

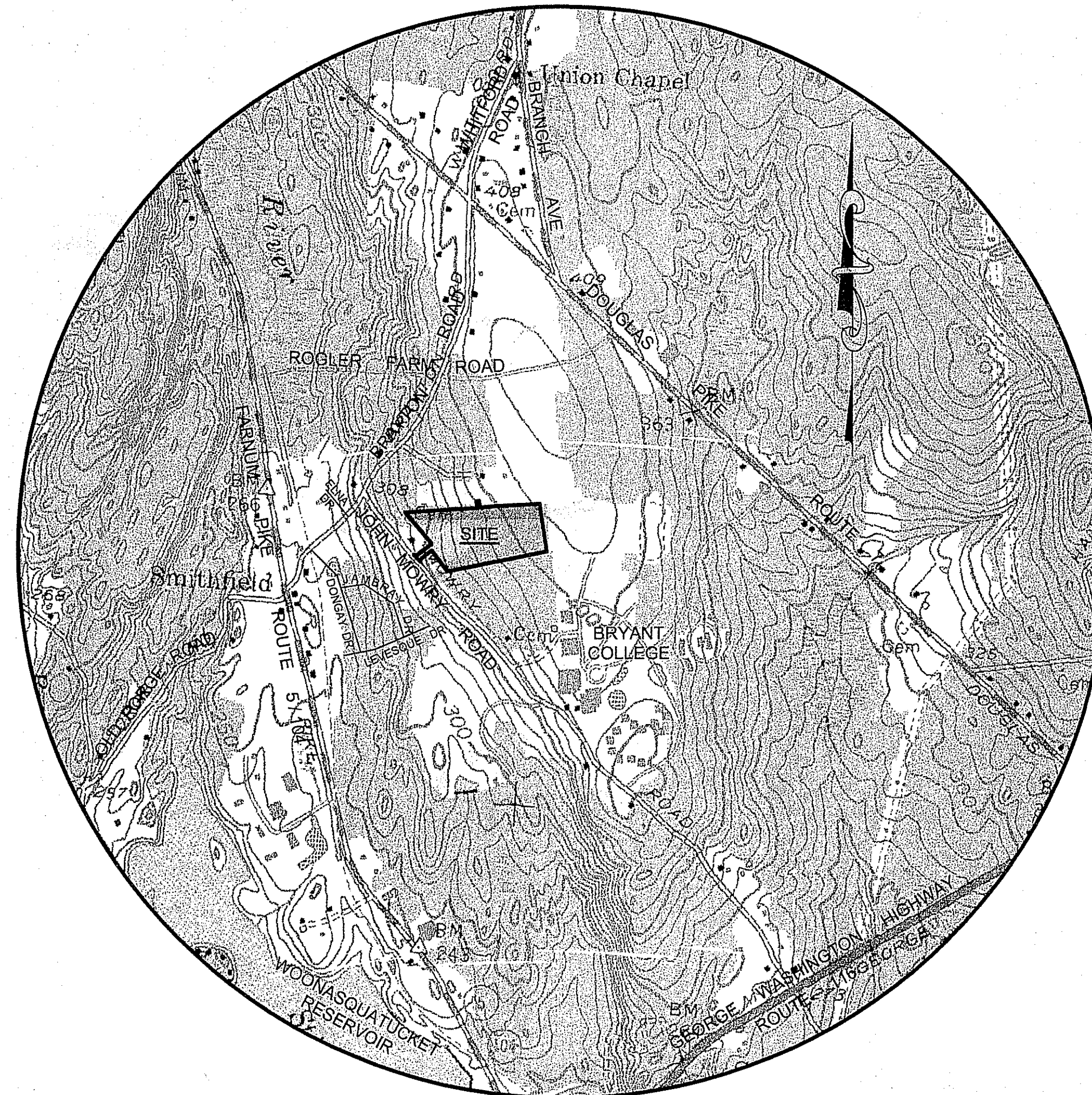
OCTOBER 5, 2005

COLLEGE ESTATES

A Preliminary Plan
In The Town Of
Smithfield, Rhode Island

FOR REVIEW ONLY

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SCALE: 1" = 1000'

PREPARED BY:

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS

8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
TEL 508-266-2066
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PLANNER

ADAM D. GAUDETTE, A.I.C.P.

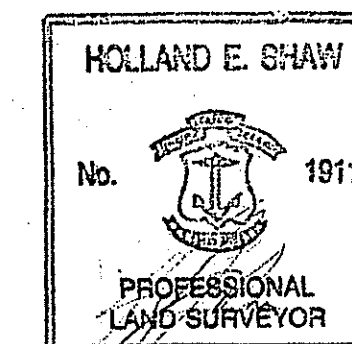
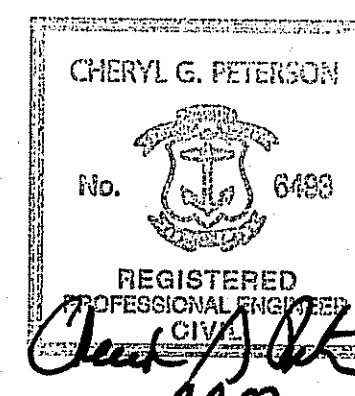
ENGINEER

SURVEYOR

CHERYL G. PETERSON, P.E. HOLLAND E. SHAW P.L.S.

DESIGNER

ERIC WILHELMSSEN, P.E.



OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE: MAY 10 2007 FILE # 07-0648
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Martin D. Wencel

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	3/27/07	ADDED STREET LIGHTS	ESW
8	3/12/07	REVISED PER DEM COMMENTS	ESW
7	01/26/07	GENERAL REVISIONS	TAB
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3	4/27/06	PER TOWN ENGINEER	ESW
2	2/22/06	PER PARE ENG. COMMENTS	ESW
1	01/20/06	PER TOWN ENGINEER	ESW

RECEIVED
APR 6 2007

ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES

LEGEND

SYMBOL:	DESCRIPTION:	ABBREVIATION:	DESCRIPTION:
⊙	CATV MANHOLE	T.	TOP
⊕	DRAIN MANHOLE	B.	BOTTOM
⊖	ELECTRIC MANHOLE	W/	WITH
MH	MANHOLE	REQ'D	REQUIRED
⊙	SEWER MANHOLE	TC	TOP OF CURB
⊕	TELEPHONE MANHOLE	BC	BOTTOM OF CURB
⊖	WATER MANHOLE-SQUARE	BIT.	BITUMINOUS
⊖	CATCH BASIN-ROUND	CONC.	CONCRETE
□	CATCH BASIN	CC	CONCRETE CURB
□	DOUBLE CATCH BASIN	SGC	SLOPED GRANITE CURB
⊕	GAS SHUT OFF	VGC	VERTICAL GRANITE CURB
⊕	WATER SHUT OFF	CCB	CAPE COD BERM
•	BOLLARD	CLF	CHAIN LINK FENCE
⊕	HYDRANT	WF	WOOD FENCE
⊕	SIGN	TYP	TYPICAL
⊕	GUY POLE	EOP	EDGE OF PAVEMENT
⊕	UTILITY POLE	FND.	FOUND
MAIL	MAIL BOX	REC.	RECORD
□	BOUND	N/F	NOW OR FORMERLY
⊙	DRILL HOLE	X 123.4	SPOT ELEVATION
⊙	IRON PIN	W/O	WALK OUT
△	TRAVERSE CONTROL POINT	C.O.=12.3	CLEANOUT ELEVATION
⊕	OBSERVATION WELL	R=12.34	RIM ELEVATION
PT	PERC TEST	I=12.3	INVERT ELEVATION
⊕	TEST PIT	B=12.3	BOTTOM ELEVATION
⊕	SHRUB	N.V.P.	NO VISIBLE PIPES
⊕	TREE	T.O.W.	TOP OF WATER
⊕	HANDICAP RAMP	T.O.D.	TOP OF DEBRIS
		F.O.D.	FULL OF DEBRIS
		ENT.	ENTRANCE
		TS	TOP OF SLOPE
		BS	BOTTOM OF SLOPE
		FA	FIRE ALARM
		HW	HEADWALL
		OCS	OUTLET CONTROL STRUCTURE
		ICV	IRRIGATION CONTROL VALVE
		PIV	POST INDICATOR VALVE
		B.B.V.W.	BOUNDARY OF BORDERING VEGETATED WETLANDS
		GTD	GRADE TO DRAIN
		LA	LANDSCAPE AREA
		HP	HIGH POINT
		WQU	WATER QUALITY UNIT
		TD	TRENCH DRAIN
		x WF# 0-1	WETLAND FLAG
		BSF	BOTTOMLESS SAND FILTER
		TOC	TOP OF CONCRETE
		TOF	TOP OF FOUNDATION
		BFE	BASEMENT FLOOR ELEVATION
		AD	AREA DRAIN
		R&D	REMOVE & DEMOLISH

GENERAL NOTES

1. THE LOCATION OF SUSPECTED EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. ANY UNDERGROUND UTILITY LOCATIONS, IF INDICATED HEREIN, HAVE BEEN DETERMINED FROM THE FIELD LOCATION OF MANHOLES, GATES, AND/OR OTHER SURFACE STRUCTURES, BY PHYSICAL INSPECTION, AND/OR FROM AVAILABLE PLANS OF RECORD. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF EXISTING UNDERGROUND PIPES, CONDUITS, TANKS AND STRUCTURES. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.
2. SHOULD CONFLICTS OCCUR WITH EXISTING UTILITIES, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE DESIGN ENGINEER FOR FIELD CHANGES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE PLANS TO THE DESIGN ENGINEER. ALSO REPORT ANY CONDITION UNCOVERED IN THE WORK WHICH IS NOT REFLECTED WITHIN THE PLANS.
4. ALL DIMENSIONS ARE TO FACE OF BUILDINGS, CURBS, WALLS, FENCES AND GUARDRAILS OR TO CENTER OF PAINT MARKINGS UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF SMITHFIELD D.P.W. SPECIFICATIONS.
6. ALL DRAIN PIPE TO BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE SPECIFIED ON PLANS.
7. THE ENTIRE AREA WITHIN THE LIMIT OF WORK, AS SHOWN ON THE SEDIMENTATION AND SOIL EROSION PLAN, SHALL BE CLEANED OF ALL BRUSH, TREE ROOTS, STUMPS, BOULDERS, AND OTHER OBJECTIONABLE MATTER AS NECESSARY FOR CONSTRUCTION EARTHWORK. NO STUMPS, BRUSH OR BOULDERS SHALL BE BURIED ON SITE. WHERE GOOD TOP SOIL IS FOUND WITHIN WORK AREAS IT SHALL BE REMOVED AND STOCKPILED WITHIN THE SITE FOR FUTURE USE. THE ENTIRE AREA BENEATH THE WORK AREA SHALL HAVE LOAM, PEAT, AND OTHER UNSUITABLE MATERIAL REMOVED TO HARD BOTTOM.
8. STREET SIGNS SHALL BE IN CONFORMANCE WITH THE TOWN OF SMITHFIELD DEPARTMENT OF PUBLIC WORKS APPLICABLE STANDARDS.
9. ALL CATCH BASINS TO HAVE THREE (3) FOOT SUMPS.
10. HANDICAPPED RAMPS TO BE PLACED ACCORDING TO A.D.A. STANDARDS.
11. ALL EASEMENTS TO BE GRADED TO ALLOW ACCESS FOR VEHICLES AND ALL STRUCTURES WITHIN THE EASEMENT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE.
12. MANHOLE COVERS SHALL BE MARKED DRAIN AS APPLICABLE.
13. TACK COAT IS REQUIRED BETWEEN PAVEMENT COURSES.
14. TOP SOIL IS TO BE REMOVED FROM ALL AREAS OF CUT AND FILL AND SHALL BE STOCKPILED WITHIN THE PROJECT LIMITS FOR REUSE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED OR LANDSCAPED ARE TO BE RESTORED WITH A MINIMUM OF 4" OF TOP SOIL AND SEED. NO MATERIAL IS TO BE STOCKPILED IN ANY FRESHWATER WETLAND OR WITHIN BUFFER.
15. ROADWAY SUBDRAINS SHALL BE INSTALLED BENEATH THE EDGE OF PAVEMENT AS SHOWN ON THE PLANS.
16. ALL EROSION/SEDIMENTATION CONTROLS ARE TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
17. ALL SPOT ELEVATIONS AT CURB LINES INDICATE BOTTOM OF CURB ELEVATIONS.
18. DETENTION POND DISCHARGE PIPES SHALL HAVE ANTI-SEEP COLLARS.
19. BERMS AROUND DETENTION PONDS SHALL HAVE A CLAY KEY TO PREVENT SEEPAGE.
20. ALL RETAINING WALLS WITH GREATER THAN A THREE FOOT REVEAL SHALL BE DESIGNED, INSPECTED, CERTIFIED TO THE CONSTRUCTION, AND CERTIFIED TO THE INTEGRITY BY A REGISTERED STRUCTURAL ENGINEER.
21. UTILITIES THAT ARE PROPOSED TO BE INSTALLED IN FILL SECTIONS SHALL BE INSTALLED ACCORDINGLY:
 - A. FILL AREA SHALL BE FILLED TO SUBGRADE ELEVATION WITH COMMON FILL COMPACTED TO 95% DENSITY, IN 12" LIFTS WITH A VIBRATORY ROLLER.
 - B. THE UTILITY TRENCH SHALL THEN BE EXCAVATED ACCORDING TO THE TYPICAL TRENCH SECTION DETAIL.
22. RIP-RAP, WHERE CALLED FOR ON THE PLANS, SHALL MEET THE REQUIREMENTS OF SECTION 920 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" 2004 EDITION.
23. ELECTRIC, TELEPHONE, CABLE AND GAS LINES TO BE INSTALLED IN ACCORDANCE WITH REGULATIONS OF EACH RESPECTIVE UTILITY COMPANY.
24. THE ELEVATION DATUM ON THESE PLANS IS TAKEN FROM A PLAN TITLED, PRELIMINARY COLLEGE ESTATES, SMITHFIELD, RHODE ISLAND, A.P.49 LOT 121, PREPARED FOR LUCIEN BENOIT ST AL, SOIL EROSION PLAN I.S.D.S. SHEET 2 OF 4 DATED MARCH 1988, LATEST REVISION DATE, 2/28/91. CONVERSION TO NAVD88 DATUM REQUIRES THE ADDITION OF 0.41 FEET TO ALL ELEVATIONS SHOWN.

DETENTION POND MAINTENANCE

1. A POND DETENTION SYSTEM IS USED TO CONTROL RUNOFF FOR A PORTION OF THE SITE FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS.
2. A PERMANENT COVER SHALL BE ESTABLISHED IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. SEEDING SHALL EXTEND AT A MINIMUM TO THE TOP WIDTH OF THE POND AND INCLUDE ALL OTHER DISTURBED AREAS DURING CONSTRUCTION ACTIVITIES. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMITS OF DISTURBANCE PER PLAN.
3. VIGOROUS VEGETATION SHALL BE MAINTAINED WITHIN THE POND BY APPLYING LIME AND FERTILIZED. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEEDED BY THE CONTRACTOR UNTIL ACCEPTED BY THE TOWN.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE DETENTION POND DURING CONSTRUCTION AND UP TO ONE YEAR AFTER ACCEPTANCE BY THE TOWN. MAINTENANCE SHALL INCLUDE RESEEDING ANY UNDEVELOPED AREAS AFTER A FULL GROWING SEASON AT NO ADDITIONAL COST. REMOVAL OF ALL ACCUMULATED SILT/SEDIMENT IN THE POND, AND MAINTAINING A GRASS HEIGHT BETWEEN 2"-10". REMOVAL OF THE SILT/SEDIMENT IS TO BE ACCOMPLISHED USING WHEELBARROWS AND SHOVELS.
5. LONG-TERM MAINTENANCE OF THE POND IS THE RESPONSIBILITY OF THE TOWN. MAINTENANCE SHALL BE PERFORMED ON A MINIMUM YEARLY BASIS. MAINTENANCE SHALL INCLUDE MOWING OF THE POND ONCE PER GROWING SEASON (PREFERABLE AFTER AUGUST 15TH) OR MAINTAIN A GRASS HEIGHT OF 2"-10", WHICHEVER COMES FIRST; REMOVING ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE POND USING SHOVELS AND WHEELBARROWS (AT A MAXIMUM INTERVAL OF 10 YEARS).
6. CHECK POND CULVERTS FOR CLOGGING AND REMOVE ALL DEBRIS. FLUSH PIPES IF NECESSARY.
7. REMOVAL ALL DEBRIS AND SEDIMENT FROM CONTRIBUTING CATCH BASINS ANNUALLY.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED OR PROTECTED.
3. PLANTABLE SOIL 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'S STANDARD SPECIFICATIONS AS AMENDED.
4. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	LBS/ACRES
CREeping RED FESCUE	75
KENTUCKY BLUE GRASS	15
COLONIAL BENT GRASS	5
PERENNIAL RUE GRASS	5
5. EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. LIME AND FERTILIZER AS REQUIRED BY SOIL TESTING TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING WITH APPROPRIATE INOCULUM FOR EACH VARIETY. THE RECOMMENDED SEEDING DATES ARE APRIL 1ST THROUGH JUNE 15TH AND AUGUST 15TH THROUGH SEPTEMBER 30TH.
6. TEMPORARY TREATMENTS SHALL CONSIST OF NORTH AMERICAN GREEN S150 EROSION CONTROL BLANKET OR EQUAL. THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
7. ALL TEMPORARY EROSION CONTROL PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
8. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE RHODE ISLAND STANDARD SPECIFICATION'S FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
9. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR ANY WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED OR STABILIZED.
10. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A PERIOD OF TWELVE (12) MONTHS AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
11. MAXIMUM GRADED SLOPE TO BE 2:1 UNLESS NOTED OTHERWISE ON THE PLANS. IF 2:1 SLOPES APPEAR UNSTABLE, FOLLOW THE INSTRUCTIONS FOR AN EROSION CONTROL MAT/BLANKET FOR STABILITY.
12. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE AS A GUIDE.

GENERAL CONSERVATION NOTES:

1. ALL EROSION/SEDIMENTATION CONTROLS TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. ALL DISTURBED AREAS ARE TO BE COVERED WITH TOPSOIL, REGRADED AND SEEDDED.
3. THERE SHALL BE NO WORK DONE WITHIN FRESHWATER WETLANDS/BUFFER PRIOR TO APPROVAL FROM THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
4. WHILE CONSTRUCTION OF THE ROAD IS BEING PERFORMED, DUST WILL BE KEPT TO A MINIMUM BY WATERING THE ROADWAY AS CONDITIONS REQUIRE.
5. HAYBALES SHALL BE PLACED AROUND ALL CATCH BASINS AND MANHOLES UNTIL ALL AREAS DRAINING TO THEM ARE PERMANENTLY STABILIZED.
6. SLOPES SHALL BE TEMPORARILY STABILIZED UNTIL VEGETATION IS ESTABLISHED USING WEED FREE STRAW OR BIONET (ORGANIC NET) EROSION CONTROL BLANKETING ON SLOPES GREATER THAN 3:1 OR IN FRESHWATER WETLAND JURISDICTION ON EXPOSED SOIL SLOPES TRIBUTARY TO WETLANDS.

SEQUENCE OF CONSTRUCTION:

1. DETENTION POND SHALL BE CONSTRUCTED, LOAMED AND SEEDDED. NO WATER SHALL EXIT THE DETENTION BASIN UNTIL GRASS HAS BEEN ESTABLISHED ON DISTURBED AREAS.
2. ALL DRAINAGE STRUCTURES INCLUDING CROSS CULVERTS, STORM WATER MANHOLES, CATCH BASINS, AND ALL OTHER UNDERGROUND UTILITIES SHALL BE CONSTRUCTED AND STABILIZED PRIOR TO ANY OTHER LOT DEVELOPMENT. IMMEDIATELY FOLLOWING STRUCTURE INSTALLATION, HAY BALES SHALL BE PLACED AROUND RIMS AND ALL DISTURBED AREAS SHALL BE HYDROSEEDDED, MULCHED OR COVERED WITH ENVIRONMENTAL MATTING AND CHECKED REGULARLY TO PREVENT EROSION FROM TAKING PLACE.

DETENTION POND CONSTRUCTION

1. UPON COMPLETION OF DETENTION POND, ALL INTERIOR AND EXTERIOR SIDE SLOPES SHALL BE STABILIZED WITH HYDROSEED CONTAINING CONSERVATION SEED MIXTURE.
2. DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE STORMWATER DETENTION POND WILL BE USED AS SEDIMENTATION AREA. TO ACCOMMODATE THIS DUAL USE, DURING CONSTRUCTION THE FOLLOWING MEASURES SHALL BE USED:
 - A. A SILT ELEVATION POLE SHALL BE DRIVEN VERTICALLY INTO THE POND BOTTOM SO THAT THE ELEVATION OF THE POND BOTTOM, MAXIMUM SILT LEVEL AND OUTLET ELEVATION CAN BE MARKED ON IT AND READ FROM THE POND PERIMETER.
 - B. A SILT FENCE BAFFLE SHALL BE INSTALLED ACROSS THE POND THAT SEGREGATES THE POND INLET FROM THE OUTLET TO PROMOTE THE SEDIMENTATION OF FINE PARTICULATE MATTER.
 - C. OUTLET TEES SHALL BE INSTALLED ON THE POND INTERIOR SIDE OF THE OUTLET. TEES SHALL BE ORIENTED IN A VERTICAL ALIGNMENT.

3. SEDIMENT SHALL BE ALLOWED TO ACCUMULATE TO A DEPTH OF NO GREATER THAN ONE (1) FOOT OR TO AN ELEVATION OF ONE (1) FOOT LESS THAN THE ELEVATION OF THE LOWEST OUTLET. THIS MAXIMUM DEPTH SHALL BE RECORDED ON THE POND ELEVATION POLE, AND WHEN EXCEEDED, THE POND SHALL BE EMPTIED.

HAYBALES AND SILT FENCE

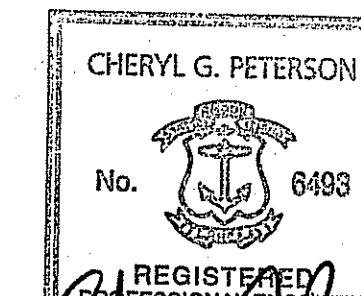
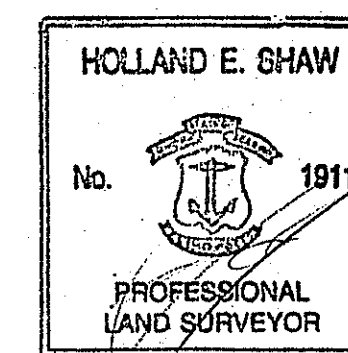
1. SEDIMENT SHALL BE ALLOWED TO ACCUMULATE ADJACENT TO THE UPHILL SIDE OF A HAY BALE AND SILT FENCE ROW TO A DEPTH NO GREATER THAN SIX (6) INCHES.
2. DEGRADED HAYBALES, FALLEN SILT FENCE, OR OTHER DEFECTS IN ANY HAY BALE AND SILT FENCE ROW SHALL BE FIXED IMMEDIATELY UPON DISCOVERY.

CATCH BASINS AND DRAINAGE INLETS

1. ALL CATCH BASINS AND DRAINAGE INLETS SHALL BE PROTECTED BY HAY BALE SILT DAMS UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED IN ALL AREAS TRIBUTARY TO THE STRUCTURE.
2. SILT SACKS SHALL BE INSTALLED IN ALL CATCH BASINS AND MAINTAINED UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED IN ALL AREAS TRIBUTARY TO THE STRUCTURE.
3. SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN THE SUMPS OF CATCH BASINS TO A DEPTH NO GREATER THAN SIX (6) INCHES
4. CATCH BASINS SHALL BE BACKFILLED WITH SCREENED 2" OR LESS MATERIAL AND COMPACTED IN 12" LIFTS.
5. CATCH BASINS AND MANHOLE FRAMES SHALL BE SET AT BINDER GRADE AND RAISED JUST PRIOR TO FINAL TOP COURSE.

SOIL AND EROSION CONTROL APPROVAL

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 10 2007 FILE # 07-6048
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ASSESSORS INFORMATION:

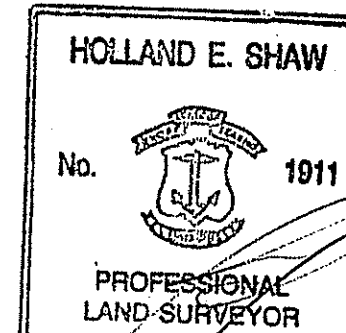
ASSESSORS PLAT 49 LOT 121
AREA:
14.39± ACRES
ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
AVERAGE AREA: 40,000 S.F.
(40% CAN BE LESS THAN AVERAGE)

OPEN SPACE REQUIREMENTS
REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
PROVIDED: 36.3%± (5.22± ACRES)

SETBACK REQUIREMENTS

FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 75'

"I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."



HOLLAND E. SHAW, PLS NO. 1911

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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2	2/22/06	PER PARE ENG. COMMENTS	ESW
1	01/20/06	PER TOWN ENGINEER	ESW

COLLEGE ESTATES
A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island
For
Lucien Benoit
28 Ridge Hill Road
North Smithfield, RI 02896

DRAWN BY:	MJV	DATE:	OCTOBER 5, 2005
CHECKED BY:	CGP	DRAWING #:	RI 2003-116 LEG.dwg
JOB NO:	RI 2003-116.1	SHEET:	LEG1 OF 1

DATE OF MASTER PLAN APPROVAL:
APRIL 22, 2004

SECTION NUMBER OF SUBDIVISION PROJECT:
SECTION III, ARTICLE G

ASSESSORS INFORMATION:
ASSESSORS PLAN 49 LOT 121

EXISTING AREA DATA:
626,964± SF. / 14.39± ACRES

PROPOSED LOT AREAS:
LOT 1: 84,420± S.F. / 1.94± Ac.
LOT 2: 44,137± S.F. / 1.01± Ac.
LOT 3: 54,306± S.F. / 1.25± Ac.
LOT 4: 60,514± S.F. / 1.39± Ac.
LOT 5: 40,002± S.F. / 0.92± Ac.
LOT 6: 40,002± S.F. / 0.92± Ac.
LOT 7: 40,001± S.F. / 0.92± Ac.
TOTAL LOT AREA: 363,382± S.F. / 8.34± Ac.

TOTAL AREA OF STREETS AND EASEMENTS:
AREA OF PROPOSED ROAD: 36,074± S.F. / 0.83± Ac.
AREA OF DRAINAGE EASEMENTS: 55,969± S.F. / 1.28± Ac.
AREA OF GRADING EASEMENTS: 3,856± S.F. / 0.09± Ac.
AREA OF LANDSCAPING EASEMENT: 2,029± / 0.05± Ac.
TOTAL: 97,928± S.F. / 2.25± Ac.

TOTAL LENGTH OF ROAD:
LENGTH OF PROPOSED ROAD: 627.42'

ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
AVERAGE AREA: 40,000 S.F.
(40% CAN BE LESS THAN AVERAGE)

OPEN SPACE REQUIREMENTS
REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
PROVIDED: 36.3%± (227,508± S.F. / 5.22± ACRES)

SETBACK REQUIREMENTS
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 75'

OWNER OF RECORD
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APPLICANT
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LANDSCAPE ARCHITECTS

8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
TEL 508-266-2066
FAX 508-266-2067

ASSESSORS INFORMATION:
ASSESSORS PLAT 49 LOT 121

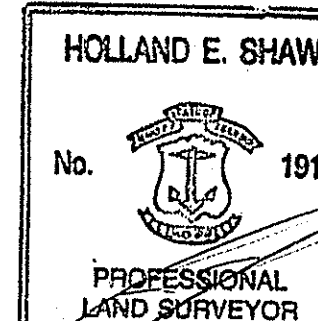
AREA:
14.39± ACRES

ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
AVERAGE AREA: 40,000 S.F.
(40% CAN BE LESS THAN AVERAGE)

OPEN SPACE REQUIREMENTS
REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
PROVIDED: 36.3%± (5.22± ACRES)

SETBACK REQUIREMENTS
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 75'

"I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."



HOLLAND E. SHAW, PLS NO. 1911

DATE: 4.5.07

NO.	DATE	DESCRIPTION	BY
9	3/27/07	ADDED STREET LIGHTS	ESW
8	3/12/07	REVISED PER DEM COMMENTS	ESW
7	01/26/07	GENERAL REVISIONS	TAB
6	11/01/06	ADJUSTED HOUSE LOT 5	ESW
5	7/24/06	PER RIDEM COMMENTS	ESW
4	6/21/06	PER RIDEM COMMENTS	ESW
3	4/27/06	PER TOWN ENGINEER	ESW
2	2/22/06	PER PARE ENG. COMMENTS	ESW
1	01/20/06	PER TOWN ENGINEER	ESW

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 10 2007 FILE # 01-0088
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

SHEET NO. 2

SHEET NO. 1

NOTES:
PROPOSED ROAD TO BE OFFERED TO THE TOWN OF SMITHFIELD FOR ACCEPTANCE.

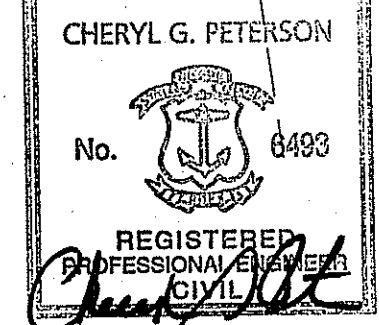
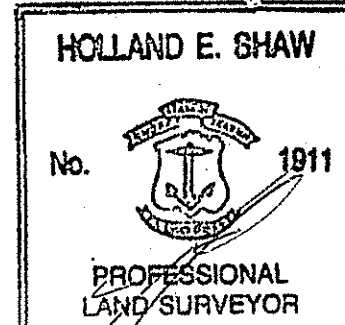
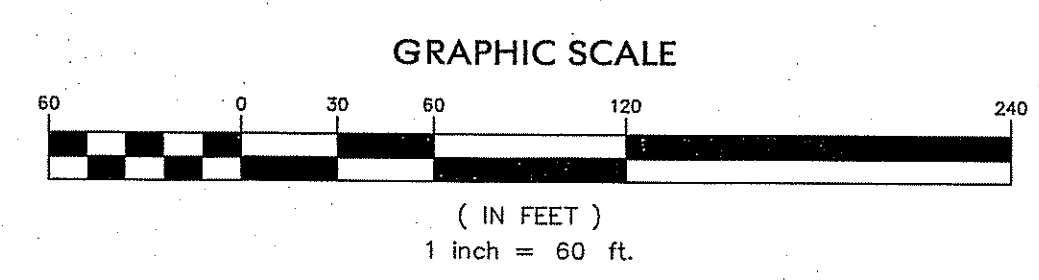
THE FLOOD INSURANCE RATE MAP 440025002B FOR THE TOWN OF SMITHFIELD, DATED MARCH 4, 1991 DOES NOT SHOW A ZONE A FLOOD ELEVATION OR FLOOD AREA FOR THIS PARCEL.

PLAT 49 / LOT 128E
N/F
MICHAEL CRAWFORD, ET UX
230 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 122A
N/F
MICHAEL J. DOOLEY, ET UX.
225 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 128D
N/F
GREGORY RUBANO, ET UX
224 JOHN MOWRY ROAD
ESMOND, RI 02917

PLAT 49 / LOT 122
N/F
SUZANNE ZIEGELMAYER, ET. AL.
217 JOHN MOWRY ROAD
SMITHFIELD, RI 02917



COLLEGE ESTATES
A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island

FOR REVIEW

Lucien Benoit 6 2007
28 Ridge Hill Road
North Smithfield, RI 02896

SCALE: 1" = 60'

DRAWN BY:	MJV	DATE:	OCTOBER 5, 2005
CHECKED BY:	CGP	DRAWING #:	RI 2003-116 ID.dwg
JOB NO.:	RI 2003-116.1	SHEET:	ID1 OF 1

SHEET INDEX AND DEVELOPMENT DATA PLAN SHEET 4 OF 21

SOIL AND EROSION CONTROL APPROVAL

HERITAGE DESIGN GROUP

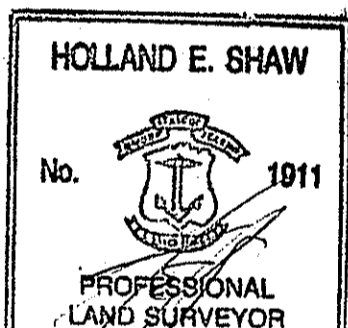
PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
8 COUNTRY WAY N. SMITHFIELD, RI 02896
ONE MAIN STREET WHITINSVILLE, MA 01586
TEL 508-266-2066
FAX 508-266-2067

ASSESSORS INFORMATION:
ASSESSORS PLAT 49 LOT 121
AREA:
14.39± ACRES
ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
AVERAGE AREA: 40,000 S.F.
(40% CAN BE LESS THAN AVERAGE)

OPEN SPACE REQUIREMENTS
REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
PROVIDED: 36.3%± (5.22± ACRES)

SETBACK REQUIREMENTS
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 75'

"I CERTIFY THAT THE INFORMATION SHOWN HERON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."



