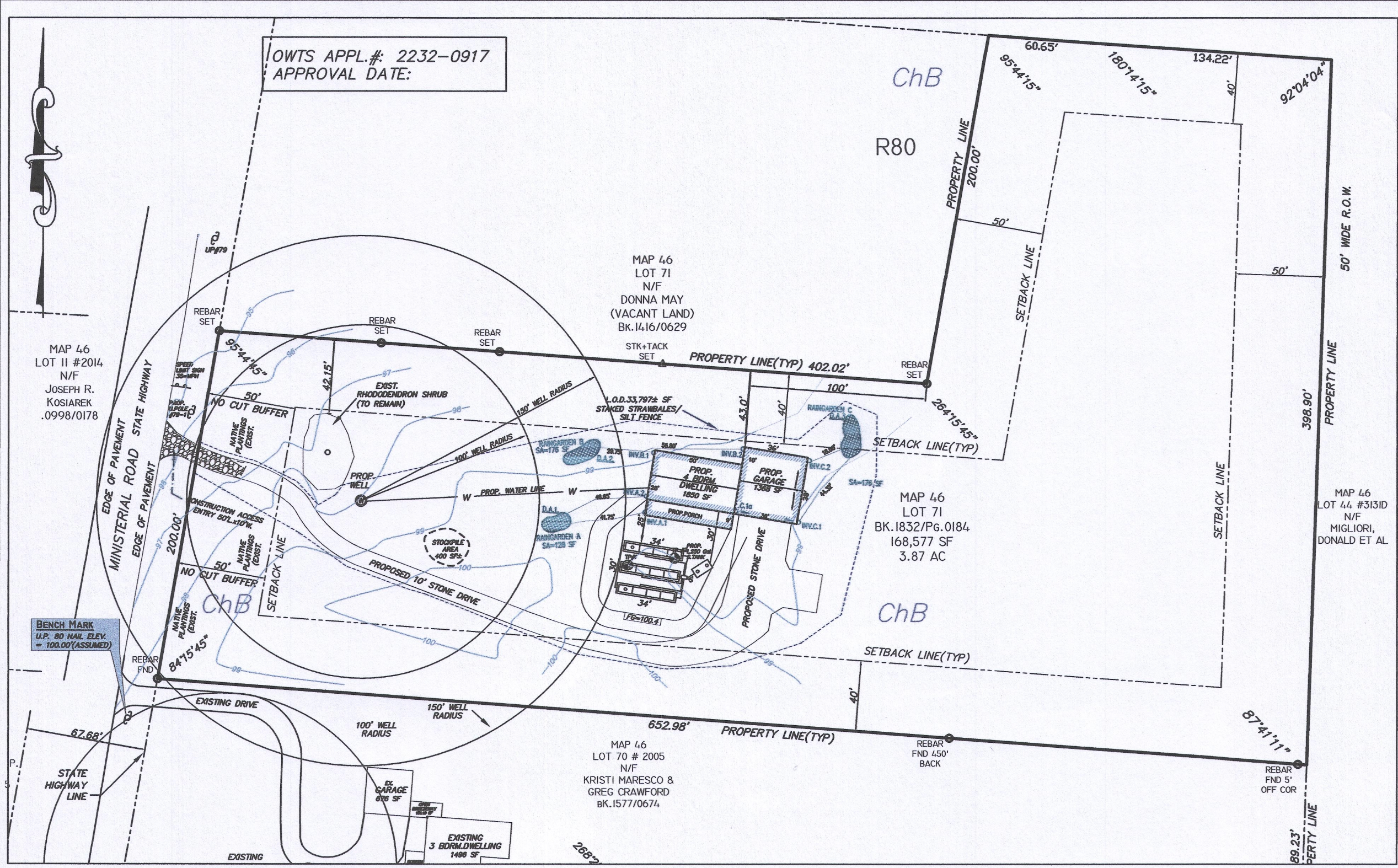


OWTS APPL.# 2232-0917
APPROVAL DATE:



MAP 46
LOT 11 #2014
N/F
JOSEPH R.
KOSIAREK
.0998/0178

MAP 46
LOT 71
N/F
DONNA MAY
(VACANT LAND)
BK.14.16/0629

ChB
R80

ChB

ChB

MAP 46
LOT 71
BK.1832/PG.0184
168,577 SF
3.87 AC

MAP 46
LOT 70 # 2005
N/F
KRISTI MARESCO &
GREG CRAWFORD
BK.15.77/0674

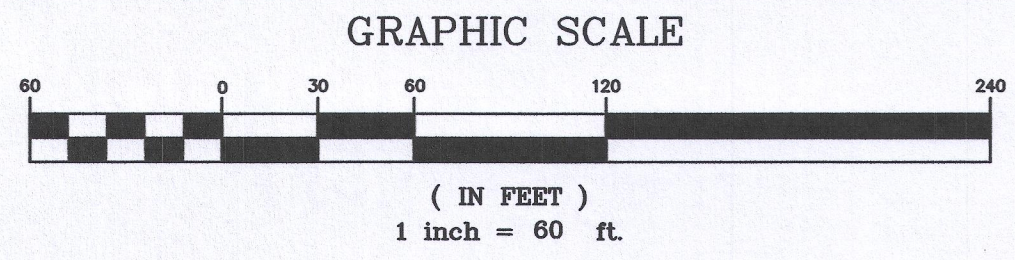
MAP 46
LOT 44 #3131D
N/F
MIGLIORI,
DONALD ET AL

BENCH MARK
U.P. 80 HAIL ELEV.
= 100.00'(ASSUMED)

R80 ZONING DATA

BUILDING SETBACKS:

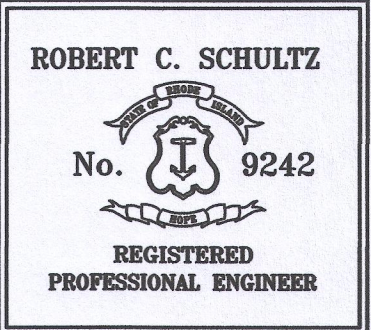
	REQUIRED	PROPOSED
FRONT:	50'	>50'
SIDE :	40'	>40'
REAR :	50'	>50'
FRONTAGE:	200'	200'
MIN.LOT SIZE :	80,000 SF	
EXISTING LOT SIZE:	168,577 SF (3.87 AC)	
MAX.ALLOWABLE LOT COVERAGE:	20%	
PROP.LOT COVERAGE:	19% (3,218 SF)	



PLAN VIEW
SCALE: 1" = 60'

PROPERTY OWNERS OF RECORD:

ROBERT PERSSON & MARY D. PIERCE
3683 TOWER HILL ROAD
WAKEFIELD, RI 02879



REFERENCE NOTES:

- 1.) THE MAXIMUM EXISTING SLOPE GRADE = 0.1%±. THE LIMIT OF DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION PROJECT IS APPROX. 34,119± S.F.
- 4.) THE PROPOSED HOUSE IS SERVICED BY A PRIVATE WELL.
- 5.) ACCESS FOR CONSTRUCTION IS A PRIVATE DRIVEWAY FROM MINISTERIAL ROAD.
- 6.) THERE IS A 400± S.F. STOCKPILE AREA ON THE SITE FOR ALL CONSTRUCTION & ASSOCIATED DEBRIS.
- 7.) THE PROPOSED RESIDENTIAL CONSTRUCTION SITE WILL BE SURROUNDED BY TEMPORARY STAKED STRAW BALE/SILT FENCE BARRIERS (L.O.DISTURBANCE) TO PREVENT SIGNIFICANT IMPACT OR EROSION & DEPOSITION ALONG ABUTTING PROPERTIES OR ROADS.
- 8.) THE CONSTRUCTION ACCESS ENTRY FROM MINISTERIAL ROAD IS FROM THE FRONT BOUNDARY LINE AT THE ENTRY OF THE PROPOSED 10 FT.+ WIDE CRUSHED STONE DRIVEWAY TO THE PROPOSED HOUSE. AFTER ALL CONSTRUCTION ACTIVITIES ARE COMPLETED THE ACCESS ENTRY WILL BE REMOVED AND THE AFFECTED AREA AND DRIVEWAY WILL BE RE-GRADED WITH 3-4" OF SCREENED BANK-RUN GRAVEL, COMPACTED & FINISHED WITH CRUSHED STONE, INCLUDING 20% OF FINES.
- 9.) REF.4.9 D.O.T.-P.A.P.: THERE WILL BE NO EFFECT ON EXISTING NATURAL DRAINAGE ALONG MINISTERIAL ROAD. CONTRIBUTING FACTORS ARE:
 - a) THE PROPOSED PERVIOUS CURVED DRIVEWAY THAT WILL ABSORB DRIVEWAY AND ASSOCIATED WATER RUNOFF.
 - b) THE REQUIRED WOODED BUFFER, MEASURED FROM THE STATE HIGHWAY RIGHT-OF-WAY LINE AND EXTENDING 50' INTO THE FRONT YARD ACROSS THE WIDTH OF THE SITE WITH NATURAL VEGETATION AND SPECIMEN PLANT MATERIALS; WILL CONTINUE TO ABSORB SITE WATER RUNOFF.
 EXISTING NATURAL VEGETATION WITHIN THE BUFFER THAT WAS REMOVED DURING DRIVEWAY/ BUILDING CONSTRUCTION WILL BE REPLACED BY SPECIMEN QUALITY NATIVE PLANT MATERIAL.

