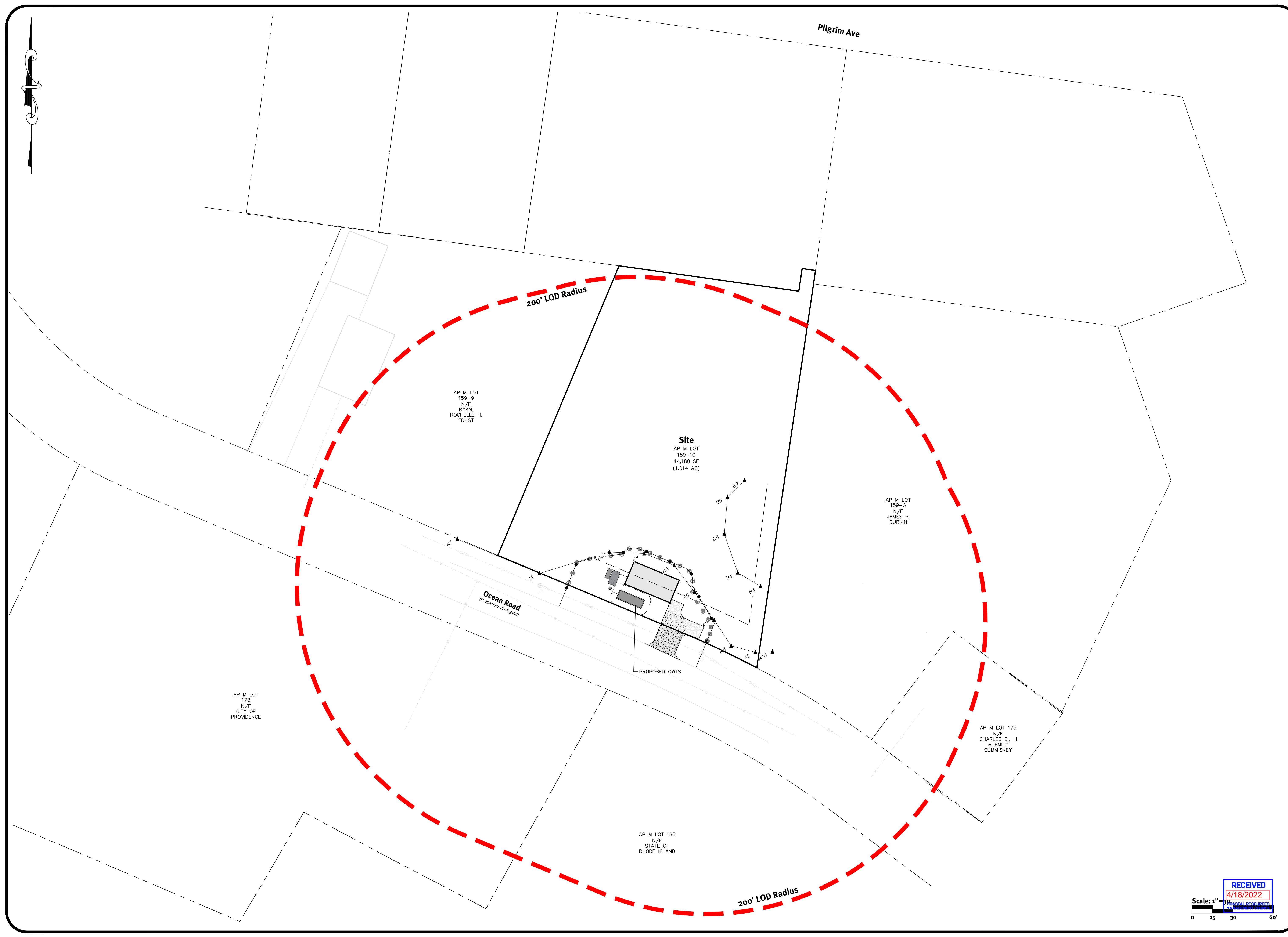


c:\kerman\projects\2113-001 ocean road survey and due diligence\inroad.dwg (drawing) 2113-001-002-circ.dwg (sheet) 4/18/2022



Scale: 1" = 80'  
 0 15' 30' 60'

RECEIVED  
 4/18/2022  
 CIVIL ENGINEERING

200' Abutter's Map  
**Ocean Road OWTS**

A.P. No. Lot No. 40  
 Narragansett, Rhode Island  
 Applicant  
**Robert and Tamara Egan**  
 421 Wickham Road, North Kingstown, Rhode Island 02852

DE Job No: 2113-001. Copyright: 2016 by DiPrete Engineering Associates, Inc.



**DiPrete Engineering**  
 Two Stafford Court, Cranston, RI 02920  
 tel 401-943-1000 fax 401-664-6006 www.DiPrete-Eng.com