HOLLAND E. SHAW, PLS NO. 1911

DATE: 4.5.07 RECEIVED APR 6 2007

NO.	DATE	DESCRIPTION	BY
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8	3/12/07	REVISED PER DEM COMMENTS	ESW
7	01/26/07	GENERAL REVISIONS	TAB
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3	4/27/06	PER TOWN ENGINEER	ESW
2	2/22/06	PER PARE ENG. COMMENTS	ESW
1	01/20/06	PER TOWN ENGINEER	ESW

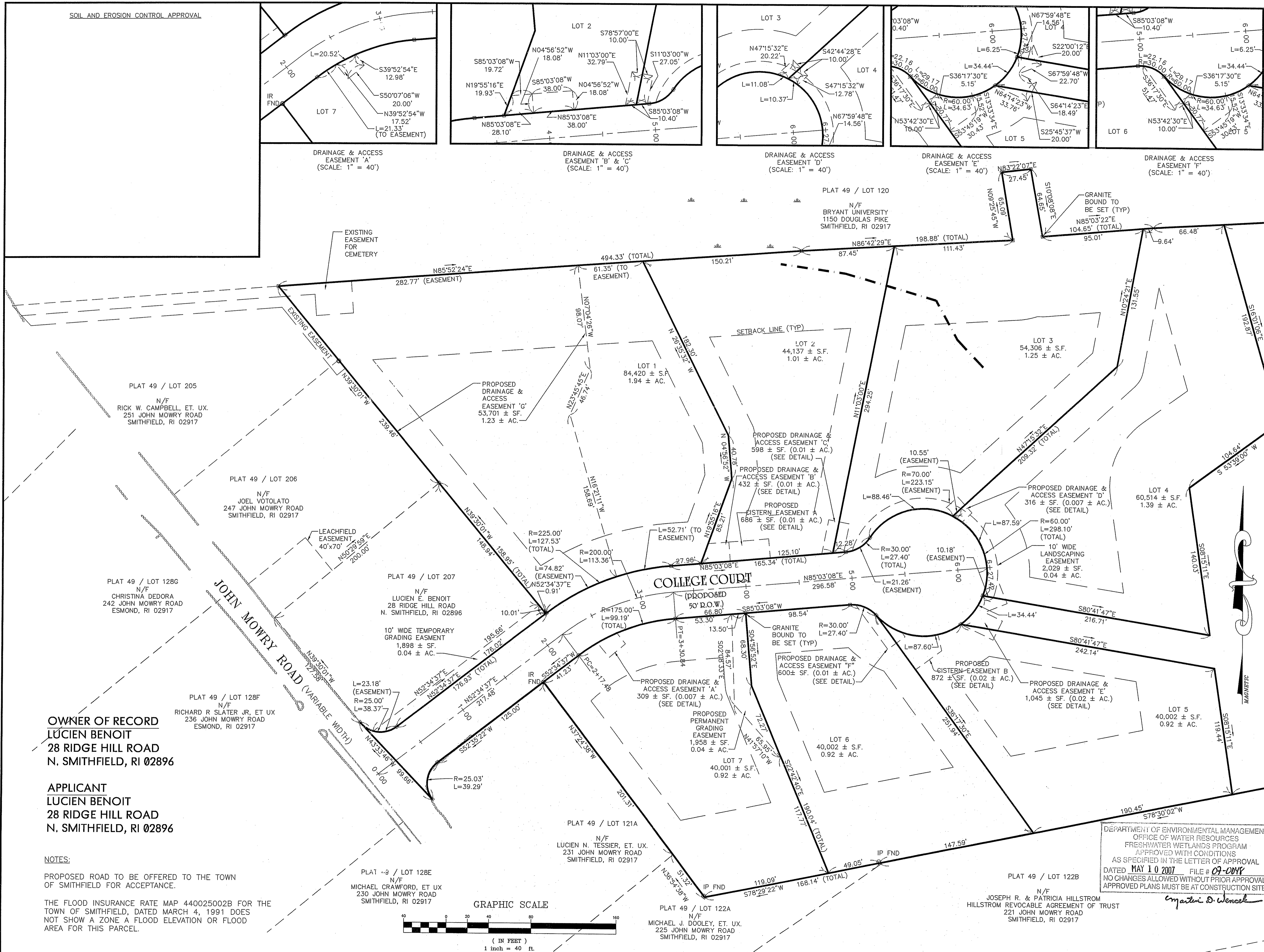
COLLEGE ESTATES

A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island

For
Lucien Benoit
28 Ridge Hill Road
North Smithfield, RI 02896
SCALE: 1" = 40'

DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 PS.dwg
JOB NO: RI 2003-116.1 SHEET: PS1 OF 2

PRELIMINARY SUBDIVISION PLAN
SHEET 5 OF 21

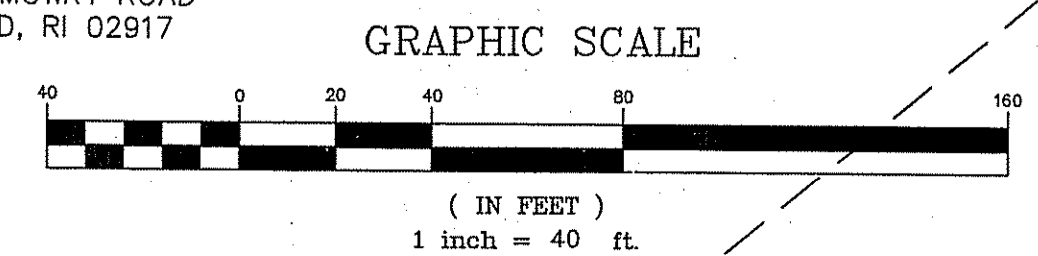


OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

NOTES:
PROPOSED ROAD TO BE OFFERED TO THE TOWN OF SMITHFIELD FOR ACCEPTANCE.

THE FLOOD INSURANCE RATE MAP 440025002B FOR THE TOWN OF SMITHFIELD, DATED MARCH 4, 1991 DOES NOT SHOW A ZONE A FLOOD ELEVATION OR FLOOD AREA FOR THIS PARCEL.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 10 2007 FILE # 07-2048
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

PLAT 49 / LOT 120
N/F
BRYANT UNIVERSITY
1150 DOUGLAS PIKE
SMITHFIELD, RI 02917

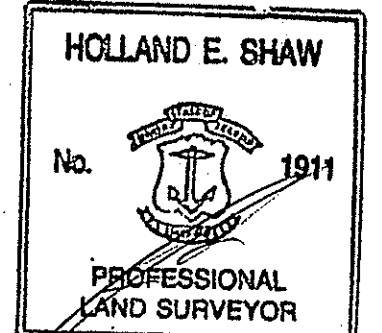
PLAT 49 / LOT 125
N/F
BRYANT UNIVERSITY
1150 DOUGLAS PIKE
SMITHFIELD, RI 02917

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
TEL 508-266-2066
FAX 508-266-2067

ASSESSORS INFORMATION:
ASSESSORS PLAT 49 LOT 121
AREA:
14.39± ACRES
ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
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(40% CAN BE LESS THAN AVERAGE)
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HOLLAND E. SHAW, PLS NO. 1911

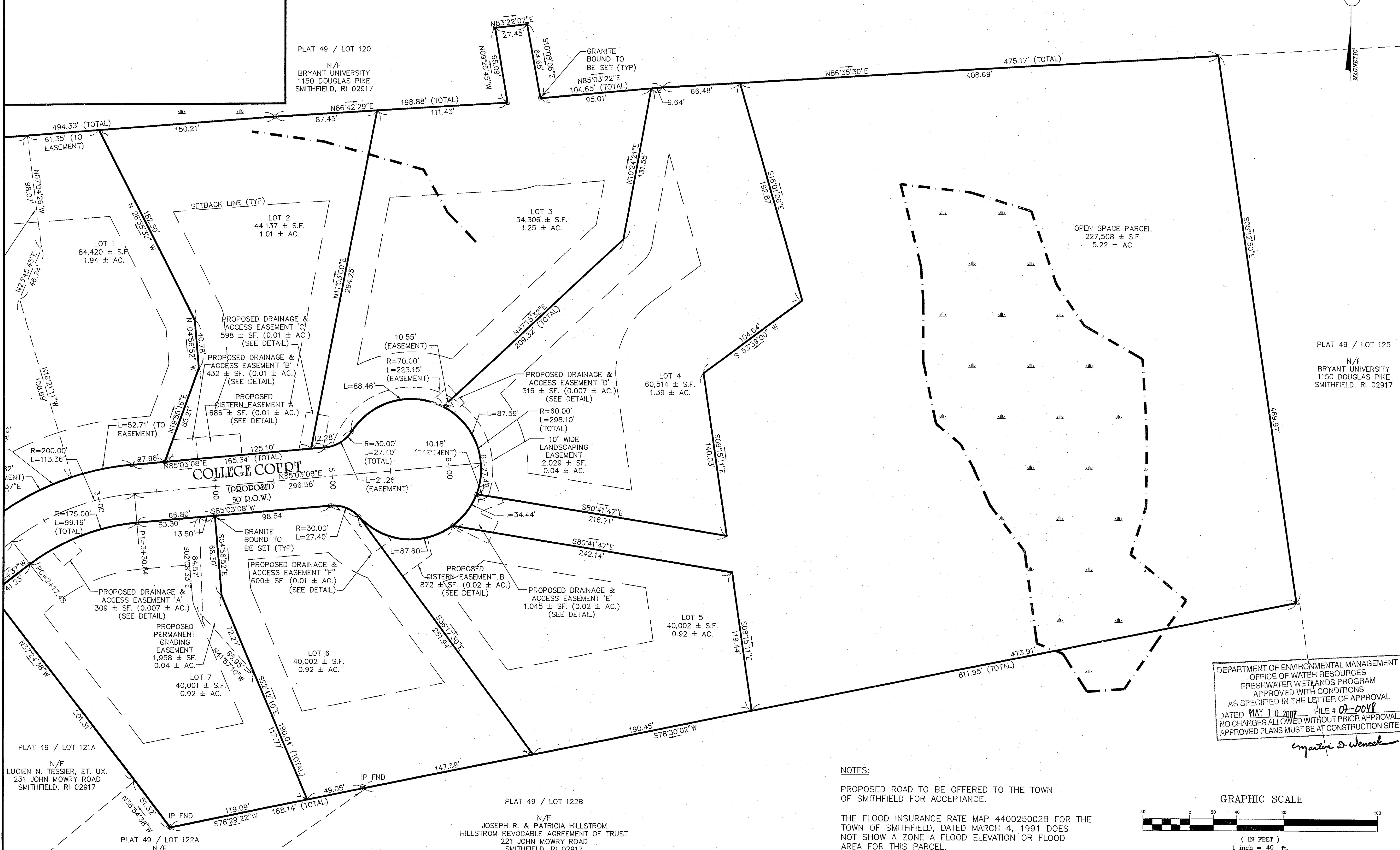
4-05-07 RECEIVED APR 6 2007

NO.	DATE	DESCRIPTION	BY
9	3/27/07	ADDED STREAM LIGHTS	ESW
8	3/12/07	REVISED PER IDEM COMMENTS	ESW
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COLLEGE ESTATES
A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island
For
Lucien Benoit
28 Ridge Hill Road
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SCALE: 1" = 40'

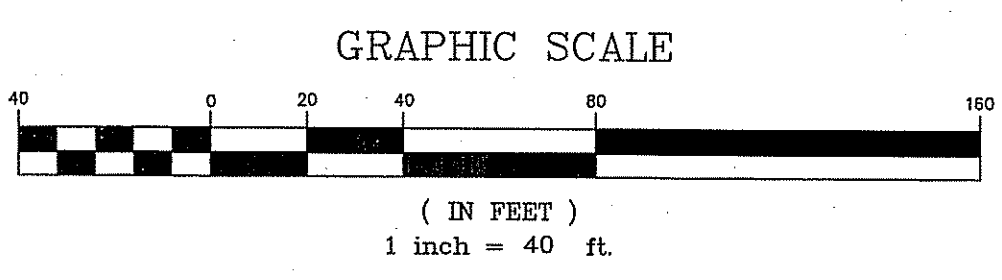
DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 PS.dwg
JOB NO: RI 2003-116.1 SHEET: PS2 OF 2

PRELIMINARY SUBDIVISION PLAN
SHEET 6 OF 21



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 10 2007 FILE # 07-0018
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Christine D. Wenzel

NOTES:
PROPOSED ROAD TO BE OFFERED TO THE TOWN OF SMITHFIELD FOR ACCEPTANCE.
THE FLOOD INSURANCE RATE MAP 440025002B FOR THE TOWN OF SMITHFIELD, DATED MARCH 4, 1991 DOES NOT SHOW A ZONE A FLOOD ELEVATION OR FLOOD AREA FOR THIS PARCEL.



OWNER OF RECORD
LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
 LANDSCAPE ARCHITECTS
 8 COUNTRY WAY ONE MAIN STREET
 N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01568
 TEL 508-266-2066
 FAX 508-266-2067

ASSESSORS INFORMATION:
 ASSESSORS PLAT 49 LOT 121
AREA:
 14.39± ACRES
ZONING REQUIREMENTS
 ZONE: R-80 CLUSTER DEVELOPMENT
 MIN. FRONTAGE ON ROAD: 125'
 MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
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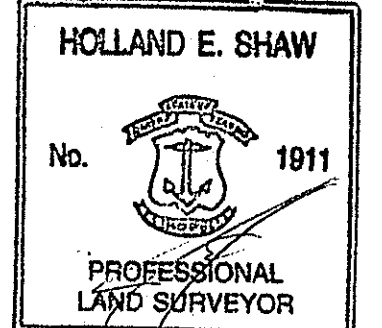
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 FRONT YARD: 40'
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NOTE:
 EACH HOUSE TO HAVE 6" DIAMETER PERFORATED FOUNDATION DRAIN SURROUNDED BY 3/4" WASHED, CRUSHED STONE AND FILTER FABRIC AND SHALL BE TIED INTO STORM WATER DRAINAGE SYSTEM.
 ROADWAY SUBDRAINS TO BE TIED INTO EVERY CATCH BASIN.
 TOPOGRAPHIC SURVEY PERFORMED BY HERITAGE DESIGN GROUP IN MARCH, 2004. THE ELEVATION DATUM ON THESE PLANS IS TAKEN FROM A PLAN TITLED, PRELIMINARY COLLEGE ESTATES, SMITHFIELD, RHODE ISLAND, A.P. 49 LOT 121, PREPARED FOR LUCIEN BENOIT ET AL. SOIL EROSION PLAN I.S.D.S. SHEET 2 OF 4 DATED MARCH 1998. LATEST REVISION DATE, 2/28/91. CONVERSION TO NAVD83 DATUM REQUIRES THE ADDITION OF 0.41 FEET TO ALL ELEVATIONS SHOWN.

WETLAND DELINEATION PERFORMED BY PARE ENGINEERING CORPORATION IN MAY, 2004.

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HOLLAND E. SHAW, PLS NO. 1911

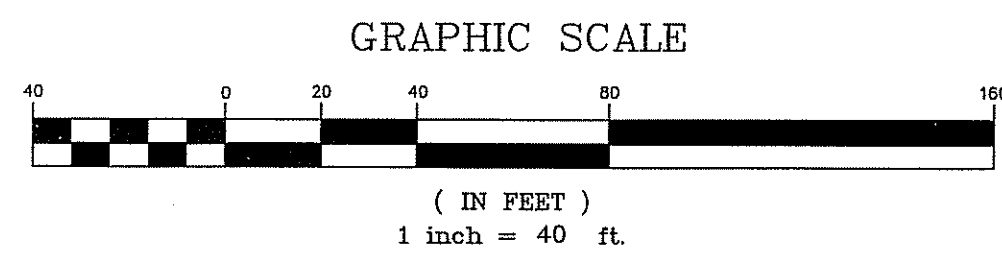
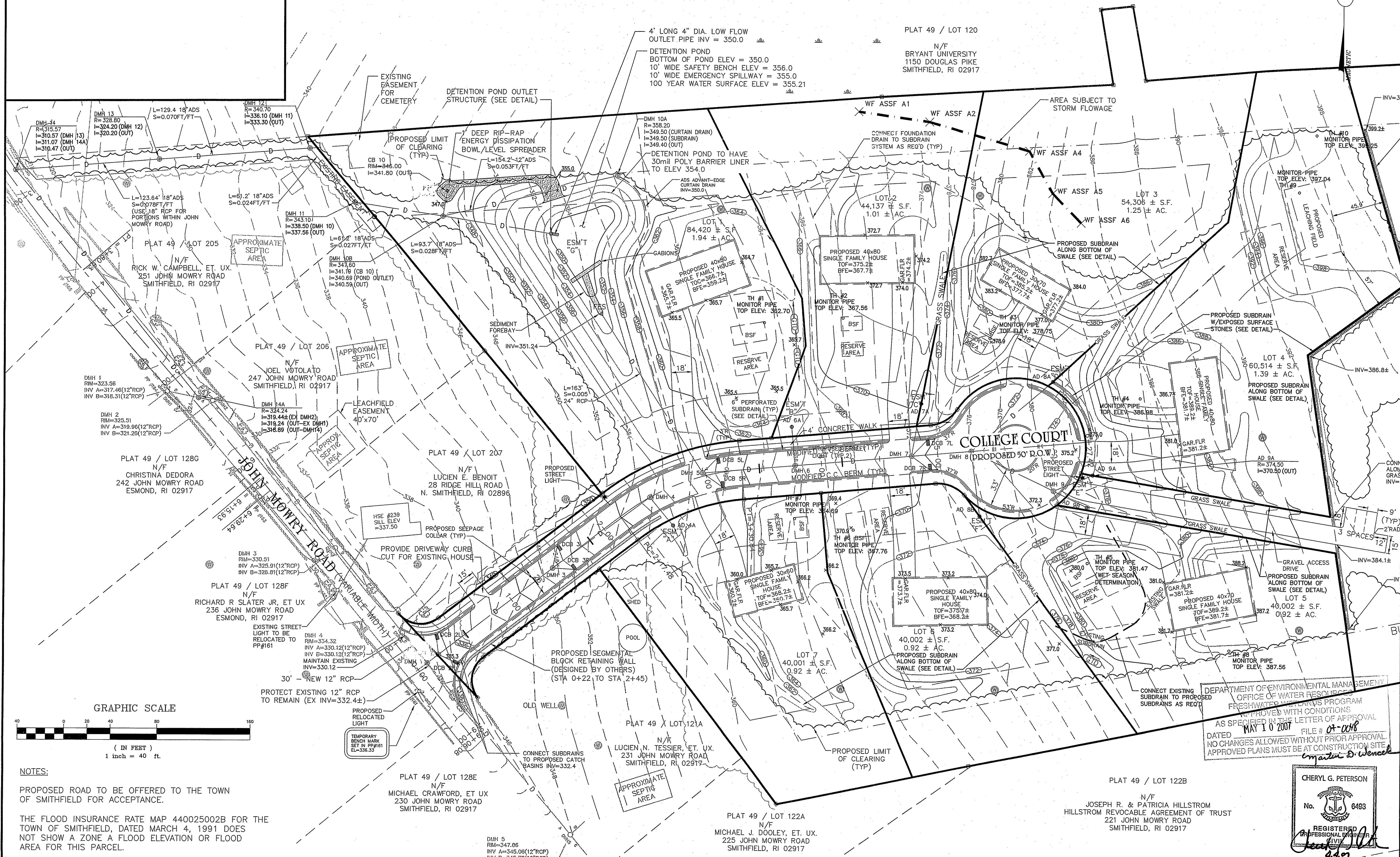
DATE: APR 6 2007

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	3/27/07	ADDED STREET LIGHTS	ESW
8	3/12/07	REVISED PER-BEM COMMENTS	ESW
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COLLEGE ESTATES
 A PRELIMINARY SUBDIVISION PLAN
 In The Town Of
Smithfield, Rhode Island
 For
Lucien Benoit
 28 Ridge Hill Road
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 SCALE: 1" = 40'

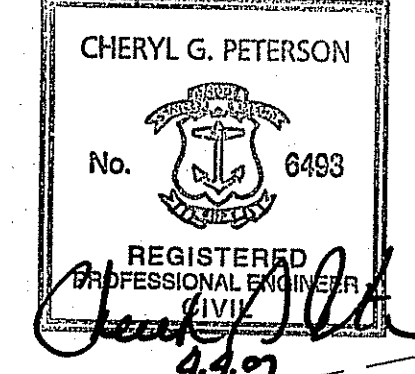
DRAWN BY: MJV DATE: OCTOBER 5, 2005
 CHECKED BY: CGP DRAWING #: RI 2003-116 TU.dwg
 JOB NO: RI 2003-116.1 SHEET: TU1 OF 2

TOPOGRAPHIC AND UTILITIES PLAN
 SHEET 7 OF 21



NOTES:
 PROPOSED ROAD TO BE OFFERED TO THE TOWN OF SMITHFIELD FOR ACCEPTANCE.

THE FLOOD INSURANCE RATE MAP 440025002B FOR THE TOWN OF SMITHFIELD, DATED MARCH 4, 1991 DOES NOT SHOW A ZONE A FLOOD ELEVATION OR FLOOD AREA FOR THIS PARCEL.



CHERYL G. PETERSON
 No. 6483
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 DATED MAY 10 2007 FILE # 04-008
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
 Martin D. Wenzel

OWNER OF RECORD
LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

PLAT 49 / LOT 120

N/F
 BRYANT UNIVERSITY
 1150 DOUGLAS PIKE
 SMITHFIELD, RI 02917

HERITAGE DESIGN GROUP

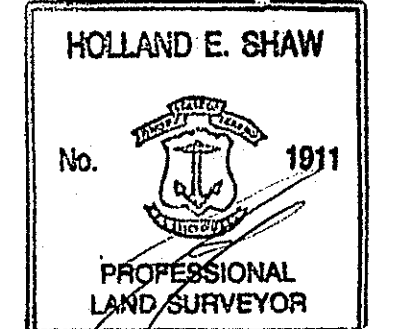
PLANNERS • SURVEYORS • ENGINEERS
 LANDSCAPE ARCHITECTS
 8 COUNTRY WAY ONE MAIN STREET
 N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
 TEL 508-266-2066
 FAX 508-266-2067

ASSESSORS INFORMATION:
 ASSESSORS PLAT 49 LOT 121
AREA:
 14.39± ACRES
ZONING REQUIREMENTS
 ZONE: R-80 CLUSTER DEVELOPMENT
 MIN. FRONTAGE ON ROAD: 125'
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WETLAND DELINEATION PERFORMED BY PARE ENGINEERING CORPORATION IN MAY, 2004.

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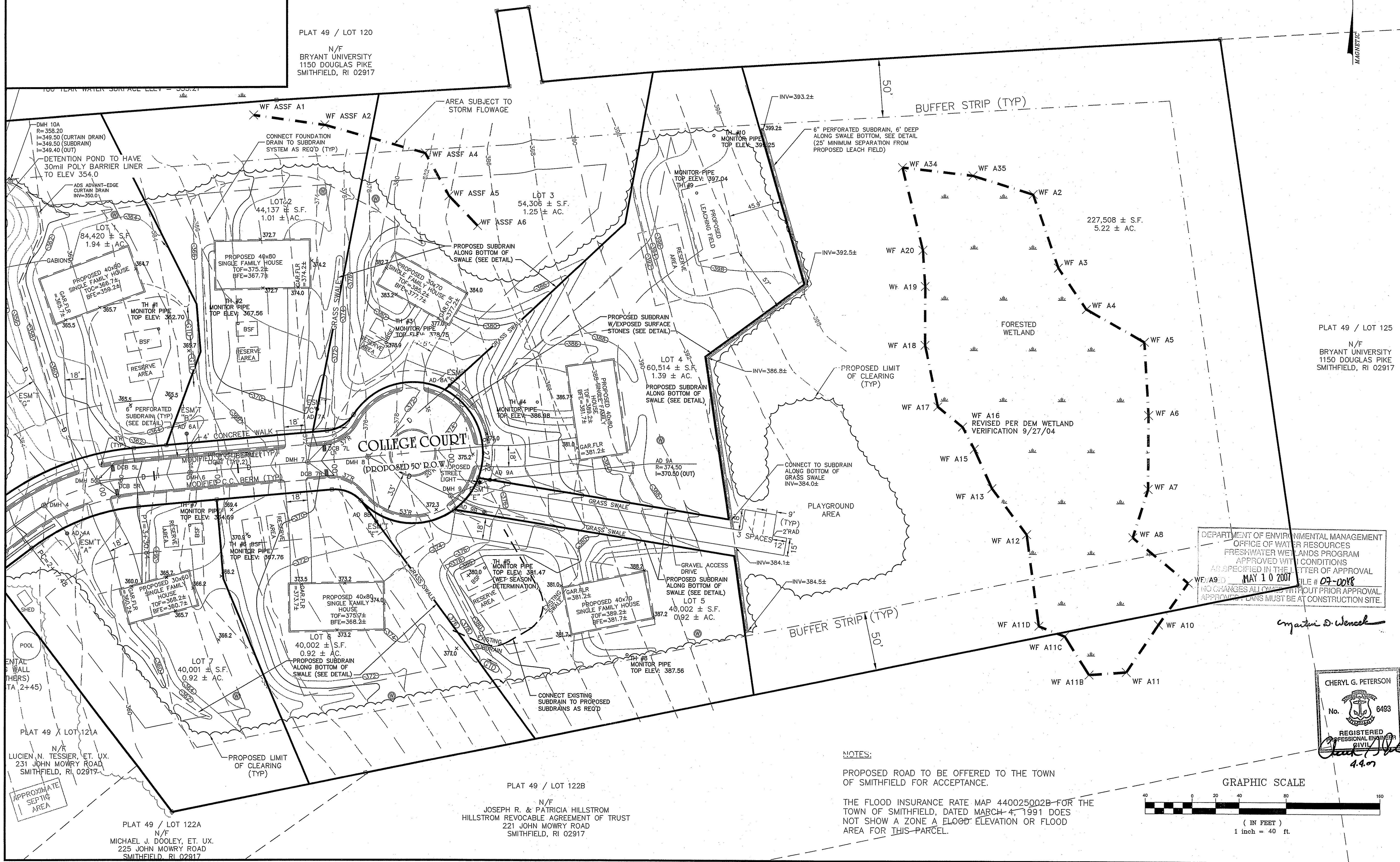
HOLLAND E. SHAW, PLS NO. 1911

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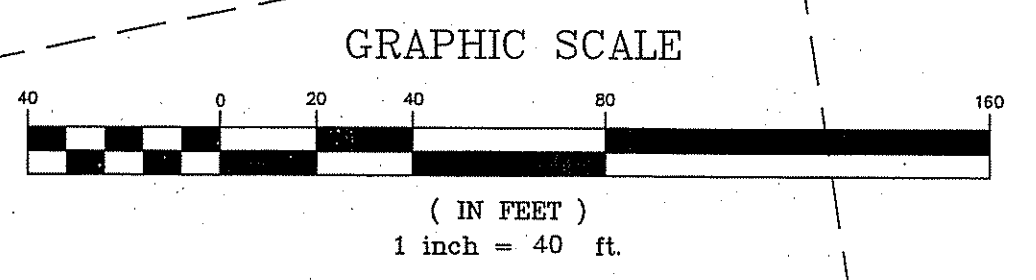
COLLEGE ESTATES
 A PRELIMINARY SUBDIVISION PLAN
 In The Town Of
 Smithfield, Rhode Island
 For
 Lucien Benoit
 28 Ridge Hill Road
 North Smithfield, RI 02896
 SCALE: 1" = 40'

DRAWN BY:	MJV	DATE:	OCTOBER 5, 2005
CHECKED BY:	CGP	DRAWING #:	RI 2003-116 TU.dwg
JOB NO.:	RI 2003-116.1	SHEET:	TU2 OF 2

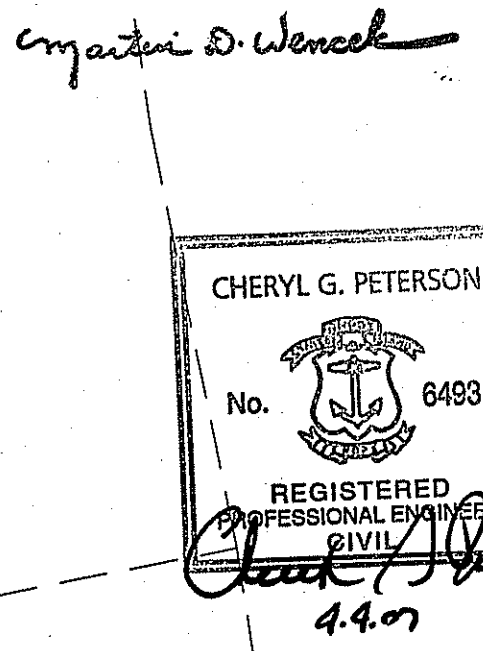
TOPOGRAPHIC AND UTILITIES PLAN
 SHEET 8 OF 21



NOTES:
 PROPOSED ROAD TO BE OFFERED TO THE TOWN OF SMITHFIELD FOR ACCEPTANCE.
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATE: MAY 10 2007 FILE # 07-008
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



PLAT 49 / LOT 121A
 N/F
 LUCIEN, N. TESSIER, ET. UX.
 231 JOHN MOWRY ROAD
 SMITHFIELD, RI 02917

PLAT 49 / LOT 122A
 N/F
 MICHAEL J. DOOLEY, ET. UX.
 225 JOHN MOWRY ROAD
 SMITHFIELD, RI 02917

PLAT 49 / LOT 122B
 N/F
 JOSEPH R. & PATRICIA HILLSTROM
 HILLSTROM REVOCABLE AGREEMENT OF TRUST
 221 JOHN MOWRY ROAD
 SMITHFIELD, RI 02917

PLAT 49 / LOT 125
 N/F
 BRYANT UNIVERSITY
 1150 DOUGLAS PIKE
 SMITHFIELD, RI 02917

OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

TOTAL BULK EARTHWORK VOLUME (CUT TO FILL) = -5673 CY (CUT)
APPROXIMATE FOUNDATION VOLUME = -4082 CY (CUT)
APPROXIMATE ROADWAY VOLUME = -1082 CY (CUT)
NET EARTHWORK VOLUME = -10,837 CY (CUT)

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS

8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
TEL 508-266-2068
FAX 508-266-2067

ASSESSORS INFORMATION:

ASSESSORS PLAT 49 LOT 121

AREA:

14.39± ACRES

ZONING REQUIREMENTS

ZONE: R-80 CLUSTER DEVELOPMENT

MIN. FRONTAGE ON ROAD: 125'

MIN. FRONTAGE ON CUL-DE-SAC: 87.5'

MIN. AREA: 20,000 S.F. (BUILDABLE AREA)

AVERAGE AREA: 40,000 S.F.

(40% CAN BE LESS THAN AVERAGE)

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REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)

PROVIDED: 36.3%± (5.22± ACRES)

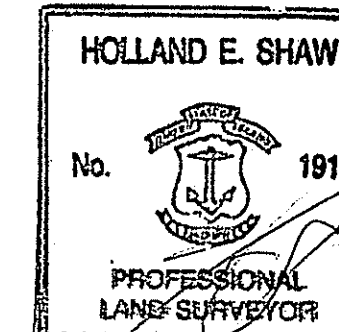
SETBACK REQUIREMENTS

FRONT YARD: 40'

SIDE YARD: 25'

REAR YARD: 75'

"I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."



HOLLAND E. SHAW, PLS NO. 1911

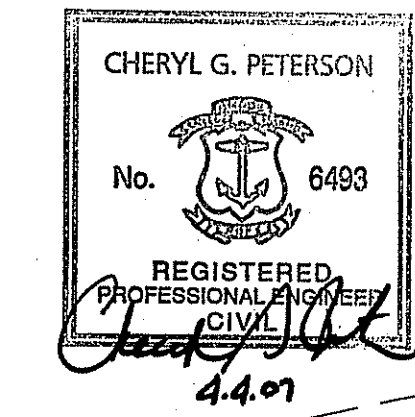
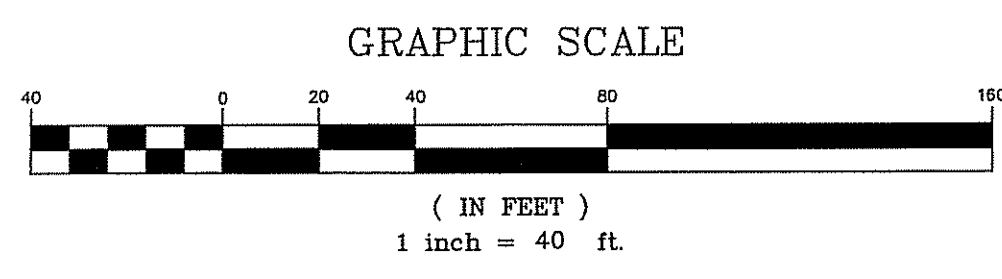
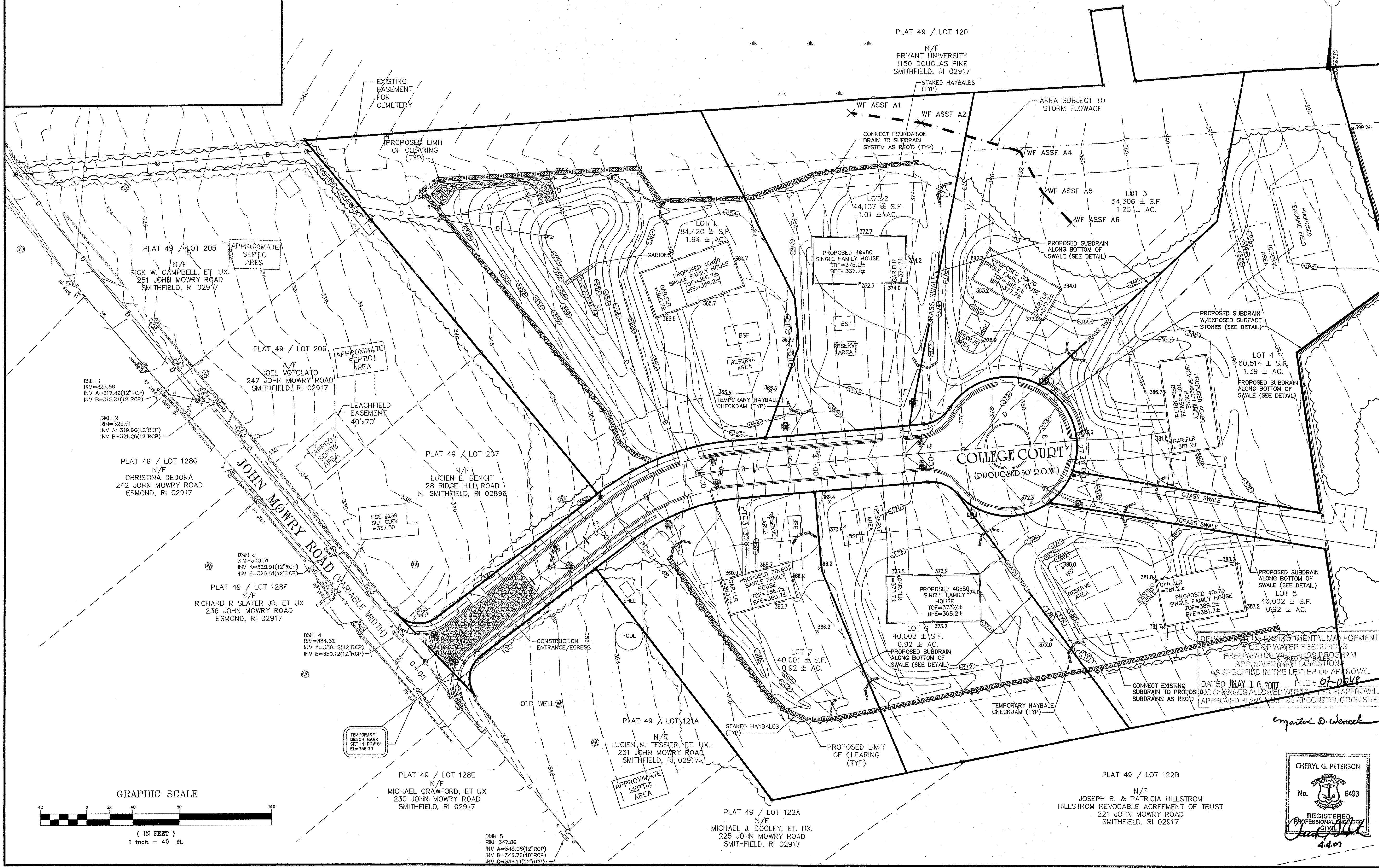
DATE

REVISIONS			
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8	3/12/07	REVISED PER DEM COMMENTS	ESW
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COLLEGE ESTATES
A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island
For
Lucien Benoit
28 Ridge Hill Road
North Smithfield, RI 02896
SCALE: 1" = 40'

DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 ER.dwg
JOB NO: RI 2003-116.1 SHEET: ER1 OF 2

EROSION AND SEDIMENT
CONTROL PLAN
SHEET 9 OF 21



PLAT 49 / LOT 122B
N/F
JOSEPH R. & PATRICIA HILLSTROM
HILLSTROM REVOCABLE AGREEMENT OF TRUST
221 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 122A
N/F
MICHAEL J. DOOLEY, ET. UX.
225 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 128E
N/F
MICHAEL CRAWFORD, ET UX
230 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 121A
N/R
LUCIEN N. TESSIER, ET. UX.
231 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 128F
N/F
RICHARD R SLATER JR, ET UX
236 JOHN MOWRY ROAD
ESMOND, RI 02917

PLAT 49 / LOT 128G
N/F
CHRISTINA DEDORA
242 JOHN MOWRY ROAD
ESMOND, RI 02917

PLAT 49 / LOT 206
N/F
JOEL VOTOLATO
247 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 205
N/F
RICK W. CAMPBELL, ET. UX.
251 JOHN MOWRY ROAD
SMITHFIELD, RI 02917

PLAT 49 / LOT 120
N/F
BRYANT UNIVERSITY
1150 DOUGLAS PIKE
SMITHFIELD, RI 02917

PLAT 49 / LOT 207
N/F
LUCIEN E. BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

PLAT 49 / LOT 122B

PLAT 49 / LOT 122A

PLAT 49 / LOT 128E

PLAT 49 / LOT 121A

PLAT 49 / LOT 128F

PLAT 49 / LOT 206

PLAT 49 / LOT 205

PLAT 49 / LOT 120

SOIL AND EROSION CONTROL APPROVAL

OWNER OF RECORD
LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

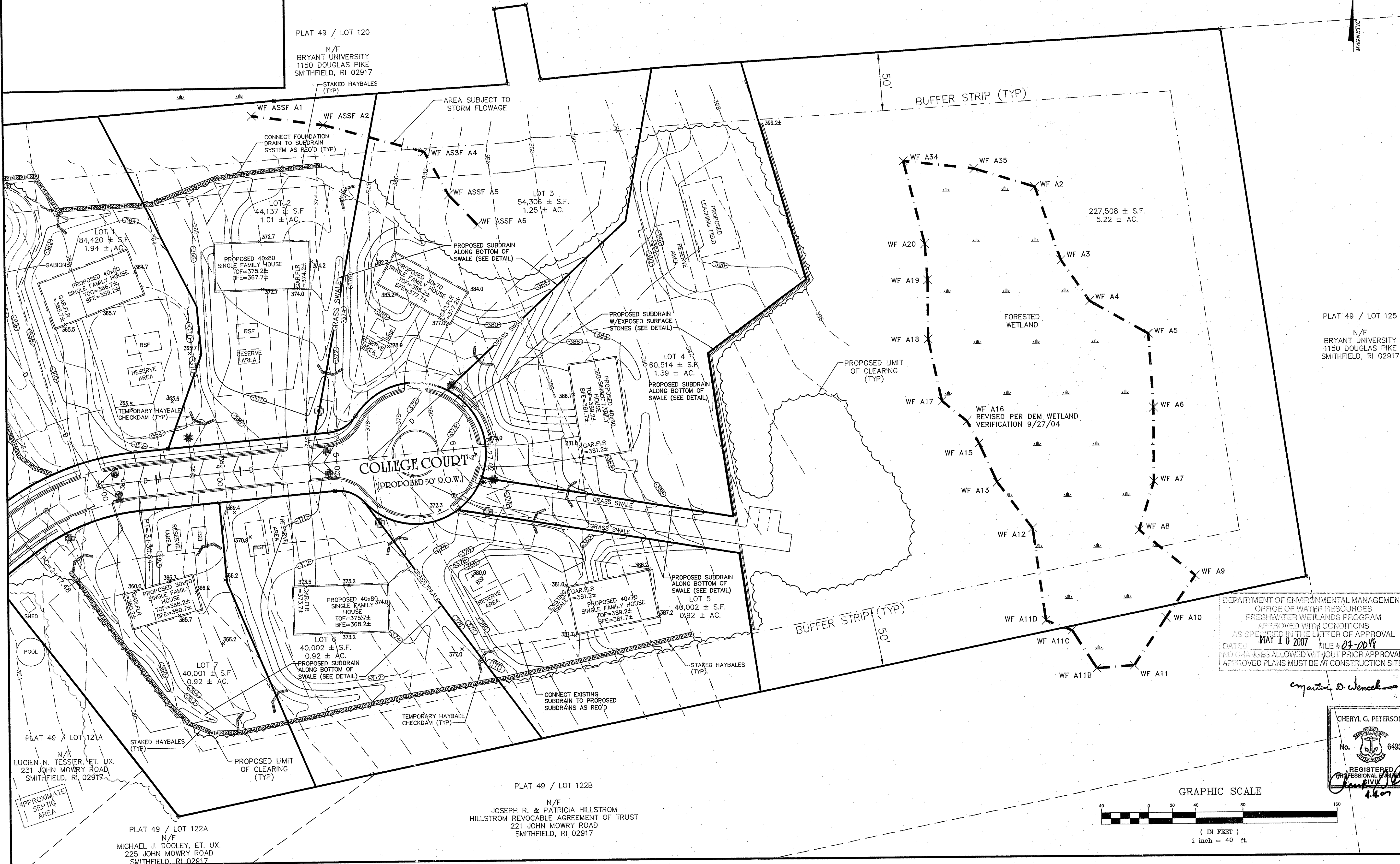
APPLICANT
LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

HERITAGE DESIGN GROUP

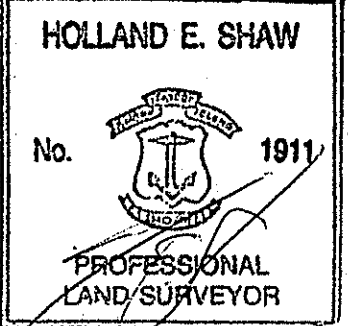
PLANNERS • SURVEYORS • ENGINEERS
 LANDSCAPE ARCHITECTS

8 COUNTRY WAY ONE MAIN STREET
 N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
 TEL 508-266-2066
 FAX 508-266-2067

ASSESSORS INFORMATION:
 ASSESSORS PLAT 49 LOT 121
 AREA:
 14.39± ACRES
 ZONING REQUIREMENTS
 ZONE: R-80 CLUSTER DEVELOPMENT
 MIN. FRONTAGE ON ROAD: 125'
 MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
 MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
 AVERAGE AREA: 40,000 S.F.
 (40% CAN BE LESS THAN AVERAGE)
 OPEN SPACE REQUIREMENTS
 REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
 PROVIDED: 36.3%± (5.22± ACRES)
 SETBACK REQUIREMENTS
 FRONT YARD: 40'
 SIDE YARD: 25'
 REAR YARD: 75'



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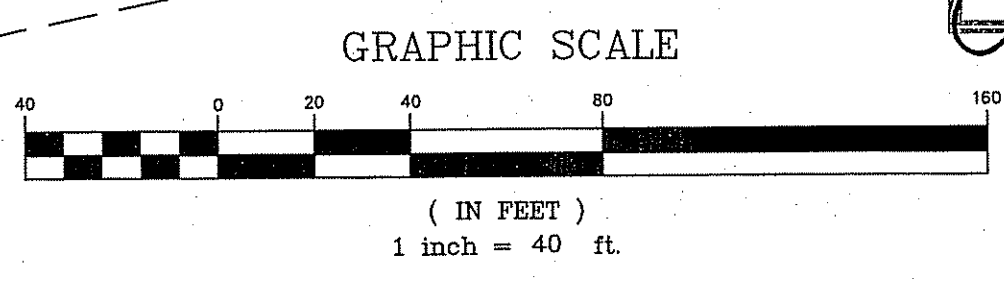
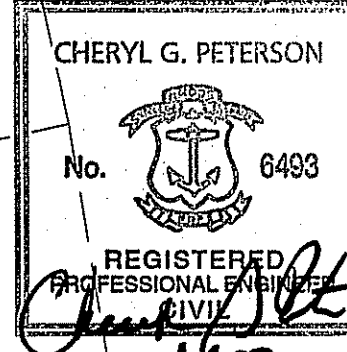


HOLLAND E. SHAW, PLS NO. 1911
 4-5-07
 RECEIVED
 APR 6 2007

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2	2/22/06	PER PARE ENG. COMMENTS	ESW
1	01/20/06	PER TOWN ENGINEER	ESW

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
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 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED MAY 10 2007 FILE # 03-2048
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

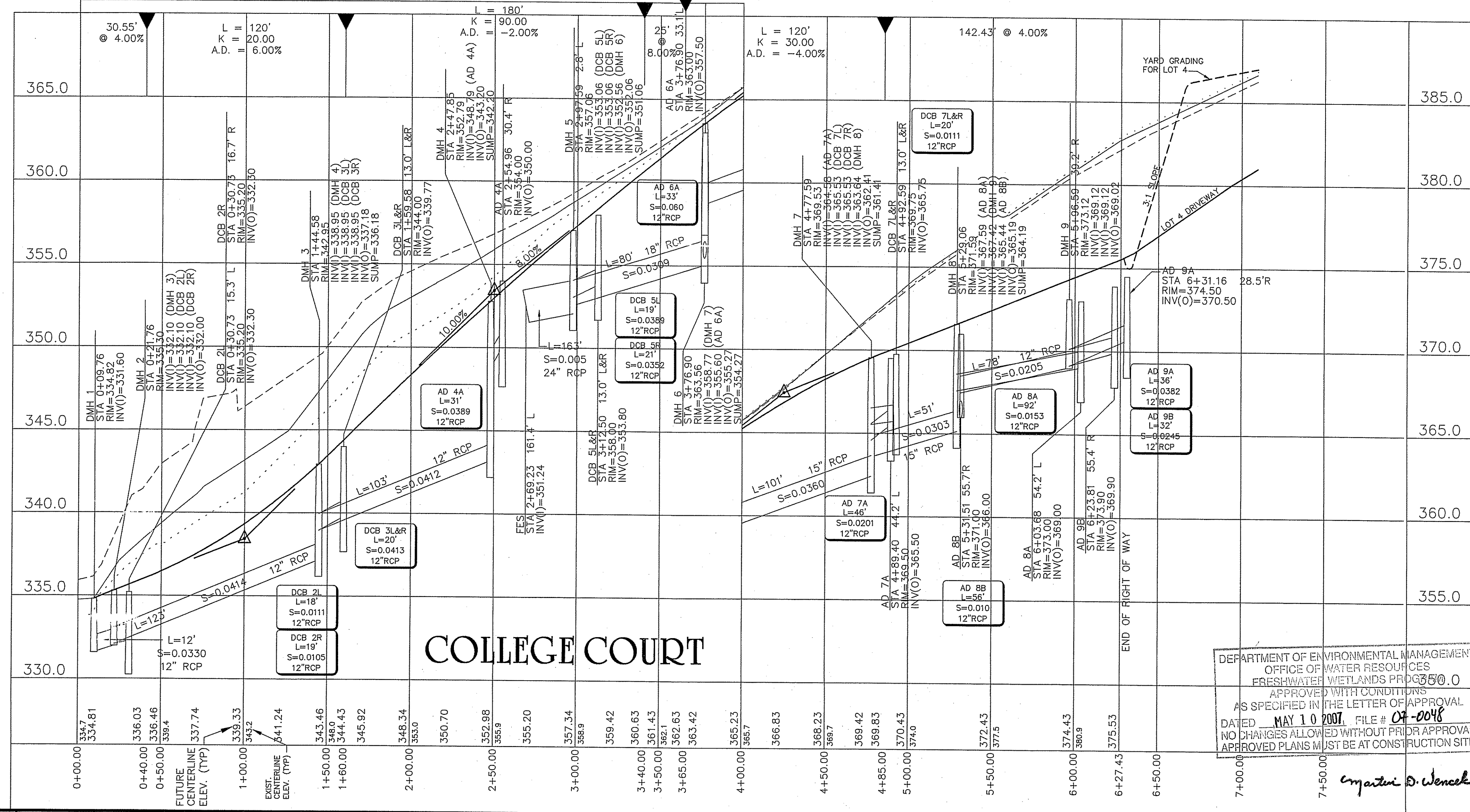
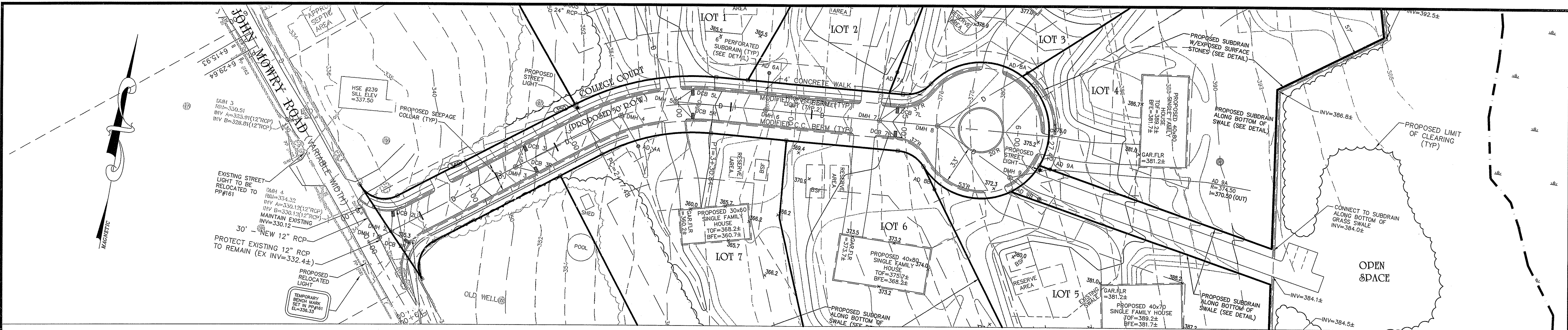
Cheryl G. Peterson



COLLEGE ESTATES
 A PRELIMINARY SUBDIVISION PLAN
 In The Town Of
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 For
Lucien Benoit
 28 Ridge Hill Road
 North Smithfield, RI 02896
 SCALE: 1" = 40'

DRAWN BY: MJV DATE: OCTOBER 5, 2005
 CHECKED BY: CGP DRAWING #: RI 2003-116 ER.dwg
 JOB NO: RI 2003-116.1 SHEET: ER2 OF 2

EROSION AND SEDIMENT CONTROL PLAN
 SHEET 10 OF 21



CHERYL G. PETERSON
No. 6483
REGISTERED PROFESSIONAL LAND SURVEYOR
4.9.07

"I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."

HOLLAND E. SHAW
No. 1911
REGISTERED PROFESSIONAL LAND SURVEYOR

HOLLAND E. SHAW, PLS NO. 391
4.5.07

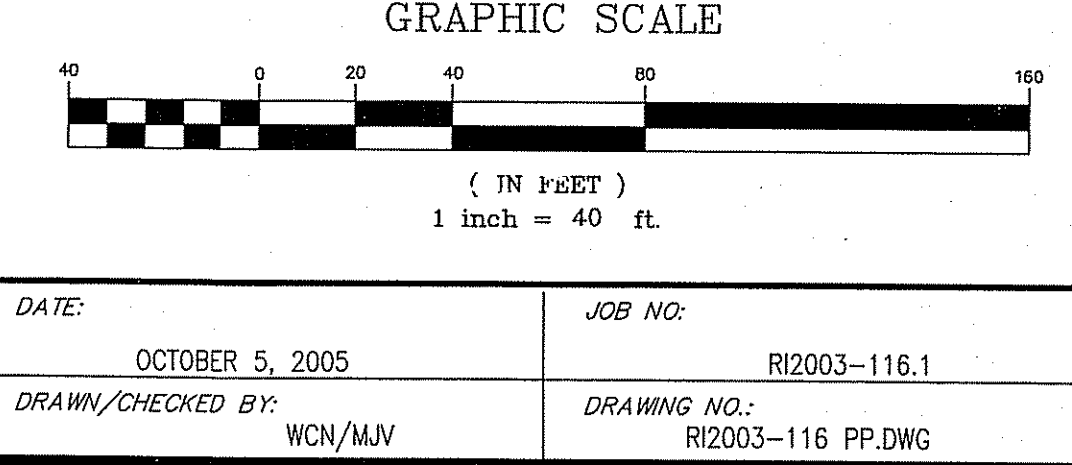
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APR 6 2007
ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

HERITAGE DESIGN GROUP
PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
TEL 508-266-2066
FAX 508-266-2067

LEGEND
CENTERLINE (EXISTING GRADE) ————
RIGHT SIDELINE (EXISTING GRADE) - - - - -
LEFT SIDELINE (EXISTING GRADE) - - - - -
CENTERLINE (PROPOSED GRADE) ————

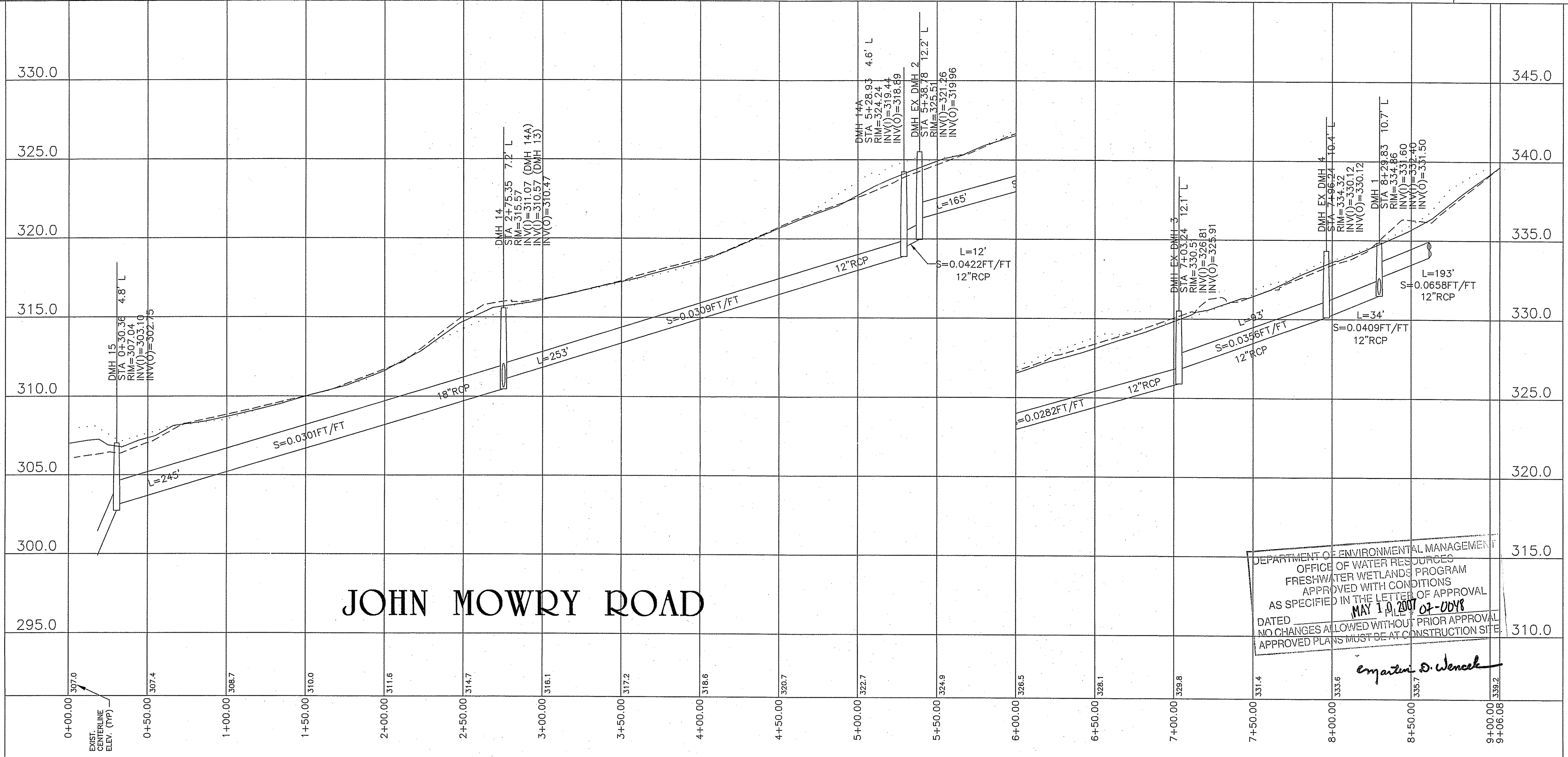
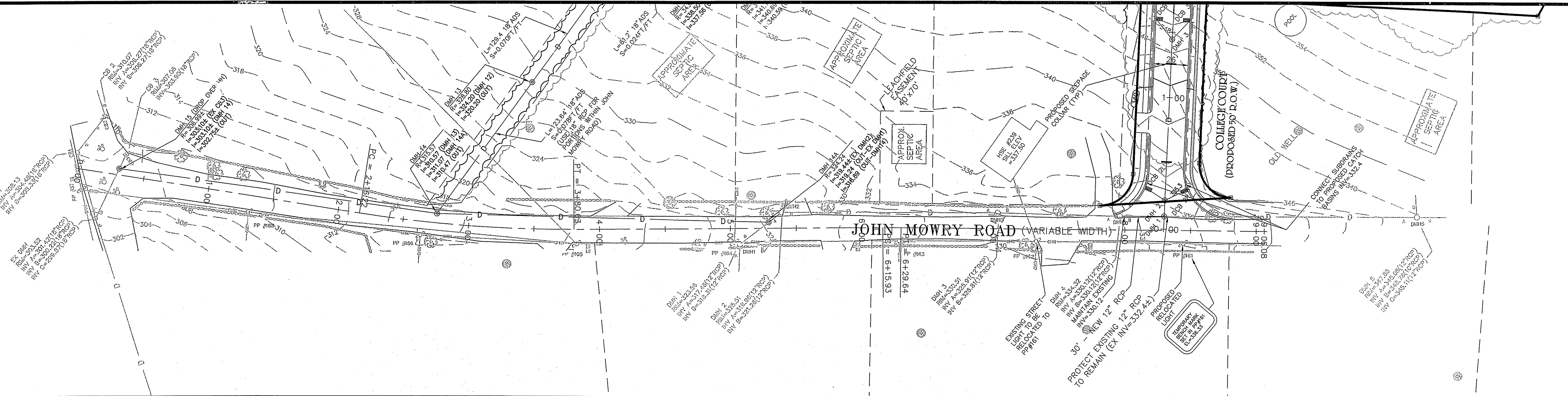
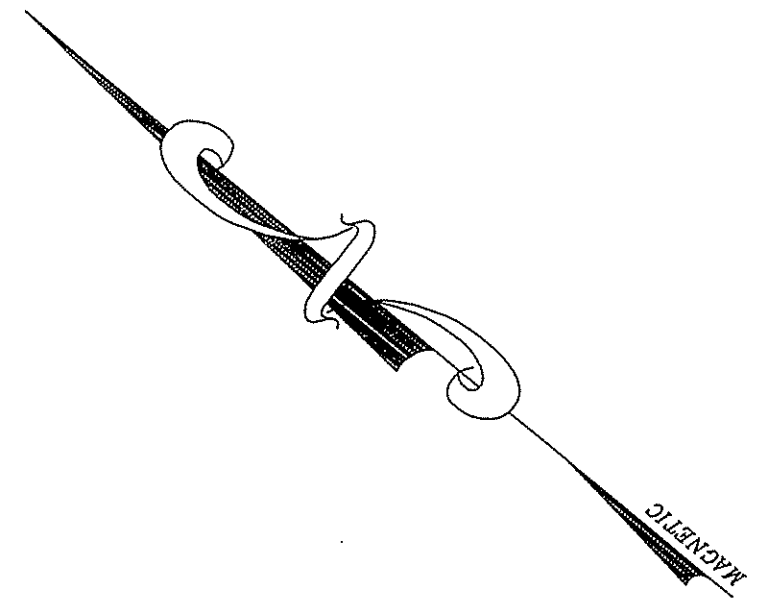
OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896



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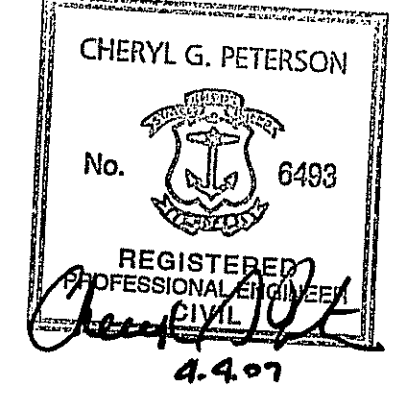
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COLLEGE ESTATES
In The Town Of
Smithfield, Rhode Island
for Lucien Benoit
HOR. SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'
SHEET 11 OF 21



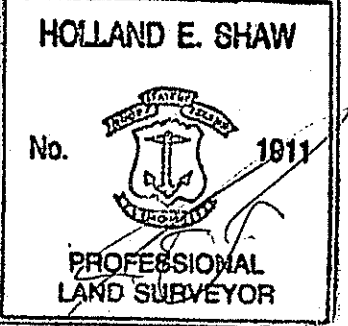
JOHN MOWRY ROAD

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
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emartin D. Wencel

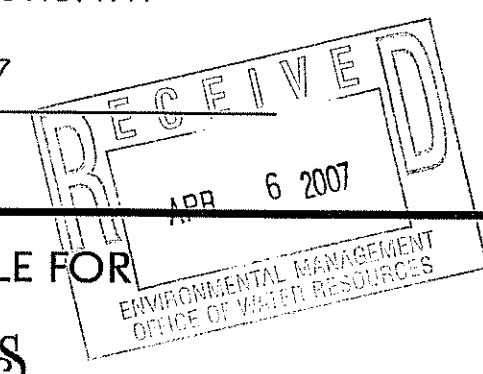


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HOLLAND E. SHAW, PLS NO. 1911

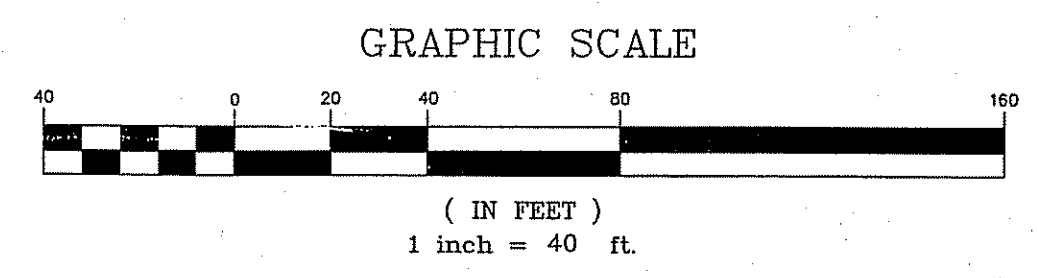
DATE



HERITAGE DESIGN GROUP
 PLANNERS • SURVEYORS • ENGINEERS
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 TEL 508-266-2066
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LEGEND
 CENTERLINE (EXISTING GRADE) ———— C ————
 RIGHT SIDELINE (EXISTING GRADE) - - - - - R - - - - -
 LEFT SIDELINE (EXISTING GRADE) L
 CENTERLINE (PROPOSED GRADE) ———— L ————

OWNER OF RECORD
 LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896
 APPLICANT
 LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896



DATE: OCTOBER 5, 2005 JOB NO: R2003-116.1
 DRAWN/CHECKED BY: WCN/MJV DRAWING NO.: R2003-116 PP.DWG

REVISIONS		
NO.	DATE	DESCRIPTION
9	3/27/07	ADDED STREET LIGHTS ESW
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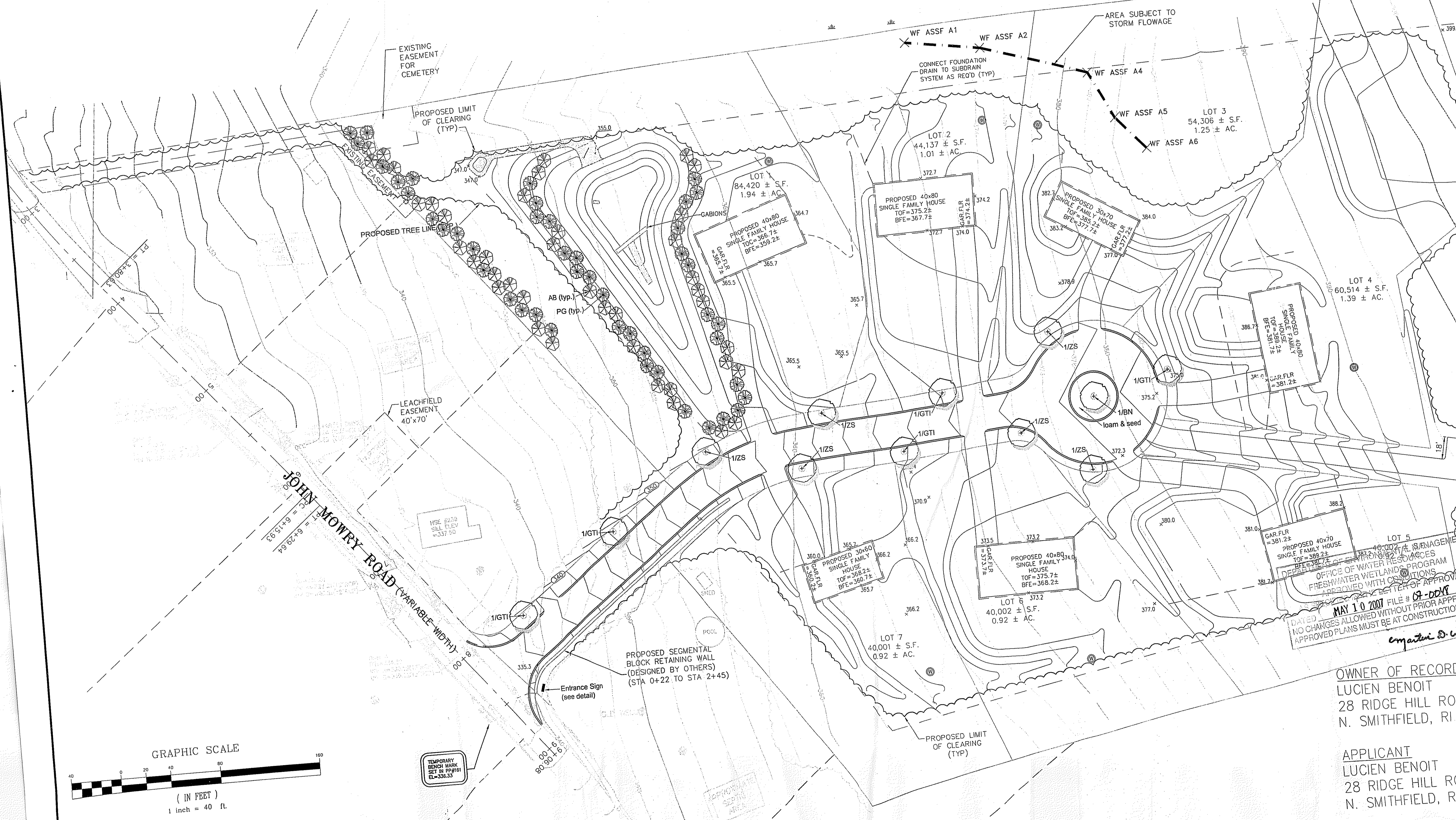
PRELIMINARY PLAN AND PROFILE FOR
COLLEGE ESTATES
 In The Town Of
 Smithfield, Rhode Island
 for Lucien Benoit
 HOR. SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'
 SHEET 12 OF 21

PLANT LIST (If discrepancy exists, Planting Plan shall govern)		Common Name	Size	Comments
TREES		BALSAM FIR	5'-6" HT.	B&B; 6" STD.
Quantity	Key	HERITAGE RIVER BIRCH (CLUMP)	2 1/2" - 3" CAL.	B&B
40	AB	SKYLINE THORNLESS HONEYLOCUST	2 1/2" - 3" CA	B&B; 6" STD.
1	BN	WHITE SPRUCE	5'-6" HT.	B&B
5	GTI	GREENVASE ZELKOVA	2 1/2" - 3" CAL.	B&B; 6" STD.
45	PG			
6	ZS			

NOTE: See Sheet 13a for landscape notes and details.

ASSESSORS INFORMATION:
 ASSESSORS PLAT 49 LOT 121
 AREA:
 14.39± ACRES
 ZONING REQUIREMENTS
 ZONE: R-80 CLUSTER DEVELOPMENT
 MIN. FRONTAGE ON ROAD: 125'
 MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
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 (40% CAN BE LESS THAN AVERAGE)
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 SETBACK REQUIREMENTS
 FRONT YARD: 40'
 SIDE YARD: 25'
 REAR YARD: 75'

NOTE:
 EACH HOUSE TO HAVE 6" DIAMETER PERFORATED FOUNDATION DRAIN SURROUNDED BY 3/4" WASHED, CRUSHED STONE AND FILTER FABRIC AND SHALL BE TIED INTO STORM WATER DRAINAGE SYSTEM.
 ROADWAY SUBDRAINS TO BE TIED INTO EVERY CATCH BASIN.
 TOPOGRAPHIC SURVEY PERFORMED BY HERITAGE DESIGN GROUP IN MARCH, 2004. THE ELEVATION DATUM ON THESE PLANS IS TAKEN FROM A PLAN TITLED, PRELIMINARY COLLEGE ESTATES, SMITHFIELD, RHODE ISLAND, A.P. 49 LOT 121, PREPARED FOR LUCIEN BENOIT ST AL. SOIL EROSION PLAN I.S.D.S. SHEET 2 OF 4 DATED MARCH 1988, LATEST REVISION DATE, 2/25/91. CONVERSION TO NAVD88 DATUM REQUIRES THE ADDITION OF 0.41 FEET TO ALL ELEVATIONS SHOWN.
 WETLAND DELINEATION PERFORMED BY PARE ENGINEERING CORPORATION IN MAY, 2004.



RECEIVED
 APR 6 2007

REVISIONS			
NO.	DATE	DESCRIPTION	BY

OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 CENTER OF APPROVAL
 DATED MAY 10 2007 FILE # 07-0018
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
 Matthew D. Wencel

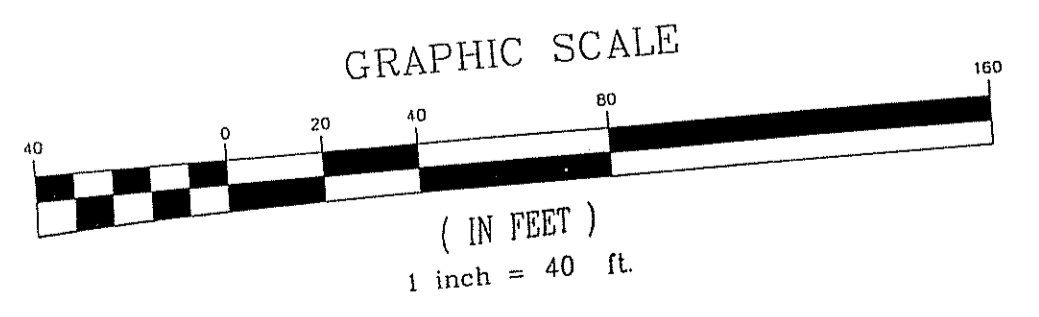
OWNER OF RECORD
 LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

APPLICANT
 LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

COLLEGE ESTATES
 A PRELIMINARY SUBDIVISION PLAN
 In The Town Of
 Smithfield, Rhode Island
 For
 Lucien Benoit
 28 Ridge Hill Road
 North Smithfield, RI 02896
 SCALE: 1" = 40'

DRAWN BY: DCSA DATE: OCTOBER 5, 2005
 CHECKED BY: DCSA DRAWING #: RI 2003-116 TU.dwg
 JOB NO: RI 2003-116.1 SHEET: TU1 OF 2

LANDSCAPE PLAN
 SHEET 13 OF 21



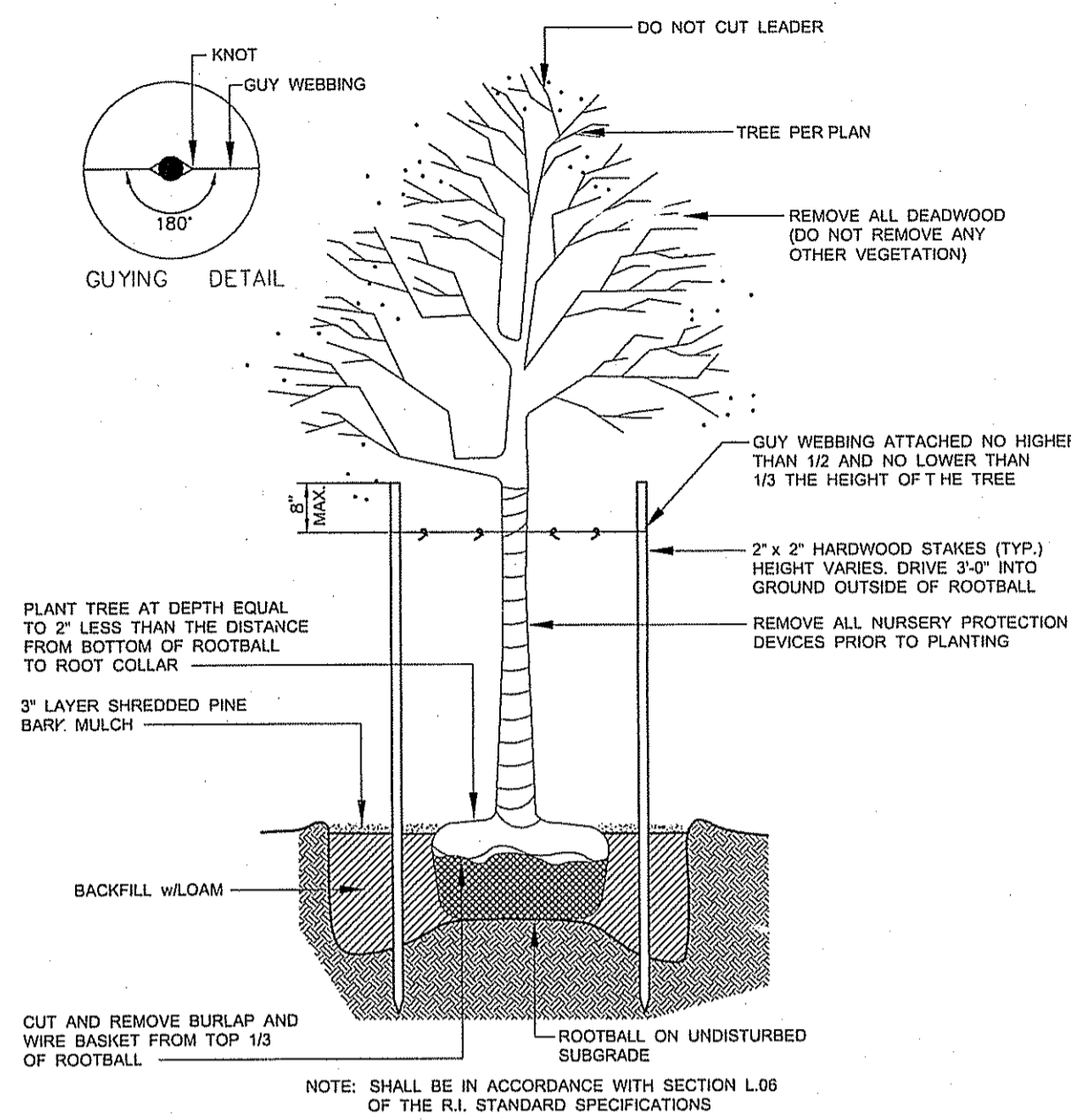
NOTES:
 PROPOSED ROAD TO BE OFFERED TO THE TOWN OF SMITHFIELD FOR ACCEPTANCE.
 THE FLOOD INSURANCE RATE MAP 440025002B FOR THE TOWN OF SMITHFIELD, DATED MARCH 4, 1991 DOES NOT SHOW A ZONE A FLOOD ELEVATION OR FLOOD AREA FOR THIS PARCEL.

CG 4.4.07

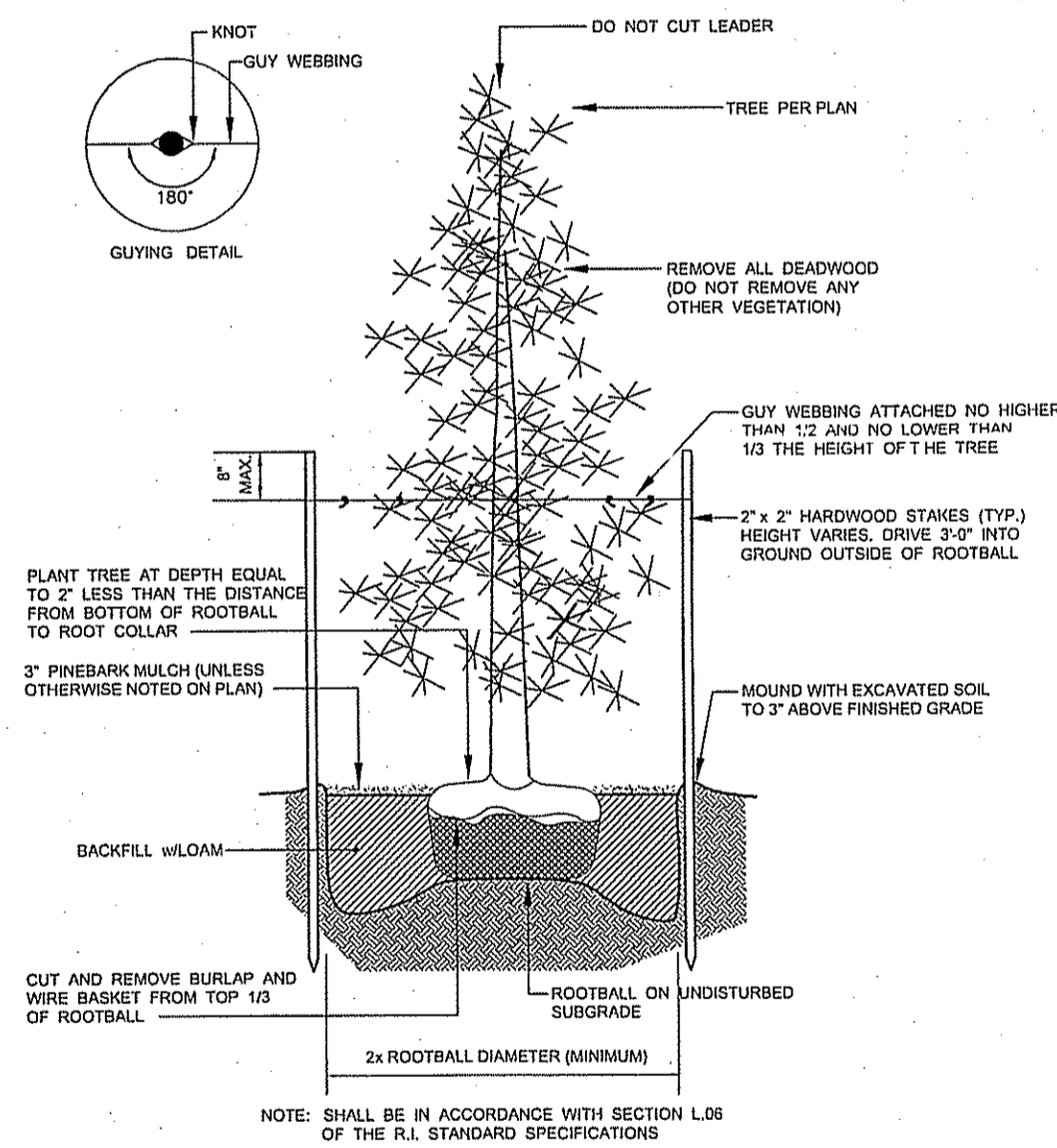
PLANTING NOTES

- Plant material shall be furnished and installed as indicated; including all labor, materials, plants, equipment, incidentals and clean-up.
 - The contractor shall be responsible for planting at correct grades and alignment. Layout to be approved by Owner's Representative prior to installation.
 - Plants shall be typical of their species and variety; have normal growth habits; well developed branches, densely foliated, vigorous root systems and be free from defects and injuries.
 - All plant material shall be guaranteed by the contractor to be in vigorous growing condition. Provisions shall be made for a growth guarantee of at least one year from date of acceptance for trees and shrubs. Replacements shall be made at the beginning of the first succeeding planting season. All replacements shall have a guarantee equal to that stated above.
 - Contractor shall report any soil or drainage conditions considered detrimental to the growth of plant material.
 - In so far as it is practical, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect stock not planted. Plants shall not remain unplanted for longer than a three day period after delivery. Any plants not installed during this period will be rejected.
 - Quality and size of plants, spread of roots, and size of balls shall be in accordance with ANSI 260 (REV. 1980) "American standard for Nursery Stock" as published by the American Association of Nurserymen, Inc.
 - All plants shall be in amended topsoil that is thoroughly watered and tamped as back filling progresses. Planting mix to be as shown on planting details. Large planting areas to incorporate fertilizer and soil conditioners.
 - Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be handled from the bottom of the ball only.
 - Planting operations shall be performed during periods within the planting season when weather and soil conditions are suitable and in accordance with accepted local practice. Plants shall not be installed in topsoil that is in a muddy or frozen condition. All plant material shall be sprayed with "wilt-pruf" or equal per manufacturer's instructions.
 - No plant except groundcovers, shall be planted less than two feet from existing structures and sidewalks.
 - Set all plants plumb and straight. Set at such a level that a normal or natural relationship to the crown of the plant with the ground surface will be established. Locate plant in the center of the pit.
 - All injured roots shall be pruned utilizing clean, sharp tools to make clean ends before planting. It is advisable to prune approximately 1/3 of the root growth of large trees (2" caliper and over) by the removal of superfluous branches, those which cross, those which run parallel, etc. Main leader of trees will not be cut back. Long side branches, however, must be shorten.
 - Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve natural character of plant. Pruning shall be done with clean, sharp tools.
 - Trees shall be supported immediately after planting. All trees six (6) inches and over in caliper shall be guyed. Smaller trees shall be staked, Guying wires and stakes shall be installed as indicated. The landscape contractor shall remove staking, guying and tree wrap at the end of the one year maintenance and guarantee period.
 - The trunks of all trees shall be wrapped as soon as possible after planting according to standard procedures and as indicated.
 - All planting beds shall be mulched with a three (3) inch layer of shredded pine bark mulch.
 - New planting areas and sod shall be adequately irrigated or watered to establish the proposed plants and lawn.
 - Prior to the issuance of any Certificate of Occupancy, the proposed landscape as shown on the approved Landscape Plan must be installed, inspected and approved by the Owner's Representative or City/Town Landscape Architect if applicable. The inspector shall take into account seasonal considerations in this regard as follows. The planting of trees, shrubs, vines or groundcovers as required by or associated with a subdivision or Site Plan approval by the Planning Board or Zoning Board of Appeals shall be installed during the following planting seasons:

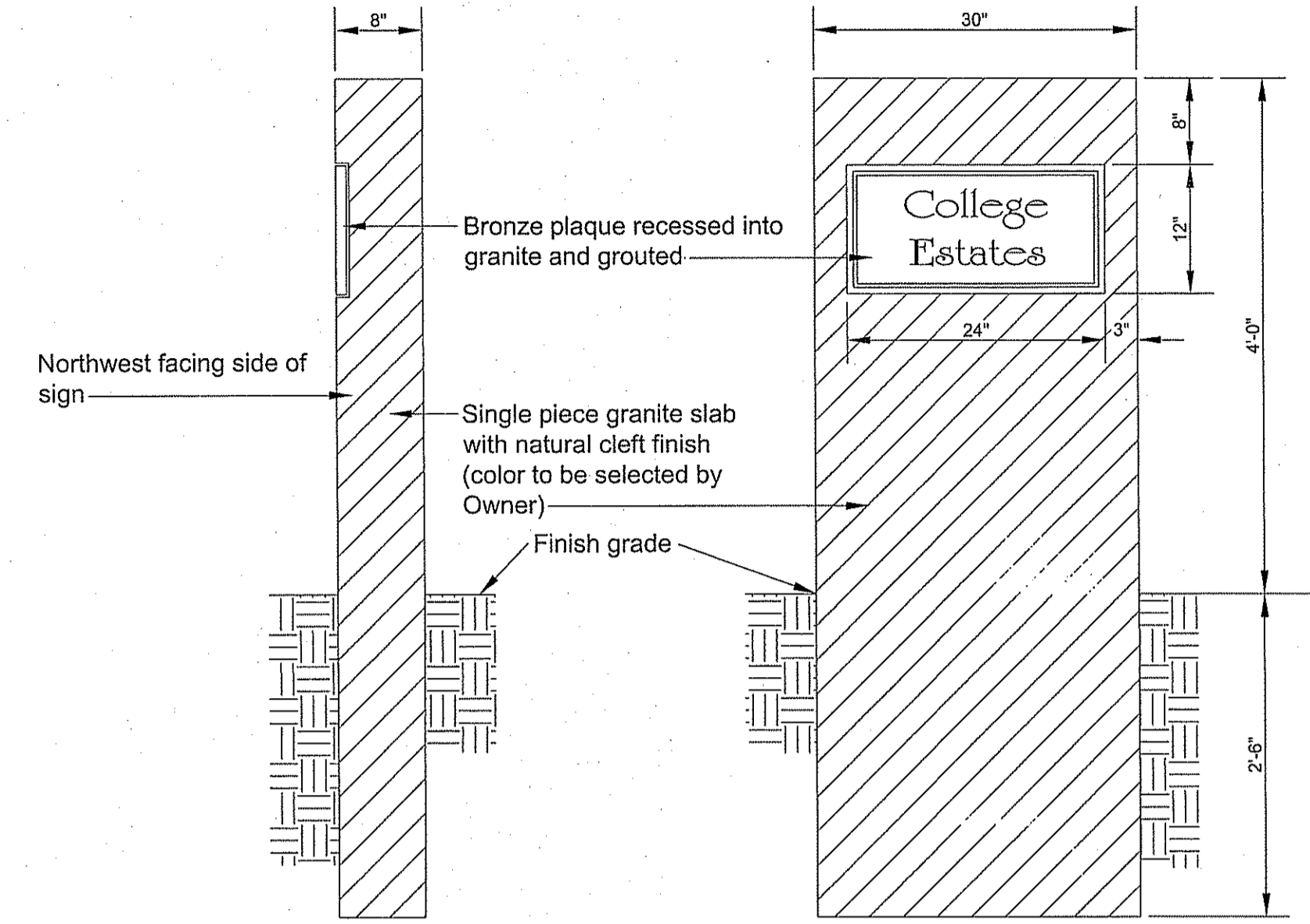
PLANTS	March 15 to October 15
LAWNS	March 15 to June 15
	September 15 to October 15
- Furthermore, the following tree varieties shall not be planted during the fall planting season due to the hazards associated with planting these trees in this season. If grown in containers, this list shall not apply.
- | | |
|-------------------------|-------------------|
| Acer rubrum | Populus varieties |
| Betula varieties | Prunus varieties |
| Carpinus varieties | Pyrus varieties |
| Crataegus varieties | Quercus varieties |
| Koeleruteria | Salix varieties |
| Liquidambar varieties | Tilia tomentosa |
| Liriodendron tulipifera | Zelkova varieties |
| Platanus acerfolia | |
- Any plantings installed in conflict with this requirement must receive the written approval of the Landscape Architect prior to planting. Failure to comply with this requirement will require removal of the planting in question. This requirement does not apply to seeding or sodding or plantings specifically for soil stabilization purposes. The planting associated with any lot given a Certificate of Occupancy outside of these periods shall be provided during the previous or next appropriate season.
- All disturbed areas to be treated with four (4) inches of topsoil and seeded in accordance with permanent stabilization methods indicated on Soil Erosion Sediment Control sheet.



TREE PLANTING DETAIL
no scale



EVERGREEN TREE PLANTING DETAIL
no scale



GRANITE ENTRANCE SIGN
no scale

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Matthew D. Wencel

OWNER OF RECORD
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28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

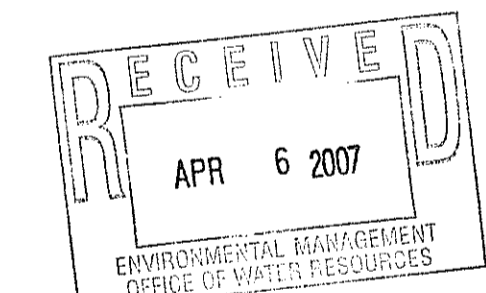
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N. SMITHFIELD, RI 02896

DIANE C
SOULE & ASSOCIATES, ASLA
LANDSCAPE ARCHITECTURE • GRAPHICS • DESIGN
Smithfield, Rhode Island 401.231.0736 e-mail: DCSA@COX.NET

ASSESSORS INFORMATION:
ASSESSORS PLAT 49 LOT 121
AREA:
14.39± ACRES
ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
AVERAGE AREA: 40,000 S.F.
(40% CAN BE LESS THAN AVERAGE)
OPEN SPACE REQUIREMENTS
REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
PROVIDED: 36.3% (5.22± ACRES)
SETBACK REQUIREMENTS
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 75'

NOTE:
EACH HOUSE TO HAVE 6" DIAMETER PERFORATED FOUNDATION DRAIN SURROUNDED BY 3/4" WASHED, CRUSHED STONE AND FILTER FABRIC AND SHALL BE TIED INTO STORM WATER DRAINAGE SYSTEM.
ROADWAY SUBDRAINS TO BE TIED INTO EVERY CATCH BASIN.
TOPOGRAPHIC SURVEY PERFORMED BY HERITAGE DESIGN GROUP IN MARCH, 2004. THE ELEVATION DATUM ON THESE PLANS IS TAKEN FROM A PLAN TITLED, PRELIMINARY COLLEGE ESTATES, SMITHFIELD, RHODE ISLAND, A.P. 49 LOT 121, PREPARED FOR LUCIEN BENOIT ST AL, SOIL EROSION PLAN I.S.D.S. SHEET 2 OF 4 DATED MARCH 1988, LATEST REVISION DATE, 2/28/91. CONVERSION TO NAVD88 DATUM REQUIRES THE ADDITION OF 0.41 FEET TO ALL ELEVATIONS SHOWN.

WETLAND DELINEATION PERFORMED BY PARE ENGINEERING CORPORATION IN MAY, 2004.



REVISIONS			
NO.	DATE	DESCRIPTION	BY

COLLEGE ESTATES
A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island
For
Lucien Benoit
28 Ridge Hill Road
North Smithfield, RI 02896
SCALE: 1" = 40'

DRAWN BY:	DCSA	DATE:	OCTOBER 5, 2005
CHECKED BY:	DCSA	DRAWING #:	RI 2003-116 TU.dwg
JOB NO:	RI 2003-116.1	SHEET:	TU1 OF 2

LANDSCAPE NOTES & DETAILS
SHEET 13a OF 21

C6P 4.407

SOIL AND EROSION CONTROL APPROVAL

OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS

8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01586
TEL 508-266-2066
FAX 508-266-2067

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EXISTING SOIL CONDITIONS:
HYDROLOGIC SOIL TYPE ABBREVIATION
SOIL MAP UNIT
C.....WoB - WOODBRIDGE VERY STONY FINE SANDY LOAM (0-8% SLOPES)
B.....CeC - CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY (3-15% SLOPES)
C.....PbC - PAXTON VERY STONY FINE SANDY LOAM (8-15%)
C.....WhA - WOODBRIDGE FINE SANDY LOAM (0-3% SLOPES)
UD - UDORTHERTS

HYDROLOGIC SOIL GROUP LEGEND

TYPE B SOIL
TYPE C SOIL

"I CERTIFY THAT THE INFORMATION SHOWN HERON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."



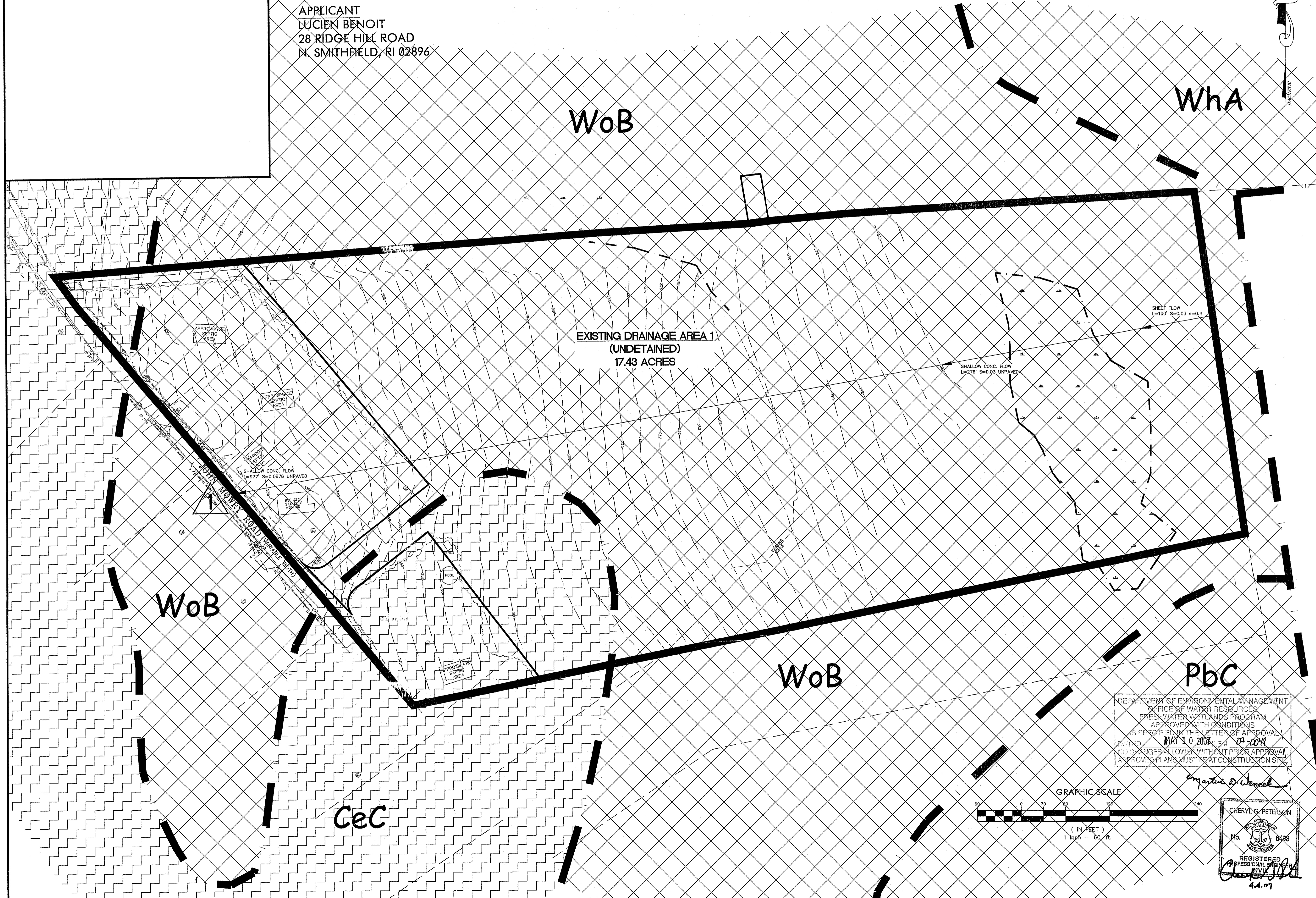
HOLLAND E. SHAW, PLS NO. 1917
9.5.07
RECEIVED
APR 6 2007
DATE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	3/27/07	ADDED STREET LIGHTS	ESW
8	3/12/07	REVISED PER DEM COMMENTS	ESW
7	01/26/07	GENERAL REVISIONS	TAB
6	11/01/06	ADJUSTED HOUSE LOT 5	ESW
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1	01/20/06	PER TOWN ENGINEER	ESW

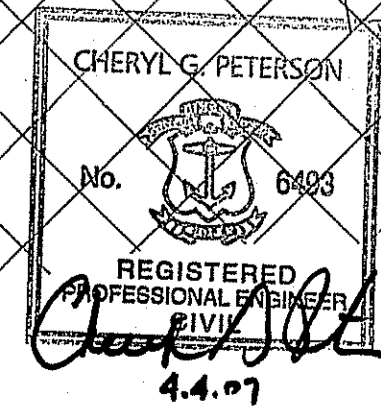
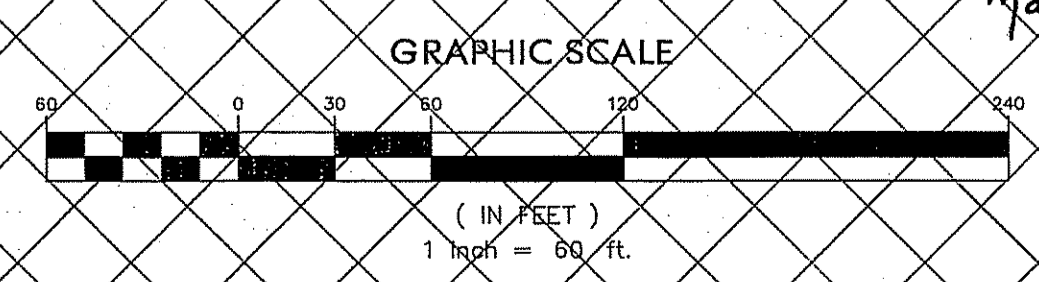
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For
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SCALE: 1" = 60'

DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 DA.dwg
JOB NO: RI 2003-116.1 SHEET: DA1 OF 3

EXISTING DRAINAGE AREA PLAN
SHEET 14 OF 21



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 10 2007
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



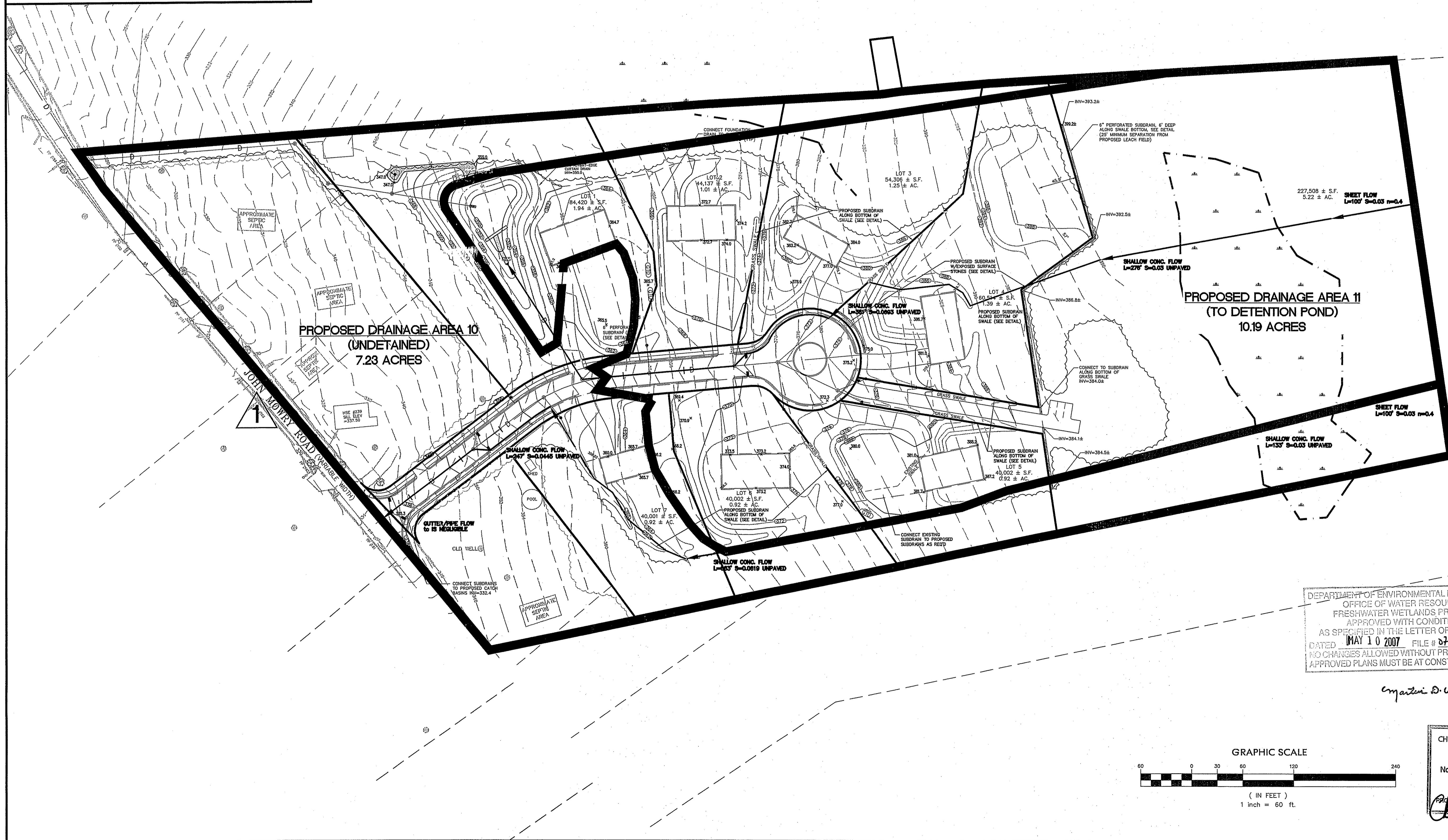
OWNER OF RECORD
 LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

APPLICANT
 LUCIEN BENOIT
 28 RIDGE HILL ROAD
 N. SMITHFIELD, RI 02896

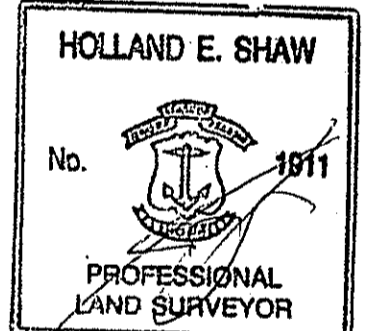
HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
 LANDSCAPE ARCHITECTS
 8 COUNTRY WAY ONE MAIN STREET
 N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
 TEL 508-266-2066
 FAX 508-266-2067

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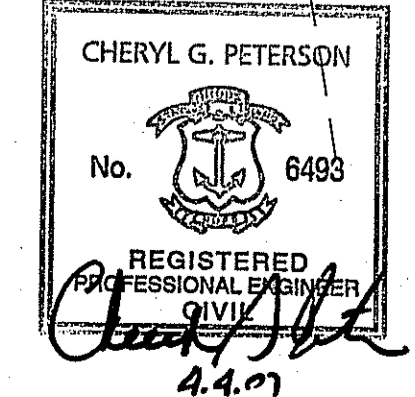
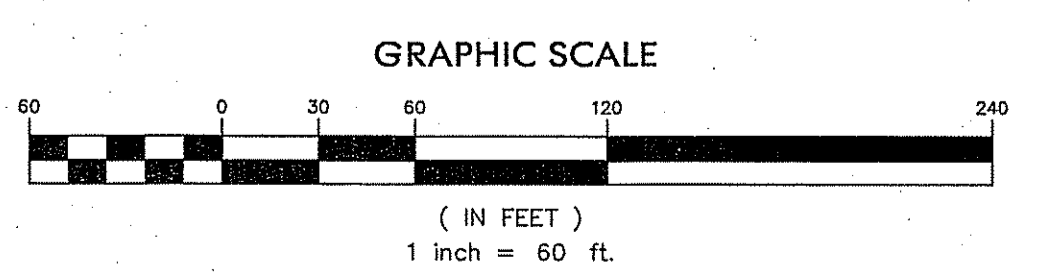


