

Minor Subdivision and Land Development
Preliminary Plan

for

"STAPLES ROAD"

70 Staples Road

in

Cumberland, Rhode Island 02864

AP 44 Lot 20

DATE: December 02, 2025

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1.	COVER SHEET
2.	AERIAL MAP
3.	EXISTING CONDITIONS PLAN
4.	LOTING PLAN
5.	PROPOSED CONDITIONS PLAN
6.	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
7.	DETAILS

GENERAL NOTES:

- LOT SHOWN IS DESIGNATED AS LOT 20 ON ASSESSORS MAP 44.
- OWNER OF RECORD: 70 STAPLES ROAD LLC
70 INDUSTRIAL DRIVE
CUMBERLAND, RHODE ISLAND 02864
- SUBJECT LOT IS CURRENTLY UNDEVELOPED.
- PROJECT PROPOSES THE SUBDIVISION OF THE SUBJECT LOT - AP 20 LOT 44 - INTO A TOTAL OF FOUR SUB LOTS. RESIDENTIAL USE IS PROPOSED TO BE UTILIZED FOR ALL FOUR SUB LOTS.
- FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0177G WITH AN EFFECTIVE DATE OF 03/02/2009.
- UNLESS NOTED OTHERWISE, THERE ARE NO KNOWN EASEMENTS, RIGHT-OF-WAYS, DEED RESTRICTIONS, OR PROTECTIVE COVENANTS.
- UNLESS NOTES OTHERWISE, THERE ARE NO KNOWN CEMETERIES ON OR ADJACENT TO THE SUBJECT PARCEL.
- 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.

PLAN REFERENCES:

- CITY OF CUMBERLAND GIS MAPPING
- DEED (BK./PG.):
 - 1986 / 481 (SUBJECT LOT)
 - 1156 / 263 (AP 44 LOT 2)
 - 1135 / 520 (AP 44 LOT 19)
 - 1248 / 483 (AP 44 LOT 5)
 - 1248 / 479 (AP 44 LOT 39)
 - 1248 / 476 (AP 44 LOT 8)
- 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
- CLASS I BOUNDARY SURVEY CONDUCTED BY:
INSITE ENGINEERING SERVICES, LLC



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 HERewith 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 _____



SITE MAP

SCALE 1"= 250'

REVISION	DATE	COMMENTS

CUMBERLAND PLANNING BOARD
APPROVED UNDER SUBDIVISION CONTROL LAW

_____	_____
_____	_____
_____	_____
_____	_____

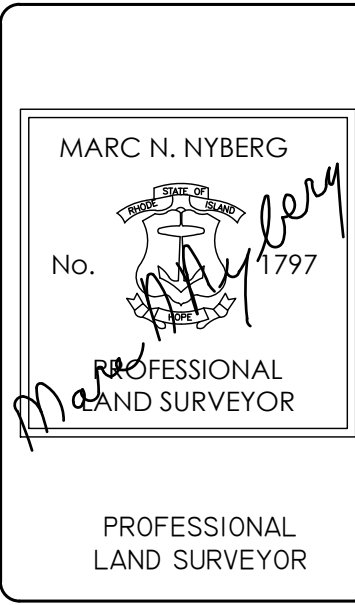
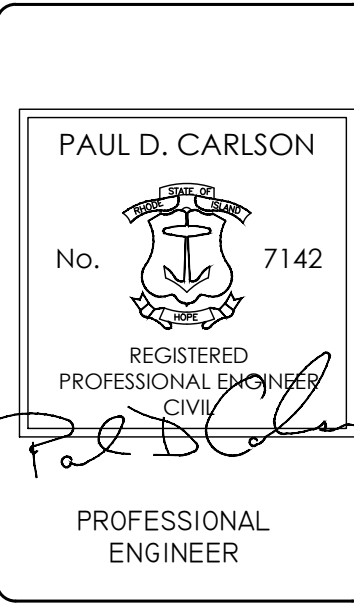
"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RHODE ISLAND BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS STANDARDS

"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.

Marc N. Nyberg
PROFESSIONAL LAND SURVEYOR

05/07/2025
DATE



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

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

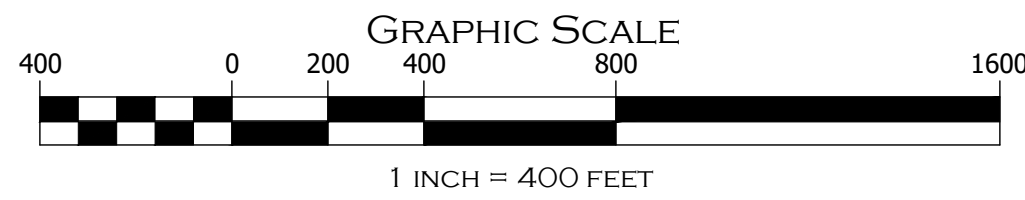
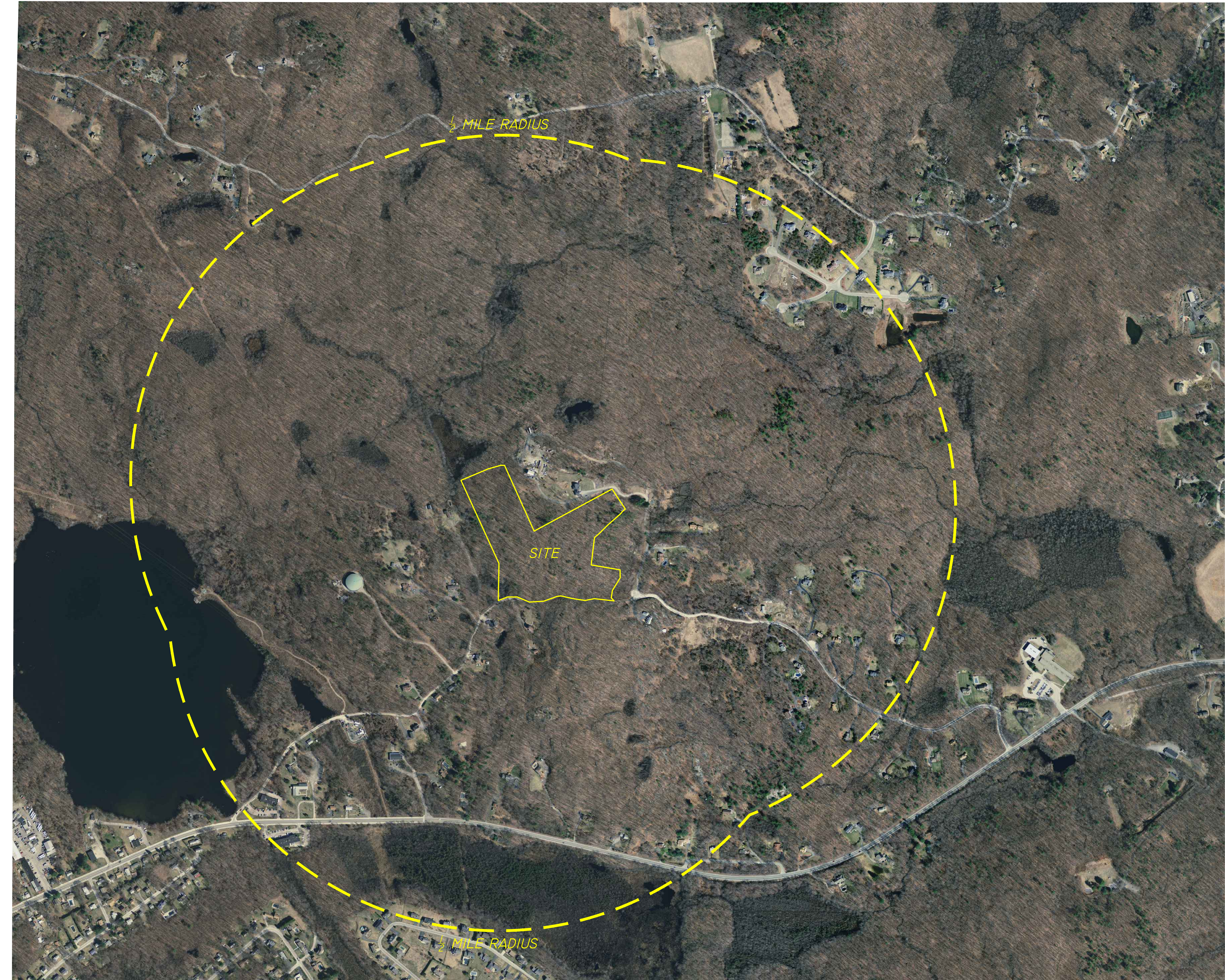
REVISED:



