

Application of David Urban et al, The Secret Garden, whose property is located at 12 Southwest Ave., and further identified as Assessor's Plat 9, Lot 592 for a variance from Article 12, Section 82-1203, Minimum Parking Regulations, and Sec. 82-1204, Parking Standards, and 82-1206, Off-street loading requirements, and Art. 6, Sec. 82-605, 606, & 607 to expand the current footprint and construct new mixed use residential, provide 8 total parking spaces (6 commercial & 2 residential) where 12 are required (10 commercial & 2 residential) and to have 2 of the commercial spaces be compact size (8 by 16 feet) where only 20% of total spaces are allowed to be compact. Said property is located in a CL zone and contains 8692 sq. ft.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date MARCH 6 2022

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant JAMES; SARIYA & DAVID URBAN Address 12 SOUTHWEST AVENUE

Owner SAME Address _____

Lessee _____ Address _____

1. Location of premises: No. 12 SOUTHWEST AVE Street

2. Assessor's Plat 9 Lot 592

3. Dimensions of lot: frontage 86.03 ft. depth 107.7 SOUTH 129.5 NORTH Area 8692 sq. ft.

4. Zoning Districts in which premises are located: Use CL Area 8000 sq ft Height 35

5. How long have you owned above premises? SINCE FEBRUARY 2008 (14 YEARS)

6. Is there a building on the premises at present? YES

7. Size of existing building SHOP 1032 GARAGE 450 SQ FT 1482 SQ FT BOTH BUILDINGS 1258 GLFA

Size of proposed building or alteration 1385 SQ FT ADDITION TO 1032 SHOP = 2387 SQ FT INCLUDING GLFA = 1987.5

8. Distance of proposed bldg. or alteration from lot lines:

front 20 rear 12.5 left side 6.25 right side 10
EXISTING

9. Present use of premises: FLORIST

10. Proposed use of premises: SAME

Location of septic tank & well on lot HA

11. Give extent of proposed alterations SEE ATTACHED

12. Number of families for which building is to be arranged: 1 APARTMENT ABOVE FLOWER SHOP

13. Have you submitted plans for above to Inspector of Buildings? YES

Has the Inspector of Buildings refused a permit? YES

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

SEE ATTACHED

15. State the grounds for exception or variation in this case:

SEE ATTACHED

Respectfully Submitted, *Sarina Nelson*

Signature *David Gordon James D. Urban*

Address 12 SOUTHWEST AVE
JANESTOWN, RI 02835

Telephone No. (401) 423-0050
X (908) 392-5542 Sarina
(908) 392-0937 David

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

Application of David, James and Sarina Urban

Owners of **The Secret Garden** Flower Shop 12 Southwest Ave Jamestown RI

For a Zoning Variance from Section 82.1203 Minimum off-street Parking requirements and Section 82.1204 Parking Standards

13 Give extent of proposed alterations: We hope to take down the existing garage and replace it with an addition to the west of the existing shop that runs north to south. The addition will replace the storage and garden center functions of the garage and provide more adequate space in which we can prepare, arrange, and store flowers. There will be a larger office, a handicapped accessible bathroom and entrance ramp. The second floor of the addition will house a two-bedroom apartment.

14 Provision or regulation of the Zoning Ordinance or State Enabling Act under which the application for exception or variance is made: Article 5 of Jamestown Zoning Ordinance empowers the Zoning Board of Review to grant a variance as per the conditions described in Article 6, Section 82-606, to the Parking regulations of Article 12, Section 82-1203 Minimum parking regulations. This stipulates that a retail trade business must provide 5 parking spaces per 1000 square feet of Gross Leasable Floor Area. The ordinance also requires 2 off street parking spaces for single family residential development. Section 82-1204 allows 20% of such spaces to be compact size.

Section 82-1203 requires that the renovated Secret Garden flower shop should have 10 spaces for the amount of Gross Leasable Floor area (1958 sq feet) it provides and the two bedroom apartment above should have 2 spaces, for a total of 12 spaces. We can provide 6 spaces for the shop and 2 spaces for the apartment, for a total of 8 spaces. Two of the spaces that serve the flower shop will be compact size. These compact spaces represent 25% of the total spaces and 33 % of the commercial parking spaces instead of the 20% allowed by Section 82-1204.

Application of David, James and Sarina Urban The Secret Garden 12 Southwest Ave continued

15 State the grounds for exception or variation in this case: We seek a variance from the parking regulations which require that we should provide ten parking spaces for our enlarged flower shop. Our lot is narrow. Our building was originally a small house with a garage, so its location and orientation has always proved an impediment to creating a parking lot. We can provide 6 parking spaces, one of which is a handicap accessible space (16 by 18 feet) as required by federal law and two of which are compact (8 by 16 feet) spaces.

In providing these spaces, we will not expand or alter the existing curb cut which was installed by the state of Rhode Island after the Secret Garden was established at this address in 1981. However, we will vastly improve the conditions in which cars are parked at this location.

Currently, it appears that we offer 6 full parking spaces. This is one less space than is required by the Zoning code for the Gross Leasable Floor area of the existing shop, which is 1258.5 square feet. However, only two of the existing parking spaces are located fully on our property. Due to landscape conditions, a neighbor's fence which encroaches on our property and the paving pattern off the road, the other four parking spaces extend from our property into the right of way, crossing the area that would be the pedestrian sidewalk. (see RIGIS photo and site plan depicting existing conditions)

In our proposed plan, we will ensure that our spaces exist entirely on our property, creating more safe passage for pedestrians and drivers alike.

Moreover, though we are enlarging the size of our flower shop, we are only slightly enlarging the area that serves as display. The purpose of this addition is not to attract more daily, off the street customers. It is to give the staff of the Secret Garden adequate room to do what constitutes the bulk of our business: providing flower arrangements for weddings, funerals, and other special events. We currently employ three full time and up to ten part time employees. The work of receiving and arranging flowers, which involves sometimes as many as 6 people, currently goes on in a 10 by 12 foot space at the rear of the shop. Arrangements are stored in coolers in the garage and the basement. On particularly busy days, staff also work in the basement, which is damp, low ceilinged and accessible only by a stair that does not comply with current building code requirements.

Our staff parks on adjacent streets where parking is readily available. They will continue to do so. Our two delivery trucks are usually making deliveries for most of the day. We do not envision that the increased space will prompt more daily customers than we have now. It will, however, allow us to work in more appropriate and healthy conditions.

We lack adequate space for our staff to do the work we need to do. The difficulties of working in our current space represent far more than a mere inconvenience, they are indeed a hardship. Our proposed plans will improve the traffic and pedestrian flow at our shop. Our proposed plans will make both our shop and our parking safer for everyone.

We have received the endorsement of the town's Technical Review Committee and, pending the Zoning Board's approval of this variance request, the conditional approval of the Planning Commission. Our thanks for your consideration.



Office of the Town Planner
MEMORANDUM

TO: Zoning Board of Review
FROM: Lisa Bryer, AICP, Town Planner
RE: Application of Secret Garden, 12 Southwest Avenue, Plat 9 Lot 592, Development Plan Review in the Jamestown Village Special Development District, Jamestown Zoning Ordinance Article 11, Discussion, Review and Action and Recommendation to Zoning Board including parking variance(s)
DATE: March 10, 2022

The application of David Urban, Secret Garden, located at 12 Southwest Avenue was reviewed by the Planning Commission on March 2, 2022 and the Planning Commission hereby grants Development Plan approval and endorses the requested parking variance(s) based on the following finding of fact and subject to the following conditions of approval as amended:

Findings of Fact:

1. The application was reviewed under the standards of Zoning Article 11 as a substantial modification to an existing building;
2. The applicant is seeking a change of occupancy from single use to mixed use;
3. Secret Garden has been operating in this location since 1981;
4. The applicant, and owner for 14 years of Secret Garden, David Urban, testified that the improvements to the property are to improve the function of the business and not to grow the business;
5. The applicant was represented by Architect Shahin Barzin, AIA, recognized as an expert witness, at both the TRC meeting on February 22 and the Planning Commission meeting on March 2, 2022;
6. The proposal is to eliminate the existing garage and build an addition to the west of the existing shop that spans the lot from north to south;
7. The lot is 8,692 square feet. The square footage of the existing structures is 1482 with 243 square feet of deck and stairs. The proposed total footprint of the combined structure is 2417 square feet and 2783 total square feet. The building lot coverage is proposed to be 32% where 35% is permitted;
8. The impervious surface coverage is being decreased by 100 square feet between pre-development and post-development;
9. The following information has been provided for the current application:
 - a) Signed application
 - b) Project narrative (3 pages)
 - c) Additions and Renovations to The Secret Garden dated 2-2-22 by MMD
 - 1) Site Plan
 - 2) First Floor Plan
 - 3) Second Floor Plan
 - 4) Roof Plan

