

LOCATION PLAN SCALE: 1"=2000'±

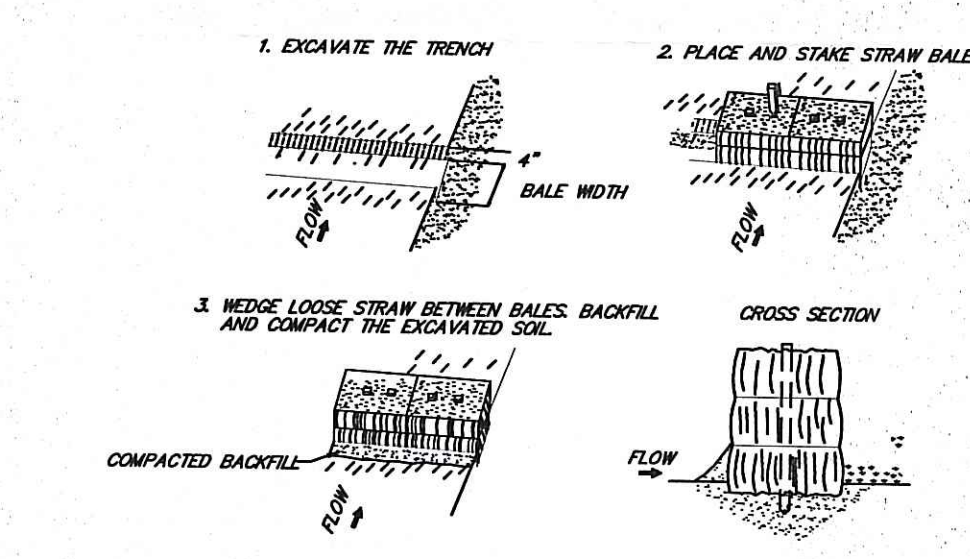
NOTES:

- TOPOGRAPHY AND ELEVATIONS SHOWN ARE FROM AN ON-SITE SURVEY PERFORMED IN AUGUST 2003 AND JANUARY 2004, TO A CLASS II VERTICAL STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THE BENCH MARK USED FOR THE SURVEY WAS A C&GS DISK (W 21) LOCATED 120.5'± SOUTHEAST OF THE INTERSECTION OF SCITUATE AVENUE AND PIPPIN ORCHARD ROAD AT THE SOUTHWEST END OF AN OUTCROPPING OF ROCK. THE ELEVATION WAS 411.37' NGVD29.
- SITE IS WITHIN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) REFERENCE F.I.R.M. MAP PANEL NO. 445396-0004 B REVISED NOVEMBER 1, 1984. SEE REPORT BY SPM ENGINEERING ASSOCIATES ENTITLED "100-YEAR FLOOD AND WATERSHED ANALYSIS" FOR LIMITS OF 100-YEAR FLOOD.
- THE WETLANDS EDGES (PERENNIAL STREAM AND WOODED SWAMP) WERE DELINEATED IN THE FIELD BY NATURAL RESOURCE SERVICES, INC. IN JUNE, 2003 AND LOCATED IN THE FIELD BY SCITUATE SURVEYS, INC. IN AUGUST, 2003 AND JANUARY 2004.
- HAY BALE EROSION CHECK (R.I. STANDARD 9.1.0) AND/OR SILT FENCE SHALL BE INSTALLED AT ALL LIMITS OF DISTURBANCE PRIOR TO EARTH DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- NO WORK IS ALLOWED WITHIN STATE REGULATED WETLANDS EXCEPT AS SPECIFICALLY SHOWN. AREAS SOUTHWESTERLY OF THE PROPOSED LIMIT OF DISTURBANCE SHALL REMAIN IN A NATURAL UNDISTURBED STATE.
