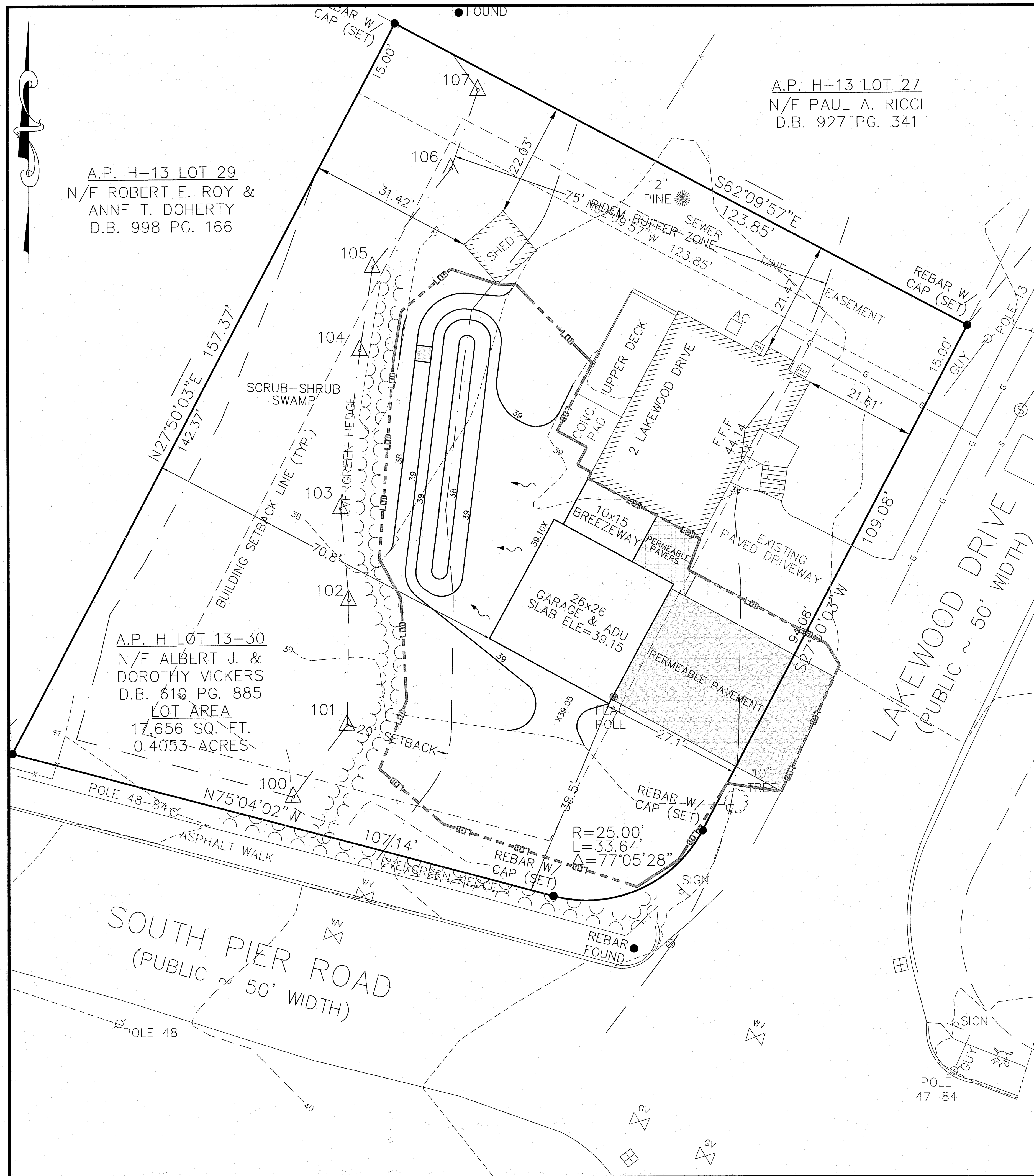


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A.P. H-13 LOT 27
N/F PAUL A. RICCI
D.B. 927 PG. 341