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

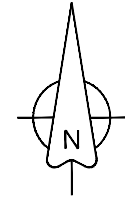
S:\2025\25-009 Ray - Staples Road, Cumberland\70 Staples Road, LLC\DWG\25-009_70 Staples Road_Subdivision_Plan.dwg



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'		

NAD83



SITE

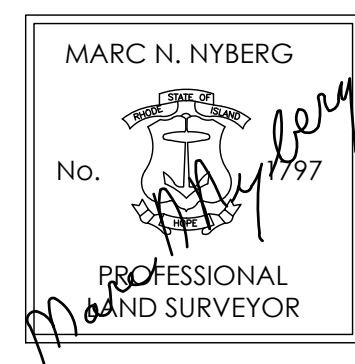


LOCATION MAP (NOT TO SCALE)

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**MINOR SUBDIVISION AND LAND DEVELOPMENT
AERIAL MAP**



PROFESSIONAL SEAL

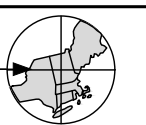
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70 STAPLES ROAD (AP 44 LOT 20)
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OWNER/APPLICANT: 70 STAPLES ROAD, LLC
70 INDUSTRIAL DRIVE - CUMBERLAND, RI 02864

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

REVISED:

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

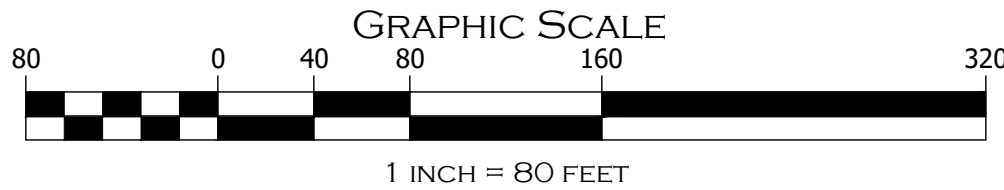
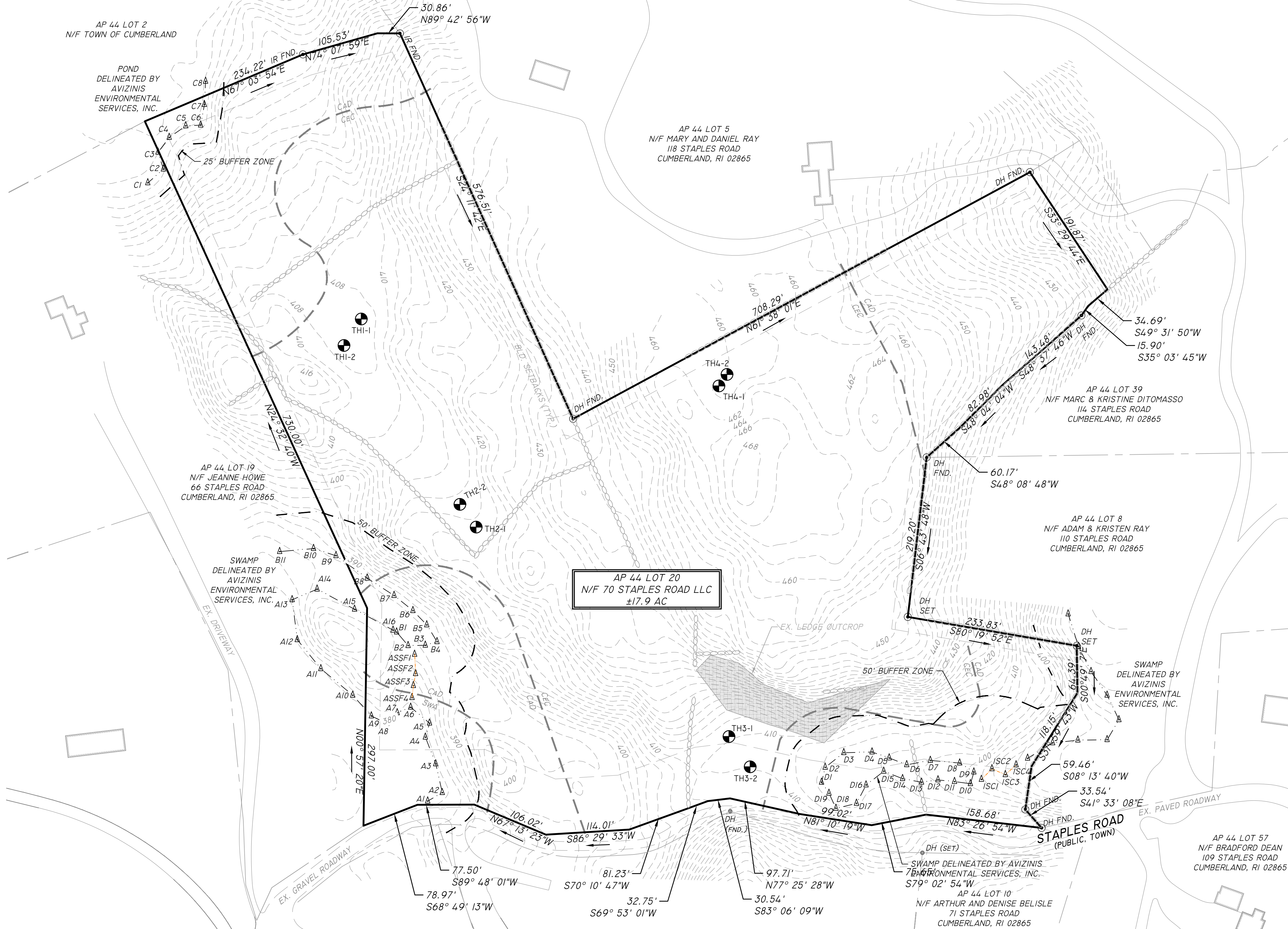


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Web Address: InsiteEngineers.com

SHEET
2
OF 7

LEGEND:

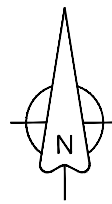
- = EXISTING PROPERTY LINE
= EXISTING EDGE OF PAVEMENT
= EXISTING EDGE OF GRAVEL
-87- = EXISTING CONTOUR
= EXISTING ABUTTER
= EXISTING MONUMENT
= EXISTING STONEWALL
= WETLAND EDGE
= PROPOSED CONTOUR



ZONING TABLE:

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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'

EXISTING:
17.9 AC
952.09'
930.08'
N/A
N/A
N/A



SITE



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TEST HOLE DATA:

EXCAVATED ON: 03/06/2025
RIDEM APP. NO. 2508-0138
EVALUATED BY: MICHAEL S. FARIA

THI-1:
ESHWGT: 36"
NO LEDGE AT 96"
SOIL CAT 8M

TH2-1:
ESHWGT: 32"
NO LEDGE AT 96"
SOIL CAT 8M

TH3-1:
ESHWGT: 32"
NO LEDGE AT 96"
SOIL CAT 8M

TH4-1:
ESHWGT: 38"
NO LEDGE AT 96"
SOIL CAT 8M

THI-2:
ESHWGT: 48"
NO LEDGE @ 96"
SOIL CAT 8M

TH2-2:
ESHWGT: 32"
NO LEDGE @ 96"
SOIL CAT 8M

TH3-2:
ESHWGT: 32"
NO LEDGE @ 96"
SOIL CAT 8M

TH4-2:
ESHWGT: 28"
NO LEDGE @ 96"
SOIL CAT 8M

PLAN REFERENCES:

