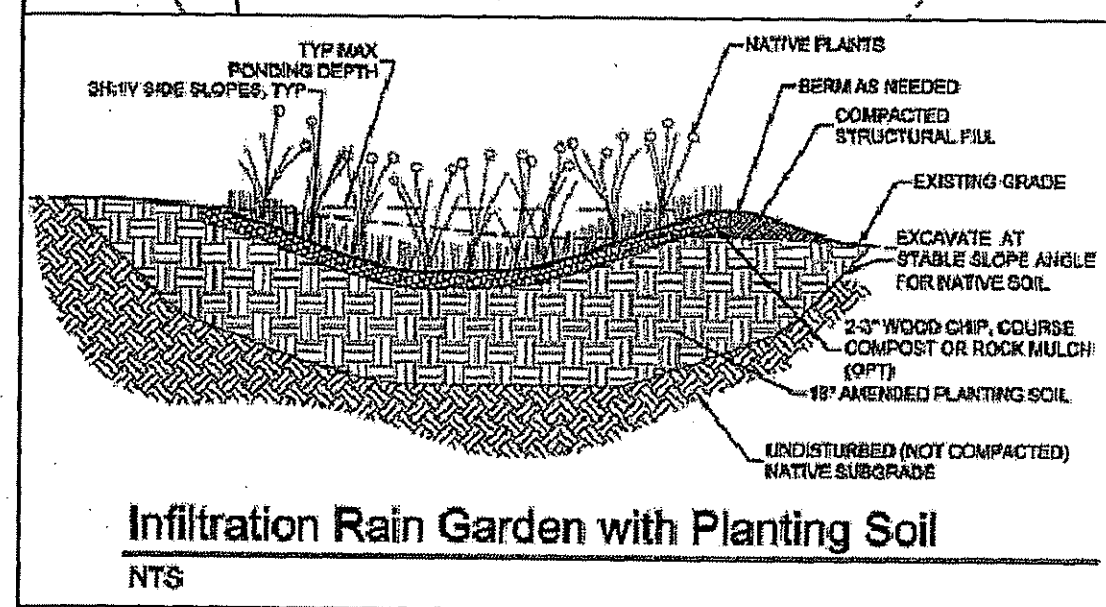
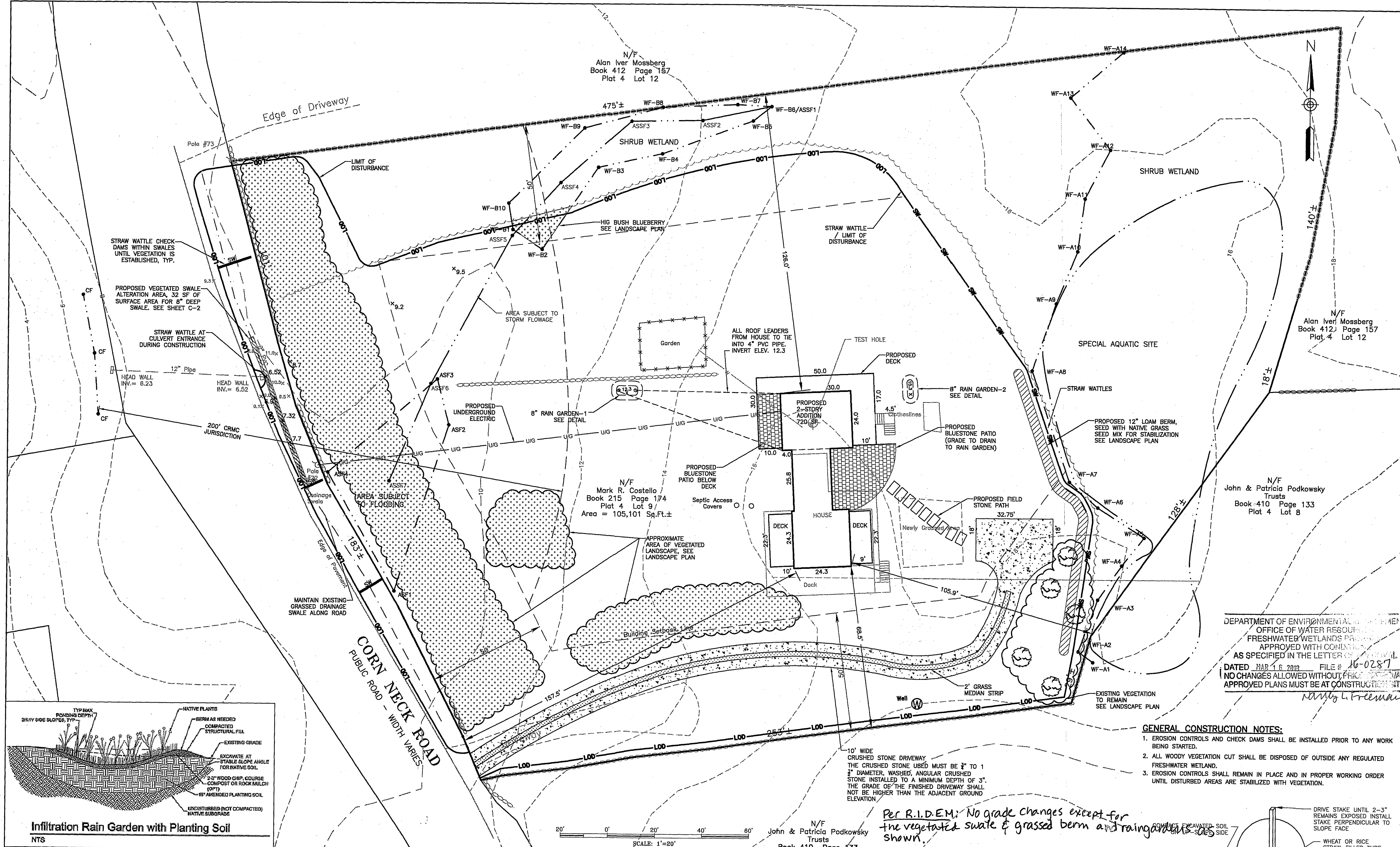


