

LOCUS MAP
NOT TO SCALE

Owner/Applicant: (AP 71-4-8)
PV Exeter Apartments, L.P.
861 A Broad Street
Providence, RI 02907

ZONING: B
Minimum Lot Size: N/A
Minimum Street Frontage: 150'
Minimum Front Depth: 100'
Minimum Side Depth: 30'
Minimum Rear Depth: 75'

ZONING: RU-4
Minimum Lot Size: 4 Acres
Minimum Street Frontage: 300'
Minimum Front Depth: 100'
Minimum Side Depth: 80'
Minimum Rear Depth: 50'

PERMIT PLAN SET
1/2 MILE RADIUS MAP
FOR
PV Exeter Apartments, L.P.

Being A.P. 71, Block 4, Lot 8
Lot Area = 8.17 Acres

LEGEND	
Groundwater Protection Overlay District	
Natural Heritage Area	
Zoning Line	

FEMA DETERMINATION
ZONE "X" (UNSHADED)
AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44009C0093J
EFFECTIVE DATE APRIL 3, 2020

10 Buildings proposed
Number of 1 Bedroom Units = 5
Number of 2 Bedroom Units = 35
Total Number of Units = 40
Total number of bedrooms = 75
Proposed parking = 76 spaces
Proposed handicap parking = 4 spaces
Total number of parking spaces = 80

- PRELIMINARY PLAN CONDITIONS OF APPROVAL PER PLANNING BOARD**
- All federal, state and local permits shall be submitted with the final application and recorded.
 - The Board is making no findings for waivers or impact fees but the applicant is free to revisit these at a later time.
 - Copies of all utilities and construction easements to be submitted to the solicitor for approval.
 - The maximum number of parking spaces on the site is eighty two (82).
 - The water line terminal blow off shall be shown on the final plans.
 - The community garden area to be shown on final plans.
 - The applicant shall notify Planning Board for periodic final inspections during the construction phase prior to issuance of application certificates of occupancy.
 - The applicant shall request that RIDOT install a separate turning lane at the entrance.

- NOTES:**
- This project includes a community well and the accompanying water main and appurtenances.
 - This project will be serviced by Onsite Wastewater Treatment Systems.
 - This project includes provisions for collecting and treating stormwater.
 - This lot is not located in the Natural Heritage Area.
 - This lot is not located in the Groundwater Protection Overlay District.
 - This project is not located within an OWTS critical resource area.
 - Sheet 2 Basemap and physical data were field surveyed by American Engineering, Inc. on 03/08/2007, revised on 08/17/2007.
 - Sheets 4 & 5 Basemap and physical data were field surveyed by American Engineering, Inc. on 03/17/2020.

GROWTH MANAGEMENT ORDINANCE
THE TOWN CURRENTLY HAS A GROWTH MANAGEMENT ORDINANCE IN EFFECT WHICH MAY IMPACT THE ABILITY TO OBTAIN BUILDING PERMITS FOR LOTS SHOWN ON THIS PLAN.

- PREVIOUS APPROVALS:**
- Reference is hereby made to an approved RIDEM Wetlands Insignificant Alteration Permit for Application # 08-0451 Dated: December 14, 2006.
 - Reference is hereby made to an approved RIDEM Preliminary Subdivision Suitability Determination for Application # S 11-51 Dated: April 18, 2007.
 - Reference is hereby made to an approved RIDEM Wetland Edge verification 06-0336.
 - Reference is hereby made to an approved RIDEM OWTS application # 0911-0154
 - Reference is hereby made to an approved RIDEM Wetlands Insignificant Alteration Permit for Application # 15-0050 Dated: July 13, 2015.
 - Reference is hereby made to an approved RIDEM Wetlands Revised Permit for Wetlands Application #15-0050 and RIPDES # RIR101255.



1/2 Mile Radius Map
SCALE: 1" = 400'

- Sheet Index**
- 1/2 Mile Radius Map
 - Existing Conditions Plan
 - Offsite Improvements Plan
 - Grading And Utility Plan
 - Drainage Plan
 - Drainage Details
 - General Details
 - General Details

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 07 2021 FILE # 15-0050
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Daniel R. Cotta

1/2 Mile Radius Map
FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

NO.	REVISION	DATE	BY
1.	MODIFICATION TO APPROVED PLAN	3/21/21	PJF

Checked By: PJF
Date: 11/16/2020
Scale: 1" = 400'

Environmental Management
MAR 12 2021
of Water Resources
PATRICK J. FREEMAN
NO. 13125
REGISTERED PROFESSIONAL ENGINEER
3/15/21

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 8 sheets
Drawing No.
113163

EXISTING CONDITIONS PLAN
FOR
PV EXETER APARTMENTS, L.P.

Being A.P. 71, Block 4, Lot 8
Lot Area = 8.17 Acres

Owner/Applicant: (AP 71-4-8)
PV Exeter Apartments, L.P.
861 A Broad Street
Providence, RI 02907

ZONING: B Minimum Lot Size: N/A
Minimum Street Frontage: 150'
Minimum Front Depth: 100'
Minimum Side Depth: 30'
Minimum Rear Depth: 75'

ZONING: RU-4 Minimum Lot Size: 4 Acres
Minimum Street Frontage: 300'
Minimum Front Depth: 100'
Minimum Side Depth: 80'
Minimum Rear Depth: 50'

LEGEND

- UTILITY POLE FOUND
- ANGLE POINT
- GRANITE /STONE BOUND FOUND
- IRON ROD/PIPE FOUND
- IRON ROD WITH CAP SET
- DRILLHOLE FOUND
- DRILLHOLE SET
- REMNANTS OF WALL
- STONEWALL FOUND
- EXISTING PROPERTY LINE
- ABUTTER PROPERTY LINE
- ZONING BOUNDARY
- RIGIS SOIL LINES
- EXISTING TREELINE

NOTES:

1. Basemap and physical data were field surveyed by American Engineering, Inc. on 03/08/2007, revised on 08/17/2007.

REFERENCES:

- Reference is hereby made to that certain Deed as recorded in the Clerk's Office in the Town Hall of the Town of Exeter in Land Evidence Book/Page 0160/0234.
- Reference is hereby made to that certain Deed as recorded in the Clerk's Office in the Town Hall of the Town of Exeter in Land Evidence Book/Page 90/35.
- Reference is hereby made to that certain plan entitled "PLAN OF LAND FOR TUPELO INVESTMENT GROUP, LLC LOCATED AT SOUTH COUNTY TRAIL - RTE. #2 EXETER, R.I. SCALE 1" = 100' DATE: 6/30/2000 AMERICAN ENGINEERING DANIEL R. COTTA" said plan being recorded on November 9, 2000 in the Clerk's Office in the Town Hall of the Town of Exeter as Map #345.
- Reference is hereby made to that certain plan entitled "PLAN OF LAND FOR TUPELO INVESTMENT GROUP, LLC LOCATED AT SOUTH COUNTY TRAIL - RTE. #2 EXETER, R.I. SCALE 1" = 100' DATE: 6/30/2000 AMERICAN ENGINEERING DANIEL R. COTTA" said plan being recorded on December 6, 2001 in the Clerk's Office in the Town Hall of the Town of Exeter as Map #360.
- Reference is hereby made to that certain plan entitled "GEORGE JARVIS SR. EXETER, RHODE ISLAND MAP OF LAND LOCATED IN THE TOWN OF EXETER WASHINGTON COUNTY STATE OF RHODE ISLAND BY RAYMOND W. SCHWAB ASSOCIATES REVISED 11/9/71" said plan being recorded in the Town of Exeter Land Evidence Book/Page 31/69.
- REFERENCE IS HEREBY MADE TO RHODE ISLAND HIGHWAY PLAT #344.
- Reference is hereby made to that certain plan entitled "SUBDIVISION PLAN FOR ALBION COURT OF EXETER LOCATED AT SOUTH COUNTY TRAIL EXETER RHODE ISLAND SCALE 1" = 100' DATE: 7/14/2009 REVISED 3/19/2013 BY AMERICAN ENGINEERING, INC." said plan being recorded in the Town of Exeter as Map # 523
- Reference is hereby made to that certain plan entitled "ADMINISTRATIVE SUBDIVISION FOR PINE VIEW APARTMENTS LOCATED AT POLE #33 SOUTH COUNTY TRAIL EXETER RHODE ISLAND, DATE 01/31/2017, SCALE: 1" = 60', BY: AMERICAN ENGINEERING, INC." said plan being recorded in the Town of Exeter.
- Reference is hereby made to that certain plan entitled "ADMINISTRATIVE SUBDIVISION FOR JADE INVESTMENT GROUP, LLC LOCATED AT ASSESSOR'S PLAT 71, BLOCK 4, LOTS 3&8 POLE #33 SOUTH COUNTY TRAIL EXETER, RHODE ISLAND DATE 11/21/2019 SCALE: 1" = 60', BY: AMERICAN ENGINEERING, INC." said plan being recorded in the Town of Exeter as Map #811.
- Reference is hereby made to that certain Deed as recorded in the Clerk's Office in the Town Hall of the Town of Exeter in Land Evidence Book/Page 439/187.

CERTIFICATION:

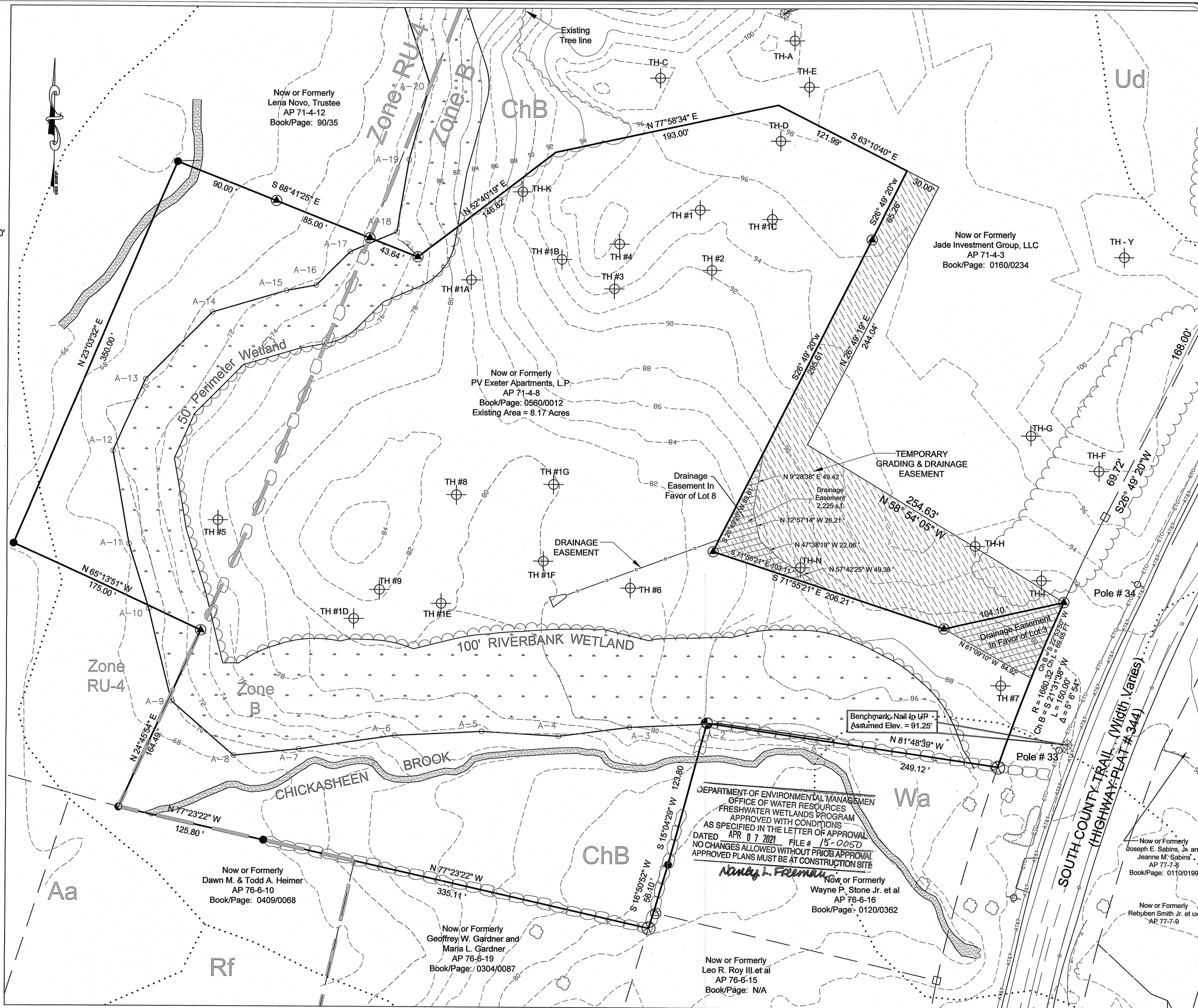
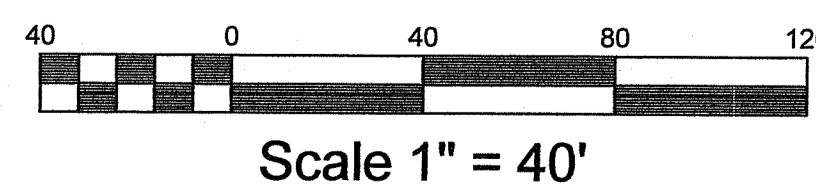
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHIC SURVEY	T-2

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS PLAN IS TO DEFINE THE BOUNDARY OF ASSESSOR'S PLAT 71, BLOCK 4, LOT 8, AND TO SHOW ITS TOPOGRAPHY. ALSO DEPICTED ARE ALL EASEMENTS IN FAVOR OF THE LOT.

BY: DATE: 3/5/21
MATTHEW J. COTTA
PLS-1977 COA - LS.000A453

FEMA DETERMINATION
ZONE "X" (UNSHADED)
AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44009C0093J
EFFECTIVE DATE APRIL 3, 2020



EXISTING CONDITIONS PLAN
FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Drawn By: P-JF Checked By: MJC
Scale: 1" = 40' Date: 11/16/2020

NO.	REVISION	DATE
1.	PER REDT COMMENTS	PJF 1/18/21
2.	MODIFICATION TO APPROVED PLAN	PJF 3/2/21

Environmental Management
MAR 12 2021
Office of Water Resources

MATTHEW J. COTTA
PROFESSIONAL LAND SURVEYOR
3/5/21

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Dcotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
2
of 8 sheets
Drawing No. 113163

OFFSITE IMPROVEMENT PLAN
FOR
PV EXETER APARTMENTS, L.P.

Being A.P. 71, Block 4, 8
Lot Area = 8.17 Acres

Owner/Applicant: (AP 71-4-8)
PV Exeter Apartments, L.P.
861 A Broad Street
Providence, RI 02907



LEGEND	
	UTILITY POLE FOUND
	IRON ROD FOUND
	IRON ROD w/CAP SET
	DRILLHOLE FOUND
	DRILLHOLE SET
	ANGLE POINT
	STONEWALL FOUND
	FENCE FOUND
	TREELINE/EDGE OF LANDSCAPING
	ZONING BOUNDARY
	PROPOSED ELECTRIC, TELEPHONE AND CABLE
	PROPOSED WATER LINE
	PROPOSED SILTY FENCE
	LIMIT OF DISTURBANCE
	HAYBALES
	Proposed White Pine



Scale 1" = 60'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 07 2021 FILE # 15-0050
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

Off-site Improvement Plan
FOR
PV EXETER APARTMENTS, L.P.

LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Drawn By: MJC	Checked By: P.JF
Scale: 1" = 60'	Date: 11/16/2020
REVISIONS	
NO.	REVISION
1.	PER RIDOT COMMENTS

Environmental Management
MAR 12 2021
Office of Water Resources
PATRICK J. FREEMAN
NO. 13125
REGISTERED PROFESSIONAL ENGINEER
DATE 3/5/21

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA
Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Dcotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
3
of 8 sheets
Drawing No. 113163

GRADING PLAN FOR PV EXETER APARTMENTS, L.P.

Being A.P. 71, Block 4, 8
Lot Area = 8.17 Acres

Owner/Applicant: (AP 71-4-8)
PV Exeter Apartments, L.P.
861A Broad Street
Providence, RI 02907

LEGEND

- UTILITY POLE FOUND
- IRON ROD FOUND
- ⊙ IRON ROD w/CAP SET
- ⊕ DRILLHOLE FOUND
- ⊖ DRILLHOLE SET
- ▲ ANGLE POINT
- STONEWALL FOUND
- ⊗ FENCE FOUND
- TREELINE/ EDGE OF LANDSCAPING
- PROPOSED ELECTRIC, TELEPHONE AND CABLE
- W — W PROPOSED WATER LINE
- W — W PROPOSED FIRE SUPPRESSION LINE
- ○ — ○ SILT FENCE
- — — LIMIT OF DISTURBANCE
- ▨ HAYBALES
- ▨ Provide R-4 Rip Rap
- ☼ Proposed White Pine (See Planting Note)

TEMPORARY SEDIMENT BASIN DESIGN TABLE

BASIN #	WET VOLUME	DRY VOLUME	TOTAL VOLUME	DESIGN AREA	WEIR LENGTH
1	7109 CF	4598 CF	11664 CF	3.18 AC	10'
2	1809 CF	1809 CF	3618 CF	1 AC	5'
3	1809 CF	1809 CF	3618 CF	1 AC	5'
4	1809 CF	1809 CF	3618 CF	1 AC	5'
5	1809 CF	1809 CF	3618 CF	1 AC	5'

- ### NOTES:
- THIS SITE DOES NOT FALL WITHIN A CRITICAL RESOURCE AREA AS DEFINED IN SD 38.00.
 - THERE ARE NO EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING DRAINS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200' OF THE LIMIT OF DISTURBANCE EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 400' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO WETLANDS IN THE AREA OF PROPOSED OWTS, EXCEPT AS SHOWN ON PLAN.
 - WETLAND EDGE FLAGGED BY EA ENGINEERING, SCIENCE AND TECHNOLOGY ON 10/29/2007
 - WETLAND FLAGS WERE LOCATED WITH A HORIZONTAL ACCURACY OF +/- 1'.
 - BASMAP AND PHYSICAL DATA TAKEN FROM AN ONSITE FIELD SURVEY, DATED: MARCH 2020, WITH A HORIZONTAL ACCURACY OF +/- 1' AND A VERTICAL ACCURACY OF +/- 1' (ASSUMED DATUM)
 - ALL BENCHMARKS ARE TO BE SET WITHIN 150' OF EACH SYSTEM AT TIME OF CONSTRUCTION.
 - THE LOCATION OF ALL PROPOSED UNDERGROUND UTILITIES TO BE SHALL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANY. UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE SERVICES ARE PROPOSED FOR THIS SUBDIVISION.

PLANTING NOTE:

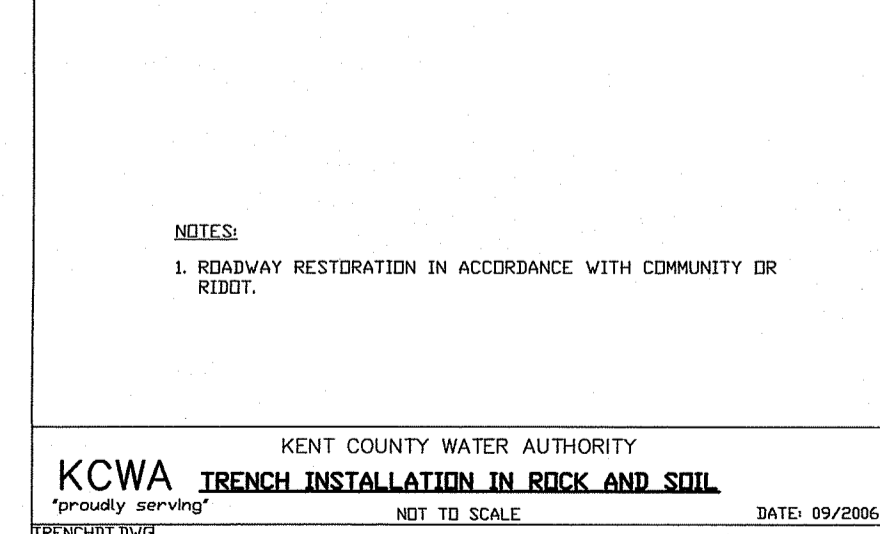
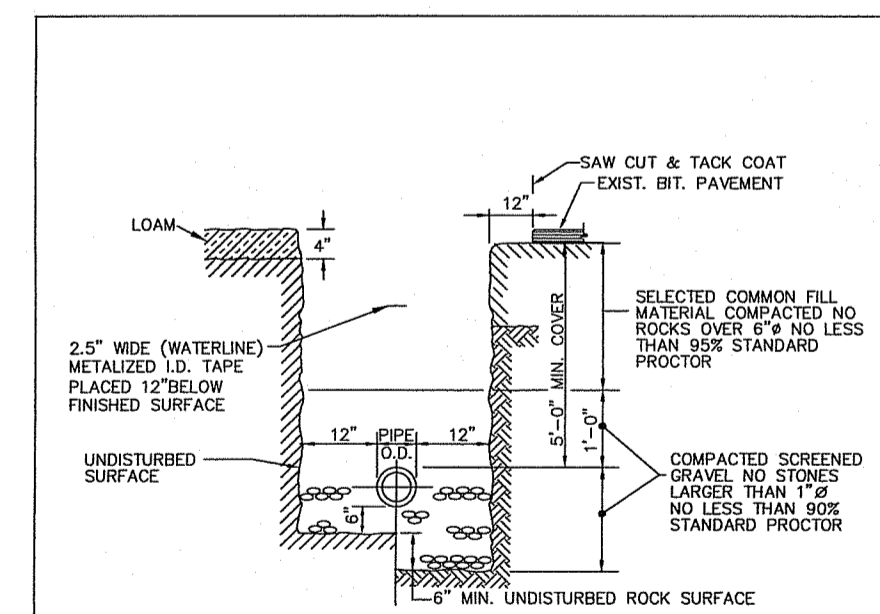
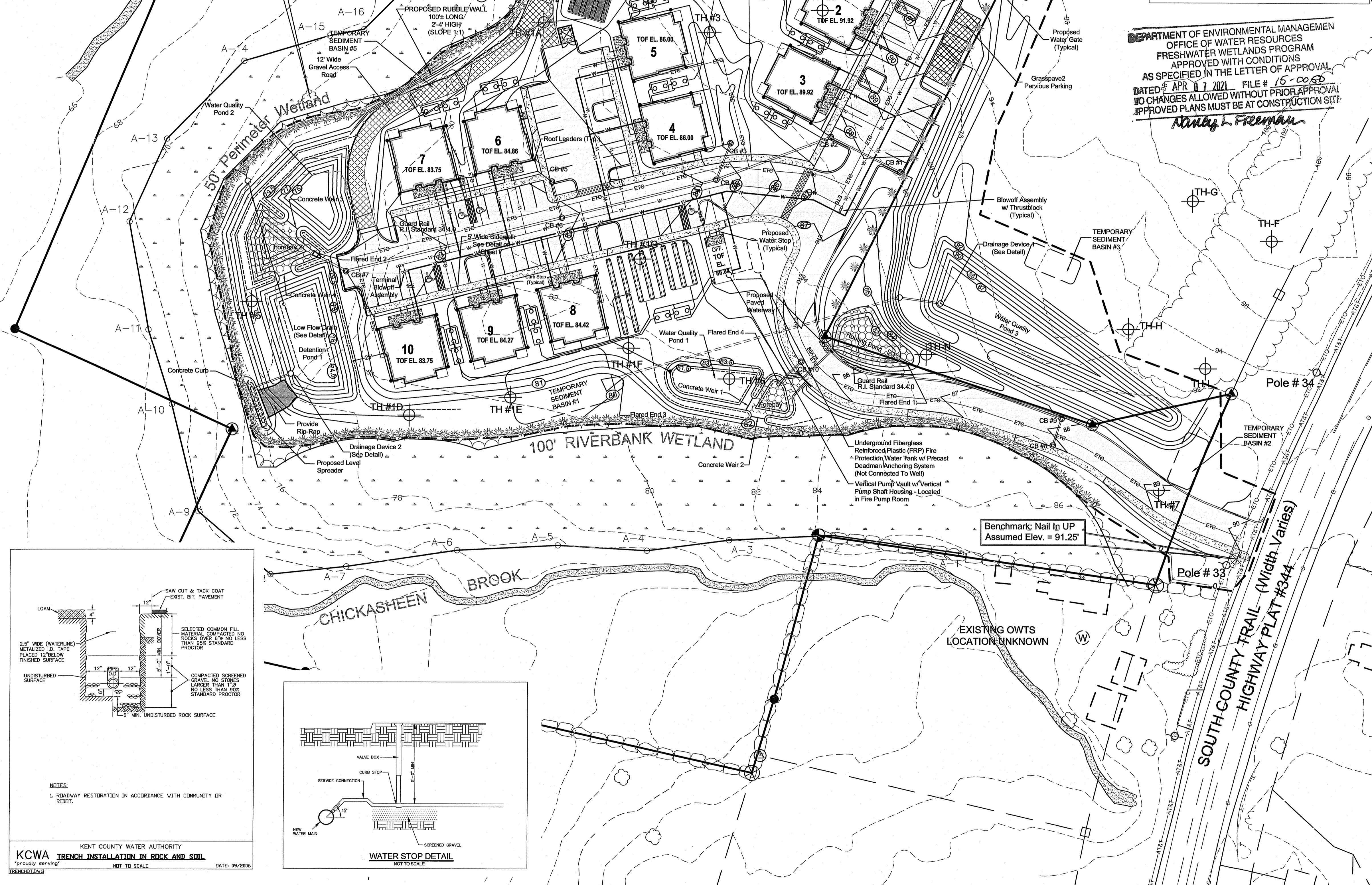
WHITE PINE (PINUS STROBUS) SHALL BE PLANTED EIGHT (8) FEET ON CENTER ALONG THE LENGTH OF THE LIMIT OF DISTURBANCE WHERE IT ABUTS PERIMETER WETLAND OR RIVERBANK WETLAND, PER RIDEM INSIGNIFICANT ALTERATION PERMIT # 15-0050. PLANTS SHALL MEASURE 4' HIGH AFTER PLANTING.

TESTHOLE DATA

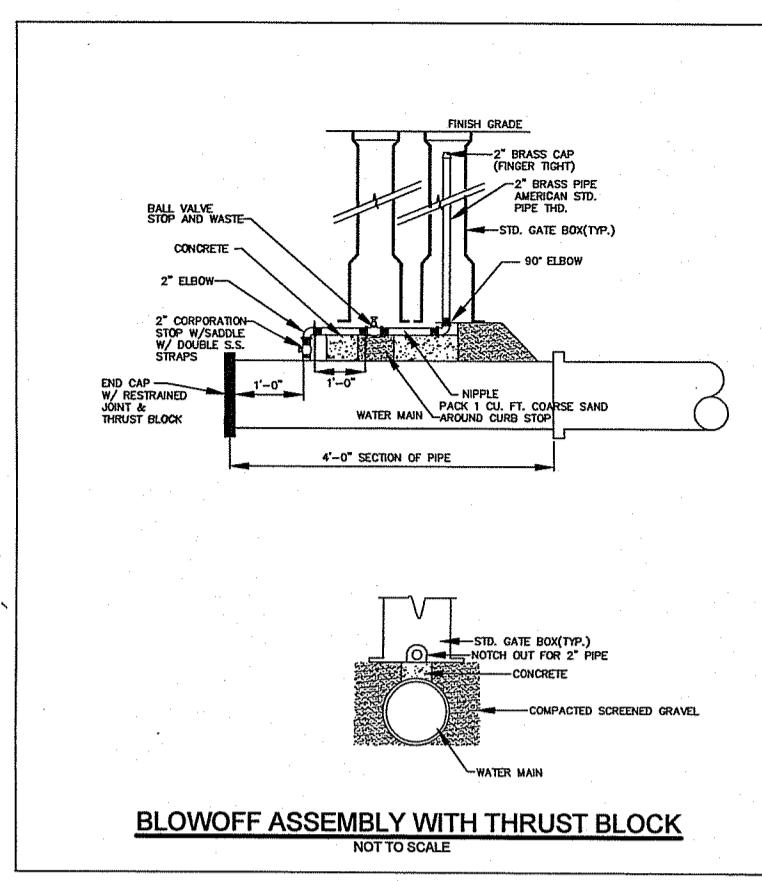
TESTHOLE#	GROUND ELEV. 1'	WT DEPTH
TH-1*	95.00	15'-0"
TH-2*	92.25	12'-0"
TH-3*	94.00	14'-0"
TH-4*	97.50	18'-0"
TH-5*	77.00	11'-0"
TH-6*	81.25	1'-6"
TH-7*	88.50	4'-0"
TH-1A*	82.50	10'
TH-1B*	93.00	10'
TH-1C*	95.25	10'
TH-1D*	81.00	8'
TH-1E*	80.50	5'
TH-1F*	80.10	30"
TH-1G*	79.90	30"

*Ground Elevation Data from when the soil evaluation was performed

BENCHMARK: 6" NAIL IN TREE ASSUMED ELEVATION = 77.07



KCWA TRENCH INSTALLATION IN ROCK AND SOIL
DATE: 09/20/06



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 17 2021 FILE # 15-0050
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Patrick J. Freeman

Grading and Utility Plan
FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Checked By: P.J.F. Date: 11/16/2020

Scale: 1" = 40'

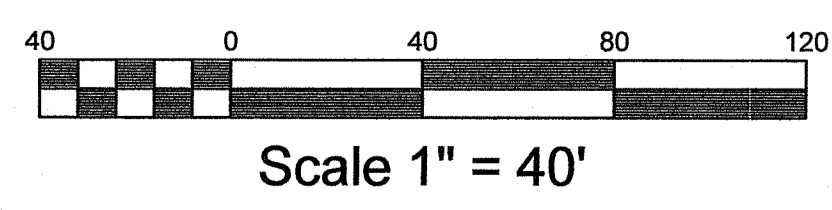
NO.	REVISION	BY	DATE
1	PER BOARD COMMENTS	P.J.F.	1/8/21
2	PER PLANNING BOARD COMMENTS	P.J.F.	1/20/21
3	MODIFICATION TO APPROVED PLAN	P.J.F.	3/3/21

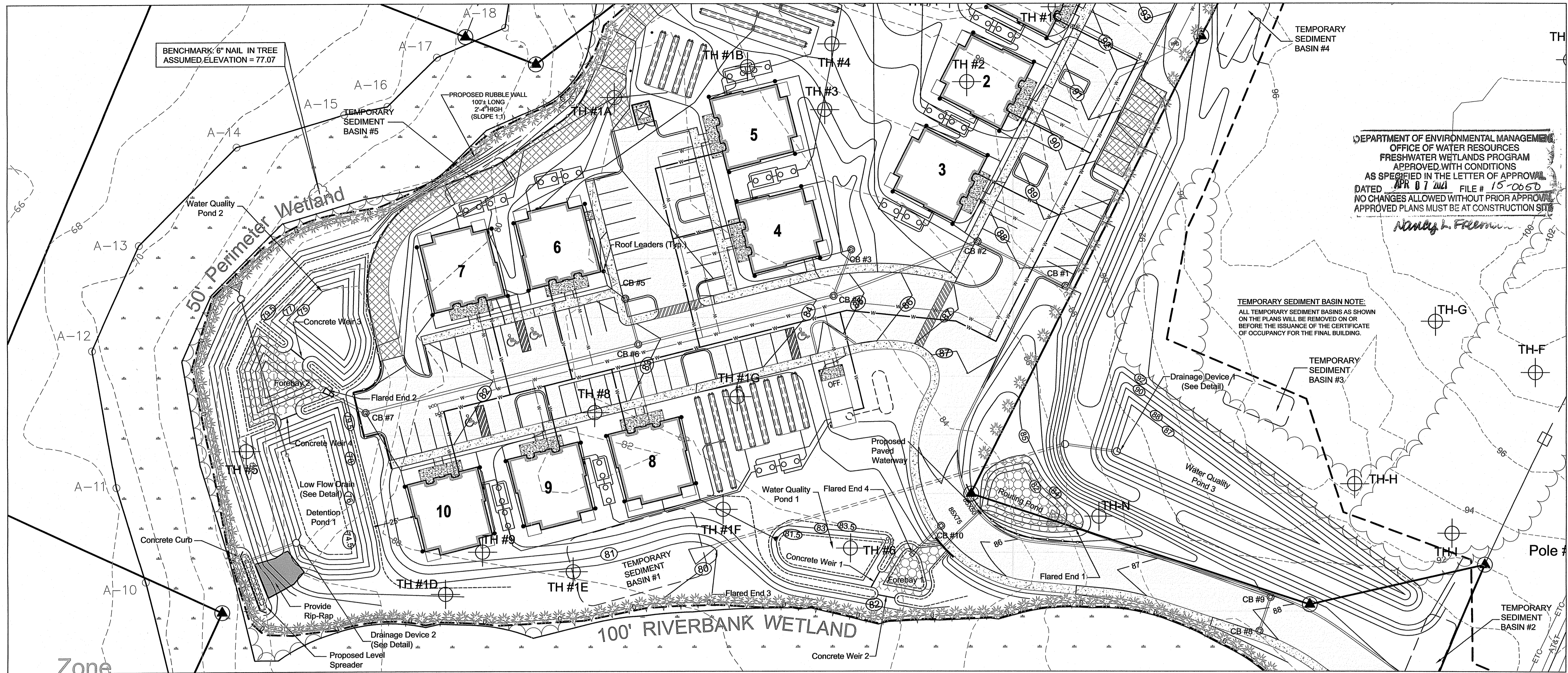
Environmental Management
MAR 12 2021
Office of Water Resources

PATRICK J. FREEMAN
NO. 13125
REGISTERED PROFESSIONAL ENGINEER
3/5/21

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
4
of 8 sheets
Drawing No. 113163





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 07 2021 FILE # 15-0065D
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Patrick J. Freeman

TEMPORARY SEDIMENT BASIN NOTE:
 ALL TEMPORARY SEDIMENT BASINS AS SHOWN
 ON THE PLANS WILL BE REMOVED ON OR
 BEFORE THE ISSUANCE OF THE CERTIFICATE
 OF OCCUPANCY FOR THE FINAL BUILDING.

