

LOCATION MAP

LEGEND (EXISTING)

■	GRANITE MONUMENT FOUND
●	DRILL HOLE FOUND
R&C	5/8" REBAR WITH PLASTIC CAP
○	UTILITY POLE
—	BOUNDARY PROPERTY LINE
—	STONE WALL
—	EDGE OF WOODS
—	EDGE OF PAVEMENT
—	CONTOUR LINE
—	WATER LINE
—	EDGE OF WOODS
—	STOCKADE FENCE
—	EXISTING CONTOUR
—	EDGE OF PAVEMENT
○	UTILITY POLE
⊙	DRAINAGE MANHOLE
●	GATE VALVE

SOILS

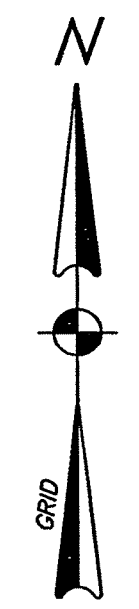
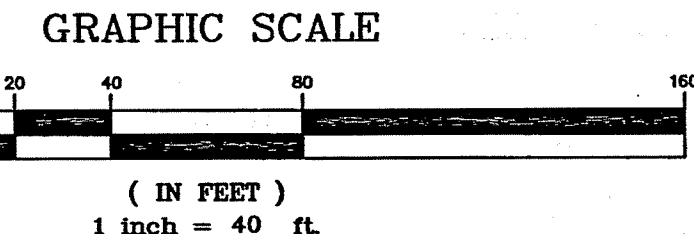
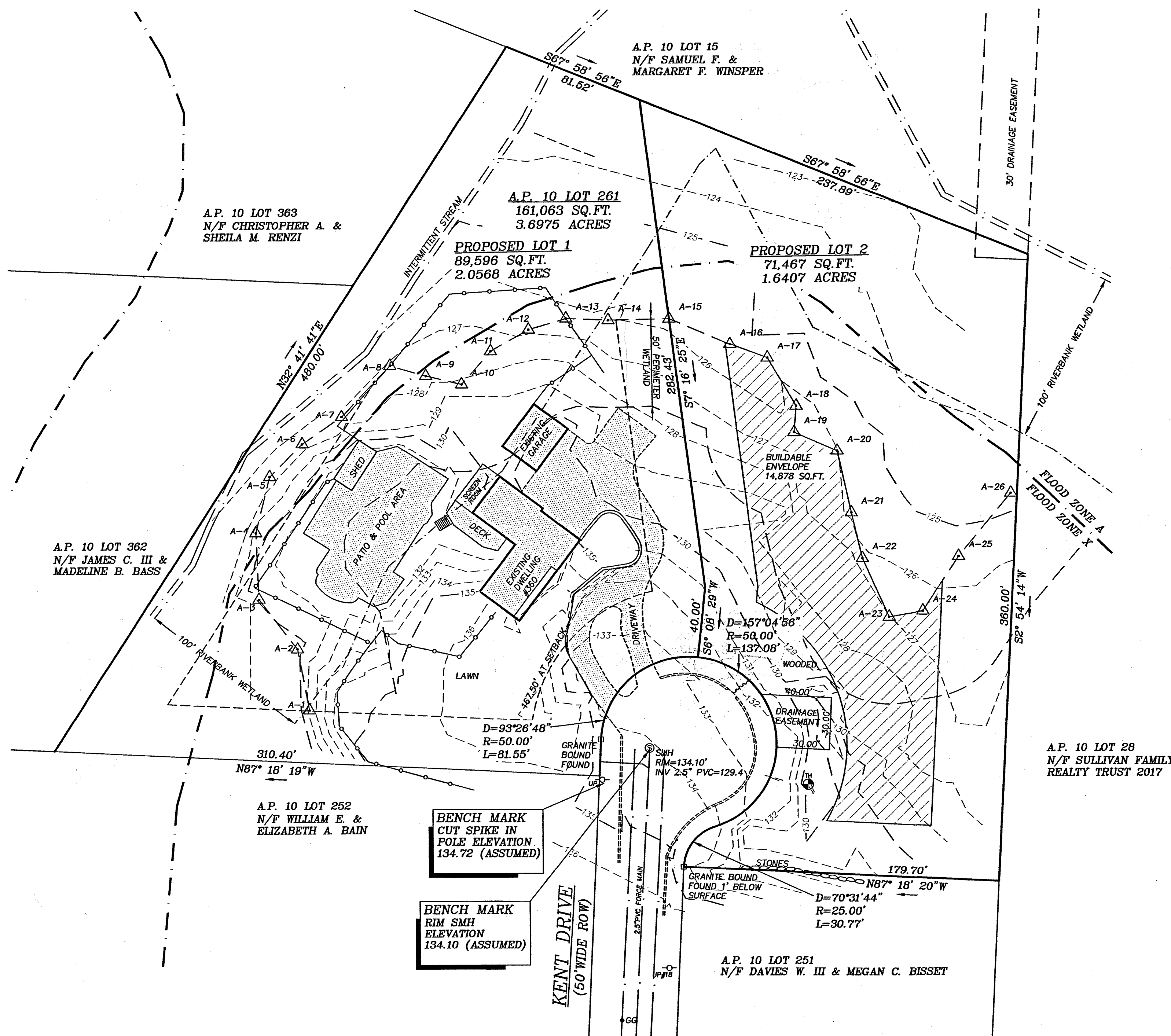
- BmB- Bridgehampton silt loam, till substratum, 3 to 8 percent slopes
- WbB- Wapping silt loam, 3 to 8 percent slopes
- RC- Raypol silt loam

NOTES

1. PARCEL IS NOT LOCATED IN A NATURAL HERITAGE AREA.
2. A PORTION OF THE PROPERTY DOES FALL WITHIN ZONE A ON MAP PANEL 44003C0136G PANEL EFFECTIVE DATE 12-2-2010.
3. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY AND RECORD PLANS ACQUIRED FROM THE UTILITY COMPANIES. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON.
4. EXISTING PROPERTY IS SERVICED BY PUBLIC UTILITIES.
5. PROPOSED LOT TO BE SERVICED BY PUBLIC UTILITIES.
6. WETLANDS ARE PRESENT ON SITE.
7. WETLAND DELINEATION WAS PERFORMED BY NATURAL RESOURCES SERVICES, INC. IN OCTOBER 25, 2018.
8. WETLAND EDGE VERIFIED BY RIDEM PER APPLICATION NO. 19-0316, FEBRUARY 14, 2020.