LOCATION MAP 1" = 200'

NOTES:
 1. REFERENCE IS MADE TO THE FOLLOWING TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS:
 A) A QUIT CLAIM DEED FROM TRUSTEES OF THE EVERGREEN TRUST TO MARK R. COSTELLO DATED DECEMBER 20, 1987 AND RECORDED IN LAND EVIDENCE BOOK 215 AT PAGE 174.
 B) A QUIT CLAIM DEED FROM MARK R. COSTELLO TO JOANNE M. COSTELLO DATED NOVEMBER 8, 1998 AND RECORDED IN LAND EVIDENCE BOOK 215 AT PAGE 177.
 2. REFERENCE IS MADE TO THE FOLLOWING PLAN OF RECORD: DIVISION OF LAND FOR CUTTING COTTAGES, INC. IN THE TOWN OF NEW SHOREHAM, RHODE ISLAND OWNER: JANET & WALTER NELSON SCALE: 1 INCH = 50 FEET DATE: DECEMBER 1986; REVISED: DEC. 1, 1987 JAMES P. LAWLESS, P.E.
 3. BEARINGS AND NORTH ARROW ORIENTATION ARE REFERENCED TO THE RHODE ISLAND STATE PLANE GRID, NAD-1983 AS DETERMINED BY A GPS OBSERVATION TAKEN APRIL 2006.
 4. THE SUBJECT PARCELS LIE WITHIN A RESIDENTIAL ZONING DISTRICT AND ARE SUBJECT TO THE RESTRICTIONS THEREOF.
 5. THE SUBJECT PARCELS LIE WITHIN AN UNSHADED FLOOD HAZARD ZONE, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP, WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 354 OF 368, MAP NUMBER 44009C0354, MAP REVISED: OCTOBER 16, 2013.



LEGEND

DESCRIPTION	EXISTING	PROPOSED
OVERHEAD UTILITY SERVICE	—o/e—	
COASTAL FEATURE FLAG	CF-3	
NOW OR FORMERLY	N/F	
WOOD FENCE	—x—	
CONTOURS	---949---	---929---
SNOT GRADE	+ 200.0	X 200.1
SNOW FENCE	—x—	
WATERLINE	—W—	
PRECAST CONCRETE CURB BUILDING	PCC	
WATER MAIN/SERVICE	—W—	
WATER GATE VALVE	—W—	

