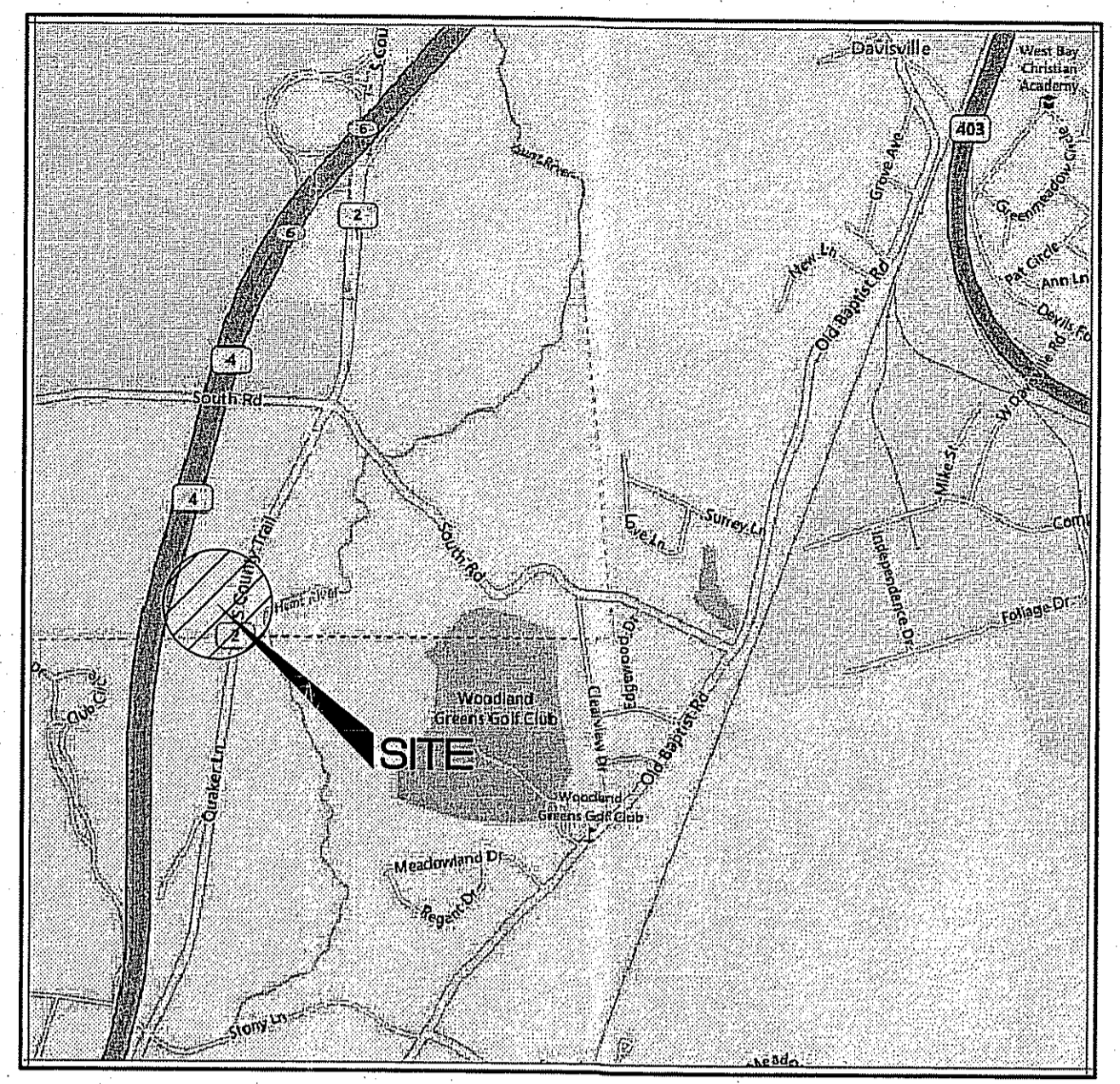


LEGEND:

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	EXISTING CONTOURS
---	TOWN LINE
---	BUILDING SETBACK
---	ASSESSOR'S PLAT, LOT NUMBER
---	EXISTING RETAINING WALL
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING WATER VALVE
---	EXISTING THRUST BLOCK
---	EXISTING TELEPHONE LINE
---	EXISTING TELEPHONE MANHOLE
---	EXISTING UTILITY POLE
---	EXISTING FENCE
---	EXISTING RHODE ISLAND HIGHWAY BOUND
---	WETLAND FLAG
---	PROPOSED PARKING COT
---	PROPOSED SPOT ELEVATION



LOCATION MAP
NOT TO SCALE

- REFERENCE:**
- QUAKER LANE BUSINESS CENTER IN NORTH KINGSTOWN & EAST GREENWICH, R.I. PREPARED FOR: JOHN J. McHALE & SONS, INC. 775 SCHOOL STREET PAWTUCKET, R.I. 02861 GRADING PLAN-1 DATE: APRIL 2, 1997 SCALE: 1"=40' SHEET 2 OF 7 REVISED 6-17-97 PREPARED BY S.F.M. ENGINEERING ASSOCIATES.
 - THE SITE IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING). REFERENCE IS MADE TO THE FOLLOWING MAP, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM. FLOOD INSURANCE RATE MAP, TOWN OF EAST GREENWICH, RHODE ISLAND, KENT COUNTY, PANEL 7 OF 7, COMMUNITY PANEL NUMBER 445397-0007-B. MAP REVISED: FEBRUARY 16, 1983, FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION.
 - PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION," FOR SOUTH COUNTY TRAIL, ASSESSOR'S PLAT 18H, LOTS 53, 58, AND 116, PREPARED BY JOHN P. CAITO CORPORATION, APRIL 4, 2007.

ZONING MATRIX:

EXISTING ZONE: INDUSTRIAL M/LIO	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2 ACRES	5.4 ACRES±
MINIMUM LOT FRONTAGE	150 FT.	480 FT.±
MAXIMUM LOT COVERAGE STRUCTURE (1)	30%	4% ±
MAXIMUM LOT COVERAGE PAVEMENT (2)	66%	27% ±
FRONT YARD SETBACK	100 FT.	171 FT.±
SIDE YARD SETBACK (3)	40 FT.	116 FT.±
REAR YARD SETBACK	50 FT.	268 FT.±
HEIGHT MAIN STRUCTURE	35 FT.	< 35 FT.
HEIGHT ACCESSORY STRUCTURE	35 FT.	< 35 FT.

TABLE NOTES:

- MAXIMUM LOT COVERAGE IS DEFINED HERE AS STRUCTURES, ONLY.
- MAXIMUM LOT COVERAGE PAVEMENT IS DEFINED HERE AS THE TOTAL AREA OF BOTH STRUCTURES AND PAVED SURFACES.
- PROPOSED PARKING SETBACK 1.5 FT. - VARIANCE REQUIRED.

PARKING MATRIX:

USE:	REQUIRED PER APPROVAL	PROPOSED AT PROPOSED LOCATION SITE
OFFICES, PUBLIC AND PROFESSIONAL SERVICES / ADMINISTRATION: (30,646 S.F.± GFA, 24,516 S.F. NET) 1 SPACE PER 200 S.F. OF NET FLOOR AREA (24,516 S.F.± / 200 S.F. = 123 SPACES)	123 SPACES	140 SPACES (125 EXIST)
REGULAR SPACES		134 SPACES
ADA SPACES		6 SPACES
TOTAL SPACES		140 SPACES

NO.	DATE	REVISION

JEFFREY C. HANSON
No. 5238
11/8/15
PROFESSIONAL ENGINEER

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
280 CENTERVILLE ROAD, BUILDING #2, WARWICK, RHODE ISLAND 02886. P. (401)951-3344 F. (401)951-3300

LAYOUT AND GRADING PLAN
PARKING EXPANSION APPLICATION FOR PERMIT MODIFICATION

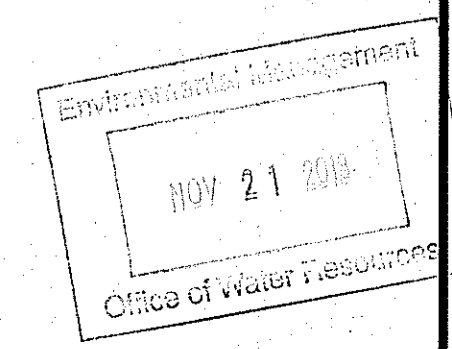
MAP 5, PLAT 18-H, LOT 58
SOUTH COUNTY TRAIL
EAST GREENWICH, RI

PREPARED FOR:
SCHB, LLC

SCALE: 1"=30'
NOVEMBER, 2013

Drawn By: **RJB**
Checked By: **JCH**
Sheet
1
of 2
FILE NO.: 12.98.135

COPYRIGHT 2013
THIS DRAWING IS COPYRIGHTED AND ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ILLSTONE ENGINEERING, P.C.



GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE AND THE RHODE ISLAND STANDARD DETAILS CONSTRUCTION, 2004 EDITION, ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2004 REVISION OF THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS. IN ADDITION, THE TOWN OF EAST GREENWICH STANDARD SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH 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 AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND, FEDERAL GOVERNMENT AND THE TOWN OF EAST GREENWICH PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS, WETLAND, OR ADJACENT TO DRAINAGE STRUCTURES.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETE SET OF AS-BUILT DRAWINGS OF ALL INFRASTRUCTURE. AS-BUILT DRAWINGS SHALL BE CERTIFIED BY A RHODE ISLAND LICENSED PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FINISHING 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 AS 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 ACCEPTABLE TO THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
- BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
- ADDITIONAL HAYBALES OR SILT SOCK SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.

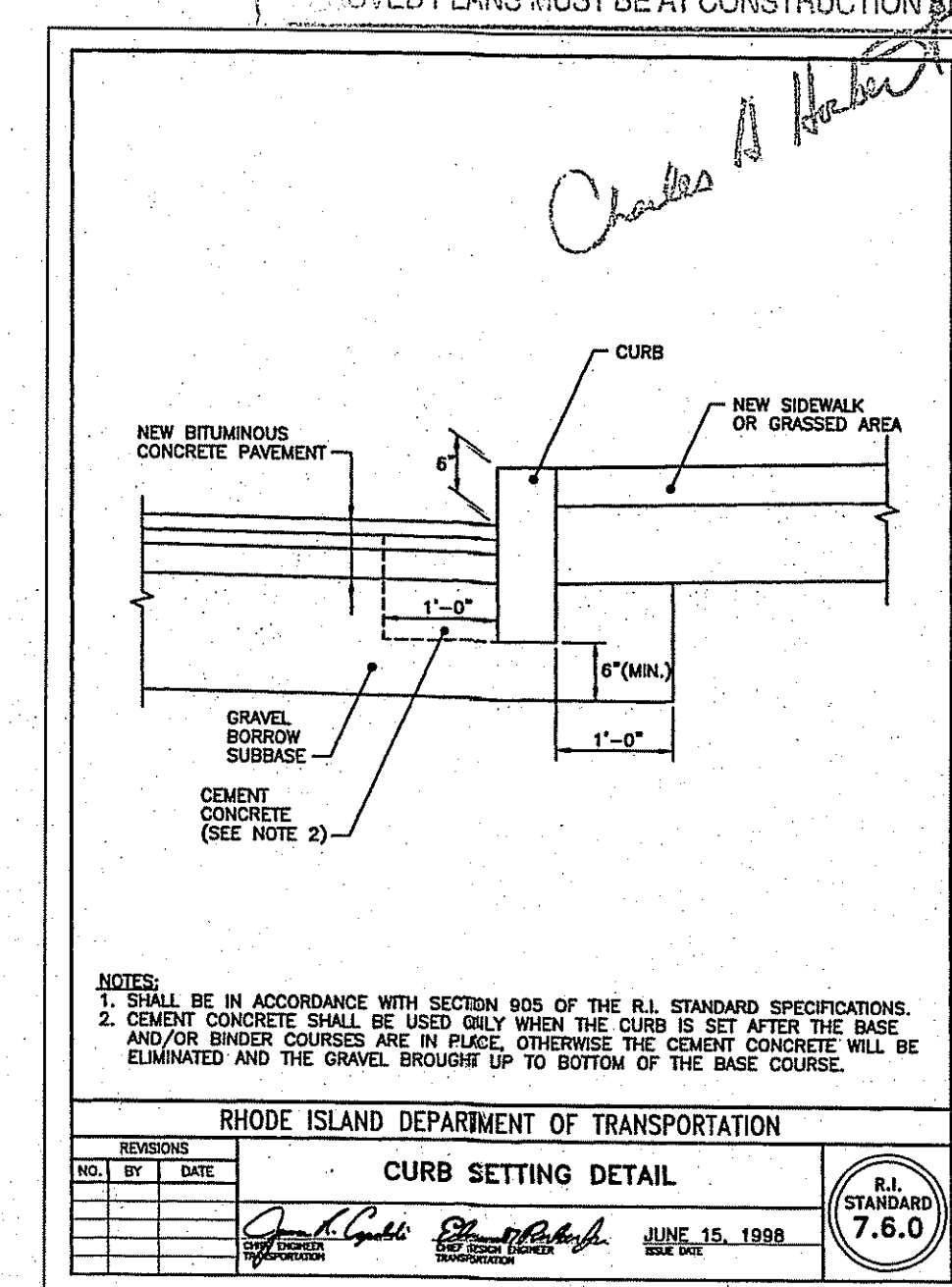
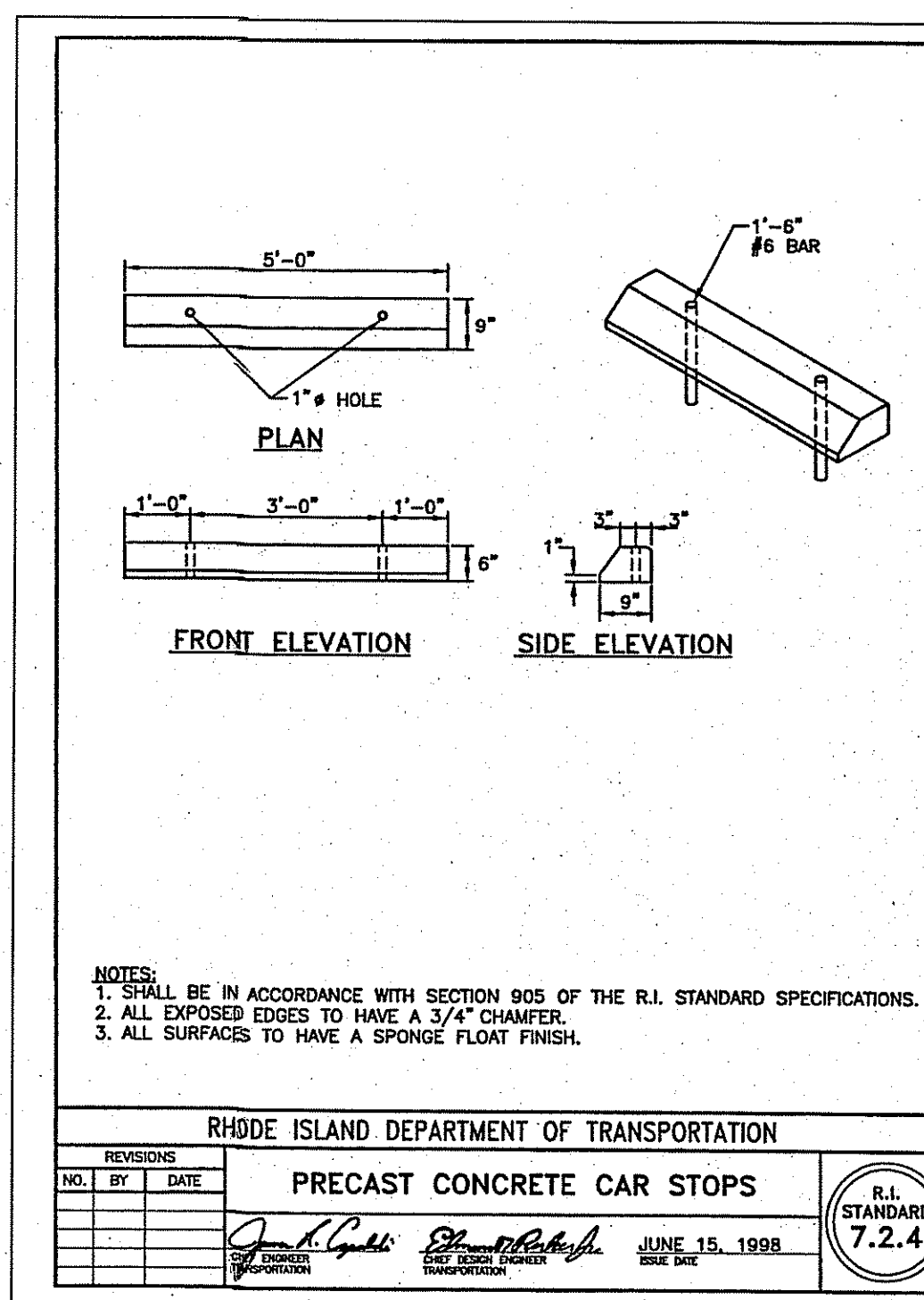
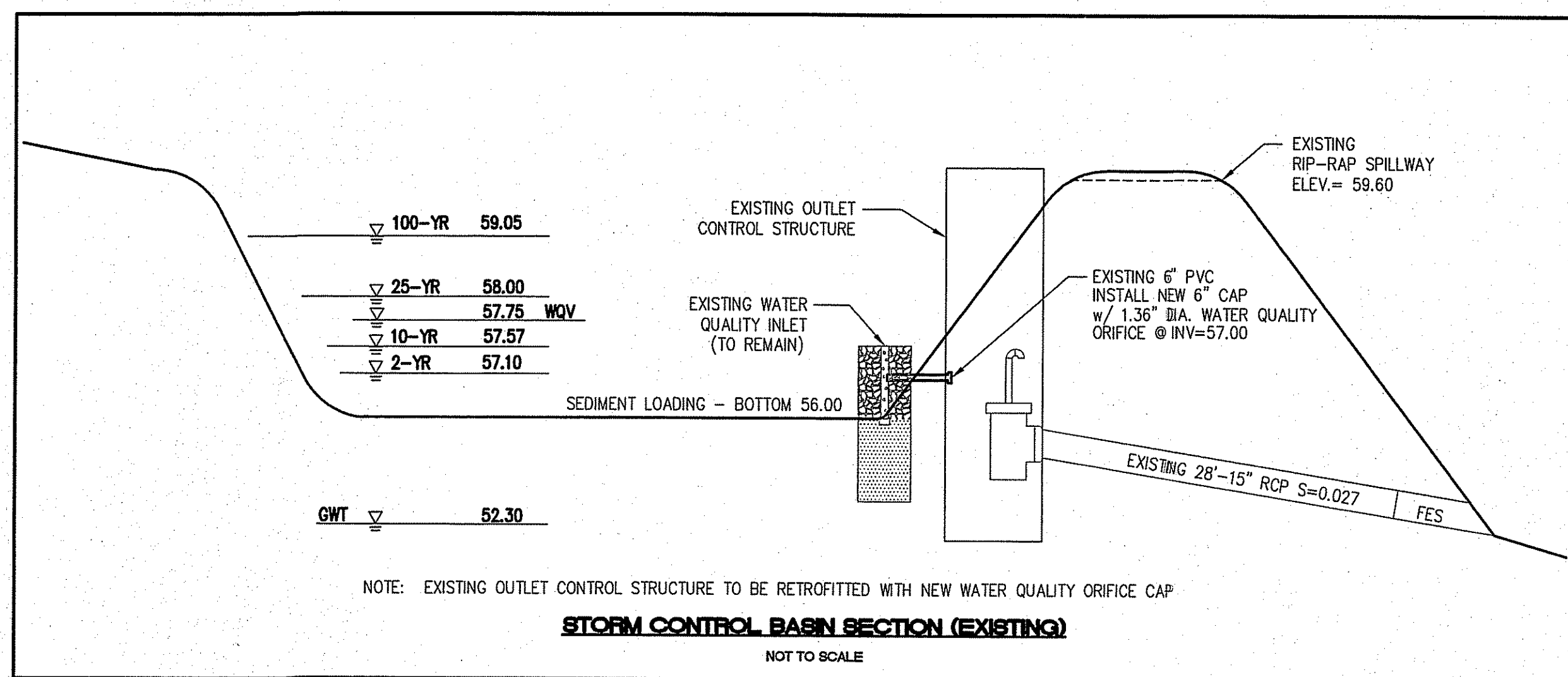
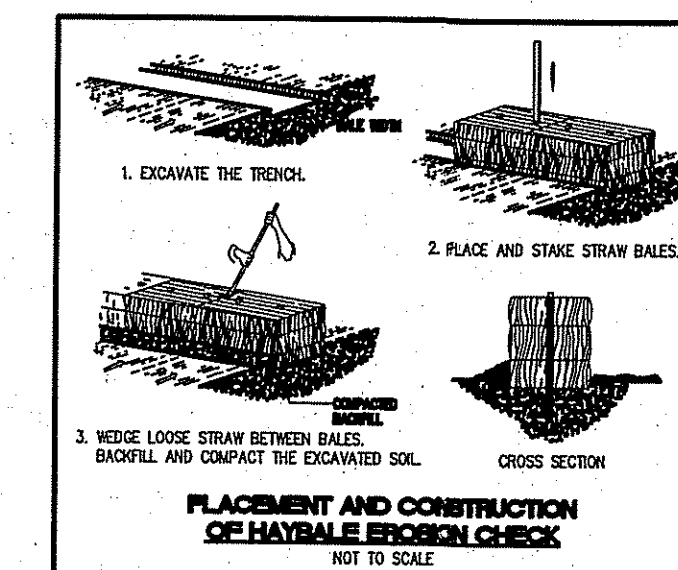
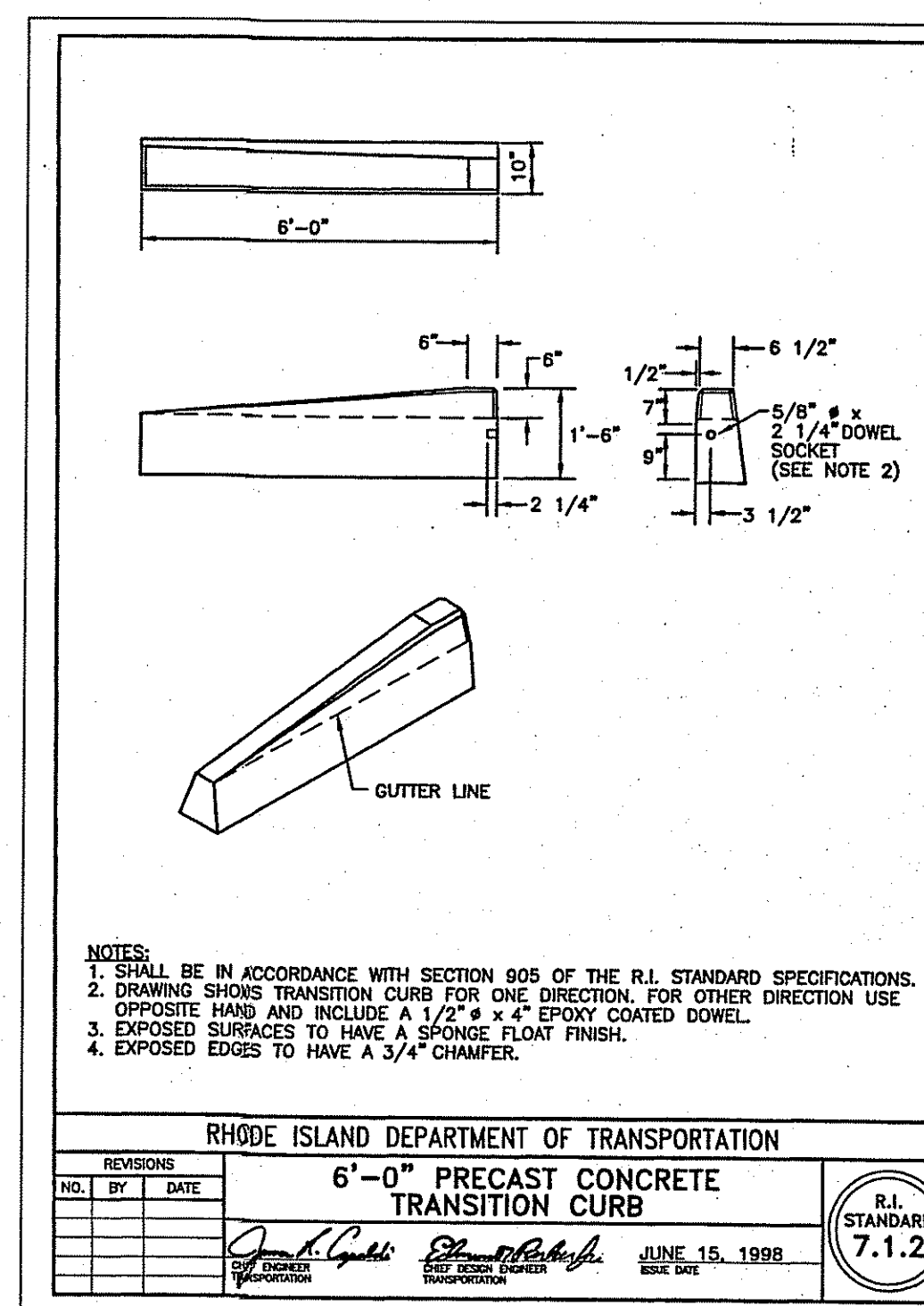
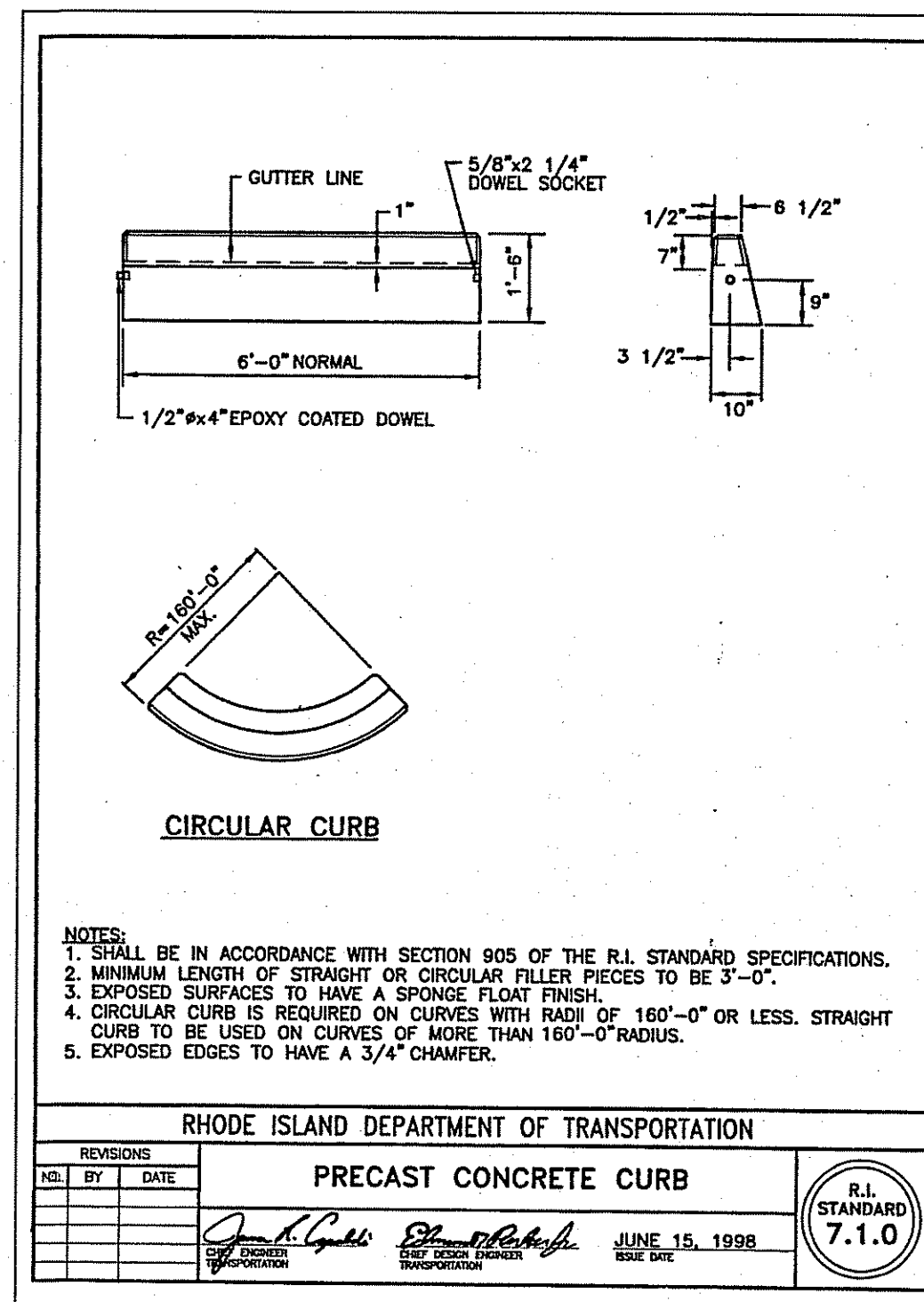
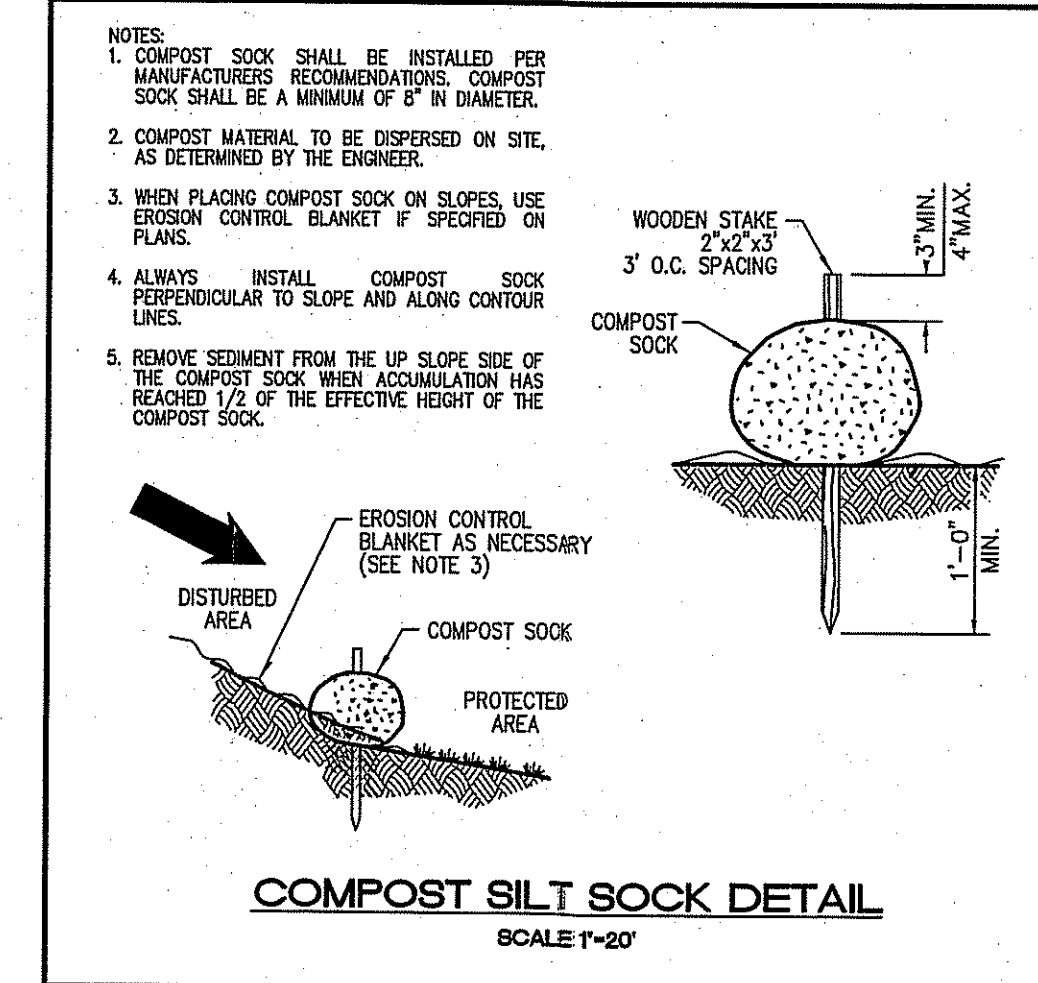
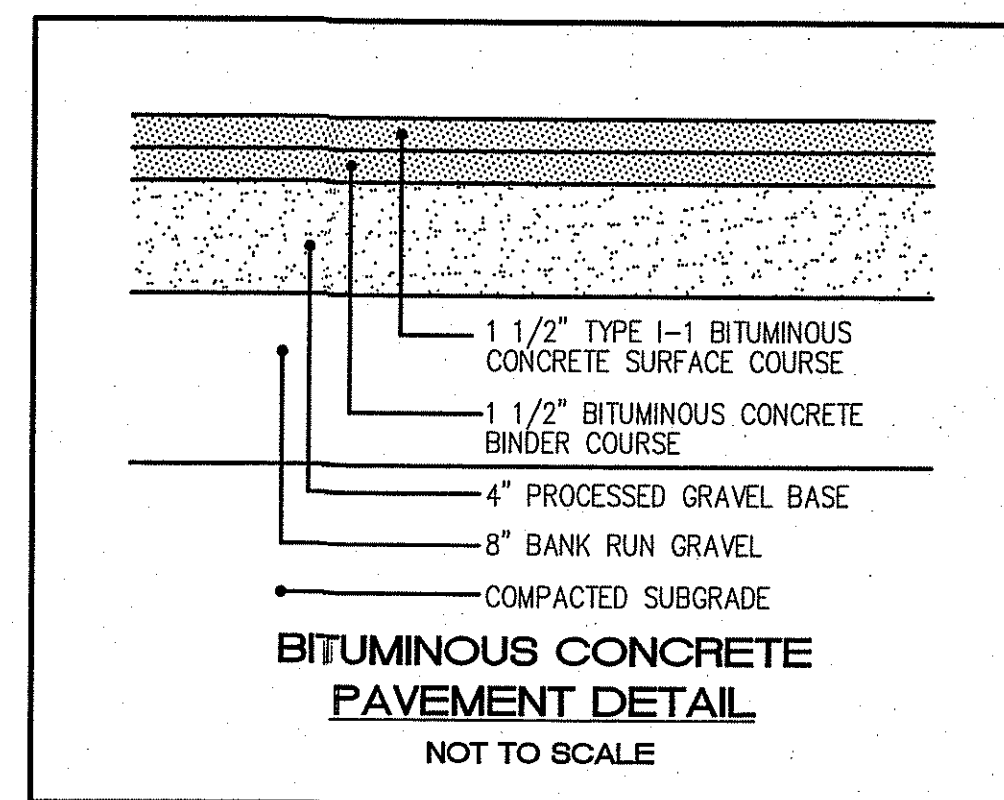
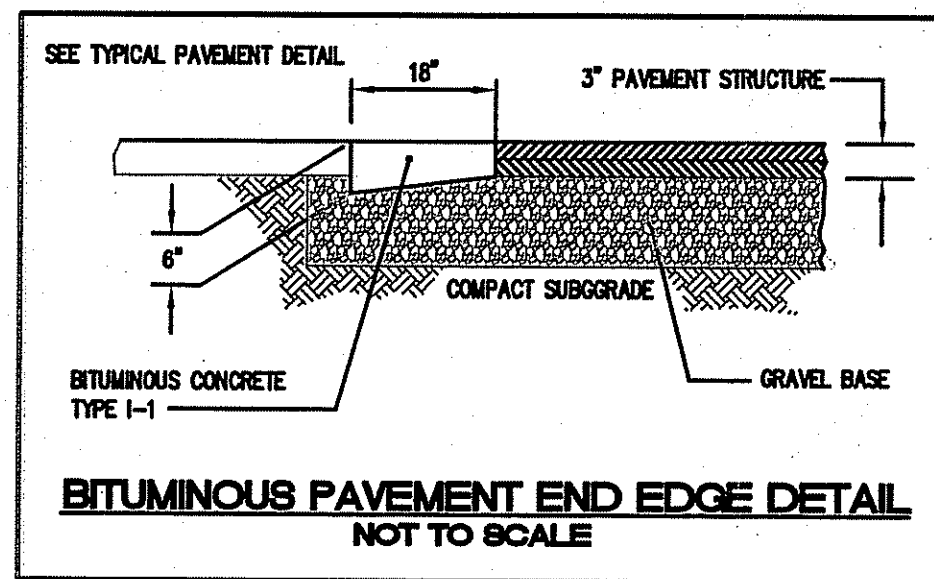
EROSION CONTROL and SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.18.02.
- THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLANS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTENCE. (SEE DETAIL).
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.



