



Study Plan Notes:

1. THE SITE IS LOCATED ON THE TOWN OF MIDDLETOWN ASSESSOR'S PLAT 111 LOTS 23 & 23B.
2. THE SITE IS APPROXIMATELY 6.99± ACRES AND IS ZONED TRAFFIC SENSITIVE MEDIUM DENSITY (R-20A).
3. 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.
4. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
5. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (UNSHADED) AND X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44050C0091J, MAP REVISED SEPTEMBER 4, 2013.
6. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED AND LOCATED BY DIPRETE ENGINEERING ON OCTOBER 10, 2013.

Certification Note:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPLETE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY.

Soil Descriptions:

PmB PITSTOWN SILT LOAM - 3 TO 8 PERCENT SLOPES. THIS GENTLY SLOPING, MODERATELY WELL DRAINED SOIL IS ON SIDE SLOPES OF GLACIAL UPLAND HILLS AND DRUMLINS. AREAS ARE OVAL AND RANGE MOSTLY FROM 5 TO 100 ACRES. TYPICALLY THE SURFACE LAYER IS VERY DARK GRAYISH BROWN SILT LOAM ABOUT 8 INCHES THICK. THE SUBSOIL IS 20 INCHES THICK. IT IS DARK YELLOWISH BROWN AND OLIVE BROWN SILT LOAM THAT IS MOTTLED IN THE LOWER PART. THE SUBSTRATUM IS OLIVE GRAY, MOTTLED CHANNERY SILT LOAM TO A DEPTH OF 60 INCHES OR MORE. THE PERMEABILITY OF THIS SOIL IS MODERATE IN THE SURFACE LAYER AND SUBSOIL AND SLOW IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS MODERATE, AND RUNOFF IS MEDIUM. THIS SOIL HAS A SEASONAL HIGH WATER TABLE AT A DEPTH OF ABOUT 20 INCHES FROM LATE FALL THROUGH MIDSRING. THE SOIL IS VERY STRONGLY ACID THROUGH MEDIUM ACID.

Se STISSING SILT LOAM - THIS NEARLY LEVEL, POORLY DRAINED SOIL IS ON GLACIAL UPLAND HILLS AND DRUMLINS IN THE SOUTHEASTERN PART OF THE STATE. SLOPES RANGE FROM 0 TO 3 PERCENT. AREAS ARE IRREGULAR IN SHAPE AND RANGE MOSTLY FROM 5 TO 150 ACRES. TYPICALLY THE SURFACE LAYER IS VERY DARK GRAY SILT LOAM ABOUT 8 INCHES THICK. THE SUBSOIL IS DARK GRAYISH BROWN, MOTTLED SILT LOAM 7 INCHES THICK. THE SUBSTRATUM IS DARK GRAY, MOTTLED SILT LOAM TO A DEPTH OF 60 INCHES OR MORE. INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF MODERATELY WELL DRAINED PITSTOWN SOILS AND VERY POORLY DRAINED MANSFIELD SOILS. ALSO INCLUDED ARE SMALL AREAS OF SOILS THAT HAVE STONES ON THE SURFACE AND A FEW SMALL AREAS OF SOILS WITH A SURFACE LAYER AND SUBSOIL OF SANDY LOAM. INCLUDED AREAS MAKE UP ABOUT 10 PERCENT OF THIS MAP UNIT. THE PERMEABILITY OF THIS SOIL IS MODERATE IN THE SURFACE LAYER AND SUBSOIL AND SLOW IN THE SUBSTRATUM. AVAILABLE WATER CAPACITY IS MODERATE, AND RUNOFF IS SLOW. THIS SOIL HAS A SEASONAL HIGH WATER TABLE NEAR THE SURFACE FROM LATE FALL THROUGH SPRING. THE SOIL IS EXTREMELY ACID THROUGH MEDIUM ACID.

Legend:

	WETLAND FLAG	AP	ASSESSOR'S PLAT
	PROPERTY LINE		ASSESSOR'S LINE
	WETLAND LINE		2' CONTOUR
	50' PERIMETER WETLAND		10' CONTOUR
	100' RIVERBANK WETLAND		
	STREAM		
	SOIL BOUNDARY LINE AND DESIGNATIONS		

Scale: 1"=60'

0 30' 60' 120'

Environmental Management
JUN 26 2014

Site Plan
1609 West Main Road
Assessor's Plat 111, Lots 23 & 23B
Middletown, Rhode Island

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