

RIDEM FWW SUBMISSION

Cottrell Farms

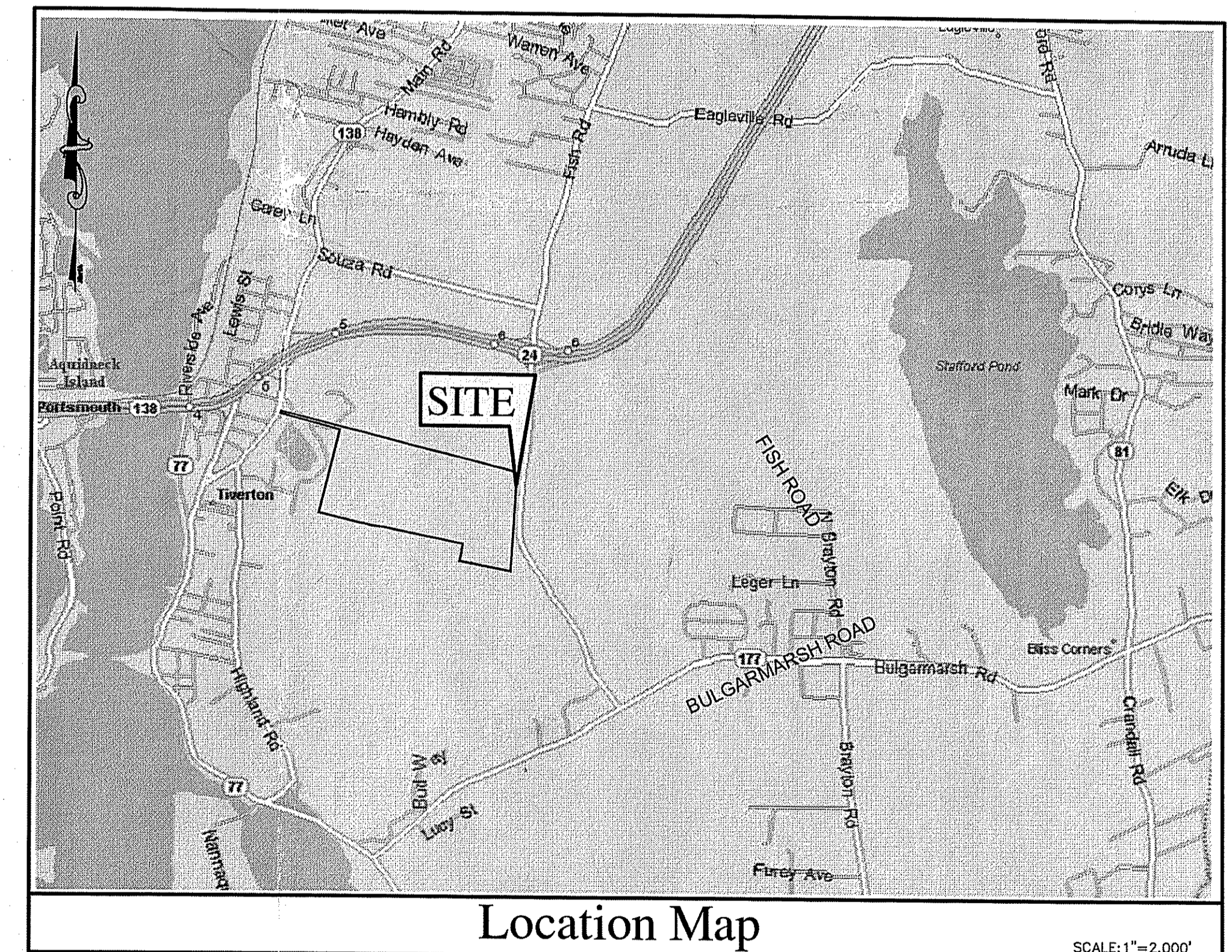
Located off Fish Road, Church Pond Drive, and Mountain Laurel Lane
Tiverton, Rhode Island

Map 1-11 & 2-10, Block 92 Card 5

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 22 2007 FILE # 07-0275
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

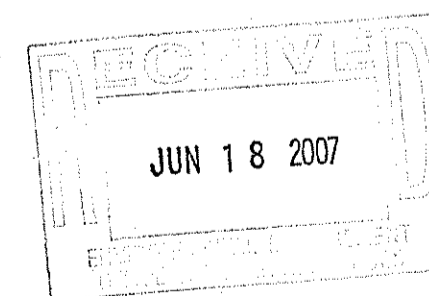
Sheet Index

1. Cover Sheet
2. Existing Conditions Plan
3. Overall Plan
4. Grading Plan
5. Plan and Profile
6. Detail Sheet
7. Detail Sheet



Location Map

SCALE: 1"=2,000'

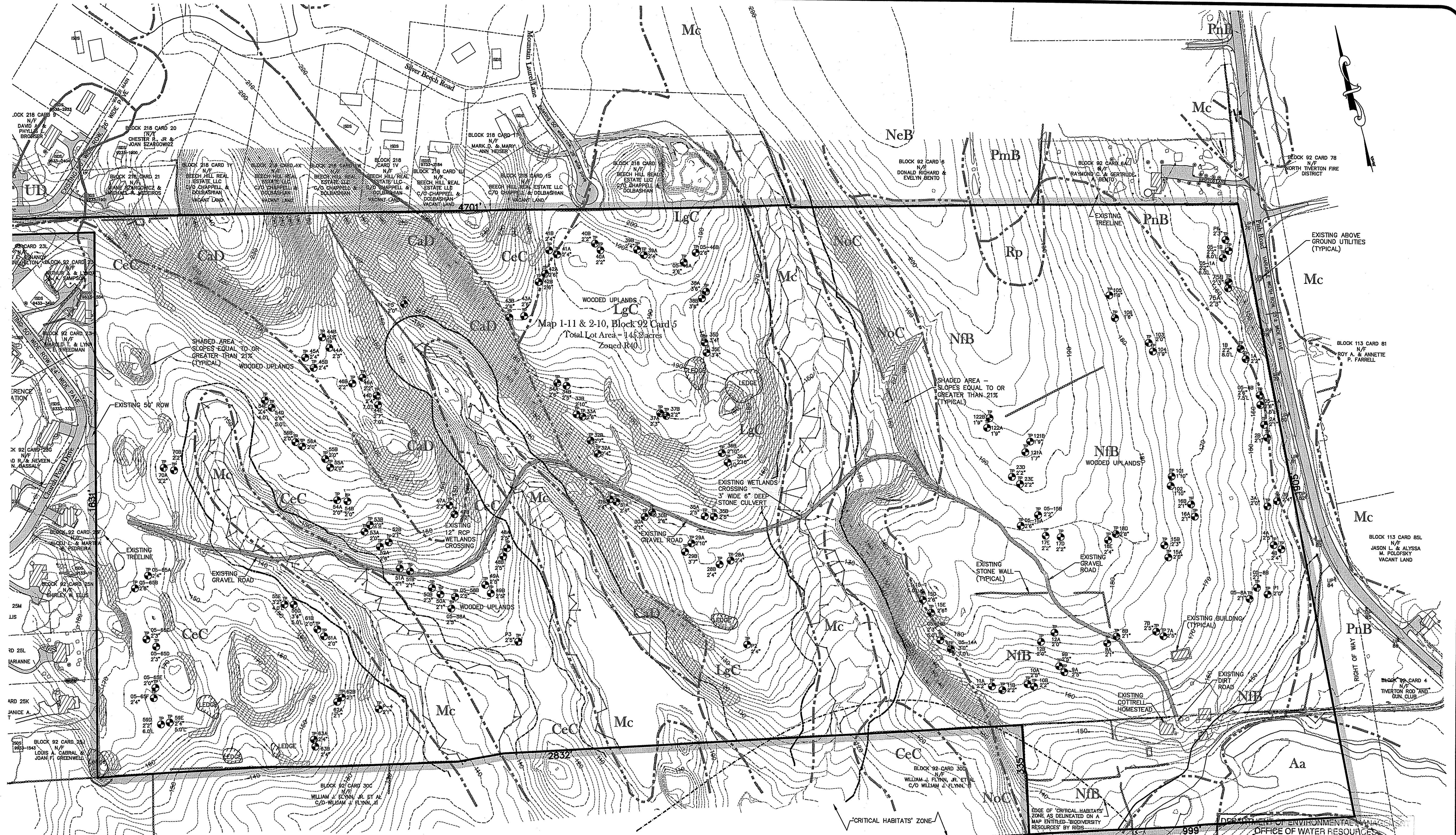


REFERENCE:
RIDEM INSIGNIFICANT
ALTERATION PERMIT 05-0464

Preliminary Submission

CHRISTOPHER A. DUHAMEL No. 5013 REGISTERED PROFESSIONAL ENGINEER		CHRISTOPHER A. DUHAMEL No. 1844 PROFESSIONAL LAND SURVEYOR	
COVER SHEET Cottrell Farms MAP 1-11 & 2-10, BLOCK 92, CARD 5 TIVERTON, RHODE ISLAND			
PREPARED BY DIPrete Engineering Associates, Inc. ENGINEERING, SURVEYING AND PLANNING CONSULTANTS TWO STAFFORD COURT GRANSTON, R.I. 02920 (401) 943-1000 FAX: (401) 464-6006			
PREPARED FOR R. Campanelli Development Corporation ONE CAMPANELLI DRIVE BRAINTREE, MA 02184 (781) 843-8280			
DATE: 06-14-07 DESCRIPTION: RIDEM WETLANDS SUBMISSION		DWN. BY: L.A.B.	
SHEET 1 OF 7		JUNE 2007	

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Legend

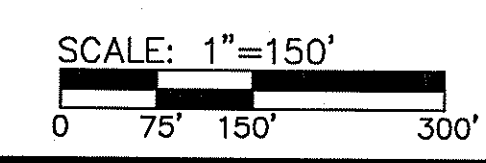
	PROPOSED TREELINE		DRYWELL
	FUTURE HOMES		TEST HOLES
	PROPOSED HOMES		HAYBALES
	PROPOSED PAVED DRIVES		LIMIT OF DISTURBANCE
	PROPOSED CONTOURS		HIGH CAPACITY CATCH BASIN
	R.C.P. DRAINAGE		DRAINAGE MANHOLE
	DRAINAGE MANHOLE		DOUBLE CATCH BASIN
	CATCHBASIN		HOMEOWNER'S ASSOCIATION
	DOUBLE CATCHBASIN		
	FLARED-END SECTION		
	RIP RAP APRON		
	WATER SERVICE		
	WATER MAIN		
	FIRE HYDRANT		
	TEE AND GATE VALVE		
	PVC SUBDRAIN		
	FOUNDATION DRAINS		
	BOTTOMLESS SAND FILTER		

Soil Information

Aa	- ADRIAN MUCK
Cad	- CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES
CeC	- CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES
LgC	- LIPPITT GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15 PERCENT SLOPES
Mc	- MANSFIELD VERY STONY MUCKY SILT LOAM
NeB	- NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES
NfB	- NEWPORT VERY STONY SILT LOAM, 3 TO 8 PERCENT SLOPES
NoC	- NEWPORT EXTREMELY STONY SILT LOAM, 3 TO 15 PERCENT SLOPES
PnB	- PITTSBORO VERY STONY SILT LOAM, 3 TO 8 PERCENT SLOPES
Rp	- PITTSBORO VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
UD	- UDORTHERTS-URBAN LAND COMPLEX

- General Notes**
- SITE IS LOCATED ON BLOCK 92, CARD 5 IN THE TOWN OF TIVERTON. THE SITE IS ZONED R40.
 - THE OWNER OF THE SITE IS COTTRELL HOMESTEAD CO, LLC C/O KATHLEEN C. BOWLING 107 SQUANTUM DRIVE, WARWICK, RI 02886.
 - TOPOGRAPHIC SURVEY PREPARED BY COL EAST, INC. PO BOX 347, NORTH ADAMS, MA 01247 IS FROM PHOTOGRAPHY DATED FEBRUARY 26, 2002. MAPPING MEETS OR EXCEEDS NATIONAL MAP ACCURACY STANDARDS. DATUM IS NGVD 88.
 - WETLANDS ON SITE HAVE BEEN DELINEATED BY NATURAL RESOURCE SERVICES, INC. PO BOX 311, HARRISVILLE, RI 02830 AND HAVE BEEN LOCATED ON SITE BY DIPRETE ENGINEERING ASSOCIATES, INC. USING GPS SUBMETER TECHNOLOGY. EDGE OF WETLANDS APPROVED UNDER RIDEM APPLICATION NO. 04-0436. REFERENCE INSIGNIFICANT ALTERATION PERMIT #05-0464.
 - SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND' PREPARED BY US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
 - THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON SITE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440012 0003 C, DATED MARCH 15, 1984.

- A PORTION OF THE SITE (IN SOUTHEAST CORNER) IS LOCATED WITHIN A 'CRITICAL HABITATS' ZONE AS DELINEATED ON A MAP ENTITLED 'BIODIVERSITY RESOURCES' BY RIDEM. THE SITE IS NOT LOCATED WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT FOR STAFFORD POND, THE WATERSHED OF NONQUIT POND, OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OF NATURAL OR CULTURAL RESOURCE PROTECTION, OTHER THAN THE 'CRITICAL HABITATS' ZONE.
- PROPERTY LINE IS FROM PRELIMINARY SURVEY AND PLANS OF RECORD AND IS TO BE CONSIDERED APPROXIMATE AT THIS TIME. THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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Preliminary Submission

CERTIFICATION:

THIS PLAN CONFORMS TO A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

CHRISTOPHER A. DUHAMEL
 No. 1844
 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION	LAB.
0	06-14-05	RIDEM WETLANDS SUBMISSION	

EXISTING CONDITIONS

Cottrell Farms
 MAP 1-11 & 2-10, BLOCK 92, CARD 5
 TIVERTON, RHODE ISLAND

PREPARED BY
DiPrete Engineering Associates, Inc.
 ENGINEERING, SURVEYING AND PLANNING CONSULTANTS
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 CRANSTON, R.I. 02920
 (401) 943-1000 FAX: (401) 464-6006

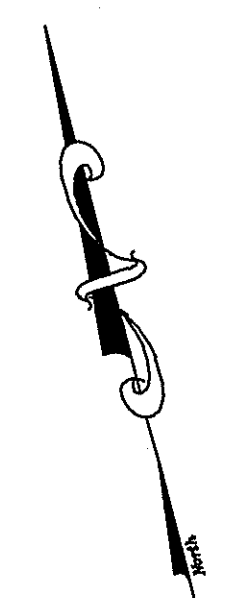
PREPARED FOR
R. Campanelli Development Corporation
 ONE CAMPANELLI DRIVE
 BRAINTREE, MA 02184
 (781) 843-8280

JUNE 2007
 DWN. BY: L.A.B.

