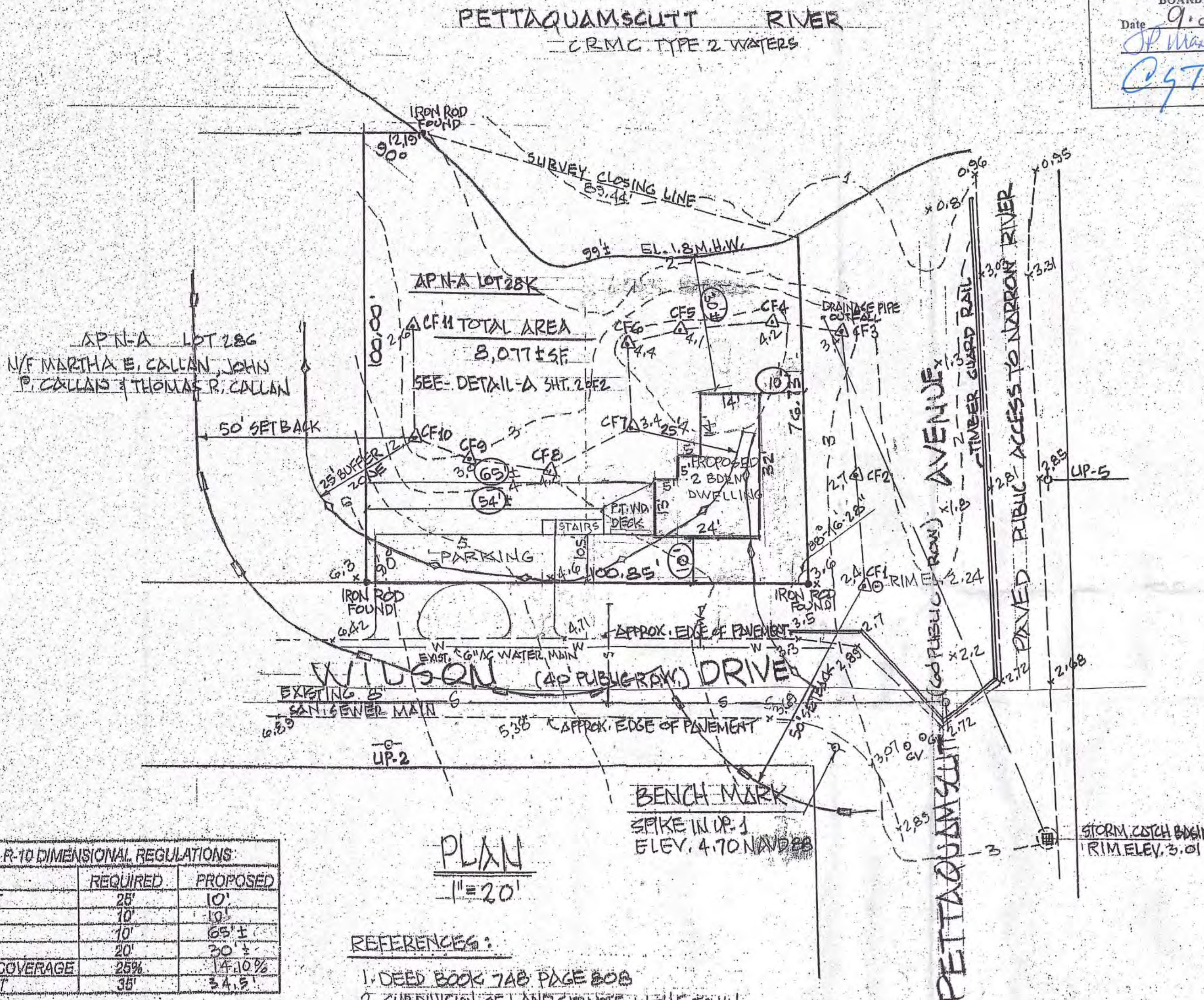
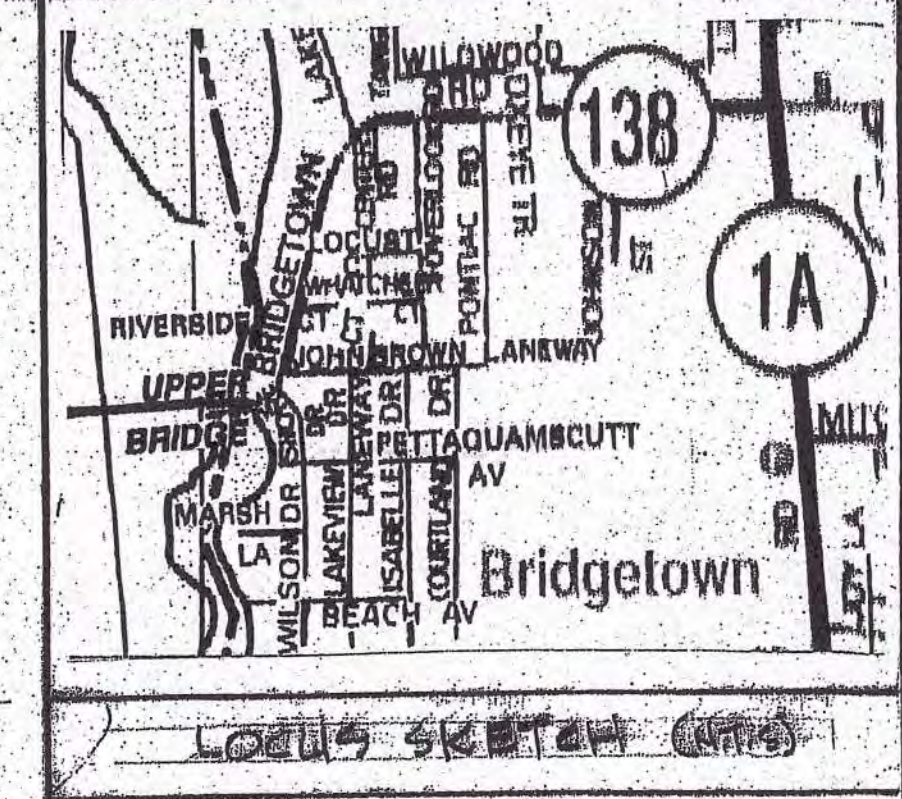


