

Minor Subdivision and Land Development
Preliminary Plan
for
"STAPLES ROAD"
70 Staples Road
in
Cumberland, Rhode Island 02864
AP 44 Lot 20



LOCATION MAP

SCALE 1" = 1000'

SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, _____, RUNNING WITH THE LAND, TO BE DULY RECORDED BY OR FOR THE OWNER OF RECORD. THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE CUMBERLAND PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE CUMBERLAND TOWN CLERK ON _____ AND HEREWITNESS RECORDED AS A PART OF THIS PLAN.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20 DAY STATUTORY APPEAL PERIOD.

DATE: _____
TOWN CLERK, TOWN OF CUMBERLAND _____

CUMBERLAND PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

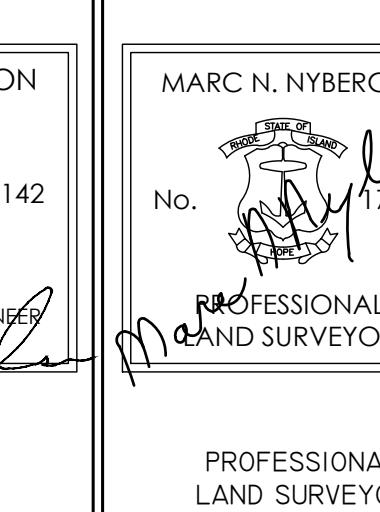
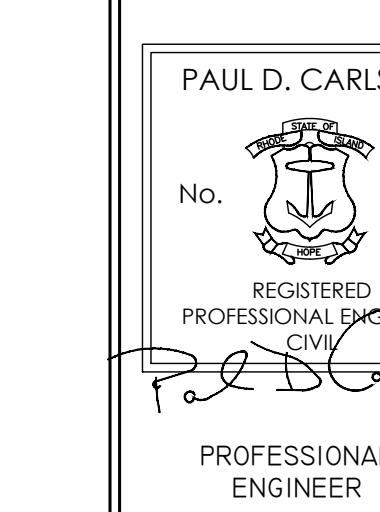
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RHODE ISLAND
BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS STANDARDS

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS." THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN.

"I HEREBY CERTIFY THAT THE ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH TOWN OF CUMBERLAND PLANNING BOARD AND STATE STANDARDS.

Mare N Nyberg
PROFESSIONAL LAND SURVEYOR

05/07/2025



PROFESSIONAL
ENGINEER

MINOR SUBDIVISION AND LAND DEVELOPMENT COVER

"STAPLES ROAD"
70 STAPLES ROAD (AP 44 LOT 20)
CUMBERLAND, RHODE ISLAND

OWNER/APPLICANT: 70 STAPLES ROAD, LLC
70 INDUSTRIAL DRIVE - CUMBERLAND, RI 02864

SCALE: 1"=80' DRAWN BY: IBM DATE: DECEMBER 3, 2025

ANSWER

InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InsiteEngineers.com

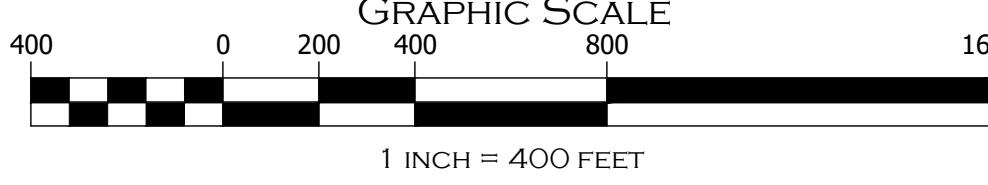
SHEET 1 OF 7

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COPYRIGHT: IN SITE ENGINEERING SERVICE



S-2025-25-009 RAY - STAPLES ROAD LLC\DWG-25-009_70 STAPLES ROAD, SUBDIVISION PLANDWG



ZONING TABLE:

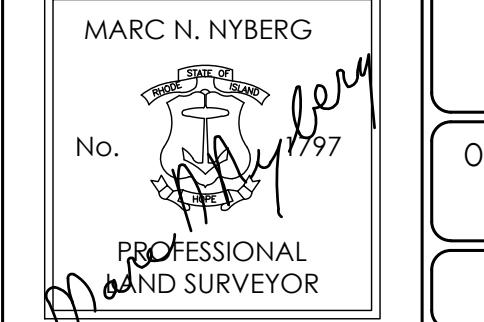
"AGRICULTURAL A-2" - W/O WATER FACILITIES OR SEWER	
MINIMUM LOT AREA	= 80,000 SF
MINIMUM FRONTAGE	= 180'
MINIMUM LOT WIDTH	= 180'
MINIMUM SETBACKS:	FRONT = 75' SIDE = 20' REAR = 30'
MINIMUM LOT COVERAGE	= 15%
MAXIMUM BUILDING HEIGHT	= 35'

LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

1. LOT SHOWN IS DESIGNATED AS LOT 20 ON ASSESSORS MAP 44.
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70 INDUSTRIAL DRIVE
CUMBERLAND, RHODE ISLAND 02864
3. SUBJECT LOT IS CURRENTLY UNDEVELOPED.
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5. FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0177G WITH AN EFFECTIVE DATE OF 03/02/2009.
6. UNLESS NOTED OTHERWISE, THERE ARE NO KNOWN EASEMENTS, RIGHT-OF-WAYS, DEED RESTRICTIONS, OR PROTECTIVE COVENANTS.
7. UNLESS NOTED OTHERWISE, THERE ARE NO KNOWN CEMETERIES ON OR ADJACENT TO THE SUBJECT PARCEL.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

MINOR SUBDIVISION AND LAND DEVELOPMENT AERIAL MAP

MARC N. NYBERG
No. 100-17797


OWNER/APPLICANT: 70 STAPLES ROAD, LLC
70 INDUSTRIAL DRIVE - CUMBERLAND, RI 02864

JOB # 25-009 SCALE: 1" = 400' DRAWN BY: JRM DATE: DECEMBER 2, 2025

PROFESSIONAL SEAL
REVISED:

"STAPLES ROAD"
70 STAPLES ROAD (AP 44 LOT 20)
CUMBERLAND, RHODE ISLAND

IN SITE
Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4555
Web Address: InsiteEngineers.com

SHEET 2 OF 7

LEGEND:

- = EXISTING PROPERTY LINE
- = EXISTING EDGE OF PAVEMENT
- = EXISTING EDGE OF GRAVEL
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- = EXISTING ABUTTER
- = EXISTING MONUMENT
- = EXISTING STONEWALL
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NAD83



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- 1.) CITY OF CUMBERLAND GIS MAPPING
- 2.) DEED (BK./PG.):
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 - I248 / 476 (AP 44 LOT 8)
- 3.) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION" FOR AP 44 LOTS 8 & 39 FOR K.M.K. DEVELOPERS, LLC.
PREPARED BY: MARC. C. NYBERG
DATE: NOVEMBER 17, 2004
- 4.) CLASS I BOUNDARY SURVEY CONDUCTED BY:
IN SITE ENGINEERING SERVICES, LLC

CERTIFICATION:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

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:

- LIMITED CONTENT BOUNDARY SURVEY: CLASS 1
- TOPOGRAPHIC ACCURACY: T-4

Marc Nyberg
MARC N. NYBERG LICENSE NO. 1797 COA NO. A52

STATEMENT OF PURPOSE
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:

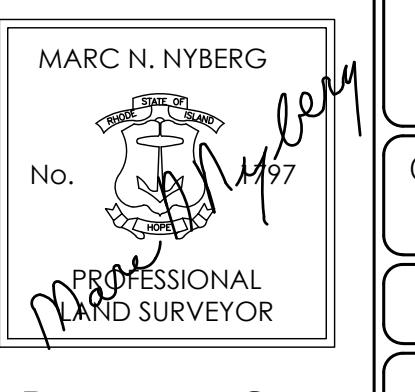
MINOR SUBDIVISION AND LAND DEVELOPMENT LOTTING PLAN