Engineers • Planners • Surveyors

Drawn By:	Design By:
KEC	KEC

# Permitting Submission

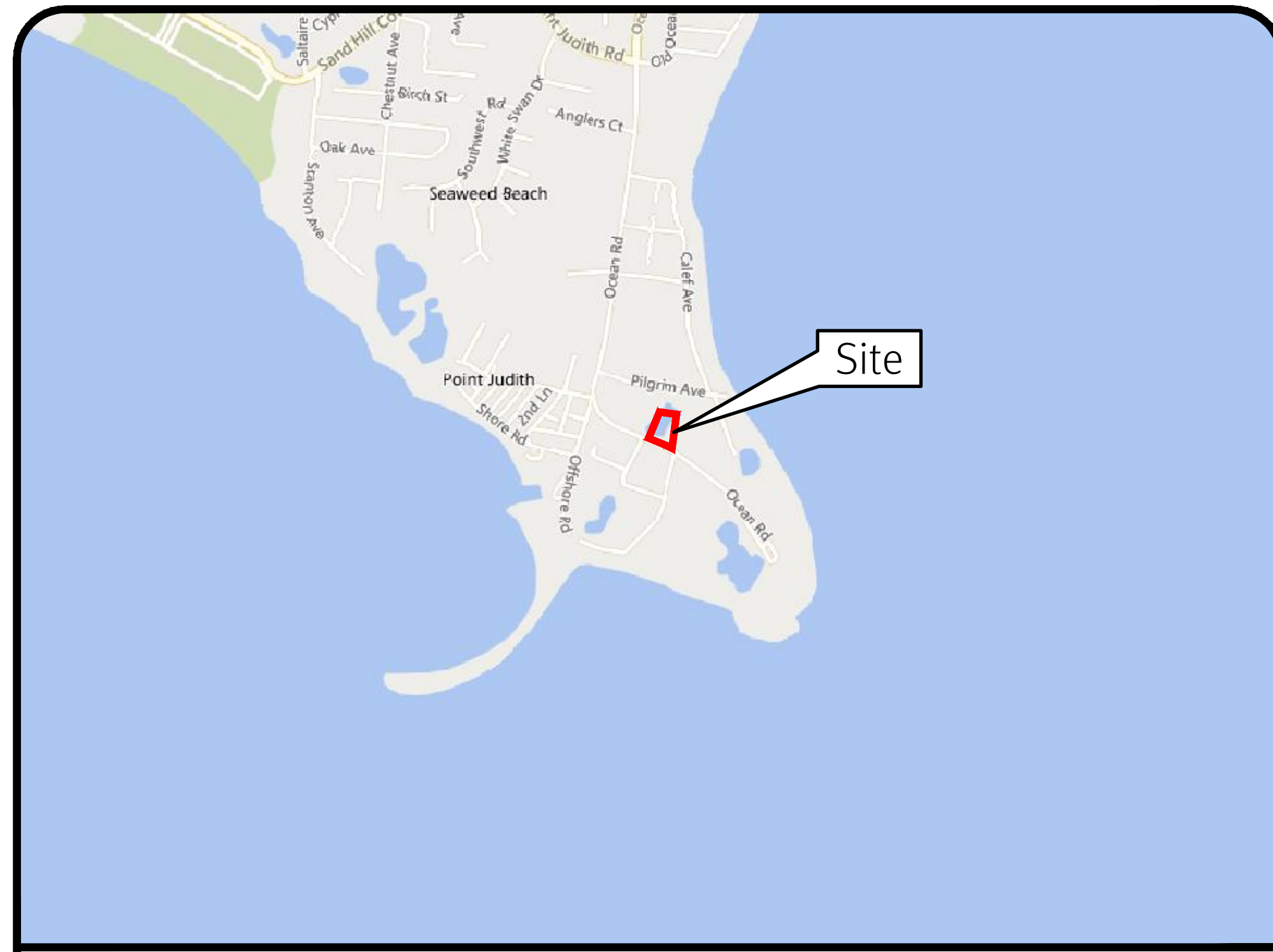
# Ocean Road

Narragansett, Rhode Island

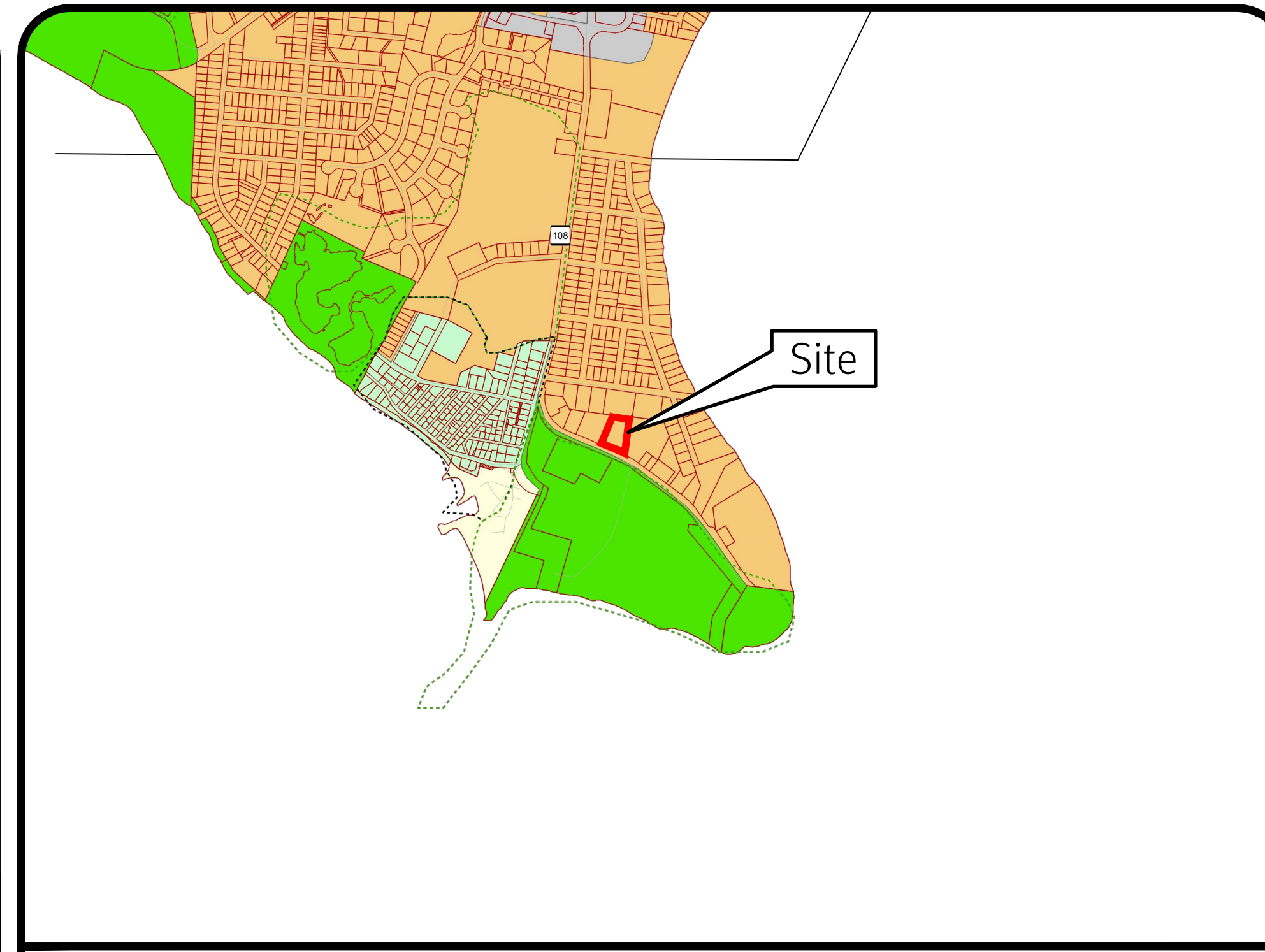
Assessor's Plat M Lot 159-10

## Sheet Index

- 1 Cover Sheet
- 2 Boundary and Topographic Survey
- 3 Site Plan
- 4 Notes & Details



Location Map 1"=1000'



Zoning Map 1"=1000'



Aerial & Soil Map 1"=1000'

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-64-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**JASON P. CLOUGH**  
No. [Signature]  
**REGISTERED PROFESSIONAL ENGINEER CIVIL**