REFERENCES

- 1.) CINDYANN FARM SUBDIVISION NO. 10 OWNER & DEVELOPER STANLEY R. PUZA 55 LIMEROCK DRIVE EAST GREENWICH, RI BY GORDON R. ARCHIBALD, INC. PROFESSIONAL ENGINEERS 56 PINE STREET, PROVIDENCE, RI APRIL 1980 SCALE 1"=40' RECORDED ON PLAT CARD 309
- 2.) CINDYANN FARM SUBDIVISION NO. 4 EAST GREENWICH, RI QUAKER REALTY CORP OWNER SCALE 1"=50' MARCH 1966 BY ROBERT S. HARTMAN PROF. ENG'R
- 3.) CINDYANN FARM SUBDIVISION NO. 3 EAST GREENWICH, RI QUEEN'S GRANT DEVEL. OWNER SCALE 1"=50' SEPT. 1965 BY ROBERT S. HARTMAN PROF. ENG'R



JUN 1 2020

DATE	REVISIONS

DAVID D. GARDNER
No. 1809
PROFESSIONAL
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PRELIMINARY PLAN SUBMISSION
MINOR SUBDIVISION PLAN
TURCHETTA PLAT
IN
EAST GREENWICH, RI
FOR
BRAD J. & CATHERINE A. TURCHETTA
A.P. 10 LOT 361

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 20-0119
DATED JUN 1 2020
SEE LETTER OF SAME DATE

ZONING R-30

MINIMUM LOT SIZE	30,000 sqft
MINIMUM FRONTAGE	150 FEET
MAXIMUM LOT COVERAGE STRUCTURE	25%
MAXIMUM LOT COVERAGE PAVEMENT	60%

DIMENSIONAL SETBACKS

FRONT YARD	40'
REAR YARD	30'
SIDE YARD	40'

OWNER OF RECORD

BRAD J. & CATHERINE A. TURCHETTA
360 KENT DRIVE
EAST GREENWICH, RI
SEE L.E. VOLUME 1380 PAGE 118

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I
DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION III
TOPOGRAPHIC SURVEY T-1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
SUBDIVIDE LOT 261 INTO TWO LOTS

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

BY *David D. Gardner*
DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359

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EROSION AND SEDIMENTATION CONTROL CONSTRUCTION NOTES:

- EROSION AND SEDIMENTATION (E&S) CONTROLS WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK ALONG THE LIMITS OF DISTURBANCE (LOD) AS SHOWN ON THE SITE PLAN AND DETAILS.
- CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPED AND STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, PER THE CONDITIONS OF THE CRMC ASSENT ORDER AND/OR RIDEM PERMIT.
- ALL E&S CONTROLS SHALL BE FULLY MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL VEGETATIVE STABILIZATION HAS BEEN ACHIEVED. E&S CONTROLS ARE TO BE INSPECTED WEEKLY AND IMMEDIATELY FOLLOWING ALL PRECIPITATION EVENTS THAT INCLUDE RAINFALL OF 1.0" OR MORE OF WHICH PRODUCES STORMWATER RUNOFF. UNDER NO CIRCUMSTANCE SHALL THE E&S CONTROLS BE COVERED WITH FILL MATERIAL. ANY FILL MATERIAL THAT IS PLACED ON OR AGAINST E&S CONTROLS SHALL BE IMMEDIATELY REMOVED.
- ALL FILTER SOX (OR SILT FENCE AND/OR STRAW WATTLES) SHALL BE INSTALLED IN ACCORDANCE WITH THE RIDOT STANDARD DETAILS. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS, INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE MOST CURRENT VERSION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK AND THE RHODE ISLAND STORMWATER INSTALLATION & DESIGN MANUAL, AS APPROPRIATE.
- ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION AND EROSION CONTROLS. THIS WILL INCLUDE LOAMING AND SEEDING, MULCHING, HAYMATS, ETC., TO STABILIZE THE AREA.
- ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS.
- SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER AREA OR ABUTTING PROPERTY), THE CONTRACTOR SHALL IMMEDIATELY CLEAN AND RESTORE THE AFFECTED AREA.
- ALL DISTURBED SOILS, EITHER NEWLY CREATED, OR EXPOSED, PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEEDDED OR PROTECTED BY THAT DATE. ANY AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION BY NOVEMBER 15 OF THE SAME YEAR MUST BE STABILIZED BY INSTANT EROSION CONTROL MATTING, HAY MULCH OR EQUIVALENT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPER EROSION CONTROL BOTH ON AND OFF-SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE CONTROLS ARE SPECIFIED ON THE SITE PLAN.
- TEMPORARY CONSTRUCTION ACCESS, CHECK DAMS AND STAGING AREAS WILL BE INSTALLED, THEN DEWATERING BASIN WILL BE EXCAVATED.
- PONDS SHALL BE EXCAVATED AND BANK STABILIZATION INSTALLED ONCE EXCAVATED MATERIALS HAVE BEEN REMOVED.
- TEMPORARY CONSTRUCTION ACCESS, CHECK DAMS AND STAGING AREAS WILL BE REMOVED, THE AREAS OF DISTURBANCE WILL BE RESTORED IF NECESSARY. ONCE VEGETATION IS ESTABLISHED, EROSION CONTROL MATERIALS SHALL BE REMOVED FOR OFF-SITE DISPOSAL.

