

ZONING: R-10 (10,000 S.F.)
 MINIMUM LOT FRONTAGE - 100'
 SUB-STANDARD LOT OF RECORD
 EXISTING FRONTAGE = 1'-50'
 YARDS: FRONT - 25'
 SIDE - 10'
 REAR - 20'
 MAXIMUM LOT COVERAGE - 25%

EXISTING LOT COVERAGE NOTE:
 HOUSE 826 SQ. FT.
 DECK 320 SQ. FT.
 EXISTING TOTAL = 1,146 SQ. FT.
 1,146 SQ. FT. / 4,820 SQ. FT. = 23.8% LOT COVERAGE

EXISTING BUILDING COVERAGE NOTE:
 HOUSE 826 SQ. FT.
 PPAVED DRIVE 500 SQ. FT.
 CONC WALK 135 SQ. FT.
 CONC WALK/ STAIRS 118 SQ. FT.
 CONCRETE PATIO 264 SQ. FT.
 EXISTING TOTAL = 1,843 SQ. FT.

PROPOSED LOT COVERAGE NOTE:
 HOUSE 826 SQ. FT.
 ADDITION 728 SQ. FT.
 EXISTING TOTAL = 1,554 SQ. FT.
 1,554 SQ. FT. / 4,820 SQ. FT. = 32.2% LOT COVERAGE

PROPOSED BUILDING COVERAGE NOTE:
 HOUSE 826 SQ. FT.
 ADDITION 728 SQ. FT.
 CONC WALK 135 SQ. FT.
 CONC WALK/ STAIRS 118 SQ. FT.
 PROPOSED TOTAL = 1,807 SQ. FT.

PLAN REFERENCES:

SCARBORO HILLS SECTION "A" NARRAGANSETT, RHODE ISLAND OWNED BY LAWRENCE F. AND MARGARET T. COFFEY SEPTEMBER, 1937 SCALE: 1" = 40'

SCARBORO HILLS NARRAGANSETT, RHODE ISLAND OWNED BY LAWRENCE F. AND MARGARET T. COFFEY AUGUST, 1946 SCALE: 40' PER INCH

GENERAL NOTES:

- 1.) SITE LIES IN ZONE "X" PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 44009 C 0213 J DATED: 10/15/2013
- 2.) SITE LIES IN NARRAGANSETT COASTAL AND FRESHWATER WETLANDS OVERLAY DISTRICT AND REGULATIONS.
- 3.) FILTRATION SOCK AND OR SILT FENCE SHALL BE INSTALLED AT ALL DOWN GRADIENT LIMITS OF DISTURBANCE PRIOR TO EARTH DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- 4.) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE PERMITS AND REGULATIONS.
- 5.) ALL PERMANENTLY DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOD.
- 6.) SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 7.) PROPERTY LINES, PROP. HOUSE AND LIMITS OF WORK SHALL BE ACCURATELY LOCATED AND SURVEY STAKED PRIOR TO COMMENCEMENT OF ANY WORK
- 8.) ALL UTILITIES SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE APPROPRIATE UTILITY AUTHORITY AND DIG-SAFE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

WETLAND NOTES:

