

# PRELIMINARY PLAN SUBMISSION FOR SAFE HARBOR MARINAS, LLC LAND DEVELOPMENT PROJECT

**A.P. 63-3 LOT 60  
362 POND STREET**

**IN  
SOUTH KINGSTOWN, RHODE ISLAND**

OWNER/APPLICANT:  
SHM SILVER SPRING LLC  
14785 PRESTON ROAD, STE 975  
DALLAS, TEXAS 75254  
C/O BECK BENNETT  
bbennett@shmarinas.com

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN 1 OF 2 (2 of 9, dated 07/28/2020)
- 3) EXISTING CONDITIONS PLAN 2 OF 2 (2 of 9, dated 07/28/2020)
- 4) PROPOSED CONDITIONS PLAN
- 4) PROPOSED OWTS PLAN
- 5) OWTS DETAILS
- 6) SITE DETAILS



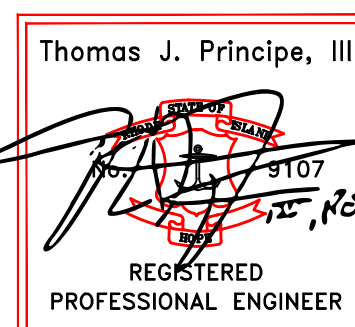
PREPARED BY:

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
401.816.5385

WWW.PRINCIPECOMPANY.COM

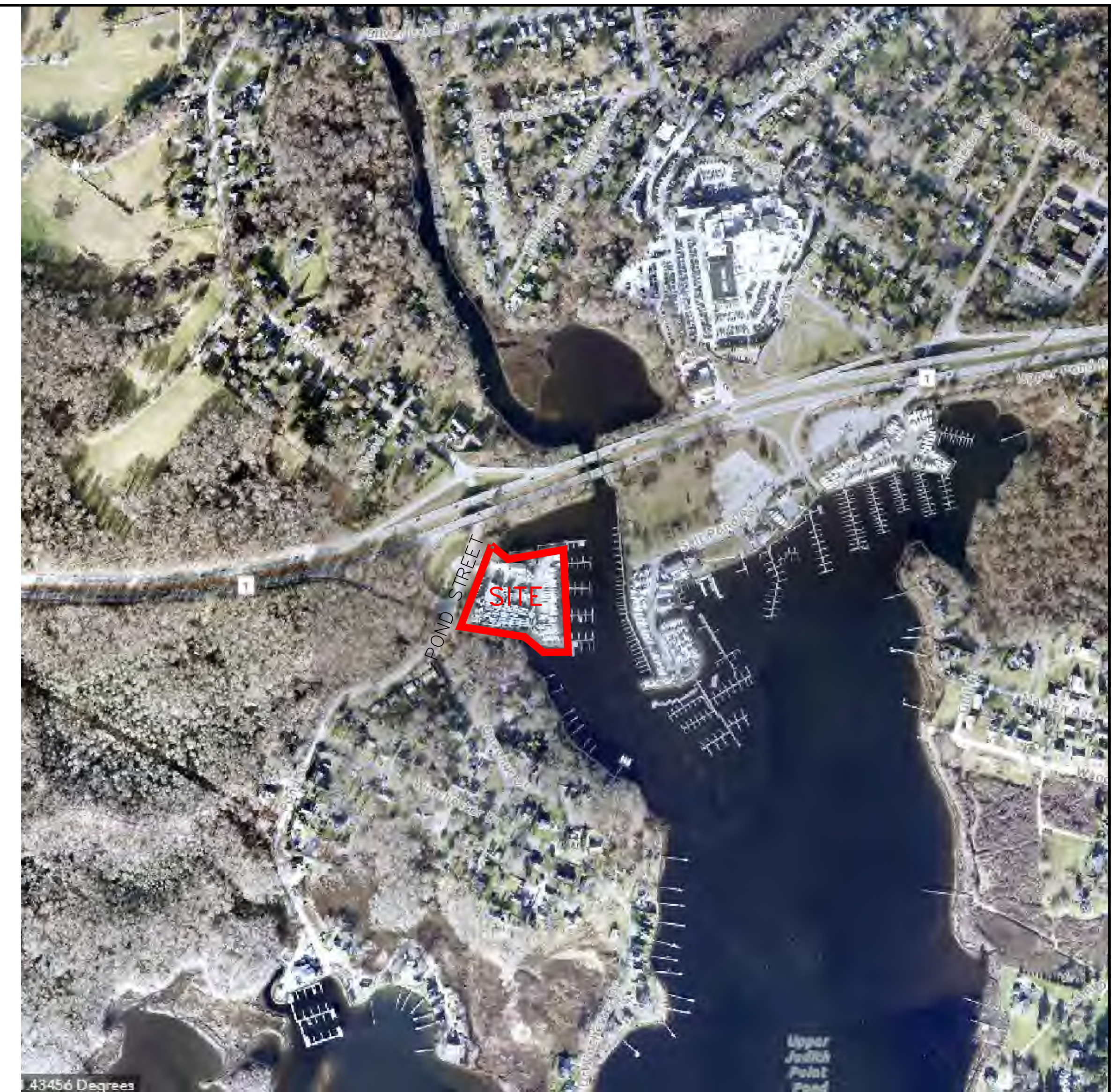
JULY 22, 2025



PLAN REFERENCES:

1) CLASS 1 LIMITED CONTENT BOUNDARY SURVEY DATED JULY 2020 BY CHARLES LENT, P.L.S. No. 1947 EXISTING CONDITIONS PLAN PREPARED BY RAVI ENGINEERING & LAND SURVEYING P.C. PREPARED FOR SAFE HARBORS MARINAS, LLC A.P. 60-3 LOT 60 362 POND STREET SOUTH KINGSTOWN, RHODE ISLAND;

2) RIDEM OWTS APPLICATION NO. 2032-1906



AERIAL LOCUS MAP  
SCALE 1"=600'

PROJECT DATA:

EXISTING: PLAT: 60-3 LOT: 60  
LOT AREA : 142,365 SF (3.27 Ac.)

STREET INDEX  
POND STREET

ZONING DESIGNATION: CW (COMMERCIAL WATERFRONT)

MIN. LOT AREA 40,000 MIN.  
FRONTAGE/LOT WIDTH 100 FT  
MIN. FRONT YARD 40 FT  
MIN. SIDE YARD 30 FT  
MIN. REAR YARD 30 FT  
MIN. CORNER SIDE YARD 40 FT  
MAX BUILDING LOT COVERAGE 25 %

PROPOSED:  
REPLACE EXISTING 2,400 SF MAINTENANCE BUILDING WITH A PROPOSED 4,680 SF MAINTENANCE BUILDING

PARKING (CW ZONE):  
1-1/2 PARKING SPACES FOR EVERY BOAT SLIP  
(85 BOAT SLIPS) = 128 SPACES REQUIRED

LOT COVERAGE:

TOTAL LOT AREA 142,365 SF  
UNSUITABLE AREA (WETLANDS) 0 SF  
SUITABLE AREA 142,365 SF  
EXISTING STRUCTURES\* 6,600 SF  
PROP. STRUCTURE (WITH OVERHANGS) 4,680 SF  
TOTAL PROP. STRUCTURAL LOT COVERAGE 8,880 SF (6.2%)  
INCREASE IN TOTAL LOT (CRMC) 34.5%  
\*EXISTING 2,400 SF STRUCTURE TO BE RAZED

PROPOSED WAIVERS/VARIANCES:

1. ZONING 401: DIMENSIONAL RELIEF FOR SIDE YARD SETBACK ENCROACHMENT FOR PROPOSED BUILDING IN ZONING DISTRICT CW

LIGHTING NOTE:

