

PRELIMINARY SUBDIVISION PLAN SUBMISSION

FOR "SAYLES HILL ESTATES"

ASSESSORS REFERENCE

AP-17 LOTS 117 & 163

ON

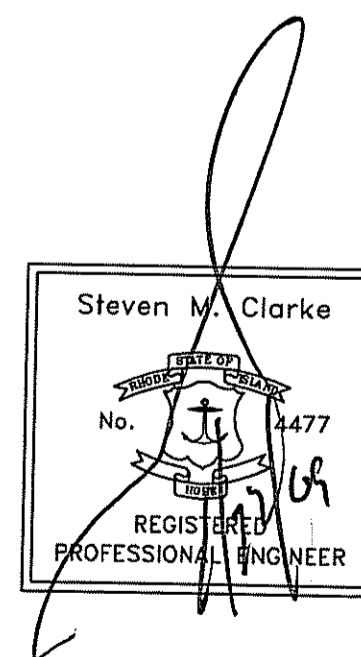
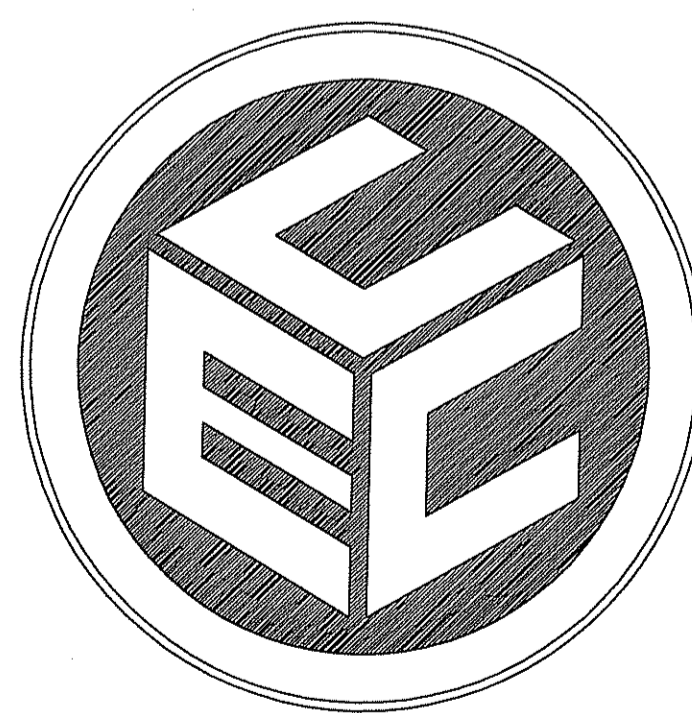
SAYLES HILL ROAD

IN

NORTH SMITHFIELD, RHODE ISLAND

OWNER/APPLICANT

KOREL REALTY, LLC
1 HARRY STREET
CRANSTON, RHODE ISLAND 02907



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

DATE: JANUARY 5, 2009

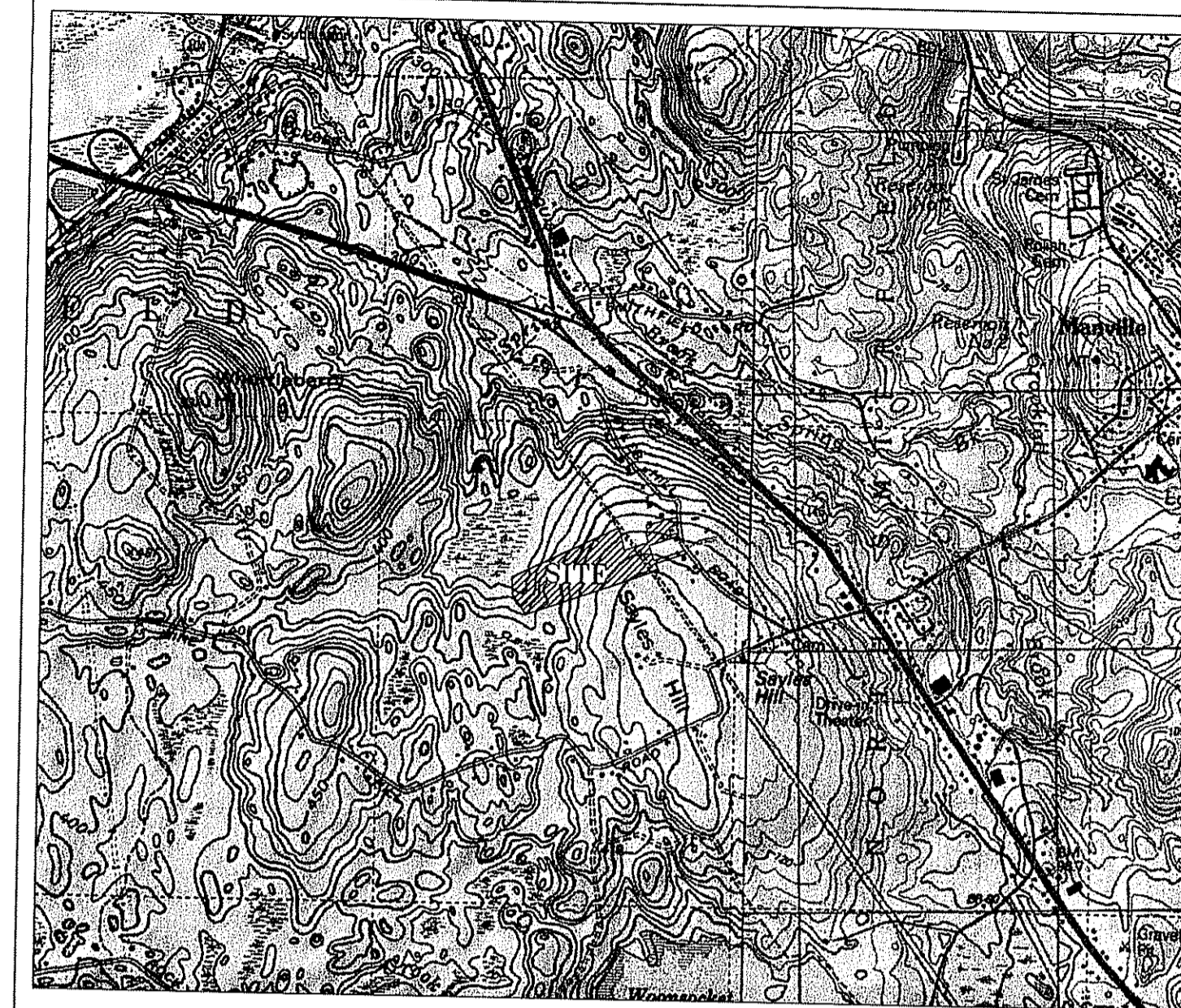
WAIVERS GRANTED UNDER MASTER PLAN APPROVAL

APPROVED ON OCTOBER 16, 2008

- 1A. ROAD WIDTH FOR PROPOSED ROAD A
- 1B. ROAD WIDTH FOR EXISTING UNIMPROVED RUE DE ST. JUDE.
2. TRANSITION FROM PROPOSED 30'-FT. PAVEMENT TO EXISTING 24'-FT. PAVEMENT WIDTH RUE DE ST. JUDE.
4. WAIVER TO ALLOW SIDEWALKS ON ONE SIDE OF THE STREET ON ROADWAY A AND B AND FOR ELIMINATION OF SIDEWALKS ON THE NEWLY CONSTRUCTED PORTION OF RUE DE ST. JUDE.
5. WAIVER REQUIREMENT FOR GRANITE CURBING ON PROPOSED EXTENSION OF RUE DE ST. JUDE.

APPROVED ON NOVEMBER 6, 2008

1. CUL-DE-SAC LENGTH EXCEEDING 600 FEET (682.66).



LOCUS MAP
SCALE: 1"=2000'

LIST OF DRAWINGS

1. TITLE SHEET
2. 200 FOOT RADIUS MAP
3. CLASS I SURVEY FOR A.P. 17, LOTS 117 & 163 SAYLES HILL ROAD, NORTH SMITHFIELD - SHEET 1 OF 1
4. LOT LAYOUT
- 5.-7. SITE DEVELOPMENT
- 8.-10. ROADWAY PLAN & PROFILE
11. EROSION CONTROL
- 12.-18. CONSTRUCTION DETAILS

PROJECT DATA

ASSESSORS REFERENCE: MAP 17 LOTS 117 & 163
PROJECT AREA: LOTS 117 & 163 - 1,097,862 S.F., 25.20 ACRES

ZONING REFERENCE: RESIDENTIAL RS-40 - RESIDENTIAL DISTRICT

DISTRICT DIMENSIONAL REGULATIONS - SINGLE FAMILY DWELLING
LOT AREA - 40,000 S.F.
LOT FRONTAGE - 150'
FRONT DEPTH - 30'
REAR YARD - 40'
SIDE YARD - 25'
BUILDING COVERAGE - 20%
MAXIMUM HEIGHT - 30'

STREET FRONTAGE FOR LOTS FRONTING ENTIRELY ON CUL-DE-SACS MAY BE REDUCED TWENTY PERCENT.

LOT WIDTH OF 150' TO BE MAINTAINED AT THE FRONT YARD SETBACK.

PROPOSED CONVENTIONAL SUBDIVISION:

TOTAL PARCEL AREA =	1,097,862± S.F.
PARCEL WETLAND AREA =	242,135± S.F.
(INCLUDES APPLICABLE WETLAND PERIMETERS)	
PARCEL EASEMENT AREA =	197,921± S.F.
PARCEL AREA WITH SLOPES 20% OR GREATER =	6,490± S.F.
(EXCLUDES AREA WITHIN WETLANDS & EASEMENT)	
TOTAL LAND UNSUITABLE FOR DEVELOPMENT =	446,546± S.F.
TOTAL BUILDABLE AREA =	651,316± S.F.

BASIC MAXIMUM NUMBER OF DWELLING UNITS

TOTAL BUILDABLE AREA = 651,316 S.F.
MINUS TOTAL PROPOSED ROADWAY AREA (99,259 S.F.) = 552,057 S.F.
DIVIDED BY 40,000 S.F. PER DWELLING UNIT = 13 MAXIMUM NUMBER OF DWELLING UNITS.

10 LOTS (SINGLE FAMILY), 1 LOT (EXISTING MULTI-FAMILY) AND 3 OPEN SPACE PARCELS PROPOSED.

ROADWAY NOTE:

TOTAL LENGTH OF KOREL DRIVE = 1526.56 FEET
TOTAL LENGTH OF MONTY DRIVE = 373.55 FEET
TOTAL LENGTH OF RUE DE ST. JUDE = 1958.21 FEET
TOTAL LENGTH OF RUE DE ST JUDE TO BE DEVELOPED UNDER WETLANDS PROGRAM = 681.68 FEET
TOTAL LENGTH OF DEAD END ROADWAY = 800 FEET
ALLOWED LENGTH OF DEAD END ROADWAY = 600 FEET IN THE LETTER OF APPROVAL (MEASURED FROM CENTERLINE INTERSECTION TO END OF CUL-DE-SAC)

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

TOTAL AREA OF LOTS = 821,082 S.F.
TOTAL AREA OF OPEN SPACE PARCELS = 176,469 S.F.

WETLAND NOTE

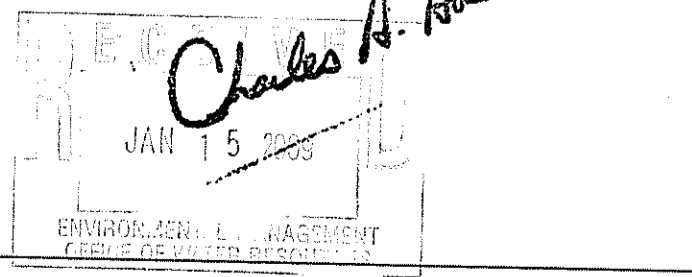
WETLAND EDGES SHOWN HEREIN VERIFIED BY RIDEM ON JULY 28, 2008 UNDER FILE NO. 08-0185.

NATURAL RESOURCES INVENTORY

1. THE SITE IS LOCATED WITHIN A GROUND WATER AQUIFER OVERLAY DISTRICT.
2. THE SITE IS LOCATED WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD ZONE) AS SHOWN ON FIRM 440021 0010 C MAP REVISED DECEMBER 3, 1993.
3. THE SUBJECT PROPERTY CONTAINS NO NATURAL HERITAGE AREAS AS IDENTIFIED BY THE STATE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
4. THE SUBJECT PROPERTY CONTAINS NO PROPOSED AREAS FOR EXISTING OF FUTURE GREENWAYS AS IDENTIFIED WITHIN THE TOWN COMPREHENSIVE PLAN.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BLACKSTONE RIVER SUB-BASIN WATERSHED AREA.
6. NO HISTORIC CEMETERIES EXIST ON THE SITE.
7. THE MAJORITY OF THE LOT IS FORESTED.

PLAN REFERENCE:

1. PLAN OF PROPERTY SURVEY FOR ANDRE LeBLANC LOCATION NORTH SMITHFIELD, RHODE ISLAND SEPTEMBER 10, 2007 SCALE: 1"=80'
BY: FRANK O. WATERMAN & ASSOCIATES, INC. ADMINISTRATIVE SUBDIVISION PREPARED FOR RITA A. TURCOTTE LOCATED AT AP, 17 LOTS 186, 187, 189 & 190 RUE DE SAINT JUDE NORTH SMITHFIELD, RHODE ISLAND JANUARY, 2004 SCALE: 1"=20'
2. BY: NATIONAL SURVEYORS-DEVELOPERS, INC. CLASS I SURVEY FOR AP-17 LOT 117 & 163 SAYLES HILL ROAD IN NORTH SMITHFIELD, RHODE ISLAND JUNE 20, 2008 WITH REVISIONS TO JULY 15, 2008 SCALE: 1"=80'
BY COMMONWEALTH LAND SURVEYORS, INC.



REVISIONS

No.	DATE	DRWN	CHKD

PROJECT NO. 08006.00

ABUTTERS

- LOT 100 N/F GEORGE JR. & JANICE DUVAL
- LOT 136 N/F JOHN & CYNTHIA DIPLATO
- LOT 139 N/F JAMES & LUCILLE MCDONALD
- LOT 144 N/F LORRAINE LAPREY
- LOT 154 N/F CORRY BROWN
- LOT 168 N/F DENNIS & CHERYL TREMBLAY
- LOT 176 N/F DENNIS & CHERYL TREMBLAY
- LOT 178 N/F RONALD & DIANE OLIVER
- LOT 181 N/F ROLAND & DONNA SMITH
- LOT 182 N/F ELIZABETH BURDICK & JENNIFER & RICHARD BLAIN
- LOT 183 N/F GLORIA TURCOTTE, TRUSTEE
- LOT 184 N/F GLORIA TURCOTTE, TRUSTEE
- LOT 191 N/F GLORIA TURCOTTE, TRUSTEE
- LOT 205 N/F JOSEPH CAVEDON
- LOT 215 N/F JOHN & CYNTHIA DIPLATO
- LOT 233 N/F DENNIS & CHERYL TREMBLAY
- LOT 226 N/F PHILIP MCCARTHY JR. & RITA TURCOTTE
- LOT 227 N/F PHILIP MCCARTHY JR. & RITA TURCOTTE

A.P. 17 LOT 117 & 163
 AREA=1,097,862± S.F.
 (25.20± ACRES)

LOT 278
 N/F
 DENIS & DEBRA
 CHAMBERLAND

LOT 298
 CLEMENT &
 SUZANNE CAREY

LOT 1
 N/F
 JAMES CARY

LOT 144

LOT 247
 N/F THOMAS &
 KARIN AUCLAIR

LOT 100

LOT 217
 N/F
 DAVID & KAREN PHANEUF

LOT 163

LOT 247
 N/F
 THOMAS &
 KARIN AUCLAIR

LOT 205

LOT 216
 N/F
 JEAN & MICHELLE AUTHIER

LOT 175
 N/F
 RALPH & MURIEL
 FERRA

LOT 176

LOT 233

LOT 229
 N/F
 JEAN & MICHELLE AUTHIER

LOT 168

LOT 139

LOT 262
 N/F
 PETER SOZEK

LOT 136

LOT 215

LOT 178

LOT 272
 N/F
 RICHARD &
 DONNA MACKSOUD

LOT 184

LOT 183

LOT 191

LOT 265
 N/F
 LOUIS & GAILE
 PHANEUF

LOT 6
 N/F
 GLORIA TURCOTTE,
 TRUSTEE

LOT 190

LOT 182

LOT 181

N/F
 PHILIP MCCARTHY JR.
 & RITA TURCOTTE

LOT 4
 N/F
 MILTON & PAULA
 WEST

LOT 226

LOT 227

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 1 2009 FILE # 09-0087
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

LOT 2
 N/F
 ARTHUR P. PLANTE

LOT 180
 N/F
 MILTON & PAULA
 WEST

LOT 269
 N/F
 JAMES & MARLENE
 CALLAHAN

**PRELIMINARY SUBDIVISION PLAN
 SAYLES HILL ESTATES**

Steven M. Clarke
 No. 4477
 REGISTERED
 PROFESSIONAL ENGINEER

COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

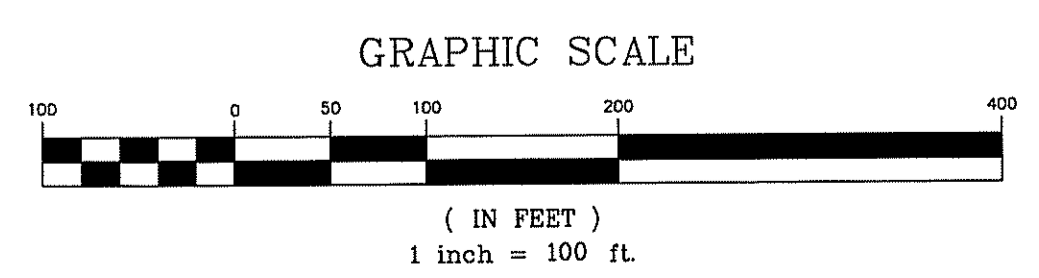
No.	DATE	DRWN	CHKD

200 FOOT RADIUS MAP
 for
AP-17 LOTS 117 & 163
 SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1"=100' SHEET NO: 2 OF 18
 DRAWN BY: JP DESIGN BY: N/A CHECKED BY: AJW
 DATE: 1/5/09 PROJECT NO.: 08006.00

LEGEND
 PERIMETER LINE
 ABUTTER LINE
 200' RADIUS

OWNER / APPLICANT:
 KOREL REALTY, LLC
 1 HARRY STREET
 CRANSTON, RI 02907



ZONING REFERENCE: RESIDENTIAL RS-40 - RESIDENTIAL DISTRICT.

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LEGEND

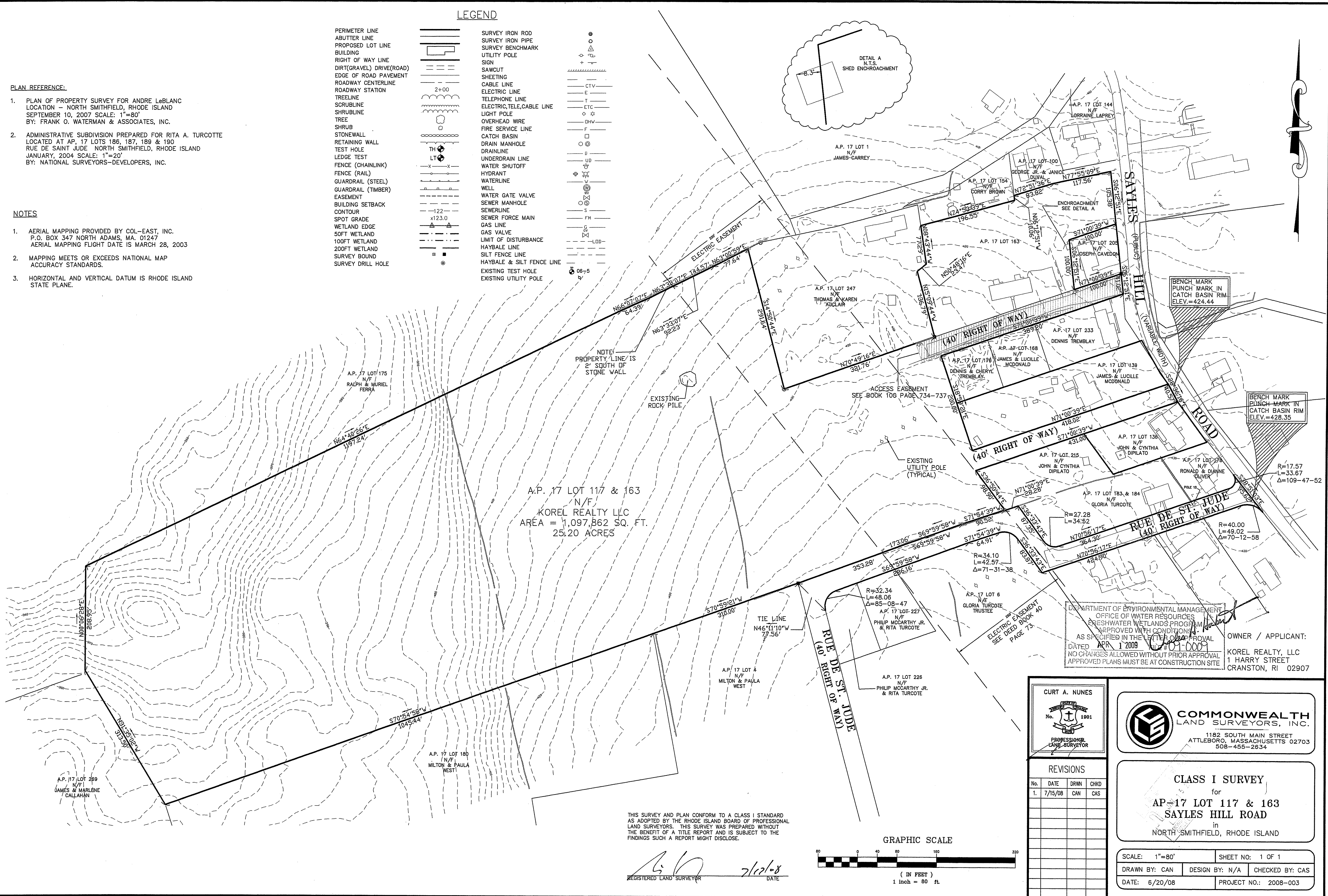
PERIMETER LINE		SURVEY IRON ROD	
ABUTTER LINE		SURVEY IRON PIPE	
PROPOSED LOT LINE		SURVEY BENCHMARK	
BUILDING		UTILITY POLE	
RIGHT OF WAY LINE		SIGN	
DIRT(GRAVEL) DRIVE(ROAD)		SAWCUT	
EDGE OF ROAD PAVEMENT		CABLE LINE	
ROADWAY CENTERLINE		ELECTRIC LINE	
ROADWAY STATION		TELEPHONE LINE	
TREELINE		ELECTRIC, TELE, CABLE LINE	
SCRUBLINE		LIGHT POLE	
SHRUBLINE		OVERHEAD WIRE	
TREE		FIRE SERVICE LINE	
SHRUB		CATCH BASIN	
STONEWALL		DRAIN MANHOLE	
RETAINING WALL		DRAINLINE	
TEST HOLE		UNDERDRAIN LINE	
LEDGE TEST		WATER SHUTOFF	
FENCE (CHAINLINK)		HYDRANT	
FENCE (RAIL)		WATERLINE	
GUARDRAIL (STEEL)		WELL	
GUARDRAIL (TIMBER)		WATER GATE VALVE	
EASEMENT		SEWER MANHOLE	
BUILDING SETBACK		SEWERLINE	
CONTOUR		SEWER FORCE MAIN	
SPOT GRADE		GAS LINE	
WETLAND EDGE		GAS VALVE	
50FT WETLAND		LIMIT OF DISTURBANCE	
100FT WETLAND		HAYBALE LINE	
200FT WETLAND		SILT FENCE LINE	
SURVEY BOUND		HAYBALE & SILT FENCE LINE	
SURVEY DRILL HOLE		EXISTING TEST HOLE	
		EXISTING UTILITY POLE	

PLAN REFERENCE:

1. PLAN OF PROPERTY SURVEY FOR ANDRE LeBLANC
LOCATION - NORTH SMITHFIELD, RHODE ISLAND
SEPTEMBER 10, 2007 SCALE: 1"=80'
BY: FRANK O. WATERMAN & ASSOCIATES, INC.
2. ADMINISTRATIVE SUBDIVISION PREPARED FOR RITA A. TURCOTTE
LOCATED AT AP. 17 LOTS 186, 187, 189 & 190
RUE DE SAINT JUDE NORTH SMITHFIELD, RHODE ISLAND
JANUARY, 2004 SCALE: 1"=20'
BY: NATIONAL SURVEYORS-DEVELOPERS, INC.

NOTES

1. AERIAL MAPPING PROVIDED BY COL-EAST, INC.
P.O. BOX 347 NORTH ADAMS, MA. 01247
AERIAL MAPPING FLIGHT DATE IS MARCH 28, 2003
2. MAPPING MEETS OR EXCEEDS NATIONAL MAP
ACCURACY STANDARDS.
3. HORIZONTAL AND VERTICAL DATUM IS RHODE ISLAND
STATE PLANE.



A.P. 17 LOT 117 & 163
N/F
KOREL REALTY LLC
AREA = 1,097,862 SQ. FT.
25.20 ACRES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 1 2009
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OWNER / APPLICANT:
KOREL REALTY, LLC
1 HARRY STREET
CRANSTON, RI 02907

CURT A. NUNES
No. 1901
PROFESSIONAL
LAND SURVEYOR

COMMONWEALTH
LAND SURVEYORS, INC.
1182 SOUTH MAIN STREET
ATTLEBORO, MASSACHUSETTS 02703
508-455-2634

REVISIONS

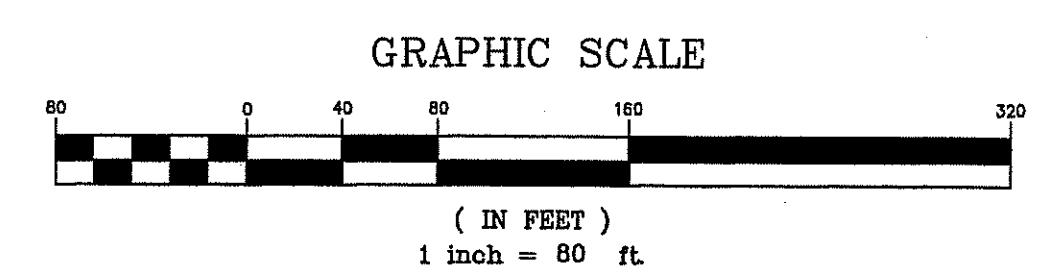
No.	DATE	DRWN	CHKD
1.	7/15/08	CAN	CAS

CLASS I SURVEY
for
AP-17 LOT 117 & 163
SAYLES HILL ROAD
in
NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1"=80' SHEET NO: 1 OF 1
DRAWN BY: CAN DESIGN BY: N/A CHECKED BY: CAS
DATE: 6/20/08 PROJECT NO.: 2008-003

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

[Signature]
REGISTERED LAND SURVEYOR
7/12/08
DATE



ASSESSORS REFERENCE: MAP 17 LOTS 117 & 163
 ZONING REFERENCE: RESIDENTIAL RS-40 - RESIDENTIAL DISTRICT
 DISTRICT DIMENSIONAL REGULATIONS - SINGLE FAMILY DWELLING
 LOT AREA - 40,000 S.F.
 LOT FRONTAGE - 150'
 FRONT DEPTH - 30'
 REAR YARD - 40'
 SIDE YARD - 25'
 BUILDING COVERAGE - 20%
 MAXIMUM HEIGHT - 30'

STREET FRONTAGE FOR LOTS FRONTING ENTIRELY ON CUL-DE-SACS MAY BE REDUCED TWENTY PERCENT.
 LOT WIDTH OF 150' TO BE MAINTAINED AT THE FRONT YARD SETBACK.

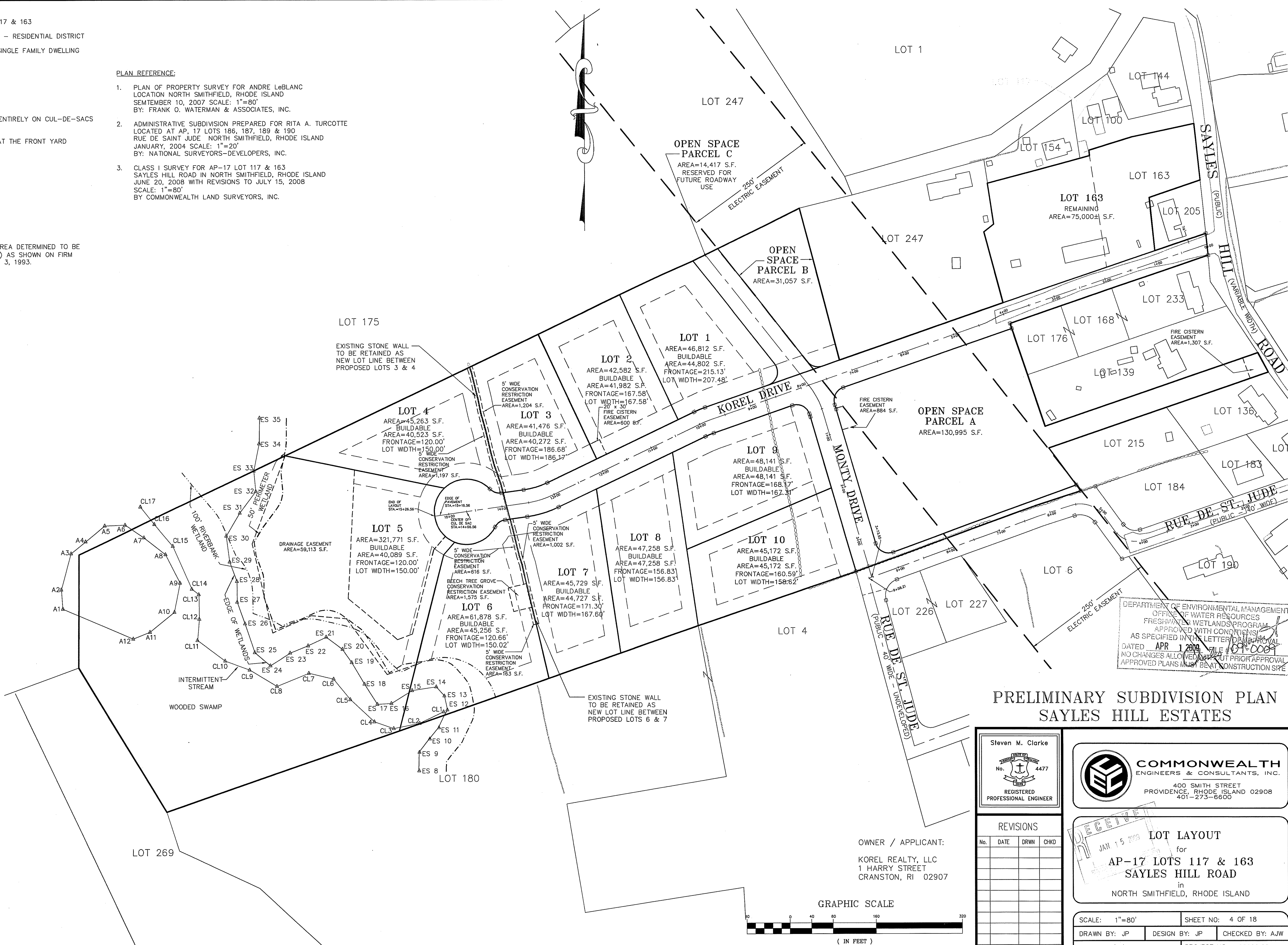
PLAN REFERENCE:

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2. ADMINISTRATIVE SUBDIVISION PREPARED FOR RITA A. TURCOTTE LOCATED AT AP. 17 LOTS 186, 187, 189 & 190 RUE DE SAINT JUDE NORTH SMITHFIELD, RHODE ISLAND JANUARY, 2004 SCALE: 1"=20' BY: NATIONAL SURVEYORS-DEVELOPERS, INC.
3. CLASS I SURVEY FOR AP-17 LOT 117 & 163 SAYLES HILL ROAD IN NORTH SMITHFIELD, RHODE ISLAND JUNE 20, 2008 WITH REVISIONS TO JULY 15, 2008 SCALE: 1"=80' BY: COMMONWEALTH LAND SURVEYORS, INC.

FLOOD PLAIN NOTE:
 THE SITE IS LOCATED WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD ZONE) AS SHOWN ON FIRM 440021 0010 C MAP REVISED DECEMBER 3, 1993.

LEGEND

PERIMETER LINE	---
ABUTTER LINE	---
PROPOSED LOT LINE	---
BUILDING	▭
RIGHT OF WAY LINE	---
ROADWAY CENTERLINE	---
ROADWAY STATION	2+00
STONEWALL	---
EASEMENT	---
BUILDING SETBACK	---
WETLAND EDGE	---
50FT PERIMETER WETLAND	---
100FT RIVERBANK WETLAND	---
CONCRETE BOUND TO BE SET	○



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN LETTER OF APPROVAL
 DATED APR 1 2009 FILE # 09-009
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**PRELIMINARY SUBDIVISION PLAN
 SAYLES HILL ESTATES**

Steven M. Clarke
 No. 4477
 REGISTERED PROFESSIONAL ENGINEER

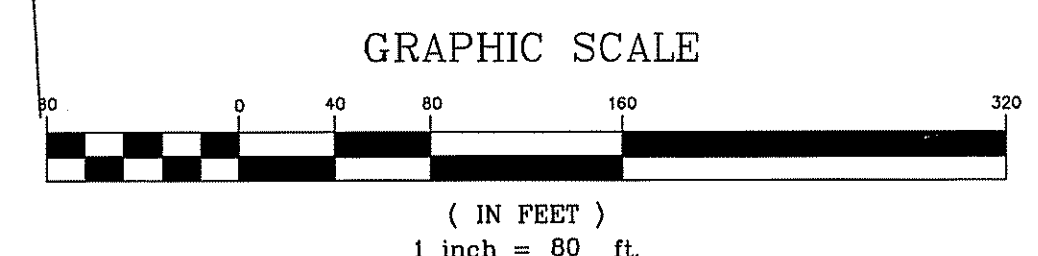
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

RECEIVED
 JAN 15 2009
LOT LAYOUT
 for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

OWNER / APPLICANT:
 KOREL REALTY, LLC
 1 HARRY STREET
 CRANSTON, RI 02907

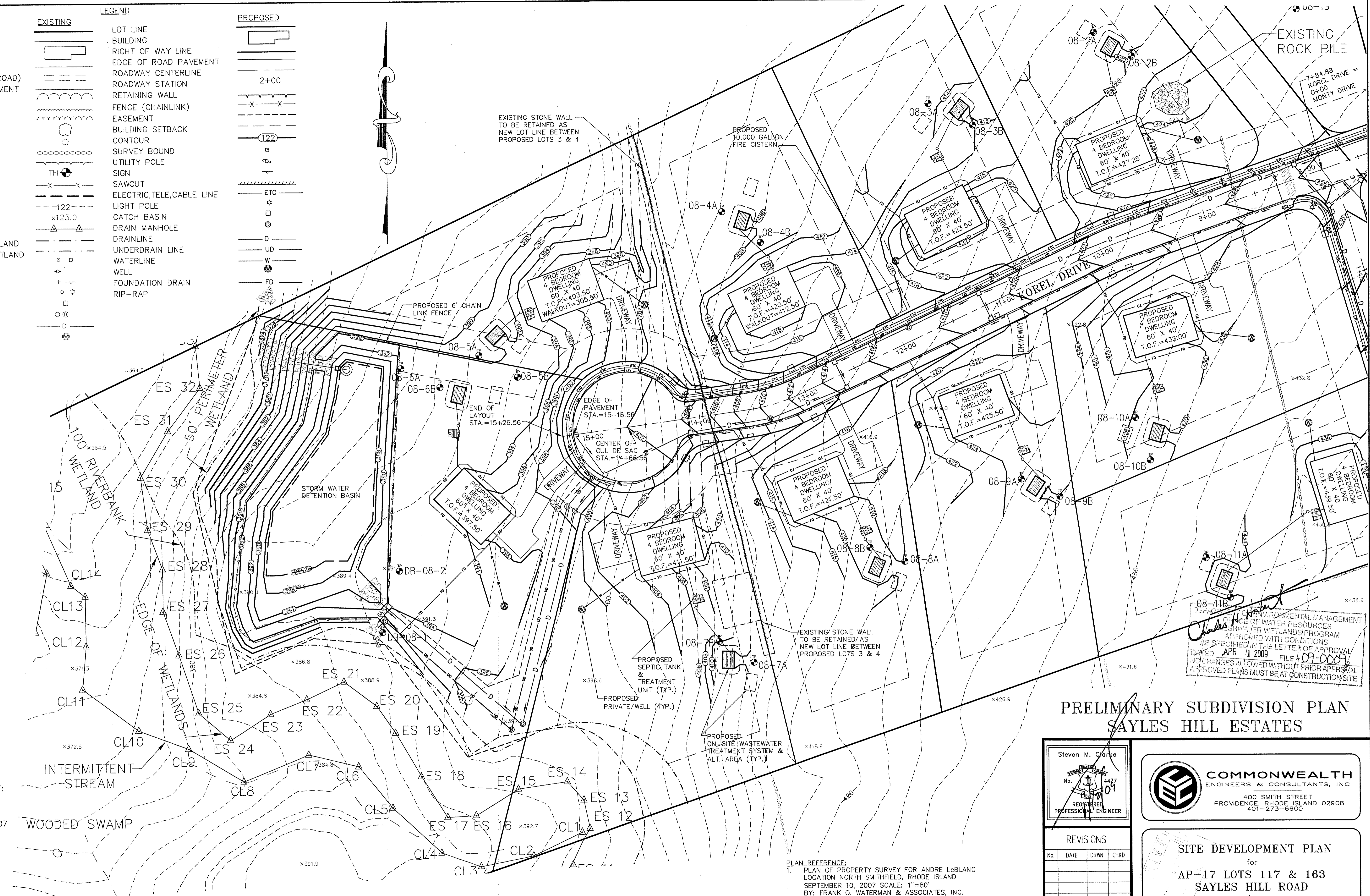
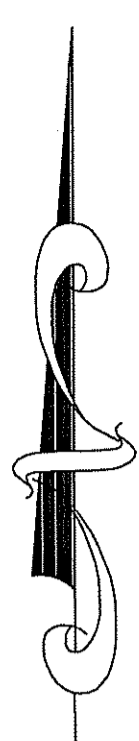


SCALE: 1"=80' SHEET NO: 4 OF 18
 DRAWN BY: JP DESIGN BY: JP CHECKED BY: AJW
 DATE: 1/5/09 PROJECT NO.: 08006.00

PERIMETER LINE
 ABUTTER LINE
 BUILDING
 RIGHT OF WAY LINE
 DIRT(GRAVEL) DRIVE(ROAD)
 EDGE OF ROAD PAVEMENT
 TREELINE
 SCRUBLINE
 SHRUBLINE
 TREE
 SHRUB
 STONEWALL
 RETAINING WALL
 TEST HOLE
 FENCE (CHAINLINK)
 EASEMENT
 CONTOUR
 SPOT GRADE
 WETLAND EDGE
 50FT PERIMETER WETLAND
 100FT RIVERBANK WETLAND
 SURVEY BOUND
 UTILITY POLE
 SIGN
 LIGHT POLE
 CATCH BASIN
 DRAIN MANHOLE
 DRAINLINE
 WELL

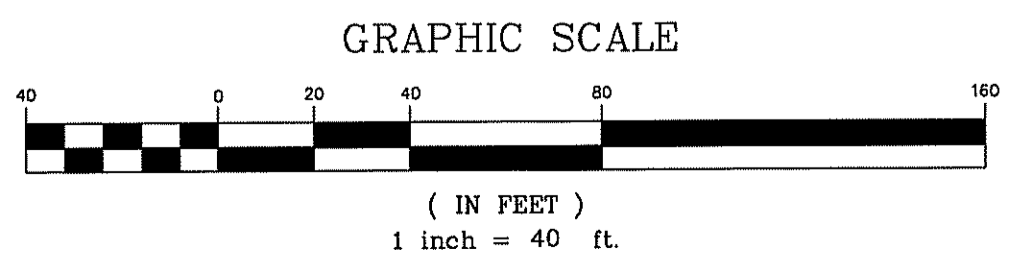
EXISTING
 LOT LINE
 BUILDING
 RIGHT OF WAY LINE
 EDGE OF ROAD PAVEMENT
 ROADWAY CENTERLINE
 ROADWAY STATION
 RETAINING WALL
 FENCE (CHAINLINK)
 EASEMENT
 BUILDING SETBACK
 CONTOUR
 SURVEY BOUND
 UTILITY POLE
 SIGN
 SAWCUT
 ELECTRIC, TELE, CABLE LINE
 LIGHT POLE
 CATCH BASIN
 DRAIN MANHOLE
 DRAINLINE
 UNDERDRAIN LINE
 WATERLINE
 WELL
 FOUNDATION DRAIN
 RIP-RAP

PROPOSED
 LOT LINE
 BUILDING
 RIGHT OF WAY LINE
 EDGE OF ROAD PAVEMENT
 ROADWAY CENTERLINE
 ROADWAY STATION
 RETAINING WALL
 FENCE (CHAINLINK)
 EASEMENT
 BUILDING SETBACK
 CONTOUR
 SURVEY BOUND
 UTILITY POLE
 SIGN
 SAWCUT
 ELECTRIC, TELE, CABLE LINE
 LIGHT POLE
 CATCH BASIN
 DRAIN MANHOLE
 DRAINLINE
 UNDERDRAIN LINE
 WATERLINE
 WELL
 FOUNDATION DRAIN
 RIP-RAP



OWNER / APPLICANT:
 KOREL REALTY, LLC
 1 HARRY STREET
 CRANSTON, RI 02907

BUILDING NOTE:
 IN ACCORDANCE WITH THE TOWN OF NORTH SMITHFIELD SUBDIVISION REGULATIONS, THE LOWEST FLOOR ELEVATION OF EACH BUILDING SHALL BE AT LEAST 2 FEET ABOVE THE GROUND WATER ELEVATION. IF THIS RESTRICTION CANNOT BE MET, SUBDRAINAGE FACILITIES SHALL BE INSTALLED.



- PLAN REFERENCE:**
- PLAN OF PROPERTY SURVEY FOR ANDRE LEBLANC LOCATION NORTH SMITHFIELD, RHODE ISLAND SEPTEMBER 10, 2007 SCALE: 1"=80'
 - ADMINISTRATIVE SUBDIVISION PREPARED FOR RITA A. TURCOTTE LOCATED AT AP. 17 LOTS 186, 187, 189 & 190 RUE DE SAINT JUDE NORTH SMITHFIELD, RHODE ISLAND JANUARY, 2004 SCALE: 1"=20'
 - BY: NATIONAL SURVEYORS-DEVELOPERS, INC. CLASS 1 SURVEY FOR AP-17 LOT 117 & 163 SAYLES HILL ROAD IN NORTH SMITHFIELD, RHODE ISLAND JUNE 20, 2008 WITH REVISIONS TO JULY 15, 2008 SCALE: 1"=80' BY COMMONWEALTH LAND SURVEYORS, INC.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 SWAMP WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 1 2009 FILE # 09-008
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**PRELIMINARY SUBDIVISION PLAN
 SAYLES HILL ESTATES**

Steven M. Clarke
 No. 4427
 09
 REGISTERED
 PROFESSIONAL ENGINEER

COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

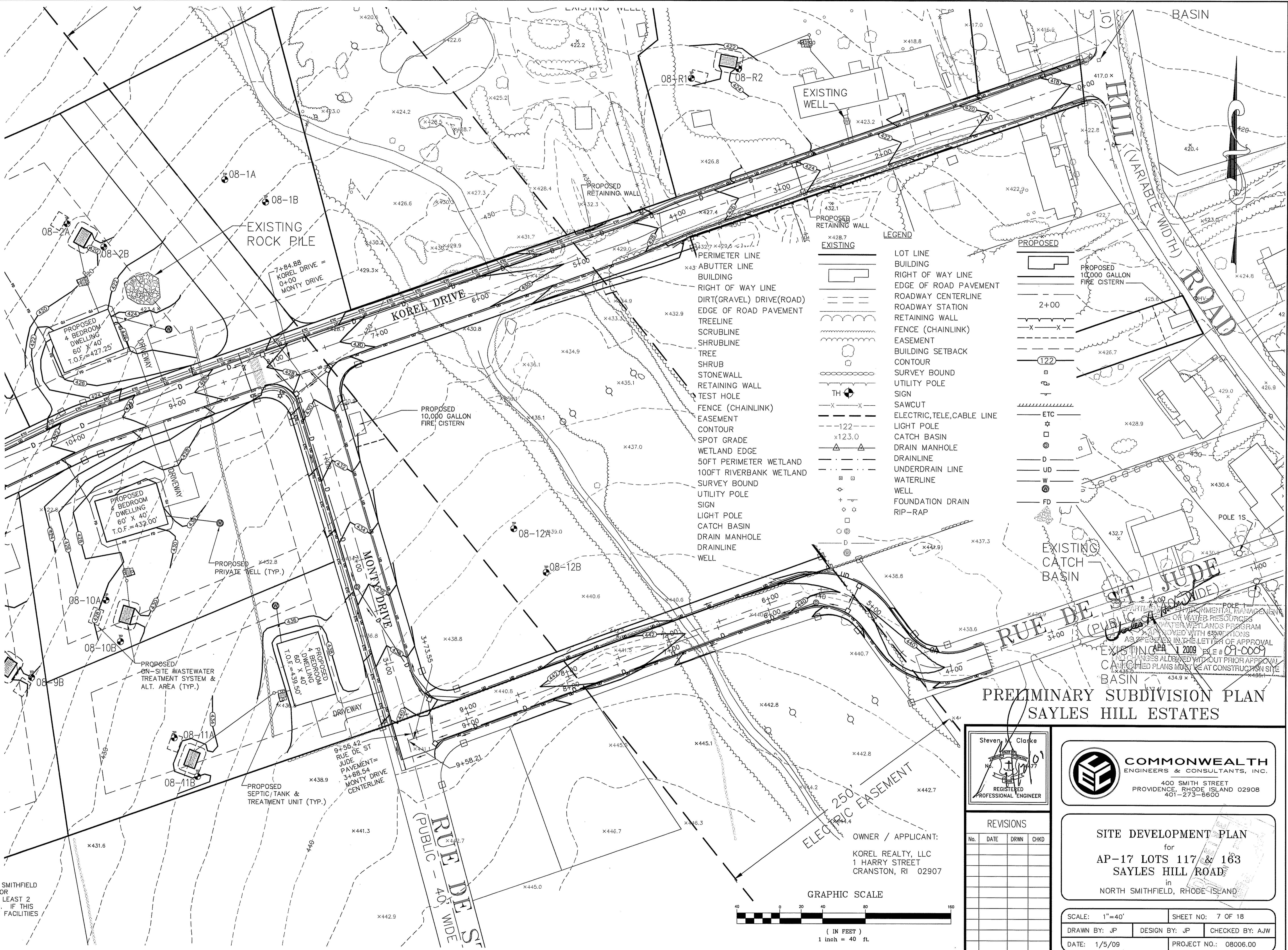
SITE DEVELOPMENT PLAN
 for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1"=40' SHEET NO: 6 OF 18
 DRAWN BY: JP DESIGN BY: JP CHECKED BY: AJW
 DATE: 1/5/09 PROJECT NO.: 08006.00

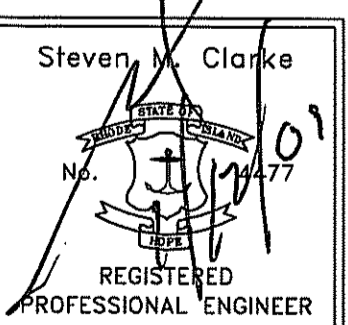
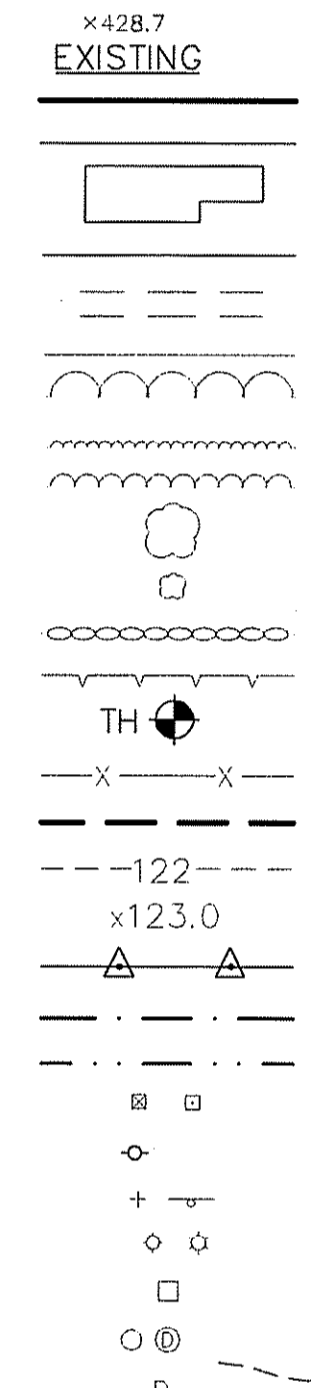
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PLAN REFERENCE:
 1. PLAN OF PROPERTY SURVEY FOR ANDRE LeBLANC LOCATION NORTH SMITHFIELD, RHODE ISLAND SEPTEMBER 10, 2007 SCALE: 1"=80' BY: FRANK O. WATERMAN & ASSOCIATES, INC.
 2. ADMINISTRATIVE SUBDIVISION PREPARED FOR RITA A. TURCOTTE LOCATED AT AP-17 LOTS 186, 187, 189 & 190 RUE DE SAINT JUDE NORTH SMITHFIELD, RHODE ISLAND JANUARY, 2004 SCALE: 1"=20' BY: NATIONAL SURVEYORS-DEVELOPERS, INC.
 3. CLASS I SURVEY FOR AP-17 LOT 117 & 163 SAYLES HILL ROAD IN NORTH SMITHFIELD, RHODE ISLAND JUNE 20, 2008 WITH REVISIONS TO JULY 15, 2008 SCALE: 1"=80' BY COMMONWEALTH LAND SURVEYORS, INC.

BUILDING NOTE:
 IN ACCORDANCE WITH THE TOWN OF NORTH SMITHFIELD SUBDIVISION REGULATIONS, THE LOWEST FLOOR ELEVATION OF EACH BUILDING SHALL BE AT LEAST 2 FEET ABOVE THE GROUND WATER ELEVATION. IF THIS RESTRICTION CANNOT BE MET, SUBDRAINAGE FACILITIES SHALL BE INSTALLED.



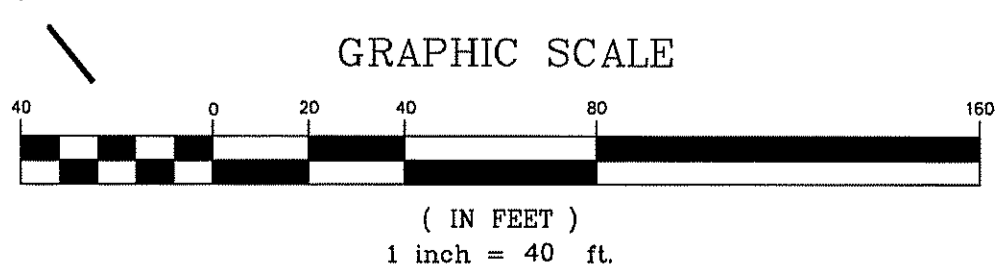
- PERIMETER LINE
- ABUTTER LINE BUILDING
- RIGHT OF WAY LINE
- DIRT(GRAVEL) DRIVE(ROAD)
- EDGE OF ROAD PAVEMENT
- TREELINE
- SCRUBLINE
- SHRUBLINE
- TREE
- SHRUB
- STONEWALL
- RETAINING WALL
- TEST HOLE
- FENCE (CHAINLINK)
- EASEMENT
- CONTOUR
- SPOT GRADE
- WETLAND EDGE
- 50FT PERIMETER WETLAND
- 100FT RIVERBANK WETLAND
- SURVEY BOUND
- UTILITY POLE
- SIGN
- LIGHT POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINLINE
- WELL



REVISIONS

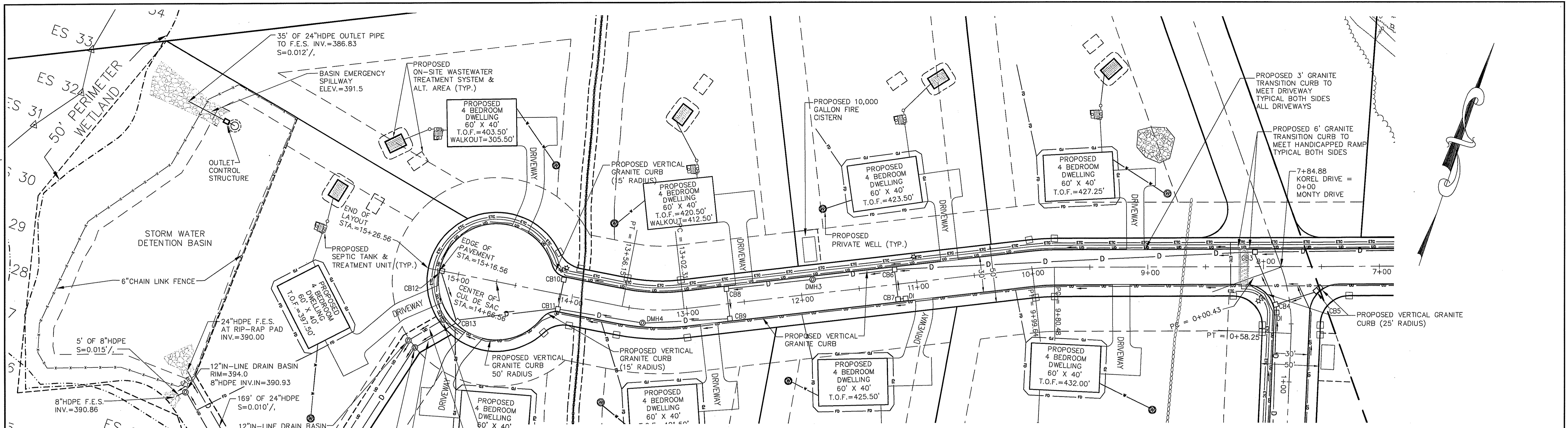
No.	DATE	DRWN	CHKD

SITE DEVELOPMENT PLAN
 for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND



OWNER / APPLICANT:
 KOREL REALTY, LLC
 1 HARRY STREET
 CRANSTON, RI 02907

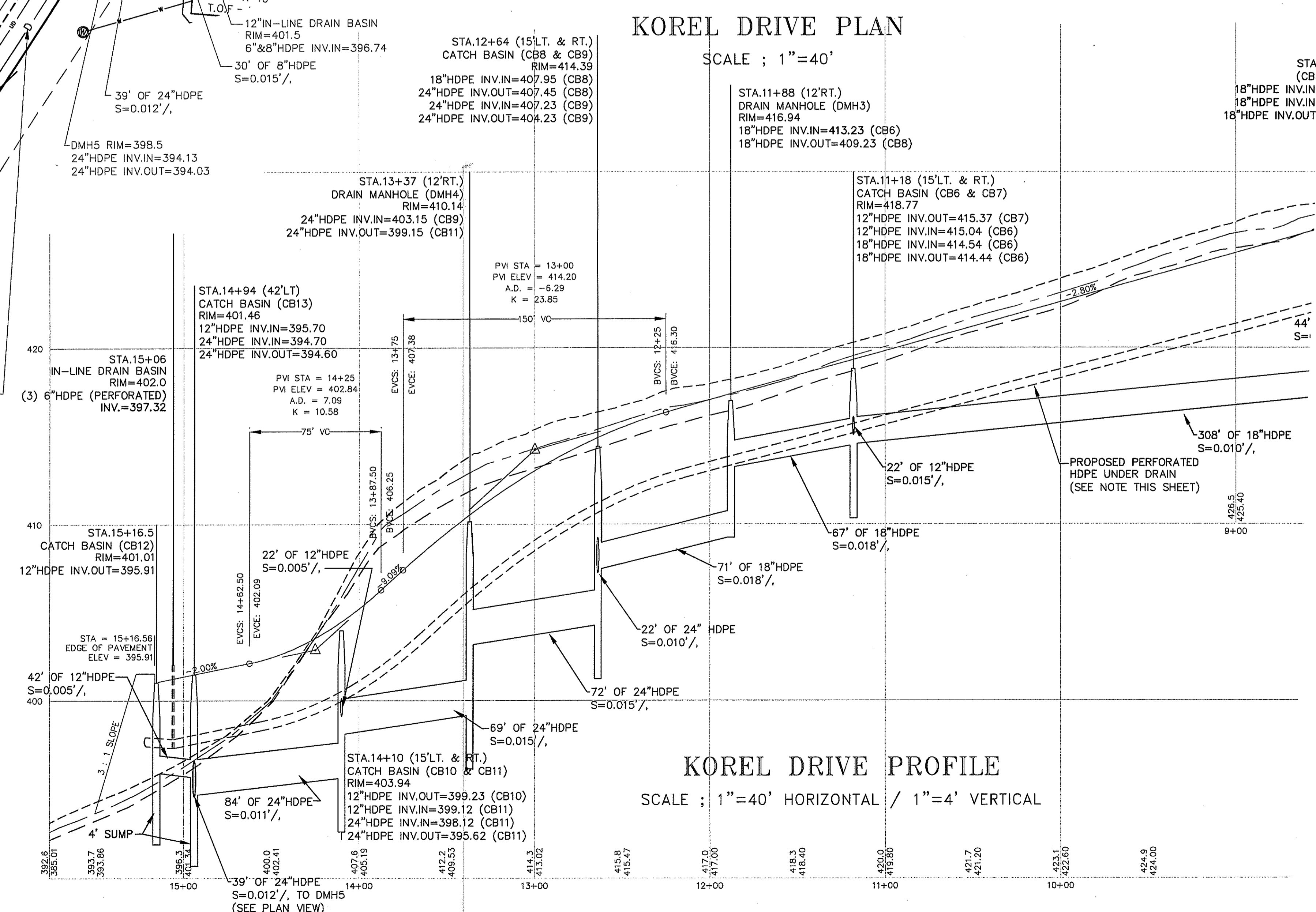
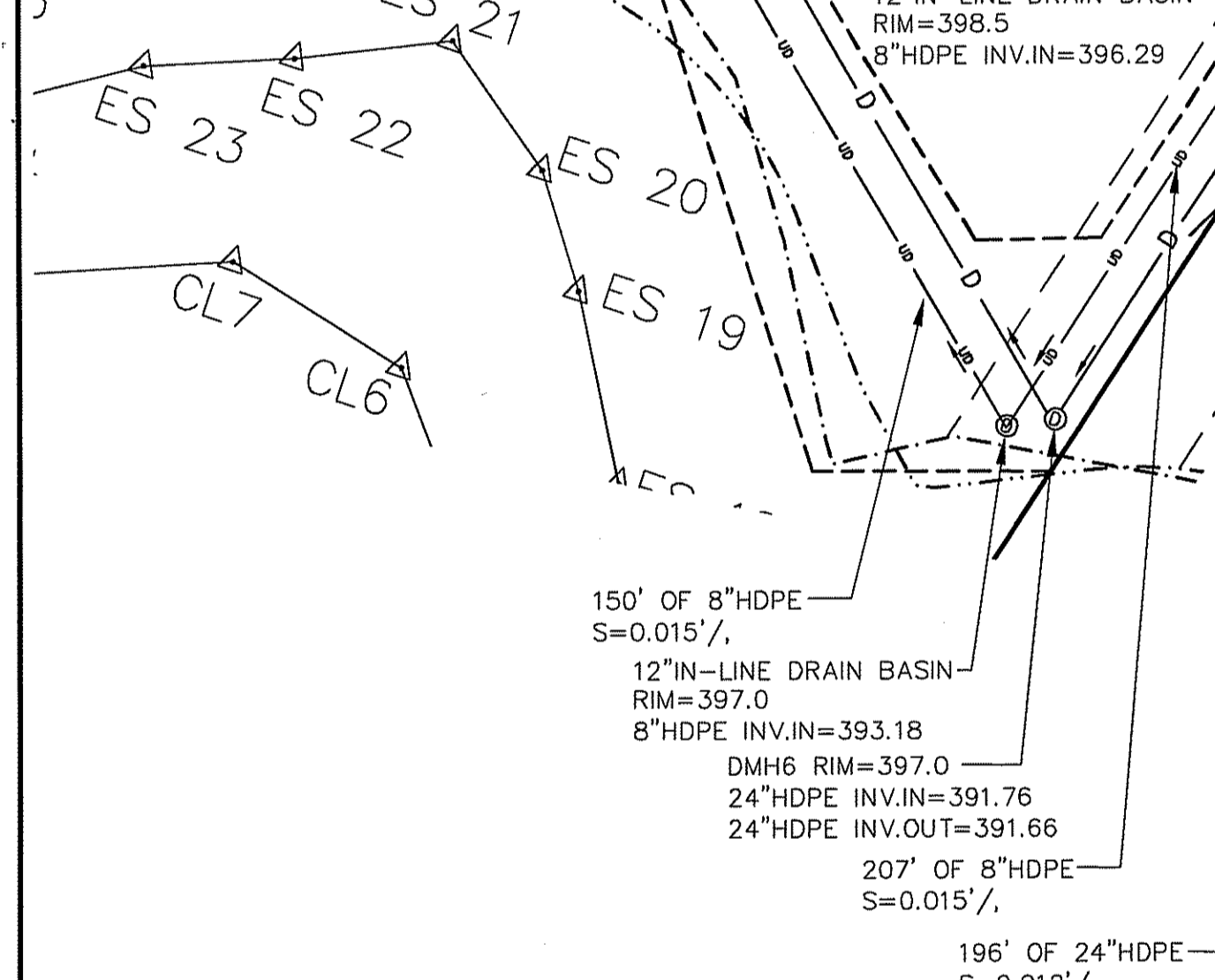
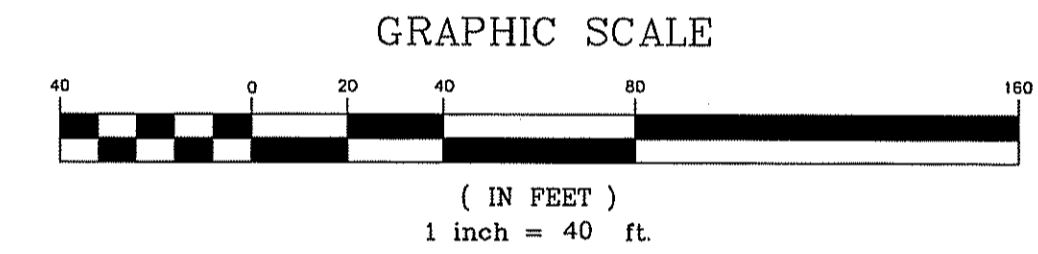
SCALE: 1"=40'	SHEET NO: 7 OF 18
DRAWN BY: JP	DESIGN BY: JP
DATE: 1/5/09	CHECKED BY: AJW
PROJECT NO.: 08006.00	



KOREL DRIVE PLAN

SCALE ; 1"=40'

MONTY DRIVE



KOREL DRIVE PROFILE

SCALE ; 1"=40' HORIZONTAL / 1"=4' VERTICAL

UNDER DRAIN NOTE:
 THE UNDER DRAIN LINE SIZE SHALL BE 6" DIAMETER EXCEPT FROM APPROXIMATE STA. 8+11, AT 17' LEFT (SOUTHERLY ROADWAY DRAIN ONLY) WHERE THE DIAMETER SHALL BE 8" TO THE 12" INLINE DRAIN BASIN AT THE BACK OF CUL-DE-SAC.

OWNER / APPLICANT:

KOREL REALTY, LLC
 1 HARRY STREET

DEPARTMENT OF TRANSPORTATION
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 1 2009 FILE # 09-009
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**PRELIMINARY SUBDIVISION PLAN
 SAYLES HILL ESTATES**

Steven M. Clarke
 No. 447
 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

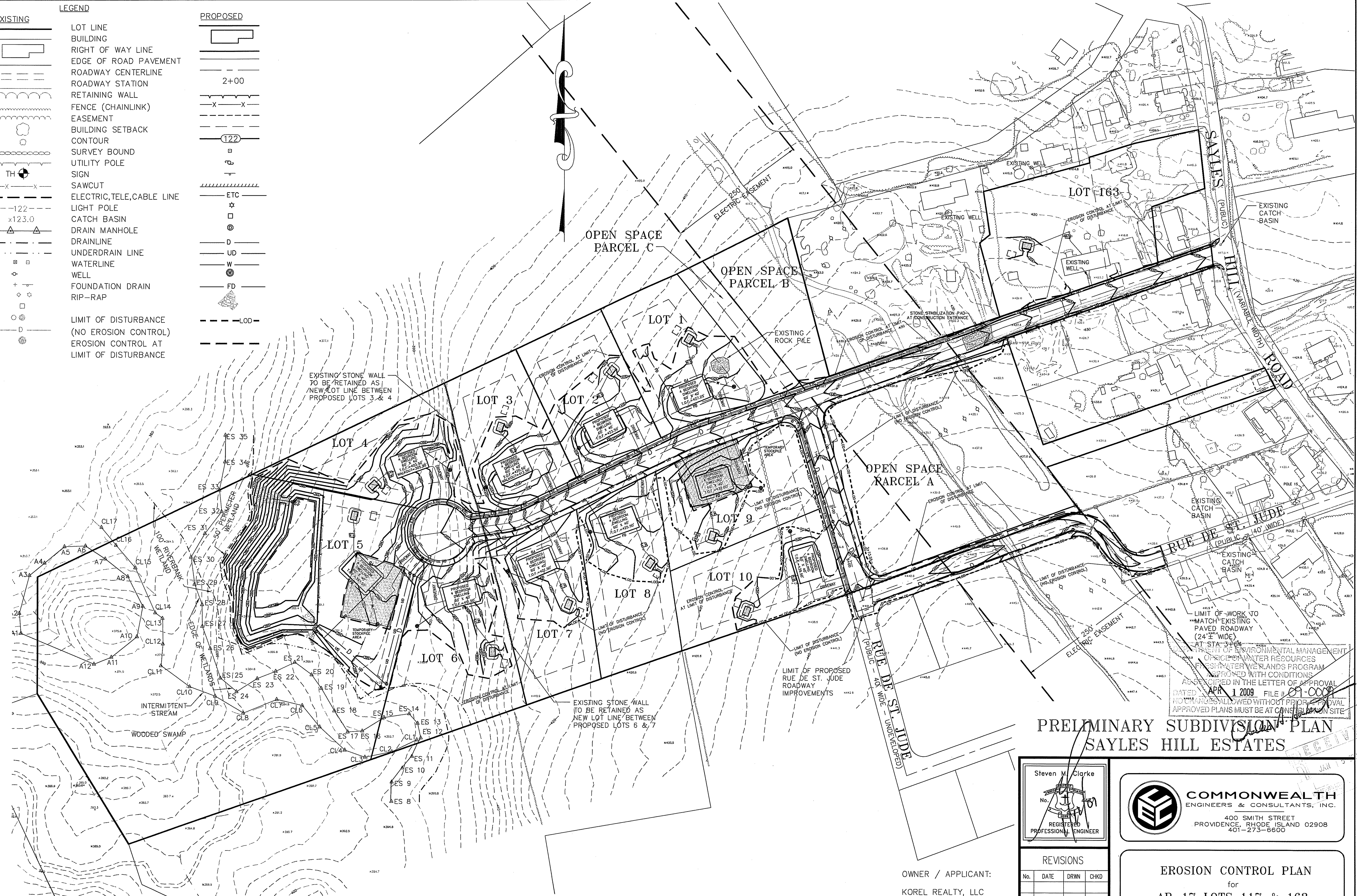
No.	DATE	DRWN	CHKD

ROADWAY PLAN & PROFILE
 for
 AP-17 LOTS 117 & 163
 SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 9 OF 18
DRAWN BY: JP	DESIGN BY: JP
DATE: 1/5/09	CHECKED BY: AJW
PROJECT NO.: 08006.00	

C:\08006.00\08006.00 Sayles Hill Road - Final.dwg, 11/26/08, 8:10 AM, 1/20/09 11:07:59 AM, JAW

EXISTING		LEGEND		PROPOSED	
PERIMETER LINE		LOT LINE		BUILDING	
ABUTTER LINE		BUILDING		RIGHT OF WAY LINE	
BUILDING		RIGHT OF WAY LINE		EDGE OF ROAD PAVEMENT	
RIGHT OF WAY LINE		EDGE OF ROAD PAVEMENT		ROADWAY CENTERLINE	
DIRT(GRAVEL) DRIVE(ROAD)		ROADWAY CENTERLINE		ROADWAY STATION	2+00
EDGE OF ROAD PAVEMENT		ROADWAY STATION	2+00	RETAINING WALL	
TREELINE		RETAINING WALL		FENCE (CHAINLINK)	
SCRUBLINE		FENCE (CHAINLINK)		EASEMENT	
SHRUBLINE		EASEMENT		BUILDING SETBACK	
TREE		BUILDING SETBACK		CONTOUR	
SHRUB		CONTOUR		SURVEY BOUND	
STONEWALL		SURVEY BOUND		UTILITY POLE	
RETAINING WALL		UTILITY POLE		SIGN	
TEST HOLE	TH	SIGN		SAWCUT	
FENCE (CHAINLINK)		SAWCUT		ELECTRIC, TELE, CABLE LINE	
EASEMENT		ELECTRIC, TELE, CABLE LINE		LIGHT POLE	
CONTOUR		LIGHT POLE		CATCH BASIN	
SPOT GRADE	x123.0	CATCH BASIN		DRAIN MANHOLE	
WETLAND EDGE		DRAIN MANHOLE		DRAINLINE	
50FT PERIMETER WETLAND		DRAINLINE		UNDERDRAIN LINE	
100FT RIVERBANK WETLAND		UNDERDRAIN LINE		WATERLINE	
SURVEY BOUND		WATERLINE		WELL	
UTILITY POLE		WELL		FOUNDATION DRAIN	
SIGN		FOUNDATION DRAIN		RIP-RAP	
LIGHT POLE		RIP-RAP			
CATCH BASIN					
DRAIN MANHOLE					
DRAINLINE					
WELL					



PRELIMINARY SUBDIVISION PLAN
SAYLES HILL ESTATES

Steven M. Clarke
 No. 1
 REGISTERED PROFESSIONAL ENGINEER

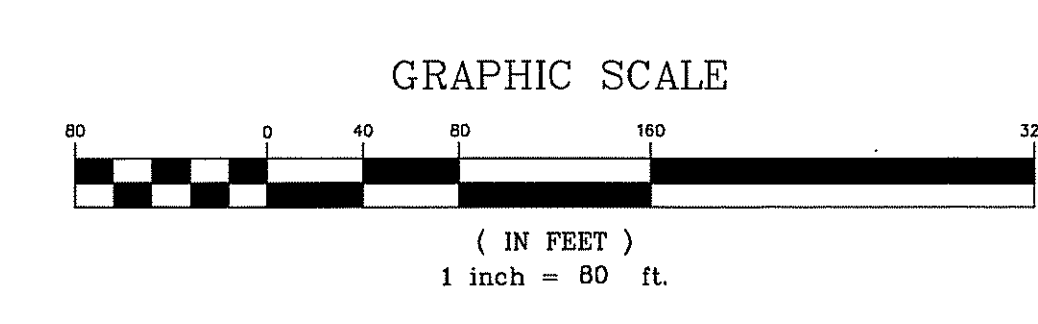
COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

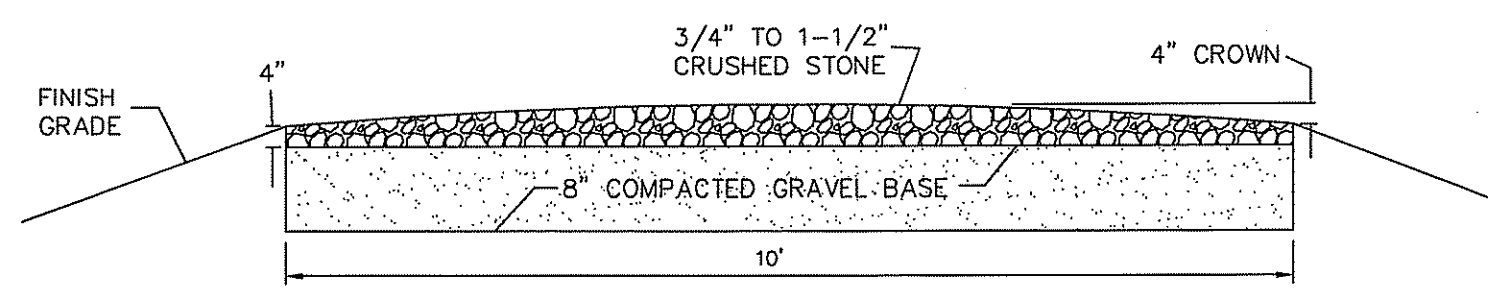
EROSION CONTROL PLAN
 for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

OWNER / APPLICANT:
 KOREL REALTY, LLC
 1 HARRY STREET
 CRANSTON, RI 02907

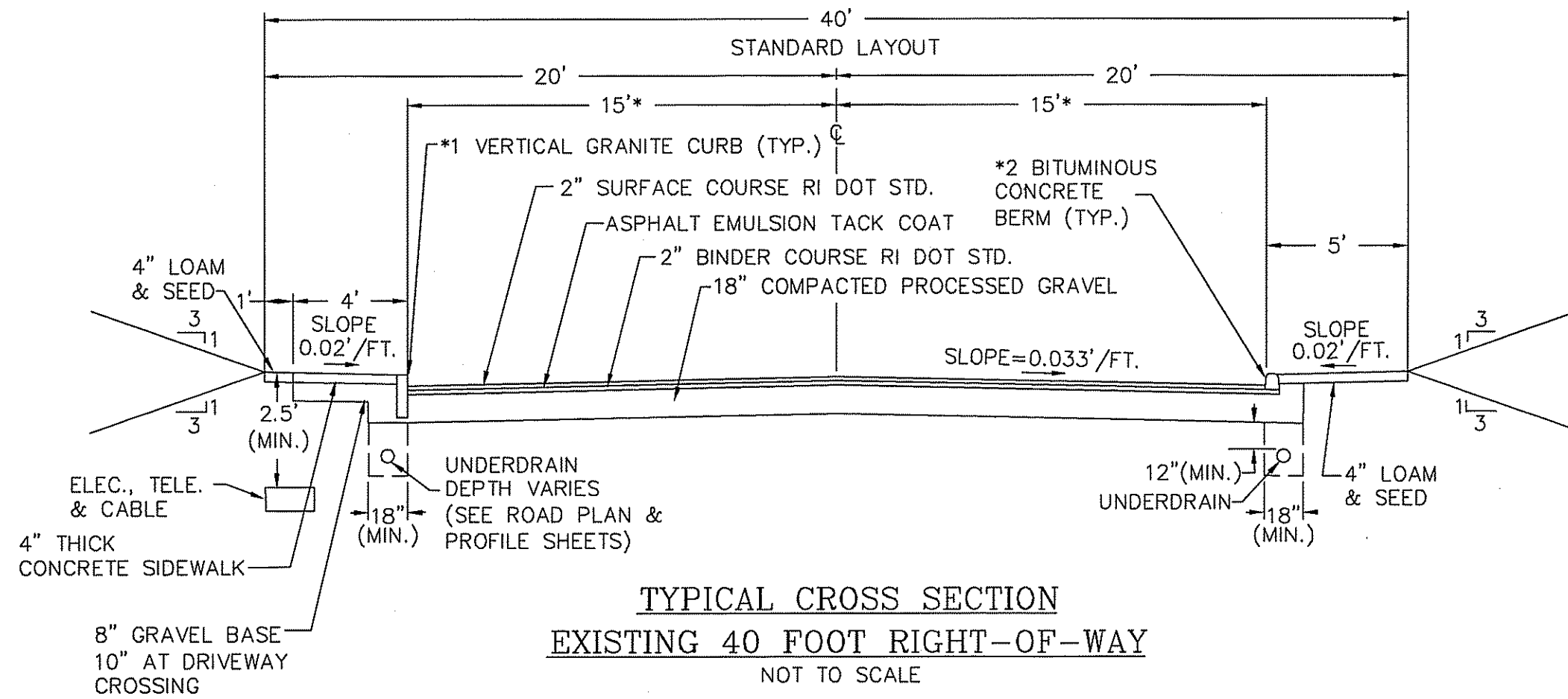


SCALE: 1"=80'	SHEET NO: 11 OF 18
DRAWN BY: JP	DESIGN BY: JP
DATE: 1/5/09	CHECKED BY: AJW
PROJECT NO.: 08006.00	

C:\08006000\08 Sayles Hill Road, Cranston, RI\08006000.dwg, 11/26/08, 11:26:00 AM, 11/26/08, 11:26:00 AM, 11/26/08, 11:26:00 AM

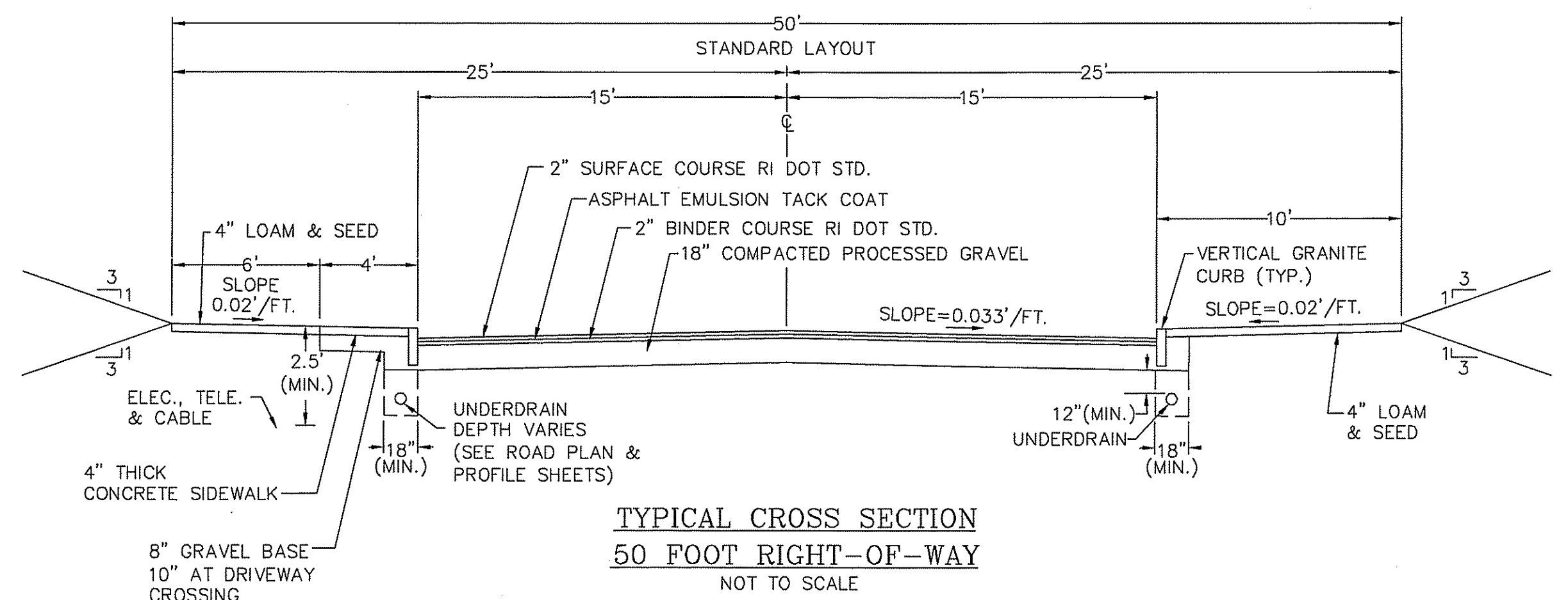


GRAVEL ACCESS ROAD TYPICAL CROSS SECTION DETAIL
NOT TO SCALE

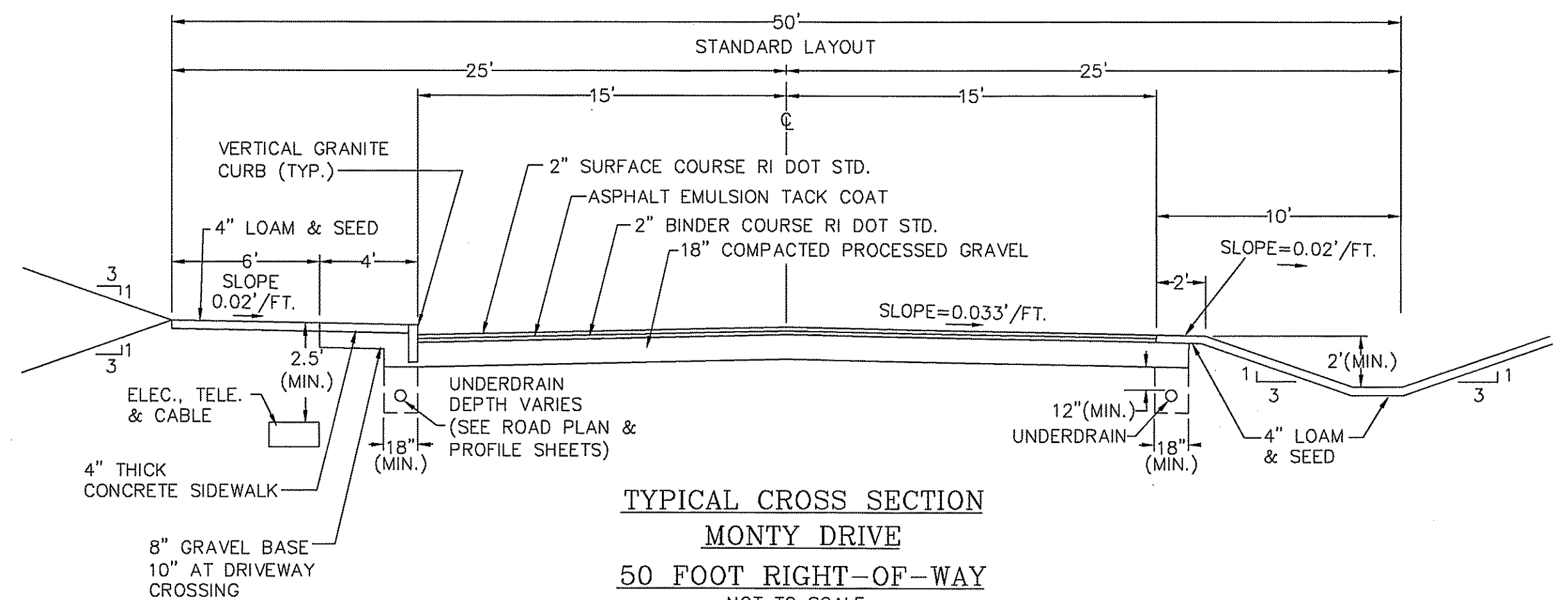


TYPICAL CROSS SECTION
EXISTING 40 FOOT RIGHT-OF-WAY
NOT TO SCALE

- *1 GRANITE CURB TO BE USED FOR THE FULL LENGTH OF PROPOSED ROAD A FROM EXISTING SAYLES HILL ROAD TO THE POINT OF MATCHING THE PROPOSED 50 FOOT WIDE LAYOUT.
- *2 BITUMINOUS BERM TO BE USED ON THE IMPROVEMENT OF RUE DE ST. JUDE FROM STATION 3+64 TO THE INTERSECTION OF PROPOSED ROAD B
- *3 PAVEMENT SHALL TAPER ON RUE DE ST. JUDE FROM 24' WIDE (TO MATCH THE EXISTING PAVEMENT WIDTH) AT STATION 3+64 TO 30' AT STATION 4+65.



TYPICAL CROSS SECTION
50 FOOT RIGHT-OF-WAY
NOT TO SCALE



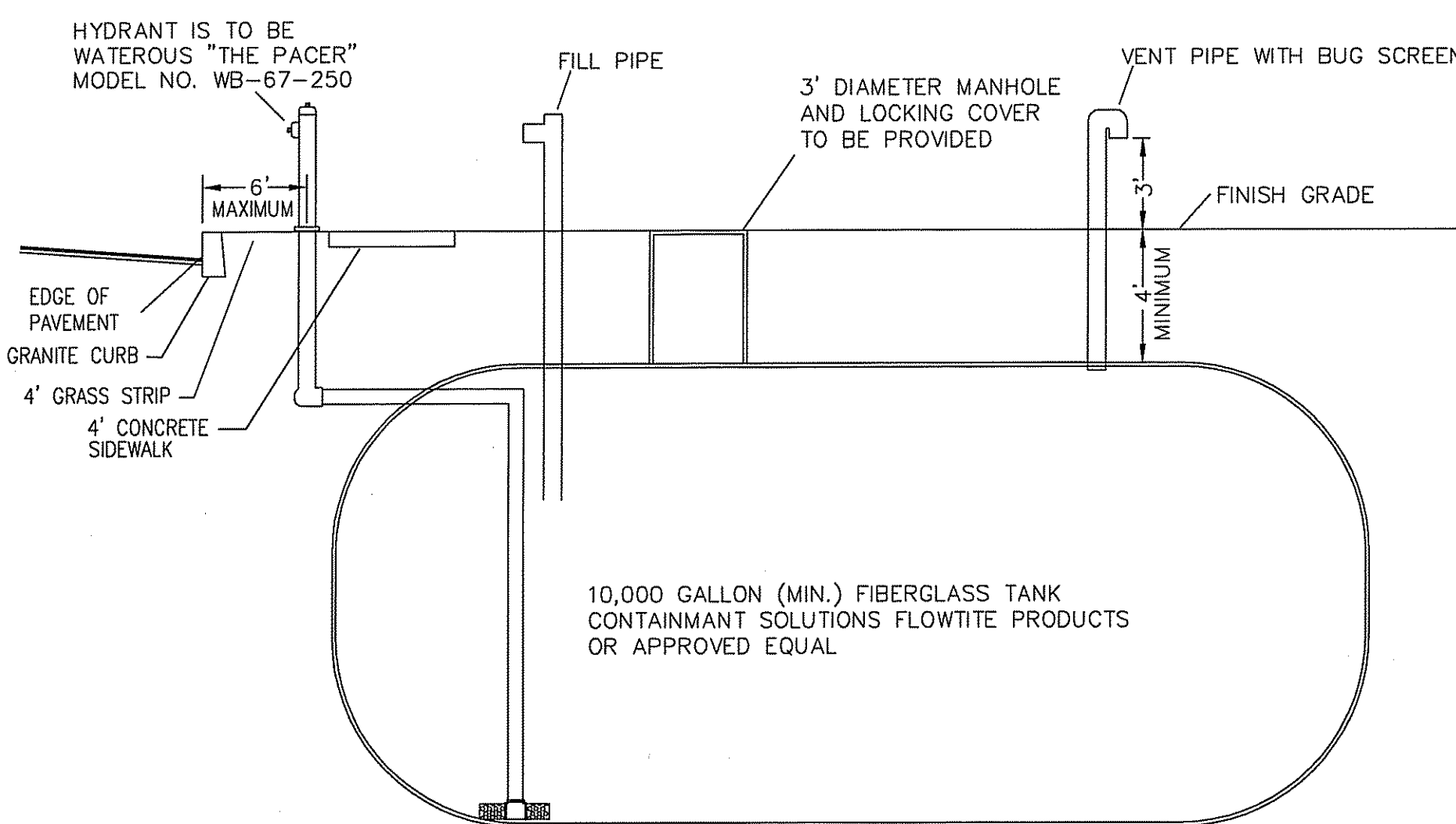
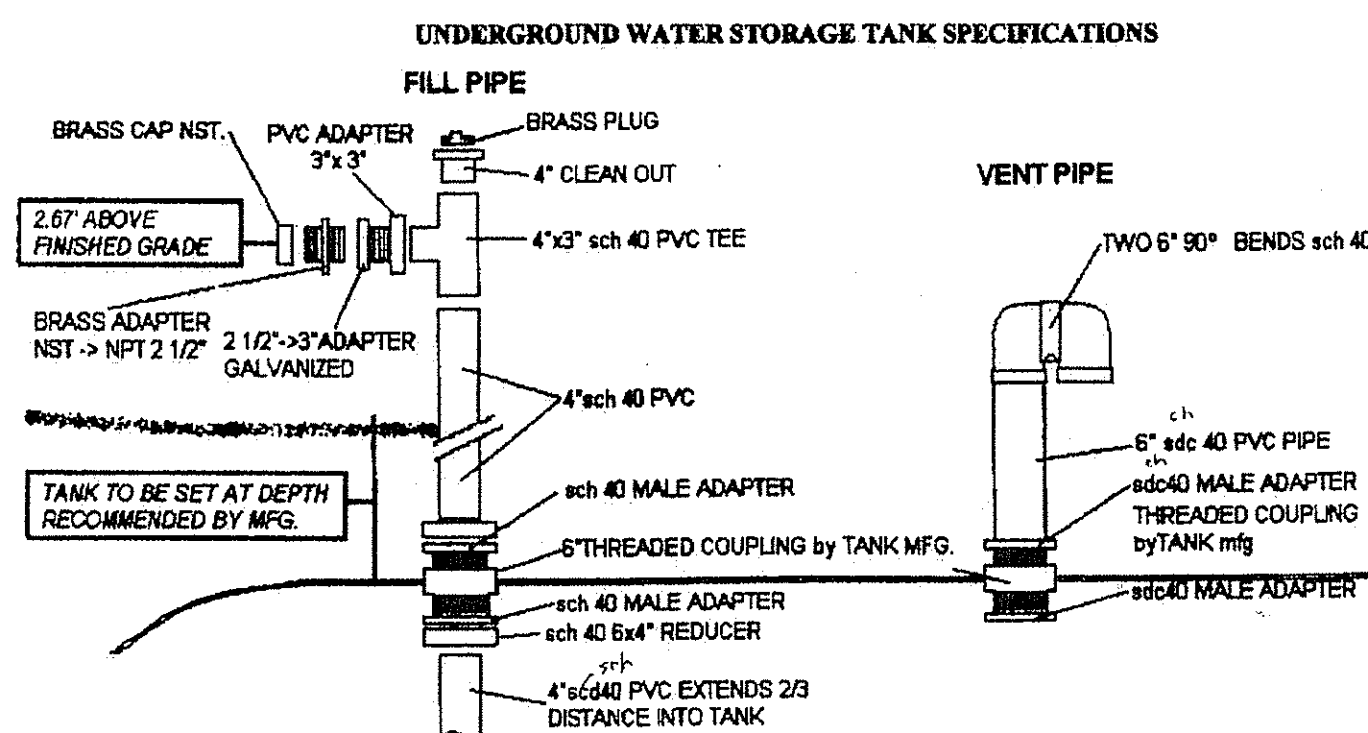
TYPICAL CROSS SECTION
MONTY DRIVE
50 FOOT RIGHT-OF-WAY
NOT TO SCALE

NOTE:
THE EASTERLY SIDE OF PROPOSED ROAD B FROM STATION 0+50± TO STATION 3+25± SHALL BE CONSTRUCTED WITH NO BERM OR CURB TO ALLOW THE USE OF GRASS SWALING FOR ROADWAY AND ELECTRIC EASEMENT RUN OFF DRAINAGE COLLECTION AND TREATMENT.

SPECIFICATIONS

1. TANK - POLY-RESIN OR FIBERGLASS, 10,000 GALLONS MINIMUM CAPACITY.
2. CONNECTIONS - 12" AND 8" SUCTION PORTS.
3. ACCESS TO VENT PORT SHALL BE 3' WELL TILE, THE WELL TILE COVER WILL BE RAISED SLIGHTLY ABOVE FINISH GRADE AND OUTFITTED WITH A LOCK.
4. TANK SHALL BE COVERED WITH A MINIMUM OF 4' COVER.
5. ALL CONNECTIONS TO THE TANK SHALL BE WATERTIGHT.
6. THE HEIGHT OF THE RELIEF VENT SHALL BE EQUAL TO THE HEIGHT OF THE STEAMER PORT OF THE DRY HYDRANT.
7. NOZZLE SHALL BE 4 1/2" NATIONAL STANDARD THREAD AND SHALL BE PROTECTED BY AN END CAP. THE CENTER OF THE NOZZLE SHALL BE 3 FEET ABOVE THE GROUND LEVEL MEASURED AT THE EDGE OF THE ROADWAY.
8. THE ELBOW OF THE FEEDER TO THE HYDRANT SHALL BE ENCASED IN A 16" X 16" CONCRETE FOOTING.
9. HORIZONTAL PIPING FROM THE HYDRANT TO THE TANK SHALL BE C-900 PVC.
10. ALL PIPE JOINTS, FITTINGS AND ADAPTERS SHALL BE AIRTIGHT.
11. THE NOZZLE SHALL BE 6 FEET (MAXIMUM) FROM THE EDGE OF THE ROADWAY.

THE CISTERN SHALL BE INSTALLED, INSPECTED, FILLED AND DEEMED OPERATIONAL BY THE FIRE MARSHALL BEFORE ANY BUILDING PERMITS CAN ISSUED WITHIN THE DEVELOPMENT.



FIRE CISTERN DETAIL
NOT TO SCALE

FINAL SHOP DRAWING TO BE APPROVED BY THE TOWN OF NORTH SMITHFIELD FIRE CHIEF.

- NOTE:
- 1) ALL INSTALLATIONS TO BE PLUM AND LEVEL
 - 2) BACKFILL AND COVER MUST BE TO THE MANUFACTURERS SPECIFICATIONS.
 - 3) IF INSTALLATION IS INTO THE GROUNDWATER, MANUFACTURERS RECOMMENDATIONS TO BE FOLLOWED FOR ANCHORING TANK.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 1 2009 FILE # 09-0009
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PRELIMINARY SUBDIVISION PLAN
SAYLES HILL ESTATES

Steven M. Clarke
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

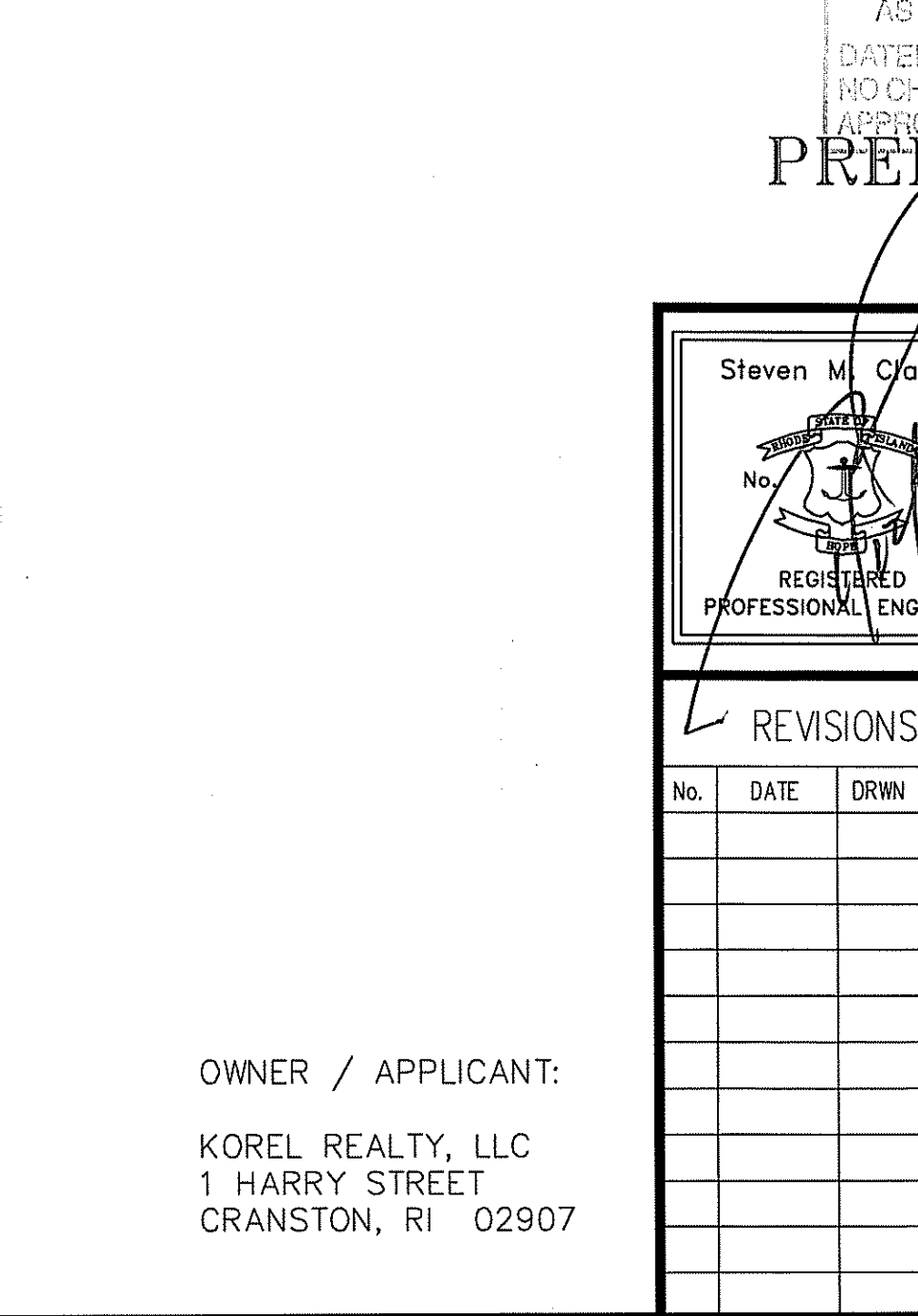
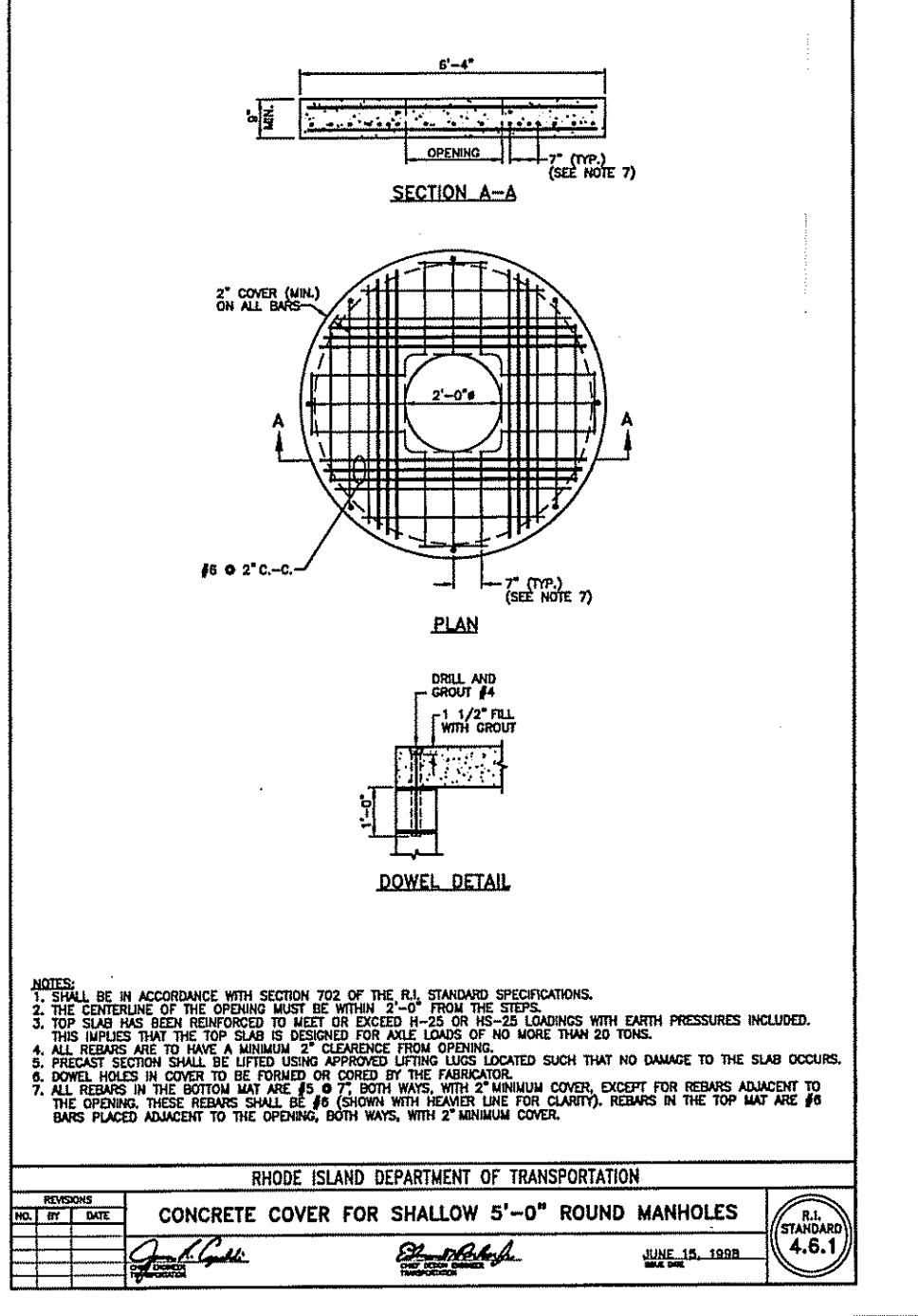
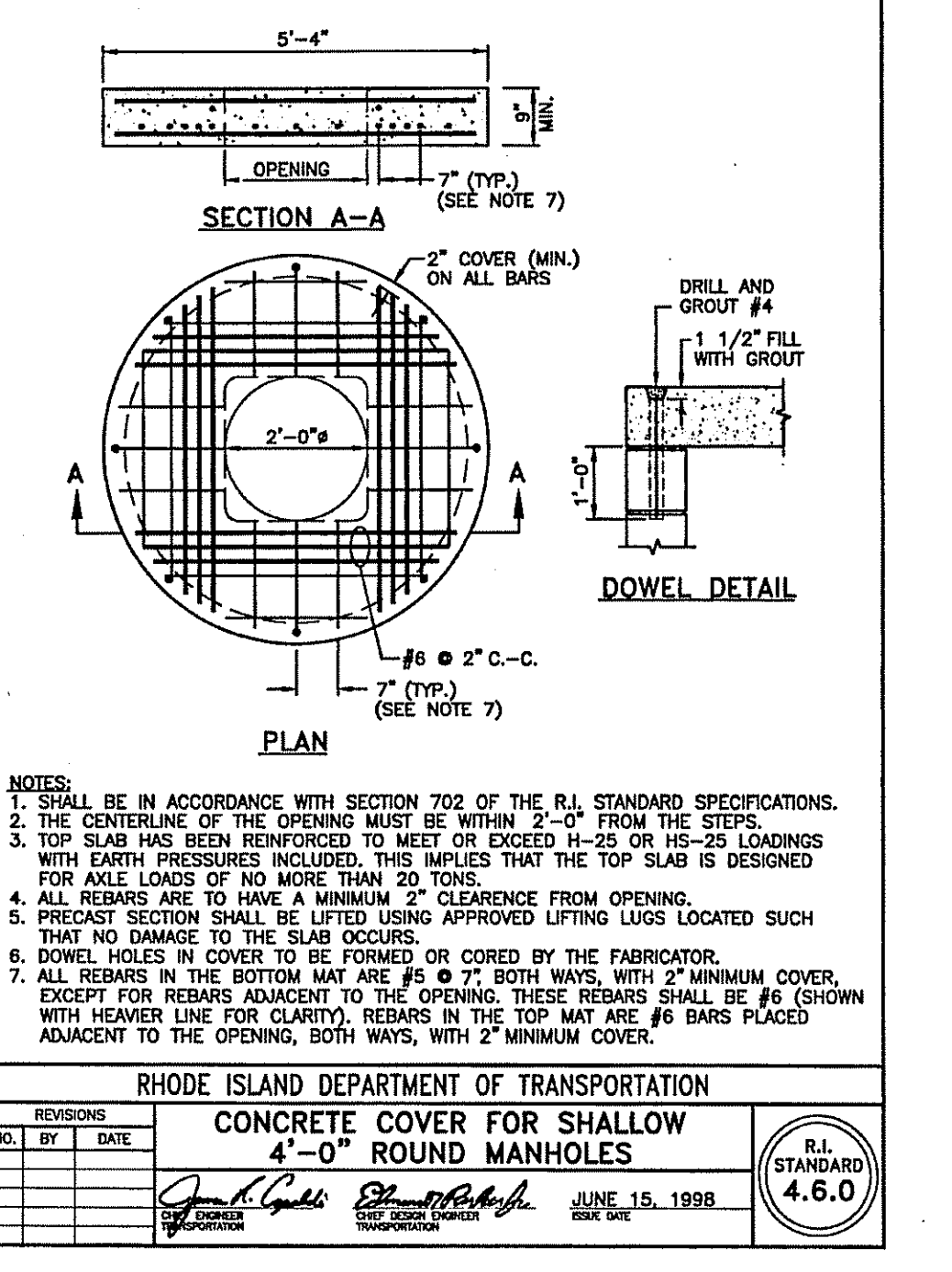
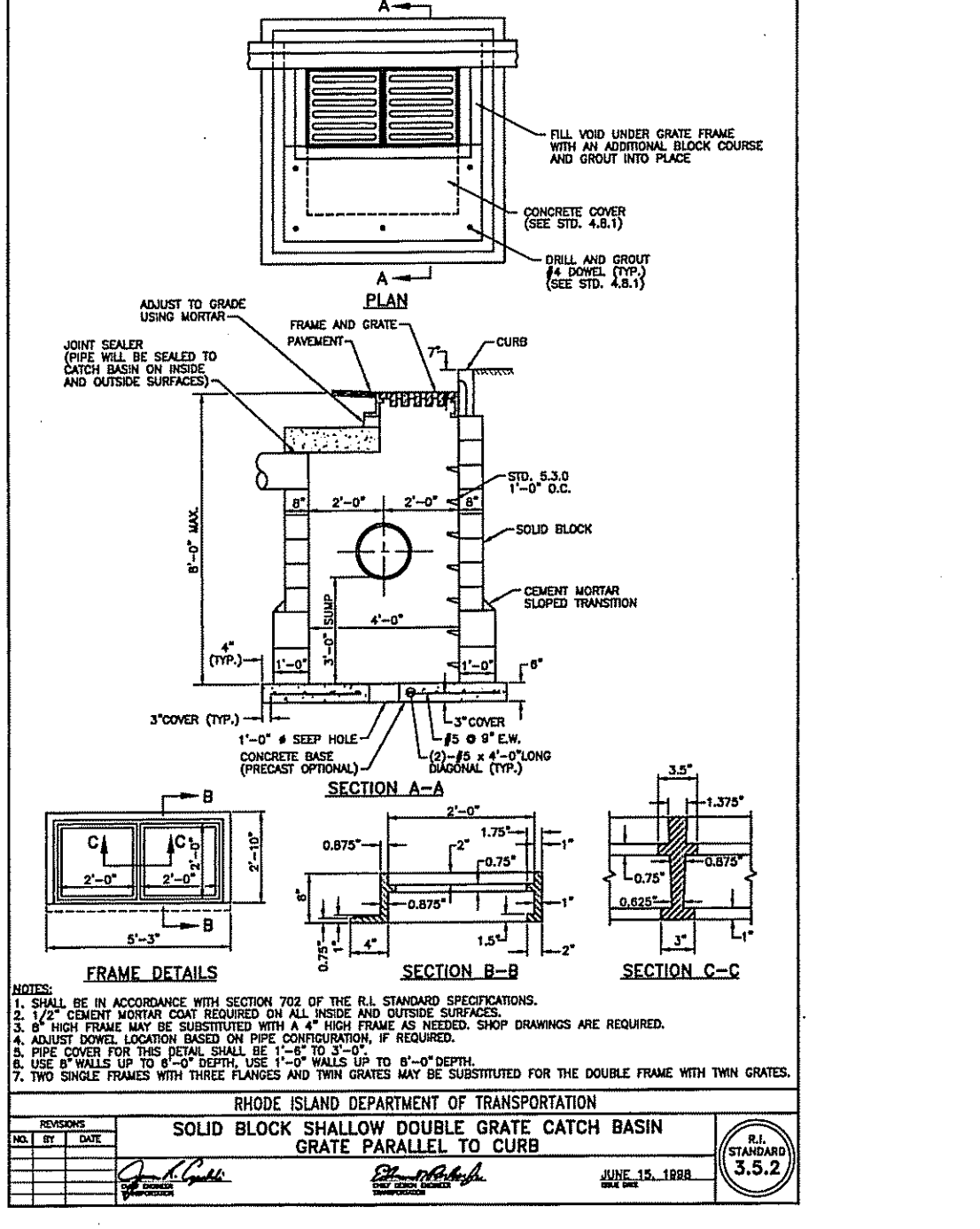
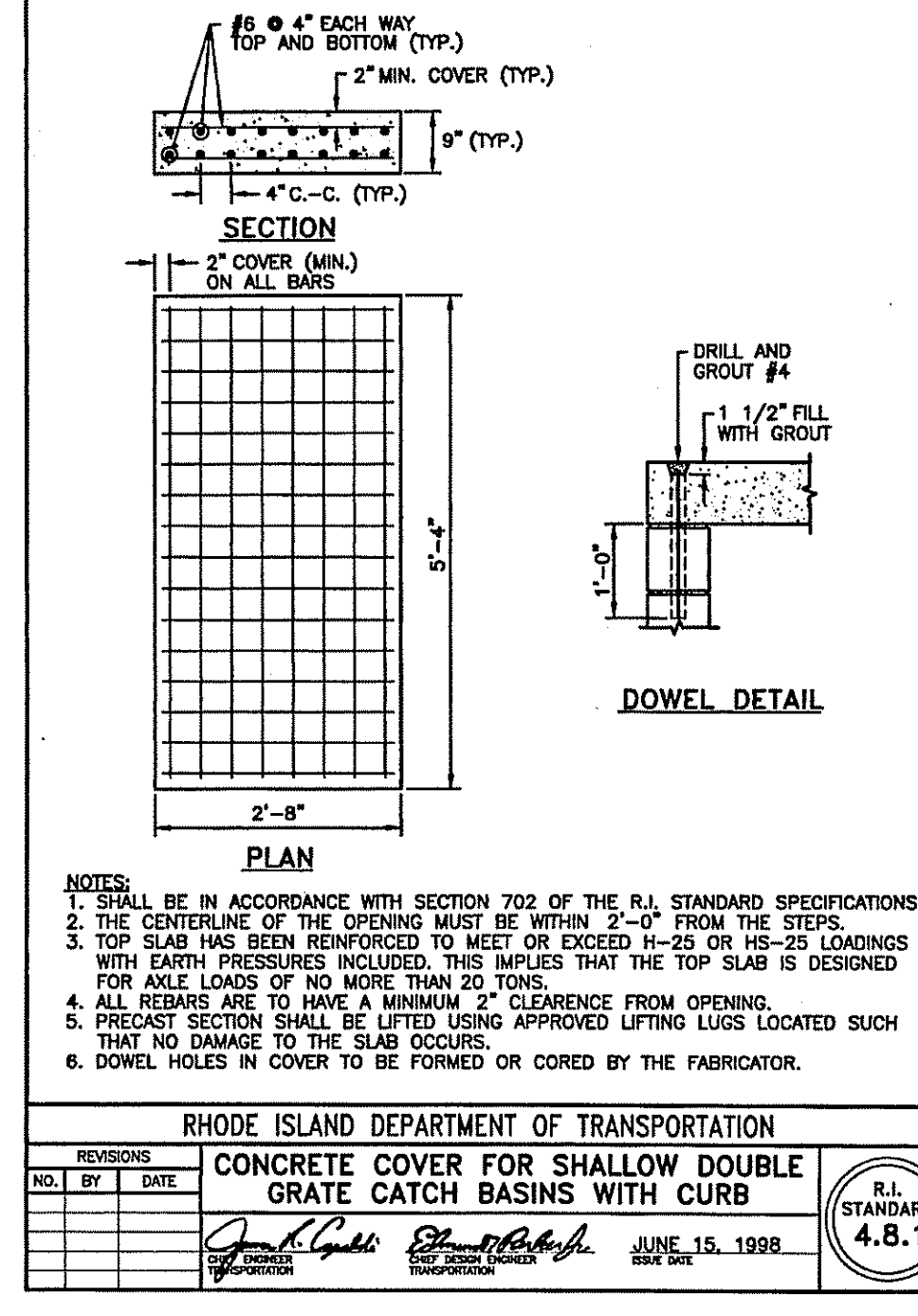
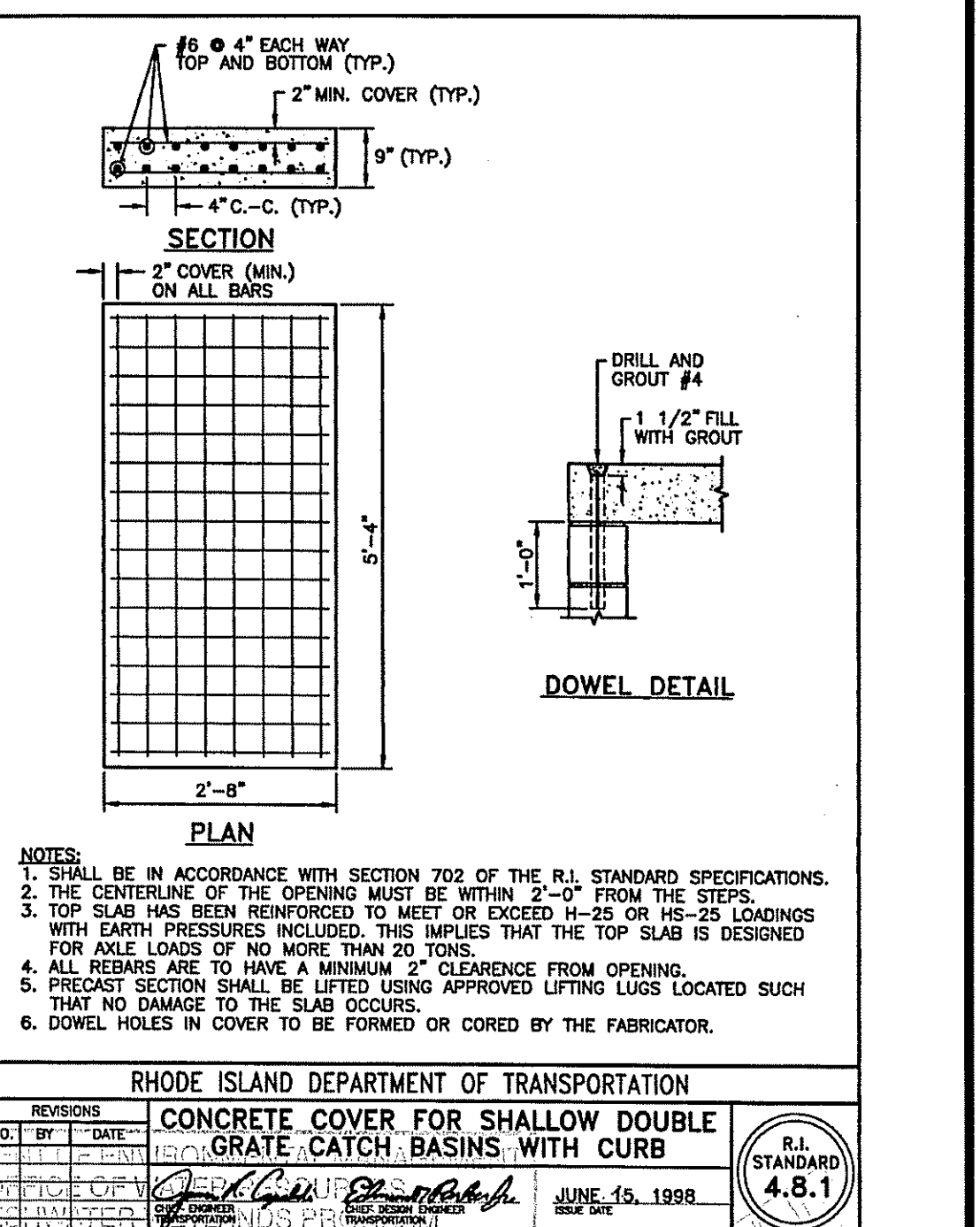
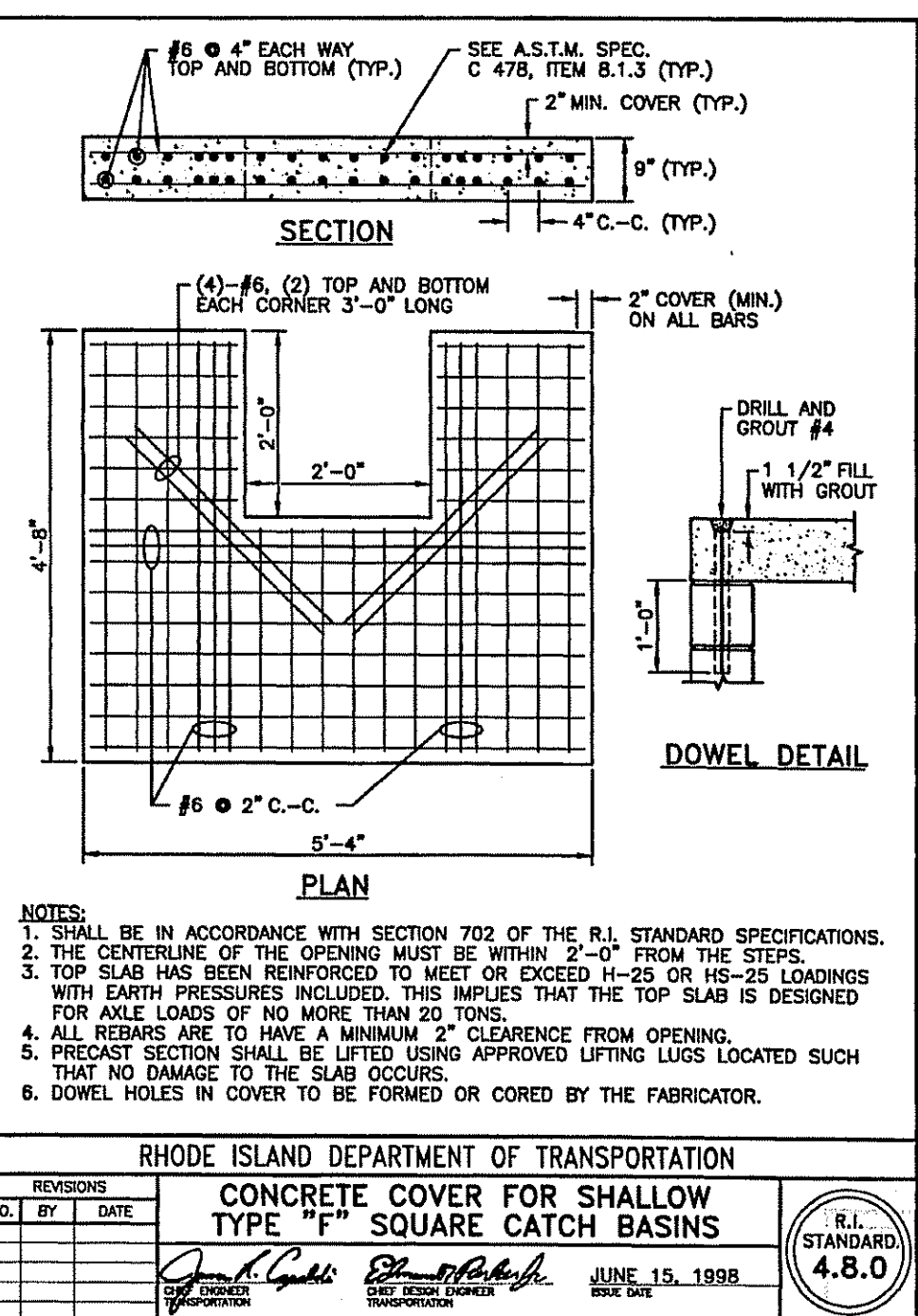
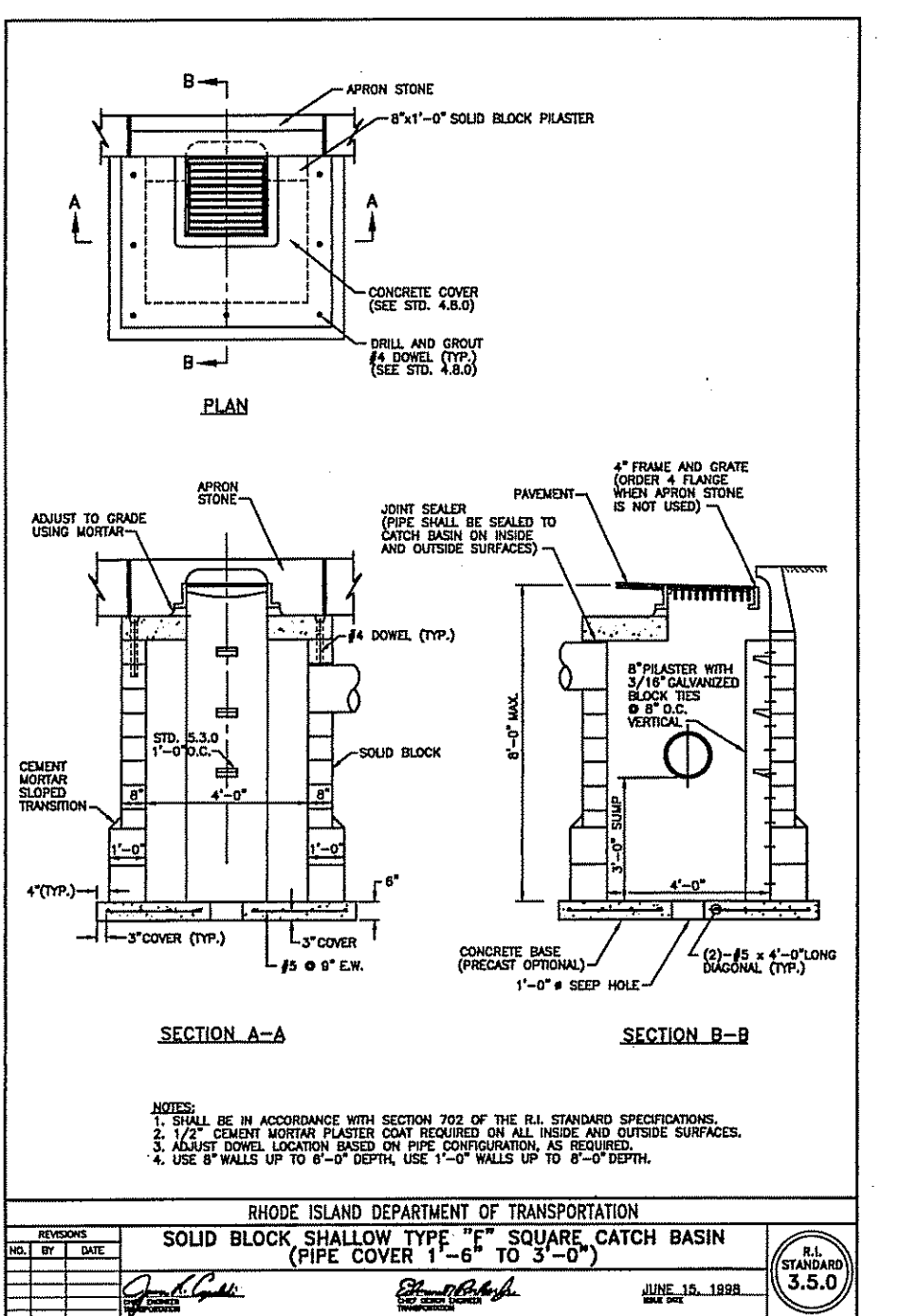
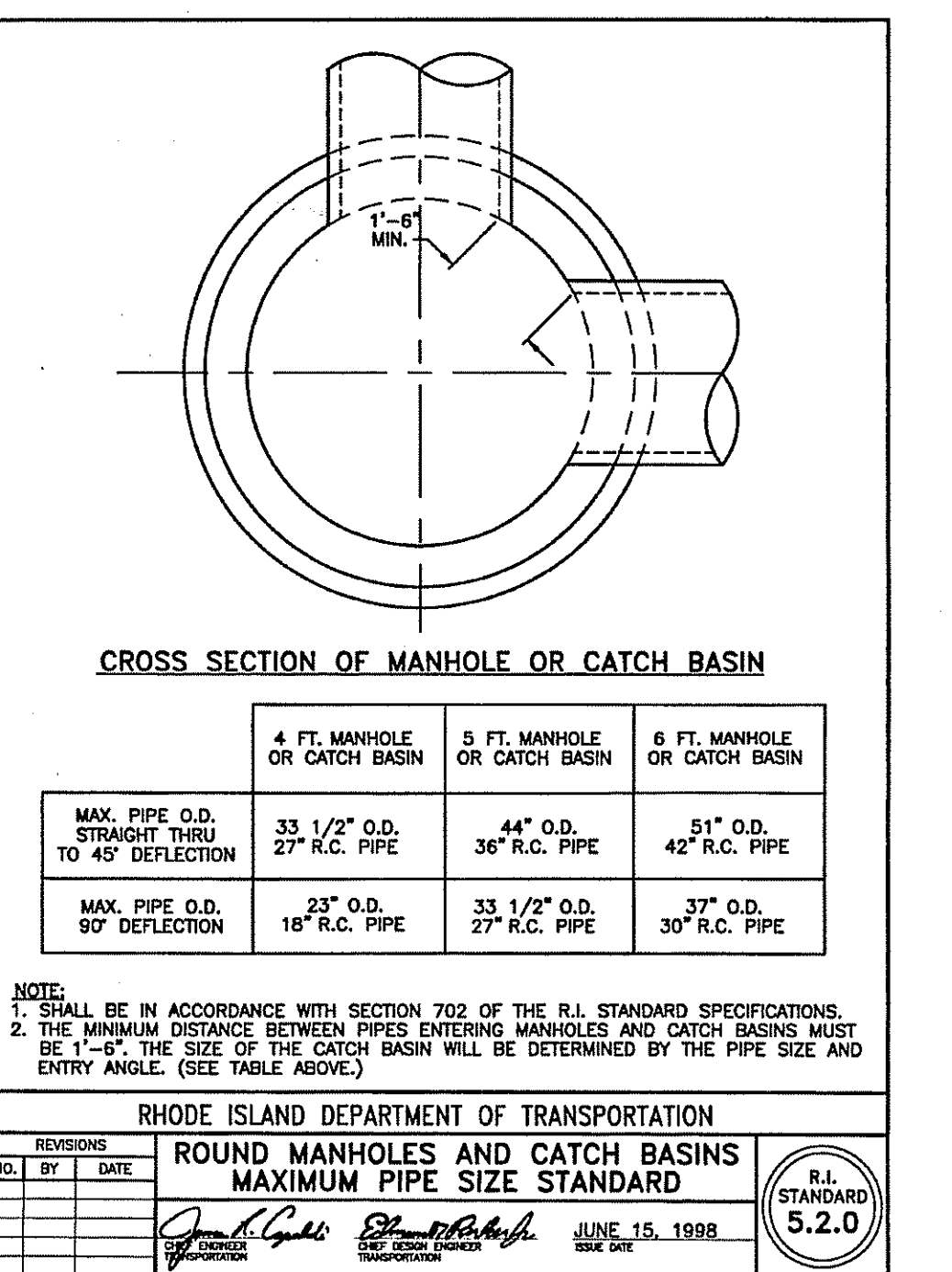
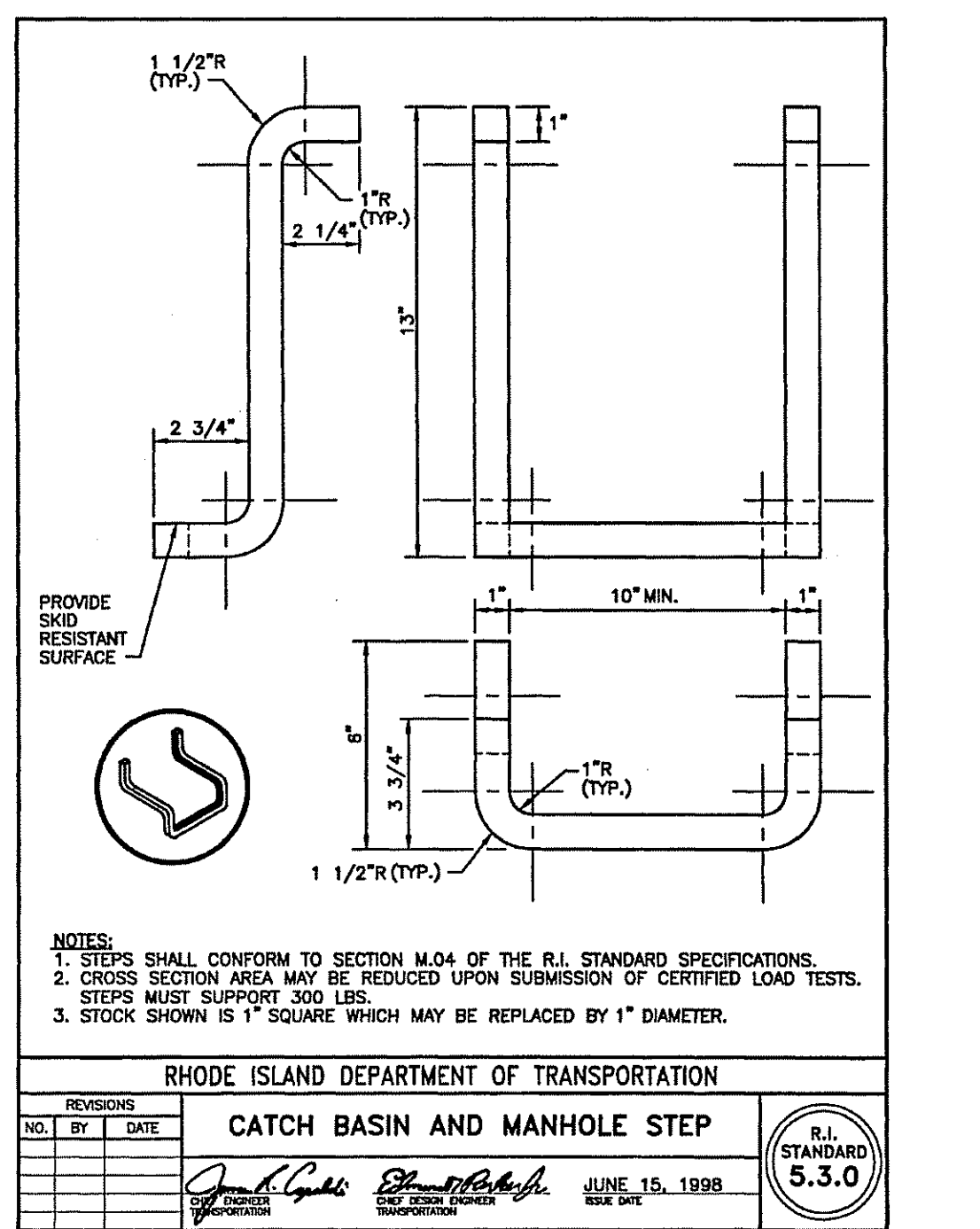
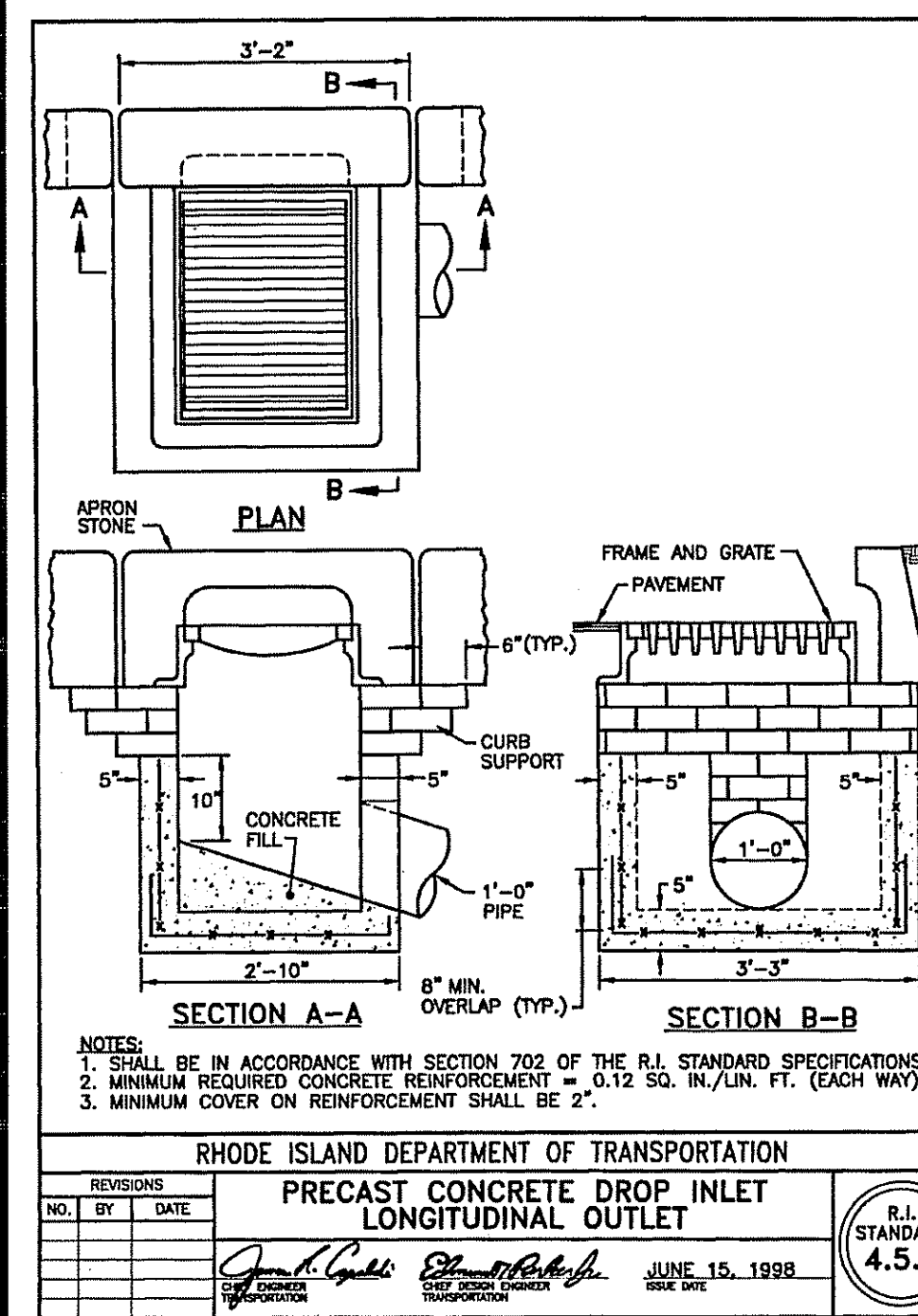
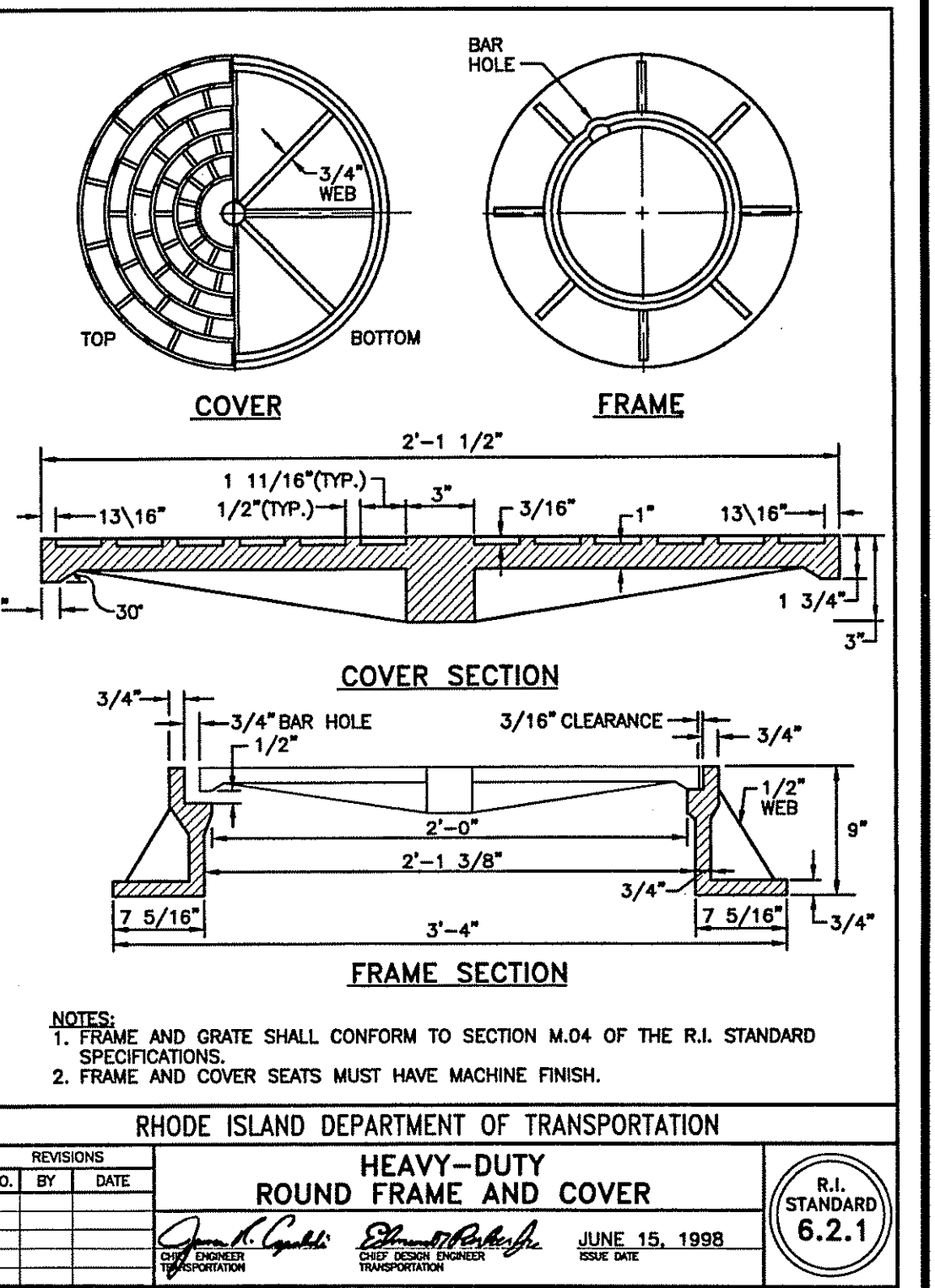
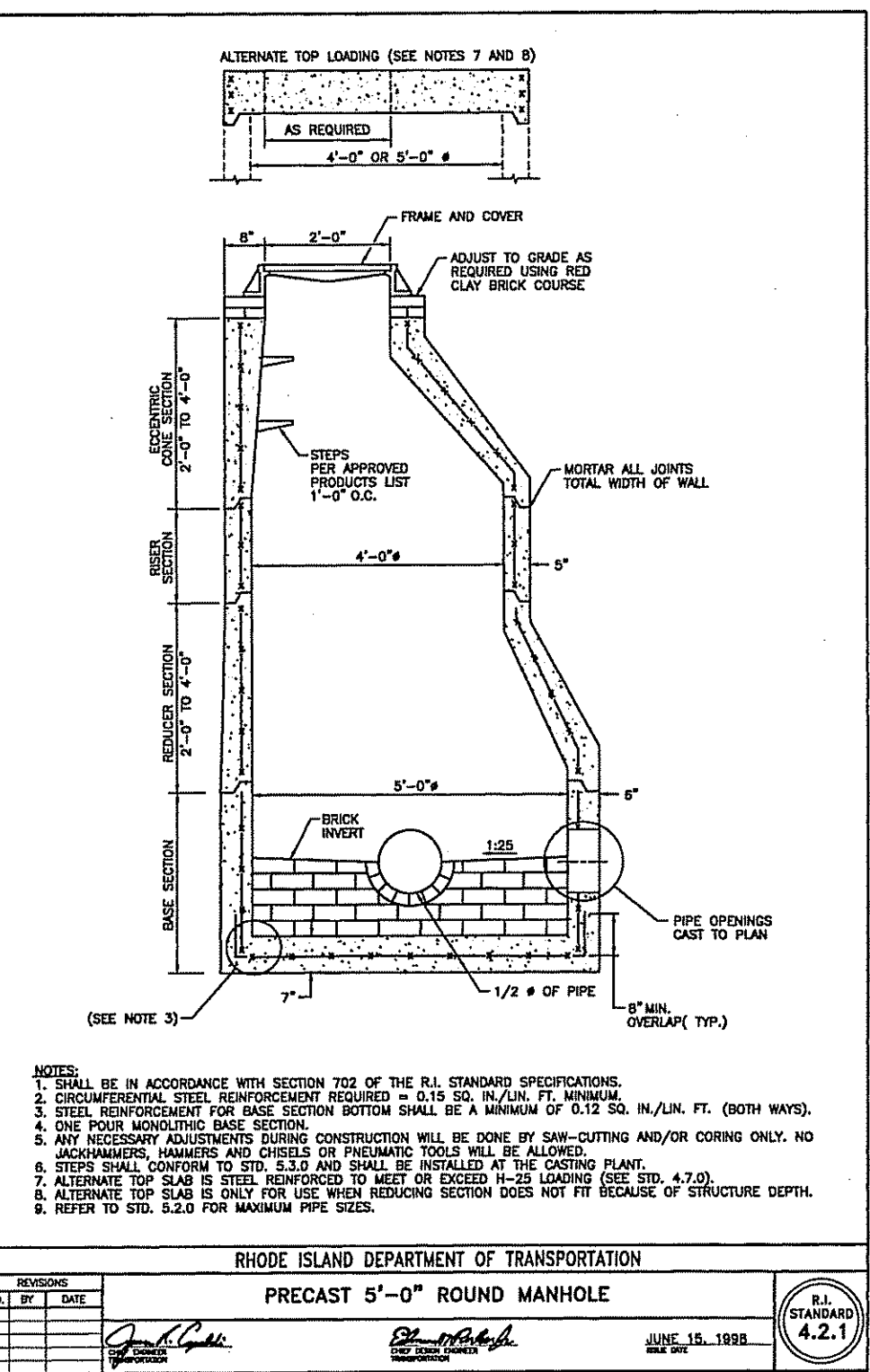
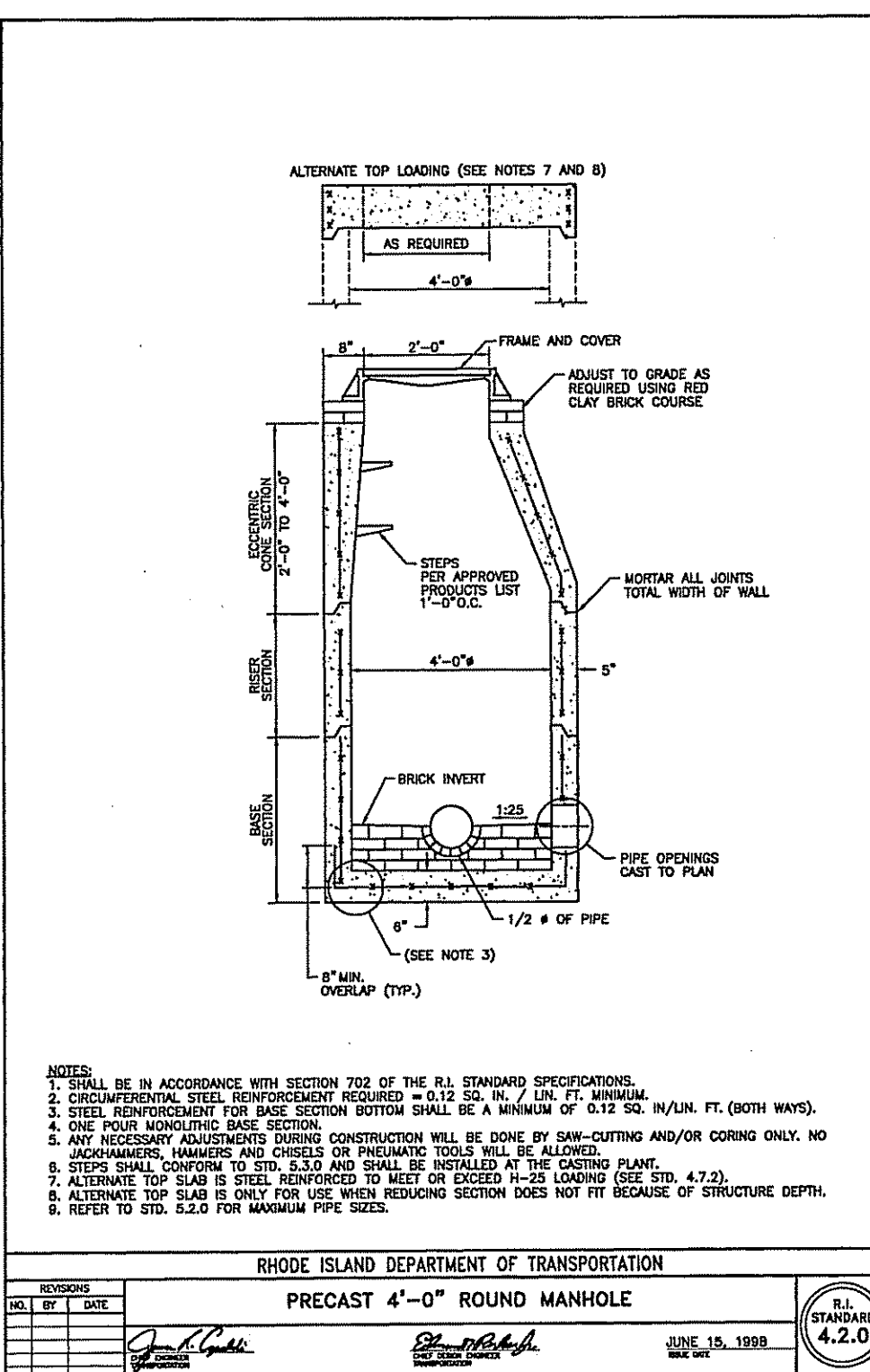
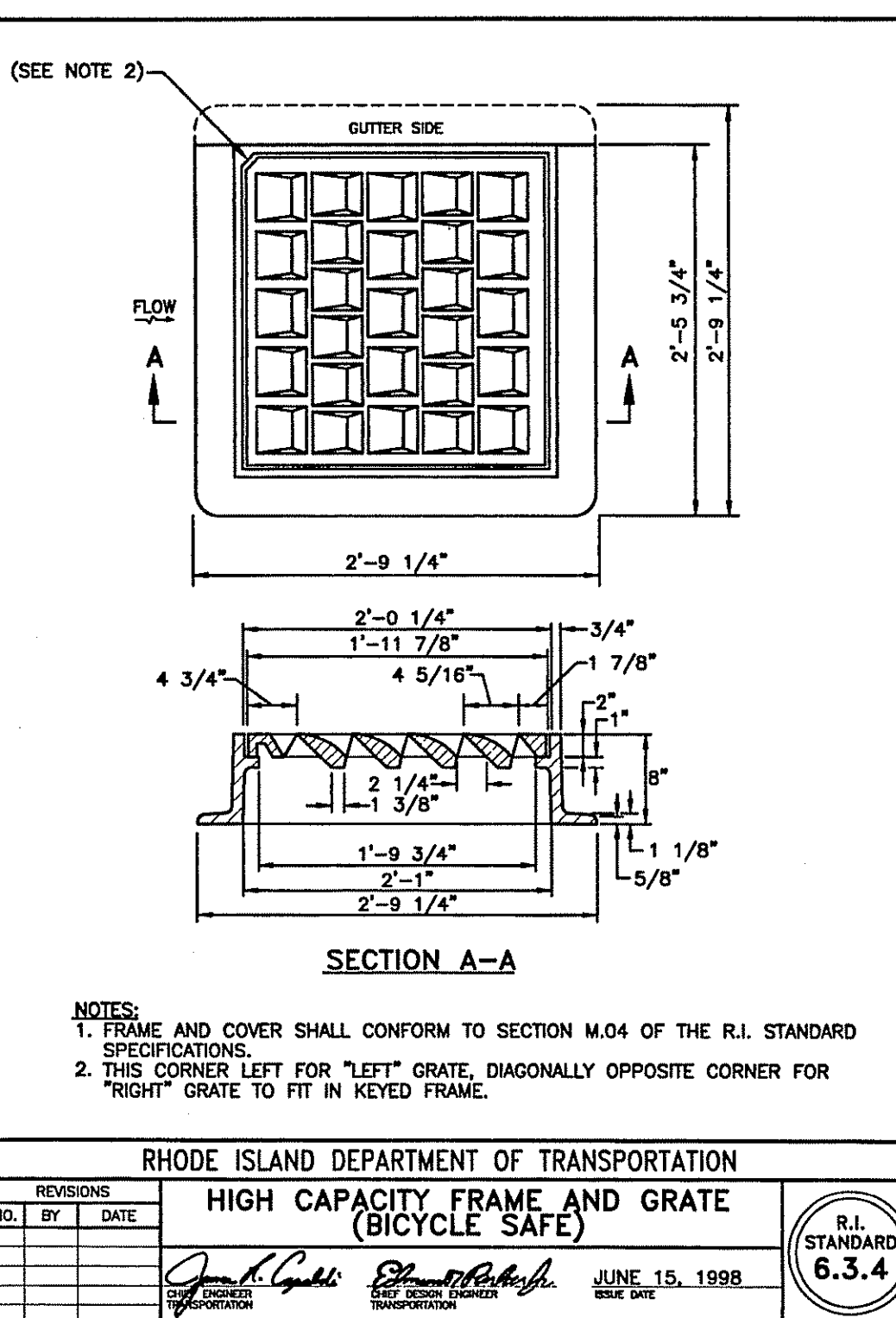
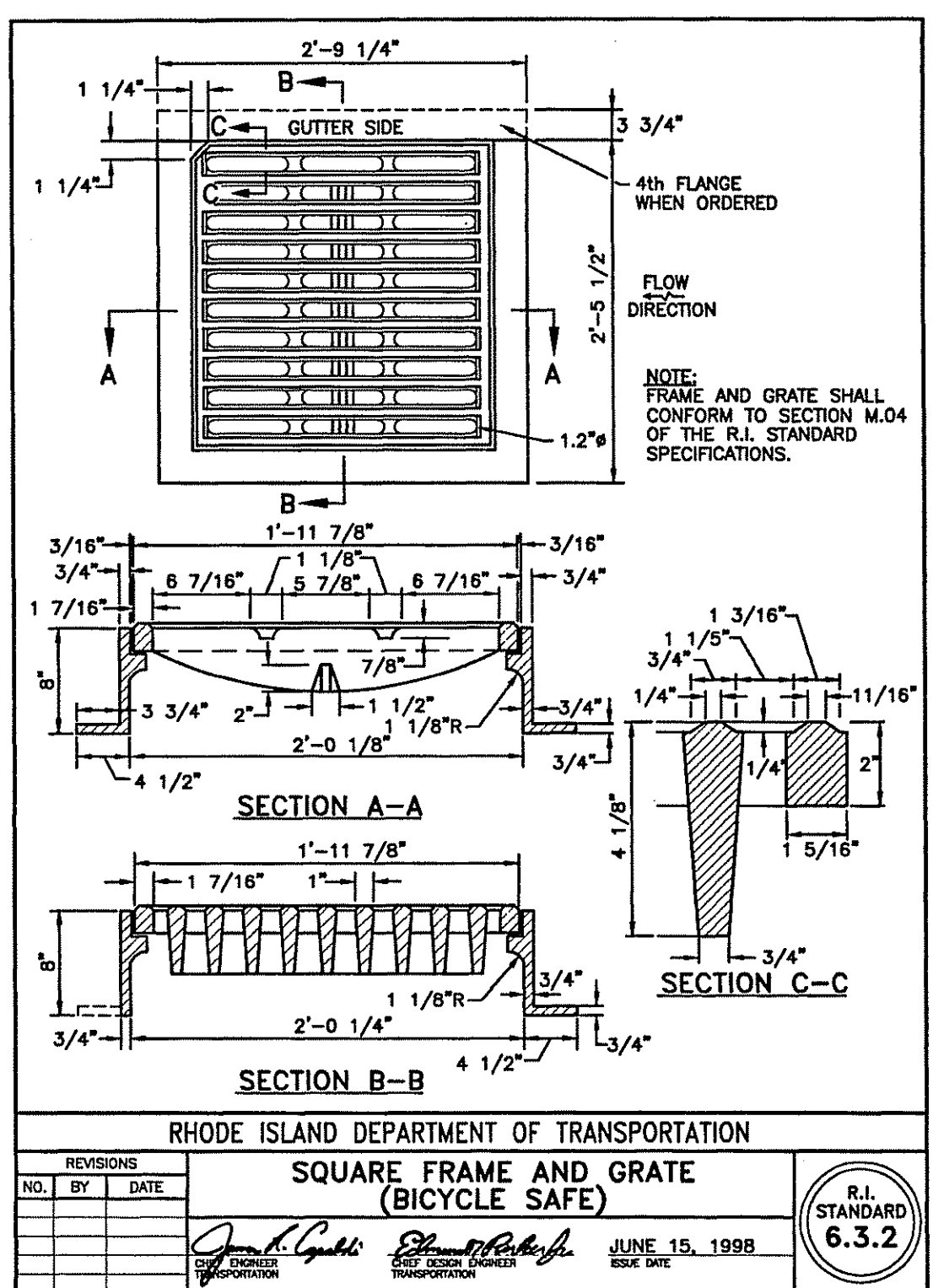
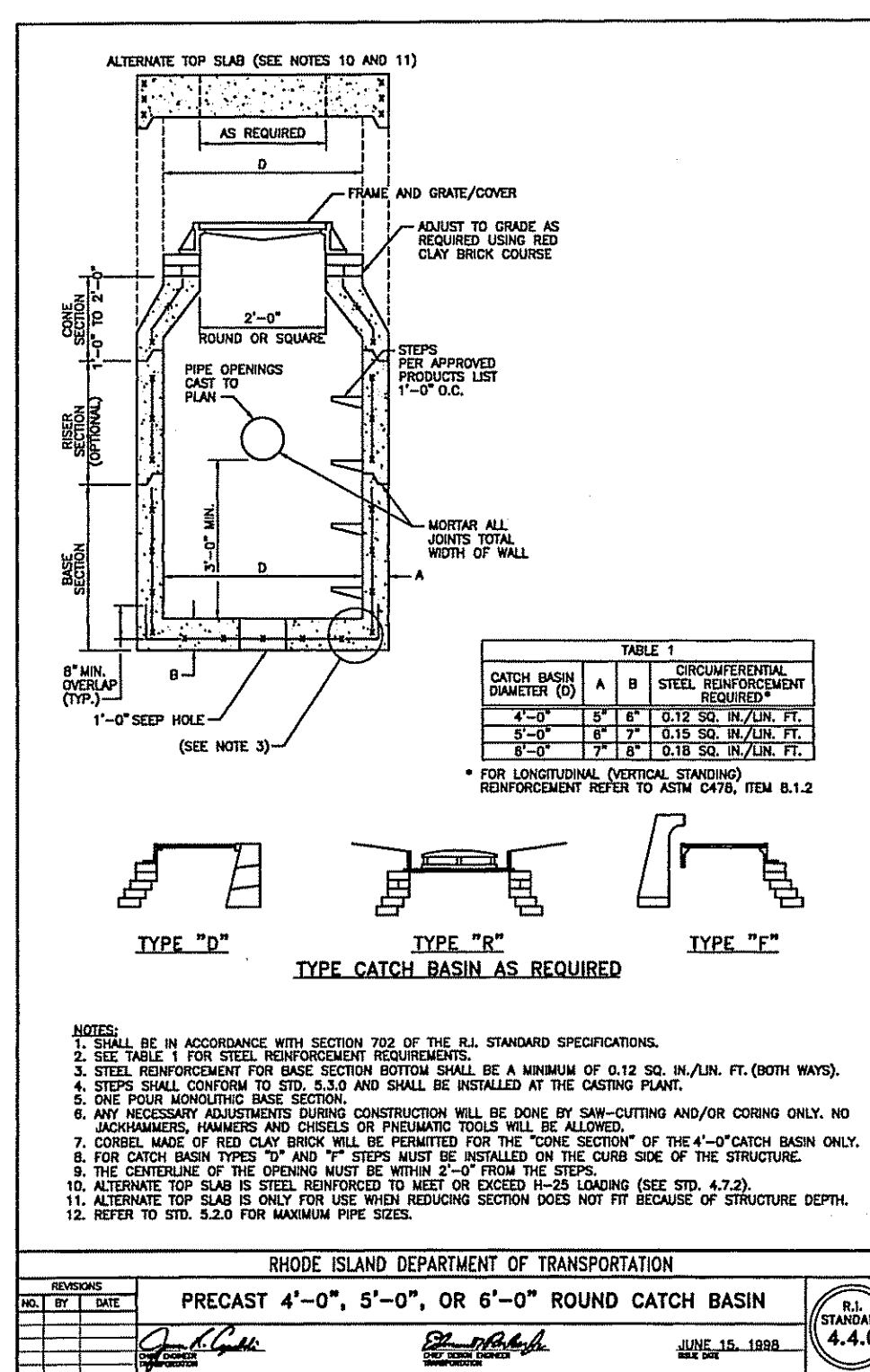
REVISIONS

No.	DATE	DRWN	CHKD

CONSTRUCTION DETAILS-3
for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
in
NORTH SMITHFIELD, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 14 OF 18
DRAWN BY: JP DESIGN BY: JAR CHECKED BY: SMC
DATE: 1/5/09 PROJECT NO.: 08006.00

OWNER / APPLICANT:
KOREL REALTY, LLC
1 HARRY STREET
CRANSTON, RI 02907



APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED APR 1 2009 FILE # 05-0009 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PRELIMINARY SUBDIVISION PLAN
SAYLES HILL ESTATES

Steven M. Clarke
 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908

CONSTRUCTION DETAILS-4
 for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

OWNER / APPLICANT:
 KOREL REALTY, LLC
 1 HARRY STREET
 CRANSTON, RI 02907

SCALE: AS NOTED SHEET NO: 15 OF 18
 DRAWN BY: JP DESIGN BY: JAR CHECKED BY: SMC
 DATE: 1/5/09 PROJECT NO.: 08006.00



Site Evaluation Form
Part A - Soil Profile Description Application Number _____
Property Owner: KOREL REALTY, LLC
Property Location: SAYLES HILL ROAD, NORTH SMITHFIELD, AP-17 - LOT 163
Date of Test Hole: 6/11/08
Soil Evaluator: THOMAS J. PRINCIPLE, III License Number: D-4075
Weather: HOT, HUMID AND SUNNY Shaded: Yes No Time: _____

TH08-6A Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Con.				
A	0-8	A	S	10YR 3/2				FSL	1/GR	FR	4
Bw	8-34	C	W	10YR 6/6	5YR 7/1	c, f, d		FSL	1/SLK	FR	4
Cg	34-120			2.5Y 4/2	5YR 6/8	c, f, d		SL	0/MA	FR (FRESH PLAC)	8

TH08-6B Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description		Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S. Con.				
A	0-7	A	S	10YR 3/2				FSL	1/GR	FR	4
Bw	7-36	C	W	10YR 6/6	5YR 7/1	c, f, d		FSL	1/SLK	FR	4
Cg	36-120			2.5Y 4/2	5YR 6/8	c, f, d		SL	0/MA	FR (FRESH PLAC)	8

Soil Class: BASAL TILL (CLASS A) Total Depth of each Test Hole: 120"
Depth to Groundwater Seepage: 72" BPH Depth to Impervious or Limiting Layer: _____
Estimated Seasonal High Water Table: 24" BPH Comments: _____

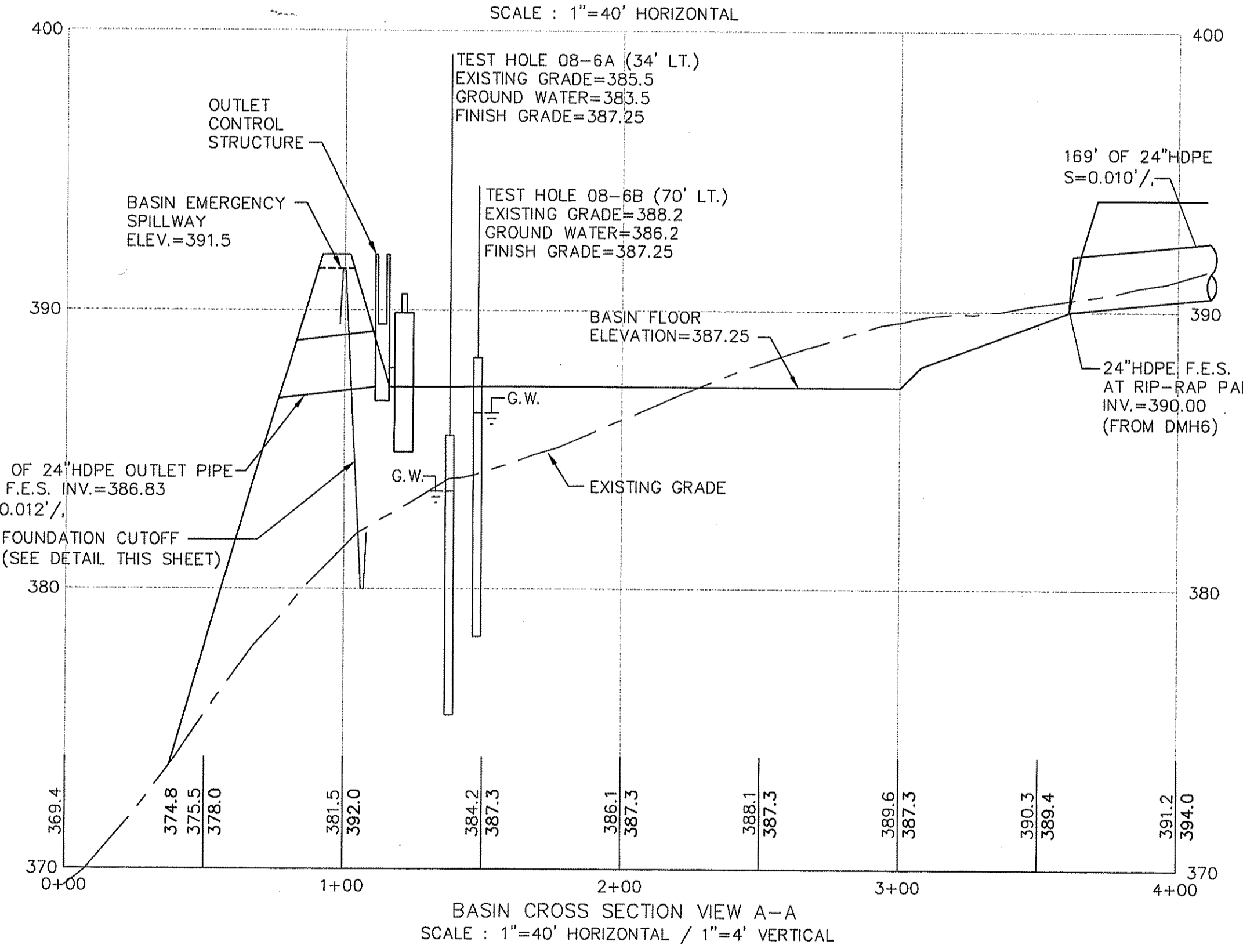
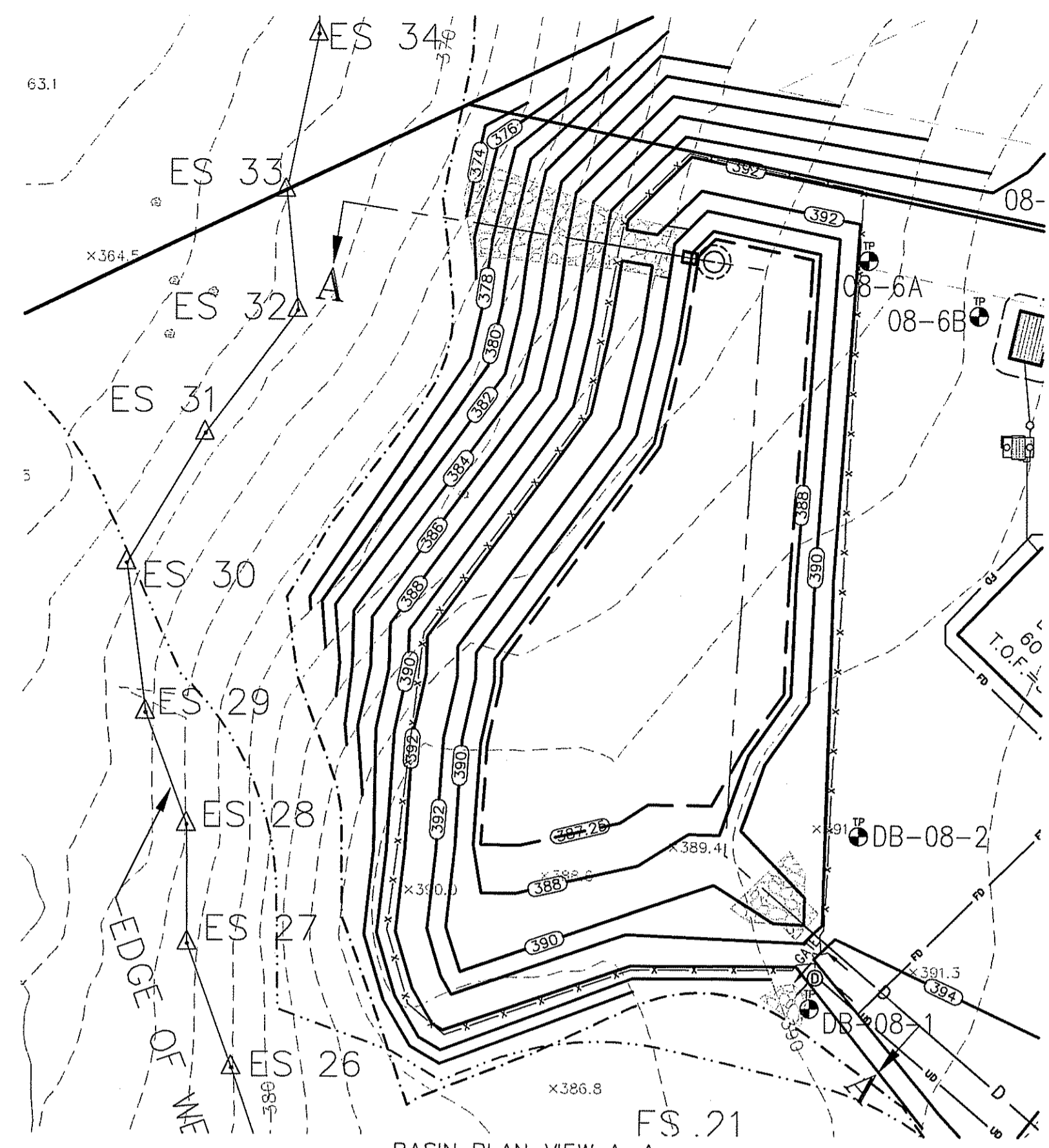


COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

Site Location: Sayles Hill Road, North Smithfield RI Date: 6/11/08
Project No. 08006.00 Test Hole No. DB-08-2 Weather Sunny, 85
Land Use: Oak Forest Slope: <5% Surface Stones: Few
Additional Site Notes: Large boulder adjacent to test hole. Ledge Test DB-2 yielded 38" to ledge.

Depth from surface	Soil Horizon	Soil Texture (USDA)	Soil Mottling	Description & Notes
0"-9"	A	FSL		
9"-36"	Bw	SL	@ 20"	
36"-120"	Cg	SL		30% Gravel, 10% Stones

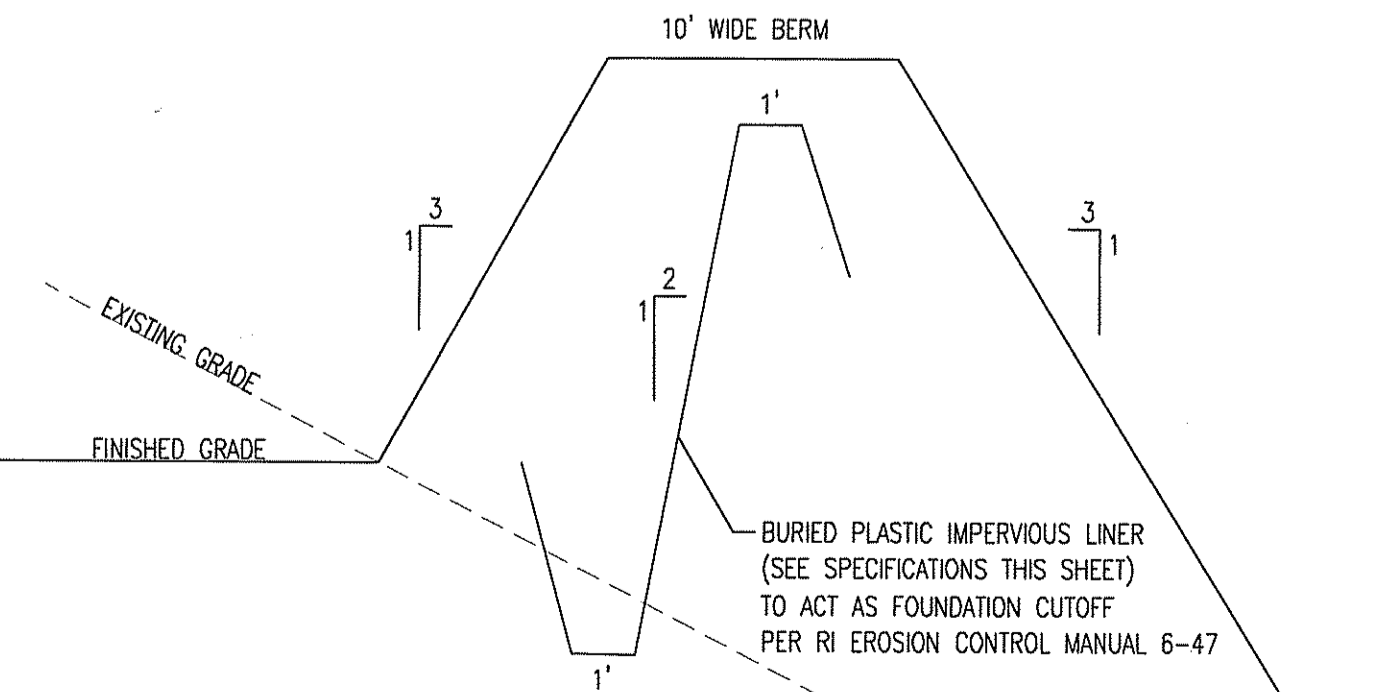
Parent Material: Basal Till Depth to Bedrock: None @ 120"
Standing Water in Hole: 72" Weeping from Face: -
Estimated Seasonal High Ground Water: 20"
Percolation Rate = 3 MPI (40" below surface)
Soil Evaluation Performed By: Thomas J. Principe, III, EIT
MA- Certified Title V Soil Evaluator-License #SE2972
RI- Certified Class IV Soil Evaluator- License #D4075



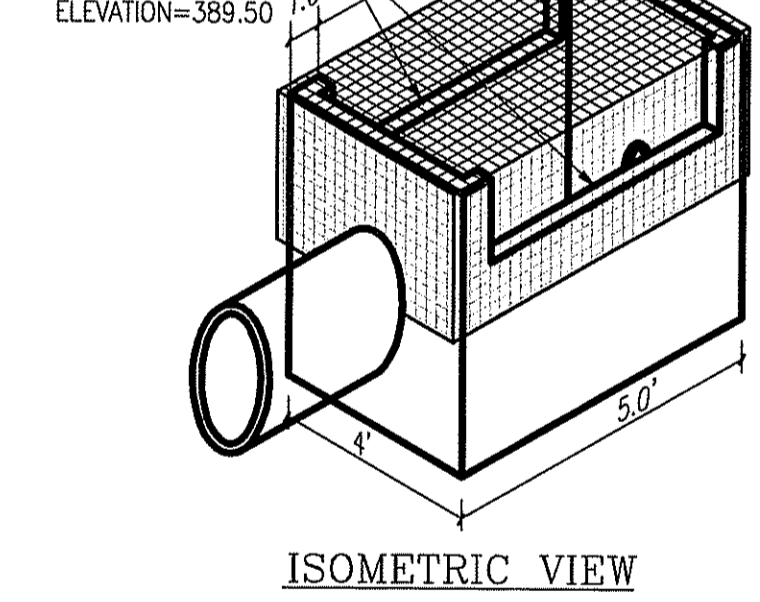
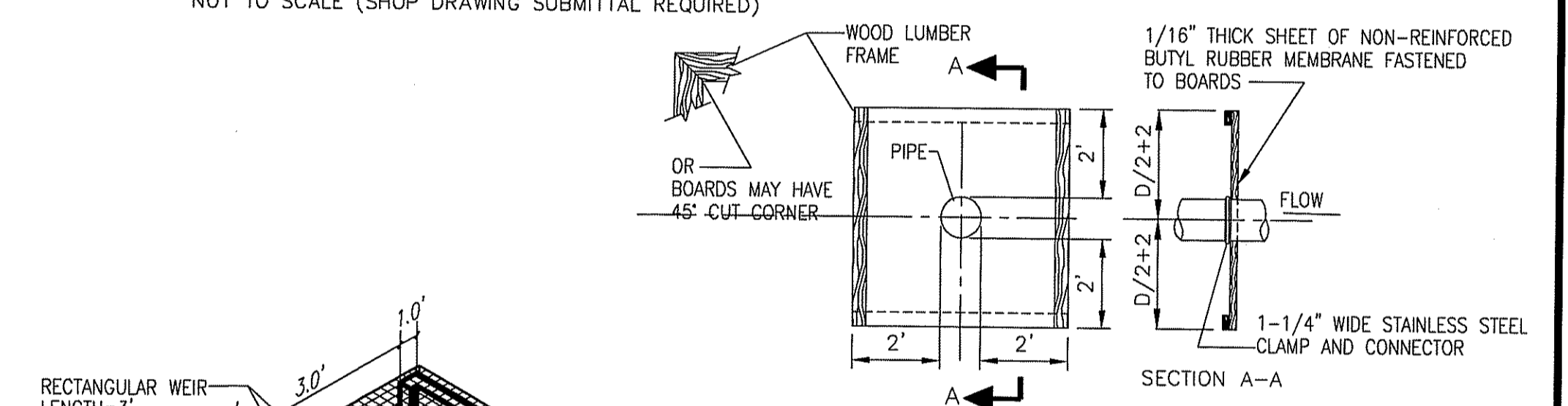
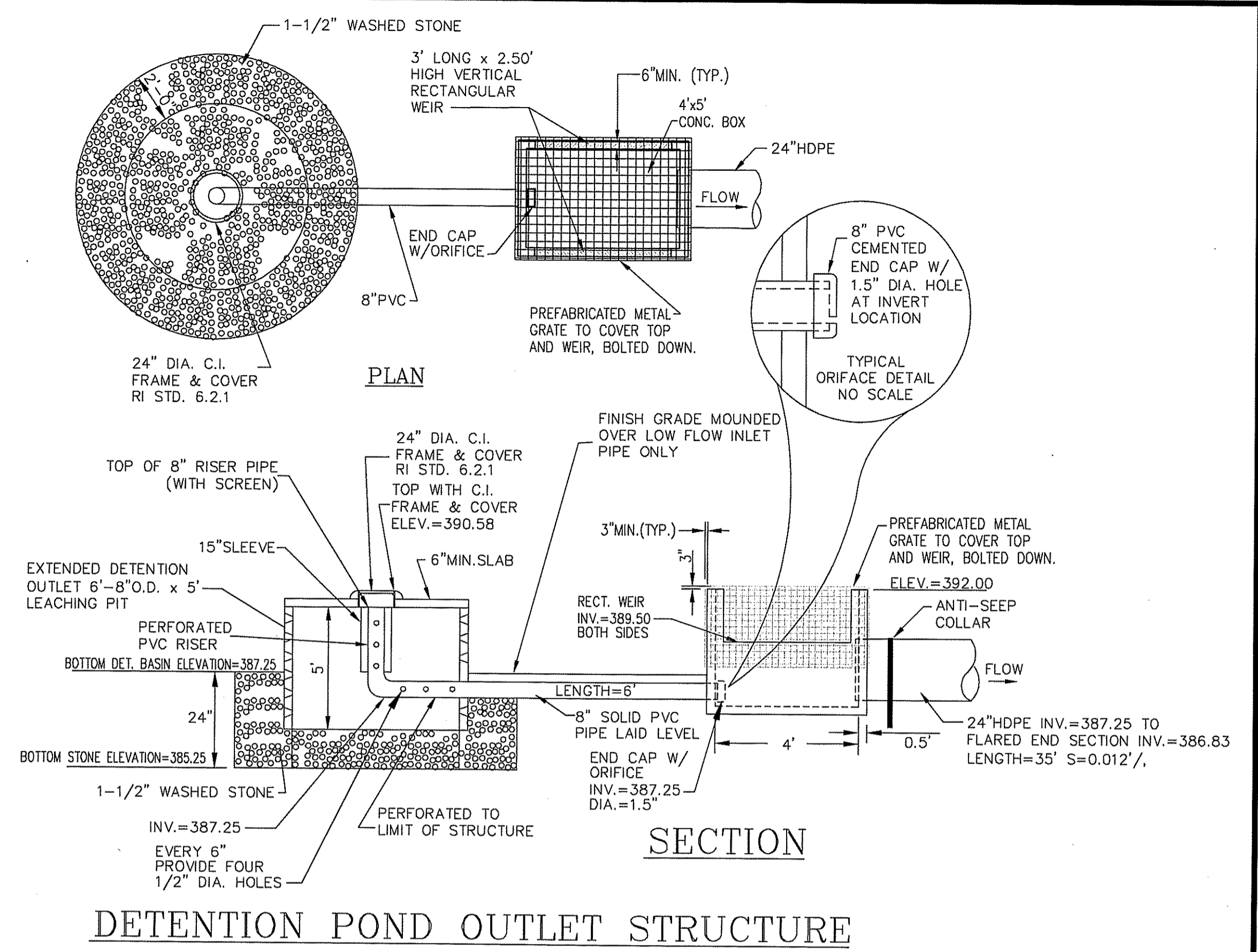
BURIED PLASTIC IMPERVIOUS LINER NOTES

IMPERVIOUS LINER FORMED OF BLACK COLORED POLYVINYL CHLORIDE PLASTIC FILM. WHERE FOUNDATION IS ROUGH OR ROCKY, PLACE A LAYER 2 TO 4 INCHES THICK OF FINE-GRAINED SOIL BENEATH LINER. SEAL LINER SECTIONS BY BONDING WITH MANUFACTURER'S RECOMMENDED SOLVENT WITH 6-INCH OVERLAP AT JOINTS. PROTECT LINER BY 6-INCH MIN. COVER OF FINE GRAINED SOIL. ANCHOR LINE IN A TRENCH AT TOP OF SLOPE. AVOID DIRECT CONTACT WITH SUNLIGHT DURING CONSTRUCTION BEFORE COVERING WITH FILL AND IN COMPLETED INSTALLATION. THE LINER SHALL BE CAPABLE OF PROVIDING THE FOLLOWING MINIMUM PROPERTIES:

1. THICKNESS	40 MILS	ASTM D1593
2. TENSILE STRENGTH YIELD	54 LBS./IN WIDTH	ASTM D638
3. ELONGATION AT BREAK	900%	ASTM D638
4. HYDROSTATIC RESISTANCE	170 PSI	ASTM D751
5. TEAR RESISTANCE	22 LBS	ASTM D1004



SURFACE DETENTION SYSTEM FOUNDATION CUTOFF



- NOTES:**
- COAT PIPE AT COLLAR LOCATION WITH BUTYL RUBBER PATH CEMENT SEALER OR OTHER BUTYL RUBBER SEALER.
 - COMPLETED INSTALLATION MUST BE WATERTIGHT.
 - CUT CIRCULAR HOLE IN CENTER OF RUBBER SHEET 1/8" SMALLER THAN THE DIAMETER OF THE PIPE AND FORCE BUTYL RUBBER SHEET OVER UPSTREAM END OF PIPE AND OVER BUTYL RUBBER SEALER.
 - INSTALL A 1-1/4" WIDE STAINLESS STEEL STRAP, CLAMP AROUND PIPE OVER BUTYL RUBBER SHEET AND TIGHTEN UNTIL SEALER IS FORGED OUT. STAPLE BUTYL RUBBER SHEET TO LUMBER FRAME.

PRELIMINARY SUBDIVISION PLAN SAYLES HILL ESTATES

DATE: APR 1 2009 FILE # 08-006-00
NO CHANGES ALLOWED WITHOUT PPEIR APPROVAL
PPEIR: THOMAS J. PRINCIPLE, III
DATE: JAN 15 2009

Steven M. Clarke
REGISTERED PROFESSIONAL ENGINEER
No. 4477

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

CONSTRUCTION DETAILS-6
for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
in
NORTH SMITHFIELD, RHODE ISLAND

OWNER / APPLICANT:
KOREL REALTY, LLC
1 HARRY STREET
CRANSTON, RI 02907

SCALE: AS NOTED SHEET NO: 17 OF 18
DRAWN BY: JP DESIGN BY: JAR CHECKED BY: SMC
DATE: 1/5/09 PROJECT NO.: 08006.00

CATCH BASIN & DETENTION BASIN MAINTENANCE NOTES:

- SIDE-SLOPES, EMBANKMENTS, AND THE UPPER STAGE OF THE BASIN WILL BE MOWED AT LEAST ONCE PER GROWING SEASON, TO PREVENT UNWANTED WOODY GROWTH. THIS STORM WATER FACILITY IS TO BE MANAGED FOR WILDLIFE HABITAT, THEREFORE, MOWINGS WILL BE CONDUCTED AFTER MID AUGUST TO PREVENT MORTALITY TO GROUND NESTING BIRDS AND ANIMALS.
- ALL TRASH AND LITTER AND OTHER DEBRIS WILL BE REMOVED FROM THE STORM WATER FACILITY INCLUDING INLET AND OUTLET STRUCTURES. THIS WILL BE ACCOMPLISHED AT LEAST TWICE PER YEAR, PREFERABLY SPRING AND FALL.
- INSPECTIONS OF ALL CATCH BASINS SHALL OCCUR ON AN ANNUAL BASIS TO CHECK FOR DEBRIS REMOVAL (SEDIMENT AND HYDROCARBONS) AND STRUCTURAL INTEGRITY OR DAMAGE. SUCH DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
- SEDIMENTS WILL BE REMOVED FROM THE DETENTION BASIN IMMEDIATELY FOLLOWING SITE STABILIZATION AND EVERY YEAR THEREAFTER. ACCUMULATED SEDIMENTS MAY HAVE TO BE REMOVED MORE FREQUENTLY IF THE SEDIMENT STORAGE CAPACITY OF THE FOREBAYS OR SEDIMENT STORAGE AREAS ARE WITHIN THE LAST 10 PERCENT OF AVAILABLE CAPACITY. SEDIMENT REMOVAL WITHIN THE BASIN WILL RESTORE THE ORIGINAL CAPACITY AND DESIGN DEPTH.
- IF BLOCKAGE OF A DETENTION BASIN OUTLET STRUCTURE OCCURS IT MAY BE NECESSARY TO DEWATER THE POND FOR ACCESS TO THE BLOCKAGE. THE DEWATERING FLOW MUST BE ADEQUATELY FILTERED PRIOR TO DISCHARGE INTO A RECEIVING WATER BODY TO REMOVE SUSPENDED SOLIDS.
- POOLS OF STAGNANT WATER IN DETENTION BASINS INDICATES FAILURE DUE TO EROSION AND SCOURING OF THE BASIN BOTTOM, PARTICULARLY NEAR AN INLET DEVICE. THIS DEFICIENCY WILL BE CORRECTED IMMEDIATELY TO PREVENT A NUISANCE HABITAT FOR INSECTS, ESPECIALLY MOSQUITOES.
- ALL OUTLET STRUCTURES AND OUTFLOW CHANNELS WILL BE INSPECTED ANNUALLY. INSPECTIONS WILL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST SIX MONTHS OF OPERATION, ESPECIALLY AFTER RAINFALL EVENTS TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID OF A RELEASE.
- THE GRASSED AREAS OF THE DETENTION BASIN WILL BE INSPECTED AT LEAST TWICE PER YEAR TO CHECK FOR EROSION PROBLEMS. PROBLEM AREAS MUST BE RESEDED IMMEDIATELY TO STABILIZE EXPOSED SOILS, THEREBY PREVENTING EROSION AND POTENTIAL CLOGGING OF OUTFLOW DEVICES.
- REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY WILL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- ALL SEDIMENT GENERATED DURING CONSTRUCTION AND AS A RESULT OF MAINTENANCE OF THE DRAINAGE SYSTEM MUST BE DISPOSED OF PROPERLY. SEDIMENT SHALL NOT BE DISPOSED OF IN OR NEAR STATE OR FEDERAL REGULATED WATERS.
- RECORDS OF THE FIRST TWO YEARS OF MAINTENANCE FOLLOWING CONSTRUCTION SHALL BE SUBMITTED TO RIDEM DIVISION OF WATER RESOURCES. MAINTENANCE RECORDS FOR SUBSEQUENT YEARS SHALL BE KEPT ON FILE AND SUBMITTED TO RIDEM, DIVISION OF WATER RESOURCES, UPON REQUEST.
- ALL DRAINAGE FACILITIES WILL BE MAINTAINED BY A PRIVATE HOMEOWNER'S ASSOCIATION.

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS./ACRE.
- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.D1.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDING SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCTOBER
BIRDFOOT TREFFOIL	15	
PERENNIAL RYEGRASS	10	

APPLICATION RATE 100 LBS./ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILE SHALL ALSO BE SEEDING AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDING OR PLANTED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDING OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDING.