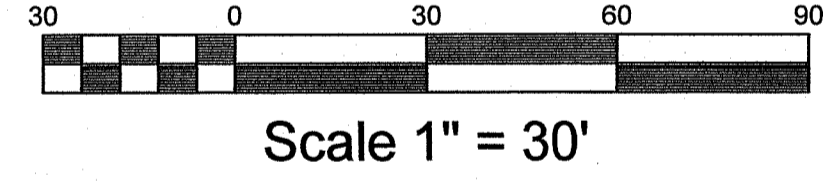
DRAINAGE PLAN
 FOR
PV EXETER APARTMENTS, L.P.
 LOCATED AT
 Pole # 33 South County Trail
 Exeter, Rhode Island

Drawn By: MJC Checked By: PJF
 Scale: 1" = 30' Date: 11/16/2020

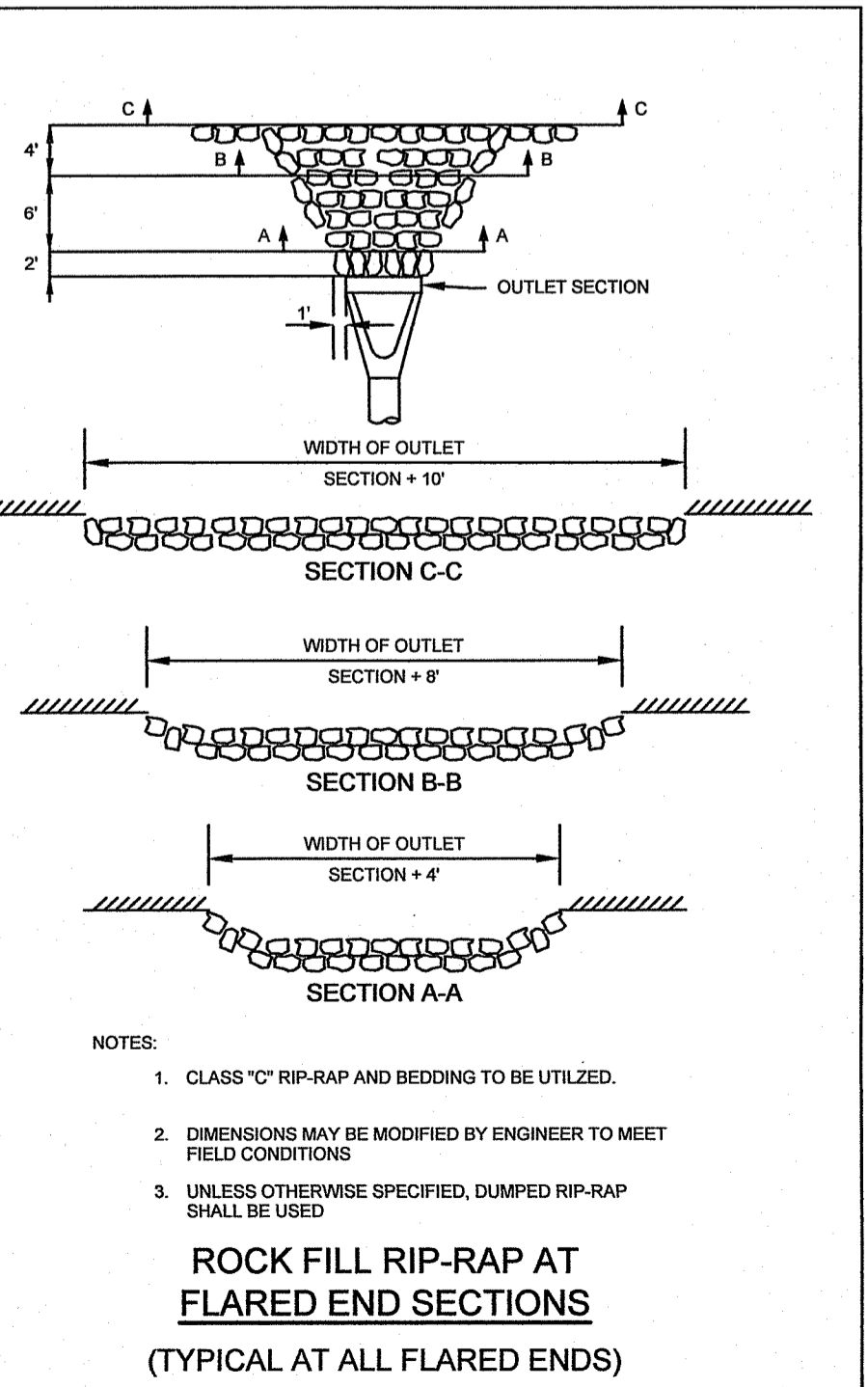
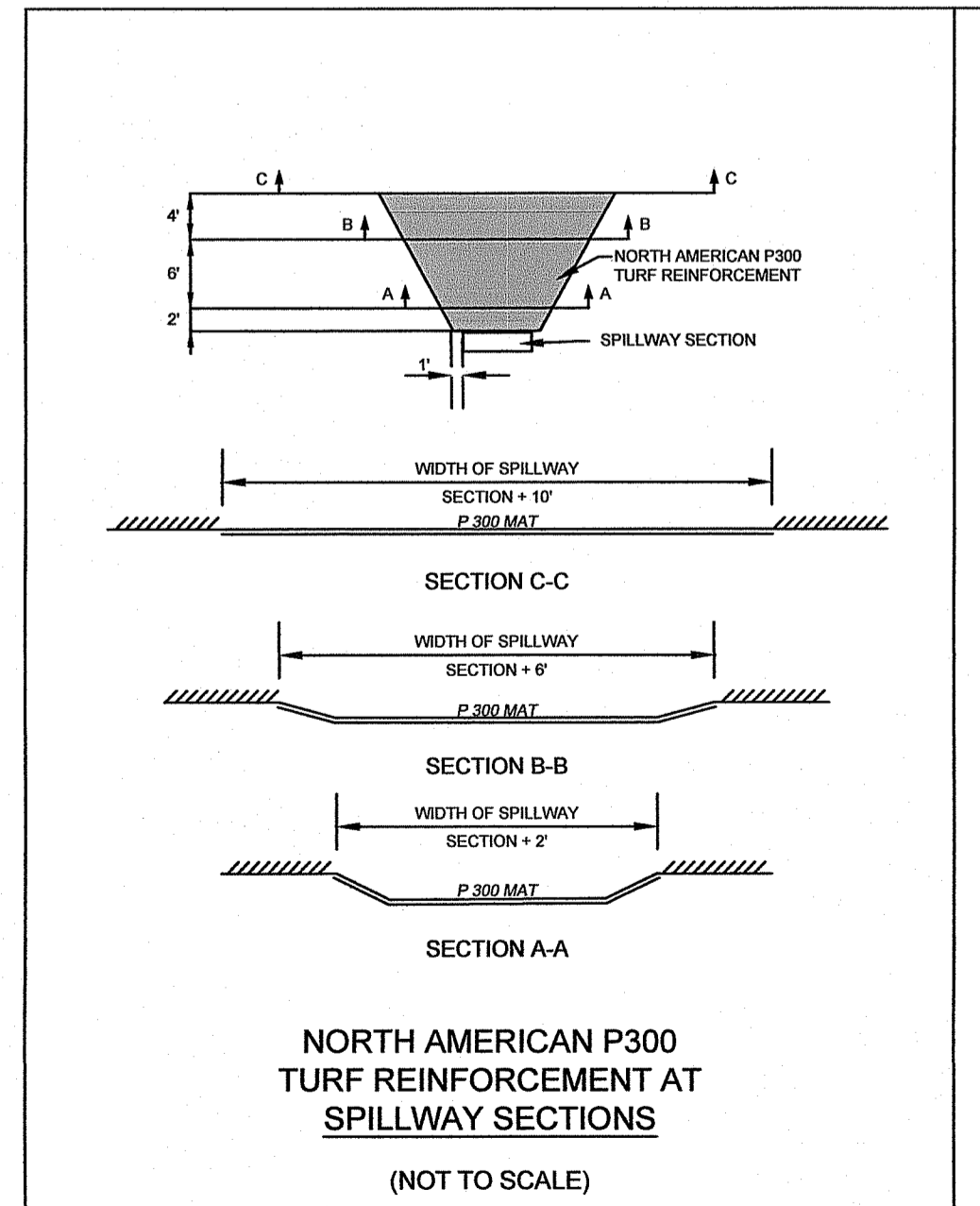
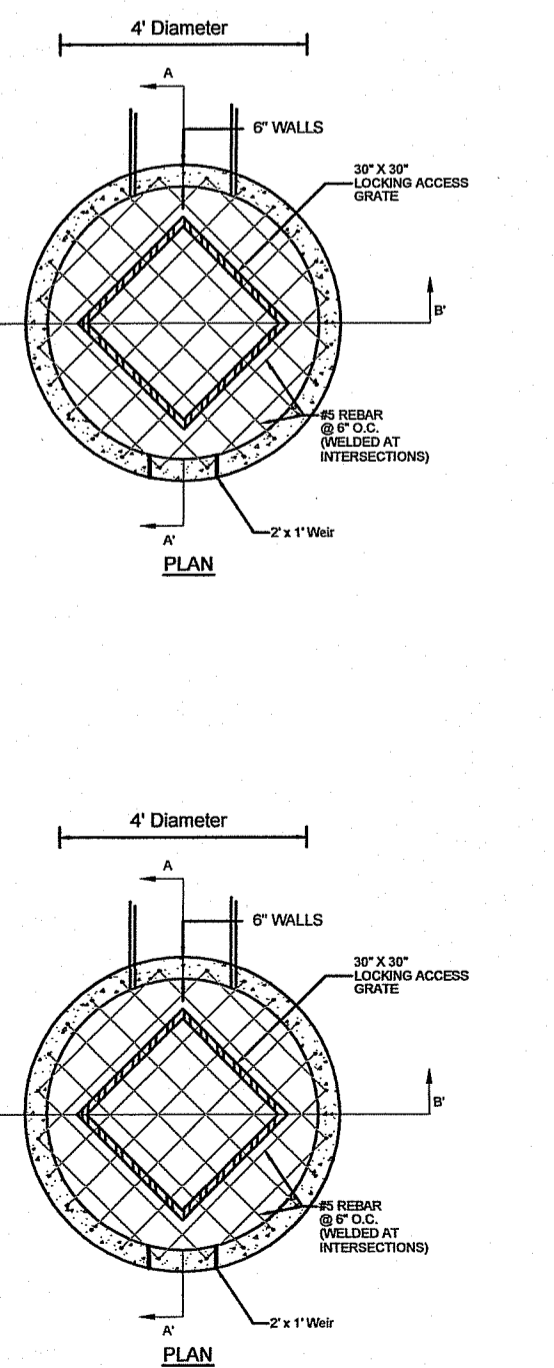
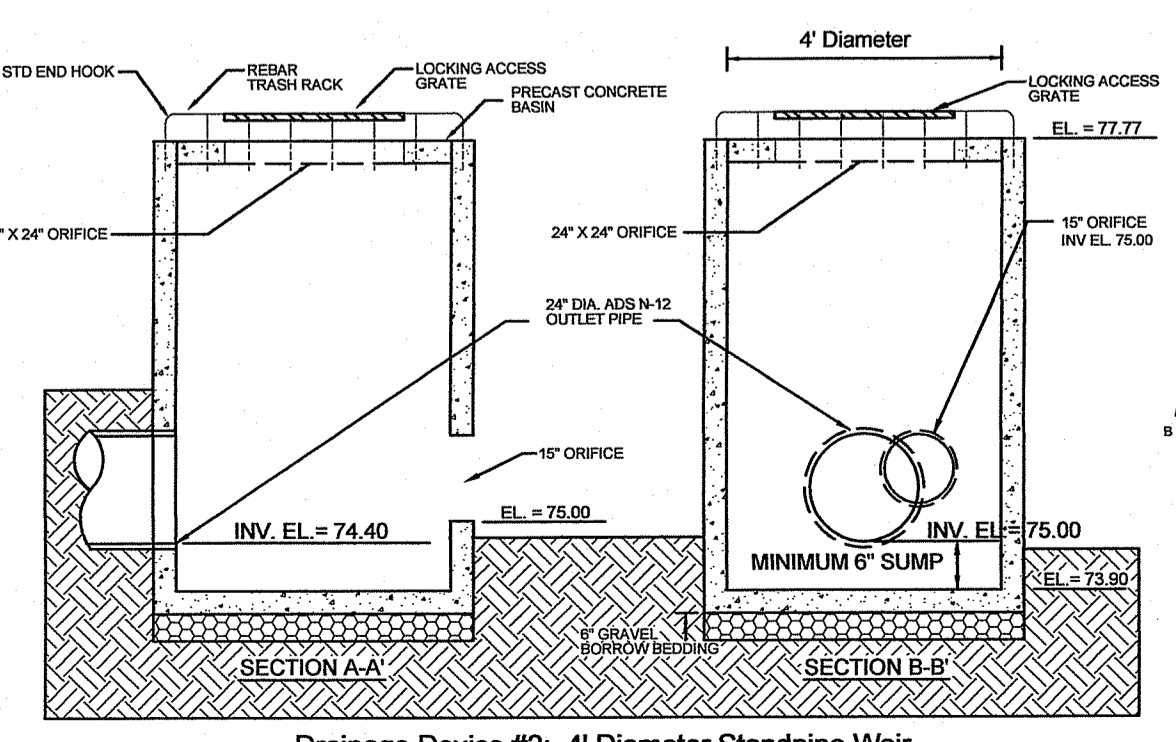
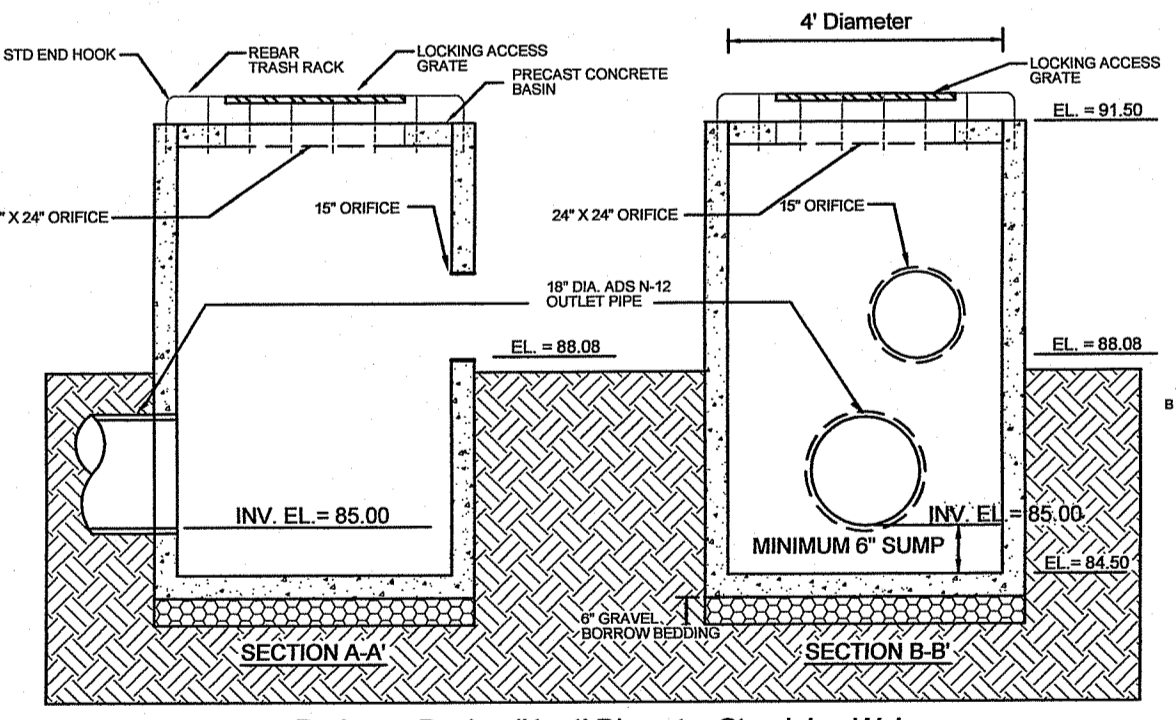
NO.	REVISION	DATE	BY	DATE	BY
1.	MODIFICATION TO APPROVED PLAN		PJF		

Environmental Management
 MAR 12 2021
 of Water Resources

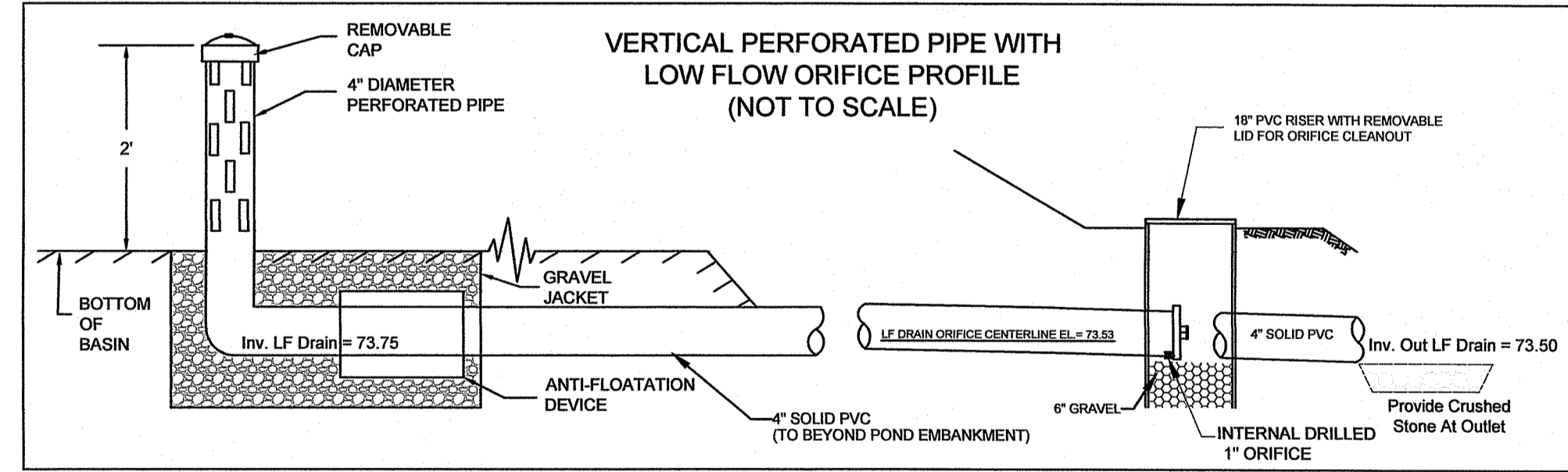
PATRICK J. FREEMAN
 NO. 13125
 PROFESSIONAL ENGINEER
 CIVIL
 3/5/21



NOTE: BASEMAP AND PHYSICAL DATA TAKEN FROM AN ONSITE FIELD SURVEY, DATED MARCH 2020, WITH A HORIZONTAL ACCURACY OF +/- 1' AND A VERTICAL ACCURACY OF +/- 1' (ASSUMED DATUM)



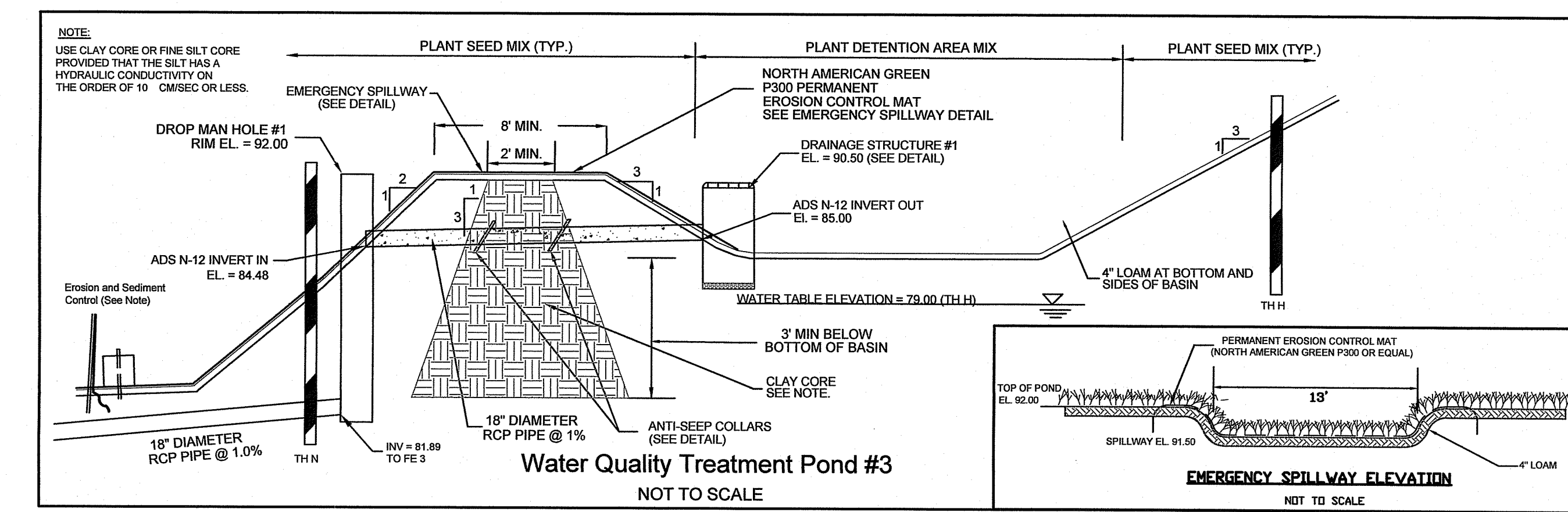
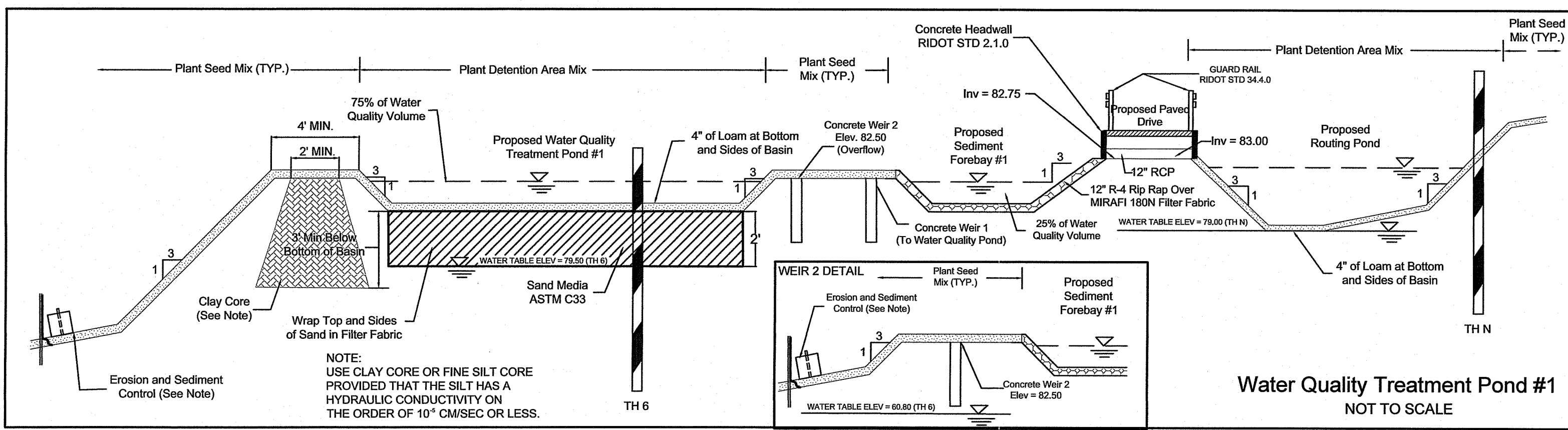
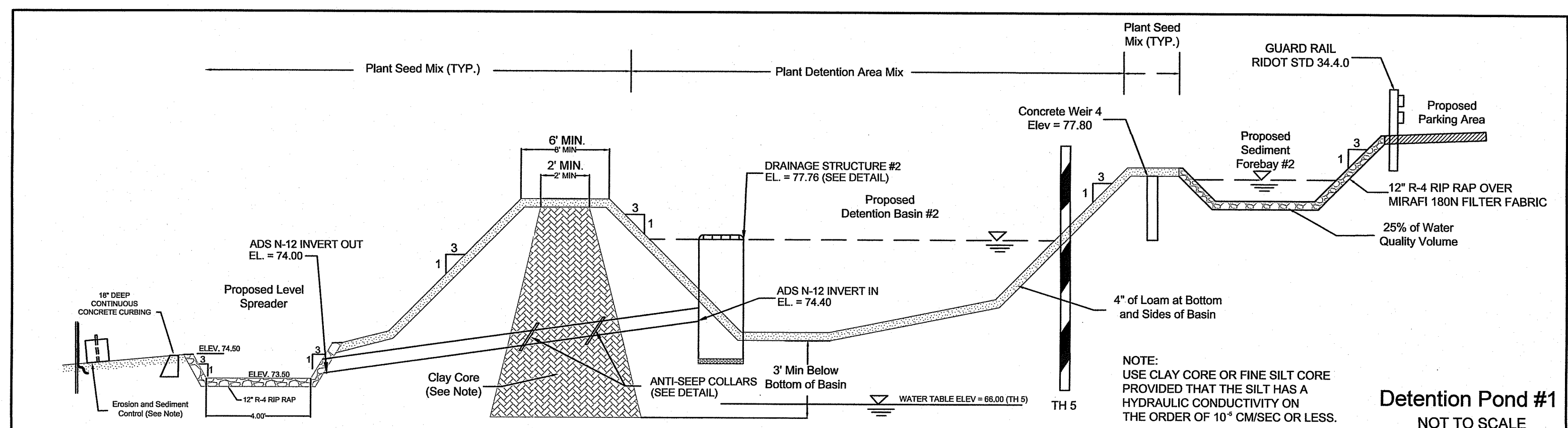
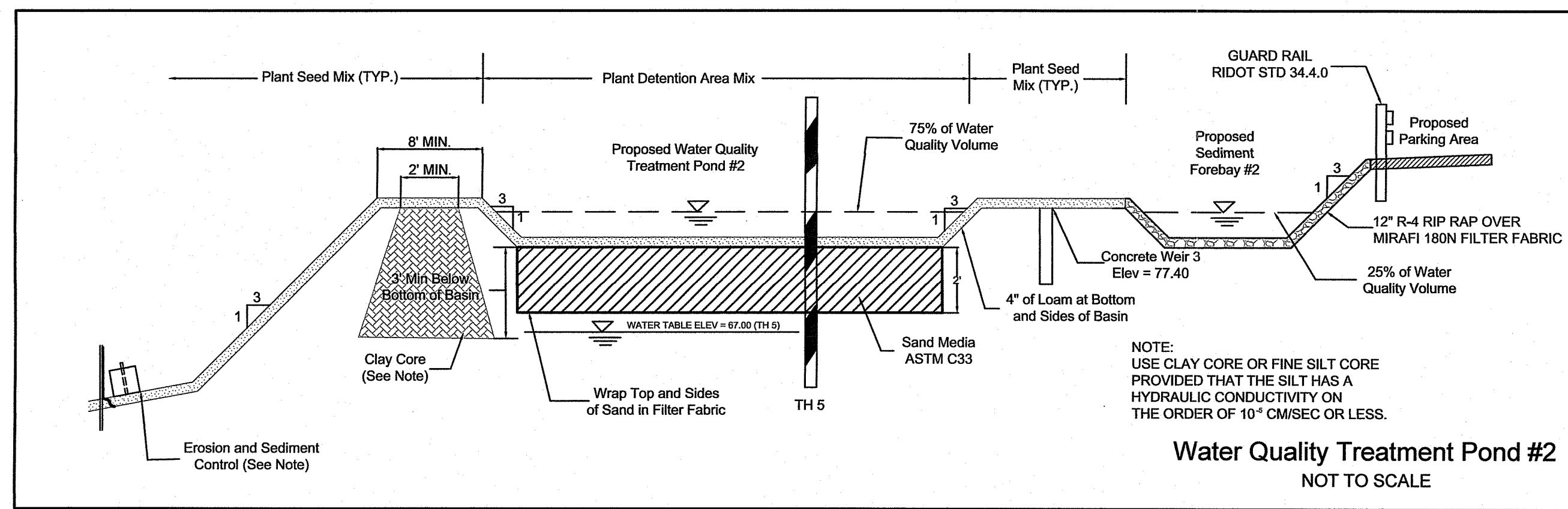
- NOTES:
- CLASS "C" RIP-RAP AND BEDDING TO BE UTILIZED.
 - DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS
 - UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED



PROPOSED DRAINAGE STRUCTURE TABLE

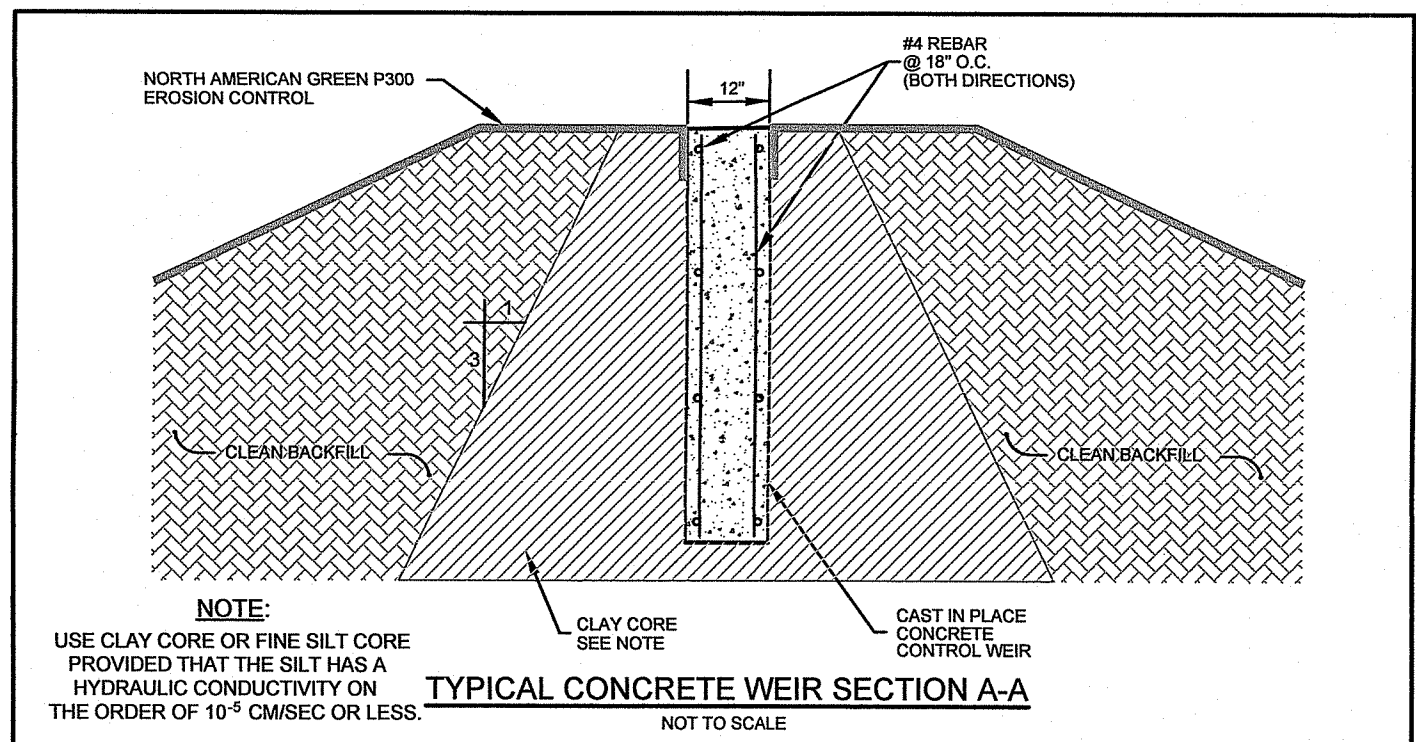
STRUCTURE NUMBER	RIM	INV. IN	INV. OUT	DISTANCE TO NEXT STRUCTURE	SLOPE	PIPE SIZE	GRATE TYPE (CAPACITY)
CB #1	87.70	—	84.23	53' TO CB 2	1.0%	12" ADS N-12	Single
CB #2	87.70	83.70	83.00	85' TO CB 4	2.0%	12" ADS N-12	Single
CB #3	84.50	—	81.50	24' TO CB 4	1.0%	15" ADS N-12	Single
CB #4	84.30	81.30 (CB2) 81.26 (CB3)	81.16	112' TO CB 6	1.4%	15" ADS N-12	Single
CB #5	83.11	—	80.11	28' TO CB 6	1.0%	12" ADS N-12	Single
CB #6	82.83	79.83 (CB5) 79.58 (CB4)	79.33	158' TO CB 7	1.0%	18" ADS N-12	Single
CB #7	81.25	77.75	77.75	25' TO FE 2	1.0%	18" ADS N-12	Single
CB #8	87.88	—	84.88	17' TO CB 9	1.0%	12" ADS N-12	Single
CB #9	87.88	84.71	84.61	123' TO FE 1	1.0%	12" ADS N-12	Single
CB #10	85.50	—	82.50	17' TO FE 4	1.0%	12" ADS N-12	Single
FE #1	—	—	83.38	—	—	—	—
FE #2	—	—	77.50	—	—	—	—
FE #3	—	—	80.00	—	—	—	—
FE #4	—	—	82.33	—	—	—	—
DMH	92.00	84.48	81.89	189' TO FE 3	1.0%	18" ADS N-12	—

AMERICAN ENGINEERING, INC.
 DANIEL R. COTTA
 Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 DCotta@AmericanEngineeringRI.com
 Phone (401) 294-4090 / Fax (401) 294-3625

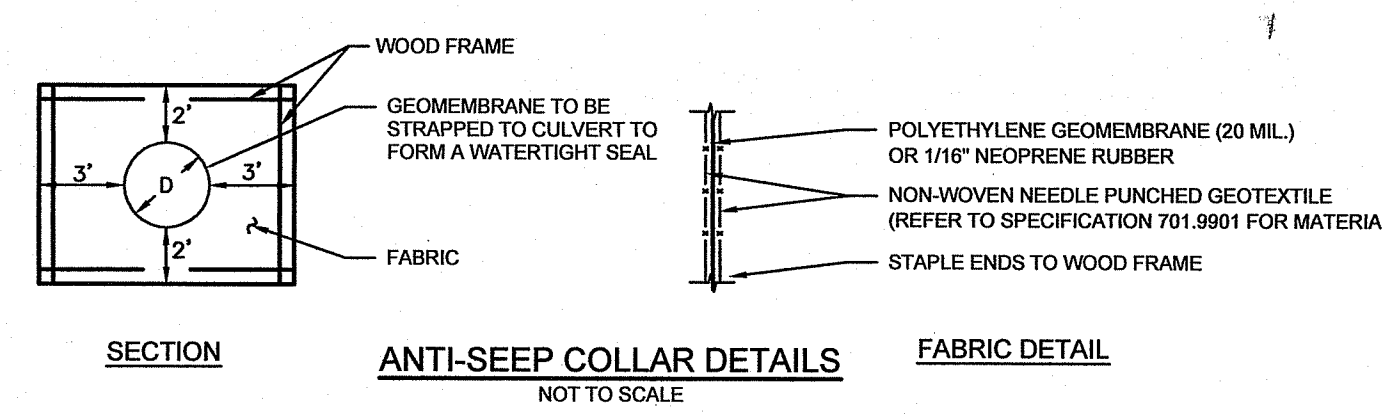


STRUCTURE	WQ _V Required	WQ _V Provided	Flood Storage	Top	Bottom
FOREBAY #1	82.12 (25% WQ _V)	82.15	82.80	83.50	81.50
FOREBAY #2	77.30 (25% WQ _V)	77.40	78.55	79.50	75.00
ROUTING POND	82.21 (25% WQ _V)	83.00	84.08	85.00	82.00
WQ POND #1	82.42 (75% WQ _V)	82.50	82.80	83.50	81.50
WQ POND #2	77.75 (75% WQ _V)	77.80	78.55	79.50	75.00
WQ POND #3	0	88.08	88.92	92.00	87.00
DETENTION POND #2	N/A	N/A	78.00	79.00	74.50

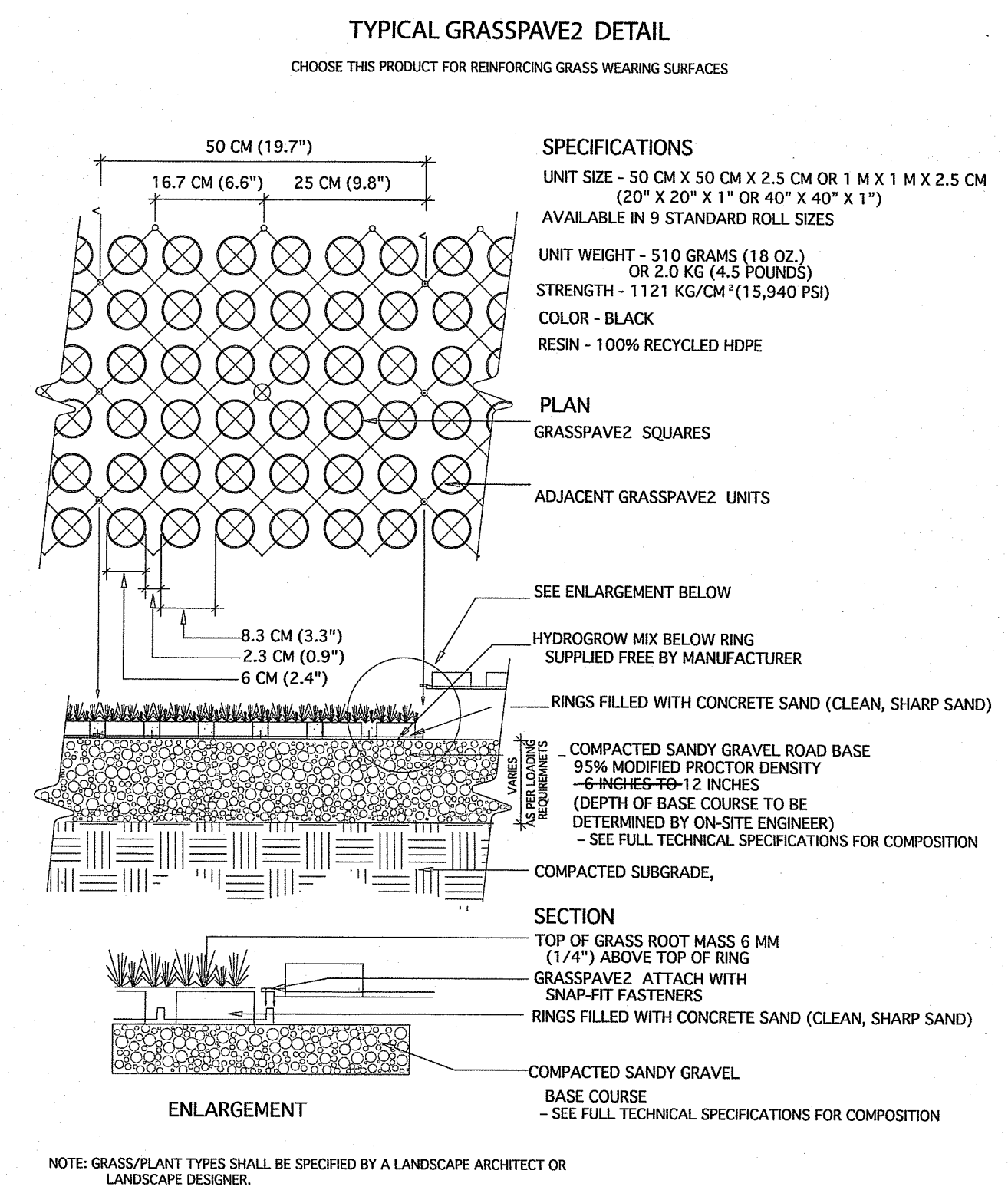
STRUCTURE	Top Of Basin (A)	Top Of Weir (B)
WEIR #1	83.50	82.15
WEIR #2	83.50	82.50
WEIR #3	79.50	77.40
WEIR #4	79.50	77.80



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 07 2021 FILE # 15-005D
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE RETURNED TO THE ORIGINAL SET

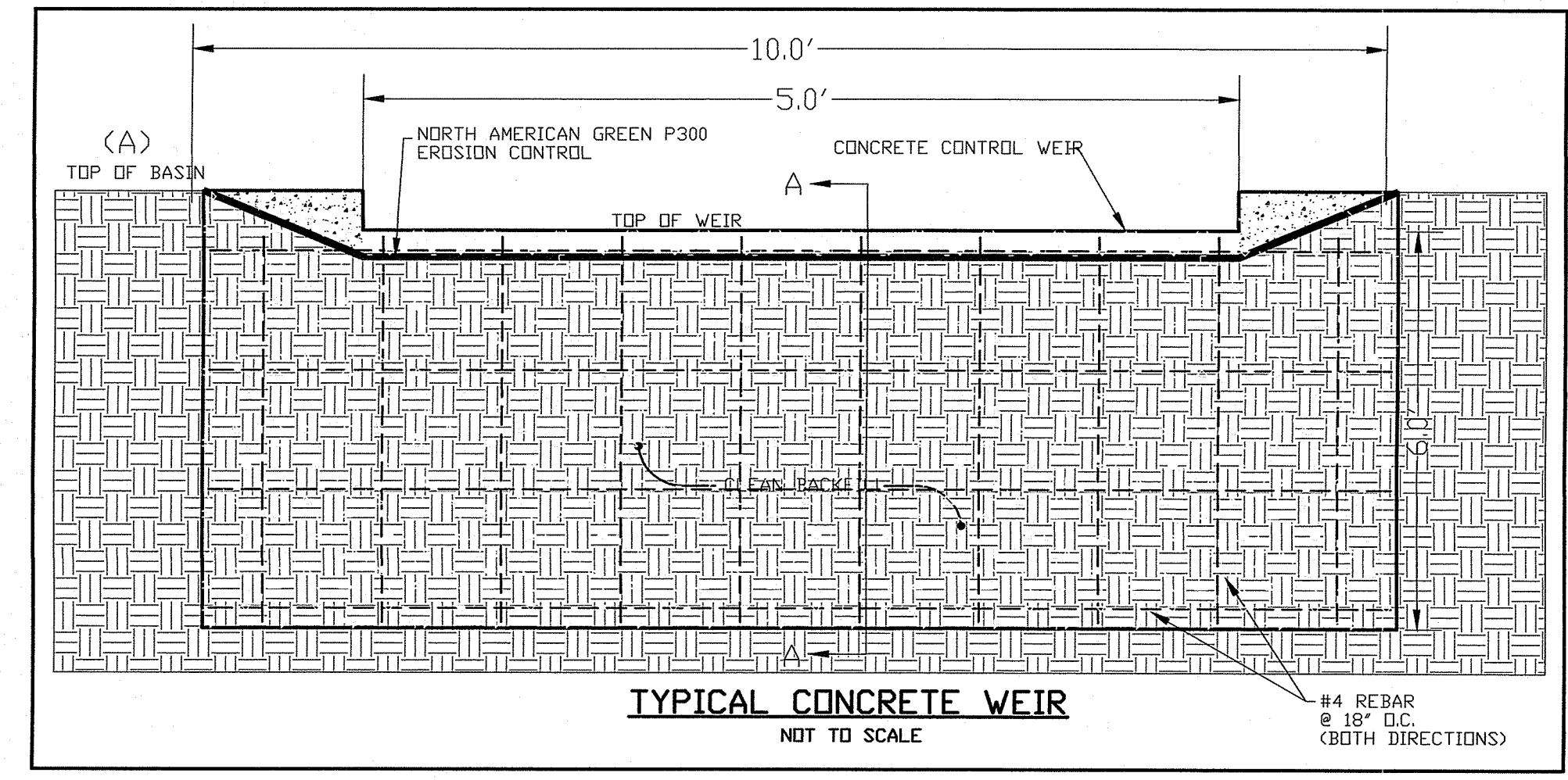


NOTES:
 1. ALL CULVERTS EXITING PROPOSED PONDS SHALL HAVE AN "ANTI-SEEP COLLAR" INSTALLED AT THEIR MID LENGTH.
 2. THE STRAP SHALL BE SUBJECT TO ENGINEER'S APPROVAL. THE STRAP MAY BE A POLYPROPYLENE CORD WITH A TENSILE STRENGTH OF 200 POUNDS AND SHALL PROVIDE A PERMANENT, NON-SLP, TIE.



