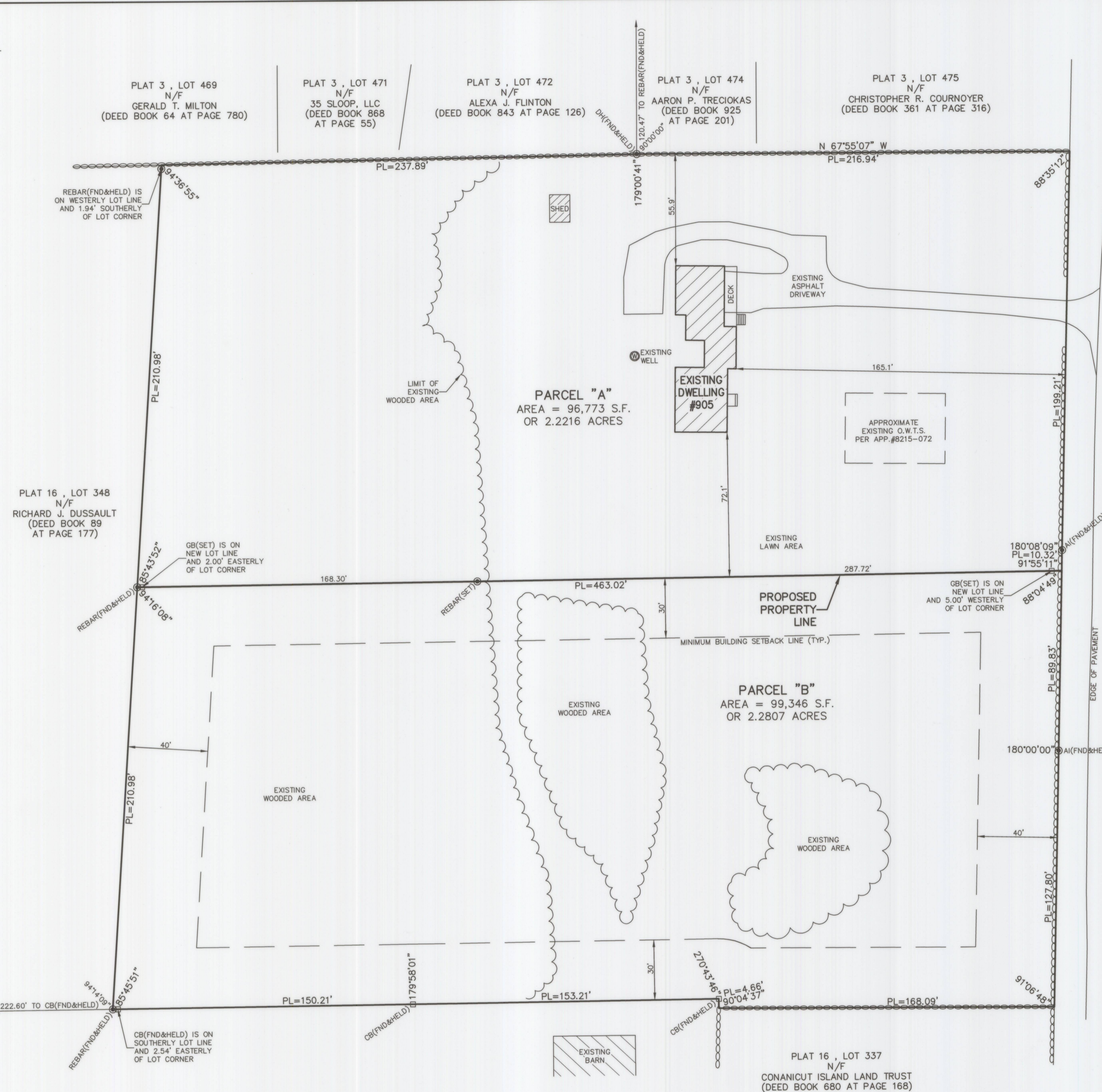


LEGEND

PL	PROPERTY LINE
CB	CONCRETE BOUND
AI	ANGLE IRON
DH	DRILL HOLE
FD	FOUND
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
APP.	APPLICATION
O.W.T.S.	ON-SITE WASTEWATER TREATMENT SYSTEM
TYP.	TYPICAL