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE AND THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF SURROUNDING PROPERTIES AND TO MAINTAIN THE INTEGRITY OF THE SAME. ANY DAMAGE TO AND THE COST OF REPAIR OF UTILITIES, ROADWAYS, STRUCTURES AND SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
- ALL WORKMANSHIP AND MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS AND SPECIFICATIONS PUBLISHED FOR ROAD AND BRIDGE CONSTRUCTION.
- CONTACT DIG-SAFE AND UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES AND ALL OTHER REQUIRED PARTIES AND SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
- ALL CONTRACTORS SHALL ADHERE TO ALL CONDITIONS OF CONSTRUCTION APPROVALS AND SHALL KEEP A COPY OF ALL APPROVALS ON-SITE DURING CONSTRUCTION. CONTRACTOR SHALL READ ALL APPROVALS PRIOR TO START OF CONSTRUCTION AND SHALL CLARIFY ANY QUESTIONS BEFOREHAND.
- OIL ABSORBING PILLIOWS OR OTHER MEANS SHALL BE USED TO REMOVE ACCUMULATIONS OF HYDROCARBONS (OIL, GREASE) THAT ARE REGULARLY OBSERVED TO CONTAIN HYDROCARBONS, THAT DO NOT EVAPORATE BETWEEN INSPECTIONS.
- ANY REFUELING, GREASING OR ADJUSTMENTS OF CONSTRUCTION VEHICLES OR EQUIPMENT SHALL TAKE PLACE AT LEAST 100 FEET FROM WETLAND AREAS.
- ANY ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING EARTH MATERIALS, SHALL OCCUR OUTSIDE RIDEM/CRMC JURISDICTIONAL WETLANDS AND OUTSIDE OF THE CONSTRUCTION AREAS (UNLESS OTHERWISE DESIGNATED). ANY MATERIAL NOT RE-USED ON-SITE SHALL BE HAULED OFF-SITE TO AN AUTHORIZED LEGAL LOCATION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO WETLANDS.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS TO INCLUDE, BUT NOT BE LIMITED TO, TREES, STUMPS, UNSUITABLE MATERIAL, BITUMINOUS PAVEMENT, ETC.
- MATING AS SPECIFIED BY ENGINEER OR ENVIRONMENTAL CONSULTANT IS TO BE PLACED ALONG ACCESS ROUTE FROM PAVED DRIVEWAY TO STAGING AREA FOR ANY EQUIPMENT MOVEMENT.
- ALL STORMWATER FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.

SOIL STABILIZATION & PLANTING PROGRAM

ACCEPTABLE PLANTING MATERIALS: LOAM - THE MATERIAL TO BE FURNISHED SHALL CONSIST OF LOOSE, FRIABLE, SANDY LOAM OR LOAM TOPSOIL FREE OF A MIXTURE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, BRUSH, WEEDS AND OTHER MATERIAL WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED.

SEED MIXTURES - ALL LEGUME SEED SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING WITH THE APPROPRIATE INOCULUM FOR EACH VARIETY. ALL INOCULUM SHALL BE FRESH AND SHALL BE USED WITHIN THE DATE LIMIT PRESCRIBED BY THE MANUFACTURER.

FOR RELATIVELY FLAT SLOPES:

MIX	% BY WEIGHT
RED FESCUE - CHEWING'S PENNLAWN	70
OR CREEPING KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS - ASTORIA OR EXETER	5
PERENNIAL RYEGRASS	10

FOR STEEP SLOPES 3:1 OR GREATER:

MIX	% BY WEIGHT
RED FESCUE - PENNLAWN OR CREEPING PERENNIAL RYEGRASS	75
COLONIAL BENTGRASS - ASTORIA OR EXETER	5
BIRDSPOOT TREFOIL - EMPIRE	15

FOR SOD WATERWAYS, DRAINAGE DITCHES, DRAINAGE BASINS:

MIX	% BY WEIGHT
CREEPING RED FESCUE	50
TALL FESCUE OR REED CANARYGRASS*	50

* USE REED CANARYGRASS WHERE MOWING IS NOT REQUIRED. THE ACCEPTED PLANTING SEASON SHALL BE BETWEEN APRIL 1ST AND OCTOBER 15TH. CONTRACTOR SHOULD COORDINATE, ON ALL DISTURBED AREAS, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR (4) INCHES OF LOAM ON AREAS UP TO 10% IN GRADE. ALL AREAS OVER 10% SHALL RECEIVE A MINIMUM OF SIX (6) INCHES.

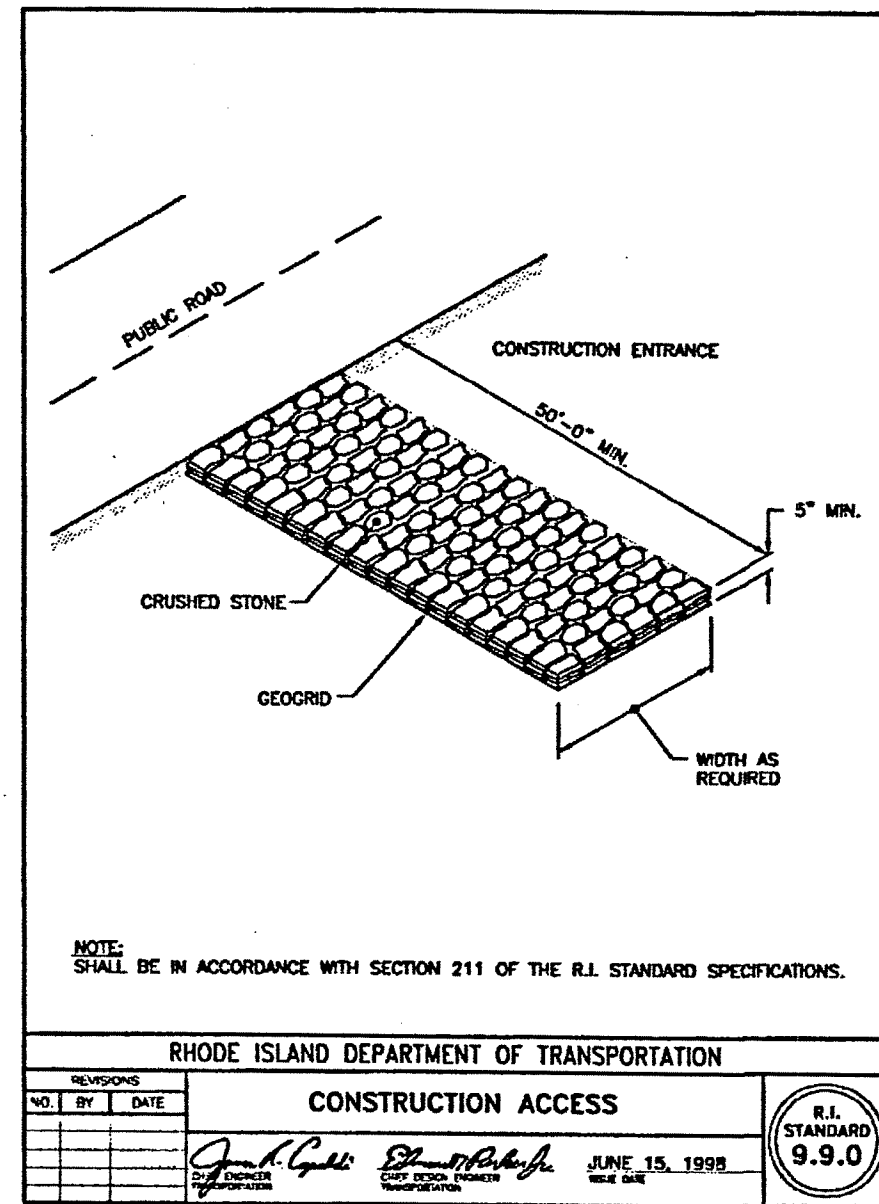
REFERENCE IS HEREBY MADE TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, REVISED AUGUST 2014, PUBLISHED BY THE SOIL CONSERVATION SERVICE. THE GUIDELINES SHOWN THEREIN SHOULD BE INCORPORATED INTO THE CONSTRUCTION PRACTICES ON SITE.