GRASSPAVE2
 Invisible Structures, Inc.
 303-233-8183
 www.invisiblestructures.com

INVISIBLE STRUCTURES
 303-233-8183
 www.invisiblestructures.com



DRAINAGE DETAILS FOR
PV EXETER APARTMENTS, L.P.
 LOCATED AT
 Pole # 33 South County Trail
 Exeter, Rhode Island

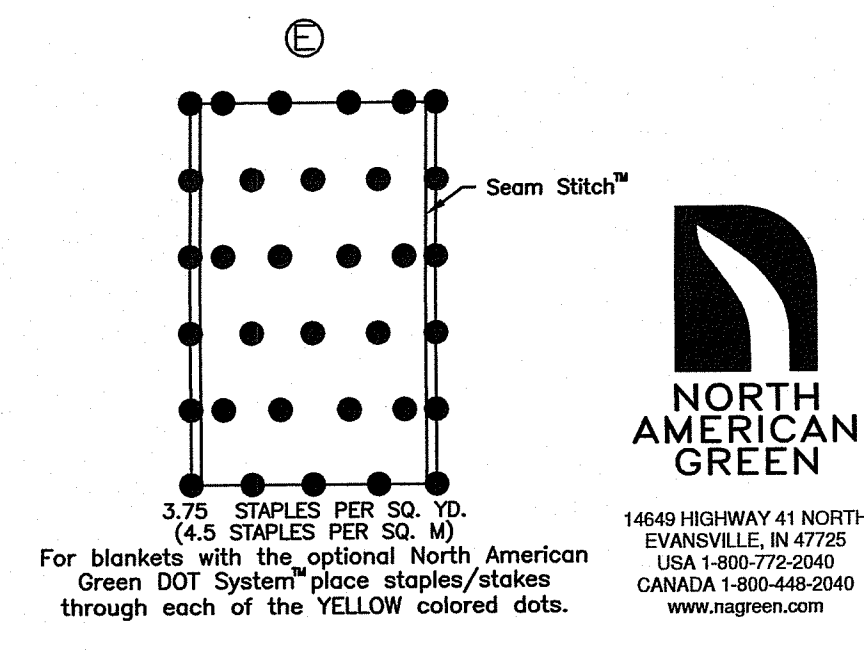
Drawn By: MJC Checked By: PJF
 Scale: AS SHOWN Date: 11/16/2020

NO.	REVISION	DATE	BY
1.	MODIFICATION TO APPROVED PLAN	3/2/21	PJF

Environmental Management
 MAR 12 2021
 Office of Water Resources
 PATRICK J. FREEMAN
 13125
 PROFESSIONAL ENGINEER
 CIVIL
 315721

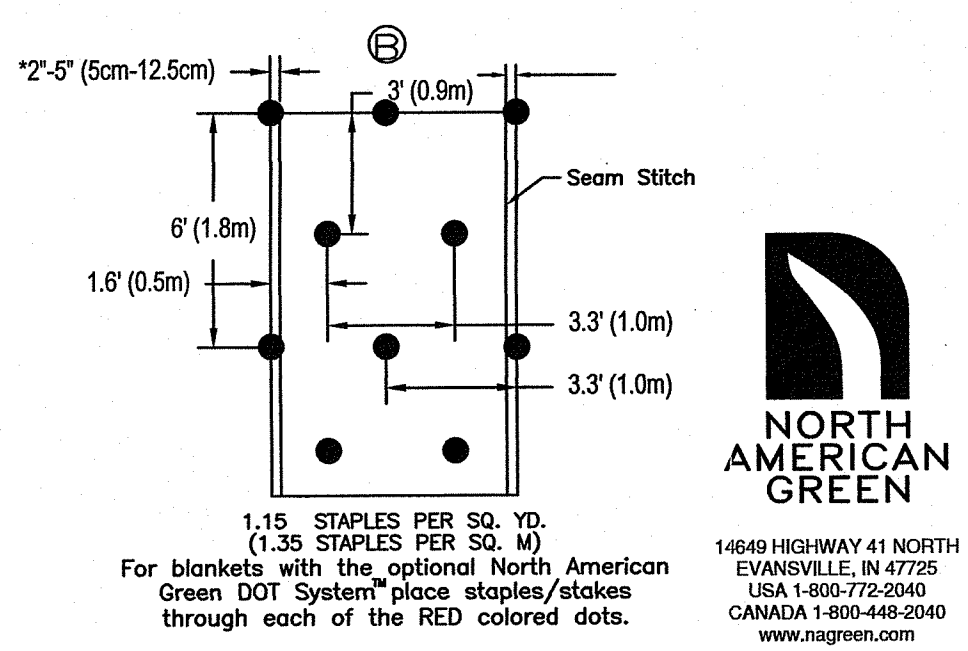
AMERICAN ENGINEERING, INC.
 DANIEL R. COTTA
 Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 DCotta@AmericanEngineeringRI.com
 Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
 of 8 sheets
 Drawing No. 113163



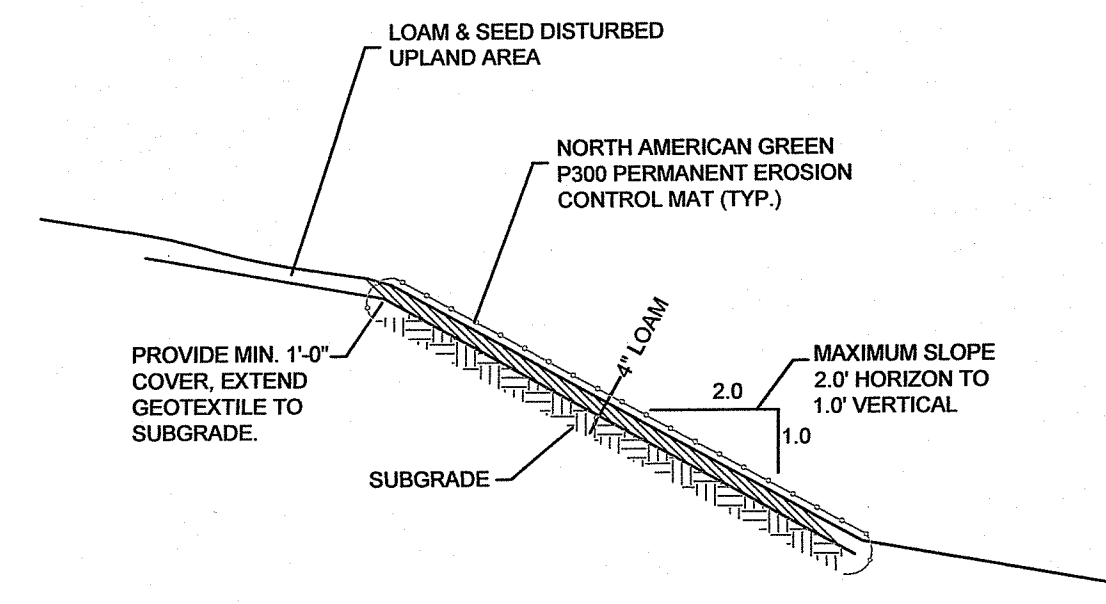
For blankets with the optional North American Green DOT System[™] place staples/stakes through each of the YELLOW colored dots.

14649 HIGHWAY 41 NORTH EVANSVILLE, IN 47725 USA 1-800-772-2040 CANADA 1-800-448-2040 www.nagreen.com



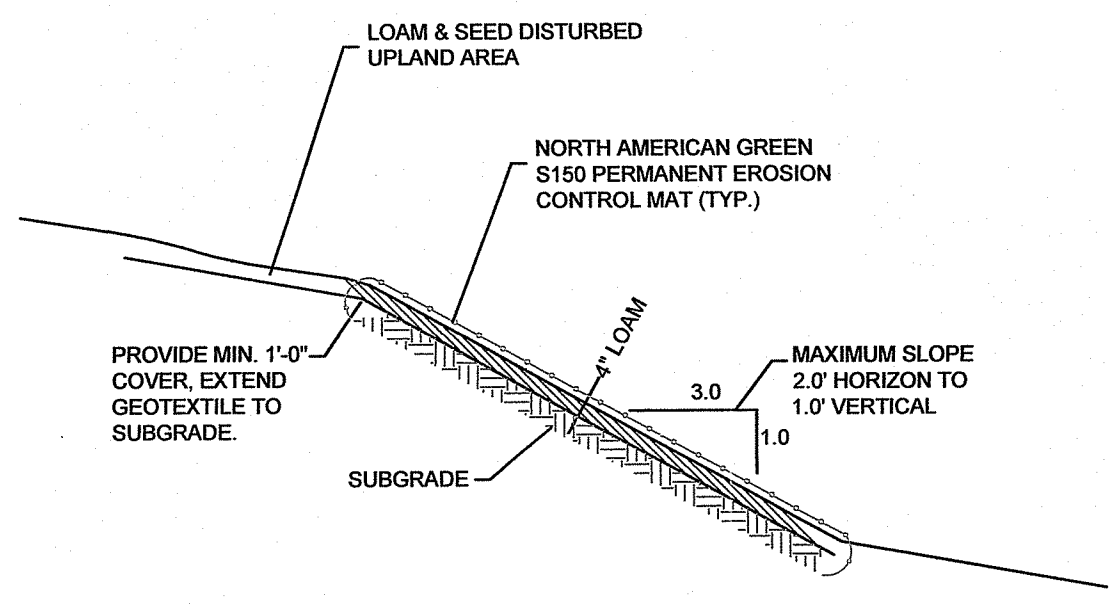
For blankets with the optional North American Green DOT System[™] place staples/stakes through each of the RED colored dots.

14649 HIGHWAY 41 NORTH EVANSVILLE, IN 47725 USA 1-800-772-2040 CANADA 1-800-448-2040 www.nagreen.com



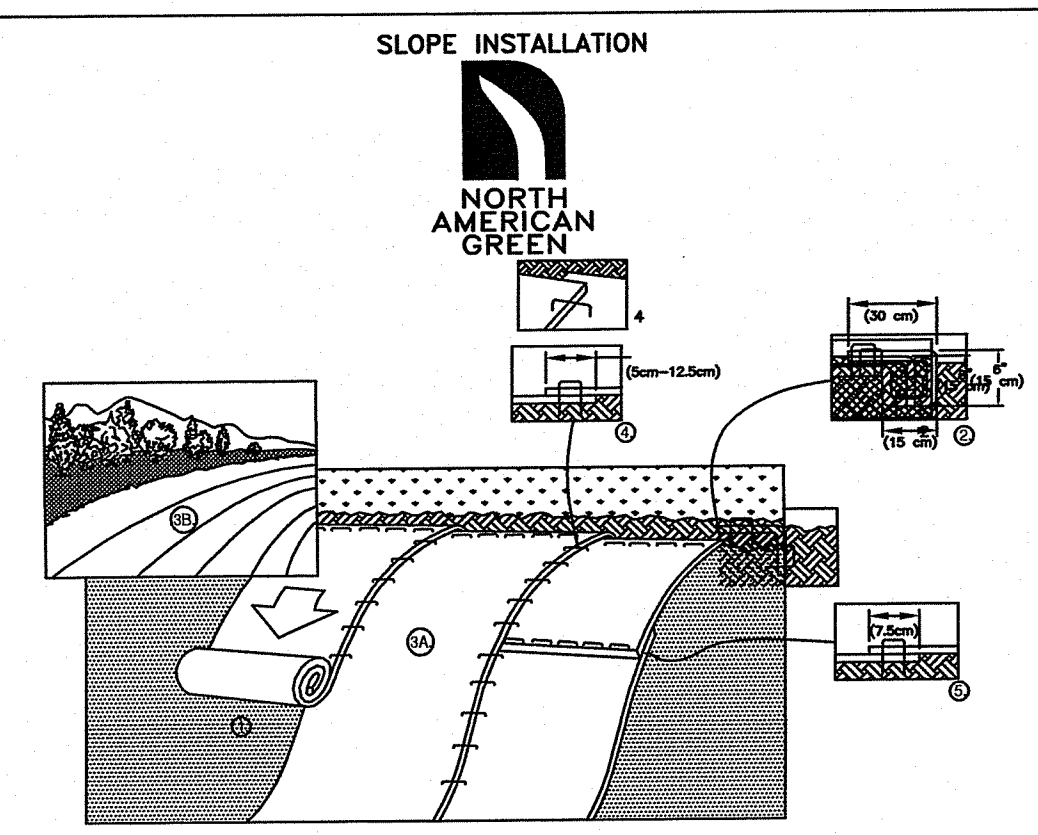
GREATER THAN 3:1 TO 2:1 GRASS SLOPE DETAIL

NOT TO SCALE



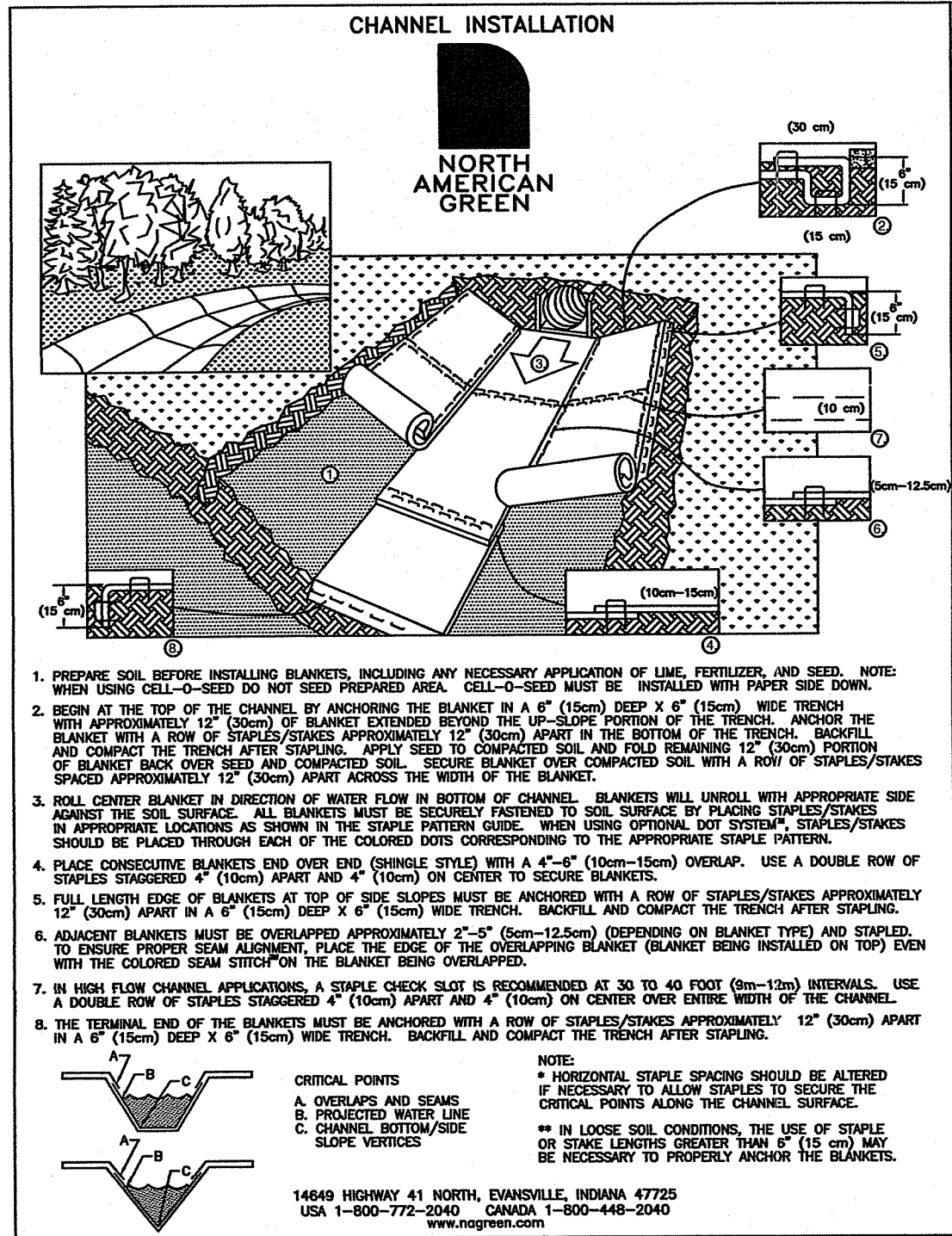
3:1 TO 4:1 GRASS SLOPE DETAIL

NOT TO SCALE



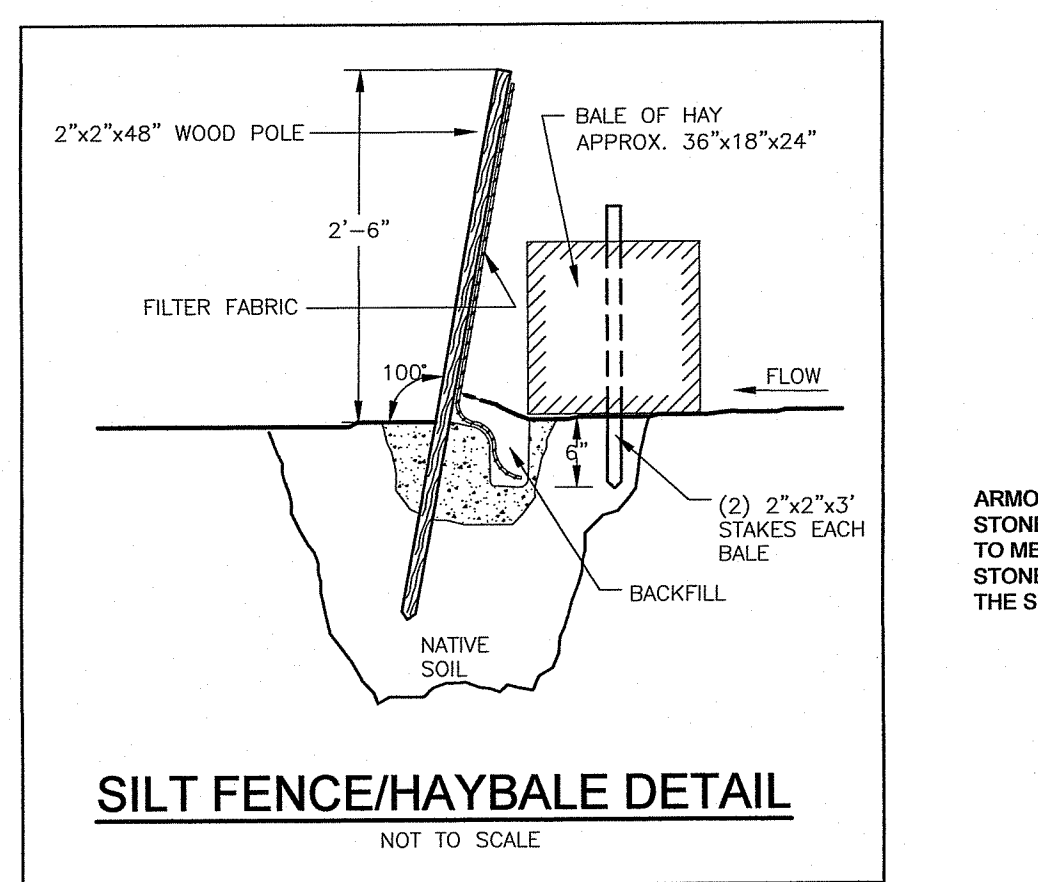
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (150mm) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 12" (300mm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (300mm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE INSTALLED WITH PAPER SIDE DOWN. PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE SCALE PATTERNS GUIDE. WHEN USING OPTIONAL DOT SYSTEM[™], STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-0" (600mm-1200mm) INTERVALS, USING A DOUBLE ROW OF STAPLES/STAKES. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STRIP ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLINED DOWN THE SLOPE MUST BE PLACED END OVER END (SEAMLESS STITCH) WITH AN APPROXIMATE 2' (600mm) OVERLAP. STAPLE THROUGH OVERLAPPING AREA, APPROXIMATELY 12" (300mm) APART ACROSS THREE BLANKET WIDTHS.

14649 HIGHWAY 41 NORTH EVANSVILLE, INDIANA 47725 USA 1-800-772-2040 CANADA 1-800-448-2040 www.nagreen.com



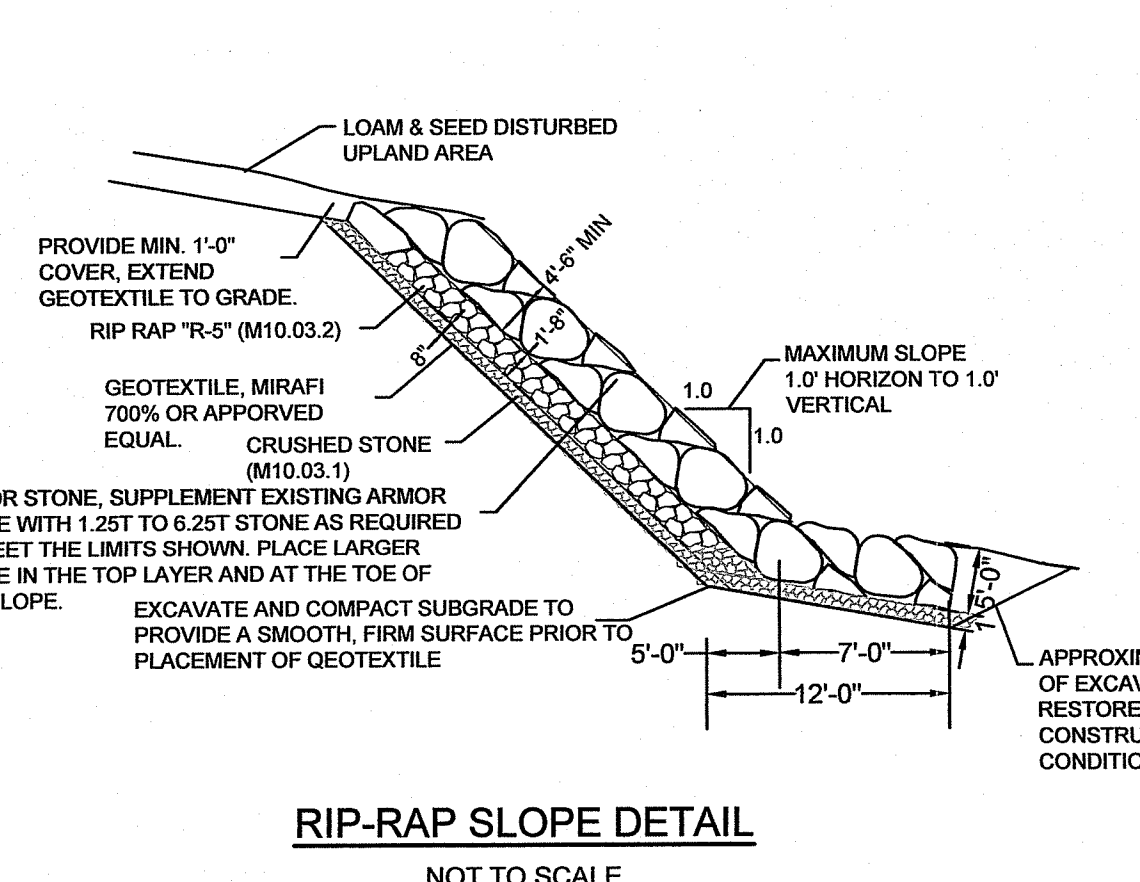
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (150mm) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 12" (300mm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (300mm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE INSTALLED WITH PAPER SIDE DOWN. PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE SCALE PATTERNS GUIDE. WHEN USING OPTIONAL DOT SYSTEM[™], STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SEAMLESS STITCH) WITH AN APPROXIMATE 2'-0" (600mm-1200mm) OVERLAP. USE A DOUBLE ROW OF STAPLES/STAKES AT 100mm APART AND 4" (100mm) ON CENTER TO SECURE BLANKETS.
5. FINAL LENGTH EDGE OF BLANKETS AT TOP OF SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN A 6" (150mm) DEEP X 6" (150mm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A SIMPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (100mm) APART AND 4" (100mm) ON CENTER OVER OTHER WITH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN A 6" (150mm) DEEP X 6" (150mm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

14649 HIGHWAY 41 NORTH EVANSVILLE, INDIANA 47725 USA 1-800-772-2040 CANADA 1-800-448-2040 www.nagreen.com



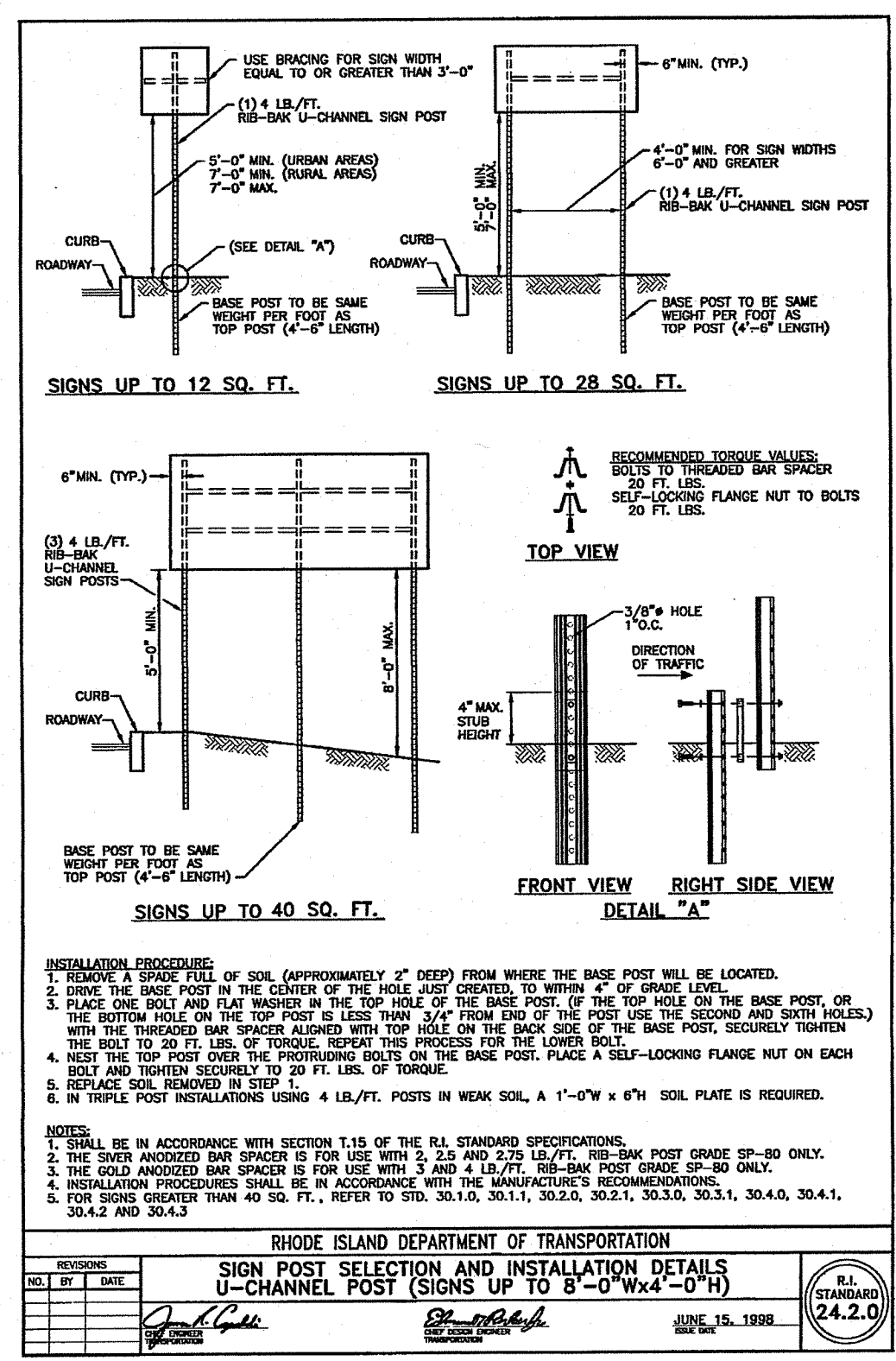
SILT FENCE/HAYBALE DETAIL

NOT TO SCALE

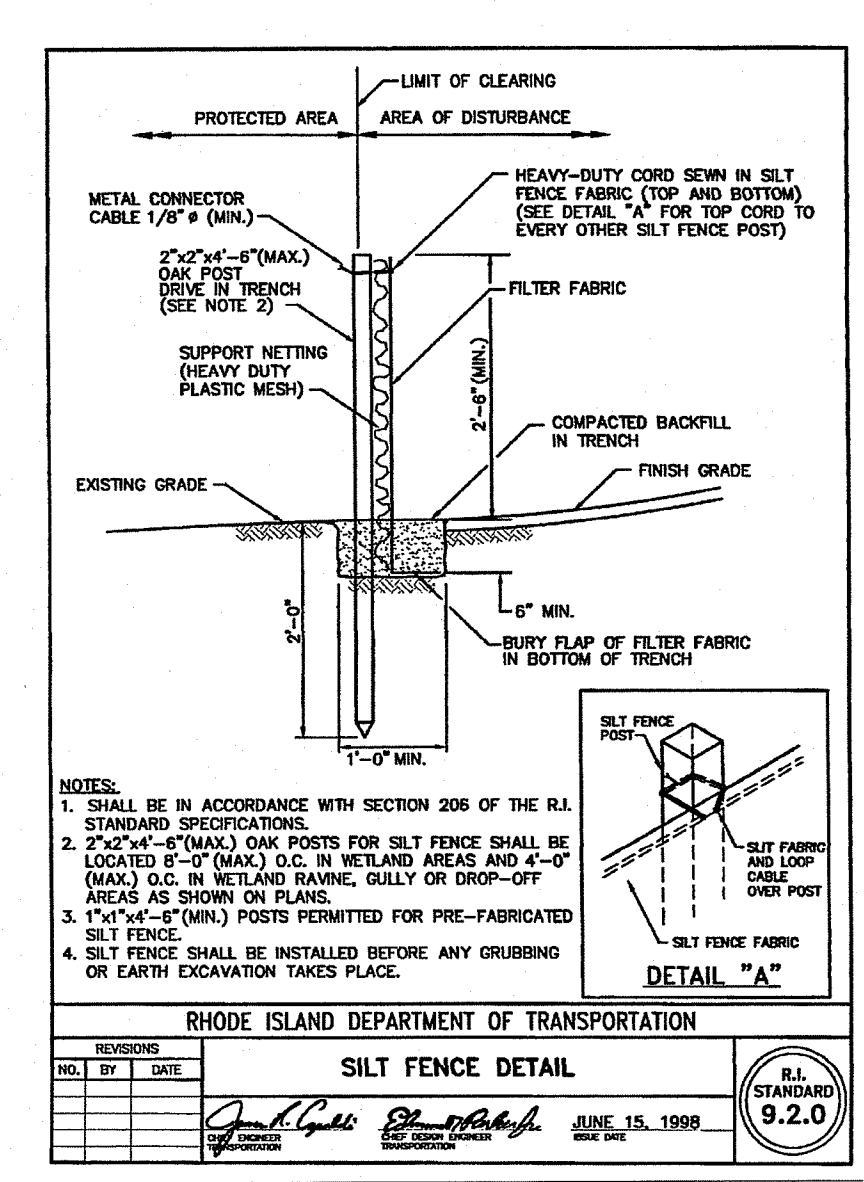


RIP-RAP SLOPE DETAIL

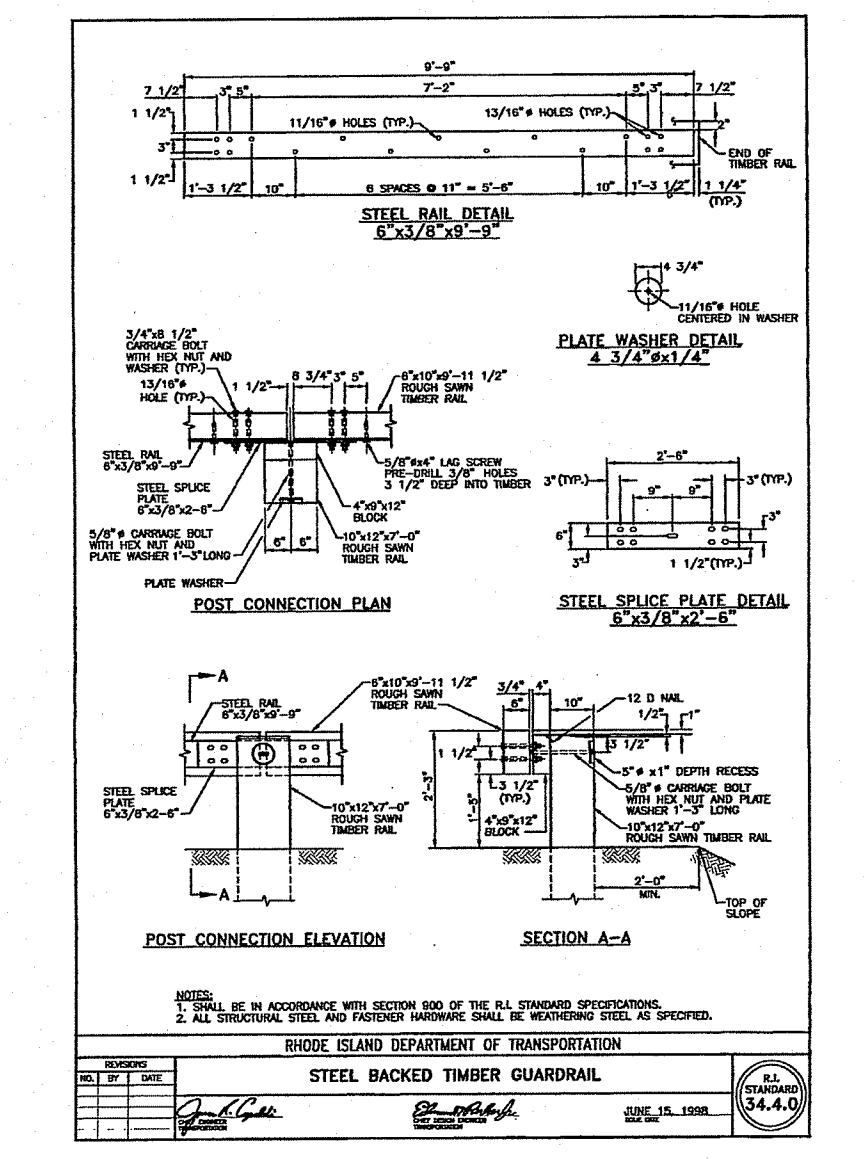
NOT TO SCALE



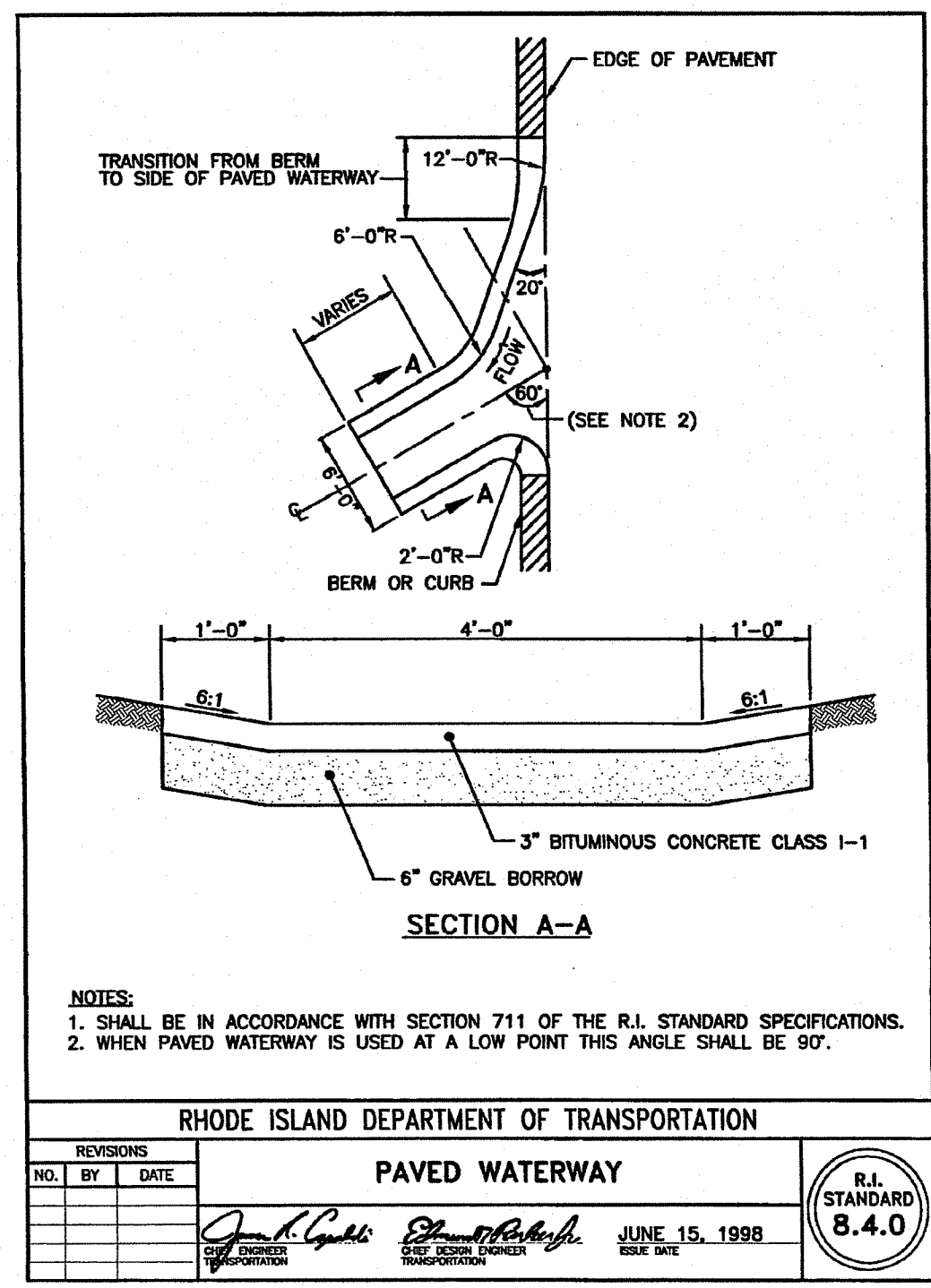
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
SIGN POST SELECTION AND INSTALLATION DETAILS
U-CHANNEL POST (SIGNS UP TO 8'-0" Wx4'-0" H)



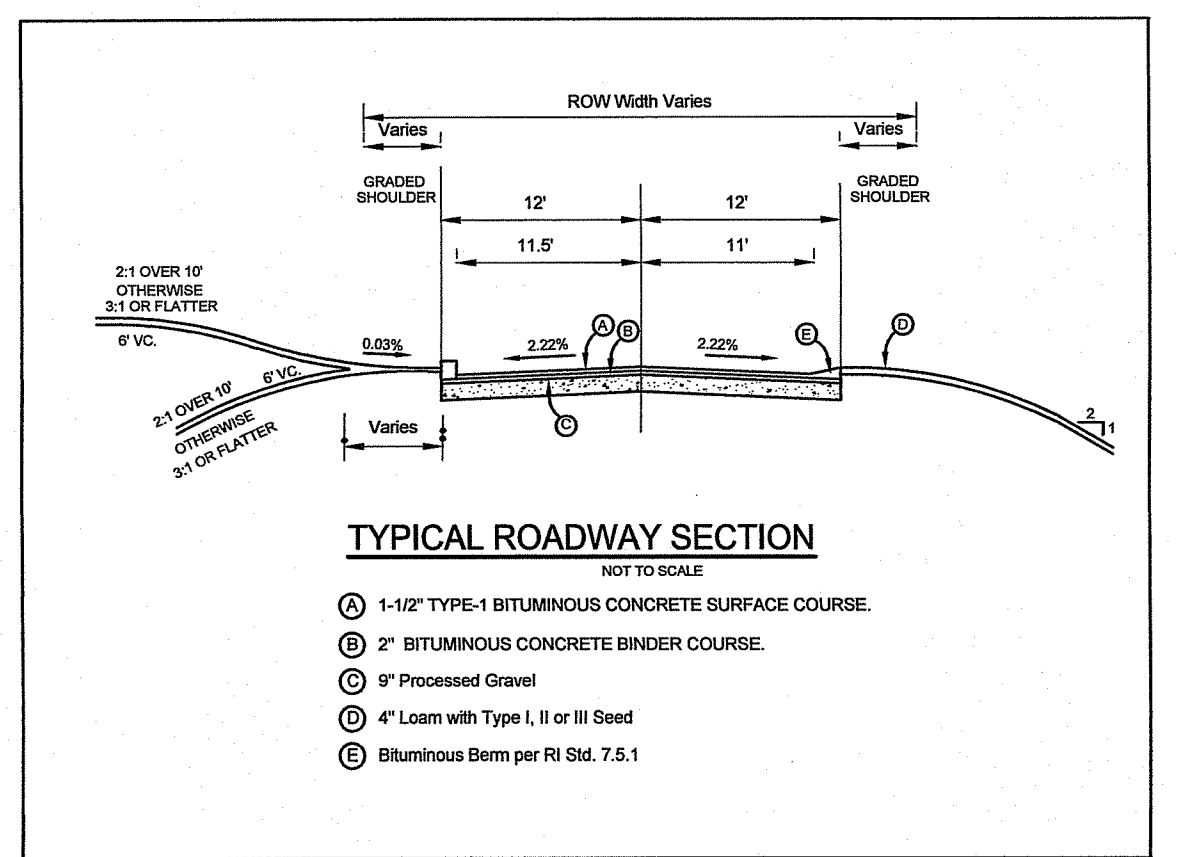
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
SILT FENCE DETAIL



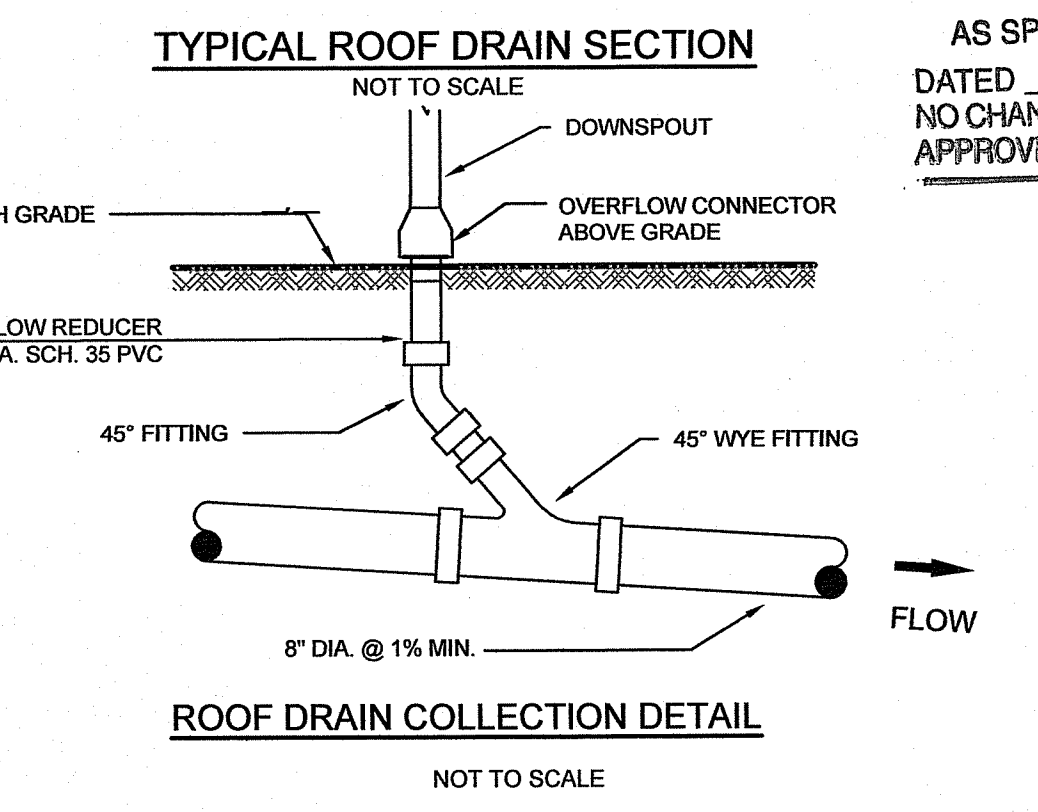
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
STEEL BACKED TIMBER GUARDRAIL



RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PAVED WATERWAY



TEMPORARY SEDIMENT TRAP OUTLET DETAIL



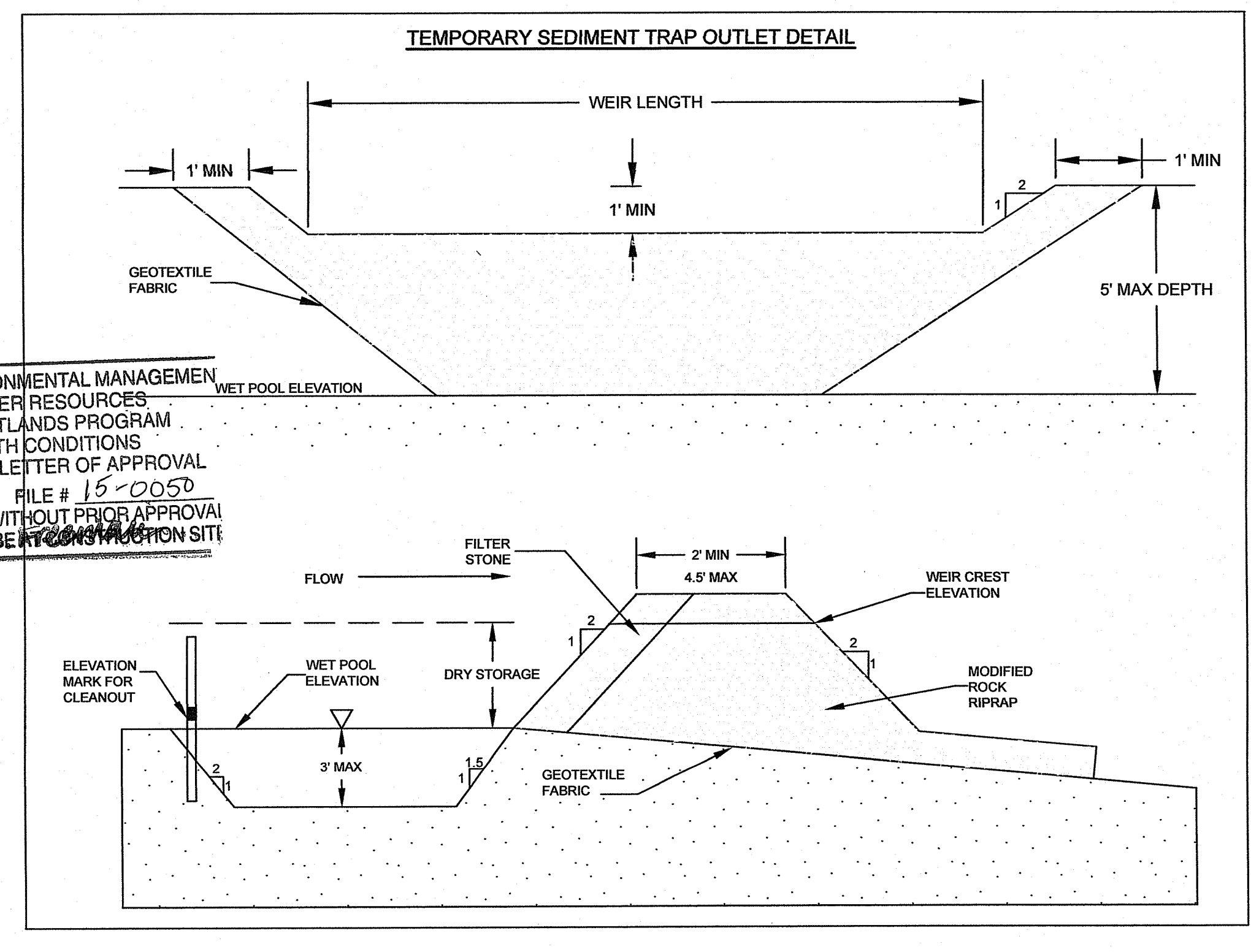
TYPICAL ROOF DRAIN SECTION

NOT TO SCALE

ROOF DRAIN COLLECTION DETAIL

NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 07 2021 FILE # 15-0050
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE CONSTRUCTION SITES



GENERAL DETAILS FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Drawn By: MJC	Checked By: P.JF
Scale: AS SHOWN	Date: 11/16/2020
NO. REVISION	DATE
1. MODIFICATION TO APPROVED PLAN	BY P.F. 3/21/21

Environmental Management
MAR 12 2021
Office of Water Resources

PATRICK J. FREEMAN
NO. 13125
PROFESSIONAL ENGINEER
CIVIL
3/5/21

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
of 8 sheets
Drawing No. 113163

EXISTING CONDITIONS PLAN
FOR
PV EXETER APARTMENTS, L.P.

Being A.P. 71, Block 4, Lot 8
Lot Area = 8.17 Acres

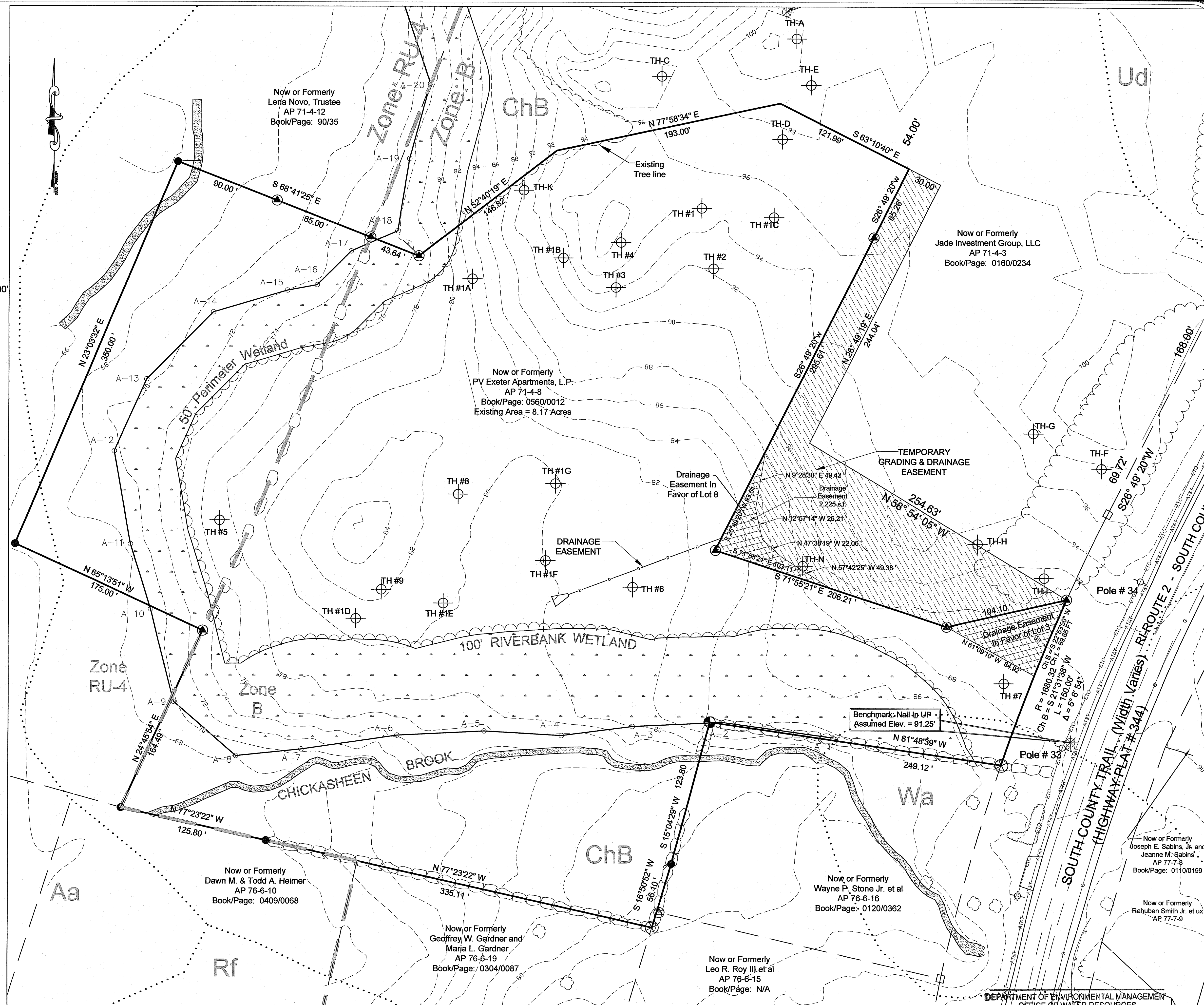
Owner/Applicant: (AP 71-4-8)
PV Exeter Apartments, L.P.
861 A Broad Street
Providence, RI 02907

ZONING: B
Minimum Lot Size: N/A
Minimum Street Frontage: 150'
Minimum Front Depth: 100'
Minimum Side Depth: 30'
Minimum Rear Depth: 75'

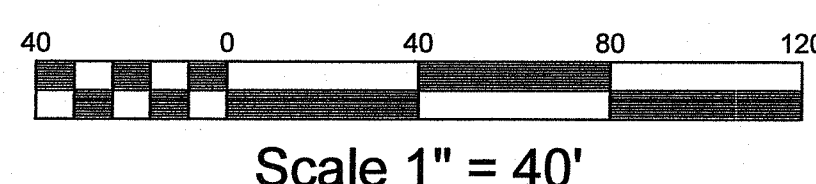
ZONING: RU-4
Minimum Lot Size: 4 Acres
Minimum Street Frontage: 300'
Minimum Front Depth: 100'
Minimum Side Depth: 80'
Minimum Rear Depth: 50'

LEGEND

- UTILITY POLE FOUND
- ANGLE POINT
- GRANITE /STONE BOUND FOUND
- IRON ROD/PIPE FOUND
- IRON ROD WITH CAP SET
- DRILLHOLE FOUND
- DRILLHOLE SET
- REMNANTS OF WALL
- STONEWALL FOUND
- EXISTING PROPERTY LINE
- ABUTTER PROPERTY LINE
- ZONING BOUNDARY
- RIGIS SOIL LINES
- EXISTING TREELINE



FEMA DETERMINATION
ZONE "X" (UNSHADED)
AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44009C0083J
EFFECTIVE DATE APRIL 3, 2020



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 2/18/2021 FILE # 15-0000
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

EXISTING CONDITIONS PLAN
FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Checked By: MJC
Date: 11/16/2020

NO.	REVISION	BY	DATE

Drawn By: PJF
Scale: 1" = 40'

Environmental Management
NOV 25 2020
Office of Water Resources

MATTHEW J. COTTA
PROFESSIONAL LAND SURVEYOR
NO. 112420

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
2
of 8 sheets
Drawing No. 113163

GRADING PLAN
FOR
PV EXETER APARTMENTS, L.P.

Being A.P. 71, Block 4, 8
Lot Area = 8.17 Acres

Owner/Applicant: (AP 71-4-8)
PV Exeter Apartments, L.P.
861A Broad Street
Providence, RI 02907

TESTHOLE#	GROUND ELEV.*	WT DEPTH
TH-1*	95.00	15'-0"
TH-2*	92.25	12'-0"
TH-3*	94.00	14'-0"
TH-4*	97.50	18'-0"
TH-5*	77.00	11'-0"
TH-6*	81.25	1'-6"
TH-7*	88.50	4'-0"
TH-1A*	82.50	10"
TH-1B*	93.00	10"
TH-1C*	95.25	10"
TH-1D*	81.00	8"
TH-1E*	80.50	5"
TH-1F*	80.10	30"
TH-1G*	79.90	30"

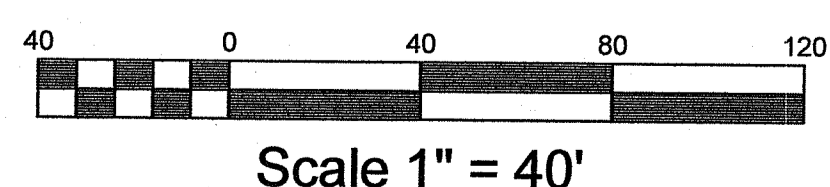
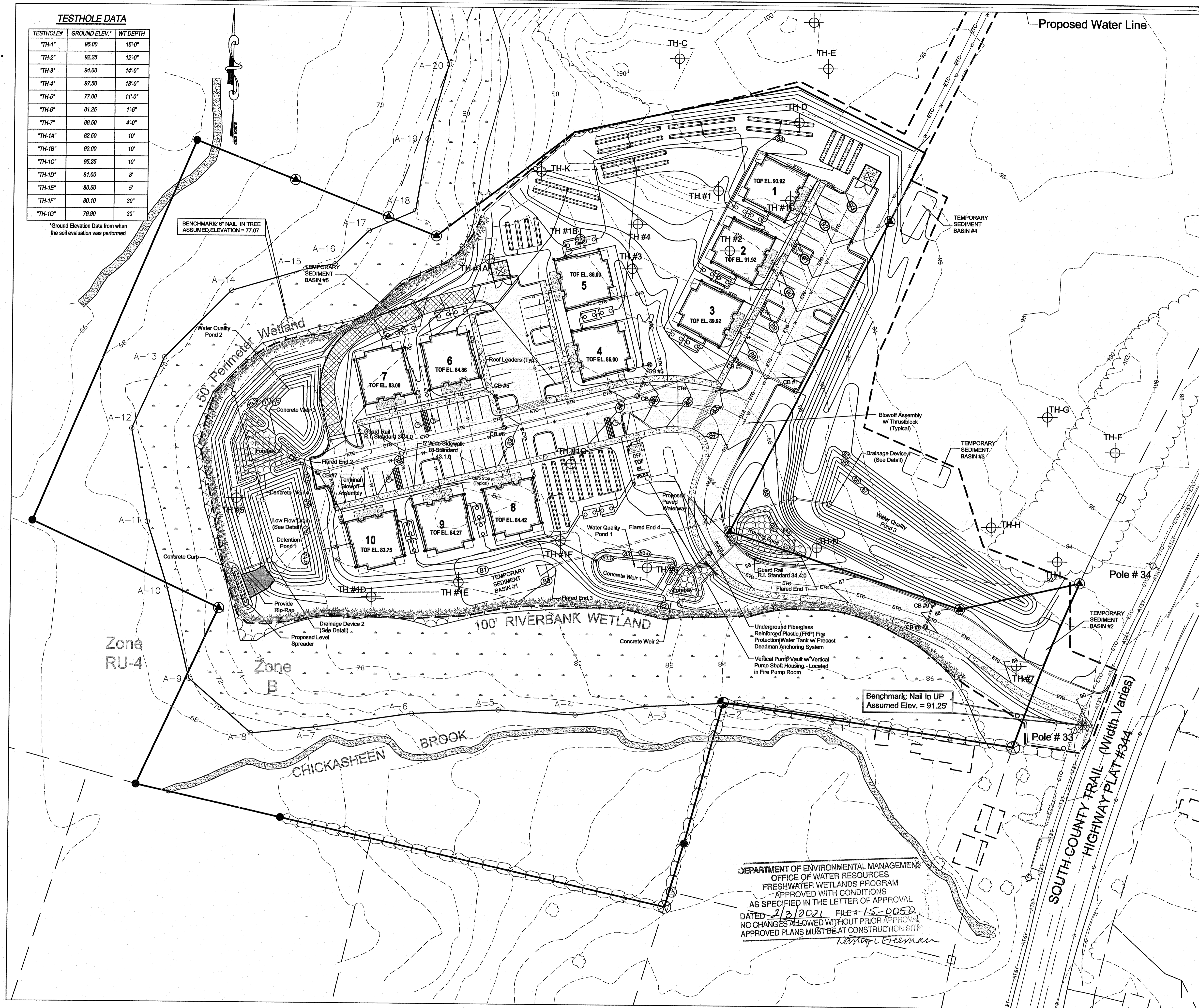
*Ground Elevation Data from when the soil evaluation was performed

LEGEND	
	UTILITY POLE FOUND
	IRON ROD FOUND
	IRON ROD w/CAP SET
	DRILLHOLE FOUND
	DRILLHOLE SET
	ANGLE POINT
	STONEWALL FOUND
	FENCE FOUND
	TREELINE/ EDGE OF LANDSCAPING
	ZONING BOUNDARY
	PROPOSED ELECTRIC, TELEPHONE AND CABLE
	PROPOSED WATER LINE
	SILT FENCE
	LIMIT OF DISTURBANCE
	HAYBALES
	Provide R-4 Rip Rap
	Proposed White Pine (See Planting Note)

TEMPORARY SEDIMENT BASIN DESIGN TABLE					
BASIN #	WET VOLUME	DRY VOLUME	TOTAL VOLUME	DESIGN AREA	WEIR LENGTH
1	7109 CF	4556 CF	11664 CF	3.19 AC	10'
2	1809 CF	1809 CF	3618 CF	1 AC	5'
3	1809 CF	1809 CF	3618 CF	1 AC	5'
4	1809 CF	1809 CF	3618 CF	1 AC	5'
5	1809 CF	1809 CF	3618 CF	1 AC	5'

- NOTES:
- THIS SITE DOES NOT FALL WITHIN A CRITICAL RESOURCE AREA AS DEFINED IN SD 38.00.
 - THERE ARE NO EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING DRAINS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200' OF THE LIMIT OF DISTURBANCE EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 400' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO WETLANDS IN THE AREA OF PROPOSED OWTS, EXCEPT AS SHOWN ON PLAN.
 - WETLAND EDGE FLAGGED BY EA ENGINEERING, SCIENCE AND TECHNOLOGY ON 10/29/2007
 - WETLAND FLAGS WERE LOCATED WITH A HORIZONTAL ACCURACY OF +/- 1'.
 - BASEMAP AND PHYSICAL DATA TAKEN FROM AN ONSITE FIELD SURVEY, DATED: MARCH 2007, REVISED: AUGUST 2007, WITH A HORIZONTAL ACCURACY OF +/- 1' AND A VERTICAL ACCURACY OF +/- 1'. (ASSUMED DATUM)
 - ADDITIONAL TOPOGRAPHY WAS PERFORM IN
 - THE PERIMETER SURVEY WAS PERFORMED TO CONFORM TO THE ACCURACY OF A CLASS 1 STANDARD.
 - ALL BENCHMARKS ARE TO BE SET WITHIN 150' OF EACH SYSTEM AT TIME OF CONSTRUCTION.
 - THE LOCATION OF ALL PROPOSED UNDERGROUND UTILITIES TO BE SHALL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANY. UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE SERVICES ARE PROPOSED FOR THIS SUBDIVISION.

PLANTING NOTE:
WHITE PINE (PINUS STROBUS) SHALL BE PLANTED EIGHT (8) FEET ON CENTER ALONG THE LENGTH OF THE LIMIT OF DISTURBANCE WHERE IT ABUTS PERIMETER WETLAND OR RIVERBANK WETLAND. PER RID-3M INSIGNIFICANT ALTERATION PERMIT # 15-0050. PLANTS SHALL MEASURE 4' HIGH AFTER PLANTING.



Grading and Utility Plan
FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

NO.	REVISION	DATE

Drawn By: BpC
Checked By: PUF
Scale: 1" = 40'
Date: 11/16/2020

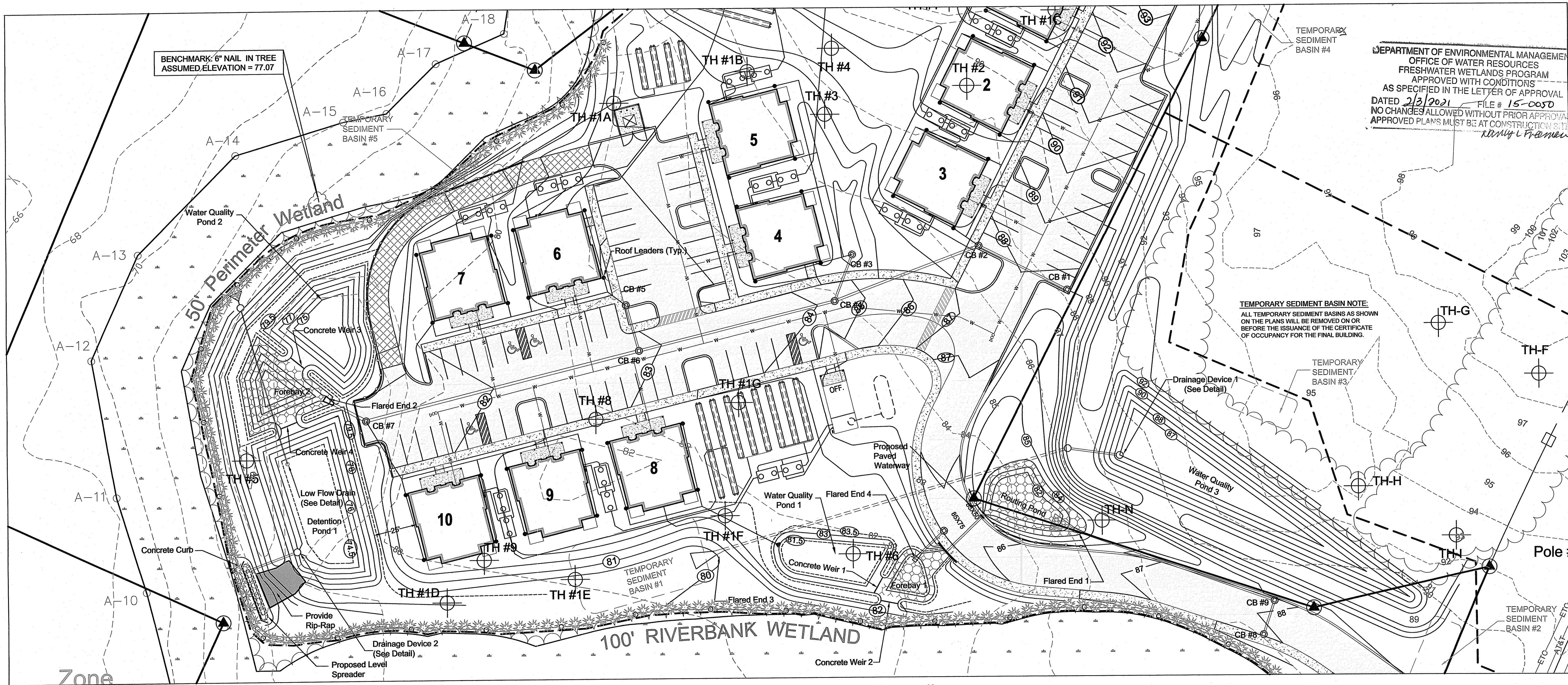
Environmental Management
NOV 25 2020
Office of Water Resources

PATRICK J. FREEMAN
NO. 15125
PROFESSIONAL ENGINEER
CIVIL
11/21/20

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA
Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
4
of 8 sheets
Drawing No. 113163

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 2/2/2021 FILE # 15-0050
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