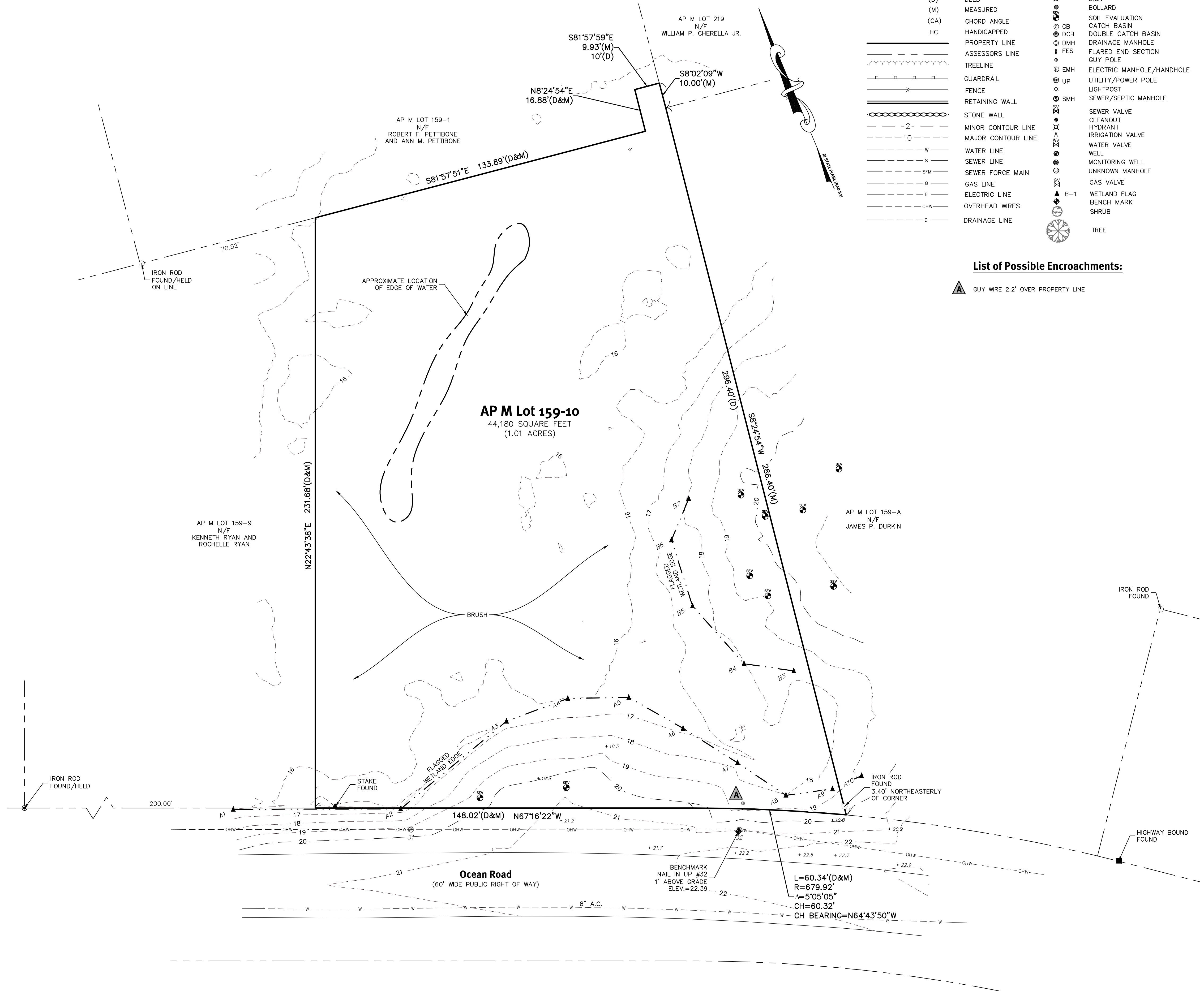
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE IMPLEMENTATION OF THIS PLAN AND LATERALS INCURRED DUE TO OMISSIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	03/13/2022	PRELIMINARY PERMITTING SUBMISSION	J.P.C.
2	03/23/2022	UTILITIES SURVEY	J.P.C.
3	03/24/2022	PERMITTING SUBMISSION	J.P.C.
4	03/27/2022	PERMITTING SUBMISSION	J.P.C.
5	03/27/2022	PERMITTING SUBMISSION	J.P.C.

**Cover Sheet**  
**Ocean Road**  
Assessor's Plat M Lot 159-10  
Narragansett, Rhode Island  
**Robert Egan**  
421 Wickham Road  
North Kingstown, Rhode Island 02882



z:\demain\projects\2113-001 ocean road survey and due diligence\arccad drawing\2113-001-b02-arccad.dwg Plotter: 3/27/2020



**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	ASSASSOR'S PLAT	NAIL FOUND/SET	NAIL FOUND/SET
AP	ASSESSOR'S PLAT	▲/△	NAIL FOUND/SET
N/F	NOW OR FORMERLY	●/◎	DRILL HOLE FOUND/SET
(D)	DEED	⊙/⊚	IRON ROD/PIPE FOUND/SET
(M)	MEASURED	■/□	BOUND FOUND/SET
(CA)	CHORD ANGLE	▲	SIGN
HC	HANDICAPPED	●	BOLLARD
	PROPERTY LINE	⊙	SOIL EVALUATION
	ASSESSOR'S LINE	⊙ CB	CATCH BASIN
	TREELINE	⊙ DCB	DOUBLE CATCH BASIN
	GUARDRAIL	⊙ DMH	DRAINAGE MANHOLE
	FENCE	↑ FES	FLARED END SECTION
	RETAINING WALL	●	GUY POLE
	STONE WALL	⊙ EMH	ELECTRIC MANHOLE/HANDHOLE
- - - 2 - - -	MINOR CONTOUR LINE	⊙ UP	UTILITY/POWER POLE
- - - 10 - - -	MAJOR CONTOUR LINE	⊙	LIGHTPOST
- - - W - - -	WATER LINE	⊙ SMH	SEWER/SEPTIC MANHOLE
- - - S - - -	SEWER LINE	●	SEWER VALVE
- - - SFM - - -	SEWER FORCE MAIN	●	CLEANOUT
- - - G - - -	GAS LINE	●	HYDRANT
- - - E - - -	ELECTRIC LINE	●	IRRIGATION VALVE
- - - OHW - - -	OVERHEAD WIRES	●	WATER VALVE
- - - D - - -	DRAINAGE LINE	●	WELL
		●	MONITORING WELL
		●	UNKNOWN MANHOLE
		●	GAS VALVE
		▲ B-1	WETLAND FLAG
		●	BENCH MARK
		●	SHRUB
		●	TREE

**List of Possible Encroachments:**

- ▲ GUY WIRE 2.2' OVER PROPERTY LINE



**General Notes:**

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT M, LOT 159-10 IN THE TOWN OF NARRAGANSETT, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 868, PAGE 608 IS ROBERT AND TAMARA R. EGAN.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44090C0326A, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R-10 BASED ON THE BASED ON THE TOWN OF NARRAGANSETT GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MARCH 6, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
8. SUBJECT TO RESTRICTIONS SET FORTH IN DEED BOOK 257 PAGE 849.
9. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORIZATIVE FIELD SURVEY MAY DISCLOSE.

**Plan References:**

1. EXISTING CONDITIONS PLAN , LOT 159-9 OF ASSESSORS MP M, 1394 OCEAN ROAD IN THE TOWN OF NARRAGANSETT, RI. SCALE 1"=20'. DATED SEPTEMBER 8, 2018. PLAN BY FRISSELLA-BALCH & ASSOCIATES.
2. PLAT SHOWING BUILDING SITES AT POINT JUDITH IN THE TOWN OF NARRAGANSETT, RI, PROPERTY OF EDWARDS J. COTTER. SCALE 1"=40'. DATED JUNE, 1968. PLAN BY A.J. EASTERBROOKS, CIVIL ENGINEER. RECORDED IN BOOK 6, PAGE 11.
3. TWO TRACTS OF LAND AT POINT JUDITH IN THE TOWN OF NARRAGANSETT, R.I., PROPERTY OF THOMAS P. MCCUNE, JR. SCALE 1"=40'. DATED JULY 1973. PLAN BY A.J. EASTERBROOKS, C.E.

