

# SITE PLANS FOR A PROPOSED RESIDENTIAL DEVELOPMENT

AP 55 LOTS 5 AND 97  
BROWN AVENUE  
JOHNSTON, RHODE ISLAND

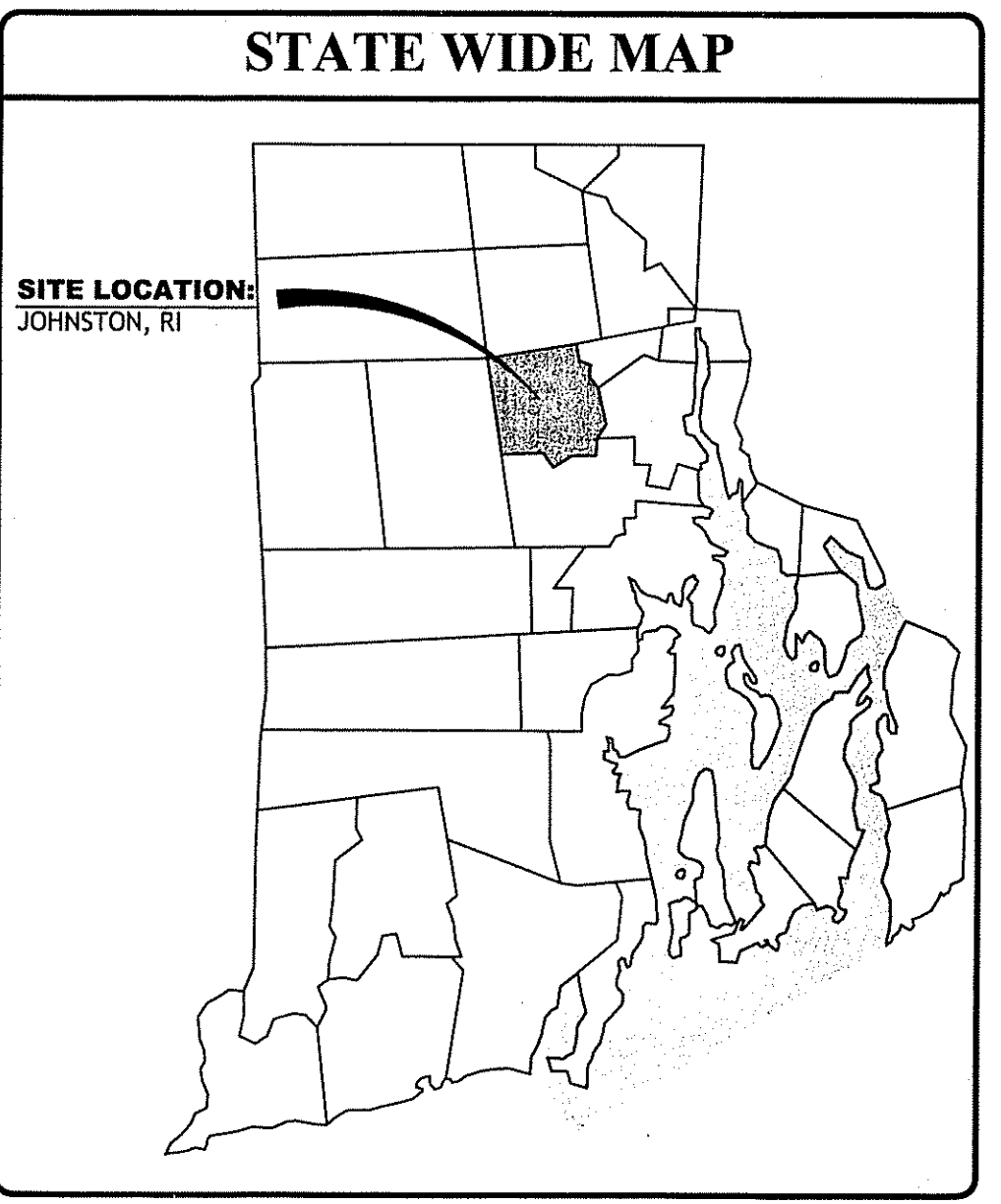
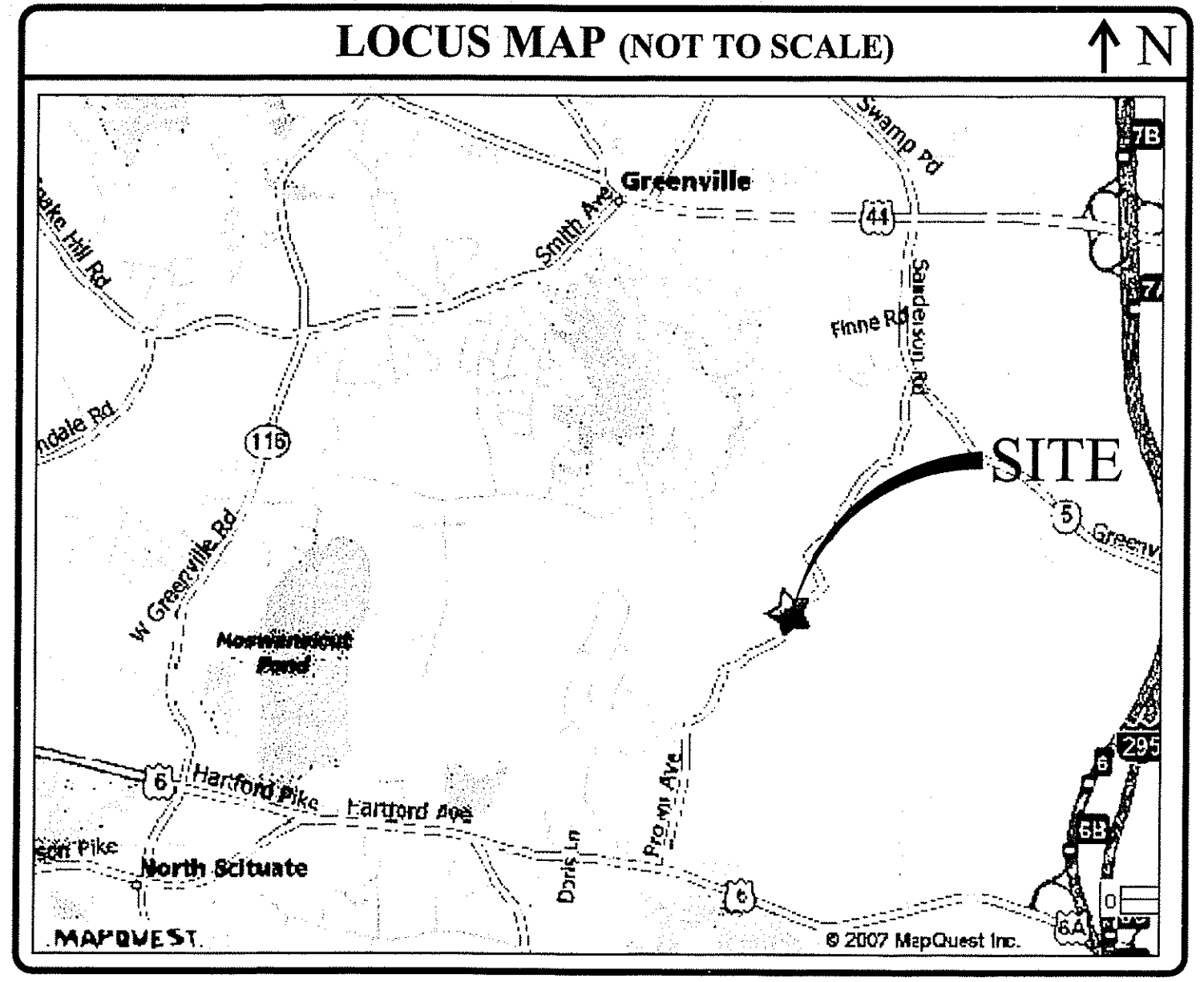
ZONING DISTRICT R-40

