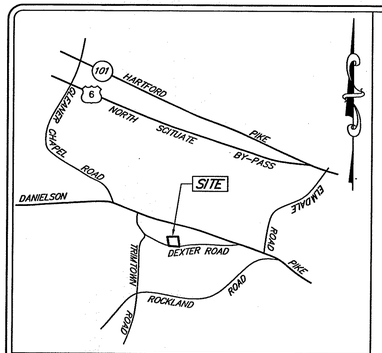


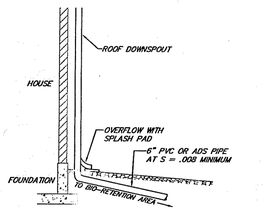
LOCATION PLAN SCALE: 1"=2000'

BIO-RETENTION AREA MAINTENANCE PLAN

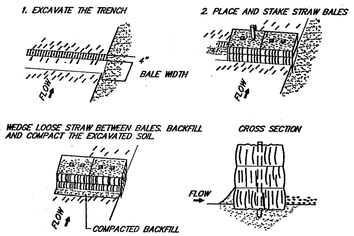
1. BIO-RETENTION AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. BIO-RETENTION AREA SHALL BE INSPECTED TWICE PER YEAR.
3. SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
4. IF STANDING WATER REMAINS 48 HOURS AFTER A RAINFALL EVENT, THE BOTTOM SHALL BE ROTO-TILLED THEN RE-SEEDED.
5. MULCH LAYER SHALL BE REPLENISHED TO ORIGINAL DEPTH EVERY OTHER YEAR. PREVIOUS MULCH LAYER SHALL BE REMOVED.
6. PRUNING OR REPLACEMENT OF VEGETATION SHOULD OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.

BIO-RETENTION AREA NOTES

1. BIO-RETENTION AREA TO BE PROTECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO PREVENT COMPACTION OF BOTTOM AREA.
2. ALL LOAM & SUBSOIL SHALL BE STRIPPED AND THE AREA EXCAVATED TO DESIGN BOTTOM GRADE. BIO-RETENTION SOIL SHALL BE PLACED TO A DEPTH OF 24" AND COVERED WITH 3" OF MULCH.
3. MULCH SHALL BE SHREDDED HARDWOOD MULCH.
4. PLANTINGS SHALL BE SELECTED BY A LANDSCAPE ARCHITECT TO COMPLY WITH APPENDIX B.9.3 OF THE R.I. STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (DECEMBER 2010).
5. BIO-RETENTION AREA PLANTINGS SHALL BE INSTALLED BY A LANDSCAPE CONTRACTOR. SURVIVAL SHALL BE GUARANTEED FOR ONE YEAR.
6. BIO-RETENTION SOIL SHALL HAVE A LOAMY SAND TO SANDY LOAM TEXTURE AND CONFORM TO THE FOLLOWING GRADATION:
   - SAND 85 – 88%
   - SILT 8 – 12%
   - CLAY 0 – 2%
   - ORGANIC MATTER 3 – 5%
7. ROOF DRAINS SHALL BE WATERTIGHT 6" SDR 35 PVC OR ADS WITH GASKETED JOINTS S=.01 (MIN.) AND 6" COVER (MIN.)



