

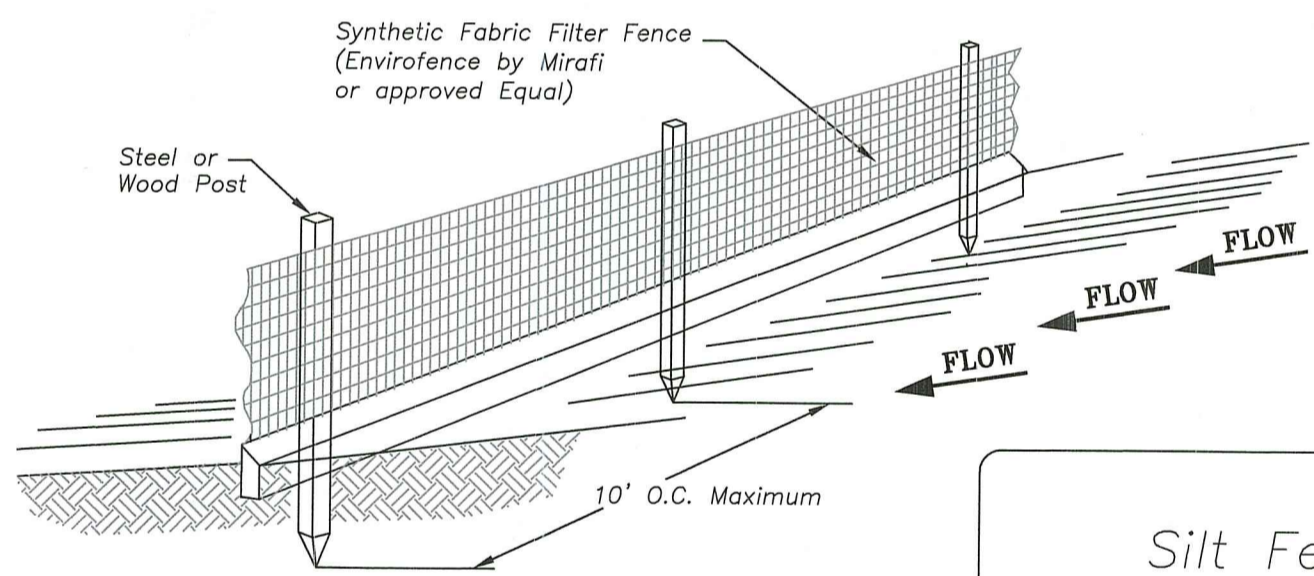
Locus
Not to Scale

Notes:

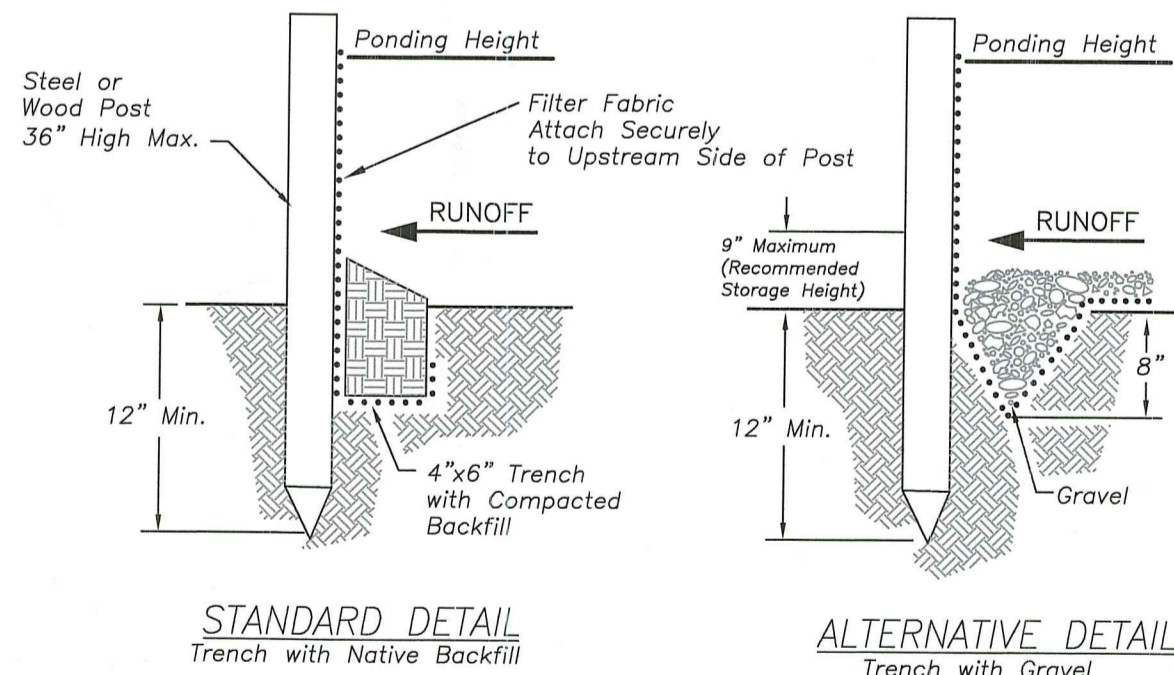
- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and X-Shaded as shown on F.E.M.A. Flood Insurance rate map # 44009C0212J for the Town of Narragansett, Rhode Island, Washington County, having an effective date of October 16, 2013.
- Site is not within Steep Slope overlay district
Site is within High Water Table overlay district - Type B soils.
Site is not within Coastal Resources overlay district
Site is within Coastal & Freshwater Wetlands Wetland Buffer Zone.
- Site falls within C.R.M.C.'s The Narrow River Special Area Management Plan (S.A.M.P.)
- Wetlands shown hereon were delineated by Dowling Environmental Services, LLC on February 6, 2022 and located by Fontaine Land Surveying, LLC on March 10, 2022.
- Exact location of sanitary sewer stub unknown. Location based on proposed construction drawings.
- Existing water service to original building (since removed) uncertain. It is our understanding that the three existing buildings on the abutting lots along with original service to the site are from a single supply line. Conversation with Suez Water indicated that a new service will be required due to the fact that Suez Water will not allow multiple dwellings to be serviced from a single supply line.

References:

- Four Tracts of Land in the Town of Narragansett, R.I., Property of Paul H. & Dorothea Lock. Platted April, 1965, A.J. Easterbrooks, Civil Engineer Scale 1"=30' on file in the town of Narragansett Land Records Plat Book 6, Page 45.



Silt Fence



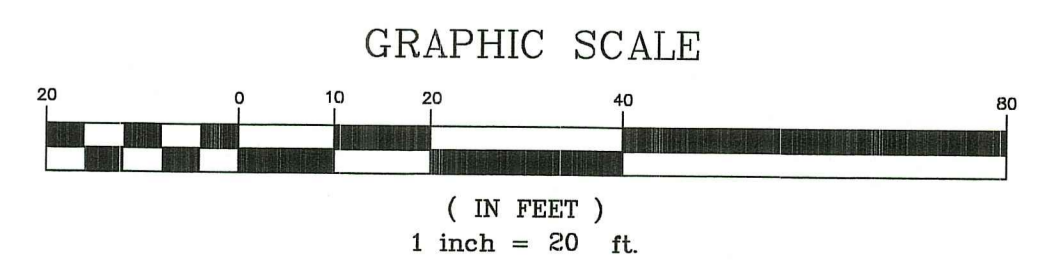
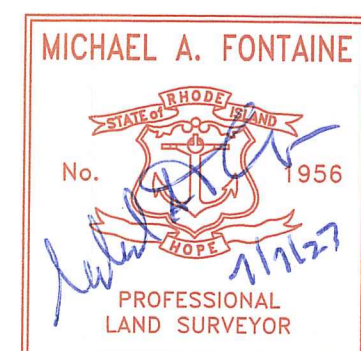
- Note:
- Inspect and repair fence after each storm event and remove sediment when necessary.
 - Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.
 - Silt fence shall be placed on slope contours to maximize ponding efficiency.

Certification:
This survey has been conducted 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 April 28, 2018, as follows:

- Survey Type:
Comprehensive Boundary Survey - Class I
Data Accumulation Survey - Planimetric - Class III
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing an "Existing Conditions Survey Plan".

By: *[Signature]* Date: 7/1/23
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Street Index
South Pier Road

Owner
Steven Marasco
617 Smith Street
Providence, RI 02908

Parcel Data
Deed Book 141, Page 284
Lot Area: 19,289 s.f.±
or 0.44 Acres±

Zoning Data
R-40 Zone - Single Family
(Non Conforming 100'+)
Min. Frontage/Width: 150'
Min. Lot Size: 40,000 s.f.
Max. Build. Coverage: 15% (20%)
Min. Front Yard: 40' (35')
Min. Side Yard: 35' (20')
Min. Rear Yard: 60' (30')
Max. Bldg. Height: 35'
* Please refer to Zoning Regs. for additional information.

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

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

APPROVED WITH CONDITIONS AS SPECIFIED BY THE LETTER OF APPROVAL DATED JUN 21 2024 FILE # 24-0077
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

[Signature]

- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Survey Nail (Found/Set)

RI Environmental Management
APR 22 2024
Office of Water Resources

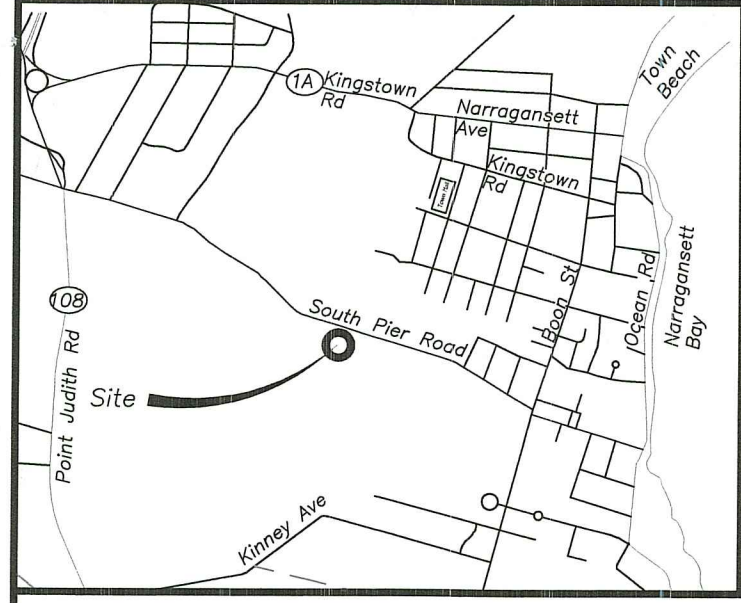
Existing Conditions Survey
A.P. Q, Lot 31-1
180 South Road
Narragansett, Rhode Island
Prepared For: Mr. Mike Marasco

No.	Revision:	By:	Date:



Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879
ghb593@verizon.net
(401)793-6777

Scale: 1"=20'
Date: 04-14-22
Drawn By: MAF
Checked By: MAF
Job #: 22-006
Map #: 22-006
Sheet: 1 of 1



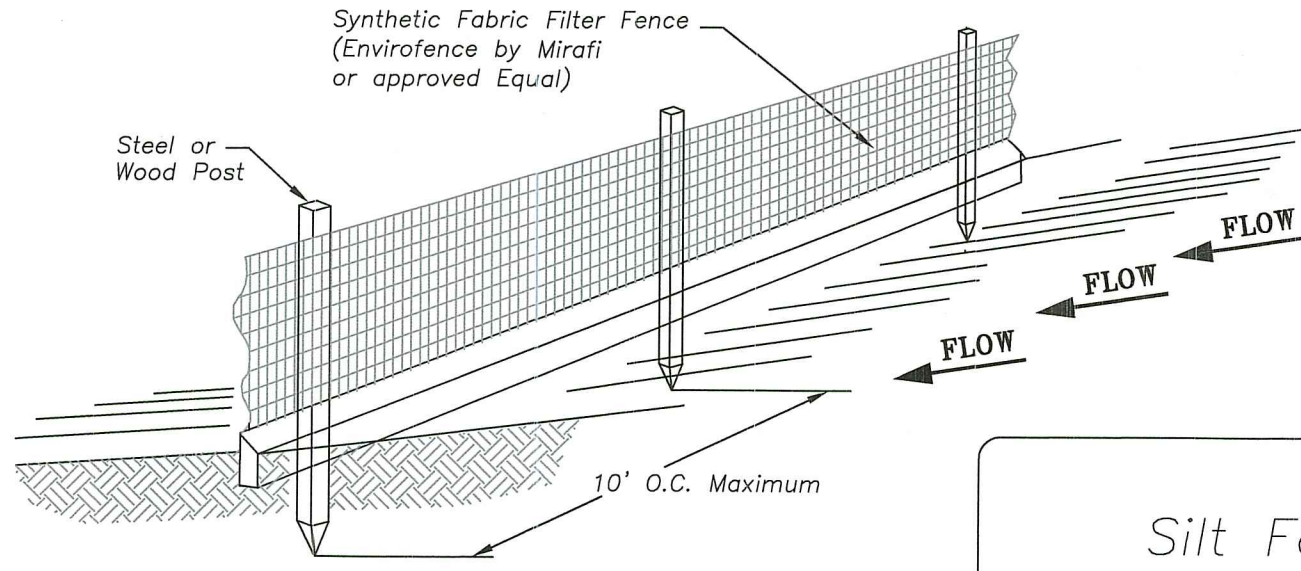
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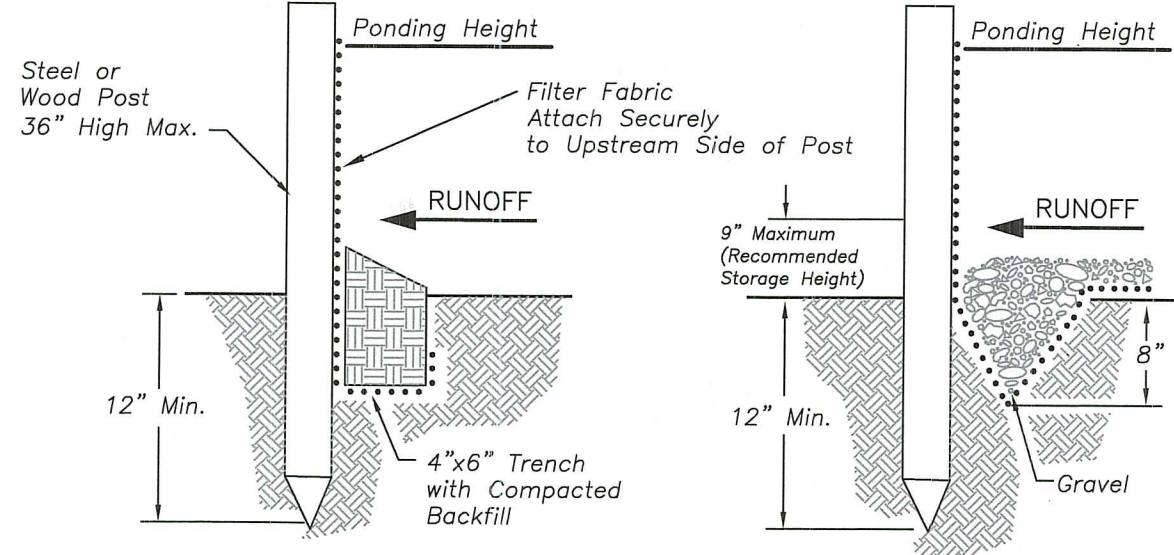
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Silt Fence



