

**LEGEND**

S.F.	SQUARE FEET
UP	UTILITY POLE
GW	GUY WIRE
N/F	NOW OR FORMERLY
PL	PROPERTY LINE
FND	FOUND
GB	GRANITE BOUND
RIHB	R.I. HIGHWAY BOUND
STA.	STATION
TYP.	TYPICAL

**STREET INDEX**  
 HAMILTON AVENUE  
 HIGHLAND DRIVE

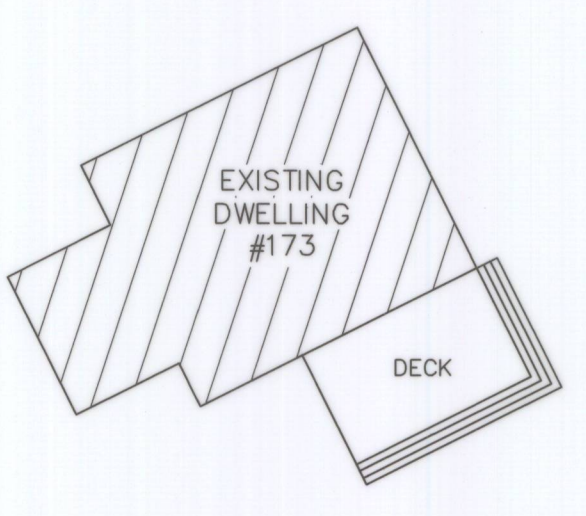
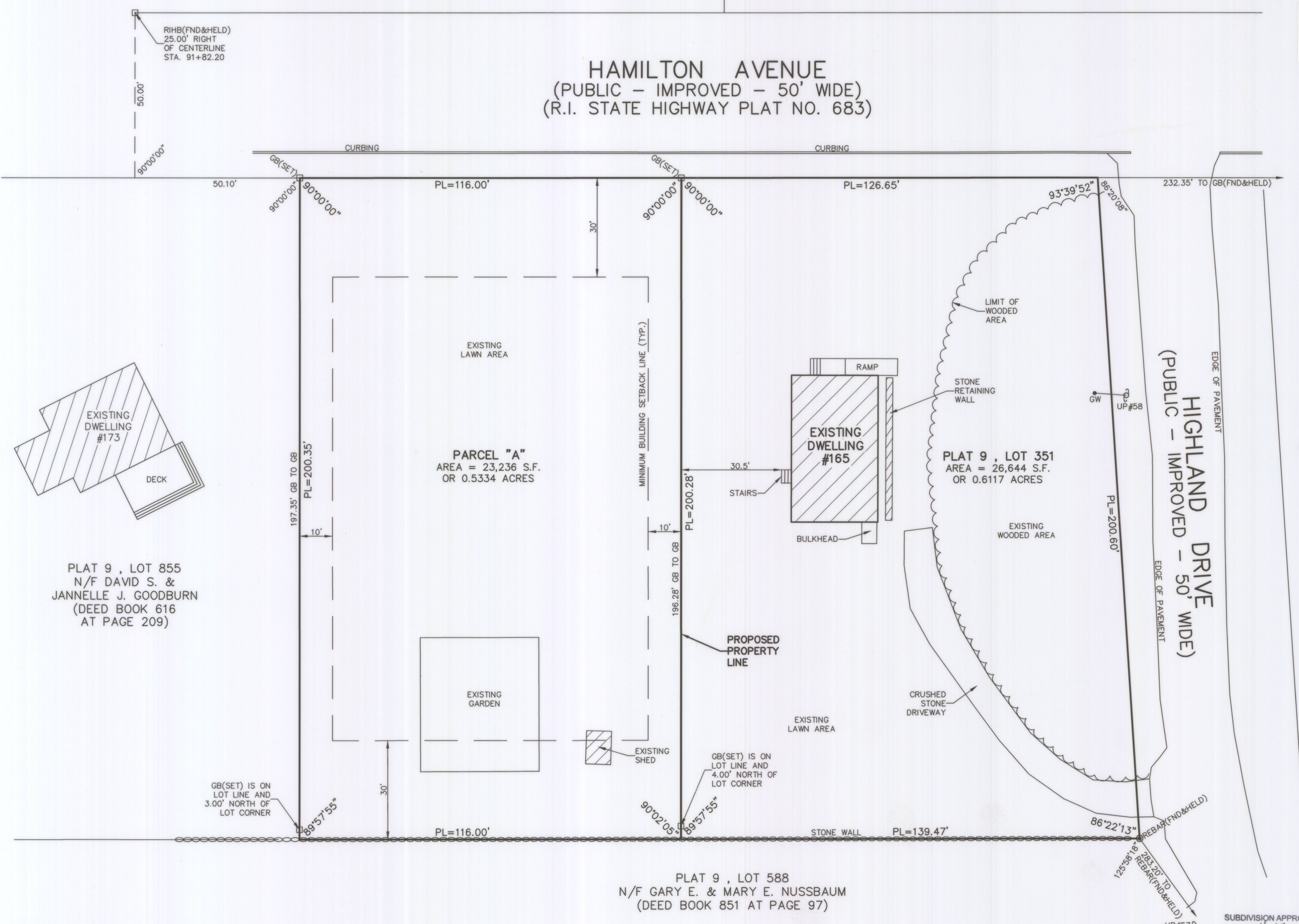
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 Bk: 1034 Pg: 135

