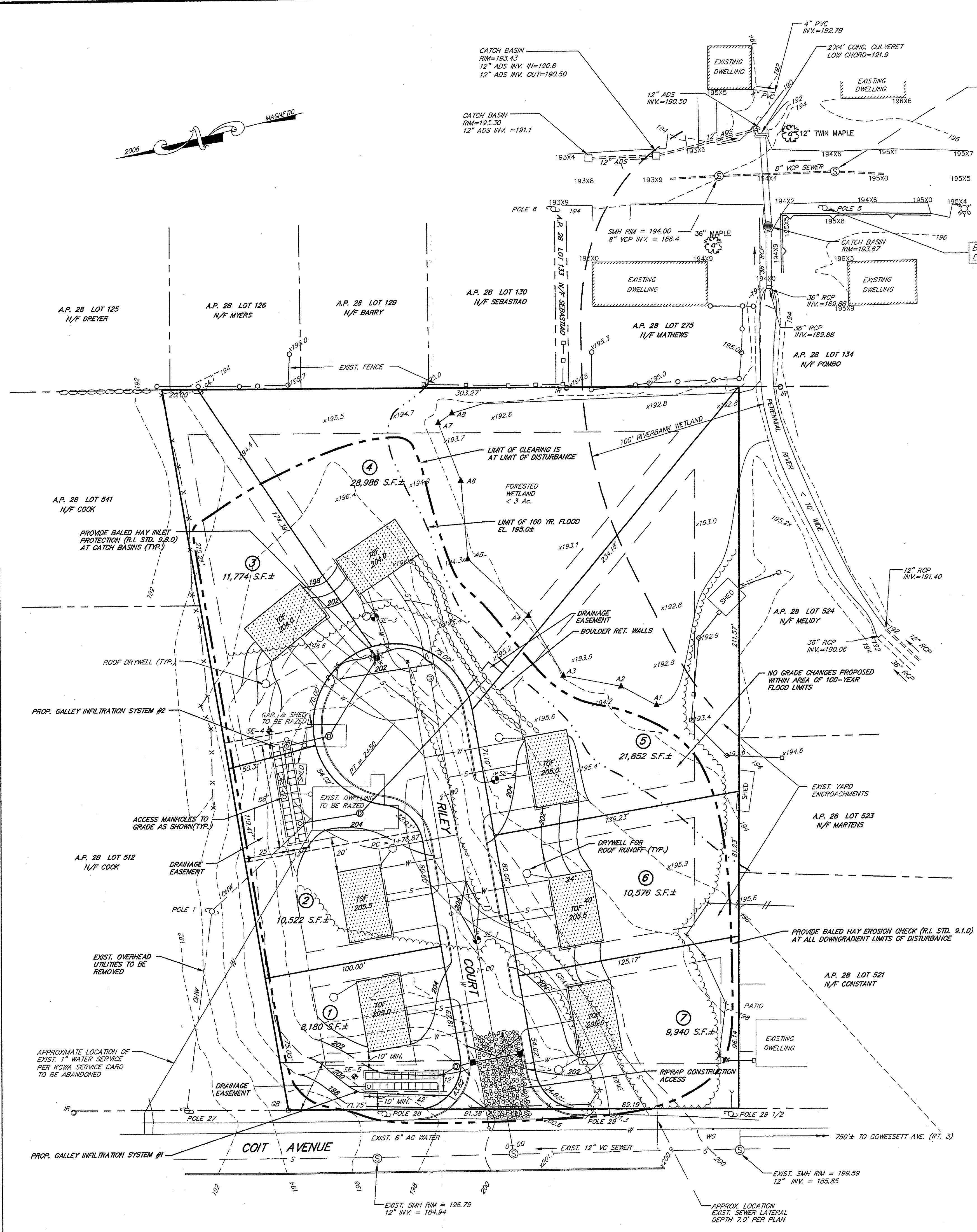


LOCUS
NOT TO SCALE



GENERAL NOTES

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION BY SCITUATE SURVEYS INC.
- WETLANDS DELINEATED BY NATURAL RESOURCE SERVICES, INC.
- ALL LOTS TO BE SERVICED BY PUBLIC SEWERS.
- ALL LOTS TO BE SERVICED BY KENT COUNTY WATER AUTHORITY.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- SITE IS WITHIN FLOOD HAZARD ZONE C (AREA OF MINIMAL FLOODING) PER FEMA FLOOD INSURANCE RATE MAP 440007-0002B.
- HAYBALE OR SILT FENCE EROSION CHECKS SHALL BE INSTALLED AT ALL DOWNGRADIENT LIMITS OF DISTURBANCE PRIOR TO CONSTRUCTION.
- ROOF DRAINS SHALL BE 6" ADS AT S=0.01(MIN.)

ZONING DATA

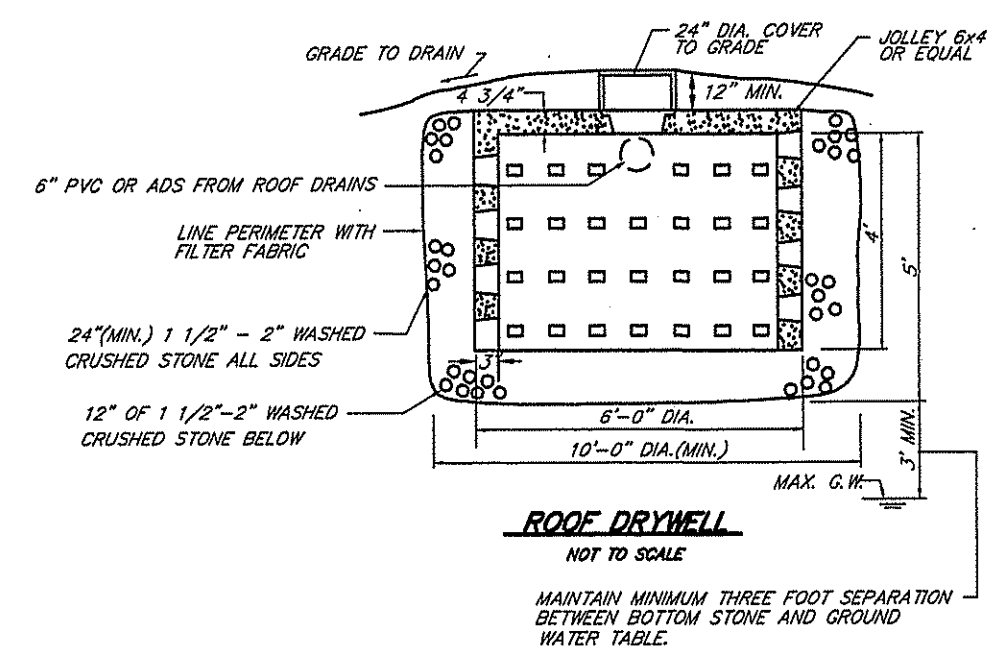
ZONING : R-8
 MIN. LOT AREA : 8,000 S.F.
 MIN. FRONTAGE : 70'
 MIN. WIDTH : 80'
 MIN. DEPTH : 100'
 MIN. SETBACKS : FRONT 25'
 SIDE 10'
 REAR 25'
 MAX. STRUCTURE HEIGHT : 25'
 MAX. LOT COVERAGE : 25%

PLAT AREAS

7 LOTS 2.33 Ac.±
 ROAD .34 Ac.±
 TOTAL 2.67 Ac.±

LEGEND

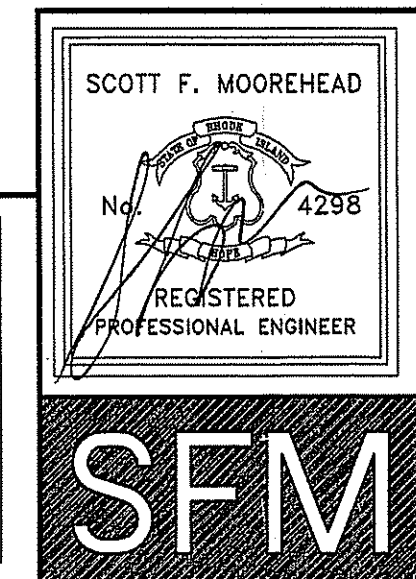
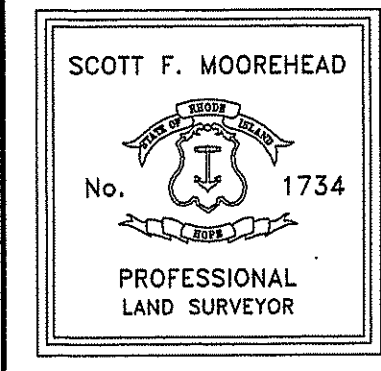
- SB--- BUILDING SETBACK LINE
- - - - -270--- EXIST. CONTOUR
- — — — —270--- PROPOSED CONTOUR
- ○ ○ ○ ○ EXIST. STONE WALL
- — — — — EXIST. UTILITY POLE
- — — — — SEWER LINE
- — — — — WATER LINE
- — — — — DRAIN LINE
- — — — — EXIST. TREE LINE
- — — — — 100-YEAR FLOOD LIMITS
- — — — — LIMIT OF DISTURBANCE
- x x x x BALED HAY EROSION CHECK
- x193.4 PROP. SPOT ELEV.
- x193.4 EXIST. SPOT ELEV.



ROOF INFILTRATION SYSTEM NOTES

- ALL ROOF AREAS SHALL BE CONNECTED TO A DRYWELL INFILTRATION SYSTEM USING JOLLEY PRECAST 6x4 DRYWELL (OR EQUAL) WITH 12" STONE ALL SIDES AND BELOW.
- ROOF INFILTRATION SYSTEM PIPING SHALL BE 6" ADS OR P.V.C. AT S=0.01(MIN.).
- MAINTENANCE OF THE DISPOSAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THE SYSTEM IS LOCATED.

TOPOGRAPHIC INFORMATION ON THESE PLANS WAS COMPILED FROM ON THE GROUND AND AERIAL PHOTOGRAMMETRIC SURVEYS AND CONFORMS TO A CLASS II STANDARD AS APPROVED BY THE R.I. BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 BY: *Scott F. Moorehead* 9-11-08
 SCOTT F. MOOREHEAD P.L.S. 1734 DATE



DATE	REVISION
9-11-08	FWW COMMENTS
DWN. BY: LBC	DWG. NO. SFM674SP2
S.F.M. ENGINEERING ASSOCIATES 410 TIOGUE AVENUE COVENTRY, R.I. 02816 (401)826-3736	

RILEY ESTATES
 A.P. 28 LOT 3
 COIT AVENUE
 WEST WARWICK, RHODE ISLAND
 PREPARED FOR:
 R & S DEVELOPMENT, L.L.C.
 1430 MAIN STREET
 WEST WARWICK, R.I. 02893
PRELIMINARY SUBDIVISION PLAN
 DATE: APRIL 17, 2008 SCALE: 1"=30' SHEET 1 OF 3

