

LOCATION PLAN
SCALE: 1" = 2000'

SITE INFORMATION

LOT:	225-9
ASSESSOR'S MAP:	L
LOT AREA:	50,000 SF
ZONING DISTRICT:	R-20
TOWN REQUIREMENTS	REQUIRED
LOT AREA	20,000 SF
LOT WIDTH	100 FEET
FRONT SETBACK:	30 FEET
SIDE SETBACK:	20 FEET
REAR SETBACK:	30 FEET
SITE COVERAGE:	20%
BUILDING HEIGHT:	35 FEET
EXISTING	
EXISTING BUILDINGS AREA	1411 SF
EXISTING DRIVEWAY	1673 SF
EXISTING STONE WALK	76 SF
TOTAL EXISTING COVERAGE AREA	3,160 SF
EXISTING SITE COVERAGE	6.3%
PROPOSED	
EXISTING BUILDINGS AREA	1411 SF
EXISTING DRIVEWAY	1673 SF
EXISTING STONE WALK	76 SF
PROPOSED DECKS	479 SF
TOTAL PROPOSED COVERAGE AREA	3639.0 SF
PROPOSED SITE COVERAGE	7.3%

SCALE 1" = 20'

FRISSELLA - BALCH & ASSOCIATES
LAND SURVEYORS
33 NORTH RD, SUITE C-201
PEACE DALE, RI
PHONE (401) 783-8949
FAX (401) 783-8997
www.frisella.com

Environmental Management
JUL 23 2020
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 20-0155
DATED AUG 13 2020
SEE LETTER OF SAME DATE

EROSION AND SEDIMENTATION CONTROL NOTES:
TEMPORARY AND/OR PERMANENT EROSION CONTROL DEVICES SUCH AS BALED HAY, SILT FENCING, ETC. SHALL BE INSTALLED PRIOR TO ANY CLEARING OR EXCAVATION. HAY BALES OR SILT FENCING SHALL BE PLACED IMMEDIATELY DOWN SLOPE AND ADJOINING AREAS OF SOIL DISTURBANCE AND STOCKPILES. INSTALLATION OF ALL EROSION CONTROL DEVICES SHALL BE CONDUCTED IN ACCORDANCE TO DETAIL SPECIFICATIONS.

CLEARING OF EXISTING VEGETATION SHALL BE DONE IN A CONTROLLED MANNER SO AS TO AVOID EXTENSIVE AREAS OF DEFOLIATED TERRAIN SUBJECT TO EROSION. AREAS SO DISTURBED SHALL BE BROUGHT TO FINAL GRADES AND STABILIZED AS SOON AS POSSIBLE.

DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.

ALL EROSION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS DURING CONSTRUCTION, ESPECIALLY AFTER EACH RAINFALL.

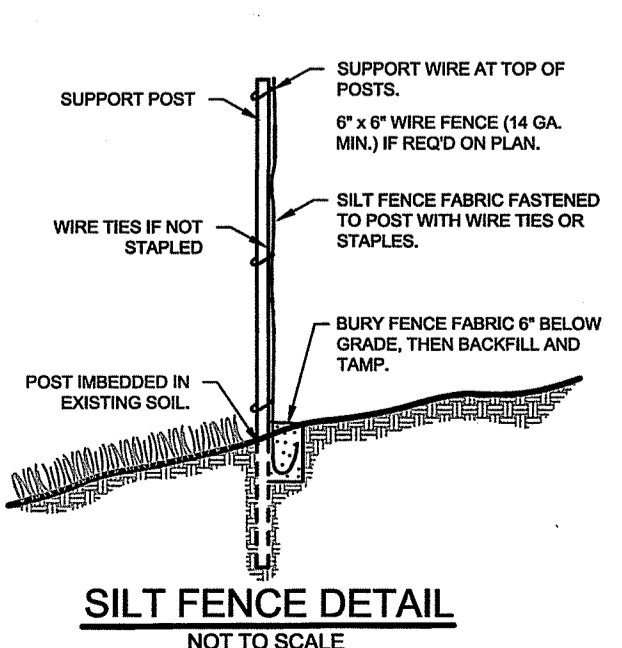
DUE TO CHANGING CHARACTERISTICS OF THE SITE CAUSED BY AND DURING CONSTRUCTION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE CONDITIONS WARRANT.

