

LOCATION PLAN (NTS)

PLAN REFERENCES:

HOMESTEAD PLAT IN POINT JUDITH IN THE TOWN OF NARRAGANSETT
PROPERTY OF JOHN F. & EMMALINE CUNNINGHAM PLATTED NOV. 1956
BY W.R. EASTERBROOKS PLAT BOOK PAGE 83

GENERAL NOTES:

- 1.) SITE LIES IN ZONE "X" PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 44009 C 0213 J DATED: 10/16/2013
- 2.) SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
- 3.) 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.

LEGEND

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- G.B. GRANITE BOUND FOUND
- MG MAG NAIL
- IP IRON PIPE FOUND
- I.R. IRON ROD TO BE SET
- DH DRILL HOLE FOUND
- FND FOUND
- ⊕ UTILITY POLE
- 22/15 DEED BOOK AND PAGE
- ⊙ SEWER MAN-HOLE
- 25 --- EXISTING CONTOUR
- 25 — PROPOSED CONTOUR
- 25X2 ELEVATION SPOT SHOT
- RL 4" PVC ROOF LEADERS
- ⊕ WATER SERVICE
- ⊕ SEWER LATERAL PER TIES
- ⊕ SEWER CLEAN-OUT PER TIES
- x — x EROSION CONTROL (SEE NOTE 2)

ZONING: R-10 (10,000 S.F.)
MINIMUM LOT FRONTAGE - 100'
YARDS: FRONT - 25'
SIDE - 10'
REAR - 20'
MAXIMUM LOT COVERAGE - 25%

EXISTING LOT COVERAGE NOTE:

HOUSE 1,064 SQ. FT.
CONC. PATIO INCLUDING DECK 403 SQ. FT.
CONC. STAIRS AND CHIMNEY 56 SQ. FT.
EXISTING TOTAL = 1,778 SQ. FT.
1,523 SQ. FT. / 23,994 SQ. FT. = 6.3% LOT COVERAGE

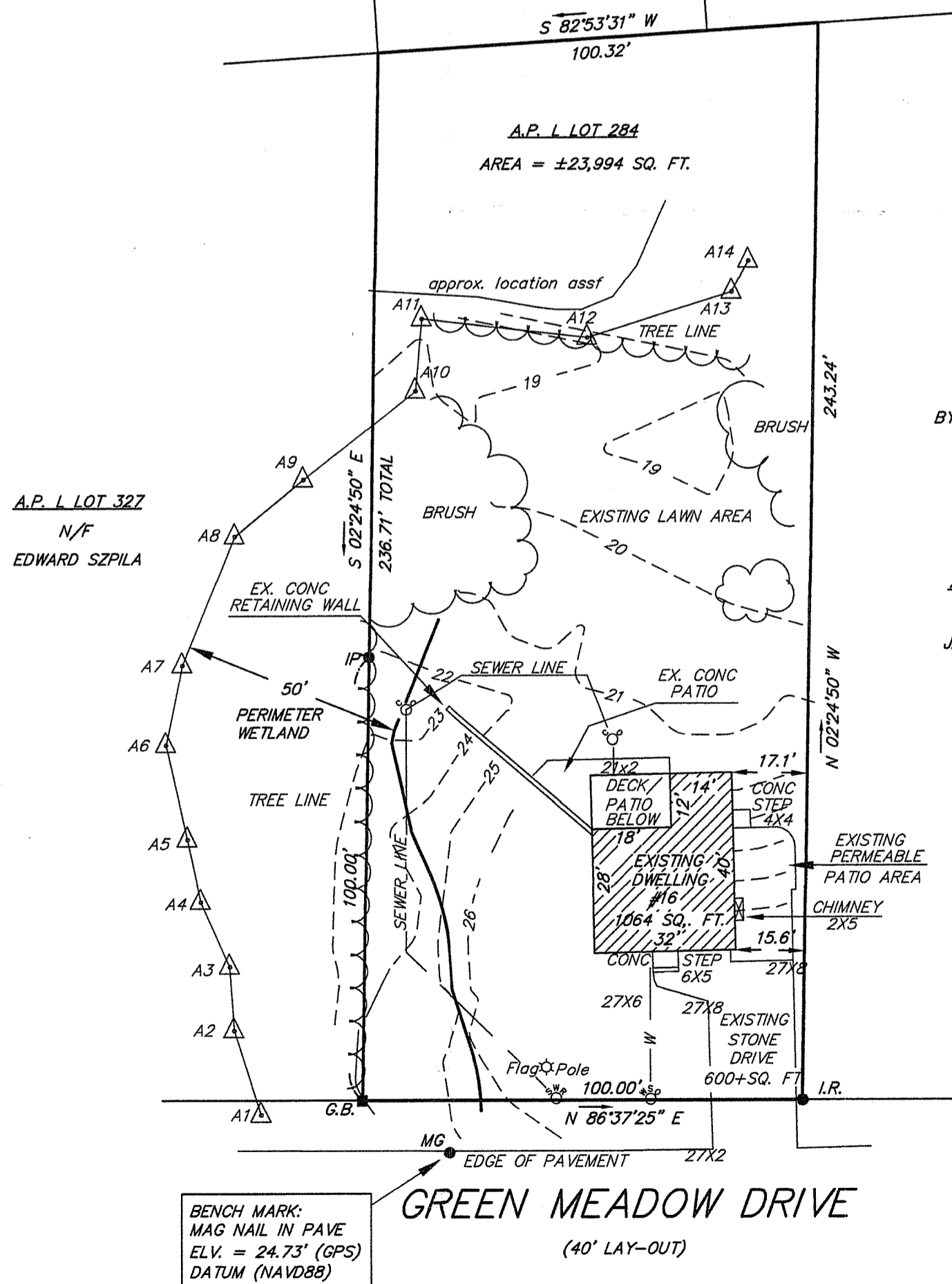
EXISTING BUILDING COVERAGE NOTE:
1,778 SQ. FT.

NARRAGANSETT NOTES:

- 1.) SITE LIES IN HIGH WATER TABLE AREA PER NARRAGANSETT GIS
- 2.) THE SITE LIES IN NARRAGANSETT COASTAL AND FRESHWATER WETLANDS OVERLAY DISTRICT AND REGULATIONS.

A.P. L LOT 227 N/F GEORGE ROY INVESTMENTS LLC
A.P. L LOT 236 N/F KNOWLES CEMETERY
A.P. L LOT 227 N/F GEORGE ROY INVESTMENTS LLC

SURVEY STREET INDEX
THIS PLAN SHALL BE FILED UNDER
GREEN MEADOW DRIVE



STATEMENT OF PURPOSE:

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

EXISTING CONDITIONS PLAN
BY: JAMES G. FLYNN SIGN
JAMES G. FLYNN PRINT
COA NO: A 288

A.P. L LOT 283 N/F JANE CHANDLEY

FEB 16 2021

PREPARED FOR:

PAUL AND LINDA ALMBERG
16 GREEN MEADOW DRIVE
NARRAGANSETT, R.I. 02882

FLYNN SURVEYS INC.

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

LAND SURVEYING / MAPPING / SITE PLANNING

SCALE: 1" = 30'

JAMES G. FLYNN
No. 1904
PROFESSIONAL LAND SURVEYOR

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 P.L.S. NO. 1904

DATE: JANUARY 16, 2021

SCALE: 1" = 30'

SURVEY PLAN SHOWING
EXISTING CONDITIONS PLAN
ASSESSOR'S MAP L LOT 284
16 GREEN MEADOW DRIVE
NARRAGANSETT, RHODE ISLAND

JOB NO. 1558
DRAWING NO. 1565-EX