- ALL IMPROVEMENTS SHALL BE ACCURATELY LOCATED AND STAKED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOD, PROPOSED SLOPES SHALL BE 3:1 (MAXIMUM).
- THE PERMANENT LIMIT OF DISTURBANCE SHALL BE REPLANTED WITH WHITE PINE (PINUS STROBUS) AND ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM) PLANTED 10' ON CENTER, 12 AND 11' OF EACH REQUIRED RESPECTIVELY. SEE LEGEND FOR PLANT HEIGHTS. AREA BETWEEN LIMIT OF DISTURBANCE AND RIVER SHALL BE ALLOWED TO REVEGETATE NATURALLY.
- ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE D.E.M. WETLANDS PERMIT AND IN COMPLIANCE WITH ALL TOWN REGULATIONS.
- EXCEPT WHERE SHOWN THE SITE IS AN ABANDONED AGRICULTURAL FIELD.
- ALL STAGES OF O.W.T.S. CONSTRUCTION MUST BE SUPERVISED BY THE SYSTEM DESIGNER.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. DIG SAFE AND APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION FOR ACCURATE UTILITY LOCATIONS.
- PRIOR TO COMMENCEMENT OF ANY SITE ALTERATIONS, PERMANENT BUFFER ZONE MARKERS MUST BE INSTALLED ALONG THE LIMIT OF DISTURBANCE AT THE LOCATIONS INDICATED AS "PM" ON THE APPROVED SITE PLANS, IN ORDER TO PROVIDE PERMANENT REFERENCE POINTS ON SITE THAT ARE CLEAR TO PRESENT AND FUTURE PROPERTY OWNERS. A PERMANENT-TYPE TAG OR SIGN LABELED "TRIDEM BUFFER ZONE" MUST BE PLACED ON EACH MARKER. NO ALTERATIONS OF ANY KIND ARE PERMITTED BEYOND THESE MARKERS WITHOUT FIRST OBTAINING THE NECESSARY PERMIT FROM RIDEM.
- REFER TO INSIGNIFICANT ALTERATION PERMIT #04-0382.