**SUBMITTED TO:**

- RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DIVISION OF FRESHWATER WETLANDS. RIDEM APPLICATION #07-0297

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

PROJECT TEAM	
<b>OWNER:</b>	RICHARD CONTI 296 GEORGE WASHINGTON HIGHWAY SMITHFIELD, RI 02917
<b>CIVIL:</b>	CASALI & D'AMICO ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
<b>SURVEYOR:</b>	INTERNATIONAL MAPPING & SURVEYING CORP. 19 INDUSTRIAL DRIVE SMITHFIELD, RI 02917

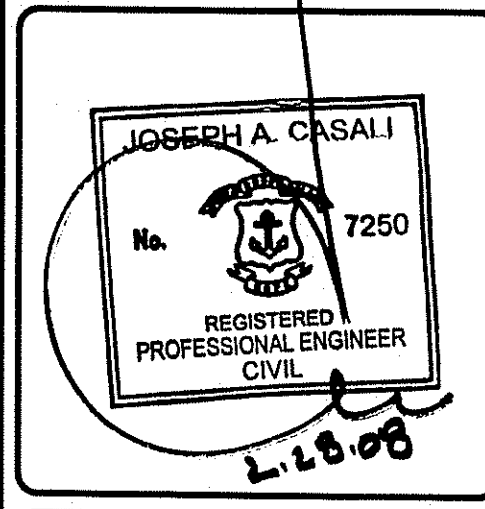
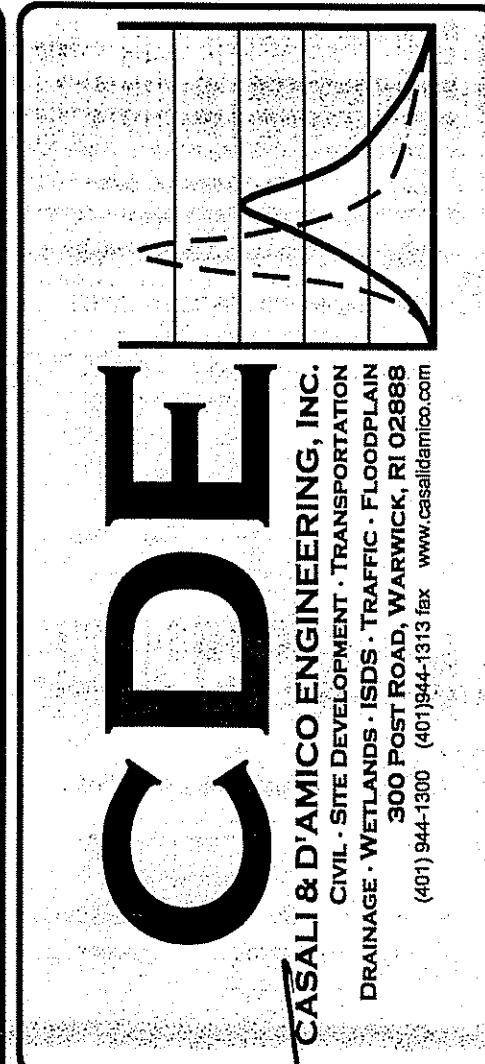


**INDEX OF DRAWINGS**

SHEET NO.	PLAN
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	SITE PLAN

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED **APR 09 2008** FILE # **07-0297**  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

