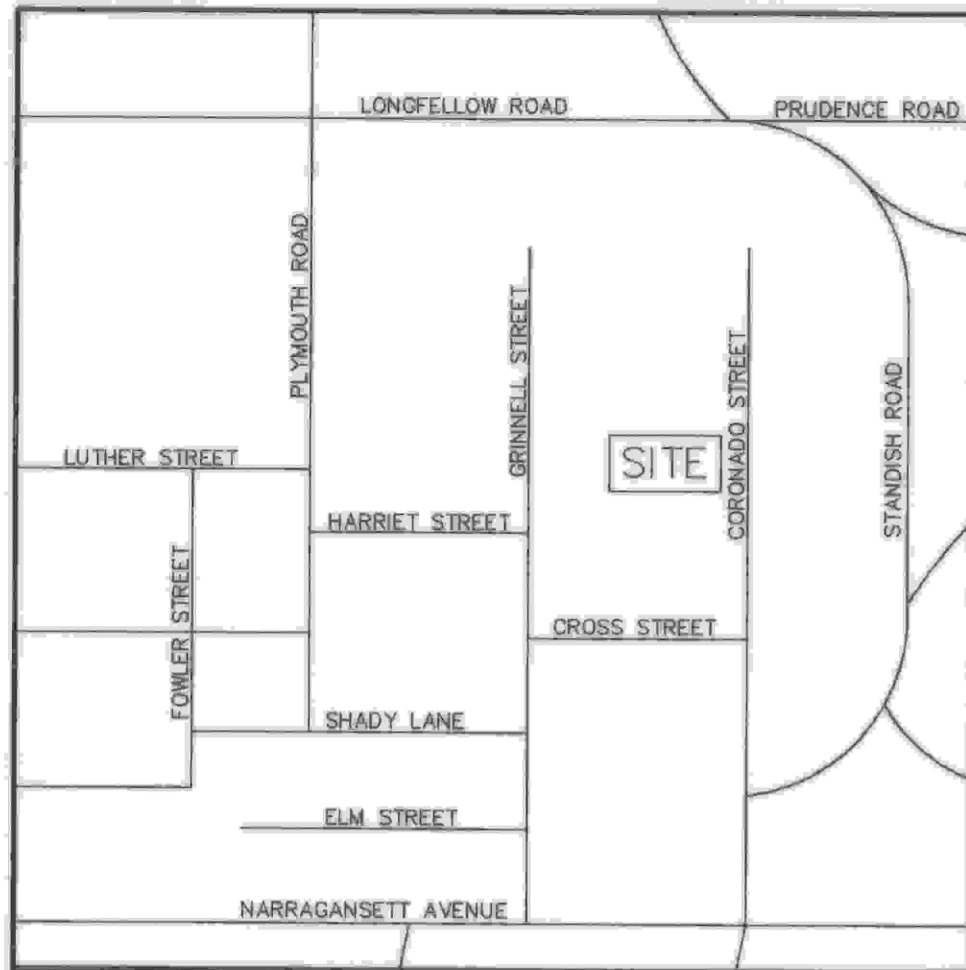


396-A

Doc# 20200000000000000000  
Blk# 922 Part 272



LEGEND

- GB GRANITE BOUND
- IP IRON PIPE
- FND FOUND
- PL PROPERTY LINE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- TYP. TYPICAL

THE CREATION OF PARCEL "A" IS SUBJECT TO THE DRILLING OF A PRIVATE WELL FOR POTABLE WATER. IF THE WELL DOES NOT SERVE THE POTABLE WATER NEEDS OF THE NEW DWELLING, THE OWNER WILL COORDINATE WITH THE DPW AND PAY TO EXTEND THE WATER MAIN TO THE NEW LOT IN COMPLIANCE WITH THE BOARD OF WATER AND SEWER REGULATIONS.

STREET INDEX  
CORONADO STREET

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW 11,506 S.F. LOT FROM PLAT 8, LOT 150.

GENERAL NOTES:

1. THE PARCEL IS PLAT 8, LOT 150.
2. THE TOTAL AREA OF PLAT 8, LOT 150 IS 24,750 S.F. OR 0.5682 ACRES.
3. THE EXISTING DWELLING ADDRESS IS 53 CORONADO STREET.
4. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON MAY 1, 2019.
5. 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.
6. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH EASEMENTS OR RIGHT-OF-WAYS OF RECORD.
7. THERE WERE NO WETLANDS, WATER BODIES, OR COASTAL FEATURES WITHIN 200- FEET OF THE TOTAL PARCEL AT TIME OF SURVEY.
8. THERE WERE NO EXISTING OR PROPOSED AREAS OF AGRICULTURAL USE AT TIME OF SURVEY.
9. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, OR HISTORIC STRUCTURES ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
10. THERE WERE NO SCENIC VIEWS TO, FROM, OR WITHIN THE PARCEL AT TIME OF SURVEY.
11. THERE IS NO LAND PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS PLAN.
12. THE OWNER AND APPLICANT IS:  
M. TRACIE SHEA  
53 CORONADO STREET  
JAMESTOWN, RI 02835

PLAN REFERENCE:

1. PLAN ENTITLED "THE GEO. W. CARR ESTATE, JAMESTOWN R.I., SURVEYED BY J.P. COTTON C.E., NEWPORT R.I., 1889" AND RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS ON HPF#274A.