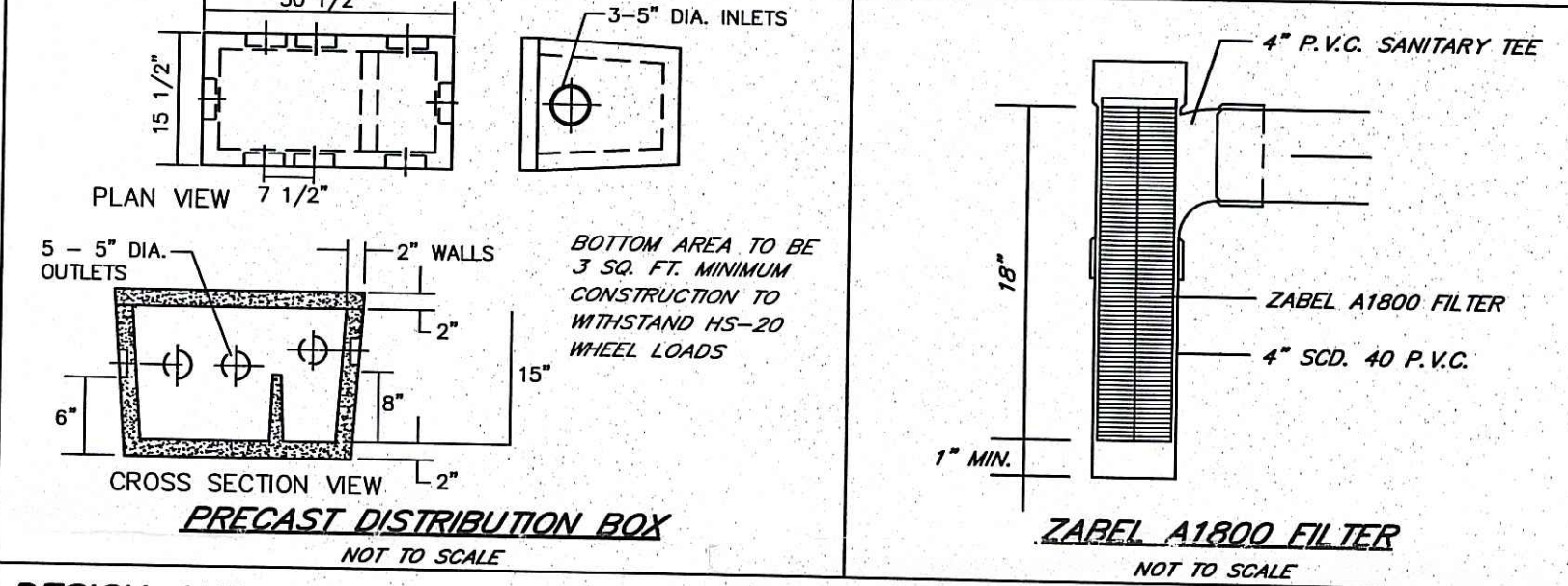
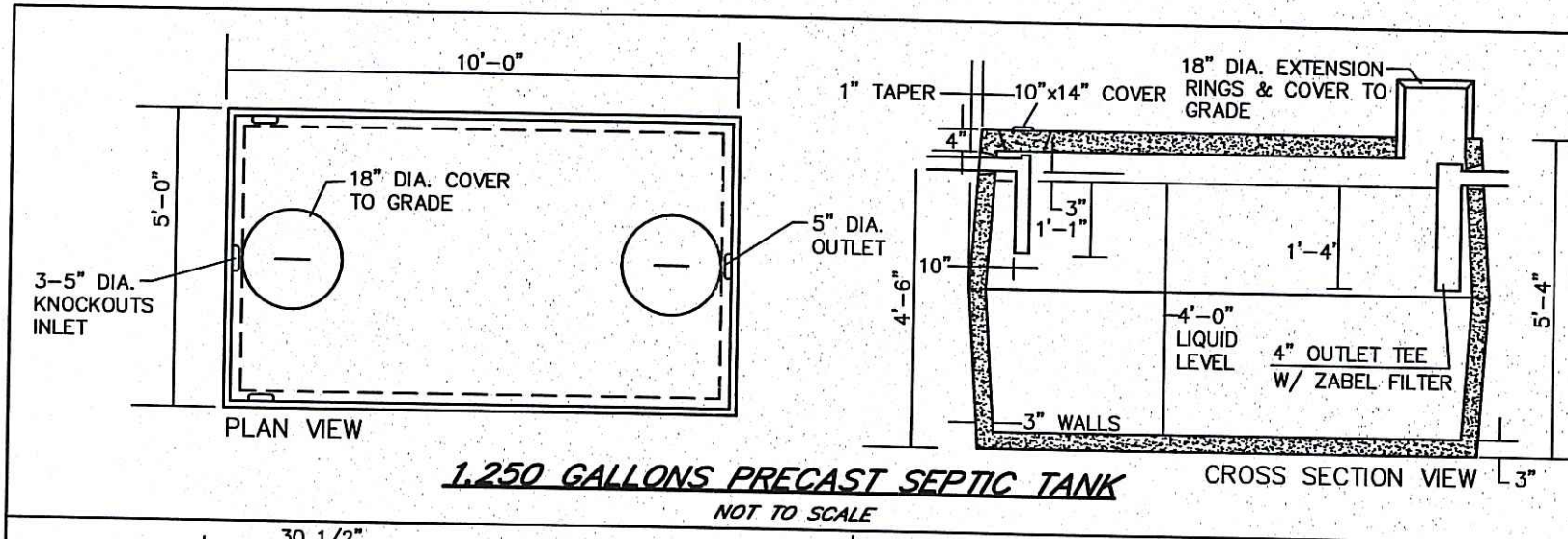
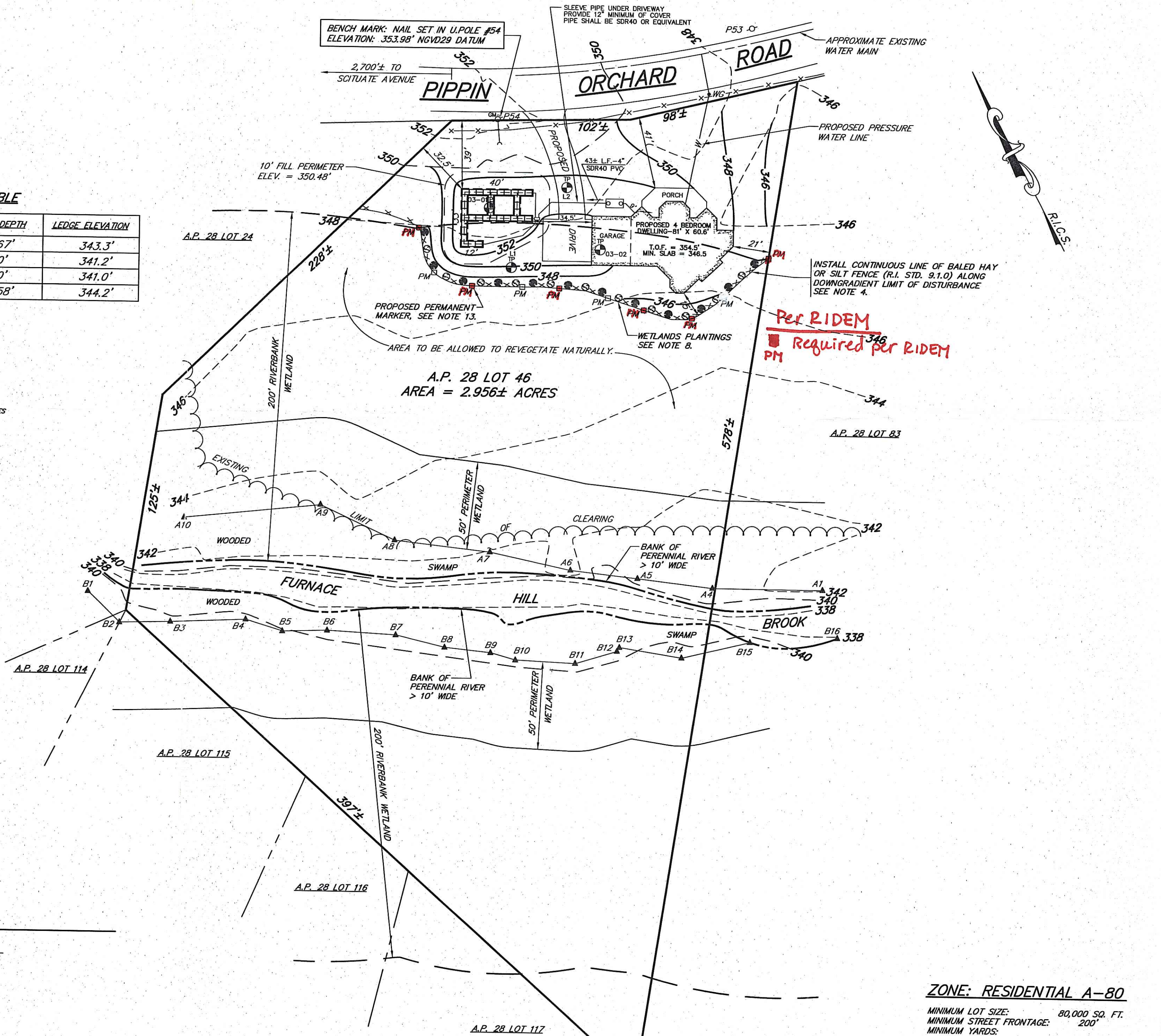
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 30 2008 FILE # 08-0277
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