STANDARD DETAIL
Trench with Native Backfill

ALTERNATIVE DETAIL
Trench with Gravel

- Note:
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 - Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.
 - Silt fence shall be placed on slope contours to maximize ponding efficiency.

Certification:

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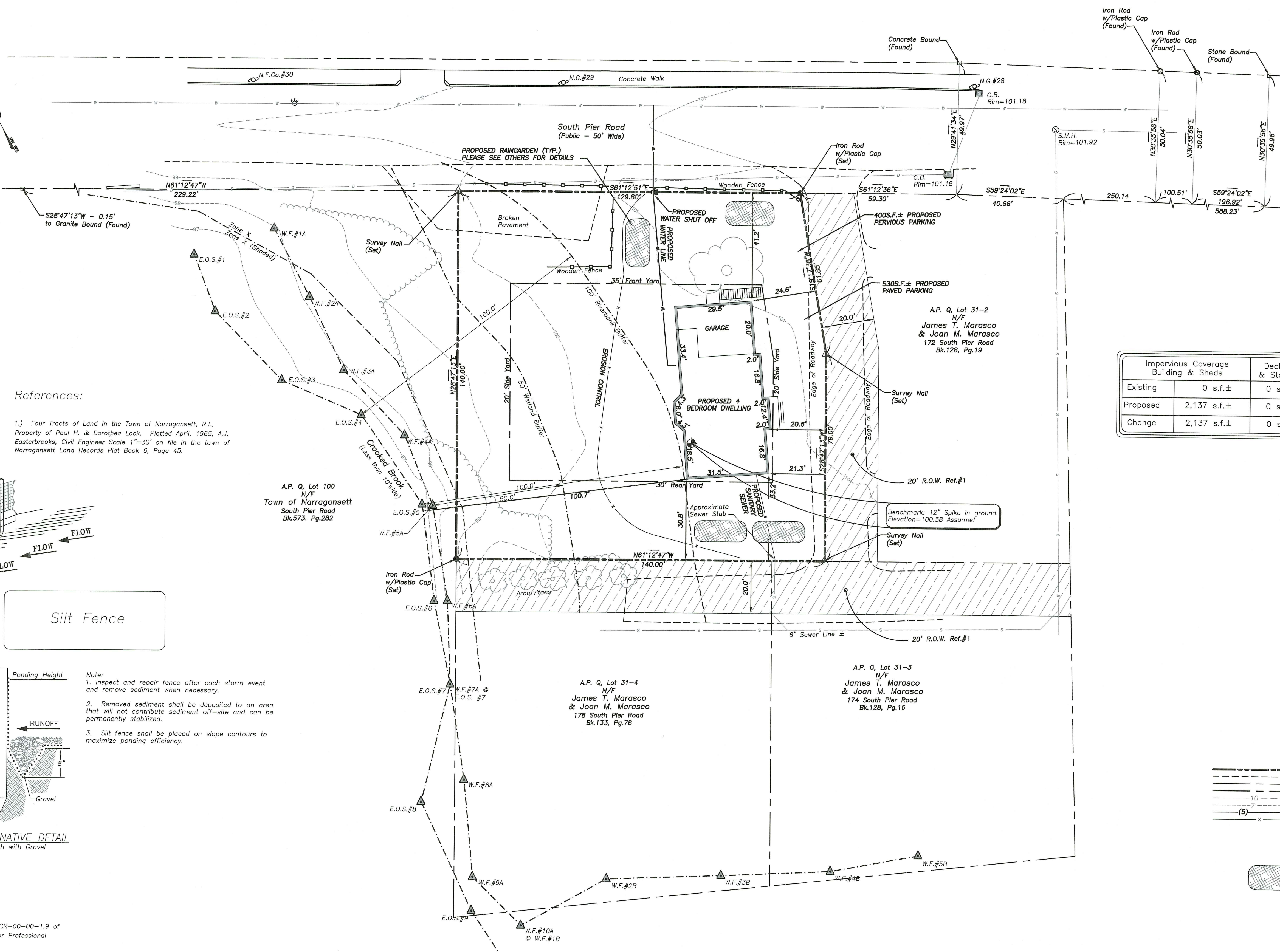
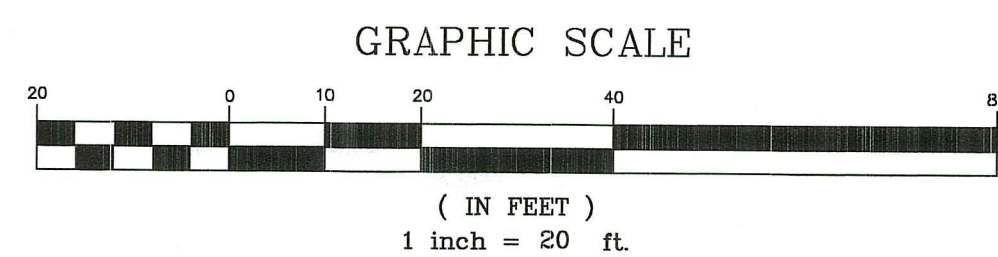
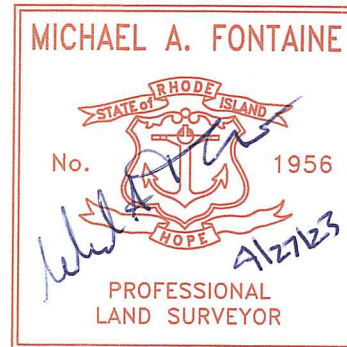
Survey Type:

- Comprehensive Boundary Survey - Class I
- Data Accumulation Survey - Planimetric - Class III
- Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a proposed site plan.

