

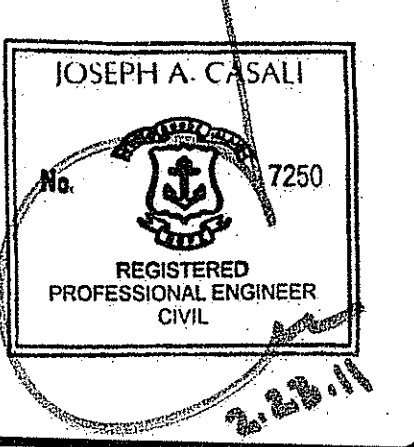
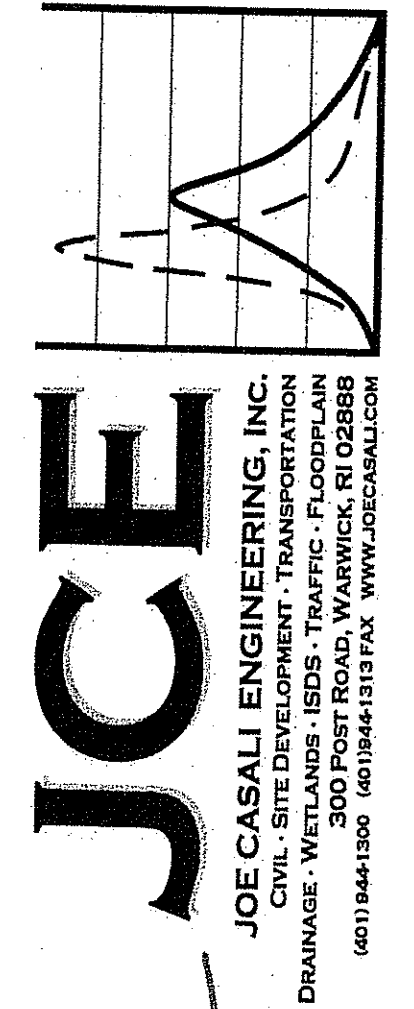
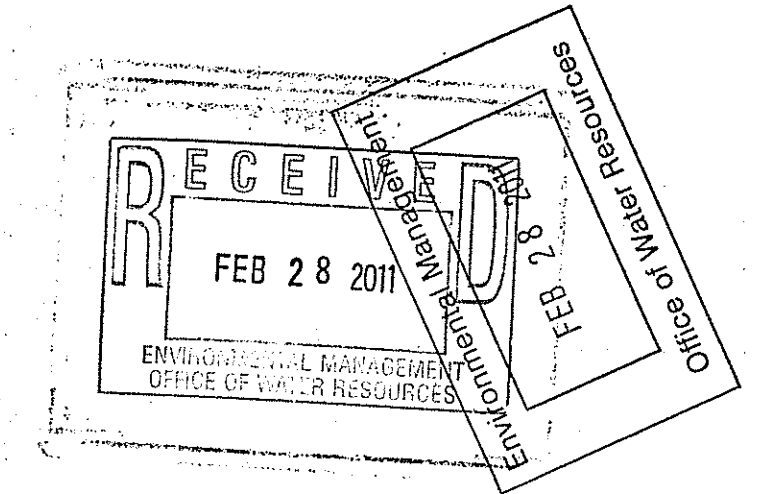
SITE PLANS FOR A
PROPOSED

12-UNIT COMPREHENSIVE PERMIT APPLICATION
(25% AFFORDABLE)

WOODLAND TERRACE

HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

ZONING DISTRICT: BL (LIMITED BUSINESS)



WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

APPROVALS:
TOWN OF SCITUATE PLANNING COMMISSION - MASTER PLAN APPROVAL (NOVEMBER 17, 2010)
SUBMITTED TO:
RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) - PHYSICAL ALTERATION PERMIT
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM) - FRESHWATER WETLANDS

PROJECT TEAM

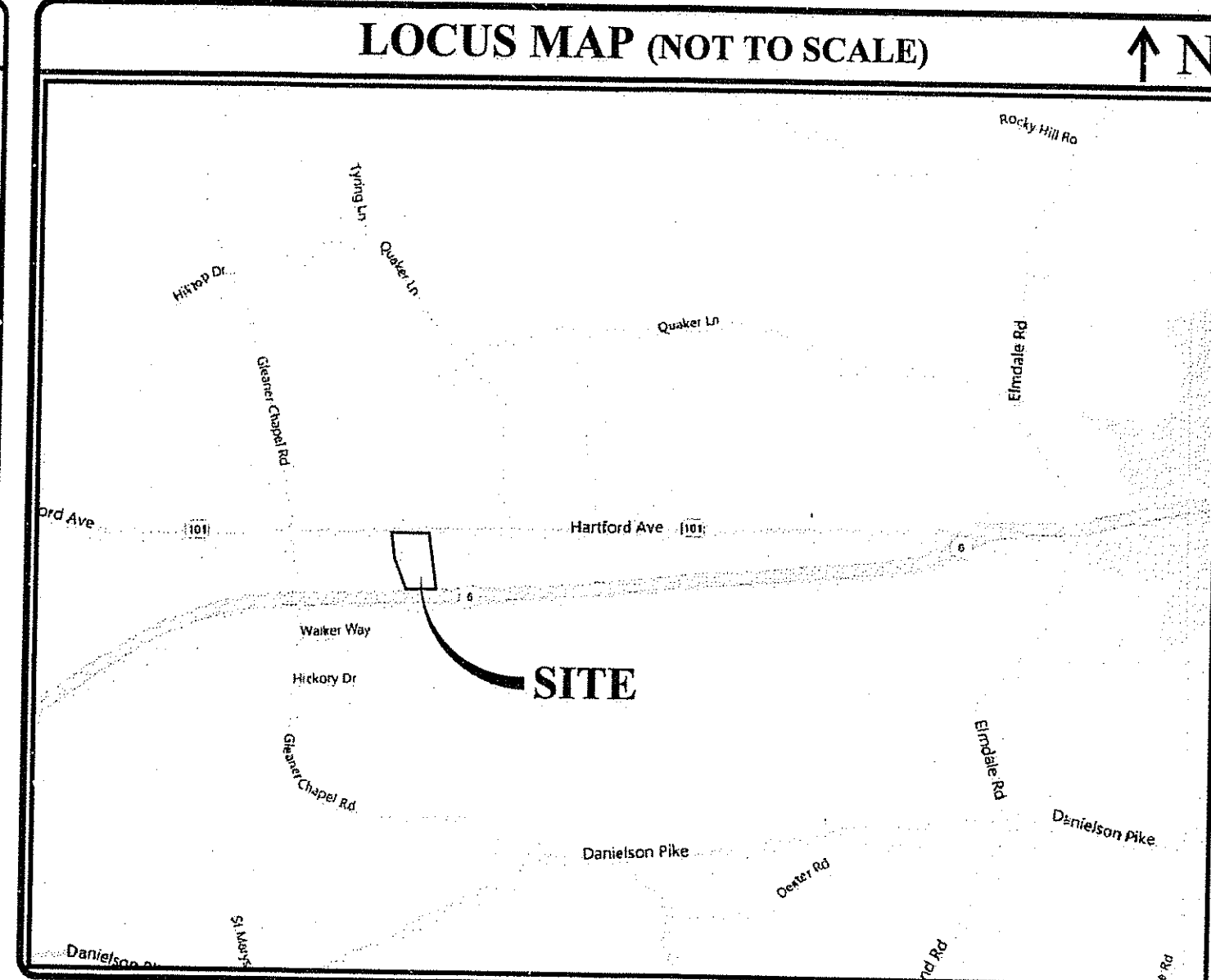
OWNER/APPLICANT: AVA PROPERTIES, LLC.
LOUIS POLSENO (PRINCIPAL)
661 HARTFORD PIKE
SCITUATE, RI 02857
PHONE: 401-447-6558

ARCHITECT: CURTIS BOIVIN, R.A.
CORA ARCHITECTURE AND DESIGN
296 WAYLAND AVENUE
PROVIDENCE, RI 02906
PHONE: 401-241-3605

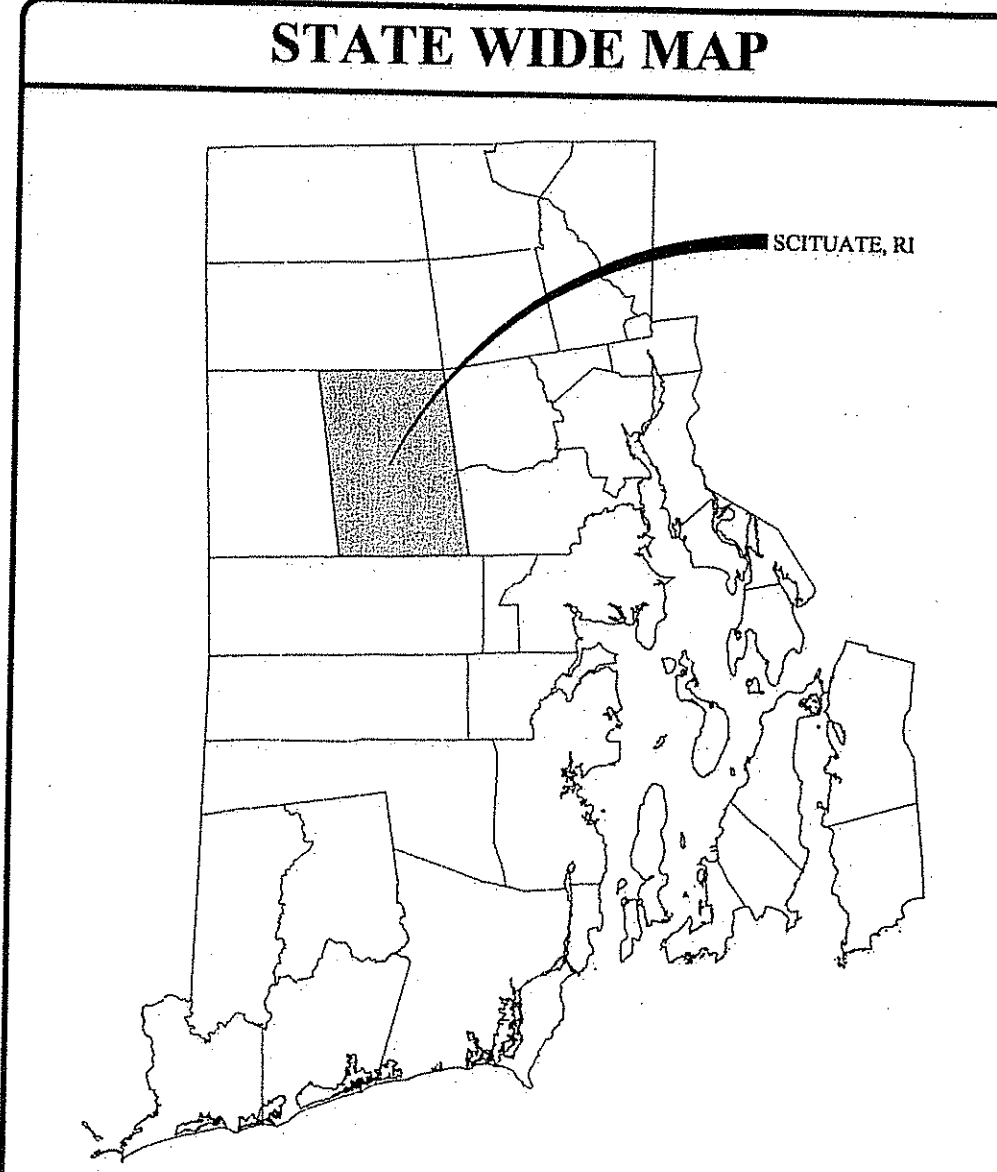
CIVIL: JOE CASALI ENGINEERING, INC.
300 POST ROAD
WARWICK, RI 02888
PHONE: 401-944-1300
FAX: 401-944-1313

SURVEYOR: SUGRUE & ASSOCIATES, INC.
72 HARTFORD PIKE
NORTH SCITUATE, RI 02857
PHONE: 401-647-3890
FAX: 401-647-7067

LOCUS MAP (NOT TO SCALE)



STATE WIDE MAP



INDEX OF DRAWINGS

SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	CLASS I SURVEY PLAN (BY SUGRUE & ASSOCIATES, INC.)
4	SITE PLAN
5	GRADING & DRAINAGE PLAN
6	UTILITY PLAN
7	PLAN AND PROFILE
8	DETAILS I
9	DETAILS II
10	DETAILS III

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 25 2011 FILE # 11-0032
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Maureen D. Wenczek

REVISIONS:
NO. DATE DESCRIPTION
1. 2/21/11 RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS

DESIGNED BY: GEC
DRAWN BY: VMLL
CHECKED BY: JAC
DATE: NOVEMBER 10
PROJECT NO: 10-44

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 10

Q:\10-44 Lou Polsen\01\WOODLAND TERRACE (PLANS)\DWG - Feb. 21, 2011 2:13:40pm

GENERAL NOTES:

- CLASS 1 SURVEY COMPLETED BY SUGRUE & ASSOCIATES, INC., 72 HARTFORD PIKE, NORTH SCITUATE, RI IN JANUARY 2008.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THIS SITE LIES IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SCITUATE, RI, COMMUNITY PANEL NO. 4400240260 G, EFFECTIVE DATE MARCH 2, 2009.
- SOILS EXISTING ON THE SITE ARE UDORHTHENTS (UD) AND PAXTON (PbB), ALL HYDROLOGIC SOIL GROUP C.

SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR OR A RHODE ISLAND REGISTERED PROFESSIONAL ENGINEER.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDINGS.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE TOWN AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER OR TOWN.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AT COMPLETION OF EACH DAYS WORK.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- REFER TO PLUMBING PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

MISCELLANEOUS UTILITY NOTES:

- PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER OF RECORD AND/OR TOWN ENGINEER PRIOR TO CONSTRUCTION.
- THE UTILITY PLAN DOES NOT DEPICT THE NECESSARY ELECTRICAL CONDUIT/WIRING TO SERVICE THE PROPOSED LIGHTING AND SIGNS, WHICH WILL BE PERFORMED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
- OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THERE OPERATIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR TOWN.
- EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.

LAYOUT NOTE:

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

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR TOWN RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

DRAINAGE SYSTEM NOTES:

- THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HPDE PIPE OR AN APPROVED EQUAL.
- ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.
- THE DESIGN ENGINEER MUST SUBMIT AN AS BUILT PLAN AND A CERTIFICATION TO TOWN ENGINEER THAT THE CONSTRUCTION IS IN COMPLIANCE WITH THE DESIGN PLANS FOR ALL ELEMENTS OF THE STORM OR DRAINAGE SYSTEM PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- THE SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
- THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) AND STAKED HAYBALE WITH SILT FENCE SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
- ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

BMP MAINTENANCE SCHEDULE:

- ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
 - MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SLUMPS, AND MANHOLES.
 - INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
- UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
- AFTER THE COMPLETION OF THE ENTIRE PROJECT TO THE SATISFACTION OF THE OWNER OR ENGINEER, ALL MAINTENANCE OF THE DRAINAGE SYSTEM SHALL THEN BE THE RESPONSIBILITY OF AVA PROPERTIES OR THEIR APPROVED AGENTS.
- AFTER THE COMPLETION OF PROJECT CONSTRUCTION AND THE FINAL STABILIZATION OF THE ENTIRE SITE, THE INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES MUST BE PERFORMED AS FOLLOWS:
 - ANY REQUIRED REPAIR AND REPLACEMENT OF DRAINAGE STRUCTURES OR FACILITIES SHALL BE DONE PROMPTLY TO ENSURE PROPER FUNCTIONING OF THE SYSTEM.
 - THE FLOOD COMPENSATION AREA SHALL BE INSPECTED AT LEAST ONCE PER YEAR AND ANY SEDIMENT OR DEBRIS WITHIN THE AREA SHALL BE REMOVED.
 - ALL DESIGN, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE DESIGN, AND THE INSPECTION AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, SEPTEMBER 1, 1993).

GENERAL LEGEND FOR SITE PLANS

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	BUILDING SETBACK LINE
---	200' RIVERBANK WETLAND
---	100' EXISTING CONTOUR
---	100' PROPOSED CONTOUR
---	EXISTING CURB
---	GUARD RAIL
---	DRAIN LINE
---	DRAINAGE MANHOLE
---	CATCH BASIN
---	UTILITY POLE
---	OVERHEAD WIRES
---	UNDERGROUND ELECTRIC
---	VERIZON LINE
---	WATER LINE
---	WATER SHUT OFF VALVE
---	WELL
---	SEWER
---	SMH
---	N/F
---	NOW OR FORMERLY
---	EXISTING LIMIT OF WOODLAND (APPROXIMATE)
TP	SOIL EVALUATION

SURVEY LEGEND

□	FOUND GRANITE BOUND
---	EXISTING FENCE
S.F.	SQUARE FEET
---	STONE WALL
○	FOUND DRILL HOLE
○	FOUND IRON ROD
---	PROP. LINE TO BE ELIMIN.
---	EXISTING PROPERTY LINE
---	WETLAND EDGE
---	UTILITY POLE
---	PROPOSED GRANITE BOUND
---	WETLAND FLAG
TP	TEST PIT

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 25 2011 FILE # 11-0032
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Office of Water Resources
FEB 28 2011
Environmental Management

JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, 1000 POST ROAD, WARWICK, RI 02886
(401) 944-1300 (401) 944-1313 FAX WWW.JCEENGINEERING.COM

JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
2-23-11

WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

REVISIONS:

NO.	DATE	DESCRIPTION
1.	2/21/11	RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS

DESIGNED BY:	GEC
DRAWN BY:	VMLL
CHECKED BY:	JAC
DATE:	NOVEMBER 10 10-44
PROJECT NO:	

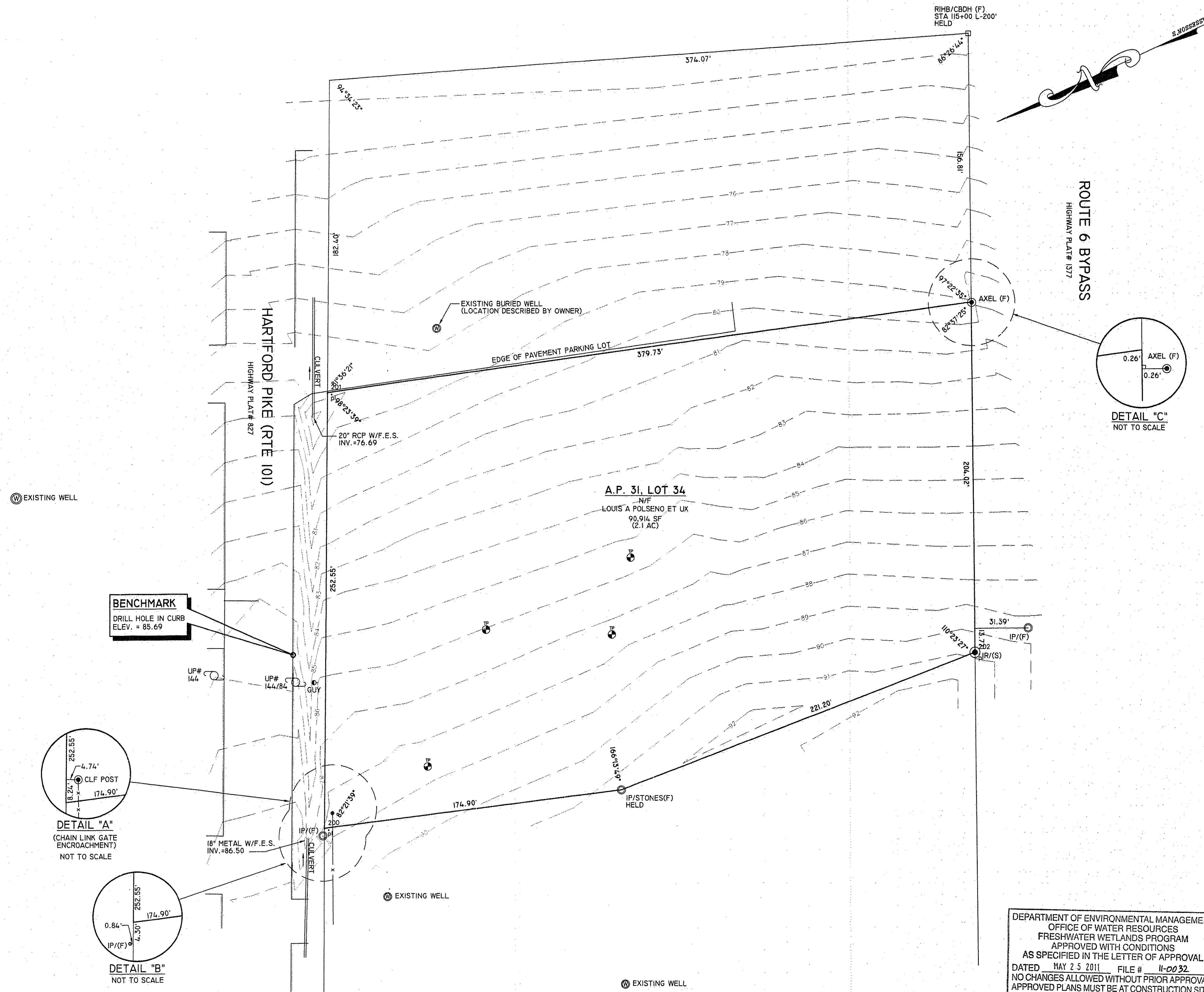
PRELIMINARY, NOT FOR CONSTRUCTION

GENERAL NOTES & LEGEND

SHEET 2 OF 10

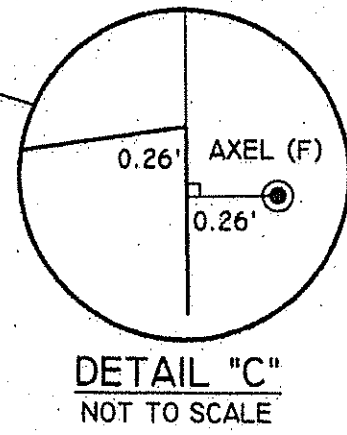
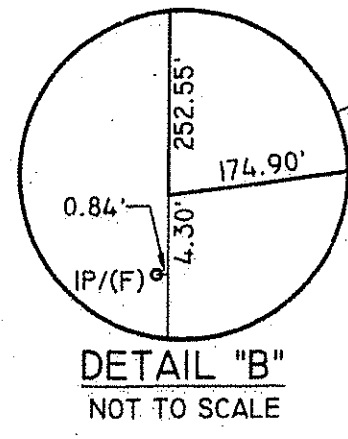
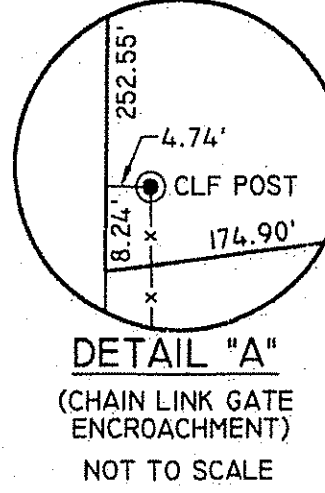
PLAN REFERENCES:

1. PLAT CARD 276, ENVELOPE 82: "DIVISION OF LAND IN SCITUATE, R.I. OWNED BY ALEXANDER D. MONTECALVO" BY SCITUATE SURVEYS INC. DATE: JANUARY, 1986, SCALE: 1"=60'
2. ENVELOPE 81: "DIVISION OF LAND OWNED BY MABEL I. WALKER SCITUATE, RHODE ISLAND APRIL, 1985"
3. RHODE ISLAND STATE HIGHWAY PLAT NO. 827.
4. RHODE ISLAND STATE HIGHWAY PLAT NO. 1377.



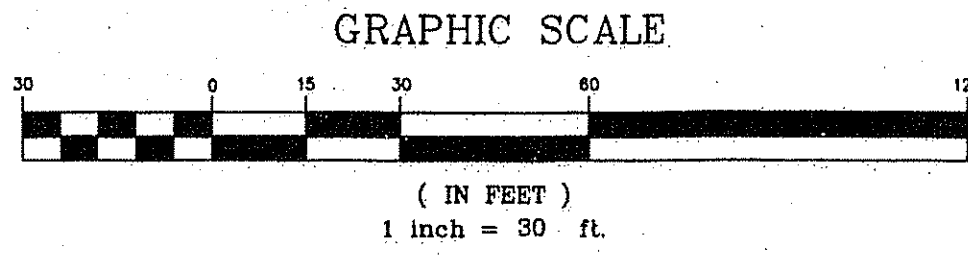
EXISTING WELL

BENCHMARK
 DRILL HOLE IN CURB
 ELEV. = 85.69

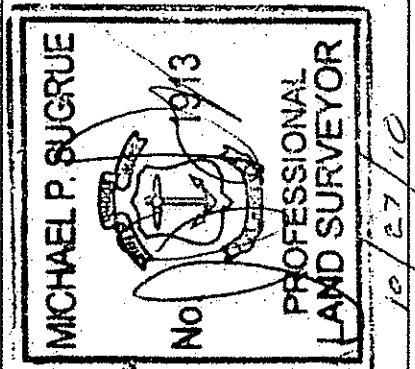


LEGEND	
FOUND GRANITE BOUND	□
EXISTING FENCE	—
SQUARE FEET	S.F.
STONE WALL	⊞
FOUND DRILL HOLE	○
FOUND IRON ROD	⊙
PROP. LINE TO BE ELIMIN.	- - -
EXISTING PROPERTY LINE	—
WETLAND EDGE	⊞
UTILITY POLE	⊞
PROPOSED GRANITE BOUND	■
WETLAND FLAG	△
TEST PIT	⊕

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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THIS SURVEY AND PLAN CONFORM TO A CLASS ONE STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 MICHAEL P. SUGRUE, PROFESSIONAL LAND SURVEYOR NO. 1915



REV. NO.	DATE	MADE BY	CHKD BY	APPD. BY

PLAN OF LAND
A.P. 31 LOT 34
 HARTFORD PIKE, SCITUATE, RI
 DATE: JANUARY, 2008

JOB # SA27534
 DWG # 1 OF 1

SUGRUE & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 72 HARTFORD PIKE
 NORTH SCITUATE, R.I. 02857
 (401) 647-3890 FAX (401) 647-7067

- LIST OF ZONING VARIANCES**
- SPECIAL USE PERMIT TO PERMIT CONSTRUCTION OF TWELVE (12) MULTI-FAMILY CONDOMINIUM UNITS IN A LIMITED BUSINESS (BL) ZONE. USE REGULATIONS - ARTICLE II - MULTI-FAMILY PERMITTED BY SPECIAL USE PERMIT IN A BL ZONE.
 - A DIMENSIONAL VARIANCE FROM MINIMUM LOT SIZE REQUIREMENT OF 600,000 SQ. FT. FOR 11-15 DWELLING UNITS. (DIMENSIONAL REGULATIONS - ARTICLE III SECTION 3 MULTI-FAMILY STRUCTURES #5.)
 - A DIMENSIONAL VARIANCE FROM MINIMUM LOT WIDTH OF 300 FT. PLUS AN ADDITIONAL 10 FT. FOR EACH DWELLING UNIT IN EXCESS OF THREE DWELLINGS (300 + 90 = 390 FT). (DIMENSIONAL REGULATIONS SECTION 3 MULTI-FAMILY STRUCTURES #5.)
 - A DIMENSIONAL VARIANCE FROM THE 100 FT. LANDSCAPE SIDE- AND REAR-YARD LINE REQUIREMENT. (DIMENSIONAL REGULATIONS SECTION 3 MULTI-FAMILY STRUCTURES #8.)
 - A VARIANCE TO ALLOW 3-BEDROOM UNITS. (LAND DEVELOPMENT REGULATIONS SECTION 3 #1.)
 - A VARIANCE FROM THE RUBBISH DISPOSAL REQUIREMENT OF ONE WASTE PEN PER BUILDING. (LAND DEVELOPMENT REGULATIONS SECTION 3 #9.)
 - A VARIANCE FROM PARKING BEING WITHIN 100 FT. IF ANY BOUNDARY LINE. (LAND DEVELOPMENT REGULATIONS SECTION 3 #10B.)
 - VARIANCE FOR A MULTI-FAMILY STRUCTURE PROHIBITED IN ANY AREA WHERE GROUND WATER IS WITHIN 4 FT. OF THE ORIGINAL GROUND. (LAND DEVELOPMENT REGULATIONS SECTION 3 #1.)

- LIST OF PLANNING WAIVERS**
- A DIMENSIONAL WAIVER FOR THE ROADWAY WIDTH OF 26 FT. (LAND DEVELOPMENT REGULATIONS APPENDIX B SECTION 1B.)
 - NO DRIVEWAY OPENING SHALL BE WITHIN ONE HUNDRED (100) FT. OF A MAJOR PLAT ENTRANCE. NO DRIVEWAY OPENING SHALL BE OFFSET LESS THAN TWENTY-FIVE (25) FT. FROM ONE ON THE OPPOSITE SIDE OF THE STREET. (LAND DEVELOPMENT REGULATIONS APPENDIX B SECTION 2B.)
 - NO PRIVATE SEWER SYSTEM (OR I.S.D.S.) SHALL BE CONSTRUCTED WITHIN TWENTY-FIVE (25) FT. OF A PROPERTY LINE, FIFTY (50) FT. OF A STREET BOUNDARY LINE, ONE HUNDRED (100) FT. OF A SUBSURFACE DRAIN, OR ONE HUNDRED FIFTY (150) FT. OF A WETLAND, STREAM, POND OR SPRING, EXCEPT WITH APPROVAL OF THE PLAN COMMISSION. THE LOCATION OF SEWER SYSTEMS AND/OR INDIVIDUAL SEWER DISPOSAL SYSTEMS (I.S.D.S.), WITHIN THE SCITUATE RESERVOIR WATERSHED, SHALL COMPLY WITH DIMENSIONAL CRITERIA LISTED IN TABLE 19.1 IF THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS FOR I.S.D.S. NO PRIVATE WELL SHALL BE CONSTRUCTED WITHIN FIFTY (50) FT. WHERE POSSIBLE, BUT NO LESS THAN TWENTY-FIVE (25) FT. OF A PROPERTY LINE OR ONE HUNDRED (100) FT. OF A SEPTIC SYSTEM. (LAND DEVELOPMENT REGULATIONS APPENDIX B SECTION 4B.)
 - A WAIVER FOR THE MINIMUM K VALUE OF 40 FEET. (LAND DEVELOPMENT REGULATIONS SECTION 14-55 (12) B.)

1. ZONING TABLE

ZONING CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT	BL	BL
MINIMUM FRONT YARD	25 FT	49.69 FT
MINIMUM SIDE YARD	0 FT	NA
MINIMUM REAR YARD	40 FT	45.22 FT
MAXIMUM LOT COVERAGE	25%	14.54%
MINIMUM DISTANCE OF STRUCTURE FROM RESIDENCE DISTRICT BOUNDARY	30 FT	NA
MAXIMUM BUILDING HEIGHT	36 FT	35 FT

2. PARKING CALCULATIONS

a.) FOR A MULTIFAMILY UNITS: TWO PARKING SPACES PER UNIT (2 X 12 UNITS) = 24 SPACES
 REQUIRED PARKING SPACES : 24 SPACES (1 HANDICAP REQUIRED)
 PARKING SPACES PROVIDED = 30 SPACES

3. MULTIFAMILY REQUIREMENTS

MULTIFAMILY CRITERIA	REQUIRED	PROPOSED
MINIMUM LOT SIZE FOR 11-15 UNITS	600,000 SF	90,914.05 SF*
MINIMUM LOT WIDTH	390 FT**	204.02'
MINIMUM SIDE BUFFER	100 FT	21.37 FT*
MINIMUM REAR BUFFER	100 FT	45.22 FT*
PARKING SETBACK FROM LOT LINE	100 FT	39.32 FT*
MINIMUM DEPTH TO GROUNDWATER TABLE FROM ORIGINAL GROUND SURFACE	4 FT	2 FT*
MINIMUM DEPTH TO GROUNDWATER TABLE FROM IMPERVIOUS LAYER	6 FT	2 FT*

* REQUIRES A VARIANCE THROUGH THE ZONING BOARD
 ** 300 FT PLUS AN ADDITIONAL TEN FEET FOR EACH DWELLING IN EXCESS OF THREE.

PROPOSED PAVEMENT STRUCTURE

- 1" BITUMINOUS CONCRETE CLASS 1, TYPE 1
- 2" BITUMINOUS BINDER, CLASS 1
- 3" PROCESSED GRAVEL, TYPE A
- 6" GRAVEL BORROW SUBBASE
- 12" BORROW OR GRAVEL

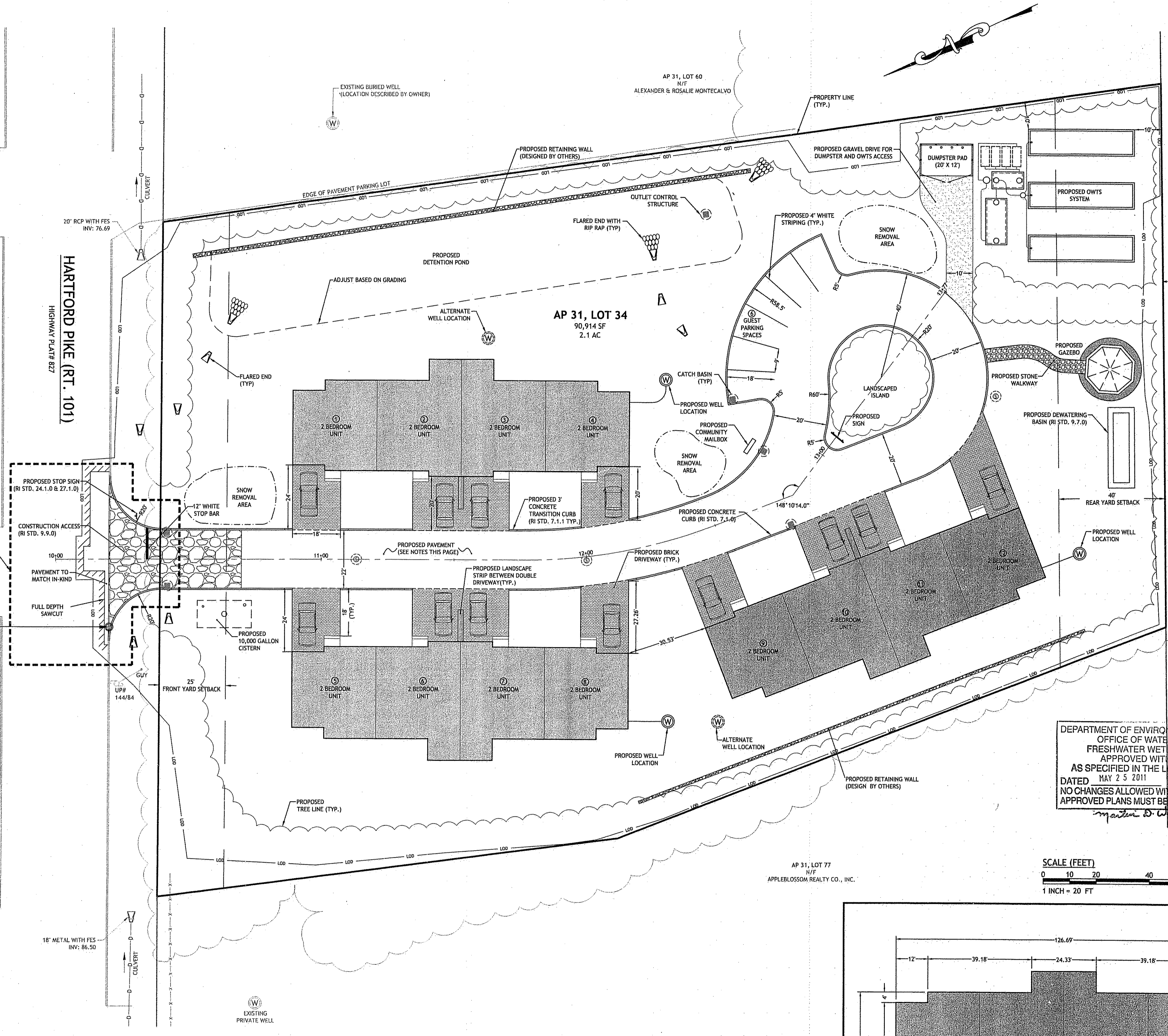
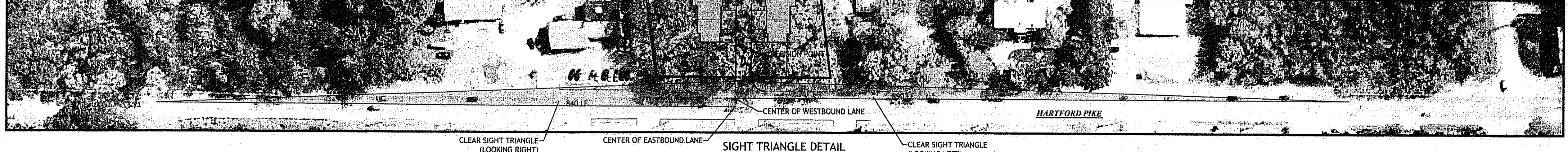
GENERAL NOTES:

1. THE PROPOSED UNITS ARE OWNER OCCUPIED CONDOMINIUMS.
2. EACH PROPOSED UNIT WILL CONTAIN 2-BEDROOMS.
3. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS/STRUCTURAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDINGS.

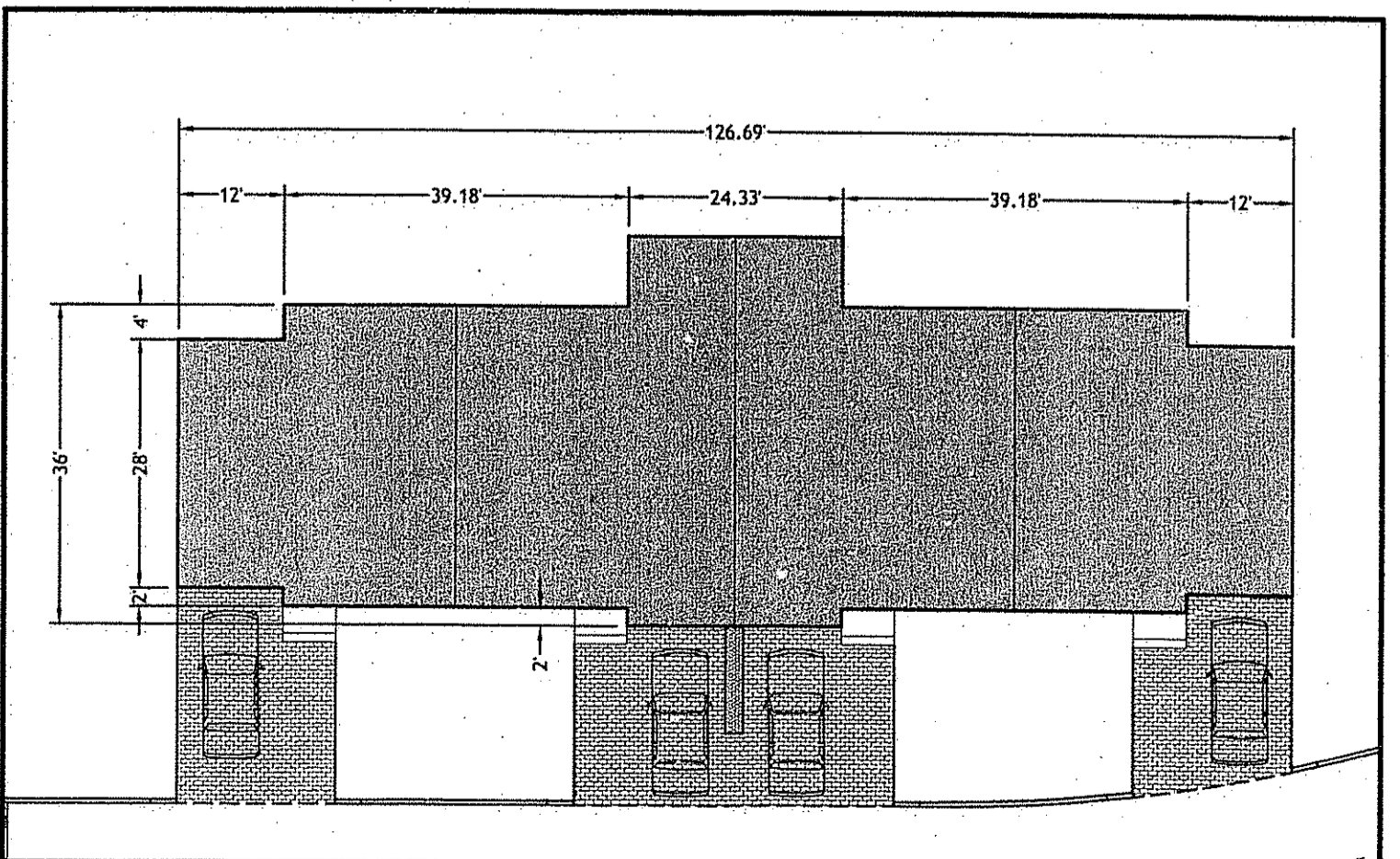
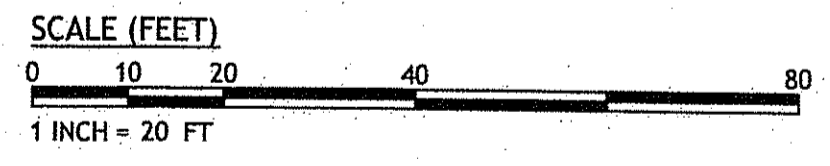
STOPPING SIGHT DISTANCE:
 POSTED SPEED LIMIT ON HARTFORD PIKE: 50 MPH
 AASHTO STOPPING SIGHT DISTANCE (SSD) REQUIREMENTS

SPEED	DISTANCE
50	425 FT. — POSTED SPEED
60	570 FT.
75	820 FT.

