

**SITE DATA:**

TIER	NET LOT AREA	FAR	MAXIMUM HARDCAPE
10	10,001-11,000	0.26	30%

MAXIMUM FLOOR AREA ALLOWED 2,632 S.F.  
(LOT AREA 10,125 S.F. X 0.26 = 2,632 S.F.)

**FLOOR AREA RATIO (FAR)**  
THE AGGREGATE FLOOR AREA OF A BUILDING DIVIDED BY THE TOTAL NET LOT AREA OF THE GIVEN PARCEL EXPRESSED AS A DECIMAL

EXISTING STRUCTURE: NO CHANGES TO INTERIOR LIVING SPACE OR GARAGE INTENDED  
1ST FLOOR 1,820 S.F. (Basement) - per tax assessment card  
2ND FLOOR 2,300 S.F. (1st Living & Garage) - per tax assessment card  
TOTAL = 4,120 S.F.  
4,120 S.F./10125 S.F. = 40.7%

	Building & Sheds	Open Decks	Impervious Surface	Building Coverage	Total Hardcape
Existing	2,388 s.f.±	143 s.f.±	679 s.f.±	2,531 s.f.± or 25.0%±	3,210 s.f.± or 31.7%±
Proposed	2,388 s.f.±	308 s.f.±	679 s.f.±	2,696 s.f.± or 26.6%±	3,375 s.f.± or 33.3%±
Change	0 s.f.±	165 s.f.±	0 s.f.±	165 s.f.± or 1.6%±	165 s.f.± or 1.6%±

**Street Index**

Starboard Terrace

**Owner**

The Woody & Debbie Spring  
Joint Revocable Trust  
dated January 27, 2023  
Sherwood C. Spring &  
Collet D. Spring - Co-Trustees  
6820 SE Pierre Circle  
Stuart, FL 34997-2836

**Parcel Data**

Deed Book 1023, Page 704

Lot Area: 10,125 s.f.±  
or 0.23 Acres±

**Zoning Data**

R-20 Zone  
(Non-Conforming 50.6%)  
Min. Frontage/Width: 100'  
Min. Lot Size: 20,000 s.f.  
Max. Building Coverage: 20% (29.9%)  
Min. Front Yard: 30' (15.19')  
Min. Side Yard: 20' (10.13')  
Min. Rear Yard: 30' (15.19')  
Max. Bldg. Height: 30'  
\* Please refer to Zoning Regs.  
for additional information.

**Modified Dimension Calculations**

10,125 s.f. (Existing) = 50.6%  
20,000 s.f. (Required)

100% - 50.6% = 49.4% (Deficient)

