

PLAN NOTES:

1. NORTH ARROWS REFERENCES GRID NORTH (NAD 83 - RI SPC ZONE 3800).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. HORIZONTAL AND VERTICAL DATUMS ESTABLISHED BY STATIC GNSS OBSERVATIONS ON JULY 13, 2022 (ITRF2014 EPOCH: 2022.5304) AND OPUS SOLUTION FOR POST-PROCESSING.
4. EXISTING CONDITIONS SHOWN AS OF JULY 13, 2022 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
5. SUBJECT PARCEL LIES WITHIN THE RESIDENTIAL A (RA) ZONING DISTRICT.
6. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD. SEE PANEL 44009C0361J EFFECTIVE 10/16/2013.

PLAN NOTES:

1. SEE "PLAN OF SUBDIVISION NEW SHOREHAM, R.I. FOR BARBARA B. PLUMB BY STANLEY ENGINEERING, INC. SCALE: 1"=50' FEBRUARY, 1979" RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS AS PLAT #210.
2. SEE "KATHERINE MAY HOMESTEAD SUBDIVISION OF PROPERTY IN NEW SHOREHAM (BLOCK ISLAND) R.I. FOR MARIE THORMANN JOHNSON BY STANLEY ENGINEERING, INC. SCALE=1"=60' AUGUST, 1979...SHEET 1 OF 2 SHEETS" RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS AS PLAT #229.
3. SEE "PLAN SHOWING ACCESS TO THE KATHERINE MAY HOMESTEAD SUBDIVISION OF PROPERTY NEW SHOREHAM (BLOCK ISLAND) R.I. FOR MARIE THORMANN JOHNSON BY STANLEY ENGINEERING, INC. SCALE=1"=120 JULY, 1980...SHEET 2 OF 2 SHEETS" RECORDED IN THE TOWN OF NEW SHOREHAM LAND EVIDENCE RECORDS AS PLAT #230.
4. SEE "PLAN SHOWING ON-SITE WASTEWATER TREATMENT SYSTEM AND SITE IMPROVEMENTS PREPARED FOR: JASON PAGE ASSESSOR'S PLAT 15, LOT 39-4 OFF WEST SIDE ROAD NEW SHOREHAM, RHODE ISLAND SCALE: 1" = 30' DATE: OCTOBER 2010" BY RICHARD A. GREENE & ASSOCIATES, INC. FILED WITH RI DEM AS OWS APP. NO. 1022-1195.

EROSION AND SEDIMENT CONTROL NOTES

1. TEMPORARY AND/OR PERMANENT EROSION CONTROL DEVICES SUCH AS BAILED 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 STOCK PILES. INSTALLATION OF ALL EROSION CONTROL DEVICES SHALL BE CONDUCTED IN ACCORDANCE TO DETAIL SPECIFICATIONS.
2. 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.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS DURING CONSTRUCTION, ESPECIALLY AFTER EACH RAINFALL.
5. DUE TO CHANGING CHARACTERISTICS OF THE SITE CAUSED BY AND DURING CONSTRUCTION ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONDITIONS WARRANT.
6. 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 MANUFACTURERS RECOMMENDATIONS, EROSION CONTROL BLANKETS (MATS) SHALL BE MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUIVALENT AND INSTALLED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.
7. ALL EROSION CONTROL METHODS, MATERIALS AND MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK".
8. 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.
9. THE CONTRACTOR SHALL PROVIDE FOR ALL SEEDED AREAS TO BE WATERED AND IN GOOD CONDITIONS UNTIL A GOOD HEALTHY AND UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA.

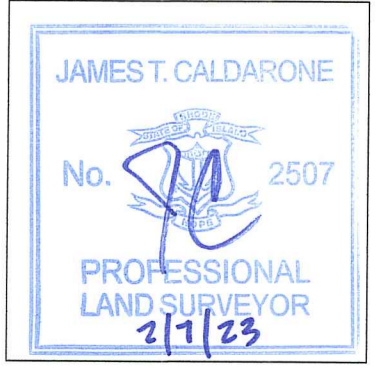
SURVEYOR'S CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 CLASS: DATA ACCUMULATION
 TOPOGRAPHY

MEASUREMENT SPECIFICATION:
 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 EXISTING CONDITIONS & TOPOGRAPHY.

