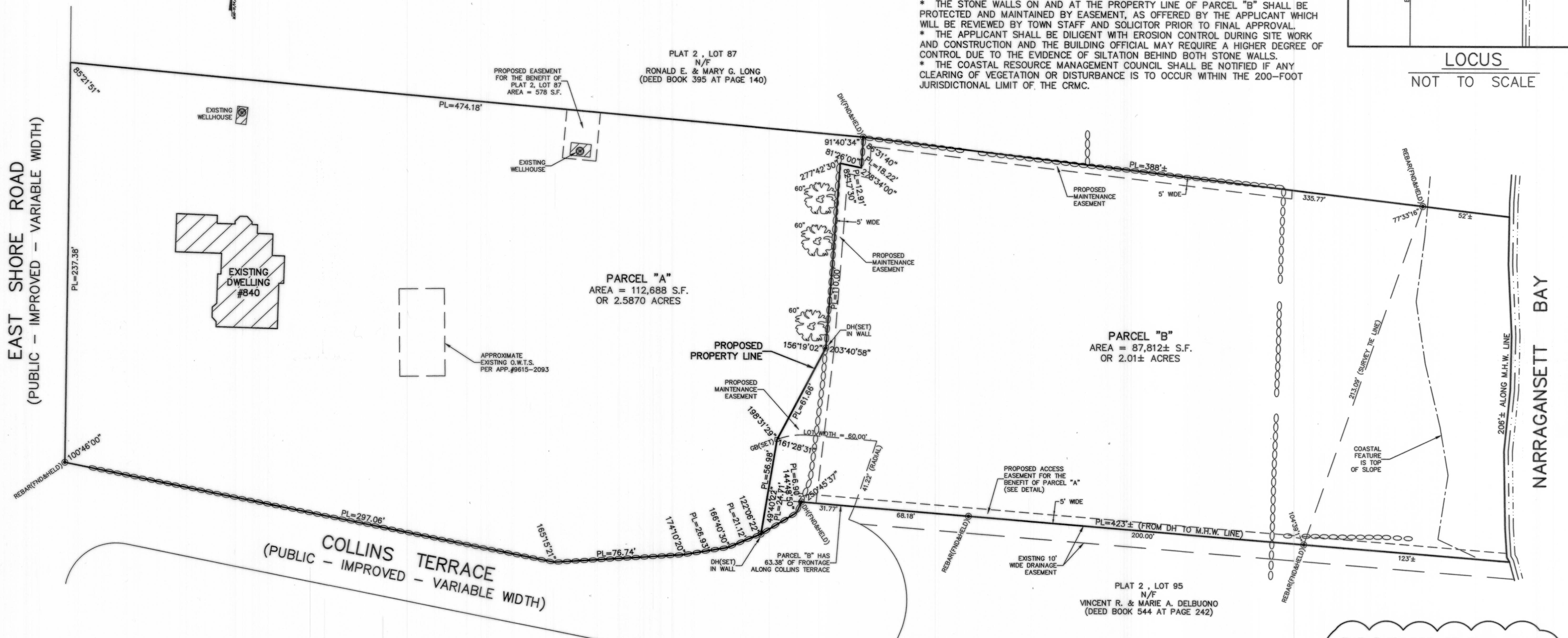
STREET INDEX
EAST SHORE ROAD
COLLINS TERRACE

THE OWNER AND APPLICANT IS:
 RONALD E. & MARY G. LONG
 850 EAST SHORE ROAD
 JAMESTOWN, RI 02835



LOCUS
NOT TO SCALE

CONDITIONS OF PLANNING COMMISSION APPROVAL FOR PARCEL "B":
 * THE STONE WALLS ON AND AT THE PROPERTY LINE OF PARCEL "B" SHALL BE PROTECTED AND MAINTAINED BY EASEMENT, AS OFFERED BY THE APPLICANT WHICH WILL BE REVIEWED BY TOWN STAFF AND SOLICITOR PRIOR TO FINAL APPROVAL.
 * THE APPLICANT SHALL BE DILIGENT WITH EROSION CONTROL DURING SITE WORK AND CONSTRUCTION AND THE BUILDING OFFICIAL MAY REQUIRE A HIGHER DEGREE OF CONTROL DUE TO THE EVIDENCE OF SILTATION BEHIND BOTH STONE WALLS.
 * THE COASTAL RESOURCE MANAGEMENT COUNCIL SHALL BE NOTIFIED IF ANY CLEARING OF VEGETATION OR DISTURBANCE IS TO OCCUR WITHIN THE 200-FOOT JURISDICTIONAL LIMIT OF THE CRMC.

