

SAFE HARBOR MASTER PLAN & ADMINISTRATIVE SUBDIVISION

GLENCO ROAD, FLORA STREET & WHARF ROAD WARWICK, RHODE ISLAND AUGUST, 2023

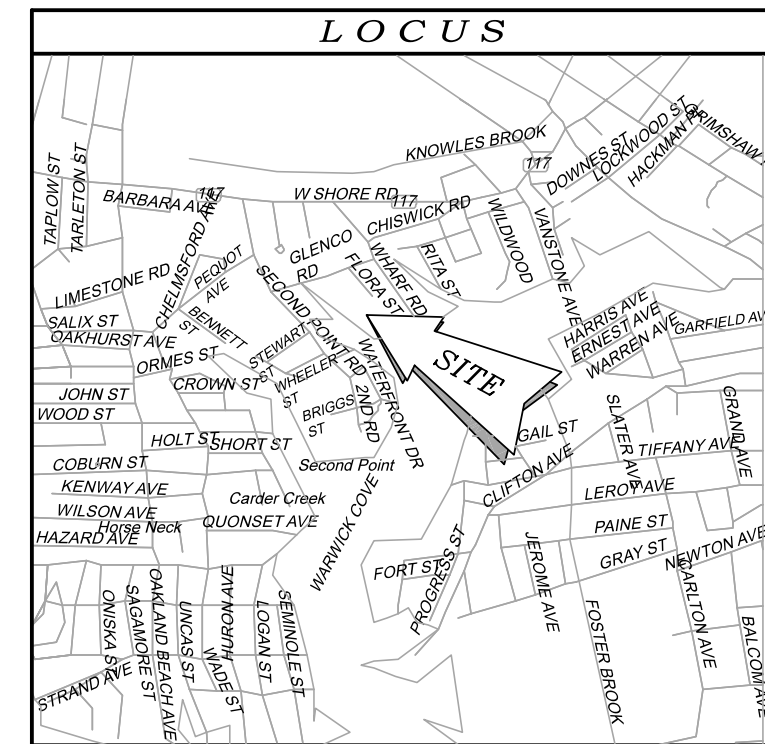
INDEX SHEET:

- SHEET 1 OF 5 EXISTING CONDITIONS PLAN
- SHEET 2 OF 5 SITE PLAN
- SHEET 3 OF 5 DETAIL PLAN 1
- SHEET 4 OF 5 DETAIL PLAN 2
- SHEET 5 OF 5 400' RADIUS PLAN

- SHEET 1 OF 1 ADMINISTRATIVE SUBDIVISION PLAN
GREENWICH BAY MARINA EAST YARD PLAT

- SHEET 1 OF 1 ADMINISTRATIVE SUBDIVISION PLAN
WHARF MARINA PLAT

- SHEET 1 OF 1 MARINA PERIMETER LIMIT 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]

08/24/2023

BY: REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

** 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:

<u>TYPE OF BOUNDARY SURVEY:</u>	<u>MEASUREMENT / ACCURACY SPECIFICATION:</u>
COMPREHENSIVE BOUNDARY SURVEY	I
<u>OTHER TYPE OF SURVEY:</u>	
DATA ACCUMULATION	III
TOPOGRAPHIC SURVEY PLAN	T-1

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

TO MERGE THE ABANDONED FLORA ST. AND WITH A.P. 359, LOTS 292-303, 305-306, 555 & 556 INTO PARCEL 'A' AS SHOWN.

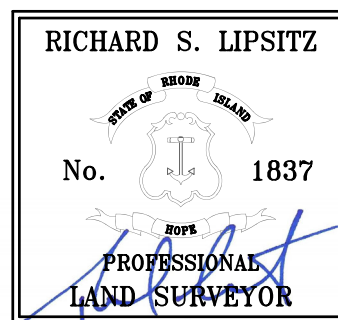
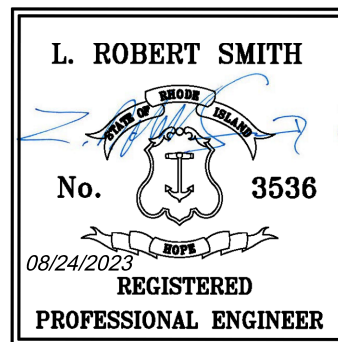
[Signature]

1837

08/24/2023

BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. WATERMAN ENGINEERING COMPANY (COA No. LS.000A483) DATE

A.P. 359, LOTS 292-303, 305, 306, 555 & 556
OWNER / APPLICANT:
SHM GREENWICH BAY, LLC
14875 PRESTON ROAD, SUITE 975
DALLAS, TEXAS 75254



