

GENERAL NOTES:

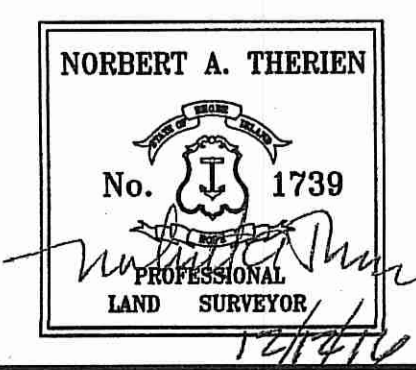
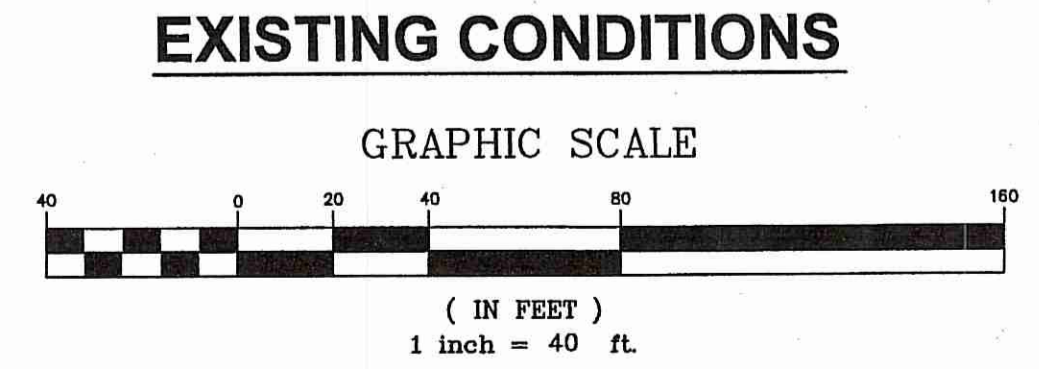
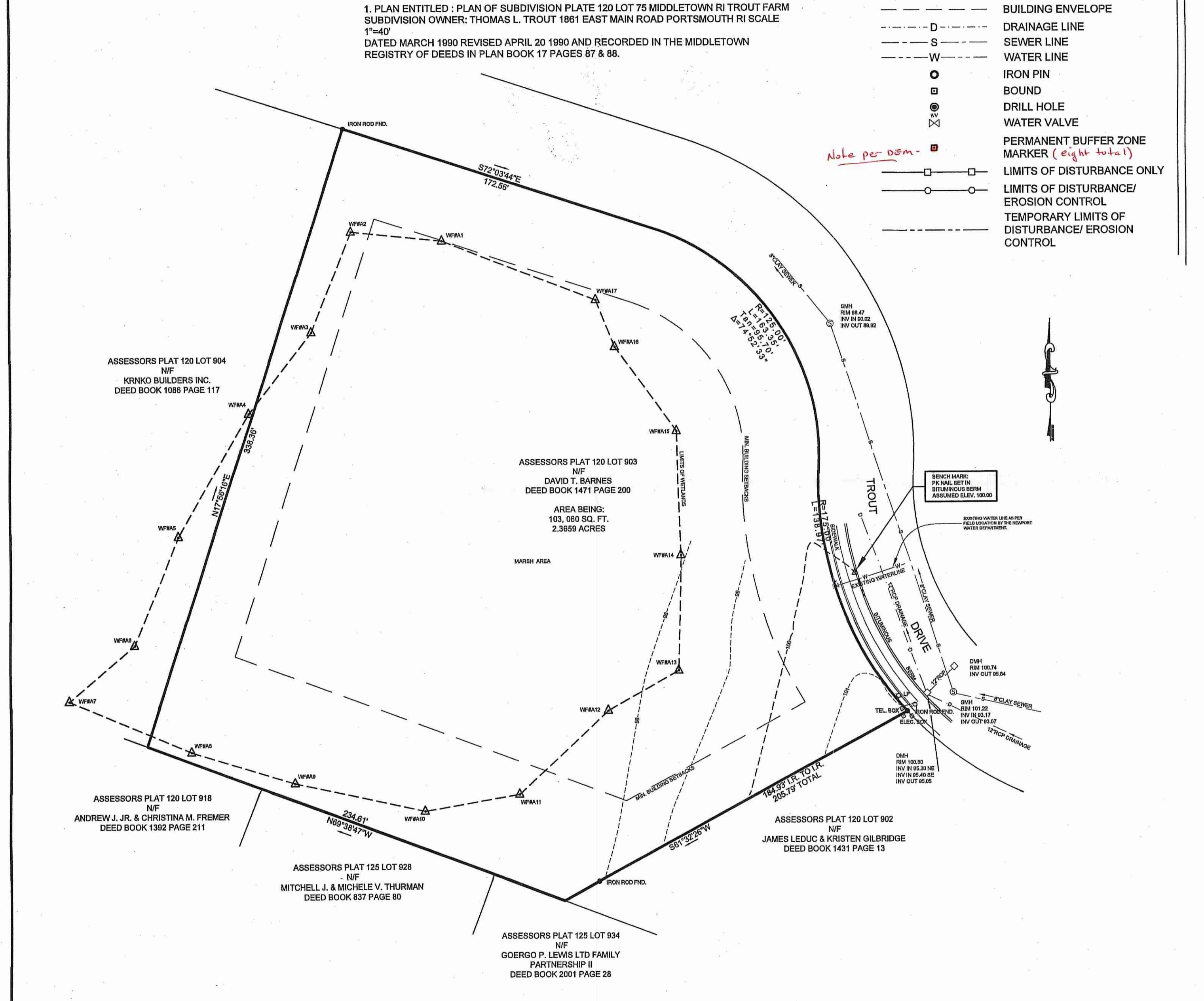
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. THIS SITE DOES NOT LIE WITHIN ANY KNOWN AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL.
4. CONTOURS BASED ON ASSUMED DATUM.
5. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.
6. WETLAND TAKEN OFF PLAN ENTITLED: ADMINISTRATIVE SUBDIVISION FOR KENKO BUILDERS LOCATED AT TROUT DRIVE, MIDDLETOWN RHODE ISLAND.