DRAINAGE PLAN
FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

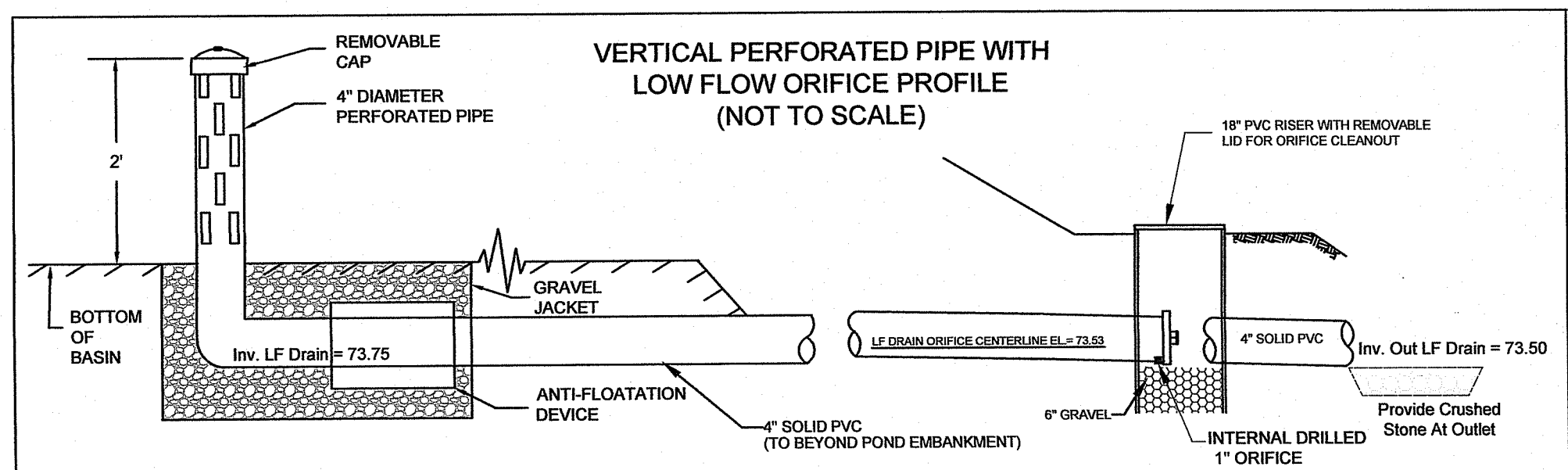
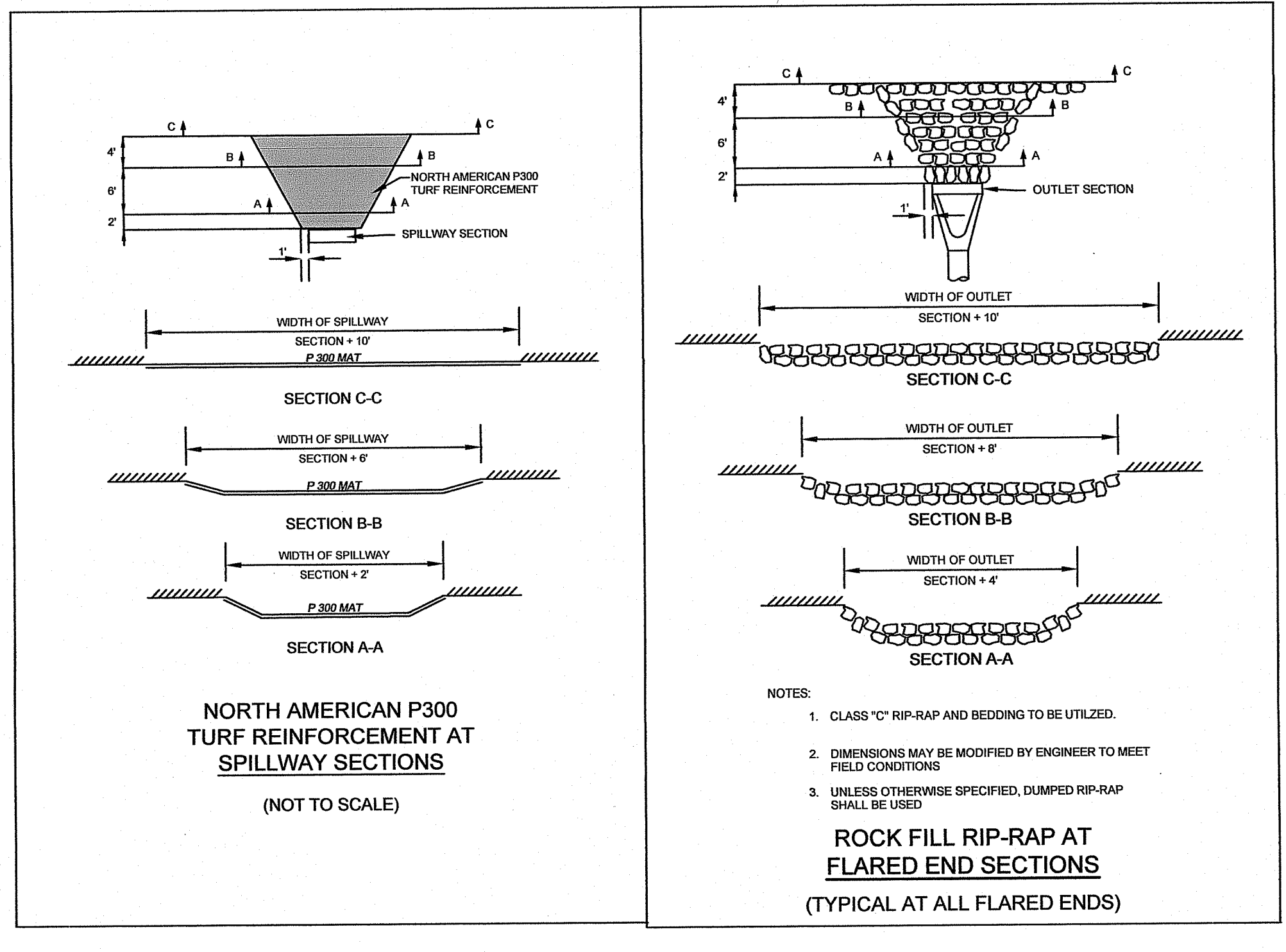
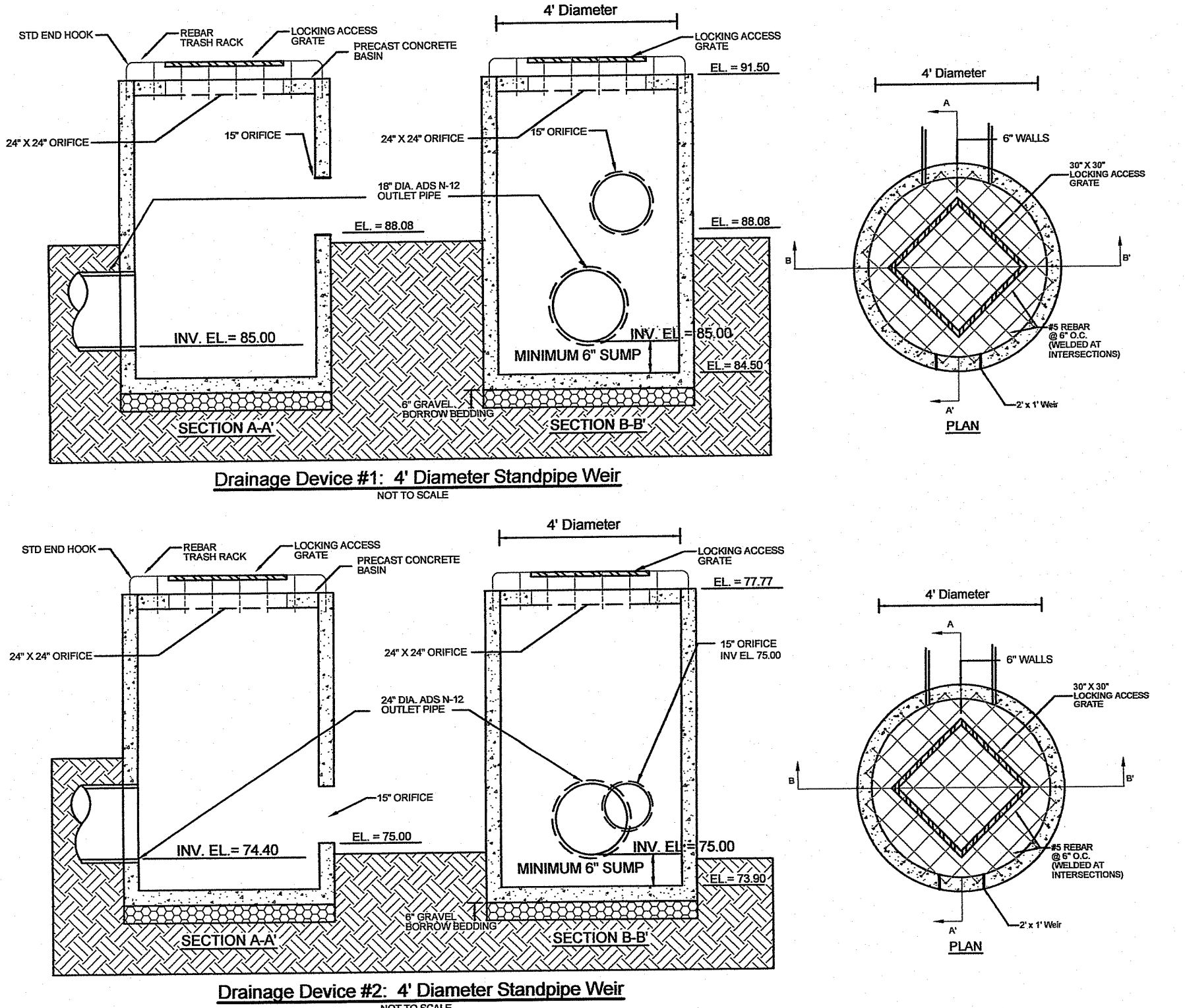
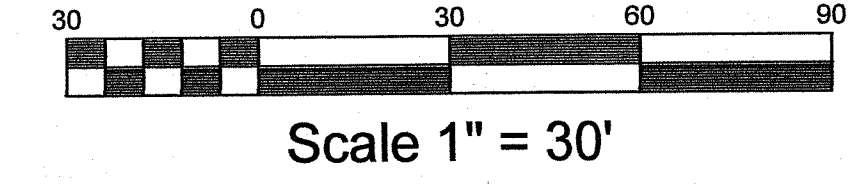
Checked By: PJF
Date: 11/16/2020

Drawn By: MIC
Scale: 1" = 30'

NO.	REVISION	BY	DATE

Environmental Management
NOV 25 2020
Office of Water Resources

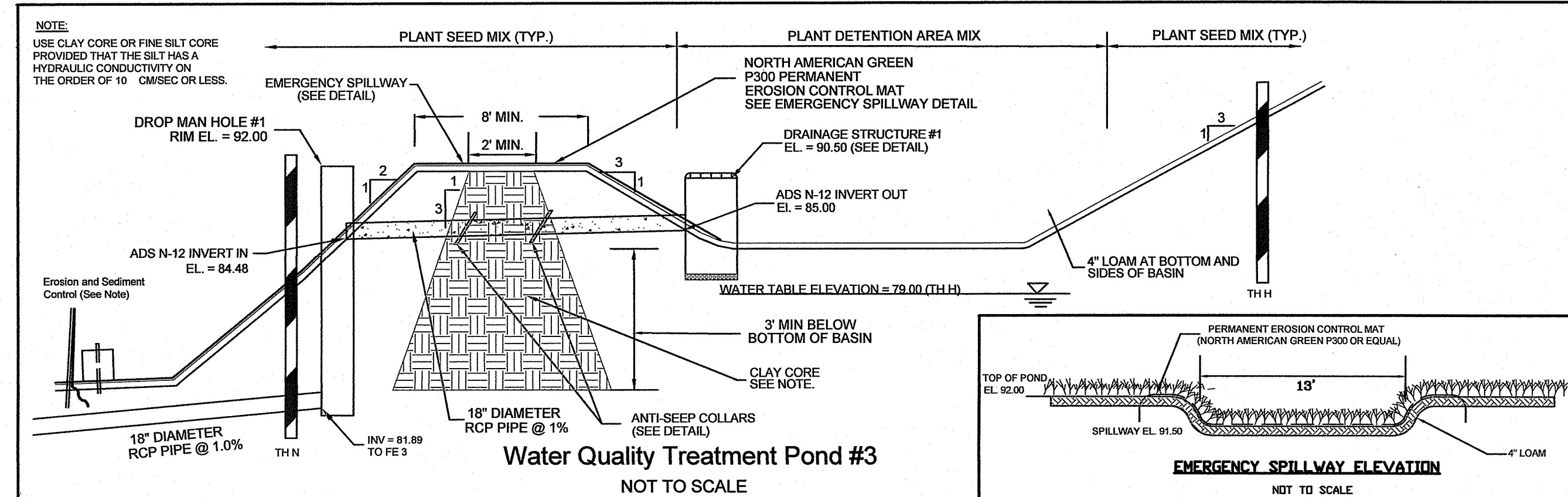
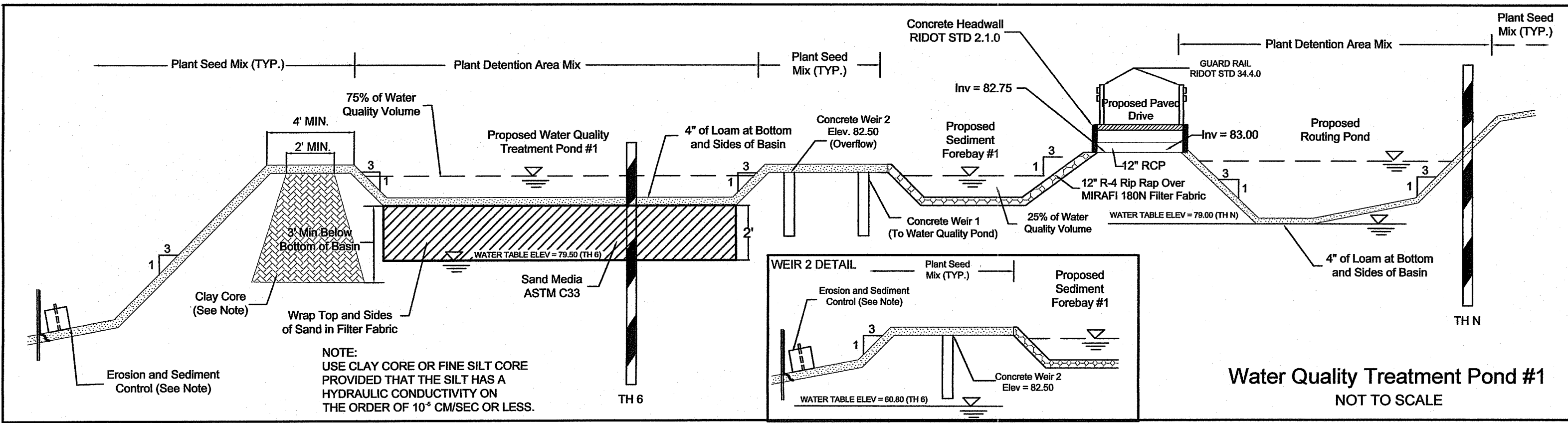
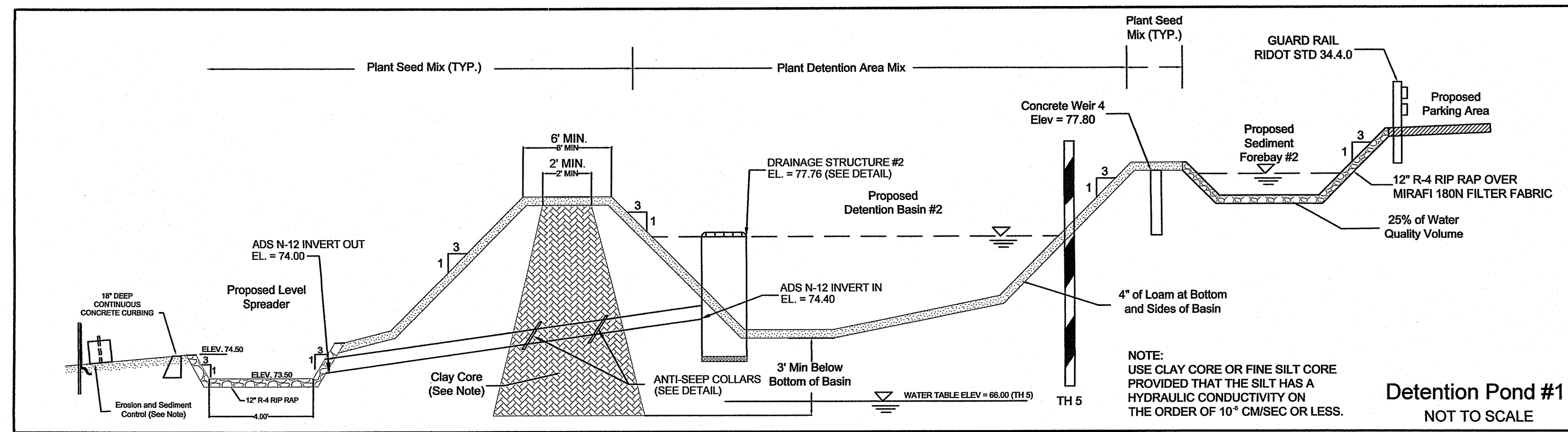
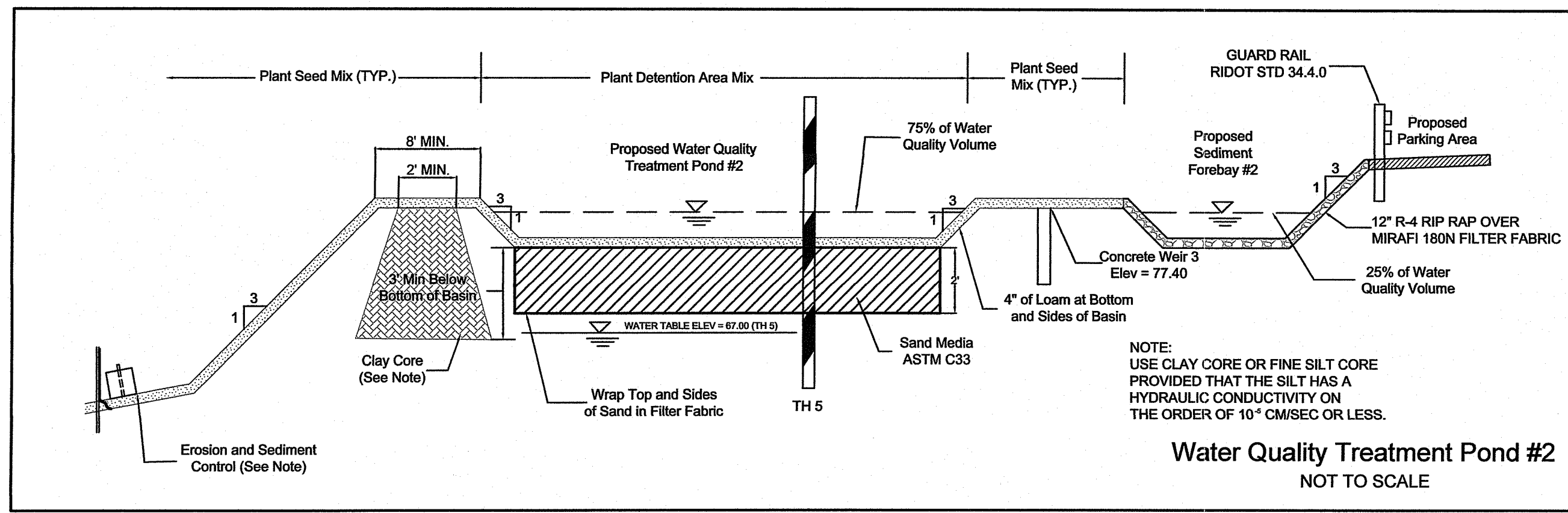
PATRICK J. FREEMAN
NO. 13125
REGISTERED PROFESSIONAL ENGINEER
1/24/12



PROPOSED DRAINAGE STRUCTURE TABLE

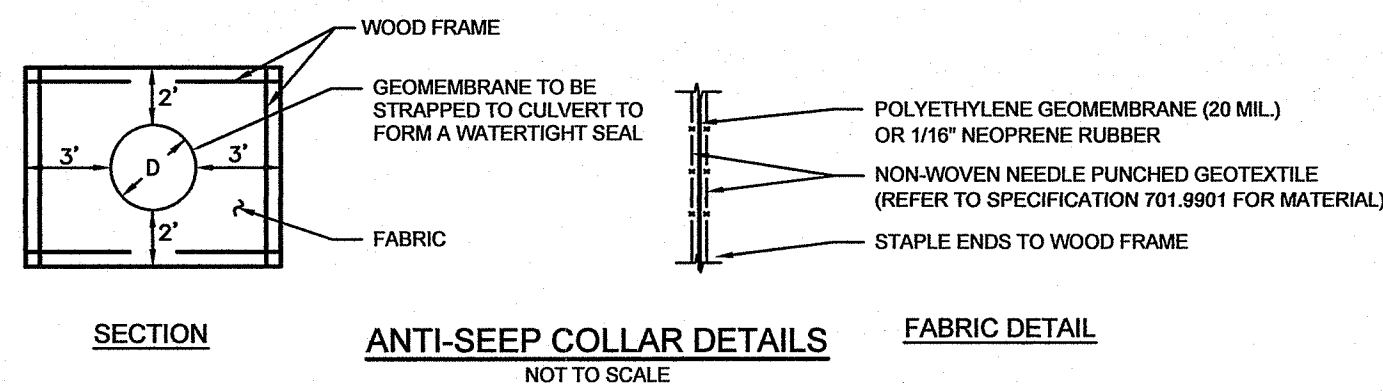
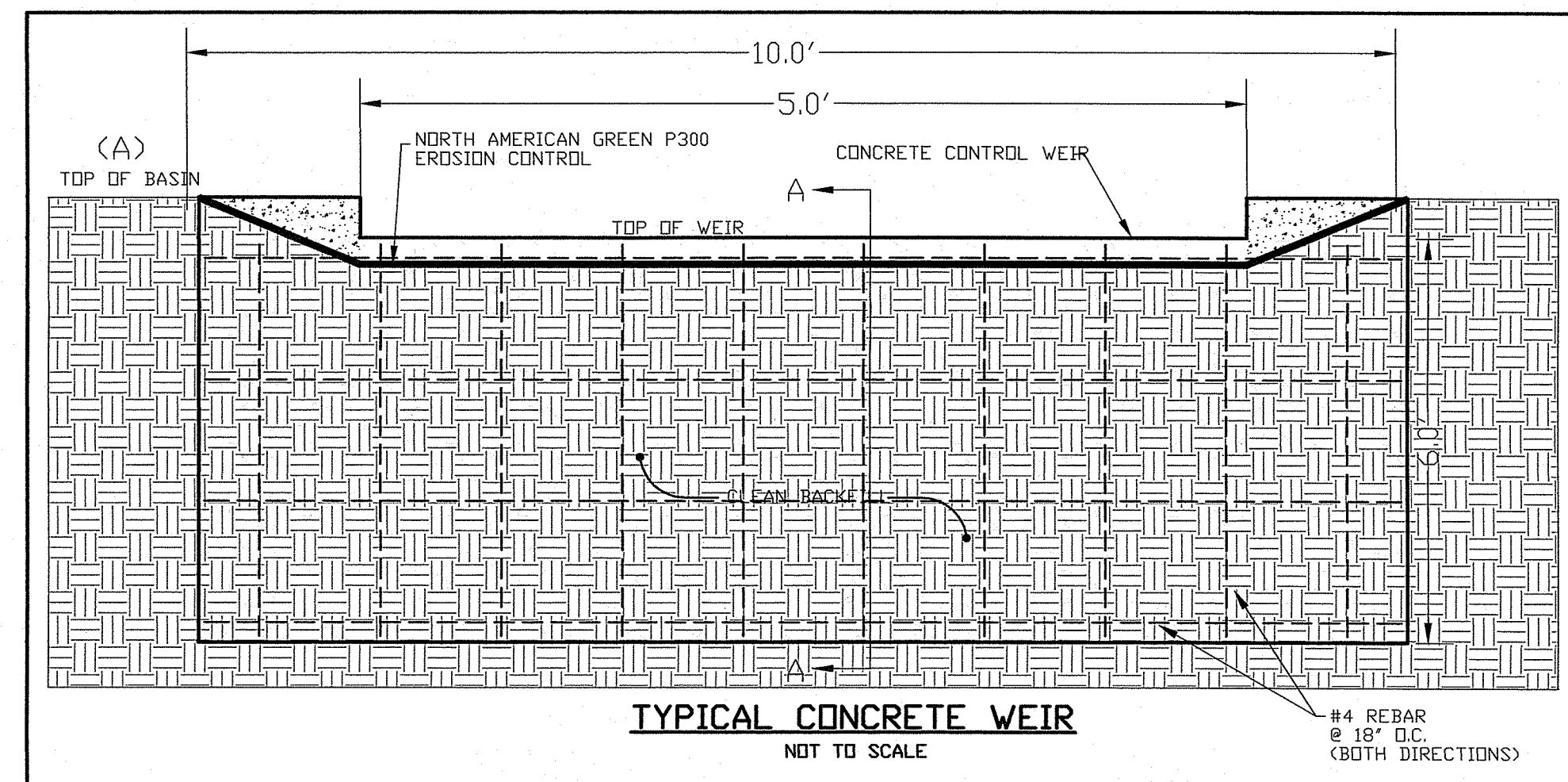
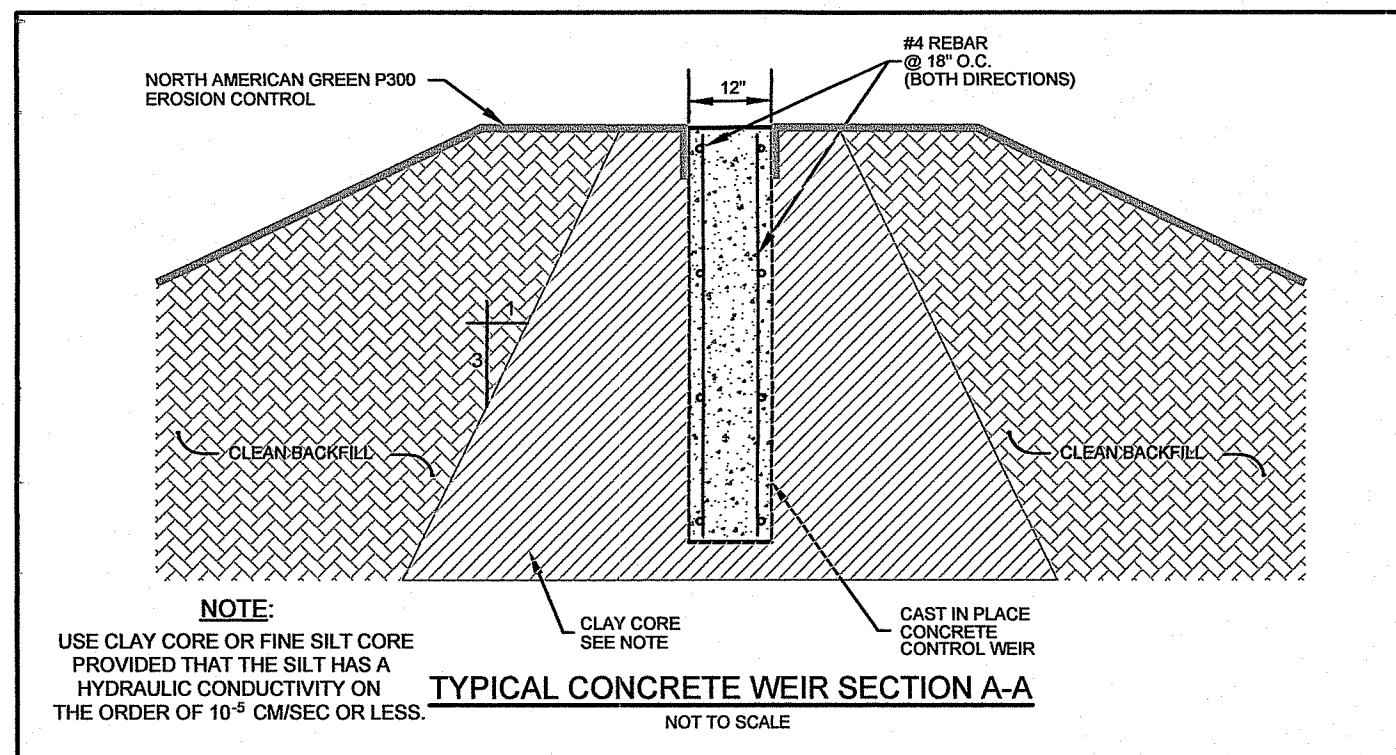
STRUCTURE NUMBER	RIM	INV. IN	INV. OUT	DISTANCE TO NEXT STRUCTURE	SLOPE	PIPE SIZE	GRATE TYPE (CAPACITY)
CB #1	87.70	—	84.23	53' TO CB 2	1.0%	12" ADS N-12	Single
CB #2	87.70	83.70	83.00	85' TO CB 4	2.0%	12" ADS N-12	Single
CB #3	84.50	—	81.50	24' TO CB 4	1.0%	15" ADS N-12	Single
CB #4	84.30	81.30 (CB2) 81.26 (CB3)	81.16	112' TO CB 6	1.4%	15" ADS N-12	Single
CB #5	83.11	—	80.11	28' TO CB 6	1.0%	12" ADS N-12	Single
CB #6	82.83	79.83 (CB5) 79.58 (CB4)	79.33	158' TO CB 7	1.0%	18" ADS N-12	Single
CB #7	81.25	77.75	77.75	25' TO FE 2	1.0%	18" ADS N-12	Single
CB #8	87.88	—	84.88	17' TO CB 9	1.0%	12" ADS N-12	Single
CB #9	87.88	84.71	84.61	123' TO FE 1	1.0%	12" ADS N-12	Single
CB #10	85.50	—	82.50	17' TO FE 4	1.0%	12" ADS N-12	Single
FE #1	—	—	83.38	—	—	—	—
FE #2	—	—	77.50	—	—	—	—
FE #3	—	—	80.00	—	—	—	—
FE #4	—	—	82.33	—	—	—	—
DMH	92.00	84.48	81.89	189' TO FE 3	1.0%	18" ADS N-12	—

AMERICAN ENGINEERING, INC.
DANIEL R. COITTA
Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCoit@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625



STRUCTURE	WQ _v Required	WQ _v Provided	Flood Storage	Top	Bottom
FOREBAY #1	82.12 (25% WQ _v)	82.15	82.80	83.50	81.50
FOREBAY #2	77.30 (25% WQ _v)	77.40	78.55	79.50	75.00
ROUTING POND	82.21 (25% WQ _v)	83.00	84.08	85.00	82.00
WQ POND #1	82.42 (75% WQ _v)	82.50	82.80	83.50	81.50
WQ POND #2	77.75 (75% WQ _v)	77.80	78.55	79.50	75.00
WQ POND #3	0	88.08	88.92	92.00	87.00
DETENTION POND #2	N/A	N/A	78.00	79.00	74.50

STRUCTURE	Top Of Basin (A)	Top Of Weir (B)
WEIR #1	83.50	82.15
WEIR #2	83.50	82.50
WEIR #3	79.50	77.40
WEIR #4	79.50	77.80



NOTES:
 1. ALL CULVERTS EXITING PROPOSED PONDS SHALL HAVE AN "ANTI-SEEP COLLAR" INSTALLED AT THEIR MID LENGTH.
 2. THE STRAP SHALL BE SUBJECT TO ENGINEER'S APPROVAL. THE STRAP MAY BE A POLYPROPYLENE CORD WITH A TENSILE STRENGTH OF 200 POUNDS AND SHALL PROVIDE A PERMANENT, NON-SLIP, TIE.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED 2/3/2021 FILE # 15-0050
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Daniel R. Cotta

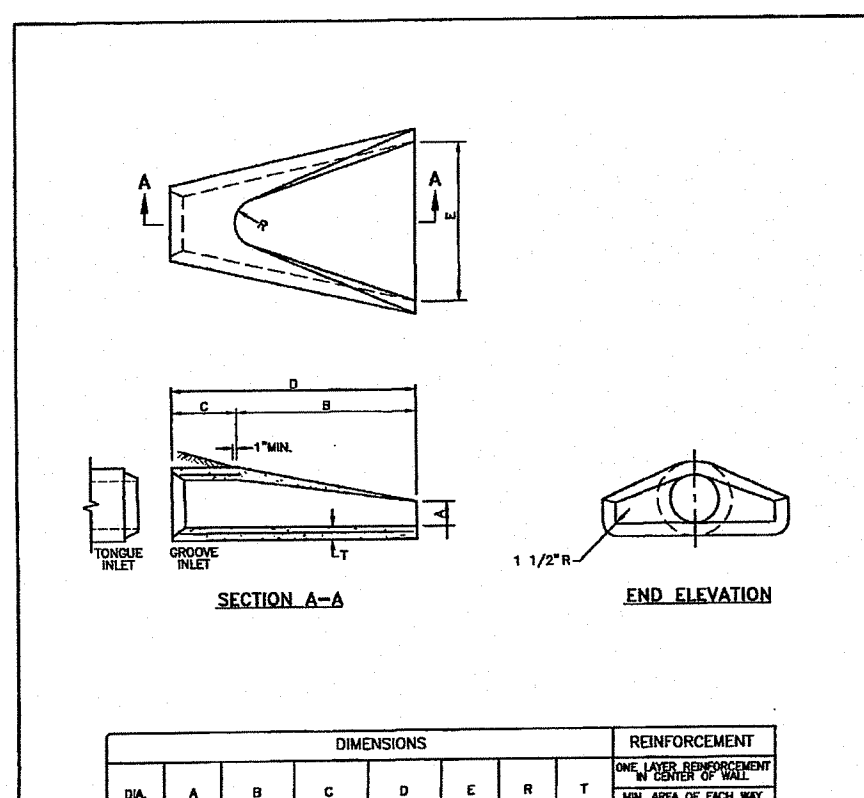
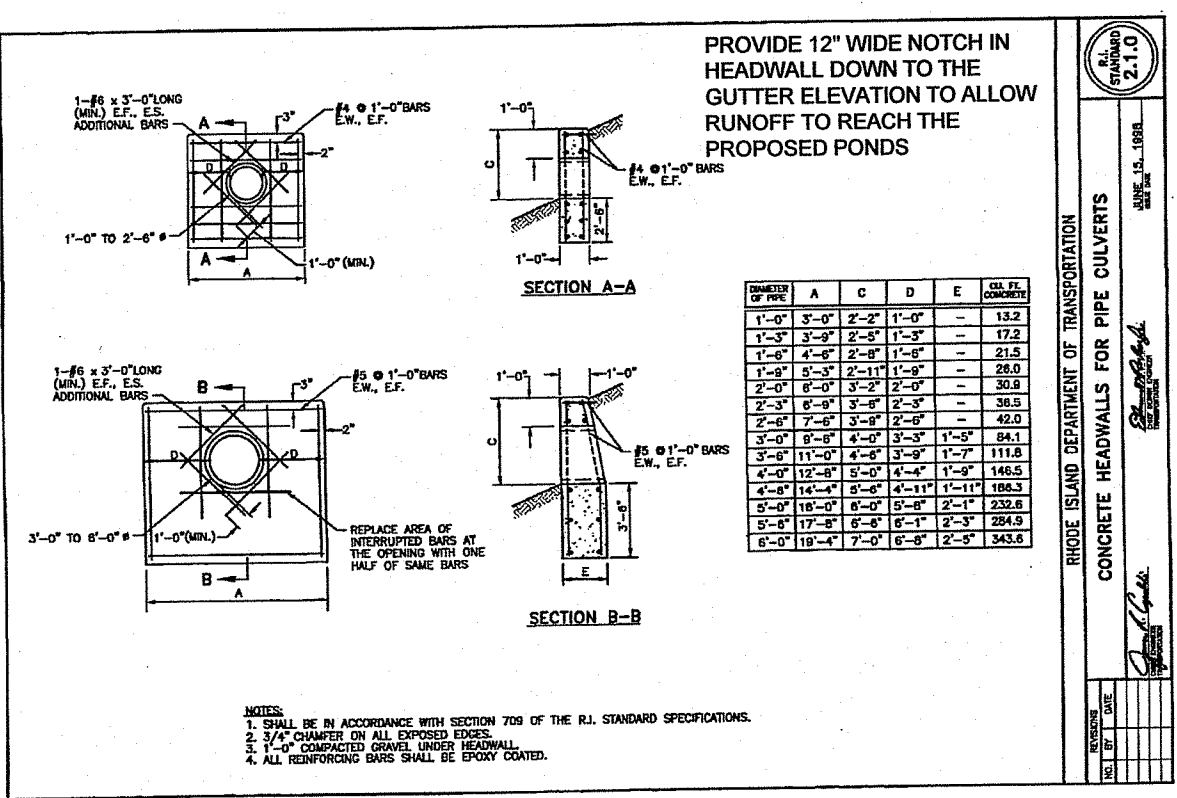
DRAINAGE DETAILS
 FOR
PV EXETER APARTMENTS, L.P.
 LOCATED AT
 Pole # 33 South County Trail
 Exeter, Rhode Island

Drawn By: MJC
 Checked By: PUF
 AS SHOWN Date: 11/16/2020
 REVISIONS

Environmental Management
 NOV 25 2020
 Office of Water Resources
 PATRICK J. FREEMAN
 REGISTERED PROFESSIONAL ENGINEER
 NO. 13125
 11/24/20

AMERICAN ENGINEERING, INC.
 DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 DCotta@AmericanEngineeringRI.com
 Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
 of 8 sheets
 Drawing No. 113163



NOTES SHOWN ON THIS SHEET ARE GENERAL. SEE APPENDIX 6 & 7 IN STORMWATER MANAGEMENT PLAN FOR MORE DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FOR A DETAILED OPERATION AND MAINTENANCE AGREEMENT.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DISTURBED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.
3. 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 R.I. STANDARD SPECIFICATION M.20.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MOWING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:
 - PERMANENT SEEDING MIXTURES:

MIXTURE	% BY WT.	SEEDING DATES
A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1		
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	
 - TOTAL 100% W/C
 - PERMANENT SEEDING MIXTURES:

MIXTURE	% BY WT.	SEEDING DATES
B - UNMOWED AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN 3:1		
RED FESCUE	75	APRIL 1 - JUNE 15
PERENNIAL RYEGRASS	15	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
BIRDSFOOT TREFOIL	15	
 - TOTAL 100% W/C

MAINTENANCE AND RESPONSIBILITY

1. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON A WEEKLY BASIS AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHOULD BE CLEANED OR REPLACED AS NECESSARY.
3. REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.
4. ALL VEGETATION NOT SURVIVING AT LEAST ONE FULL GROWING SEASON SHALL BE REPLACED AT THE OWNERS EXPENSE.
5. UPON PROJECT COMPLETION, THE SITE OWNER SHALL ADHERE TO THE FOLLOWING MAINTENANCE RECOMMENDATIONS:
 - A. MOWING: THE MOWING OF GRASS IN AND AROUND THE BASIN SHOULD BE DONE AT LEAST ONCE PER GROWING SEASON, PREFERABLY AFTER AUGUST 15 TO PROTECT GROUND NESTING BIRDS AND OTHER ANIMALS. MORE FREQUENT MOWINGS WILL BE REQUIRED FOR BASINS MAINTAINED AS RECREATIONAL OR OPEN SPACE FACILITIES. TRASH AND LITTER MUST BE REMOVED DURING MOWING OPERATIONS.
 - B. INSPECTIONS: THE STRUCTURAL INTEGRITY OF THE BASIN, ESPECIALLY ANY IMPOUNDING STRUCTURES, SHOULD BE INSPECTED ON AN ANNUAL BASIS. IN ADDITION, THE INLETS FOR THE BASIN SHOULD ALSO BE INSPECTED ANNUALLY. ANY DEFICIENCIES MUST BE CORRECTED IMMEDIATELY AFTER OBSERVATION. THE BASIN AND ALL STRUCTURES SHOULD BE INSPECTED MORE OFTEN DURING THE FIRST YEAR OF OPERATION, ESPECIALLY AFTER LARGE STORMS, TO ENSURE PROPER STABILIZATION AND FUNCTION.
 - EMBANMENT SUBSIDENCE
 - EROSION
 - CRACKING
 - TREE GROWTH
 - OUTLET & SPILLWAY CONDITION
 - SEDIMENT ACCUMULATION
 - SLOPE STABILITY

SPECIES	LBS/ACRE	LBS/1000 SQ. FT.	SEEDING DATES
ANNUAL RYEGRASS	60	1.5	MAR. 15 - JUNE 15
PERENNIAL BURNING GRASS	40	1.0	MAY 15 - AUGUST 15
MILLET	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	120	3.0	AUGUST 15 - JUNE 15
CATS	120	3.0	MAR. 15 - JUNE 15
WEEPING LOVEGRASS	20	0.5	MAY 1 - JUNE 30

9. THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.
11. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
12. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
13. STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
14. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
15. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

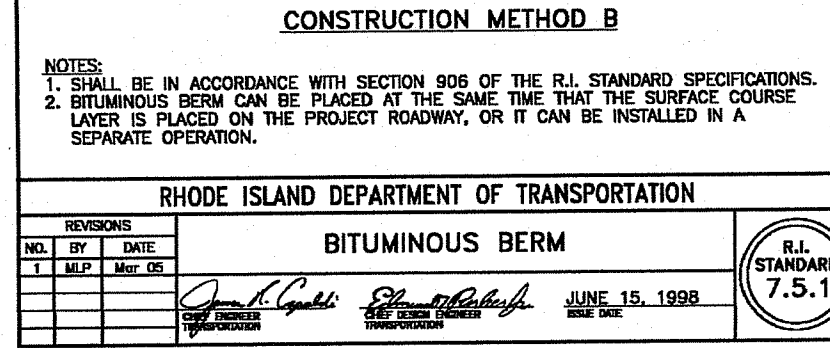
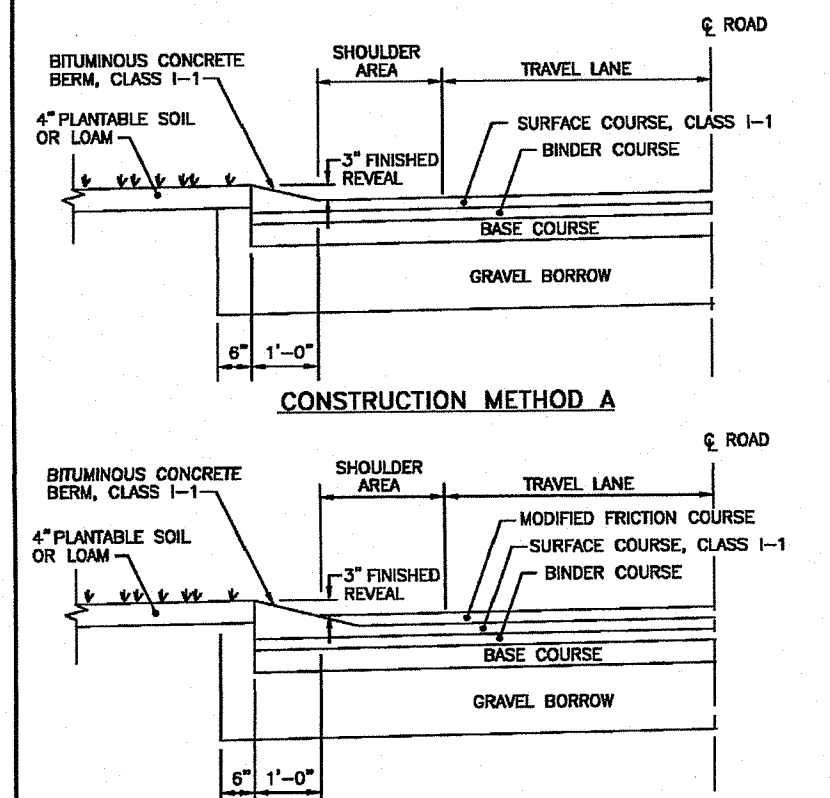
1. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
3. CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
5. 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 SUBJECT TO STORM WATER FLOW.
6. ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

1. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILT FENCE OR SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. (I.E. ALONG NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING THE CONSTRUCTION OR AS DIRECTED BY THE TOWN OR BY THE ENGINEER.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFINER EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

DETENTION BASIN MAINTENANCE PLAN

- THE DETENTION BASIN SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE:
1. THE GRASS ON THE DETENTION BASIN (DIKE & SLOPES) SHALL BE MOWED THREE (3) TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. MOWED HEIGHT OF VEGETATION SHALL NOT BE LESS THAN TWO INCHES.
 2. THE INLET & OUTLET PIPES TO THE DETENTION BASIN SHALL BE KEPT CLEAN OF SILT AND DEBRIS. THE PIPES SHALL BE CLEANED AT THE THREE (3) MOWINGS AND ONCE DURING THE WINTER MONTHS.
 3. ACCUMULATED SILT AND DEBRIS SHALL BE REMOVED FROM THE BASIN THREE (3) TIMES A YEAR, PREFERABLE AT THE TIME OF MOWING.
 4. ACCUMULATED SILT, SAND AND DEBRIS SHALL BE REMOVED FROM CATCH BASIN SLUMPS AS REQUIRED BUT AT A MINIMUM OF TWO (2) TIMES A YEAR IN THE FALL AND SPRING.
 5. ALL SILT, SAND AND DEBRIS REMOVED FROM THE BASINS SHALL BE DISPOSED OF OFF-SITE. DISPOSAL LOCATION SHALL BE PRE-APPROVED BY RIDOT.
 6. DETENTION BASINS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL OF CONSTRUCTION.