1.) CITY OF CUMBERLAND GIS MAPPING

2.) DEED (BK./PG.):

- | | |
|--------------|----------------|
| - 1986 / 481 | (SUBJECT LOT) |
| - 1156 / 263 | (AP 44 LOT 2) |
| - 1135 / 520 | (AP 44 LOT 19) |
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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

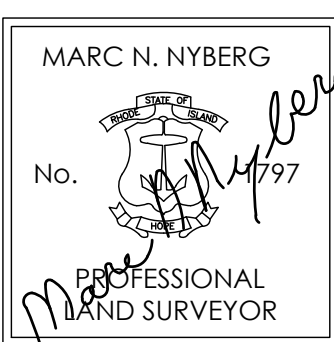
4.) CLASS 1 BOUNDARY SURVEY CONDUCTED BY:
INSITE ENGINEERING SERVICES, LLC

SOIL INFO:

INFO TAKEN FROM NRCS SOIL SURVEY
DATE: MAY 07, 2025

CEC - CANTON CHARLTON ROCK OUTCROP
CAD - CANTON CHARLTON ROCK OUTCROP
SWA - SWANSEA MUCK

MINOR SUBDIVISION AND LAND DEVELOPMENT
EXISTING CONDITIONS PLAN



PROFESSIONAL SEAL

"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:

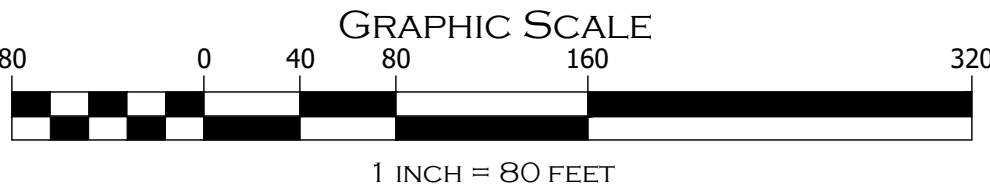
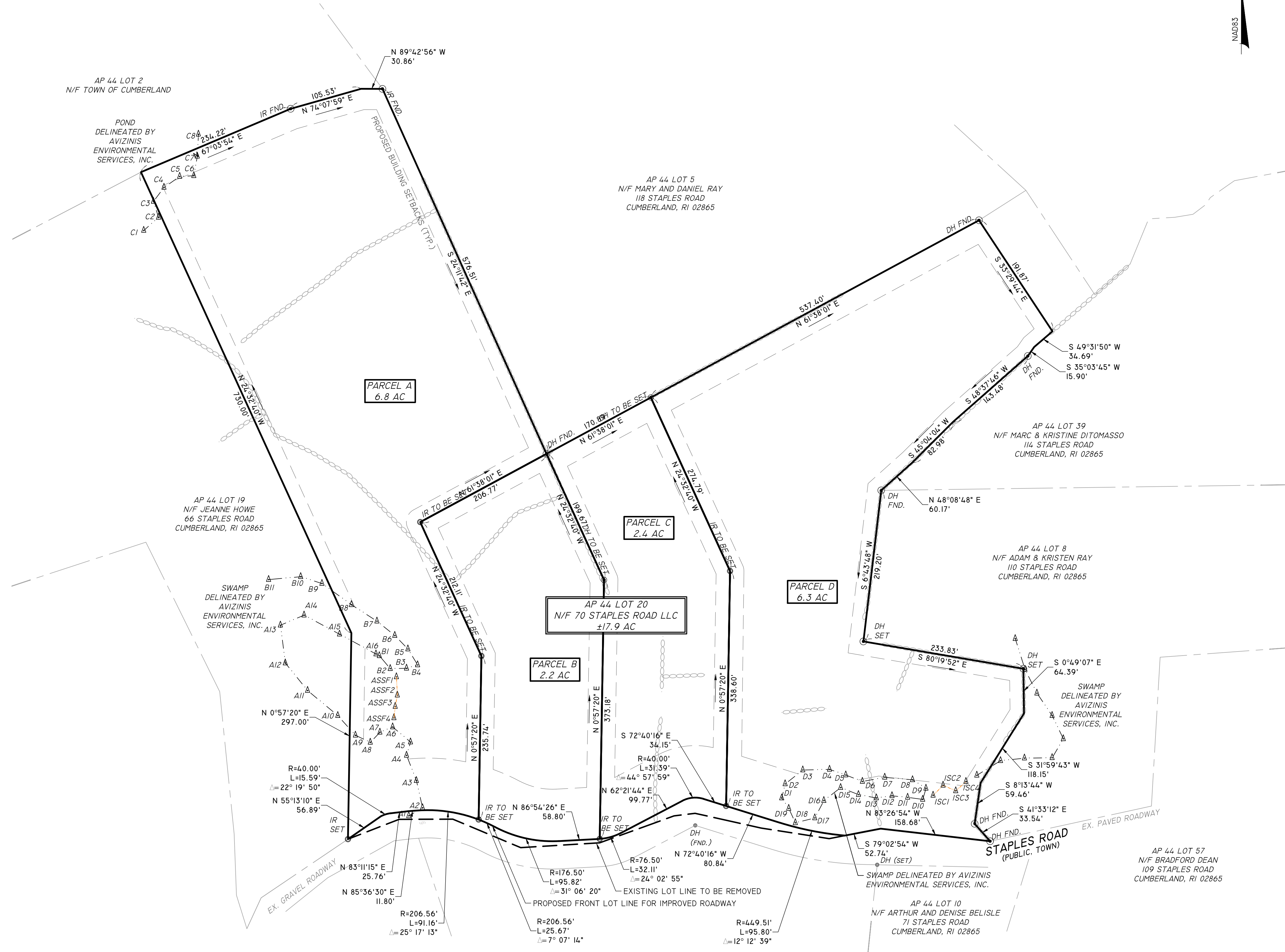


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SHEET
3
OF 7

LEGEND:

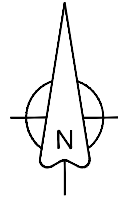
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= WETLAND EDGE
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ZONING TABLE:

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'

EXISTING:	PARCEL A:	PARCEL B:	PARCEL C:	PARCEL D:
17.9 AC	6.8 AC	2.2 AC	2.4 AC	6.3 AC
952.09'	201.2'	180.3'	197.4'	388.1'
930.08'	193.3'	181.7'	196.0'	372.6'
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A



SITE

LOCATION MAP (NOT TO SCALE)

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PREPARED BY: MARC. C. NYBERG
DATE: NOVEMBER 17, 2004
- CLASS I BOUNDARY SURVEY CONDUCTED BY:
INSITE 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.