"STAPLES ROAD"
70 STAPLES ROAD (AP 44 LOT 20)
CUMBERLAND, RHODE ISLAND

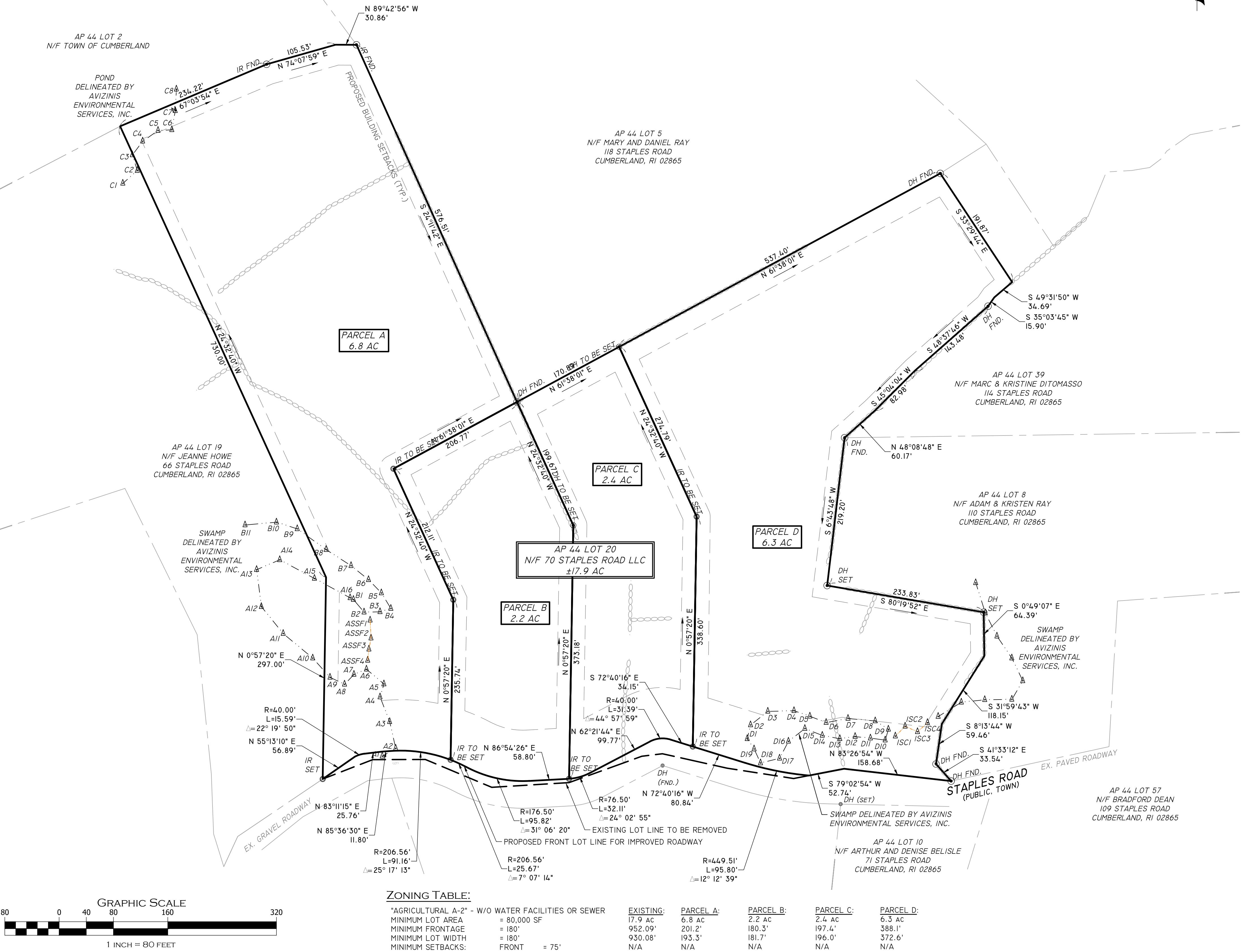
OWNER/APPLICANT: 70 STAPLES ROAD, LLC
70 INDUSTRIAL DRIVE - CUMBERLAND, RI 02864

JOB # 25-009 SCALE: 1" = 80' DRAWN BY: JRM DATE: DECEMBER 2, 2025

REVISED:



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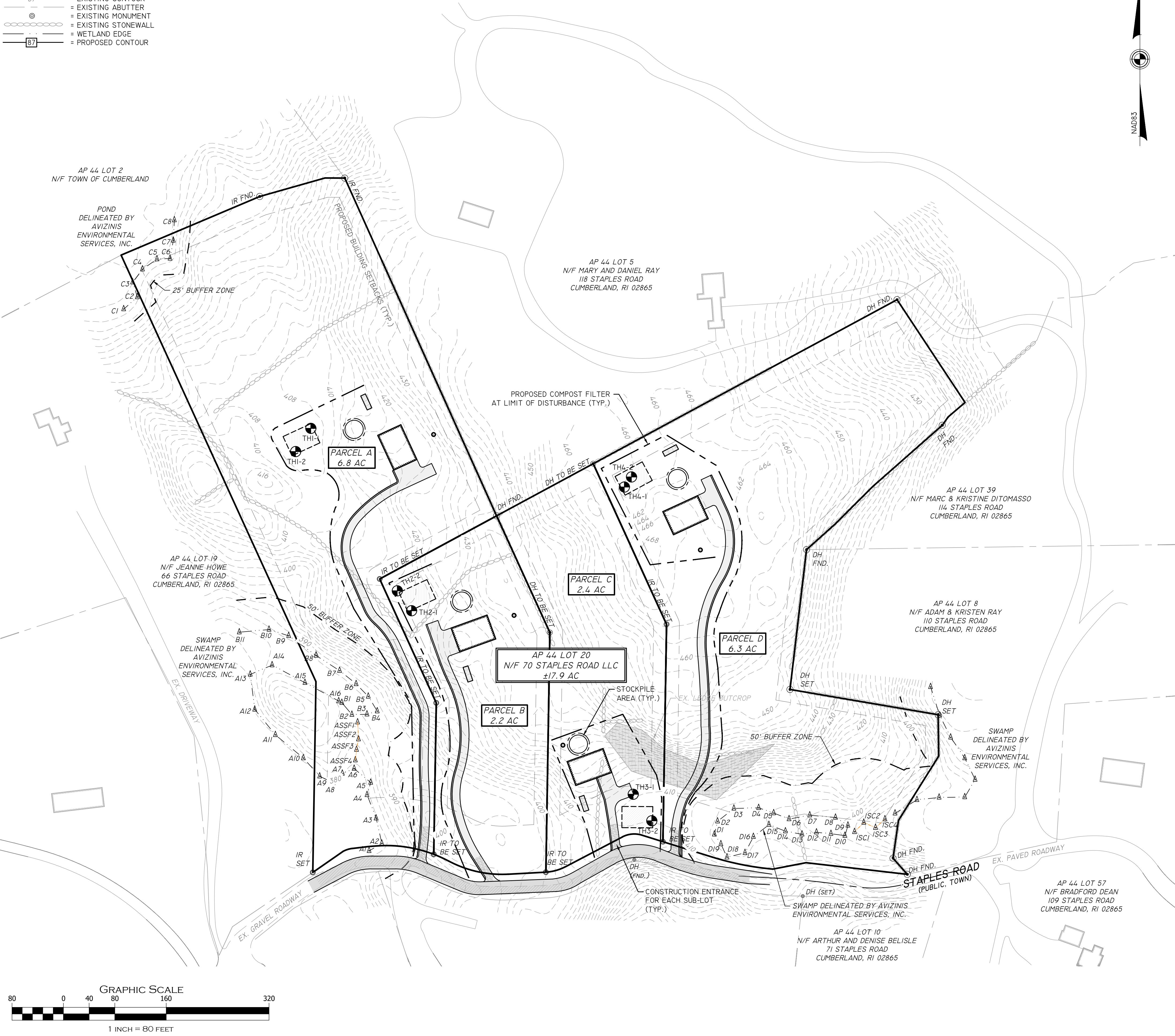
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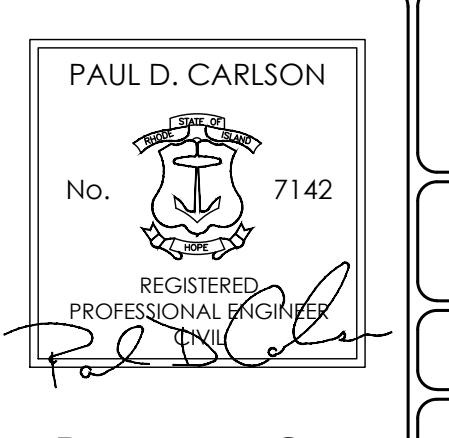
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PREPARED BY: MARC. C. NYBERG
DATE: NOVEMBER 17, 2004

- 4.) CLASS I BOUNDARY SURVEY CONDUCTED BY:
IN SITE ENGINEERING SERVICES, LLC

DEVELOPMENT NOTE:
EACH LOT IS PROPOSED TO BE DEVELOPED INDIVIDUALLY. EACH LOT SHALL BE FURTHER DETAILED FOR SPECIFIC EROSION CONTROLS AS SPECIFIED IN TOWN REGULATIONS.

MINOR SUBDIVISION AND LAND DEVELOPMENT EROSION AND SEDIMENT CONTROL PLAN

"STAPLES ROAD"
70 STAPLES ROAD (AP 44 LOT 20)
CUMBERLAND, RHODE ISLAND

OWNER/APPLICANT: 70 STAPLES ROAD, LLC
70 INDUSTRIAL DRIVE - CUMBERLAND, RI 02864

JOB # 25-009 SCALE: 1" = 80' DRAWN BY: JRM DATE: DECEMBER 2, 2025

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OF 7

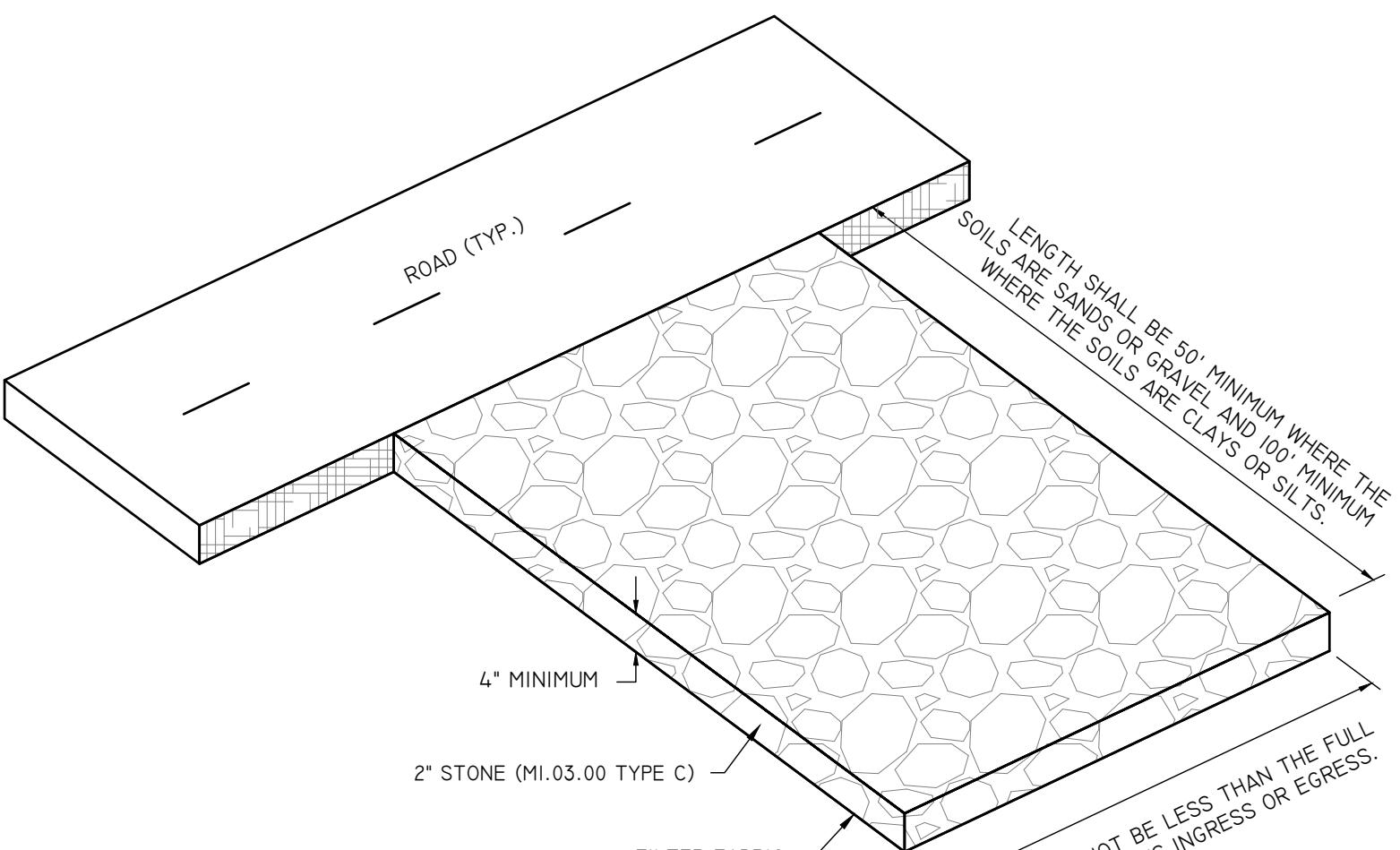
EROSION CONTROL & SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS), THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
- THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

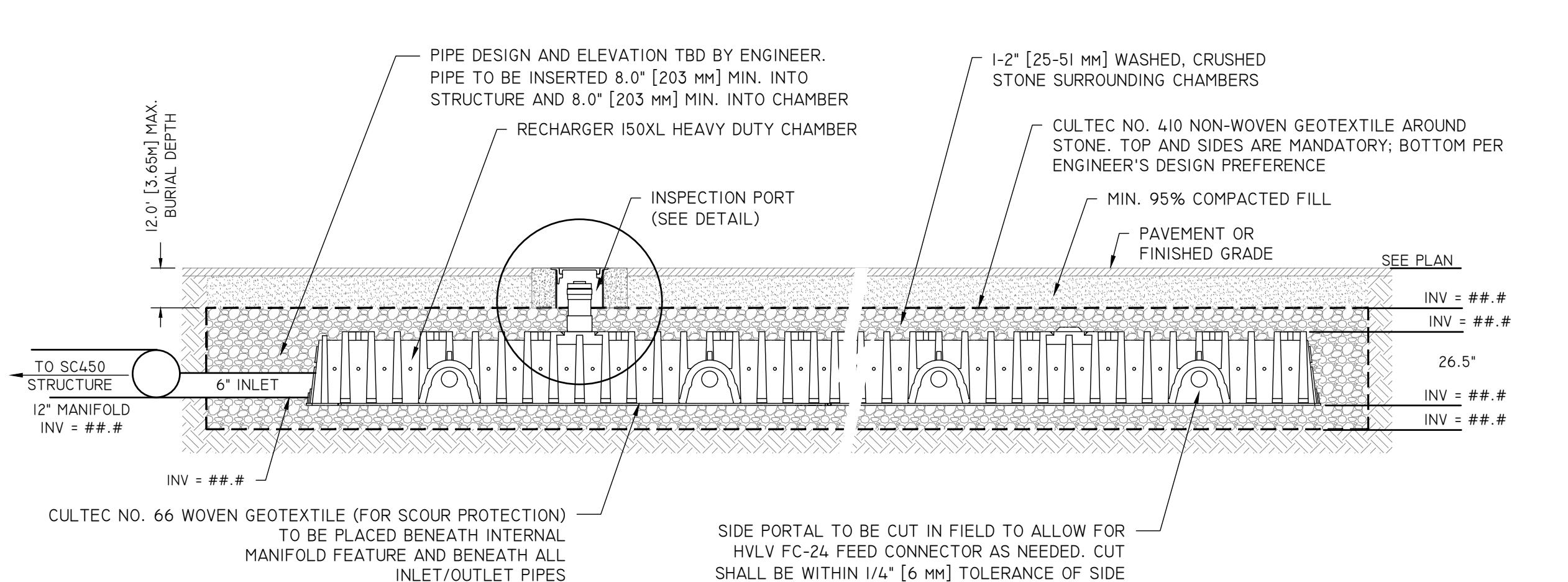
TYPE	% BY WEIGHT
CREATING RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDSFOOT TREFOIL	15
PERENNIAL RYEGRASS	10
APPLICATION RATE	100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCIRCLED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILT FENCE. (SEE DETAIL)
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.



