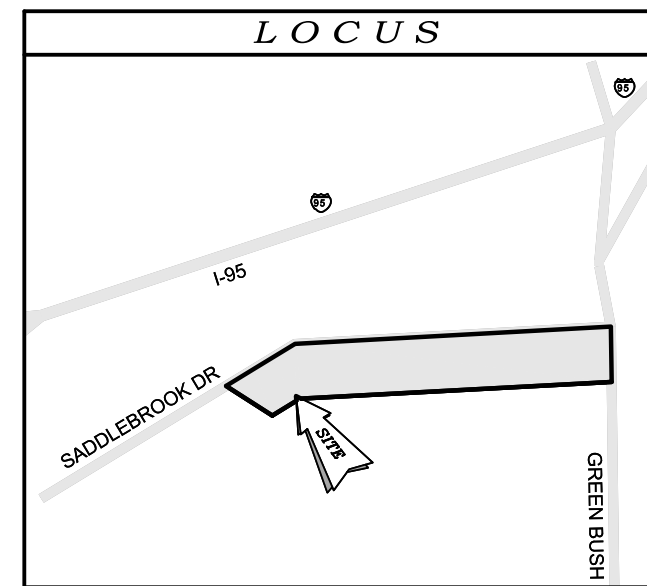


# DELUCIA 2021 MINOR SUBDIVISION

SADDLEBROOK DRIVE & GREEN BUSH ROAD  
WARWICK, RHODE ISLAND  
APRIL, 2022

INDEX SHEET:

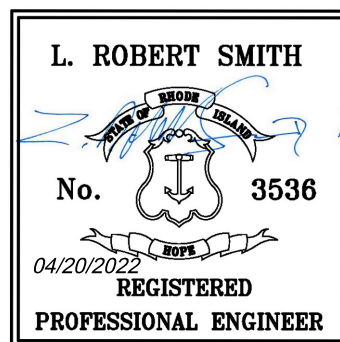
- SHEET 1 DELUCIA 2021 EXISTING CONDITIONS PLAN
- SHEET 2 DELUCIA 2021 MINOR SUBDIVISION PLAN RECORD PLAT
- SHEET 3 DELUCIA 2021 DRAINAGE PLAN FOR SINGLE-FAMILY HOMES
- SHEET 4 DELUCIA 2021 DRAINAGE DETAIL PLAN
- SHEET 3 400' RADIUS PLAN



I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

*[Signature]*  
04/20/2022  
DATE

BY: REGISTERED PROFESSIONAL LAND SURVEYOR



\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

**CERTIFICATION**

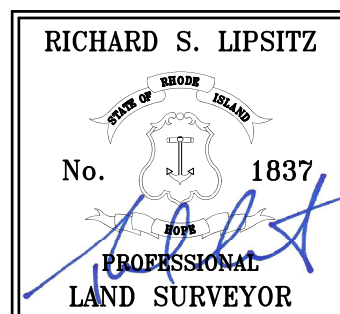
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
MEASUREMENT / ACCURACY SPECIFICATION: I

OTHER TYPE OF SURVEY: TOPOGRAPHIC SURVEY  
DATA ACCUMULATION: III  
T-1 (PARTIAL AS SHOWN)

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PROPOSED MINOR SUBDIVISION TO CREATE PARCELS 1, 2 & 3 AS SHOWN.



*[Signature]*  
07/27/2021 1837 04/20/2022  
DATE  
BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)

