

**ZONING CRITERIA**

ZONING DISTRICT	R-1
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	25'
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35'

**GENERAL NOTES:**

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. WETLANDS SHOWN HEREIN WERE DELINEATED BY MASON & ASSOCIATES, INC. 771 PLAINFIELD PIKE, NORTH SCITUATE, RI. IN THE FIELD ON APRIL 10, 2015.
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL.
4. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.
5. CONTOURS ARE ON AN ASSUMED DATUM. TO CONVERT TO NAVD 88 DATUM ADD 52.89'.
6. THIS SITE LIES WITHIN ZONE A AREA 100 YEAR FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE PROVIDENCE COUNTY, RI COMMUNITY PANEL NO.44007C01836, DATED MARCH 2, 2009.

**REFERENCES:**

1. PLAN ENTITLED "RECORDED PLAN PHASE III BRITTS RIDGE PHASE III AP 39 LOTS 12 & 244 CUMBERLAND RHODE ISLAND PROJECT NO. 3060-01 DATE APRIL 2004 SCALE 1"=80" BY CATALDO ASSOCIATES INC. AND RECORDED IN THE CUMBERLAND REGISTRY OF DEEDS IN PLAT CARD 1360.
2. PLAN ENTITLED "SUBDIVISION OF LAND SUNNYBROOK ASSESSORS PLAT 39 LOT 11 SITUATED IN CUMBERLAND RHODE ISLAND PREPARED FOR VALLEY STREAM DEVELOPMENT CORP. DATED SEPTEMBER 1994" BY JOHN P. CAITO AND RECORDED IN THE CUMBERLAND REGISTRY OF DEED IN PLAT CARD 1018 OR SLIDE 947.

NO.	DATE	DESCRIPTION	BY
1	2/8/2016	AS PER MASON ASSOC. COMMENTS	WCR

ASSESSORS PLAT 39 LOT 417  
N/F  
ROBERT B. GEDDES  
DEED BOOK 1382 PAGE 390

ASSESSORS PLAT 39 LOT 244  
N/F  
ANNE C. MANSI & FRANCIS M. GALLELLA  
& THOMAS J. & WILLIAM MALLOY  
DEED BOOK 1241 PAGE 81

ASSESSORS PLAT 39 LOT 273  
N/F  
SCOTT PARTRIDGE  
DEED BOOK 648 PAGE 97

ASSESSORS PLAT 39 LOT 417  
N/F  
ROBERT B. GEDDES  
DEED BOOK 1382 PAGE 390

ASSESSORS PLAT 39 LOT 375  
N/F  
JAMES T. & FRANCES GALLELLA  
DEED BOOK 1451 PAGE 575

AREA BEING:  
113,149 SQ. FT.  
2.5975 ACRES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED MAY 4 2016 FILE # 16-0063  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.  
*Nancy L. Freeman*

