

LOCUS  
NOT TO SCALE

**GENERAL NOTES**

1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION BY SITUATE SURVEYS INC.
2. WETLANDS EDGE DELINEATED BY NATURAL RESOURCE SERVICES, INC.
3. ALL LOTS TO BE SERVICED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
4. ALL LOTS TO BE SERVICED BY KENT COUNTY WATER AUTHORITY.
5. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
6. SITE IS PRIMARILY WITHIN FLOOD HAZARD ZONE C (AREA OF MINIMAL FLOODING) PER FEMA FLOOD INSURANCE RATE MAP 445397-0004B.
7. HAYBALE OR SILT FENCE EROSION CHECKS SHALL BE INSTALLED AT ALL DOWNGRADIENT LIMITS OF DISTURBANCE FOR DRIVEWAY AND LOT DEVELOPMENT PRIOR TO CONSTRUCTION.
8. NO DISTURBANCE IS ALLOWED WITHIN ANY JURISDICTIONAL WETLAND INCLUDING PERIMETER WETLANDS, EXCEPT AS SHOWN.
9. STONE WALLS DISTURBED BY SITE CONSTRUCTION SHALL BE REBUILT ALONG STREET AND PROPERTY LINES.
10. THE PROPOSED CONSERVATION EASEMENT IS INTENDED TO PRESERVE THE AGRICULTURAL VISTA ALONG FRENCHTOWN ROAD AND WOULD PROHIBIT THE CONSTRUCTION OF RESIDENTIAL STRUCTURES.
11. PROPOSED FRONTAGE LOT HAS PRELIMINARY TOWN SUBDIVISION APPROVAL. DEM 1505 PERMIT NO. 0609-0171 & DEM WETLAND PERMIT NO. 06-0090. FRONTAGE LOT IS NOT PART OF THIS APPLICATION AND IS SHOWN FOR INFORMATION PURPOSES ONLY.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED SEP 17 2009 FILE # 09-01930-V  
NOT CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
Nancy L. Freeman

**SITUATE SURVEYS, INC.**  
410 TIOGUE AVENUE  
COVENTRY, RHODE ISLAND 02816  
401-821-8101  
LAND SURVEYING / MAPPING / SITE PLANNING  
GRAPHIC SCALE IN FEET

**LEGEND**

- FLAGGED WETLAND EDGE
- PW 50' PERIMETER WETLAND
- RBW 100' RIVERBANK WETLAND
- EXIST. STONE WALL
- EXIST. UTILITY POLE
- 260- EXIST. CONTOURS
- W WATER LINE
- D DRAIN LINE
- G GAS LINE
- EXIST. TREE LINE
- PROP. LOT NO.

**SURVEY NOTES**

1. THE DATA ACCUMULATION SURVEY DEPICTED HEREON IS COMPILED FROM A COMBINATION OF SOURCES: TOPOGRAPHY AND PHYSICAL FEATURES ARE FROM AERIAL PHOTOGRAMMETRY (PHOTOS DATED FEBRUARY 1984, MAPPING DATED 2004 BY 4000 TECH CORP.). WETLAND PLANS WERE LOCATED USING GPS RECEIVERS WITH SUB-METER ACCURACY BY SITUATE SURVEYS, AND TEST HOLES ARE SHOWN FROM GROUND SURVEY.
2. VERTICAL DATUM APPROXIMATES NAVD 29. THE REFERENCE BENCHMARK IS U.S.G.S. DISK 204-1941 LOCATED AT THE INTERSECTION OF FRENCHTOWN ROAD AND SHIPPEE ROAD. THE ELEVATION HELD AT THE DISK WAS 288.01', BUT WAS PROVIDED BY OTHERS, AND HAS NOT BEEN INDEPENDENTLY VERIFIED. EXISTING U.S.G.S. MAPS INDICATE THE BASE ELEVATION USED TO BE ACCURATE WITHIN 0.5'. VERTICAL CONTROL SURVEY CONDUCTED BY SITUATE SURVEYS CONFORMS TO A CLASS II ACCURACY STANDARD.
3. THE PERIMETER (ONLY) OF THE SUBJECT PARCEL IS COMPILED FROM A BOUNDARY SURVEY CONDUCTED BY SITUATE SURVEYS. PROPOSED ROAD AND PARCEL LAYOUTS ARE BY SFM ENGINEERING. THIS PLAN DOES NOT MEET THE REQUIREMENTS FOR A CLASS II BOUNDARY SURVEY MAP, AND NO CERTIFICATION OF THE BOUNDARY BY SITUATE SURVEYS IS EXPRESSED OR IMPLIED.
4. EVIDENCE OF PUBLIC AND PRIVATE UTILITIES IS BASED UPON SURVEY LOCATION OF SURFACE FEATURES. SUBSURFACE EVIDENCE IS BASED UPON MAPS AND RECORDS PROVIDED BY MUNICIPALITIES, UTILITY COMPANIES, AND OTHER SOURCES. TOGETHER WITH REASONABLE PRESUMPTIONS AS TO THEIR LOCATION, EXISTING UTILITIES AND RECORD DATA. UTILITY INFORMATION MAY NOT BE ACCURATE OR COMPLETE, AND IS SUBJECT TO SUCH REVISIONS AND CHANGES AS ADDITIONAL DATA MAY DISCLOSE. NO EXCAVATION MAY TAKE PLACE WITHOUT FIRST CONTACTING "DIG-SAFE" FOR A MORE RECENT LAYOUT OF EXISTING UTILITIES.
5. THIS PLAN IS DESIGNED TO BE VIEWED AT A SCALE OF 1" = 80' ON A SHEET THAT MEASURES 24" X 36" WITH ORIGINAL SIGNATURE AND "NET" STAMP BELOW ANY OTHER FORM OF THIS MAP IS NOT AN AUTHENTICATIVE VERSION.