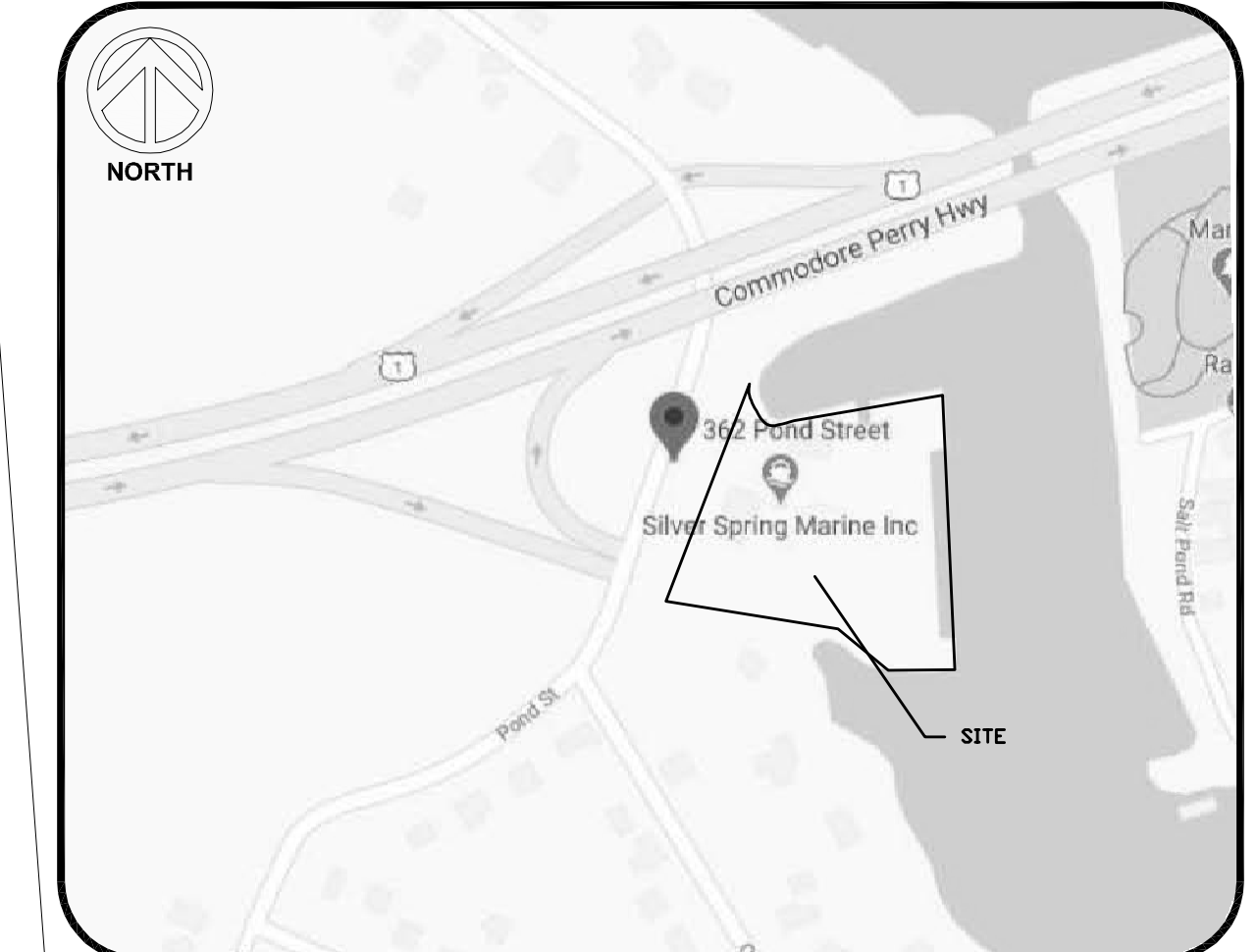
ALL PROPOSED LIGHTING SHALL BE DARK-SKY COMPLIANT.

UTILITY NOTE:

ALL PROPOSED ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.

DRAWING ISSUE:

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



**VICINITY AND ACCESS MAP**  
NOT TO SCALE

**SURVEY LEGEND**

- DRAINAGE STRUCTURE
- DRAINAGE STRUCTURE
- MANHOLE - TYPE UNKNOWN
- MANHOLE - SANITARY
- MONUMENT
- SINGLE POST SIGN
- DOUBLE POST SIGN
- UTILITY POLE
- FENCE (AS NOTED)
- ADJONER PROPERTY LINE
- MAIN PROPERTY LINE
- ZONING SETBACK LINE
- FLOOD ZONE BOUNDARY
- EDGE OF WATER
- WATERLINE (AS MARKED)
- /H - OVERHEAD
- CONC. - CONCRETE
- TYP. - TYPICAL
- N/F - NOW OR FORMERLY
- N.E.S.W - NORTH, EAST, SOUTH, WEST
- (M) - MEASURED
- (D) - DEED

**FLOOD NOTE**

By scaled map location and graphic plotting only, the subject property appears to be partially in Zone AE (base flood elevation determined - flooding effects from Block Island Sound) and Zone X (area of 0.2% annual chance flood) according to the Flood Insurance Rate Map, Community Panel No. 44009C0192J (Community No. 445407), Revised Date October 16, 2013 and Flood Insurance Rate Map, Community Panel No. 44009C02110 (Community No. 445407), Revised Date October 16, 2013.

**BASIS OF BEARINGS**

The basis for all bearings shown hereon is the RI State Plane Coordinates, NAD83, by Static GPS processed by GPSUS.

**BASIS OF ELEVATIONS**

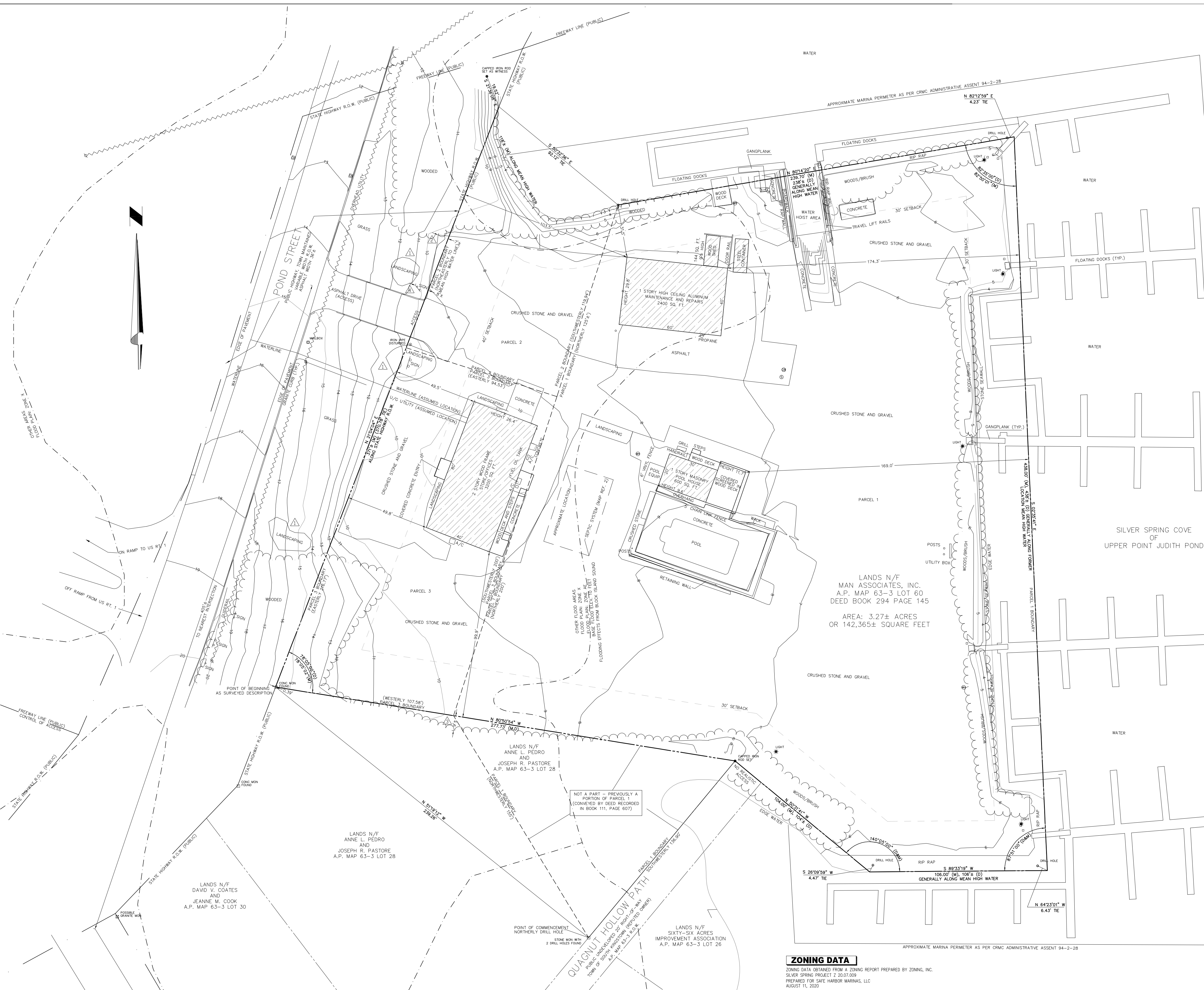
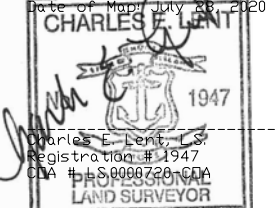
The basis for all elevations shown hereon is North American Vertical Datum, NAVD83, from Coast & Geodetic Survey (CGS) benchmark V 22 1969 (LW0967) found and located.

**SURVEYOR CERTIFICATE**

To: SHW Silver Spring, LLC, a Delaware limited liability company; and First American Title Insurance Company and its successors and assigns. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 National Standards and Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 20 of Table A thereof. The field work was completed on March 14, 2019.

Said described property is located within an area having a Zone Designation "AE" and "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 44009C0192J and 44009C02110 and with a date of identification of October 16, 2013. For Community Number 445407, in Washington County, State of Rhode Island, which is the current Flood Insurance Rate Map for the community in which said property is situated.

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:  
 • Comprehensive Boundary Survey  
 • Class 1 Horizontal  
 • Class 1-2 Topographic  
 The purpose for the conduct of the survey and for the preparation of the plan is as follows: Perform and prepare an ALTA/NSPS Land Title Survey and plan for the client to obtain funding for purchase.



**ZONING DATA**

ZONING DATA OBTAINED FROM A ZONING REPORT PREPARED BY ZONING, INC. SILVER SPRING PROJECT 2 2017.000. PREPARED FOR SAFE HARBOR MARINAS, LLC. AUGUST 11, 2020. SITE ADDRESS: 362 POND STREET, SOUTH KINGSTOWN, RI.

ZONE - CK COMMERCIAL WATERFRONT DISTRICT

**PARKING**

- 0 Striped Parking Spaces
- 0 Striped Handicapped Spaces
- 0 Total Striped Parking Spaces
- 1 Sign Designated Handicapped Space

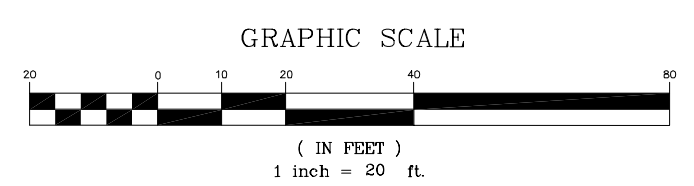
**LAND AREA**

Total = 3.27± Acres or 142,365± Sq. Ft.

