

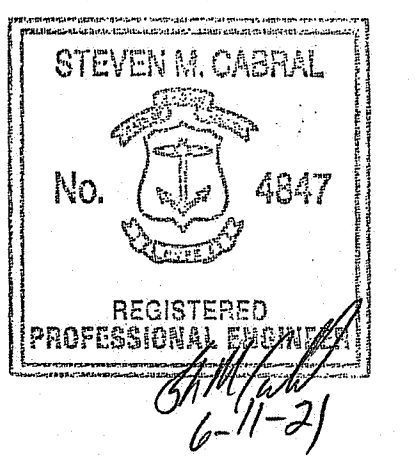






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**BOYER ASSOCIATES**  
 LAND SURVEYOR  
 1071 MAIN STREET  
 WEST WARWICK, RI 02893  
 TEL. (401)821-8872 FAX (401)826-1993



**PROPOSED GARAGE**  
 PLAT MAP D, LOT 205-5  
 ZONING DISTRICT R-10  
 RESIDENTIAL-HIGH DENSITY  
 CONGDON STREET  
 NARRAGANSETT, RI

**OWNER/PREPARED FOR:**  
 JOHN F. MCCOY AND CYNTHIA  
 KALASHIAN-MCCOY  
 3 CONGDON STREET  
 NARRAGANSETT, RI 02882

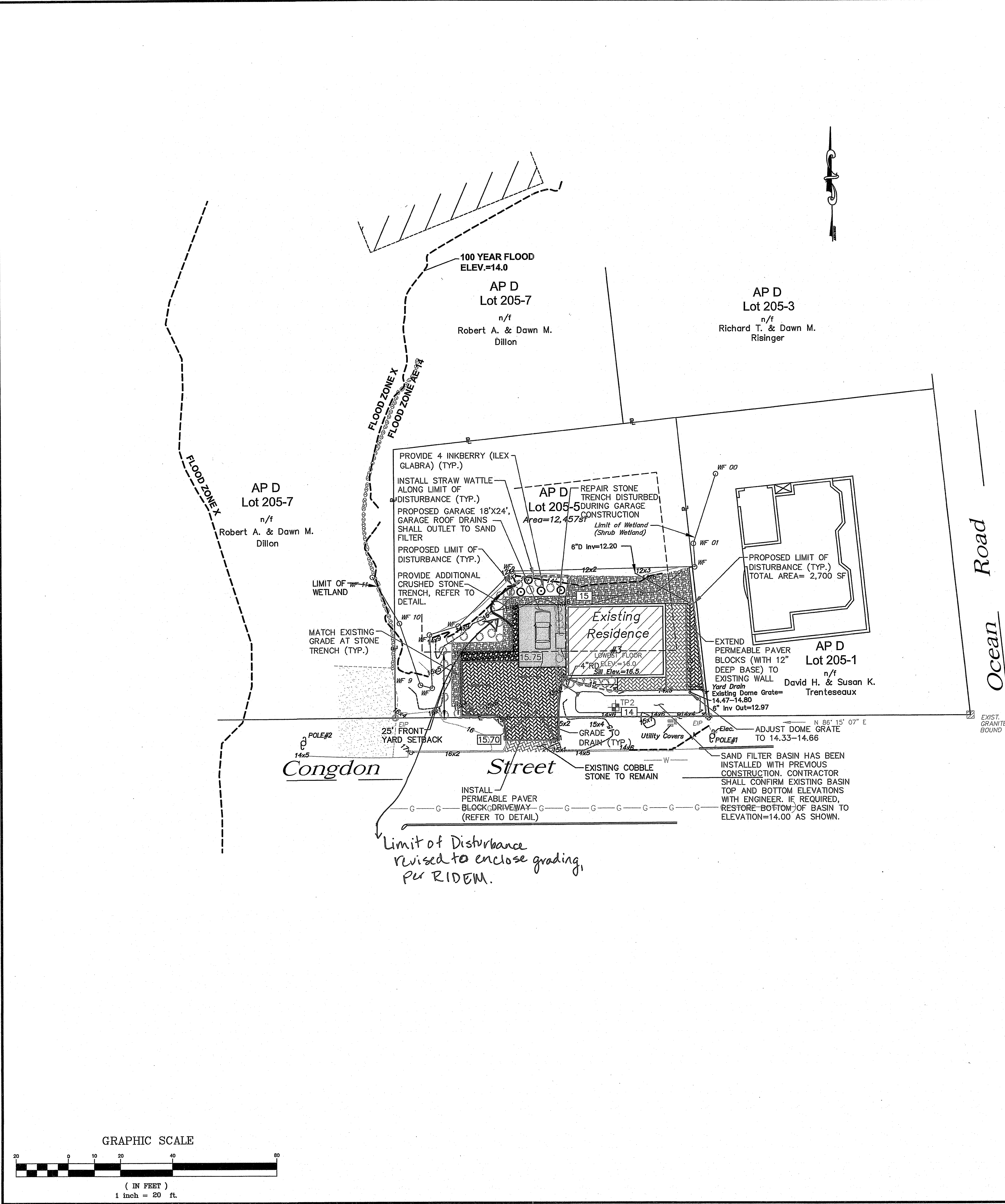
**DRAWING TITLE:**  
 SITE LAYOUT PLAN

**DATE:** JUNE 2021  
**SCALE:** 1"=20'  
**DWG. NAME:** 2345-C02-SITE.dwg

**REVISIONS**

NUMBER	REMARKS	DATE

**DRAWING NUMBER:**  
**C2**  
 SHEET: 3 OF 4



**ZONING VARIANCES**

ZONING CODE SECTION	REQUIRED	PROPOSED
SECTION 6.4 DIMENSIONAL REGULATIONS (FRONT YARD SETBACK)	25'	19' (GARAGE)
SECTION 7.6 (b) LOT AREA REQUIREMENTS (MAXIMUM PERCENT OF LOT AREA IS WETLAND)	25%	76%