CITY OF WARWICK, R.I.
MASTER PLAN SUBMISSION &
ADMINISTRATIVE SUBDIVISION



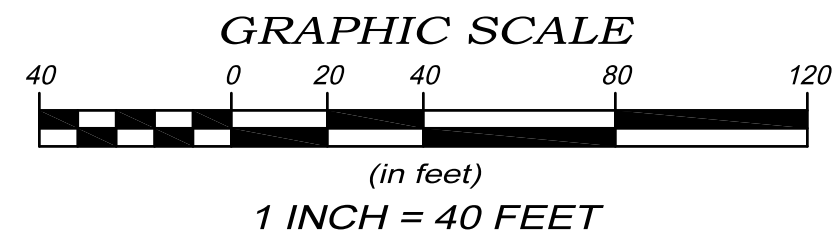
RIGL 34-13-1
ABUTTING STREET INDEX
1. SADDLEBROOK DRIVE
2. GREEN BUSH ROAD

COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

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

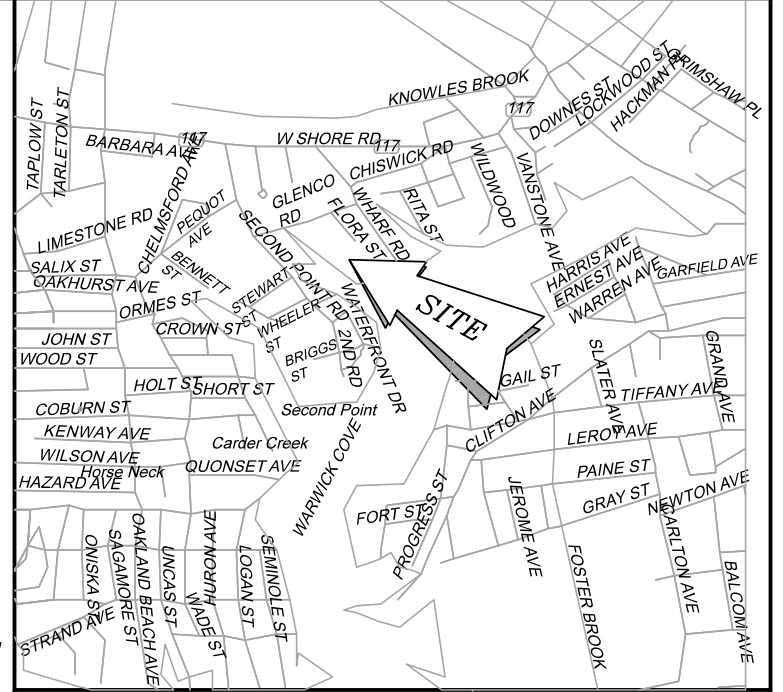
LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- STONE WALL
±	- PLUS OR MINUS	---	- FENCE
STY	- STORY	---	- SEWER LINE
WF	- WOOD FRAMED	---	- DRAIN LINE
SHP	- STATE HIGHWAY PLAT	---	- WATER LINE
RET.	- RETAINING WALL	---	- GAS LINE
PED.	- PEDESTRIAN	---	- ELECTRIC LINE
(FND.)	- FOUND	---	- SANITARY SEWER MANHOLE
RIHB	- RI HIGHWAY BOUND	---	- CATCH BASIN
PK NAIL	- MASONRY NAIL	---	
FE.	- FLARED END	---	
RCP	- REINFORCED CONCRETE PIPE	---	
CLF	- CHAIN LINK FENCE	---	
INV.	- INVERT	---	
x 10.80	- SPOT GRADE	---	
⊙	- STORM DRAIN MANHOLE	---	
⊙	- WATER GATE	---	
⊙	- GAS VALVE	---	
⊙	- ELECTRIC MANHOLE	---	
⊙	- CONCRETE BOUND	---	
⊙	- DRILL HOLE	---	
⊙	- IRON PIPE	---	



RICHARD S. LIPSITZ
 No. 1837
 PROFESSIONAL LAND SURVEYOR

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

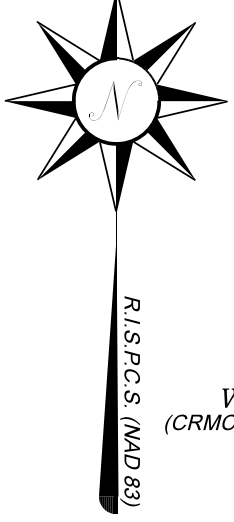


NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 A.) PLAN ENTITLED "GREENLAWN PLAT WARWICK, R.I. BELONGING TO ARCHIBALD C. GAYTON BY ROBERT W. GREENE MAY, 1925 SCALE: 40 FT. PER INCH."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF WARWICK LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 A.) A.P. 359, LOTS 292-303, 305-306, 555 & 556 - SHM GREENWICH BAY LLC - VOLUME 8887, PAGE 138.
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 A.) DRAINAGE EASEMENT AS DESCRIBED IN VOLUME 414, PAGE 900.
 B.) R.O.W. AS DESCRIBED IN VOLUME 314, PAGE 47.
 C.) R.O.W. REGARDING THE EXTENSION OF FLORA ST. AS SHOWN ON THE CITY OF WARWICK ASSESSOR'S PLAT (NO RECORDS FOUND)
- THESE PREMISES ARE SITUATED IN 'A-40', 'WB' & 'A-7' RESIDENTIAL ZONES.
DIMENSIONAL REQUIREMENTS

	A-40	A-7	WB
MIN. LOT AREA	= 40,000 SF	= 7,000 SF	= 6,000 SQ.FT.
MIN. FRONTAGE / WIDTH	= 150'	= 70'	= 60 FT.
FRONT & C. SIDE S/B	= 40'	= 25'	= 25 FT.
SIDE S/B	= 30'	= 18'	= 20 FT.
REAR S/B	= 40'	= 20'	= 15 FT.
MAX. HEIGHT	= 35'	= 35'	= 35 FT.
LANDSCAPED OPEN SPACE	= 20%	= 10%	= 10%

 NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- THESE PREMISES ARE SITUATED IN A ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP - KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 134 OF 251 CITY OF WARWICK MAP NUMBER 44003C0134H MAP REVISED: SEPTEMBER 18, 2013. FEDERAL EMERGENCY MANAGEMENT AGENCY".
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- A PORTION OF THE PROPERTY AS SHOWN IS DESIGNATED AS "COASTAL WETLANDS IN TYPE 3-6 WATERS DESIGNATED FOR PRESERVATION" AS DEFINED BY THE CRMC.
- 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, AS AMENDED.



NOTE: ANY DISTURBANCE / DEVELOPMENT OF THIS PROPERTY FALLS WITHIN THE JURISDICTION OF CRMC AND IS SUBJECT TO ANY ALL SETBACKS AND PERMITTING AS REQUIRED. A BIOLOGIST WAS NOT CONSULTED AS PART OF THIS PROJECT.

RIGL 34-13-1

ABUTTING STREET INDEX

- WHARF ROAD
- GLENCO ROAD
- FLORA STREET

COPYRIGHT

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

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

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-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

OTHER TYPE OF SURVEY:
 DATA ACCUMULATION
 TOPOGRAPHIC SURVEY

MEASUREMENT / ACCURACY SPECIFICATION:
 I
 III
 T-1

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

TO DETERMINE THE LOCATION OF THE BOUNDARY FOR THE SUBJECT PROPERTIES IN RELATION TO THE EXISTING IMPROVEMENTS AND PREPARE A PLAN SHOWING THE RESULTS OF RGE SURVEY.

