

LOCUS - NO SCALE

LEGEND

	ZONING SETBACK LINE
	EXISTING SEWER LINE/MANHOLE
	EXISTING ASPHALT
	EXISTING STONE WALL
	EXISTING TREELINE/HEDGES
	EXISTING 2" IRON PIPE
	EXISTING IRON ROD
	SET IRON ROD w/ CAP
	SET DRILL HOLE
	EXISTING WATER GATE/HYDRANT
	EXISTING CATCH BASIN
	EASEMENT AREA
	AREA TO BE DEEDED

Received for Record
JAMESTOWN
TOWN CLERK
JAMESTOWN, R.I.
JUL 30 2021 12:46 PM
Vol: 1000 Pg: 203

PARCEL ZONING
 ZONE: R-20
 DOWNTOWN SPECIAL DEVELOPMENT DISTRICT
 MIN. LOT SIZE 20,000 S.F.
 MIN. FRONTAGE 100'
 FRONT YARD SETBACK 30'
 SIDE YARD SETBACK 10'
 REAR YARD SETBACK 30'

- REFERENCES**
- HANGING PLAT FILE 268B "MAPLE GROVE PLAT"
 - HANGING PLAT FILE 268B "PIERCE LAND"
 - HANGING PLAT FILE 230A "ADMINISTRATIVE SUBDIVISION GORMAN, LESPERANCE & BUGBEE"
 - HANGING PLAT FILE 230B "PROPOSED EASEMENT PLAN FOR JEROME G. & FRANCIS J. GORMAN..."
 - LAND EVIDENCE BOOK 70, PAGE 931 "SIGMUND PLAN"
 - LAND EVIDENCE BOOK 92B, PAGE 84 (DEED)
 - HANGING PLAT FILE 397B "EXISTING CONDITIONS PLAN FOR DANIEL & KAREN NERI..."
 - LAND EVIDENCE BOOK 661 PAGE 204 (EASEMENT AGREEMENT LOTS 360 & 625)

PARCEL OWNERS & APPLICANTS

LOT 360
 RAYMOND IANNETTA & KRISTINE S. TROCKI
 36 MAPLE AVENUE
 JAMESTOWN, RI 02835

LOT 615
 DANIEL & KAREN NERI
 34 MARINE AVENUE
 JAMESTOWN, RI 02835

PROJECT SURVEYOR
 MICHAEL J. MCCORMICK
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 P. 401.884.8506
 F. 401.884.7747

PARCEL AREA ANALYSIS

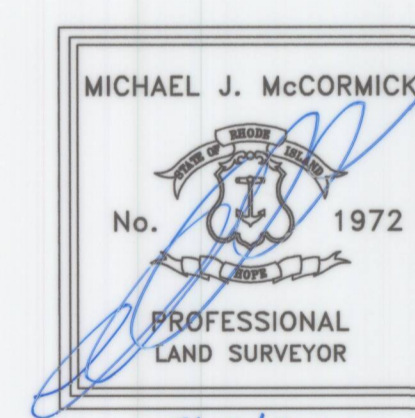
LOT	EXISTING	PROPOSED
LOT 360	20,511 S.F.	23,701 S.F.
LOT 615	30,829 S.F.	27,639 S.F.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RIOB-00-1.9 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: COMPREHENSIVE BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY
 MEASUREMENT SPECIFICATION: CLASS I
 CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO RECONFIGURE THE PROPERTY LINES TO RECTIFY EXISTING ENCROACHMENTS.

By:
 MICHAEL J. MCCORMICK PLS 1972
 RI COA LS-A101



IANNETTA - NERI PLAT
 ADMINISTRATIVE SUBDIVISION
 ASSESSORS PLAT 9 LOTS 360 & 615
 28 MAPLE AVENUE
 JAMESTOWN, RHODE ISLAND
 PREPARED FOR: DANIEL & KAREN NERI &
 RAYMOND IANNETTA & KRISTINE S. TROCKI
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T. 401.884.8506 F. 401.884.7747
 SCALE 1" = 20' DATE: JUNE 1, 2021
 REVISED 7-15-2021

APPROVED BY THE OWNERS & APPLICANTS

	7-20-21
OWNER/APPLICANT	DATE
	7/20/21
OWNER/APPLICANT	DATE
	7/20/21
OWNER/APPLICANT	DATE
	7/28/21
OWNER/APPLICANT	DATE

ADMINISTRATIVE SUBDIVISION APPROVAL
 DATE: July 28, 2021
 BY:
 TITLE: ADMINISTRATIVE OFFICER
 TOWN OF JAMESTOWN RI

R.I.G.L. 34-13-1
 THIS PLAN SHALL BE INDEXED UNDER
 ABUTTING STREETS:
 MAPLE AVENUE