**ZONING SPECIAL USE PERMIT**

ZONING CODE SECTION
SECTION 4.3 (3-a,b,d) (4a) COASTAL AND FRESHWATER WETLANDS OVERLAY DISTRICT- SPECIAL USE PERMIT
SECTION 4.4 (b-1,3) COASTAL RESOURCES OVERLAY DISTRICT- SPECIAL USE PERMIT

**NARRAGANSETT ZONING REQUIREMENTS**

ZONING DISTRICT: R-10 - RESIDENTIAL HIGH DENSITY  
 COASTAL AND FRESHWATER WETLANDS OVERLAY DISTRICT  
 COASTAL RESOURCES OVERLAY DISTRICT  
 HIGH WATER TABLE LIMITATIONS OVERLAY DISTRICT  
 FLOODPLAIN OVERLAY DISTRICT

MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 S.F.	12,441 S.F.
MINIMUM LOT WIDTH	100'	110'
FRONT YARD SETBACK	25'	15' HOUSE 19' GARAGE
SIDE YARD SETBACK	10'	11'
REAR YARD SETBACK	20'	67'
MAXIMUM STRUCTURE HEIGHT	35'	<35'
MAXIMUM BUILDING COVERAGE	25%	15%*

\*MAXIMUM BUILDING COVERAGE INCLUDES ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES, WHICH INCLUDES THE HOUSE, GARAGE, WALL, AND SAND FILTER BASIN.

**PLANTING LEGEND**

○ SCREENING VEGETATION- INKBERRY (ILEX GLABRA)- 3-4' TALL- SPACED 5'-8' ON CENTER (TYP.)

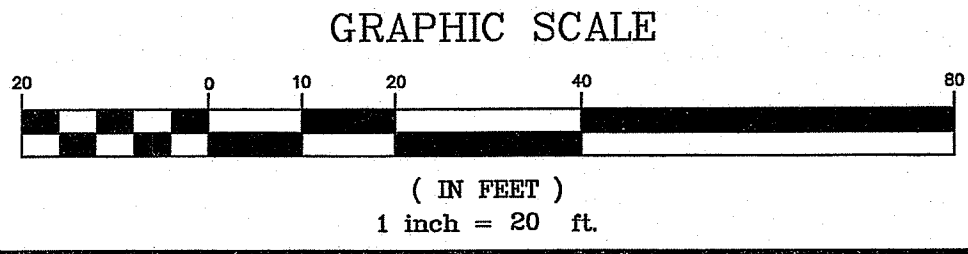
**BUILDING COVERAGE=15%**

\*MAXIMUM BUILDING COVERAGE INCLUDES ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES, WHICH INCLUDES THE HOUSE, GARAGE, WALL, AND SAND FILTER BASIN.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 REVIEWED SITE PLAN APPLICATION NO.: 21-0176  
 DATED: 8/14/2021  
 SEE LETTER OF SAME DATE.