- 5) South Elevation
- 6) East Elevation
- 7) North Elevation
- 8) West Elevation
- d) Drainage Plan and Calculations by Carrigan Engineering Inc. dated 1-31-22
- e) Existing Conditions survey by American Engineering;
- f) Jamestown RIGIS Map and Aerial Photograph.
10. This property is located in the CL Zoning District. Florist Shops, mixed use and residential use are permitted by right in this district.
11. There is an existing 65-foot curb cut. The applicant is seeking to utilize the curb cut to improve the existing parking situation. Parking for customers will be within the width of 65-foot curb cut;
12. The building, as proposed on the plans will require 12 parking spaces based on 2 for the proposed residence and 10 for the business. They are proposing a total of 8 spaces, 6 for the shop and two for the apartment. Two of the shop's parking spaces will be compact spaces and four will be full size.
13. A variance will be required for parking as follows: 82-1203 – 8 spaces proposed where 12 are required and 82-1203 – 25% compact spaces proposed where 20% are required;

Conditions of Approval:

1. The site improvements shall be built in strict accordance with the plans referenced above;
2. An Operations and Maintenance Plan for the rain gardens shall be provided by the applicant and reviewed by the Town Engineer;
3. The Drainage Plan needs to show the layout of the planting plan in detail for the rain garden vegetation;
4. An Overflow Plan shall be provided, reviewed and approved by the Town Engineer;
5. The Stormwater Management Plan shall show the connection of the downspouts to rain gardens for the new structure;
6. The applicant shall widen parking space number 1 or 3 and delineate as a handicap parking space;
7. All parking spots shall be delineated on site;
8. Submission of a lighting plan prior to final approval;
9. Any fencing to be added that is within public viewshed shall be approved prior to final approval;
10. Approval is required by the Zoning Board of Review for zoning ordinance variances prior to issuance of a building permit; and,
11. Final Development Plan Approval shall be granted administratively subsequent to Zoning Board approval of variance(s).

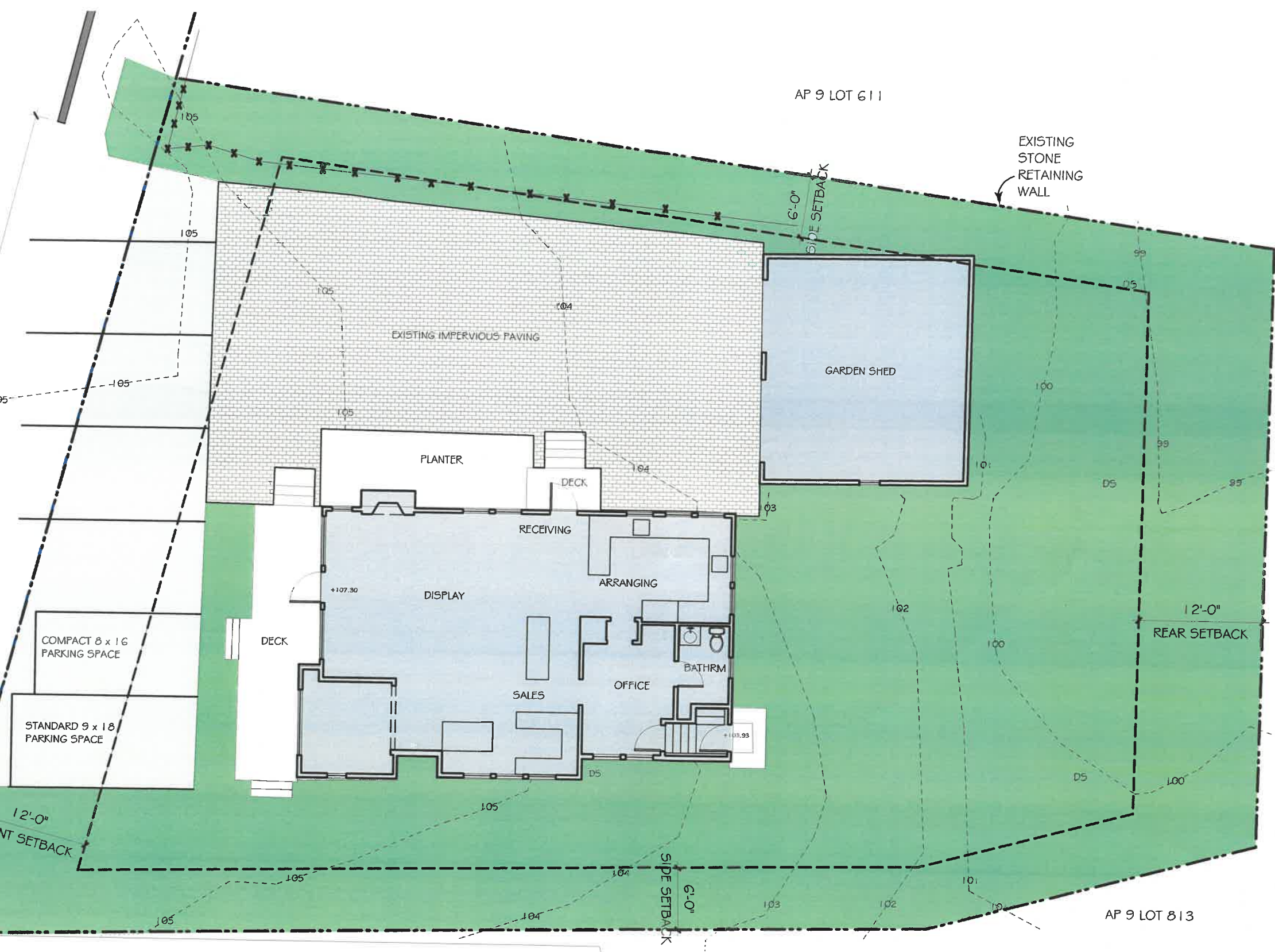
SOUTHWEST AVENUE

65'-0" EXISTING CURB CUT
ESTABLISHED BY RI DOT

AP 9 LOT 611

EXISTING
STONE
RETAINING
WALL

6'-0"
SIDE SETBACK

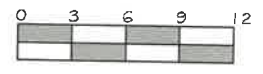


- VEGETATION
- CONCRETE
- ASPHALT
- EXISTING BUILDING



EXISTING SITE PLAN

Scale: 3/32" = 1"-0"



AP 9 LOT 702

AP 9 LOT 813

LOT AREA	8692 SF	100 %
EXISTING BUILDING COVERAGE	1482 SF	
DECKS & STAIRS	243 SF	
TOTAL COVERAGE	1725 SF	19.8 %
EXISTING GLFA	1258.5 SF	
REQUIRED PARKING SPACES 1 PER 200 SF GLFA	7 REQUIRED	2 ACTUAL

MMD

Jamestown, Rhode Island
02835

Addition and
Renovations
to
THE SECRET
GARDEN

12 Southwest Avenue
Jamestown, Rhode Island

AP 9 LOT 592

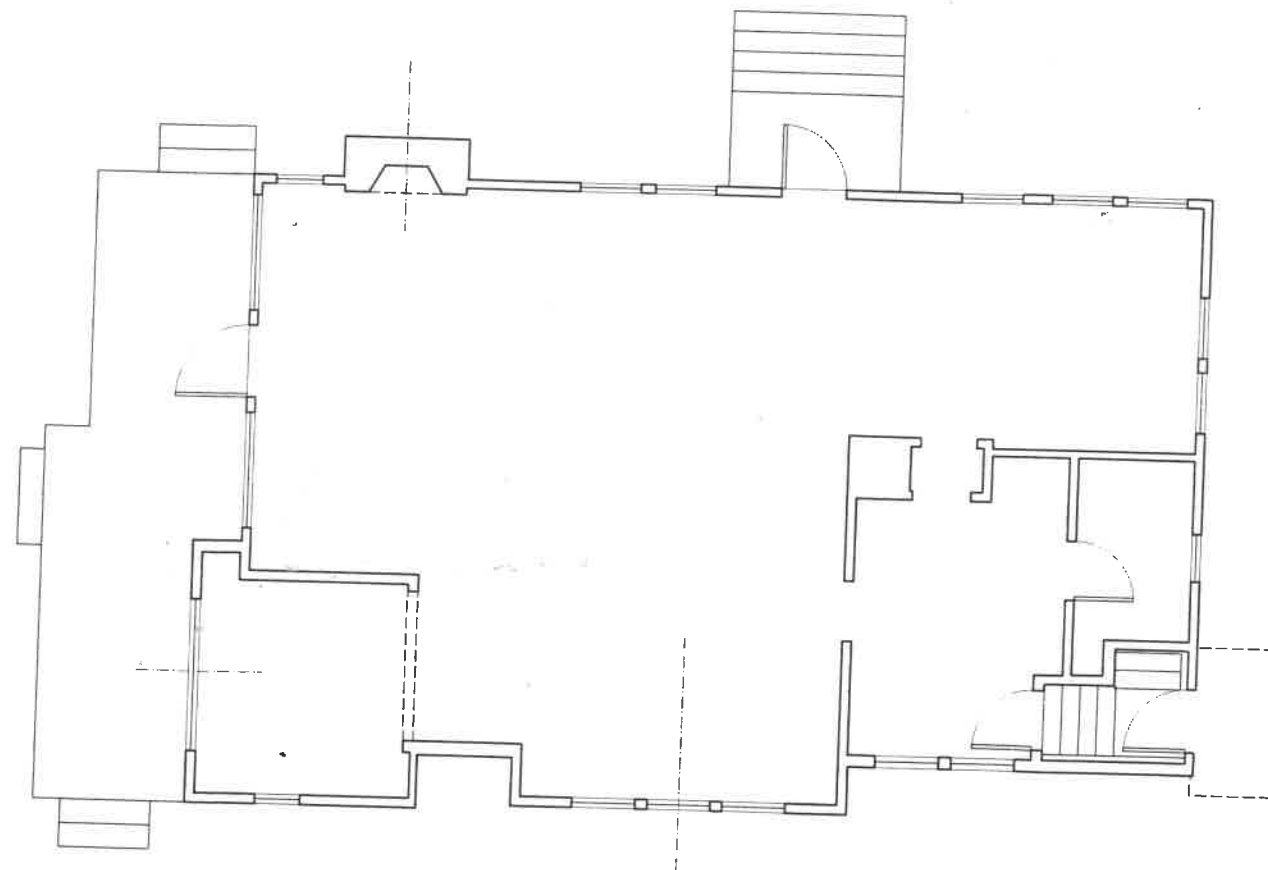
Prepared for
JAMES, SARINA,
& DAVID URBAN

