

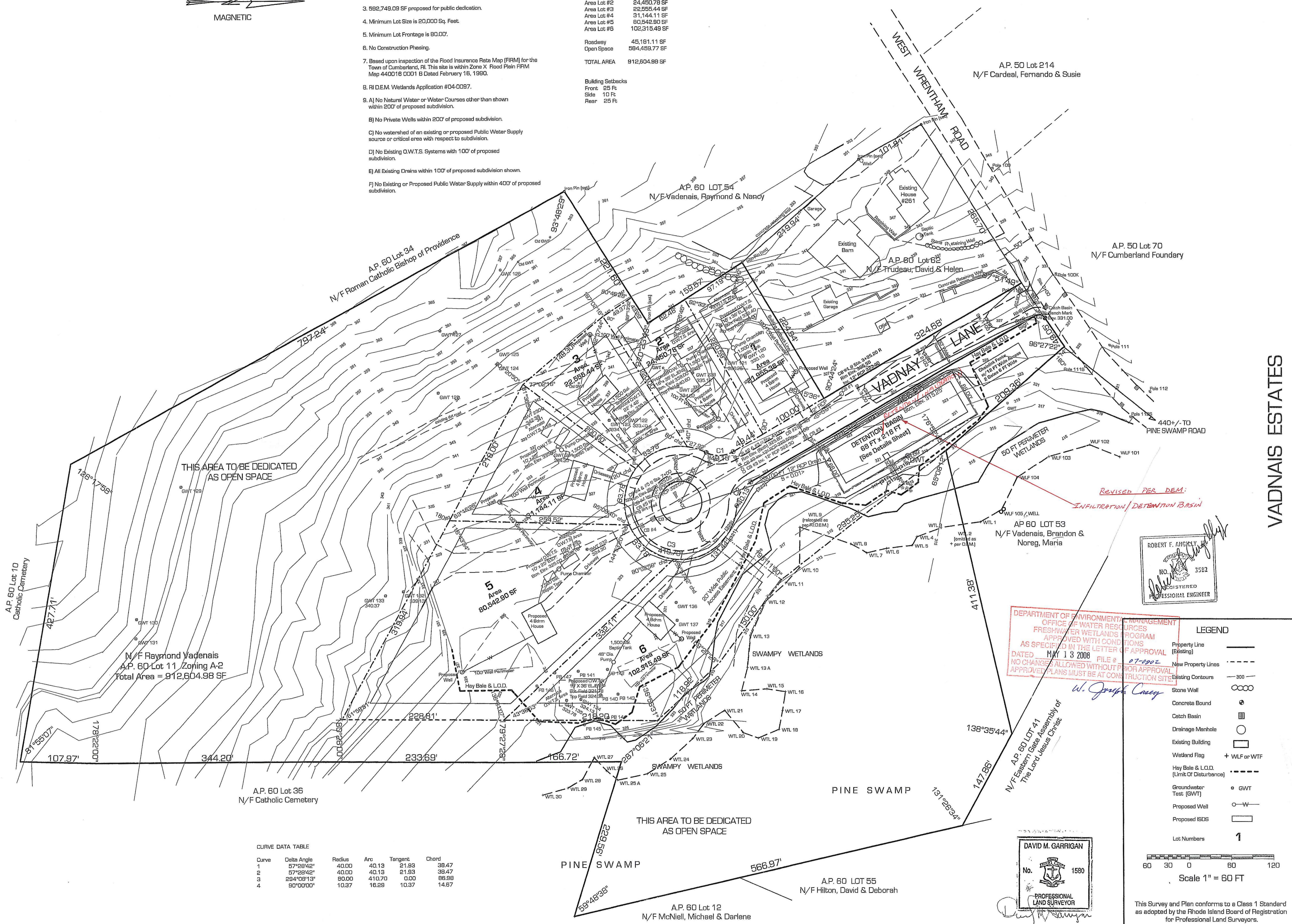




- NOTES:
- All Elevations refer to USGS Datum.
  - A 35' wide Access Easement is present to gain cleanout access to the Retention Basin.
  - 592,749.09 SF proposed for public dedication.
  - Minimum Lot Size is 20,000 Sq. Feet.
  - Minimum Lot Frontage is 80.00'.
  - No Construction Phasing.
  - RI D.E.M. Wetlands Application #04-0097.
  - A) No Natural Water or Water Courses other than shown within 200' of proposed subdivision.  
B) No Private Wells within 200' of proposed subdivision.  
C) No watershed of an existing or proposed Public Water Supply source or critical area with respect to subdivision.  
D) No Existing Q.W.T.S. Systems with 100' of proposed subdivision.  
E) All Existing Drains within 100' of proposed subdivision shown.  
F) No Existing or Proposed Public Water Supply within 400' of proposed subdivision.

LAND DIVISION DATA	ZONING A-2
(No Public Water or Sewer)	
Area Lot #1	21,955.39 SF
Area Lot #2	24,480.78 SF
Area Lot #3	22,555.44 SF
Area Lot #4	31,144.11 SF
Area Lot #5	80,542.80 SF
Area Lot #6	102,315.49 SF
Roadway	45,181.11 SF
Open Space	594,459.77 SF
<b>TOTAL AREA</b>	<b>912,604.98 SF</b>

Building Setbacks
Front: 25 Ft
Side: 10 Ft
Rear: 25 Ft



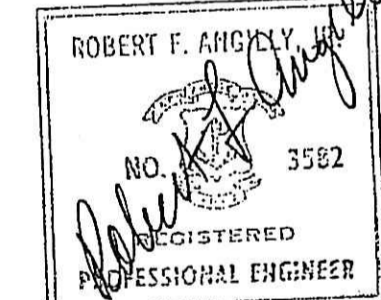
THIS AREA TO BE DEDICATED AS OPEN SPACE

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CURVE DATA TABLE

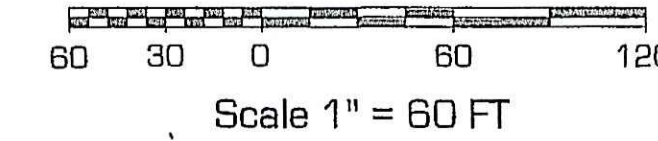
Curve	Delta Angle	Radius	Arc	Tangent	Chord
1	57°28'42"	40.00	40.13	21.93	38.47
2	57°28'42"	40.00	40.13	21.93	38.47
3	294°08'13"	50.00	410.70	0.00	66.99
4	90°00'00"	10.37	16.29	10.37	14.67

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAY 13 2008 FILE # 07-0002  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



LEGEND

- Property Line (Existing) ———
- New Property Lines - - - - -
- Existing Contours ———
- Stone Wall ———
- Concrete Bound ———
- Catch Basin ———
- Drainage Manhole ———
- Existing Building ———
- Wetland Flag + WLF or WTF
- Hay Bale & L.O.D. (Limit Of Disturbance) ———
- Groundwater Test (GWT) ———
- Proposed Well ———
- Proposed ISDS ———
- Lot Numbers 1



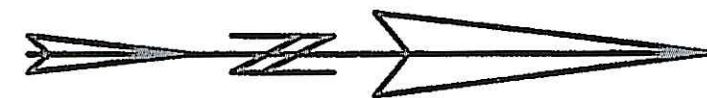
This Survey and Plan conforms to a Class 1 Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

VADNAIS ESTATES

REVISIONS	BY
02/17/06	MGD
04/14/06	MGD
11/10/06	MGD
01/22/08	MGD

PRELIMINARY PLAN / WETLAND VERIFICATION PLAN  
AP 60 LOT 11 CUMBERLAND, RI  
For: RAYMOND VADENAI 263 WEST WRENTHAM ROAD CUMBERLAND, RI 02864  
DAVID M. GARRIGAN PLS #1580 CUMBERLAND, RI 02864

