

**LEGEND**

- PROPERTY BOUNDARY LINE
- - - ADJUTER'S PROPERTY BOUNDARY LINE
- - - 100' TOPOGRAPHIC CONTOUR LINE
- STONE WALL
- SPLIT RAIL FENCE
- △ EDGE OF VEGETATION
- △ DELINEATED WETLAND EDGE
- OHW OVERHEAD WIRE
- PROPOSED SOIL EROSION CONTROL AT L.O.D.\*
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED WATER LINE
- UTILITY POLE
- WELL
- CONCRETE BOUND
- IRON ROD/PIPE
- DRILL HOLE

\*SILT FENCE OR APPROVED EQUAL

**PROPOSED PLANTING/REVEGETATION NOTES**

1. AFTER GRADING IS COMPLETE, THE DEPICTED AREA SHALL BE RESTORED TO PROVIDE SCREENING FROM THE RESIDENTIAL PROPERTY TO THE SPECIAL AQUATIC SITE.
2. BARE SOIL SHALL BE SEEDED WITH A NATIVE UPLAND EROSION CONTROL SEED MIX AND TOPPED WITH A LOOSE STRAW MULCH.
3. SCREENING VEGETATION, INKBERRY (ILEX GLABRA) SHALL BE PLANTED 8-FOOT ON CENTER 24" - 36" INCHES IN HEIGHT AFTER PLANTING.
4. THE AREA SHALL THEN BE ALLOWED TO REVEGETATE IN A NATURAL AND WILD STATE. EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE AREA HAS COMPLETELY VEGETATED AND STABILIZED.

