

FEMA DESIGNATIONS:

THE SUBJECT PROPERTY DEPICTED HEREON APPEARS TO BE WITHIN ZONES AE WITH A BFE OF 92.3' AND ZONE X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0187J, DATED APRIL 3, 2020.

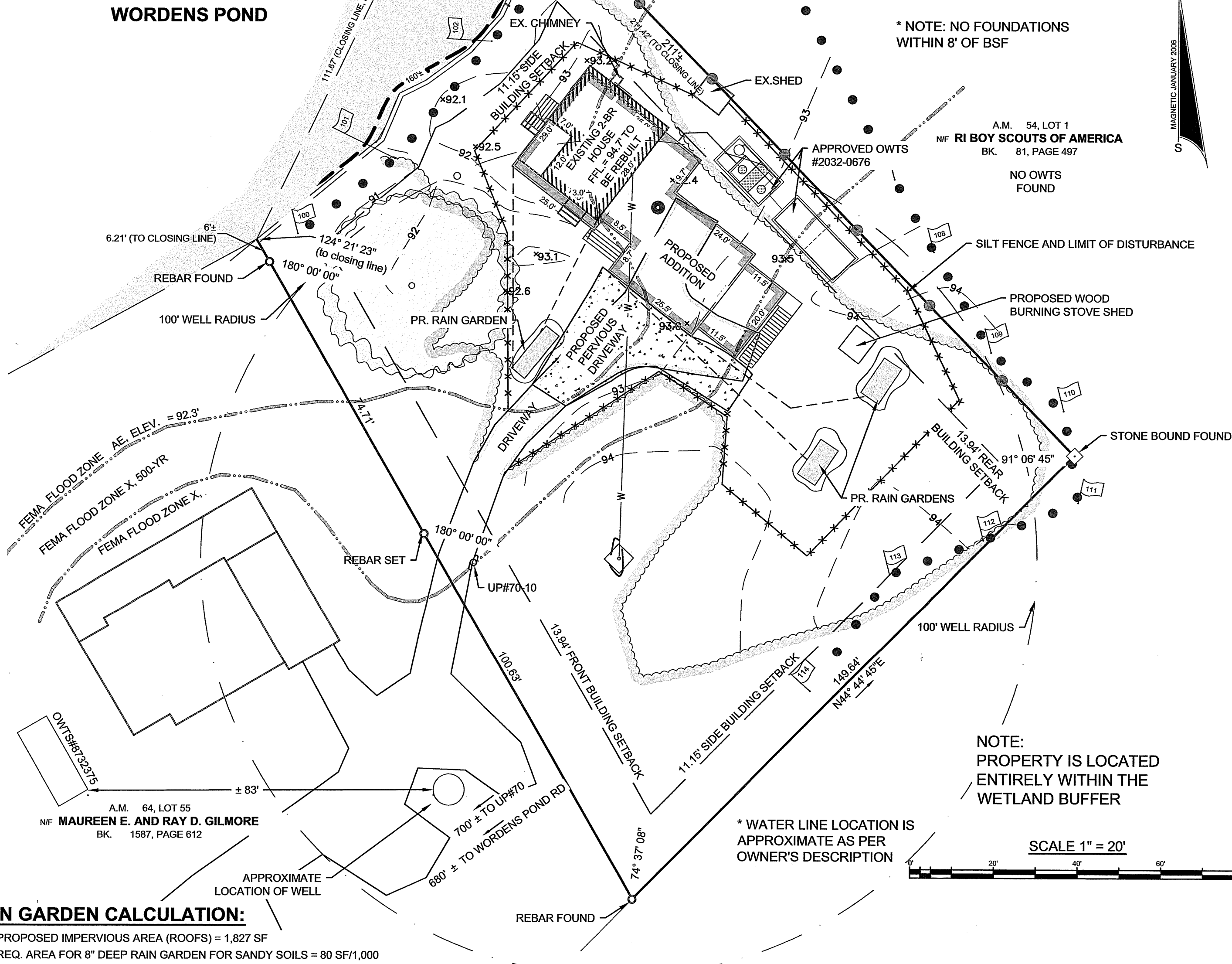
REFERENCES:

- Plan called "Administrative Subdivision in the Town of South Kingstown, Rhode Island", Prepared by Steven M. Pinch P.L.S., Dated December 2014
- Plan called "Plat of Land at Wordens Pond in the Town of South Kingstown, R.I.", Prepared by Leon L. Holland, Surveyor, Dated December 24th, 1935

STREET INDEX:

This plan, if recorded in the land evidence records of the local municipality shall be indexed under the following streets:

- WORDENS POND



RAIN GARDEN CALCULATION:

- PROPOSED IMPERVIOUS AREA (ROOFS) = 1,827 SF
- REQ. AREA FOR 8" DEEP RAIN GARDEN FOR SANDY SOILS = 80 SF/1,000 SF OF IMPERVIOUS AREA
- 1,827 SF ÷ 1,000 SF x 80 SF = 146.2 SF OF RAIN GARDEN AREA REQUIRED
- PROPOSED (2) RAIN GARDENS = 10' X 5'
- (1) RAIN GARDEN = 4' X 13' = 52 SF OF RAIN GARDEN

- PROPOSED GENERAL NOTES:**
- ACCORDING TO THE TOWN OF SOUTH KINGSTOWN, THE SITE IS LOCATED IN SPECIAL FLOOD HAZARD OVERLAY
 - ACCORDING TO THE RIDEM ENVIRONMENTAL RESOURCE MAP, THE SITE IS LOCATED IN THE DEM FRESHWATER WETLANDS OVERLAY DISTRICT.
 - ACCORDING TO THE RIDEM ENVIRONMENTAL RESOURCE MAP, THE SITE IS LOCATED IN GROUNDWATER CWHPA OVERLAY DISTRICT.
 - THIS SITE IS NOT LOCATED WITHIN A CRITICAL RESOURCE AREA.
 - THIS SITE IS LOCATED WITHIN A NATURAL HERITAGE AREA

LEGEND

—	PROPERTY LINE	⊕	TEST PIT
○	UTILITY POLE	□	BOUND
×97.5	SPOT GRADE	○	IRON PIN
—102—	EXISTING CONTOUR	—	TREE/BRUSH LINE
—W—	WATER LINE	—	FENCE LINE
W	WATER VALVE	—x—x—x—	SILT FENCE

ACCESS DRIVE/PARKING AREA NOTES:

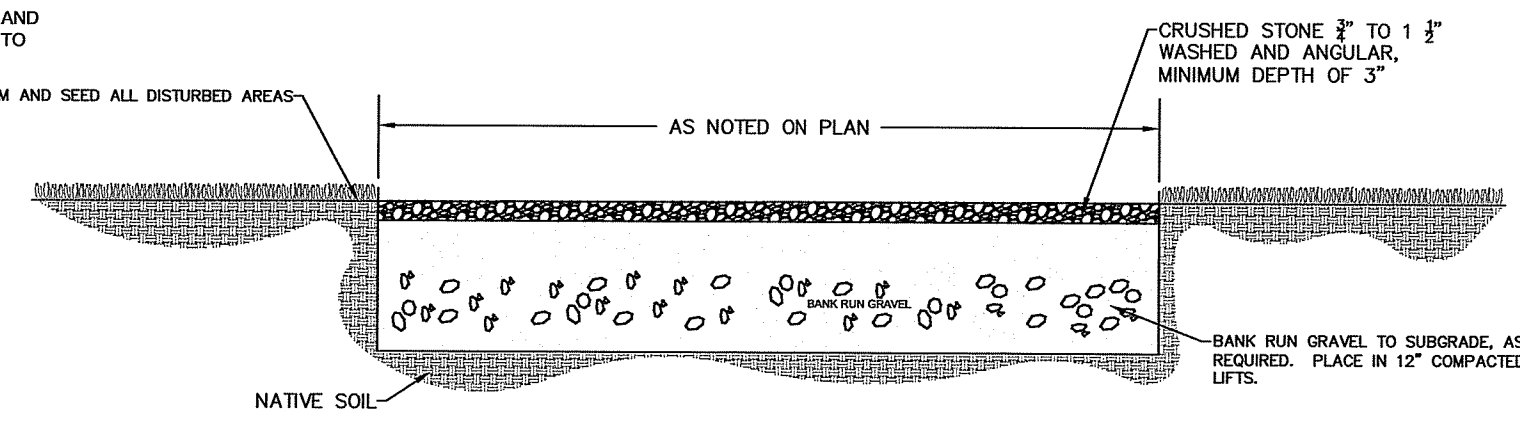
- THIS IS A TYPICAL SECTION. REFER TO PLANS FOR GRADING AND LOCATION. DRIVE/PARKING AREA SHALL NOT BE HIGHER THAN ADJACENT GROUND. NO RE-GRADING IS PROPOSED EXCEPT AS REQUIRED TO LEVEL OUT DEPRESSIONS AND FOR CUT OF APPROXIMATELY 18" FOR THE EXIT DRIVE IN THE AREA OF THE STONE WALL.
- CRUSHED STONE SHALL MEET SPECIFICATIONS SHOWN HEREIN. TESTING RESULTS SHALL BE SUBMITTED TO DOCUMENT THE GRADATION.
- SITE PREPARATIONS SHALL INCLUDE CLEARING, GRUBBING, AND EXCAVATION TO DESIGN SUBGRADE ELEVATION, STRIPPING TOPSOILS, DELETERIOUS DEBRIS, AND UNSUITABLE MATERIAL FROM THE SITE. ADD BANK RUN GRAVEL COMPACTED IN 6" LIFTS TO THE DESIGN SUBGRADE AS NECESSARY.
- DRIVE AND PARKING AREAS SHALL BE EXCAVATED TO REMOVE TOPSOIL AND UNSUITABLES.
- AREA OF PARKING AND DRIVEWAY WITHIN LIMIT OF DISTURBANCE IS APPROXIMATELY 5,200± S.F.
- LOCATION OF EXISTING UTILITIES IN OR NEAR THE PARKING AREA/DRIVE IS UNKNOWN. VERIFY LOCATIONS PRIOR TO CONSTRUCTION. CALL DISKAGE AS REQUIRED.

GRAVEL SPECIFICATIONS:

THE GRAVEL BASE MATERIAL SHALL CONSIST OF CLEAN SAND AND GRAVEL FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE GRAVEL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES AND UP TO 10% MAY BE SIZED BETWEEN 3/4" AND 2". THE GRAVEL SHALL MEET THE FOLLOWING CRITERIA:

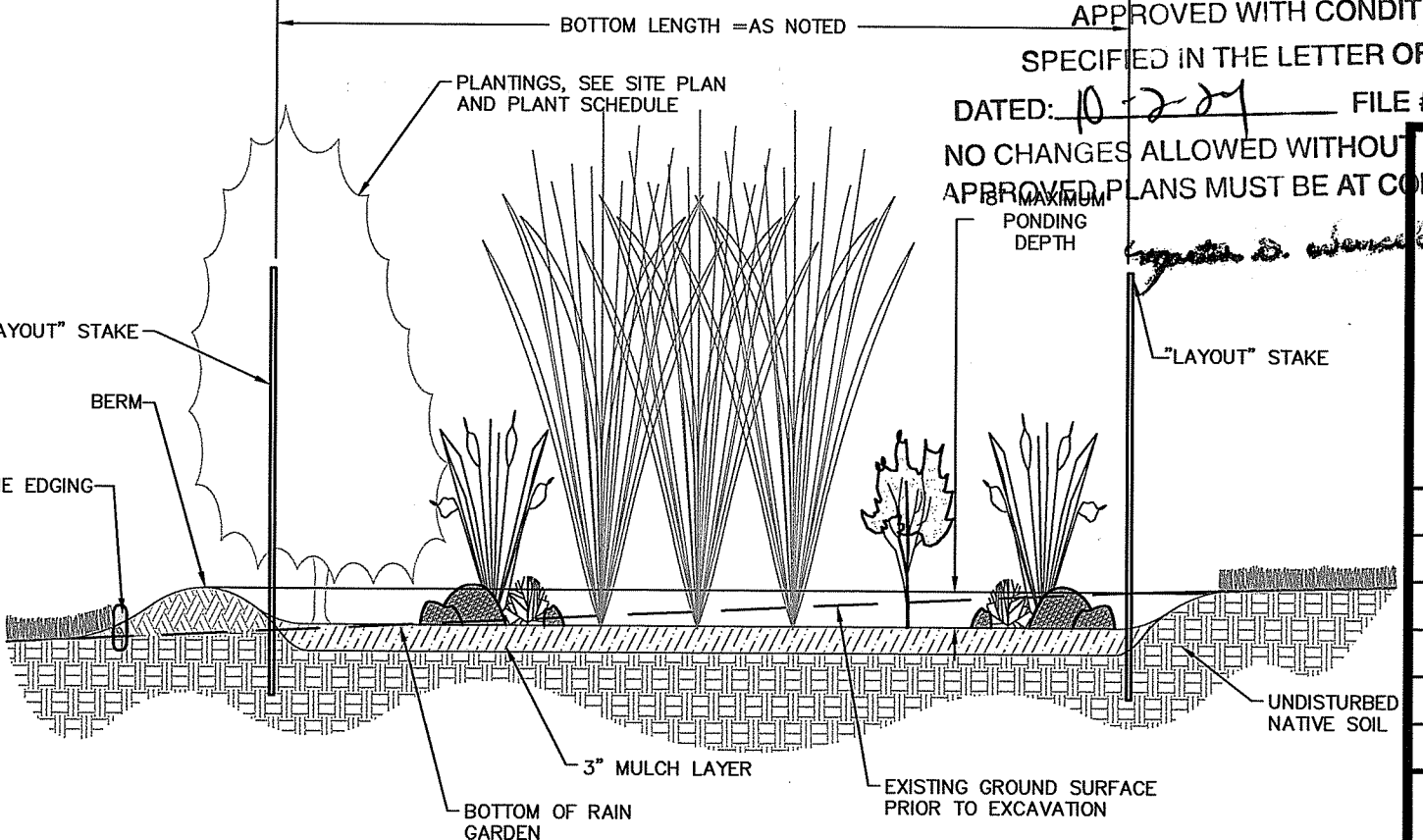
SIEVE SIZE	PERCENT PASSING
3/4"	100%
#4	55% - 100%
#10	40% - 100%
#40	10% - 50%
#100	0% - 20%
#200	0% - 5%

GRAVEL SHALL BE PLACED IN SHALLOW LIFTS (6") AND PROPERLY COMPACTED. THE SURFACE OF THE GRAVEL SHALL BE LEVEL AND SCARIFIED.



RAIN GARDEN NOTES:

ALL RAIN GARDEN CONSTRUCTION METHODS, MATERIALS AND MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE STATE OF RI STORMWATER GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT.



PLANT SCHEDULE

Key	Botanical Name	Common Name	Size	Spacing
AC	Carex stricta	Tussock Sedge	#3	3' O.C.
AT	Asclepias tuberosa	Butterfly milkweed	#3	3' O.C.
As	Astilbe sp.	Astilbe	#3	3' O.C.
IV	Iris versicolor	Blue flag	#3	3' O.C.
CA	Clethra alnifolia	Sweet pepperbush	#5	