SETBACK:  
 FRONT - 40'  
 SIDE - 30' INTERIOR, 40' CORNER  
 REAR - 30'  
 HEIGHT - 35' PRIMARY, 15' ACCESSORY  
 MIN. LOT SIZE - 40,000 SQ. FT.  
 MIN. LOT FRONTAGE - 100'  
 MAX. LOT COVERAGE - 25%

PARKING RATIO:  
 MARINAS: 1 1/2 PARKING SPACES FOR EVERY 100± SLP. (85 BOAT SLP'S, SPACES REQUIRED = 128)

THE ZONING JURISDICTION FOR THE SUBJECT PROPERTY IS THE TOWN OF SOUTH KINGSTOWN, RI



Drawn By: CL Checked By: CL

DATE: July 28, 2020

NO.	DATE	DESCRIPTION
1	09/15/20	CLIENT COMMENTS
2	10/01/20	CLIENT COMMENTS

**SURVEYOR**

**SURVEYOR DRAWING NUMBER**  
20200978

**SHEET TITLE**  
2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:**

**SAFE HARBOR MARINAS, LLC**  
14785 PRESTON ROAD  
SUITE 975  
DALLAS, TX 75254

**PROJECT NUMBER**  
RI - 3

**SITE ADDRESS**  
362 POND STREET  
SOUTH KINGSTOWN, RI 02879

**WORK COORDINATED BY:**

**SITE NAME**  
SILVER SPRING MARINA

**SHEET NUMBER**  
1 of 2

**NOTES CORRESPONDING TO SCHEDULE B**

The commitment for title insurance issued by First American Title Insurance Company Commitment No. NCS-1017784-PHLL with a commitment date of June 24, 2020 contains the following exceptions which are survey matters:

① Stipulations set forth in Assent from the Coastal Resources Management Council dated April 26, 1993 and recorded August 24, 1993 in Book 518 at Page 149. Affected surveyed parcel. Nothing to plot.

② Stipulations set forth in Assent from the Coastal Resources Management Council dated February 17, 1994 and recorded March 31, 1994 in Book 594 at Page 197. Creates a Perimeter Plan for the surveyed parcel. Plotted approximately.

③ Notice of Decision from the Zoning Board of Review of the Town of South Kingstown dated May 25, 1999 and recorded May 25, 1999 in Book 769 at Page 140. Permits an outdoor in-ground pool to be constructed, affects surveyed parcel. Nothing to plot.

**SURVEYOR NOTES**

- This map was prepared with the benefit of Commitment for Title Insurance having Commitment No. NCS-1017784-PHLL issued by First American Title Insurance Company, and having on commitment date of June 24, 2020.
- Only copies of the original of this survey marked with an original of the land surveyor's stamped seal shall be considered valid true copies.
- This parcel is subject to any and all rights, easements, encumbrances, restrictions and covenants recorded and unrecorded.
- No photogrammetric mapping, or airborne laser scanning was utilized for this map. Docks and gangplanks were located by conventional survey methods. Docks and gangplanks are subject to movement, reconfiguration, and removal for winter and at any other time.
- No evidence of recent earth moving work, building construction, or building additions observed at the time of survey.
- No apparent proposed street right of way changes, recent street construction, or recent sidewalk construction observed at time of survey.
- No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor has the surveyor received any documentation of any wetlands being located on the subject property.
- The locations of all utilities shown on the survey are from visible surface evidence only. There is visible evidence of the following servitude utilities: electric, telephone and water service.
- No apparent division walls or party walls with respect to adjoining property owners.
- Due to parked vehicles and storage of boats/trailers in Marina yards at time of survey, some surface features may not have been visible and are not shown on this map.
- The property is contiguous to all abutting public rights of way shown hereon, without gaps, gaps or overlapping portions.
- All parcels are contiguous within their common boundary line and together create one contiguous parcel without gaps or gaps.
- There is access to the surveyed parcel directly from Pond Street, a public right-of-way, via an asphalt drive. The east line of Pond Street is the same as the westerly boundary line of the surveyed parcel without gaps. The east line of Pond Street, a public highway maintained by the Town, is one and the same as the easterly State Highway right-of-way.
- All bearings and distances shown and described in As-Surveyed Perimeter Legal Description are as measured.

**MAP REFERENCES**

- "Plan Showing a Survey of Certain Land of Man Associates, Inc. on Pond Street South Kingstown, RI". Dated June 1998 as prepared by Lloyd L. Whaley, Professional Land Surveyor #1613 as provided by client.
- "Silver Spring Cove Marina Perimeter Plan" Dated December 1993 Revised to February 1994 prepared by Lloyd L. Whaley, Professional Land Surveyor #1613.

**ENCROACHMENT STATEMENT**

- ⚠ Landscaping within the right-of-way of Pond Street.
- ⚠ Gravel parking partially (triangular 34' x 7') within right-of-way of Pond Street.
- ⚠ Gravel parking and boat/trailer storage partially (irregular shape 0' - 9' x 159') within lands of Anne L. Pearo and Joseph R. Pastore AP Map 63-3 Lot 28.
- ⚠ Sign 8± within highway right-of-way.

**TITLE COMMITMENT LEGAL DESCRIPTION**

The land is described as follows: Real property in the Village of Wakefield, Town of South Kingstown, County of Washington, and State of Rhode Island.

Those three contiguous parcels of land with all the buildings and improvements thereon, situated on the westerly side of Silver Spring Cove in the Village of Wakefield, Town of South Kingstown, Rhode Island, bounded and described as follows:

**PARCEL 1:**

Beginning at the southwesterly corner of the parcel herein described, said point being in the northeasterly line of Dugnut Hollow Path and at a stone bound set at the southeasterly corner of land now or formerly owned by Burton L. Little, said point also being 195.47 feet northeasterly of Dugnut Drive;

Thence turning an interior angle of 71°-00'-00", and running northeasterly bounding southeasterly on the said Little land 155 feet to an angle point marked by a concrete bound; thence turning an interior angle of 130°-44'-00" and running generally northerly bounding westerly on said Little land 200 feet to a point at the southeasterly corner of a right-of-way running at a right angle from the property line herein described, across said Little land, to Pond Street, said right-of-way being 30 feet wide;

Thence continuing generally northerly in the aforesaid line bounding westerly in part on the said right-of-way, in part on the said Little land, and in part on the high water line of Silver Spring Cove 125 feet, more or less, to an angle point in the aforesaid mean high water line;

Thence turning an interior angle of 117°-45'-00" and running generally easterly in the mean high water line of Silver Spring Cove 238 feet, more or less, to an angle point; thence turning an interior angle of 82°-35'-00" and running southerly in the mean high water of Silver Spring Cove 438 feet, more or less, to an angle point;

Thence turning an interior angle of 87°-31'-00" and running westerly in the mean high water line of Silver Spring Cove 106 feet, more or less, to an angle point, said point being in the easterly line of land now or formerly owned by Sixty-Six Acres Improvement Association;

Thence turning an interior angle of 104°-05'-00" and running northeasterly bounding southeasterly on said last named land in part and on the northeasterly end of Dugnut Hollow Path 104 feet, more or less, to a point at the most northerly corner of Dugnut Hollow Path;

Thence turning an interior angle of 270°-00'-00" and running southwesterly bounding southeasterly on said Dugnut Hollow Path 136.50 feet to the first mentioned point. Less, however, that portion conveyed by Wilson Boothroyd and Edith Cottrell Boothroyd to Burton L. Little by deed dated August 5, 1972, and recorded in the Land Evidence Records of South Kingstown in Book III, at Page 607.

**PARCEL 2:**

Commencing at a point in the westerly line of land now or formerly of Antares Corporation, said point being located 200 feet northerly from a concrete bound marking a southeasterly corner of said Antares Corporation;

Thence running in a northeasterly direction in a line perpendicular to said westerly line of land now or formerly of Antares Corporation to the easterly line of the State Highway line of Pond Street;

Thence turning and running in a northeasterly direction along the easterly side of the State Highway line in the mean high water line of Silver Spring Cove of Point Judith Pond;

thence turning and running generally southeasterly along the mean high water line of said Silver Spring Cove to a drill hole in a stone in the rip rap, said drill hole being the northwesterly corner of said Antares land;

thence turning and running in a southwesterly direction a distance of 119.94 feet to the point or place of beginning, bounding easterly of said Antares land.

**PARCEL 3:**

Commencing at a point in the easterly line of Pond Street said point being marked by a pipe at the south west corner of land of Wilson Boothroyd and Edith Boothroyd;

Thence running in an easterly direction of ninety-four and fifty-three one-hundredths (94.53) feet to land of said Boothroyds marked by a pipe, bounding northerly by said land of Boothroyds;

Thence turning an interior angle of 90° and running in a southwesterly direction two hundred (200) feet, more or less, to a cement bound, bounding easterly by said Boothroyd land;

Thence turning an interior angle of 98°-47'-54" and running in a westerly direction a distance of one hundred seven and fifty-eight one hundredths (107.58) feet to the easterly line of Pond Street, bounding southerly by other land of Burton L. Little;

Thence turning an interior angle of 78°-05'-00" and running in a northeasterly direction along the easterly line of Pond Street a distance of two hundred sixteen and seventy-seven one-hundredths (216.77) feet to the point of beginning. The first course and the last course forming an interior angle of 93°-07'-06".

The land described in this map of survey is the same property as that described in First American Title Insurance Company Commitment No. NCS-1017784-PHLL with a commitment date of June 24, 2020.