CONSTRUCTION SEQUENCE

- THE PROPOSED LAND DISTURBANCE AND CONSTRUCTION WILL BE COMPLETED IN THE FOLLOWING PHASES:
- INSTALL ALL EROSION & SEDIMENT (E&S) CONTROL MEASURES ON SITE AND OFF SITE IF NECESSARY.
 - CLEAR PROPERTY; STRIP, REMOVE AND STOCKPILE TOPSOIL TO DESIGNATED PROTECTED AREA.
 - EXCAVATE AREA FOR FOUNDATION; STOCKPILE MATERIAL TO DESIGNATED PROTECTED AREA.
 - POUR FOUNDATION AND CONNECT SITE UTILITIES.
 - RE-GRADE, RE-LOAM & SEED SITE AND COMPLETE FINAL SITE LANDSCAPING.
 - CHECK & MAINTAIN ALL E&S CONTROL MEASURES THROUGHOUT CONSTRUCTION OF PROJECT. ONLY REMOVE WHEN SITE HAS BEEN STABILIZED AND ALL FINAL LANDSCAPING IS COMPLETE.

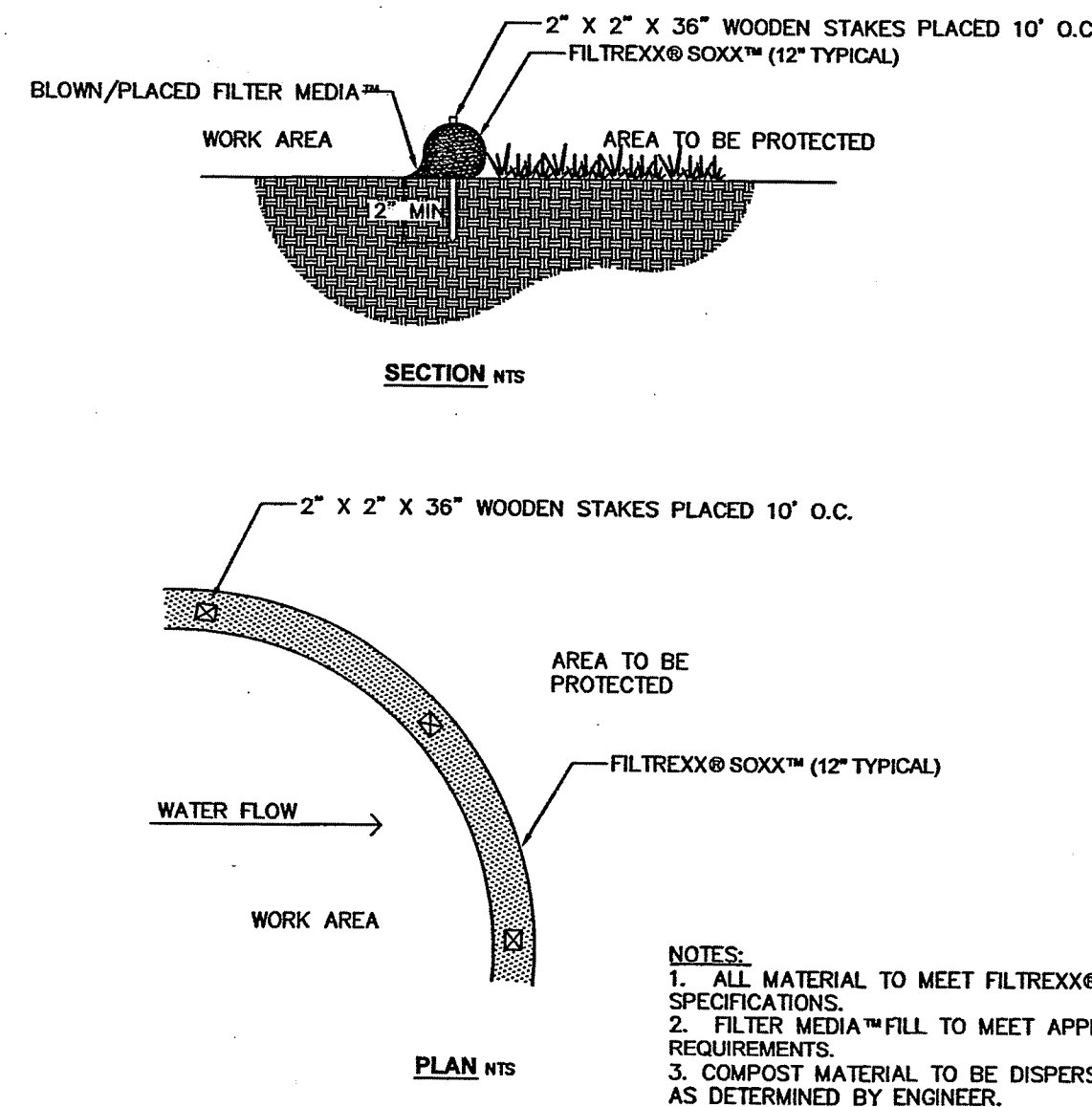
GENERAL LANDSCAPING NOTES:

- ALL DISTURBED AREAS ARE TO BE REVEGETATED AS SOON AS POSSIBLE, ALL BANKS AND SLOPING AREAS ARE TO RECEIVE A MINIMUM OF 6" OF CLEAN TOPSOIL, THEN SEED AND FERTILIZE. LEVEL AREAS TO RECEIVE 4" MIN. OF CLEAN TOPSOIL, SEED AND FERTILIZE.
- SEED AND SOD SHALL CONSIST OF A BLEND OF KENTUCKY BLUE GRASSES. PLANT BY SUPPLIER'S SPECIFICATIONS.
- LIME SHALL BE APPLIED AS NECESSARY.
- USE OF HAY OR STRAW MULCH DURING SLOPE STABILIZATION IN CONJUNCTION WITH TEMPORARY SEEDING. APPLY MULCH AT A RATE OF 75 TO 100 LBS. PER 1000 SQUARE FEET.
- CONTRACTOR TO MAINTAIN TREE REMOVAL AT A MINIMUM.
- STOCKPILE ALL STRIPPED TOPSOIL FOR LATTER USE. THE LOCATION IS TO BE APPROVED BY THIS ENGINEER. MULCH AND TEMPORARY SEED THE STOCKPILE.
- REMOVE ALL ROCKS 3" OR LARGER IN PLANTING AREA.
- ALL CLEARING SHALL CONFORM TO THE LIMITS AS SHOWN ON PLANS. CLEARING LIMITS ARE TO BE MARKED IN THE FIELD BY THE ENGINEER.

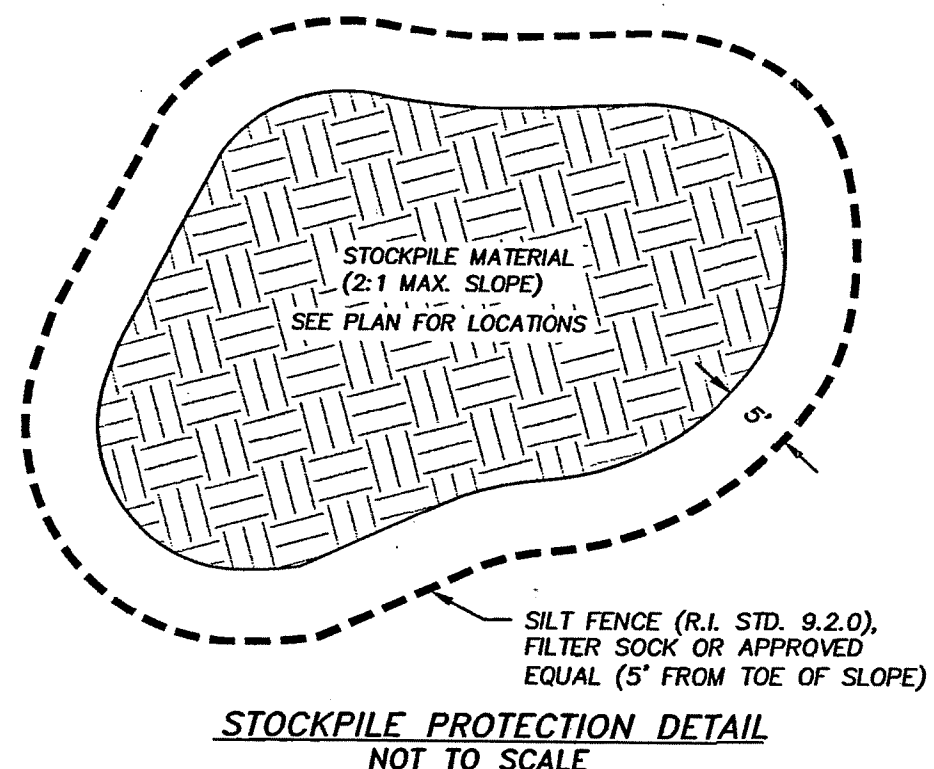


CONSTRUCTION ENTRANCE DETAIL NOTES:

- CONSTRUCTION ENTRANCE DEPTH SHALL BE A MINIMUM OF 5" THICK.
- CONSTRUCTION ENTRANCE WIDTH SHALL BE THE AT LEAST THE FULL WIDTH OF THE INGRESS/EGRESS ACCESS POINT.
- CONSTRUCTION ENTRANCE LENGTH SHALL BE A MINIMUM OF 50'.
- AGGREGATE SIZE SHALL BE 2" CRUSHED STONE OR GRAVEL.
- DETAIL BASED ON RHODE DEPARTMENT OF TRANSPORTATION DETAIL, R.I. STANDARD SECTION 211, CONSTRUCTION ACCESS.



FILTREXX® SEDIMENT CONTROL NTS

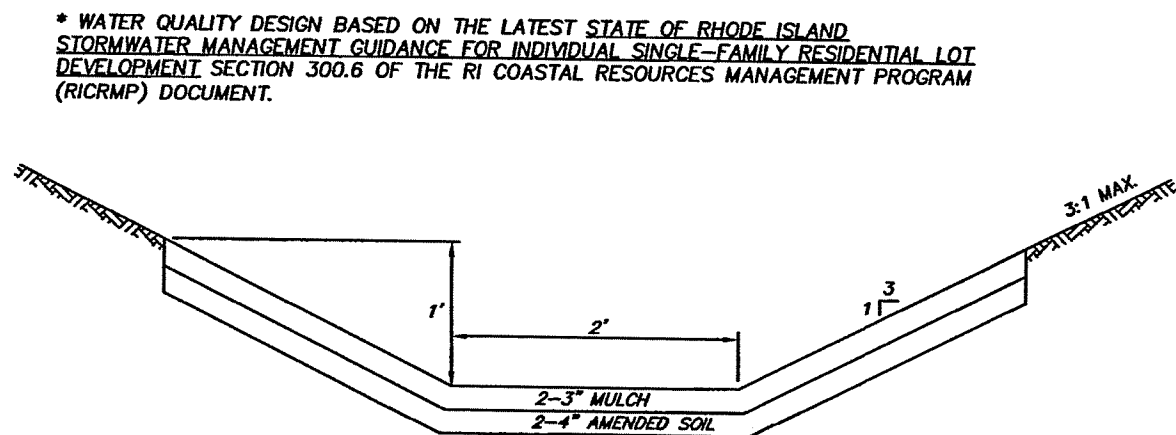


STORMWATER MANAGEMENT/WATER QUALITY DESIGN CALCULATIONS

AREAS REQUIRED FOR WATER QUALITY VOLUME (WQV)
 PROPOSED DRIVEWAY AREA & HOUSE = 2,900 SF
 2,900 SF X 1" = 242 CF; 300 CF PROVIDED