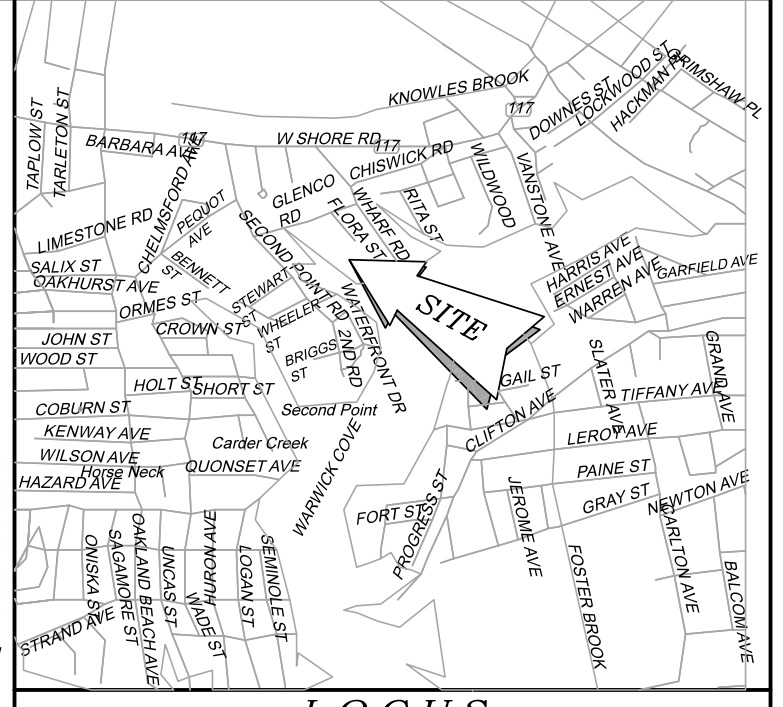
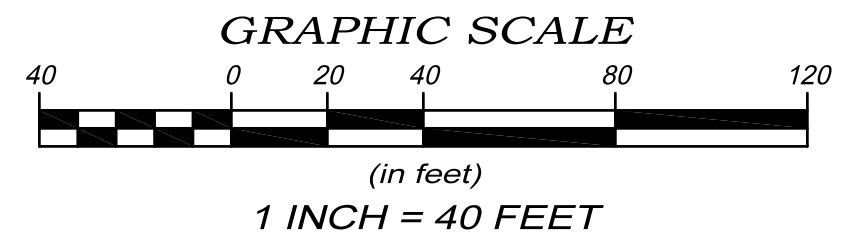
BY: *[Signature]* 1837 08/24/2023
 RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
 WATERMAN ENGINEERING COMPANY (COA No. L.S.0004483)

3	03/22/2023	MINOR PLAN REVISIONS AS REQUESTED BY CLIENT	BJT
2	07/15/2022	ADDED ZONING INFORMATION & UPDATED EX. POOL AREA	BJT
1	10/14/2020	REVISED PROPOSED WORKSHOP LOCATION ON SITE PLAN	RSL
NO.	DATE	REVISION	CHECKED BY
PROJECT TITLE: EXISTING CONDITIONS PLAN GREENWICH BAY MARINA EAST YARD PLAT A.P. 359, LOTS 292-303, 305, 306, 555 & 556 GLENCO ROAD, FLORA STREET & WHARF ROAD WARWICK, RHODE ISLAND			
PREPARED FOR: SHM GREENWICH BAY, LLC 14785 PRESTON ROAD, SUITE 975 DALLAS, TEXAS 75254			
PROJECT NO.	06-033	SCALE:	1" = 40'
DATE:	06/24/2020	DRAWN BY:	BJT/MS
CHECKED BY:	RSL	FILENAME:	06033_2023_AS_Rev2
			1 of 5 SHTS
		DRAWING #:	EX-1

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

LEGEND & ABBREVIATIONS

- N/F - NOW OR FORMERLY
 - A.P. - ASSESSORS PLAT
 - S.F. - SQUARE FEET
 - AC. - ACRES
 - ± - PLUS OR MINUS
 - STY - STORY
 - WF - WOOD FRAMED
 - SHP - STATE HIGHWAY PLAT
 - RET. - RETAINING WALL
 - PED. - PEDESTRIAN
 - (FND) - FOUND
 - RIHB - RI HIGHWAY BOUND
 - PK NAIL - MASONRY NAIL
 - FE - FLARED END
 - RCP - REINFORCED CONCRETE PIPE
 - CLF - CHAIN LINK FENCE
 - INV. - INVERT
 - x 10.80 - SPOT GRADE
 - - STORM DRAIN MANHOLE
 - - WATER GATE
 - - GAS VALVE
 - - ELECTRIC MANHOLE
 - - CONCRETE BOUND
 - - DRILL HOLE
 - - IRON PIPE
- PROPERTY LINE
 - ZONING SETBACK LINE
 - EXISTING CONTOUR
 - STONE WALL
 - FENCE
 - SEWER LINE
 - DRAIN LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - SANITARY SEWER MANHOLE
 - CATCH BASIN



L. ROBERT SMITH
 No. 3536
 08/24/2023
 REGISTERED
 PROFESSIONAL ENGINEER

RICHARD S. LIPSITZ
 No. 1837
 PROFESSIONAL
 LAND SURVEYOR

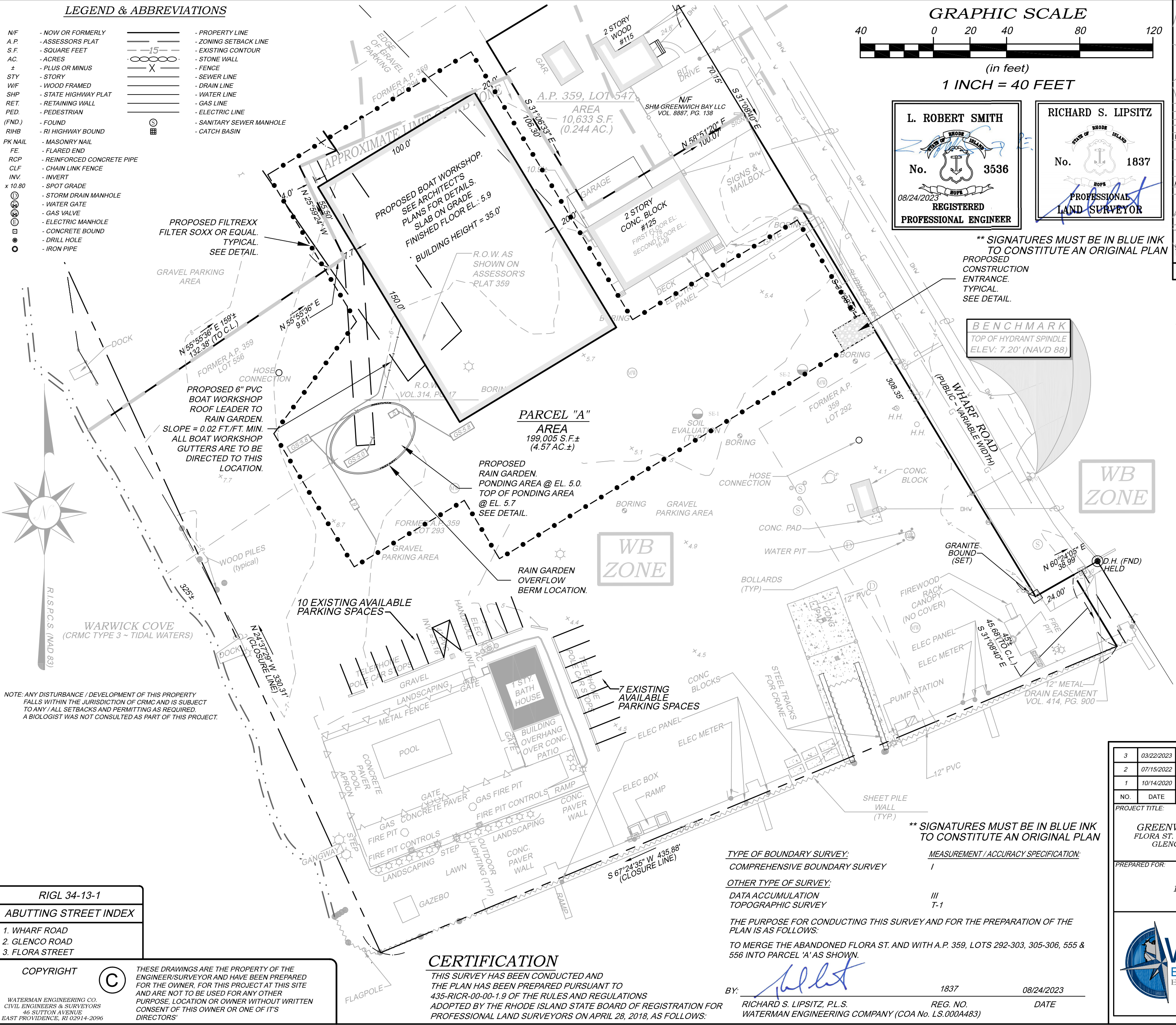
**** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN**