Date 01/18/06  
Scale 1" = 60 FT  
Drawn MGD  
Job SUBDIV  
Sheet 2 of 5 Sheets



Magnetic

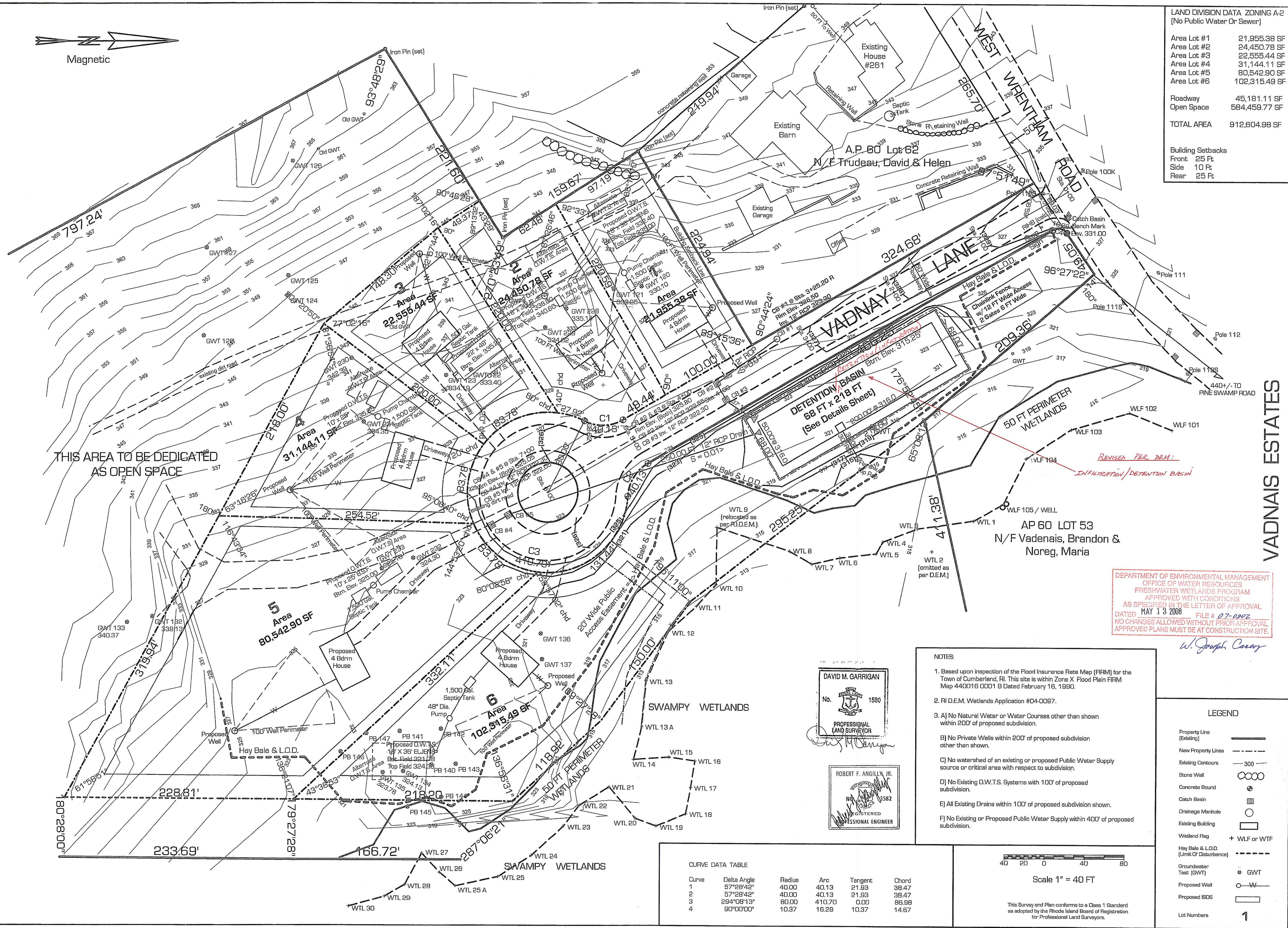
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Building Setbacks	
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REVISIONS	BY



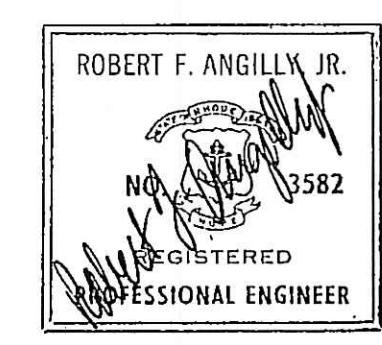
# VADNAIS ESTATES

PRELIMINARY PLAN / WETLAND VERIFICATION PLAN / DETAILS PLAN  
 AP 60 LOT 11 CUMBERLAND, RI  
 For: RAYMOND VADNAIS 263 WEST WRENTHAM ROAD CUMBERLAND, RI 02864  
 DAVID M. GARRIGAN PLS #1580 CUMBERLAND, RI 02864

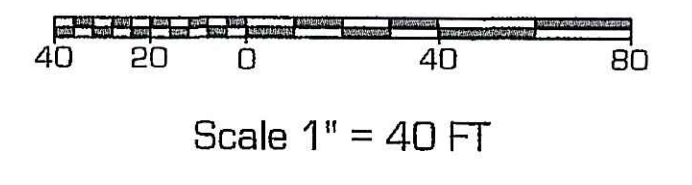
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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 DATED MAY 13 2008 FILE # 07-0902  
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*W. Joseph Casey*

- NOTES:
- Based upon inspection of the Flood Insurance Rate Map (FIRM) for the Town of Cumberland, RI. This site is within Zone X Flood Plain FIRM Map 440016 0001 B Dated February 16, 1990.
  - RI D.E.M. Wetlands Application #04-0097.
  - A) No Natural Water or Water Courses other than shown within 200' of proposed subdivision.  
 B) No Private Wells within 200' of proposed subdivision other than shown.  
 C) No watershed of an existing or proposed Public Water Supply source or critical area with respect to subdivision.  
 D) No Existing O.W.T.S. Systems with 100' of proposed subdivision.  
 E) All Existing Drains within 100' of proposed subdivision shown.  
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4	90°00'00"	10.37	16.29	10.37	14.67



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LEGEND

Property Line (Existing)	—
New Property Lines	- - - -
Existing Contours	— 300 —
Stone Wall	⊗ ⊗ ⊗ ⊗
Concrete Bound	⊕
Catch Basin	⊞
Drainage Manhole	⊙
Existing Building	□
Wetland Flag	+ WLF or WTF
Hay Bale & L.O.D. (Limit Of Disturbance)	- · - · -
Groundwater Test (GWT)	⊙
Proposed Well	⊙ W
Proposed ISDS	□
Lot Numbers	1

APR 4 2008

Date	01/22/08
Scale	1" = 40 FT
Drawn	MGD
Job	WETLANDS
Sheet	3
Of	5 Sheets

DRAINAGE & ROAD PROFILE

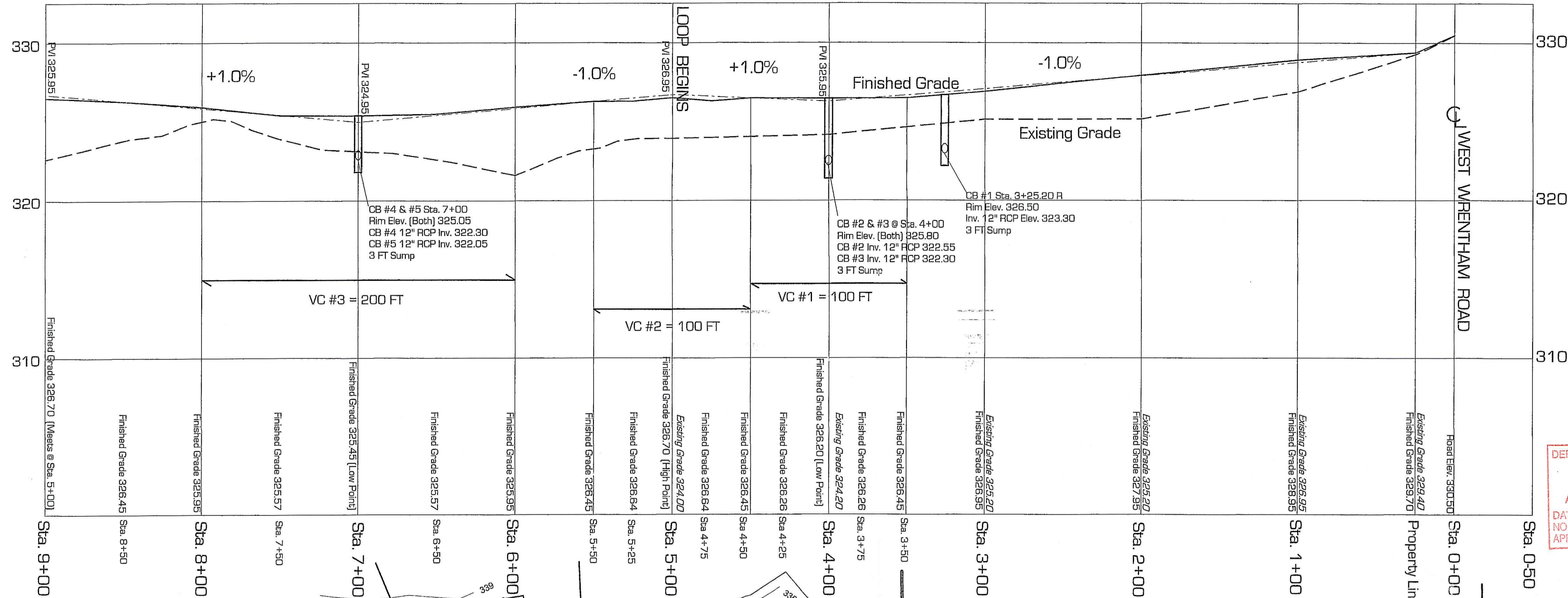
SCALE

Horizontal 1" = 40'