A.P. 216, LOT 20

OWNER / APPLICANT:  
BRUCE DELUCIA  
50 SADDLEBROOK DRIVE  
EAST GREENWICH, RI 02818

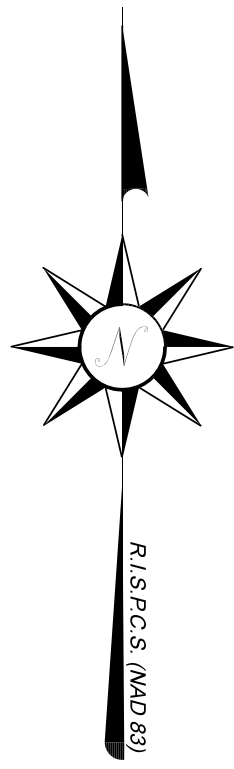
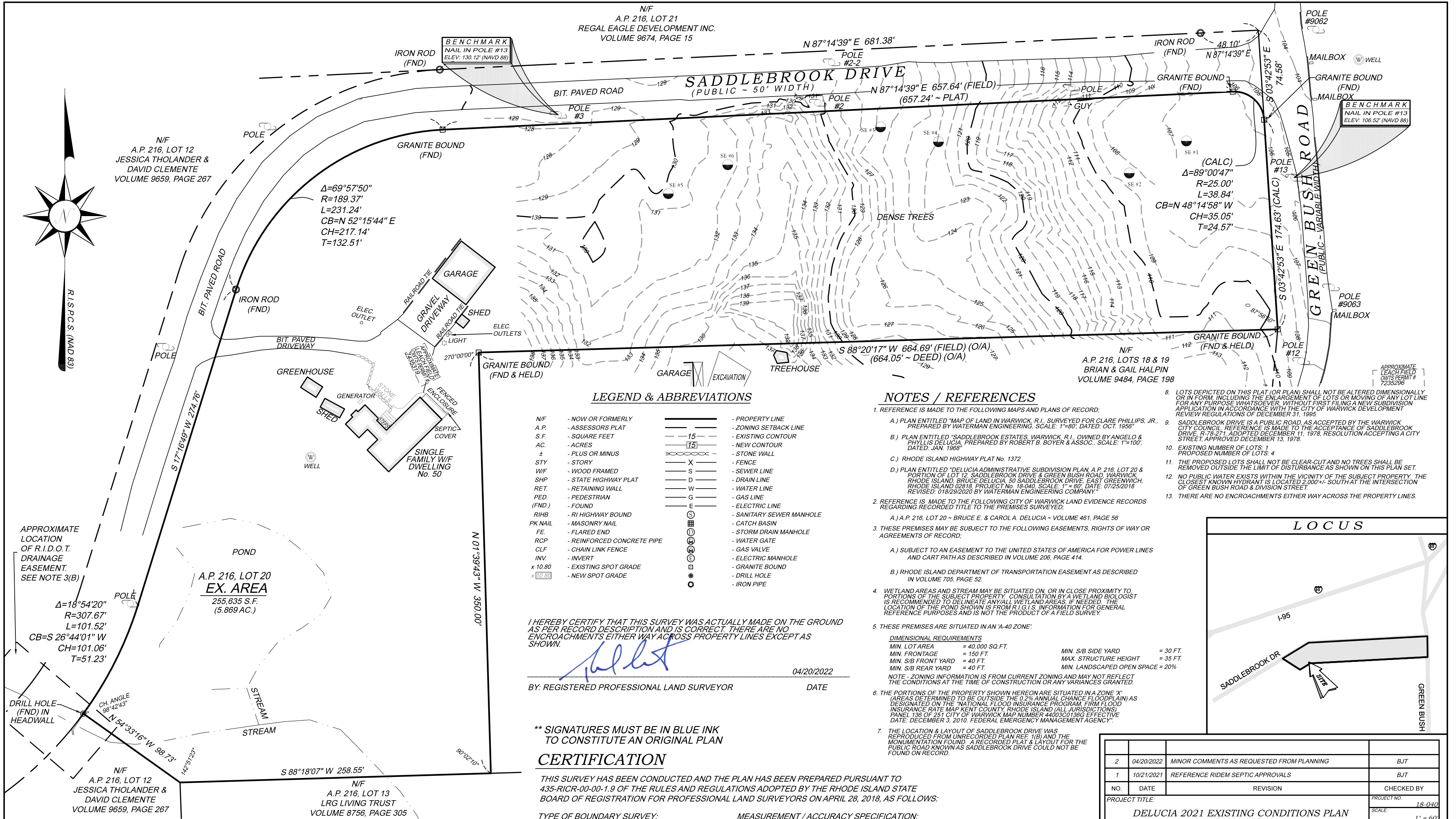
CITY OF WARWICK, R.I.  
MINOR SUBDIVISION SUBMISSION

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RIGL 34-13-1
ABUTTING STREET INDEX
1. SADDLEBROOK DRIVE
2. GREEN BUSH ROAD

**Waterman**  
ENGINEERING COMPANY  
Engineers & Surveyors - Est. 1894

46 Sutton Avenue  
East Providence, RI  
Phone: (401) - 438 - 5775  
Fax: (401) - 438 - 5773  
www.watermanengineering.net



**LEGEND & ABBREVIATIONS**

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - -	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - - -	- EXISTING CONTOUR
AC	- ACRES	- - - - -	- NEW CONTOUR
±	- PLUS OR MINUS	- - - - -	- STONE WALL
STY	- STORY	X	- FENCE
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(FND.)	- FOUND	E	- ELECTRIC LINE
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**NOTES / REFERENCES**

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- THESE PREMISES ARE SITUATED IN AN "A-40 ZONE":
 

<b>DIMENSIONAL REQUIREMENTS</b>			
MIN. LOT AREA	= 40,000 SQ. FT.	MIN. S/B SIDE YARD	= 30 FT.
MIN. FRONTAGE	= 150 FT.	MAX. STRUCTURE HEIGHT	= 35 FT.
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MIN. S/B REAR YARD	= 40 FT.		
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BY: *[Signature]* 04/20/2022  
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

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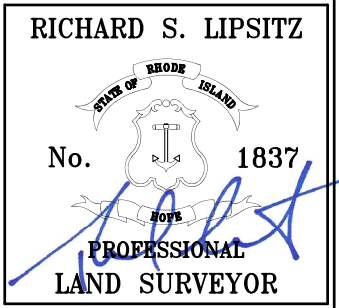
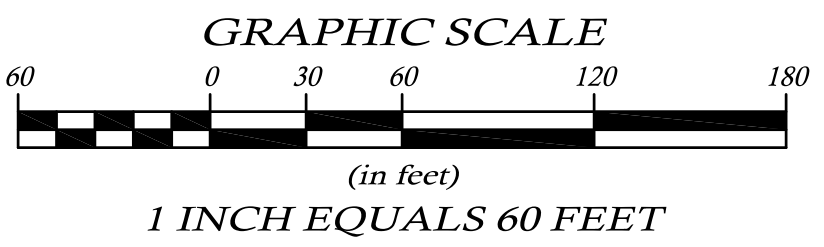
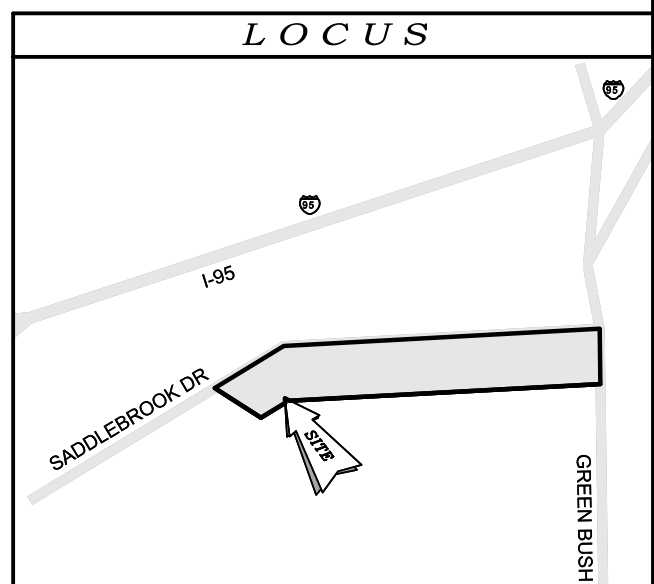
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 WATERMAN ENGINEERING COMPANY (COA No. L.S.000A483)



