

Zoning District = F-1
 Dimensional Regulations
 Minimum Lot Size 43,560 S.F.
 Minimum Frontage 150'
 Front Setback 60'
 Side Setback 30'
 Rear Setback 45'
 Max. Building Hgt. 35'
 Min. Build. Area 16,710 S.F.

Zoning District = F-1 (CLUSTER)
 Dimensional Regulations
 Minimum Lot Size 30,000 S.F.
 Minimum Frontage 150'
 Front Setback 40'
 Side Setback 30'
 Rear Setback 40'
 Max. Building Hgt. 35'
 Min. Build. Area 10,800 S.F.

MAP NOTES

- 2' interval contours acquired from RIGIS website. Datum: NAVD88 contours were spot checked by an on-site topographical survey.
- The information shown on this plan is a result of an on-site survey.

DEVELOPMENT NOTES

- There were no public wells found within 1,000' of development
- There are no wellhead protection areas within 1,000' of development
- See RIPDES #RIR101614. WOC #17-128

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES III

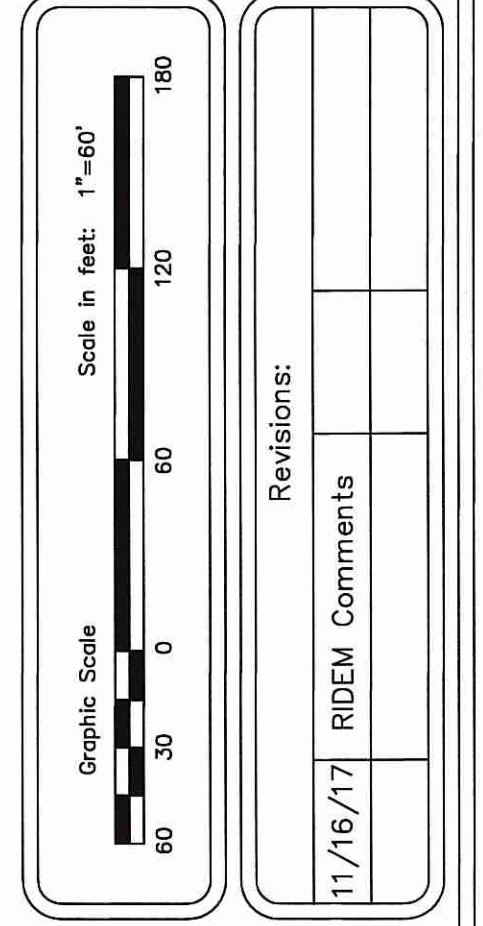
(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY IS FOR A PRELIMINARY SUBMISSION FOR A MINOR LOT SUBDIVISION TO THE TOWN OF EAST GREENWICH, RI.

BY: *Samuel R. Suorsa*
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE
Samuel R. Suorsa, P.E.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME
 A-68
 CERTIFICATE OF AUTHORIZATION NO.

CLUSTER SUBDIVISION CALCULATIONS

DENSITY = (GROSS AREA - NOT ALLOWED AREA) / UNDERLYING ZONE
 DENSITY = (24.54 acres - 5.16 acres) / 1 ACRE = 19 LOTS ALLOWED (4 Lots total actual)

AREA OF UPLAND WITHIN CONSERVATION EASEMENT = 12.57 ACRES (51% OF TOTAL AREA)
 TOTAL AREA OF UPLAND = 19.38 ACRES
 TOTAL AREA OF WETLANDS = 5.16 ACRES
 AREA OF LOT 1 = 18.16 ACRES (16.54 ACRES IN CONSERVATION)
 AREA OF LOT 2 = 1.69 ACRES
 AREA OF LOT 3 = 2.34 ACRES
 AREA OF LOT 4 = 2.35 ACRES
 TOTAL AREA = 24.54 ACRES