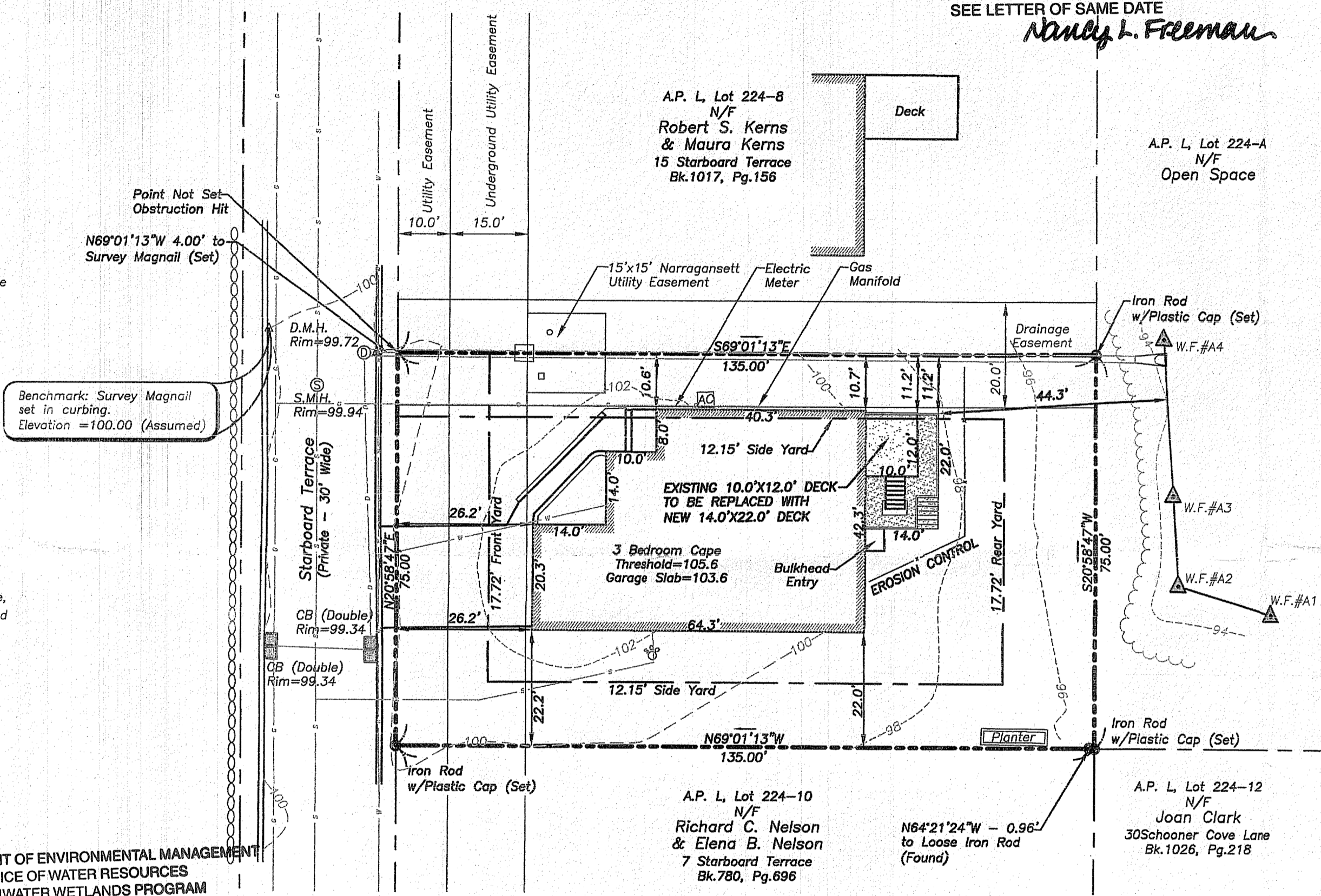
22% + (49.4% x 22%) = 29.9%  
Per. Cov. % Def. Per. Cov. New L.C.

F.Y. 35' x 0.5063 = 17.72'  
S.Y. 20' x 0.5063 = 12.15'  
R.Y. 30' x 0.5063 = 17.72'

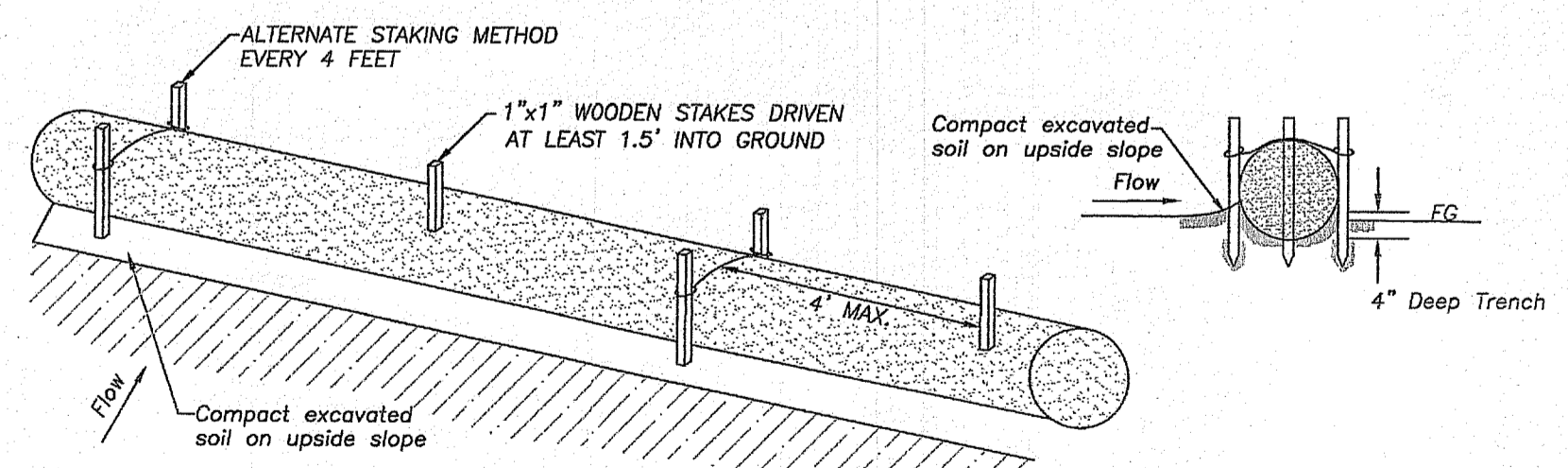
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
REVIEWED SITE PLAN APPLICATION #: 24-0208  
DATED: SEP 18 2024  
SEE LETTER OF SAME DATE  
*Marilyn L. Freeman*

