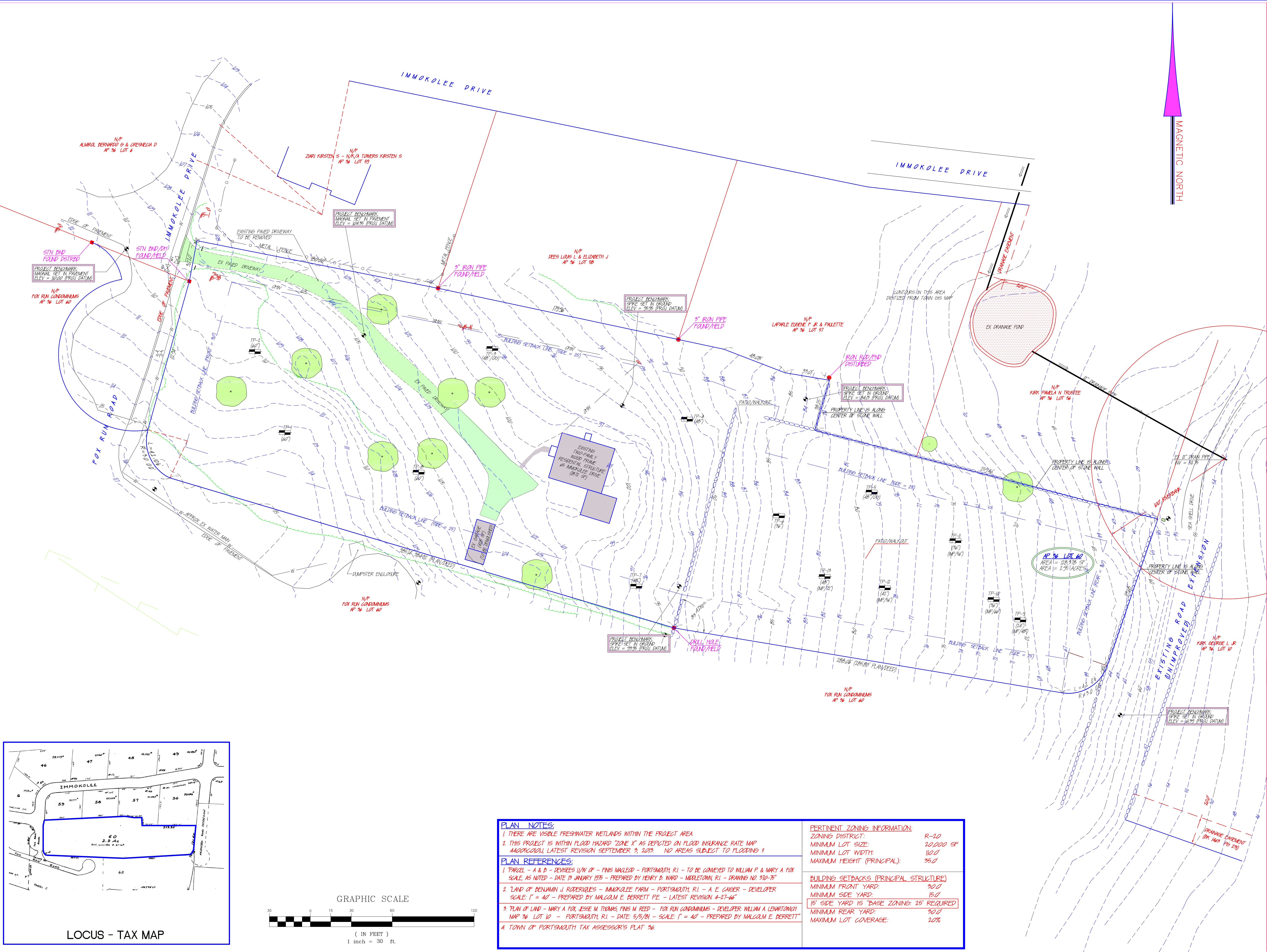




SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2018 AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
DATA ACQUISITION SURVEY	CLASS 1
TOPOGRAPHICAL SURVEY ACCURACY	1-2

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:

THIS SURVEY WAS CONDUCTED TO PREPARE A BASE PLAN FOR THE PURPOSES OF DETAILED SITE DESIGN AND PERMITTING OF THE PARCEL.

REGISTERED LAND SURVEYOR

DATE

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	EDGE OF PAVEMENT
	CAPE COD DERM
	OVERHEAD WIRES
	TELEPHONE LINE
	ELECTRIC/CABLE/PHONE
	GAS LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	STONE WALL
	BOUND (EXISTING)
	BOUND (PROPOSED)
	REBAR
	DRILL HOLE
	CHAIN LINK FENCE
	WATER SHUTOFF
	HYDRANT
	SILT FENCING
	CATCH BASIN
	DRAINAGE MANHOLE
	SEWER MANHOLE
	EXISTING TREE LINE
	TREE
	SOIL EVALUATION
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING GUY POLE
	ELECTRIC METER/UTILITY PAD

DRAWN BY: JB	DATE: 03/04/2019
CHECKED BY: JB	DRAWING NO: 18/219-SF
JOB NO: 18/219	SHEET 1 OF 7

NO.	DATE	DESCRIPTION	BY

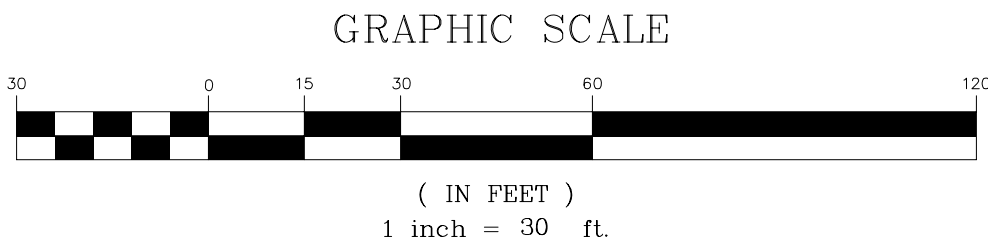
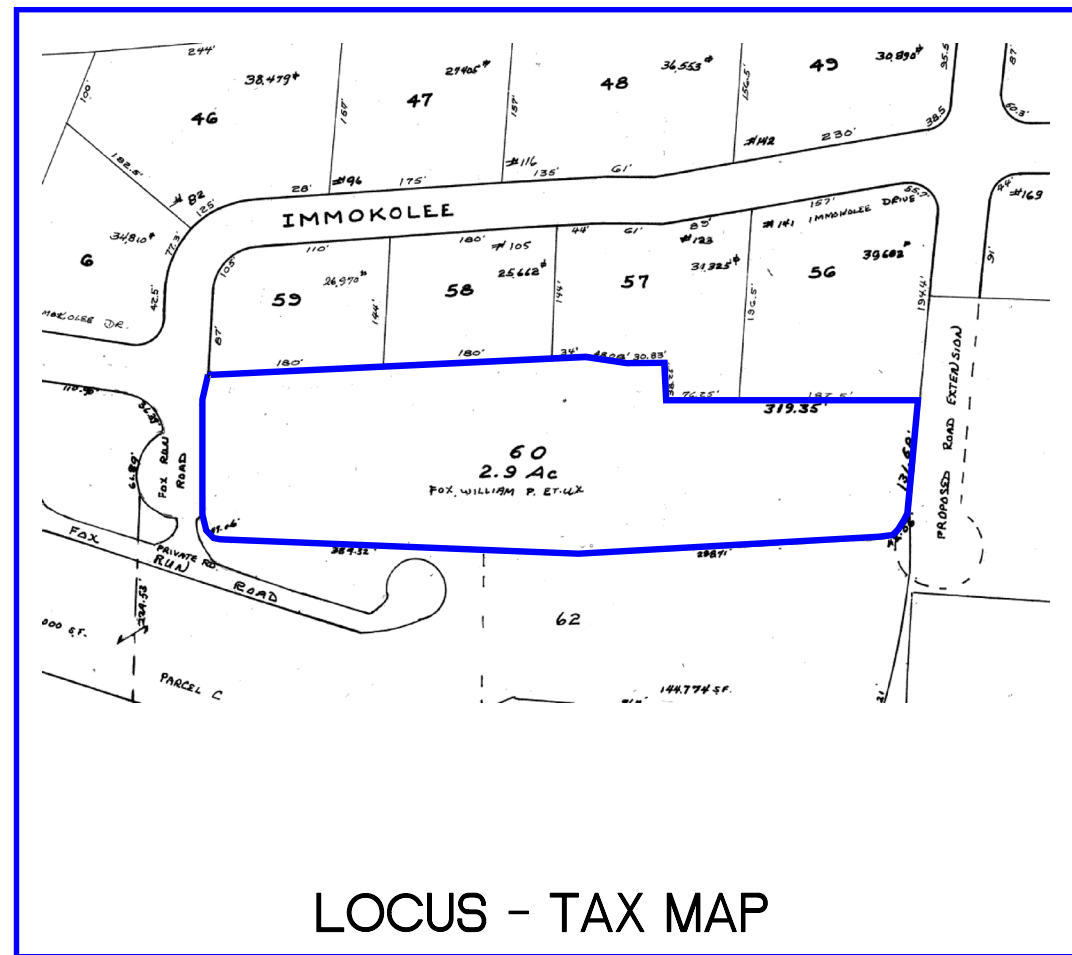
"PLAN OF SURVEY OF LAND"

OWNER OF RECORD:
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT APPLICANT:
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT LOCATION:
65 IMMOKOLEE DRIVE
AP 36 LOT 60
PORTSMOUTH, RI 02871

JOHN BRAGA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
P.O. BOX 944
PORTSMOUTH, RI 02871-0919
PHONE (401) 683-0101



PLAN NOTES:

- THERE ARE VISIBLE FRESHWATER WETLANDS WITHIN THE PROJECT AREA.
- THIS PROJECT IS WITHIN FLOOD HAZARD "ZONE X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 440650001. LATEST REVISION SEPTEMBER 3, 2019. NO AREAS SUBJECT TO FLOODING !!

PLAN REFERENCES:

- PARCEL - A & D - DEVEES U/W OF - FINIS MALESD - PORTSMOUTH, RI - TO BE CONVEYED TO WILLIAM P. & MARY A. FOX SCALE AS NOTED - DATE 13 JANUARY 1975 - PREPARED BY HENRY D. WARD - NORFOLK, RI - DRAWING NO. 312-75
- LAND OF BENJAMIN J. RODRIGUES - IMMOKOLEE FARM - PORTSMOUTH, RI - A. E. CAIGER - DEVELOPER SCALE 1" = 40' - PREPARED BY MALCOLM E. BERRETT PE - LATEST REVISION 4-21-66
- PLAN OF LAND - MARY A. FOX, JESSE M. THOMAS, FINIS M. REED - FOX RUN CONDAMNINGS - DEVELOPER: WILLIAM A. LEVARTOVICH MAP 36 LOT 10 - PORTSMOUTH, RI - DATE: 5/5/81 - SCALE: 1" = 40' - PREPARED BY MALCOLM E. BERRETT
- TOWN OF PORTSMOUTH TAX ASSESSOR'S PLAT 36

PERTINENT ZONING INFORMATION:

ZONING DISTRICT:	R-20
MINIMUM LOT SIZE:	12,000 SF
MINIMUM LOT WIDTH:	100'
MAXIMUM HEIGHT (PRINCIPAL):	35.0'

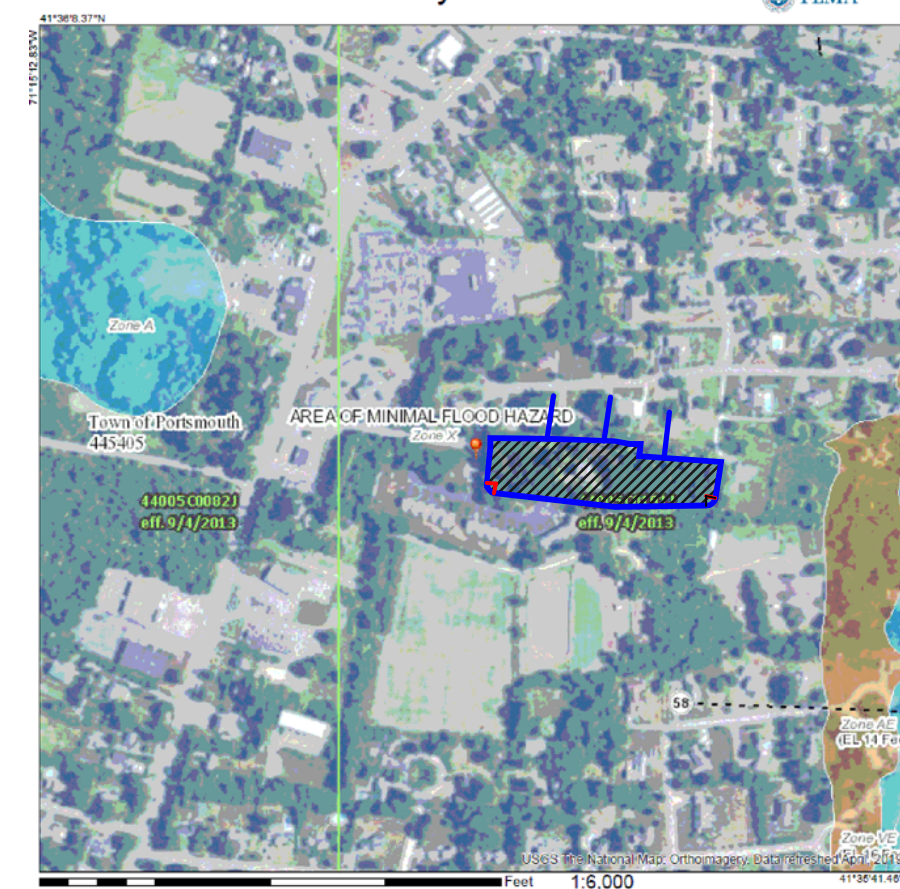
BUILDING SETBACKS (PRINCIPAL STRUCTURE)

MINIMUM FRONT YARD:	30.0'
MINIMUM SIDE YARD:	15.0'
15' SIDE YARD IS "BASE ZONING: 25' REQUIRED	
MINIMUM REAR YARD:	30.0'
MAXIMUM LOT COVERAGE:	20%

LEGEND (PROPOSED)

- PROPOSED TREE/LANDSCAPE PLANTING
- PROPOSED SITE LIGHTING
- PROPOSED WATER METER

National Flood Hazard Layer FIRMette



- ### Legend
- SPECIAL FLOOD HAZARD AREAS**
- 100 Year Flood Hazard (SFH)
 - 500 Year Flood Hazard (SFH)
 - Other Special Flood Hazard Areas
- OTHER AREAS OF FLOOD HAZARD**
- Area of Minimal Flood Hazard
 - Area of Moderate Flood Hazard
 - Area of High Flood Hazard
- GENERAL FEATURES**
- Water Bodies
 - Transportation
 - Land Use
 - Topography
 - Vegetation
 - Buildings
 - Other
- MAP PANELS**
- Map Panel 1
 - Map Panel 2
 - Map Panel 3
 - Map Panel 4
 - Map Panel 5
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JOHN BRAGA JR.