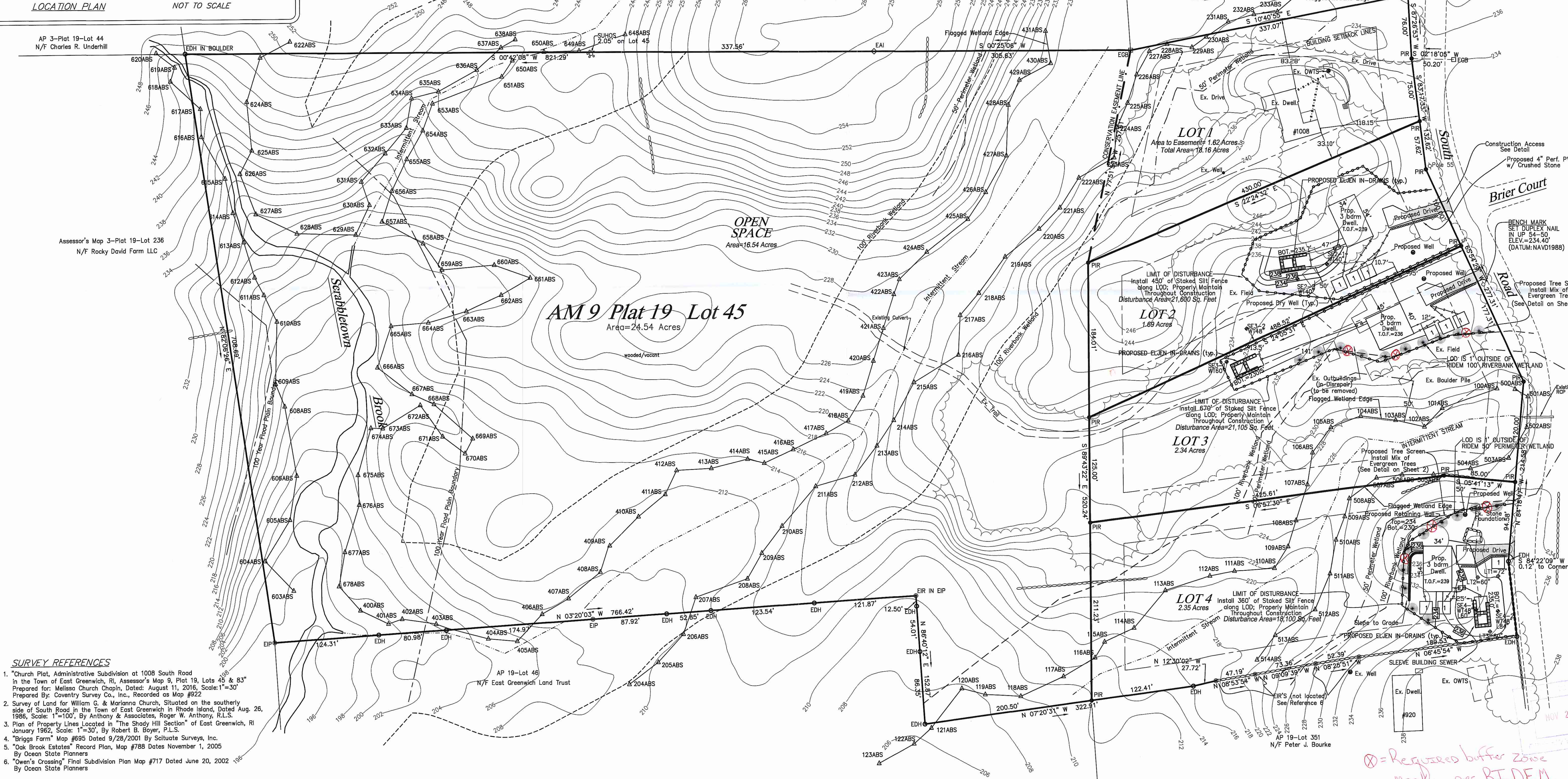
SAMUEL R. SUORSA
 No. 2508
 PROFESSIONAL LAND SURVEYOR
 RI 2017

Coventry Survey Co., Inc.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / O&W Designs

Church Estates - Proposed Conditions Plan
Minor Lot Subdivision - Cluster Development
at 1008 South Road
in the Town of East Greenwich, Rhode Island
 Assessor's Map 9 - Plat 19 - Lot 45
 Owner/Applicant: Melissa Church Chapin
 60 Old Voluntown Road, Exeter, RI 02822