PROPOSED CONSTRUCTION ENTRANCE. TYPICAL. SEE DETAIL.

BENCHMARK
 TOP OF HYDRANT SPINDLE
 ELEV.: 7.20' (NAVD 88)

NOTES / REFERENCES

1. SEE SHEET 2 FOR EXISTING CONDITION NOTES & REFERENCES.
2. ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY MAP SOILS IN AREA OF THE PROPOSED RAIN GARDEN BEST MANAGEMENT PRACTICE (BMP) ARE URBAN LAND (US), 0 TO 3 PERCENT SLOPES, SANDY SUBSTRATUM.



NOTE: ANY DISTURBANCE / DEVELOPMENT OF THIS PROPERTY FALLS WITHIN THE JURISDICTION OF CRMC AND IS SUBJECT TO ANY / ALL SETBACKS AND PERMITTING AS REQUIRED. A BIOLOGIST WAS NOT CONSULTED AS PART OF THIS PROJECT.

- RIGL 34-13-1**
- ABUTTING STREET INDEX**
1. WHARF ROAD
 2. GLENCO ROAD
 3. FLORA STREET

COPYRIGHT

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-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

OTHER TYPE OF SURVEY:
 DATA ACCUMULATION
 TOPOGRAPHIC SURVEY

MEASUREMENT / ACCURACY SPECIFICATION:
 I

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO MERGE THE ABANDONED FLORA ST. AND WITH A.P. 359, LOTS 292-303, 305-306, 555 & 556 INTO PARCEL 'A' AS SHOWN.

BY: *[Signature]* 1837 08/24/2023

RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
 WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

3	03/22/2023	MINOR PLAN REVISIONS AS REQUESTED BY CLIENT	BJT
2	07/15/2022	ADDED ZONING INFORMATION & UPDATED EX. POOL AREA	BJT
1	10/14/2020	REVISED PROPOSED WORKSHOP LOCATION ON SITE PLAN	RSL
NO.	DATE	REVISION	CHECKED BY
PROJECT TITLE:			
SITE PLAN GREENWICH BAY MARINA EAST YARD PLAT FLORA ST. & A.P. 359, LOTS 292-303, 305, 306, 555 & 556 GLENCO ROAD, FLORA STREET & WHARF ROAD WARWICK, RHODE ISLAND			PROJECT NO. 06-033 SCALE: 1" = 40' DATE: 06/24/2020 DRAWN BY: BJT/MS
PREPARED FOR:			
SHM GREENWICH BAY, LLC 14785 PRESTON ROAD, SUITE 975 DALLAS, TEXAS 75254			CHECKED BY: RSL/LRS FILENAME: 06033_2023_Site_rev2 2 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

DUST CONTROL NOTES

ON AN AS-NEEDED BASIS OR AS DIRECTED BY CRMC, RIDEM OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:

- A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
- B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

INSPECTION/MAINTENANCE NOTES

- 1. PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, FILTREXX FILTER SOXX SHALL BE PLACED TO PREVENT SEDIMENT FROM ENTERING THE ABUTTING PROPERTIES AND WATERS.
- 2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM OR ABUTTING WATERS.

- 3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
- 4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
- 5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON-CONSTRUCTION PERIODS.
- 6. ADDITIONAL FILTER SOXX OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- 7. THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

GENERAL PROJECT WIDE NOTES

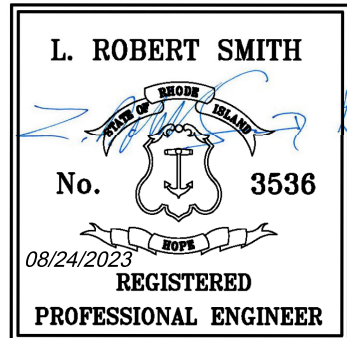
- 1. CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS: FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
- 2. FILTER SOXX (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROL MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
- 3. IF EROSION OR EROSION TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS DIRECTED BY RIDEM, CRMC OR ENGINEER DURING CONSTRUCTION.
- 4. IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
- 5. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SITE SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL REQUIRE THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTING CLEANING AND WASTE DISPOSAL OF THESE FACILITIES IS REQUIRED.

FILTREXX SOXX NOTE

CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.