DOWNSPOUT SECTION
NOT TO SCALE

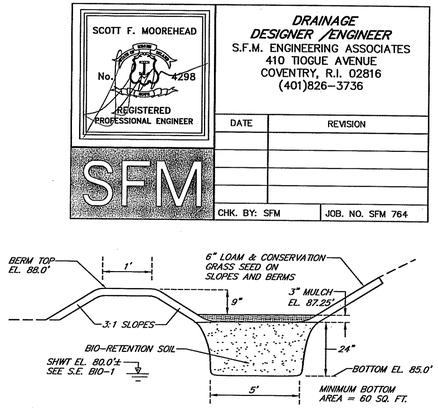


STAKED BALED HAY EROSION CHECK DETAIL
NOT TO SCALE

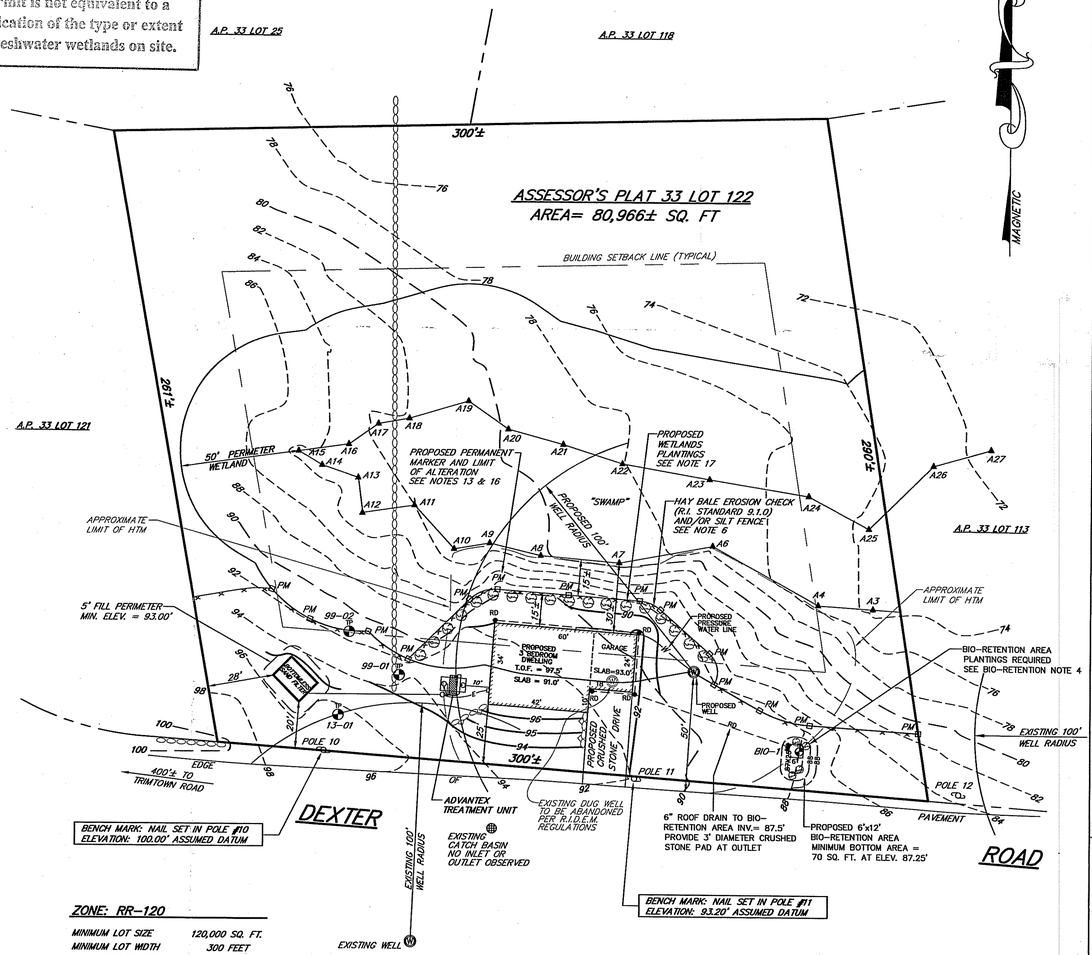
GENERAL NOTES

1. TOPOGRAPHY AND ELEVATIONS SHOWN ARE FROM AN ON-SITE SURVEY PERFORMED IN NOVEMBER 2012 TO A CLASS II VERTICAL STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THE BENCHMARK FOR THE SURVEY WAS ASSUMED.
2. THE SITE LIES WITHIN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). REFERENCE F.I.R.M. MAP NUMBER 44007C0280G DATED MARCH 2, 2009.
3. WETLANDS EDGES (WOODED SWAMP) WAS DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN OCTOBER, 2012.
4. REFER TO GROUNDWATER TABLE VERIFICATION APPLICATION #9930-0845 DATED MARCH 3, 1999 AND SOIL EVALUATION #9930-0845 DATED FEBRUARY 19, 2013 FOR WATER TABLE DATA.
5. EXCEPT WHERE INDICATED SITE IS ENTIRELY UNDEVELOPED.
6. 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.
7. ALL IMPROVEMENTS SHALL BE ACCURATELY LOCATED AND STAKED PRIOR TO COMMENCEMENT OF
8. ALL DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOD, PROPOSED SLOPES SHALL BE 3:1 (TYPICAL), 2:1 IN WETLANDS. CONSTRUCTION.
9. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. DIG SAFE AND APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION FOR ACCURATE UTILITY LOCATIONS.
10. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE R.I.D.E.M. WETLANDS AND O.W.T.S. PERMITS, AND IN COMPLIANCE WITH ALL TOWN REGULATIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
12. ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS AND OTHER REFUSE SHALL BE DISCARDED OFF SITE OUTSIDE OF ALL WETLANDS AND WETLANDS SETBACK AREAS UNLESS OTHERWISE SPECIFIED.
13. NO WORK IS ALLOWED WITHIN STATE REGULATED WETLANDS EXCEPT AS SPECIFICALLY SHOWN. AREAS OUTSIDE THE PROPOSED LIMIT OF WORK SHALL REMAIN UNDISTURBED. THE PROPOSED TOTAL AREA OF ALTERATION IS 3,500± SQUARE FEET.
14. SITE IS WITHIN THE SCITUATE RESERVOIR WATERSHED CRITICAL RESOURCE AREA.
15. ALL STAGES OF O.W.T.S. CONSTRUCTION MUST BE SUPERVISED BY THE SYSTEM DESIGNER.
16. 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 "RIDEM 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.
17. THE PERMANENT LIMIT OF DISTURBANCE SHALL BE REPLANTED WITH ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM) 4' HIGH AFTER PLANTING, 8' ON CENTER, 18 PLANTS REQUIRED.