No. 6018

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

PROFESSIONAL ENGINEER

DATE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CAPE COD DERM
- OVERHEAD WIRES
- TELEPHONE LINE
- ELECTRIC/CABLE/PHONE
- GAS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- STONE WALL
- BAND (EXISTING)
- BAND (PROPOSED)
- REPAIR
- DRILL HOLE
- CHAIN LINK FENCE
- WATER SHUTOFF
- HYDRANT
- SILT FENCING
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- EXISTING TREE LINE
- SOIL EVALUATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- ELECTRIC METER/UTILITY PAD

DRAWN BY: JB DATE: 03/04/2019

CHECKED BY: JB DRAWING NO: 18/19-SF

JOB NO: 18/19 SHEET 2 OF 7

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ZONING SITE PLAN

OWNER OF RECORD:

IMMOKOLEE COMMONS LLC
85 DAVENPORT PIKE
SMITHFIELD, R.I. 02917

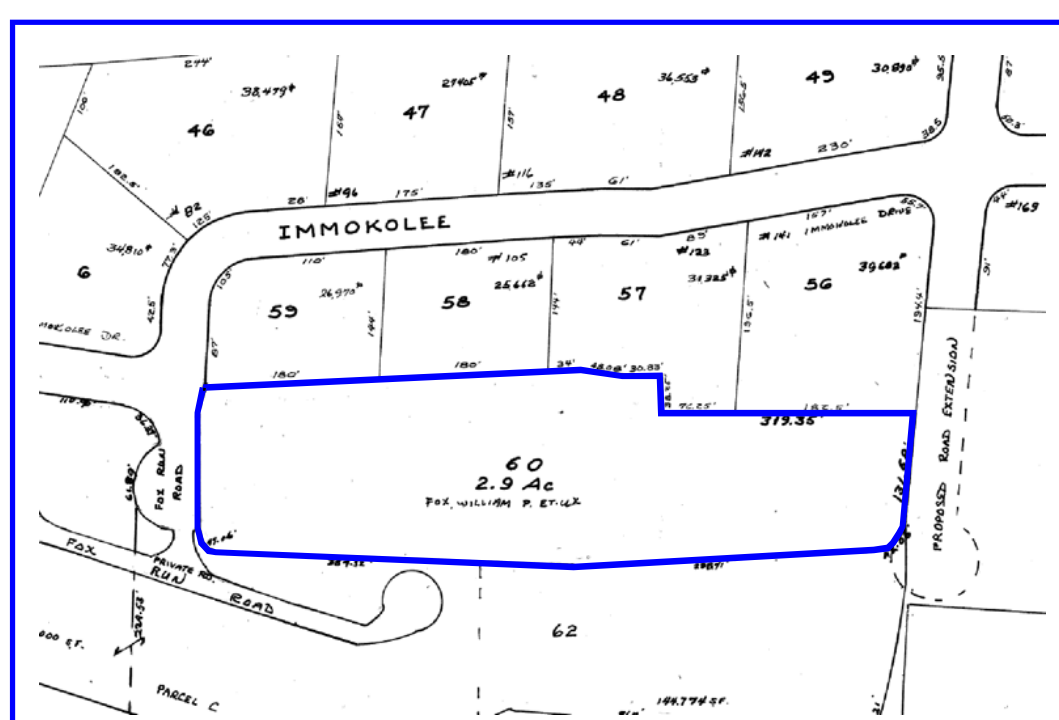
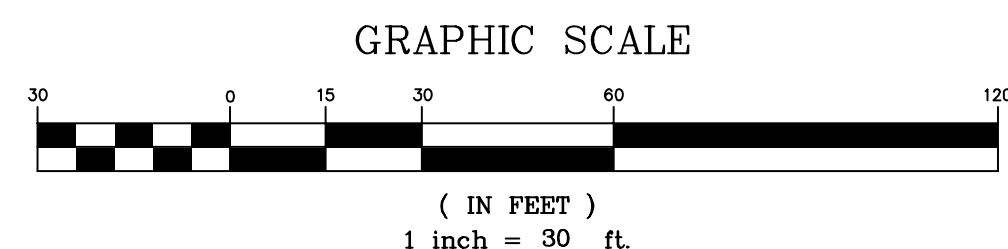
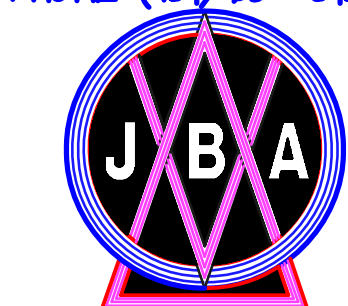
PROJECT APPLICANT:

IMMOKOLEE COMMONS LLC
85 DAVENPORT PIKE
SMITHFIELD, R.I. 02917

PROJECT LOCATION:

AP 36 LOT 60
PORTSMOUTH, R.I. 02871

JOHN BRAGA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
P.O. BOX 344
PORTSMOUTH, R.I. 02871-0344
PHONE (401) 883-0101



LOCUS - TAX MAP

PERTINENT ZONING INFORMATION:

ZONING DISTRICT: R-20
MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT WIDTH: 100'
MAXIMUM HEIGHT (PRINCIPAL): 35'

BUILDING SETBACKS (PRINCIPAL STRUCTURE)
MINIMUM FRONT YARD: 30.0'
MINIMUM SIDE YARD: 15.0'
15' SIDE YARD IS "BASE ZONING: 25' REQUIRED"
MINIMUM REAR YARD: 30.0'
MAXIMUM LOT COVERAGE: 20%

LOT COVERAGE CALCULATIONS FOR BUILDINGS:

ALLOWABLE BUILDING LOT COVERAGE = 25%

FOOTPRINT OF BUILDING #1: 3,970 SF
FOOTPRINT OF BUILDING #2: 3,970 SF
FOOTPRINT OF BUILDING #3: 3,970 SF
FOOTPRINT OF BUILDING #4: 3,970 SF
TOTAL FOOTPRINT OF BUILDINGS = 15,880 SF

PROPOSED LOT COVERAGE = 15,880 SF / 128,378 SF (LOT AREA)
PROPOSED LOT COVERAGE = 12.38%

TAKING CREDIT FOR DEMOLITION OF EXISTING BUILDINGS
EX. HOUSE & GARAGE = 3,900 SF
TOTAL AREA OF PARKING = 8 SPACES @ 200 SF = 1,600 SF
PROPOSED LOT COVERAGE = 11,880 SF / 128,378 SF (LOT AREA)
PROPOSED ADDITIONAL LOT COVERAGE = 9.26%

LOT COVERAGE CALCULATIONS BUILDINGS & PARKING:

ALLOWABLE BUILDING LOT COVERAGE = 40%

TOTAL FOOTPRINT OF BUILDINGS = 15,880 SF
TOTAL AREA OF PARKING = 8 SPACES @ 200 SF = 1,600 SF
TOTAL AREA OF BUILDINGS & PARKING = 17,480 SF
PROPOSED LOT COVERAGE = 17,480 SF / 128,378 SF (LOT AREA)
PROPOSED LOT COVERAGE = 13.62%

ZONING ORDINANCE ARTICLE VII - SECTION 6

ZONE	1 BEDROOM	2 BEDROOM	3 BEDROOM	EACH ADDITIONAL BEDROOM
R-10	5,000	8,000	10,000	3,000
R-20 & WD	10,000	16,000	20,000	6,000
R-30	15,000	24,000	30,000	9,000
R-40	20,000	32,000	40,000	12,000

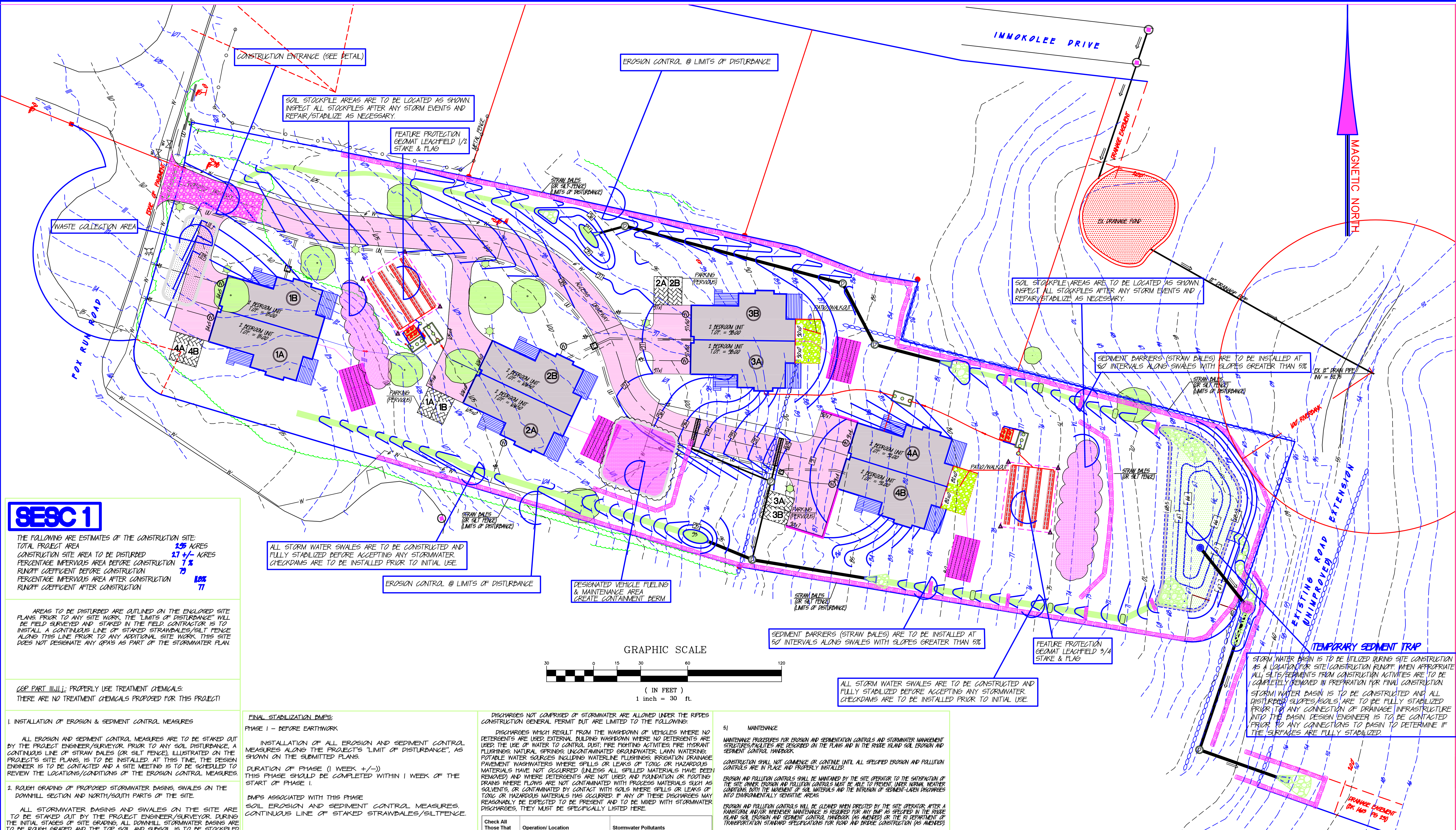
ALLOWABLE DENSITY FOR ONSITE SEWAGE DISPOSAL:

TOTAL NUMBER OF BEDROOMS PROPOSED = 16
EACH UNIT HAS 2-BEDROOMS AND THEREFORE REQUIRES 16,000 SF/UNIT
16 BEDROOMS REQUIRES 8 X 16,000 SF = 128,000 SF

EXISTING LOT AREA = 128,378 SF AND IS SUFFICIENT FOR ONSITE SEWAGE DISPOSAL

MULTIFAMILY RESIDENTIAL DEVELOPMENT:

PARCEL AREA = 128,378 SF (ALSO IS DEVELOPABLE LAND AREA)
PROJECT CONSISTS OF 4 DUPLEX BUILDINGS
BUILDINGS 1 - 4: 2 BEDROOM UNITS EACH = 16 BEDROOMS



SESC 1
THE FOLLOWING ARE ESTIMATES OF THE CONSTRUCTION SITE: TOTAL PROJECT AREA: 2.5 ACRES CONSTRUCTION SITE AREA TO BE DISTURBED: 1.7 +/- ACRES PERCENTAGE INTERVALS AREA BEFORE CONSTRUCTION: 7% PERCENTAGE INTERVALS AREA AFTER CONSTRUCTION: 10% PERCENTAGE INTERVALS AREA AFTER CONSTRUCTION: 7%

AREAS TO BE DISTURBED ARE OUTLINED ON THE ENCLOSED SITE PLANS PRIOR TO ANY SITE WORK. THE "LIMITS OF DISTURBANCE" WILL BE FIELD SURVEYED AND STAKED IN THE FIELD. CONTRACTOR IS TO INSTALL A CONTINUOUS LINE OF STAKED STRAWBALES/SILT FENCE ALONG THIS LINE PRIOR TO ANY ADDITIONAL SITE WORK. THIS SITE DOES NOT DESIGNATE ANY AREAS AS PART OF THE STORMWATER PLAN.