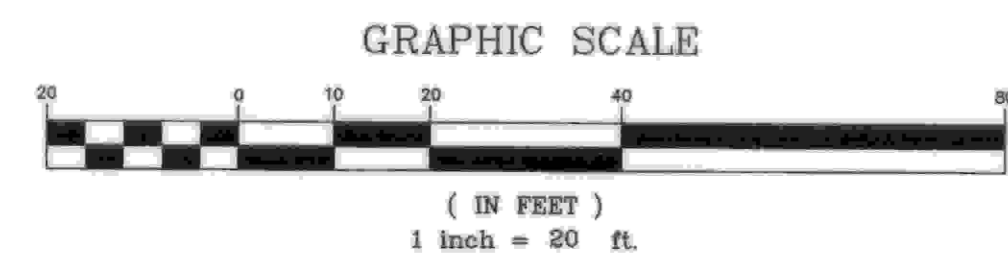
DEED REFERENCE:

PLAT 8, LOT 150 - DEED BOOK 631 AT PAGE 237

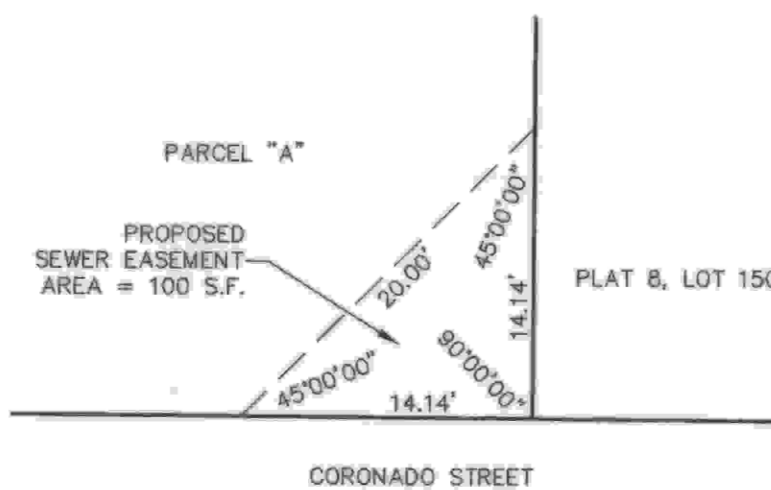
ZONING INFORMATION:

THE PARCEL IS ZONED: R-8 AND IS LOCATED WITHIN THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT DISTRICT

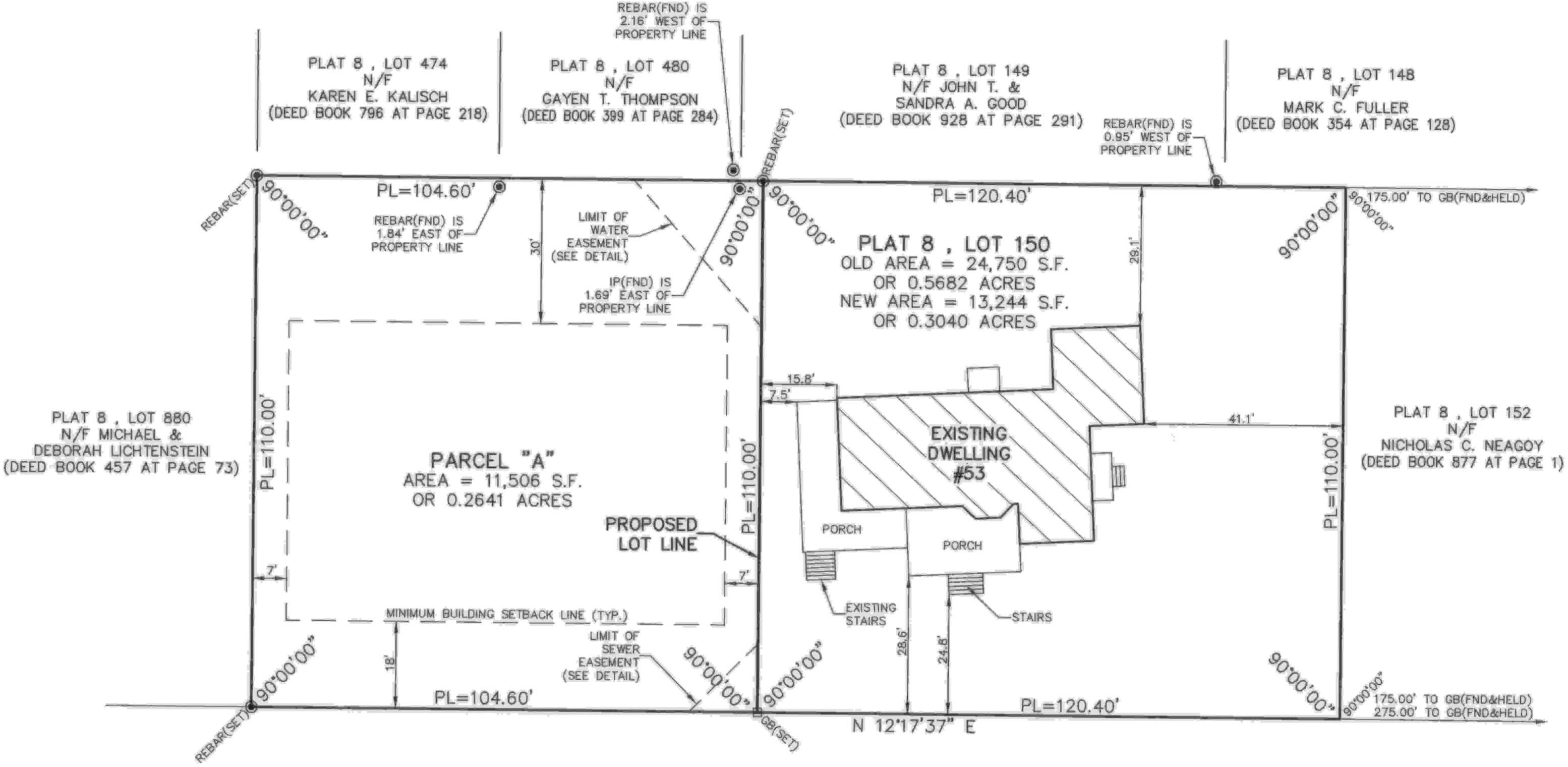
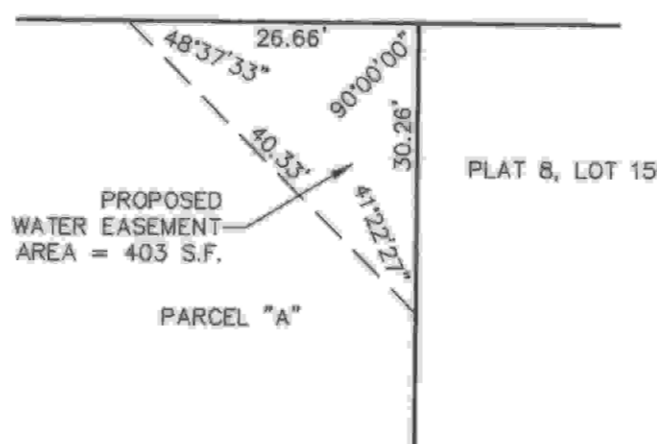
- MINIMUM LOT AREA = 8,000 S.F. (SINGLE-FAMILY DWELLING)
- MINIMUM LOT FRONTAGE = 80 FEET
- MINIMUM BUILDING SETBACKS:  
FRONT = 18 FEET  
CORNER = 9 FEET  
SIDE = 7 FEET  
REAR = 30 FEET
- MAXIMUM LOT COVERAGE = 30%
- MAXIMUM BUILDING HEIGHT = 35 FEET



SEWER EASEMENT DETAIL  
NOT TO SCALE



WATER EASEMENT DETAIL  
NOT TO SCALE



CORONADO STREET  
(PUBLIC - IMPROVED - VARIABLE WIDTH)

SUBDIVISION APPROVED AS SUBMITTED  
10-25-2020  
Michael R. Darveau  
PLANNING COMMISSION CHAIR  
TOWN OF JAMESTOWN RI

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

BY: M. Tracie Shea 5/29/20  
M. TRACIE SHEA

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  
MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE:  
1) PREPARE A MINOR SUBDIVISION PLAN.

BY: Michael R. Darveau  
MICHAEL R. DARVEAU, PLS#1978  
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 3/10/20  
COA #LS-A497

FINAL PLAN

MINOR SUBDIVISION PROPERTY LINE PLAN FOR

M. TRACIE SHEA

PLAT 8, LOT 150

53 CORONADO STREET

JAMESTOWN, RHODE ISLAND

DARVEAU LAND SURVEYING, INC.

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

SCALE: 1" = 20'

DRAWN BY: S.A.K.

REVISED

DATE: MAR. 10, 2020

PROJECT NO: 2019\_014

SHEET NO: 1 OF 1