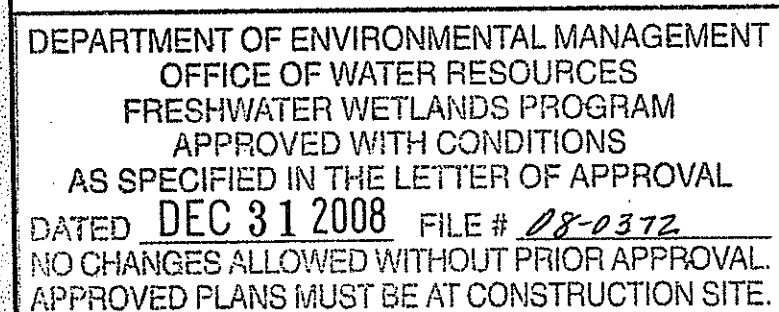


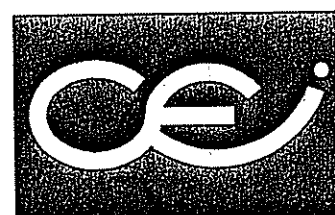
DEC 3 2008



W. Joseph Casey

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

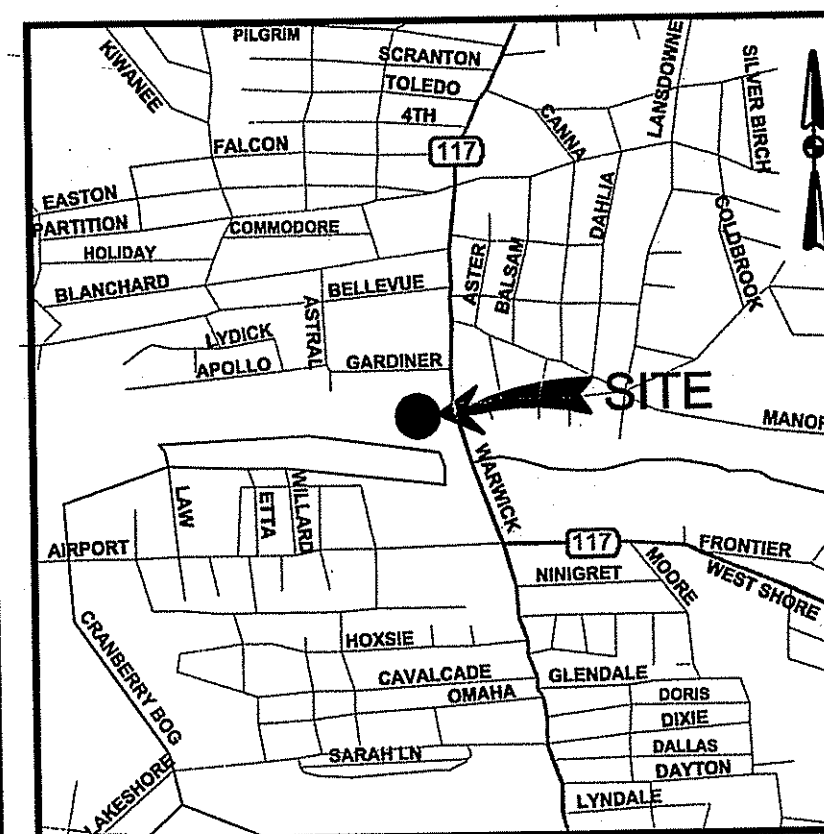
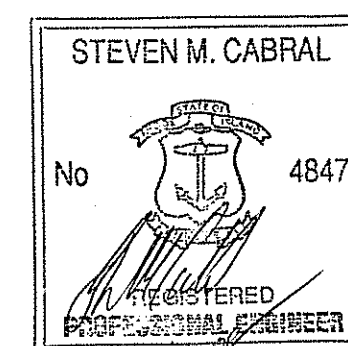
ENGINEERS:



**CROSSMAN
ENGINEERING, INC.**

APPLICANT

THE WASHINGTON TRUST COMPANY
23 BROAD STREET
WESTERLY, RI 02891



LOCATION MAP
NOT TO SCALE

INDEX OF DRAWINGS

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AGENCY REVIEW SUBMISSION

REVISIONS:

[illegible]

NOVEMBER 2008
SHEET 1 of 19

GENERAL NOTES:

- ALL EXISTING UTILITIES HAVE BEEN PLOTTED BASED UPON BEST AVAILABLE INFORMATION AND REPRESENT APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE & UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY CITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SPECIFICATIONS TO GOVERN THIS PROJECT ARE R.I.D.O.T. STANDARD SPECIFICATIONS AND DETAILS. FOR ALL EXCAVATION, PLACEMENT OF FILL, PIPE INSTALLATION, BITUMINOUS PAVEMENT, CUTTING INTO CATCHBASIN/MANHOLES, CONCRETE AND SAWCUTTING, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, WITH LATEST REVISIONS UNLESS OTHERWISE SHOWN ON PLANS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" ARE NOT APPLICABLE. THESE SPECIFICATIONS CAN BE PURCHASED FROM THE OFFICE OF:
CONTRACTS AND SPECIFICATIONS
RIDOT, TWO CAPITOL HILL, ROOM 331
PROVIDENCE, RI 02903 TEL. (401)277-2495, EXT. 4400
- RHODE ISLAND STANDARDS REFERENCED ARE ACCORDING TO THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS "RHODE ISLAND STANDARD DETAILS" DATED JULY 27, 2008, PREPARED BY THE DEPARTMENT OF TRANSPORTATION
- THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE EXISTING CONDITIONS AND SURFACE FEATURES REFERENCED THROUGHOUT THESE PLANS ARE CURRENT AS OF THE FIELD SURVEY INFORMATION CONDUCTED IN OCTOBER 2005. DEMOLITION MAY HAVE MODIFIED EXISTING CONDITIONS, THEREFORE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK.
- ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN.
- UPON COMPLETION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL CLEAN THE DRAINAGE SYSTEM OF ALL SEDIMENT ACCUMULATED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN COPIES OF PLANS AND CONDITIONS OF APPROVAL FROM THE LOCAL AND STATE REVIEW AGENCIES. THE STATE AGENCIES ARE:
 - RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (OWTS PERMIT)
 - RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (WETLANDS PERMIT)
 - RHODE ISLAND DEPARTMENT OF TRANSPORTATION (PAPA PERMIT)

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY CONSTRUCTION SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE ROAD RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS, CHANNELING DEVICES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1988 EDITION, 2003 EDITION, AND SUBSEQUENT ADDENDA.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

CONSTRUCTION NOTES

- THE CONTRACTOR IS REQUIRED TO OBTAIN AND REVIEW ALL ENGINEERING DOCUMENTS COMPLETED FOR FINAL DESIGN INCLUDING BUT NOT LIMITED TO GEOTECHNICAL REPORTS. THE GEOTECHNICAL REPORTS SPECIFY SOIL COMPACTION METHODS AND OTHER CONSTRUCTION RELATED REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY SITE EXCAVATION AND INSTALLATION OF UTILITIES OR THE OWTS ON SITE. THE COORDINATION IS NECESSARY FOR THE ENGINEER TO SCHEDULE SITE INSPECTIONS AS REQUIRED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN DETAILED AS-BUILT INFORMATION FOR ALL UTILITY INSTALLATION. AS-BUILT INFORMATION INCLUDES MATERIAL LIST, PIPE DEPTH NOTATIONS AND SWING TIE LOCATIONS (2 MINIMUM) NEW PIPE TO BUILDING CORNERS. ALL PIPE BEND/ELBOW LOCATIONS SHALL BE DIMENSIONED.

DRAINAGE SYSTEM MAINTENANCE SCHEDULE:

MAINTENANCE OF DRAINAGE SYSTEM (INCLUDING; CATCH BASINS, MANHOLES, PIPE, SWALES, AND RIP RAP) SHALL BE THE RESPONSIBILITY OF THE OWNER.

MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

- CATCH BASINS, MANHOLES, DRAIN LINES, SWALES, AND RIP RAP:
AN INSPECTION MUST OCCUR ON AN ANNUAL BASIS BY QUALIFIED PERSONNEL TO ENSURE PROPER OPERATION. THE INSPECTION SHOULD, AS A MINIMUM, CONCENTRATE ON THE FOLLOWING:
 - DAMAGE TO GRATES/COVERS
 - EVIDENCE OF STANDING WATER
 - DEBRIS REMOVAL
 - STRUCTURAL ALIGNMENT/INTEGRITY
 - EROSION OR SETTLEMENTANY DEFICIENCY NOTED DURING THE INSPECTION WILL BE IMMEDIATELY REPAIRED OR REPLACED.
- SEDIMENT REMOVAL:
FOLLOWING CONSTRUCTION, THE CATCH BASINS AND SWALES ARE TO BE CLEANED OF ACCUMULATED SEDIMENT AS REQUIRED. ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED IN UPLAND AREAS BASED UPON THE TEST RESULTS AND LOCAL, STATE AND FEDERAL REGULATIONS.

LAYOUT NOTE:

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

FLOOD ZONE NOTE:

THE SITE IS LOCATED WITHIN FLOOD ZONE 'X', AREAS OUTSIDE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WARWICK, RHODE ISLAND, KENT COUNTY, PANEL 3 OF 9, COMMUNITY PANEL NO. 445409, 0003 E, REVISED 6/16/92.

PROPOSED PAVEMENT STRUCTURE:

1-1/2" BITUMINOUS CONCRETE SURFACE COURSE CLASS I-1
2" BITUMINOUS CONCRETE BINDER COURSE
8" GRAVEL BORROW SUBBASE.