ADDITIONAL STORMWATER FACILITIES DESIGNED FOR A 25-YEAR STORM PER TOWN OF EAST GREENWICH REQUIREMENTS:
 PRE-DEVELOPMENT PEAK FLOW & VOLUME: Q25 = 5.0 CFS V25 = 19,234 CF
 POST-DEVELOPMENT PEAK FLOW & VOLUME: Q25 = 5.3 CFS V25 = 20,434 CF

STORAGE AREA PROVIDED BY SWALE: 300 CF
 ADDITIONAL STORAGE PROVIDED PROPOSED RETENTION AREA: 900 CF
 TOTAL STORAGE AREA PROVIDED: 1,200 CF



- NOTES:
- SWALE SEEDING SHALL BE AN EQUAL MIXTURE OF CREEPING RED FESCUE & TALL FESCUE.
 - SLOPES AND OTHER AREAS SHALL BE LOAMED AND SEEDDED AS PER THE SOIL STABILIZATION AND PLANTING PROGRAM LISTED ON THIS SHEET.
 - SWALE AREA TO BE PROTECTED WITH TEMPORARY EROSION CONTROL MATTING TO BE INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS.

VEGETATED GRASS SWALE NOT TO SCALE

FILTER SOCK NOTES:

- Soxx™ shall meet Filtrrexx Soxx™ Specifications and use Filtrrexx GrowingMedia™.
- Contractor is required to be a Filtrrexx Certified™ Installer.
- Soxx™ must be installed and stabilized before flow is allowed from culverts and storm outlets.
- Land surface shall be cleared of debris, including rocks, roots, large clods, and sticks prior to Soxx™ installation.
- Channel bed shall be made smooth prior to installation of Soxx™.
- Soil bed may be compacted and graded prior to installation.
- The upslope end of the Soxx™ shall be installed under the lip of the culvert or outlet drain to ensure initial storm flow contact is on top of the Soxx™, not under or in front of the system.
- Soxx™ shall be placed parallel to water flow, where socks are tightly abutted to prevent water seepage between and underneath the Soxx™.
- Once in place, Soxx™ shall be lightly compacted and abutting edges leveled to tighten seal between socks and encourage even water flow over Soxx™ system.
- Stakes shall be installed through the middle of the Soxx™ on 10 ft (3m) centers, using 2 in (50mm) by 2 in (50mm) by 3 ft (1m) wooden stakes. Top of stakes should be cut off, leaving 3 in (75mm) above the top of the Soxx™.
- Soxx™ may be seeded at the time of application, seed selection will be determined by the Engineer.

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. 20-0119
 DATED JUL 20 2020
 FILED UNDER SAME DATE.

DATE	REVISIONS

DAVID D. GARDNER
 No. 1809
 PROFESSIONAL LAND SURVEYOR

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 ENGINEERS • SURVEYORS • PLANNERS

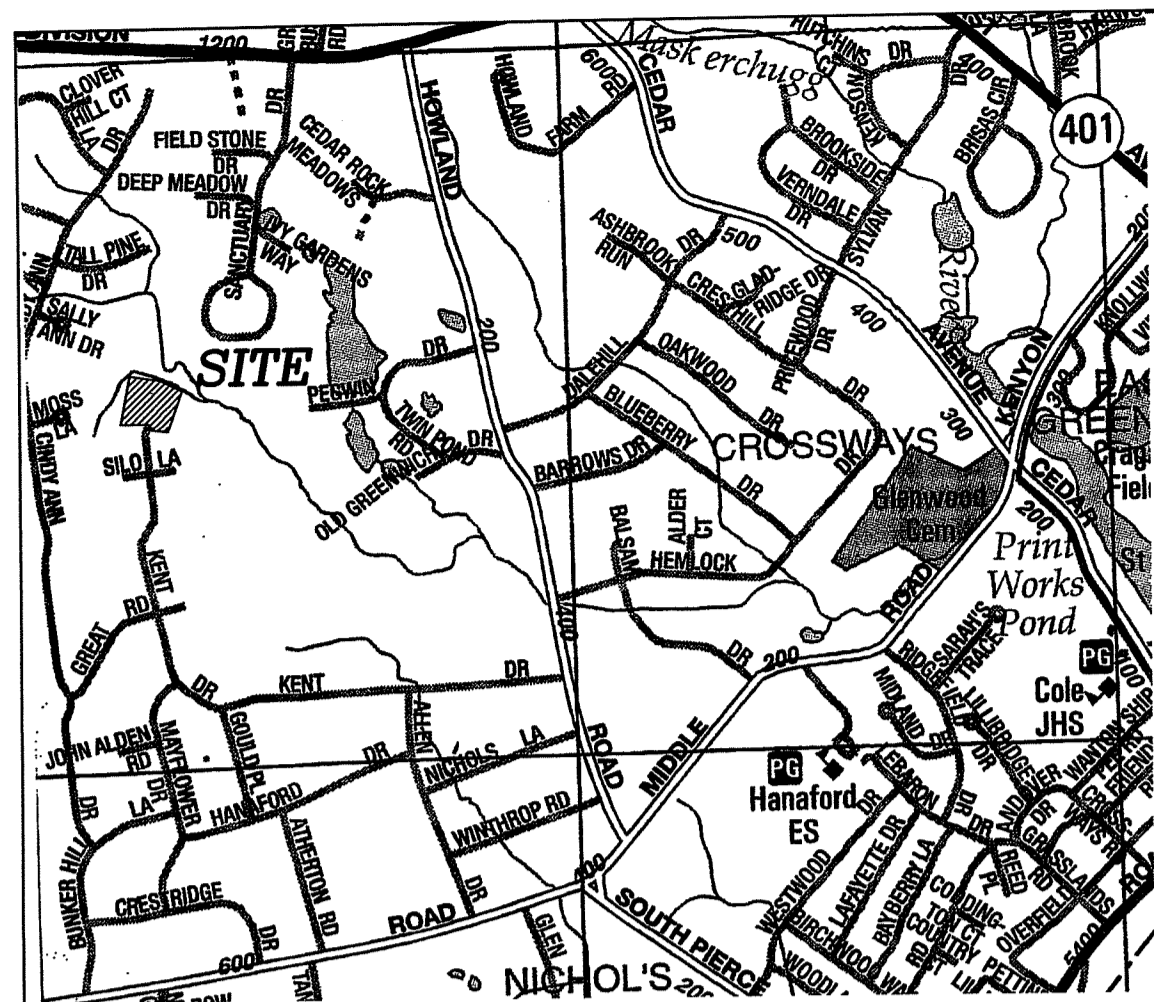
RIDEM WETLANDS REQUEST FOR PRELIMINARY DETERMINATION