*W. Joseph Casey* FEB 29 2008



**RESIDENTIAL DEVELOPMENT**  
BROWN AVENUE  
JOHNSTON, RHODE ISLAND  
AP 55 LOTS 5 AND 97

**REVISIONS:**

NO.	DATE	DESCRIPTION
1.	2/08	RIDEM COMMENTS

DESIGNED BY: AMS  
DRAWN BY: MRB/GAH  
CHECKED BY: NW/JAC  
DATE: JUNE 2007  
PROJECT NO: 06-67

PRELIMINARY, NOT FOR CONSTRUCTION

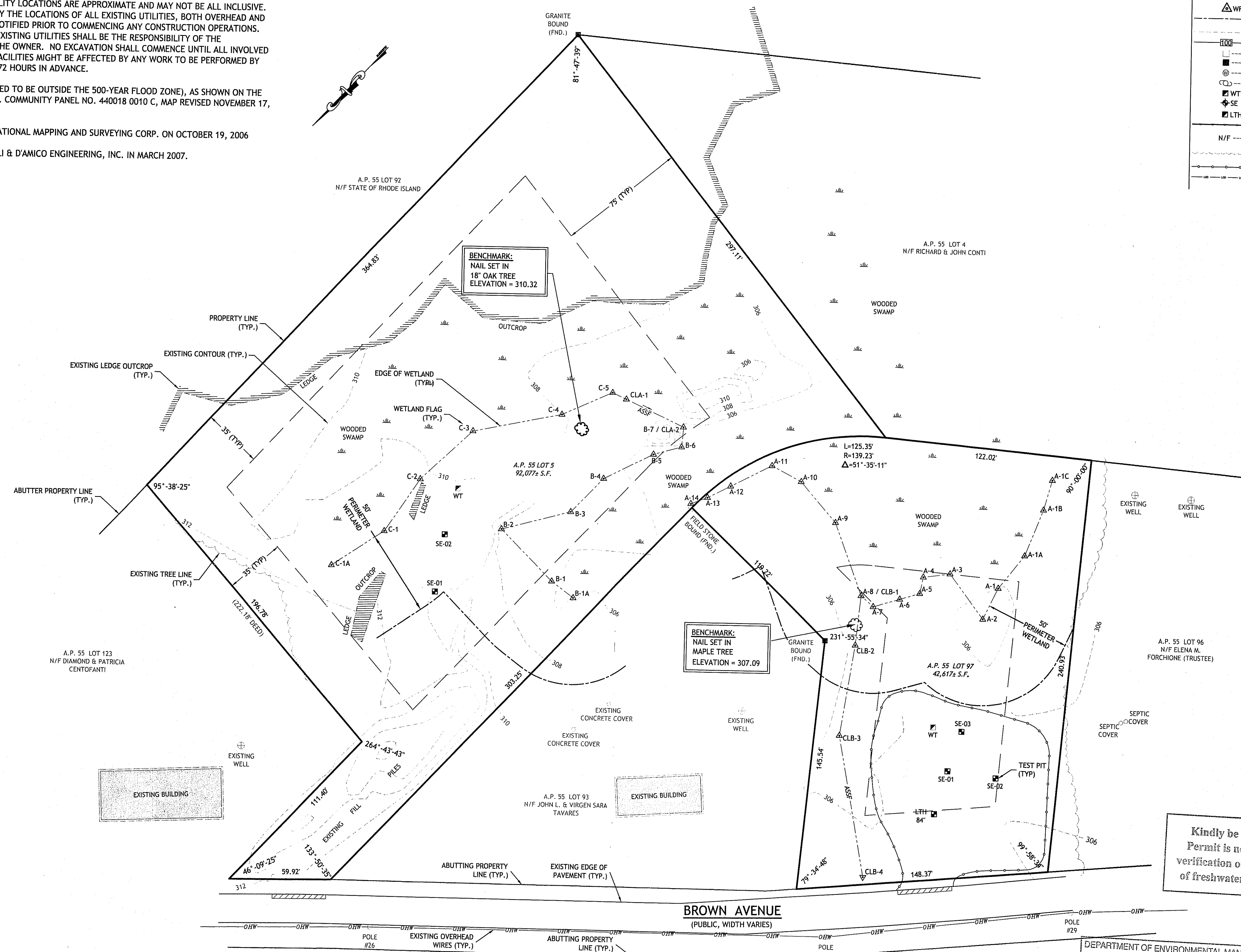
COVER SHEET

SHEET  
1 OF 3

Q:\06-67 Richard Conti\ACAD\PLANS\SET\CONTI (PLANSET).dwg Feb. 26, 2008 3:41pm

- NOTE:**
1. THE CLASS I PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY WERE COMPLETED BY INTERNATIONAL MAPPING AND SURVEYING CORP.
  2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
  3. THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF JOHNSTON, RI. COMMUNITY PANEL NO. 440018 0010 C, MAP REVISED NOVEMBER 17, 1993.
  4. SOILS EVALUATIONS PERFORMED BY INTERNATIONAL MAPPING AND SURVEYING CORP. ON OCTOBER 19, 2006
  5. WETLAND RESOURCES DELINEATED BY CASALI & D'AMICO ENGINEERING, INC. IN MARCH 2007.

- LEGEND**
- EXISTING PROPERTY LINE
  - ABUTTING PROPERTY LINE
  - WETLAND EDGE
  - WETLAND FLAG
  - 50' PERIMETER WETLAND
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - FIELD STONE BOUND
  - GRANITE BOUND
  - EXISTING WELL
  - EXISTING UTILITY POLE
  - WT WATER TABLE TEST
  - SE SOIL EVALUATION
  - LTH LEDGE TEST
  - WATER LINE
  - N/F NOW OR FORMERLY
  - EXISTING LIMIT OF WOODLAND (APPROXIMATE)
  - SILT FENCE
  - LIMIT OF DISTURBANCE



**CDE**  
**CASALI & D'AMICO ENGINEERING, INC.**  
 CIVIL - SITE DEVELOPMENT - TRANSPORTATION  
 DRAINAGE - WETLANDS - IEDS - TRAFFIC - FLOODPLAIN  
 (401) 944-1200 (401) 944-1313 www.cde-engineering.com

