

BUCKS HORN MEADOW

7 LOT CLUSTER SUBDIVISION

FINAL SUBMISSION

LEGEND & SYMBOLS

- ROCK WALL
- DRAINAGE LINE
- Silt fence delimiting the LOD (Limits Of Development)
- ▲▲▲ WETLAND LIMITS
- ~ FIBER ROLLS
- ~ GRAVEL BAGS
- WATER LINE
- ||||| 6" CPP (Corrugate Plastic Pipe)
- ELECTRIC LINE
- ⊕ TEST HOLES
- ⊕ CHEROKEE PRINCESS
- ⊕ TULIP
- LINDEN
- ⊕ WETLANDS
- POLE
- ⊕ WELL

DRAWING INDEX:

SHEET NO.	DRAWING
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	PROPOSED CONDITIONS PLAN 1
4.	PROPOSED CONDITIONS PLAN 2
5.	EROSION SOIL STABILIZATION PLAN FOR CONSTRUCTION PERIOD
6.	LOT 1 - DRAINAGE AND OWTS PLAN
7.	LOT 2 - DRAINAGE AND OWTS PLAN
8.	LOT 3 - DRAINAGE AND OWTS PLAN
9.	LOT 4 - DRAINAGE AND OWTS PLAN
10.	LOT 5 - DRAINAGE AND OWTS PLAN
11.	LOT 6 - DRAINAGE AND OWTS PLAN
12.	LOT 7 - DRAINAGE AND OWTS PLAN
13.	DRAINAGE SHEET 1 FROM 3+81 TO 8+13
14.	DRAINAGE SHEET 2 FROM 1+30 TO 3+81
15.	DRAINAGE SHEET 3 FROM 0+34 TO 1+30
16.	LANDSCAPE PLAN
17.	WATERSHED PLAN

FLAT RIVER ROAD

COVENTRY, RHODE ISLAND

ASSESSOR'S PLAT 315, LOTS 80 & 95

REFERENCES:

- Addendum to Drainage Calculation Report for Buck Horn Meadow Submitted on June 1, 2023.
- Buck Horn Meadow Drainage Calculations & Report. Operation and Maintenance Plans
- DEM Review comments July 13, 2023

APPLICANT / OWNER

Padula Builders Inc.
1430 Main Street
West Warwick, RI 02893
(401) 828-7500

LEGAL COUNSEL

NOLAN, BRUNERO, CRONIN, & FERRARA LTD.
JOHN BRUNERO
1070 MAIN STREET
Coventry, RI 02816
(401) 828-5800

PROJECT SURVEYOR

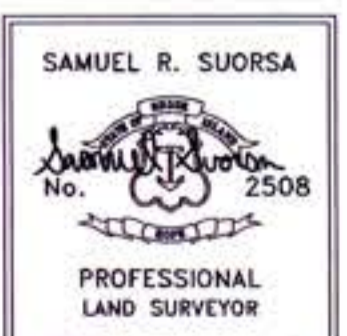
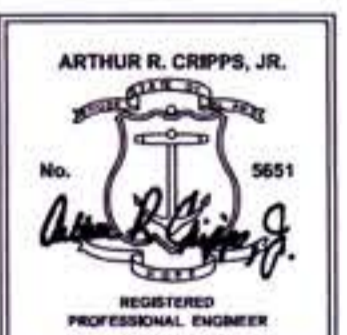
Coventry Survey Co., Inc.
46 SOUTH MAIN STREET
Coventry, RI 02816
(401) 823-5028

PROJECT ENGINEER

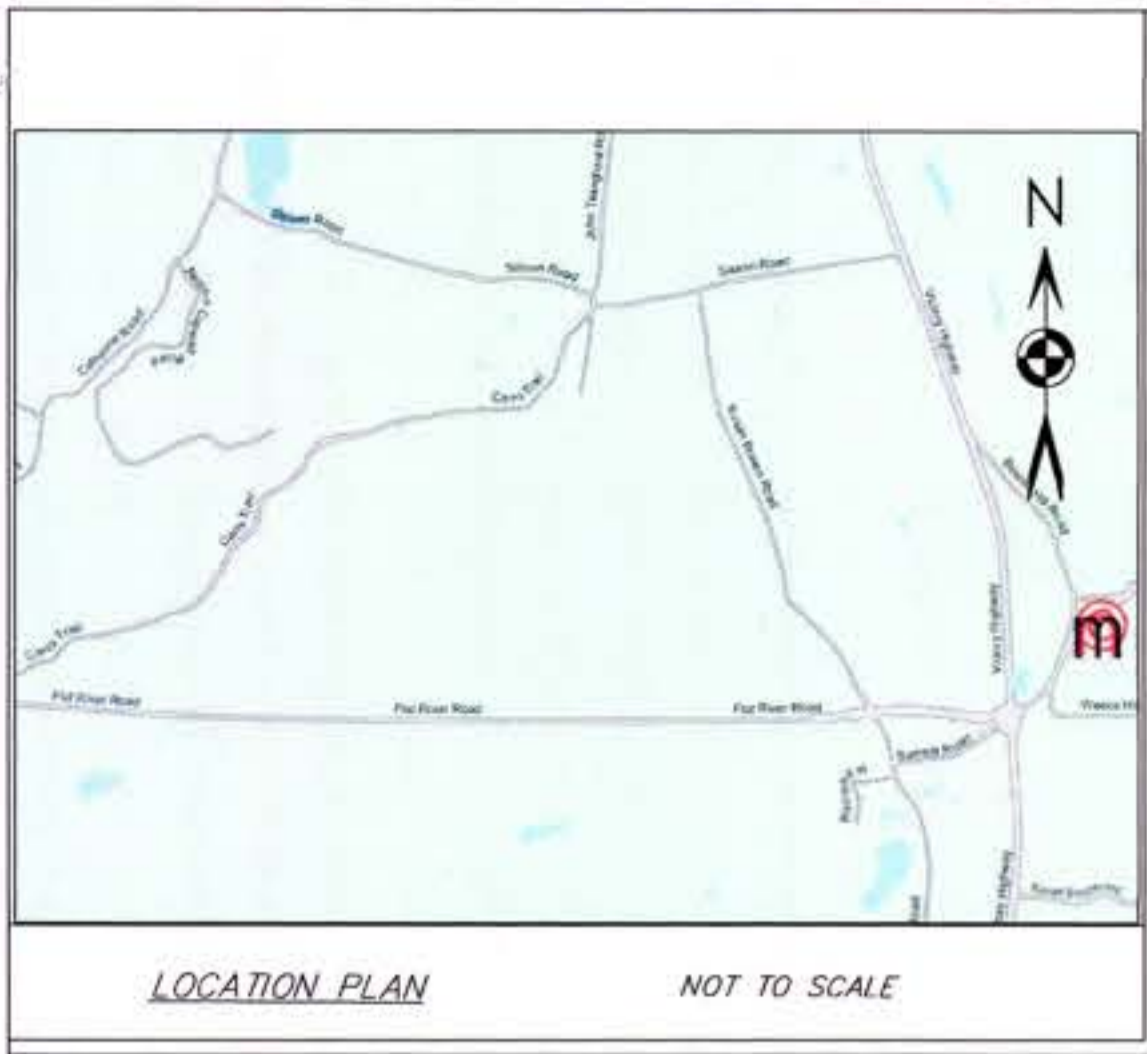
Arthur R. Cripps Jr., PE.
200 Shippee Plat Road
Coventry, RI 02816
(401) 258-8098

WETLAND SCIENTIST APPLIED BIO-SYSTEMS, INC.

Linda Steere & Jason Schwartz
P.O. Box 985
West Kingston, RI 02892
(401) 784 - 6740



Date:
NOVEMBER 4, 2025



- Legend:**
- ▲ WETLANDS DELINEATION FLAG
 - SOIL EVALUATION TEST HOLE
 - W WETLAND SYMBOL
 - STONE WALL

These proposed parcels are not located within any Natural Heritage Areas, Historic Districts, or Groundwater Protection Areas

Land Information:
 Zoning: R-5
 Fire District: Western Coventry - (401) 397-5916

FEMA Flood Plain:
 Zoning: X & A
 FEMA #: 454003C0080G
 eff. 12/3/2010
 Area of Minimal Flood Hazard
 (Location and flood elevation of FEMA Zone A not determined)

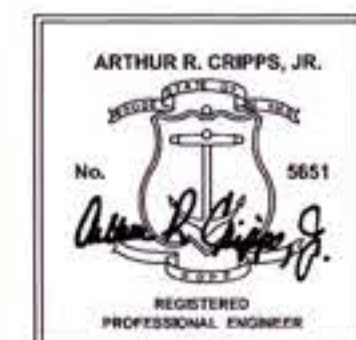
References:
 Survey maps by Boyer Associates - March 2004
 Survey maps by Carrigan Engineering, Inc. - June 2005
 Letter of findings, Applied Bio-Systems - June 25, 2021

Map Notes:
 1. Wetlands flagged by Applied Bio-Systems, Inc.

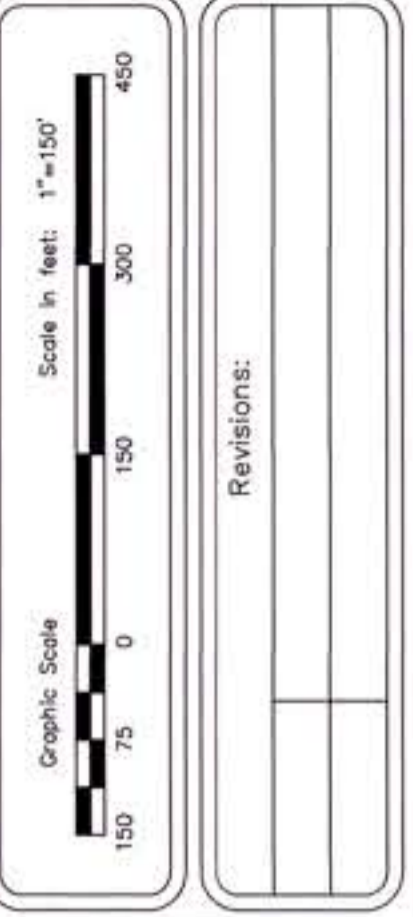
CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- | | |
|---|--------------------------------|
| (A) TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY | MEASUREMENT SPECIFICATION
I |
| (B) OTHER TYPE OF SURVEY:
DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES AND TOPOGRAPHY | III |
| (C) STATEMENT OF PURPOSE:
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH RECORD BOUNDARY LINES AND TO SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES. | |

BY: Samuel Suorsa 2/9/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE
 Samuel R. Suorsa, PLS
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME
 A-68
 CERTIFICATE OF AUTHORIZATION NO.



PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shipppee Flat Road
 Coventry, RI 02816



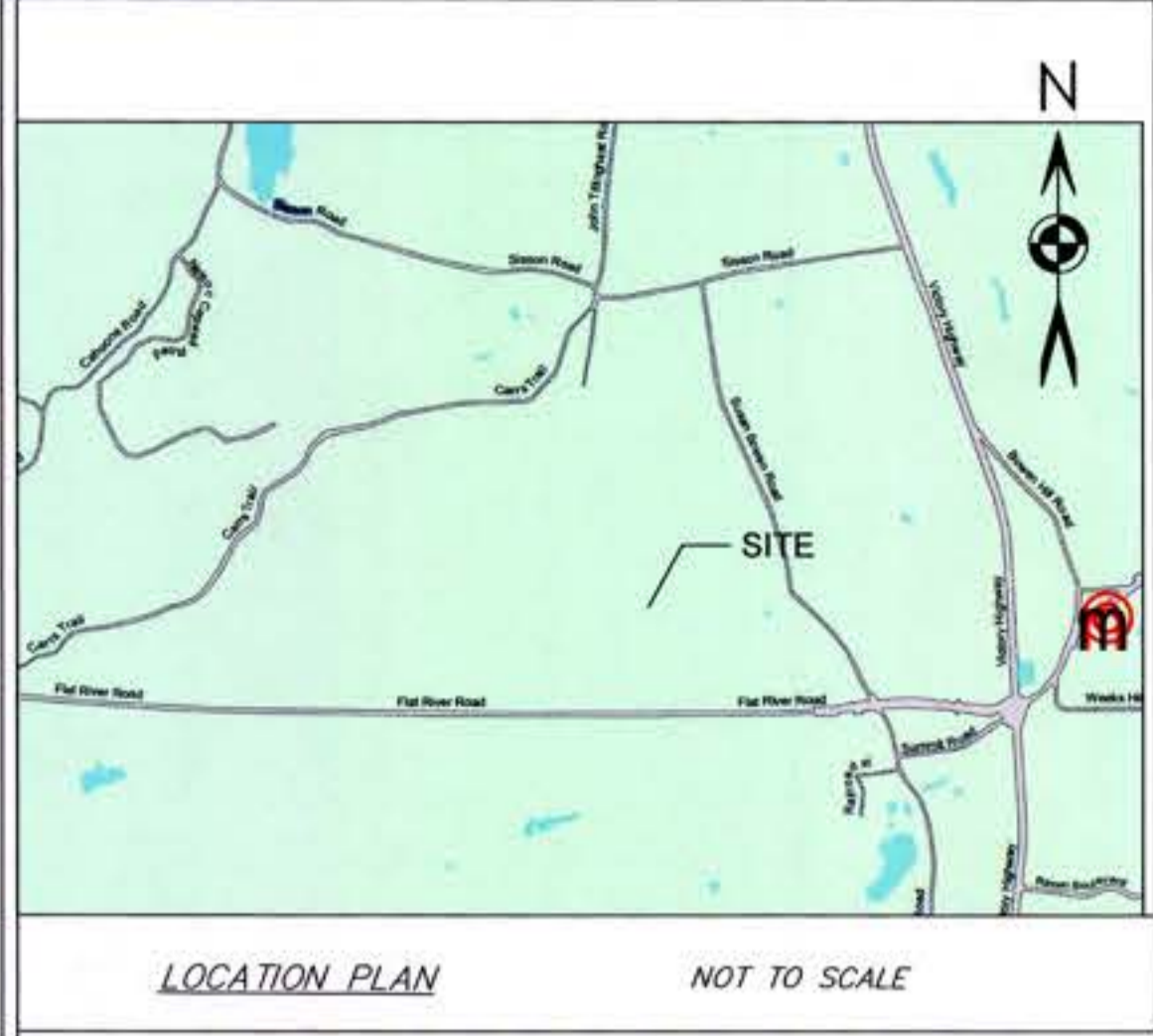
SAMUEL R. SUORSA
 No. 2508
 PROFESSIONAL LAND SURVEYOR

GOVENTRY Co. SURVEY Co.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / OWTs Designs

Final Submission
 Existing Conditions Plan for Bucks Horn Meadow
 on Flat River Road
 in the Town of Coventry, Rhode Island
 Assessor's Plat 315 / Lots 80 & 95
 Prepared for: Padula Builders Inc.
 1430 Main Street, West Warwick, Rhode Island 02816

Date:
 NOV. 4TH, 2025

Sheet 2 of 17



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 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 TO ESTABLISH RECORD BOUNDARY LINES AND TO SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES AND THE PROPOSED 6 LOT SUBDIVISION.

BY: Samuel Suorsa 2/9/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE
 Samuel R. Suorsa, PLS
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME
 A-6B
 CERTIFICATE OF AUTHORIZATION NO.

OPEN SPACE CALCULATIONS

OPEN SPACE	REQ'D	PROPOSED
TOTAL AREA	20.99 AC.	37.8 AC.
SUITABLE AREA	10.50 AC.	13.5 AC.

NOTE: OS AREAS DO NOT INCLUDE DRAINAGE AREAS
 AREAS DO NOT INCLUDE: >20% SLOPES, WETLANDS/BUFFERS & FLOOD ZONES

Area and Zoning Summary Table

PROPOSED LOT	REQUIRED	EXISTING	PROPOSED
PROPOSED LOT 1	LOT AREA 43,560 SF	2,321,179 SF	103,005 SF
	FRONTAGE 150 FEET	282 FEET	154 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET
PROPOSED LOT 2	LOT AREA 43,560 SF	2,321,179 SF	89,824 SF
	FRONTAGE 150 FEET	282 FEET	154 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET
PROPOSED LOT 3	LOT AREA 43,560 SF	2,321,179 SF	82,113 SF
	FRONTAGE 150 FEET	282 FEET	181 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET
PROPOSED LOT 4	LOT AREA 43,560 SF	2,321,179 SF	96,467 SF
	FRONTAGE 150 FEET	282 FEET	151 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET
PROPOSED LOT 5	LOT AREA 43,560 SF	2,321,179 SF	84,987 SF
	FRONTAGE 150 FEET	282 FEET	156 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET
PROPOSED LOT 6	LOT AREA 43,560 SF	2,321,179 SF	71,792 SF
	FRONTAGE 150 FEET	282 FEET	154 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET
PROPOSED LOT 7	LOT AREA 43,560 SF	2,321,179 SF	67,042 SF
	FRONTAGE 150 FEET	282 FEET	152 FEET
	SIDE SETBACK 35 FEET	85 FEET	35 FEET

Cluster Development with no Water or Sewer Dimensional Regulations:
 Minimum Area: 43,560 Sq Ft
 Minimum Lot Width Frontage: 150'
 Front Setback: 25 Feet
 Side Setback: 35 Feet
 Rear Setback: 40 Feet
 Maximum Lot Coverage: 25%
 Maximum Building Height: 35'

These proposed parcels will be serviced by wells and septic systems

These proposed parcels are not located within any Natural Heritage Areas, Historic Districts, or Groundwater Protection Areas

The proposed roadway to be 24' wide with asphalt berm. No sidewalks are being proposed. Tree plantings will be spaced 30' on center along the proposed roadway 10' from the edge of asphalt.

PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shippee Flat Road
 Coventry, RI 02816

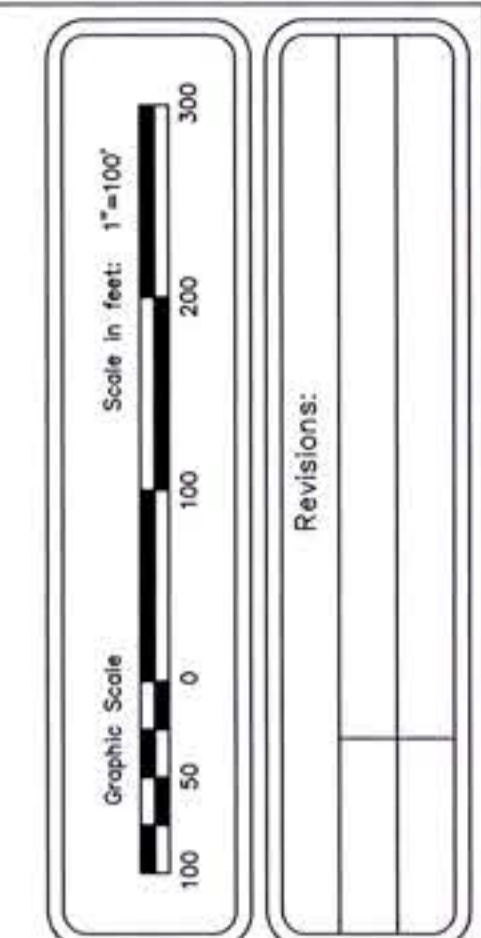
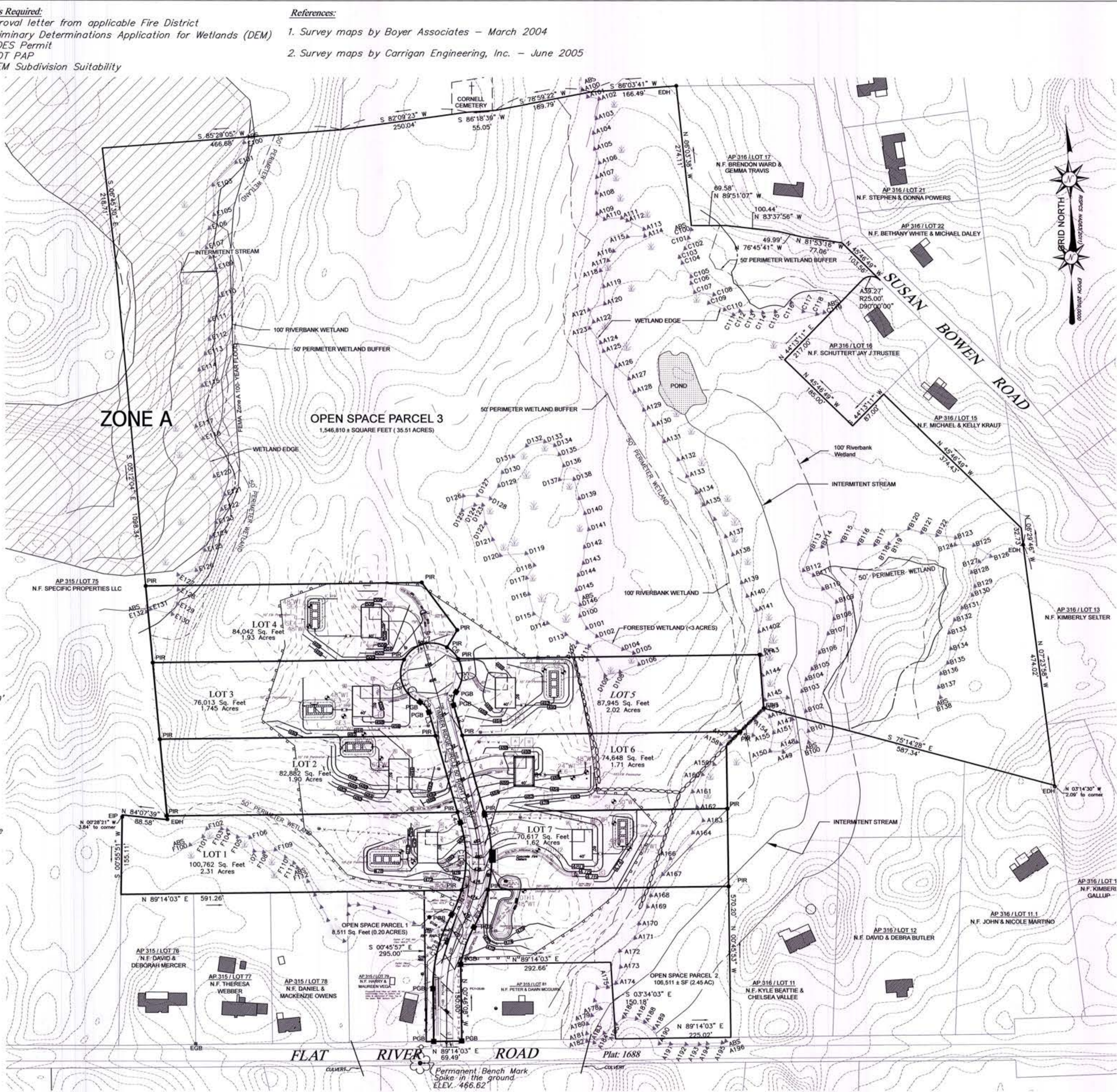
ALLOWABLE LOT NUMBER CALCULATION:
 TOTAL AREA - (UNSUITABLE + ROADWAY) = NUMBER OF LOTS ALLOWED
 ZONE AREA
 53 ACRES - (14+1) = 38
 5 ACRES/LOT = 7.6 = 7 LOTS ALLOWED

NOTE: 6 Catch basins
 NOTE: 0 YARDS OF GRAVEL TO BE REMOVED FROM SITE.
 NOTE: 35 PROPOSED MONUMENTS

- Legend:**
- WETLAND DELINEATION FLAG
 - SOIL EVALUATION TEST HOLE
 - WETLAND SYMBOL
 - STONE WALL
 - PROPOSED IRON ROD
 - PROPOSED GRANITE BOUND
 - PROPOSED/EXISTING WELL
 - PROPOSED SILT FENCE (Line of disturbance)
- Permits Required:**
- Approval letter from applicable Fire District
 - Preliminary Determinations Application for Wetlands (DEM)
 - RIPDES Permit
 - RIDOT PAP
 - RIDEM Subdivision Suitability
- References:**
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 - Survey maps by Carrigan Engineering, Inc. - June 2005

Land Information:
 Zoning: R-5
 Fire District: Western Coventry (401) 397-5916

FEMA Flood Plain:
 Zoning: X
 FEMA #: 454003C0080G
 eff. 12/3/2010
 Area of Minimal Flood Hazard
 (Location and flood elevation of FEMA Zone A not determined)



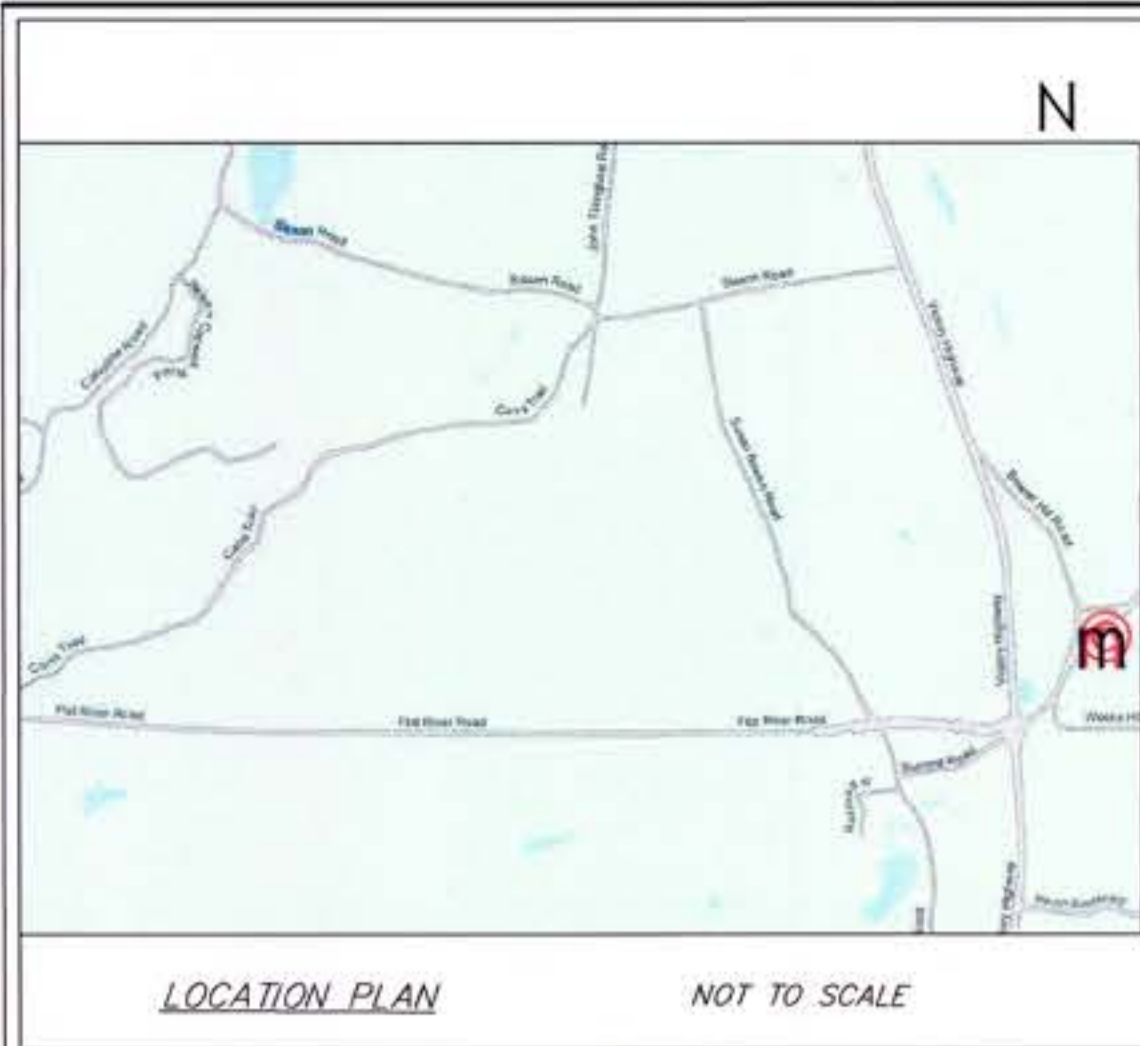
SAMUEL R. SUORSA
 No. 2508
 PROFESSIONAL LAND SURVEYOR

GOVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / OMTS Designs

Final Submission
 Proposed Conditions Plan - 1 for Bucks Horn Meadow on Flat River Road in the Town of Coventry, Rhode Island Assessor's Plat 315 / Lots 80 & 95 Prepared for: Padula Builders Inc. 14-30 Main Street, West Warwick, Rhode Island 02816

Date: NOV 4TH, 2025

Sheet 3 of 17



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- WETLAND DELINEATION FLAG
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PHASES OF THE PROJECT

- The Project will be developed in two phases.
- PHASES:
- PHASE No. 1: Will be developed the Street and the Lots 5, 6 & 7, that will represent a disturbed area of 4.6 acres.
 - PHASE No. 2: Will be developed the Lots 1, 2, 3 & 4, that will represent a disturbed area of 3.9 acres.

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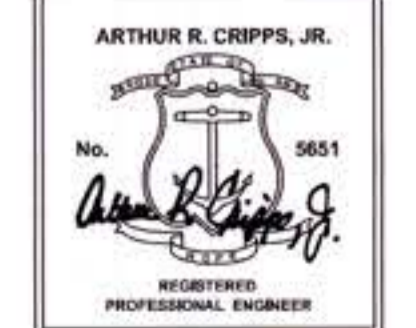
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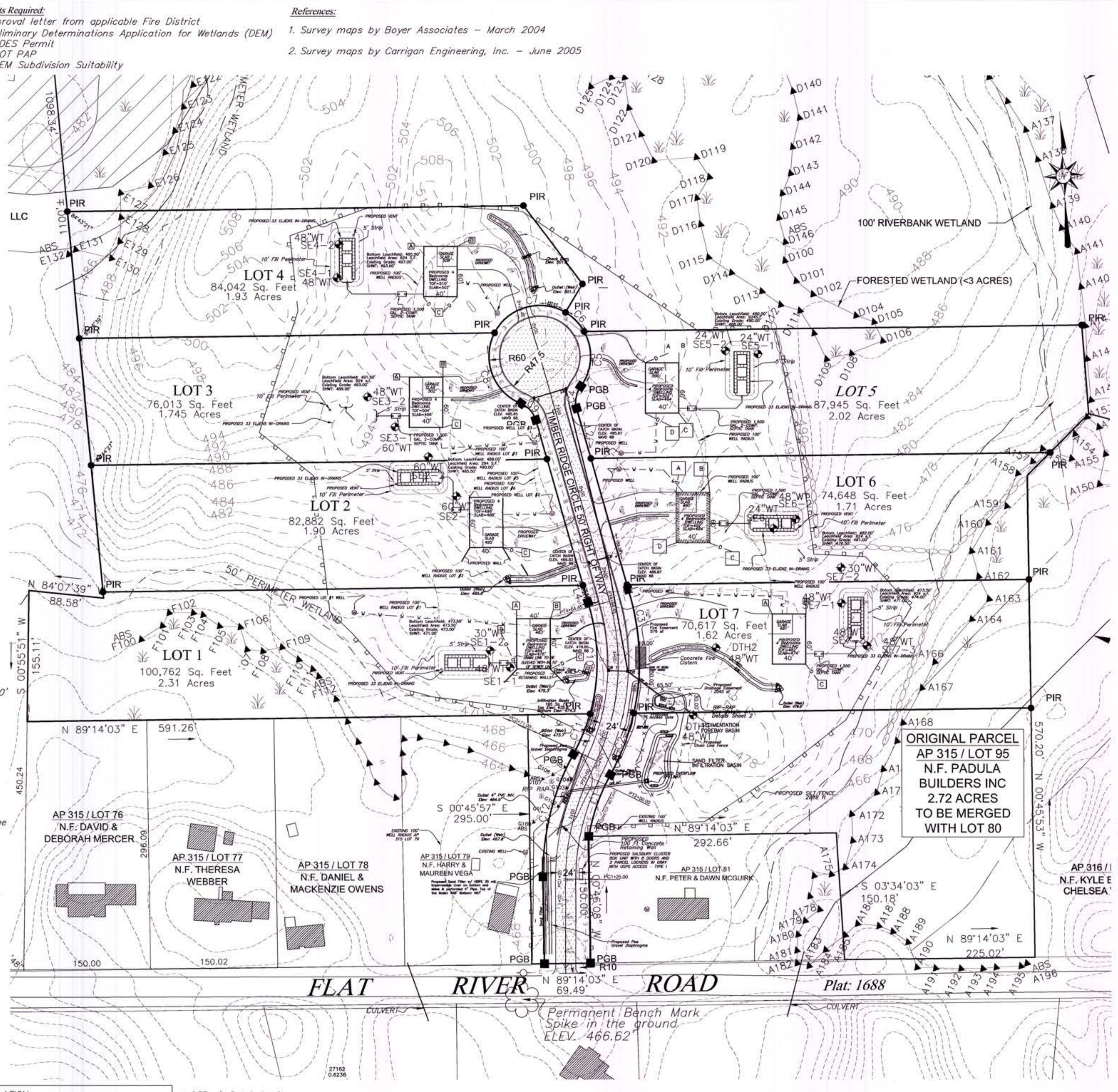
PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shippesee Road
 Coventry, RI 02816

ALLOWABLE LOT NUMBER CALCULATION:

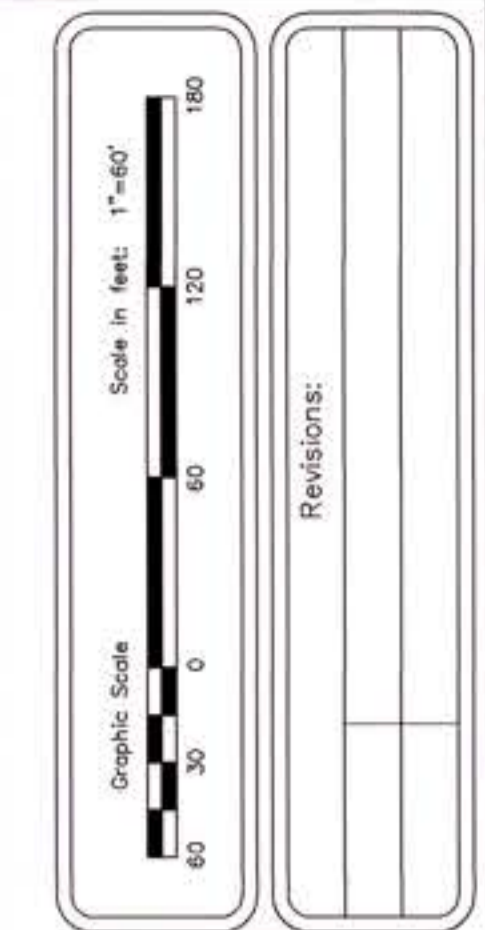
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- NOTE: 6 Catch basins
- NOTE: 0 YARDS OF GRAVEL TO BE REMOVED FROM SITE.
- NOTE: 35 PROPOSED MONUMENTS



ORIGINAL PARCEL
 AP 315 / LOT 95
 N.F. PADULA BUILDERS INC
 2.72 ACRES
 TO BE MERGED WITH LOT 80



SAMUEL R. SUORSA
 No. 2508
 PROFESSIONAL LAND SURVEYOR

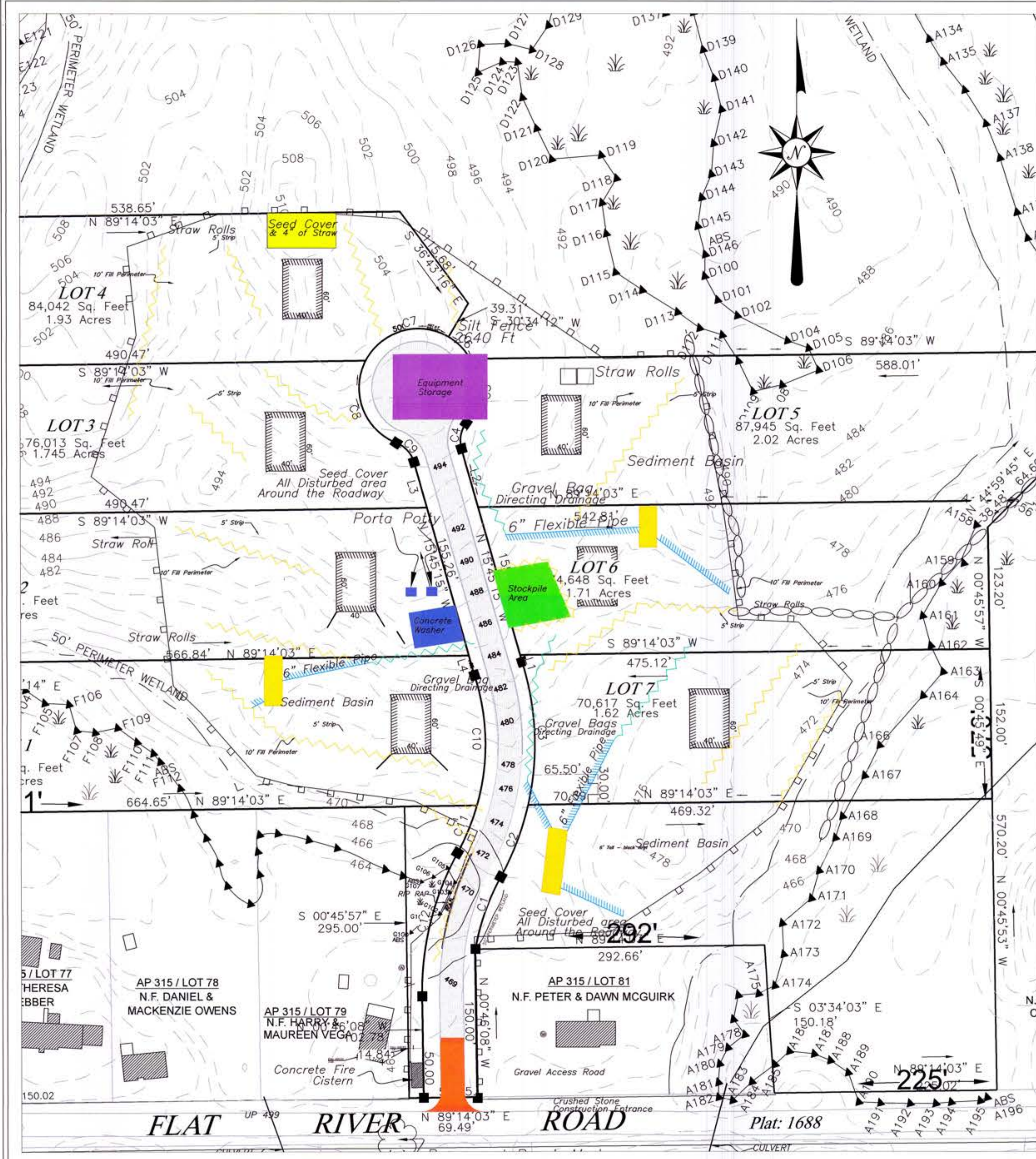
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Date: NOV 4TH 2025

Sheet 4 of 17



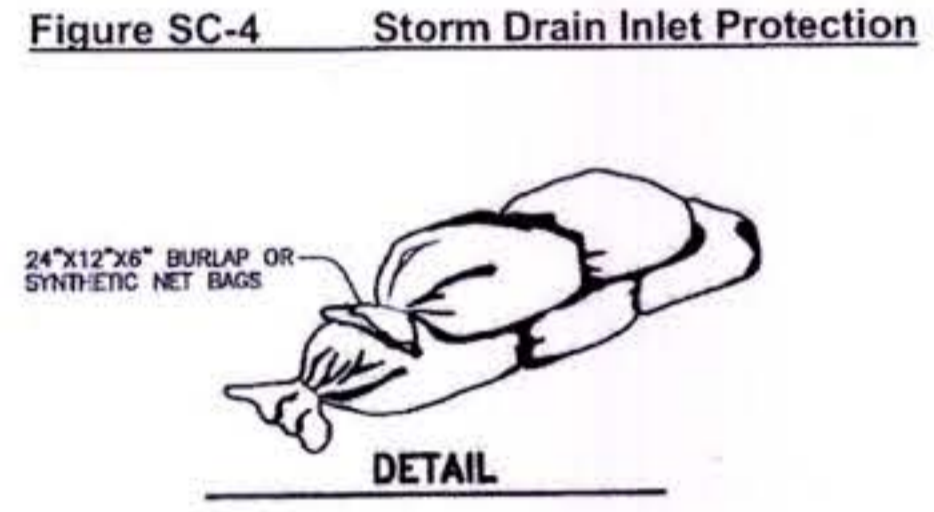
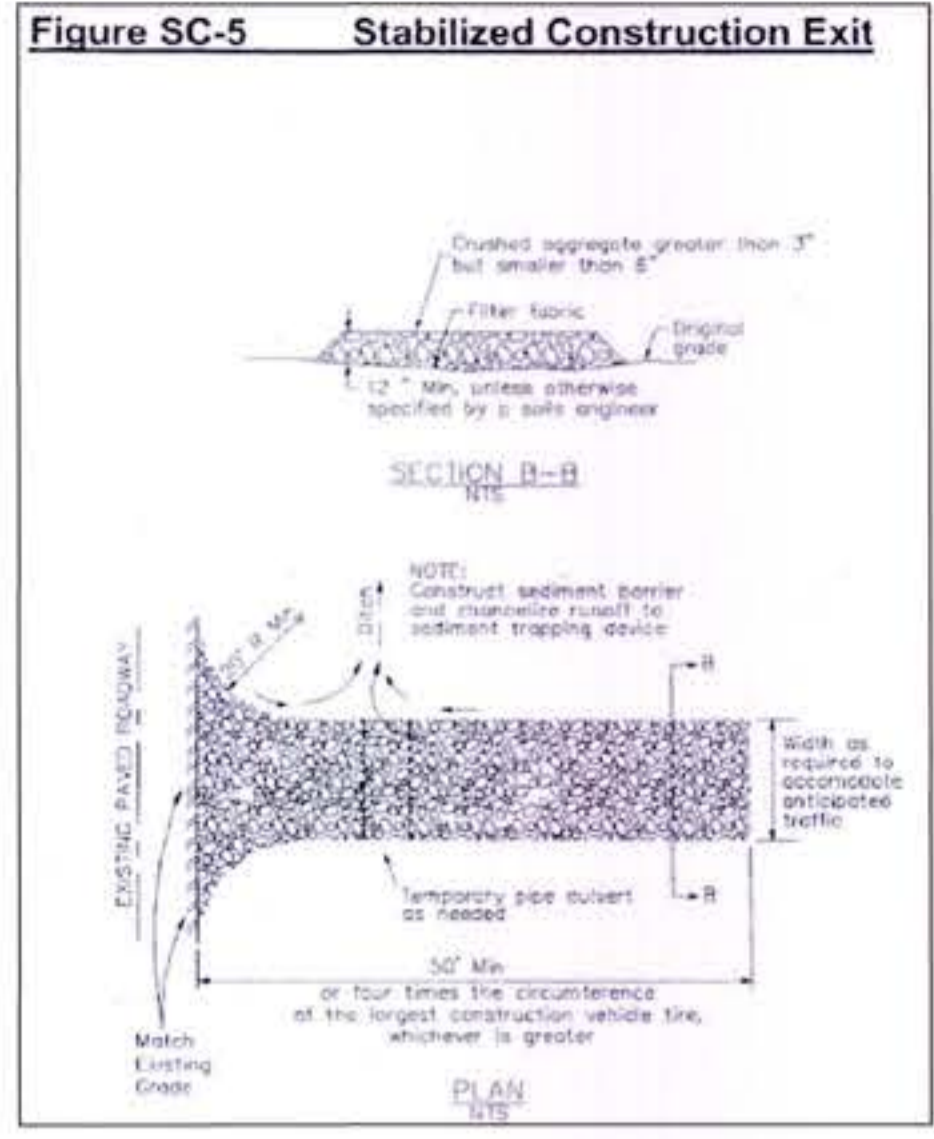
EROSION SOIL STABILIZATION PLAN FOR CONSTRUCTION PERIOD

NOTE:

- The elements shown on this plan that belong to the soil stabilization and erosion control plan, are temporary, and not relevant to the project.
- The Project will be developed in two (2) Phases, consequently the elements used will depend on the phase that is being developed.