Date: September 25, 2017

Sheet 1 of 2



SURVEY REFERENCES

- Church Plat, Administrative Subdivision at 1008 South Road in the Town of East Greenwich, RI, Assessor's Map 9, Plat 19, Lots 45 & 83 Prepared for: Melissa Church Chapin, Dated: August 11, 2016, Scale: 1"=30' Prepared By: Coventry Survey Co., Inc., Recorded as Map #922
- Survey of Land for William G. & Marianne Church, Situated on the southerly side of South Road in the Town of East Greenwich in Rhode Island, Dated Aug. 26, 1986, Scale: 1"=100', By Anthony & Associates, Roger W. Anthony, R.L.S.
- Plan of Property Lines Located in "The Shady Hill Section" of East Greenwich, RI January 1982, Scale: 1"=30', By Robert B. Boyer, P.L.S.
- "Briggs Farm" Map #695 Dated 9/28/2001 By Schulte Surveys, Inc.
- "Oak Brook Estates" Record Plan, Map #788 Dated November 1, 2005 By Ocean State Planners
- "Owen's Crossing" Final Subdivision Plan Map #717 Dated June 20, 2002 By Ocean State Planners

Legend

- AP Assessor's Plot
- N/F Now or Formerly
- EGB Existing Granite Bound
- IRS Iron Rod Set
- EIP Existing Iron Pipe
- EIR Existing Iron Rod
- EDH Existing Drill Hole
- EA Existing Angle Iron
- SUHS Stone Upright in Heap of Stones
- Stone Wall

Requires buffer zone markers per RIDEM.
 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DEC 15 2017 FILE # 17-00000000
 CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Rooftop and Driveway Runoff Drainage Calculations

(Using the CRMC Stormwater Management Guidance for Single Family Lots Document)
 -Site Conditions for Sizing Dry Wells per Soil Evaluations Dated June 7, 2017

All Lots: A and Bw Horizons have silt loam texture
 Lot 2: Estimated seasonal high water table is 40"
 Lots 3 & 4: Estimated seasonal high water table is 48"

-Dry Well (1) Details:
 Size: 15' x 15' (225 sq. ft.) per 1,000 sq. ft. of rooftop or driveway area.
 Depth: 12"
 CRMC size requirement per 1,000 sq. ft. of rooftop or driveway area: 213 sq. ft.

-Lot 2 Proposed Impervious Area:
 Rooftop Area: 1,836 sq. ft.;
 Driveway Area: 1,156 sq. ft.;
 Total Area: 2,992 sq. ft.

Proposing 3 Dry Wells (1)

-Lot 3 Proposed Impervious Area:
 Rooftop Area: 1,800 sq. ft.;
 Driveway Area: 1,156 sq. ft.;
 Total Area: 2,956 sq. ft.

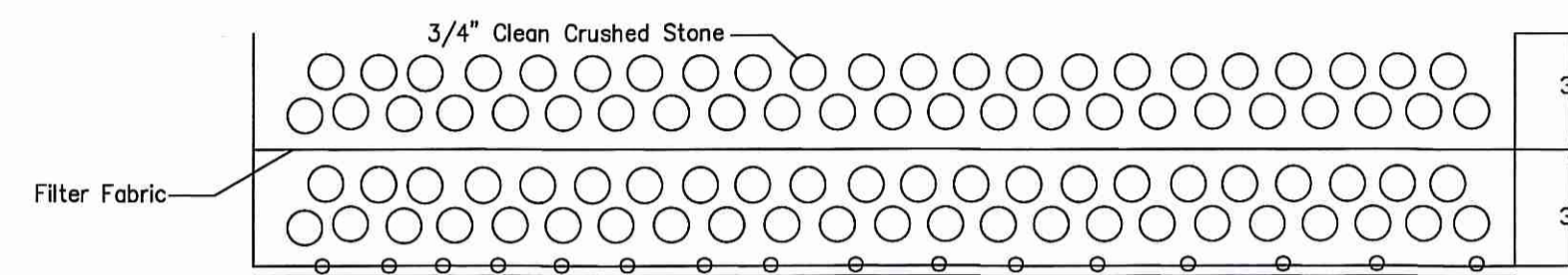
Proposing 3 Dry Wells (1)

-Lot 4 Proposed Impervious Area:
 Rooftop Area: 1,836 sq. ft.;
 Driveway Area: 1,164 sq. ft.;
 Total Area: 3,000 sq. ft.