DISTRICT DIMENSIONAL REGULATIONS

District: "RA" Residential A

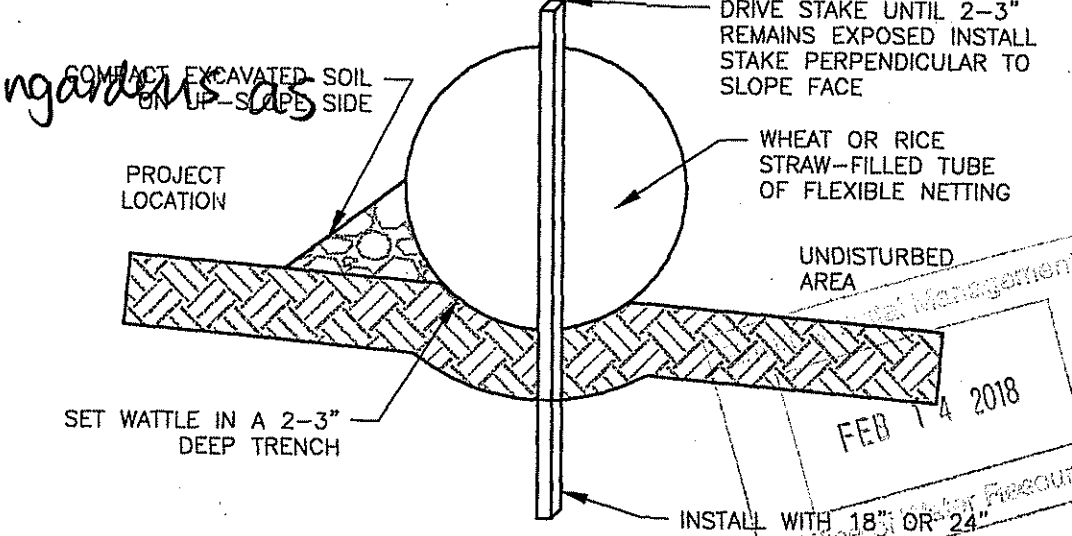
Use: Residential	Required	Existing	Proposed
Min. Lot Size	120,000 Sq. Ft.	105,100 Sq. Ft.	105,100 Sq. Ft.
Min. Frontage	200 feet	284 feet	284 feet
Min. Front Yard	50 feet	157.5 feet	157.5 feet
Min. South Side Yard	50 feet	68.5 feet	68.5 feet
Min. North Side Yard	50 feet	152.2 feet	128.0 feet
Min. Rear Yard	50 feet	105.8 feet	105.9 feet
Max. Height of Bldg.	32 feet	N/A feet	N/A feet
Max. Height Acc. Bldg.	25 feet	N/A feet	N/A feet
Access. Bldg. Side	50 feet	N/A feet	N/A feet
Access. Bldg. Rear	50 feet	N/A feet	N/A feet
Max. Lot Bldg. Cov. Principal	3%	1%	1.8%
Max. Lot Bldg. Cov. All Structures	4%	0%	0%
Max. Lot Coverage	10%	2.4%	3.4%

*Lot building coverage shall be measured as a percentage of total lot area; see also exemption allowed for substantial rural lots under the provisions of Section 113C(2)(c).
 *No portion or any side of a building shall exceed 37 feet in height, as measured from finished grade.

RAIN GARDEN NOTES:
 1. RAIN GARDEN-1 WAS SIZED BASED ON ADDITION ROOF AND WEST BLUESTONE PATIO AREA OF 950 SF.
 A. WATER QUALITY VOLUME IS BASED ON THE FIRST ONE INCH OF RAIN. 950 X 0.083 = 79 CU FT REQUIRED.
 B. RAIN GARDEN TOTAL VOLUME PROVIDED IS 79 CU FT, WITH A THREE TO ONE BANK AND A TOTAL DEPTH OF 8 INCHES.
 2. RAIN GARDEN-2 WAS SIZED BASED ON EAST SIDE PATIO AREA OF 616 SF.
 A. WATER QUALITY VOLUME IS BASED ON THE FIRST ONE INCH OF RAIN. 616 X 0.083 = 51 CU FT REQUIRED.
 B. RAIN GARDEN TOTAL VOLUME PROVIDED IS 51 CU FT, WITH A THREE TO ONE BANK AND A TOTAL DEPTH OF 8 INCHES.
 3. ALL ROOF LEADERS TO DISCHARGE TOWARDS THE WEST SIDE OF HOUSE.
 4. OWNER/LANDSCAPE ARCHITECT SHALL USE PLANTS CHOSEN FROM THE CRMC COASTAL PLANTING GUIDE.
RAIN GARDEN CONSTRUCTION:
 1. A CRUSHED STONE ENTRANCE SHOULD BE INSTALLED AT THE INFLOW TO PREVENT CHANNELING.
 2. A BERM TO DETAIN STORMWATER SHOULD BE CONSTRUCTED ALONG THE DOWNHILL SIDE OF THE RAIN GARDEN, PERPENDICULAR TO THE SLOPE OF THE LAWN.
 3. BE SURE THAT THE SOIL WITHIN THE RAIN GARDEN AREA DOES NOT BECOME COMPACTED BY CONSTRUCTION ACTIVITIES (I.E. HEAVY MACHINERY), IF SOIL BECOMES SEVERELY COMPACTED IT MAY NEED TO BE TILLED AND AMENDED TO MAINTAIN PROPER DRAINAGE.

