RICHMOND COMMONS VILLAGE CENTER/ RESIDENTIAL COMMUNITY

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

PREPARED BY:

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

BASSAM NADER, P.E.
* ENGINEERING MANAGER
* REVIEWER FOR R.R.A.

STUDIO PAWLOWSKI, INC.
* LANDSCAPE ARCHITECTURE/
* ARCHITECT

GZA GEOENVIRONMENTAL INC.
* GEOTECHNICAL ENGINEERS

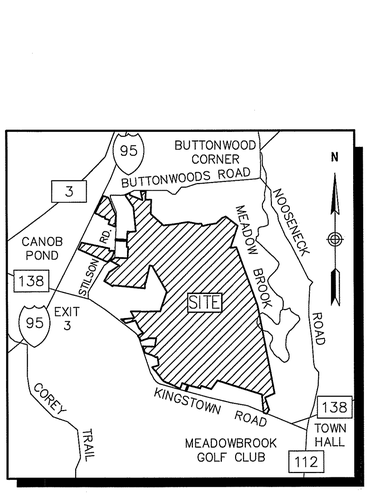
VANASSE HANGEN BRUSTLIN, INC.
* WETLAND DELINEATION
* PROPERTY SURVEY

S. SHAMOON
* FINANCIAL ANALYST

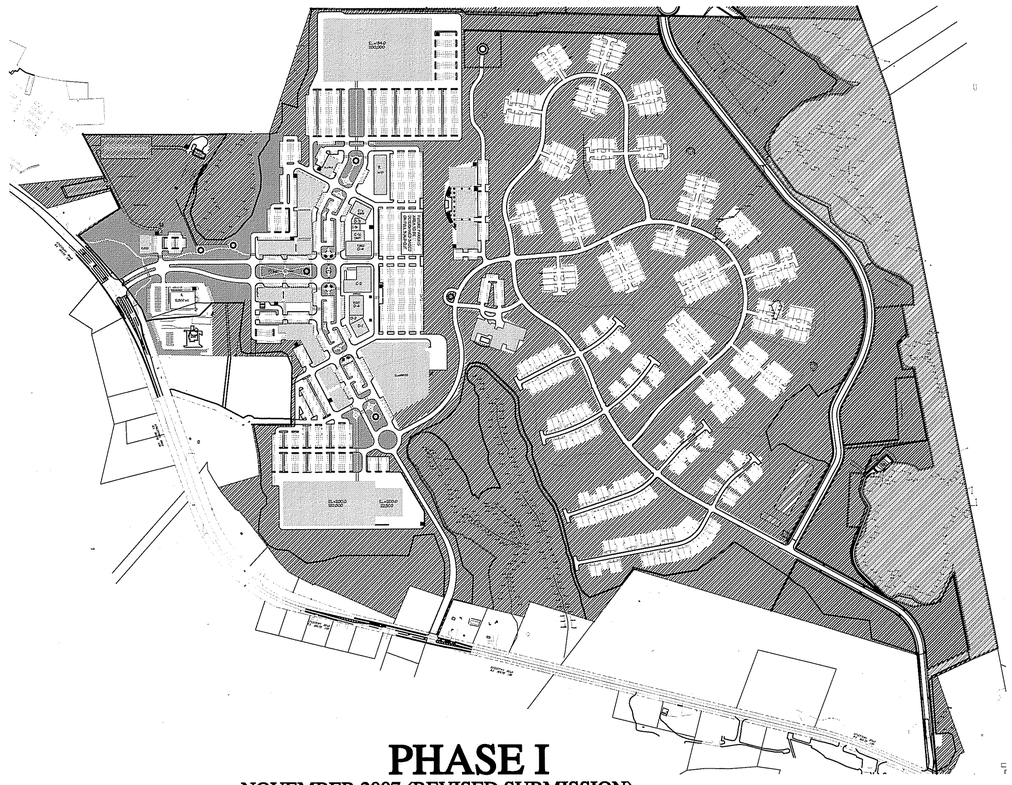
APPLIED BIO-SYSTEMS, INC.
* ENVIRONMENTAL CONSULTANT

GORDON R ARCHIBALD, INC.
* TRAFFIC CONSULTANT

RICHMOND, RHODE ISLAND



LOCATION MAP
NOT TO SCALE



LASZLO S. SIEGMUND
No. 2294
REGISTERED PROFESSIONAL ENGINEER

ENGINEERS STAMP

RICHMOND COMMONS
VILLAGE CENTER

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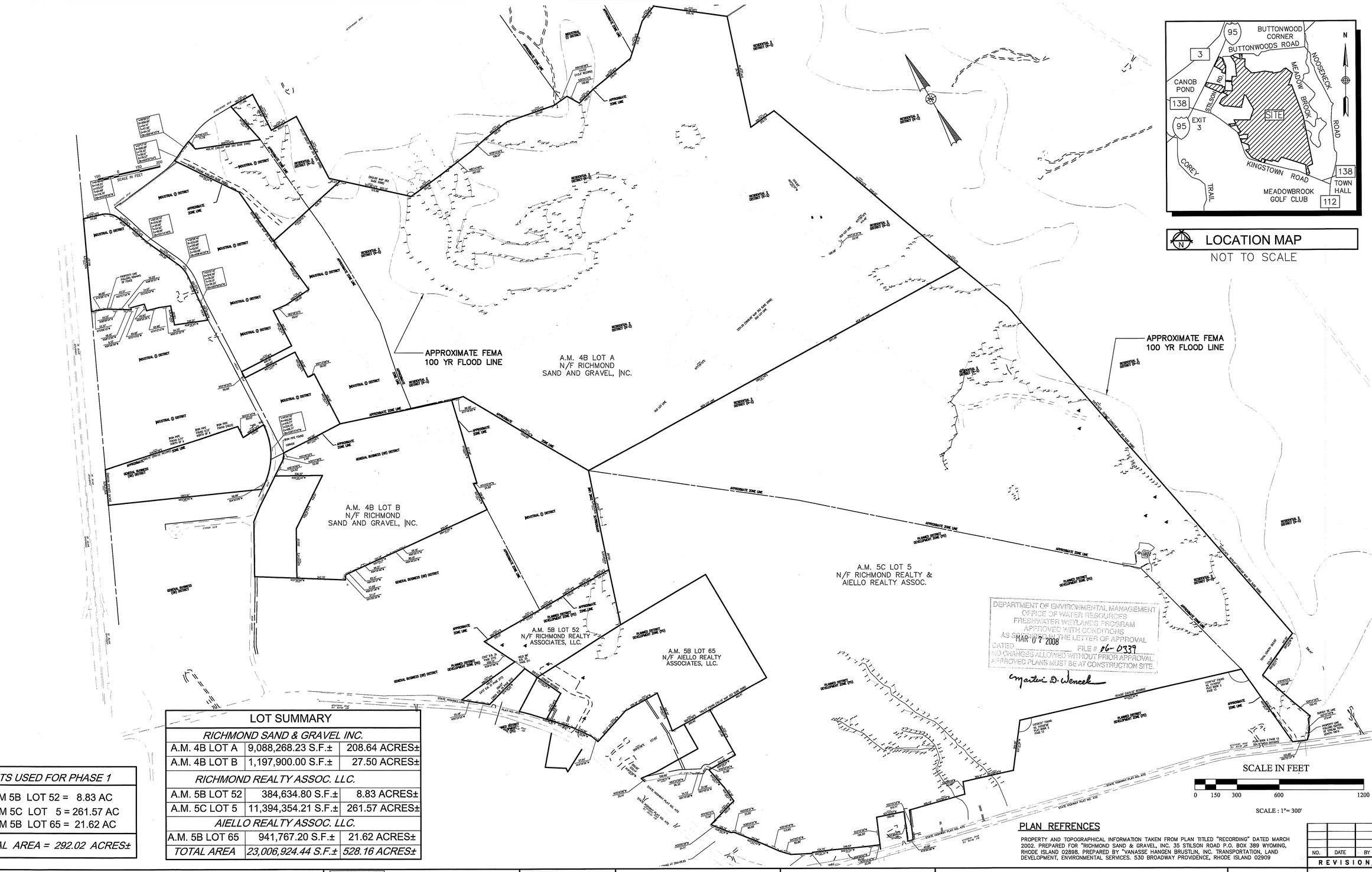
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
AS SPECIFIED IN THE RHODE ISLAND FRESHWATER WETLANDS ACT
DATED MAR 07 2008 06-0339
NO CHANGES SHALL BE MADE TO THE PLANS WITHOUT APPROVAL FROM THE DEPARTMENT
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Cynthia D. Wenecke

06-0339
RIDEM COPY

NOV 30 2007

PHASE I
NOVEMBER 2007 (REVISED SUBMISSION)
JULY 2007 (REVISED SUBMISSION)
MAY 2007 (REVISED SUBMISSION)
AUGUST 2006 (REVISED SUBMISSION)
JULY 2006 (ORIGINAL SUBMISSION)

DEM SUBMISSION



LOCATION MAP
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

LOT SUMMARY		
RICHMOND SAND & GRAVEL INC.		
A.M. 4B LOT A	9,088,268.23 S.F.±	208.64 ACRES±
A.M. 4B LOT B	1,197,900.00 S.F.±	27.50 ACRES±
RICHMOND REALTY ASSOC. LLC.		
A.M. 5B LOT 52	384,634.80 S.F.±	8.83 ACRES±
A.M. 5C LOT 5	11,394,354.21 S.F.±	261.57 ACRES±
AIELLO REALTY ASSOC. LLC.		
A.M. 5B LOT 65	941,767.20 S.F.±	21.62 ACRES±
TOTAL AREA	*23,006,924.44 S.F.±*	*528.16 ACRES±*

LOTS USED FOR PHASE 1
AM 5B LOT 52 = 8.83 AC
AM 5C LOT 5 = 261.57 AC
AM 5B LOT 65 = 21.62 AC
TOTAL AREA = 292.02 ACRES±

PLAN REFRENCES

PROPERTY AND TOPOGRAPHICAL INFORMATION TAKEN FROM PLAN TITLED "RECORDING" DATED MARCH 2002. PREPARED FOR "RICHMOND SAND & GRAVEL, INC. 35 STILSON ROAD P.O. BOX 389 WYOMING, RHODE ISLAND 02898. PREPARED BY "VANASSE HANGEN BRUSTLIN, INC. TRANSPORTATION, LAND DEVELOPMENT, ENVIRONMENTAL SERVICES. 530 BROADWAY PROVIDENCE, RHODE ISLAND 02909

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 6994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

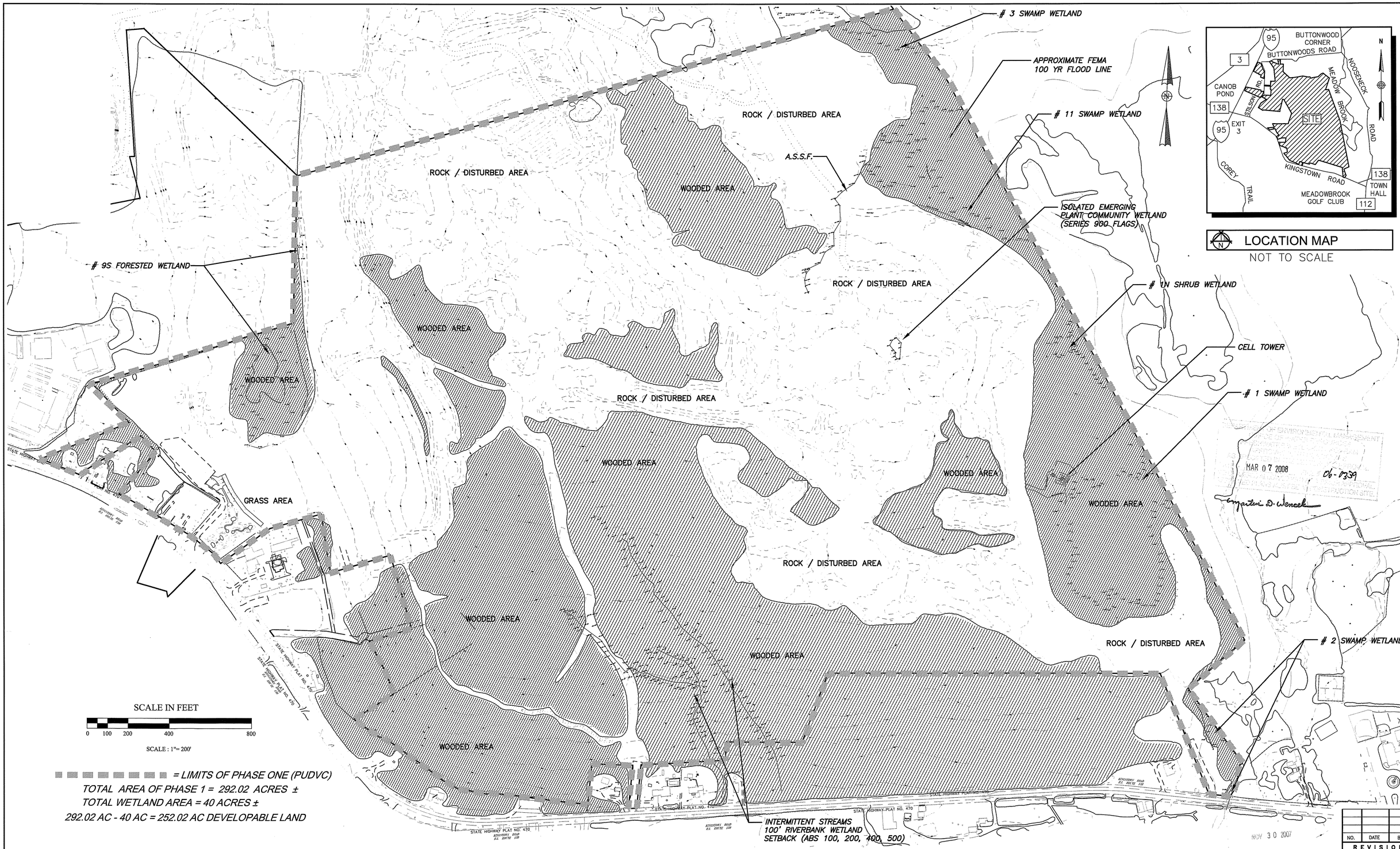
EXISTING PROPERTY LAYOUT

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

NOV 30 2007

2

SHEET 2 OF



NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

EXISTING CONDITIONS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

3

SHEET 3 OF

GENERAL NOTES

1. EXISTING UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE DATA AND ARE APPROXIMATE ONLY, THE CONTRACTOR SHALL VARIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY, EXTREME CAUTION SHALL BE USED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.

2. LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND PIPES, CONDUITS, AND STRUCTURES, AS SHOWN, ARE APPROXIMATE ONLY, BASED ON FIELD SURVEYS AND THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL MAKE, AT HIS EXPENSE, SUCH SUPPLEMENTAL INVESTIGATIONS, INCLUDING BORINGS AND TEST PITS, AS HE DEEMS NECESSARY TO DETERMINE THE EXACT LOCATION OF UTILITIES AND STRUCTURES. ANY EXPENSE AND/OR DELAY OCCASIONED BY UTILITIES AND STRUCTURES, OR DAMAGED THERETO INCLUDING THOSE NOT SHOWN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

3. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1-800-225-4977.

4. ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MSL=0.00

5. THE DRAWING INDICATES THE APPROXIMATE LOCATION OF BORINGS TAKEN FOR PURPOSES OF THIS PROJECT. THEY INDICATE THE SUBSURFACE CONDITIONS AT THE LOCATIONS OF THE BORINGS ONLY. SUBSURFACE CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY VARY FROM THOSE SHOWN IN THE BORING LOGS. GROUNDWATER LEVELS INDICATED ON THE BORING LOGS ARE THOSE EXISTING AT THE TIME SUBSURFACE INVESTIGATIONS WERE MADE AND DO NOT NECESSARILY REPRESENT PERMANENT GROUNDWATER LEVELS.

6. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES TO WITHIN THE PROJECT LIMITS AS SHOWN ON THE SITE PLAN. (PROJECT LIMIT LINE IS THE PROPERTY LINE)

7. THE CONTRACTOR SHALL MAINTAIN ALL EXCAVATIONS IN A DRY CONDITION.

8. NO SEPARATE PAYMENT OR ALLOWANCE SHALL BE MADE FOR DEWATERING, BUT THE COST SHALL BE INCLUDED IN THE APPROPRIATE ITEMS OF WORK AS LISTED IN THE BID.

9. ALL GRASSED AREAS DISTURBED BY THE CONTRACTOR SHALL BE LOAMED AND SEEDED, AND RETURNED TO THEIR ORIGINAL CONDITION.

10. ALL PAVEMENT DISTURBED SHALL BE REPAIRED WITH PERMANENT PAVEMENT.

11. ALL GRASS, AND PAVEMENT AREAS DISTURBED OUTSIDE OF THE PROJECT LIMITS BY CONSTRUCTION OPERATIONS SHALL BE REPLACED AND RESTORED, IN KIND, AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. WHERE EXISTING MATERIALS ARE ENCOUNTERED WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR BEDDING OR OTHER INTENDED USE, SUCH MATERIALS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, AS SPECIFIED, OR AS OTHERWISE DIRECTED.

13. UPON EXCAVATION, WHERE EXISTING MATERIALS ARE FOUND TO BE SATISFACTORY FOR PIPEBEDDING, THE ENGINEER MAY ORDER THE DELETION OF GRAVEL BEDDING.

14. ALL EXISTING PIPE, SUBSURFACE STRUCTURES, PAVEMENTS, EXCESS EXCAVATED MATERIALS, AND MISCELLANEOUS MATERIALS REMOVED DURING THE INSTALLATION OF ALL PROPOSED PIPING, AND STRUCTURES, EXCEPT SALVAGEABLE ITEMS, SHALL BE PROPERLY DISPOSED OF, OFF THE PROJECT SITE, AT NO ADDITIONAL COST TO THE OWNER

15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SHEETING AND BRACING, AS NECESSARY, TO PROTECT WORKMEN AND THE PUBLIC ON OR NEAR THE SITE, PREVENT INJURIOUS CAVE-INS OR EROSION, LOSS OF GROUND AND MAINTAIN ALL ADJACENT STRUCTURES AT ALL TIMES.

16. DUST CONTROL. USING CALCIUM CHLORIDE OR OTHER APPROVED METHOD, SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, AND SURFACES OF BACKFILL TRENCHES, AS DIRECTED AND SPECIFIED.

17. MINIMUM WATER PIPE COVER SHALL BE FIVE FEET ZERO INCHES (5'-0") UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.

18. PROVIDE CONCRETE THRUST BLOCK RESTRAINTS AND/OR ANCHORAGE AT ALL PUSH-ON OR MECHANICAL JOINT BENDS, TEES, REDUCERS, AND OTHER FITTING LOCATIONS AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. THRUST BLOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS. IF ADEQUATE SUPPORT AGAINST UNDISTURBED EARTH CAN NOT BE OBTAINED, OR PHYSICAL SPACE LIMITATIONS EXIST, RESTRAINED JOINT FITTINGS, JOINT HARNESSES OR OTHER APPROVED MEANS OF PREVENTING PIPE MOVEMENT SHALL BE PROVIDED.

19. ALL POTABLE WATER PIPING SHALL BE TYPE "K" COPPER TUBING.

20. THE GENERAL CONTRACTOR SHALL COORDINATE THE MECHANICAL AND ELECTRICAL WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK AND SYSTEM SHUT-DOWNS. THE PHASES OF WORK FOR THE SUGGESTED SEQUENCES MAY BE PERFORMED BY THE CONTRACTOR CONCURRENTLY, IN AN APPROVED MANNER, SO AS NOT TO ADVERSELY EFFECT THE EXISTING SYSTEM OPERATION.

21. THE PROJECT IS WITHIN ZONE-A; AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED; AND ZONE C: AREAS OF MINIMAL FLOODING; AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF RICHMOND, RHODE ISLAND, WASHINGTON COUNTY, COMMUNITY PANEL NO. 440031 0004 B, PANEL 4 OF 20, EFFECTIVE DATE: NOVEMBER 5, 1980 AND COMMUNITY PANEL NO. 440031 0010 B; PANEL 10 OF 20, EFFECTIVE DATE: NOVEMBER 5, 1980.

EROSION CONTROL AND SOIL STABILIZATION PROGRAM

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE ROADWAY DRAINAGE SYSTEM AND ADJACENT PROPERTY.

2. STAKED HAY BALES OR SILT FENCES SHALL BE INSTALLED WHERE SHOWN AND AS REQUIRED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTIES.

3. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, SILT FENCING AND HAY BALES SHALL BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS AND MAINTAINED IN EFFECTIVE CONDITION UNTIL DISTURBED AREAS HAVE BEEN STABILIZED WITH VEGETATION. FOLLOWING SUCCESSFUL STABILIZATION OF DISTURBED AREAS, ALL SILT FENCING AND HAY BALES SHALL BE REMOVED. PRIOR TO REMOVAL OF THE SILT FENCING AND HAY BALES, ALL ACCUMULATED TRAPPED SEDIMENT MUST BE REMOVED AND DISPOSED BY THE CONTRACTOR.

4. UNTIL VEGETATIVE COVER IS ESTABLISHED AND DISTURBED AREAS ARE STABILIZED, ACCUMULATED SEDIMENTS SHALL BE REMOVED AS SOON AS SEDIMENTS HAVE ACCUMULATED TO A DEPTH OF 6 INCHES.

5. CONSTRUCTION ACTIVITIES AND DISTURBANCE SHALL BE KEPT TO WITHIN THE LIMIT OF DISTURBANCE (LOD). AREAS OUTSIDE THE LOD SHALL REMAIN UNDISTURBED.

6. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.

7. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE.

8. TEMPORARY TREATMENTS SHALL CONSIST OF 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 OWNER.

9. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.

10. ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.

11. STOCKPILES SHALL HAVE NO SLOPE STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES.

12. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.

13. PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY HAY-BALE FILTERS OR SILT FENCE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH VEGETATION.

14. TEMPORARY SOIL STOCKPILES AND DEPOSITION AREAS FOR CONSTRUCTION MATERIAL SHALL BE LOCATED OUTSIDE WETLANDS AREAS AND ASSOCIATED BUFFERS AND SHALL BE SURROUNDED BY STAKED HAY BALES.

15. TEMPORARY VEGETATION AND/OR HAY MULCHING SHALL BE USED TO PROTECT BARE AREAS AND STOCKPILES FROM EROSION. BARE EARTH SLOPES AND SOIL STOCKPILES SHALL BE KEPT TO A MINIMUM AT ALL TIMES. TEMPORARY SEEDING OR MULCHING SHALL BE INSTALLED ON ALL BARE EARTH PRIOR TO ENDING CONSTRUCTION FOR WINTER OR AS OTHERWISE NECESSARY.

16. AS SOON AS WEATHER PERMITS AFTER THE COMPLETION OF FINE GRADING. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH LOAM AND THE SPECIFIED GRASS SEED MIXTURE AND ADHESIVE MULCH STABILIZER. THE RECOMMENDED SEEDING DATES ARE: APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU SEPTEMBER 30, IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.

17. OUTLET PROTECTION DURING THE CLEANING AND FLUSHING OF PIPES IS REQUIRED. IF OUTLET PROTECTION AT AN OUTFALL IS NOT FEASIBLE, THEN THE OUTLET OF THE LAST STRUCTURE TO BE CLEANED SHALL BE PLUGGED TO CAPTURE ALL MATERIALS FLUSHED FROM THE PIPES. AFTER THE MATERIALS ARE REMOVED FROM THE DRAINAGE STRUCTURE, THE OUTLET MAY BE UNPLUGGED TO RESUME NORMAL FUNCTIONING.

18. ALL HAY BALES AND SILT FENCE SHALL BE INSTALLED WITH THE LOWER 6 INCHES BURIED AND BACKFILLED WITH COMPACTED SOIL MATERIAL. WHEN USED IN COMBINATION, A SUFFICIENT AMOUNT OF THE SILT FENCE SHALL BE PLACED IN THE TRENCH SO THAT THE HAY BALE STAKES ARE DRIVEN THROUGH THE FABRIC OF THE FENCE.

19. THE TOE OF ANY FILL SLOPE IS TO REMAIN AT LEAST ONE FOOT INSIDE OF EROSION CONTROLS. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR COVER ANY PORTION OF THE EROSION CONTROL MATERIAL. ANY MATERIAL THAT IS PLACED ON ANY EROSION CONTROLS BY THE CONTRACTOR, OR ANY AGENT OF THE CONTRACTOR, SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR, AND ANY NECESSARY REPAIRS TO THE EROSION CONTROLS ACCOMPLISHED, AT NO COST TO THE STATE.

20. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE ALL CONTROLS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT NECESSARY MAINTENANCE DURING ALL PHASES OF PROJECT CONSTRUCTION.

21. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, CITY REPRESENTATIVES OR R.I.D.E.M.

22. THE CONTRACTOR SHALL REFERENCE THE "R.I. EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, LATEST EDITION, AS A GUIDE.

23. ALL TEMPORARY EROSION CONTROLS SUCH AS CHECK DAMS, CB INLET PROTECTION, ETC. SHALL BE MAINTAINED IN PROPER WORKING CONDITION BY THE CONTRACTOR DURING CONSTRUCTION. MAINTENANCE IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED OR UNTIL MAINTENANCE IS ACCEPTED BY THE OWNER.

DRAINAGE & MAINTENANCE SCHEDULE

1. GENERAL: THE CONTRACTOR SHALL CLEAN AND FLUSH ALL DRAINAGE DEVICES, PIPES, CATCH BASINS, SWALES, ETC. AT THE END OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO ALL DRAINAGE STRUCTURES ON SITE UNTIL THE COMPLETED PROJECT IS ACCEPTED BY THE TOWN OF RICHMOND. THE OWNERSHIP ORGANIZATION OF RICHMOND COMMONS IS RESPONSIBLE THEREAFTER FOR THE LONG TERM MAINTENANCE AND REPAIR OF DRAINAGE STRUCTURES. INCLUDING WATER QUALITY UNITS AND UNDERGROUND STORMWATER SYSTEM. ANY STORMWATER MANAGEMENT SYSTEMS WHICH FAILS TO FUNCTION PROPERLY SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

2. CATCH BASINS: INSPECT AT SIX (6) MONTH INTERVALS, CLEAN AT TWELVE (12) MONTH INTERVALS, OR AFTER PERIODS OF HEAVY RAIN. REMOVE ALL SAND, SILT AND DEBRIS FROM SUMPS.

3. MANHOLES: INSPECT AT SIX (6) MONTH INTERVALS. CLEAN AS REQUIRED AND/OR AFTER PERIODS OF HEAVY RAIN.

4. WATER QUALITY UNITS: INSPECT AT SIX (6) MONTH INTERVALS, CLEAN AT TWELVE (12) MONTH INTERVALS, OR AFTER PERIODS OF HEAVY RAIN. REMOVE ALL SAND, SILT AND DEBRIS FROM SUMPS.

5. SWALES & DETENTION BASINS: BEGINNING OF SPRING, REMOVE ALL SAND, SILT AND DEBRIS. SWALES & DETENTION BASINS SHOULD TO BE MOWED (NO SHORTER THAN 4 INCHES) AND KEPT CLEAR OF DEBRIS AND SEDIMENT. BRUSH AND TREES SHOULD NOT BE PERMITTED TO GROW IN THE FLOWPATH. MAINTAIN VIGOROUS VEGETATION BY APPLYING LIME AND FERTILIZER AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION UNTIL CONSTRUCTION IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE TOWN OF RICHMOND. THE OWNERSHIP ORGANIZATION OF RICHMOND COMMONS IS RESPONSIBLE THEREAFTER. INSPECT AT (6) SIX MONTH INTERVALS AT WHICH TIME ALL TRASH AND LITTER SHALL BE DISPOSED OF PROPERLY. ACCUMULATED SEDIMENTS MUST BE REMOVED MANUALLY TO PREVENT DAMAGE. ALL ERODED AREAS/BARE SPOTS SHALL BE RESEEDED IMMEDIATELY UPON OBSERVATION.

6. OUTLET STRUCTURES/OVERFLOW ORIFICES: INSPECT TWICE PER YEAR. INSPECTIONS WILL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST (6) SIX MONTHS OF OPERATION (ESPECIALLY AFTER RAINFALL EVENTS) TO CHECK FOR CLOGGING OR TO RAPID A RELEASE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION UNTIL CONSTRUCTION IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE TOWN OF RICHMOND. THE OWNERSHIP ORGANIZATION OF RICHMOND COMMONS IS RESPONSIBLE THEREAFTER.

7. UNDERGROUND STORMTECH CHAMBERS: INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS. CONDUCT JETTING AND VACUMMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY. WHEN JETTING BLOCK SYSTEM OUTLET.

8. UNDERGROUND STORMTECH CHAMBERS MAINTENANCE PROCEDURE:

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT

A) INSPECTION PORTS (IF PRESENT)
   - I. REMOVE LID FROM FLOOR BOX FRAME
   - II. REMOVE CAP FROM INSPECTION RISER
   - III. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD RESULTS ON MAINTENANCE LOG.
   - IV. IF SEDIMENT IS AT, OR ABOVE, 3 INCH DEPTH PROCEED TO STEP 2. IF NOT PROCEED TO STEP 3.

B) ALL ISOLATOR ROWS
   - I. REMOVE COVER FROM MANHOLE AT UPSTREAM END OF ISOLATOR ROW
   - II. USING A FLASHLIGHT, INSPECT DOWN ISOLATOR ROW THROUGH OUTLET PIPE
     1. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
     2. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
   - III. IF A SEDIMENT LAYER IS VISIBLE PROCEED TO STEP 2. IF NOT PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

A) A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING NOZZLE
   SPREAD OF 45 INCHES OR MORE IS PREFERABLE
B) APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
C) VACUUM MANHOLE SUMP AS REQUIRED

STEP 3) REPLACE ALL CAPS, LIDS AND COVERS, RECORD OBSERVATIONS AND ACTIONS

STEP 4) INSPECT & CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM

RIDEM PERMIT

ALL WORK SHALL BE IN FULL CONFORMITY WITH THE PERMIT ISSUED BY RIDEM FOR THE PROJECT.

DRAINAGE AND UTILITY NOTES

1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED COMPANIES ARE NOTIFIED.

2. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.

3. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, IN ACCORDANCE WITH THE "DIG SAFE PROGRAM LAW" ENACTED BY RHODE ISLAND LEGISLATURE BILL NO. 79S-391, WHICH BECAME EFFECTIVE JULY 1, 1979. ANY DAMAGE TO EXISTING UTILITIES WHICH ARE SHOWN ON THE PLANS OR DESIGNATED BY DIG SAFE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

SANITARY SEWER PIPELINE NOTES:

1. LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY AUTHORITIES INCLUDING "DIG-SAFE" PRIOR TO STARTING WORK. ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE COST OF REPAIRS SHALL BE BORNE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. WHENEVER POSSIBLE THE SEWER SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM AN EXISTING WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
3. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND/OR RIGTHS-OF-WAY ACROSS PRIVATE PROPERTY AS SHOWN ON THE DRAWINGS.
4. ALL AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE PAYMENT LINES INDICATED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
5. WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
6. ALL GRASSED AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE LOAMED AND SEEDED.
7. ALL CURBING DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AND RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. ALL PIPES UNDER THIS CONTRACT ARE DESIGNED USING TRENCH WIDTHS AS SHOWN ON THE DRAWINGS. DEVIATION FROM THESE WIDTHS BY THE CONTRACTOR MAY NECESSITATE CHANGES IN PIPE CLASSIFICATION. SUCH CHANGE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE DESIGN TRENCH WIDTHS ARE EXCEEDED OR PLANNED TO BE EXCEEDED.
9. THE PAYMENT LINES FOR CLEARING, GRUBBING, STRIPPING, STOCKPILING, AND REPLACING TOPSOIL, LOAMING AND SEEDING SHALL BE 10' BOTH SIDES OF PIPE CENTERLINE.
10. DEPTHS OF EXISTING WATER PIPE LINES ARE UNKNOWN-ASSUME 5' COVER.
11. ALL RIM ELEVATIONS FOR PROPOSED SEWER MANHOLES SHALL MATCH EXISTING GRADES UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.
12. WHENEVER SOIL IS ENCOUNTERED, WHERE, IN THE OPINION OF THE ENGINEER, IT IS UNSUITABLE FOR PIPE BEDDING OR OTHER INTENDED USE, THE CONTRACTOR SHALL REMOVE SUCH MATERIAL AND REPLACE IT WITH COMPACTED GRAVEL.
13. ALL SEWERMAINS SHALL BE 8" PVC UNLESS OTHERWISE NOTED. SERVICES SHALL BE 6" PVC UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS LABELED ON THE PROPOSED PROFILE OF THE SEWERLINE SHALL INDICATE THE INVERT OF THE PIPE.
15. CATCHBASINS SHALL BE PROTECTED FROM SEDIMENTATION AS SHOWN ON THE DETAIL SHEET.
16. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE & UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY CITY, STATE OR FEDERAL AGENCY THAT MAY BE APPLICABLE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY CONSTRUCTION SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE M.U.T.C.D.
18. ALL REQUIRED AUTHORIZATION TO PERFORM WORK MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
19. ALL EXISTING UTILITIES HAVE BEEN PLOTTED BASED UPON BEST AVAILABLE INFORMATION AND REPRESENT APPROXIMATE LOCATIONS.
20. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
21. WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER.
22. ALL BURIED GATE VALVES SHOWN ON PIPELINES SHALL BE SOLID WEDGE TYPE WITH ADJUSTABLE CAST IRON VALVE BOXES TO FINISHED GRADE. COVERS SHALL READ "SEWER". OPERATING EXTENSION RODS SHALL BE BROUGHT TO WITHIN 6" FROM FINISHED GRADE WHEN VALVES EXCEED A DEPTH OF 5 FEET.

LEGEND

SYMBOL	DESCRIPTION
52	EXIST. CONTOUR
52	PROP. CONTOUR
PL	PROPERTY LINE
	EDGE OF TREES
	EXIST. LINE TO BE CAPPED
E	EXIST. ELECRIC
D	EXIST. DRAIN
S	EXIST. SEWER
S	PROP. SEWER
FM	PROP. SEWER FORCEMAIN
W	EXIST. WATER LINE
12"W	PROP. 12" WATER LINE
	GATE VALVE OR CURB STOP
X X X	EXIST. CHAIN LINK FENCE
	PROPOSED CHAINLINK FENCE
	STEEL SHEETING
DMH	EXIST. DRAIN MANHOLE
SMH	EXIST. SEWER MANHOLE
P-1	EXIST. UTILITY POLE
3 / M-1	SECTION OR DETAIL NUMBER / SHEET LOCATION OF SECTION OR DETAIL
	LINE OF BALED HAY, SILT FENCE
	LIMIT OF DISTURBANCE
	TEST PIT
5-206	WETLAND FLAG
AC	ASBESTOS CEMENT
ALUM.	ALUMINATION
BIT.	BITUMINOUS CONCRETE
BLDG.	BUILDING
C.	COPPER
CEM.	CEMENT
C.O.	CLEAN OUT TO GRADE
CONC.	CONCRETE
CONT.	CONTINOUS
COP.	COPPER
C.S.	CURB STOP
D.I.	DUCTILE IRON PIPE
DIA.	DIAMETER
DW.	DOWN
EL.	ELEVATION
EST.	ESTIMATE
E.O.P.	EDGE OF PAVEMENT
EW	EACH WAY
FT/FT	FEET PER FOOT
G.V.	GATE VALVE
HT	HEIGHT
H.W.A.	HIGH WATER ALARM
INV.	INVERT
L.F.	LINEAR FEET
L.W.A.	LOW WATER ALARM
MAX.	MAXIMUM
MIN.	MINIMUM
MON.	MONITORING
N/F	NOW OR FORMALLY

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS STATED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1239
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Cynthia D. Wenck

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

Siegmund AND ASSOCIATES, inc

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

GENERAL NOTES

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

SHEET 4 OF

VILLAGE CENTER | RESIDENTIAL COMMUNITY

100' BUFFER

OPEN SPACE

OPEN SPACE
DONATED TO TOWN

TOWN GREEN

RECREATION LAND DONATED TO TOWN

RECREATION LAND DONATED TO TOWN

OPEN SPACE
DONATED TO TOWN

RECREATION LAND
DONATED TO TOWN

150'

STATE HIGHWAY PLAT NO. 470

Richmond Commons Boulevard West

Richmond Commons Boulevard East

Village Green

Meeting Streets

South County Trail

Nooseneck Hill Road

Elmbrook Mall

Hazard Avenue

Ellery Avenue

Fairbanks Terrace

Broadway Terrace

Kingstown Road

Thomas Fairbanks Drive

Fairbanks Court

Wilson Court

Walesa Court

Williams Court

Davis Court

Bunche Court

Angell Court

Root Court

Pauling Court

Marshall Court

Balch Court

Engle Court

Roosevelt Court

Hackman Court

Prescott Court

McFadden Court

Friedman Court

Fogel Court

Sharpe Court

Nash Court

Carter Terrace

Arrow Court

Buck Terrace

Faulkner Terrace

Eliot Terrace

Mistral Terrace

Steinbeck Terrace

Churchill Terrace

Brodsky Terrace

Singer Terrace

H
EL=184.0
200,000

E
100,000
EL=184.00

J
EL=200.0
120,000

J-1
EL=200.0
22,500

K
14,197

N
12,000

A-5

B-2

B-4

C-2

D-1

D-2

D-4

D-5

F-1
19,168

F-2

F-3

G-1
9,616

G-3
15,030

G-4
11,200

G-5
6,995

C-1c
3,697

C-1b
6,995

12,500 s.f.

LEACH FIELD AREA 3

RESERVE AREA

PROPOSED WASTEWATER TREATMENT FACILITY

FUTURE PARKING ON TOP OF UNDERGROUND PARKING GARAGE

Canal Street

Service Way

Grand Avenue

Kingstown Road

ADVISORY ROW 33' WIDE

ADVISORY ROW 66' WIDE

ADVISORY ROW 132' WIDE

DUPLEX LOCATION	BUILDINGS	UNITS
BUCK TERRACE	6	12
FAULKNER TERRACE	4	8
ELIOT TERRACE	6	12
MISTRAL TERRACE	6	12
STEINBECK TERRACE	9	18
CHURCHILL TERRACE	6	12
BRODSKY TERRACE	12	24
SINGER TERRACE	6	12
TOTAL:	55	110

TRIPLEX LOCATION	BUILDINGS	UNITS
ARROW COURT	2	6
COURT	2	6
WILSON COURT	4	12
WALESA COURT	4	12
WILLIAMS COURT	4	12
DAVIS COURT	4	12
BUNCHE COURT	4	12
ANGELL COURT	4	12
ROOT COURT	4	12
TOTAL:	32	96

FOUR-PLEX LOCATION	BUILDINGS	UNITS
PAULING COURT	4	16
MARSHALL COURT	4	16
BALCH COURT	2	8
ENGLE COURT	2	8
ROOSEVELT COURT	2	8
HACKMAN COURT	2	8
PRESCOTT COURT	2	8
MCFADDEN COURT	2	8
FRIEDMAN COURT	2	8
FOGEL COURT	2	8
SHARPE COURT	2	8
NASH COURT	2	8
TOTAL:	28	112

APARTMENTS		
CARTER TERRACE	3	81
TOTAL:	3	81
GRAND TOTAL	118	399

TYP. RESIDENTIAL UNIT: 32' x 62' = 1,984 S.F.
TYP. APARTMENT UNIT: 100' x 140' = 14,000 S.F.

=LIMITS OF AGE RESTRICTED HOUSING

AGE RESTRICTED AREA WITHIN VILLAGE CENTER DISTRICT (INCLUDING ROADWAYS) = 150 ACRES +/-

AGE RESTRICTED HOUSING IS LIMITED TO AGE 55 OR OLDER

RECREATION LAND DONATED TO TOWN= 14 AC +/-

WETLAND BUFFER & OPEN SPACE DONATED TO TOWN= 30 AC. +/-

SCALE IN FEET
0 100 200 400 800
SCALE : 1"= 200'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPLICATION NUMBER
IS HEREBY GIVEN LETTER OF APPROVAL
DATED MAR 07 2008 06-039
TO CHANGES MADE WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wenech

REV. 3 0/ 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

Siegmund AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
RESIDENTIAL COMMUNITY PLAN

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

5

SHEET 5 OF

MATCH SHEET GENERAL PLAN 36

PROPERTY LINE

PROPERTY LINE

WATER TANK

100'

100' OPEN SPACE

200.0'
WATER TANK EASEMENT

200.0'
WATER TANK EASEMENT

GRAVEL ACCESS ROAD

Apt-3
EL=263.0

Apt-2
EL=262.0

Apt-1
EL=261.0

Carter Terrace

Sharpe Court

Nash Court

E-7

E-8

E-9

E-10

E-6

Fogel Court

E-5

McFadden Court

E-13

E-14

E-11

Heckman Court

E-12

R.O.W.

26'

TYPICAL SHARED DRIVEWAY

E-17

Prescott Court

E-18

E-15

Engle Court

E-16

E-4

Friedman Court

E-3

Prize Way North

EXTENDED DETENTION POND

PROPERTY LINE

FUTURE ROADWAY EXTENSION TO ELEX-TECH

50'

PROPERTY LINE

150'

CONSERVATION LAND
OPEN SPACE
DONATED TO TOWN

PROPERTY LINE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
MAR 07 2008 FILE NO. 06-0339
CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Ingrid D. Wenck
Senior Biologist

4' WIDE WALKING PATH
TYP.

PROPERTY LINE

150'

E-2

Arrow Court

E-1

P-4

P-5

Root Court

P-3

P-6

BITUMINOUS BERM
TYP.

R.O.W.

50'

P-11

Adams Court

P-12

P-14

P-15

Angell Court

P-13

P-16

P-17

Balch Court

P-18

4' WIDE WALKING PATH
TYP.

P-10

P-7

Wilson Court

P-8

P-9

P-20

P-19

Duncle Court

P-22

P-21

P-23

P-24

Dawes Court

P-25

P-26

Nobel Avenue

26'

P-1

Roosevelt Court

P-2

KNOWLL

LEACHFIELD AREA 2

SCALE IN FEET

0 40 80 160 320

SCALE : 1"= 80'

NOV 30 2007

MATCH SHEET GENERAL PLAN 2

CURVE DATA

NOBLE AVENUE

CURVE	LENGTH	RADIUS
C1	131.82	700.00
C2	111.27	600.00
C3	851.57	400.00
C4	302.07	400.00
C5	149.16	400.00
C6	299.34	300.00
C7	229.78	300.00
C8	548.56	400.00

PRIZEWAY NORTH

CURVE	LENGTH	RADIUS
C1	118.02	575.00
C2	208.58	200.00
C3	203.33	275.00
C4	435.35	240.00
C5	263.83	200.00
C6	234.63	350.00
C7	90.64	175.00

PRIZEWAY SOUTH

CURVE	LENGTH	RADIUS
C1	230.42	260.00
C2	367.60	575.00
C3	883.91	1200.00
C4	294.36	300.00
C5	72.53	150.00

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
35 STILSON ROAD
P.O. BOX 376
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GENERAL PLAN 1

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

6

SHEET 6 OF

MATCH SHEET GENERAL PLAN 1

MATCH SHEET GENERAL PLAN 37

Einstein Way

Prize Way South

BIT. BERM TYP.

CC-1

Faulkner Terrace

Buck Terrace

Mistral Terrace

Elliot Terrace

Noble Avenue

Williams Court

Marshall Court

Faulling Court

Waltzer Court

Churchill Terrace

Steinbeck Terrace

Singer Terrace

Brodsky Terrace

L-1 L-2 L-3 L-4 L-5 L-6 L-7 L-8 L-9 L-10 L-11 L-12 L-13 L-14 L-15 L-16 L-17 L-18 L-19 L-20 L-21 L-22 L-23 L-24 L-25 L-26 L-27 L-28 L-29 L-30 L-31 L-32 L-33 L-34 L-35 L-36 L-37 L-38 L-39 L-40 L-41 L-42 L-43 L-44 L-45 L-46 L-47 L-48 L-49 L-50 L-51 L-52 L-53 L-54 L-55

P-27 P-28 P-30 P-29 P-36 P-35 P-37 P-38 P-31 P-34 P-32 P-33 P-39 P-40 P-42 P-41

4' WIDE WALKING PATH (TYP)

TYPICAL SHARED DRIVEWAY

EXTENDED DETENTION POND

PROPERTY LINE

RECREATION LAND DONATED TO TOWN

FUTURE ROADWAY EXTENSION TO FLEX-TECH

ACCESS EASEMENT

LEACHFIELD AREA 1

Limit of Disturbance

OPEN SPACE DONATED TO TOWN

EXISTING EASEMENT

50'

66'

16'

100'

4' WIDE WALKING PATH (TYP)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Maureen D. Wenceck

NOV 30 2007

SCALE IN FEET

0 40 80 160 320

SCALE : 1"= 80'

CURVE DATA

NOBLE AVENUE

CURVE	LENGTH	RADIUS
C1	131.82	700.00
C2	111.27	600.00
C3	851.57	400.00
C4	302.07	400.00
C5	149.16	400.00
C6	299.34	300.00
C7	229.78	300.00
C8	548.56	400.00

PRIZEWAY NORTH

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PRIZEWAY SOUTH

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NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2394 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
35 STILSON ROAD
P.O. BOX 376
WYOMING, RI 02898

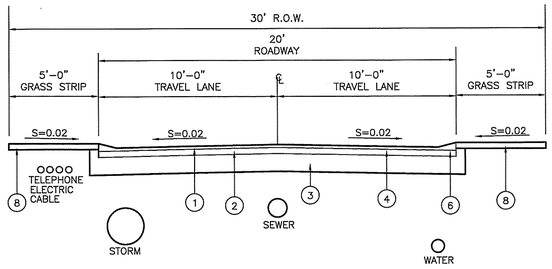
SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL GENERAL PLAN 2

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

7

SHEET 7 OF



TYPE 1 RESIDENTIAL COMPOUND SHARED DRIVEWAY

SCALE: 1/4"=1'-0"

DRIVEWAYS
RESIDENTIAL COMPOUND

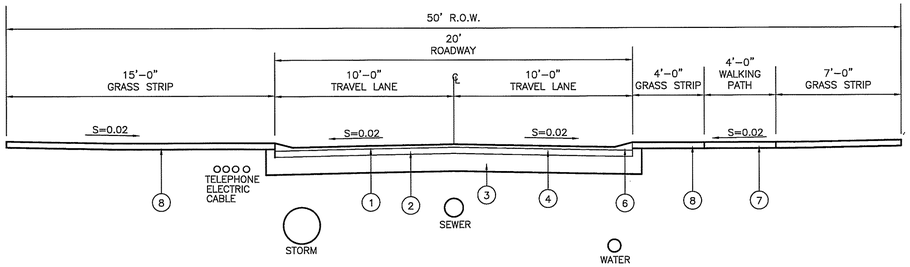
BUCK TERRACE
FAULKNER TERRACE
ELIOT TERRACE
MISTRAL TERRACE
SINGER TERRACE
CHURCHILL TERRACE

PAVEMENT LEGEND

1. 2" BITUMINOUS CONCRETE SURFACE COURSE TYPE I-1
2. 4" MODIFIED BITUMINOUS CONCRETE BASE COURSE
3. 12" GRAVEL BORROW SUBBASE COURSE
4. ASPHALT EMULSION TACK COAT
5. R.I. STD. 7.1.0 PRECAST CONCRETE CURB
6. R.I. STD. 7.5.1 BITUMINOUS BERM
7. R.I. STD. 43.1.0 CEMENT CONCRETE SIDEWALK (*)
8. 4" PLANTABLE SOIL & SEEDING TYPE 1
9. R.I. STD. 8.1.0 SEEDED DITCH (USED WHERE ROADWAY SLOPE LESS THAN 5.0%)

* ONE SIDE ONLY FOR SIDE STREETS. PART OF PEDESTRIAN WALKING PATH FOR COLLECTOR STREETS.