MAG. 2011

TOWN OF NARRAGANSETT
APPROVED
ZONING AND PLATTING
BOARD OR REVIEW
Date 9.26.2022
Chairman
Secretary



NOTES:

1. THIS SITE LIES IN A ZONE AE-11 FLOOD ELEV. 11.00 AS SHOWN ON FEMA COMMUNITY PANEL NO. 24009C0201 EFFECTIVE DATE 10-16-13
2. SILT FENCE OR EQUAL SOIL EROSION CHECK TO BE INSTALLED PRIOR TO SOIL DISTURBANCE AND START OF CONSTRUCTION AND TO REMAIN UNTIL SITE IS STABILIZED WITH GROUND COVER.
3. COASTAL FEATURE DELINEATION BY NATURAL RESOURCE SERVICES, INC. 3-30-20
4. COASTAL FEATURE DELINEATION REVIEW AND ACCEPTED BY CRMC, FILE NO. D2020-11-091 DATED FEB. 16, 2021

Received
FEB - 2 2022
Community Development

R-10 DIMENSIONAL REGULATIONS		
ITEM	REQUIRED	PROPOSED
FRONT	25'	10'
RIGHT	10'	10'
LEFT	10'	65' ±
REAR	20'	20' ±
AREA COVERAGE	25%	14.10%
HEIGHT	35'	34.5'

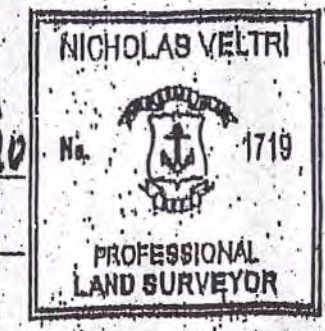
PLAN
1"=20'

REFERENCES:

1. DEED BOOK 748 PAGE 808
2. SUBDIVISION OF LAND SITUATE IN THE TOWN OF NARRAGANSETT, TO MARSHALL WILSON OWNER, SCALE: 1"=60' JULY 1958 RECORDED IN PLAT BOOK 4 PAGE 101
3. PROPERTY SURVEY BY FONTAINE LAND SURVEYING, LLC

TOWN OF NARRAGANSETT REQUIREMENTS OF SECTION 7.6 (b) OF THE ZONING ORDINANCE	
EXISTING PARCEL AREA	= 8,077 +/- S.F.
UPLAND AREA	= 4,276 +/- S.F.
WETLAND AND/OR UNDERWATER AREA	= 3,801 +/- S.F.
MAX WETLAND AND/OR UNDERWATER AREA ALLOWED	= (.25 X 8077 +/- SF) = 2,019 +/- S.F.
EXCESS WETLAND AND/OR UNDER WATER AREA	= (3801-2019) = 1,782 +/- S.F.

