

General Notes:

- THE SITE IS LOCATED ON THE TOWN OF GLOCESTER ASSESSOR'S PLAT 14 LOT 10, 11, 12, & 18-20.
- THE SITE IS 92.69 ACRES.
- THE OWNER OF AP 14 LOT 10: ADLER PROPERTIES, LLC
604 PUTNAM PIKE
GREENVILLE, RI 02828
- THE OWNER OF AP 14 LOT 11: ADLER BROS. DEVELOPMENT, LLC
604 PUTNAM PIKE
GREENVILLE, RI 02828
- THE OWNER OF AP 12 LOT 18(19&20): ADLER BROTHERS CONSTRUCTION, INC
604 PUTNAM PIKE
GREENVILLE, RI 02828
- EXISTING ZONING: LOTS 10, 11, 12, AND A PORTION OF LOT 18, ARE ZONED B-2
LOTS 18-20 ARE ZONED I, AND A PORTION OF LOT 18 IS ZONED B-2
- THE TOPOGRAPHY ON THIS PLAN WAS PREPARED BY COL-EAST, INC., USING AERIAL PHOTOGRAPHS, DATED: 12/13/13. THE HORIZONTAL AND VERTICAL CONTROL WORK WAS ORIGINALLY PERFORMED BY MARC N. NYBERG ASSOCIATES, INC. THE MAP HAS BEEN PREPARED TO CONFORM TO THE ASPRS STANDARDS FOR A CLASS 2 MAP (ACCURACY TO 2/3RDS THE CONTOUR INTERVAL) AS STATED IN THE "PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, EFFECTIVE DATE: APRIL 1, 1984." AFTER SITE CLEARING, BUT PRIOR TO CONSTRUCTION, THE GRADES, ELEVATIONS, AND LOCATIONS WILL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DIFFERENCES PRESENTED TO DIPRETE ENGINEERING. IT IS ESSENTIAL THAT ANY DISCREPANCIES IN THE MAPPING BE DEALT WITH PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY LAND USE SPECIALISTS, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS IV STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.
- ASSESSOR'S PROPERTY LINES FOR ABUTTING PROPERTIES TAKEN FROM THE TOWN OF GLOCESTER WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007001456, MAP REVISED MARCH 2, 2009.
- WETLAND DELINEATION PERFORMED BY DIPRETE ENGINEERING ON APRIL 16, 2014, MAY 13, 2014 AND NOVEMBER 5, 2014.
- SOIL MAPPING OBTAINED FROM "SOIL SURVEY OF RHODE ISLAND", PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A GROUNDWATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
- THERE ARE NO EXISTING HIKING, BIKING, OR BRIDLE TRAILS OBSERVED WITHIN AND ADJACENT TO SITE.
- THERE ARE NO EXISTING BOAT LAUNCHES, LAKE AND STREAM ACCESS POINTS, BEACHES OR WATER TRAILS WITHIN SITE.
- THERE ARE NO EXISTING PLAY FIELDS AND PLAYGROUNDS ON OR ADJACENT TO SITE.

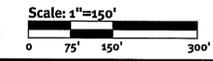
Soil Information:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
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
CnB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
ChC	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
ChD	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
HkC	HINKLEY GRAVELLY SANDY LOAM, ROLLING
Pg	PITS GRAVEL
Sub	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES WITH GROUNDWATER LESS THAN 3.5'
Wa	WALPOLE SANDY LOAM - A HYDRIC SOIL WITH GROUNDWATER LESS THAN 3.5'

Legend

PROPERTY LINE	
INTERNAL LOT LINE	
ASSESSOR LINE	
EDGE OF PAVEMENT	
ZONING BOUNDARY (ABUTTING SITE)	
ZONING BOUNDARY (SITE)	
SOIL BOUNDARY LINE	
TREELINE	
WETLAND EDGE	
STREAM CENTERLINE	
ASSF	
50' PERIMETER WETLAND	
100' RIVERBANK WETLAND	
WETLAND FLAG	
EXISTING WELL	
BUILDING	