PEDESTRIAN WALKING PATHS ARE CONSTRUCTED WITH STABILIZED SOIL SURFACE.

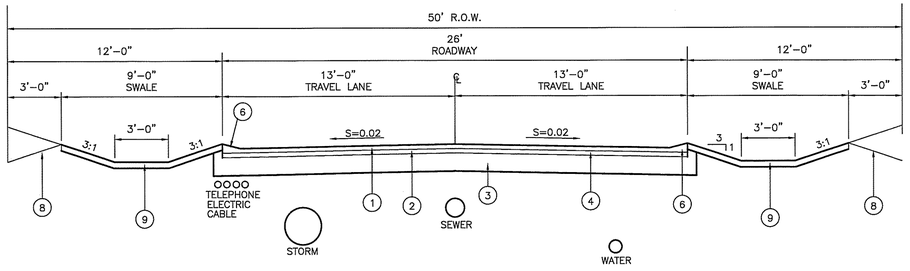


TYPE 2 RESIDENTIAL COMPOUND SHARED DRIVEWAY

SCALE: 1/4"=1'-0"

LOCAL ACCESS
DOUBLE LOADED

BRODSKY TERRACE
STEINBECK TERRACE



TYP. COLLECTOR ROADWAY SECTION

SCALE: 1/4"=1'-0"

COLLECTOR STREETS

EINSTEIN WAY
NOBEL AVENUE
PRIZE WAY NORTH
PRIZE WAY SOUTH

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wenek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO B. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
TYPICAL SECTIONS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

8

SHEET 8 OF

LINE OF BALED HAY, SILT FENCE

LIMIT OF DISTURBANCE

SCALE IN FEET

0 100 200 400 800

SCALE : 1"= 200'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 08-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wenecke

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

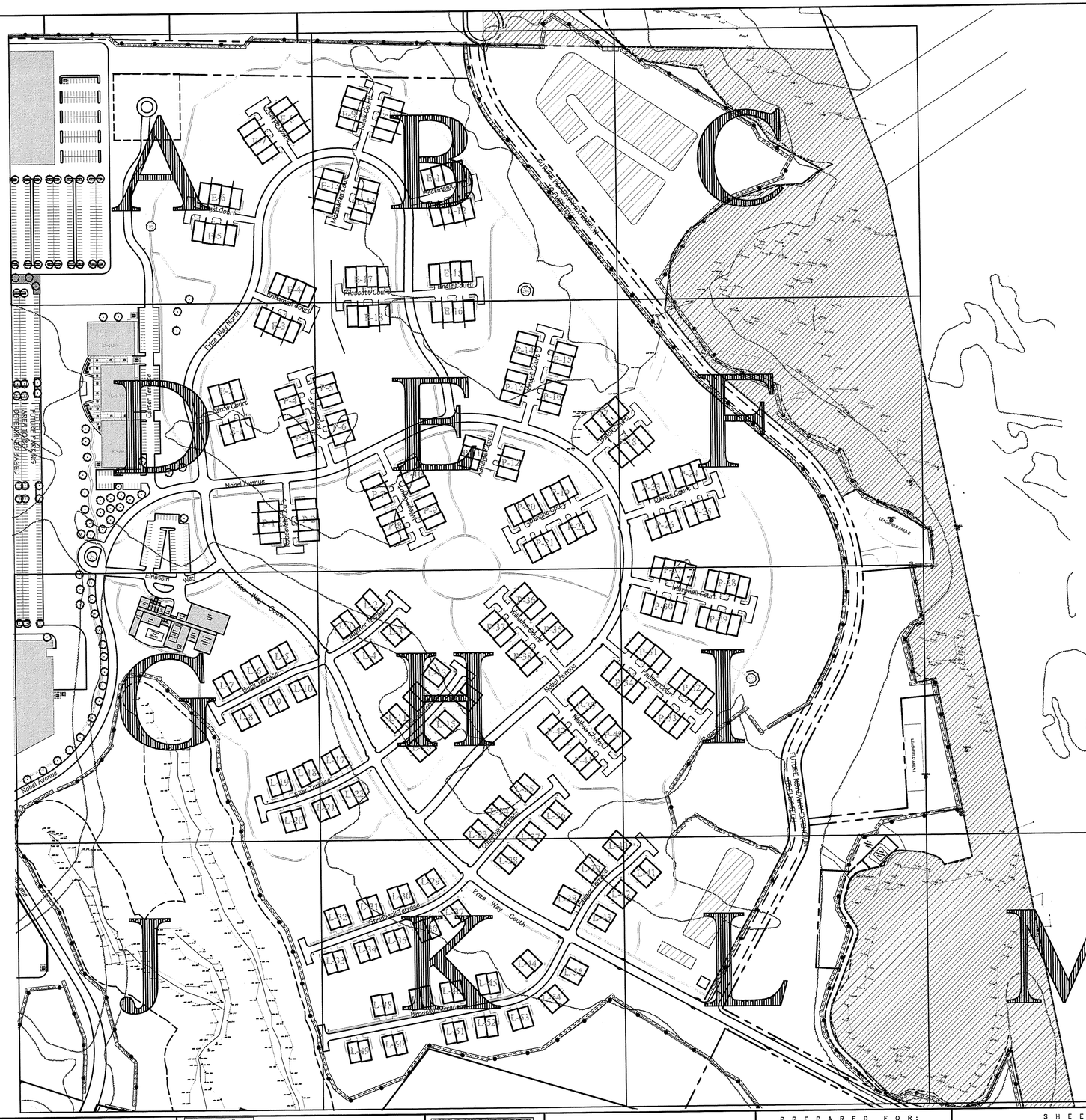
SHEET DESCRIPTION

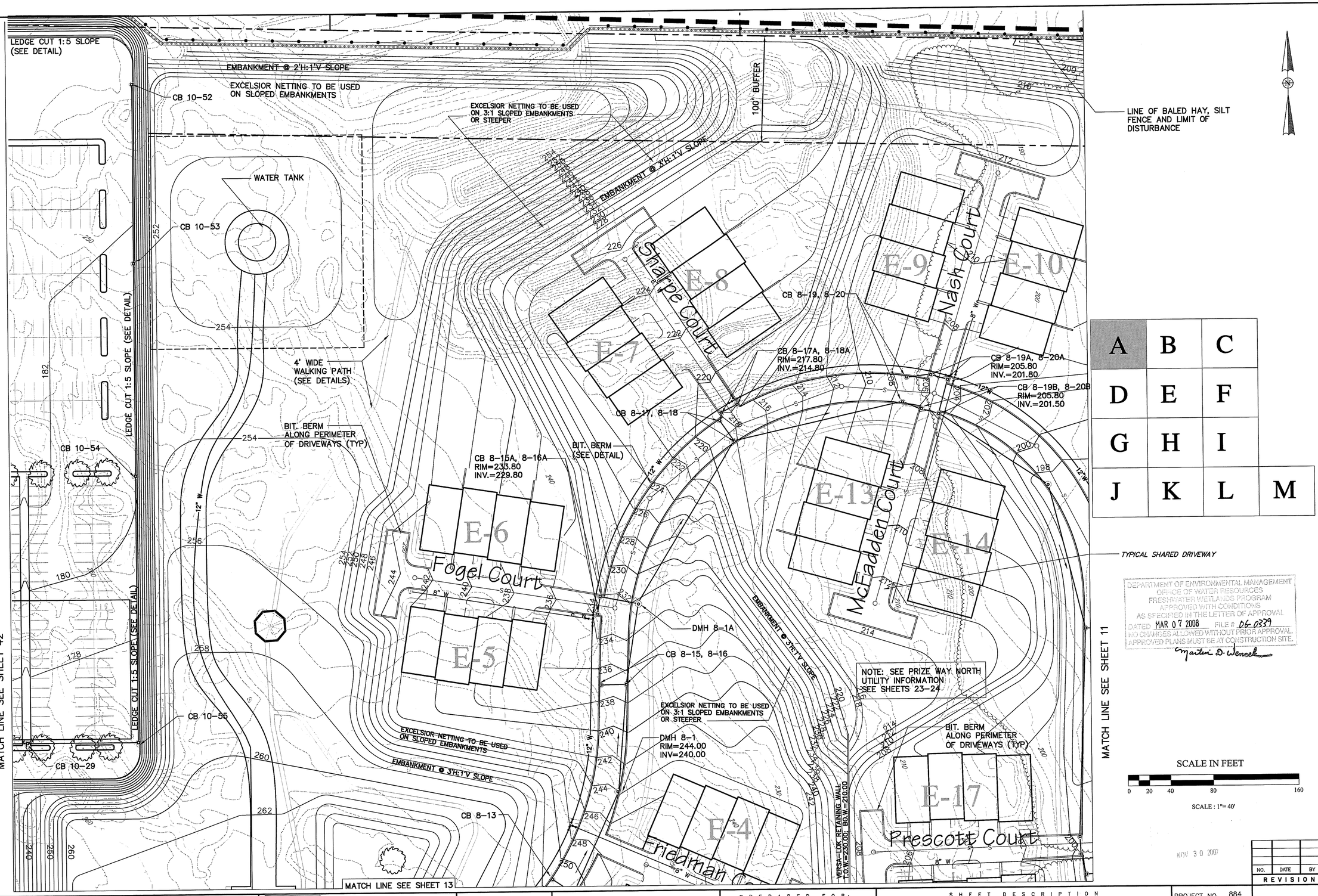
EROSION CONTROL
LIMITS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

9a

SHEET 35 OF


A
B
C
D
E
G
H
J
K
L
M
Pride Way North
Pride Way South
Nobel Avenue
Einstein Way
Tribble Road
Tribble Road Extension
Future Parking
Area Reserved for Future Parking
Landfill Area 2
Landfill Area 3
Landfill Area 4
Landfill Area 5
Landfill Area 6
Landfill Area 7
Landfill Area 8
Landfill Area 9
Landfill Area 10
Landfill Area 11
Landfill Area 12
Landfill Area 13
Landfill Area 14
Landfill Area



A	B	C	
D	E	F	
G	H	I	
J	K	L	M

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

SCALE IN FEET
0 20 40 80 160
SCALE : 1"= 40'

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

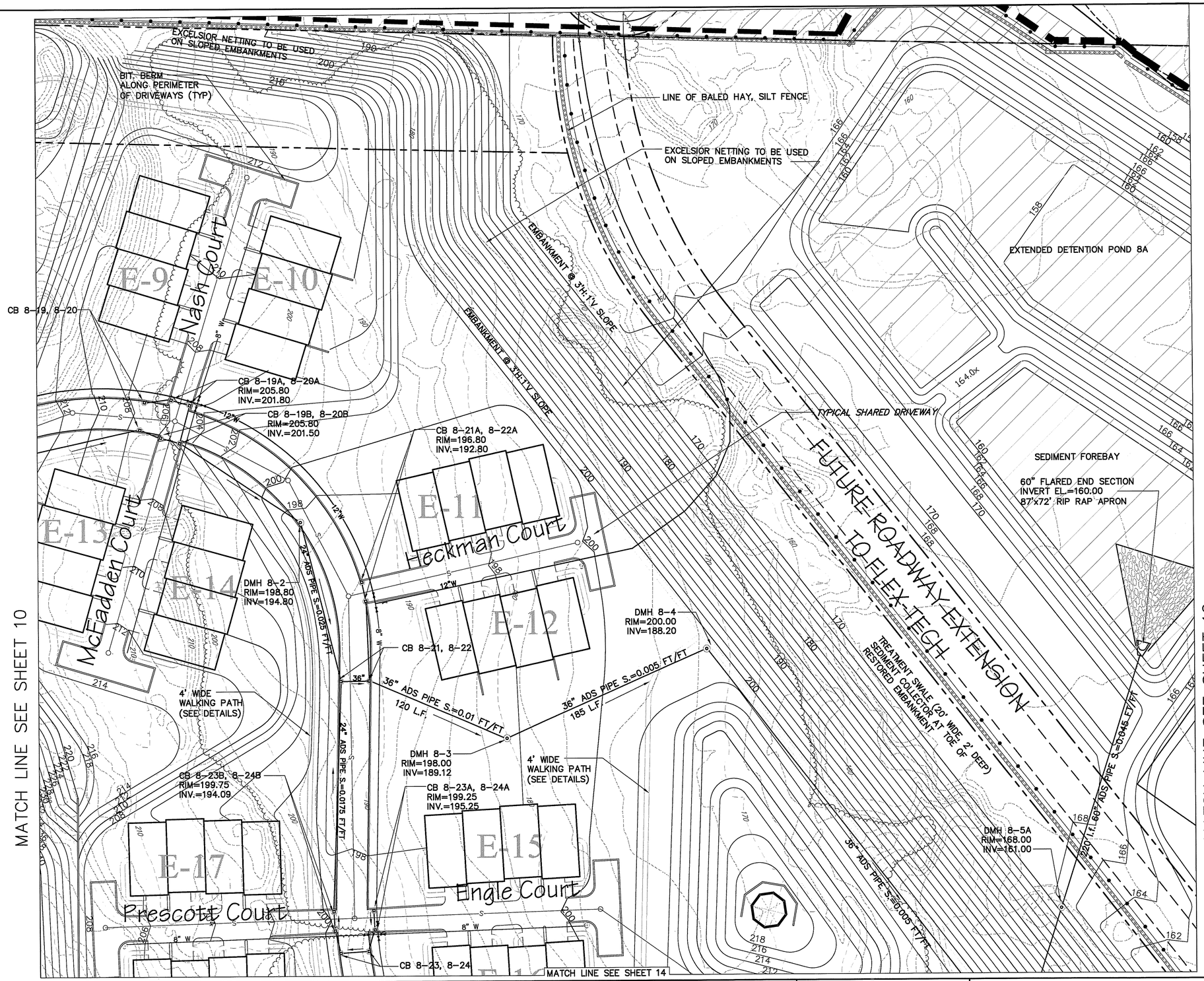
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 1 (A)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

10

SHEET 10 OF



A	B	C	
D	E	F	
G	H	I	
J	K	L	M

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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Martin D. Wencek

SCALE IN FEET

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SCALE : 1"= 40'

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VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

Siegmund AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 2 (B)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

11

SHEET 11 OF

MATCH LINE SEE SHEET 11

LINE OF BALED HAY, SILT FENCE

FUTURE ROADWAY EXTENSION TO FLEX-TECH

TREATMENT SWALE (20' WIDE 2' DEEP) SEDIMENT COLLECTOR AT TOE OF RESTORED EMBANKMENT SEE SHEET 66

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

3H:1V SLOPED EMBANKMENT

EXTENDED DETENTION POND 8A

SEDIMENT FOREBAY

60" FLARED END SECTION
INVERT EL.=160.00
87'x72' RIP RAP APRON

60" ADS/PIPE
S=0.0045 F/F

DMH
RIM=168.00
INV=161.00

EMERGENCY SPILLWAY 154.0x

SUBSURFACE INFILTRATION SYSTEM 8A
500'x80'x4'
NOTE: VOLUME SAME AS DESIGN VOLUME OF 750'x60'x4'

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

OULET CONTROL STRUCTURE SEE SITE DETAILS

CONSERVATION EASEMENT

PROPERTY LINE

CONSERVATION LAND DONATED TO TOWN

EXISTING TREE-LINE

150' BUFFER

PROPERTY LINE

CONSERVATION EASEMENT

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

150' BUFFER

EXISTING TREE-LINE

CONSERVATION LAND DONATED TO TOWN

PROPERTY LINE

PER RIDEM:
① + ② Revise erosion controls to enclose all proposed work

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
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MAR 07 2008 FILE # 06-0334
UNLESS ALTERED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Maureen D. Wenczek

SCALE IN FEET
0 20 40 80 160

SCALE : 1"= 40'

NOV 30 2007

MATCH LINE SEE SHEET 15

A	B	C
D	E	F
G	H	I
J	K	L	M

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

Siegmund AND ASSOCIATES, INC

CONSULTING ENGINEERS

49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 3 (C)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

12

SHEET 12 OF

MATCH LINE SEE SHEET 10

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

VERSA-LOC RETAINING WALL

MATCH LINE SEE SHEET 45

EMBANKMENT SLOPE 2H:1V

Apt-3 EL.=263.0

Apt-2 EL.=262.0

Apt-1 EL.=261.0

263x40

CB 8-25, 8-26
RIM=262.10
INV.=258.10

PEDESTRIAN WALKING PATH (SEE DETAIL)

Carter Terrace

24" ADS PIPE 176 L.F.

CB 8-27, 8-28
RIM=260.34
INV.=256.34

24" ADS PIPE 130 L.F.

CB 8-29, 8-30
RIM=256.00
INV.=250.00

24" ADS PIPE 100 L.F.

CB 8-34
RIM=250.00
INV.=248.00

CB 8-33
RIM=252.50
INV.=247.75

CB 2-1, 2-2

CB 8-31, 8-32
RIM=253.00
INV=247.55

50'x120'x4.5' SUBSURFACE INFILTRATION SYSTEM 3A

CB 3-14
RIM=245.80
INV=241.80

42" WQU 3-A

CB 3-16

CB 3-13
RIM=246.35
INV=242.35

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

CB 8-13, 8-14

Prize Way North

PEDESTRIAN WALKING PATH (SEE DETAIL)

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

Waddman Court

E-3

CB 8-13A, 8-14A
RIM=243.00
INV.=239.00

24" ADS PIPE 120 L.F. S=0.01 ft/ft

DMH 8-9A
RIM=248.00
INV.=237.80

TYPICAL SHARED DRIVEWAY

E-2

Arrow Court

E-1

EMBANKMENT SLOPE 3H:1V

P-4

P-5

P-3

Roosevelt Court

500 L.F. 24" ADS PIPE

DMH 8-9
RIM=230.84
INV.=225.70

CB 8-11, 8-12

CB 8-9, 8-10

24" ADS PIPE 220 L.F. S=0.04 ft/ft

Nobel Avenue

CB 8-13B, 8-14B
RIM=229.80
INV.=225.80

CB 8-9A, 8-10A
RIM=241.00
INV=237.50

P-1

P-2

Roosevelt Court

PEDESTRIAN WALKING PATH (SEE DETAIL)

BIT. BERM (SEE DETAIL)

242x50

BIT. BERM (SEE DETAIL)

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 14

A	B	C	
D	E	F	
G	H	I	
J	K	L	M

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Martin D. Wencek

NOV 30 2007

SCALE IN FEET

0 20 40 80 160

SCALE: 1" = 40' DATE: 11/30/2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2294 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 4 (D)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

13

SHEET 13 OF

MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 17

Prescott Court

Engle Court

Angell Court

Addams Court

Bunche Court

Balch Court

E-16

E-17

E-18

P-5

P-6

P-7

P-8

P-9

P-10

P-11

P-12

P-13

P-14

P-15

P-16

P-17

P-18

P-19

P-20

P-21

P-22

TYPICAL SHARED DRIVEWAY

EMBANKMENT SLOPE 3H:1V

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

REDESTRIAN WALKING PATH TYP. (SEE DETAIL)

PEDESTRIAN WALKING PATH TYP. (SEE DETAIL)

CB 8-23, 8-24

CB 8-7, 8-8
(SEE SHEET 27 NOBEL AVE. PLAN & PROFILE)

CB 8-3A, 8-4A
RIM=198.83
INV=189.83

CB 8-7A, 8-8A
RIM=217.80
INV.=214.00

CB 8-5, 8-6

CB 8-3, 8-4

DMH 8-6
RIM=194.12
INV=188.48

DMH 8-6A
RIM=193.80
INV=188.96

DMH 8-5
RIM=201.00
INV=186.00

CB 8-1A, 8-2A
RIM=193.80
INV=189.80

DMH 8-9
RIM=230.84
INV.=225.70

CB 8-13B, 8-14B
RIM=229.80
INV.=225.80

DMH 8-8A
RIM=220.00
INV.=216.00

DMH 8-8B
RIM=205.00
INV.=201.00

BIT. BERM (TYP)

ROTONDO 6' DIA. DRYWELL W/2' CRUSHED STONE ALL AROUND

CB 8-1, 8-2
(SEE SHEET 26 NOBEL AVE. PLAN & PROFILE)

CB 8-1B, 8-2B
RIM=196.20
INV.=193.20

18" F.E.S.

24" F.E.S.

GRASSED SWALE (TYP)

PAVED WATERWAY (TYP)

8" W

24" ADS PIPE 280 L.F.

24" ADS PIPE 300 L.F.

36" ADS PIPE S=0.01 FT/FT

36" ADS PIPE S=0.01 FT/FT

118 L.F. 60" ADS PIPE S=0.21 FT/FT

EMBANKMENT SLOPE 3H:1V

A	B	C
D	E	F
G	H	I
J	K	L	M

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SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
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LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 5 (E)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

14

SHEET 14 OF

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 18

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

LINE OF BALED HAY, SILT FENCE PLACED AT TOE OF SLOPE

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE (TYP)

TEMPORARY SEDIMENT DITCH FOR SLOPED EMBANKMENT

150' BUFFER

EXISTING TREE-LINE

EXISTING SILT FENCE

CONSERVATION LAND DONATED TO TOWN

PROPERTY LINE

SLOPED EMBANKMENT 3H:1V

24" ADS PIPE 400 L.F. S=0.008 FT/FT

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

60'

CONSERVATION EASEMENT PROPERTY LINE

GRAVEL ACCESS ROAD

Gravel Road

Patch Court

P-18

DMH 8-5A
RIM=200.00
INV.=189.20

24" ADS PIPE 160 L.F. S=0.008 FT/FT

SLOPED EMBANKMENT 3H:1V

CB 8-A, 8-B
RIM=200.00
INV.=197.00

P-24

P-23

Dawes Court

P-25

P-26

GRASSED SWALE (TYP)

24" ADS PIPE 220 L.F. S=0.008 FT/FT

DMH 8-5B
RIM=204.00
INV.=190.48

PEDESTRIAN WALKING PATH (SEE DETAIL)

24" F.E.S.

PAVED WATERWAY (TYP)

TYPICAL SHARED DRIVEWAY

DMH 8-5C
RIM=205.00
INV.=192.24

CONSERVATION EASEMENT

MON.WELL

LEACHFIELD AREA 2

A	B	C
D	E	F
G	H	I
J	K	L	M

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0379
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
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NOV 30 2007

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PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

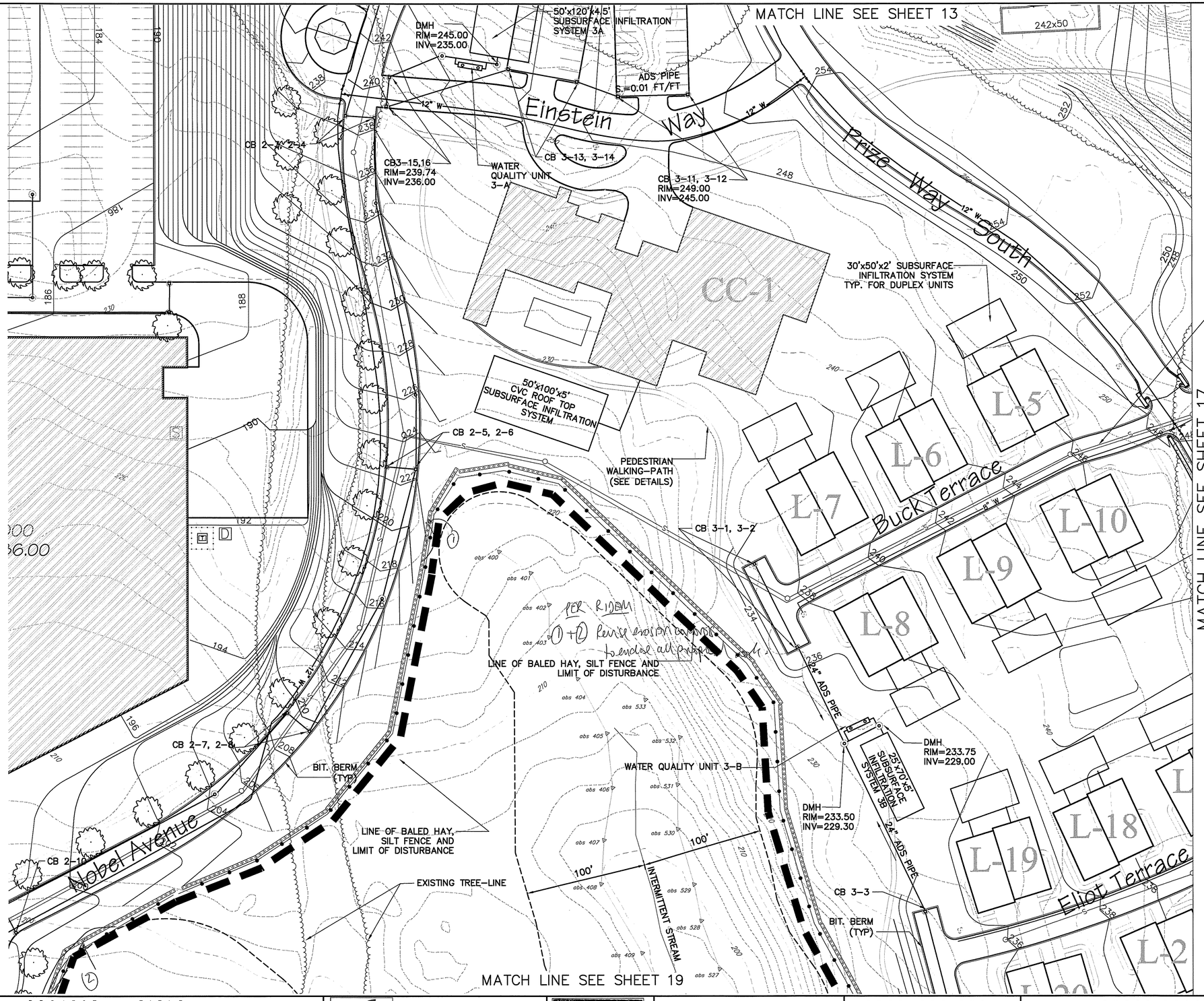
SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 6 (F)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

15

SHEET 15 OF



A	B	C	
D	E	F	
G	H	I	
J	K	L	M

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PREPARED FOR:
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58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
AGE RESTRICTED RESIDENTIAL GRADING PLAN
SHEET 7 (G)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT 2007
SCALE AS SHOWN

16

SHEET 16 OF

MATCH LINE SEE SHEET 14

MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 20

BIT. BERM (TYP)

3H:1V SLOPED EMBANKMENT

18" ADS PIPE

CB 8-6A, 8-7A
RIM=240.50
INV=236.50

BIT. BERM (TYP)

18" ADS PIPE 140 L.F. S.=0.08 FT/FT

CB 8-1C,8-2C
RIM=217.50
INV.=213.50

PAVED WATERWAY

PEDESTRIAN WALKING-PATH (SEE DETAIL)

TYPICAL SHARED DRIVEWAY

GRASSED SWALE (TYP)

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

PAVED WATERWAY

18" CULVERT UNDER DRIVEWAY (TYP)

BIT. BERM (TYP)

CB 6-3, 8-4
SEE SHEET 32

3H:1V SLOPED EMBANKMENT

18" ADS PIPE S.=0.01 FT/FT

PAVED WATERWAY (TYP)

CULVERT UNDER ROADWAY (TYP)

GRASSED SWALE (TYP)

PAVED WATERWAY (TYP)

18" CULVERT UNDER DRIVEWAY (TYP)

CB 6-5, 6-6
SEE SHEET 25

CB 6-7, 6-8

PEDESTRIAN WALKING-PATH (SEE DETAIL)

24" ADS PIPE 205 L.F. S=0.068 FT/FT

CB 8-1D,8-2D
RIM=205.00
INV.=201.00

CB 6-7, 6-8
SEE SHEET 33

Faulkner Terrace

Williams Court

Nobel Avenue

Mistral Terrace

Walega Court

L-1 L-2 L-3 L-4 L-10 L-11 L-12 L-13 L-14 L-15 L-16 L-17 L-18 L-21 L-22 L-24 L-25

P-34 P-35 P-36 P-37 P-38 P-39 P-40 P-41 P-42

A	B	C
D	E	F
G	H	I
J	K	L	M

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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PROJECT TITLE

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RICHMOND RHODE ISLAND

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LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 8 (H)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
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SCALE AS SHOWN

17

SHEET 17 OF

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 17

24"CULVERT (TYP)

PAVED WATERWAY (TYP)

GRASS SWALE (TYP)

TYPICAL SHARED DRIVEWAY

Marshall Court

Paulina Court

P-27

P-28

P-29

P-30

P-31

P-32

P-33

P-34

P-40

CB 8-2F
RIM=206.20
INV.=193.52

CB 8-1F
RIM=206.20
INV.=194.00

24" ADS PIPE 160 L.F. S=0.008 FT/FT

PEDESTRIAN WALKING PATH
(SEE DETAIL)

EMBANKMENT SLOPE 3':1'V

24" ADS PIPE 290 L.F. S=0.008 FT/FT

CB 8-2E
RIM=201.00
INV.=196.32

BIT. BERM TYP.
(SEE DETAIL)

CB 8-1E
RIM=201.00
INV.=197.00

24" ADS PIPE
80 L.F.
S=0.016 FT/FT

24" ADS PIPE 155 L.F. S=0.02 FT/FT

CB 8-2D
RIM=205.00
INV.=201.00

DMH 8-5D
RIM=201.00
INV.=198.00

LINE OF BALED HAY, SILT FENCE

GRAVEL ACCESS ROAD

FUTURE ROADWAY TO FLEX-TE

LINE OF BALED HAY, SILT FENCE
PLACED AT TOE OF SLOPE

PERMANENT EASEMENT

150'
CONSERVATION LAND
DONATED TO TOWN

PROPERTY LINE

RECREATION LAND
DONATED TO TOWN

TEMPORARY SEDIMENT DITCH
FOR SLOPED EMBANKMENT

EXCELSIOR NETTING TO BE USED
ON SLOPED EMBANKMENTS

LINE OF BALED HAY, SILT FENCE AND
LIMIT OF DISTURBANCE

EXISTING TREE-LINE

LEACHFIELD AREA 1

PERMANENT EASEMENT

RECREATION LAND
DONATED TO TOWN

MON.WELL

CONSERVATION EASEMENT PROPERTY LINE

MATCH LINE SEE SHEET 21

A	B	C	
D	E	F	
G	H	I	
J	K	L	M

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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FRESHWATER WETLANDS PROGRAM
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SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2954
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 9 (I)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

18

SHEET 18 OF

MATCH LINE SEE SHEET 19

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

18" PRECAST FLARED END SECTION INV. = 151.00

EXTENDED DETENTION POND 2B

OUTLET CONTROL STRUCTURE SEE DETAILS SHEET

100' RIVERBANK SETBACK

100' RIVERBANK SETBACK

INTERMITTENT STREAM

INTERMITTENT STREAM

THE AREA OF THE INTERSECTION OF ROUTE 138 AND FIRE MARSHALL LANE (SEE OUTLINE) WILL BE SUBMITTED UNDER A SEPARATE DEM APPLICATION.

EXISTING DRAINAGE EASEMENT

12" PRECAST FLARED END SECTION INV. = 147.00 12'x15' RIP RAP APRON

ROUTE 138

STATE HIGHWAY PLAT NO. 476

EXISTING CULVERT

KINGSTOWN ROAD R.I. ROUTE 138

SEE SHEET 59 FOR FIRE MARSHALL PLAN & PROFILE

PER RIDEM:

① + ②: Route erosion controls to enclose all proposed work.

FEB 11 2008

A	B	C
D	E	F
G	H	I
J	K	L	M
Ja		N

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
MAR 07 2008 FILE # 06-0379
ALTERATIONS ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wencek

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL GRADING PLAN SHEET (Ja)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE FEB. 2008
SCALE AS SHOWN

19a

SHEET 19a OF

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 19

MATCH LINE SEE SHEET 21

PEDESTRIAN WALKING PATH (SEE DETAIL)

DUPLEX DRYWELL (TYP)

25'x50'x4.5' SUBSURFACE INFILTRATION SYSTEM 3C

DMH RIM=213.00 INV=208.10

WQU 3-C

CB 3-5, 3-6

Churchill Terrace

Steinbeck Terrace

Prize Way South

Singer Terrace

Brodsky Terrace

GRASSED SWALE (TYP)

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

PAVED WATERWAY (TYP)

18" CULVERT (TYP)

DMH 6-6

DMH 6-5

DMH 6-4

6H:1V SLOPED EMBANKMENT

CB 3-9, 3-10

CB 3-7, 3-8

WQU 3-D

40'x60'x4.5' SUBSURFACE INFILTRATION SYSTEM 3D

24" FLARED END SECTION

TYPICAL SHARED DRIVEWAY

DUPLEX DRYWELL (TYP)

PROPERTY LINE

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

L-20 L-23 L-27 L-28 L-29 L-30 L-31 L-32 L-33 L-34 L-35 L-36 L-37 L-38 L-39 L-40 L-42 L-43 L-44 L-45 L-46 L-47 L-48 L-49 L-50 L-51 L-52 L-53 L-54 L-55

PER RIDEM:

① + ②: Revise erosion controls to enclose all proposed work.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wenech

A	B	C
D	E	F
G	H	I
J	K	L	M

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
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Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL GRADING PLAN
SHEET 11 (K)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

20

SHEET 20 OF

MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 20

MATCH LINE SEE SHEET 22

DMH 6-3
RIM=182.00
INV.(IN)=178.00
INV.(OUT)=177.50

PEDESTRIAN WALKING PATH (SEE DETAIL)

EMERGENCY SPILLWAY (SEE DETAIL SHEET)

GRAVEL ACCESS ROAD

24" ADS PIPE

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

EXTENDED DETENTION POND 6

OUTLET CONTROL STRUCTURE (SEE DETAIL SHEET)

36" FLARED END
INV.=170.00
27'x34' RIP RAP APRON

250 L.F. 24" ADS PIPE

DMH 6-6
RIM=179.00
INV.(IN)=175.00
INV.(OUT)=170.60

40 L.F. 24" ADS

36" ADS PIPE

SEDIMENT FOREBAY

RECREATION LAND DONATED TO TOWN

PERMANENT EASEMENT

40'x275'x3' SUBSURFACE INFILTRATION SYSTEM 6

CONSERVATION EASEMENT LINE

EXISTING TREE-LINE

CONSERVATION LAND DONATED TO TOWN

LINE OF BALED HAY, SILT FENCE PLACED AT TOE OF SLOPE

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

DMH 6-4
RIM=189.0
INV=183.0

DMH 6-3
RIM=189.0
INV=183.5

12" W

WASTE WATER PUMP STATION

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

RECREATION LAND DONATED TO TOWN

EXISTING TREE-LINE

PROPERTY LINE

PROPERTY LINE

Irrigation Hole

Wood Foundation Forms

Silt Fence

LINE

Limit of Disturbance

EASEMENT

CONSERVATION

EXISTING EASEMENT

50'

L-41

L-42

L-43

Terrace

PER RIDEM:

① + ②: Revise erosion controls and limits of disturbance to enclose all proposed work.

A	B	C
D	E	F
G	H	I
J	K	L	M

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0239
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wenck

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 12 (L)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

21

SHEET 21 OF

MATCH LINE SEE SHEET 21

RECREATION LAND DONATED TO TOWN

EXISTING EASEMENT

12" F.E.S. TYP

PER RIDEM: ① + ② Rinse erosion Controls & enclose all proposed work

CONSERVATION LAND DONATED TO TOWN

EXISTING TREE-LINE

PROPERTY LINE

STA. 20+00 TO 30+00 PAVED WATERWAY EVERY 100' EA. SIDE (TYP)

STA. 20+00 TO 30+00 100' LONG SUBSURFACE INFILTRATION CHAMBERS W/12" F.E.S. INLETS (14)SC-310 CHAMBERS 6" WASHED CRUSHED STONE ALL AROUND, NON-WOVEN GEO-TEXTILE ALL AROUND EA. SIDE OF ROAD (SEE DETAILS)

STA. 30+00 TO 38+50 50' LONG INFILTRATION BASIN EA. SIDE OF ROADWAY. 3' WIDE @ BOTTOM, 11' WIDE @ TOP, 3H:1V SIDE SLOPES, 1.33' DEEP.

CONSERVATION EASEMENT LINE

RECREATION LAND DONATED TO TOWN

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

STA. 30+00 TO 38+50 PAVED WATERWAY EVERY 50' EA. SIDE (TYP)

150' OPEN SPACE TOWN SETBACK

CONSERVATION LAND DONATED TO TOWN

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

RECREATION LAND DONATED TO TOWN

PROPERTY LINE

EXISTING TREE-LINE

100' RIVERBANK WETLAND

100'

100'

FEB 11 2008

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS/
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 07 2008 FILE # 06-0339
WORK SHALL NOT BE STARTED WITHOUT PRIOR APPROVAL
ALL CONDITIONS MUST BE AT CONSTRUCTION SITE.

A	B	C
D	E	F
G	H	I
J	K	L
	M	
	N	

SCALE IN FEET
0 20 40 80 160
SCALE : 1"= 40'

NO.	DATE	BY
1	2/2008	RM

REVISIONS

MATCH LINE SEE SHEET 22a

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
AGE RESTRICTED RESIDENTIAL
GRADING PLAN
SHEET 13 (M)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

22

SHEET 22 OF

MATCH LINE SEE SHEET 22

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

EXISTING TREE-LINE

RECREATION LAND DONATED TO TOWN

150' OPEN SPACE TOWN SETBACK

CONSERVATION LAND DONATED TO TOWN

PROPERTY LINE

CONSERVATION LAND DONATED TO TOWN

INTERMITTENT STREAM

100' 100'

100' RIVERBANK WETLAND 100' RIVERBANK WETLAND

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

STA. 30+00 TO 38+50
50' LONG INFILTRATION BASIN
EA. SIDE OF ROADWAY. 3' WIDE @ BOTTOM, 11' WIDE @ TOP, 3H:1V SIDE SLOPES, 1.33' DEEP.

STA. 30+00 TO 38+50
PAVED WATERWAY
EVERY 50' EA. SIDE
(TYP)

SHADED AREA INDICATES AREA ALONG EDGE OF EXISTING TREE LINE TO BE PLANTED WITH WHITE PINE (PINUS STROBUS) @ 6' O.C. STAGGERED, MIN. 4' HIGH

PROPERTY LINE

PRIZE WAY SOUTH

PER RIDEM:
① + ②: Revise erosion controls to enclose all proposed work.

EXISTING TREE-LINE

EXISTING TREE-LINE

KINGSTOWN ROAD
R.I. ROUTE 138

EXISTING CULVERT

FEB 11 2008

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0839
NO CHANGES ATTAINED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

SCALE IN FEET
0 20 40 80 160
SCALE : 1"= 40'

NO.	DATE	BY

REVISIONS

A	B	C
D	E	F
G	H	I
J	K	L	M
			N

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

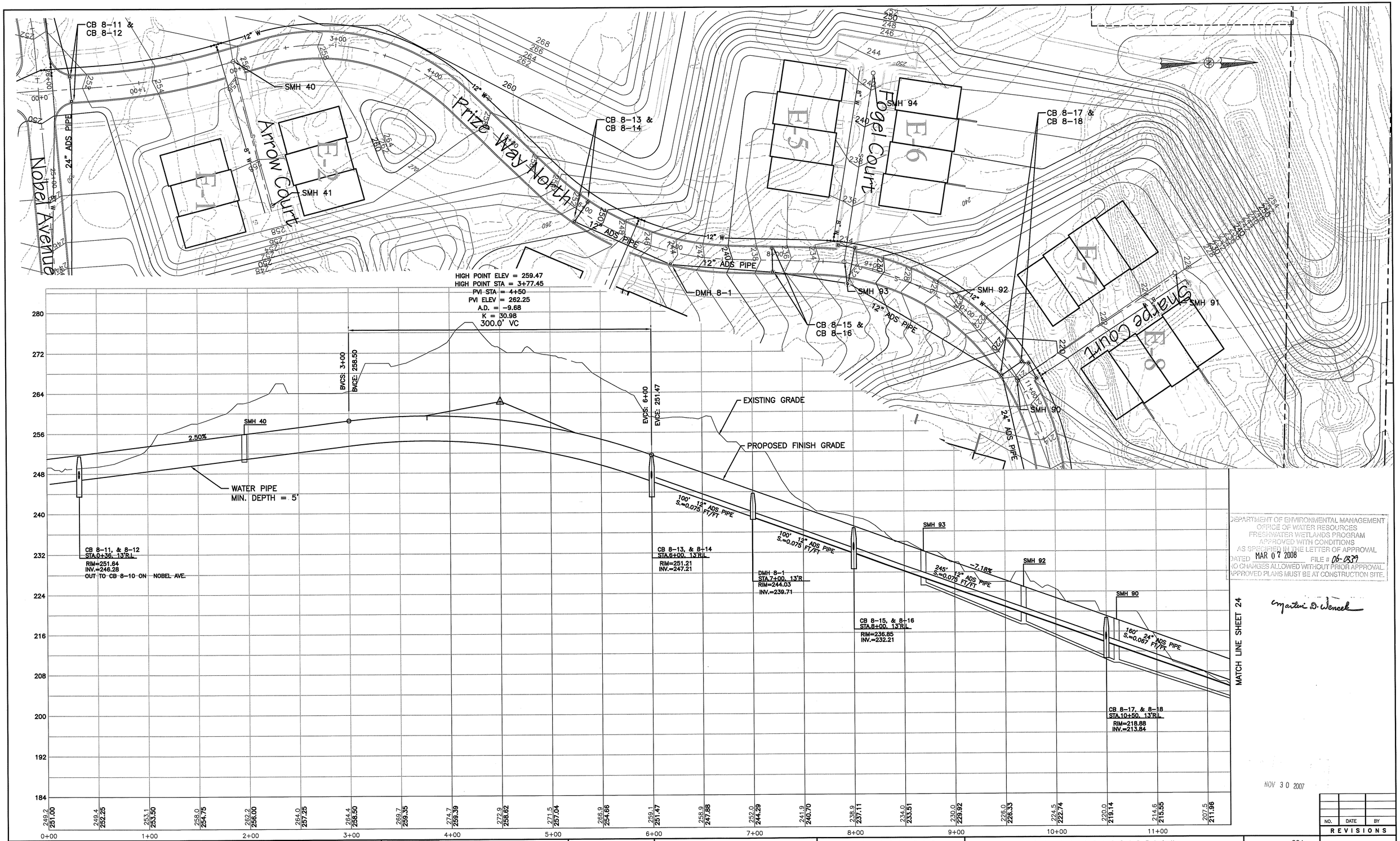
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
AGE RESTRICTED RESIDENTIAL GRADING PLAN SHEET (N)

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE FEB. 2008
SCALE AS SHOWN

22a

SHEET 22a OF



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1839
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wenceck

MATCH LINE SHEET 24

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

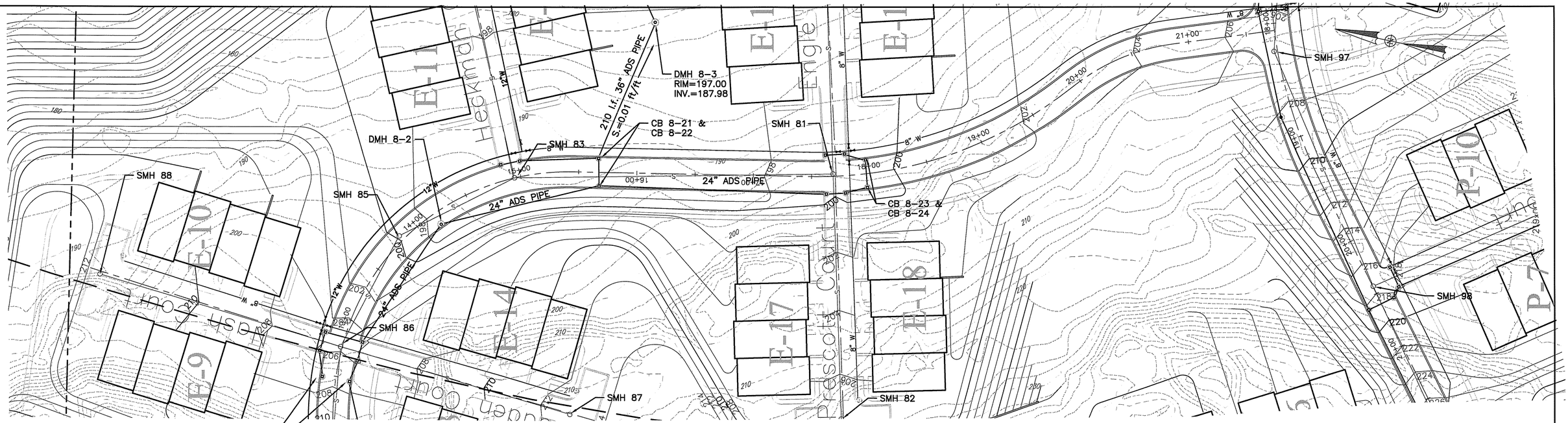
SHEET DESCRIPTION

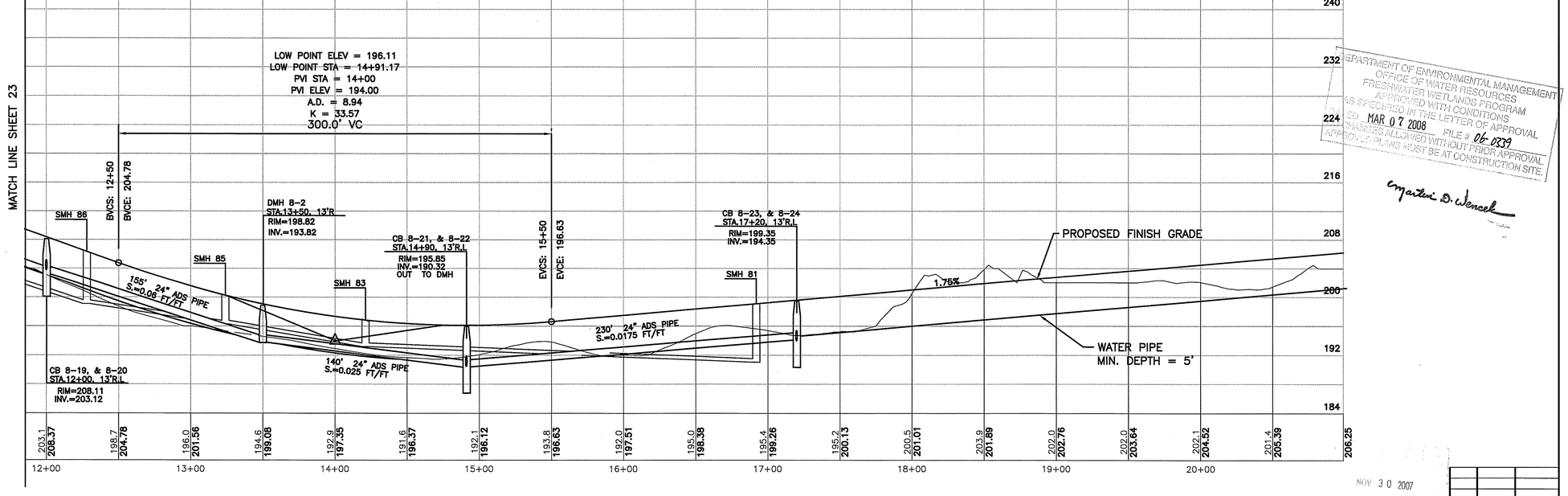
AGE RESTRICTED RESIDENTIAL
PRIZE WAY NORTH-1
STA.0+00 to STA. 12+50