Vertical 1" = 4'

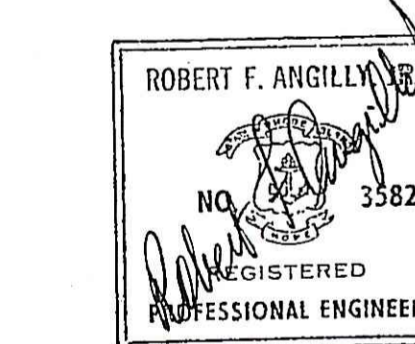
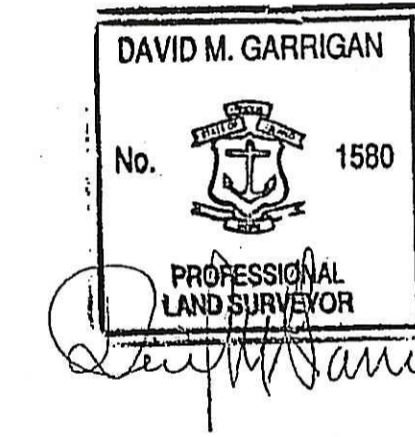
REVISIONS	BY
02/17/06	MGD
04/26/07	MGD
01/22/08	MGD

CHART LEGEND	
Existing Grade	-----
Finished Grade	—————
PVI Line	- - - - -



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W. Joseph Conroy

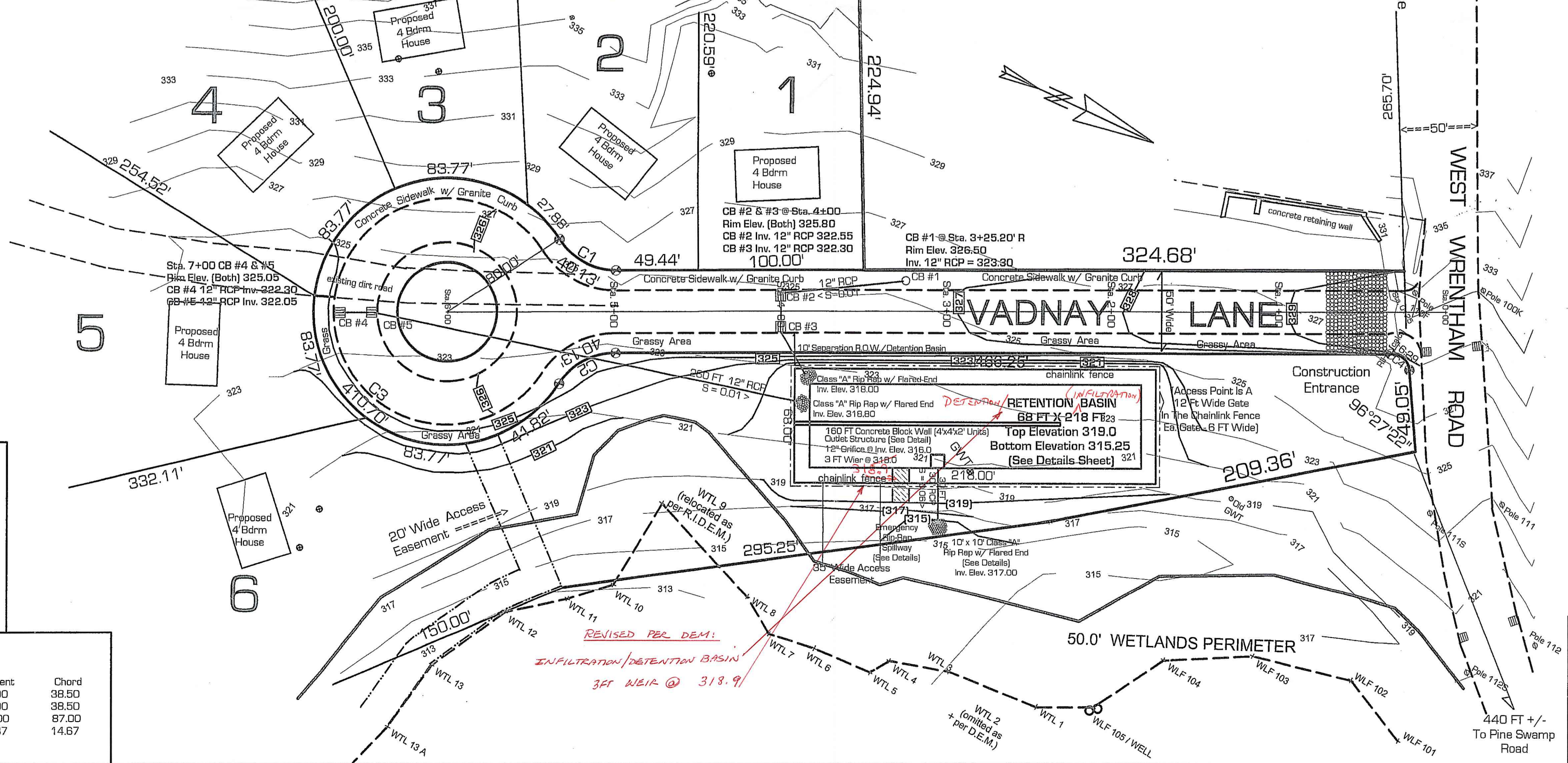


VADNAIS ESTATES

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CURVE DATA TABLE

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4	90°00'00"	10.37	16.29	10.37	14.67



LEGEND

Stone Wall	∞
Property Line (Existing)	———
New Property Lines	———
Existing Contours	300
Catch Basin	⊖
Drainage Manhole	⊙
Existing Building	□
Wetland Flag Location	+ WLF or WTF
Groundwater Test (GWT)	○ GWT
Lot Numbers	1

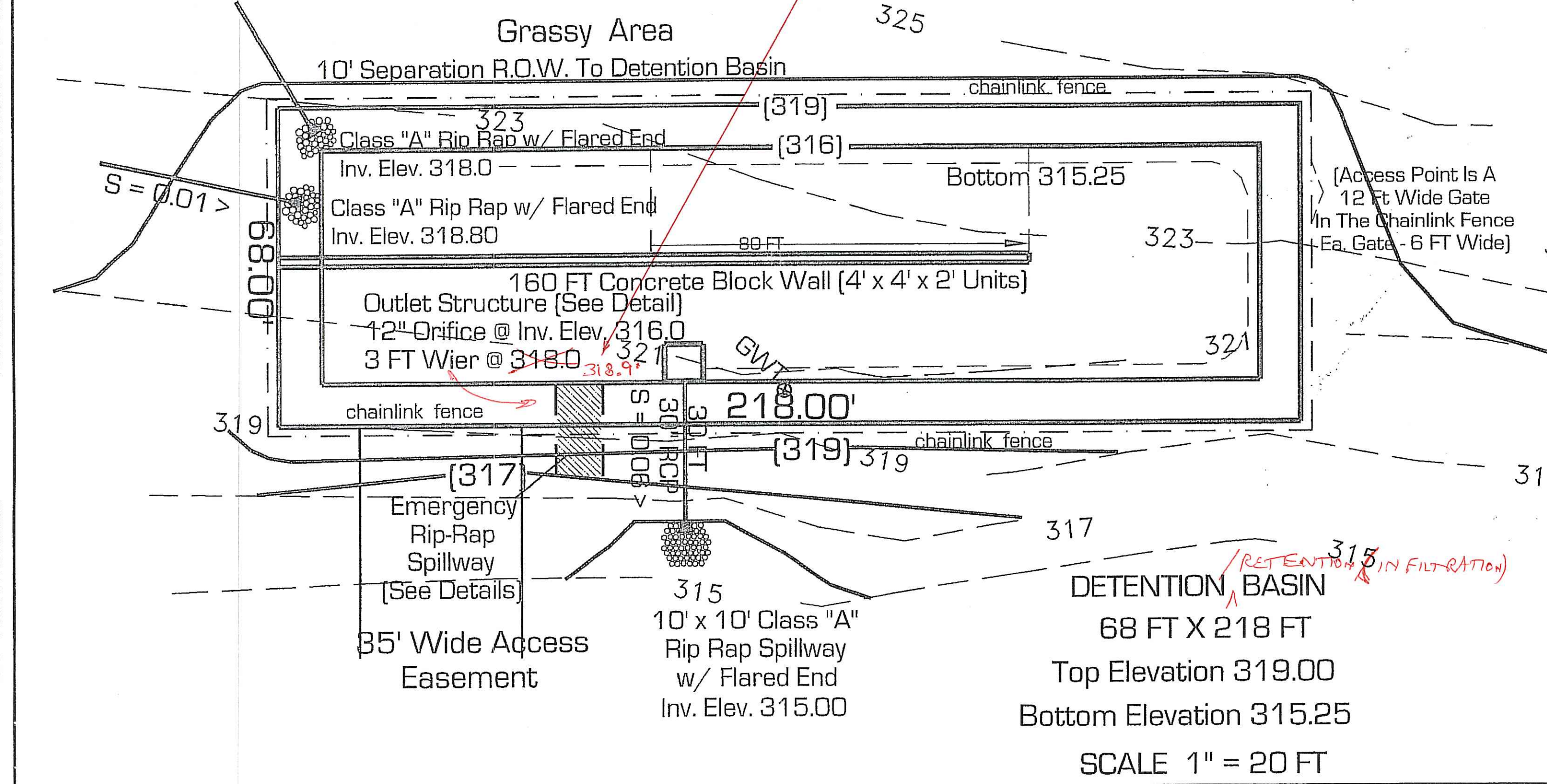
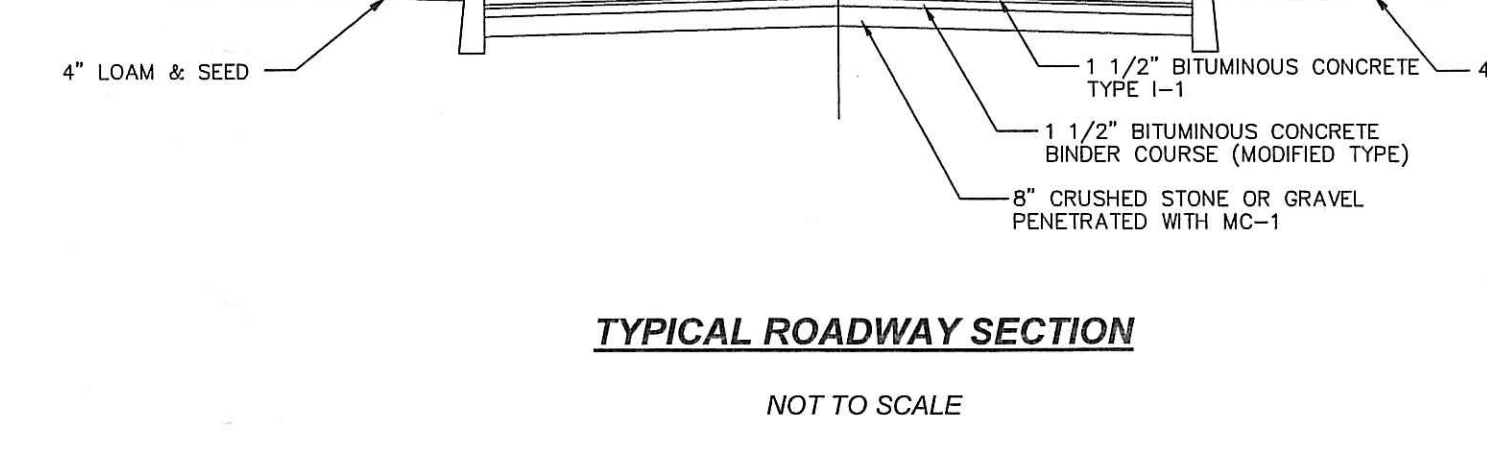
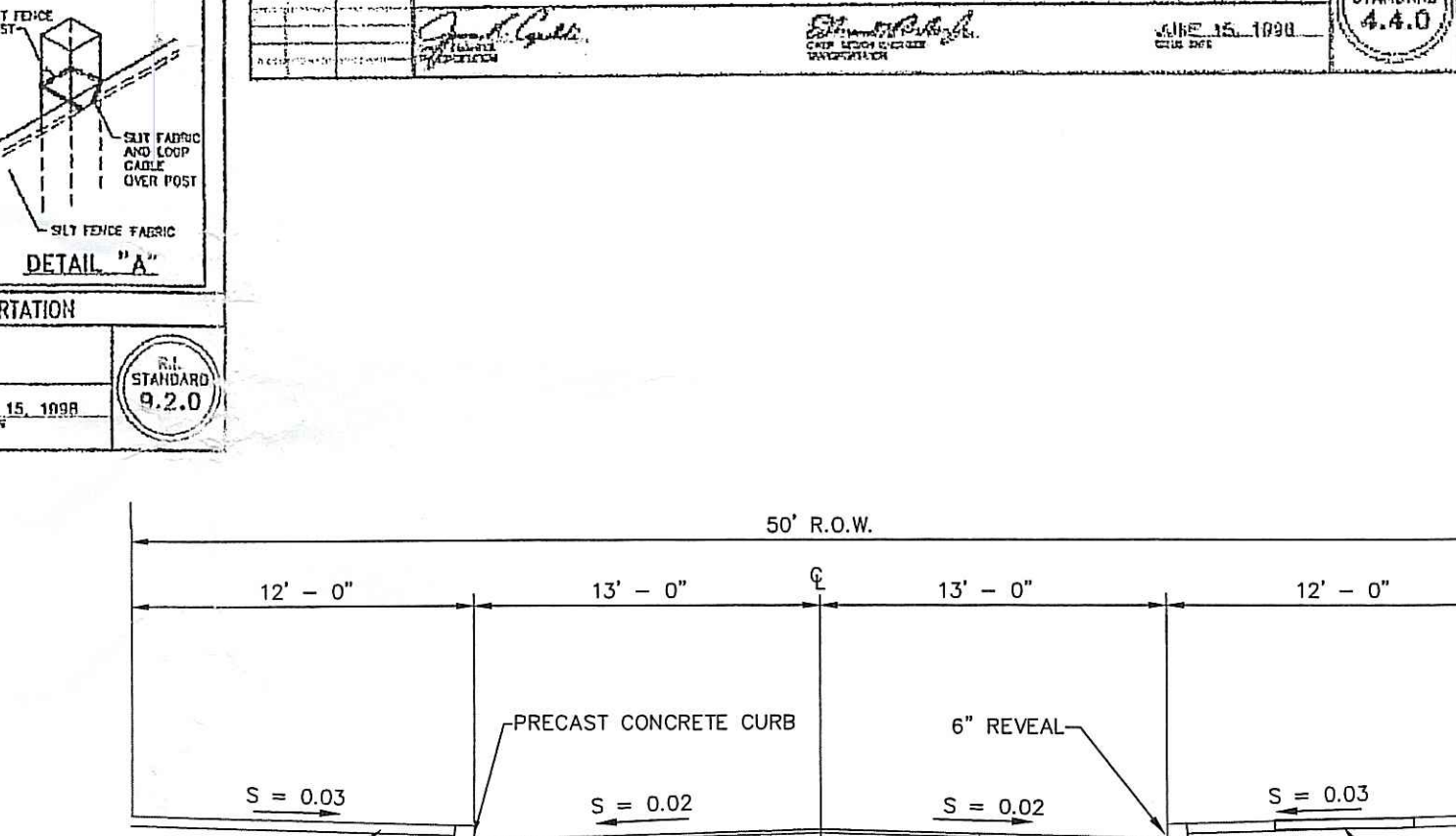
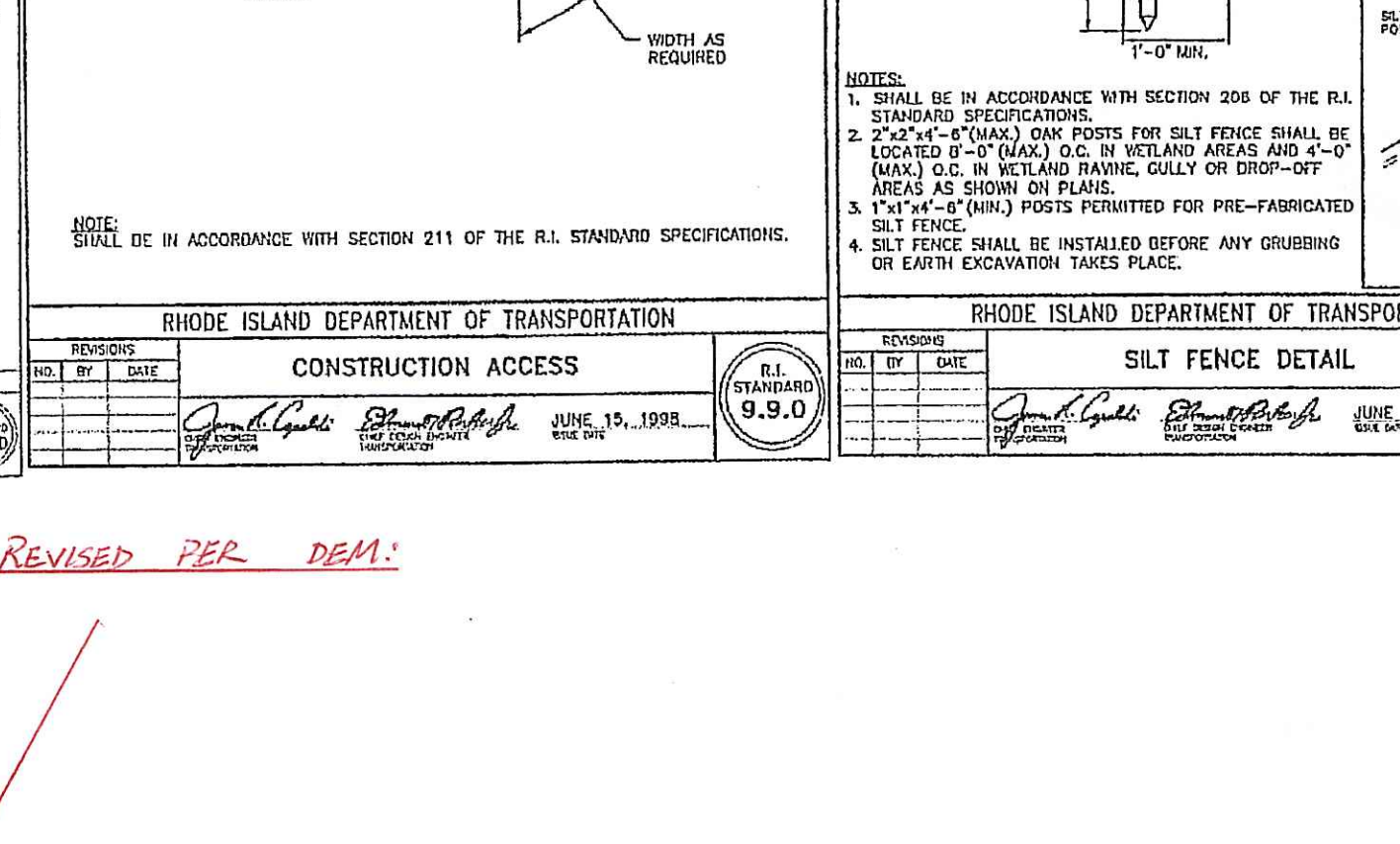
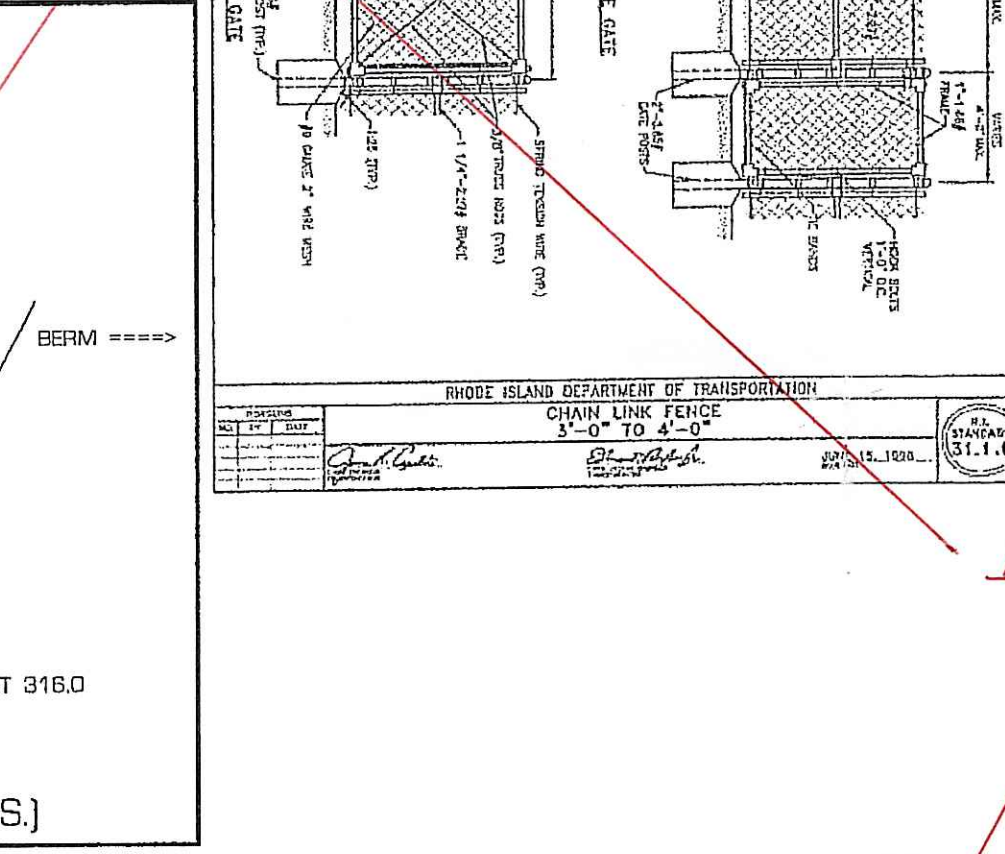
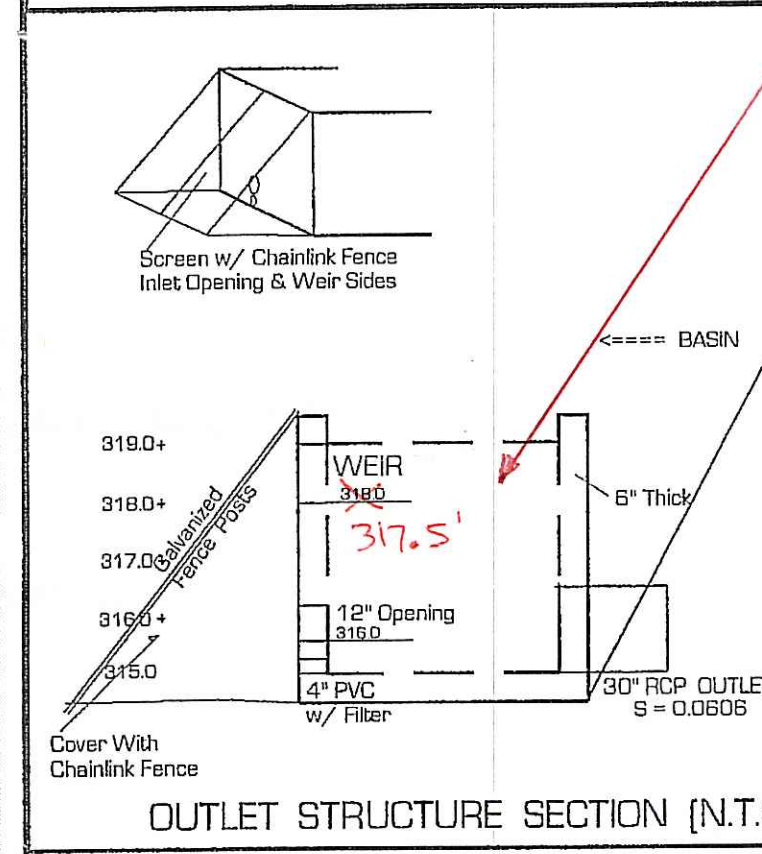
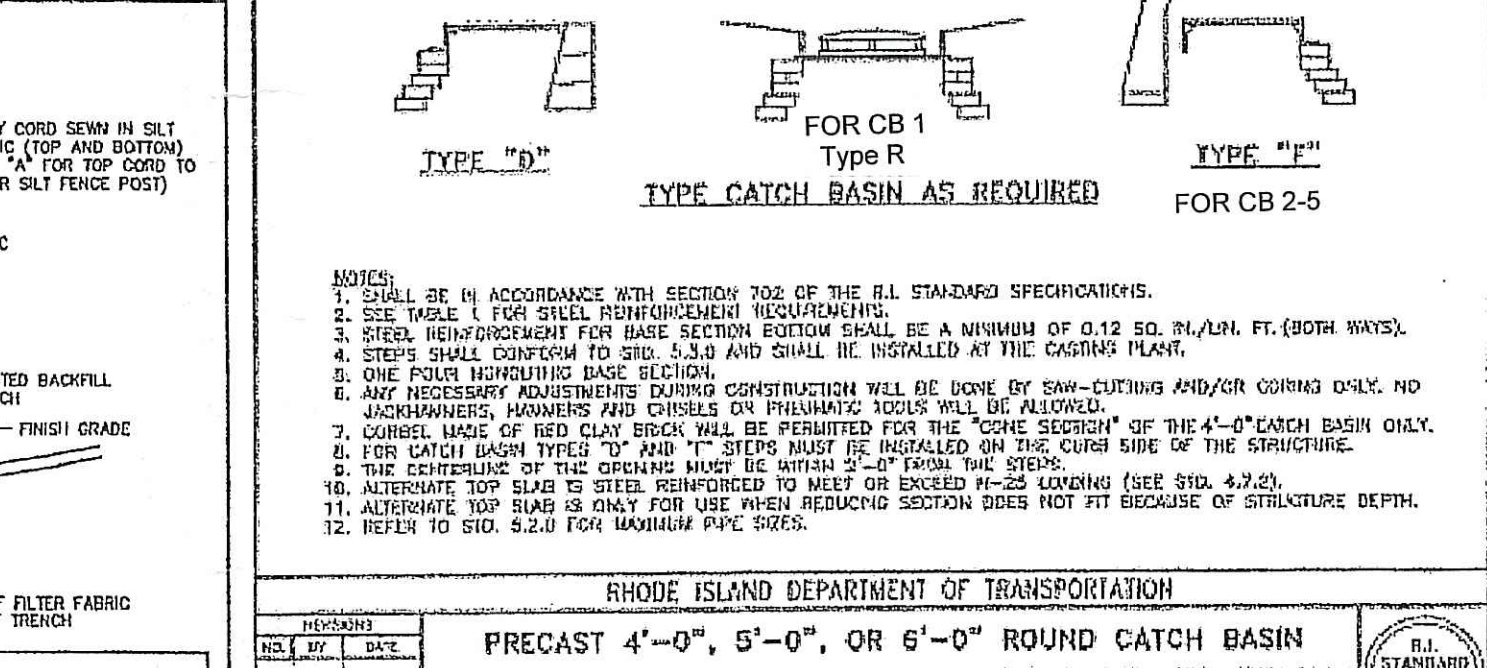
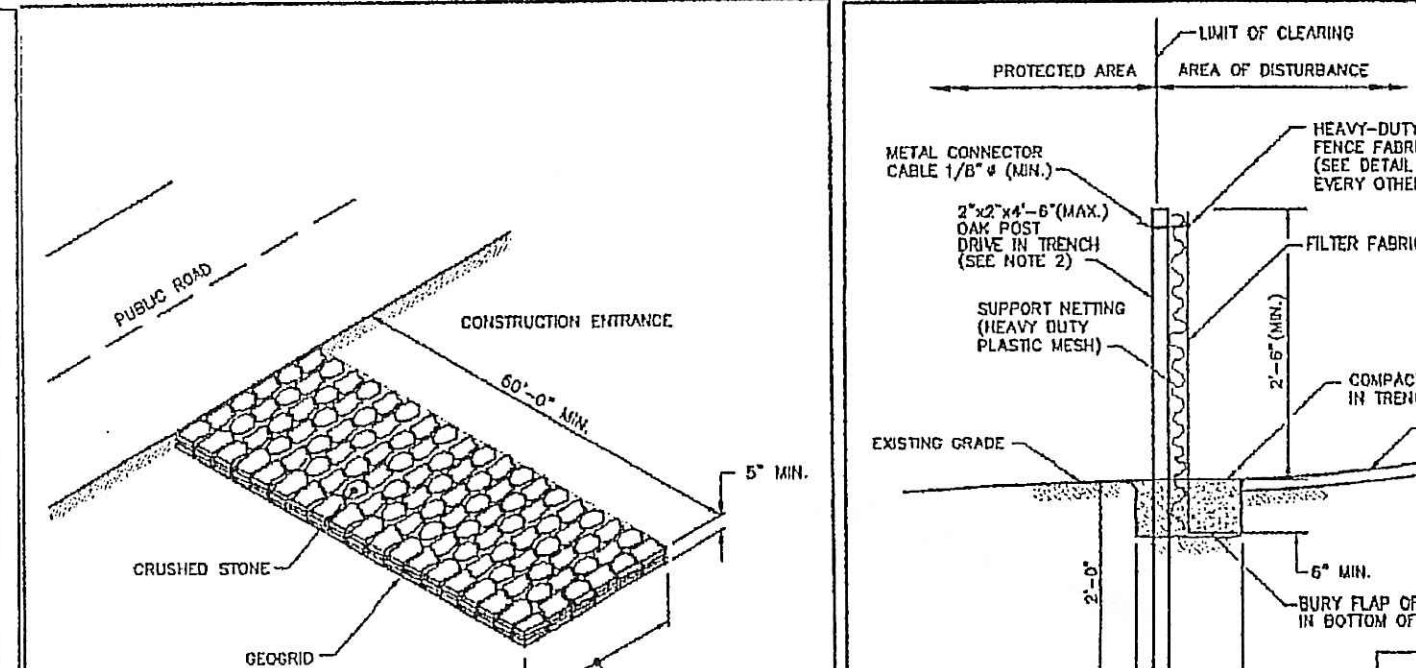
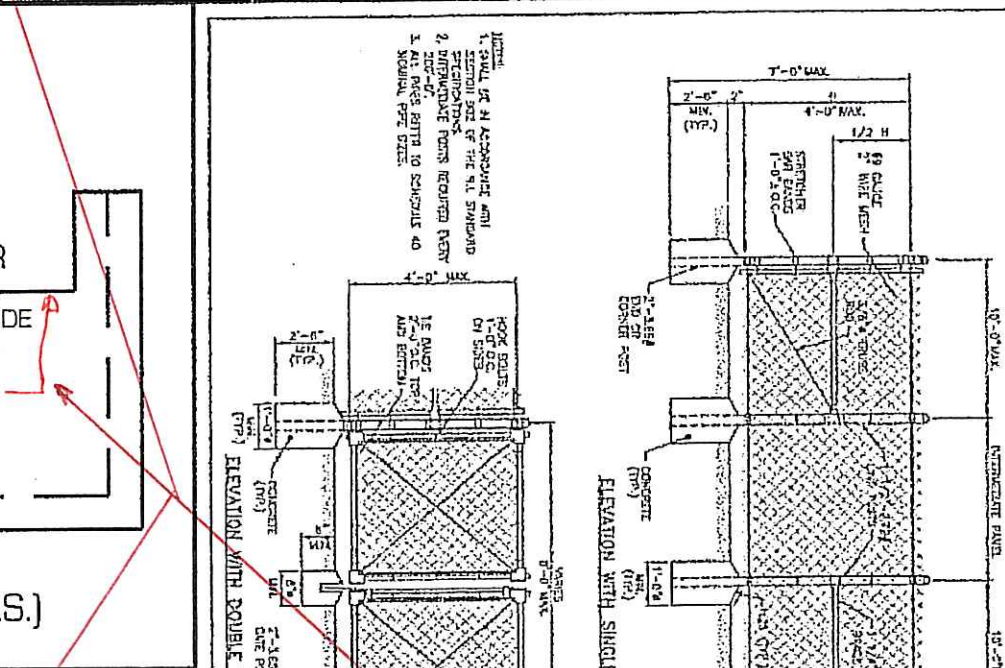
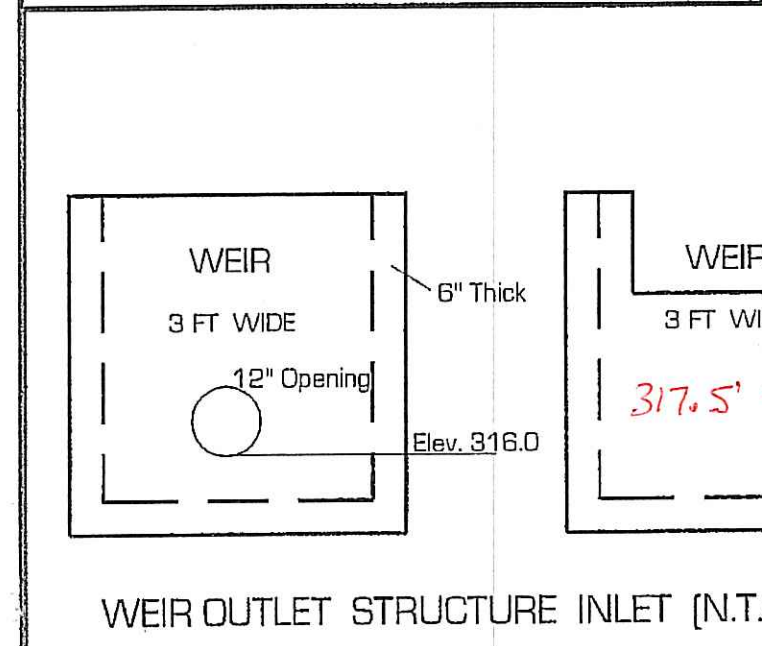
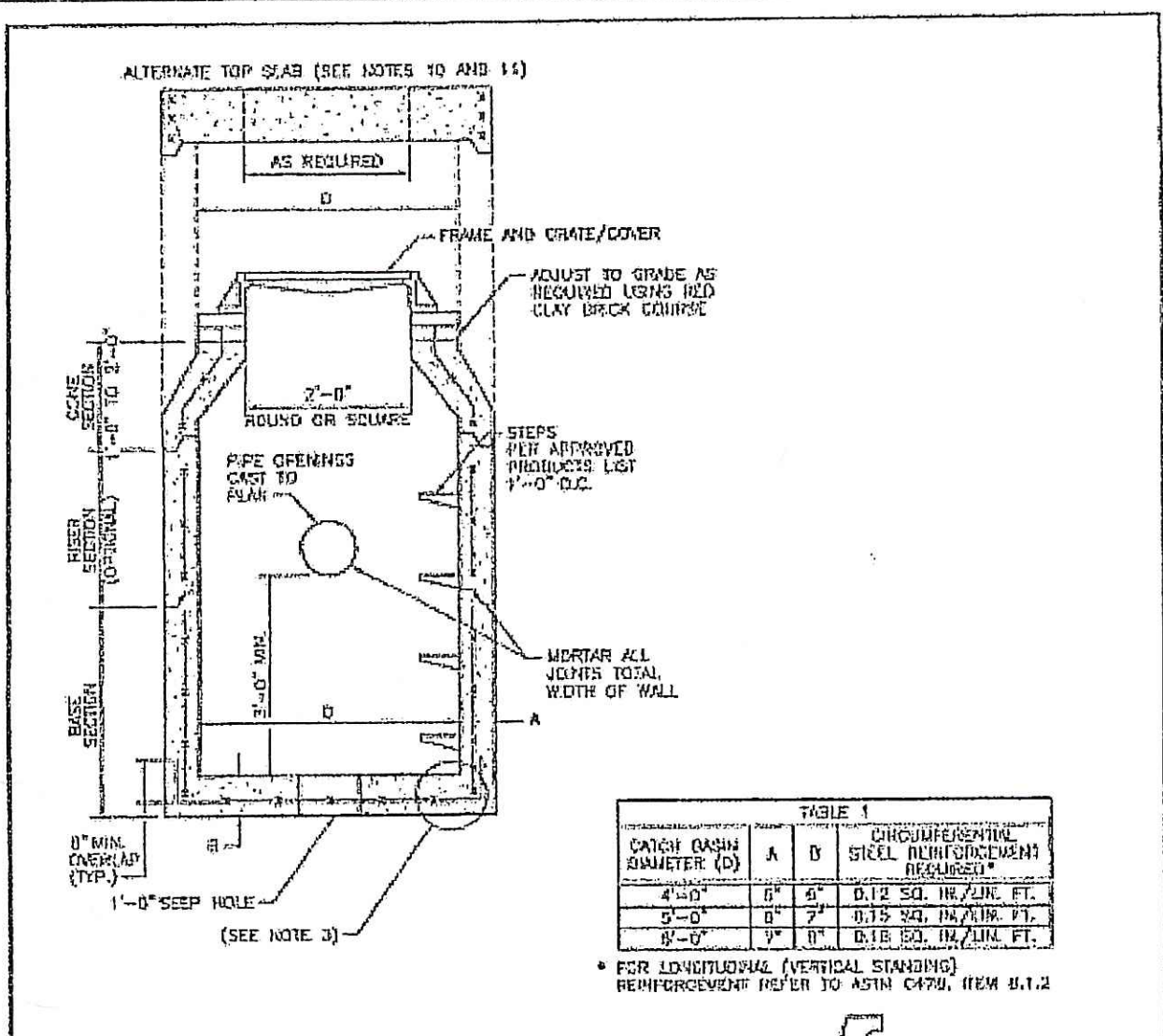
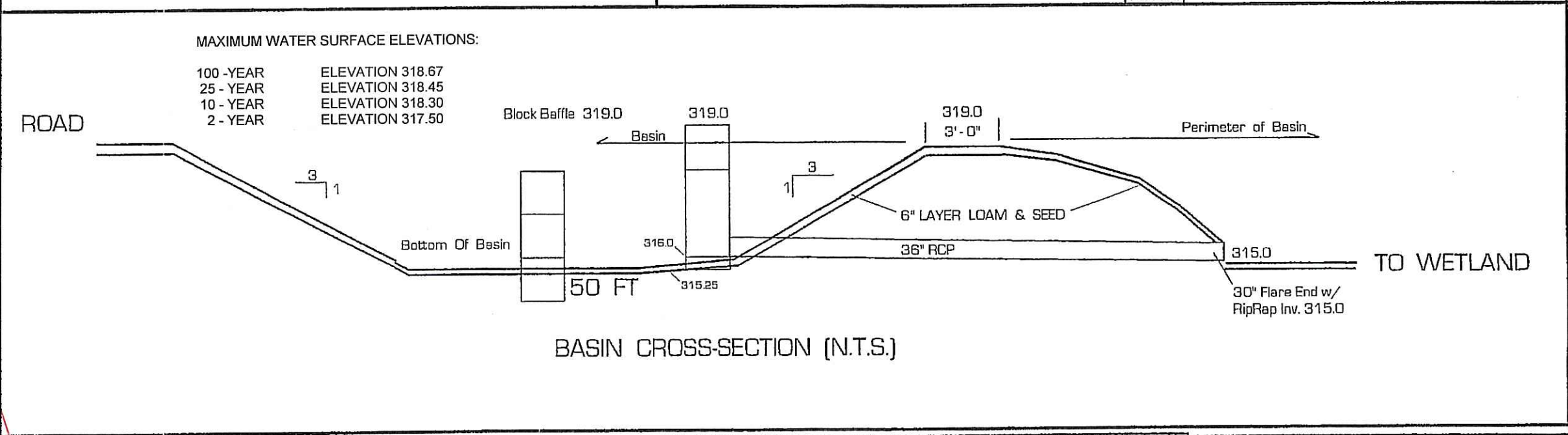