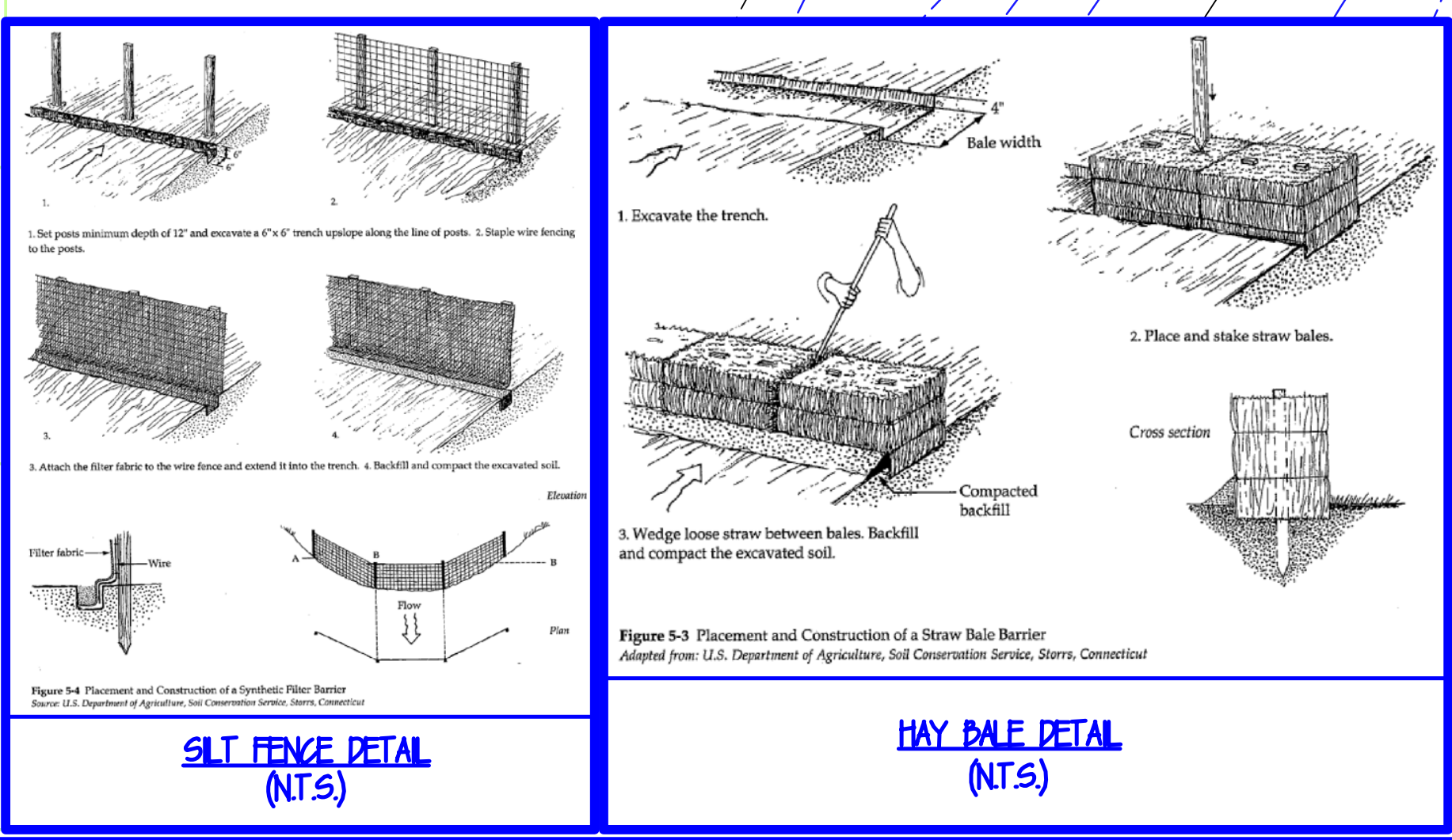
USE PART III.U.I.I.: PROPERLY USE TREATMENT CHEMICALS. THERE ARE NO TREATMENT CHEMICALS PROPOSED FOR THIS PROJECT.

- 1. INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES**
ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE STAKED OUT BY THE PROJECT ENGINEER/SURVEYOR PRIOR TO ANY SOIL DISTURBANCE. A CONTINUOUS LINE OF STAKED STRAWBALES (OR SILT FENCE) ILLUSTRATED ON THE PROJECT'S SITE PLANS IS TO BE INSTALLED AT THIS TIME. THE DESIGN ENGINEER IS TO BE CONTACTED AND A SITE MEETING IS TO BE SCHEDULED TO REVIEW THE LOCATIONS/CONDITIONS OF THE EROSION CONTROL MEASURES.
- 2. ROUGH GRADING OF PROPOSED STORMWATER BASINS, SWALES ON THE DOWNHILL SECTION AND NORTH/SOUTH PARTS OF THE SITE**
ALL STORMWATER BASINS AND SWALES ON THE SITE ARE TO BE STAKED OUT BY THE PROJECT ENGINEER/SURVEYOR DURING THE INITIAL STAGES OF SITE GRADING. ALL DOWNHILL STORMWATER BASINS ARE TO BE ROUGH GRADED AND THE TOP SOIL AND SUBSOIL IS TO BE STOCKPILED IN AREAS ILLUSTRATED ON THE PROJECT'S SITE PLANS. AT THIS TIME, THE DESIGN ENGINEER IS TO BE CONTACTED AND A SITE MEETING IS TO BE SCHEDULED TO REVIEW THE LOCATIONS/CONDITIONS OF THE SOIL STOCKPILES.
- 3. STRIPPING, STOCKPILING & EROSION PROTECTION OF TOPSOILS & SUBSOILS FOR ROADWAY CONSTRUCTION**
THE LOCATIONS/GRADES OF THE ROADWAY ARE TO BE STAKED OUT BY THE PROJECT ENGINEER/SURVEYOR DURING THE INITIAL STAGES OF ROADWAY CONSTRUCTION. STRIPPING OF THE TOP SOIL AND SUBSOIL IS TO COMMENCE AND BE STOCKPILED IN AREAS ILLUSTRATED ON THE PROJECT'S SITE PLANS AT THIS TIME. THE DESIGN ENGINEER IS TO BE CONTACTED AND A SITE MEETING IS TO BE SCHEDULED TO REVIEW THE LOCATIONS/CONDITIONS OF THE SOIL STOCKPILES.
- 4. CONSTRUCTION/INSTALLATION OF ALL ASSOCIATED SITE DRAINAGE INFRASTRUCTURE & UTILITIES**
THE LOCATIONS/GRADES OF ALL SITE DRAINAGE INFRASTRUCTURE & UTILITIES ARE TO BE STAKED OUT BY THE PROJECT ENGINEER/SURVEYOR. AT THIS TIME, THE DESIGN ENGINEER IS TO BE CONTACTED AND A SITE MEETING IS TO BE SCHEDULED TO REVIEW THE LOCATIONS/LOCATIONS OF THE SITE DRAINAGE INFRASTRUCTURE & UTILITIES.
- 5. BASE COAT OF ASPHALT FOR ROADWAY**
PRIOR TO THE APPLICATION OF THE "BASE COAT OF ASPHALT" THE LOCATIONS/GRADES OF THE ROADWAY ARE TO BE VERIFIED BY THE PROJECT ENGINEER/SURVEYOR.
- 6. CONSTRUCTION OF INDIVIDUAL RESIDENTIAL DWELLINGS TO BE ONGOING UPON COMPLETION OF BASE COAT**
PERMITS REQUIRED FOR INDIVIDUAL UNITS TO INCLUDE RDEN/OWTS, TOWN OF PORTSMOUTH PERMITS (INCLUDING SOIL EROSION & SEDIMENTATION CONTROL PERMIT).

FINAL STABILIZATION BMPs:
PHASE I - BEFORE EARTHWORK
INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES ALONG THE PROJECT'S "LIMIT OF DISTURBANCE", AS SHOWN ON THE SUBMITTED PLANS.
DURATION OF PHASE (1 WEEK +/-)
THIS PHASE SHOULD BE COMPLETED WITHIN 1 WEEK OF THE START OF PHASE I.
BMPs ASSOCIATED WITH THIS PHASE
SOIL EROSION AND SEDIMENT CONTROL MEASURES, CONTINUOUS LINE OF STAKED STRAWBALES/SILT FENCE.
PHASE II - DURING EARTHWORK
DEVELOPMENT OF CONSTRUCTION EQUIPMENT VEHICULAR ACCESS/PARKING AND STORAGE AREAS.
START DATE IS DEPENDENT UPON FINAL APPROVALS FROM RIEM & TOWN OF PORTSMOUTH. THIS PHASE SHOULD BE COMPLETED WITHIN 4-6 MONTHS.
BMPs ASSOCIATED WITH THIS PHASE
CONSTRUCTION OF STORMWATER/BIORETENTION BASIN WITH OUTFALL/STRUCTURE, ASSOCIATED GRASSSED SWALES (W/CHECK DAMS) AS CONVEYANCES TO THE STORMWATER BASINS.
STABILIZATION METHODS THAT WILL BE USED BEFORE FINAL STABILIZATION:
ALL DISTURBED SURFACES/AREAS & SOIL STOCKPILES, WHEN COMPLETED, ARE TO BE SEEDED & MULCHED TO PROVIDE FOR TEMPORARY STABILIZATION.
PHASE III - FINAL STABILIZATION
ALL DISTURBED STORMWATER STRUCTURES ARE TO REMAIN PROTECTED FROM EXCESSIVE RUNOFF PRIOR TO FINAL STABILIZATION (ESTABLISHMENT OF SUFFICIENT GRASS COVER). DESIGN ENGINEER IS TO CONDUCT A SITE REVIEW WITH THE CONSTRUCTION FOREMAN/MANAGER PRIOR TO REMOVAL OF ANY STRAWBALES/SILT FENCE/CHECK DAMS. AT THIS TIME ANY AREAS THAT HAVE BEEN COMPROMISED BY EROSION OR CONSTRUCTION EQUIPMENT ARE TO BE REPAIRED TO THE SATISFACTION OF THE DESIGN ENGINEER. WHEN REPAIRS ARE COMPLETED THE DESIGN ENGINEER IS TO BE CONTACTED TO CONDUCT AN ADDITIONAL (OR FINAL) INSPECTION SO THAT TEMPORARY STABILIZATION MEASURES CAN BE REMOVED PRIOR TO ALLOWING FULL EXPOSURE TO STORMWATER FLOWS.

Check All Those That Apply	Operation/Location	Stormwater Pollutants
☒	Clearing, grading, excavating, and unstabilized areas	Sediment, Trash/Debris
☒	Construction Entrance	Sediment
☒	Soil Stockpiles	Sediment
☒	Paving operations	Sediment, Trash/Debris
☒	Concrete washout and waste	Heavy metals, pH, Trash/Debris
☒	Structure construction/ painting/ cleaning	Nutrients, pH, Trash/Debris, Toxic chemicals
☒	Demolition and debris disposal	Sediment, Trash/Debris
☒	Dewatering operations	Sediment, Nutrients
☒	Drilling and blasting operations	Sediment, pH, Trash/Debris
☒	Material delivery and storage	Sediment, Nutrients, Heavy metals, pH, Pesticides/Herbicides, Oil/Grease, Trash/Debris, Toxic chemicals
☒	Material use during building process	Nutrients, heavy metals, pH, pesticides/herbicides, oil/grease, trash/debris, toxic chemicals
☒	Solid waste/ trash/ debris	trash/debris, toxic chemicals
☒	Hazardous waste	heavy metals, pH, pesticides/herbicides; oil/grease, toxic chemicals
☒	Contaminated spills	Nutrients, heavy metals, pH, pesticides/herbicides; oil/grease; toxic chemicals
☒	Sanitary/septic waste	Nutrients, pH, Bacteria/Viruses; toxic chemicals
☒	Vehicle/equipment fueling and maintenance	Oil/Grease, Toxic chemicals
☒	Vehicle/equipment use and storage	Oil/Grease, Toxic chemicals
☒	Landscaping operations	Sediment, Nutrients, Trash/Debris
☒	Other:	
☒	Other:	

51. MAINTENANCE
MAINTENANCE PROCEDURES FOR EROSION AND SEDIMENTATION CONTROLS AND STORMWATER MANAGEMENT STRUCTURES/FACILITIES ARE DESCRIBED ON THE PLANS AND IN THE RIDGE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
CONSTRUCTION SHALL NOT COMMENCE OR CONTINUE UNTIL ALL SPECIFIED EROSION AND POLLUTION CONTROLS ARE IN PLACE AND PROPERLY MAINTAINED.
EROSION AND POLLUTION CONTROLS SHALL BE MAINTAINED BY THE SITE OPERATOR TO THE SATISFACTION OF THE SITE OWNER. EROSION AND POLLUTION CONTROLS MUST BE MAINTAINED UNDER NORMAL WEATHER CONDITIONS, BOTH THE MOVEMENT OF SOIL MATERIALS AND THE INTRUSION OF SEDIMENT-LADEN DISCHARGES INTO ENVIRONMENTALLY SENSITIVE AREAS.
EROSION AND POLLUTION CONTROLS WILL BE ALLOWED WHEN DIRECTED BY THE SITE OPERATOR AFTER A RANDOM AND/OR VISUAL INSPECTION IS REQUIRED FOR ANY BMP IS SELECTED IN THE RIDGE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (AS AMENDED) OR THE RI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (AS AMENDED).
EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED AND ACCEPTED BY THE SITE OWNER. BEFORE FINAL REMOVAL, ALL ACCUMULATED SEDIMENT ON THE SYSTEM SHALL BE REMOVED AND LOCALLY DISPOSED OF. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADDED AND STABILIZED AS NECESSARY.
NOTE: IT IS RECOMMENDED THAT THE SITE OPERATOR DESIGNATES A FULL-TIME, ON-SITE CONTACT PERSON RESPONSIBLE FOR WORKING WITH THE SITE OWNER TO RESOLVE SWPPP-RELATED ISSUES.
52. INSPECTIONS
RIEMPS CONSTRUCTION GENERAL PERMIT - SECTION 11D & SECTION 11D
MINIMUM MONITORING AND REPORTING REQUIREMENTS
ALL STORMWATER CONTROL MEASURES DISTURBED AREAS, AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION INCLUDING UNSTABILIZED SOIL STOCKPILES, DISCHARGE LOCATIONS, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST ONE INCHES OF PRECIPITATION PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF (AS SHOWN) IN APPROPRIATE RUN GAUGES IS DETECTED IN SECTION 14 OF THIS SWPPP.
53. CORRECTIVE ACTIONS
RIEMPS CONSTRUCTION GENERAL PERMIT - SECTION 11G
IF, IN THE OPINION OF THE DESIGNATED SITE INSPECTOR, CORRECTIVE ACTION IS REQUIRED, THE INSPECTOR SHALL NOTE IT ON THE INSPECTION REPORT AND SHALL INFORM THE SITE OPERATOR THAT CORRECTIVE ACTION IS REQUIRED. THE SITE OPERATOR MUST MAKE ALL NECESSARY REPAIRS IMMEDIATELY. MAINTENANCE OF THE EROSION AND POLLUTION CONTROLS IS REQUIRED.
IN ACCORDANCE WITH THE RIEMPS CONSTRUCTION GENERAL PERMIT AND THE SWPPP, NON-COMPLIANCE ISSUES SHALL BE ADDRESSED NO LATER THAN SEVEN (7) CALENDAR DAYS FROM THE DATE OF INSPECTION.
IN ACCORDANCE WITH THE SWPPP THE SITE OPERATOR SHALL COMMENCE WITH THE REQUISITE CLEANING AND MAINTENANCE MEASURES NO LATER THAN THE NEXT CALENDAR DAY AFTER RECEIVING NOTIFICATION FROM THE DESIGNATED SITE INSPECTOR, AND SHALL IMMEDIATELY AND CONTINUOUSLY PERFORM SUCH CLEANING AND MAINTENANCE WORK UNTIL THE ORIGINAL PROBLEM IS REMOVED. THE CORRECTIVE ACTION LOG CONTAINED IN EACH INSPECTION REPORT MUST BE COMPLETED, SIGNED, AND DATED BY THE SITE OPERATOR ONCE ALL NECESSARY REPAIRS HAVE BEEN COMPLETED.