STREET INDEX
NORTH MAIN ROAD

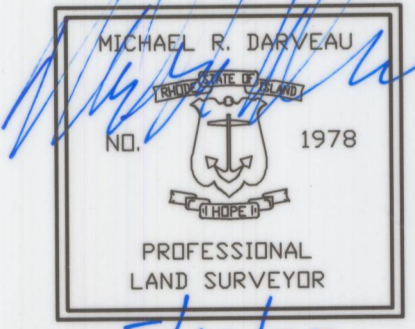
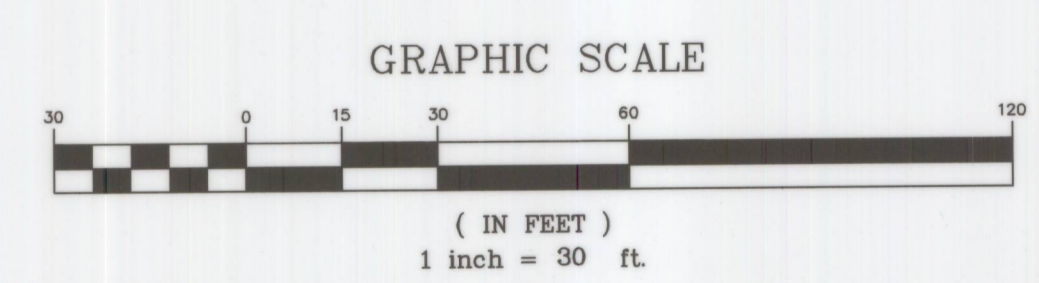
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PLAT 16, LOT 336 INTO TWO PARCELS.

NORTH MAIN ROAD
(PUBLIC - IMPROVED - VARIABLE WIDTH)

- GENERAL NOTES:**
1. THE PARCEL IS PLAT 16, LOT 336.
 2. THE TOTAL PARCEL AREA IS 196,119 S.F. OR 4.5023 ACRES.
 3. THE EXISTING DWELLING ADDRESS IS 905 NORTH MAIN ROAD.
 4. SEE DEED BOOK 811 AT PAGE 74 FOR TITLE REFERENCE.
 5. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS, AND/OR RIGHT-OF-WAYS OF RECORD.
 6. THE PARCEL IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44005C0067J FOR THE TOWN OF JAMESTOWN, RHODE ISLAND, EFFECTIVE DATE: SEPTEMBER 4, 2013.
 7. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON JANUARY 2, 2020.
 8. THERE WERE NO WETLANDS, WATERCOURSES, OR COASTAL FEATURES PRESENT ON OR WITHIN 200 FEET OF THE PERIMETER OF THE PARCEL OBSERVED AT THE TIME OF SURVEY.
 9. THERE WERE NO AREAS OF AGRICULTURAL USE, EXISTING OR POTENTIAL, OBSERVED AT THE TIME OF SURVEY.
 10. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, OR IMMEDIATELY ADJACENT TO THE PARCEL OBSERVED AT THE TIME OF SURVEY.
 11. THERE WERE NO SCENIC VIEWS FROM THE PARCEL OBSERVED AT THE TIME OF SURVEY.
 12. THERE IS NO AREA PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS SUBDIVISION.

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

- PLAN REFERENCES:**
1. PLAN ENTITLED "JAMESTOWN SHORES PLAT NO. 4 IN JAMESTOWN, R.I., OWNED BY JAMES G. HEAD, SCALE: 1" = 100', DATED: APRIL 1947, BY E. NEWMAN, ENG'R," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#3A.
 2. PLAN ENTITLED "PLAN OF LAND SUNSET FARM, LOT 335, AP 16, JAMESTOWN, R.I., PREPARED FOR SUNSET FARM ASSOCIATES, SCALE: 1" = 100', DATED: 1/12/88, REVISED: 12/13/88, BY ISLAND ENGINEERING," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#73A.
 3. PLAN ENTITLED "PROPOSED SITE PLAN FOR DAVID L. PICCOLI, PLAT 3, LOT 471 & 472, 35 SLOOP STREET, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 20', DATED: DEC. 26, 2013, REVISED: JULY 29, 2014, BY RC COURNOYER ENTERPRISES, INC.," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#300B.



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 PROPERTY LINE PLAN.

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

DATE: 5/12/22
COA #LS-A497

NOTE: PER CONDITIONS OF APPROVAL BY THE JAMESTOWN PLANNING COMMISSION, A ROAD OPENING PERMIT SHALL BE SOUGHT FOR THE NEW DRIVEWAY ONTO NORTH MAIN ROAD BEFORE DEVELOPMENT OF PARCEL "B".

THE OWNER AND APPLICANT IS:
ASTRID L. MENDES TRUST
ANTONIA MENDES, TRUSTEE
MICHELLE MENDES, TRUSTEE
937 NORTH MAIN ROAD
JAMESTOWN, RI 02835

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

BY: *Antonia Mendes*
ANTONIA MENDES

BY: *Michelle Mendes*
MICHELLE MENDES

FINAL PLAN

MINOR SUBDIVISION PROPERTY LINE PLAN FOR

THE ASTRID L. MENDES TRUST
DECLARATION OF TRUST

PLAT 16, LOT 336
905 NORTH MAIN ROAD
JAMESTOWN, RHODE ISLAND

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

PROJECT NO:	2020_001
REVISION:	
SCALE:	1" = 30'
DRAWN BY:	S.A.K.
DATE:	MAY 12, 2022
SHEET NO:	1 OF 1