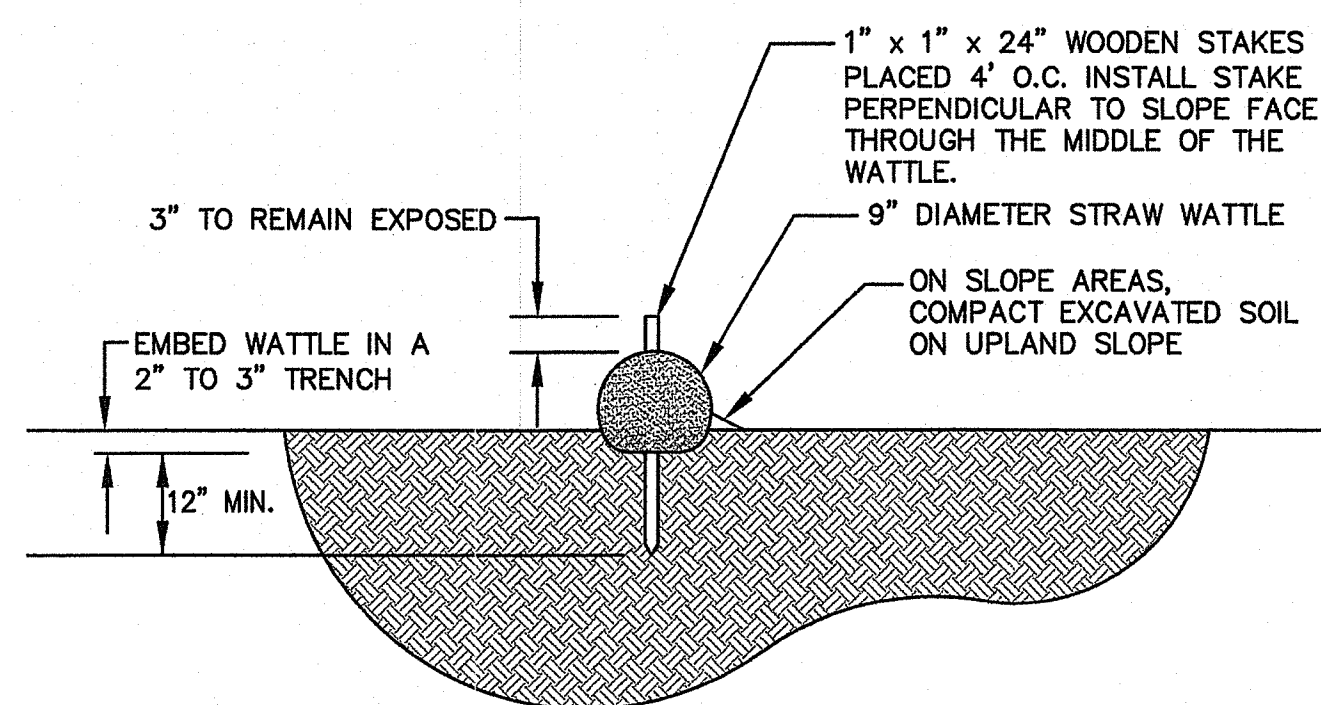
*Martin D. Womack*

Environmental Management  
 JUN 15 2021  
 Office of Water Resources



**GENERAL PROJECT WIDE NOTES**

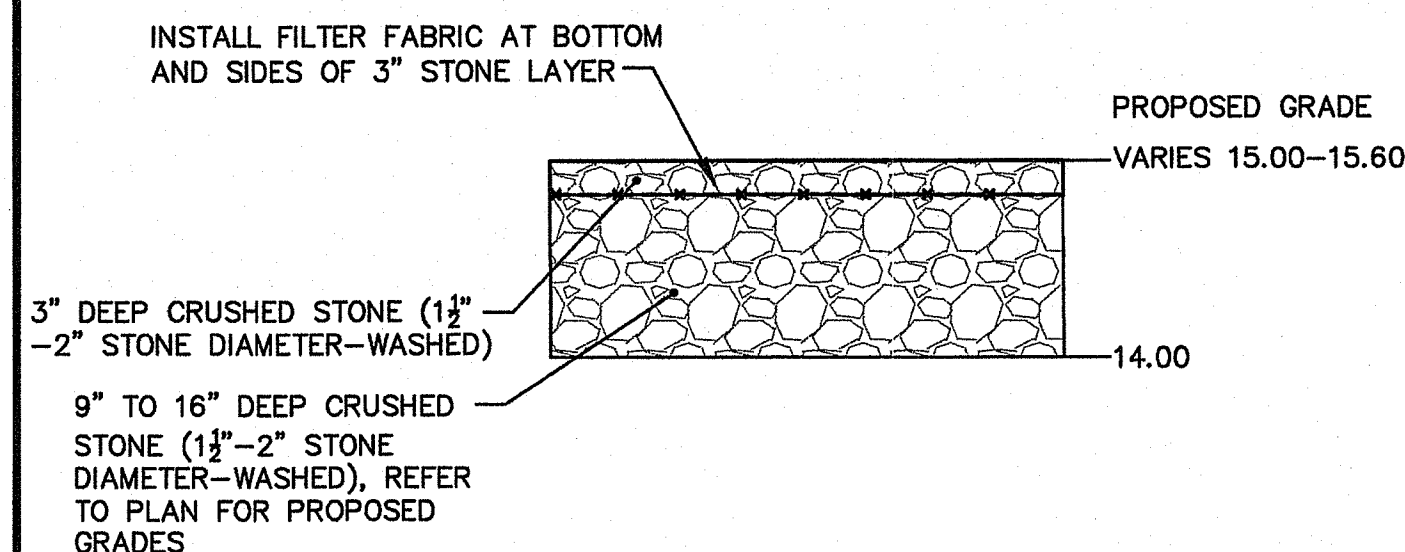
1. THE LIMIT OF DISTURBANCE SHALL BE MARKED AND STRAW WATTLES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. STRAW WATTLES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE PLACED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTY, ROADWAY, AND WETLANDS.
2. WHERE APPLICABLE THE CONTRACTOR MUST REPLACE AND/OR RESEED ANY VEGETATION THAT DOES NOT DEVELOP/SURVIVE WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE TO OR THE OWNER.
3. ALL STRAW WATTLES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AREA IS STABILIZED WHICH INCLUDES ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. AREAS SHALL BE STABILIZED WITH CRUSHED STONE OR LOAM AND SEED, AS APPROVED BY THE OWNER.
4. IF SEDIMENT IS TRACKED INTO STREET, STRAW WATTLES SHALL BE PLACED AT CURB INLETS IN THE VICINITY OF CONSTRUCTION AND SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE AND SITE IS STABLE.
5. AREAS DAMAGED DURING CONSTRUCTION SHALL BE STABILIZED, OR OTHERWISE RESTORED AT THE CONTRACTOR'S EXPENSE.
6. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF STRAW WATTLES.
7. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. DAILY PATROL OF THE CONSTRUCTION SITE IS REQUIRED TO PICK UP AND DISPOSE OF TRASH.
8. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
9. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING STORM EVENTS WHICH GENERATE GREATER THAN 0.25 INCHES OF RAINFALL, AND WEEKLY DURING NON CONSTRUCTION PERIODS. SOIL EROSION AND SEDIMENT CONTROL INSPECTIONS SHALL BE RECORDED ON SITE SPECIFIC SESC INSPECTION REPORT FORMS PROVIDED BY THE ENGINEER. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL GIVE ALL NOTES AND RECORDS TO THE OWNER AND THE OWNER SHALL RETAIN THESE NOTES AND RECORDS ONSITE FOR A PERIOD OF 5 YEARS FROM THE DATE OF THE REPORT.
10. ADDITIONAL STRAW WATTLES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER. EROSION CONTROL MAINTENANCE AND REPLACEMENT SHALL BE INCLUDED IN THE BASE BID PRICE.
11. THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE RI STATE CONSERVATION COMMITTEE, REVISED 2014, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.