REFERENCES:

1. PLAN ENTITLED: PLAN OF SUBDIVISION PLATE 120 LOT 76 MIDDLETOWN RI TROUT FARM SUBDIVISION OWNER: THOMAS L. TROUT 1881 EAST MAIN ROAD PORTSMOUTH RI SCALE 1"=40' DATED MARCH 1990 REVISED APRIL 20 1990 AND RECORDED IN THE MIDDLETOWN REGISTRY OF DEEDS IN PLAN BOOK 17 PAGES 87 & 88.

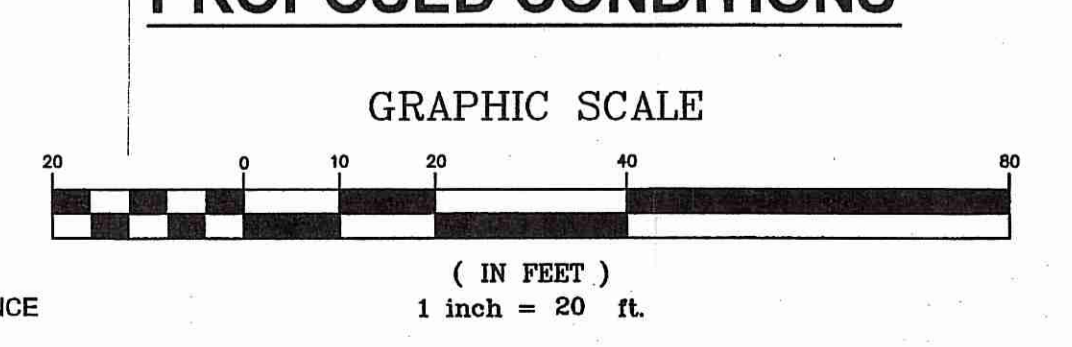
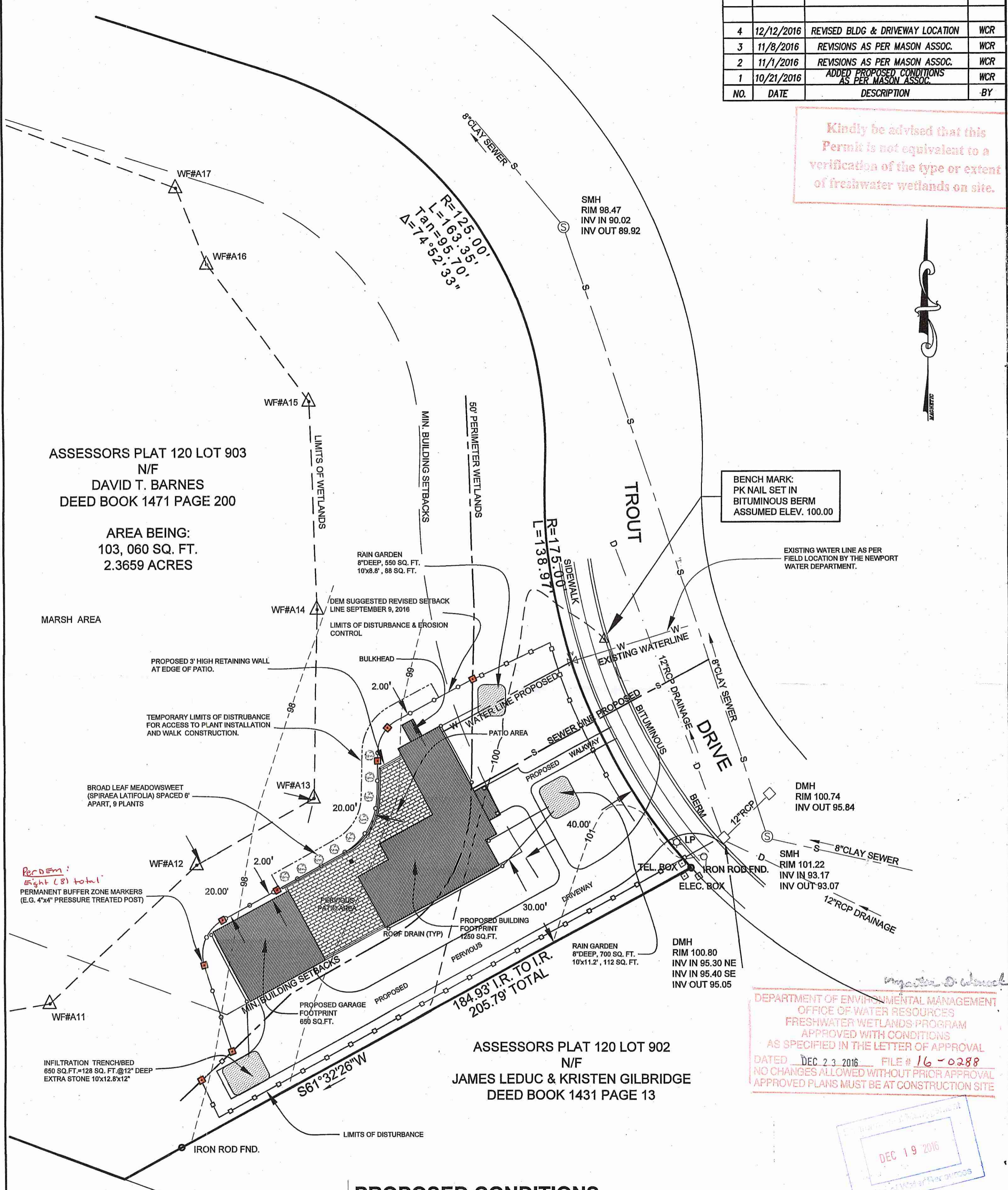
ZONING CRITERIA	
ZONING DISTRICT	R40
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT FRONTAGE	150'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	30'
MINIMUM REAR YARD SETBACK	60'
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35'