BENCH MARK:  
TOP OF REBAR  
ASSUMED ELEV. 82.89  
\* CONVERT TO NAVD 88 DATUM  
ADD 52.89

ASSESSORS PLAT 39 LOT 191  
N/F  
GALLELLA FAMILY REVOCABLE LIVING TRUST  
DEED BOOK 1451 PAGE 573

EXISTING LOD -  
LIMITS OF DISTURBANCE/  
SILK SOCK  
01/25/2016

ASSESSORS PLAT 39 LOT 370  
N/F  
RAYMOND J. & MARQUERITE T. SAVICKAS  
DEED BOOK 705 PAGE 195

ASSESSORS PLAT 39 LOT 371  
N/F  
WILLARD C. HANSON  
DEED BOOK 1649 PAGE 655

ASSESSORS PLAT 39 LOT 372  
N/F  
BRYAN L. & STEPHANIE A. CHOWNING  
DEED BOOK 1371 PAGE 380

ASSESSORS PLAT 39 LOT 372  
N/F  
JAMES F. & NANCY J. O'HALLORAN  
DEED BOOK 303 PAGE 546

OWNER:  
LOUIE RAINHA  
910 MENDON ROAD  
APT. 2  
CUMBERLAND RHODE ISLAND 02864  
401-265-1063 APP. NO. 16-0063

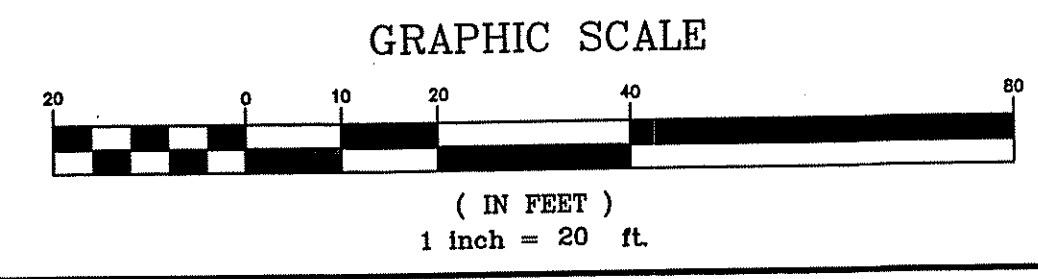
**LOUIE RAINHA**  
ASSESSORS PLAT 39 LOT 375  
30 ANGELL ROAD  
CUMBERLAND, RHODE ISLAND

**EXISTING CONDITIONS**

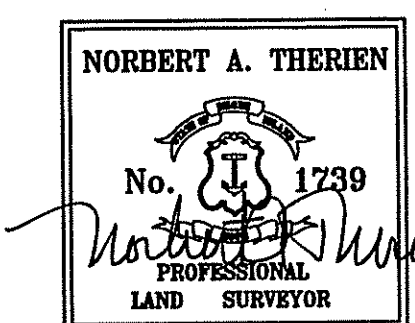
DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY: W.C.R.,S.K.
MAY 2015	JOB No. 2015-16	SHEET 1 OF 3

**LEGEND**  
NOT TO SCALE

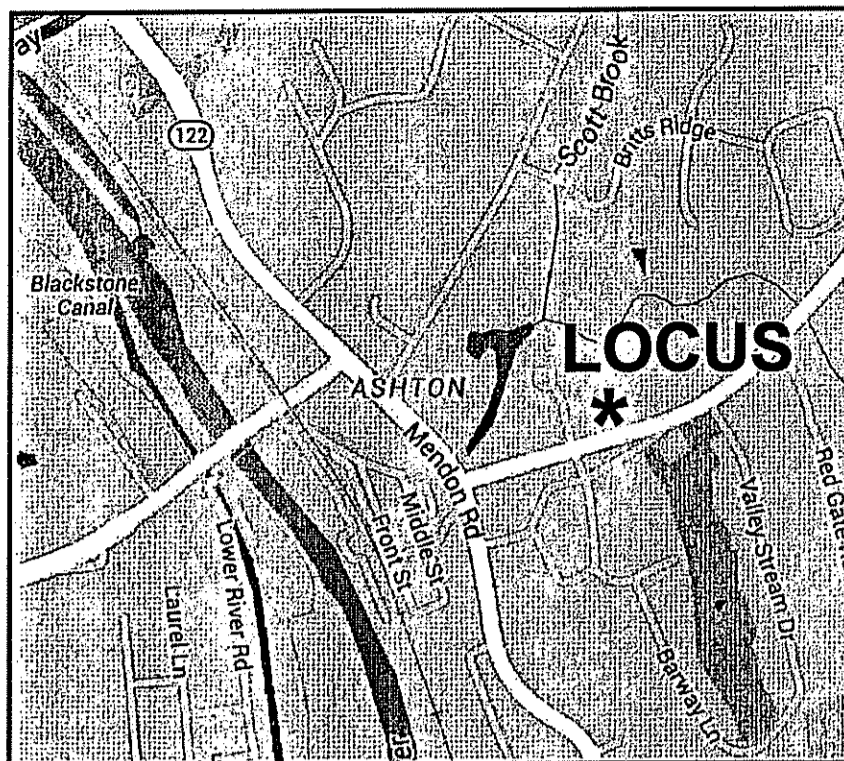
	BOUNDARY
	ABUTTER
	MAJOR CONTOUR
	MINOR CONTOUR
	STONEWALL
	TREELINE
	WETLANDS EDGE
	50' PERIMETER WETLAND
	200' RIVERBANK WETLAND
	LOD / EROSION CONTROL EXISTING
	LOD / EROSION CONTROL PROPOSED
	STREAM
	WATER LINE
	IRON PIN
	BOUND
	DRILL HOLE
	UTILITY POLE
	WATER VALVE
	HYDRANT



"I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."  
BY: *Norbert A. Therien*  
NORBERT A. THERIEN P.L.S.