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



BIO-RETENTION AREA CROSS-SECTION
NOT TO SCALE



ZONE: RR-120

MINIMUM LOT SIZE	120,000 SQ. FT.
MINIMUM LOT WIDTH	300 FEET
BUILDING SETBACKS:	
FRONT	50 FEET
SIDE	35 FEET
REAR	60 FEET

LEGEND

A.P.	ASSESSOR'S PLAT
-----	EXISTING CONTOUR
———	PROPOSED CONTOUR
(W)	PROPOSED/EXISTING WELL
ooooo	STONE WALL
	UTILITY POLE
	SOIL EVALUATION TEST HOLES
⊡PM	PERMANENT MARKER
105x9	EXISTING SPOT ELEVATION
▲A8	WETLANDS DELINEATION FLAG
× × ×	HAYBALES AND/OR SILT FENCE
●RD	ROOF DRAIN

GROUNDWATER DEPTH & LEDGE DEPTH TABLE

TEST HOLE	GROUNDWATER DEPTH	GROUNDWATER ELEVATION	LEDGE DEPTH	LEDGE ELEVATION
99-01	61"	88.1'	9 0"'	84.1'
99-02	36"	88.5'	9' 0"	82.5'
13-01	72"	90.6'	8' 6"	88.1

NOTE:
THIS MAP WAS DESIGNED TO BE VIEWED AT A SCALE OF 1"=30' ON A SHEET SIZE OF 24"x36". ANY VERSION THAT DOES NOT MEET THIS SPECIFICATION IS NOT AN AUTHORITATIVE COPY.

OWNER/APPLICANT
BASELINE REALTY, LLC
2363 POST ROAD
WARWICK, R.I. 02886
(401) 737-3050

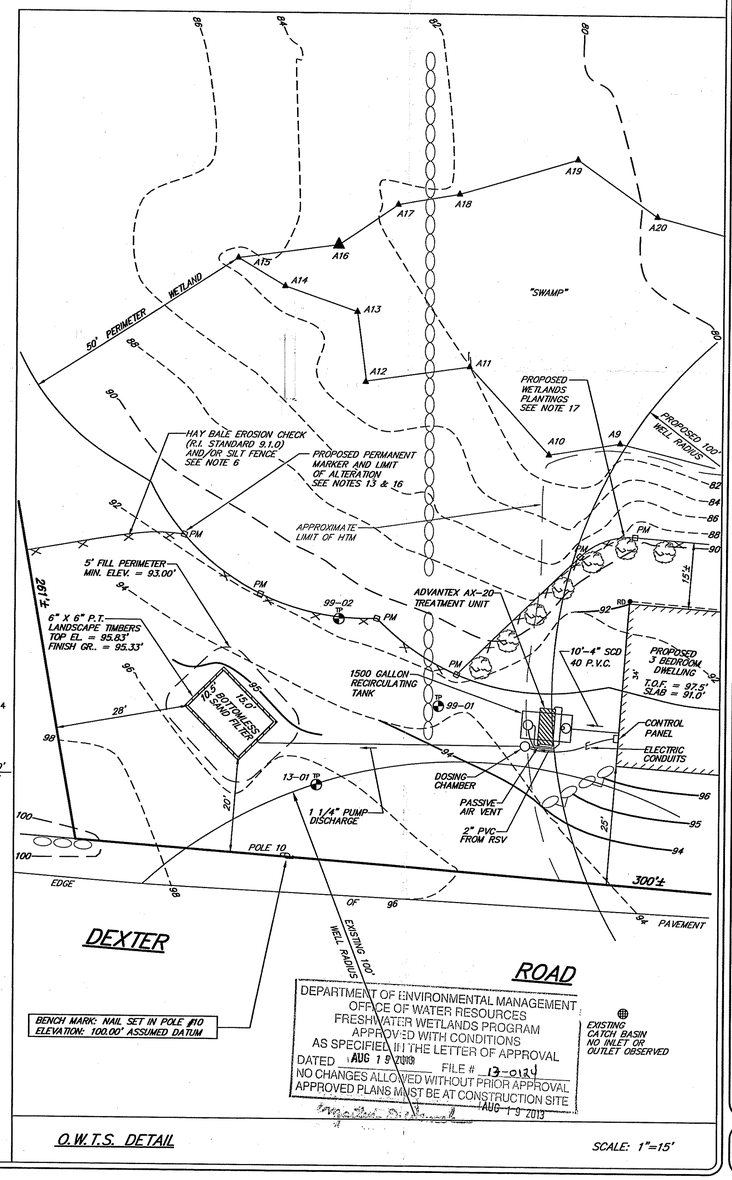
SCOTT F. MOOREHEAD
No. 4298
REGISTERED PROFESSIONAL ENGINEER
SFM