INFORMATION SHOWN HERE TAKEN FROM
CLASS 1 COMPREHENSIVE BOUNDARY
SURVEY AND TOPOGRAPHIC SURVEY BY
MATTHEW J. COTTA, PLS 1977
AMERICAN ENGINEERING INC.
400 SOUTH COUNTY TRAIL
EXETER, RHODE ISLAND
OCTOBER 5, 2021

REVISIONS

03/06/2022

EXISTING
SITE
PLAN



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

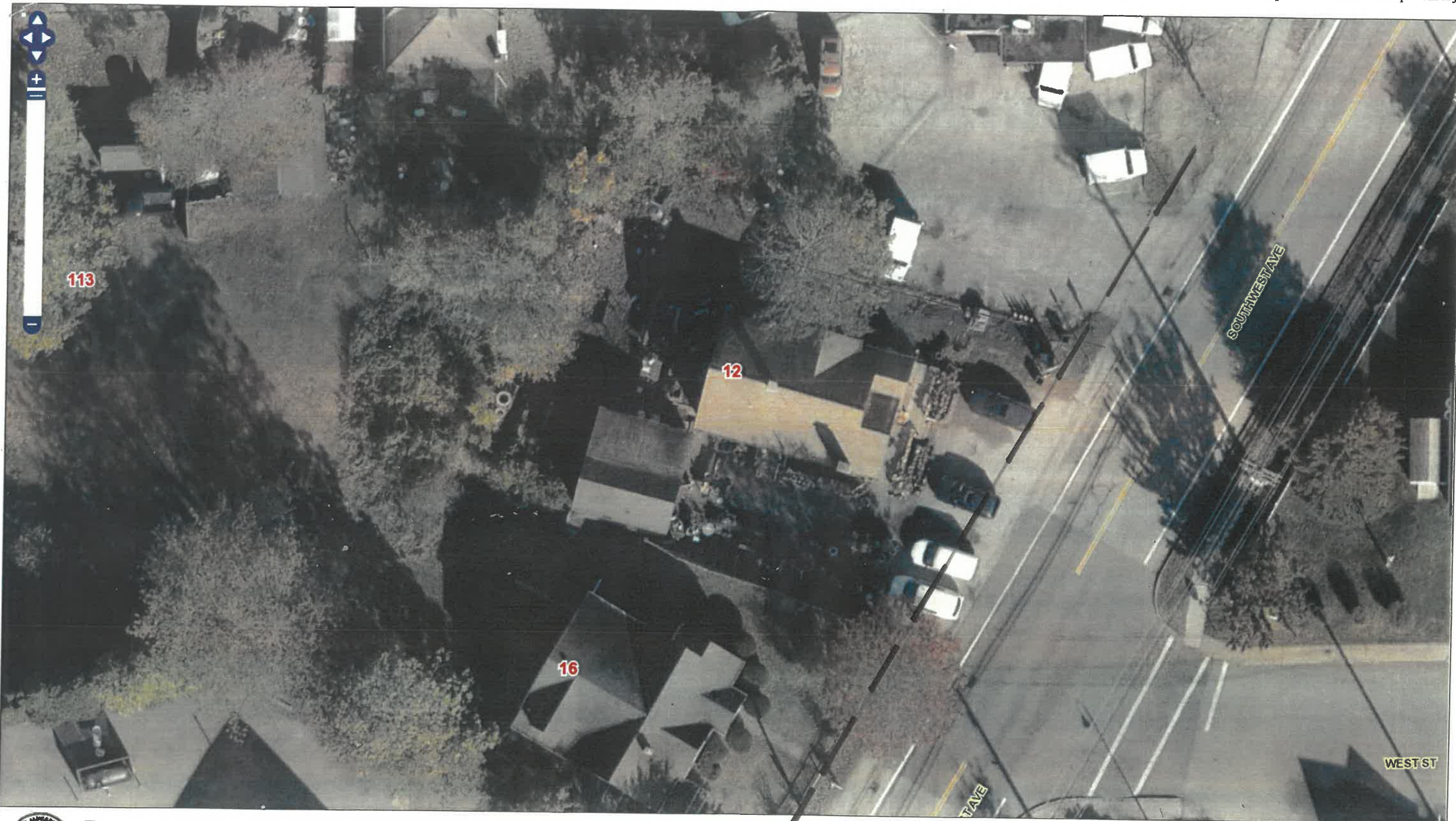
THE SECRET
GARDEN

12 SOUTHWEST AVE.
JAMESTOWN, RI

100520

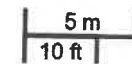
EXISTING FIRST
FLOOR
PLAN

EX 2.1



Town of Jamestown, Rhode Island

Printed on 2/4/2022



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Granite Bound Found
S29° 48' 49"E 0.30'
From Corner

32.94'
N02° 14' 55"W

57.95'
N76° 36' 04"W

1 Rod w/
Cap Set
(Typ.)

Wooden
Stake
Found

Iron Rod
Found
(Typ.)

Garage
Foundation
(Typ.)

Iron Rod
Found On Line
N87° 39' 12"E 0.17'
From Corner

Granite Bound Found
Found On Line

David J., James D., & Sarina
Urban
A.P. 9, 101 '882
L.E. BK. 942 Pg. 206

Existing
450 SF
Garage

S20° 35' 29"W

Threshold
Elev. = 104.00

Threshold
Elev. = 103.93

Threshold
Elev. = 107.30

Impervious
Brick Patio
Area

Landscaping

Chimney

Deck

Existing
1108 Building

Overhang

96.56'
N11° 36' 45"E

Catch
Basin
(Typ.)

