

GENERAL NOTES:

- OWNER OF RECORD: - EMAD R. & NEVEEN N. BASSALY
DEED BOOK 1839 PAGE 120
- SITE IS NOT LOCATED IN FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 440012 0039J DATED SEPTEMBER 4, 2013.
- SITE IS LOCATED IN ZONING DISTRICT "R-40"
AREA = 40,000 S.F.
FRONTAGE & WIDTH = 150'
SETBACKS:
FRONT = 40'
SIDE = 25'
REAR = 40'
COVERAGE = 15%
- WETLANDS FLAGGED BY ECOSYSTEM SOLUTIONSON DECEMBER 21, 2023

LEGEND

BOUND	■	EXISTING CONTOURS	--- 38 ---
IRON ROD	○	WATER LINE	— W —
DRILL HOLE	●	GAS LINE	— G —
RR SPIKE	⊙	OVERHEAD WIRES	— OHW —
DRAIN MANHOLE	⊕	UNDERGROUND UTILITIES	— U — U —
CATCH BASIN	⊞	SEWER MAIN	— S —
SEWER MANHOLE	⊗	STONE WALL	— ○ —
GAS VALVE	⊕	WETLANDS	--- ---
UTILITY POLE	⊕		
HYDRANT	⊕		
WATER VALVE	⊕		
WATER SHUTOFF	⊕		
BOLLARD	⊕		
MONITORING WELL	⊕		
LIGHT POLE	☆		

**RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM**

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAY 23 2024 FILE #: 24-0034

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

CERTIFICATIONS:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: CLASS 1
TYPE OF SURVEY: DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION: CLASS III
VERTICAL MEASUREMENT SPECIFICATION: V-3 TOPOGRAPHIC ACCURACY CLASS: T-2

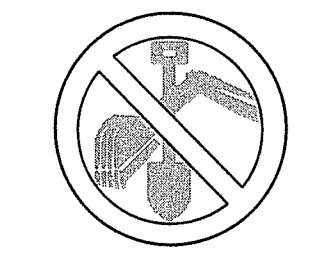
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION OF THE PLAT IS AS FOLLOWS:
1. TO REPORT A PROFESSIONAL OPINION REGARDING THE LOCATION OF PROPERTY BOUNDARIES.
2. TO DEPICT AND REPORT THE RELATIVE POSITIONS OF EXISTING PHYSICAL OBJECTS AND EXISTING SITE CONDITIONS.
3. TO CREATE AN EXISTING CONDITIONS BASE PLAN FOR CONTEMPLATION OF DESIGNED CONSTRUCTION OR OTHER IMPROVEMENTS TO THE SITE.

Marc N. Nyberg
MARC N. NYBERG, PLS REGISTERED PROFESSIONAL LAND SURVEYOR
RHODE ISLAND PLS NO: 1797 RHODE ISLAND C.O.A. NO.: LS.000468.COA

12-27-2023
RI Environmental Management
MAY 16 2024
Office of Water Resources

**RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM**

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



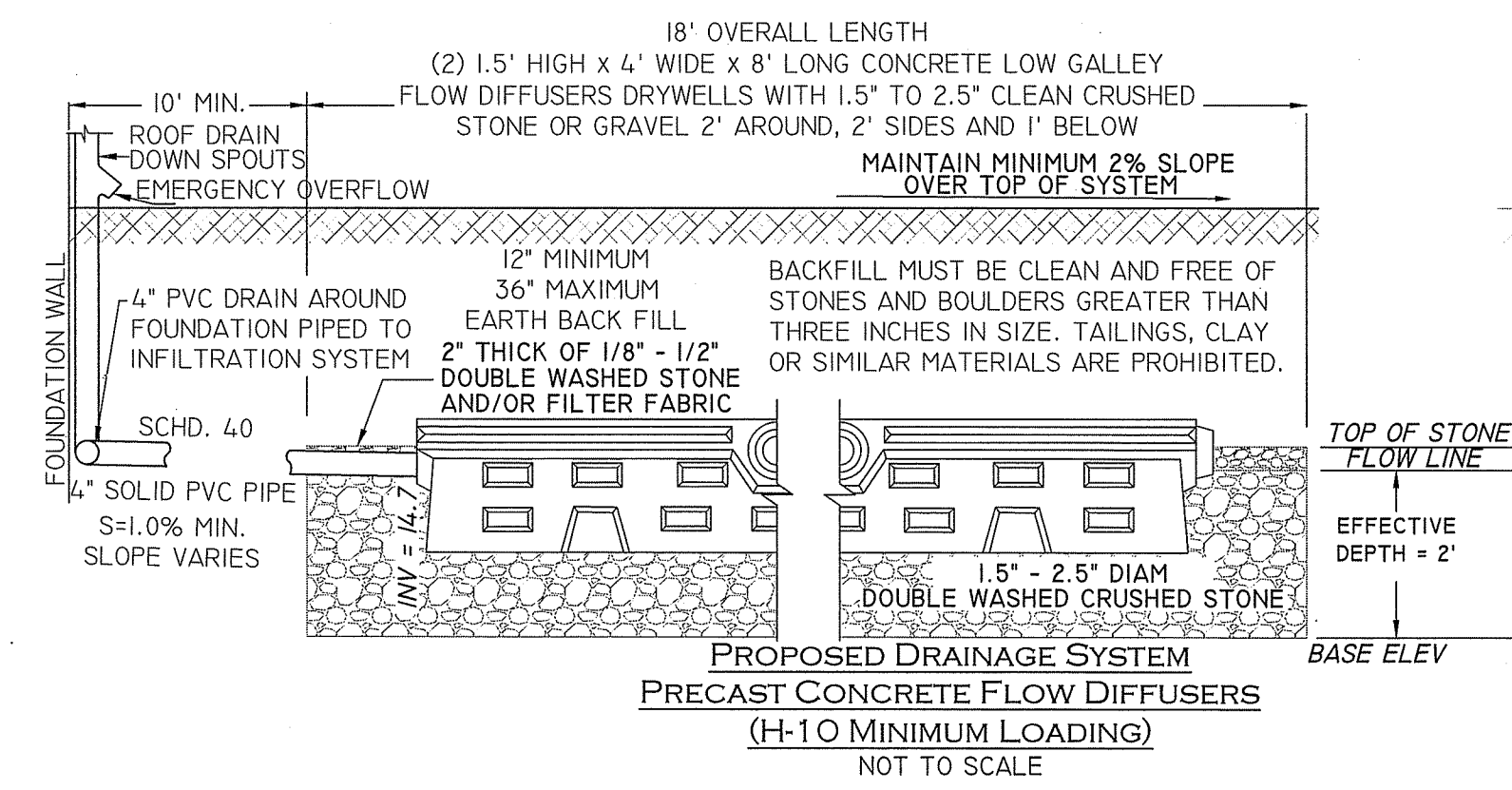