**JOHN MENSINGER**  
No. 1806  
PROFESSIONAL LAND SURVEYOR  
DATE: JULY 2, 2009  
PROJ. NO. S20285 DRWG. NO. S33588  
DATE REVISION

**CLUSTER SUBDIVISION AREAS**

6 LOTS	7.55± Ac.
ROAD (790±)	0.82± Ac.
OPEN SPACE	15.58± Ac.
<b>TOTAL</b>	<b>23.95± Ac.</b>
AREA WETLANDS IN OPEN SPACE = 6.85± Ac.	
AREA DET. BASIN = 0.55± Ac.	
USEABLE OPEN SPACE = 8.18± Ac.	

**TOTAL AREA = 42.88± ACRES**  
AREA WETLANDS = 12.55± Ac.

**ZONING DATA**

ZONE:	EXISTING	PROPOSED
MIN. LOT AREA:	FARMING F2 87,120 S.F.	FARMING F2 (CLUSTER) 43,560 S.F.
MIN. FRONTAGE:	150'	150'
YARDS: FRONT	60'	50'
SIDE	30'	30'
REAR	45'	45'
MIN. BUILD. AREA	42,822 S.F.	16,686 S.F.

LOT	AREA (S.F.)	MBA (S.F.)
1	44,943	19,262
2	58,725	26,779
3	65,260	31,816
4	46,839	19,656
5	45,280	18,635
6	64,122	22,026

BENCHMARK: CONCRETE NAIL SET IN CENTERLINE OF FRENCHTOWN ROAD OPPOSITE P-106  
ELEVATION: 268.40 NGVD 29

SCOTT F. MOOREHEAD  
REGISTERED PROFESSIONAL ENGINEER

**SFM**

DATE	REVISION

DWN. BY: SFM    DWG. NO. SFM625SP20

S.F.M. ENGINEERING ASSOCIATES  
410 TIOGUE AVENUE  
COVENTRY, R.I. 02816  
(401)826-3736

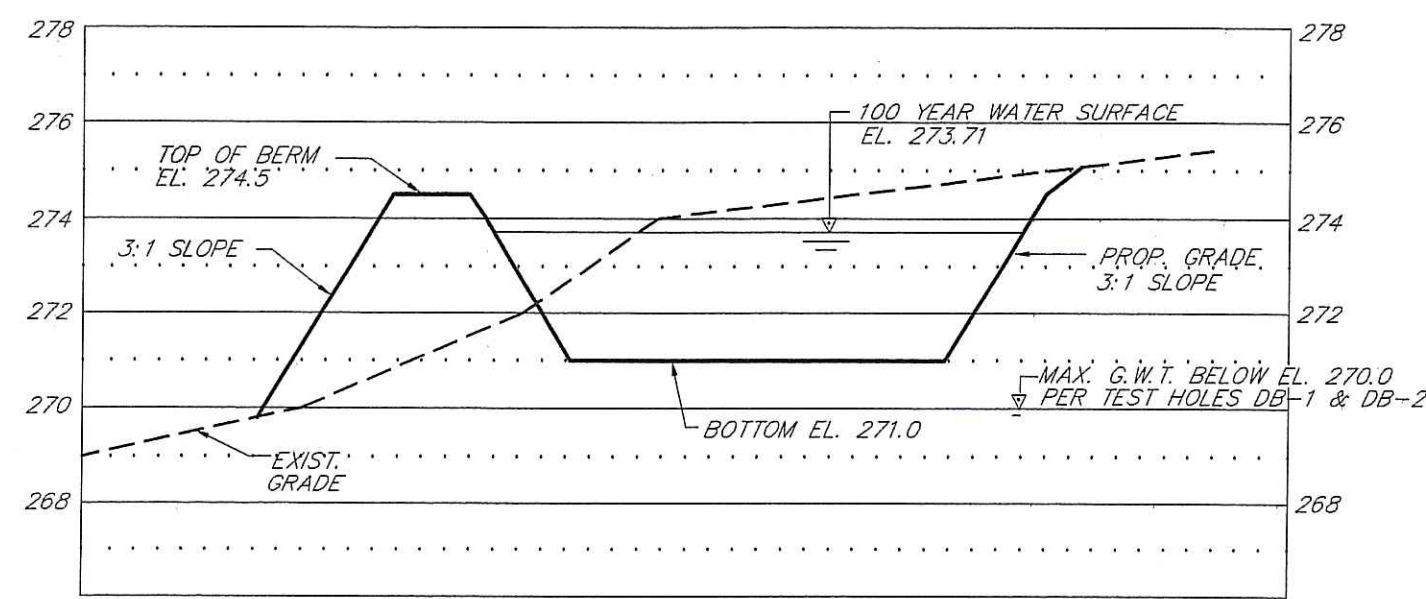
**TIBBITTS WOODS**  
ASSESSOR'S PLAT 19 LOT 20  
EAST GREENWICH, RHODE ISLAND  
PREPARED FOR:  
MARYANNE TIBBITTS  
1786 FRENCHTOWN ROAD  
EAST GREENWICH, R.I. 02818  
(401) 884-9108

