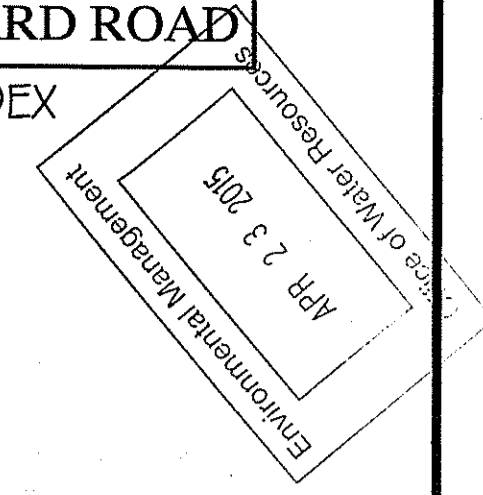


PIPPIN ORCHARD ROAD
STREET INDEX

- NOTE:**
1. PARCEL IS NO LONGER SUBJECT TO POLE LINE RIGHTS IN FAVOR OF NARRAGANSETT ELECTRIC CO. ALONG PIPPIN ORCHARD ROAD, EXTINGUISHED OCTOBER 1, 1927, DEED BK. 161 / PG. 63. RECORDED: NOVEMBER 9, 1923
 2. THIS PROPERTY IS LOCATED IN ZONE X FEMA COMMUNITY PANEL #44007C0294G MARCH 2, 2009
 3. SOILS FOR THIS SITE ARE IDENTIFIED AS CANTON AND CHARLTON (Cc) ROCKY 3 TO 15% SLOPES. APPROXIMATE ESHWT IS 6 FEET.
 4. PROPOSED DWELLINGS WILL TIE-IN TO EXISTING MUNICIPAL UTILITIES INCLUDING SEWER, WATER AND GAS.



WETLAND LOCATION PLAN
PINE ORCHARD ESTATES
A.P. 28, LOT 197
PIPPIN ORCHARD ROAD
CRANSTON, RHODE ISLAND
Prepared For:
CHARLES MEINEL

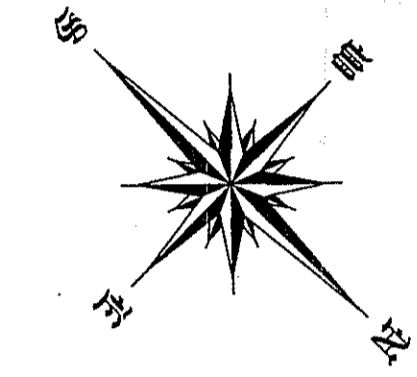
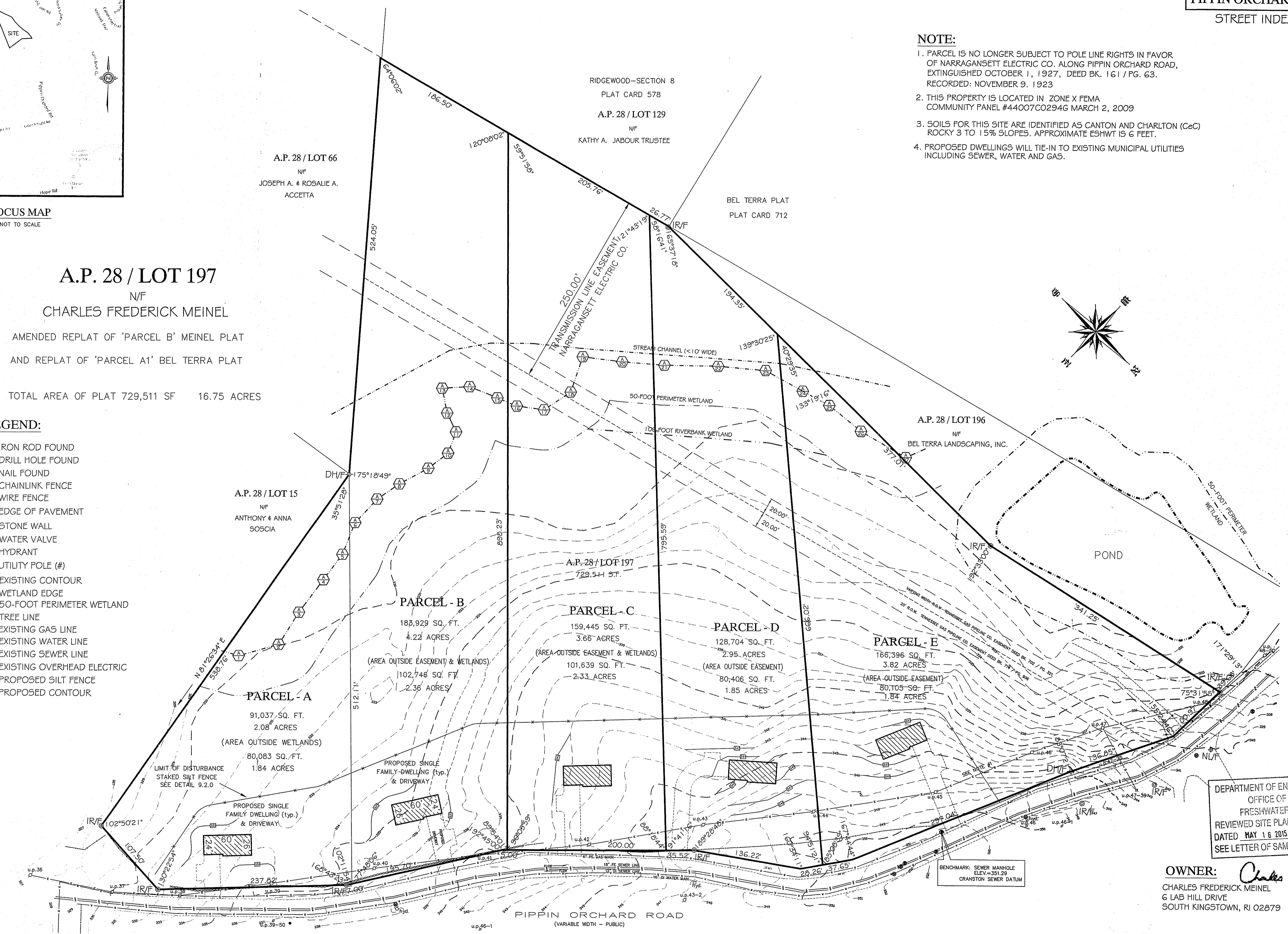
A.P. 28 / LOT 197
N/F
CHARLES FREDERICK MEINEL