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DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-0005 www.diprete-eng.com

Boston • Providence • Newport

NICOLE M. W. REILLY
REGISTERED PROFESSIONAL ENGINEER
CIVIL

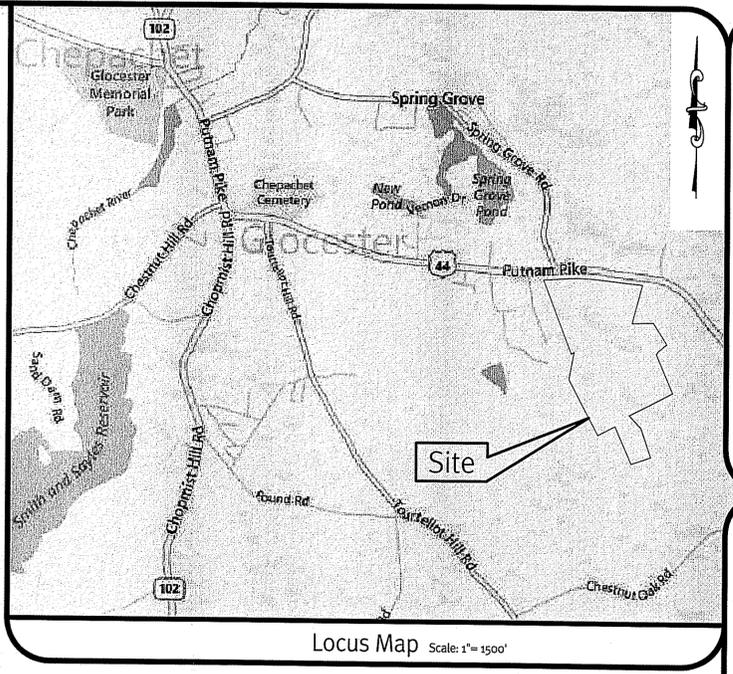
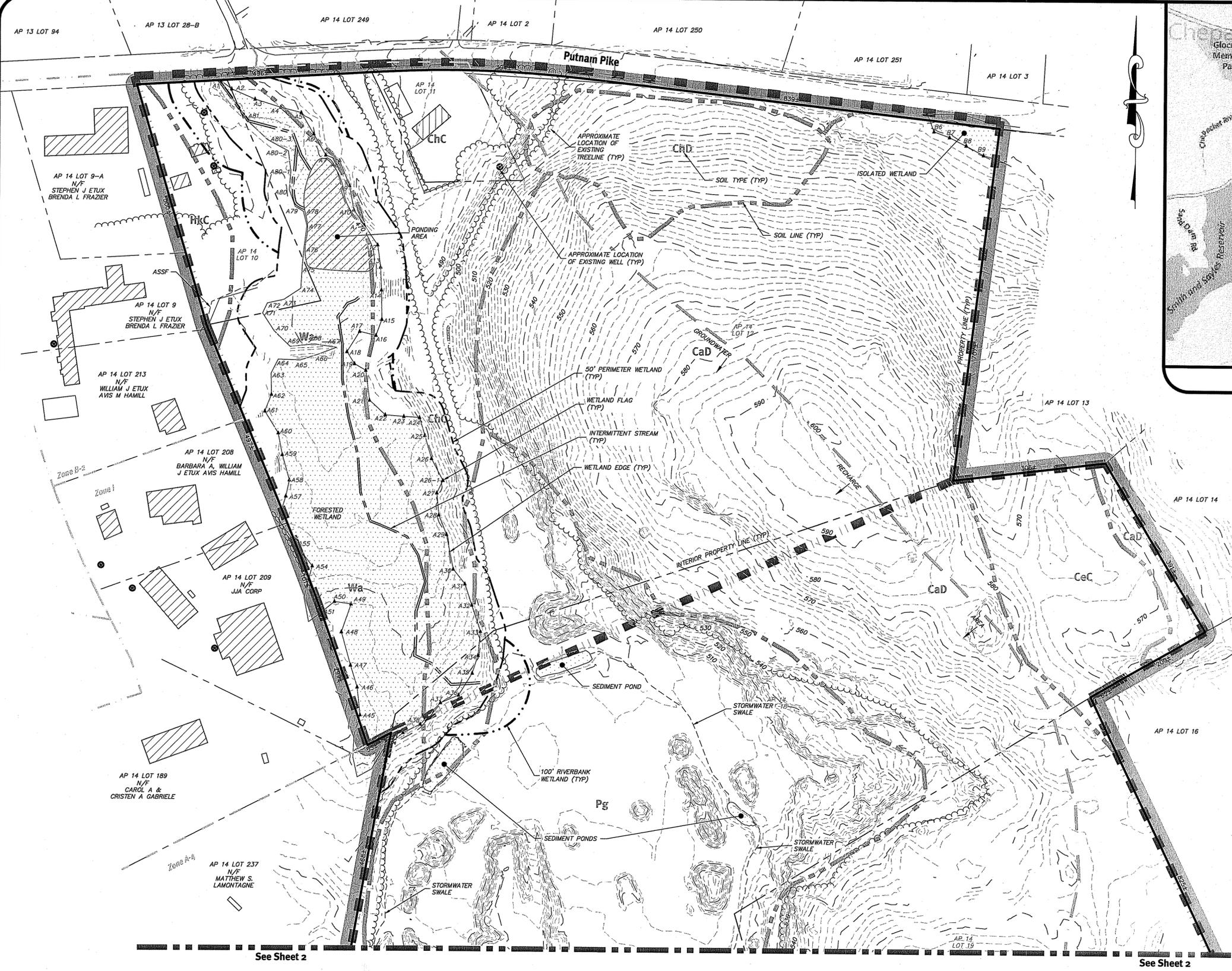
No.	Date	Description	By:
1	11-13-2014	RI/DE Wetland Edge Verification	R.S.