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 on Nov. 25, 2015 as follows:
Type of Boundary Survey:
LIMITED CONTENT SURVEY CLASS - I
DATA ACCUMULATION CLASS - III
The purpose for the conduct of the survey and for the preparation of the plan is as follows: CRMC APPLICATION
11-18-21
8-26-21
A-14-21
10-28-21
By
NICHOLAS VELTRI, RPLS
COA - A48



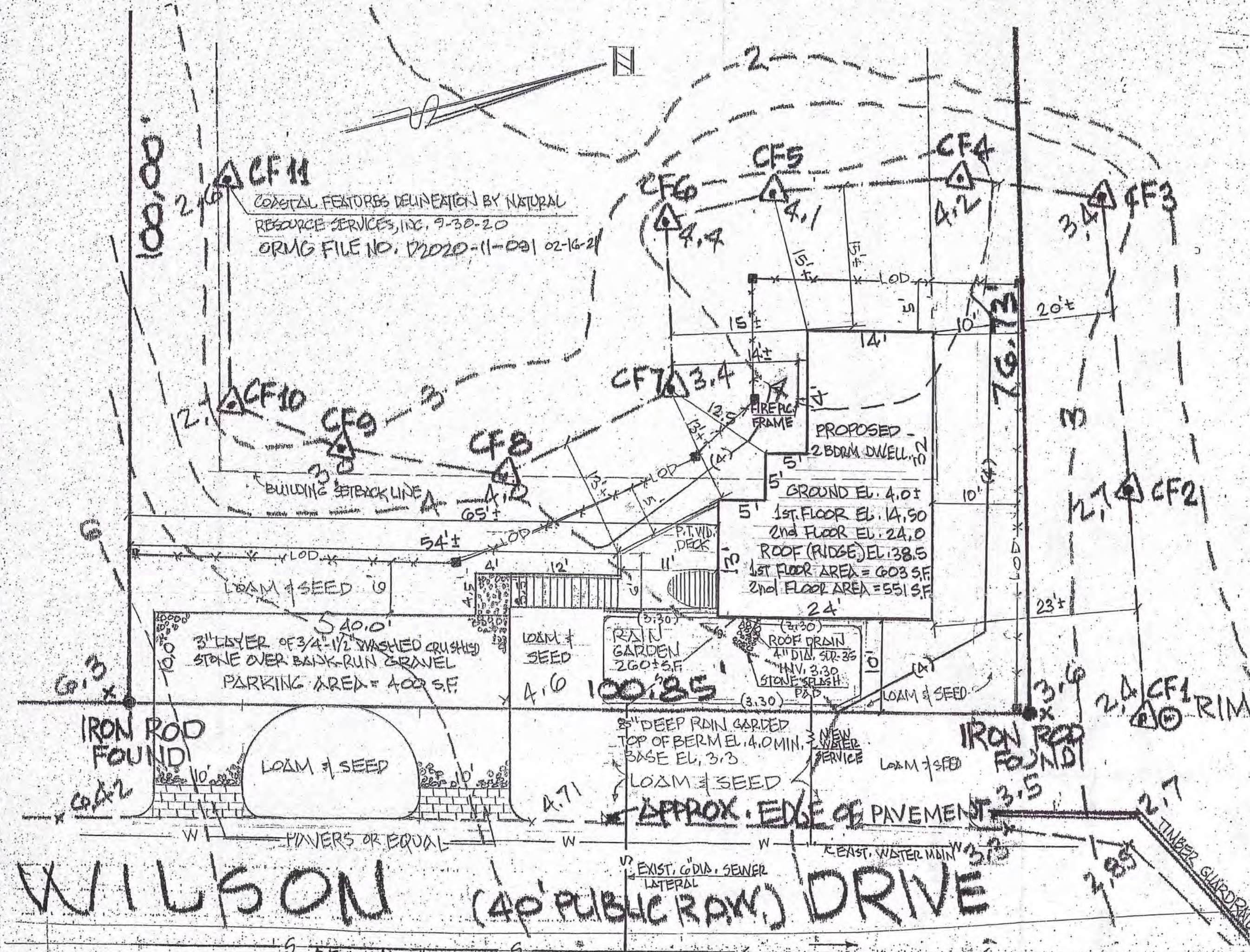
UTILITY DISCLAIMER
LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE, WHETHER THEY ARE INDICATED OR NOT. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO THE UTILITY LINES, WHETHER SHOWN ON THE PLANS OR NOT, DURING WORK ON THE PROJECT.