Paved
Parking
Area

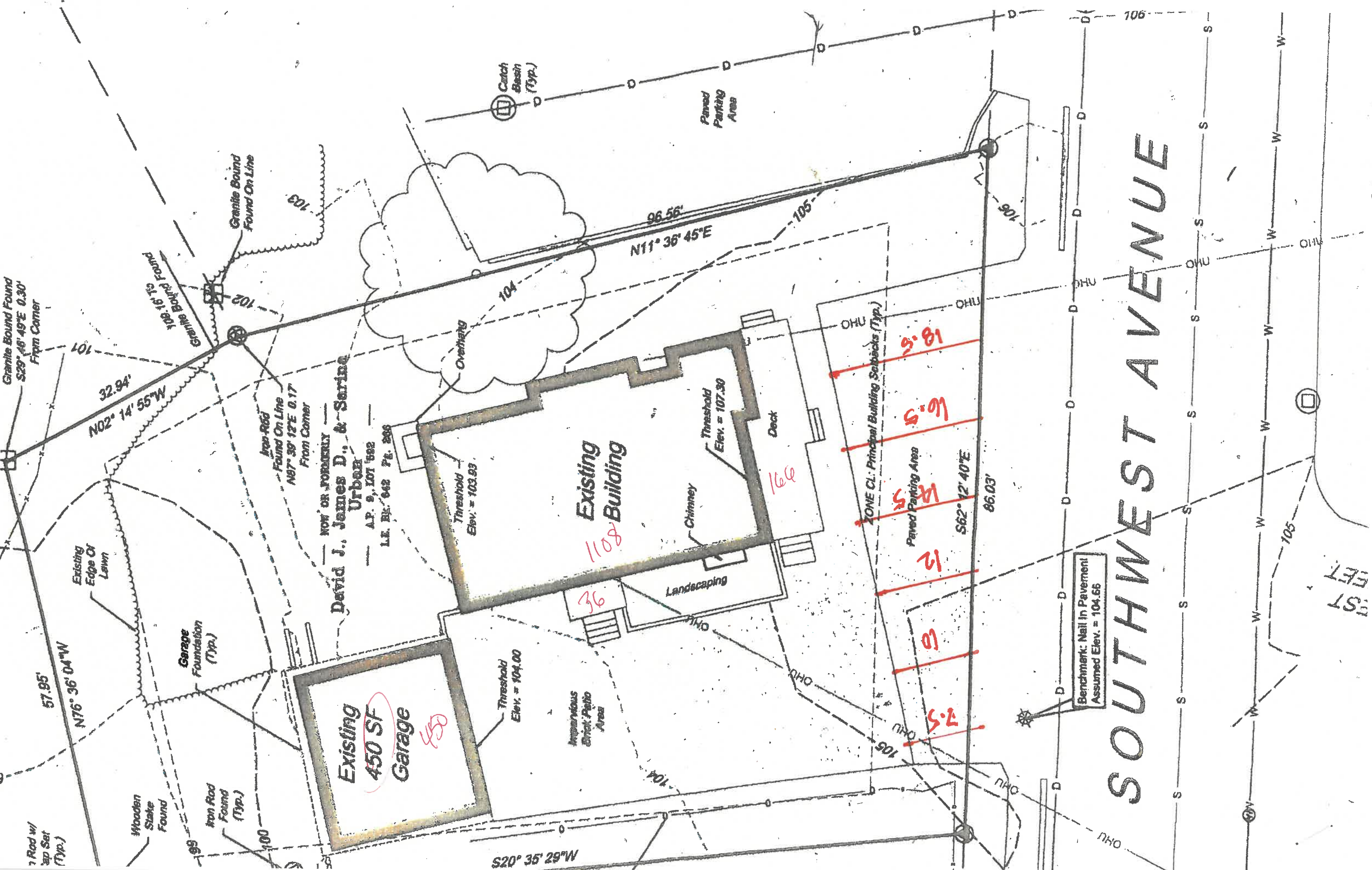
ZONE CL: Principal Building Setbacks (Typ.)

Paved
Parking
Area

Benchmark: Nail in Pavement
Assumed Elev. = 104.66

SOUTHWEST AVENUE

EAST





LOCUS MAP
NOT TO SCALE

BEING A.P. 9, LOT 592
AREA OF LOT = 8,692 SF.

PROPERTY OWNERS

DAVID J. URBAN
JAMES D. URBAN
& SARINA URBAN

12 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY OF LOTS 592 & 749 ON THE TOWN OF JAMESTOWN ASSESSORS PLAT 9 FOR WILL REYNOLDS AT: 6 SOUTHWEST AVENUE, JAMESTOWN, R.I. SCALE 1" = 20' DATE: DEC. 18, 1980 BY: KENNETH W. ANTHONY & ASSOCIATES". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 111B.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JAMESTOWN FOUR CORNERS, INC. PLAT 9, LOTS 11 & 813, 113 & 125 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND, SCALE 1" = 30' DATE: OCT. 17, 2016 BY DARVEAU LAND SURVEYING, INC.". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 363B
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "RECORD OF SURVEY PLAT OF JAMESTOWN FOUR CORNERS CONDOMINIUM SCALE 1" = 40', DATE JAN, 84 BY ISLAND ENGINEERING". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 52B.
- REFERENCE IS HEREBY MADE TO THOSE DEEDS RECORDED IN THE TOWN OF JAMESTOWN IN:
LE BK 31, PG. 85,
LE BK 34, PG. 456,
& LE BK 62, PG. 21.
- REFERENCE IS HEREBY MADE TO THAT RHODE ISLAND HIGHWAY PLAT NO. 245.

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

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:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
PERIMETER SURVEY: COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHY: TOPOGRAPHIC SURVEY	T-2

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO DEFINE THE BOUNDARY OF ASSESSOR'S PLAT 9, LOT 592, AND TO SHOW ALL SIGNIFICANT SITE FEATURES INCLUDING TOPOGRAPHY, STRUCTURES, AND MONUMENTS.

BY: MATTHEW J. COTTA PLS-1977
LS 0-0A43 CDA

PARCEL ZONING: CL
MIN LOT SIZE = 8,000 SF
LOT WIDTH = 80' MIN - 120' MAX
MAX LOT COVERAGE = 35%

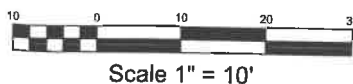
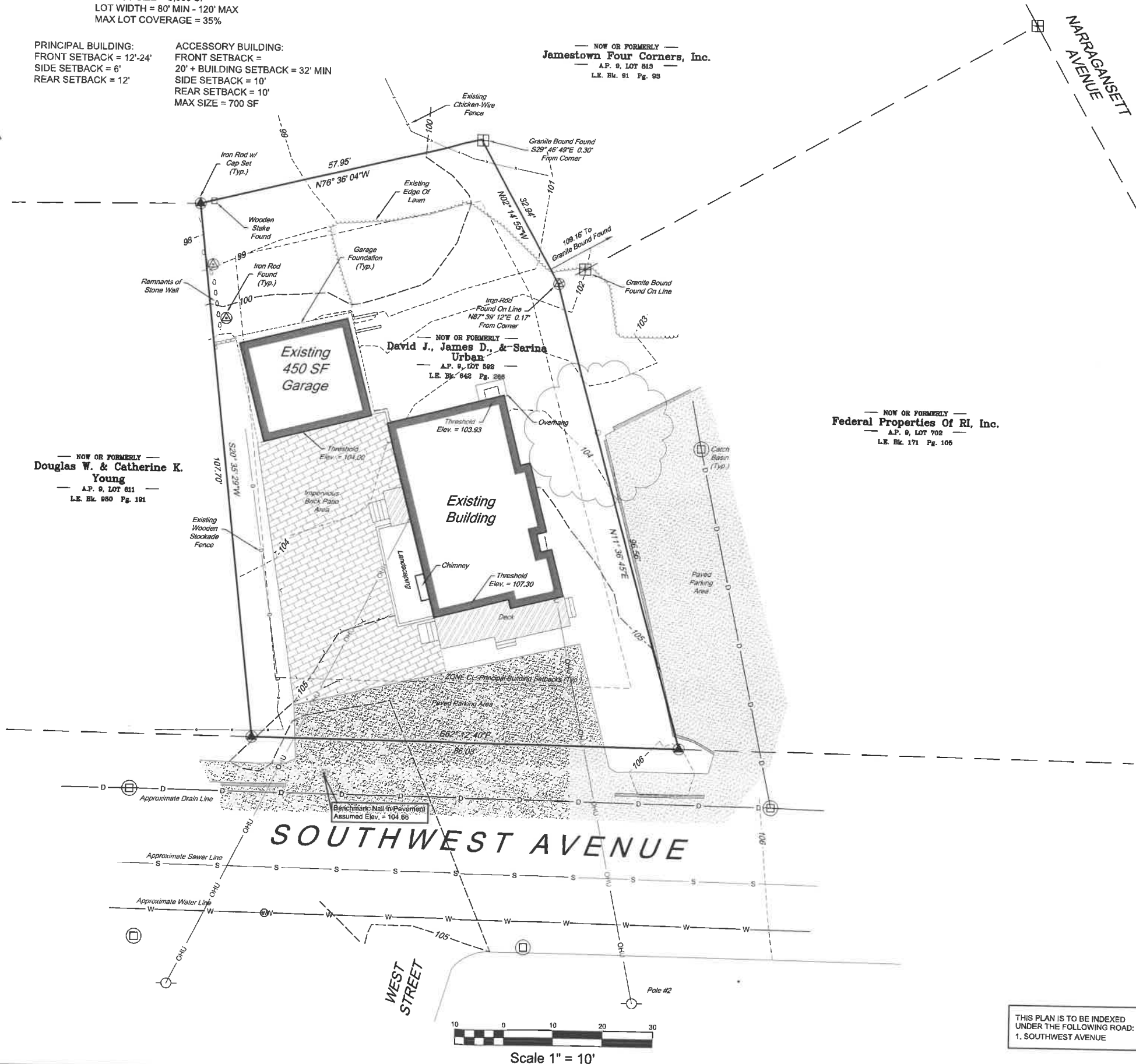
PRINCIPAL BUILDING:
FRONT SETBACK = 12'-24"
SIDE SETBACK = 6'
REAR SETBACK = 12'

ACCESSORY BUILDING:
FRONT SETBACK = 20' + BUILDING SETBACK = 32' MIN
SIDE SETBACK = 10'
REAR SETBACK = 10'
MAX SIZE = 700 SF

NOW OR FORMERLY
Jamestown Four Corners, Inc.
A.P. 9, LOT 813
L.E. BK. 91 Pg. 93

NOW OR FORMERLY
Douglas W. & Catherine K. Young
A.P. 9, LOT 611
L.E. BK. 90 Pg. 191

NOW OR FORMERLY
Federal Properties Of RI, Inc.
A.P. 9, LOT 702
L.E. BK. 171 Pg. 106



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROAD:
1. SOUTHWEST AVENUE

SURVEY PLAN FOR
DAVID URBAN
LOCATED AT
A.P. 9, LOT 592
12 SOUTHWEST AVENUE
EXETER, R.I.