RIDOT PERMIT HISTORY

- PAP NO. 060614-A - PERMIT ISSUED (9-22-06)

RIDEM WETLANDS PERMIT HISTORY

- APPLICATION NO. 06-0317 - INSIGNIFICANT ALTERATION PERMIT ISSUED (8-21-06)
- APPLICATION NO. 02-0168 - NO PERMIT ISSUED
- APPLICATION NO. 01-0473 - INSIGNIFICANT ALTERATION PERMIT ISSUED (11-29-01)
- APPLICATION NO. 97-0181 - INSIGNIFICANT ALTERATION PERMIT ISSUED (6-12-97)

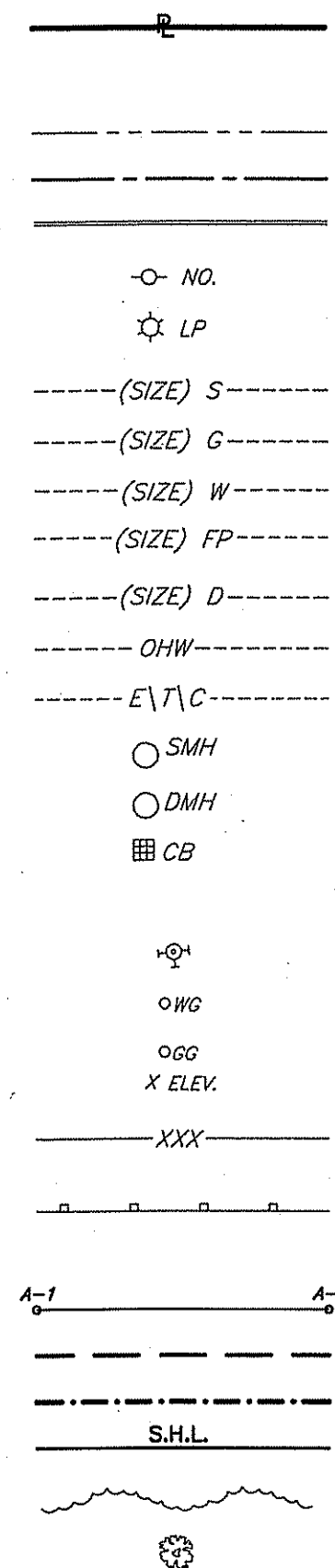
RIDEM ISDS (OWTS) PERMIT HISTORY

- APPLICATION NO. 0535-2421 - SOIL EVALUATIONS / NEW BLDG. CONSTRUCTION APPROVED (7-25-06)

WARWICK ZONING REQUIREMENTS

ZONING DISTRICT: GB - GENERAL BUSINESS		
PERMITTED USE - BANK WITH DRIVE-IN WINDOW		
MINIMUM LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 S.F.	121,096 S.F.
MINIMUM LOT FRONTAGE	60'	336'±
MINIMUM LOT WIDTH	60'	290'±
SETBACK REQUIREMENTS		
FRONT & CORNER YARD SETBACK	25'	56'±
SIDE YARD SETBACK	15'	126'±
REAR YARD SETBACK	20' *	145'±
MAXIMUM STRUCTURE HEIGHT	40'	<40'
HEIGHT OF DRIVE-THRU CANOPY	14' MIN.	>14'
*40' SETBACK FROM A-7 ZONE		
OFF-STREET PARKING AND LOADING REQUIREMENTS		
PARKING REQUIREMENTS		
BANK/OFFICE: 1 SPACE PER 200 S.F. OF GFA		
USE	REQUIRED	PROVIDED
BANK/OFFICE:		
FIRST FLOOR: 4,260 S.F.	32 SPACES	43 SPACES
MEZZANINE: 2,130 S.F.		
TOTAL: 6,390 S.F.		
PARKING STALL SIZE	9' x 18'	9' x 18'

EXISTING



LEGEND

PROPERTY LINE	PROPOSED
PROPERTY LINE TO BE REMOVED	
EASEMENT LINE	
LEASE LINE	
CURB	
UTILITY POLE	
LIGHT POLE	
SANITARY SEWER	
GAS LINE	
DOMESTIC WATER SERVICE	
FIRE WATER SERVICE	
DRAIN LINE	
OVERHEAD WIRES	
UNDERGROUND ELEC/CABLE CONDUITS	
SEWER MANHOLE	
DRAINAGE MANHOLE	
CATCH BASIN	
HAND HOLE	
HYDRANT	
WATER GATE	
GAS GATE	
SPOT GRADES	
CONTOURS	
GUARDRAIL	
SAW CUT & MATCH	
WETLAND EDGE	
50' PERIMETER WETLAND	
ZONE LINE	
STATE HIGHWAY LINE	
TREELINE	
EXISTING TREE	
CLEAN-OUT TO GRADE	

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 31 2008 FILE # 08-0372
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

W. Joseph Corry

CROSSMAN ENGINEERING, INC.
151 Centerville Road
Warwick, Rhode Island 02886
Phone: (401) 738-5660 - Fax: (401) 738-8157
Email: ce@crossmaneng.com
Web Page: www.crossmaneng.com

STEVEN M. CABRAL
No. 4847
REGISTERED PROFESSIONAL ENGINEER

PROJECT TITLE:

A.P. 312, LOTS 485 & 486
WARWICK AVENUE
WARWICK, RHODE ISLAND

PREPARED FOR:

WASHINGTON TRUST COMPANY
23 BROAD STREET
WESTERLY, RHODE ISLAND
02891

DRAWING TITLE:

GENERAL NOTES AND LEGEND

DATE: NOVEMBER 2008 SCALE: AS NOTED

DWG. NAME: 1521-C1-NOTES.DWG

NO. DATE REVISION

TC XXX.X
BC XXX.X

4A

4B

4C

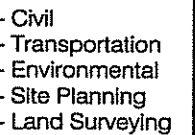
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DRAWING NUMBER

C1

SHEET: 2 OF 19

AGENCY REVIEW SUBMISSION



151 Centerville Road
Warwick, Rhode Island 02886
Phone: (401) 738-5660 - Fax: (401) 738-8157
Email: cei@crossmaneng.com
Web Page: www.crossmaneng.com

DEL - 3 2007

No 4847

RECEIVED
FBI - NEW YORK

PROJECT TITLE:

**A.P. 312, LOTS 485 & 486
WARWICK AVENUE
WARWICK, RHODE ISLAND**

PREPARED FOR:

WASHINGTON
TRUST COMPANY
23 BROAD STREET
WESTERLY, RHODE ISLAND
02891

DRAWING TITLE:

AERIAL PHOTOGRAPH AND SOILS MAP

DATE: NOVEMBER 2008	SCALE: 1"=60'
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DWG. NAME: 1521-C2-AERIAL.DWG

[illegible]

DRAWING NUMBER

C2

SHEET: 3 OF: 19

AGENCY REVIEW SUBMISSION

1. SURVEY FIELDWORK PERFORMED BY CROSSMAN ENGINEERING, INC. BETWEEN THE DATES OF SEPTEMBER 28 AND OCTOBER 7, 2005. EXISTING CONDITIONS AND SURFACE FEATURES ON THIS PLAN ARE CURRENT AS OF THE FIELD SURVEY INFORMATION CONDUCTED IN OCTOBER 2005. SITE MODIFICATIONS AFTER OCTOBER 2005 MAY NOT BE REFERENCED ON THIS PLAN.
2. OWNER AND ABUTTER INFORMATION WAS OBTAINED FROM THE CITY OF WARWICK, R.I. TAX ASSESSOR'S RECORDS IN AUGUST AND SEPTEMBER OF 2008. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION TO OWNERSHIP OR TITLES FOR THE PROPERTIES SHOWN.
3. THE LEASED AREA SHOWN AND THE TWELVE-FOOT (12') RIGHT-OF-WAY FROM THE LEASED AREA TO WARWICK AVENUE WERE TAKEN FROM A DESCRIPTION AND SKETCH LABELED "EXHIBIT A" AS SHOWN IN THE CITY OF WARWICK LAND EVIDENCE BOOK 3289, PAGES 198 THROUGH 203. AS OF THE DATE OF THIS SURVEY THERE IS NO APPARENT EVIDENCE OF THE RIGHT-OF-WAY, AND THE CHAIN LINK FENCE SHOWN WAS THE ONLY PHYSICAL EVIDENCE OF THE LEASED AREA FOR THE CELLULAR TOWER.
4. AS OF THE DATE OF THIS SURVEY THE CELLULAR TOWER SHOWN IN THE LEASED AREA WAS UNDER CONSTRUCTION OR BEING REPAIRED.
5. WARWICK AVENUE AND THE RELOCATED APARTMENT ENTRANCE TAKEN FROM STATE HIGHWAY PLATS 1990 AND 1990C RESPECTIVELY STATE HIGHWAY PLAT 1990C SHOWS THE STATE HIGHWAY LINE OF PLAT 1990 BEING DISCONTINUED FROM STATION 2+52 WESTWARD AS SHOWN ON THE PLAN.
6. EDGE OF SPRING GREEN POND ALSO KNOWN AS SKINFINT POND AS SHOWN ON THIS SURVEY AND LOCATED IN THE FIELD AS OF THE DATE OF THIS SURVEY.
7. THE TWELVE FOOT (12) WIDE UTILITY EASEMENT SHOWN ON THIS PLAN FOR UNDERGROUND UTILITY LINES WAS TAKEN FROM A PLAN ENTITLED, "BELL ATLANTIC - NYNEX , PROPERTY OF BLIER & BLIER, INC. WARWICK AVENUE BY: CHERENZIA & ASSOCIATES LTD SCALE 1"=20" NOVEMBER, 1996". THE EASEMENT LOCATION SHOWN ON THE PLAN IS BASED ON PHYSICAL EVIDENCE (PAINT STRIPES, TELEPHONE POLES, ETC.) LOCATED IN THE FIELD.
8. THE TRAVELED WAY ALONG THE NORTHERLY PROPERTY LINE FOR ACCESS TO LOT 171 (AKA FOUR SEASONS APARTMENT) IS A POSSIBLE ENCROACHMENT OVER LOT 173.
9. SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD INCLUDING RIGHTS OF OTHERS, IN SPRING GREEN FACTORY POND.