**PRELIMINARY PLAN**  
DATE: MAY 21, 2009    SCALE: 1"=80'    SHEET 1 OF 5





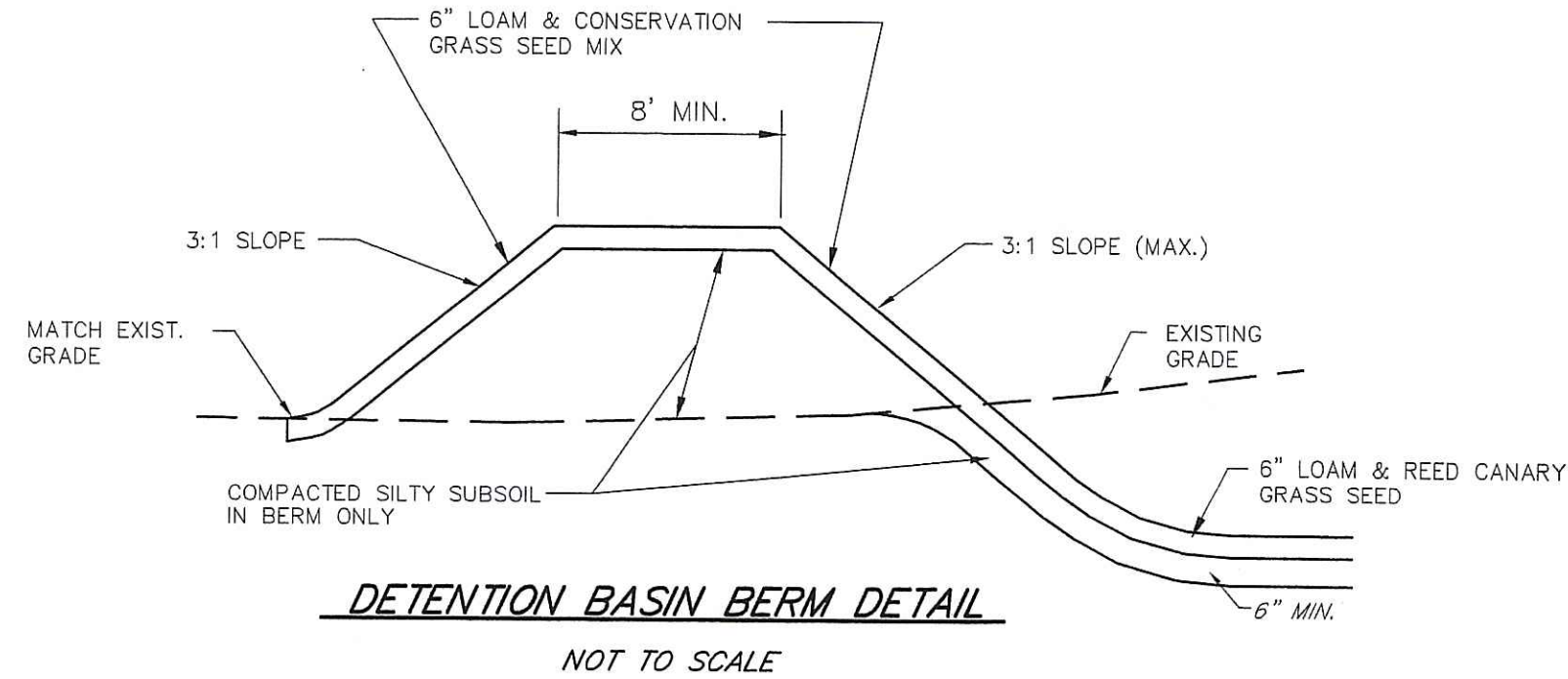




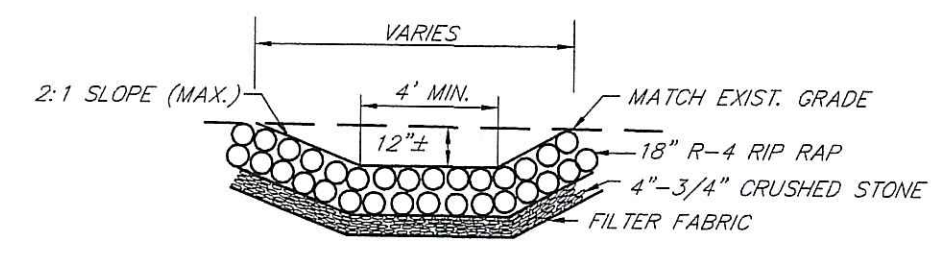
**CROSS SECTION - DETENTION BASIN**  
SCALE: HOR. 1" = 20'  
VERT. 1" = 4'

**STORM WATER BASIN - DIMENSION TABLE**

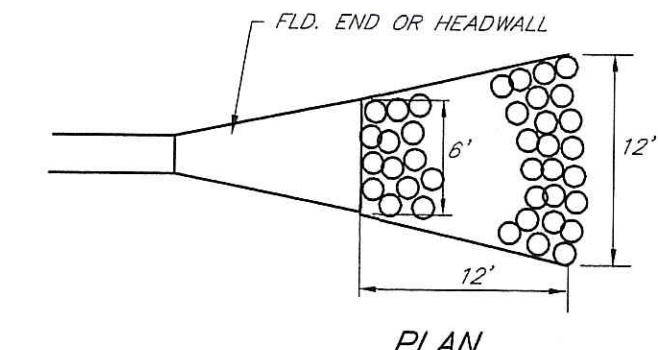
ELEV. (FT.)	AREA (S.F.)	AVG. LENGTH	AVG. WIDTH	OUTLET DATA
271	10,640	186'	40'	6" Ø ORIFICE, INV. 272.50
272	12,370	192'	46'	10" OVERFLOW WEIR, EL. 273.50
274	16,350	204'	58'	
274.5	18,000	205.5'	61'	



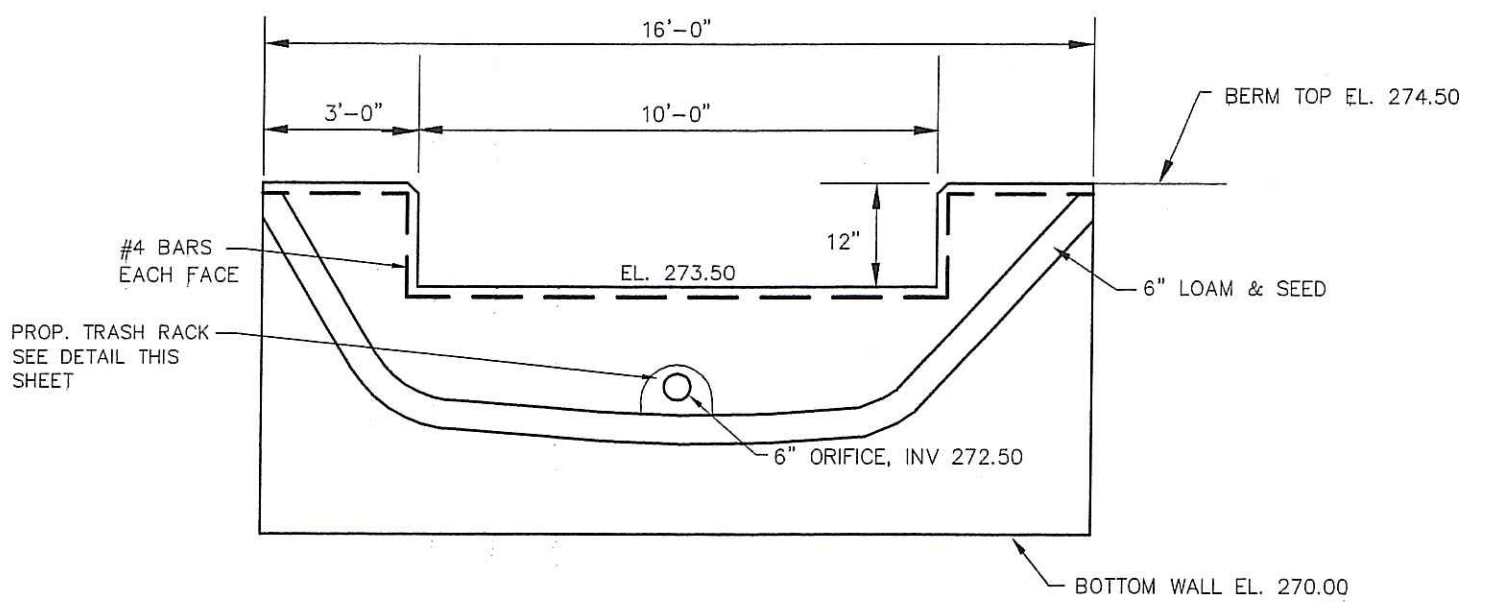
**DETENTION BASIN BERM DETAIL**  
NOT TO SCALE