**Locus**  
Notes: Not to Scale

- 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 Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 44009C0213J for the Town of Narragansett, Rhode Island, Washington County, having an effective date of October 16, 2013.
- Site does not fall within a C.R.M.C. Special Area Management Plan (S.A.M.P.)
- Narragansett Overlay Districts:
  - Site is not within the Steep Slope Overlay District
  - Site is the High Water Table Soils Type B Soils (18"-36")
  - Site is not in the Coastal Resource Overlay District
  - Site is in the Coastal & freshwater Wetlands Overlay District
- Site is not within RIDEM's OWTS Priority (Critical Resource Area)
- Site is not within RIDEM's Natural Heritage Area.
- Wetlands shown hereon were delineated by Onsite Wastewater Initiative, LLC (David Kalen) 1-3-2023 and located by field survey by Fontaine Land Surveying, LLC on 1-4-2023.



**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



TYPICAL FIBER ROLL/WATTLE SEDIMENT BARRIER  
NOT TO SCALE

**References:**

- Definitive Plan Submission for A.P.L. Lots 224, 224-1 & 226 "Schooner Cove" in Narragansett, Rhode Island Definitive Plan - 2 Scale: 1"=40' Dated 05/04/98 Revised 1/27/00 by Commonwealth Engineers & Consultants, Inc. on file in the Town of Narragansett's Land Records Plat Book 11 Pages 61-64.
- Foundation Footing Drain Plan for lot #16 with Easements on Lot # 26 and Open Space Schooner Cove Narragansett, Rhode Island Dated: April 4, 2001, Rev. 4/25/03 Scale: 1"=20' Prepared for: Pulte Homes obtained from client.
- Survey Plan of Land Belonging To Charles T. Connell & Michelle A. Proulx "Schooner Cove" Lot 19 Situated In The Town Of Narragansett, Rhode Island Date: October, 2008: Scale: 1"=20' Prepared by: Easterbrooks & Associates on file in the Town of Narragansett Land Records Plat Book 1, Page 10.

**Certification:**

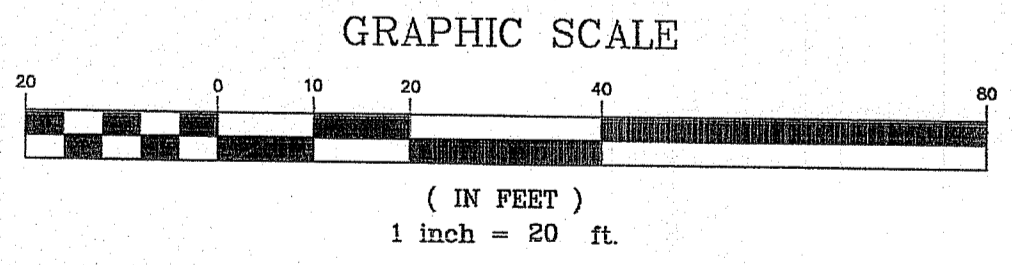
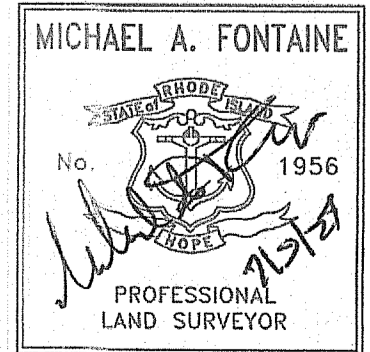
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:  
Comprehensive Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a Deck Reconstruction Plan.

By: *Michael A. Fontaine* Date: 7/9/24

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



**PROPOSED DECK RECONSTRUCTION PLAN**  
A.P. L, Lot 224-9  
11 Starboard Terrace  
Narragansett, Rhode Island  
Prepared For: Woody & Debbie Spring  
AUG 26 2024

No.	Revision:	By:	Date:
1	Revise Deck Size	MAF	7/9/24



Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale:	Date:
1"=20'	07-02-24
Drawn By: MAF	
Checked By: MAF	
Job # 23-030	
Map # 23-030V	