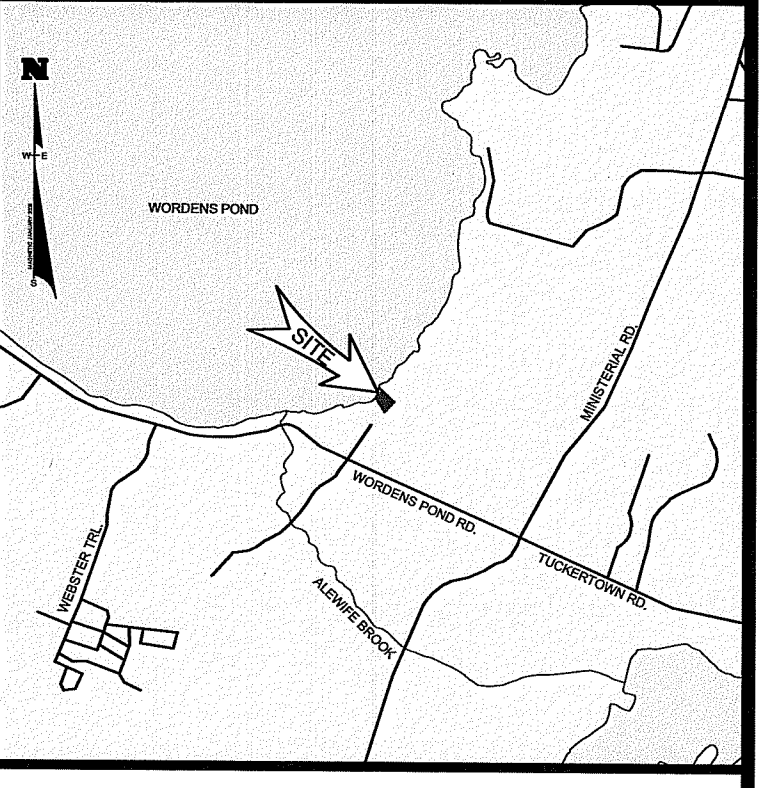
CERTIFICATION:

This survey has been conducted on December 12, 2019 and January 15, 2020 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: _____
 Topographic Standard: T-2
 Vertical Control Standard: V-3

The purpose of the conduct of the survey and the preparation of the plan is as follows: This plan is intended for the design and permitting of an Onsite Wastewater Treatment System for the subject parcel shown hereon.

BY: JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839
 CERTIFICATE OF AUTHORIZATION #A535.



LOCATION PLAN

SITE INFORMATION

LOT: 54
 ASSESSOR'S MAP: 61
 LOT AREA: 22,300± SF
 ZONING DISTRICT: R-80

TOWN REQUIREMENTS REQUIRED

LOT AREA: 80,000 SF
 LOT WIDTH: 200 FEET
 FRONT SETBACK: 13.94 FEET*
 SIDE SETBACK: 11.15 FEET*
 REAR SETBACK: 13.94 FEET*
 SITE COVERAGE: 34.42 %
 BUILDING HEIGHT: 35 FEET

TOWN REQUIREMENTS ACCESSORY

REAR SETBACK: 5.57 FEET*
 SIDE SETBACK: 5.57 FEET*
 *NONCONFORMING LOT OF RECORD

EXISTING

EXISTING HOUSE: 672 SF
 EXISTING SHED: 45 SF
 TOTAL EXISTING COVERAGE AREA: 717 SF
 EXISTING SITE COVERAGE: 3.2%

PROPOSED

PROPOSED HSE w/ ATTACHED SHED: 1,827 SF
 PROPOSED STAIRS (ALL): 166 SF
 EXISTING SHED: 45 SF
 PROPOSED SHED: 42 SF
 TOTAL PROPOSED COVERAGE AREA: 2,081 SF
 TOTAL SITE COVERAGE: 9.3%

ABOVE AREA IS FOR HOUSE AND SHED, NOT THE FOUNDATION. FOUNDATION AREA = 1,710± SF.

FRISELLA - BALCH & ASSOCIATES

LAND SURVEYORS
 33 NORTH RD, SUITE C-201
 PEACE DALE, RI
 PHONE (401) 783-5949
 FAX (401) 783-5997
 www.friseλλα.com

NO.	DATE	DESCRIPTION	BY
3	9-6-24	MOVE RAIN GARDENS AS PER RIDEM	IB
2	6-26-24	REVISIONS AS PER RIDEM	IB
1	5-3-24	SMALL INCREASE IN PROPOSED FOOTPRINT AND RAIN GARDENS	IB

PROPOSED BUILDING AND DRAINAGE SITE PLAN

LOCATED ON: LOT 54 OF ASSESSORS MAP 61

OWNED BY: **Marianna Zotos and Gregory Raso**

ADDRESS: 191B Wordens Pond Rd.
 IN THE TOWN OF SOUTH KINGSTOWN, RI

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

DATE: 10-2-24 FILE #: 21017
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION

SEP 5 2024

Office of Water Resources

JEFFREY K. BALCH, P.L.S.

Checked by: JKB

DRAWN BY: IVB

DRAWING NO. SHEET 1 OF 1

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