SITE MEETS REQUIREMENTS FOR THE POSTED SPEED LIMIT ON HARTFORD PIKE.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
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 DATED MAY 25 2011 FILE # 11-0032
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wencel



ORIGINAL PLAN
 Environmental Management
 FEB 28 2011

JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL - SITE DEVELOPMENT - TRANSPORTATION
 DRAINAGE - WETLANDS - EDES - TRAFFIC - FLOODPLAIN
 400 POST ROAD, WARWICK, RI 02888
 (401) 844-1200 FAX (401) 844-1201 WWW.JCEENGINEERING.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

REVISIONS:

NO.	DATE	DESCRIPTION
1.	2/21/11	RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS

DESIGNED BY: GEC
 DRAWN BY: VMML
 CHECKED BY: JAC
 DATE: NOVEMBER 10
 PROJECT NO: 10-44

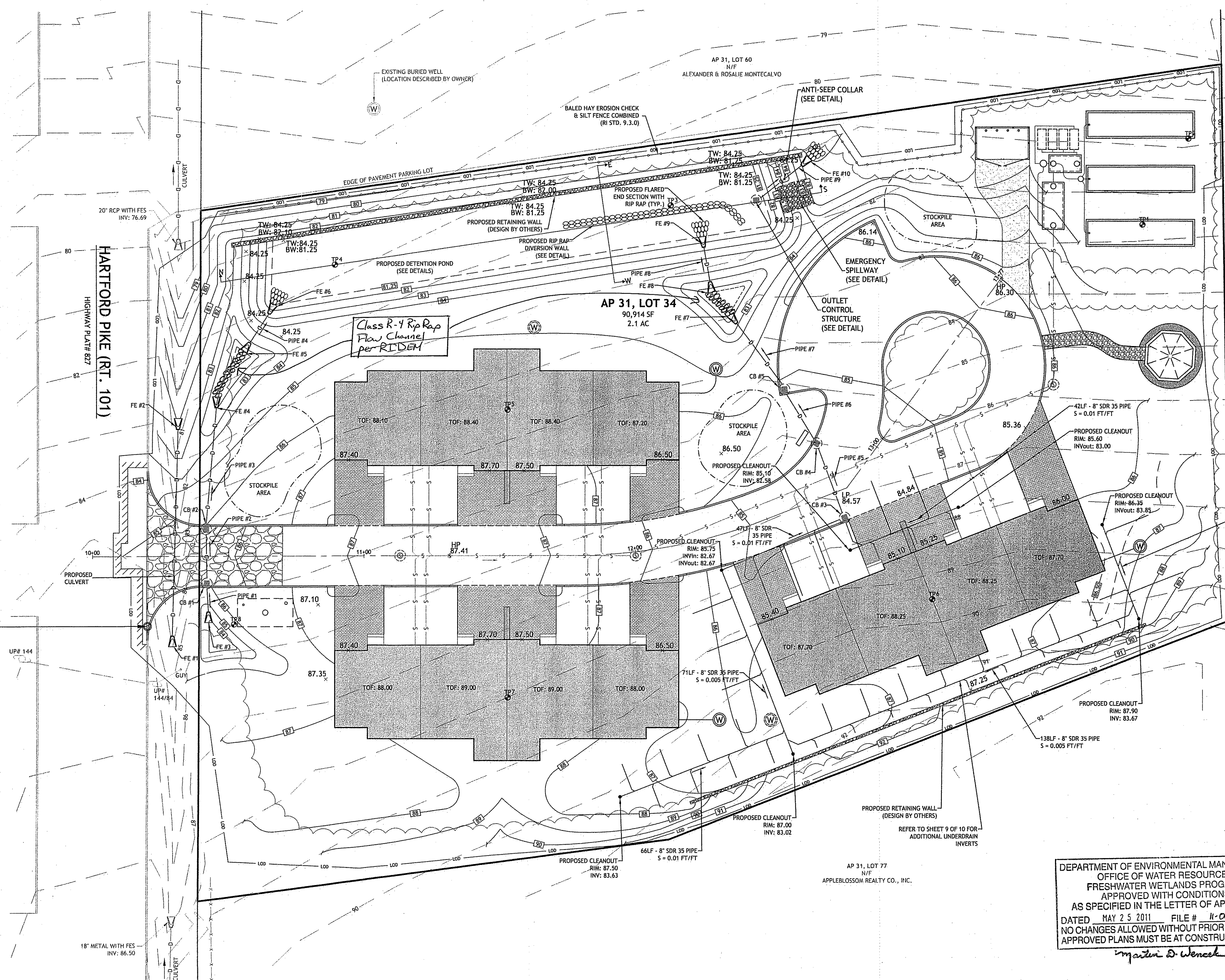
PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SHEET 4 OF 10

Q:\10-44 Lot Pollema\ACAD\WOODLAND TERRACE (PLANSET).dwg Feb. 21, 2011 2:35pm

TEST HOLE DATA		
TP ID	GROUND ELEV.	GWT ELEV.
TH - 1	82.60	80.60
TH - 2	80.80	78.80
TH - 3	81.00	79.00
TH - 4	79.77	77.77
TH - 5	83.50	81.50
TH - 6	89.50	87.50
TH - 7	88.00	86.00
TH - 8	85.54	83.54



PIPE DATA				
PIPE NUMBER	SIZE (INCHES)	LENGTH (LF)	SLOPE (FT/FT)	TYPE
CULVERT	12"	76LF	0.02	RCP
1	12"	9LF	0.13	ADS N-12 HDPE
2	12"	18LF	0.01	ADS N-12 HDPE
3	12"	42LF	0.01	ADS N-12 HDPE
4	12"	13LF	0.02	ADS N-12 HDPE
5	12"	25LF	0.005	ADS N-12 HDPE
6	12"	19LF	0.005	ADS N-12 HDPE
7	12"	28LF	0.007	ADS N-12 HDPE
8	12"	13LF	0.02	ADS N-12 HDPE
9	12"	19LF	0.01	ADS N-12 HDPE

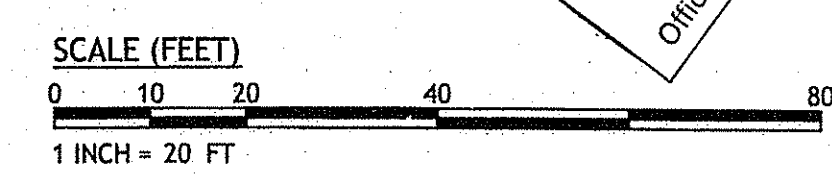
FLARED END DATA				
DESCRIPTION	INVin	INVout	SIZE	TYPE
FE #1	84.00	12"	CONCRETE	
FE #2	82.50	12"	CONCRETE	
FE #3	82.00	12"	ADS	
FE #4	82.00	12"	ADS	
FE #5	82.50	12"	ADS	
FE #6	81.25	12"	ADS	
FE #7	81.50	12"	ADS	
FE #8	82.50	12"	ADS	
FE #9	81.25	12"	ADS	
FE #10	81.00	12"	ADS	

CATCH BASIN DATA				
DESCRIPTION	RIM	INVin	INVout	TYPE
CB #1	85.50	82.78	82.68	RI STD. 4.4.0M1 W/ALTERNATE SLAB & LEBARON 4" FRAME & GRATE
CB #2	85.50	82.52	82.42	RI STD. 4.4.0M1 & 6.3.2 W/OIL WATER SEPARATOR
CB #3	84.50	82.22(N) 82.22(W)	82.12	RI STD. 4.4.0M1 W/ALTERNATE SLAB & LEBARON 4" FRAME & GRATE
CB #4	84.50	82.00	81.90	RI STD. 4.4.0M1 W/ALTERNATE SLAB & LEBARON 4" FRAME & GRATE
CB #5	84.85	81.80	81.70	RI STD. 4.4.0M1 & 6.3.2 W/OIL WATER SEPARATOR

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wenzel

Environmental Management
APR 22 2011
Office of Water Resources



JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, 1400 W. MAIN STREET, SUITE 200
300 POST ROAD, WARWICK, RI 02886
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JOSEPH A. CASALI
REGISTERED PROFESSIONAL ENGINEER
CIVIL
#2211

**WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34**

REVISIONS:	
NO.	DATE DESCRIPTION
1.	2/21/11 RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS
1.	4/20/11 RIDEM (FWW) COMMENTS

DESIGNED BY:	GEC
DRAWN BY:	VMLL
CHECKED BY:	JAC
DATE:	NOVEMBER 10
PROJECT NO.:	10-44

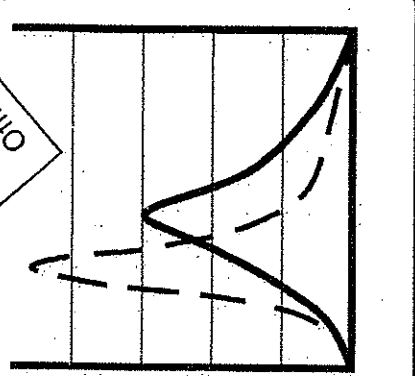
PRELIMINARY, NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

SHEET 5 OF 10

Q:\10-44 Lot 34\WoodlandTerrace\WOODLAND TERRACE [PLANS] [R1.dwg] Apr. 22, 2011 11:24am

Office of Environmental Management
 FEB 28 2011



JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL, SITE, ELECTRICAL, MECHANICAL, PLUMBING, PAVING, CONSTRUCTION
 DRAINAGE, WETLANDS, ISDS - TRAFFIC, FLOODPLAIN
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

**WOODLAND TERRACE
 HARTFORD PIKE
 SCITUATE, RHODE ISLAND
 AP 31, LOT 34**

REVISIONS:

NO.	DATE	DESCRIPTION
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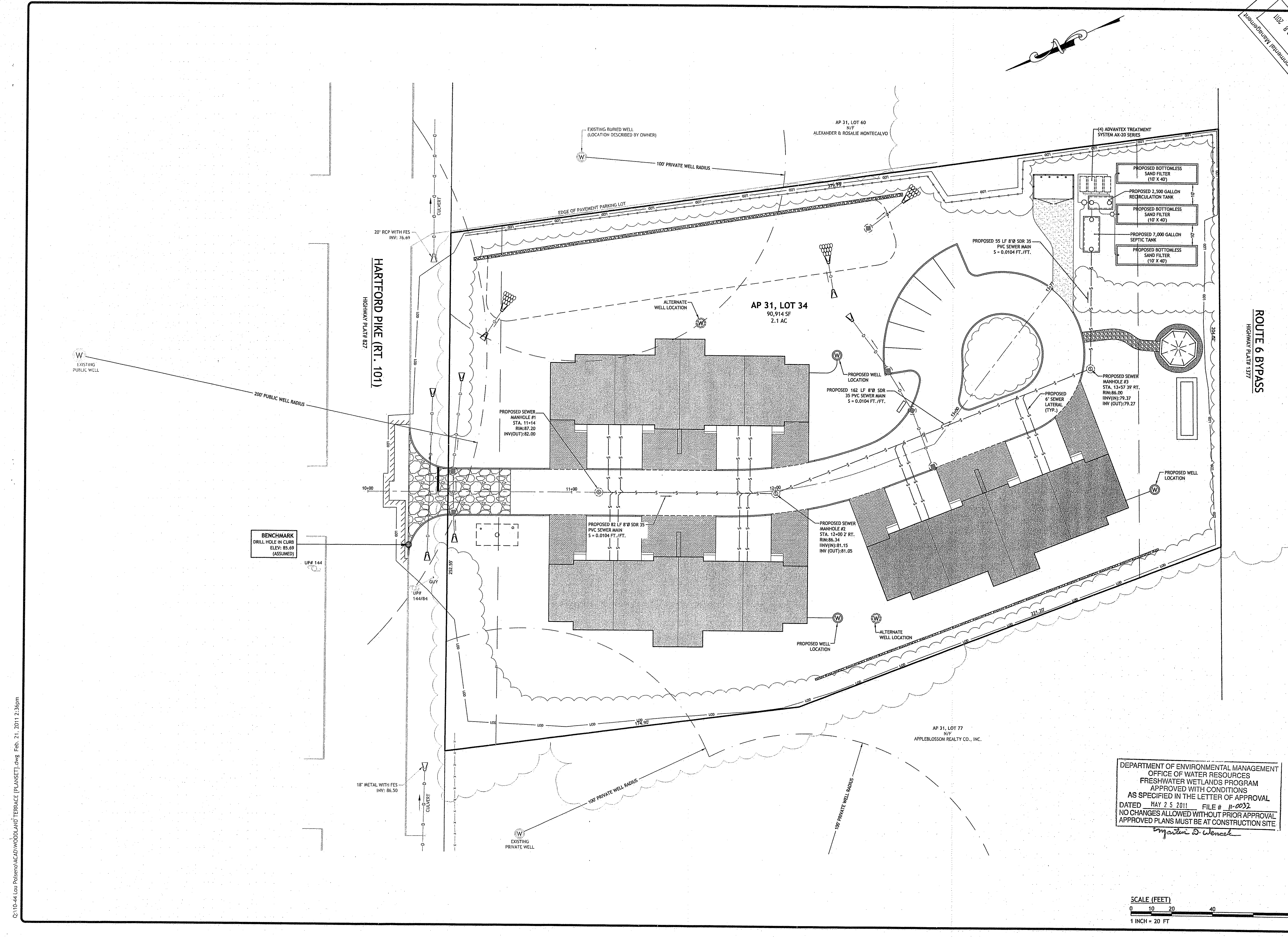
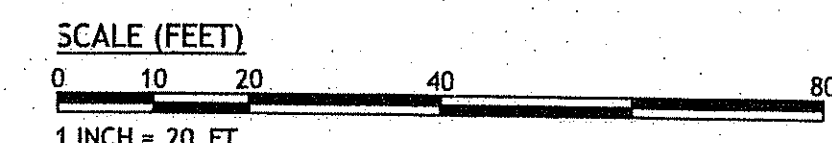
DESIGNED BY: GEC
 DRAWN BY: VMLL
 CHECKED BY: JAC
 DATE: NOVEMBER 10
 PROJECT NO: 10-44

PRELIMINARY, NOT FOR CONSTRUCTION

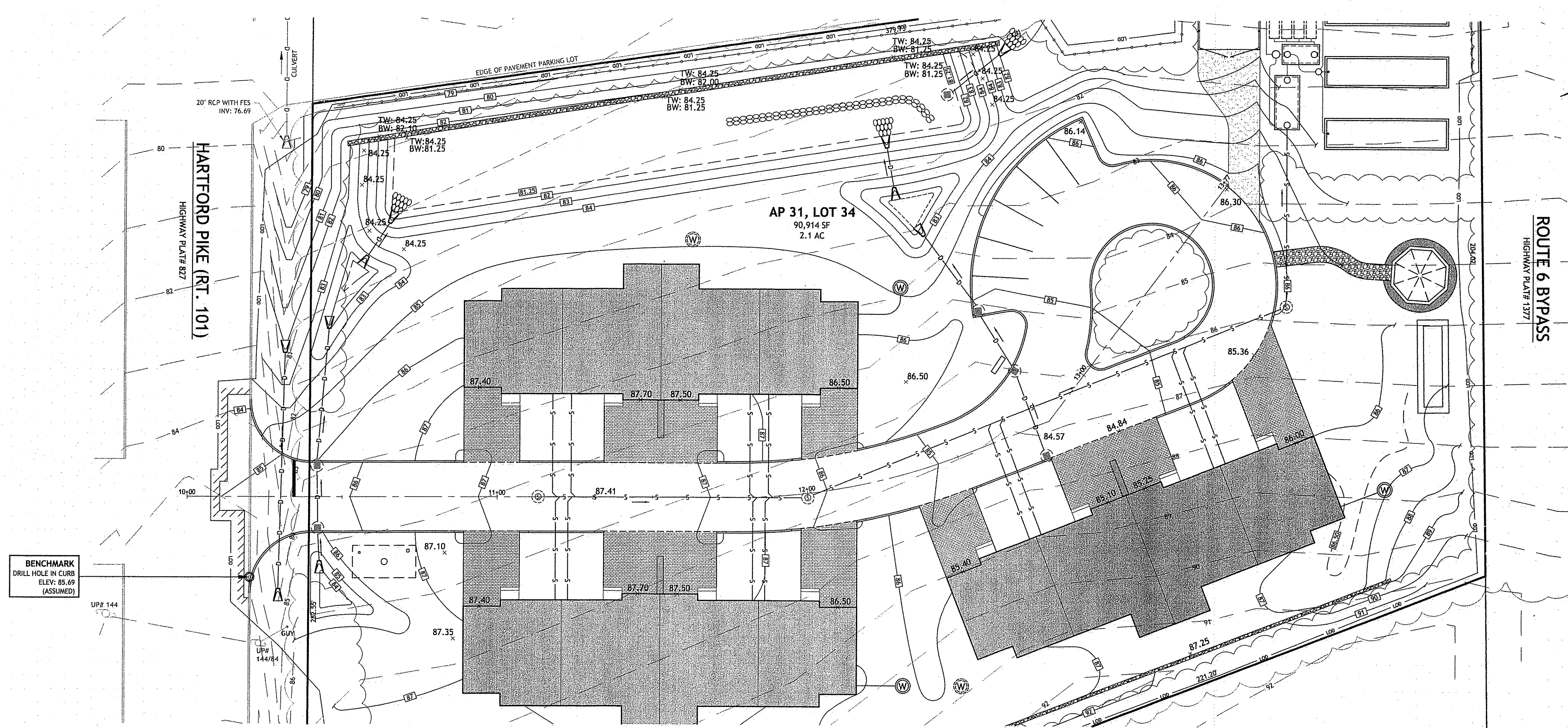
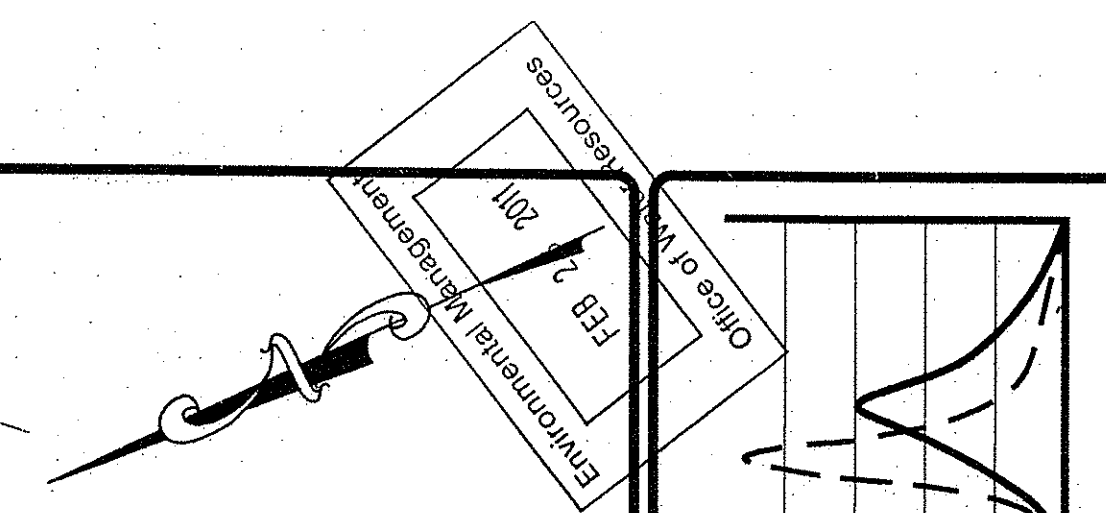
UTILITY PLAN