LEGEND:

- A--- EXISTING CONTOUR
- X 4.0 EXISTING SPOT GRADE
- ΔCF1 ΔCF2 COASTAL FEATURE FLAG NO.
- ◇◇◇ 25 FT. BUFFER ZONE
- 50 FT. SETBACK

N. VELTRI SURVEY, INC. SURVEYING-LAND PLANNING JOHNSTON (401) 231-3200 NARRAGANSETT (401) 788-1308		NO.	DATE	REVISION
PROPERTY SITE PLAN NARRAGANSETT, R.I. APN-A LOT 286 PREPARED FOR NICHOLAS & MARJORIE VELTRI SCALE: 1"=40' NOTED DRAWN: NV.		4	11-18-21	DOWNLOADED AND RELOCATED EXISTING
		3	8-26-21	REVISED PLAN PER BUDG OFFICIAL COMMENTS
		2	8-19-21	UPDATED PLAN
		1	4-14-21	REVISED PLAN
			10-27-20	ORIG. ISSUE
		SHEET 1 OF 2 SHEETS		
		CHECKED BY: NV.		

12/20/2022
COMMUNITY DEVELOPMENT
MANAGEMENT COUNCIL



DETAIL-A
LAYOUT PLAN
SCALE: 1" = 10'

NOTES:

1. INSTALL SEDIMENT CONTROL DEVICES AND TO REMAIN IN PLACE UNTIL SITE IS STABILIZED WITH GROUND COVER.
2. MINOR CHANGE IN GRADE TO TAKE PLACE WITHIN THE DELINEATED LIMITS OF DISTURBANCE.

LOT COVERAGE DATA & COMPUTATIONS

UPLAND AREA AVAILABLE = 4,276± S.F. = NET LOT AREA
TOTAL HARDSCAPE AREA = 1,287± S.F. = 31% OF NET LOT AREA, 50% MAX.
TOTAL HARDSCAPE AREA WITHIN FRONT YARD
PORTION OF DWELLING = 350 SF
PARKING AREA = 400 SF
DECK = 127 SF
WALKS = 42 SF
DOOR BOTTOM OF STAIRS = 18
TOTAL AREA = 937 SF = 37.3% FRONT YARD COVERAGE, 40% MAX.

Floor Area Ratio Matrix:

Tier	Net Lot Area		FAR	Maximum Hardscape
	Min	Max		
1	0	2,000	0.55	70%
2	2,001	3,000	0.5	60%
3	3,001	4,000	0.45	50%
4	4,001	5,000	0.4	50%
5	5,001	6,000	0.35	40%
6	6,001	7,000	0.34	40%
7	7,001	8,000	0.33	35%
8	8,001	9,000	0.32	35%
9	9,001	10,000	0.31	35%

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 on Nov. 25, 2015 as follows:

Type of Boundary Survey:
DATA ACCUMULATION CLASS III

The purpose for the conduct of the survey and for the preparation of the plan is as follows: ORMC APPLICATION

By: Nicholas Veltri
NICHOLAS VELTRI, RPLS

COX - AAB



RAIN GARDEN AREA CALCULATIONS:

DWELLING ROOF AREA = 700 SF±
RAIN GARDEN SIZE BASED ON SILTY SOILS
REQUIRED MIN. BOTTOM AREA = 1110 SF
PROVIDED 260 SF

Town of Narragansett Chapter 108

An ordinance in amendment of Chapter 731 of The Code of Ordinances.