NO.	DATE	REVISION

NOV 21 2013

JEFFREY C. HANSON
No. 5238
REGISTERED PROFESSIONAL ENGINEER

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
280 CENTERVILLE ROAD, BUILDING E12, WARWICK, RHODE ISLAND 02886, P. (401) 821-3384 F. (401) 821-3389

CONSTRUCTION DETAILS

PARKING EXPANSION APPLICATION FOR PERMIT MODIFICATION

MAP 5, PLAT 18-H, LOT 58 SOUTH COUNTY TRAIL EAST GREENWICH, RI

PREPARED FOR: SCHB, LLC

SCALE AS SHOWN NOVEMBER, 2013

Drawn By: RJB
Checked By: JCH
Sheet

2 of 2

FILE NO.: 12.98.135

CONSTRUCTION PLANS

FOR

MEDICAL OFFICE BUILDING

ASSESSOR'S PLAT 18H

LOTS 53, 58 and 116

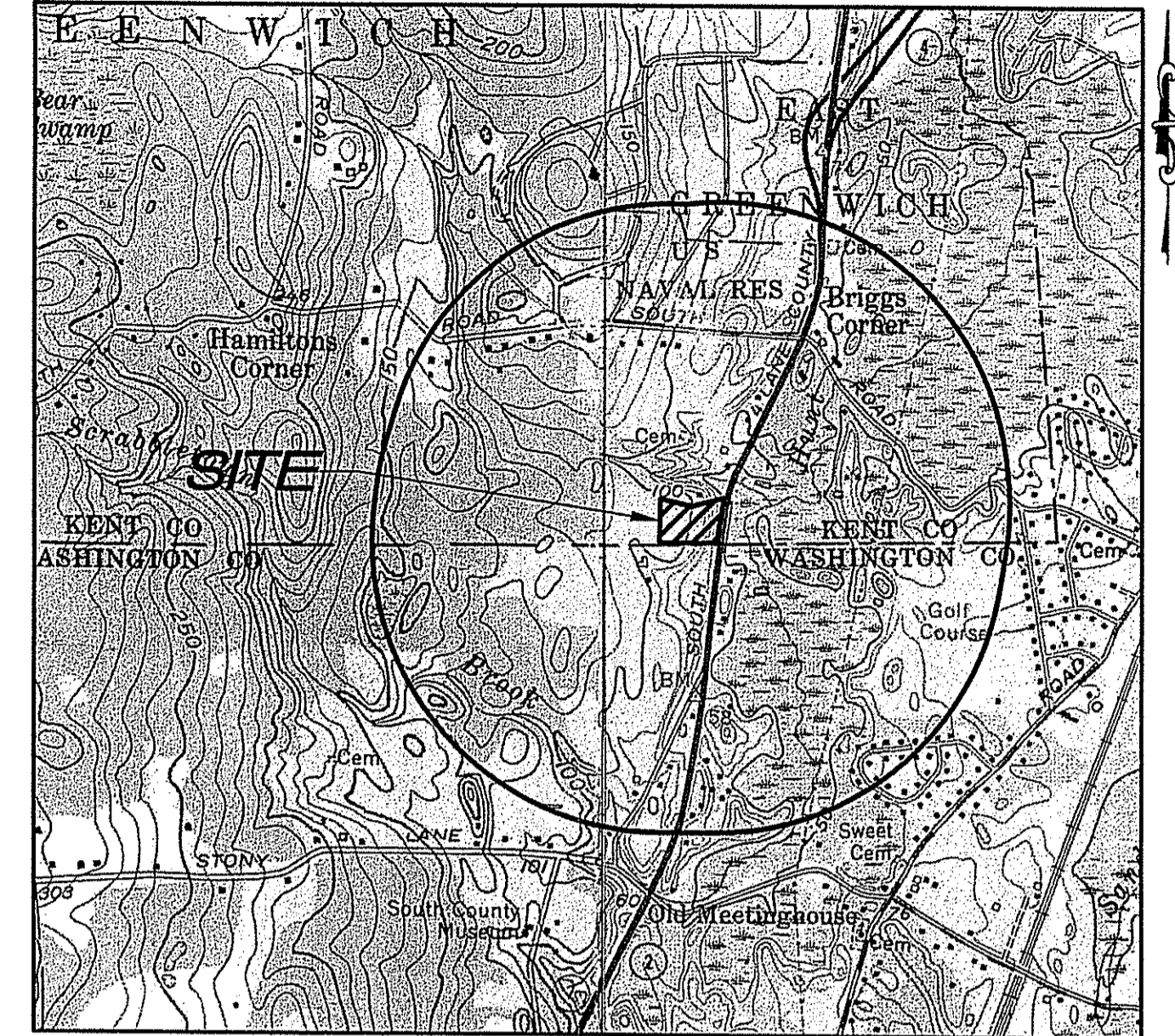
SOUTH COUNTY TRAIL (ROUTE 2)

EAST GREENWICH, Rhode Island

PREPARED FOR

SCHB, LLC.

SEPTEMBER 2006



1/2 MILE RADIUS MAP

USGS QUADRANGLE WICKFORD RI.

TABLE OF CONTENTS

SHEET	DESCRIPTIONS
1	COVER SHEET
2	ADMINISTRATIVE SUBDIVISION
3	EXISTING CONDITIONS PLAN
4	SITE LAYOUT PLAN
5	SITE GRADING and UTILITY PLAN
6	I.S.D.S DETAILS
7	LANDSCAPE PLAN
8	NOTES and DETAILS
9	DETAILS - 1
10	DETAILS - 2

APPROVED BY
 CHARLES A. CAITO
 MAR 2 2007

APPROVED BY
 JOHN P. CAITO
 MAR 2 2007

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED MAR 19 2007 FILE # 06-0527
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PREPARED BY

CIVIL ENGINEERS
JOHN P. CAITO
 CORPORATION
 LAND PLANNERS

25 SHARPE DRIVE
 CRANSTON, RHODE ISLAND
 02920-4402
 401-946-0300
 fax: 401-944-6009

JOHN P. CAITO
 No. 4388
 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	SHEET	REVISION
1	10/16/06	4,5,6,7,8,10	KCWA/ REVIEW COMMENTS
2	11/1/06	3,5,8	RIDOT COMMENTS
3	11/15/06	5	RIDEM COMMENTS
4	11/22/06	3,5,7,8	TOWN COMMENTS
6	12/29/06	5,7,8	TOWN COMMENTS
9	2/20/07	1,5,8	RIDEM COMMENTS

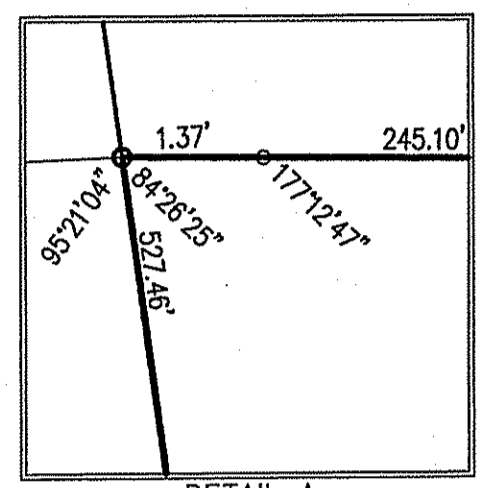
1457 ADMINISTRATIVE SUBDIVISION.DWG (DISK: 2-1039)

NOTES:

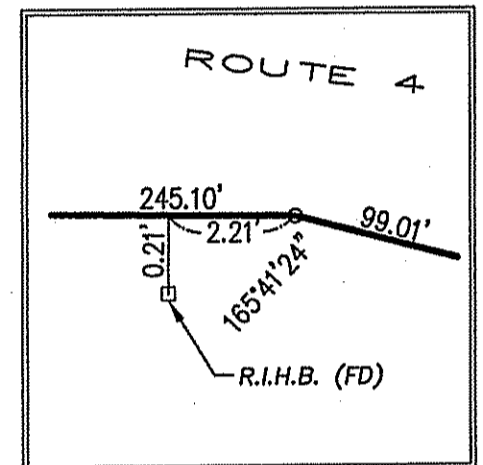
1. THE TOWN LINE BETWEEN NORTH KINGSTOWN AND EAST GREENWICH WAS ESTABLISHED BY PLAN ENTITLED: A.P. 18H LOTS 53, 58 AND 116 PARCEL TO BE LEASED IN EAST GREENWICH, RI FOR JOHN J. MCHALE AND SONS, INC., PREPARED BY DAVID D. GARDNER AND ASSOCIATES, INC. DATED MAY 8, 2006



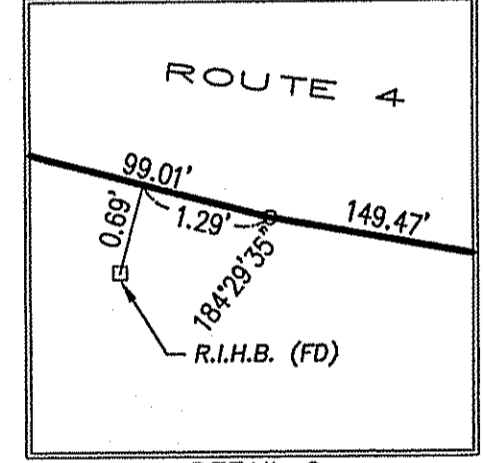
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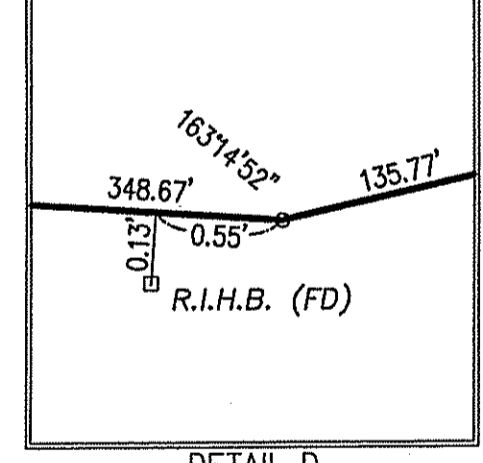
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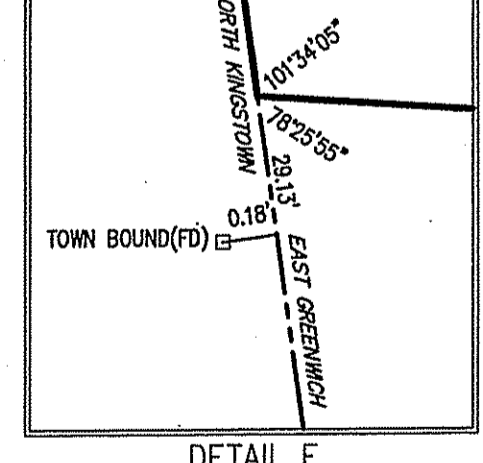
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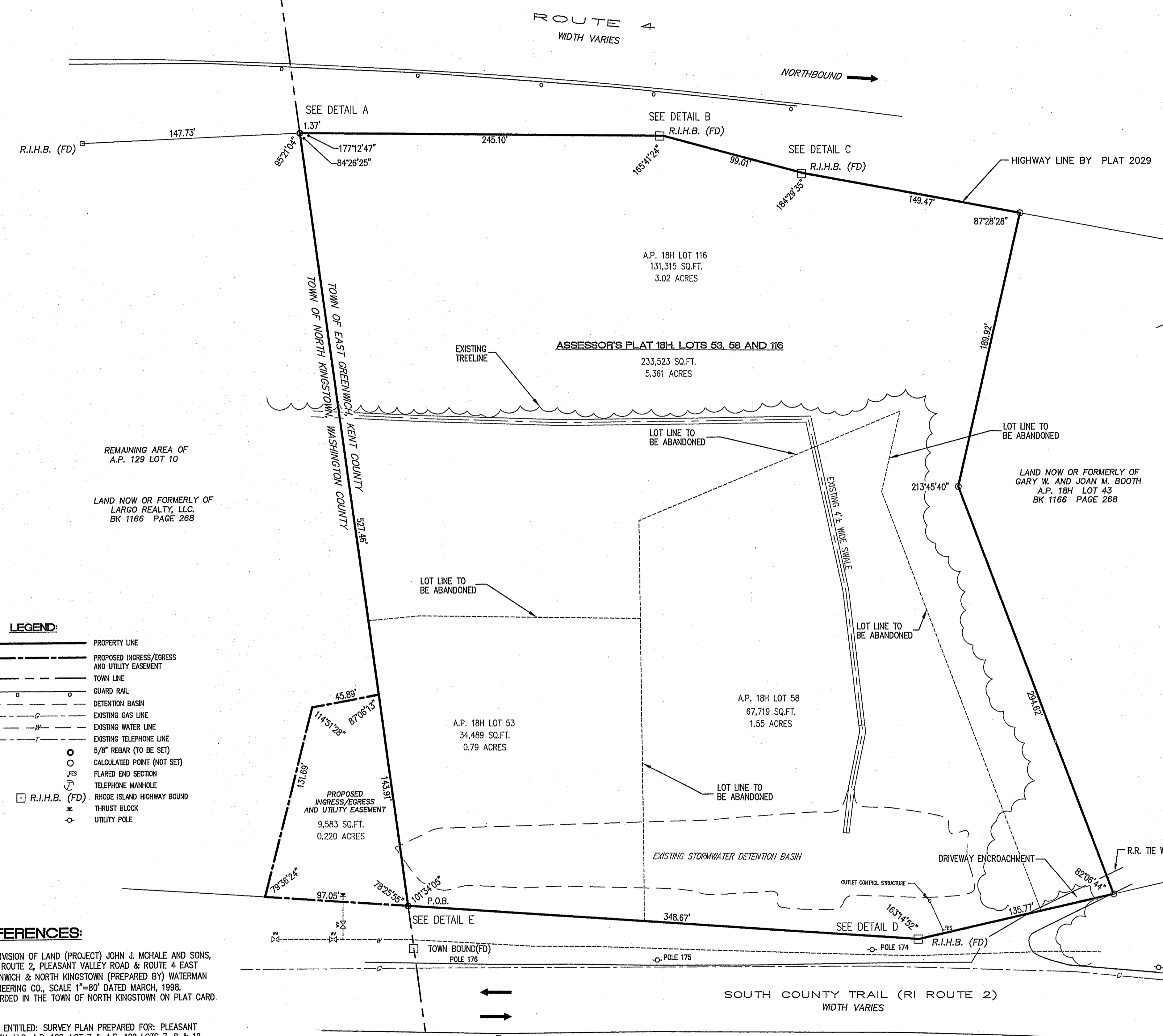
DETAIL C
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DETAIL D
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DETAIL E
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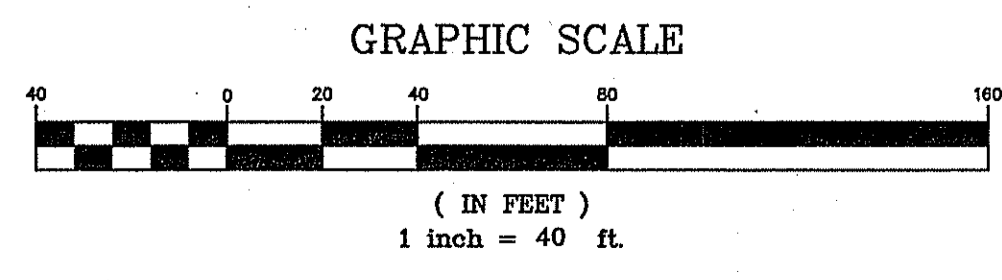


LEGEND:

- PROPERTY LINE
- - - PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT
- - - TOWN LINE
- - - GUARD RAIL
- - - DETENTION BASIN
- - - EXISTING GAS LINE
- - - EXISTING WATER LINE
- - - EXISTING TELEPHONE LINE
- 5/8" REBAR (TO BE SET)
- CALCULATED POINT (NOT SET)
- FLARED END SECTION
- TELEPHONE MANHOLE
- R.I.H.B. (FD) RHODE ISLAND HIGHWAY BOUND
- × THRUST BLOCK
- UTILITY POLE

REFERENCES:

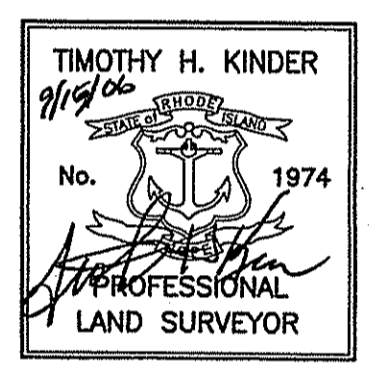
- SUBDIVISION OF LAND (PROJECT) JOHN J. MCHALE AND SONS, INC., ROUTE 2, PLEASANT VALLEY ROAD & ROUTE 4 EAST GREENWICH & NORTH KINGSTOWN (PREPARED BY) WATERMAN ENGINEERING CO., SCALE 1"=80' DATED MARCH, 1998, RECORDED IN THE TOWN OF NORTH KINGSTOWN ON PLAT CARD 1587.
- PLAN ENTITLED: SURVEY PLAN PREPARED FOR: PLEASANT VALLEY, LLC, A.P. 128, LOT 7 & A.P. 129 LOTS 7, 8 & 12 PREPARED BY: ENVIRONMENTAL PLANNING & SURVEYING, INC. DATED: 8/31/05.
- RESIDENTIAL SUBDIVISION: RECORD PLAN 1, THE FALLS AT PLEASANT VALLEY, A.P. 127, LOT 7, A.P. 129, LOTS 5, 7, 8 AND 12, PREPARED BY: JEFFREY J. CAMPOPIANO, P.E., RECORDED IN THE TOWN OF NORTH KINGSTOWN ON PLAT CARD 1853.
- PLAN ENTITLED: A.P. 18H LOTS 53, 58 AND 116 PARCEL TO BE LEASED IN EAST GREENWICH, RI FOR JOHN J. MCHALE AND SONS, INC., PREPARED BY DAVID D. GARDNER AND ASSOCIATES, INC. DATED MAY 8, 2006



CERTIFICATION:

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

BY: *Timothy H. Kinder* 9/15/06
PROFESSIONAL LAND SURVEYOR DATE



ZONING DISTRICT:

PROPERTY LIES WITHIN A LIGHT INDUSTRY OFFICE DISTRICT (M/LIO)

STREET INDEX:

THIS PLAN SHALL BE INDEXED BY THE FOLLOWING STREET:
SOUTH COUNTY TRAIL

OWNER:

JOHN J. MCHALE AND SONS, INC.
775 SCHOOL STREET
PAWTUCKET, RI 02860

APPLICANT:

SCHB, LLC
48 MOLTER STREET
CRANSTON, RI 02910

APPROVED BY THE TOWN OF EAST GREENWICH ADMINISTRATIVE OFFICER

TITLE _____ DATE _____

ADMINISTRATIVE SUBDIVISION
SOUTH COUNTY TRAIL
ASSESSOR'S PLAT 18H, LOTS 53, 58 AND 116

APPROVED IN
EAST GREENWICH, RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
OFFICE OF WETLANDS PROGRAM
PREPARED FOR APPROVAL WITH CONDITIONS
AS SET FORTH IN THE LETTER OF APPROVAL
DATED MAR 19 2007 FILE # 06-0527
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Schb

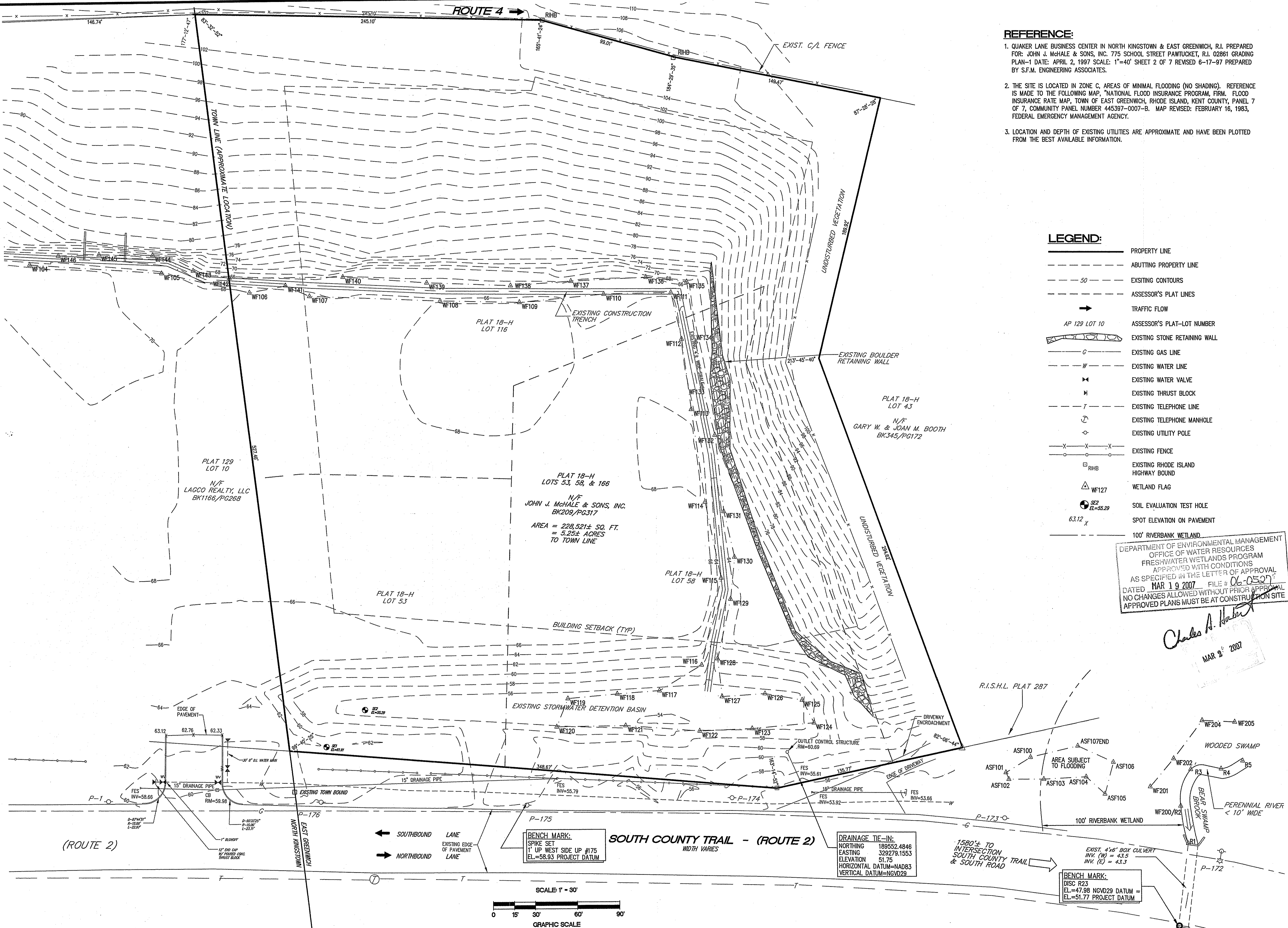
AREA TABLE

AP 18H, LOT 53	34,489 S.F. (0.79 ACRES)
AP 18H, LOT 58	67,719 S.F. (1.55 ACRES)
AP 18H, LOT 116	131,315 S.F. (3.02 ACRES)
TOTAL AREA	233,523 S.F. (5.36 ACRES)



SEPTEMBER, 2006

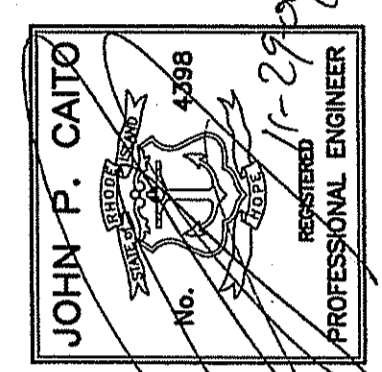
1457-EXIST COND2_06.dwg (DISK Z-1039)



REFERENCE:

- QUAKER LANE BUSINESS CENTER IN NORTH KINGSTOWN & EAST GREENWICH, R.I. PREPARED FOR: JOHN J. McHALE & SONS, INC. 775 SCHOOL STREET PAWTUCKET, R.I. 02861 GRADING PLAN-1 DATE: APRIL 2, 1997 SCALE: 1"=40' SHEET 2 OF 7 REVISED 6-17-97 PREPARED BY S.F.M. ENGINEERING ASSOCIATES.
- THE SITE IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING). REFERENCE IS MADE TO THE FOLLOWING MAP, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF EAST GREENWICH, RHODE ISLAND, KENT COUNTY, PANEL 7 OF 7, COMMUNITY PANEL NUMBER 445397-0007-B. MAP REVISED: FEBRUARY 16, 1983, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION.