AMENDED REPLAT OF 'PARCEL B' MEINEL PLAT
AND REPLAT OF 'PARCEL A1' BEL TERRA PLAT

TOTAL AREA OF PLAT 729,511 SF 16.75 ACRES

LEGEND:

- ⊙ IR/F IRON ROD FOUND
- ⊗ DH/F DRILL HOLE FOUND
- ⊕ NL/F NAIL FOUND
- CHAINLINK FENCE
- WIRE FENCE
- EDGE OF PAVEMENT
- STONE WALL
- WATER VALVE
- ⊙ HYDRANT
- ⊙ UTILITY POLE (#)
- 290 EXISTING CONTOUR
- WETLAND EDGE
- 50-FOOT PERIMETER WETLAND
- TREE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SILT FENCE
- 290 PROPOSED CONTOUR

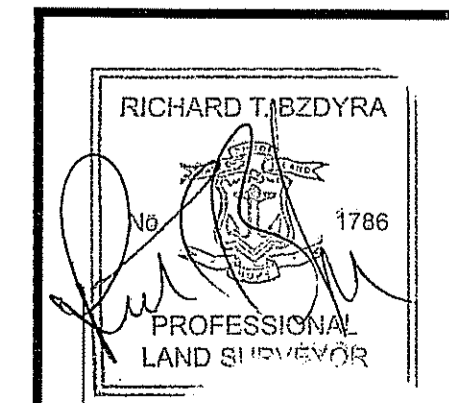


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 15-0073
DATED MAY 16 2015
SEE LETTER OF SAME DATE.

OWNER: Charles A. Meinel
CHARLES FREDERICK MEINEL
6 LAB HILL DRIVE
SOUTH KINGSTOWN, RI 02879

ZONING DISTRICT A-80

MINIMUM LOT AREA	80,000 S.F.
MINIMUM LOT FRONTAGE	200 FT.
MINIMUM SETBACKS:	
FRONT	40 FT.
SIDE	20 FT.
REAR	100 FT.