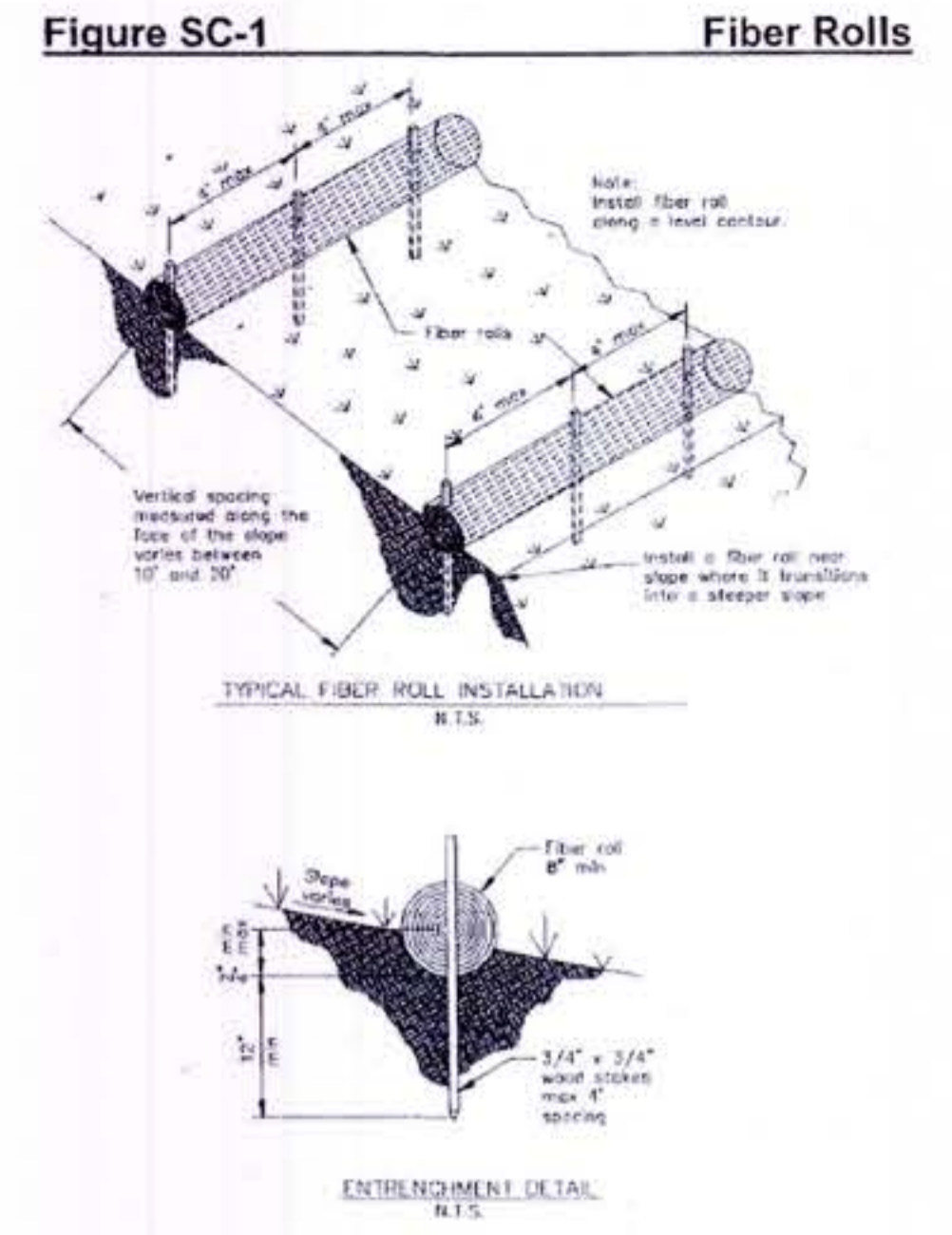
PHASES:

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- NOTES:**
1. FILL ROCK BARRIER BAGS 3/4 FULL OF 3/4\"/>

- Erosion Soil Stabilization LEGEND**
- Stockpile Area
 - Concrete Washer & Porta Potty
 - Equipment Storage
 - Gravel Access Road
 - Crushed Stone Construction Entrance
 - Seed Cover
 - Sediment Basin
 - Straw Rolls (Fiber Rolls)
 - 6\"/>



Erosion Control Blankets (ECB)

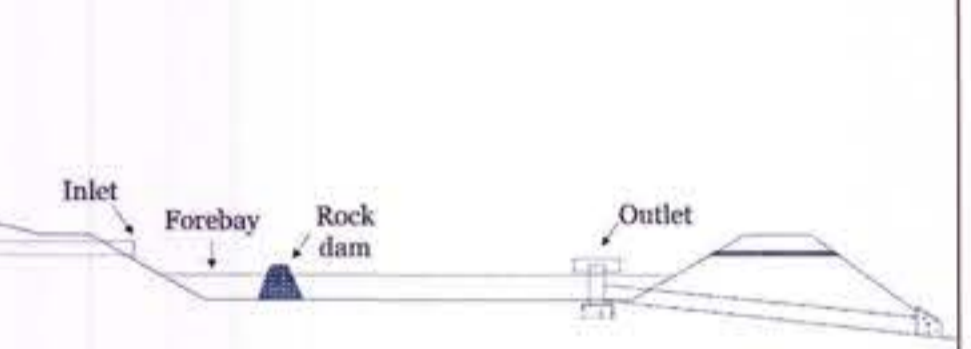
Material	ECB Type 3		ECB Type 4	
	Straw/Cocoanut	Wood	Cocoanut	Wood
Min. Thickness (ASTM D 6525)	0.25 inch	0.25 inch	0.25 inch	0.30 inch
Max. Shear Stress at 0.5 inch soil loss (ASTM D 6460)	1.75 lbs/ft ²	2.00 lbs/ft ²	2.25 lbs/ft ²	2.25 lbs/ft ²
Slope Gradient Application	≤ 1:3H:1V	≤ 1.5H:1V	≤ 1H:1V	≤ 1H:1V
Functional Longevity	12 to 24 months		> 24 months	

Erosion Control Blankets (ECB)

Material	ECB Type 3		ECB Type 4	
	Straw/Cocoanut	Wood	Cocoanut	Wood
Min. Thickness (ASTM D 6525)	0.25 inch	0.25 inch	0.25 inch	0.30 inch
Max. Shear Stress at 0.5 inch soil loss (ASTM D 6460)	1.75 lbs/ft ²	2.00 lbs/ft ²	2.25 lbs/ft ²	2.25 lbs/ft ²
Slope Gradient Application	≤ 1:3H:1V	≤ 1.5H:1V	≤ 1H:1V	≤ 1H:1V
Functional Longevity	12 to 24 months		> 24 months	

Sediment Basins

Forebays create a small detention area before inflow reaches main part of basin



- GENERAL NOTES:**
1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES.
 2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
 3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
 5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIP RAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
 6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
 7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO FIVE FEET.
 8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.
 9. MODIFIED RIP RAP SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2 AND BE R-4 GRADE RIPRAP.
 10. FILTER STONE SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I COLUMN V FILTER STONE.

- INSPECTION, MAINTENANCE AND REMOVAL REQUIREMENTS:**
1. INSTALL SEDIMENT STORAGE STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
 2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER.
 3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OF CONSTRUCTION EQUIPMENT.
 4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
 5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
 6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
 7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

- INSTALLATION NOTES:**
1. CLEAR GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
 2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN 3 INCHES AND OTHER DEBRIS.
 3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
 4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 8 INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES, SEEDING FOR TEMPORARY VEGETATION COVER, SEEDING FOR PERMANENT VEGETATIVE COVER, OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.

Scale in feet: 1"=60'

Graphic Scale: 0, 30, 60, 90, 120, 150, 180

Revisions:

11/9/2021 DOT Revisions

SAMUEL R. SUORSA

PROFESSIONAL LAND SURVEYOR

No. 2508

CSDG

Coventry Survey Design Group

46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysurvey.com

ARTHUR R. CRIPPS, JR.

REGISTERED PROFESSIONAL ENGINEER

No. 5651

Preliminary Submission

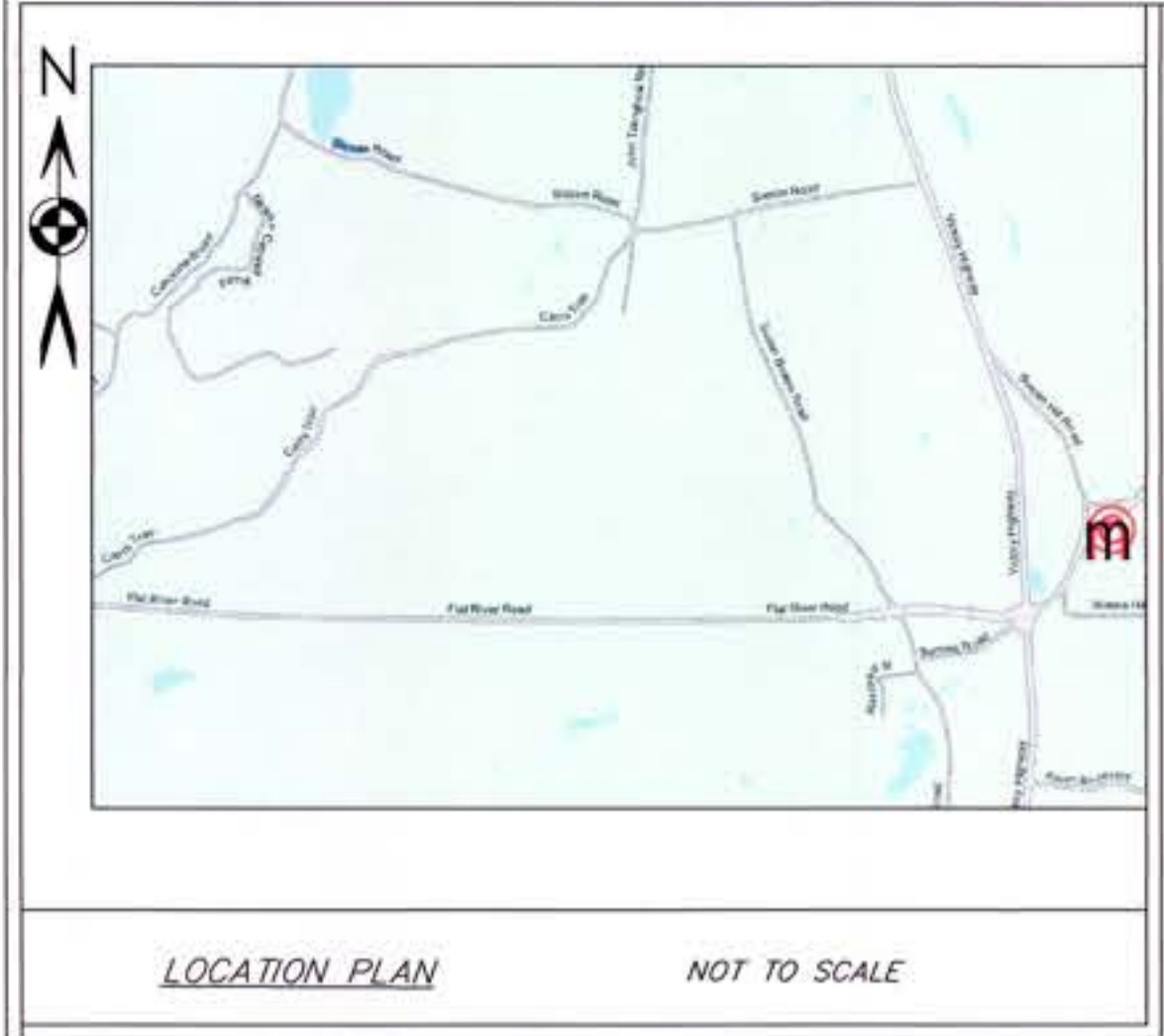
Erosion Soil Stabilization Plan for Construction on Flat River Road in the Town of Coventry, Rhode Island

Assessor's Plat 315 / Lot 80

Prepared for: Padula Builders Inc. 14-30 Main St. West Warwick RI 02893

Date: August 29, 2024

Sheet 5 of 17



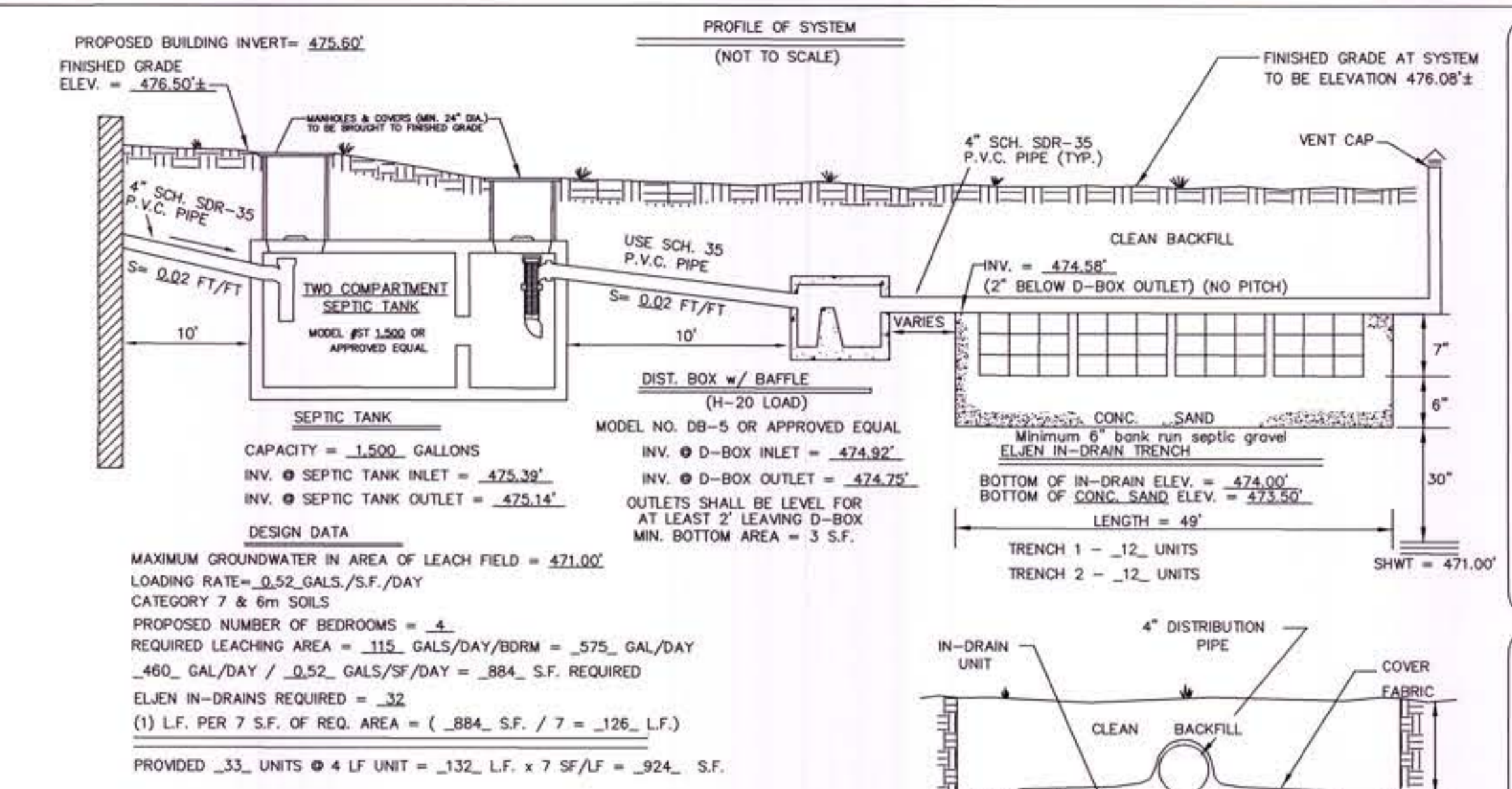
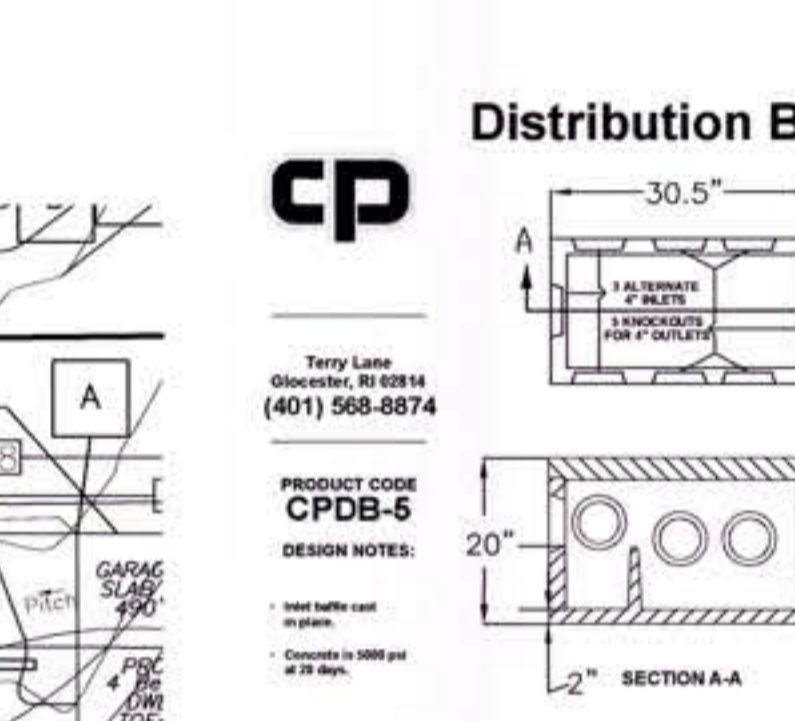
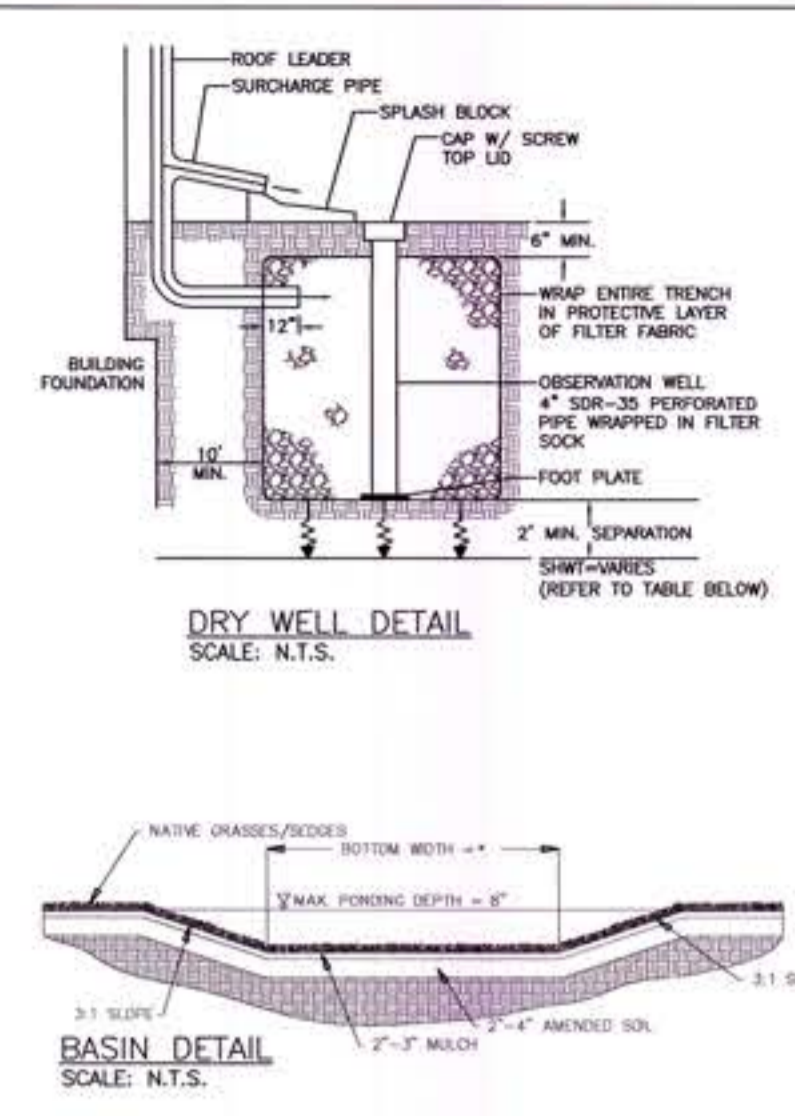
Drainage Calculations
 (Reference: CRMC Guidance Document for Single-Family Development-Revised 2/13/2013)
 Sandy Soils-See test hole forms

Reference
 Soil Evaluations #0306-2031 9/(2-3)/2021
 SE 1 Watertable: 48"
 SE 2 Watertable: 30"

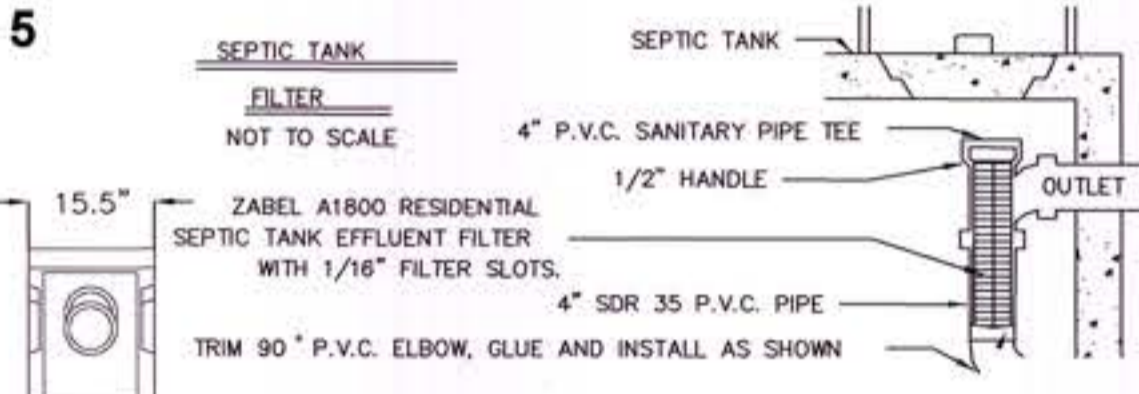
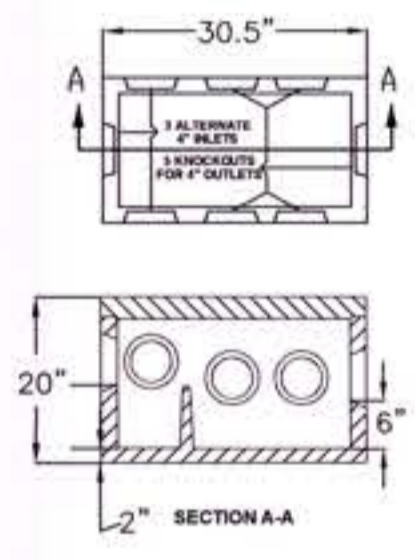
Rooftop Runoff (See Table 10 page 14 of Reference)
 Proposed Dwelling Footprint Area= 2400 SF
 Proposing 4 8'x9' (72 SF) dry wells (A, B, C & D) at 24" stone depth
 Each dry well allocates 600 SF of rooftop runoff
 4 dry wells x 600 sf storage = 2400 SF Provided
 Dry Well A Bottom Elevation= 479.00' (Water Table Elev.=471.00)
 Dry Well B Bottom Elevation= 479.00' (Water Table Elev.=471.00)
 Dry Well C Bottom Elevation= 477.00' (Water Table Elev.=471.00)
 Dry Well D Bottom Elevation= 476.00' (Water Table Elev.=471.00)

Driveway Runoff (See Table 5 page 8 of Reference)
 Proposed Impervious Driveway Area= 1209 SF
 Proposing 2 - 8' wide (4' bottom width) x 8" deep infiltration basin
 The basin has 195 square feet of bottom area
 Total basin for impervious area provided=1218.75 SF > required impervious area=1209 SF
 Basin Bottom Elevation=475.50' (Water Table Elev.=471.00)
 Pitch Driveway 3% toward basin.

NOTE:
 Excavate and scarify infiltration areas prior to their installation.

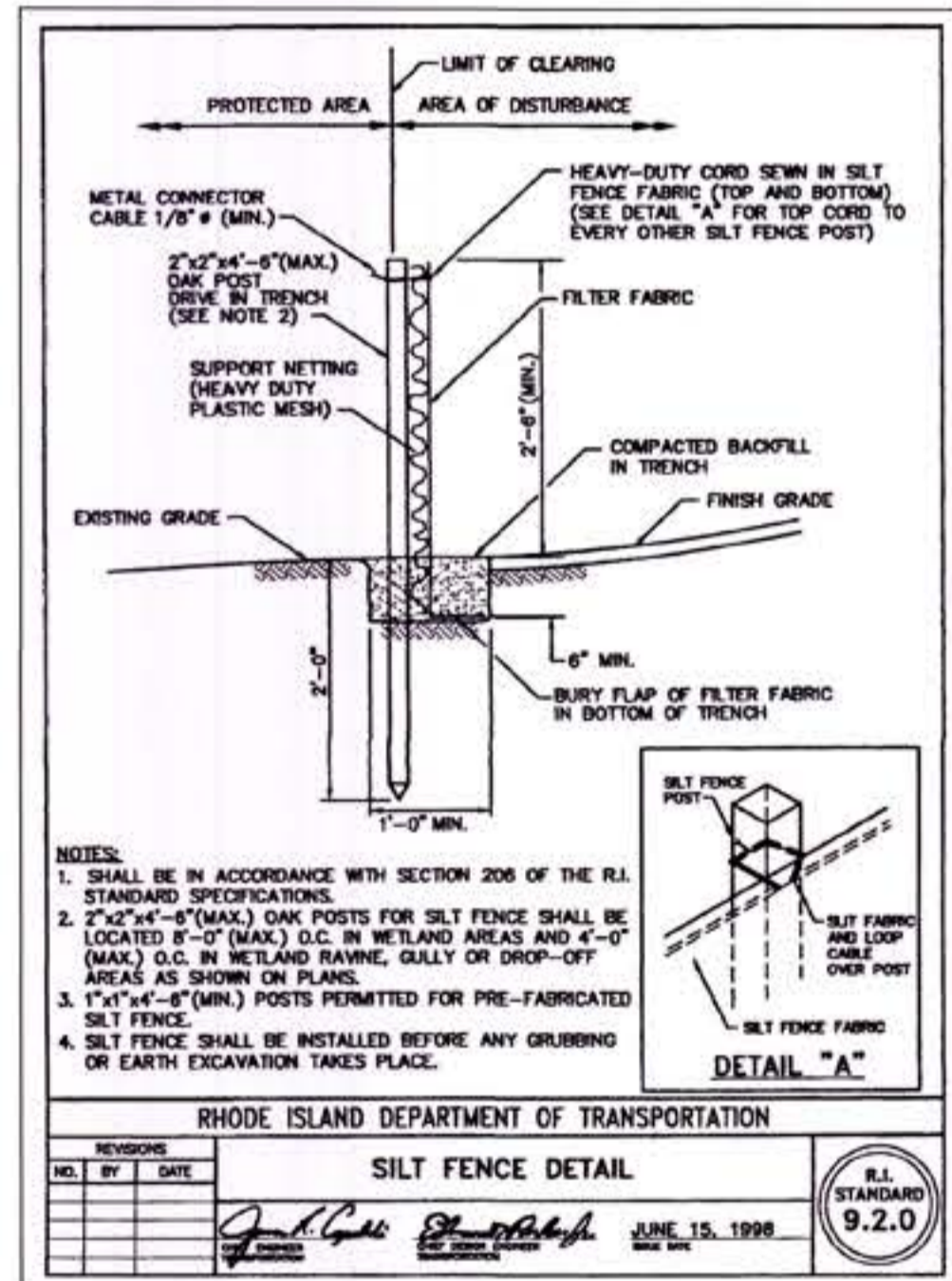
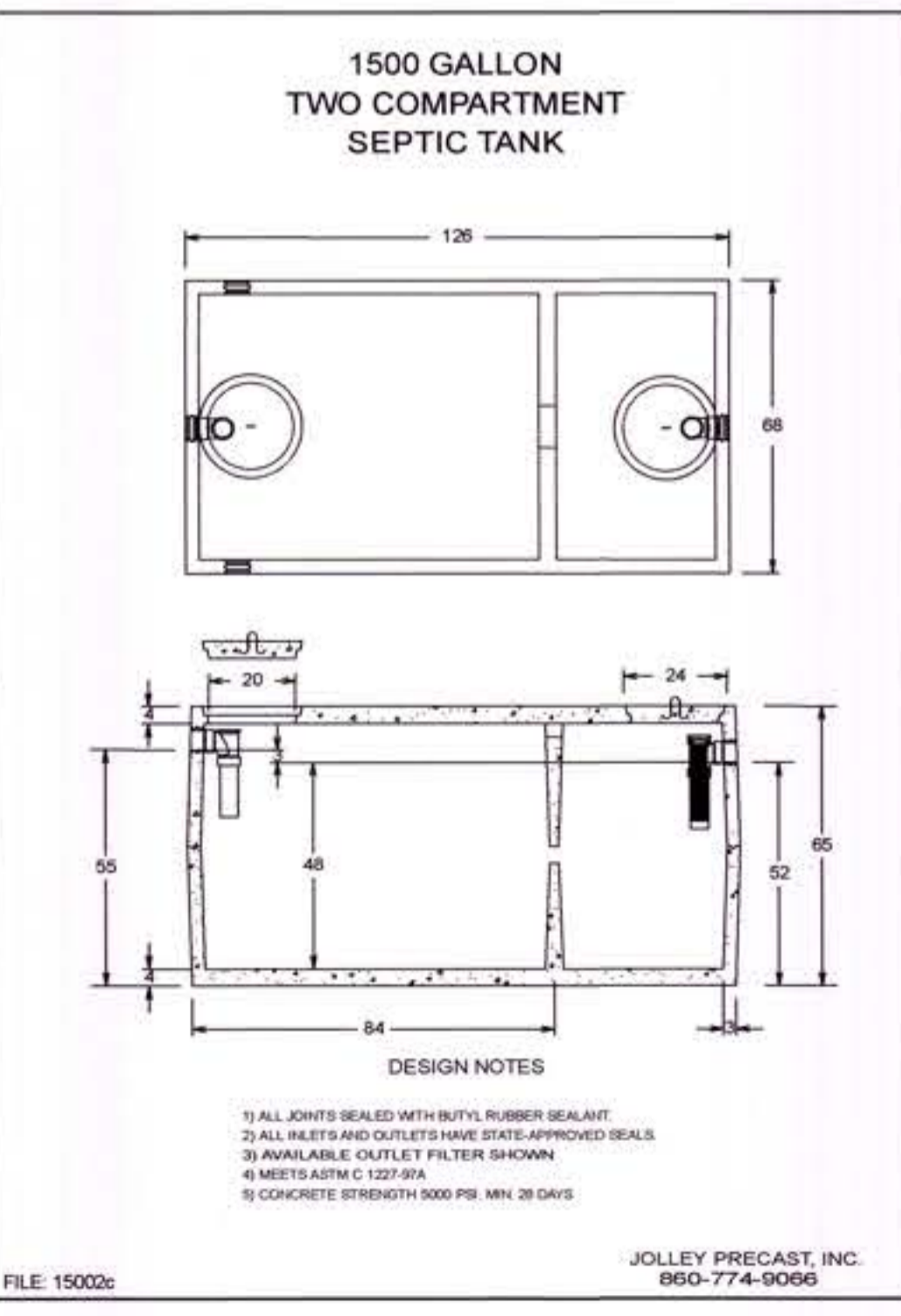


Distribution Box - 5



NOTES
 Do not park on OWTS area. Seed OWTS area with grass.
 Use H-20 Load distribution box. Minimum 3sq ft bottom area.
 Extend septic tank manhole to grade as shown. Grade to divert runoff.
 Remove all vegetation & trees within 10' of proposed OWTS.
 No OWTS existing or proposed within 100' of proposed well.
 No wells existing or proposed within 200' of proposed OWTS, except as noted.
 No public wells existing or proposed within 500' of proposed OWTS.
 No underground drains existing or proposed within 25' of OWTS.
 Use 4" diameter sewer pipe (SDR 35) watertight joints.
 Designer must supervise all phases of installation of OWTS.

ADDITIONAL NOTES
 1) Refer to Application #0306-2031
 2) Excavate OWTS Area and 5' around to elevation 469.66± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 474.25'.
 3) Install 6" of concrete sand under and around in drains
 4) Installer to contact designer prior to start of construction
 5) Installer to provide copies of any state inspection reports & receipts for material and components.
 6) Wetlands delineated by Applied Bio-Systems Inc.; Field located by CSC.



CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

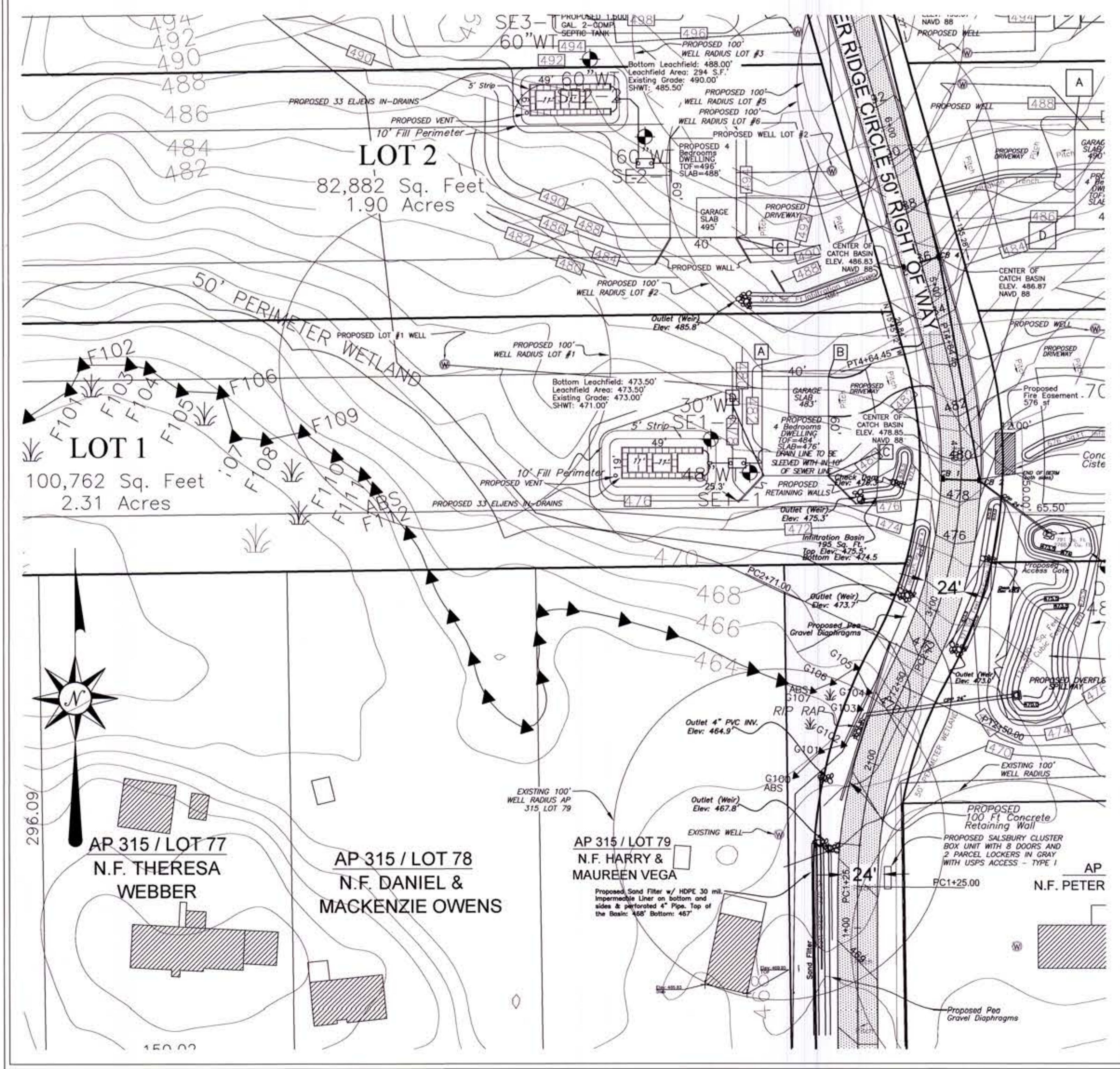
(A) TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
 NOT A BOUNDARY SURVEY IV
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(B) OTHER TYPE OF SURVEY: III
 Location of Site Features and Topography

(C) STATEMENT OF PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES SUFFICIENT TO DESIGN OWTS AND DRAINAGE.