SHEET 6 OF 10

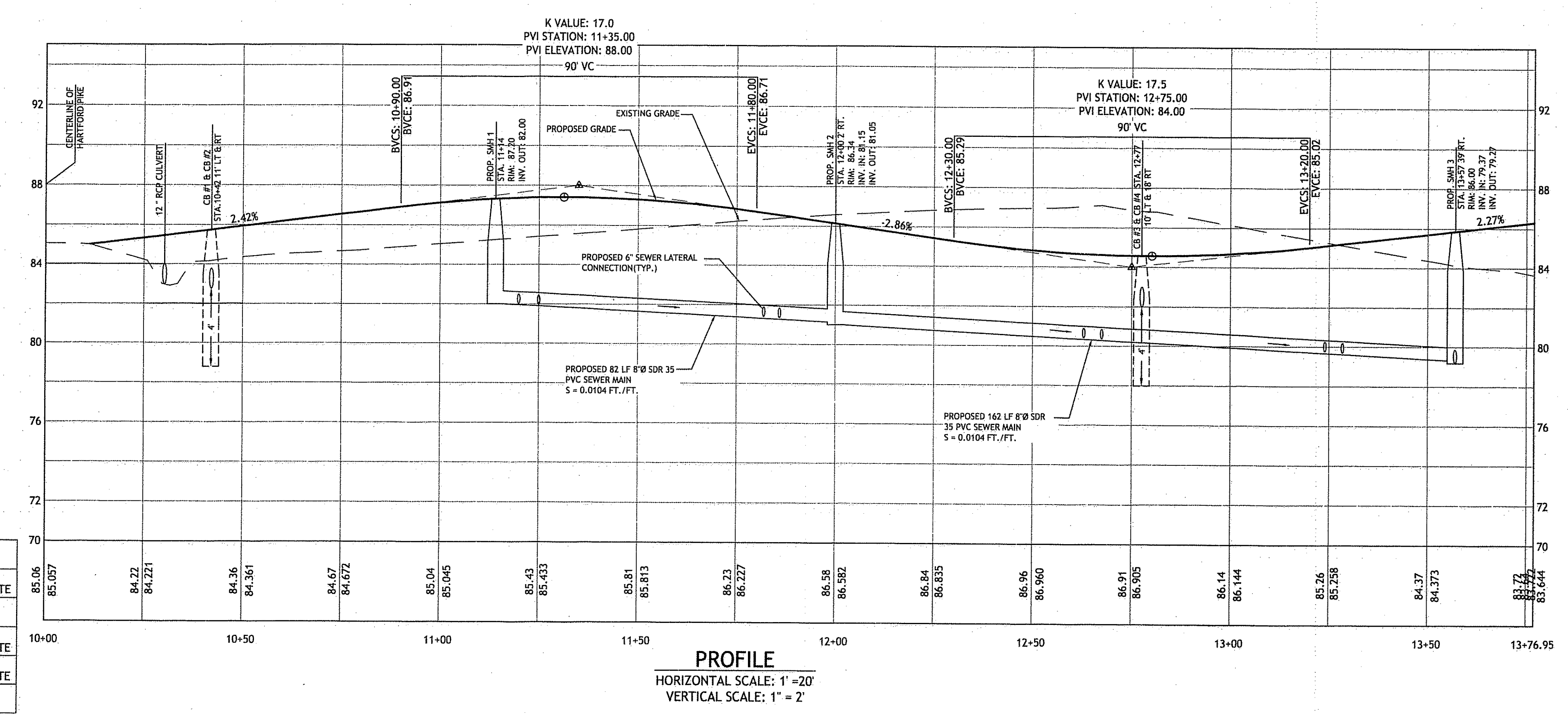
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
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Matthew D. Wencel



Q:\10-44 Lou Polsero\ACAD\WOODLAND TERRACE [PLANSET].dwg Feb. 21, 2011 2:36pm

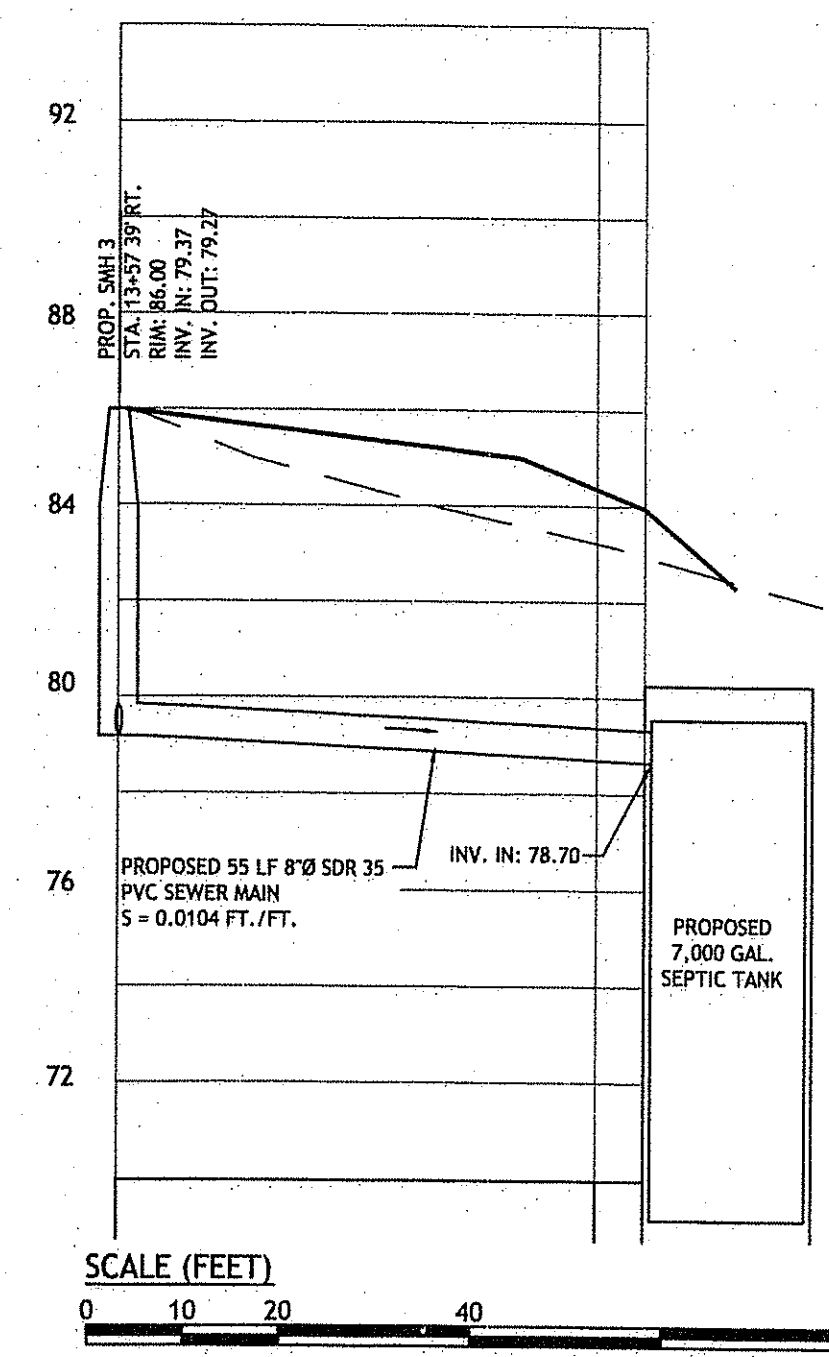


PLAN
SCALE 1" = 20'



PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Martin D. Wenzel



PIPE DATA

PIPE NUMBER	SIZE (INCHES)	LENGTH (LF)	SLOPE (FT/FT)	TYPE
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3	12"	16LF	0.01	ADS N-12 HDPE
4	12"	42LF	0.01	ADS N-12 HDPE
5	12"	13LF	0.02	ADS N-12 HDPE
6	12"	25LF	0.005	ADS N-12 HDPE
7	12"	19LF	0.005	ADS N-12 HDPE
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9	12"	13LF	0.02	ADS N-12 HDPE
9	12"	19LF	0.01	ADS N-12 HDPE

FLARED END DATA

DESCRIPTION	INVin	INOut	SIZE	TYPE
FE #1	84.00		12"	CONCRETE
FE #2		82.50	12"	CONCRETE
FE #3	84.00		12"	ADS
FE #4		82.00	12"	ADS
FE #5	81.50		12"	ADS
FE #6		81.25	12"	ADS
FE #7		81.50	12"	ADS
FE #8	81.50		12"	ADS
FE #9		81.25	12"	ADS
FE #10		81.00	12"	ADS

CATCH BASIN DATA

DESCRIPTION	RIM	INVin	INOut	TYPE
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CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WETLANDS - ESDS - TRAFFIC - FLOODPLAIN
1601 BAKER ROAD, SUITE 101, WARWICK, RI 02886
(401) 844-1200, (401) 844-1201 FAX, WWW.JCEENGINEERING.COM

JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
2-88-11

WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

REVISIONS:
NO. DATE DESCRIPTION
1. 2/21/11 RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS

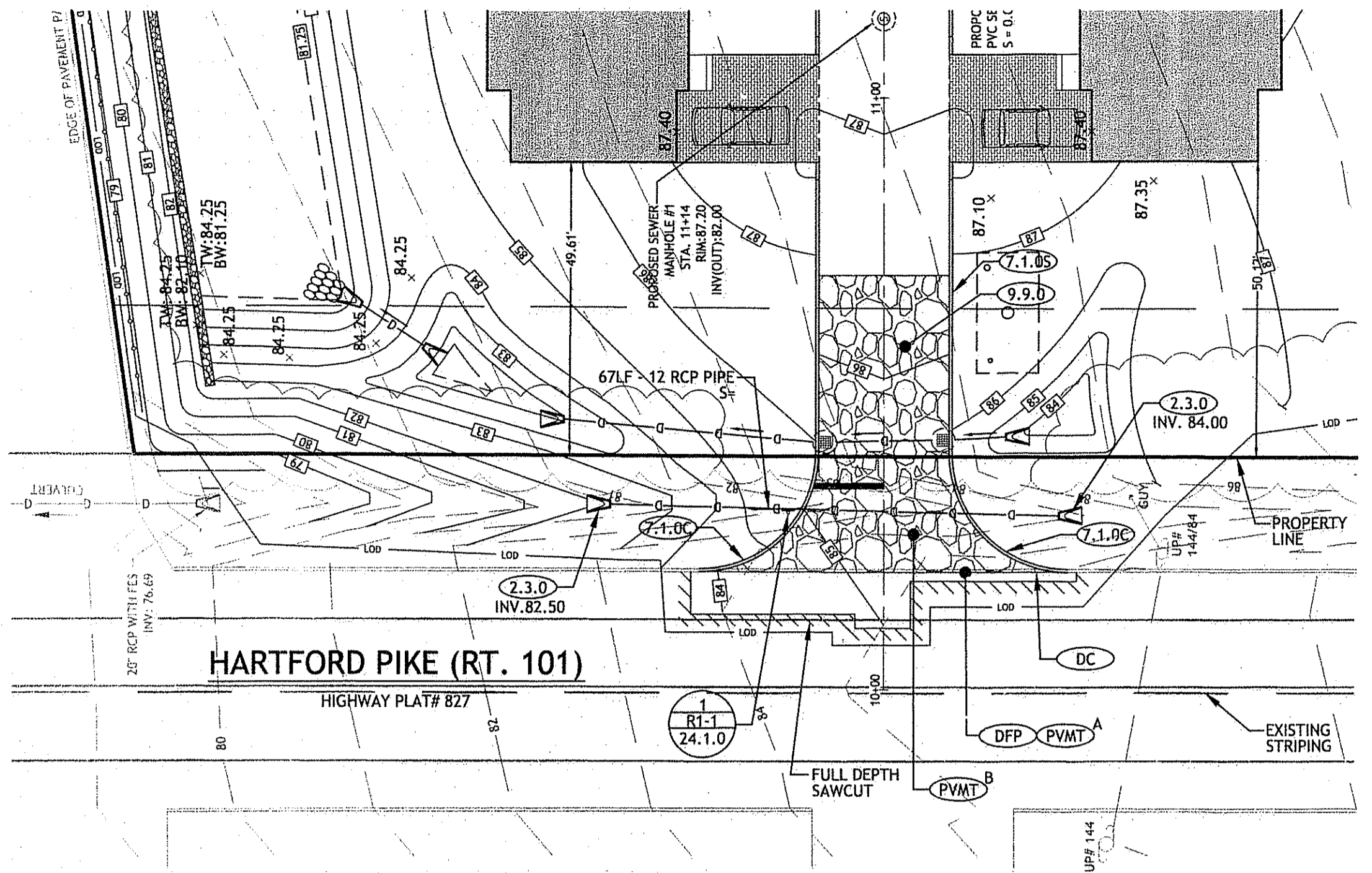
DESIGNED BY: GEC
DRAWN BY: VMLL
CHECKED BY: JAC
DATE: NOVEMBER 10
PROJECT NO: 10-44

PRELIMINARY, NOT FOR CONSTRUCTION

PLAN AND PROFILE

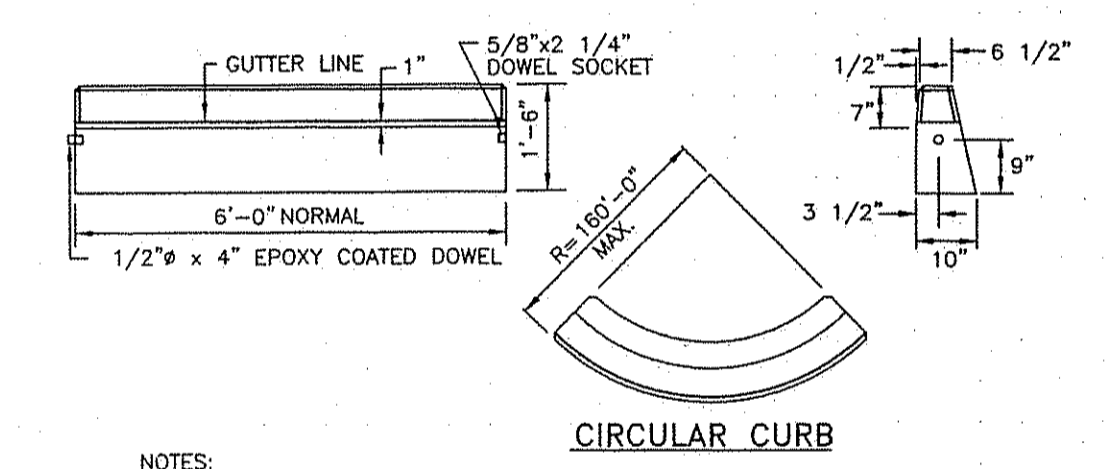
SHEET 7 OF 10

Q:\10-44-Low Polsema\ACAD\WOODLAND\TERRACE [PLANS] SET.dwg Feb. 22, 2011 11:48am



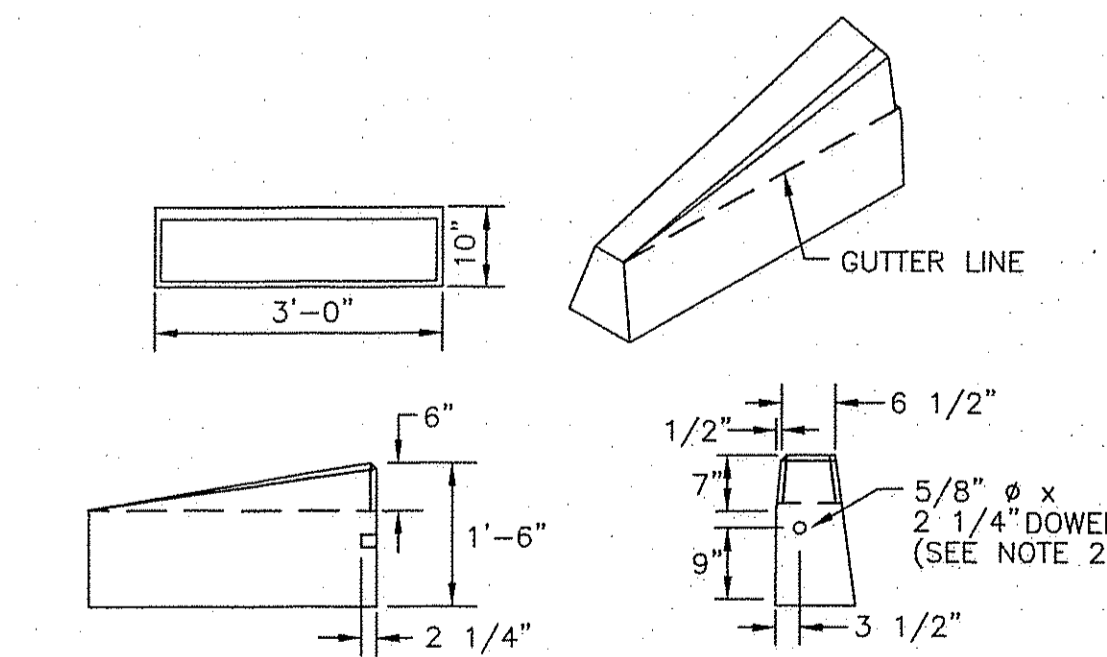
NOTES:
 1. ALL WORK WITHIN THE STATE'S RIGHT-OF-WAY WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION INCLUDING ALL REVISIONS AND STANDARD DETAILS, JUNE 15, 2008 AS AMENDED BY REVISION.
 2. FOR SIGHT DISTANCE INFORMATION, PLEASE REFER TO THE SITE PLAN.