SURVEY CLASSIFICATION:
THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS
CLASS I FOR PROPERTY LINE
CLASS III FOR SITE TOPOGRAPHY
AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION
FOR PROFESSIONAL LAND SURVEYORS.
BY: RICHARD T. BZDYRA, R.P.S. DATE: 4/23/15

Ocean State Planners, Inc.
SURVEYORS • DESIGNERS

1255 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
PHONE (401) 463-9696 FAX (401) 463-9039

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REVISION:	
DATE:	APRIL 21, 2015
DRAWN BY:	DCD
SCALE:	1" = 60'
GRAPHIC SCALE	
0 30 60 90 120	
SHEET	1
OF 2 SHEETS	
JOB NO.	8488
DWG. NO.	8488 WET

GENERAL

- THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE OWNER AND CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION BOTH ON-SITE AND OFF-SITE. THIS PLAN IS INTENDED TO ALLOW ANY EROSION APPROVALS TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF, UPON ISSUANCE OF ANY ORDER, APPROVAL OR PERMIT BY ANY MUNICIPAL, STATE OR FEDERAL ENTITY, ANY ITEMS SPECIFIED HEREIN ARE IN CONFLICT WITH SUCH ORDERS, SAID ORDERS SHALL SUPERSEDE THE REQUIREMENTS SPECIFIED ON THIS PLAN.
- THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE CITY OF CRANSTON OR THE STATE OF RHODE ISLAND, THEIR AGENTS, OR OTHER REGULATORY AGENCIES.

EROSION CONTROL MEASURES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDERS ISSUED BY THE REGULATORY AGENCY HAVING JURISDICTION OVER THIS PROJECT.
- THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING OF THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.

- ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 7 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE THAT CONSTRUCTION HAS CEASED OR IS TEMPORARILY HALTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENT REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OFF-SITE.
- AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER OFF-SITE AREAS OR EXISTING DRAINAGE SYSTEMS. ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND/OR EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS

- NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. THE BURIAL OF STUMPS, DEMOLITION DEBRIS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
- NO MATERIALS SHALL BE DISPOSED OF INTO EXISTING OR PROPOSED SEWER OR DRAINAGE SYSTEMS, EITHER ON-SITE OR OFF-SITE. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH WATER WILL DRAIN DIRECTLY TO OFF-SITE DRAINAGE SYSTEMS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE SWEEPING OF ALL PAVED SURFACES THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION

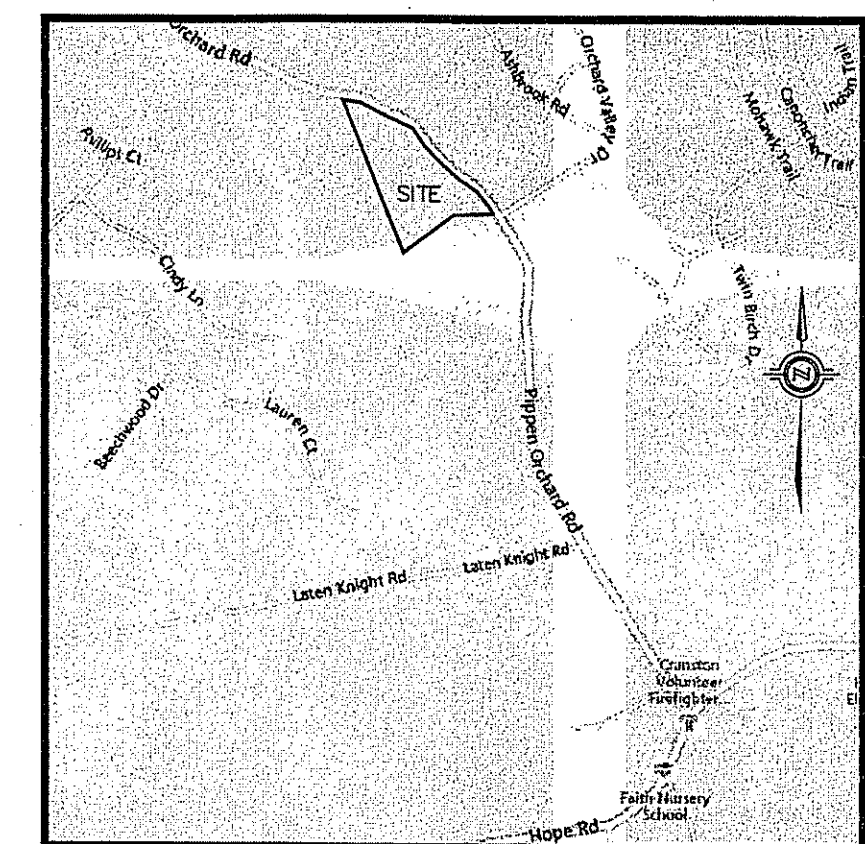
- AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT ANY LOCATION WHERE AREAS TO BE DISTURBED COULD CAUSE EROSION TO OTHER AREAS. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED.
- THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
- IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE, TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAYBALES, SILT FENCE AND CRUSHED STONE.
- THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDERS.