**AS-SURVEYED PERIMETER LEGAL DESCRIPTION**

The land referred to herein below is situated in the Town of South Kingstown, County of Washington, State of Rhode Island, and described as follows:

Commencing at a the northerly drill hole of a stone monument on the northeasterly boundary of Dugnut Hollow Path; thence N81° 19' 12"W, 239.6± to the Point of Beginning located on the boundary division line between lands N/F Man Associates, Inc. on the north and lands N/F Anne L. Pearo and Joseph R. Pastore on the south at its intersection with the southeasterly RDW of Pond Street; thence N21° 04' 04"E along said Pond Street RDW, 371± (the distance 370.78') to its intersection with the mean high water of Silver Spring Cove; thence southeasterly, easterly and northeasterly along the said mean high water, 118± (the line of 550' 26' 36", 96.16) to a point marked by a drill hole in the rip rap; thence generally along the said mean high water the following three (3) courses and distances:

- N80° 14' 20"E, 239.70' to a point;
- S82° 35' 41"E, 438.00' to a point;
- S89° 33' 19"W, 106.00' to a point on the boundary division line between said lands N/F Man Associates, Inc. on the northeast and reputed lands N/F Sixty-Six Acres Improvement Association on the southwest;

Thence N50° 31' 41"W along said division line, 104.00' to its intersection with the first mentioned boundary division line between said lands N/F Man Associates, Inc. on the north and said lands N/F Anne L. Pearo and Joseph R. Pastore on the south; thence N80° 50' 54"W, a distance of 277.73' to the Point of Beginning, being 142,365± square feet or 3.27± acres of land.

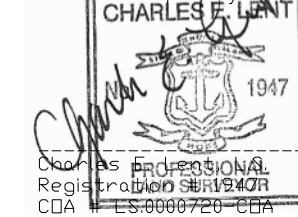
**Note of Assurance:** The As-Surveyed legal descriptions and the Title Commitment record legal descriptions describe the same property.

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 20, 2015, as follows:

- Comprehensive Boundary Survey
- Class I Horizontal
- Class T-2 Topographic

The purpose for the conduct of the survey and for the preparation of the plan is as follows: Perform and prepare an ALTA/NSPS Land Title Survey and plan for the client to obtain funding for purchase.

Date: 07/28/2020



Drawn By: CL	Checked By: CL	
DATE: JULY 28, 2020		
REVISIONS		
NO.	DATE	DESCRIPTION
⚠	09/15/20	CLIENT COMMENTS
⚠	10/01/20	CLIENT COMMENTS
⚠		
⚠		
⚠		
⚠		



**SURVEYOR DRAWING NUMBER**  
2020097B

**SHEET TITLE**  
2016 ALTA/NSPS LAND TITLE SURVEY

**PREPARED FOR:**  
SAFE HARBOR MARINAS, LLC  
14785 PRESTON ROAD  
SUITE 975  
DALLAS, TX 75254

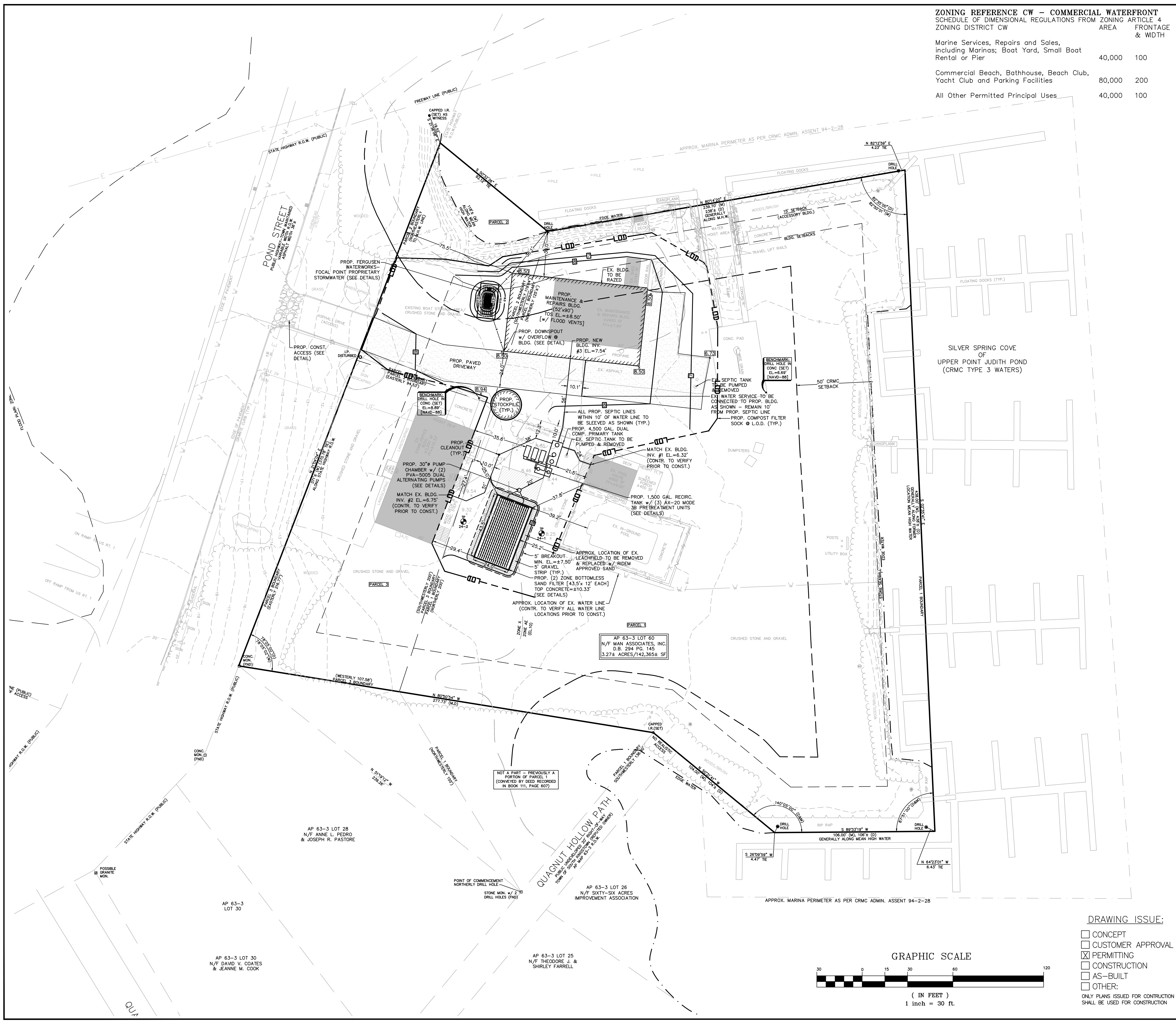
**PROJECT NUMBER**  
RI - 3

**SITE ADDRESS**  
362 POND STREET  
SOUTH KINGSTOWN, RI 02879



**SITE NAME**  
SILVER SPRING MARINA

**SHEET NUMBER**  
2 of 2



**ZONING REFERENCE CW – COMMERCIAL WATERFRONT**  
 SCHEDULE OF DIMENSIONAL REGULATIONS FROM ZONING ARTICLE 4  
 ZONING DISTRICT CW

	AREA	FRONTAGE & WIDTH	BUILDING COVERAGE	MAX BLDG. HEIGHT PRINCIPLE	ACCY.	YARD SETBACK FRONT	CORNER SIDE	SIDE REAR	ACCY. BLDG. SIDE REAR LINE	REAR LINE
Marine Services, Repairs and Sales, including Marinas; Boat Yard, Small Boat Rental or Pier	40,000	100	25%	35	15	40	40	30 30	15	15
Commercial Beach, Bathhouse, Beach Club, Yacht Club and Parking Facilities	80,000	200	15%	35	20	40	40	40 40	15	15
All Other Permitted Principal Uses	40,000	100	25%	35	15	40	40	30 30	15	15

**LEGEND & ABBREVIATIONS**

N/F - NOW OR FORMERLY	— - PROPERTY LINE
A.P. - ASSESSORS PLAT	— - ZONING SETBACK LINE
S.F. - SQUARE FEET	- - - - - EXISTING CONTOUR
AC. - ACRES	- x - x - FENCE
± - PLUS OR MINUS	- - - - - SEWER LINE
STY - STORY	- - - - - DRAIN LINE
W/F - WOOD FRAMED	- - - - - WATER LINE
SHP - STATE HIGHWAY PLAT	- - - - - GAS LINE
RET. - RETAINING WALL	- - - - - ELECTRIC LINE
PED. - PEDESTRIAN	⊕ - SANITARY SEWER MANHOLE
(FND.) - FOUND	⊕ - CATCH BASIN
R/H/B - RI HIGHWAY BOUND	⊕ - STORM DRAIN MANHOLE
PK NAIL - MASONRY NAIL	⊕ - WATER GATE
FE - FLARED END	⊕ - GAS VALVE
RCP - REINFORCED CONCRETE PIPE	⊕ - ELECTRIC MANHOLE
CLF - CHAIN LINK FENCE	⊕ - GRANITE BOUND
INV. - INVERT	⊕ - DRILL HOLE
x 10.00 - EXISTING SPOT GRADE	⊕ - IRON PIPE
⊕ - EXISTING STONE WALL	⊕ - PROPOSED LOT LINE
- - - - - PROPOSED EROSION CONTROLS @ LIMIT OF DISTURBANCE	- - - - - PROPOSED EASEMENT
- - - - - SHEET PILE RETAINING WALL TYPE A-2	- - - - - PROPOSED WATER LINE
- - - - - PRECAST BLOCK RETAINING WALL TYPE A-1	- - - - - PROPOSED SEWER LINE
- - - - - PROPOSED CONTOUR LINE	- - - - - PROPOSED SEWER FORCE MAIN
	- - - - - PROPOSED EDGE OF PAVEMENT
	- - - - - PROPOSED SIDEWALK

**CRMC STRUCTURAL LOT COVERAGE:**

EXISTING OFFICE (TO REMAIN): 3,200 SF  
 EXISTING MAINTENANCE BLDG. (TO BE RAZED): 2,400 SF  
 EXISTING POOL HOUSE & PORCH (TO REMAIN): 1,000 SF  
 TOTAL EX. STRUCTURAL LOT COVERAGE: 6,600 SF

PROPOSED MAINTENANCE BLDG: 4,680 SF  
 TOTAL PROPOSED STRUCTURAL LOT COVERAGE: 8,880 SF

TOTAL PROPOSED STRUCTURAL LOT COVERAGE (%) =  
 (8,880 SF - 6,600 SF) / 6,600 SF = 0.345  
 34.5% TOTAL PROPOSED INCREASE IN STRUCTURAL LOT COVERAGE

**RIDEM MAPPED SOILS:**  
 UD: Urdortheents—Urban land complex, "H", 3.5 to > 6ft.  
 UrS: Human Transported Material "H", >6ft.