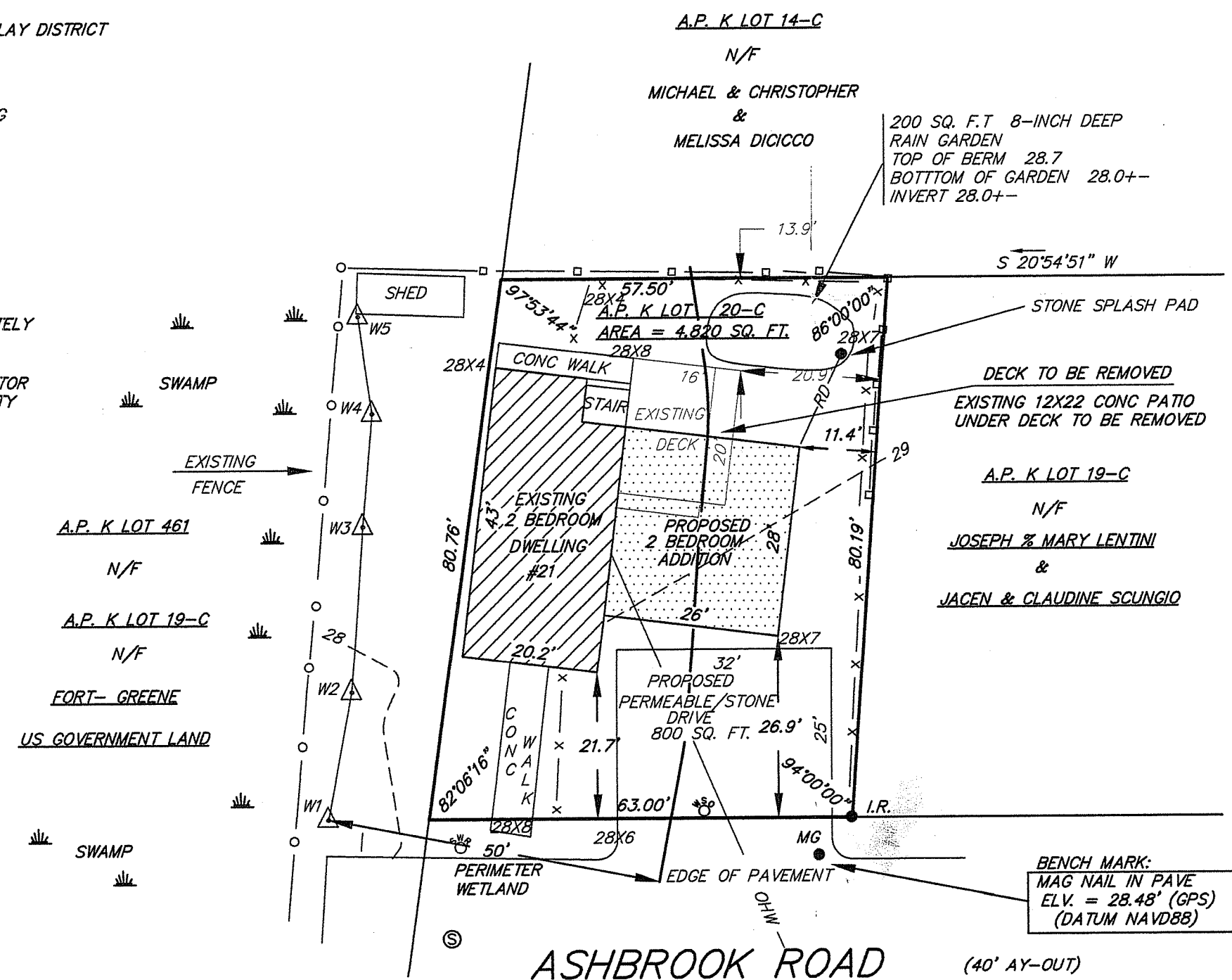
WELANDS FLAGGED BY NATURAL RESOURCE SERVICES INC

LEGEND

- A.P. ASSESSORS PLAT
- G.B. GRANITE BOUND FOUND
- I.R. IRON ROD FOUND
- I.P. IRON PIPE FOUND
- DH DRILL HOLE
- MG MAG NAIL
- FND FOUND
- UTILITY POLE
- ⊙ SEWER MAN-HOLE
- CATCH BASIN
- ⊗ GAS GATE
- ⊗ WATER GATE
- OHW- OVER-HANGING WIRES
- 25 --- EXISTING CONTOUR
- 25X2 ELEVATION SPOT SHOT
- 25 --- PROPOSED CONTOUR
- ⊕ WATER SERVICE PER TIES
- ⊕ SEWER LATERAL PER TIES
- △ W1 WETLAND FLAG
- x --- x LIMITS OF DISTURBANCE SEE NOTE 3

DRIVEWAY NOTE:

CRUSHED STONE USED MUST BE 3/4 INCH TO 1 1/2 INCH DIAMETER, WASHED, ANGULAR CRUSHED STONE INSTALLED TO A MINIMUM DEPTH OF 3 INCHES, THE GRADE OF THE FINISHED DRIVEWAY SHALL NOT BE HIGHER THAN THE ADJACENT GROUND ELEVATION



SURVEY STREET INDEX

THIS PLAN SHALL BE FILED UNDER ASHBROOK ROAD

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PROPOSED CONSTRUCTION PLAN

BY: *James G. Flynn* SIGN
 JAMES G. FLYNN PRINT
 COA NO: A 288

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS

AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED 2/23/2021 FILE # 21-0019
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