SHEET 2 OF 7

06-14-05 RIDEM WETLANDS SUBMISSION LAB. BY

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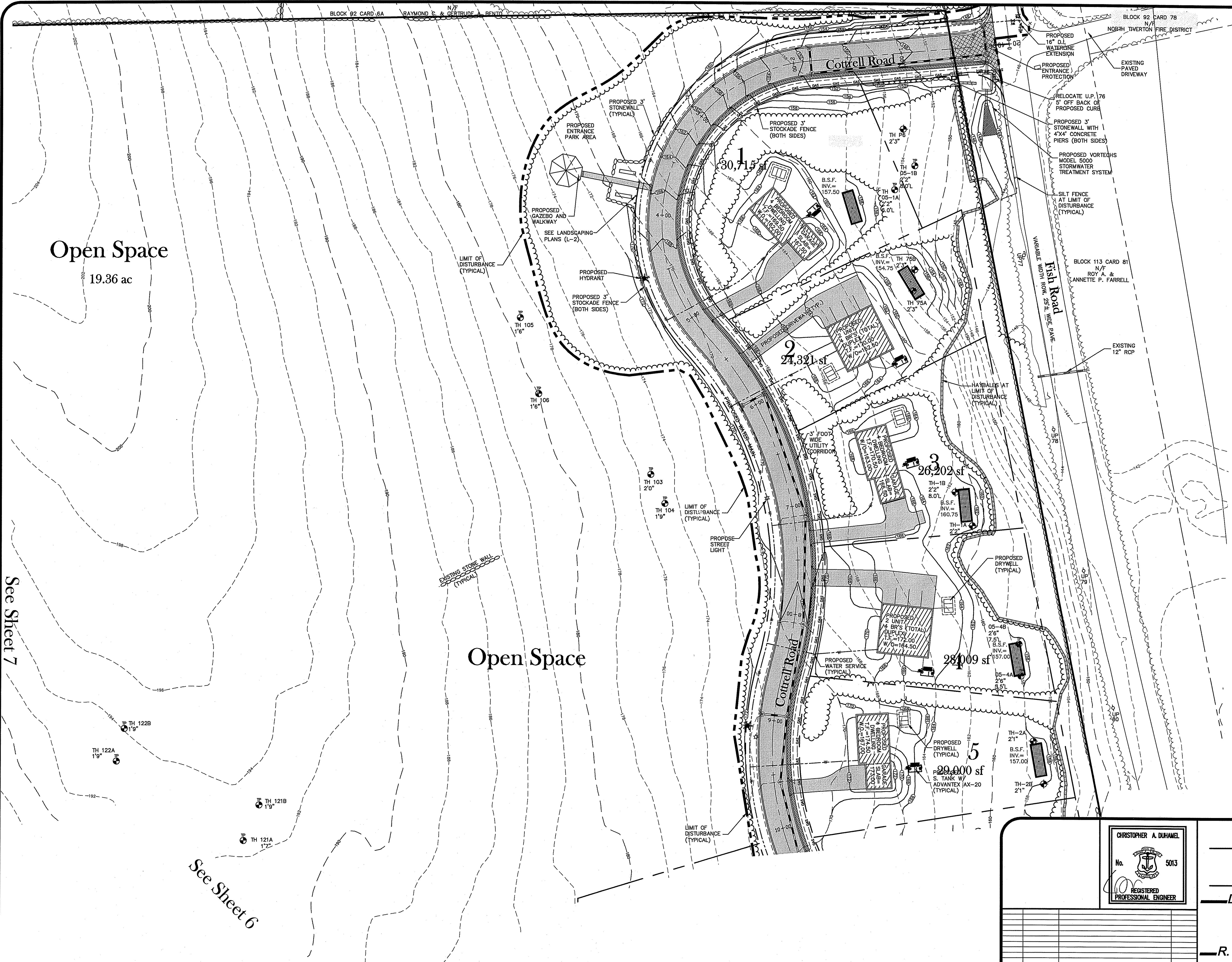


Open Space
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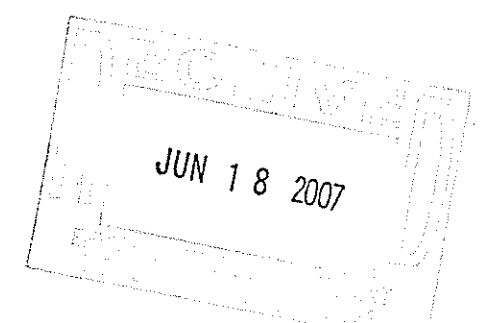
Open Space