(REF: "MINISTERIAL ROAD SCENIC HIGHWAY" SEC.505.6 S.K. CODE OF ORDINANCES & EXISTING PLAN.)



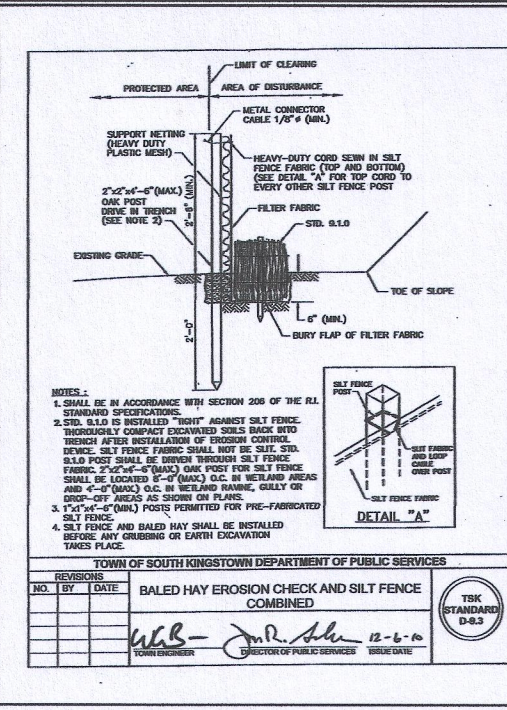
A. EASTERLY VIEW-SPEED LIMIT SIGN & MINISTERIAL RD. DRIVEWAY ACCESS



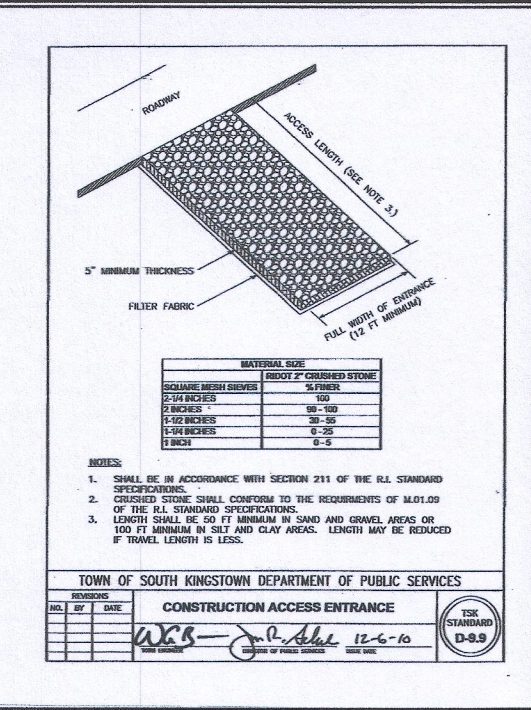
B. NORTHERLY VIEW- MINISTERIAL RD. TO SIGN, PAST PROPOSED DRIVEWAY ACCESS



C. SOUTHERLY VIEW- PROPOSED PARTIAL DRIVEWAY ACCESS/BUFFER TO LEFT



SILT FENCE/STRAW BALE DETAIL



CONSTRUCTION ACCESS ENTRANCE

STORMWATER MANAGEMENT NOTES.

- 1.) THE SEASONAL HIGH GROUND WATER TABLE IS 8.0'.(T.H.1 & 2.) REFER TO EXIST. OWTS APPL.# 2232-0917. DATED 08/10/22.
- 2.) THE BOTTOM OF EXFILTRATION PRACTICES MUST BE SEPARATED BY 2.0'MIN. VERTICALLY FROM THE SHGW. THE BOTTOM OF THE RAINGARDENS ARE CALCULATED AT 8" DEEP; APPROX. 7.3' ABOVE THE SHGW.
- 3.) THE SOIL IN THE AREA IS DETERMINED TO BE A SILT/GRAVELLY LOAM,CAT.5, REFERENCED IN THE SOIL EVALUATION PROFILE, DATED 08/10/22.

SETBACKS: RAINGARDENS: REQUIRED PROPOSED

EXISTING WELLS	25'	>25'
EXISTING/PROP.OWTS	15'	>15'
EXIST./PROP.BUILDINGS	10'	>10'

NOTE: SEPARATION BETWEEN OWTS SYSTEMS & SURROUNDING WELLS IS GREATER THAN 100'.