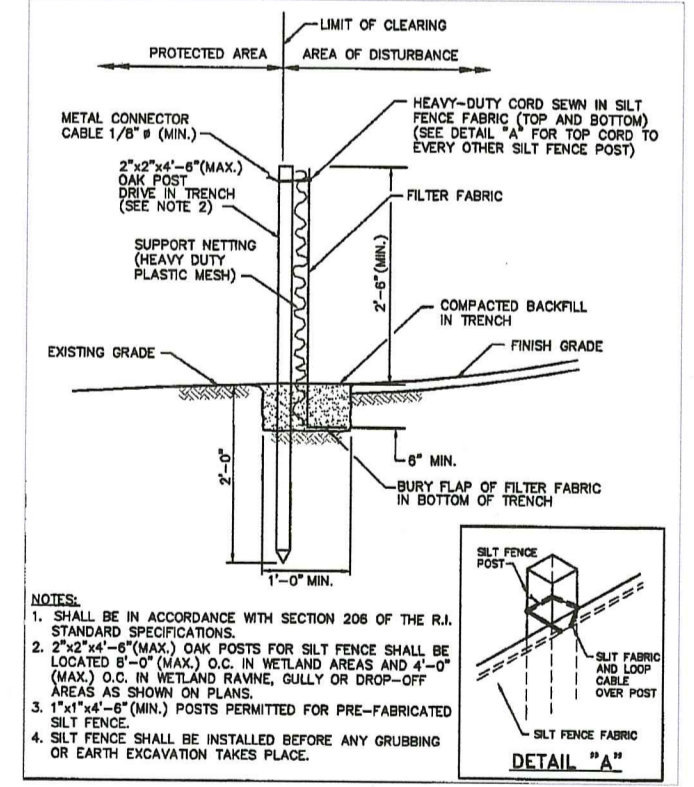
BY: *James T. Caldaroni*
 JAMES T. CALDARONI, PLS No. 2507
 COA NO. 722



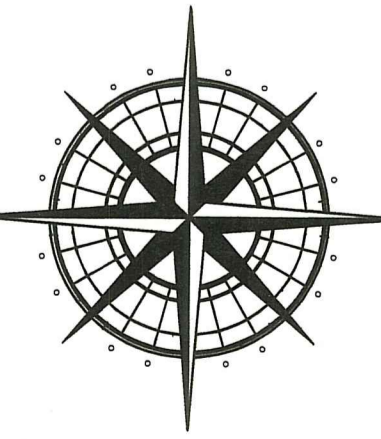
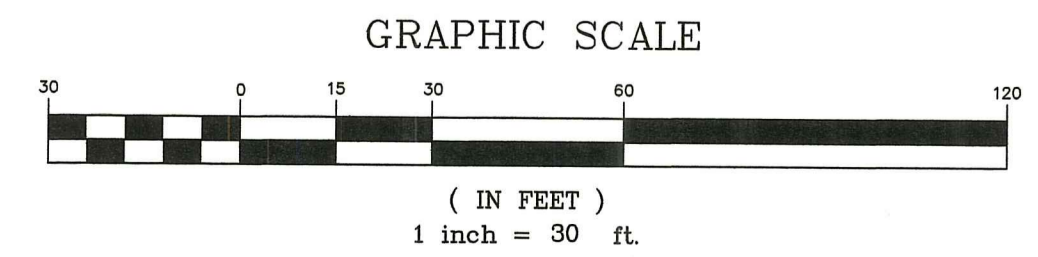
ZONING DATA TABLE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	120,000 S.F.	94,316± S.F.	N/A
MINIMUM LOT FRONTAGE	200 FT.	39.81 FT.	N/A
MINIMUM SETBACKS			
FRONT	50 FT.	47.9 FT.	47.9 FT. (POOL)
SIDE	10 FT*	36.8 FT.	131.1 FT.
REAR	50 FT.	131.1 FT.	3.12%
MAXIMUM LOT BUILDING COVERAGE	45%**	3.17%	5.13%
MAXIMUM LOT COVERAGE	10%		
MAXIMUM HEIGHT			
MAIN BUILDING	32 FT.	>32 FT.	N/A
ACCESSORY BUILDING	25 FT.	N/A	N/A

*REDUCED SIDE YARD SETBACK PER TOWN OF NEW SHOREHAM REDUCED SETBACKS WORKSHEET (NO REDUCTION IN FRONT & REAR SETBACKS, AS DEPTH > 200 FT.)
 **FOR BUILDING LOTS 34,000 S.F. OR GREATER IN AREA, ONLY 3% MAY BE APPLIED TO THE PRINCIPAL STRUCTURE.



SILT FENCE DETAIL
 NOT TO SCALE



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RI Environmental Management
 FEB 15 2023
 Office of Water Resources