CONSTRUCTION ENTRANCE DETAIL



SECTION RECHARGER 150XLHD

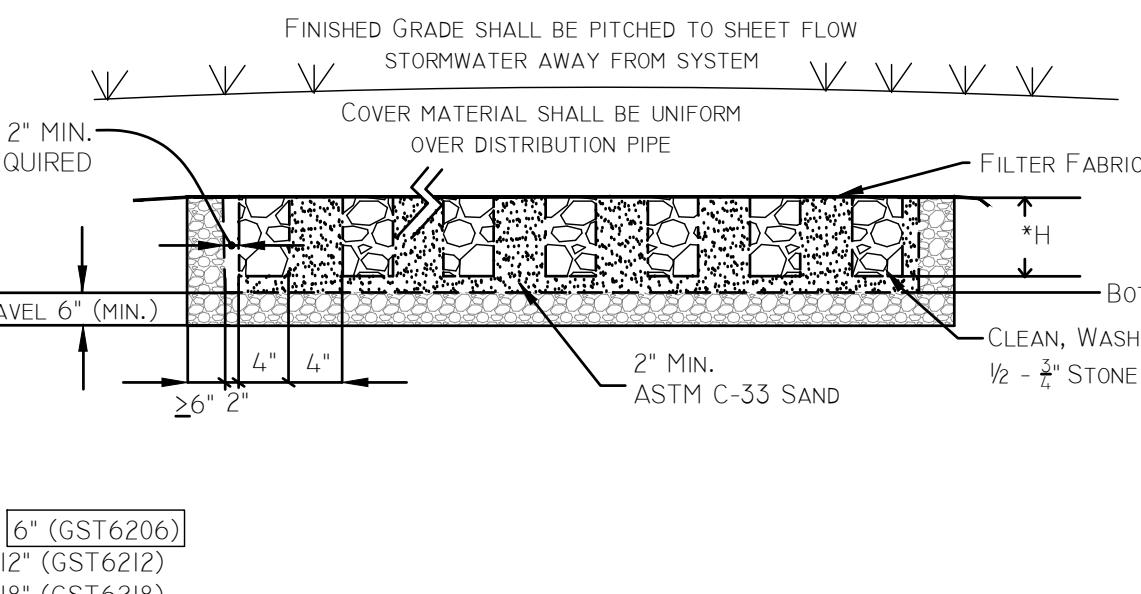
NOT TO SCALE

SEDIMENTATION CONTROL PROGRAM:

- PRECAUTIONARY MEASURES SHALL BE TAKEN TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES AS APPROPRIATE.
- BANKS OR SLOPES OVER 5% SHALL BE SEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED ACCORDINGLY AFTER EACH RAINFALL EVENT.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED, OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
- ADDITIONAL SILT SOCKS SHALL BE LOCATED AS APPROPRIATE OR AS SPECIFIED BY THE ENGINEER.

SEQUENCE OF LAND DISTURBANCE:

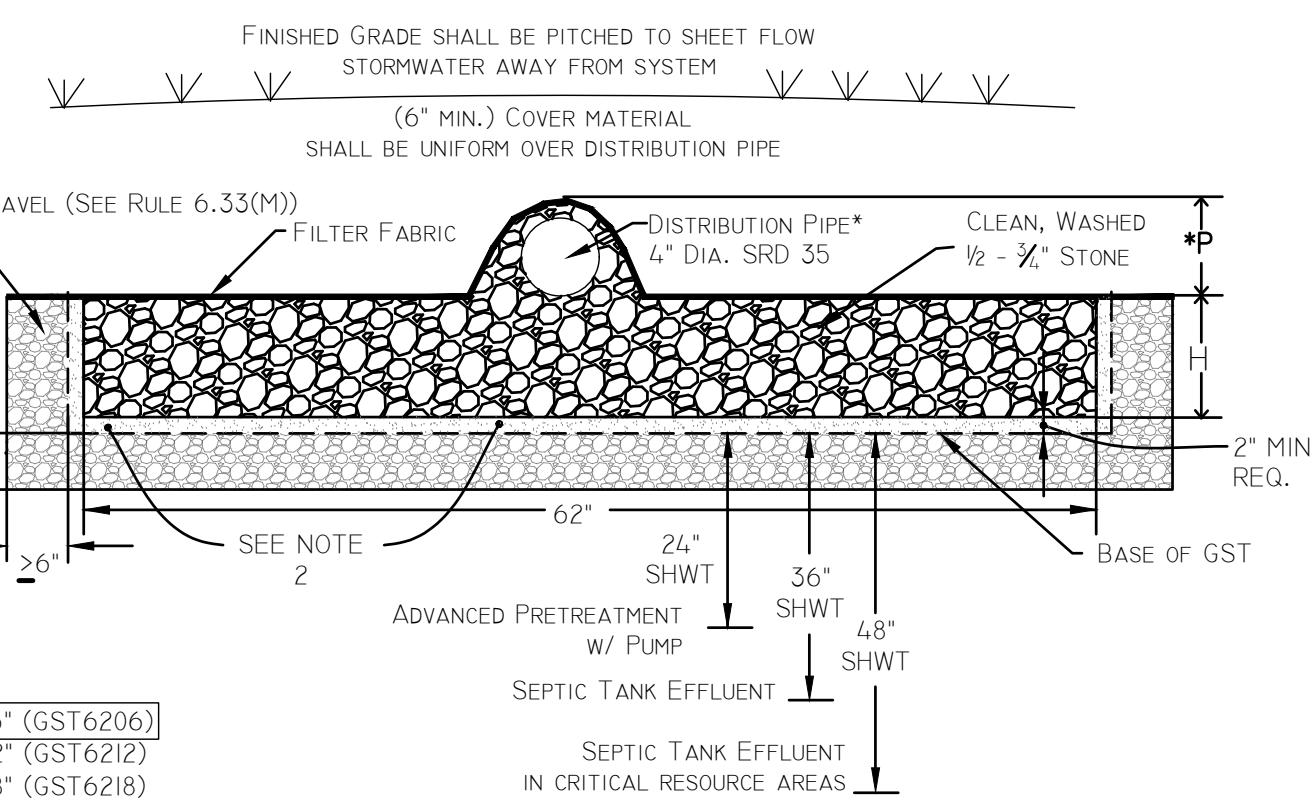
- SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF DISTURBANCE AND SEDIMENTATION BARRIERS.
- PLACE SEDIMENTATION BARRIERS AS SPECIFIED ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
- INSTALL PROTECTIVE MEASURES TO ADJACENT DRAINAGE STRUCTURES AS APPLICABLE (SILT SACS, SEDIMENT TRAPS, ETC.).
- BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEDED.
- INSTALL DRAINAGE STRUCTURES IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
- COMPLETE SITE GRADING AND PAVE DRIVE AS APPLICABLE.
- COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS AS APPLICABLE.
- REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.



NOTE:

- 2" MINIMUM OF ASTM C33 SAND IS REQUIRED ON SIDES & BELOW GST PER RIDEM'S APPROVALS.
- 18" MINIMUM EDGE TO EDGE BETWEEN TRENCHES

GEOMATRIX GST™ LEACHING SYSTEM A-A' CROSS SECTION

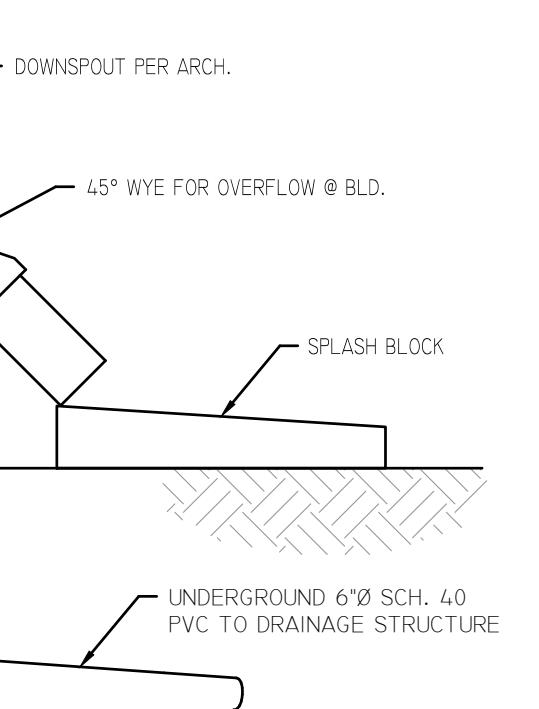


* DISTRIBUTION PIPE FOR GRAVITY APPLICATIONS SHALL COMPLY WITH RIDEM OSTS RULE 6.34C. DISTRIBUTION PIPE FOR PRESSURE APPLICATIONS SHALL COMPLY WITH RIDEM GUIDELINES FOR THE DESIGN, USE AND MAINTENANCE OF PRESSURIZED DRAINFIELDS.