RAIN GARDEN TREATMENT:
 1. THE BOTTOM OF A RAIN GARDEN SHOULD BE LEVEL TO ENCOURAGE THE EVEN DISTRIBUTION OF STORMWATER AND INCREASE INFILTRATION CAPACITY.
 2. RAIN GARDENS SHOULD BE 4 TO 8 INCHES IN DEPTH WITH A 2 - 4 INCH AMENDED SOIL LAYER AND A 2 - 3 INCH LAYER OF NON-DRIED AGED SHREDDED HARDWOOD MULCH.
 3. THE AMENDED SOIL LAYER OF A RAIN GARDEN SHOULD BE 50/50 MIXTURE OF THE EXCAVATED NATIVE SOILS AND MATURE ORGANIC COMPOST.
RAIN GARDEN MAINTENANCE NOTES:
 1. RAIN GARDENS SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE RAIN GARDEN SHALL BE MONITORED AND MAINTAINED TO ASSURE PROPER FUNCTIONING, PLANT GROWTH AND SURVIVAL. PLANTS SHALL BE REPLACED ON AN AS-NEEDED BASIS DURING THE GROWING SEASON.
 2. SILT/SEDIMENT SHALL BE REMOVED FROM THE RAIN GARDEN WHEN THE ACCUMULATION EXCEEDS ONE INCH, OR WHEN WATER PONDS ON THE SURFACE OF THE RAIN GARDEN FOR MORE THAN 48 HOURS. THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND SHALL BE REPLACED WITH FRESH SOIL MIXTURE AND MULCH.
 3. PRUNING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
 4. SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
 5. FERTILIZER OR PESTICIDES SHALL NOT BE APPLIED TO PLANTS WITHIN RAIN GARDENS.
 6. PERENNIAL PLANTS AND GROUND COVERS SHALL BE REPLACED AS NECESSARY TO MAINTAIN AN ADEQUATE VEGETATED GROUND COVER. ANNUAL PLANTS MAY ALSO BE USED TO MAINTAIN GROUND COVER.

GENERAL CONSTRUCTION NOTES:
 1. EROSION CONTROLS AND CHECK DAMS SHALL BE INSTALLED PRIOR TO ANY WORK BEING STARTED.
 2. ALL WOODY VEGETATION CUT SHALL BE DISPOSED OF OUTSIDE ANY REGULATED FRESHWATER WETLAND.
 3. EROSION CONTROLS SHALL REMAIN IN PLACE AND IN PROPER WORKING ORDER UNTIL DISTURBED AREAS ARE STABILIZED WITH VEGETATION.



STRAW WATTLE

NOTES:
 1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHALL BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH TIGHTLY ABOUT THE WATTLE ON THE UP-HILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 3. SECURE THE WATTLE WITH 18-24" STAKES EVERY 3-4' WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES LEAVING AT LEAST SAMPLE LINE 2-3" OF STAKE EXTENDING ABOVE THE WATTLE STAKES SHALL BE DRIVEN PERPENDICULAR TO SLOPE FACE.
 4. MAX. DRAINAGE AREA ≤ 0.25 ACRES/100 LINEAR FEET.

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY
1	9/27/16	REVISED WETLANDS FLAGGING	GAB	SFC
2	9/30/16	ASSF GRADING	AKG	SFC
3	10/11/16	ADDED RAIN GARDEN AND CONSTRUCTION NOTES	GAB	SFC
4	12/12/16	ADDED BERM	GAB	SFC
5	2/13/18	REVISED PER RIDEM COMMENT AND SHEET C-2 ADDED	PHH	SFC

SCALE: 1" = 20'
 CA JOB # 216025
 APRIL 26, 2016

DRAWN BY: GAB
 CHECK BY: SFC

ISSUED FOR PERMITTING

COSTELLO RESIDENCE

PLAN TO ACCOMPANY RIDEM FRESHWATER WETLANDS APPLICATION, APRIL 26, 2016
 1031 CORN NECK ROAD
 PLAT 4, LOTS 9 & 10
 NEW SHOREHAM, RHODE ISLAND

PREPARED FOR
MARK COSTELLO

SERGIO F. CHERENZIA
 No. 9238
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

C-1

SHEET 1 OF 23
 CHERENZIA & ASSOCIATES, LTD.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF PERMIT
 DATED MAR 1 6 2016 FILE # 16-0287
 NO CHANGES ALLOWED WITHOUT PRIOR
 APPROVAL BY DMS MUST BE AT CONSTRUCTION
 NANCY L. FREEMAN

PLAN REVISIONS				
REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY
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4	12/12/16	ADDED BERM	GAB	SFC
5	2/13/18	REVISED PER RIDEM COMMENT AND SHEET C-2 ADDED	PHH	SFC

SCALE: 1"=5'
 CA JOB # 216025
 APRIL 26, 2016
 DRAWN BY: PHH
 CHECK BY: SFC

ISSUED FOR PERMITTING

COSTELLO RESIDENCE

PLAN TO ACCOMPANY RIDEM
 FRESHWATER WETLANDS
 APPLICATION, APRIL 26, 2016
 1031 CORN NECK ROAD
 PLAT 4 LOTS 9 & 10
 NEW SHOREHAM, RHODE ISLAND