HOLLAND E. SHAW, PLS NO: 1911
 RECEIVED
 APR 6 2007
 DATE

REVISIONS			
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Martin D. Wencel



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DRAWN BY: MJV DATE: OCTOBER 5, 2005
 CHECKED BY: CGP DRAWING #: RI 2003-116 DA.dwg
 JOB NO: RI 2003-116.1 SHEET: DA2 OF 3

PROPOSED DRAINAGE AREA PLAN
 SHEET 15 OF 21

OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

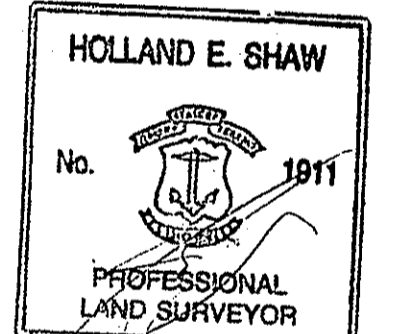
APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

HERITAGE DESIGN GROUP

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LANDSCAPE ARCHITECTS
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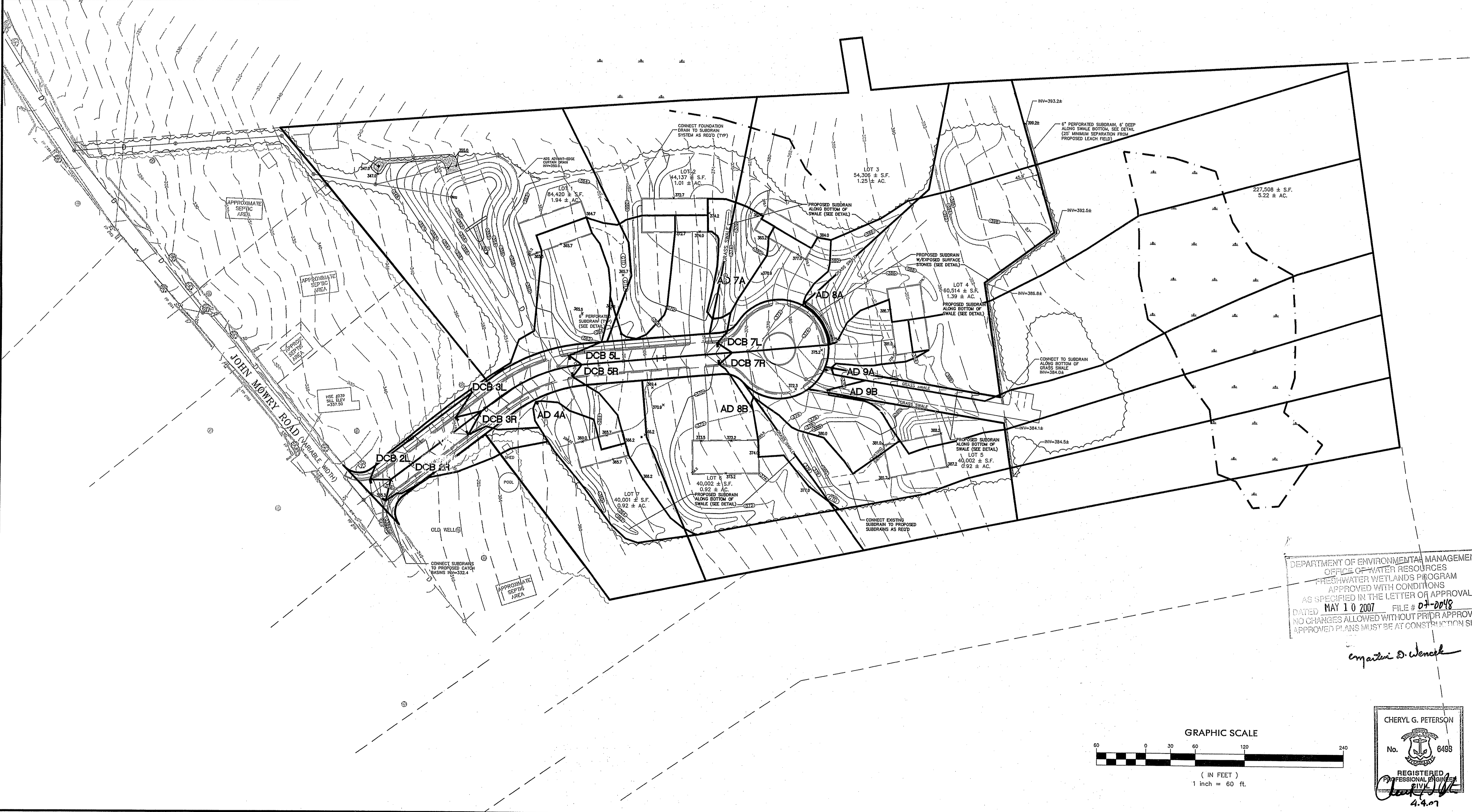
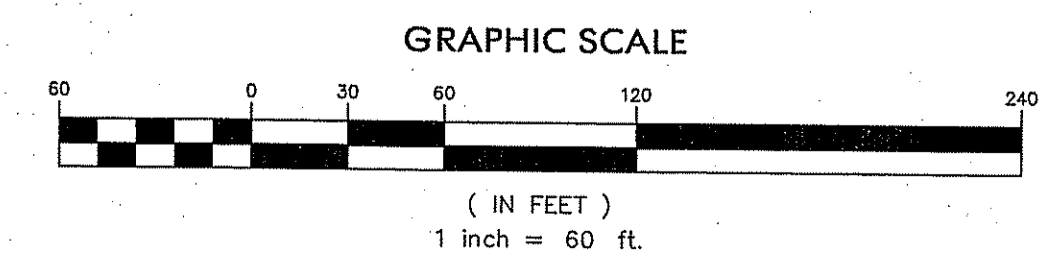
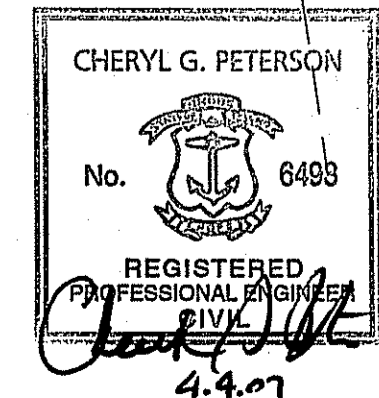
HOLLAND E. SHAW, PLS NO. 1911

DATE: 9.5.07 RECEIVED APR 6 2007

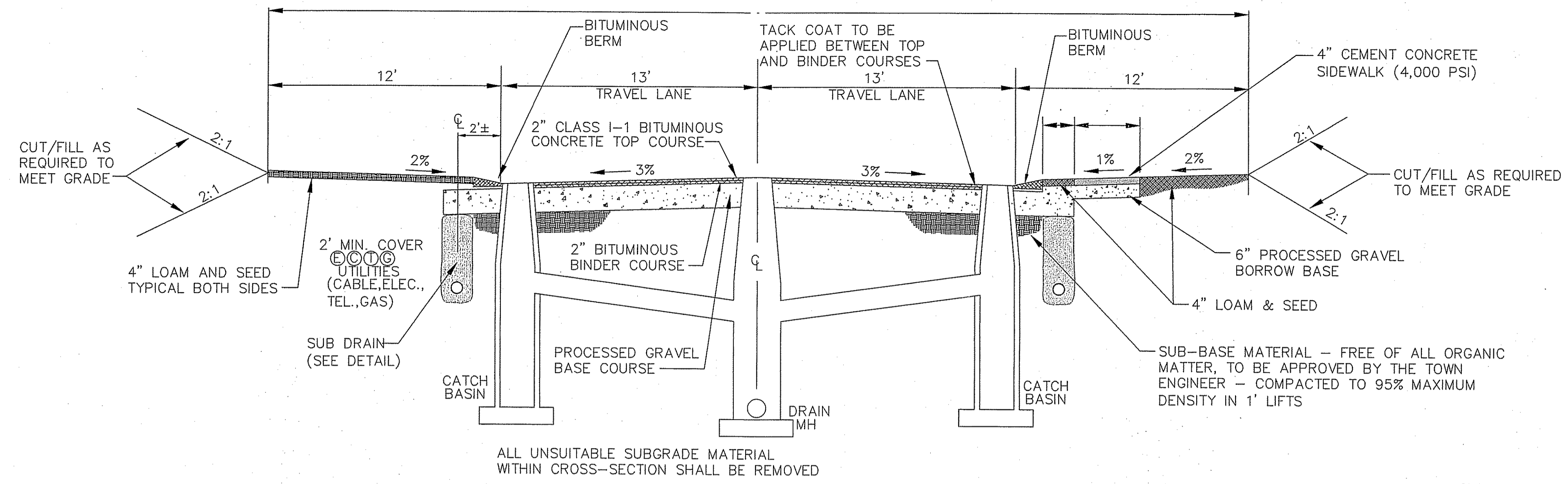
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Cheryl G. Peterson



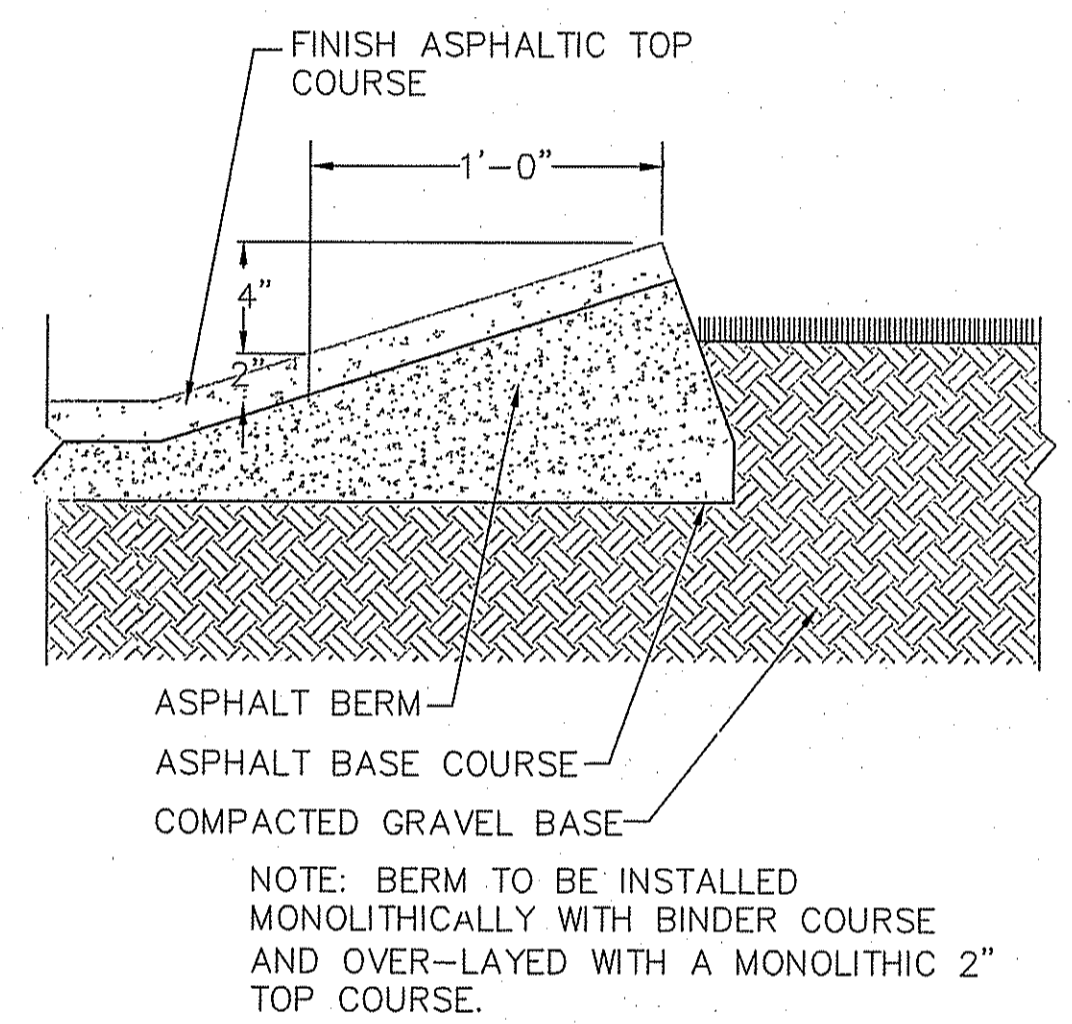
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DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 DA.dwg
JOB NO.: RI 2003-116.1 SHEET: DA3 OF 3
CATCH BASIN DRAINAGE AREA PLAN
SHEET 16 OF 21



ALL UNSUITABLE SUBGRADE MATERIAL WITHIN CROSS-SECTION SHALL BE REMOVED

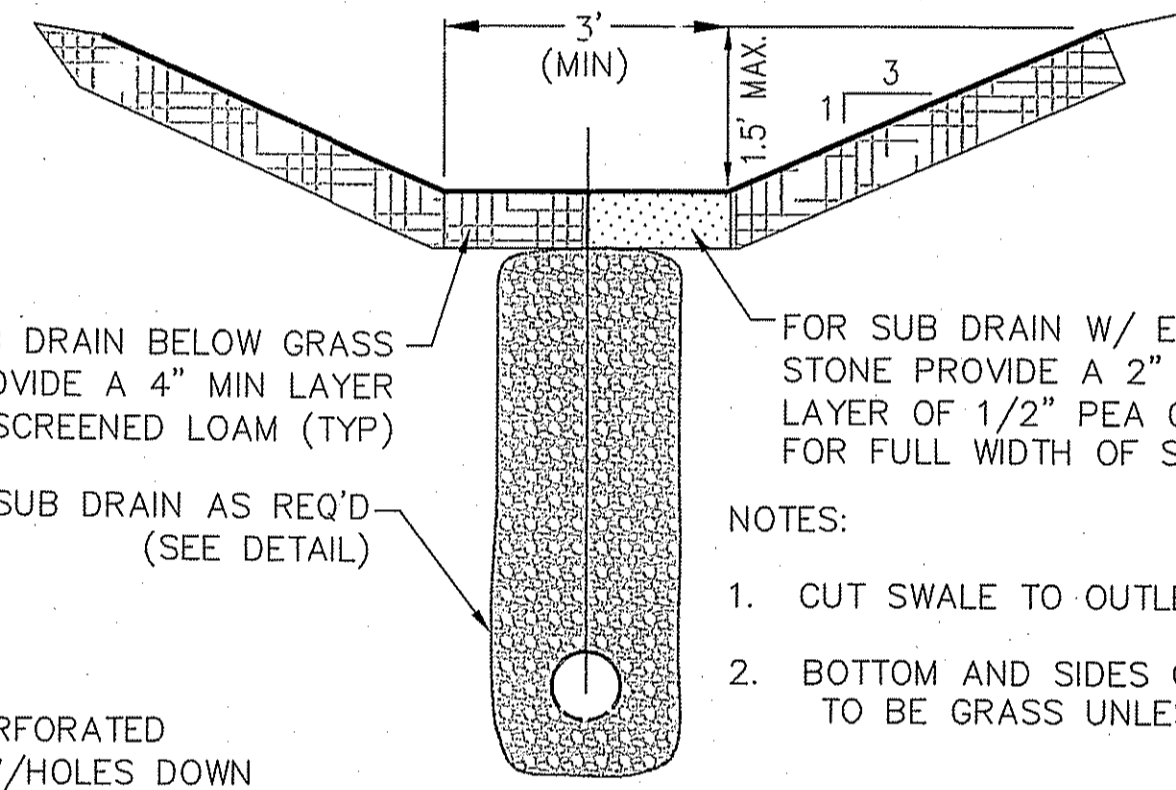
TYPICAL ROAD CROSS-SECTION

FOR 26' PAVEMENT WITH DRAINAGE & SIDEWALK (NOT TO SCALE)



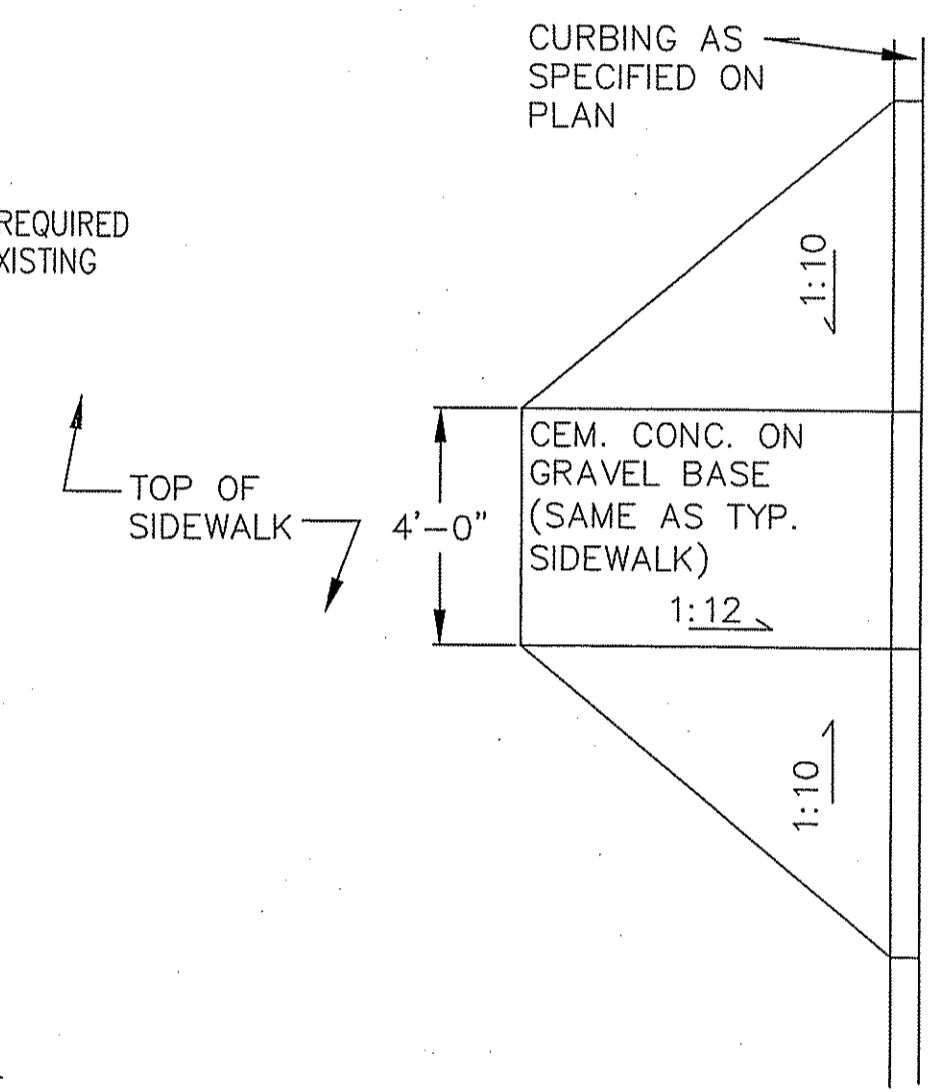
MODIFIED CAPE COD BERM DETAIL

(NOT TO SCALE)



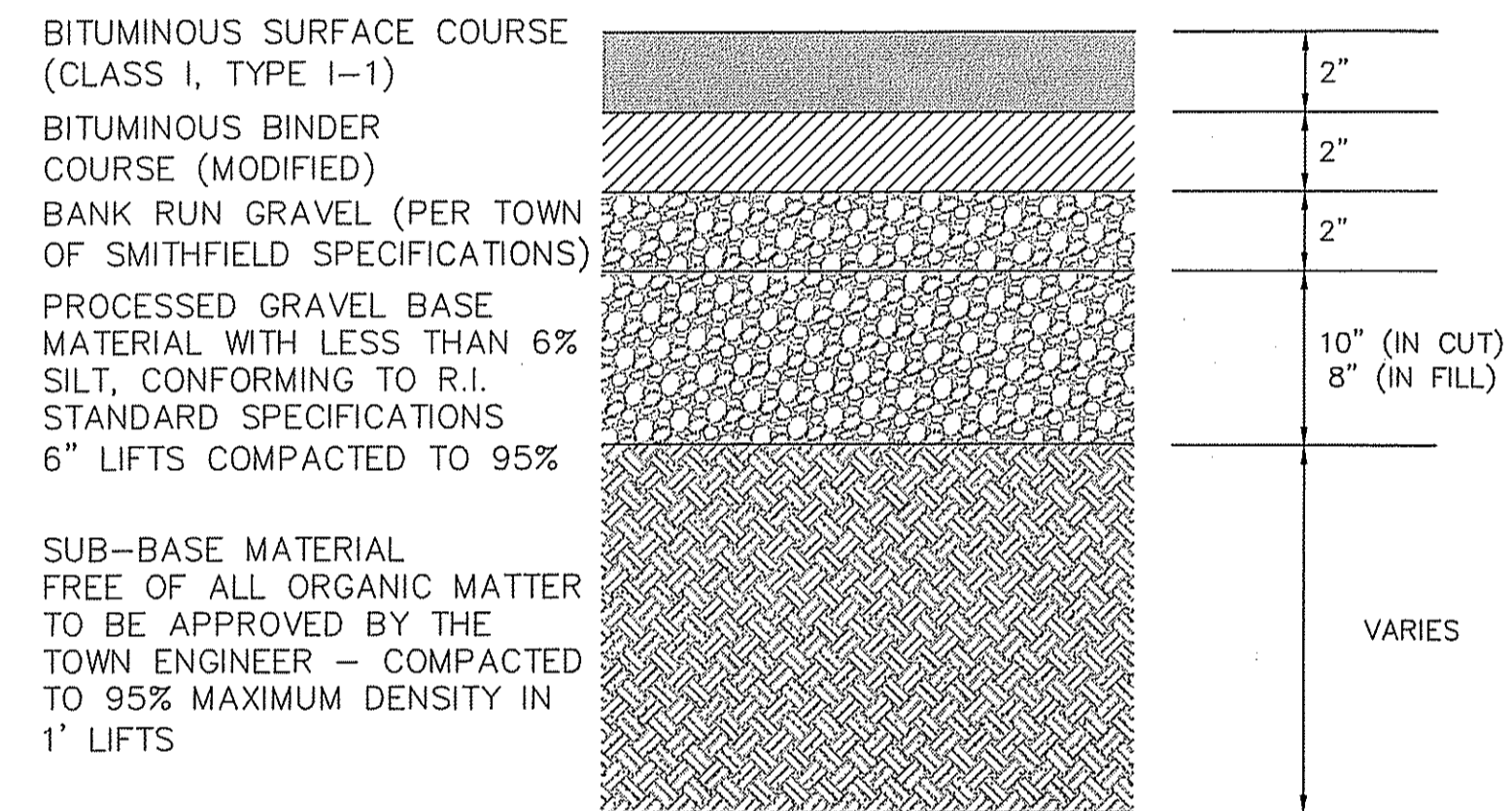
TYPICAL GRASS SWALE WITH SUB DRAIN

(NOT TO SCALE)



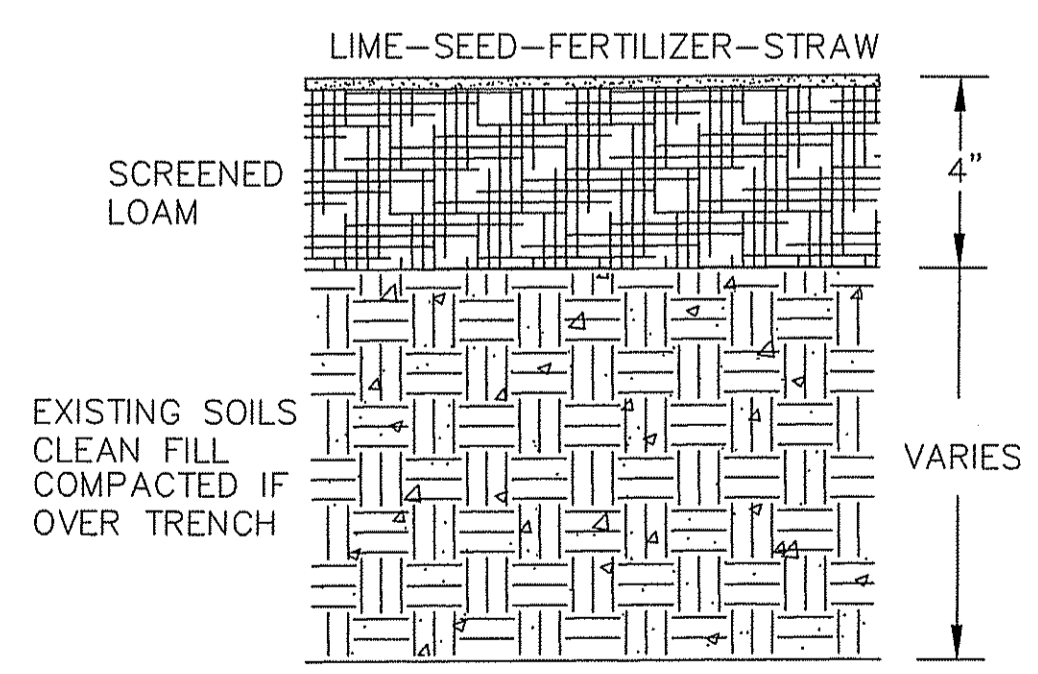
TYPICAL HANDICAPPED RAMP

(NOT TO SCALE)



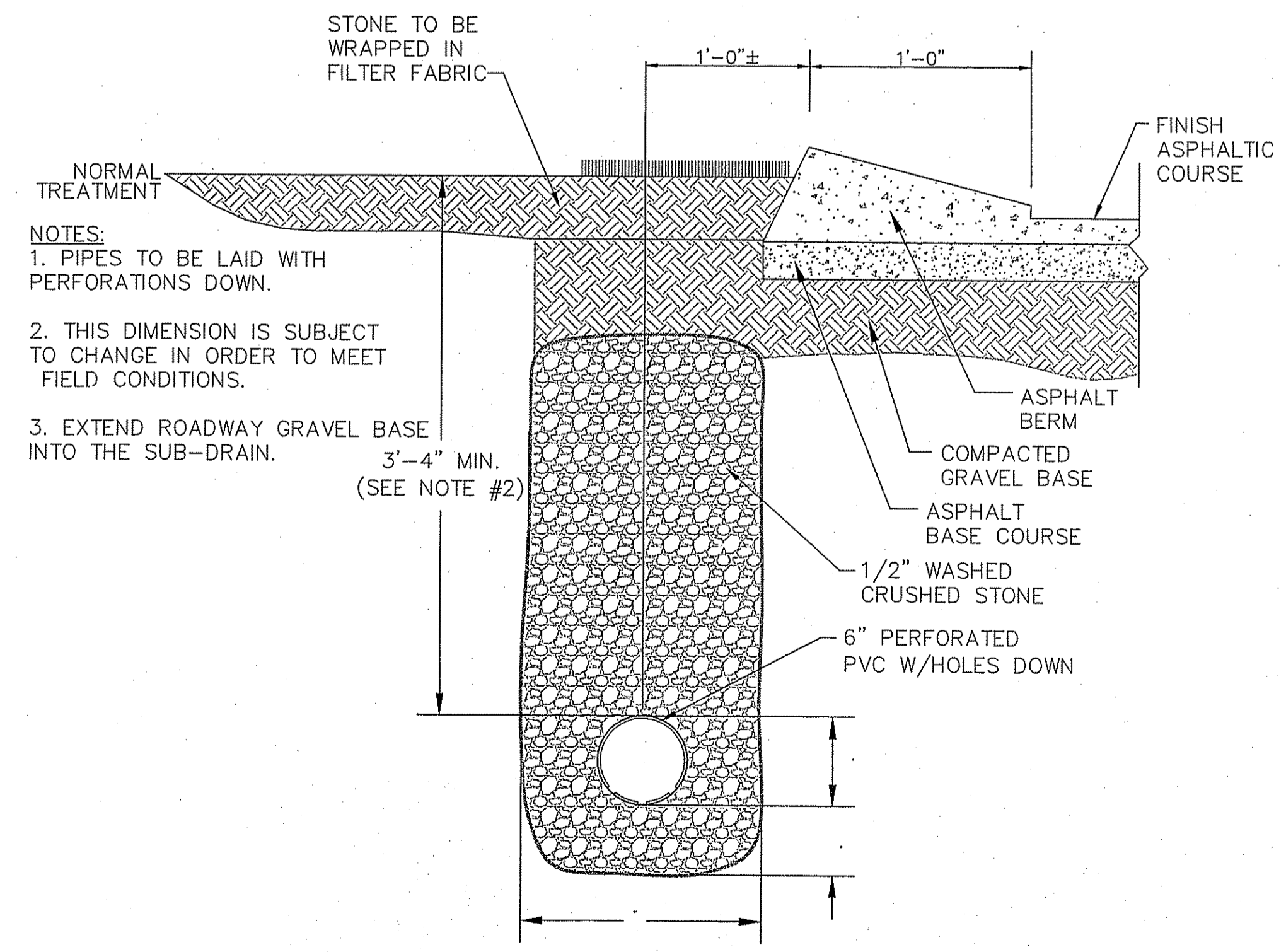
TYPICAL PAVEMENT CROSS SECTION

(NOT TO SCALE)



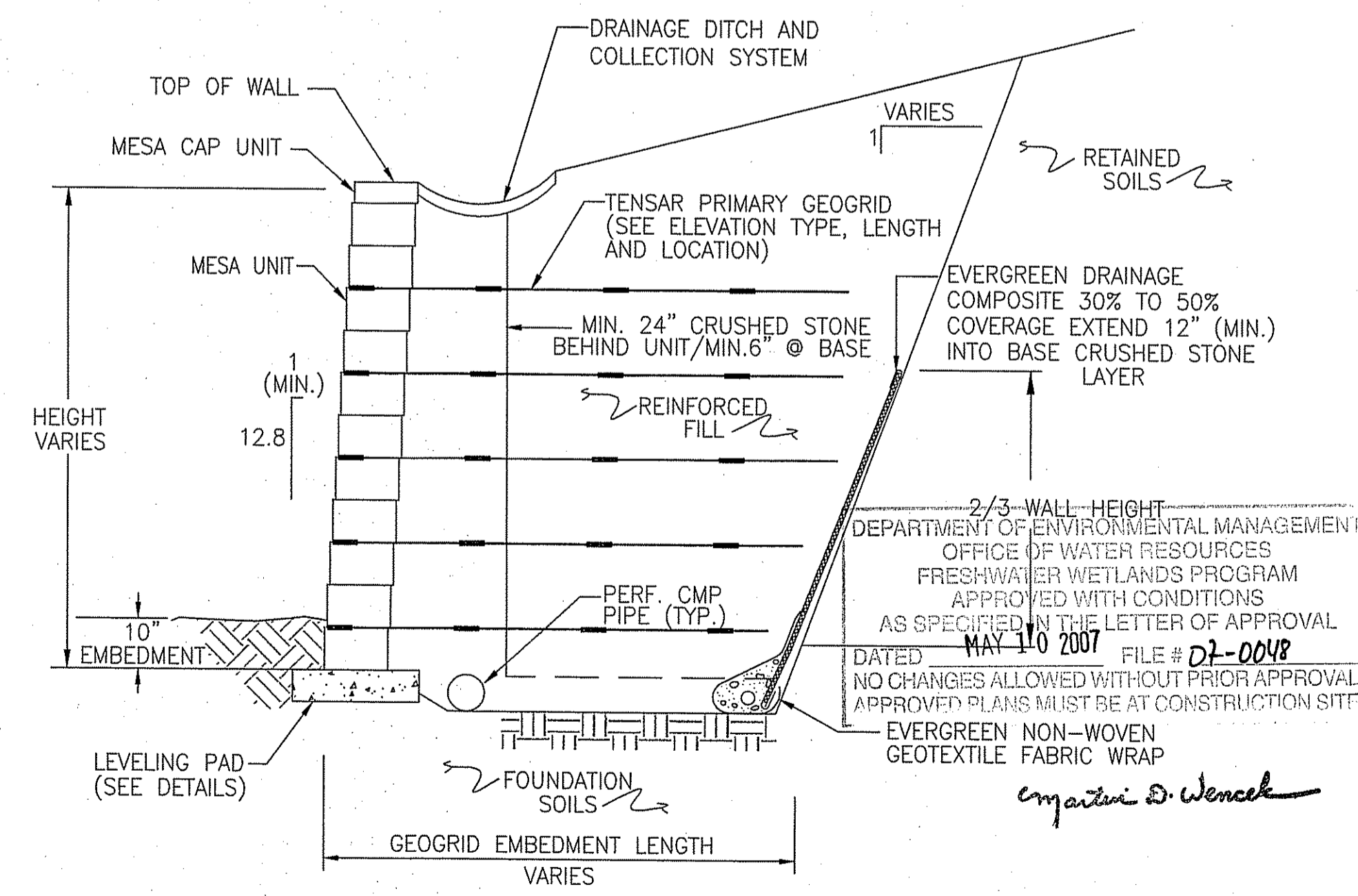
TYPICAL LOAM & SEED CROSS SECTION

(NOT TO SCALE)



SUB DRAIN CROSS SECTION

(NOT TO SCALE)



NOTE: WALL TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER. AFTER COMPLETION, CONSTRUCTED WALL TO BE CERTIFIED BY A LICENSED STRUCTURAL ENGINEER.