PROPOSED NOTES & DETAILS
 TURCHETTA PLAT
 IN
 EAST GREENWICH, RI
 FOR
 BRAD J. & CATHERINE A. TURCHETTA
 A.P. 10 LOT 361 (SUB-LOT 2)

DATE ISSUED: 5/28/20
SCALE: AS NOTED
DESIGNED BY: DDG
DRAWN BY: SBC
CHECKED BY: DDG
JOB NO.: 18-044
DWG NO.: 18-044

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JUN 1 2020
 2
 Per DGM
 SHEET 2 OF 3



LOCATION MAP

- LEGEND (EXISTING)**
- GRANITE MONUMENT FOUND
 - DRILL HOLE FOUND
 - 5/8" REBAR WITH PLASTIC CAP
 - UTILITY POLE
 - - - BOUNDARY PROPERTY LINE
 - ▭ STONE WALL
-
- W — WATER LINE
 - E — EDGE OF WOODS
 - S — STOCKADE FENCE
 - - - 127 - - - EXISTING CONTOUR
 - - - EDGE OF PAVEMENT
 - UTILITY POLE
 - ⊙ SEWER MANHOLE
 - ⊙ DRAINAGE MANHOLE
 - WC GATE VALVE
 - - - GRADE TO DRAIN
 - - - LIMIT OF THE DISTURBANCE
 - - - PROPOSED ROOF LEADER (4" PVC OR HDPE)

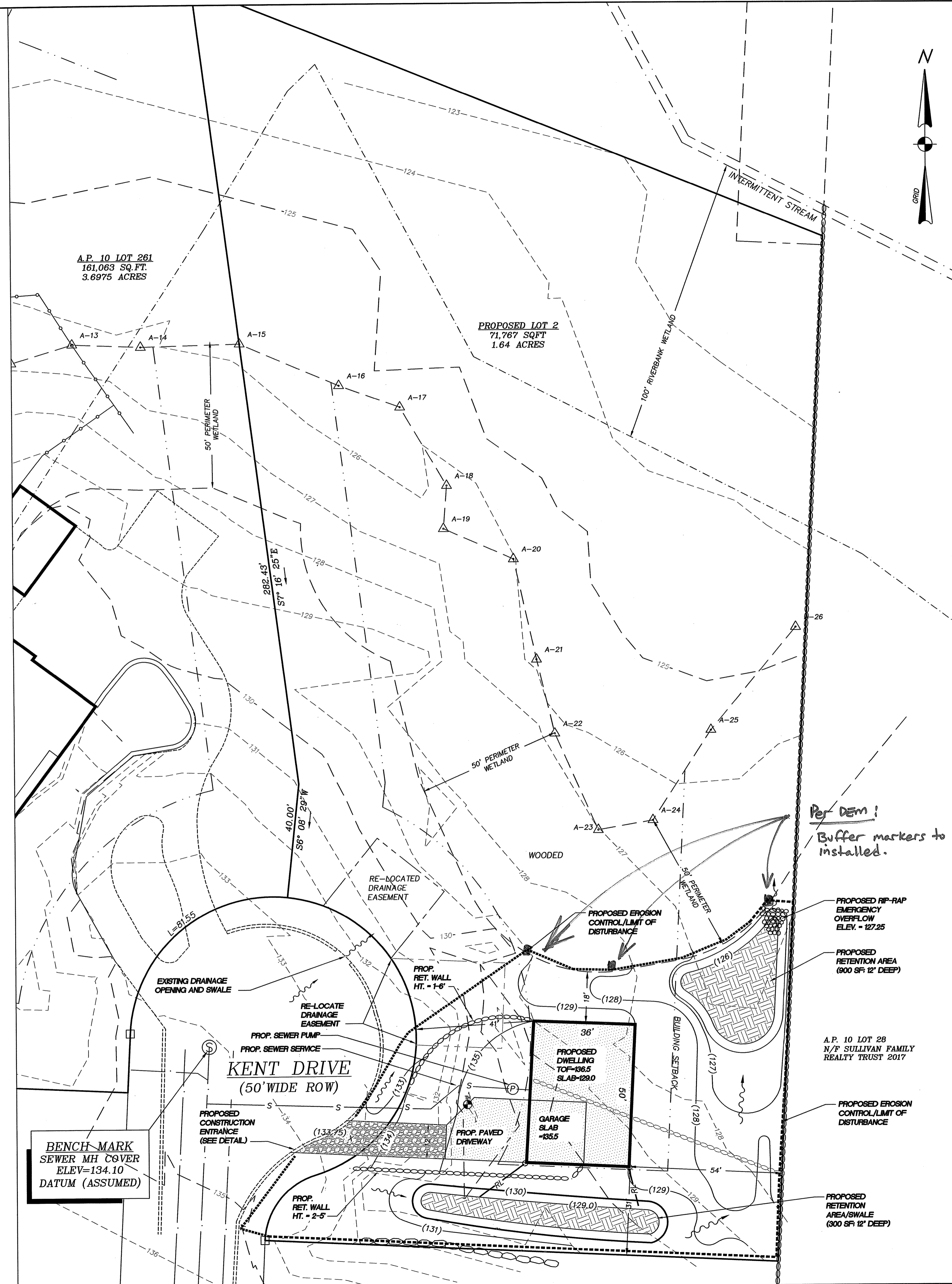
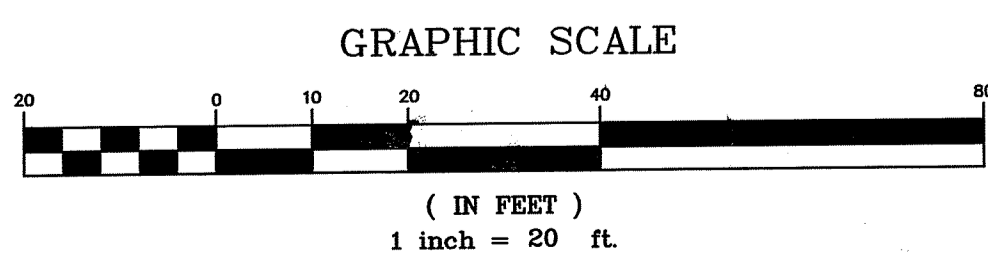
SOILS