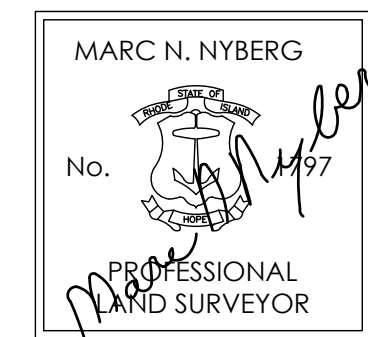
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

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

Marc N. 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:
EXISTING CONDITIONS PLAN

MINOR SUBDIVISION AND LAND DEVELOPMENT
LOTTING PLAN



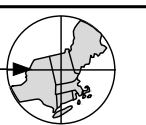
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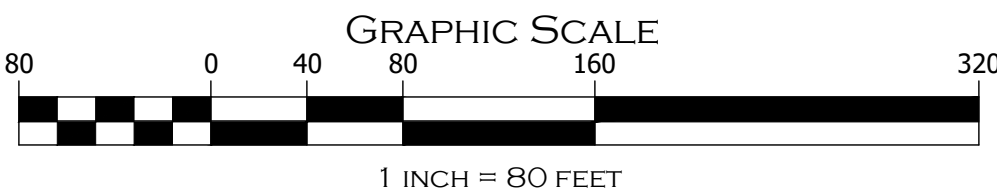
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SHEET
4
OF 7

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EVALUATED BY: MICHAEL S. FARIA

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TH3-1: ESHGWT: 32° NO LEDGE AT 96° SOIL CAT 8M	TH3-2: ESHGWT: 32° NO LEDGE @ 96° SOIL CAT 8M
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DATE: NOVEMBER 17, 2004

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INFO TAKEN FROM NRCS SOIL SURVEY
DATE: MAY 07, 2025

CEC - CANTON CHARLTON ROCK OUTCROP
CAD - CANTON CHARLTON ROCK OUTCROP
SWA - SWANSEA MUCK

THE FOLLOWING IS A LIST OF THE REQUIRED PERMITS FOR THE PROPOSED DEVELOPMENT:

- 1.) RIDEM OWTS (4) - WETLANDS JOINT PERMIT
- 2.) TOWN OF CUMBERLAND - MINOR SUBDIVISION AND LAND DEVELOPMENT - PRELIMINARY PLAN
- 3.) TOWN OF CUMBERLAND - FINAL RECORD PLAN

PAUL D. CARLSON

No.  7142

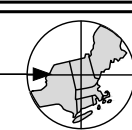
REGISTERED
PROFESSIONAL ENGINEER
CIVIL



PROFESSIONAL SEAL

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

REVISÉ:



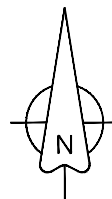
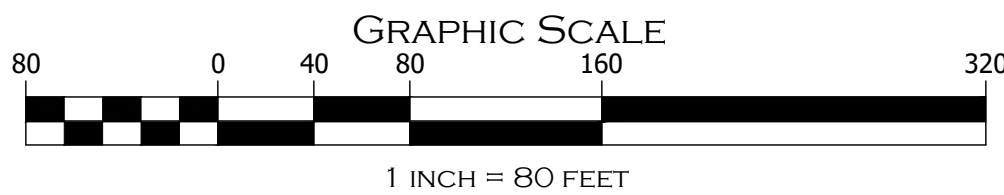
INSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.

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

SHEET
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OF 7

LEGEND:

- = EXISTING PROPERTY LINE
- = EXISTING EDGE OF PAVEMENT
- = EXISTING EDGE OF GRAVEL
- = EXISTING CONTOUR
- = EXISTING ABUTTER
- = EXISTING MONUMENT
- = EXISTING STONEWALL
- = WETLAND EDGE
- = PROPOSED CONTOUR



SITE



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

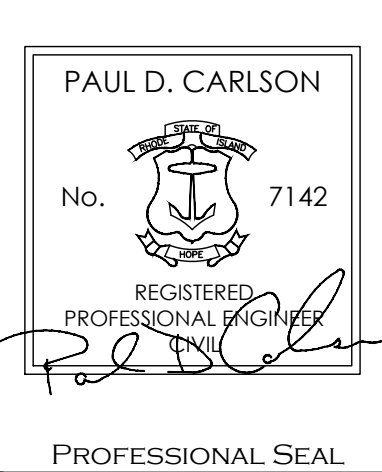
- LOT SHOWN IS DESIGNATED AS LOT 20 ON ASSESSORS MAP 44.
- OWNER OF RECORD: 70 STAPLES ROAD LLC
70 INDUSTRIAL DRIVE
CUMBERLAND, RHODE ISLAND 02864
- SUBJECT LOT IS CURRENTLY UNDEVELOPED.
- PROJECT PROPOSES THE SUBDIVISION OF THE SUBJECT LOT - AP 20 LOT 44 - INTO A TOTAL OF FOUR SUB LOTS. RESIDENTIAL USE IS PROPOSED TO BE UTILIZED FOR ALL FOUR SUB LOTS.
- FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C01776 WITH AN EFFECTIVE DATE OF 03/02/2009.
- UNLESS NOTED OTHERWISE, THERE ARE NO KNOWN EASEMENTS, RIGHT-OF-WAYS, DEED RESTRICTIONS, OR PROTECTIVE COVENANTS.
- UNLESS NOTES OTHERWISE, THERE ARE NO KNOWN CEMETERIES ON OR ADJACENT TO THE SUBJECT PARCEL.
- 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.

PLAN REFERENCES:

- CITY OF CUMBERLAND GIS MAPPING
- DEED (BK./PG.):
 - 1986 / 481 (SUBJECT LOT)
 - 1156 / 263 (AP 44 LOT 2)
 - 1135 / 520 (AP 44 LOT 19)
 - 1248 / 483 (AP 44 LOT 5)
 - 1248 / 479 (AP 44 LOT 39)
 - 1248 / 476 (AP 44 LOT 8)
- 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
- CLASS 1 BOUNDARY SURVEY CONDUCTED BY:
INSITE 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

REVISED:



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1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
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SHEET
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EROSION CONTROL & SOIL STABILIZATION PROGRAM:

1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.

2. 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.

3. 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, EXCLUSION BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.

4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.

5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.

6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.

7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.

8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:
- | | |
|---------------------|-------------|
| TYPE | % BY WEIGHT |
| CREeping RED FESCUE | 70 |
| ASTORIA BENTGRASS | 5 |
| BIRDFOOT TREFOIL | 15 |
| PERENNIAL RYEGRASS | 10 |

APPLICATION RATE 100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
9. 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.

10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.

11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.

12. 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.)

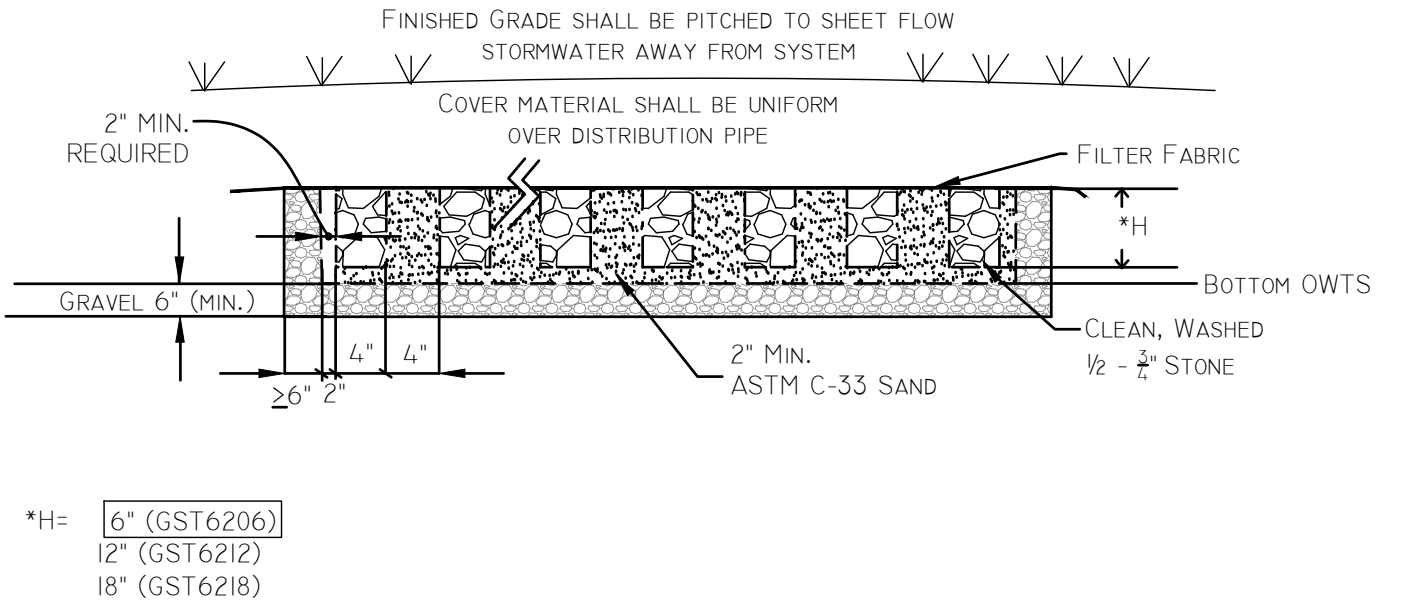
13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