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE NOV 2007
SCALE 1"=8' VER 1"=40' HOR

23

SHEET 23 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0239
CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

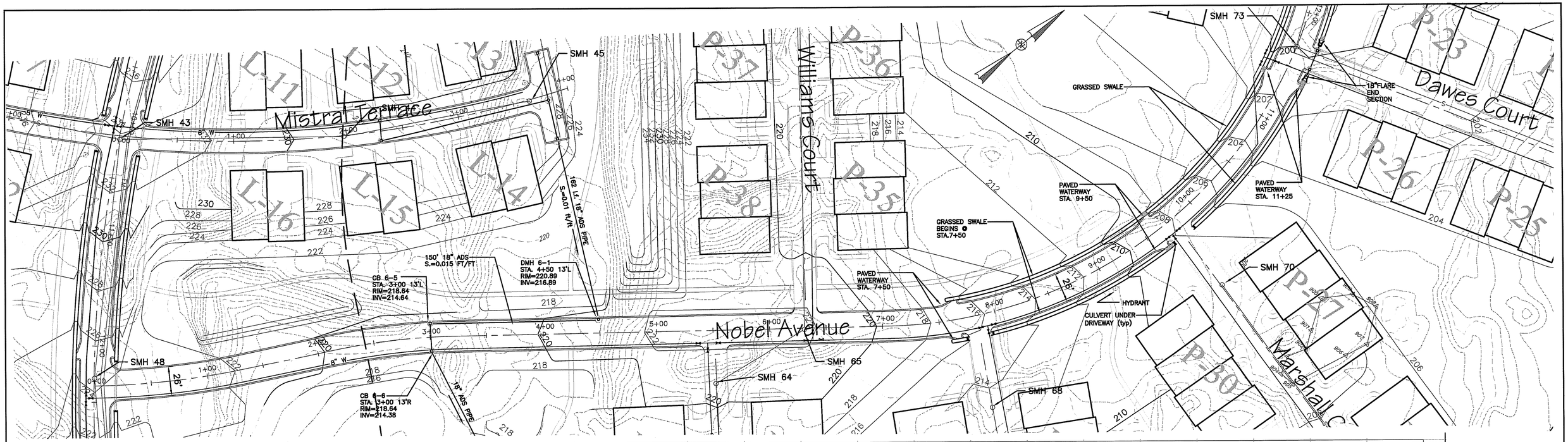
SHEET DESCRIPTION

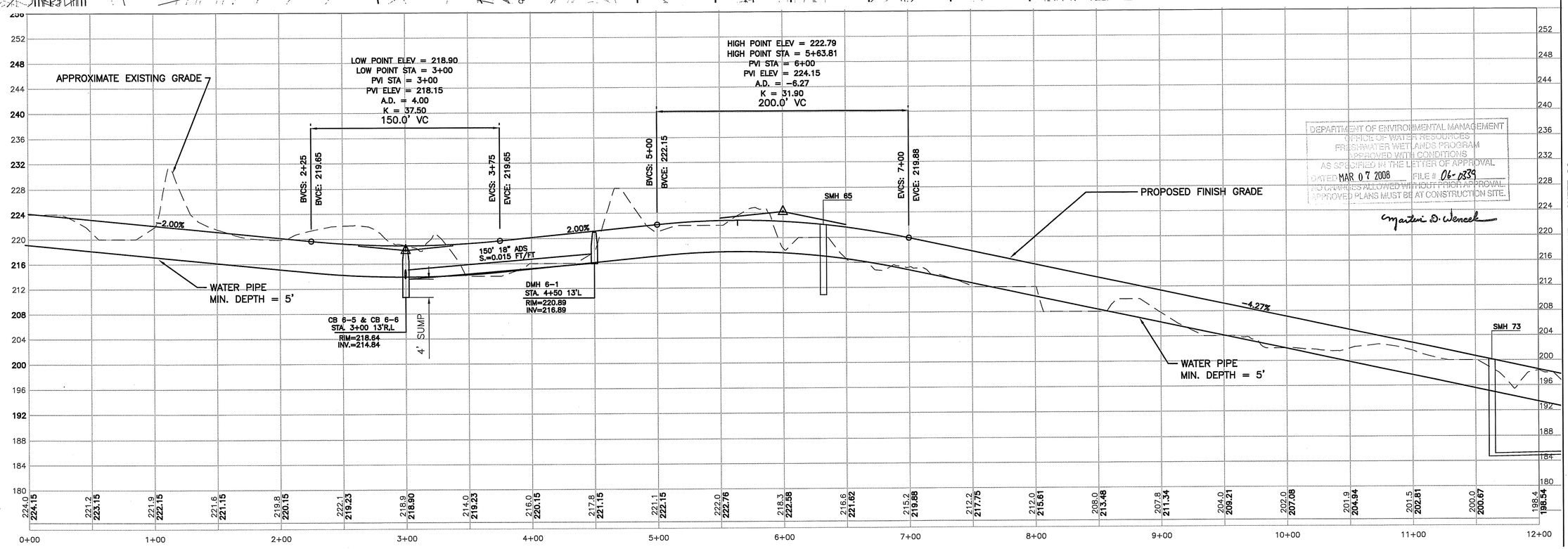
AGE RESTRICTED RESIDENTIAL
PRIZE WAY NORTH-2
STA. 12+00 to STA. 21+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

24

SHEET 24 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

MATCH LINE SHEET 26

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

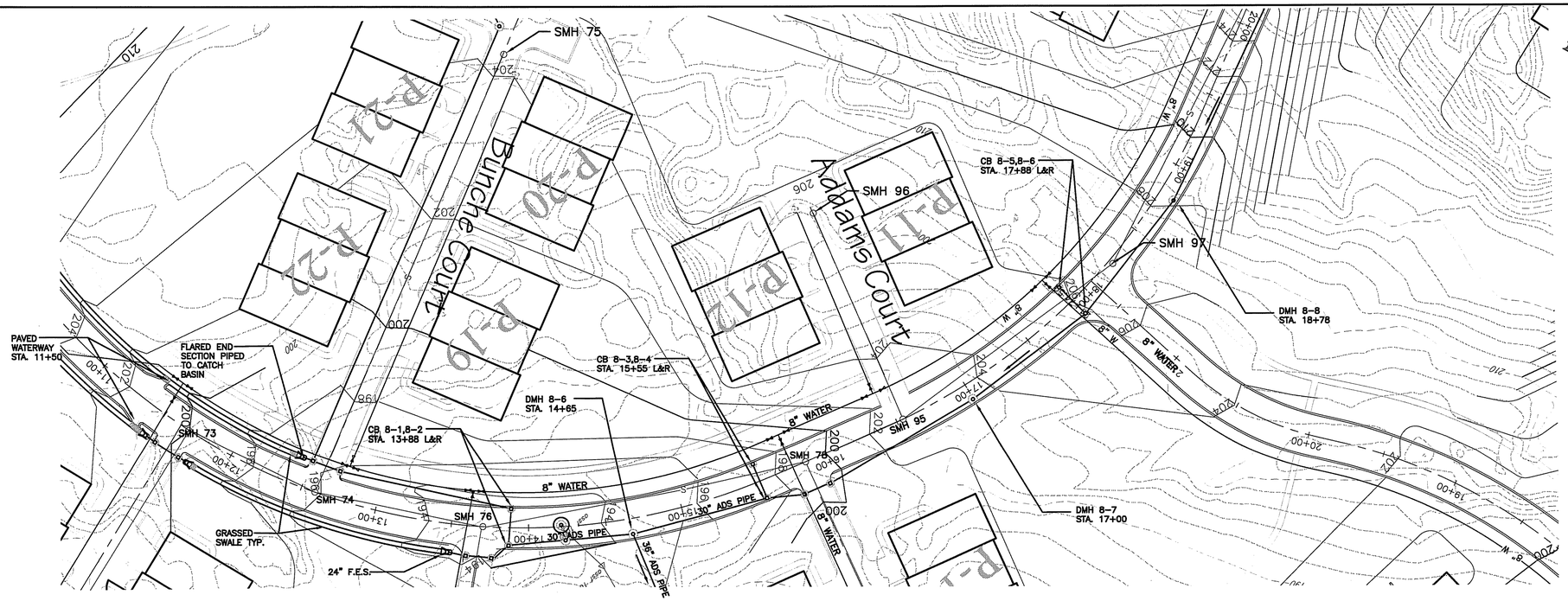
SHEET DESCRIPTION

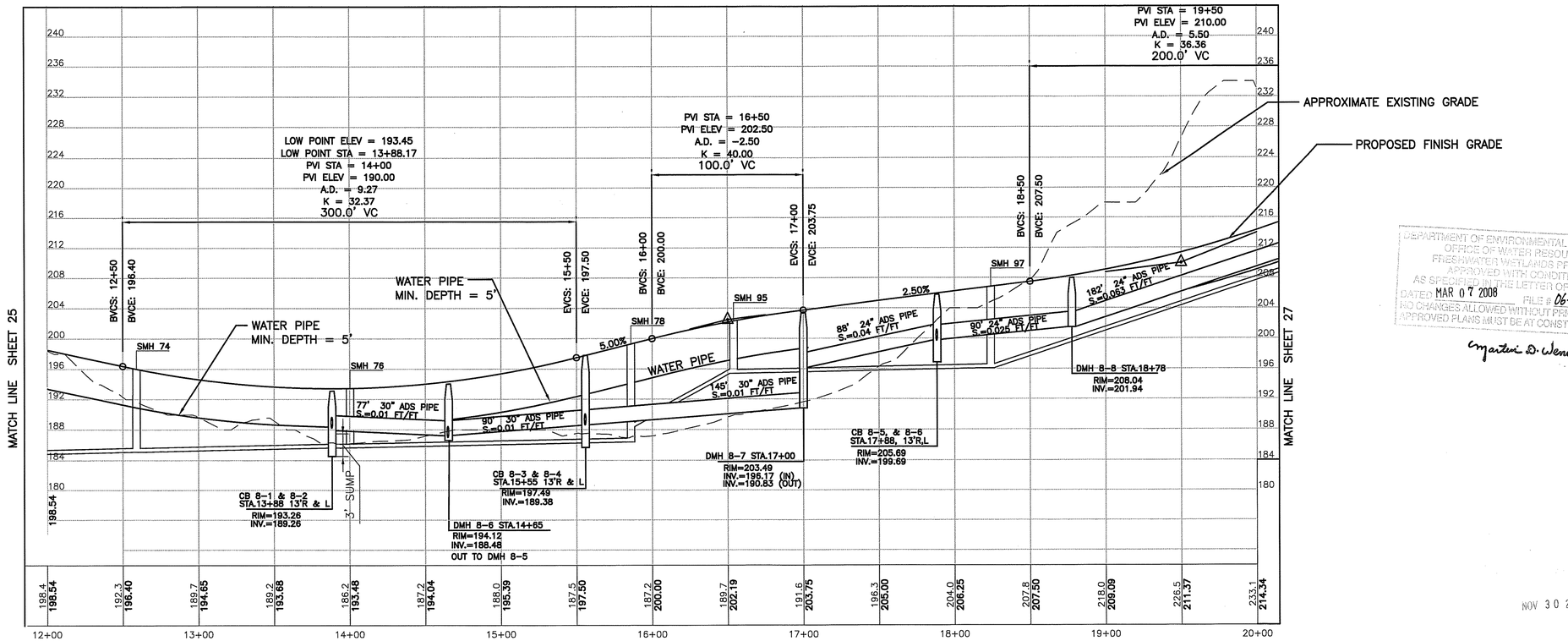
AGE RESTRICTED RESIDENTIAL
NOBLE AVENUE – 1
STA. 0+00 – STA. 12+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

25

SHEET 25 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wenck

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

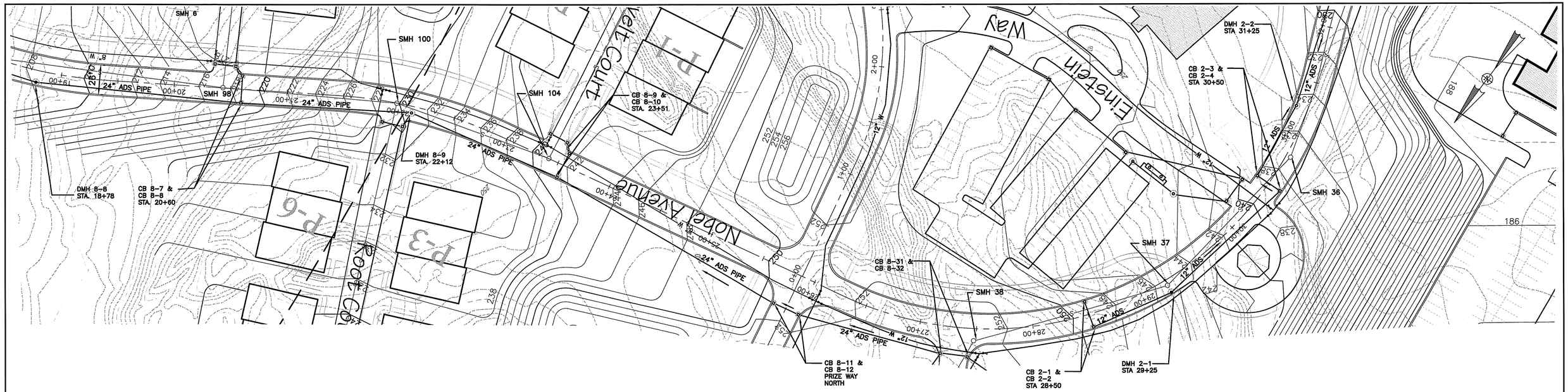
SHEET DESCRIPTION

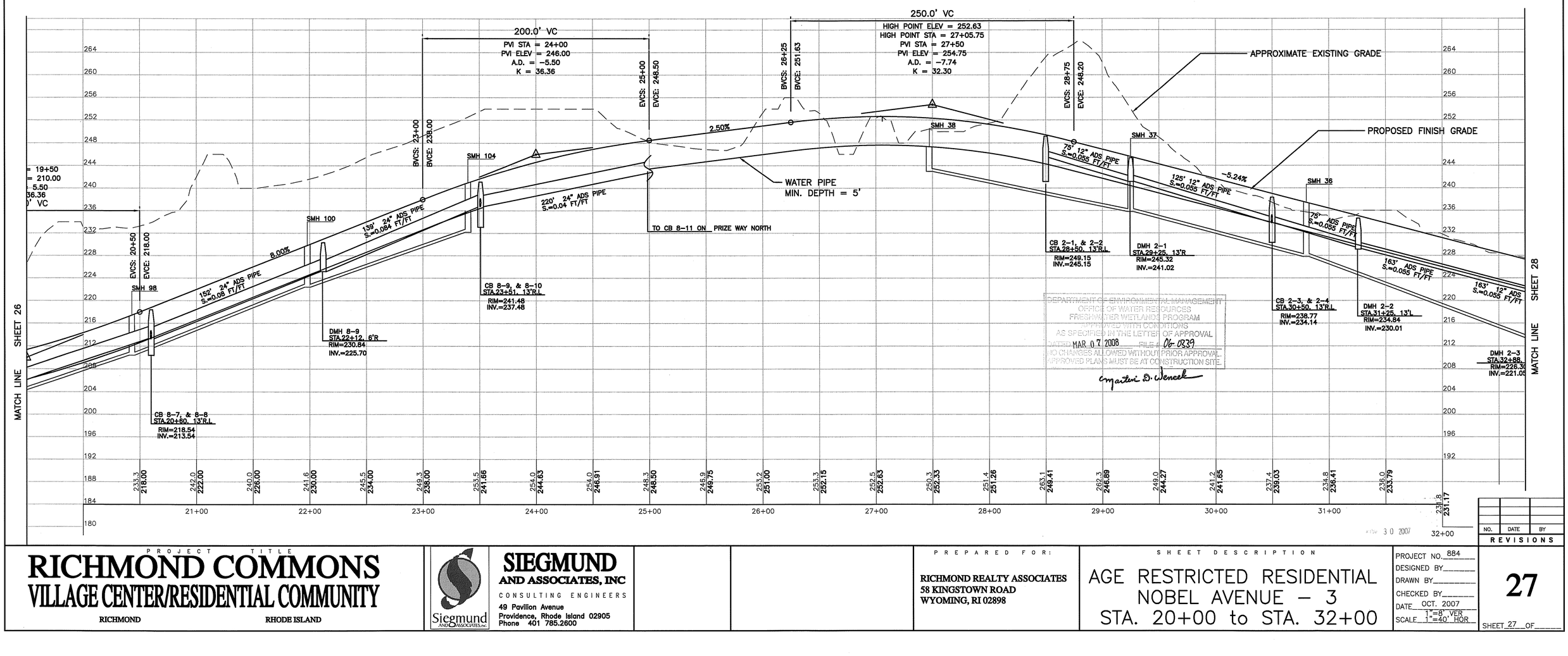
AGE RESTRICTED RESIDENTIAL
NOBLE AVENUE-2
STA. 12+00 to STA. 20.00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

26

SHEET 26 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0839
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Margaret D. Wenceck

MAR 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

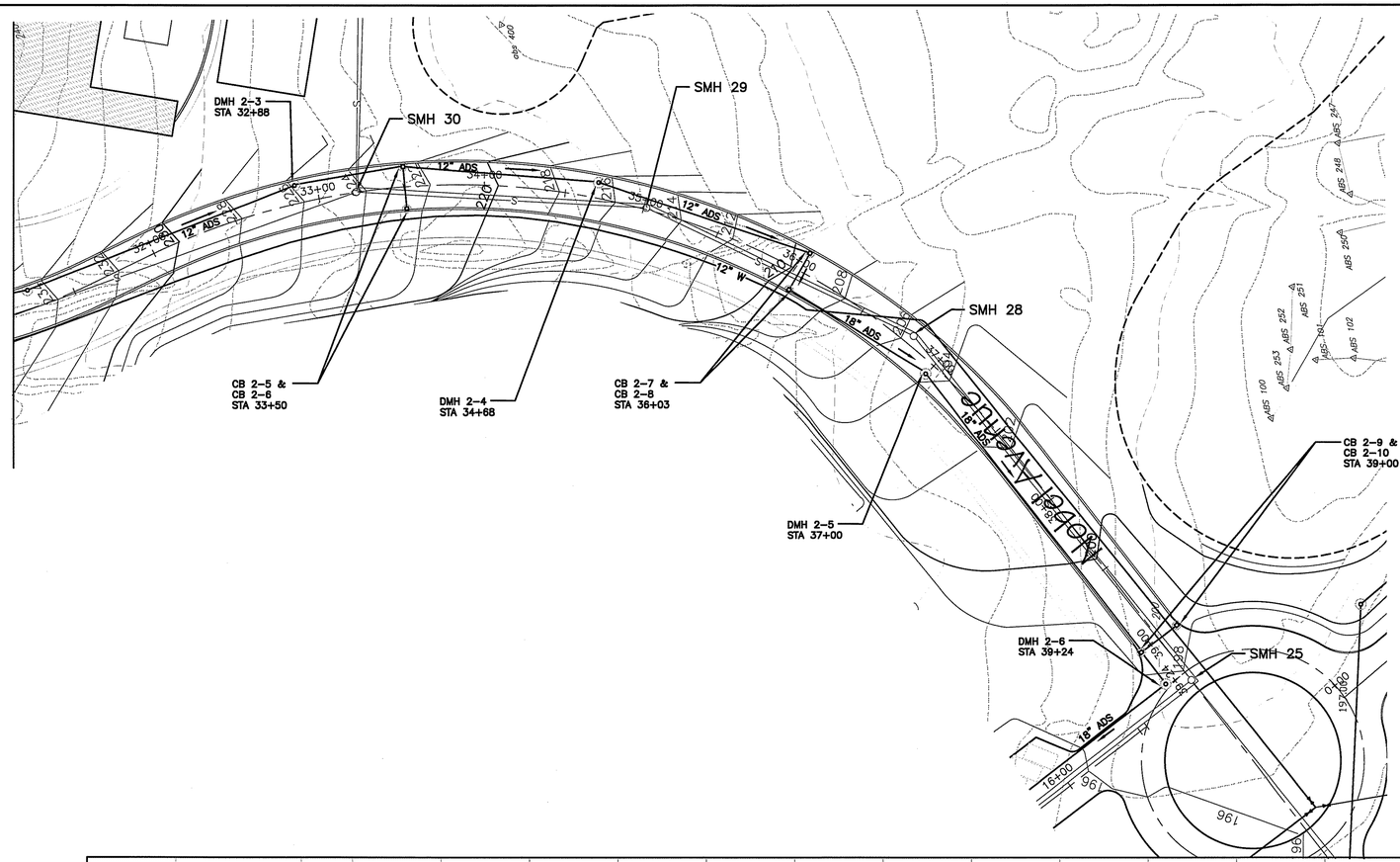
SHEET DESCRIPTION

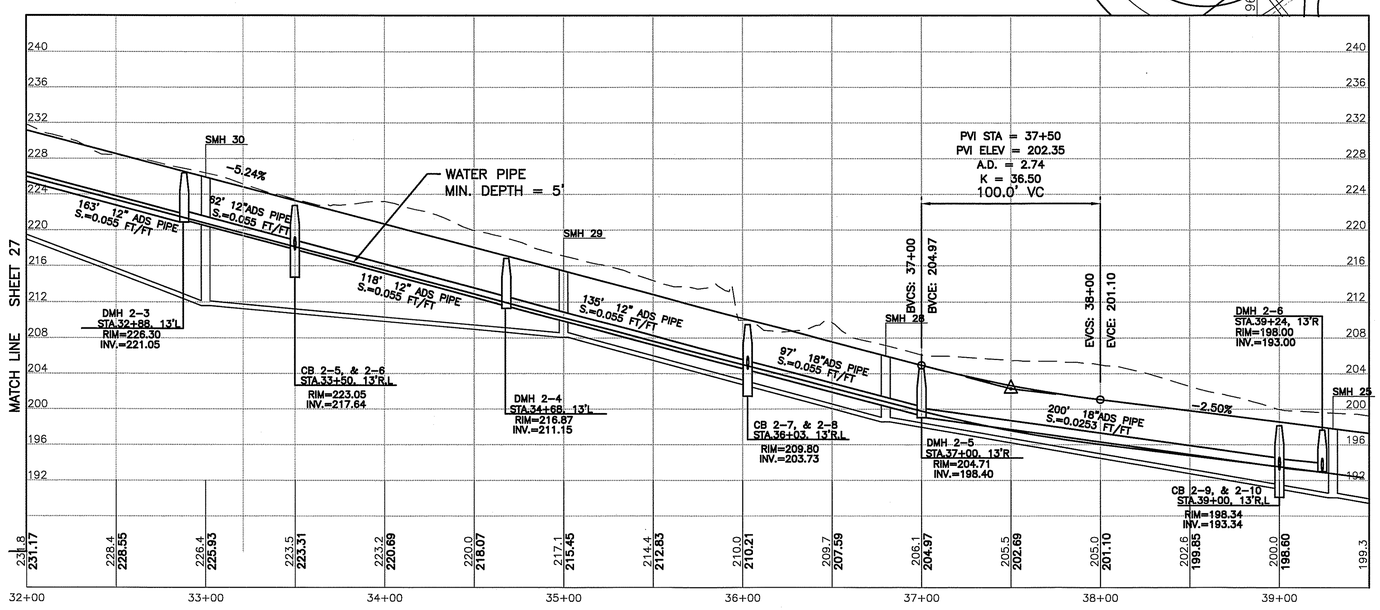
AGE RESTRICTED RESIDENTIAL
NOBEL AVENUE – 3
STA. 20+00 to STA. 32+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

27

SHEET 27 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS STATED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

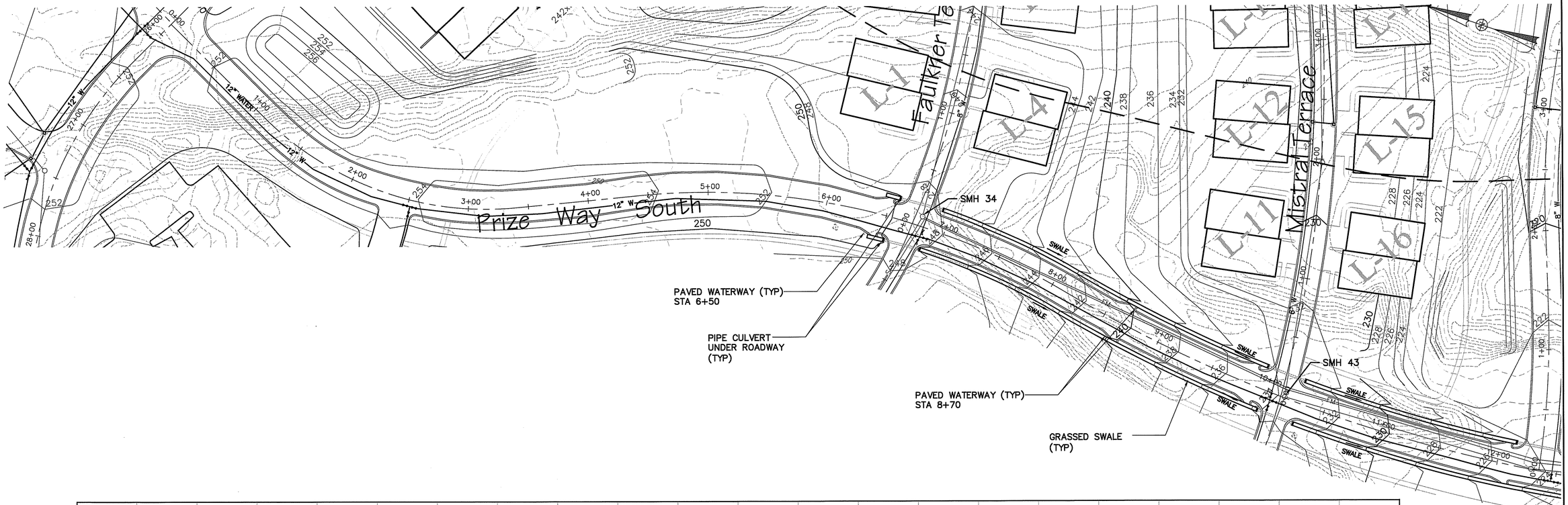
SHEET DESCRIPTION

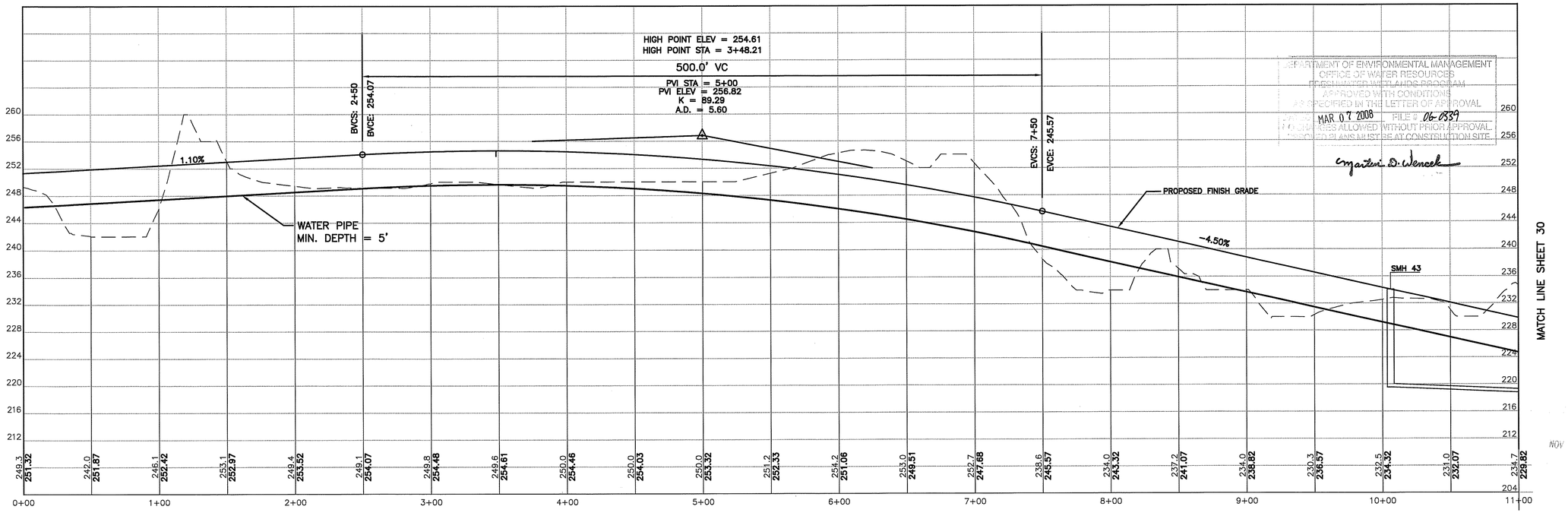
AGE RESTRICTED RESIDENTIAL
NOBEL AVENUE-4
STA.32+00 to STA.39+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE oct. 2007
SCALE 1"=8' VER
1"=40' HOR

28

SHEET 28 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0339
NO WORK ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

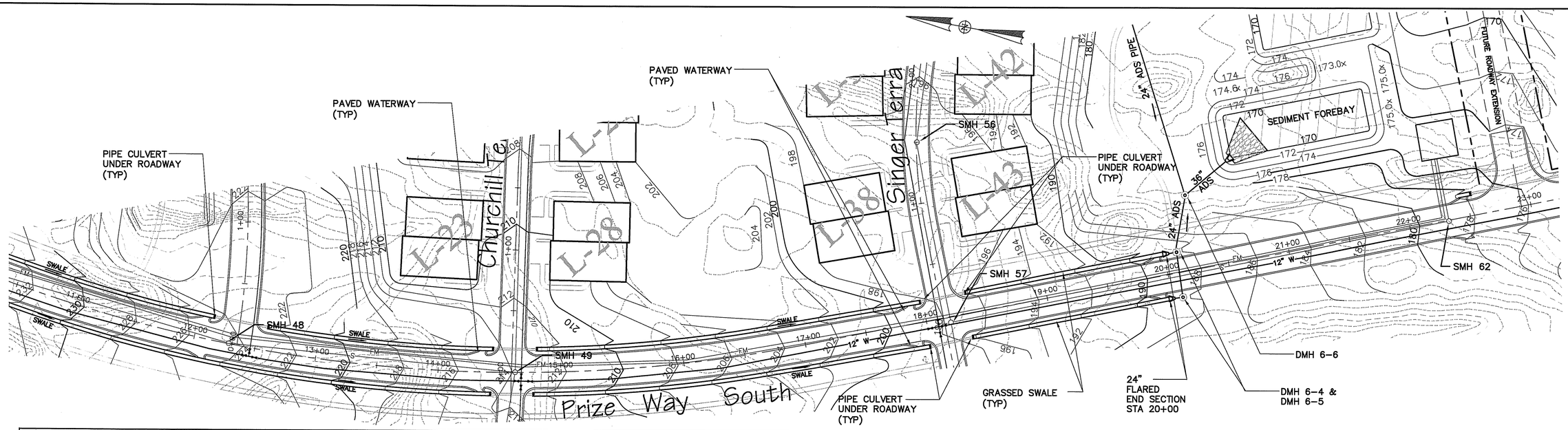
SHEET DESCRIPTION

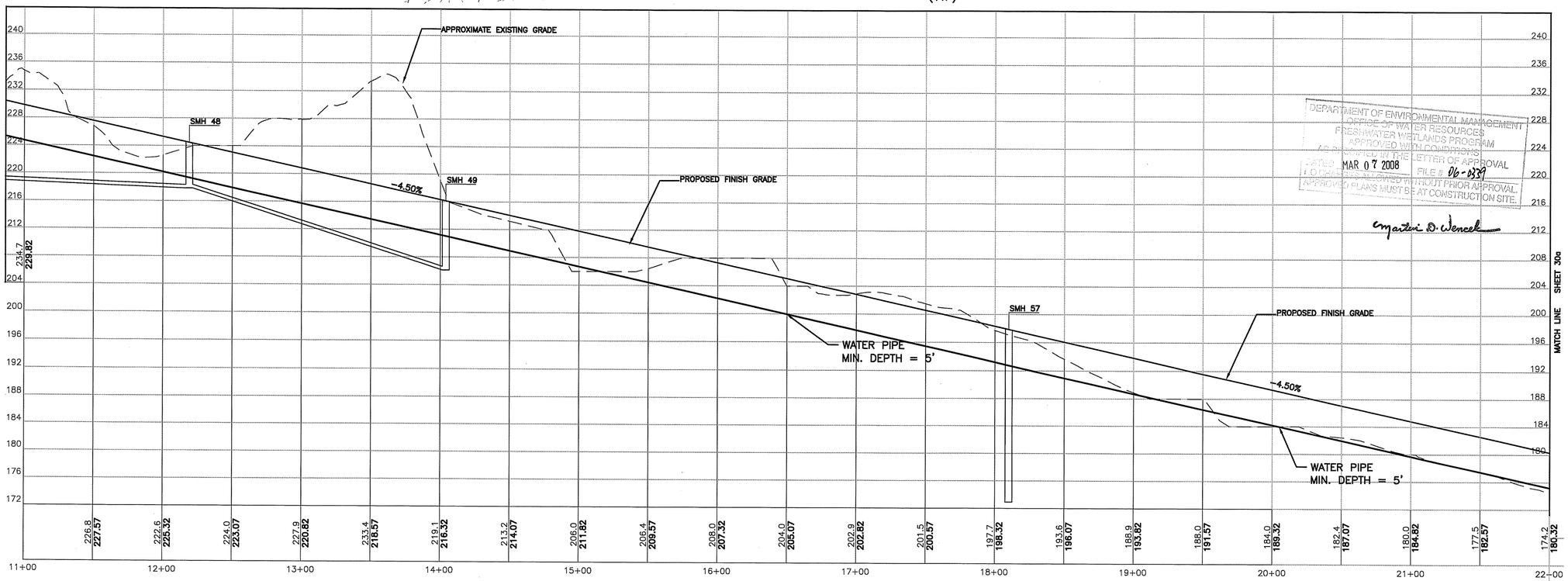
AGE RESTRICTED RESIDENTIAL
PRIZE WAY SOUTH-1
STA. 0+00 to STA. 11+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE oct. 2007
SCALE 1"=8' VER
1"=40' HOR

29

SHEET 29 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS CONTAINED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1339
NO CHANGES ARE TO BE MADE WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Cynthia D. Wenck
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

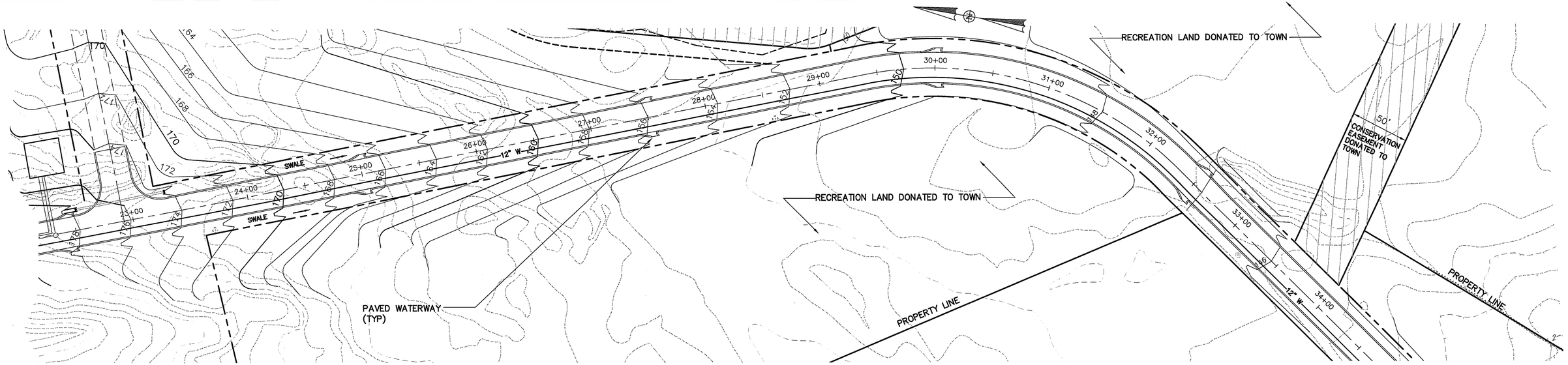
SHEET DESCRIPTION

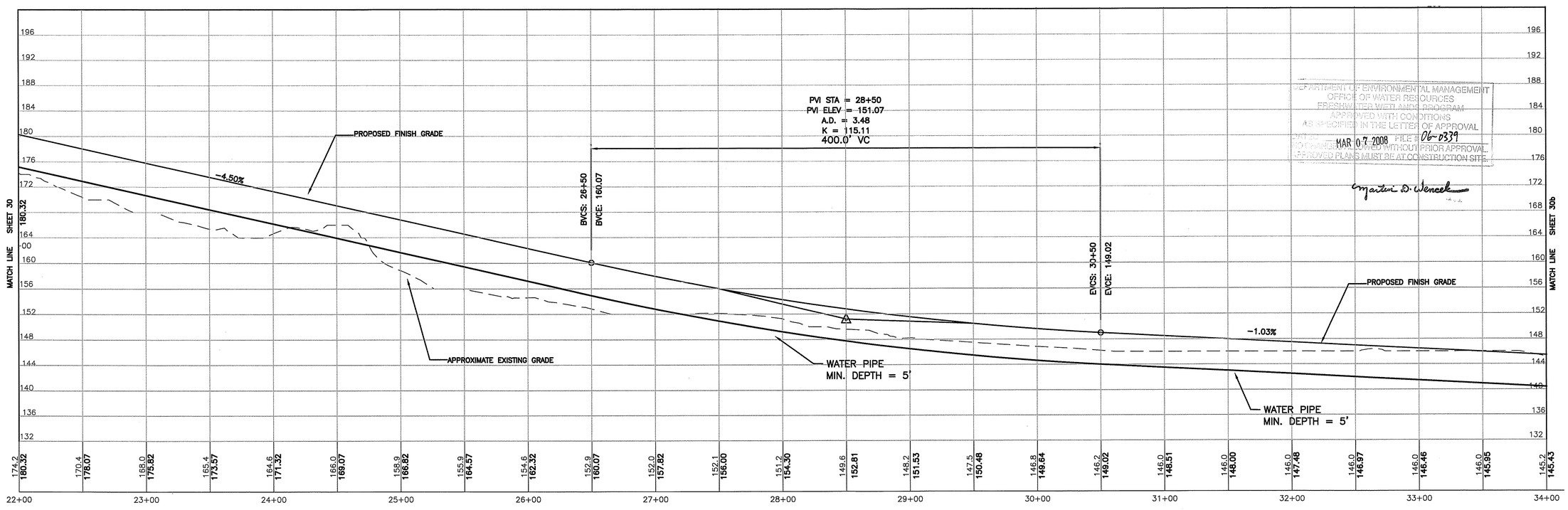
AGE RESTRICTED RESIDENTIAL
PRIZEWAY SOUTH-2
STA.11+00 to STA.22+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE oct. 2007
SCALE 1"=8' VER
1"=40' HOR

30

SHEET 30 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

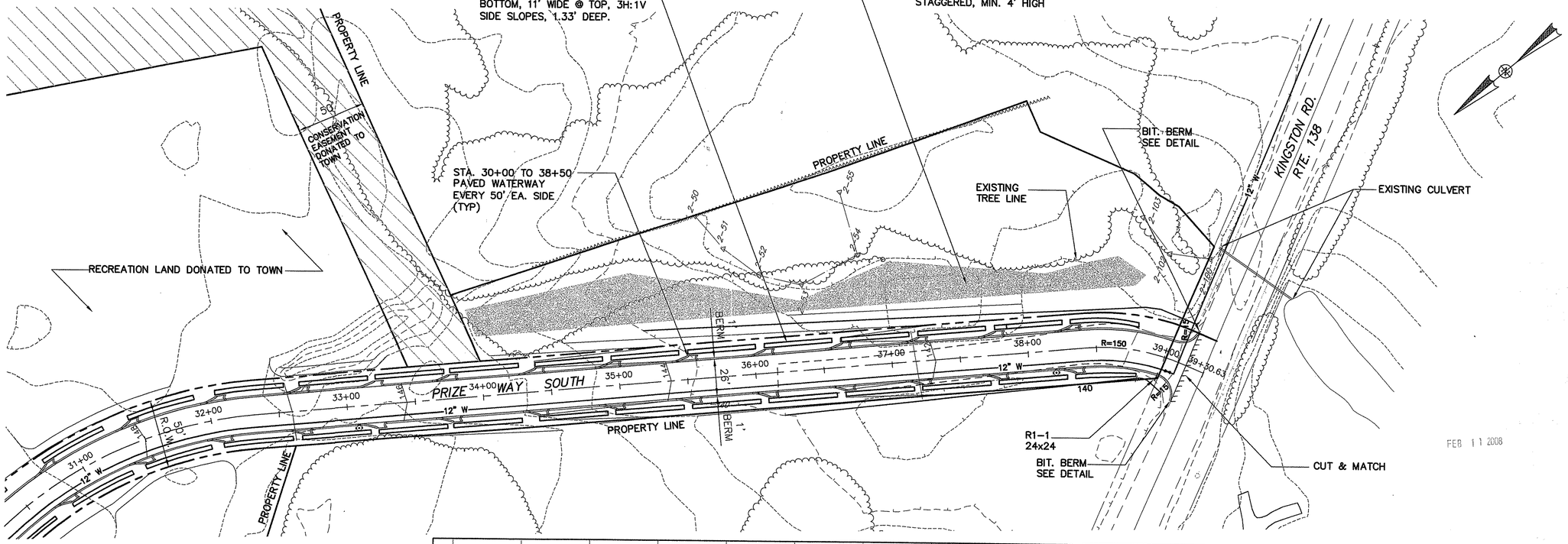
SHEET DESCRIPTION

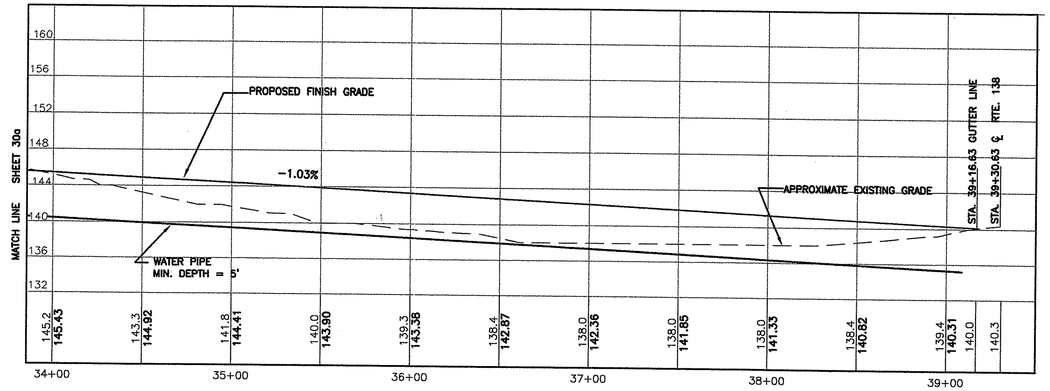
AGE RESTRICTED RESIDENTIAL
PRIZEWAY SOUTH-3
STA.22+00 to STA.34+00

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

30a

SHEET 30a OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0239
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wenek

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
PRIZEWAY SOUTH-4
STA.34+00 to STA.39+00

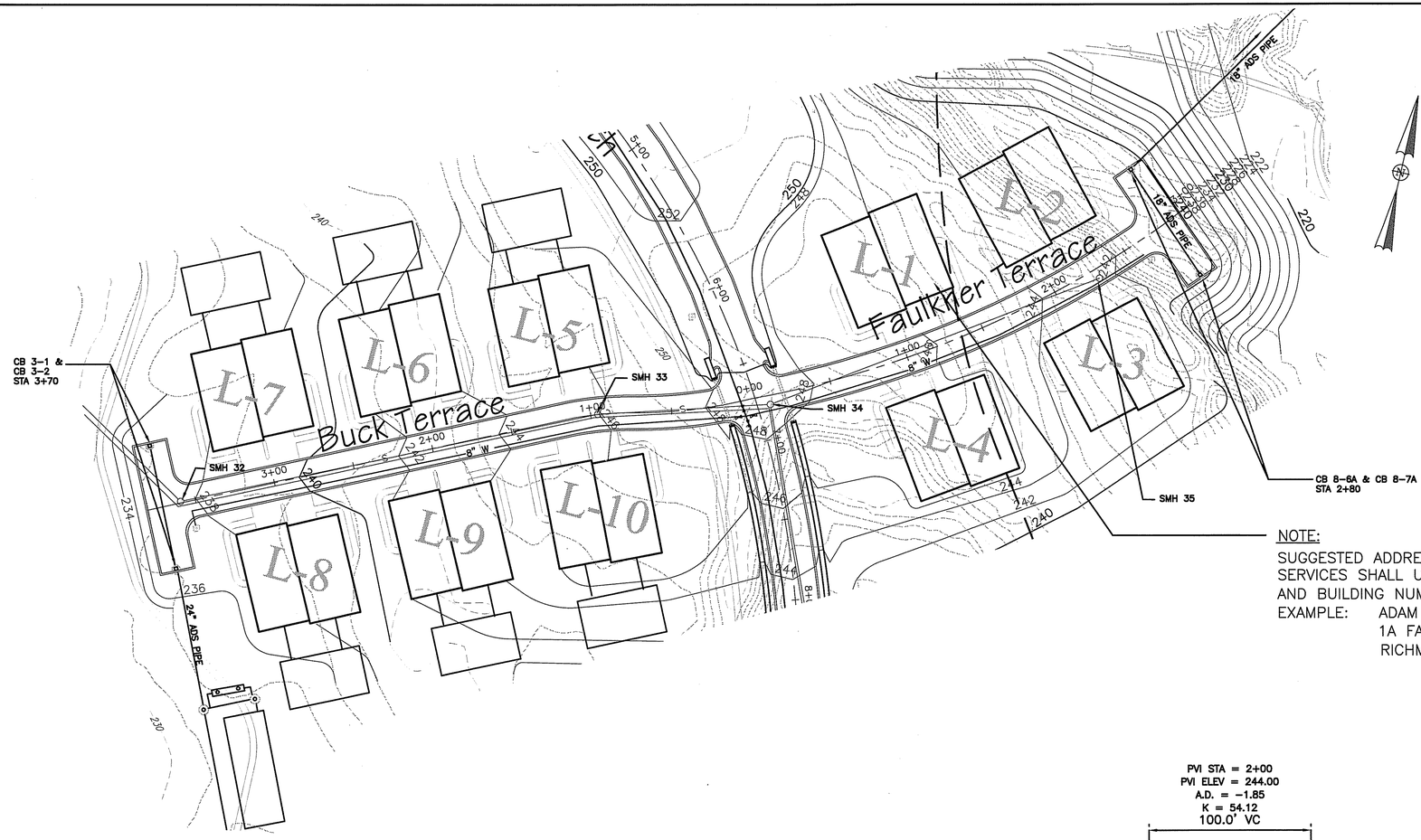
NO.	DATE	BY
1	2/2008	RM

REVISIONS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE NOV. 2007
SCALE 1"=8' VER
1"=40' HOR

30b

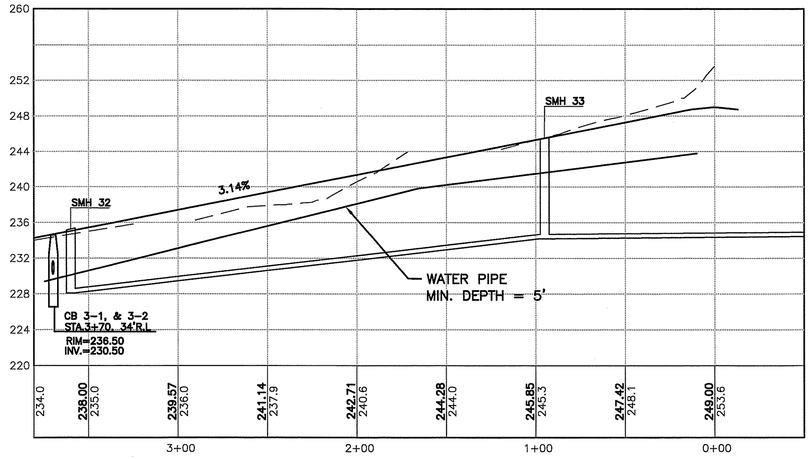
SHEET 30b OF



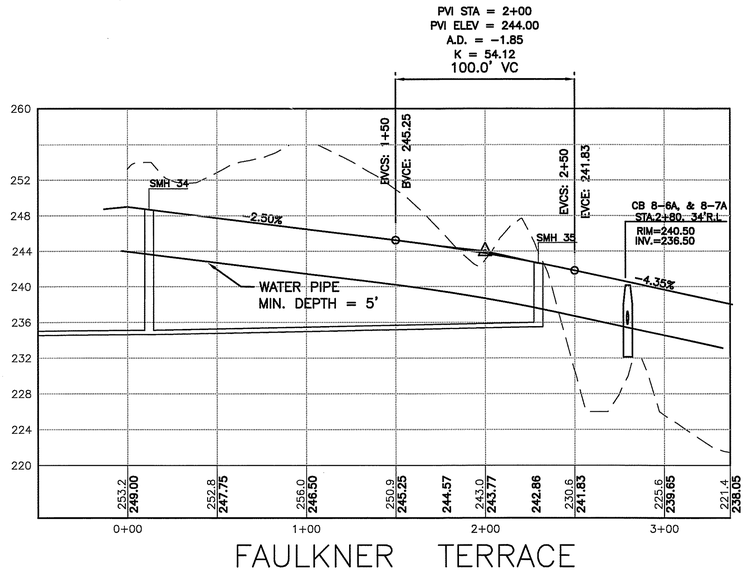
NOTE:

SUGGESTED ADDRESSES FOR EMERGENCY SERVICES SHALL USE COURT/TERRACE NAME AND BUILDING NUMBER.