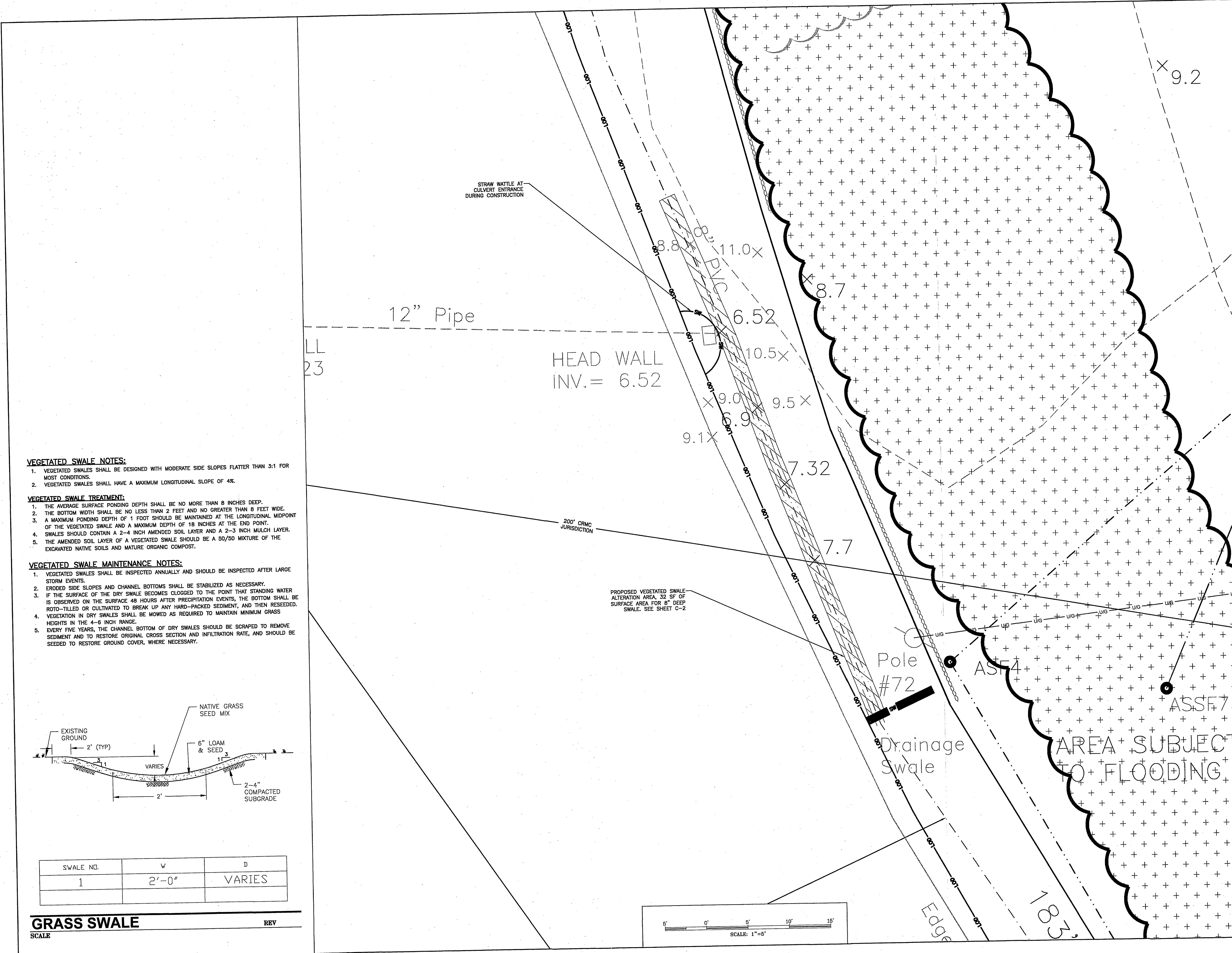
PREPARED FOR
 MARK COSTELLO



C-2

SHEET 2 OF 3

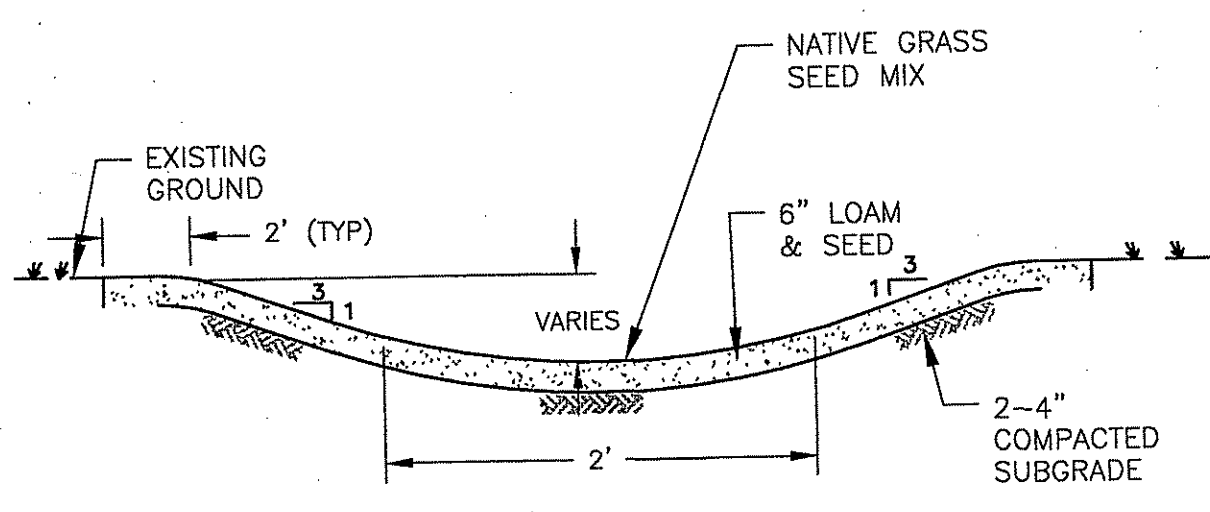
CHERENZIA & ASSOCIATES, LTD.



- VEGETATED SWALE NOTES:**
1. VEGETATED SWALES SHALL BE DESIGNED WITH MODERATE SIDE SLOPES FLATTER THAN 3:1 FOR MOST CONDITIONS.
 2. VEGETATED SWALES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4%.

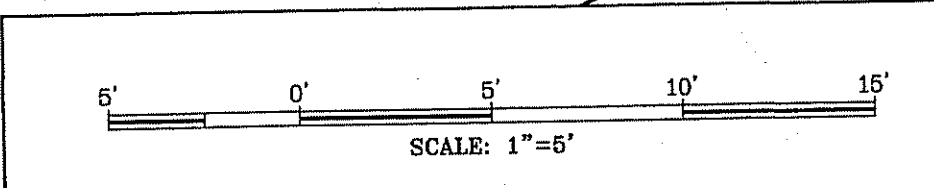
- VEGETATED SWALE TREATMENT:**
1. THE AVERAGE SURFACE PONDING DEPTH SHALL BE NO MORE THAN 8 INCHES DEEP.
 2. THE BOTTOM WIDTH SHALL BE NO LESS THAN 2 FEET AND NO GREATER THAN 8 FEET WIDE.
 3. A MAXIMUM PONDING DEPTH OF 1 FOOT SHOULD BE MAINTAINED AT THE LONGITUDINAL MIDPOINT OF THE VEGETATED SWALE AND A MAXIMUM DEPTH OF 18 INCHES AT THE END POINT.
 4. SWALES SHOULD CONTAIN A 2-4 INCH AMENDED SOIL LAYER AND A 2-3 INCH MULCH LAYER.