- BmB - Bridgehampton silt loam, 3 to 8 percent slopes (Hydrologic Soil Group: B)
- WbB - Wapping silt loam, 3 to 8 percent slopes (Hydrologic Soil Group: C)
- RC - Raypol silt loam (Hydrologic Soil Group: C/D)

STORMWATER DESIGN*

WATER QUALITY VOLUME:
 WQV = 2,900 SF± (IMPERVIOUS AREA) PERVIOUS * 1" = 242 CF

* WQV DESIGN BASED ON THE LATEST STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT SECTION 300.6 OF THE RI COASTAL RESOURCES MANAGEMENT PROGRAM (RICRMP) DOCUMENT AND RULE 7.12 OF THE DEM RULES AND REGULATIONS GOVERNING THE ADMINISTRATION OF THE RI FRESHWATER WETLANDS ACT.



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. 20-014
 DATED JUL 20 2020
 SEE LETTER OF SAME DATE.

ZONING R-30

- MINIMUM LOT SIZE 30,000 sqft
 - MINIMUM FRONTAGE 150 FEET
 - MAXIMUM LOT COVERAGE STRUCTURE 25%
 - MAXIMUM LOT COVERAGE PAVEMENT 60%
- DIMENSIONAL SETBACKS**
- FRONT YARD 40'
 - REAR YARD 30'
 - SIDE YARD 40'

OWNER OF RECORD

BRAD J. & CATHERINE A. TURCHETTA
 360 KENT DRIVE
 EAST GREENWICH, RI
 SEE L.E. VOLUME 1380 PAGE 118

NOTES

1. PROPOSED PARCEL (LOT 2) IS BEING SUBDIVIDED FROM AP 10 LOT 61 AND WILL CONSIST OF 1.64 ACRES.
2. PARCEL IS NOT LOCATED IN A NATURAL HERITAGE AREA.
3. A PORTION OF THE PROPERTY DOES FALL WITHIN ZONE A ON MAP PANEL 44003CO136G PANEL EFFECTIVE DATE 12-2-2010.
4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY AND RECORD PLANS ACQUIRED FROM THE UTILITY COMPANIES. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON.
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6. PROPOSED LOT TO BE SERVICED BY PUBLIC UTILITIES.
7. WETLANDS ARE PRESENT ON SITE.
8. WETLAND DELINEATION WAS PERFORMED BY NATURAL RESOURCES SERVICES, INC. IN OCTOBER 25, 2018.
9. WETLAND EDGE VERIFIED BY RIDEM PER APPLICATION NO. 19-0316, FEBRUARY 14, 2020.

REFERENCES

1. CINDYANN FARM SUBDIVISION NO. 10 OWNER & DEVELOPER STANLEY R. PUZA 55 LIMEROCK DRIVE EAST GREENWICH, RI BY GORDON R. ARCHIBALD, INC. PROFESSIONAL ENGINEERS 56 PINE STREET, PROVIDENCE, RI APRIL, 1980 SCALE 1"=40' RECORDED ON PLAT CARD 309
2. CINDYANN FARM SUBDIVISION NO. 4 EAST GREENWICH, RI QUAKER REALTY CORP OWNER BY SCALE 1"=50' MARCH 1966 BY ROBERT S. HARTMAN PROF. ENG'R
3. CINDYANN FARM SUBDIVISION NO. 3 EAST GREENWICH, RI QUEEN'S GRANT DEVEL. OWNER BY SCALE 1"=50' SEPT. 1965 BY ROBERT S. HARTMAN PROF. ENG'R

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 EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:
 COMPILATION PLAN CLASS IV
 TOPOGRAPHIC SURVEY T-4
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PROPOSED SITE PLAN

BY DAVID D. GARDNER PLS LICENSE NO. 1809
 COA NO. A359

DATE	REVISIONS

DAVID D. GARDNER
 No. 1809
 PROFESSIONAL LAND SURVEYOR

DAVID D. GARDNER & ASSOCIATES, INC.
 1 HOPE COURT
 BARRINGTON, RHODE ISLAND 02806
 (401) 738-3200 | FAX: (401) 739-4740
 ENGINEERS • SURVEYORS • PLANNERS

RIDEM WETLANDS REQUEST FOR PRELIMINARY DETERMINATION

PROPOSED SITE PLAN
 TURCHETTA PLAT
 IN
 EAST GREENWICH, RI
 FOR
 BRAD J. & CATHERINE A. TURCHETTA
 A.P. 10 LOT 361 (SUB-LOT 2)

DATE ISSUED: 5/28/20
SCALE: 1"=20'
DESIGNED BY: DDG
DRAWN BY: SBC
CHECKED BY: DDG
JOB NO.: 18-044
DWG NO.: 18-044

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