SITE PLAN SET FOR PROPOSED



FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL ATED DEC 31 2008 FILE # 08-0372

verification of the type or extent

of freshwater wetlands on site.

ASSESSOR'S PLAT 312, LOTS 485 & 486 Kindly be advised that this

1447 & 1473 WARWICK AVENUE Kindly be advised that this permit is not equivalent to a WARWICK, RHODE ISLAND

ZONING DISTRICT: (GB) - GENERAL BUSINESS

OWNER:

THE WASHINGTON TRUST COMPANY 23 BROAD STREET WESTERLY, RI 02894

ENGINEERS:



- Transportation - Environmental
- Site Planning
- Land Surveying

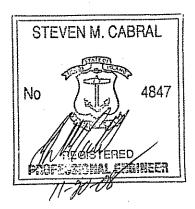
CROSSMAN ENGINEERING, INC.

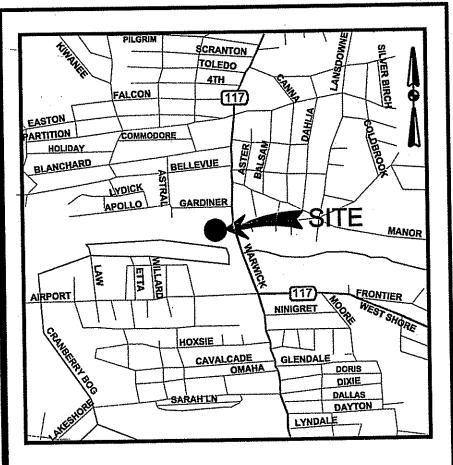
151 Centerville Road Warwick, Rhode Island 02886 Phone: (401) 738-5660 - Fax: (401) 738-8157 Email: cei@crossmaneng.com

> **NOVEMBER 2008** SHEET 1 of 19

APPLICANT

THE WASHINGTON TRUST COMPANY 23 BROAD STREET WESTERLY, RI 02891





LOCATION MAP

INDEX OF DRAWINGS

DRAWING NO	D. PLAN	SHEET NO.
	COVER SHEET	1
C 1	GENERAL NOTES AND LEGEND	2
C2	AERIAL PHOTOGRAPH & SOILS MAP	3
СЗ	VICINITY MAP	4
C4	200' RADIUS MAP	5
C5	EXISTING CONDITIONS PLAN	6
C6	ADMINISTRATIVE SUBDIVISION PLAN	7
C 7	SOIL EROSION AND SEDIMENT CONTROL PLAN	8
C8	DEMOLITION PLAN	9
C9	SITE LAYOUT PLAN	10
C10	GRADING AND DRAINAGE PLAN	11
C11	UTILITY PLAN	12
C12	LIGHTING PLAN	13
C13	LANDSCAPE PLAN	14
C13.1-C13.2	LANDSCAPE DETAILS PLAN NOS. 1-2	15-16
C14.1-C14.	MISCELLANEOUS DETAILS PLAN NOS. 1-3	17-19

<u>REVISIONS:</u>					
NO.:	DATE:				
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GENERAL NOTES:

- 1. 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.
- 2. 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

- 3. 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
- 4. 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.
- 5. 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.
- 6. 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.
- 7. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN.
- 8. UPON COMPLETION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL CLEAN THE DRAINAGE SYSTEM OF ALL SEDIMENT ACCUMULATED DURING CONSTRUCTION.
- 9. 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:

- 1. 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.)
- 2. 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.
- 3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE ROAD RIGHT-OF-WAY.
- 4. 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.
- 5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

CONSTRUCTION NOTES

- 1. 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.
- 2. 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.
- 3. 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: **LEGEND EXISTING** MAINTENANCE OF DRAINAGE SYSTEM (INCLUDING; CATCH BASINS, MANHOLES, PIPE, **PROPOSED** SWALES, AND RIP RAP) SHALL BE THE RESPONSIBILITY OF THE OWNER. PROPERTY LINE MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING: PROPERTY LINE TO BE REMOVED 1. CATCH BASINS, MANHOLES, DRAIN LINES, SWALES, AND RIP RAP: EASEMENT LINE AN INSPECTION MUST OCCUR ON AN ANNUAL BASIS BY QUALIFIED PERSONNEL TO ENSURE PROPER OPERATION. THE INSPECTION SHOULD, AS A MINIMUM, LEASE LINE CONCENTRATE ON THE FOLLOWING: DAMAGE TO GRATES/COVERS CURB . EVIDENCE OF STANDING WATER -O- NO. UTILITY POLE DEBRIS REMOVAL STRUCTURAL ALIGNMENT/INTEGRITY \times LP LIGHT POLE EROSION OR SETTLEMENT ----(SIZE) S----SANITARY SEWER ANY DEFICIENCY NOTED DURING THE INSPECTION WILL BE IMMEDIATELY REPAIRED OR REPLACED. ----(SIZE) G----GAS LINE 2. SEDIMENT REMOVAL: FOLLOWING CONSTRUCTION, THE CATCH BASINS AND SWALES ARE TO BE CLEANED OF ACCUMULATED SEDIMENT AS REQUIRED. ALL REMOVED SEDIMENT ----(SIZE) W-----DOMESTIC WATER SERVICE IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED IN UPLAND AREAS BASED UPON THE TEST RESULTS ----(SIZE) FP-----FIRE WATER SERVICE AND LOCAL, STATE AND FEDERAL REGULATIONS. ----(SIZE) D-----DRAIN LINE -----OHW----OVERHEAD WIRES LAYOUT NOTE: -OHW-THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE ---- E\T\C----UNDERGROUND ELEC/CABLE CONDUITS E\T\C-CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR ○ SMH (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 SEWER MANHOLE SMH CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, ANY ITEM FOUND $\bigcirc DMH$ DRAINAGE MANHOLE DMH WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL ⊞ CB CB CATCH BASIN AUTHORIZED BY THE ENGINEER. HAND HOLE HH FLOOD ZONE NOTE: HYDRANT 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. WATER GATE WG OGG GAS GATE • GG 445409, 0003 E, REVISED 6/16/92. X ELEV. SPOT GRADES 0.00 PROPOSED PAVEMENT STRUCTURE: ---XXX -----**CONTOURS** ELEV. 1-1/2" BITUMINOUS CONCRETE SURFACE COURSE CLASS I-1 2" BITUMINOUS CONCRETE BINDER COURSE GUARDRAIL 8" GRAVEL BORROW SUBBASE. *!!!!!!!!!!!!!!!!!!* SAW CUT & MATCH RIDOT PERMIT HISTORY WETLAND EDGE • PAP NO. 060614-A - PERMIT ISSUED (9-22-06) 50' PERIMETER WETLAND RIDEM WETLANDS PERMIT HISTORY ZONE LINE APPLICATION NO. 06-0317 - INSIGNIFICANT ALTERATION PERMIT ISSUED (8-21-06) S.H.L. STATE HIGHWAY LINE 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) TREELINE **EXISTING TREE** RIDEM ISDS (OWTS) PERMIT HISTORY • CO CLEAN-OUT TO GRADE • APPLICATION NO. 0535-2421 - SOIL EVALUATIONS / NEW BLDG. CONSTRUCTION APPROVED (7-25-06) WARWICK ZONING REQUIREMENTS **BUILDING/STRUCTURE ZONING DISTRICT: GB - GENERAL BUSINESS** Kindly be advised that this PERMITTED USE - BANK WITH DRIVE-IN WINDOW TEST PIT MINIMUM LOT REQUIREMENTS Permit is not equivalent to a PROVIDED REQUIRED verification of the type or extent PAINTED PAVEMENT ARROWS 6,000 S.F. 121,096 S.F. MINIMUM LOT AREA of freshwater wetlands on site. 336'± 60' MINIMUM LOT FRONTAGE **BOLLARDS** 290'± 60' MINIMUM LOT WIDTH SETBACK REQUIREMENTS BOTTOM OF CURB ELEVATION BC XXX.X FRONT & CORNER YARD SETBACK 25' SIDE YARD SETBACK 126'± 15' 4A 145'± REAR YARD SETBACK 20' * MAXIMUM STRUCTURE HEIGHT <40' 40' HEIGHT OF DRIVE-THRU CANOPY >14' 14' MIN. DEPARTMENT OF ENVIRONMENTAL MANAGEME ₫B *40' SETBACK FROM A-7 ZONE OFFICE OF WATER RESOURCES OFF-STREET PARKING AND LOADING REQUIREMENTS FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS PARKING REQUIREMENTS AS SPECIFIED IN THE LETTER OF APPROVA 4 C BANK/OFFICE: 1 SPACE PER 200 S.F. OF GFA DATED <u>DEC 3 1 2008</u> FILE # 08-0372 PROVIDED REQUIRED USE BANK/OFFICE: APPROVED PLANS MUST BE AT CONSTRUCTION SIT FIRST FLOOR: 4,260 S.F. 43 SPACES 32 SPACES MEZZANINE: 2,130 S.F. **₫**D W. Joseph Carry TOTAL: 6,390 S.F. 9' x 18' PARKING STALL SIZE 9' x 18'



- 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 Emall: cel@crossmaneng.com Web Page: www.crossmaneng.com