 5. THE AMENDED SOIL LAYER OF A VEGETATED SWALE SHOULD BE A 50/50 MIXTURE OF THE EXCAVATED NATIVE SOILS AND MATURE ORGANIC COMPOST.

- VEGETATED SWALE MAINTENANCE NOTES:**
1. VEGETATED SWALES SHALL BE INSPECTED ANNUALLY AND SHOULD BE INSPECTED AFTER LARGE STORM EVENTS.
 2. ERODED SIDE SLOPES AND CHANNEL BOTTOMS SHALL BE STABILIZED AS NECESSARY.
 3. IF THE SURFACE OF THE DRY SWALE BECOMES CLOGGED TO THE POINT THAT STANDING WATER IS OBSERVED ON THE SURFACE 48 HOURS AFTER PRECIPITATION EVENTS, THE BOTTOM SHALL BE ROTO-TILLED OR CULTIVATED TO BREAK UP ANY HARD-PACKED SEDIMENT, AND THEN RESEEDED.
 4. VEGETATION IN DRY SWALES SHALL BE MOWED AS REQUIRED TO MAINTAIN MINIMUM GRASS HEIGHTS IN THE 4-6 INCH RANGE.
 5. EVERY FIVE YEARS, THE CHANNEL BOTTOM OF DRY SWALES SHOULD BE SCRAPED TO REMOVE SEDIMENT AND TO RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE, AND SHOULD BE SEEDED TO RESTORE GROUND COVER, WHERE NECESSARY.