NO.	DATE	REVISION
1	11/7/06	RI-DOT COMMENTS
2	11/22/06	TOWN COMMENTS



CIVIL ENGINEERS
JOHN P. CATTO CORPORATION
LAND PLANNERS

55 SHAPE DRIVE
CRANSTON, RHODE ISLAND 02920-4402
401-946-0369
FAX: 401-944-6605

PROJECT NO: 3021457
DATE: SEPTEMBER 2006
SCALE: 1" = 30'
DESIGNED BY: J.C.H.
DRAWN BY: C.M.W.
CHECKED BY: J.P.C.

EXISTING CONDITIONS PLAN
MEDICAL OFFICE BUILDING
ASSESSOR'S PLAT 181, LOTS 53, 58, and 116
SOUTH COUNTY TRAIL (ROUTE 2)

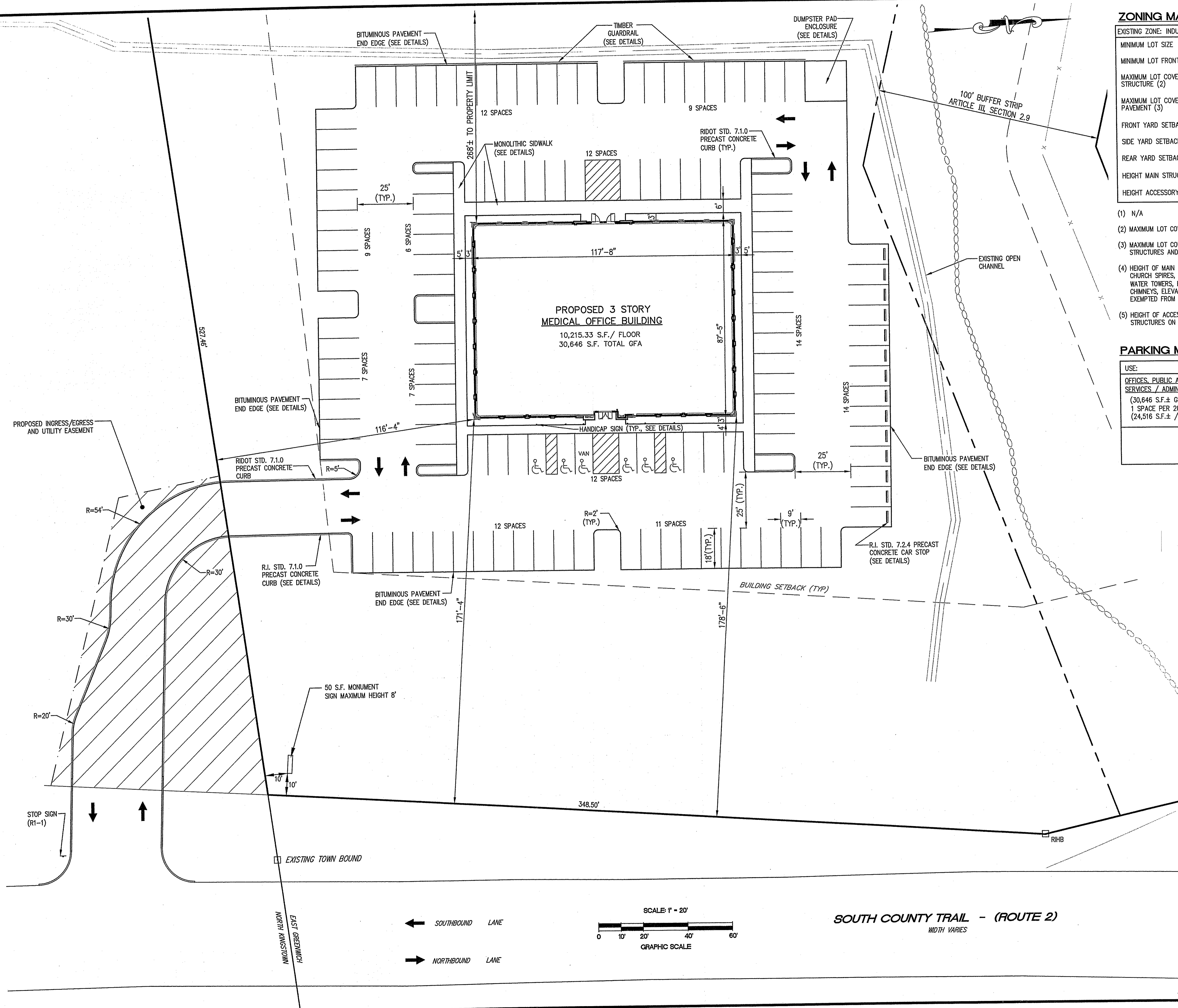
RHODE ISLAND
EAST GREENWICH

PREPARED FOR
SCHB, LLC.

DRAWING NUMBER
3
SHEET 3 OF 10

1457-SITE LAYOUT PLAN_08-08.DWG (DISK: Z1039)

© 2006 JOHN P. CATO CORPORATION



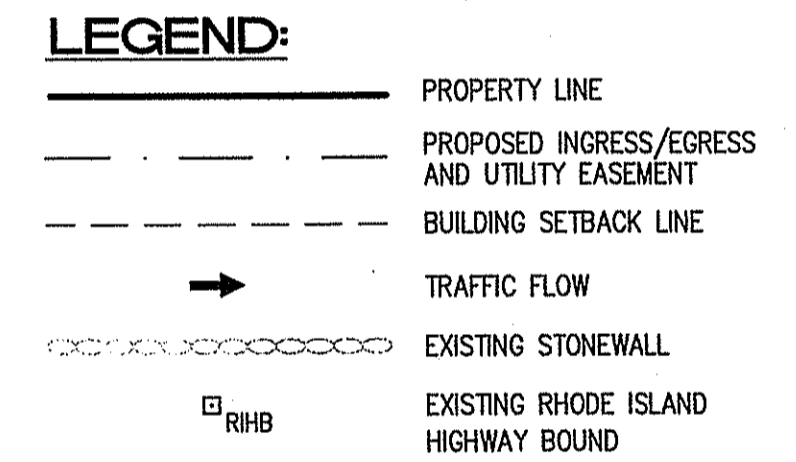
ZONING MATRIX:

EXISTING ZONE: INDUSTRIAL M/LIO	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2 ACRES	5.4 ACRES±
MINIMUM LOT FRONTAGE (1)	150 FT.	480 FT.±
MAXIMUM LOT COVERAGE STRUCTURE (2)	30%	4% ±
MAXIMUM LOT COVERAGE PAVEMENT (3)	66%	24% ±
FRONT YARD SETBACK	100 FT.	171 FT.±
SIDE YARD SETBACK	40 FT.	116 FT.±
REAR YARD SETBACK	50 FT.	268 FT.±
HEIGHT MAIN STRUCTURE (4)	35 FT.	< 35 FT.
HEIGHT ACCESSORY STRUCTURE (5)	35 FT.	< 35 FT.

- (1) N/A
- (2) MAXIMUM LOT COVERAGE IS DEFINED HERE AS STRUCTURES, ONLY.
- (3) MAXIMUM LOT COVERAGE PAVEMENT IS DEFINED HERE AS THE TOTAL AREA OF BOTH STRUCTURES AND PAVED SURFACES.
- (4) HEIGHT OF MAIN STRUCTURE REFERS TO A PRINCIPAL STRUCTURE'S AVERAGE HEIGHT. CHURCH SPIRES, TOWERS AND BELFRIES, AS WELL AS TOWERS ERECTED BY THE TOWN, WATER TOWERS, FLAGPOLES, RADIO/TELEVISION ANTENNA, TELECOMMUNICATIONS TOWERS, CHIMNEYS, ELEVATOR OR AIR CONDITIONING PENTHOUSE, WEATHERVANES AND SILOS ARE EXEMPTED FROM THE HEIGHT REQUIREMENT.
- (5) HEIGHT OF ACCESSORY STRUCTURE REFERS TO THE AVERAGE HEIGHT OF AN/ALL STRUCTURES ON A SITE OTHER THAN A PRINCIPAL STRUCTURE.

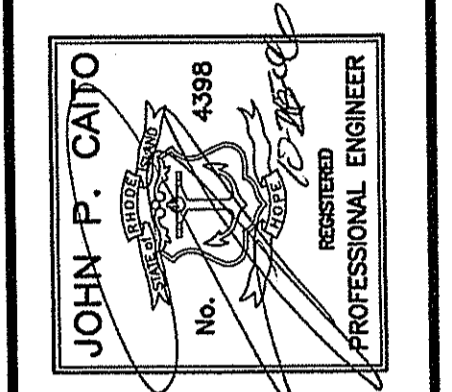
PARKING MATRIX:

USE:	REQUIRED	PROPOSED
OFFICES, PUBLIC AND PROFESSIONAL SERVICES / ADMINISTRATION: (30,646 S.F.± GFA, 24,516 S.F. NET) 1 SPACE PER 200 S.F. OF NET FLOOR AREA (24,516 S.F.± / 200 S.F. = 123 SPACES)	123 SPACES	125 SPACES
REGULAR SPACES	≤119 SPACES	119 SPACES
ADA SPACES	5 SPACES	6 SPACES
TOTAL SPACES	124 SPACES	125 SPACES



REVISION

NO.	DATE	REVISION
1	10/16/06	KOWAL REVIEW COMMENTS



CIVIL ENGINEERS
LAND PLANNERS

Cato CORPORATION

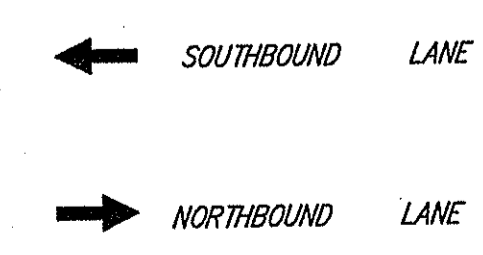
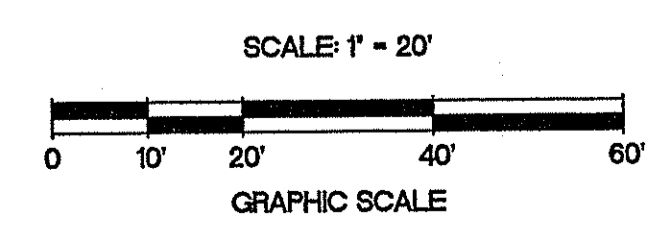
JOHN P. CATO
95 SHARPE DRIVE
CRANSTON, RHODE ISLAND 02910-4409
TEL: 401-946-0300
FAX: 401-944-6009

PROJECT NO: 3021457
DATE: SEPTEMBER 2006
SCALE: 1" = 20'
DESIGNED BY: J.C.H.
DRAWN BY: C.M.W.
CHECKED BY: J.P.C.

SITE LAYOUT PLAN
MEDICAL OFFICE BUILDING
ASSESSOR'S PLAT 184, LOTS 53, 58 and 116
SOUTH COUNTY TRAIL (ROUTE 2)
EAST GREENWICH
RHODE ISLAND
PREPARED FOR
SCHB, L.L.C.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
FILE # 06-0527
DATED MAR 19 2007 WITHOUT PRIOR APPROVAL
NO CHANGES ALLOWED AT CONSTRUCTION SITE
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

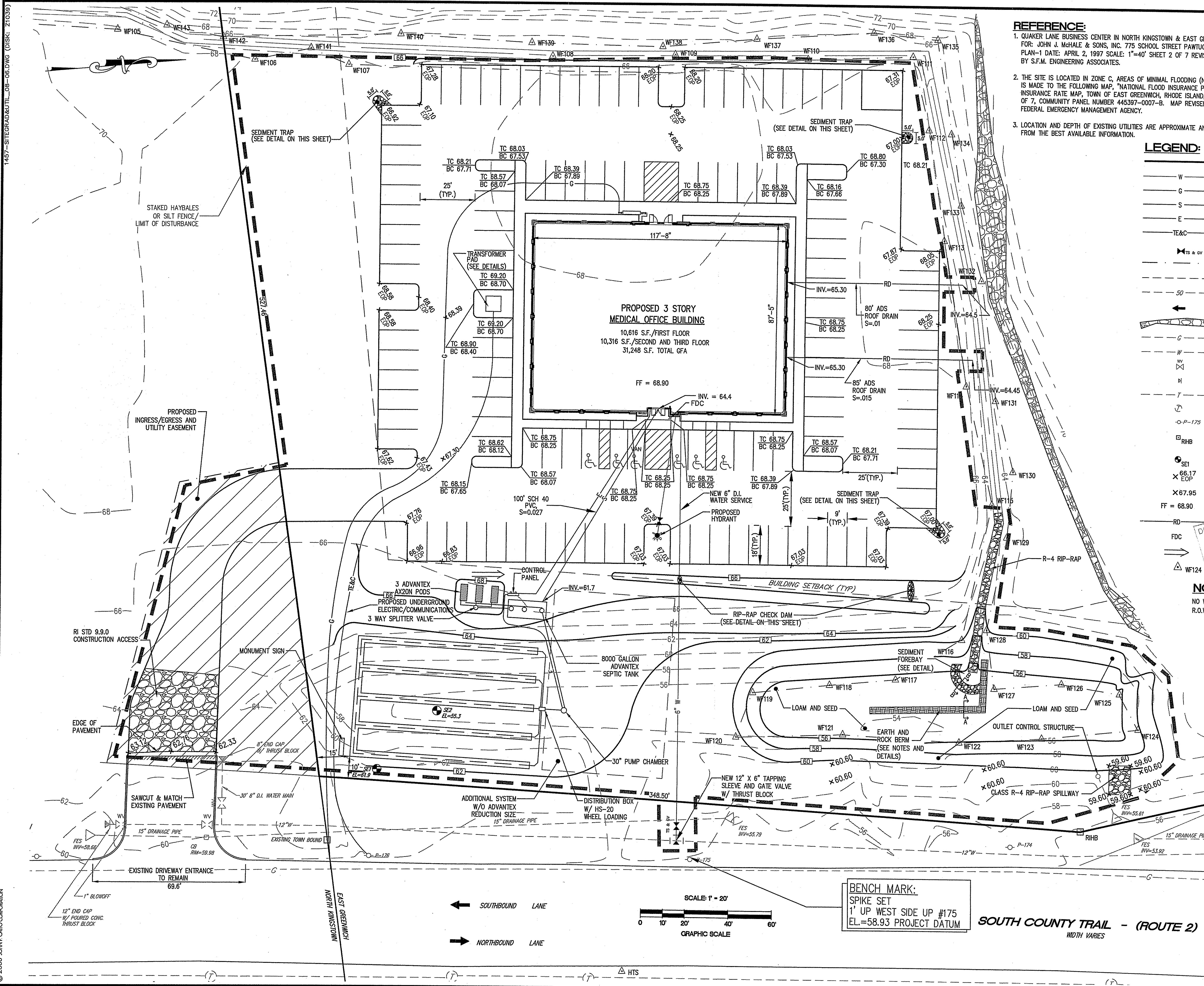
Charles A. Herbert



SOUTH COUNTY TRAIL - (ROUTE 2)
WIDTH VARIES

DRAWING NUMBER
4
SHEET 4 OF 10

1457-SITEGRADING-08-06.DWG (DISK: Z1039)



REFERENCE:

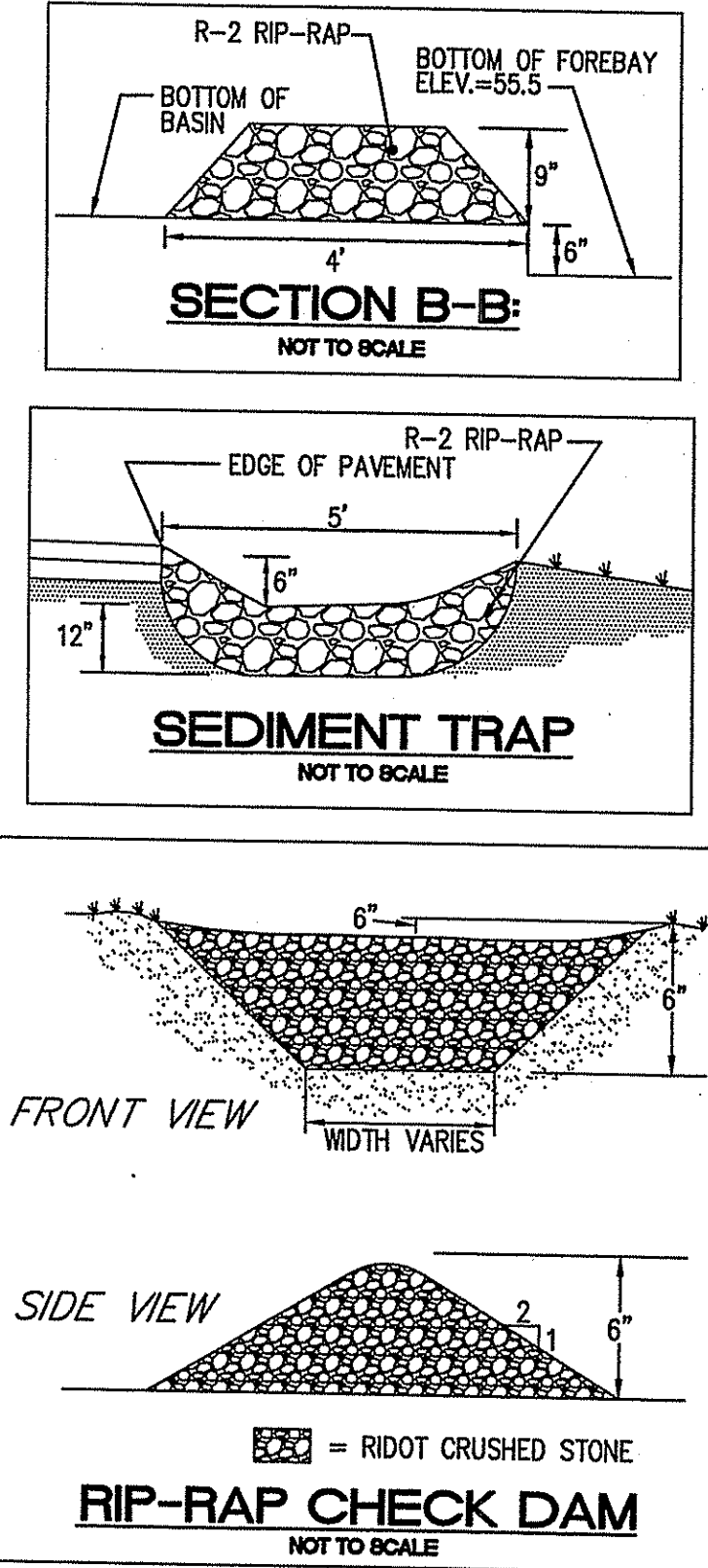
- QUAKER LANE BUSINESS CENTER IN NORTH KINGSTOWN & EAST GREENWICH, R.I. PREPARED FOR: JOHN J. McHALE & SONS, INC. 775 SCHOOL STREET PAWTUCKET, R.I. 02861 GRADING PLAN-1 DATE: APRIL 2, 1997 SCALE: 1"=40' SHEET 2 OF 7 REVISED 6-17-97 PREPARED BY S.F.M. ENGINEERING ASSOCIATES.
- THE SITE IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING). REFERENCE IS MADE TO THE FOLLOWING MAP, "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF EAST GREENWICH, RHODE ISLAND, KENT COUNTY, PANEL 7 OF 7, COMMUNITY PANEL NUMBER 445397-007-B. MAP REVISED: FEBRUARY 16, 1983, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION.

LEGEND:

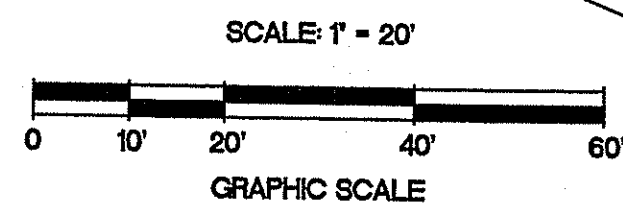
---	PROPERTY LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
S	PROPOSED SEWER LINE
E	PROPOSED UNDERGROUND ELECTRIC
TE&C	PROPOSED UNDERGROUND ELECTRIC/TELECOMMUNICATIONS
TS & GV	PROPOSED TAPPING SLEEVE AND GATE VALVE
---	PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT
---	BUILDING SETBACK LINE
SD	EXISTING CONTOURS
←	TRAFFIC FLOW
---	EXISTING STONE RETAINING WALL
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	EXISTING WATER VALVE
M	EXISTING THRUST BLOCK
T	EXISTING TELEPHONE LINE
⊙	EXISTING TELEPHONE MANHOLE
○ P-175	EXISTING UTILITY POLE
RHB	EXISTING RHODE ISLAND HIGHWAY BOUND
SE1	SOIL EVALUATION LOCATION
× 66.17 EOP	SPOT ELEVATION EDGE OF PAVEMENT
× 67.95	SPOT GRADE
FF = 68.90	FINISHED FLOOR ELEVATION
RD	80' ADS ROOF DRAIN S=0.1
FDC	85' ADS ROOF DRAIN S=0.15
△ WF124	DATE: MAR 14, 2007

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 DIVISION OF PUBLIC WORKS
 APPROVAL
 AS SHOWN IN FILE # 06-0507
 GRADE TO DRAW 2007
 DATE: MAR 14, 2007
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NOTE:
 NO WORK SHALL BE PERFORMED WITHIN THE STATE'S R.O.W.



BENCH MARK:
 SPIKE SET
 1' UP WEST SIDE UP #175
 EL.=58.93 PROJECT DATUM



← SOUTHBOUND LANE
 → NORTHBOUND LANE

NO.	DATE	REVISION	BY	REVIEW COMMENTS
1	10/16/06	KCMW		REVISED
2	11/1/06	RDOT		REVISED
3	11/15/06	RDOT		REVISED
4	11/22/06	RDOT		REVISED
5	12/29/06	RDOT		REVISED
6	12/29/07	RDOT		REVISED

JOHN P. CARO
 No. 0998
 REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
 95 SHARPE DRIVE
 CRANSTON, RHODE ISLAND 02930-4402
 401-946-0300
 Fax: 401-944-0009

Aitto CORPORATION
 LAND PLANNERS

PROJECT NO: 3021457
 DATE: SEPTEMBER 2006
 SCALE: 1" = 20'
 DESIGNED BY: J.C.H.
 DRAWN BY: C.M.W.
 CHECKED BY: J.P.C.

SITE GRADING and UTILITY PLAN
MEDICAL OFFICE BUILDING
 ASSESSOR'S PLAT 184, LOTS 53, 58 and 116
 SOUTH COUNTY TRAIL (ROUTE 2)
 EAST GREENWICH, RHODE ISLAND

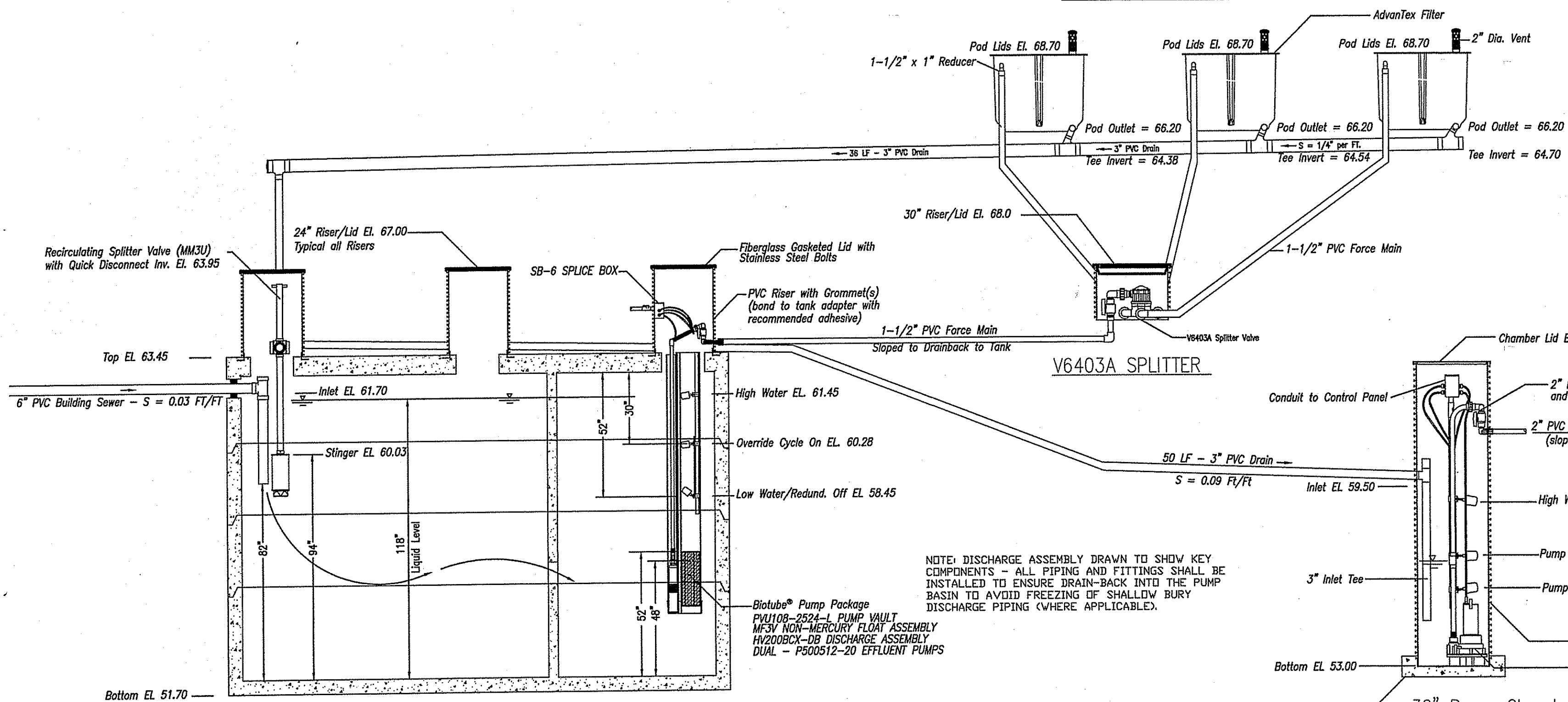
PREPARED FOR:
SCHB, LLC.

DRAWING NUMBER
5

SHEET 5 OF 10

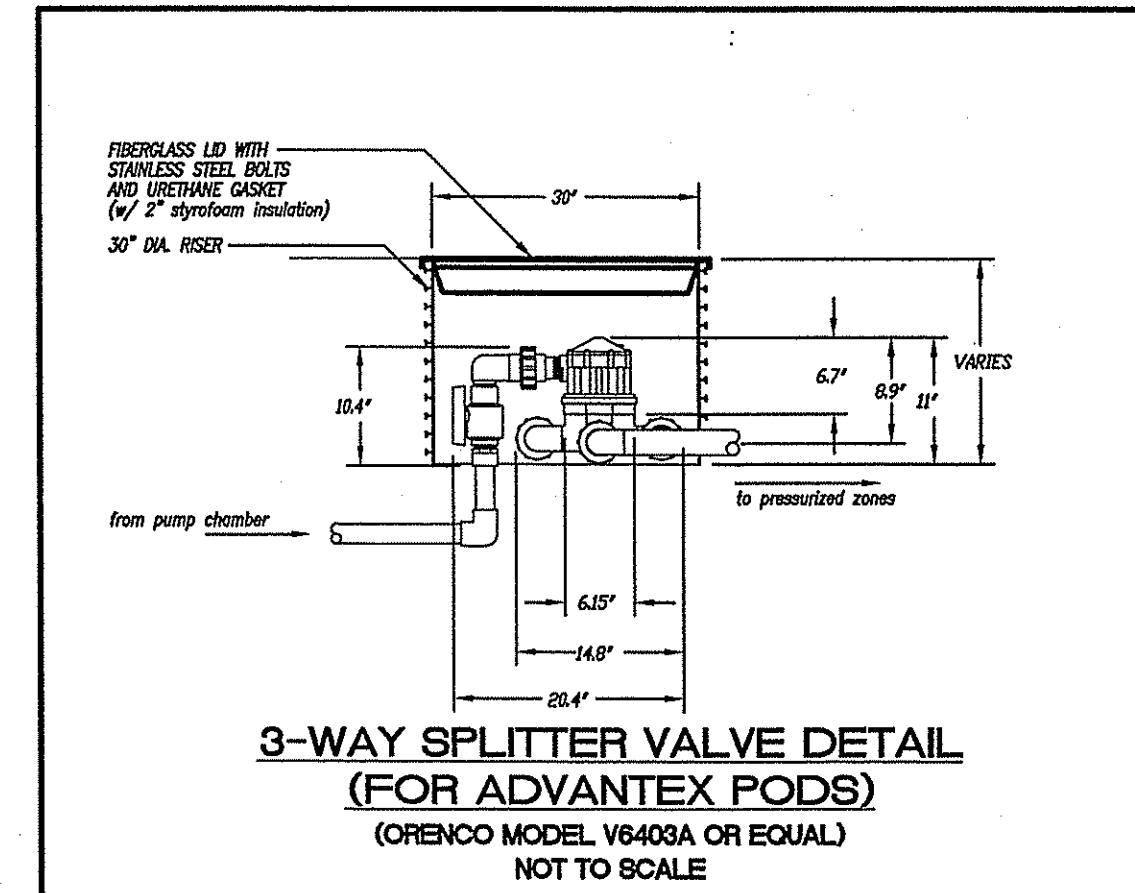
1457_ISDS_DETAILS_SHT-6.DWG (DISK 1036)

OSI Advantex AX20N Treatment Pods



8000 Gallon Advantex Septic Tank
HDCT-8000 - Concrete Products or Equal

DISCHARGE PUMP FLOAT SETTING CALCULATIONS
 TOTAL DAILY FLOW = 2450 GALLONS/DAY
 DRAINING RATE OF FIELD 60% / 75% OF DISTRIBUTION PIPE VOLUME =
 (450 LFX 3.14)(0.0256) = 36.17 CF OF VOLUME x 7.48 GAL/CF = 270.57 GALLONS
 DOSE SETTINGS (270.57 GAL/65%) = 175.87 GAL / 36.70 GAL/LIQ.F = 4.79 FT.
 30" DIA. PUMP CHAMBER ELEVATIONS (114" CHAMBER)
 RIM = 62.50 (TOP OF CHAMBER)
 INLET = 59.50
 HWA = 59.34 (2" BELOW INLET)
 PUMP ON = 59.00
 PUMP OFF = 54.21 (12" MINIMUM LIQUID LEVEL)
 BOTTOM CHAMBER = 53.00



NOTE: DISCHARGE ASSEMBLY DRAWN TO SHOW KEY COMPONENTS - ALL PIPING AND FITTINGS SHALL BE INSTALLED TO ENSURE DRAIN-BACK INTO THE PUMP BASIN TO AVOID FREEZING OF SHALLOW BURY DISCHARGE PIPING (WHERE APPLICABLE).