SEDIMENTATION CONTROL PROGRAM:

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

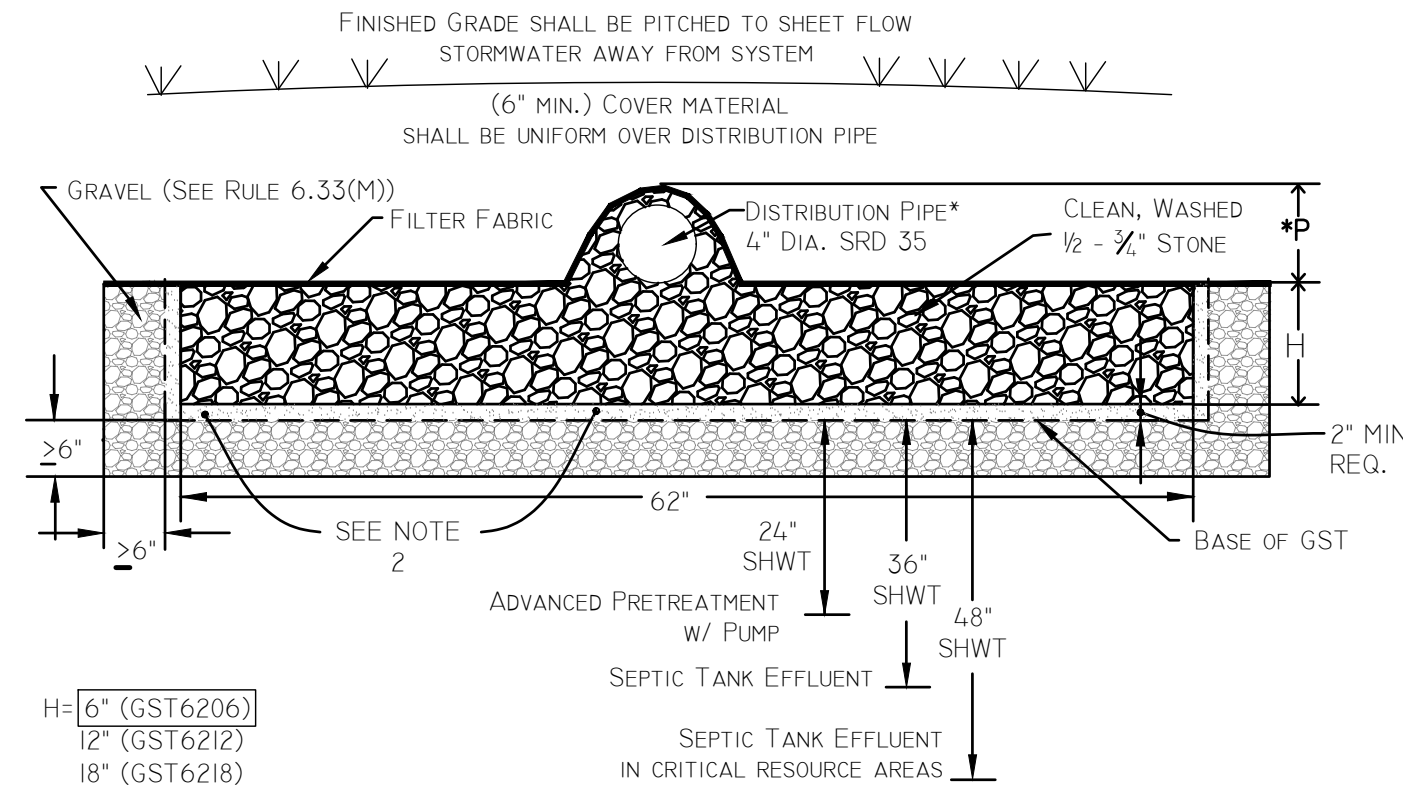
SEQUENCE OF LAND DISTURBANCE:

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF DISTURBANCE AND SEDIMENTATION BARRIERS.
2. 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.
3. INSTALL PROTECTIVE MEASURES TO ADJACENT DRAINAGE STRUCTURES AS APPLICABLE (SILT SACS, SEDIMENT TRAPS, ETC.).
4. 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 SEEDED.
5. 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.
6. COMPLETE SITE GRADING AND PAVE DRIVE AS APPLICABLE.
7. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS AS APPLICABLE.
8. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.



- NOTE:
1. 2" MINIMUM OF ASTM C33 SAND IS REQUIRED ON SIDES & BELOW GST PER RIDEM'S APPROVALS.
2. 18" MINIMUM EDGE TO EDGE BETWEEN TRENCHES

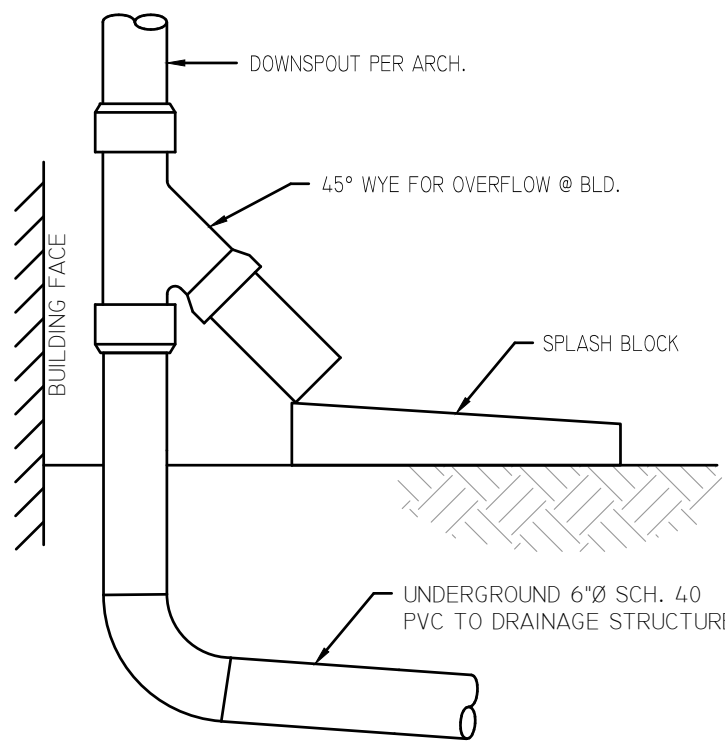
GEOMATRIX GST™ LEACHING SYSTEM
A-A' CROSS SECTION



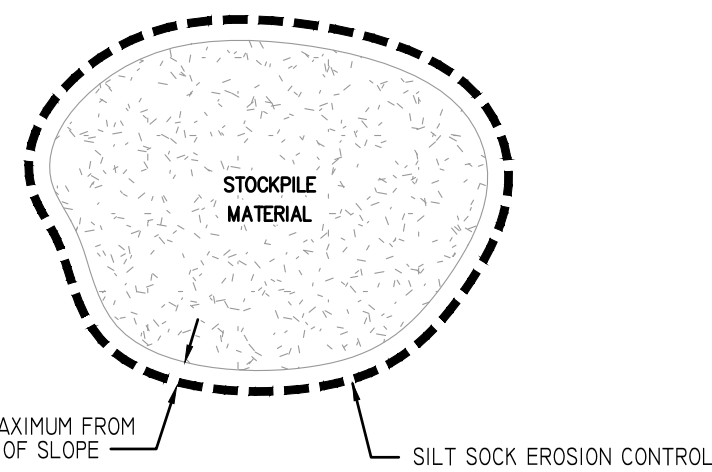
* Distribution pipe for gravity applications shall comply with RIDEM OWTS Rule 6.34C. Distribution pipe for pressure applications shall comply with RIDEM guidelines for the design, use and maintenance of pressurized drainfields.

