

ADMINISTRATIVE SUBDIVISION PLANS

PINGA PLAT

ON

PETTI DRIVE, LAFAYETTE STREET & RIVER AVENUE

IN

WEST WARWICK, RHODE ISLAND

A.P. 36 - LOTS 158 & 162

FOR

MICHAEL PINGA

PREPARED BY

DAVID D. GARDNER & ASSOCIATES, INC.

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

DEM File Copy

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED _____ FILE # _____
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

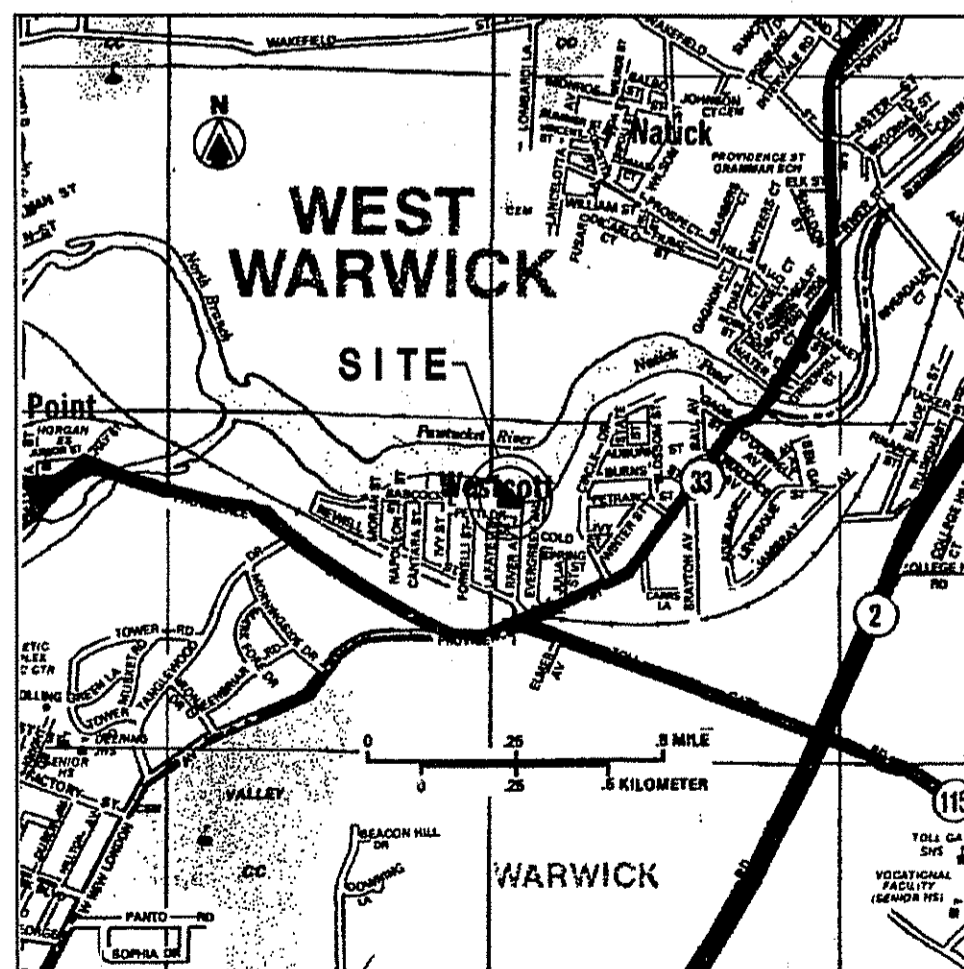
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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[Signature]

SHEET INDEX

SHEET NO.

1. ADMINISTRATIVE SUBDIVISION PLAN
2. EXISTING CONDITIONS PLAN
3. SITE & REGRADING PLAN
4. DETAIL SHEET



LOCATION MAP

OWNER:

ANNA PINGA
30 NEWELL STREET
WEST WARWICK, RHODE ISLAND 02893
(401) 821-0022

APPLICANT:

MICHAEL PINGA
42 NEWELL STREET
WEST WARWICK, RHODE ISLAND 02893
(401) 447-3121

ENGINEER/SURVEYOR:

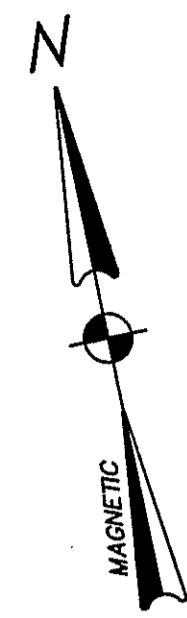
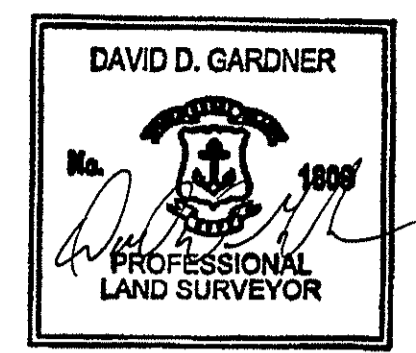
DAVID D. GARDNER & ASSOCIATES, INC.
200 METRO CENTER BOULEVARD - SUITE 7
WARWICK, RHODE ISLAND 02886
(401) 738-3200

FEB 23 2005

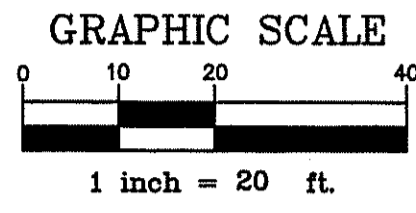
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- LEGEND**
- MONUMENT FOUND
 - GRANITE BOUND TO BE SET
 - PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING SETBACK LINE
 - - - CLOSURE LINE
 - - - UTILITY EASEMENT
 - ▲ FLAGGED WETLANDS
 - ▲ ASSF ▲ FLAGGED AREA SUBJECT TO STORM FLOWAGE



THIS SURVEY AND PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: David D. Gardner
REGISTERED PROFESSIONAL LAND SURVEYOR

REFERENCES:
"CENTRAL PARK TERRACE BY FRANK E. WATERMAN, MARCH 1904, SCALE 80FT. PER INCH"

NOTES:
1. THE PROPERTY SHOWN HEREON IS CLASSIFIED AS ZONE A7 (ELEV. 56) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP FOR WEST WARWICK, RHODE ISLAND, KENT COUNTY, COMMUNITY-PANEL NO. 440007 0001B, MAP REVISED: APRIL 15, 1986.
2. BEING A SUBDIVISION OF LOTS 158 AND 162 ON A.P. 36, PARCEL CONTAINS 26,673± SQ.FT.

RIGL 34-13-1 INDEX

ABUTTING STREETS	
PETTI DRIVE	
LAFAYETTE STREET	
RIVER AVENUE	

- ZONING DISTRICT: R-7.5**
- 1-FAMILY LOT AREA - 7,500 SQ.FT.
 - 2-FAMILY LOT AREA - 10,000 SQ.FT.
 - LOT WIDTH - 75 FT.
 - LOT DEPTH - 100 FT.
 - LOT FRONTAGE - 70 FT.
 - FRONT YARD - 20 FT.
 - INTERIOR SIDE YARD - 7 FT.
 - CORNER SIDE YARD - 20 FT.
 - REAR SIDE YARD - 20 FT.
 - MAXIMUM STORIES - 3
 - MAXIMUM HEIGHT - 35 FT.
 - BUILDING LOT COVERAGE - 25%

A.P. 36
LOT 163

30' SEWER EASEMENT

LAFAYETTE STREET
(NOT CONSTRUCTED)

N12°40'39"E 235'± TO CLOSURE LINE

LOT 158
LOT 162

LOT 1
16,748± SQ.FT.
0.3845± ACRES

LOT 2
9,925± SQ.FT.
0.2278± ACRES

85.00' N77°19'21"W 170.20'

PETTI (PUBLIC - 40' WIDE) DRIVE

NATICK POND

RIVER AVENUE
(NOT CONSTRUCTED)

A.P. 36
LOT 154

A.P. 36
LOT 153

A.P. 36
LOT 152

A.P. 36
LOT 150

GRANITE BOUND FOUND

119.95' TO GRANITE BOUND

GRANITE BOUND FOUND (DESTROYED)

A.P. 36
LOT 146

APPROVED PLANS MUST BE AT CONSTRUCTION SITE

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ENGINEERS • SURVEYORS • PLANNERS

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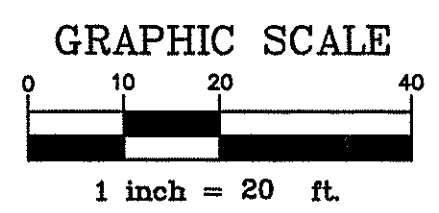
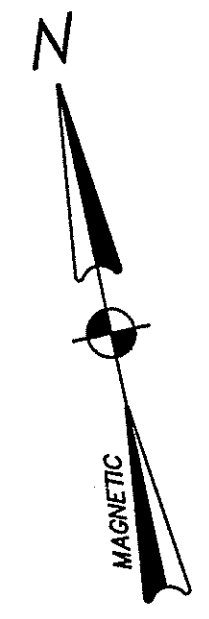
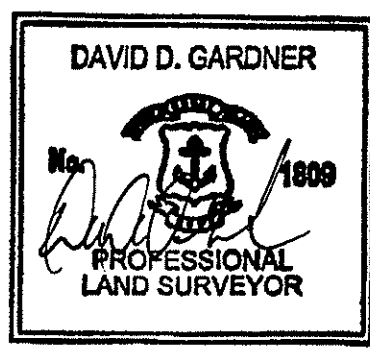
DATE	REVISIONS

DATE ISSUED: 12/23/2004
SCALE: 1"=20'
DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.: 03-047
DWG NO.: 03-047