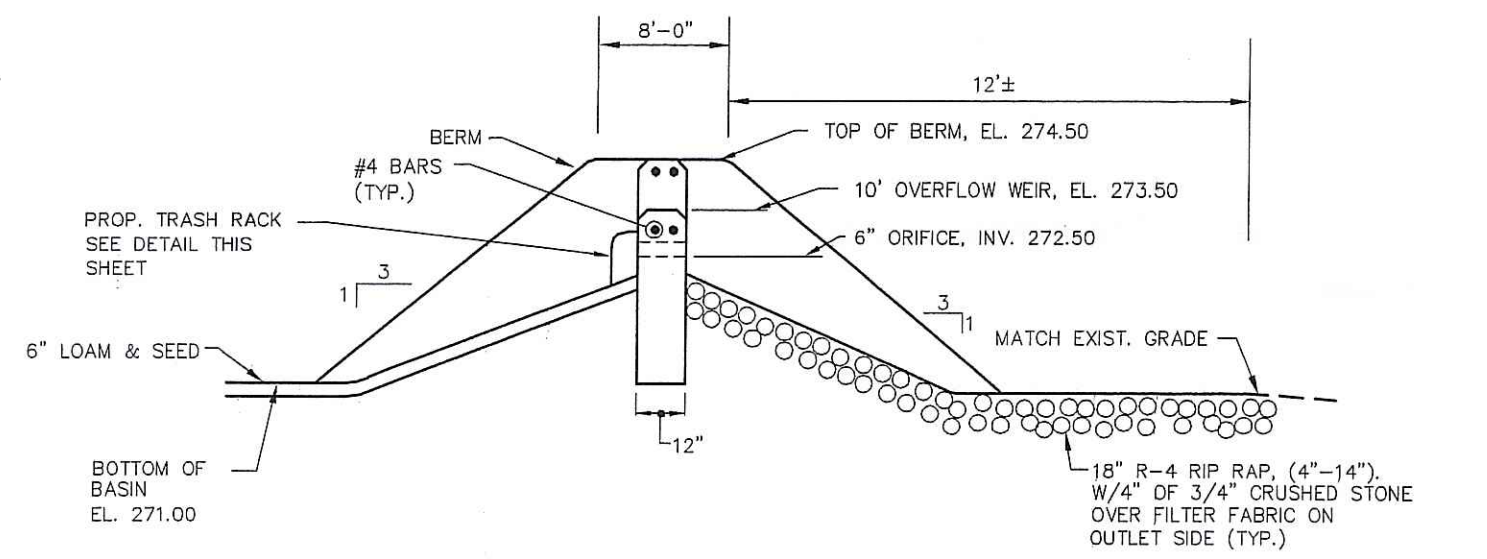
**SECTION**  
NOTE: RIP RAP SWALES SHALL BE 6" WIDE AT FLRD. END AND WIDEN TO 12', LENGTH = 12'



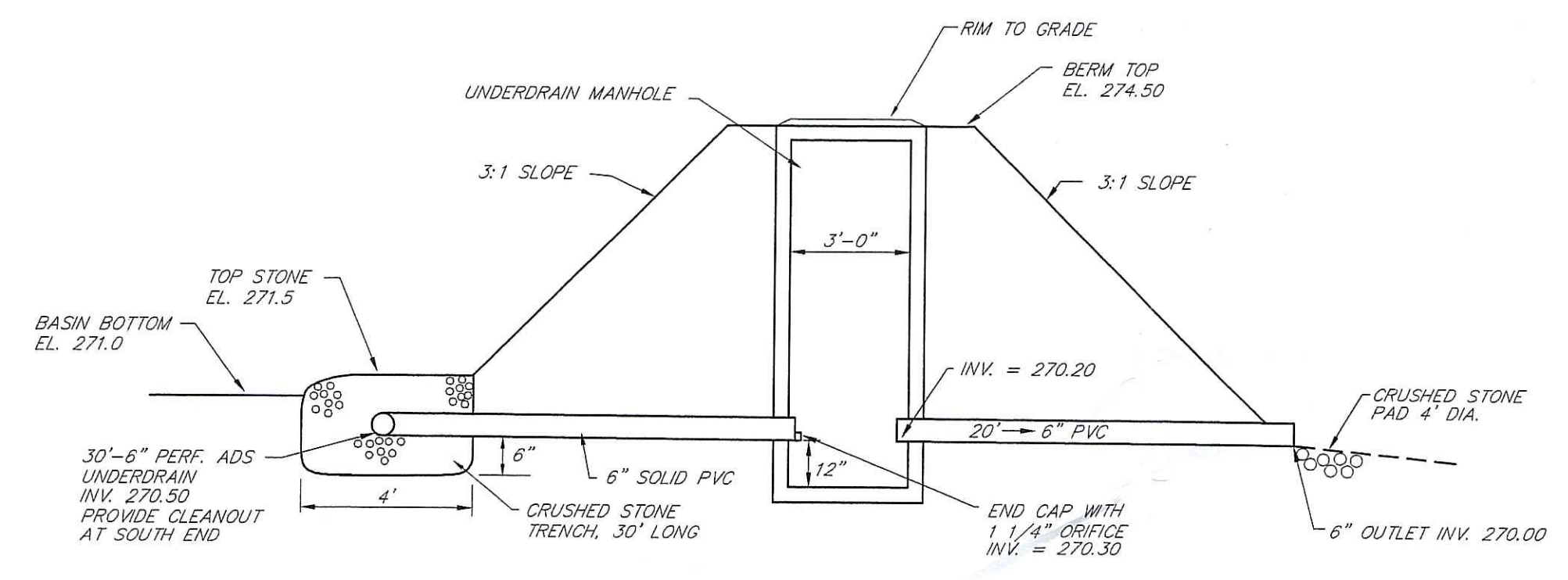
**RIP RAP @ FLARED END**  
NOT TO SCALE



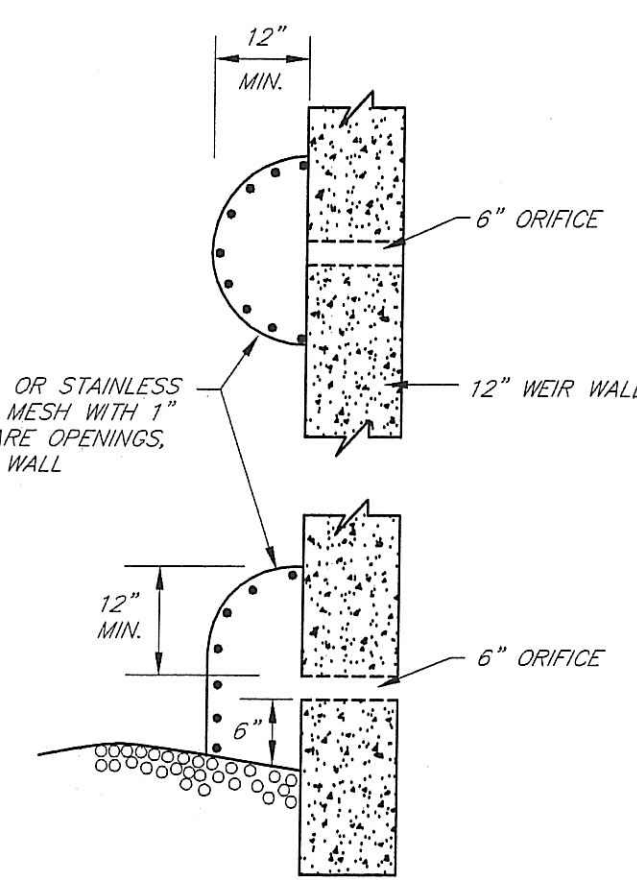
**DETENTION BASIN CONCRETE OVERFLOW WEIR DETAIL**  
NOT TO SCALE



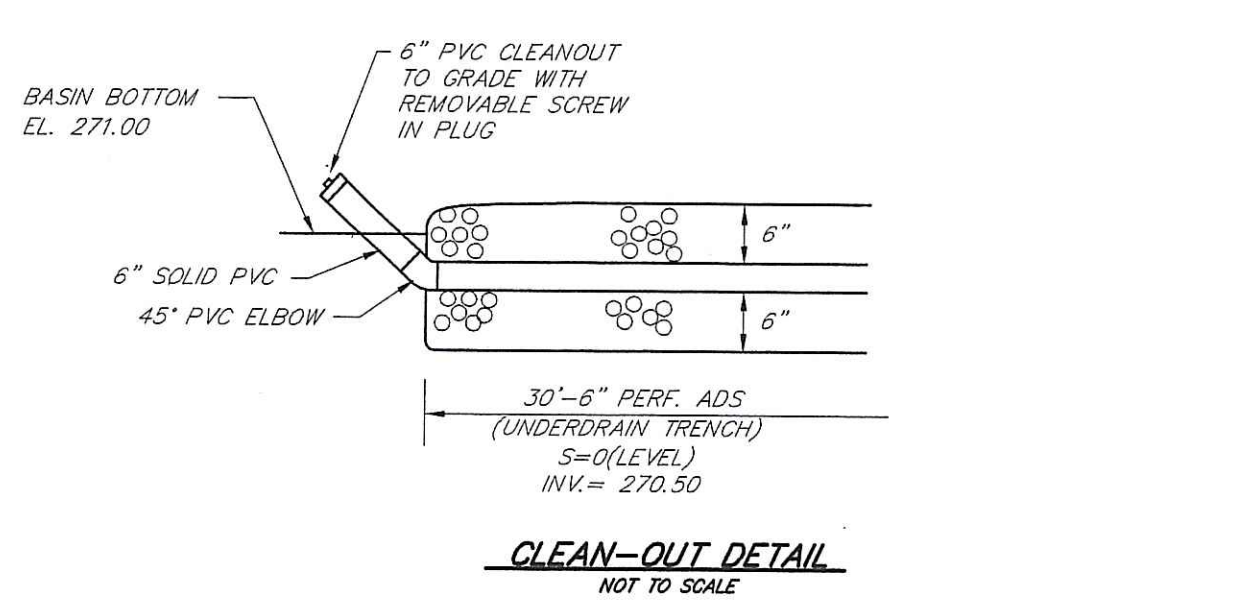
**DETENTION BASIN CONCRETE OVERFLOW DETAILS**  
NOT TO SCALE



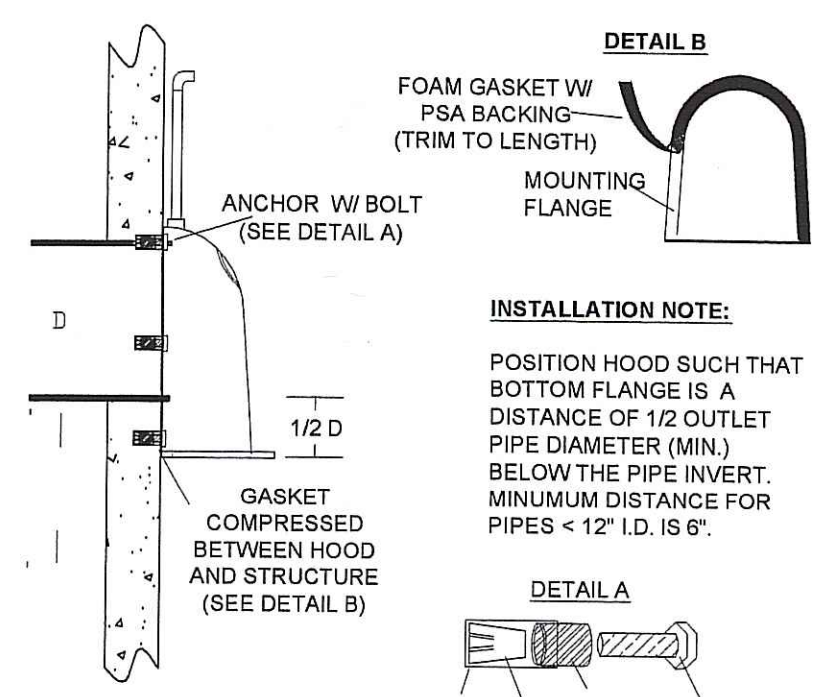
**UNDERDRAIN DETAIL - DETENTION BASIN**  
NOT TO SCALE