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No 4847

PESISTENT HERGINEER

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

NOVEMBER 2008

GENERAL NOTES
AND LEGEND

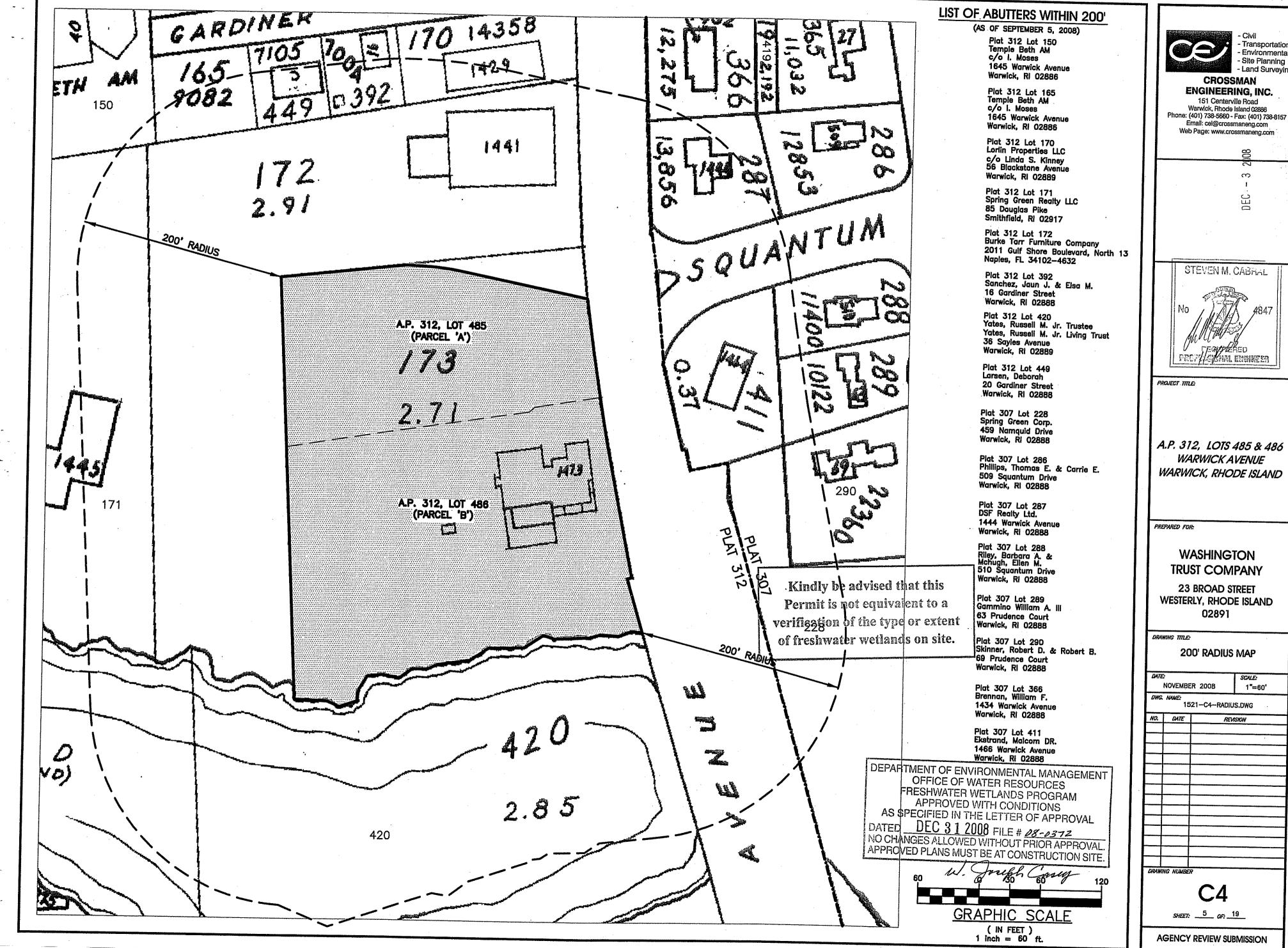
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RIDEM

- Transportation - Environmental - Site Planning - Land Surveying

Email: cel@crossmaneng.com

STEVEN M. CABRAL

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

1"=60"

NOTES

- SURVEY FIELDWORK PERFORMED BY CROSSMAN ENGINEERING, INC. BETWEEN THE DATES OF SEPTEMBER 29 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
- 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 199 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
- 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
- 6. EDGE OF SPRING GREEN POND ALSO KNOWN AS SKINFLINT 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
- 9. SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD INCLUDING RIGHTS OF OTHERS IN SPRING GREEN FACTORY POND.

REFERENCES

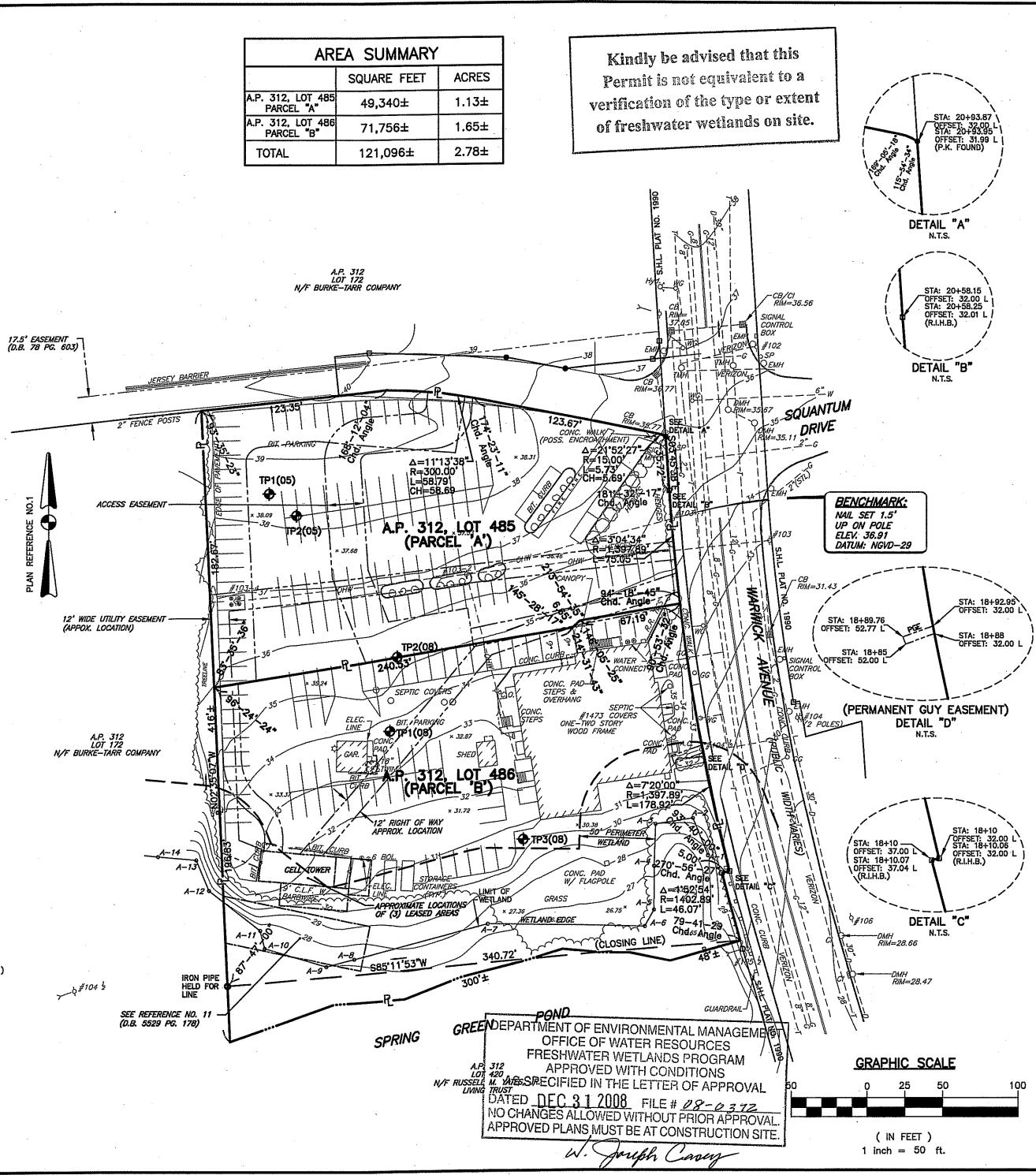
- 1. STATE OF RHODE ISLAND HIGHWAY PLAT NUMBERS 1990 AND 1990C.
- 2. SITE PLAN PREPARED FOR BELL ATLANTIC-NYNEX PROPERTY OF BLIER & BLIER, INC., WARWICK AVENUE, PLAT 312, LOT 173 BY CHERENZIA & ASSOCIATES, LTD., NOVEMBER, 1896, SCALE: 1"=20".
- 3. PLAN OF SURVEY IN WARWICK, R.I. FOUR SEASONS SOUTH COMPLEX FOR FERLAND CORPORATION BY MARK W. HUTCHINS & ASSOCIATES, SCALE: 1"-60",
- 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 4954 PAGES
- 11.EASEMENT AND LEASE ASSIGNMENT AGREEMENT LAND EVIDENCE BOOK 5529 PAGE
- 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"
- 14. WASHINGTON TRUST MINOR SUBDIVISION FOR A.P. 312, LOT 173 SCITUATED 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.

FLOODPLAIN NOTE:

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 8 COMMUNITY PANEL NUMBER445409 0003 E REVISED JUNE 16, 1992.

TEST PIT NOTE:

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)



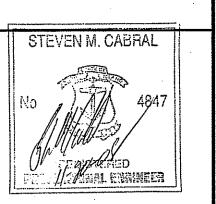


 Transportation Environmental - Site Planning - Land Surveying

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



PROJECT TITLE:

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

PREPARED FOR:

WASHINGTON TRUST COMPANY

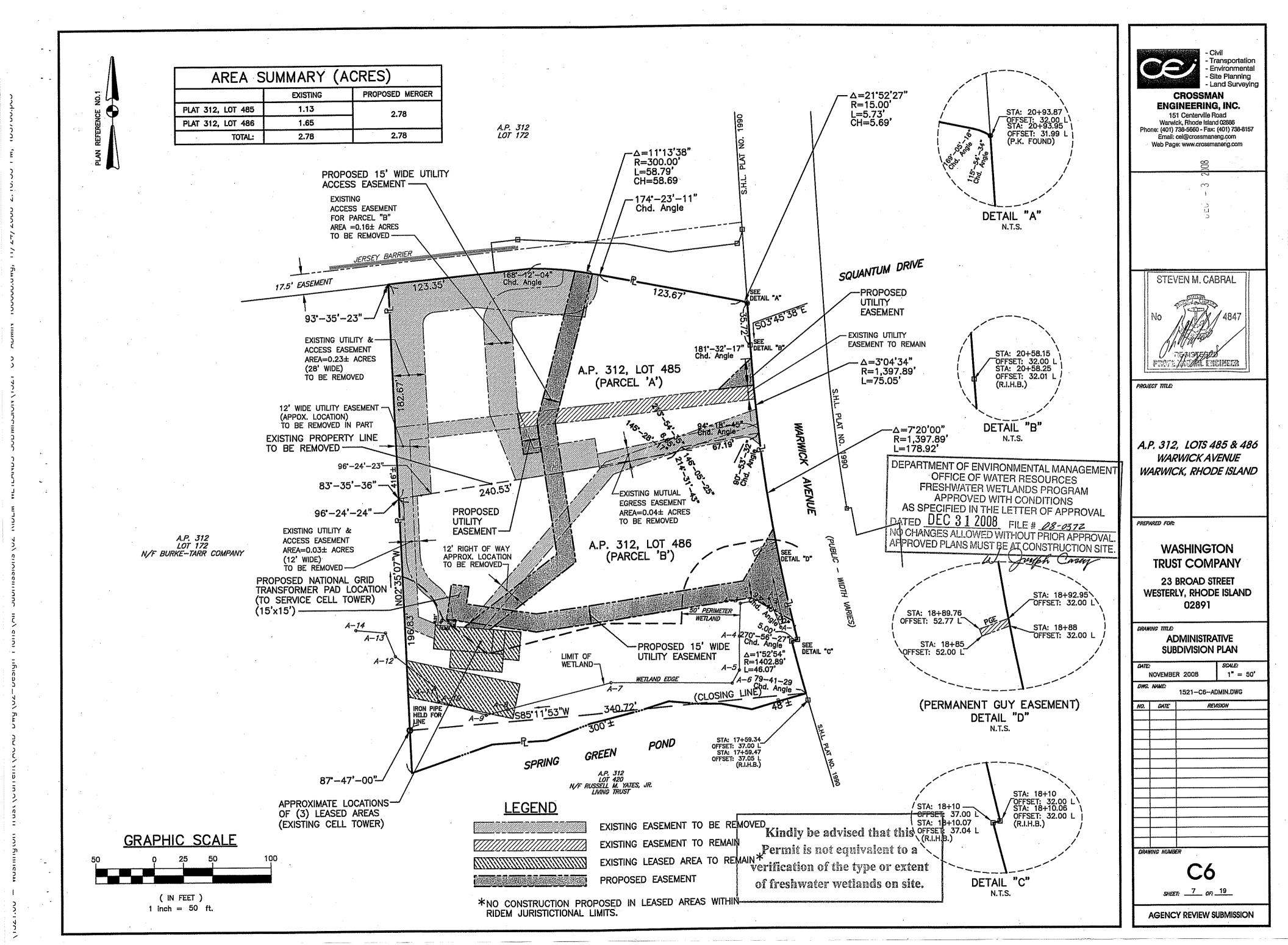
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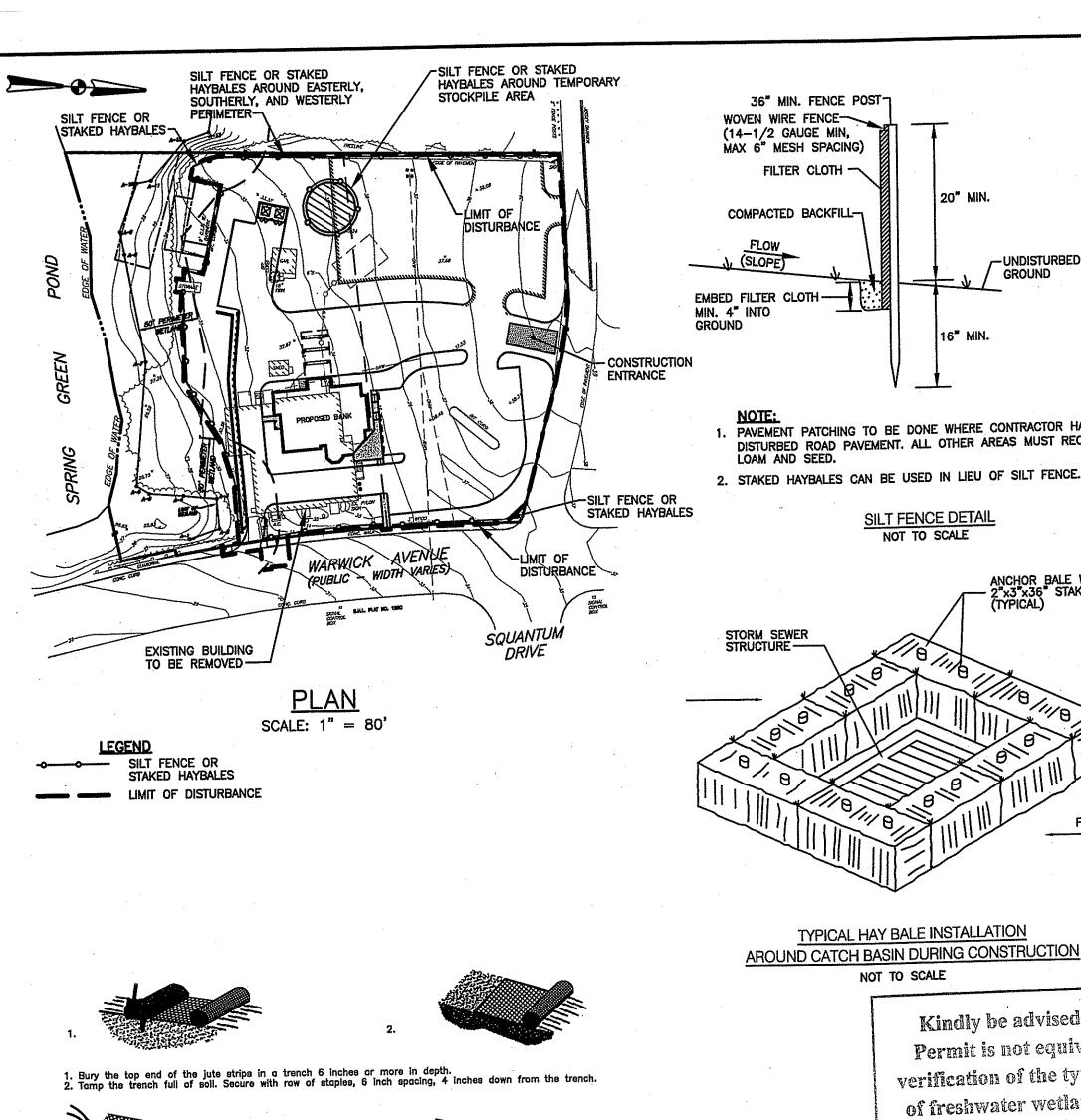
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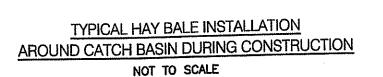
EXISTING CONDITIONS PLAN

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SHEET: 6 OF: 19







9/1

36" MIN. FENCE POST

FILTER CLOTH

(SLOPE

20" MIN.

16" MIN.

PAVEMENT PATCHING TO BE DONE WHERE CONTRACTOR HAS DISTURBED ROAD PAVEMENT. ALL OTHER AREAS MUST RECEIVE 4"

SILT FENCE DETAIL

/B

Alle,

-UNDISTURBED

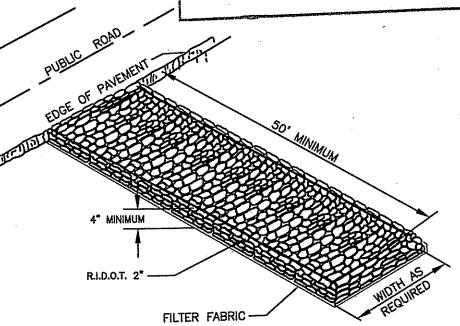
NCHOR BALE WITH TWO

FLOW

"x3"x36" STAKES

GROUND

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



NOT TO SCALE

INSPECTION/MAINTENANCE NOTES:

- PRIOR TO COMMENCING CLEARING, GRUBBING AND DEMOLITION OPERATIONS, SILT FENCING SHALL BE PLACED SO AS TO PREVENT SEDIMENT FROM ENTERING EXISTING WETLANDS, ROADWAY, OR ABUTTING PROPERTIES.
- 2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE ROADWAY DRAINAGE SYSTEM AS WELL AS THE WETLANDS.
- 3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
- 4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
- 5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON CONSTRUCTION PERIODS.
- 6. ADDITIONAL SILT FENCING, HAYBALES, OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- 7. THE "R.I. EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MOROR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A
- 9. FINISHED SLOPES ARE NOT TO EXCEED 2:1.
- 10. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED.
- 11. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS).
- 12. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
- 13. THE FINISHED SLOPES SHALL RECEIVE 4" OF LOAM AND SEED.
- 14. ALL 2:1 SLOPES ARE TO BE LINED WITH CURLEX EXCELSIOR EROSION CONTROL BLANKET (AMERICAN EXCELSIOR COMPANY), OR EQUAL, LAST INSTALLATION MUST CONFORM TO MANUFACTURER'S SPECIFICATIONS.

GENERAL PROJECT WIDE NOTES:

- 1. SILT FENCES AND/OR HAYBALES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, MAINTAINED ON A REGULAR BASIS, AND SHALL BE PLACED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTY AND WETLANDS.
- 2. THE CONTRACTOR MUST REPLACE AND/OR RESEED ANY VEGETATION THAT DOES NOT DEVELOP/SURVIVE WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 3. ALL SILT FENCES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.
- 4. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHENEVER FEASIBLE; THE AREA BEYOND THE DROPLINE SHALL BE FENCED OR ROPED OFF TO PROTECT TREES FROM CONSTRUCTION EQUIPMENT.
- 5. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESODDED, RESEEDED, OR OTHERWISE RESTORED AT THE CONTRACTOR'S EXPENSE.
- 6. STOCKPILES SHALL HAVE NO SLOPE STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
- STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
- . CONTRACTOR MAY USE STAKED HAYBALES IN LIEU OF SILT FENCE ALONG LIMIT OF DISTURBANCE LOCATIONS.

DUST CONTROL NOTES:

ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS (AS RECOMMENDED BY THE "R.I. EROSION AND SEDIMENT CONTROL HANDBOOK") TO CONTROL DUST:

- A. WATER THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
- OR FLAKES FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED DEC 3 1 2008 FILE # 08-0312 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

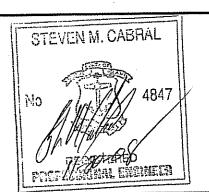
W. Joseph Carry



 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: cei@crossmaneng.com Web Page: www.crossmafieng.com



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

SOIL EROSION AND SEDIMENT CONTROL PLAN

		DATE:		
NOVEMBER 2008			AS NOTED	
DHG.	DHG NAME: 1521-C7-EROS.DWG			
NO.	DATE	REV	ISION	
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DRAWING NUMBER

AGENCY REVIEW SUBMISSION

SHEET: 8 OF: 19

FIGURE 5-1 DETAIL FOR INSTALLATION OF JUTE NETTING R.I. SOIL EROSION and SEDIMENT CONTROL HANDBOOK

NOT TO SCALE

Anchoring ends at structures — 6. Place the end of the net in a 6 inch slot on the up-channel side of the structure. Fill the trench

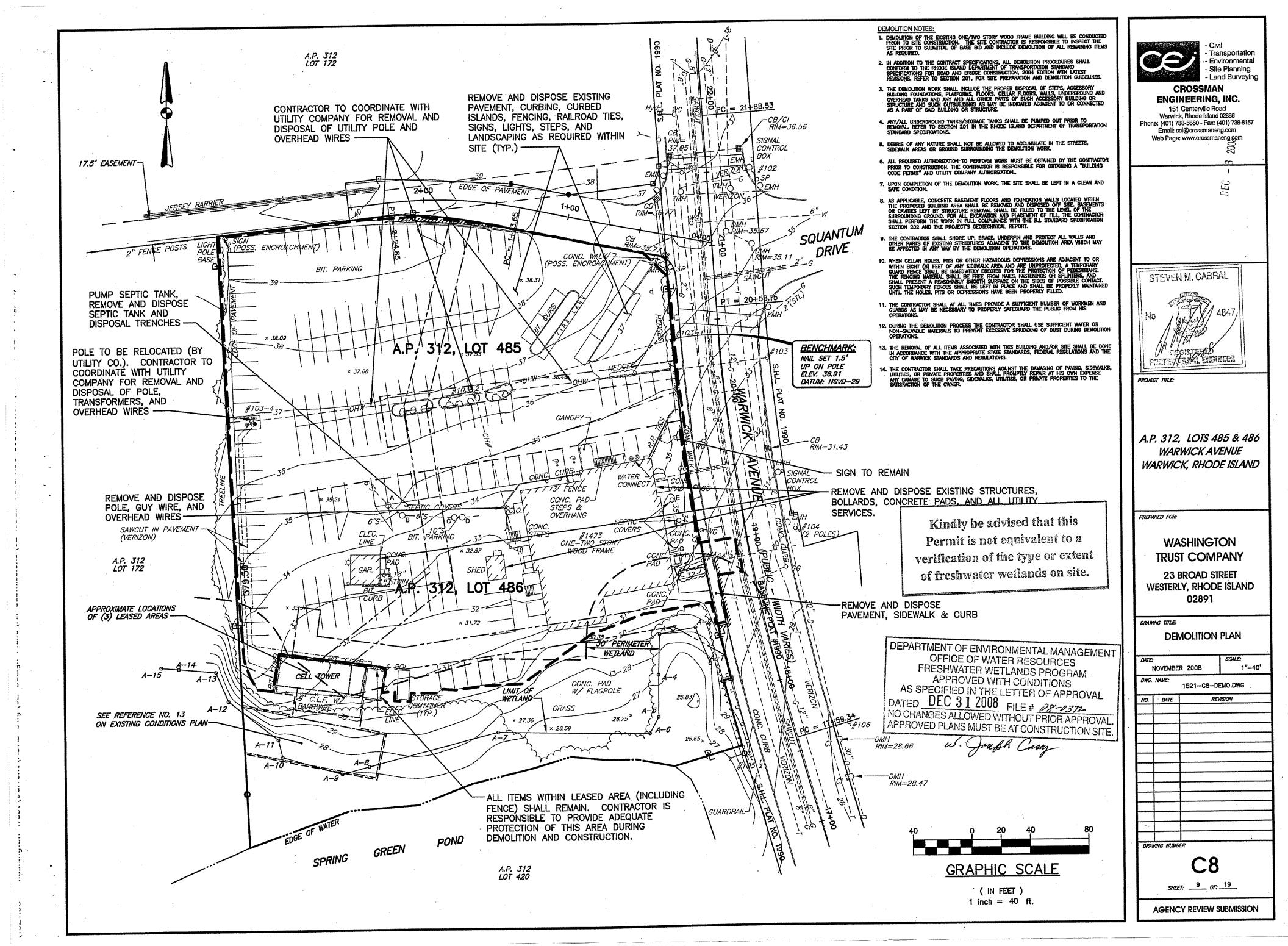
and tamp firmly.
7. Roll the net up the channel. Place staples at 12 inch intervals along

Overlap—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.

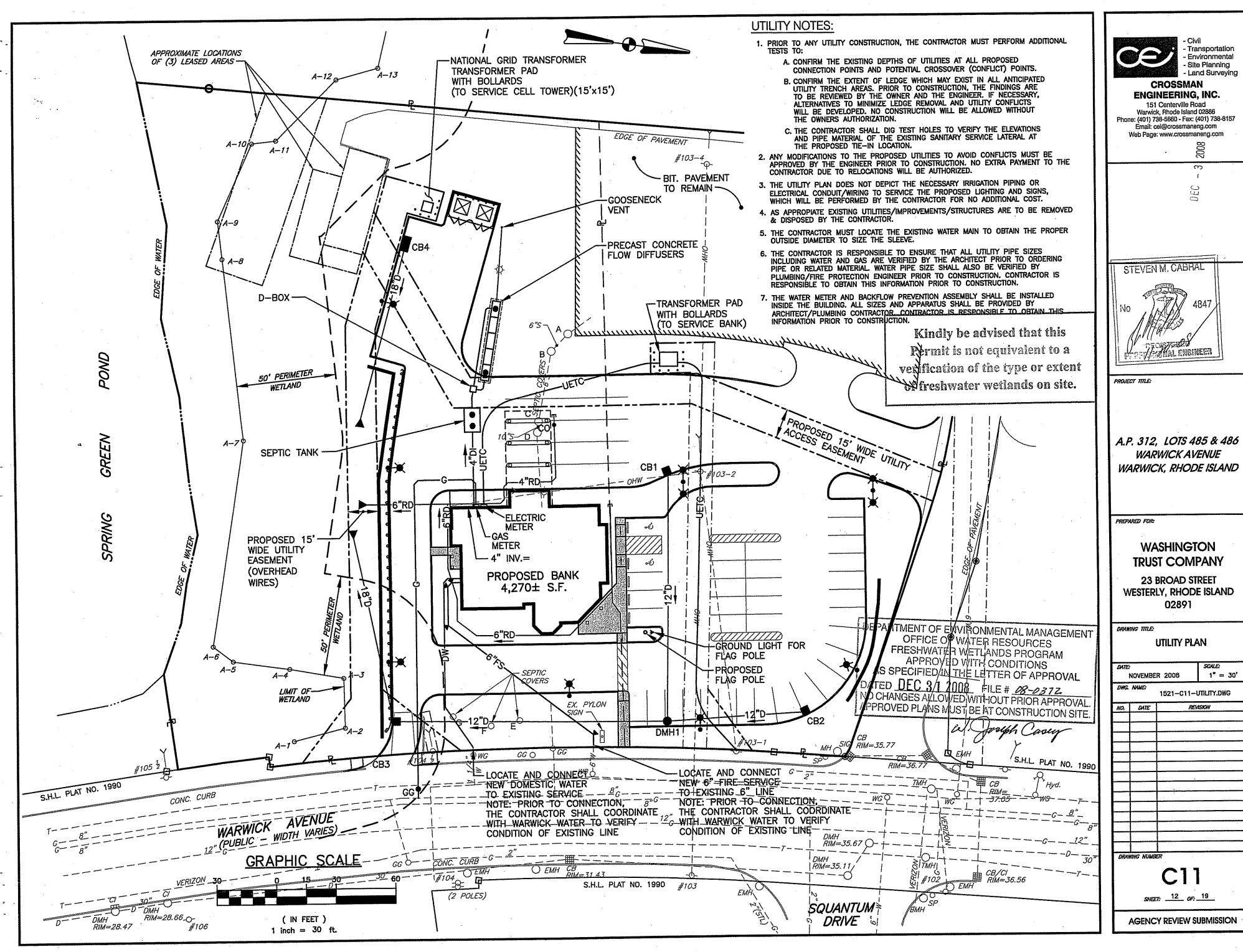
Staple outside edge on 2 foot centers.

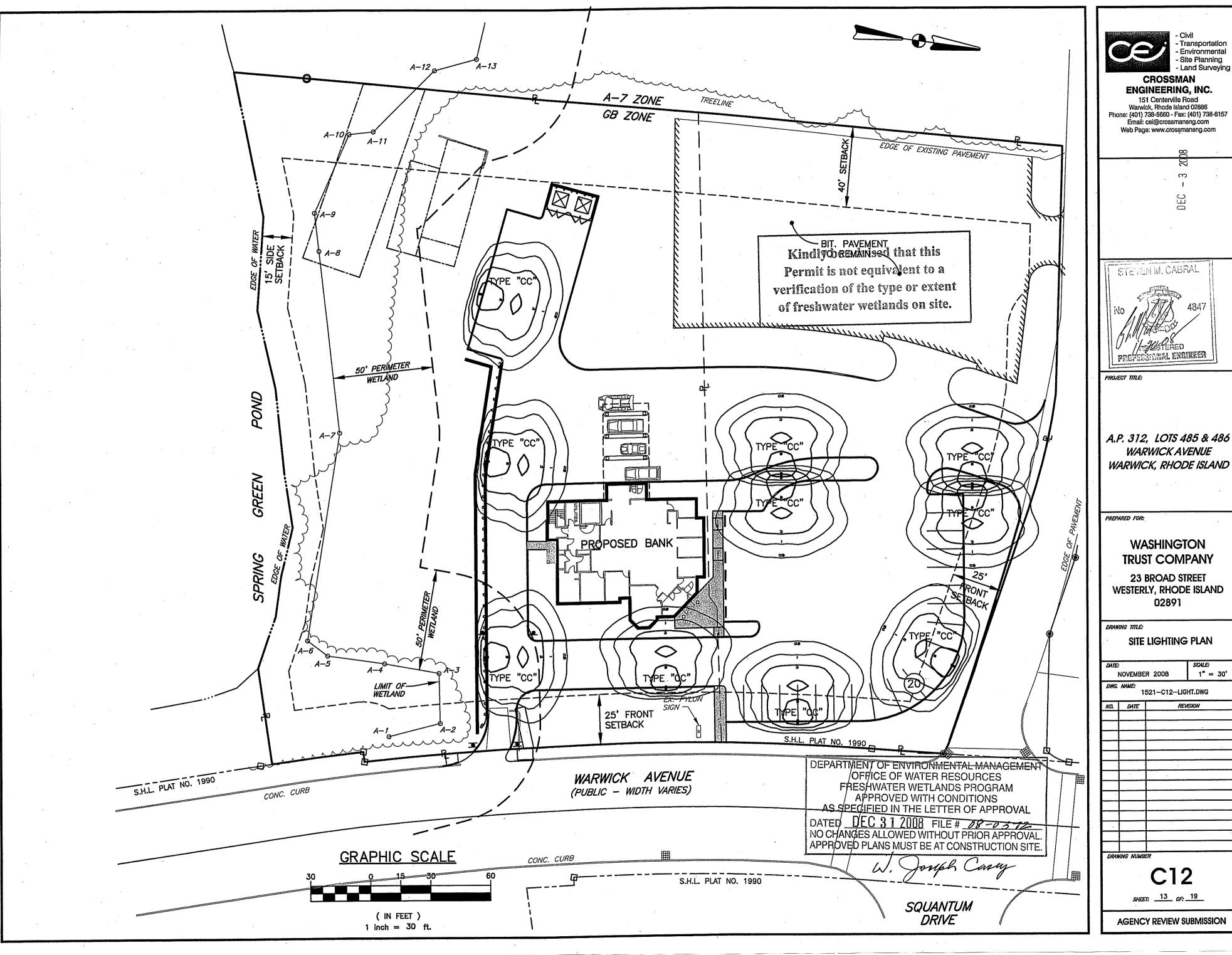
CONSTRUCTION ENTRANCE DETAIL



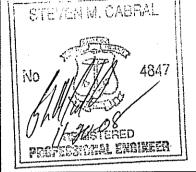
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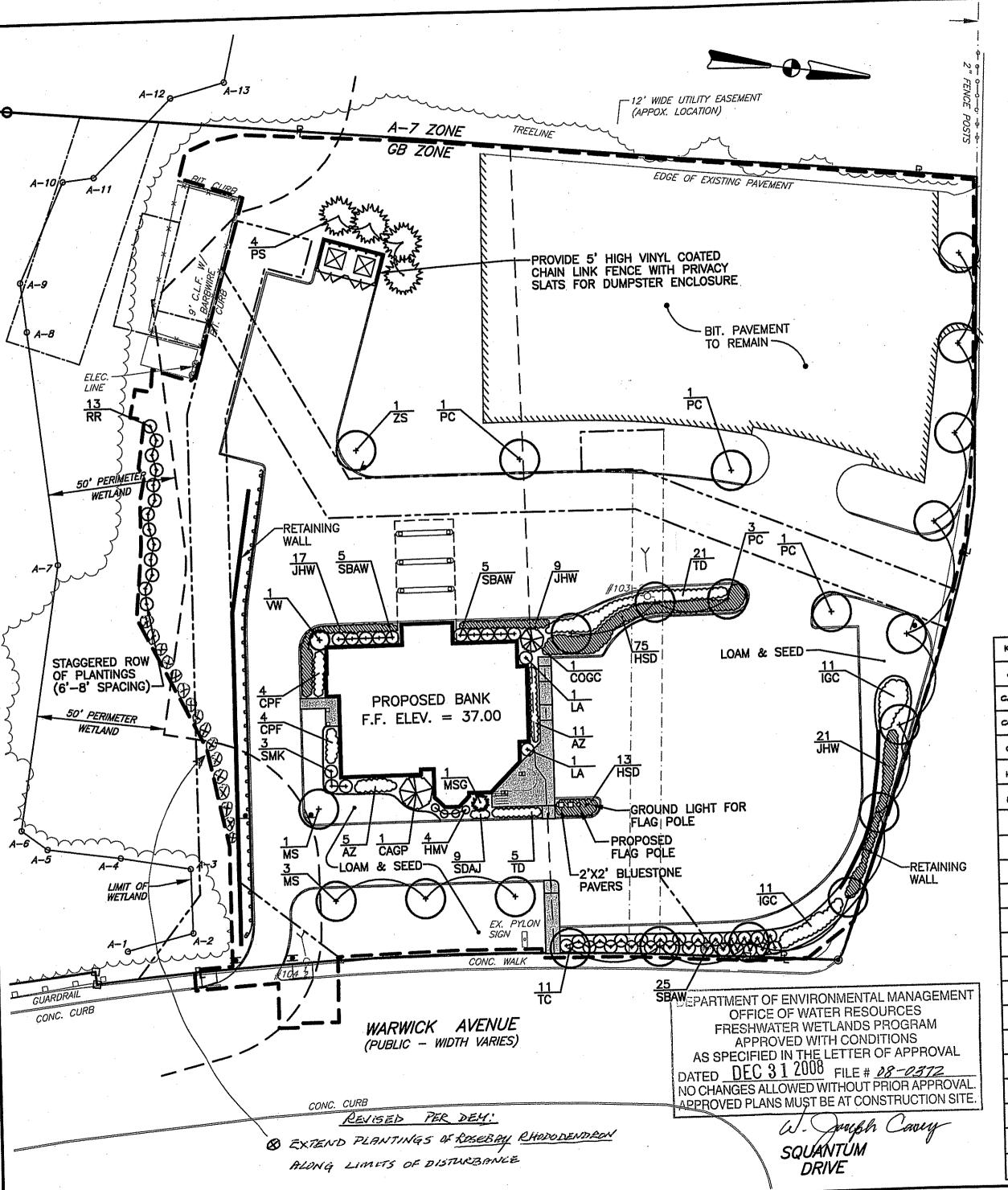


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A.P. 312, LOTS 485 & 486 WARWICK, RHODE ISLAND

MOVEMBER 2008		1" = 30"			
DHG	DHG NAME: 1521—C12—LIGHT.DWG				
NO. DATE REVISION					
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Kindly be advised that this

Permit is not equivalent to a

verification of the type or extent

of freshwater wetlands on site.

NOTE:

17.5' EASEMENT (D.B. 78 PG. 603)

2"X2'X2' BLUESTONE PAVERS TO BE SET ON 2" PEA-STONE OVER 4" COMPACTED CRUSHED STONE (ADJACENT TO FLAG POLE).

PLANT SCHEDULE

. '					
Key	arr	Botanical Name Common Name	81ze	Renarke	
AZ	16	MARE ENGLIGEN ASSIGNATES, MHILE,	18"-24"	545	
CAGP	1	CEDRUS ATLANTICA 'GLAUCA PENDULA' Ulseping Blue Atlas Cedar	15"-2" Cal.	545	
cosc	1	CHAMAECYPARIS O. GRACILIS COMPACTA' Compact Hinoki Cypress	5'-6'	545	
CPF .	8	CHAMAECYPARIS P. FILIFERA AUREA' Gold Threadbranch Cypress	7 Gallon	Container	
HMY	4	HYDRANGEA M. MACROPHYLLA VARIEGATA' Variegated Blue Lacecap Hydrangea	24"-30"	Container	
HAP	68	HEMEROCALLIS 'STELLA DORO' Duarf Rebiconing Yellow Daylily	1 Gailon	Container	
IGC	91	ILEX GLABRA COMPACTA Compact inkberry	18"-24"	Container	
ᄱ	47	NIPERIS H. WILTON!	9'-4'	B4B	
IA	2	LEUCOTHOE AXILLARIS Coast Leucothoe	3 Gallon	Container	
MB	4	MAGNOLIA STELLATA Star Magnolia	6'- 7'	P(5	
MeG	ı	MISCANTHUS SINENSIS 'GRACILLIMUS' Maiden Grass	3 Gallon	Container	
PC	6 PYRIS CALLERYANA VARIETY Bradford Pear		25"-3" Cal.	D48	
198	4	PINIS STRUBUS Unite Pine	8'-10'	545	
RR	13	RHODODENDRON MAXIMIM Rosebsy Rhododendron	25'-9'	56	
60AJ	9	SEDUM AUTUMN JOY Autumn Joy Cecler	2 Gailon	Container	
8 _{PS} AW	95	ADIRAFA B. 'ANTHONY WATERER'		Container	
8MK	3	SYRINGA P. MISS KIM' Duarf Miss Kim Lilac	5 Gallon	Container	
to	11	TILIA CORDATA 'GREENSPIRE' Linden	25"-3" Cal.	545	
tο	26	Dense Spreading Yem Dense Spreading Yem	24"-50"	B4B	
₩	1	VINCA MINOR Pertuinkle	1 Gallon	Container	
Z8	1	ZELKOVA SERRATA GREEN VASE! Zelkova	2.5*-3* Cal.	BIB	

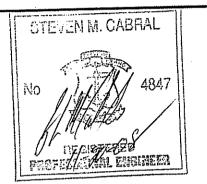


- Civil
- Transportation
- Environmental
- Site Planning

- Land Surve 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

DEC , 3 2008



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

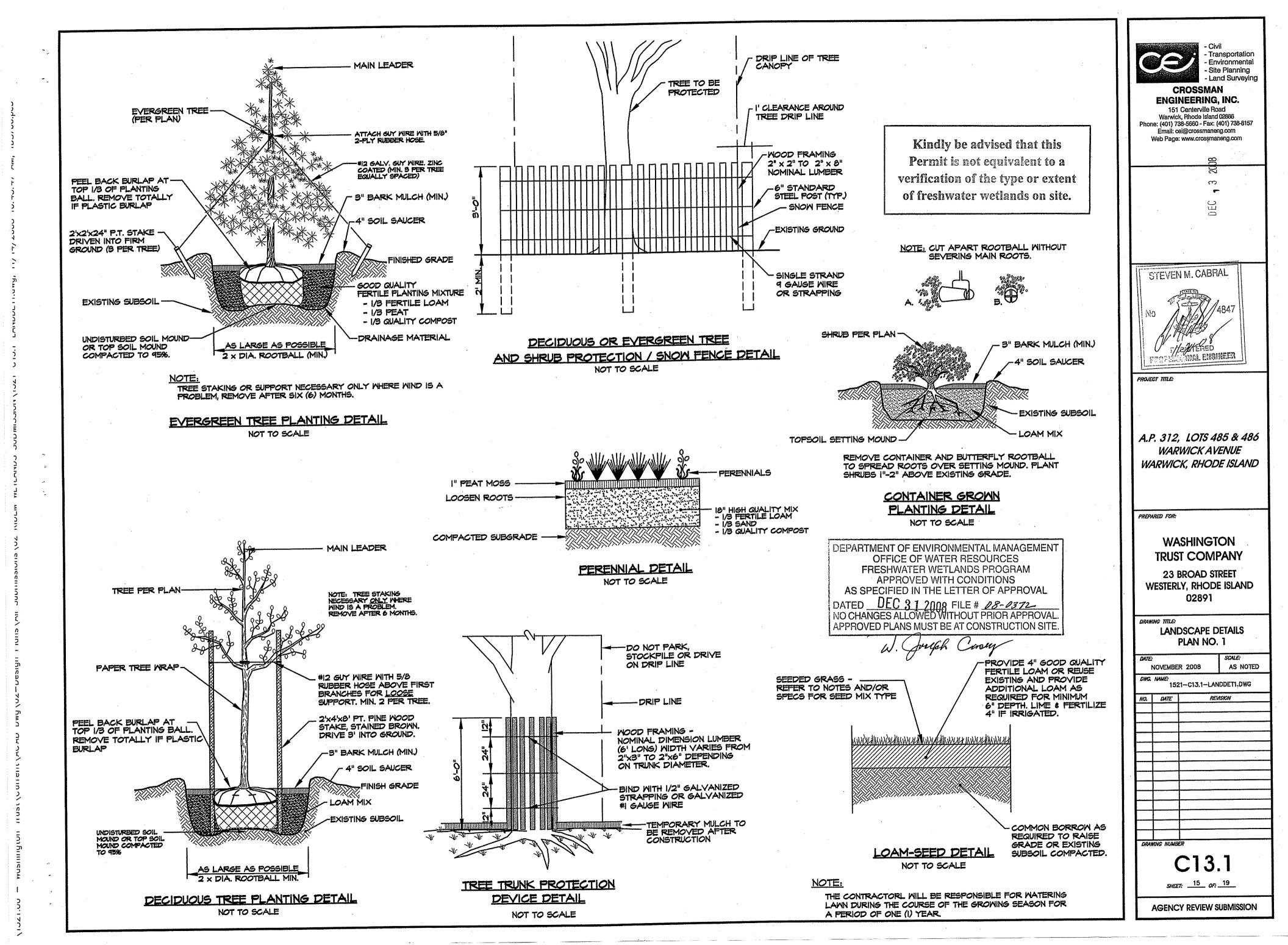
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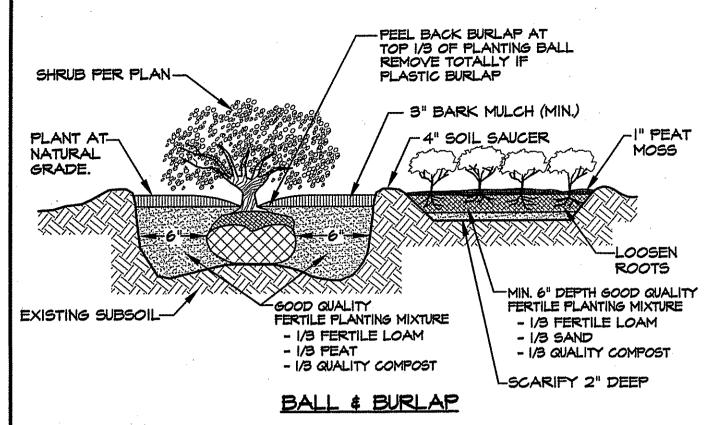
LANDSCAPE PLAN

SCALE:

NOVEMBER 2008		1" = 30'		
DWG.	NAME:	1521-C13-l	.AND.dwg	
NO.	DATE	REVISION		
		<u> </u>		
	 			
	<u> </u>			
DRA	WING NUM	ger	^	

C13





SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE

ADD 6" AT 1/3 COMPOST,

I/3 SAND, AND 1/3 LOAM

MIXTURE

UNDISTURBED SUBGRADE

LOOSEN ROOTS

GROUND COVER

PER PLAN.

INSTALL PLANT AT DEPTH

EQUAL TO THAT WHICH

THE PLANT WAS GROWN

IN THE NURSERY.

I" PEAT MOSS

EXISTING GROUND

SEE PLAN

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

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

LANDSCAPE CONSTRUCTION NOTES:

- 1. LANDSCAPE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT TWO (2) WEEKS PRIOR TO STARTING WORK.
- 2. CONSTRUCTION CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT ONE (I) WEEK PRIOR TO FINE GRADING.
- 3. FURNISH AND INSTALL ALL PLANTS SHOWN ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT SCHEDULE. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- 4. LOAM TO BE GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OVER 8/4", AND ROOTS. SPREAD TO A MINIMUM OF 4" OVER ALL PLANTED AREAS AND 12" IN ALL AREAS DESIGNATED FOR PERENNIAL PLANTS.
- 5. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN NURSERYMEN AND LANDSCAPE ASSOCIATION AS TO GRADING AND QUALITY.
- 6. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS, WILL BE ACCEPTED.
- 7. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRMING OR TAMPING. FORM SAUCERS, CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
- 8. STAKE ALL TREES OVER 5 FEET AS SHOWN ON PLANS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
- 9. MATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING. IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING. WHICH EVER IS REQUIRED BY SITE CONDITIONS, FOR A PERIOD OF ONE (I) YEAR FROM INSTALLATION.
- IO. PRUNING: PRUNE PLANTS, AS DIRECTED BY THE OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES IMMEDIATELY ABOVE THE STEM COLLAR ON THE TRUNK OR LIMB. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PAINT CUTS OVER 3/4" IN DIAMETER WITH TREE WOUND PAINT. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT, AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER BROADCAST AT A RATE OF THREE POUNDS PER 100 SQUARE FEET OF SURFACE AREA. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT A RATE OF ONE AGRIFORM PELLET PER INCH OF TRUNK DIAMETER (FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS). APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
 - MULCHING: WITHIN A 72 HOUR PERIOD AFTER PLANTING, COVER ALL PLANTED AREAS WITH <u>5" DARK BROWN</u> SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD BE PULLED ONE INCH AWAY FROM PLANT TRUNK OR STEM, AND NOT ALLOWED TO REST DIRECTLY AGAINST THE TRUNK OR STEM. NO RED MULCH WILL BE ACCEPTED.
- IS. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (I) YEAR AFTER PRELIMINARY INSPECTION AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD, ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, FREE OF CHARGE.
- 14. ALL TREES ARE TO HAVE ONE MAIN LEADER.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND CHECKING THE IRRIGATION AND WATER AMOUNTS FOR THE FIRST YEAR.

SEEDING NOTES

- I. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 4" OVER ALL AREAS DESIGNATED ON PLANS.
- 2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS:
- 3. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP S TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SEEDING.
- 4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
- 5. APPLICATION OF SEED:
- A. RATE OF APPLICATION OF SEED SHALL BE & POUNDS PER 1,000 SQUARE FEET OR AS INDICATED ON PLANS. B. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES:
- SPRING SEEDING: MARCH IS TO MAY SI
 FALL SEEDING: AUGUST IS TO OCTOBER IS
 C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS
 MATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN
 NECESSARY FOR AN 8 WEEK PERIOD OR UNTIL A GOOD,
 HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE
 AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS
 IN AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
- D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE THE EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING IS REQUIRED FOR A PERIOD OF ONE (I) YEAR.
- E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
- F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
 G. SEED:
- a. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX:

SEED MIX

(SLOPES, MEADONS AND GENERAL RESTORATION AREA)

TYPE

8 BY MEIGHT

CREEPING RED FESCUE 70
ASTORIA BENTGRASS 5
BIRDSFOOT TREFOIL 15
PERENNIAL RYE GRASS 10

APPLICATION RATE = 200 lbs. / ACRE

SEED MIX #2

(MONED AREAS)

TYPE % BY WEIGHT
NASSAU KENT BLUE 60
JAMESTOWN CHEWINGS FESCUE 20
PALMER PERENNIAL RYE GRASS 20
APPLICATION RATE = 200 lbs. / ACRE

SEED MIX #3

(DETENTION AREAS)

TYPE	% BY WEIGHT
TALL FESCUE	32
RED FESCUE	24
PERENNIAL RYE GRASS	18
MILDFLONER MIX	15
REED CANARY GRASS	. 7
REDTOP	4

APPLICATION RATE = 200 lbs. / ACRE

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.

J. Joseph Carry



- CMI
- Transportation
- Environmental
- Site Planning
- Land Surveying

CROSSMAN ENGINEERING, INC.

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

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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:

LANDSCAPE DETAILS

PLAN NO. 2

SCALE:

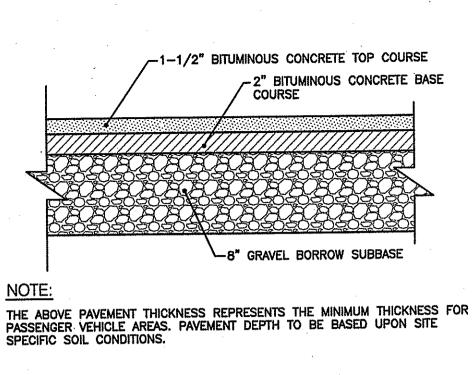
NOVEMBER 2008 AS NOTED

DHG NAME:
1521—C13.2—LANDDET2.DWG

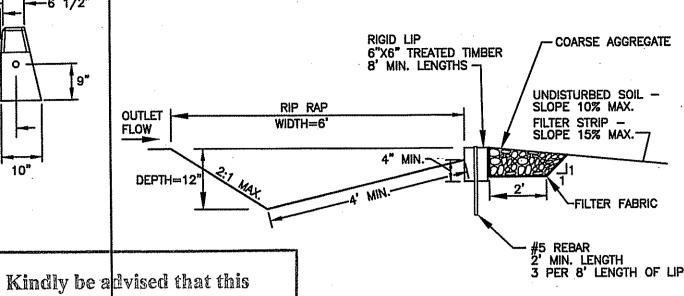
NO. DATE REVISION

C13.2

SHEET: 16 OF: 19



5/8"x2 1/4" DOWEL SOCKET-COATED DOWEL GUTTER LINE 6'-0" NORMAL



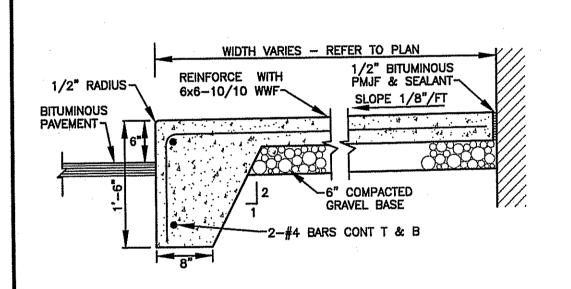
TYPICAL PAVEMENT STRUCTURE DETAIL NOT TO SCALE

Permit is not equivalent to a **CIRCULAR CURB** verification of the type or extent of freshwater wetlands on site. PRECAST CONCRETE CURB

CONSTRUCTION JOINT (TYP.)

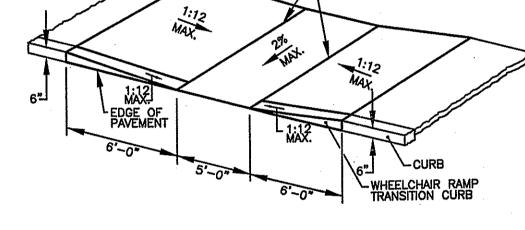
10"

LEVEL SPREADER RIGID LIP WITH TIMBER NOT TO SCALE



TYPICAL CONCRETE WALK DETAIL

NOT TO SCALE



NOT TO SCALE

ISOMETRIC VIEW

NOTE:

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

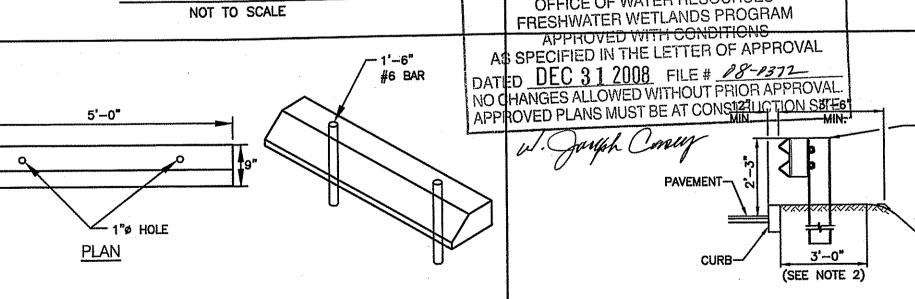
WHEELCHAIR RAMP DETAIL NOT TO SCALE

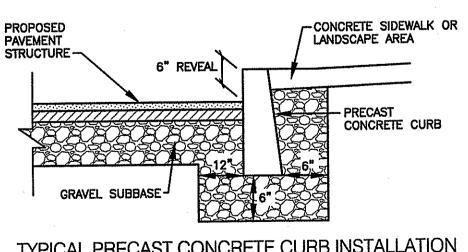
	DRAINAGE STRUCTURE SCHEDULE					
NUMBER	STRUCTURE	FRAME & GRATE*	RIM	INVERT (IN)	INVERT (OUT)	
CB 1	PRECAST CONCRETE (4' DIA)	LF 244	35.50		32.50	
CB 2	PRECAST CONCRETE (4' DIA)	LF 244	33.25		30.25	
CB 3	PRECAST CONCRETE (4' DIA)	LF 244	32.00	28.50	28.50	
CB 4	PRECAST CONCRETE (4' DIA)	LF 244	32.75	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

* LEBARON FOUNDRY

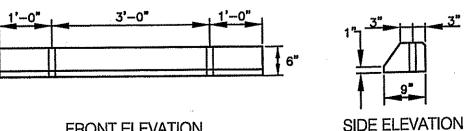
OFFICE OF WATER RESOURCES

- 1. CONTRACTOR TO VERIFY THAT ALL STRUCTURES ARE COMPATIBLE WITH FRAME AND
- 2. SHOP DRAWINGS AND SPECIFICATIONS FOR ALL DRAINAGE RELATED ITEMS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER, PRIOR TO ORDERING.
- 3. ALL STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
- 4. FRAMES AND GRATES/COVERS FOR CATCH BASINS AND MANHOLES SHALL BE SHALLOW/LOW PROFILE 4". (LEBARON FOUNDRY, INC.)
- 5. ALL CATCH BASINS WILL HAVE A 4' SUMP WITH A TEE ON THE OUTLET PIPE.
- 8. ALL CATCH BASINS AND MANHOLES SHALL BE PRECAST CONCRETE WATER TIGHT STRUCTURES. (NO WEEP HOLES)
- 7. 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 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT





TYPICAL PRECAST CONCRETE CURB INSTALLATION NOT TO SCALE



FRONT ELEVATION

PRECAST CONCRETE CAR STOPS DETAIL NOT TO SCALE

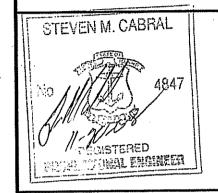
1. SHALL BE IN ACCORDANCE WITH SECTION 901 OF THE R.I. STANDARD SPECIFICATIONS.
2. TREAT THIS AREA WITH HERBICIDE AFTER THE GUARD RAIL INSTALLATION AS REQUIRED.

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

- 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

200



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

WOOD RAIL WITH CABLE BACKING MAY BE SUBSTITUTED (SUBJECT

TO ENGINEER REVIEW

OF SHOP DRAWING)