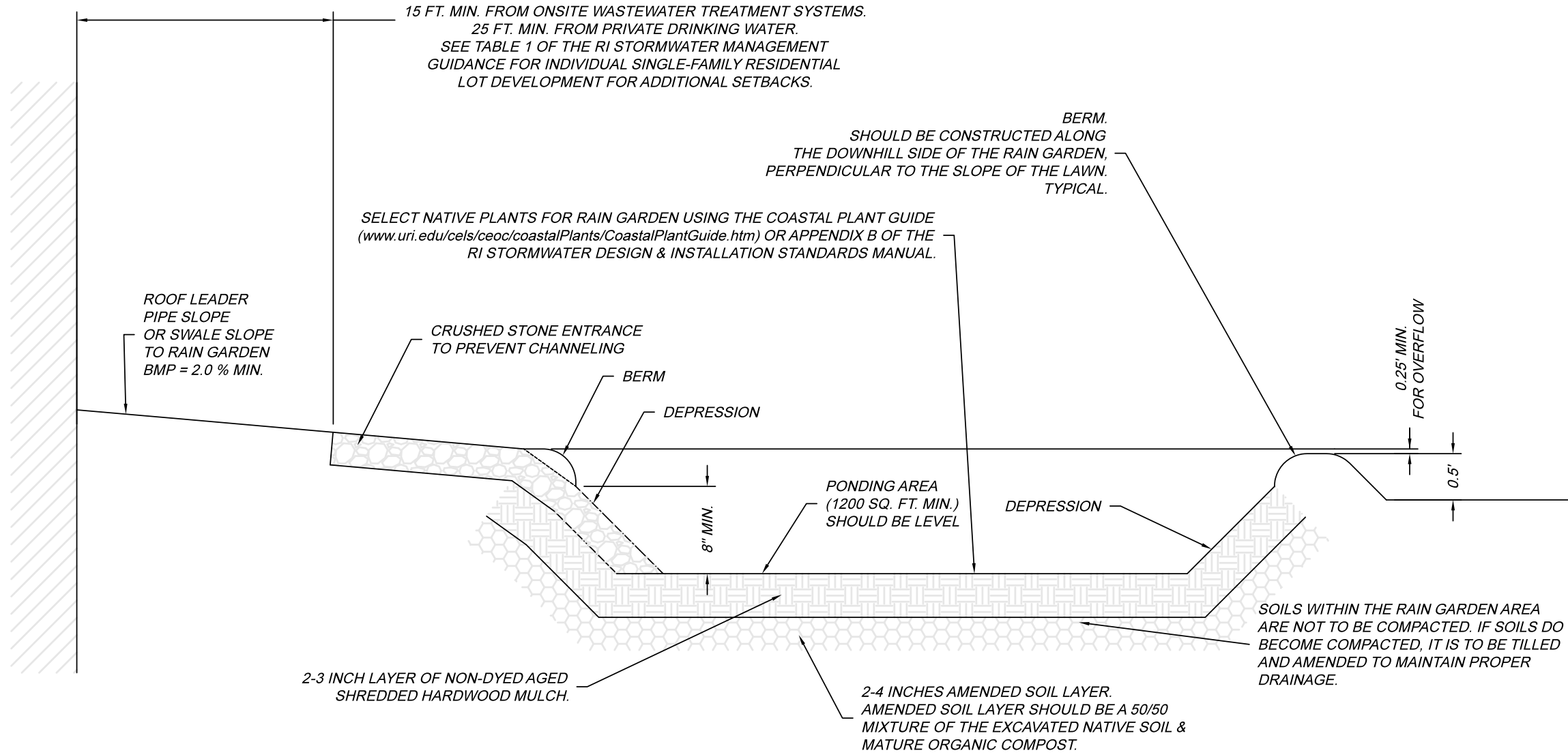
EROSION CONTROL AND SOIL STABILIZATION PROGRAM

- 1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, NEARBY WATERS, ADJACENT PROPERTY AND ROADWAYS.
- 2. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINER (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
- 3. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000 - 4,000 LBS./ACRES.
- 4. STOCKPILES SHALL HAVE SLOPES NO STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
- 5. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
- 6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE AS NEEDED.
- 7. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES, RIDEM OR CRMC.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
- 9. ALL PROPOSED CATCH BASINS AND EXISTING CATCH BASIN ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED BY STAKED HAY BALES, SILT FENCING OR SILT SACKS.
- 10. THE FILTREXX FILTER SOXX MAY BE INSTALLED ON THE EXISTING PAVEMENT / IMPERVIOUS AREAS WITH OUT STAKES. CONTRACTOR SHALL INSPECT DAILY, IF SOIL EROSION OR SEDIMENT IS OBSERVED IN THESE AREAS. THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL FILTREXX FILTER SOXX IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
- 11. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTREXX FILTER SOXX.
- 12. AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTREXX FILTER SOXX UPON APPROVAL OF THE ENGINEER.



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

RAIN GARDEN SHOULD BE LOCATED:
 IN AREAS W/ LESS THAN 12% SLOPE.
 10 FT. MIN. FROM FOUNDATIONS.
 15 FT. MIN. FROM ONSITE WASTEWATER TREATMENT SYSTEMS.
 25 FT. MIN. FROM PRIVATE DRINKING WATER.
 SEE TABLE 1 OF THE RI STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT FOR ADDITIONAL SETBACKS.



RAIN GARDEN 1 DETAIL
(N.T.S.)

NOTES :

- 1. 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.
- 2. 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.
- 3. PRUNING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
- 4. SOIL EROSION GULLIES SHALL BE REPAIRED AS THEY OCCUR.
- 5. FERTILIZER OR PESTICIDES SHALL NOT BE APPLIED TO PLANTS WITHIN RAIN GARDENS.
- 6. 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.

- RIGL 34-13-1**
ABUTTING STREET INDEX
- 1. WHARF ROAD
 - 2. GLENCO ROAD
 - 3. FLORA STREET

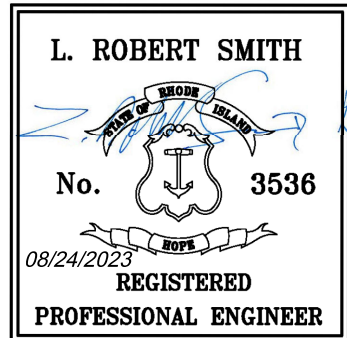
COPYRIGHT THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