NO.	REVISION	BY	DATE

Checked By: MJC
Date: 10/5/2021



AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

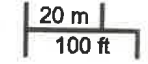
Sheet
1
of 1 sheets
Drawing No. 97165



Town of Jamestown, Rhode Island

Printed on 2/4/2022

*SUBJECT PROPERTY
THE SECRET GARDEN*



MainStreetMaps
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Jamestown, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

WETLANDS, WATER SARVES, TOPOGRAPHY



Town of Jamestown, Rhode Island

Web GIS Maps and Online Property Information

by MainStreetGIS, LLC Town Website

[User Guide](#) [Feedback](#) [Disclaimer](#)

Base Map: Aerial Photo 2020/09 (RIGIS)

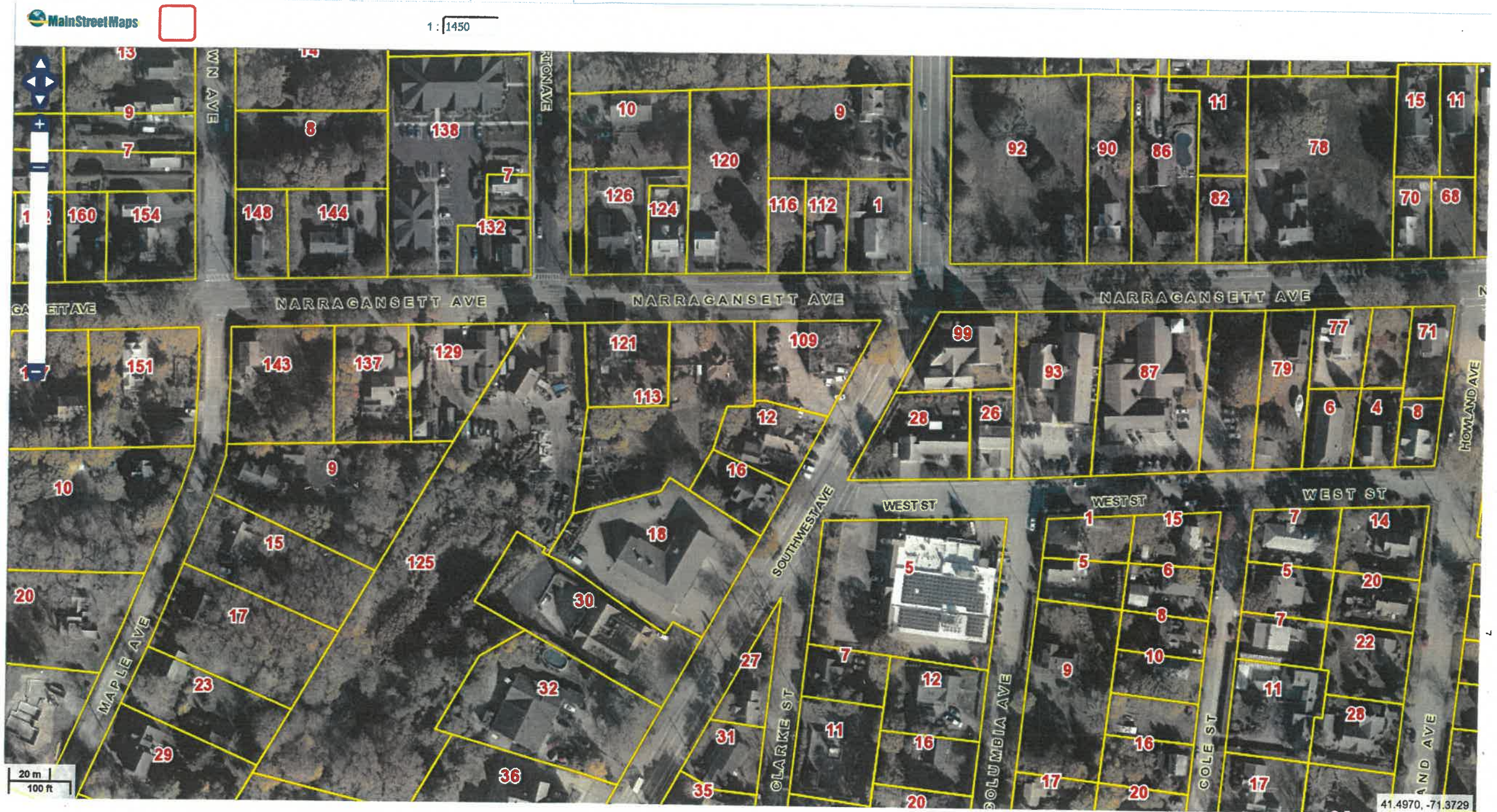
v1.14 - New Features

Address Parcel ID Owner Google

GIS Map Street View Tax Maps Other Maps GIS Links

Layers Property Selection

- Road Name Text (E911 2018)
- Parcel Address Text
- Parcel ID Text
- Parcel Area Text
- Parcel Dimension Text
- Address Points (E911 2016)
- Roads (E911 2018)
- Tax Map Index
- Town Boundary
- Towns
- Water Supply District (RIGIS)
- Watershed (RIGIS)
- High Groundwater District
- Downtown Special Development District
- Urban Water and Sewer District
- Zoning
- Flood Zones Group (2015)
- Hydrant (E911 2016)
- Hiking Trail 2015 (RIDEM)
- Bike Path 2015 (RIDOT)
- Stone Wall
- Parcels (Yellow)
- Parcels (12/31/2020)
- Building (Town ~2009)
- Building (~2017 Microsoft)
- Easement
- Paper Street
- Cemetery
- Roadway
- Contours 5ft (RIGIS)
- Bathymetry 10FT (NOAA CSC 2003)
- Water Body (1:5000 RIGIS)
- Stream 2001 (1:5000 RIGIS)
- Approximate Wetland (RIGIS)
- National Wetlands Inventory
- Soils 2020 (USDA / RIGIS)
- Land Use 2011 (RIGIS)








SOUTHWEST AVENUE

65'-0" EXISTING CURB CUT
ESTABLISHED BY RI DOT

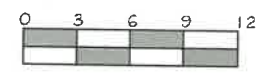
12'-0" DRIVEWAY

12'-0" FRONT SETBACK
NEW PERVIOUS DRIVEWAY

-  CONCRETE
-  VEGETATION
-  PERVIOUS DRIVEWAY & WALKWAY
-  ASPHALT
-  EXISTING BUILDING

PROPOSED SITE PLAN

Scale: 3/32" = 1"-0"



AP 9 LOT 611

INSTALL NEW WOODEN FENCE

6'-0" SIDE SETBACK

EXISTING STONE RETAINING WALL

16 x 18 HANDICAPPED ACCESSIBLE PARKING SPACE

9 x 18 PARKING SPACE

9 x 18 PARKING SPACE

8 x 16 PARKING SPACE

8 x 16 PARKING SPACE

9 x 18 PARKING SPACE

12'-0" FRONT SETBACK

NEW PERVIOUS DRIVEWAY

APT. PARKING 9 x 18

APT. PARKING 9 x 18

DUMPSTER

AP 9 LOT 702

6'-0" SIDE SETBACK

AP 9 LOT 813

INSTALL NEW WOODEN FENCE

LOT AREA	8692 SF	100 %
PROPOSED BUILDING COVERAGE	2417 SF	
PROPOSED DECKS & STAIRS	366 SF	
TOTAL PROPOSED COVERAGE	2783 SF	32 %
MAXIMUM COVERAGE ALLOWED	3042 SF	35 %
PROPOSED GLFA	1987.5 SF	
REQUIRED PARKING SPACES 1 PER 200 SF GLFA	10 REQUIRED	6 PROVIDED
2 BEDROOM APARTMENT	2 REQUIRED	2 PROVIDED