**JOSEPH A. CASALI**  
 No. 7250  
 REGISTERED PROFESSIONAL ENGINEER CIVIL  
 L. 25.08

**RESIDENTIAL DEVELOPMENT**  
**BROWN AVENUE**  
**JOHNSTON, RHODE ISLAND**  
**AP 55 LOTS 5 AND 97**

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1.	2/08	RIDEM COMMENTS

DESIGNED BY: AMS  
 DRAWN BY: MRB/GAH  
 CHECKED BY: NW/JAC  
 DATE: JUNE 2007  
 PROJECT NO: 06-57

PRELIMINARY, NOT FOR CONSTRUCTION

**EXISTING CONDITIONS**

**SHEET 2 OF 3**

**ZONING CRITERIA**

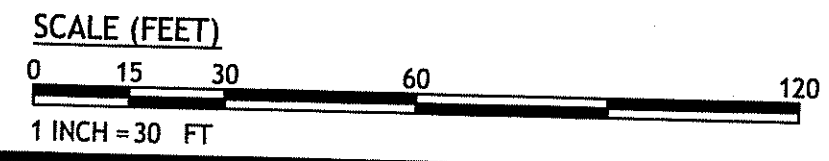
ZONING CRITERIA	REQUIRED	LOT 5	LOT 97
ZONING DISTRICT	R-40	R-40	R-40
MINIMUM LOT AREA	40,000 SF	92,077 SF	42,617 SF
MINIMUM LOT FRONTAGE	140'	*59.92'	148.37'
MINIMUM FRONT YARD SETBACK	40'	N/A	N/A
MINIMUM SIDE YARD SETBACK	35'	N/A	N/A
MINIMUM REAR YARD SETBACK	75'	N/A	N/A
MAXIMUM LOT COVERAGE	15%	N/A	N/A
MAXIMUM BUILDING HEIGHT	30'	N/A	N/A

**TEST PIT DATA**

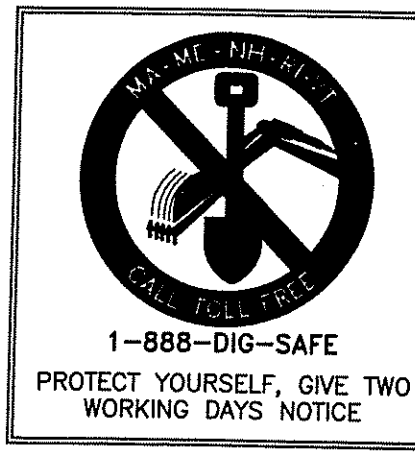
LOT	DEPTH	SHGWT	DEPTH TO IMPERVIOUS	PERCOLATION RATE
LOT 5				
SE-01	108"	36"	>108"	10 MIN/IN
SE-02	102"	36"	>102"	10 MIN/IN
LOT 97				
SE-01	100"	30"	100"	10 MIN/IN
SE-02	102"	24"	102"	10 MIN/IN
SE-03	120"	30"	>120"	10 MIN/IN

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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 APR 09 2008 FILE # 07-0297 FEB 29 2008  
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*W. Joseph Casey*

**INTERNATIONAL MAPPING & SURVEYING CORP.**  
 LAND SURVEYING CIVIL ENGINEERING PHOTOGRAMMETRIC MAPPING  
 19 INDUSTRIAL DRIVE, SMITHFIELD, R.I. 02917 (401) 232-2620