Biolube® Pump Package
 PVI108-2524-L PUMP VAULT
 MFSV NON-MERCURY FLOAT ASSEMBLY
 H2008C1-D9 DISCHARGE ASSEMBLY
 DUAL - P500512-20 EFFLUENT PUMPS

Oreco System, Inc. and Wastewater Technologies, Inc. Plan Notes:

1. This plan set is based upon the expected flows and waste strengths dated 7/1/2006 for the purpose of serving South County Medical Building. Any changes in usage that would affect flows or waste strength requires a review by this engineer.

2. Expected Influent Characteristics:

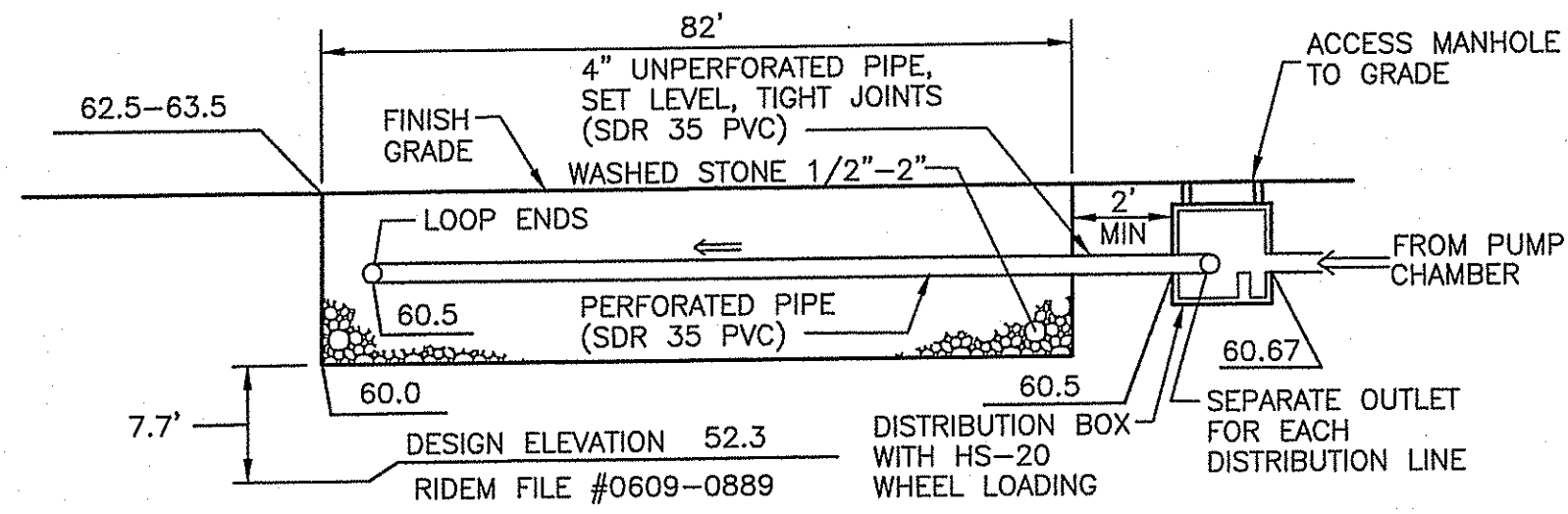
Characteristic	Average	Weekly Peak	Rarely Exceeds
BOD	150 mg/l	250 mg/l	500 mg/l
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30
NH3	65	75	150
ALK	200 min.		

3. Targeted Effluent Characteristics:

Characteristic	Average	Permit Requirements
BOD	10 mg/l	30 mg/l
TSS	10	30
TN	10	10

MAR 2 2007

- Once a facility is placed into operation, the flows and waste strengths to the facility should be monitored. If flow or any of the influent waste strengths exceed those listed in the design above, measures should be taken to reduce these parameters to those listed on the plan set. Otherwise additional treatment capacity and plant expansion will be necessary.
- Don't dispose of toxics or chemicals into system. Examples: restaurant degreasers and cleansers, wax stripper for linoleum, carpet shampoo, and any other toxic waste products.
- In order to demonstrate watertightness, tanks shall be tested at the factory and again on-site prior to acceptance. Each tank shall be tested at the factory, prior to shipping, by filling with water to the soffit and letting stand for a minimum of two (2) hours. Any leakage shall be cause for rejection. After installation is completed and before backfilling, completely fill the tank with water, to a level two (2) inches into the riser. Wait a minimum of two (2) hours (or as required by local rules) and inspect the tank for leaks. There should be no drop in liquid level and no visual leakage from seams, pinholes, or other imperfections. Once the tank is proven to be watertight, drop the water level in the tank below the invert but not below the mid-seam.
- A dedicated electric circuit (60 amp min.) and a dedicated phone line shall be provided for the ISDS.



TYPICAL TRENCH PROFILE
NOT TO SCALE

INDIVIDUAL SEWAGE DISPOSAL SYSTEM NOTES:

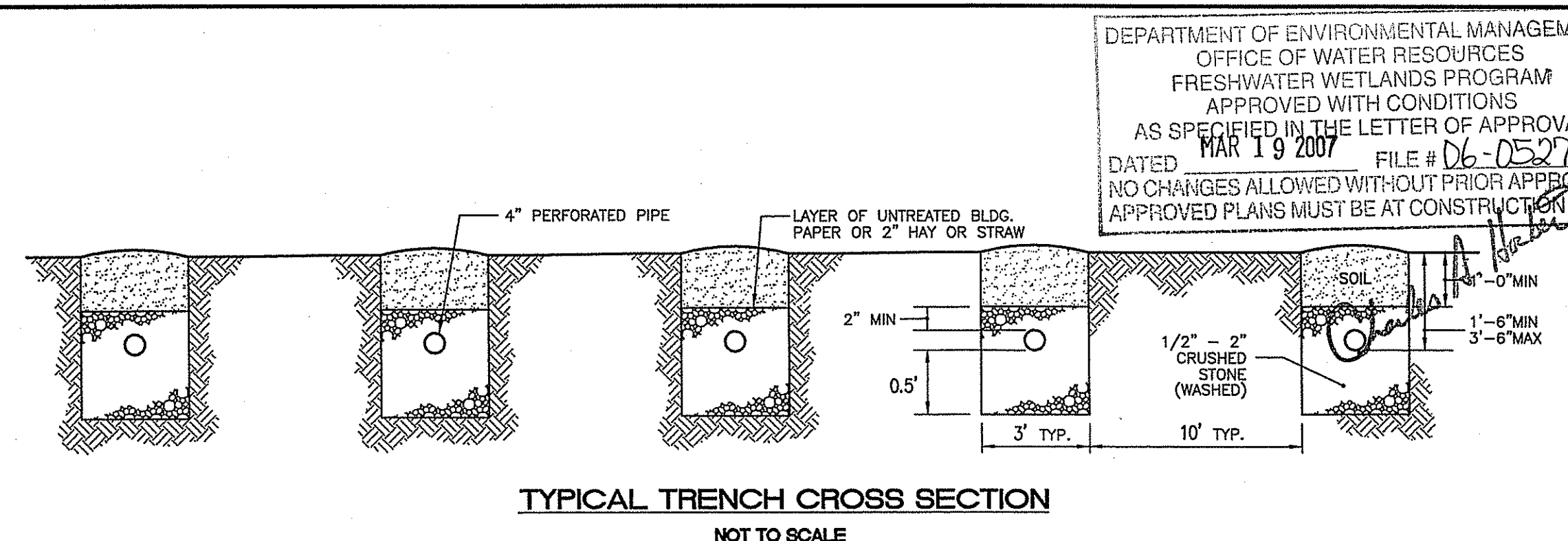
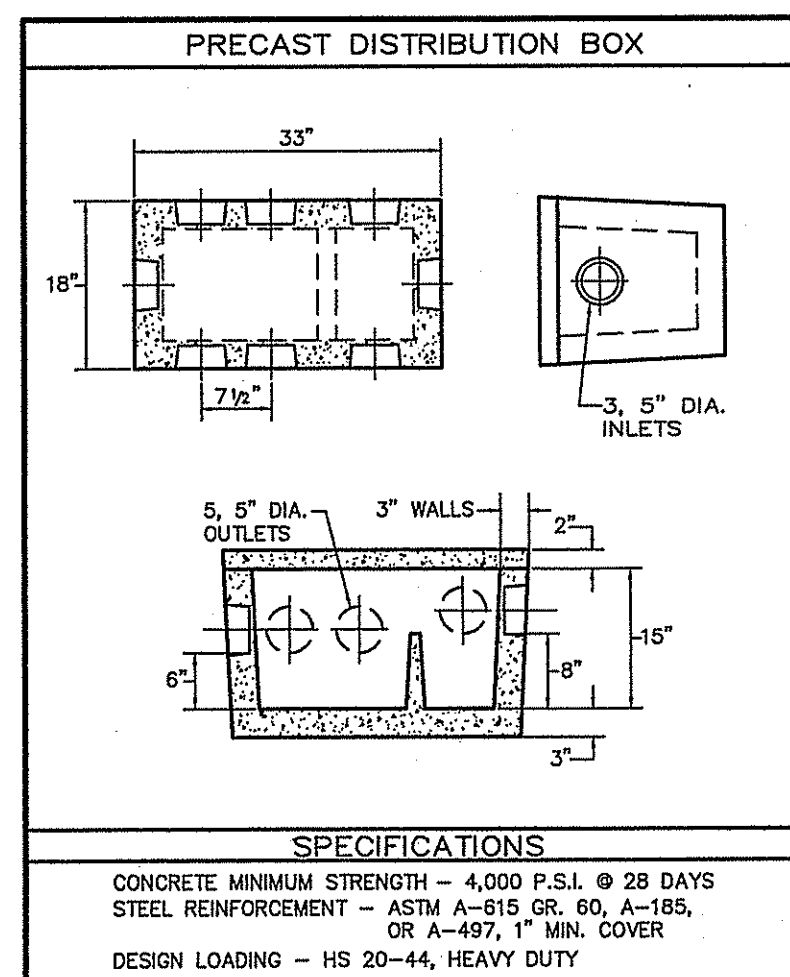
- ALL OTHER DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS, WHETHER NOTED HEREON, OR NOT, SHALL BE IN CONFORMANCE WITH RULES AND REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION AND MAINTENANCE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, JANUARY, 2002, BY THE R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, AUTHORITY: CHAPTER 42-35 PURSUANT TO CHAPTERS 42-17.1, 23-19.5 AND 5-56.1 OF THE RHODE ISLAND GENERAL LAWS OF 1956, AS AMENDED. (ISDS REGULATIONS)
- COMPLY WITH ANY ADDITIONAL TERMS OF APPROVAL AS MAY BE REQUIRED BY R.I.D.E.M.
- MAINTAIN INVERT ELEVATION 60.5 FOR 25 FEET AROUND THE SYSTEM.
- CLEAR ALL TREES, STUMPS, AND BRUSH WITHIN 10 FEET OF THE SYSTEM.
- THERE SHALL BE NO SUBSURFACE, FOUNDATION, OR STORM DRAINS WITHIN 25 FEET OF THE PROPOSED SYSTEM.
- ALL PIPE SHALL BE SCHEDULE SDR 35 OR EQUIVALENT, 4 INCH DIAMETER UNLESS OTHERWISE NOTED.
- ALL SOILS CONTAINING FINES, AT LEAST 10" BELOW THE EXISTING GRADE, AND 0" ON ALL SIDES, SHALL BE STRIPPED AND BACKFILLED WITH A COARSE FREE DRAINING SOIL TO AT LEAST 2 INCHES ABOVE THE TOP OF THE DISTRIBUTION PIPES IN THE LEACH FIELD. STRIP TO ELEVATION 54.4-61.
- THERE ARE NO OTHER KNOWN PUBLIC WELLS, EXISTING OR PROPOSED, WITHIN 500 FEET OF THE PROPOSED SYSTEM, OTHER THAN THOSE SHOWN.
- THERE ARE NO OTHER KNOWN WELLS, EXISTING OR PROPOSED, WITHIN 200 FEET OF THE PROPOSED I.S.D.S. NOR ARE THERE ANY OTHER I.S.D.S.'S, EXISTING OR PROPOSED, WITHIN 100 FEET OF THE PROPOSED WELL, EXCEPT AS NOTED.
- THE SEPTIC TANK SHALL HAVE AN INLET TEE OR BAFFLE AND AN OUTLET TEE.
- THE DISTRIBUTION BOX SHALL HAVE A MINIMUM BOTTOM AREA OF 3 SQUARE FEET.
- THE SURFACE AREA OVER THE I.S.D.S. SHALL BE GRASSED; NO VEHICULAR PARKING OR TRAFFIC SHALL BE ALLOWED OVER THE SYSTEM.
- OWNER SHALL MAINTAIN AN EMERGENCY POWER GENERATOR ON-SITE SUITABLE TO OPERATE THE SEWAGE DISPOSAL PUMPS.

I.S.D.S. DESIGN DATA

(163 EMPLOYEES)
 15 GALLONS/EMPLOYEE = 2445 GALLONS/DAY
 DESIGN PERCOLATION RATE = 10 MINUTES/WCH
 APPLICATION RATE = 0.91 GAL/S.F./DAY
 AREA REQUIRED = 2687 S.F.
 DEPTH OF STONE BELOW INV. = 0.5 FT.
 L.F. OF TRENCH REQUIRED (W/ 3' WIDE TRENCH) = 1344 S.F./ (3 S.F./L.F.) = 448 LF

ACTUAL SYSTEM SIZE:

5 LINES @ 82' = 410'
 4 LOOPS @ 10' = 40'
 450'



TYPICAL TRENCH CROSS SECTION
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 19 2007 FILE # D6-052711
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

REVISION
 NO. DATE DESCRIPTION
 1 10/10/06

JOHN P. CAITO
 85 SHARPE DRIVE
 CRANSTON, RHODE ISLAND 02920-4462
 401-946-0300
 401-944-6009
 No. 4588
 REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
 JOHN P. CAITO CORPORATION
 LAND PLANNERS

PROJECT NO: 3021457
 DATE: SEPTEMBER 2006
 SCALE: AS SHOWN
 DESIGNED BY: J.C.H.
 DRAWN BY: W.T.L.
 CHECKED BY: J.P.C.

ISDS DETAILS
 MEDICAL OFFICE BUILDING
 ASSESSORS PLAT 184, LOTS 53, 58, and 116
 SOUTH COUNTY TRAIL (ROUTE 2)
 EAST GREENWICH
 PREPARED FOR
 SCHB, LLC.

DRAWING NUMBER
 6
 SHEET 6 OF 10

3021457 LANDSCAPE PLAN(R2).DWG

LANDSCAPE PLANNING DATA

ZONING CRITERIA	REQUIRED	PROPOSED	REGULATION
ISLANDS	AT LEAST ONE TREE AND 10 SHRUBS FOR EACH 15 PARKING SPACES (125 PARKING SPACES/16=8.3 OR 9 TREES AND 90 SHRUBS)	20 TREES AND 90 SHRUBS (SEE TREE STANDARD CALCULATION BELOW)	ARTICLE V, SECTION 8.3.2
TREE STANDARDS	1 TREE FOR EACH 2,000 S.F. OF GROSS PAVED LOT AREA (+/- 30,000 S.F. OF PAVED LOT AREA/2000=15.0 OR 20 TREES)	20 TREES	ARTICLE V, SECTION 8.5.1
DEVELOPMENT & SUBDIVISION REVIEW CRITERIA	REQUIRED	PROPOSED	REGULATION
STREET TREE STANDARDS	STREET TREES SHOULD BE SITED ALONG THE EDGE OF THE ROW BETWEEN 2.5' AND 5' FROM EDGE OF SAME. SPACING OF STREET TREES TO BE 40' TO 50' ON CENTER (1/4-450' NON VEGICATED FRONTAGE/ 50' ON CENTER) 9 STREET TREES	9 STREET TREES SPACED 40' ON CENTER ALONG ROW LINE	APPENDIX A(2) STREET AND TRAIL TREE POLICY AND STANDARDS

LANDSCAPE NOTES:

- PROVIDE A WARRANTY FOR TREE AND SHRUB PLANTINGS FOR A MINIMUM OF ONE (1) YEAR INCLUDING ONE (1) CONTIGUOUS GROWING SEASON. COMMENCE WARRANTY ON DATE IDENTIFIED IN THE CERTIFICATE OF FINAL COMPLETION. REPLACEMENTS, PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH NEW WARRANTY AND EXTENDED MAINTENANCE SERVICE COMMENCING ON THE DATE OF REPLACEMENT.
- PLANT MATERIALS SHALL BE OF SIZE AND CALIBER REQUIRED AND COMPLY WITH THE HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z260-1) IN ALL RESPECTS.
- PLANTS OF OTHER KINDS THAN THOSE NAMED IN THE PLANT SCHEDULE SHALL NOT BE ACCEPTED WITHOUT APPROVAL. REPLACEMENT PLANTS LARGER IN SIZE THAN EXISTING MAY BE USED IF APPROVED BY THE A/E, PROVIDED USE OF LARGER PLANTS DOES NOT INCREASE CONTRACT PRICE.
- UNLESS OTHERWISE APPROVED BY THE A/E, ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- SET PLANTS FLUSH AND AT SUCH A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS THOROUGHLY & PROPERLY, BY FIRING OR TAMPING. ACCOMPANY BACKFILLING WITH THOROUGH WATERING UNLESS OTHERWISE APPROVED. FORM SAUCER CAPABLE OF HOLDING WATER AROUND INDIVIDUAL PLANTS.
- FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF SURFACE AREA. BROADCAST, APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO (2) INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT THE RATE OF ONE (1) AGRONOMIC POUND PER 100 SQUARE FEET OF SURFACE AREA. FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
- CONTAINER GROWN MATERIALS: REMOVE PLANT FROM CONTAINER AND "BUTTERFLY" ROOT BALL OR OTHERWISE SPREAD OUT ROOTS ON SETTING MOUND. BACKFILL SHALL BE SIFTED THROUGH THEM AND SOLIDLY FIRMED.
- AFTER PLANTING PRUNE ONLY BROKEN OR DEFORMED BRANCHES AND IN SUCH MANNER AS TO PRESERVE NATURAL CHARACTER OF PLANT.
- IMMEDIATELY AFTER PLANTING, STAKE TREES OVER FIVE (5) FEET AS INDICATED ON DETAIL DRAWING INDICATED OR APPROVED BY THE OWNERS REPRESENTATIVE. REMOVE STAKES AT THE END OF GUARANTEE PERIOD.
- MULCH SHALL BE APPLIED A MINIMUM OF THREE (3) INCHES IN DEPTH IN ALL PLANTING BEDS, AS INDICATED ON THE DRAWINGS.
- THE PLANTS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING, PREFERABLY WHEN TWO THIRDS OF THE BACKFILL HAS BEEN PLACED SO ALL AIR POCKETS ARE REMOVED AND THE PLANT PROPERLY SET. ADDITIONAL WATERING SHALL BE MADE AT LEAST ONCE EVERY THREE (3) WEEKS UNLESS OTHERWISE DIRECTED UNTIL FINAL ACCEPTANCE OF THE PLANT MATERIAL.
- GUARANTEE THAT, UPON COMPLETION AND FINAL ACCEPTANCE, TREE, SHRUB AND GROUND COVER PLANTING CONFORMS TO REQUIREMENTS OF CONTRACT DOCUMENTS AND THAT ALL PLANTS ARE HEALTHY AND WILL REMAIN SO FOR A PERIOD OF ONE (1) YEAR SUCH PERIOD SHALL COMMENCE WITH DATE OF FINAL APPROVAL.
- INSTALL WHITE MESH EROSION CONTROL FABRIC WHERE FINAL GRADES ARE 3:1 (33%) OR GREATER PER MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS.
- SEEDING NOTE: USE UNIVERSITY OF RHODE ISLAND SEED MIX IMPROVED NO. 2 OR EQUAL ON ALL LAWN AREAS.
- TREE PROTECTION NOTE: NO MATERIAL, TEMPORARY SOIL DEPOSIT OR EXCAVATION SHALL OCCUR WITHIN FOUR FEET OF SHRUBS OR WITHIN TWO FEET OF THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO REMAIN. RETAINED EXISTING VEGETATION SHALL BE PROTECTED AS PER NORTH KINGSTOWN ZONING ORDINANCE, SECTION 21-211, SUBSECTION 34: PROTECTION OF EXISTING PLANTINGS AND SITE FEATURES.
- ALL PROPOSED PLANTINGS SHALL BE INSTALLED ACCORDING TO PLANTING DETAILS ON THIS SHEET AND IN ACCORDANCE WITH TOWN OF EAST GREENWICH DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS, APPENDIX A(3) PLANTING STANDARDS.