EXAMPLE: ADAM SMITH
1A FAULKNER TERRACE
RICHMOND, RI 02898



BUCK TERRACE



FAULKNER TERRACE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0839
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

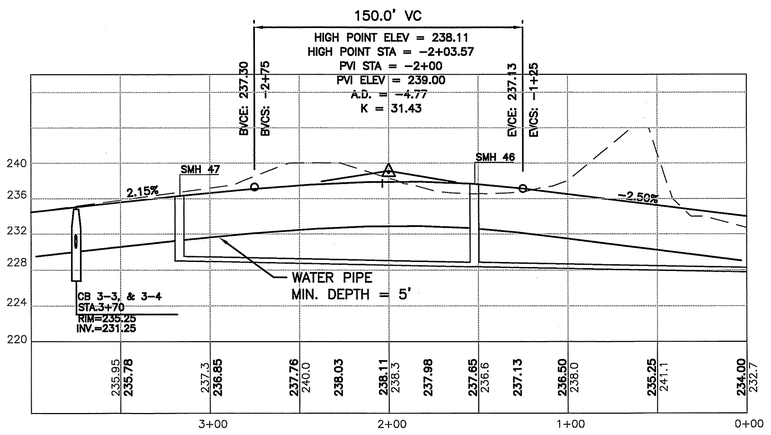
SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
BUCK TERRACE
FAULKNER TERRACE

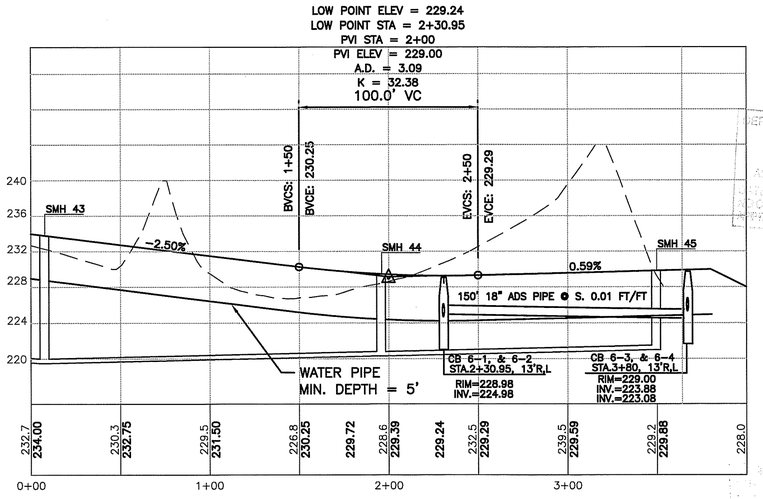
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

31

SHEET 31 OF



ELIOT TERRACE



MISTRAL TERRACE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SHOWN ON THE LETTER OF APPROVAL
MAR 07 2008
FILE # 06-0839
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Margaret D. Wencek

NOV 30 2007

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND
AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

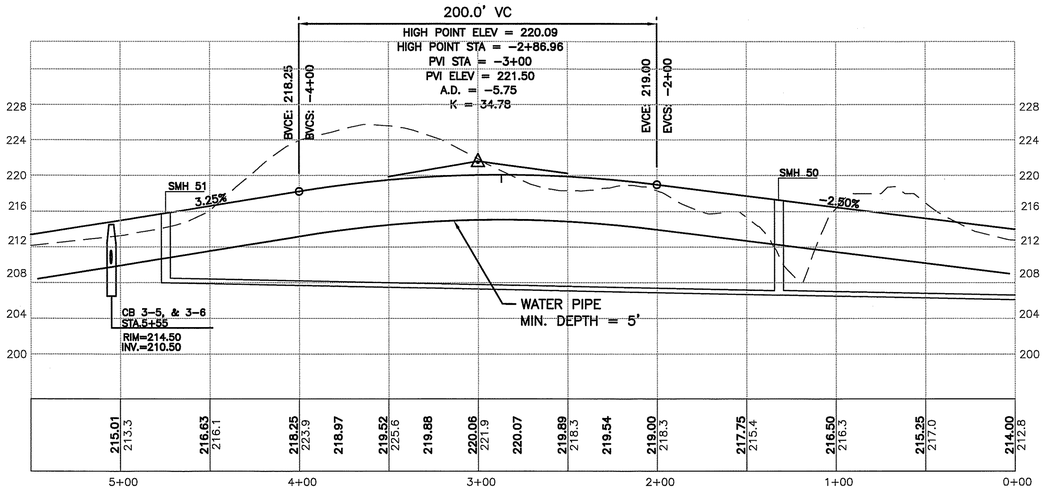
SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
ELIOT TERRACE
MISTRAL TERRACE

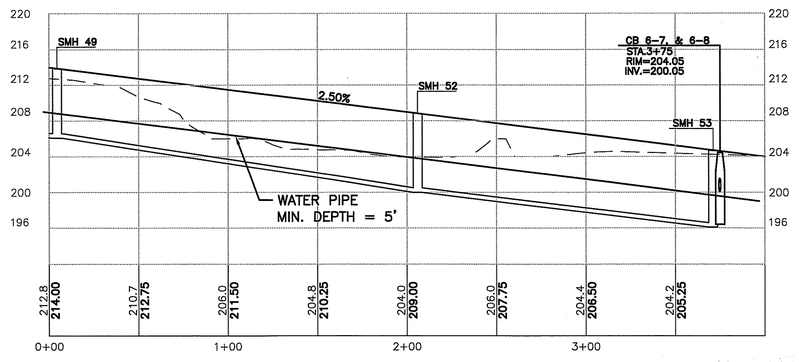
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

32

SHEET 32 OF



STEINBECK TERRACE



CHURCHILL TERRACE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Jennifer D. Wencek

RECEIVED
NOV 30 2007

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

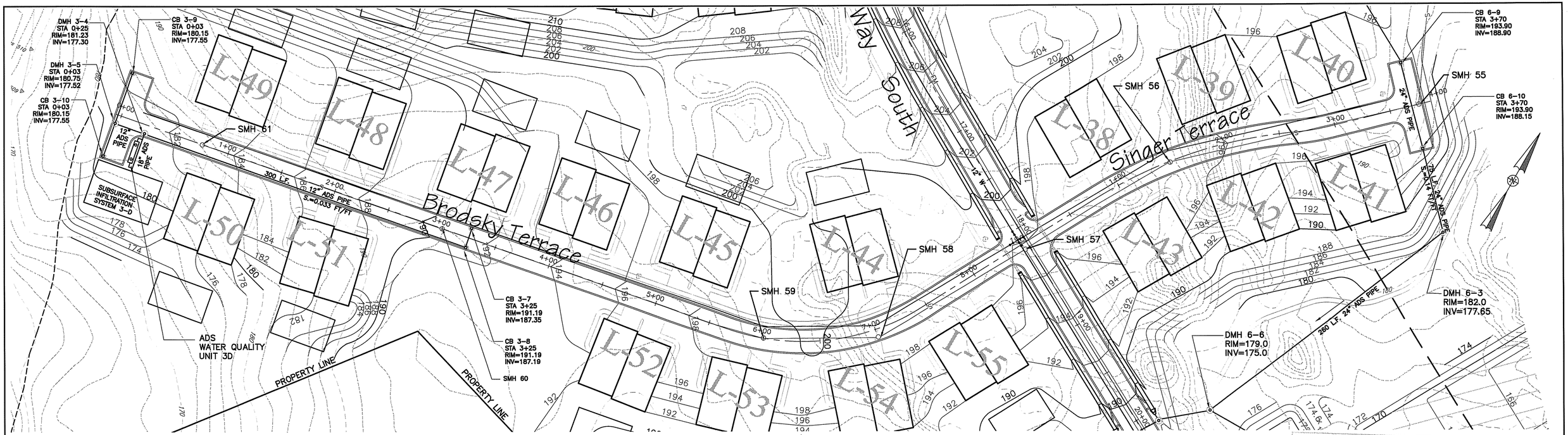
SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
STEINBECK TERRACE
CHURCHILL TERRACE

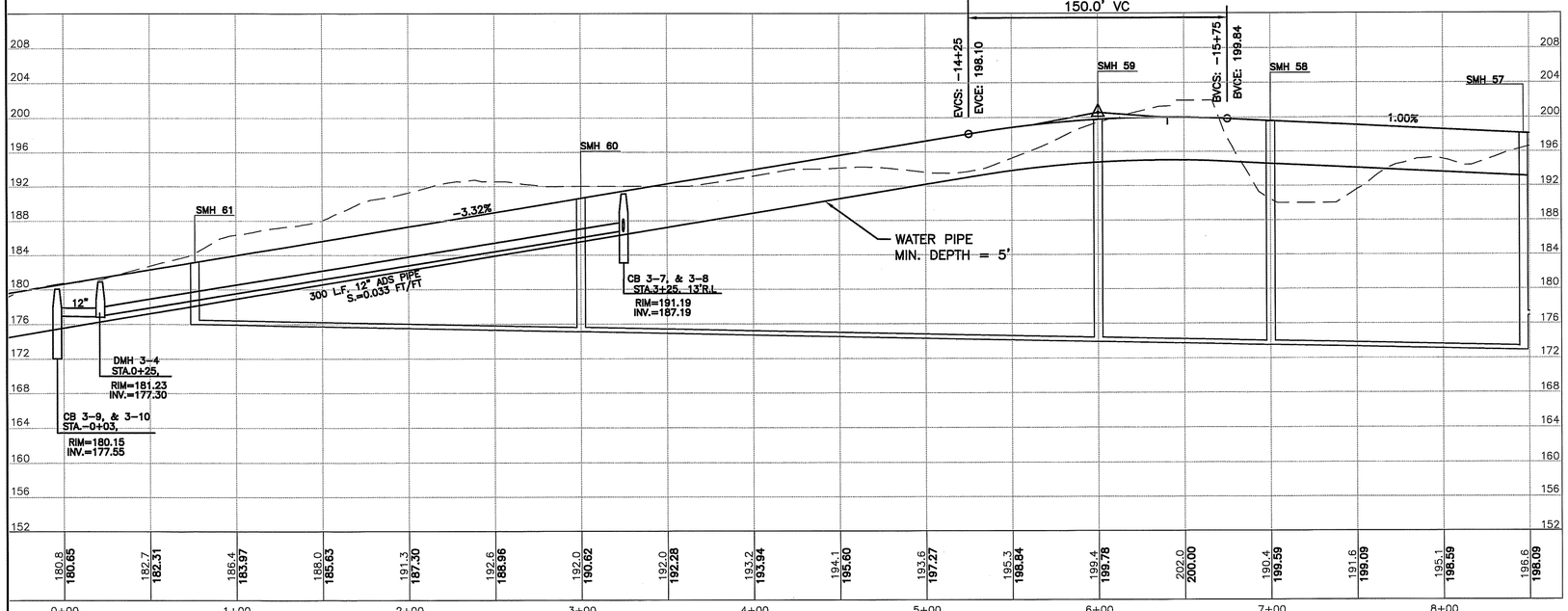
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

33

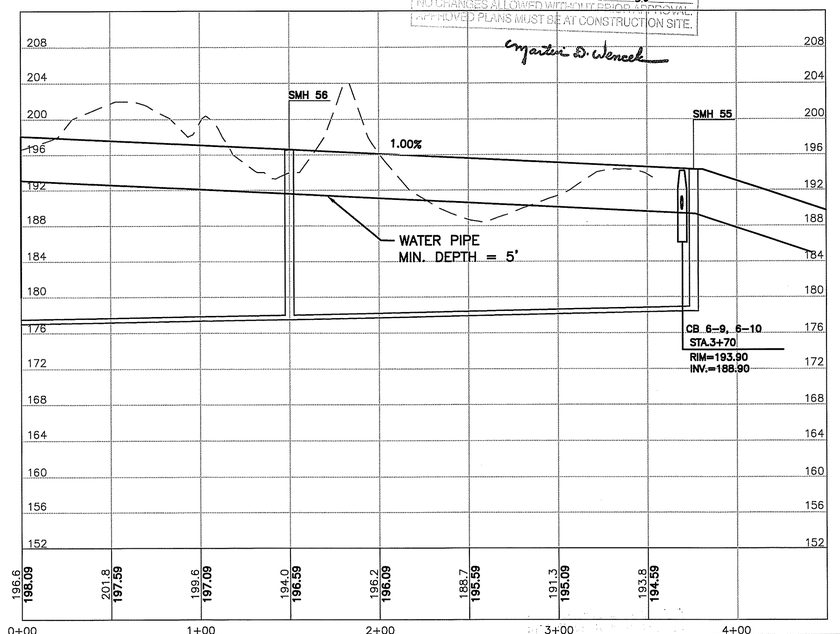
SHEET 33 OF



HIGH POINT ELEV = 200.01
HIGH POINT STA = −15+40.31
PVI STA = −15+00
PVI ELEV = 200.59
A.D. = −4.32
K = 34.69
150.0' VC



BRODSKY TERRACE



SINGER TERRACE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
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Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

AGE RESTRICTED RESIDENTIAL
BRODSKY TERRACE
SINGER TERRACE

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE 1"=8' VER
1"=40' HOR

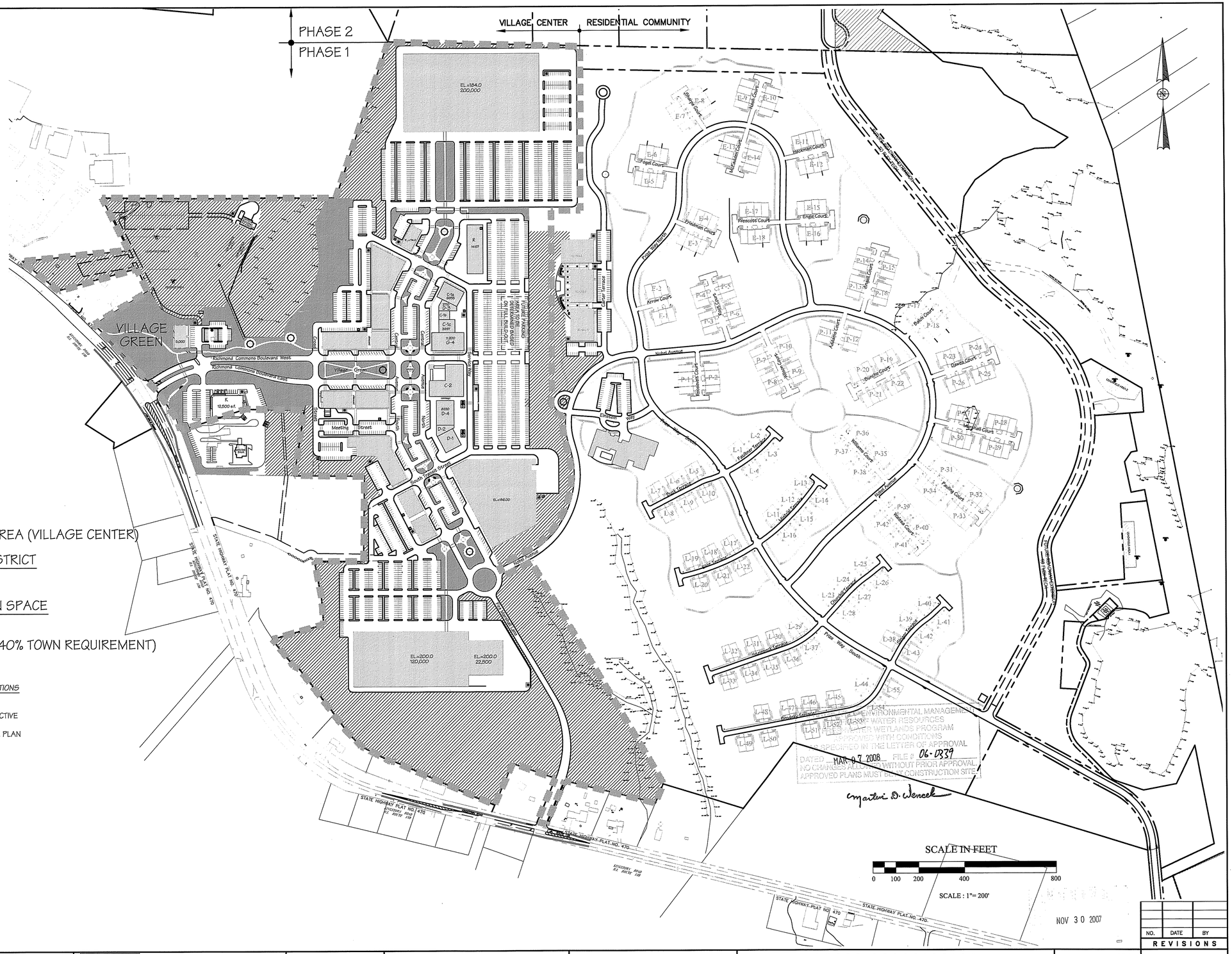
34

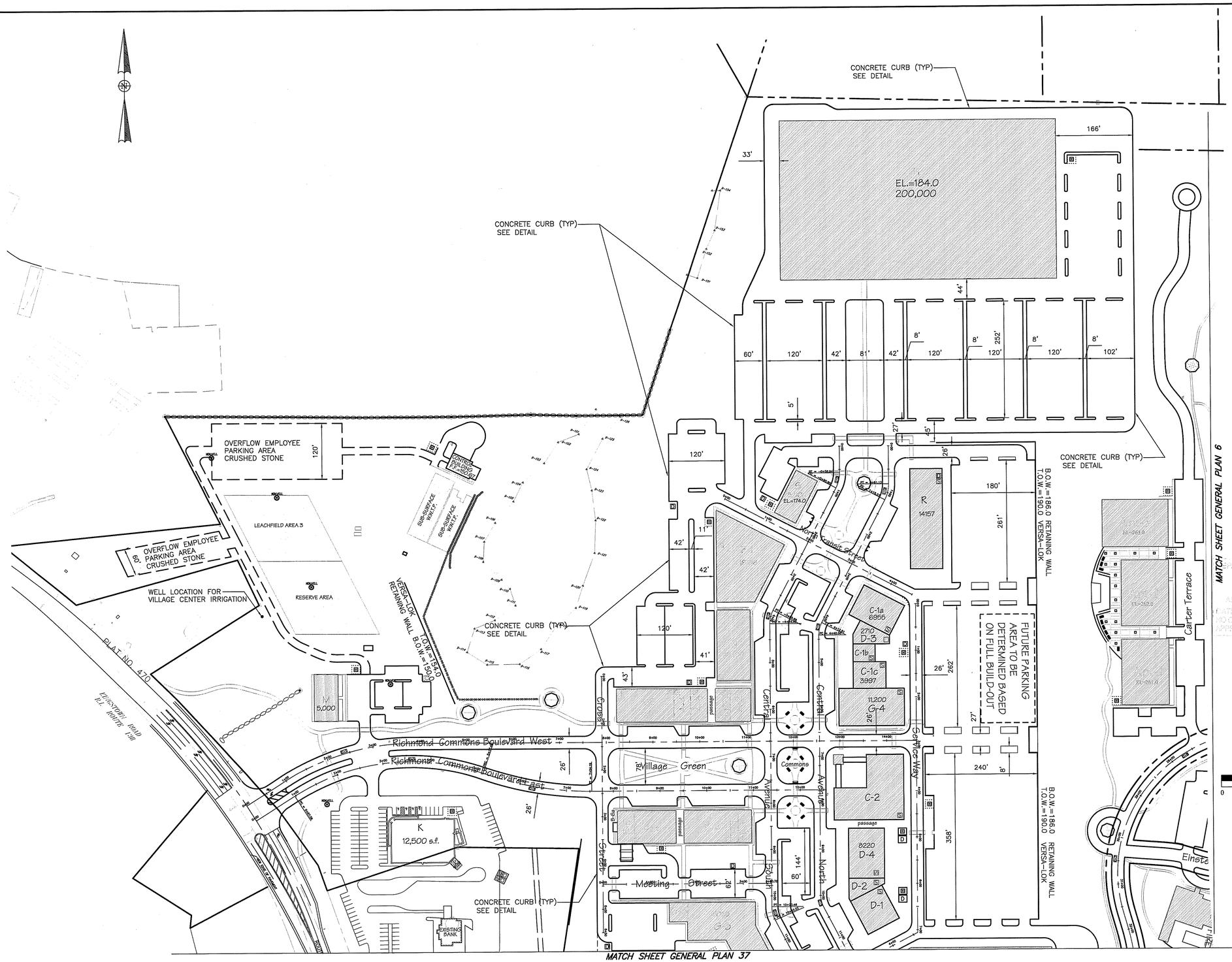
SHEET 34 OF

Richmond CommonsBuilding Programme

Village Center

Building	Street	use	footprints	floors	units
A-1	Richmond Commons Boulevard West	Retail	1,500	1	1
A-2	Richmond Commons Boulevard West	Retail	3,000	1	1
A-3	Richmond Commons Boulevard West	Retail	2,500	1	1
A-4	Richmond Commons Boulevard West	Retail	2,500	1	1
A-5	Richmond Commons Boulevard West	Retail	8,200	1	1
A-6a	Richmond Commons Boulevard West	2nd flr lobby	700	1	
A-6b	Richmond Commons Boulevard West	2nd flr stair	350	1	1
A-6	Richmond Commons Boulevard West	Offices	20,000	2nd	tbd
B-1	Richmond Commons Boulevard East	Retail	2,000	1	1
B-2	Richmond Commons Boulevard East	Retail	7,400	1	1
B-3	Central Avenue South	Retail	1,500	1	1
B-4	Richmond Commons Boulevard East	Retail	6,200	1	1
B-5	Richmond Commons Boulevard East	Retail	2,500	1	1
B-6a	Richmond Commons Boulevard East	2nd flr lobby	700	1	1
B-6b	Richmond Commons Boulevard East	2nd flr stair	375	1	1
B-6	Richmond Commons Boulevard East	Offices	20,000	2nd	tbd
C-1a	Central Avenue North	Retail	7,000	1	1
C-1b	Central Avenue North	Retail	1,800	1	1
C-1c	Central Avenue North	Retail	4,000	1	1
C-2	Central Avenue North	Retail	16,000	1	1
D-1	Central Avenue South	Retail	6,000	1	1
D-2	Central Avenue South	Retail	2,300	1	1
D-3	Central Avenue North	Retail	2,700	1	1
D-4	Central Avenue South	Retail	8,200	1	1
E	Transit Street South	Retail	100,000	1	1
F-1	Central Avenue North	Retail	19,200	1	1
F-2	Central Avenue South	Retail	5,500	1	1
F-3	Central Avenue South	Retail	5,500	1	1
G-1	Central Avenue South	Retail	6,000	1	1
G-2	Central Avenue South	Retail	2,000	1	1
G-3	Meeting Street	Retail	15,000	1	1
G-4	Central Avenue North	Retail	11,200	1	1
G-5	Meeting Street	Retail	1,560	1	1
H	Central Avenue North	Retail	200,000	1	1
J	Central Avenue South	Retail	120,000	1	1
J1	Central Avenue South	Retail	22,500	1	1
N	Central Avenue South	Retail	10,500	1	1
S	Central Avenue South	US Post Office	5,000	1	1
R	Central Avenue South	Retail	14,800	1	1
K	Richmond Commons Boulevard West	Retail	12,500	1	1
M	Commons Meadow Lane	Restaurant	5,000	1	1
SUBTOTAL			683,685		


PHASE 2
PHASE 1
VILLAGE CENTER
RESIDENTIAL COMMUNITY
VILLAGE GREEN
Richmond Commons Boulevard West
Richmond Commons Boulevard East
Village Green
Meeting Street
Central Avenue
Market Avenue
Transit Street
Grist Terrace
Prism Way South
Prism Way North
Fabian Terrace
Rural Terrace
Meadow Terrace
Rural Court
Meadow Court
Fabian Court
Prism Way
Bridleway Terrace
Bridleway Court
Equestrian Terrace
Equestrian Court
Pasture Terrace
Pasture Court
Stable Terrace
Stable Court
Ranch Terrace
Ranch Court
Trail Terrace
Trail Court
Prism Way North
Meadow Terrace
Meadow Court
Fabian Terrace
Fabian Court
Rural Terrace
Rural Court
Bridleway Terrace
Bridleway Court
Equestrian Terrace
Equestrian Court
Pasture Terrace
Pasture Court
Stable Terrace
Stable Court
Ranch Terrace
Ranch Court
Trail Terrace
Trail Court
Arrow Court
Eagle Court
Falcon Court
Hawk Court
Osprey Court
Heron Court
Hummingbird Court
Robin Court
Sparrow Court
Swallow Court
Wren Court
Woodpecker Court
Cardinal Court
Bluebird Court
Finch Court
Jay Court
Dove Court
Owl Court
Raven Court
Crow Court
Goose Court
Duck Court
Swan Court
Pelican Court
Gull Court
Tern Court
Sandpiper Court
Plover Court
Heron Court
Egret Court
Ibis Court
Stork Court
Crane Court
Flamingo Court
Peacock Court
Pheasant Court
Quail Court
Turkey Court
Grouse Court
Partridge Court
Woodcock Court
Snipe Court
Curlew Court
Avocet Court
Stilt Court
Phalarope Court
Willet Court
Yellowlegs Court
Dowitcher Court
Godwit Court
Knot Court
Turnstone Court
Surfbird Court
Oystercatcher Court
Jaeger Court
Skua Court
Petrel Court
Shearwater Court
Fulmar Court
Albatross Court
Penguin Court
Loon Court
Grebe Court
Cormorant Court
Anhinga Court
Frigatebird Court
Tropicbird Court
Gannet Court
Booby Court
Pelican Court
Ibis Court
Spoonbill Court
Flamingo Court
Stork Court
Crane Court
Rail Court
Coot Court
Gallinule Court
Moorhen Court
Limpkin Court
Sunbittern Court
Kagu Court
Seriema Court
Cariama Court
Bustard Court
Ostrich Court
Rhea Court
Emu Court
Cassowary Court
Kiwi Court
Moa Court
Dodo Court
Solitaire Court
Pigeon Court
Dove Court
Parrot Court
Macaw Court
Cockatoo Court
Lorikeet Court
Lory Court
Parakeet Court
Budgerigar Court
Cockatiel Court
Lovebird Court
Conure Court
Parrotlet Court
Amazon Court
Eclectus Court
Kakapo Court
Kea Court
Kakariki Court
Rosella



CURVE DATA

RICHMOND COMMONS BLVD WEST		
CURVE	LENGTH	RADIUS
C1	285.27'	500.00

RICHMOND COMMONS BLVD EAST		
CURVE	LENGTH	RADIUS
C1	419.85'	462.00
C2	236.76'	700.00

CENTRAL AVE. SOUTH		
CURVE	LENGTH	RADIUS
C1	33.66'	70.0
C2	29.81'	62.0
C3	29.77'	62.0

CENTRAL AVE. NORTH		
CURVE	LENGTH	RADIUS
C1	35.08'	73.0
C2	27.85'	58.0
C3	27.85'	58.0

FIRE MARSHALL LANE		
CURVE	LENGTH	RADIUS
C1	371.31'	400.00

SCALE IN FEET

0 50 100 200 400

SCALE : 1"= 100'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
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NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
35 STILSON ROAD
P.O. BOX 376
WYOMING, RI 02898

SHEET DESCRIPTION

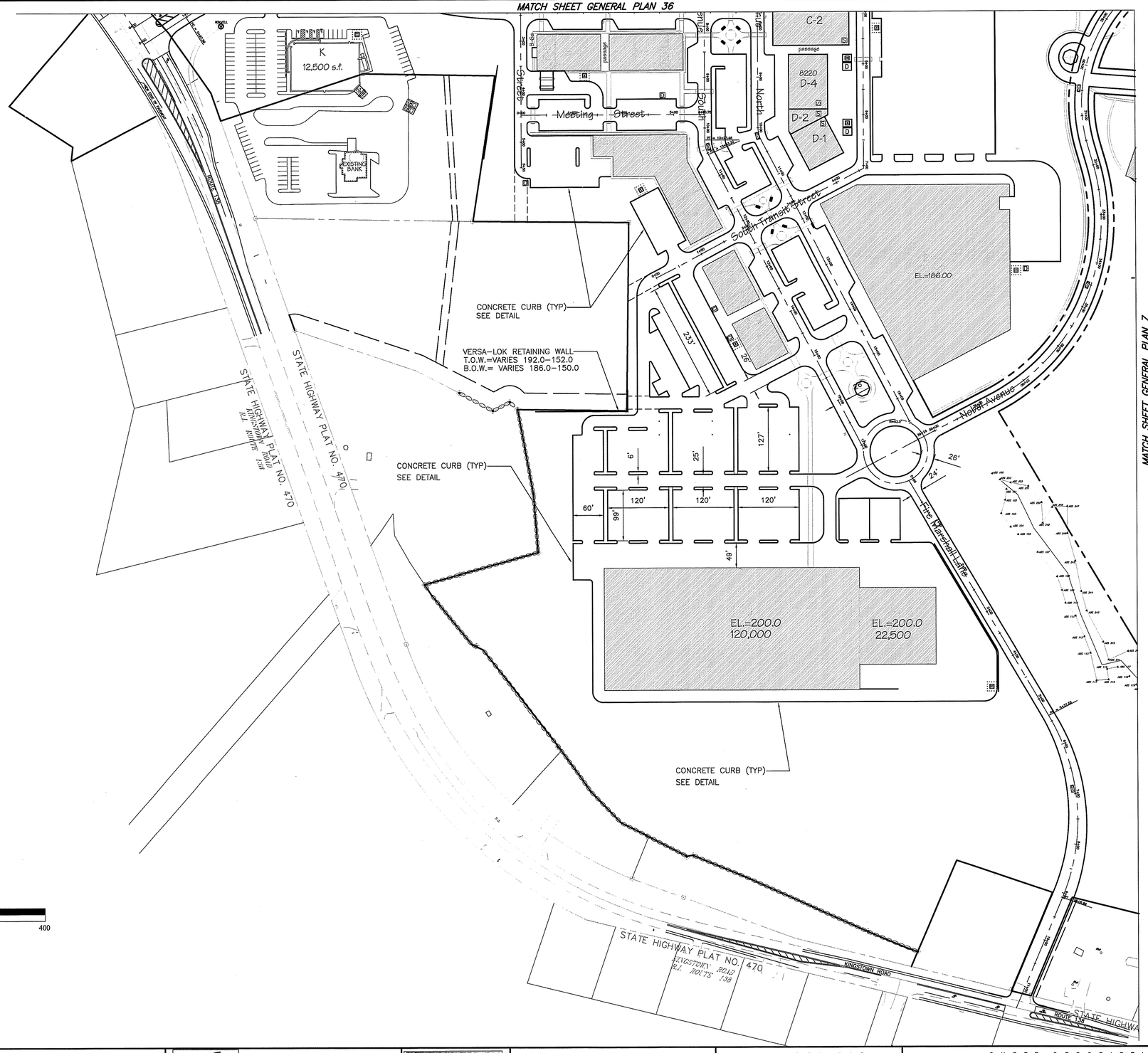
VILLAGE CENTER
GENERAL PLAN 1

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

36

SHEET 36 OF

MATCH SHEET GENERAL PLAN 36



MATCH SHEET GENERAL PLAN 7

CURVE DATA

RICHMOND COMMONS BLVD WEST		
CURVE	LENGTH	RADIUS
C1	285.27'	500.00

RICHMOND COMMONS BLVD EAST		
CURVE	LENGTH	RADIUS
C1	419.85'	462.00
C2	236.76'	700.00

CENTRAL AVE. SOUTH		
CURVE	LENGTH	RADIUS
C1	33.66'	70.0
C2	29.81'	62.0
C3	29.77'	62.0

CENTRAL AVE. NORTH		
CURVE	LENGTH	RADIUS
C1	35.08'	73.0
C2	27.85'	58.0
C3	27.85'	58.0

FIRE MARSHALL LANE		
CURVE	LENGTH	RADIUS
C1	371.31'	400.00

SCALE IN FEET

0 50 100 200 400

SCALE : 1"= 100'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0339
WORK IS NOT ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wencek

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2934
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
35 STILSON ROAD
P.O. BOX 376
WYOMING, RI 02898

SHEET DESCRIPTION

VILLAGE CENTER
GENERAL PLAN 2

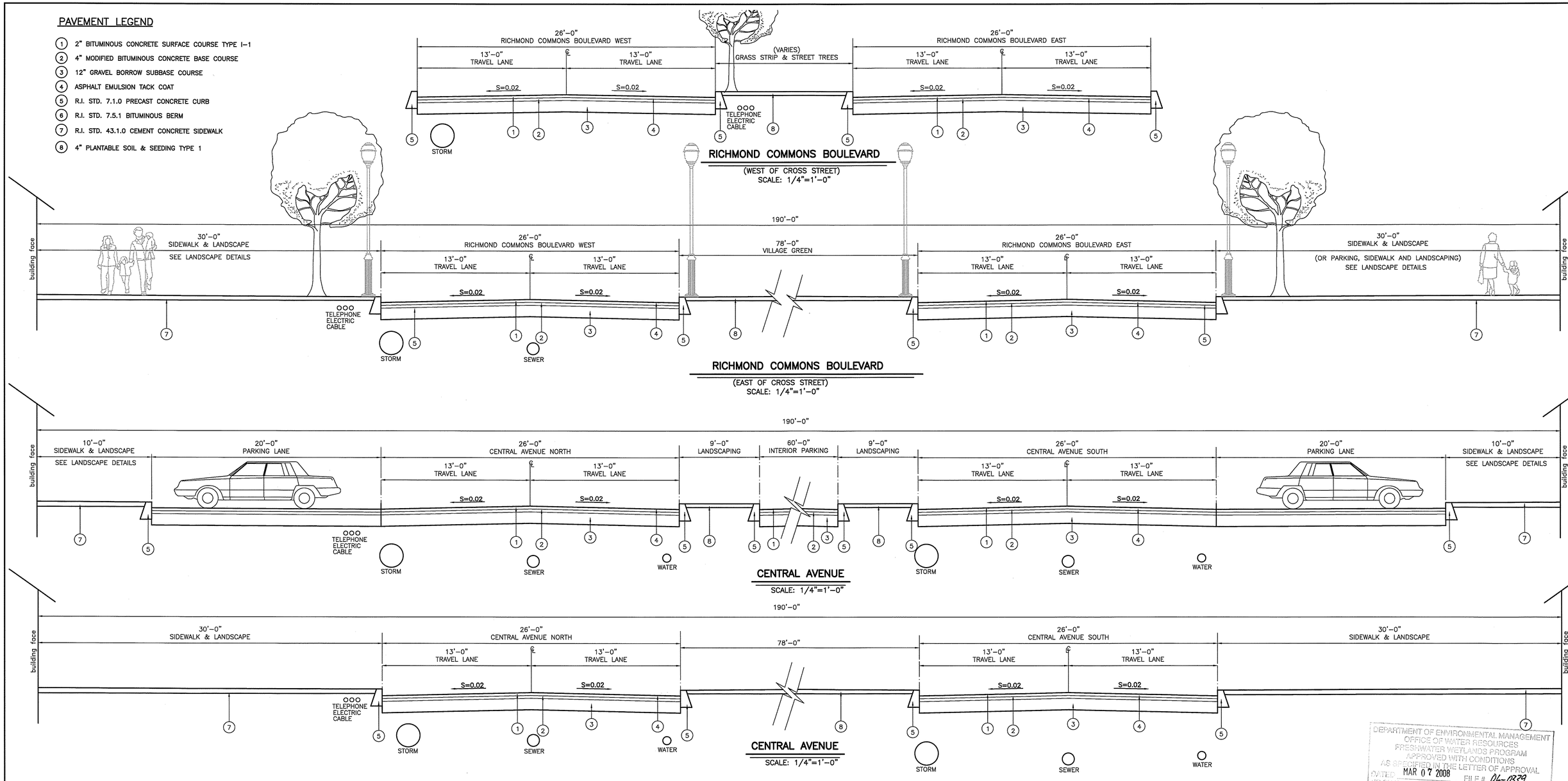
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

37

SHEET 37 OF

PAVEMENT LEGEND

1. 2" BITUMINOUS CONCRETE SURFACE COURSE TYPE I-1
2. 4" MODIFIED BITUMINOUS CONCRETE BASE COURSE
3. 12" GRAVEL BORROW SUBBASE COURSE
4. ASPHALT EMULSION TACK COAT
5. R.I. STD. 7.1.0 PRECAST CONCRETE CURB
6. R.I. STD. 7.5.1 BITUMINOUS BERM
7. R.I. STD. 43.1.0 CEMENT CONCRETE SIDEWALK
8. 4" PLANTABLE SOIL & SEEDING TYPE 1



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Maureen D. Wenceck

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

VILLAGE CENTER TYPICAL SECTIONS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

38

SHEET 38 OF

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION		DESC.
	WIDTH	HEIGHT	
R1–1	24"	24"	STOP
R5–1	30"	30"	DO NOT ENTER

LEGEND

DYCL	4" DOUBLE YELLOW CENTERLINE
SWDL	6" SOLID WHITE DASHED LINE
SYEL	4" SOLID YELLOW EDGE LINE
SL	12" SOLID WHITE STOP LINE

SCALE IN FEET

0 40 80 160 320

SCALE : 1"= 80'

MATCH LINE SHEET 40

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0339
CONSTRUCTION ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
NOV 30 2007

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

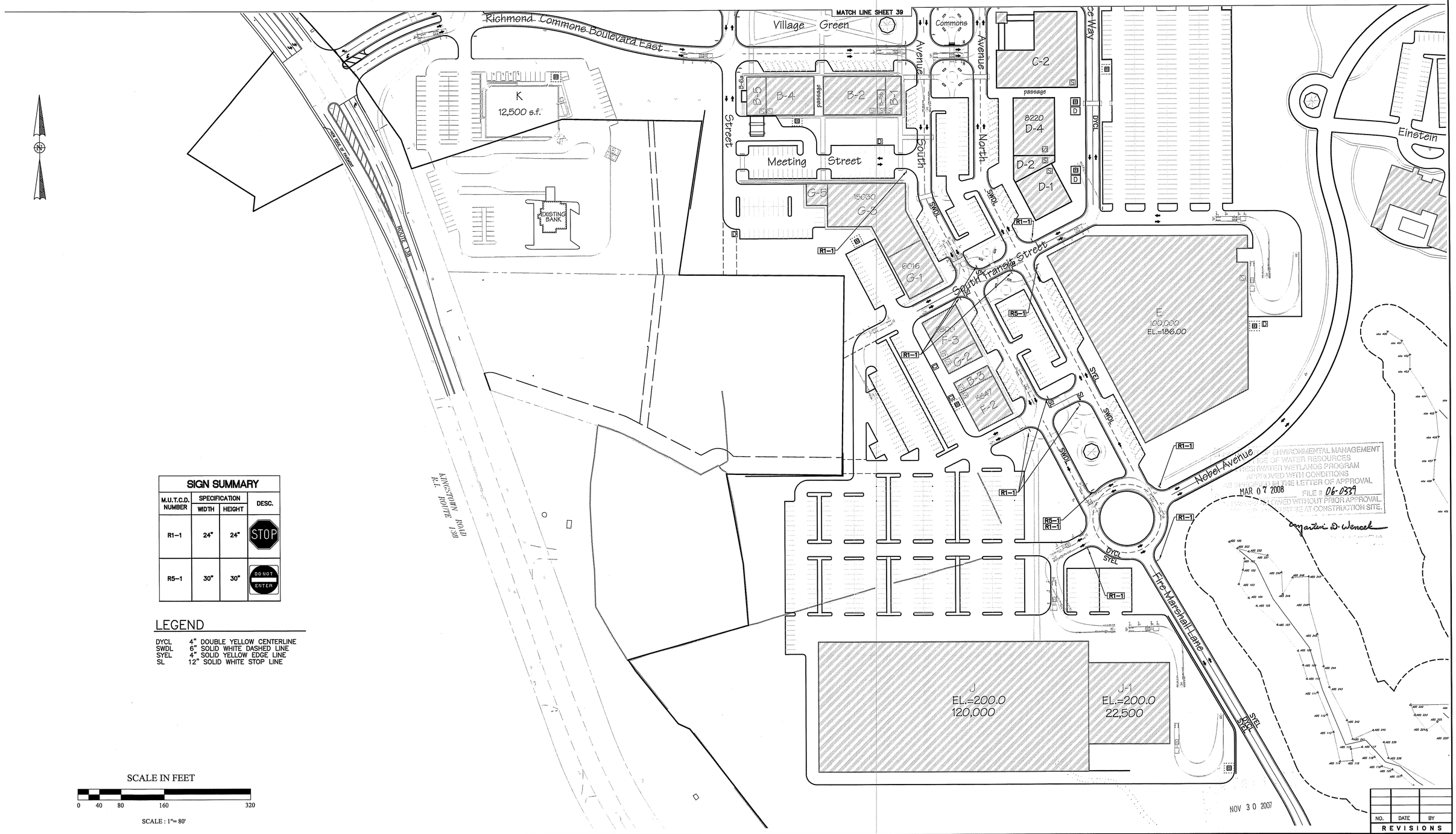
SHEET DESCRIPTION

VILLAGE CENTER
TRAFFIC PLAN – 1

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE JULY 2006
SCALE AS SHOWN

39

SHEET 39 OF



SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	DESC.
R1-1	24"	24"	STOP
R5-1	30"	30"	DO NOT ENTER

LEGEND

DYCL	4" DOUBLE YELLOW CENTERLINE
SWDL	6" SOLID WHITE DASHED LINE
SYEL	4" SOLID YELLOW EDGE LINE
SL	12" SOLID WHITE STOP LINE

SCALE IN FEET

0 40 80 160 320

SCALE : 1"= 80'

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS STATED IN THE LETTER OF APPROVAL
MAR 07 2008 FILE # 06-0339
WORK SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.
A COPY OF THIS APPROVAL MUST BE AT CONSTRUCTION SITE.