JOHN BRAGA JR.
No. 6018
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

PROFESSIONAL ENGINEER

DATE

LEGEND

PROPERTY LINE

BUILDING SETBACK LINE

EDGE OF PAVEMENT

CAPE COD PERM

OVERHEAD WIRES

TELEPHONE LINE

ELECTRIC/CABLE/PHONE

GAS LINE

EXISTING CONTOUR

PROPOSED CONTOUR

SPOT ELEVATION

STONE WALL

BOUND (EXISTING)

BOUND (PROPOSED)

REDAR

DRILL HOLE

CHAIN LINK FENCE

WATER SHUTOFF

HYDRANT

PROPOSED WATER METER

SILT FENCING

CATCH BASIN

DRAINAGE MANHOLE

SEWER MANHOLE

EXISTING TREE LINE

SOIL EVALUATION

EXISTING SIGN

EXISTING UTILITY POLE

EXISTING GUY POLE

ELECTRIC METER/UTILITY PAD

CHECK VALVE

DRAWN BY: JB

DATE: 03/04/2023

CHECKED BY: JB

DRAWING NO: 18/29-SP

JOB NO: 18/29

SHEET 3 OF 7

NO.	DATE	DESCRIPTION	BY

SOIL EROSION + SEDIMENT CONTROL + UTILITIES SITE PLAN

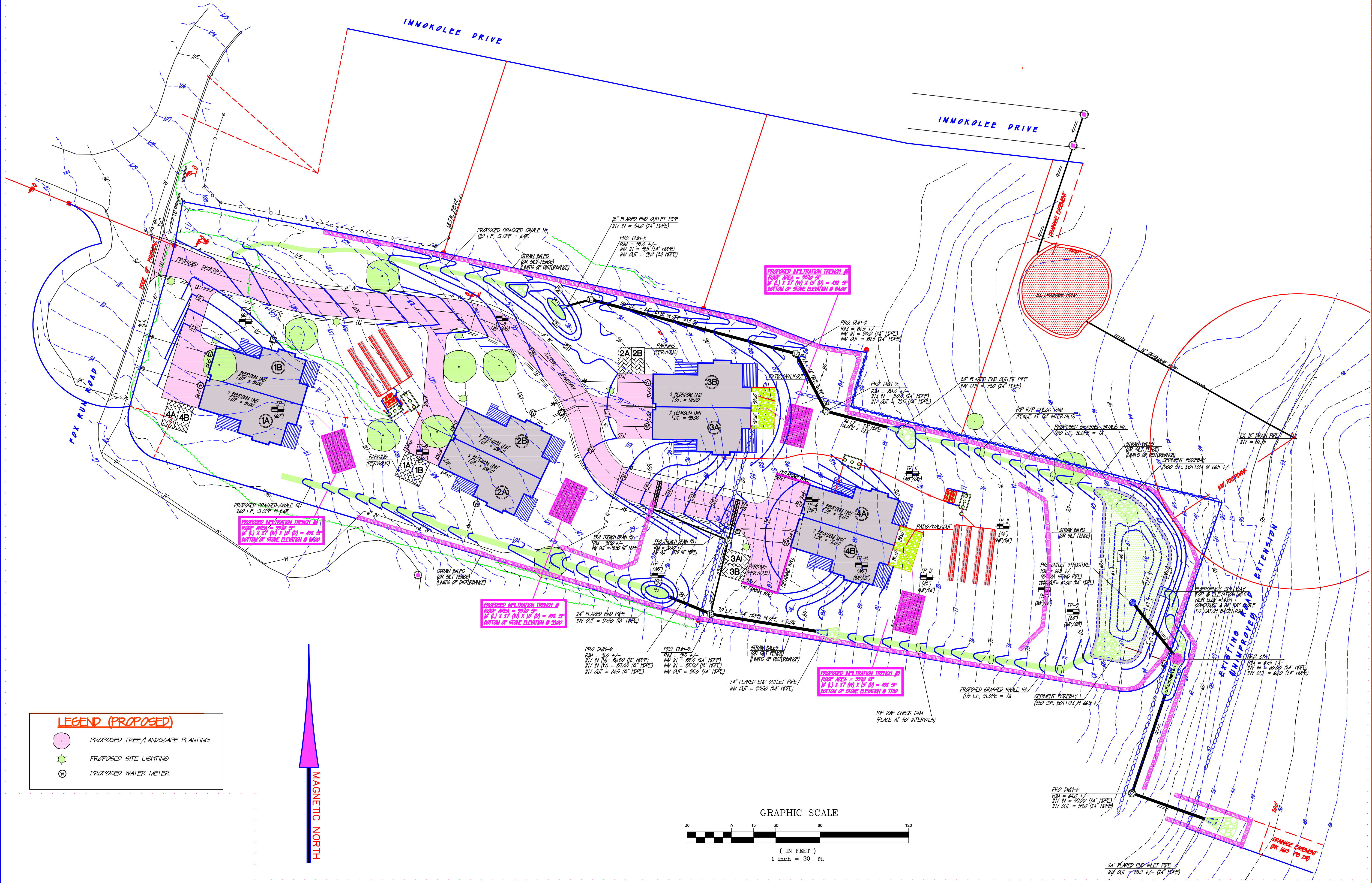
OWNER OF RECORD:
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT APPLICANT:
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT LOCATION:
65 IMMOKOLEE DRIVE
AP 36 LOT 60
PORTSMOUTH, RI 02871

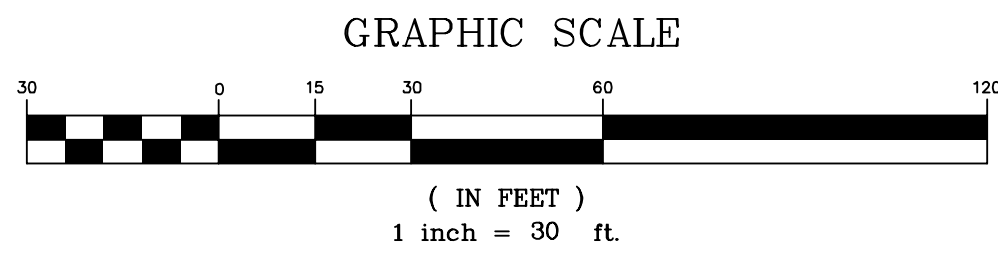
JOHN BRAGA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
P.O. BOX 344
PORTSMOUTH, RI 02871-0344
PHONE (401) 683-0161

JBA



LEGEND (PROPOSED)

- PROPOSED TREE/LANDSCAPE PLANTING
- PROPOSED SITE LIGHTING
- PROPOSED WATER METER



JOHN BRAGA JR.
No. 6018
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

PROFESSIONAL ENGINEER DATE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CAPE COD DERM
- OVERHEAD WIRES
- TELEPHONE LINE
- ELECTRIC/CABLE/PHONE
- GAS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- STONE WALL
- BOUND (EXISTING)
- BOUND (PROPOSED)
- REBAR
- DRILL HOLE
- CHAIN LINK FENCE
- WATER SHUTOFF
- HYDRANT
- PROPOSED WATER METER
- SILT FENCING
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- EXISTING TREE LINE
- SOIL EVALUATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- ELECTRIC METER/UTILITY PAD
- CHECK VALVE

DRAWN BY:	JB	DATE:	09/04/2019
CHECKED BY:	JB	DRAWING NO.:	18019-SF
JOB NO.:	18019	SHEET	4 OF 7
NO.	DATE	DESCRIPTION	BY

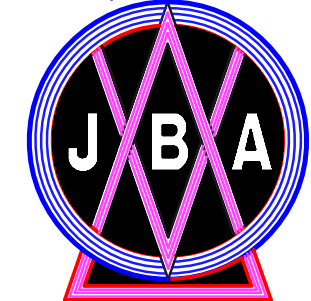
**STORMWATER CONTROL
SITE PLAN**

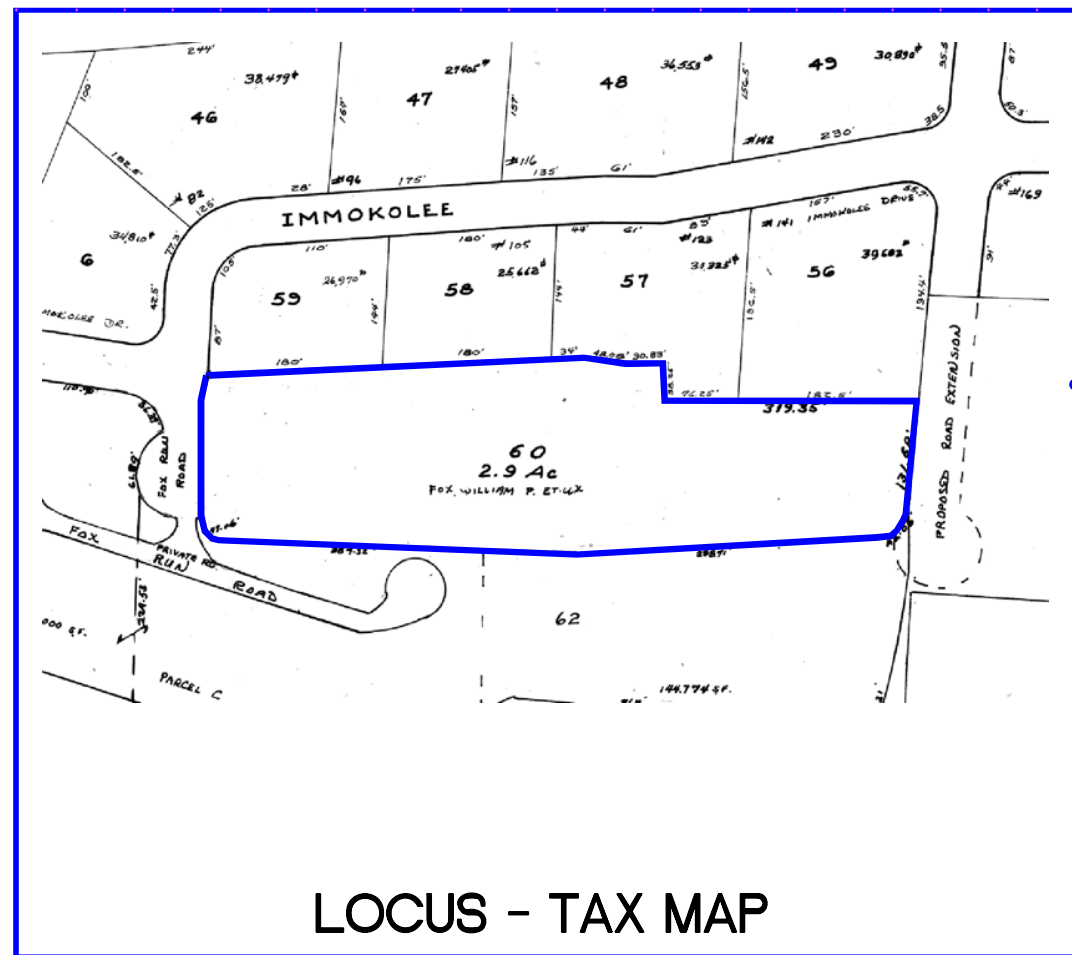
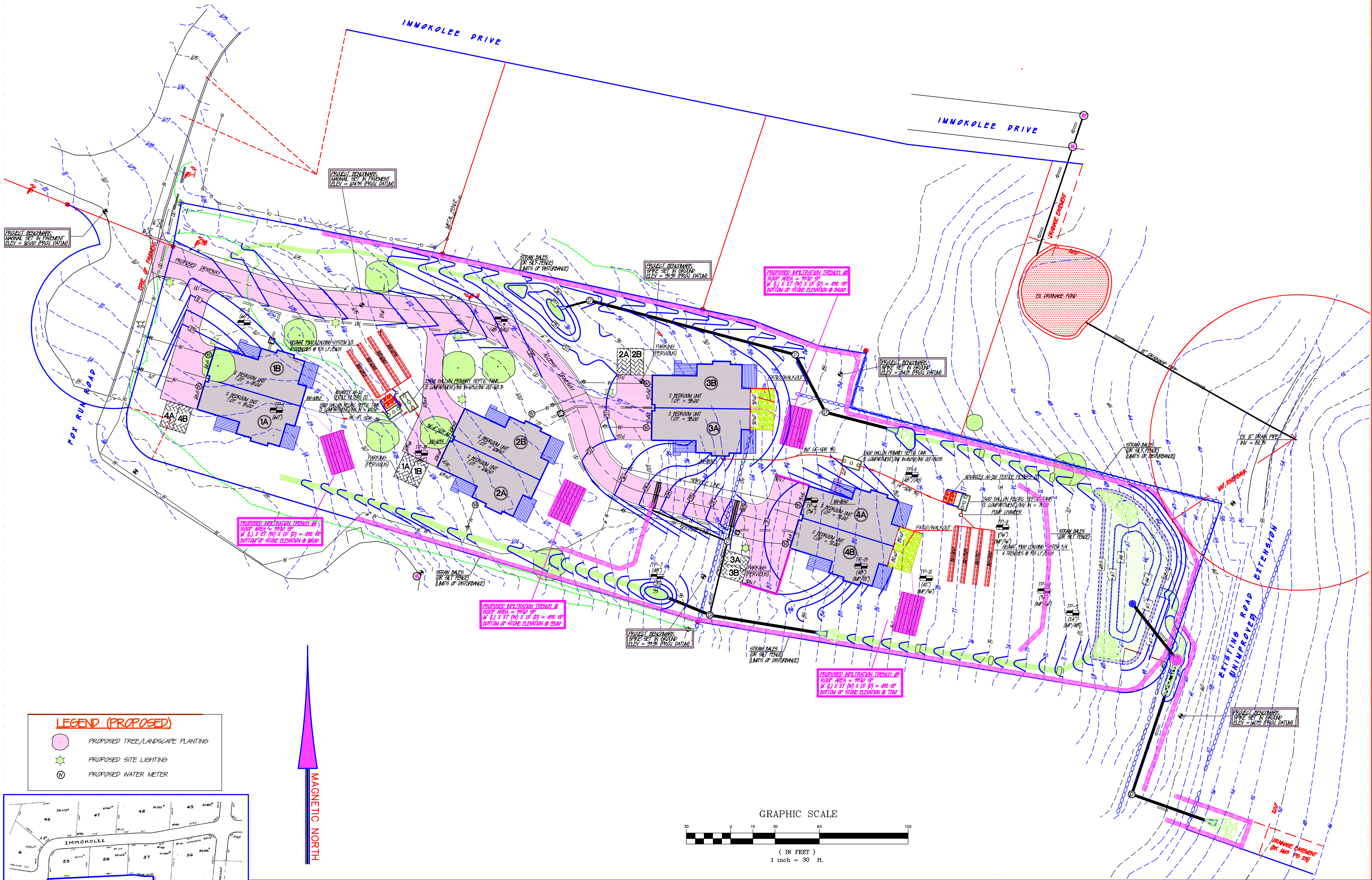
OWNER OF RECORD:
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT APPLICANT:
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT LOCATION:
65 IMMOKOLEE DRIVE
AP 36 LOT 60
PORTSMOUTH, RI 02871

JOHN BRAGA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
P.O. BOX 344
PORTSMOUTH, RI 02871-0344
PHONE (401) 683-0101





GENERAL NOTES

1. THERE ARE NO KNOWN WELLS OR DRAINS, OTHER THAN SHOWN, WITHIN 200' OF THE PROPOSED ISDS.
2. THERE ARE NO KNOWN PROPOSED OR EXISTING PUBLIC WELLS WITHIN 500' OF THE PROPOSED ISDS.
3. THERE ARE NO KNOWN EXISTING OR PROPOSED SUBSURFACE DRAINS WITHIN 25' OF THE PROPOSED ISDS.
4. ALL TREES AND DRUSH TO BE REMOVED WITHIN 10' OF THE PROPOSED LEACH FIELD.
5. THE SITE IS NOT IN A WATERSHED PROTECTION DISTRICT OR CRITICAL RESOURCE AREA.