**Datum Note:**

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**Utility Notes**

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL D AS DEFINED IN G/ASCE STANDARD 38-02(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
  - 5.1. WATER INFORMATION OBTAINED FROM THE TOWN OF NARRAGANSETT.

**Certification:**

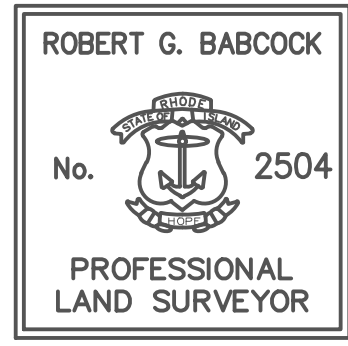
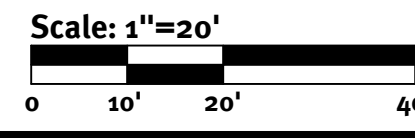
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
PERIMETER BOUNDARY SURVEY	CLASS 1
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2(UP TO A-SERIES WETLAND FLAGS)
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-4(BRUSH AREA)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
FUTURE SITE ENGINEERING AND PERMITTING.

This Plan Should Be Indexed By The Following Streets:

- Ocean Road



Signature of Robert G. Babcock



**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-0000 fax 401-641-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**Boundary and Topographic Survey**  
Ocean Road  
Narragansett, Rhode Island

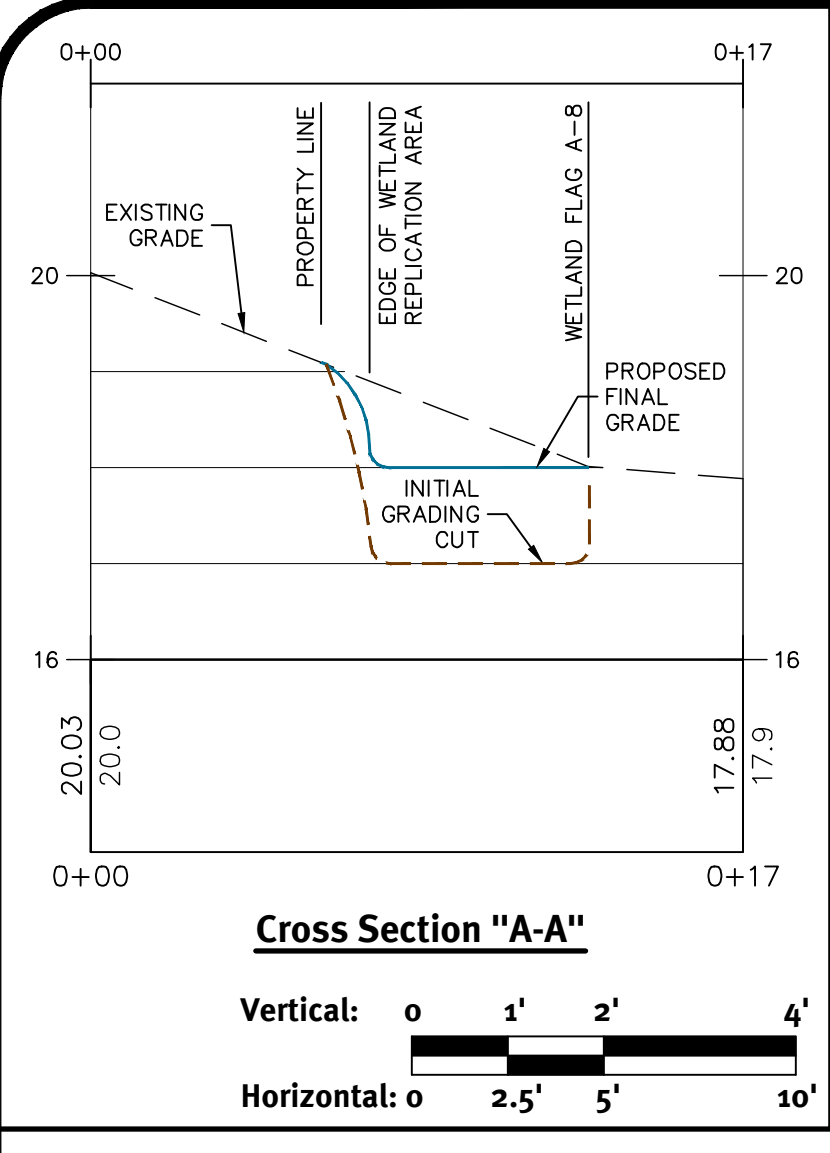
CLIENT  
**Robert Egan**  
421 Wickham Road, North Kingstown, Rhode Island 02852

Drawn By: A.J.F.  
3/27/20  
Date  
Description  
A.J.F.  
D.P.

PROFESSIONAL LAND SURVEYOR

RECEIVED  
4/18/2022  
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS

SHEET 2 OF 4



**Building Height Notes:**

AVERAGE EXISTING GRADE\* = (19.5 + 19.0)/2 = 19.25  
 MAX BUILDING ELEVATION = 19.25 + 35 FT = 54.25  
 PROPOSED PEAK ELEVATION = 54.21

\* AVERAGE EXISTING GRADE BASED ON THE AVERAGE OF THE EXISTING GRADE AT THE FRONT BUILDING CORNERS (SEE SPOT GRADES BELOW).

**Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

AP	ASSESSOR'S PLAT	▲/▲	NAIL FOUND/SET
N/F	NOW OR FORMERLY	●/●	DRILL HOLE FOUND/SET
(D)	DEED	⊙/⊙	IRON ROD/PIPE FOUND/SET
(M)	MEASURED	■/■	BOUND FOUND/SET
(CA)	CHORD ANGLE	□	SIGN
HC	HANDICAPPED	○	BOLLARD
PROPERTY LINE	PROPERTY LINE	⊠	SOIL EVALUATION
ASSESSOR'S LINE	ASSESSOR'S LINE	⊠ CB	CATCH BASIN
TREELINE	TREELINE	⊠ DCB	DOUBLE CATCH BASIN
GUARDRAIL	GUARDRAIL	⊠ DMH	DRAINAGE MANHOLE
FENCE	FENCE	⊠ FES	FLARED END SECTION
RETAINING WALL	RETAINING WALL	↑	GUY POLE
STONE WALL	STONE WALL	⊠ EMH	ELECTRIC MANHOLE/HANDHOLE
MINOR CONTOUR LINE	MINOR CONTOUR LINE	⊠ UP	UTILITY/POWER POLE
MAJOR CONTOUR LINE	MAJOR CONTOUR LINE	⊠	LIGHTPOST
WATER LINE	WATER LINE	⊠ SMH	SEWER/SEPTIC MANHOLE
SEWER LINE	SEWER LINE	⊠	SEWER VALVE
SEWER FORCE MAIN	SEWER FORCE MAIN	⊠	CLEANOUT
GAS LINE	GAS LINE	⊠	HYDRANT
ELECTRIC LINE	ELECTRIC LINE	⊠	IRRIGATION VALVE
OVERHEAD WIRES	OVERHEAD WIRES	⊠	WATER VALVE
DRAINAGE LINE	DRAINAGE LINE	⊠	WELL
		⊠	MONITORING WELL
		⊠	UNKNOWN MANHOLE
		⊠	GAS VALVE
		⊠	WETLAND FLAG
		⊠	BENCH MARK
		⊠	SHRUB
		⊠	TREE