**NATIONAL**  
Surveyors-Developers  
Inc.  
42 Hamlet Ave., Woonsocket, R.I.  
(401) 769-7779



**LOCUS MAP**  
NOT TO SCALE

**ZONING CRITERIA**

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NO.	DATE	DESCRIPTION	BY
2	4/29/2016	AS PER DEM'S COMMENTS	WCR
1	2/8/2016	AS PER MASON ASSOC. COMMENTS	WCR

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DEED BOOK 1382 PAGE 390

ASSESSORS PLAT 39 LOT 244  
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30 ANGELL ROAD  
CUMBERLAND, RHODE ISLAND

**PROPOSED CONDITIONS**

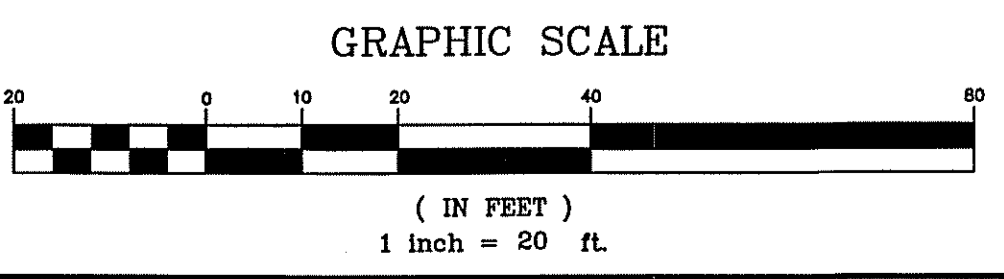
DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY: W.C.R.,S.K.
MAY 2015	JOB No. 2015-16	SHEET 2 OF 3

**LEGEND**  
NOT TO SCALE

	BOUNDARY
	ABUTTER
	MAJOR CONTOUR
	MINOR CONTOUR
	STONEWALL
	TREELINE
	WETLANDS EDGE
	50' PERIMETER WETLAND
	200' RIVERBANK WETLAND
	LOD / EROSION CONTROL EXISTING
	LOD / EROSION CONTROL PROPOSED
	STREAM
	WATER LINE
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BY: *Norbert A. Therien* P.L.S.



**SOIL EROSION AND SEDIMENTATION CONTROL NOTES:**

THE HAYBALE AND SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.

THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.

ALL CATCH BASINS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORMWATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND OF VEGETATION IS MAINTAINED.

ALL HAYBALES, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.

STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLAND EDGES. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.

THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.

ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

**BMP MAINTENANCE SCHEDULE:**

ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:

INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES (INCLUDING ROADWAY SIDE SLOPES, FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.

REPLANTING, REGRADING, OR OTHER REPAIRS NEEDED AS A RESULT OF SOIL EROSION AND SEDIMENTATION PROCESSES SHALL BE DONE PROMPTLY.

**SITE PLAN NOTES:**

DETAILED ENGINEERING REVIEW FOR PROPOSED UTILITIES COVERED UNDER SEPARATE SUBMISSION, TO GOVERNING AGENCIES. THE DETAILED ENGINEERING PLANS FOR UTILITIES INSTALLATION AND CONNECTION HAVE NOT BEEN PROVIDED UNDER THIS SUBMISSION.

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**MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.

THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE STATE RIGHT-OF-WAY.

ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 1988 EDITION, INCLUDING REVISION 3, SEPTEMBER 3, 1993 AND SUBSEQUENT ADDENDA.

SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

**ESTABLISHMENT OF VEGETATIVE COVER:**

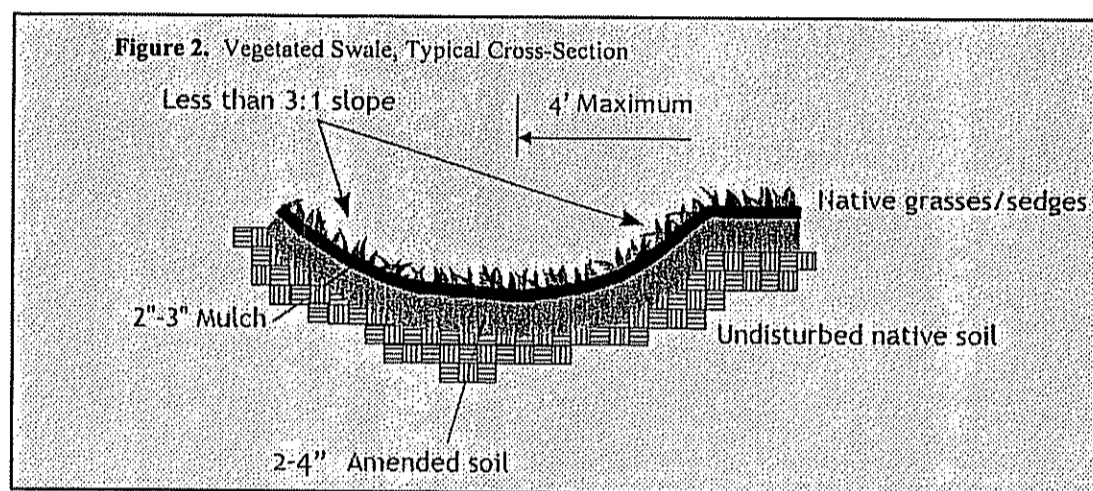
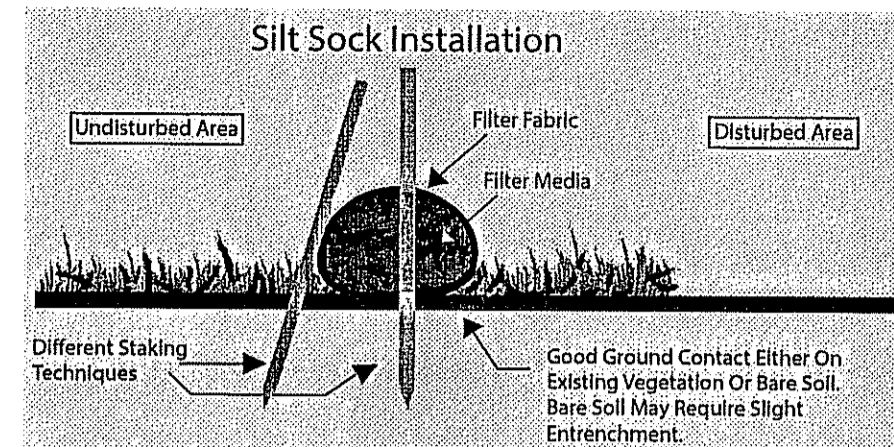
ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 202.

SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.

THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATION M.20.