ADVANTEX FILTER NOTES

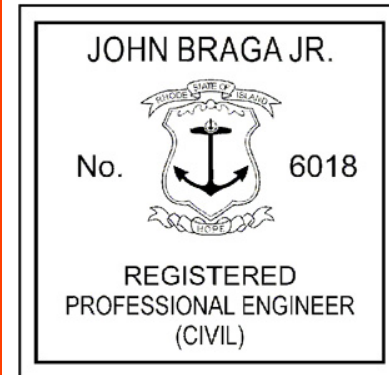
1. INSTALLATION OF ADVANTEX TREATMENT SYSTEM TO BE IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.

DISCHARGE PUMP NOTES

1. THE HIGH WATER ALARM IS TO BE LOCATED IN A NORMALLY OCCUPIED SECTION OF THE BUILDING.

GEOMAT LEACHING SYSTEM NOTES

1. THE AREA PROPOSED FOR THE GEOMAT LEACHING SYSTEM MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. IT IS REQUIRED THAT PRIOR TO ANY SOIL DISTURBANCE OR STRIPPING OF LOAM, THE AREA OF THE GEOMAT LEACHING SYSTEM IS STAKED AND PROTECTED FROM ANY SOIL DISTURBANCE. FAILURE TO PROTECT THIS AREA MAY RESULT IN THE REQUIREMENT FOR A REDESIGN OF THE "OWTS" TO RELOCATE IT IN AN AREA THAT IS UNDISTURBED, AND IN SOME CASES COULD IMPACT THE SITE SIGNIFICANTLY, POSSIBLY MAKING IT UNBUILDABLE.
2. ALONG A LATERAL, HOLES SHOULD BE DRILLED THROUGH THE BOTTOM OF THE PIPE (6 O'CLOCK POSITION) AT EVERY FIFTH ORIFICE, TO ALLOW DRAINAGE AFTER A DOSE AND PREVENT FREEZING.
3. THE ENDS OF THE SWEEP ELBOWS SHALL BE READILY ACCESSIBLE BY MEANS OF A 6"-8" DIAMETER ACCESS BOX OR PORT BROUGHT TO THE GROUND SURFACE.
4. ALL OTHER REQUIREMENTS WITHIN THE DOCUMENT "RHODE ISLAND DESIGN MANUAL FOR GEOMAT 1200 & 3900 LEACHING SYSTEMS" MUST BE STRICTLY ADHERED TO.



PROFESSIONAL ENGINEER

DATE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CAPE COD DERM
- OVERHEAD WIRES
- TELEPHONE LINE
- ELECTRIC/CABLE/PHONE
- GAS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- STONE WALL
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- BOUND (PROPOSED)
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- PROPOSED WATER METER
- SILT FENCING
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- EXISTING TREE LINE
- SOIL EVALUATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- ELECTRIC METER/UTILITY PAD
- CHECK VALVE

DRAWN BY:	JP	DATE:	03/04/2019
CHECKED BY:	JP	DRAWING NO.:	18013-SP
JOB NO.:	18013	SHEET	5 OF 7
NO.	DATE	DESCRIPTION	BY

RIDEM/OWTS PERMIT # 9527-1297

ONSITE WASTEWATER TREATMENT SYSTEM
SITE PLAN

OWNER OF RECORD:

IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

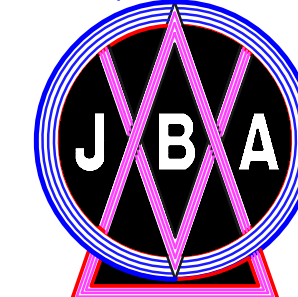
PROJECT APPLICANT:

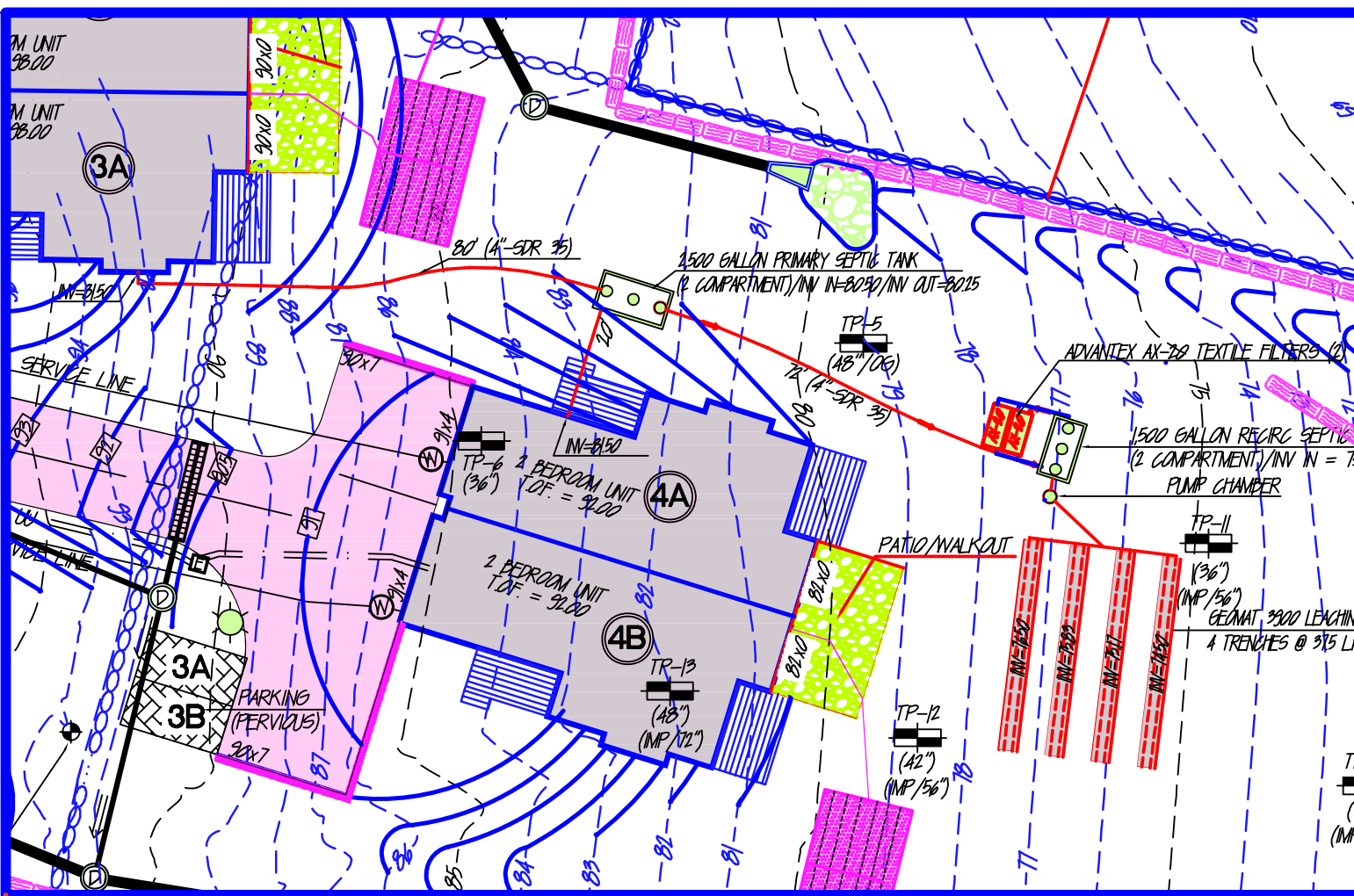
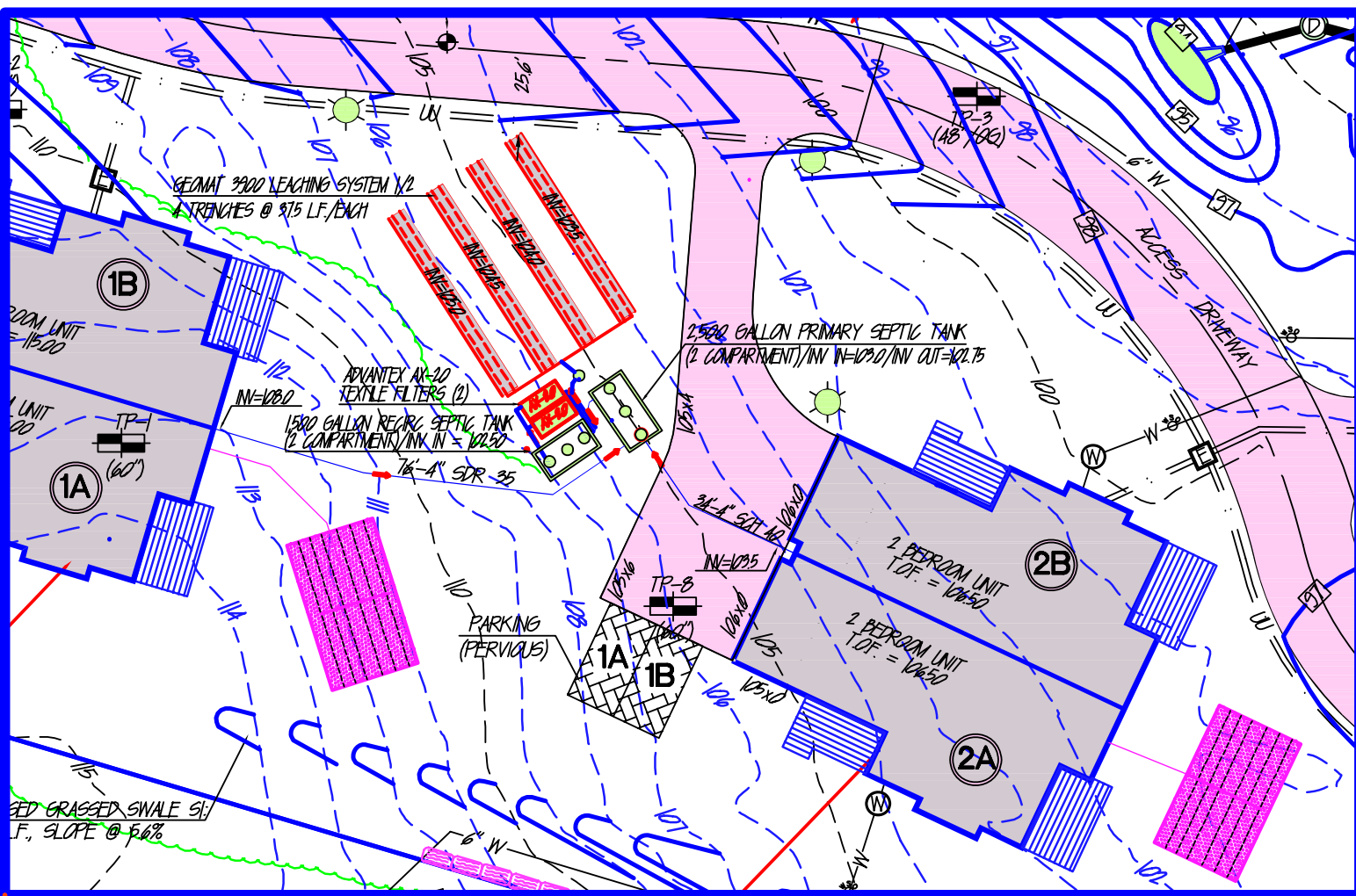
IMMOKOLEE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT LOCATION:

65 IMMOKOLEE DRIVE
AP 36 LOT 60
PORTSMOUTH, RI 02871

JOHN BRAGA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
P.O. BOX 344
PORTSMOUTH, RI 02871-0344
PHONE (401) 683-0101





CONCRETE PRODUCTS
Terry Lane
Glocester, RI 02814
(401) 568-8874

PRODUCT CODE
**CPST-2000 HD
CPST-2500 HD
CPST-3000 HD**

DESIGN NOTES:

- Inlet and outlet tanks to be made of PVC pipe.
- Concrete is 5000 psi at 28 days.
- Sealed with a butyl rubber.
- Excavation must be at least 12" wider and longer than tank size.

HD Septic Tank

2000, 2500, 3000 Gal.

Diagram of HD Septic Tank showing inlet, outlet, and internal structure. Includes a tabulation chart for dimensions.

TABULATION CHART				
GALLONS	A	B	C	D
2000	7'-0"	13'-0"	8'-0"	6'-0"
2500	7'-0"	13'-0"	7'-0"	6'-0"
3000	7'-0"	13'-0"	8'-0"	6'-0"

Pre-cast Bulkheads, Steps, and Septic Tanks

CONCRETE PRODUCTS
Terry Lane
Glocester, RI 02814
(401) 568-8874

PRODUCT CODE
**CPST-1500
ORENCO**

DESIGN NOTES:

- Inlet and outlet tanks to be made of PVC pipe.
- Concrete is 5000 psi at 28 days.
- Sealed with a butyl rubber.
- Excavation must be at least 12" wider and longer than tank size.
- Vacuum tested.
- 12" - 24" Adapter rings.