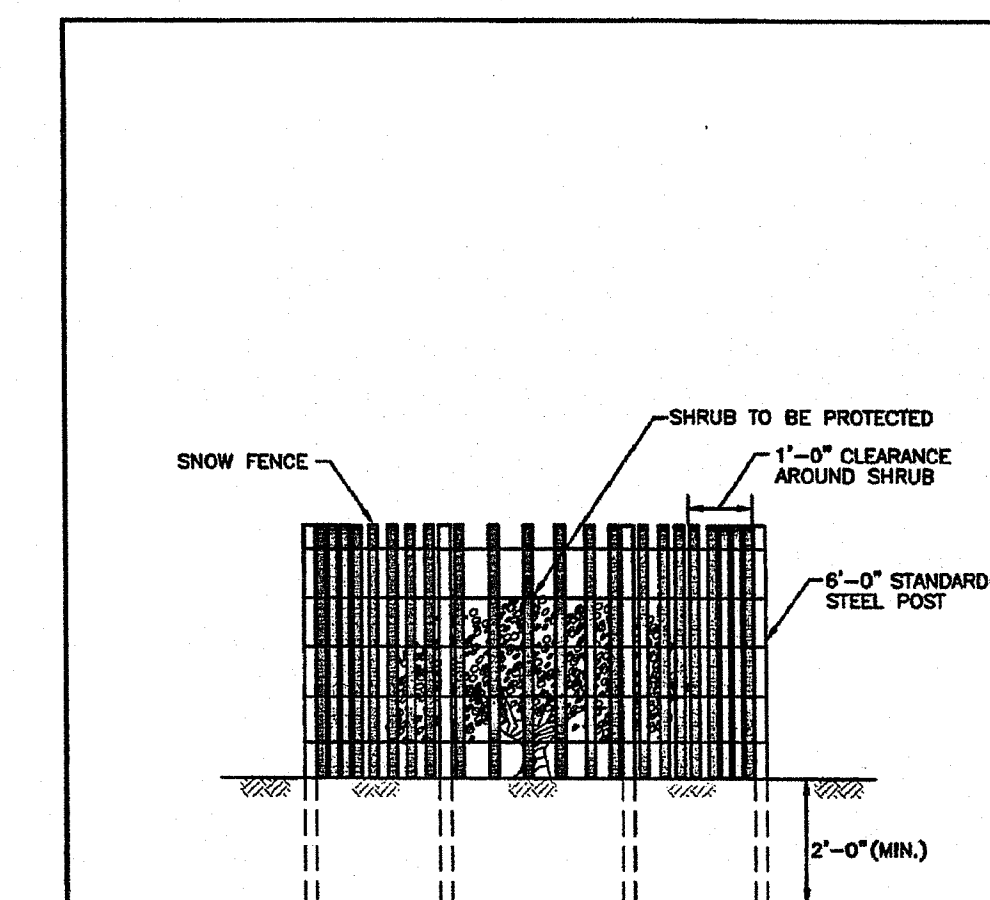
**NOTES**

1. INSTALLATION OF THE STRAW WATTLE SHALL CONFORM TO ALL THE MANUFACTURER'S RECOMMENDATIONS. AN "OR EQUAL" PRODUCT MUST BE APPROVED BY THE ENGINEER OR OWNER PRIOR TO CONSTRUCTION.
2. A COMPOST FILTER SOCK CAN BE USED AS AN ACCEPTABLE "OR EQUAL". THE COMPOST FILTER SOCK SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE RHODE ISLAND STANDARD SPECIFICATIONS.