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RIGL 34-13-1

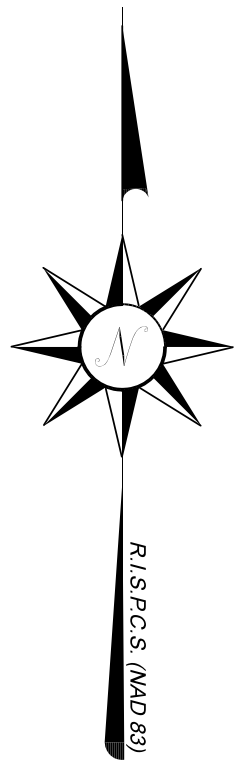
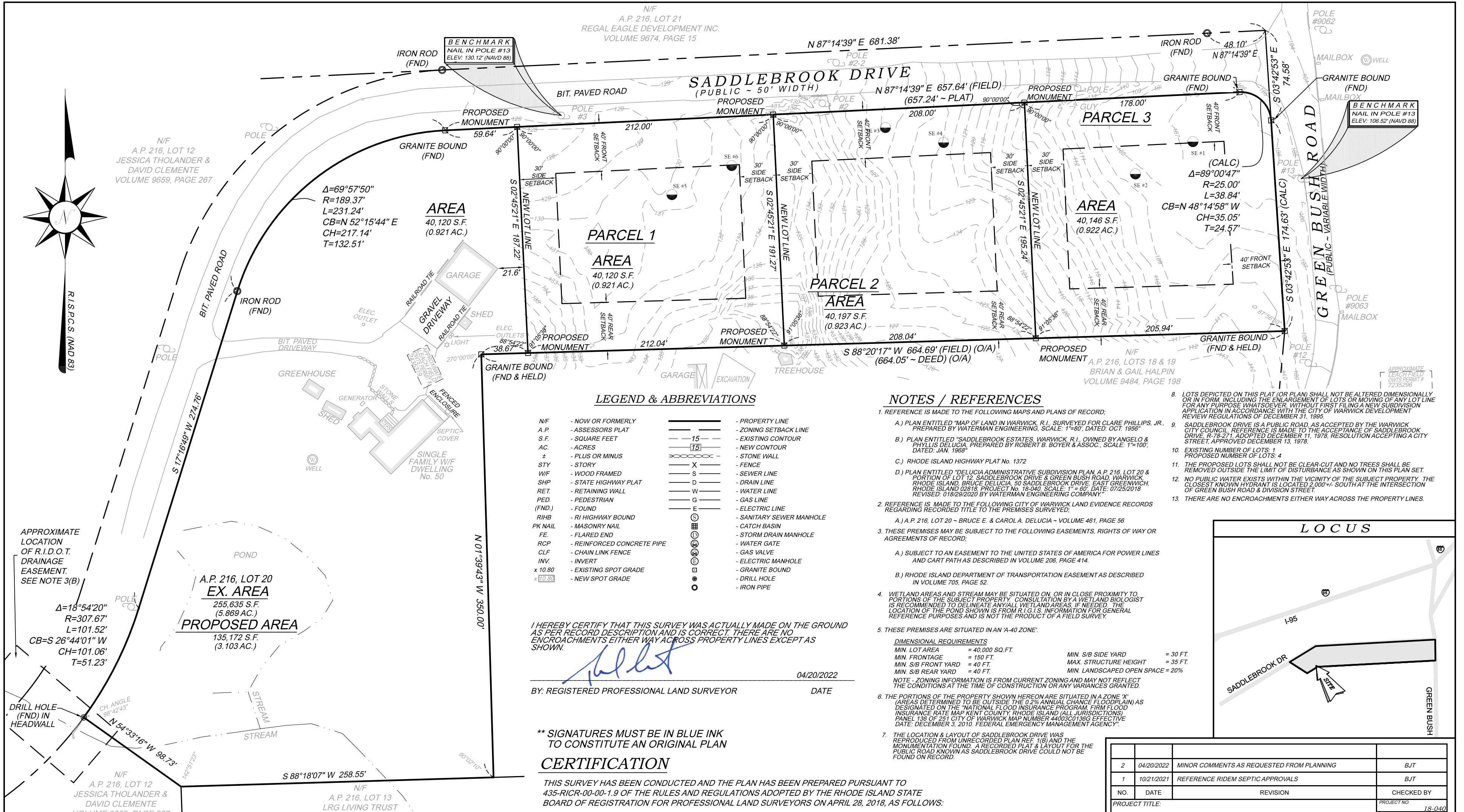
ABUTTING STREET INDEX

- SADDLEBROOK DRIVE
- GREEN BUSH ROAD

NO.	DATE	REVISION	CHECKED BY
2	04/20/2022	MINOR COMMENTS AS REQUESTED FROM PLANNING	BJT
1	10/21/2021	REFERENCE RIDEM SEPTIC APPROVALS	BJT
PROJECT TITLE:			
DELUCIA 2021 EXISTING CONDITIONS PLAN			
A.P. 216, LOT 20			
SADDLEBROOK DRIVE & GREEN BUSH ROAD			
WARWICK, RHODE ISLAND			
PREPARED FOR:			
BRUCE DELUCIA			
50 SADDLEBROOK DRIVE			
EAST GREENWICH, RHODE ISLAND 02818			
PROJECT NO. 18-040			
SCALE: 1" = 60'			
DATE: 01/04/2020			
DRAWN BY: EBP/MS/BJT			
CHECKED BY: RSL			
FILENAME: 18040_2021_MS1_rev1			
1 of 5_SHTS			
DRAWING # EX-1			