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

ARTHUR R. CRIPPS, JR.
 No. 5651
 REGISTERED PROFESSIONAL ENGINEER
 PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shippee Plat Road
 Coventry, RI 02816



Scale in Feet: 1"=40'

Revisions:

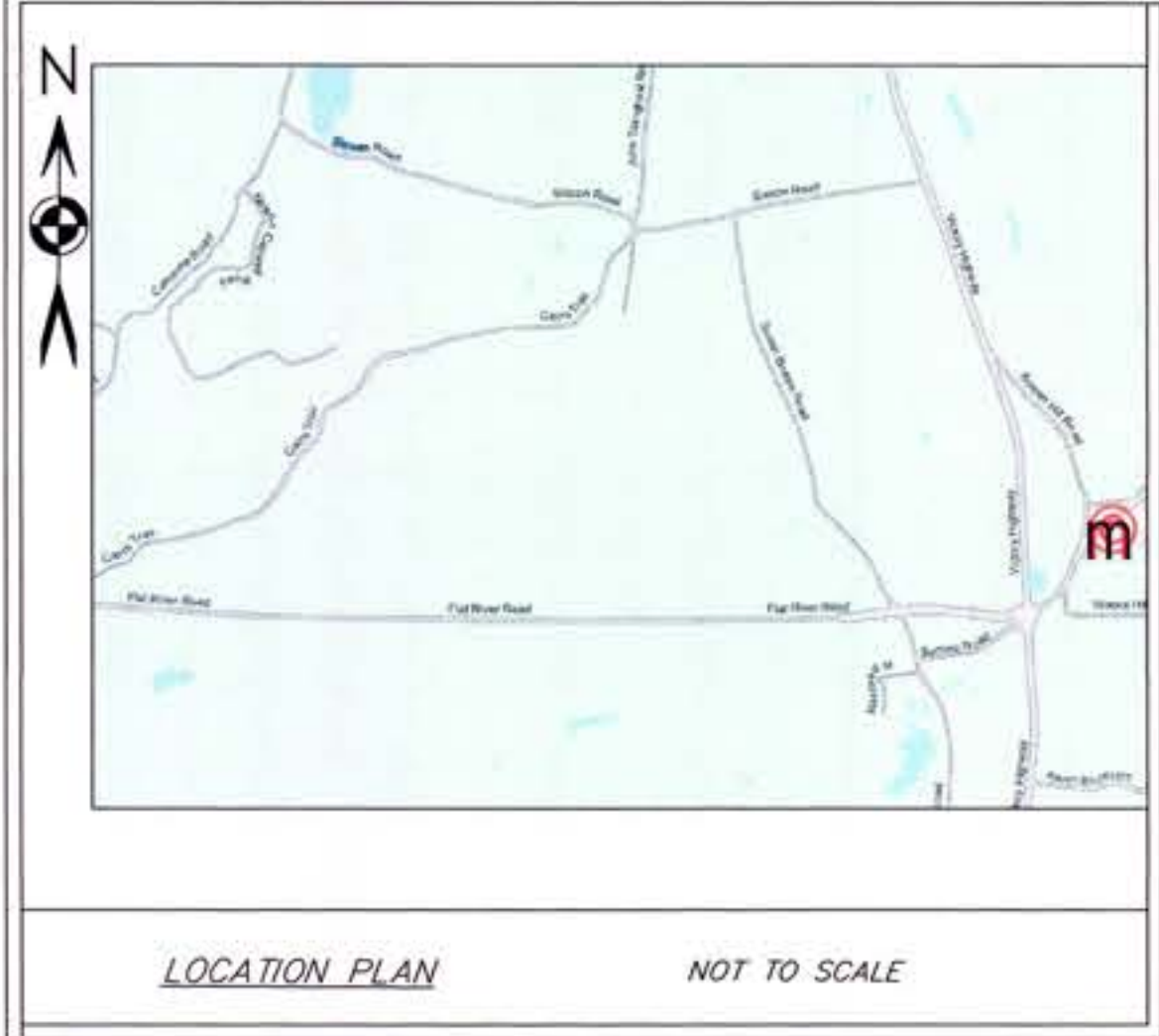
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COVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
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 Land Surveying / Mapping / O&MS Designs

Final Submission
 Lot 1 - Drainage and OWTS Plan
 on Flat River Road
 in the Town of Coventry, Rhode Island
 Assessor's Plat 315/ Lot 80
 Prepared for: Padula Builders Inc.
 1430 Main St. West Warwick RI 02893

Date:
 Dec. 31, 2025

Sheet 6 of 17

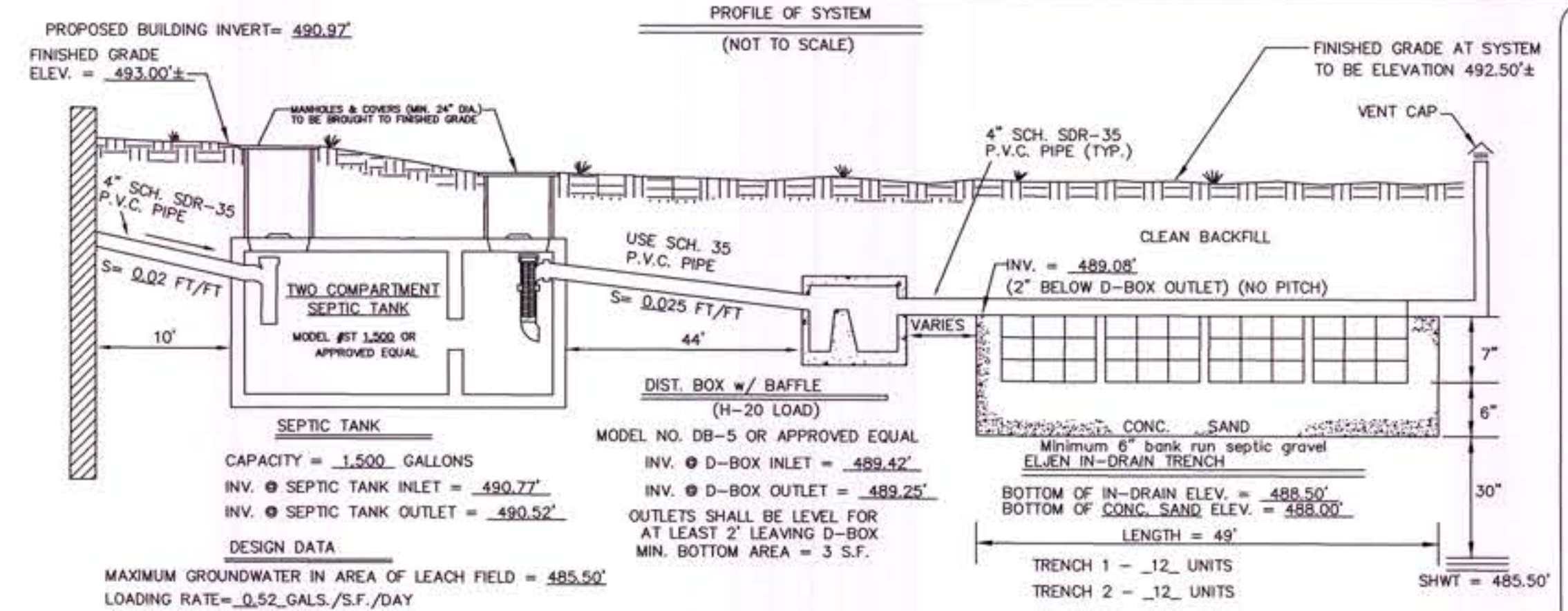
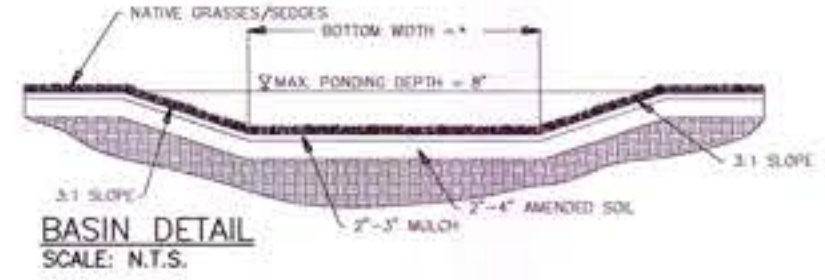
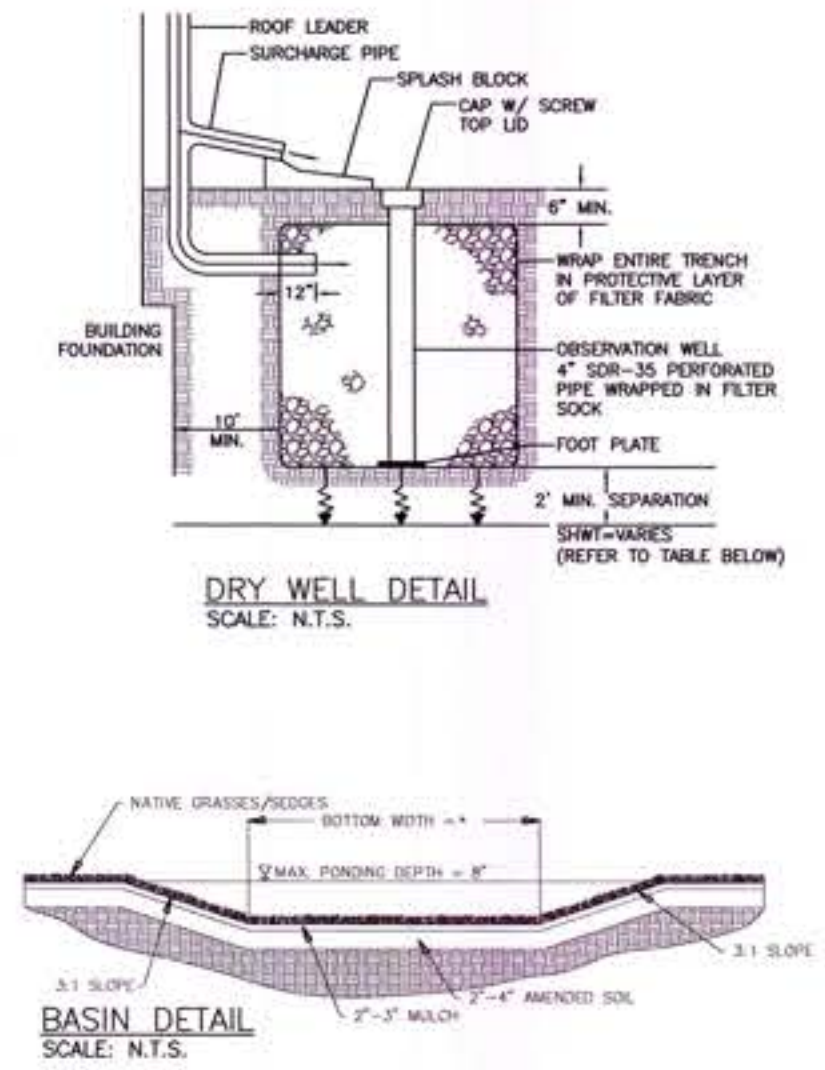


Drainage Calculations
 (Reference: CRMC Guidance Document for Single-Family Development- Revised 2/13/2013)
 Sandy Soils- See test hole forms

Reference
 Soil Evaluations #0306-2031 9/(2-3)/2021
 SE 1 Watertable: 60"
 SE 2 Watertable: 60"
 Rooftop Runoff (See Table 10 page 14 of Reference)
 Proposed Dwelling Footprint Area= 2400 SF
 Proposing 2 7'X7' (49 SF) dry wells (A & B) at 36" stone depth
 Each dry well allocates 600 SF of rooftop runoff
 Proposing 1 9'X9' (81 SF) dry well (C) at 48" stone depth
 This dry well allocates 1200 SF of rooftop runoff
 2 dry wells x 600 sf storage = 1200 SF Provided
 1 dry well x 1200 sf storage = 1200 SF Provided
 Dry Well A Bottom Elevation= 489.00' (Water Table Elev.=485.50')
 Dry Well B Bottom Elevation= 491.50' (Water Table Elev.=485.50')
 Dry Well C Bottom Elevation= 488.00' (Water Table Elev.=485.50')

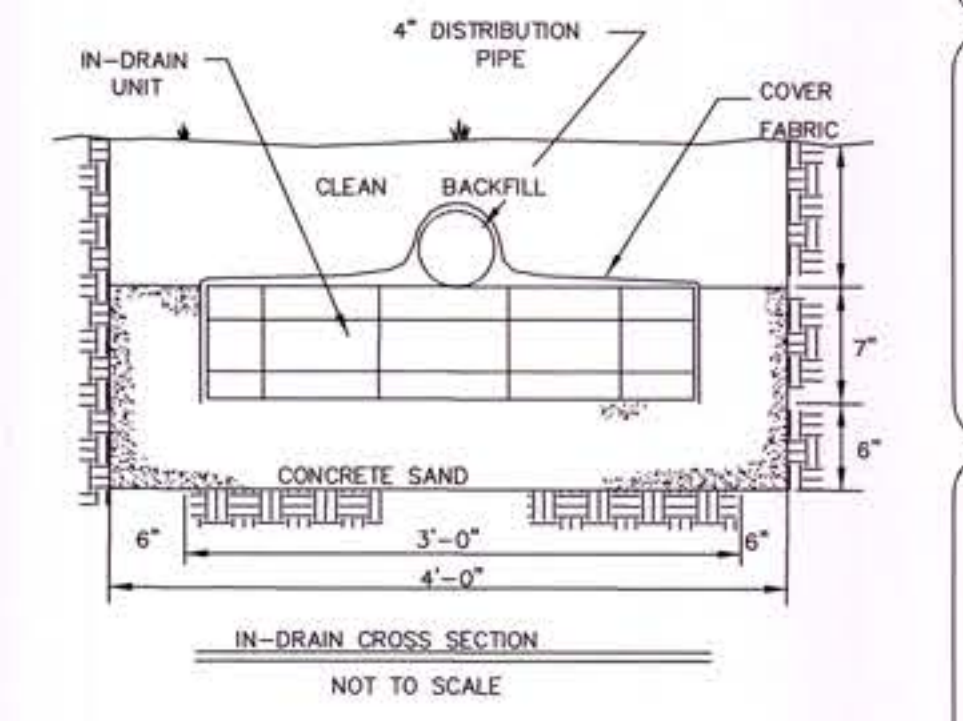
Driveway Runoff (See Table 5 page 8 of Reference)
 Proposed Impervious Driveway Area= 1915 SF
 Proposing 2 - 8' wide (4' bottom width) x 8' deep infiltration basin
 The basin has 323 square feet of bottom area
 Total basin for impervious area provided=2018.75 SF > required impervious area=1915 SF
 Basin Bottom Elevation=485.00' (Water Table Elev.=482.00')
 Pitch Driveway 3% toward basin.

NOTE:
 Excavate and scarify infiltration areas prior to their installation.

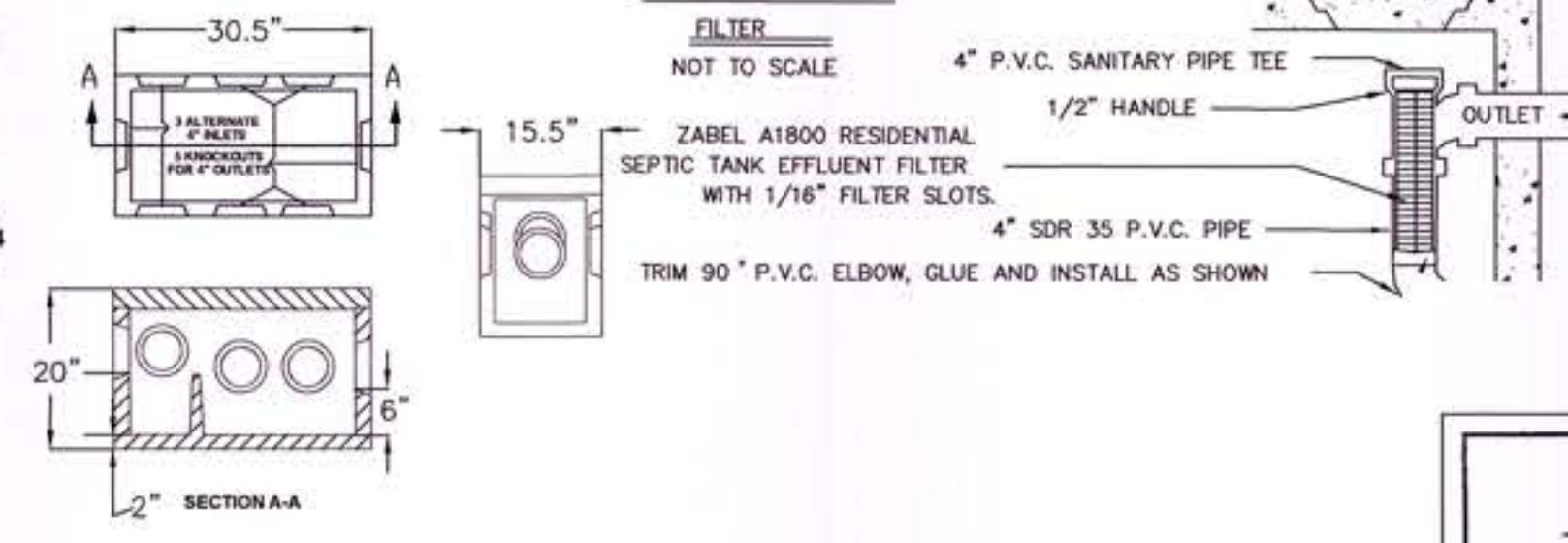


PROPOSED BUILDING INVERT= 490.92'
 FINISHED GRADE ELEV. = 493.00'

MAXIMUM GROUNDWATER IN AREA OF LEACH FIELD = 485.50'
 LOADING RATE= 0.52 GALS/SF/DAY
 CATEGORY 7 & 6m SOILS
 PROPOSED NUMBER OF BEDROOMS = 4
 REQUIRED LEACHING AREA = 115 GALS/DAY/BDRM = 575 GAL/DAY
 460 GAL/DAY / 0.52 GALS/SF/DAY = 884 SF. REQUIRED
 ELIEN IN-DRAINS REQUIRED = 32
 (1) LF. PER 7 SF. OF REQ. AREA = (.884 SF. / 7 = .126 LF.)
 PROVIDED 33 UNITS @ 4 LF UNIT = 132 LF. x 7 SF/LF = 924 SF.

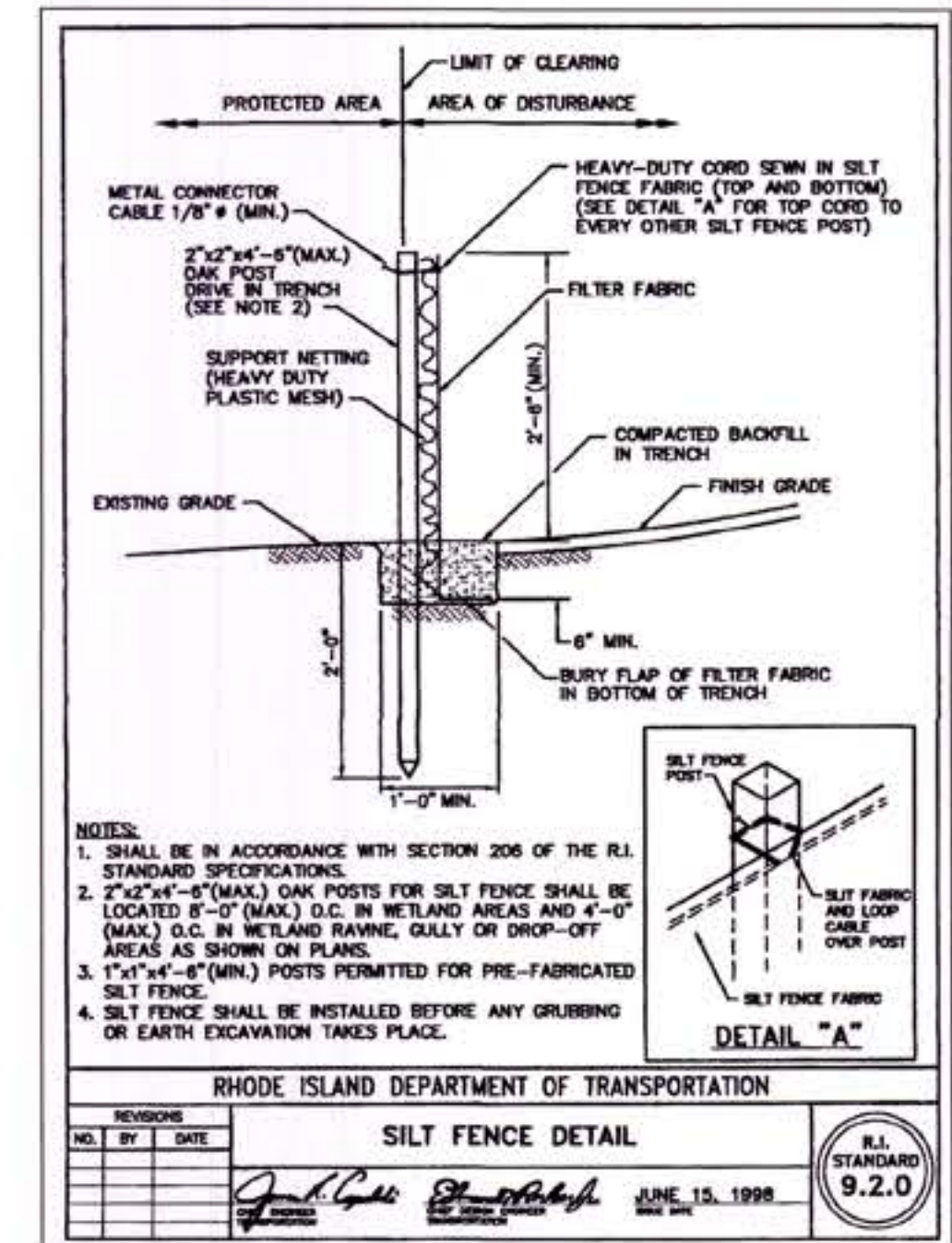


Distribution Box - 5



NOTES
 Do not park on OWTS area. Seed OWTS area with grass.
 Use H-20 Load distribution box. Minimum 3sq ft bottom area.
 Extend septic tank manhole to grade as shown. Grade to divert runoff.
 Remove all vegetation & trees within 10' of proposed OWTS.
 No OWTS existing or proposed within 100' of proposed OWTS.
 No wells existing or proposed within 200' of proposed OWTS, except as noted.
 No public wells existing or proposed within 500' of proposed OWTS.
 No underground drains existing or proposed within 25' of OWTS.
 Use 4" diameter sewer pipe (SDR 35) watertight joints.
 Designer must supervise all phases of installation of OWTS.

ADDITIONAL NOTES
 1) Refer to Application #0306-2031
 2) Excavate OWTS Area and 5' around to elevation 481.50± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 489.25'.
 3) Install 6" of concrete sand under and around in drains
 4) Installer to contact designer prior to start of construction
 5) Installer to provide copies of any state inspection reports & receipts for material and components.
 6) Wetlands delineated by Applied Bio-Systems Inc.; Field located by CSC.



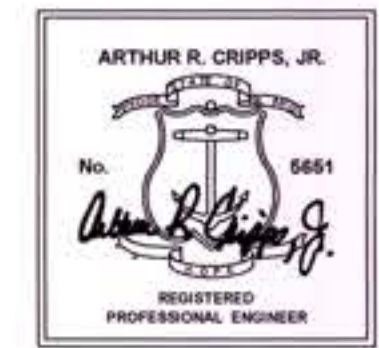
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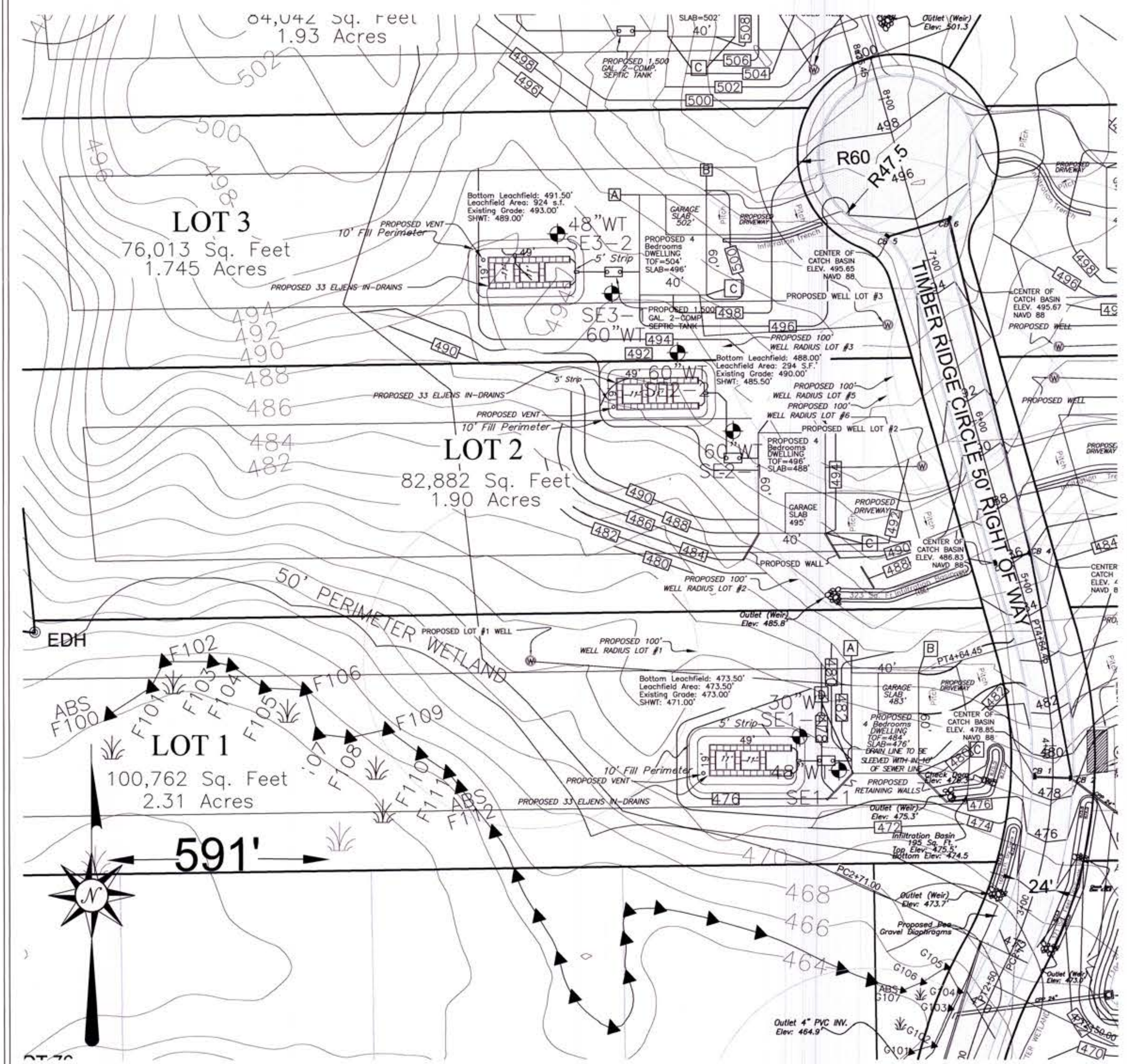
(B) OTHER TYPE OF SURVEY: Location of Site Features and Topography

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Scale in Feet: 1"=40'

Revisions:

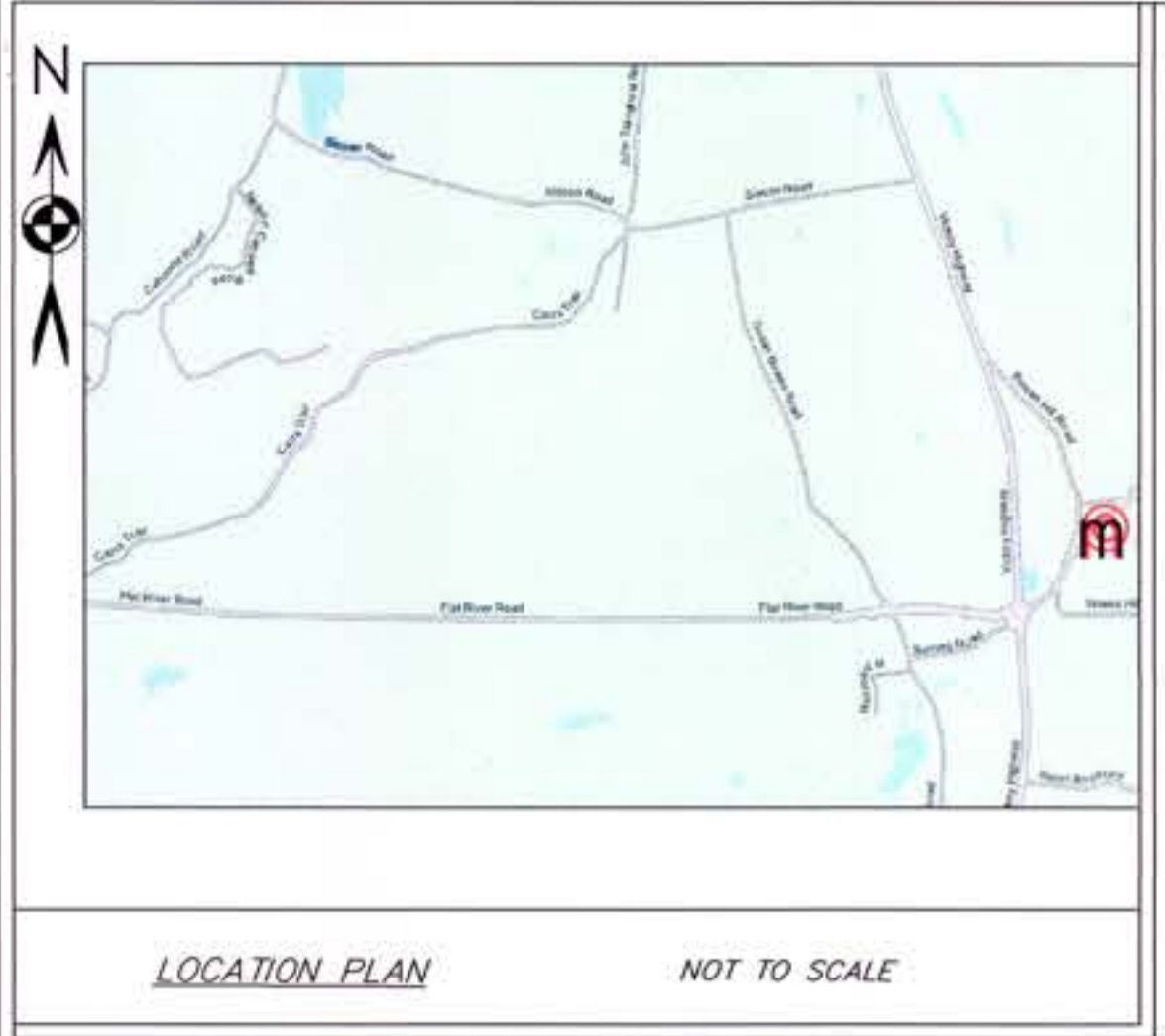
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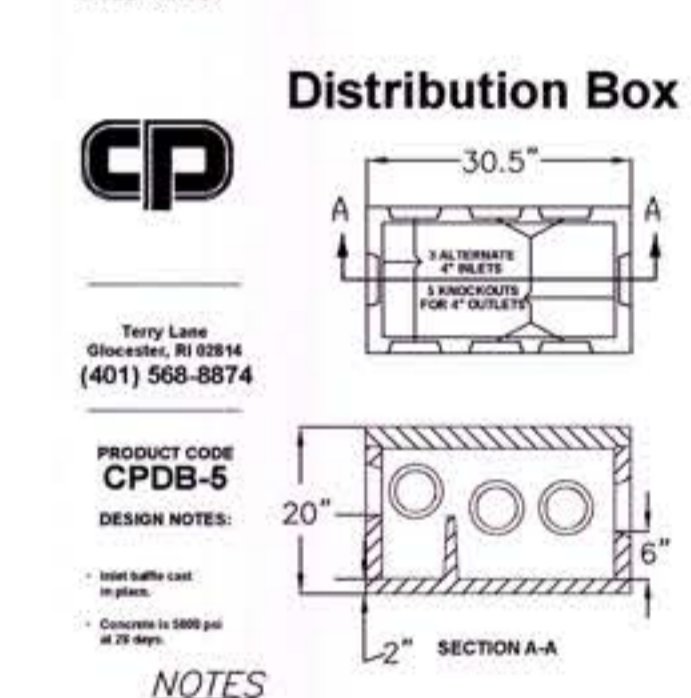
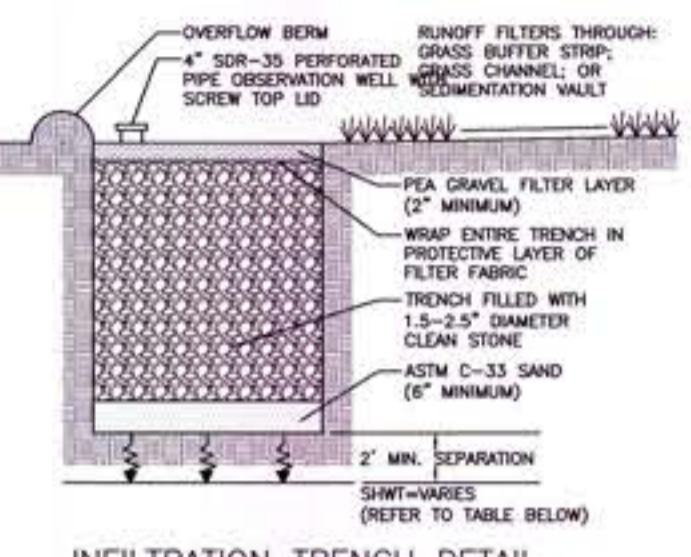
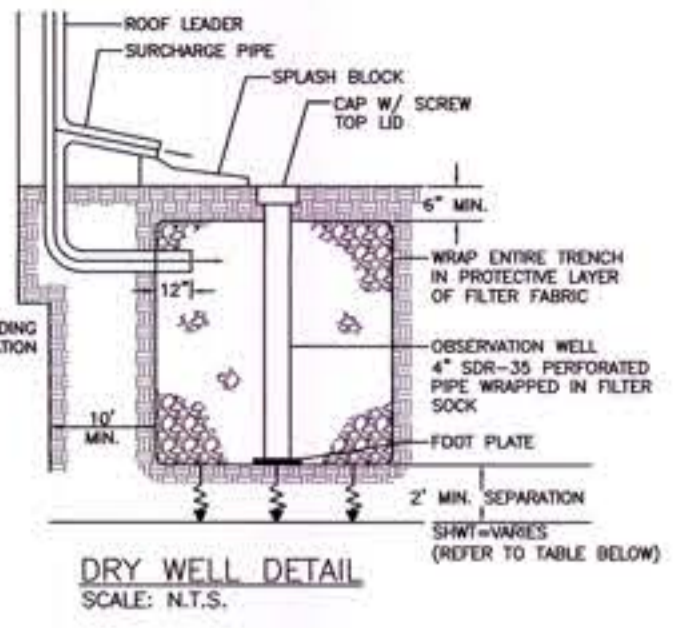
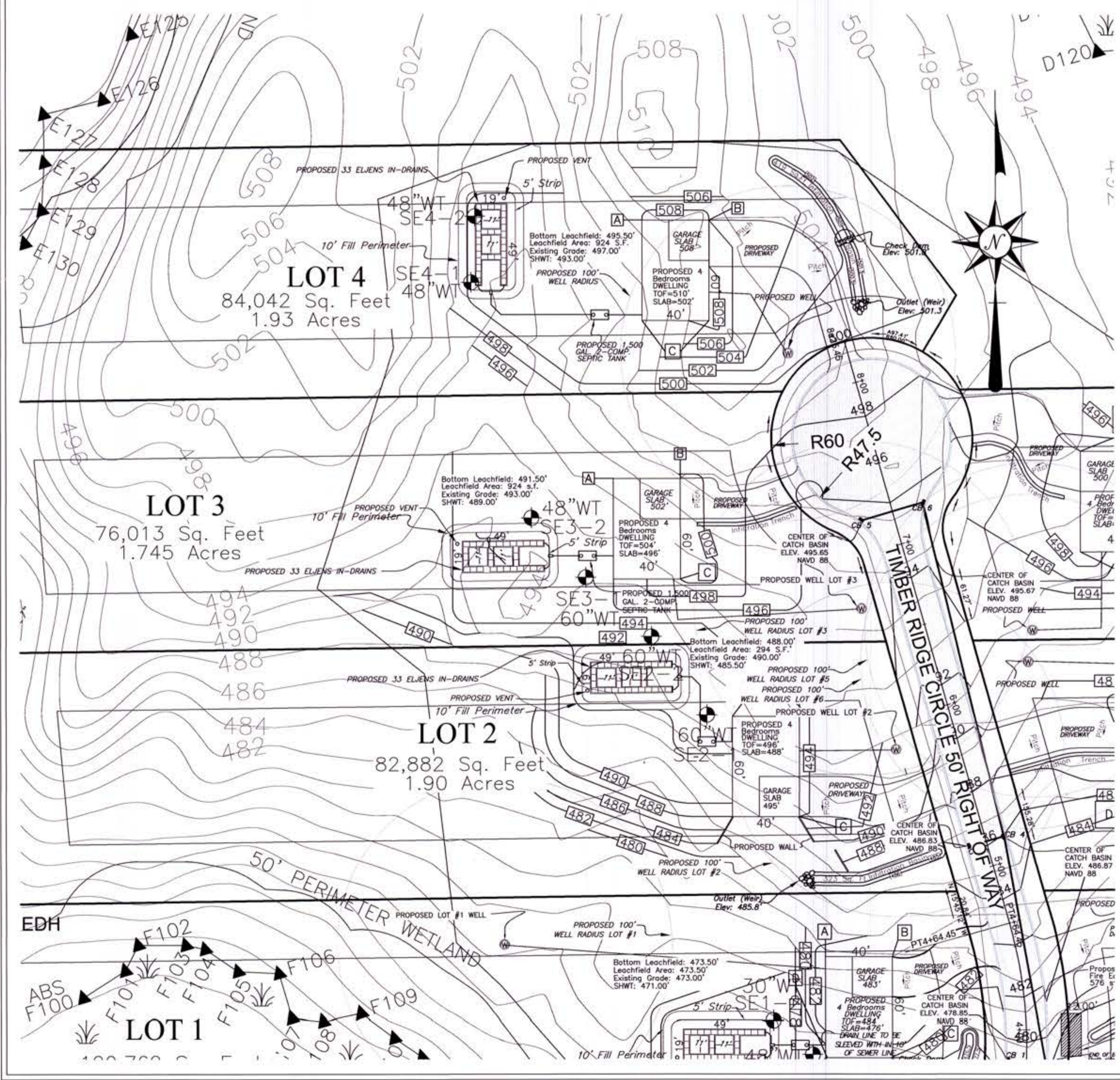


Drainage Calculations
 (Reference: CRMC Guidance Document for Single-Family Development-Revised 2/13/2013)
 Sandy Soils-See test hole forms

Reference
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 SE 1 Watertable: 60"
 SE 2 Watertable: 48"
 Rooftop Runoff (See Table 10 page 14 of Reference)
 Proposed Dwelling Footprint Area= 2400 SF
 Proposing 2 7'X7' (49 SF) dry wells (A & B) at 36" stone depth
 Each dry well allocates 600 SF of rooftop runoff
 Proposing 1 10'X10' (100 SF) dry well (C) at 36" stone depth
 This dry well allocates 1200 SF of rooftop runoff
 2 dry wells x 600 sf storage = 1200 SF Provided
 1 dry well x 1200 sf storage = 1200 SF Provided
 Dry Well A Bottom Elevation= 493.00' (Water Table Elev.=489.00')
 Dry Well B Bottom Elevation= 498.50' (Water Table Elev.=489.00')
 Dry Well C Bottom Elevation= 497.50' (Water Table Elev.=489.00')
 Proposed 18" layer of ASTM C-33 sand below the Dry Well C