**STRAW WATTLE DETAIL**  
NOT TO SCALE

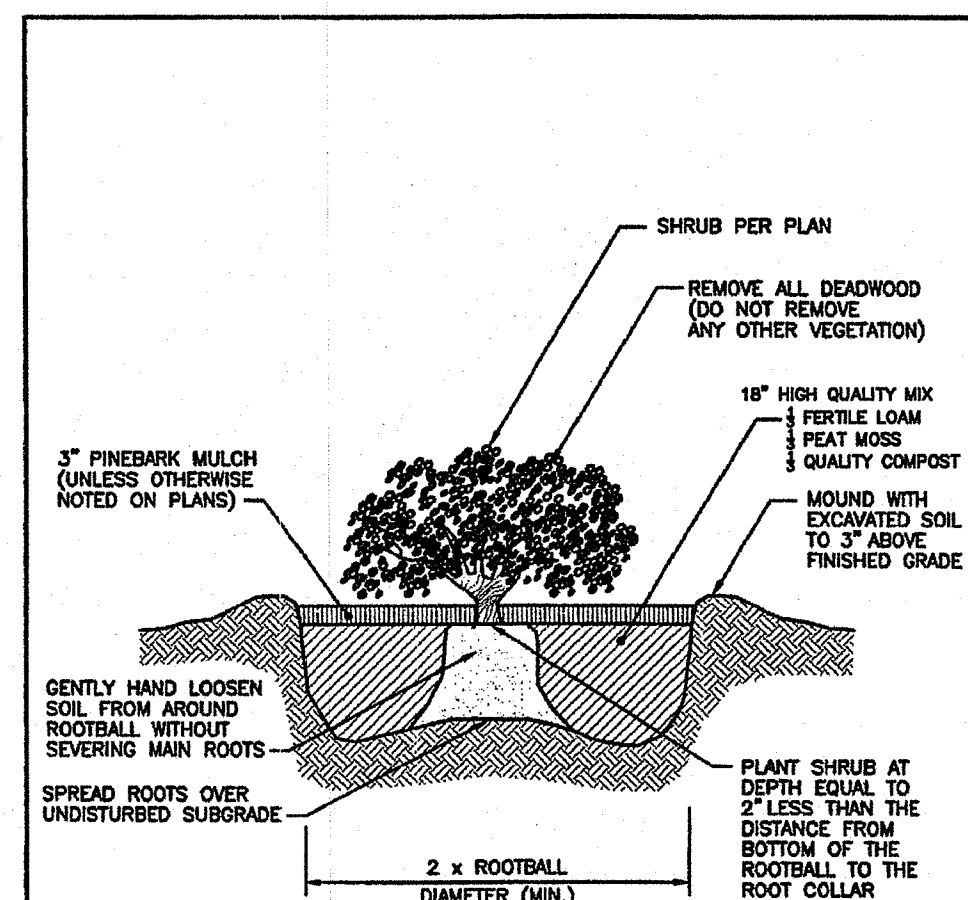


**CRUSHED STONE TRENCH DETAIL**  
NOT TO SCALE



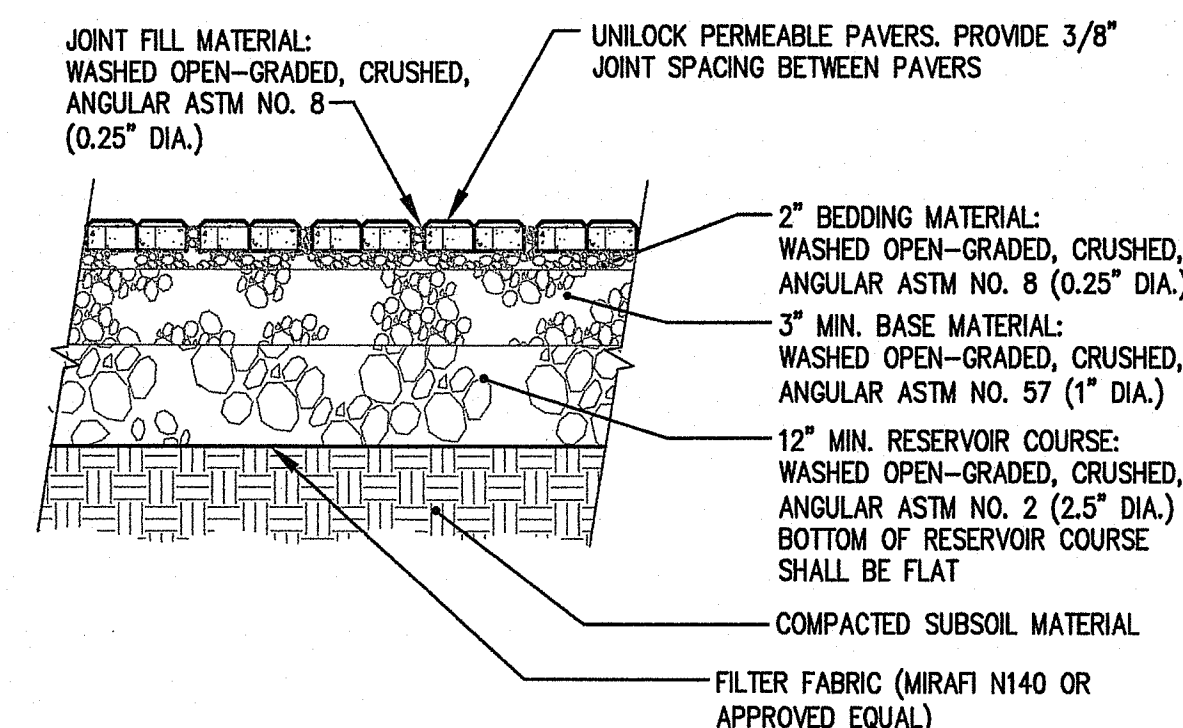
NOTE: SHALL BE IN ACCORDANCE WITH SECTION L.11 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
**SHRUB PROTECTION DEVICE**  
R.I. STANDARD 51.2.0  
JUNE 15, 1998



NOTE: SHALL BE IN ACCORDANCE WITH SECTION L.05 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
**CONTAINER GROWN SHRUB PLANTING DETAIL**  
R.I. STANDARD 50.3.1  
JUNE 15, 1998



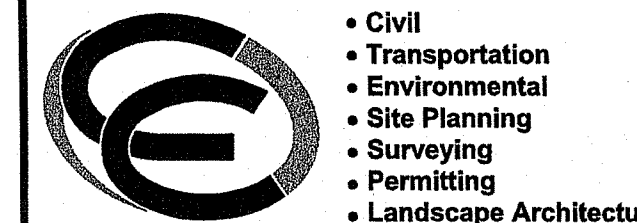
**PERMEABLE PAVER BLOCK DETAIL**  
NOT TO SCALE

**PERMEABLE PAVER BLOCK NOTES:**

- 1) PRODUCT STYLE AND COLOR SHALL BE COORDINATED WITH OWNER. ALL INSTALLATION SHALL MEET MANUFACTURER'S RECOMMENDATIONS/STANDARDS.
- 2) ALL AGGREGATE MATERIAL SHALL BE WASHED, CRUSHED, ANGULAR STONE AND FREE OF FINES.
- 3) REMOVE ALL FILL AND ORGANIC MATERIAL TO NATIVE SOILS, REPLACE WITH GRAVEL BORROW (GRAVEL BORROW: <0% PASSING 200 SIEVE).
- 4) THE PROVIDED AGGREGATE THICKNESSES ARE AFTER COMPACTION.
- 5) CONTRACTOR SHALL COORDINATE WITH MANUFACTURER TO HAVE A REPRESENTATIVE ONSITE FOR THE FIRST WEEK OF PAVER INSTALLATION.
- 6) CONTRACTOR SHALL TOP DRESS STONE IN VOIDS AFTER BLOCKS ARE COMPACTED AND 3-6 MONTHS AFTER INITIAL INSTALLATION.
- 7) RECOMMENDATION - PERMEABLE PAVER BLOCK SURFACE SHALL BE SWEEP FREQUENTLY. REFER TO MANUFACTURER'S MAINTENANCE GUIDE FOR ADDITIONAL MAINTENANCE RECOMMENDATIONS.