WATERMAN ENGINEERING CO.  
 CIVIL ENGINEERS & SURVEYORS  
 46 SUTTON AVENUE  
 EAST PROVIDENCE, RI 02914-2096



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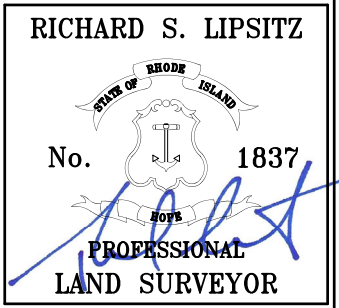
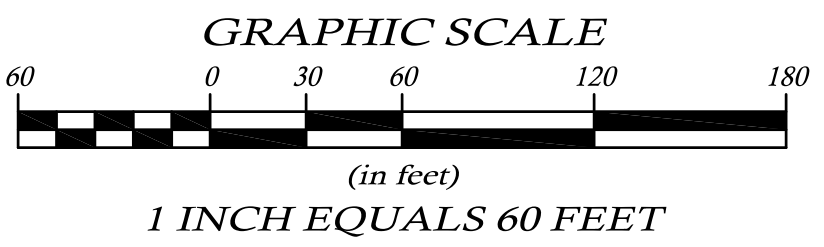
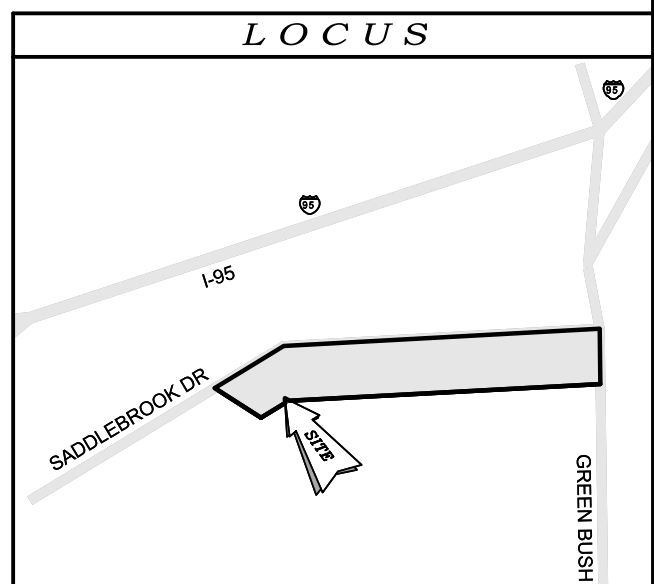
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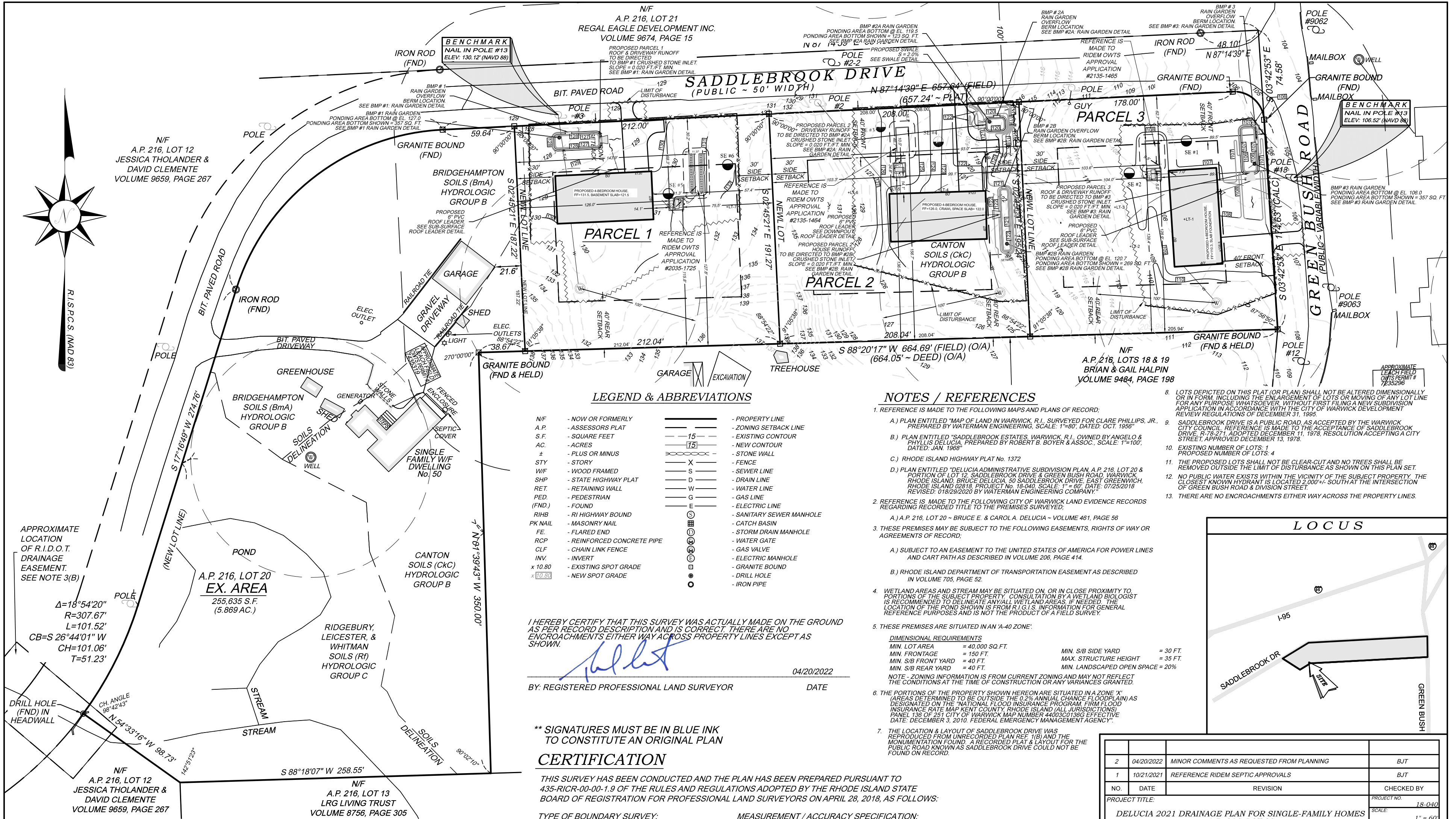
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RIGL 34-13-1