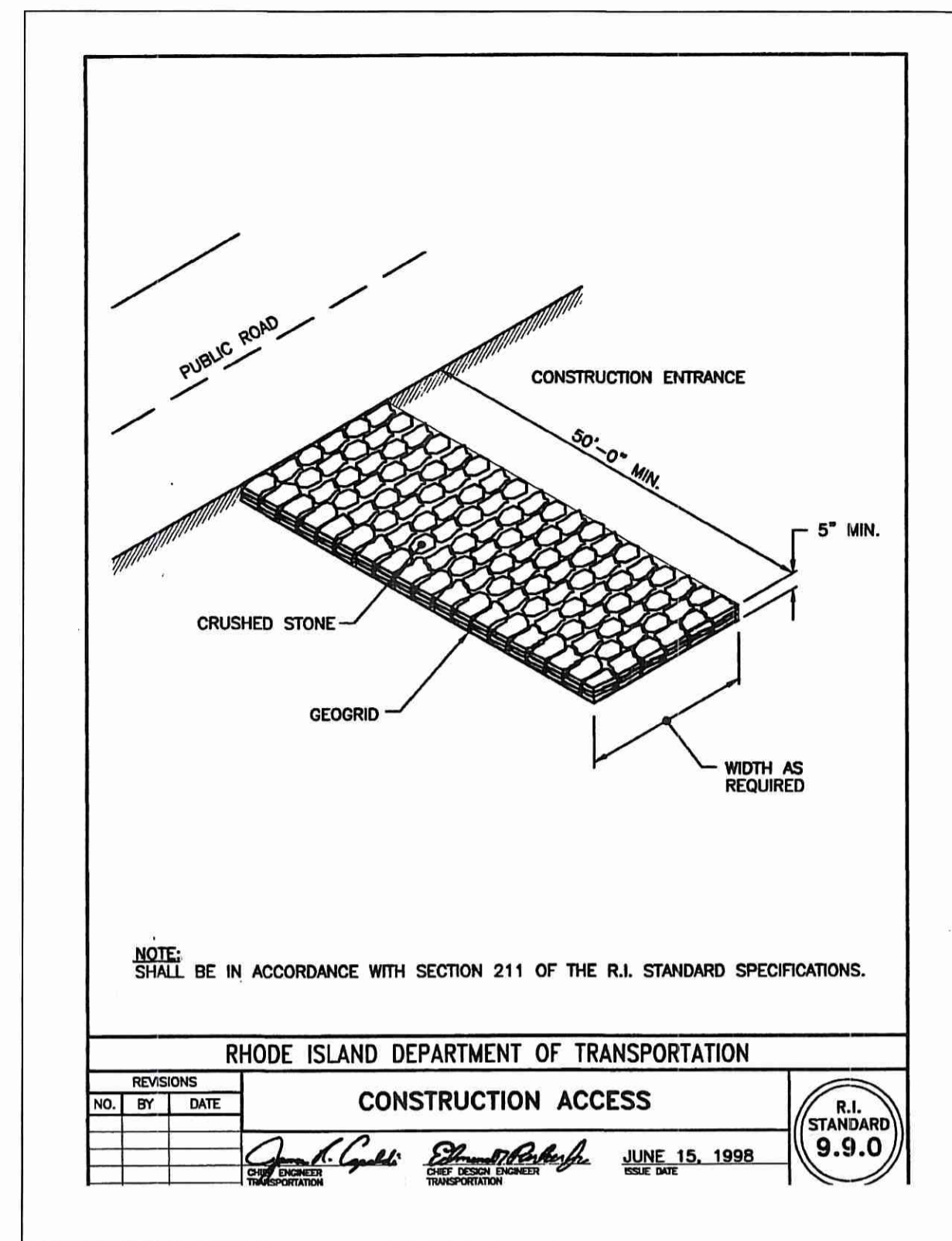
Proposing 3 Dry Wells (1)