MMD
Jamestown, Rhode Island
02835

Addition and Renovations
to
THE SECRET GARDEN

12 Southwest Avenue
Jamestown, Rhode Island

AP 9 LOT 592

Prepared for
**JAMES, SARINA,
& DAVID URBAN**

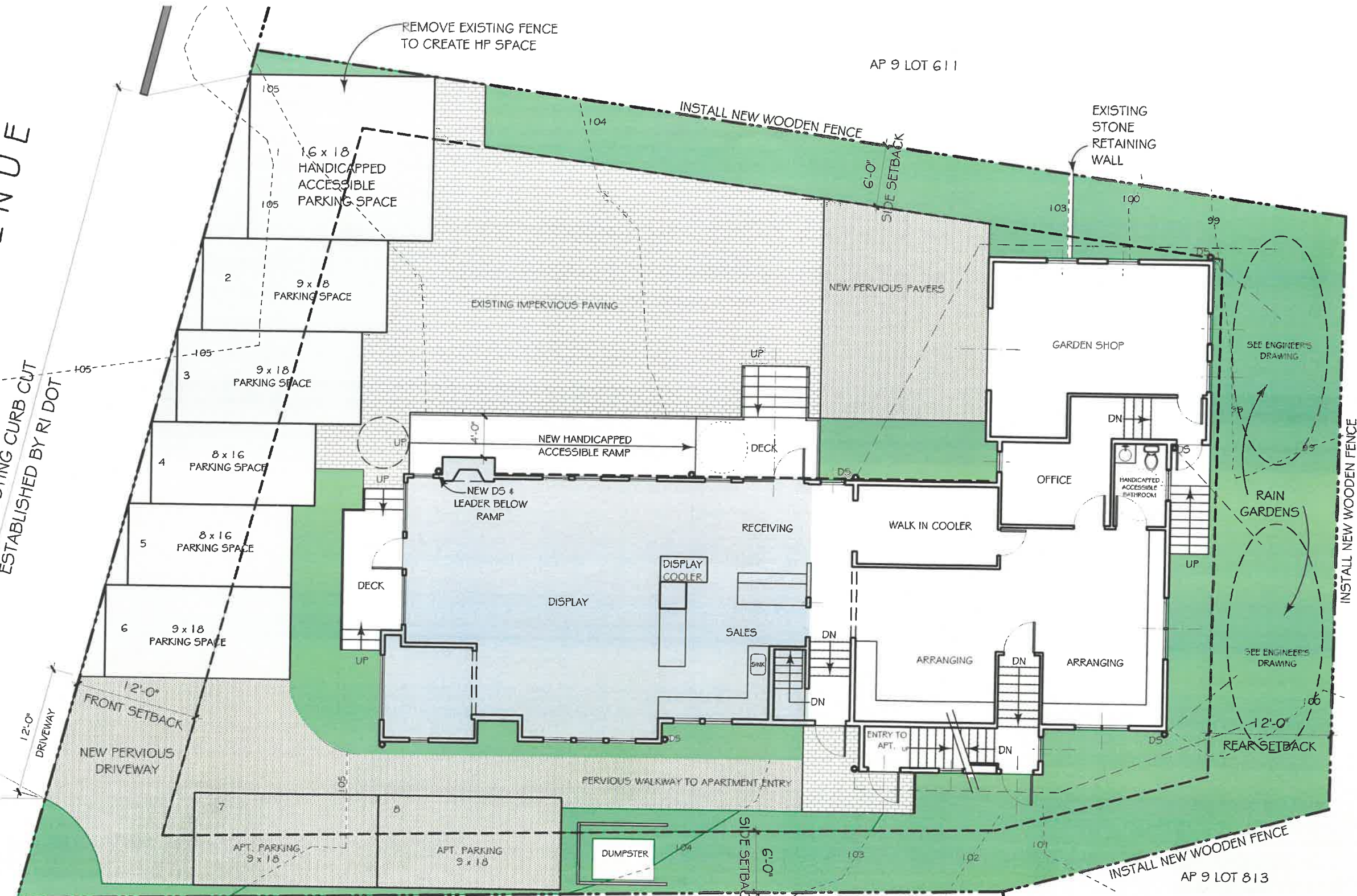
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MATTHEW J COTTA, PLS 1977
AMERICAN ENGINEERING INC.
400 SOUTH COUNTY TRAIL
EXETER, RHODE ISLAND
OCTOBER 5, 2021