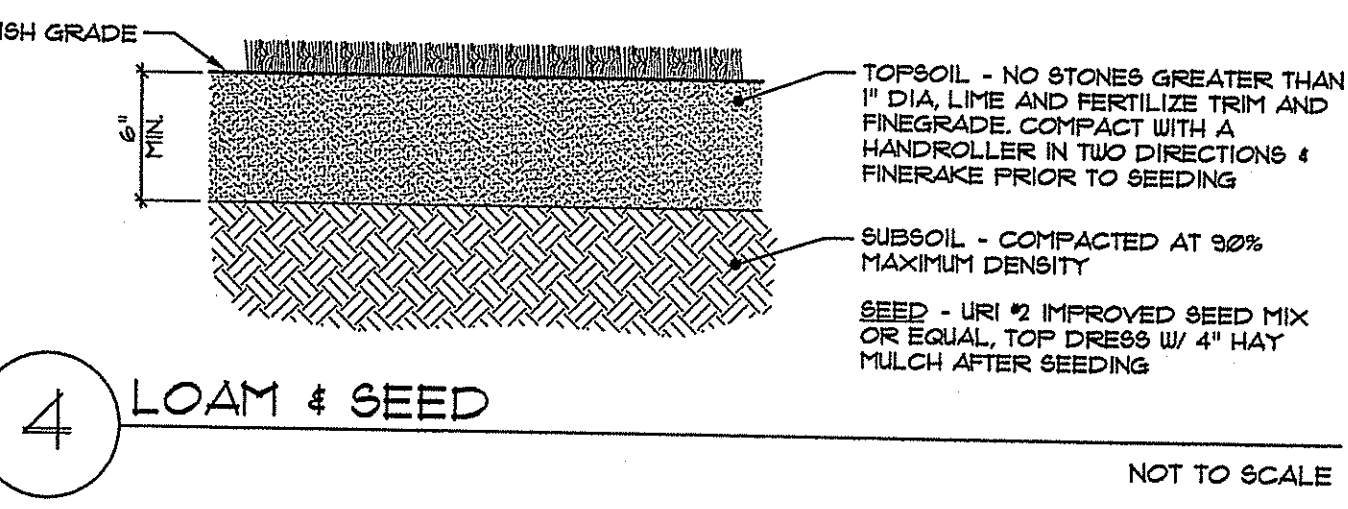
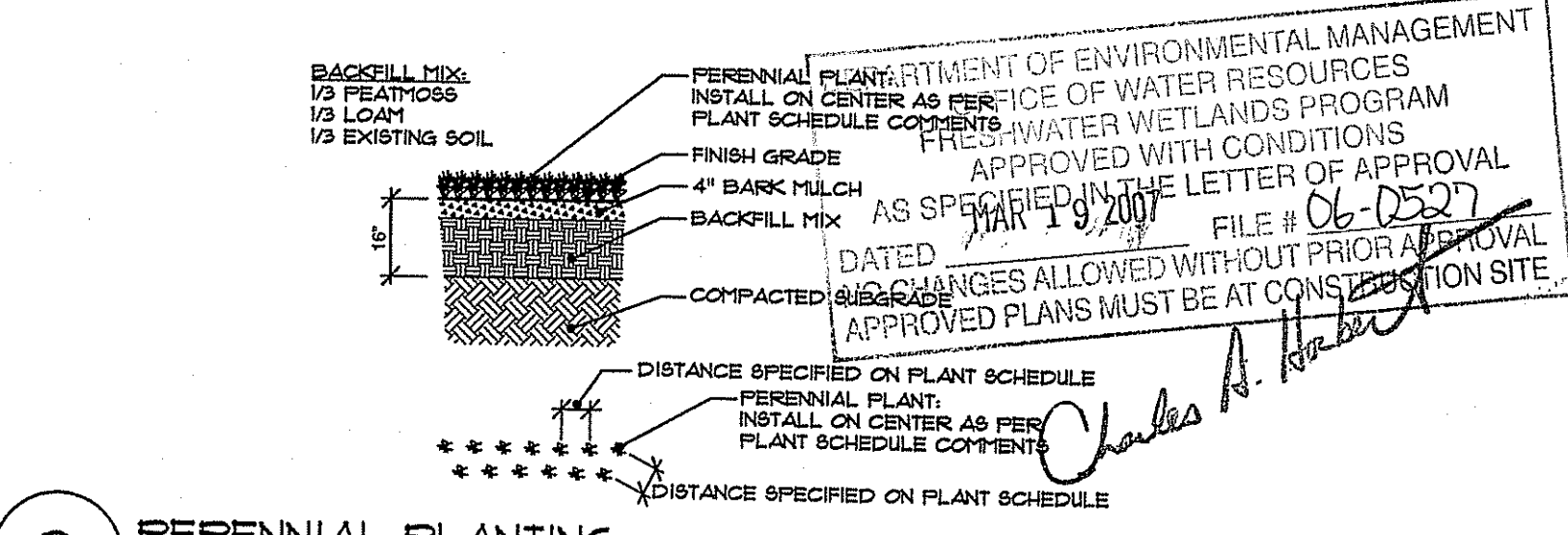
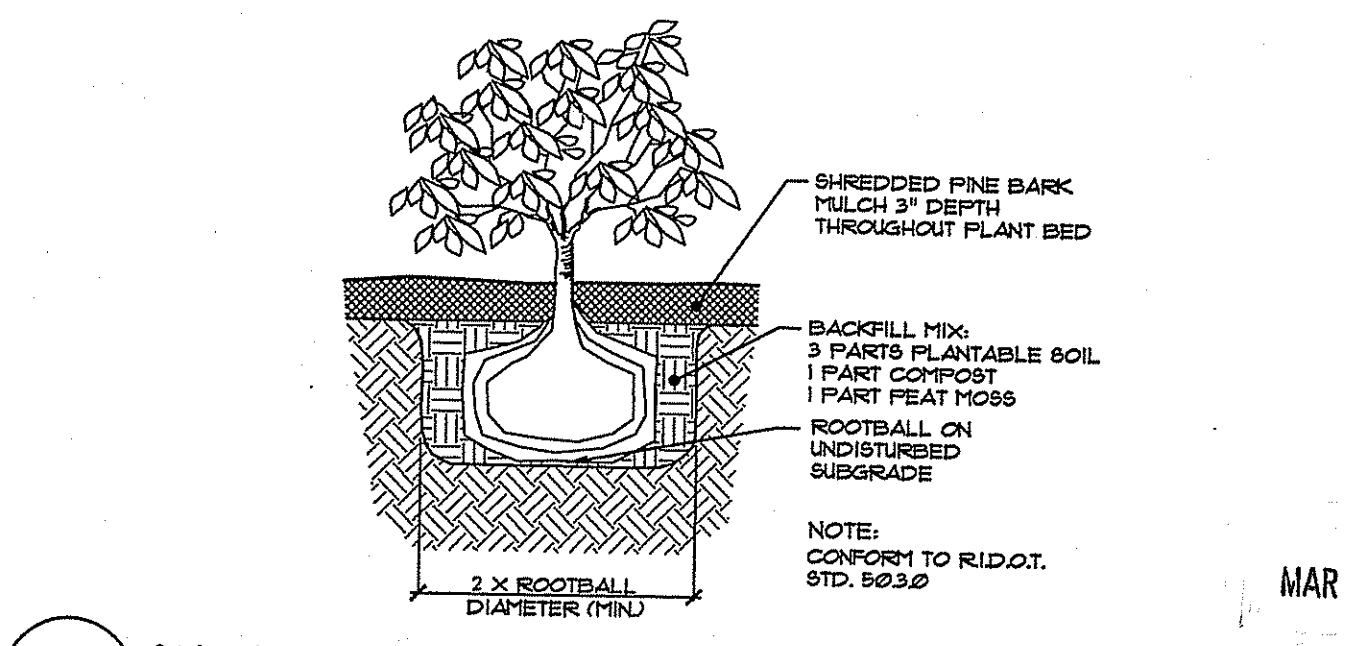
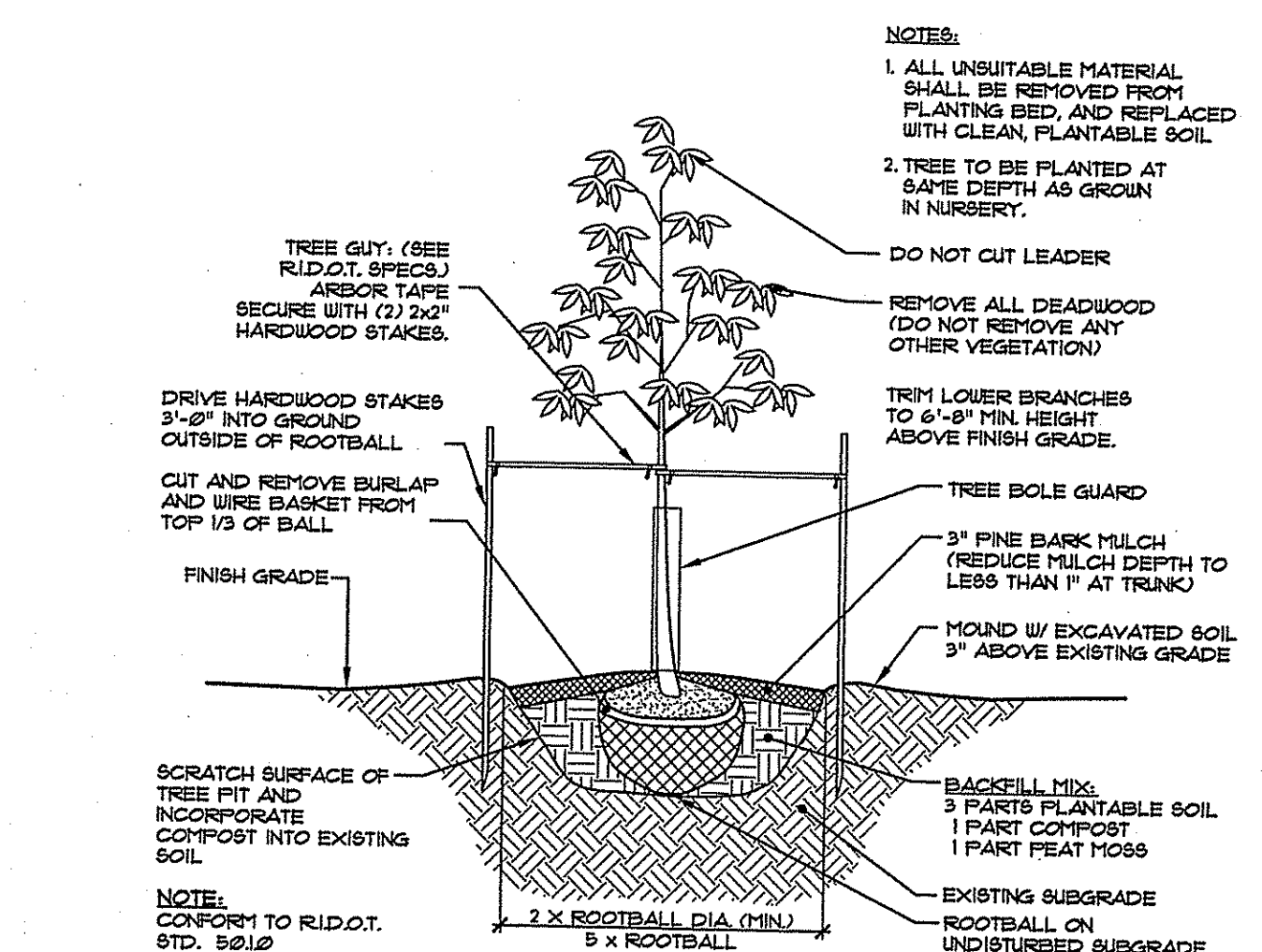
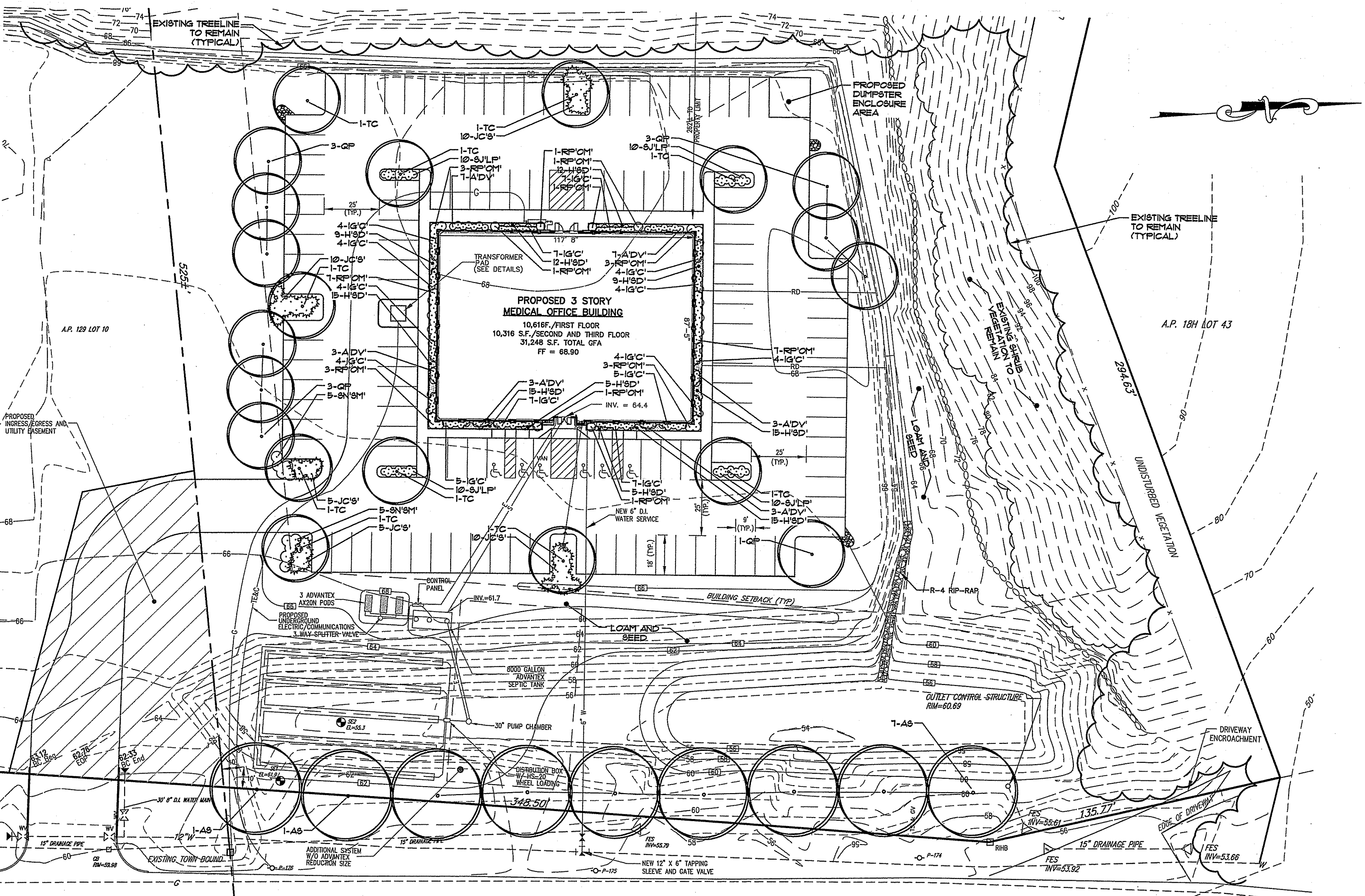
Plant Schedule:

Key	Botanical Name/ Common Name	Size	Qty	Comment
ADV	AZALEA 'Delaware Valley White' Early White Azalea	18"-24"	26	B4B
AS	ACER SACCHARUM Sugar Maple	25"-3" Cal.	9	B4B
HSD	HIBISCUS 'Sheila D'Or' Continuous Bloom Yellow Daylily	1 Quart	12	Container Plant 18" C.C.
IGC	ILEX GLABRA 'Compacta' Compact Holly	9" (3 Gal.)	70	Container
JC	JANIPERUS CHINENSIS 'Sargentii' Green Sargent Juniper	9" (3 Gal.)	40	Container
QP	QUERCUS PALAESTRIS Pin Oak	25"-3" Cal.	10	B4B
RFCM	RHODOCODENDRON PLM 'Oiga Maszti' Pink Rhododendron	18"-24"	32	B4B
SJLP	SPIRAEA JAPONICA 'Little Princess' Dwarf Deep Pink Flowering	9" (3 Gal.)	40	Container
SNM	SPIRAEA NIPPONICA 'Bonamound' Compact White Flowering	18"-24"	10	B4B
TC	TILIA CORDATA Little Leaf Linden	25"-3" Cal.	10	B4B

THE GIFFORD DESIGN GROUP, Inc.
 LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING
 4096 MENDON ROAD, CUMBERLAND, RHODE ISLAND 02864
 PHONE (401) 671-6336 FAX (401) 671-6466



NO.	DATE	REVISION
1	10/16/06	REVIEW COMMENTS
2	11/16/06	HYDRANT SERVICE
3	12/29/06	TOWN COMMENTS



LANDSCAPE PLAN

SCALE 1" = 30'

GRAPHIC SCALE

0 15' 30' 60' 90'

← SOUTHBOUND LANE
→ NORTHBOUND LANE

SOUTH COUNTY TRAIL - (ROUTE 2)
WIDTH VARIES

CIVIL ENGINEERS JOHN P. CATO CORPORATION LAND PLANNERS

PROJECT NO: 3021457
 DATE: SEPTEMBER 2006
 SCALE: 1" = 30'
 DESIGNED BY: J.C.H., K.M.A.
 DRAWN BY: C.M.W., K.M.A.
 CHECKED BY: J.P.C., Q.H.G.

LANDSCAPE PLAN
MEDICAL OFFICE BUILDING
 ASSESSOR'S PLAT 18H, LOTS 53, 58 and 116
 SOUTH COUNTY TRAIL (ROUTE 2)
 EAST GREENWICH, RHODE ISLAND

PREPARED FOR
SCHB, LLC.

DRAWING NUMBER
7

SHEET 7 OF 10

1457 NOTES-DETAILS-SHT-8 (DISK: 1039)

GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2004 REVISION OF THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS. IN ADDITION, THE TOWN OF EAST GREENWICH STANDARD SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH 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 AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND, FEDERAL GOVERNMENT, TOWN OF EAST GREENWICH AND KENT COUNTY WATER AUTHORITY PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS, WETLAND, OR ADJACENT TO DRAINAGE STRUCTURES.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETE SET OF AS-BUILT DRAWINGS OF ALL INFRASTRUCTURE. AS-BUILT DRAWINGS SHALL BE CERTIFIED BY A RHODE ISLAND LICENSED PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FINISHING 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 AS 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 ACCEPTABLE TO THE ENGINEER.

DETENTION BASIN SEEDING

A 6" TOPSOIL COVER LAYER SHALL BE SPREAD THROUGHOUT THE BASIN. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.18.02.

DETENTION BASINS SHALL BE STABILIZED WITH SEED MIX CORRESPONDING TO THE FOLLOWING:

TYPE	POUNDS PER ACRE	POUNDS PER 1000 S.F.
CREeping FOXTAIL	3.75	0.086
VIRGINIA WILD RYE	3.75	0.086
FOX SEDGE	3.00	0.069
FOWL BLUEGRASS	1.50	0.034
GIANT BUR REED	0.75	0.017
BLUE VERVAIN	0.75	0.017
SOFT RUSH	0.75	0.017
GREEN BULRUSH	0.45	0.010
WOOLGRASS	0.30	0.007

EROSION CONTROL and SOIL STABILIZATION PROGRAM:

- DENuded SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.18.02.
- THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREFOIL	15
PERENNIAL RYEGRASS	10

 APPLICATION RATE 100 LBS/ACRE
 LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTFENCE. (SEE DETAIL)
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- REFERENCE THE "RI. STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, SEPTEMBER 1, 1993", PREPARED BY RIDEM & CRMC.

SEDIMENTATION CONTROL PROGRAM:

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
- BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- REFERENCE THE "RI. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.

STORM DRAINAGE SYSTEM MAINTENANCE PLAN

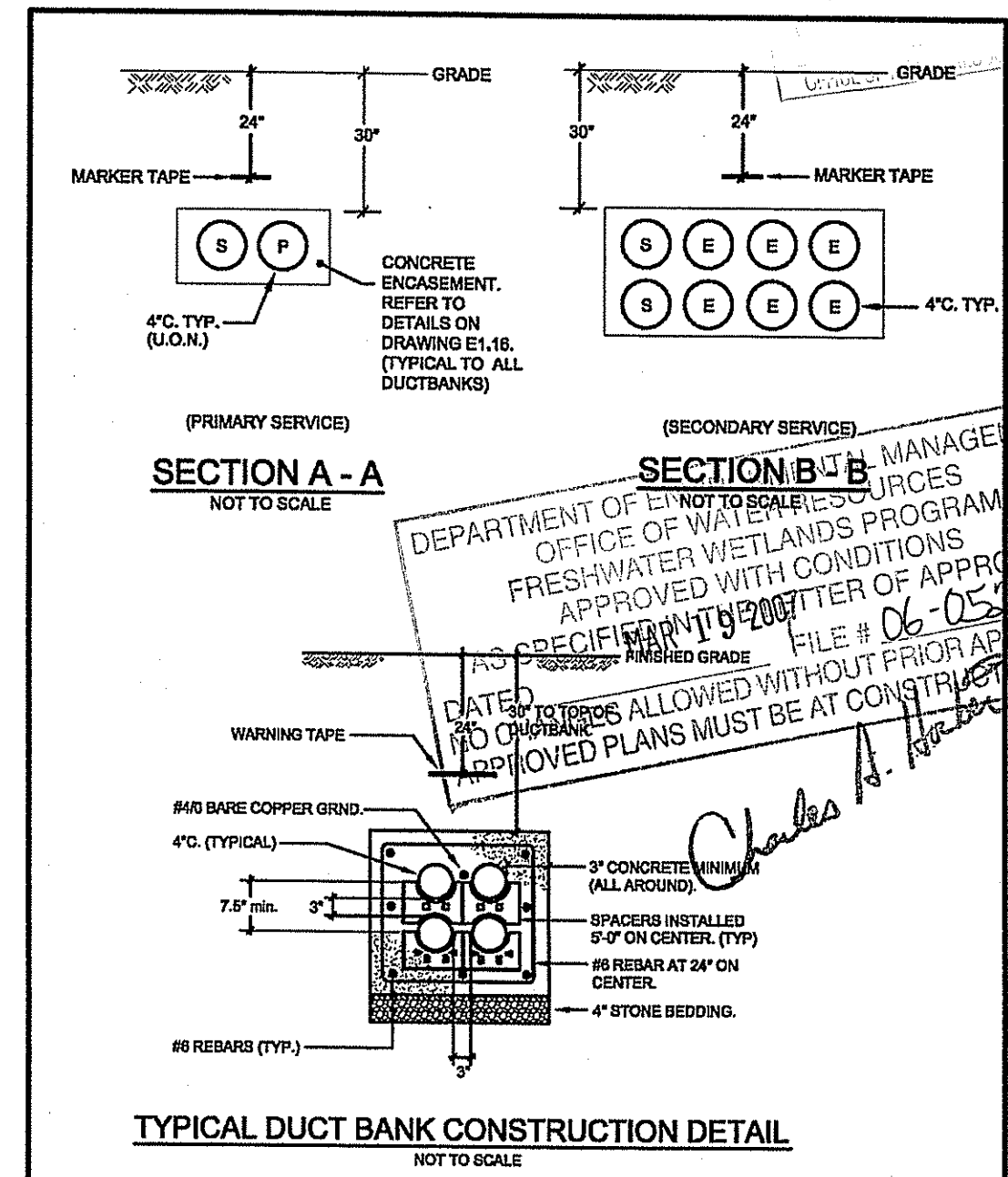
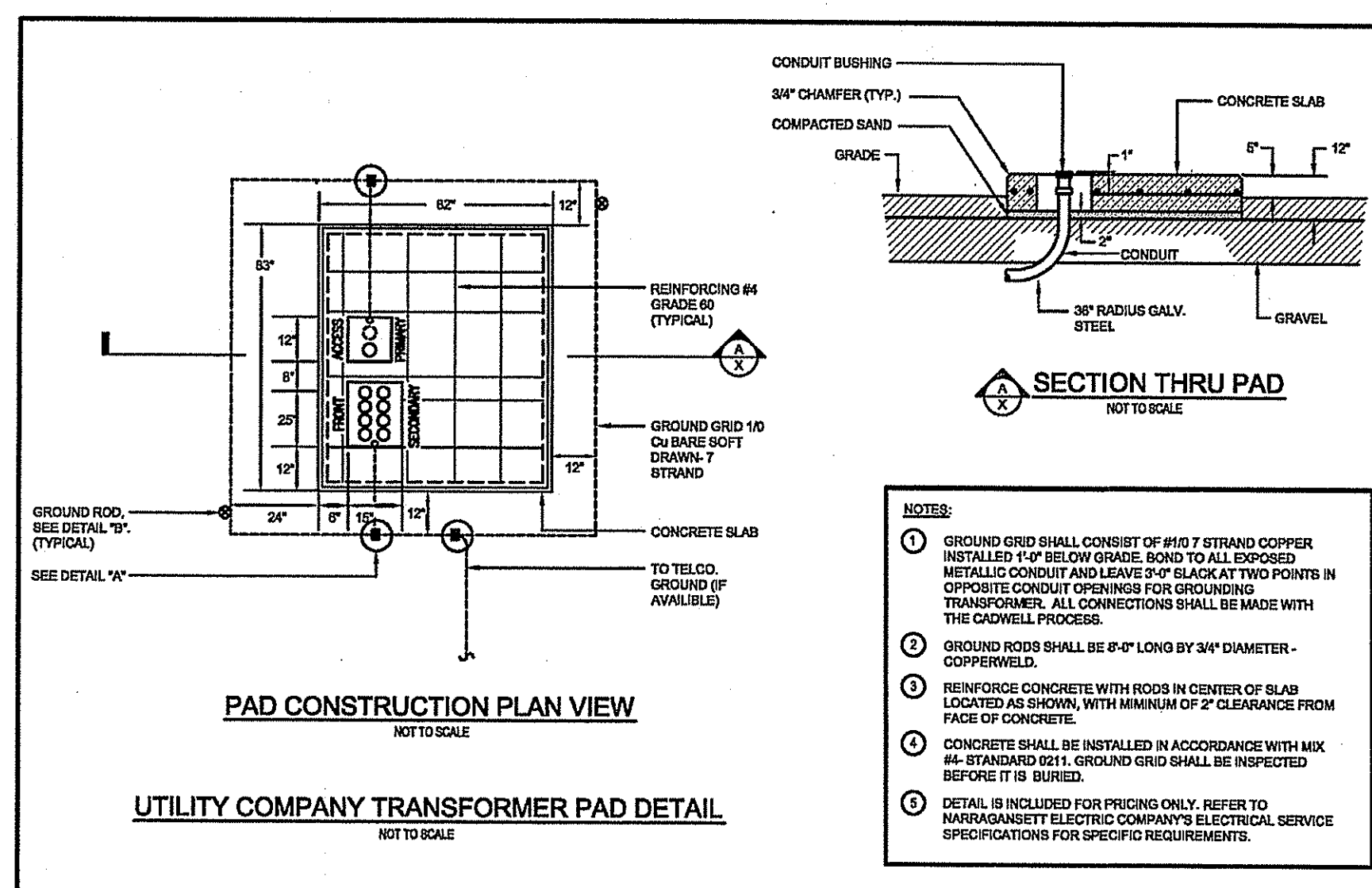
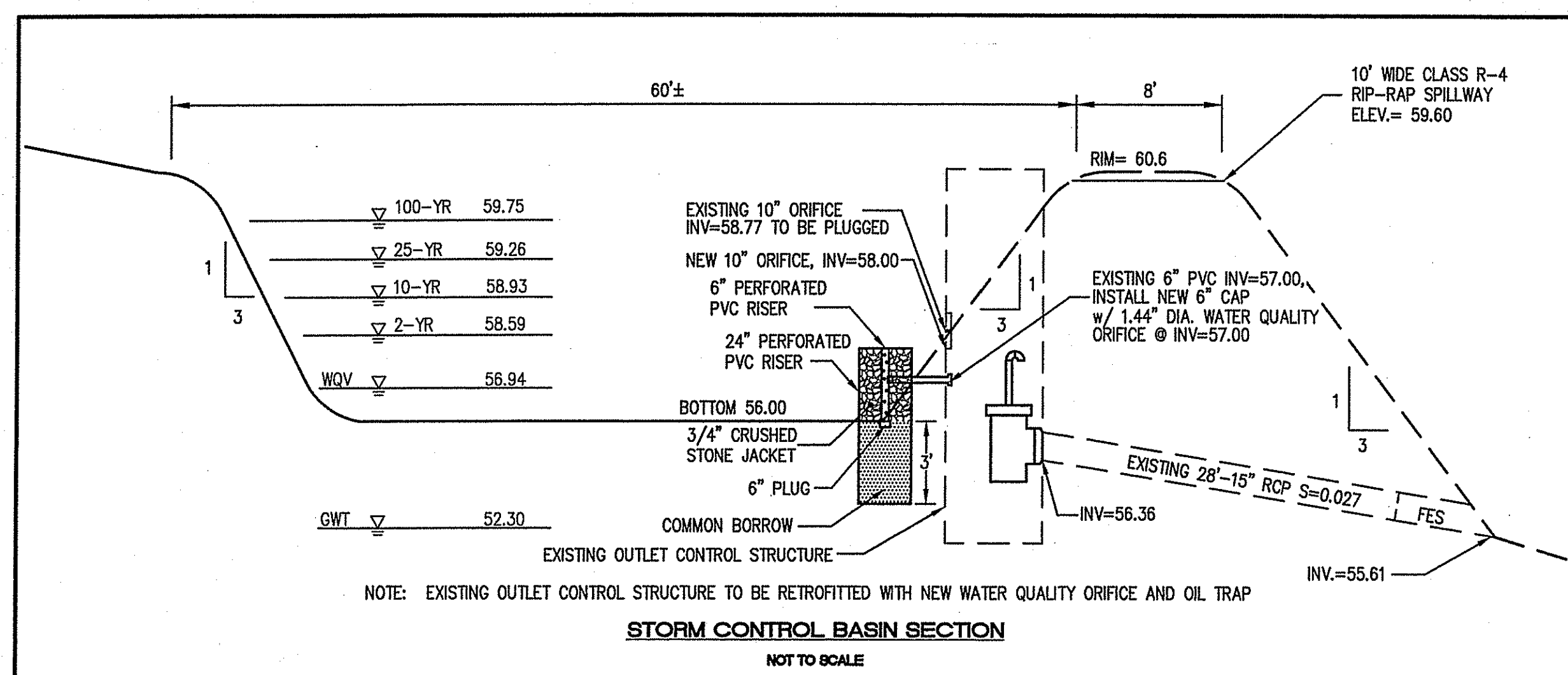
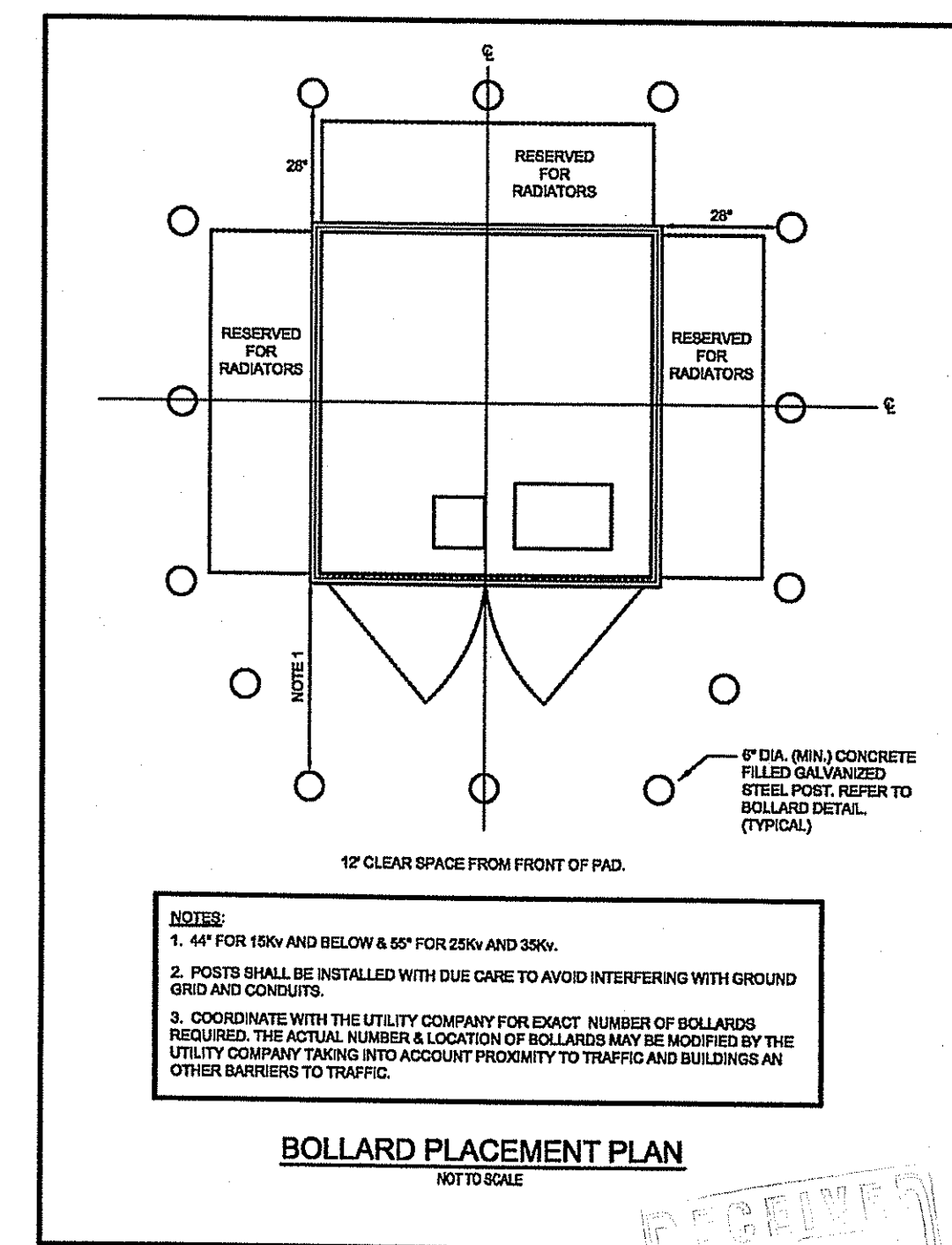
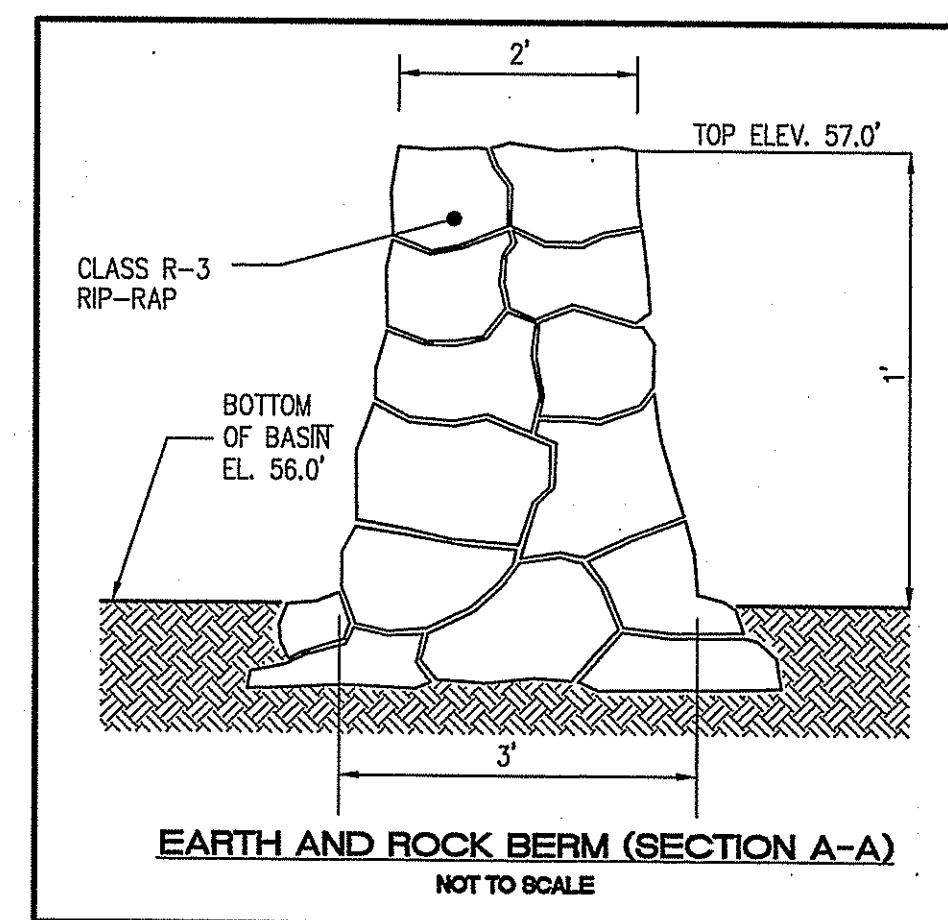
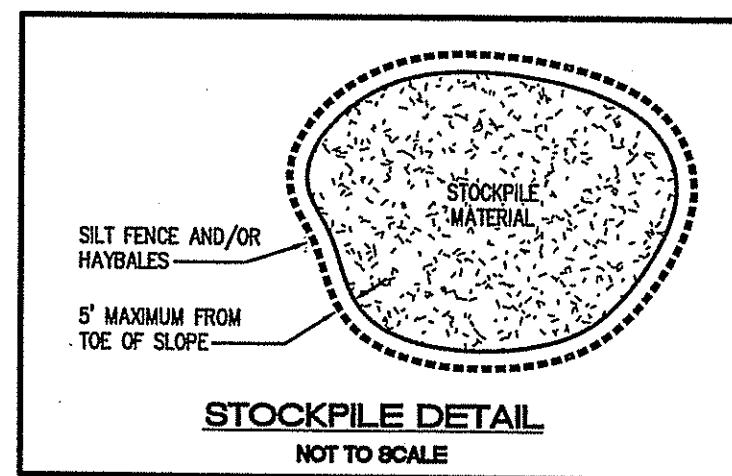
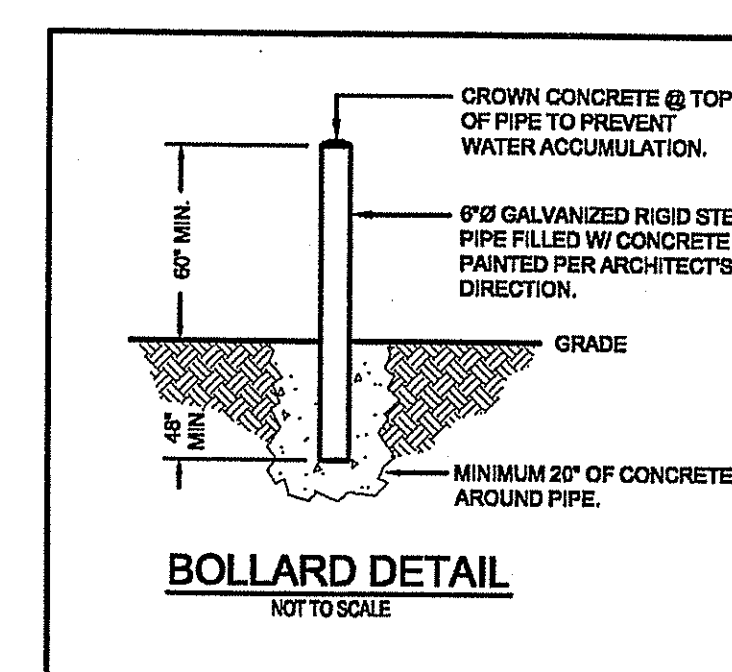
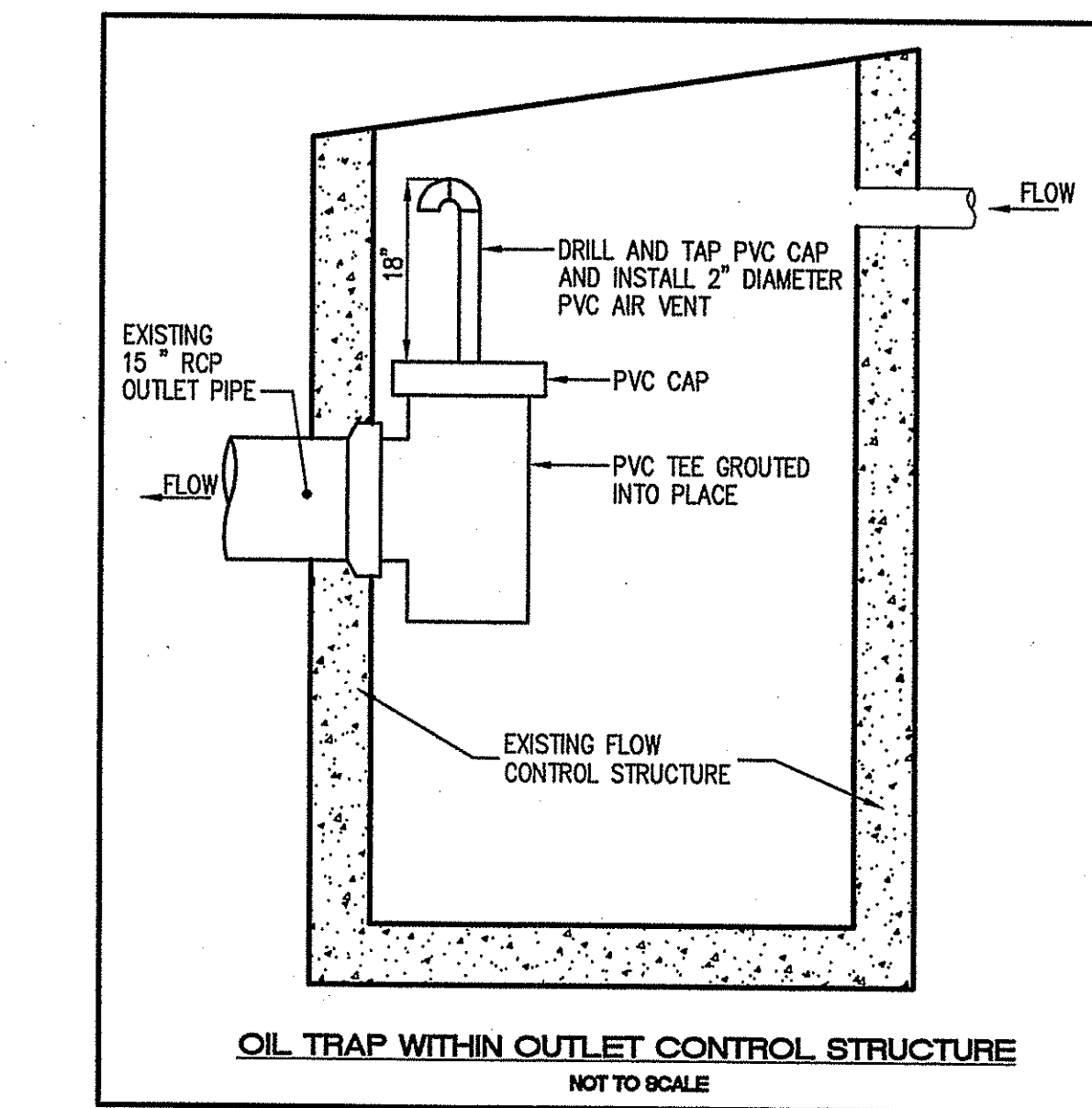
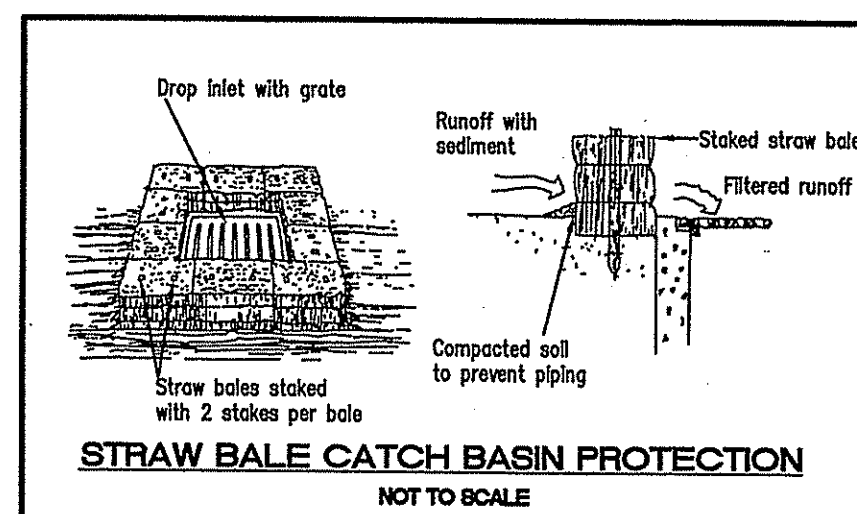
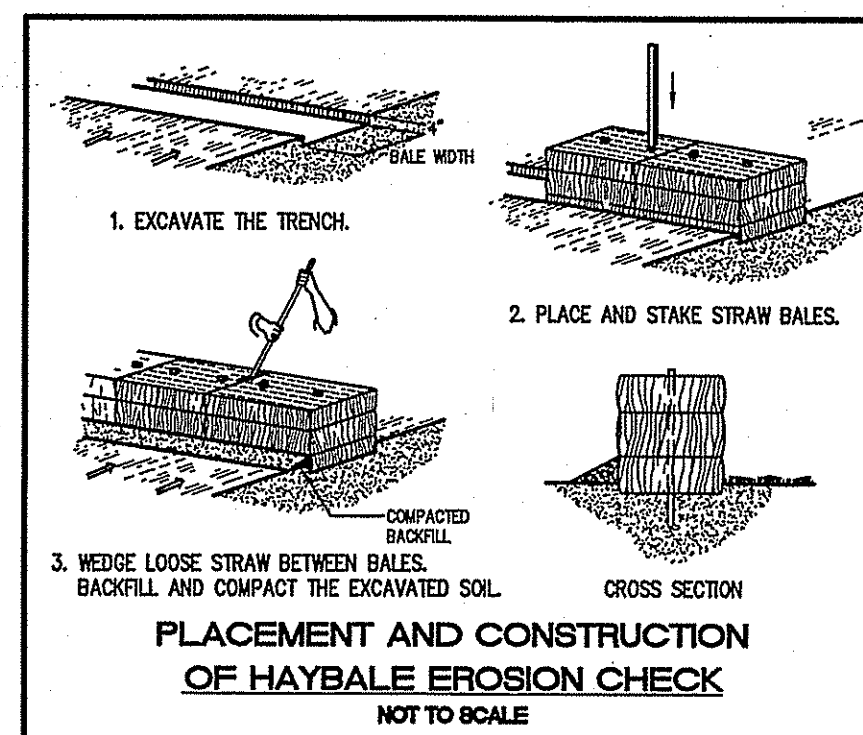
THE FOLLOWING LIST OF MAINTENANCE TASKS AND FREQUENCIES MUST BE ADHERED TO IN ORDER TO INSURE A SUCCESSFUL LONG TERM OPERATION OF THE STORM DRAINAGE SYSTEM.