Drawn By: R.E.S.

Existing Conditions Plan
Glacier Ridge
Assessor's Plat 14, Lots 10, 11, 12, & 18-20
Glocester, Rhode Island 02814

Adler Brothers Construction Co.
604 Putnam Pike, Greenville, Rhode Island 02828

DE Job No: 2138-001 Copyright © 2014 by DiPrete Engineering Associates, Inc.



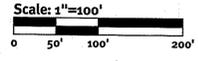
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GREENVILLE, RI 02828
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(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

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Legend

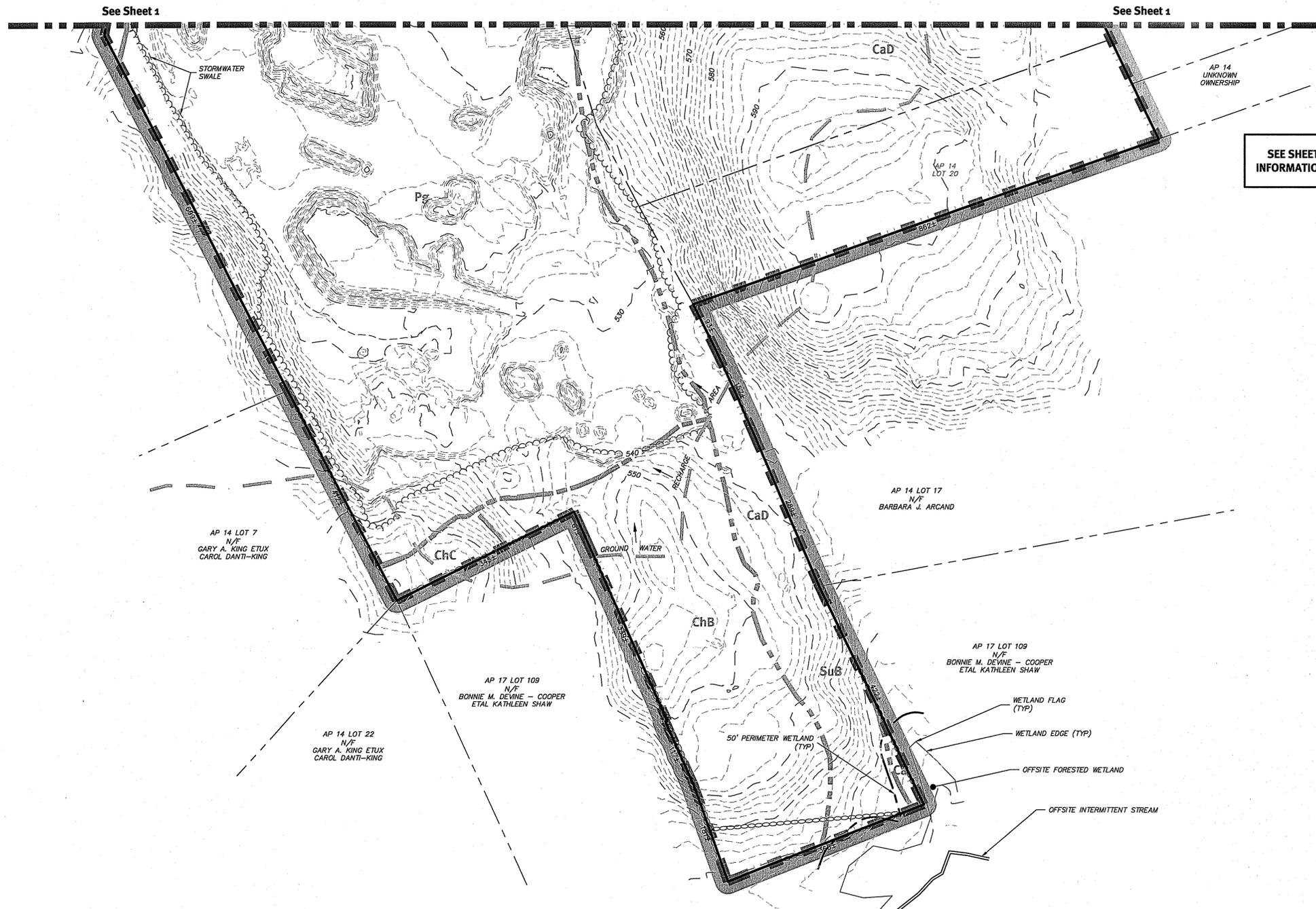
PROPERTY LINE		TREELINE	
INTERNAL LOT LINE		WETLAND EDGE	
ASSESSOR LINE		STREAM CENTERLINE	
EDGE OF PAVEMENT		ASSF	
ZONING BOUNDARY (ABUTTING SITE)		50' PERIMETER WETLAND	
ZONING BOUNDARY (SITE)		100' RIVERBANK WETLAND	
SOIL BOUNDARY LINE		WETLAND FLAG	
		EXISTING WELL	
		BUILDING	



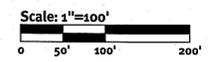
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NICOLE M. W. REILLY
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Existing Conditions Plan - 1
Glacier Ridge
Applicant: Assessor's Plat 14, Lots 10, 11, 12, & 18-20
Gloucester, Rhode Island 02824
Adler Brothers Construction Co.
604 Putnam Pike, Greenville, Rhode Island 02828



SEE SHEET 1 FOR GENERAL NOTES, SOIL INFORMATION, LEGEND AND LOCATION MAP



Existing Conditions Plan - 2
Glacier Ridge

Assessor's Plat 1/4, Lots 10, 11, 12, & 18-20/
 Glacier Ridge, Rhode Island 02814
 Applicant:
Adler Brothers Construction Co.
 604 Putnam Pike, Greenville, Rhode Island 02828

NICOLE M. W. REILLY

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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 Two Stafford Court, Cranston, RI 02920
 tel 401-943-1000 fax 401-943-6006 www.diprete-eng.com
 BOSTON • PROVIDENCE • NEWPORT

No.	Date	Description	By:
1	11/21/2014	BOVA Wetland Edge Verification Resubmission	R.B.S.
0	11-15-2014	BOVA Wetland Edge Verification	R.B.S.

Drawn By: R.B.S.