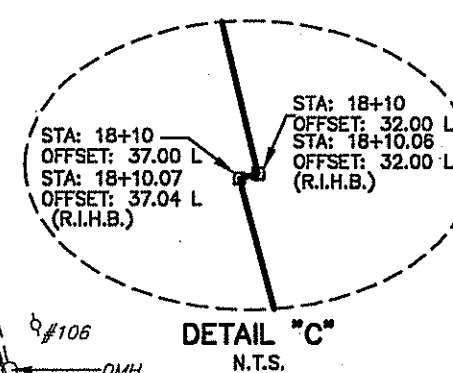
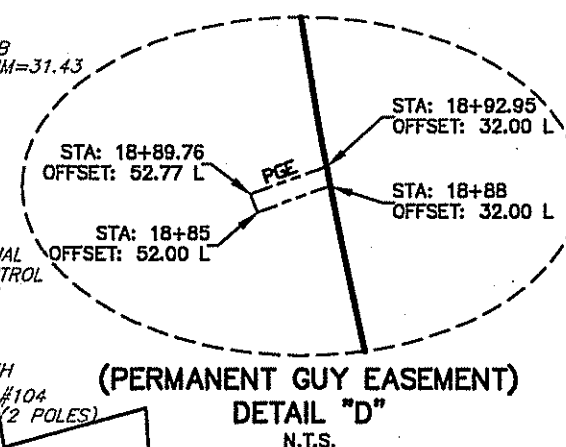
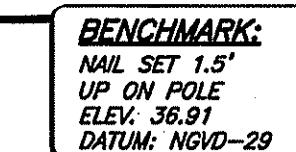
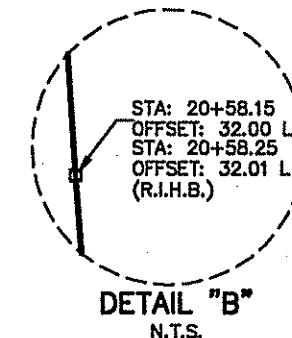
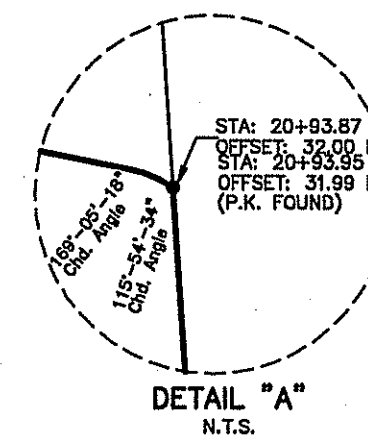
1. STATE OF RHODE ISLAND HIGHWAY PLAT NUMBERS 1990 AND 1990C.
2. SITE PLAN PREPARED FOR BELL ATLANTIC-NYNEX PROPERTY OF BLIER & BLIER, INC., WARWICK AVENUE, PLAT 312, LOT 173 BY CHERENZIA & ASSOCIATES, LTD., NOVEMBER, 1986, SCALE: 1"=20'.
3. PLAN OF SURVEY IN WARWICK, R.I. - FOUR SEASONS SOUTH COMPLEX FOR FERLAND CORPORATION BY MARK W. HUTCHINS & ASSOCIATES, SCALE: 1"=60', JUNE 1990.
4. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT LETTER/PERMIT LAND EVIDENCE BOOK 2714 PAGE 116, AND BOOK 3839 PAGE 247.
5. GRANT OF EASEMENT LAND EVIDENCE BOOK 2723 PAGE 287. UNABLE TO PLOT AREA, THERE IS NO PHYSICAL EVIDENCE OF EASEMENT.
6. ZONING DECISION LAND EVIDENCE BOOK 2757 PAGES 268-270.
7. MEMORANDUM OF LAND LEASE AGREEMENT LAND EVIDENCE BOOK 2805 PAGE 231.
8. SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT LAND EVIDENCE BOOK 2805 PAGE 237.
9. AMENDMENT TO NOTICE OF LEASE LAND EVIDENCE BOOK 3289 PAGE 199.
10. NOTICE OF LEASE (SECOND AMENDMENT) LAND EVIDENCE BOOK 4964 PAGES 182-192.
11. EASEMENT AND LEASE ASSIGNMENT AGREEMENT LAND EVIDENCE BOOK 5529 PAGE 178.
12. NON-DISTURBANCE AGREEMENT BOOK 5209 PAGE 82.
13. LAND EVIDENCE BOOK 5209 PAGE 87 DESCRIBES A SECOND AMENDMENT TO THE LEASED AREA, WHICH ADDS AN AREA CONTIGUOUS TO THE FIRST. UNABLE TO PLOT LOCATION BASED ON DESCRIPTION. REFERRED TO AS EXPANSION AREA "C" 13"-6"x24'.
14. WASHINGTON TRUST MINOR SUBDIVISION FOR A.P. 312, LOT 173 SITUATED ON WARWICK AVENUE, WARWICK, RHODE ISLAND. PREPARED FOR WASHINGTON TRUST COMPANY, 23 BROAD STREET, WESTERLY, RHODE ISLAND 02891, DATE MAY, 2006, LAST REVISED 3-9-07. SCALE 1"=50', PREPARED BY CROSSMAN ENGINEERING, INC.

SITE FALLS WITHIN ZONE "X" AREAS OUTSIDE 500 YEAR FLOODPLAIN
AS SHOWN ON FLOOD INSURANCE RATE MAP CITY OF WARWICK,
RHODE ISLAND KENT COUNTY PANEL 3 OF 9 COMMUNITY PANEL
NUMBER 445409 0003 E REVISED JUNE 16, 1992.

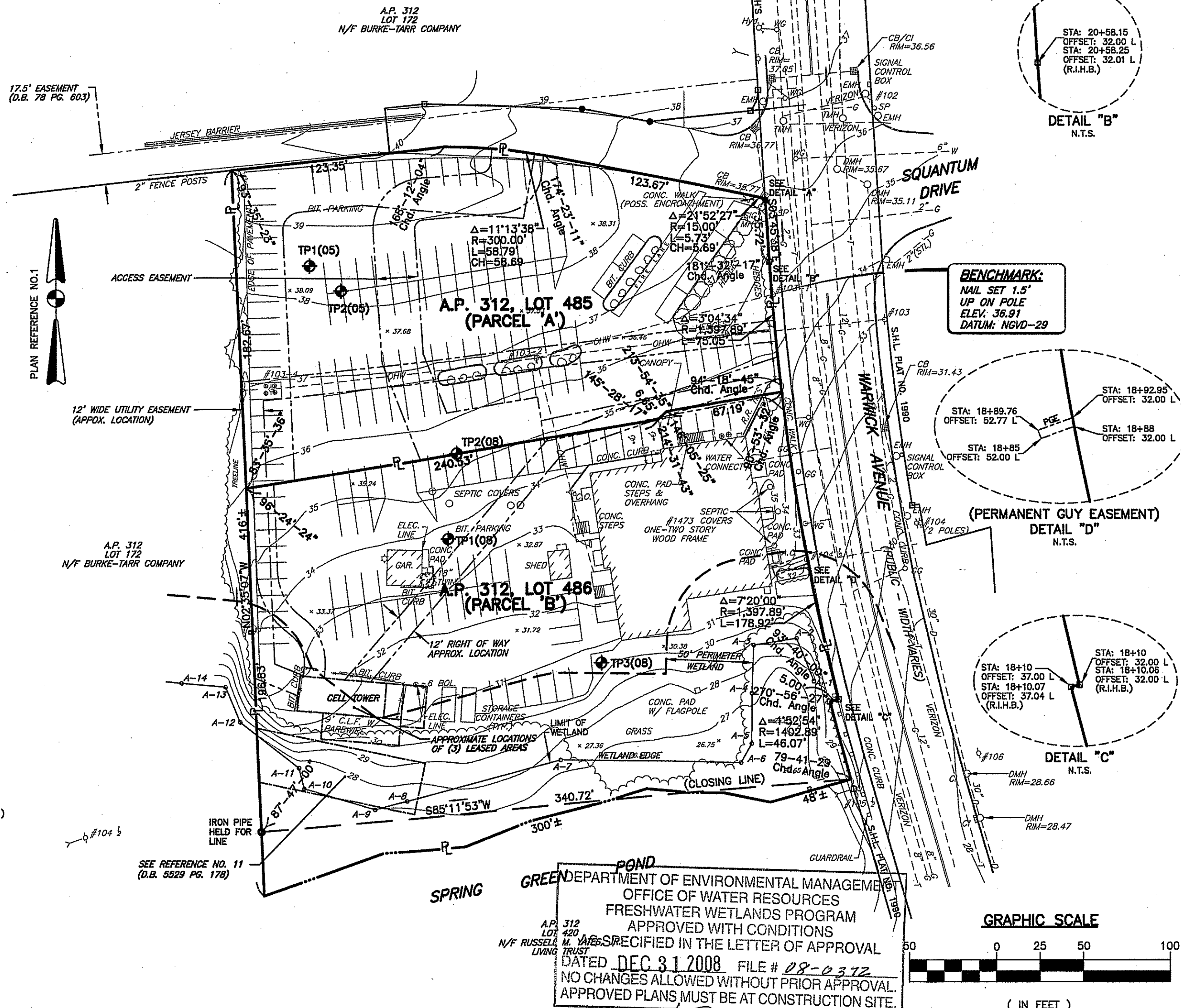
TP 1(05) & 2(05) CONDUCTED ON 12-02-05 (RIDEM APPLICATION NO. 0535-2421)
TP 1(08), 2(08), & 3(08) CONDUCTED ON 8-12-08 (RIDEM APPLICATION NO. 0535-2421)

AREA SUMMARY		
	SQUARE FEET	ACRES
A.P. 312, LOT 485 PARCEL "A"	49,340±	1.13±
A.P. 312, LOT 486 PARCEL "B"	71,756±	1.65±
TOTAL	121,096±	2.78±

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



(IN FEET)
1 inch = 50 ft.



