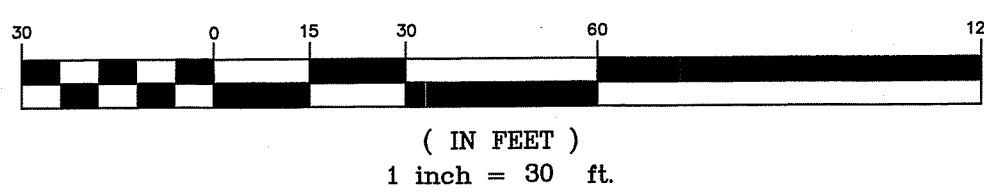


**PLAN VIEW**

SCALE: 1"=30'

GRAPHIC SCALE



**PROPERTY OWNER:**

BLUE HOUSE HOLDINGS, LLC  
P.O. BOX 850  
BLOCK ISLAND, RI 02807

CONTRACTOR TO PROVIDE A EQUAL MIXTURE OF SHRUBS & TREES FROM THE SCHEDULE ABOVE.

**PLANT SCHEDULE**

TYPE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREE	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4'-6'	10' O.C.
TREE	ACER RUBRUM	RED MAPLE	4'-6'	10' O.C.
SHRUB	AMELANCHIER CANADENSIS	SHADBUSH	2'-3'	8' O.C.
SHRUB	VIBURNUM DENTATUM	ARROWWOOD	2'-3'	8' O.C.

**SOIL STABILIZATION & PLANTING PROGRAM**

**ACCEPTABLE PLANTING MATERIALS:**  
LOAM - THE MATERIAL TO BE FURNISHED SHALL CONSIST OF LOOSE, FRIABLE, SANDY LOAM OR LOAM TOPSOIL FREE OF A MIXTURE OF SUBSOIL, REFUSE STUMPS, ROOTS, ROCKS, BRUSH, WEEDS & OTHER MATERIAL WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. SEED MIXTURES - ALL LEGUME SEED SHALL BE INOCULATED WITH 24 HOURS BEFORE MIXING & PLANTING WITH THE APPROPRIATE INOCULUM FOR EACH VARIETY. ALL INOCULA SHALL BE FRESH & SHALL BE USED WITHIN THE DATE LIMIT PRESCRIBED BY THE MANUFACTURER.  
**FOR RELATIVELY FLAT SLOPES MIX:**  
RED FESCUE-CHEWINGS PENNLAWN OR CREEPING KENTUCKY BLUEGRASS 70  
COLONIAL BENTGRASS (ASTORIA OR EXETER) 15  
PERENNIAL RYEGRASS 10  
\*\*\*SEEDING RATE = 100 LBS PER ACRE\*\*\*  
**FOR STEEP SLOPES 3:1 OR GREATER MIX:**  
RED FESCUE-CHEWINGS PENNLAWN OR CREEPING PERENNIAL RYEGRASS 75  
COLONIAL BENTGRASS (ASTORIA OR EXETER) 5  
BIRDSFOOT TREFLOIL (EMPIRE) 15  
\*\*\*SEEDING RATE = 100 LBS PER ACRE\*\*\*  
**FOR SOD WATERWAYS, DRAINAGE DITCHES & DRAINAGE BASINS MIX:** % BY WEIGHT  
CREEPING RED FESCUE 50  
TALL FESCUE OR RED CANARYGRASS 50  
\*\*\*USE REED CANARY GRASS WHERE MOWING IS NOT REQUIRED\*\*\*  
THE ACCEPTED PLANTING SEASON SHALL BE BETWEEN APRIL 1ST AND OCTOBER 15. THE CONTRACTOR SHOULD COORDINATE ON ALL DISTURBED AREAS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR (4) INCHES OF LOAM ON AREAS UP TO 10% IN GRADE. ALL AREAS OVER 10% SHALL RECEIVE A MINIMUM OF SIX (6) INCHES.  
REFERENCE IS HEREBY MADE TO THE RHODE ISLAND SOIL EROSION & SEDIMENT CONTROL HANDBOOK PUBLISHED BY THE SOIL CONSERVATION SERVICE. THE GUIDELINES SHOWN THEREIN SHOULD BE INCORPORATED INTO THE CONSTRUCTION PRACTICES ON SITE.

**EROSION CONTROL PROGRAM**

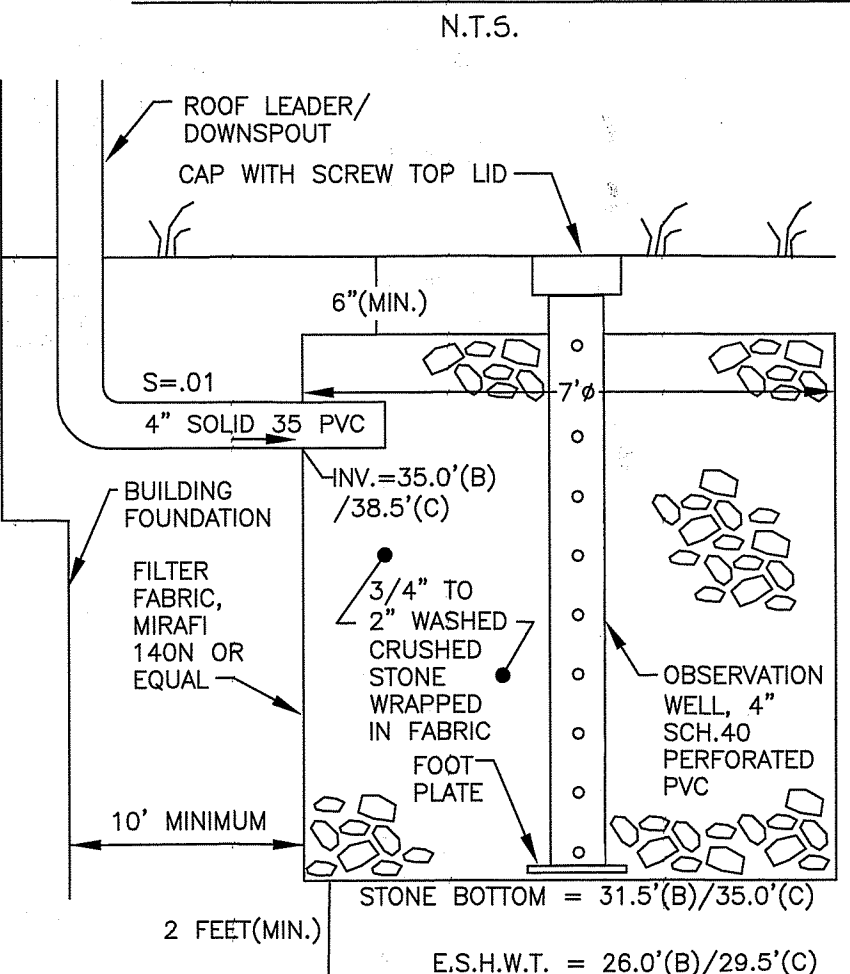
PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES & ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE. CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES & STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF THE ASSENT ORDER SHALL BE ADHERED TO. THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.  
**SEDIMENTATION CONTROL PROGRAM**  
ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION & EROSION CONTROLS. THIS WILL INCLUDE LOAMING & SEEDING, MULCHING, HAYMATS, ETC TO STABILIZE THE AREA. ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS. SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER ZONE, ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN & RESTORE THE EFFECTED AREA.  
**GENERAL NOTES**

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY & ALL PERMITS REQUIRED BY THE STATE & THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF SURROUNDING PROPERTIES & TO MAINTAIN THE INTEGRITY OF SAME. ANY DAMAGE TO & THE COST OF REPAIRS OF UTILITIES, ROADWAYS, STRUCTURES & SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
- ALL WORKMANSHIP & MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS & SPECIFICATION PUBLISHED FOR ROAD & BRIDGE CONSTRUCTION.
- CONTACT DIG-SAFE & UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES & ALL OTHER REQUIRED PARTIES & SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
- ALL CONTRACTORS SHALL ADHERE TO ALL CONDITIONS OF CONSTRUCTION APPROVALS & SHALL KEEP A COPY OF ALL APPROVALS ON-SITE DURING CONSTRUCTION. CONTRACTOR SHALL READ ALL APPROVALS PRIOR TO START OF CONSTRUCTION & SHALL CLARIFY ANY QUESTIONS BEFOREHAND.

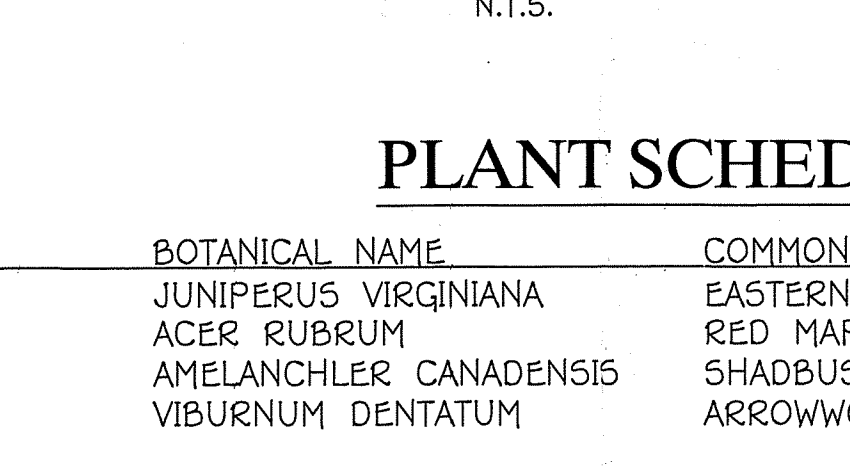
**LEGEND**

- RI Highway Bound Found
- Concrete Bound Drillhole Found
- Iron Rod Found
- Utility Pole
- Water Shutoff
- Drillhole Found
- Cesspool/Septic Tank Lid
- Well
- Stone Wall
- Property Line
- Approx. Property Line
- Prop. Silt Fence
- Contour (NAVD 1988 DATUM)
- Existing Waterline
- Existing Electricline
- Existing Treeline
- Soil Evaluation
- Proposed Waterline
- Proposed Drainline

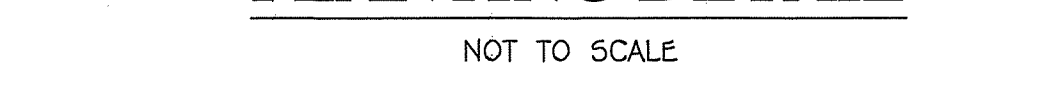
**DRYWELL DETAIL A**



**DRYWELL DETAIL B & C**



**PLANTING DETAIL**

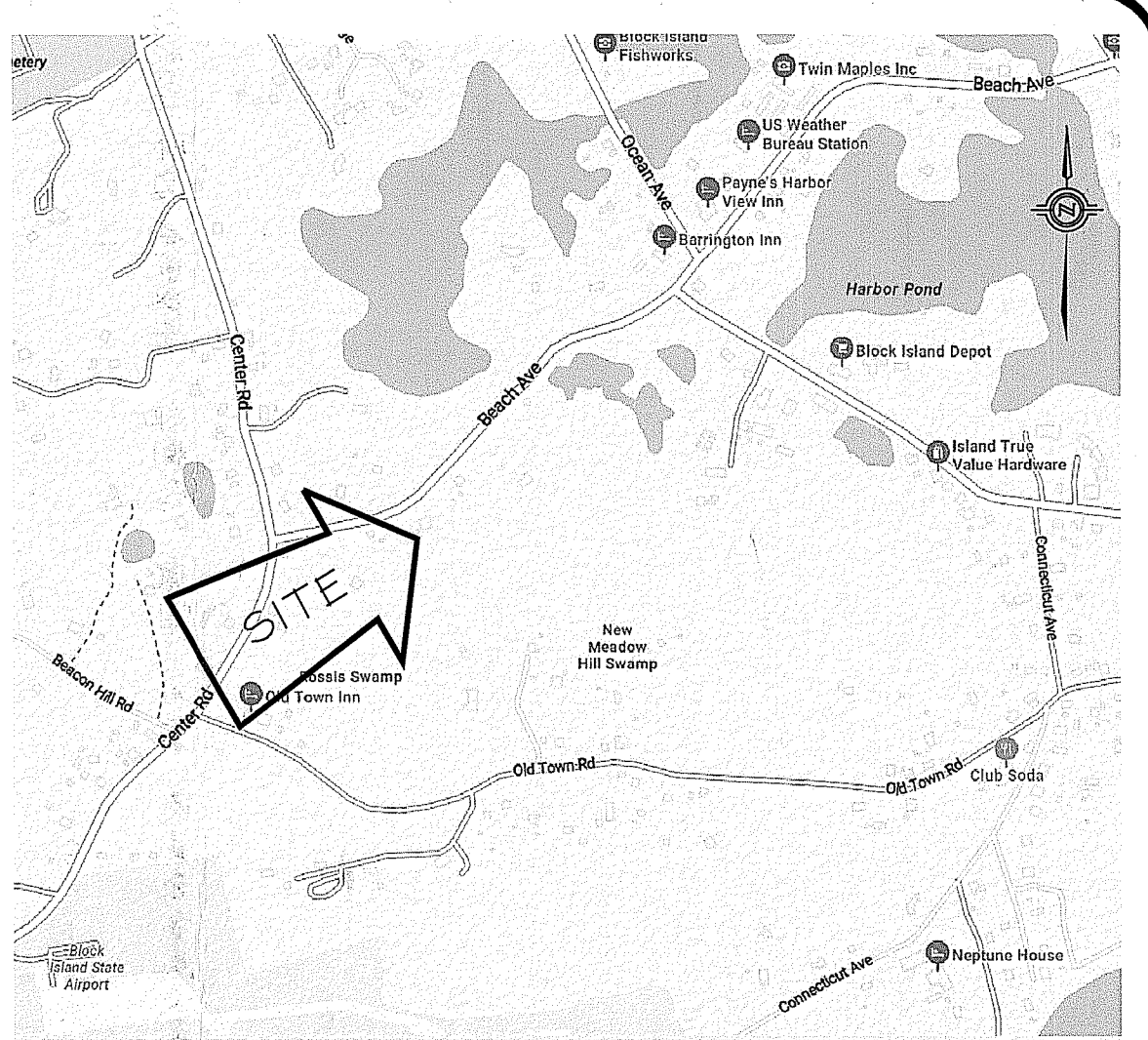


NOT TO SCALE

**PLANTING NOTES:**

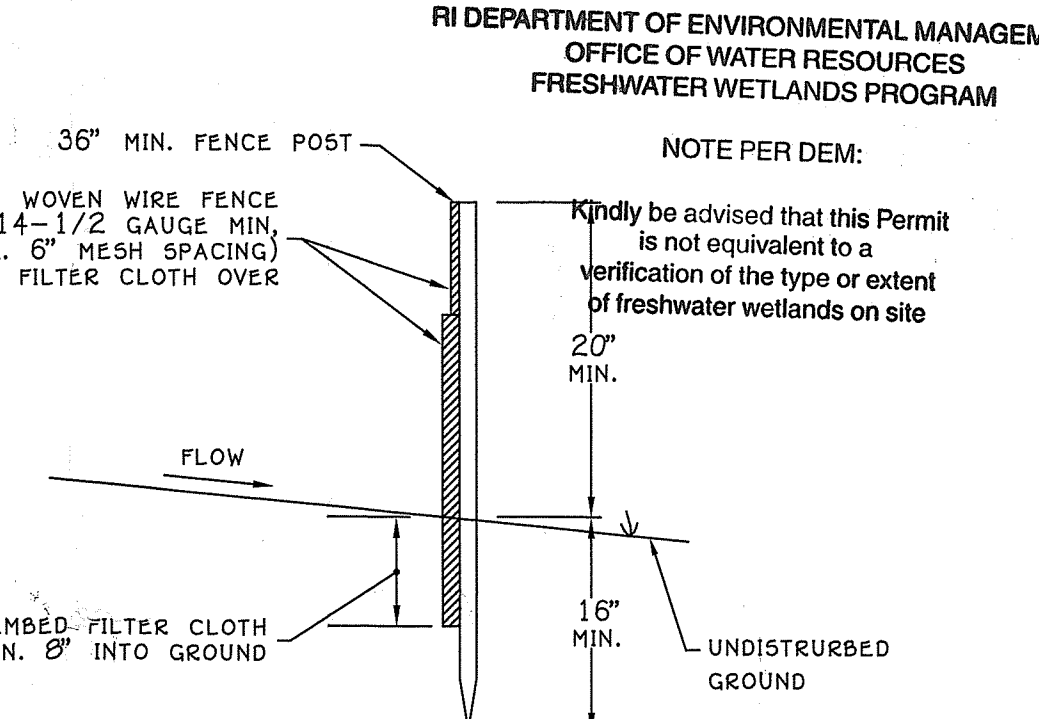
- THE TOP 50% OF BURLAP AND WIRE BASKET SHALL BE REMOVED.
- ENOUGH SOIL FROM THE TOP OF THE ROOT BALL SHALL BE REMOVED TO EXPOSE TRUNK/ROOT FLARE.
- TORN OR RAGGED ROOTS SHALL BE PRUNED TO MAKE A CLEAN TERMINATION.
- THE SOIL AT THE BOTTOM OF THE HOLE SHALL BE COMPACTED TO RESIST SETTLING OF THE TREE.
- SOIL THAT IS NUTRIENT DEFICIENT SHALL BE AMENDED BY THE ADDITION OF COMPOST PRIOR TO BACKFILLING THE HOLE.
- TREES SHALL BE PLANTED AT A DEPTH THAT ALLOWS FULL EXPOSURE OF TRUNK/ROOT FLARE.
- SOIL FROM THE PLANTING HOLE SHALL BE BUILT UP ALONG THE PERIMETER, TO ACT AS A DAM TO RETAIN WATER.
- TREES SHALL BE MULCHED WITH 2 (TWO) TO 3 (THREE) INCHES OF MULCH, KEEPING MULCH 3 (THREE) INCHES AWAY FROM TRUNK.

**LOCUS MAP**



**ZONING DISTRICT : RB**

BUILDING SETBACKS :  
FRONT : 50'  
REAR : 50'  
SIDES : 20'  
MAXIMUM LOT COVERAGE : 8%



**SILT FENCE DETAIL**

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
NOTE PER DEM:  
Kphdy is advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

**NOTES:**

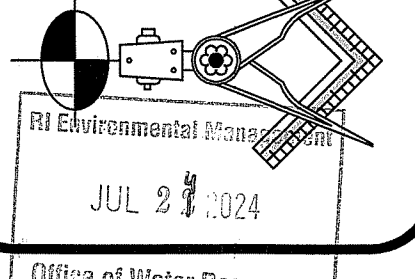
- THE SITE RESIDES WITHIN A FLOOD ZONE "X" ACCORDING TO NFIP WASHINGTON COUNTY, RI FIRM MAP # 44009C0362J DATED 10/16/2013.
- SITE IS NOT LOCATED WITHIN A CRMC OR RIDEM CRITICAL RESOURCE AREA.
- MAXIMUM EXISTING & PROPOSED SLOPE GRADE WITHIN THE L.O.D. = 25%±. APPROXIMATELY 13,433 SQ. FT. OF LAND DISTURBANCE. THERE IS 5,908 SQ. FT. OF LAND DISTURBANCE WITHIN THE 75' WETLAND BUFFER. THERE IS 1,217 SQ. FT. OF PROPOSED STRUCTURE WITHIN THE 75' WETLAND BUFFER.
- THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AT THE TIME OF FIELD SURVEY & RECORD PLANS ACQUIRED FROM THE UTILITY COMPANIES. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
- REFERENCE LAND EVIDENCE BOOK/PAGE: 526/319, 436/252, 186/263.
- THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES & REGULATIONS ADOPTED BY THE RI STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS: CLASS III MEASUREMENT SPECIFICATION BOUNDARY SURVEY. CLASS III STANDARD FOR TOPOGRAPHY & EXISTING CONDITION DATA. THIS PLAN WAS CONDUCTED AT THE REQUEST OF THE OWNER FOR A WETLANDS PERMIT SITE PLAN.
- STREET INDEX (PER RI GL 34-13-1): BEACH AVENUE
- SUBJECT TO EASEMENTS & RIGHTS OF WAY OF RECORD (IF ANY).
- RI GENERAL LAWS 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY OR PRIVATE SURVEY MARKER. PENALTY IS \$500 &/OR UP TO 1 YEAR IN JAIL.
- WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY NINIGRET ENVIRONMENTAL, LLC IN DECEMBER OF 2023.
- REFERENCE RIDEM OWTS APP.#9622-2706 FOR MORE INFO.
- THERE IS NO CONSTRUCTION ACCESS ENTRANCE PROPOSED BECAUSE THERE IS AN EXISTING GRAVEL/STONE DRIVE, LEADING TO BEACH AVENUE, TO THE SITE FOR ALL CONSTRUCTION ACTIVITY ACCESS.
- THE GENERAL SOILS ON THE SITE, CONSIST OF THE FOLLOWING TYPE IN THE AREAS OF CONSTRUCTION (ACCORDING TO USDA SOIL SURVEY):  
HcC - HINCKLEY LOAMY SAND, 8-15% SLOPES.
- THE PROPOSED STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN WERE DESIGNED AS FOLLOWS: MAXIMUM OF 1,027 SQ. FT. OF ROOFLINE IS PROPOSED. USING TABLES 10 & 11 FROM THE RISO MANUAL & DESIGNING ON SANDY SOILS, W/ 4" DEEP STONE DRYWELL, 59 SQ. FT. IS REQUIRED. THE 4" DEEP, 6" DIAMETER DRYWELL(A) WILL PROVIDE 28.3' SQ. FT. OF DRAINAGE. THE (2) 4" DEEP, 7" DIAMETER DRYWELLS(B&C) WILL PROVIDE 76.93' SQ. FT. OF DRAINAGE. THE TOTAL DRAINAGE PROVIDED BY ALL 3 DRYWELLS = 105.15 SQ. FT.

**SITE DEVELOPMENT PLAN**

A.P. 17, LOT 31  
588 BEACH AVENUE  
NEW SHOREHAM, RHODE ISLAND  
Prepared For:  
JENNIFER & ERIC CONNOLLY

**ATLAS LAND SURVEYING, LLC**

PROPERTY & CONSTRUCTION SURVEYING & MAPPING  
177 Burbank Drive ~ Warwick, RI 02886  
401-737-4407  
WWW.ATLASLANDSURVEYING.COM



REVISION: JULY 2024

DATE: JAN. 2024  
DRAWN BY: KRC  
SCALE: 1"=30'

SHEET  
1  
OF 1 SHEETS 1  
JOB NO. CONNOLLY  
DWG. NO. CONNOLLY-SITE