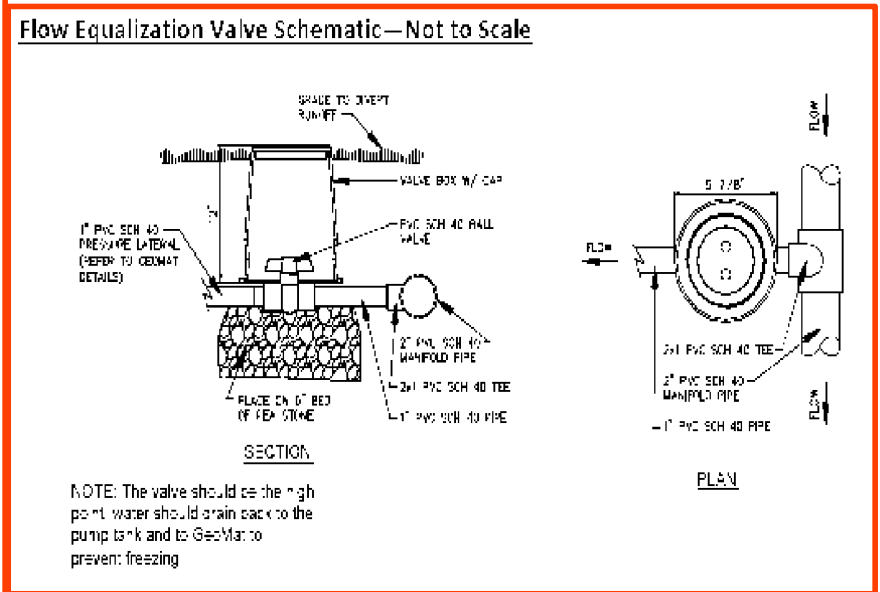
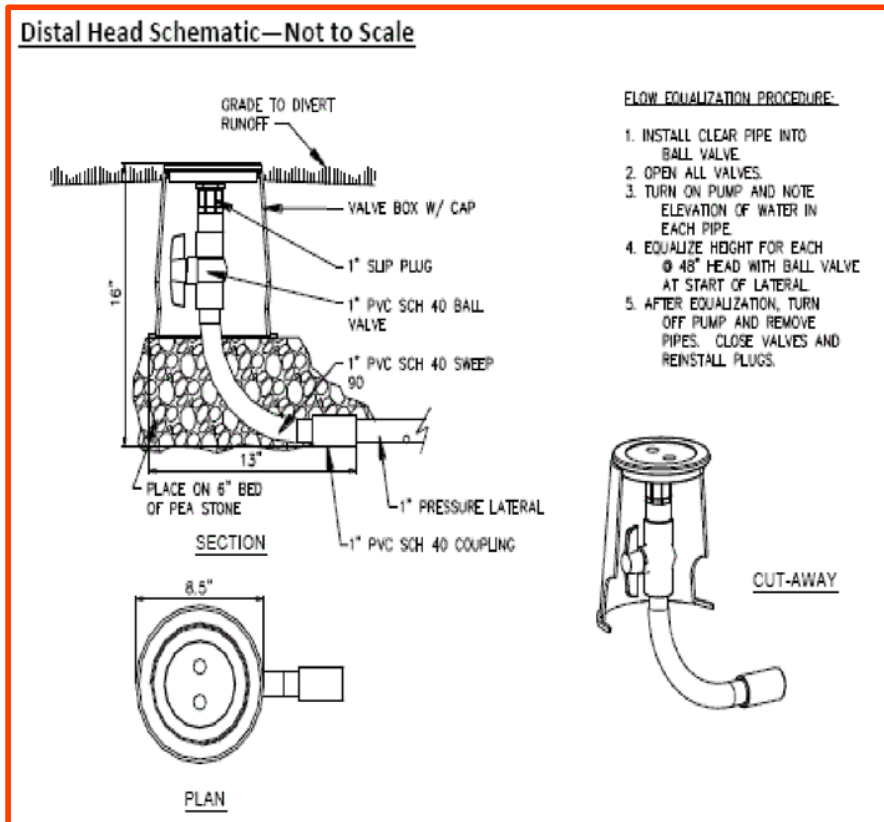
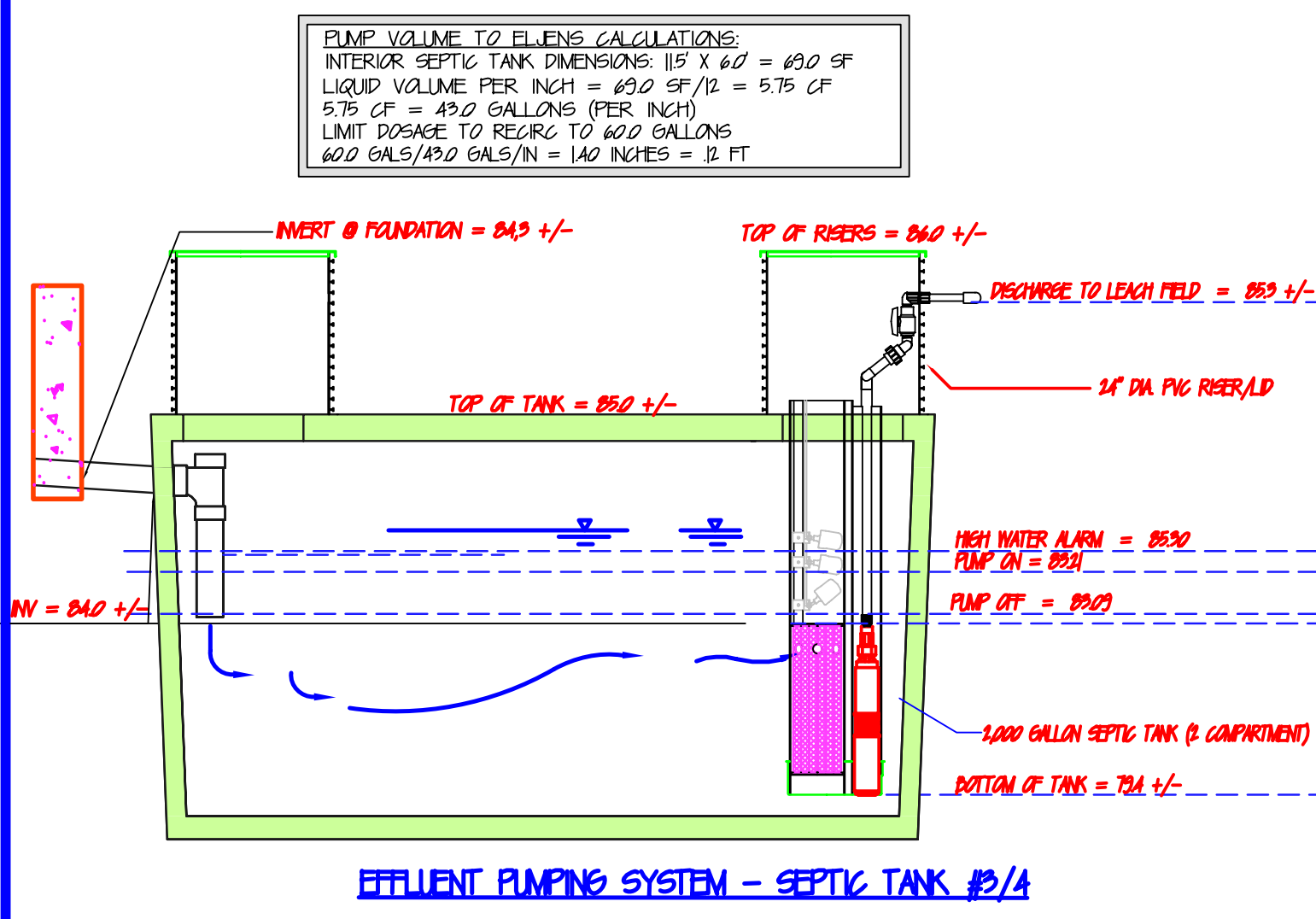
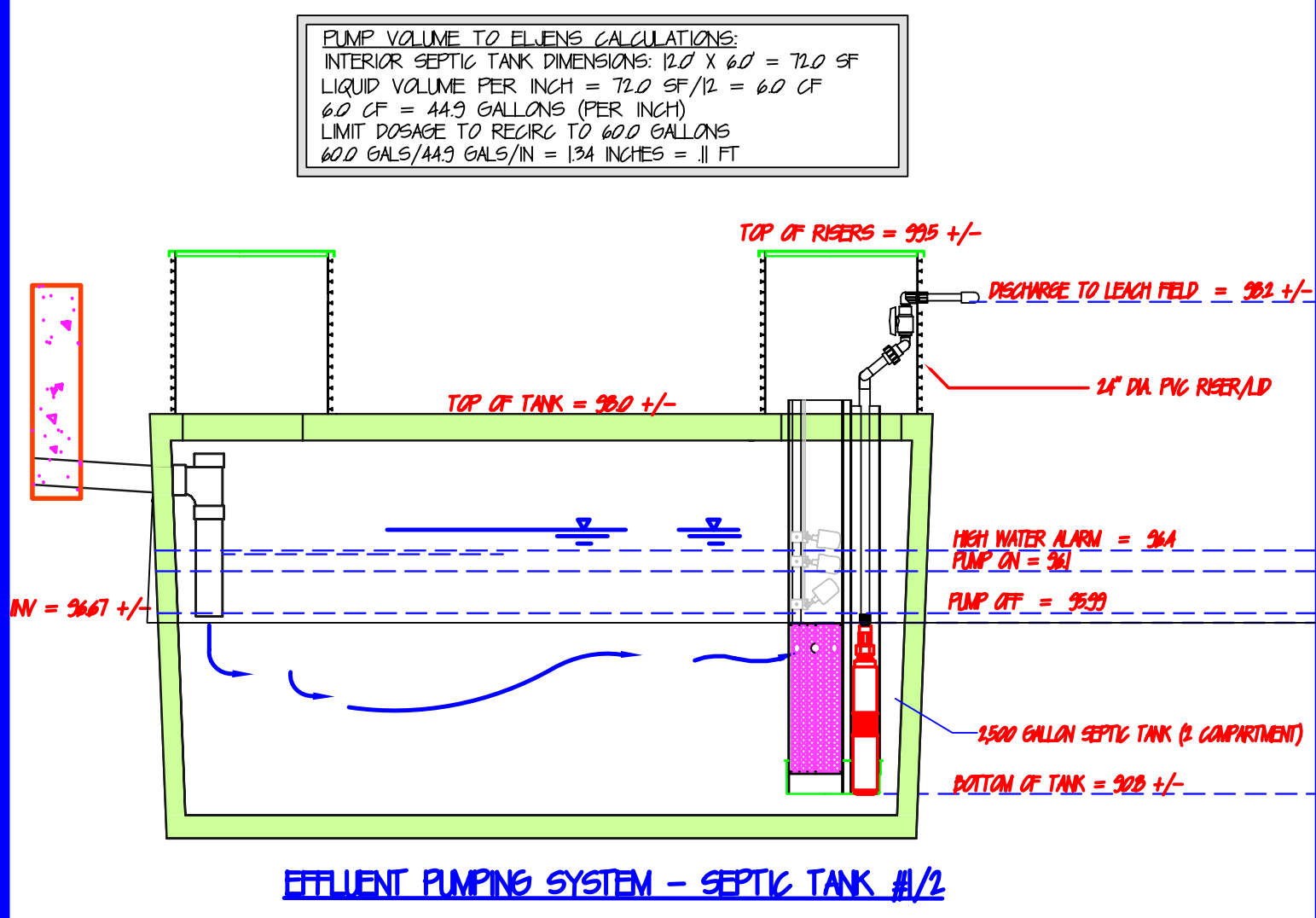
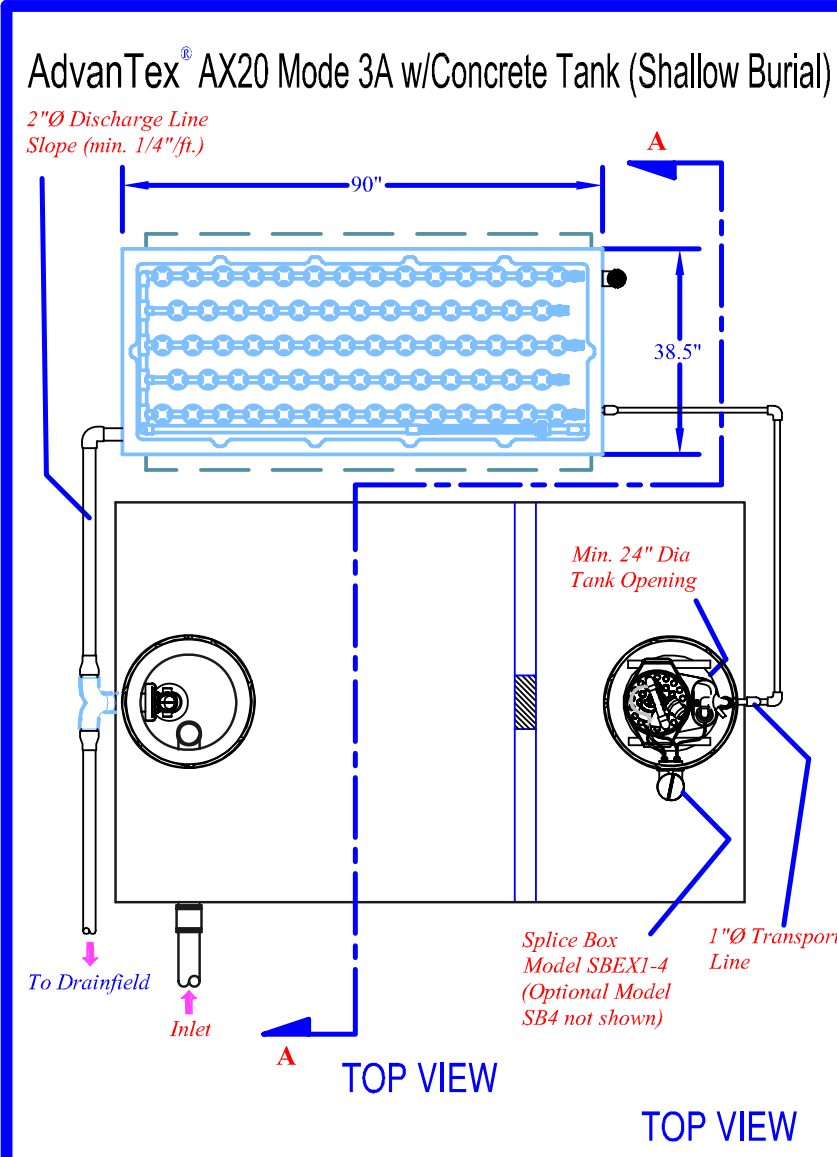
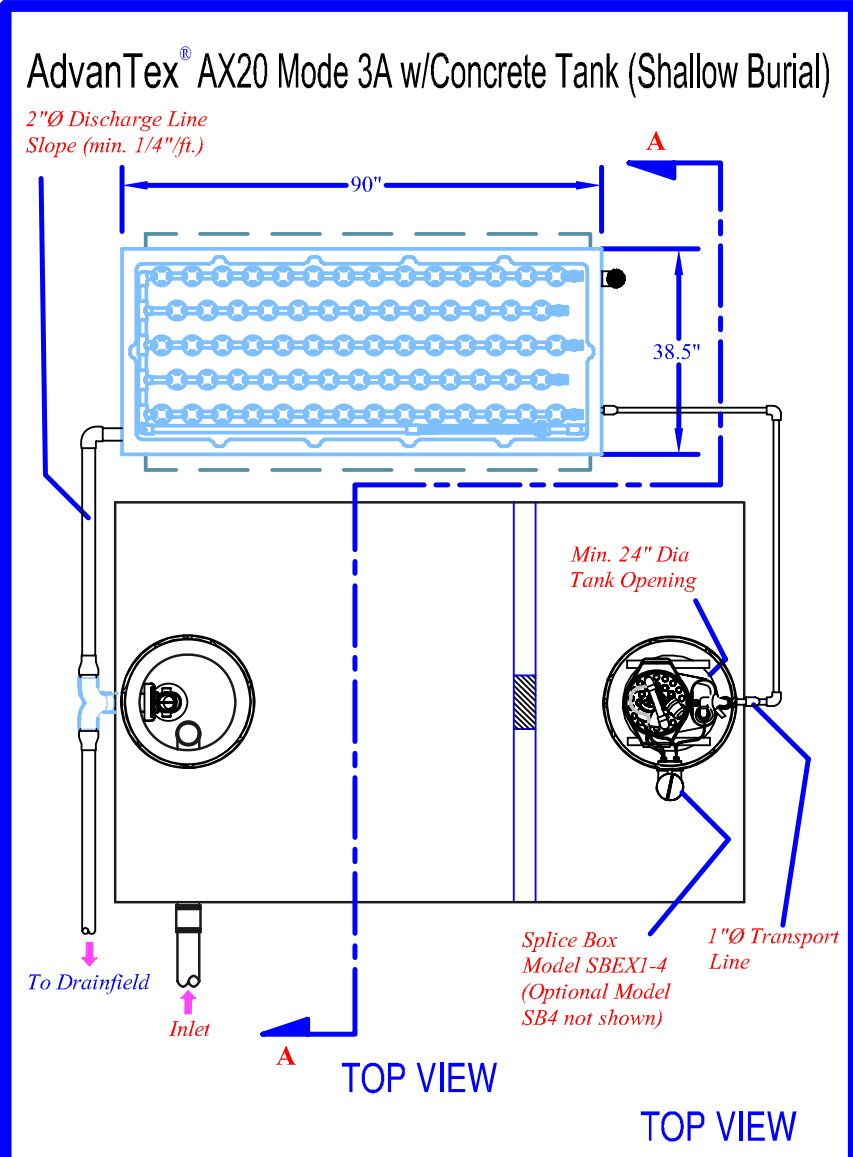
1,500 Gallon Septic Tank

Orenco

Diagram of 1,500 Gallon Septic Tank showing inlet, outlet, and internal structure. Includes a tabulation chart for dimensions.