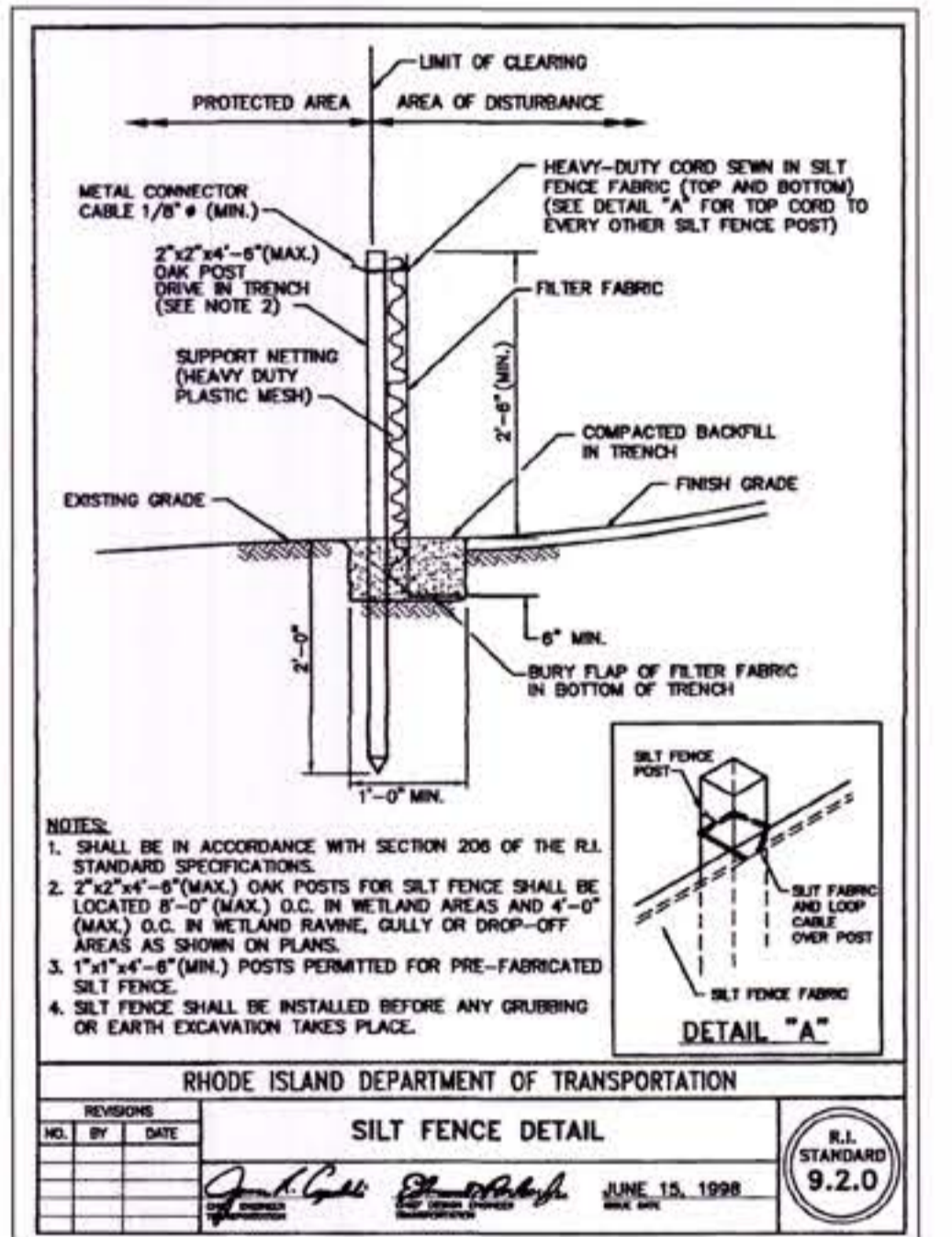
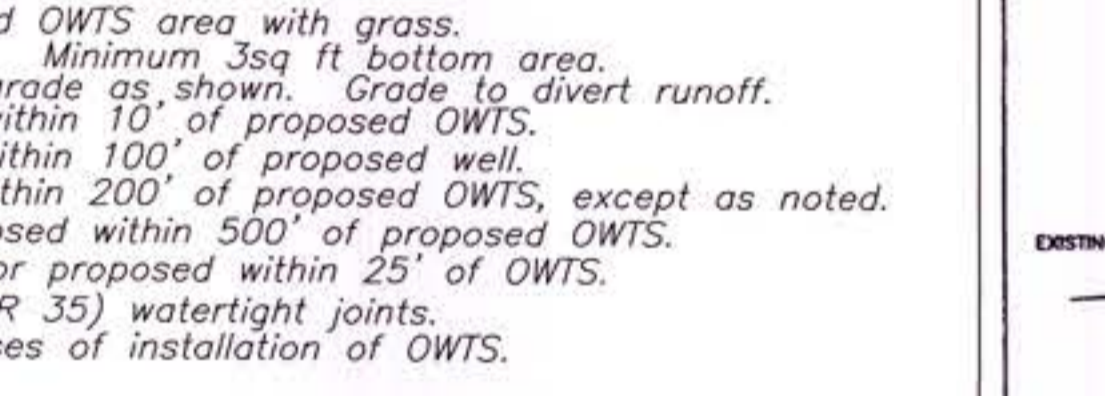
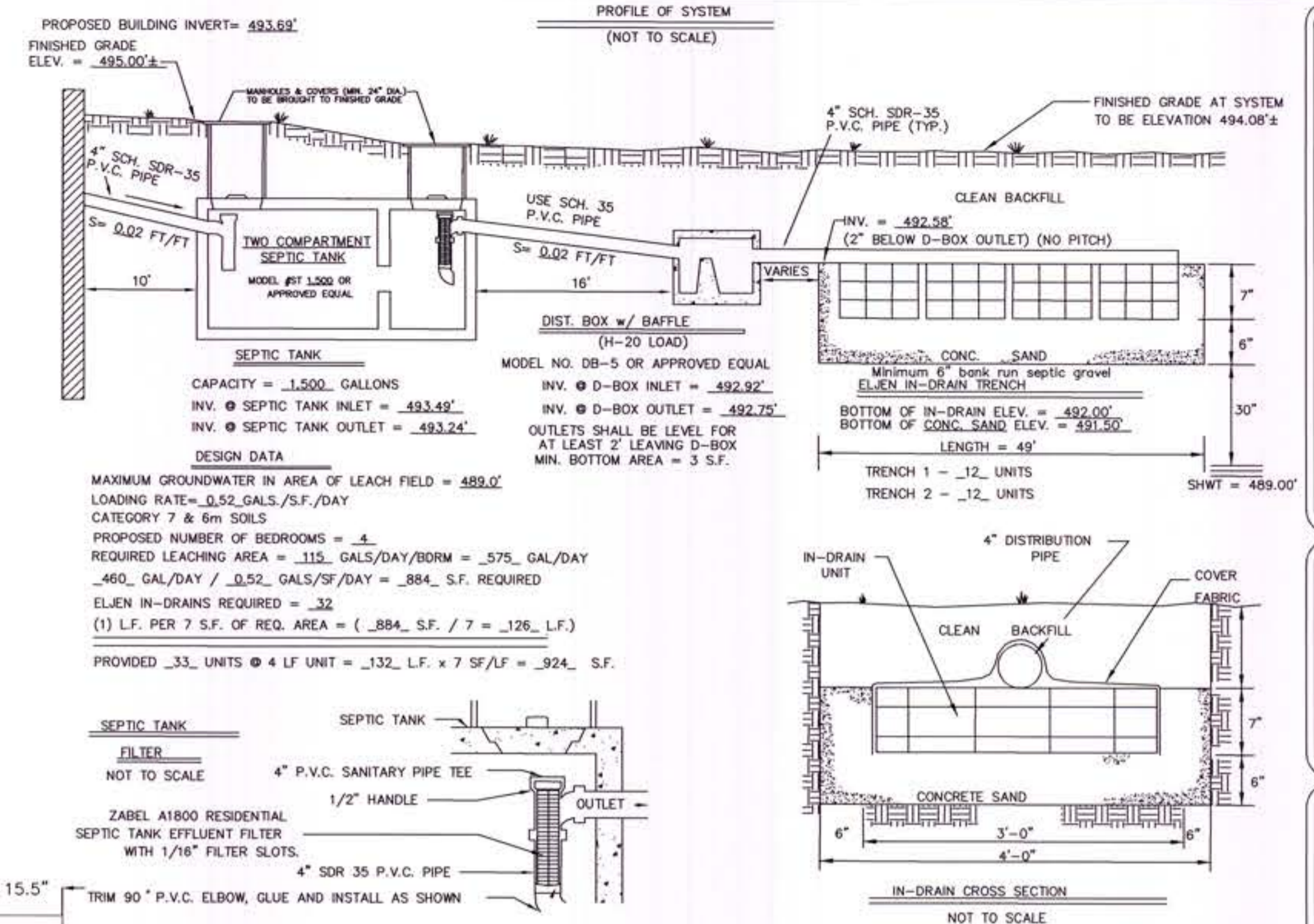
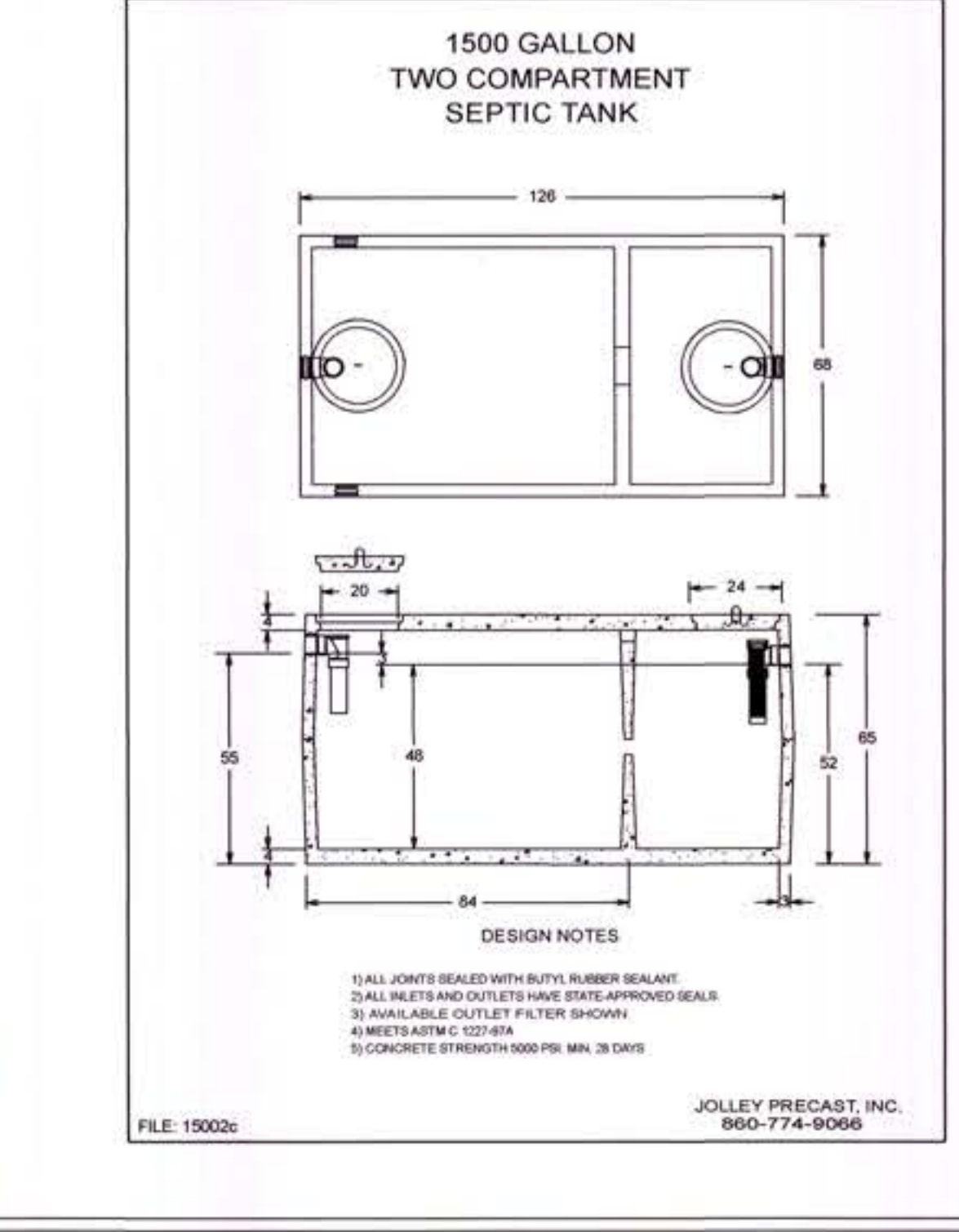
Driveway Runoff (See Tables 10 & 11 page 14 & 15 of Reference)
 Proposed Impervious Driveway Area= 1449 SF
 Proposing 2' wide x 36" deep infiltration Trench
 The Infiltration Trench has 121 square feet area
 The infiltration trench area required where 116 SF < proposed area=121SF
 Swale A Bottom Elevation=493' (Water Table Elev.=489.00')
 Pitch Driveway 3% toward swales.

NOTE:
 Excavate and scarify infiltration areas prior to their installation.



NOTES
 Do not park on OWTS area. Seed OWTS area with grass.
 Use H-20 Load distribution box. Minimum 3sq ft bottom area.
 Extend septic tank manhole to grade as shown. Grade to divert runoff.
 Remove all vegetation & trees within 10' of proposed OWTS.
 No OWTS existing or proposed within 100' of proposed well.
 No wells existing or proposed within 200' of proposed OWTS, except as noted.
 No public wells existing or proposed within 500' of proposed OWTS.
 No underground drains existing or proposed within 25' of OWTS.
 Use 4" diameter sewer pipe (SDR 35) watertight joints.
 Designer must supervise all phases of installation of OWTS.

- ADDITIONAL NOTES**
- 1) Refer to Application #0306-2031
 - 2) Excavate OWTS Area and 5' around to elevation 489.00'± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 492.75'.
 - 3) Install 6" of concrete sand under and around in drains
 - 4) Installer to contact designer prior to start of construction
 - 5) Installer to provide copies of any state inspection reports & receipts for material and components.
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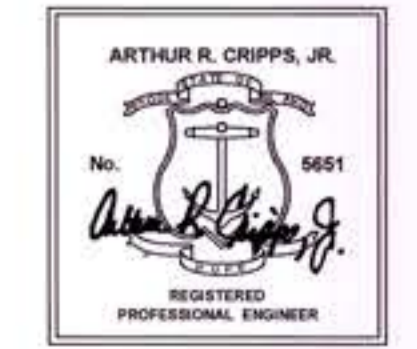


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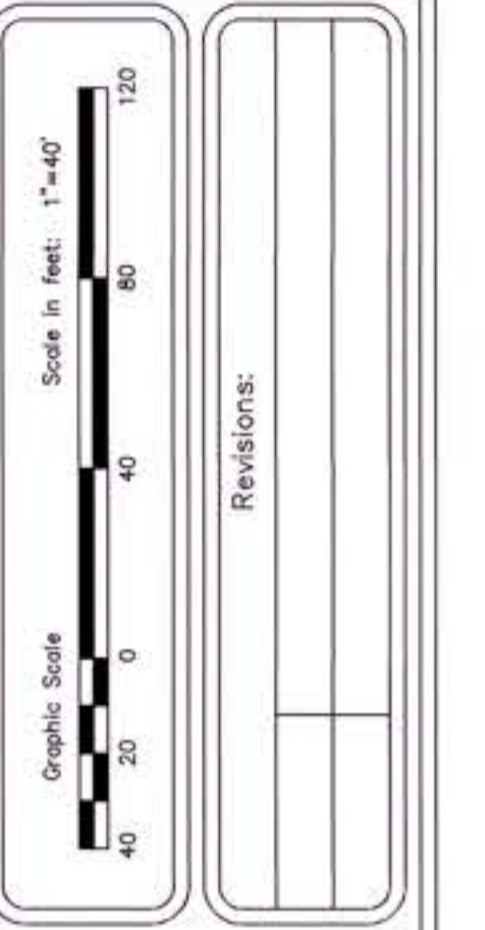
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Revisions:
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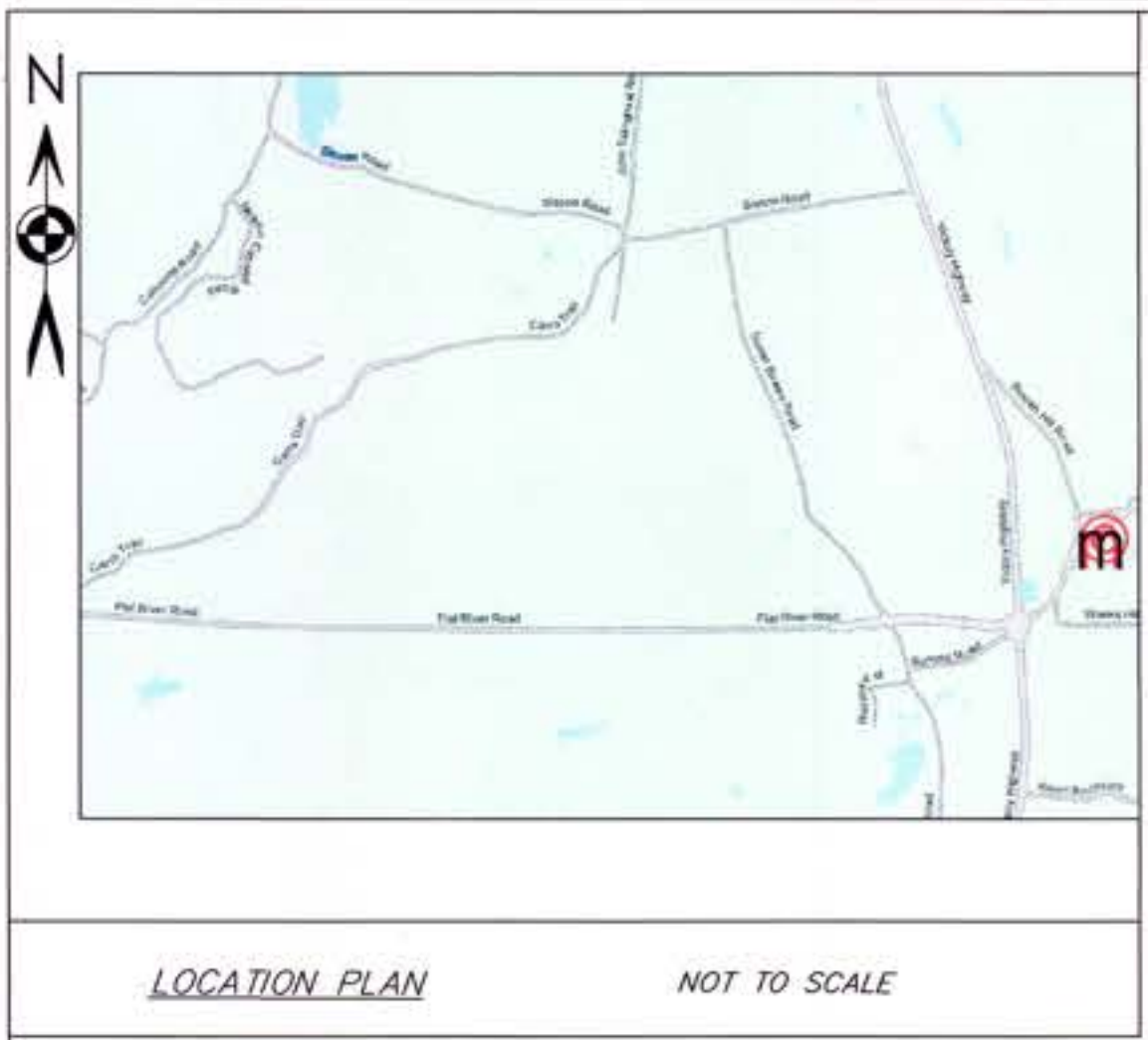
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REVISION	NO.	BY	DATE

Date:
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Sheet 8 of 17



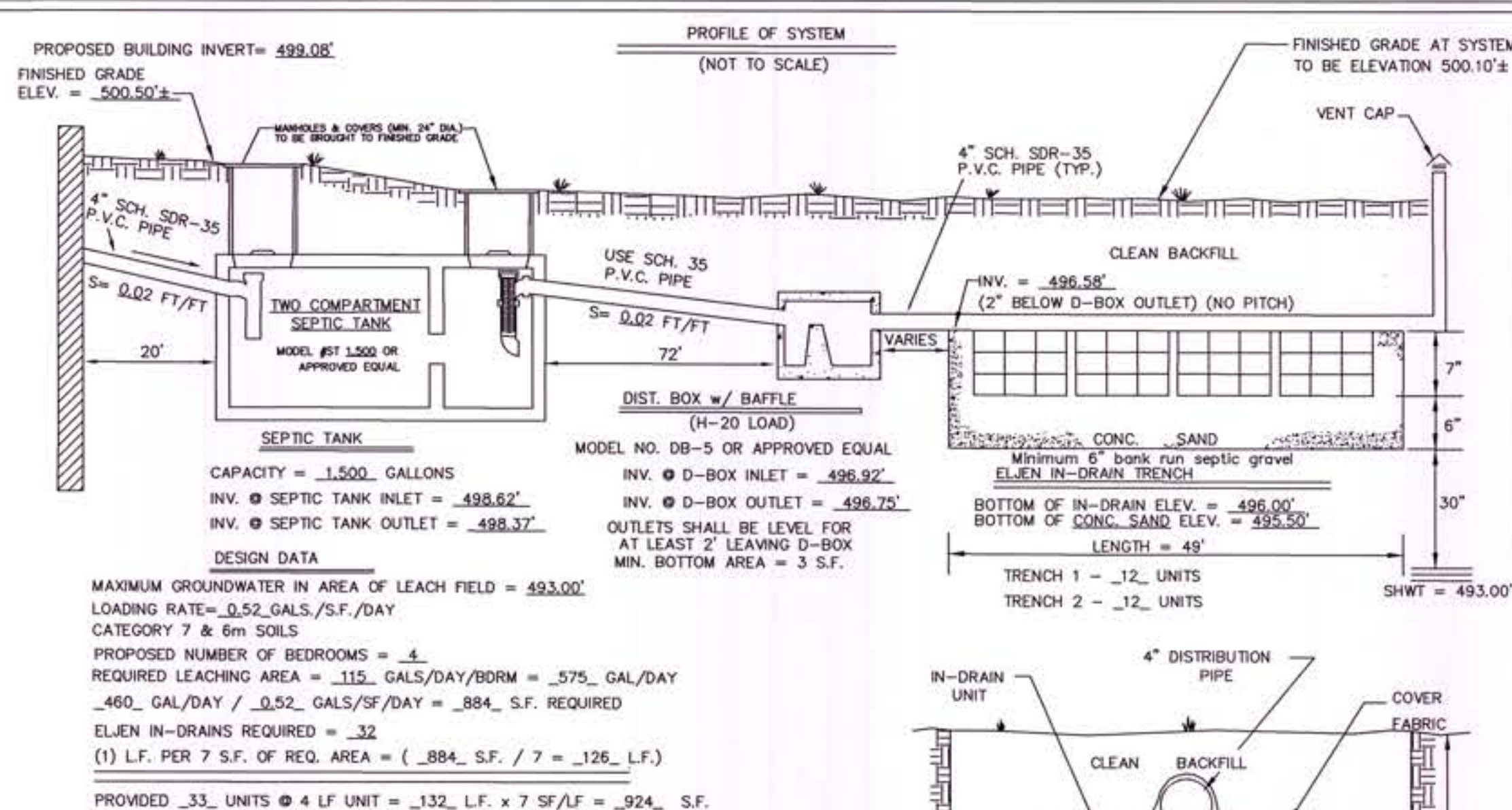
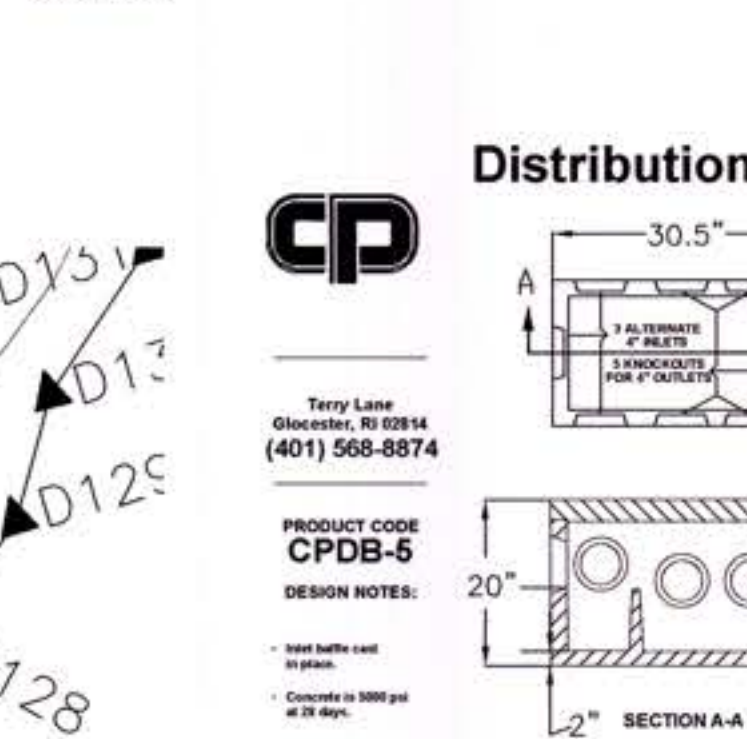
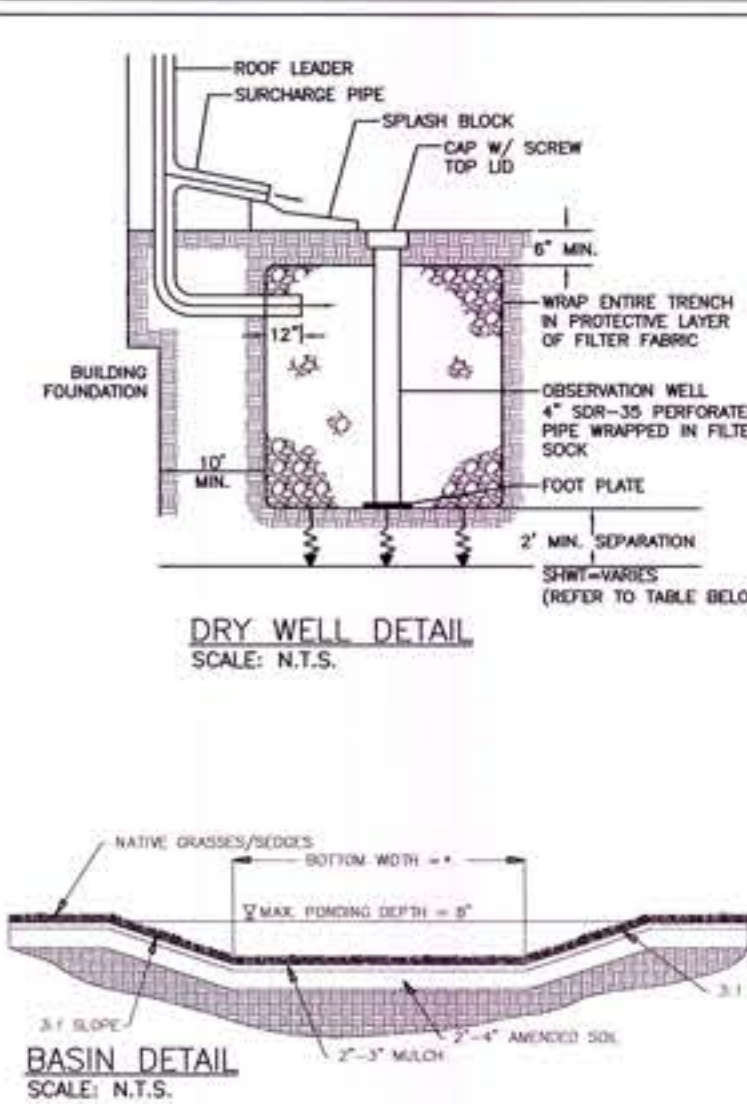
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 (Reference: CRMC Guidance Document for Single-Family Development-Revised 2/13/2013)
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Rooftop Runoff (See Table 10 page 14 of Reference)
 Proposed Dwelling Footprint Area= 2400 SF
 Proposing 2 7'X7' (49 SF) dry wells (A & B) at 36" stone depth
 Each dry well allocates 600 SF of rooftop runoff
 Proposing 1 10'X10' (100 SF) dry well (C) at 36" stone depth
 This dry well allocates 1200 SF of rooftop runoff
 2 dry wells x 600 sf storage = 1200 SF Provided
 1 dry well x 1200 sf storage = 1200 SF Provided

Driveway Runoff (See Table 5 page 8 of Reference)
 Proposed Impervious Driveway Area= 2441 SF
 Proposing 2 - 6' wide (4' bottom width) x 8' deep infiltration basin
 The basin has 419 square feet of bottom area.
 Total basin for impervious area provided=2618.75 SF > required impervious area=2441 SF
 Basin Bottom Elevation=500.5' (Water Table Elev.=493.00')
 Pitch Driveway 3% toward basin.

NOTE:
 Excavate and scarifie infiltration areas prior to their installation.



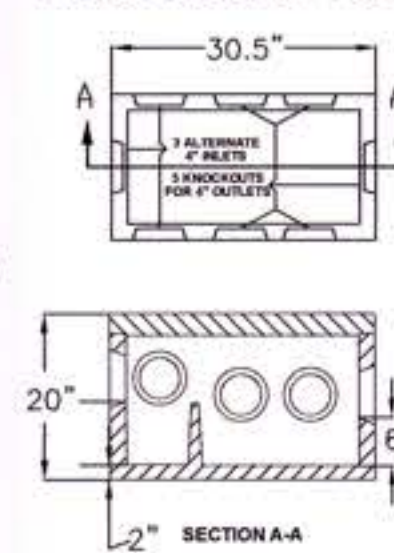
Distribution Box - 5



Terry Lane
 Gloucester, RI 02834
 (401) 568-8874

PRODUCT CODE
CPDB-5

DESIGN NOTES:
 - Use duct tape seal
 - Concrete to 1000 psi
 - at 28 days

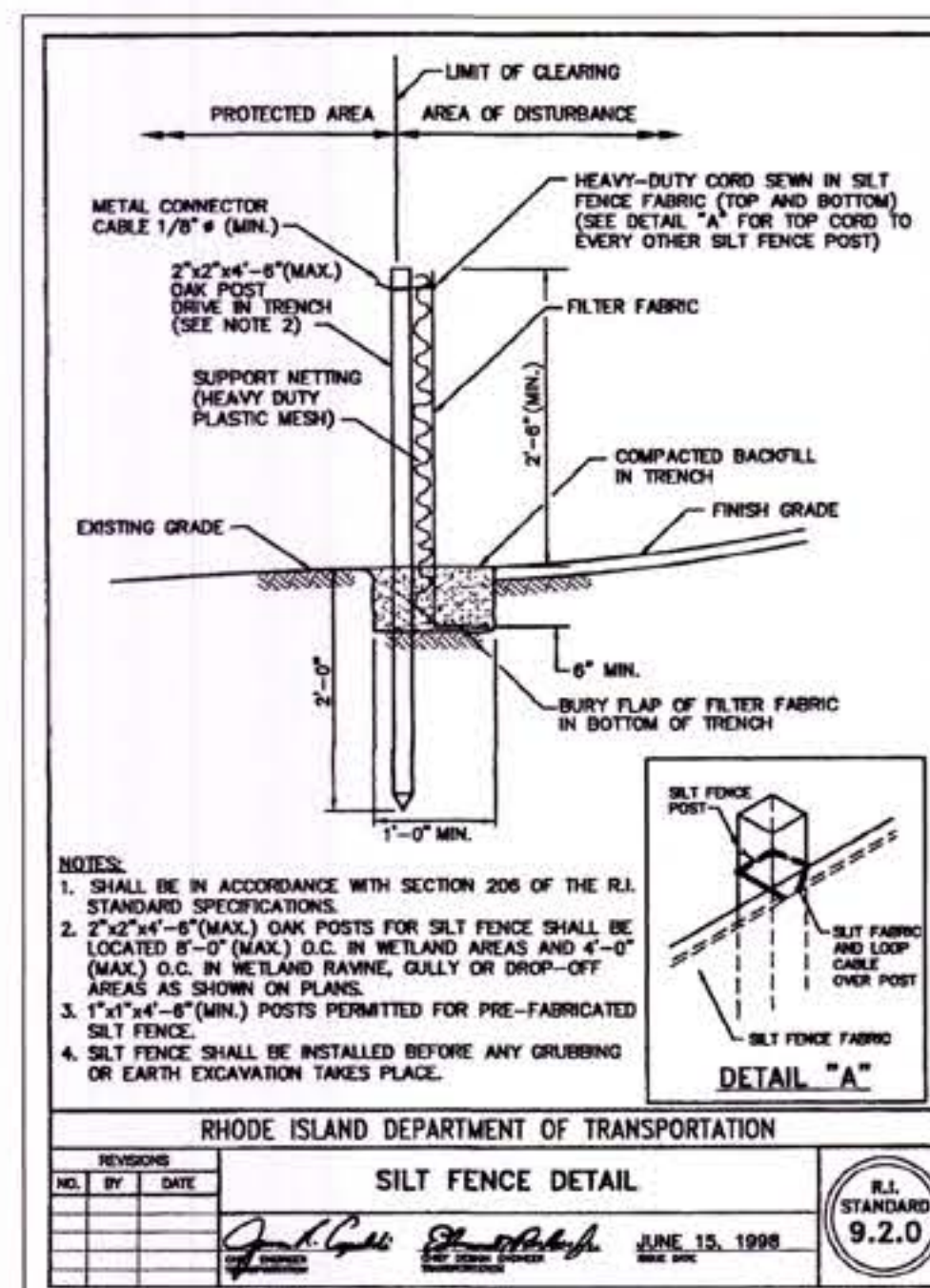
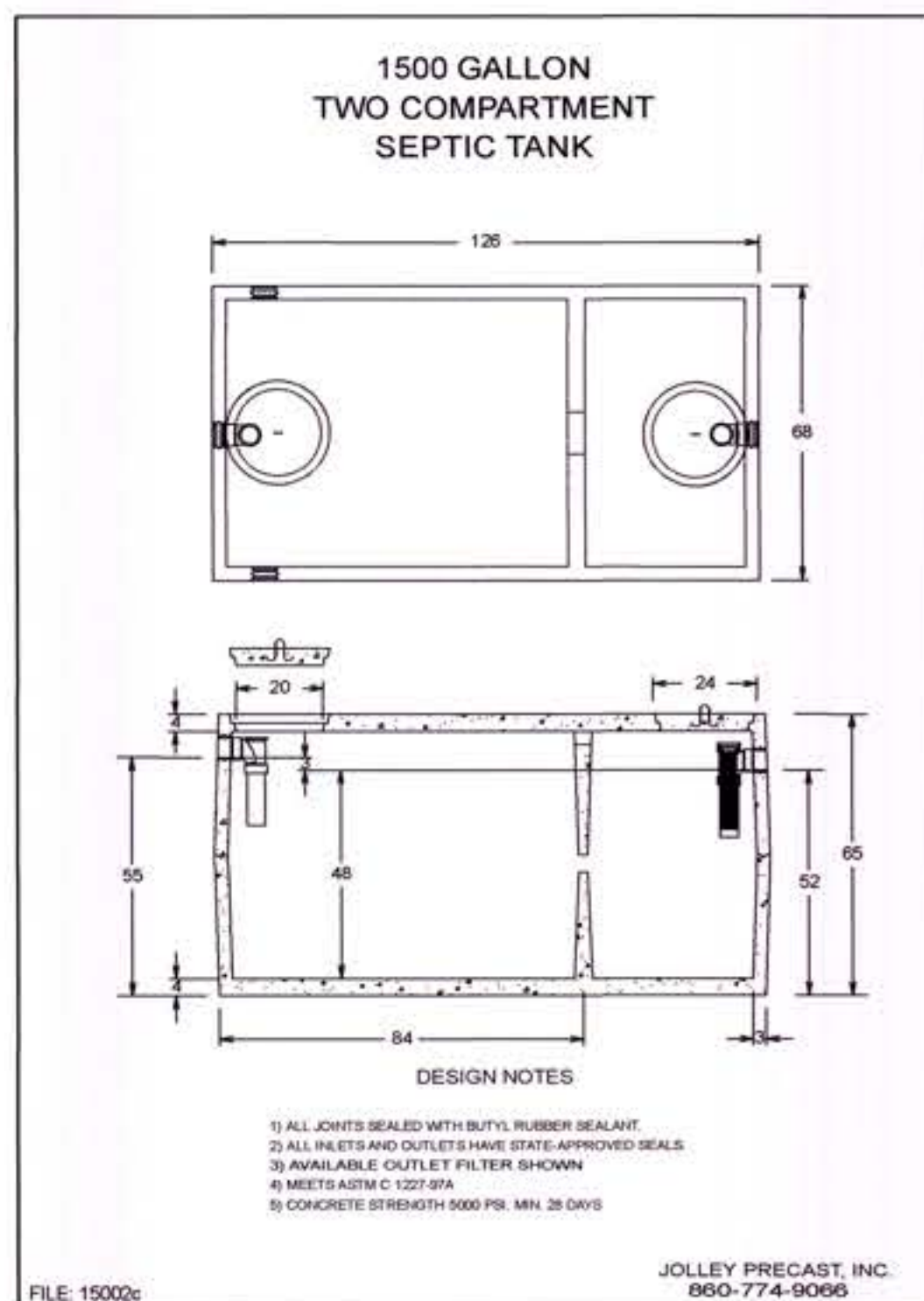
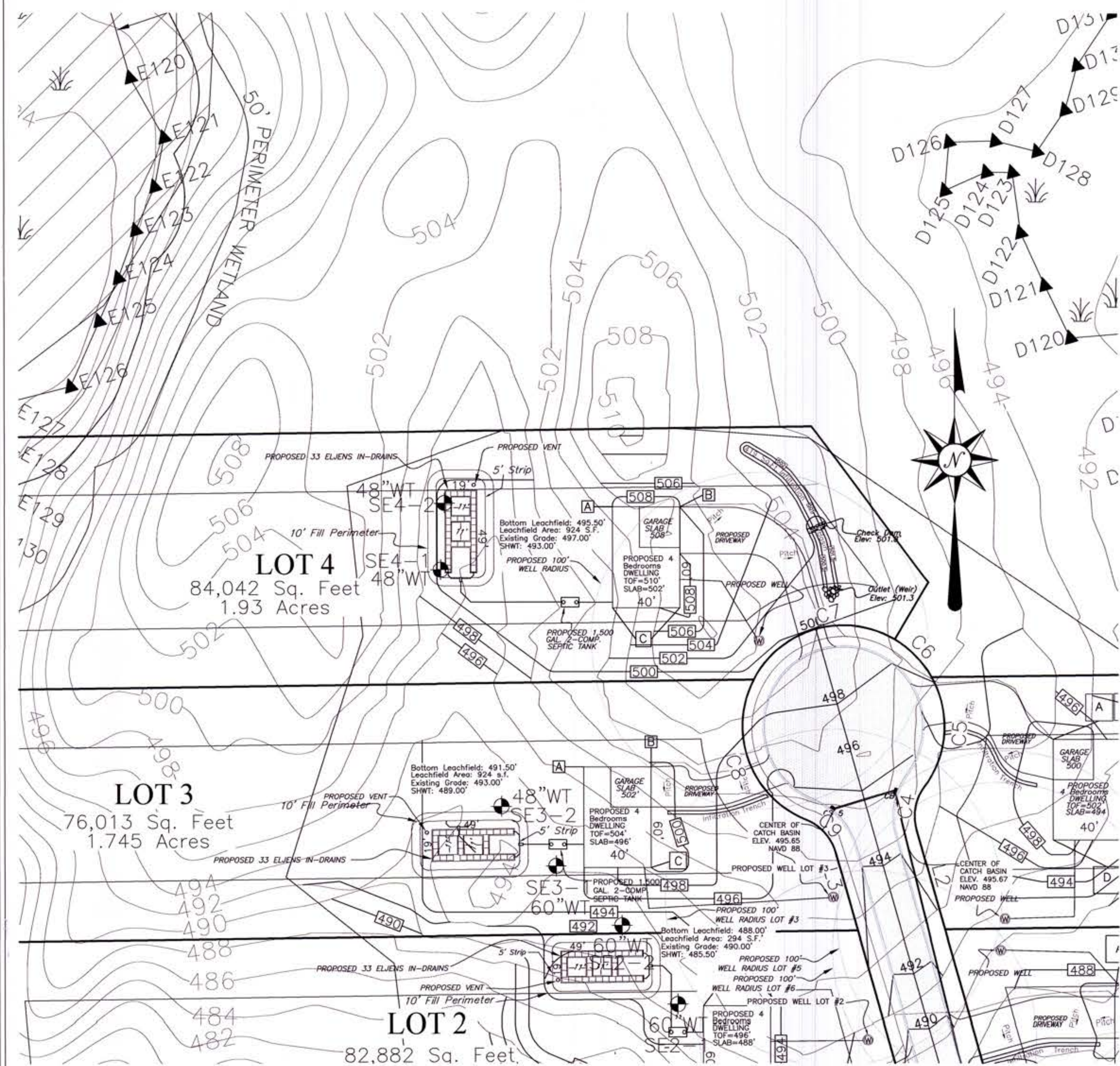


NOTES

Do not park on OWTS area. Seed OWTS area with grass.
 Use H-20 Load distribution box. Minimum 3sq ft bottom area.
 Extend septic tank manhole to grade as shown. Grade to divert runoff.
 Remove all vegetation & trees within 10' of proposed OWTS.
 No OWTS existing or proposed within 100' of proposed well.
 No wells existing or proposed within 200' of proposed OWTS, except as noted.
 No public wells existing or proposed within 500' of proposed OWTS.
 No underground drains existing or proposed within 25' of OWTS.
 Use 4" diameter sewer pipe (SDR 35) watertight joints.
 Designer must supervise all phases of installation of OWTS.