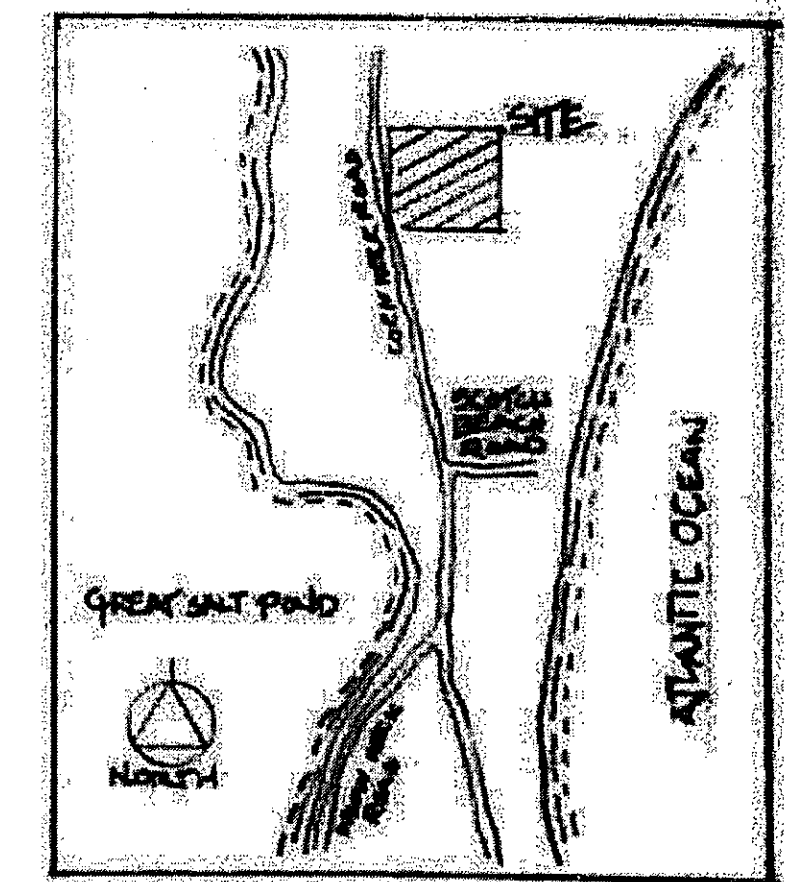


SWALE NO.	W	D
1	2'-0"	VARIES

GRASS SWALE SCALE REV



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED MAR 16 2018 FILE # 16-0287
 NO CHANGES ALLOWED WITHOUT PERMIT
 APPROVED PLANS MUST BE AT CONSTRUCTION
 Nancy L. Freeman