- NOTES:
1. SEPARATION FROM WATER TABLE SHALL BE MEASURED FROM THE BOTTOM OF THE 2" OF ASTM C33 SAND REQUIRED BELOW THE BASE OF GST.
2. A MINIMUM OF 2" OF ASTM C33 SAND IS REQUIRED PER RIDEM'S APPROVALS FOR THE GST SYSTEM.
3. 18" MINIMUM EDGE TO EDGE BETWEEN TRENCHES

GST™ LEACHING SYSTEM
B-B' CROSS SECTION



DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

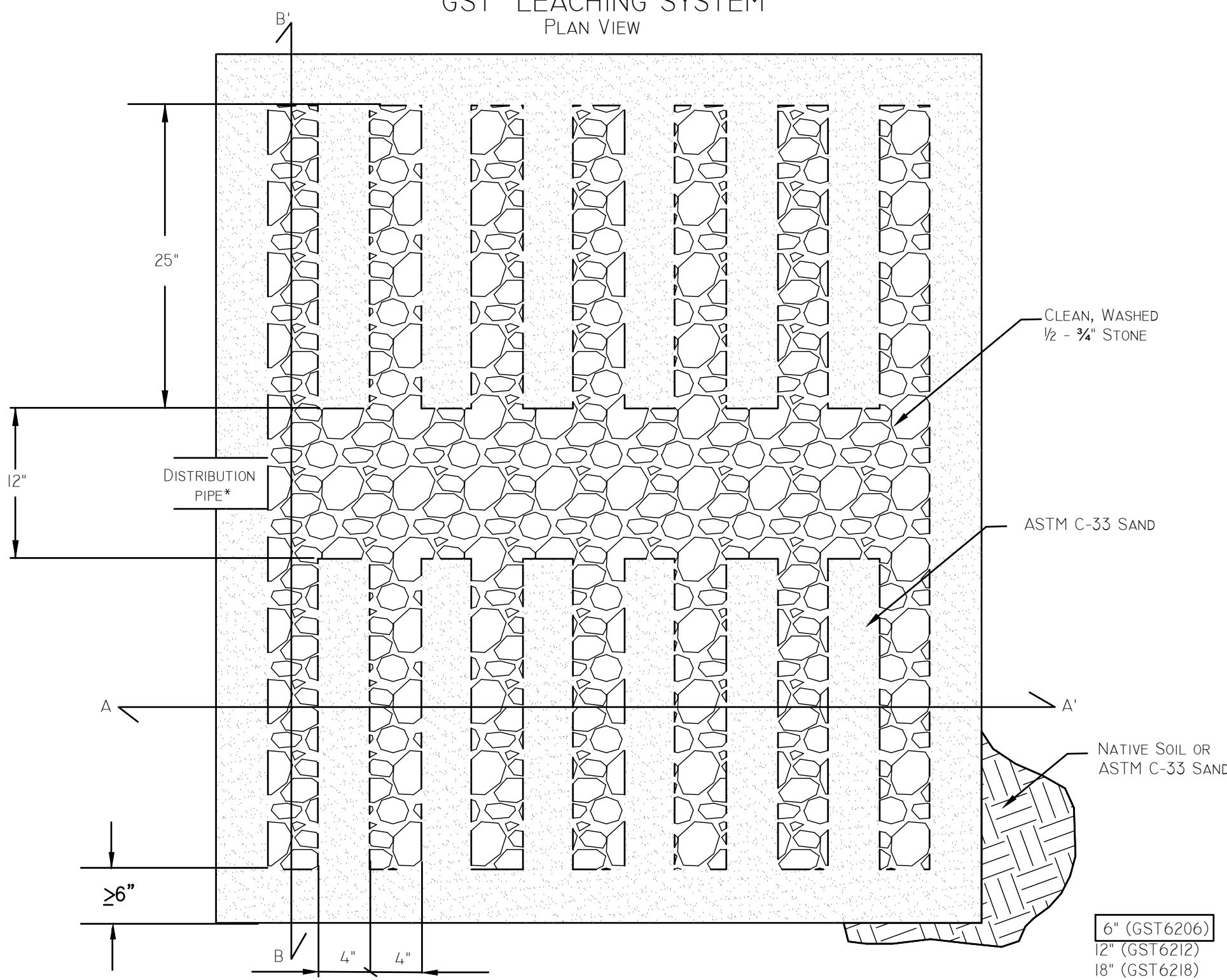


STOCKPILE PROTECTION
NOT TO SCALE

-
- NOTES:
1. COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 7" IN DIAMETER.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.

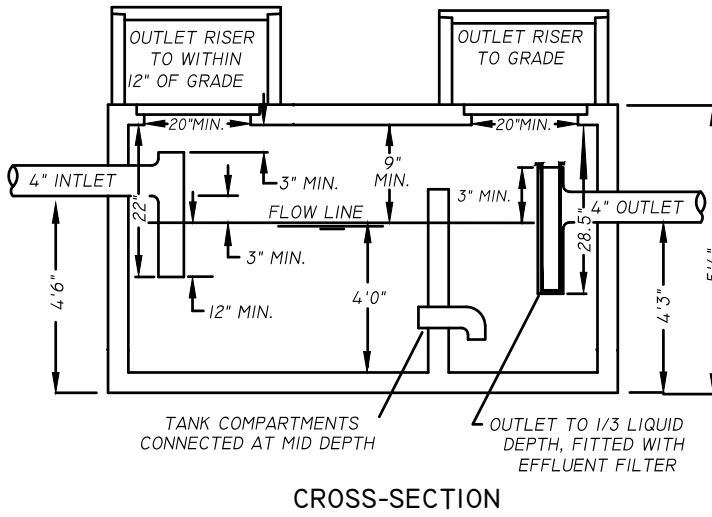
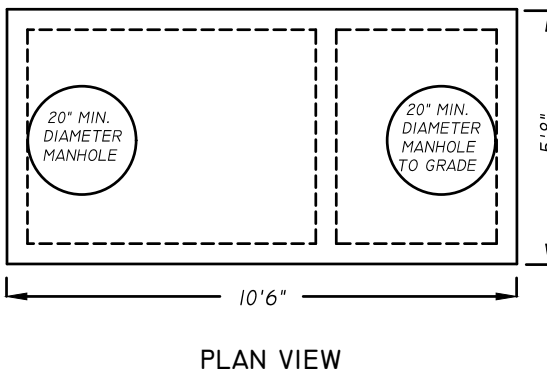
COMPOST FILTER SOCK DETAIL
NOT TO SCALE

GST™ LEACHING SYSTEM
PLAN VIEW



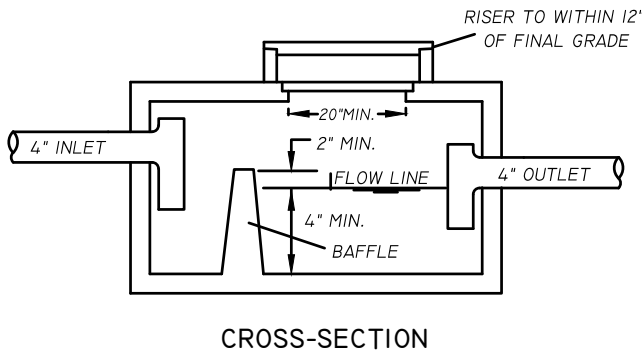
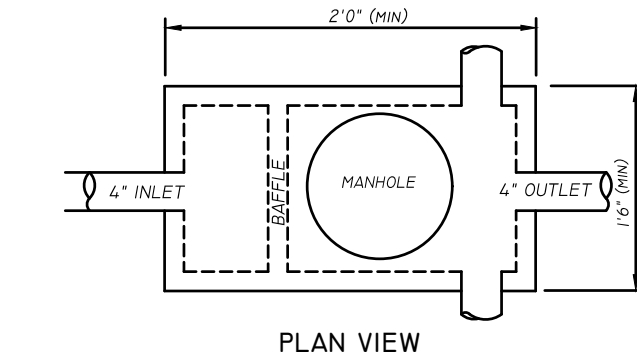
* Distribution pipe for gravity systems shall comply with RIDEM OWTS Rule 6.34C. Distribution pipe for pressure applications shall comply with RIDEM guidelines for the design, use and maintenance of pressurized drainfields.