See Sheet 7

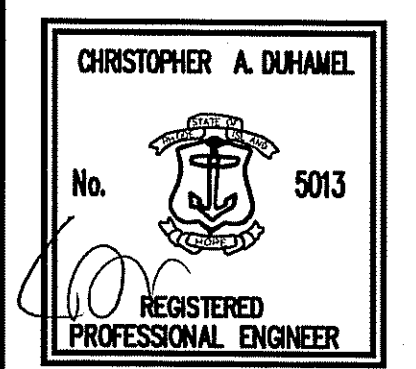
See Sheet 6



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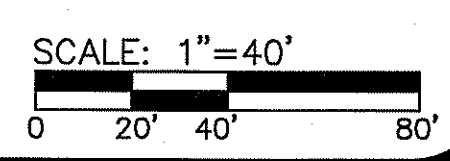
Preliminary Submission



GRADING PLAN
Cottrell Farms
 MAP 1-11 & 2-10, BLOCK 92, CARD 5
 TIVERTON, RHODE ISLAND

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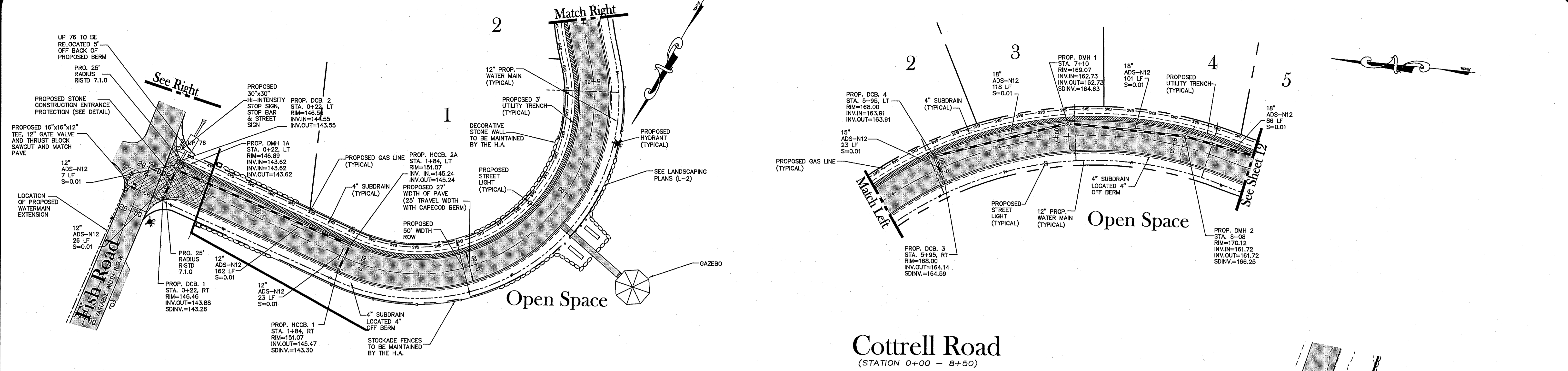