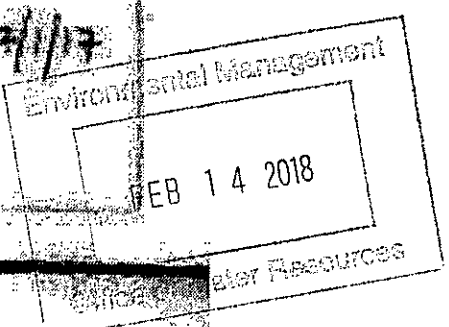
MASTER PLAN

COSTELLO RESIDENCE

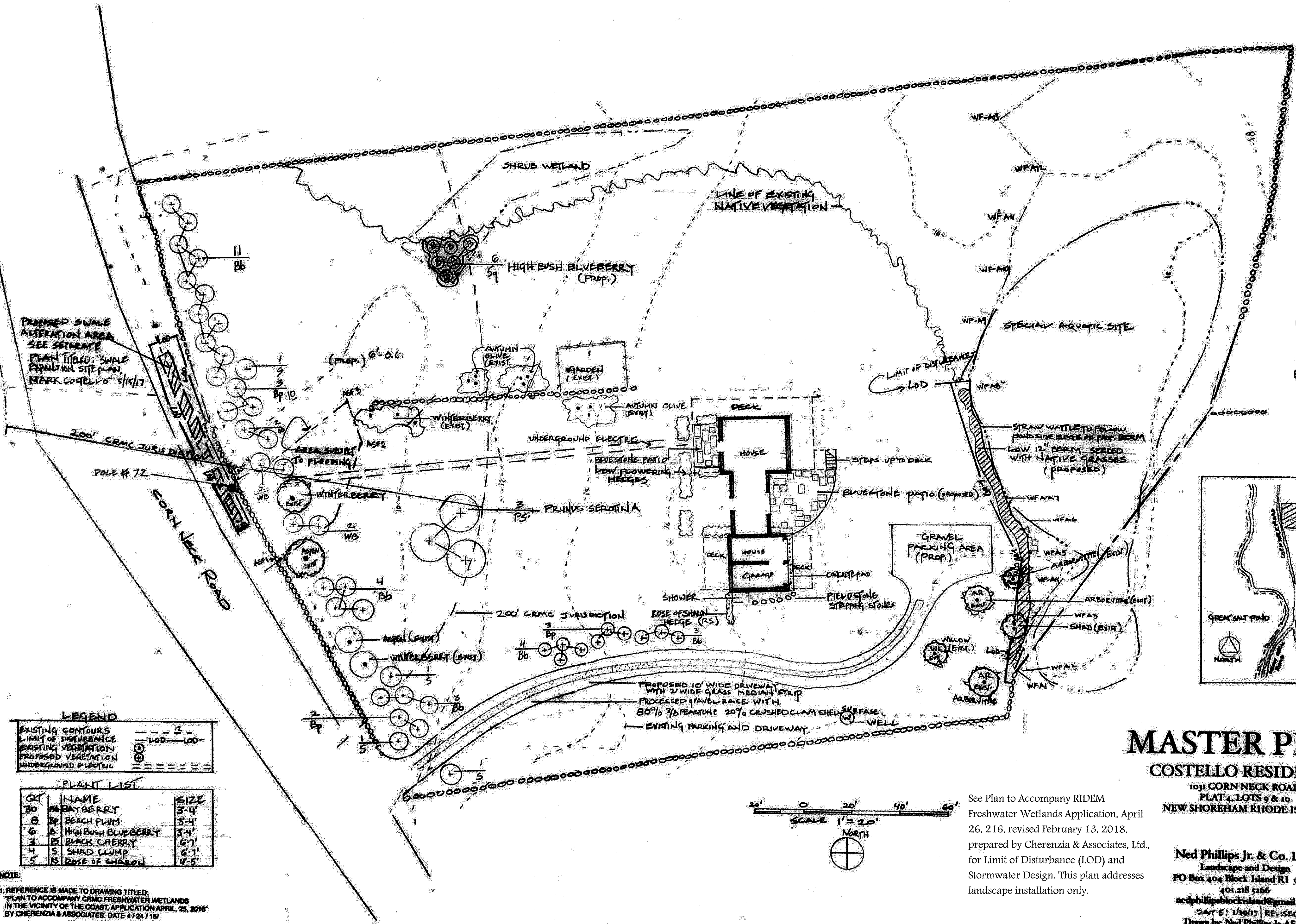
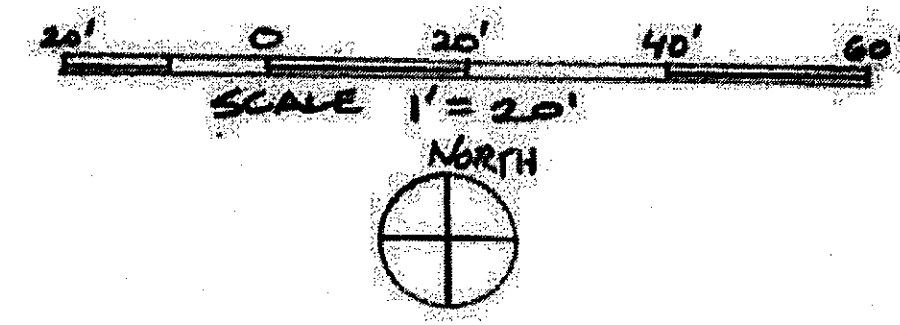
1031 CORN NECK ROAD
 PLAT 4, LOTS 9 & 10
 NEW SHOREHAM RHODE ISLAND

Ned Phillips Jr. & Co. LLC
 Landscape and Design
 PO Box 404 Block Island RI 02807
 401.218.5266
 nedphillipsblockisland@gmail.com
 DATE: 1/19/17 REVISED 5/28/17 3/1/17
 Drawn by: Ned Phillips Jr. ASLA

scale 1" = 20'



See Plan to Accompany RIDEM
 Freshwater Wetlands Application, April
 26, 2016, revised February 13, 2018,
 prepared by Cherenzia & Associates, Ltd.,
 for Limit of Disturbance (LOD) and
 Stormwater Design. This plan addresses
 landscape installation only.



LEGEND

EXISTING CONTOURS	---	12'
LIMIT OF DISTURBANCE	---	LOD
EXISTING VEGETATION	⊕	
PROPOSED VEGETATION	⊕	
UNDERGROUND PLANTING	---	

PLANT LIST

QT	NAME	SIZE
30	6' BAYBERRY	3'-4'
8	Bp BEACH PLUM	3'-4'
6	B HIGH BUSH BLUEBERRY	3'-4'
3	PS BLACK CHERRY	6'-7'
4	S SHAD CLUMP	6'-7'
5	RS ROSE OF SHARON	4'-5'

NOTE:
 1. REFERENCE IS MADE TO DRAWING TITLED:
 "PLAN TO ACCOMPANY CRMC FRESHWATER WETLANDS
 IN THE VICINITY OF THE COAST, APPLICATION APRIL, 25, 2016"
 BY CHERENZIA & ASSOCIATES, DATE 4/24/16