TYPICAL RETAINING WALL CROSS-SECTION

(NOT TO SCALE)

HERITAGE DESIGN GROUP

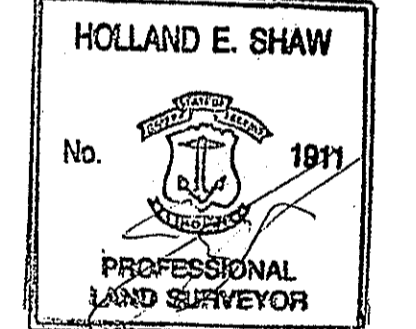
PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
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TEL 508-266-2066
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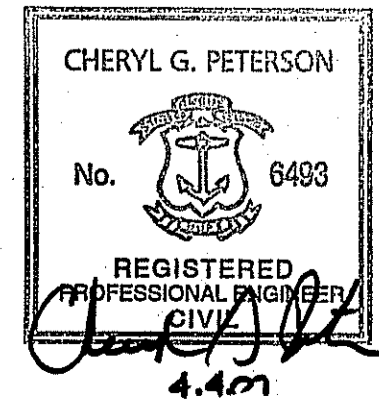
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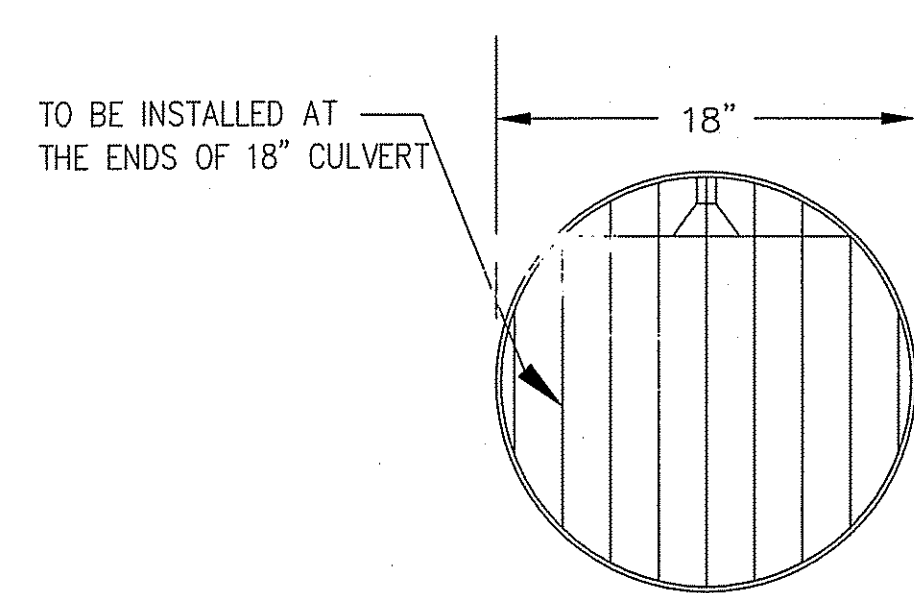
REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	3/27/07	ADDED STREET LIGHTS	ESW
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SCALE: AS NOTED

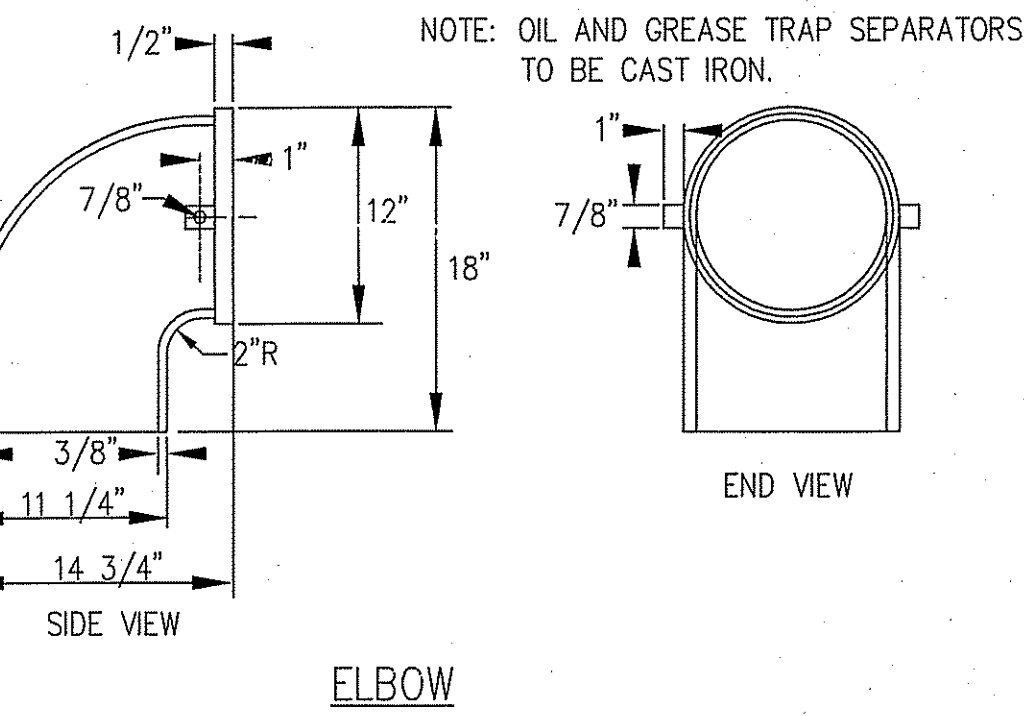
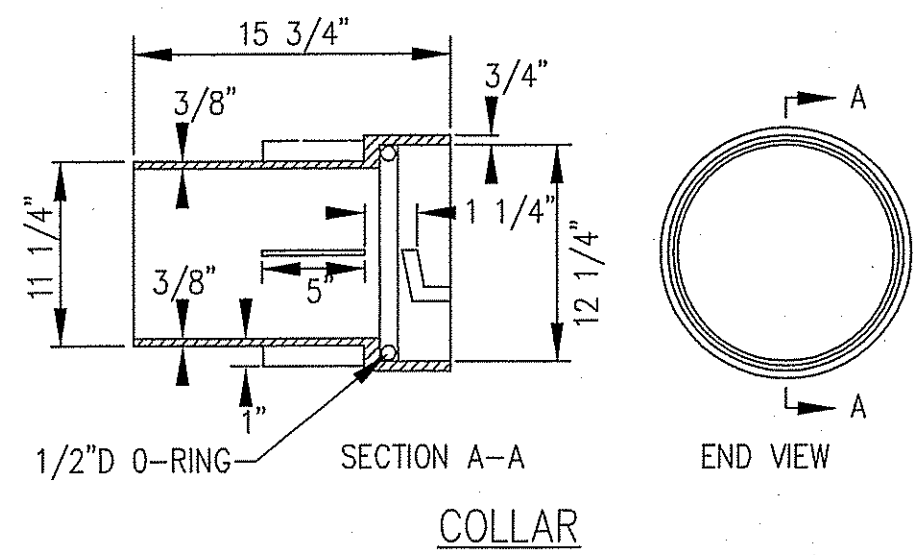
DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 DET.dwg
JOB NO: RI 2003-116.1 SHEET: D1 OF 5

SITE DETAILS
SHEET 17 OF 21

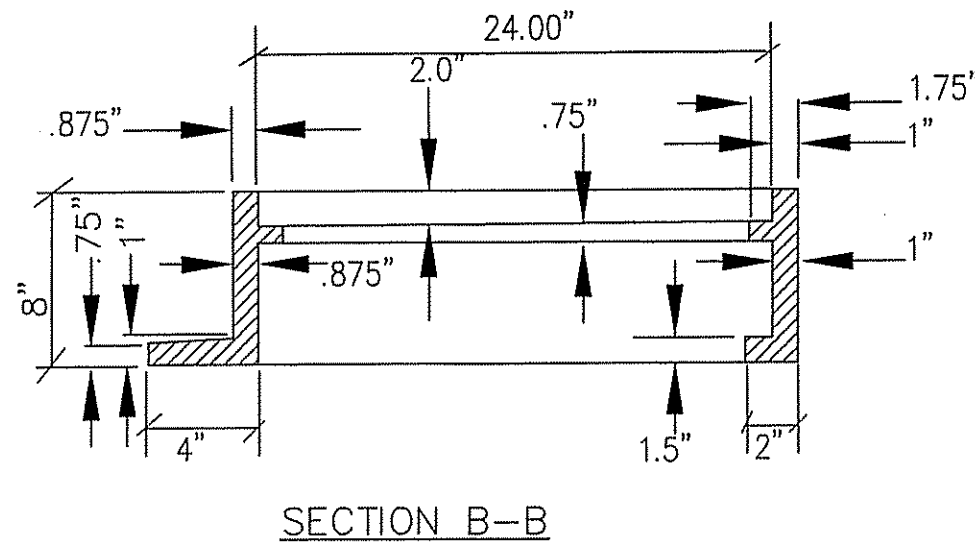




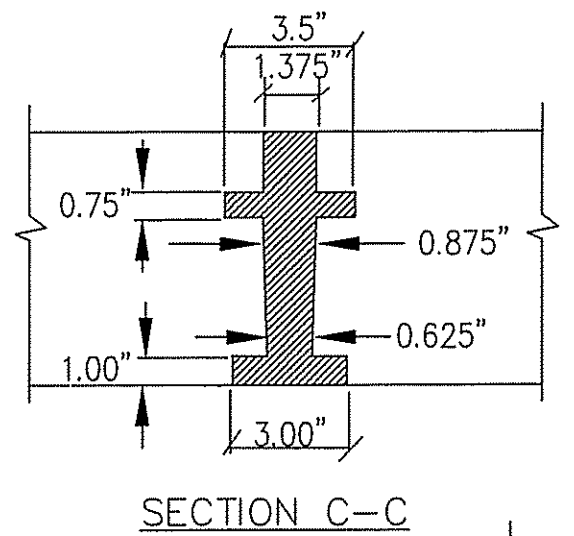
ADS STEEL ANIMAL/CHILD GUARD
(NOT TO SCALE)



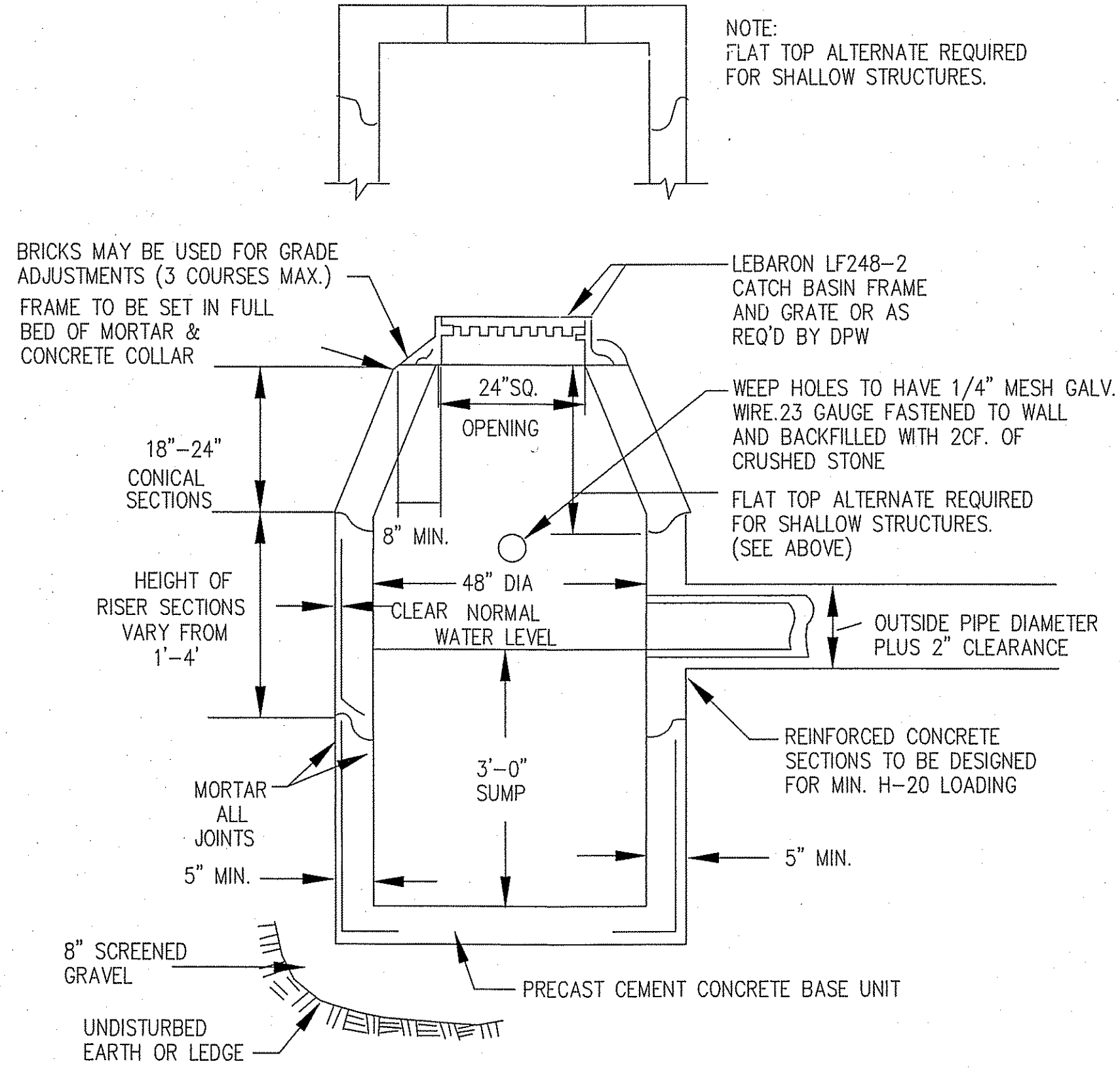
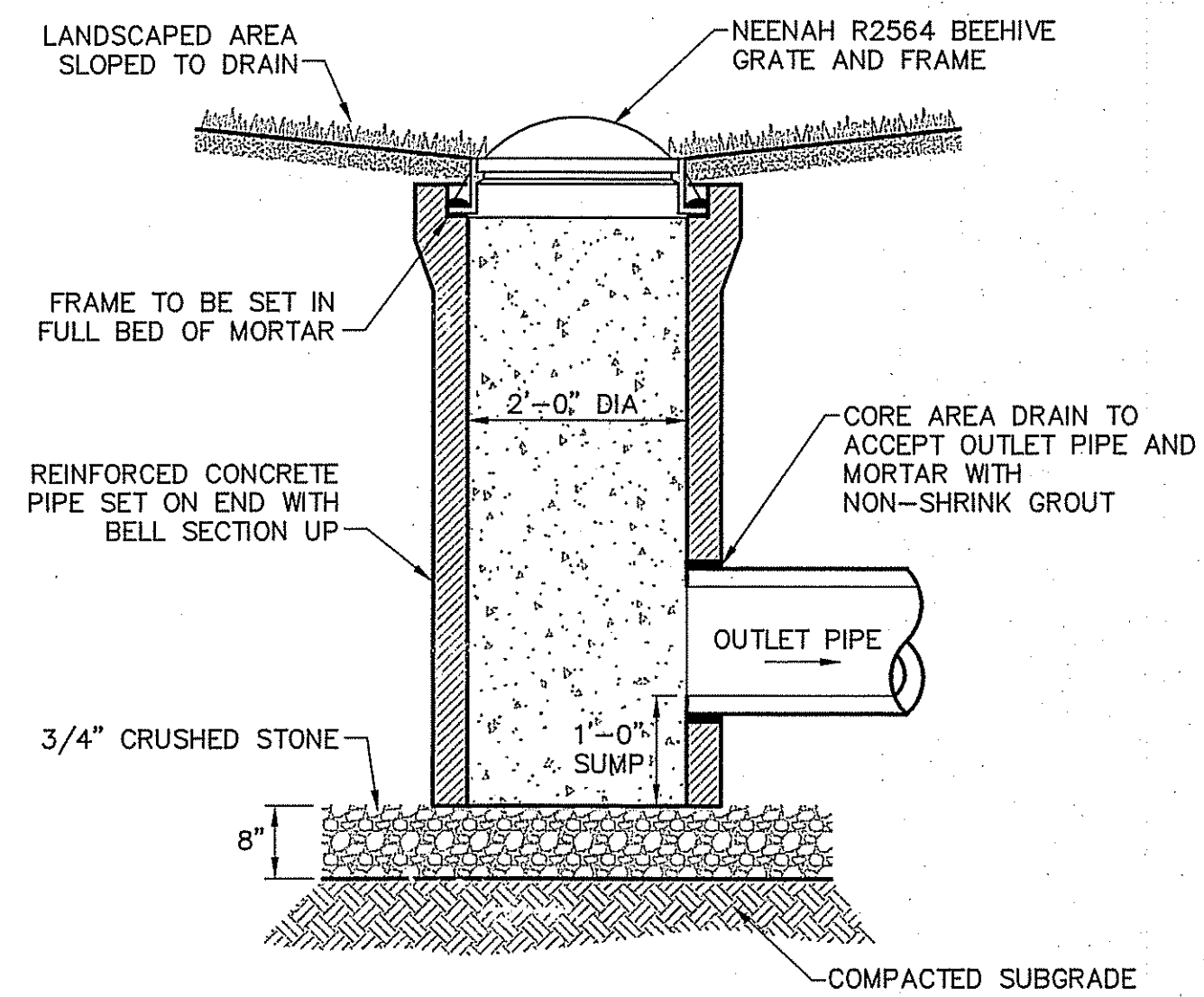
OIL & GREASE TRAP SEPARATOR
(NOT TO SCALE)



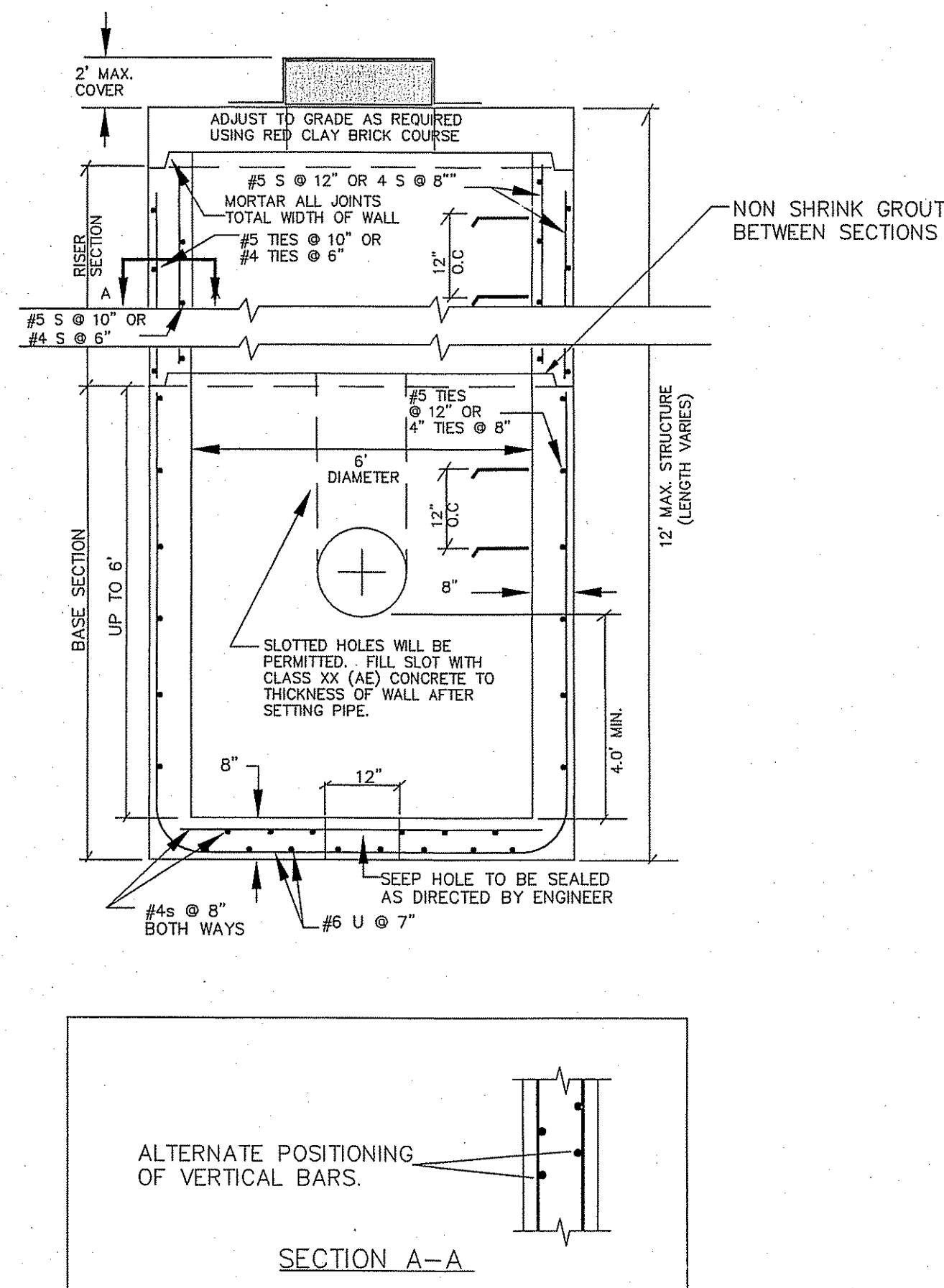
CATCH BASIN DOUBLE GRATE
(NOT TO SCALE)



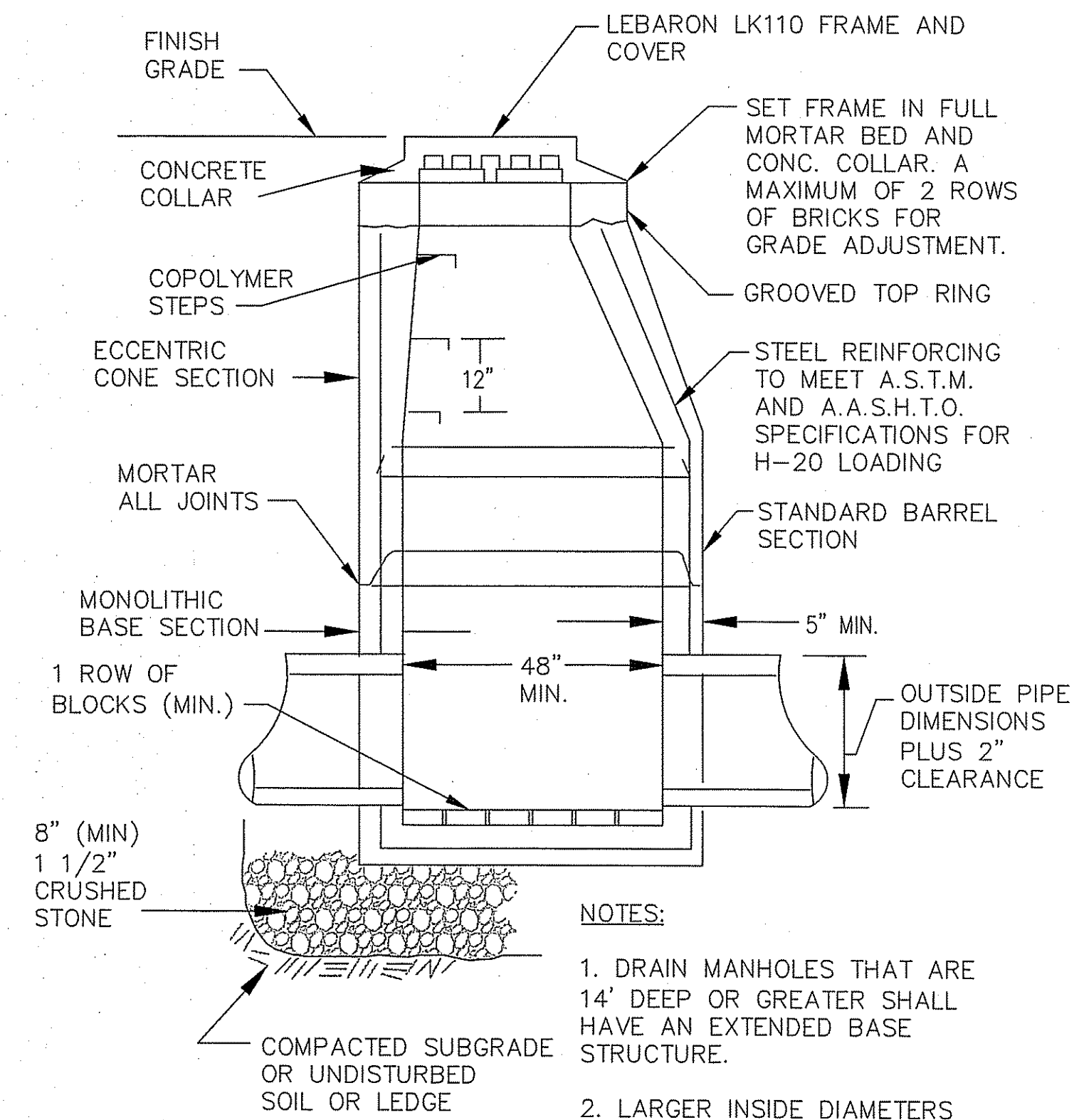
AREA DRAIN
(NOT TO SCALE)



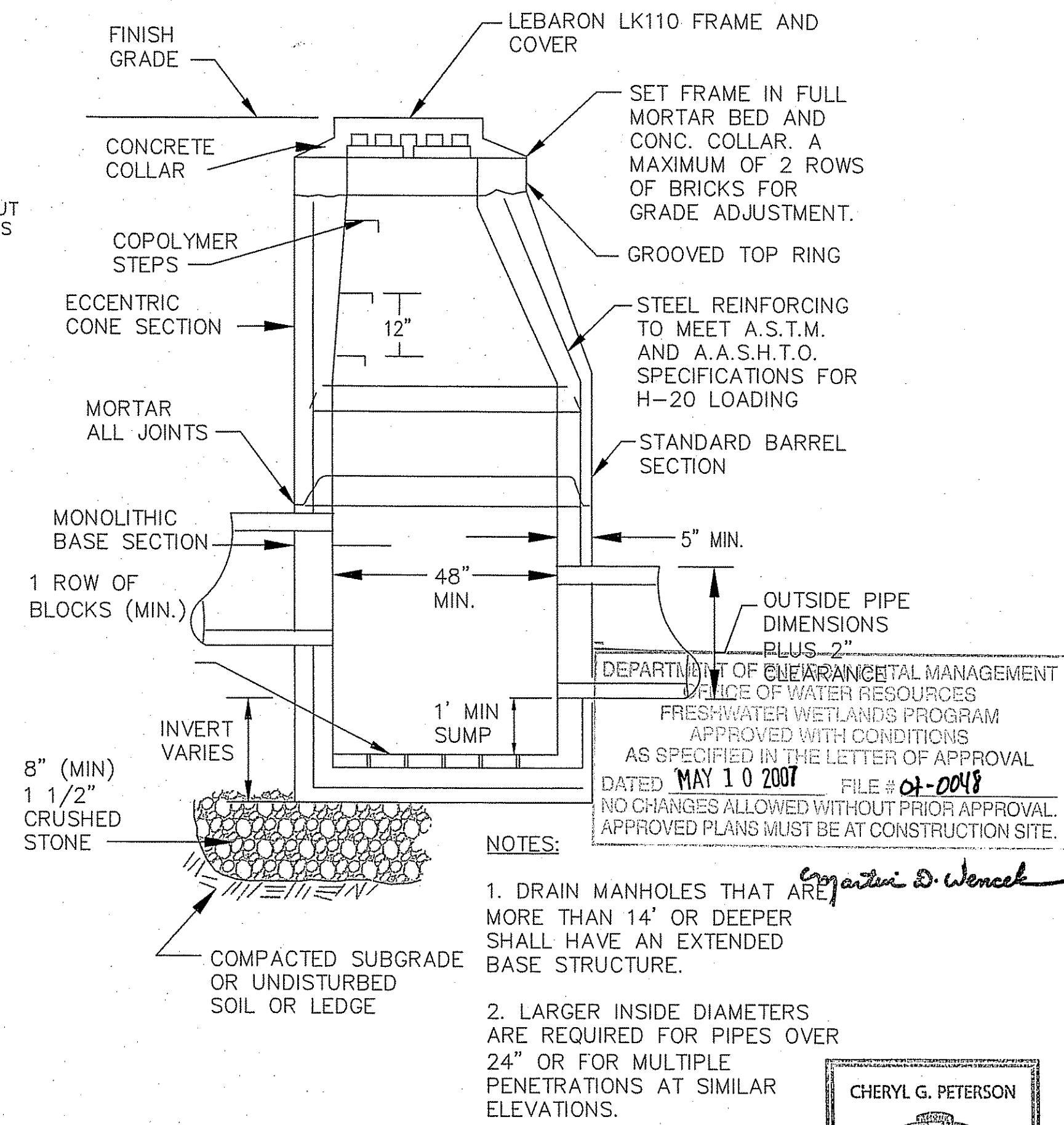
PRECAST CONCRETE CATCH BASIN
(NOT TO SCALE)



PRECAST DOUBLE GRATE CATCH BASIN
(NOT TO SCALE)



PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)



PRECAST CONCRETE DRAIN MANHOLE (DROP)
(NOT TO SCALE)

HERITAGE DESIGN GROUP

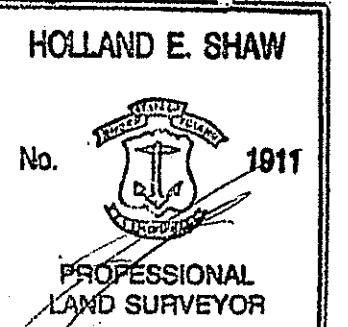
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N. SMITHFIELD, RI 02896

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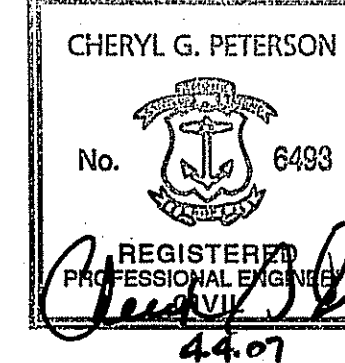


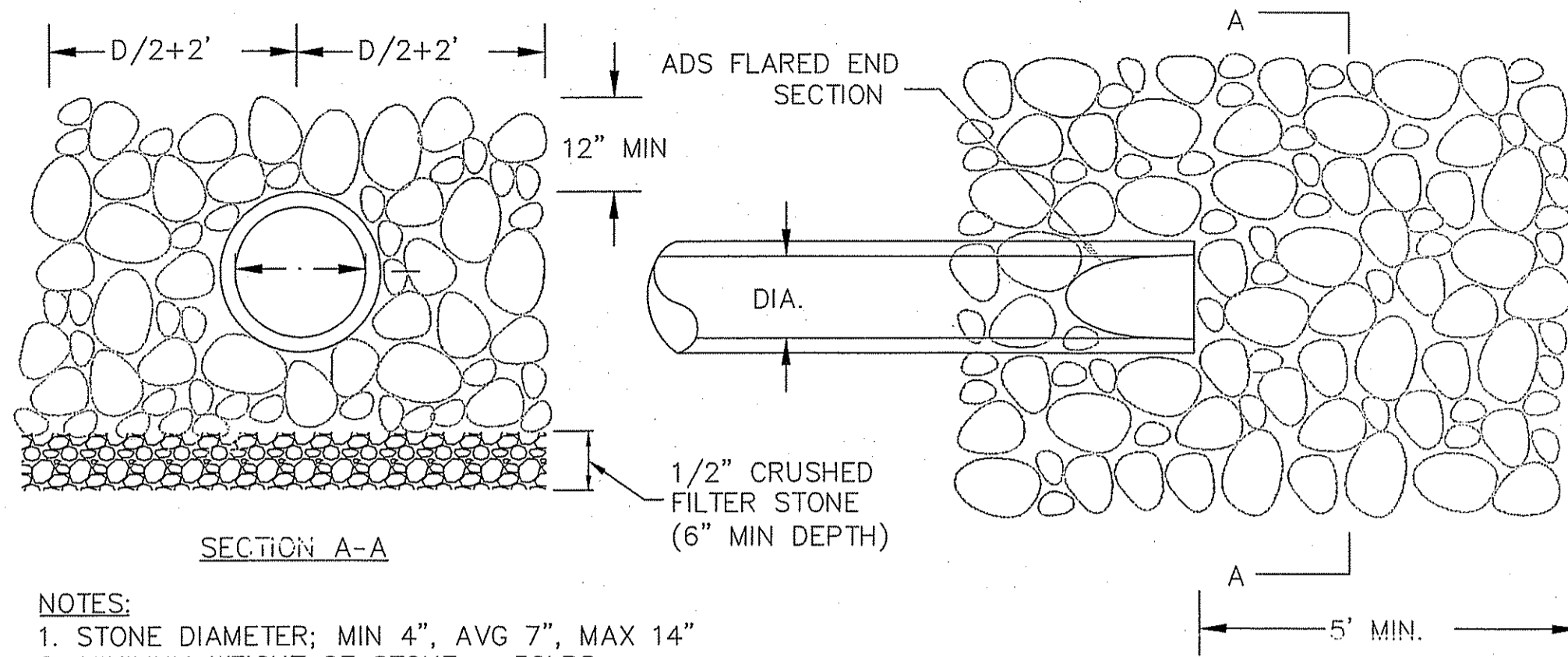
HOLLAND E. SHAW, PLS NO. 1911
APR 6 2007
DATE

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8	3/12/07	REVISED PER DEM COMMENTS	ESW
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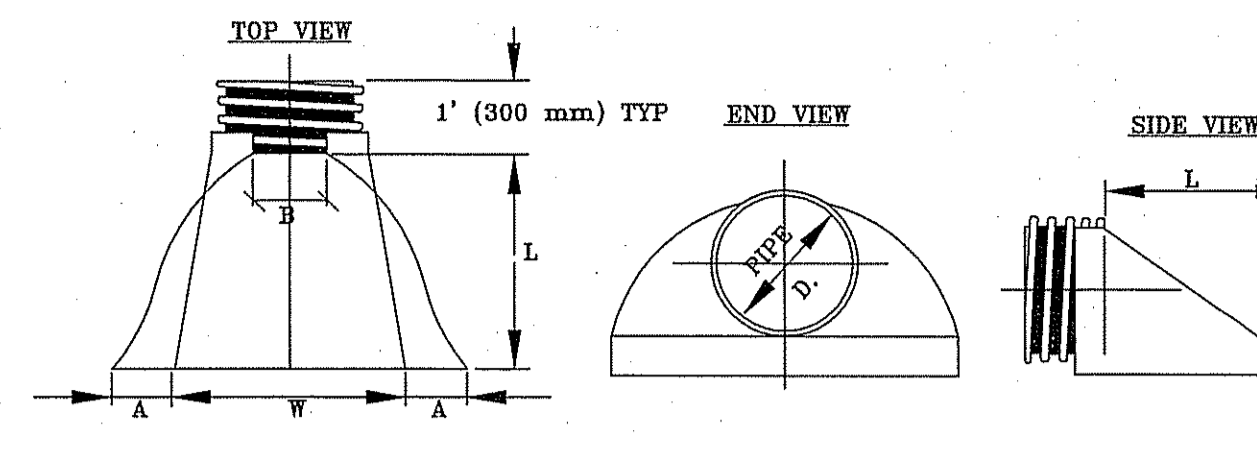
COLLEGE ESTATES
A PRELIMINARY SUBDIVISION PLAN
In The Town Of
Smithfield, Rhode Island
For
Lucien Benoit
28 Ridge Hill Road
North Smithfield, RI 02896
SCALE: AS NOTED

DRAWN BY: MJV **DATE:** OCTOBER 5, 2005
CHECKED BY: CGP **DRAWING #:** RI 2003-116 DET.dwg
JOB NO.: RI 2003-116.1 **SHEET:** D2 OF 5





- NOTES:**
1. STONE DIAMETER; MIN 4", AVG 7", MAX 14"
 2. MINIMUM WEIGHT OF STONE = 50LBS.
 3. MAXIMUM WEIGHT OF STONE = 125LBS.
 4. PLACE STONES OVER FILTER FABRIC (AMOCO 4508 OR EQUAL)



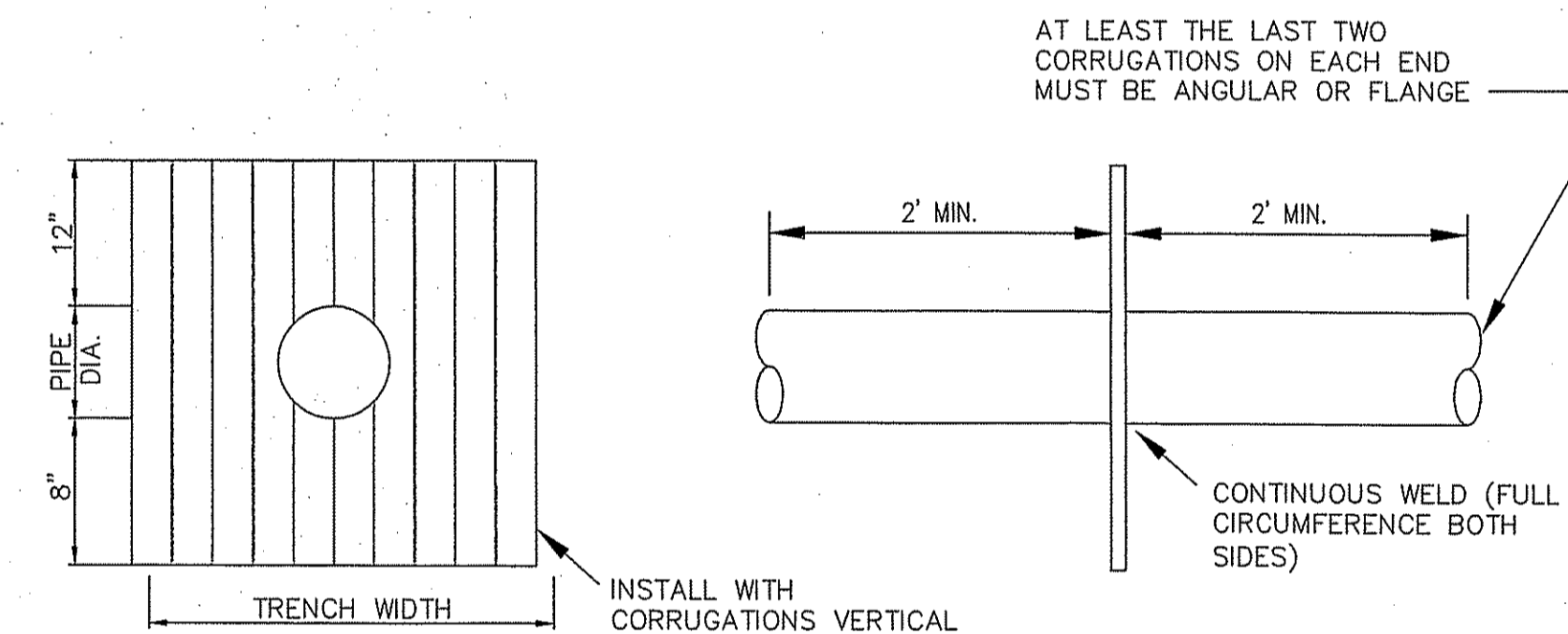
PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART NO.	A, ±1(25)	B MAX	H, ±1(25)	L±1/2 (13)	W, ±2 (50)
12, 15 (300,375)	1210 NP	6.5(165)	10(254)	6.5(165)	25(635)	29(736)
18(450)	1810 NP	7.5(190)	15(380)	6.5(166)	32(812)	35(890)
24(600)	2410 NP	7.5(190)	18(450)	6.5(165)	38(900)	45(1140)
30(750)	3010 NP	10.5(266)	NA	7.0(178)	53(1346)	68(1725)
36(900)	3610 NP	10.5 (266)	NA	7.0(178)	53(1346)	68(1725)

INSTALLATION INSTRUCTIONS:

1. SPREAD THE END SECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
2. INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
3. PLACE BACK FILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.