Environmental Management  
JUN 15 2021  
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
REVIEWED SITE PLAN APPLICATION NO. 21-0176  
DATED 8/4/2021  
SEE LETTER OF SAME DATE.  
Cynthia A. Senack



**CROSSMAN ENGINEERING**

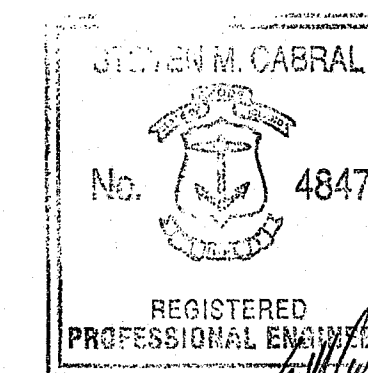
Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone: (401) 738-8660  
Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone: (508) 695-1700  
Email: cei@crossmaneng.com

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LAND SURVEYOR:

**BOYER ASSOCIATES**

1071 MAIN STREET  
WEST WARWICK, RI 02893  
TEL: (401)821-8872 FAX: (401)826-1993



PROJECT TITLE:

**PROPOSED GARAGE**

PLAT MAP D, LOT 205-5  
ZONING DISTRICT R-10  
RESIDENTIAL-HIGH DENSITY  
CONGDON STREET  
NARRAGANSETT, RI

OWNER/PREPARED FOR:

**JOHN F. MCCOY AND CYNTHIA KALASHIAN-MCCOY**

3 CONGDON STREET  
NARRAGANSETT, RI 02882

DRAWING TITLE:

**MISCELLANEOUS DETAIL PLAN**

DATE: JUNE 2021 SCALE: 1"=20'

DWG. NAME: 2345-C03-DETAIL.dwg

REVISIONS

NUMBER	REMARKS	DATE
1		

DRAWING NUMBER

**C3**

SHEET: 4 OF 4

**Dig Safe Notation:**

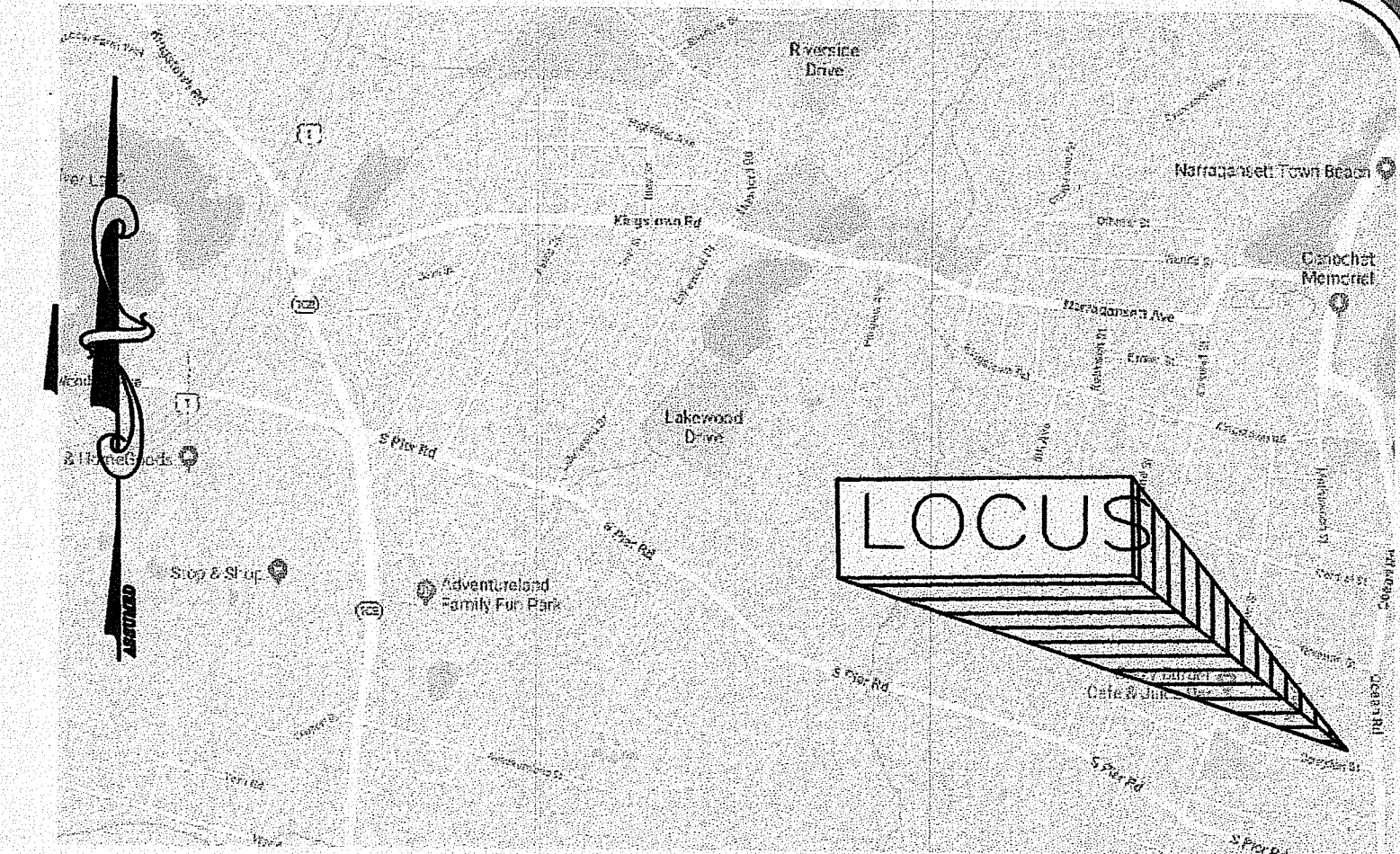
All utilities shown hereon are taken from visible observations. Contractor is responsible to verify all locations and elevations prior to the start of any construction or excavation. Dig Safe must be notified. 1-888-344-7233

**Note:**

Base of Levels is Mean Sea.