Received for Record  
 Roberto J. Fuson  
 TOWN CLERK  
 JAMESTOWN, R.I.  
 APR 13, 2023 01:49 PM  
 Vol: 1034 Pg: 135

PLAT 9, LOT 553  
 N/F FRANK D. & JILLIAN D. MEYER  
 (DEED BOOK 398 AT PAGE 134)

PLAT 9, LOT 678  
 N/F MARY L. HOWLAND, TRUSTEE  
 (DEED BOOK 835 AT PAGE 151)

**HAMILTON AVENUE**  
 (PUBLIC - IMPROVED - 50' WIDE)  
 (R.I. STATE HIGHWAY PLAT NO. 683)



PLAT 9, LOT 855  
 N/F DAVID S. &  
 JANNELLE J. GOODBURN  
 (DEED BOOK 616  
 AT PAGE 209)

PLAT 9, LOT 684  
 N/F  
 KATHERINE M. HYNES  
 (DEED BOOK 858  
 AT PAGE 267)

- GENERAL NOTES:**
- THE PARCEL IS PLAT 9, LOT 351.
  - THE EXISTING DWELLING ADDRESS IS 165 HAMILTON AVENUE.
  - THE TOTAL PARCEL AREA IS 49,880 S.F. OR 1.1451 ACRES.
  - THE AREA IS ZONED: R-20.  
 MINIMUM PARCEL AREA = 20,000 S.F.  
 MINIMUM LOT WIDTH = 100 FEET  
 MINIMUM BUILDING SETBACKS (PRINCIPAL):  
 FRONT YARD - PRINCIPAL.....30 FEET  
 FRONT YARD - SECONDARY.....15 FEET  
 SIDE YARD.....10 FEET  
 REAR YARD.....30 FEET  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 MAXIMUM BUILDING COVERAGE = 25%
  - SEE DEED BOOK 626 AT PAGE 130 FOR TITLE REFERENCE.
  - THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS, AND/OR RIGHT-OF-WAYS OF RECORD.
  - THE PARCEL IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44005C0157J FOR THE TOWN OF JAMESTOWN, RHODE ISLAND, EFFECTIVE DATE: SEPTEMBER 4, 2013.