420
M. V. YATES
TRUST

APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 31 2008 FILE # 08-0372
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

W. Joseph Casey

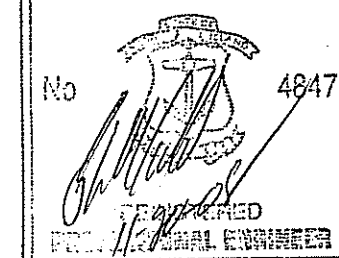


- Civil
- Transportation
- Environmental
- Site Planning
- Land Surveying

**CROSSMAN
ENGINEERING, INC.**

151 Centerville Road
Warwick, Rhode Island 02886
Phone: (401) 738-5660 - Fax: (401) 738-8157
Email: cel@crossmaneng.com
Web Page: www.crossmaneng.com

STEVEN M. CABRAL



PROJECT TITLE:

**A.P. 312, LOTS 485 & 486
WARWICK AVENUE
WARWICK, RHODE ISLAND**

PREPARED FOR:

WASHINGTON
TRUST COMPANY

23 BROAD STREET
WESTERLY, RHODE ISLAND
02891

DRAWING TITLE:

EXISTING CONDITIONS PLAN

DATE:	SCALE:
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DWG. NAME: 1521-C5-EXCN.DWG

NO.	DATE	REVISION
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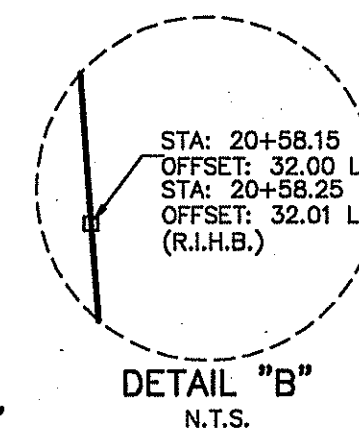
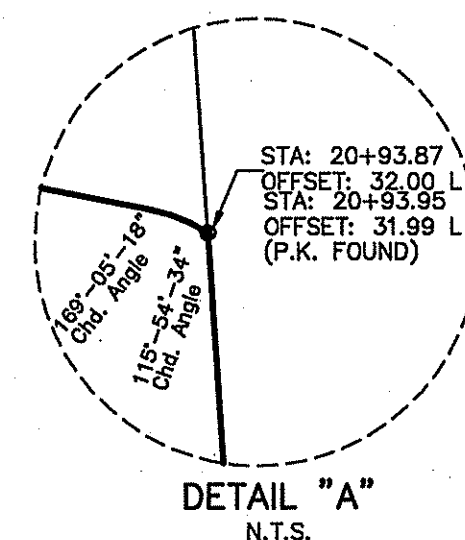
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C5

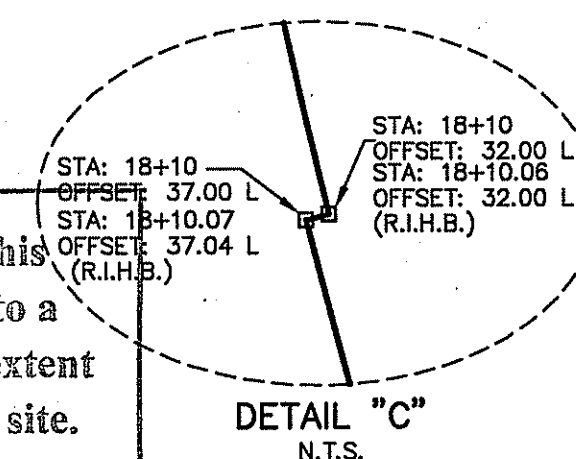
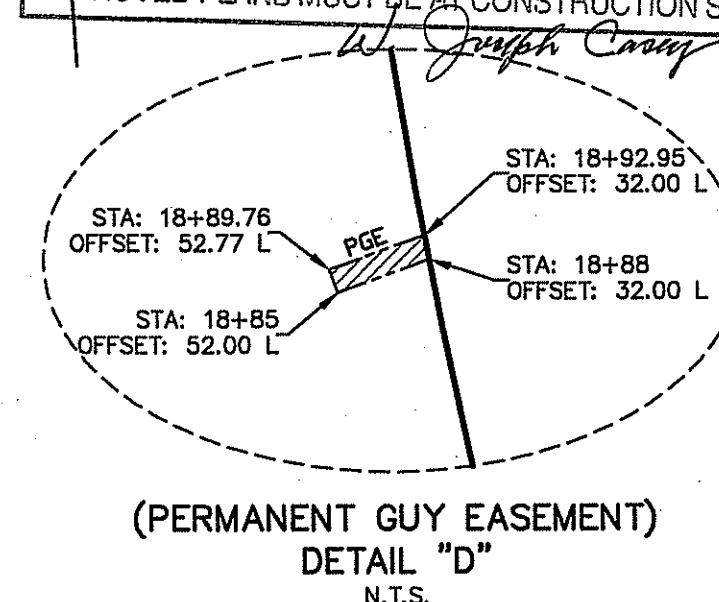
SHEET: 6 OF 19

AGENCY REVIEW SUBMISSION

A.P. 312
LOT 172



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 31 2008 FILE # 08-0372
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



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

*NO CONSTRUCTION PROPOSED IN LEASED AREAS WITHIN
RIDEM JURISTICTONAL LIMITS.

(IN FEET)
1 inch = 50 ft.

2008-3-2

No 4847

REGISTERED
PROFESSIONAL ENGINEER

**A.P. 312, LOTS 485 & 486
WARWICK AVENUE
WARWICK, RHODE ISLAND**

**WASHINGTON
TRUST COMPANY
23 BROAD STREET
WESTERLY, RHODE ISLAND
02891**

ADMINISTRATIVE SUBDIVISION PLAN

[illegible]

C6

SHEET: 7 OF 19

AGENCY REVIEW SUBMISSION

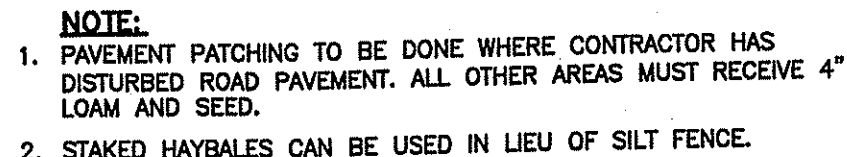
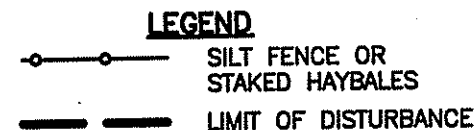


Diagram illustrating the placement of anchor bales and stakes for a storm sewer structure. The structure is shown in cross-section, with the storm sewer structure labeled. The anchor bales are shown as rectangular blocks with stakes (2" x 3" x 36" typical) driven into them, securing the structure to the surrounding material. A flow arrow indicates the direction of water flow.

1. Bury the top end of the jute strips in a trench 6 inches or more in depth.

2. Tamp the trench full of soil. Secure with row of staples, 6 inch spacing, 4 inches down from the trench.

3. Bury upper end of lower strip (A). Overlap end of top strip (B) 4 inches and staple.

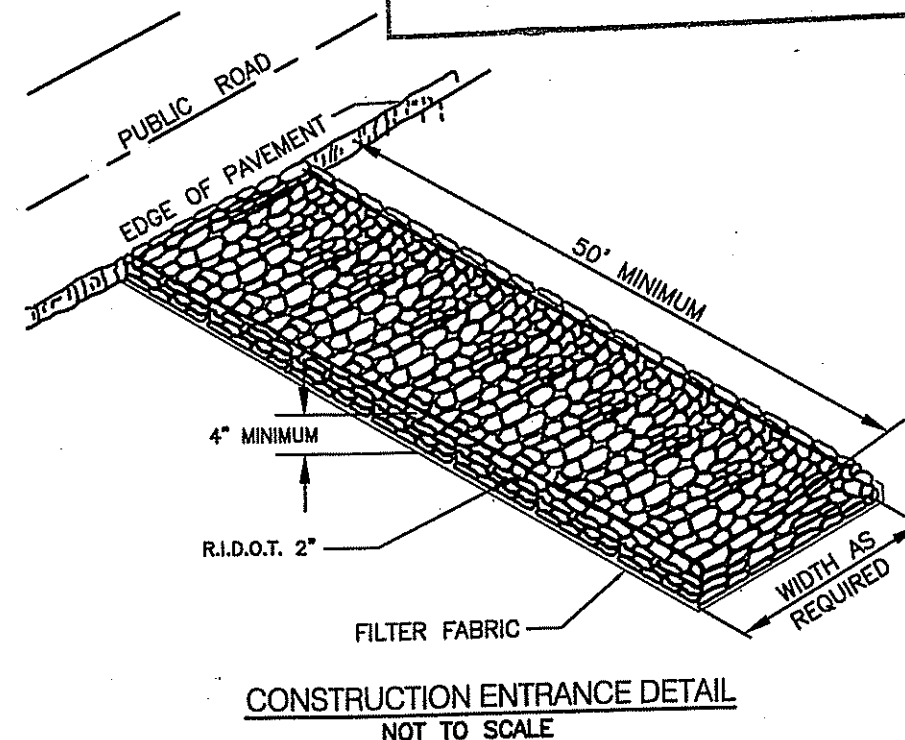
4. Where two or more strip widths are required, overlap jute strips 4 inches and staple on 18 inch centers. Staple outside edge on 2 foot centers.