ADDITIONAL NOTES

- 1) Refer to Application #2106-1394
- 2) Excavate OWTS Area and 5' around to elevation 494.50± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 496.75'.
- 3) Install 6" of concrete sand under and around in-drains
- 4) Installer to contact designer prior to start of construction
- 5) Installer to provide copies of any state inspection reports & receipts for material and components.
- 6) Wetlands delineated by Applied Bio-Systems Inc.; Field located by CSC.

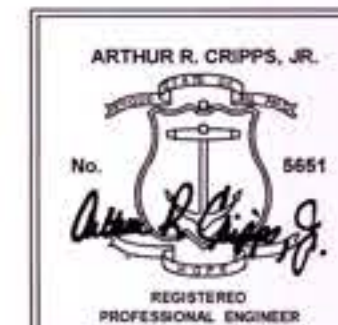


CERTIFICATION

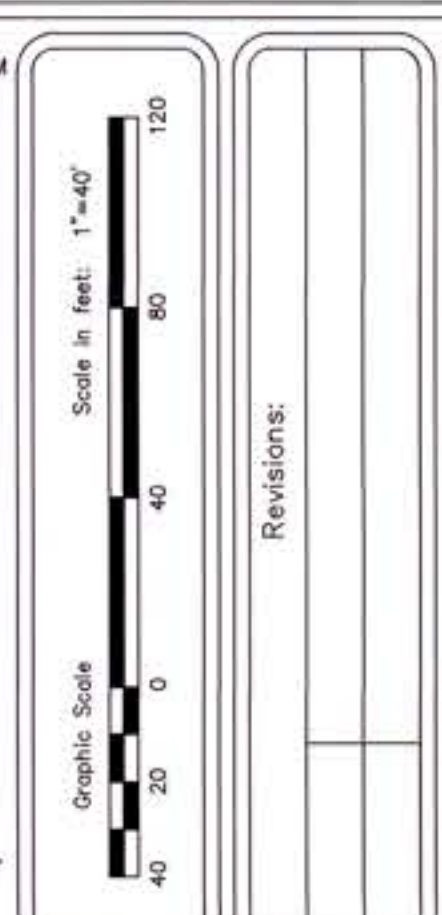
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- (A) TYPE OF BOUNDARY SURVEY: NOT A BOUNDARY SURVEY MEASUREMENT SPECIFICATION IV
- (B) OTHER TYPE OF SURVEY: Location of Site Features and Topography III
- (C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES SUFFICIENT TO DESIGN OWTS AND DRAINAGE.

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



PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shippee Plot Road
 Coventry, RI 02816

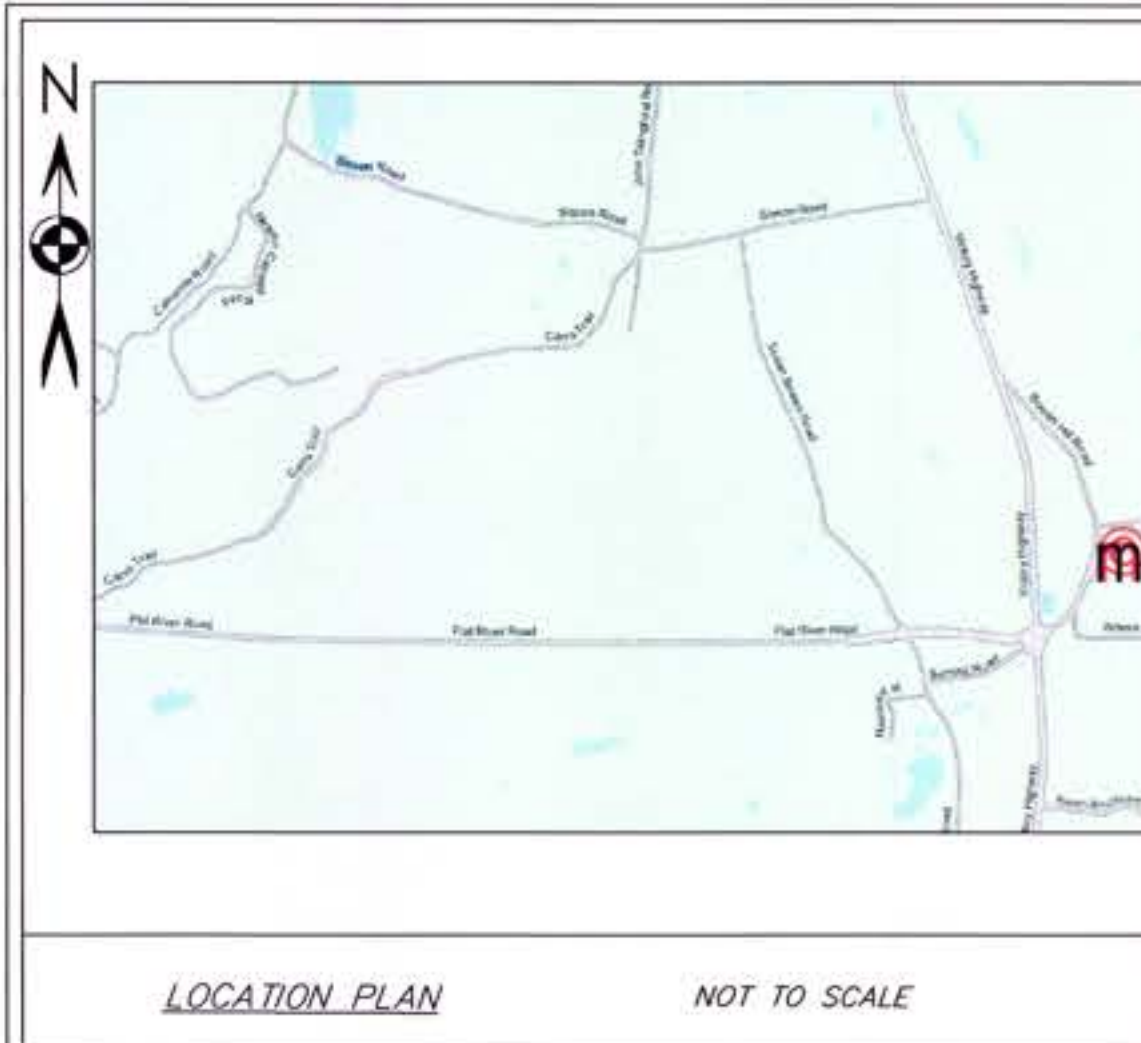


Revisions:
 SAMUEL R. SUORSA
 No. 2508
 PROFESSIONAL LAND SURVEYOR

GOVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / OWS Designs

Final Submission
 Lot 4 - Drainage and OWTS Plan
 on Flat River Road
 in the Town of Coventry, Rhode Island
 Assessor's Plat 315 / Lot 80
 Prepared for: Padula Builders Inc.
 1430 Main St. West Warwick RI 02893

Date:
 Dec. 31, 2025
 Sheet 9 of 17

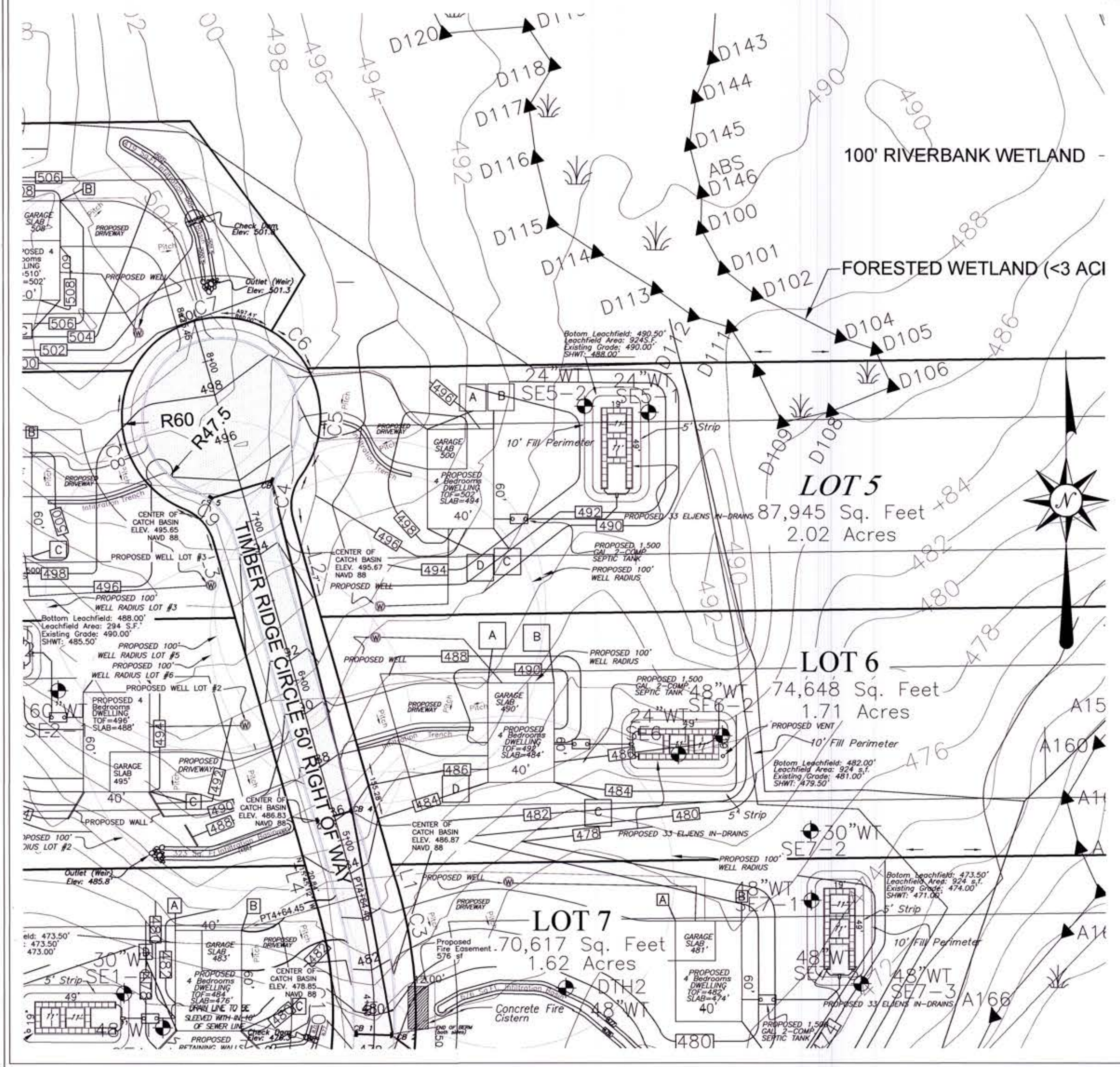
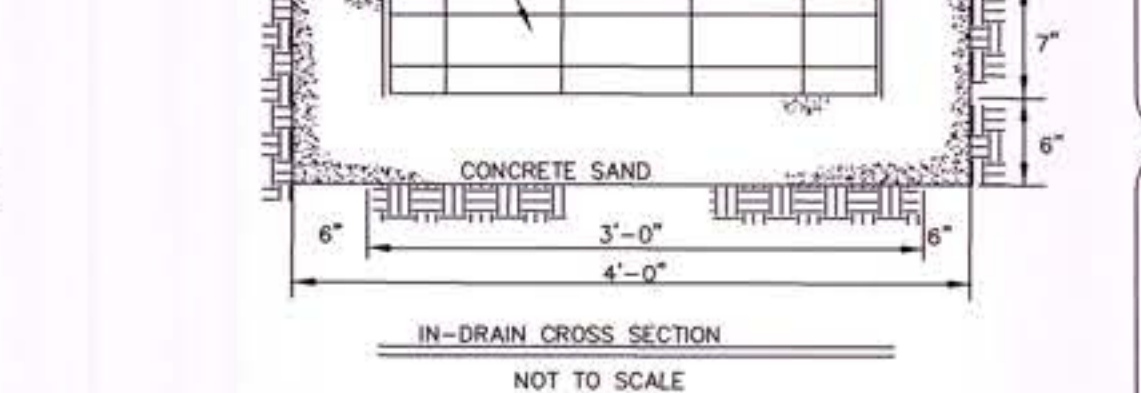
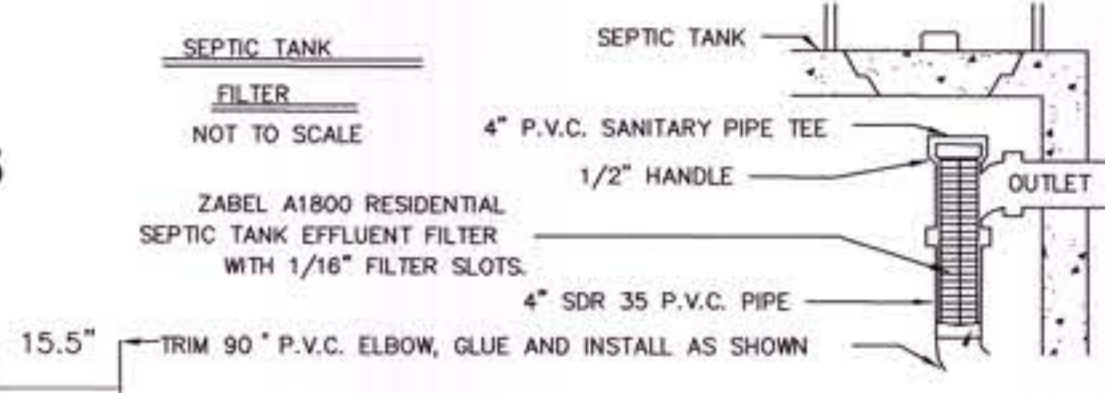
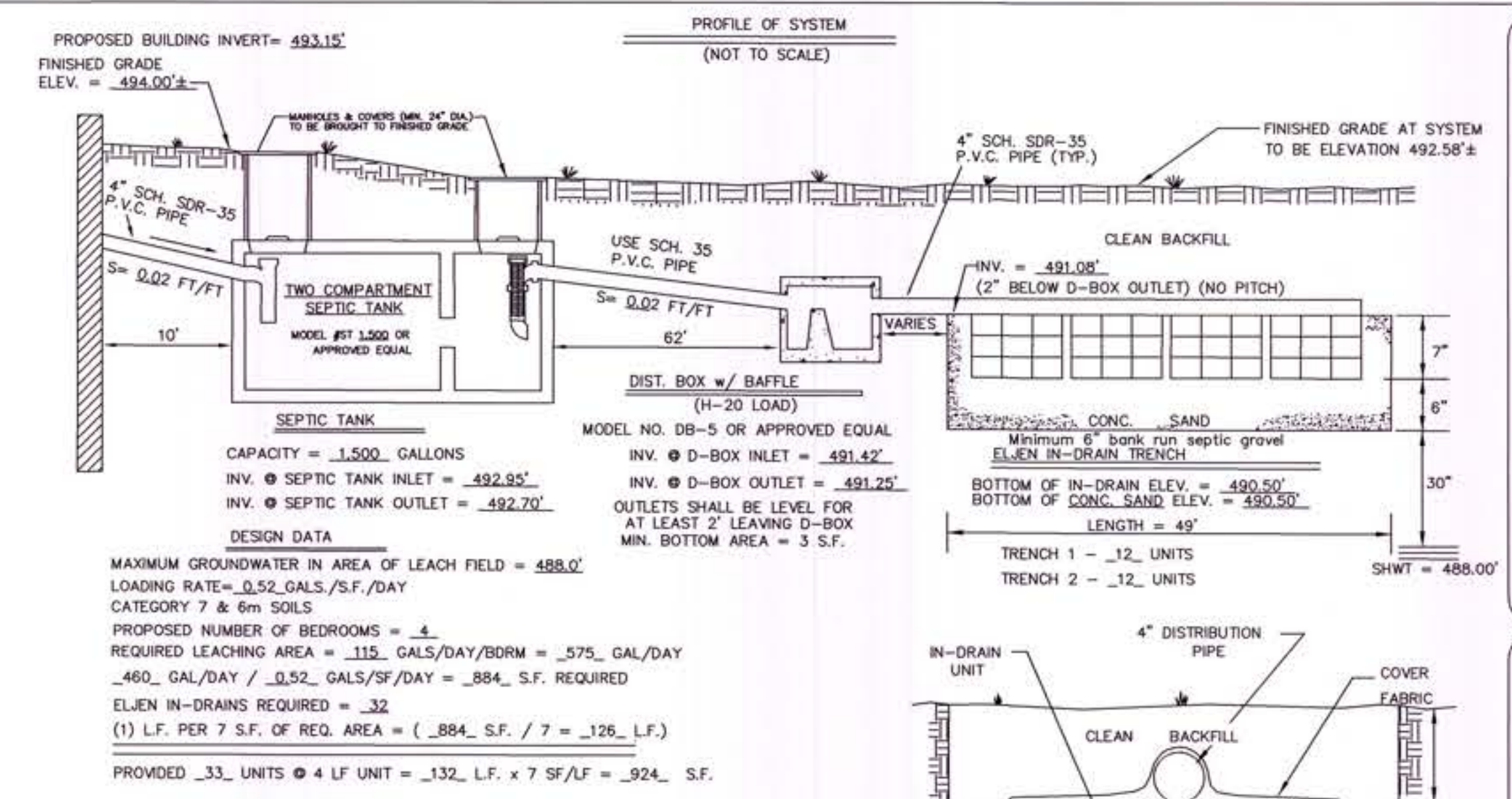
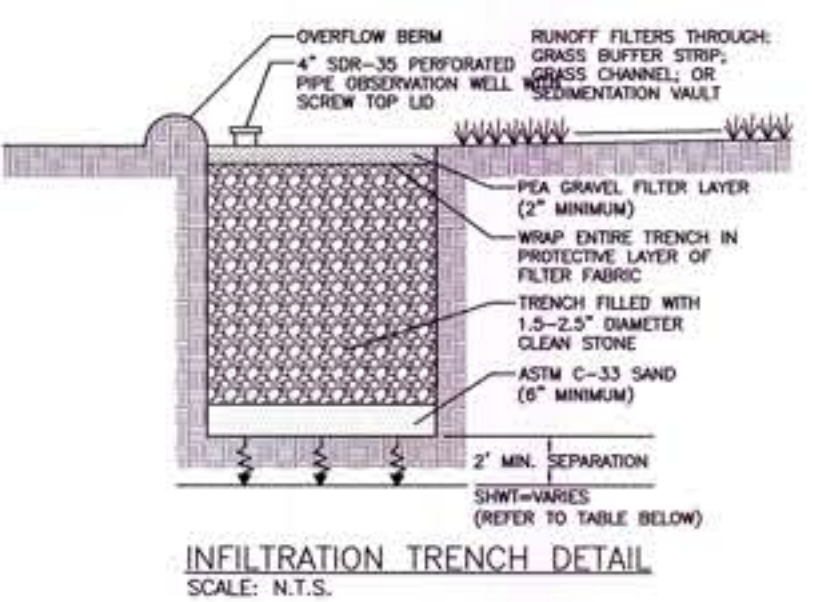
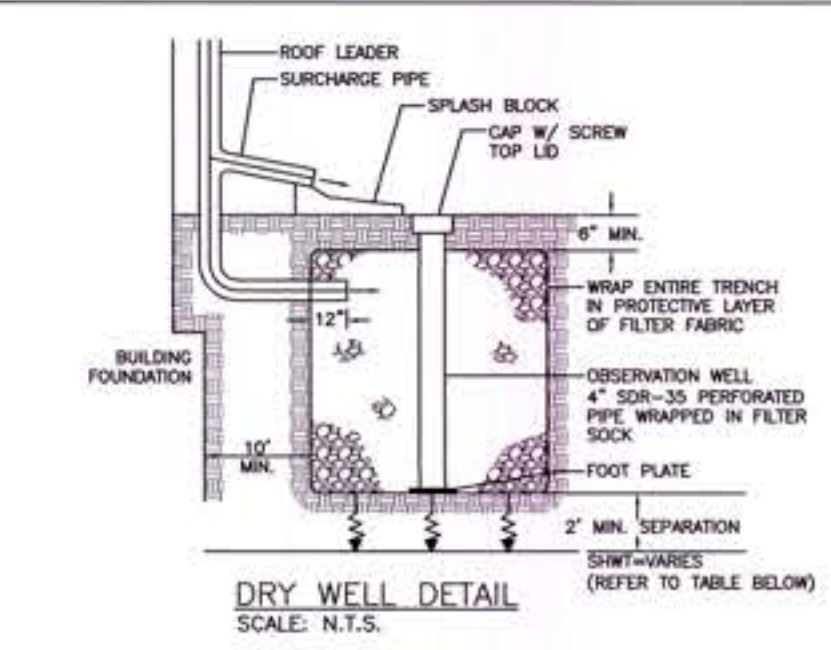


Drainage Calculations
 (Reference: CRMC Guidance Document for Single-Family Development-Revised 2/13/2013)
 Sandy Soils-See test hole forms

Reference
 Soil Evaluations #0306-2031 9/(2-3)/2021
 SE 1 Watertable: 24"
 SE 2 Watertable: 24"
 Rooftop Runoff (See Table 10 page 14 of Reference)
 Proposed Dwelling Footprint Area= 2400 SF
 Proposing 4 16'x16' (256 SF) dry wells (A, B, C & D) at 6" stone depth
 Each dry well allocates 600 SF of rooftop runoff
 4 dry wells x 600 sf storage = 2400 SF Provided
 Dry Well A Bottom Elevation= 496.50' (Water Table Elev.=488.00')
 Dry Well B Bottom Elevation= 493.50' (Water Table Elev.=488.00')
 Dry Well C Bottom Elevation= 490.50' (Water Table Elev.=488.00')
 Dry Well D Bottom Elevation= 493.50' (Water Table Elev.=488.00')

Driveway Runoff (See Tables 10 & 11 page 14 & 15 of Reference)
 Proposed Impervious Driveway Area= 2181 SF
 Proposing 2' wide x 48" deep Infiltration Trench
 The Infiltration Trench has 137 square feet area
 The infiltration trench area required where 130 SF < proposed area=137SF
 Swale A Bottom Elevation=492' (Water Table Elev.=488.00')
 Pitch Driveway 3% toward swales.

NOTE:
 Excavate and scarify infiltration areas prior to their installation.



Terry Lane
 Gloucester, RI 02834
 (401) 568-8874

PRODUCT CODE
CPDB-5

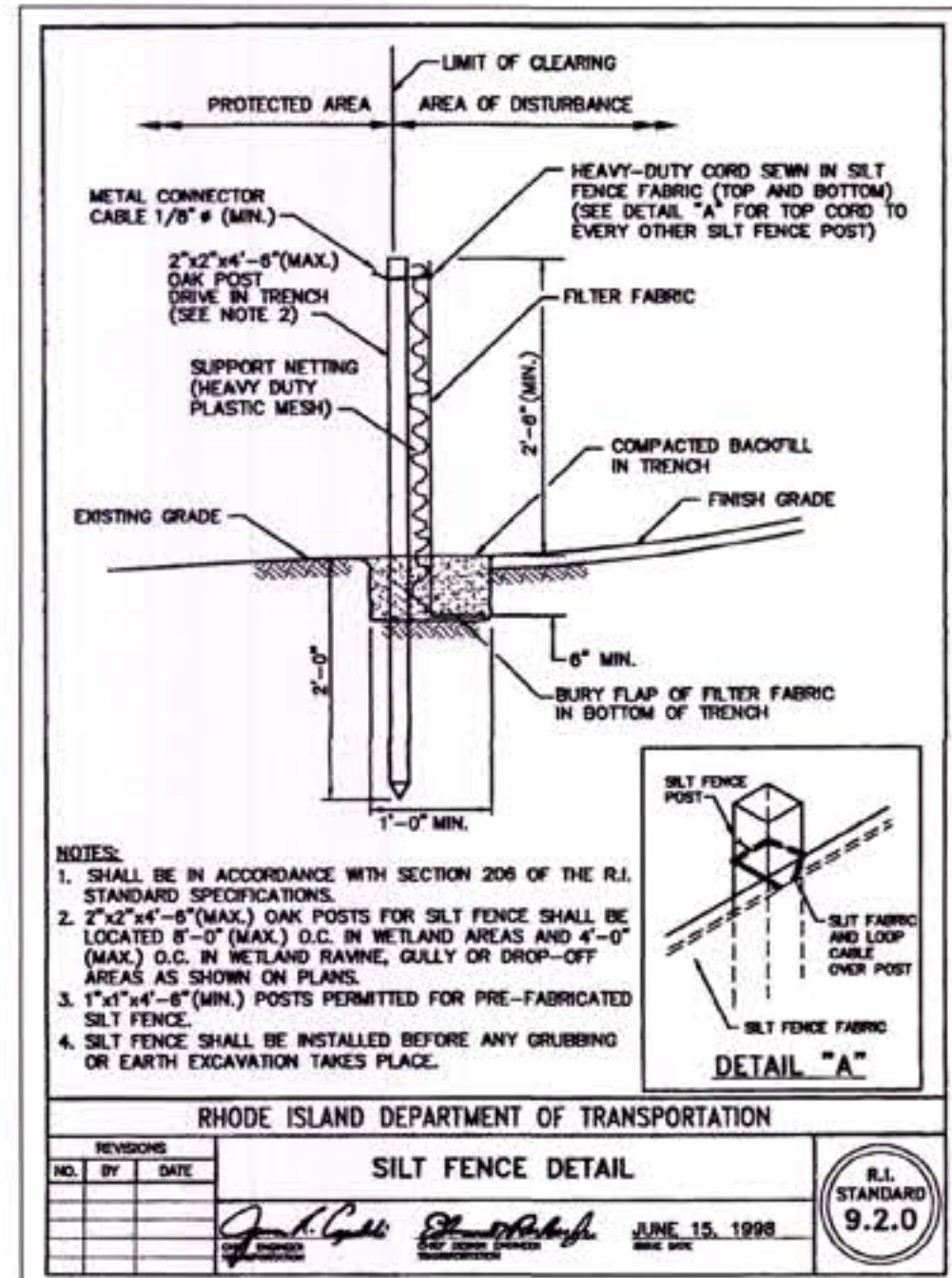
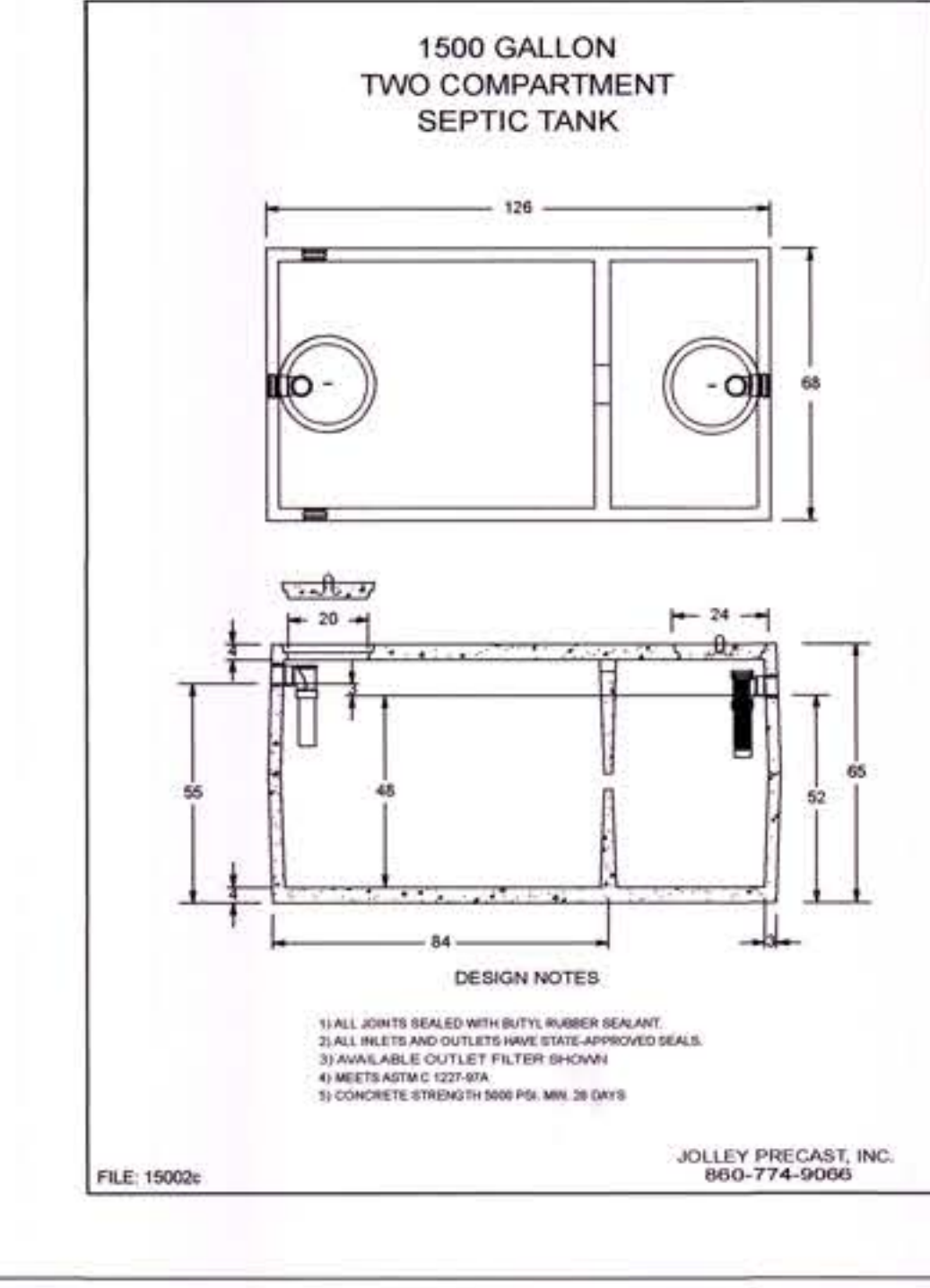
DESIGN NOTES:
 1. See details and notes on all sheets.
 2. Concrete to be cast in 28 days.

NOTES

- Do not park on OWTS area. Seed OWTS area with grass.
- Use H-20 Load distribution box. Minimum 3sq ft bottom area.
- Extend septic tank manhole to grade as shown. Grade to divert runoff.
- Remove all vegetation & trees within 10' of proposed OWTS.
- No OWTS existing or proposed within 100' of proposed wells.
- No wells existing or proposed within 200' of proposed wells.
- No public wells existing or proposed within 500' of proposed OWTS.
- No underground drains existing or proposed within 25' of OWTS.
- Use 4" diameter sewer pipe (SDR 35) watertight joints.
- Designer must supervise all phases of installation of OWTS.

ADDITIONAL NOTES

- 1) Refer to Application #0306-2031
- 2) Excavate OWTS Area and 5' around to elevation 487± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 491.25'.
- 3) Install 6" of concrete sand under and around in-drains
- 4) Installer to contact designer prior to start of construction
- 5) Installer to provide copies of any state inspection reports & receipts for material and components.
- 6) Wetlands delineated by Applied Bio-Systems Inc.; Field located by CSC.



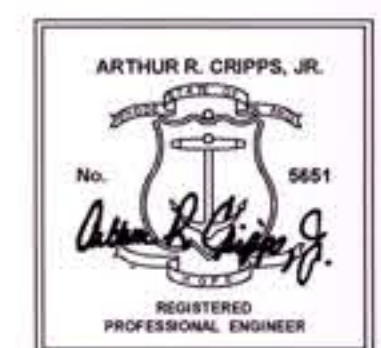
CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
 NOT A BOUNDARY SURVEY IV
 THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

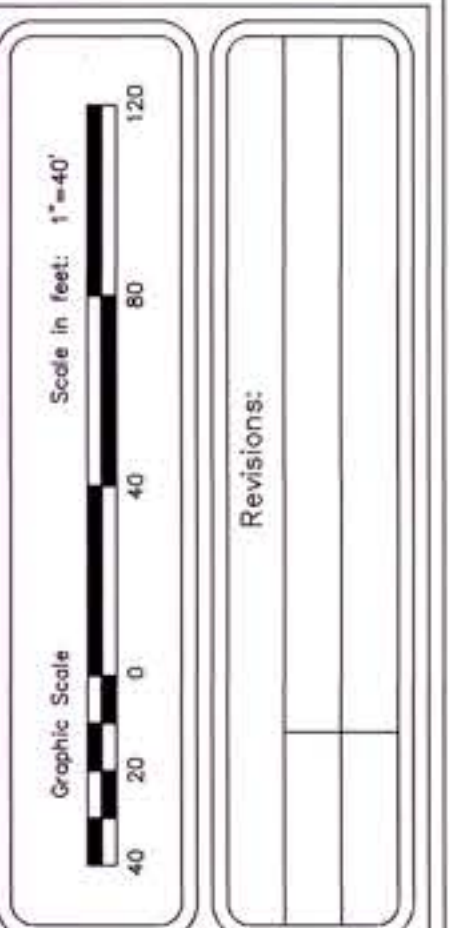
(B) OTHER TYPE OF SURVEY: III
 Location of Site Features and Topography

(C) STATEMENT OF PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES SUFFICIENT TO DESIGN OWTS AND DRAINAGE.

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



PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shippee Flat Road
 Coventry, RI 02816



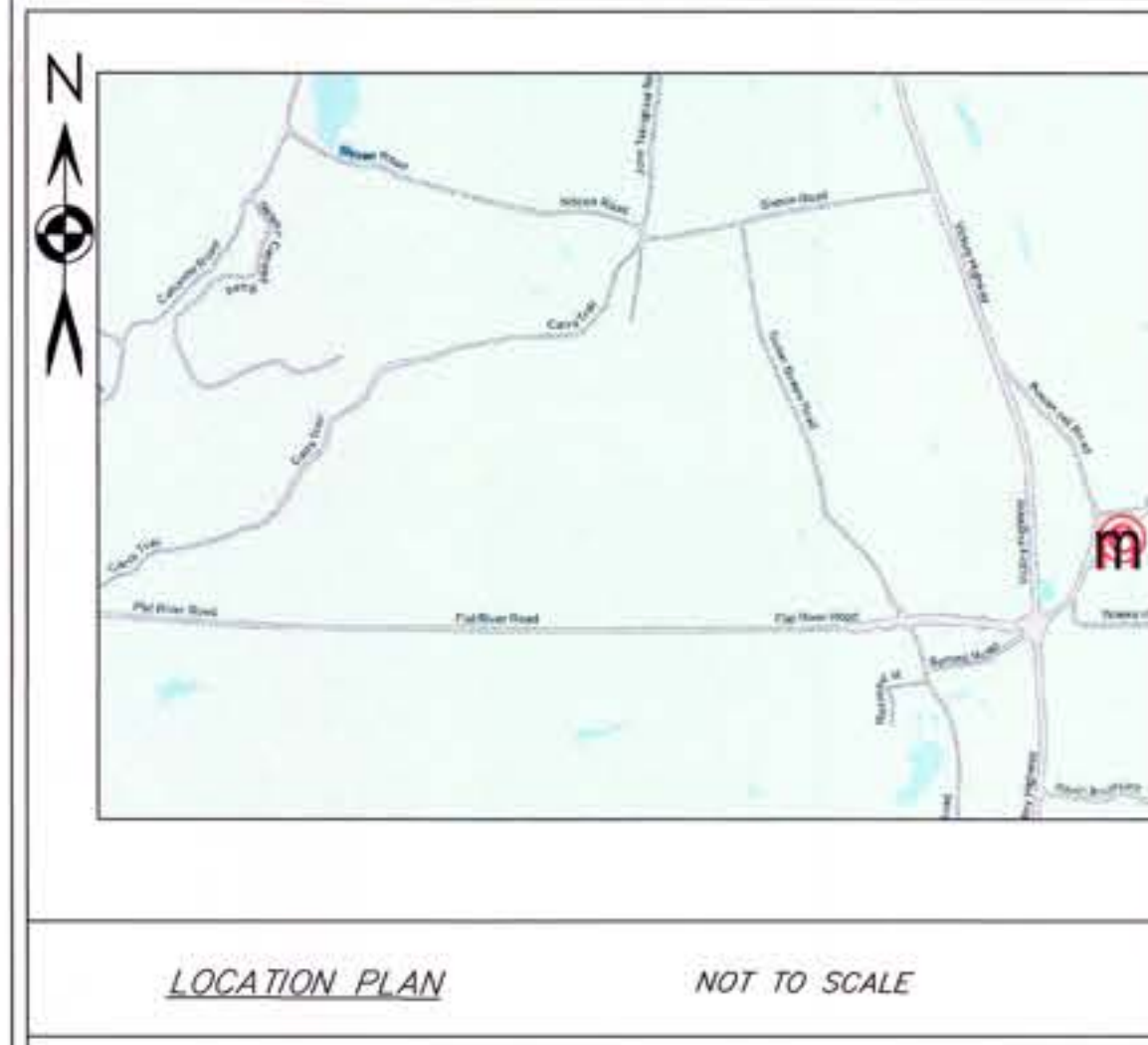
SAMUEL R. SUORSA
 No. 2508
 PROFESSIONAL LAND SURVEYOR

COVENTRY Co.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / OMTS Designs

Final Submission
 Lot 5 - Drainage and OWTS Plan
 on Flat River Road
 in the Town of Coventry, Rhode Island
 Assessor's Plat 315/Lot 80
 Prepared for: Padula Builders Inc.
 1430 Main St. West Warwick RI 02893

Date:
 Dec. 31, 2025

Sheet 10 of 17



Drainage Calculations

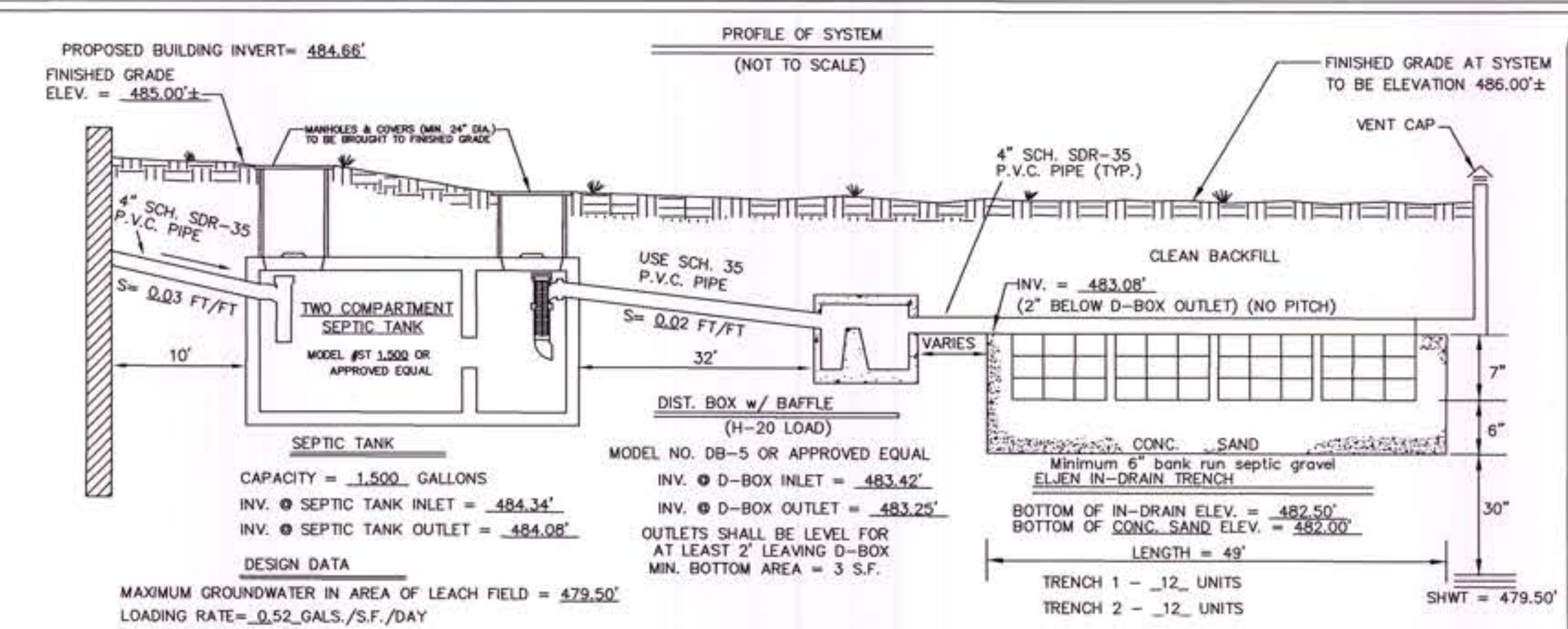
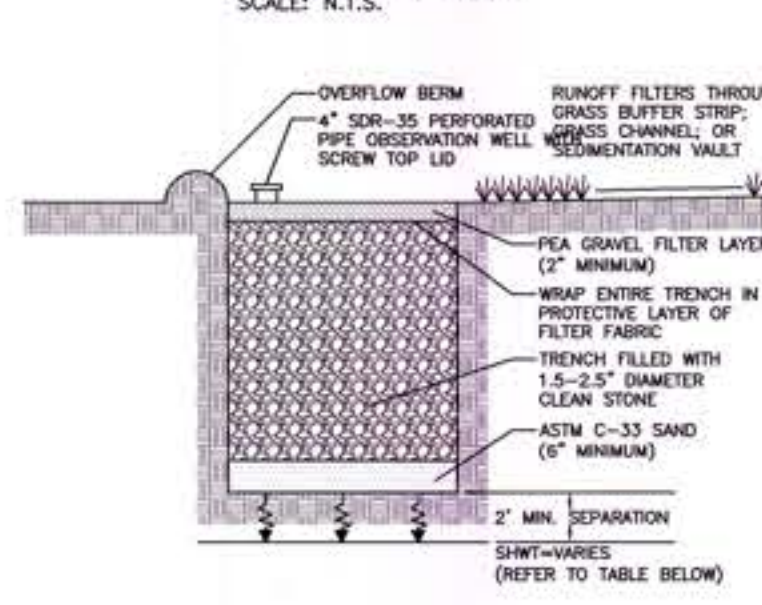
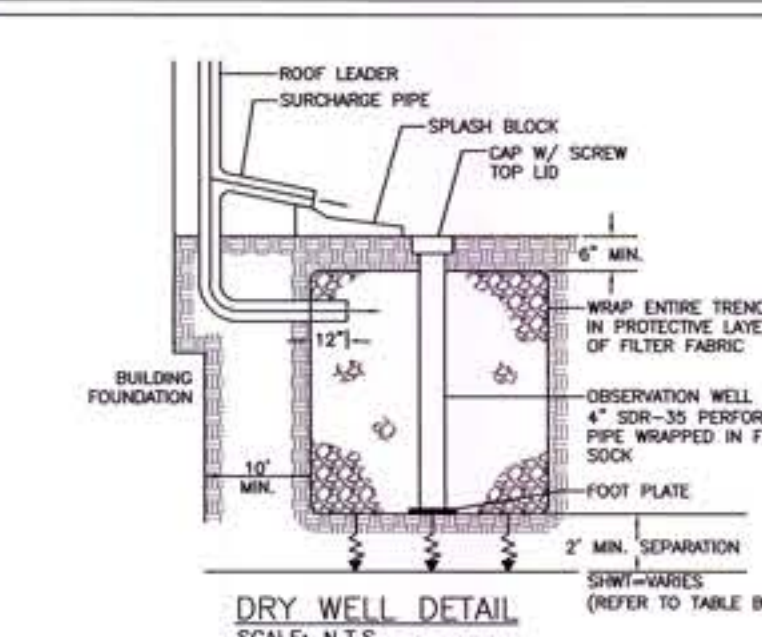
(Reference: CRMC Guidance Document for Single-Family Development-Revised 2/13/2013)
Sandy Soils-See test hole forms