DRAINAGE DESIGNER /ENGINEER
S.F.M. ENGINEERING ASSOCIATES
410 TIOGUE AVENUE
COVENTRY, R.I. 02816
(401)826-3736

DATE	REVISION
CHK. BY: SFM	JOB. NO. SFM 764

DESIGN AND CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS, AS AMENDED.
2. 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.
3. 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.
4. 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.
5. A MINIMUM BUFFER OF 10' SHOULD BE MAINTAINED BETWEEN THE BOTTOMLESS SAND FILTER AND NEIGHBORING TREES AND SHRUBS. IF THE BUFFER CANNOT BE MAINTAINED THEN A ROOT BARRIER FABRIC SHALL BE PLACED BETWEEN THE TREES/SHRUBS AND THE SAND FILTER.
6. THE EXCAVATION SHALL BE LEVEL AND SCARIFIED.
7. ALL TOPSOIL AND SUBSOIL WITHIN 4'-5' PERIMETER OF THE SYSTEM SHALL BE STRIPPED AND BACKFILLED WITH FILTER SAND. EXCAVATION INTO IMPERVIOUS MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE DIRECTOR.
8. MAINTAIN TRENCH INVERT ELEVATION FOR 5' 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.
9. 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. ALL PIPING SHALL BE INSTALLED AT CONTINUOS SLOPE WITH NO SAGS OR HIGH POINTS. ALL MANHOLES TO GRADE SHALL HAVE GASKETED WATERTIGHT COVERS AND THE SURFACE SHALL BE GRADED TO DRAIN AWAY FROM THE MANHOLES.
10. SUBSURFACE DRAINS AND WATER SUPPLY LINE TO BE INSTALLED IN CONFORMANCE WITH DISTANCES SPECIFIED IN TABLE 22.1.
11. 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.
12. ALL WORK MUST CONFORM TO THE REQUIREMENTS OF OTHER EXISTING PERMITS, IF ANY.
13. WITH RESPECT TO MUNICIPAL ZONING REQUIREMENTS, THE DESIGNER HAS MADE A REASONABLE EFFORT TO ASCERTAIN THE APPLICABLE DIMENSIONAL SETBACKS AND OTHER CONSTRAINTS TO DEVELOPMENT. DUE, HOWEVER, TO THE POSSIBILITY OF UNRECORDED VARIANCES, NON-CONFORMING USES, AND OTHER RELEVANT DOCUMENTS, IT REMAINS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT THIS DESIGN SATISFIES LOCAL CODES.
14. 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.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 19 2013 FILE # 13-0124
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
AUG 19 2013

O.W.T.S. DETAIL SCALE: 1"=15'

SCITUATE SURVEYS, INC.
410 TIOGUE AVENUE
COVENTRY, RHODE ISLAND 02816
401-821-8101
LAND SURVEYING/MAPPING/SITE PLANNING

SCALE IN FEET: 0 15 30 60 90

FOR STREET AND ROAD INDEX, FILE UNDER:
DEXTER ROAD

THE DATA COLLECTION, SURVEY AND PLAN CONFORM TO A CLASS III MEASUREMENT STANDARD AS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: Angelo M. Raimondi
ANGELO M. RAIMONDI, PROFESSIONAL LAND SURVEYOR NO. 1762

ANGELO M. RAIMONDI
No. 1762
PROFESSIONAL LAND SURVEYOR

PLAN SHOWING PROPOSED IMPROVEMENTS TO
ASSESSOR'S PLAT 33 LOT 122
DEXTER ROAD
SCITUATE, RHODE ISLAND
PREPARED FOR: BASELINE REALTY, LLC

JUL 17 2013

SCALE: 1"=30' DATE: MARCH 28, 2013 REVISION:

PROJECT NO.: SS2541
DRAWING NO.: SS3926

SHEET 1 OF 1

2005 MAGNETIC