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

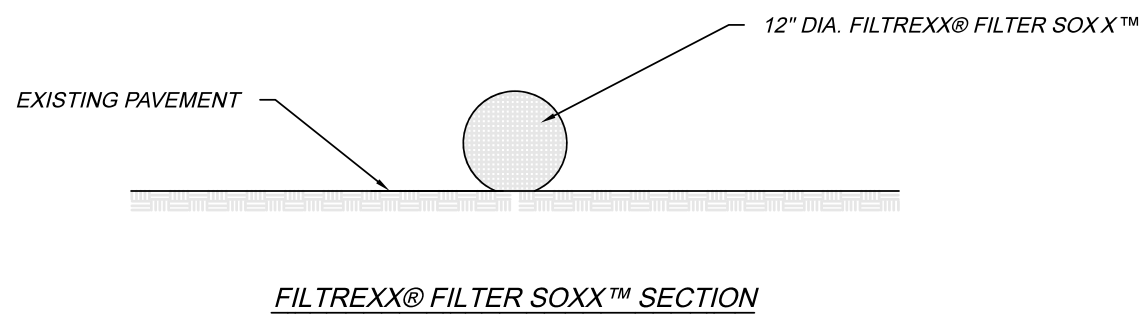
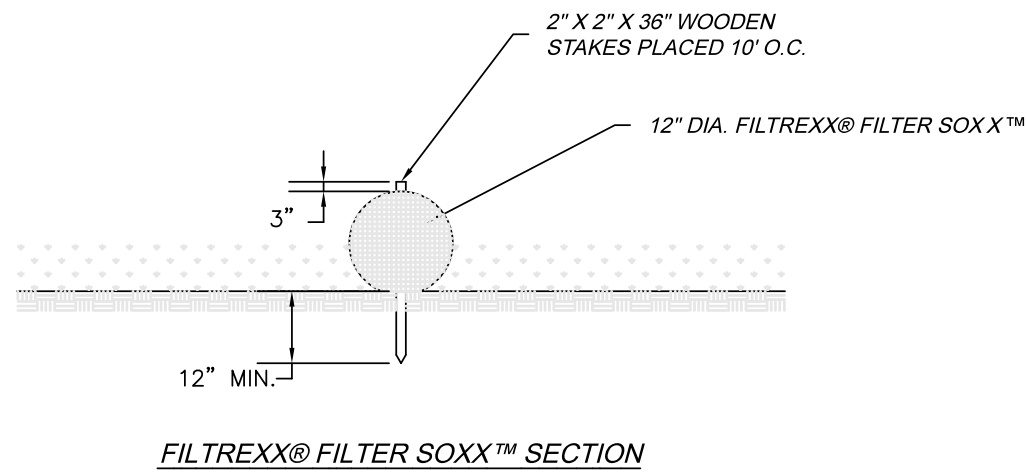
3	03/22/2023	MINOR PLAN REVISIONS AS REQUESTED BY CLIENT	BJT
2	07/15/2022	ADDED ZONING INFORMATION & UPDATED EX. POOL AREA	BJT
1	10/14/2020	REVISED PROPOSED WORKSHOP LOCATION ON SITE PLAN	RSL
NO.	DATE	REVISION	CHECKED BY
PROJECT TITLE:			
DETAIL PLAN 1 GREENWICH BAY MARINA EAST YARD PLAT FLORA ST. & A.P. 359, LOTS 292-303, 305, 306, 555 & 556 GLENCO ROAD, FLORA STREET & WHARF ROAD WARWICK, RHODE ISLAND			PROJECT NO: 06-033 SCALE: AS NOTED DATE: 06/24/2020 DRAWN BY: BJT/MS CHECKED BY: RSL/LRS
PREPARED FOR: SHM GREENWICH BAY, LLC 14785 PRESTON ROAD, SUITE 975 DALLAS, TEXAS 75254			FILENAME: 06033_2023_Site_rev2 3 of 5 SHTS DRAWING #: C-2

Waterman ENGINEERING COMPANY
 Engineers & Surveyors - Est. 1894

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



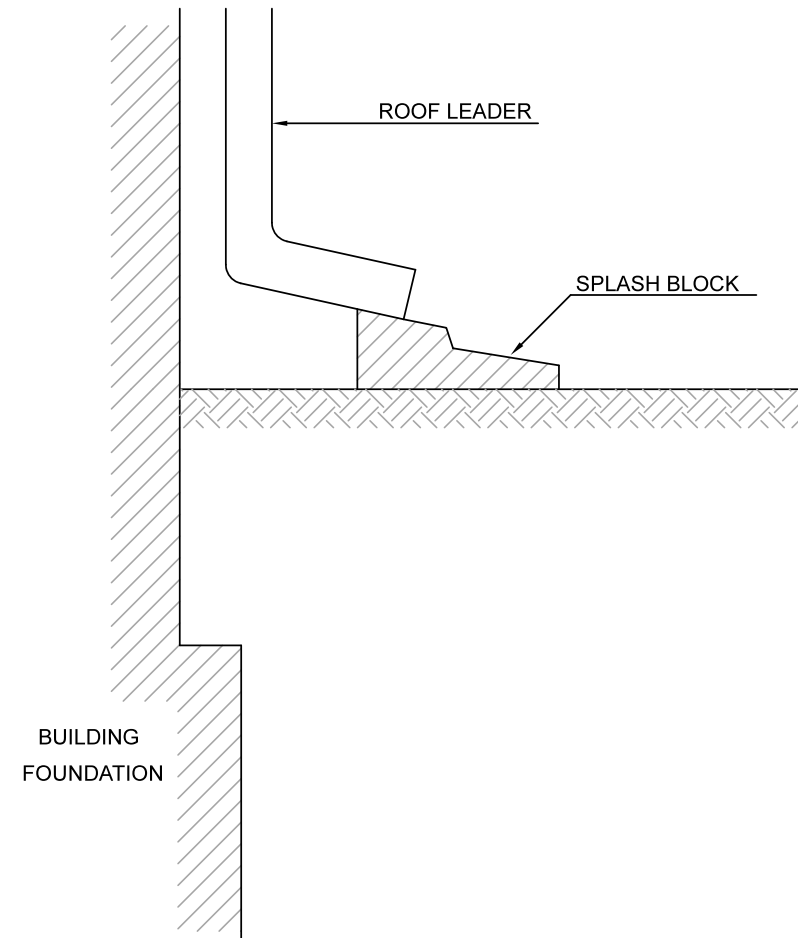
** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN



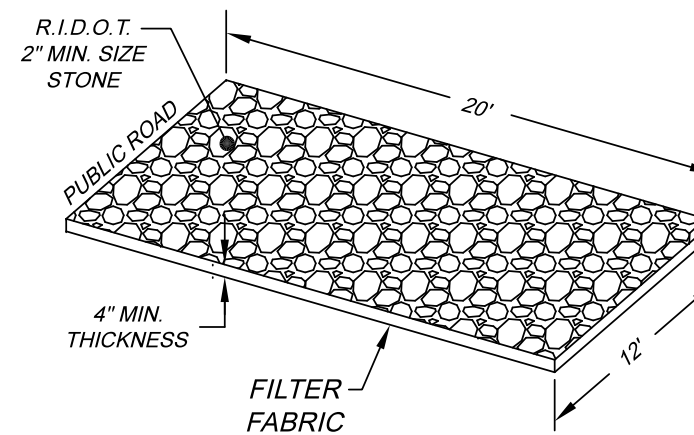
NOTES:

1. FILTREXX FILTER SOXX MAY BE USED IN LIEU OF SILT FENCE.
2. CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH ENGINEER PRIOR TO PLACEMENT.
3. ALL MATERIAL SHALL MEET FILTREXX SPECIFICATIONS.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.

