

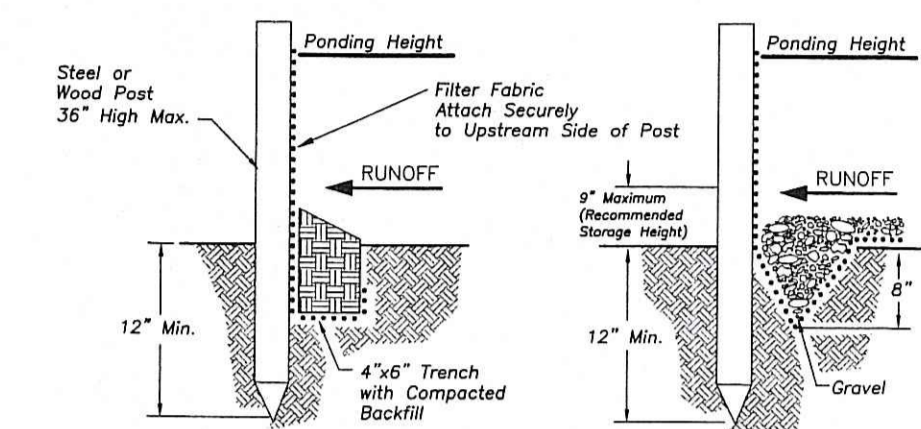
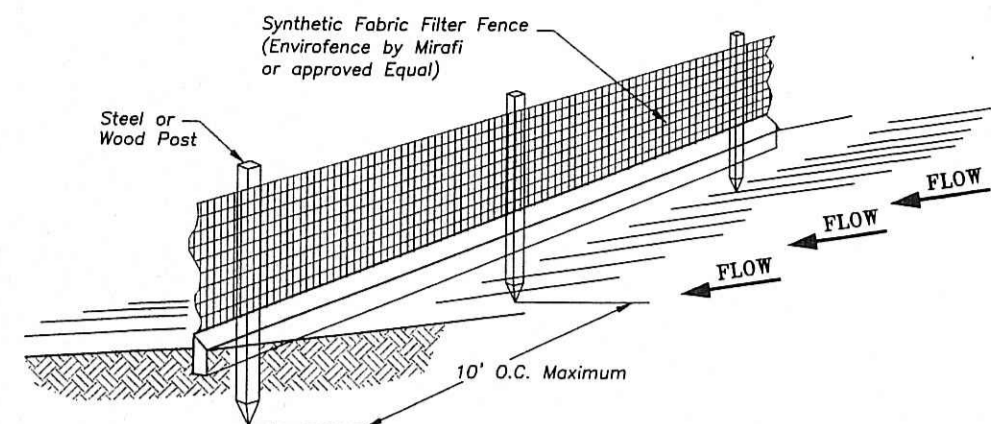
Z:\projects\Drawings-LD3\2005\050935\Drawing\050935.dwg 2/2/2010 3:26:48 PM EST

Notes:

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within "Zones B & C" as shown on F.E.M.A. Flood Insurance rate map for the Town of Narragansett, Rhode Island, Washington County, Community Panel No. 445402 0007 C, having a revised date of November 1, 1984.
- Project Benchmark: Southerly Bonnet Bolt of Hydrant located on the northerly side of Woodward Ave. 1270'± west of intersection with Gibson Ave. Elevation = 102.43' (Assumed)
- Wetland edge shown herein verified by DEM as noted in letter to Martin S. O'Neill dated March 30, 2009.
- No building construction to be allowed in the area between proposed building setback and existing fence as defined on this survey per request of the Town of Narragansett Planning Department.
- Improvements shown hereon from field survey by Carrigan Engineering, Inc. dated 12-22-05, 11-06-06 to 11-08-06 & 1-21-09.

References:

- Plan Showing Division of Land in the Town of Narragansett, R.I. Property of Frank N. & Rose V. DiGiacomo, December 3, 1993, Scale: 1"=100' Prepared by A.J. Easterbrooks, C.E. Assessor's Plat Q, Lot 27, Zone R-40, on file in the Narragansett Land Evidence Records Plat Book 10, Page 17.
- Two Building Sites at Narragansett, R.I., Owned by Frank N. & Rose V. DiGiacomo, Jan. 1980, Scale: 1"=50' Prepared by A.J. Easterbrooks, C.E. on file in the Narragansett Land Evidence Records Plat Book 8, Page 33.