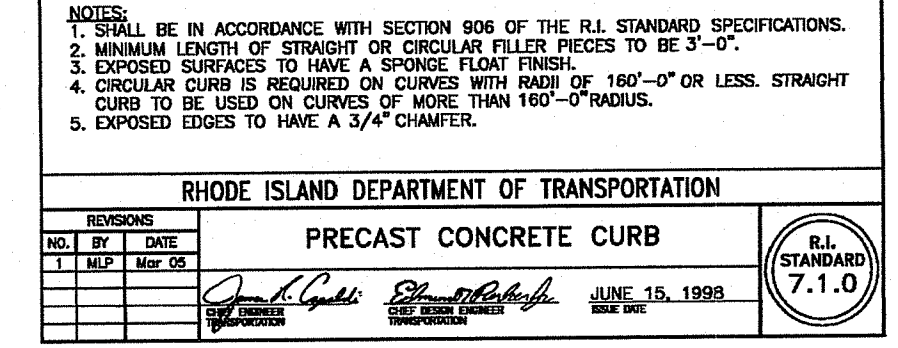
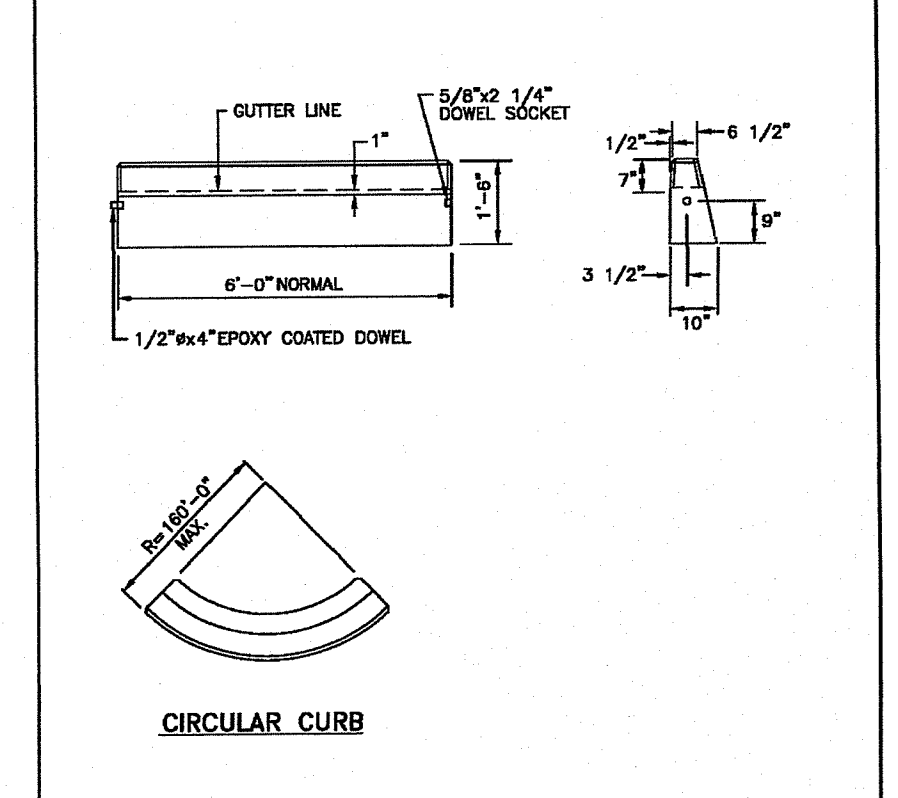
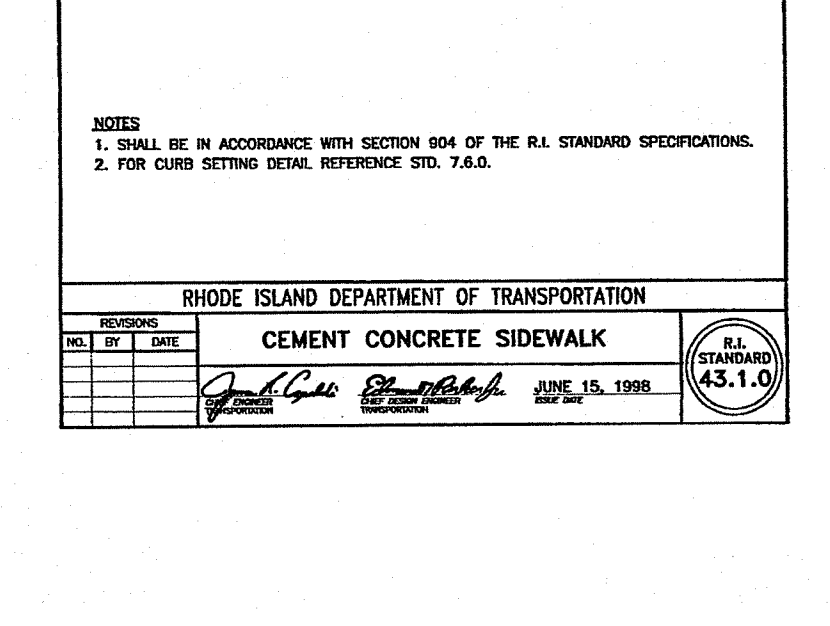
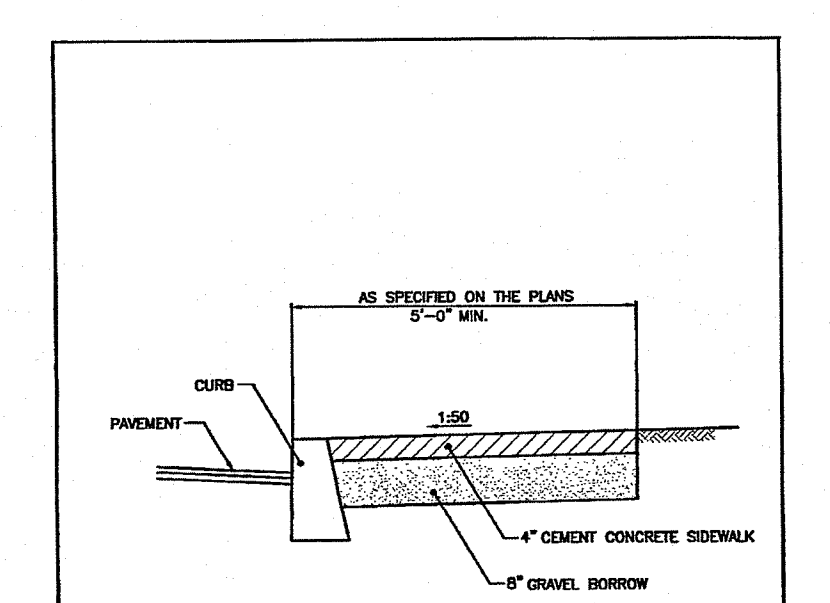


GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY CO. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
4. ALL WORK WITHIN THE STATES ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 AMENDED AUGUST 2013 AND STANDARD DETAILS, JUNE 15, 1998 AS AMENDED BY REVISION.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES.
6. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO THE SITE, ANY REPAIRS, ANY TRENCHING REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
9. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES.
10. CALL DIG-SAFE (800)225-4977 IN ALL EXCAVATION AND PLACEMENT OF FILL. THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.

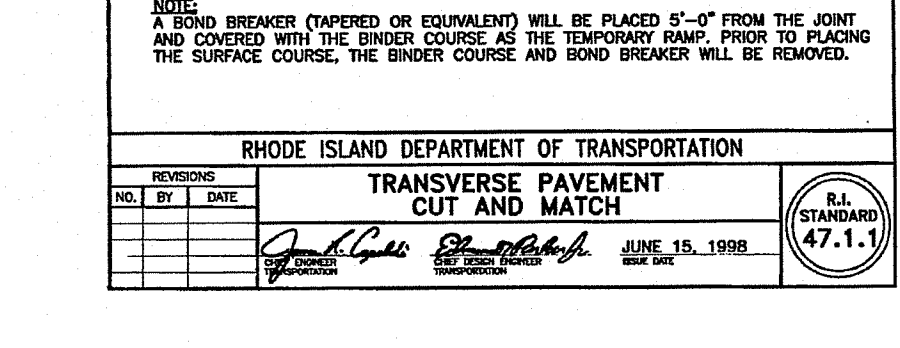
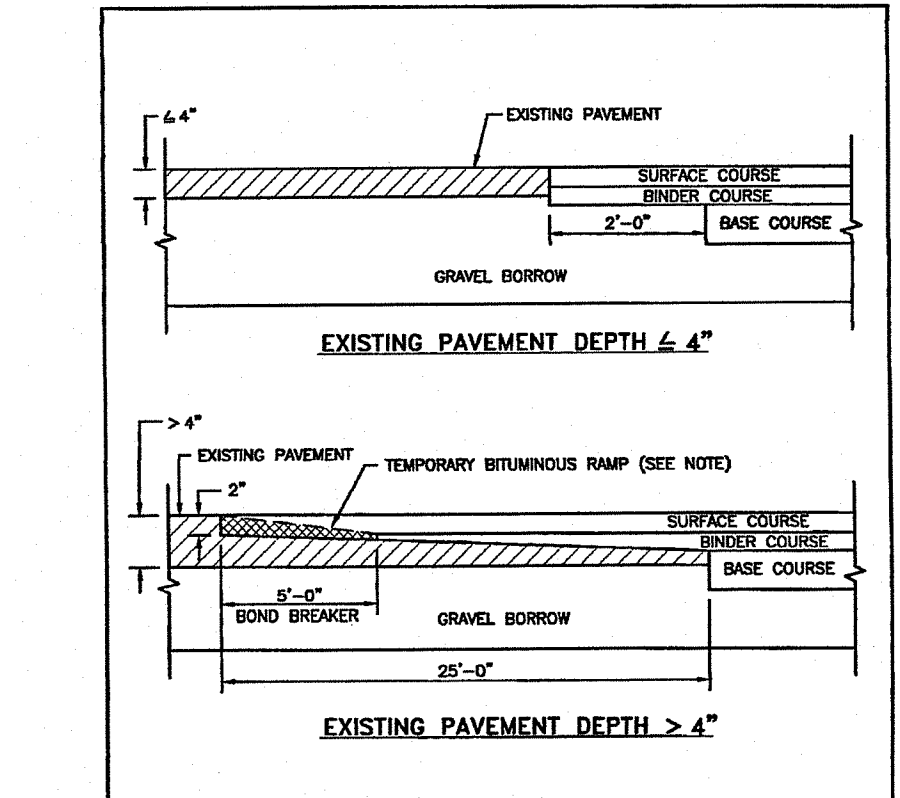
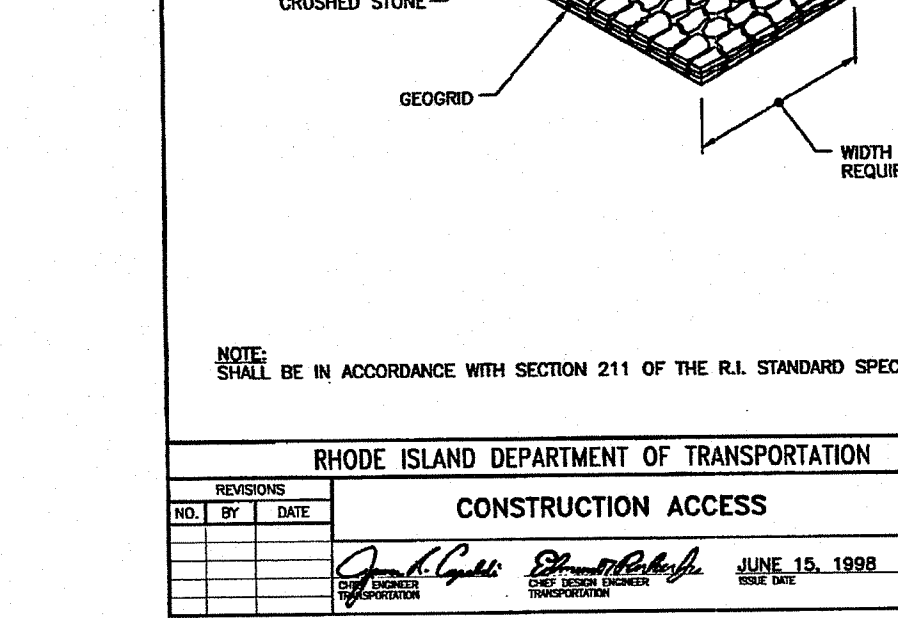
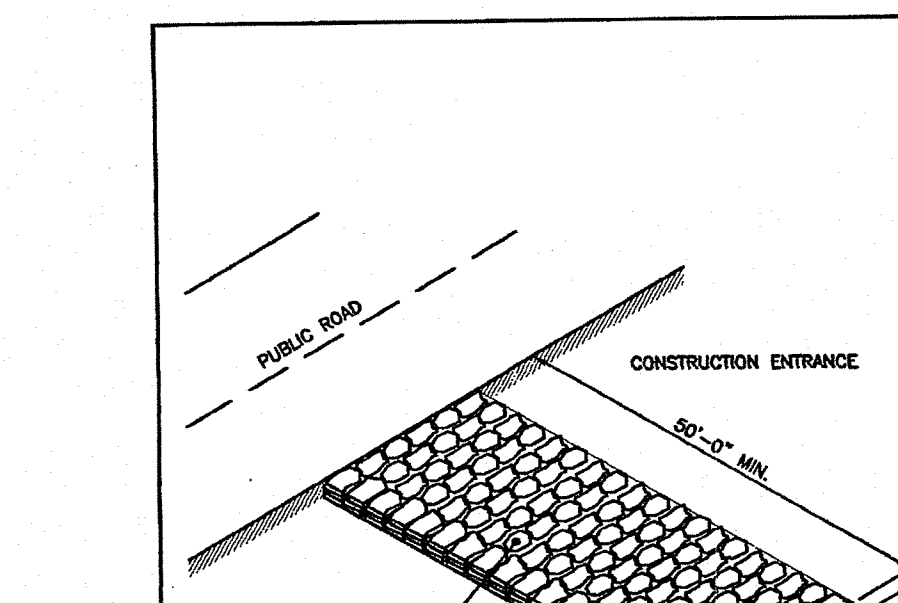
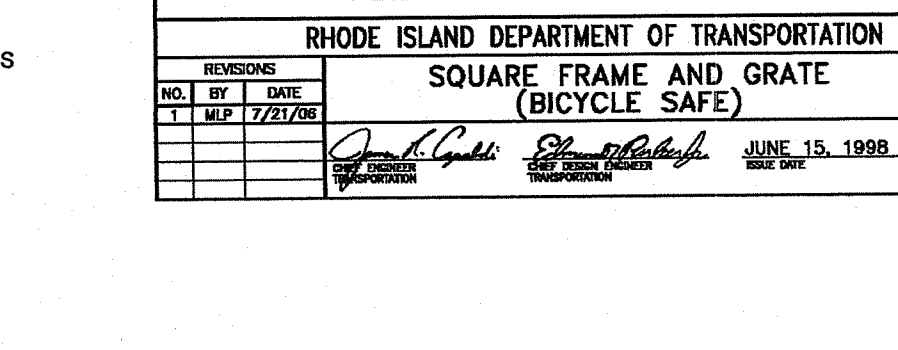
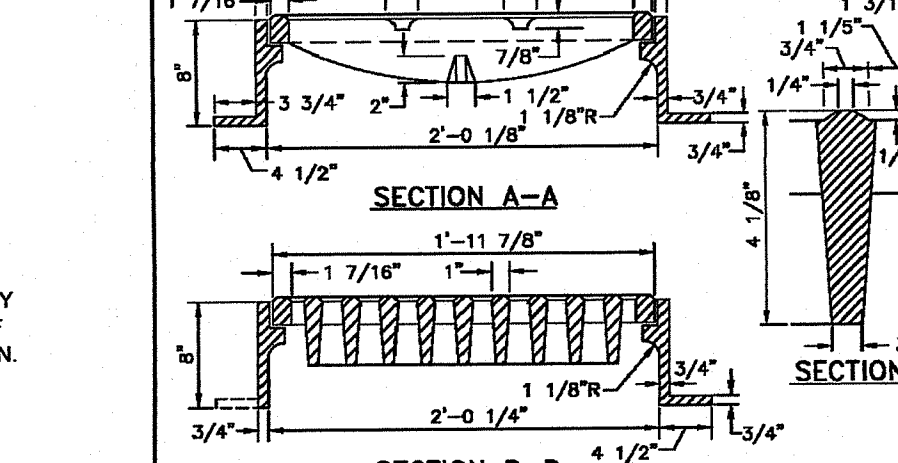
GENERAL BASIN NOTES

- THE DETENTION BASIN SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE:
1. ALL TREES, SHRUBS AND STUMPS SHOULD BE REMOVED FROM THE SPILLWAY (BERM) SIDE OF THE BASIN.
 2. TREES OR SHRUBS SHOULD NOT BE PLANTED ON ANY IMPOUNDING EMBANKMENTS (I.E. DIKES OR BERMS) OR WITHIN THE BASIN. SUCH PLANTINGS ARE GENERALLY DISCOURAGED IN ORDER TO REDUCE THE CHANCE OF FAILURE DUE TO ROOT DECAY AND SUBSURFACE DISTURBANCE. GRASSES ARE CONSIDERED THE ONLY ACCEPTABLE VEGETATION FOR PLANTING AND STABILIZING IMPOUNDING EMBANKMENTS.
 3. THE ENTIRE BASIN MUST BE STABILIZED WITH A DENSE LAYER OF GRASS IMMEDIATELY FOLLOWING BASIN CONSTRUCTION. THIS MAY REQUIRE THE ADDITION OF 4-8 INCHES OF A LOAMY SOIL SUBSTRATE TO PROMOTE GOOD VEGETATIVE GROWTH AND INFILTRATION. THE ADDITION OF LOAMY SOIL TO THE BASIN MUST BE FACTORED INTO THE OVERALL VOLUME REQUIREMENT. THE BASIN SHALL BE SEEDED WITH TURF-TALL TALL FESCUES OR SIMILAR.
 4. THE DETENTION BASINS SHALL ALSO BE UTILIZED AS TEMPORARY BASINS DURING CONSTRUCTION. THESE BASINS SHALL THEN BE ENTIRELY CLEANED OF SEDIMENT AND THE BOTTOM SCARIFIED PRIOR TO SEEDING AND VEGETATION STABILIZATION. FAILURE TO DO SO WILL ALLOW EXCESSIVE QUANTITIES OF SEDIMENTS TO REMAIN IN THE BASIN AND WILL NECESSITATE MORE FREQUENT CLEANING OF THE DRAINAGE SYSTEM.
 5. THE MAXIMUM ALLOWABLE SLOPE LEADING TO THE BASIN FLOOR SHALL BE 3:1 (3 HORIZONTAL TO 1 VERTICAL) TO FACILITATE MOWING AND OTHER MAINTENANCE OPERATIONS.
 6. CONCRETE FOR OUTLET WEIR SHALL BE CLASS # 3000 PSI. ALL EXPOSED EDGES SHALL HAVE 3/4" CHAMFERS. REINFORCING STEEL SHALL BE GRADE 60.



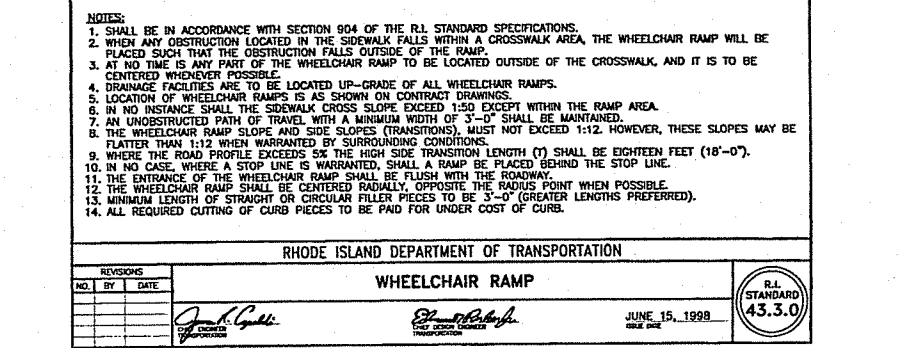
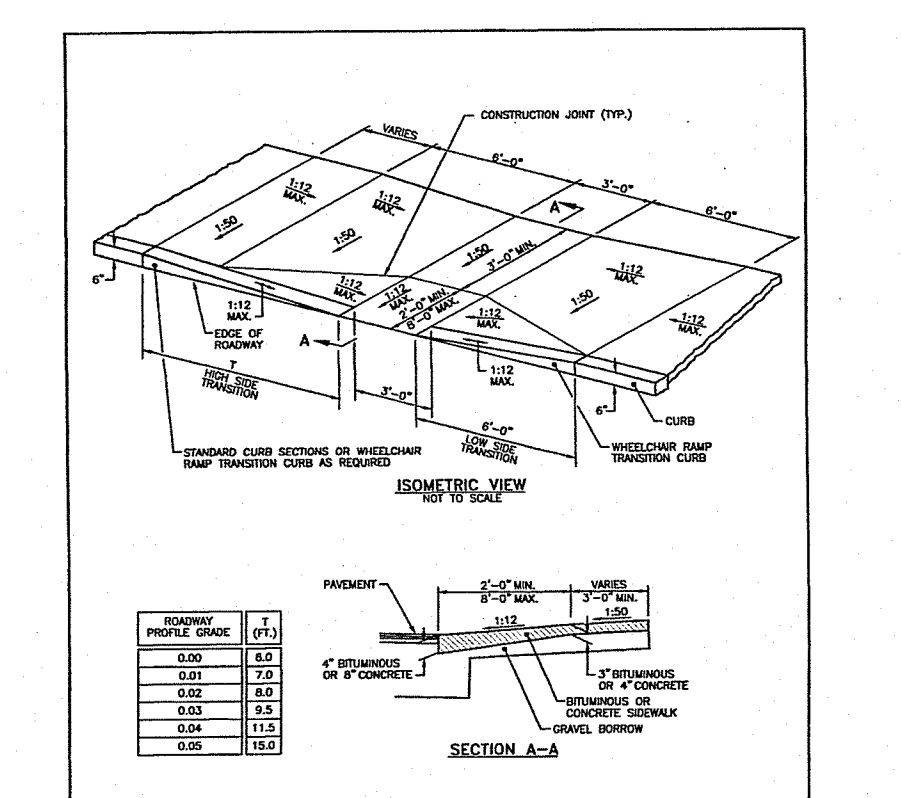
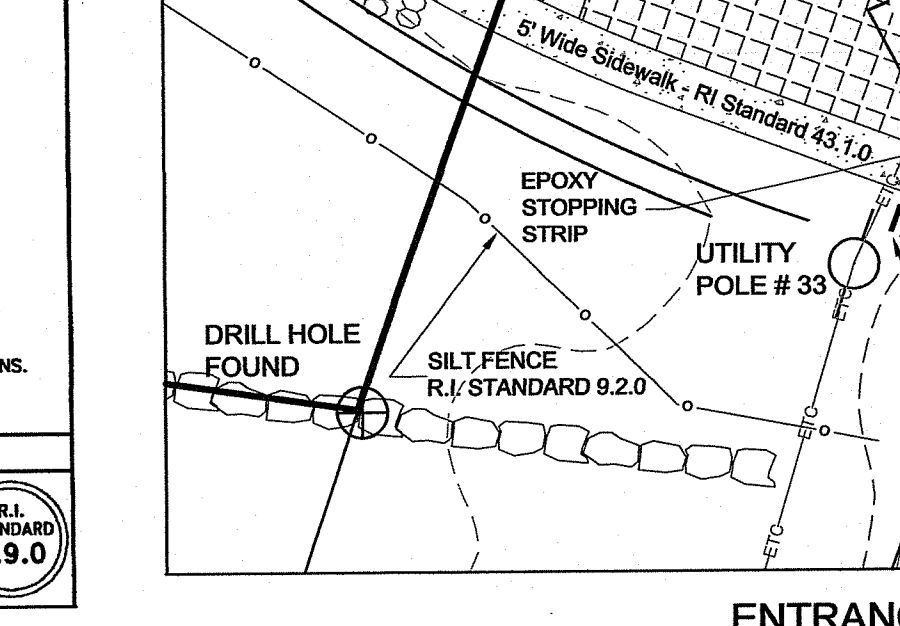
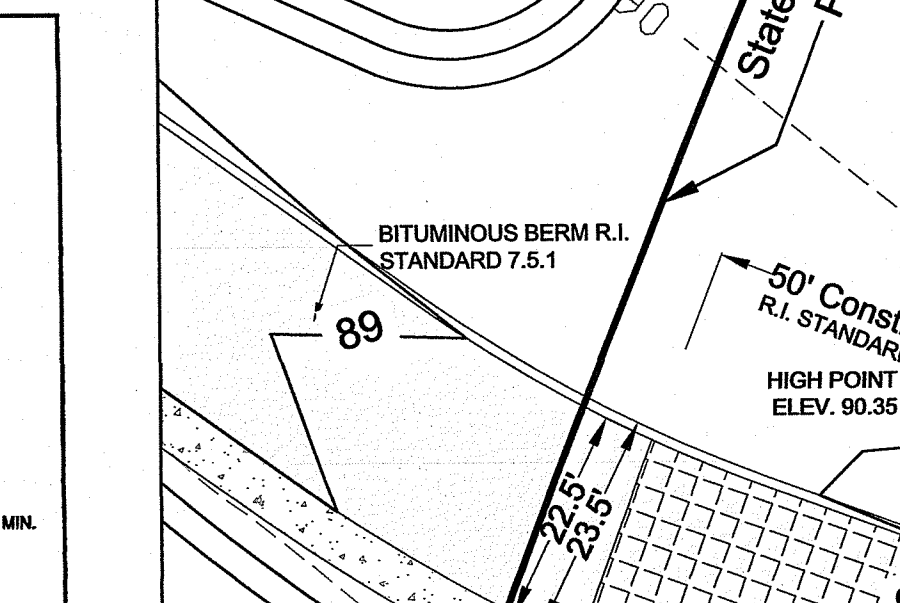
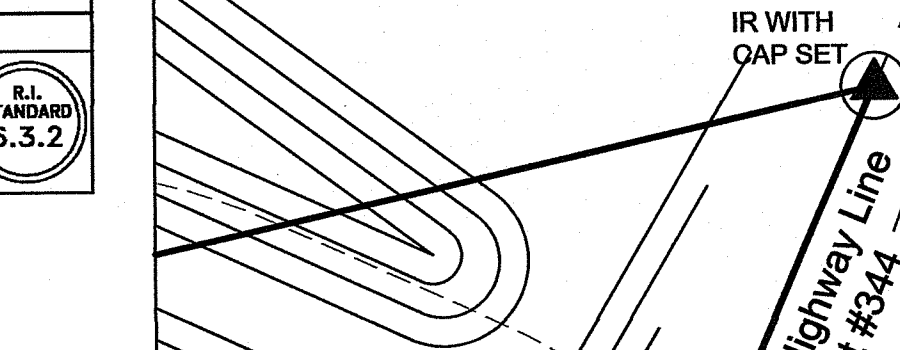
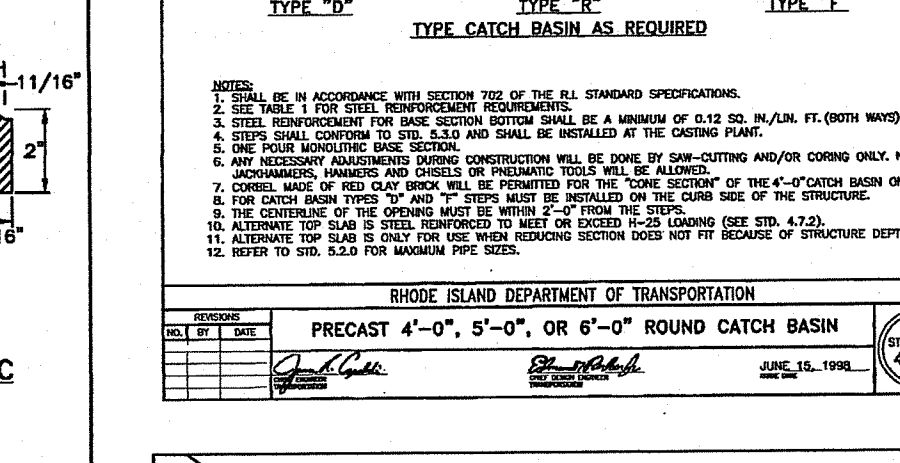
GENERAL NOTES

1. IT SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR CURB FILLER PIECES TO BE 3'-0".
3. EXPOSED SURFACES SHALL BE FINISHED AT THE SAME TIME THAT THE SURFACE COURSE IS PLACED ON CURVES OF MORE THAN 160'-0" RADIUS.
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.