**List of Possible Encroachments:**

▲ GUY WIRE 2.2' OVER PROPERTY LINE

**Plan References:**

- EXISTING CONDITIONS PLAN, LOT 159-9 OF ASSESSORS MP M, 1394 OCEAN ROAD IN THE TOWN OF NARRAGANSETT, RI. SCALE 1"=20'. DATED SEPTEMBER 8, 2018. PLAN BY FRISSELLA-BALCH & ASSOCIATES.
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**Datum Note:**

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**Soil Information:**

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
RbB	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
Se	STISSING SILT LOAM
W	WATERBODY

**Parking Notes:**

PARKING REQUIREMENT = 200 SF PER BEDROOM  
 PARKING REQUIRED = 2 BEDROOMS X 200 SF/BEDROOM = 400 SF  
 PARKING PROVIDED = 664 SF



**General Notes:**

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT M, LOT 159-10 IN THE TOWN OF NARRAGANSETT, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 868, PAGE 608 IS: ROBERT AND TAMARA R. EGAN, 421 WICKHAM ROAD, NORTH KINGSTOWN, RI 02852
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4409C03261, DATED OCTOBER 16, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R-10 BASED ON THE BASED ON THE TOWN OF NARRAGANSETT GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MARCH 6, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- SUBJECT TO RESTRICTIONS SET FORTH IN DEED BOOK 257 PAGE 849.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FUTURE FIELD SURVEY MAY DISCLOSE.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE NOT WITHIN A:  
 NATURAL HERITAGE AREAS (RIEM)  
 NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)  
 SALT POND'S SPECIAL AREA MANAGEMENT PLAN (CRMC)
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS.
- THE WETLAND EDGES WERE SURVEYED BY DIPRETE ENGINEERING ON MARCH 6, 2020.

**Utility Notes:**

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL D AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
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- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES:  
 5.1 WATER INFORMATION OBTAINED FROM THE TOWN OF NARRAGANSETT.  
 5.2 SEWER INFORMATION OBTAINED FROM THE TOWN OF NARRAGANSETT.

**Dimensional Regulations:**

CURRENT ZONING:	R-10
MINIMUM LOT AREA:	10,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	100'
MINIMUM FRONT YARD:	25'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	20'
MAXIMUM BUILDING COVERAGE:	25%
MAXIMUM BUILDING HEIGHT:	35'

**Certification:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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 SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
 DATA ACCUMULATION SURVEY (LIMITED)

MEASUREMENT SPECIFICATION: CLASS 1  
 CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK  
 No. 2504  
 PROFESSIONAL LAND SURVEYOR

RECEIVED  
 04/18/2022  
 ROBERT G. BABCOCK, RIPLS #2504  
 COASTAL RESOURCES MANAGEMENT COUNCIL

**CRMC Notes:**

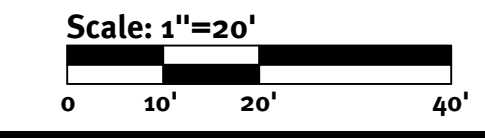
- THE LIMIT OF DISTURBANCE IS AS SHOWN ON PLAN.
- AREA OF DISTURBANCE = 3,936± SF.
- ALL CONSTRUCTION METHODS AND EQUIPMENT USED WILL BE STANDARD FOR RESIDENTIAL CONSTRUCTION.
- ELECTRIC AND TELECOMMUNICATION SERVICE SHALL BE UNDERGROUND OR OVERHEAD AS COORDINATED WITH THE OWNER, NATIONAL GRID, AND THE TELECOMMUNICATION PROVIDER.
- PROPOSED GRADE CHANGES AS SHOWN ON PLAN.

**Wetland Replication Note:**

- TOTAL WETLAND RESTORATION AREA=2165F MINIMUM.
- WETLAND RESTORATION TO BE COORDINATED WITH CRMC.

**Buffer Marker Note:**

- PERMANENT BUFFER MARKERS MUST BE AT LEAST 24" ABOVE GRADE. ACCEPTABLE PERMANENT TYPE BUFFER MARKERS INCLUDE 4" X 4" PRESSURE TREATED TIMBER POSTS, GALVANIZED FENCE POSTS WITH CAPS OR GRANITE OR CONCRETE BOUNDS. A PERMANENT TYPE FENCE AT LEAST 24" TALL MAY BE SUBSTITUTED FOR MARKERS WHERE DESIRED.



**Diprete Engineering**  
 350 Westfield Street, Suite 100, Narragansett, RI 02882  
 Tel: 401-939-8930 Fax: 401-641-6006 www.diprete-eng.com

Boston • Providence • Newport

JASON P. CLOUD  
 No. 2504  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING SURVEY. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	03-23-2022	Utility Location Submission	JAR
2	03-23-2022	Utility Location Submission	JAR
3	03-23-2022	Response to Building Official Comments	JAR
4	03-23-2022	Permitting Submission	JAR
5	03-23-2022	Permitting Submission	JAR
6	03-23-2022	Permitting Submission	JAR
7	03-23-2022	Permitting Submission	JAR
8	03-23-2022	Permitting Submission	JAR
9	03-23-2022	Permitting Submission	JAR
10	03-23-2022	Permitting Submission	JAR
11	03-23-2022	Permitting Submission	JAR
12	03-23-2022	Permitting Submission	JAR
13	03-23-2022	Permitting Submission	JAR
14	03-23-2022	Permitting Submission	JAR
15	03-23-2022	Permitting Submission	JAR
16	03-23-2022	Permitting Submission	JAR
17	03-23-2022	Permitting Submission	JAR
18	03-23-2022	Permitting Submission	JAR
19	03-23-2022	Permitting Submission	JAR
20	03-23-2022	Permitting Submission	JAR

**Site Plan**  
**Ocean Road**  
 Assessor's Plat M, Lot 159-10  
 Narragansett, Rhode Island

Robert Egan  
 421 Wickham Road  
 North Kingstown, Rhode Island 02882  
 Tel: 401-939-8930 Fax: 401-641-6006 www.diprete-eng.com

DESIGN BY: J.P.C.  
 DRAWN BY: J.P.C.

ESTABLISHMENT OF VEGETATIVE COVER

- 1. SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON... 2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED OR PROTECTED... 3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE...

Table with 2 columns: TYPE, % BY WEIGHT. Lists various grass types like Annual Ryegrass, Perennial Ryegrass, Upland Bentgrass, etc.