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PROJECT TITLE:		CHECKED BY:	
DELUCIA 2021 MINOR SUBDIVISION PLAN RECORD PLAT A.P. 216, LOT 20 SADDLEBROOK DRIVE & GREEN BUSH ROAD WARWICK, RHODE ISLAND		PROJECT NO. 18-040	
DRAWN BY: RSL		SCALE: 1" = 60'	
PREPARED FOR: BRUCE DELUCIA 50 SADDLEBROOK DRIVE EAST GREENWICH, RHODE ISLAND 02818		DATE: 01/04/2021	
DRAWING # MS-1		DRAWN BY: EBP/MS/BJT	
FILENAME: 18040_2021 MS1_rev1		CHECKED BY: RSL	
2 of 5 SHTS		DATE: 01/04/2021	
DRAWING # MS-1		DATE: 01/04/2021	

WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2096



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- THE PORTIONS OF THE PROPERTY SHOWN HEREON ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 138 OF 281 CITY OF WARWICK MAP NUMBER 4400001989 EFFECTIVE DATE: DECEMBER 3, 2010, FEDERAL EMERGENCY MANAGEMENT AGENCY."
- THE LOCATION & LAYOUT OF SADDLEBROOK DRIVE WAS REPRODUCED FROM UNRECORDED PLAN REF. 1(B) AND THE MONUMENTATION FOUND. A RECORDED PLAT & LAYOUT FOR THE PUBLIC ROAD KNOWN AS SADDLEBROOK DRIVE COULD NOT BE FOUND ON RECORD.
- LOTS DEPICTED ON THIS PLAT (OR PLAN) SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995.
- SADDLEBROOK DRIVE IS A PUBLIC ROAD, AS ACCEPTED BY THE WARWICK CITY COUNCIL. REFERENCE IS MADE TO THE ACCEPTANCE OF SADDLEBROOK DRIVE, R-78-271, ADOPTED DECEMBER 11, 1978, RESOLUTION ACCEPTING A CITY STREET, APPROVED DECEMBER 13, 1978.
- EXISTING NUMBER OF LOTS: 1  
PROPOSED NUMBER OF LOTS: 4
- THE PROPOSED LOTS SHALL NOT BE CLEAR-CUT AND NO TREES SHALL BE REMOVED OUTSIDE THE LIMIT OF DISTURBANCE AS SHOWN ON THIS PLAN SET.
- NO PUBLIC WATER EXISTS WITHIN THE VICINITY OF THE SUBJECT PROPERTY. THE CLOSEST KNOWN HYDRANT IS LOCATED 2,000'-0" SOUTH AT THE INTERSECTION OF GREEN BUSH ROAD & DIVISION STREET.
- THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

*[Signature]*  
 BY: REGISTERED PROFESSIONAL LAND SURVEYOR DATE 04/20/2022

\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

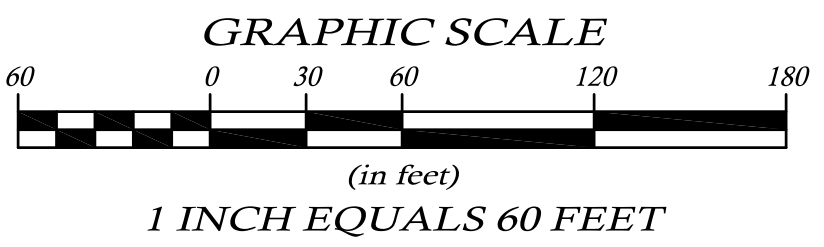
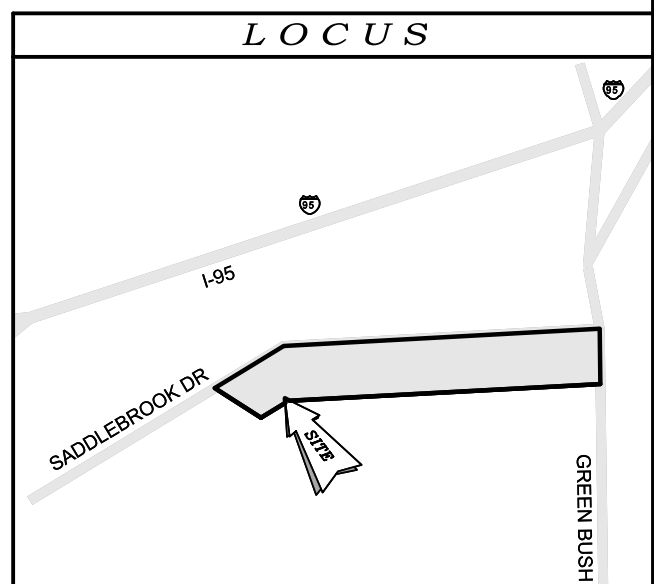
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
 MEASUREMENT / ACCURACY SPECIFICATION: I  
 OTHER TYPE OF SURVEY: TOPOGRAPHIC SURVEY  
 DATA ACCUMULATION: III  
 TOPOGRAPHIC SURVEY: T-1 (PARTIAL AS SHOWN)

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PROPOSED MINOR SUBDIVISION TO CREATE PARCELS 1, 2 & 3 AS SHOWN.