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
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APPLICANT:
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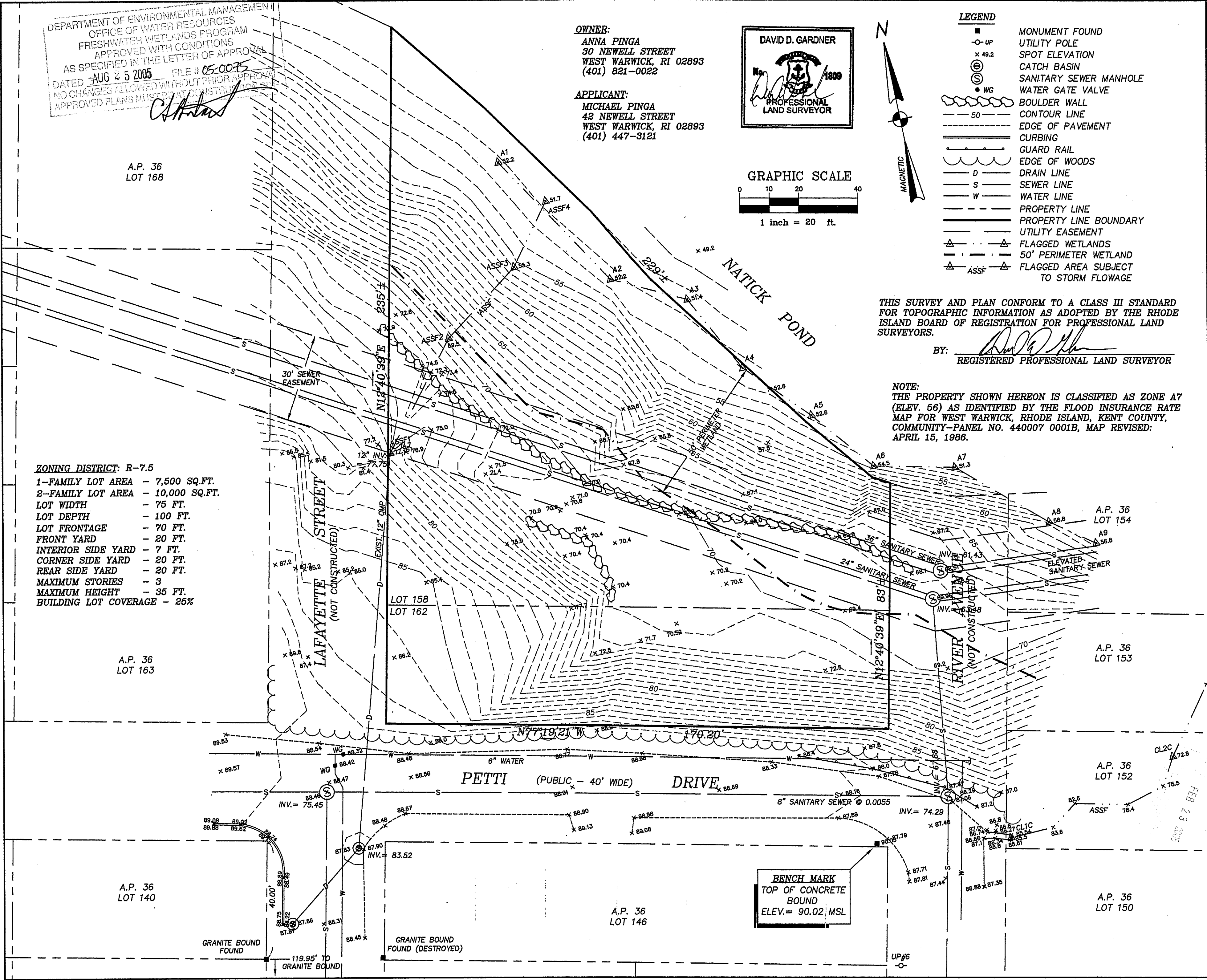
- LEGEND**
- MONUMENT FOUND
 - UP UTILITY POLE
 - x 49.2 SPOT ELEVATION
 - ⊙ CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - WATER GATE VALVE
 - BOULDER WALL
 - CONTOUR LINE
 - EDGE OF PAVEMENT
 - CURBING
 - GUARD RAIL
 - EDGE OF WOODS
 - D DRAIN LINE
 - S SEWER LINE
 - W WATER LINE
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 - PROPERTY LINE BOUNDARY
 - UTILITY EASEMENT
 - △ FLAGGED WETLANDS
 - 50' PERIMETER WETLAND
 - △ ASSF △ FLAGGED AREA SUBJECT TO STORM FLOWAGE

THIS SURVEY AND PLAN CONFORM TO A CLASS III STANDARD FOR TOPOGRAPHIC INFORMATION AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *[Signature]*
 REGISTERED PROFESSIONAL LAND SURVEYOR

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 - REAR SIDE YARD - 20 FT.
 - MAXIMUM STORIES - 3
 - MAXIMUM HEIGHT - 35 FT.
 - BUILDING LOT COVERAGE - 25%