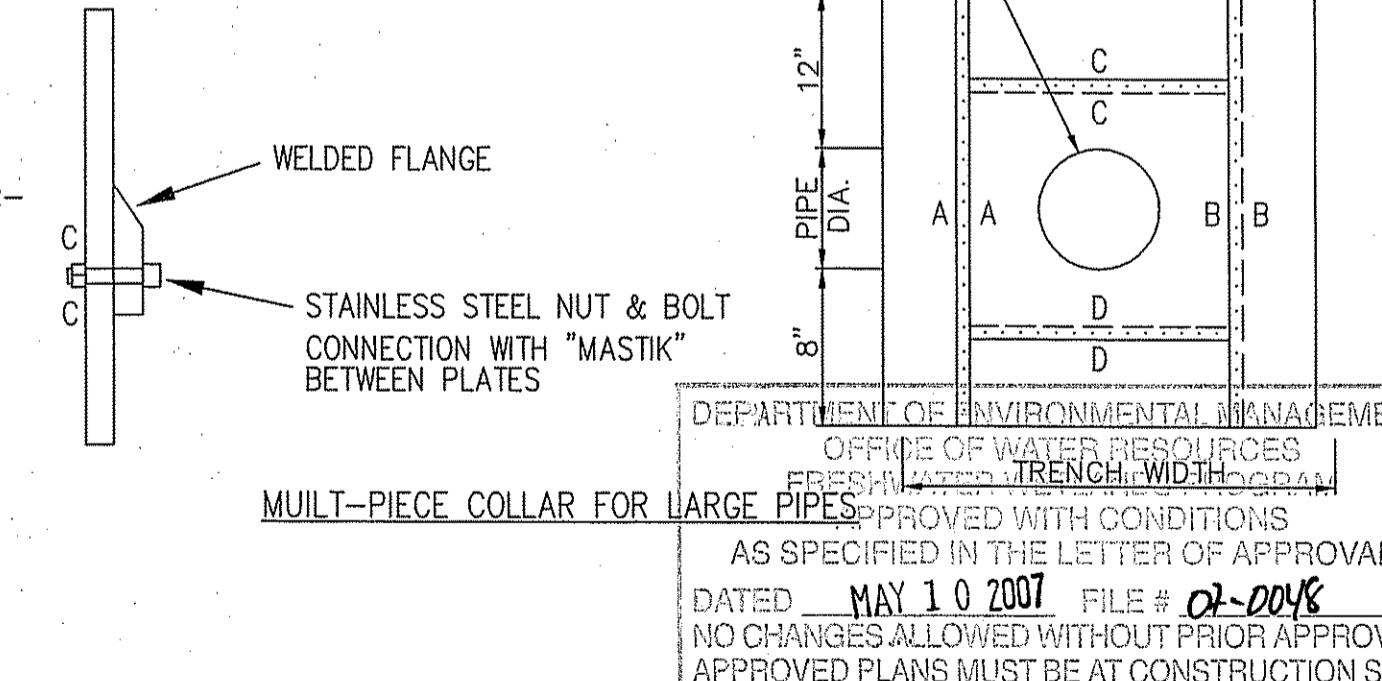
ADS END SECTION DIMENSIONS

(NOT TO SCALE)

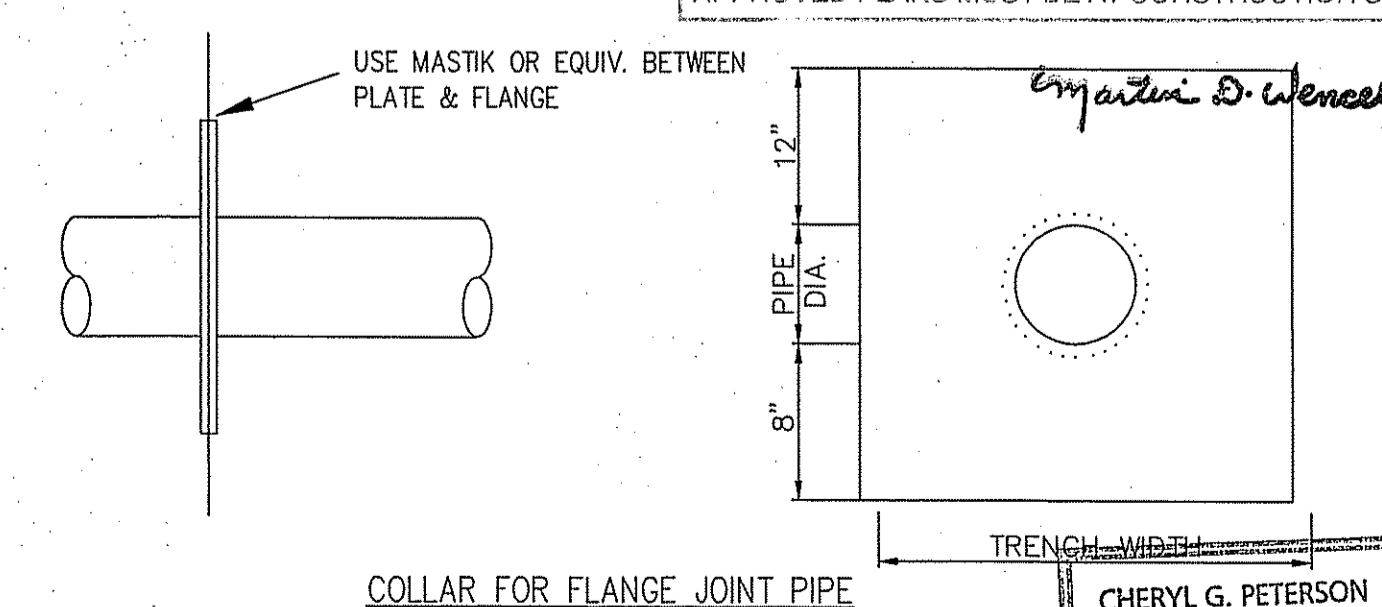


COLLAR WELDED IN PLACE ON BARREL SECTION

1. PLATES TO BE PRECUT CLAMPED TOGETHER & PRE-DRILLED & LABELED TO FACILITATE WATER-TIGHT FIELD ASSEMBLY.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER TRENCH COLLAR
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 10 2007 FILE # 02-0048
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



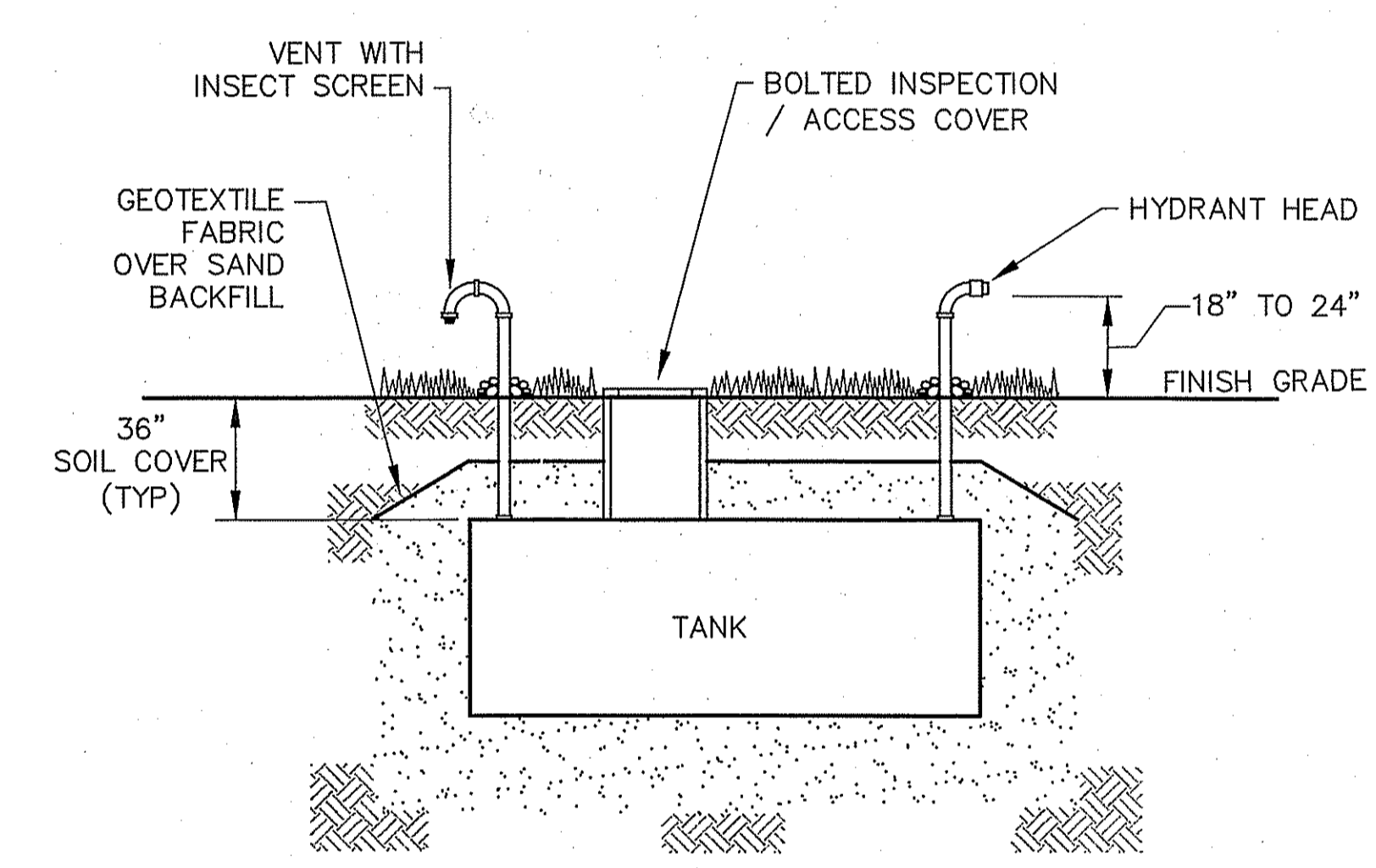
TYPICAL ANTI-SEEP COLLARS

(NOT TO SCALE)

D DIAMETER OF PIPE	TRENCH WIDTH, W	
	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

STONE RIP-RAP FOR PIPE ENDS--(PIPES 24" AND LESS IN DIA.)

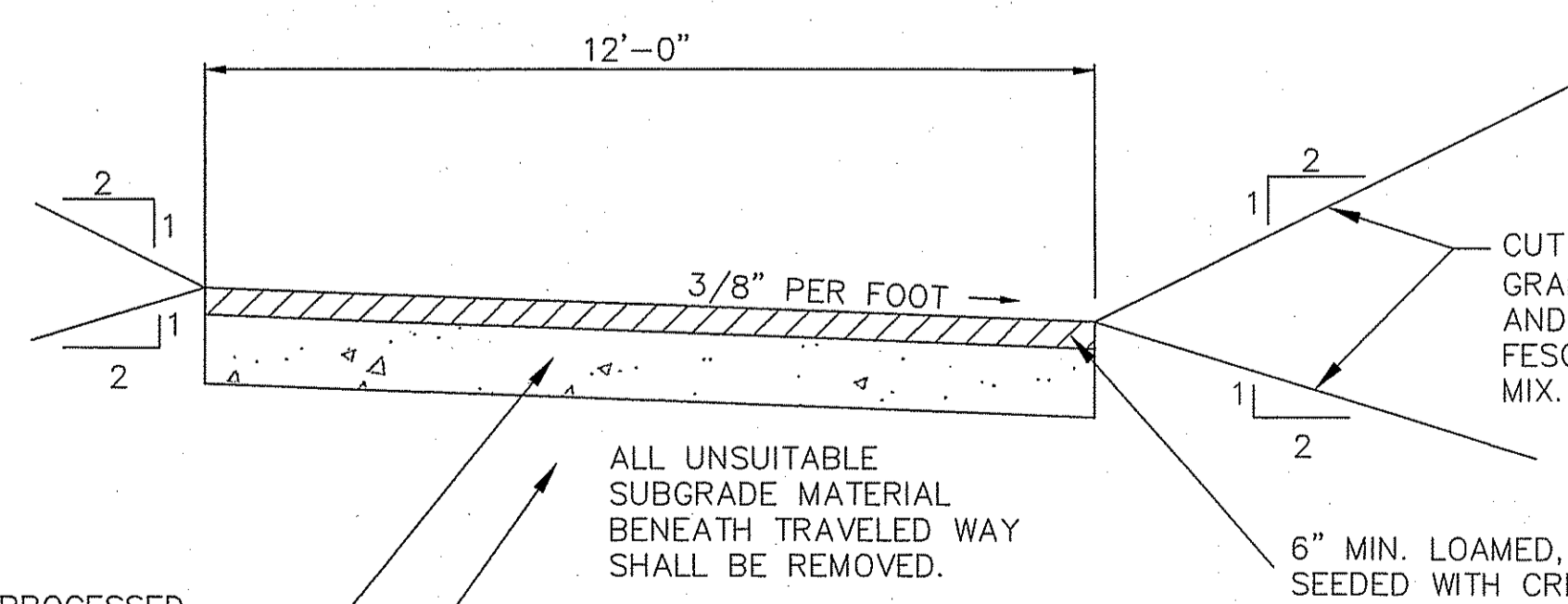
(NOT TO SCALE)



- NOTES:**
- 1) CISTERN TO BE INSTALLED AND BACKFILLED PER MANUFACTURERS SPECIFICATIONS.
 - 2) FIRE CHIEF TO SPECIFY MANUFACTURER AND ANY ACCESSORIES TO MEET TOWN REQUIREMENTS.

TYPICAL CISTERN DETAIL

(NOT TO SCALE)



- 12" COMPACTED PROCESSED GRAVEL (3" MAX Ø) SUB BASE COURSE PLACED IN 6" LIFTS & COMPACTED
- ALL UNSUITABLE SUBGRADE MATERIAL BENEATH TRAVELED WAY SHALL BE REMOVED.
- 6" MIN. LOAMED, FERTILIZED AND SEEDED WITH CREEPING RED FESCUE AND PERENNIAL RYE GRASS MIX.

TYPICAL STORM WATER BASIN ACCESS DRIVE

(NOT TO SCALE)

ORIGINAL ORGANIC FREE MATERIAL

HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01588
TEL 508-266-2066
FAX 508-266-2067

ASSESSORS INFORMATION:
ASSESSORS PLAT 49 LOT 121
AREA:
14.39± ACRES
ZONING REQUIREMENTS
ZONE: R-80 CLUSTER DEVELOPMENT
MIN. FRONTAGE ON ROAD: 125'
MIN. FRONTAGE ON CUL-DE-SAC: 87.5'
MIN. AREA: 20,000 S.F. (BUILDABLE AREA)
AVERAGE AREA: 40,000 S.F.
(40% CAN BE LESS THAN AVERAGE)
OPEN SPACE REQUIREMENTS
REQUIRED (MIN): 30% OF TOTAL AREA (4.32 ACRES)
PROVIDED: 36.3%± (5.22± ACRES)
SETBACK REQUIREMENTS
FRONT YARD: 40'
SIDE YARD: 25'
REAR YARD: 75'

OWNER OF RECORD
LUCIEN BENOIT
28 RIDGE HILL ROAD
N. SMITHFIELD, RI 02896

APPLICANT
LUCIEN BENOIT
28 RIDGE HILL ROAD
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HOLLAND E. SHAW
No. 1911
PROFESSIONAL LAND SURVEYOR
HOLLAND E. SHAW, PLS NO. 1911
APR 6 2007
DATE

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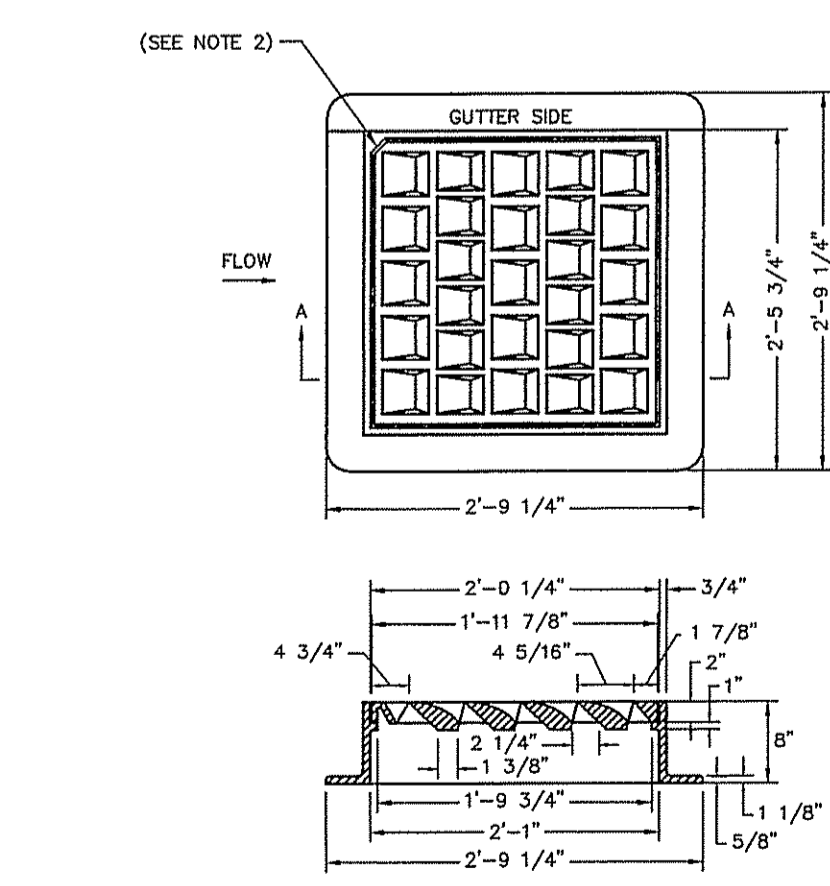
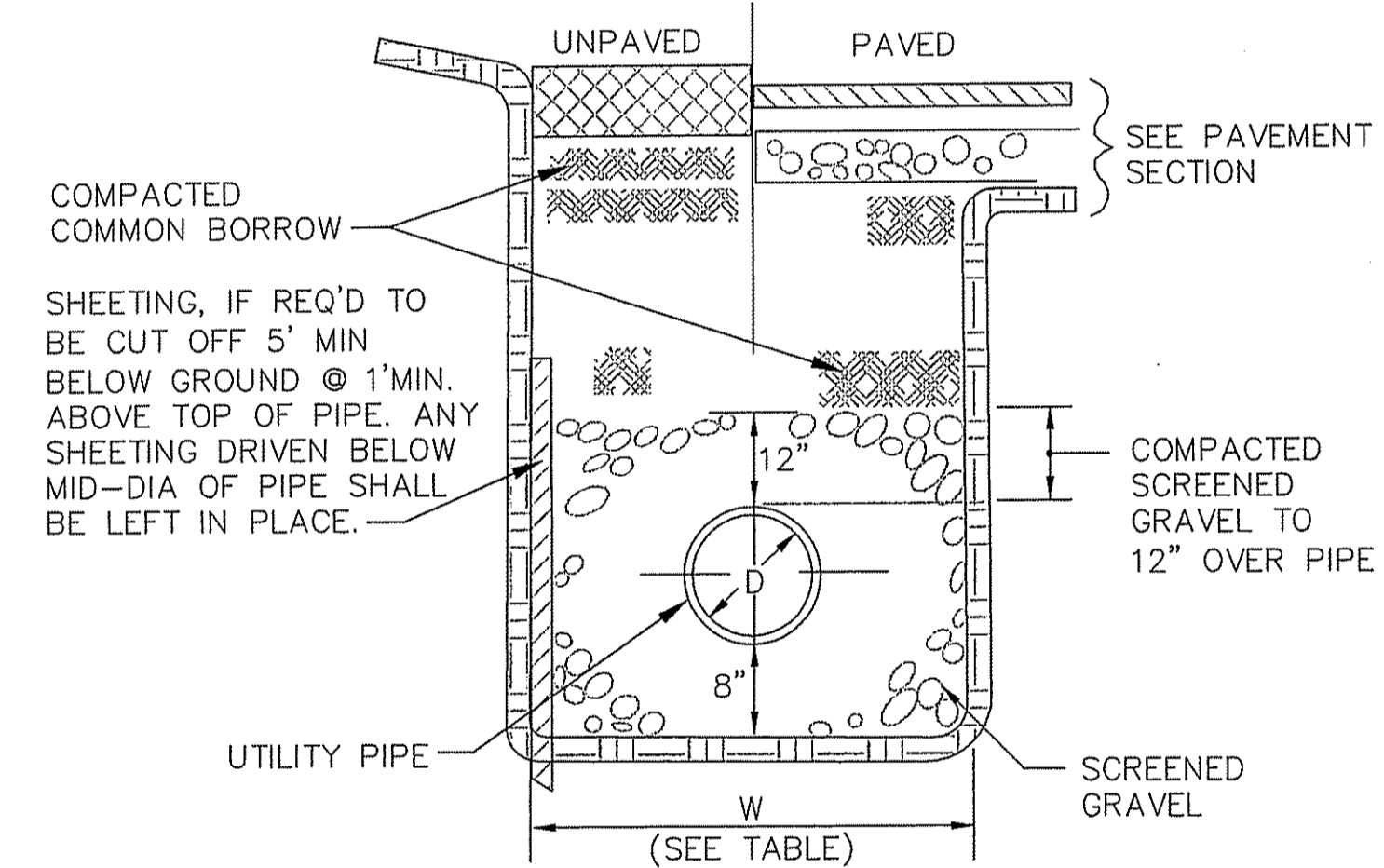
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DRAWN BY: MJV DATE: OCTOBER 5, 2005
CHECKED BY: CGP DRAWING #: RI 2003-116 DET.dwg
JOB NO: RI 2003-116.1 SHEET: D3 OF 5

SITE DETAILS
SHEET 19 OF 21

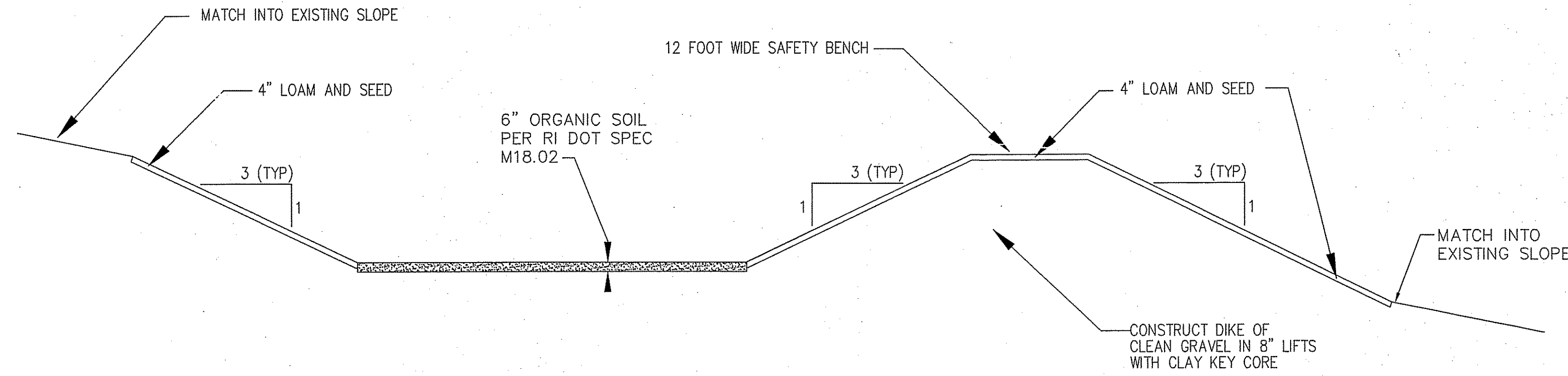
TYPICAL UTILITY TRENCH CROSS SECTION

(NOT TO SCALE)

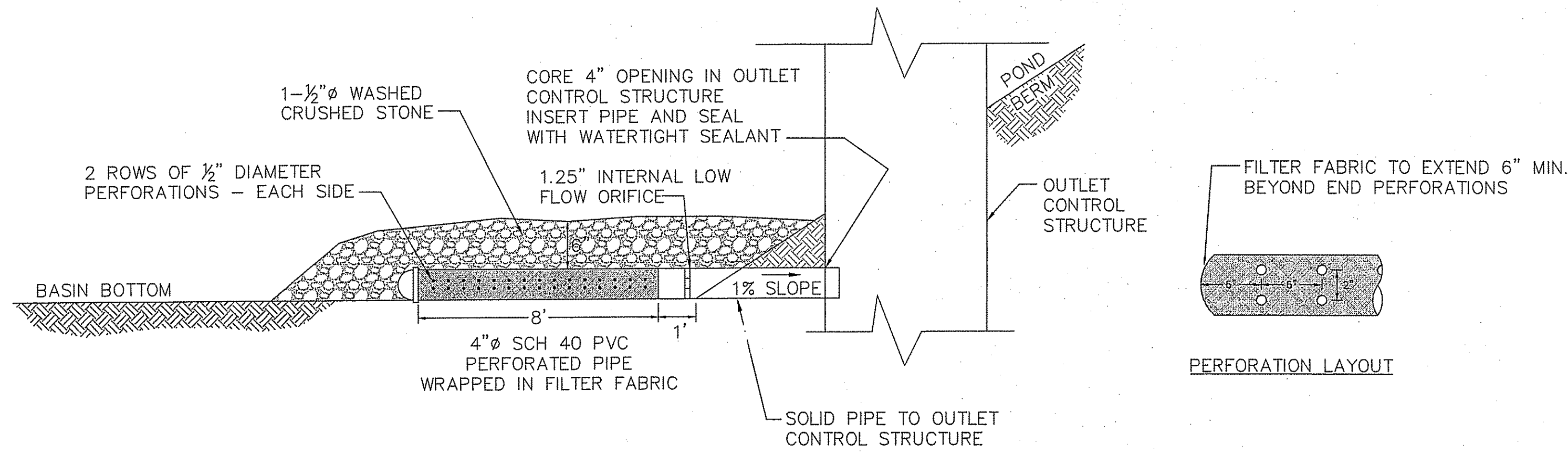


- NOTES:**
1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 2. THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEVED FRAME.