Jonathan D. Wenck

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

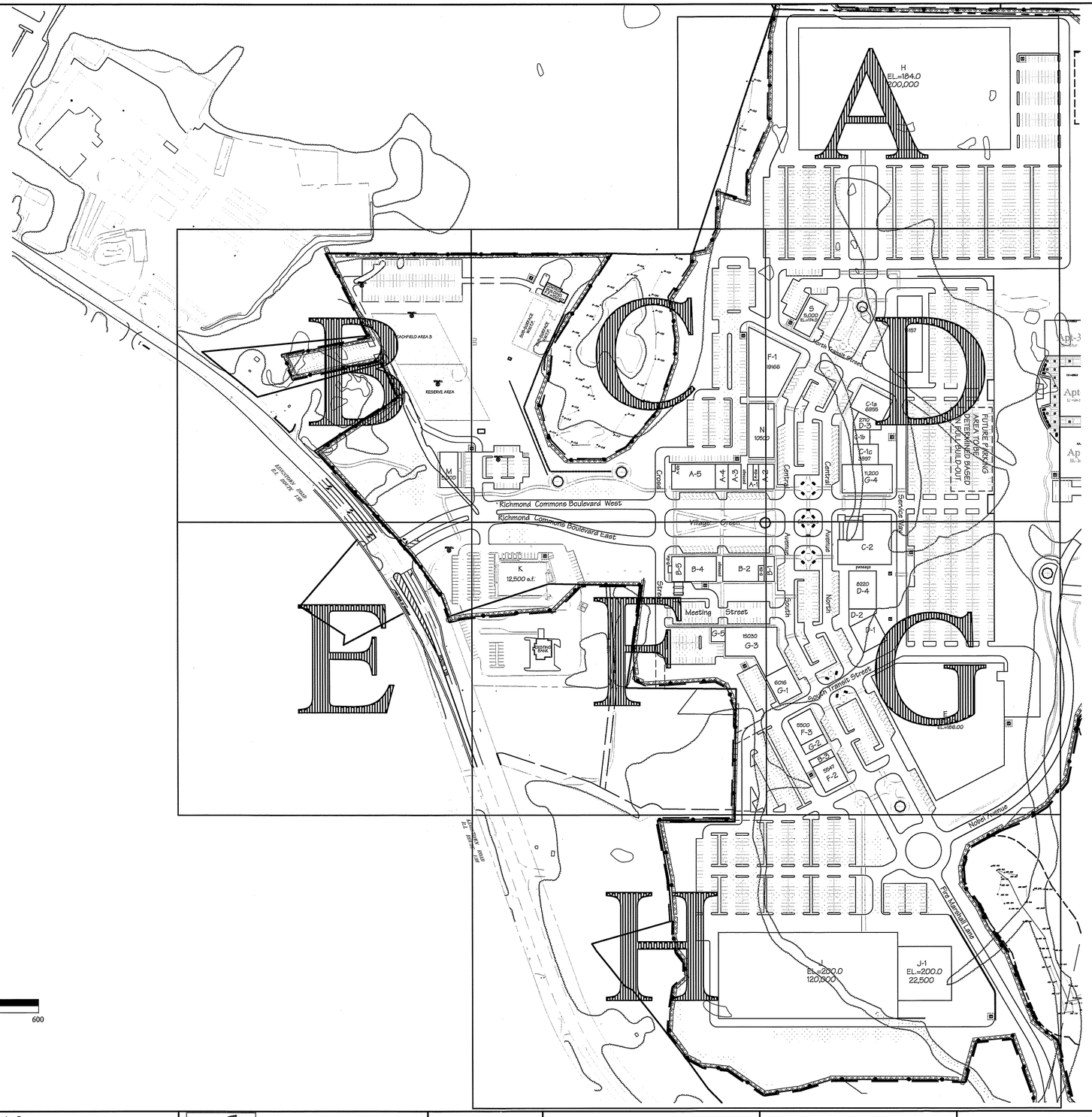
SHEET DESCRIPTION

VILLAGE CENTER
TRAFFIC PLAN – 2

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

40

SHEET 40 OF


H
EL.=184.0
200,000
BOARD
E
F-1
19166
N
10500
M
10500
K
12,500 s.f.
EXISTING BANK
RESERVE AREA
WICHFIELD AREA 3
EXISTING WETLANDS
EXISTING WETLANDS
EXISTING WETLANDS

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

PER RIDEM:
(1), (2), (3): Reuse erosion controls to enclose all proposed work.

H
EL.=184.0
200,000

LEDGE CUT SEE DETAIL

CB 10-52
RIM=183.00
INV.=176.00

DMH 10-5

12" ADS PIPE

LEDGE CUT SEE DETAIL

CB 10-53
RIM=182.20
INV=179.20

CURB (TYP.) SEE DETAIL

24" ADS PIPE

CB 10-54
RIM=180.00
INV.=176.70

PROPERTY LINE

WATER QUALITY UNIT 10F

DMH 10-3

DMH 10-4

PARKING ISLAND SWALE SEE DETAIL (TYP)

DMH
RIM=178.50
INV.=158.76

30" PRECAST FLARED END SECTION
OUTFALL INV. = 158.46
24'x30' RIP RAP APRON

140'x240'x6' SUBSURFACE INFILTRATION SYSTEM 10F
BLDG H ROOF

408' 30" ADS PIPE

OUTLET STRUCTURE
INV.=162.84

450'x130'x6' SUBSURFACE DETENTION SYSTEM 10B

DMH 10-5

CB 10-21
RIM=176.55
INV=173.55

CB 10-22
RIM=176.55
INV=172.95

CB 10-23
RIM=176.55
INV=171.75

CB 10-24
RIM=177.75
INV=171.15

CB 10-25
RIM=177.75
INV=170.85

WATER QUALITY UNIT 10B

CB 10-27
RIM=176.55
INV=170.78

CB 10-28
RIM=176.55
INV=171.98

CB 10-29
RIM=176.55
INV=173.18

CB 10-55
RIM=177.55
INV=174.20

CB 10-30

CB 10-31

CB 10-32

CB 10-26
RIM=176.55
INV=170.25

DMH 10-6
RIM=177.55
INV=170.00

VERSA-LOCK
T.O.W.=190.00
B.O.W.=186.00
SEE DETAIL

CB 10-36

OUTLET STRUCTURE

DMH 10-8

DMH 10-7

CB 10-35

LEDGE CUT SEE DETAIL

MATCH LINE SEE SHEET 45

A
B C D
E F G
H

SCALE IN FEET
0 20 40 80 160

SCALE: 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS NOTED IN THE LETTER OF APPROVAL
MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Margaret D. Wenecek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2294
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

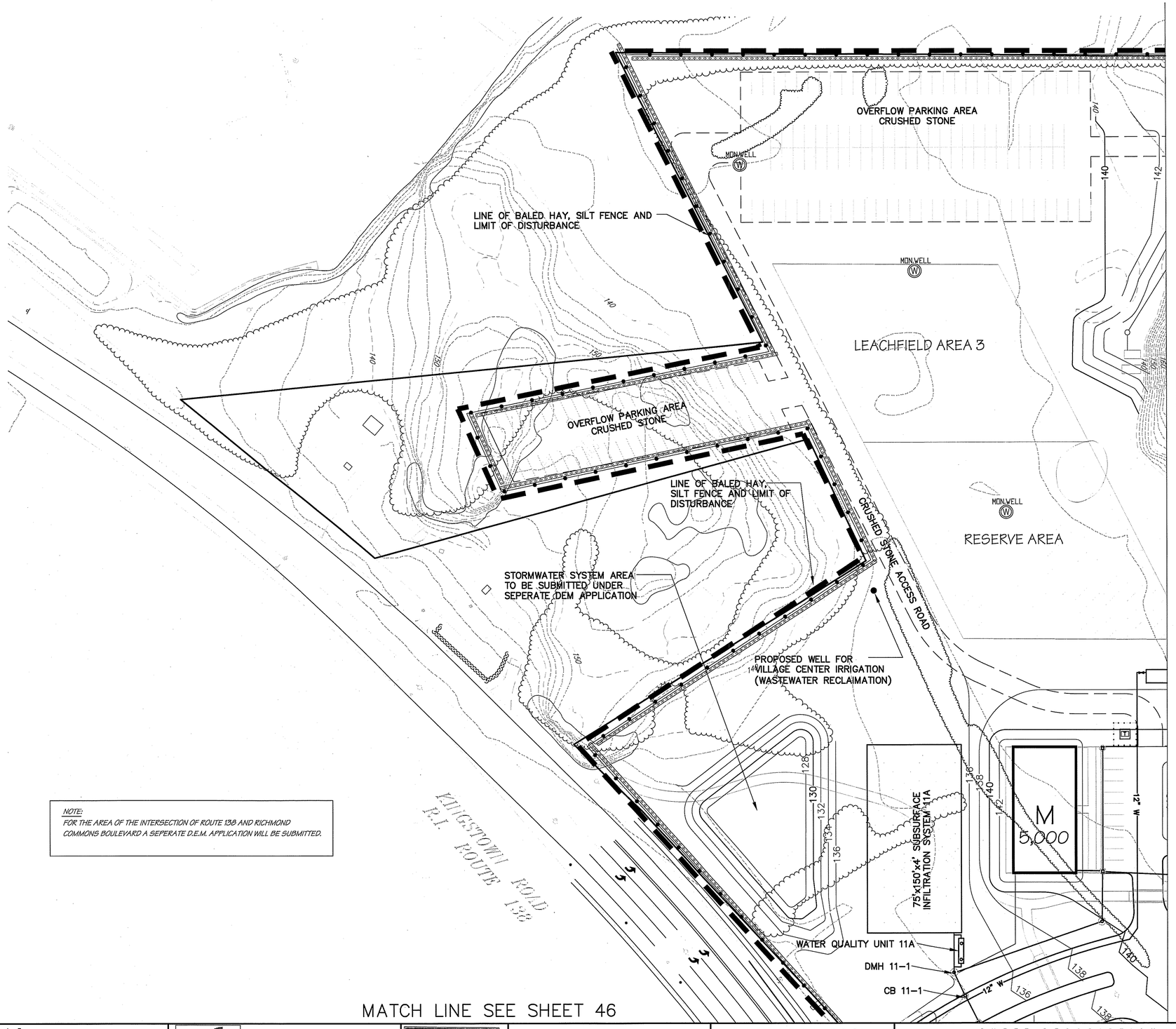
SHEET DESCRIPTION

VILLAGE CENTER
GRADING PLAN
SHEET 1

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

SHEET 42 OF

42



NOTE:
FOR THE AREA OF THE INTERSECTION OF ROUTE 138 AND RICHMOND COMMONS BOULEVARD A SEPERATE D.E.M. APPLICATION WILL BE SUBMITTED.

MATCH LINE SEE SHEET 44

MATCH LINE SEE SHEET 46

		A
B	C	D
E	F	G
	H	

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS NOTED IN THE LETTER OF APPROVAL
MAR 07 2008 FILE # 06-1339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Cynthia D. Wenck

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2204 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

VILLAGE CENTER
GRADING PLAN
SHEET 2

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

43

SHEET 43 OF

MATCH LINE SEE SHEET 43

MATCH LINE SEE SHEET 42

MATCH LINE SEE SHEET 45

MATCH LINE SEE SHEET 47

CB 12-1

40'x40'x5' SUBSURFACE INFILTRATION SYSTEM 12A

CONTROL BUILDING F.F.=150.67

SUB-SURFACE W.W.T.P.

SUB-SURFACE W.W.T.P.

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

PER RIDEM:
① + ② : Revise erosion control to endorse all proposed work.
→ ③

CB 10-41
RIM=167.12
INV.=161.80

DMH 10-10
RIM=164.00
INV.=161.46

DMH 10-11
RIM=166.00
INV.=161.40

LINE OF BALED HAY, SILT FENCE AND LIMIT OF DISTURBANCE

VERSA-LOCK
T.O.W.=154.00
B.O.W.=150.00
SEE DETAIL

160'x50'x5' SUBSURFACE INFILTRATION SYSTEM 9A

CB 11-4 WATER QUALITY UNIT 9A

CB 9-2

CB 11-3

CB 11-8

CB 11-7

CB 9-1

CB 9-10

CB 9-9

Richmond Commons Boulevard West

Richmond Commons Boulevard East

CB 10-30
RIM=167.70
INV.=164.70

CB 10-43
RIM=167.12
INV.=163.32

CB 10-42
RIM=167.12
INV.=162.95

CONCRETE CURB (TYP.) SEE DETAIL

ROOF LEADER

12" ADS

18" ADS

36" TV SLOPED EMBANKMENT

400'x60'x5' SUBSURFACE INFILTRATION SYSTEM 10G

WATER QUALITY UNIT

CB 10-40

DMH 10-9
RIM=167.00
INV.=161.00

CB 10-37

CB 10-39

CB 10-38

ROOF LEADER

A-6b A-5 A-4 A-3 passage A-6a A-1 A-2

N 10500

F-1 19166

Cross Central

Village Green

CB 10-21

CB 10-22

CB 10-31

CB 10-44

CB 10-16

CB 10-17

CB 10-6

CB 10-5

CB 10-1

CB 10-2

CB 9-3

CB 9-4

CB 9-5

CB 9-6

CB 7-2

CB 7-1

CB 9-11

CB 9-13

A B C D E F G H

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS NOTED IN THE LETTER OF APPROVAL
MAR 07 2008 FILE # 06-0339
ALL CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Maureen D. Wenck

RECEIVED
NOV 30 2007

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2894 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

VILLAGE CENTER GRADING PLAN SHEET 3

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

44

SHEET 44 OF

MATCH LINE SEE SHEET 42

MATCH LINE SEE SHEET 44

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 48

CB 10-21 CB 10-22 CB 10-23 CB 10-24 CB 10-25 CB 10-26 DMH 10-6 CB 10-27 CB 10-28 CB 10-29 CB 10-55

CB 10-31 CB 10-32 CB 10-33 CB 10-34

24" ADS PIPE

WATER QUALITY UNIT

24" ADS PIPE

2H : 1V SLOPED EMBANKMENT LEDGE CUT

CB 10-36

12" ADS PIPE

CB 10-35
RIM=181.00
INV=177.00

OUTLET CONTROL STRUCTURE SEE DETAIL

200'x100'x4' SUBSURFACE DETENTION SYSTEM 10D

S
5,000
EL.=174.0

CB 10-44 CB 10-16 CB 10-15

200'x80'x4' SUBSURFACE DETENTION SYSTEM 10E

R
14157

18" ADS PIPE

12" ADS PIPE

24" ADS PIPE

VERSA-LOCK
T.O.W.=190.00
B.O.W.=186.00
SEE DETAIL

CB 10-49
RIM=181.00
INV.=177.50

Apt-
El.=263.0

CB 10-17 CB 10-18

WQU 10-E

CB 10-11

North Transit Street

24" ADS PIPE

F-1
19166

WATER QUALITY UNIT

CB 10-8

CB 10-10 CB 10-9

CB 10-48
RIM=181.00
INV=178.50

OUTLET CONTROL STRUCTURE SEE DETAIL

CB 10-45

DMH 10-9

WATER QUALITY UNIT 10C

CB 10-46

24" ADS PIPE

C-1a
6955

CB 10-47
RIM=179.75
INV=173.10

24" ADS PIPE

FUTURE PARKING AREA TO BE DETERMINED BASED ON FULL BUILD-OUT

CB 10-12 CB 10-1

2710
D-3

OUTLET CONTROL STRUCTURE SEE DETAIL

24" ADS PIPE

CB 10-20
RIM=177.50
INV=174.35

CB 10-6 CB 10-5

CB 10-19
RIM=177.50
INV=174.50

C-1b

250'x100'x4' SUBSURFACE DETENTION SYSTEM 10C

C-1c
3997

CB 10-50
RIM=179.75
INV=174.10

N
10500

11,200
G-4

18" ADS PIPE

CB 10-51
RIM=179.75
INV=175.75

CB 7-27

CB 7-28

DMH 7-4

CB 7-29

CB 10-1 CB 10-2 CB 10-13 CB 10-14

CB 7-23 CB 7-22

CB 9-5 CB 9-6 CB 7-2 CB 7-16 CB 7-17

CB 7-1

CB 9-13

passage

A-1 A-6a A-2

Central Ave

Service Way

Commons

2H : 1V SLOPED EMBANKMENT

EXCELSIOR NETTING TO BE USED ON SLOPED EMBANKMENTS

VERSA-LOCK
T.O.W.=190.00
B.O.W.=186.00
SEE DETAIL

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1739
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NOV 30 2007

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

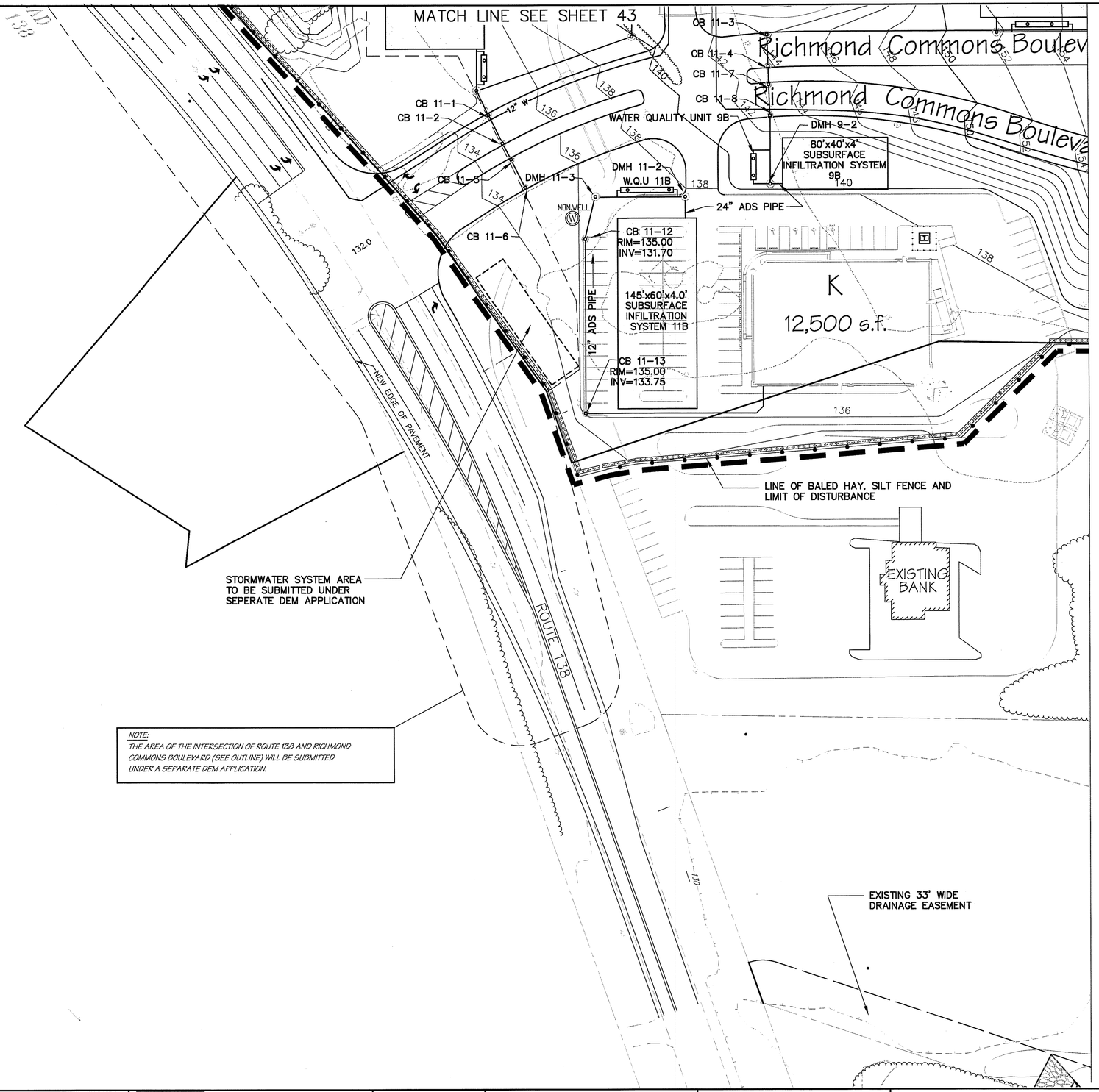
SHEET DESCRIPTION

VILLAGE CENTER
GRADING PLAN
SHEET 4

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

45

SHEET 45 OF



NOTE:
THE AREA OF THE INTERSECTION OF ROUTE 138 AND RICHMOND COMMONS BOULEVARD (SEE OUTLINE) WILL BE SUBMITTED UNDER A SEPARATE DEM APPLICATION.

	A	
B	C	D
E	F	G
	H	

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Angeline D. Wenceh

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

VILLAGE CENTER
GRADING PLAN
SHEET 5

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

46

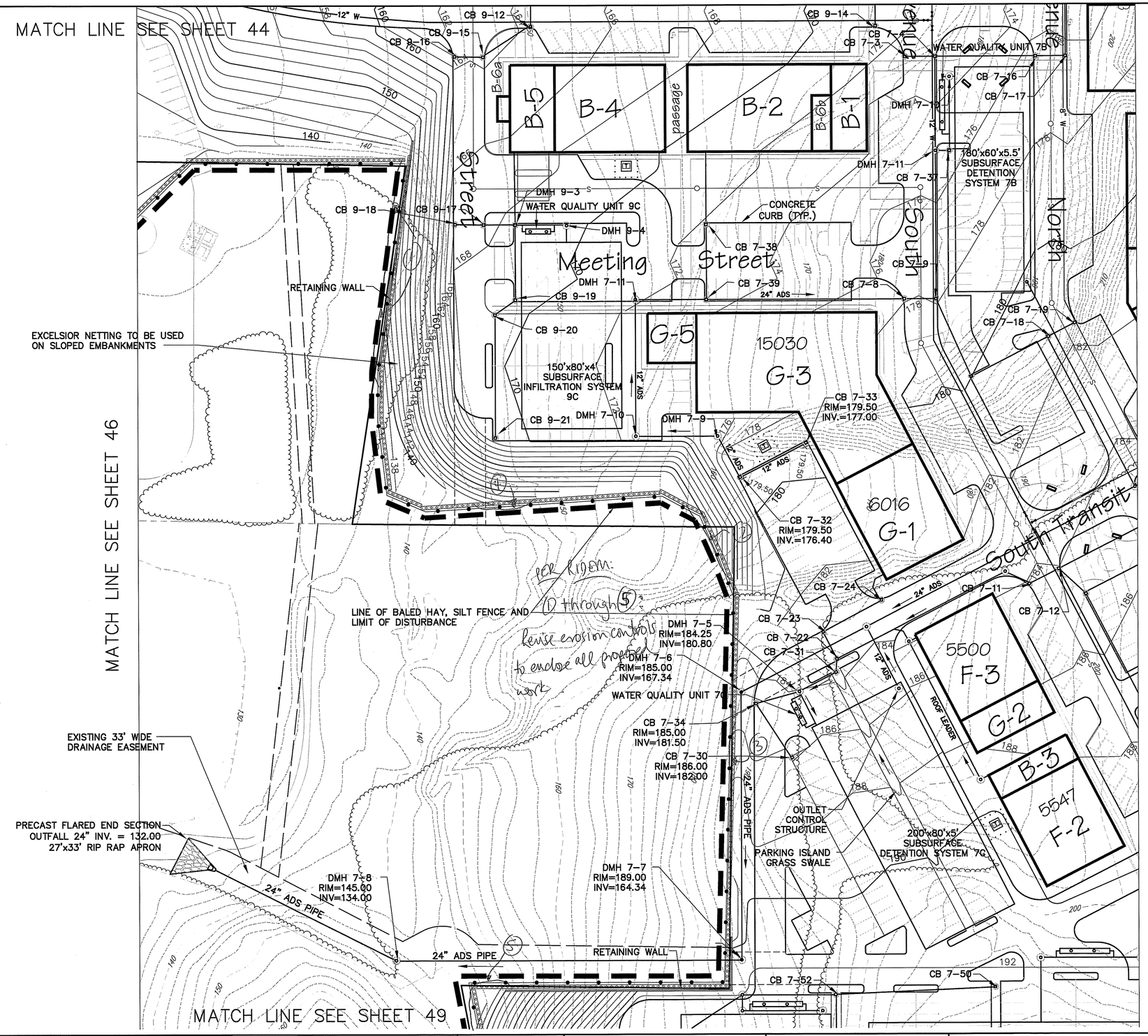
SHEET 46 OF

MATCH LINE SEE SHEET 44

MATCH LINE SEE SHEET 46

MATCH LINE SEE SHEET 48

MATCH LINE SEE SHEET 49



A
B C D
E F G
H

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DAT. MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wenck

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

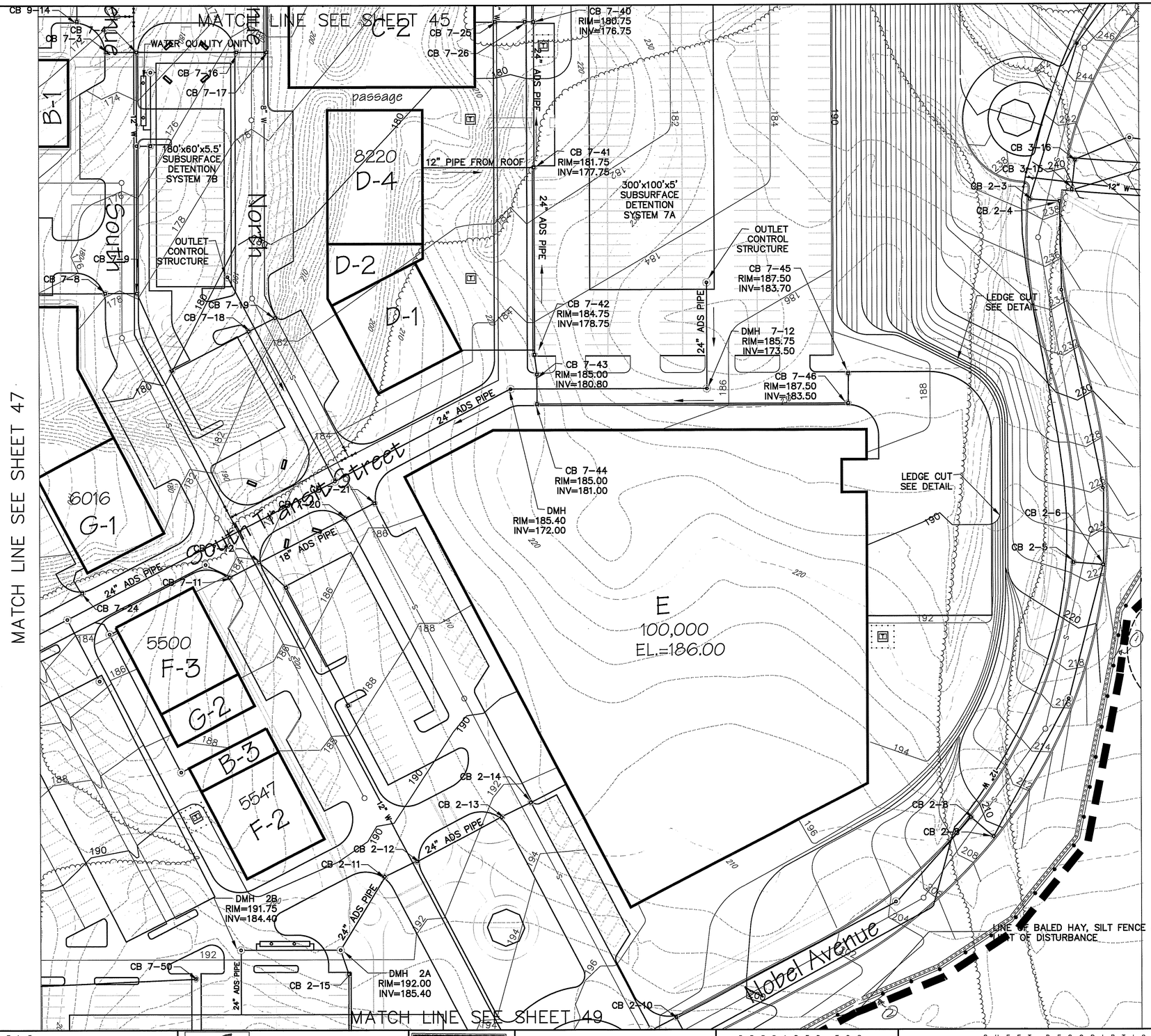
SHEET DESCRIPTION

VILLAGE CENTER
GRADING PLAN
SHEET 6

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

47

SHEET 47 OF



PER RIDEM:

① + ②: Revise erosion controls to enclose all proposed work.

A
B C D
E F G
H

SCALE IN FEET

0 20 40 80 160

SCALE : 1"= 40'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

VILLAGE CENTER GRADING PLAN SHEET 7

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

48

SHEET 48 OF

MATCH LINE SEE SHEET 47, 48

Abel Avenue

Fire Marshall Lane

W.Q.U. 2A

CB 2-16
RIM 194.13
INV 190.13

WATER QUALITY UNIT 7D

CB 7-52
RIM 193.21
INV 189.21

CB 2-17
RIM 194.5
INV 190.5

24" ADS PIPE

CB 7-47
RIM 192.62
INV 188.62

CB 7-48
RIM 192.00
INV 188.00

300'x100'x5.5' SUBSURFACE
DETENTIONTION SYSTEM 2A

210'x120'x4' SUBSURFACE
INFILTRATION SYSTEM 7D

PARKING ISLAND
GRASS SWALE TYP.

OUTLET
CONTROL
STRUCTURE
INV.=182.83

CB 2-9

CB 2-10

DMH
RIM=200.0
INV=180.76

CB 7-53
RIM 194.75
INV 190.75

CB 7-51
RIM 194.75
INV 190.75

12" ADS PIPE

CB 7-49
RIM 194.75
INV 192.00

CB 2-18
RIM 195.75
INV 192.75

CB 2-19
RIM 196.6
INV 192.6

12" ADS PIPE

CB 2-20
RIM 197.8
INV 193.78

450'x80'x5' SUBSURFACE
DETENTIONTION SYSTEM 1B

OUTLET
CONTROL
STRUCTURE

500 L.F. 24" ADS PIPE

CB 1-1
RIM 198.00
INV 194.00

12" ADS PIPE

CB 1-2
RIM 199.50
INV 193.40

460' LONG, 12' WIDE, 4' DEEP
INFILTRATION TRENCH

J
EL.=200.0
120,000

J-1
EL.=200.0
22,500

30" ADS PIPE

12" ADS PIPE

CB 1-6
RIM 196.00
INV 192.00

CB 1-9
RIM 196.80
INV 193.80

CB 1-7
RIM 195.23
INV 191.23

RIP RAP LIMIT

RIP RAP

CB 1-3
RIM 199.45
INV 191.45

CB 1-4
RIM 199.50
INV 191.20

CB 1-5
RIM 199.50
INV 189.70

WATER QUALITY UNIT 1A

DMH
RIM=199.75
INV=187.50
INV.(OUT)=190.00

24" ADS PIPE

30"

30" ADS PIPE

420'x42'x6' SUBSURFACE
INFILTRATION SYSTEM 1A

CB 1-8
RIM 199.50
INV 195.50

460' LONG, 12' WIDE, 4' DEEP
INFILTRATION TRENCH

RIP RAP LIMIT

EXCELSIOR BLANKET TO BE USED ON
SLOPED EMBANKMENT

LINE OF BALED HAY, SILT FENCE AND
LIMIT OF DISTURBANCE

12" PRECAST FLARED END SECTION
OUTFALL INV. = 178.00
12'x15' RIP RAP APRON

24" PRECAST FLARED END SECTION
OUTFALL INV. = 178.25
13'x16' RIP RAP APRON

PER RIDEM:
(1) through (5): Revise erosion controls to enclose all proposed work.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Cynthia D. Wenech

A		
B	C	D
E	F	G
	H	

SCALE IN FEET
0 20 40 80 160
SCALE : 1"= 40'

NOV 30 2007

NO.	DATE	BY
	REVISIONS	

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

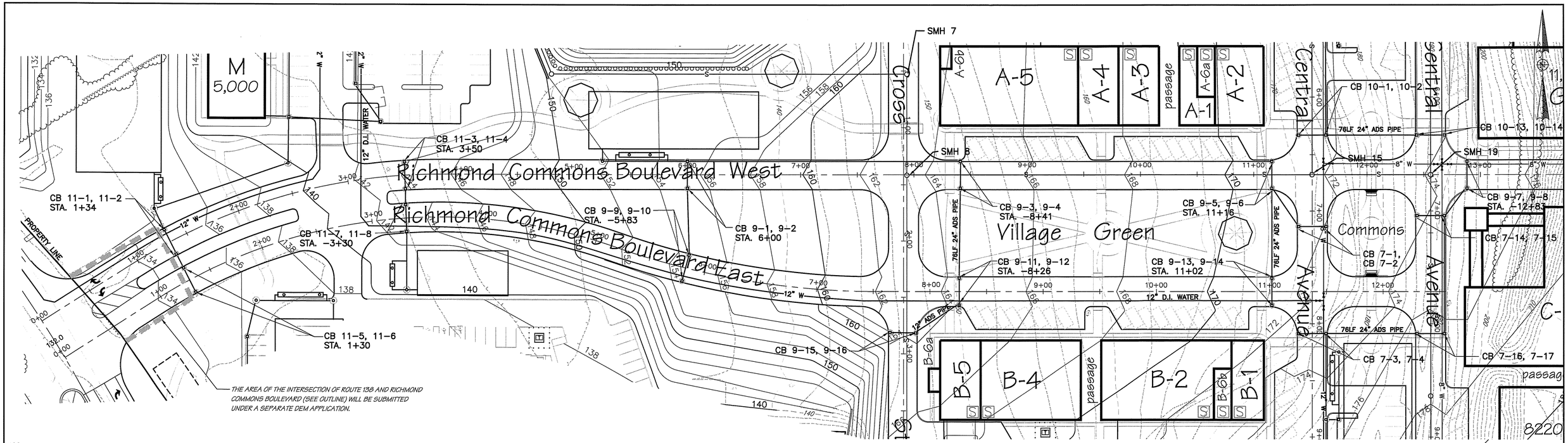
LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

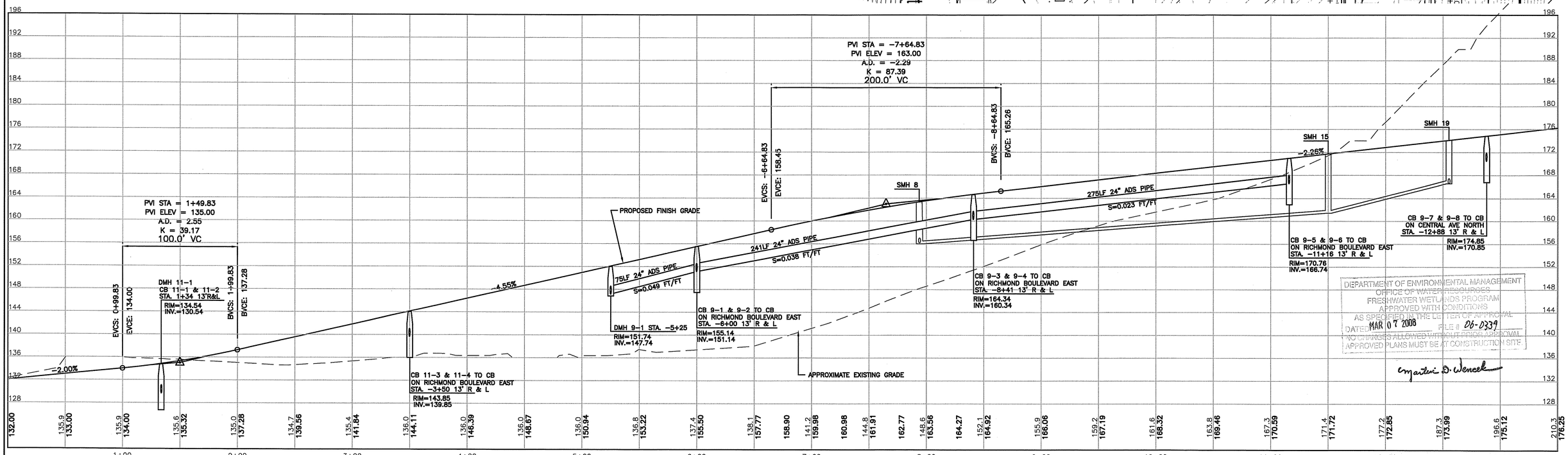
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
VILLAGE CENTER
GRADING PLAN
SHEET 8

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

49
SHEET 49 OF





PROFILE
SCALE: 1"=40' HOR.
1"=8' VER.

NOV 30 2007

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NO.	DATE	BY

REVISIONS

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

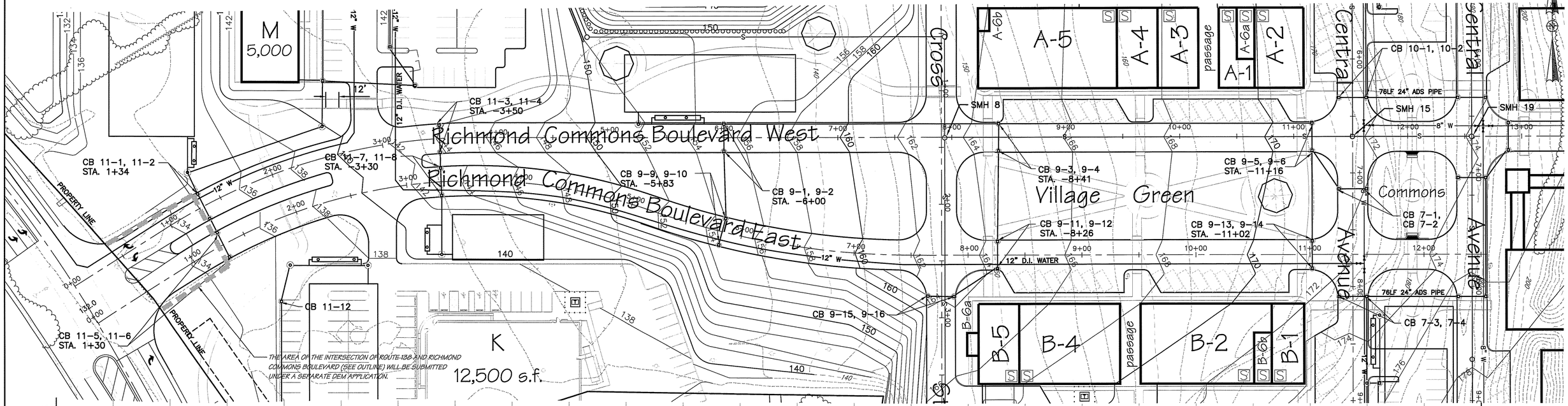
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

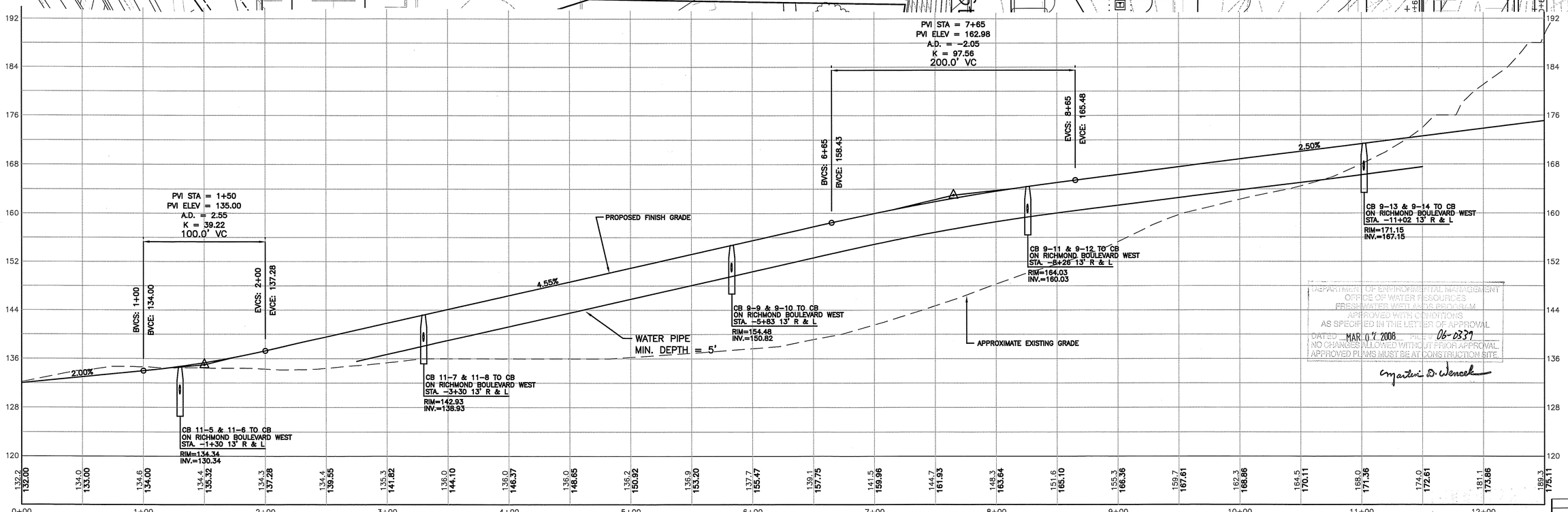
SHEET DESCRIPTION
VILLAGE CENTER
RICHMOND COMMONS
BOULEVARD WEST

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

50

SHEET 50 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 08-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2934
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

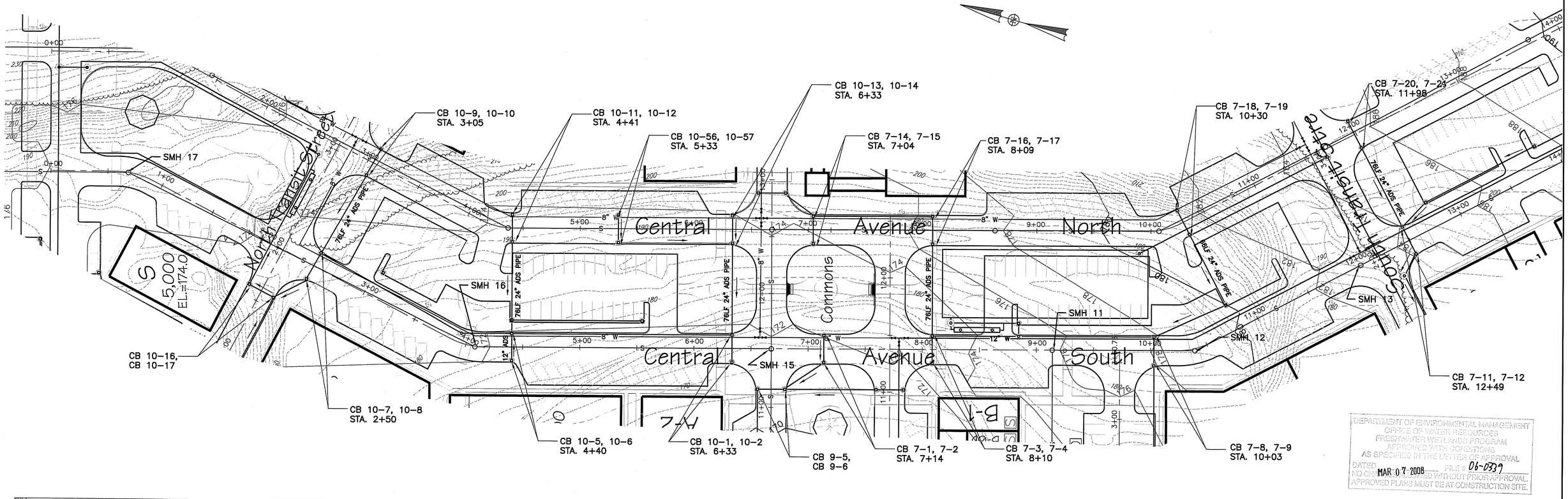
SHEET DESCRIPTION

VILLAGE CENTER
RICHMOND COMMONS
BOULEVARD EAST

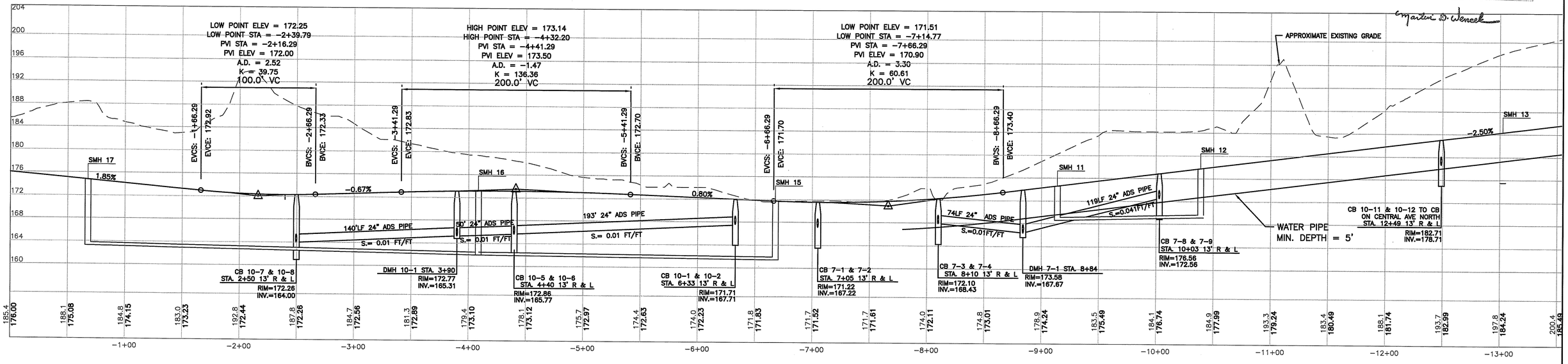
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

51

SHEET 51 OF



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



NOV 30 2007

NO.	DATE	BY
REVISIONS		

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 3994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