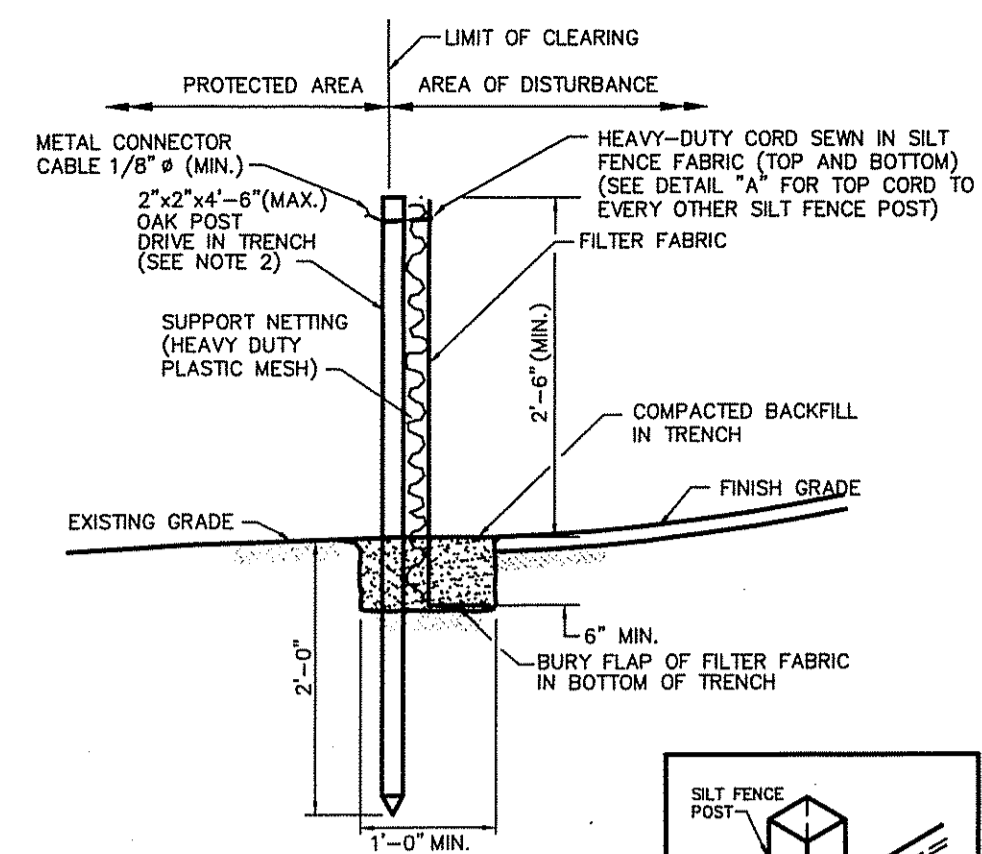
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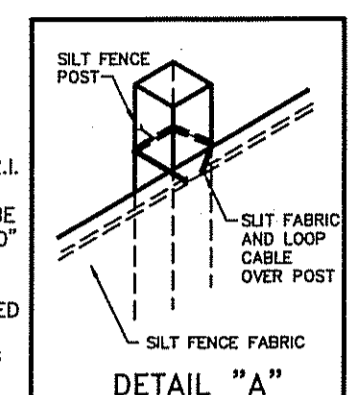
LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL **DIGSAFE** AT **1-888-DIG-SAFE** OR **1-888-344-7233**

**NOTES**

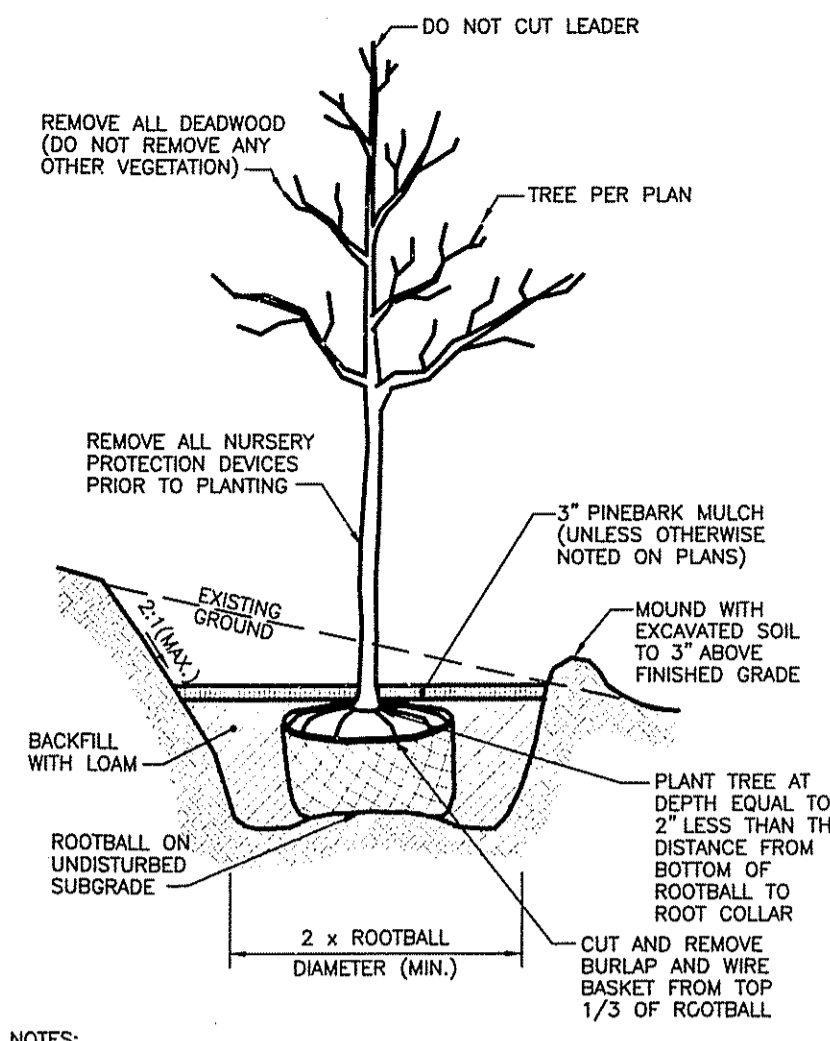
1. SITE IS CURRENTLY VACANT
2. \* INDICATES AN EXISTING NON-CONFORMING CONDITION.



- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  2. 2"x4"-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  3. 1"x4"-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
  4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

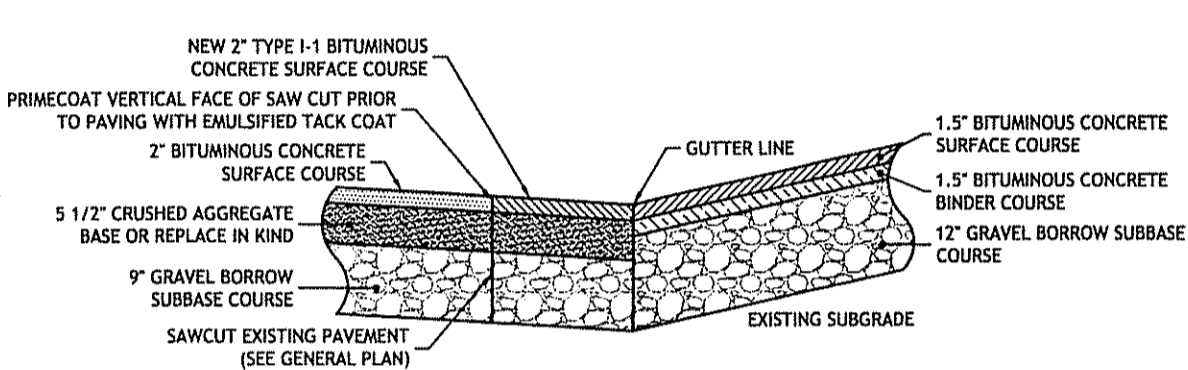


**SILT FENCE DETAIL**  
R.I. STANDARD 9.2.0



- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 1.06 OF THE R.I. STANDARD SPECIFICATIONS.
  2. FOR STAKING DETAIL SEE STD. 50.1.0

**TREE PLANTING ON SLOPE**  
R.I. STANDARD 50.1.1



**CUT AND MATCH DETAIL AT DRIVEWAY**  
NOT TO SCALE

- PLANTING SCHEDULE**
- 23 ARBORVITAE 3-4' HIGH 6' ON CENTER

- SOIL EROSION AND SEDIMENTATION CONTROL NOTES**
1. THE SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
  2. THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
  3. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
  4. ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
  5. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED.
  6. THE SILT FENCE SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SILT FENCE, AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE BECOMES FILLED WITH SEDIMENT.
  7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
  8. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

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MINIMUM LOT FRONTAGE	140'	*59.92'	148.37'	*59.92'
MINIMUM FRONT YARD SETBACK	40'	N/A	N/A	118'
MINIMUM SIDE YARD SETBACK	35'	N/A	N/A	35'
MINIMUM REAR YARD SETBACK	75'	N/A	N/A	291'
MAXIMUM LOT COVERAGE	15%	N/A	N/A	TBD
MAXIMUM BUILDING HEIGHT	30'	N/A	N/A	<30'