GROUND WATER & LEDGE DEPTH TABLE

TEST PIT	GROUNDWATER DEPTH	GROUNDWATER ELEVATION	LEDGE DEPTH	LEDGE ELEVATION
03-01	2.1'	346.9'	5.67'	343.3'
03-02	2.5'	344.7'	6.0'	341.2'
L1	-	-	6.0'	341.0'
L2	-	-	4.58'	344.2'

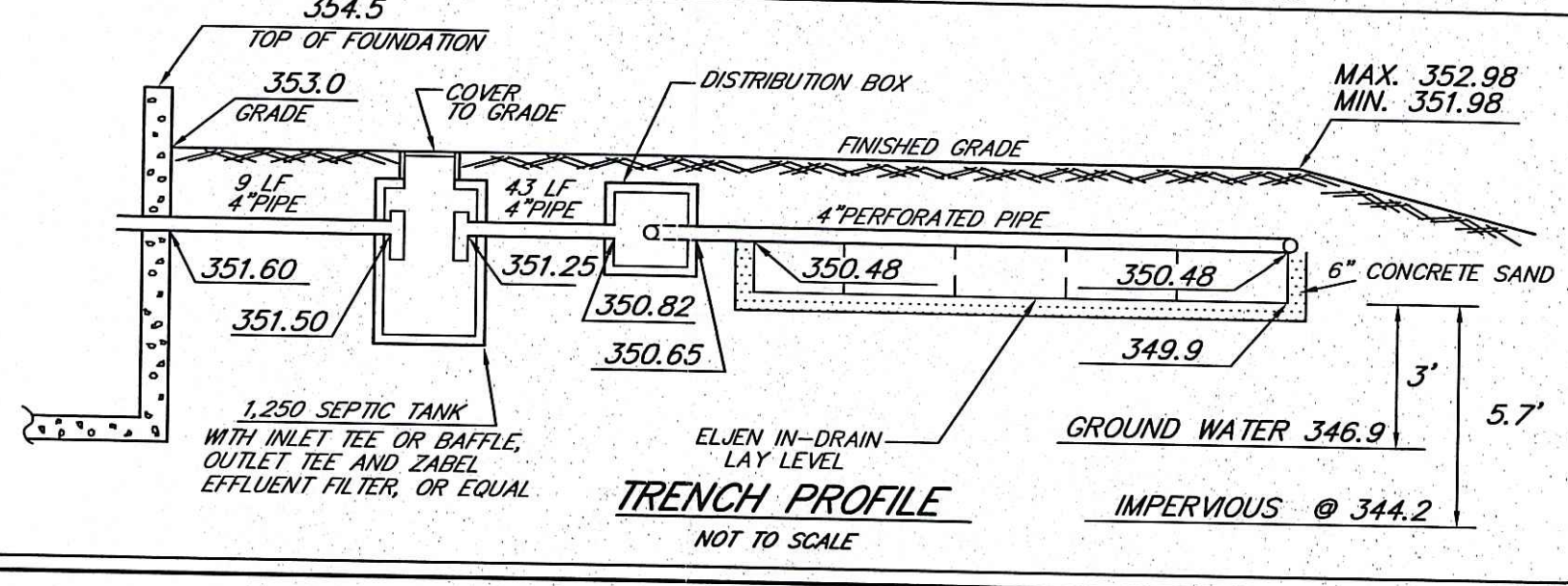
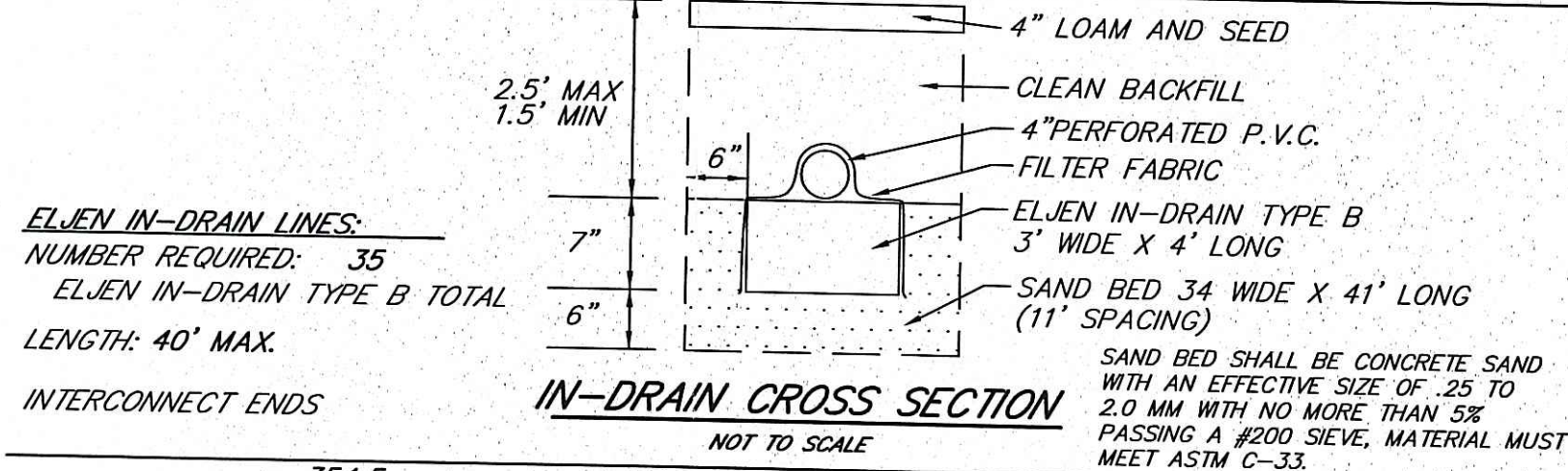