5. Fold of jute buried in silt trench and tamped; double row of staples.

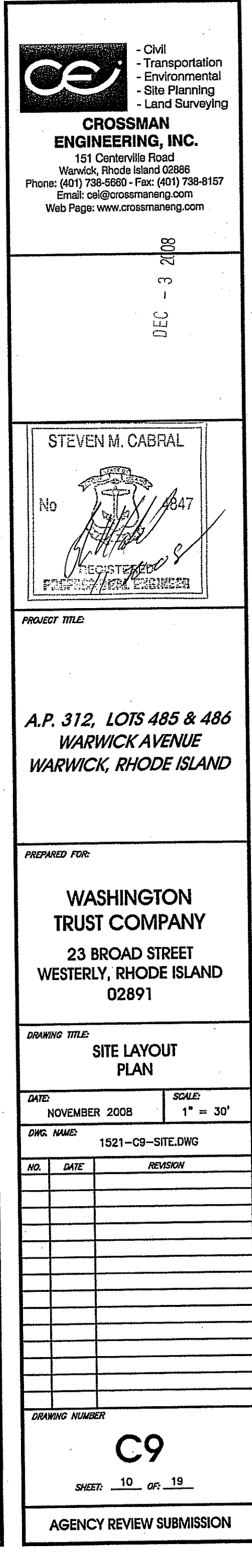
6. Place the end of the net in a 6 inch slot on the up-channel side of the structure. Fill the trench and tamp firmly.

7. Roll the net up the channel. Place staples at 12 inch intervals along the anchor of the net.

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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
DATED DEC 31 2008 FILE # 08-0372
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.



3-2708

4847

**A.P. 312, LOTS 485 & 486
WARWICK AVENUE
WARWICK, RHODE ISLAND**

**WASHINGTON
TRUST COMPANY**

23 BROAD STREET
WESTERLY, RHODE ISLAND
02891

GRADING AND DRAINAGE PLAN

DATE: NOVEMBER 2008	SCALE: 1" = 30'
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WG. NAME: 1521--C10--GRADE.dwg

D.	DATE	REVISION
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[illegible]

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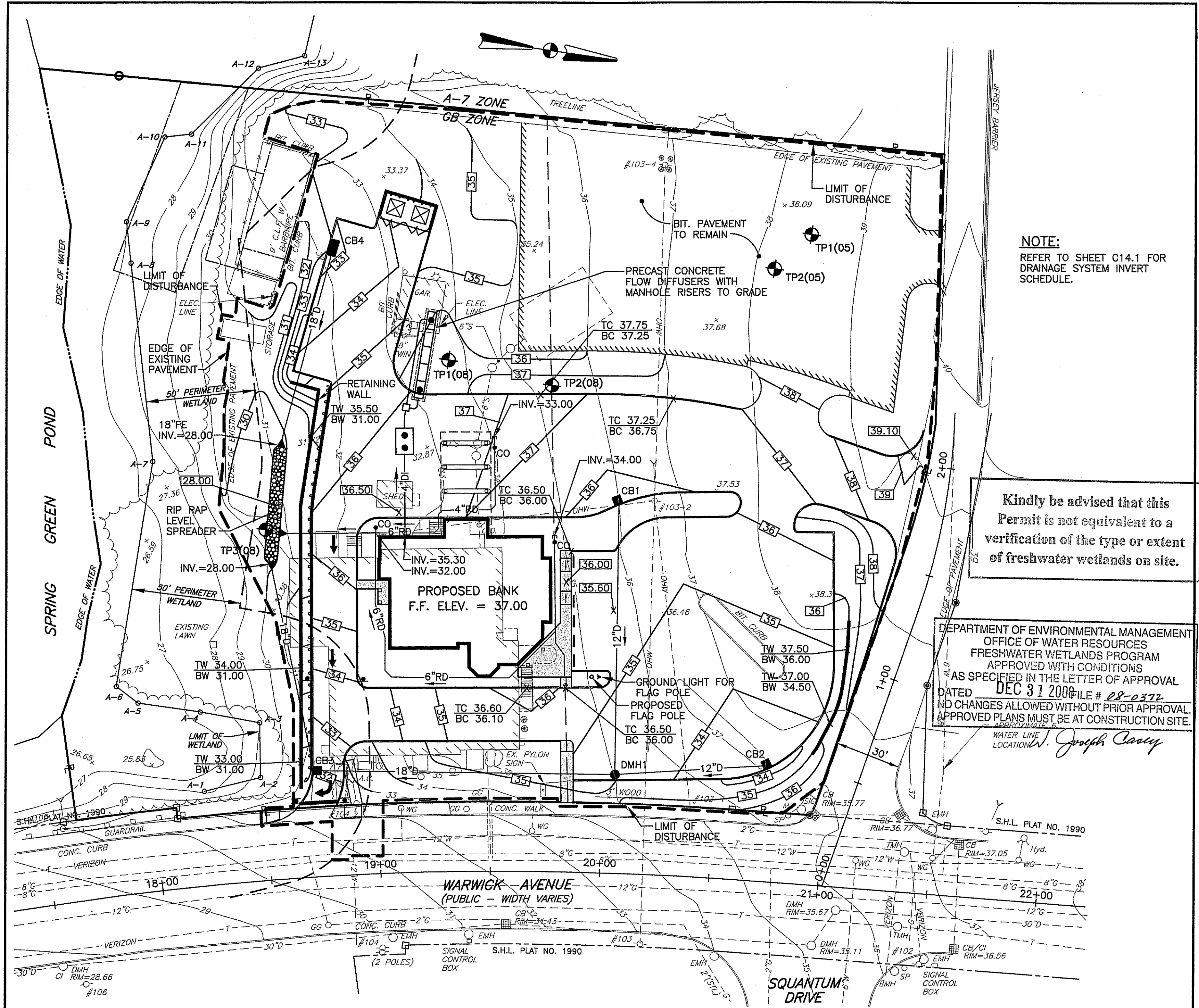
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DRAWING NUMBER

C10

PAGE: 11 OF 19

AGENCY REVIEW SUBMISSION



PROJECT TITLE:

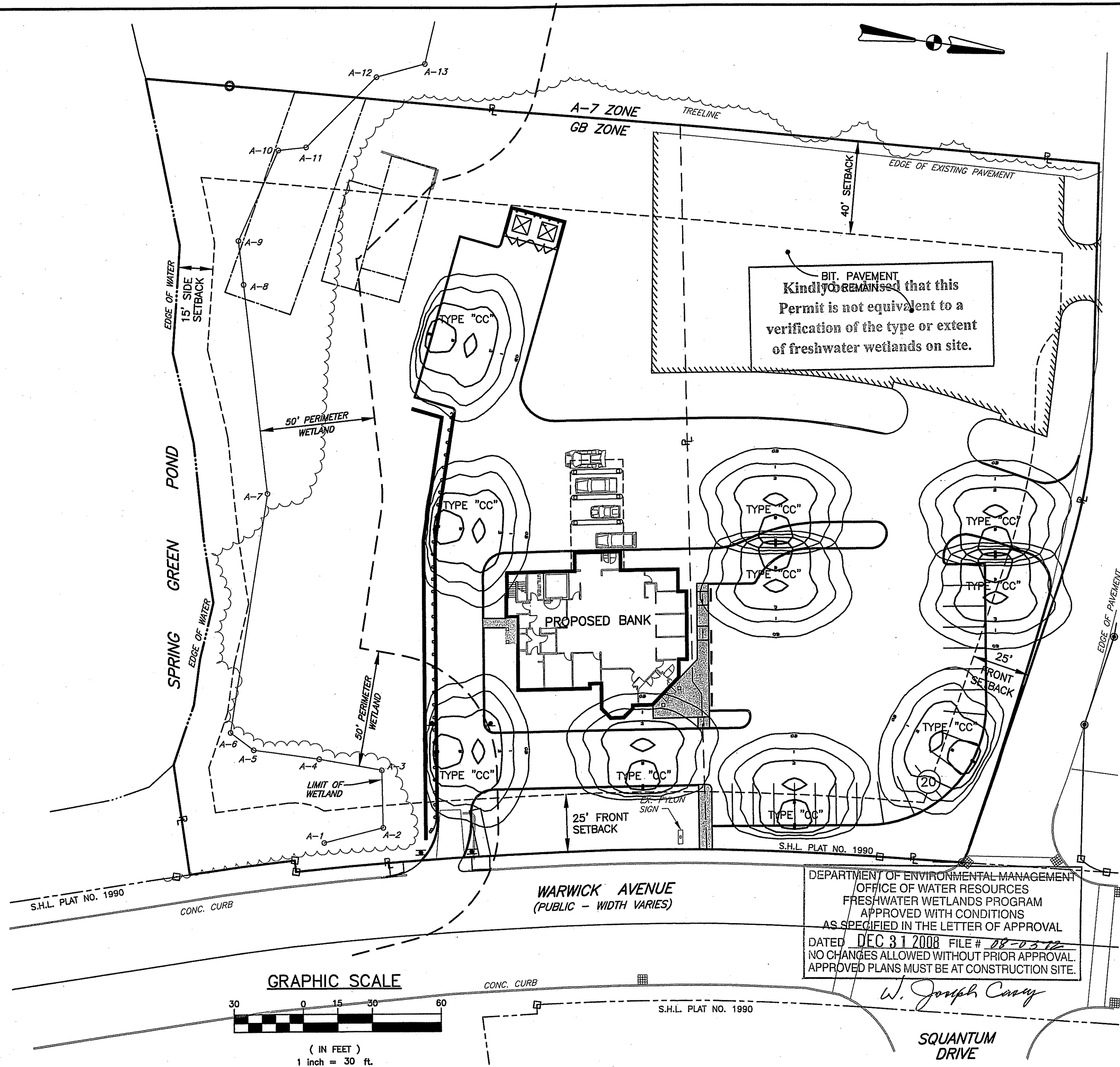
PREPARED FOR:

DRAWING TITLE:

NO.	DATE	REVISION
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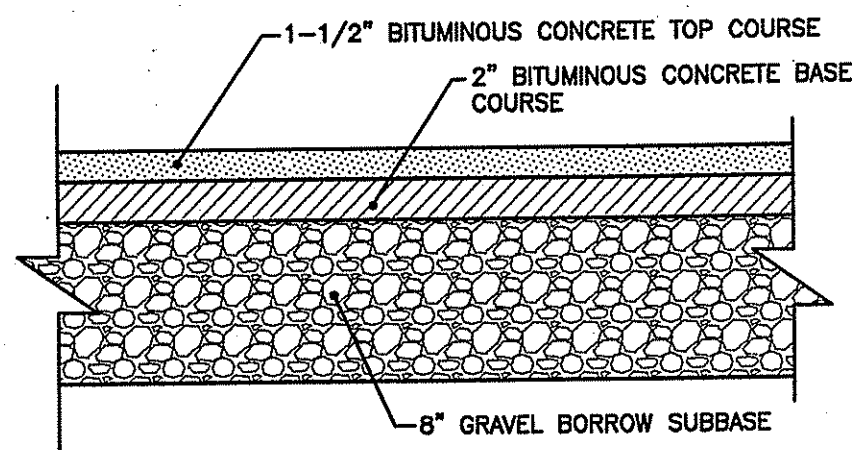
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SHEET: 13 OF: 19

AGENCY REVIEW SUBMISSION

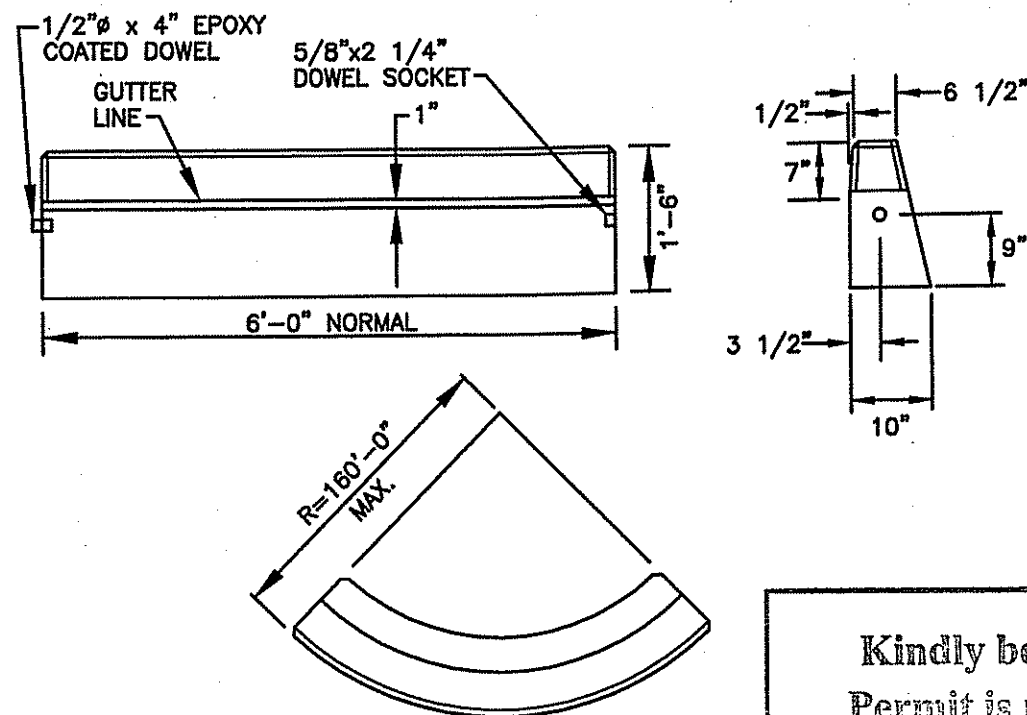
AGENCY REVIEW SUBMISSION

\\1521.00 - Washington Trust\\Current\\ACAD Dwg\\02-Design Plans\\All Submissions\\02 RIDEM WETLANDS SUBMISSION\\1521-C14.1-DET1.dwg, 11/25/2008 9:04:51 AM, TDS700.pc3



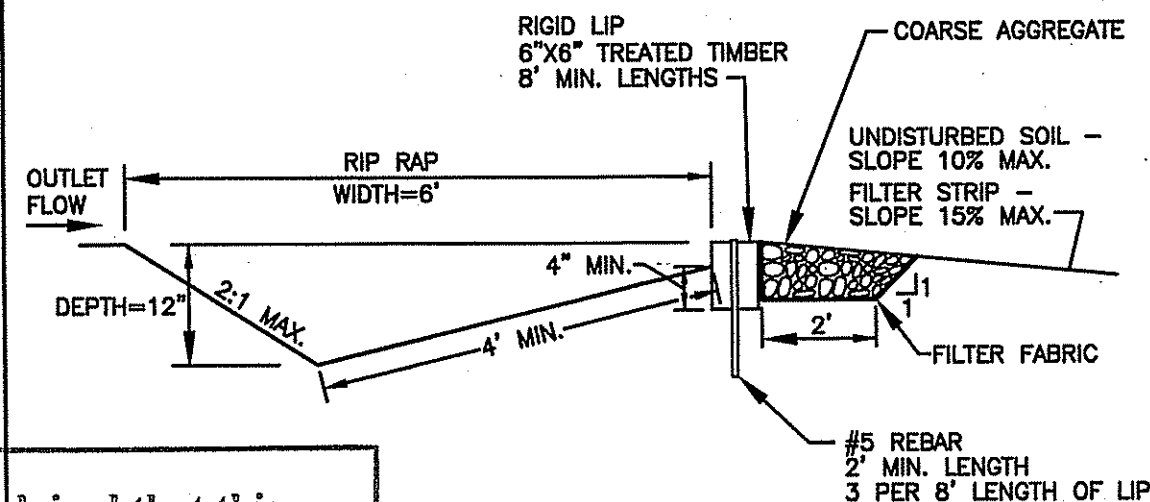
NOTE:
THE ABOVE PAVEMENT THICKNESS REPRESENTS THE MINIMUM THICKNESS FOR PASSENGER VEHICLE AREAS. PAVEMENT DEPTH TO BE BASED UPON SITE SPECIFIC SOIL CONDITIONS.

TYPICAL PAVEMENT STRUCTURE DETAIL
NOT TO SCALE

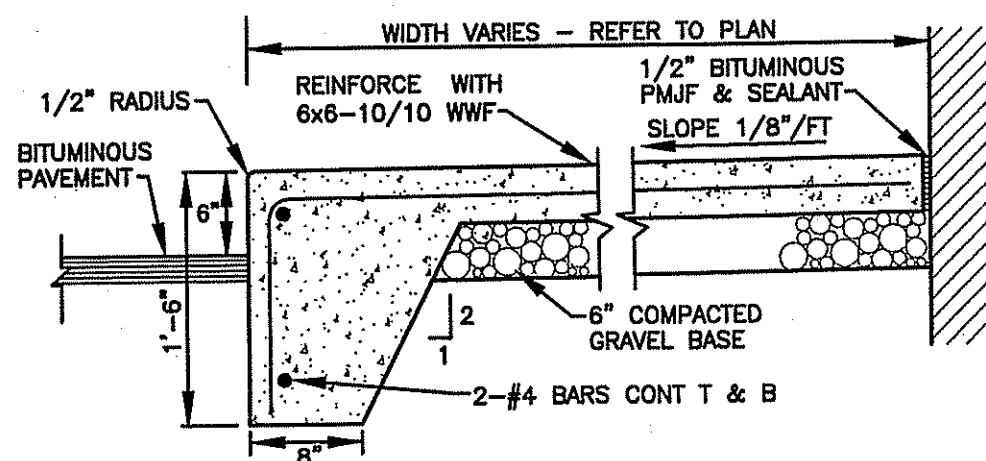


CIRCULAR CURB
PRECAST CONCRETE CURB
NOT TO SCALE

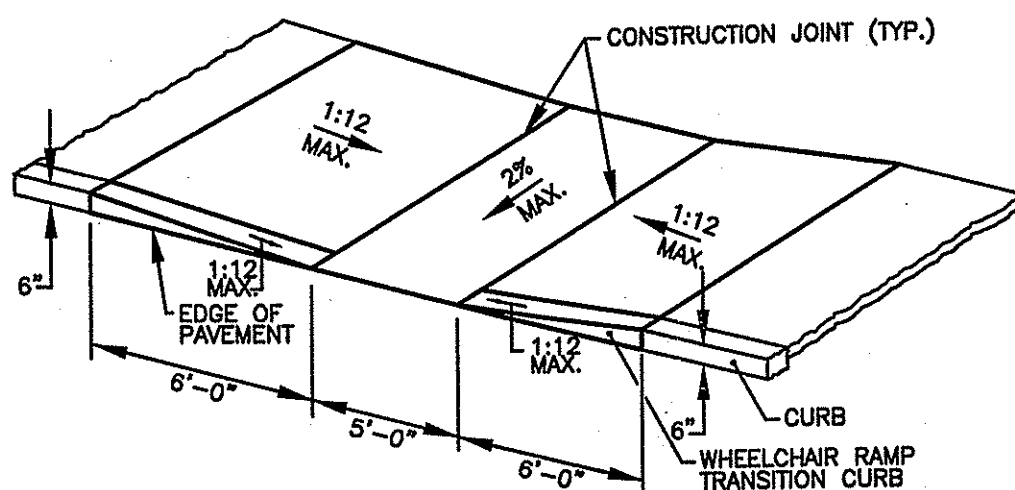
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LEVEL SPREADER
RIGID LIP WITH TIMBER
NOT TO SCALE



TYPICAL CONCRETE WALK DETAIL
NOT TO SCALE



NOTE:
ALL WHEELCHAIR RAMPS SHALL BE IN ACCORDANCE WITH THE LOCAL DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS.