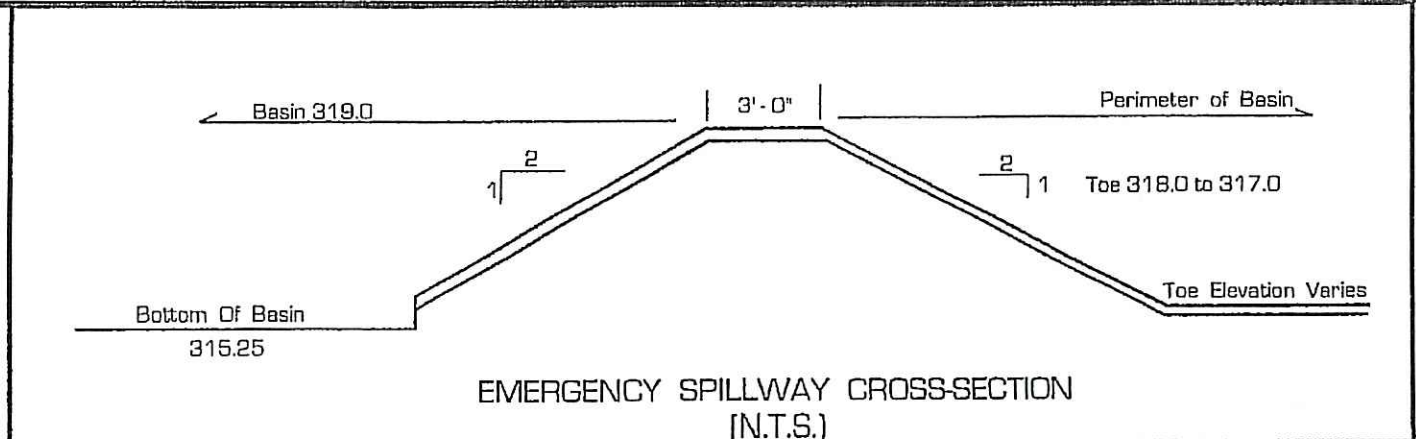
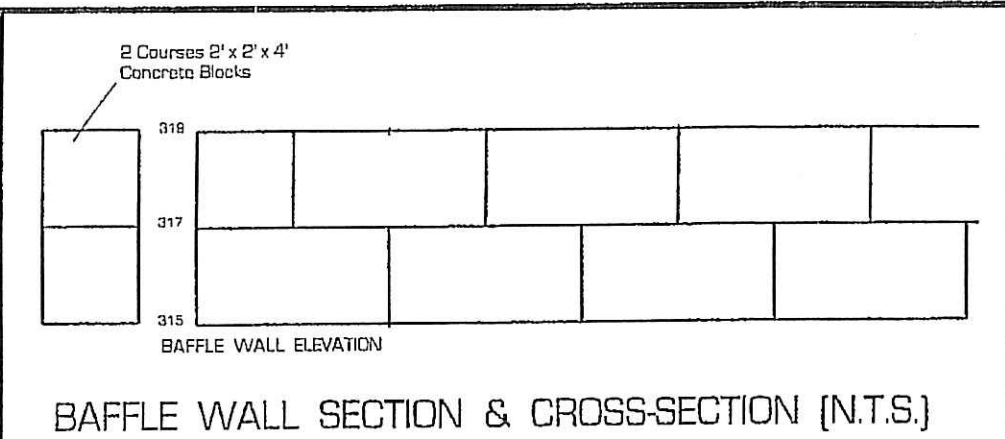
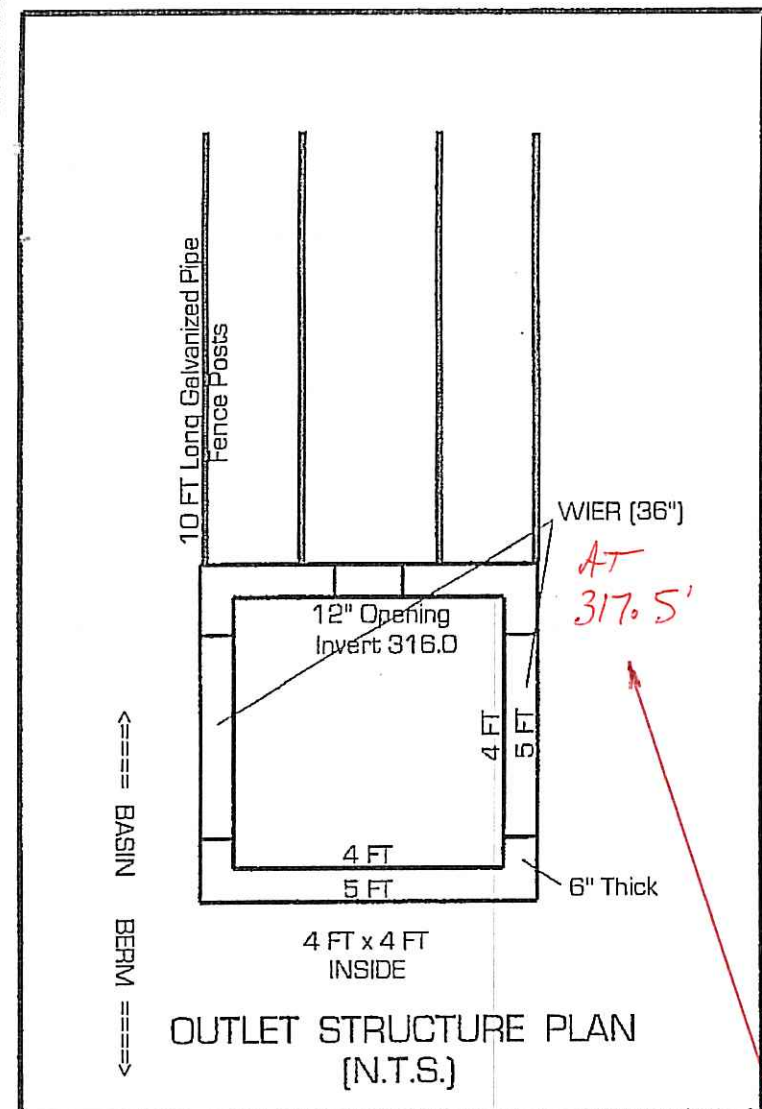
SCALE 1" = 40'