IF CONSTRUCTION IS SUSPENDED, ALL DISTURBED AREAS SHALL BE SEEDED AND ALL NECESSARY EROSION CONTROL DEVICES SHALL BE IN PLACE AND IN GOOD WORKING ORDER. IF SEEDING IS NOT POSSIBLE THEN EROSION CONTROL MATS SHALL BE PLACED OVER ALL DISTURBED SOIL. EROSION CONTROL BLANKETS (MATS) SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. EROSION CONTROL BLANKETS (MATS) SHALL BE MANUFACTURED BY NORTH AMERICAN GREEN (NAG) OR APPROVED EQUIVALENT AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

ALL EROSION CONTROL METHODS, MATERIALS AND MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK".

ALL AREAS WHICH ARE DISTURBED DURING CONSTRUCTION ARE TO BE BROUGHT TO FINISHED GRADE WITH AT LEAST 6" MINIMUM DEPTH OF GOOD QUALITY LOAM AND ALL SOIL AMENDMENTS DEEMED NECESSARY. THE AREA SHALL BE SEEDED WITH A QUICK GERMINATING GRASS SEED SUCH AS URI #2 OR APPROVED EQUIVALENT.

THE CONTRACTOR SHALL PROVIDE FOR ALL SEEDED AREAS TO BE WATERED AND IN GOOD CONDITION UNTIL A GOOD HEALTHY AND UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA.



LEGEND

—	PROPERTY LINE	⊙	TEST PIT
⊙	UTILITY POLE	□	BOUND
•	SPOT GRADE	○	IRON PIN
— 102 —	EXISTING CONTOUR	—	TREE/BRUSH LINE
— W —	WATER LINE	—	FENCE LINE
W V	WATER VALVE	—	SILT FENCE

- GENERAL NOTES:**
- ACCORDING TO THE TOWN OF NARRAGANSETT SOILS MAP, THE SITE IS LOCATED IN THE HIGH WATER TABLE LIMITATIONS OVERLAY DISTRICTS B.
 - ACCORDING TO THE TOWN OF NARRAGANSETT WETLAND MAP, THE SITE IS NOT LOCATED IN THE COASTAL OVERLAY DISTRICT, BUT IS LOCATED IN THE FRESHWATER WETLANDS OVERLAY DISTRICT.
 - THIS SITE IS NOT LOCATED WITHIN A CRITICAL RESOURCE AREA.
 - THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
 - WETLAND BOUNDARIES HAVE BEEN DELINEATED BY APPLIED BIO-SYSTEMS ON MARCH 10, 2020

FEMA DESIGNATIONS:
THE SUBJECT PROPERTY DEPICTED HEREON DOES NOT APPEAR TO BE WITHIN FLOOD ZONES, REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0213J, DATED OCTOBER 16, 2013.

- REFERENCES:**
- FINAL SURVEY PLAN FOR OCEAN MEADOW PREPARED BY AMERICAN ENGINEERING WITH LAST REVISION DATE 8-12-2003
 - DEFINITIVE PLAN FOR "SCHOONER COVE", PREPARED BY COMMONWEALTH ENGINEERS AND CONSULTANTS, INC. WITH LAST REVISION DATE 1-27-2000

CERTIFICATION:
This survey has been conducted on May 3, 2019 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 November 25, 2015, as follows:

Type of Boundary Survey:	Limited Content Boundary Survey	Measurement Specification:	
Other Type of Survey:	Data Accumulation Survey (By Onsite Instrument Survey)		III
Topographic Standard:			T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:
This plan is intended to show the location of existing and proposed improvements for regulatory and municipal applications.

BY: *Jeffrey K. Balch* DATE: 7/19/2020
JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839
CERTIFICATE OF AUTHORIZATION #A535

NO.	DATE	DESCRIPTION	BY
2	5-28-20	REVISED WETLAND EDGE AND COVERAGE CALCS	IB
1	5-20-20	PROPOSED DECKS	IB

EXISTING AND PROPOSED CONDITIONS

LOCATED ON:
LOT 225-9 OF ASSESSOR'S MAP L

OWNED BY:
DIANE T. HASSETT
MATTHEW J. HASSETT

ADDRESS:
8 SCHOONER COVE LN.
IN THE TOWN OF NARRAGANSETT, RI

JUNE 28, 2019
DESIGNED BY:
JEFFREY K. BALCH, P.L.S.

SCALE: 1" = 20'

DRAWN BY: IVB CHECKED BY: JKB

DRAWING NO.: SHEET 1 of 1

JEFFREY K. BALCH
No. 1839
PROFESSIONAL LAND SURVEYOR