- DURING CONSTRUCTION ACTIVITIES ALL EROSION CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER AN EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAIN IN A TWENTY FOUR (24) HOUR PERIOD.
- SEDIMENTS SHALL BE REMOVED FROM THE ALL BASINS IMMEDIATELY AFTER SITE STABILIZATION.
- SIDE-SLOPES, EMBANKMENTS, AND THE UPPER STAGE OF THE GRASSSED BASINS SHALL BE MOWED A MINIMUM OF ONCE PER GROWING SEASON, PREFERABLY AFTER AUGUST 15TH.
- THE GRASSSED EMBANKMENT AREAS OF THE BASINS SHALL BE INSPECTED A MINIMUM OF TWICE PER YEAR TO CHECK FOR EROSION PROBLEMS. PROBLEM AREAS SHALL BE RESEEDED IMMEDIATELY TO STABILIZE EXPOSED SOILS.
- INSPECTIONS OF ALL CATCH BASINS SHALL OCCUR ON AN ANNUAL BASIS TO CHECK FOR DEBRIS REMOVAL (SEDIMENT AND HYDROCARBONS) AND STRUCTURAL INTEGRITY OR DAMAGE. SUCH DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY. SEDIMENT REMOVAL SHALL OCCUR AT LEAST YEARLY WITH ALL SEDIMENTS, OIL AND DEBRIS REMOVED AND DISPOSED OF PROPERLY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IN THE CASE OF AN OIL OR BULK POLLUTANT RELEASE, THE SYSTEM SHOULD BE CLEANED IMMEDIATELY FOLLOWING THE SPILL AND THE RIDEM DIVISION OF SITE REMEDIATION SHALL BE NOTIFIED.
- ACCUMULATED SEDIMENTS IN THE GRASSSED BASINS SHALL BE REMOVED ONCE EVERY YEAR TO RESTORE THE ORIGINAL INFILTRATION RATE. TILLING SHOULD BE DONE WHEN THERE IS AN OBVIOUS LOSS OF INFILTRATION, ESPECIALLY WHEN STANDING WATER IS PRESENT IN THE BASIN FOR MORE THAN 72 HOURS AFTER A RAINFALL EVENT. TILLING CAN BE ACCOMPLISHED WITH A ROTARY TILLER OR DISC HARROW. AFTER TILLING, THE BASIN FLOOR MUST BE RESEEDED IMMEDIATELY TO PREVENT EROSION OF THE BASIN BOTTOM. THIS ACTION SHOULD ONLY BE PERFORMED DURING THE GROWING SEASON.

MAINTENANCE SCHEDULE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER INFRASTRUCTURE PRIOR TO AND UPON COMPLETION OF CONSTRUCTION OF THE PAVED AREAS AND STORMWATER DRAINAGE SYSTEM. ALL CATCH BASINS AND STORM DRAIN PIPES SHALL BE CLEANED OF SEDIMENT. RETENTION BASIN AND GRASSSED SWALES SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED ON THE CONSTRUCTION DRAWINGS. MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.

MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STATE OF RHODE ISLAND, STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL, SEPTEMBER 1, 1993, AS AMENDED.