Computation of Aggregate or Gross Floor Area

1. No Basement
 2. 1st floor Area = 603 S.F.
 3. 2nd floor Area (excluding staircase) = 551 S.F.
- Total Gross Area = 1,154 S.F.

Upland Computations (Lot Area, NET)

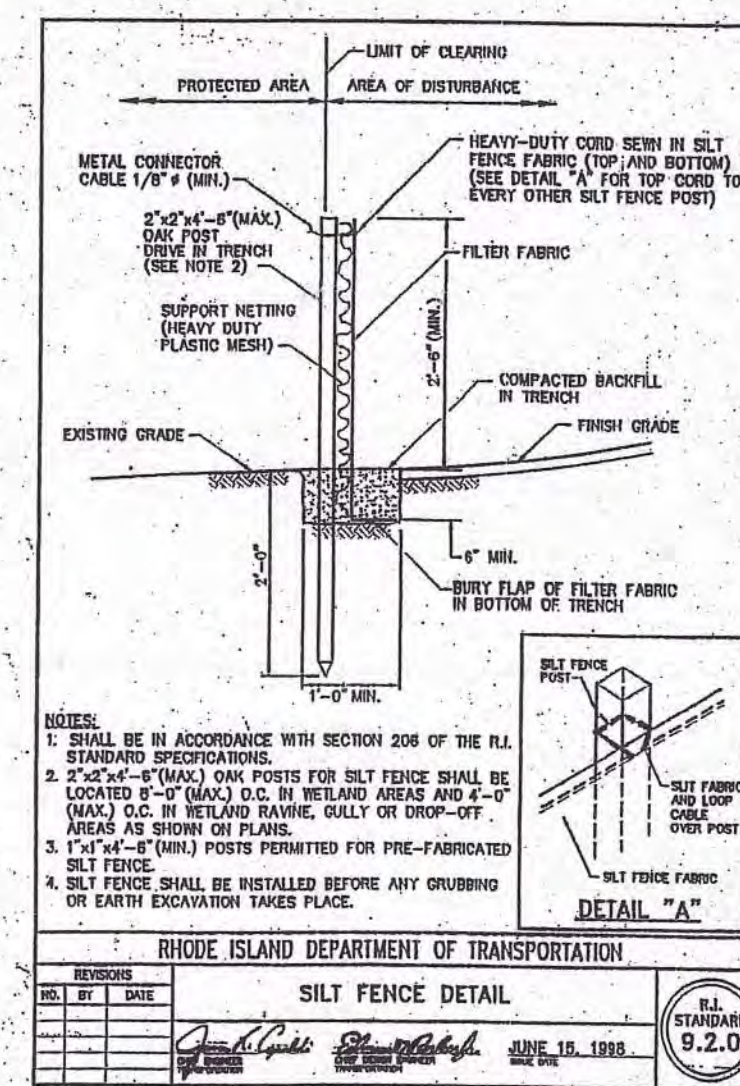
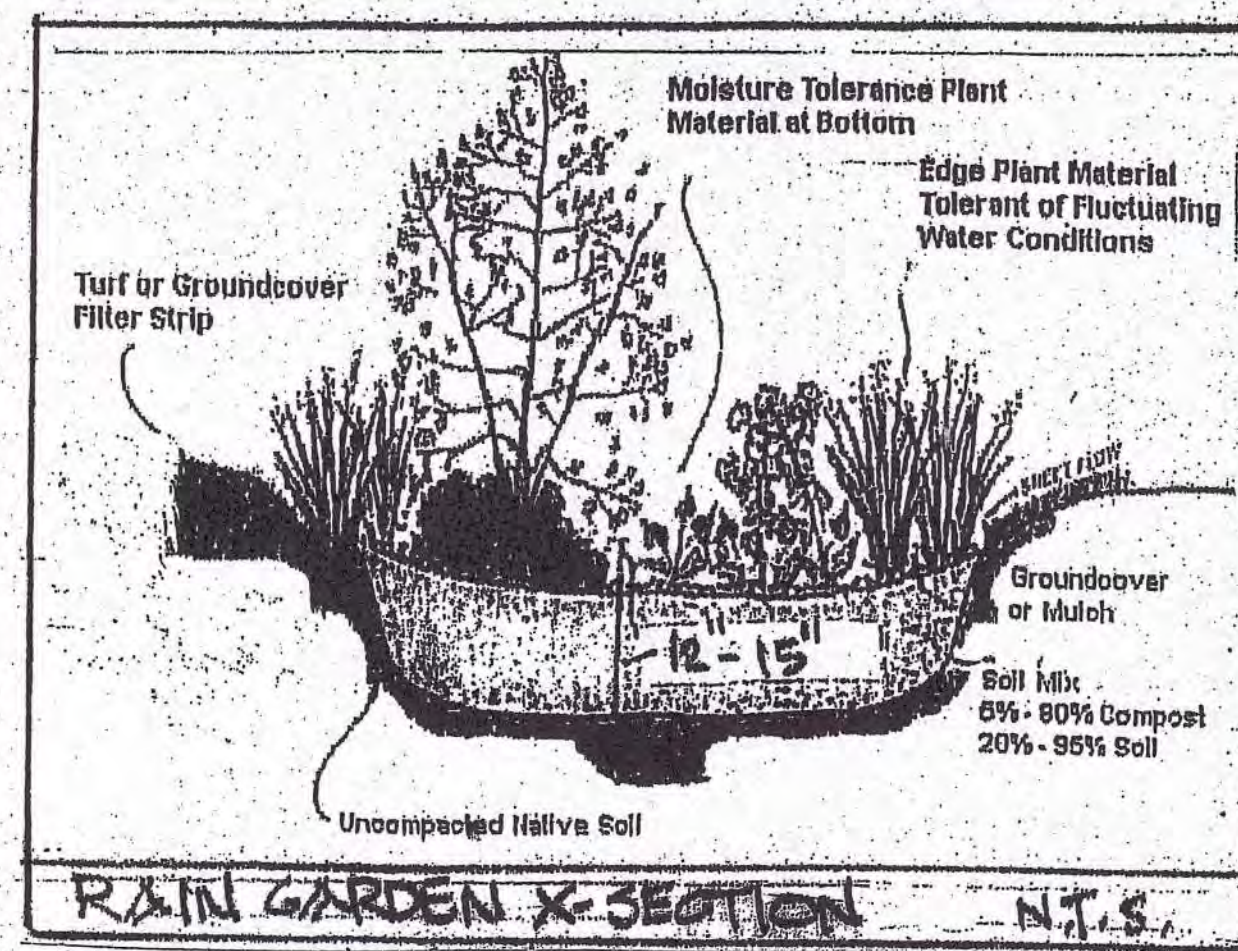
Calculated 4,276± S.F. x .40 = 1,710 S.F. max allowed
Proposed Gross Dwelling Area = 1,154 S.F.