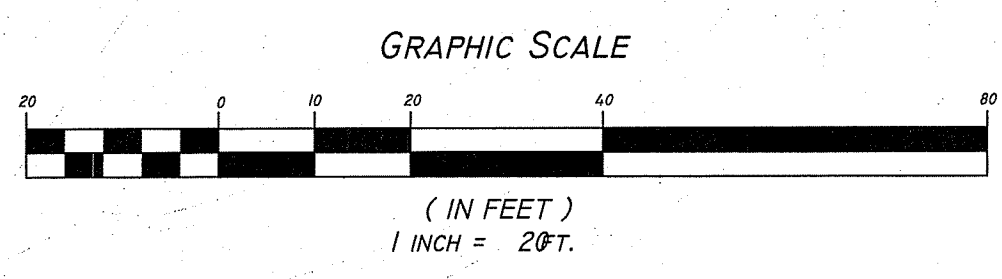
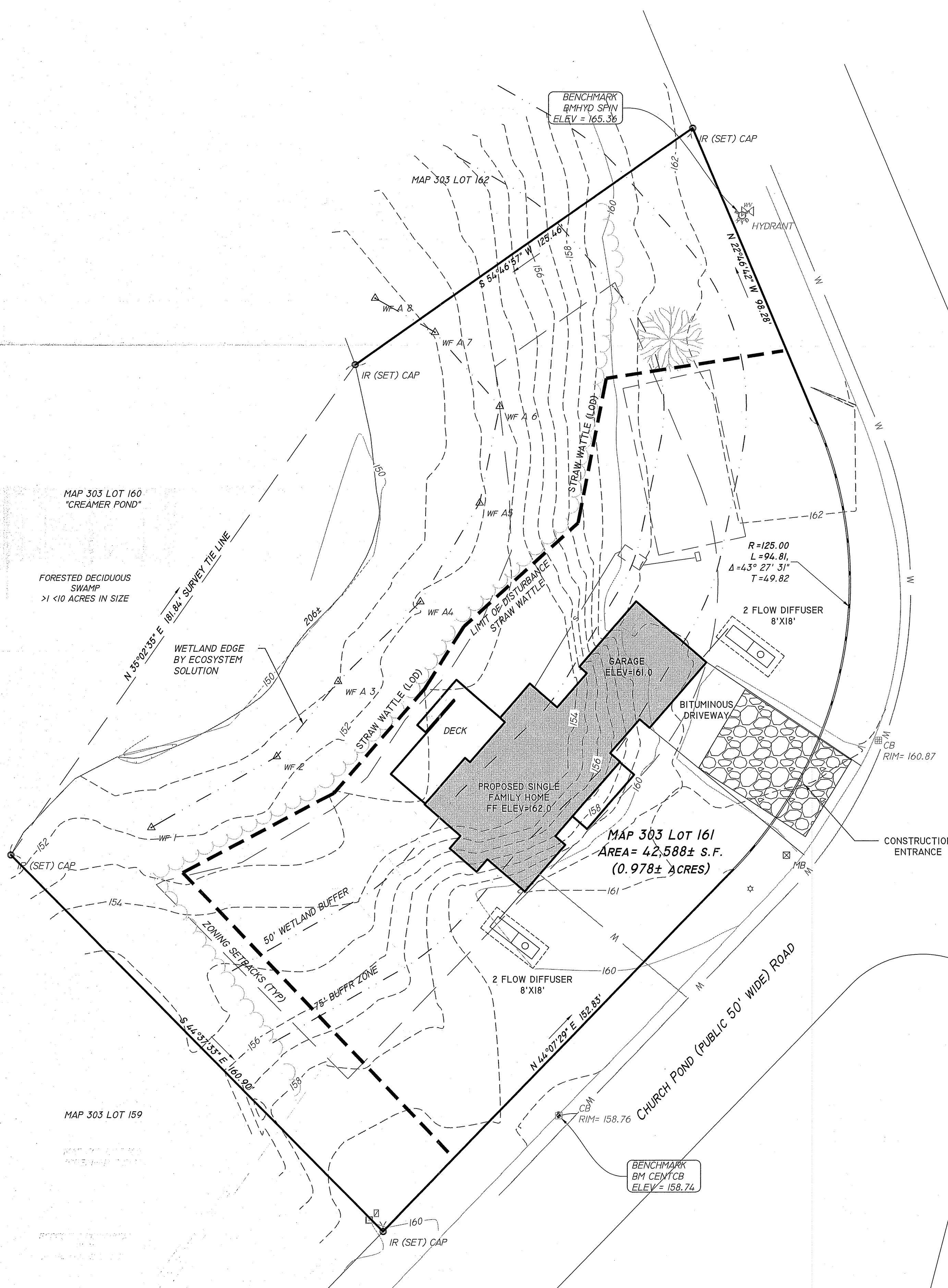
DIG SAFE NOTE:
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 ((888)DIG-SAFE).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

EXISTING CONDITIONS PLAN

	"BASSALY PROPERTY"		
	197 CHURCH POND ROAD, TIVERTON R.I. ASSESSORS MAP 303 LOT 161		
PREPARED FOR:	EMAD R. & NEVEEN N. BASSALY 430 NANAQUAET ROAD, TIVERTON R.I. 02878		
JOB #	SCALE:	DRAWN BY:	DATE:
23-077	1" = 20'	SCA	12/27/2023
REVISED:	5/15/2024		

	InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4600 Fax: (508) 336-4558 Web Address: InSiteEngineers.com	
	SHEET 1 OF 2	



DRAINAGE CALCULATIONS: (Flow Diffusers)
IMPERVIOUS HOUSE ROOF AREA: 2,858 SF (TO FLOW DIFFUSERS)
MINIMUM REQUIRED WATER QUALITY VOLUME:
1 IN (1") OF RUNOFF APPLIED TO IMPERVIOUS AREA
1" / 12" FT = 0.0833 FT
RUN OFF VOLUME: (USED TO SIZE FLOW DIFFUSERS)
0.0833 FT x 2,858 SF = 238 CF CONTROLS

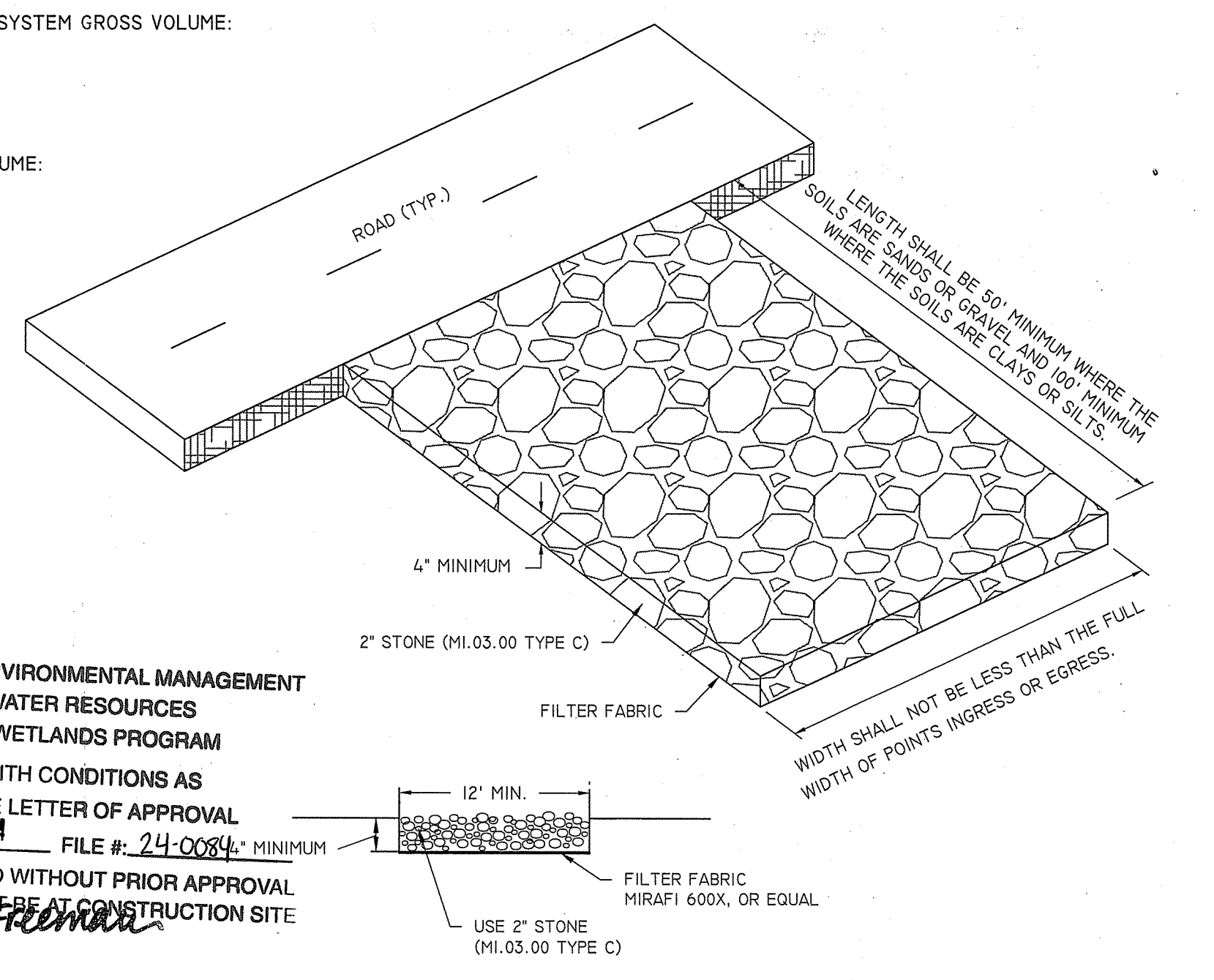
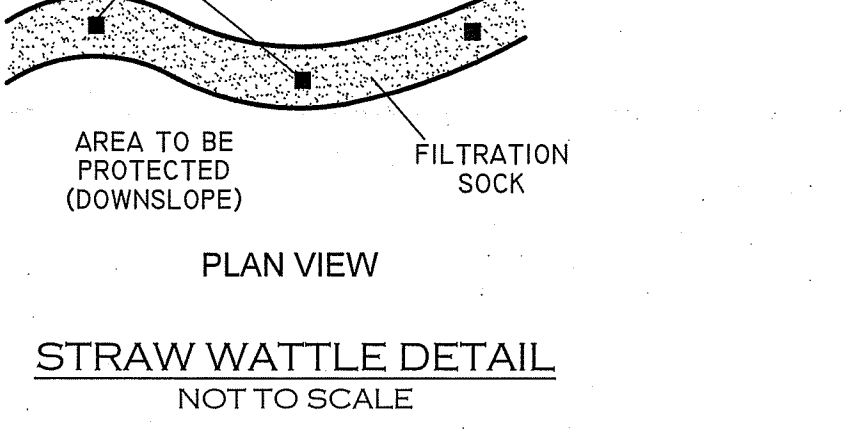
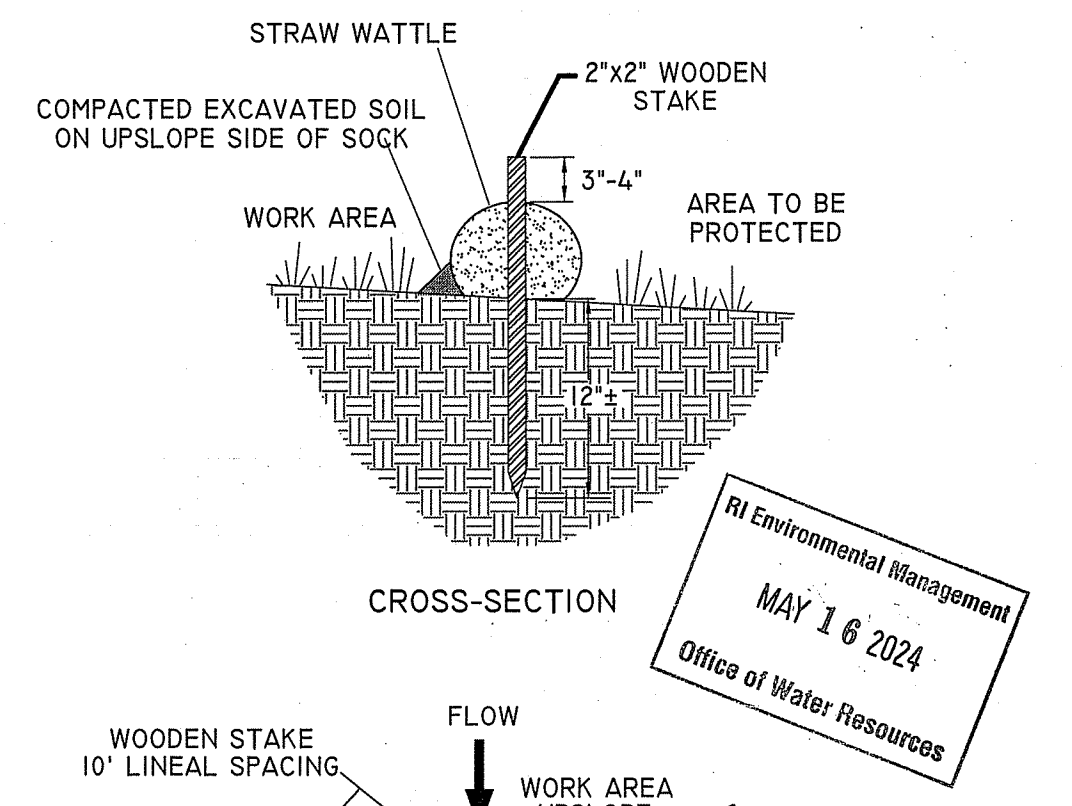
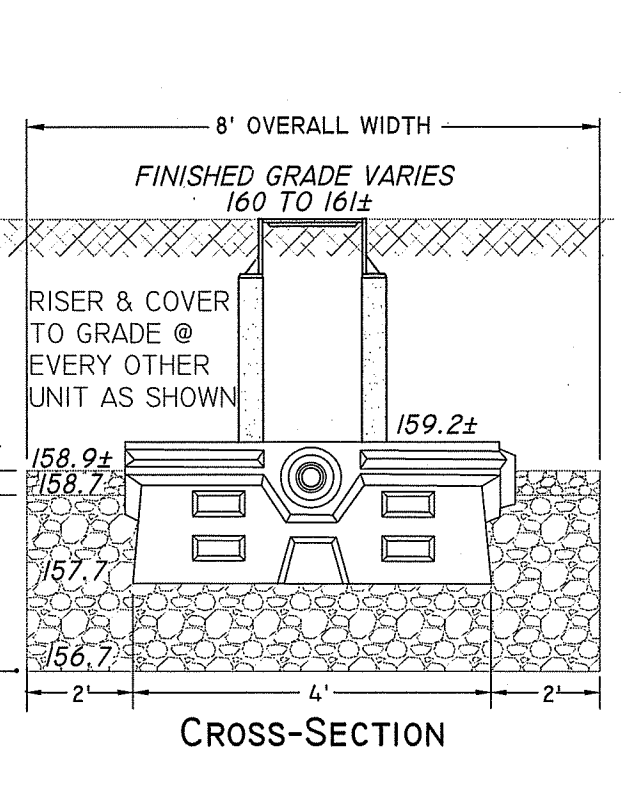
MINIMUM REQUIRED RECHARGE VOLUME:
SOIL TEXTURE CLASS GRAVELLY SANDY LOAM
NRCS HYDROLOGICAL SOIL GROUP (HSG) B
ROOF RUN OFF MINIMUM REQUIRED RECHARGE VOLUME (FLOW DIFFUSERS):
0.35 IN x 1" / 12" x 2,858 SF = 84 CF < 238 CF O.K.
CHECK FLOW DIFFUSERS INFILTRATION:
NRCS HYDROLOGIC SOIL GROUP (HSG) B (LOAMY SAND)
NRCS RAWLS INFILTRATION RATE 2.41 IN/HR
CHECK TIME REQUIRED TO DRAIN ENTIRE SYSTEM WHEN FULL
284 CF / ((2.41 IN/HR x 1" / 12") x 8' x 36') = 4.8 HOURS < 24 HR O.K.

ROOF DRAINAGE RECHARGE SYSTEM

NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF PROJECT AREA BEGINS. STABILIZATION OF ALL GRADEED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN REGULATIONS AND PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- ADDITIONAL CONTROL MEASURES AND/OR ALTERNATE CONFIGURATIONS MAY BE REQUIRED TO ADDRESS EVOLVING SITE CONDITIONS. THESE ADDITIONAL CONTROLS WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR TOWN AGENCIES.
- THE SITE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION AND UNTIL THE SITE IS FULLY STABILIZED AND/OR THE OWNER HAS ASSUMED RESPONSIBILITY BY WRITING.
- SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
KENTUCKY BLUE GRASS = 4.5
CREEPING RED FESCUE = 4.5
PERENNIAL RYE GRASS = 10
SEED TO APPLIED AT A RATE OF 8 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS / 1000 S.F. PLANTING SEASON SHALL BE APRIL 1 TO OCTOBER 15. AFTER OCTOBER 15 AREAS NOT SEEDED SHALL BE STABILIZED WITH STRAW WATTLES, HAY BALE CHECK DAMS, FILTER FABRIC OR WOODEN MULCH AS REQUIRED TO CONTROL EROSION.
- AREAS LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYE GRASS APPLIED AT A RATE OF 2 LBS / 1000 S.F. AT A DEPTH OF 1/2". LIMESTONE (EQUIVALENT TO BE 50% CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 80 LBS / 1000 S.F. WHERE GRASS PREDOMINATES, FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB OF NITROGEN PER 1000 S.F. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER, TREATED WITH 12 LBS NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS / 1000 S.F.
- CONTRACTOR SHALL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLY FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- THE CONTRACTOR SHALL REQUEST THE APPROPRIATE TOWNS AGENCIES TO INSPECT AND APPROVE THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. PERIODIC INSPECTIONS OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE AGENCIES, THE CONTRACTOR SHALL REPAIR, UPGRADE OR REPAIR ANY MEASURES THE AGENT MAY FEEL ARE IN NEED OF SUCH.
- STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAY BALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOILS AND HAIL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
- SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR HAY BALE, OR SILT SOCK.
- DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
- ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATION.



INSTALLATION:
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE STONE SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.

MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAYS THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

LOCATION:
SEE OVERALL SHEET FOR LOCATION OF CONSTRUCTION ENTRANCE.

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CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

SITE PLAN

"BASSALY PROPERTY"
197 CHURCH POND ROAD, TIVERTON R.I.
ASSESSORS MAP 303 LOT 161

PREPARED FOR: EMAD R. & NEVEEN N. BASSALY
430 NANAQUAKET ROAD, TIVERTON R.I. 02878

JOB #: 23-077 SCALE: 1" = 20' DRAWN BY: SCA DATE: 12/27/2023
REVISED: 5/15/2024

MARC N. NYBERG
No. 1797
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL SEAL

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

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SHEET 2 OF 2