**REFERENCES:**

- 1) Narragansett Court  
Narragansett R.I. Scale 1 in = 40ft  
July 22-1929 Thomas Iverson C.E.  
Revised Aug 15-1929 and Sept. 1931.
- 2) Property Survey of Lots 7, 13, 17 & 18  
Narragansett Court, Narr., R.I.  
for Harry Zisson Date 10-22-90  
Scale 1"=20' Hilbern Land Surveying Inc.
- 3) Comprehensive Boundary Survey Being Assessors  
Plat D Lot No. 205-5 Prepared For John F. McCoy  
& Cynthia Kalashian-McCoy Location: Congdon Street,  
Narragansett, Rhode Island 02882 Scale: 1"=20'  
Date: May 9, 2018 by Boyer Associates.



Location Map  
NOT TO SCALE

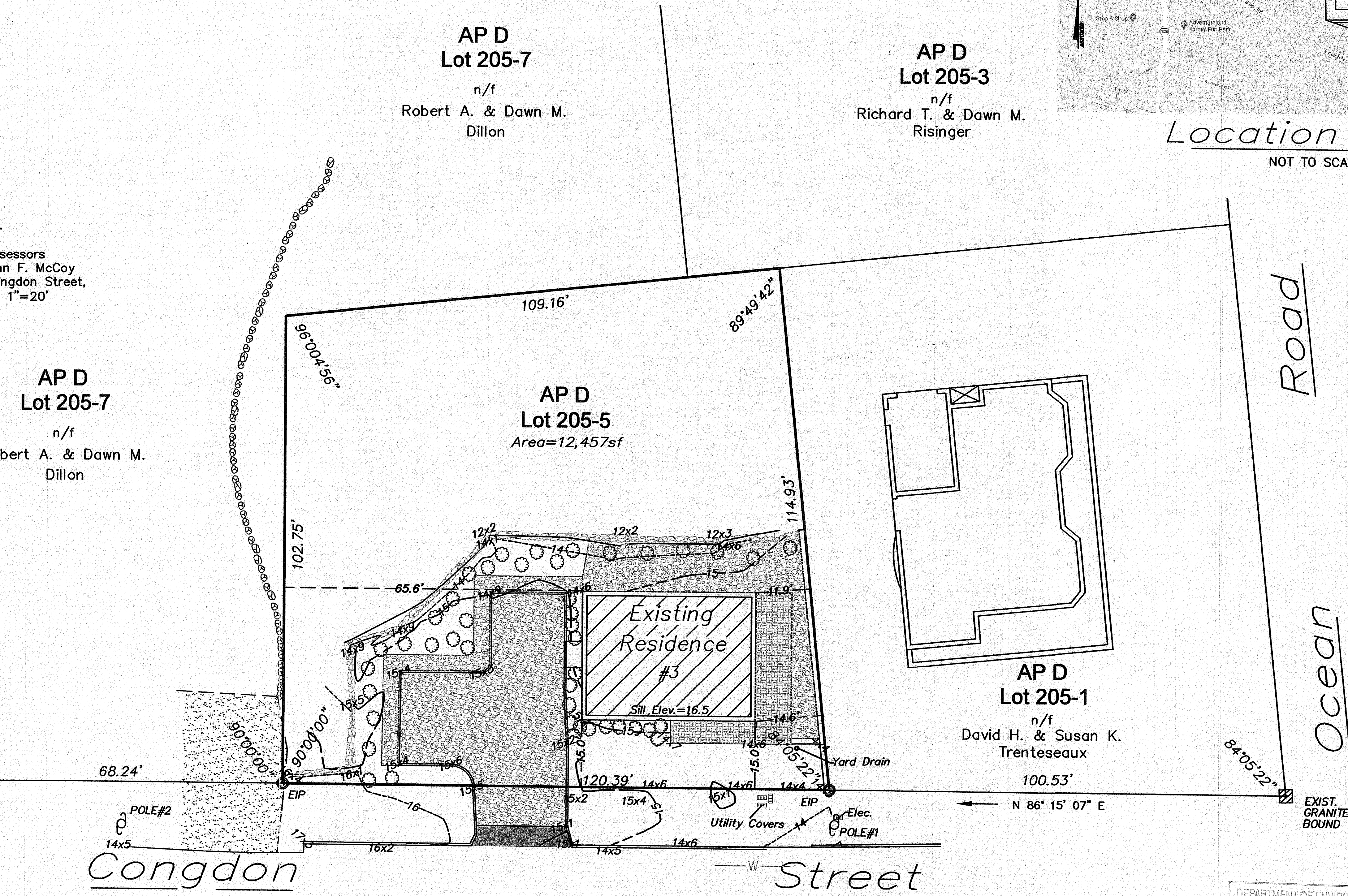
Being: ASSESSORS PLAT D LOT NO. 205-5  
**EXISTING CONDITIONS PLAN**  
PREPARED FOR  
John F. McCoy & Cynthia Kalashian-McCoy  
LOCATION  
3 Congdon Street  
Narragansett, Rhode Island 02882

