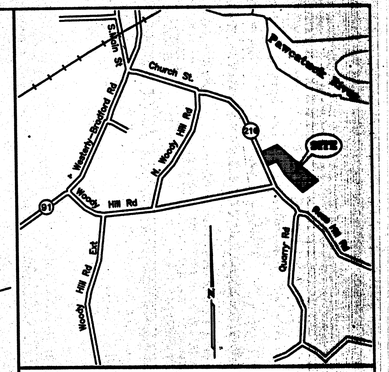


LOCATION MAP Scale: 1" = 1,000'±

Zone OS/R
Zone RR-60
Zone LDR-40
Zone OS/R
Zone OS/R
Zone MDR-30
Zone RR-60
Zone MDR-30
Zone RR-60
Zone MDR-30
Zone Line (Typ.)

Plat 34 Lot 22

Plat 34 Lot 28
N/F
Louis J., Jr. & Nancy M. Pucci
(Book 1019 Page 189)

Plat 34 Lot 30
N/F
Kevin P. & Shanon M. Cilley
(Book 1087 Page 215)

Plat 34 Lot 30

134 Church St.
Plat 34 Lot 24
N/F
Salvatore J. & Patricia June Saporita
(Book 347 page 378)

Total Area=
303,802 S.F.
6.97 Acres

Area After Subdivision=
243,717 S.F.
5.59 Acres

162 Church St.
Plat 45 Lot 14
N/F
Frank A. Montalto
(Book 62 Page 597)

150 Church St.
Plat 45 Lot 13
N/F
Wanda J. Ramsey Harney
(Book 433 Page 256)

144 Church St.
Plat 34 Lot 27
N/F
Angelo J. & Angeline M. Pucci
(Book 72 Page 53)

138 Church St.
Plat 34 Lot 26
N/F
Christopher Leggett
(Book 847 Page 57)

132 Church St.
Plat 34 Lot 25
N/F
Salvatore J. & Patricia June Saporita
(Book 90 Page 79)

112 Church St.
Plat 34 Lot 23
N/F
George J. & Theresa A. Delicato
(Book 121 Page 233)

113 Church St.
Plat 34 Lot 7
N/F
Anthony P. & Rhonda L. Allicchio

57 Church St.
Plat 34 Lot 6
N/F
Anthony P. & Rhonda L. Allicchio

59 Church St.
Plat 34 Lot 5
N/F
Joan M. Keenan
&

Plat 34 Lot 4

Plat 34 Lot 3

S 31°33'38" E 333.85'
S 30°42'38" E 102.06'
S 31°33'38" E 269.22'
S 32°00'38" E 156.16'
S 17°58'43" W 150.49'
S 66°29'25" W 215.51'
N 29°31'04" W 321.80'
S 76°40'29" W 1.20'
N 25°58'56" W 100.29'
N 15°23'45" W 178.76'
N 15°20'43" W 60.44'
S 85°42'18" W 390.07'
S 61°33'47" W 69.30'
S 72°40'28" E 195.04'
S 06°50'43" E 156.42'
S 06°50'43" E 74.16'
S 66°19'47" W 50.00'
N 85°42'18" E 290.85'
N 62°29'59" E 70.00'
N 62°29'59" E 70.00'
R=482.13'
D=18°49'30"
L=161.58' Overall
T=71.30'
LC=141.07'
CB=S 15°15'28" E
L=91.33'
L=25.29'
L=25.01'
R=1629.97'
D=06°42'59"
L=191.07'
T=95.64'
LC=190.96'
CB=S 10°37'03" E
R=1629.97'
D=00°24'51"
L=11.78'
T=5.89'
LC=11.78'
CB=N 07°03'06" W

Iron Pipe Found
30"Oak
Old Foundation
Trees & Brush
Treeline (Typ.)
Monument to be set
50' Perimeter Wetland
12"Oak
POND
sign
Clearing
shed
Trees & Brush
Bench (Typ)
Remains of Wire Fence
Existing Wood Dock
Paved BB Court
dock
Existing Residence 24'
43'
Light Post
Existing Wood Bridge
Trees
Wood Rail Fence
Existing Building 50'
25' Wide Access & Utility Easement In Favor Of Lot 24 Area= 4,899 S.F.
Pool deck
Patio
Existing Residence
Septic Cover
Flag Pole
Existing Gravel Drive
Shed
Monument to be set
gate
Trees & Brush
Trees
Headwall Inv.= 93.20
Approx. Water Main
Stream
Low Brushy Area
Proposed Lot Line
Building Setback Line (Typ.)
Sublot "A" Area= 60,085 S.F. 1.38 Acres
(170.00' Frontage)
158.22'
239.30'
Cemetery No. 29
25' Buffer (See Note #7)
Wire Fence
Possible Future House Location
Possible Future Septic Area
Future Drive
TH #1
TH #2
TH #3
TH #4
100' Riverbank
160' Riverbank
BENCHMARK Top of Iron Pipe Elev. = 102.56 (Assumed)
NECo #3
BENCHMARK Spike in NECo #2 Elev. = 100.78 (Assumed)
RHB Found
RHB Found
PT 178+17.49
PC 178+17.75
PT 172+28.53
PC 170+75.01
#33
#34
#35
#36
#37
RI Plat No. 499-D
CHURCH STREET (Public Way – 50' Wide)
LAUDONE DRIVE
WOODY HILL ROAD
QUARRY ROAD
FOC
CB
OH
W
WV