TABULATION CHART				
GALLONS	A	B	C	D
1500	7'-0"	13'-0"	8'-0"	6'-0"
2000	7'-0"	13'-0"	7'-0"	6'-0"
3000	7'-0"	13'-0"	8'-0"	6'-0"

Pre-cast Bulkheads, Steps, and Septic Tanks

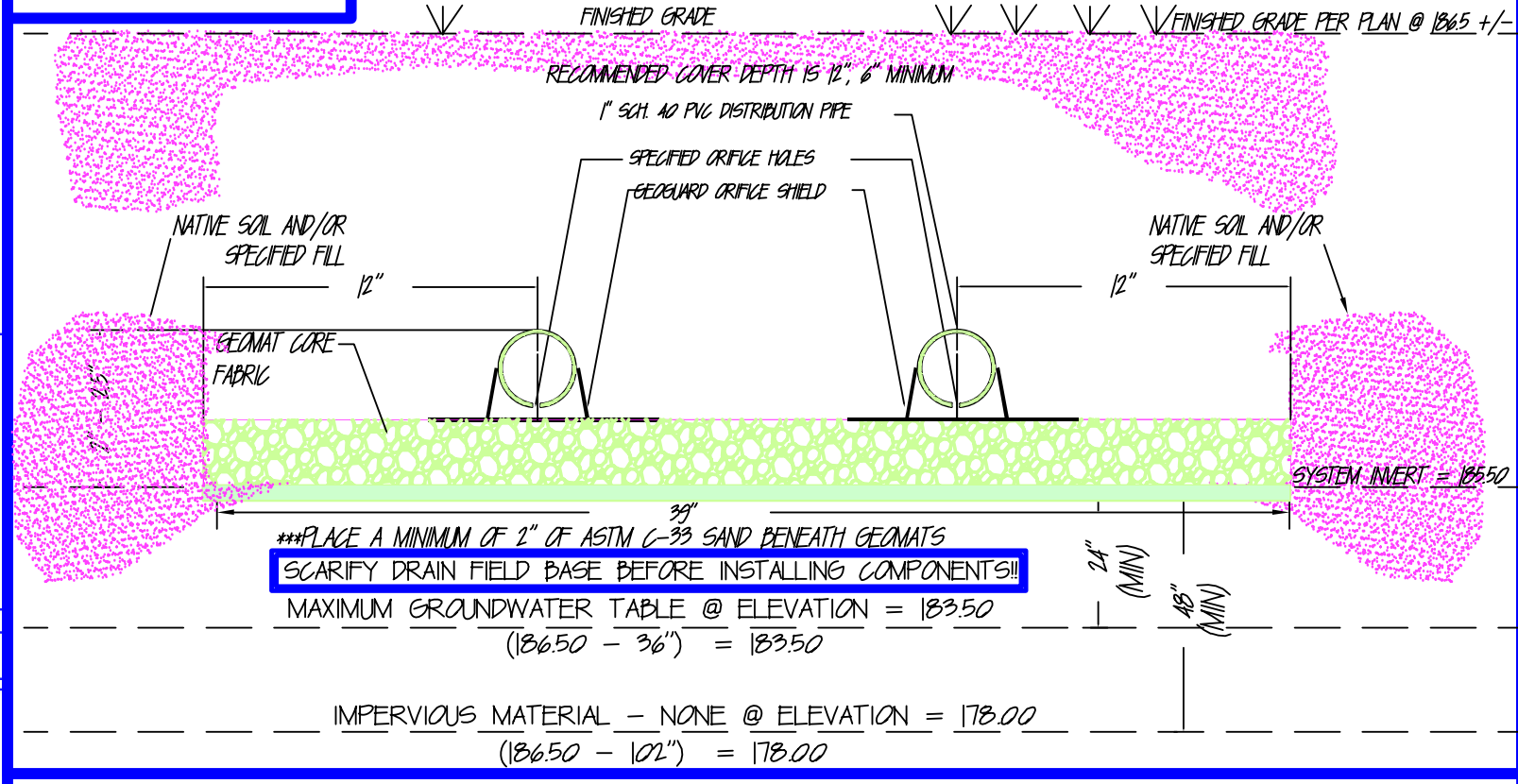


JOHN BRAGA JR.
No. 6018
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

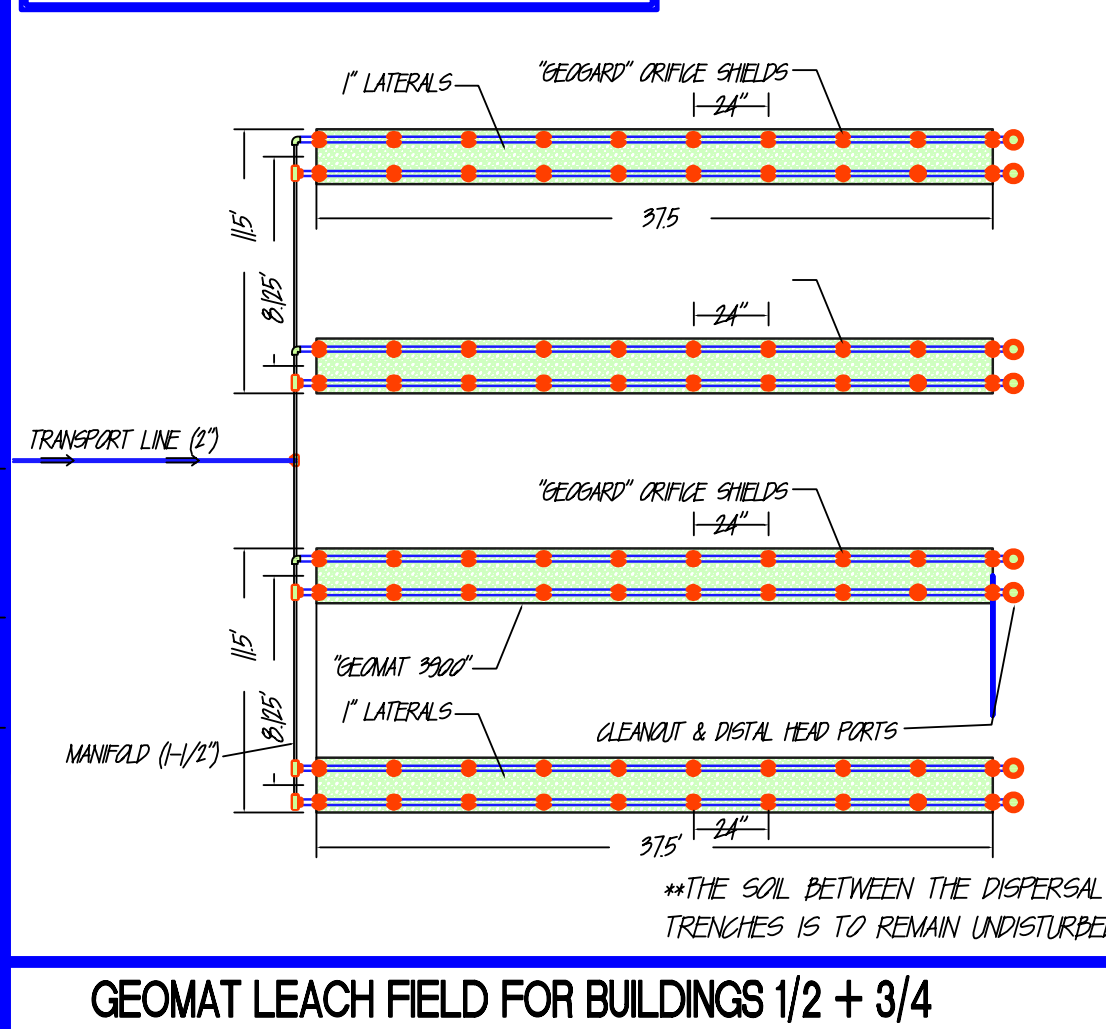
RIDEM/OWTS PERMIT # 9527-1297

DRAWN BY: JB		03/04/2019	
CHECKED BY: JB		DRAWING NO: 18019-SF	
JOB NO: 18019		SHEET 6 OF 7	
NO.	DATE	DESCRIPTION	

GEOMAT LEAKING SYSTEM CROSS SECTION
GEOMATRIX SYSTEMS, LLC
KILLBUCK, CT 06033-2222



GEOMAT LEAKING SYSTEM (PLAN VIEW)
SOL CATEGORY 5
S. BEDROCKS = 3000 GALS/DAY
AREA REQUIRED = 3000/19 = 158.42 SF
AREA PROVIDED = 4 x 915 (L) x 915 SF/LF = 4515 SF



ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION DETAILS

OWNER OF RECORD:
IMMOBILE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

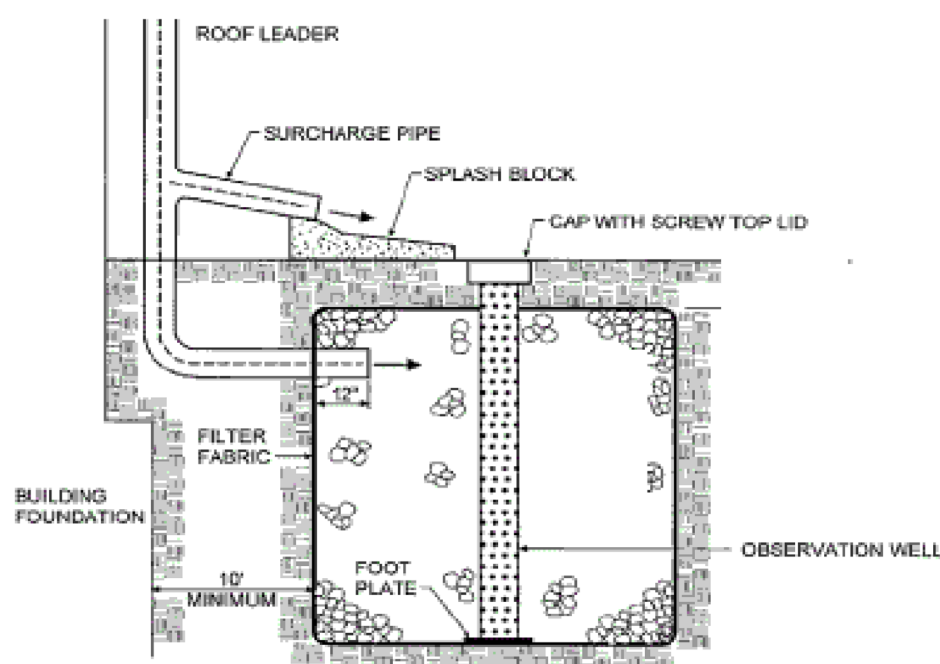
PROJECT APPLICANT:
IMMOBILE COMMONS LLC
85 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT LOCATION:
65 IMMOBILE DRIVE
AP 36 LOT 60
PORTSMOUTH, RI 02871

JOHN BRAGA & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
P.O. BOX 344
PORTSMOUTH, RI 02871-0344
PHONE (401) 683-0101

JBA

Figure 7. Dry Well, Typical Cross-Section



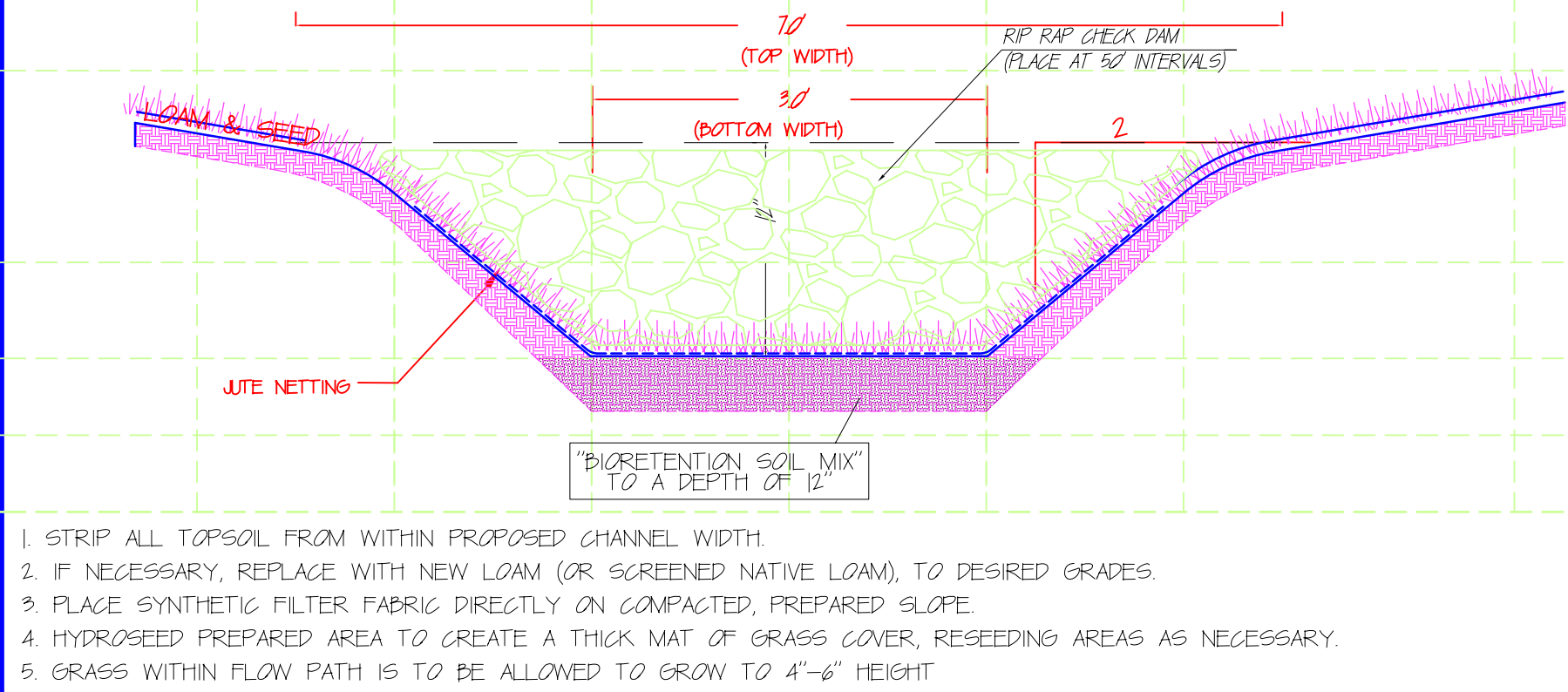
Sizing Infiltration Trenches and Dry Wells:

Determine the size (in square feet) of the impervious surface that will drain to your infiltration trench or dry well. This is the drainage area. Use Tables 10 and 11 below to determine the size of your infiltration trench or dry well. The sizing recommendations in the tables below are based on the sizing quantities provided in the Rhode Island Stormwater Design and Installation Standards Manual, Section 5.3. For additional sizing information see Chapter 5 of the Manual at www.dem.ri.gov/pubs/rigs/regs/water/swmanual.pdf. Be sure to detail which sizing method was used in your submitted application.