Checked By: MDB	Drawn By: MDB	
Scale: 1"=20'	Date: May 27, 2021	
<b>REVISIONS</b>		
NO.	REVISION	DATE
1	REVISION SURFACE COORDINATES	8.10.21

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**BOYER ASSOCIATES**  
1071 MAIN STREET  
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TEL: (401)821-8872 FAX: (401)826-1993

Sheet **1**  
of **1** sheets



**LEGEND**

- 100.00' ——— EXISTING PROPERTY LINE
- G—G— DIGSAFE 2" PE GAS LINE MARKINGS
- W— DIGSAFE WATER LINE MARKINGS
- Rock Wall
- ROW OF STONES
- 14x6 EXISTING SPOT SHOT ELEVATION
- 15 ——— EXISTING CONTOUR
- EIP ○ I.PIN SET
- EXISTING GRANITE BOUND
- EXISTING CONCRETE BOUND
- EXISTING CRUSHED STONE
- EXISTING PAVER BLOCKS
- COBBLESTONES

AP D  
Lot 205-7  
n/f  
Robert A. & Dawn M.  
Dillon

AP D  
Lot 205-7  
n/f  
Robert A. & Dawn M.  
Dillon

AP D  
Lot 205-3  
n/f  
Richard T. & Dawn M.  
Risinger

AP D  
Lot 205-5  
Area=12,457sf

AP D  
Lot 205-1  
n/f  
David H. & Susan K.  
Trenteseaux

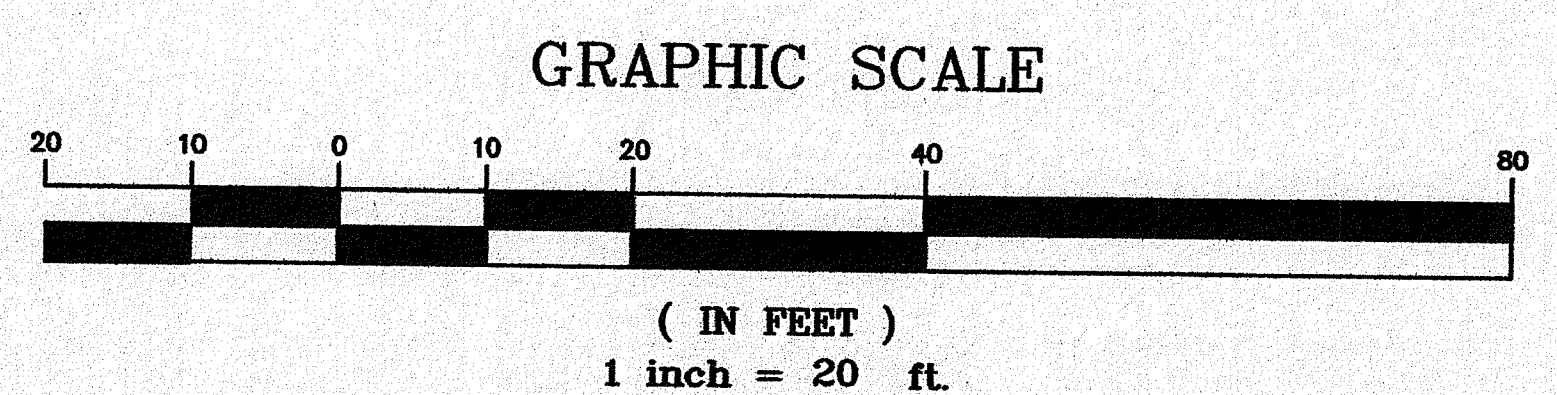
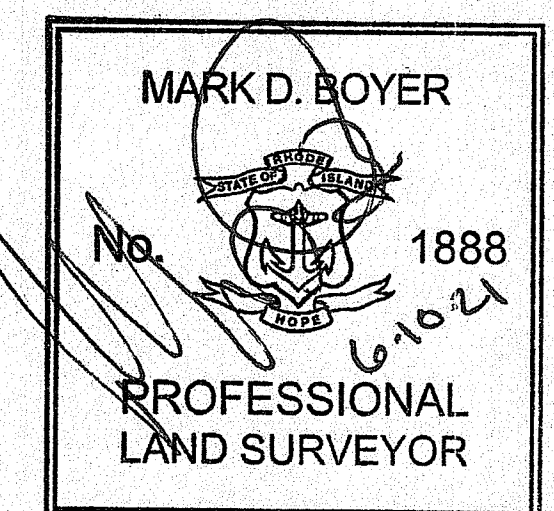
**CERTIFICATION**

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 effective as of November 25, 2015 as follows:

<b>TYPE OF SURVEY :</b>	<b>MEASUREMENT SPECIFICATION:</b>
Limited Content Boundary Survey	1
OTHER TYPE OF SURVEY :	
Data Accumulation Survey	3
Topographic Survey Accuracy	T-2

The purpose for the conduct of this survey and for the preparation of the plan is to delineate the visible existing conditions of the subject parcel for a proposed addition application to the Town of Narragansett.

By: *[Signature]*  
Mark D. Boyer #1888  
Boyer Associates C.O.A. # A317



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
REVIEWED SITE PLAN APPLICATION NO.: 21-0176  
DATED 8/4/2021  
SEE LETTER OF SAME DATE  
*[Signature]*

Environmental Management  
JUN 15 2021  
Office of Water Resources

Street Index  
Congdon Street  
Narragansett Court  
Ocean Road