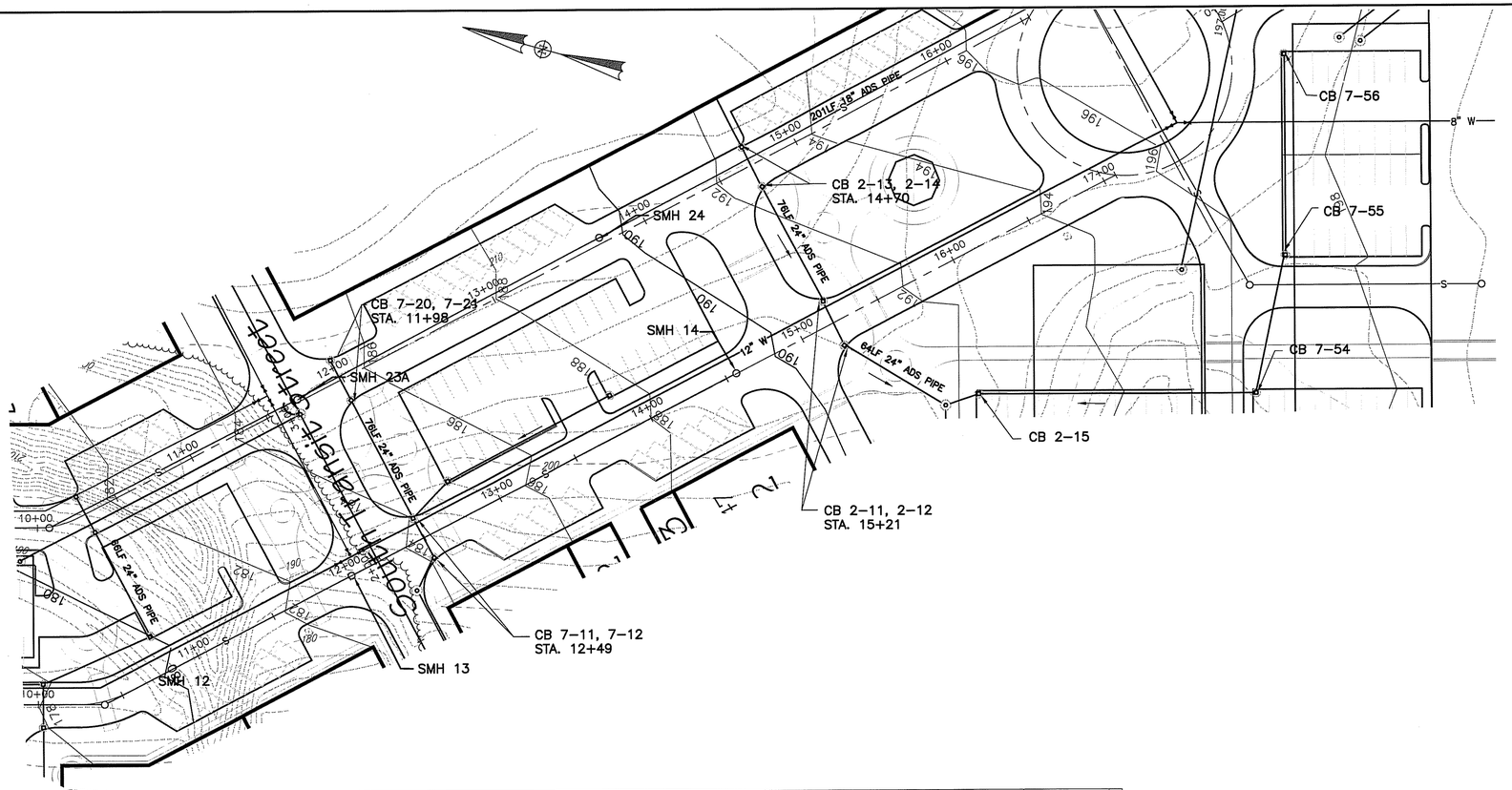
SHEET DESCRIPTION

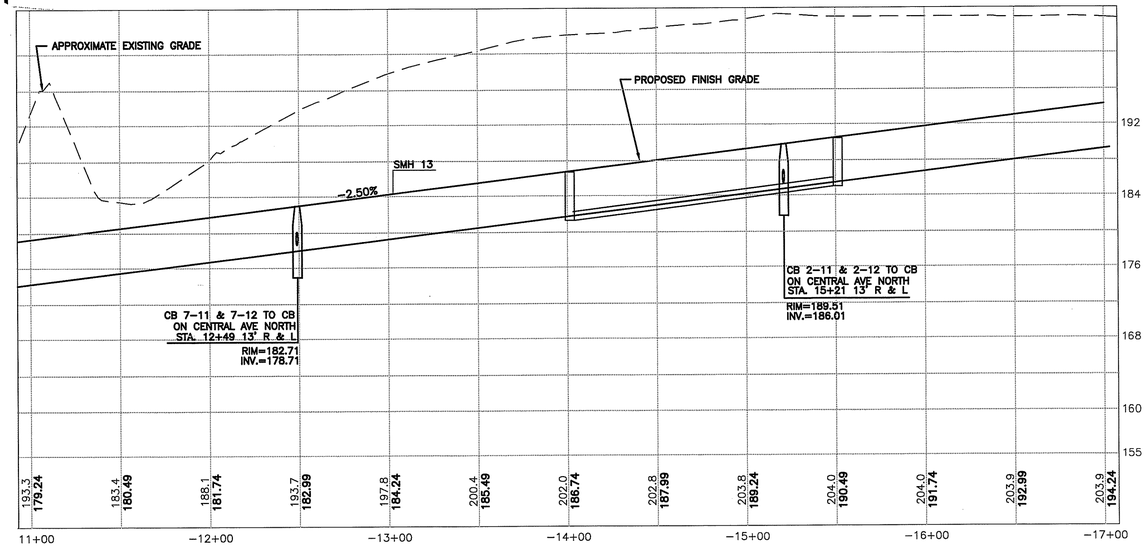
VILLAGE CENTER
CENTRAL AVENUE SOUTH – 1

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

52

SHEET 52 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

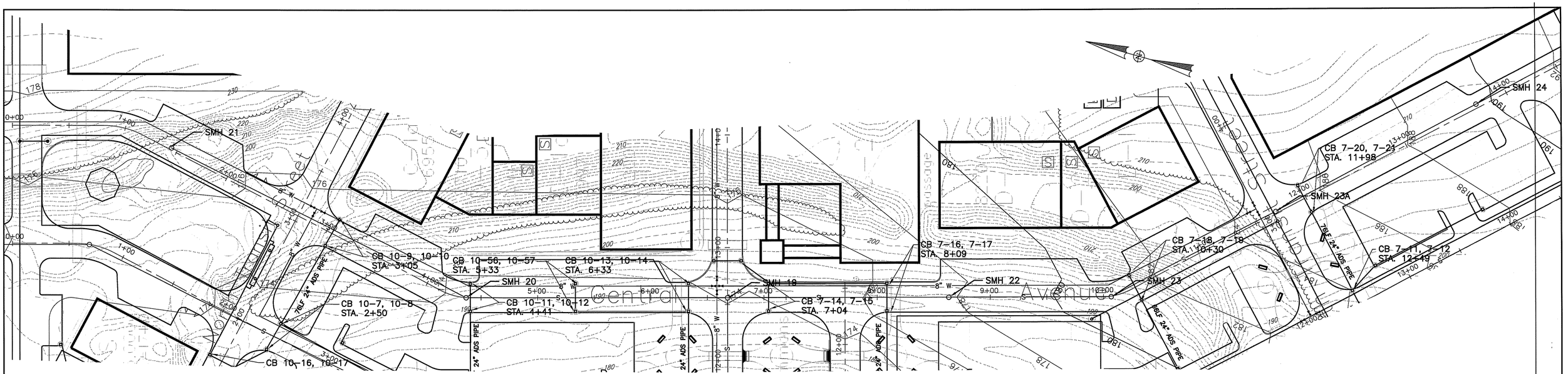
SHEET DESCRIPTION

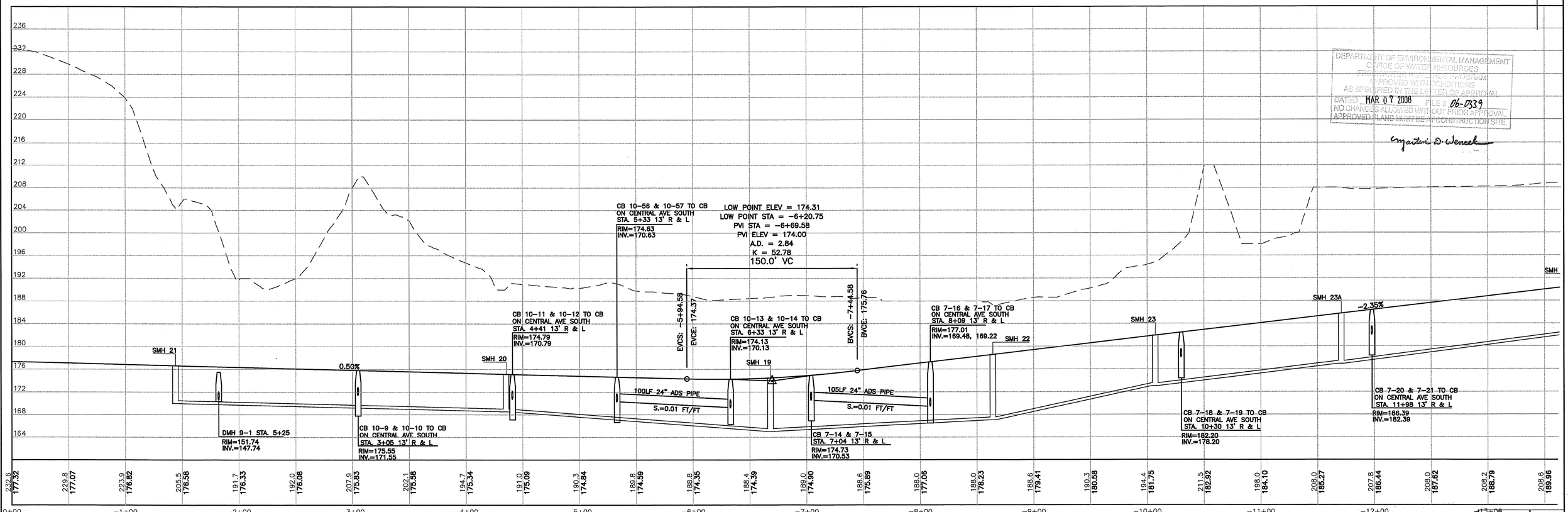
VILLAGE CENTER
CENTRAL AVENUE SOUTH – 2

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

53

SHEET 53 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Maureen D. Wenczek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

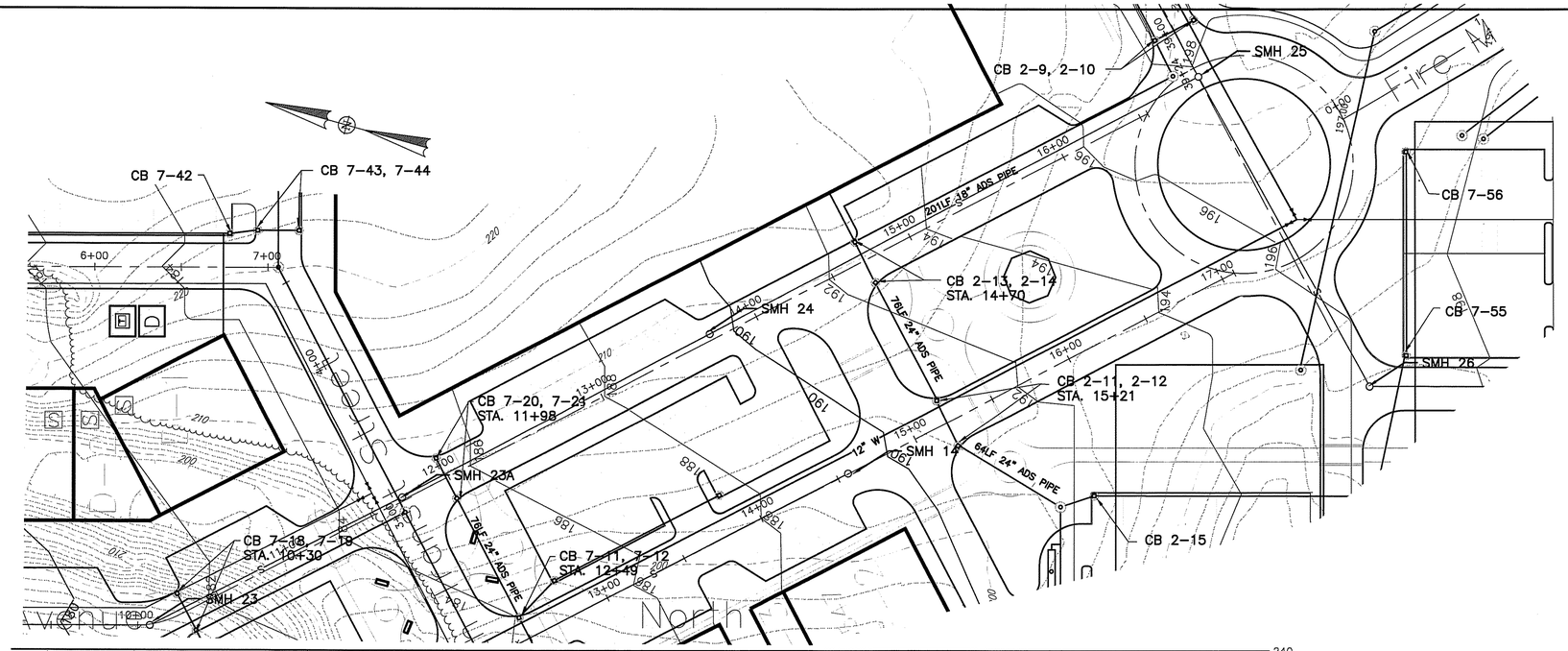
SHEET DESCRIPTION

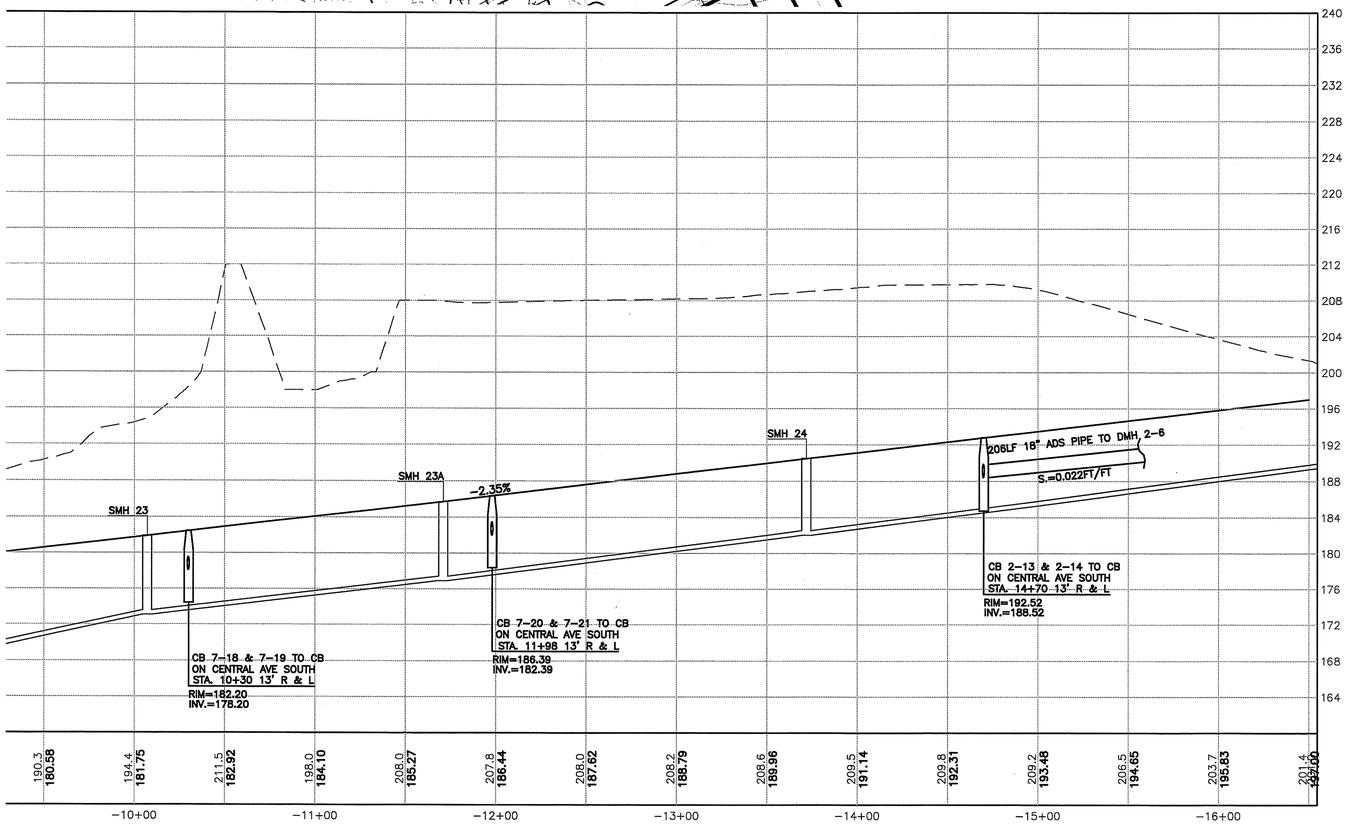
VILLAGE CENTER
CENTRAL AVENUE NORTH – 1

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE MAY 2007
SCALE AS SHOWN

54

SHEET 54 OF XX





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

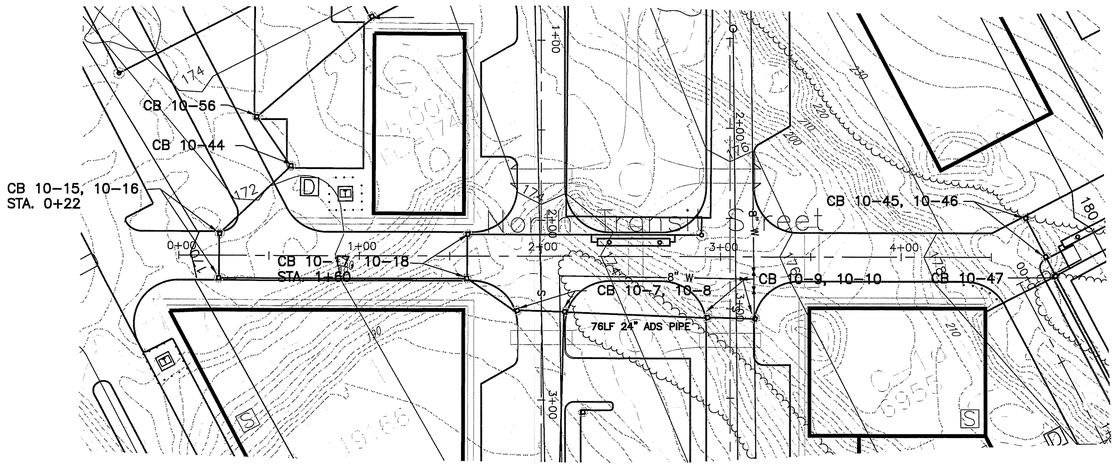
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

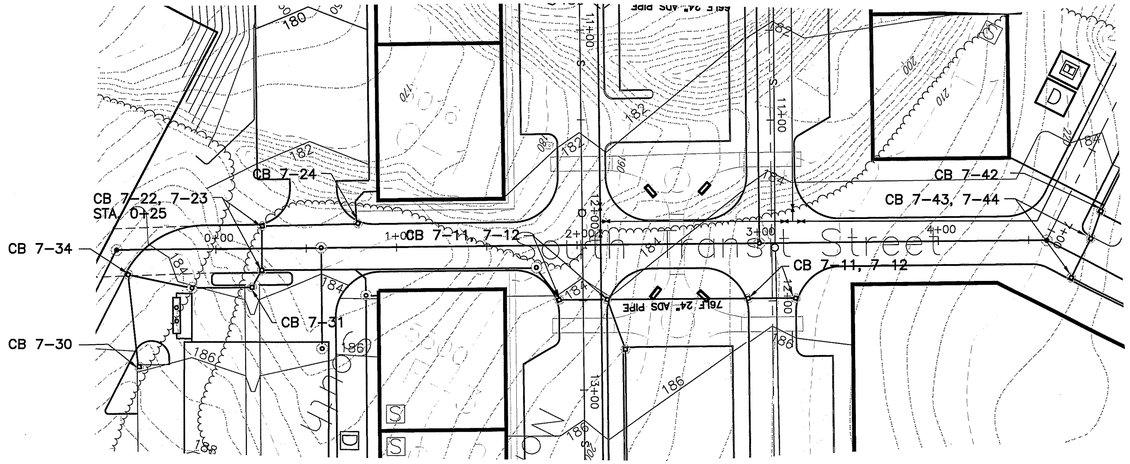
SHEET DESCRIPTION
VILLAGE CENTER
CENTRAL AVENUE NORTH – 2

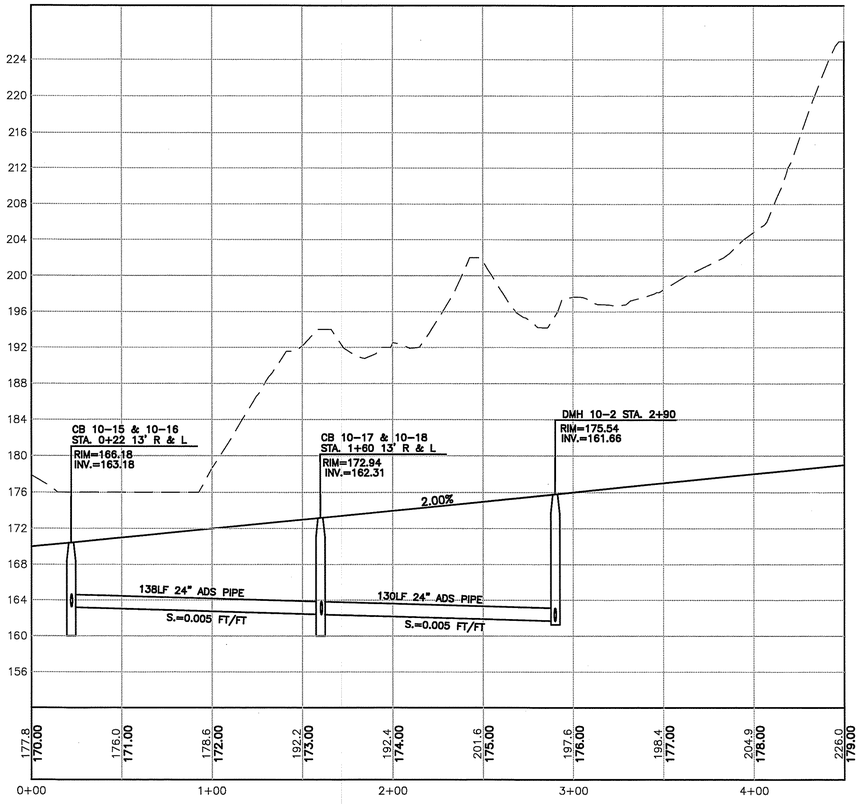
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

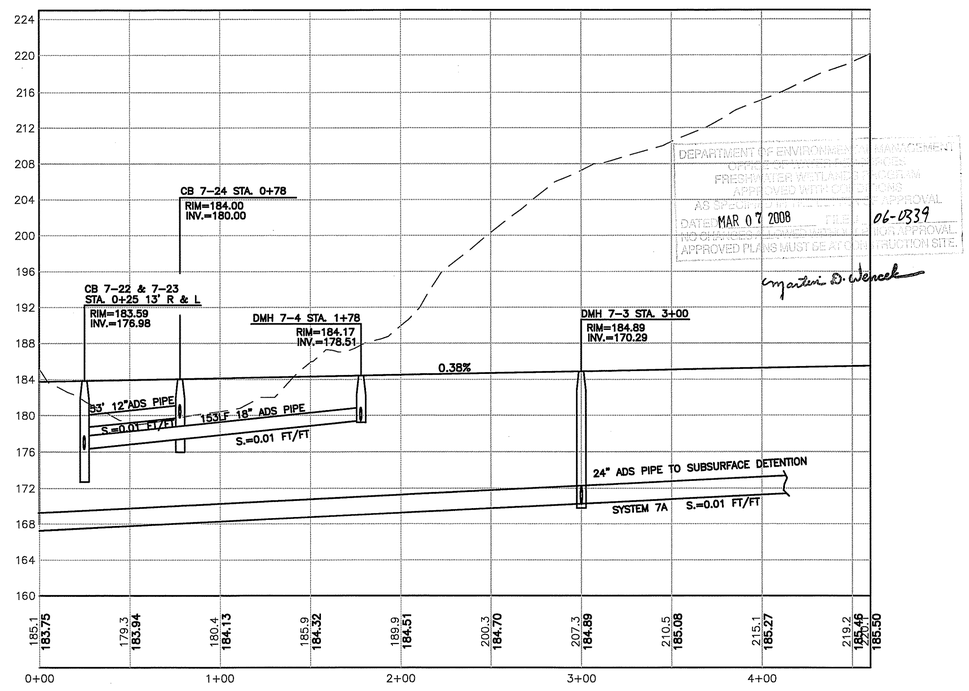
55

SHEET 55 OF









DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN LETTER OF APPROVAL
DATE MAR 07 2008 FILE # 06-0339
NO CONSTRUCTION SHALL BEGIN UNTIL APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

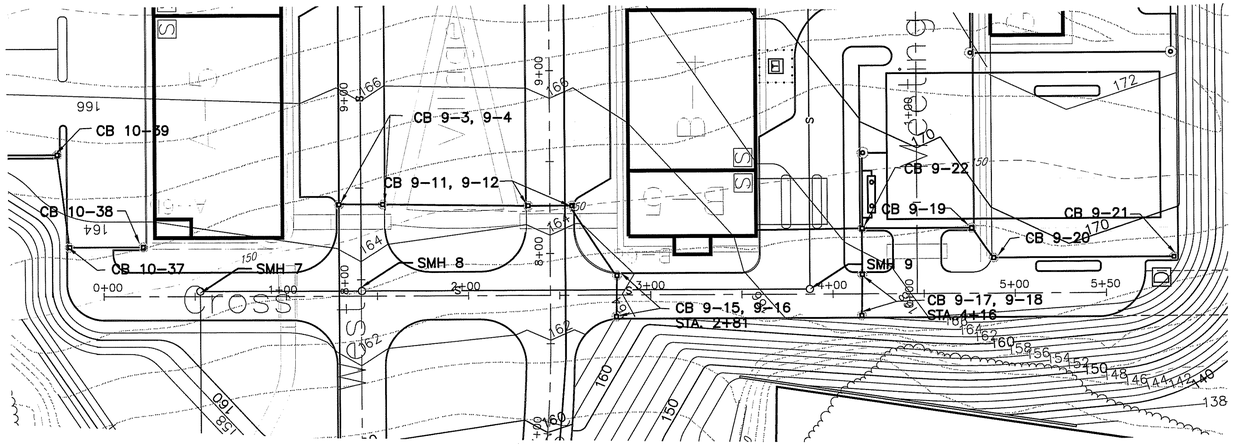
SHEET DESCRIPTION

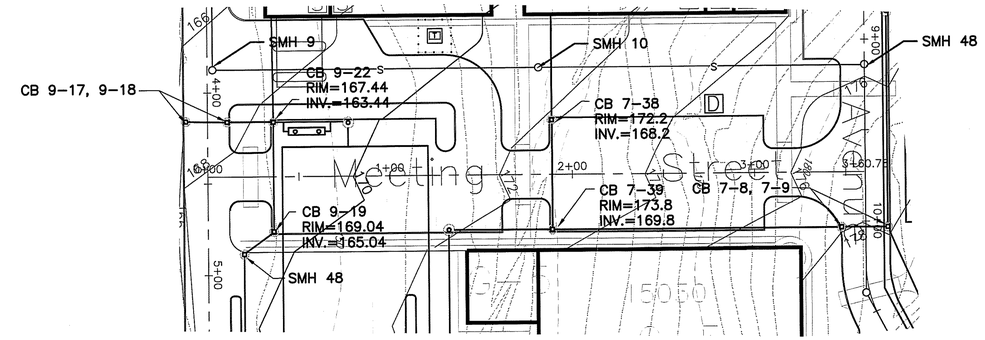
VILLAGE CENTER
NORTH TRANSIT STREET &
SOUTH TRANSIT STREET

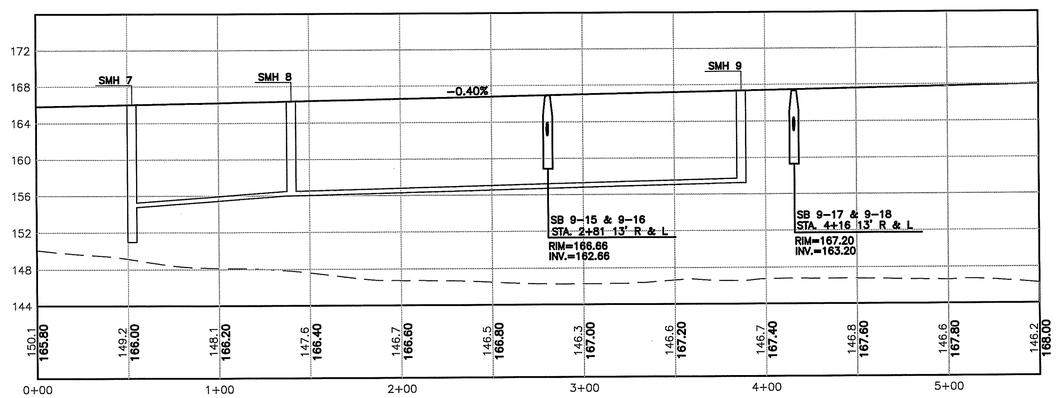
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

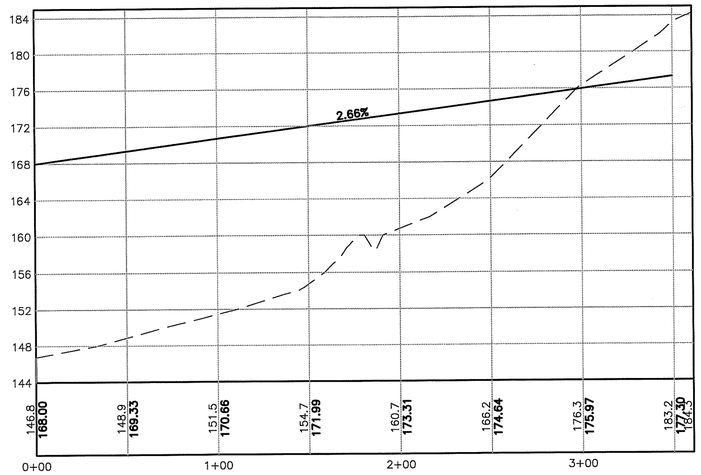
56

SHEET 56 OF









DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1839
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

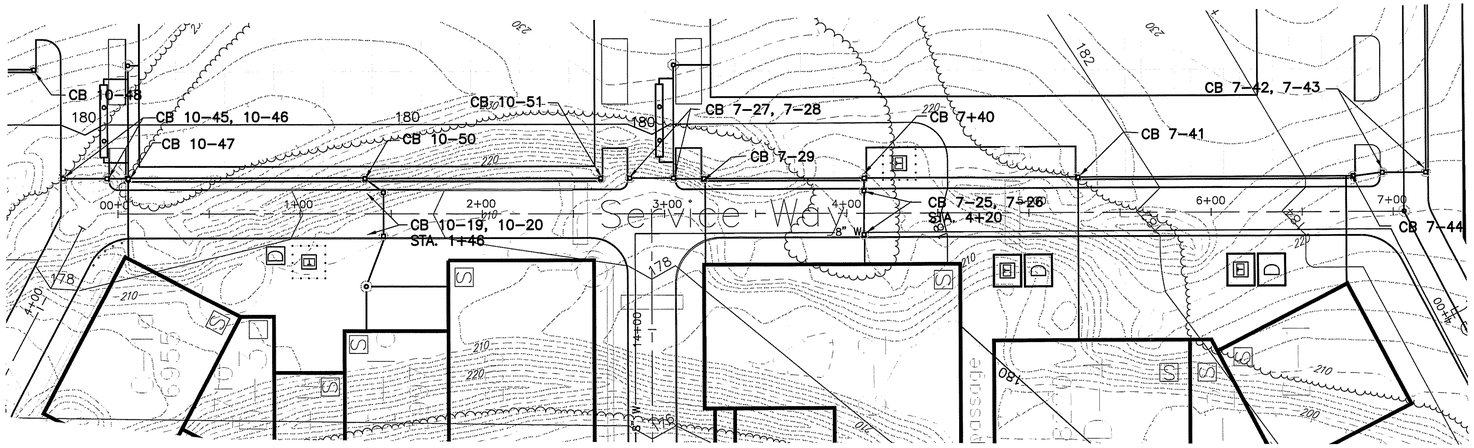
SHEET DESCRIPTION

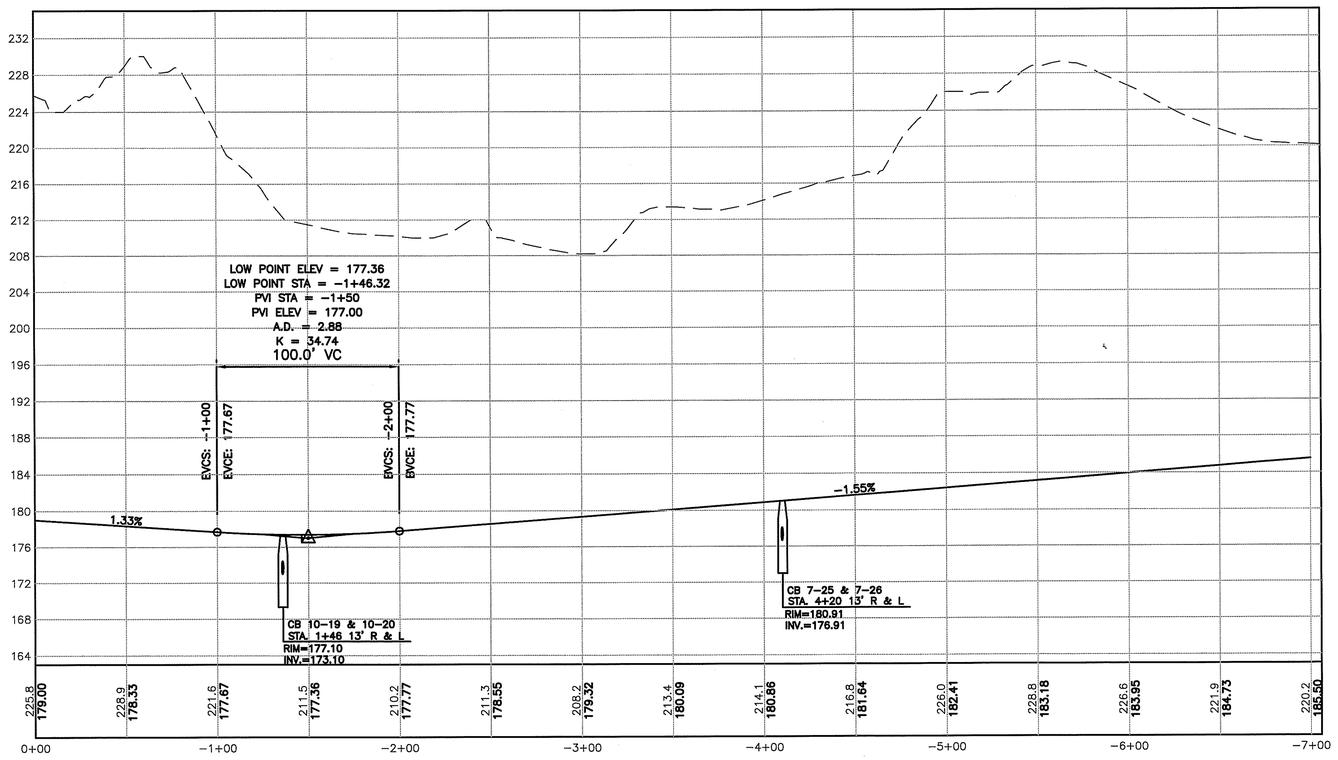
VILLAGE CENTER
MEETING STREET &
CROSS STREET

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

57

SHEET 57 OF





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

RECEIVED
NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

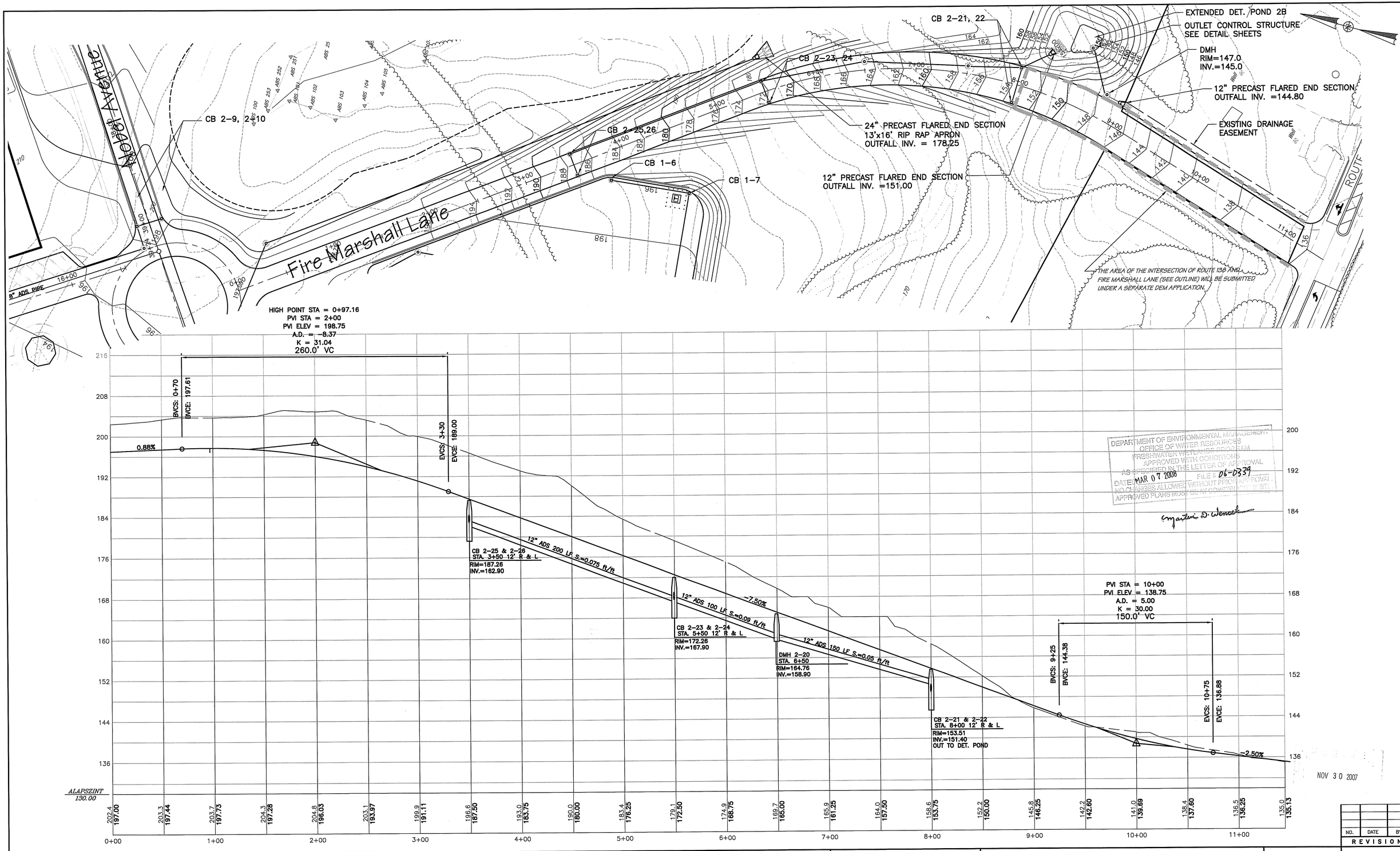
SHEET DESCRIPTION

VILLAGE CENTER
SERVICE WAY

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

58

SHEET 58 OF



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE: MAR 07 2008 FILE # 06-0339
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PROJECT TITLE

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VILLAGE CENTER/RESIDENTIAL COMMUNITY

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Providence, Rhode Island 02905
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No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

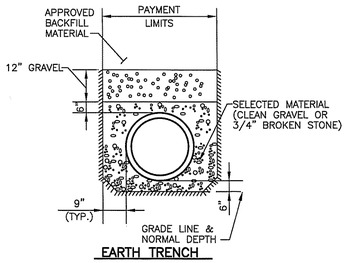
SHEET DESCRIPTION

VILLAGE CENTER
FIRE MARSHALL LANE

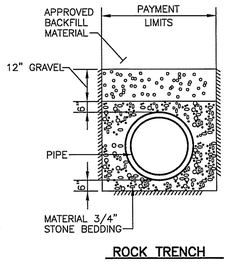
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

59

SHEET 59 OF



EARTH TRENCH

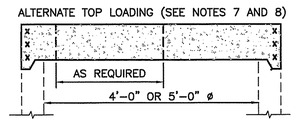


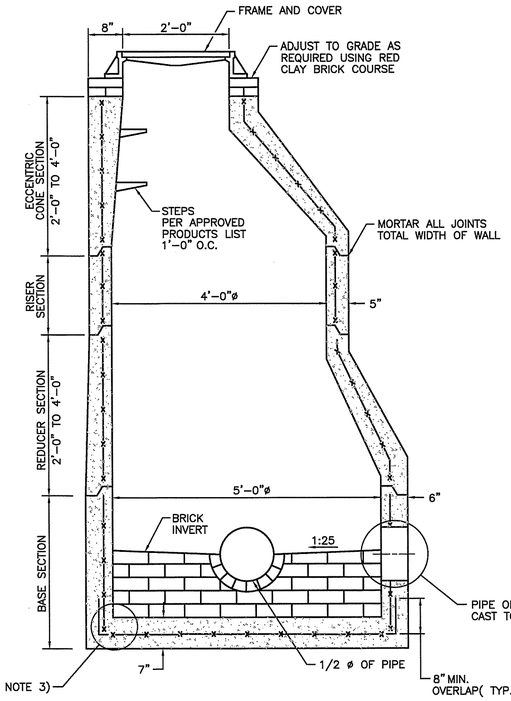
ROCK TRENCH

PIPE (I.D.)	TRENCH WIDTH
4" – 12"	3' – 0"
15" – 24"	DIA. + 2'–0"
27" – 36"	DIA. + 2'–6"
OVER 36"	DIA. + 3'–0"

TYPICAL PIPE BEDDING & TRENCH DETAILS

NOT TO SCALE

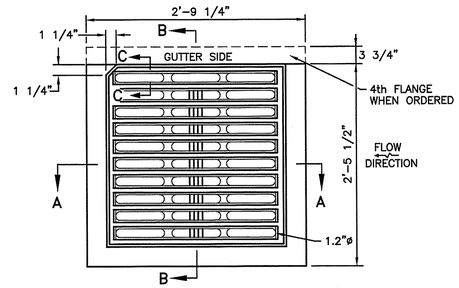


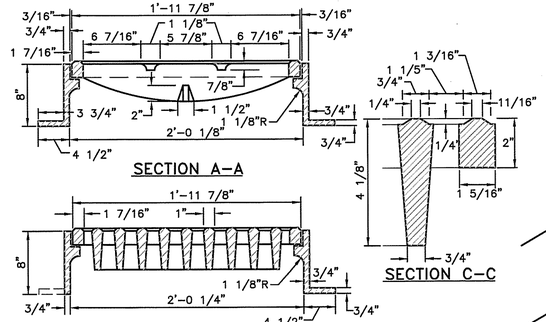


NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.15 SQ. IN./LIN. FT. MINIMUM.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
4. ONE POUR MONOLITHIC BASE SECTION.
5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW–CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H–25 LOADING (SEE STD. 4.7.0).
8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 5'–0" ROUND MANHOLE

R.I. STANDARD 4.2.1





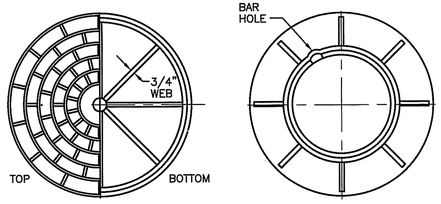
SECTION A–A

SECTION C–C

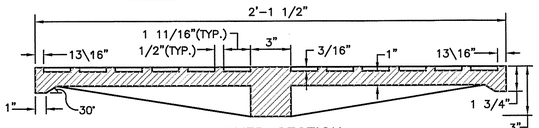
SECTION B–B

SQUARE FRAME AND GRATE (BICYCLE SAFE)

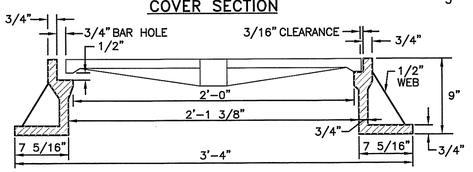
R.I. STANDARD 6.3.2



COVER FRAME



COVER SECTION

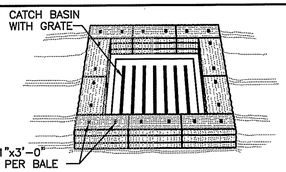


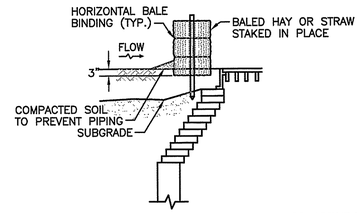
FRAME SECTION

NOTES:
1. FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. FRAME AND COVER SEATS MUST HAVE MACHINE FINISH.

HEAVY–DUTY ROUND FRAME AND COVER

R.I. STANDARD 6.2.1

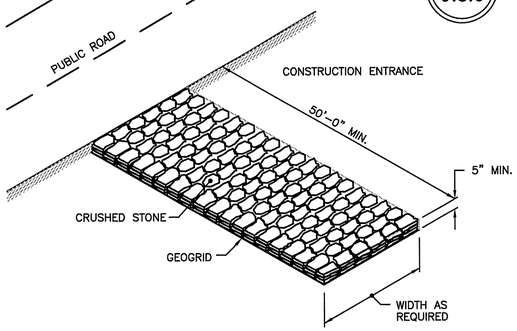




NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 209 OF THE R.I. STANDARD SPECIFICATIONS.
2. THIS INLET PROTECTION CAN ALSO BE USED WHEN CONSTRUCTION SEQUENCING REQUIRES A CATCH BASIN TO BE EXPOSED TO SEDIMENT FROM THE SUBGRADE. THIS WILL BE ACHIEVED BY INSTALLING THE BALED HAY AS SHOWN ON THIS DETAIL INTO THE SUBGRADE.
3. THE PERIMETER CONFIGURATION OF THE BALED HAY WILL VARY DEPENDING ON THE PARTICULAR TYPE OF CATCH BASIN INLET BEING CONSTRUCTED. THE ENGINEER WILL PROVIDE SPECIFIC DIRECTION IN SUCH CASES.