Front - Yard Soft Scape Requirements

Front Yard 25' x 100.50 = 2,513 S.F.
2513 x .60 = 1,508 S.F. of softscape required
Proposed 1,226 S.F.

Hardscape Requirements

Determined Upland Area = 4,276 S.F.
4276 x .50 = 2,138 S.F. max allowed hardscape
Proposed Hardscape = 1,287 S.F.



LEGEND:

- S --- EXISTING CONTOUR
- (-5) DESIGN CONTOUR
- x 5.0 EXISTING SPOT GRADE
- [5.0] DESIGN SPOT GRADE
- CF1, CF2 WETLAND FLAG (COASTAL FEATURE)
- x x x SILT FENCE OR EQUAL EROSION CHECK AND ALSO LIMIT OF DISTURBANCE
- 1.0.0. BUFFER MARKER

N. VELTRI SURVEY, INC. SURVEYING-LAND PLANNING JOHNSTON (401) 231-3200 NARRAGANSETT (401) 780-1300			NO.	DATE	REVISION
SITE LAYOUT PLAN NARRAGANSETT, R.I. APNA LOTS 28K & 28L PREPARED FOR NICHOLAS & MARJORIE VELTRI SCALE: 1" = AS NOTED, DRAWN: N.V.			4	11-18-21	DOWN SIZED AND RELOCATED DWELLING
			3	8-26-21	REVISED PLAN PER BLOS. OFFICIAL COMMENT
			2	8-19-21	UPDATED PLAN
			1	4-19-21	REVISED PLAN
				10-26-20	CRIG. ISSUE
			SHEET 2 OF 2 SHEETS		
			CHECKED BY: NV		