- CHECKLIST NOTES**
- THERE ARE NO EXISTING ACTIVE AGRICULTURAL USES AND THERE OR NO AREAS CONTAINING PRIME AGRICULTURAL SOILS OR FARMLAND SOILS OF STATEWIDE IMPORTANCE LOCATED ON THE SUBJECT PARCEL
  - THERE ARE NO CEMETERIES LOCATED ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PARCEL
  - THERE ARE NO KNOWN HISTORICAL OR UNIQUE NATURAL FEATURES LOCATED ON THE SUBJECT PARCEL
  - THE DEVELOPMENT PARCEL OR ANY BUILDINGS WITHIN THE PARCEL ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
  - THE SITE IS LOCATED WITHIN THE FOLLOWING AREAS OF SPECIAL CONCERN:
    - SALT POND REGION SPECIAL AREA MANAGEMENT PLAN (SAMP) OF RI CRMC;
    - OWTS CRITICAL RESOURCE AREA, AS DEFINED BY RIDEM;
    - POINT JUDITH POND WATERS TMDL FOR FECAL COLIFORM BACTERIA
  - THE SITE IS NOT LOCATED WITHIN THE FOLLOWING AREAS OF SPECIAL CONCERN:
    - SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT;
    - A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM;
    - NATURAL HERITAGE AREAS, AS DEFINED BY RIDEM

**OWNER/APPLICANT:**  
 SHM SILVER SPRING LLC  
 14785 PRESTON ROAD, STE 975  
 DALLAS, TEXAS 75254  
 C/O BECK BENNETT  
 bbennett@shmarinas.com

**PROPOSED CONDITIONS**

Thomas J. Principe, III  
 REGISTERED PROFESSIONAL ENGINEER

**PRINCIPLE COMPANY, INC.**  
 ENGINEERING DIVISION  
 27 SAKONNET RIDGE DRIVE  
 TIVERTON, RI 02878  
 401.816.5385  
 WWW.PRINCIPLECOMPANY.COM

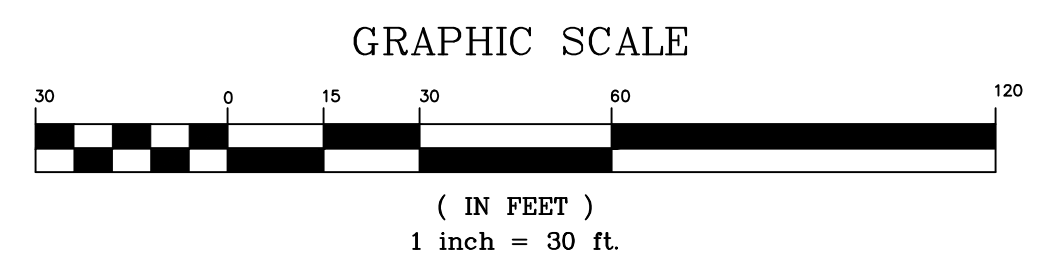
**REVISIONS**

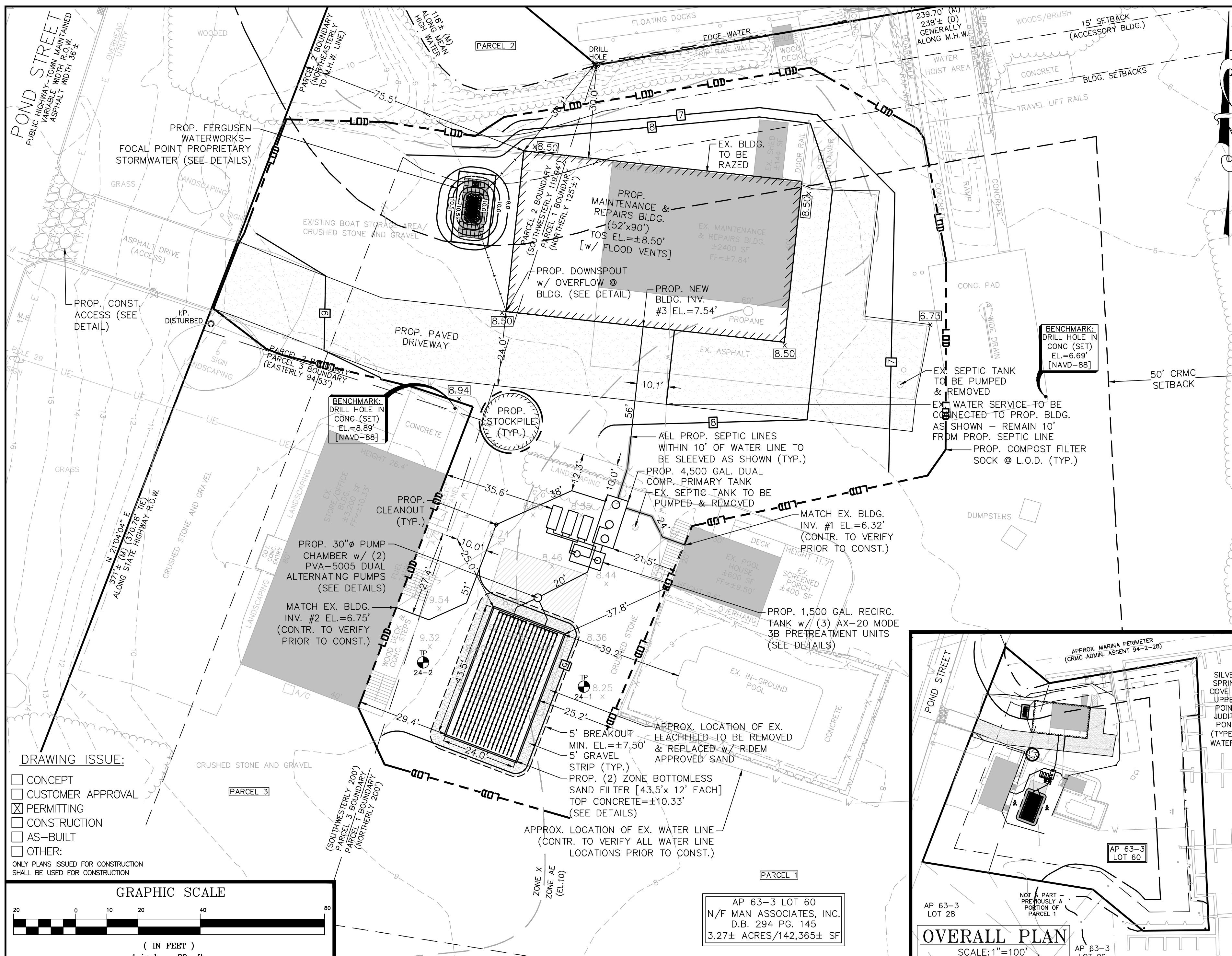
No.	DATE	DRWN	CHKD

**CRMC PLAN SUBMISSION**  
 for  
**PROPOSED BUILDING & SITE IMPROVEMENTS**  
 AP 63-3 LOT 60  
 362 POND STREET  
 in  
 WAKEFIELD, RHODE ISLAND

SCALE: 1"=30'  
 SHEET NO: 4 of 7  
 DRAWN BY: KAB    DESIGN BY: KAB    CHECKED BY: TJP  
 DATE: 07/22/2025    PROJECT NO.: OWTS-24001

- DRAWING ISSUE:**
- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION





### LEGEND:

- PROPERTY LINE
- ABUTTER LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING WATERLINE
- TEST PIT
- EXISTING TREE LINE
- EXISTING FENCE LINE
- PROPOSED WATERLINE
- PROPOSED LIMIT OF CLEARING
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- BUILDING SETBACK LINE
- PROPOSED DOWNSPOUTS
- PROPOSED SPOT GRADE
- COMPOST FILTER SOCK FOR EROSION CONTROL
- RI DOT STD. 9.9.0
- CONSTRUCTION ACCESS



### BOTTOMLESS SAND FILTER DESIGN CALCULATIONS

**FLOW:**  
 EXISTING 85 SLIPS x 10 GAL./DAY = 850 GAL./DAY  
 EXISTING 10 EMPLOYEES x 15 GAL./DAY = 150 GAL./DAY  
 EXISTING 1 WASHER x 500 GAL./DAY = 550 GAL./DAY  
**TOTAL FLOW = EXISTING 1,500 GAL./DAY**