PRELIMINARY SITE WORK

- MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN 3 WEEKS.
- STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
- IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAYBALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

ZONING DISTRICT A-80

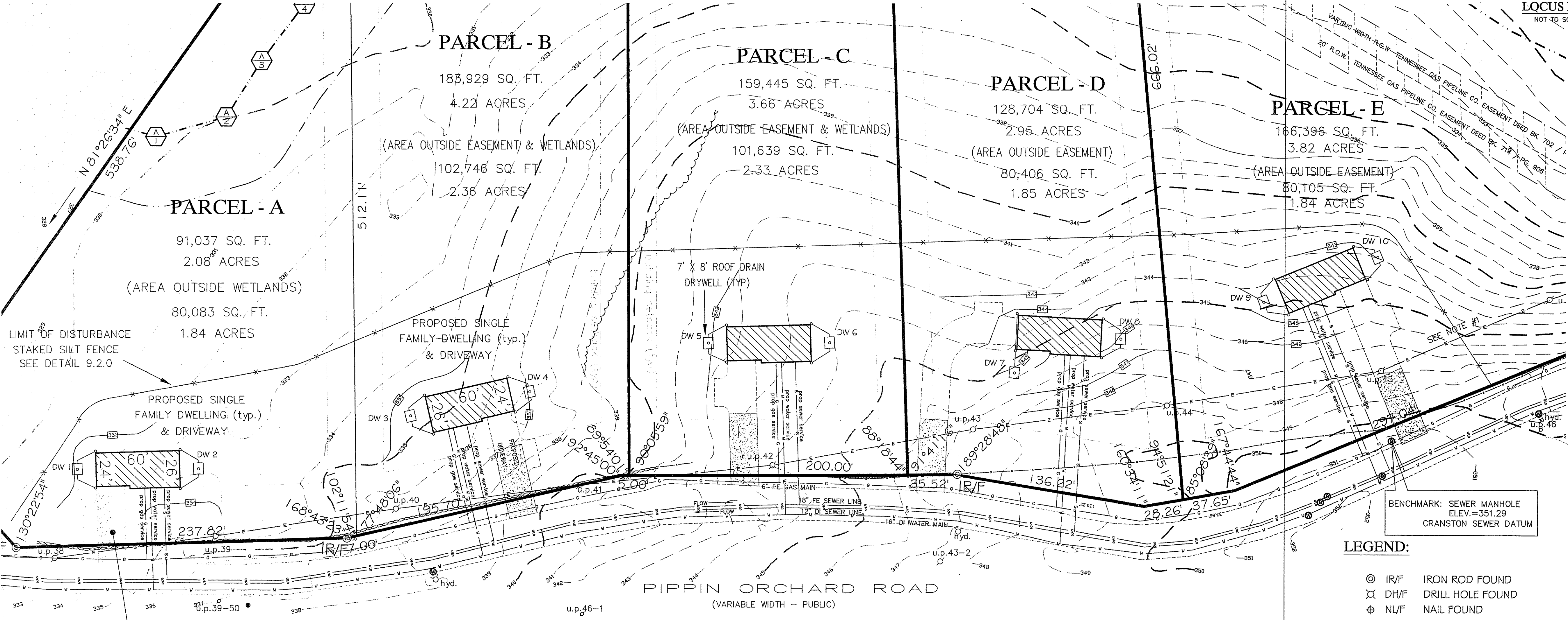
MINIMUM LOT AREA 80,000 S.F.
 MINIMUM LOT FRONTAGE 200 FT.
 MINIMUM SETBACKS: FRONT 40 FT.
 SIDE 20 FT.
 REAR 100 FT.