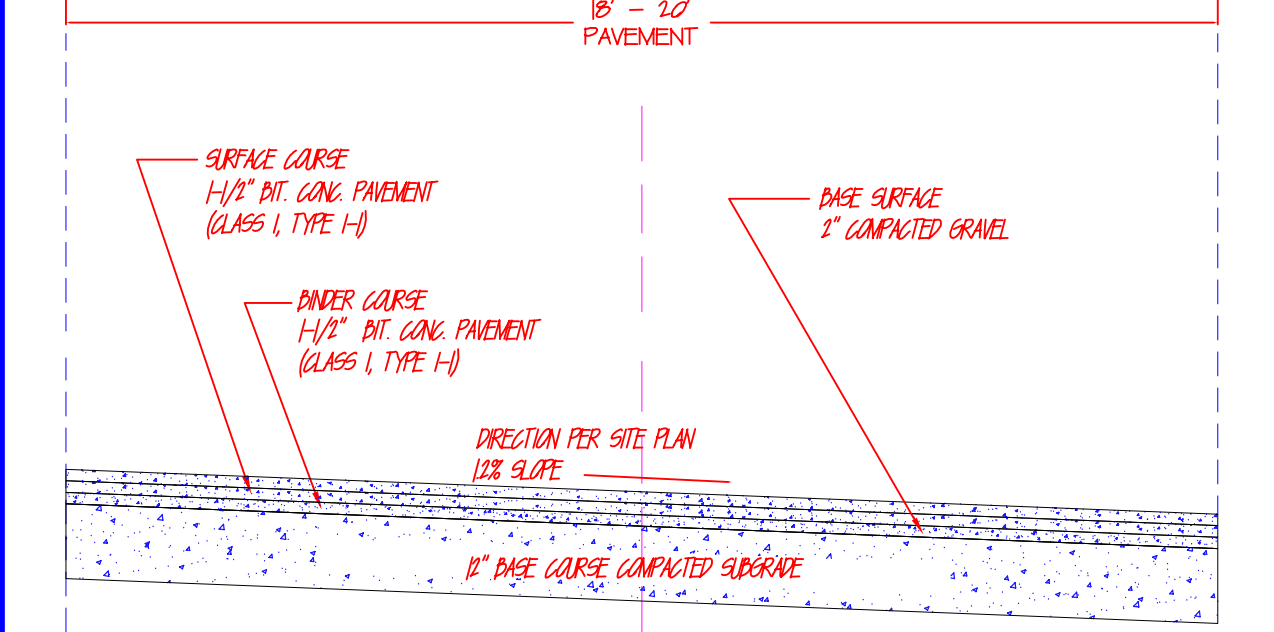
Tables 10. and 11. Sizing Guidance for Infiltration Trenches and Dry Wells

Infiltration Trench / Dry Well Surface Area (square feet) in Sandy Soils (Sands, Loamy Sands and Sandy Loams)								
Drainage Area (sq. ft.)	6 in. deep	12 in. deep	18 in. deep	24 in. deep	30 in. deep	36 in. deep	48 in. deep	
100	24	16	12	10	8	7	5	
200	48	32	24	19	16	14	11	
300	72	48	36	29	24	21	16	
400	96	64	48	39	32	28	21	
500	119	80	60	48	40	34	27	
600	143	96	72	58	48	41	32	
700	167	112	84	67	56	48	38	
800	191	128	96	77	64	55	43	
900	215	144	108	87	72	62	48	
1000	239	160	120	96	80	69	54	

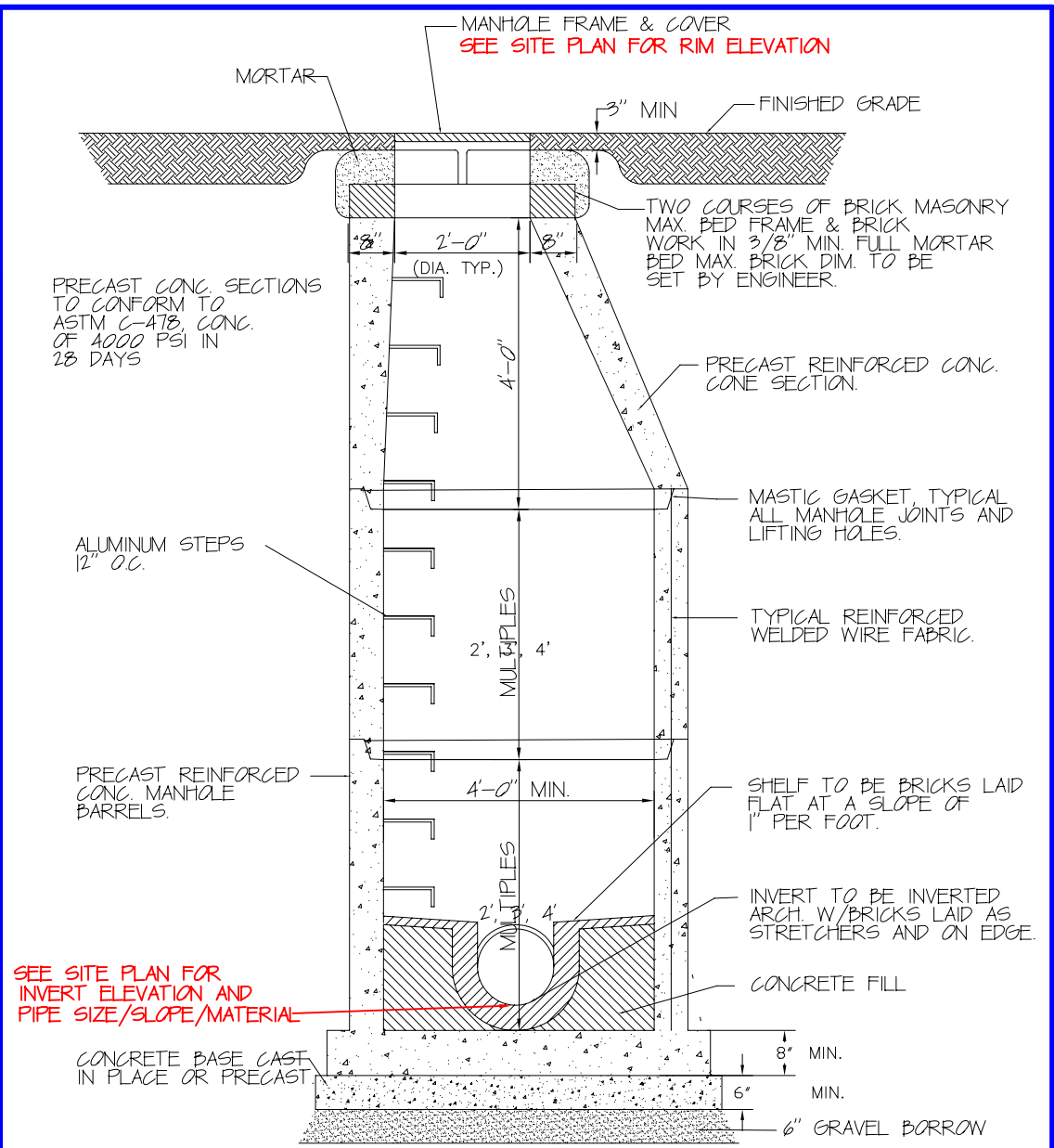
Infiltration Trench / Dry Well Surface Area (square feet) in Silty Soils (Loams and Silt Loams)								
Drainage Area (sq. ft.)	6 in. deep	12 in. deep	18 in. deep	24 in. deep	30 in. deep	36 in. deep	48 in. deep	
100	38	21	15	11	9	8	6	
200	76	43	30	23	18	15	12	
300	114	64	44	34	28	23	18	
400	152	85	59	45	37	31	23	
500	190	107	74	57	46	39	29	
600	229	128	89	68	55	46	35	
700	267	149	104	79	64	54	41	
800	305	171	119	91	74	62	47	
900	343	192	133	102	83	70	53	
1000	381	213	148	113	92	77	59	



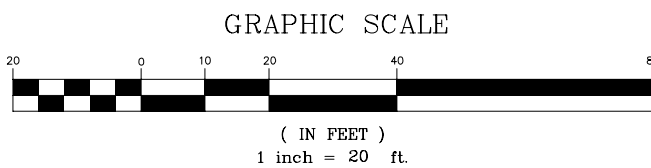
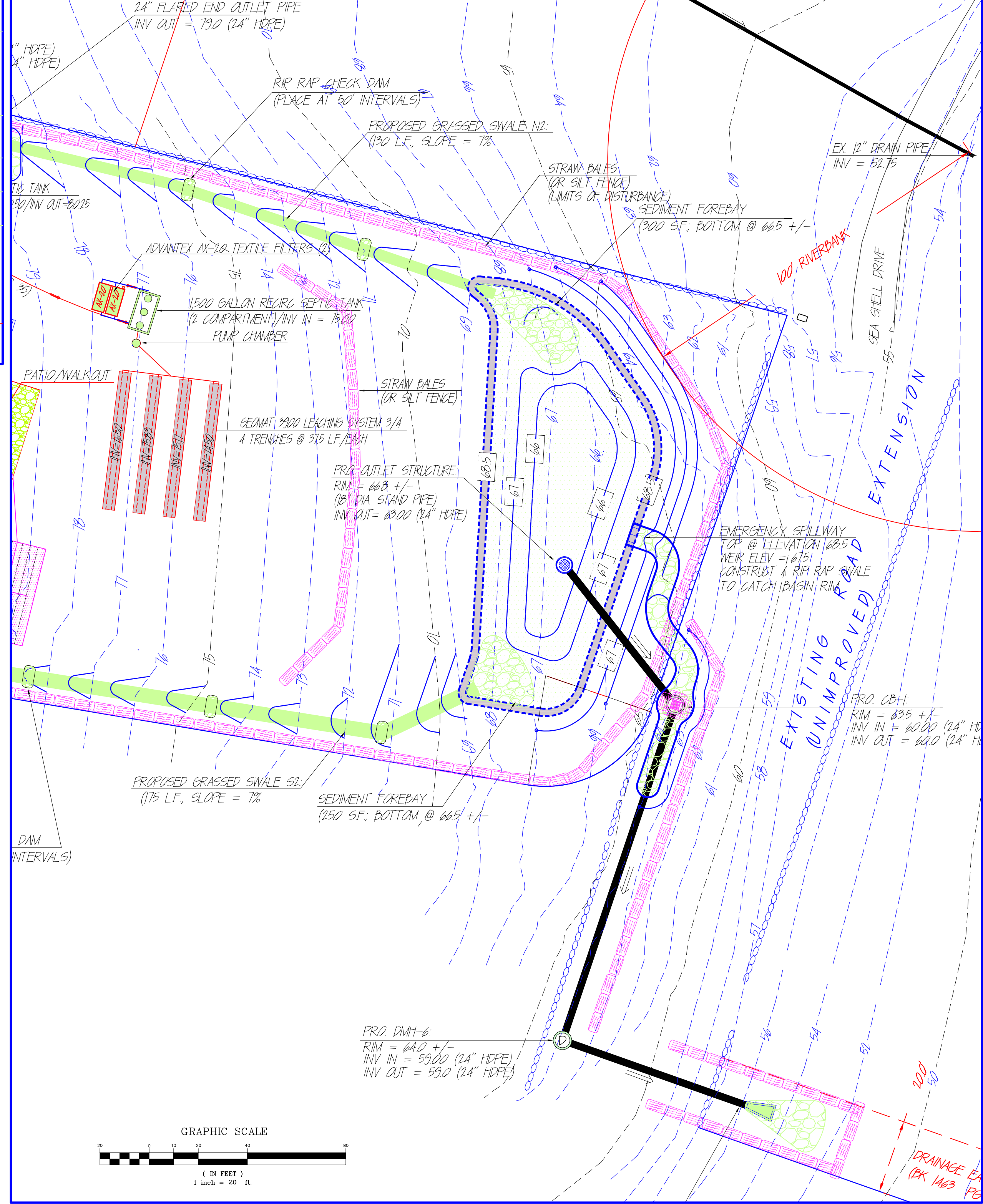
DRAINAGE SWALE - CROSS SECTION (N.T.S.)



ACCESS DRIVEWAY CROSS SECTION



PRECAST STORM DRAIN MANHOLE



JOHN BRAGA JR.
No. 6018
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

PROFESSIONAL ENGINEER DATE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CAPE COD PERM
- OVERHEAD WIRES
- TELEPHONE LINE
- CHW
- ELECTRIC/CABLE/PHONE
- GAS LINE
- EXISTING CANTAR
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- BAND (PROPOSED)
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DRAWN BY: JB	DATE: 03/04/2019
CHECKED BY: JB	DRAWING NO: 18019-SP
JOB NO: 18019	SHEET 7 OF 7

NO.	DATE	DESCRIPTION	BY

SITE CONSTRUCTION DETAILS

OWNER OF RECORD:
IMMOKALEE COMMONS LLC
85 DAKLAS PIKE
SMITHFIELD, RI 02917

PROJECT APPLICANT:
IMMOKALEE COMMONS LLC
85 DAKLAS PIKE
SMITHFIELD, RI 02917

PROJECT LOCATION:
65 IMMOKALEE DRIVE
AP 36 LOT 60
PORTSMOUTH, RI 02871

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P.O. BOX 944
PORTSMOUTH, RI 02871-0919
PHONE (401) 683-0101