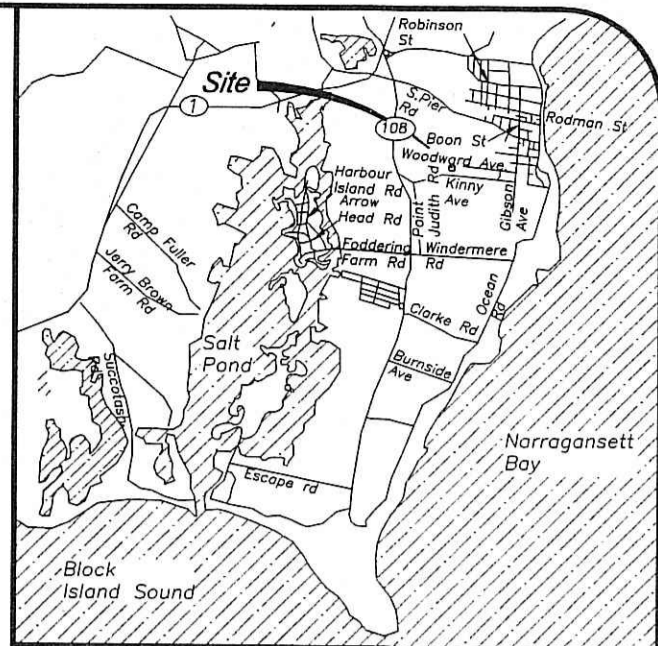


- Note:**
- Inspect and repair fence after each storm event and remove sediment when necessary.
 - Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.
 - Silt fence shall be placed on slope contours to maximize ponding efficiency.

Silt Fence

Parcel Data:

A.P.Q. Lot 27-18 N/F Martin S. O'Neil Deed Bk.448, Page 385 Woodward Avenue Narragansett, Rhode Island Original Lot Area: 43,870 S.F.± or 1.01 Ac.± PROPOSED LOT AREA: 40,012 S.F.± or 0.92 Ac.±	A.P.Q. Lot 27-20 N/F Martin S. O'Neil Deed Bk.448, Page 414 Woodward Avenue Narragansett, Rhode Island Original Lot Area: 67,976 S.F.± or 1.56 Ac.± PROPOSED LOT AREA: 71,833 S.F.± or 1.66 Ac.±
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LOCATION MAP
NOT TO SCALE

Street Index:

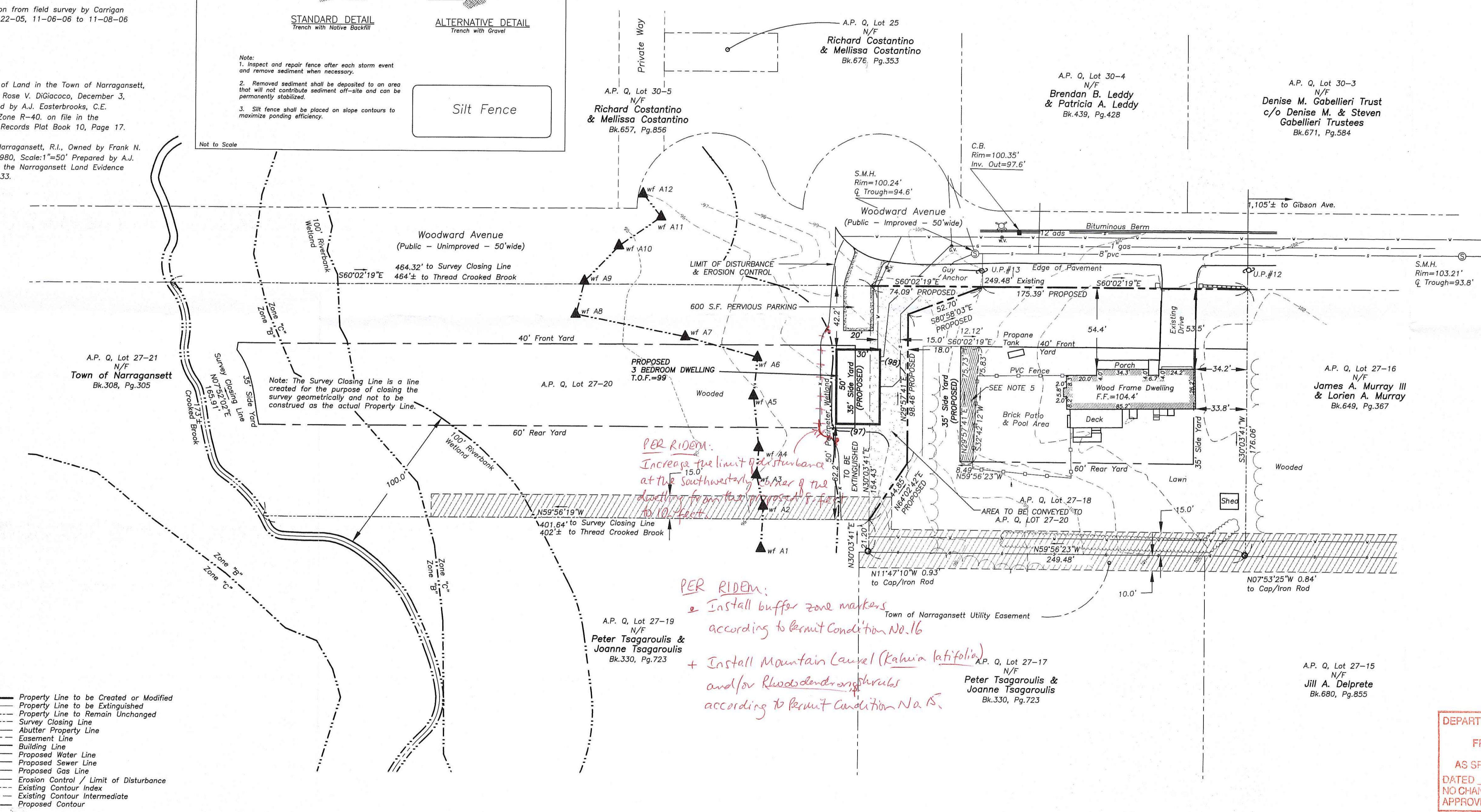
Woodward Avenue

Owner/Applicant:

Martin S. O'Neil
120 Woodward Avenue
Narragansett, R.I. 02882

Zoning Data:

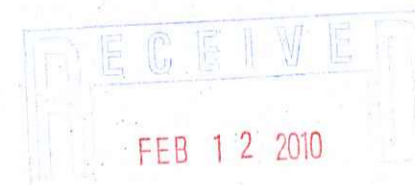
"R-40" - Residence Zone
Min. Lot Size: 40,000 sf.
Min. Lot Width: 150'
Max. Lot Coverage: 15%
Min. Front Yard: 40'
Min. Side Yard: 35'
Min. Rear Yard: 60'
Max. Bldg. Height: 35'
* Please refer to Zoning Regs. for additional information.



PER RIDEM:
Increase the limit of disturbance at the southwestern corner of the lot to 10 feet.

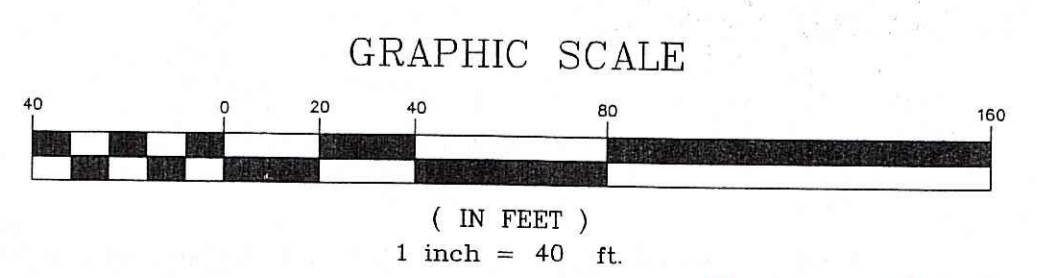
PER RIDEM:
Install buffer zone markers according to permit condition No. 16

PER RIDEM:
Install Mountain Laurel (Kalmia latifolia) and/or Rhododendron shrubs according to permit condition No. 15.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 15 2010 FILE # 10-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Christopher Seneca



RI DEM FILE COPY

- Property Line to be Created or Modified
- Property Line to be Extinguished
- Property Line to Remain Unchanged
- Survey Closing Line
- Abutter Property Line
- Easement Line
- Building Line
- Proposed Water Line
- Proposed Sewer Line
- Proposed Gas Line
- Erosion Control / Limit of Disturbance
- Existing Contour Index
- Existing Contour Intermediate
- Proposed Contour

Certification:

This Survey and Plan conforms to the following class standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

Boundary Survey - Class I
Topographic Survey - Class III

By: _____ 1956
Professional Land Surveyor Reg. No. Date

TITLE: PRELIMINARY
O'NEIL PROPERTIES MAJOR SUBDIVISION
PROPOSED CONDITIONS
ASSESSOR'S PLAT Q, LOTS 27-18 & 27-20
120 WOODWARD AVENUE
NARRAGANSETT, RHODE ISLAND
PREPARED FOR: MARTIN S. O'NEIL
SCALE: 1"=40' DATE: 2/2/10 SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION	BY



CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
140 POINT JUDITH ROAD
UNIT #3 MARINER SQUARE
NARRAGANSETT, RI 02882
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