Reference

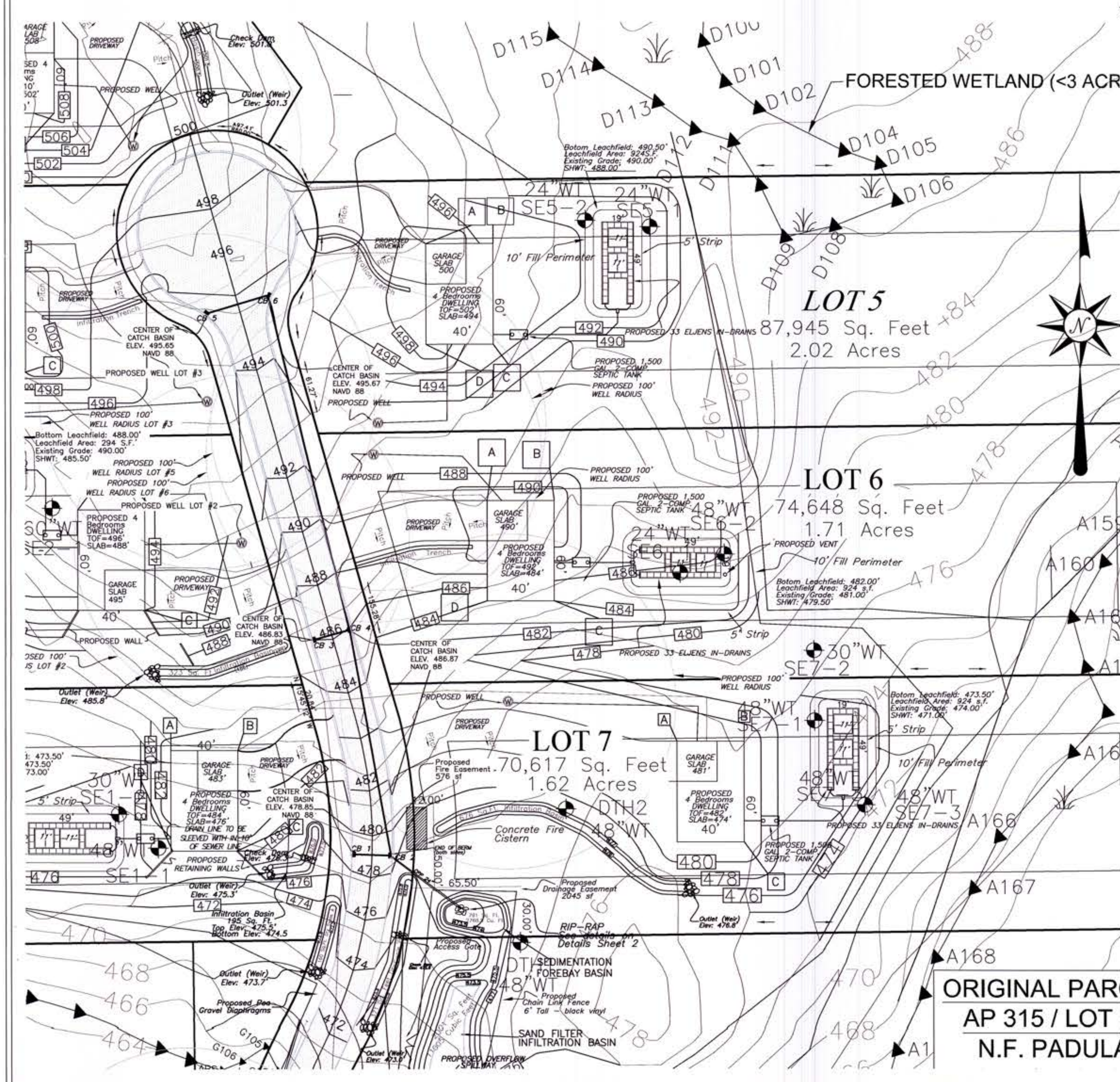
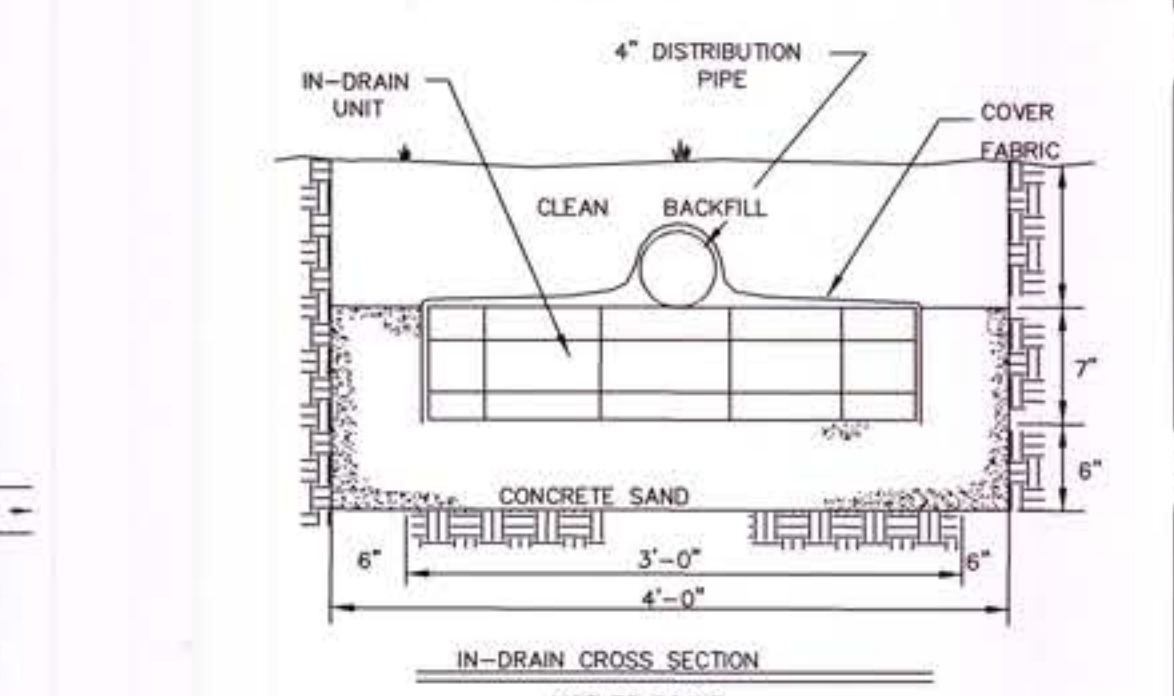
Soil Evaluations #0306-2031 9/(2-3)/2021
SE 1 Watertable: 24"
SE 2 Watertable: 48"
Rooftop Runoff (See Table 10 page 14 of Reference)
Proposed Dwelling Footprint Area= 2400 SF
Proposing 4 16'x16' (256 SF) dry wells (A, B, C & D) at 6" stone depth
Each dry well allocates 600 SF of rooftop runoff
4 dry wells x 600 sf storage = 2400 SF Provided
Dry Well A Bottom Elevation= 488.50' (Water Table Elev.=479.50')
Dry Well B Bottom Elevation= 486.50' (Water Table Elev.=479.50')
Dry Well C Bottom Elevation= 481.50' (Water Table Elev.=479.50')
Dry Well D Bottom Elevation= 483.50' (Water Table Elev.=479.50')
Proposed 18" layer of ASTM C-33 sand below the Dry Well C & D

Driveway Runoff (See Tables 10 & 11 page 14 & 15 of Reference)
Proposed Impervious Driveway Area= 1987 SF
Proposing 2' wide x 48" deep Infiltration Trench
The Infiltration Trench has 141 square feet area
The infiltration trench area proposed where 141 SF < required area=118 SF
Swale A Bottom Elevation=484' (Water Table Elev.=479.50')
Pitch Driveway 3% toward swales.

NOTE:
Excavate and scarifie infiltration areas prior to their installation.



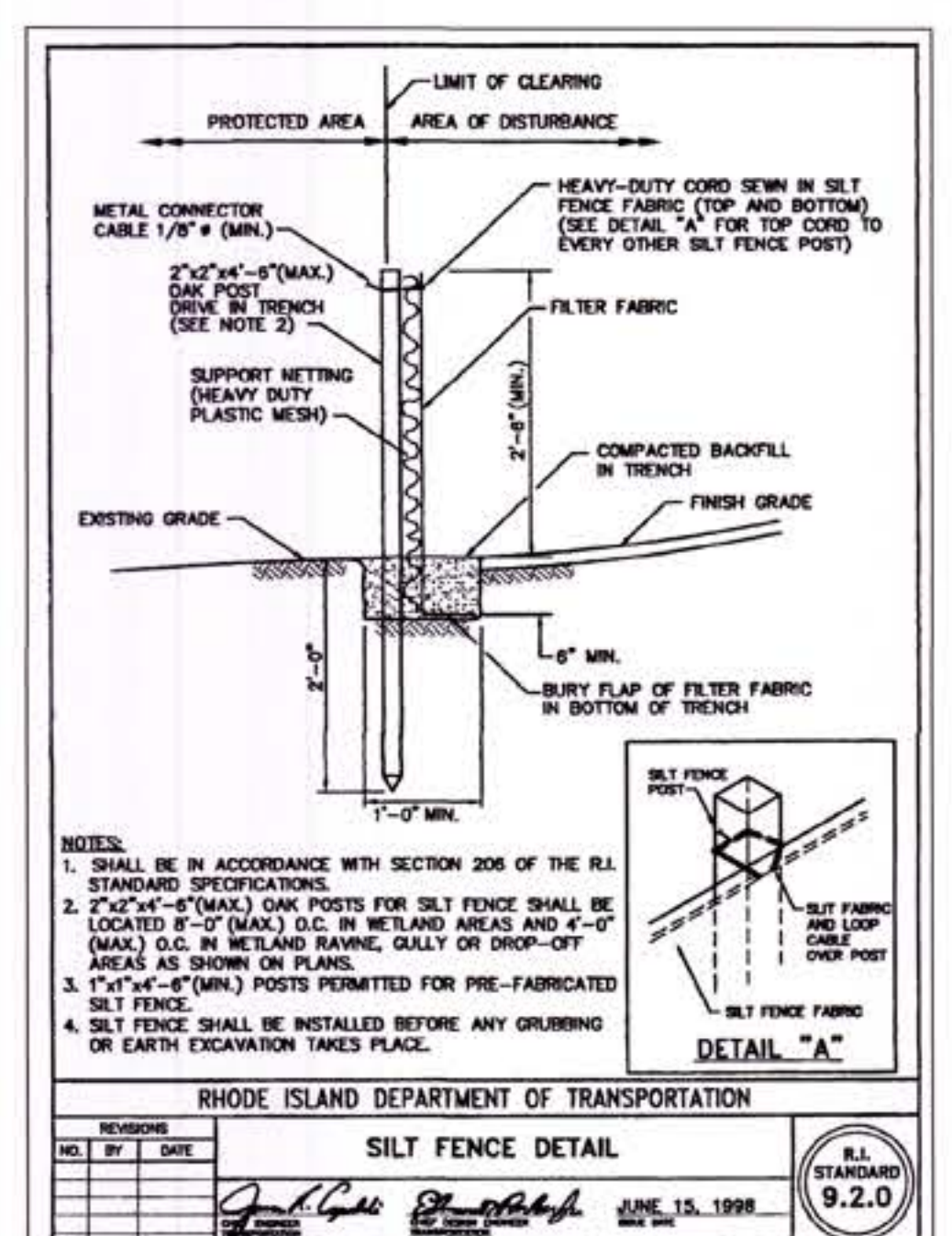
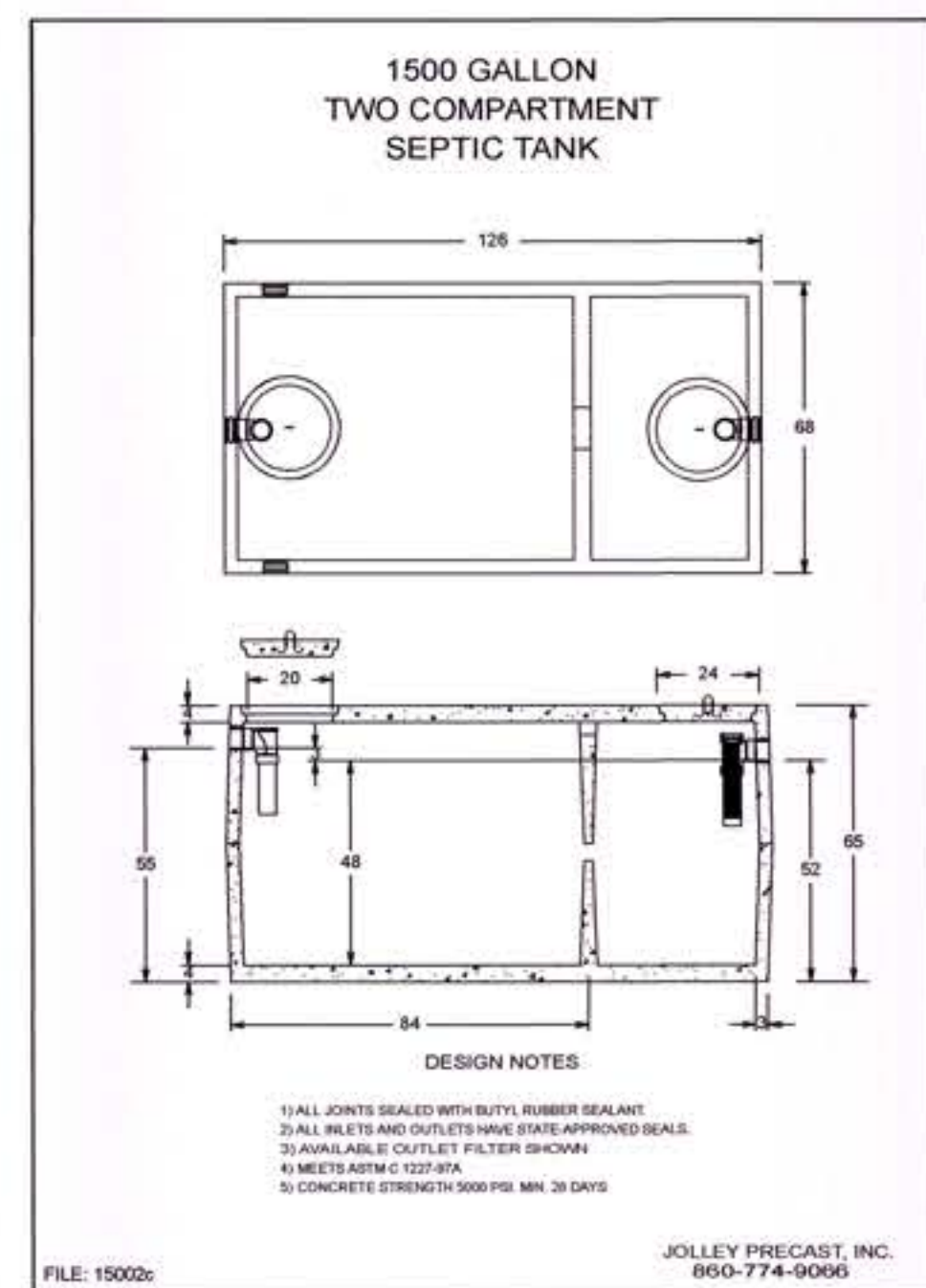
DESIGN DATA
MAXIMUM GROUNDWATER IN AREA OF LEACH FIELD = 479.50'
LOADING RATE = 0.52 GAL/S.F./DAY
CATEGORY 7 & 6m SOILS
PROPOSED NUMBER OF BEDROOMS = 4
REQUIRED LEACHING AREA = 115 GAL/DAY/BDRM = 575 GAL/DAY
480 GAL/DAY / 0.52 GAL/SF/DAY = 924 S.F. REQUIRED
ELIEN IN-DRAINS REQUIRED = 32
(1) L.F. PER 7 S.F. OF REQ. AREA = (.884 S.F. / 7 = .126 L.F.)
PROVIDED 33 UNITS @ 4 LF UNIT = 132 L.F. x 7 SF/LF = 924 S.F.



Terry Lane
Glocester, RI 02816
(401) 568-8874

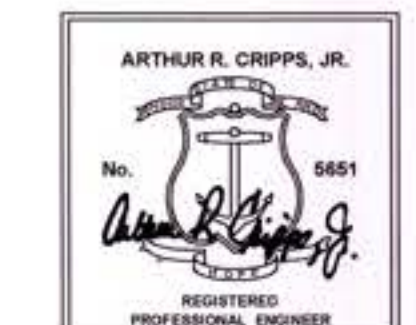
PROJECT CODE
CPDB-5
DESIGN NOTES:
1. Install in wetland per 30 days.
2. Construct in wetland per 30 days.

- Do not park on OWTS area. Seed OWTS area with grass.
Use H-20 Load distribution box. Minimum 3sq ft bottom area.
Extend septic tank manhole to grade as shown. Grade to divert runoff.
Remove oil vegetation & trees within 10' of proposed OWTS.
No OWTS existing or proposed within 100' of proposed OWTS.
No public wells existing or proposed within 500' of proposed OWTS.
No underground drains existing or proposed within 25' of OWTS.
Use 4" diameter sewer pipe (SDR 35) watertight joints.
Designer must supervise all phases of installation of OWTS.
- ADDITIONAL NOTES
1) Refer to Application #0306-2031
2) Excavate OWTS Area and 5' around to elevation 478± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 483.25'.
3) Install 6" of concrete sand under and around in-drains
4) Installer to contact designer prior to start of construction
5) Installer to provide copies of any state inspection reports & receipts for material and components.
6) Wetlands delineated by Applied Bio-Systems Inc.; Field located by CSC.



CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 4.35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
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(B) OTHER TYPE OF SURVEY: Location of Site Features and Topography
(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES SUFFICIENT TO DESIGN OWTS AND DRAINAGE.

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



PROJECT ENGINEER:
Arthur R. Cripps, Jr., PE
200 Shippee Plot Road
Coventry, RI 02816

Scale in Feet: 1"=40'
Graphic Scale
Revisions:
SAMUEL R. SUORSA
No. 2508
PROFESSIONAL LAND SURVEYOR
COVENTRY SURVEY CO.
46 South Main Street
Coventry, Rhode Island 02816
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Land Surveying / Mapping / OMTS Designs
Final Submission
Lot 6 - Drainage and OWTS Plan
on Flat River Road
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Assessor's Plat 315/Lot 80
Prepared for: Padula Builders Inc.
1430 Main St. West Warwick RI 02893
Date: Dec. 31, 2025
Sheet 11 of 17



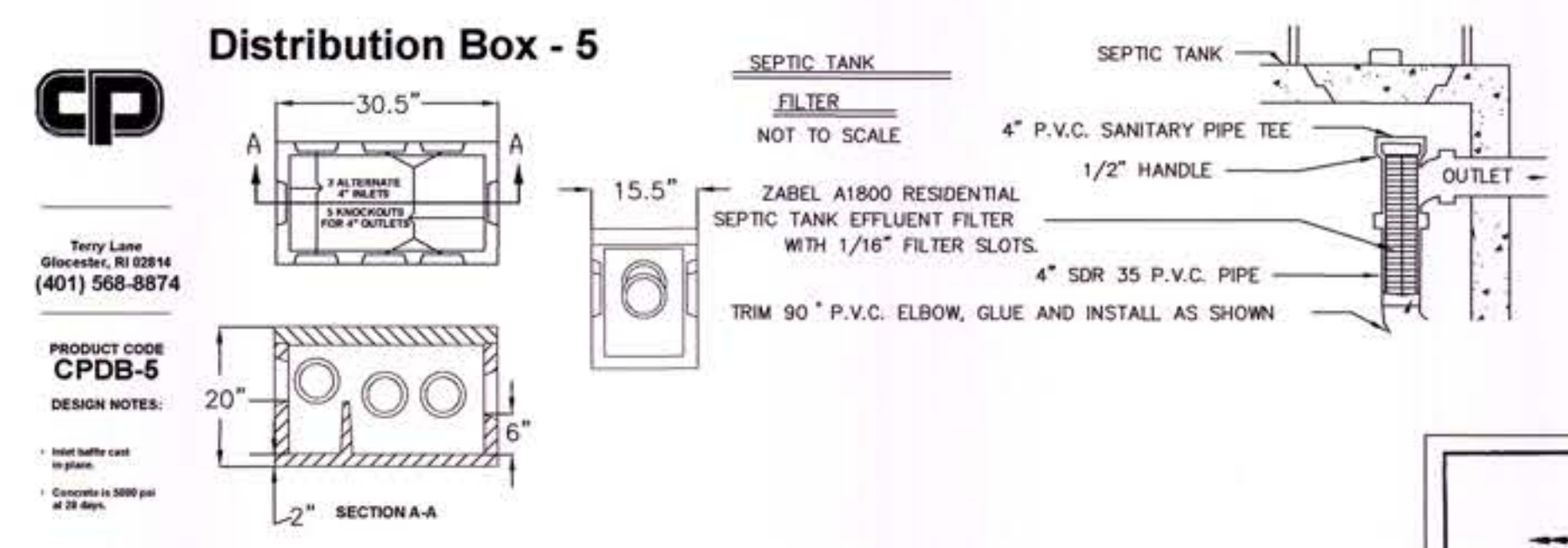
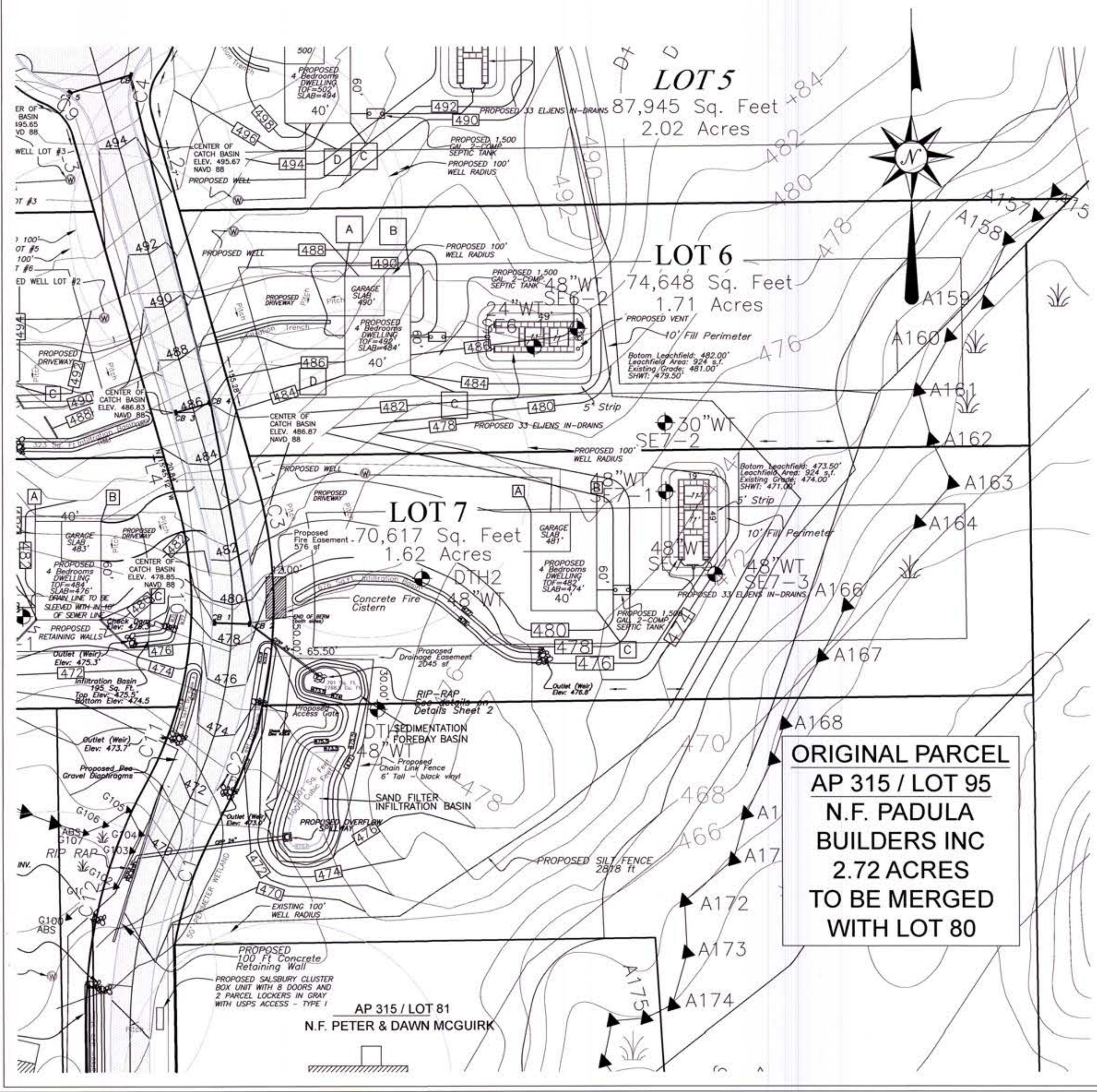
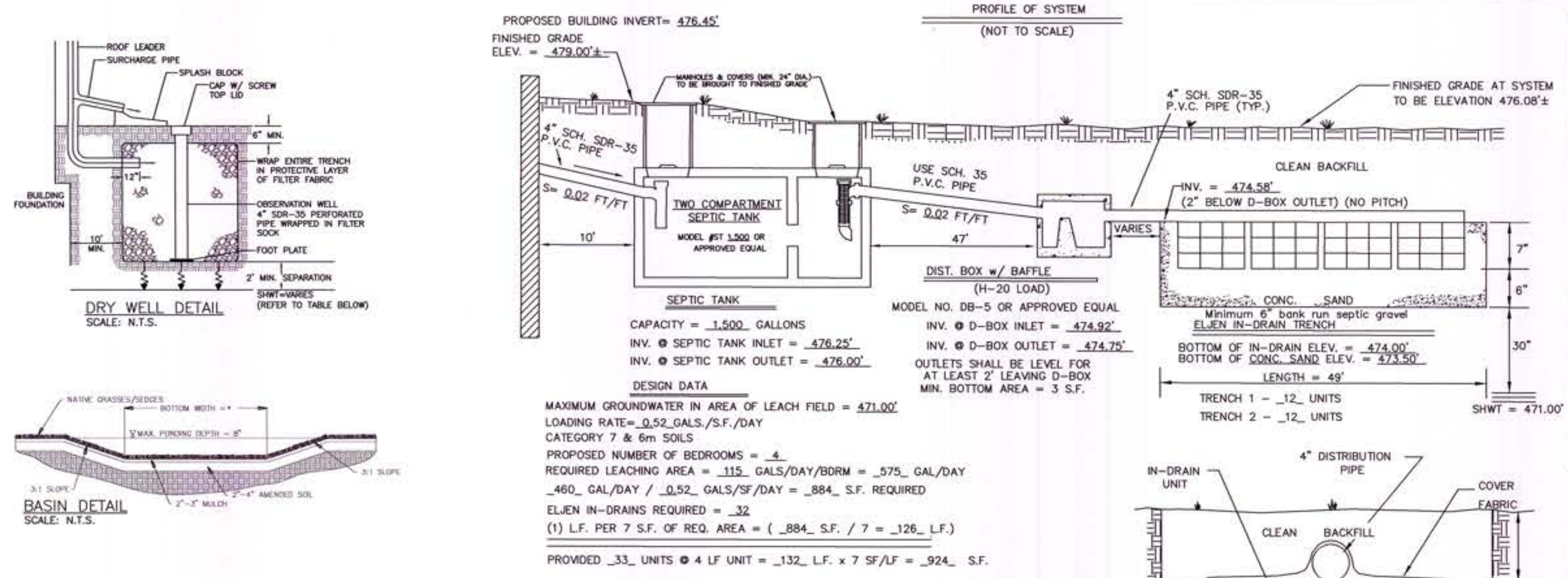
Drainage Calculations
 (Reference: CRMC Guidance Document for Single-Family Development-Revised 2/13/2013)
 Sandy Soils-See test hole forms

Reference
 Soil Evaluations #0306-2031 9/(2-3)/2021
 SE 1 Watertable: 30"
 SE 2 Watertable: 48"

Rooftop Runoff (See Table 10 page 14 of Reference)
 Proposed Dwelling Footprint Area= 2400 SF
 Proposing 2 7'X7' (49 SF) dry wells (A & B) at 36" stone depth
 Each dry well allocates 600 SF of rooftop runoff
 Proposing 1 10'X10' (100 SF) dry well (C) at 36" stone depth
 This dry well allocates 1200 SF of rooftop runoff
 2 dry wells x 600 sf storage = 1200 SF Provided
 1 dry well x 1200 sf storage = 1200 SF Provided
 Dry Well A Bottom Elevation= 477.00' (Water Table Elev.=471.00')
 Dry Well B Bottom Elevation= 476.00' (Water Table Elev.=471.00')
 Dry Well C Bottom Elevation= 474.00' (Water Table Elev.=471.00')
 Proposed 18" layer of ASTM C-33 sand below the Dry Well C

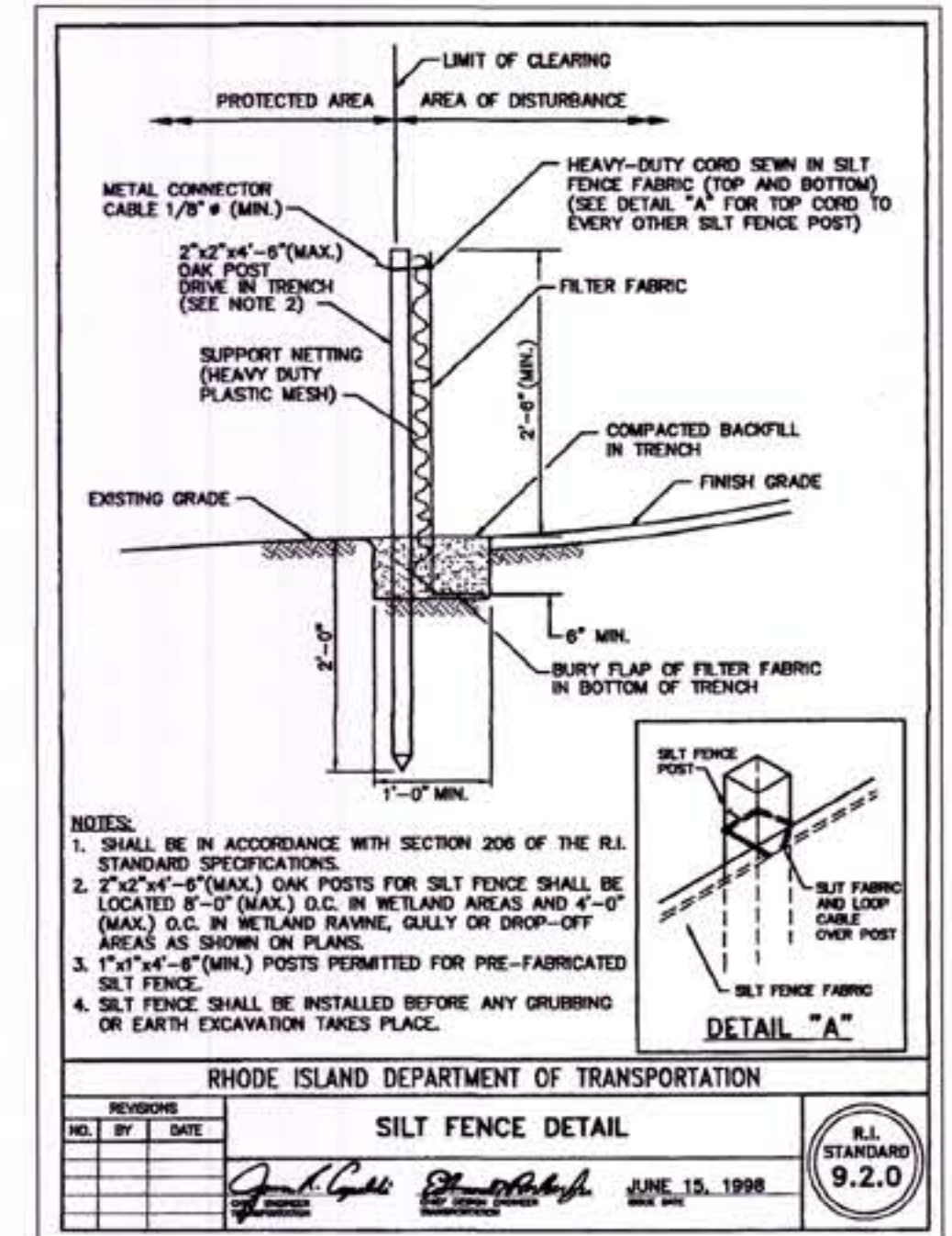
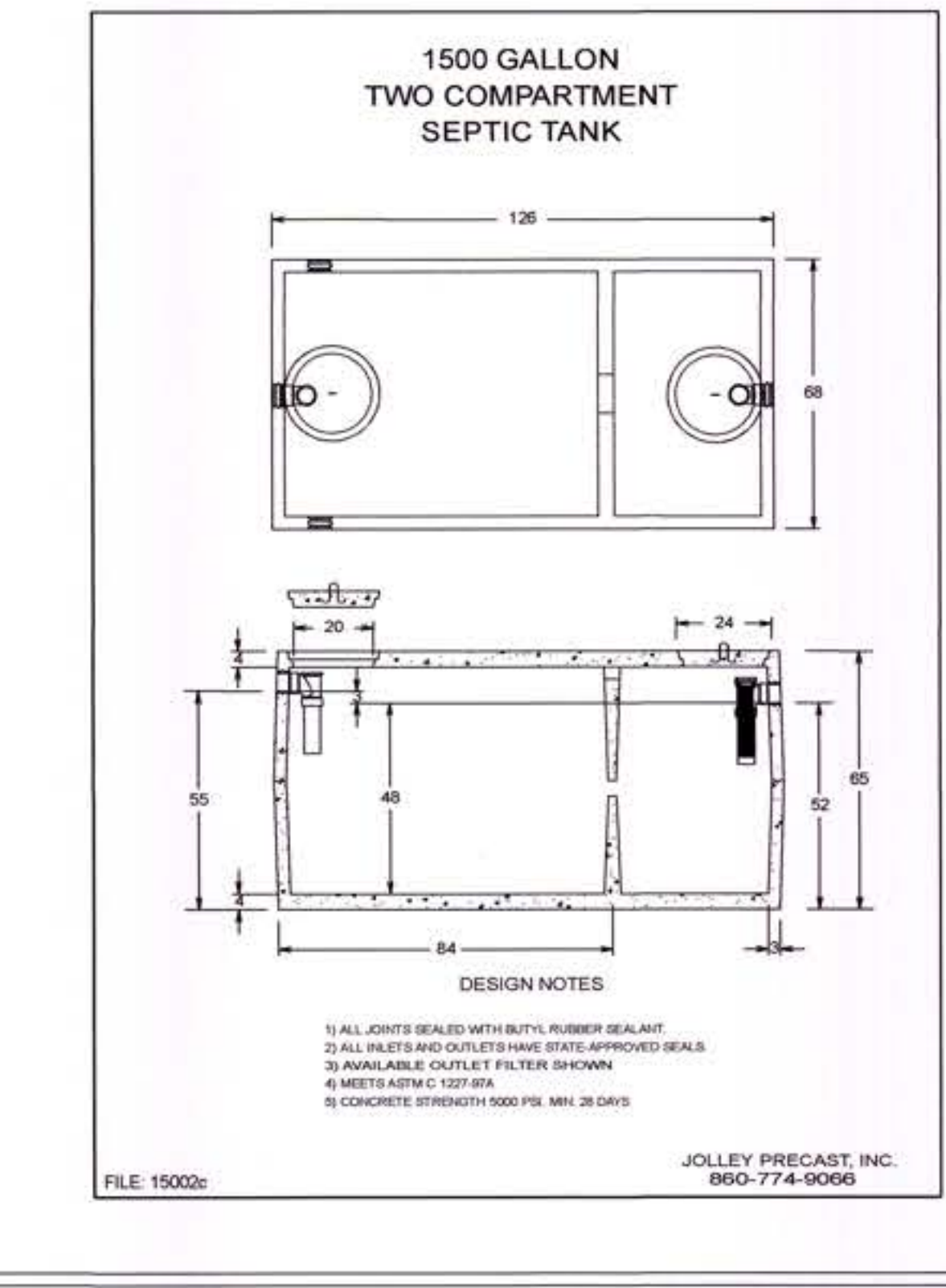
Driveway Runoff (See Table 5 page 8 of Reference)
 Proposed Impervious Driveway Area= 4068 SF
 Proposing 2'-8" wide (4' bottom width) x 8" deep infiltration basin
 The basin has 676 square feet of bottom area
 Total basin for impervious area Provided=4,200 SF > required impervious area=4,068 SF
 Swale Bottom Elevation=476.00' (Water Table Elev.=470.00')
 Pitch Driveway 3% toward basin.

NOTE:
 Excavate and scarify infiltration areas prior to their installation.



NOTES
 Do not park on OWTS area. Seed OWTS area with grass.
 Extend septic tank manhole to grade as shown. Grade to divert runoff.
 Remove all vegetation & trees within 10' of proposed OWTS.
 No OWTS existing or proposed within 100' of proposed wells.
 No public wells existing or proposed within 500' of proposed OWTS.
 No underground drains existing or proposed within 25' of OWTS.
 Use 4" diameter sewer pipe (SDR 35) watertight joints.
 Designer must supervise all phases of installation of OWTS.