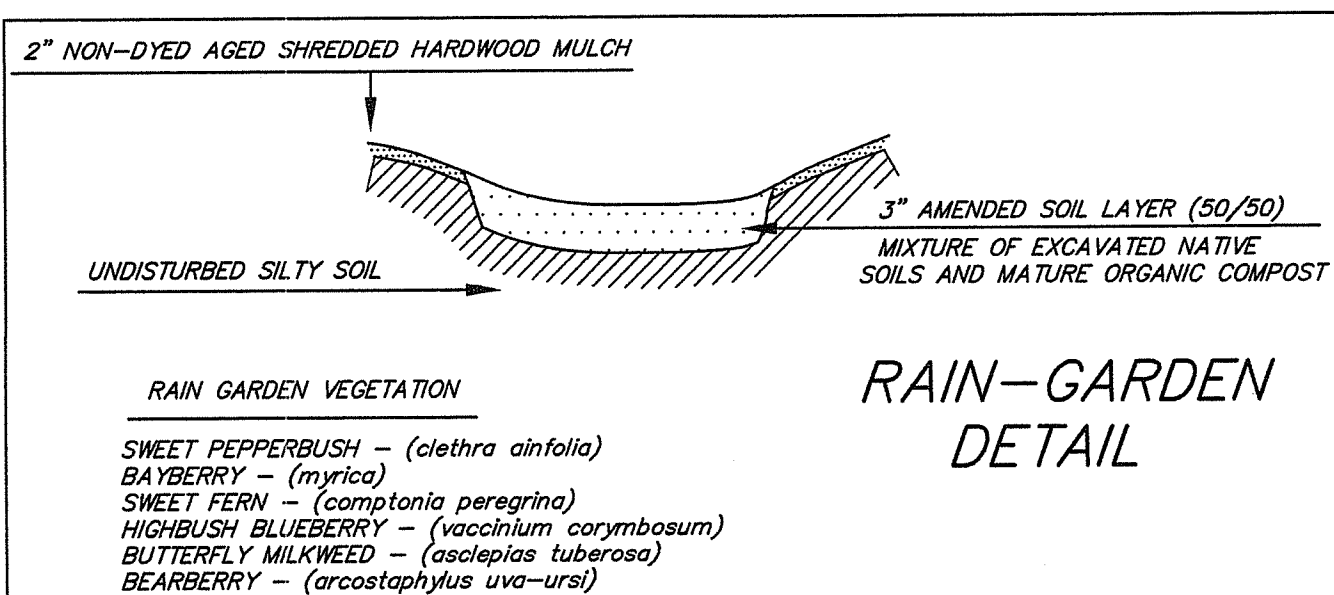
ZONING ORDINANCE SECTION 7.7 CERTIFICATION

"THIS PLAN AND THE ACCOMPANYING CALCULATIONS FOR THE PROPOSED STORMWATER MANAGEMENT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF NARRAGANSETT ZONING ORDINANCE SECTION 7.7" SUPPLEMENTARY DRAINAGE REQUIREMENTS" AND WAS DESIGNED TO CONFORM TO THE PROVISIONS THEREOF. I UNDERSTAND THAT THE TOWN OF NARRAGANSETT DOES NOT ASSUME LIABILITY FOR STORMWATER MANAGEMENT FACILITIES DESIGNED BY OTHERS."

BY: *James G. Flynn*
 JAMES G. FLYNN P.L.S. NO. 1904
 (SEE DRAINAGE CALCULATIONS BY OTHERS)

PREPARED FOR:

WAMF LLC
 21 ASHBROOK ROAD
 NARRAGANSETT, R.I. 02882



JAN 27 2021

FLYNN SURVEYS INC.

22 STANTON AVENUE
 NARRAGANSETT, R.I. 02882
 401-783-6290

LAND SURVEYING / MAPPING / SITE PLANNING

SCALE: 1" = 20'

JAMES G. FLYNN
 No. 1904
 PROFESSIONAL LAND SURVEYOR

REVISED: 1/19/2020

CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00 -1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
 COMPREHENSIVE BOUNDARY SURVEY CLASS 1
 TOPOGRAPHIC SURVEY ACCURACY T-2
 VERTICAL ACCURACY STANDARD V-2
 BY: *James G. Flynn*
 JAMES G. FLYNN P.L.S. NO. 1904

PRELIMINARY PLAN SHOWING
PROPOSED CONSTRUCTION
 A.P. K LOT 20-C
 21 ASHBROOK ROAD
 NARRAGANSETT, R.I.

JOB NO. 1554
 DRAWING NO. 1554-P