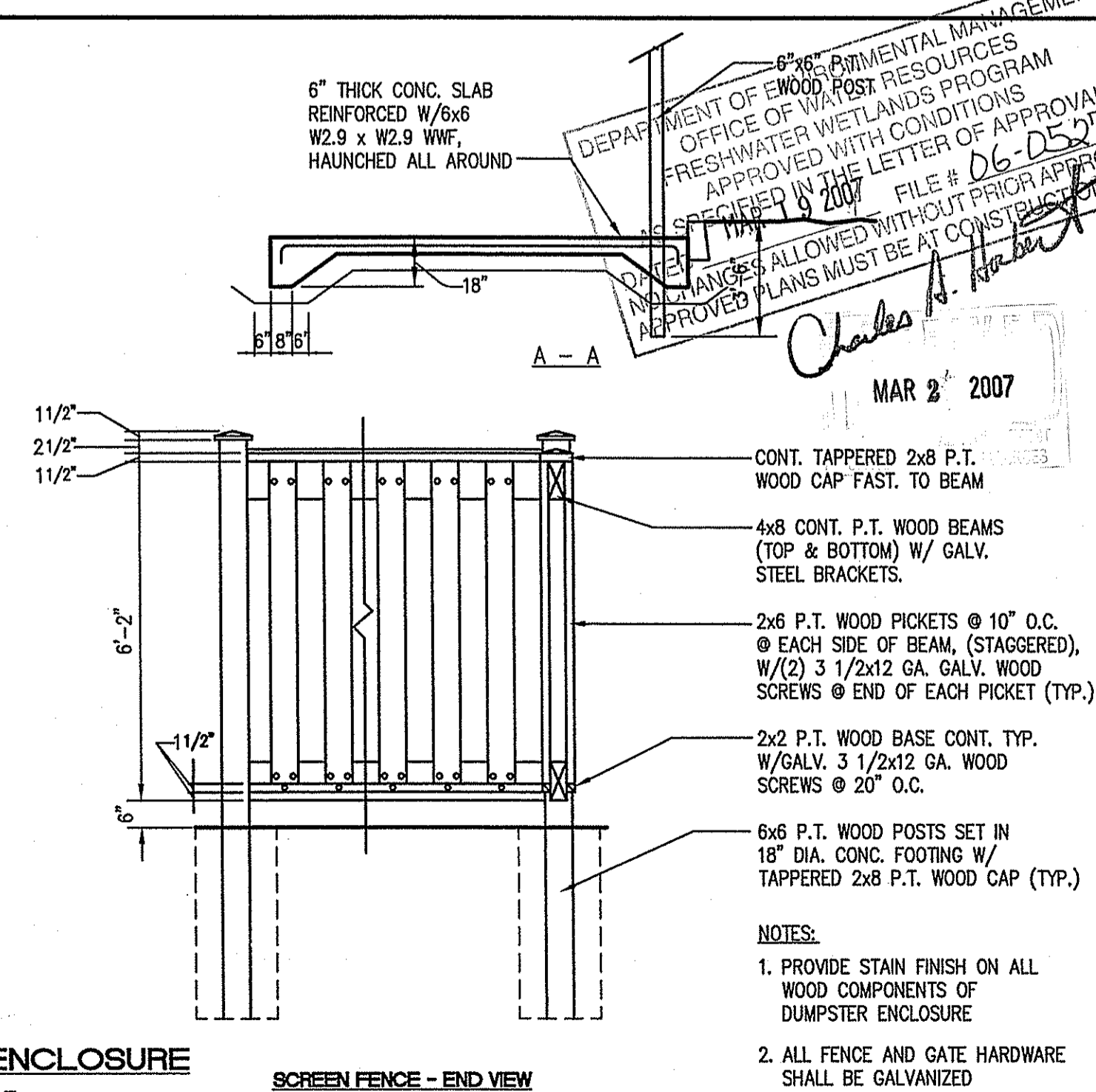
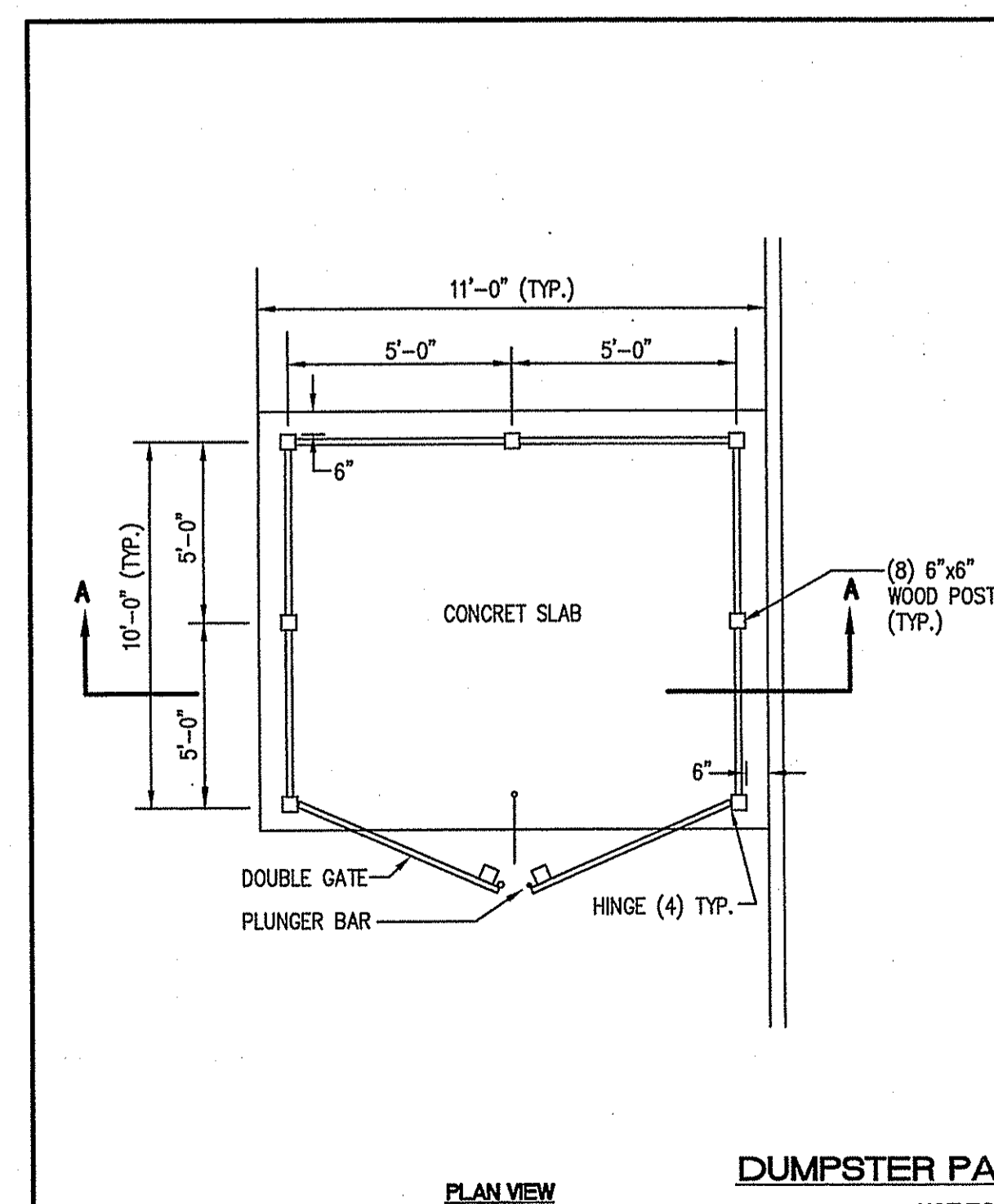
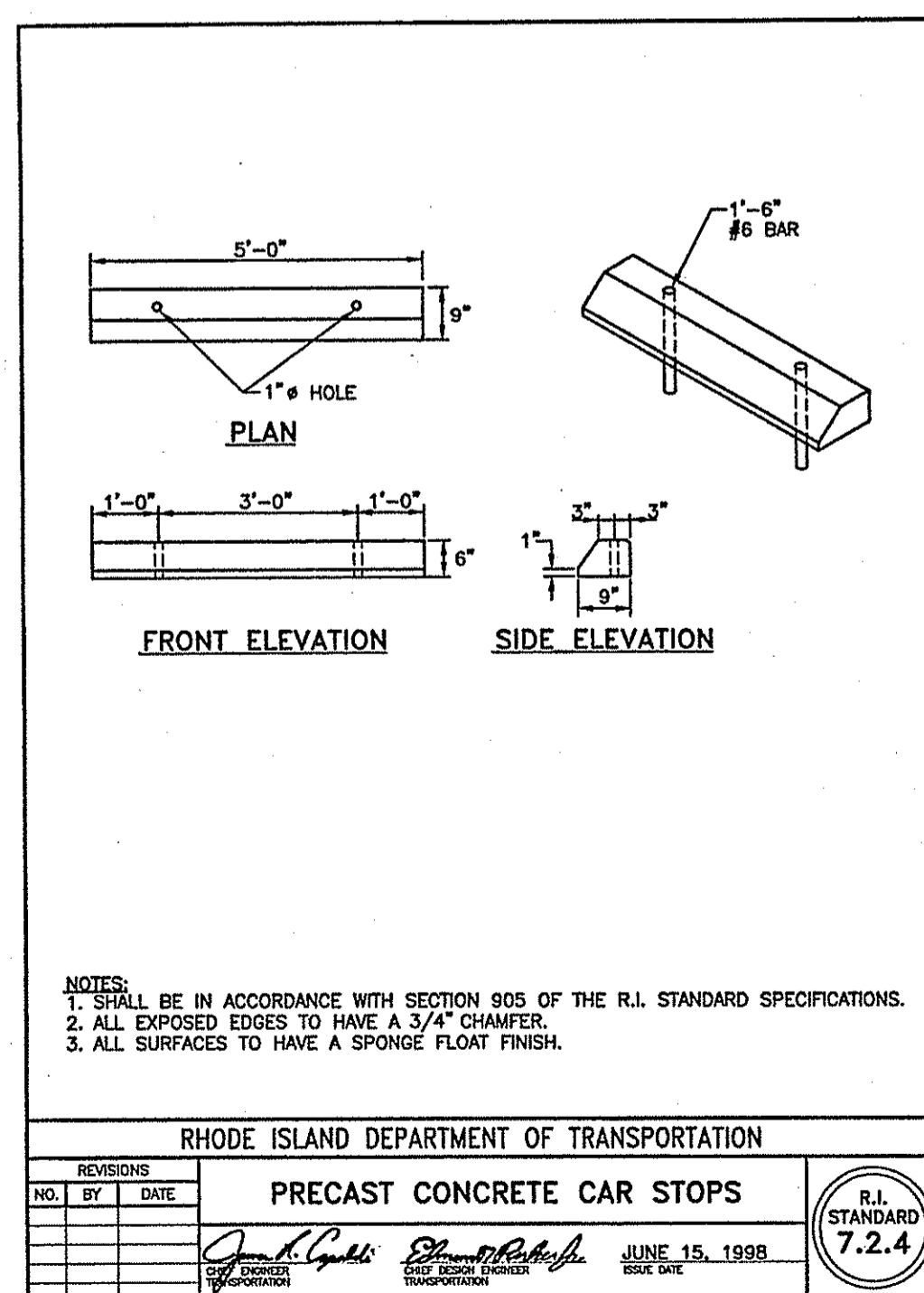
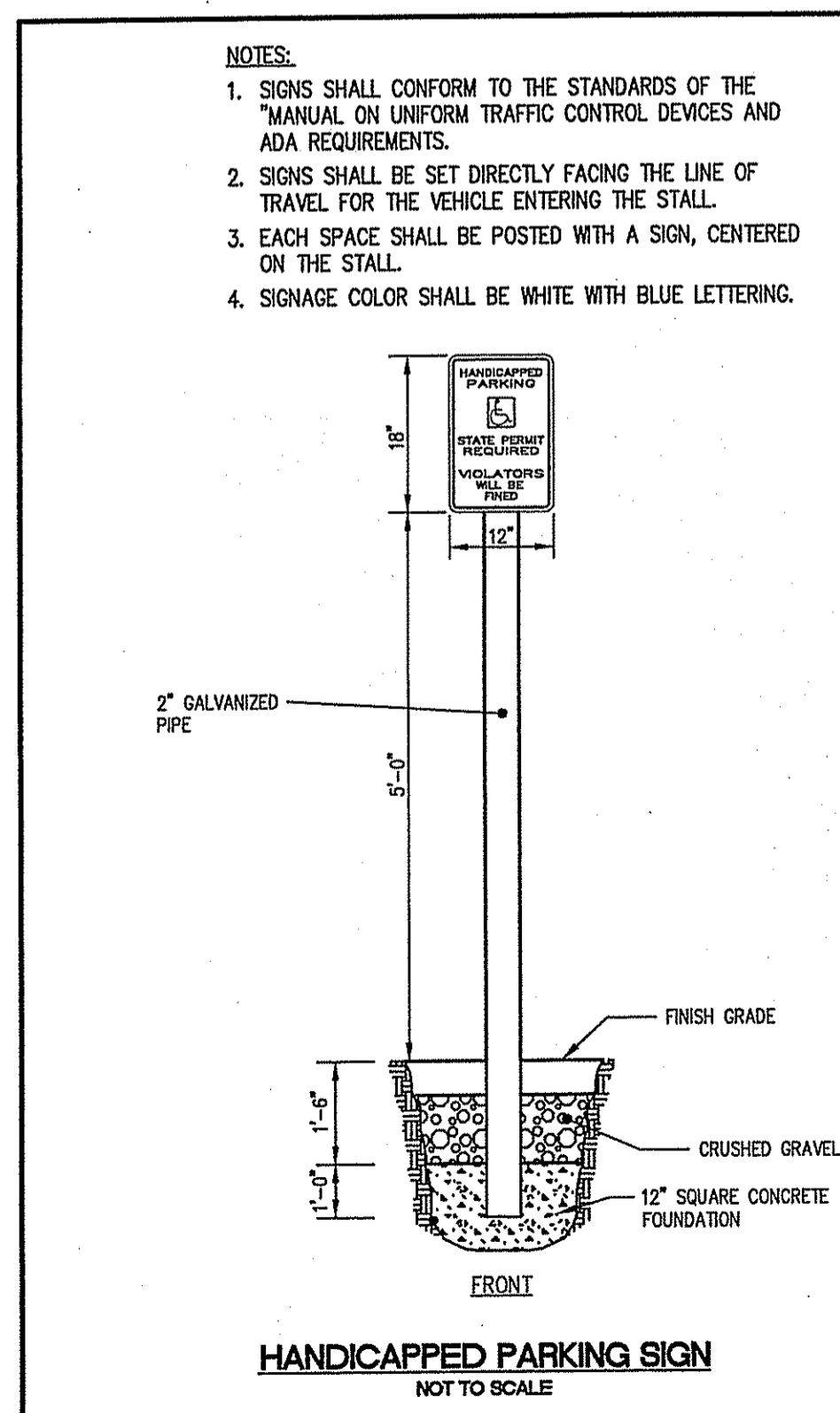
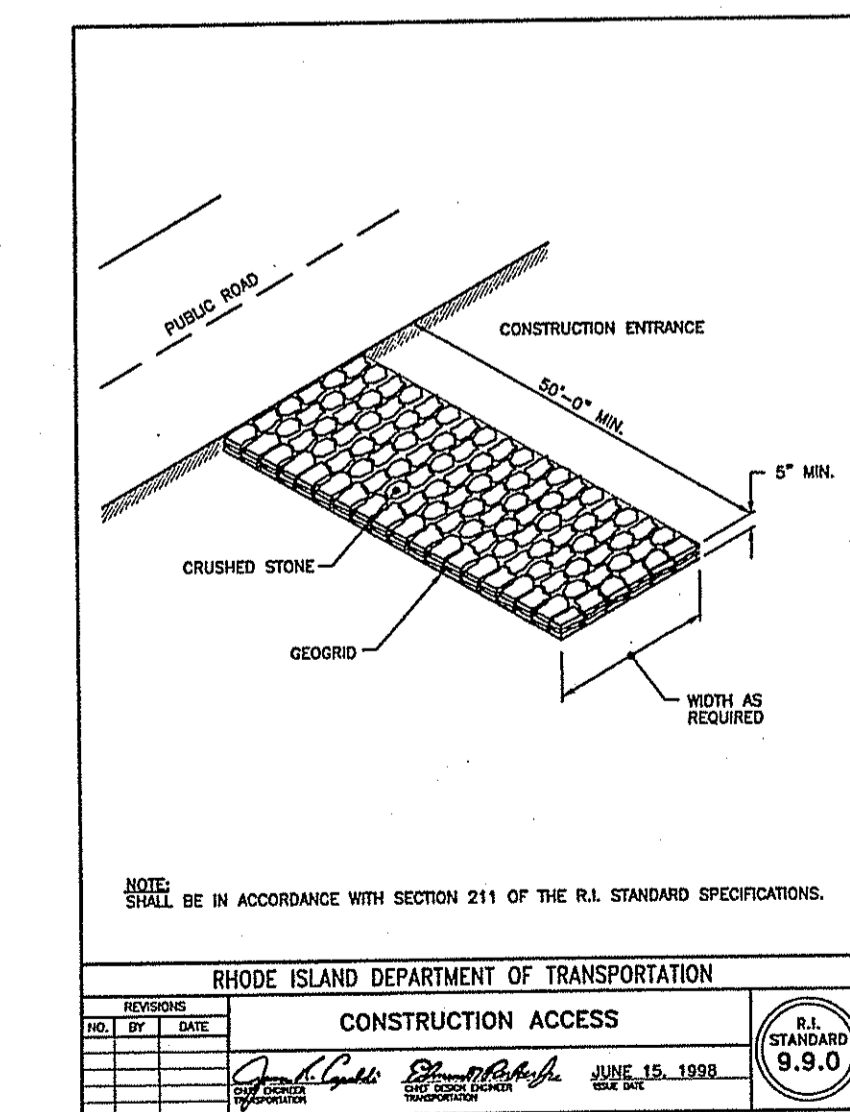
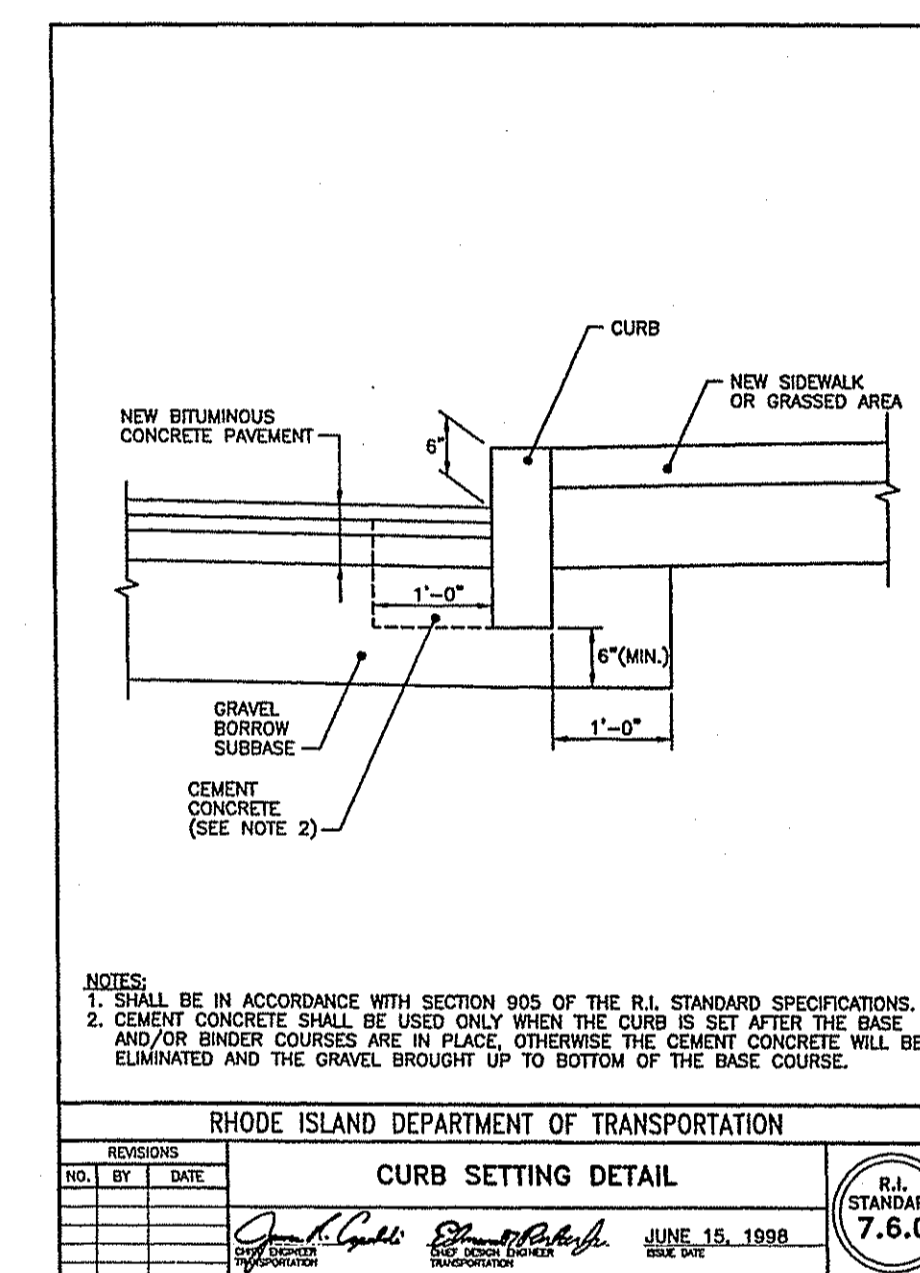
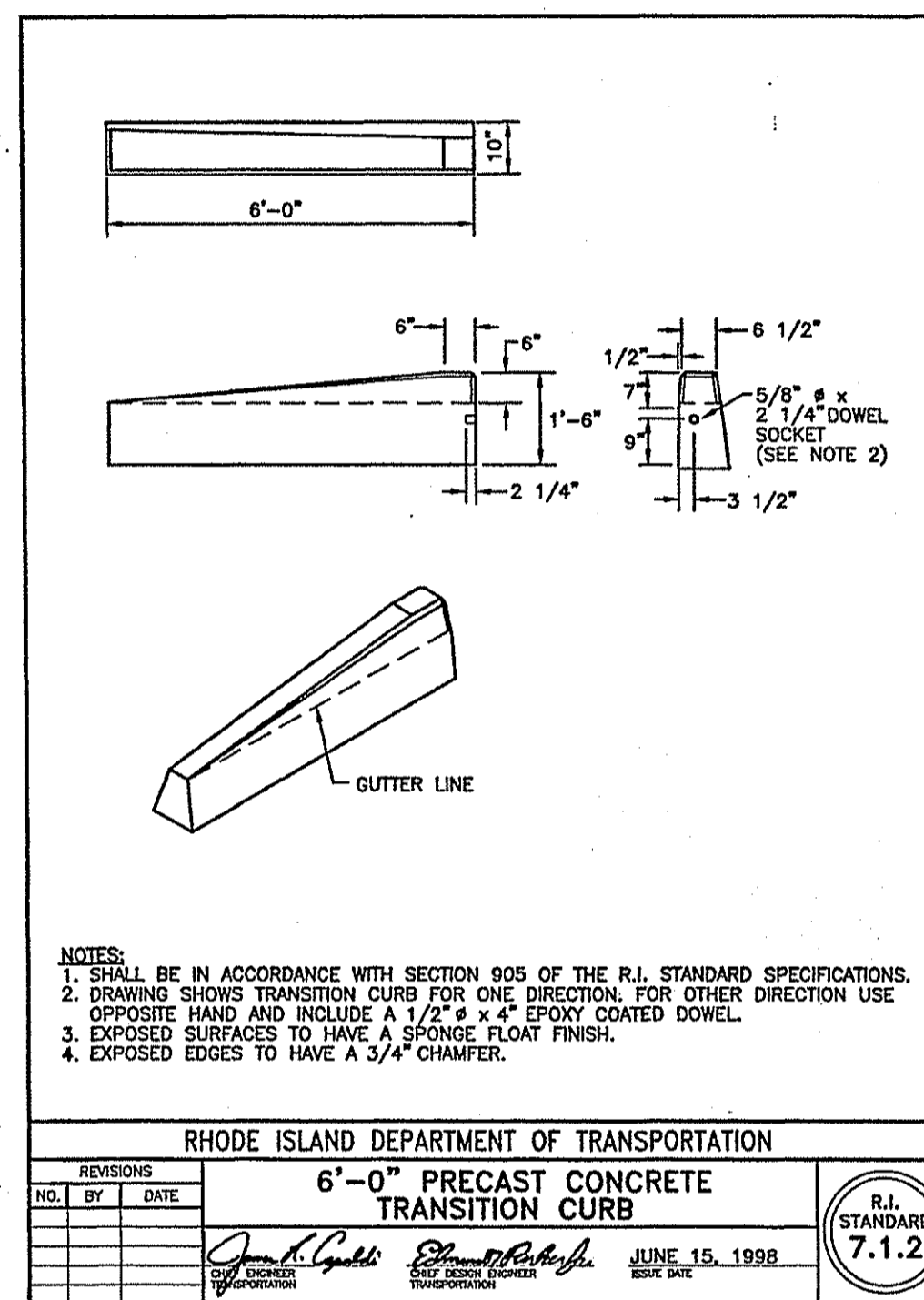
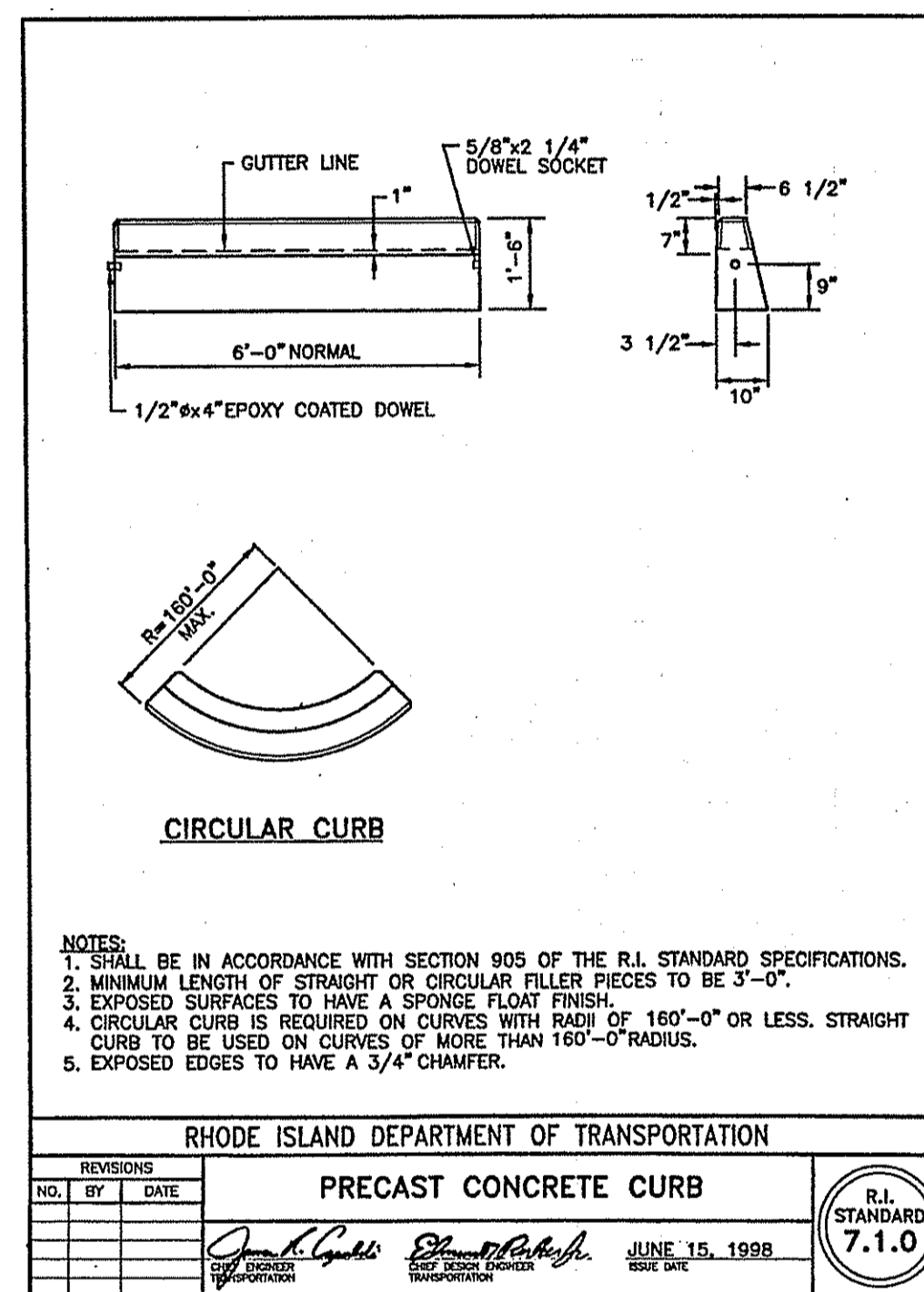
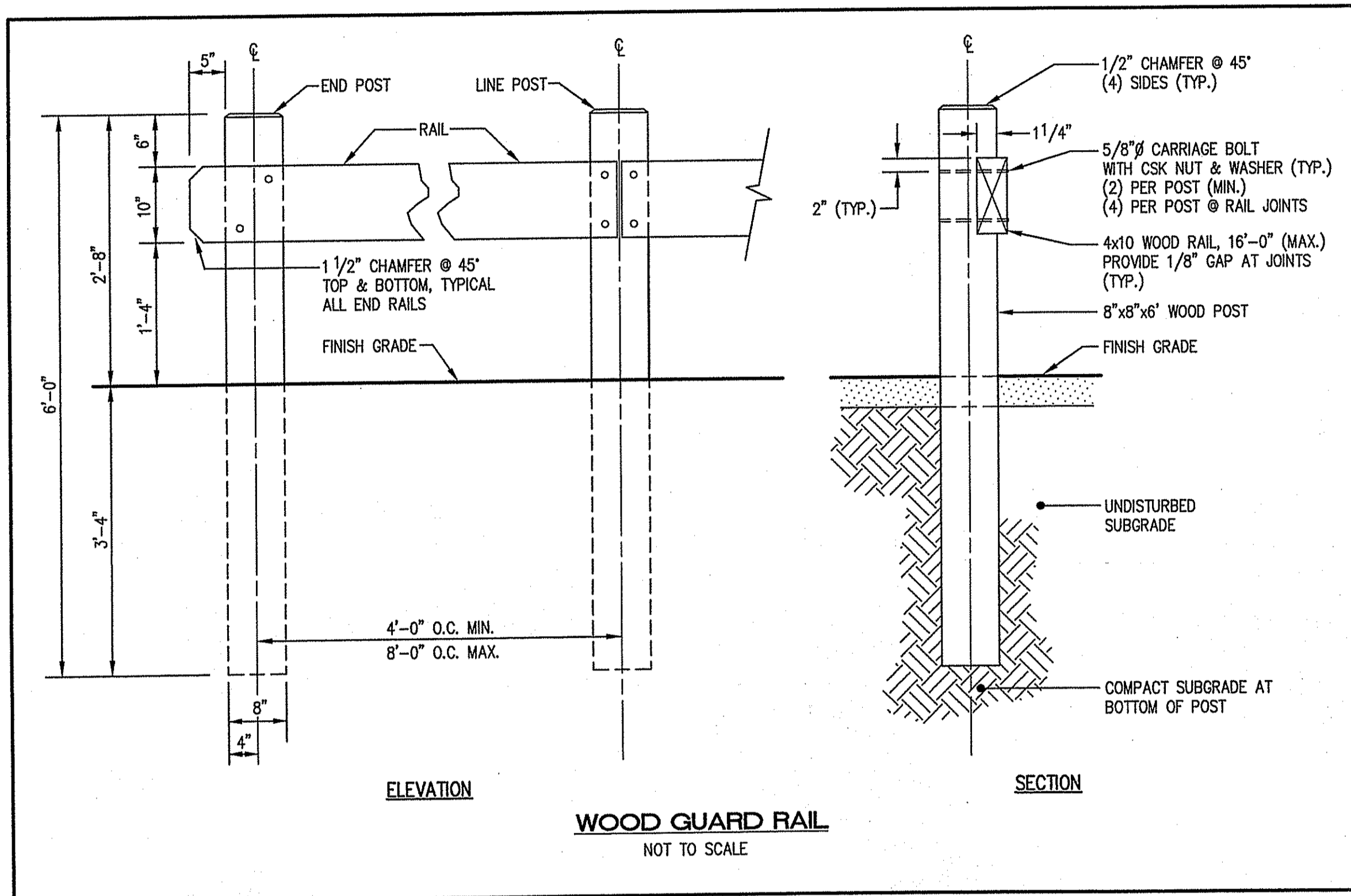
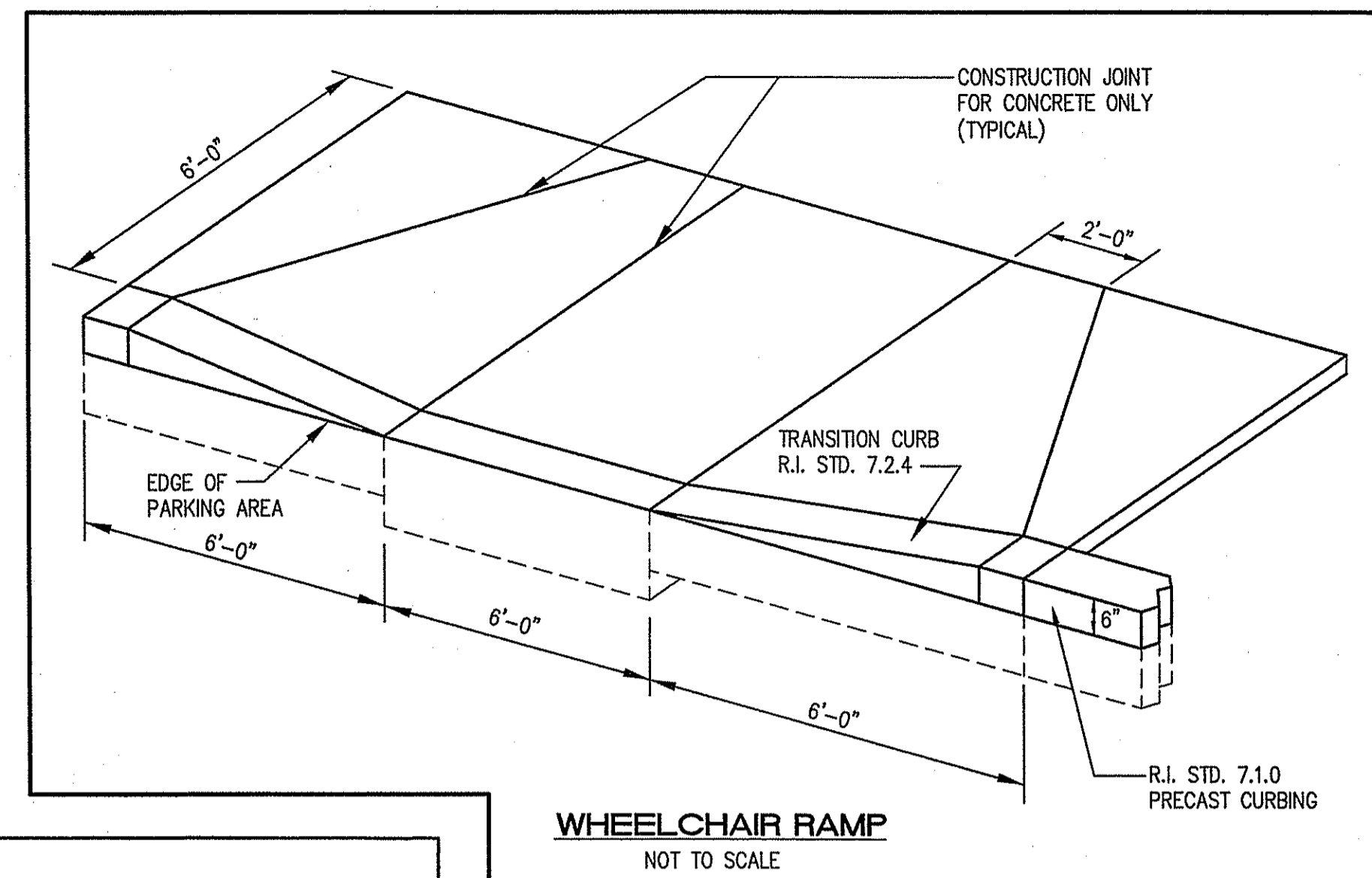
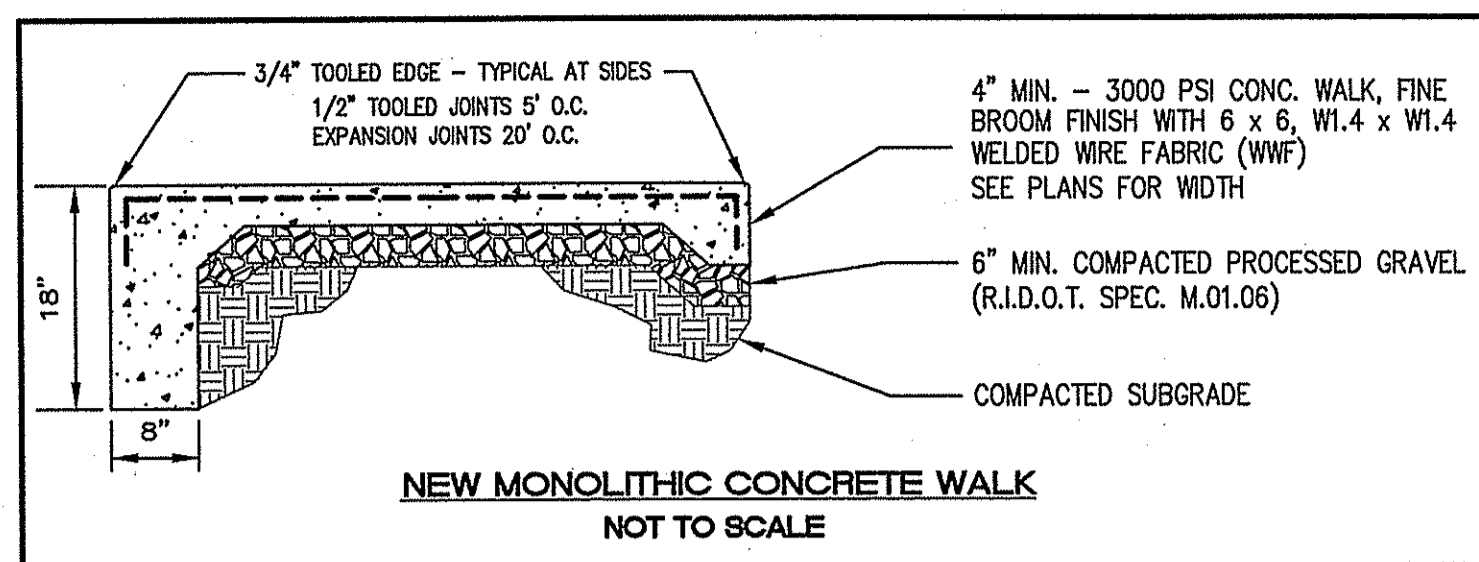
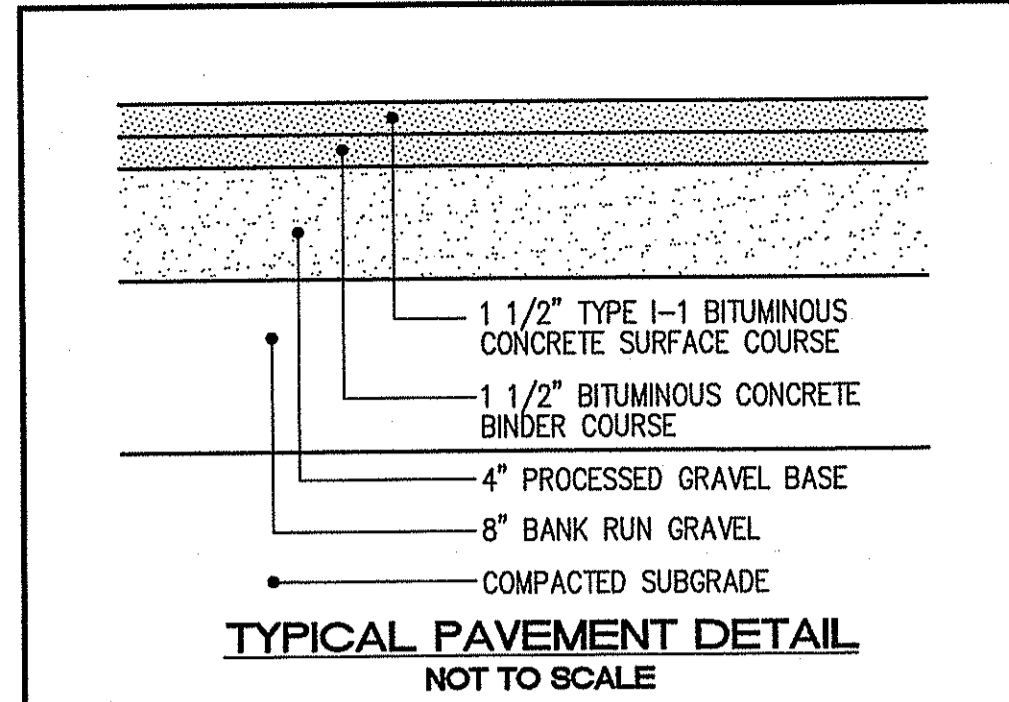
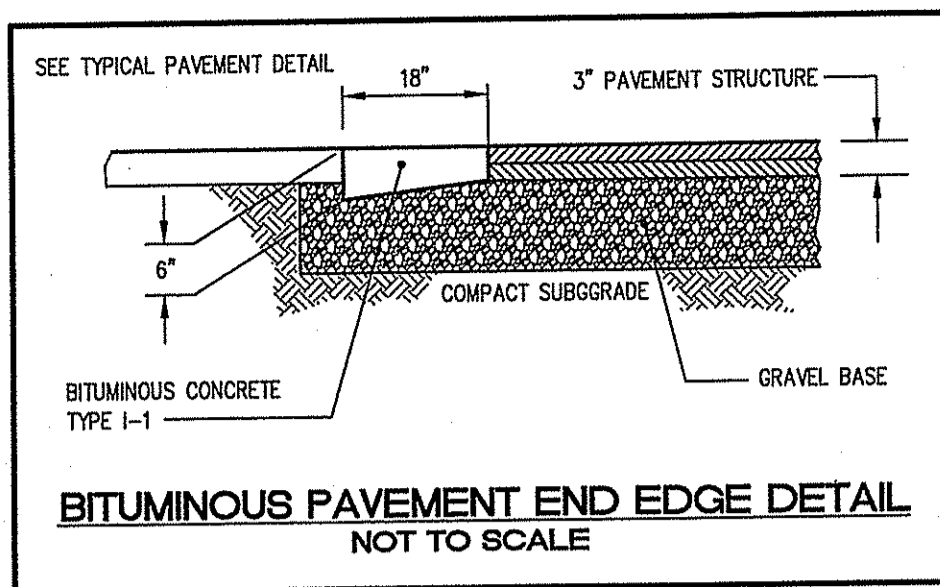
NO.	DATE	REVISION
1	11/22/08	TOWN COMMENTS
2	1/22/09	TOWN COMMENTS
3	1/29/09	RIDEM COMMENTS

JOHN P. CAITO
 No. 4398
 PROFESSIONAL ENGINEER

CAITO CORPORATION
 CIVIL ENGINEERS
 LAND PLANNERS

PROJECT NO: 3021457
 DATE: SEPTEMBER 2006
 SCALE: AS SHOWN
 DESIGNED BY: J.C.H.
 DRAWN BY: C.M.W.
 CHECKED BY: J.P.C.

NOTES AND DETAILS
MEDICAL OFFICE BUILDING
 ASSESSOR'S PLAT 18H / LOTS 53, 58 and 116
 SOUTH COUNTY TRAIL (ROUTE 2)
 PREPARED FOR
SCHB, LLC.