A.P. H-13 LOT 29
N/F ROBERT E. ROY &
ANNE T. DOHERTY
D.B. 998 PG. 166

A.P. H LOT 13-30
N/F ALBERT J. &
DOROTHY VICKERS
D.B. 610 PG. 885
LOT AREA
17,656 SQ. FT.
0.4053-ACRES

LEGEND

PERIMETER LINE	---
ABUTTER LINE	---
EXISTING CONTOUR	- - - - -
UTILITY POLE	⊙
PROPOSED CONTOUR LINE	---
IRON ROD / PIPE / PIN	○
EXISTING WATER SERVICE	W
EXISTING SEWER SERVICE	S
EXISTING TREE	●
EXISTING SHRUB	●
EXISTING STONE WALL	— — — — —
EXISTING VEGETATION	~~~~~
EXISTING DRAINAGE MANHOLE	⊙
EXISTING SEWER MANHOLE	⊙
EROSION CONTROL @ LOD	---
PROPOSED BUILDING	---
EXISTING FENCE	X X X
EXISTING WATER VALVE	⊕
PROPOSED DRAINLINE	D
EXISTING OVER-HEAD WIRES	DHW
TEST HOLE	⊙



SITE LOCUS:
NOT TO SCALE

ZONING: R-10

REQUIREMENTS:	PROVIDED:
MINIMUM LOT AREA = 10,000 S.F.	17,656 SF
LOT WIDTH = 100 FT	100+ FT
PRINCIPAL SETBACKS:	
MINIMUM FRONT YARD = 25 FT	27.1 FT
MINIMUM SIDE YARD = 10 FT	38.5 FT
MINIMUM REAR YARD = 20 FT	70.8 FT
MAXIMUM BUILDING COVERAGE = 25%	11.53%*

*INCLUDES EX. HOUSE, STOOP, UPPER DECK, NEW GARAGE & BREEZEWAY

FAR CALCULATIONS

REQUIREMENTS:	PROVIDED:
NET LOT: 17,656-4,239=13,417 SF	
MAX. FAR: 0.28	
MAX. HARDCAPE: 35%	26.12%
MIN. FRONT YARD SOFTSCAPE: 60%	61.65%

FEMA FLOOD NOTE:
THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE X PER FEMA FIRM MAP NUMBER 44009C0211J, REVISED OCTOBER 16, 2013.

- GENERAL NOTES:**
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
 - ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF NARRAGANSETT.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
 - IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
 - FINAL FLOW DISTRIBUTION TO RAIN GARDEN SYSTEMS TO BE ALLOCATED FROM FINAL HOUSE PLANS PER ARCHITECT
 - IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: APR 24 2024 FILE #: 24-0058
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Monica L. Freeman

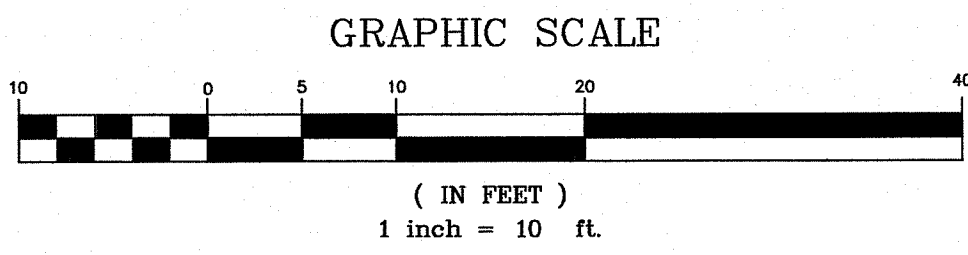
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
NOTE PER DEM:
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

ZONING ORDINANCE SECTION 7.7 CERTIFICATION
"This plan and accompanying calculations for 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."

DRAWING ISSUE:

<input type="checkbox"/> CONCEPT
<input type="checkbox"/> CUSTOMER APPROVAL
<input checked="" type="checkbox"/> PERMITTING
<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> AS-BUILT
<input type="checkbox"/> OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipleCompany.com

REVISIONS

No.	DATE	DRWN	CHKD

VICKERS RESIDENTIAL ADDITION
for
AP H LOT 13-30
2 LAKEWOOD DRIVE
in
NARRAGANSETT, RHODE ISLAND

SCALE: 1" = 10'
DRAWN BY: NEC DESIGN BY: KAB CHECKED BY: TJP
DATE: 02/15/2024 PROJECT NO.: ERSC-2023-11

SHEET NO: 1 of 2