Table with 2 columns: TYPE, % BY WEIGHT. Lists various grass types like Creeping Red Fescue, Improved Kentucky Bluegrass, etc.

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- EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE SHOULD CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION... 7. TEMPORARY TREATMENTS SHALL CONSIST OF STRAW, FIBER MULCH OR PROTECTIVE COVERS...

- 8. ALL TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED... 9. ALL FILL SHALL BE THOROUGHLY COMPACTED...

- 10. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS... 11. ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING... 12. MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 5:1 UNLESS NOTED OTHERWISE...

- 13. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN... 14. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE...

MAINTENANCE: SHORT TERM / LONG TERM

- 1. THE STONE STABILIZATION PADS AT THE SITE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR... 2. ALL SILT FENCE, TEMPORARY TREATMENTS (STRAW, ETC.), AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR...

- 3. THE CONTRACTOR SHALL MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION... 4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR...

- 5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE DRAINAGE BMPs DURING CONSTRUCTION... 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO ALL DRAINAGE STRUCTURES AND RELATED APPURTENANCES...

- 7. A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND THE RESPONSIBLE AUTHORITY... 8. DURING THE FIRST SIX (6) MONTHS OF OPERATIONS, INSPECTIONS SHALL BE ACCOMPLISHED IN EACH DRAINAGE BMP AFTER EVERY RAINFALL EVENT...

- 9. IF STANDING WATER IS OBSERVED WITHIN THE DRAINAGE BMPs FOR MORE THAN THREE (3) DAYS AFTER A RAINFALL, THEN FAILURE OF THE SYSTEM MAY HAVE OCCURRED... 10. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR THE MAINTENANCE PROGRAM...

- 11. AFTER ACCEPTANCE OF THE SITE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR IMPLEMENTING THE MAINTENANCE PROGRAM... 12. THE RESPONSIBLE PARTY FOR THE STORMWATER MANAGEMENT PROGRAM IS THE OWNER OF THE SITE...

THE FOLLOWING MAINTENANCE PROCEDURES SHALL BE FOLLOWED FOR THE PERVIOUS DRIVEWAY:

- 1. THE SURFACE OF THE PERVIOUS DRIVEWAY SHALL BE MONITORED AFTER STORMS TO ENSURE IT DRAINS PROPERLY... 2. USE OF SAND AND SALT ON PERVIOUS DRIVEWAYS SHALL BE MINIMIZED.

SEQUENCE OF CONSTRUCTION AND STAGING OF LAND DISTURBING ACTIVITIES

- 1. CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SE & SC) ON SITE... 2. CONSTRUCTION TO BEGIN IN THE FALL 2022 OR UPON RECEIPT OF ALL NECESSARY APPROVALS... 3. SURVEY AND STAKE THE DRAINAGE BMPs (RAIN GARDEN AND/OR OTHER DRAINAGE FEATURES)...

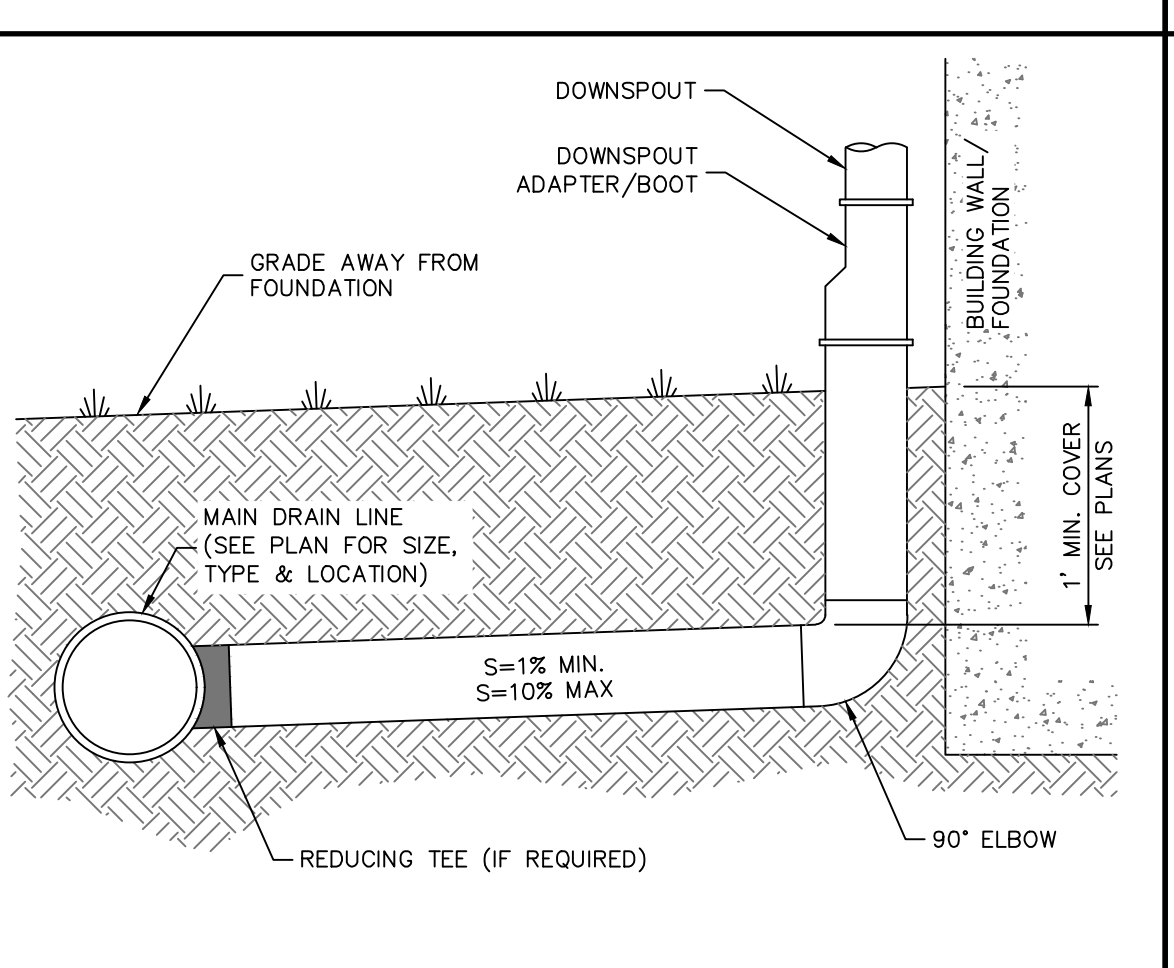
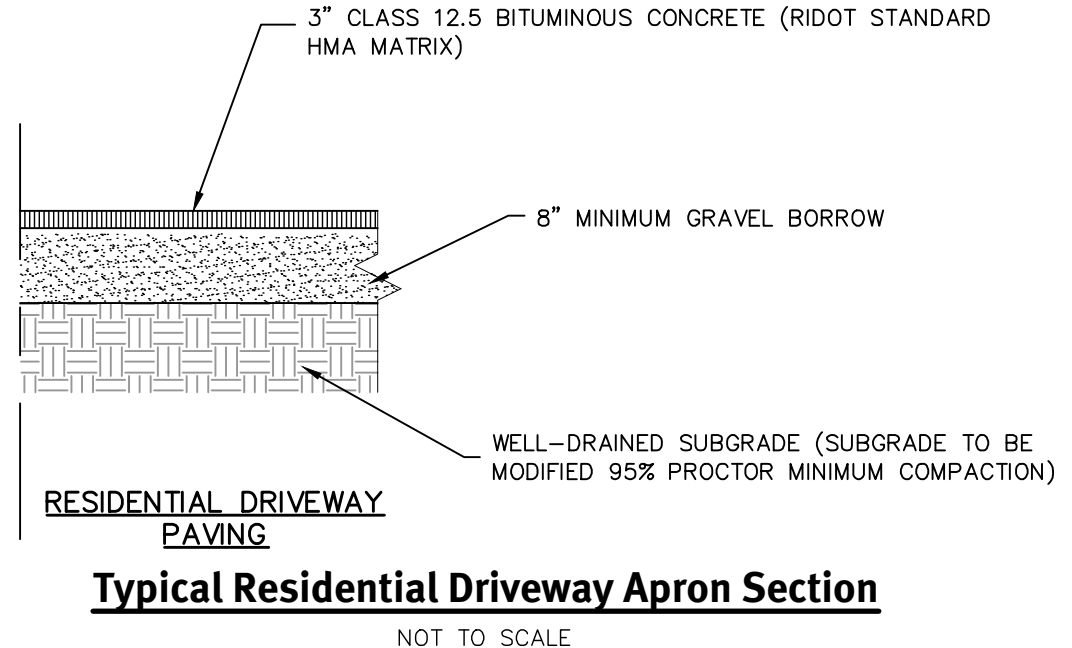
STRUCTURAL MEASURES