THE OWNER AND APPLICANT IS:  
 THE RICHARDSON FAMILY LIVING  
 REVOCABLE TRUST AGREEMENT-2007  
 KIM WHITTENHALL & PAMELA JARRET, TRUSTEES  
 165 HAMILTON AVENUE  
 JAMESTOWN, RI 02835

- PLAN REFERENCES:**
- PLAN ENTITLED "DRAWING TITLE: MINOR SUBDIVISION PLAN FOR VICTOR & CHARLOTTE RICHARDSON, ASSESSOR'S PLAT 9, LOT 351, JAMESTOWN, RI, DATE: 11-11-06, SCALE: 1" = 20', SURVEYOR: JAMES P. LAWLESS, R.L.S., P.E.," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#214A.
  - PLAN ENTITLED "PLAN OF LAND, LOT 351, AP 9, JAMESTOWN, R.I., PREPARED FOR VICTOR & CHARLOTTE RICHARDSON, SCALE: 1" = 40', DATE: 10-9-90, BY SAI SURVEYING, CO.," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#125A.
  - PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PREPARED FOR ALFRED C. LONARDO, BEING ASSESSORS PLAT NO. 9, LOT NOS. 695 & 696, LOCATION: #137 HAMILTON AVENUE, JAMESTOWN, RHODE ISLAND 02835, SCALE: 1" = 40', DATE: MAY 28, 2009, REVISED: 7/1/09, SHEET 1 OF 1, BY BOYER ASSOCIATES," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#523A.
  - RHODE ISLAND STATE HIGHWAY PLAT NO. 683.

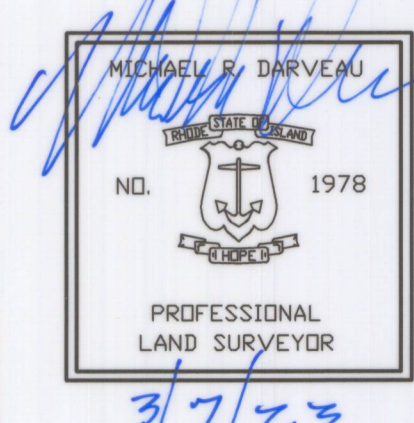
THE PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL AS APPROVED BY THE TOWN OF JAMESTOWN PLANNING COMMISSION ON DECEMBER 7, 2022:

- FINAL SITE GRADING SHALL NOT DIRECT ADDITIONAL STORMWATER RUN-OFF TO PROPERTIES TO THE WEST OF THE SITE.
- ALL STONES FROM THE EXISTING SOUTHERLY STONE WALL WILL BE MAINTAINED ON-SITE.

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

BY: *Kim Whittenhall*  
 KIM WHITTENHALL

BY: *Pamela Jarret*  
 PAMELA JARRET



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.

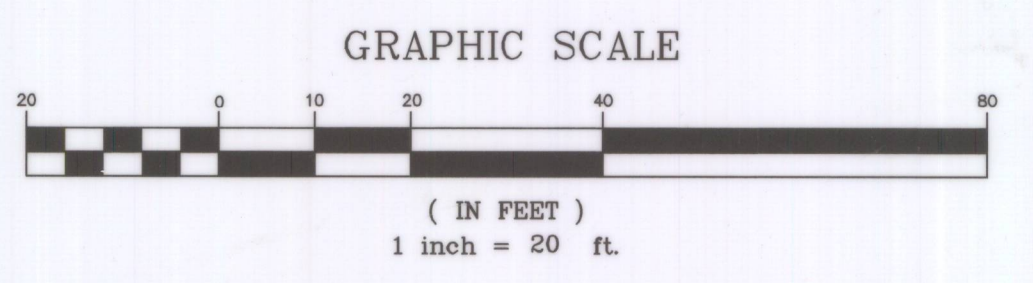
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:  
 CLASS I  
 CLASS III

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

DATE: 3/7/23  
 COA #LS-A497

SUBDIVISION APPROVED AS SUBMITTED  
 4-13-2023  
 DATE  
*Michael Swild*  
 PLANNING COMMISSION CHAIR  
 TOWN OF JAMESTOWN RI



**FINAL PLAN**

MINOR SUBDIVISION PROPERTY LINE PLAN FOR  
**THE RICHARDSON FAMILY LIVING  
 REVOCABLE TRUST AGREEMENT-2007**  
 PLAT 9, LOT 351  
 165 HAMILTON AVENUE  
 JAMESTOWN, RHODE ISLAND

PROJECT NO:	2022_028
SHEET NO:	1 OF 1
SCALE:	1" = 20'
DRAWN BY:	S.A.K.
DATE:	MAR. 7, 2023

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