MINIMUM DIMENSIONAL REGULATIONS

| ZONING DISTRICT – MDR-30 | |
|---|---|
| Min. Lot Area | 30,000 S.F. |
| Min. Lot Frontage | 120 Ft. |
| Max. % Impervious | 22.5% |
| Max. Prin. Building Height | 35 Ft. |
| Min. Front Yard | 35 Ft. |
| Min. Corner Side Yard | 30 Ft. |
| Min. Side Yard | 20 Ft. |
| Min. Rear Yard | 40 Ft. |

NOTES:

1.) Reference is made to the following deed:

A.) A Quit-Claim Deed from Patricia J. Saporita granted to Salvatore J. Saporita and Patricia June Saporita recorded August 17, 1988 in the Town Of Westerly Land Evidence Records: Book 347 Page 378.

2.) Reference is made to the following plan:

A.) Plan Showing Parcels No. 1, 2 & 3 Part Of The Estate Of Vincenzo Loudone Rose Hill Road (Church St.) Stratford, Rhode Island Scale: 1" = 60' May, 1965 Road and Lands Engr's Westerly, RI.

3.) The bearings and North arrow orientation depicted hereon are assumed.

4.) The topographic features depicted hereon are based upon an assumed vertical datum.

5.) The parcel depicted hereon lies within Flood Zone "C", area of minimal flooding, as shown on "Flood Insurance Rate Map Town Of Westerly, Rhode Island Washington County Panel 10 Of 20 Community-Panel Number 445410 0010 C Map Revised: February 5, 1986.

6.) The parcel depicted hereon is serviced by municipal water service and a private septic system.

7.) Reference is made to the Town Of Westerly Town Ordinances, Article IX, Sections 5-81 through 5-85, Preservation Of Historical And Archaeological Burial Sites.

LEGEND

| | |
|---|---|
| 98 | EXISTING CONTOUR |
| | UTILITY POLE |
| OH | OVERHEAD UTILITY SERVICE |
| WV | WATER VALVE |
| FOC | FACE OF CURB |
| N/F | NOW OR FORMERLY |
| TOF | TOP OF FRAME |
| TH | TEST HOLE |
| W | WATER LINE |

PLANNING BOARD
WESTERLY, R.I.
APPROVED
CHAIRMAN:
DATE:

Owner/Applicant:
Salvatore J. Saporita
&
Patricia J. Saporita
134 Church Street
Westerly, RI

PLANNING BOARD CONDITIONS OF APPROVAL:

1. Access and utility easement in favor of Lot 24 across Lot 25. See plan.

"This survey and plan conform to the following standards as adopted by the Rhode Island Board of Registration for Professional Surveyors."

Horizontal Classification: Class: II

Vertical Classification: Class: IV

By: Registered Professional Land Surveyor

NATHAN D. LAUDIER
No. 1842
PROFESSIONAL LAND SURVEYOR

| PLAN REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DWN BY | CHK BY |
| 01/26/04 | REVISED PER PLANNING BOARD COMMENTS | MEG | NDL |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

CHERENZIA & ASSOCIATES, LTD.


Raymond F. Cherenzia, P.E., L.S.

P.O. Box 513
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FAX (401) 596-3810

Groton Office
500 Bridge Street
Groton, CT. 06340
(860) 405-1900
FAX (860) 405-1990

http://www.cherenzia.com/
email: cherenzia@cherenzia.com


STREET INDEX

CHURCH STREET

# FINAL MINOR SUBDIVISION PLAN PREPARED FOR SALVATORE J. SAPORITA & PATRICIA J. SAPORITA

## 134 CHURCH STREET
## PLAT 34 LOT 24
## WESTERLY, RHODE ISLAND

SCALE: 1" = 40' DRAWN BY: MEG
DECEMBER 5, 2003 CHECK BY: NDL

40 0 40 80 120 Feet

CHERENZIA & ASSOCIATES, LTD.
WESTERLY, RHODE ISLAND

SHEET: 1 OF 1 JOB NO.: 203139
FILE NO.: