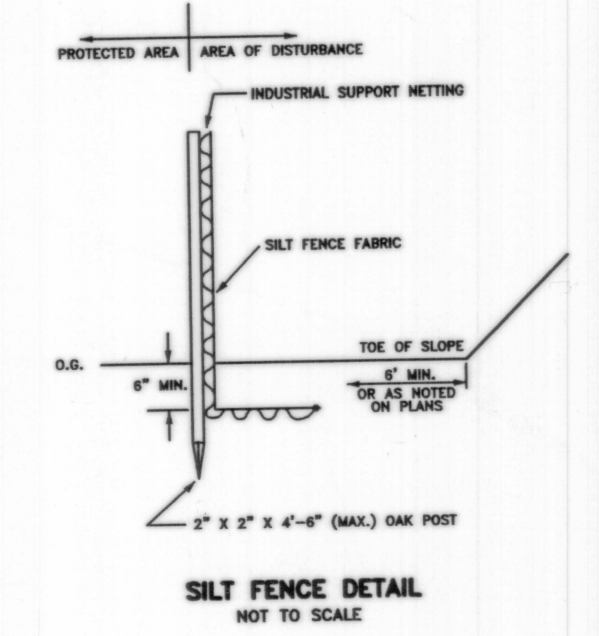


Doc# 00047616
 Bk# 830 Pg# 166
 RECEIVED FOR RECORD
 OCT 03 2014 01:04P
 JAMESTOWN TOWN CLERK
 CHERYL A. FERNSTRÖM, CRC

LEGEND

- SB STONE BOUND
- FND FOUND
- IP IRON PIPE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- ELEV. ELEVATION
- PL PROPERTY LINE
- M.H.W. MEAN HIGH WATER
- TH TEST HOLE
- LT LEDGE TEST HOLE



- GENERAL NOTES:**
- THE TOTAL PARCEL AREA IS 129,700± S.F. OR 2.98± ACRES.
 - THE PARCEL IS ZONED: RR-80.
 MINIMUM LOT AREA = 80,000 S.F.
 MINIMUM LOT FRONTAGE = 200 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT YARD = 40 FEET
 SIDE YARD = 30 FEET
 REAR YARD = 40 FEET
 MAXIMUM LOT COVERAGE = 20%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 - THE OWNER AND APPLICANT OF PLAT 12, LOT 29 IS:
 NORTON H. REAMER 2002 TRUST
 191 COMMONWEALTH AVENUE #51
 BOSTON, MA 02116
 - BY GRAPHIC PLOTTING, THE PARCEL IS LOCATED WITHIN FLOOD ZONE VE (ELEV. 22) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP #44005C0159J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE SEPTEMBER 4, 2013.
 - THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON SITE AT THE TIME OF SURVEY.
 - THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
 - THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL OBSERVED AT THE TIME OF SURVEY.
 - THERE IS NO LAND PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS SURVEY AND PLAN.

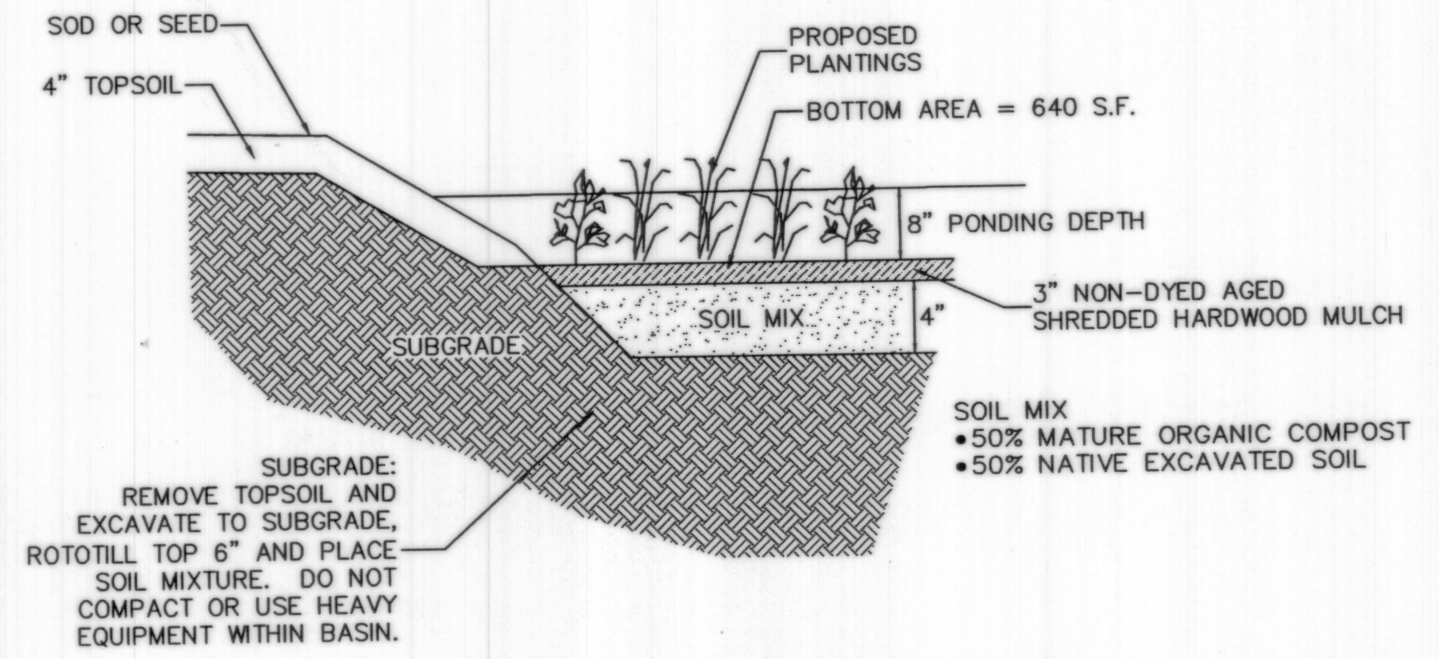
- SEDIMENTATION AND EROSION CONTROL:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION & EROSION CONTROL.
 - EMBANKMENT SLOPES & ALL DISTURBED AREAS ARE TO RECEIVE A LAYER OF TOPSOIL (LOAM) AND SEED.
 - IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING AND PRIOR TO ANY ROUGH GRADING, A TEMPORARY SILT FENCE OR HAY BALES SHALL BE PLACED AT THE LIMIT OF PERMANENT DISTURBANCE PER PLAN.
 - ALL EROSION & SEDIMENTATION CONTROL SHALL BE PERIODICALLY MAINTAINED DURING BUILDING CONSTRUCTION BY THE CONTRACTOR.

- EROSION & SOIL STABILIZATION PROGRAM:**
- TEMPORARY TREATMENTS SHALL CONSIST OF A SILT FENCE, HAY BALES OR PROTECTIVE COVERS SUCH AS FABRIC MATS.
 - THE SILT FENCE OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED COVER IS ESTABLISHED.
 - NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1 - OCT. 15.
 - ALL FILL, IF REQUIRED, SHALL BE CLEAN AND THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RIDPW STANDARD SPECIFICATION SECTION 202.

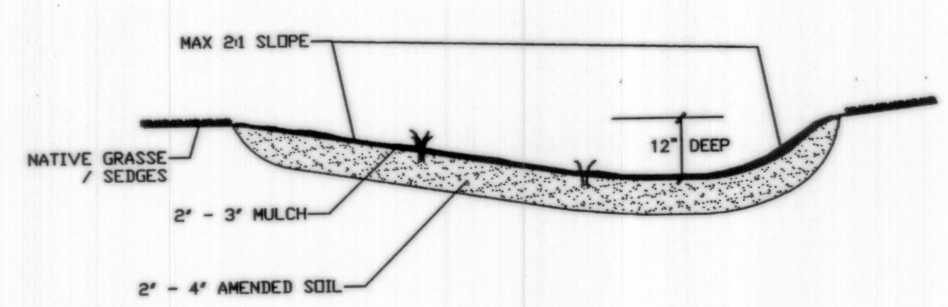
- SEDIMENTATION CONTROL PROGRAM:**
- A TEMPORARY SILT FENCE, HAY BALES OR PROTECTIVE COVER SHALL BE INSTALLED PRIOR TO CONSTRUCTION & SHALL BE MAINTAINED ON A REGULAR BASIS. IN ADDITION TO THE LINE OF THE SILT FENCE AT THE LIMIT OF PERMANENT DISTURBANCE, TEMPORARY BARRIERS SHALL BE CONSTRUCTED AT THE TOE OF THE DISTURBED (CUT OR FILL) SLOPES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE FLOW DURING STORMS AND PERIODS OF RAINFALL.
 - SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
 - ALL DISTURBED AREAS NOT TO BE TREATED (ie: BUILDING, DRIVEWAY, ETC.) WILL BE LOAM AND SEEDED WILL A CONSERVATIVE GRASS SEED MIXTURE AS SOON AS PRACTICAL.

- RAIN GARDEN CALCULATIONS:**
- RAIN GARDEN FOR DWELLING AREA
 - DWELLING AREA = 4,000 S.F.
 - RAIN GARDEN SIZING CALCULATION PER RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE DOCUMENT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT - TABLE 8: RAIN GARDEN SIZING
 - RAIN GARDEN DEPTH = 8-INCHES
 - SOIL TYPE: SILTY SOILS = 0.16 SIZING FACTOR
 - 4,000 S.F. ROOF AREA x 0.16 = 640 S.F. NEEDED
 - RAIN GARDEN AREA PROPOSED = 640 S.F.

- RAIN GARDEN MAINTENANCE NOTES:**
- RAIN GARDENS SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO (2) PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE RAIN GARDEN SHALL BE MONITORED AND MAINTAINED TO ASSURE PROPER FUNCTIONING PLANT GROWTH AND SURVIVAL. PLANTS SHALL BE REPLACED ON AN AS-NEEDED BASIS DURING THE GROWING SEASON.
 - SILT/SEDIMENT SHALL BE REMOVED FROM THE RAIN GARDEN WHEN THE ACCUMULATED SEDIMENT EXCEEDS ONE (1) INCH, OR WHEN WATER PONDS FOR MORE THAN 48 HOURS. THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND REPLACED WITH FRESH SOIL MIXTURE AND MULCH.
 - PRUNING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
 - SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
 - FERTILIZER OR PESTICIDES SHALL NOT BE APPLIED TO PLANTS WITHIN RAIN GARDENS.
 - PERENNIAL PLANTS AND GROUND COVERS SHALL BE REPLACED AS NECESSARY TO MAINTAIN AN ADEQUATE VEGETATED GROUND COVER. ANNUAL PLANTS MAY ALSO BE USED TO MAINTAIN GROUND COVER.
 - THE PROPOSED PLANTINGS FOR THE RAIN GARDEN ARE TO BE SUITABLE NATIVE PLANTS IN ACCORDANCE WITH THE RHODE ISLAND COASTAL PLANT GUIDE, WHICH IS LOCATED AT WWW.URI.EDU/CELS/CEOC/COASTALPLANTS/COASTALPLANTGUIDE.HTM.



RAIN GARDEN CROSS-SECTION
 NOT TO SCALE



VEGETATED SWALE - TYPICAL CROSS-SECTION
 NOT TO SCALE

- Vegetated Swale Maintenance**
- VEGETATED SWALES SHALL BE INSPECTED ANNUALLY AND FOLLOWING LARGE PRECIPITATION EVENTS.
 - ERODED SIDE SLOPES AND CHANNEL BOTTOMS SHALL BE STABILIZED AS NECESSARY.
 - IF THE SURFACE OF THE DRY SWALE BECOMES CLOGGED TO THE POINT STANDING WATER IS OBSERVED 48 HRS AFTER A RAINFALL EVENT, THE BOTTOM SHALL BE ROTOTILLED OR CULTIVATED TO BREAK UP ANY HARD SEDIMENT THEN RESEEDED.
 - VEGETATION IN DRY SWALES SHALL BE MOVED AS REQUIRED TO MAINTAIN MINIMUM GRASS HEIGHTS OF 4" - 6".
 - EVERY 5 YEARS, THE CHANNEL BOTTOM OF DRY SWALES SHOULD BE SCRAPPED TO REMOVE SEDIMENTS AND RESTORE TO ITS ORIGINAL CROSS-SECTION AND INFILTRATION RATE, AND SHOULD BE SEEDER TO RESTORE GROUND COVER WHEN NECESSARY.

NICHOLAS J. PIAMPIANO
 No. 6512
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

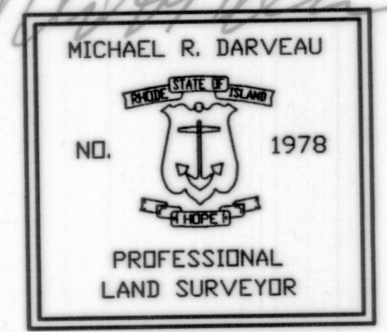
THIS STAMP IS FOR SITE DRAINAGE PURPOSES ONLY