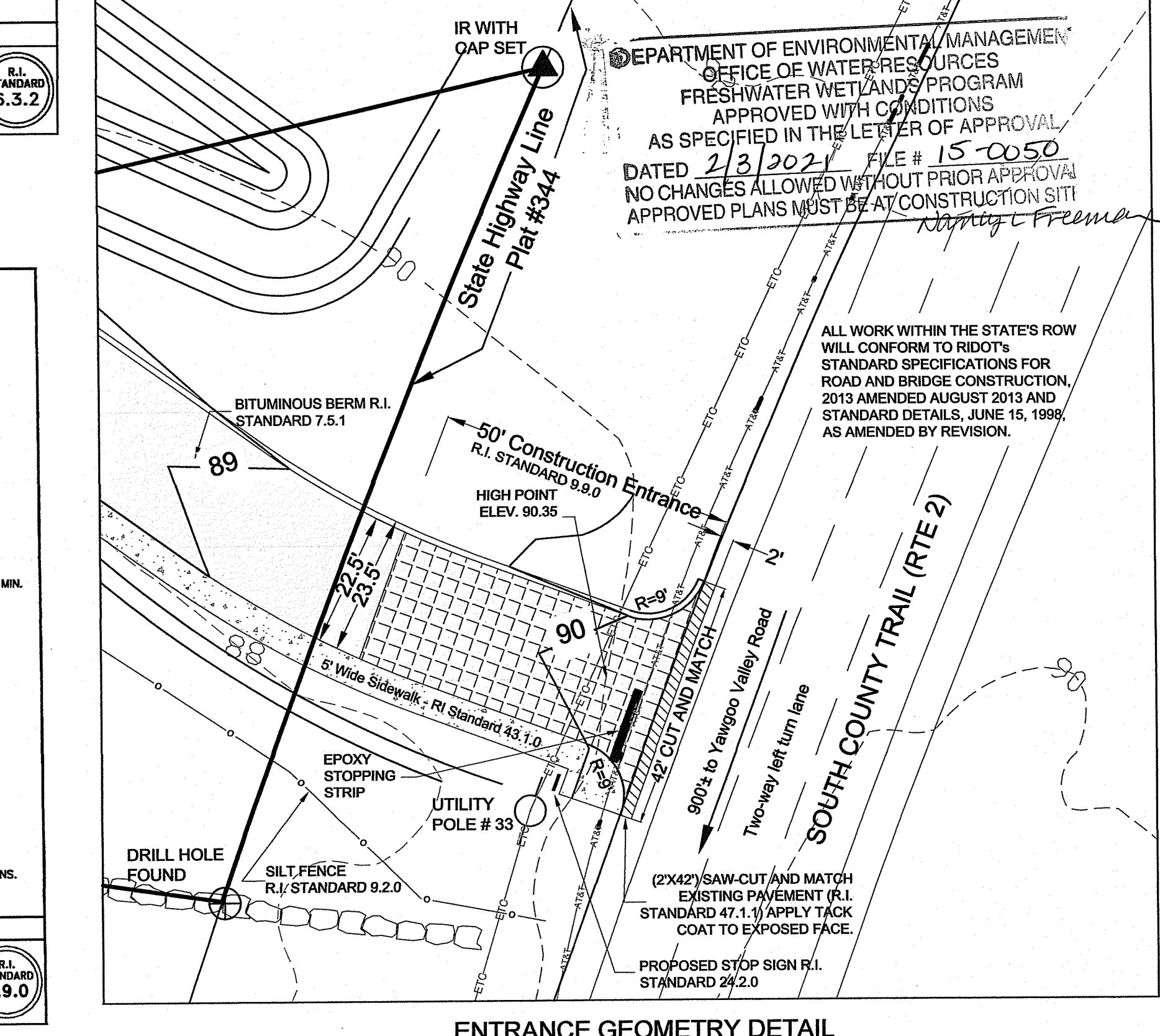
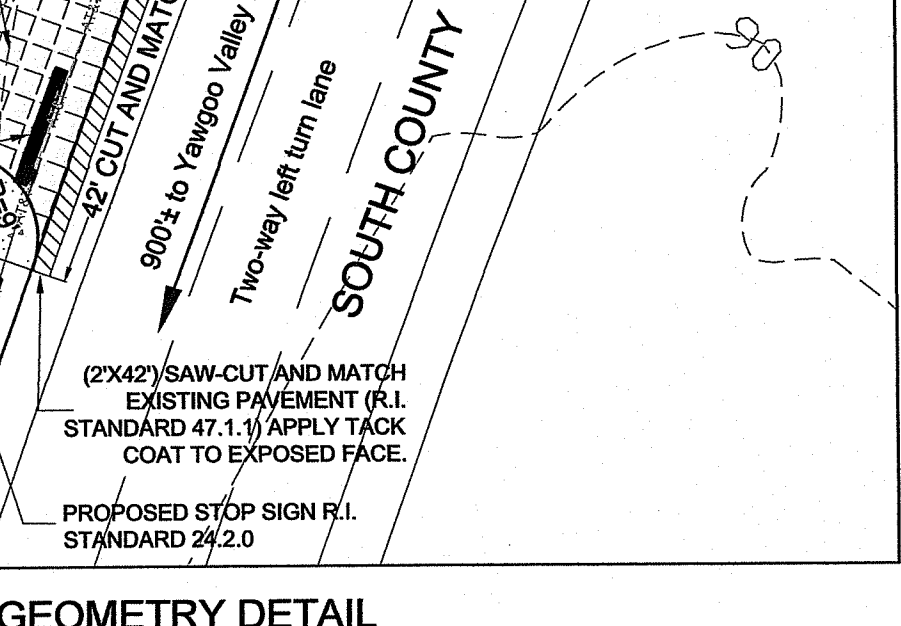
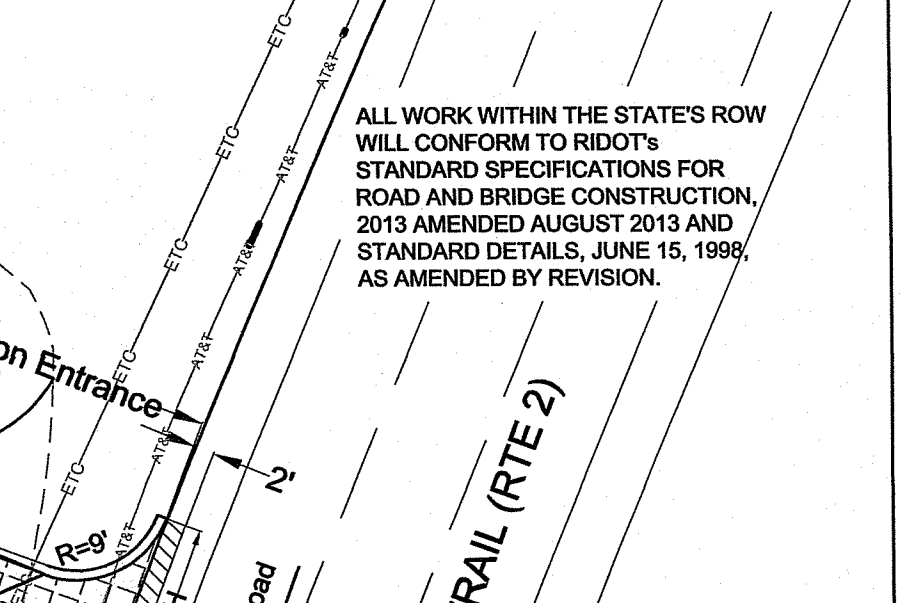
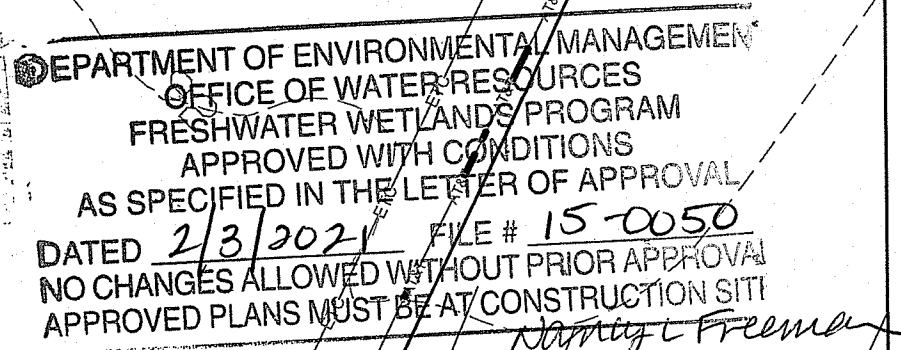
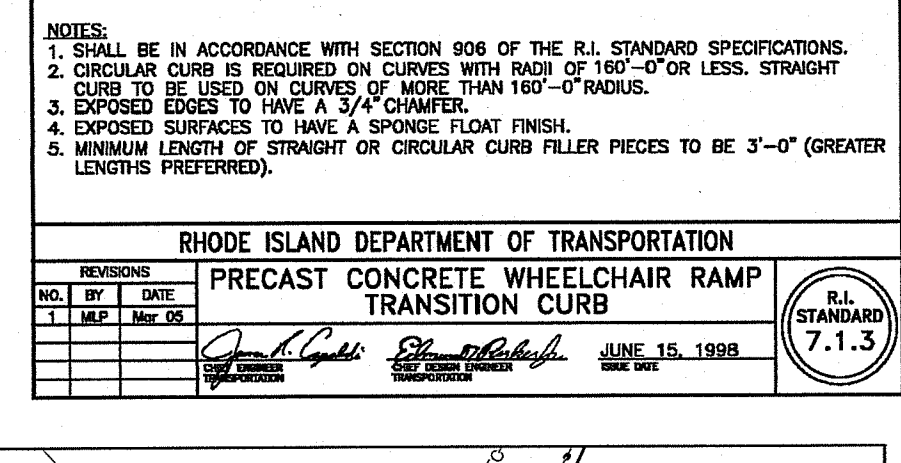
GENERAL NOTES

1. A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE SURFACE COURSE IS PLACED.
2. THE BINDER COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.



GENERAL NOTES

1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. 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.
3. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
4. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
5. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR CURB FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).



GENERAL DETAILS FOR PV EXETER APARTMENTS, L.P.
LOCATED AT Pole # 33 South County Trail Exeter, Rhode Island

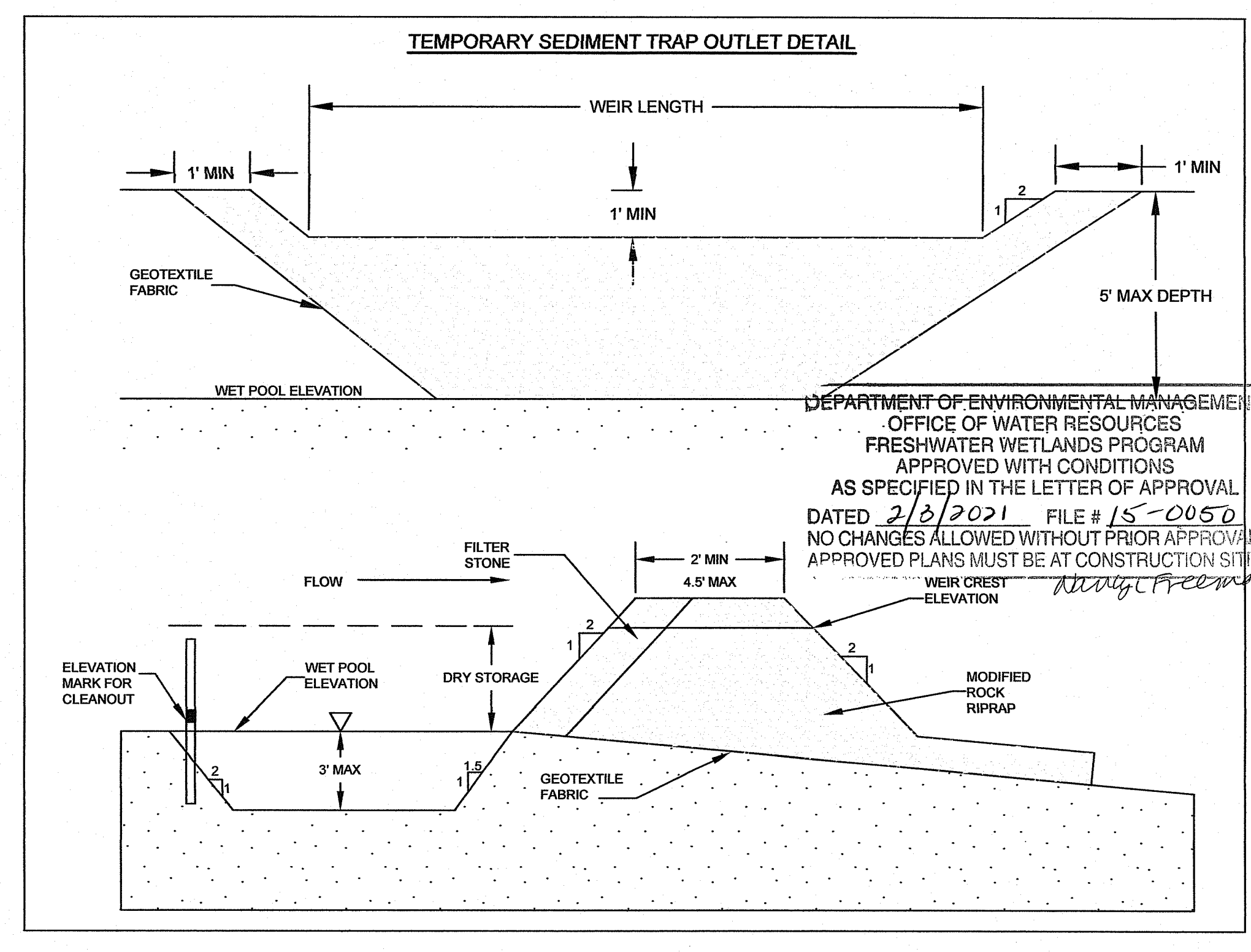
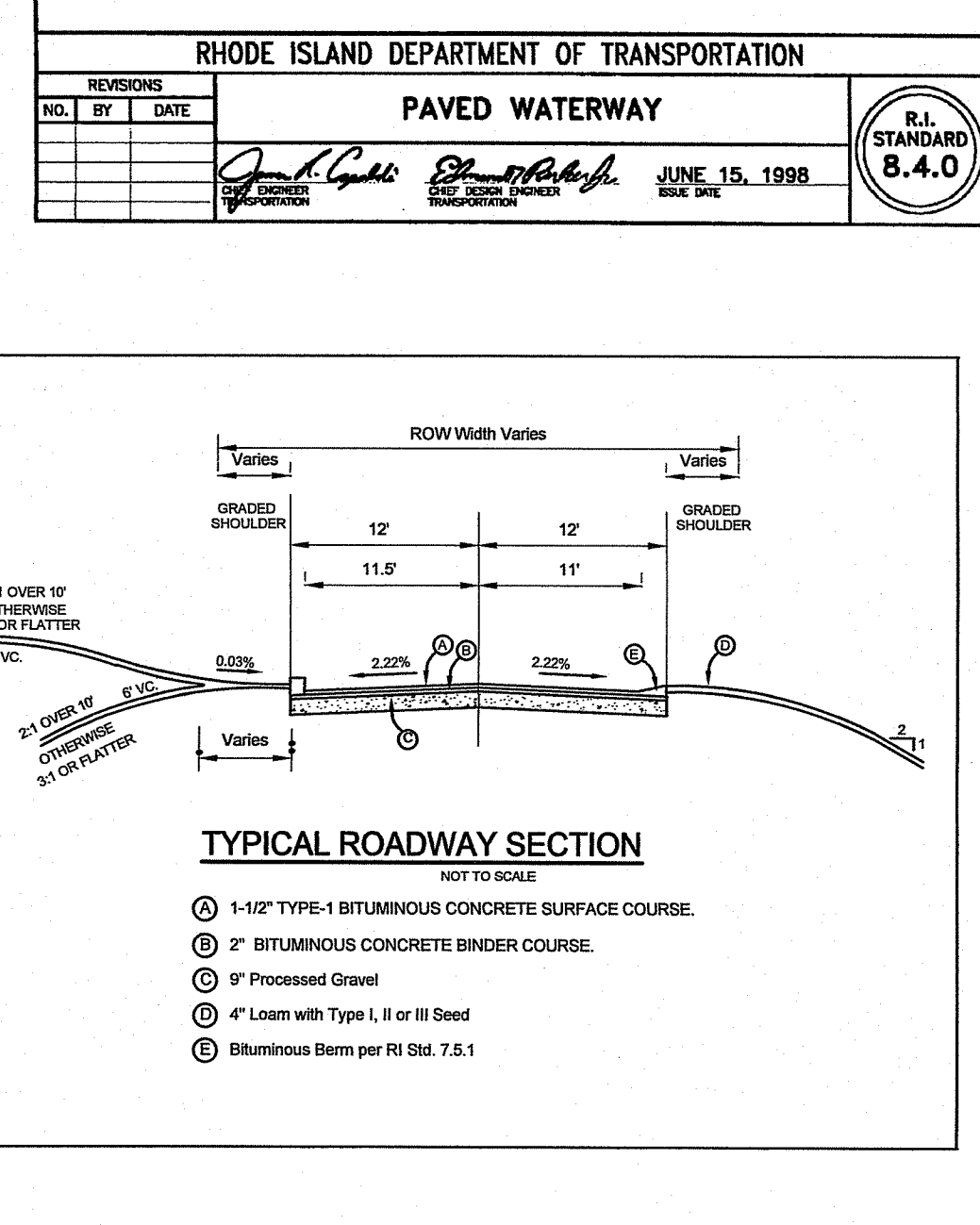
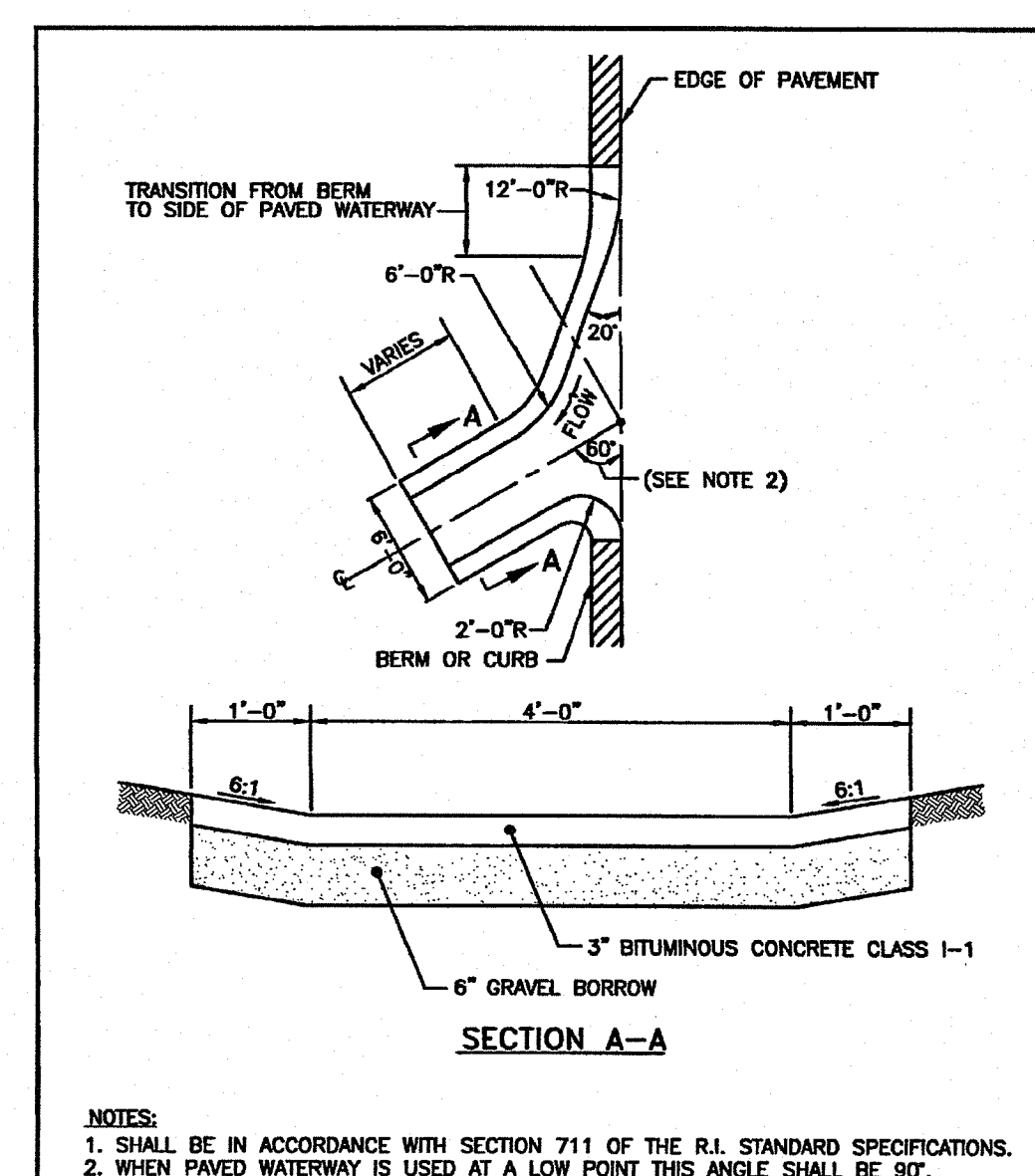
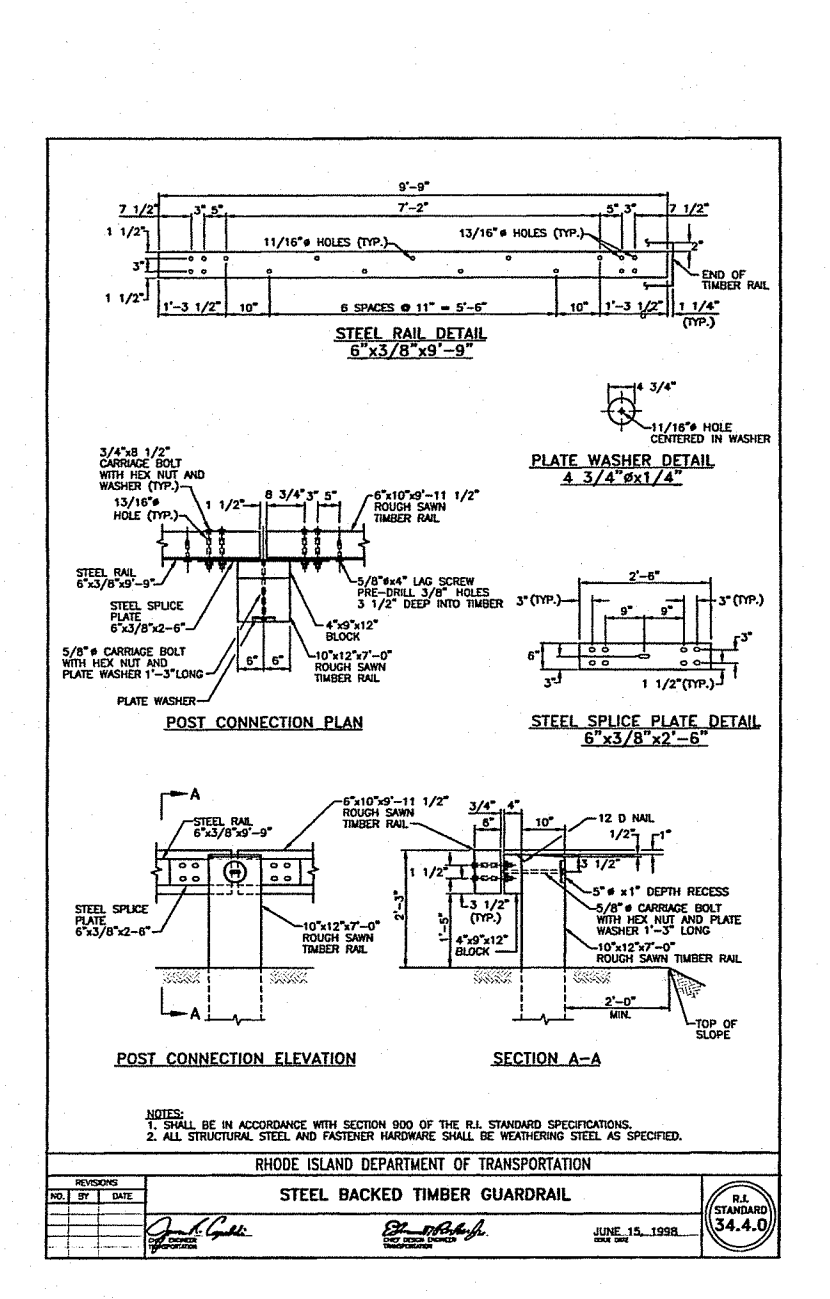
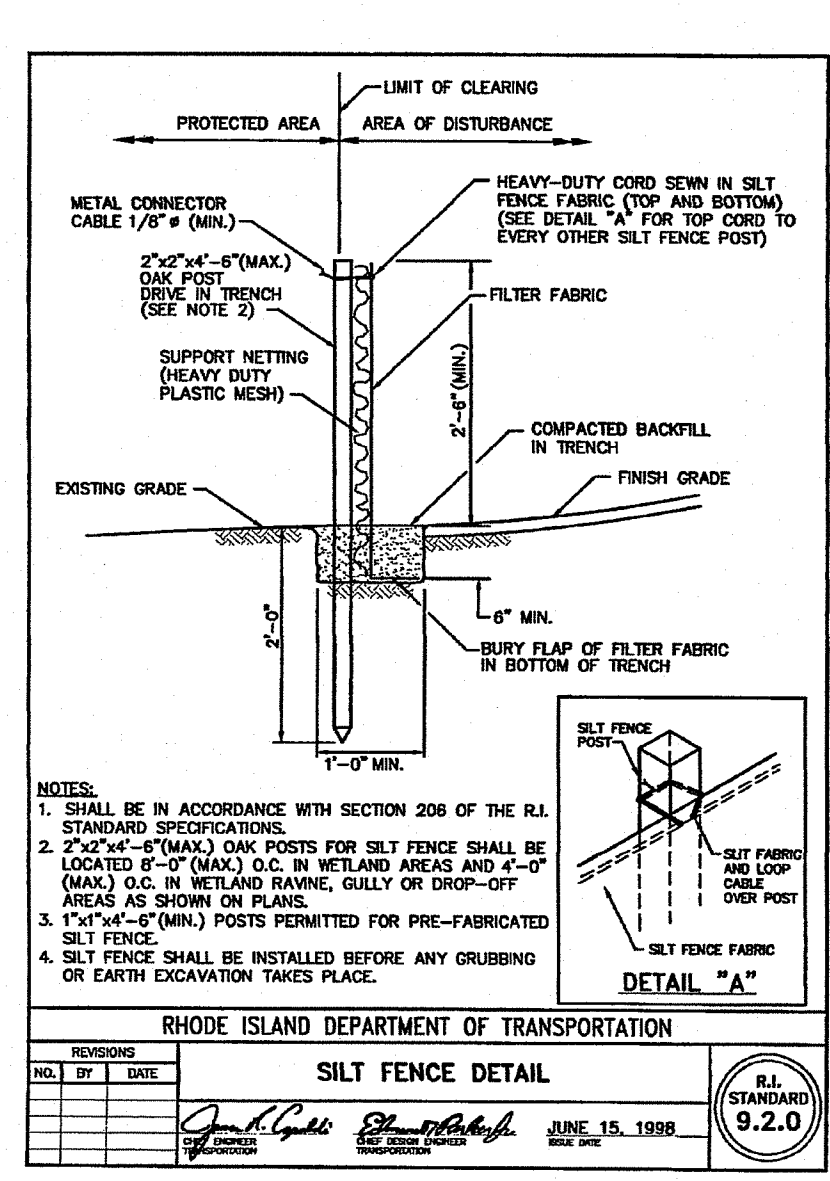
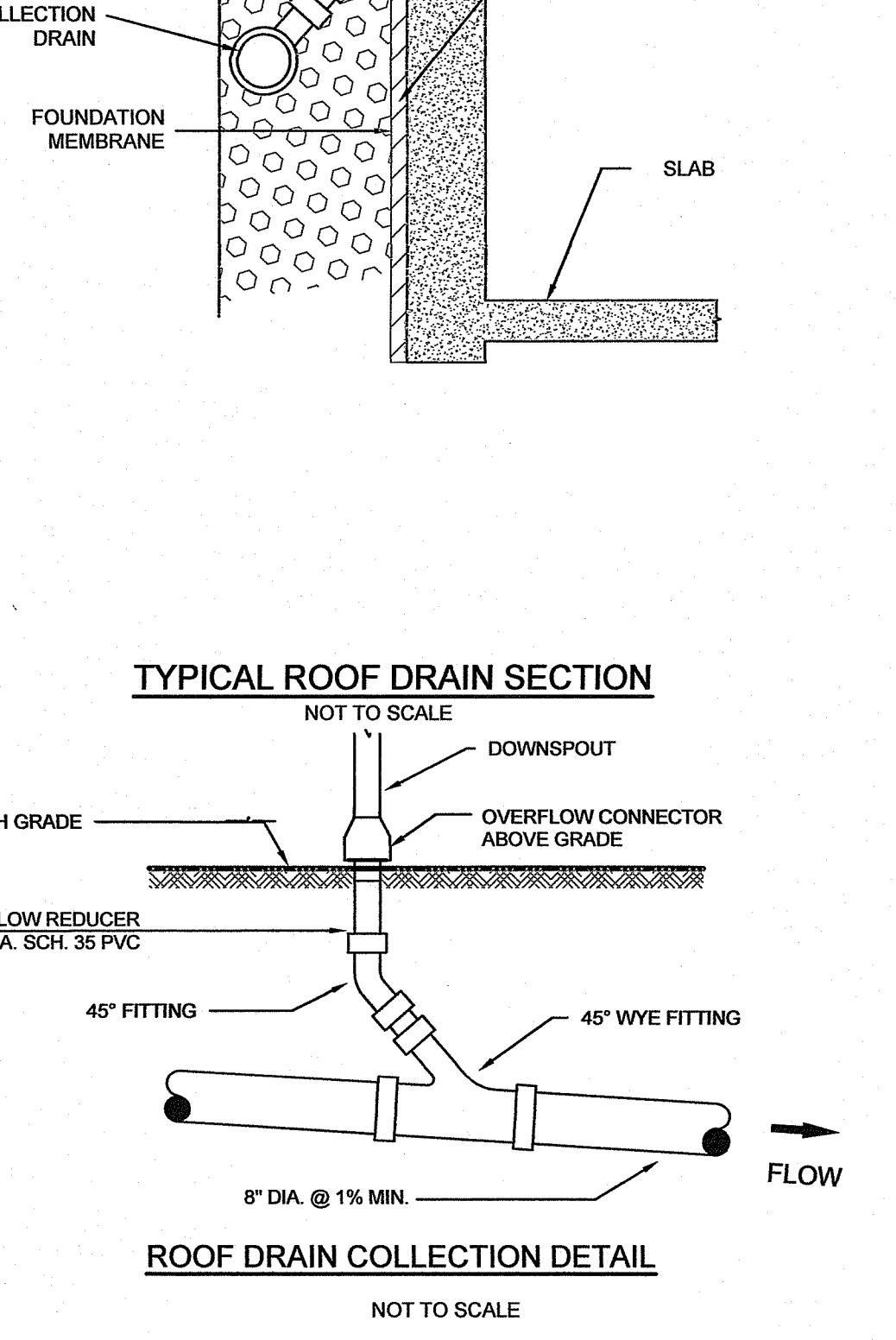
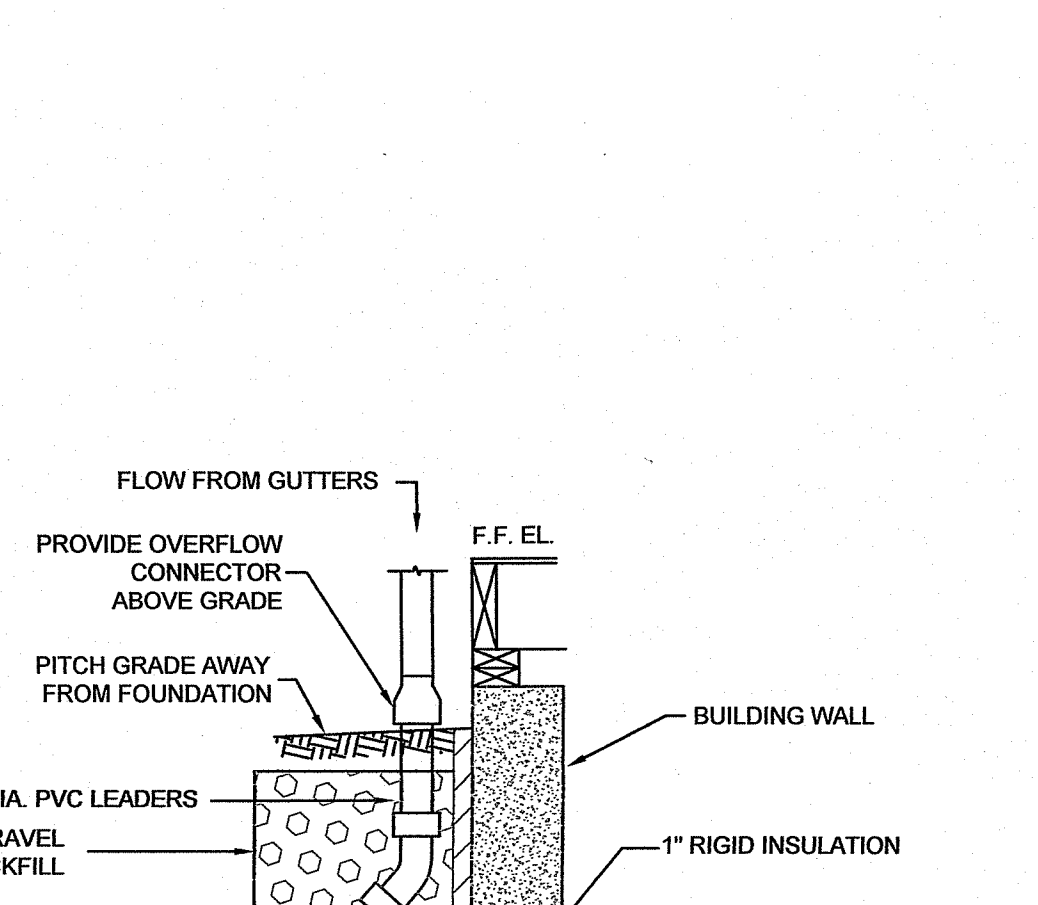
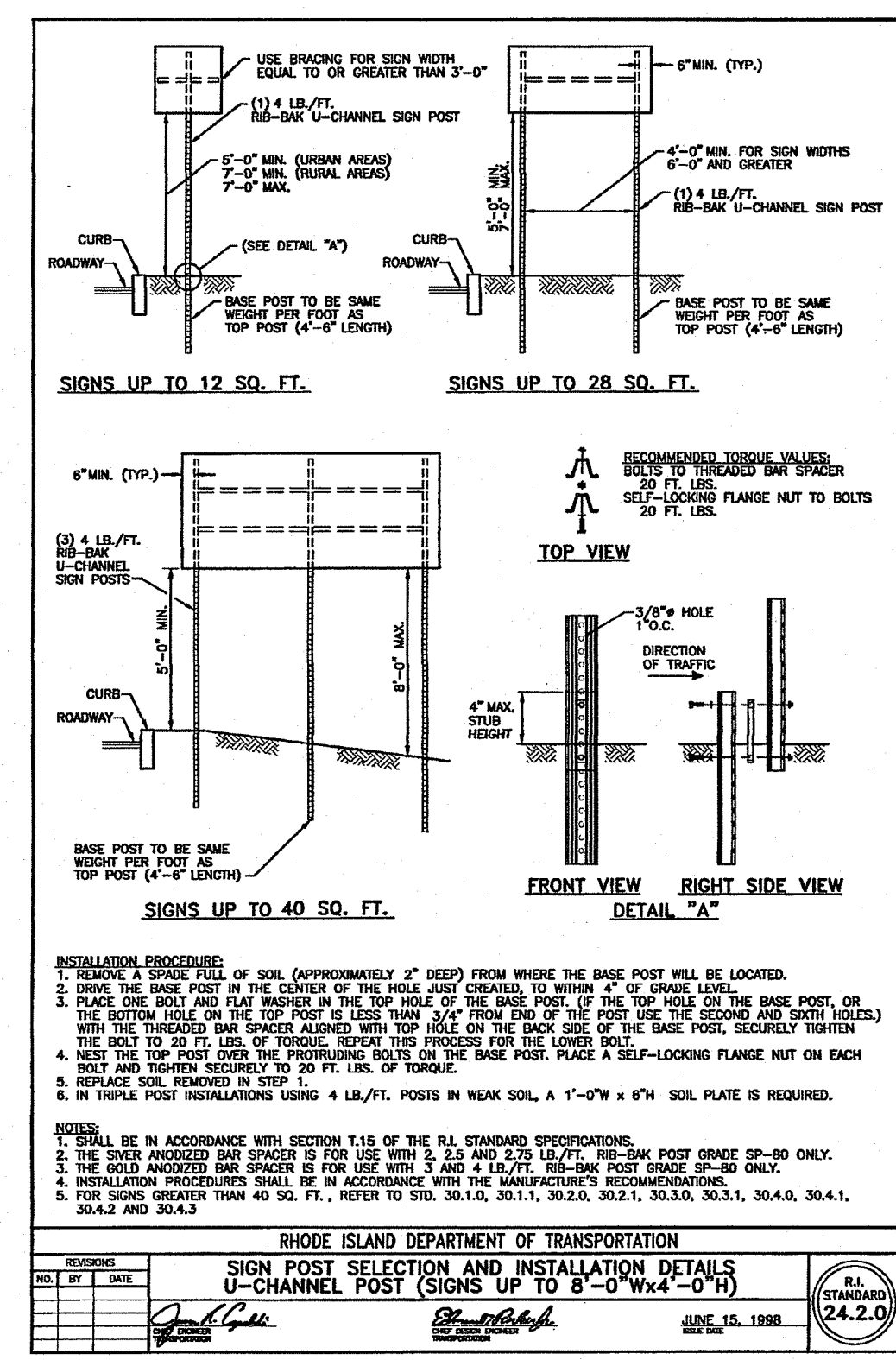
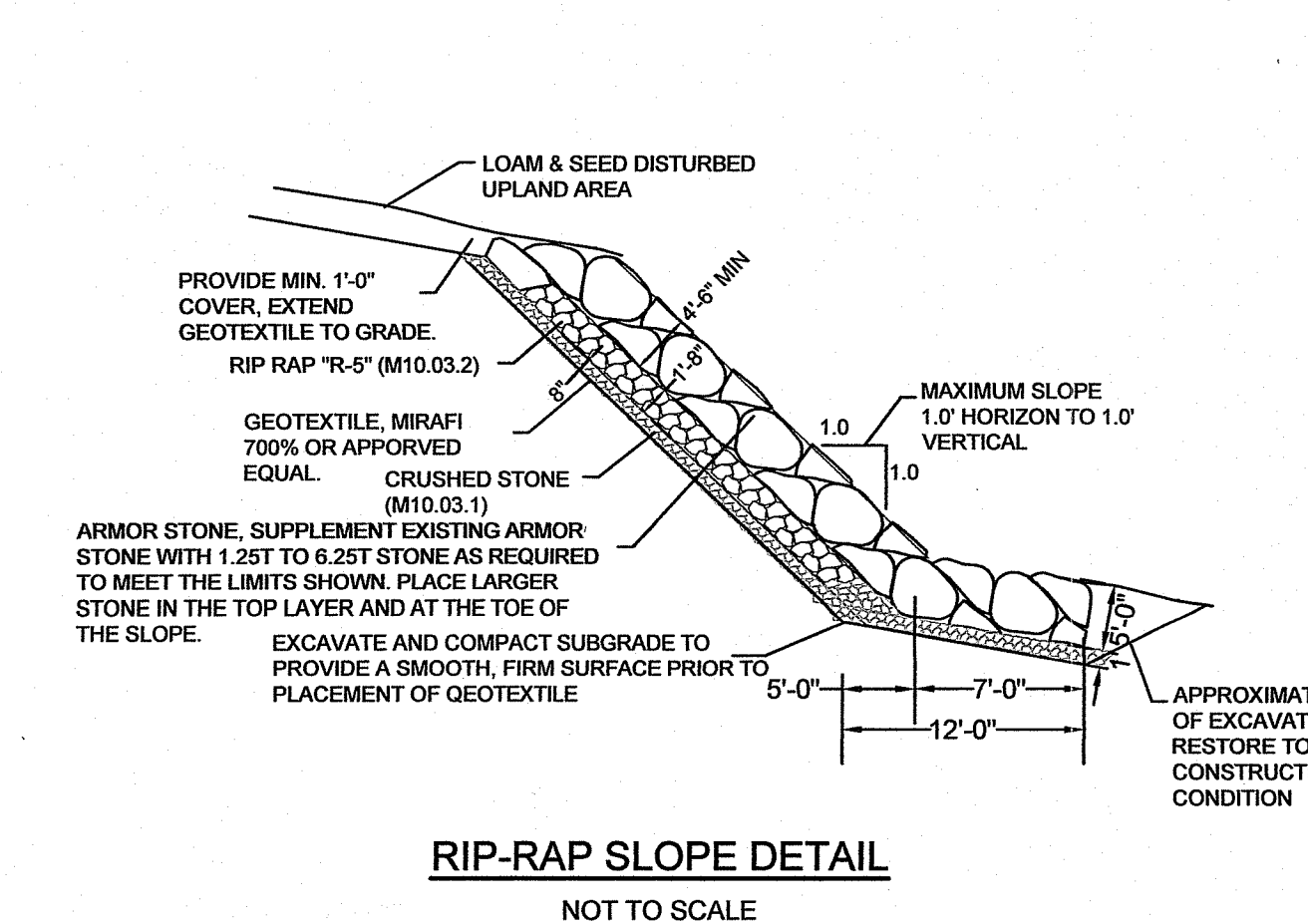
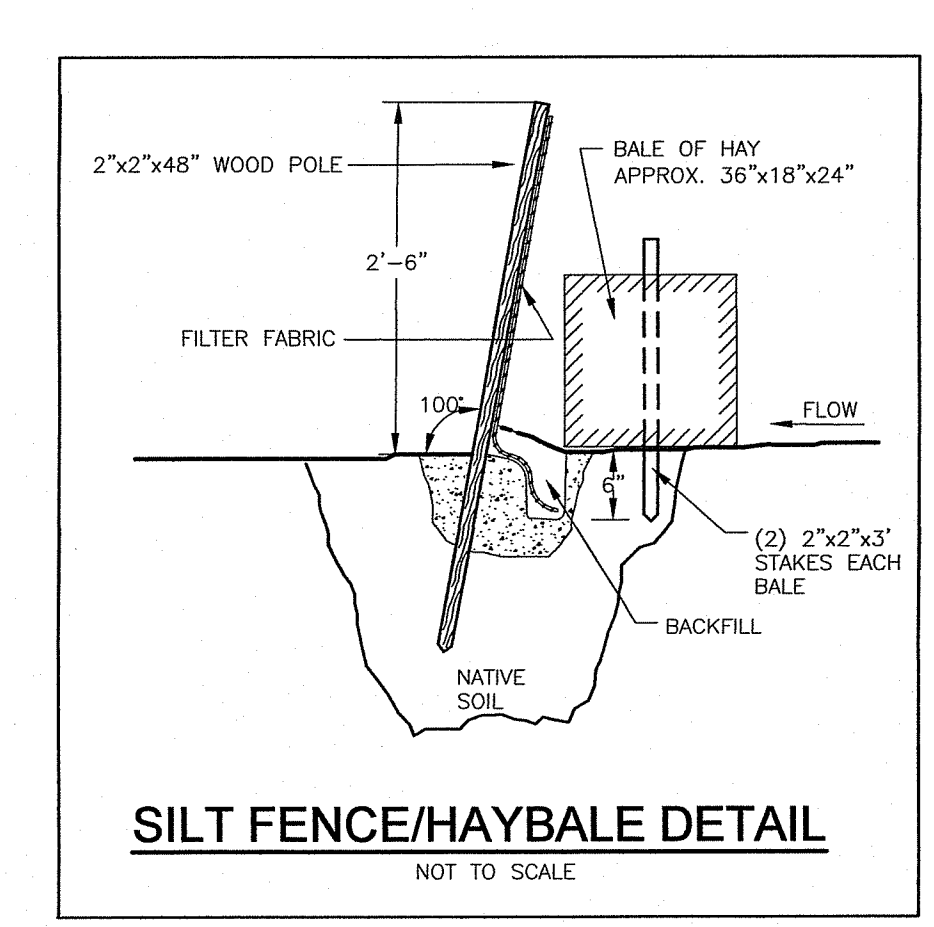
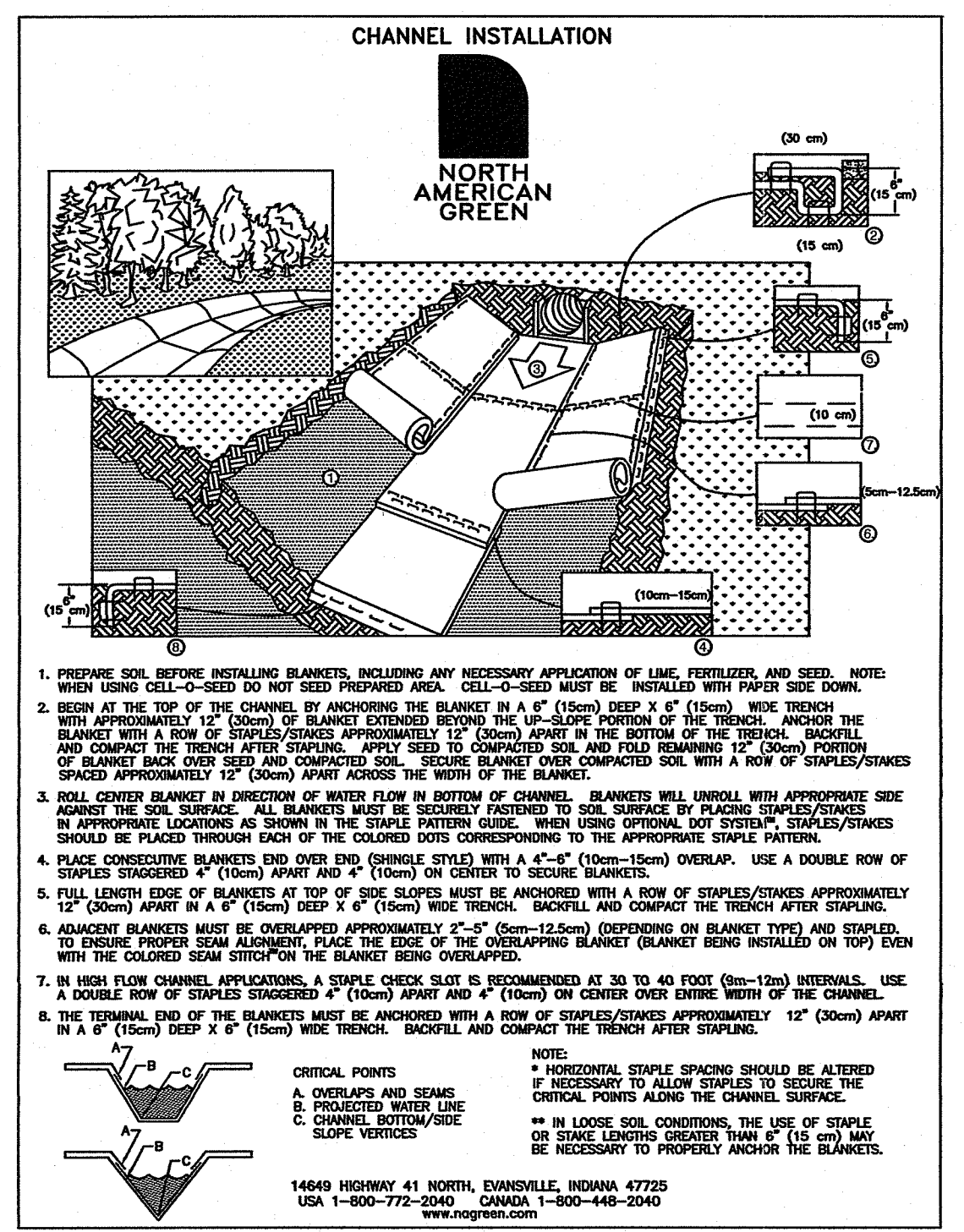
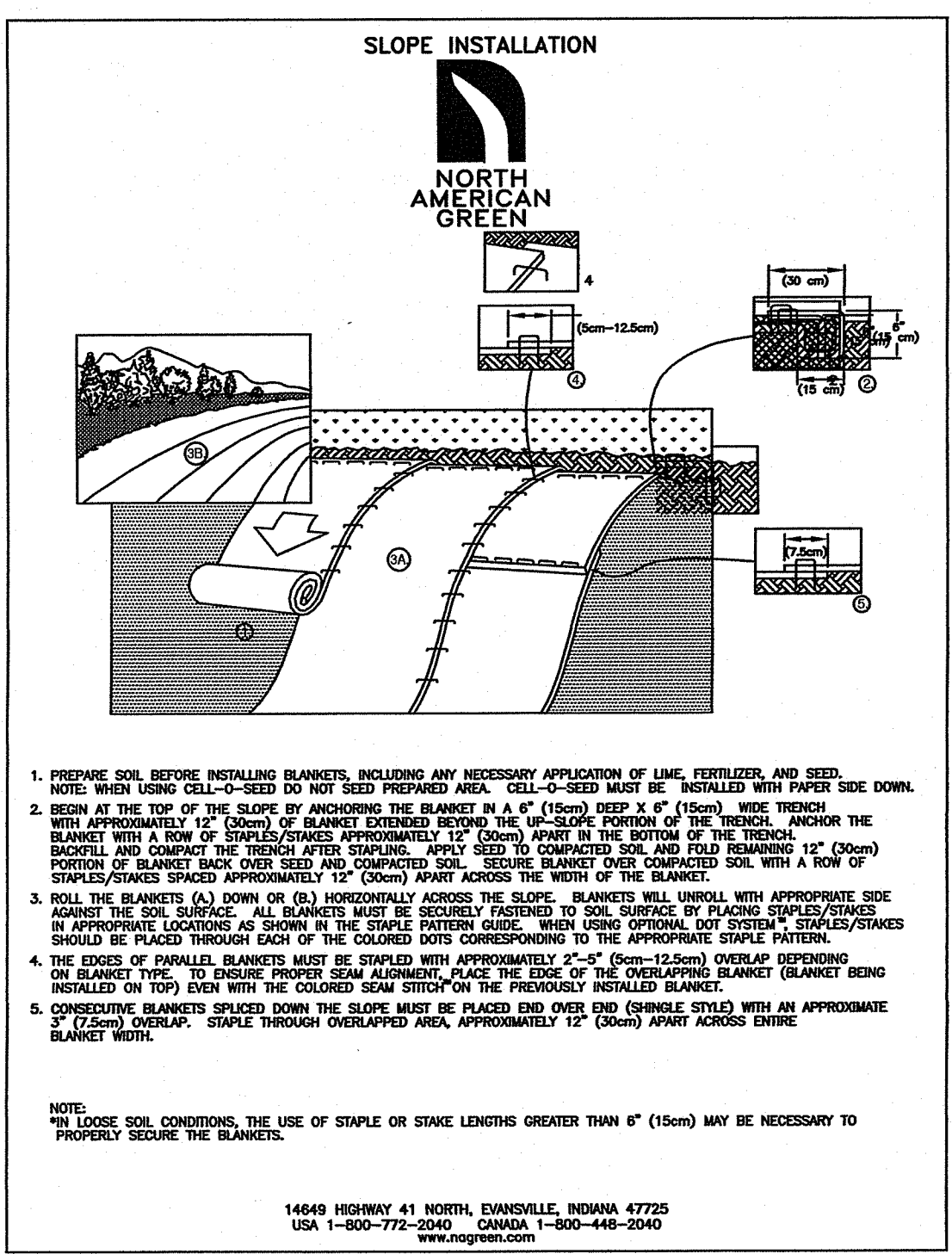
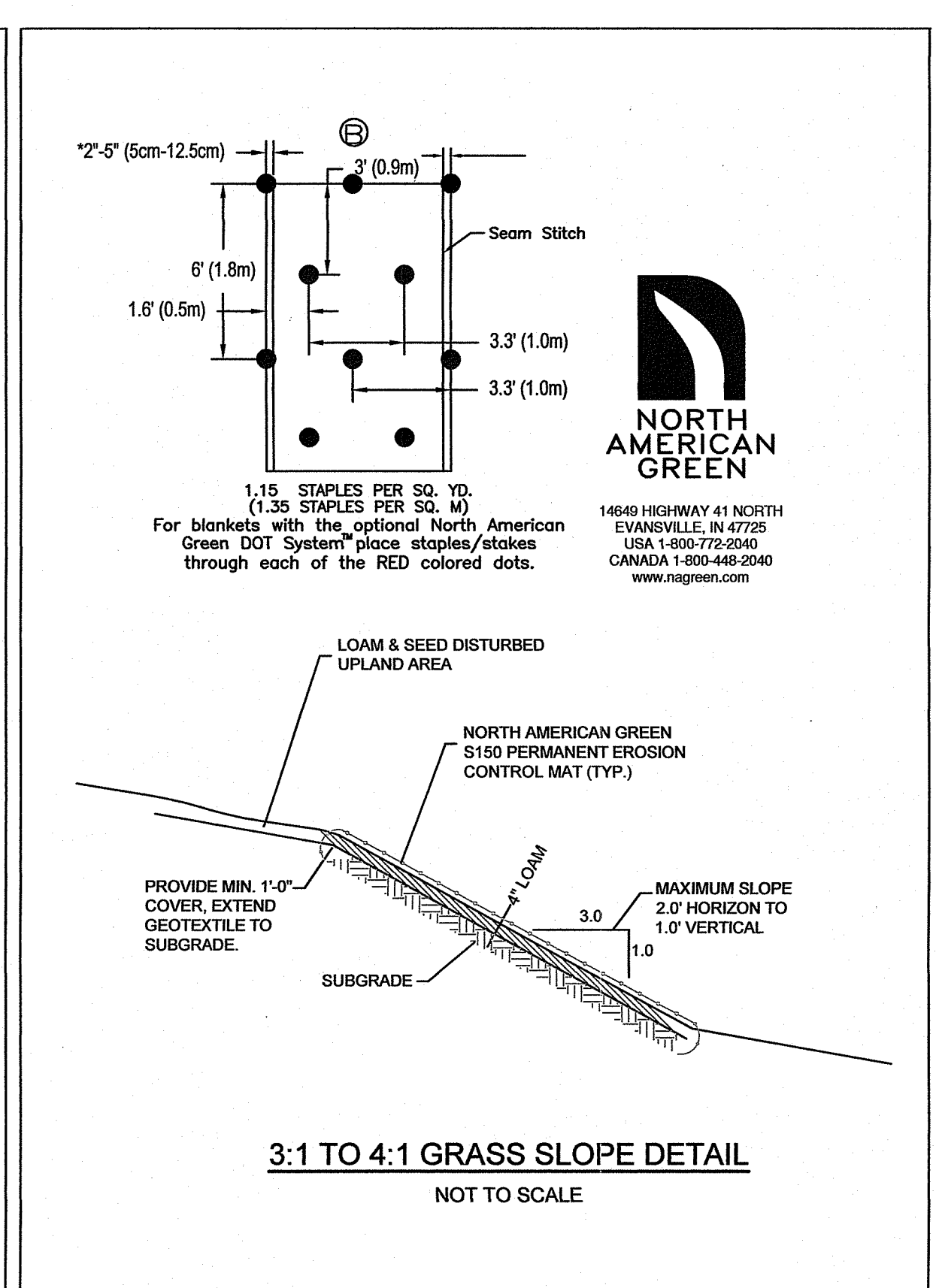
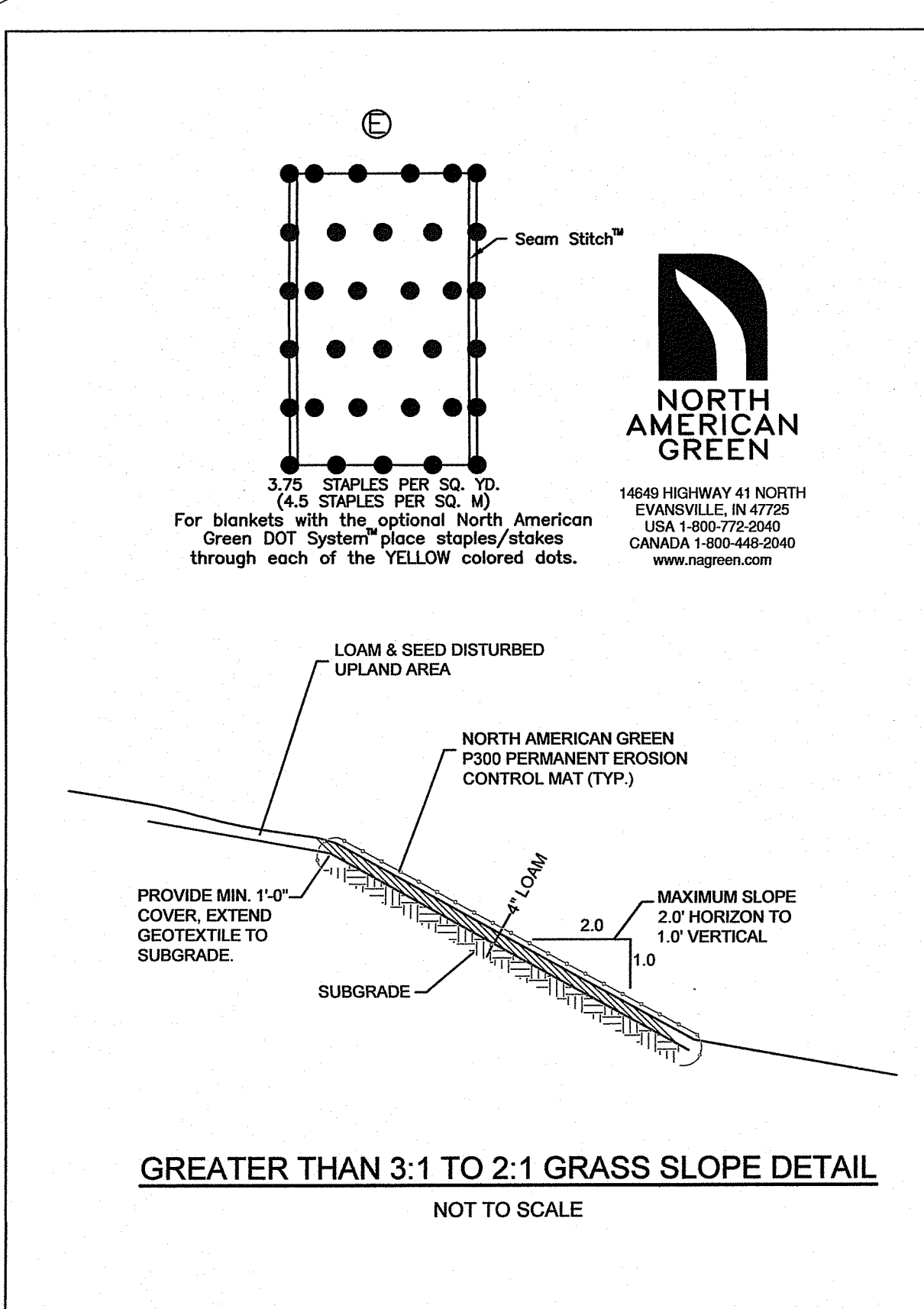
Drawn By: MIC Checked By: PJF
Scale: AS SHOWN Date: 11/16/2020
NO. REVISION BY DATE