BY: *[Signature]* 1837 04/20/2022  
 RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837  
 WATERMAN ENGINEERING COMPANY (COA No. LS.000A483) DATE



**RICHARD S. LIPSITZ**  
 No. 1837  
 PROFESSIONAL LAND SURVEYOR

**L. ROBERT SMITH**  
 No. 3536  
 REGISTERED PROFESSIONAL ENGINEER  
 04/20/2022

NO.	DATE	REVISION	CHECKED BY
2	04/20/2022	MINOR COMMENTS AS REQUESTED FROM PLANNING	BJT
1	10/21/2021	REFERENCE RIDEM SEPTIC APPROVALS	BJT

PROJECT TITLE: DELUCIA 2021 DRAINAGE PLAN FOR SINGLE-FAMILY HOMES A.P. 216, LOT 20 SADDLEBROOK DRIVE & GREEN BUSH ROAD WARWICK, RHODE ISLAND

PREPARED FOR: BRUCE DELUCIA 50 SADDLEBROOK DRIVE EAST GREENWICH, RHODE ISLAND 02818

SCALE: 1" = 60'  
 DATE: 01/04/2021  
 DRAWN BY: RSL  
 CHECKED BY: RSL  
 FILENAME: 18040\_2021\_MS1\_rev1  
 3 of 5\_SHTS  
 DRAWING #: C-1

**Waterman ENGINEERING COMPANY**  
 Engineers & Surveyors - Est. 1894  
 46 Sutton Avenue East Providence, RI  
 Phone: (401) - 438 - 5775  
 Fax: (401) - 438 - 5773  
 www.watermanengineering.net

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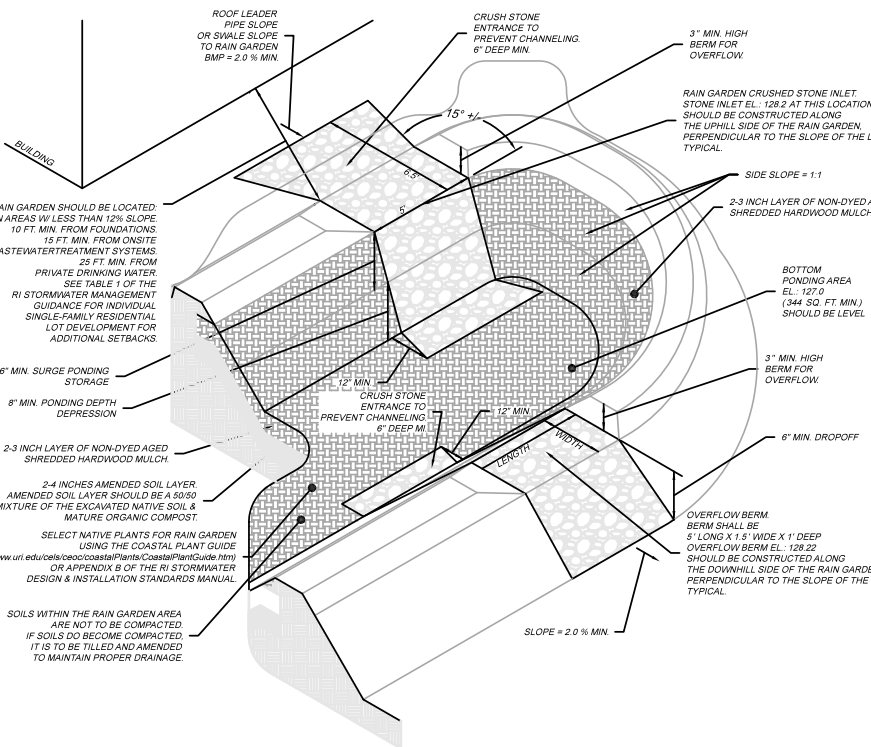
RIGL 34-13-1

**ABUTTING STREET INDEX**

- SADDLEBROOK DRIVE
- GREEN BUSH ROAD

**NOTES:**

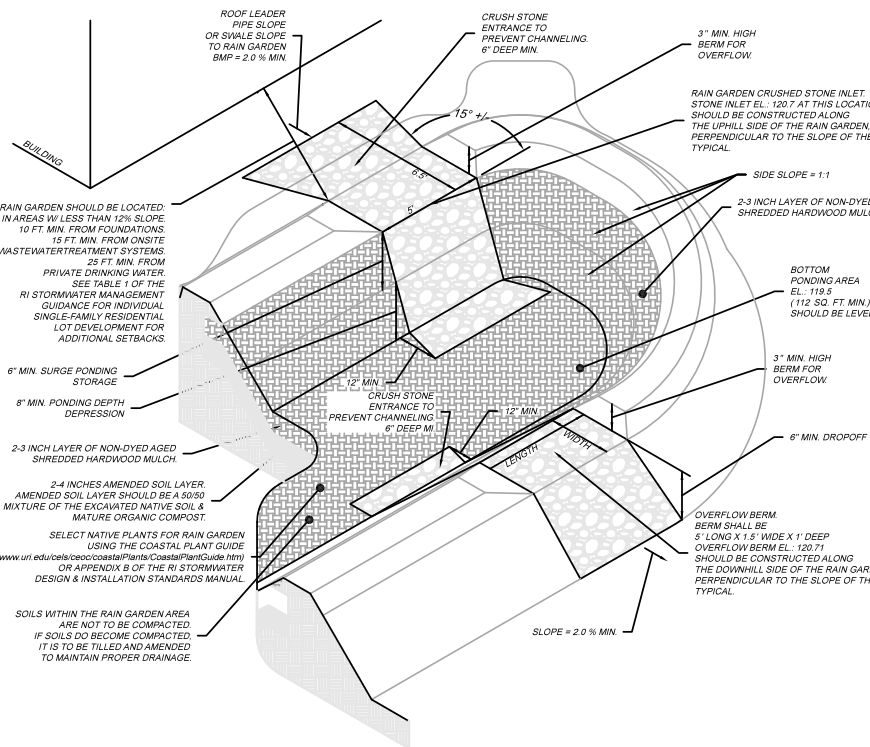
- RAIN GARDENS SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE RAIN GARDEN SHALL BE MONITORED AND MAINTAINED TO ASSURE PROPER FUNCTIONING, PLANT GROWTH AND SURVIVAL. PLANTS SHALL BE REPLACED ON AN AS-NEEDED BASIS DURING GROWING SEASON.
- SILTS/SEDIMENT SHALL BE REMOVED FROM THE RAIN GARDEN WHEN ACCUMULATION EXCEEDS ONE INCH, OR WHEN WATER PONDS ON THE SURFACE OF THE RAIN GARDEN FOR MORE THAN 48 HOURS. THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND SHALL BE REPLACED WITH FRESH SOIL, MIXTURE & MULCH.
- PRUNING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
- SOIL EROSION GULLIES SHALL BE REPAIRED AS THEY OCCUR.
- FERTILIZER OR PESTICIDES SHALL NOT BE APPLIED TO PLANTS WITHIN RAIN GARDENS.
- PERENNIAL PLANTS AND GROUND COVER SHALL BE REPLACED AS NECESSARY TO MAINTAIN AN ADEQUATE VEGETATED GROUND COVER. ANNUAL PLANTS MAY ALSO BE USED TO MAINTAIN GROUND COVER.