**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 960 S.F. ACCESSORY STRUCTURE

**AREAS 1**

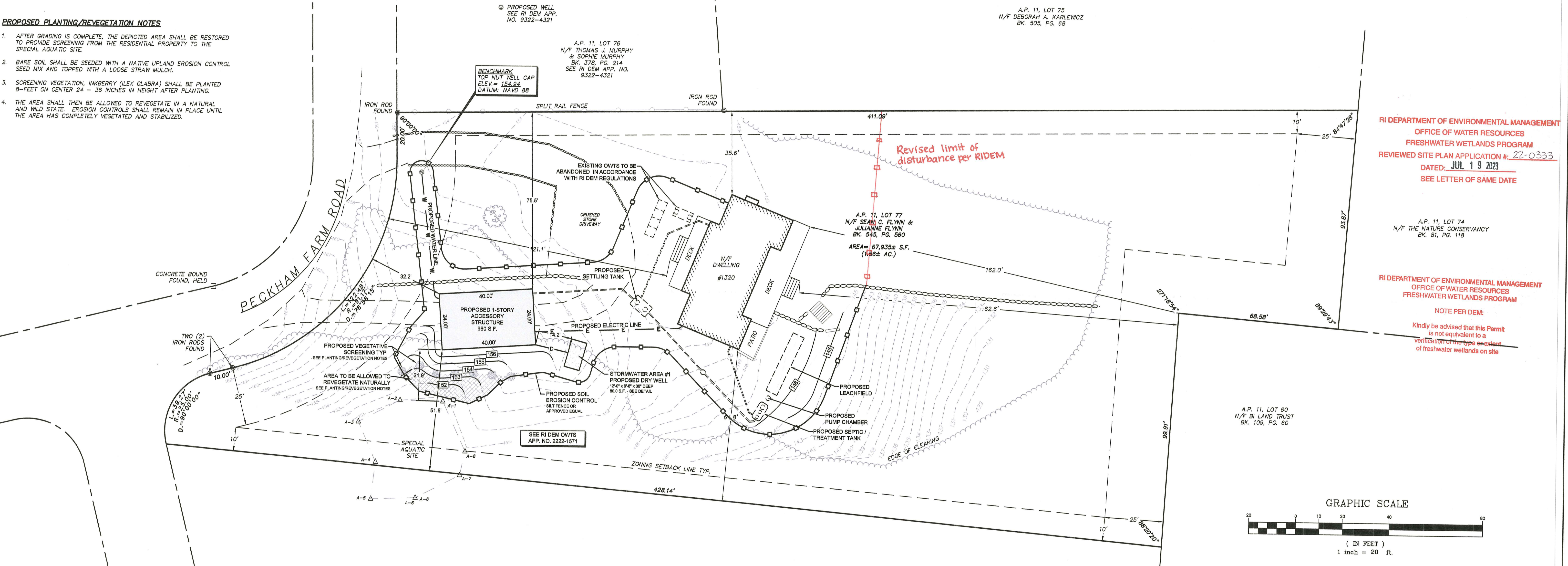
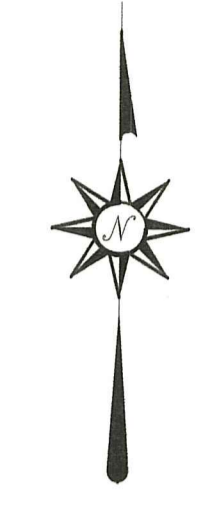
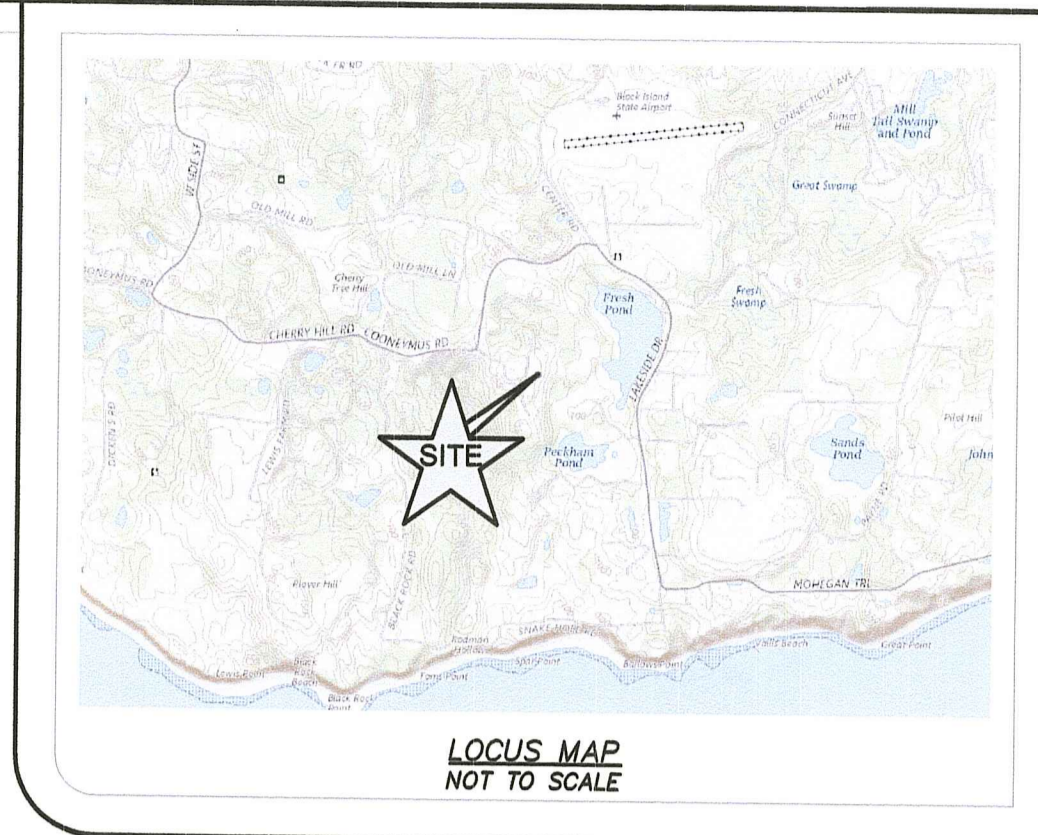
INFILTRATION TRENCH / DRY WELL SURFACE AREA IN SANDY SOILS DRAINAGE AREA 1000 S.F. AND 30 IN. DEEP = 80 S.F. 1000 S.F. > 960 S.F.