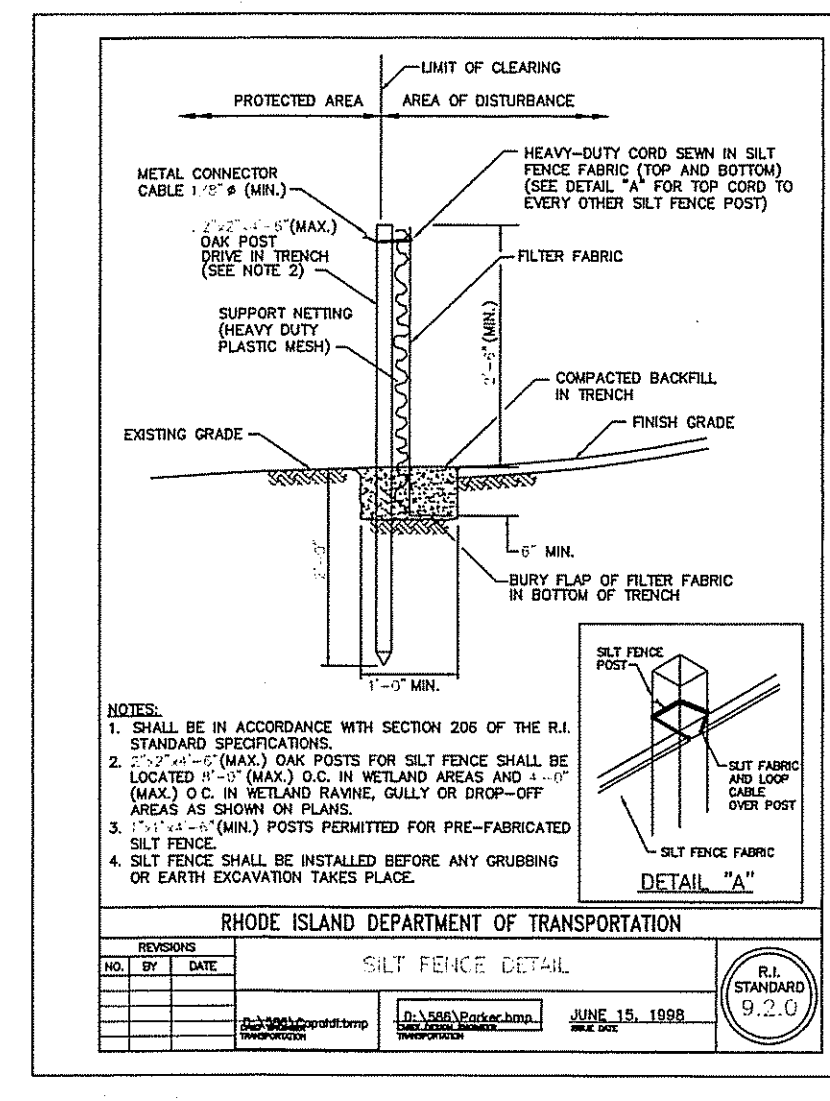
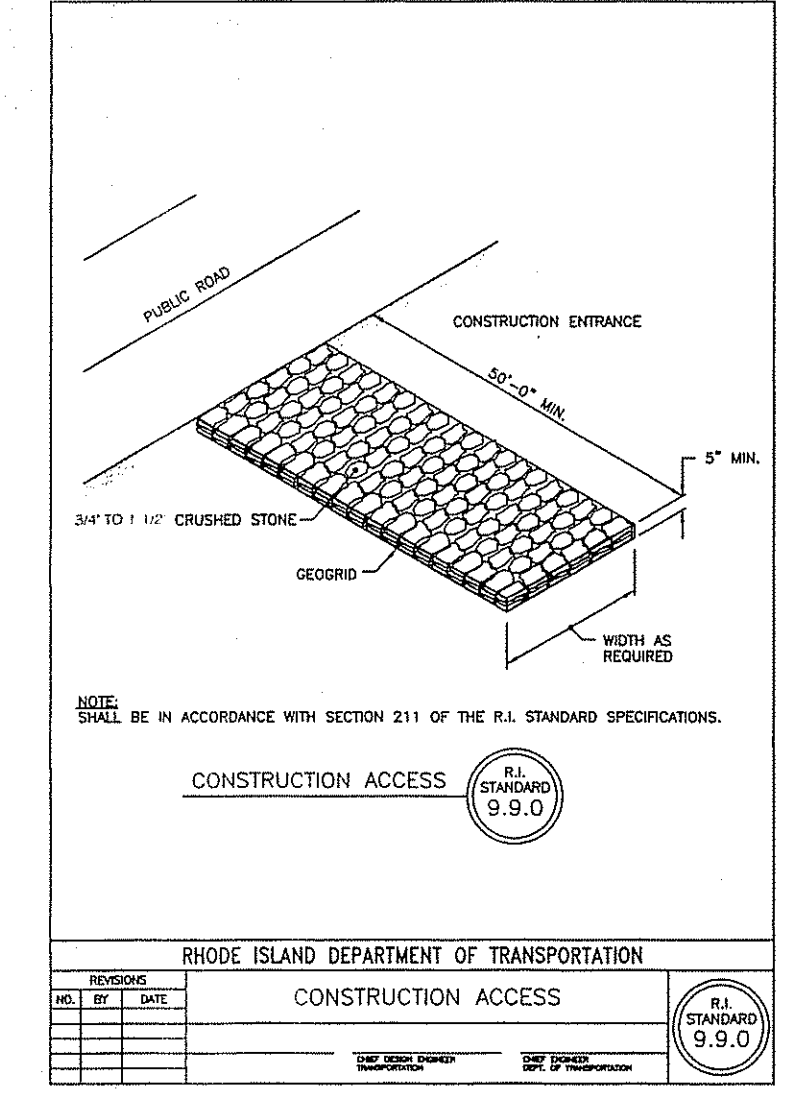
LOCUS MAP
NOT TO SCALE