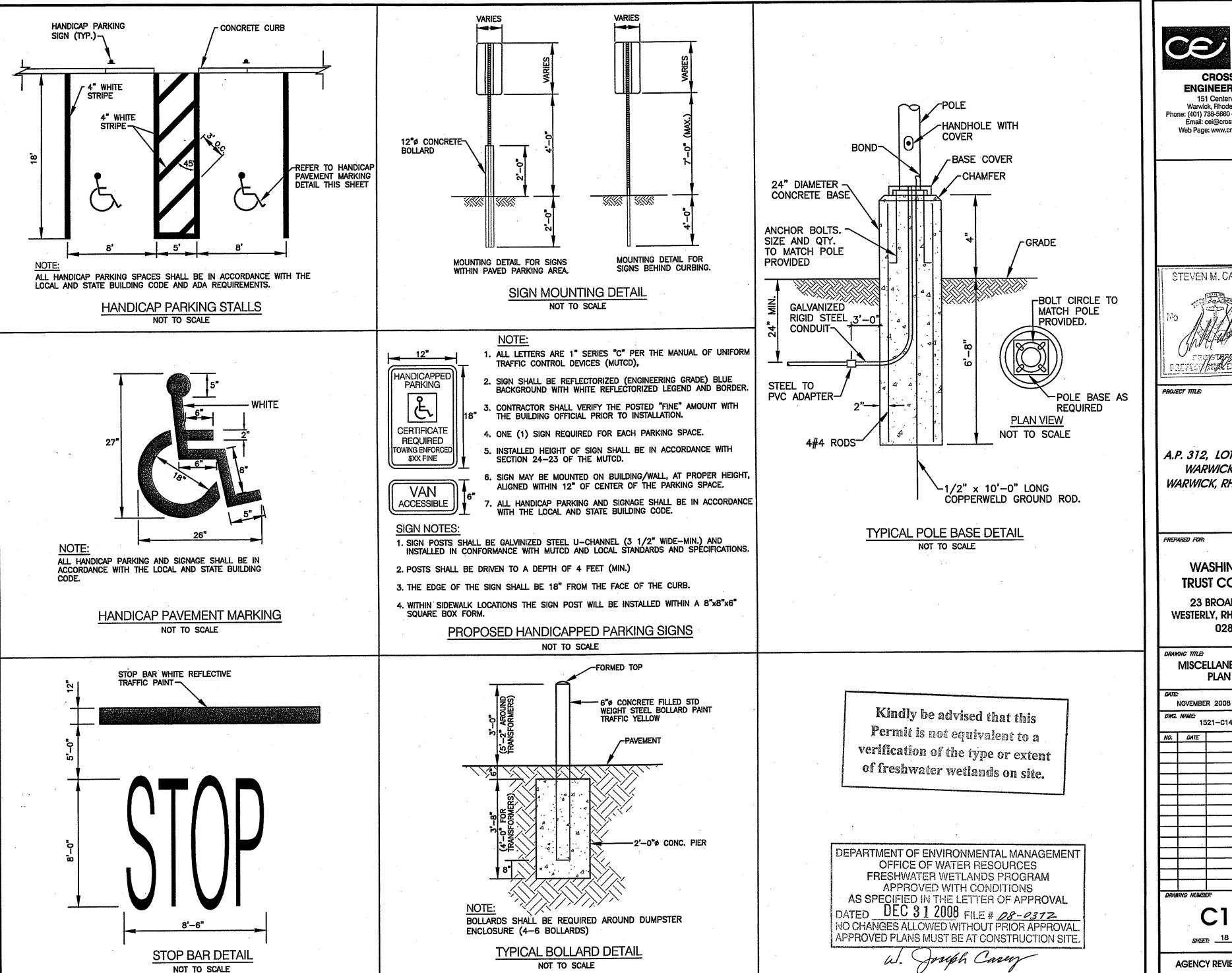
MISCELLANEOUS DETAILS PLAN NO. 1

AS NOTED

NOVEMBER 2008

1521-C14.1-DET1.DWG					
NO.	DATE	REVISION			
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C14.1 SHEET: 17 OF: 19



- Land Surveying

- Transportation - Environmental - Site Planning

CROSSMAN ENGINEERING, INC.

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

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STEVEN M. CABRAL

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. 2

SCALE:

AS NOTED

1521-C14.2-DET2.DWG DATE REVISION

C14.2

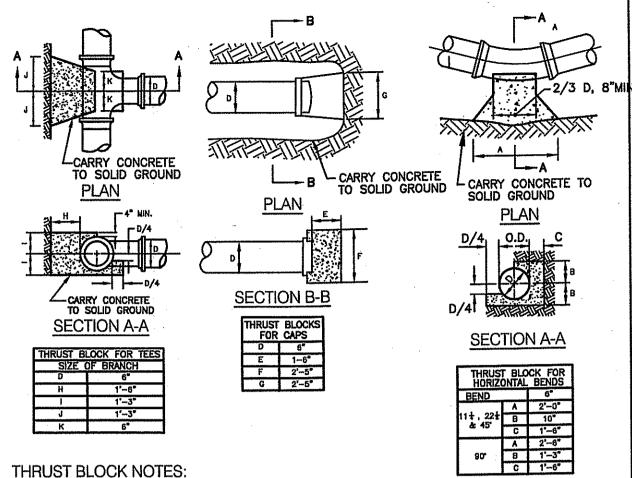
AGENCY REVIEW SUBMISSION

SHEET: 18 OF: 19

WATER NOTES:

- ALL INSTALLATION, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE WARWICK PUBLIC WORKS DEPARTMENT REQUIREMENTS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
- 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.
- 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.
- 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.
- "MEGA-LUG" RESTRAINED MECHANICAL JOINTS SHALL BE INSTALLED IN LOCATIONS INDICATED AND AT ALL BENDS, FITTINGS, PLUGS, ETC.
- 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.
- ALL FITTINGS, PIPE, JOINTS, ETC. SHALL BE DESIGNED FOR 1.5 TIMES WORKING PRESSURE BUT NOT LESS THAN 150 PSI.
- 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.
- 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

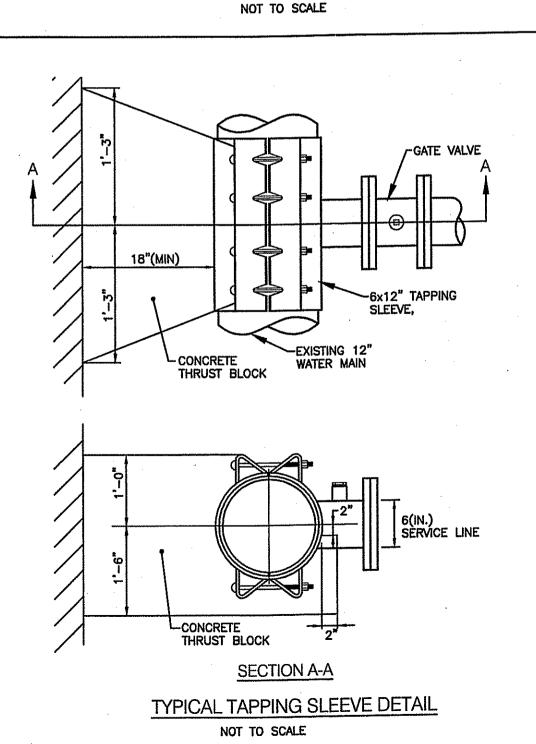
 - TYPE AND MANUFACTURER OF RESILIENT SEALED GATE VALVES
 - . TYPE AND MANUFACTURER OF POLYETHYLENE SERVICE LINE
- 12. WHEN THIS PROJECT IS COMPLETE, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE WATER DEPARTMENT AND ENGINEER TWO SETS OF AS BUILT PLANS (ONE BLUE LINE, ONE REPRODUCIBLE COPY-MYLAR OR SEPIA) WHICH INDICATES:
 - G. 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.
 - ITEM QUANTITY
 - MANUFACTURER DESCRIPTION
 - a. INCLUDE SERIAL #'S AS APPLICABLE
 - 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
- 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.

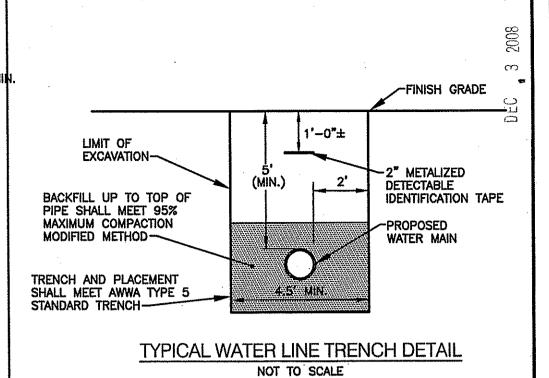


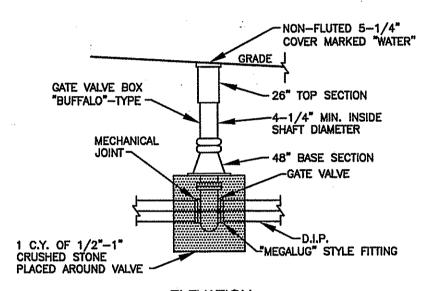
THRUST BLOCK NOTES:

- 1. ALL CONCRETE TO BE CLASS B.
- 2. BUTTRESS DIMENSIONS SHOWN ARE MINIMUM. DIMENSIONS ARE BASED UPON SOIL BEARING PRESSURE OF 1500 P.S.F. LATERAL AND STATIC WATER PRESSURE OF 150 P.S.I. WHERE PRESSURE EXCEEDS 150 P.S.I. OR WHERE SOIL BEARING PRESSURE IS LESS THAN 1500 P.S.F. LATERAL; OR SOIL CONDITIONS OR EXCAVATION LIMITS ENCOUNTERED DURING CONSTRUCTION MAKE IT UNFEASIBLE TO PLACE THRUST BLOCKS AGAINST UNDISTURBED EARTH OF THE PROPER BEARING CAPACITY. THE CONTRACTOR SHALL DESIGN, GET APPROVAL OF, AND PLACE SPECIAL REACTION BLOCKS OF SUFFICIENT WEIGHT TO RESIST THE FULL THRUST OF THE LINE UNDER TEST AND OPERATING PRESSURES. THE DESIGN OF SUCH BLOCKS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WARWICK WATER DEPARTMENT AND THE ENGINEER BEFORE ACTUAL INSTALLATION TAKES PLACE.
- 3. ALL THRUST BLOCKS SHALL BE CONCRETE 3,000 P.S.I. @ 28 DAYS AND BEARING AGAINST UNDISTURBED EARTH.

THRUST BLOCKS FOR CAPS, TEES AND HORIZONTAL BENDS







ELEVATION

NOTE: WRAP CRUSHED STONE WITH 4 oz. NON-WOVEN GEOTEXTILE FABRIC BEFORE FILLING EXCAVATION.

TYPICAL WATER GATE BOX INSTALLATION

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.





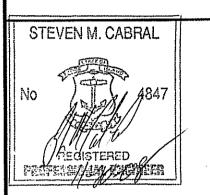
CROSSMAN ENGINEERING, INC.

Transportation

Environmental

Land Surveying

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



PROJECT TITLE:

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

PREPARED FOR:

DATE

WASHINGTON TRUST COMPANY

23 BROAD STREET WESTERLY, RHODE ISLAND 02891

MISCELLANEOUS DETAILS PLAN NO. 3

SCALE:

١	NOVEMBE	R 2008	AS	NOTED		
DING. NAME: 1521—C14.3—DET3.DWG						
NO.	O. DATE REVISION					
				*		

C14.3

SHEET: 19 OF: 19