By: *Michael A. Fontaine* Date: 4/27/23

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-1553



Street Index

South Pier Road

Owner

Steven Marasco
617 Smith Street
Providence, RI 02908

Parcel Data

Deed Book 141, Page 284
Lot Area: 19,289 s.f.±
or 0.44 Acres±

Zoning Data

R-40 Zone - Single Family
(Non Conforming 100+)
Min. Frontage/Width: 150'
Min. Lot Size: 40,000 s.f.
Max. Build. Coverage: 15% (20%)
Min. Front Yard: 40' (35')
Min. Side Yard: 35' (20')
Min. Rear Yard: 60' (30')
Max. Bldg. Height: 35'
* Please refer to Zoning Regs. for additional information.

	Impervious Coverage Building & Sheds	Decks & Stairs	Parking (Pervious & Impervious)	Total Hardscape
Existing	0 s.f.±	0 s.f.±	878 s.f.±	878 s.f.± or 4.5%±
Proposed	2,137 s.f.±	0 s.f.±	1,808 s.f.±	3,945s.f.± or 20.4%±
Change	2,137 s.f.±	0 s.f.±	930 s.f.±	3,067s.f.± or 15.9%±

SITE DATA:
FLOOR AREA RATIO MATRIX:
 TIER NET LOT AREA FAR MAXIMUM HARDSCAPE
 19 19,001-20,000 0.25 30%

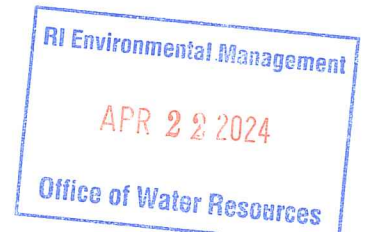
MAXIMUM FLOOR AREA ALLOWED 4,822.25S.F.
 (LOT AREA 19,289S.F. X 0.25 = 4,822.25 S.F.)

FLOOR AREA RATIO (FAR)
 THE AGGREGATE FLOOR AREA OF A BUILDING DIVIDED BY THE TOTAL NET LOT AREA OF THE GIVEN PARCEL EXPRESSED AS A DECIMAL

PROPOSED STRUCTURE:
 1ST FLOOR 1,594 S.F.
 2ND FLOOR 1,514 S.F.
 GARAGE 503 S.F.
 BONUS ROOM 425 S.F.
 TOTAL = 4,036 S.F.
 4,036 S.F./19,289 S.F. = 20.9%

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: JUN 21 2024 FILE # 24-0097
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Survey Nail (Found/Set)
- Proposed Rain Garden



Proposed Site Plan
 A.P. Q, Lot 31-1
 180 South Road
 Narragansett, Rhode Island
 Prepared For: Mr. Mike Marasco

No.	Revision:	By:	Date:

Scale: 1"=20' Date: 04-27-23

Drawn By: MAF

Checked By: MAF

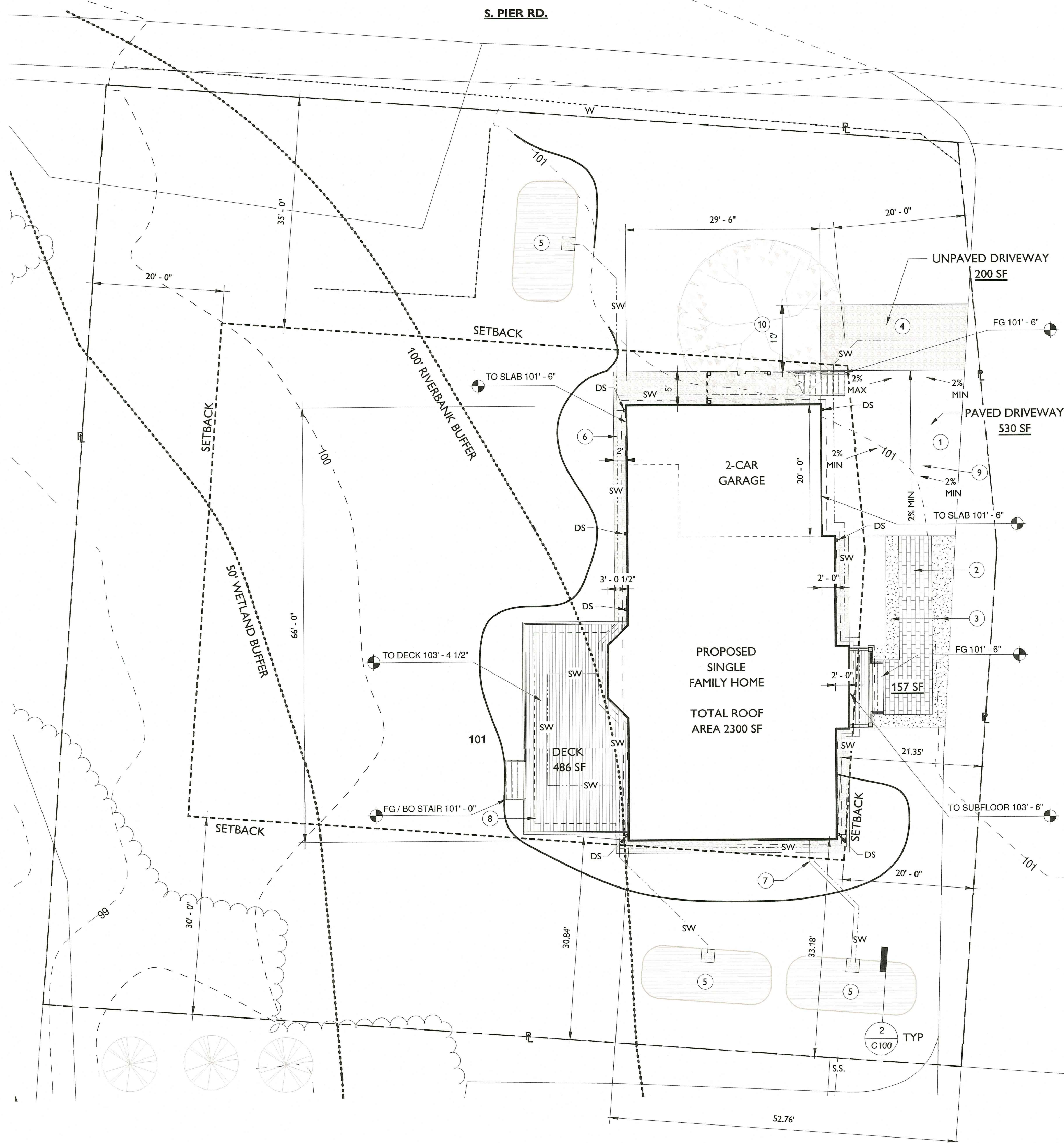
Job # 22-006

Map # 22-006

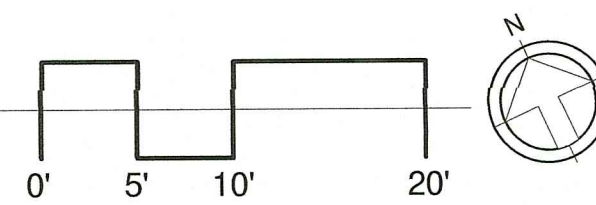
Sheet: 1 of 1



Michael A. Fontaine, PLS
 593 Green Hill Beach Road
 South Kingstown, RI 02879
 ghb593@verizon.net
 (401)793-6777



1 GRADING AND DRAINAGE SITE PLAN
1" = 10'-0"



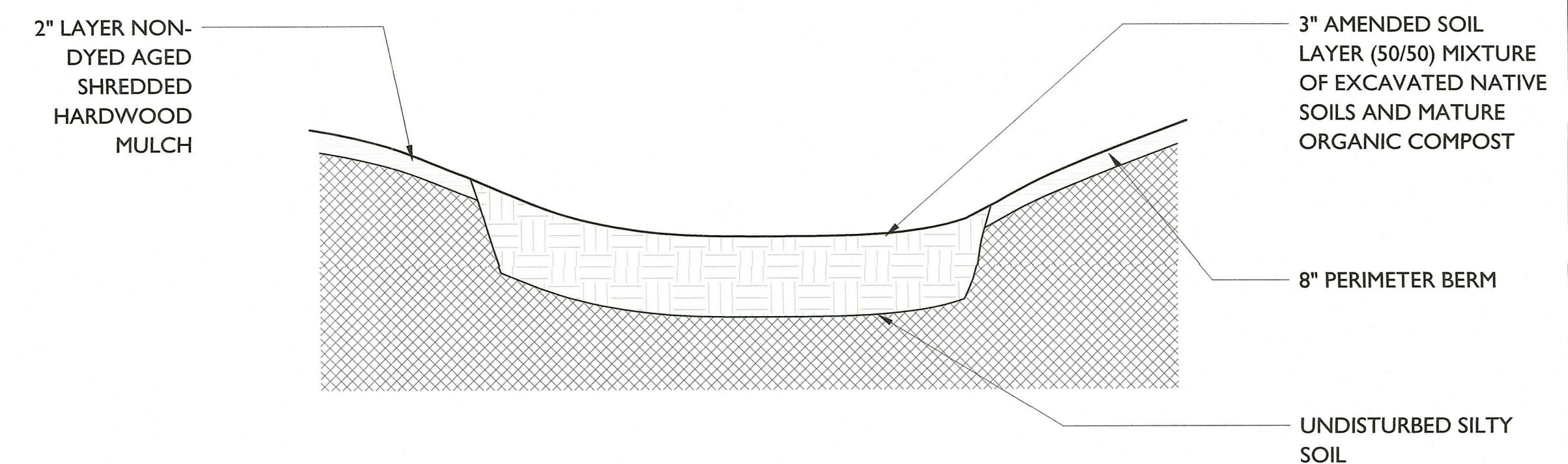
ALTERNATE RAIN GARDEN VEGETATION SPECIES
 SWEET PEPPERBUSH (CLETHRA AINFOLIA)
 BAYBERRY (MYRICA)
 SWEET FERN (COMPTONIA PEREGRINA)
 HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
 BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
 BEARBERRY (ARCOSTAPHYLUS UVA-URSI)

KEYNOTES

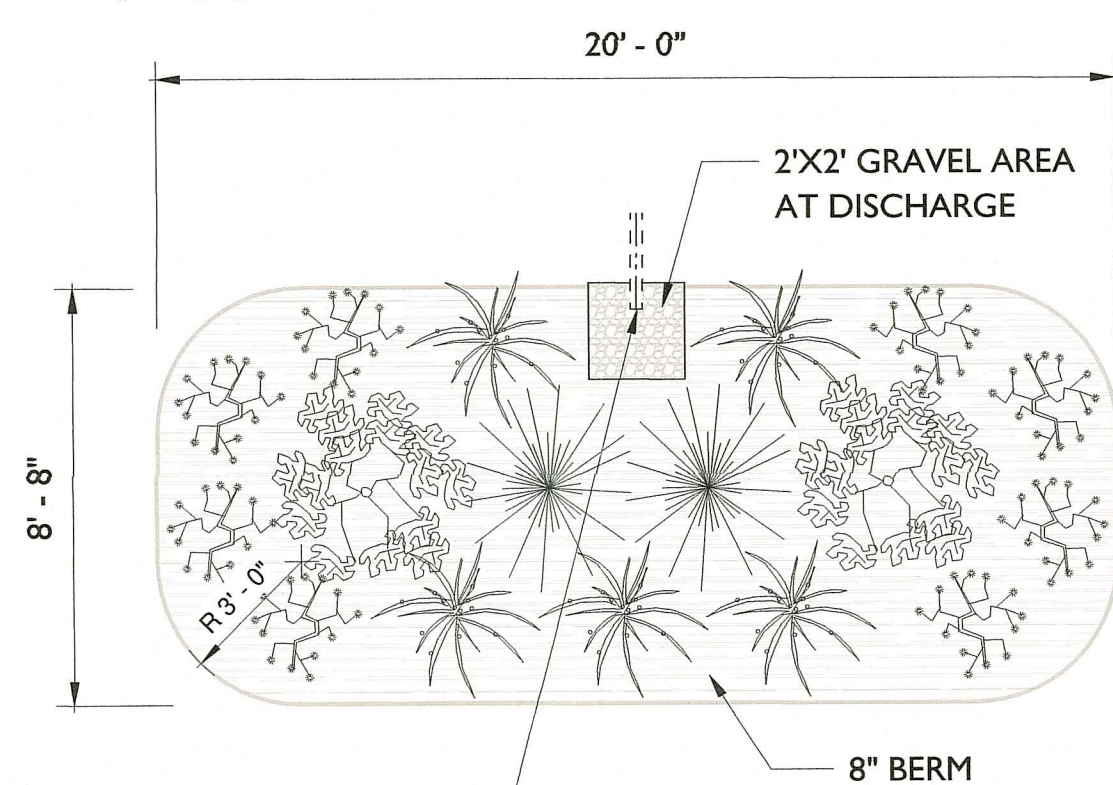
- 1 ASPHALT CONC. DRIVEWAY
- 2 CONCRETE PAVER WALKWAY
- 3 LANDSCAPED AREA. PLANT W/ LAVENDER, NATIVE SEDGE, AND NATIVE PERENNIAL FLOWERS (FINAL SELECTION BY OWNER). MULCH TO FINISH GRADE
- 4 12" DEEP 1 1/2" GRAVEL UNPAVED PORTION OF DRIVEWAY AND STORMWATER RUNOFF STORAGE AREA
- 5 160SF 8" DEEP RAIN GARDEN. SEE DETAILS
- 6 2' WIDE BY 1.5' DEEP 1 1/2" STONE STORMWATER RUNOFF STORAGE AT PERIMETER INCLUDING BENEATH DECK. 5FT WIDE AT NORTH SIDE AND BENEATH STAIR. 432SF TOTAL
- 7 COORDINATE HARD PIPED SUMP PUMP DISCHARGE TO RAIN GARDEN
- 8 PROVIDE 400SF MIN 1.5' DEEP 1 1/2" STONE STORMWATER RUNOFF STORAGE/INFILTRATION AREA BENEATH DECK.
- 9 GRADE PAVED DRIVEWAY TO UNPAVED STONE INFILTRATION/STORAGE AREA W/ 2% MIN SLOPE. MATCH (E) GRADE AT EDGE OF PRIVATE ROADWAY
- 10 (E) TREE - PRESERVE IF POSSIBLE. TRIM BRANCHES AS REQUIRED. IF TREE MUST BE REMOVED TO PERFORM WORK, OWNER TO PLANT NEW NATIVE BROAD LEAF DECIDUOUS TREE AND PROVIDE PROTECTION UNTIL ESTABLISHED

RAIN GARDEN (BIORETENTION CELL) INSTALLATION NOTES

1. INSTALL SEDIMENT CONTROL DEVICES.
2. GRADE SITE TO ELEVATIONS SHOWN ON PLAN. IF APPLICABLE, CONSTRUCT CURB OPENINGS AND/OR REMOVE AND REPLACE EXISTING CONCRETE. CURB OPENINGS SHOULD BE BLOCKED OR OTHER MEASURES TAKEN TO PROHIBIT DRAINAGE FROM ENTERING CONSTRUCTION AREA. INSTALL SAFETY FENCE AROUND CONSTRUCTION AREA OR EXCAVATION.
3. STABILIZE GRADING WITHIN LIMITS OF DISTURBANCE EXCEPT FOR THE BIORETENTION AREA TO BE PLANTED. SURROUND THE RAIN GARDEN WITH A BIOLOG, STRAW BALES, OR COMPOST BERM TO KEEP SEDIMENT OUT OF THE BIORETENTION CELL.
4. EXCAVATE BIORETENTION AREA TO PROPOSED INVERT DEPTH AND SCARIFY THE EXISTING SOIL SURFACES, TAKING CARE NOT TO COMPACT THE IN-SITU MATERIALS. DO NOT LEAVE ANY OPEN AREAS OR PITS OPEN AT THE END OF THE DAY AND NO EXCAVATION OVER LOCAL JURISDICTION OR OSHA LIMITS.
5. INSTALL UNDERDRAIN SYSTEM AND OBSERVATION WELLS. (USE PERFORATED 4" HDPE PIPE AND SURROUND THE PIPE WITH ABOUT 2" OF GRAVEL)
6. IF EXISTING SOIL IS NOT WELL-DRAINED PLANTING SOIL, REMOVE EXISTING SOIL TO DEPTH OF AT LEAST 3'-0" OR TO WATER TABLE. FILL BOTTOM OF CELL WITH A 4-INCH THICK LAYER OF WASHED GRAVEL OR STONE.
7. BACKFILL RAIN GARDEN (BIORETENTION CELL) WITH PLANTING SOIL. FILL THE CELL WITH 8-INCH LIFTS OF SOIL. SATURATE EACH LIFT AND LET IT DRAIN AND THEN PLACE THE NEXT LIFT. BE CAREFUL NOT TO COMPACT THE SOIL WITH EQUIPMENT OR OVER-SATURATE IT.
8. PLANT VEGETATION.
9. MULCH AND INSTALL EROSION PROTECTION AT ENTRANCE POINTS. REMOVE SEDIMENT CONTROL PRACTICES OR ENTRANCE BLOCKS WITH INSPECTOR AUTHORIZATION. LEAVE PERIMETER BIODEGRADABLE CONTROLS TO REDUCE SEDIMENT LOADS TO CELL UNTIL VEGETATION IS ESTABLISHED.



2 RAIN GARDEN CROSS SECTION
1" = 1'-0"



STORMWATER PIPE DISCHARGE - PROVIDE CLEANOUT, PEST/DEBRIS SCREEN, AND CHECK VALVE AS REQ'D

3 RAIN GARDEN PLAN
1/4" = 1'-0"

GENERAL NOTES

1. ELEVATIONS ARE TO FINISH GRADE, CONCRETE OR WALKING SURFACE UNO. EXISTING GRADE BASED ON OWNER PROVIDED SITE SURVEY INFORMATION. NOT GAURANTEED BY ENGINEER FOR ACCURACY.
2. ALL EROSION/SEDIMENT CONTROL AND STORM WATER SYSTEMS TO CONFORM WITH MUNICIPAL EROSION CONTROL REGULATIONS AND BEST MANAGEMENT PRACTICES PER THE RHODE ISLAND STORM WATER DESIGN AND INSTALLATION STANDARDS MANUAL AND THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. EROSION/SEDIMENT CONTROL PLANS AND DETAILS BY OTHERS. SEE SURVEYOR DRAWINGS.
3. PROVIDE RECTANGULAR TO CIRCULAR PIPE BOOT CONNECTIONS WITH CLEAN OUT AT DOWNSPOUTS (DS).
4. SEE FOUNDATION PLANS AND DETAILS FOR ADDITIONAL DRAINAGE REQUIREMENTS.
5. DASH DOT LINE LABELED "SW" INDICATES PIPE LOCATION TO RAIN GARDENS AND STORMWATER INFILTRATION/STORAGE AREAS. PROVIDE 4" SCHEDULE 40 PERFORATED PIPE WRAPPED IN FILTER FABRIC W/ DRAINAGE MEDIA. SLOPED TO DRAIN AS REQUIRED.
6. SEE CALCULATION SHEET FOR RUNOFF CALCULATIONS.

OWNER: JAMES AND JOAN MARASCO

NEW SINGLE-FAMILY HOME

180 S. PIER RD. NARRAGANSETT, RI 02882

PROJECT ADDRESS:

APPROVAL

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED BY THE LETTER OF APPROVAL
 DATED: JUN 21 2024 FILE # 24-C077
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy Clouston

RI Environmental Management
 APR 22 2024
 Office of Water Resources

REVISIONS

NO.	DESCRIPTION	DATE

DRAFT PERMIT/BID DRAWINGS

GRADING & DRAINAGE SITE PLAN AND RAIN GARDEN DETAILS

ISSUE DATE 03/29/2023

Sheet 3 of 4

C100

SCALE AS INDICATED

KEYNOTES

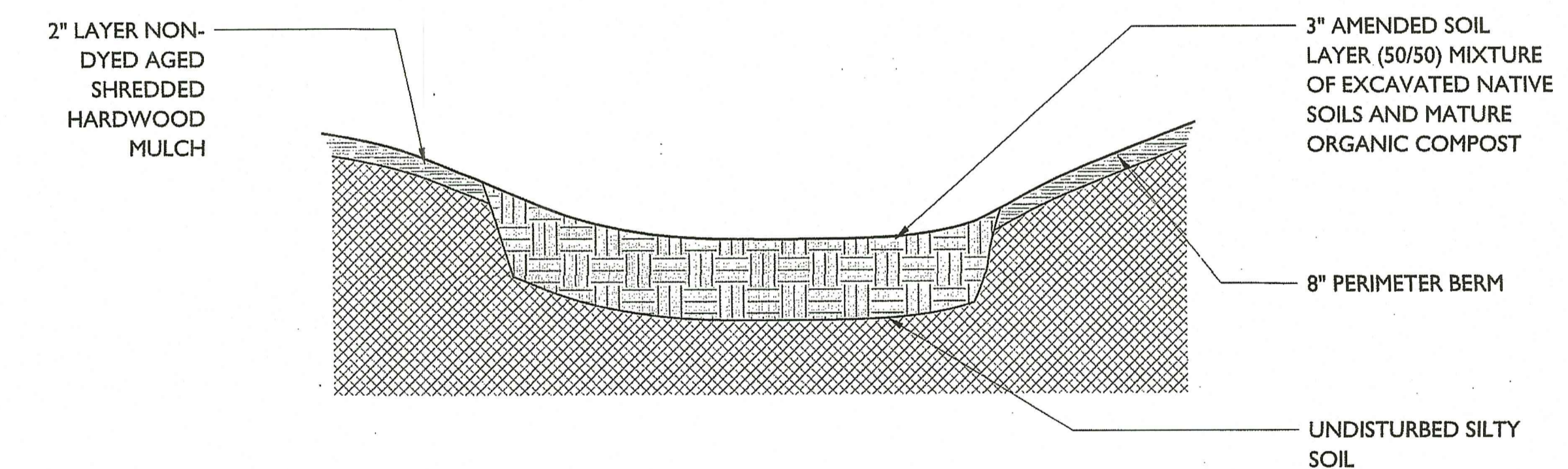
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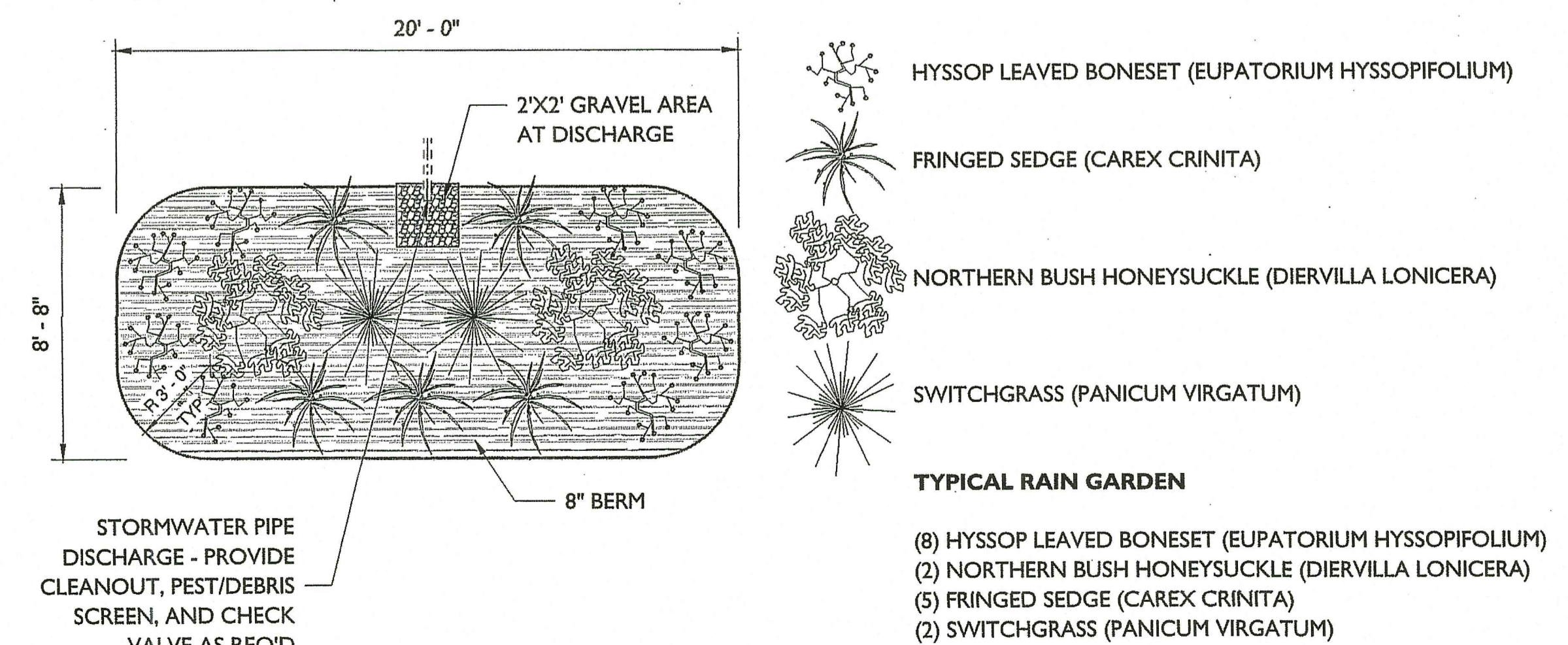
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6. SEE CALCULATION SHEET FOR RUNOFF CALCULATIONS.

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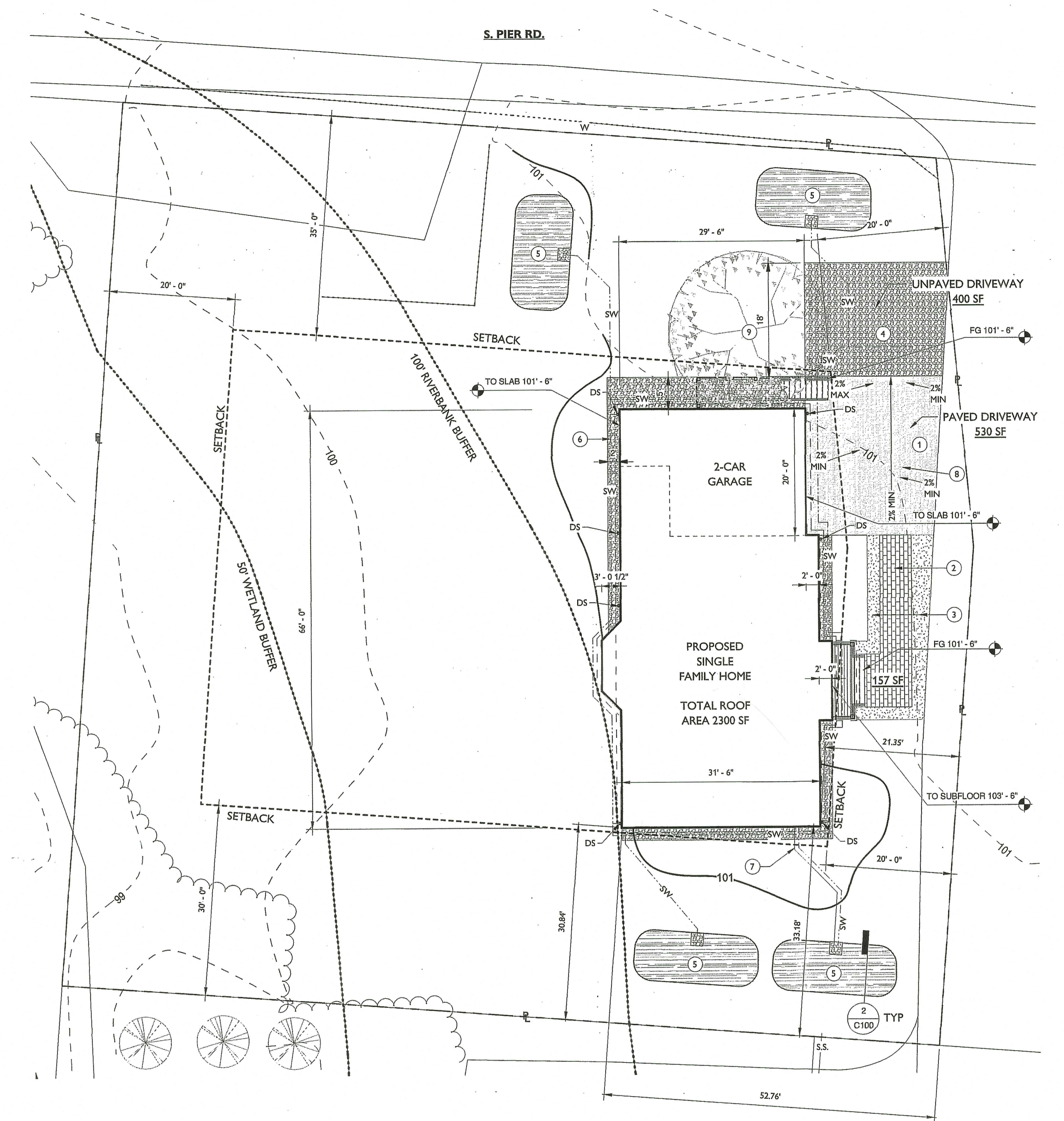
2 RAIN GARDEN CROSS SECTION
1" = 1'-0"



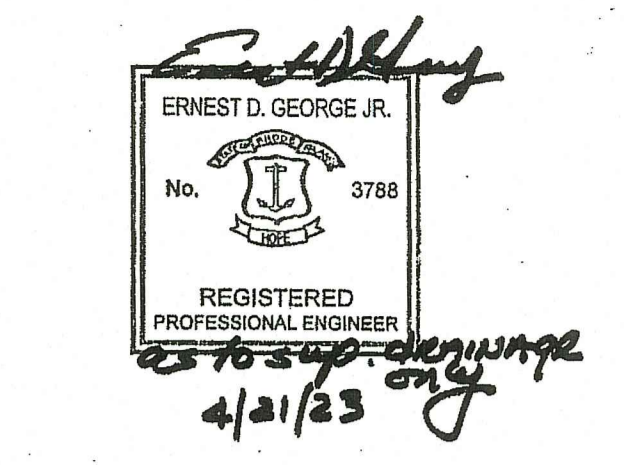
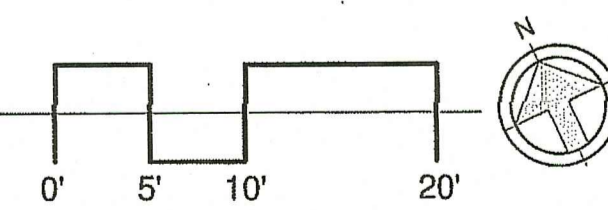
3 RAIN GARDEN PLAN
1/4" = 1'-0"

ALTERNATE RAIN GARDEN VEGETATION SPECIES
 SWEET PEPPERBUSH (CLETHRA AINFOLIA)
 BAYBERRY (MYRICA)
 SWEET FERN (COMPTONIA PEREGRINA)
 HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
 BUTTERFLY MILKWEEED (ASCLEPIAS TUBEROSA)
 BEARBERRY (ARCOSTAPHYLUS UVA-URS)

STORMWATER PIPE DISCHARGE - PROVIDE CLEANOUT, PEST/DEBRIS SCREEN, AND CHECK VALVE AS REQ'D



1 GRADING AND DRAINAGE SITE PLAN
1" = 10'-0"



OWNER: JAMES AND JOAN MARASCO

NEW SINGLE-FAMILY HOME

180 S. PIER RD. NARRAGANSETT, RI 02882

PROJECT ADDRESS:

APPROVAL

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

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED JUN 21 2024 FILE # 24-0097

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

[Signature]

RI Environmental Management
 APR 2 2024
 Office of Water Resources

REVISIONS

NO.	DESCRIPTION	DATE

DRAFT PERMIT/BID DRAWINGS

GRADING & DRAINAGE SITE PLAN AND RAIN GARDEN DETAILS

ISSUE DATE 04/20/2023

SCALE AS INDICATED

C100