**BMP #1: RAIN GARDEN DETAIL**  
(N.T.S.)

**NOTES:**

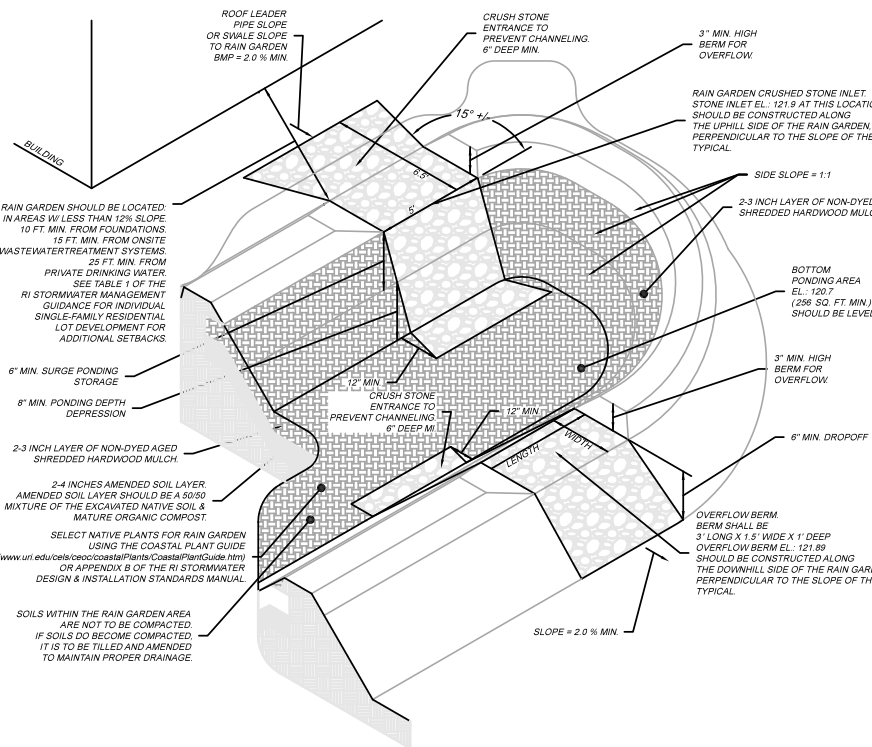
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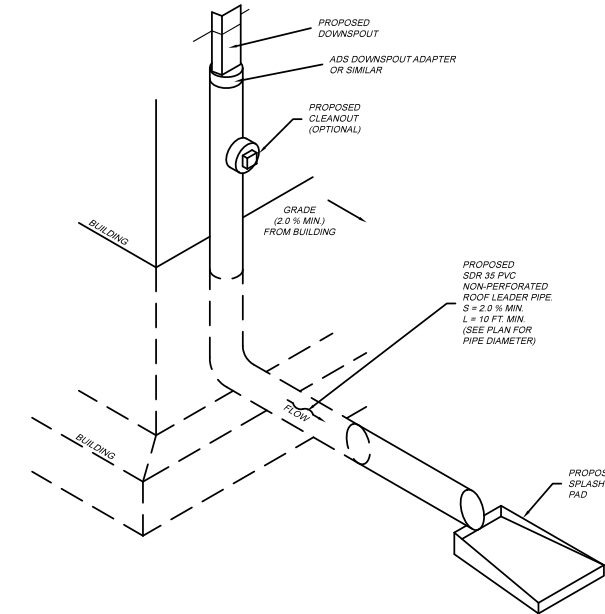
**BMP #2A: RAIN GARDEN DETAIL**  
(N.T.S.)