GST LEACHING SYSTEM TYPICAL DETAILS
NOT TO SCALE



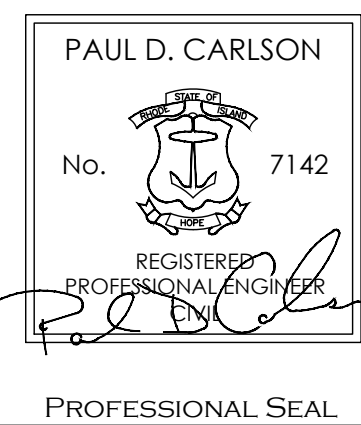
NOTE: GRADE TO DIVERT SURFACE RUNOFF

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

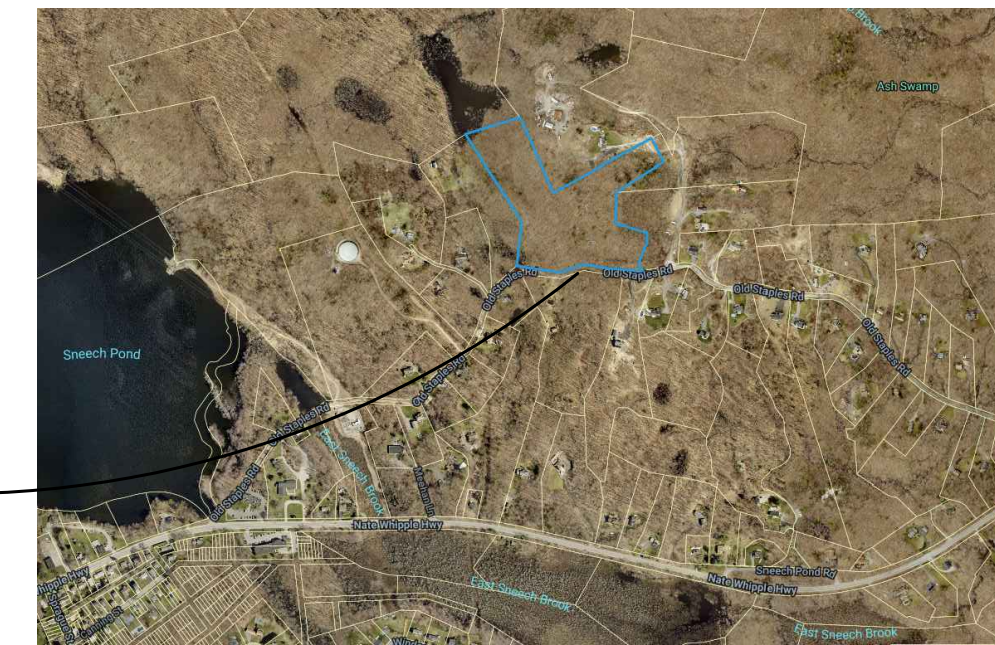
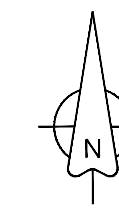
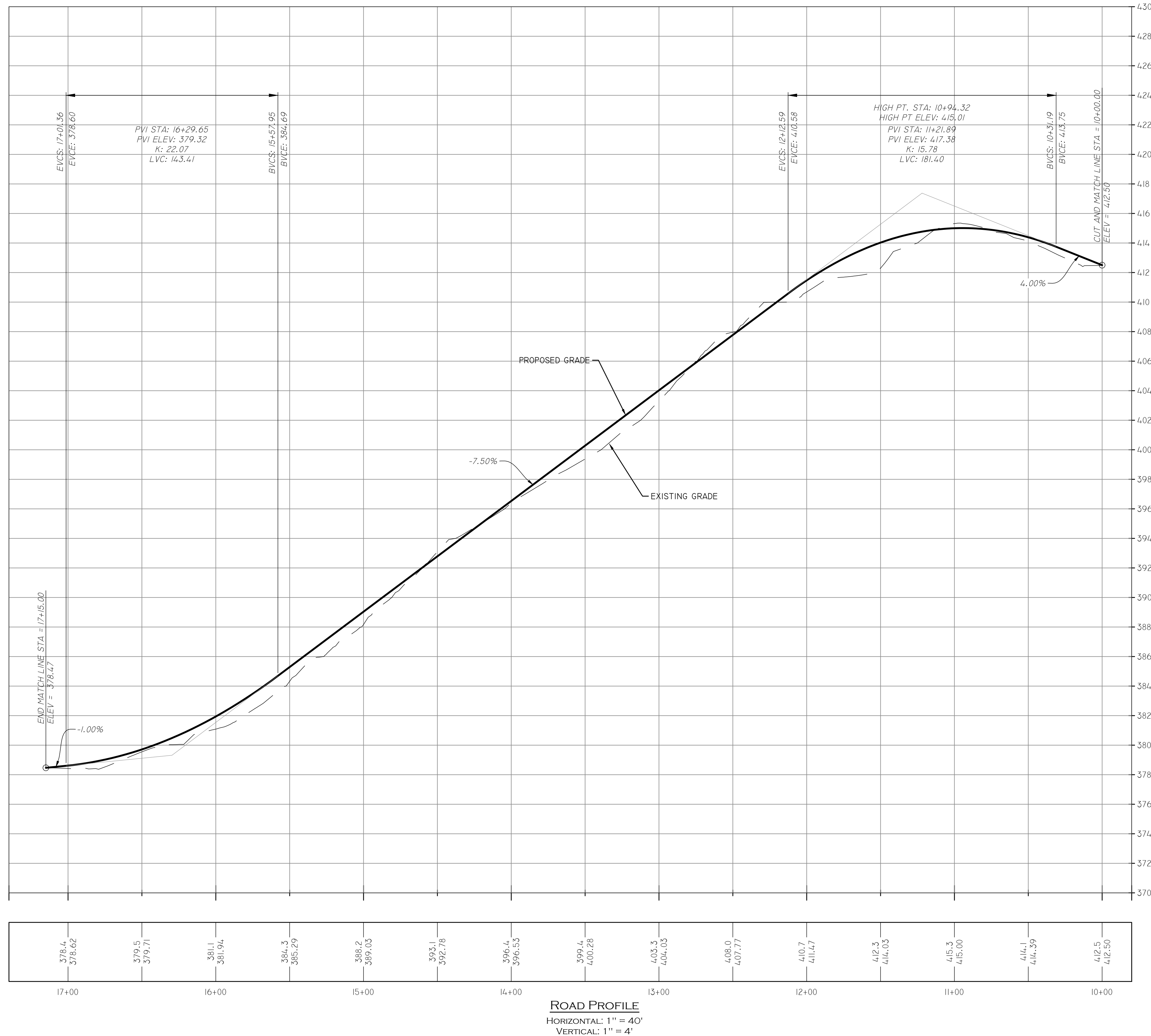
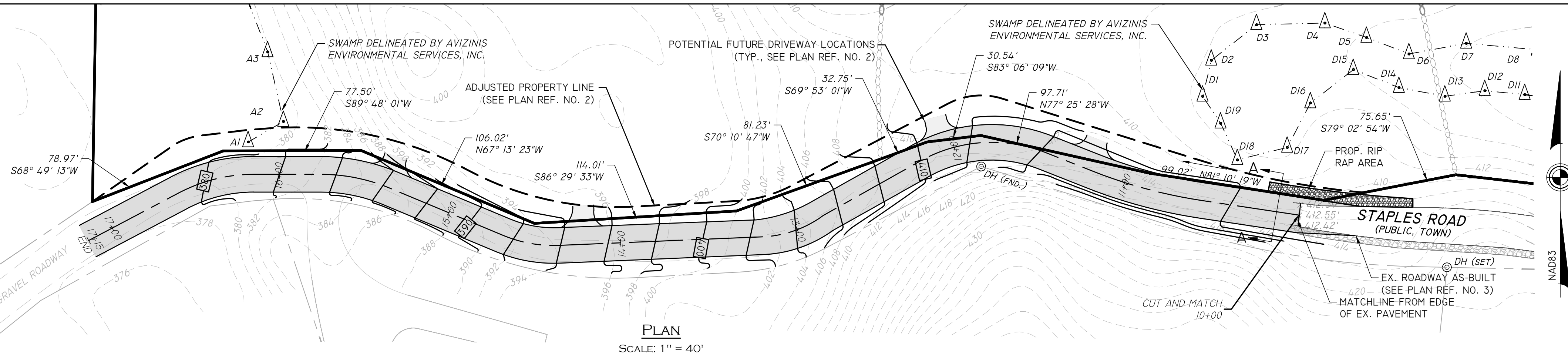
REVISED:



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1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
7
OF 7

 = EXISTING PROPERTY LINE
 = EXISTING EDGE OF PAVEMENT
 = EXISTING EDGE OF GRAVEL
 = EXISTING CONTOUR
 = EXISTING ABUTTER
 = EXISTING MONUMENT
 = EXISTING STONEWALL
 = WETLAND EDGE
 = PROPOSED CONTOUR



SITE

NAD83

LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

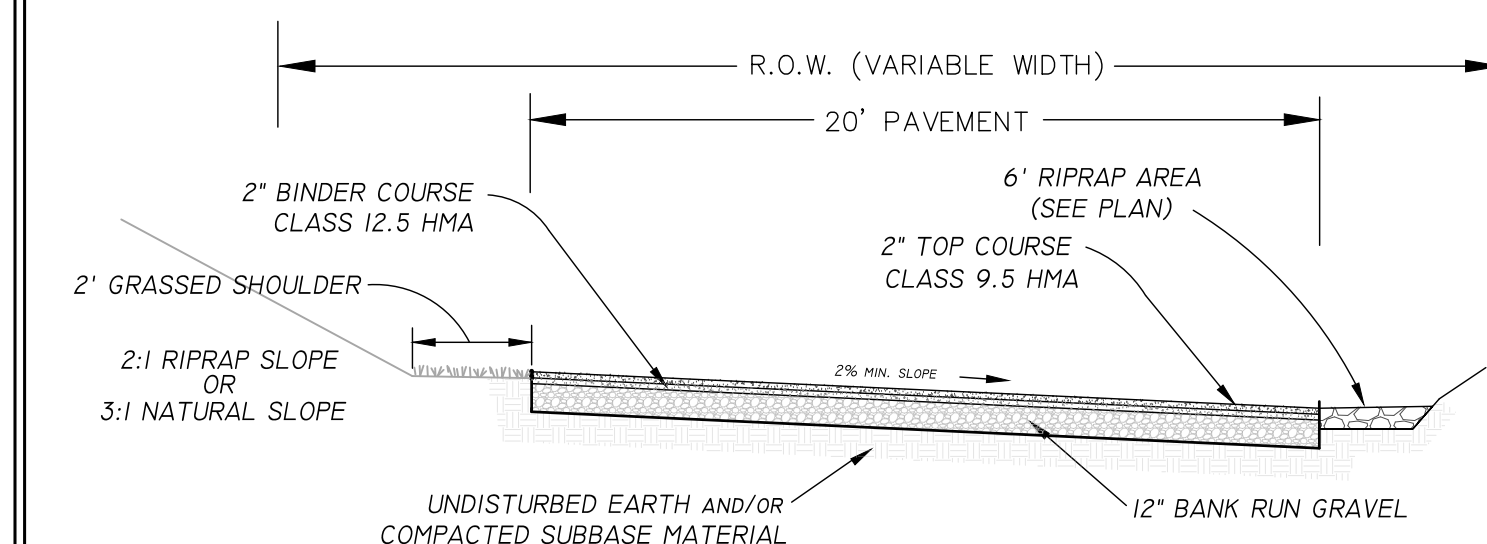
1. THIS PLAN IS FOR THE INTENT OF A FUTURE SUBDIVISION ON THE ADJACENT PARCEL - AP 44 LOT 20 (SEE PLAN REF. NO. 2).
2. OWNER OF RECORD:
70 STAPLES ROAD LLC
70 INDUSTRIAL DRIVE
CUMBERLAND, RHODE ISLAND 02864
3. FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0177G WITH AN EFFECTIVE DATE OF 03/02/2009.
4. UNLESS NOTED OTHERWISE, THERE ARE NO KNOWN EASEMENTS, RIGHT-OF-WAYS, DEED RESTRICTIONS, OR PROTECTIVE COVENANTS ON OR ADJACENT TO THE SUBJECT PROPERTY.
5. UNLESS NOTES OTHERWISE, THERE ARE NO KNOWN CEMETERIES ON OR ADJACENT TO THE SUBJECT PARCEL.

PLAN REFERENCES:

- 1.) CLASS I BOUNDARY SURVEY CONDUCTED BY:
INSITE ENGINEERING SERVICES, LLC
- 2.) PLAN ENTITLED "MINOR SUBDIVISION AND LAND DEVELOPMENT - PRELIMINARY PLAN FOR 'STAPLE LOTS'"
PREPARED BY:
INSITE ENGINEERING SERVICES, LLC
501 GREAT ROAD - UNIT 104
NORTH SMITHFIELD, RI 02896
401.762.2870
- 3.) PLAN ENTITLED "ROADWAY ASBUILT PLAN FOR STAPLES ROAD" PREPARED BY:
INSITE ENGINEERING SERVICES, INC.
DATE: NOVEMBER 08, 2024

ZONING TABLE:

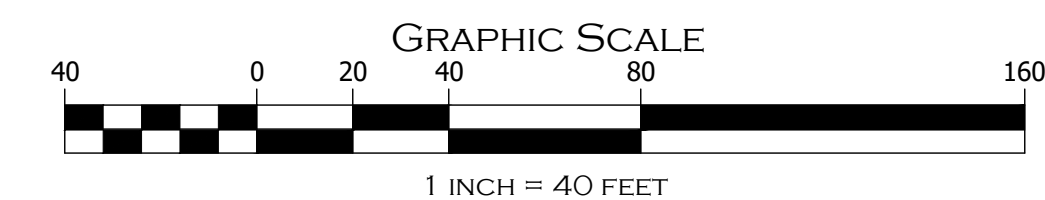
AGRICULTURAL A-2 - W/O WATER FACILITIES OR SEWER	
MINIMUM LOT AREA	= 80,000 SF
MINIMUM FRONTAGE	= 180'
MINIMUM LOT WIDTH	= 180'
MINIMUM SETBACKS:	
	FRONT = 75'
	SIDE = 20'
	REAR = 30'
MINIMUM LOT COVERAGE	= 15%
MAXIMUM BUILDING HEIGHT	= 35'



CONSTRUCT TO TOWN OF CUMBERLAND DPW SPECIFICATIONS

ROADWAY TYPICAL CROSS SECTION A-A

NOT TO SCALE



PLAN AND PROFILE

PAUL D. CARLSON

No. 714

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROFESSIONAL SEAL

STAPLES ROAD
IMPROVEMENT EXTENSION
FOR
TOWN OF CUMBERLAND
45 BROAD STREET - CUMBERLAND, RI 02864

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

JOB # 25-009	SCALE: 1" = 40"	DRAWN BY: JRM	DATE: OCTOBER 24, 2025
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REVISÉ:



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Phone: (508) 336-4500

501 Great Road - Unit 104
North Smithfield, RI 02896
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SHEET
1
OF 1