**SOILS:** 72" FILL, 36" GWT E.G.; SOIL CATEGORY 9 SUBSOIL  
 LOADING RATE FOR TIME DOSED SYSTEM (CAT. 1) = 1.5 GAL./SF/DAY

**BOTTOMLESS SAND FILTER SIZING**  
 1,500 GAL/DAY / 1.5 GAL/SF/DAY = 1,000 SF

**USE FILTER (2) 43.5' X 12' = 1,044 SF (RATIO 3.63:1)**  
 USE 18" BETWEEN LATERALS AND 9" BETWEEN LATERALS AND WALLS  
 USE 18" BETWEEN ORIFICES

**LATERALS [(12-1.5)/1.5]+1 = 8 LATERALS PER ZONE**  
**ORIFICES [(43.5-1.5)/2]+1 = 22 ORIFICES/LATERAL**  
**22 ORIFICES/LATERAL X 8 LATERALS = 176 ORIFICES PER ZONE**

(MIN. ORIFICE SPACING: 14"-24") (MIN. LATERAL SPACING: 14"-24")

**SOILS:**  
 RIDEM APP. #2032-1906  
 EVALUATED BY: THOMAS J. PRINCIPE III, PE  
 DATE: 02/27/2024

### SPECIFICATIONS

- THE SYSTEM FOR SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, "RULES ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON-SITE WASTEWATER TREATMENT SYSTEMS" RULE 6.2 THROUGH RULE 6.58.
- THE PIPE FROM THE BUILDING TO THE SEPTIC TANK SHALL BE SDR-35 PVC PIPE OR EQUIVALENT. SCH-40 PVC OR EQUIVALENT TO BE USED FOR ALL PORTIONS SUBJECT TO VEHICULAR TRAFFIC.
- SOLID WALL PIPE AND FITTINGS SHALL BE SCHEDULE 35 PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ASTM D 3034. JOINTS SHALL BE SOLVENT WELDED TYPE.
- THE SEPTIC TANK MUST HAVE TWO COMPARTMENTS WITH THE FIRST COMPARTMENT HAVING A LIQUID VOLUME THAT IS TWO THIRDS THE REQUIRED VOLUME OF THE ENTIRE TANK. THE SEPTIC TANK SHALL BE WATER TIGHT, AND CONSTRUCTED OF PRECAST REINFORCED CONCRETE, FIBERGLASS, POLYETHYLENE OR OTHER MATERIALS APPROVED BY THE RIDEM. OUTLET TEES MUST BE EQUIPPED WITH AN EFFLUENT SCREEN. THE INLET AND OUTLET TEES MUST HAVE A MINIMUM OF 20 INCH ACCESS OPENINGS. THE OUTLET TEE RISER MUST BE AT FINISH GRADE, AND THE INLET TEE RISER WITHIN 12 INCHES OF FINISH GRADE.
- THE DISTRIBUTION BOX SHALL BE A WATERTIGHT PRECAST CONCRETE STRUCTURE OR OTHER DURABLE MATERIAL MEETING THE REQUIREMENTS OF THE SPECIFICATIONS WITH A BAFFLE AND SUITABLE PIPE PENETRATION KNOCKOUTS.
- WASHED STONE AND OTHER SOIL MATERIALS SHALL BE IN CONFORMANCE WITH THE STATE RULES AND REGULATIONS, RULE 6.33 K.
- WHENEVER THE SYSTEM IS TO BE CONSTRUCTED WHOLLY OR PARTIALLY IN FILL, THE PROCEDURE AS DEFINED IN RULE 6.33 OF THE STATE RULES AND REGULATIONS SHALL APPLY.
- THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. THE SYSTEM OPERATION IS DEPENDENT ON PROPER USAGE, AND IT'S OPERATION IS NOT GUARANTEED BY THIS PLAN.

**NOTE:**  
 CONTRACTOR TO VERIFY BENCHMARK & EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND DESIGN DATA SHOWN HEREON TO BE REPORTED TO THE ENGINEER

### PLAN REFERENCES:

- EXISTING OWTS & FLOW INFORMATION TAKEN FROM RIDEM PERMIT #2032-1906
- CRMC ASSENT #2021-06-032 & #2021-06-069
- EXISTING CONDITIONS TAKEN FROM SURVEY PLAN ENTITLED: "SILVER SPRING MARINA"  
 362 POND STREET - SOUTH KINGSTON, RI  
 DATE: 07/28/2020 REV. 10/01/2020  
 PREPARED BY: RAVI ENGINEERING & LAND SURVEYING, P.C.  
 PHONE: (585)223-3660

### PLAN NOTES:

- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF SOUTH KINGSTON AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO WARREN'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.
- SEE ADDITIONAL NOTES ON SHEET 2 OF 2, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

**DRAWING ISSUE:**

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

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

**ZONING REFERENCE CW - COMMERCIAL WATERFRONT**  
 SCHEDULE OF DIMENSIONAL REGULATIONS FROM ZONING ARTICLE 4

ZONING DISTRICT	AREA	FRONTAGE & WIDTH	BUILDING COVERAGE	MAX BLDG. HEIGHT PRINCIPLE	ACC.SY.	YARD SETBACK FRONT	CORNER	SIDE REAR	ACC.SY. BLDG SIDE	REAR
Marine Services, Repairs and Sales, including Marinas; Boat Yard, Small Boat Rental or Pier	40,000	100	25%	35	15	40	40	30 30	15	15

**LOT BUILDING COVERAGE:**  
 EXISTING OFFICE (TO REMAIN): 3,200 SF  
 EXISTING MAINTENANCE BLDG. (TO BE RAZED): 2,400 SF  
 EXISTING POOL HOUSE & PORCH (TO REMAIN): 1,000 SF  
 EXISTING SHED (TO BE RAZED): 144 SF  
**TOTAL EX. LOT COVERAGE: 6,744 SF**

PROPOSED MAINTENANCE BLDG: 4,680 SF

**TOTAL PROPOSED LOT COVERAGE: 8,880 SF**  
**TOTAL LOT AREA: 142,365 SF**

**CRMC STRUCTURAL LOT COVERAGE:**  
 EXISTING OFFICE (TO REMAIN): 3,200 SF  
 EXISTING MAINTENANCE BLDG. (TO BE RAZED): 2,400 SF  
 EXISTING POOL HOUSE & PORCH (TO REMAIN): 1,000 SF  
**TOTAL EX. STRUCTURAL LOT COVERAGE: 6,600 SF**

PROPOSED MAINTENANCE BLDG: 4,680 SF  
**TOTAL PROPOSED STRUCTURAL LOT COVERAGE: 8,880 SF**

**TOTAL PROPOSED STRUCTURAL LOT COVERAGE (%) =**  
 (8,880 SF - 6,600 SF) / 6,600 SF = 0.345  
**34.5% TOTAL PROPOSED INCREASE IN STRUCTURAL LOT COVERAGE**

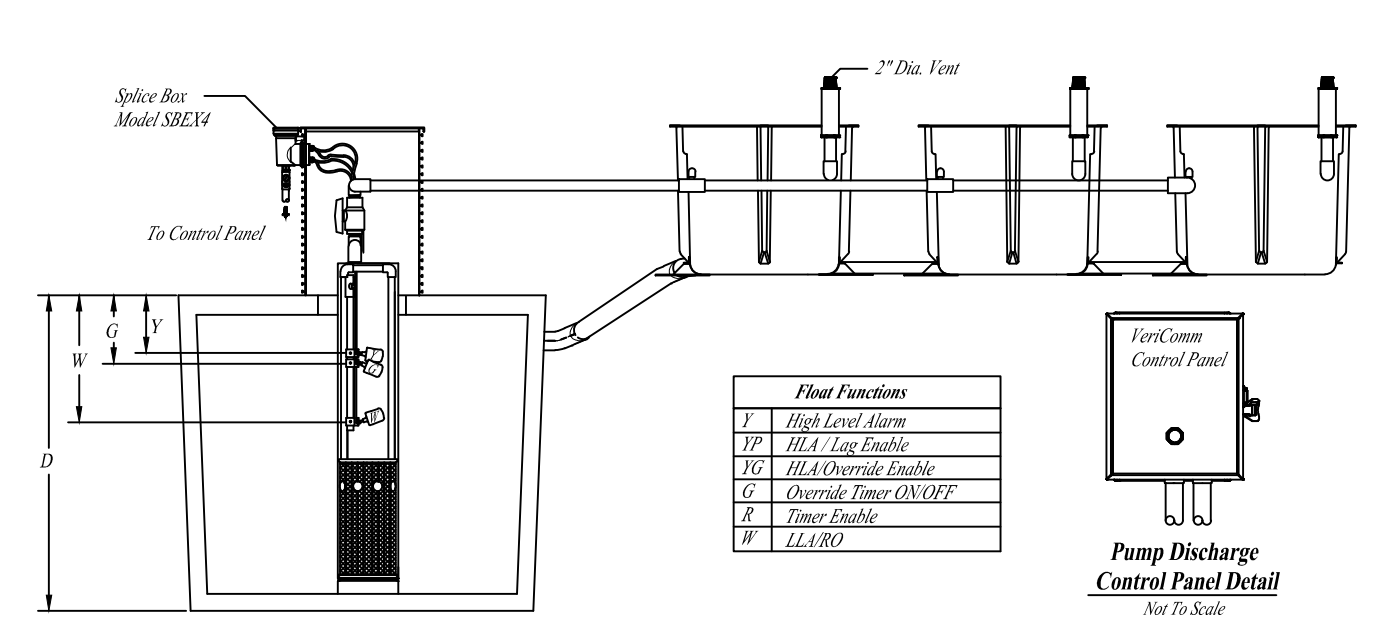
**FEMA FLOOD NOTE:**  
 ZONE X - AREA OF MINIMAL FLOOD HAZARD  
 ZONE \* - 0.2% ANNUAL CHANCE FLOOD HAZARD  
 ZONE AE (EL.10) - 1% ANNUAL CHANCE FLOOD HAZARD  
 FIRM #44009C0211J & #44009C0192J  
 EFF. DATE: 10/16/2013