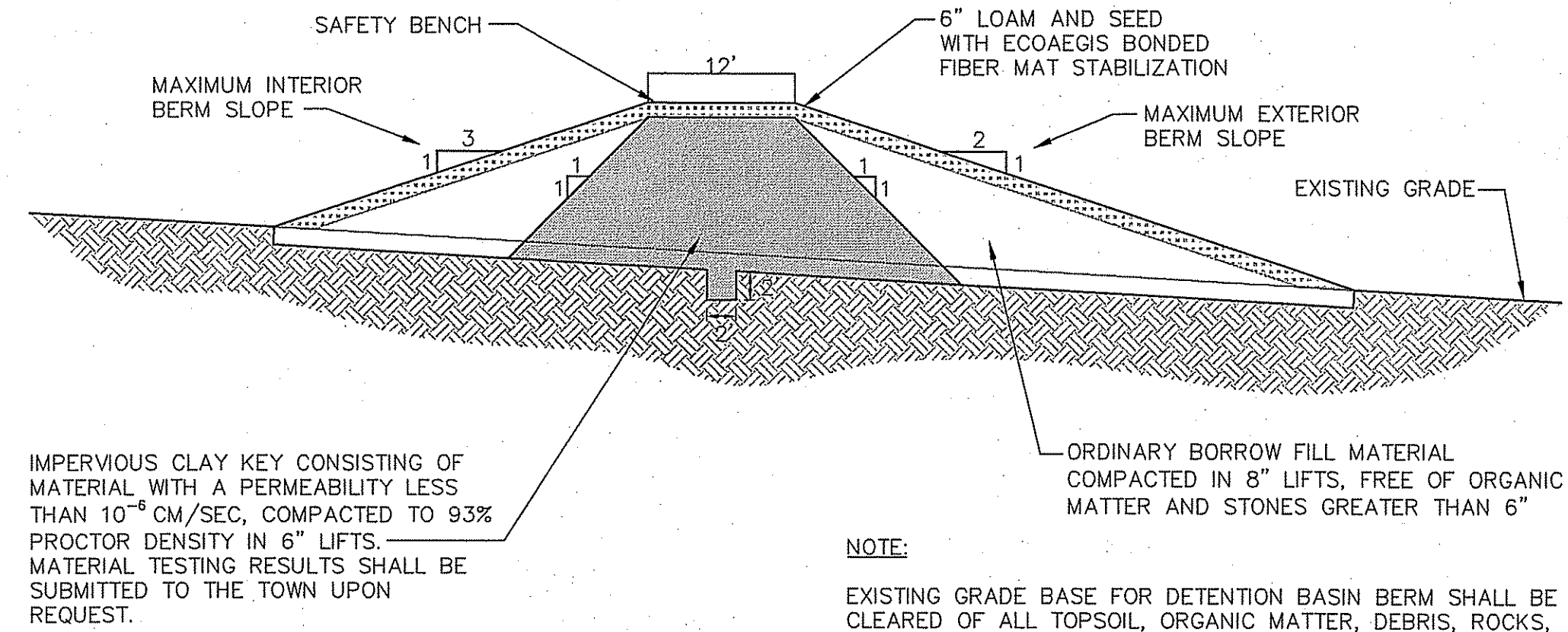
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
HIGH CAPACITY FRAME AND GRATE
BICYCLE SAFE
(NOT TO SCALE)



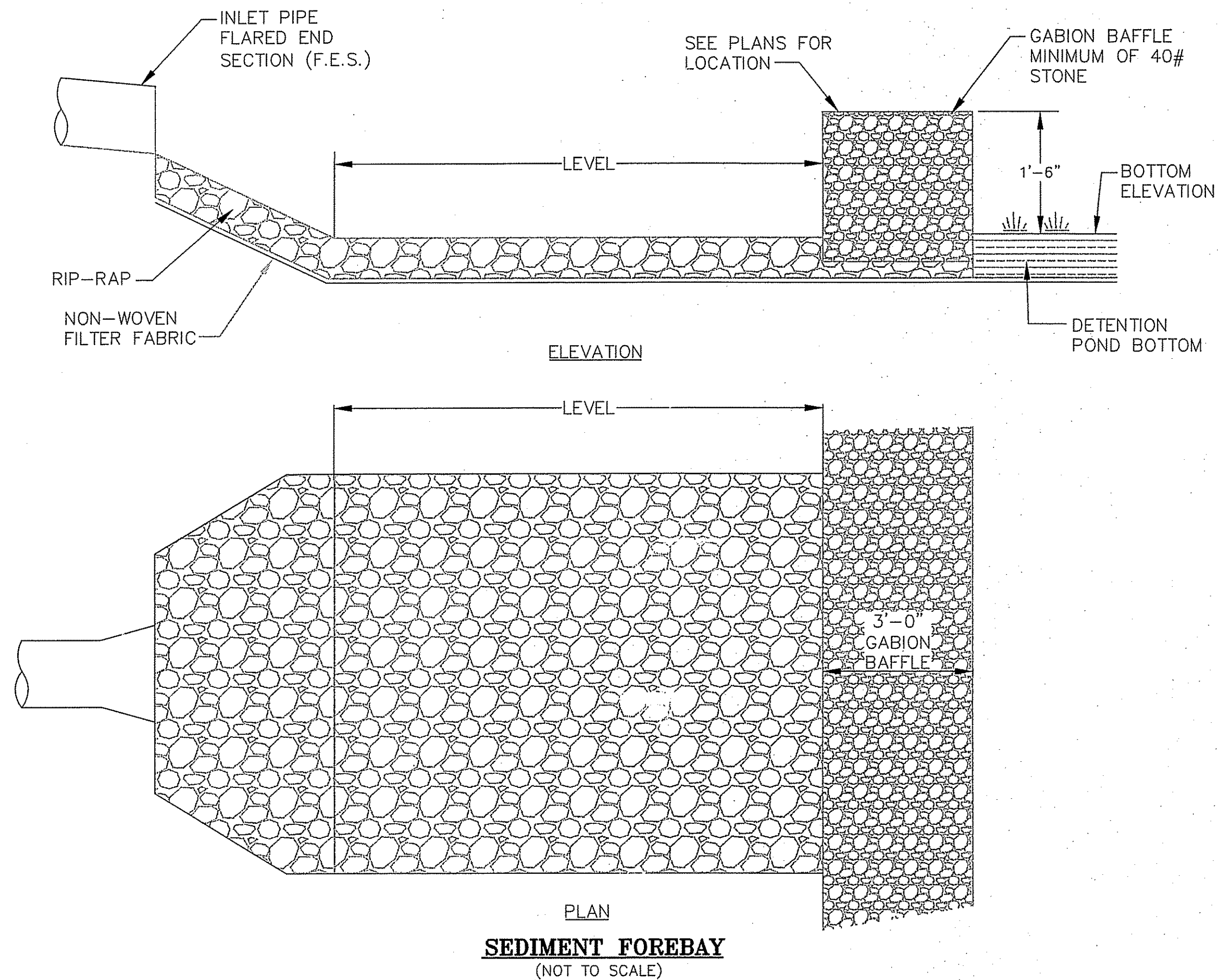
TYPICAL DETENTION BASIN CROSS SECTION
(NOT TO SCALE)



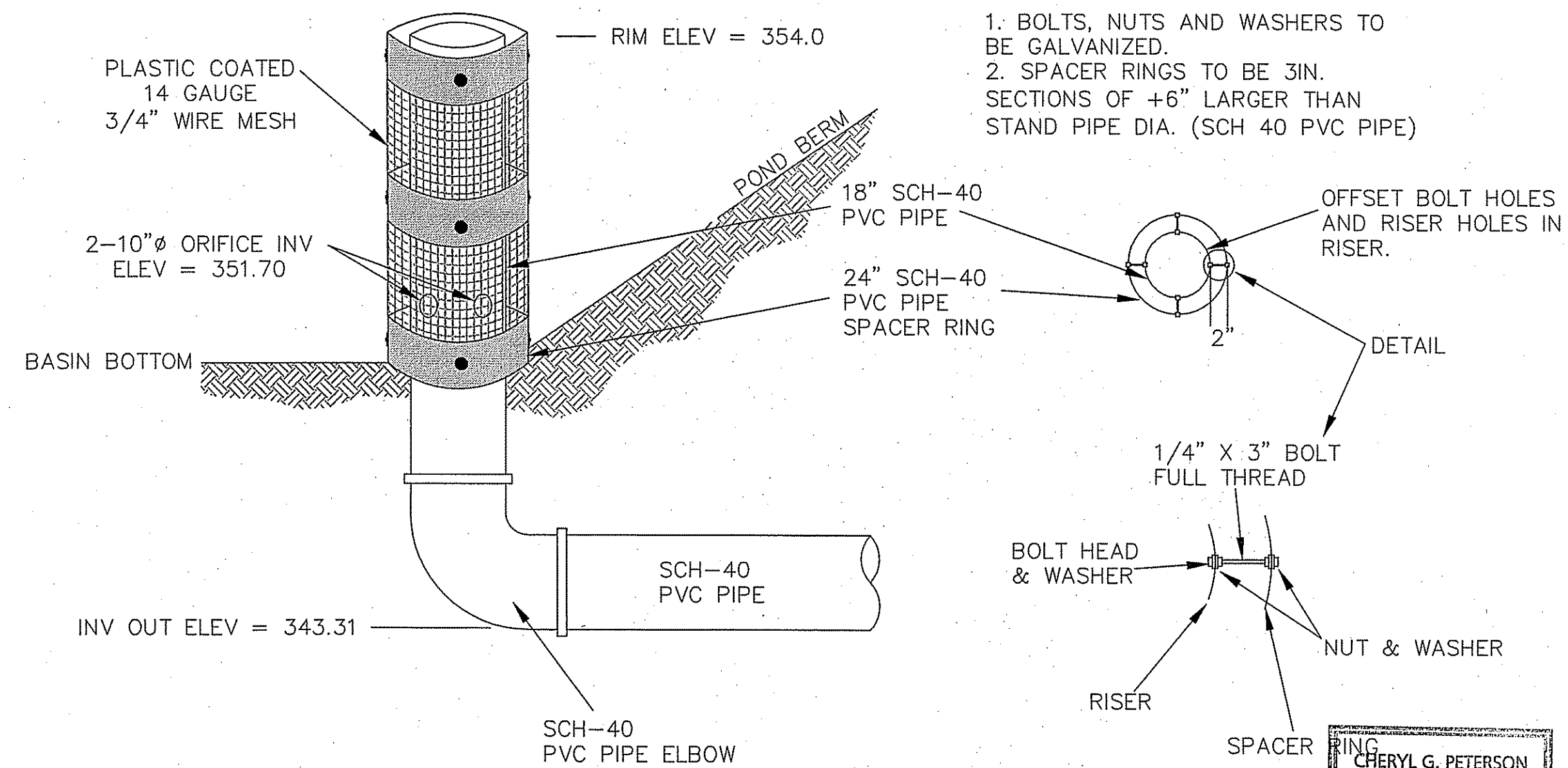
EXTENDED DETENTION OUTLET DETAIL
(NOT TO SCALE)



DETENTION POND BERM CROSS-SECTION W/CLAY KEY
(NOT TO SCALE)



PLAN SEDIMENT FOREBAY
(NOT TO SCALE)



OUTLET CONTROL STRUCTURE
(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 MAY 10 2007 FILE # 02-0048
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
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NOTE: *Myra D. Wencel*

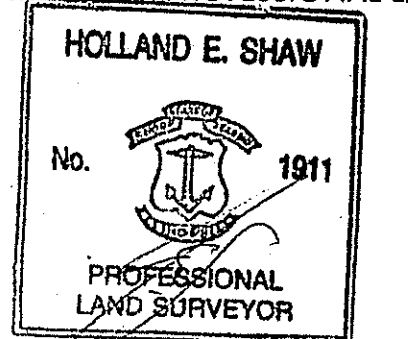
1. BOLTS, NUTS AND WASHERS TO BE GALVANIZED.
2. SPACER RINGS TO BE 3IN. SECTIONS OF +6" LARGER THAN STAND PIPE DIA. (SCH 40 PVC PIPE)

HERITAGE DESIGN GROUP
PLANNERS • SURVEYORS • ENGINEERS
LANDSCAPE ARCHITECTS
8 COUNTRY WAY ONE MAIN STREET
N. SMITHFIELD, RI 02896 WHITINSVILLE, MA 01568
TEL 508-266-2066
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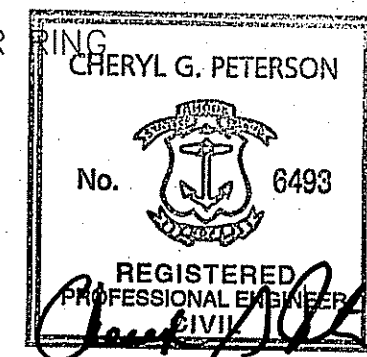
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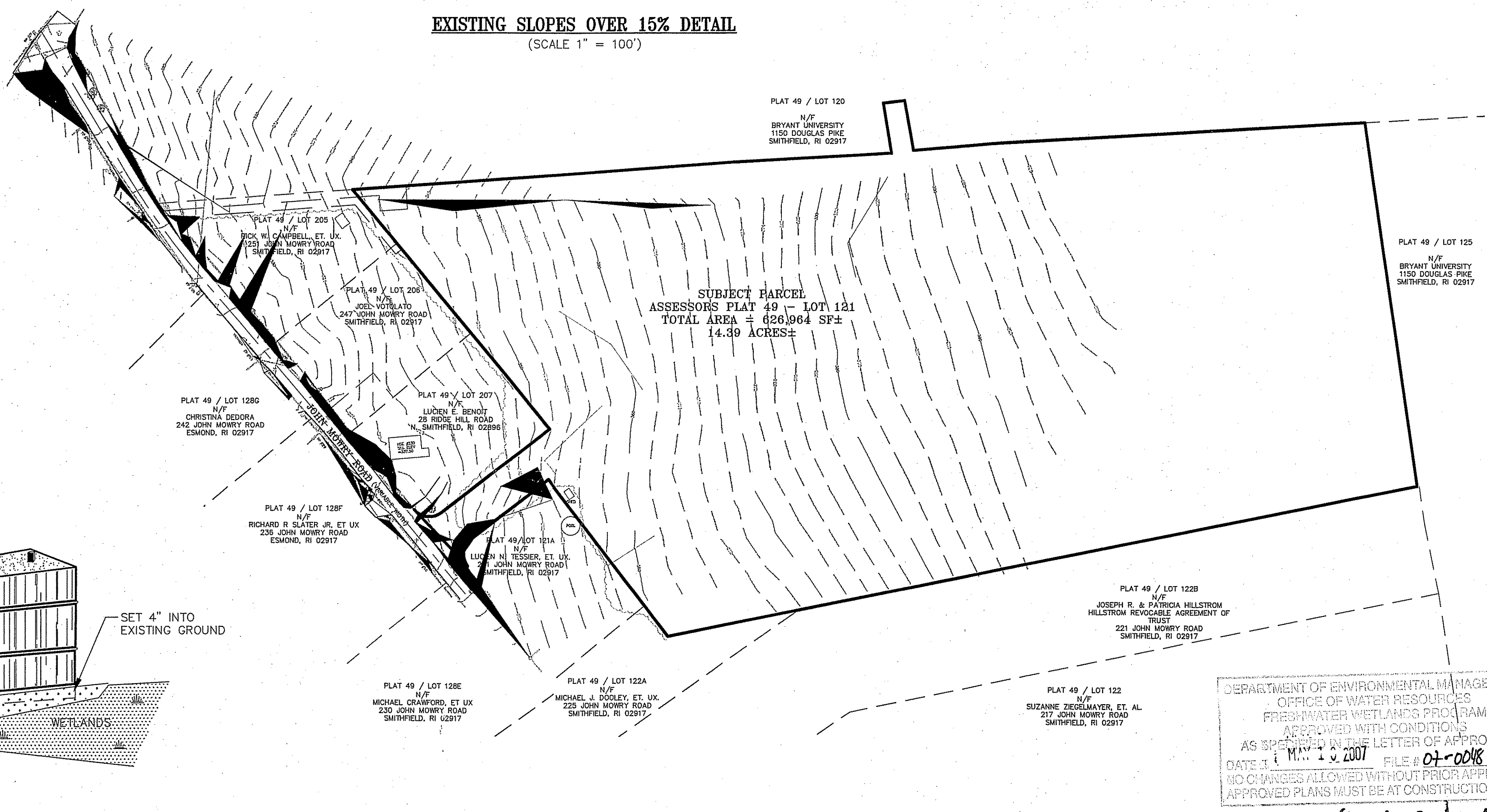
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CHECKED BY: CGP **DRAWING #:** RI 2003-116 DET.dwg
JOB NO.: RI 2003-116.1 **SHEET:** D4 OF 5

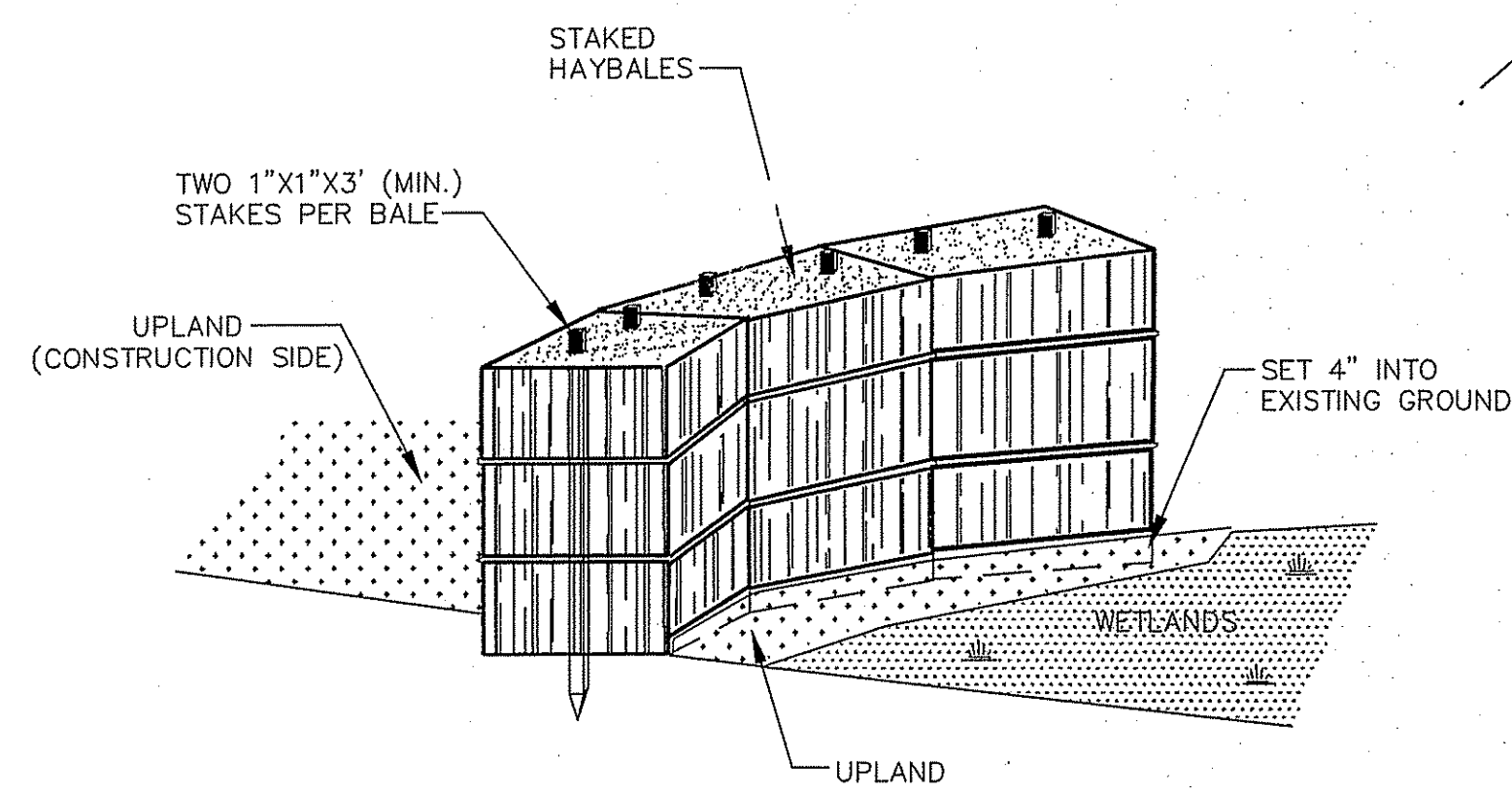
SITE DETAILS
SHEET 20 OF 21



EXISTING SLOPES OVER 15% DETAIL
(SCALE 1" = 100')



- NOTES:**
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED, WHILE CONSTRUCTION IS IN PROGRESS.
 2. HAYBALES SHOULD BE PLACED PRIOR TO ANY CONSTRUCTION. (INCLUDING TREE CUTTING)



TYPICAL HAY BALE DETAIL
(NOT TO SCALE)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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Inspector D. Wencel

HERITAGE DESIGN GROUP

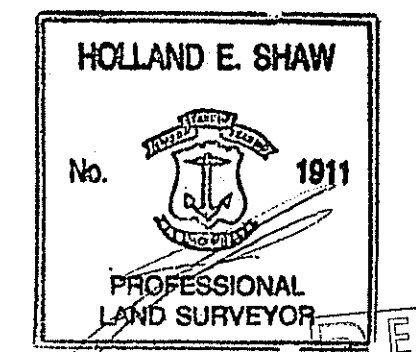
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HOLLAND E. SHAW, PLS NO. 1911
APR 6 2007
RECEIVED
ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES

DATE

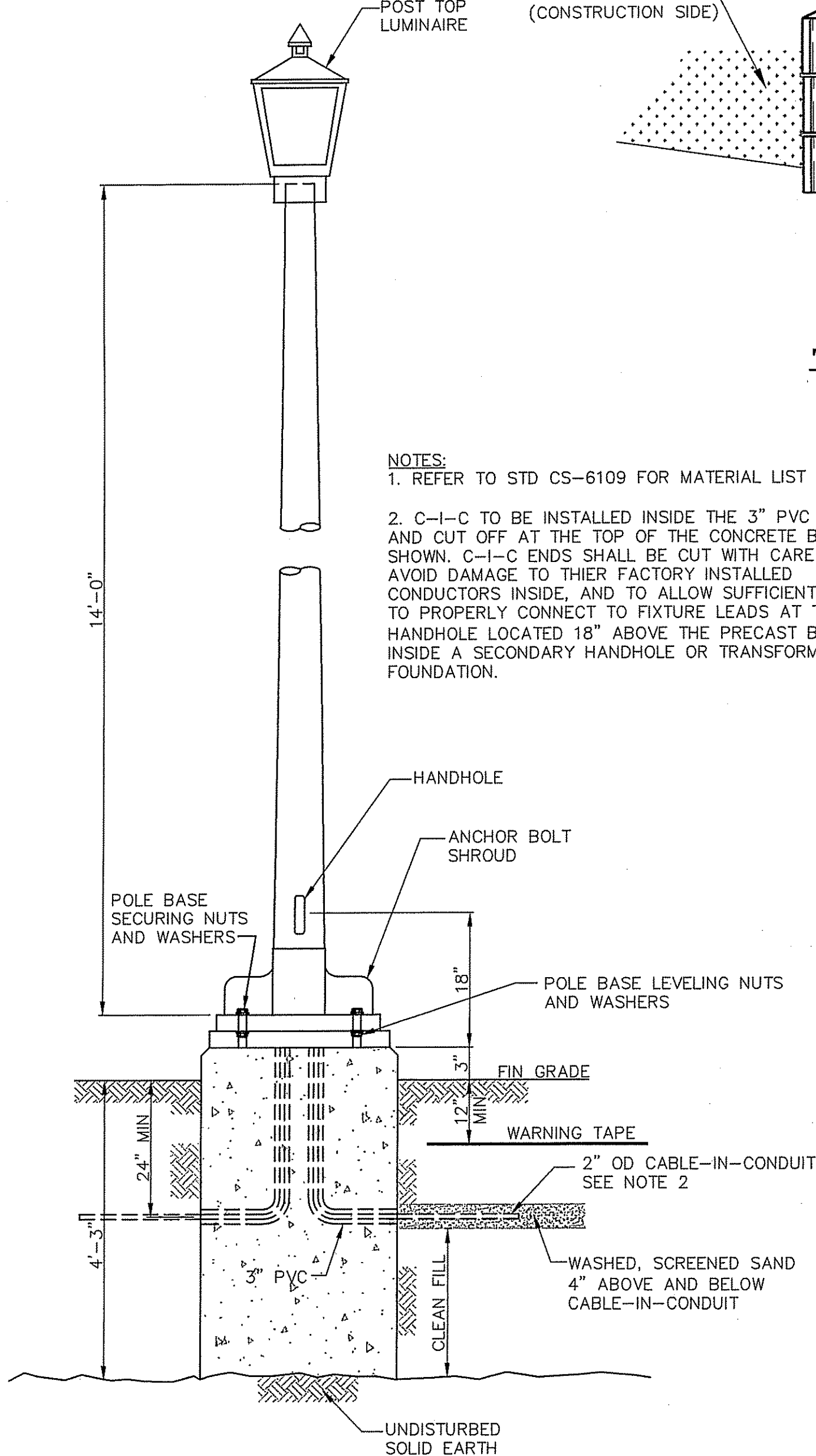
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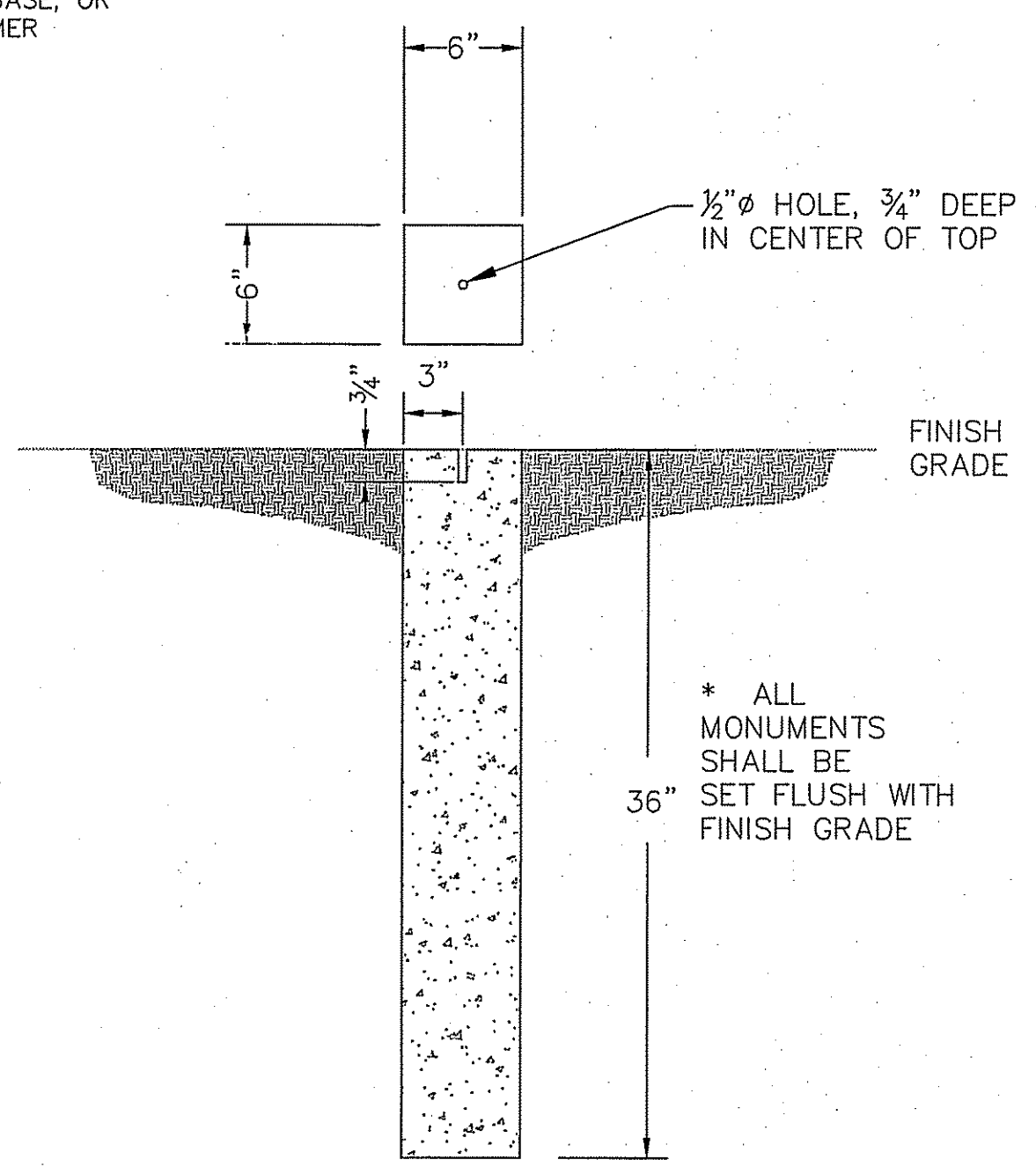
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SITE DETAILS
SHEET 21 OF 21

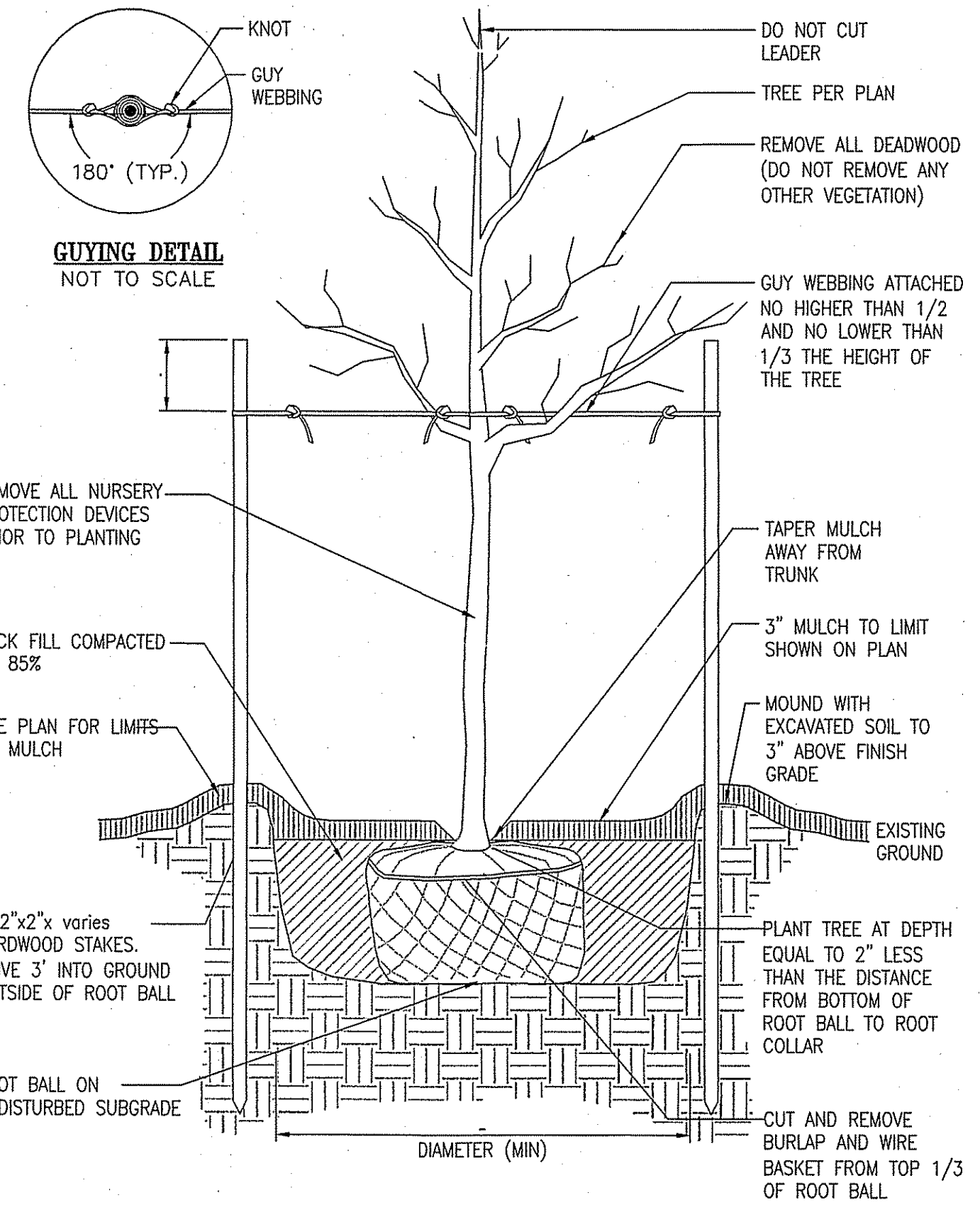
- NOTES:**
1. REFER TO STD CS-6109 FOR MATERIAL LIST
 2. C-I-C TO BE INSTALLED INSIDE THE 3" PVC CONDUIT AND CUT OFF AT THE TOP OF THE CONCRETE BASE AS SHOWN. C-I-C ENDS SHALL BE CUT WITH CARE TO AVOID DAMAGE TO THEIR FACTORY INSTALLED CONDUCTORS INSIDE, AND TO ALLOW SUFFICIENT LENGTH TO PROPERLY CONNECT TO FIXTURE LEADS AT THE POLE HANDHOLE LOCATED 18" ABOVE THE PRECAST BASE, OR INSIDE A SECONDARY HANDHOLE OR TRANSFORMER FOUNDATION.



STREET LIGHT
(NOT TO SCALE)

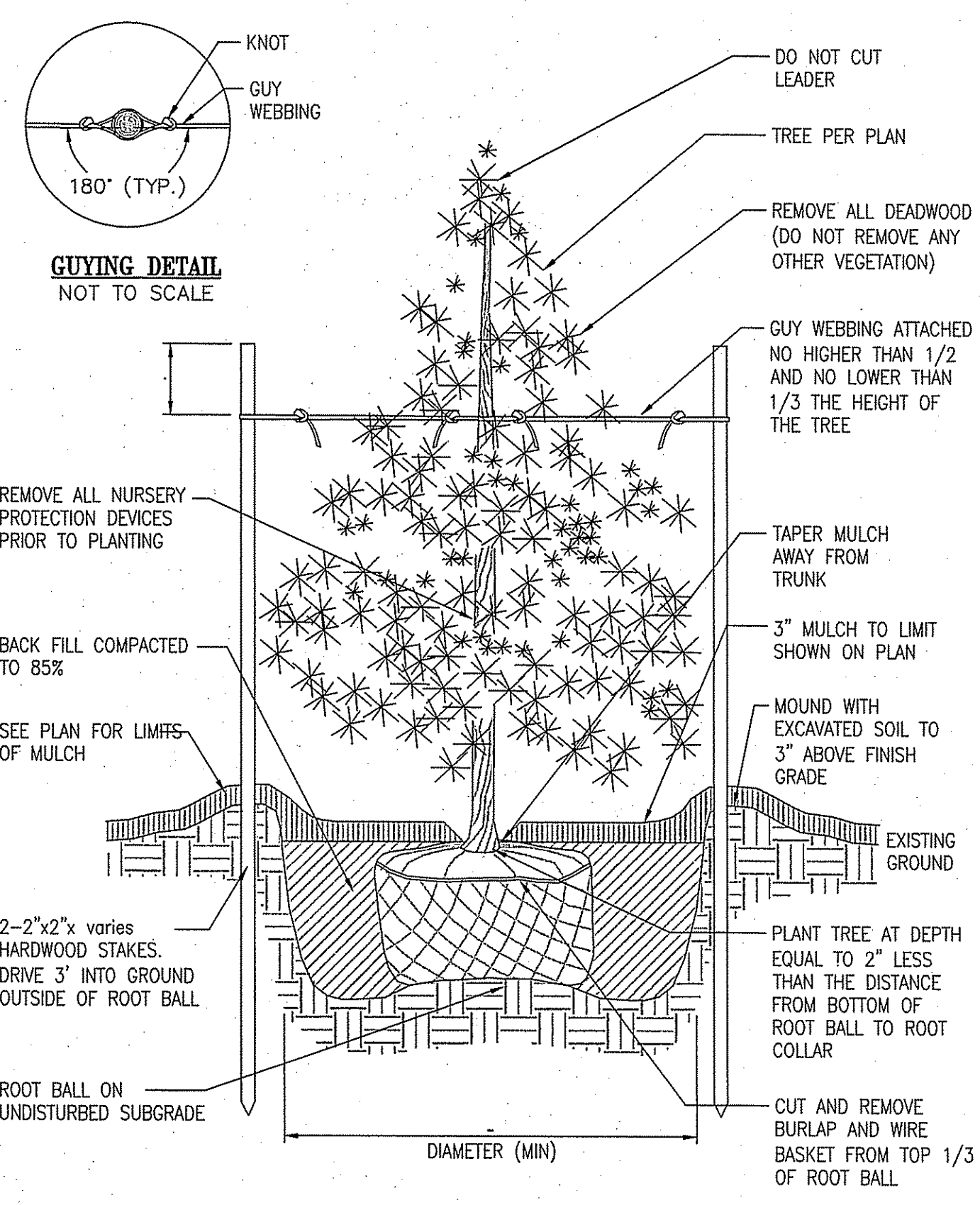


GRANITE BOUND DETAIL
(NOT TO SCALE)



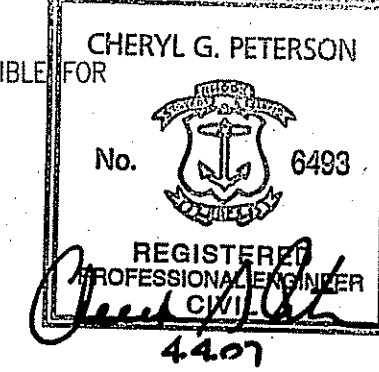
- NOTE:**
1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE STAKING AND PLANTING DETAIL
(NOT TO SCALE)



- NOTE:**
1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)



4407