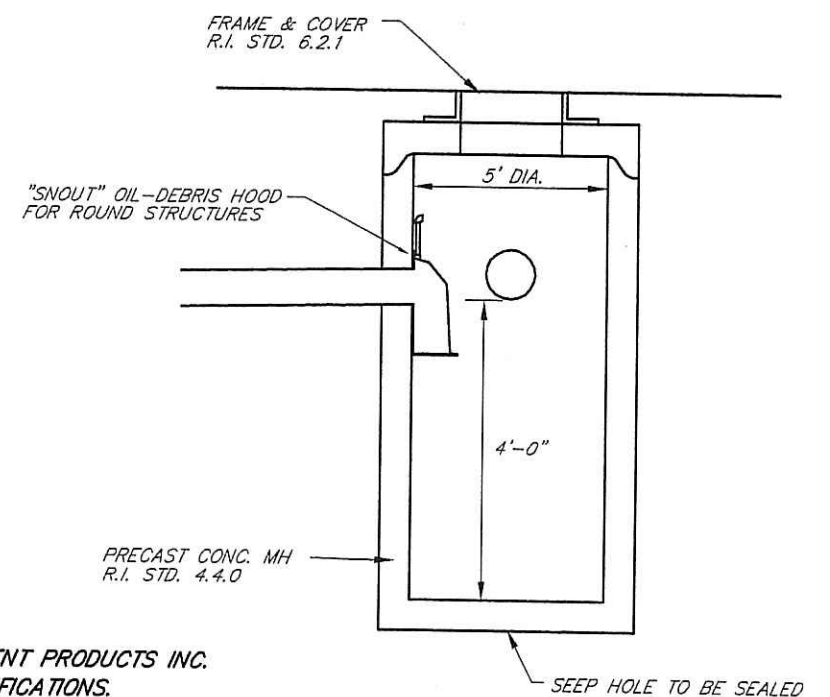
**TRASH RACK DETAIL**  
NOT TO SCALE



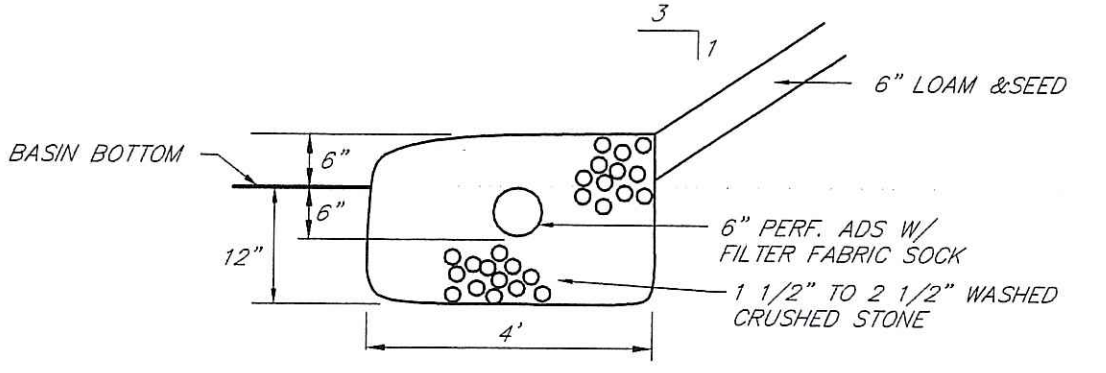
**CLEAN-OUT DETAIL**  
NOT TO SCALE



**SNOUT INSTALLATION DETAIL**  
NOT TO SCALE



**OIL SEPARATOR CATCH BASIN DETAIL**  
NOT TO SCALE



**UNDERDRAIN TRENCH**  
NOT TO SCALE

- DETENTION BASIN MAINTENANCE PLAN**
- THE STORMWATER BASIN SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE:
1. THE GRASS ON THE BASIN (DIKE & SLOPES) SHALL BE MOVED THREE (3) TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. MOVED HEIGHT OF VEGETATION SHALL NOT BE LESS THAN TWO INCHES.
  2. THE INLET & OUTLET STRUCTURES TO THE BASIN SHALL BE KEPT CLEAN OF SILT AND DEBRIS. THE PIPES SHALL BE CLEANED AT THE THREE (3) MOWINGS AND ONCE DURING THE WINTER MONTHS.
  3. ACCUMULATED SILT AND DEBRIS SHALL BE REMOVED FROM THE BASINS ONCE EVERY TEN (10) YEARS OR AS NEEDED.
  4. ACCUMULATED SILT, SAND AND DEBRIS SHALL BE REMOVED FROM CATCH BASIN SUMPS AS REQUIRED BUT AT A MINIMUM OF TWO (2) TIMES A YEAR IN THE FALL AND SPRING.
  5. BASINS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL OF CONSTRUCTION.
  6. AFTER FINAL APPROVAL THE HOMEOWNERS ASSOC. SHALL BE RESPONSIBLE FOR MAINTENANCE ITEMS 1-3. THE TOWN SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE OUTLET STRUCTURES, CATCH BASINS AND MANHOLES.