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EXISTING CONDITIONS PLAN
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 WEST WARWICK, RI
 A.P. 36 - LOTS 158 & 162
 FOR
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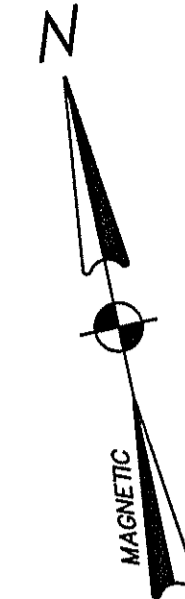
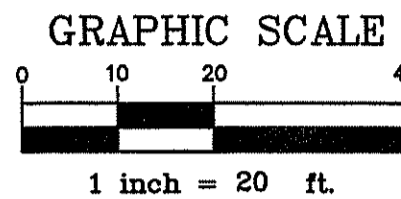
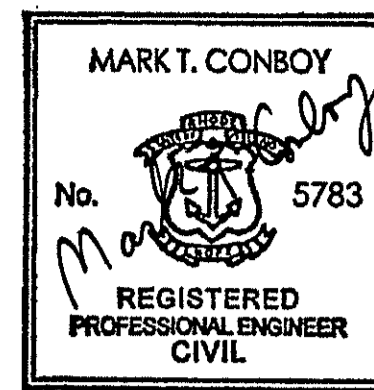
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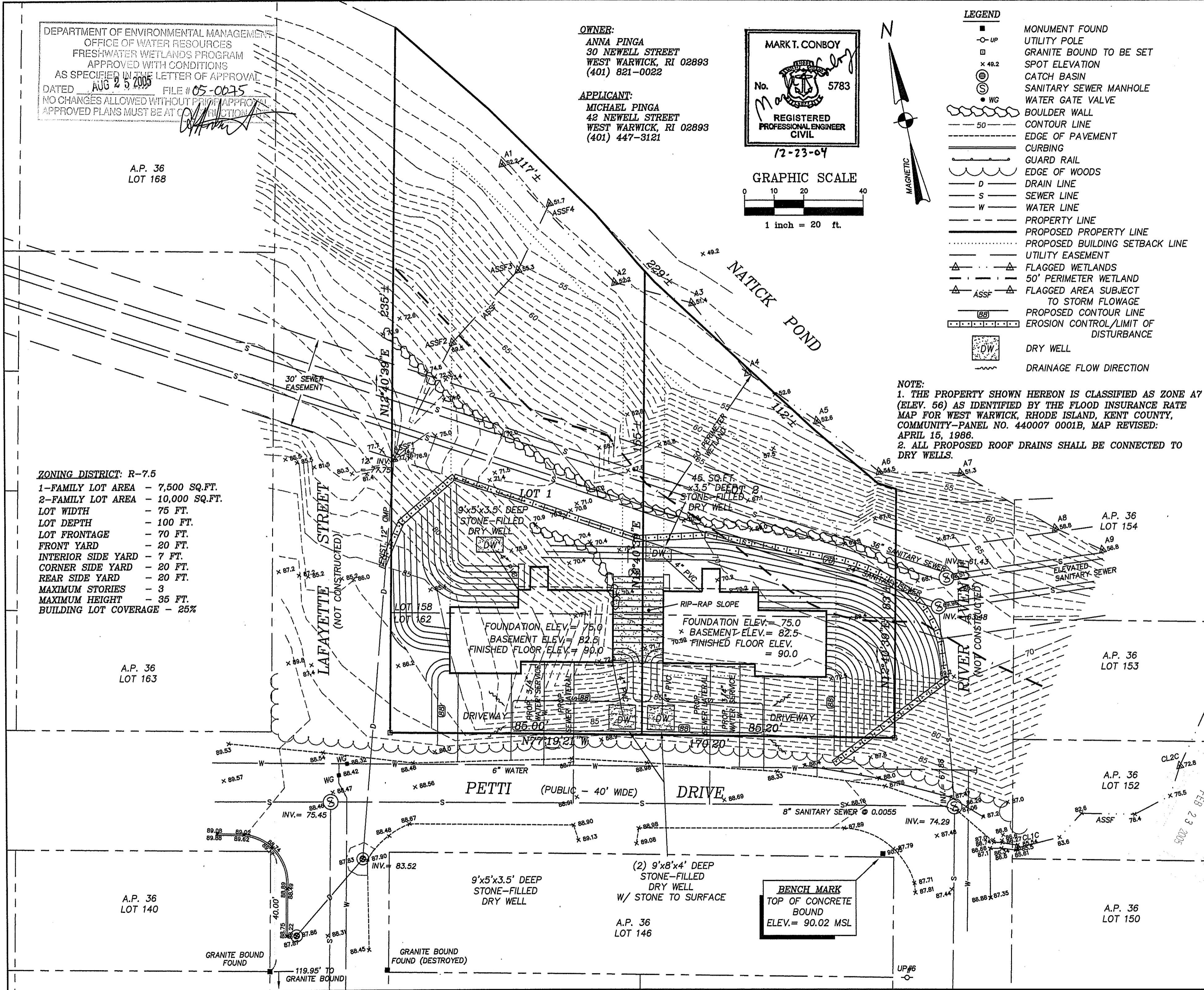
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 - △ ASSF △ FLAGGED AREA SUBJECT TO STORM FLOWAGE
 - ⊞ PROPOSED CONTOUR LINE
 - ⊞ EROSION CONTROL/LIMIT OF DISTURBANCE
 - DW DRY WELL
 - ~> DRAINAGE FLOW DIRECTION

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 2. ALL PROPOSED ROOF DRAINS SHALL BE CONNECTED TO DRY WELLS.

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**SITE & REGRADING PLAN
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 FOR
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3

SHEET 3 OF 4

SOIL STABILIZATION & PLANTING PROGRAM

ACCEPTABLE PLANTING MATERIALS:
LOAM - THE MATERIAL TO BE FURNISHED SHALL CONSIST OF A LOOSE, FRIABLE, SANDY LOAM OR LOAM TOPSOIL FREE OF A MIXTURE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, BRUSH, WEEDS AND OTHER MATERIAL WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED.

WITHIN 24 HOURS BEFORE MIXING AND PLANTING WITH THE APPROPRIATE INOCULUM FOR EACH VARIETY. ALL INOCULA SHALL BE FRESH AND SHALL BE USED WITHIN THE DATE LIMIT PRESCRIBED BY THE MANUFACTURER.

FOR RELATIVELY FLAT SLOPES:

MIX	% BY WEIGHT
RED FESCUE - CHEWING'S PENNLAWN OR CREEPING	70
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS - ASTORIA OR EXETER	5
PERENNIAL RYEGRASS	10

- SEEDING RATE = 100 LBS. PER ACRE
FOR STEEP SLOPES 3:1 OR GREATER

MIX

MIX	% BY WEIGHT
RED FESCUE - PENNLAWN OR CREEPING	75
PERENNIAL RYEGRASS	5
COLONIAL BENTGRASS - ASTORIA OR EXETER	5
BIRDSFOOT TREFLOIL - EMPIRE	15

- SEEDING RATE: 100 LBS. PER ACRE

THE ACCEPTED PLANTING SEASON SHALL BE BETWEEN APRIL 1ST AND OCTOBER 15TH. CONTRACTOR SHOULD COORDINATE ON ALL DISTURBED AREAS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR (4) INCHES OF LOAM ON AREAS UP TO 10% IN GRADE. ALL AREAS OVER 10% SHALL RECEIVE A MINIMUM OF SIX (6) INCHES.

REFERENCE IS HEREBY MADE TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK PUBLISHED BY THE SOIL CONSERVATION SERVICE. THE GUIDELINES SHOWN THEREIN SHOULD BE INCORPORATED INTO THE CONSTRUCTION PRACTICES ON SITE.

EROSION CONTROL PROGRAM

PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES AND ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE.

CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES AND STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF THE ASSENT ORDER SHALL BE ADHERED TO.

THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.

SEDIMENTATION CONTROL PROGRAM

ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION AND EROSION CONTROLS. THIS WILL INCLUDE LOAMING AND SEEDING, MULCHING, HAYMATS, ETC., TO STABILIZE THE AREA.

ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS.

DRYWELLS, GALLEYS, FLOW DIFFUSERS, AND OTHER LEACHING FACILITIES SHALL BE THOROUGHLY PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION. IF SEDIMENTS ENTER FACILITIES DURING CONSTRUCTION, THE STRUCTURES SHALL BE CLEARED AND, IF NECESSARY, REMOVED AND REINSTALLED WITH ALL EXPENSE TO BE BORNE BY CONTRACTOR.

SHOULD SEDIMENTS ENTER A CRITICAL AREA, (WETLAND, BUFFER ZONE, ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN AND RESTORE THE EFFECTED AREA.

GENERAL LANDSCAPING NOTES:

- ALL DISTURBED AREAS ARE TO BE REVEGETATED AS SOON AS POSSIBLE. ALL BANKS AND SLOPING AREAS ARE TO RECEIVE A MINIMUM OF 6" OF CLEAN TOPSOIL, THEN SEED AND FERTILIZE. LEVEL AREAS TO RECEIVE 4" MIN. OF CLEAN TOPSOIL, SEED AND FERTILIZE.
- SEED AND SOD SHALL CONSIST OF A BLEND OF KENTUCKY BLUE GRASSES. PLANT BY SUPPLIER'S SPECIFICATIONS.
- LIME SHALL BE APPLIED AS NECESSARY.
- USE OF HAY OR STRAW MULCH DURING SLOPE STABILIZATION IN CONJUNCTION WITH TEMPORARY SEEDING. APPLY MULCH AT A RATE OF 75 TO 100 LBS. PER 1000 SQUARE FEET.
- CONTRACTOR TO MAINTAIN TREE REMOVAL AT A MINIMUM.
- STOCKPILE ALL STRIPPED TOPSOIL FOR LATTER USE. THE LOCATION IS TO BE APPROVED BY THIS ENGINEER. MULCH AND TEMPORARY SEED THE STOCKPILE.
- REMOVE ALL ROCKS 3" OR LARGER IN PLANTING AREA.
- ALL CLEARING SHALL CONFORM TO THE LIMITS AS SHOWN ON PLANS. CLEARING LIMITS ARE TO BE MARKED IN THE FIELD BY THE ENGINEER.

GENERAL NOTES:

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE AND THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF SURROUNDING PROPERTIES AND TO MAINTAIN THE INTEGRITY OF THE SAME. ANY DAMAGE TO AND THE COST OF REPAIR OF UTILITIES, ROADWAYS, STRUCTURES AND SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
- ALL WORKMANSHIP AND MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS AND SPECIFICATIONS PUBLISHED FOR ROAD AND BRIDGE CONSTRUCTION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, THE MUNICIPAL PUBLIC WORKS DEPARTMENT, FIRE DEPARTMENT AND THE DEPARTMENT OF TRANSPORTATION FOR VERIFICATION OF APPROVED LOCATIONS SHOWN HEREON PRIOR TO START OF CONSTRUCTION. IF ANY DISCREPANCIES ARE NOTED, THE CONTRACTOR SHALL CONTACT THIS ENGINEER IMMEDIATELY FOR A RESOLUTION.
- THE LOCATION OF ALL EXISTING UTILITIES IS APPROXIMATE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- CONTACT DIG-SAFE AND UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES AND ALL OTHER REQUIRED PARTIES AND SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
- ALL STUMPS, TREES, ROCKS, BOULDERS AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN APPROVED MANNER AT AN APPROVED LOCATION.
- ALL PROPOSED UTILITY PIPING SHALL INCLUDE INDUSTRY STANDARD COLORED WARNING TAPE WITH DETECTABLE METAL STRIP INSIDE, DETECTABLE TO 2.5 FEET OF COVER.

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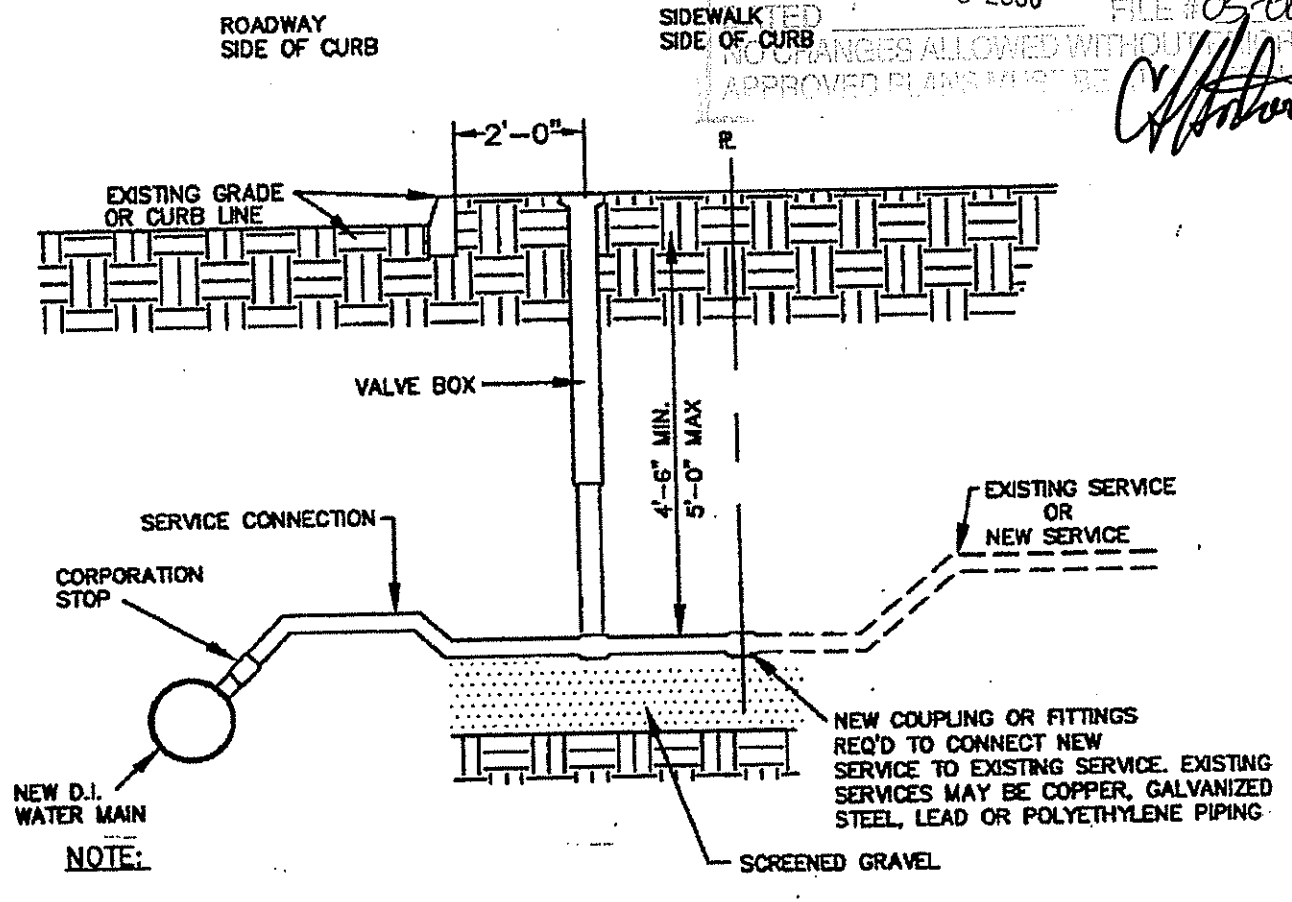


DETAIL SHEET
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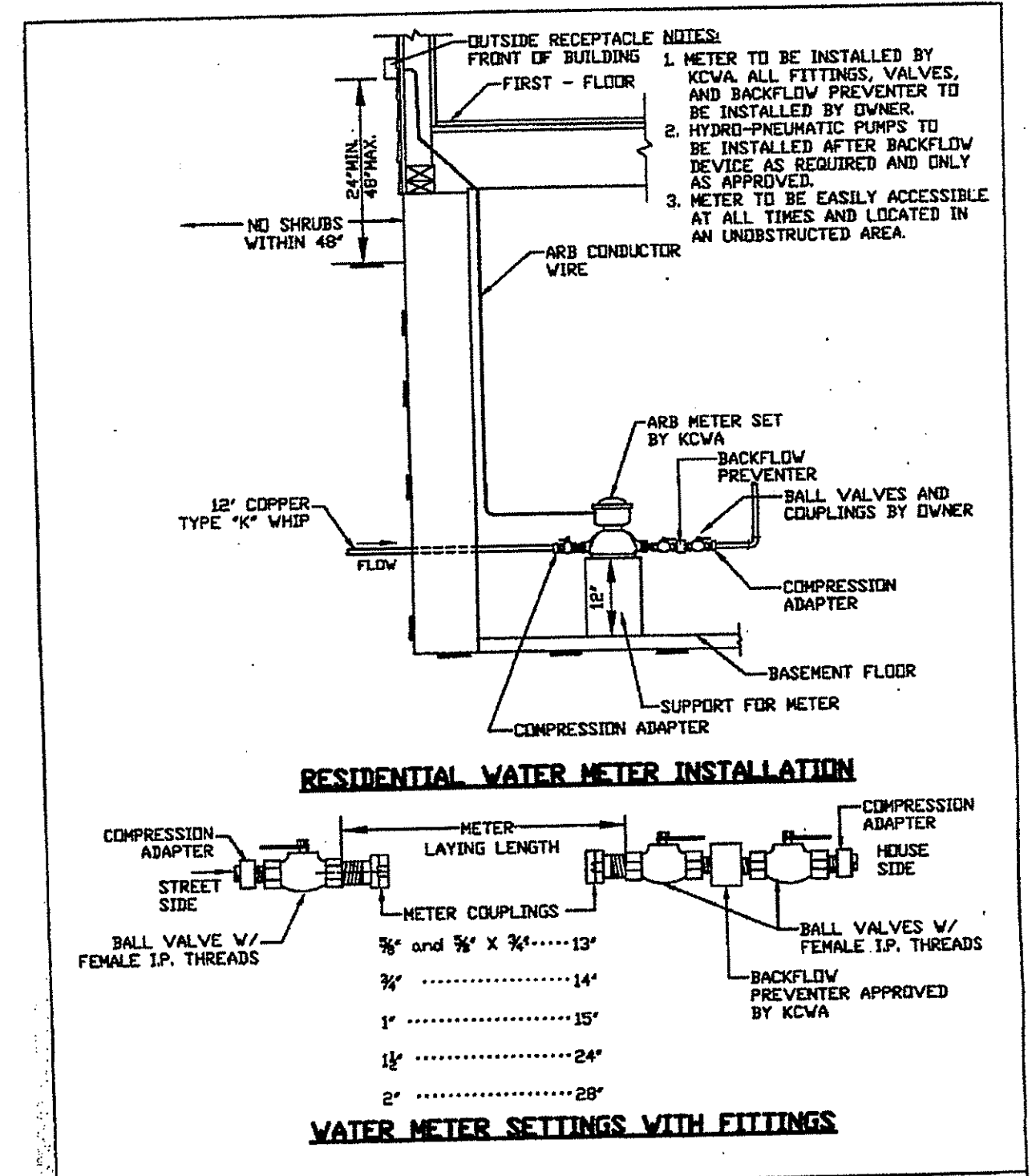
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MARK T. CONBOY
No. 5783
REGISTERED PROFESSIONAL ENGINEER CIVIL

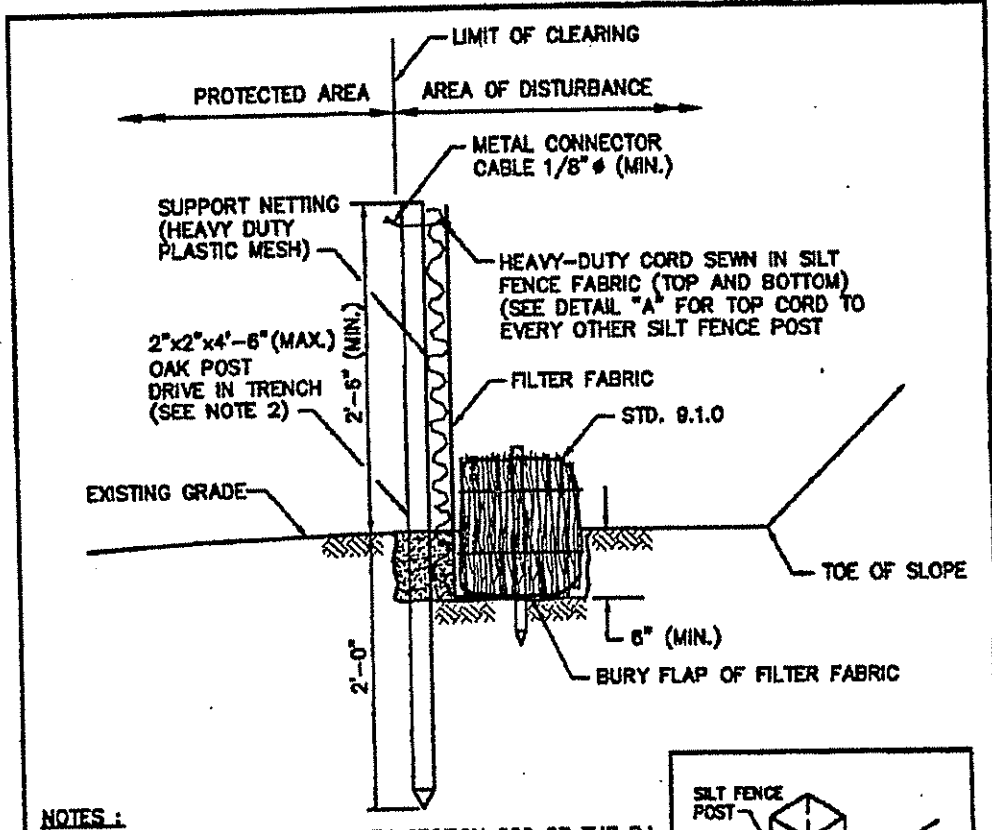


1.) SERVICE MATERIALS PER KCWA SPECIFICATION UNLESS CITY OR TOWN CODES REQUIRE SPECIFIC MATERIALS THAT HAVE BEEN APPROVED BY KCWA.

KENT COUNTY WATER AUTHORITY
SERVICE CONNECTION
NOT TO SCALE



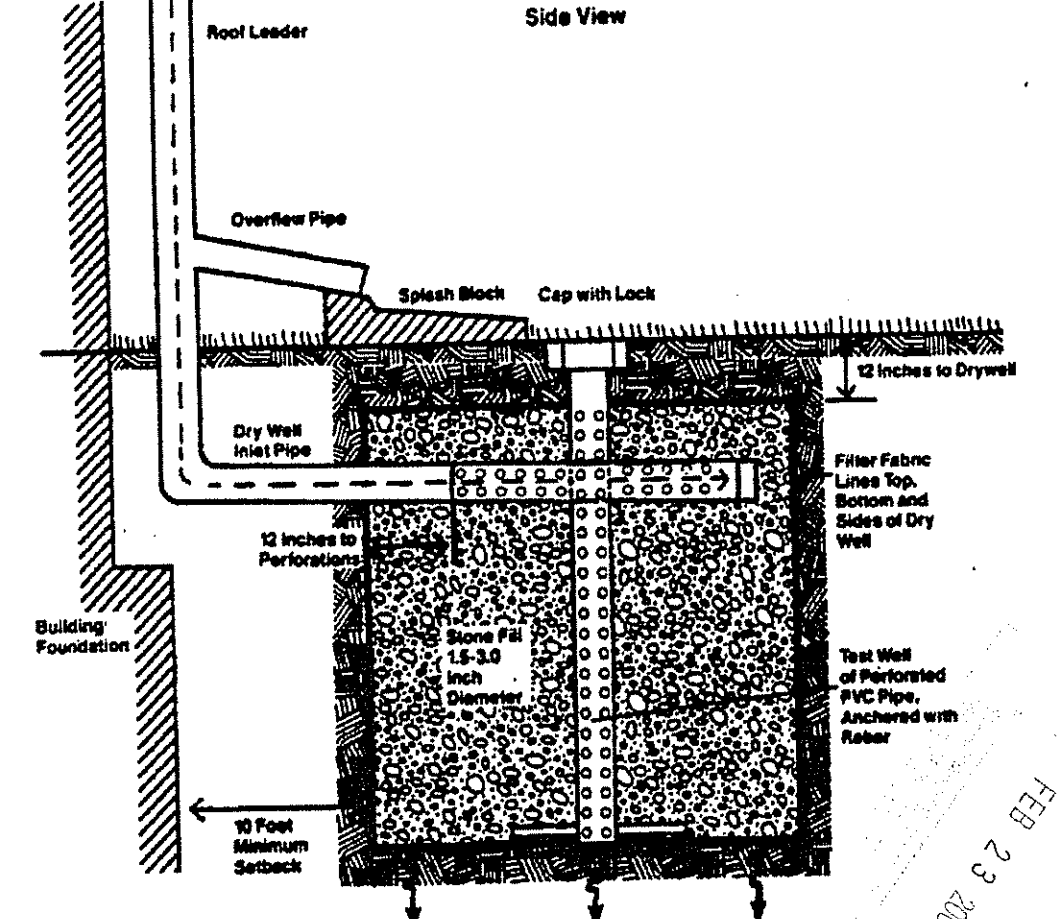
KCWA
"proudly serving"
KENT COUNTY WATER AUTHORITY
RESIDENTIAL WATER METER
NOT TO SCALE
DATE: 6/2002



NOTES:

- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
- STD. 9.1.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE. THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICE. SILT FENCE FABRIC SHALL NOT BE SLIT. STD. 9.1.0 POST SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2"x2"x4"-8" (MAX.) OAK POST FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
- 1"x1"x4"-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
- SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BALED HAY EROSION CHECK AND SILT FENCE COMBINED
R.I. STANDARD 9.3.0
JUNE 15, 1998
DATE



DRY WELL DETAIL:
NOT TO SCALE

OWNER:
ANNA PINGA
30 NEWELL STREET
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