Driveway PVC Drain Detail

Make Trench 2' wide along length of driveway - Center pipe in trench



4" Sch 35 Perforated PVC
 (perforations face up)

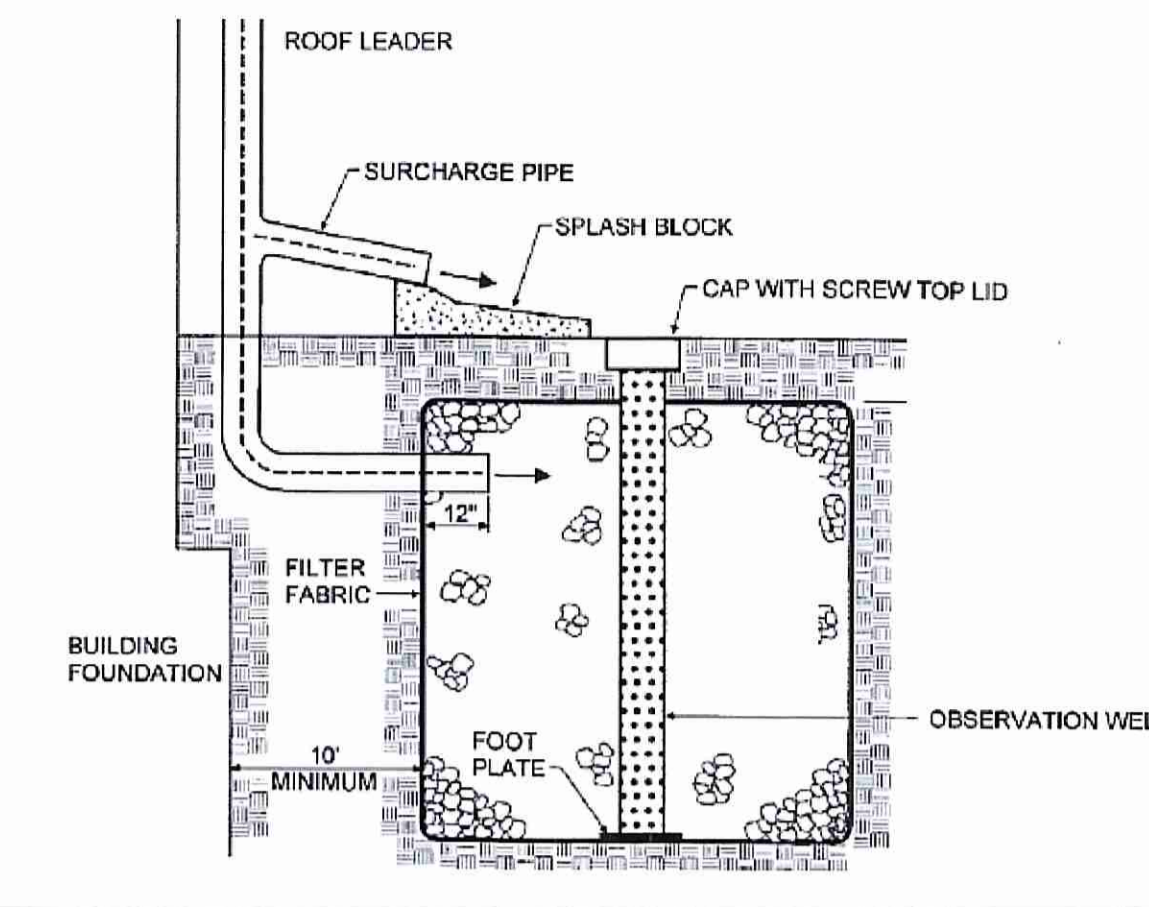


RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CONSTRUCTION ACCESS

NO.	BY	DATE

JUNE 15, 1998
 R.I. STANDARD 9.9.0

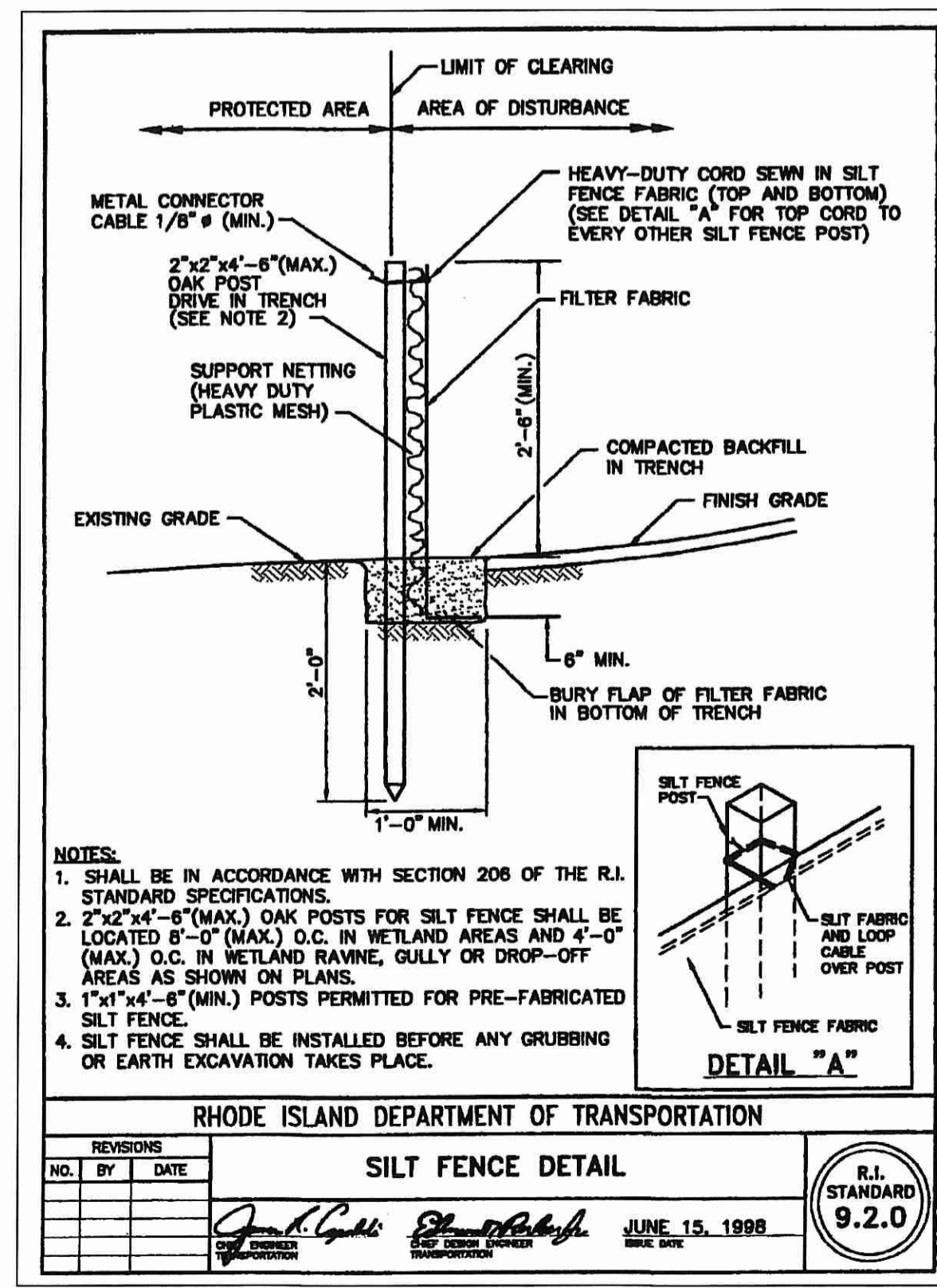
Figure 7. Dry Well, Typical Cross-Section