NOTES:

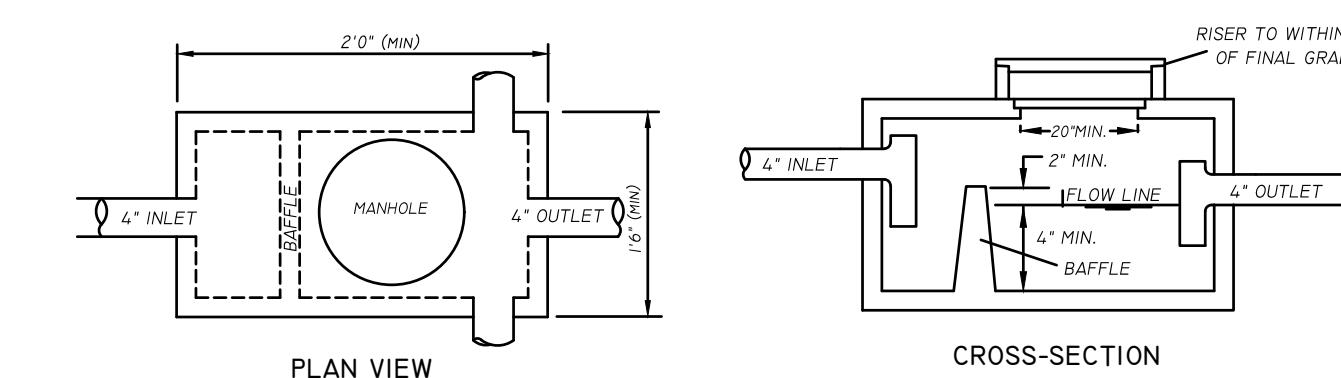
- SEPARATION FROM WATER TABLE SHALL BE MEASURED FROM THE BOTTOM OF THE 2" OF ASTM C33 SAND REQUIRED BELOW THE BASE OF GST.
- A MINIMUM OF 2" OF ASTM C33 SAND IS REQUIRED PER RIDEM'S APPROVALS FOR THE GST SYSTEM.
- 18" MINIMUM EDGE TO EDGE BETWEEN TRENCHES

GST™ LEACHING SYSTEM B-B' CROSS SECTION



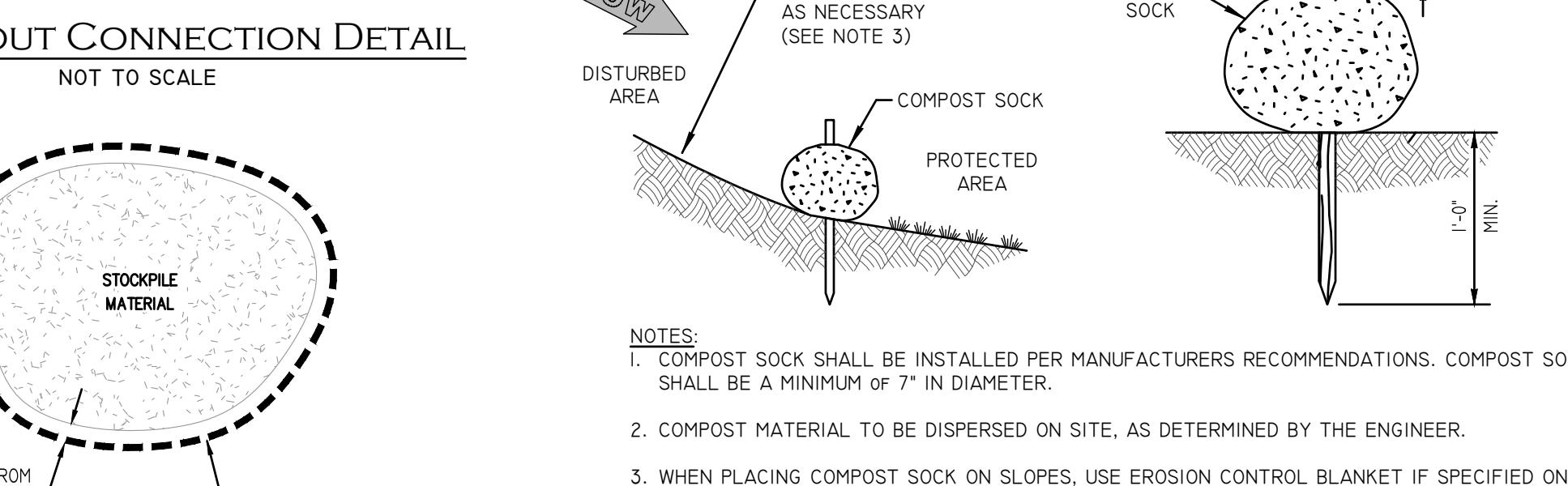
1,500 GALLON 2-COMPARTMENT SEPTIC TANK

NOT TO SCALE



DISTRIBUTION BOX (D-BOX)

NOT TO SCALE



MINOR SUBDIVISION AND LAND DEVELOPMENT DETAILS

"STAPLES ROAD"
70 STAPLES ROAD (AP 44 LOT 20)
CUMBERLAND, RHODE ISLAND

OWNER/APPLICANT: 70 STAPLES ROAD, LLC
70 INDUSTRIAL DRIVE - CUMBERLAND, RI 02864

JOB #: 25-009
SCALE: N/A
DRAWN BY: JRM
DATE: DECEMBER 2, 2025

REVISED:

GST™ LEACHING SYSTEM PLAN VIEW