ADDITIONAL NOTES
 1) Refer to Application #0306-2031
 2) Excavate OWTS Area and 5' around to elevation 472.50± or to remove subsoil soil & fines. Install bank run septic gravel to Elev. 474.75'.
 3) Install 6" of concrete sand under and around in-drains
 4) Installer to contact designer prior to start of construction
 5) Installer to provide copies of any state inspection reports & receipts for material and components.
 6) Wetlands delineated by Applied Bio-Systems Inc.; Field located by CSC.



CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 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: MEASUREMENT SPECIFICATION IV
 NOT A BOUNDARY SURVEY
 Location of Site Features and Topography III

(B) OTHER TYPE OF SURVEY:
 STATEMENT OF PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES SUFFICIENT TO DESIGN OWTS AND DRAINAGE.

BY: Samuel R. Suorsa
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE
 Samuel R. Suorsa, PLS
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

ARTHUR R. CRIPPS, JR.
 No. 5651
 REGISTERED PROFESSIONAL ENGINEER

PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shippie Flat Road
 Coventry, RI 02816

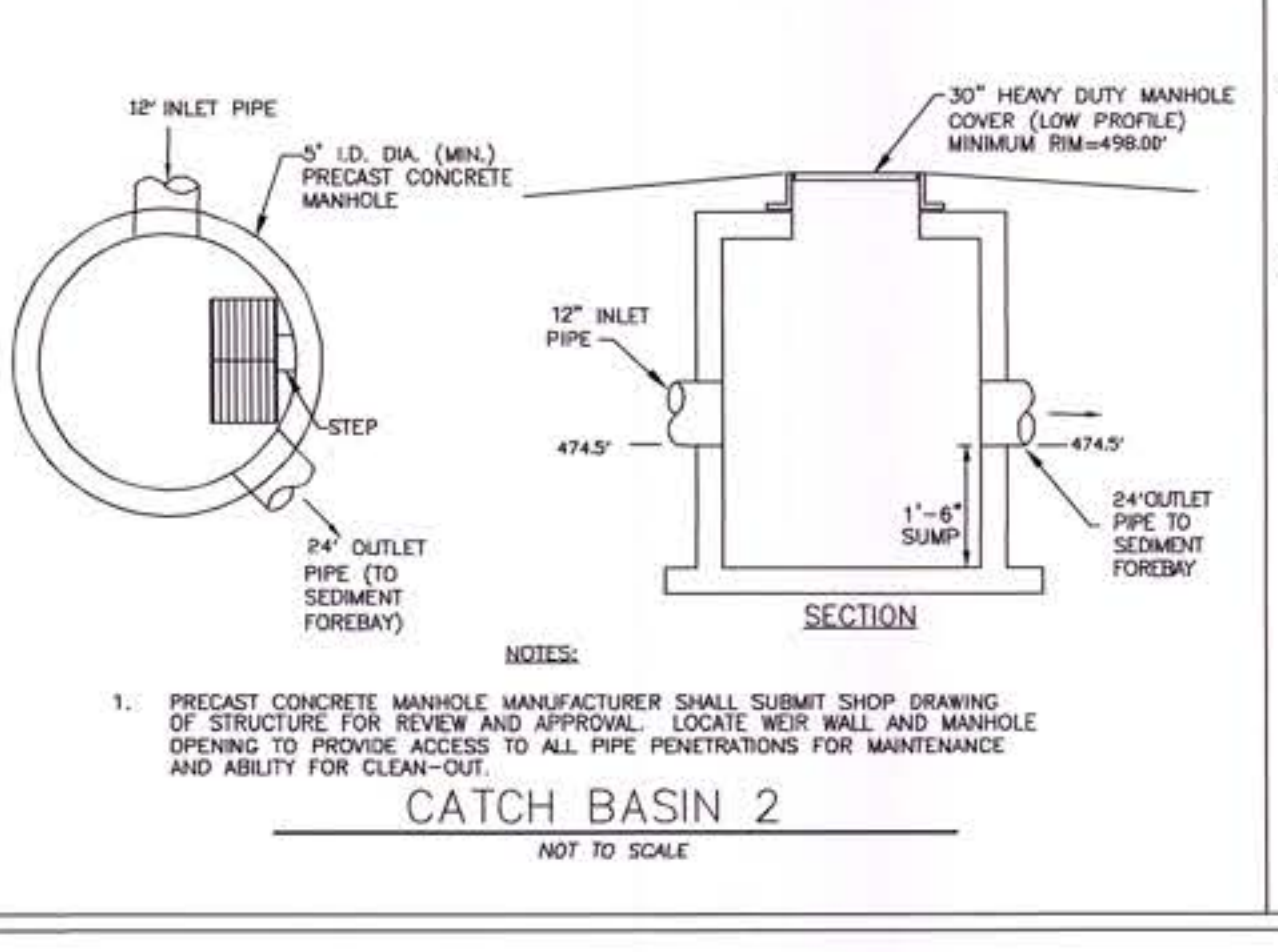
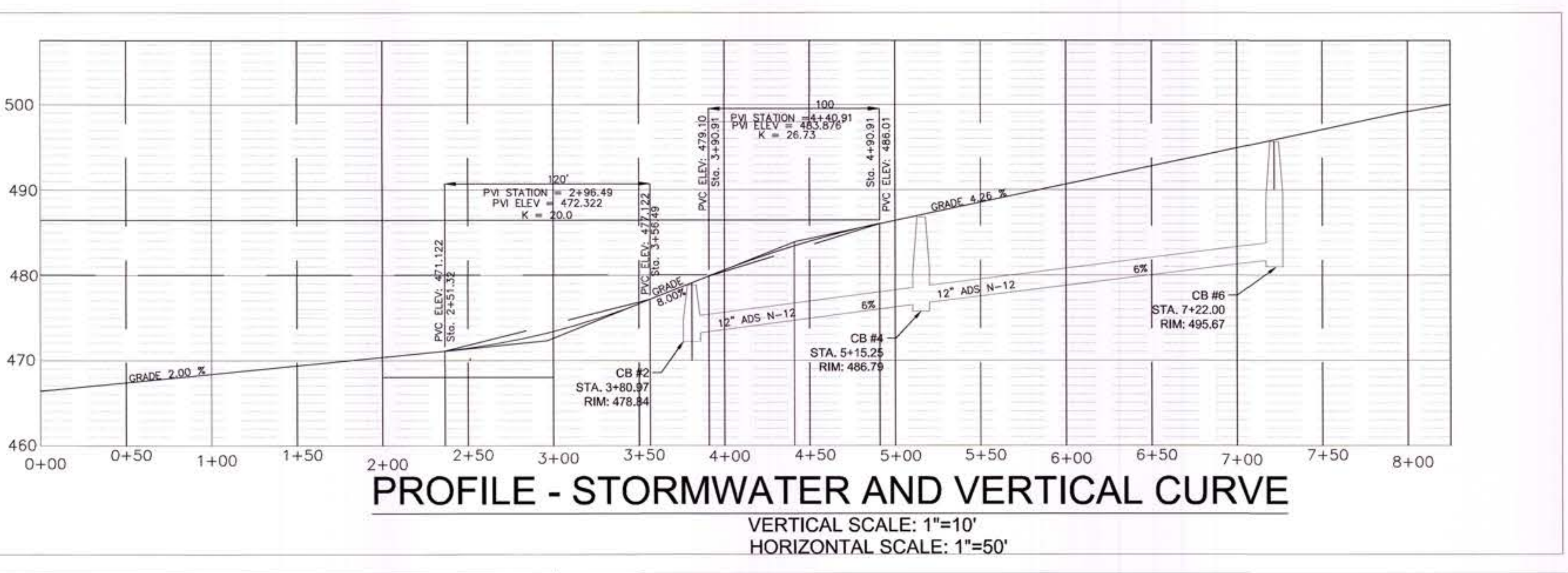
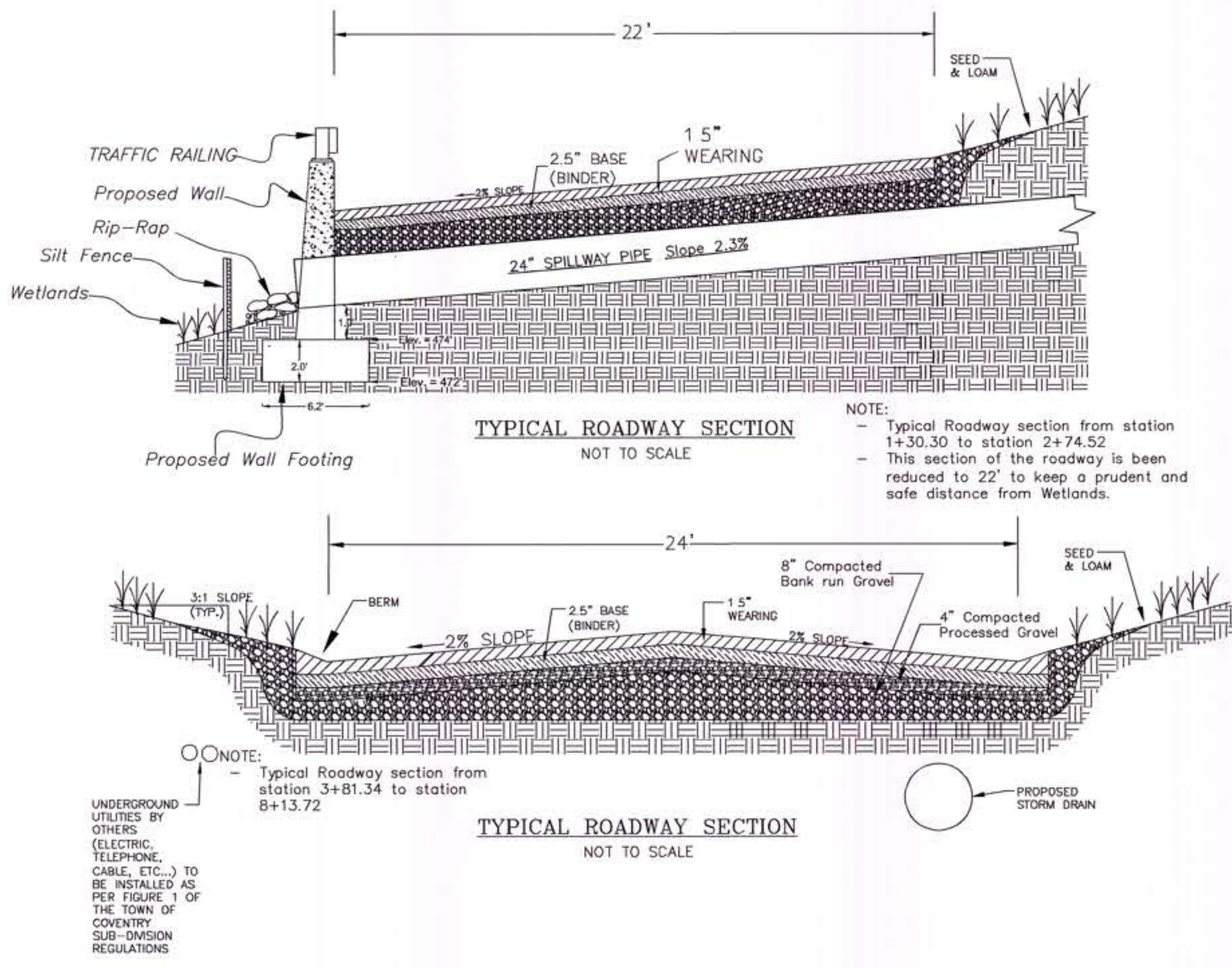
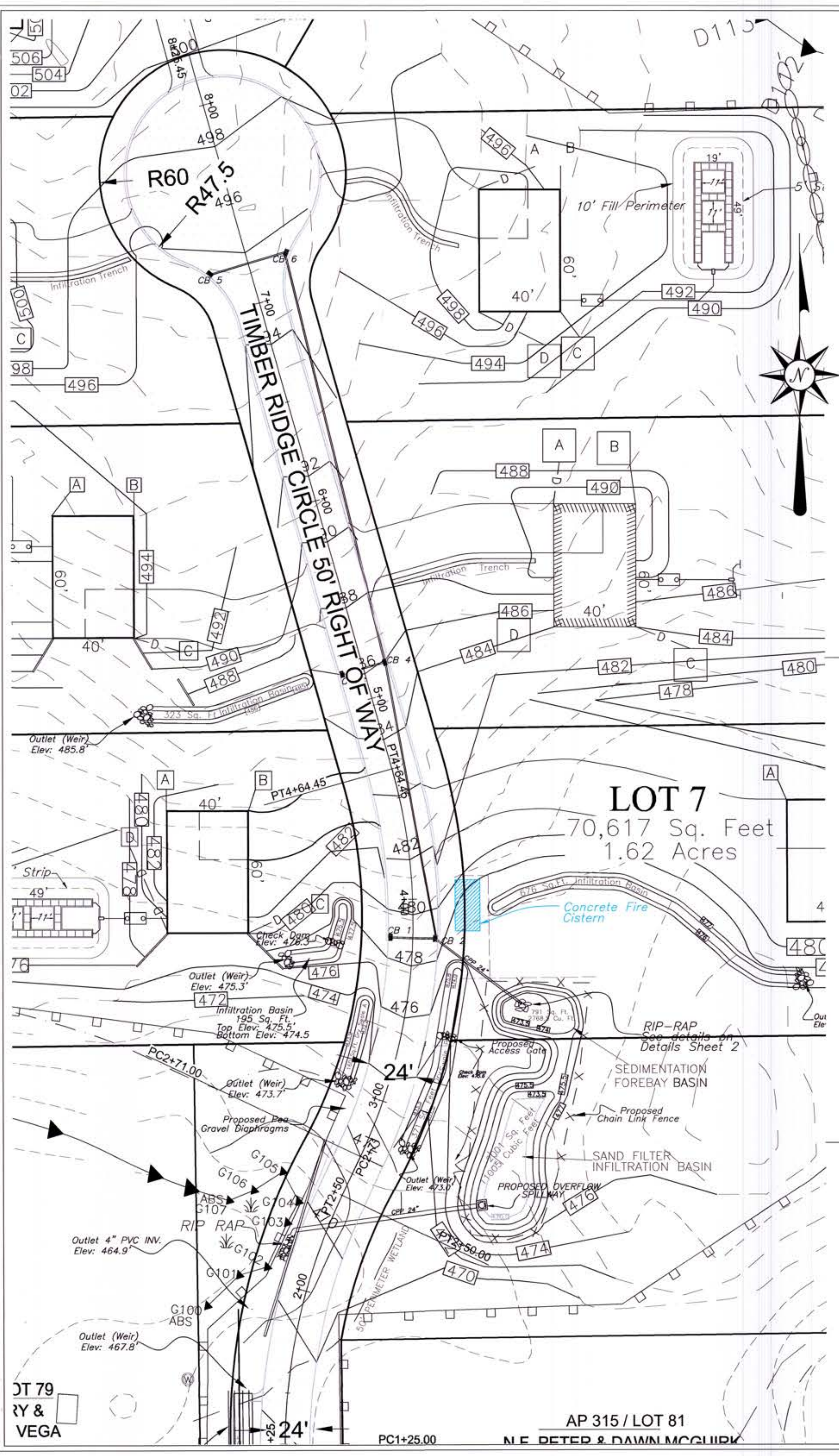
DATE: Dec. 31, 2025

SHEET 12 OF 17

Samuel R. Suorsa
 No. 2508
 PROFESSIONAL LAND SURVEYOR

COVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / OWS Designs

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 on Flat River Road
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 Assessor's Plat 315/ Lot 80
 Prepared for: Padula Builders Inc.
 1430 Main St. West Warwick RI 02893



DRAINAGE SYSTEM-INSPECTION, MAINTENANCE & REPAIR:

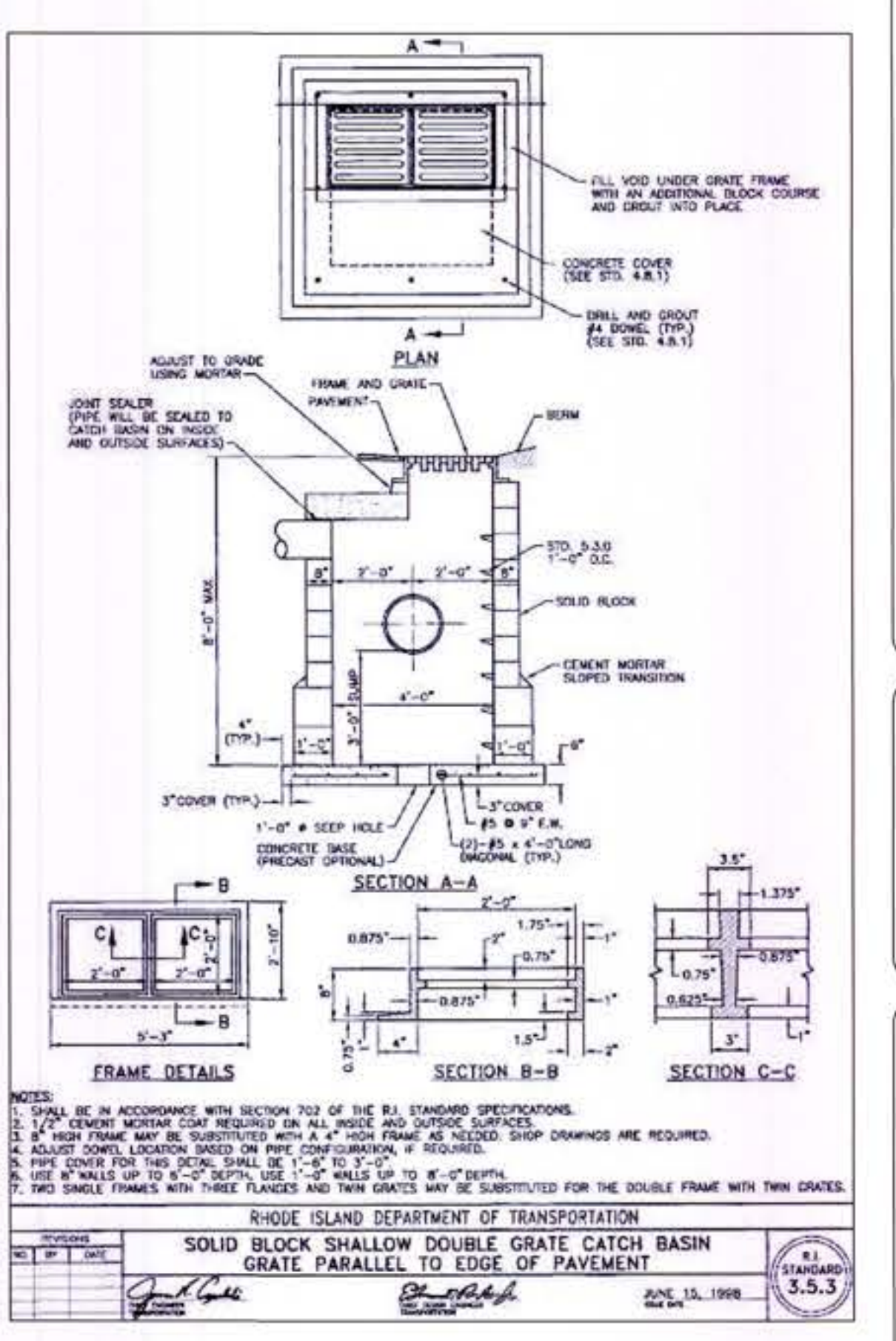
- THE OWNER SHALL MAINTAIN THE PROPOSED DRAINAGE SYSTEM COMPONENTS WHICH INCLUDE THE MANHOLES, PIPING, GRASS SWALE, SEDIMENT FOREBAY, AND SAND FILTER. A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND A MAINTENANCE COMPANY TRAINED AND EXPERIENCED WITH THE MAINTENANCE REQUIREMENTS DETAILED IN THE 'RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL', LATEST EDITION KNOWN AS THE 'MANUAL'.
- INSPECTIONS ARE ESSENTIAL FOR THE LONGEVITY OF THE DRAINAGE SYSTEMS. THE DRAINAGE SYSTEM SHOULD BE INSPECTED IN ACCORDANCE WITH THE 'MANUAL' BY THE MAINTENANCE COMPANY. RECORDS OF INSPECTIONS SHALL BE MAINTAINED BY THE OWNER AND MAINTENANCE COMPANY. IN NO CASE SHALL LESS THAN TWO INSPECTIONS OCCUR EACH CALENDAR YEAR, TYPICALLY SPRING AND FALL. THE ENTIRE SYSTEM SHALL ALSO BE INSPECTED AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE II PRECIPITATION EVENT (2.7 INCHES OF RAIN).
- INSPECTIONS SHALL BE IN ACCORDANCE WITH THE 'MANUAL'. A SUMMARY OF THE REQUIREMENTS ARE DESCRIBED BELOW THE MAJORITY OF WHICH IS TAKEN DIRECTLY FROM THE 'MANUAL'. THE INSPECTOR SHALL REFER TO THE 'MANUAL' FOR ADDITIONAL INSIGHT ON INSPECTION METHODS AND REQUIREMENTS. ALL CHECKLISTS IN THE MANUAL SHALL BE FILLED OUT BY THE INSPECTOR. ALL DEFICIENCIES DISCOVERED SHALL BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING.

DRAIN MANHOLES:

- REMOVE TRASH AND LITTER.
- REPAIR ALL STRUCTURAL DEFECTS IMMEDIATELY.
- REMOVE ALL ACCUMULATED SEDIMENT AND DISPOSED OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
- CATCH BASINS SHALL BE INSPECTED ON A QUARTERLY BASIS IN ADDITION TO INSPECTIONS AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE II PRECIPITATION EVENT (2.7 INCHES OF RAIN).

PIPES & OUTLETS:

- ALL CLOGGED OR SEDIMENT FILLED PIPES WHICH ARE MORE THAN 10% SEDIMENT FILLED SHALL BE CLEANED OUT IMMEDIATELY. WHEN CLEANING OUT PIPES, ENSURE DOWNSTREAM AREAS ARE PROTECTED FROM SEDIMENT DISCHARGES.
- DISPOSE OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
- REMOVE TRASH AND LITTER.
- INSPECT OUTLET RIP-RAP AREAS. REPAIR ALL ERODED AREAS BY SUPPLEMENTING WITH MORE RIP-RAP AND ESTABLISHING NEW VEGETATIVE GROWTH.



Scale in feet: 1"=30'

Revisions:

SAMUEL R. SUORSA
No. 2508
PROFESSIONAL LAND SURVEYOR

COVENTRY SURVEY CO.
46 South Main Street
Coventry, Rhode Island 02816
(401) 823-5028
Land Surveying / Mapping / OMTS Designs

Final Submission

Drainage Sheet 1 - 3+81 - 8+13
on Flat River Road
in the Town of Coventry, Rhode Island
Assessor's Plat 315/ Lot 80
Prepared for: Padula Builders Inc.
1430 Main St. West Warwick RI 02893

Date:
Dec. 30, 2023

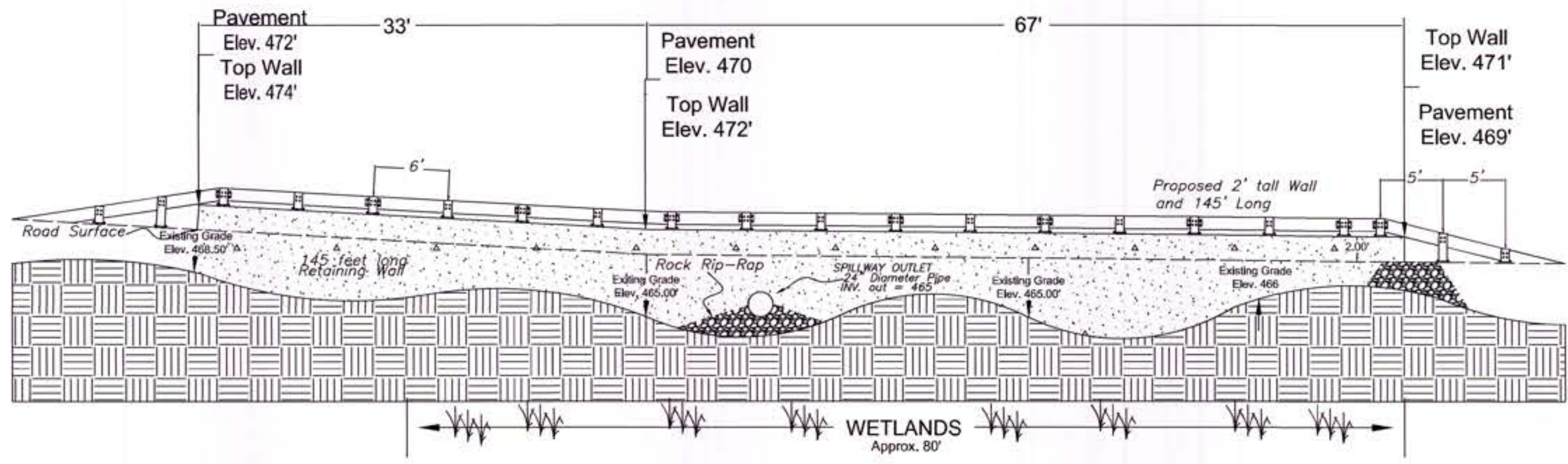
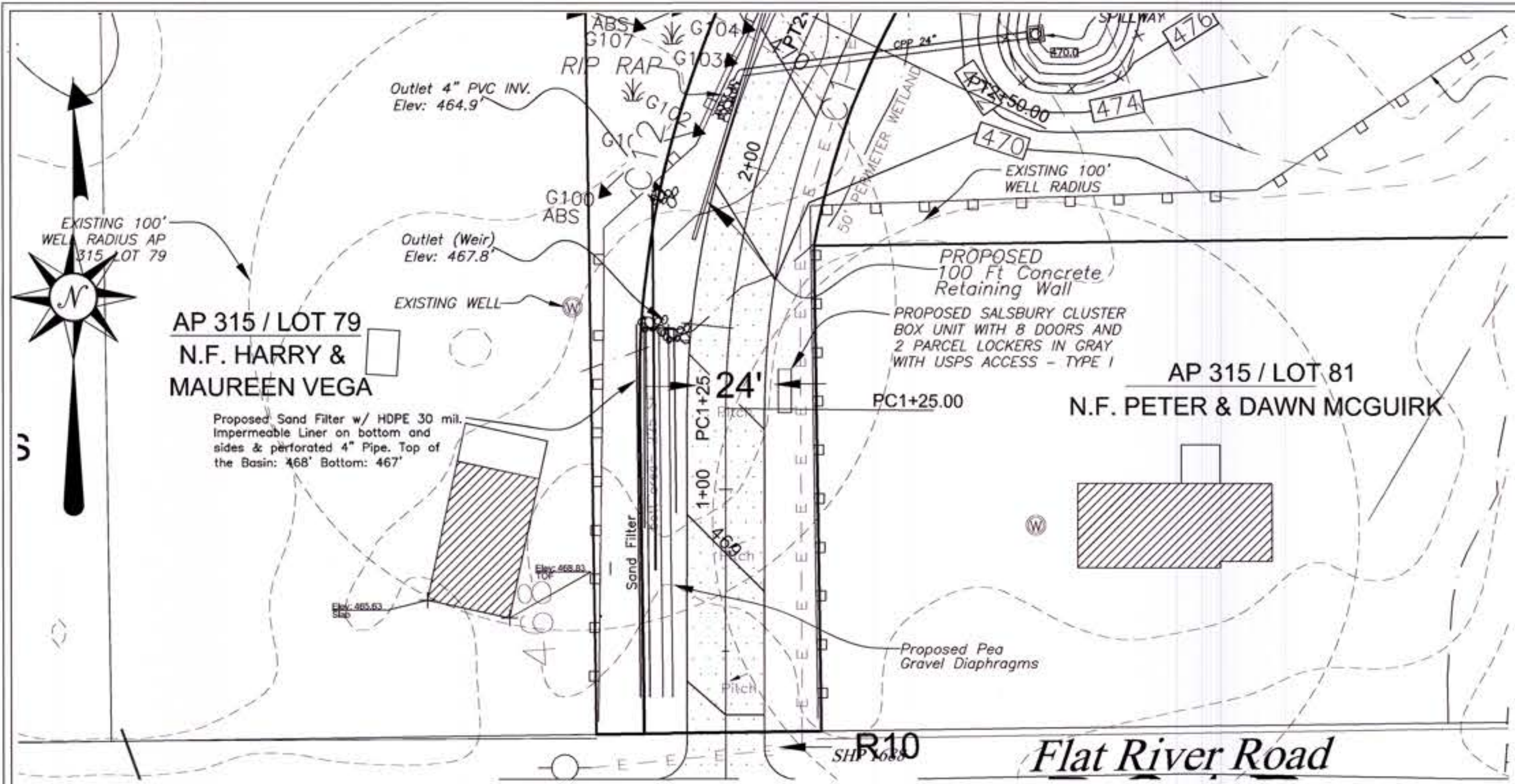
Sheet 13 of 17

DT 79
RY &
VEGA

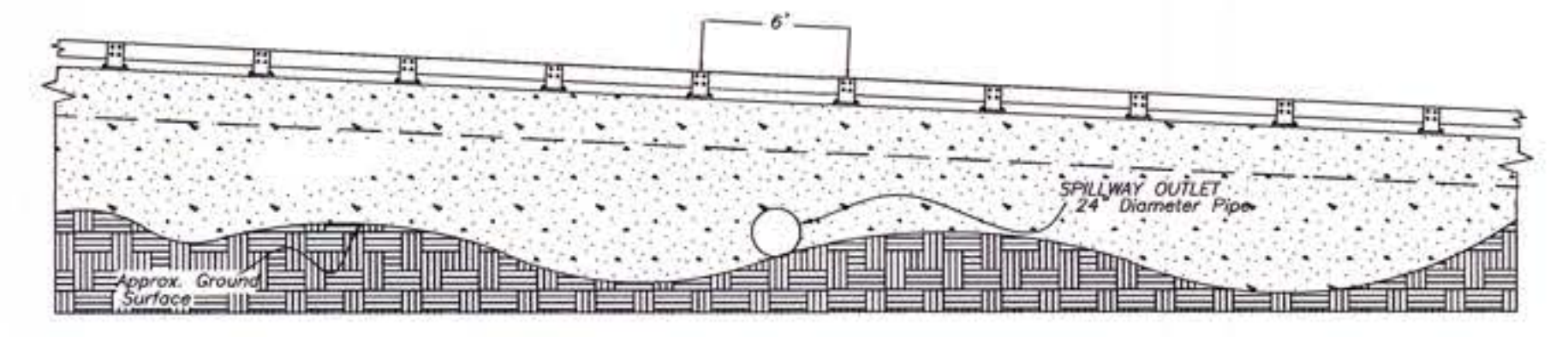
AP 315 / LOT 81
N.E. PETER & DAWN MCGUIRK

ARTHUR R. CRIPPS, JR.
No. 5651
REGISTERED PROFESSIONAL ENGINEER

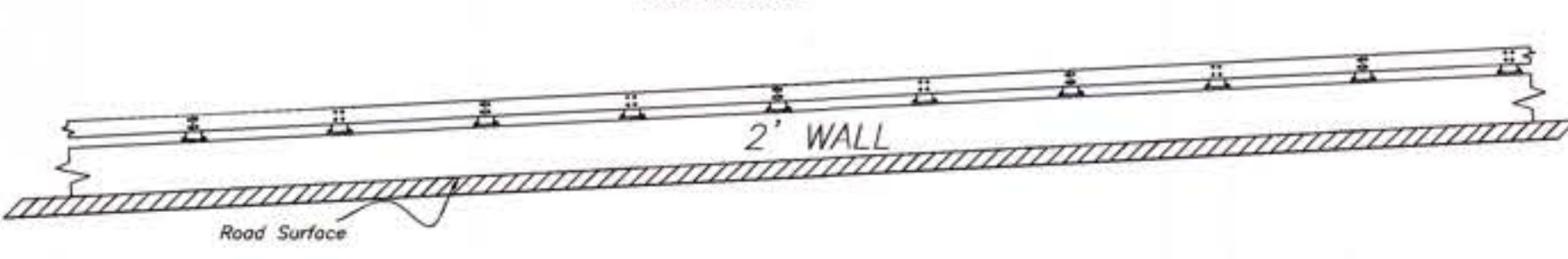
PROJECT ENGINEER:
Arthur R. Cripps Jr., PE
200 Shippee Plat Road
Coventry, RI 02816



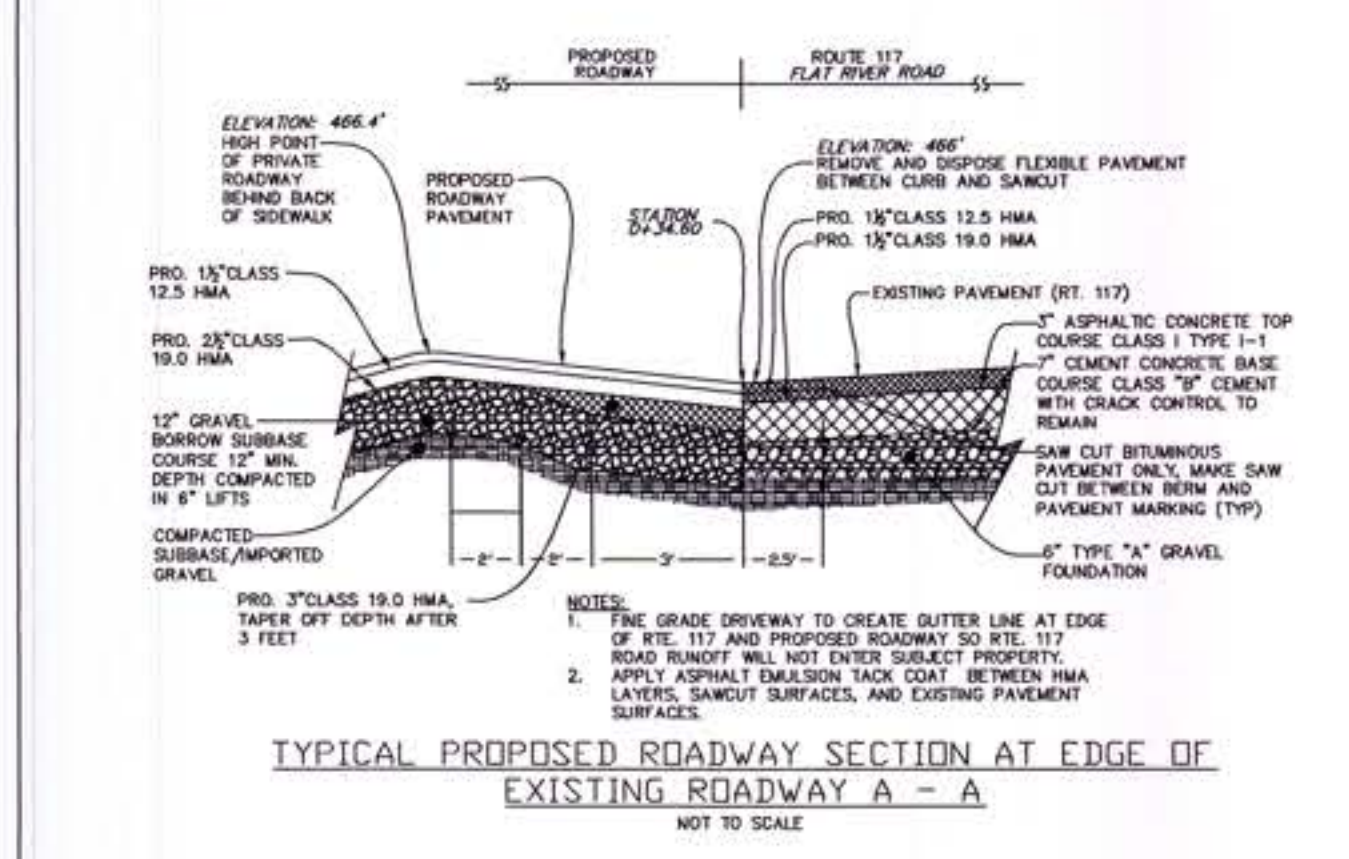
ROADWAY, VIEW FROM THE WOODS (WEST TO EAST)
NOT TO SCALE



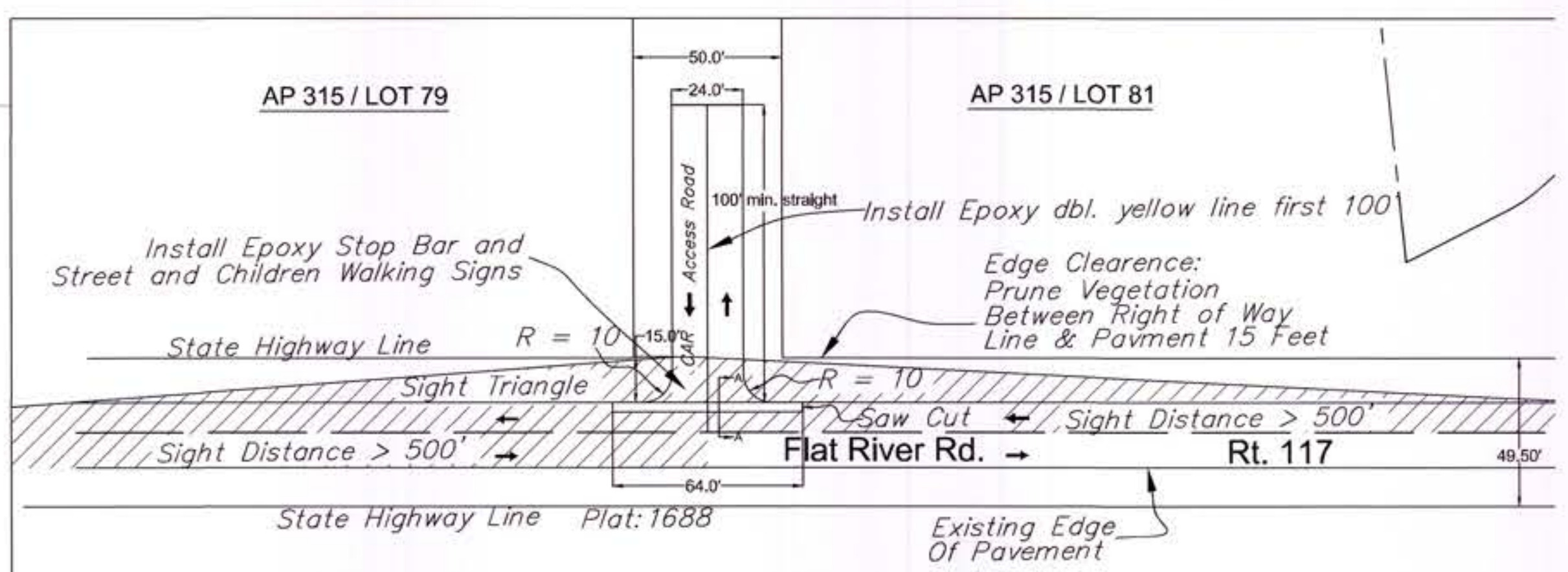
ROADWAY, VIEW LOOKING EAST
NOT TO SCALE



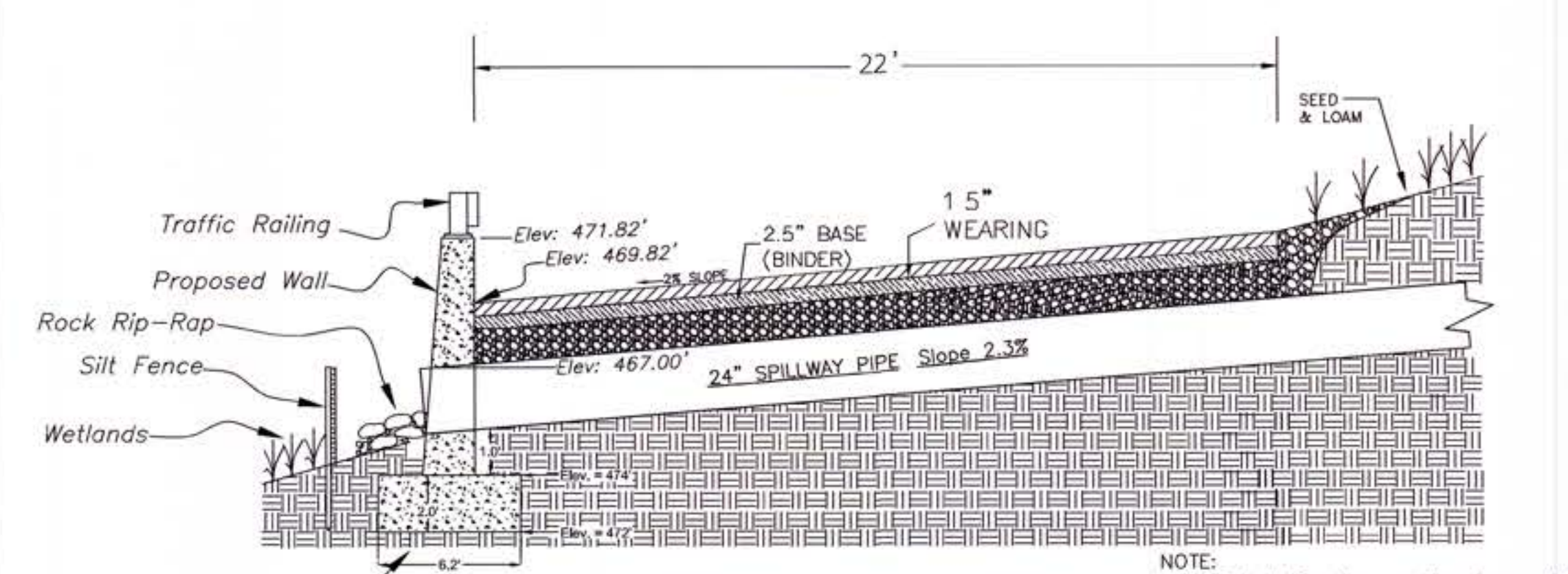
ROADWAY RAIL, VIEW LOOKING WEST
NOT TO SCALE