NO.	BY	DATE	REVISIONS

SAMUEL R. SUORSA
 2508
 PROFESSIONAL LAND SURVEYOR
 11/16/17 RIDEEM Comments

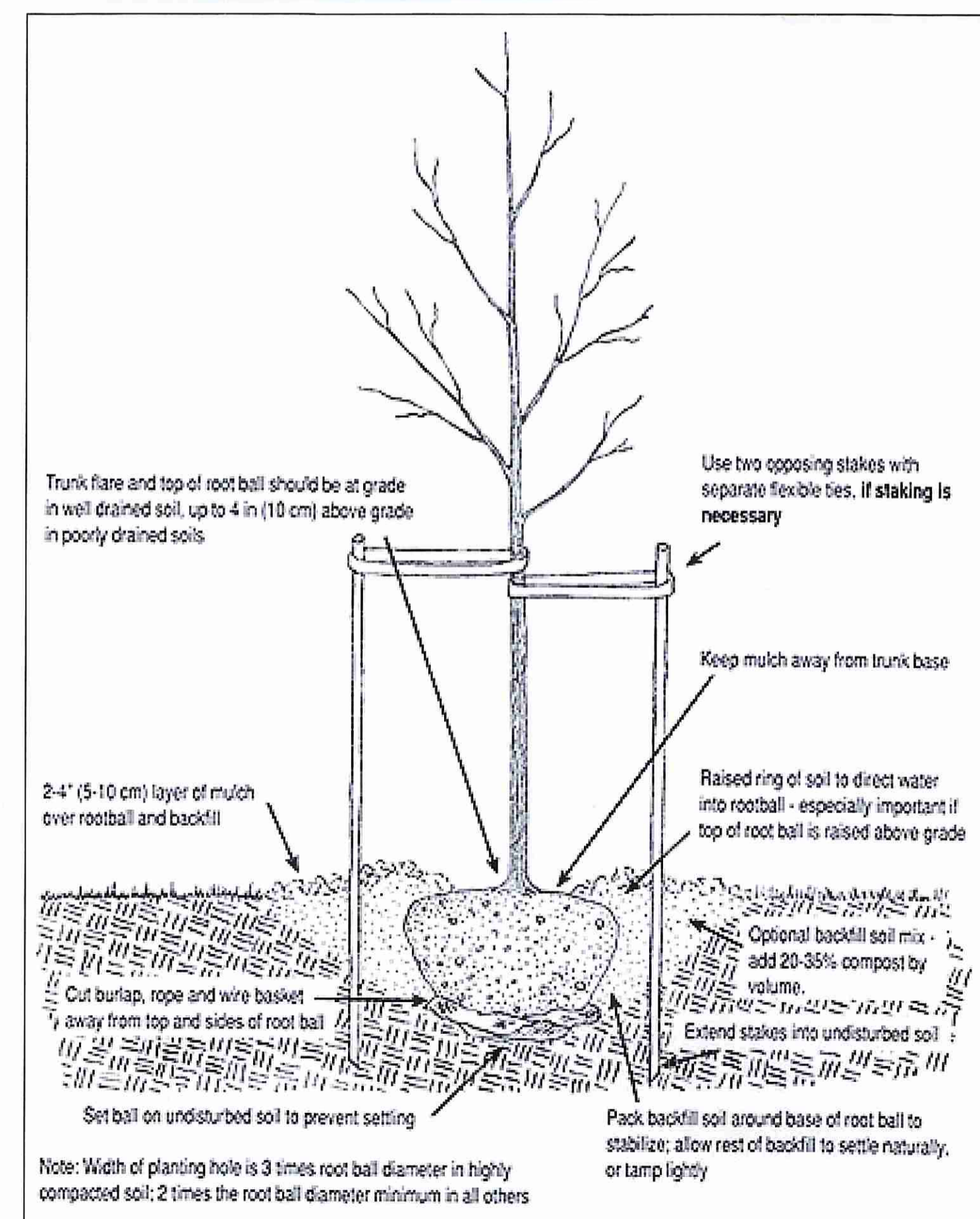
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 Land Surveying / Mapping / OMTS Designs



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
SILT FENCE DETAIL

NO.	BY	DATE

JUNE 15, 1998
 R.I. STANDARD 9.2.0



Mixed Evergreen Tree Planting Detail
 Trees to be 8' in Height
 Evergreen Types: Hemlock, Red Pine, Norway Spruce, White Pine

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED DEC 15 2017 FILE # 17-0284
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
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WETLANDS & SUBDIVISION SUITABILITY SUBMISSION

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