OWNER:
 CHARLES FREDERICK MEINEL
 6 LAB HILL DRIVE
 SOUTH KINGSTOWN, RI 02879

WETLAND PLAN
 SOIL EROSION & SEDIMENT CONTROL PLAN
 PINE ORCHARD ESTATES
 A.P. 28, LOT 197
 PIPPIN ORCHARD ROAD
 CRANSTON, RHODE ISLAND
 Prepared For:
 CHARLES MEINEL



CONSTRUCTION ENTRANCE (TYP)
SEE DETAIL 9.9.0

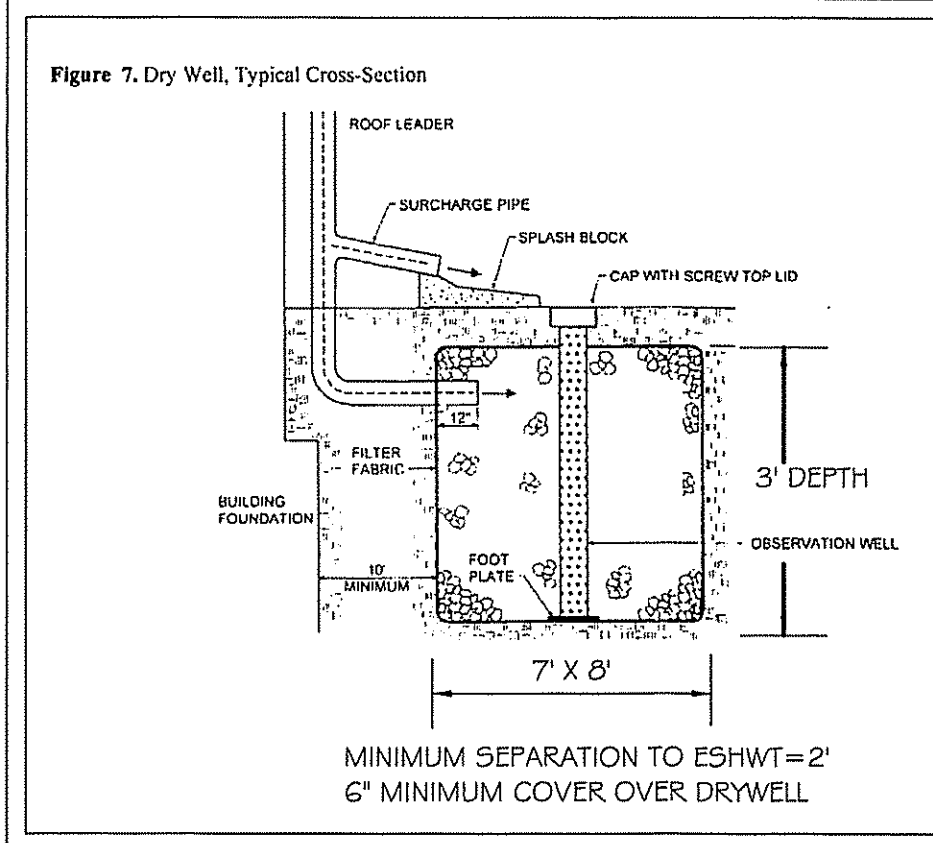


DRY WELL CALCULATIONS:

FROM TABLE 10 IN RI STORMWATER DESIGN AND INSTALLATION MANUAL
 PROPOSED BUILDING FOOTPRINT IS 1,520 S.F. (OVERDESIGN, USE 1,600 S.F.)
 1,600 S.F. EQUALS 800 S.F. X 2
 DRAINAGE AREA 800 S.F. IN SANDY SOILS NEEDS 36 INCH DEPTH BY 55 S.F. AREA.
 TOTAL AREA REQUIRED = 110 S.F.
 PROVIDED 2-800 S.F. DRAINAGE AREAS @ 36-INCH DEPTH AND 56 S.F. AREA
 7' x 8' (TIMES 2) = 56 S.F. X 2 = 112 S.F.
 7' x 8' = 56 S.F.
 TOTAL AREA PROVIDED = 112 S.F.

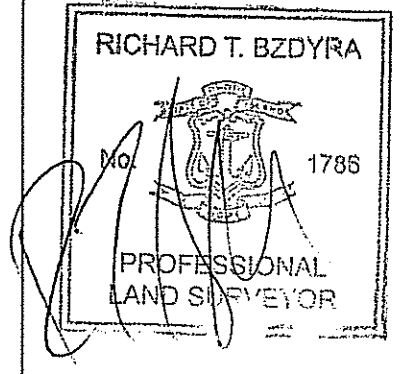
DRAINAGE TABLE:

STRUCTURE	SIZE	ESHWY ELEV.	BOTTOM STONE	TOP STONE	FINISHED GRADE
DW 1	7' x 8'	325.50	327.50	330.50	332.00
DW 2	7' x 8'	328.00	330.00	333.00	333.50
DW 3	7' x 8'	328.50	330.50	333.50	335.00
DW 4	7' x 8'	331.00	333.00	336.00	337.00
DW 5	7' x 8'	335.50	337.50	340.50	341.50
DW 6	7' x 8'	336.00	340.00	343.00	344.00
DW 7	7' x 8'	339.00	341.00	344.00	345.00
DW 8	7' x 8'	340.50	342.50	345.50	346.50
DW 9	7' x 8'	336.50	340.50	343.50	344.00
DW 10	7' x 8'	337.00	339.00	342.00	343.00



NOTES:

- THE TOPOGRAPHY AND PHYSICAL FEATURES, ETC. FOR THIS SITE WERE OBTAINED BY AN ON SITE SURVEY.
- FLOOD HAZARD ZONE "X" AS SHOWN PER FEMA MAP COMMUNITY-PANEL #44007C0294G; EFFECTIVE MARCH 2, 2009.
- SOILS FOR THIS SITE ARE IDENTIFIED AS CANTON AND CHARLTON (CcC) IN THE RI SOIL SURVEY. THIS SOIL HAS AN ESTIMATED SEASONAL HIGH WATER TABLE GREATER THAN 6 FEET DEEP.



SURVEY CLASSIFICATION:
 THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS
 CLASS I FOR PROPERTY LINE
 CLASS III FOR SITE TOPOGRAPHY
 AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION
 FOR PROFESSIONAL LAND SURVEYORS.

BY: *Richard T. Bzdryra* DATE: 4/23/15
 RICHARD T. BZDRYRA, R.P.L.S.

- LEGEND:**
- ⊙ IR/F IRON ROD FOUND
 - ⊗ DH/F DRILL HOLE FOUND
 - ⊕ NL/F NAIL FOUND
 - CHAINLINK FENCE
 - WIRE FENCE
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 - TREE LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING OVERHEAD ELECTRIC
 - PROPOSED SILT FENCE
 - 290— PROPOSED CONTOUR

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO.: 150073
 DATED MAY 18 2015
 SEE LETTER OF SAME DATE.

Ocean State Planners, Inc.
 SURVEYORS • DESIGNERS
 1255 OAKLAWN AVENUE CRANSTON, RHODE ISLAND
 PHONE (401) 463-9696 FAX (401) 463-9039

REVISION:

DATE: APRIL 21, 2015
 DRAWN BY: DCD
 SCALE: 1" = 40'
 GRAPHIC SCALE
 SHEET 2 OF 2 SHEETS
 JOB NO. 8488
 DWG. NO. 8488 WET 2

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