NO.	DATE	REVISION
1	11/7/06	ROOT COMMENTS

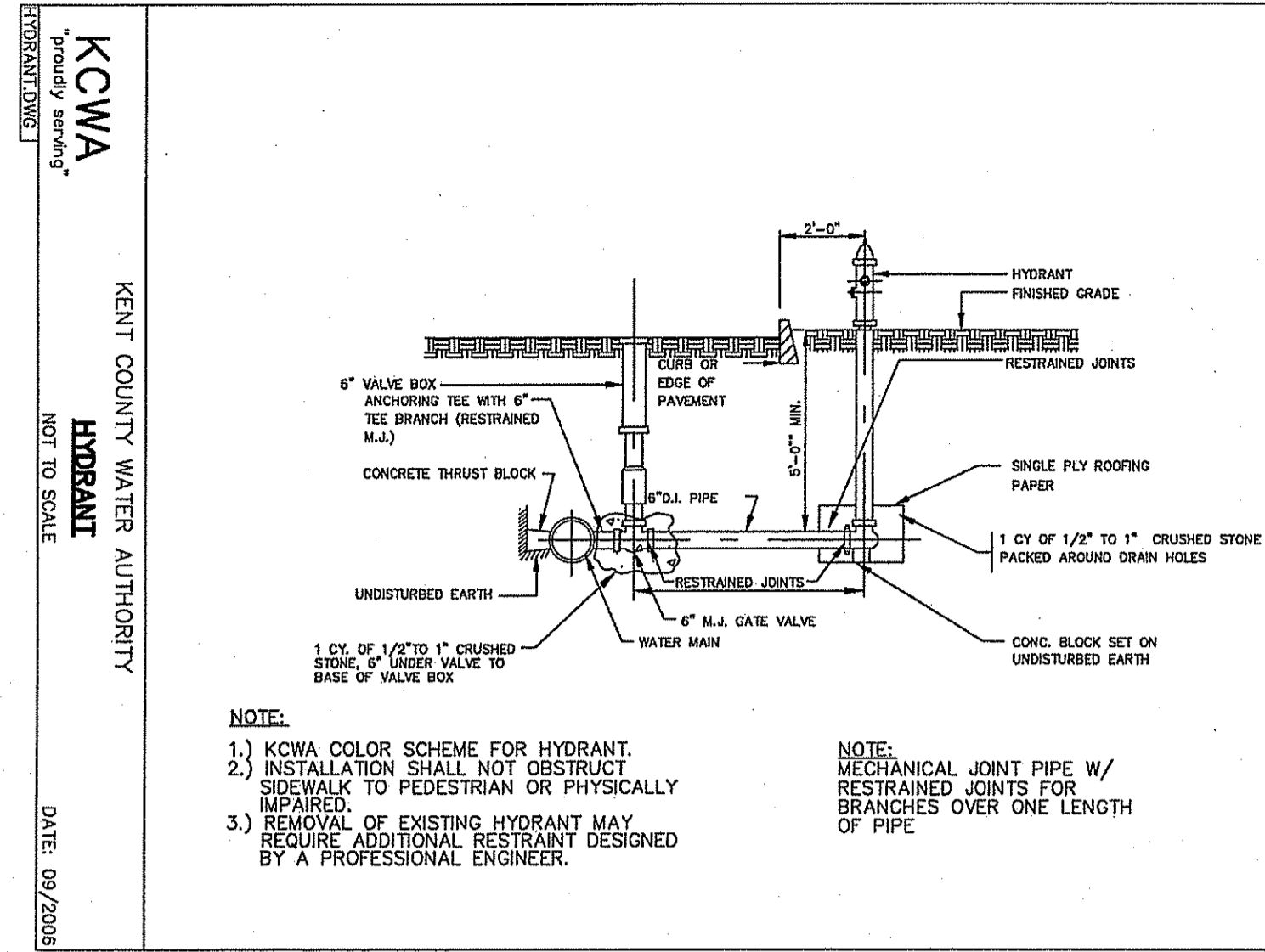
JOHN P. CATO
 No. 0398
 REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
 JOHN P. CATO CORPORATION
 LAND PLANNERS
 25 SHADE DRIVE
 CRANSTON, RHODE ISLAND 02910-4402
 401-944-0000
 Fax: 401-944-6009

PROJECT NO: 3021457
 DATE: SEPTEMBER 2006
 SCALE: AS SHOWN
 DESIGNED BY: J.C.H.
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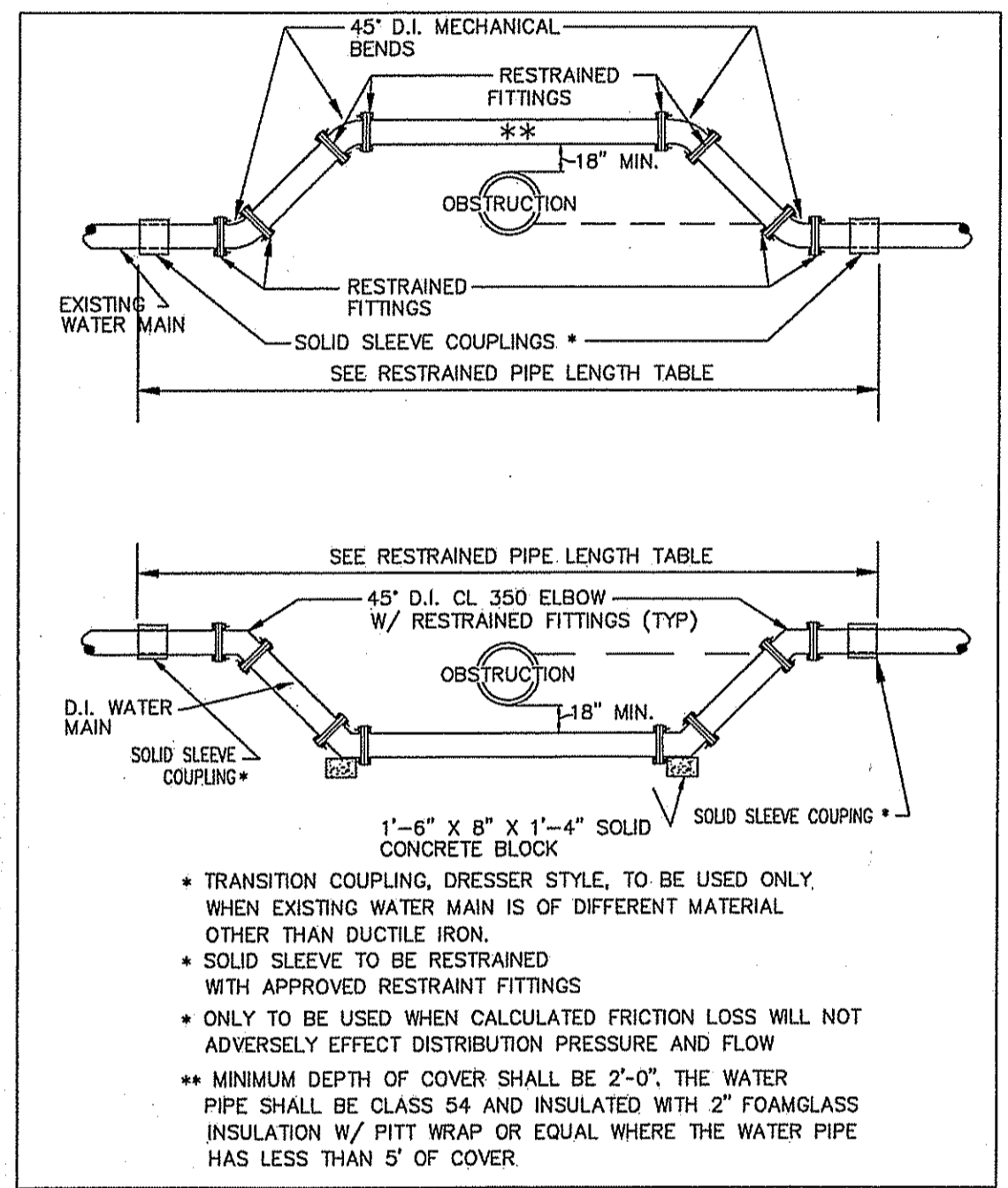
DETAILS-1
 MEDICAL OFFICE BUILDING
 ASSESSOR'S PLAT 181, LOTS 59, 58, and 116
 STREET NAME
 EAST GREENWICH
 PREPARED FOR
 SCHIB, L.L.C.

DRAWING NUMBER
9
 SHEET 9 OF 10



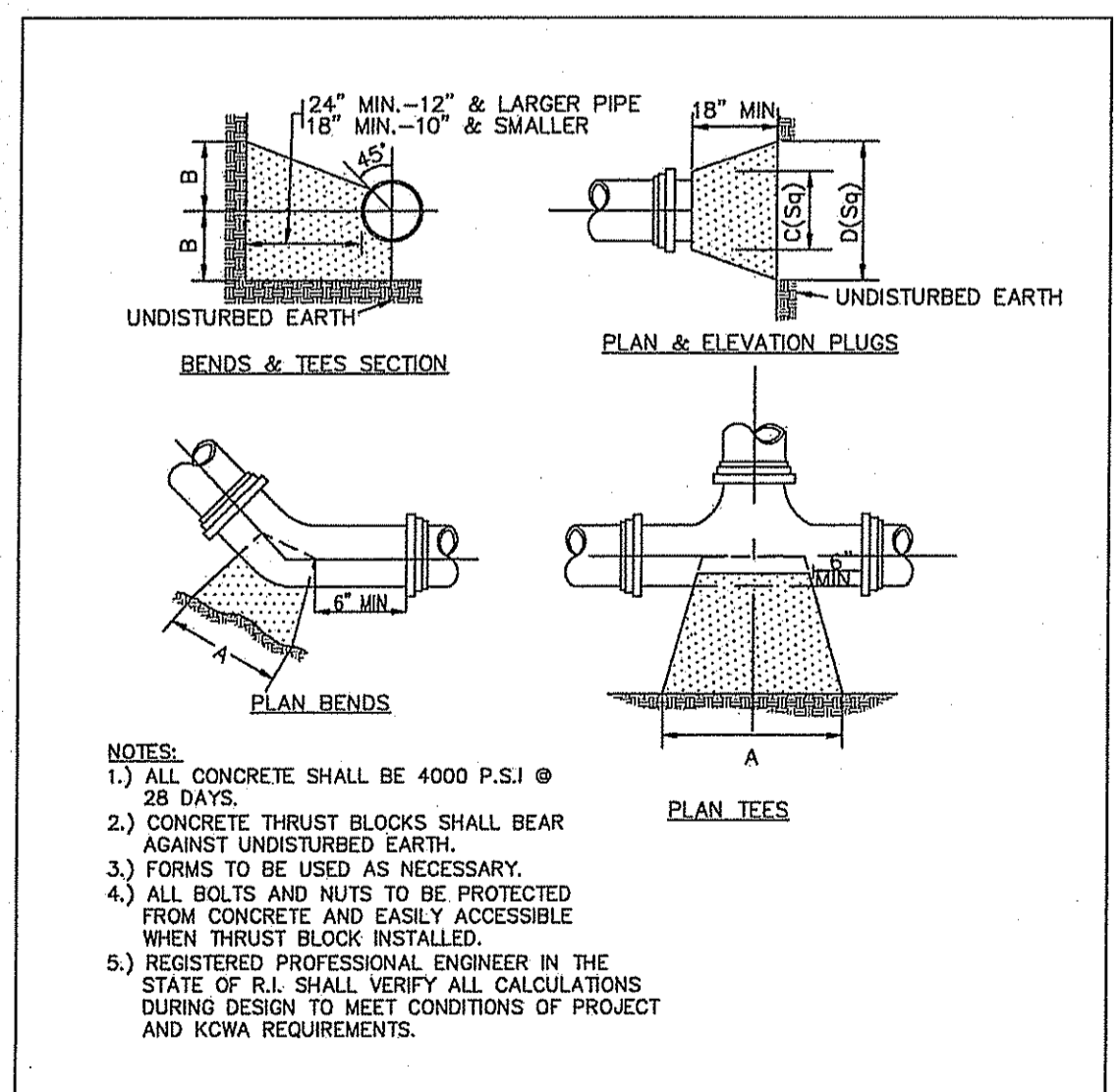
- NOTE:**
- 1.) KCWA COLOR SCHEME FOR HYDRANT.
 - 2.) INSTALLATION SHALL NOT OBSTRUCT SIDEWALK TO PEDESTRIAN OR PHYSICALLY IMPAIRED.
 - 3.) REMOVAL OF EXISTING HYDRANT MAY REQUIRE ADDITIONAL RESTRAINT DESIGNED BY A PROFESSIONAL ENGINEER.
- NOTE:** MECHANICAL JOINT PIPE W/ RESTRAINED JOINTS FOR BRANCHES OVER ONE LENGTH OF PIPE

KCWA
KENT COUNTY WATER AUTHORITY
HYDRANT
NOT TO SCALE
DATE: 09/2006



- TRANSITION COUPLING, DRESSER STYLE, TO BE USED ONLY WHEN EXISTING WATER MAIN IS OF DIFFERENT MATERIAL OTHER THAN DUCTILE IRON.
- SOLID SLEEVE TO BE RESTRAINED WITH APPROVED RESTRAINT FITTINGS
- ONLY TO BE USED WHEN CALCULATED FRICTION LOSS WILL NOT ADVERSELY EFFECT DISTRIBUTION PRESSURE AND FLOW
- ** MINIMUM DEPTH OF COVER SHALL BE 2'-0", THE WATER PIPE SHALL BE CLASS 54 AND INSULATED WITH 2" FOAMGLASS INSULATION W/ PITT WRAP OR EQUAL WHERE THE WATER PIPE HAS LESS THAN 6' OF COVER

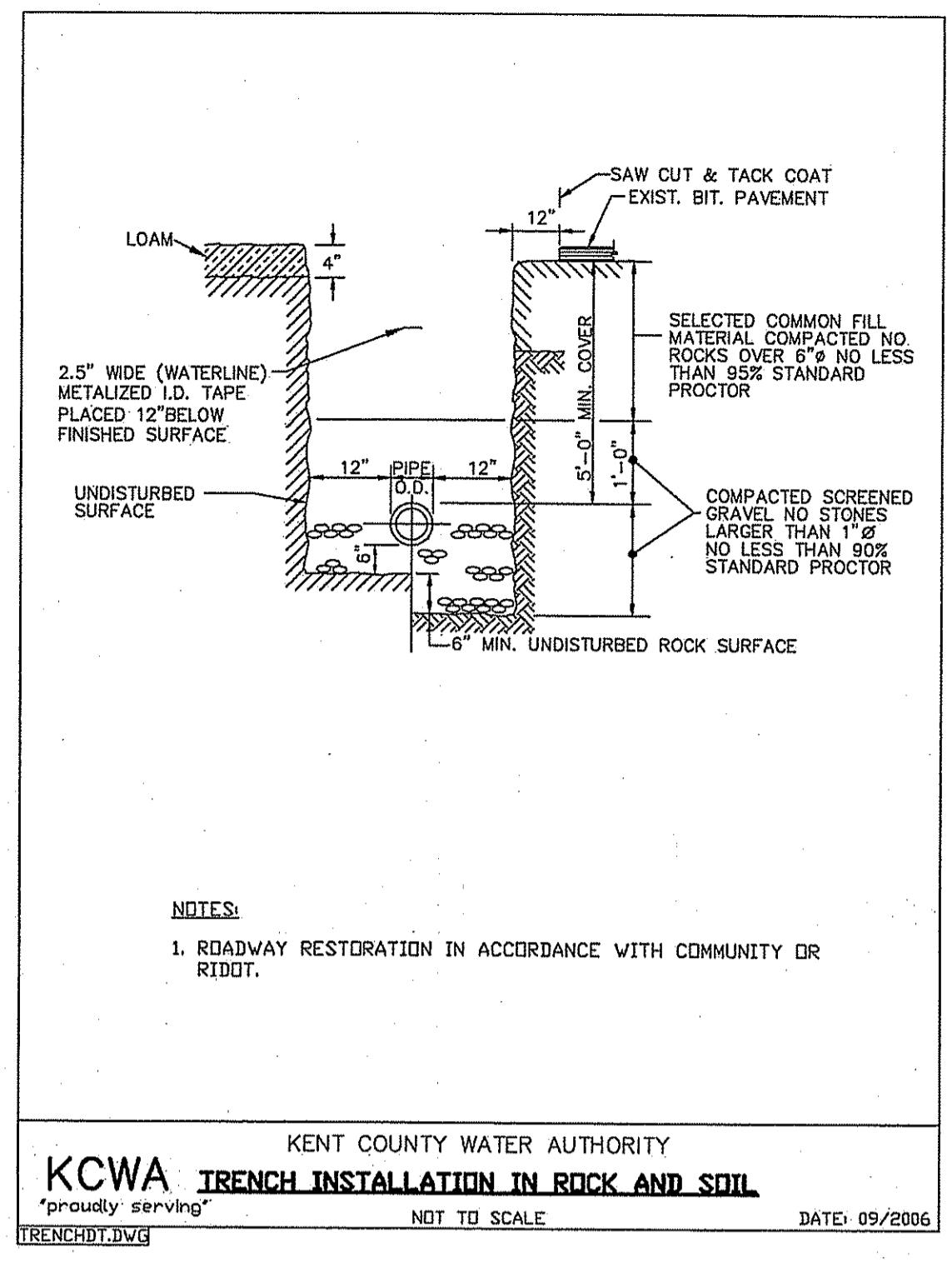
KCWA
KENT COUNTY WATER AUTHORITY
WATER MAIN HORIZONTAL OR VERTICAL RELOCATION
NOT TO SCALE
DATE: 09/2006



- NOTES:**
- 1.) ALL CONCRETE SHALL BE 4000 P.S.I @ 28 DAYS.
 - 2.) CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
 - 3.) FORMS TO BE USED AS NECESSARY.
 - 4.) ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED.
 - 5.) REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RI SHALL VERIFY ALL CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT AND KCWA REQUIREMENTS.

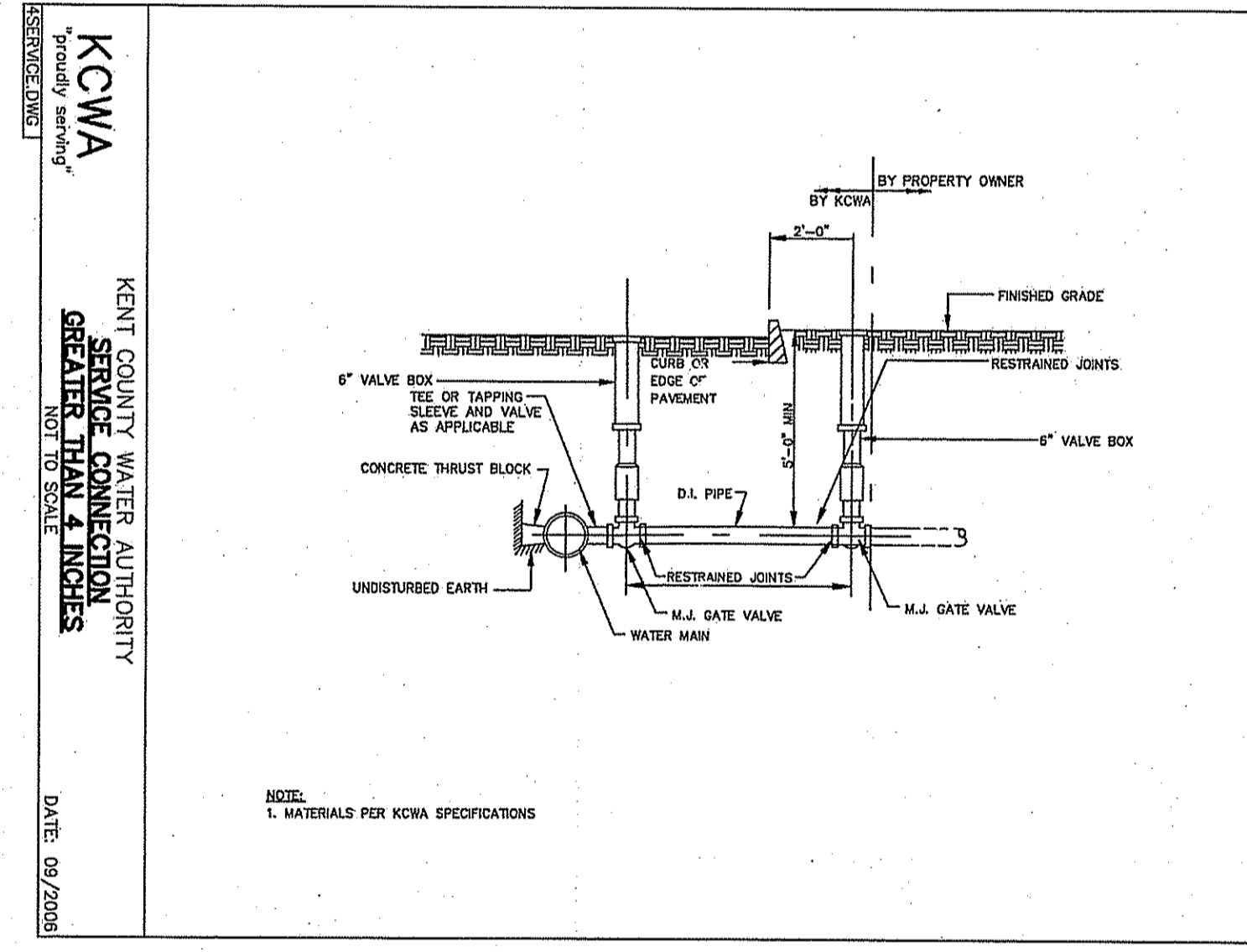
SIZE	TEES	PLUGS	90° BEND	45° BEND	22½° BEND	1/8" BEND
	A B C D	A B	A B	A B	A B	A B
6"	20" 10" 10" 21"	22" 12"	18" 9"	13" 7"	9" 6"	6"
8"	26" 13" 12" 26"	32" 16"	24" 12"	17" 9"	12" 6"	6"
10"	34" 17" 14" 34"	40" 20"	30" 15"	22" 11"	15" 6"	6"
12"	41" 20" 18" 41"	48" 24"	36" 18"	25" 13"	18" 6"	6"
16"	54" 27" 20" 54"	64" 32"	47" 23"	34" 17"	24" 12"	6"

KCWA
KENT COUNTY WATER AUTHORITY
THRUST BLOCK
NOT TO SCALE
DATE: 09/2006



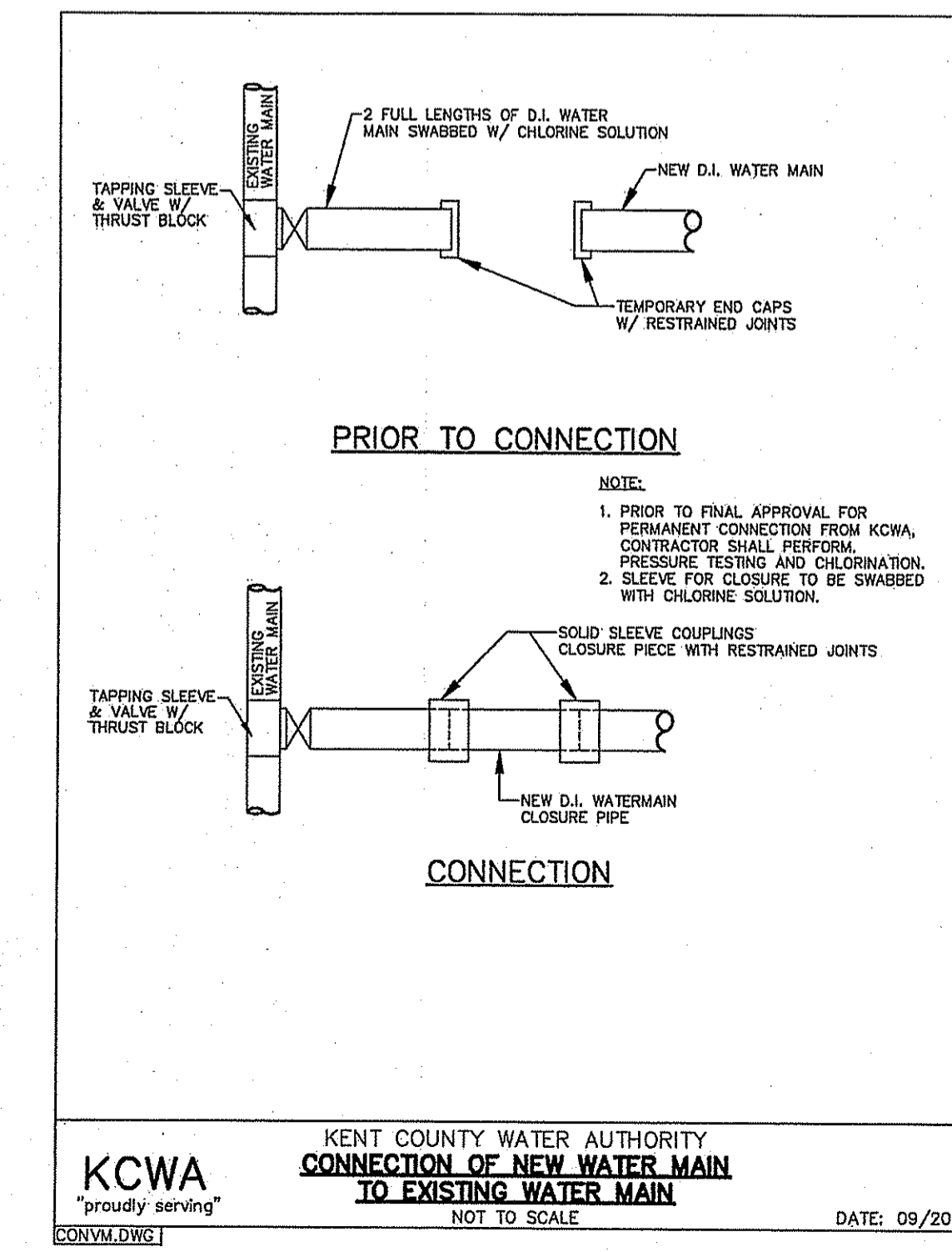
- NOTES:**
1. ROADWAY RESTORATION IN ACCORDANCE WITH COMMUNITY DR RIDGT.

KCWA
KENT COUNTY WATER AUTHORITY
TRENCH INSTALLATION IN ROCK AND SOIL
NOT TO SCALE
DATE: 09/2006



NOTE:
1. MATERIALS PER KCWA SPECIFICATIONS

KCWA
KENT COUNTY WATER AUTHORITY
SERVICE CONNECTION GREATER THAN 4 INCHES
NOT TO SCALE
DATE: 09/2006



- NOTE:**
1. PRIOR TO FINAL APPROVAL FOR PERMANENT CONNECTION FROM KCWA, CONTRACTOR SHALL PERFORM PRESSURE TESTING AND CHLORINATION.
 2. SLEEVE FOR CLOSURE TO BE SWABBED WITH CHLORINE SOLUTION.

KCWA
KENT COUNTY WATER AUTHORITY
CONNECTION OF NEW WATER MAIN TO EXISTING WATER MAIN
NOT TO SCALE
DATE: 09/2006

WATER NOTES:

1. THE KENT COUNTY WATER AUTHORITY REQUIREMENTS FOR SERVICE AND MAIN INSTALLATION ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
2. ALL DISTRIBUTION SYSTEM PIPING SHALL BE CLASS 52 DUCTILE IRON, DOUBLE CEMENT MORTAR LINES, PUSH ON STYLE JOINTS EXCEPT AS REQUIRED BY THE KENT COUNTY WATER AUTHORITY. PIPE SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C151/A21.51. JOINTS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11.
3. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CLASS 350 CEMENT MORTAR LINED COMPACT STYLE AMERICAN MANUFACTURED ONLY. FITTINGS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C153/A21.53. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11.
4. COATINGS USED FOR BOTH PIPES AND FITTINGS SHALL BE APPROVED FOR WATER SERVICE BY THE AMERICAN WATER WORKS ASSOCIATION AND THE ENVIRONMENTAL PROTECTION AGENCY. COATINGS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C104/A21.4.
5. ANY INSTALLATION, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, KENT COUNTY WATER AUTHORITY RECOMMENDATIONS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
6. CONSTRUCTION SHALL INCLUDE ALL PIPE, JOINTS, BENDS, TEES, FITTINGS, THRUST BLOCKS, GATE VALVES, GATE BOXES, SERVICE CONNECTIONS AND ALL MISCELLANEOUS ITEMS REQUIRED TO CONSTRUCT THE PROPOSED SYSTEM.
7. CONCRETE THRUST, ANCHOR OR BEARING BLOCKS SHALL BE INSTALLED IN LOCATIONS INDICATED AND AT ALL BENDS, FITTINGS, PLUGS, ETC. WHEN A THRUST BLOCK CANNOT BE PLACED AGAINST UNDISTURBED EARTH, A REACTION BLOCK SUBSTITUTE SHALL BE DESIGNED AND SUBMITTED TO THE ENGINEER FOR APPROVAL.
8. LEAKAGE TESTS AND THE CHLORINATION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE TO AMERICAN WATER WORKS ASSOCIATION (AWWA) RECOMMENDATIONS, KENT COUNTY WATER AUTHORITY REQUIREMENTS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH SAID TESTING.
9. ALL GATE VALVES, FITTINGS, PIPE, JOINTS, ETC., SHALL BE DESIGNED FOR A CONSTANT WORKING PRESSURE OF NO LESS THAN 150 PSI.
10. WATER PIPE SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER PIPE AND AT A DEPTH OF COVER EQUAL TO 5'-0" TO CROWN OF PIPE.
11. ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS, SUCH AS GATE VALVE, PIPE, THRUST BLOCKS, FITTINGS, AIR RELEASE ASSEMBLIES, CASTINGS, ETC., SHALL BE SUBMITTED TO THE KENT COUNTY WATER AUTHORITY AND ENGINEER APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
12. BEDDING FOR WATER UTILITY SHALL BE TYPE 5 KCWA BEDDING.
13. THE CONTRACTOR SHALL NOTIFY THE KENT COUNTY WATER AUTHORITY FIVE (5) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK ASSOCIATED WITH THE WATER DISTRIBUTION SYSTEM.
14. WASTE CHLORINATION WATER USED TO DISINFECT THE POTABLE WATER SYSTEM SHALL BE DE-CHLORINATED PRIOR TO BEING DISCHARGED OVER LAND, AWAY FROM FRESHWATER WETLANDS PROGRAM AS SPECIFIED IN THE LETTER OF APPROVAL MAR 19 2007 FILE # 06-0527. NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL. APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
15. CONTRACTOR MUST SUPPLY THE 2-INCH METER AND BACKFLOW PREVENTOR TO SUPPORT THE JUMPER ASSEMBLY NECESSARY FOR DISINFECTION AND PRESSURE TESTING.
16. WATER LINE SHALL BE SEALED AT THE END OF EVERY WORK DAY WITH A SUITABLE CAP OR PLUG CONFIGURATION TO PREVENT DIRT AND/OR GROUNDWATER FROM ENTERING THE MAIN.
17. DEVELOPER SHALL COLLECT AND DOCUMENT ALL AS-BUILT INFORMATION REQUIRED TO COMPLY WITH SECTION 3.13 OF THE KENT COUNTY WATER AUTHORITY REGULATIONS.
18. WATER SERVICE SHALL NOT BE ACTIVATED UNTIL A COMPLETE SET OF AS-BUILT PLANS FOR THE PROPOSED WORK MEETING THE REQUIREMENTS OF KENT COUNTY WATER AUTHORITY HAVE BEEN SUBMITTED AND APPROVED PER SECTION 3.13 OF THE KENT COUNTY WATER AUTHORITY REGULATIONS.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
MAR 19 2007 FILE # 06-0527
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Charles A. Hubert

MAR 8 2007

REVISION
NO. DATE BY
1 10/14/06 KCWA DETAILS

JOHN P. CATO
PROFESSIONAL ENGINEER

CIVIL ENGINEERS
55 SHARPE DRIVE
CRANSTON, RHODE ISLAND 02910-4402
401-946-0300
FAX: 401-944-6009

LAND PLANNERS

PROJECT NO: 3021457
DATE: SEPTEMBER 2006
SCALE: AS SHOWN
DESIGNED BY: J.C.H.
DRAWN BY: C.M.W.
CHECKED BY: J.P.C.

DETAILS-2
MEDICAL OFFICE BUILDING
ASSESSOR'S PLAT 181, LOTS 68, and 116
STREET NAME
EAST GREENWICH
RHODE ISLAND
PREPARED FOR
SCHB, LLC.

DRAWING NUMBER
10
SHEET 10 OF 10