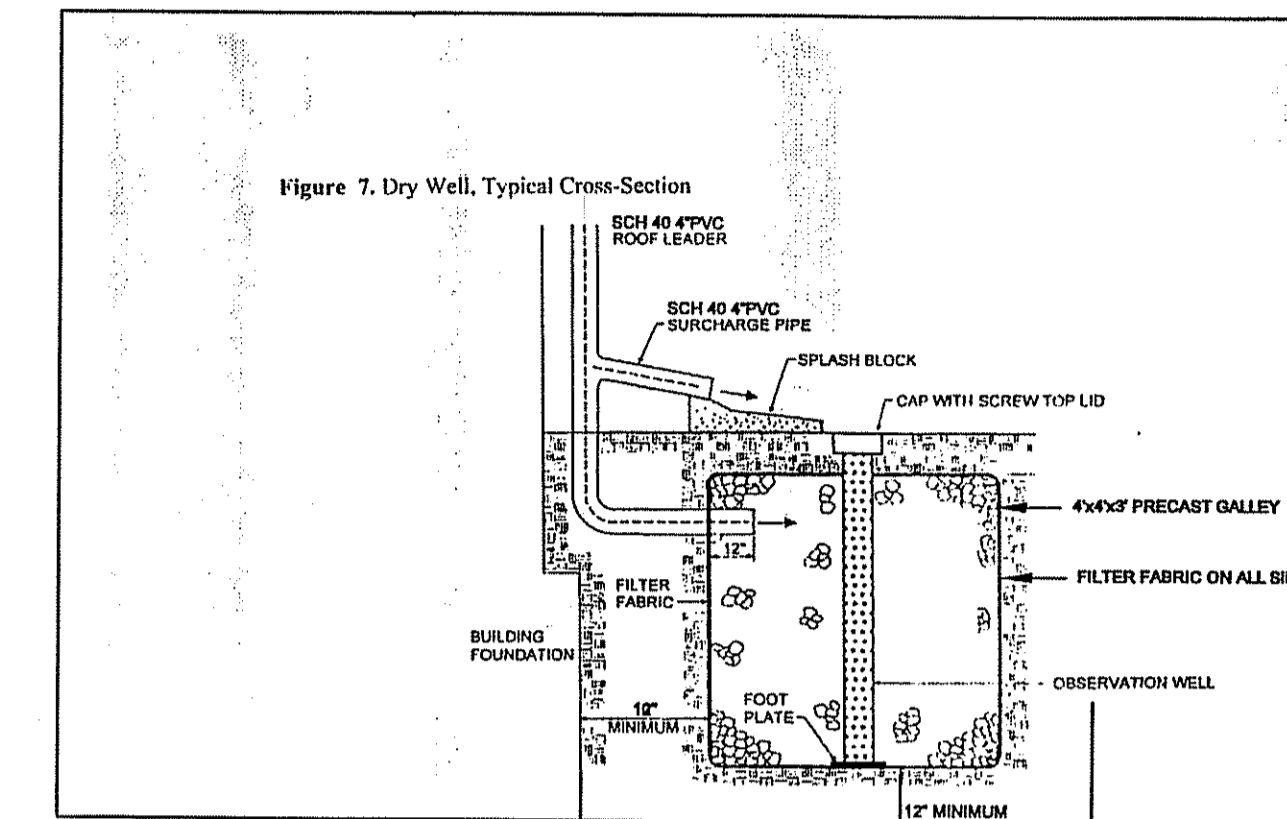
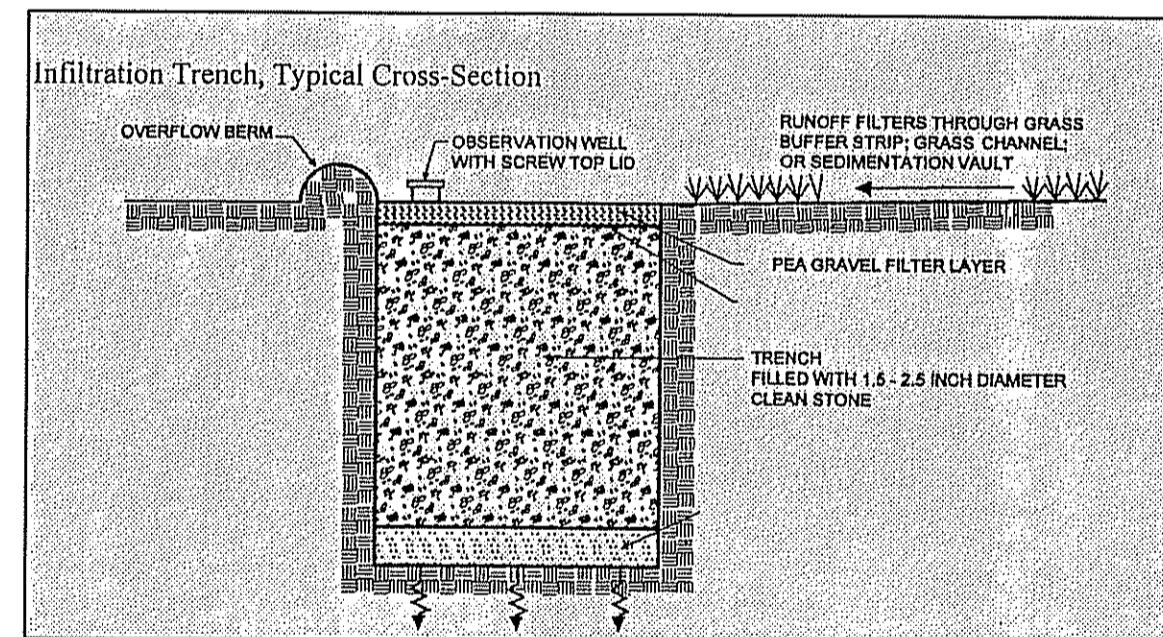
THE SEED MIX TO BE USED ON SLOPE APPROACHING WETLAND SHALL BE THE NEW ENGLAND CONSERVATION/WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL APPLIED AT A RATE OF 25 LBS. PER ACRE AND MULCHED WITH STRAW.

EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. LIME AND FERTILIZE AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.