LEGEND	
(Symbol)	BOUNDARY
(Symbol)	ABUTTER
(Symbol)	MAJOR CONTOUR
(Symbol)	MINOR CONTOUR
(Symbol)	STONEWALL
(Symbol)	TREELINE
(Symbol)	WETLANDS EDGE
(Symbol)	50' PERIMETER WETLAND
(Symbol)	BUILDING ENVELOPE
(Symbol)	DRAINAGE LINE
(Symbol)	SEWER LINE
(Symbol)	WATER LINE
(Symbol)	IRON PIN
(Symbol)	BOUND
(Symbol)	DRILL HOLE
(Symbol)	WATER VALVE
(Symbol)	PERMANENT BUFFER ZONE MARKER (eight total)
(Symbol)	LIMITS OF DISTURBANCE ONLY
(Symbol)	LIMITS OF DISTURBANCE/ EROSION CONTROL
(Symbol)	TEMPORARY LIMITS OF DISTURBANCE/ EROSION CONTROL



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BY: *Norbert A. Therien*
NORBERT A. THERIEN P.L.S.



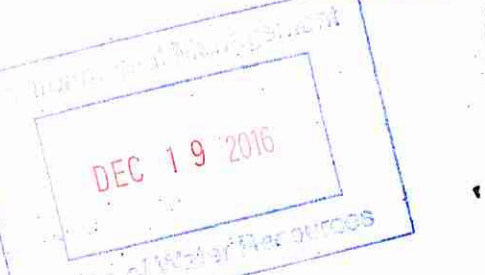
TEMPORARY LIMIT OF DISTURBANCE RESTORATION NOTE
IF NECESSARY, THE AREA WITHIN THE TEMPORARY LIMITS OF DISTURBANCE WILL BE REGRADED TO MATCH THE EXISTING GRADE AND A WILDLIFE CONSERVATION GRASS SEED MIXTURE WILL BE APPLIED. THIS AREA WILL BE ALLOWED TO REVEGETATE NATURALLY.

NO.	DATE	DESCRIPTION	BY
4	12/12/2016	REVISED BLDG & DRIVEWAY LOCATION	WCR
3	11/8/2016	REVISIONS AS PER MASON ASSOC.	WCR
2	11/1/2016	REVISIONS AS PER MASON ASSOC.	WCR
1	10/21/2016	ADDED PROPOSED CONDITIONS AS PER MASON ASSOC.	WCR

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

BENCH MARK:
PK NAIL SET IN BITUMINOUS BERM
ASSUMED ELEV. 100.00

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED Dec. 23, 2016 FILE # 16-0288
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



DAVID T. BARNES
ASSESSORS PLAT 120 LOT 903
148 TROUT DRIVE
MIDDLETOWN, RHODE ISLAND

SITE PLAN		
DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY: S.K.,D.M.
AUGUST 2016	JOB No. 2016-144	SHEET 1 OF 2

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

THE HAYBALE AND SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.

THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.

ALL CATCH BASINS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORMWATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND OF VEGETATION IS MAINTAINED.

ALL HAYBALES, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.

STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLAND EDGES. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.

THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETRIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.

ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

BMP MAINTENANCE SCHEDULE:

ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:

INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES (INCLUDING ROADWAY SIDE SLOPES, FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.

REPLANTING, REGRADING, OR OTHER REPAIRS NEEDED AS A RESULT OF SOIL EROSION AND SEDIMENTATION PROCESSES SHALL BE DONE PROMPTLY.

SITE PLAN NOTES:

DETAILED ENGINEERING REVIEW FOR PROPOSED UTILITIES COVERED UNDER SEPARATE SUBMISSION, TO GOVERNING AGENCIES. THE DETAILED ENGINEERING PLANS FOR UTILITIES INSTALLATION AND CONNECTION HAVE NOT BEEN PROVIDED UNDER THIS SUBMISSION.

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MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.

THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE STATE RIGHT-OF-WAY.

ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 1998 EDITION, INCLUDING REVISION 3, SEPTEMBER 3, 1993 AND SUBSEQUENT ADDENDA.

SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

ESTABLISHMENT OF VEGETATIVE COVER:

ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 202.

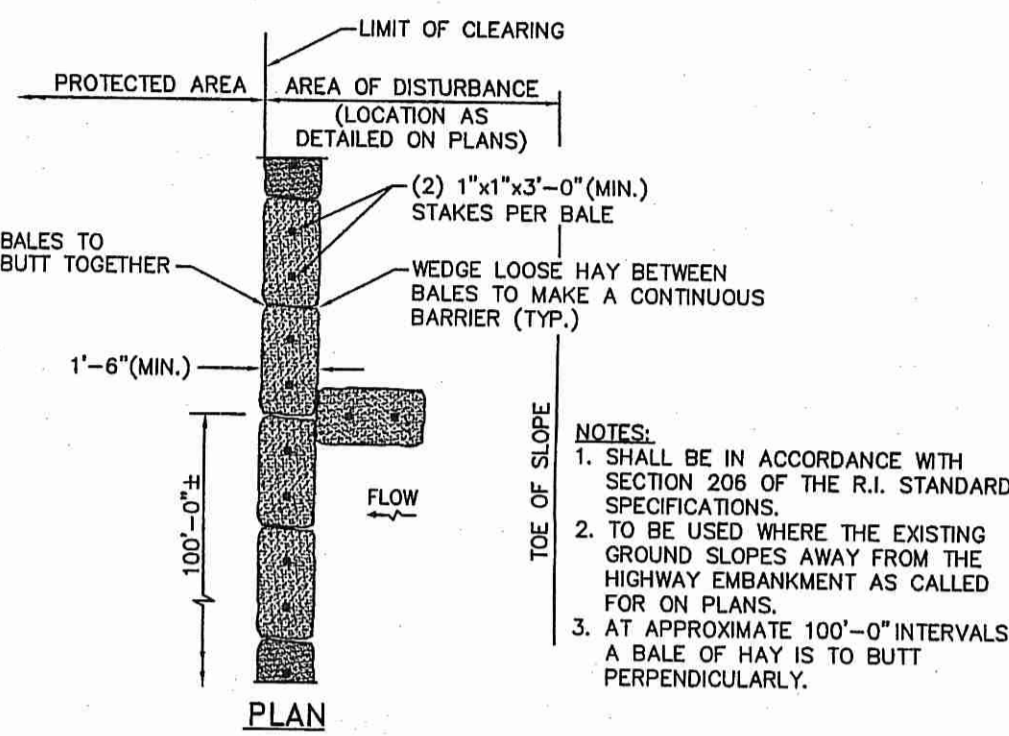
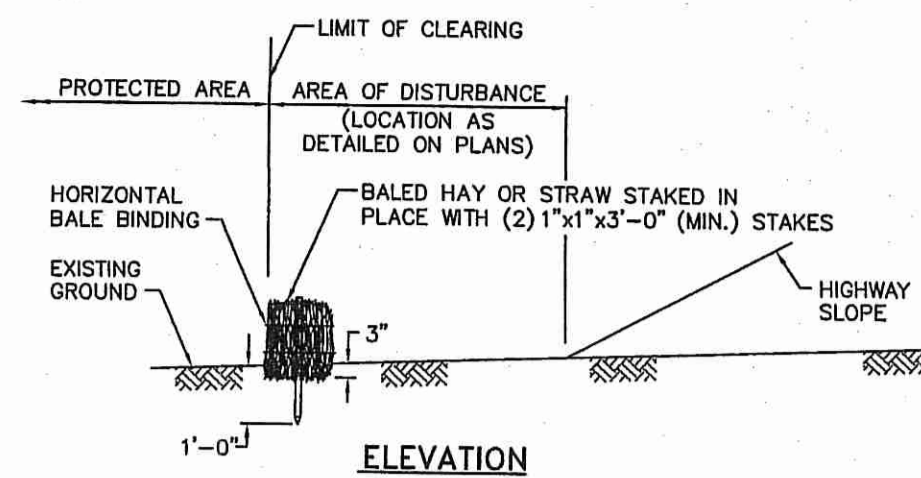
SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.

THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATION M.20.

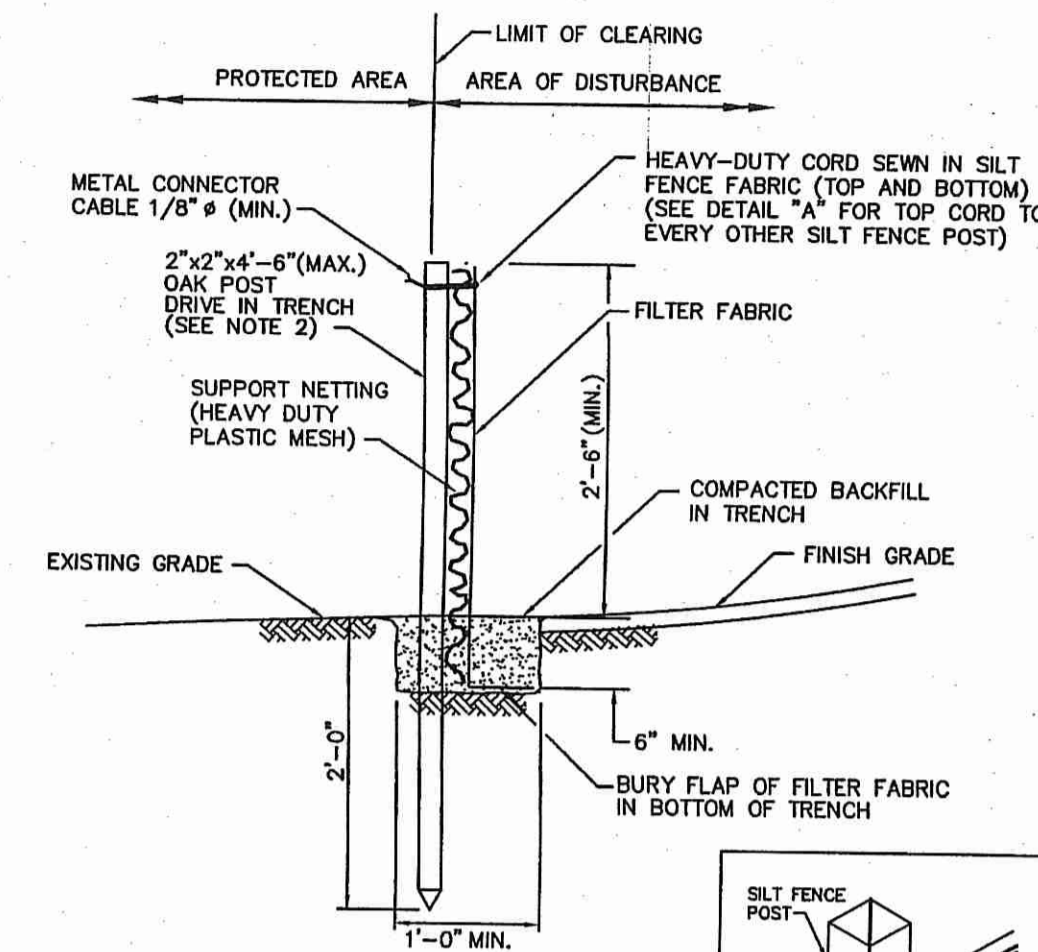
THE SEED MIX TO BE USED ON SLOPE APPROACHING WETLAND SHALL BE THE NEW ENGLAND CONSERVATION/WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL APPLIED AT A RATE OF 25 LBS. PER ACRE AND MULCHED WITH STRAW.

EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. LIME AND FERTILIZER AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

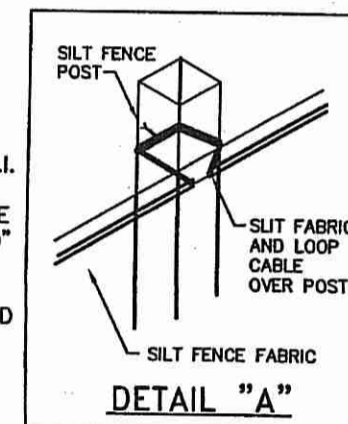
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BALED HAY EROSION CHECK



- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 - 2"x2"x4'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 - 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



SILT FENCE DETAIL

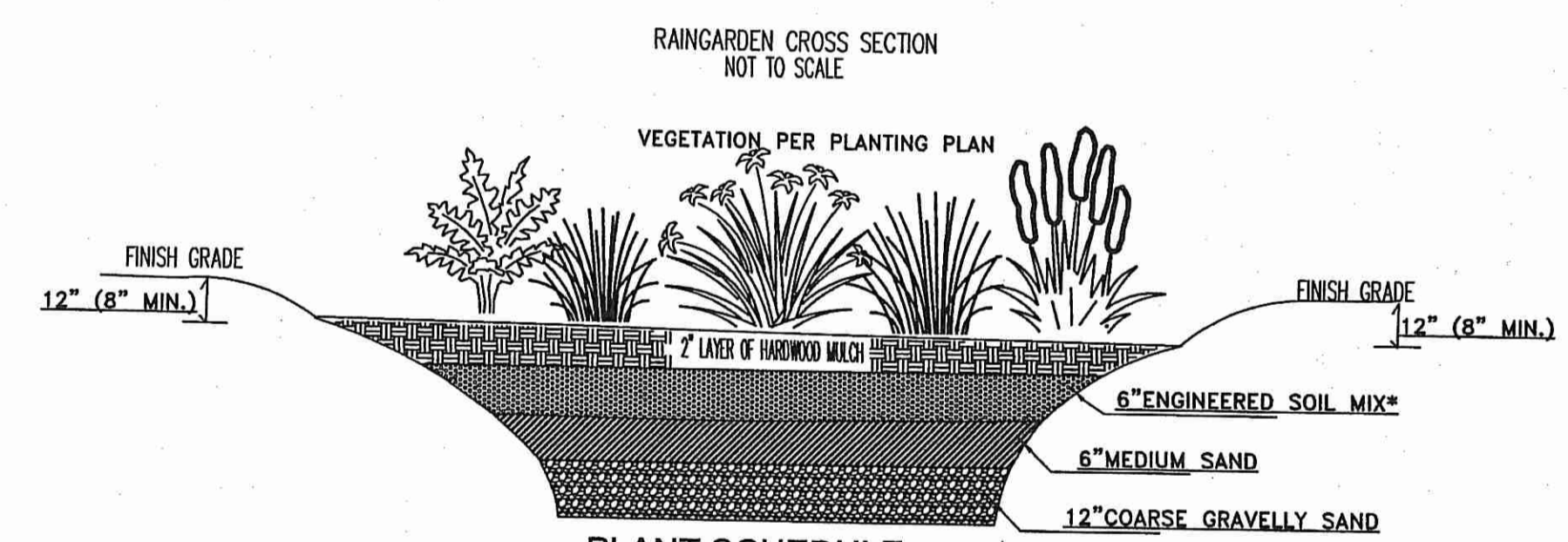
Tables 7. and 8. Rain Garden Sizing Guidance

Rain Garden Surface Area in Sandy Soils (Sands, Loamy Sands and Sandy Loams) (square feet)

Drainage Area (Square feet)	for 4 inch deep garden	for 6 inch deep garden	for 8 inch deep garden
100	19	15	8
200	38	30	16
300	57	45	24
400	76	60	32
500	95	75	40
600	114	90	48
700	133	105	56
800	152	120	64
900	171	135	72
1000	190	150	80

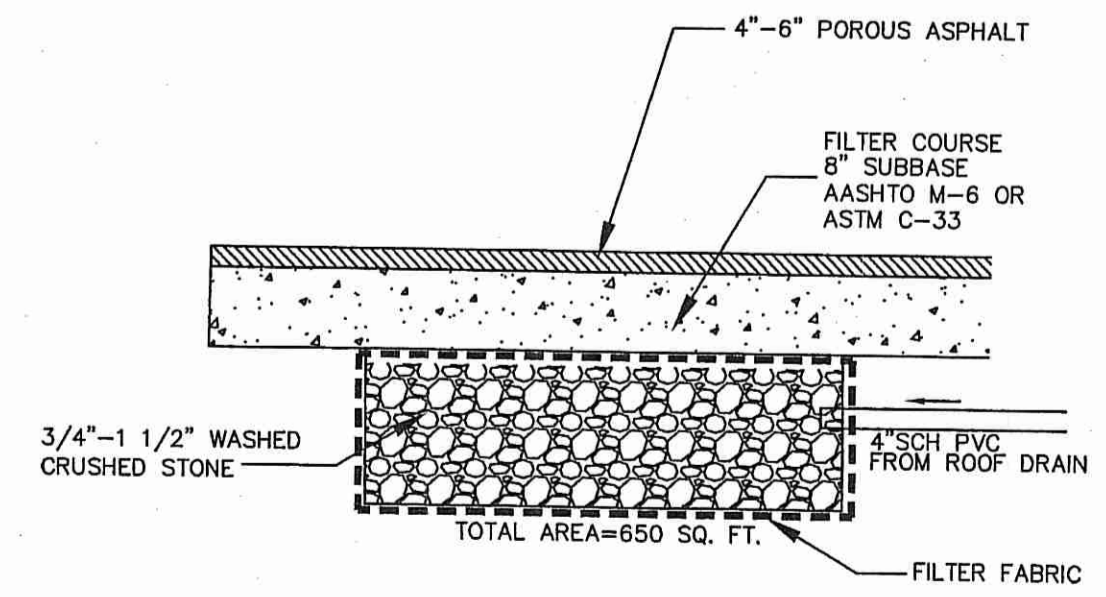
Rain Garden Surface Area in Silty Soils (Loams and Silt Loams) (square feet)

Drainage Area (Square feet)	for 4 inch deep garden	for 6 inch deep garden	for 8 inch deep garden
100	34	25	16
200	68	50	32
300	102	75	48
400	136	100	64
500	170	125	80
600	204	150	96
700	238	175	112
800	272	200	128
900	306	225	144
1000	340	250	160



PLANT SCHEDULE

SYMBOL	SPECIES NAME	COMMON NAME
AD	ASTER DIAMICATUS	WHITE WOOD ASTER
CR	CAREX CRINITA	FRINGED SEDGE
CS	CAREX STRICTA	TUSSOCK SEDGE
IF	IRIS VERTEX	BLUE FLAG IRIS
LC	LOBELIA CARDINALIS	CARDINAL FLOWER
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
PC	PONTEDERIA CORDATA	CANNON FERN PICKEREL PLANT



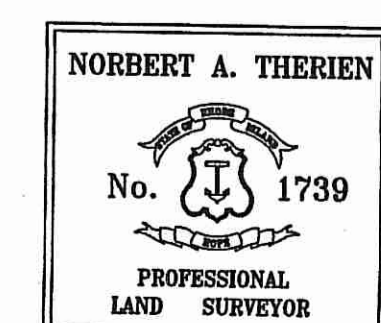
INFILTRATION TRENCH DETAIL NOT TO SCALE

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ASSESSORS PLAT 120 LOT 903
148 TROUT DRIVE
MIDDLETOWN, RHODE ISLAND

DETAILS

DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY: S.K.,D.M.
AUGUST 2016	JOB No. 2016-144	SHEET 2 OF 2



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BY: *Norbert A. Therien*
NORBERT A. THERIEN P.L.S.