RIDOT PAPA DETAIL
 SCALE: 1"=20'



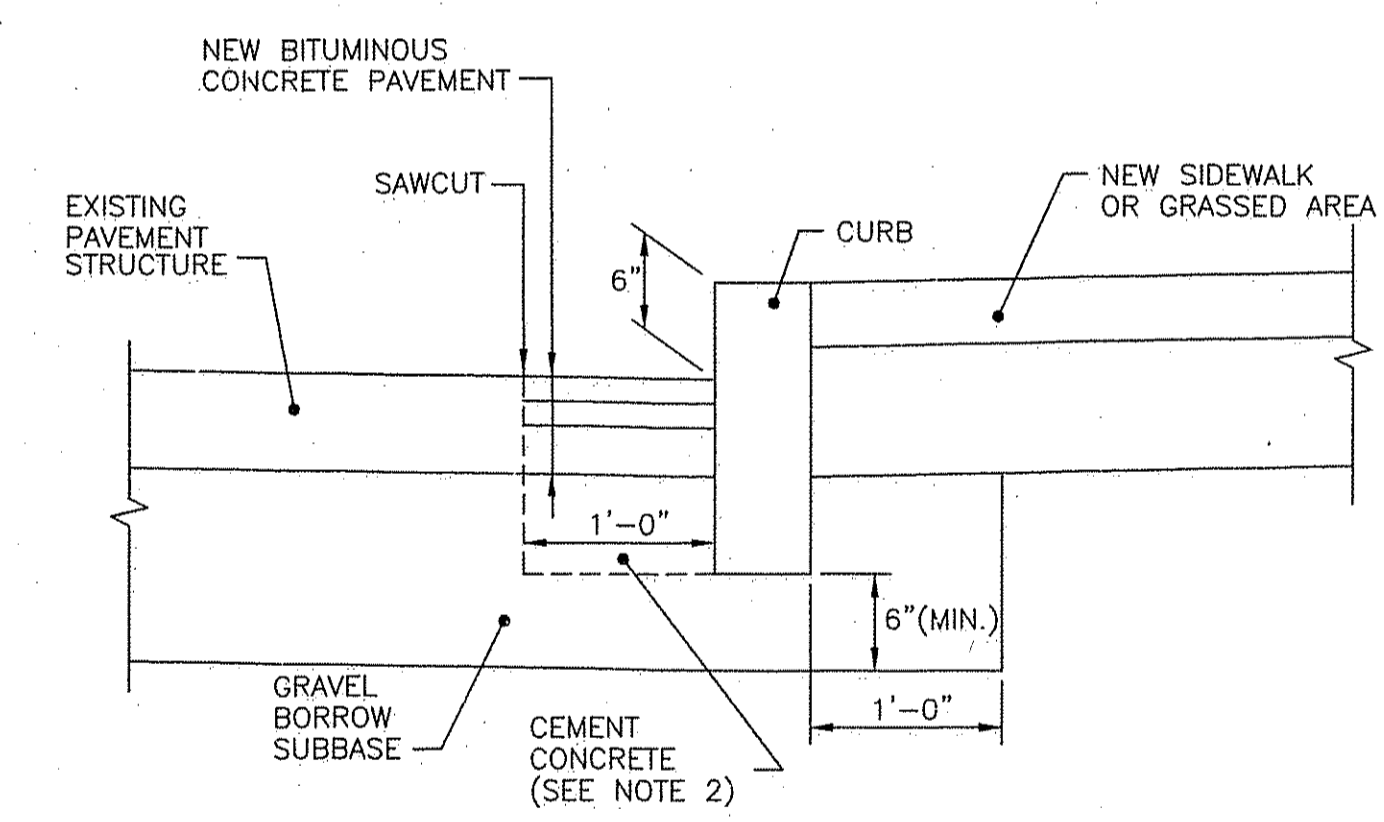
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADIUS OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

PRECAST CONCRETE CURB
 STANDARD 7.1.0



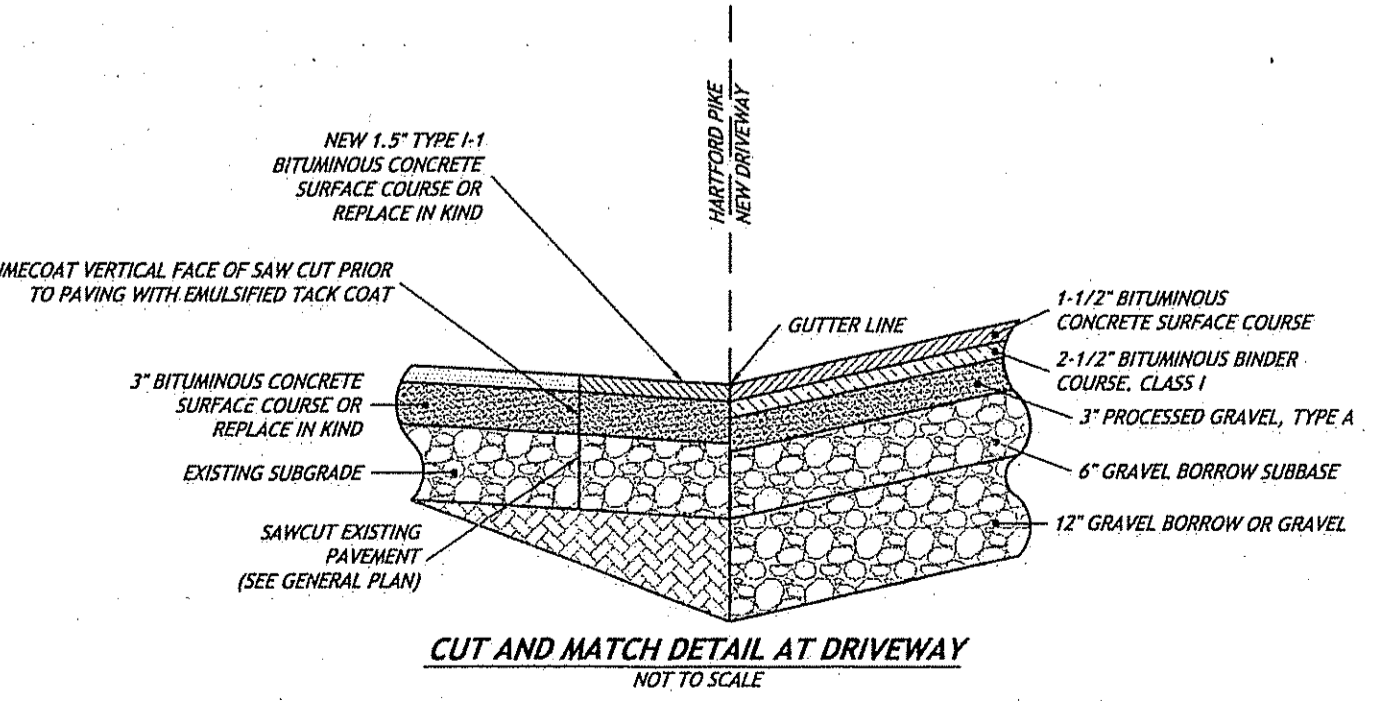
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USED OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 5. LEFT AND RIGHT SECTIONS SHALL BE INSTALLED AS REQUIRED.

3'-0" PRECAST CONCRETE TRANSITION CURB
 R.I. STANDARD 7.1.1



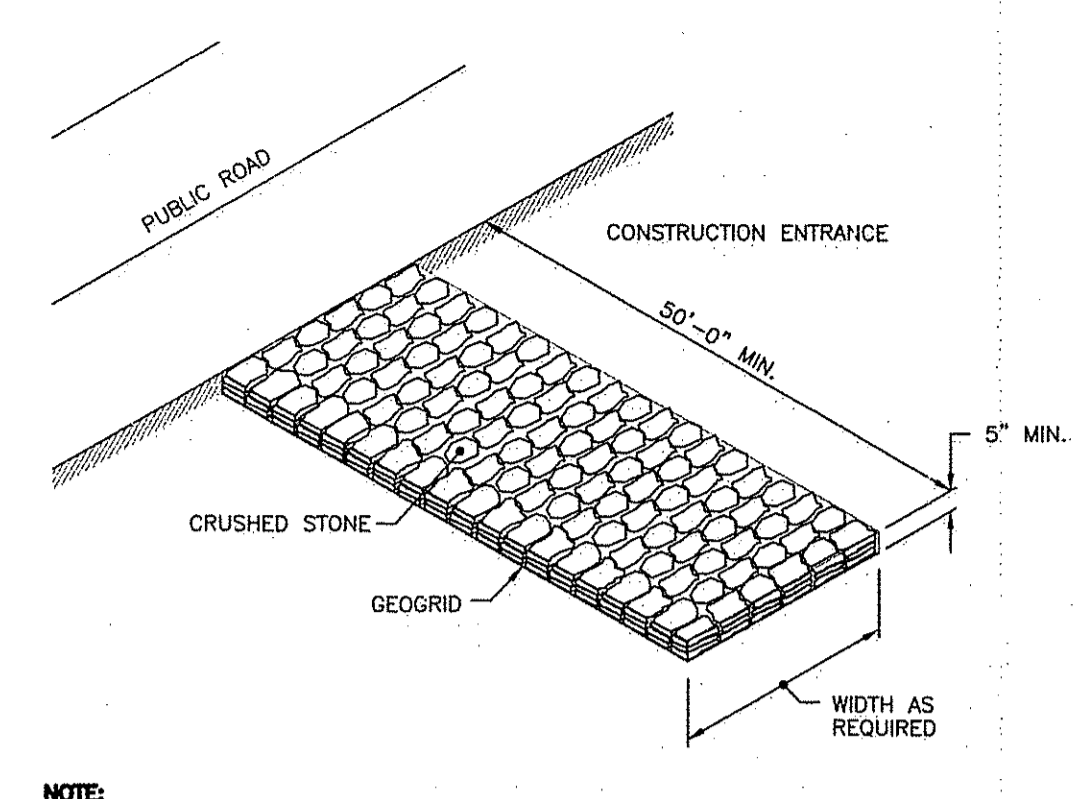
NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CEMENT CONCRETE SHALL BE CLASS A AND SHALL BE IN ACCORDANCE WITH SECTION 601 OF R.I. STANDARD SPECIFICATIONS.

CURB SETTING DETAIL
 R.I. STANDARD 7.6.0M



CUT AND MATCH DETAIL AT DRIVEWAY
 NOT TO SCALE

- RHODE ISLAND STANDARDS**
- (2.3.0) 12" PRECAST CONCRETE FLARED END SECTION
 - (7.1.0S) PRECAST CONCRETE CURB- STRAIGHT
 - (7.1.0C) PRECAST CONCRETE CURB- CIRCULAR
 - (7.6.0M) CURB SETTING DETAIL
 - (9.3.0) BALED HAY EROSION CHECK AND SILT FENCE COMBINED
 - (9.9.0) CONSTRUCTION ACCESS
 - (DC) REMOVE AND DISPOSE CONCRETE CURB
 - (DFF) REMOVE & DISPOSE FLEXIBLE PAVEMENT
 - (LS) 6" LOAM AND SEED
 - (12" W) 12" PAVEMENT MARKINGS - WHITE
 - (PVMT) EXISTING PAVEMENT STRUCTURE TO MATCH IN-KIND (CONSTRUCTION PLANS NOT AVAILABLE TO CONFIRM EXISTING PAVEMENT)
 - (PVMT) PROPOSED PAVEMENT STRUCTURE
 - 1 1/2" BITUMINOUS CONCRETE CLASS I - TYPE I
 - 2 1/2" BITUMINOUS BINDER CLASS I
 - 3" PROCESSED GRAVEL, TYPE A
 - 6" GRAVEL BORROW SUBBASE
 - 12" BORROW OR GRAVEL



CONSTRUCTION ACCESS
 R.I. STANDARD 9.9.0

LEGEND

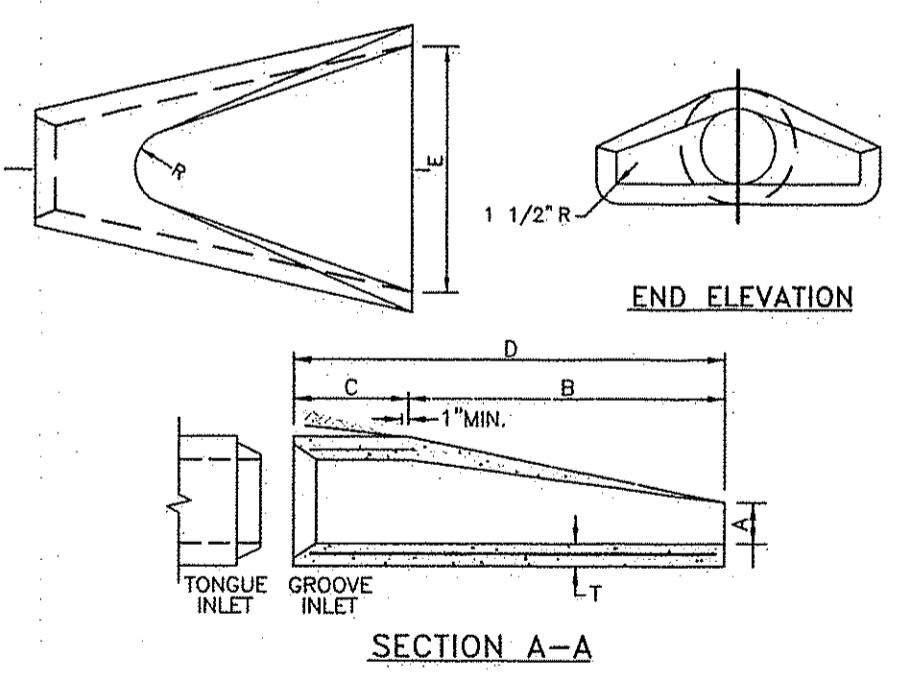
SIGN NUMBER	R.I. STANDARD
STOP	R1-1

COLOR	BACKGROUND	TEXT
WHITE	RED	WHITE

SIGN DIMENSION	WIDTH	HEIGHT
24"	30"	36"
36"	48"	48"

- NOTES:**
 1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE R.I. STANDARD SPECIFICATIONS.
 2. INDICATES TYPE OF GRADE SHEETING.
 3. REGULATORY SIGNS SHALL BE MOUNTED IN ACCORDANCE WITH STD. 24.1.5, 24.2.5 OR 24.6.5.
 4. THICKNESS OF ALUMINUM SIGN PLATES: LESS THAN 10 SQ. FT. - 0.081 IN. 10 TO 25 SQ. FT. - 0.102 IN. GREATER THAN 25 TO 50 SQ. FT. - 0.123 IN. GREATER THAN 50 SQ. FT. - 0.144 IN.
 5. FOR ADDITIONAL SIGNS SEE THE MUTCD.

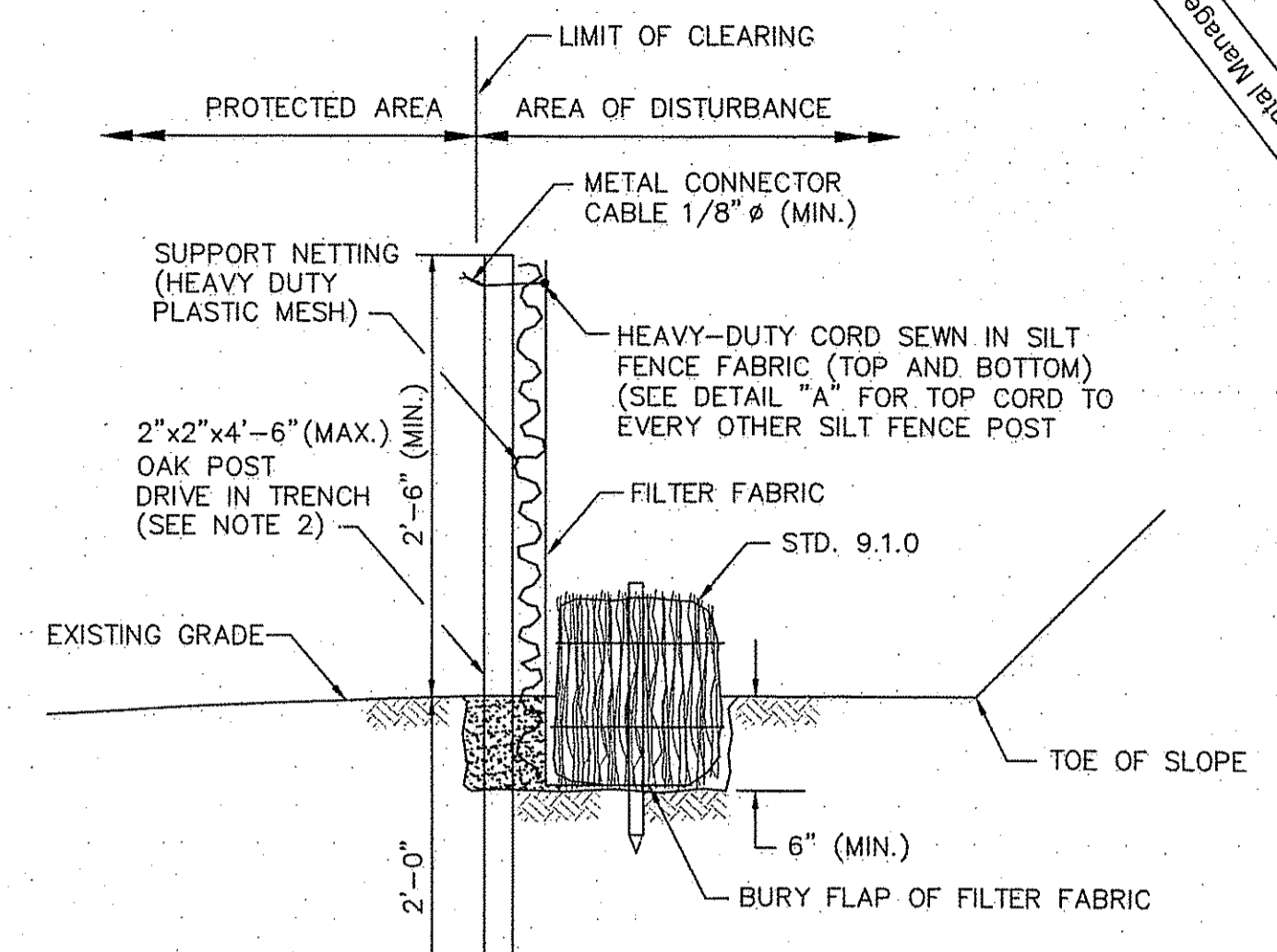
REGULATORY SIGNS
 R.I. STANDARD 27.1.0



PRECAST CONCRETE FLARED END SECTION
 R.I. STANDARD 2.3.0

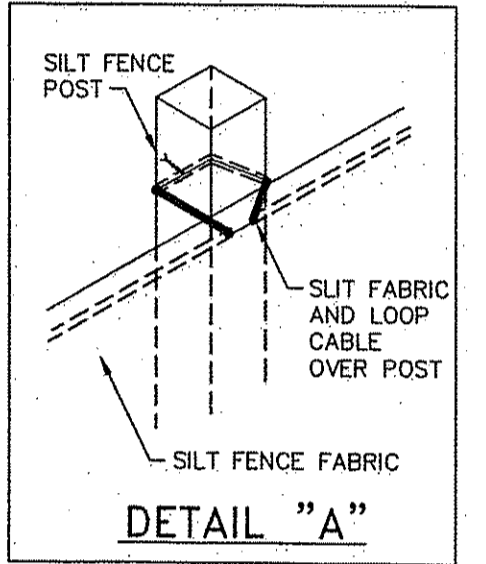
DLA	DIMENSIONS							REINFORCEMENT MIN. AREA OF EACH WAY (SQ. IN./FT.)
	A	B	C	D	E	R	T	
1'-0"	4"	2'-0"	4'-0"	7/8"	2'-0"	9"	2"	0.048
1'-3"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	2 1/4"	0.054
1'-6"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-8"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072
2'-6"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	4'-0"	1'-3"	3 1/2"	0.084
3'-0"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	4'-0"	1'-6"	4"	0.096
3'-6"	1'-9"	5'-3"	2'-11"	6'-2"	4'-0"	1'-10"	4 1/2"	0.108
4'-0"	2'-0"	6'-0"	2'-2"	6'-2"	7'-0"	1'-10"	5"	0.120
4'-6"	2'-3"	5'-5"	2'-11"	6'-4"	7'-6"	2'-0"	5 1/2"	0.132
5'-0"	2'-6"	5'-0"	3'-3"	6'-3"	8'-0"	2'-0"	6"	0.144

NOTE: SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.

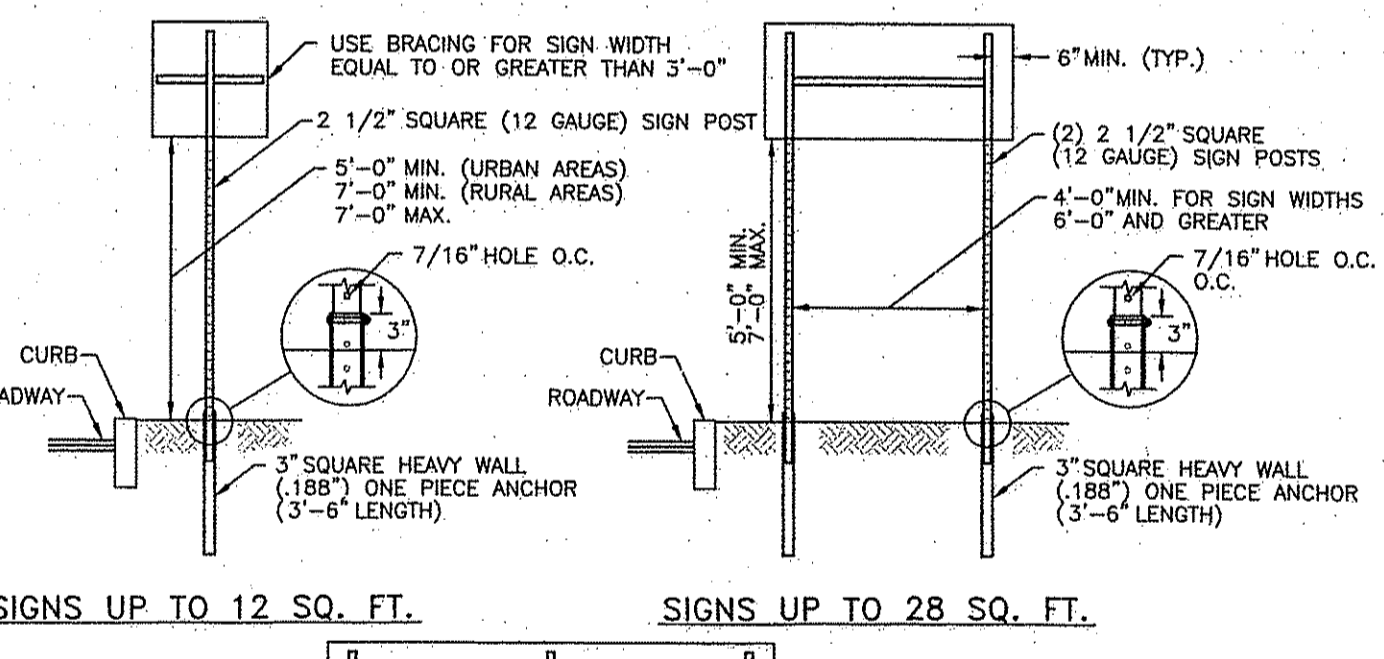


BALED HAY EROSION CHECK AND SILT FENCE COMBINED
 R.I. STANDARD 9.3.0

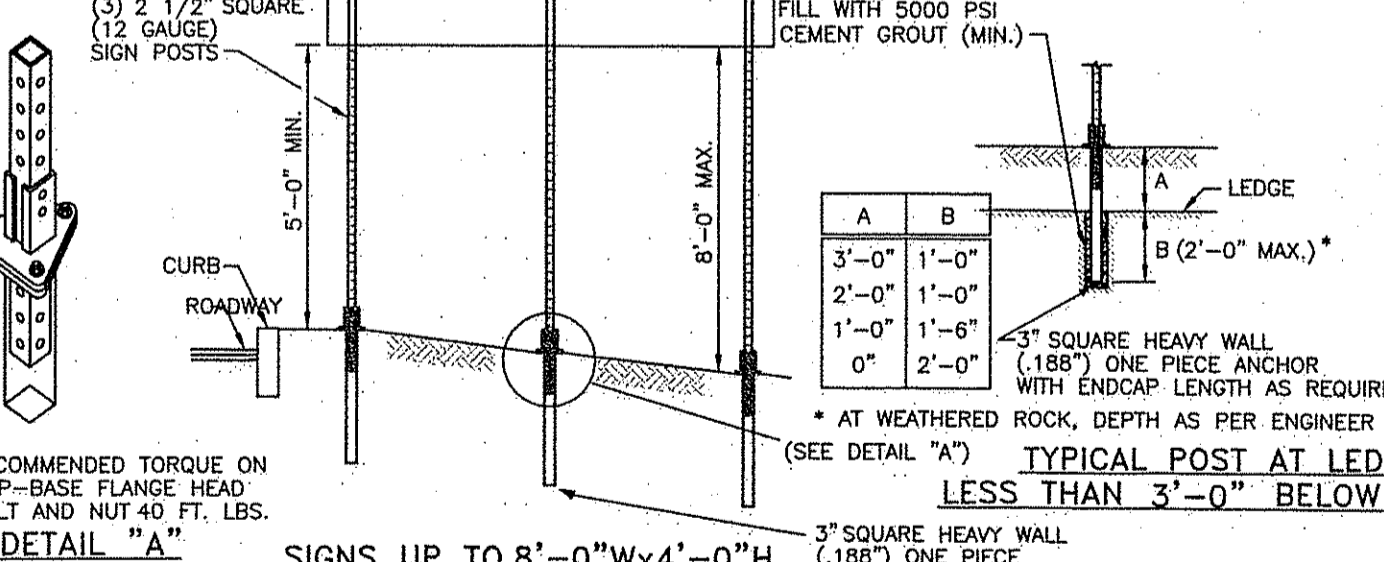
- NOTES:**
 1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 2. STD. 9.1.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE. THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICE. SILT FENCE FABRIC SHALL NOT BE SLIT. STD. 9.1.0 POST SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2"x2"x4'-6" (MAX.) OAK POST FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 3. 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 4. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



DETAIL "A"



SIGNS UP TO 12 SQ. FT. **SIGNS UP TO 28 SQ. FT.**



SIGNS UP TO 8'-0" Wx4'-0" H

- NOTE:** RECOMMENDED TORQUE ON SLIP-BASE FLANGE HEAD BOLT AND NUT 40 FT. LBS.
- NOTES:**
 1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SIGN SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH AASHTO SPECIFICATIONS FOR A 10-YEAR MEAN WIND RECURRENCE INTERVAL.
 3. FOR INSTALLATION IN GROUND OR BITUMINOUS CONCRETE DRIVE SIGN POST ANCHOR TO REQUIRED DEPTH SO THAT THE HOLE WILL MATCH TO SIGN POST ABOVE GROUND FOR THE BOLT CONNECTION. INSERT SIGN POST AND BOLT IN PLACE.
 4. FOR INSTALLATION IN CONCRETE SEE STD. 25.3.0 AND FOLLOW THE PROCEDURE IN NOTE 2.
 5. FOR INSTALLATION IN LEGG LESS THAN 3'-0" BELOW GRADE SEE DETAIL ABOVE.
 6. EDGE OF SIGN SHALL BE 1'-6" (MIN.) FROM EDGE OF CURB IN URBAN AREAS AND 6'-0" (MIN.) FROM EDGE OF CURB IN RURAL AREAS.
 7. INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 8. BREAKAWAY SIGN SUPPORTS SHALL BE FABRICATED FROM STEEL AND SHALL CONFORM TO THE BREAKAWAY DESIGN SHOWN ON THIS SHEET.
 9. STEEL POSTS SHALL CONFORM TO ASTM-A361, Fy= 55 KSI. THE CROSS SECTION OF THE POST SHALL BE SQUARE TUBE FORMED OF 12 GAUGE (105" U.S. GAUGE) COLD-ROLLED CARBON STEEL SHEETS WHICH HAVE BEEN ZINC COATED (1.25 OZ.) CONFORMING TO ASTM-A525, CAREFULLY ROLLED TO SIZE AND WELDED DIRECTLY IN THE CORNER BY HIGH FREQUENCY RESISTANCE WELDING OR EQUAL AND EXTERNALLY COATED TO AGREE WITH CORNER RADIUS. STANDARD CORNER RADIUS SHALL BE 3/32" FILLS OR MINUS 1/64".
 10. ALL BOLTS SHALL CONFORM TO ASTM-A307, CLASS A.
 11. ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANNEAL AS PER ASTM-A153.
 12. FOR SIGNS GREATER THAN 32 SQ. FT., REFER TO STD. 30.1.0, 30.1.1, 30.2.0, 30.2.1, 30.3.0, 30.3.1, 30.4.0, 30.4.1, 30.4.2 AND 30.4.3.

SIGN POST SELECTION AND INSTALLATION DETAILS
POST (SIGNS UP TO 8'-0" Wx4'-0" H)
 R.I. STANDARD 24.1.0

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED MAY 25 2011 FILE # 11-032
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

REVISIONS:
 NO. DATE DESCRIPTION
 1. 2/21/11 RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS

DESIGNED BY: GEC
 DRAWN BY: VMML
 CHECKED BY: JAC
 DATE: NOVEMBER 10
 PROJECT NO.: 10-44

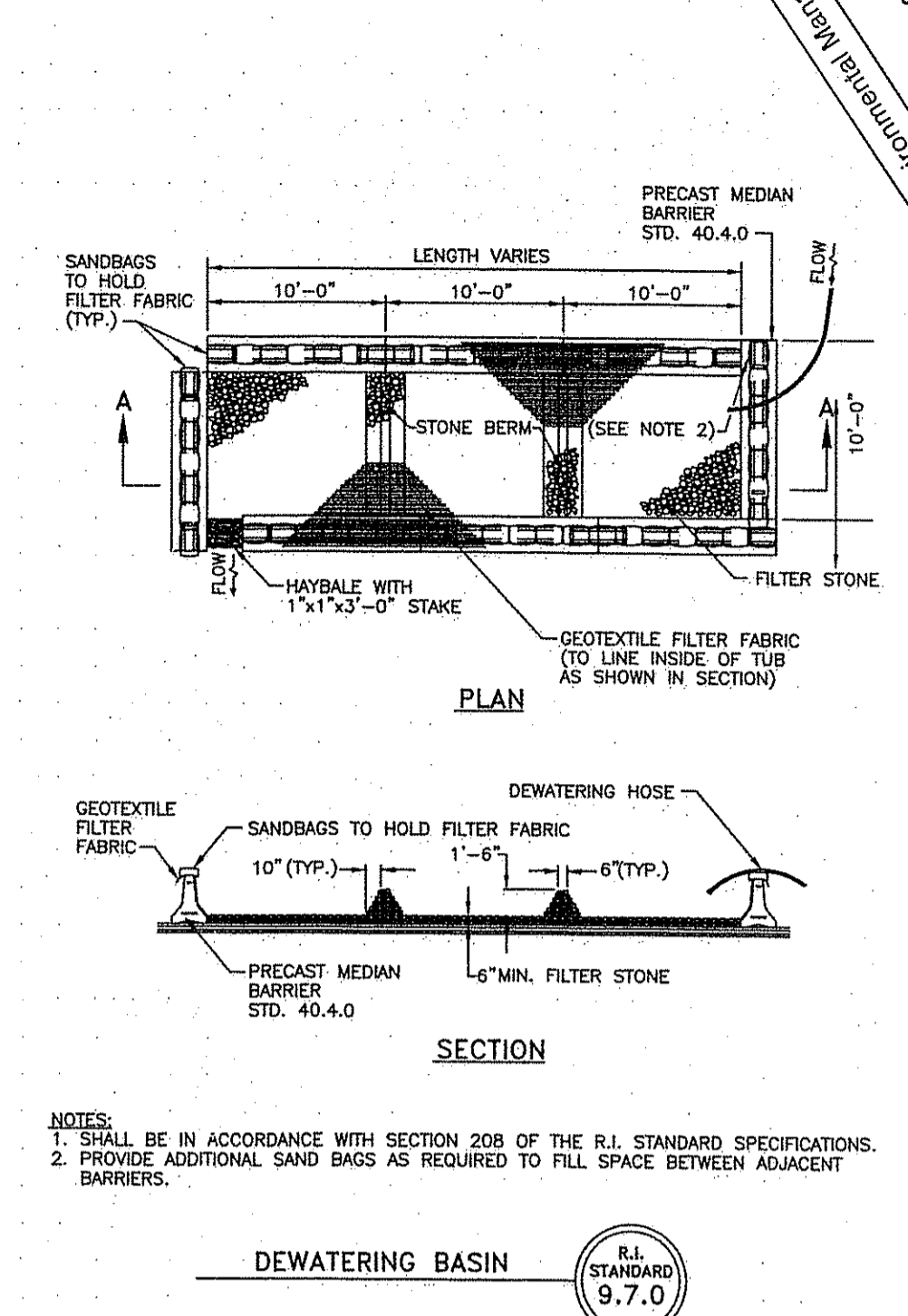
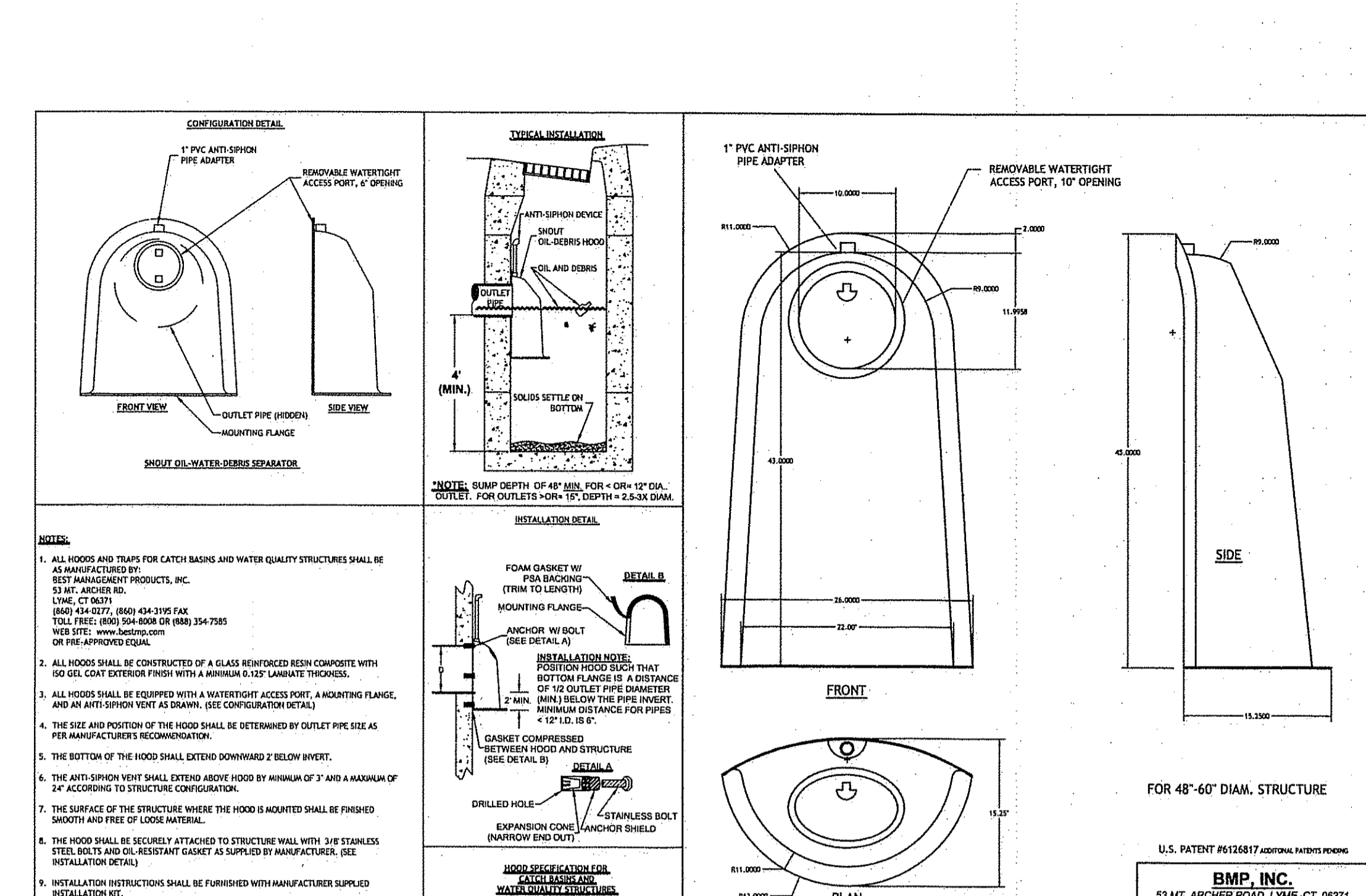
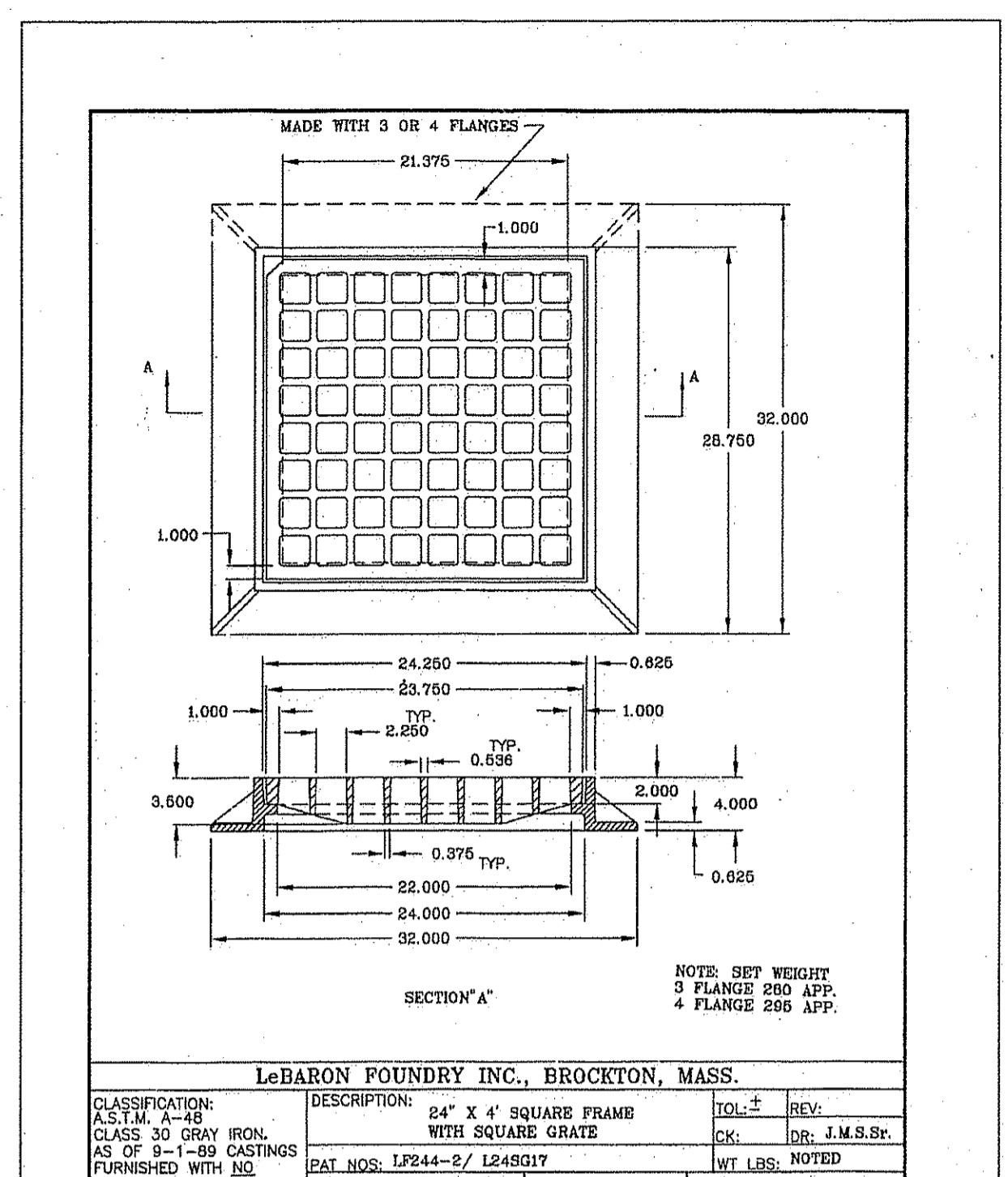
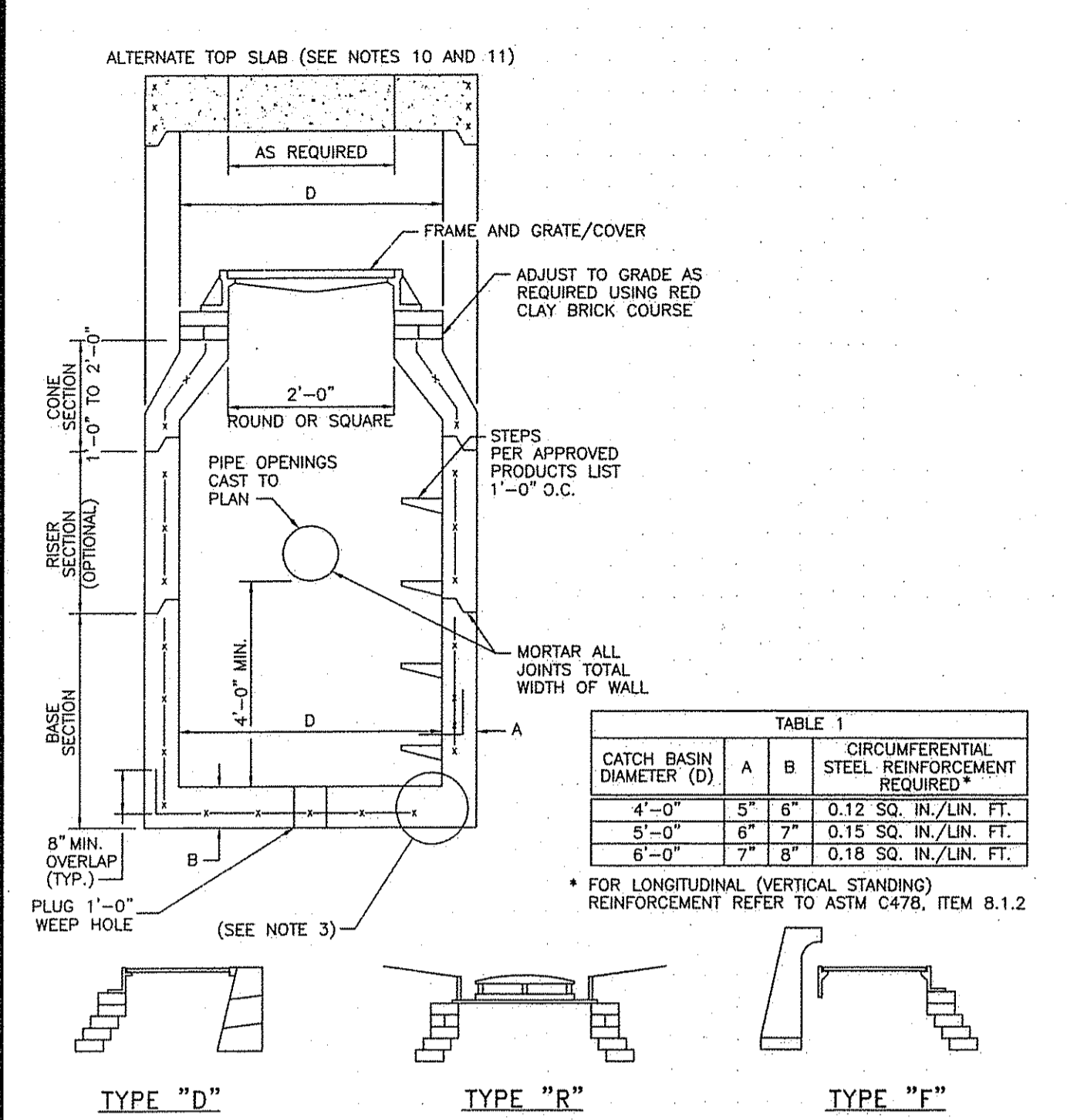
PRELIMINARY, NOT FOR CONSTRUCTION

DETAILS I

SHEET 8 OF 10

JCE
 JOE CASALI ENGINEERING, INC.
 300 POST ROAD, WARWICK, RI 02886
 (401) 944-1400 (603) 444-1313 FAX WWW.JCEENGINEERING.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL



NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.

2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.

3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).

4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.

5. ONE POUR MONOLITHIC BASE SECTION.

6. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.

7. CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.

8. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.

9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.

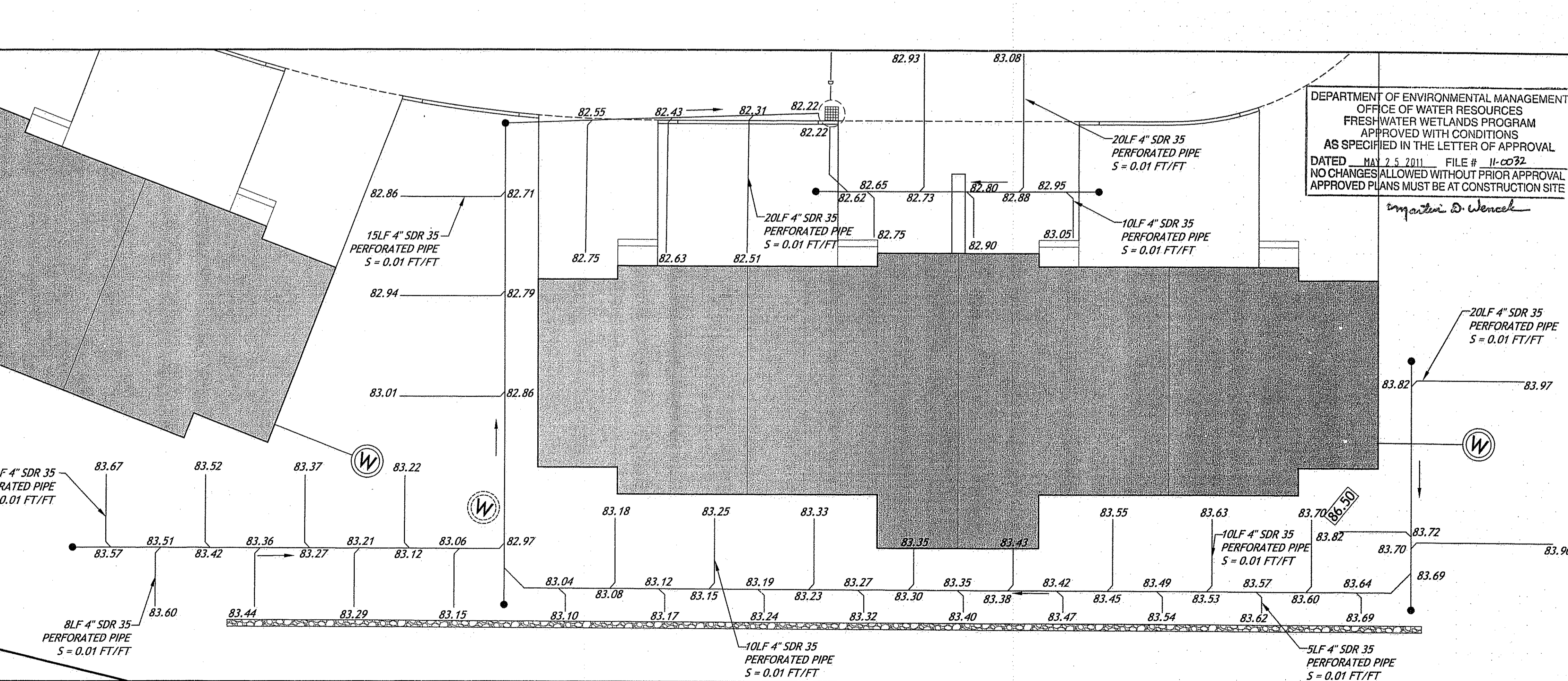
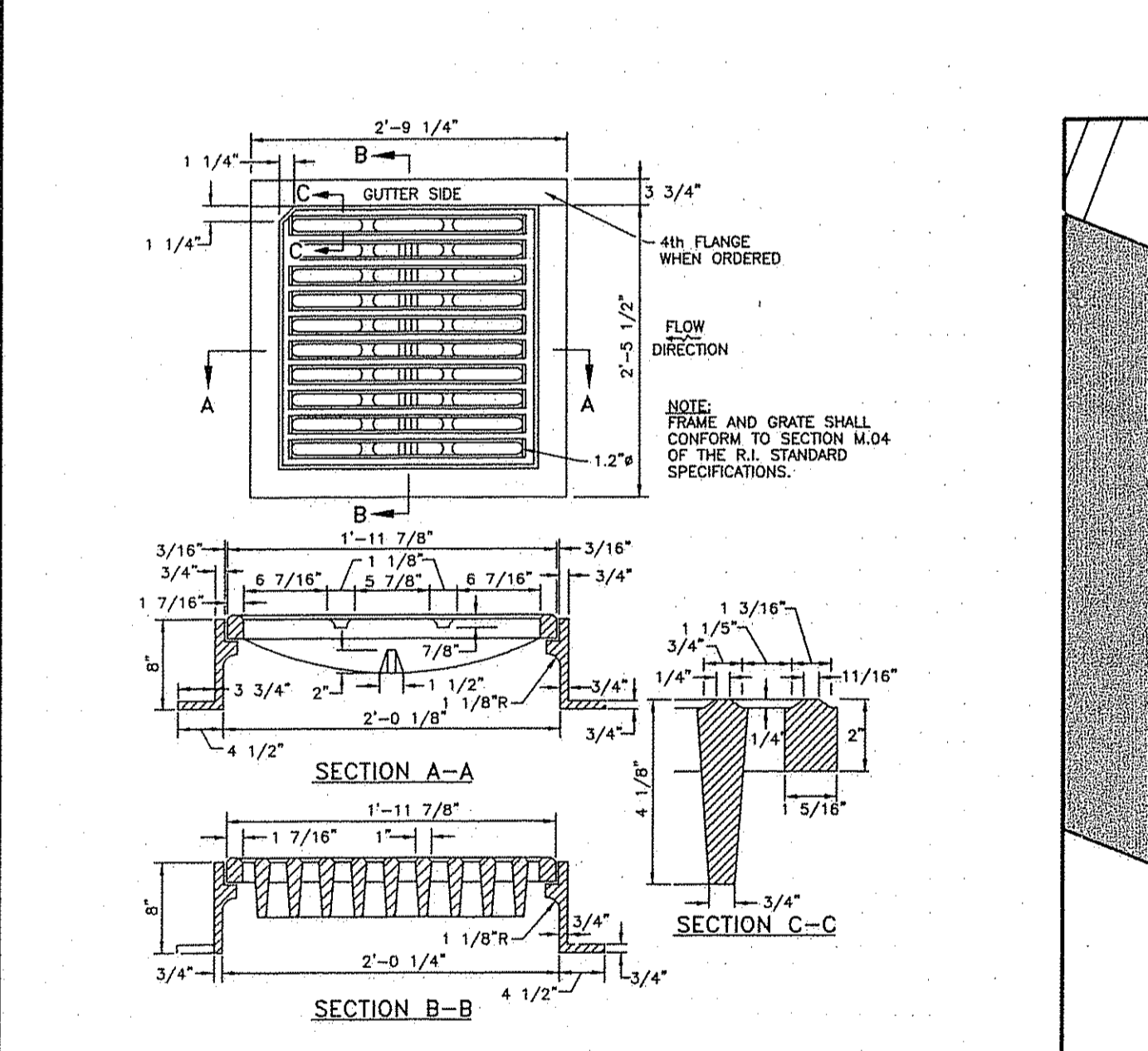
10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).

11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.

12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 4'-0", 5'-0" OR 6'-0" ROUND CATCH BASIN

STANDARD 4.4.0 M1



Office of Water Resources
EES 20 E33
Environmental Management

JCE

JOE CASALI ENGINEERING, INC.
CIVIL SITE DEVELOPMENT/TRANSPORTATION
3000 POST ROAD, WARWICK, RI 02886
PHONE: 401-844-1300 FAX: 401-844-1333 WWW.JCE-USA.COM

JOSEPH A. CASALI
REGISTERED PROFESSIONAL ENGINEER
CIVIL

WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34

REVISIONS:

NO.	DATE	DESCRIPTION
1.	2/21/11	RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS

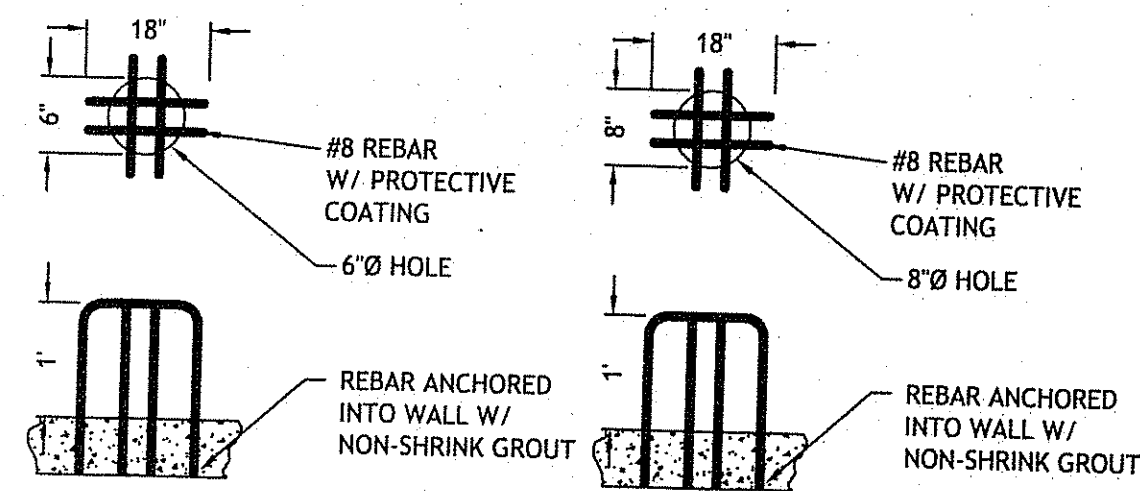
DESIGNED BY: GEC
DRAWN BY: VMML
CHECKED BY: JAC
DATE: NOVEMBER 10
PROJECT NO.: 10-44

PRELIMINARY, NOT FOR CONSTRUCTION

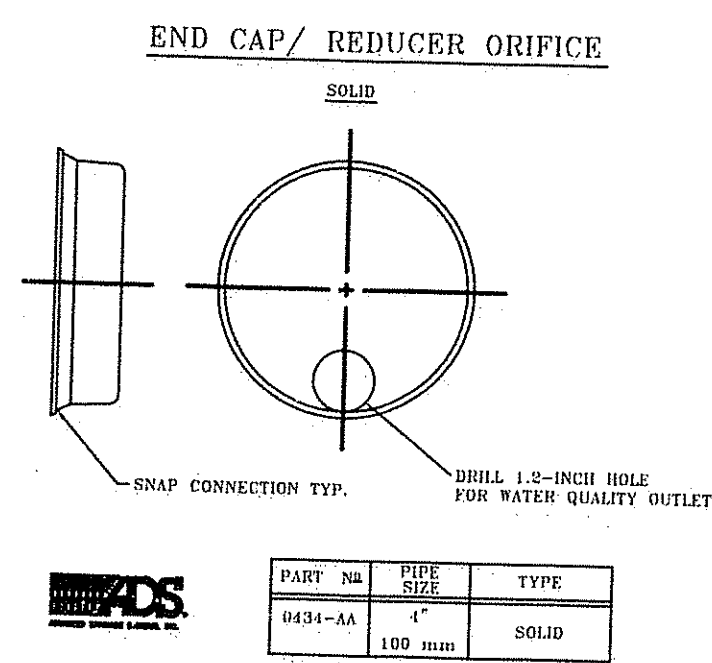
DETAILS II

SHEET 9 OF 10

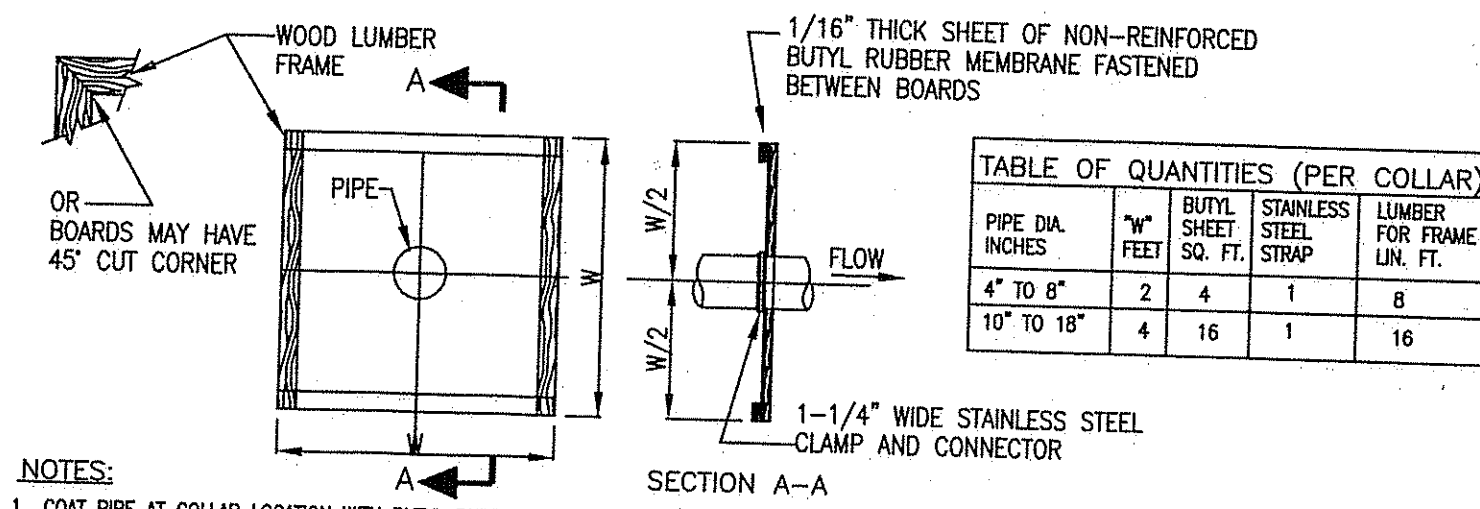
Q:\10-44 Low Pollution\WOODLAND TERRACE [PLANSET].dwg Feb. 21, 2011 2:37pm



TRASH RACK DETAIL FOR POND 1
NOT TO SCALE



PART NO.	PIPE SIZE	TYPE
0131-AA	4"	SOLID
	6"	SOLID



- NOTES:**
1. COAT PIPE AT COLLAR LOCATION WITH BUTYL RUBBER PAINT CEMENT SEALER OR OTHER BUTYL RUBBER SEALER. (DO NOT USE ASPHALT ROOF PATCH)
 2. COMPLETED INSTALLATION MUST BE WATERTIGHT
 3. FORCE BUTYL RUBBER SHEET OVER UPSTREAM END OF PIPE AND OVER BUTYL ROOF SEALER.
 4. INSTALL A 1-1/4" WIDE STAINLESS STEEL STRAP, CLAMP AROUND PIPE OVER BUTYL RUBBER SHEET AND TIGHTEN UNTIL SEALER IS FORCED OUT.
 5. STAPLE BUTYL RUBBER SHEET TO LUMBER FRAME.
 6. FOR PIPE DIAMETERS OF LESS THAN 6" CUT A HOLE (CENTERED) IN BUTYL RUBBER SHEET, APPROX. 1/2" DIA. AND FOR PIPE DIAMETERS 6" TO 15" CUT A HOLE 3" SMALLER THAN DIAMETER OF PIPE AND FORCE BUTYL RUBBER SHEET OVER UPSTREAM END OF PIPE AND OVER BUTYL ROOF SEALER.
 7. THE WOOD FRAME SHALL BE CONSTRUCTED FROM EITHER 1"x4" OR 2"x2" LUMBER AND SHALL BE RIGID ENOUGH TO WITHSTAND BACKFILL OPERATIONS.

ANTI-SEEP COLLAR DETAIL
NOT TO SCALE

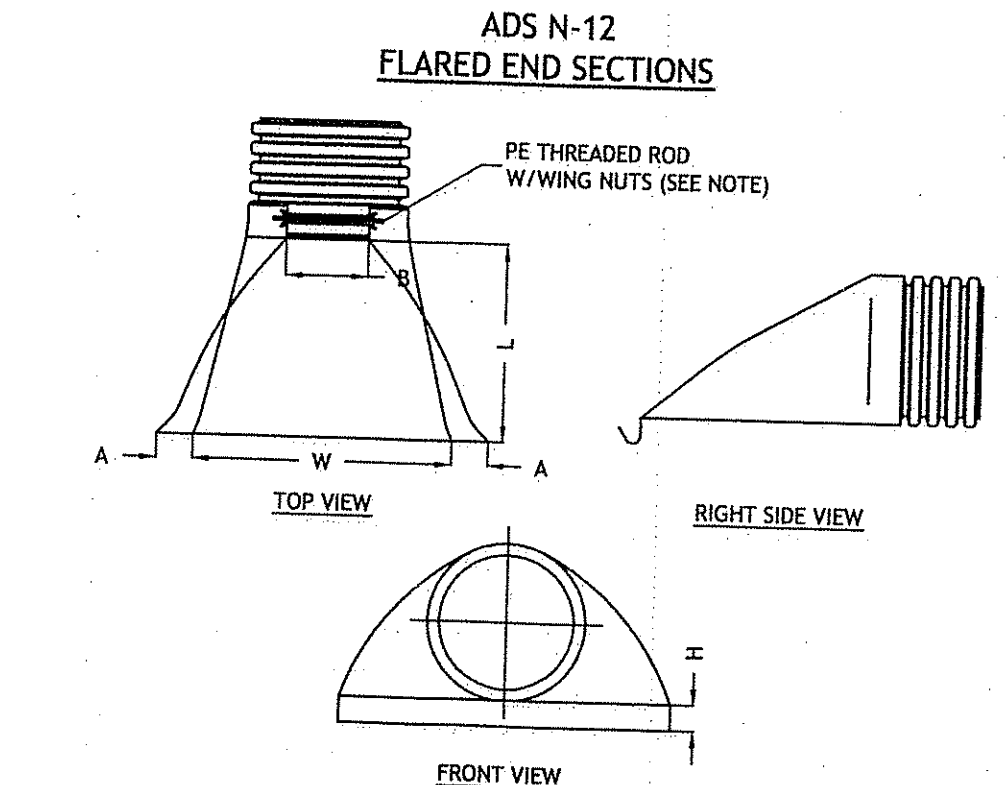
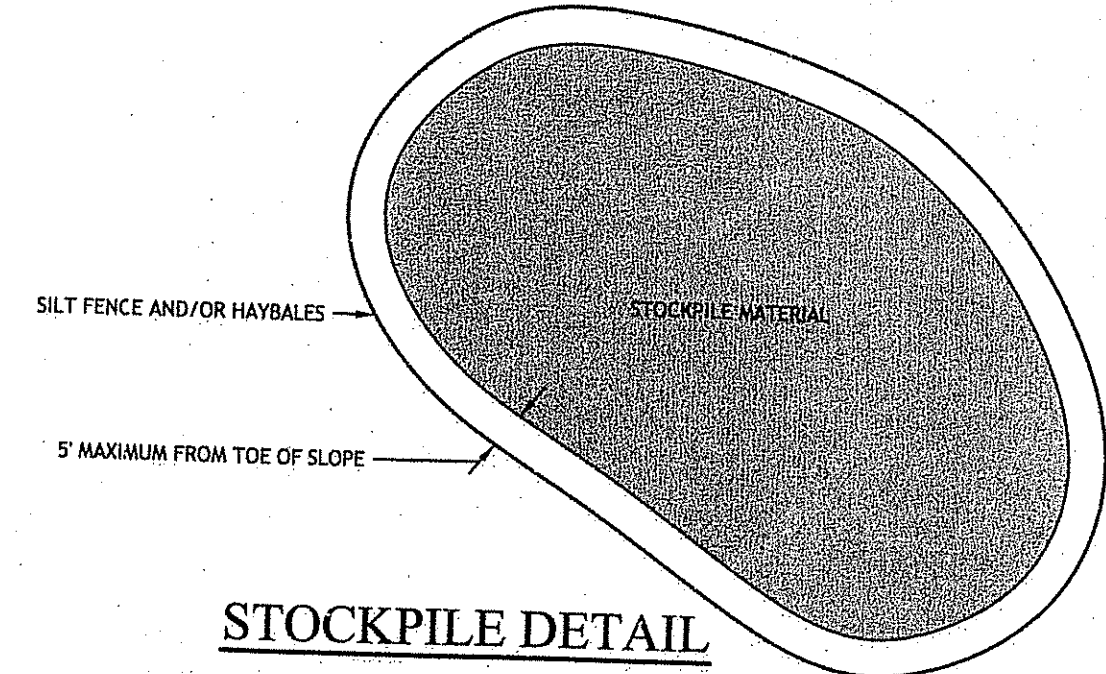