REVISIONS

03/07/2022
03/04/2022
02/02/2022

**PROPOSED
SITE
PLAN**



MMD
 Jamestown, Rhode Island
 02835

Addition and
 Renovations
 to
**THE SECRET
 GARDEN**

12 Southwest Avenue
 Jamestown, Rhode Island

AP 9 LOT 592

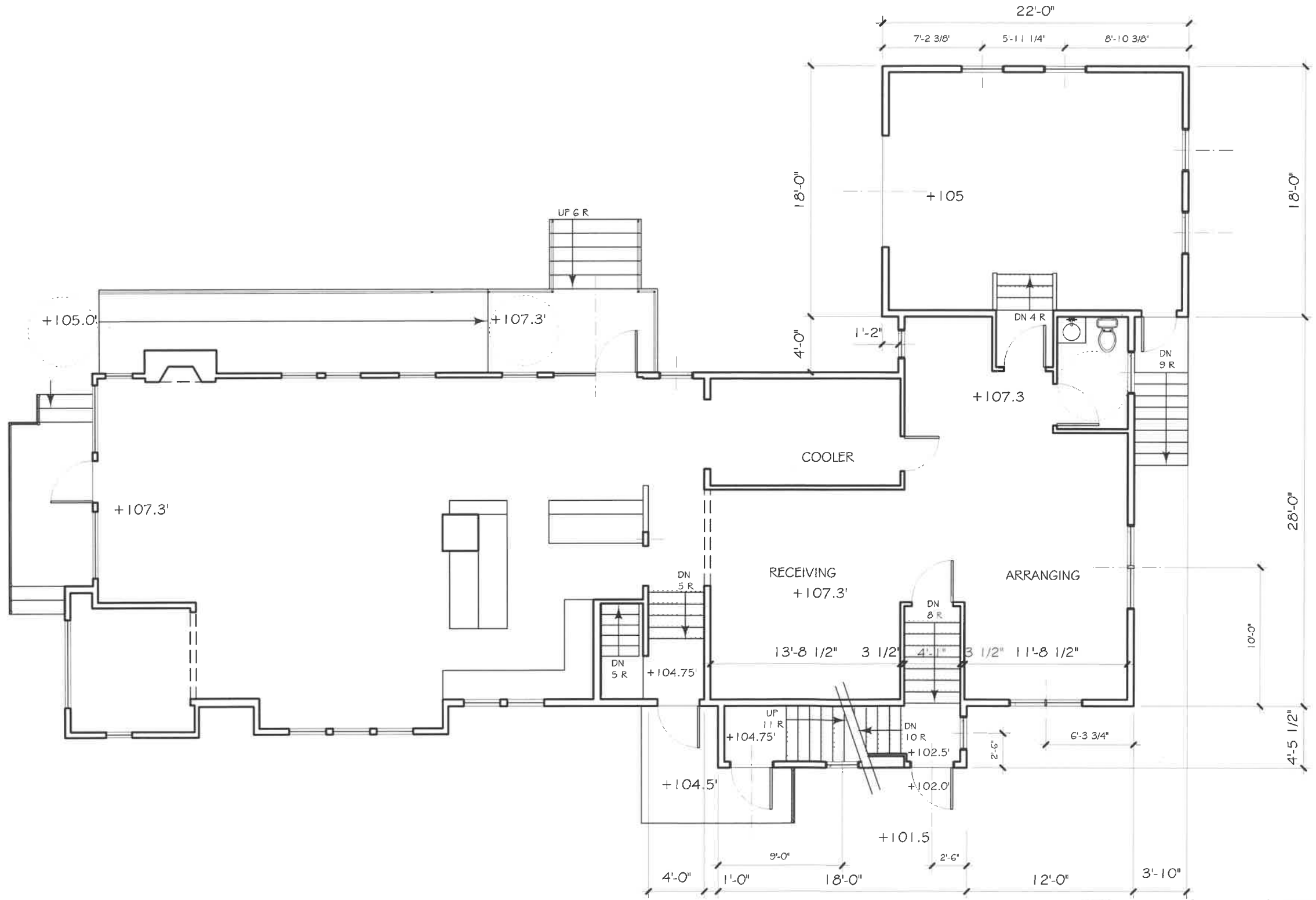
Prepared for
DAVID J URBAN

REVISIONS

02/02/2022

**FIRST FLOOR
 PLAN**

A 2.1



1 FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

MMD

Jamestown, Rhode Island
02835

Addition and
Renovations
to
THE SECRET
GARDEN

12 Southwest Avenue
Jamestown, Rhode Island

AP 9 LOT 592

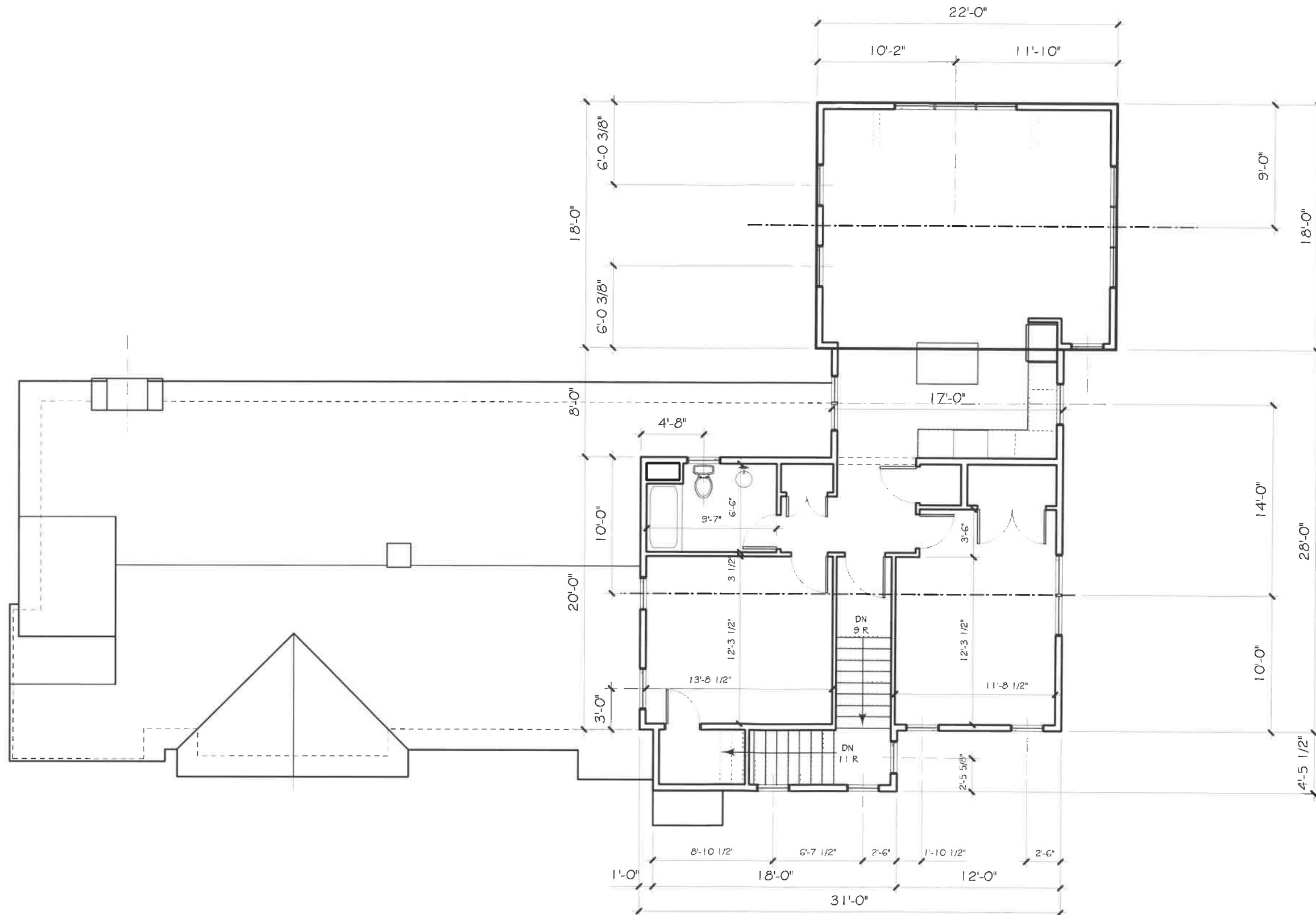
Prepared for
DAVID J URBAN

REVISIONS

02/02/2022

SECOND
FLOOR
PLAN

A 2.2



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

MMD
 Jamestown, Rhode Island
 02835

Addition and
 Renovations
 to
 THE SECRET
 GARDEN

12 Southwest Avenue
 Jamestown, Rhode Island
 AP 9 LOT 592

Prepared for
 DAVID J URBAN

REVISIONS

02/02/2022

SOUTH
 ELEVATION

A 3.0



1 SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

MMD
 Jamestown, Rhode Island
 02835

Addition and
 Renovations
 to
**THE SECRET
 GARDEN**

12 Southwest Avenue
 Jamestown, Rhode Island

AP 9 LOT 592

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EAST
 ELEVATION

A 3.1



1 EAST ELEVATION
 Scale: 1/8" = 1'-0"



2 SECTION
 Scale: 1/8" = 1'-0"

MMD

Jamestown, Rhode Island
02835

Addition and
Renovations

to

THE SECRET
GARDEN

12 Southwest Avenue
Jamestown, Rhode Island

AP 9 LOT 592

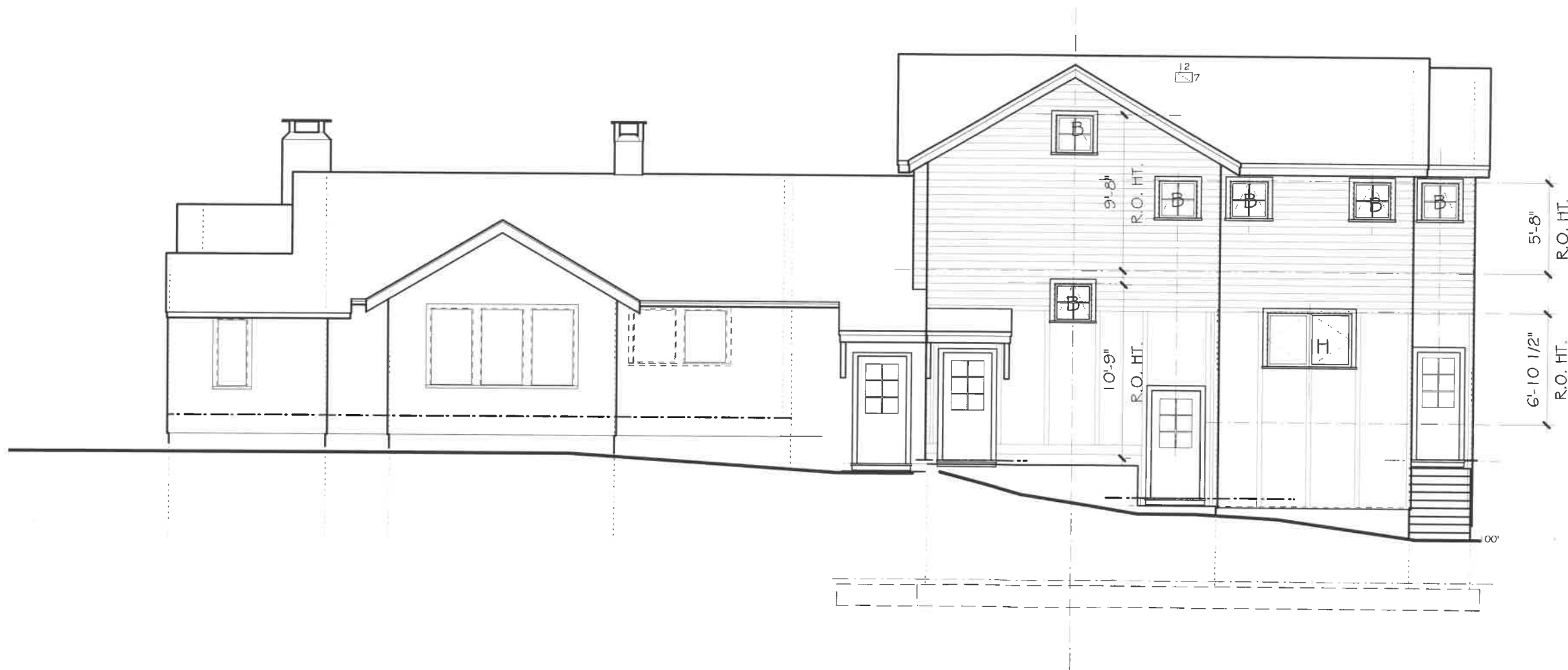
Prepared for
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NORTH
ELEVATION