WHEELCHAIR RAMP DETAIL
NOT TO SCALE

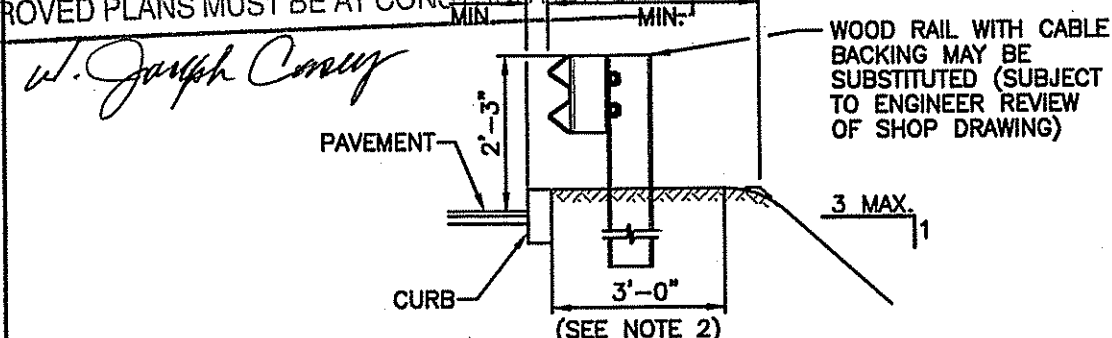
DRAINAGE STRUCTURE SCHEDULE					
NUMBER	STRUCTURE	FRAME & GRATE*	RIM	INVERT (IN)	INVERT (OUT)
CB 1	PRECAST CONCRETE (4' DIA)	LF 244	35.50	----	32.50
CB 2	PRECAST CONCRETE (4' DIA)	LF 244	33.25	----	30.25
CB 3	PRECAST CONCRETE (4' DIA)	LF 244	32.00	28.50	28.50
CB 4	PRECAST CONCRETE (4' DIA)	LF 244	32.75	----	29.00
DMH 1	PRECAST CONCRETE (5' DIA)	LF 244	34.50	29.85	29.85

* LEBARON FOUNDRY

NOTES:

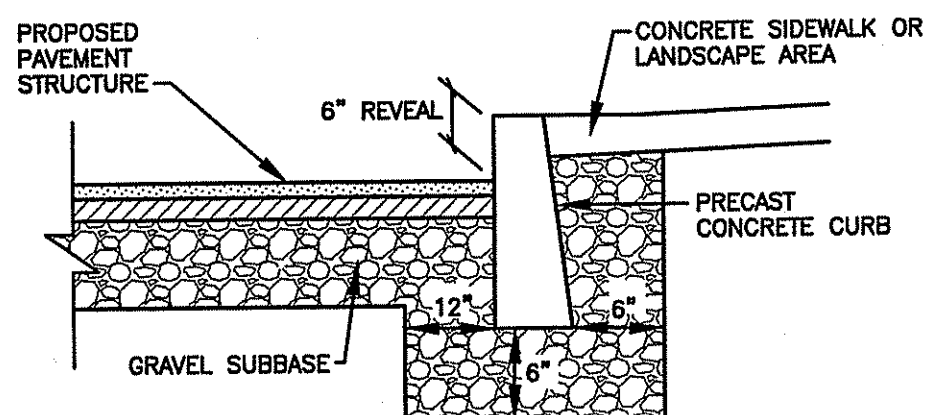
- CONTRACTOR TO VERIFY THAT ALL STRUCTURES ARE COMPATIBLE WITH FRAME AND GRATE.
- SHOP DRAWINGS AND SPECIFICATIONS FOR ALL DRAINAGE RELATED ITEMS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER, PRIOR TO ORDERING.
- ALL STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
- FRAMES AND GRATES/COVERS FOR CATCH BASINS AND MANHOLES SHALL BE SHALLOW/LOW PROFILE 4". (LEBARON FOUNDRY, INC.)
- ALL CATCH BASINS WILL HAVE A 4' SUMP WITH A TEE ON THE OUTLET PIPE.
- ALL CATCH BASINS AND MANHOLES SHALL BE PRECAST CONCRETE WATER TIGHT STRUCTURES. (NO WEEP HOLES)
- ALL DRAINAGE PIPE SHALL BE ADS N-12 HDPE OR RCP CLASS IV. PIPE BEDDING SHALL BE IN CRUSHED STONE WRAPPED IN FILTER FABRIC OR GRAVEL BORROW COMPACTED TO 95% DRY DENSITY (MODIFIED PROCTOR METHOD). ADS PIPE SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' REQUIREMENTS (REFER TO MISCELLANEOUS DETAILS).

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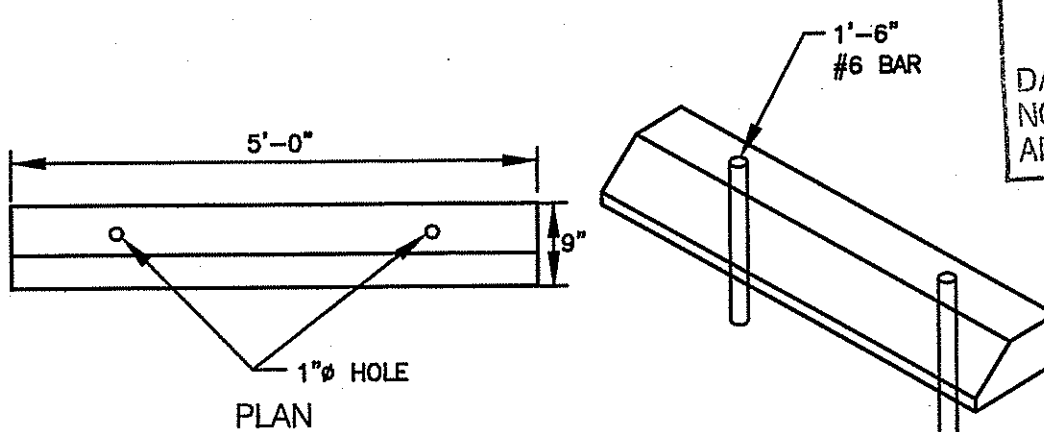


- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE R.I. STANDARD SPECIFICATIONS.
 - TREAT THIS AREA WITH HERBICIDE AFTER THE GUARD RAIL INSTALLATION AS REQUIRED.

R.I. STD. 34.1.0
TYPICAL GUARDRAIL INSTALLATION
NOT TO SCALE



TYPICAL PRECAST CONCRETE CURB INSTALLATION
NOT TO SCALE



FRONT ELEVATION

SIDE ELEVATION

PRECAST CONCRETE CAR STOPS DETAIL
NOT TO SCALE

CE
CROSSMAN
ENGINEERING, INC.
151 Centerville Road
Warwick, Rhode Island 02886
Phone: (401) 738-5660 - Fax: (401) 738-8157
Email: ce@crossmaneng.com
Web Page: www.crossmaneng.com

STEVEN M. CABRAL
REGISTERED
PROFESSIONAL ENGINEER
4847

PROJECT TITLE:

A.P. 312, LOTS 485 & 486
WARWICK AVENUE
WARWICK, RHODE ISLAND

PREPARED FOR:

WASHINGTON
TRUST COMPANY
23 BROAD STREET
WESTERLY, RHODE ISLAND
02891

DRAWING TITLE:
MISCELLANEOUS DETAILS
PLAN NO. 1

DATE: NOVEMBER 2008 SCALE: AS NOTED

DWG. NAME: 1521-C14.1-DET1.DWG

NO. DATE REVISION

DRAWING NUMBER

C14.1

SHEET: 17 OF 19

AGENCY REVIEW SUBMISSION

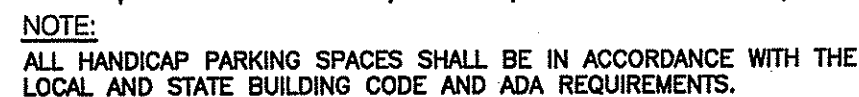


Diagram of a wheelchair with dimensions in inches:

- Overall height: 27"
- Seat height: 18"
- Backrest height: 5"
- Backrest width: 6"
- Seat width: 6"
- Footrest height: 8"
- Footrest width: 5"
- Overall width: 26"
- Text: WHITE

NOTE:
ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LOCAL AND STATE BUILDING CODE.

VARIES

VARIES

VARIES

12"Ø CONCRETE BOLLARD

2'-0"

4'-0"

2'-0"

MOUNTING DETAIL FOR SIGNS WITHIN PAVED PARKING AREA.

VARIES

VARIES

VARIES

7'-0" (MAX.)

4'-0"

MOUNTING DETAIL FOR SIGNS BEHIND CURBING.

Diagram illustrating the required dimensions for handicap parking signs:

- The top sign (Handicapped Parking) is 12" wide and 18" high. It contains the text: HANDICAPPED PARKING, a wheelchair symbol, CERTIFICATE REQUIRED, TOWING ENFORCED, and \$XX FINE.
- The bottom sign (Van Accessible) is 6" high and contains the text: VAN ACCESSIBLE.

1. SIGN POSTS SHALL BE GALVINIZED STEEL U-CHANNEL (3 1/2" WIDE-MIN.) AND INSTALLED IN CONFORMANCE WITH MUTCD AND LOCAL STANDARDS AND SPECIFICATIONS.
2. POSTS SHALL BE DRIVEN TO A DEPTH OF 4 FEET (MIN.)
3. THE EDGE OF THE SIGN SHALL BE 18" FROM THE FACE OF THE CURB.
4. WITHIN SIDEWALK LOCATIONS THE SIGN POST WILL BE INSTALLED WITHIN A 8"x8"x6" SQUARE BOX FORM.

NOTE:
BOLLARDS SHALL BE REQUIRED AROUND DUMPSTER
ENCLOSURE (4-6 BOLLARDS)

POLE

HANDHOLE WITH COVER

BOND

BASE COVER

CHAMFER

24" DIAMETER CONCRETE BASE

ANCHOR BOLTS. SIZE AND QTY. TO MATCH POLE PROVIDED

GRADE

4" MIN.