- 1. RUNOFF WATER QUALITY IS IMPROVED UTILIZING A RAIN GARDEN AND PERVIOUS SURFACES... 2. A STONE STABILIZATION PAD IS LOCATED AT THE SITE ENTRANCE TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT... 3. SILT FENCE SHALL BE INSTALLED DOWNSTREAM OUTSIDE THE LIMITS OF ANY PROPOSED CONSTRUCTION...

NON-STRUCTURAL MEASURES

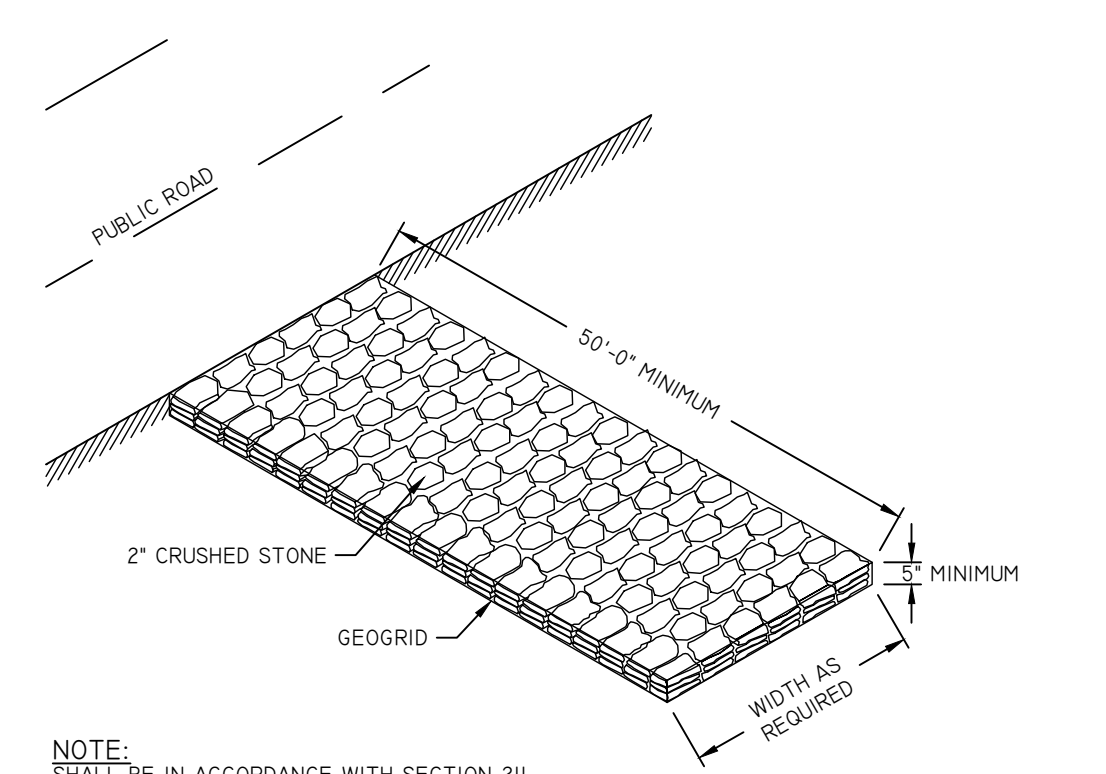
- 1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE ACCESS ROAD, UTILITY EASEMENTS AND AREAS TO BE GRADED... 2. TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE... 3. ALL TYPES OF WASTE GENERATED AT THE SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW...

NOTE: THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION.



- NOTES FOR CONSTRUCTION OF REPLACEMENT WETLAND: 1. PRIOR TO THE START, STRAW WATTLE TUBE, OR EQUIVALENT EROSION CONTROL MEASURES, SHALL BE ESTABLISHED... 2. EXISTING SHRUB VEGETATION SHALL BE CUT AND THE AREA GRUBBED... 3. EXISTING SOIL WITHIN THE REPLACEMENT WETLAND SHALL BE EXCAVATED TO A POINT APPROXIMATELY 1 FOOT BELOW THE ADJACENT WETLAND GRADE...

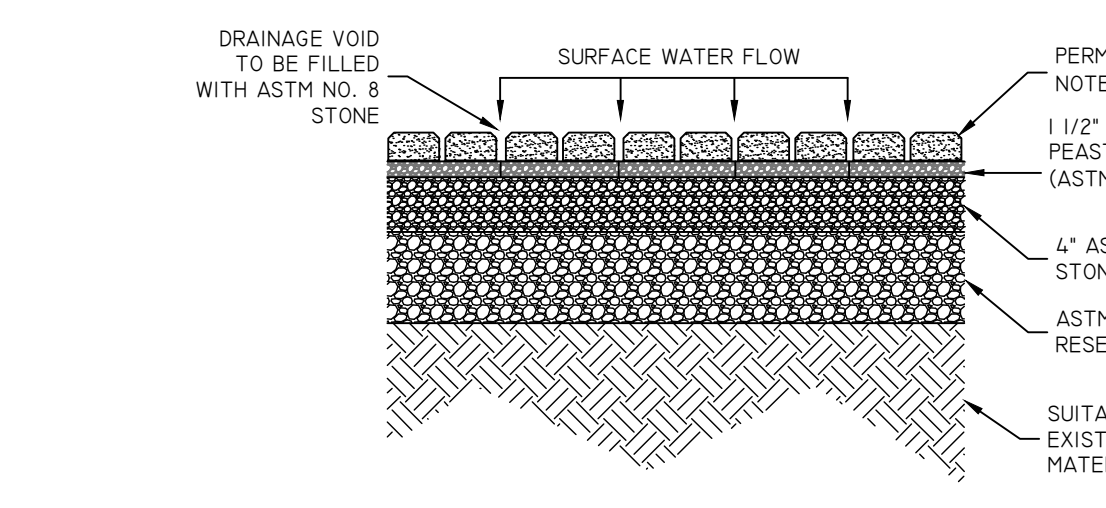
NOTES FOR CONSTRUCTION OF REPLACEMENT WETLAND



NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

CONSTRUCTION ACCESS

NOT TO SCALE



- NOTE: 1. PERMEABLE PAVERS CAN BE ANY OF THE FOLLOWING: PERMEABLE SOLID BLOCK WITH A MINIMUM VOID RATIO OF 15% WITH OPEN-CELL GRIDS. SOLID BLOCK WITH OPEN-CELL JOINTS >15% OF SURFACE. 2. ALL PERMEABLE PAVERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

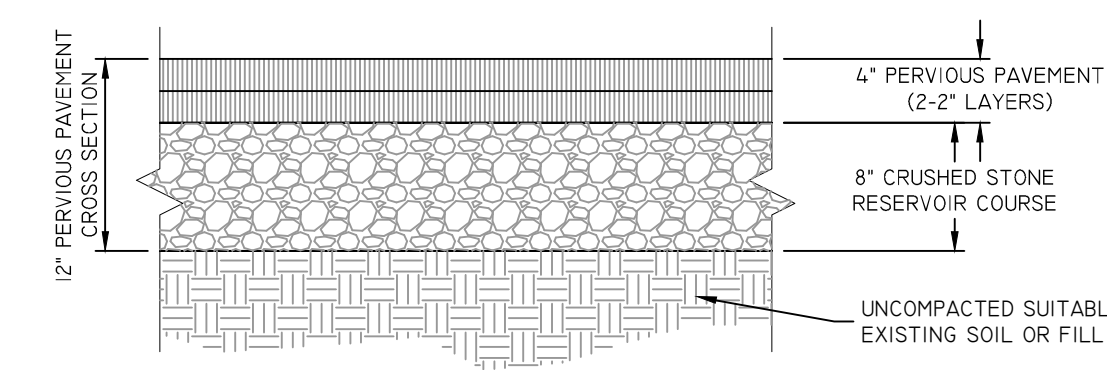
PERMEABLE PAVER DETAIL

NOT TO SCALE

Table with 4 columns: STANDARD SIEVE SIZE (INCHES), AASHTO No. 57, AASHTO No. 8, AASHTO No. 2. Lists sieve sizes and corresponding AASHTO numbers.

TYPICAL PERVIOUS PAVEMENT CROSS SECTION (RESIDENTIAL USE)

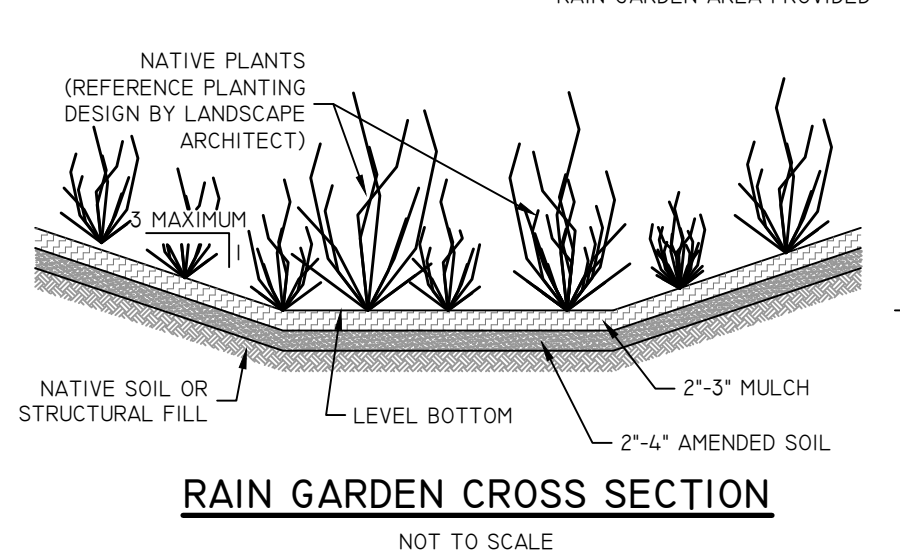
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NOTE: ALTERNATIVE PERVIOUS DRIVEWAY DETAIL. CONFIRM PERVIOUS DRIVEWAY TYPE WITH OWNER.

RAIN GARDEN DESIGN NOTES:

- 1. RAIN GARDEN SHOULD BE LOCATED IN AREAS WITH LESS THAN 12% SLOPE THAT ARE AT LEAST 10 FT FROM FOUNDATIONS... 2. THE BOTTOM OF A RAIN GARDEN SHOULD BE LEVEL TO ENCOURAGE THE EVEN DISTRIBUTION OF STORMWATER... 3. THE AMENDED SOIL LAYER SHOULD BE A 50/50 MIXTURE OF THE EXCAVATED NATIVE SOILS AND NATURE ORGANIC COMPOST...



RAIN GARDEN CROSS SECTION

NOT TO SCALE

SIZING NOTE:

- 1. RAIN GARDENS SIZED USING TABLE 7 OF THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT. SIZING DATA: SANDY SOIL CONDITIONS: RAIN GARDEN DEPTH: 8 INCHES. RAIN GARDEN SIZING CALCULATION: TOTAL IMPERVIOUS AREA = 648 SF. RAIN GARDEN SURFACE AREA = 80 SF. IMPERVIOUS SURFACE AREA = 1,000 SF. RAIN GARDEN PROVIDED = 81 SF.

\*RAIN GARDEN IS OVSIZED TO MEET TOWN OF NARRAGANSETT SECTION 7.7 ZONING REQUIREMENTS FOR A 25-YEAR DESIGN STORM.

Diprete Engineering logo and contact information: Two Stafford Court, Cranston, RI 02920, Tel: 401-943-1000, Fax: 401-641-6006, www.diprete-eng.com. Boston Providence Newport.

JASON P. CLOUD, Registered Professional Engineer Civil, No. 010000011.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

Design By: J.P.C. Drawing: Ocean Road, Design: Diprete Engineering Associates, Inc., Date: 4/18/2022.

Notes & Details, Ocean Road, Robert Egan, Design Engineer, 421 Wickham Road, North Kingstown, Rhode Island 02882. Design: Diprete Engineering Associates, Inc. SHEET 4 OF 4.

RECEIVED 4/18/2022, Coastal Resources Management Council.