**ARCHITECT NOTE:**  
 IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

**CRITICAL RESOURCE AREA NOTE:**  
 THE SUBJECT PROPERTY IS LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA

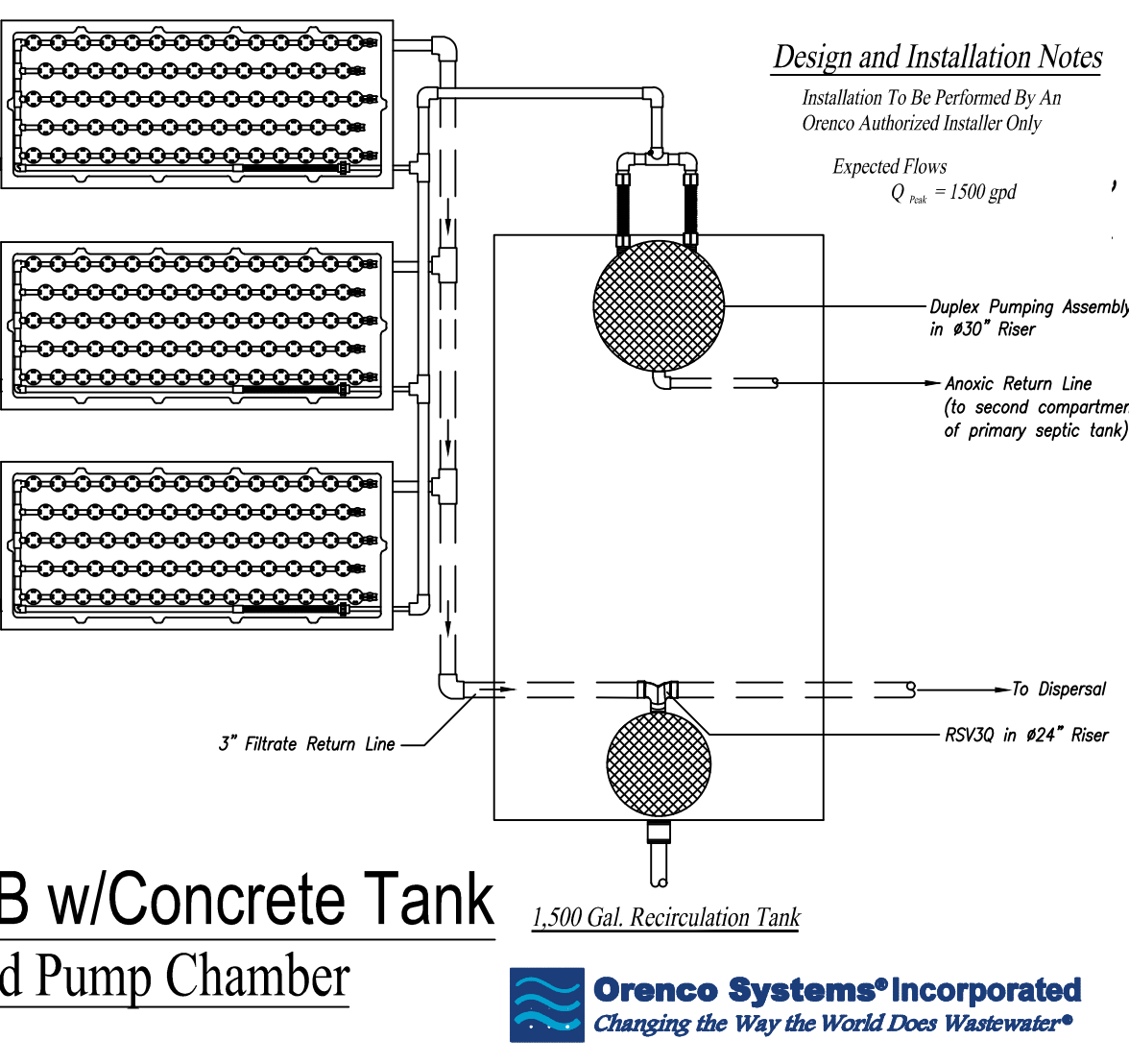
**UTILITY NOTE:**  
 CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION - REPORT ANY DISCREPANCIES TO ENGINEER

**COMPACTION NOTE:**  
 [FOR SEPTIC TANK/POD/PUMP CHAMBER]  
 IF USING PROCESSED GRAVEL:  
 CONTRACTOR TO VERIFY 95% COMPACTION - OR -  
 USE 3/4" STONE TO PREVENT POTENTIAL SETTLING



**AdvanTex AX20 2 Pod Mode 3B w/Concrete Tank**  
 with Recirc. Tank and High Head Pump Chamber  
 No Scale

**Oreco Systems Incorporated**  
 Changing the Way the World Does Wastewater®



Thomas J. Principe, III  
 REGISTERED PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 27 SAKONNET RIDGE DR  
 TIVERTON, RI 02878  
 401.816.5385  
 www.PrincipeCompany.com

**REVISIONS**

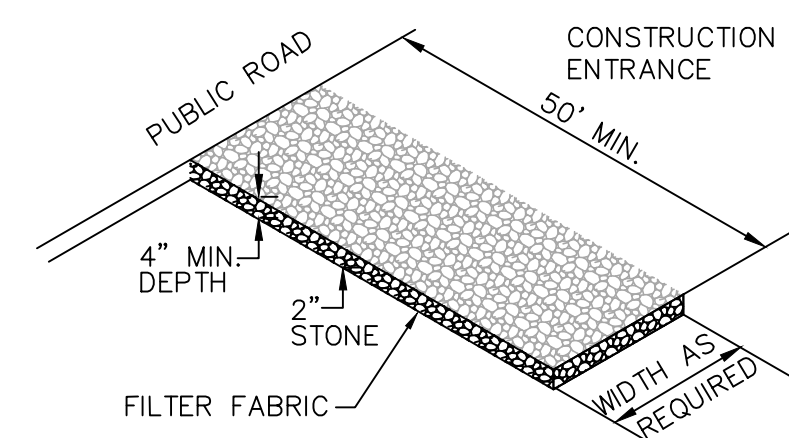
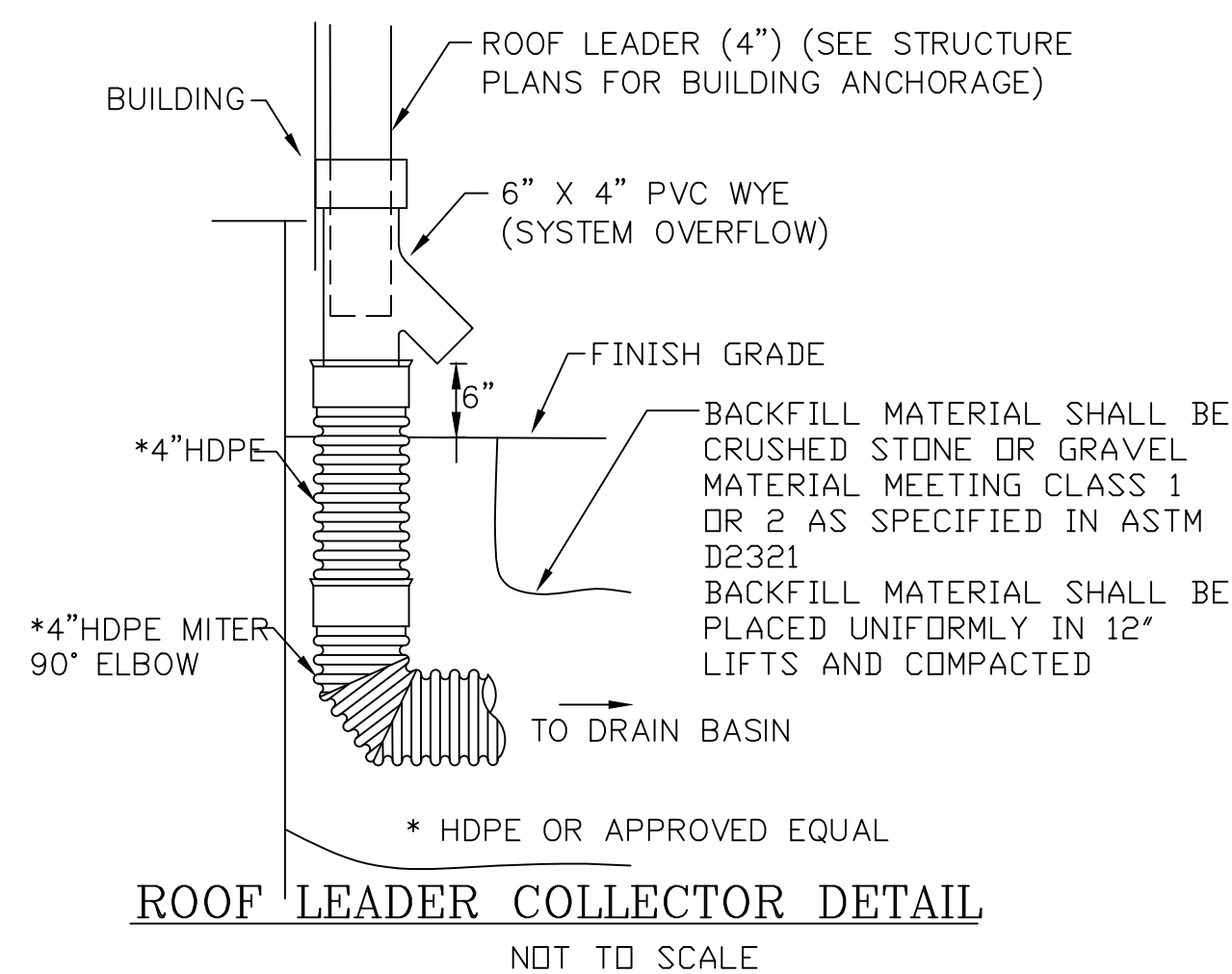
No.	DATE	DRWN	CHKD