**ZONING DATA TABLE**

ZONING DISTRICT: FLEXIBLE DESIGN RESIDENTIAL DEVELOPMENT (RA)  
USE: SINGLE FAMILY DWELLING

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	15,000 S.F.*	67,935± S.F.	N/A
MIN. SETBACKS			
FRONT	25 FT.*	121.1 FT.	32.2 FT.
SIDE	10 FT.*	35.6 FT. (MIN.)	N/A
REAR	25 FT.*	162.6 FT.	N/A
MAX. LOT BUILDING COVERAGE:	25%*	3.64%	5.05%
MAX. BUILDING HEIGHT:	28 FT.*	<28 FT.	N/A

\* SEE §403, FLEXIBLE DESIGN RESIDENTIAL DEVELOPMENT AND PECKHAM FARM CLUSTER SUBDIVISION LOT RESTRICTIONS, AS RECORDED.

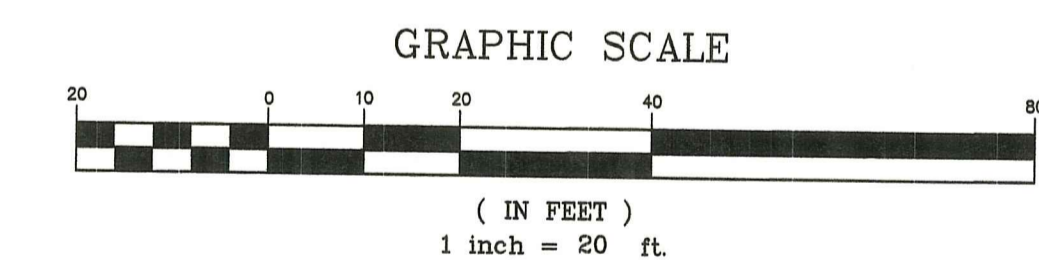


RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
REVIEWED SITE PLAN APPLICATION #: 22-0333  
DATED: JUL 19 2023  
SEE LETTER OF SAME DATE

A.P. 11, LOT 74  
N/F THE NATURE CONSERVANCY  
BK. 81, PG. 118

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:  
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site



**PLAN NOTES:**

1. NORTH ARROW REFERENCES GRID NORTH (RI SPC - NAD 83).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. HORIZONTAL AND VERTICAL DATUMS ESTABLISHED BY STATIC GNSS OBSERVATION AND OPUS SOLUTION.
4. SPECIAL AQUATIC SITE FLAGGED BY AVZINIS ENVIRONMENTAL SERVICES, INC. ON APRIL 19, 2022.
5. EXISTING CONDITIONS SHOWN AS OF MAY 12, 2022 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
6. SUBJECT PARCEL LIES WITHIN THE RESIDENTIAL A (RA) ZONING DISTRICT.
7. SUBJECT PARCEL LIES WITHIN THE FRESH POND WATERSHED DISTRICT.
8. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X (UNSHADED). SEE F.I.R.M. PANEL 4409C03624, EFFECTIVE OCTOBER 16, 2013.

**PLAN REFERENCE:**

1. SEE "PECKHAM FARM (CLUSTER SUBDIVISION) LOCATED IN NEW SHOREHAM, RHODE ISLAND... FINAL PLAT PLAN" RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS.