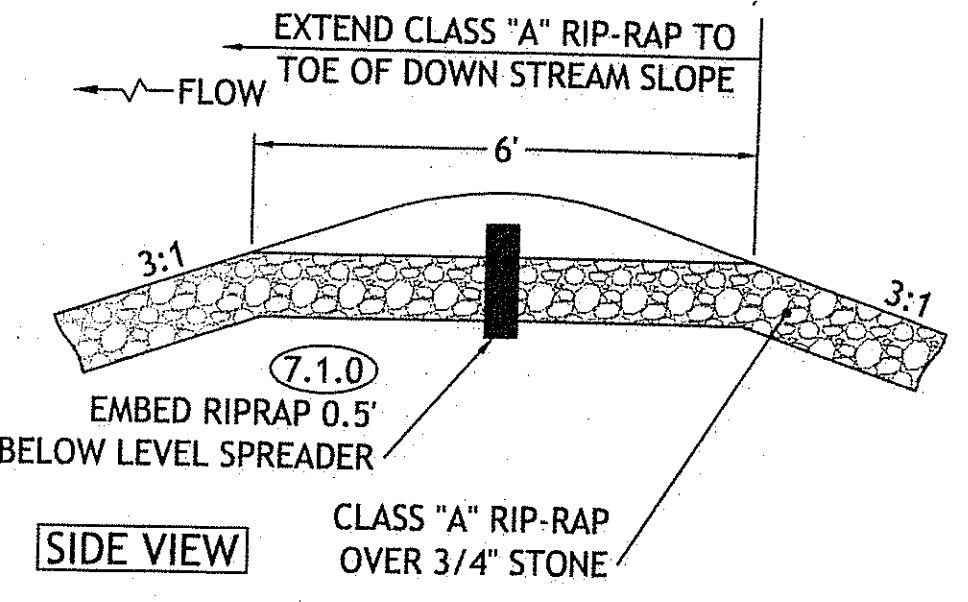
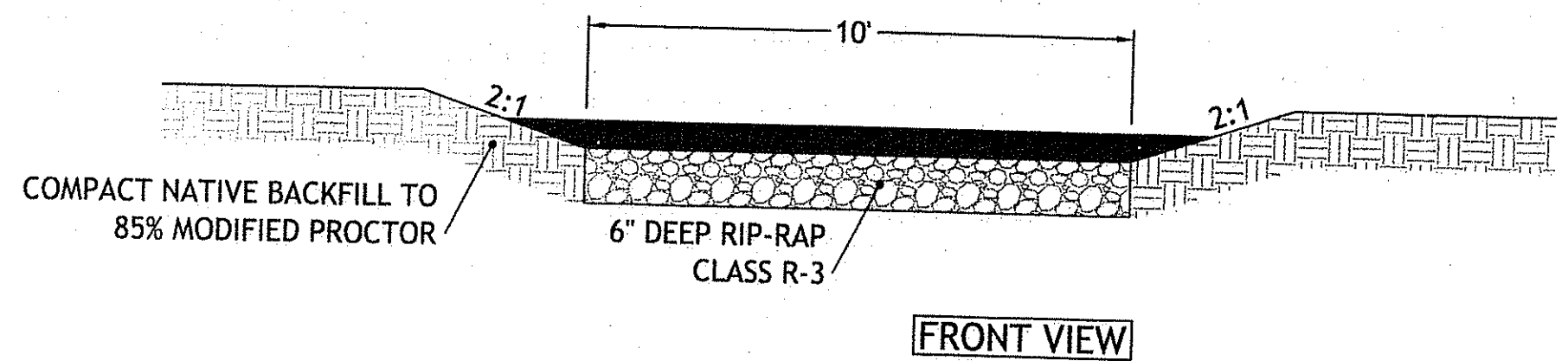
TABLE OF QUANTITIES (PER COLLAR)

PIPE DIA. INCHES	PIPE FEET	BUTYL SHEET SQ. FT.	STAINLESS STEEL STRAP	LUMBER FOR FRAME LIN. FT.
4" TO 6"	2	4	1	8
10" TO 18"	4	16	1	16

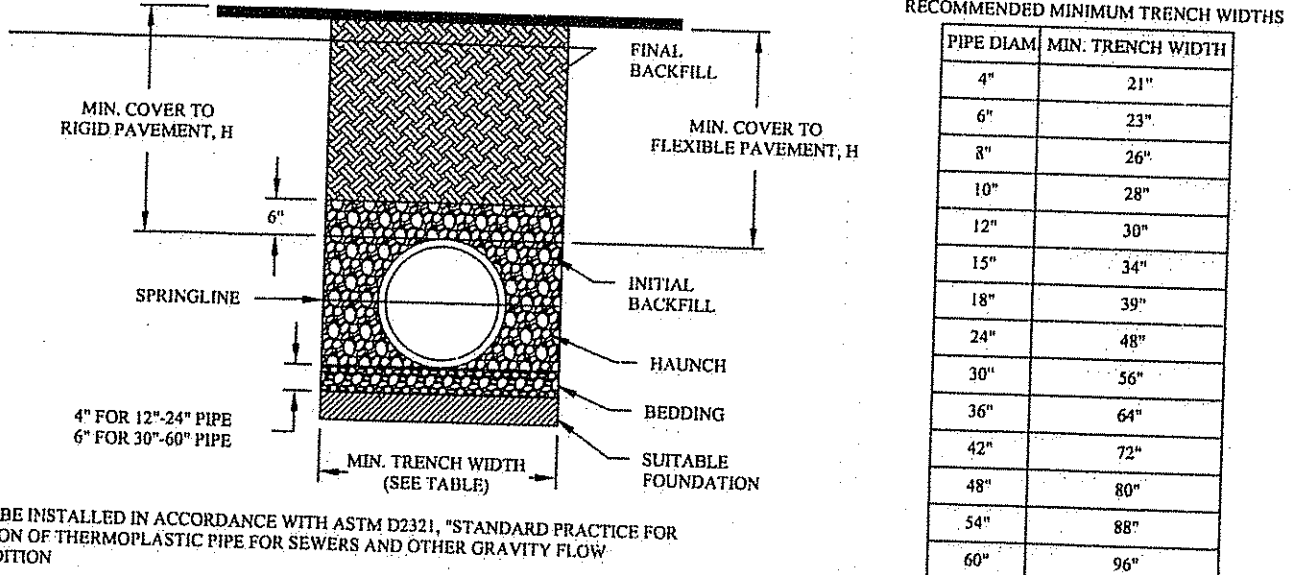
NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.



STOCKPILE DETAIL



EMERGENCY SPILLWAY
NOT TO SCALE



- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2121, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-900mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 8 FEET ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2121, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

ADS PIPE TRENCH INSTALLATION DETAIL:
N.T.S.

RECOMMENDED MINIMUM TRENCH WIDTHS

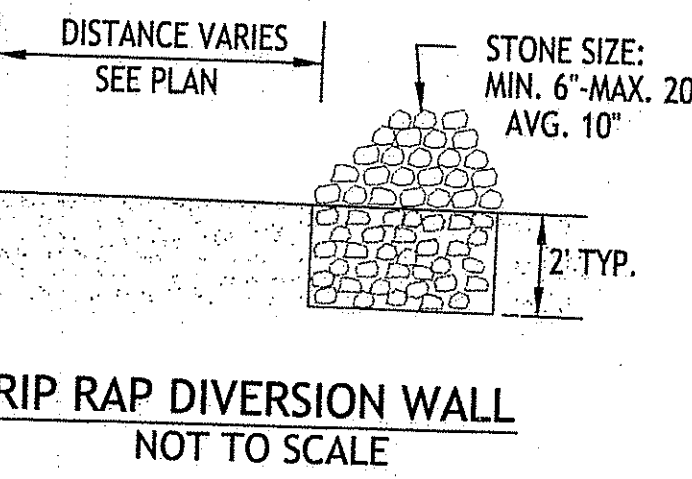
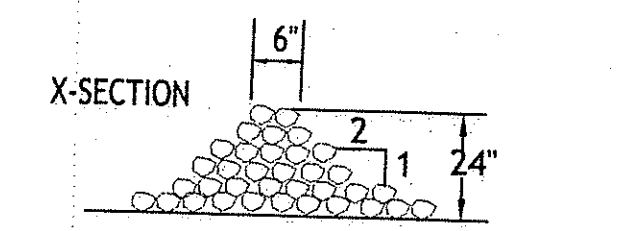
PIPE DIAM. MIN. TRENCH WIDTH	PIPE DIAM. MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

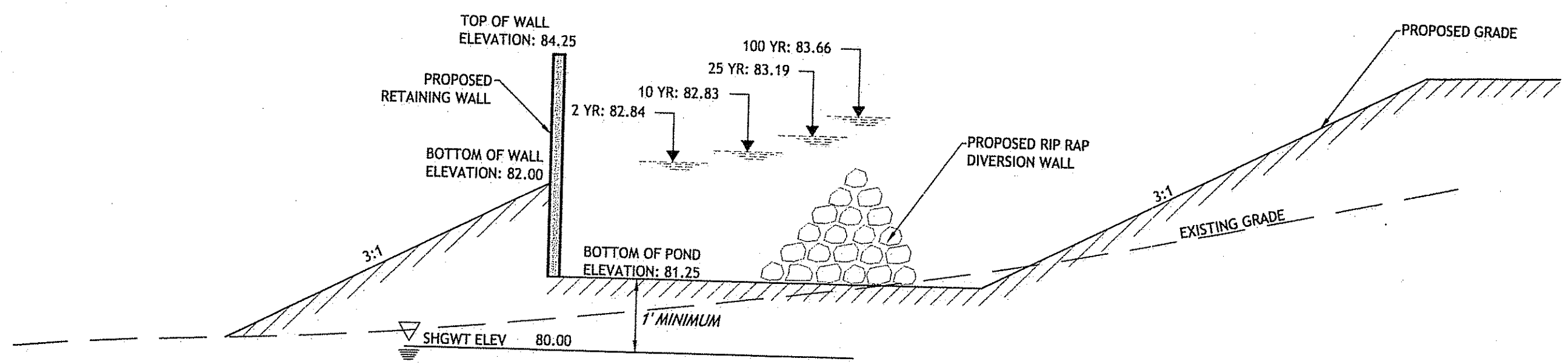
PIPE DIAM.	HEAVY CONSTRUCTION (30' AXLE LOAD)*
12"-48"	12"
54"-60"	24"

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

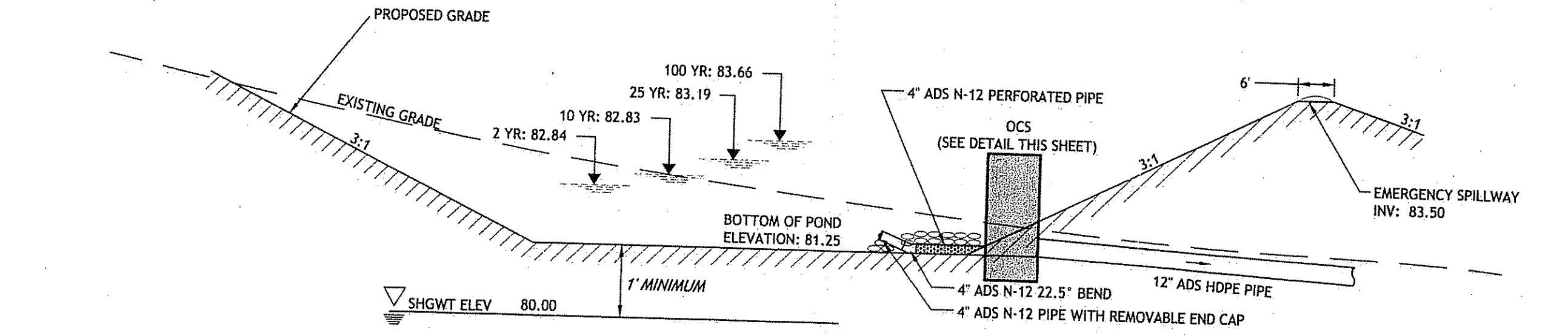
PIPE DIAM.	COVER E-80#
UP TO 24"	24"
30"-36"	36"
42"-48"	48"



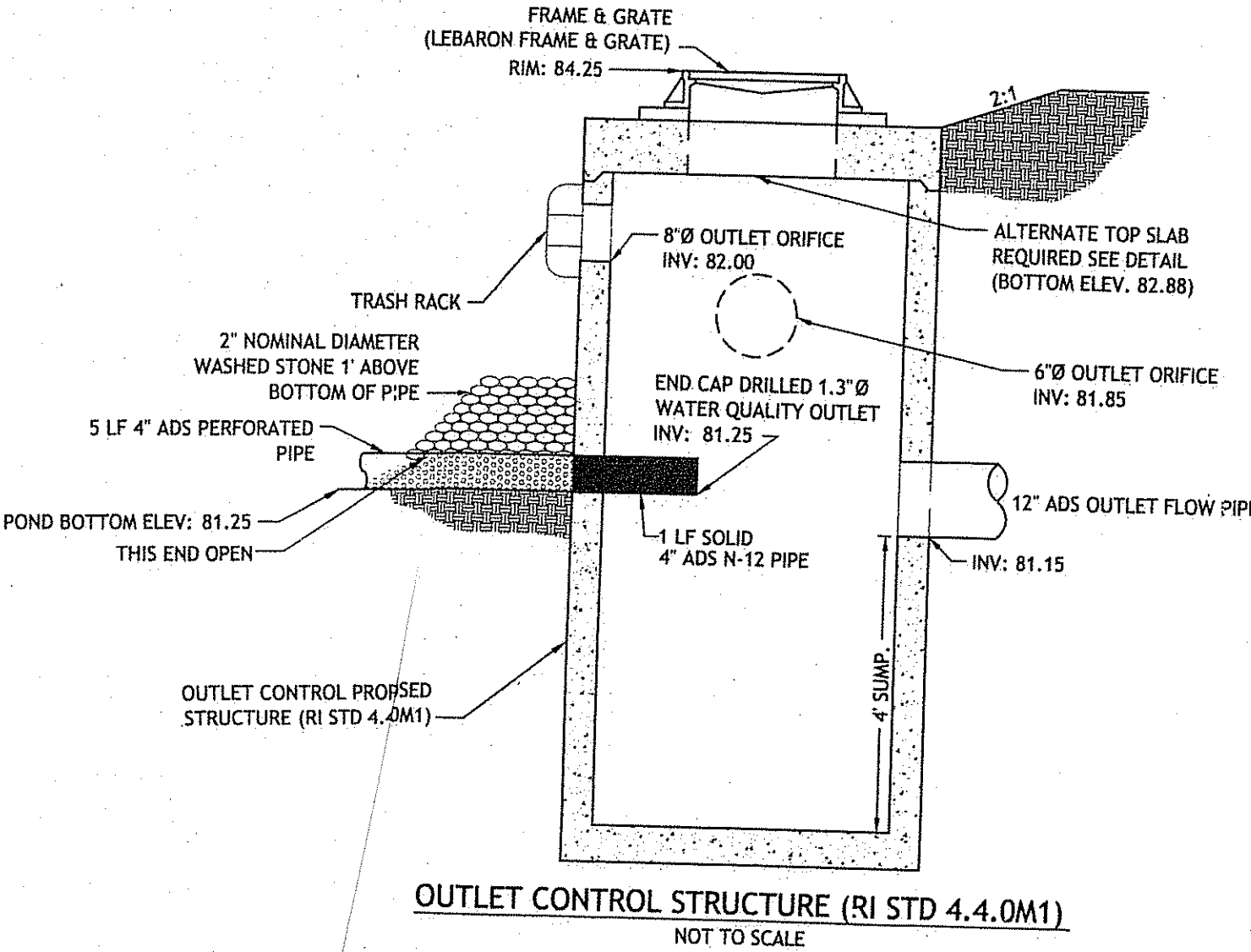
RIP RAP DIVERSION WALL
NOT TO SCALE



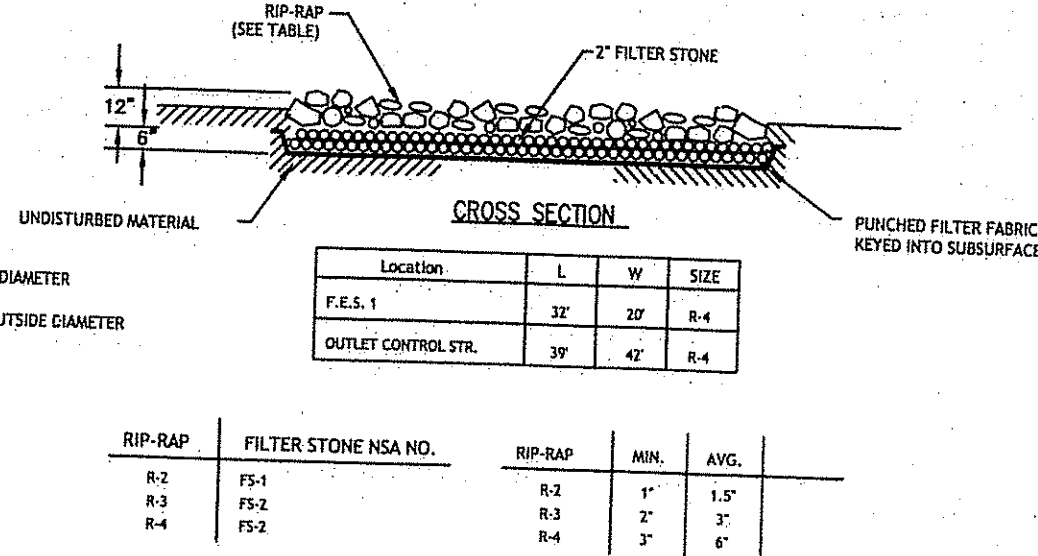
POND 1 DETAIL EAST-WEST SECTION
NOT TO SCALE



POND 1 DETAIL NORTH-SOUTH SECTION
NOT TO SCALE



OUTLET CONTROL STRUCTURE (RI STD 4.4.0M1)
NOT TO SCALE



RIP-RAP APRON DETAIL

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 25, 2011 FILE # 11-0032
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**WOODLAND TERRACE
HARTFORD PIKE
SCITUATE, RHODE ISLAND
AP 31, LOT 34**

REVISIONS:

NO.	DATE	DESCRIPTION
1.	2/21/11	RIDEM (FWW) & RIDOT (PAPA) SUBMISSIONS
1.	4/20/11	RIDEM (FWW) COMMENTS

DESIGNED BY: GEC
DRAWN BY: VMML
CHECKED BY: JAC
DATE: NOVEMBER 10
PROJECT NO: 10-44

PRELIMINARY, NOT FOR CONSTRUCTION

DETAILS III

SHEET 10 OF 10

Q:\110-44 Lou Polster\ACAD\WOODLAND TERRACE (PLANSET)\R1.dwg, Apr. 22, 2011 10:40am