ADVANCED CIVIL DESIGN, INC.
 CIVIL ENGINEERS

7 COUNTRYSIDE LANE
 SCITUATE, RI 02857

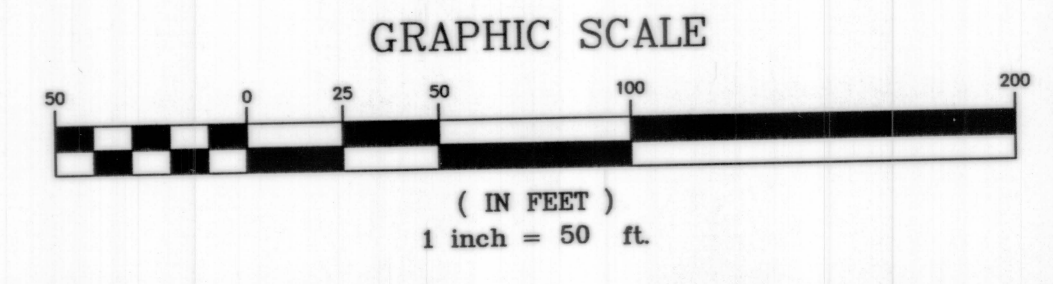
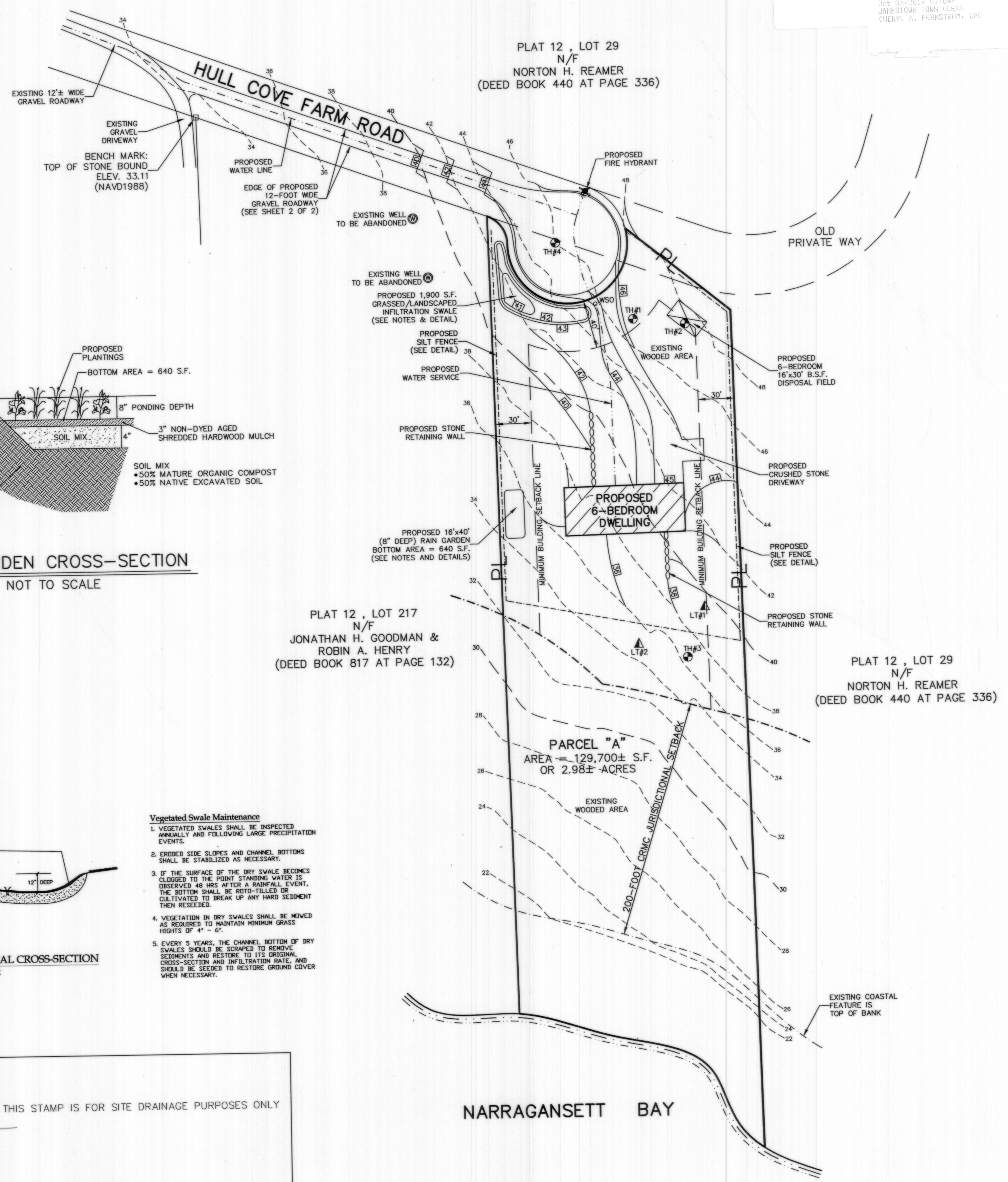
PA: (401) 644-8656
 P2: (401) 473-4404

SUBDIVISION APPROVED AS SUBMITTED
 10/31/2014
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI



I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.
 BY: *Norton H. Reamer, Trustee*

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 3 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 BY: *Michael R. Darveau* 9/26/14
 MICHAEL R. DARVEAU, PLS#1978 DATE



DARVEAU LAND SURVEYING, INC.
 P.O. BOX 7918
 CUMBERLAND, R.I. 02864
 PHONE 401-475-5700
 E-MAIL: DARVEAUSURVEY@COX.NET

MINOR SUBDIVISION SITE PLAN FOR
NORTON H. REAMER 2002 TRUST
 PLAT 12, LOT 29 - SUBDIVISION PARCEL "A"
 HULL COVE FARM ROAD
 JAMESTOWN, RHODE ISLAND

SCALE: 1" = 50'
 DRAWN BY: S.A.K.

REVISID: SEPT. 26, 2014
 DATE: AUG. 20, 2014

PROJECT NO: 2014_006
 SHEET NO: 3 OF 5