FILTREXX® FILTER SOXX™ DETAIL
(N.T.S.)



ROOF LEADER DETAIL



CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)

RIGL 34-13-1
ABUTTING STREET INDEX
1. WHARF ROAD
2. GLENCO ROAD
3. FLORA STREET

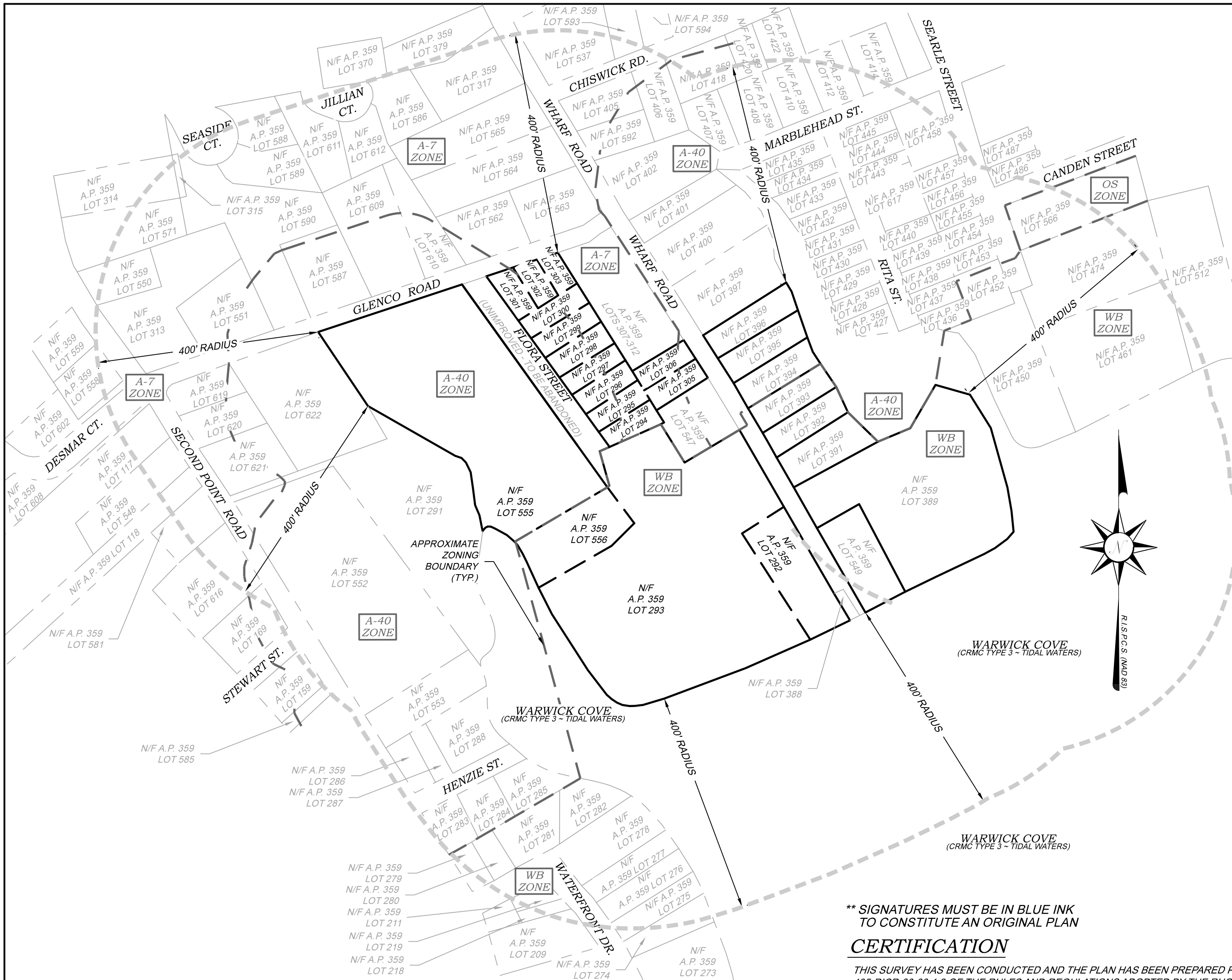
COPYRIGHT THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

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

3	03/22/2023	MINOR PLAN REVISIONS AS REQUESTED BY CLIENT	BJT
2	07/15/2022	ADDED ZONING INFORMATION & UPDATED EX. POOL AREA	BJT
1	10/14/2020	REVISED PROPOSED WORKSHOP LOCATION ON SITE PLAN	RSL
NO.	DATE	REVISION	CHECKED BY
PROJECT TITLE:			PROJECT NO. 06-033
DETAIL PLAN 2			SCALE: AS NOTED
GREENWICH BAY MARINA EAST YARD PLAT			DATE: 06/24/2020
FLORA ST. & A.P. 359, LOTS 292-303, 305, 306, 555 & 556			DRAWN BY: BJT/MS
GLENCO ROAD, FLORA STREET & WHARF ROAD			CHECKED BY: RSL/LRS
WARWICK, RHODE ISLAND			FILENAME: 06033_2023_Site_rev2
PREPARED FOR:			4 of 5 SHTS
SHM GREENWICH BAY, LLC			DRAWING # C-3
14785 PRESTON ROAD, SUITE 975			
DALLAS, TEXAS 75254			

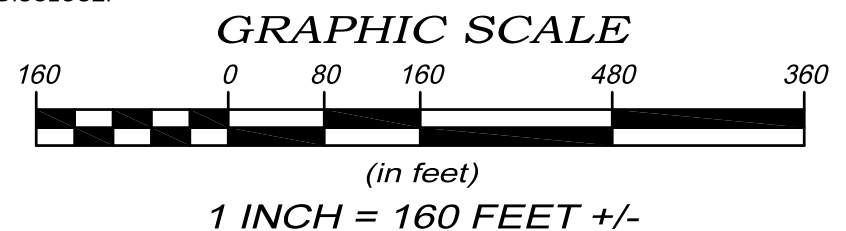
Waterman
ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894

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



ASSESSOR PLAT	LOT (S)	OWNER
359	117	STEPHEN CARY
359	118	WILLIAM MAHER & BARBARA DUBOIS C/O DUBOIS
359	159	MARTHA M. YOUNG
359	169	STEPPINGSTONE PROPERTIES LLC
359	273,274, 291-303, 305, 306, 389, 391-396, 547, 549,552-553, 555 & 556	SHM GREENWICH BAY LLC
359	211, 218 & 219	MANUEL M. PACHECO
359	275 & 276	DIANNE M. REILLY
359	277 & 278	MANUEL, MICHAEL & HAYLE J. PACHECO, T/E
359	279-282	JOHN E. BRADSHAW III
359	283	SANDRA KALLAS
359	284 & 285	DORIS S. CILIBERTO LIFE ESTATE
359	286 & 287	HEATHER A. LACKI
359	288	JOHN DAVIS & BARBARA CORNING-DAVIS, T/E
359	307-312	BRANDON L. MAIN
359	313 & 550	HOCKHOUSEN FAMILY TRUST
359	314	DENNIS N. MARTEL
359	315 & 317	CHARLES H. FRIGON & NANCY L. FRIGON
359	370	JOSE F. PERDAGO
359	379	JAMES R. O'BRIEN
359	388	CITY OF WARWICK
359	397	LOIS COLEMAN & JAMES COLEMAN
359	400	MARY J. KENNEDY
359	401	KERRY L. ANGLILY & ROBIN L. EADES, T/E
359	402	MARGARET A. & STACEY N. BLAINE, JT
359	405	MATTHEW T. FREEMAN & ALAYNA P. PIERANUNZI, J/T
359	406	LTRS, LLC
359	407 & 408	KEVIN CILELI, JR. & TRISHA COREY, J/T
359	410	MICHAEL RUSSELL SALGUEIRO
359	412	AUSTIN A. & ALEJANDRO HERNANDEZ
359	414	DOMENIC JOSEPH & BRITTANY ANN MANCINI
359	418	INGRID M. HINDJOZA
359	420	LAURELE BRENNAN
359	422	ERWIN I. GONZALEZ & KATHRYN L. ENOS, T/E
359	427-432	KAITLYN MARIE FINNERTY
359	433 & 434	CAROL GRANT TRUST
359	435	KENNETH & CHERYL GANNON
359	436-440	BAY MARINA INC
359	443-445	CYNTHIA J. BENSON
359	450, 452-457	BAY MARINA INC
359	458	MANUEL F. & ANA M. CABRAL, T/E
359	461	BAY MARINA INC
359	474	BAY MARINA INC
359	486	SOPHIE GRANDE C/O BARBARA CARSONE
359	487	BAY MARINA INC
359	512	BAY MARINA INC
359	537	MELISSA D. & BENJAMIN N. LANDMAN, J/T
359	548	FLORENCE V. MAHER TRUST
359	551	JAMES E. GOLD
359	558	PAUL BUCHANAN
359	559	NEIL M. HATHAWAY & BARBARA I. HATHAWAY
359	562	IAN ROBERT CARMICHAEL & CARLY JEAN DOULETTE
359	563	STEVEN J. BROWNING
359	564	JOSEPH HEINTZEL
359	565	JAYCE HUYNH & JONATHAN HUYNH
359	566	CITY OF WARWICK
359	571	LANCE B. SALTZMAN & DIANE S. SALTZMAN
359	581	NORMAND G. & BARBARA A. DUBOIS IRREVOCABLE TRUST
359	585	CITY OF WARWICK
359	586	KRISTI & JOSEPH FORTIER, J/T
359	587	SHARON T. COLLINS
359	588	AIMEE DELIA
359	589	RONALD G. RENSHAW & JUTONUS LLC
359	590	MARIA C. PALERMO & RICHARD S. PALERMO
359	592	LARRY E. CHANDONNETT & MANDY L. FLOODMAN, J/T
359	593	RICKY J. PEDRO
359	594	RICHARD ROCCIO, JR.
359	602	MARK I. ZARIF
359	608	BRENDA A. & TIMOTHY J. KERZ, T/E
359	609	JOSEPH M. MARZANO & KRISTIN A. MARZANO
359	610	DAVID ANGELL
359	611	DAWN L. KEOUGH & MARK A. KEOUGH, JR.
359	612	WILLIAM D. DODGE & AMY L. DODGE
359	616	AZEREDO RODRIGUES & MELODY RODRIGUES
359	617	DENA M. KIST
359	619	LINDSEY A. JAMIEL
359	620	SARAH F. EDDY & JODI DITROIA EDDY
359	621	LAURA L. LIDDLE & MATTHEW C. SCHOENINGER
359	622	LAURA LIDDLE

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 REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.



- RIGL 34-13-1
- ABUTTING STREET INDEX
1. WHARF ROAD
 2. GLENCO ROAD
 3. FLORA STREET

COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS'

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



** 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: MEASUREMENT / ACCURACY SPECIFICATION:
NOT A BOUNDARY SURVEY N/A

OTHER TYPE OF SURVEY: IV
COMPILATION PLAN

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

400' RADIUS MAP TO SHOW ADJACENT PROPERTIES & ZONING DISTRICTS.

BY: *[Signature]* 1837 08/24/2023
RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)

NO.	DATE	REVISION	CHECKED BY
PROJECT TITLE:			PROJECT NO. 06-033
400' RADIUS PLAN GREENWICH BAY MARINA EAST YARD PLAT FLORA ST. & A.P. 359, LOTS 292-303, 305, 306, 555 & 556 GLENCO ROAD, FLORA STREET & WHARF ROAD WARWICK, RHODE ISLAND			SCALE: 1" = 160 +/-'
PREPARED FOR:			DATE: 03/22/2023
SHM GREENWICH BAY, LLC 14785 PRESTON ROAD, SUITE 975 DALLAS, TEXAS 75254			DRAWN BY: MS
CHECKED BY:			CHECKED BY: RSL
FILENAME: 06033_2022_400 Radius_Rev3			SHTS of 5
DRAWING #:			R-1

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