3'-0"

GALVANIZED RIGID STEEL CONDUIT

STEEL TO PVC ADAPTER

2"

4#4 RODS

6'-8"

BOLT CIRCLE TO MATCH POLE PROVIDED.

POLE BASE AS REQUIRED

PLAN VIEW

NOT TO SCALE

1/2" x 10'-0" LONG COPPERWELD GROUND ROD.

Detailed description: This technical drawing illustrates the assembly of a pole base. The main cross-section shows a 24-inch diameter concrete base with a 4-inch minimum height above ground level. A handhole with a cover is located on the pole above the base. The base is secured with anchor bolts and a base cover with a chamfer. A 24-inch minimum length of galvanized rigid steel conduit is shown, with a steel-to-PVC adapter at the bottom. The base is reinforced with 4#4 rods. A plan view shows the bolt circle and the pole base as required. A 1/2-inch by 10-foot long copperweld ground rod is also shown.

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W. Joseph Casey

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WARWICK, RHODE ISLAND**

PREPARED FOR:

**WASHINGTON
TRUST COMPANY**

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02891

DRAWING TITLE:
MISCELLANEOUS DETAILS
PLAN NO. 2

DATE: NOVEMBER 2008	SCALE: AS NOTED
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DWG. NAME: 1521-C14.2-DET2.DWG

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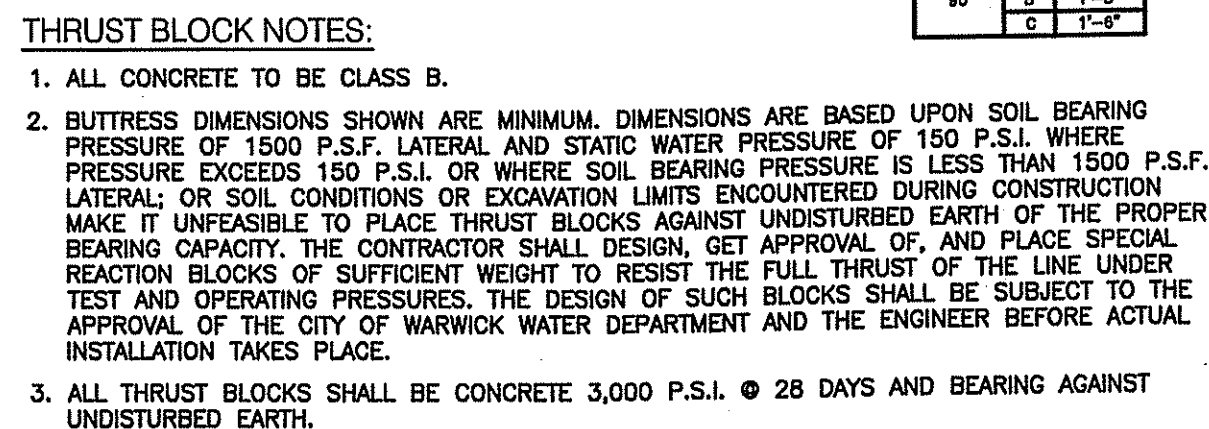
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C14.2

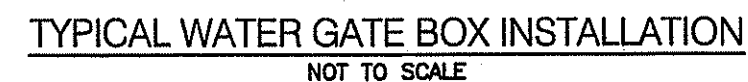
SHEET: 18 OF: 19

AGENCY REVIEW SUBMISSION

1. ALL INSTALLATION, JOINTS, CONNECTIONS METHODS AND MATERIALS SHALL BE ACCORDING TO THE WARWICK PUBLIC WORKS DEPARTMENT REQUIREMENTS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
2. ALL FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CLASS 350 CEMENT MORTAR LINED COMPACT STYLE (BY AMERICAN MANUFACTURER ONLY). CONTRACTOR HAS OPTION TO USE PVC C900 PIPE AND FITTINGS IN LIEU OF DUCTILE IRON. FITTINGS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C153/A21.53. MECHANICAL JOINTS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11.
3. WATER PIPE SHALL BE DOUBLE CEMENT MORTAR LINED DUCTILE IRON PIPE CL52 OR PVC C900 PIPE AND SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C151/A21.51.
4. CONSTRUCTION SHALL INCLUDE ALL PIPE, JOINTS, BENDS, TEES, FITTINGS, "MEGA-LUG" RESTRAINED MECHANICAL JOINTS, SERVICE CONNECTIONS AND ALL MISCELLANEOUS ITEMS REQUIRED TO CONSTRUCT THE PROPOSED SYSTEM.
5. "MEGA-LUG" RESTRAINED MECHANICAL JOINTS SHALL BE INSTALLED IN LOCATIONS INDICATED AND AT ALL BENDS, FITTINGS, PLUGS, ETC.
6. PRESSURE AND LEAKAGE TESTS AND DISINFECTING PIPES SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE TO AMERICAN WATER WORKS ASSOCIATION (AWWA) RECOMMENDATIONS, WARWICK PUBLIC WORKS DEPARTMENT REQUIREMENTS, AND GOVERNMENTAL AGENCIES HAVING JURISDICTION.
7. ALL FITTINGS, PIPE, JOINTS, ETC. SHALL BE DESIGNED FOR 1.5 TIMES WORKING PRESSURE BUT NOT LESS THAN 150 PSI.
8. WATER PIPE SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER PIPE, AND AT A MINIMUM DEPTH OF COVER EQUAL TO 5'. WHERE A NEW WATER MAIN IS LESS THAN 18 INCHES CLEAR DISTANCE ABOVE A SEWER OR WHERE A WATER MAIN PASSES BENEATH A SEWER OR STORM DRAIN, ENCASE THE SEWER OR WATER IN 6" OF CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING WATER MAIN. THE USE OF DUCTILE IRON TIGHT JOINT SEWER PIPE IN LIEU OF CONCRETE ENCASEMENT WILL BE CONSIDERED UPON CONTRACTORS SUBMITTAL OF SPECIFICATIONS TO ENGINEERS FOR APPROVAL.
9. ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS, SUCH AS PIPE, RESTRAINED MECHANICAL JOINTS, FITTINGS, CASTINGS, ETC. SHALL BE SUBMITTED TO THE WARWICK PUBLIC WORKS DEPARTMENT AND ENGINEER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
10. WATER LINE TRENCH TO BE AWWA TYPE 5. A METALIZED DETECTABLE IDENTIFICATION TAPE 2" IN WIDTH, BLUE IN COLOR AND PRINTED WITH "CAUTION WATERLINE BURIED BELOW" SHALL BE UTILIZED OVER ALL MAINS. TAPE SHALL BE SET AT APPROXIMATELY 1'-0" BELOW FINISHED GRADE.
11. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE" FOR UNDERGROUND PIPING TO THE WARWICK PUBLIC WORKS DEPARTMENT AND ENGINEER. IN ADDITION, THE CONTRACTOR IS REQUIRED TO SUBMIT THE FOLLOWING ITEMS TO THE ENGINEER FOR THEIR REVIEW AND APPROVAL:
 - TYPE AND MANUFACTURER OF SERVICE BOXES
 - TYPE AND MANUFACTURER OF CORPORATIONS AND CURB STOPS
 - TYPE AND MANUFACTURER OF VALVE BOXES
 - TYPE AND MANUFACTURER OF D.I. MECHANICAL JOINTS AND FITTINGS
 - TYPE AND MANUFACTURER OF TAPPING SLEEVES
 - TYPE AND MANUFACTURER OF DI PIPING
 - TYPE AND MANUFACTURER OF RESILIENT SEALED GATE VALVES
 - TYPE AND MANUFACTURER OF POLYETHYLENE SERVICE LINE
12. WHEN THIS PROJECT IS COMPLETE, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE WATER DEPARTMENT AND ENGINEER TWO SETS OF AS BUILT PLANS (ONE BLUE LINE, ONE REPRODUCIBLE COPY-MYLAR OR SEPIA) WHICH INDICATES:
 - a. ALL CURB STOPS WITH APPROPRIATE LOCATING MEASUREMENTS - MAIN-TO-CURB AND MEASUREMENTS FROM PERMANENT STRUCTURES.
 - b. A SCHEDULE OF MATERIALS WHICH INDICATES: AND MEASUREMENTS FROM PERMANENT STRUCTURES.
 1. ITEM QUANTITY
 2. MANUFACTURER
 3. DESCRIPTION
 - a. INCLUDE SERIAL #'S AS APPLICABLE
 - b. MATERIAL
 - c. OPERATION CHARACTERISTICS
13. THE CONTRACTOR SHALL VERIFY THE FIRE SERVICE PIPE SIZE REQUIREMENT WITH THE BUILDING ARCHITECT AND PLUMBING/FIRE SPRINKLER CONTRACTOR PRIOR TO ORDERING PIPE, METERS AND BACKFLOW PREVENTORS. COORDINATION WITH THE WARWICK PUBLIC WORKS DEPARTMENT IS REQUIRED TO DETERMINE THE EXISTING WATER PRESSURE AVAILABLE.
14. ALL VALVES TO BE RESILIENT WEDGE GATE VALVES.
15. ALL FITTINGS TO BE RESTRAINED WITH MECHANICAL JOINTS. RESTRAINTS TO BE MEGA-LUG OR EQUAL. ALL DESIGN AND/OR PLACEMENT SHALL BE REVIEWED AND APPROVED BY THE QUONSET/DAVISVILLE DEVELOPMENT.
16. RESTRAIN ALL PUSH-ON BELL JOINTS WITHIN 20 FEET OF MECHANICAL JOINTS. RESTRAINTS TO BE SERIES 800 COVER-ALL BY EBAA IRON OR EQUAL.



NOT TO SCALE



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