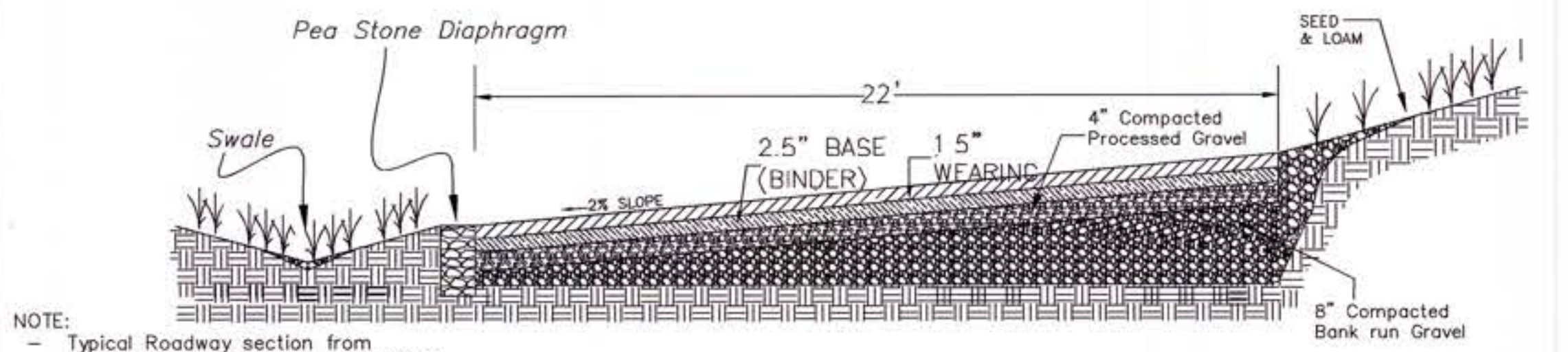
TYPICAL PROPOSED ROADWAY SECTION AT EDGE OF EXISTING ROADWAY A - A
NOT TO SCALE



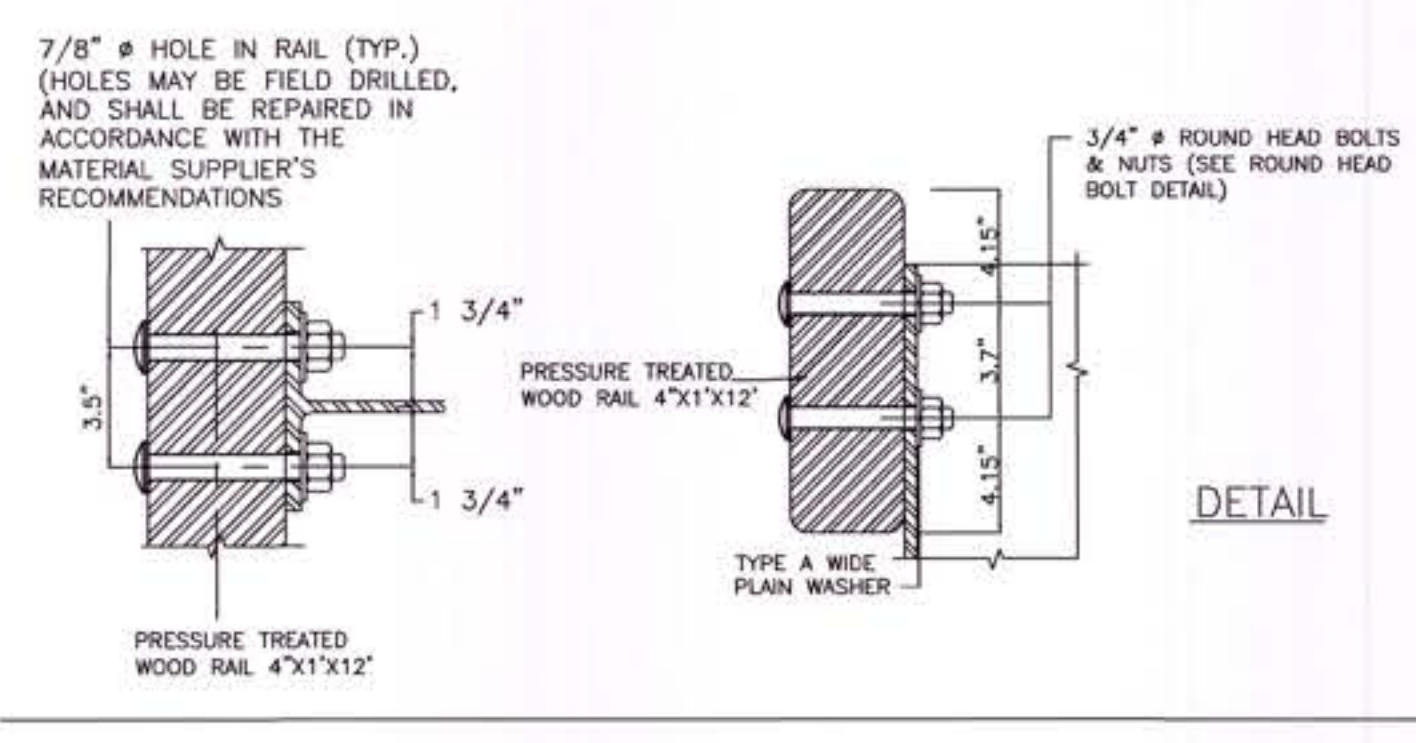
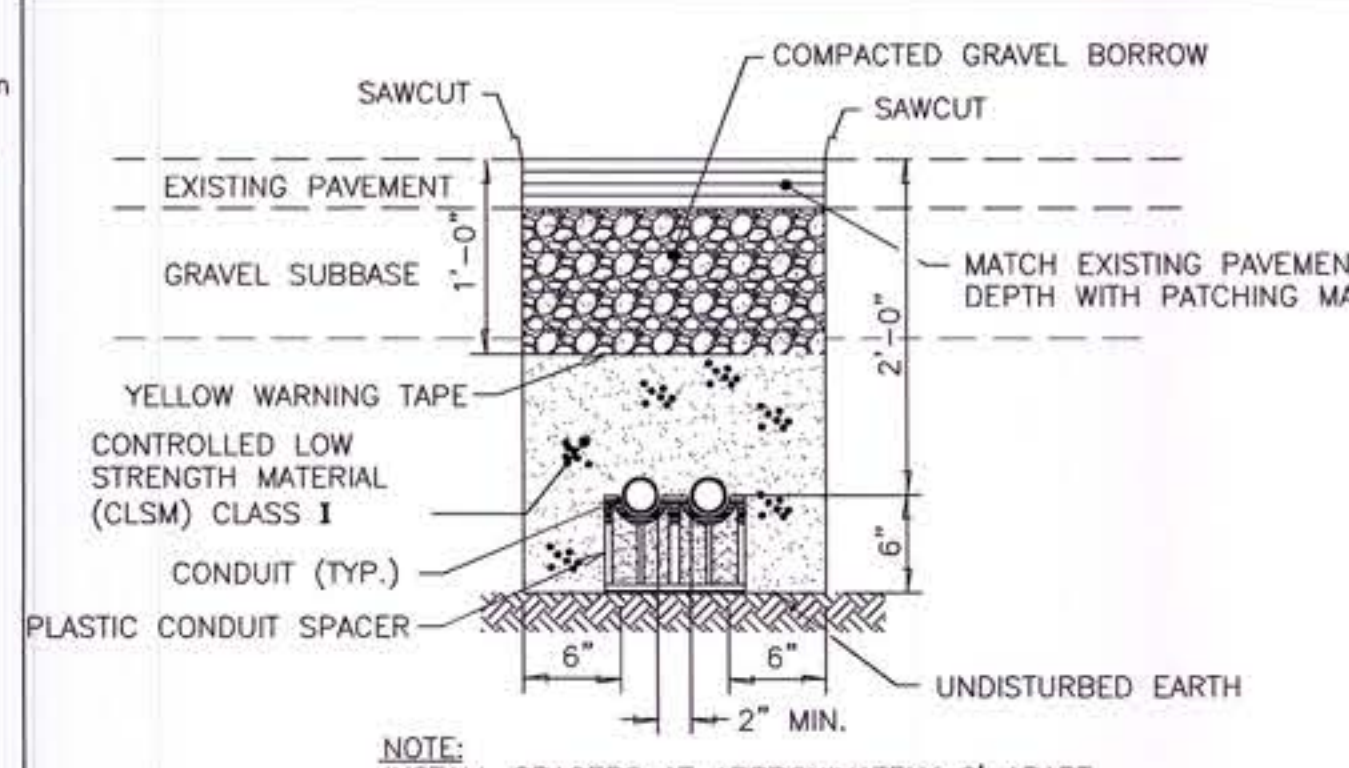
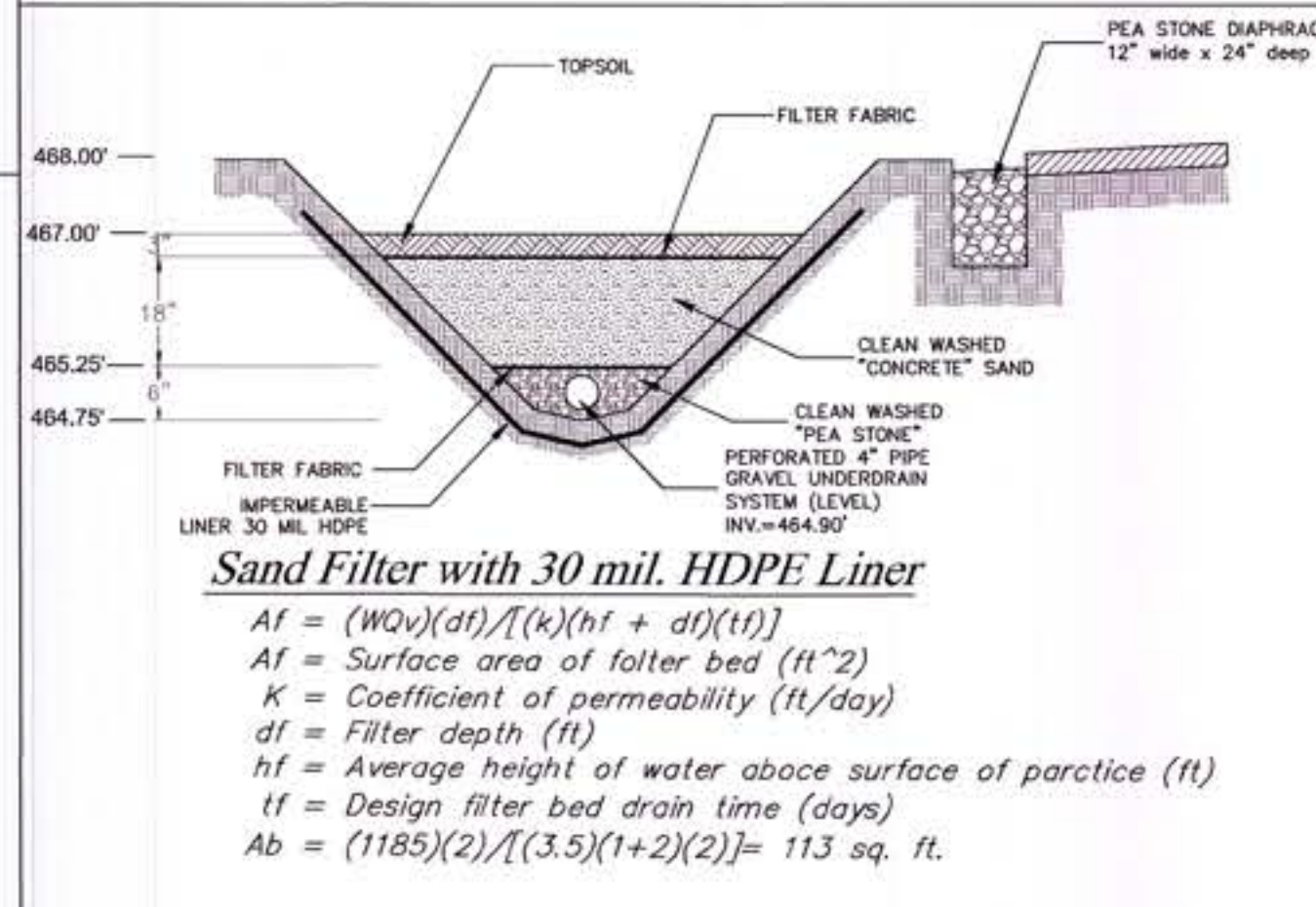
DETAIL OF THE ENTRANCE



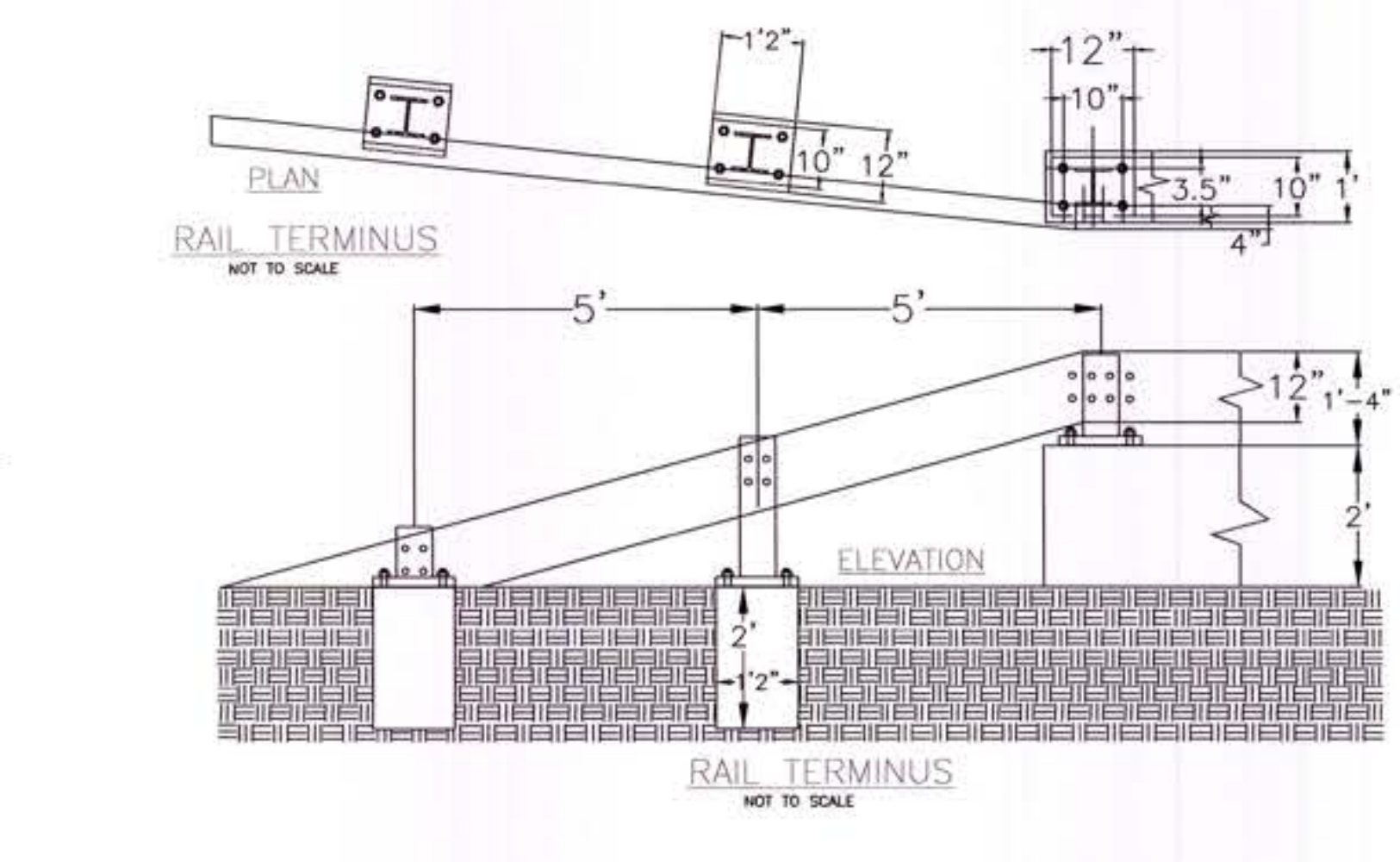
TYPICAL ROADWAY SECTION
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE



TRAFFIC RAILING DETAILS
(TO MEET RIDOT SPECS.)
NOT TO SCALE



Scale in feet: 1"=30'

Revisions:

SAMUEL R. SUORSA
No. 2508
PROFESSIONAL LAND SURVEYOR

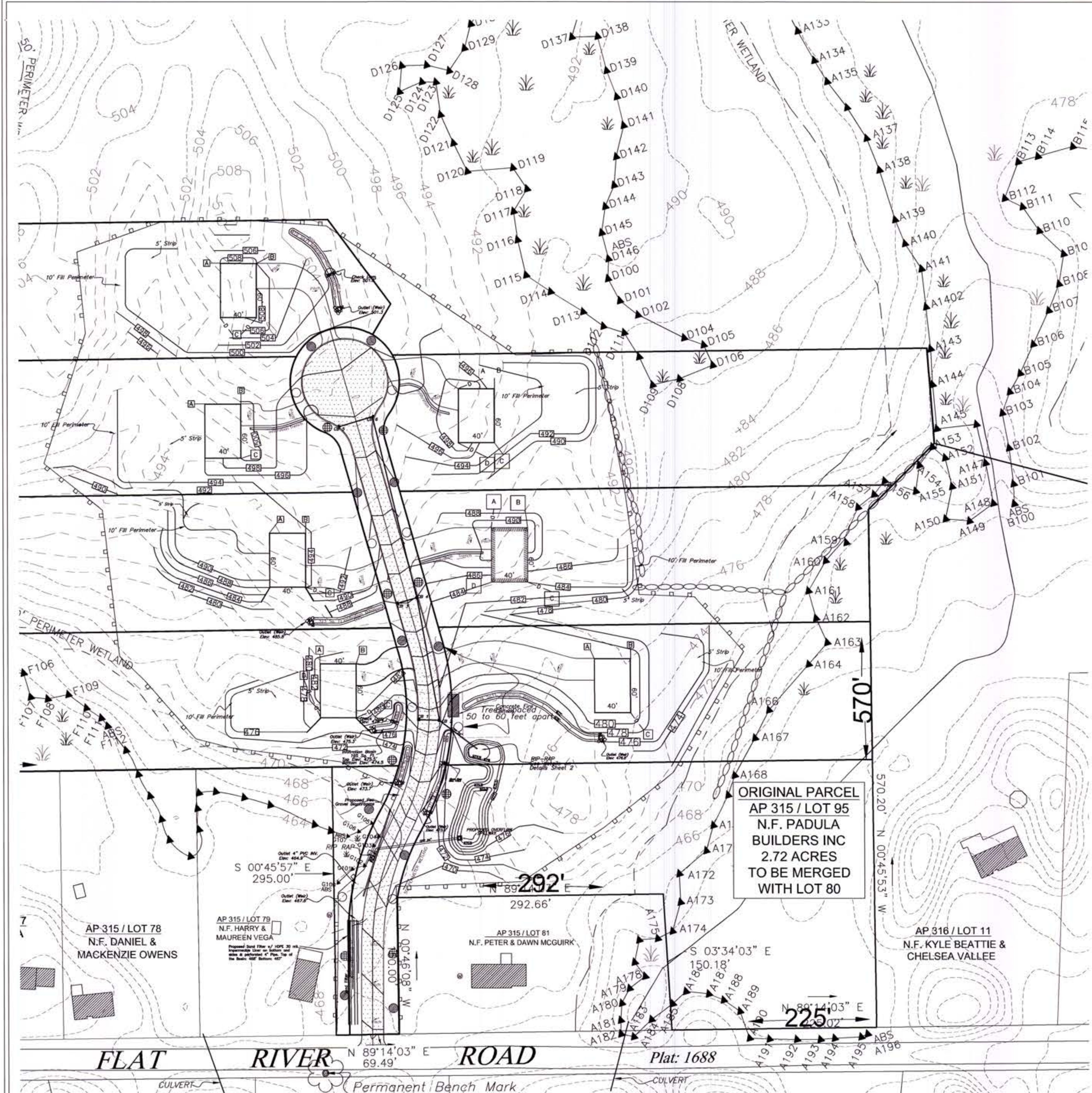
COVENTRY SURVEY CO.
46 South Main Street
Coventry, Rhode Island 02816
(401) 823-5028
Land Surveying / Mapping / O&MS Designs

Final Submission
Drainage Sheet 3 - 0+34 - 1+30
on Flat River Road
in the Town of Coventry, Rhode Island
Assessor's Plat 315/ Lot 80
Prepared for: Padula Builders Inc.
1430 Main St. West Warwick RI 02893

ARTHUR R. CRIPPS, JR.
No. 5651
REGISTERED PROFESSIONAL ENGINEER

PROJECT ENGINEER:
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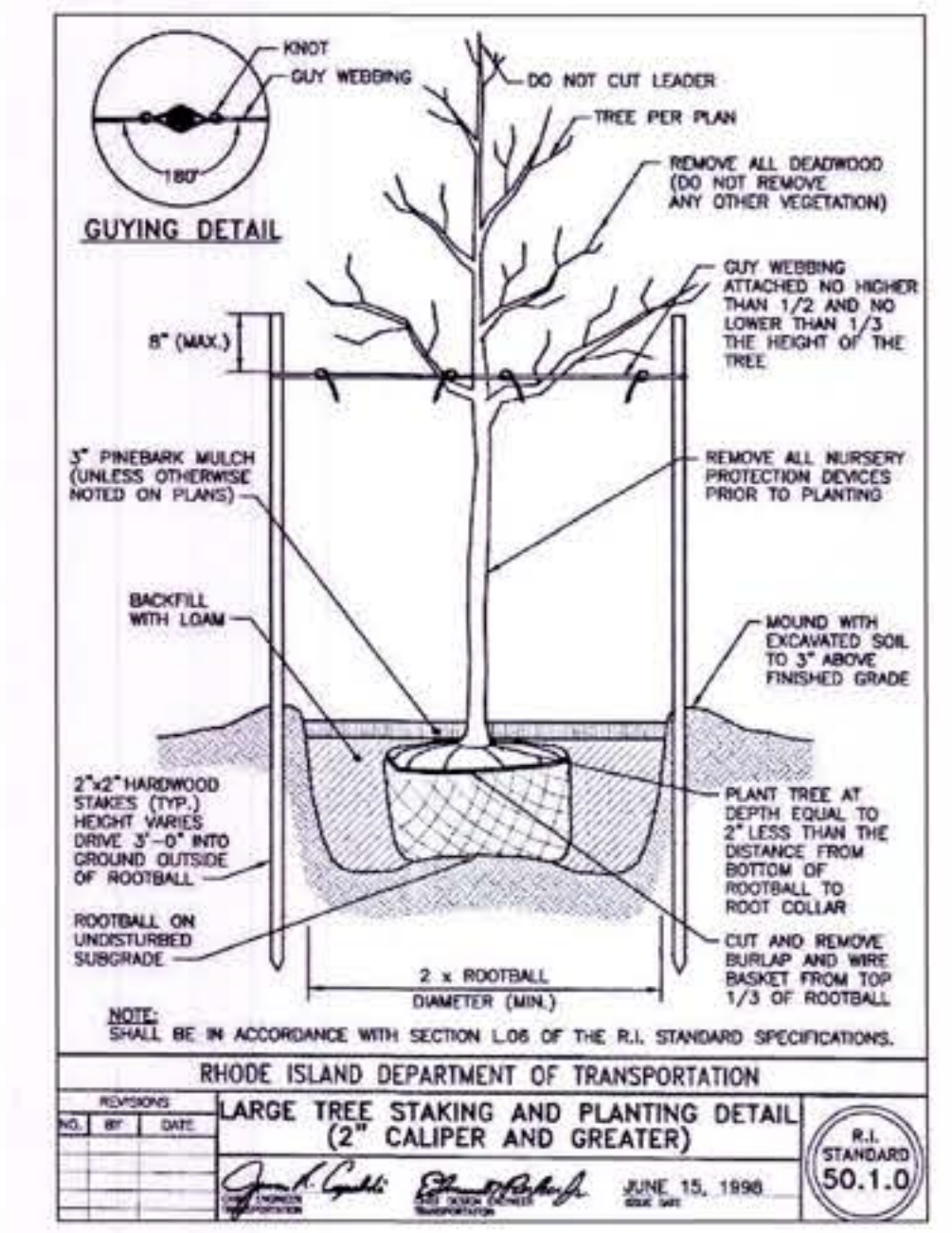
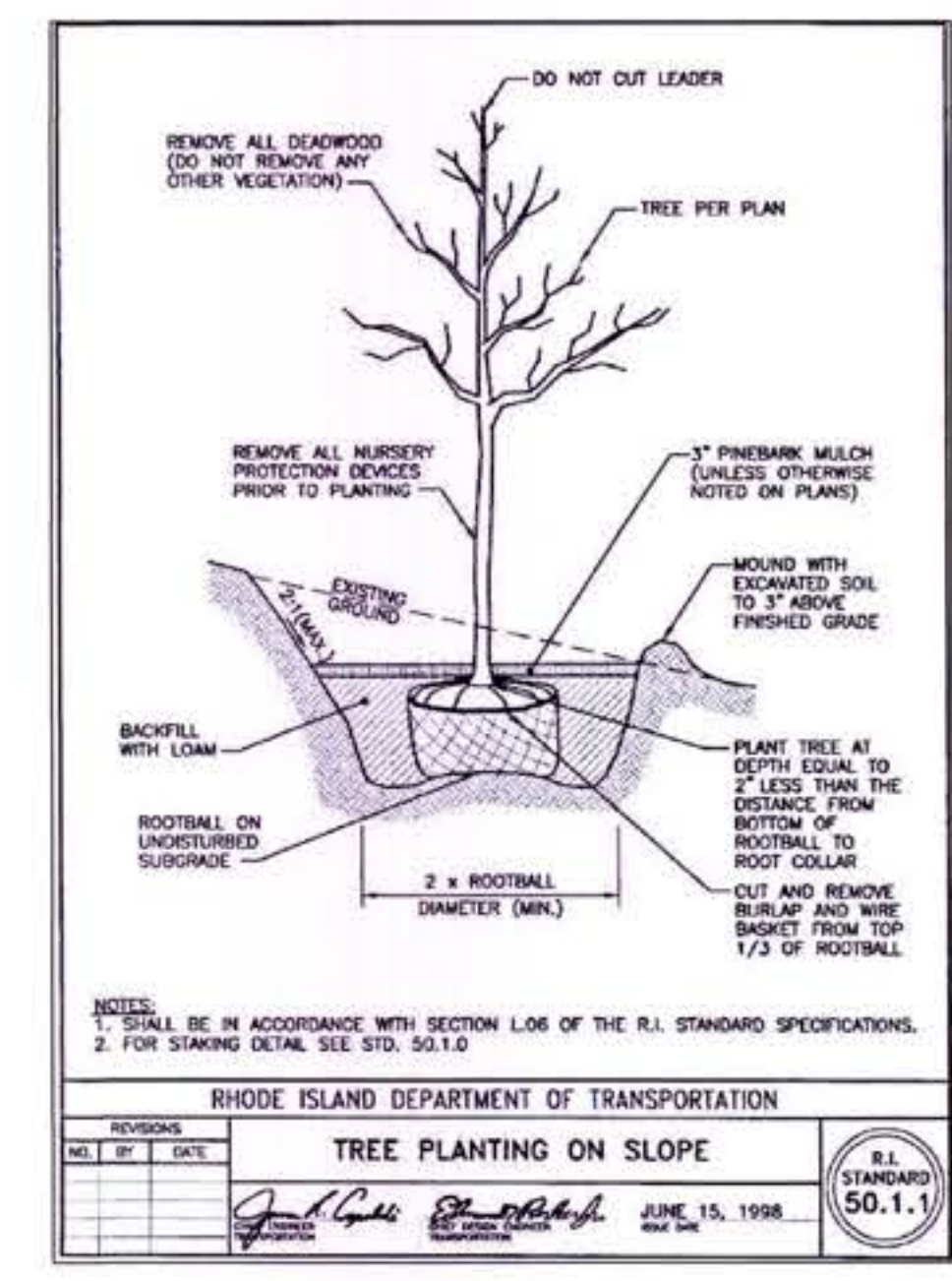
Date:
Dec. 30, 2023



LANDSCAPE DETAILS

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
○	8	<i>Tilia tomentosa</i>	Linden	2.5-3" cal.	B&B	5' STD.
●	10	<i>Liriodendron tulipaifera</i>	Tulip	2.5-3" cal.	B&B	5' STD.
⊗	8	<i>Cornus florida</i> "Cherokee Princess"	Cherokee Princess flowering dogwood	2.5-3" cal.	B&B	5' STD.



NOTES:

- Location:** Street trees shall be planted within street rights-of-way along the side of the pavement.
- Materials:** Trees shall be of nursery stock grown under local climatic condition. Trees shall be of symmetrical growth, free of insect pests and disease.
- Spacing:** Trees shall be planted at a distance of not less than fifty (50) feet and not more than seventy-five (75) feet apart along each side of the street pavement.
- Seasons Limits:** Planting shall be done during the proper seasons. No planting shall be done in frozen soil or during unfavorable weather conditions.

SEED "DEVELOPED AREA MIXTURE"	
MIX PERCENTAGE	SEED TYPE
60%	FALCON 4 TURF TALL FESCUE
30%	PALMER 4 PERENNIAL RYE GRASS
10%	GUINNESS KENTUCKY BLUE GRASS

SEED "UNDEVELOPED AREA MIXTURE"	
MIX PERCENTAGE	SEED TYPE
30%	PERENNIAL RYE GRASS
30%	ANNUAL RYE GRASS
30%	CREEPING RED FESCUE
10%	KENTUCKY BLUE GRASS

LOAM		
MATERIAL	SIEVE DESIGNATION	PERCENTAGE BY VOLUME
SAND	2.0 mm - 0.05 mm [0.08 INCH - 0.002 INCH]	45% - 75%
SILT	0.05 mm - 0.002mm [0.02 INCH - 0.0008 INCH]	20% - 40%
CLAY	LESS THAN 0.002mm [LESS THAN 0.0008 INCH]	5% - 15%

HUMUS - 10% TO 20% AS DETERMINED BY IGNITION TEST
PH LEVEL - 5.5 TO 8.0

- NOTE:
- SEED SHALL BE APPLIED AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET (5 LBS./1 UNIT).
 - FOR AREAS SPECIFIED AS BEING SEEDDED WITH "UNDEVELOPED AREA MIXTURE", LOAM VARYING FROM THE ABOVE COMPOSITION WILL BE CONSIDERED ACCEPTABLE, PENDING APPROVAL OF THE CITY ENGINEER OR THEIR REPRESENTATIVE.
 - LOAM SHALL BE FREE FROM DEBRIS AND FOREIGN CONTAMINANTS, SUCH AS STICKS, LARGE ROCKS, VEGETATION FROM OTHER SOURCES, ETC.
 - LOAM PREPARATION SHALL BE DONE IN A MANNER THAT LEAVES THE SURFACE READY FOR SEED APPLICATION AND FREE FROM ROCKS LARGER THAN 1".

Scale in feet: 1"=40'

Revisions:

SAMUEL R. SUORSA

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Final Submission
 Landscaping Plan
 on Flat River Road
 in the Town of Coventry, Rhode Island
 Assessor's Plat 315 / Lot 80
 Prepared for: Padula Builders Inc.
 1430 Main St. West Warwick RI 02893

ARTHUR R. CRIPPS, JR.

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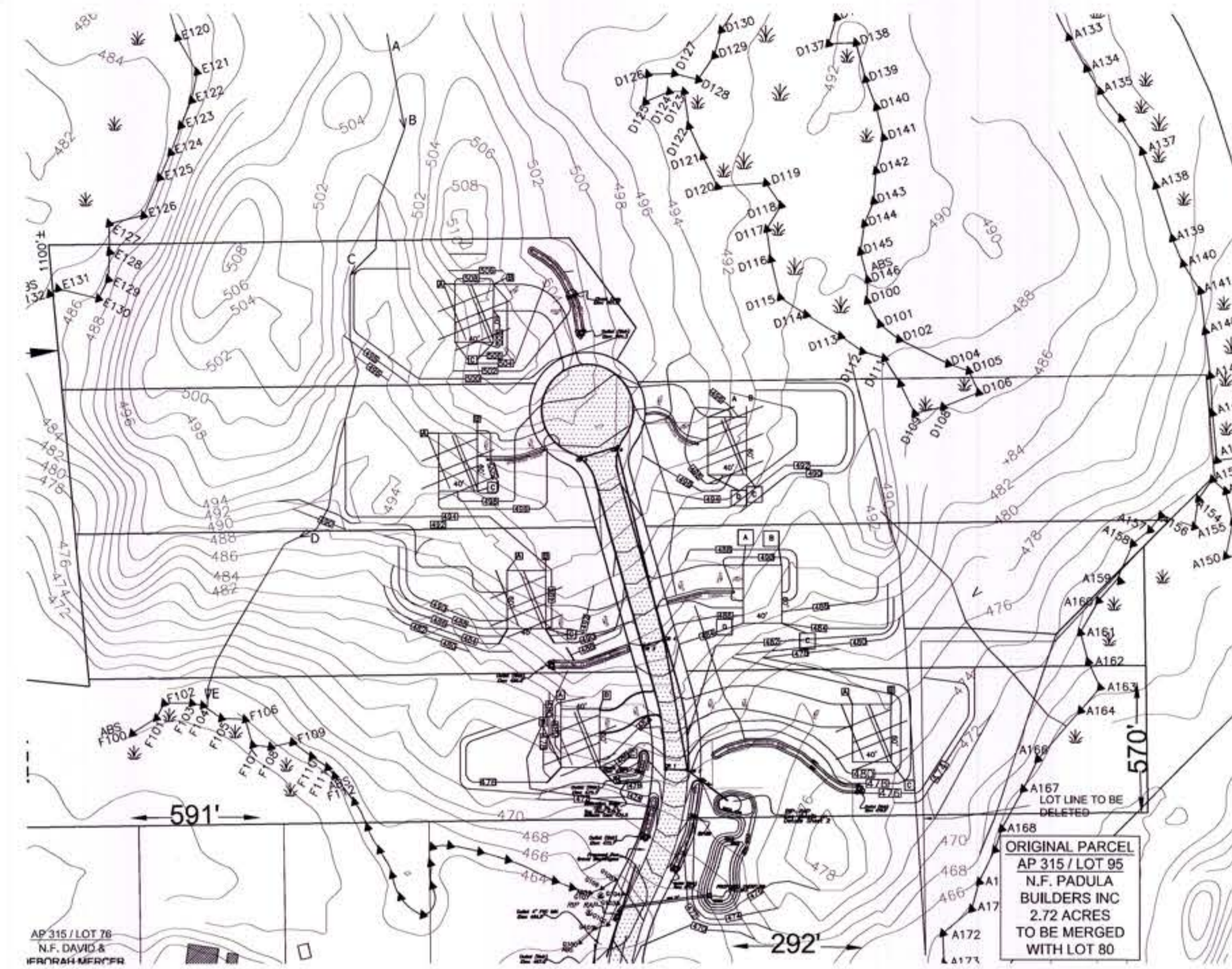
PROJECT ENGINEER:
 Arthur R. Cripps Jr., PE
 200 Shipppee Flat Road
 Coventry, RI 02816

Date:
 Dec. 30, 2023



WATERSHED POST-DEVELOPMENT CONDITION

1:150



WATERSHED POST-DEVELOPMENT CONDITION

1:100



WATERSHED PRE-DEVELOPMENT CONDITION

1:200

Watershed Post-Development Condition				
Post-Water Shed	AREA	COVER	CN	TC
PW 1	0.7917 Ac	100% Woods	60	51.5 min
PW 2	8.9417 Ac	100% Woods	60	44.5 min
PW 3	9.6145 Ac	100% Woods	60	49.6 min
PW 4	13.6061 Ac	100% Woods	60	50.5 min
PW 5	5.2552 Ac	81% Woods, 19% Grass	60	20.0 min
PW 6	4.3920 Ac	100% Woods	60	29.9 min
PW 7	5.4805 Ac	72% Woods, 28% Grass	60	34.0 min
PW 8	0.6236 Ac	28% Impervious, 71% Grass	72	6.0 min
PW 9	0.7105 Ac	50% Woods, 4% Impervious, 46% Grass	62	6.0 min
PW 10	0.2038 Ac	28% Impervious, 72% Grass	71	6.0 min
PW 11	0.1516 Ac	26% Woods, 22% Impervious, 52% Grass	69	6.0 min
PW 12	0.0818 Ac	100% Impervious	98	6.0 min
PW 13	0.1030 Ac	78% Impervious, 22% Grass	90	6.0 min
PW 14	0.0841 Ac	60% Impervious, 40% Grass	83	6.0 min
PW 15	0.3786 Ac	21% Woods, 12% Impervious, 67% Grass	65	6.0 min
PW 16	0.0604 Ac	100% Impervious	98	6.0 min
PW 17	0.0609 Ac	100% Impervious	98	6.0 min
PW 18	0.4138 Ac	18% Woods, 11% Impervious, 71% Grass	64	9.6 min
PW 19	0.1962 Ac	14% Impervious, 86% Grass	60	50.5 min
PW 20	0.0373 Ac	100% Impervious	98	6.0 min
PW 21	0.0385 Ac	100% Impervious	98	6.0 min
PW 22	0.5402 Ac	17% Impervious, 83% Grass	67	8.3.0 min
PW 23	0.0551 Ac	100% Impervious	98	6.0 min
PW 24	0.0551 Ac	100% Impervious	98	6.0 min
PW 25	0.0551 Ac	100% Impervious	98	6.0 min
PW 26	0.0551 Ac	100% Impervious	98	6.0 min
PW 27	0.0551 Ac	100% Impervious	98	6.0 min
PW 28	0.0551 Ac	100% Impervious	98	6.0 min
PW 29	0.0551 Ac	100% Impervious	98	6.0 min

Design Points Overview				
DESIGN POINT	PRE-DEVELOPMENT PEAK FLOW		POST-DEVELOPMENT PEAK FLOW	
	10 Year Type-11 24-Hour storm	100 Year Type-11 24-Hour storm	10 Year Type-11 24-Hour storm	100 Year Type-11 24-Hour storm
WETLAND A	9.16 Cubic Feet per Second	31.89 Cubic Feet per Second	8.23 Cubic Feet per Second	31.35 Cubic Feet per Second
WETLAND B	3.10 Cubic Feet per Second	10.73 Cubic Feet per Second	3.10 Cubic Feet per Second	10.73 Cubic Feet per Second
WETLAND D	5.47 Cubic Feet per Second	18.96 Cubic Feet per Second	5.30 Cubic Feet per Second	18.35 Cubic Feet per Second
WETLAND E	5.19 Cubic Feet per Second	17.97 Cubic Feet per Second	5.19 Cubic Feet per Second	17.97 Cubic Feet per Second
WETLAND F	3.89 Cubic Feet per Second	13.46 Cubic Feet per Second	3.75 Cubic Feet per Second	12.80 Cubic Feet per Second
WETLAND G	2.94 Cubic Feet per Second	10.18 Cubic Feet per Second	1.71 Cubic Feet per Second	08.01 Cubic Feet per Second

Revisions:

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 Watershed Plan for Bucks Horn Meadow
 on Flat River Road
 in the Town of Coventry, Rhode Island
 Assessor's Plat 315 / Lots 80 & 95
 Prepared for: Padula Builders Inc.
 1430 Main Street, West Warwick, Rhode Island 02816

Date:
 Dec. 30, 2023

Sheet 17 of 17

ARTHUR R. CRIPPS, JR.

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 Arthur R. Cripps, Jr., PE
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PROJECT ENGINEER:
 Arthur R. Cripps, Jr., PE
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