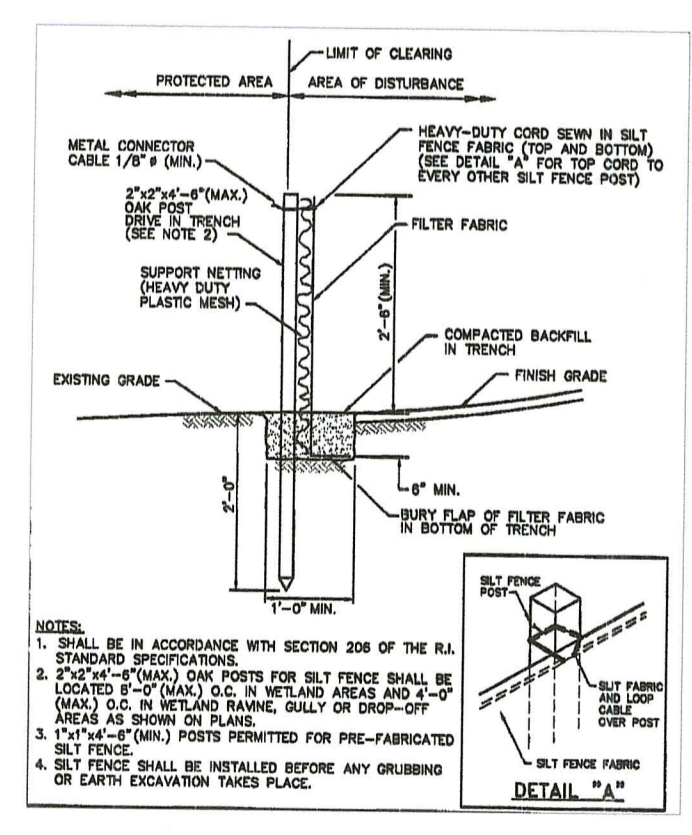
**SURVEYOR'S CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY DATA ACCUMULATION TOPOGRAPHY  
MEASUREMENT SPECIFICATION: CLASS I CLASS III CLASS III T-2

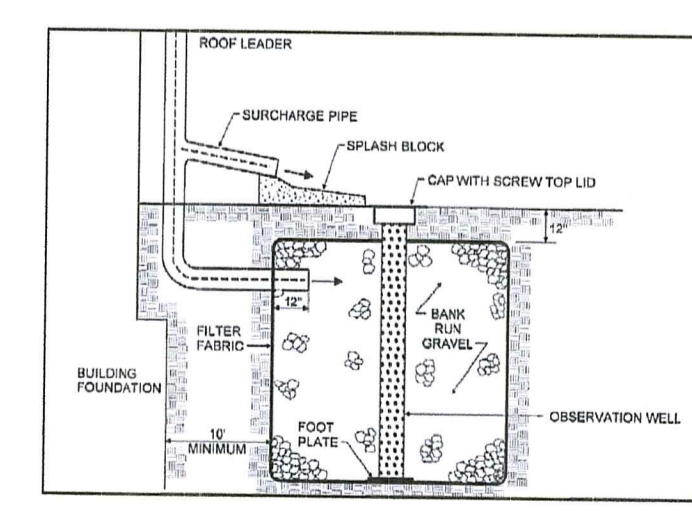
STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO DETERMINE THE PROPERTY BOUNDARY LINES AND TO SHOW LIMITED EXISTING CONDITIONS AND TOPOGRAPHY AT THE SITE.

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

A.P. 11, LOT 78  
N/F SCOTT I. ORAN  
& MERYL A. KESSLER  
BK. 428, PG. 69

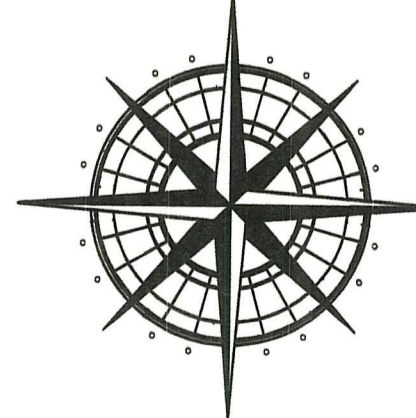


**SILT FENCE DETAIL**  
NOT TO SCALE



**DRY WELL DETAIL**  
NOT TO SCALE

**PROPOSED CONDITIONS PLAN**  
IN THE TOWN OF NEW SHOREHAM, R.I.  
A.P. 11, LOT 77 ~ 1320 PECKHAM FARM ROAD  
PREPARED FOR: SEAN FLYNN  
JUNE 23, 2022 SCALE: 1"=20'  
REVISED JULY 12, 2023



South County SURVEY Co  
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www.SouthCountySurvey.com

RI Environmental Management  
JUL 14 2023  
Office of Water Resources