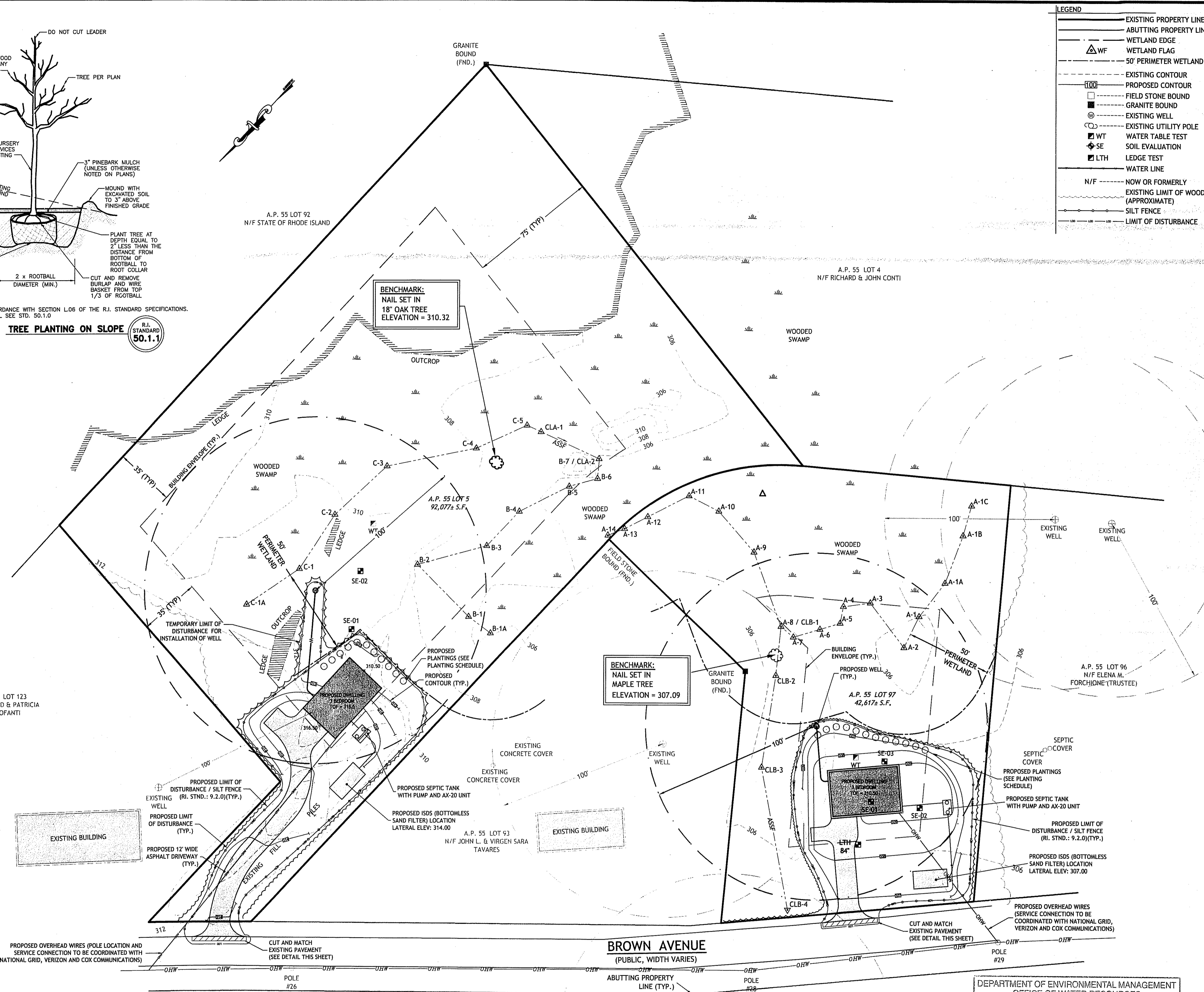
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**CDE**  
CASALI & DAMICO ENGINEERING, INC.  
CIVIL, SITE DEVELOPMENT, TRANSPORTATION  
DRUMHURST, W. 100 POST ROAD, WARWICK, RI 02886  
(401) 944-1300 (401) 944-1313 fax www.casalidamico.com

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
1.18.08

**RESIDENTIAL DEVELOPMENT**  
BROWN AVENUE  
JOHNSTON, RHODE ISLAND  
AP 55 LOTS 5 AND 97

**REVISIONS:**

NO.	DATE	DESCRIPTION
1.	2/08	RIDEM COMMENTS

DESIGNED BY: AMS  
DRAWN BY: MBI/GAH  
CHECKED BY: NW/JAC  
DATE: JUNE 2007  
PROJECT NO: 06-67

PRELIMINARY, NOT FOR CONSTRUCTION

**SITE PLAN**

**SHEET 3 OF 3**

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