- DRAINAGE NOTES**
1. CATCH BASINS SHALL BE 4' I.D. PRECAST CONC. R.I. STD. 4.4.0 TYPE 'F' IN PAVED AREAS, TYPE 'R' IN GRASS AREAS.
  2. CATCH BASIN FRAMES & GRATES SHALL BE R.I. STD. 6.3.2. FRAME & GRATES SHALL BE SET 1 1/2" BELOW DESIGN GRADE UNTIL FINAL PAVEMENT COURSE IS TO BE INSTALLED. AT FINAL PAVING, RAISE FRAME & GRATE TO DESIGN GRADE.
  3. MANHOLES SHALL BE 4' I.D. PRECAST CONC. R.I. STD. 4.2.0.
  4. MANHOLE FRAMES & COVERS SHALL BE R.I. STD. 6.2.1.
  5. DRAINAGE PIPING SHALL BE CL. 3 REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED.
  6. ROOF DRAINS SHALL BE 6" PVC OR ADS AT S=.01 (MIN.)
  7. CATCH BASINS SHALL BE CLEANED A MINIMUM OF TWICE PER YEAR (SPRING & FALL). REMOVED SILTS AND OIL SHALL BE DISPOSED OF AT A LICENSED WASTE FACILITY.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION & MAINTENANCE OF ALL DRAINAGE FACILITIES, AS PER THEIR RESPECTIVE PROGRAMS, UNTIL FINAL ACCEPTANCE OF CONSTRUCTION.
  9. UPON FINAL ACCEPTANCE OF THE CONSTRUCTION, THE HOMEOWNERS ASSOC. SHALL BE RESPONSIBLE FOR ALL DRAINAGE INSPECTION & MAINTENANCE ITEMS 1-3 OF THE DETENTION BASIN. THE TOWN OF EAST GREENWICH SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE OUTLET STRUCTURES, CATCH BASINS & M.H.S.

- DETENTION BASIN NOTES**
1. SLOPES OF BASIN SHALL BE 3:1(TYP.).
  2. BOTTOM OF DETENTION BASIN SHALL HAVE A MINIMUM OF 6" LOAM, AND SHALL BE PLANTED WITH REED CANARY GRASS. ALL OTHER AREAS NOT RIP RAPPED SHALL HAVE A MINIMUM OF 6" LOAM, CONSERVATION SEED MIX AND STRAW MULCH.
  3. DETENTION BASIN SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO OTHER CONSTRUCTION. TEMPORARY DRAINAGE SHALL BE DIVERTED TO DETENTION BASIN OR TEMPORARY SEDIMENT BASINS.
  4. ACCUMULATED SILTS AND SEDIMENTS SHALL BE REMOVED FROM THE DETENTION BASIN AS REQUIRED DURING SITE CONSTRUCTION, AFTER EVERY RAIN EVENT AND IMMEDIATELY PRIOR TO LOAMING AND SEEDING.
  5. INLETS AND OUTLETS TO BASINS SHALL BE PROTECTED WITH HAY BALE EROSION CHECKS.
  6. UNDERDRAINS SHALL BE PROTECTED WITH HAY BALE EROSION CHECKS UNTIL PERMANENT STABILIZATION IS ESTABLISHED. ACCUMULATED SILTS SHALL BE REMOVED AND PEASTONE AND SAND ENVELOPE REPLACED AS REQUIRED.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED SEP 17 2009. FILE # 09-0192  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
Nancy L. Freeman

NOTE: SNOUT HOOD BY: BEST MANAGEMENT PRODUCTS INC. INSTALL PER MANUFACTURER'S SPECIFICATIONS.  
CONTACT: BEST MANAGEMENT PRODUCTS INC. 53 MT. ARROWER RD. LYME, CT. 06371 TOLL FREE: (800) 304-8008

	DATE	REVISION	<p><b>TIBBITTS WOODS</b> ASSESSOR'S PLAT 19 LOT 20 EAST GREENWICH, RHODE ISLAND</p> <p>PREPARED FOR: MARYANNE TIBBITTS 1786 FRENCHTOWN ROAD EAST GREENWICH, R.I. 02818</p>
	OWN. BY: LBC	DWG. NO. SFM625DD	
	S.F.M. ENGINEERING ASSOCIATES 410 TIOGUE AVENUE COVENTRY, R.I. 02816 (401)826-3736		<p><b>DRAINAGE NOTES &amp; DETAILS</b></p> <p>DATE: JAN. 26, 2009 SCALE: AS NOTED SHEET 5 OF 5</p>