STAKED BALED HAY EROSION CHECK DETAIL NOT TO SCALE



DESIGN AND CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS, AS AMENDED.
- THE TOP OF FOUNDATION ELEVATION SHOWN HAS BEEN DESIGNED FOR O.W.T.S. PURPOSES ONLY. THE OWNER AND/OR CONTRACTOR IS ADVISED TO DETERMINE WHETHER THE BASEMENT FLOOR OF THE PROPOSED DWELLING IS AT OR BELOW THE GROUND WATER TABLE AND, IF SO, RAISE THE FOUNDATION ACCORDINGLY.
- THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY PROPOSED DEVIATIONS FROM THIS SITE PLAN. THE DESIGNER MUST PERFORM ALL NECESSARY INSPECTIONS, BOTH DURING AND AFTER INSTALLATION, BEFORE ANY COMPONENT OF THE SYSTEM IS COVERED.
- THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN COMPILED FROM MAPS, DEEDS, AND OTHER SOURCES OF INFORMATION, AND ARE SUBJECT TO SUCH MODIFICATIONS AS AN ACTUAL BOUNDARY SURVEY MAY DISCLOSE. TO THE EXTENT THAT SUCH BOUNDARIES ARE CRITICAL TO THE O.W.T.S. LOCATION, THEY MUST BE ESTABLISHED PRIOR TO CONSTRUCTION.
- ALL TREES, STUMPS, AND BRUSH WITHIN A 10' PERIMETER AROUND THE SYSTEM MUST BE CLEARED.
- THE EXCAVATION SHALL BE LEVEL AND SCARIFIED.
- ALL TOPSOIL AND SUBSOIL WITHIN A 5' PERIMETER OF THE SYSTEM SHALL BE STRIPPED AND BACKFILLED WITH CLEAN, COARSE GRAVEL. EXCAVATION INTO IMPERVIOUS MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE DIRECTOR.
- MAINTAIN TRENCH INVERT ELEVATION FOR 10' BEYOND THE PERIMETER OF THE LEACHING FIELD. THE ADJACENT SIDE SLOPE SHALL NOT BE STEEPER THAN 3:1 FOR A 25' MIN. DISTANCE FROM THE EDGE OF LEACH FIELD. MAINTAIN 5' TO PROPERTY LINE FROM TOE OF 3:1 SIDE SLOPE.
- INSTALL CAST IRON PIPE OR EQUIVALENT FROM THE FOUNDATION TO THE SEPTIC TANK. ALL OTHER PIPES MUST BE SDR 35 P.V.C. OR EQUIVALENT.
- NO SURFACE DRAINAGE OR WATER SUPPLY LINE IS TO BE INSTALLED WITHIN 25' OF THE SYSTEM.
- ALL KNOWN EXISTING AND PROPOSED PUBLIC WATER SUPPLY WELLS WITHIN 500' OF THE SYSTEM ARE SHOWN; ALL KNOWN EXISTING AND PROPOSED PRIVATE WELLS WITHIN 200' OF THE SYSTEM ARE SHOWN; ALL KNOWN EXISTING AND PROPOSED SEPTIC SYSTEMS WITHIN 100' OF THE WELL ARE SHOWN.
- ALL WORK MUST CONFORM TO THE REQUIREMENTS OF OTHER EXISTING PERMITS, IF ANY.
- WITH RESPECT TO MUNICIPAL ZONING REQUIREMENTS, THE DESIGNER HAS MADE A REASONABLE EFFORT TO ASCERTAIN THE APPLICABLE DIMENSIONAL SETBACKS TO DEVELOPMENT. DUE, HOWEVER, TO THE POSSIBILITY OF THE OWNER TO VERIFY THAT THIS DESIGN SATISFIES LOCAL CODES.
- ALL STAGES OF CONSTRUCTION MUST BE SUPERVISED BY THE DESIGNER OF RECORD. UNLESS WAIVED BY THE DESIGNER, ALL IMPROVEMENTS MUST BE STAKED BY THE DESIGNER OR HIS AGENTS PRIOR TO CONSTRUCTION. THESE INCLUDE THE O.W.T.S., FOUNDATION, WELL, EROSION CONTROLS, CLEARING LIMITS AND ANY OTHER FEATURES DEEMED CRITICAL TO THE DESIGN.