BALED HAY CATCH BASIN INLET PROTECTION

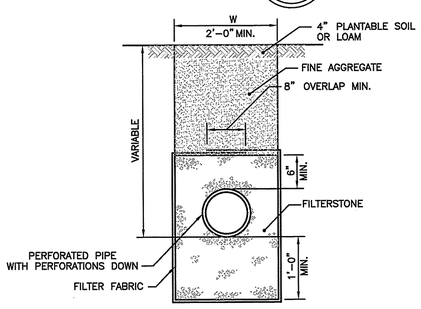
R.I. STANDARD 9.8.0



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

CONSTRUCTION ACCESS

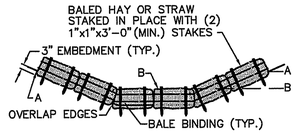
R.I. STANDARD 9.9.0



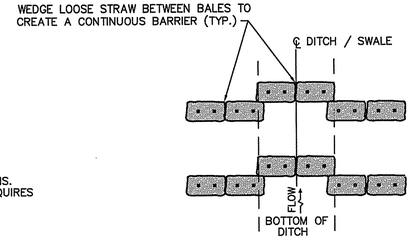
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 703 OF THE R.I. STANDARD SPECIFICATIONS.
2. WIDTH (W) OF TRENCH = INSIDE DIAMETER OF PIPE + 1'–0" OR 2'–0" WHICH EVER IS GREATER.
3. MINIMUM PIPE DIAMETER 8".
4. DISTANCE DIMENSIONS ARE GIVEN TO THE OUTSIDE DIAMETER OF PIPE.

UNDERDRAIN

R.I. STANDARD 1.1.0



ELEVATION



PLAN

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 207 OF THE R.I. STANDARD SPECIFICATIONS.
2. TO BE USED IN SWALE LOCATIONS. MAXIMUM SPACING BETWEEN DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS SAME ELEVATION AS TOP OF DOWNSTREAM DAM.
3. THE BALES ARE TO BE EMBEDDED A MINIMUM OF 3" INTO THE EXISTING GROUND, HIGHWAY SLOPE OR DITCH SECTION.
4. POINTS "A" SHOULD BE AT A HIGHER ELEVATION THAN POINTS "B".

BALED HAY TEMPORARY CHECK DAMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
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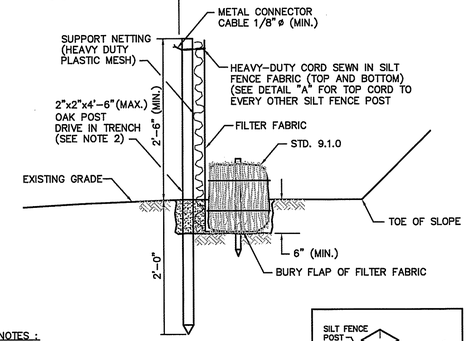
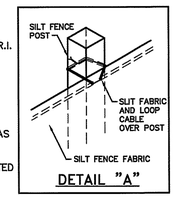
Martin D. Wenck



NOTES :
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 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'–6"(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.
3. 1"x1"x4'–6"(MIN.) POSTS PERMITTED FOR PRE–FABRICATED SILT FENCE.
4. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



DETAIL "A"

BALED HAY EROSION CHECK AND SILT FENCE COMBINED

R.I. STANDARD 9.3.0

NOV 3 0 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE
VILLAGE CENTER
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2294 REGISTERED PROFESSIONAL ENGINEER

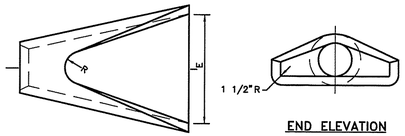
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
SITE DETAILS

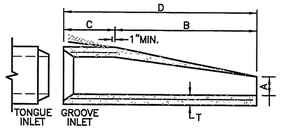
PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

SHEET 60 OF

60



END ELEVATION



SECTION A–A

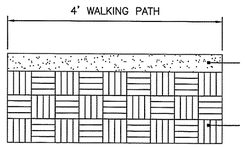
DIMENSIONS								REINFORCEMENT
DIA.	A	B	C	D	E	R	T	ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN./FT.)
1'–0"	4"	2'–0"	4'–0 7/8"	6'–0 7/8"	2'–0"	9"	2"	0.048
1'–3"	6"	2'–3"	3'–10"	6'–1"	2'–6"	11"	2 1/4"	0.054
1'–6"	9"	2'–3"	3'–10"	6'–1"	3'–0"	12"	2 1/2"	0.060
2'–0"	9 1/2"	3'–7 1/2"	2'–6"	6'–1 1/2"	4'–0"	1'–2"	3"	0.072
2'–6"	1'–0"	4'–6"	1'–7 3/4"	6'–1 3/4"	5'–0"	1'–3"	3 1/2"	0.084
3'–0"	1'–3"	5'–3"	2'–10 3/4"	8'–1 3/4"	6'–0"	1'–6"	4"	0.096
3'–6"	1'–9"	5'–3"	2'–11"	8'–2"	6'–6"	1'–10"	4 1/2"	0.108
4'–0"	2'–0"	6'–0"	2'–2"	8'–2"	7'–0"	1'–10"	5"	0.120
4'–6"	2'–3"	5'–5"	2'–11"	8'–4"	7'–6"	2'–0"	5 1/2"	0.132
5'–0"	2'–6"	5'–0"	3'–3"	8'–3"	8'–0"	2'–0"	6"	0.144

NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.

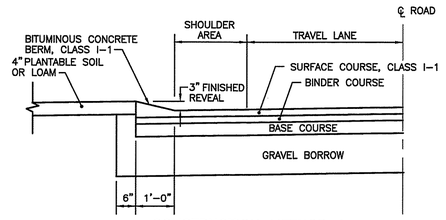
PRECAST CONCRETE FLARED END SECTION — R.I. STANDARD 2.3.0

STABILIZER NOTES:
APPLICATION USED FOR RESIDENTIAL PATHWAYS AND PATIOS.
SUPPLY AND INSTALL STABILIZER MIXTURE OVER 3" THICKNESS OF 3/8" OR 1/4" MINUS DECOMPOSED GRANITE OVER COMPACTED SUBGRADE PER MANUFACTURER'S SPECIFICATIONS– INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

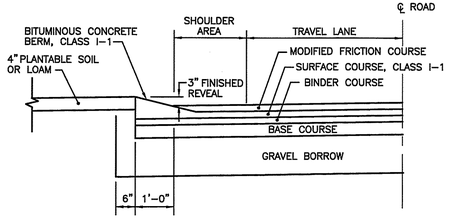
Stabilizer Solutions, Inc. 205 South 28th St., Phoenix, AZ 85034; phone (602) 225–5900, (800) 336–2468; fax (602) 225–5902; website stabilizersolutions.com; email lphubbs@stabilizersolutions.com



RESIDENTIAL WALKING PATH STABILIZER SURFACE
NOT TO SCALE



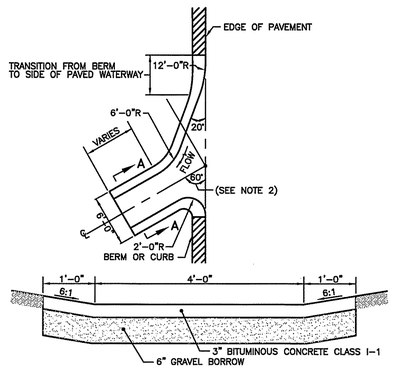
CONSTRUCTION METHOD A



CONSTRUCTION METHOD B

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. BITUMINOUS BERM CAN BE PLACED AT THE SAME TIME THAT THE SURFACE COURSE LAYER IS PLACED ON THE PROJECT ROADWAY, OR IT CAN BE INSTALLED IN A SEPARATE OPERATION.

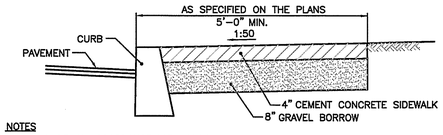
BITUMINOUS BERM — R.I. STANDARD 7.5.1



SECTION A–A

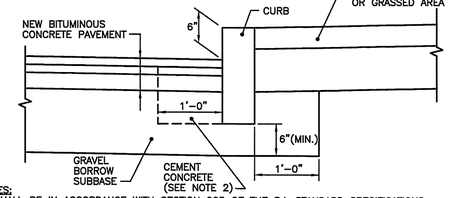
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 711 OF THE R.I. STANDARD SPECIFICATIONS.
2. WHEN PAVED WATERWAY IS USED AT A LOW POINT THIS ANGLE SHALL BE 90°.

PAVED WATERWAY — R.I. STANDARD 8.4.0



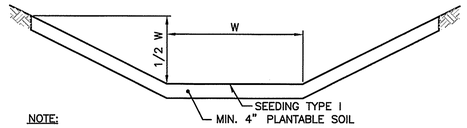
NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

CEMENT CONCRETE SIDEWALK — R.I. STANDARD 43.1.0



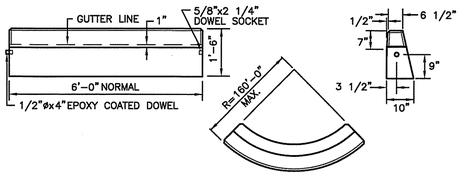
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

CURB SETTING DETAIL — R.I. STANDARD 7.6.0



NOTE:
SLOPES MAY VARY TO SUIT CONDITIONS AS PER PLANS OR ENGINEER.

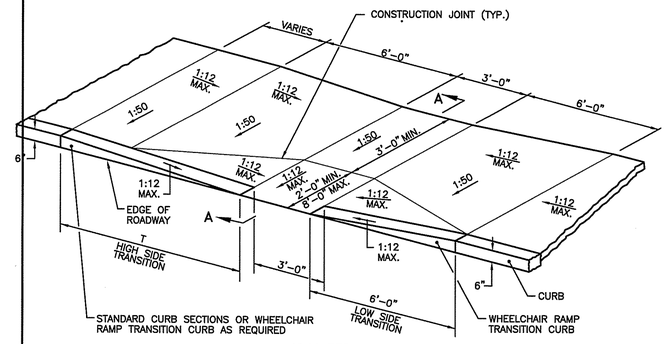
SEEDED DITCH — R.I. STANDARD 8.1.0



CIRCULAR CURB

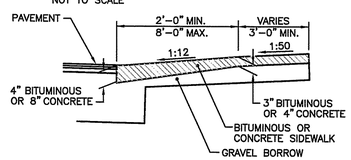
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'–0".
3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 160'–0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'–0"RADIUS.
5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

PRECAST CONCRETE CURB — R.I. STANDARD 7.1.0



ISOMETRIC VIEW
NOT TO SCALE

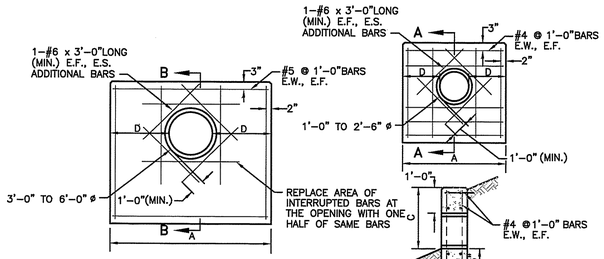
ROADWAY PROFILE GRADE	T (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0



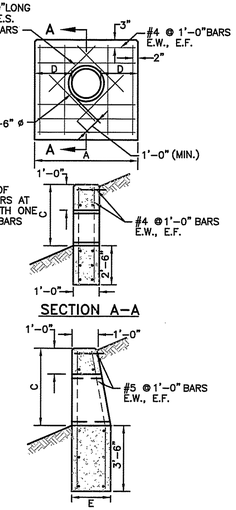
SECTION A–A

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.
2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
4. DRAINAGE FACILITIES ARE TO BE LOCATED UP–GRADE OF ALL WHEELCHAIR RAMPS.
5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 3'–0" SHALL BE MAINTAINED.
8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT EXCEED 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
9. WHERE THE ROAD PROFILE EXCEEDS 5% THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'–0").
10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'–0" (GREATER LENGTHS PREFERRED).
14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.

WHEELCHAIR RAMP — R.I. STANDARD 43.3.0

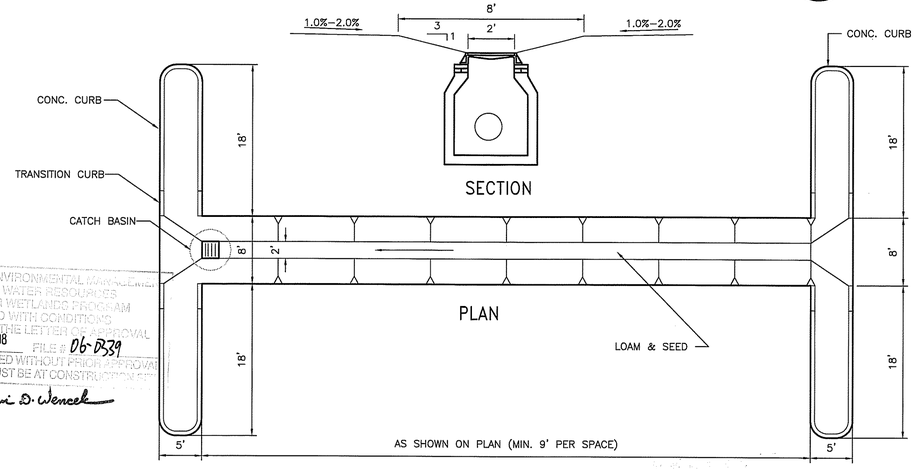


DIAMETER OF PIPE	A	C	D	E	CU. FT. CONCRETE
1'–0"	3'–0"	2'–2"	1'–0"	–	13.2
1'–3"	3'–9"	2'–5"	1'–3"	–	17.2
1'–6"	4'–6"	2'–8"	1'–6"	–	21.5
1'–9"	5'–3"	2'–11"	1'–9"	–	26.0
2'–0"	6'–0"	3'–2"	2'–0"	–	30.9
2'–3"	6'–9"	3'–6"	2'–3"	–	36.5
2'–6"	7'–6"	3'–9"	2'–6"	–	42.0
3'–0"	9'–6"	4'–0"	3'–3"	1'–5"	84.1
3'–6"	11'–0"	4'–6"	3'–9"	1'–7"	111.8
4'–0"	12'–8"	5'–0"	4'–4"	1'–9"	146.5
4'–6"	14'–4"	5'–6"	4'–11"	1'–11"	186.3
5'–0"	16'–0"	6'–0"	5'–6"	2'–1"	232.6
5'–6"	17'–8"	6'–6"	6'–1"	2'–3"	284.9
6'–0"	19'–4"	7'–0"	6'–8"	2'–5"	343.6



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE R.I. STANDARD SPECIFICATIONS.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.
3. 1'–0" COMPACTED GRAVEL UNDER HEADWALL.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.

CONCRETE HEADWALLS FOR PIPE CULVERTS — R.I. STANDARD 2.1.0



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

TYPICAL PARKING ISLAND SWALE
NOT TO SCALE

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE
RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

Siegmund AND ASSOCIATES, inc
SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

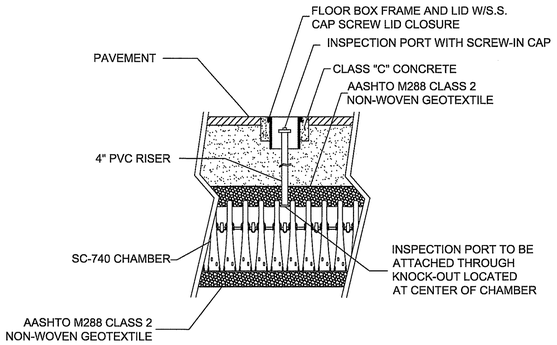
PREPARED FOR:
RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION
SITE DETAILS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

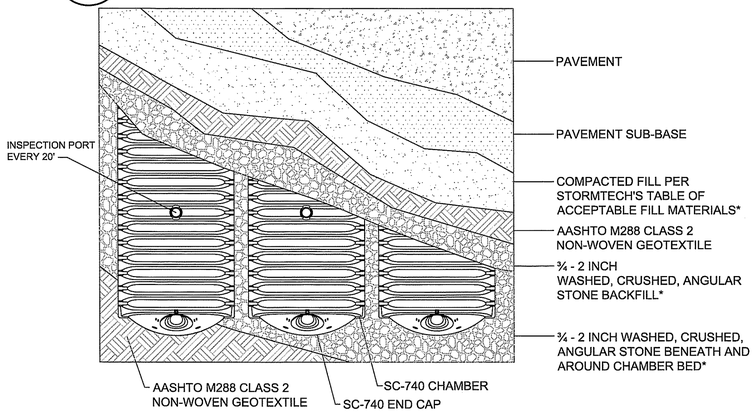
61

SHEET 61 OF



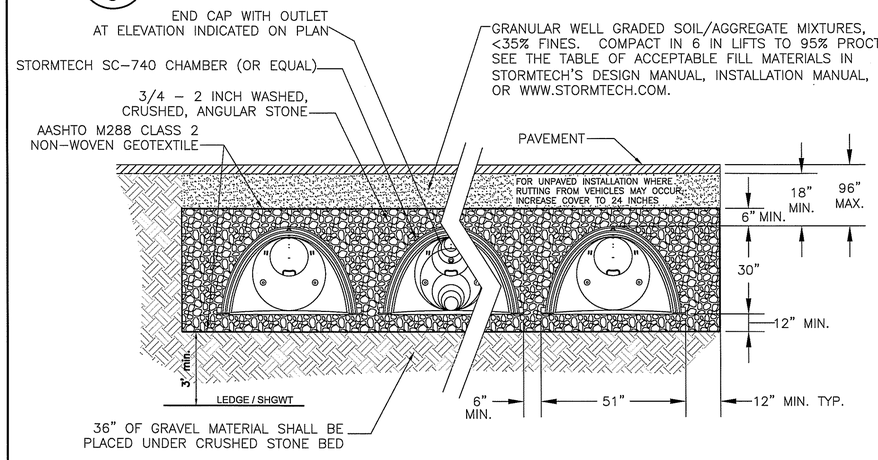
DR 4 TYPICAL INSPECTION PORT DETAIL

NOT TO SCALE



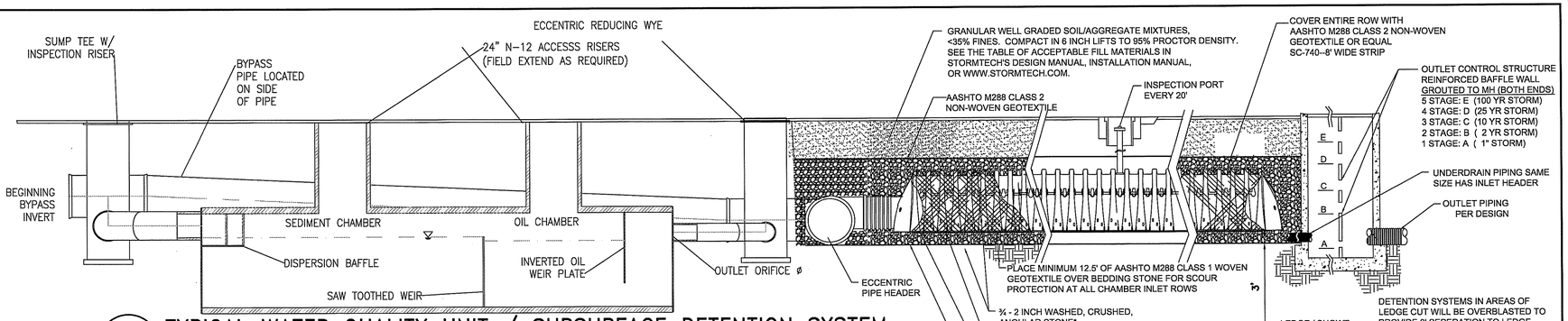
DR 3 TYPICAL SUBSURFACE SYSTEM PLAN

NOT TO SCALE



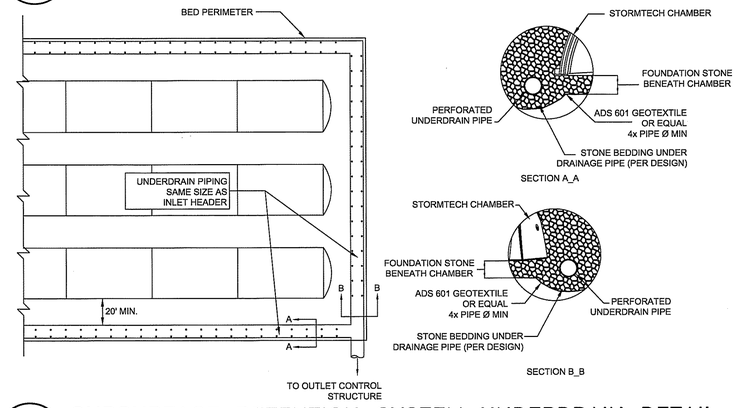
DR 1 TYPICAL SUBSURFACE DETENTION SYSTEM & INFILTRATION SYSTEM CROSS SECTION

STORMTECH SC-740 CHAMBERSYSTEM (OR EQUAL) NOT TO SCALE



DR 5 TYPICAL WATER QUALITY UNIT / SUBSURFACE DETENTION SYSTEM

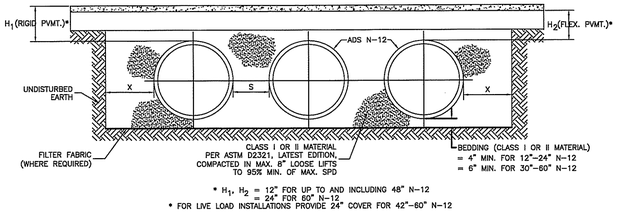
NOT TO SCALE



DR 7 SUBSURFACE DETENTION SYSTEM UNDERDRAIN DETAIL

NOT TO SCALE

SYSTEM 1–B SUB–SURFACE DETENTION SYSTEM

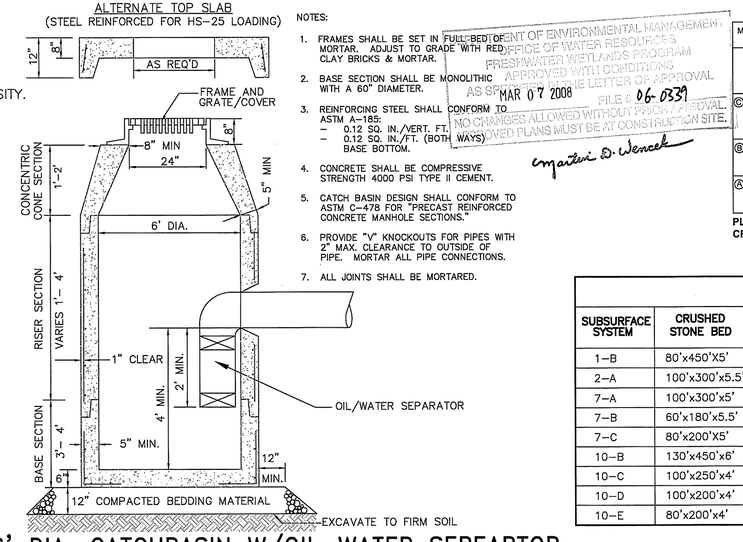


* H_1, H_2 = 12" FOR UP TO AND INCLUDING 48" N–12
= 24" FOR 60" N–12
* FOR LIVE LOAD INSTALLATIONS PROVIDE 24" COVER FOR 42"–60" N–12

NOMINAL DIAMETER	MINIMUM X	MINIMUM S
12"	0.69'	1.04'
15"	0.68'	1.12'
18"	0.74'	1.36'
24"	0.54'	1.36'
30"	1.5'	1.86'
36"	1.5'	2.21'
42"	1.5'	2.08'
48"	1.5'	2.10'
60"	1.5'	2.48'

NOTES

1. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOR MORE DETAILED INFORMATION, SEE ADS TECHNICAL NOTE 2.120, "STORM WATER DETENTION/RETENTION SYSTEM DESIGN".



NOTES:

1. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS & MORTAR.
2. BASE SECTION SHALL BE MONOLITHIC WITH A 60" DIAMETER.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A–185:
   - 0.12 SQ. IN./VERT. FT.
   - 0.12 SQ. IN./FT. (BOTH WAYS) BASE BOTTOM.
4. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
5. CATCH BASIN DESIGN SHALL CONFORM TO ASTM C–478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
6. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
7. ALL JOINTS SHALL BE MORTARED.

STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
MAR 07 2008
FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

DR 2 6' DIA. CATCHBASIN W/OIL–WATER SEPEARTOR

NOT TO SCALE

ACCEPTABLE FILL MATERIALS STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
Ⓒ FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
Ⓑ EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
Ⓐ FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

SUBSURFACE DETENTION SYSTEM

SUBSURFACE SYSTEM	CRUSHED STONE BED	INVERT OF STONE BED	NUMBER OF CHAMBERS	INVERT OF CHAMBERS	HEADER PIPE SIZE	WATER QUALITY UNIT	OUTLET CONTROL STRUCTURE									
							A		B		C		D		E	
							SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.
1–B	80'x450'X5'	185.00	18" 1000' DIA PIPE	186.40	30"	1–1	—	—	—	—	2"	184.00	5"	185.75	5"	187.20
2–A	100'x300'x5.5'	183.00	210	184.00	24"	2–1	2.5"	182.84	6"	183.90	12"	185.75	6"	186.90	8"	187.50
7–A	100'x300'x5'	174.50	72	175.50	24"	7–A	2.5"	174.34	4"	175.25	11"	177.25	6"	178.20	8"	178.80
7–B	60'x180'x5.5'	167.50	42	168.50	24"	7–B	1.5"	167.34	2.5"	168.50	10"	170.90	6"	172.00	6"	172.50
7–C	80'x200'X5'	179.00	50	180.50	24"	7–C	1.75"	178.84	2.5"	179.75	8"	181.80	6"	182.65	8"	183.25
10–B	130'x450'x6'	168.00	228	169.50	36"	10–B	4.0"	167.84	5"	168.72	10"	170.62	6"	171.66	8"	172.25
10–C	100'x250'x4'	171.00	132	172.00	24"	10–C	2.0"	170.84	4"	171.55	6"	172.85	4"	173.56	6"	173.95
10–D	100'x200'x4'	175.00	52	176.00	24"	10–D	1.5"	174.84	4"	175.45	6"	176.45	3"	177.00	6"	177.30
10–E	80'x200'x4'	163.00	60	164.00	24"	10–E	1.0"	162.84	4"	163.20	8"	164.25	4"	164.95	6"	165.28

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

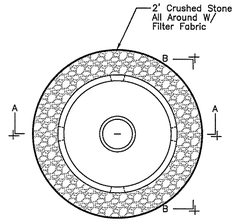
SHEET DESCRIPTION

SITE DETAILS

PROJECT NO. 884.9
DESIGNED BY
DRAWN BY
CHECKED BY
DATE NOV. 2007
SCALE AS SHOWN

62

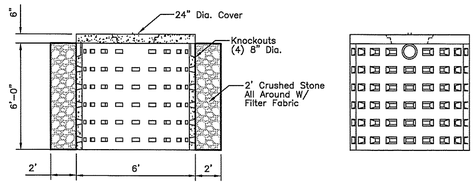
SHEET 62 OF



PLAN VIEW

GENERAL NOTES:

1. Concrete: 28 Day Compressive Strength f'c = 4,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Design Loading-AASHTO HS-20
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint-Lapped



SECTION A-A

END VIEW

SCALE: 1/4" = 1'-0"

Oldcastle Precast®
Rotondo Precast® Division
41 Almeida Road, Rehoboth, Massachusetts 02769
Phone: 508.336.7600 Fax: 508.336.7707

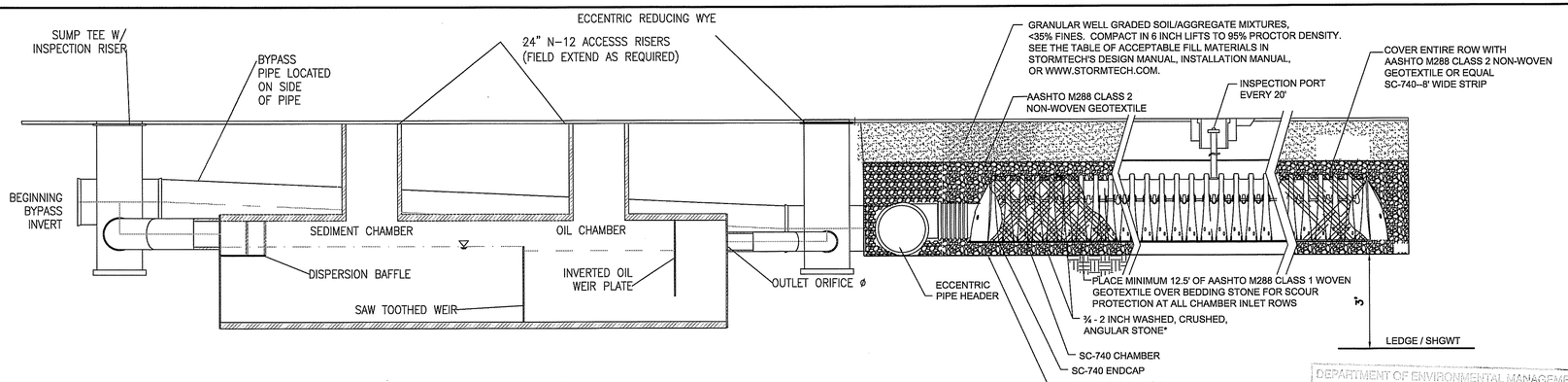
DW6-6HD
FILE NAME: 324ODWDW6-6HD_DET.DWG
ISSUE DATE: January, 2003
www.rotondoprecastma.com

6'-0" x 6'-0" I.D.
Dry Well

Copyright © 2003 Oldcastle Precast

ROTONDO 6' DIA. DRYWELL W/ 2' CRUSHED STONE ALL AROUND.

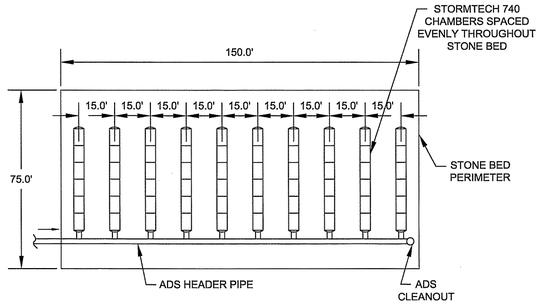
NOT TO SCALE



TYPICAL WATER QUALITY UNIT / SUBSURFACE INFILTRATION SYSTEM

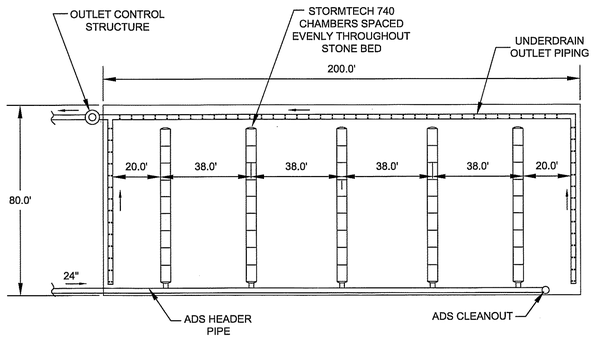
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS PER ATTACHED LETTER OF APPROVAL
DATED: MAR 07 2008 FILE # 06-839
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



TYP. SUBSURFACE INFILTRATION LAYOUT

NOT TO SCALE



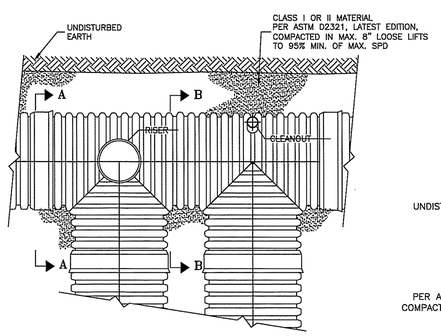
TYP. SUBSURFACE DETENTION LAYOUT

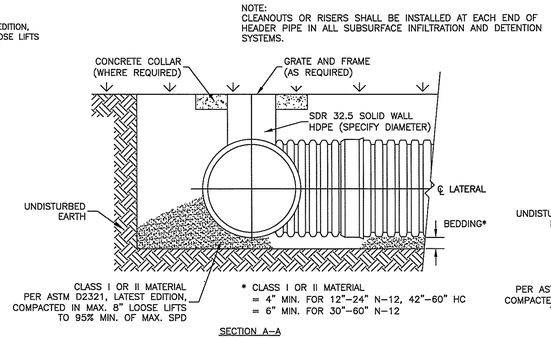
NOT TO SCALE

SUBSURFACE INFILTRATION SYSTEM DATA

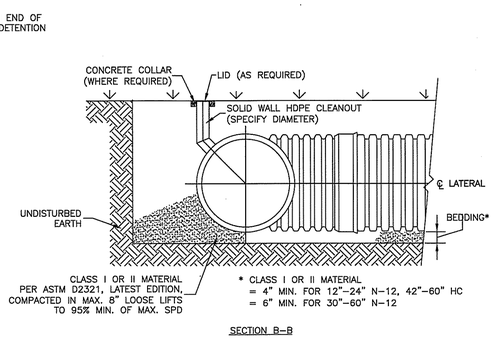
SUBSURFACE SYSTEM	CRUSHED STONE BED	NUMBER OF CHAMBERS	INVERT OF CHAMBERS	INVERT OF STONE BED	HEADER PIPE SIZE	WATER QUALITY UNIT
1-A	42'x420'x6'	168	187.50	187.0	30"	1-1
3-A	50'x120'X4'	20	236.00	235.00	24"	3-A
3-B	25'x70'x5'	12	229.00	227.50	24"	3-B
3-C	25'x50'x4.5'	6	208.00	207.00	24"	3-C
3-D	40'x60'x4.5'	18	176.00	175.00	24"	3-D
CVC ROOF TOP	50'x100'x5'	24	221.50	220.00	18"	NONE
6-A	40'x275'x3'	36	154.50	154.00	24"	NONE
7-D	120'X210'x4'	60	187.50	186.50	24"	7-D
8-A	60'x750'x4'	220	154.50	154.00	36"	NONE
9-A	50'x160'x5'	102	145.50	143.00	24"	9-A
9-B	40'x80'x4'	10	136.00	135.00	24"	9-B
9-C	80'x150'x4'	60	163.00	162.00	24"	9-C
10-F	140'x240'x6'	160	173.00	170.00	36"	10-F
10-G	60'x400'x5'	92	161.00	160.00	24"	10-G
11-A	75'x150'x4'	60	131.00	130.00	24"	11-A
11-B	60'x145'x4.0'	60	131.00	130.00	24"	11-B
12-A	40'x40'x5'	7	146.50	145.00	18"	NONE

NOTE: CHAMBERS TO BE SPACED EVENLY THROUGHOUT CRUSHED STONE BED
INFILTRATION SYSTEMS SHALL HAVE AN ADDITIONAL 3' LAYER OF GRAVEL PLACED UNDER CRUSHED STONE BED





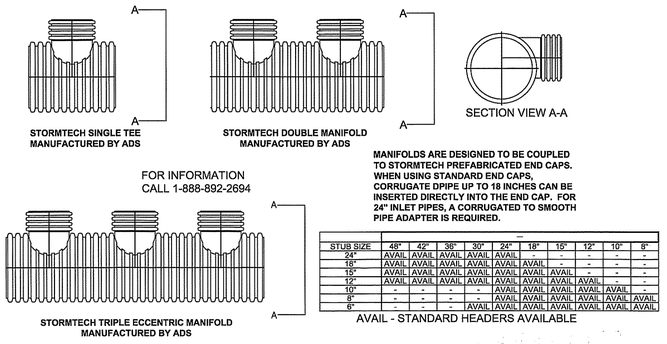
SECTION A-A



SECTION B-B

ADS RISER AND CLEANOUT DETAILS

NOT TO SCALE



STUB SIZE	48"	42"	36"	30"	24"	18"	15"	12"	10"	8"
24"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	-	
18"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-	
15"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	
12"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	
10"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-
8"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL
6"	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL

AVAIL - STANDARD HEADERS AVAILABLE

ADS MANIFOLD DETAILS

NOT TO SCALE

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND
No. 2994
REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

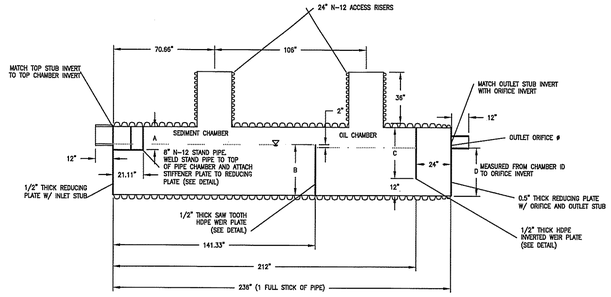
SHEET DESCRIPTION

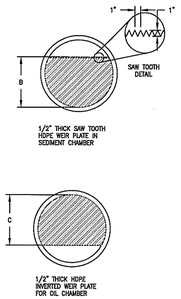
SITE DETAILS

PROJECT NO. 884.9
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

63

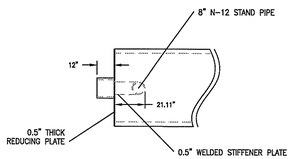
SHEET 63 OF





ADS MODEL #	MAIN PIPE DIA.	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3620WQAXX	36"	10"	8"	6.56"	13.9"	26.1"	24"	24.1"
3620WQBXX	36"	10"	6"	4.48"	13.9"	26.1"	24"	24.1"
4220WQAXX	42"	12"	8"	8.75"	16.1"	29.2"	29.4"	27.2"
4220WQBXX	42"	12"	6"	4.76"	16.1"	29.2"	29.4"	27.2"
4820WQAXX	48"	12"	8"	7.71"	16.1"	35.4"	35.6"	33.4"
4820WQBXX	48"	12"	6"	5.45"	16.1"	35.4"	35.6"	33.4"
6020WQAXX	60"	15"	10"	8.42"	18.9"	44.5"	47.5"	42.5"
6020WQBXX	60"	15"	8"	5.94"	18.9"	44.5"	47.5"	42.5"

XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS. UNITS W/OUT A BY-PASS DO NOT HAVE ORIFICE HOLES ON THE OUTLET. THE OUTLET PIPE # WILL MATCH THE INLET PIPE #.



NOTES:

1. ALL DIMENSIONS ARE NOMINAL

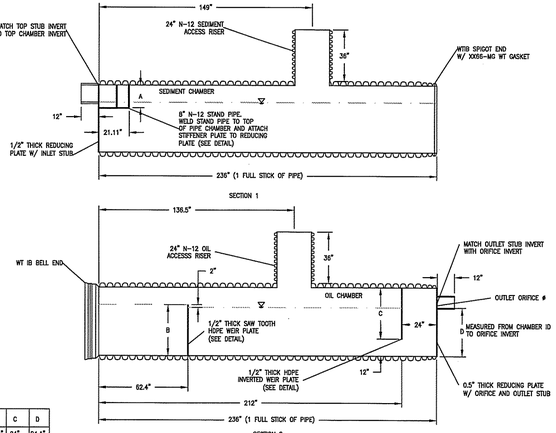
2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

WQ 1 TYPICAL 20' WATER QUALITY UNIT DETAIL

ADS WATER QUALITY UNIT (OR EQUAL) NOT TO SCALE

ADS MODEL #	MAIN PIPE DIA.	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
3640WQAXX	36"	10"	10"	9.58"	13.9"	26.1"	24"	24.1"
3640WQBXX	36"	10"	8"	6.77"	13.9"	26.1"	24"	24.1"
4240WQAXX	42"	12"	12"	9.81"	16.1"	29.2"	29.4"	27.2"
4240WQBXX	42"	12"	8"	6.94"	16.1"	29.2"	29.4"	27.2"
4840WQAXX	48"	12"	12"	11.21"	16.1"	35.4"	35.6"	33.4"
4840WQBXX	48"	12"	8"	7.93"	16.1"	35.4"	35.6"	33.4"
6040WQAXX	60"	15"	15"	12.23"	18.9"	44.5"	47.5"	42.5"
6040WQBXX	60"	15"	10"	8.65"	18.9"	44.5"	47.5"	42.5"

XX DENOTES A BY-PASS SIZE OF 15", 18", 24", 30", 36", 42", 48", OR 60"
XX=00 DENOTES UNITS W/OUT A BY-PASS. UNITS W/OUT A BY-PASS DO NOT HAVE ORIFICE HOLES ON THE OUTLET. THE OUTLET PIPE # WILL MATCH THE INLET PIPE #.



NOTES:

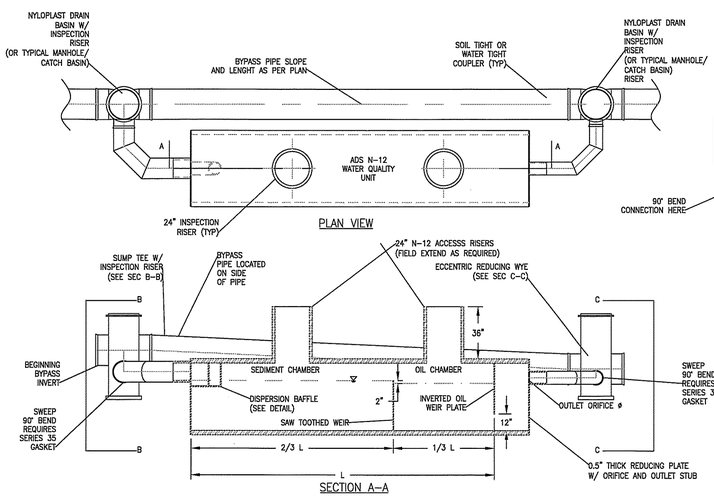
1. THE UNIT WILL BE SHIPPED AS 2 PIECES SECTION 1 AND SECTION 2 WILL BE FIELD CONNECTED

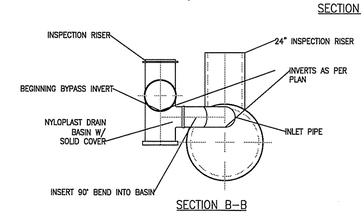
2. ALL DIMENSIONS ARE NOMINAL

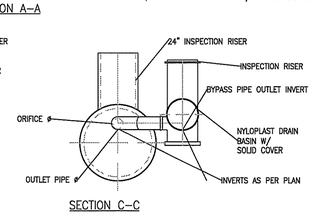
3. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

WQ 2 TYPICAL 40' WATER QUALITY UNIT DETAIL

ADS WATER QUALITY UNIT (OR EQUAL) NOT TO SCALE

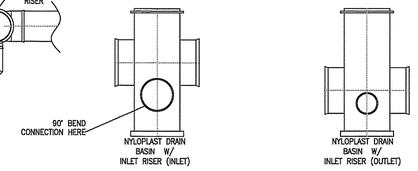






(*) FITTING DIMENSIONS VARY WITH UNIT DESIGN, DIMENSIONS CAN BE PROVIDED ONCE DESIGN IS EVALUATED.

BYPASS FITTINGS *



NOTES:

1. PLEASE ACCOUNT FOR FALL FROM THE BEGINNING BY-PASS INLET INVERT TO BY-PASS OUTLET INVERT. CONSULT YOUR ADS REPRESENTATIVE FOR THE SLOPE IN THE BY-PASS.

2. NYLOPLAST IN-LINE DRAIN AND GRATE MAY BE USED FOR SURFACE INLETS.

3. BY-PASS FITTINGS COUPLER CONNECTION SHALL UTILIZE THE SAME COUPLERS AS THE STORM SEWER LINE.

4. UNITS GREATER THAN 20 FEET WILL BE FIELD CONNECTED USING AN INLINE WT BELL AND SPIGOT JOINT. PROPERLY LUBE THE BELL AND SPIGOT GASKET PRIOR TO ASSEMBLY.

WQ 3 TYPICAL WATER QUALITY UNIT BYPASS INSTALLATION DETAIL

ADS WATER QUALITY UNIT (OR EQUAL) NOT TO SCALE

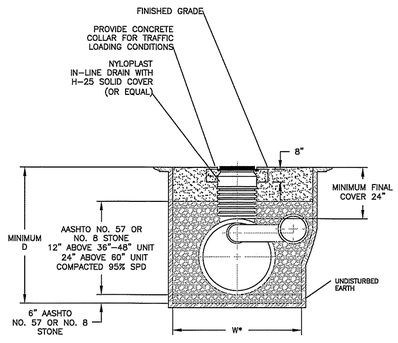
STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

ADS WATER QUALITY UNIT SCHEDULE:

IDENTIFICATION #	DIAMETER	LENGTH	OUTLET ORIFICE DIAMETER	SEDIMENT STORAGE
ADS WQU 1-1	60"	40'	10.8"	385 CF
ADS WQU 2-1	60"	44'	11.4"	385 CF
ADS WQU 3-A	42"	10'	5.0"	83 CF
ADS WQU 3-B	36"	10'	3.1"	65 CF
ADS WQU 3-C	36"	10'	2.5"	65 CF
ADS WQU 3-D	36"	10'	3.5"	65 CF
ADS WQU 7-A	60"	20'	9.3"	385 CF
ADS WQU 7-B	48"	15'	6.6"	245 CF
ADS WQU 7-C	48"	15'	7.2"	245 CF
ADS WQU 7-D	48"	15'	7.5"	245 CF
ADS WQU 9-A	42"	15'	6.4"	175 CF
ADS WQU 9-B	36"	10'	3.5"	65 CF
ADS WQU 9-C	42"	20'	7.0"	175 CF
ADS WQU 10-B	60"	60'	16.5"	770 CF
ADS WQU 10-C	48"	30'	10.5"	245 CF
ADS WQU 10-D	48"	20'	8.2"	245 CF
ADS WQU 10-E	48"	10'	4.1"	245 CF
ADS WQU 10-F	60"	40'	13.5"	770 CF
ADS WQU 10-G	48"	30'	11.0"	245 CF
ADS WQU 11-A	48"	15'	7.0"	116 CF
ADS WQU 11-B	48"	15'	8.0"	245 CF

ADS UNIT SIZE	MINIMUM D	MINIMUM W*
36"	4.5'	6.5'
42"	5.0'	7.0'
48"	5.5'	7.5'
60"	7.5'	8.5'

* TRENCH WIDTH DOES NOT ACCOUNT FOR BY-PASS PIPE, THIS ESTIMATE IS FOR THE MAIN UNIT ONLY



WQ 4 TYPICAL WATER QUALITY UNIT TRENCH DETAIL

ADS WATER QUALITY UNIT (OR EQUAL) NOT TO SCALE

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

LASZLO S. SIEGMUND No. 2994 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

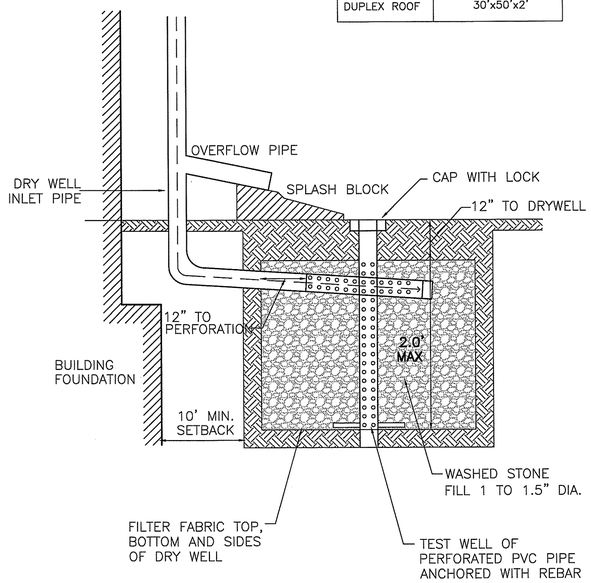
SITE DETAILS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

64

SHEET 64 OF

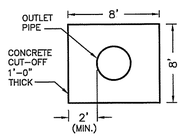
SUBSURFACE SYSTEM	CRUSHED STONE BED
DUPLEX ROOF	30'x50'x2'



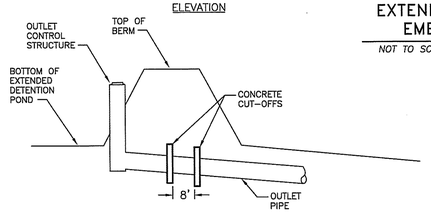
NOTE: 1. USE SDR35 PVC OR SCH40 PVC FOR UNDERGROUND PIPING

TYPICAL DRY WELL

NOT TO SCALE



ELEVATION

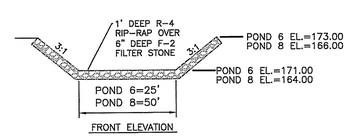


SECTION

NOTE: USE A WELL GRADED, FINE TEXTURED GRAVEL BEDDING AROUND PIPE FOR 10' IN EACH DIRECTION OF CONCRETE CUT-OFF.

CONCRETE CUT-OFF DETAIL

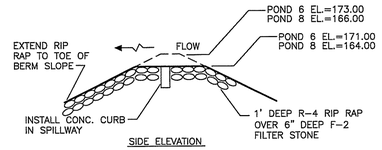
NOT TO SCALE



FRONT ELEVATION

EXTENDED DETENTION POND EMERGENCY SPILLWAY

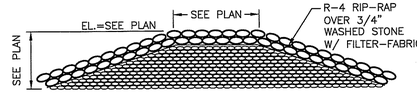
NOT TO SCALE



SIDE ELEVATION

EXTENDED DETENTION POND EMERGENCY SPILLWAY

NOT TO SCALE



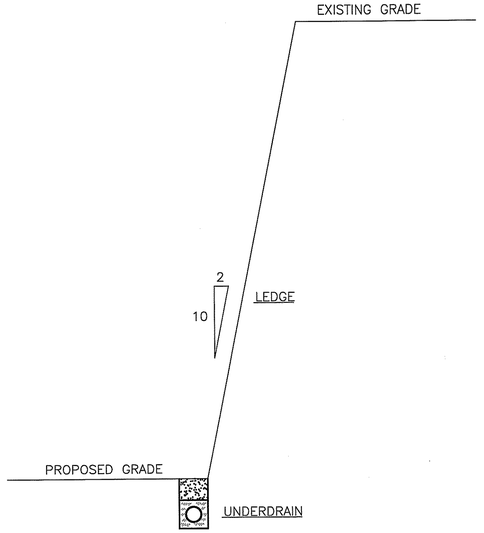
ALL RIP RAP STONE SHALL BE:

R-4 RIP RAP:
100% PASS - 14"
0-50% PASS - 7"
0-15% PASS - 4"

DEPTH SHALL BE A MINIMUM OF 1.0 FEET

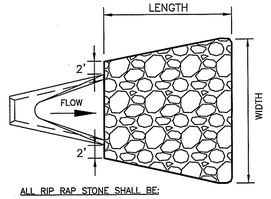
STONE & RIP RAP BERM BETWEEN SEDIMENT FOREBAY AND EXTENDED DETENTION POND

NOT TO SCALE



LEDGE CUT DETAIL

NOT TO SCALE



ALL RIP RAP STONE SHALL BE:

FS-2 FILTER STONE:
100% PASS - 2"
0-50% PASS - NO.4
0-15% PASS - NO.16

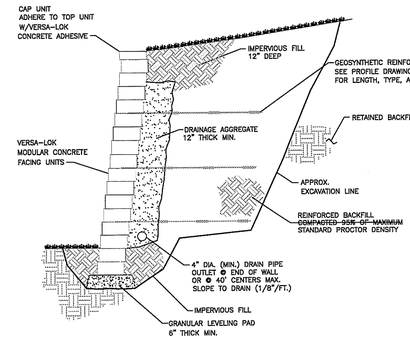
R-4 RIP RAP:
100% PASS - 14"
0-50% PASS - 7"
0-15% PASS - 4"

DEPTH SHALL BE A MINIMUM OF 1.0 FEET

LOCATION OF RIP RAP OUTLET	LENGTH	WIDTH
SYSTEM 1-B 12" F.E.S. DISCHARGE INV.=178.00	12'	15'
SYSTEM 2-A 24" F.E.S. DISCHARGE INV.=178.25	13'	16'
SYSTEM 6-A 36" F.E.S. DISCHARGE INV.=170.00	27'	34'
SYSTEM 7-A,B,C, 24" F.E.S. DISCHARGE INV.=132.00	27'	33'
SYSTEM 8-A 60" F.E.S. DISCHARGE INV.=160.00	87'	72'
SYSTEM 10-B,C,D,E 24" F.E.S. DISCHARGE INV.=158.46	24'	30'

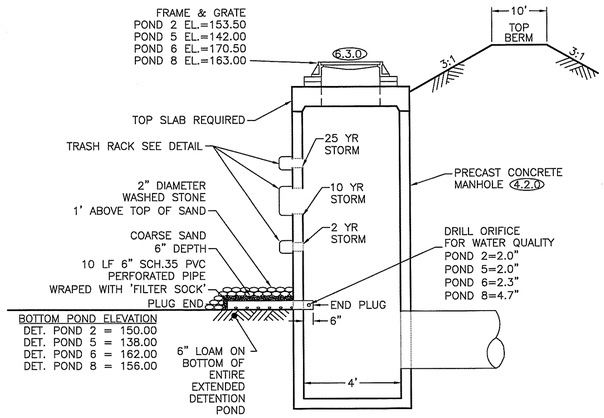
FLARED END OUTLET RIP RAP DETAIL

NOT TO SCALE



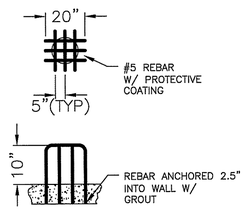
TYPICAL SECTION-REINFORCED RETAINING WALL

MODULAR CONCRETE UNIT
SCALE: NONE



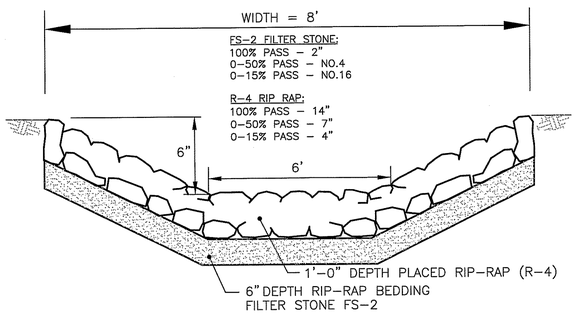
EXTENDED DETENTION POND OUTLET CONTROL STRUCTURE

NOT TO SCALE



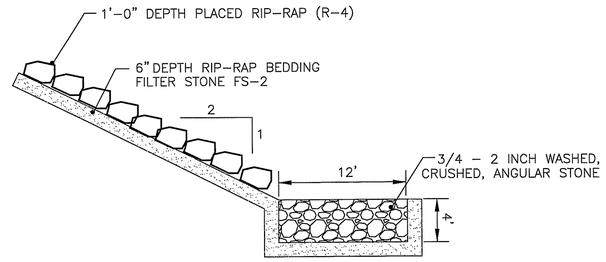
DETENTION BASIN TRASH RACK DETAIL 1

NOT TO SCALE



DETENTION BASIN RIP-RAP DETAIL LOW FLOW CHANNEL FROM SEDIMENT FOREBAY TO BOTTOM OF DETENTION POND

NOT TO SCALE



INFILTRATION TRENCH

NOT TO SCALE

OUTLET CONTROL STRUCTURE												
EXTENDED DETENTION POND	ORIFICES										EMERGENCY OVERFLOW	
	W.Q.		2 YR.		10 YR.		25 YR.		100 YR.			
	SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.	SIZE	ELEV.
2	2.0"	150.00	2"	150.53	3.0"	151.50	2.0"	151.93	3"	152.12	C.B. GRATE	153.50
5	2.0"	138.00	2"	138.72	3.0"	140.02	3"	140.65	4"	140.95	C.B. GRATE	142.00
6	2.3"	162.00	8"	164.40	12"	166.40	8"	168.40	C.B. GRATE	170.50	25' SPILLWAY	171.00
8	4.7"	156.00	15"	158.00	18"	158.80	18"	160.60	C.B. GRATE	163.00	50' SPILLWAY	164.00

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FILED, REVIEWED WITH CONDITIONS
AS SUPPORTED BY THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE 06-0339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

NOV 30 2007

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

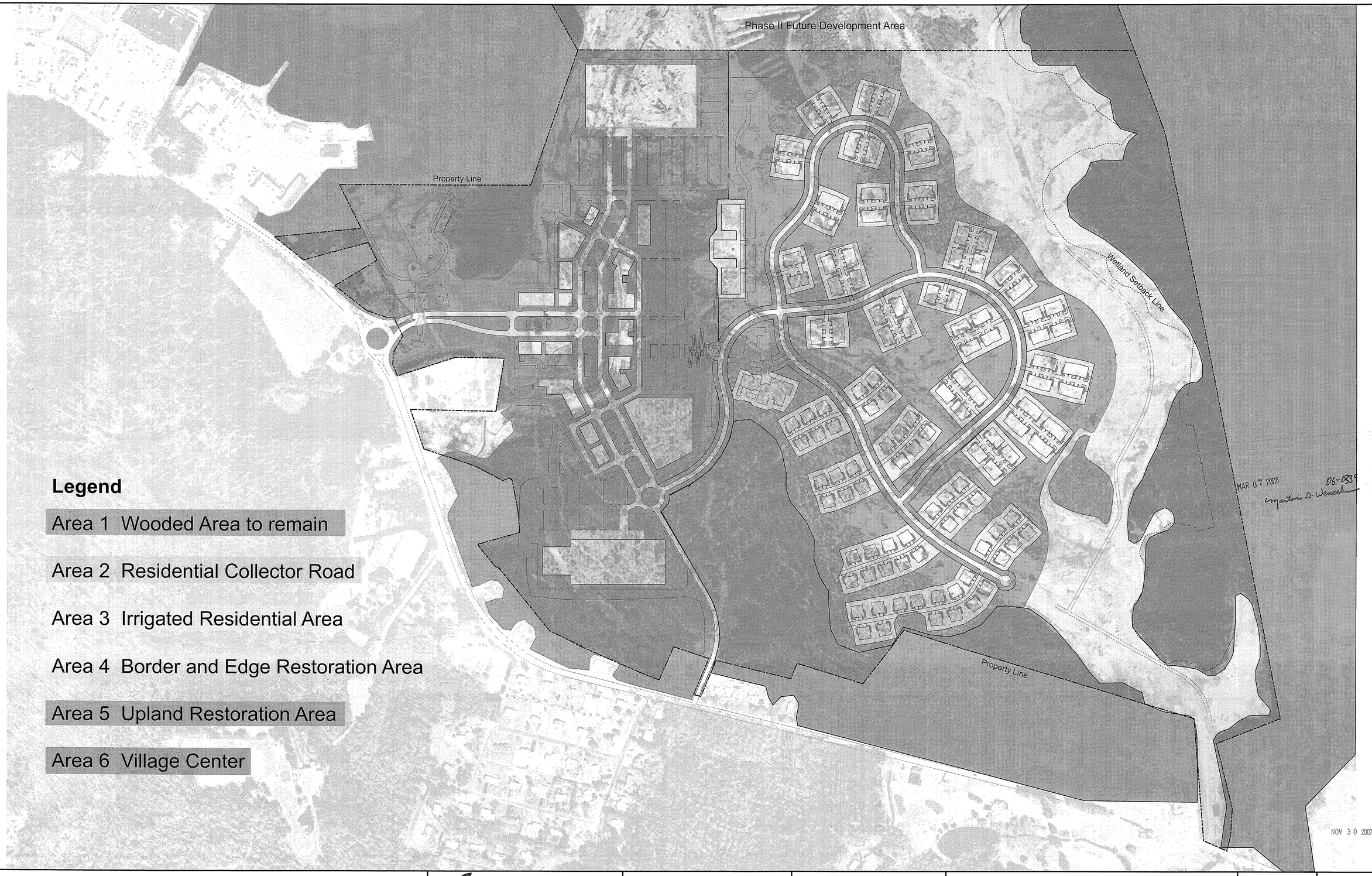
SHEET DESCRIPTION

SITE DETAILS

PROJECT NO. 884
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT.2007
SCALE AS SHOWN

64a

SHEET 65 OF



Legend

Area 1 Wooded Area to remain

Area 2 Residential Collector Road

Area 3 Irrigated Residential Area

Area 4 Border and Edge Restoration Area

Area 5 Upland Restoration Area

Area 6 Village Center

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER / RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC.
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785-2600

Studio Pawlowski, Inc.
127 Benefit Street
Providence, RI 02903
401-421-2727
Landscape Architecture / Architecture

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 Kingstown Road
Wyoming, RI 02898

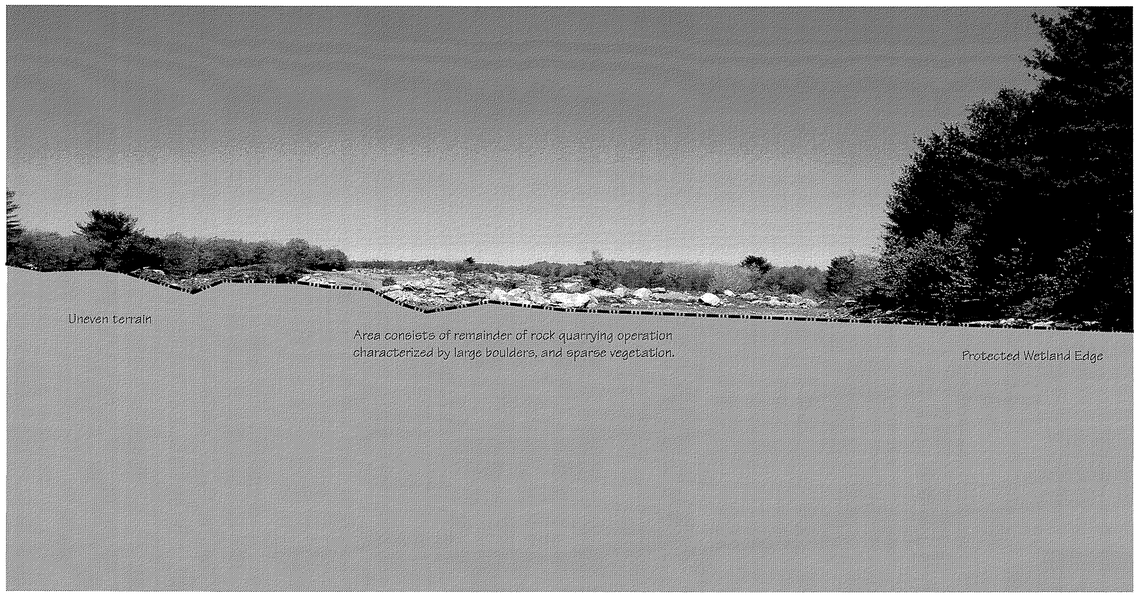
SHEET DESCRIPTION

LANDSCAPE AREAS

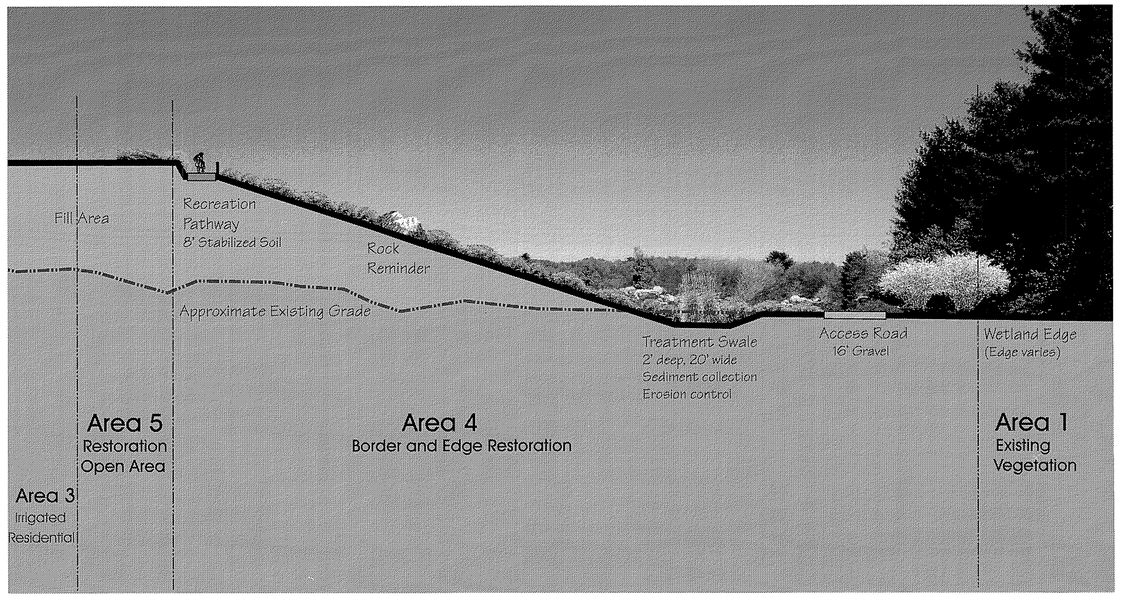
PROJECT NO. _____
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
DATE _____
SCALE _____

65

SHEET _____ OF _____



Landscape Restoration Section - Before



Landscape Restoration Section - After

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SHOWN ON THE LETTER OF APPROVAL
DATED MAR 07 2008 FILE # 06-1339
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencek

RECEIVED
NOV 30 2007

PROJECT TITLE

RICHMOND COMMONS RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC.
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785-2600

Studio Pawlowski, Inc.
127 Dorrance Street
Providence, RI 02903
401-421-2727
Landscape Architecture / Architecture

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 Kingstown Road
Wyoming, RI 02898

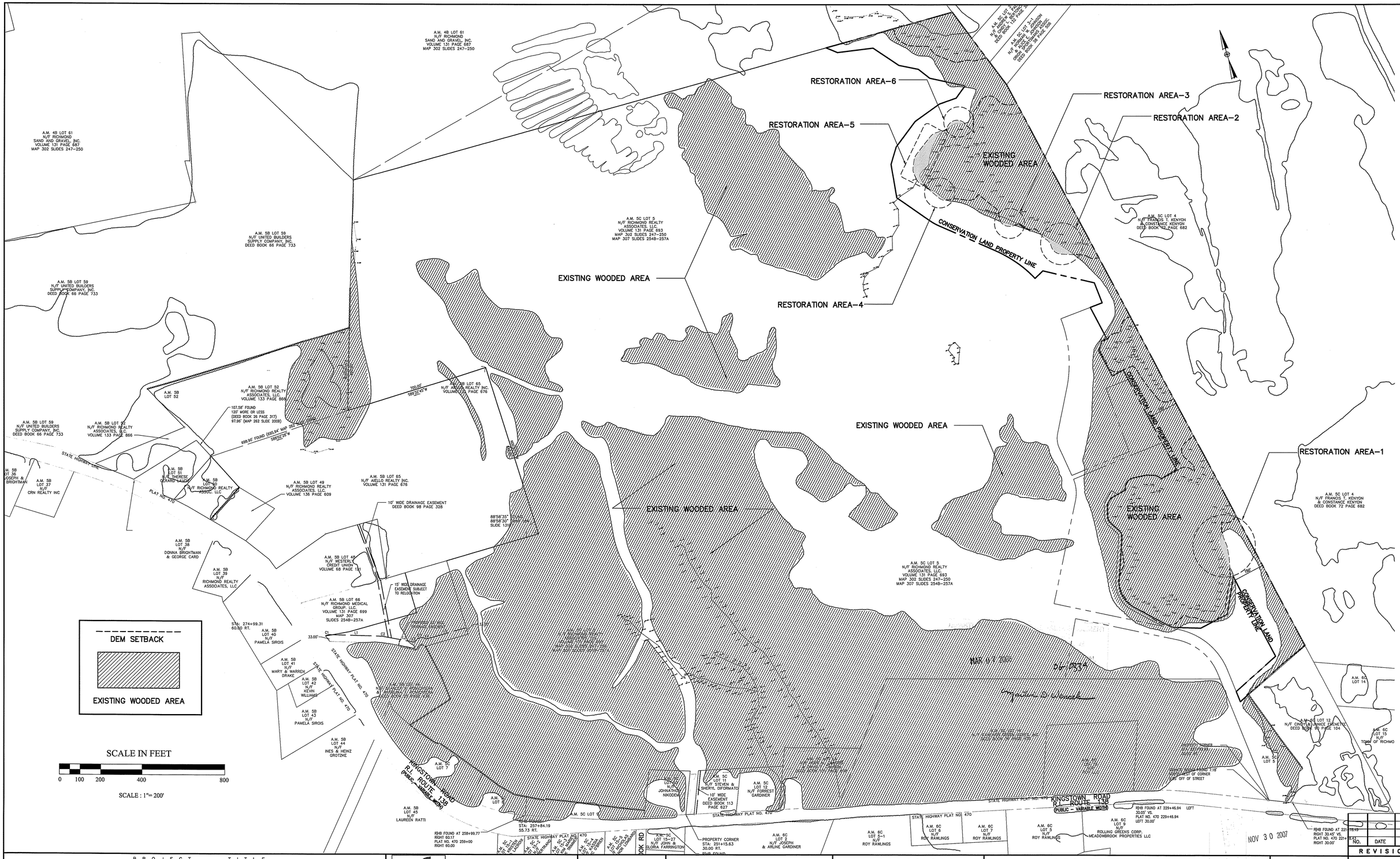
SHEET DESCRIPTION

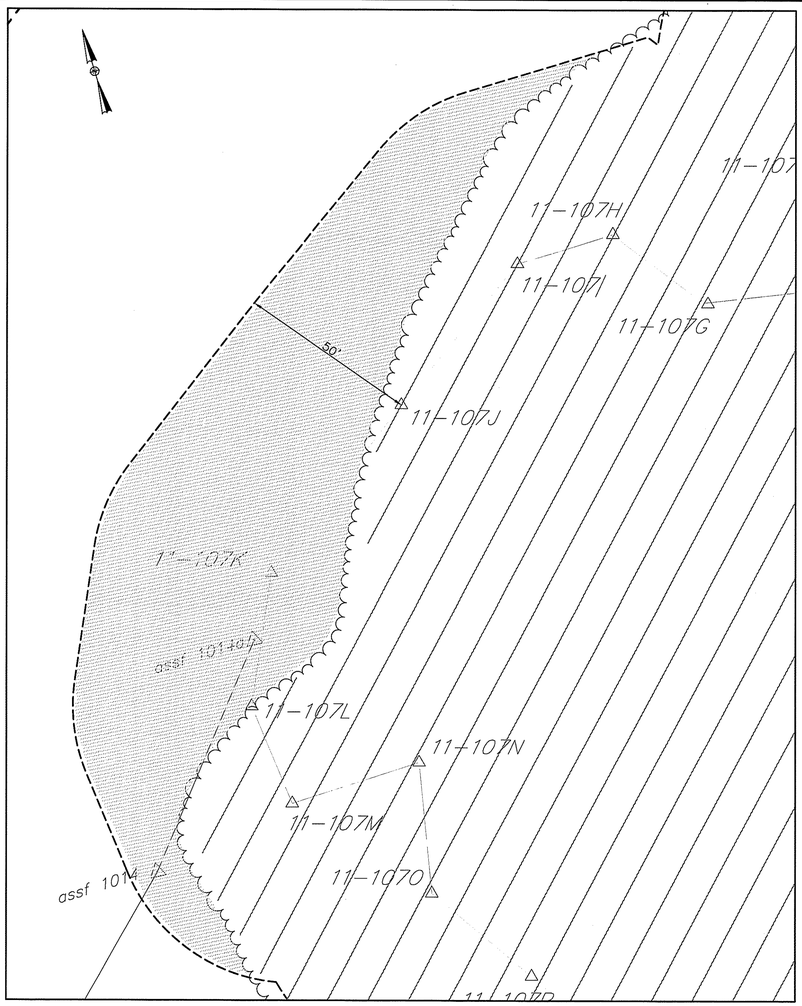
AGE-RESTRICTED RESIDENTIAL SITE SECTIONS

P ROJECT NO. _____
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
DATE _____
SCALE _____

66

SHEET _____ OF _____


RESTORATION AREA-6
RESTORATION AREA-5
RESTORATION AREA-4
RESTORATION AREA-3
RESTORATION AREA-2
RESTORATION AREA-1
EXISTING WOODED AREA
EXISTING WOODED AREA
EXISTING WOODED AREA
EXISTING WOODED AREA
EXISTING WOODED AREA
CONSERVATION LAND PROPERTY LINE
CONSERVATION LAND PROPERTY LINE
CONSERVATION LAND PROPERTY LINE
A.M. 4B LOT 61 N/F RICHMOND SAND AND GRAVEL INC. VOLUME 131 PAGE 687 MAP 302 SLIDES 247-250
A.M. 5B LOT 59 N/F UNITED BUILDERS SUPPLY COMPANY, INC. DEED BOOK 66 PAGE 733
A.M. 5B LOT 52 N/F RICHMOND REALTY ASSOCIATES, LLC. VOLUME 133 PAGE 866
A.M. 5B LOT 73 N/F RICHMOND REALTY ASSOCIATES, LLC. VOLUME 133 PAGE 866
A.M. 5B LOT 52
A.M. 5B LOT 51 N/F THERESE GERARD
A.M. 5B LOT 50 N/F RICHMOND REALTY ASSOC. LLC
A.M. 5B LOT 38 N/F DONNA BRIGHTMAN & GEORGE CARD
A.M. 5B LOT 37 N/F CRN REALTY INC
A.M. 5B LOT 39 N/F RICHMOND REALTY ASSOCIATES, LLC
A.M. 5B LOT 40 N/F PAMELA SIROIS
A.M. 5B LOT 41 N/F MARY & WARREN DRAKE
A.M. 5B LOT 42 N/F KEVIN WILLIAMS
A.M. 5B LOT 43 N/F PAMELA SIROIS
A.M. 5B LOT 44 N/F INES & HEINZ GROTZKE
A.M. 5B LOT 45 N/F LAUREEN RATTI
A.M. 5B LOT 49 N/F RICHMOND REALTY ASSOCIATES, LLC. VOLUME 136 PAGE 609
A.M. 5B LOT 65 N/F AIELLO REALTY INC. VOLUME 131 PAGE 676
A.M. 5B LOT 48 N/F WESTERLY CREDIT UNION VOLUME 68 PAGE 131
A.M. 5B LOT 66 N/F RICHMOND MEDICAL GROUP, LLC. VOLUME 131 PAGE 699 MAP 307 SLIDES 254B-257A
A.M. 5C LOT 5 N/F RICHMOND REALTY ASSOCIATES, LLC. VOLUME 131 PAGE 693 MAP 302 SLIDES 247-250 MAP 307 SLIDES 254B-257A
A.M. 5C LOT 4 N/F FRANCIS T. KENYON & CONSTANCE KENYON DEED BOOK 72 PAGE 682
A.M. 5C LOT 12 N/F CINDY & JANICE ERENETTE DEED BOOK 90 PAGE 104
A.M. 6C LOT 14
A.M. 6C LOT 15 N/F TOWN OF RICHMO
A.M. 5C LOT 7
A.M. 5C LOT 10 N/F JOHNATHON NIKODEM
A.M. 5C LOT 11 N/F STEVEN & SHERYL DIFORMATO
A.M. 5C LOT 12 N/F FORREST GARDINER
A.M. 6C LOT 2 N/F JOSEPH & ARLINE GARDINER
A.M. 6C LOT 5-1 N/F ROY RAWLINGS
A.M. 6C LOT 6 N/F ROY RAWLINGS
A.M. 6C LOT 7 N/F ROY RAWLINGS
A.M. 6C LOT 3 N/F ROY RAWLINGS
A.M. 6C LOT 9 N/F ROLLING GREENS CORP. MEADOWBROOK PROPERTIES LLC
A.M. 5C LOT 15-27 N/F JOHN & GLORIA FARRINGTON
A.M. 5C LOT 9
A.M. 5C LOT 8 N/F JOSEPH & ARLINE GARDINER
A.M. 5C LOT 6 N/F JOSEPH & ARLINE GARDINER
A.M. 5C LOT 4 N/F JOSEPH & ARLINE GARDINER
A.M. 5C LOT 3 N/F JOSEPH & ARLINE GARDINER
A.M. 5C LOT 2 N/F JOSEPH & ARLINE GARDINER
A.M. 5C LOT 1 N/F JOSEPH & ARLINE GARDINER



RESTORATION AREA 5
SCALE:1"=20' 11,400 S.F.+/-

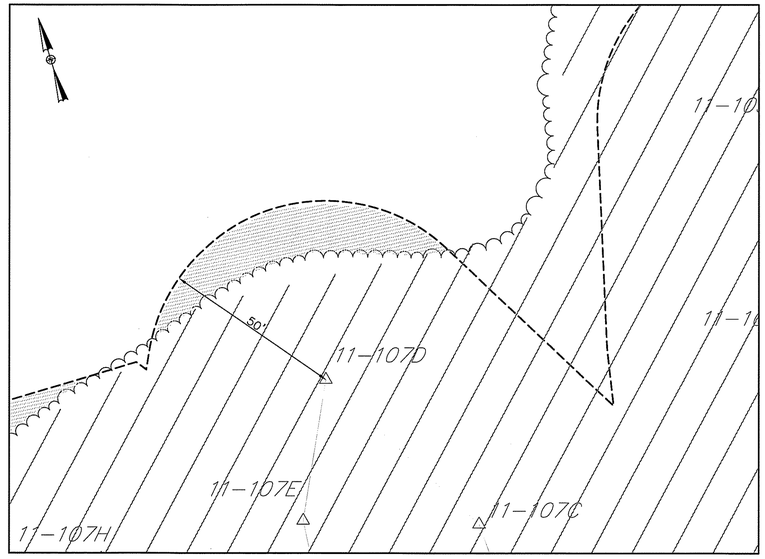
LEGEND

DEM SETBACK

EXISTING WOODED AREA

EXISTING TREE-LINE

RESTORATION AREA WITHIN 50' BUFFER



RESTORATION AREA 6
SCALE:1"=20' 1,000 S.F.+/-

PLANTING PLAN

Richmond Commons Restoration Areas within 50 foot Buffers

Notes:

1) Representative Planting Guide:

	Common Name	Scientific Name	# plants per island
Islands:	Northern arrowwood	(*Viburnum dentatum*)	2
	highbush blueberry	(*Vaccinium corymbosum*)	1
	red maple sapling	(*Acer rubrum*)	1
	Highbush cranberry	(*Viburnum trilobum*)	1

Shrub plantings 4 feet on center within the islands
Islands will be 16 feet apart on center
Will be a minimum of 1.5 feet tall in 1 gallon pots or balled and burlapped *

Screen: white pine (Pinus strobus) at edge of 50 foot Perimeter Wetland
6 feet on center in staggered rows, minimum 4 feet high

2) Individual Planting Requirement per Restoration Area:

* PER RIDEM: All shrub plantings must be at least three (3) feet tall after planting.

Restoration Area 1: 2, 540 square feet +/-
4 shrub islands and 21 white pine trees at edge of 50 foot PW

Restoration Area 2: 3,600 square feet +/-
4 shrub islands and 23 white pine trees at edge of 50 foot PW

Restoration Area 3: 520 square feet +/-
6 white pines at edge of 50 foot PW

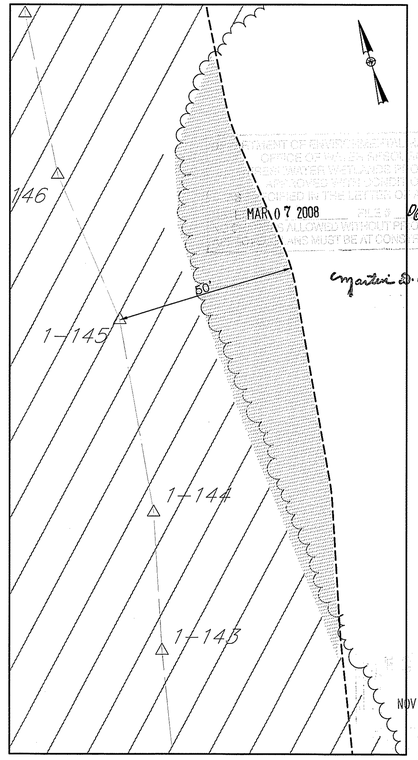
Restoration Area 4: 660 square feet +/-
9 white pines at edge of 50 foot PW

Restoration Area 5: 11,400 square feet +/-
8 shrub islands and 45 white pine trees at edge of 50 foot PW

Restoration Area 6: 1,000 square feet +/-
2 shrub islands and 14 white pine trees at edge of 50 foot PW

3) Landscape Stipulations:

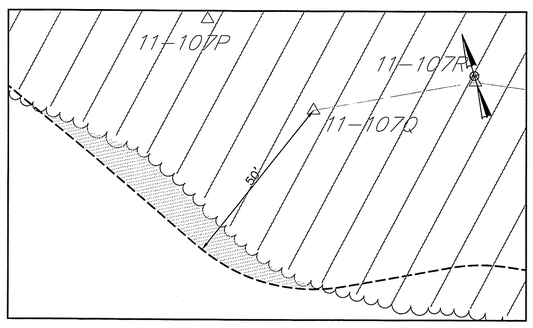
a) All disturbed soils will be loamed with a soil mixture of subsoil, loam, organic materials, and fertilizer prior to planting of trees and shrubs.
b) All restored areas will be seeded with a perennial conservation grass seed mix (Agway blend or equivalent)
c) Any trees / shrubs that do not survive within 1 year will be replaced with similar species.



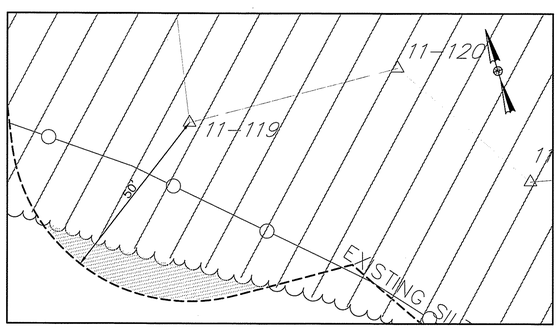
RESTORATION AREA 1
SCALE:1"=20' 2,540 S.F.+/-

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WETLANDS PERMITTING PROGRAM
235 PROMENADE STREET, PROVIDENCE, RI 02908-5767
MAR 07 2008 FILE NO. 06-0339
APPROVAL
ALLOWED WITHOUT PRIOR APPROVAL
MUST BE AT CONSTRUCTION SITE.
Martin D. Wencek

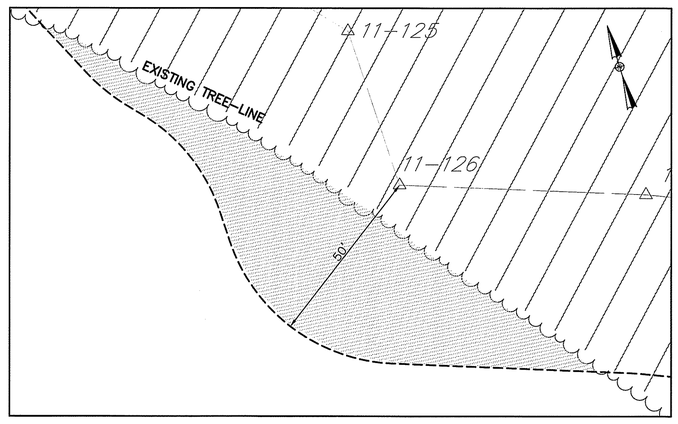
NOV 30 2007



RESTORATION AREA 4
SCALE:1"=20' 660 S.F.+/-



RESTORATION AREA 3
SCALE:1"=20' 520 S.F.+/-



RESTORATION AREA 2
SCALE:1"=20' 3,600 S.F.+/-

NO.	DATE	BY

REVISIONS

PROJECT TITLE

RICHMOND COMMONS, CONSERVATION LAND LANDSCAPE RESTORATION

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

RICHMOND COMMONS
RESTORATION AREAS

PROJECT NO. 884.12
DESIGNED BY
DRAWN BY
CHECKED BY
DATE JULY 2007
SCALE AS SHOWN

SHEET 68 OF

LOT SUMMARY		
LAND DONATED TO TOWN FROM PARCEL A.M. 5C LOT 5		
LABEL	AREA	DESCRIPTION
PARCEL 1	4.10 ACRES	*RECREATION LAND*
PARCEL 2	4.07 ACRES	*RECREATION LAND*
PARCEL 3	3.97 ACRES	*RECREATION LAND*
PARCEL 4	2.09 ACRES	*RECREATION LAND*
PARCEL 5	30.74 ACRES	*CONSERVATION LAND*
TOTAL	44.97 ACRES	*TOTAL DONATED LAND*

SCALE IN FEET

0 100 200 400 800

SCALE : 1"= 200'

PLAN REFRENCES

PROPERTY AND TOPOGRAPHICAL INFORMATION TAKEN FROM PLAN TITLED "RECORDING" DATED MARCH 20002. PREPARED FOR "RICHMOND SAND & GRAVEL, INC. 35 STILSON ROAD P.O. BOX 389 WYOMING, RHODE ISLAND 02898. PREPARED BY "VANASSE HANGEN BRUSTLIN, INC. TRANSPORTATION, LAND DEVELOPMENT, ENVIRONMENTAL SERVICES. 530 BROADWAY PROVIDENCE, RHODE ISLAND 02909

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE MAR 07 2008 06-0339
NO CHANGES OR ALTERATIONS MAY BE MADE TO
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wenck

NOV 30 2007

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY

RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

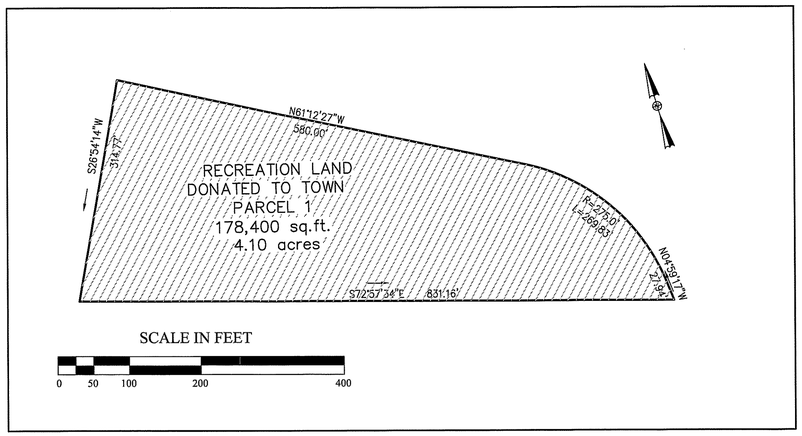
RICHMOND COMMONS
LAND DONATED TO TOWN

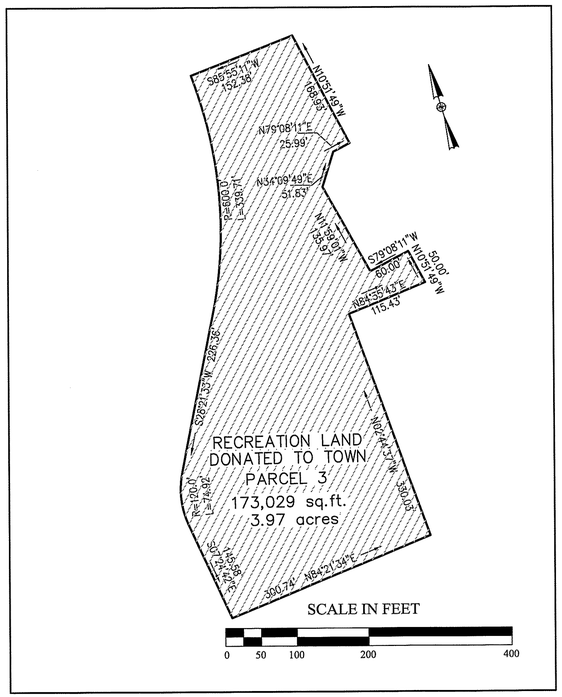
PROJECT NO. 884.12
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

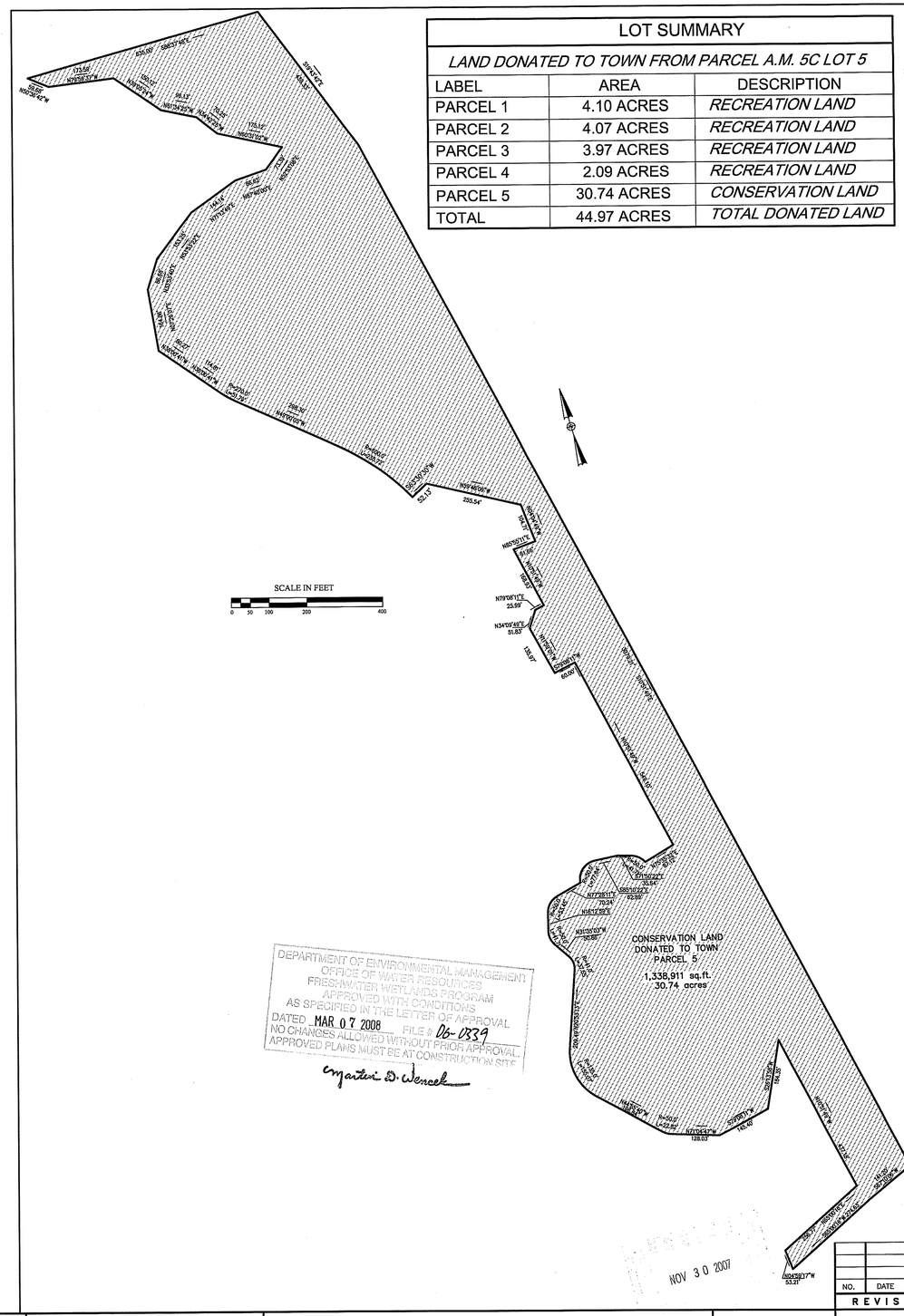
69

SHEET 69 OF

REVISIONS		
RIGHT 30.45' TO RIGHT 30.00'	2+78.19 TO 2+78.4	
DATE	BY	







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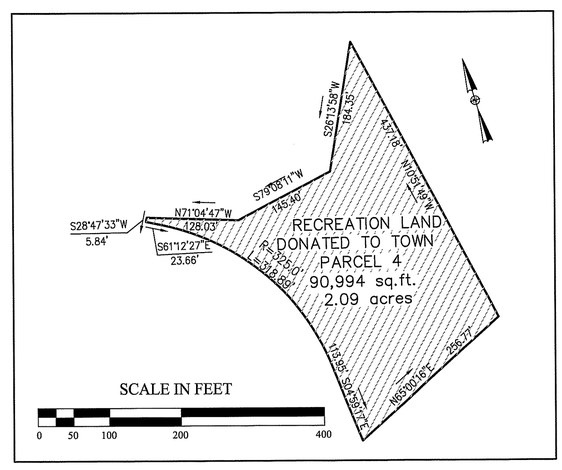
TOTAL	44.97 ACRES	*TOTAL DONATED LAND*



PLAN REFRENCES

PROPERTY AND TOPOGRAPHICAL INFORMATION TAKEN FROM PLAN TITLED "RECORDING" DATED MARCH 2002. PREPARED FOR "RICHMOND SAND & GRAVEL, INC. 35 STILSON ROAD P.O. BOX 389 WYOMING, RHODE ISLAND 02898. PREPARED BY "VANASSE HANGEN BRUSTLIN, INC. TRANSPORTATION, LAND DEVELOPMENT, ENVIRONMENTAL SERVICES. 530 BROADWAY PROVIDENCE, RHODE ISLAND 02909

PROJECT TITLE

RICHMOND COMMONS
VILLAGE CENTER/RESIDENTIAL COMMUNITY
RICHMOND RHODE ISLAND

SIEGMUND AND ASSOCIATES, INC
CONSULTING ENGINEERS
49 Pavilion Avenue
Providence, Rhode Island 02905
Phone 401 785.2600

PREPARED FOR:

RICHMOND REALTY ASSOCIATES
58 KINGSTOWN ROAD
WYOMING, RI 02898

SHEET DESCRIPTION

RICHMOND COMMONS
LAND DONATED TO TOWN

PROJECT NO. 884.12
DESIGNED BY
DRAWN BY
CHECKED BY
DATE OCT. 2007
SCALE AS SHOWN

70

SHEET 70 OF 70

NO.	DATE	BY
REVISIONS		