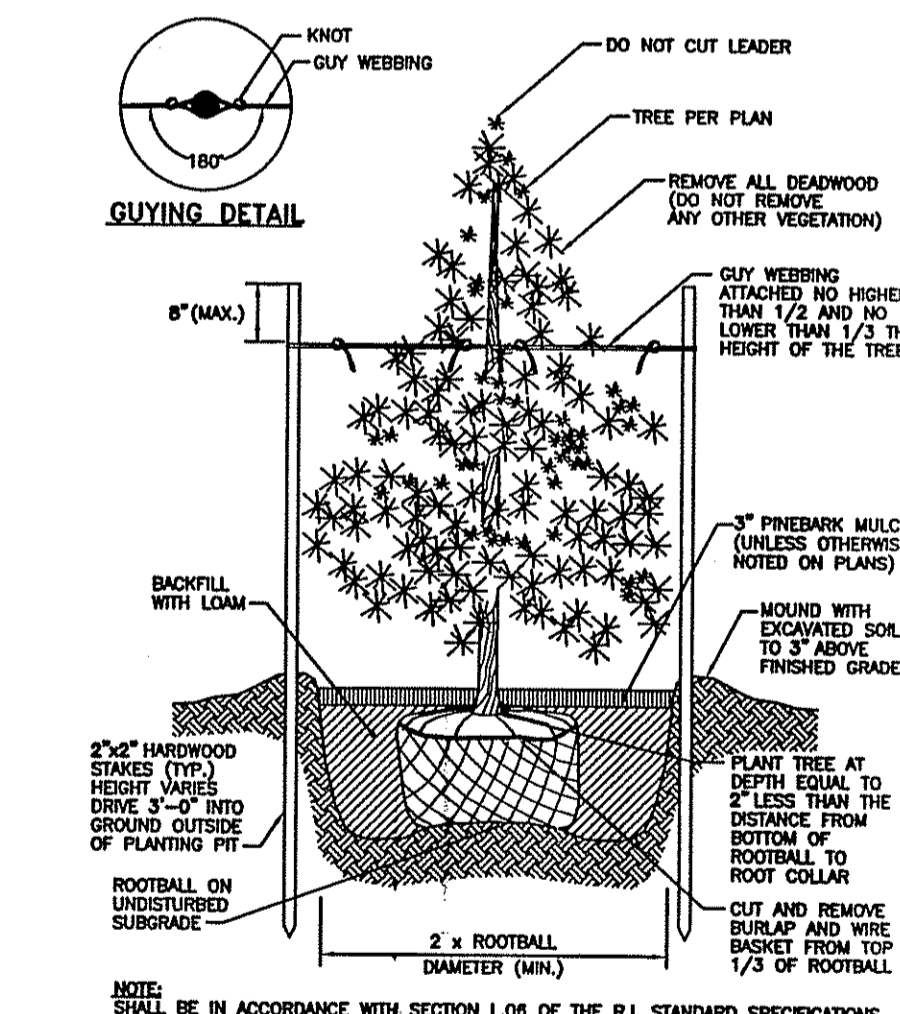
**Table 5. Vegetated Swale Sizing Guidance**

Drainage Area (in square feet)	Bottom surface Area (in square feet) for an 8 in. deep swale	
	Sandy Soils	Silty Soils
200	16	32
400	32	64
600	48	96
800	64	128
1000	80	160



**Tables 10. and 11. Sizing Guidance for Infiltration Trenches and Dry Wells**

Drainage Area (sq. ft.)	Infiltration Trench / Dry Well Surface Area in Square Feet (Sandy Soils)						
	6 in. deep	12 in. deep	18 in. deep	24 in. deep	30 in. deep	36 in. deep	48 in. deep
100	24	16	12	10	8	7	5
200	48	32	24	19	16	14	11
300	72	48	36	29	24	21	16
400	96	64	48	39	32	28	21
500	119	80	60	48	40	34	27
600	143	96	72	58	48	41	32
700	167	112	84	67	56	48	38
800	191	128	96	77	64	55	43
900	215	144	108	87	72	62	48
1000	239	160	120	96	80	69	54



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NATIONAL Surveyors-Developers Inc.  
42 Hamlet Ave., Woonsocket, R.I.  
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LOUIE RAINHA  
ASSESSORS PLAT 39 LOT 375  
30 ANGELL ROAD  
CUMBERLAND, RHODE ISLAND  
APR 29 2016  
DETAILS  
DRAWN BY: W.C.R. CHECKED BY: N.A.T. FIELD BY: W.C.R.,S.K.  
MAY 2015 JOB No. 2015-16 SHEET 3 OF 3