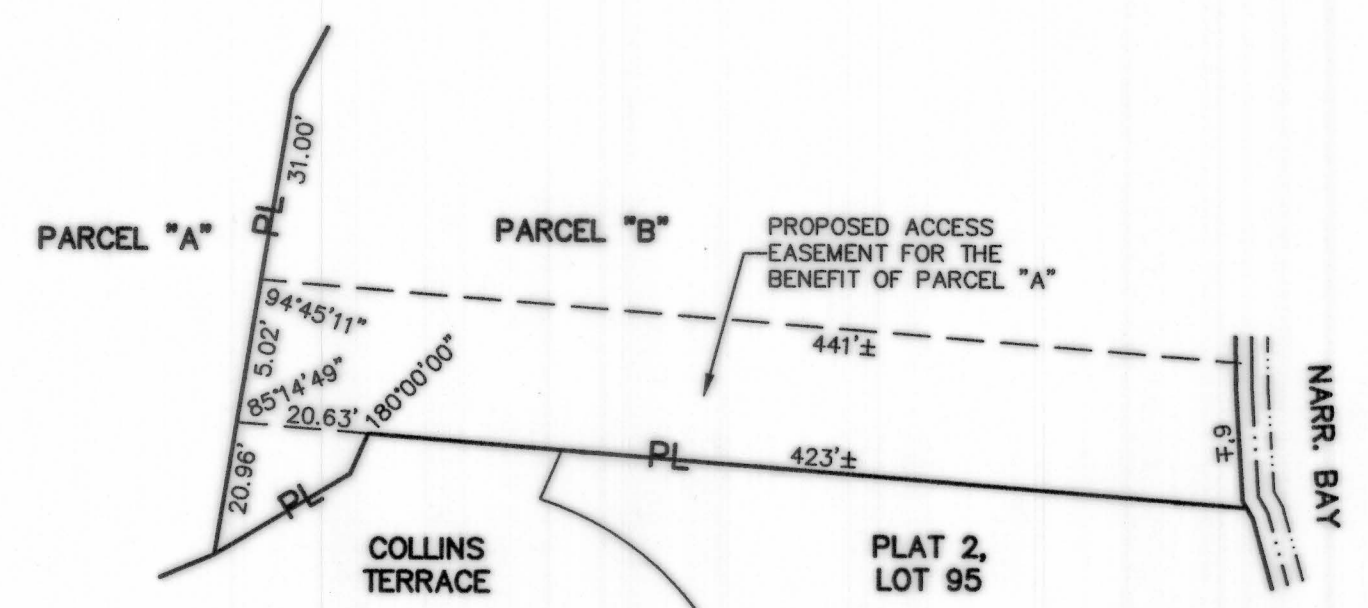


DARVEAU LAND SURVEYING, INC.
 P.O. BOX 7918
 CUMBERLAND, R.I. 02864
 PHONE 401-475-5700
 E-MAIL: MIKE@DARVEAUSURVEY.COM

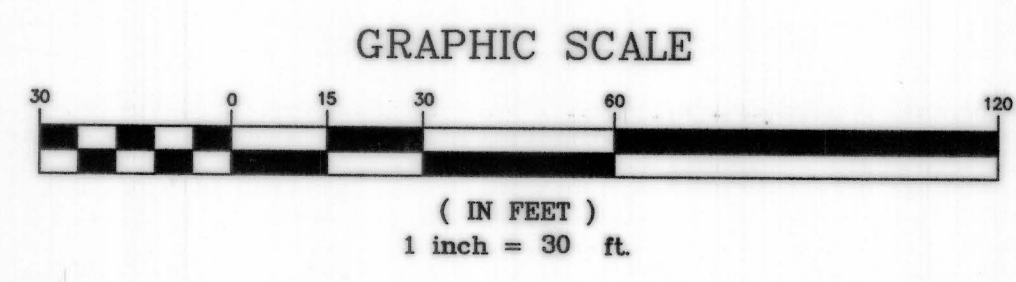
MINOR SUBDIVISION PROPERTY LINE PLAN FOR
RONALD E. & MARY G. LONG
 PLAT 2, LOT 86
 840 EAST SHORE ROAD
 JAMESTOWN, RHODE ISLAND

FINAL PLAN

PLAN REFERENCES:
 1. UNRECORDED PLAN ENTITLED "PLAN OF LAND, EAST SHORE ROAD, ASSESSOR'S PLAT 2, LOTS 86 AND 87, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR WILLIAM L. BURGIN ARCHITECTS, PREPARED BY JOHN P. CAITO CORPORATION, FEBRUARY 21, 2001."
 2. PLAN ENTITLED "SUBDIVISION OF LAND OF GRAY, INC., EAST SHORE ROAD, JAMESTOWN, R.I., SCALE: 1" = 40', FEBRUARY 1968, SURVEYED BY BOYER ENG. CO., INC., MAY 1966, DESIGNED BY JAMES F. REARDON, REG. LAND SURVEYOR, ASSESSOR'S LOT 32, PLAT 2," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#309A.



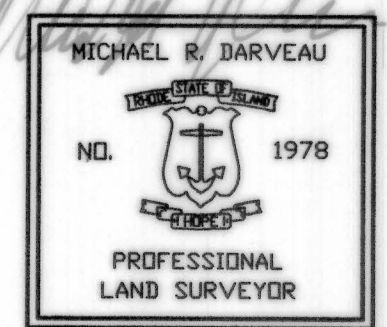
ACCESS EASEMENT DETAIL
NOT TO SCALE



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

BY: *[Signature]*
 BY: *[Signature]*

SUBDIVISION APPROVED AS SUBMITTED
 11-29-2018
[Signature]
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY
 MEASUREMENT SPECIFICATION: CLASS I CLASS III

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 1) PREPARE A MINOR SUBDIVISION PLAN.

BY: *[Signature]* 11/6/18
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.
 DATE
 COA #LS-A497

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PLAT 2, LOT 86 INTO TWO PARCELS.

PROJECT NO:	2016-023
SCALE:	1" = 30'
REVISIONS:	
DATE:	NOV. 6, 2018
SHEET NO:	1 OF 1
DRAWN BY:	S.A.K.