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PRELIMINARY PLAN / CLUSTER ZONE / DRAINAGE & ROAD PROFILE  
AP 60 LOT 11 CUMBERLAND, RI  
For: RAYMOND VADENAI 263 WEST WRENTHAM ROAD CUMBERLAND, RI 02864  
DAVID M. GARRIGAN PLS #1580 CUMBERLAND, RI

APR 4 2008

Date	04/12/06
Scale	1" = 40 FT
Drawn	MGD
Job	ROADWAY
Sheet	4
Of	5 Sheets



**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO CURRENT STATE AND TOWN REGULATIONS AND PERMITS.
- PRIOR TO ANY CONSTRUCTION OR EXCAVATION, HAYBALES OR SILT FENCES SHALL BE INSTALLED AT THE LIMITS OF DISTURBANCE. TEMPORARY HAYBALES OR SILT FENCE SHALL INSTALLED AT THE LIMIT OF WORK ACTIVITY IF THE CONSTRUCTION WILL BE COMPLETED IN PHASES.
- THE CONTRACTOR SHALL BE RESEPPSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

**SEDIMENTATION CONTROL PROGRAM**

- EXTREME CARE SHALL BE EXERCISED TO PREVENT ANY SEDIMANTS FROM ENTERING THE ROADWAY OR ADJOINING PROPERTIES.
- BANKS AND SLOPES GREATER THAN 5 PERCENT (5%) SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH HAY, STRAW OR FIBER MULCH.
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN NOT PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF WATERCOURSES OR AREAS SUBJECT TO STORM FLOW.

**EROSION CONTROL AND SOIL STABILIZATION PROGRAM**

- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME.
- ALL DISTURBED SLOPES, EXPOSED PRIOR OR NEWLY CREATED MUST BE SEEDED OR OTHERWISE PROTECTED BY OCTOBER 15.
- TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE AND BE FREE OF STONES, ROOTS, TREE LIMBS TRASH OR CONSTRUCTION DEBRIS.
- SEED MIXTURES SHALL BE SELECTED BY THE LANDSCAPE CONTRACTOR AS APPROPRIATE FOR THE TYPE OF AREA TO BE SEEDED.
- TEMPORARY TREATMENTS MAY INCLUDE HAY, STRAW, OR FIBER MULCH.
- TEMPORARY TREATMENTS SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ACCEPTABLE SEEDING DATES ARE BETWEEN APRIL 1 THROUGH OCTOBER 15.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT.
- STABILIZATION OF ONE FORM OR ANOTHER SHALL BE COMPLETED WITHIN 15 DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED IN THE PATHWAY OF WATER OR DRAINAGE. SIDE SLOPES SHALL NOT EXCEED 30% AND THE STOCKPILES SHALL BE SEEDED OR OTHERWISE PROTECTED.

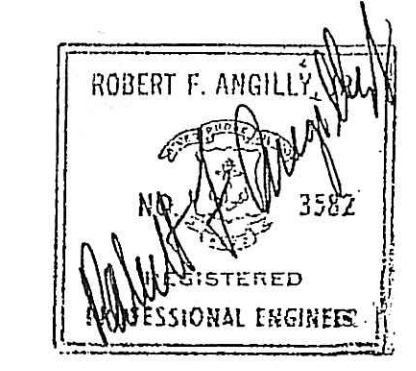
**DETENTION BASIN NOTES**

- SIDE SLOPES OF BASIN ARE 3:1
- THE BOTTOM OF THE BASIN SHALL HAVE 6" OF LOAM AND SHALL BE PLANTED WITH REED CANARY GRASS. ALL OTHER AREAS, NOT PROTECTED WITH RIP-RAP, SHALL HAVE A MINIMUM OF 4" LOAM, CONSERVATION GRASS MIX AND STRAW MULCH.
- DETENTION BASIN SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO OTHER CONSTRUCTION. TEMPORARY DRAINAGE SHALL BE DIVERTED INTO THE DETENTION BASIN OR OTHER TEMPORARY SEDIMENTATION BASINS.

**DETENTION BASIN MAINTENANCE PLAN**

- THE DETENTION BASIN SHALL BE MAINTAINED BY THE FOLLOWING SCHEDULE:
- THE GRASS ON THE DETENTION BASIN SLOPES SHALL BE MOWED THREE TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. CUT HEIGHT SHALL BE NOT LESS THAN TWO INCHES.
  - INLET AND OUTLET PIPES KEPT CLEAN OF SILT AND DEBRIS. CLEANING SHALL BE CONCURRENT WITH THE THREE MOWINGS AND ONE DURING THE WINTER MONTHS.
  - ACCUMULATED SILT AND SAND SHALL BE REMOVED AT THE TIME OF MOWING.
  - ACCUMULATED SILT AND SAND SHALL BE REOVED FROM CATCH BASINS TWICE ANNUALLY.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETENTION BASIN MAINTENANCE UNTIL FINAL APPROVAL OF CONSTRUCTION. AFTER FINAL APPROVAL THE TOWN SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE SYSTEM.

6. IF THE 9" SUMP IN THE DETENTION/RETENTION (INFILTRATION) BASIN FAILS TO DRAIN WITHIN 72 HOURS, THE BOTTOM OF THE BASIN SHALL BE RETILLED AND REVEGETATED SO AS TO RE-ESTABLISH SUITABLE INFILTRATION RATES.



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Date	01/22/08
Scale	1" = 20 FT
Drawn	MGD
Job	DETAILS
Sheet	5
Of 5 Sheets	