

A.P. 7, LOT 87-3
N/F EDWARD F. McGOVERN
BK. 407, PG. 274

A.P. 7, LOT 87-1
N/F ESTATE OF
DOROTHY A. MAYBURY
BK. 47, PG. 120

A.P. 7, LOT 120
N/F CAROL I. ELDRIDGE
BK. 168, PG. 300
AREA = 18,059± S.F.
(0.41± AC.)

A.P. 7, LOT 114
N/F FREDERICK KNOUS
& AMY C. KNOUS
BK. 187, PG. 181

A.P. 7, LOT 92
N/F THOMAS H. KELLY III
& ALISON M. KELLY
BK. 471, PG. 130

ZONING DATA TABLE
RESIDENTIAL B ZONE (RB ZONE)

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SEE SECTION 305)	60,000 SQ. FT.	N/A
MINIMUM LOT FRONTAGE	150 FT.	N/A
MINIMUM SETBACKS		
FRONT	38.5 FT.*	38.5 FT.
SIDE	25 FT.*	25.0 FT.
REAR	38.5 FT.*	29.3 FT.
MAXIMUM LOT BUILDING COVERAGE	8%**	7.9%
MAXIMUM HEIGHT		
MAIN BUILDING	32 FT.	> 32 FT.

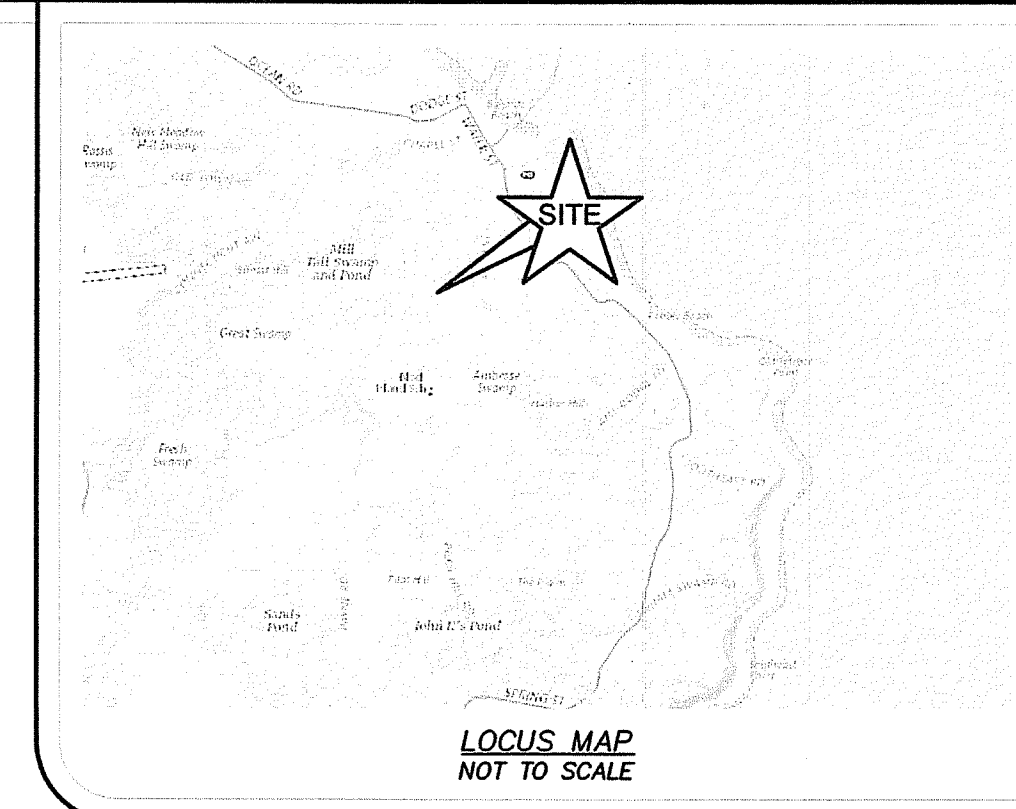
*REDUCED SETBACKS FOR PRE-EXISTING NONCONFORMING LOT, PER BUILDING OFFICIAL.

**FOR ALLOWABLE LOT BUILDING COVERAGES FOR SUBSTANDARD LOTS (SECTION 307C).

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL

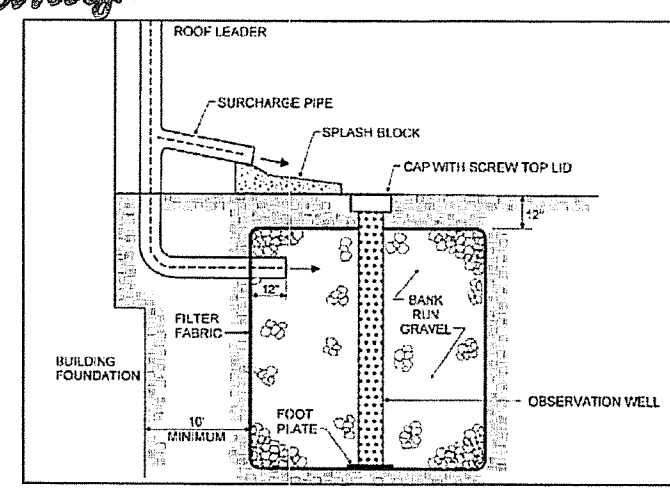
DATED NOV - 8 2021 FILE # 21-0222
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

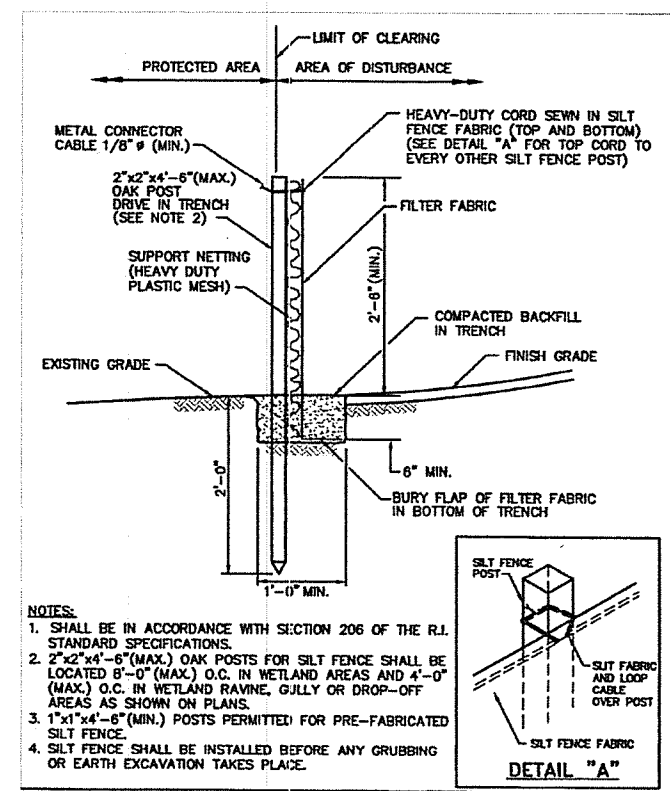


PLAN NOTES

- BOUNDARIES AND EXISTING CONDITIONS SHOWN TAKEN FROM PLAN REFERENCES AND ARE NOT THE PRODUCT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
- WETLANDS DELINEATION AND FLAGGING BY ECOSYSTEM SOLUTIONS, AND SURVEY LOCATED BY PINCH LAND SURVEYING IN OCTOBER 2013.
- SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL B (RB) ZONING DISTRICT.
- SUBJECT PARCEL IS LOCATED WITHIN THE TOWN OF NEW SHOREHAM/BLOCK ISLAND SEWER AND WATER DISTRICTS.
- BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL IS LOCATED WITHIN FEMA FLOOD ZONE X (UNSHADED); AREA OF MINIMAL FLOOD HAZARD. SEE F.I.R.M. 44009C0366J EFF. 10-16-2013.
- THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.



DRY WELL DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

PLAN REFERENCE

- SEE "LOCATION PLAN LOT 120 ASSESSOR'S MAP 7 OWNED BY: CAROL ELDRIDGE IN THE TOWN OF NEW SHOREHAM, RI. STEVEN M. PINCH P.L.S. SCALE: 1" = 20' OCT., 2013"

STORMWATER DESIGN COMPUTATIONS

SEE "STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE DOCUMENT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT" FOR ADDITIONAL INFORMATION

SEASONAL HIGH GROUNDWATER > 96 IN. SOIL TEXTURE (C HORIZON) SANDY

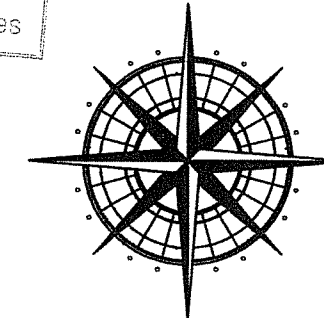
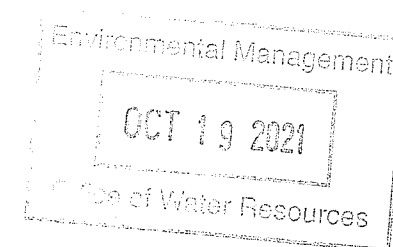
PROPOSED SURFACE AREA DWELLING 1040 S.F.

AREAS 1 & 2

INFILTRATION TRENCH / DRY WELL SURFACE AREA IN SANDY SOILS DRAINAGE AREA 600 S.F. AND 30 IN. DEEP = 48 S.F. 600 S.F. + 600 S.F. = 1200 S.F. > 1040 S.F.

PRELIMINARY DETERMINATION SITE PLAN

IN THE TOWN OF NEW SHOREHAM, RHODE ISLAND
A.P. 7, LOT 120 ~ SUNSET ROAD
PREPARED FOR: THOMAS GERALD, LLC
JULY 26, 2021 SCALE: 1"=20'
REVISED OCTOBER 14, 2021



SOUTH COUNTY SURVEY Co
382B MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com

SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
NOT A BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
N/A

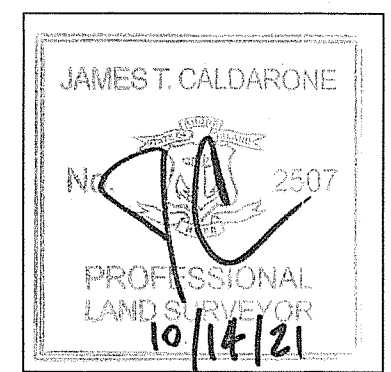
OTHER TYPE OF SURVEY:
COMPILATION PLAN

CLASS IV

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO SHOW THE PROPOSED DEVELOPMENT OF A SINGLE FAMILY-RESIDENCE TO SUPPORT RI DEM PRELIMINARY DETERMINATION APPLICATION.

BY: *James T. Caldaroni*
JAMES T. CALDARONE, PLS No. 2507
COA NO. 722



LEGEND

- APPROX. PROPERTY LINE
- - - APPROX. ABUTTER'S PROPERTY LINE
- - - ZONING SETBACK LINE
- EDGE OF VEGETATION
- WETLAND EDGE
- STONE WALL
- PROPOSED SILT FENCE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINES
- o — UTILITY POLE

* Per RIDEM permit cond. No. 17, the driveway shall be composed of 3/4" to 1 1/2" angular washed, crushed stone, installed to a depth of 3" to meet the RIDEM stormwater guidance for single-family residential lot development.

GRAPHIC SCALE