SEDIMENTATION CONTROL PROGRAM:

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS AND PERIODS OF HEAVY RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORMWATER FLOWAGE.
- ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
 - OUTFALLS ARE TO BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

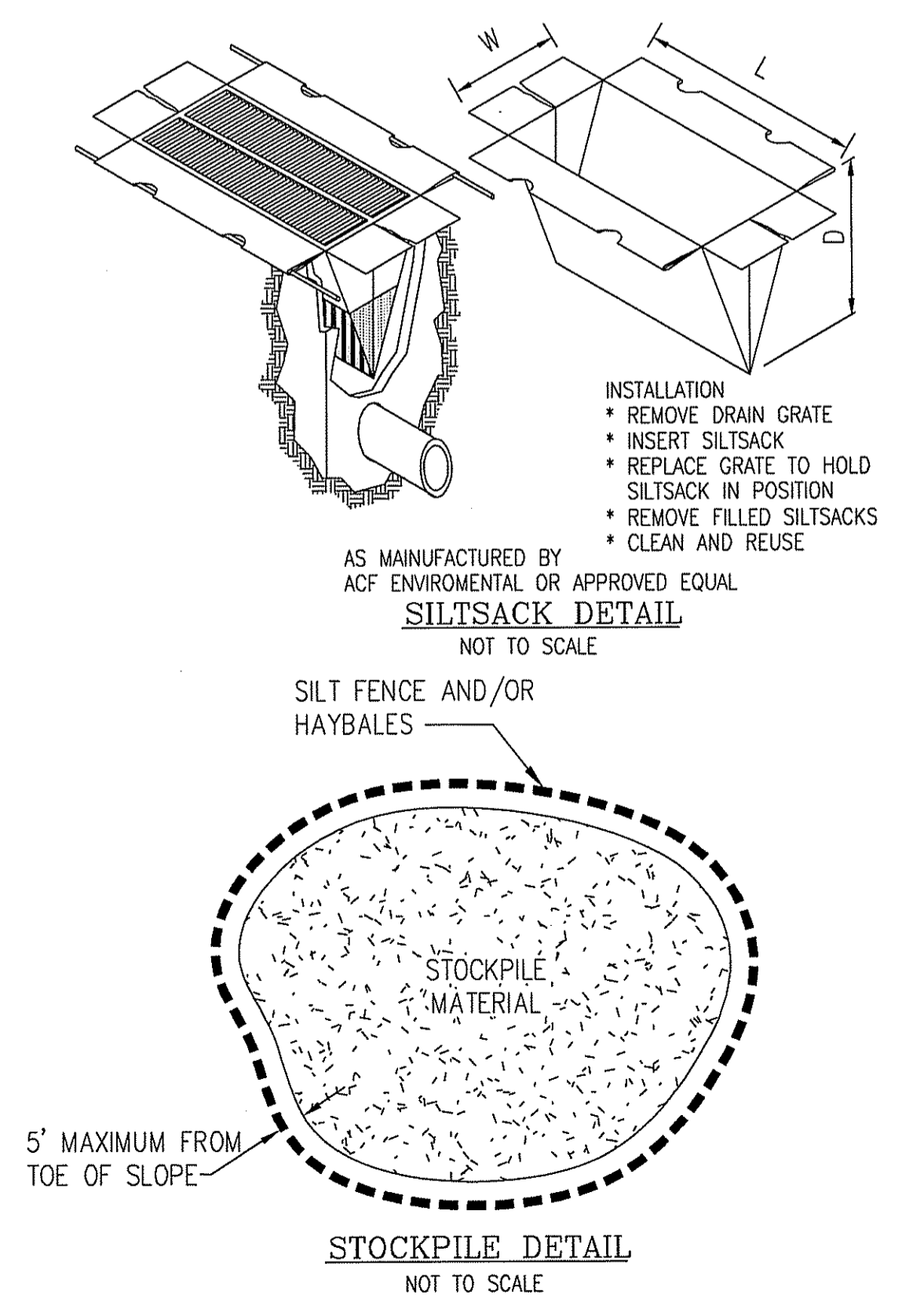
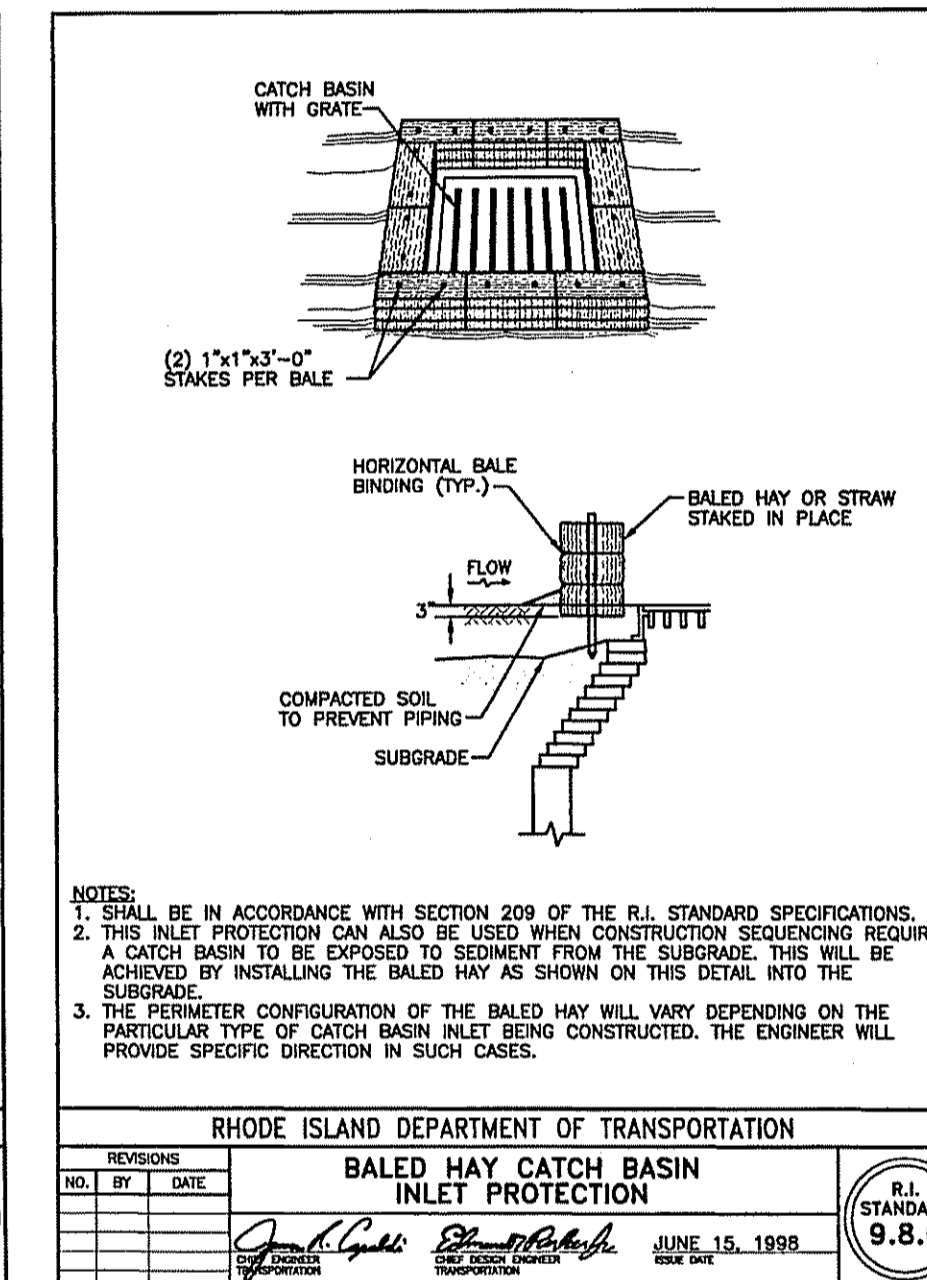
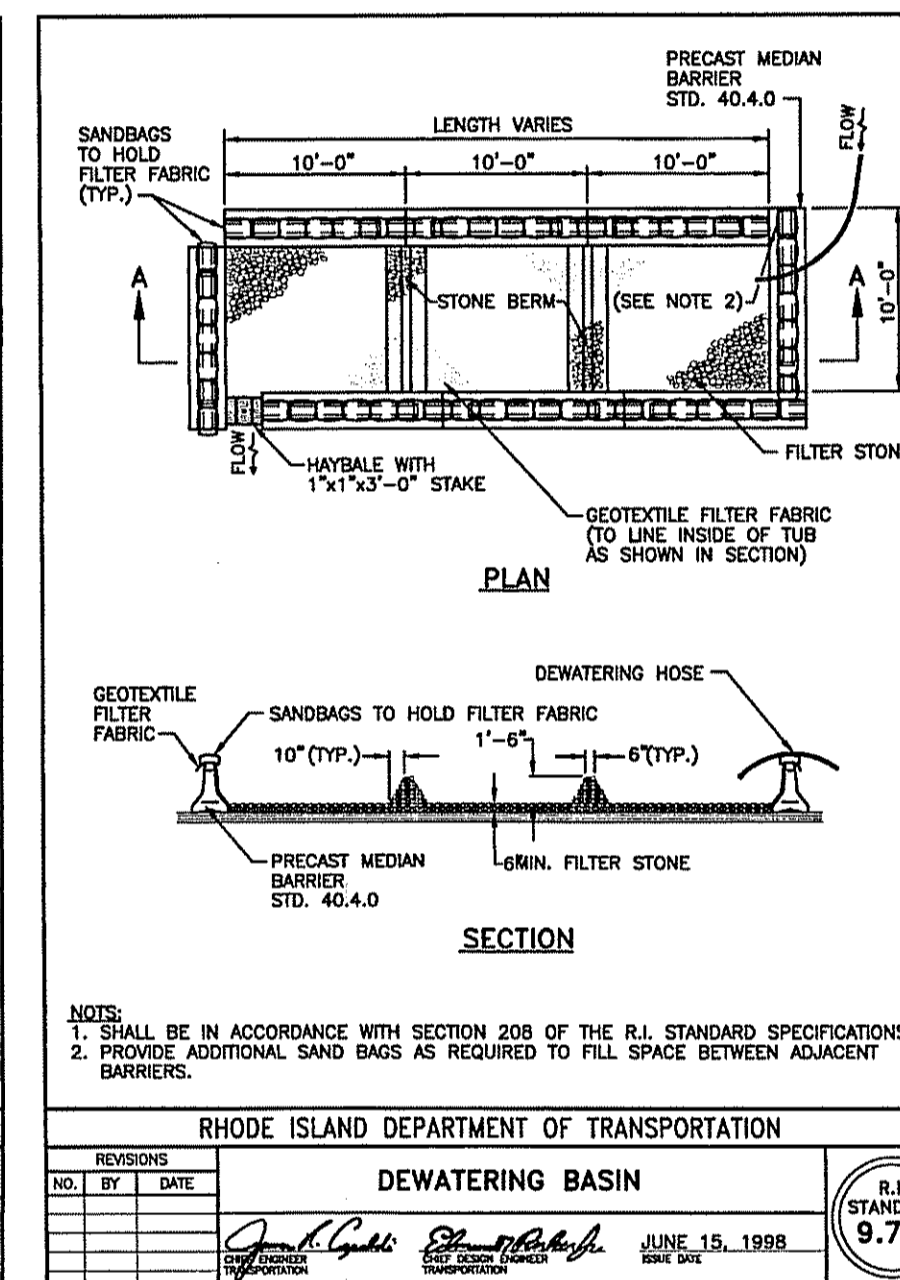
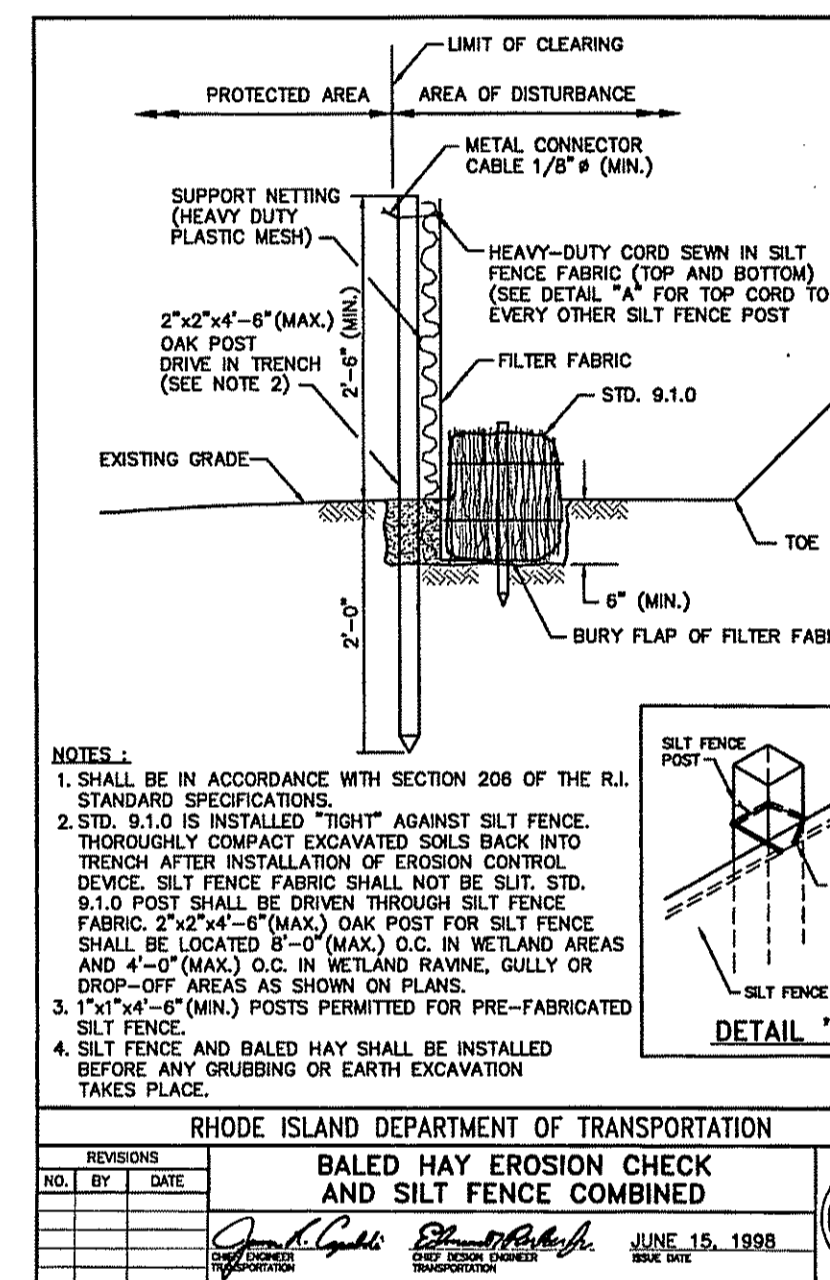
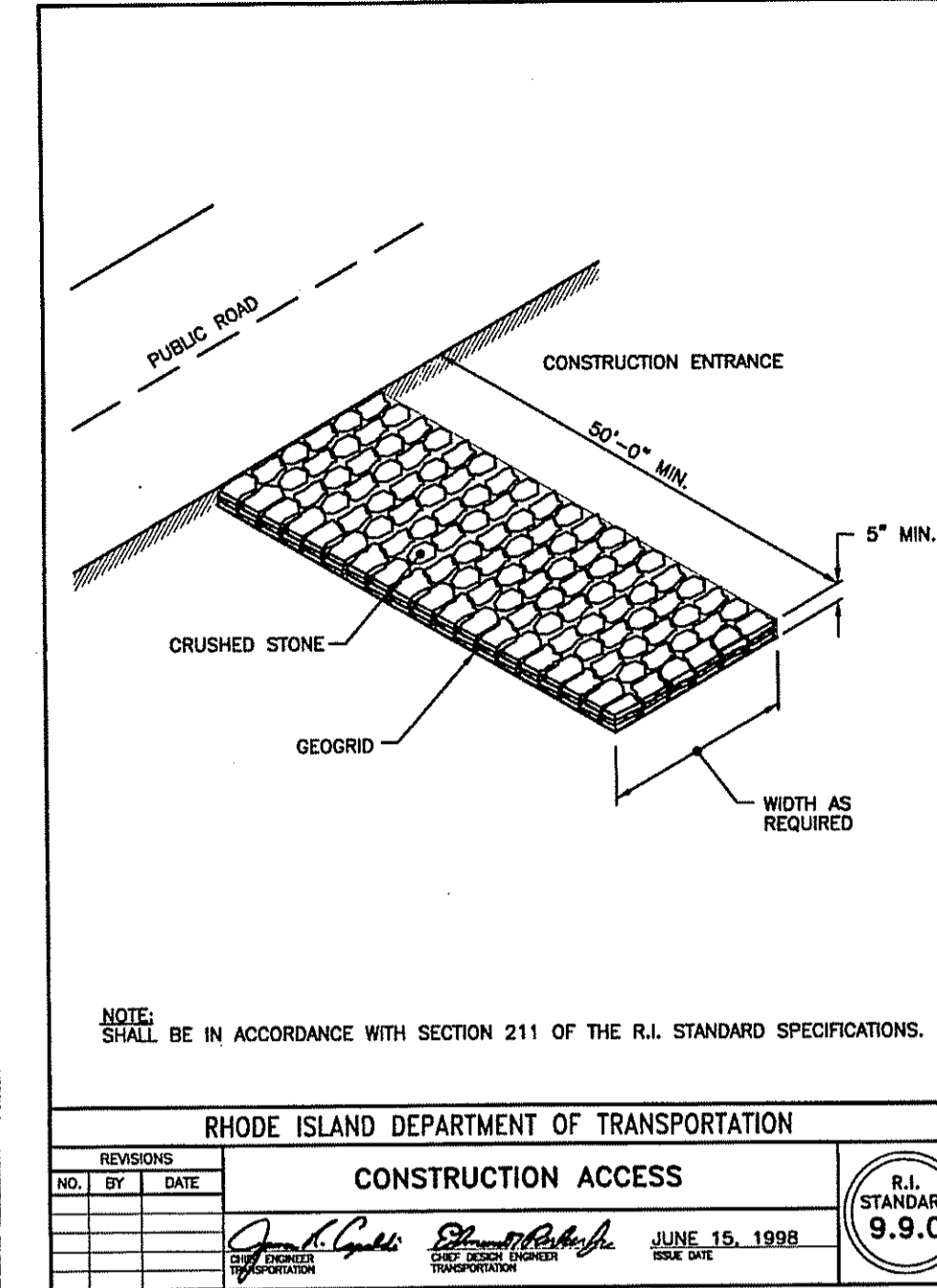
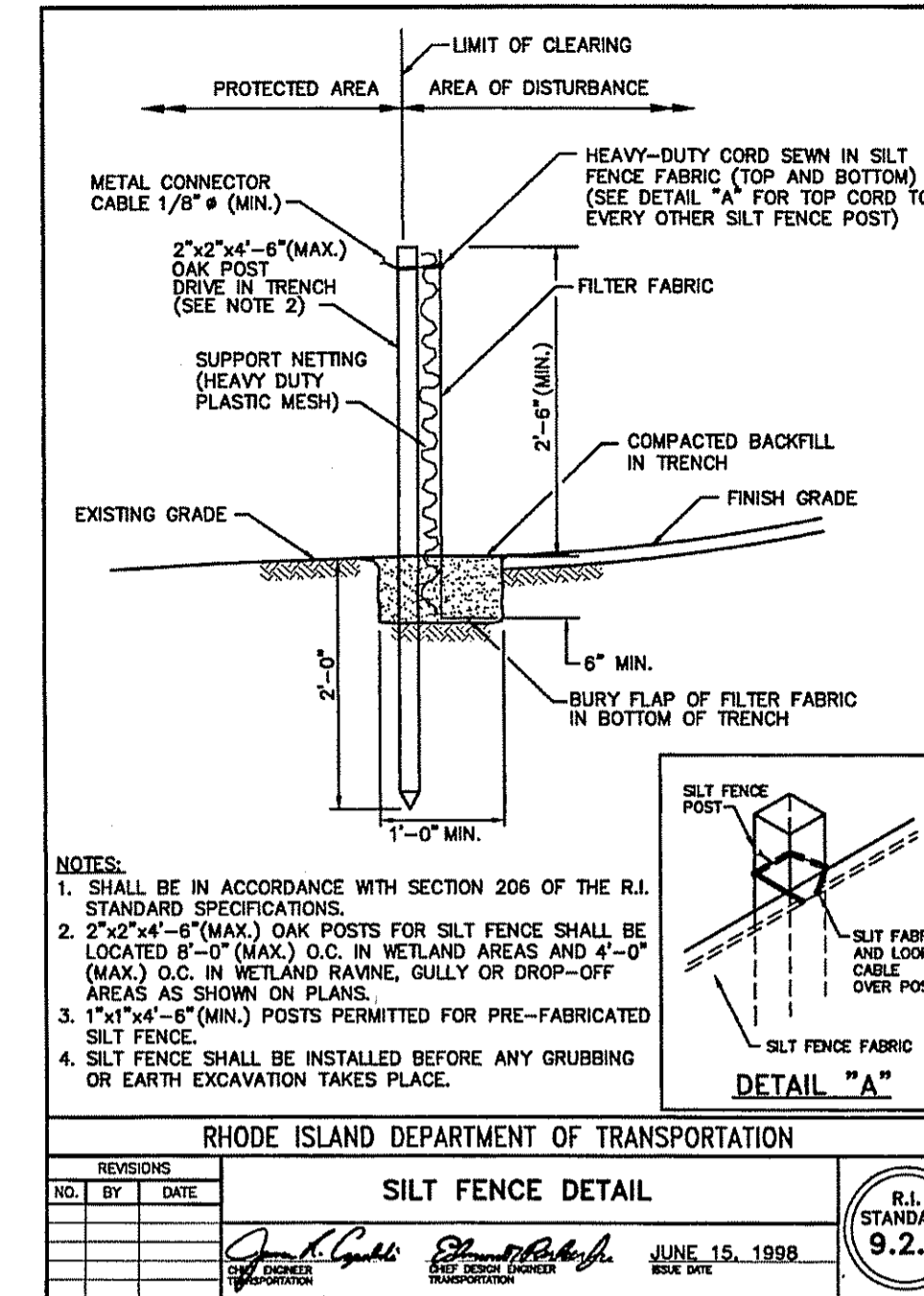
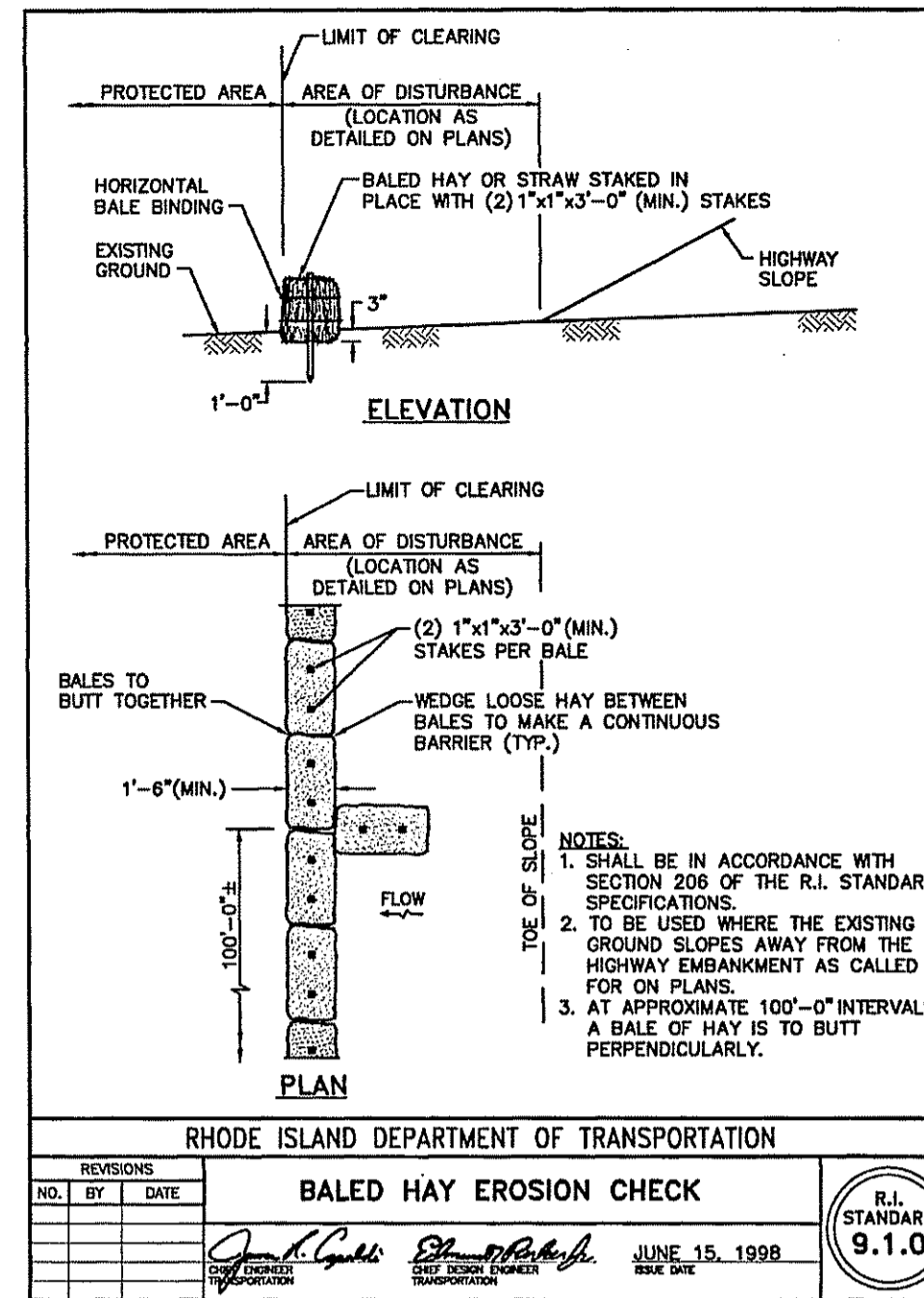
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. DETENTION BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- HAYBALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADIENT DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
- SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.

DRAINAGE & UTILITY NOTES:

- THE LOCATION OF EXISTING UTILITIES IS BASED UPON THE BEST AVAILABLE INFORMATION. THE LOCATIONS AND ELEVATIONS SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- UTILITY LOCATION VERIFICATION IS TO INCLUDE TEST HOLES AS NEEDED.
- ALL WATER LINE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL MUNICIPAL WATER AUTHORITY. WATER AUTHORITY REQUIREMENTS FOR PIPE MATERIALS, INSTALLATION, TESTING AND AS-BUILT DOCUMENTATION ARE APPLICABLE TO THIS PROJECT.
- ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL MUNICIPAL SEWER AUTHORITY. SEWER AUTHORITY REQUIREMENTS FOR PIPE MATERIALS, INSTALLATION, TESTING AND AS-BUILT DOCUMENTATION ARE APPLICABLE TO THIS PROJECT.
- UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, FIRE ALARM CABLE TELEVISION AND GAS SERVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE APPLICABLE SITE UTILITY PROVIDER.
- ALL ON SITE STORM WATER DRAINAGE PIPE SHALL BE ADS N-12, HDPE BY HANCOR OR AN APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL INLINE DRAIN STRUCTURES AND RELATED APPURTENANCES SHALL BE AS MANUFACTURED BY "NYLOPLAST" OR "DRAIN-RITE" AS MANUFACTURED BY "HANCOR" OR AN APPROVED EQUAL.
- METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN AND OTHER UTILITIES.

GENERAL NOTES:

- THE LOCATION AND ELEVATION FOR ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATION AND ELEVATION OF THEIR FACILITIES AND ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITY SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO COMMONWEALTH ENGINEERS & CONSULTANTS, INC. 400 SMITH STREET, PROVIDENCE, RHODE ISLAND 02908; (401) 273-6600.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING "DIG- SAFE" AT 1-888-344-7233 TO COMPLY WITH STATE LAW PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE APPROPRIATE STATE AND MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.



ALTERNATES TO BE CONSIDERED BASED UPON SHOP DRAWING SUBMITTAL AND APPROVAL

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 1 2009 FILE # 07-00019
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

RECEIVED
 JAN 15 2009

PRELIMINARY SUBDIVISION PLAN
SAYLES HILL ESTATES

Steven M. Clarke
 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 401-273-6600

CONSTRUCTION DETAILS-7
 for
AP-17 LOTS 117 & 163
SAYLES HILL ROAD
 in
 NORTH SMITHFIELD, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 18 OF 18
 DRAWN BY: JP DESIGN BY: JAR CHECKED BY: SMC
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OWNER / APPLICANT:
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 1 HARRY STREET
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REVISIONS
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