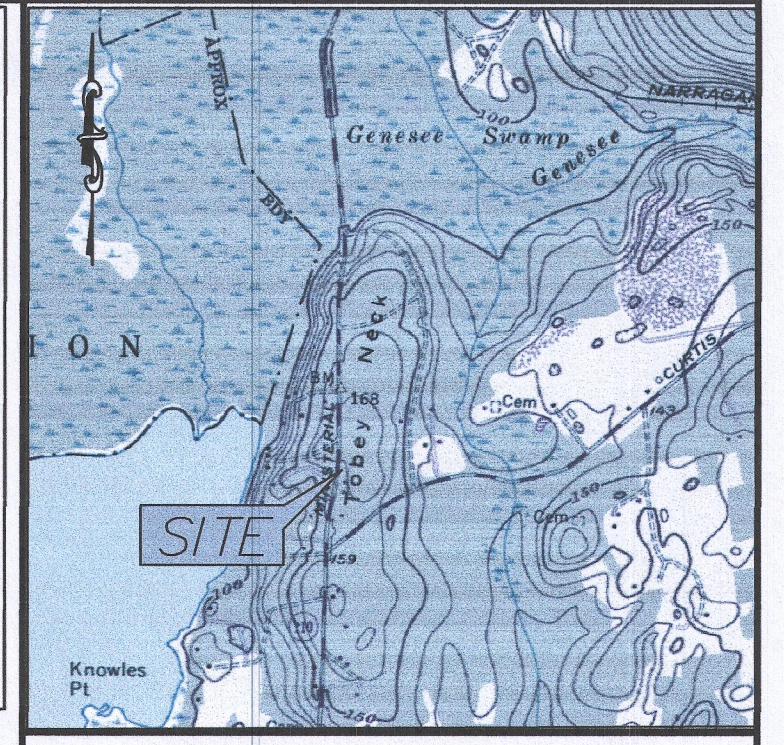
- 5.) THE WATER QUALITY VOLUME (WQV) = FIRST 1"OF RUN OFF OF RAINWATER OFF IMPERVIOUS SURFACES.
- 6.) THE SIZE & QUANTITY OF THE DRAINAGE EXFILTRATION AREA IS DETERMINED BY S.F. OF IMPERVIOUS SURFACES. THIS AREA IS A PRE-CALCULATED SIZE BASED ON THE PROPOSED DRAINAGE AREA, SOIL TEXTURE & DEPTH.
- 7.) THE TOTAL PERVIOUS DRAINAGE AREA IS CALCULATED TO BE 3,218 SF.
- 8.) THE PROPOSED DRAINAGE SYSTEM IS (3) 8" DEEP RAINGARDENS REFER TO THE "DRAINAGE TABLE" FOR CALCULATIONS AND DETAILS.

PLANTING & EROSION CONTROL

EROSION CONTROL PROGRAM:
PRIOR TO START OF CONSTRUCTION, STRAWBALES, 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, SHALL RECEIVE TEMPORARY SEDIMENTATION & EROSION CONTROLS.THIS WILL INCLUDE LOAM & SEEDING, MULCHING, HAY MATS,ETC.TO STABILIZE THE AREA. ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY STRAWBALES/SILT FENCES 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.

REF.250-RICR-150-10-8. 'STORMWATER MANAGEMENT, DESIGN & INSTALLATION RULES', AND 250-RICR-150-5-3, 'RI FRESHWATER WETLANDS RULES AND REGULATIONS.'



LOCUS MAP N.T.S.

LEGEND

- 21 --- EXISTING CONTOUR
- 21 — PROPOSED CONTOUR
- ROAD EDGE
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- I.P. IRON PIN FND
- U.P. 24 ○ UTILITY POLE
- ⊙ WELL
- ⊙ TEST PIT LOCATION
- ⊙ D.H. DRILL HOLE FND

TOWN OF SOUTH KINGSTOWN DEVELOPMENT PLAN PROPOSED CONDITIONS

PREPARED FOR:
ROBERT PERSSON
3683 TOWER HILL RD
WAKEFIELD RI 02879

FOR PROPERTY LOCATED ON:
MINISTERIAL ROAD

IN THE TOWN OF:
SOUTH KINGSTOWN, RHODE ISLAND
MAP 46, LOT 71
R 80 ZONING

#	DATE	DESCRIPTION	BY
3	3/29/23	DEVELOPMENT PLAN REV.	ZMD
3	2/10/23	REV.ENG.STAMP/REQU'MTS	ZMD
2	1/16/23	DEVELOPMENT PLAN	ZMD
1	11/24/22	CLIENT CHANGES (NOTES)	ZMD

DRAWN BY:	AHH/ZMD	DATE:	NOV.,2022
CHECKED BY:	RCS	DRAWING #:	8483001
JOB #:	8483001	SHEET:	2 OF 3



ENVIRONMENTAL PLANNING & SURVEYING, INC.
CIVIL ENGINEERING
SURVEYING
CAD DRAFTING

G:\Land Projects\8483001 PERSSON MINISTERIAL RD SK.dwg, 3/29/2023 7:02:39 PM, Canon IP785.pcs