- LEGEND**
- W- PROPOSED WATER SERVICE
 - x x x x BALED HAY EROSION CHECK/LIMIT OF DISTURBANCE
 - o- UTILITY POLE WITH GUY ANCHOR
 - STONE WALL
 - - - EXISTING TREE/VEGETATION LINE
 - - - EXISTING CONTOUR ELEVATION
 - - - PROPOSED CONTOUR ELEVATION
 - WC EXISTING WATER GATE VALVE
 - ▲ A-1 FRESHWATER WETLANDS DELINEATION FLAG
 - ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM) 3-4 FT. HIGH
 - WHITE PINE (PINUS STROBUS) 4-5 FT. HIGH
 - PM PROPOSED 4" x 4" PRESSURE TREATED POST, 24" (MINIMUM) ABOVE GROUND
 - SOIL EVALUATION TEST PIPE
 - GAS MARK
 - x-x-x WIRE MESH FENCE

ZONE: RESIDENTIAL A-80
MINIMUM LOT SIZE: 80,000 SQ. FT.
MINIMUM STREET FRONTAGE: 200'
MINIMUM YARDS:
FRONT: 40'
SIDE: 20'
REAR: 100'

OWNER/APPLICANT
JOAO PINHEIRO
121 WELLSRING DRIVE
CRANSTON, RHODE ISLAND 02920

SCITUATE SURVEYS, INC.
410 TIOGUE AVENUE
COVENTRY, RHODE ISLAND 02816
401.881.8101
LAND SURVEYING/MAPPING/SITE PLANNING

FOR STREET AND ROAD INDEX FILE UNDER:
PIPPIN ORCHARD ROAD
THIS SURVEY AND PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
Angelo M. Raimondi
BY: ANGELO M. RAIMONDI, PROFESSIONAL LAND SURVEYOR, NO. 1762

ANGELO M. RAIMONDI
No. 1762
PROFESSIONAL
LAND SURVEYOR

PLAN OF PROPOSED IMPROVEMENTS TO
ASSESSOR'S PLAT 28 LOT 46
PIPPIN ORCHARD ROAD
CRANSTON, RHODE ISLAND
PREPARED FOR: JOAO PINHEIRO
DATE: SEPTEMBER 3, 2008
REVISION:
SCALE: 1"=40'
SEP - 5 2008

PROJECT NO.: SS1698.02 SHEET
DRAWING NO.: SS3504 1 OF 1