**ON-SITE WASTEWATER TREATMENT SYSTEM ALTERATION [NIF]**  
 for  
**AP 63-3 LOT 60**  
**362 POND STREET**  
 in  
 SOUTH KINGSTON, RHODE ISLAND

SCALE: 1" = 20" SHEET NO: 5 of 7  
 DRAWN BY: BRM DESIGN BY: BRM CHECKED BY: TJP  
 DATE: 05/13/2025 PROJECT NO.: 24001.00



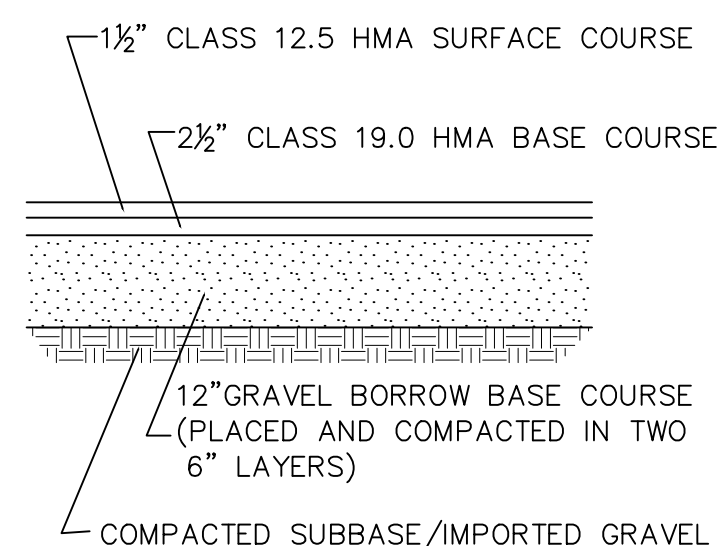
# SEE SITE DRAINAGE CALCULATIONS FOR PROPRIETARY STORMWATER TREATMENT SYSTEM DETAILS



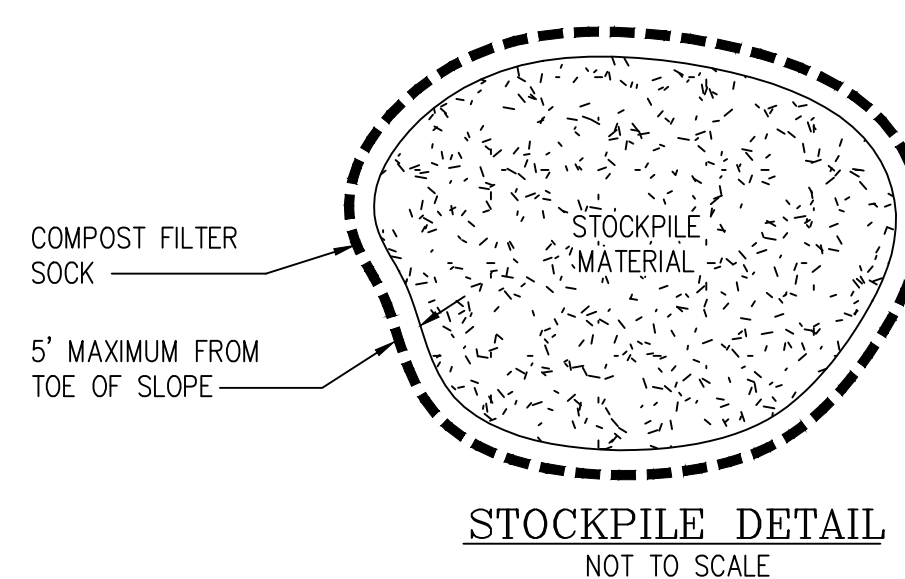
MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	-
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-

NOTE:  
STABILIZATION PAD TO BE IN CONFORMANCE WITH STANDARDS SET FORTH IN THE "RHODE ISLAND GUIDELINES FOR SOIL & SEDIMENT CONTROL".

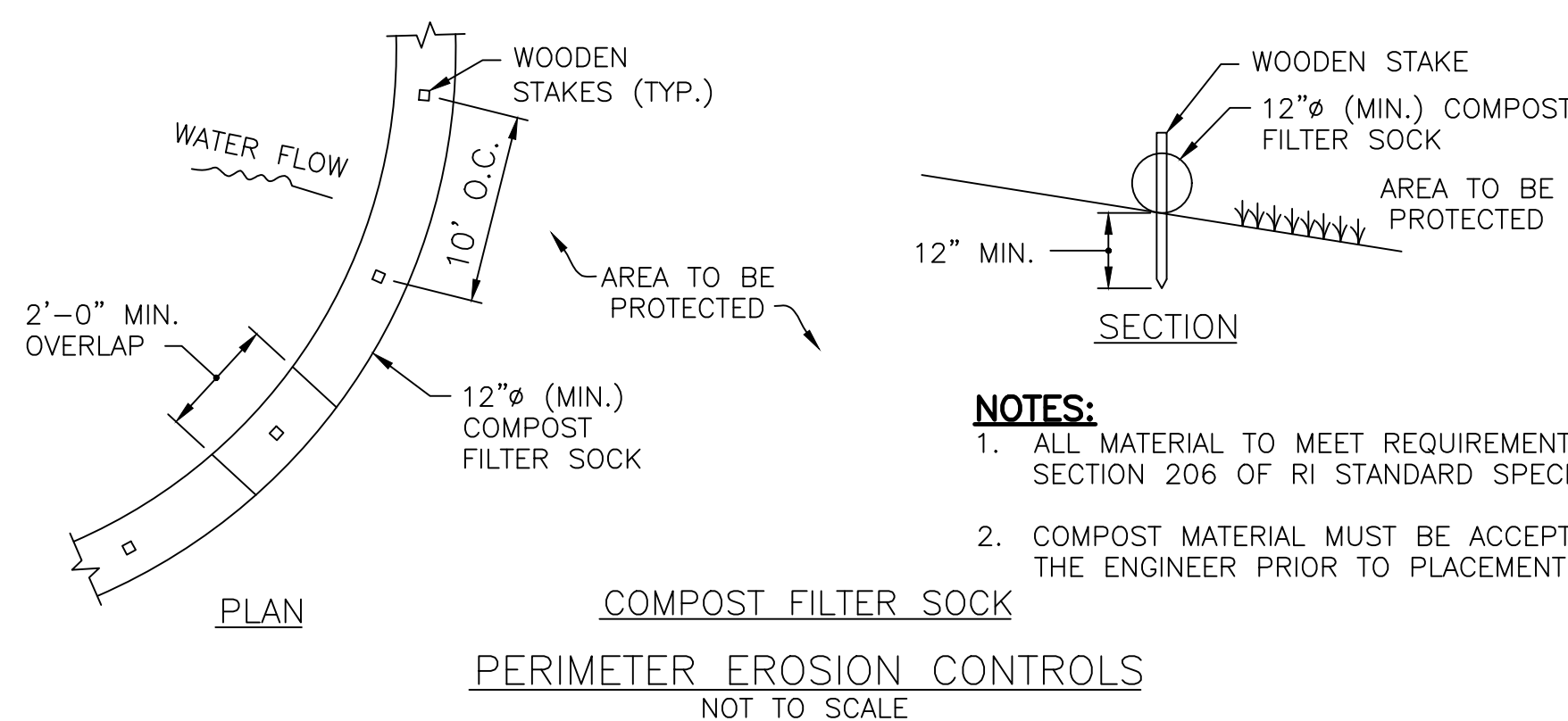
**RIP-RAP STABILIZATION PAD @ CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**SITE PAVEMENT TYPICAL CROSS SECTION**  
NOT TO SCALE



**STOCKPILE DETAIL**  
NOT TO SCALE



**GENERAL NOTES:**

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF LITTLE COMPTON.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

**DRAWING ISSUE:**

- CONCEPT
  - CUSTOMER APPROVAL
  - PERMITTING
  - CONSTRUCTION
  - AS-BUILT
  - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

**OWNER/APPLICANT:**  
SHM SILVER SPRING LLC  
14785 PRESTON ROAD, STE 975  
DALLAS, TEXAS 75254  
C/O BECK BENNETT  
bbennett@shmarinas.com

**SITE DETAILS**

Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPECOMPANY.COM

REVISIONS			
No.	DATE	DRWN	CHKD

**CRMC PLAN SUBMISSION**  
for  
**PROPOSED BUILDING & SITE IMPROVEMENTS**  
AP 63-3 LOT 60  
362 POND STREET  
in  
WAKEFIELD, RHODE ISLAND

SCALE: 1"=30' SHEET NO: 7 of 7  
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
DATE: 07/22/2025 PROJECT NO.: OWTS-24001