A 3.2



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

MMD

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02835

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THE SECRET
GARDEN

12 Southwest Avenue
Jamestown, Rhode Island

AP 9 LOT 592

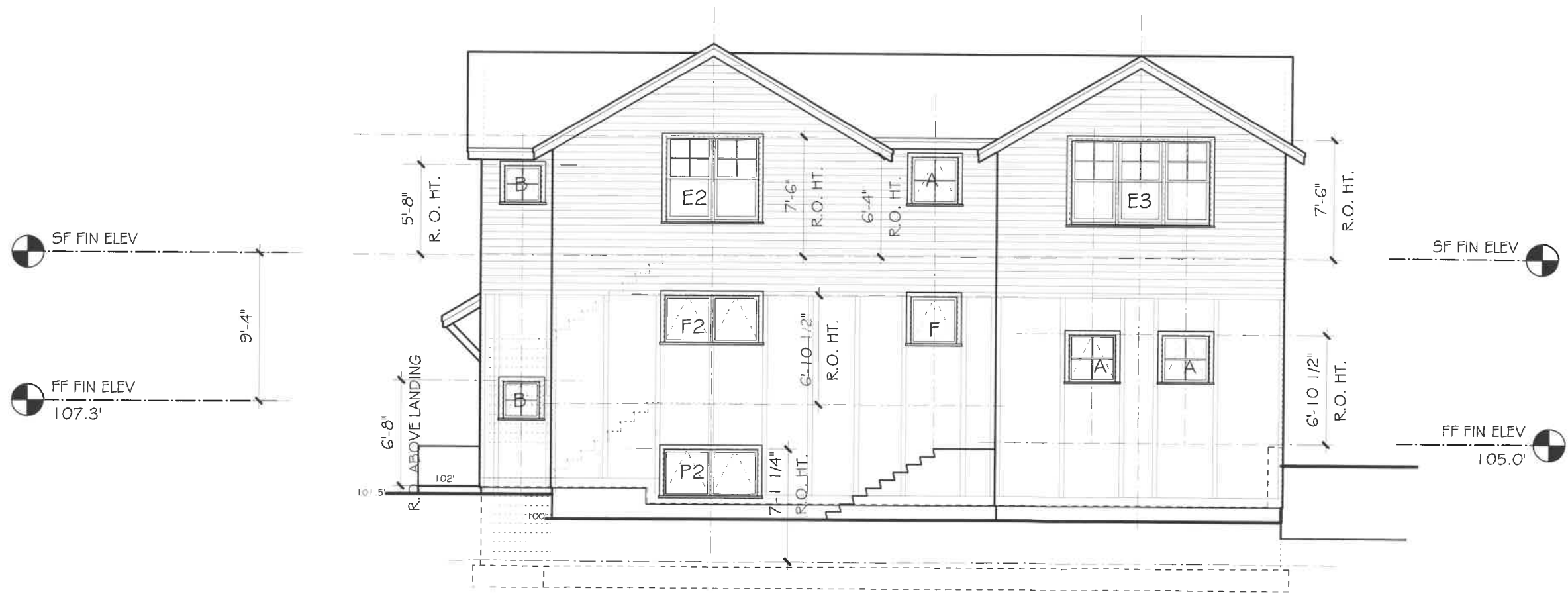
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WEST
ELEVATION

A 3.3



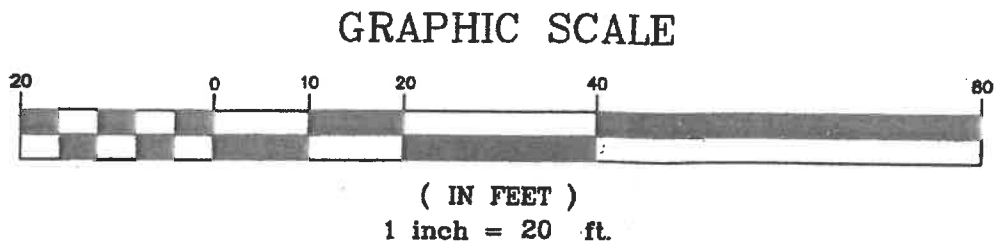
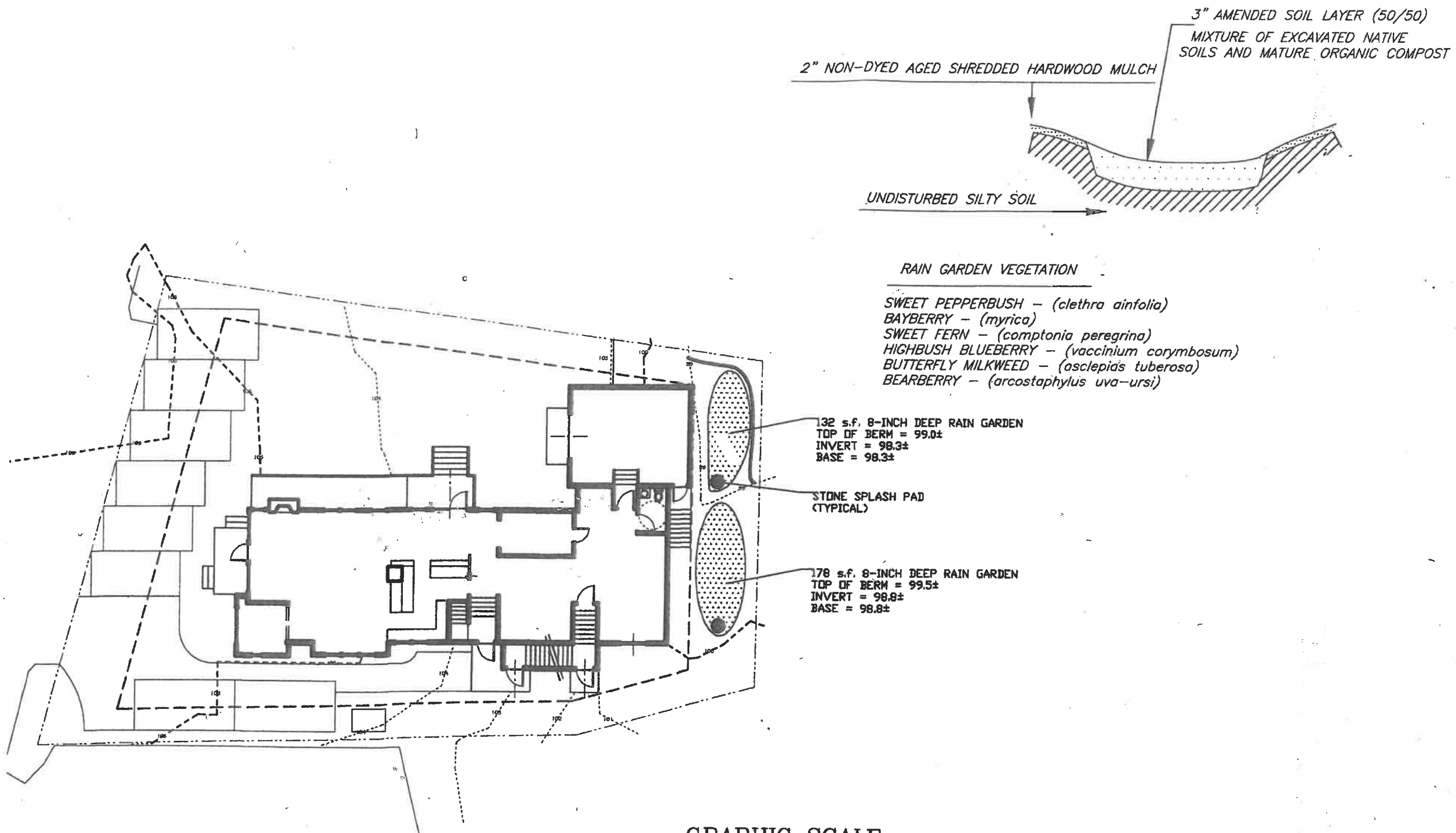
2 WEST ELEVATION
Scale: 1/8" = 1'-0"

CARRIGAN ENGINEERING, INC.
 86 BROOK FARM ROAD SOUTH
 WAKEFIELD, RI 02879

JOB # 220114
 31 JANUARY 2022

[Handwritten Signature]
 CARRIGAN ENGINEERING, INC.
 86 BROOK FARM ROAD SOUTH
 WAKEFIELD, RI 02879

SECRET GARDEN			
EXISTING FOOTPRINT (EXCLUDING GARAGE)			1025 s.f.
EXISTING GARAGE FOOTPRINT (TO BE RAZED)			450 s.f.
PROPOSED ADDITION			1388 s.f.
NEW FOOTPRINT			1963 s.f.
TOTAL INCREASE			938 s.f.
PRE-DEVELOPMENT			
RAIN FALL (25 YEAR EVENT)			6.1 inches
RUNOFF COEFFICIENT (TYPE C AND D SOILS)			55%
RUNOFF VOLUME			262.2 c.f.
POST DEVELOPMENT			
RAIN FALL (25 YEAR EVENT)			6.1 inches
RUNOFF COEFFICIENT			98%
RUNOFF VOLUME			467.3 c.f.
INCREASE IN RUNOFF			205.0 c.f.
USING AN 8-INCH DEEP RAIN GARDEN (MAXIMUM ALLOWED BY RIDEM LID)			
205.0 c.f.	/	0.67	= 306 s.f.
PROVIDE ONE 8-INCH DEEP RAIN GARDENS TOTALING 306 s.f. TO MITIGATE THE 25 YEAR STORM EVENT			



CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

CARRIGAN ENGINEERING, INC.
NO. 1000
REGISTERED PROFESSIONAL ENGINEER
JOB NO. 220114

DRAINAGE PLAN
ASSESSOR'S PLAT 9 LOT 592
12 SOUTHWEST AVENUE
JAMESTOWN, RHODE ISLAND
PREPARED FOR: DAVID URBAN

TITLE: