

**LOCUS  
(NOT TO SCALE)**

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A GARAGE, DRIVEWAY AND STORMWATER SYSTEM AT #141 LAKE DRIVE.
2. THE LOCATION OF THE EXISTING STRUCTURES AND TOPOGRAPHIC DATA AS SHOWN ON THIS PLAN ARE BASED ON THE PLAN TITLED "SITE PLAN PREPARED FOR MELISSA JARVIS LOCATION 141 LAKE DRIVE, CHEPACHET, RI" BY MOUNT HOPE ENGINEERING INC. DATED 5/30/24.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG-SAFE AT LEAST 72 HOURS PRIOR TO COMMENCING WORK ON SITE AT 1-888-DIG-SAFE AND ANY OTHER APPLICABLE AGENCIES. ANY SHOWN UTILITIES ARE APPROXIMATE AND ACCURACY AND COMPLETENESS OF EXISTING UTILITIES SHOWN IS NOT GUARANTEED.
4. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.

**LOCUS OWNER OF RECORD:**  
 PLAT MAP PL-B LOT 7  
 JARVIS PROPERTIES, LLC.  
 141 LAKE DRIVE  
 DEED BK. 920, PG. 347

**FEMA:**  
 LOCUS LIES WITHIN THE FEMA ZONE X AND ZONE AE 448 AS SHOWN ON THE F.I.R.M. MAP #44007C0140G EFFECTIVE 3/2/2009

**LOT COVERAGE**

|                       | EXISTING  | PROPOSED |
|-----------------------|-----------|----------|
| HOUSE                 | 951 SF    | 1,473 SF |
| DECK/PORCH            | 366 SF    | 625 SF   |
| DRIVEWAY              | 102 SF    | 497 SF   |
| GARAGE                | 0 SF      | 984 SF   |
| TOTAL IMPERVIOUS AREA | 1,419 SF  | 3,579 SF |
| TOTAL PERVIOUS AREA   | 10,752 SF | 8,592 SF |

**ZONING REQUIREMENTS**  
 AGR1-RES1 DISTRICT "A-4"

|                       | REQUIRED   | EXISTING   | PROPOSED   |
|-----------------------|------------|------------|------------|
| AREA (MIN.)           | 174,240 SF | 12,171 SF± | 12,171 SF± |
| WIDTH (MIN.)          | 350 FEET   | 150 FEET   | 150 FEET   |
| BLD. COVERAGE (MAX.)  | 30%        | 7.8%       | 12.1%      |
| BLD. HEIGHT (MAX.)    | 35 FEET    | < 35 FEET  | < 35 FEET  |
| ACC. BLD. HGT. (MAX.) | 25 FEET    | NA         | < 25 FEET  |

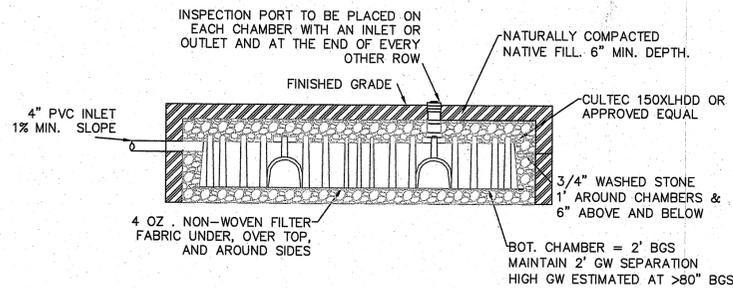
| MINIMUM YARDS: |           |           |           |
|----------------|-----------|-----------|-----------|
| FRONT (MIN.)*  | 6.9 FEET  | 12.4 FEET | 12.4 FEET |
| SIDE (MIN.)*   | 3.45 FEET | 13 FEET   | 11 FEET   |
| REAR (MIN.)*   | 5.18 FEET | 75.9 FEET | 52.8 FEET |

\*SUBSTANDARD LOT, PERCENTAGE UNDERSIZED 6.9%

**STORMWATER CALCULATIONS:**

Rev = 1" x F x I / 12  
 Rev = 1" x 0.60 x 2,160 sf / 12 = 108 cf  
 Where:  
 Rev = Required groundwater recharge volume (cf)  
 F = Recharge factor  
 I = Increase in impervious area (sf)  
 Rev provided = 285 cf

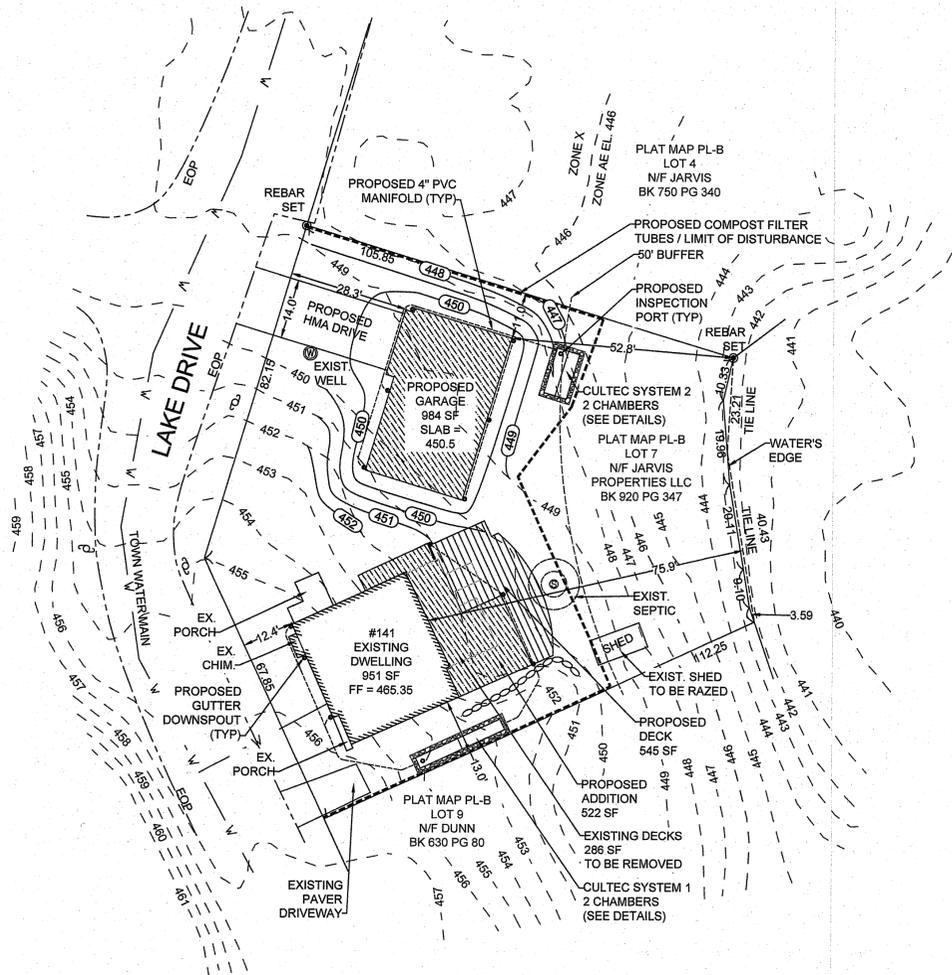
Wqv = 1" x I / 12  
 Wqv = 1" x 2,160 sf / 12 = 180 cf  
 Where:  
 Wqv = Required water quality volume (cf)  
 I = Increase in impervious area (sf)  
 Wqv provided = 285 cf



**CULTEC 150XLHD INFILTRATION CHAMBER  
 PROFILE  
 N.T.S.**

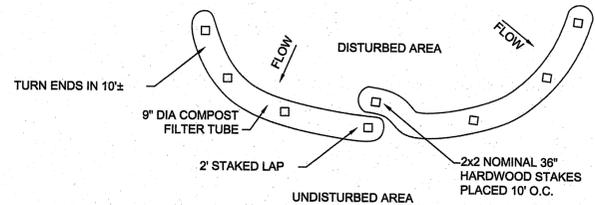
**SYSTEM NOTES:**

1. USE CULTEC R150XLHDD CHAMBERS OR APPROVED EQUAL
2. ASSUMED HIGH GW. @ >80" BGS
3. SYSTEM 1 - 2 CHAMBERS
  - 3.1. INV. STONE ELEV. = 447.83
  - 3.2. INV. CHAMBER ELEV. = 448.33
  - 3.3. INV. 4" PVC IN = 449.50
4. SYSTEM 2 - 2 CHAMBERS
  - 4.1. INV. STONE ELEV. = 443.00'
  - 4.2. INV. CHAMBER ELEV. = 443.50'
  - 4.3. INV. ELEV 6" HDPE IN = 444.67'
5. REMOVE ANY LOAM, CLAY, AND UNSUITABLE MATERIALS BELOW CHAMBERS AND REPLACE WITH CLEAN COARSE SAND FREE FROM FINES AND CLAY.

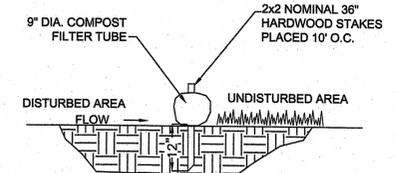


RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

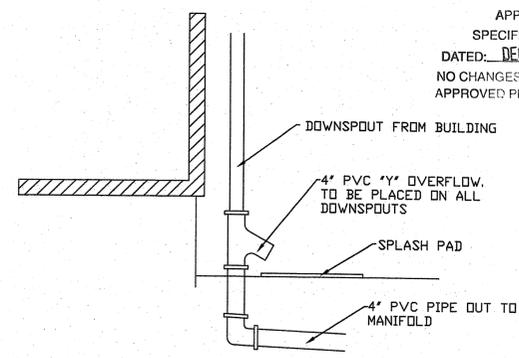
NOTE PER DEM:  
 Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site



**9" DIA. COMPOST FILTER TUBE  
 PLAN  
 N.T.S.**



**9" DIA. COMPOST FILTER TUBE  
 SECTION  
 N.T.S.**



**ROOF DOWNSPOUT  
 N.T.S.**

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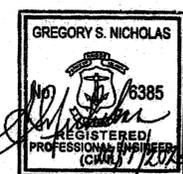
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: DEC 05 2024 FILE #: 24-0195  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Andy Chappell*

**LEGEND**

- 30 — EXISTING CONTOUR
- 30 — PROPOSED CONTOUR
- — — COMPOST FILTER TUBES
- — — STONE WALL
- — — EDGE OF PAVEMENT
- v — WATER LINE
- — — UTILITY POLE

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 20 ft.



| SITE PLAN                    |                               |               |
|------------------------------|-------------------------------|---------------|
| AT:                          | 141 LAKE DRIVE, CHEPACHET, RI |               |
| FOR:                         | JARVIS PROPERTIES, LLC        |               |
| <b>SOUTHCOST ENGINEERING</b> |                               |               |
| P.O. BOX N 217 WESTPORT, MA  |                               |               |
| SCALE: 1" = 20'              | (508) 636-8815                | DATE: 10/5/24 |
| DESIGN: MP                   | DRAWN BY: MP                  | REV. 11/15/24 |