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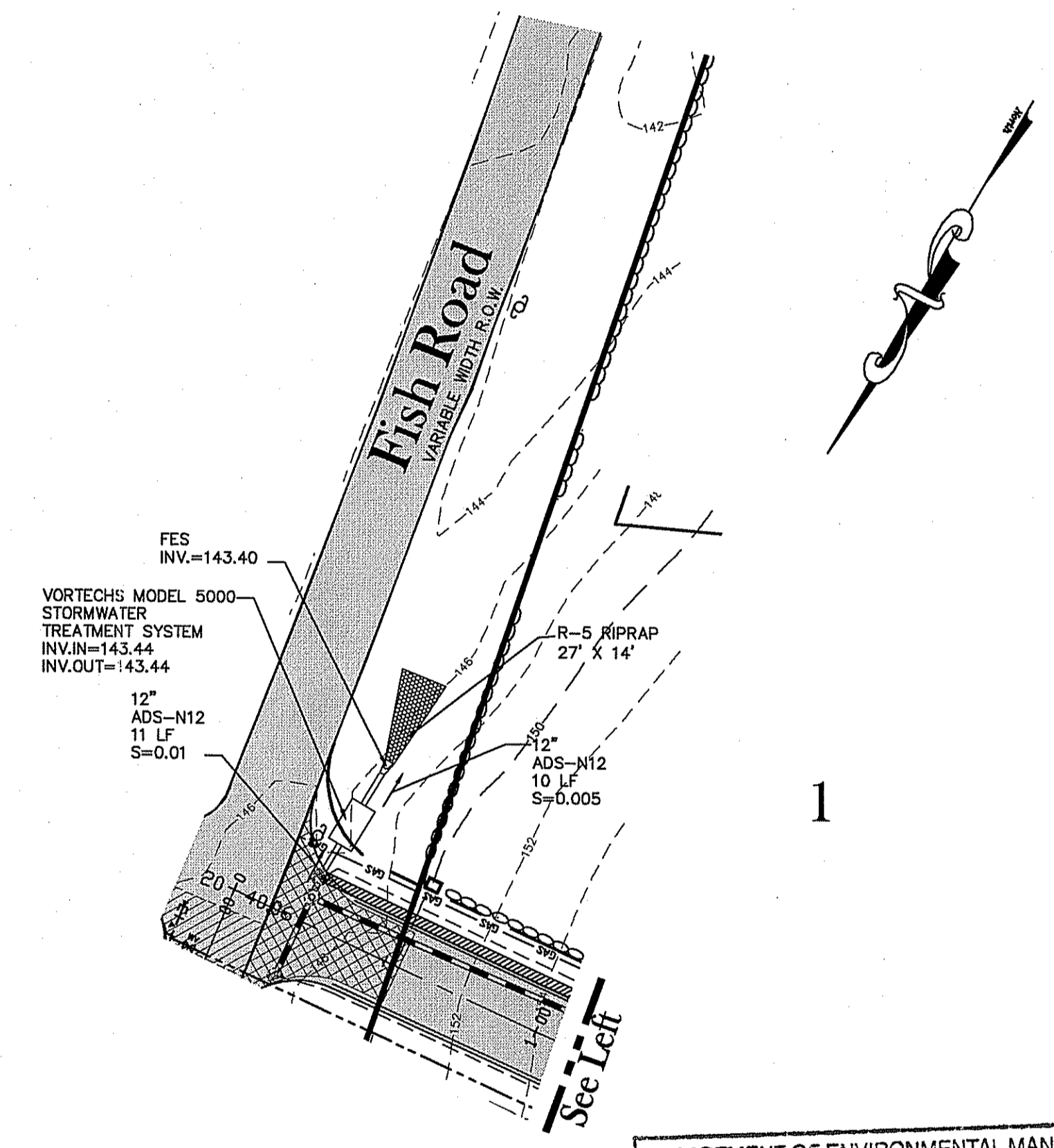
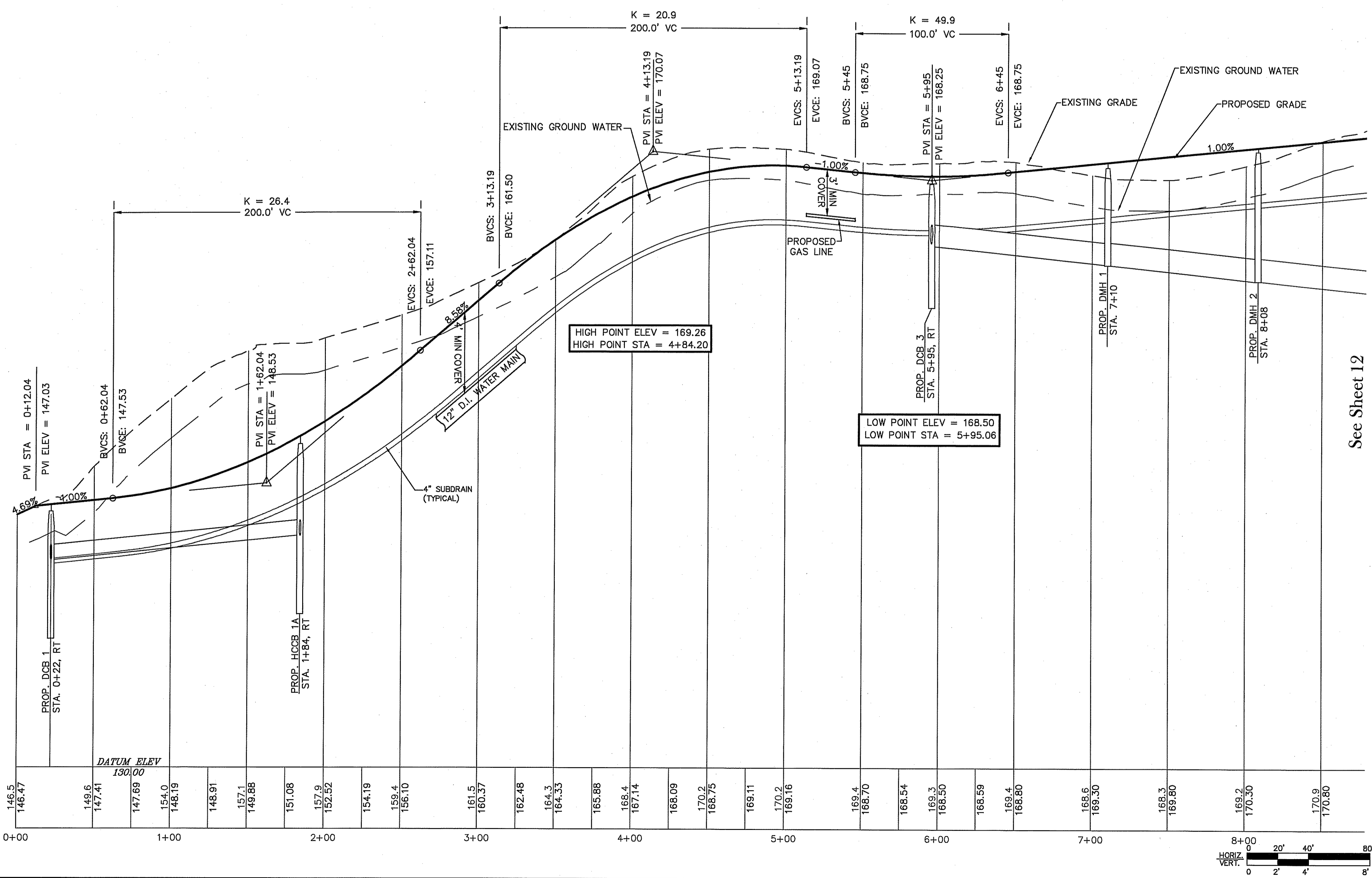
JUNE, 2007
 DWN. BY: L.A.B.

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Cottrell Road

(STATION 0+00 - 8+50)



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ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING ASSOCIATES, INC. AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.

Preliminary Submission

CHRISTOPHER A. DUHAMEL
No. 5013
REGISTERED PROFESSIONAL ENGINEER

PROFILE (STA: 0+00 - 8+50)

Cottrell Farms

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TIVERTON, RHODE ISLAND

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DATE: JUNE, 2007
 NO. 08-14-05 RIDEWETLANDS SUBMISSION L.A.B.
 DATE: JUNE, 2007 DWN. BY: L.A.B.

SHEET **5** OF 7