**NOTES:**

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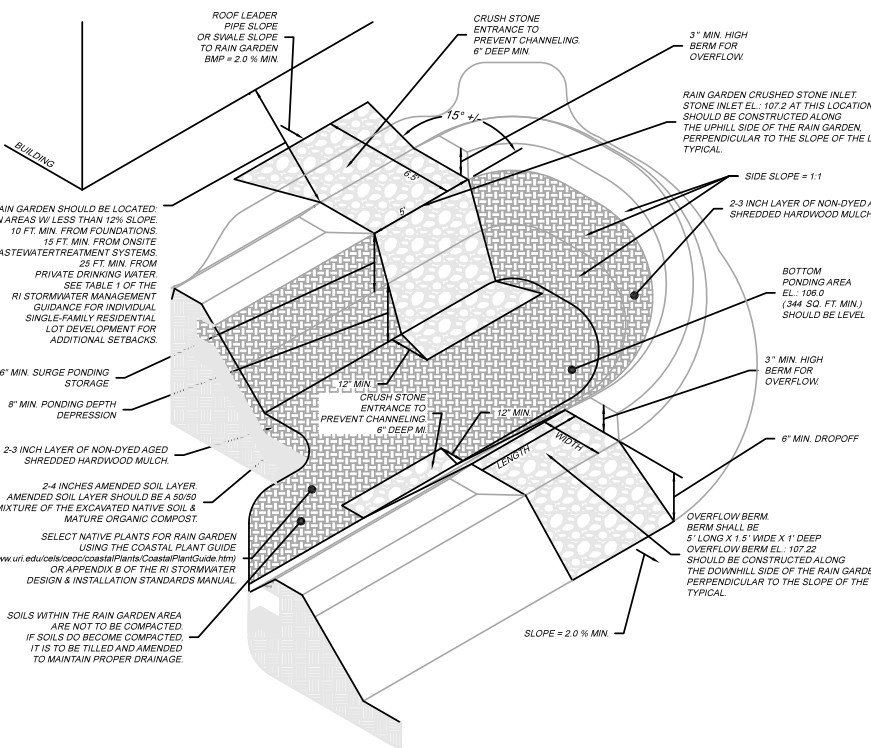
**BMP #2B: RAIN GARDEN DETAIL**  
(N.T.S.)



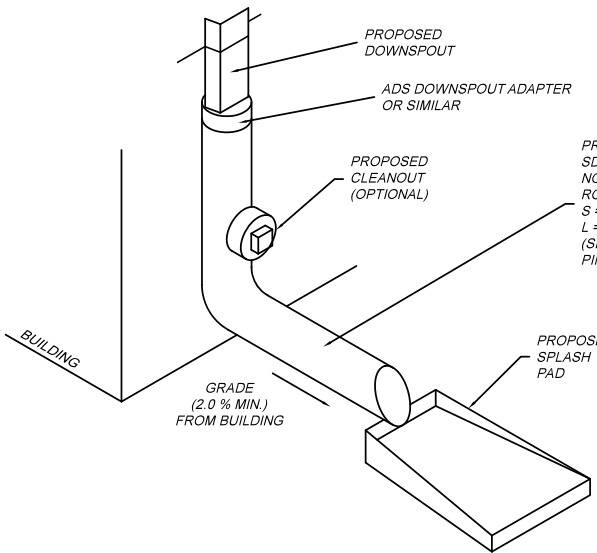
**ROOF DOWNSPOUT / SUB-SURFACE ROOF LEADER DETAIL**  
(N.T.S.)

**NOTES:**

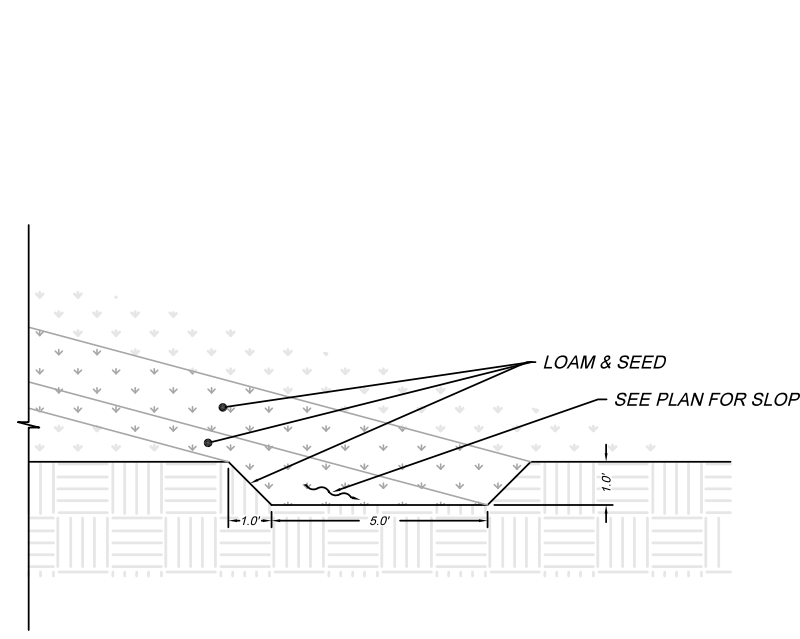
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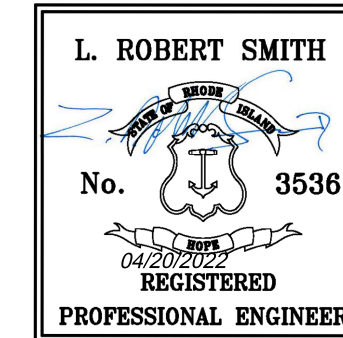
**BMP #3: RAIN GARDEN DETAIL**  
(N.T.S.)



**ROOF DOWNSPOUT / ROOF LEADER DETAIL**  
(N.T.S.)



**SWALE DETAIL**  
(N.T.S.)



\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

NO.	DATE	REVISION	CHECKED BY
2	04/20/2022	MINOR COMMENTS AS REQUESTED FROM PLANNING	BJT
1	10/21/2021	REFERENCE RIDEM SEPTIC APPROVALS	BJT

PROJECT TITLE: DELUCIA 2021 DRAINAGE DETAIL PLAN  
A.P. 216, LOT 20  
SADDLEBROOK DRIVE & GREEN BUSH ROAD  
WARWICK, RHODE ISLAND

PREPARED FOR: BRUCE DELUCIA  
50 SADDLEBROOK DRIVE  
EAST GREENWICH, RHODE ISLAND 02818

PROJECT NO. 18-040  
SCALE: AS NOTED  
DATE: 01/04/2021  
DRAWN BY: MS  
CHECKED BY: LRS  
FILENAME: 18040\_2021\_MS1\_rev1  
4 of 5 SHTS  
DRAWING # C-2

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RIGL 34-13-1

ABUTTING STREET INDEX

- SADDLEBROOK DRIVE
- GREEN BUSH ROAD

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