environmental management
NOV 25 2020
Office of Water Resources

PATRICK J. FREEMAN
NO. 13725
REGISTERED PROFESSIONAL ENGINEER
CIVIL
11/21/20

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet 7 of 8 sheets
Drawing No. 113163



GENERAL DETAILS FOR
PV EXETER APARTMENTS, L.P.
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Checked By: P.J.F.
Date: 11/16/2020
Scale: AS SHOWN

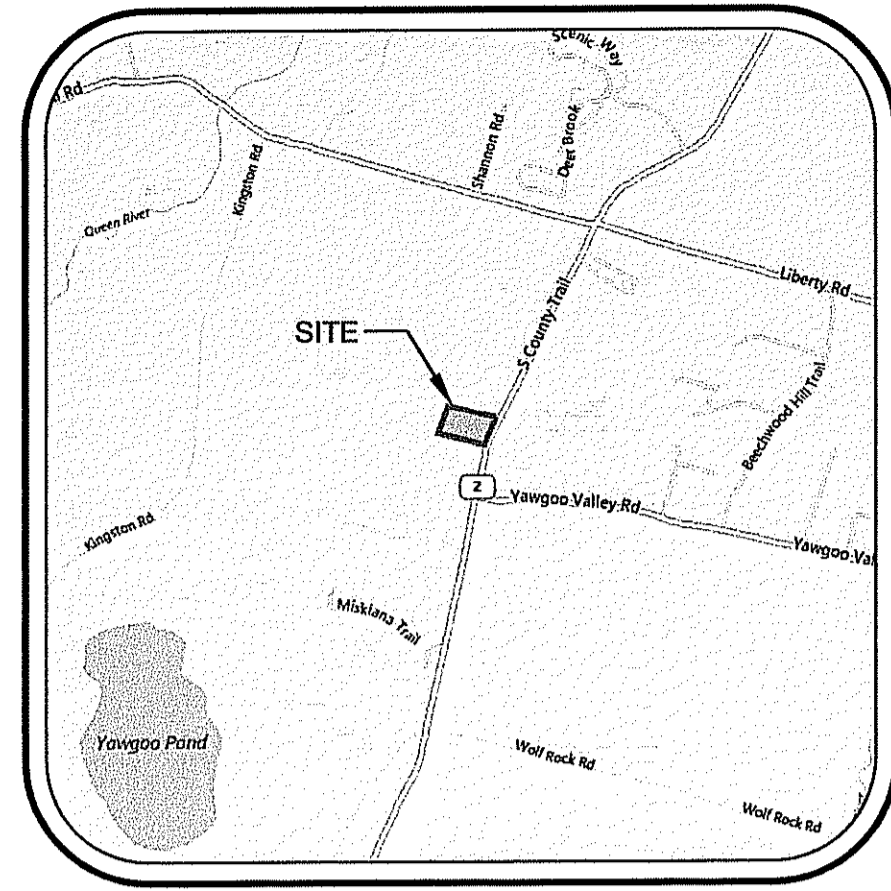
NO.	REVISION	DATE

Environmental Management
NOV 25 2020
Office of Water Resources

PATRICK J. FREEMAN
13126
PROFESSIONAL ENGINEER
CIVIL
11/24/20

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
8
of 8 sheets
Drawing No.
113163



LOCUS MAP
NOT TO SCALE

1/2 MILE RADIUS MAP
FOR
Pine View Apartments

Being A.P. 71, Block 4, Lot 8
Lot Area = 7.65 Acres

Owner: (AP 71-4-8)
Jade Investment Group, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

Applicant: (AP 71-4-8)
Pine View Apartments, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

ZONING: B
Minimum Lot Size: N/A
Minimum Street Frontage: 150'
Minimum Front Depth: 100'
Minimum Side Depth: 30'
Minimum Rear Depth: 75'

ZONING: RU-4
Minimum Lot Size: 4 Acres
Minimum Street Frontage: 300'
Minimum Front Depth: 100'
Minimum Side Depth: 80'
Minimum Rear Depth: 50'

5 Buildings proposed

Number of 1 Bedroom Units = 10
Number of 2 Bedroom Units = 30
Total Number of Units = 40
Total number of bedrooms = 70

Proposed parking = 77 spaces
Proposed handicap parking = 8 spaces
Total number of parking spaces = 85

NOTES:

- The lot is wooded.
- This project includes a community well and the accompanying water main and appurtenances.
- This project includes a utility corridor to include electric, telephone, cable services, and water.
- This project will be serviced by Onsite Wastewater Treatment Systems.
- This project includes provisions for collecting and treating stormwater.
- This lot is not located in the Natural Heritage Area.
- This lot is not located in the Groundwater Protection Overlay District.
- This project is not located within an OWTS critical resource area.
- Basemap and physical data were field surveyed by American Engineering, Inc. on 03/08/2007, revised on 08/17/2007.

Sheet Index

- 1/2 Mile Radius Map
- Existing Conditions Plan
- Offsite Improvements Plan
- Grading Plan
- Drainage Plan
- Drainage Details
- General Details
- General Details

FEMA DETERMINATION
ZONE "X" (UNSHADED)
AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44009C0093H
EFFECTIVE DATE OCTOBER 19, 2010

LEGEND

Groundwater Protection Overlay District	
Natural Heritage Area	
Zoning Line	



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

1/2 Mile Radius Map
SCALE: 1" = 400'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 14 2015 FILE # 15-0650
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

1/2 Mile Radius Map
FOR
Pine View Apartments
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Checked By: DrC
Date: 03/13/2015

NO.	REVISION	BY	DATE
1	PER RIDEM WETLANDS	PF	6/16/2015

DANIEL R. COTTA
PROFESSIONAL LAND SURVEYOR
6/17/15

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 98 sheets
Drawing No.
113163

**EXISTING CONDITIONS PLAN
FOR
PINE VIEW APARTMENTS**

Being A.P. 71, Block 4, 8
Lot Area = 7.65 Acres

Owner: (AP 71-4-8)
Jade Investment Group, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

Applicant: (AP 71-4-8)
Pine View Apartments, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

ZONING: B
Minimum Lot Size: N/A
Minimum Street Frontage: 150'
Minimum Front Depth: 100'
Minimum Side Depth: 30'
Minimum Rear Depth: 75'

ZONING: RU-4
Minimum Lot Size: 4 Acres
Minimum Street Frontage: 300'
Minimum Front Depth: 100'
Minimum Side Depth: 80'
Minimum Rear Depth: 50'

LEGEND

- UTILITY POLE FOUND
- ANGLE POINT
- GRANITE /STONE BOUND FOUND
- IRON ROD/PIPE FOUND
- IRON ROD WITH CAP SET
- DRILLHOLE FOUND
- DRILLHOLE SET
- REMNANTS OF WALL
- STONEWALL FOUND
- EXISTING PROPERTY LINE
- ABUTTER PROPERTY LINE
- ZONING BOUNDARY
- RIGIS SOIL LINES
- EXISTING TREELINE

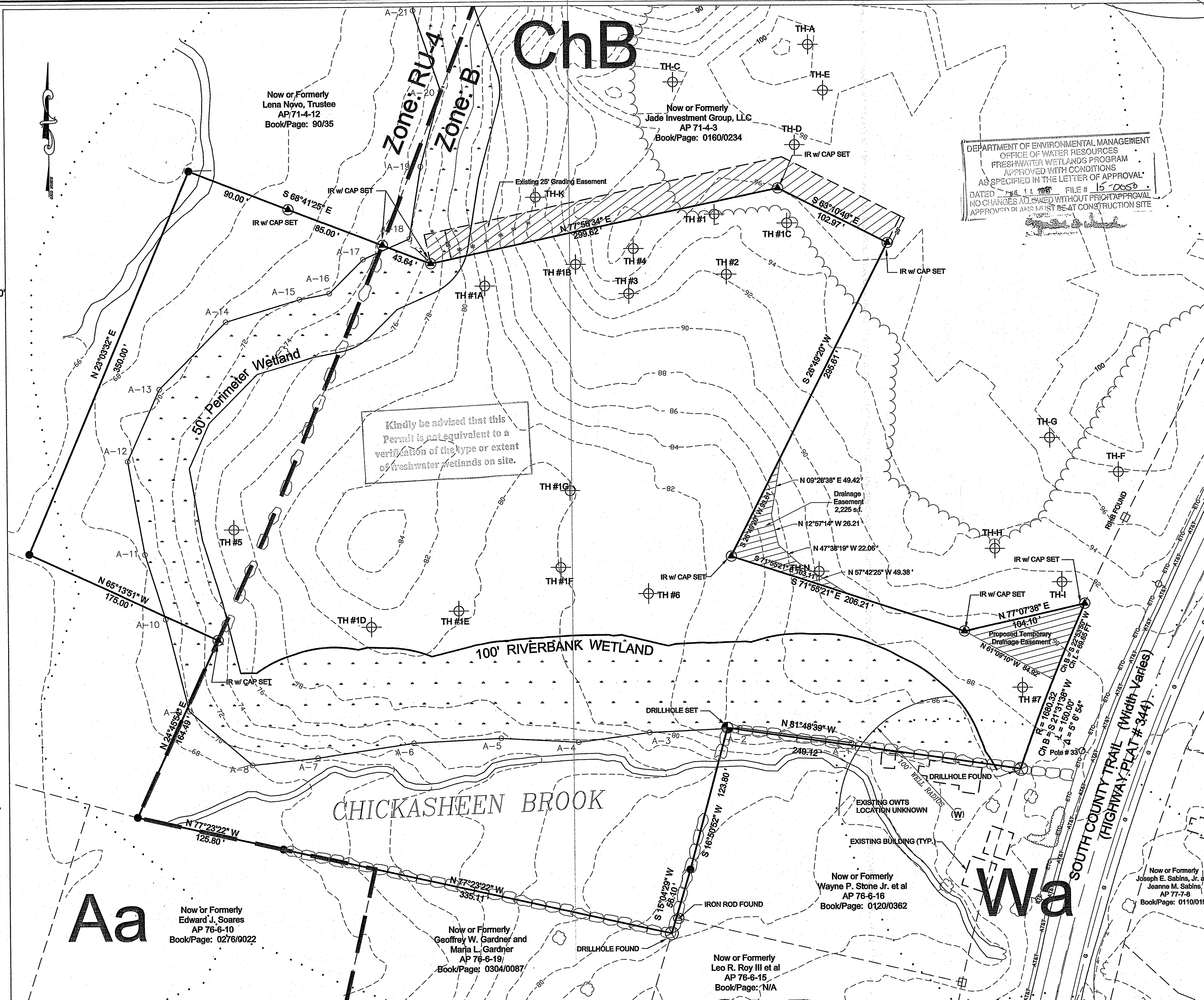
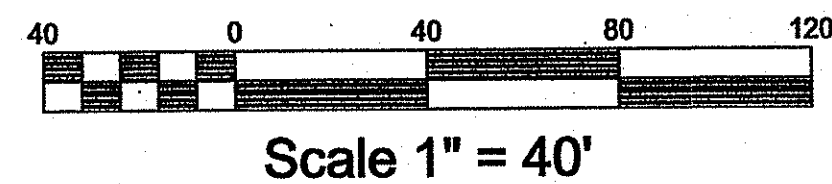
REFERENCES:

- Reference is hereby made to that certain Deed as recorded in the Clerk's Office in the Town Hall of the Town of Exeter in Land Evidence Book/Page 0160/0234.
- Reference is hereby made to that certain Deed as recorded in the Clerk's Office in the Town Hall of the Town of Exeter in Land Evidence Book/Page 90/35.
- Reference is hereby made to that certain plan entitled "PLAN OF LAND FOR TUPELO INVESTMENT GROUP, LLC LOCATED AT SOUTH COUNTY TRAIL - RTE. #2 EXETER, R.I. SCALE 1" = 100' DATE: 6/30/2000 AMERICAN ENGINEERING DANIEL R. COTTA" said plan being recorded on November 9, 2000 in the Clerk's Office in the Town Hall of the Town of Exeter as Map #345.
- Reference is hereby made to that certain plan entitled "PLAN OF LAND FOR TUPELO INVESTMENT GROUP, LLC LOCATED AT SOUTH COUNTY TRAIL - RTE. #2 EXETER, R.I. SCALE 1" = 100' DATE: 6/30/2000 AMERICAN ENGINEERING DANIEL R. COTTA Revised 12/11/00 and Revised 07/09/01" said plan being recorded on December 6, 2001 in the Clerk's Office in the Town Hall of the Town of Exeter as Map #360.
- Reference is hereby made to that certain plan entitled "GEORGE JARVIS SR. EXETER, RHODE ISLAND MAP OF LAND LOCATED IN THE TOWN OF EXETER WASHINGTON COUNTY STATE OF RHODE ISLAND BY RAYMOND W. SCHWAB ASSOCIATES REVISED 1/19/71" said plan being recorded in the Town of Exeter Land Evidence Book/Page 31/69.
- REFERENCE IS HEREBY MADE TO RHODE ISLAND HIGHWAY PLAT #344.
- Reference is hereby made to that certain plan entitled "ADMINISTRATIVE AND MINOR SUBDIVISION FOR OAK HARBOR VILLAGE SOUTH LOCATED AT SOUTH COUNTY TRAIL EXETER R.I. DATE: 01/28/2009, SCALE: AS SHOWN, BY: AMERICAN ENGINEERING, INC." said plan being recorded in the Town of Exeter.

THE PERIMETER SURVEY AND PLAN FOR THIS PARCEL CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: DATE: 03/13/2015
REGISTERED PROFESSIONAL LAND SURVEYOR

FEMA DETERMINATION
ZONE "X" (UNSHADED)
AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44009C0093H
EFFECTIVE DATE OCTOBER 19, 2010



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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 11/16/15 FILE # 15-0550
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED BY:

EXISTING CONDITIONS PLAN
FOR
Pine View Apartments
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Drawn By: JPL Checked By: DrC
Scale: 1" = 40' Date: 03/13/2015

NO.	REVISION	DATE	BY
1.	PERIMETER WETLANDS	03/13/2015	DrC

DANIEL R. COTTA

PROFESSIONAL LAND SURVEYOR

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
2
of 89 sheets
Drawing No. 113163

**OFFSITE IMPROVEMENT PLAN
FOR
PINE VIEW APARTMENTS**

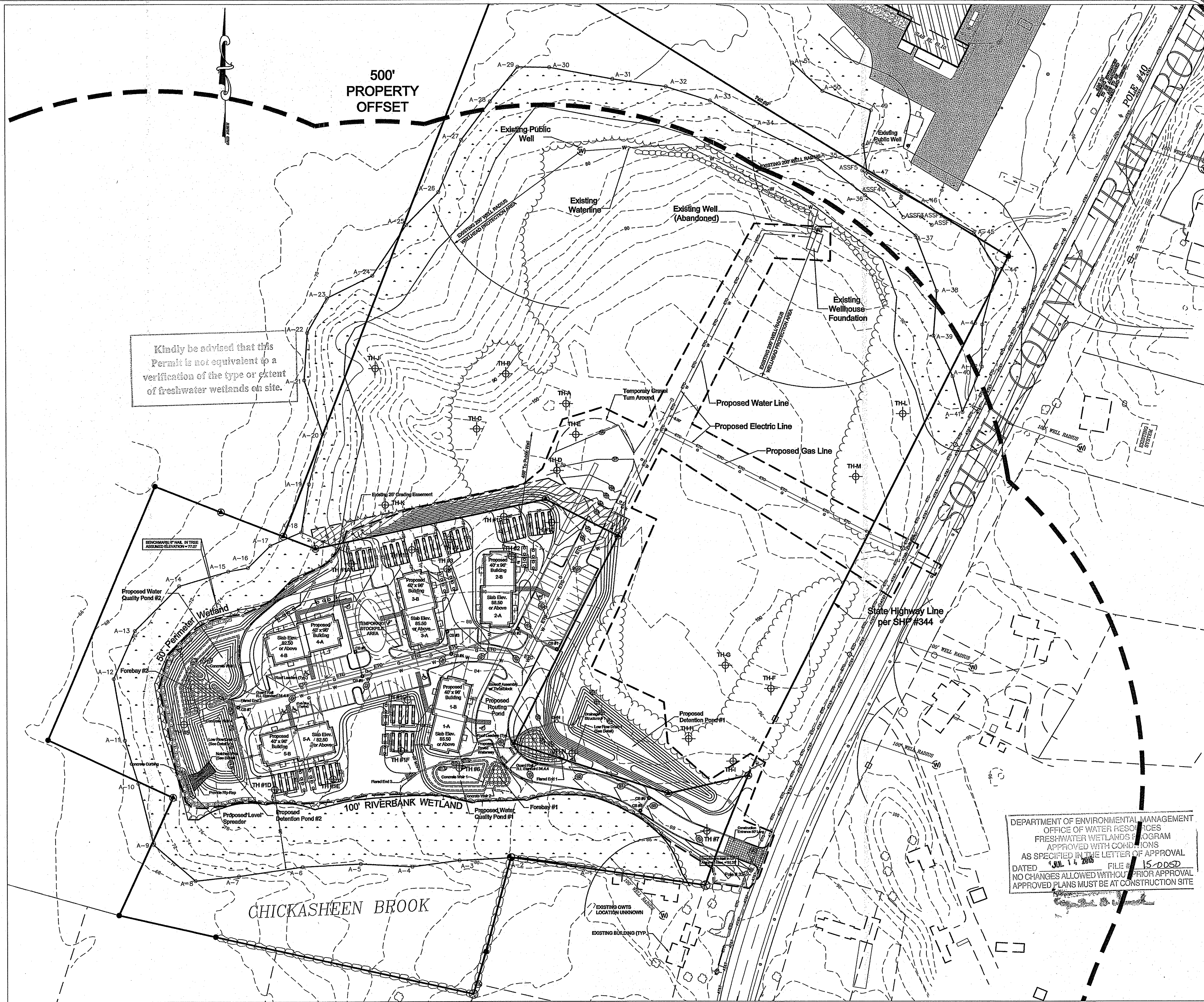
Being A.P. 71, Block 4, 8
Lot Area = 7.65 Acres

Owner: (AP 71-4-8)
Jade Investment Group, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

Applicant: (AP 71-4-8)
Pine View Apartments, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

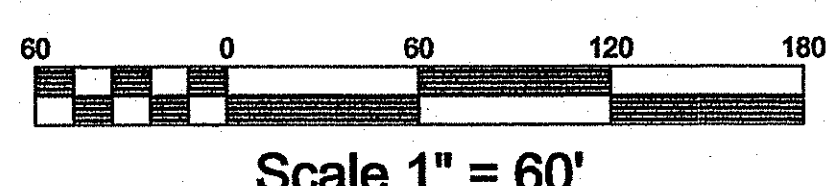
LEGEND

- UTILITY POLE FOUND
- ⊙ IRON ROD FOUND
- ⊙ IRON ROD w/CAP SET
- ⊙ DRILLHOLE FOUND
- ⊙ DRILLHOLE SET
- ANGLE POINT
- STONEWALL FOUND
- × FENCE FOUND
- TREELINE/ EDGE OF LANDSCAPING
- ZONING BOUNDARY
- G PROPOSED GAS LINE
- ETC PROPOSED ELECTRIC, TELEPHONE AND CABLE
- W PROPOSED WATER LINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- HAYBALES
- Provide R-4 Rip Rap



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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 14 2015 FILE # 15-005D
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



Off-site Improvement Plan
FOR
Pine View Apartments
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Checked By: DrC
Date: 6/15/2015

Drawn By: PJF
Scale: 1" = 60'

NO.	REVISION	DATE	BY
1	PER RIDEN WETLANDS	6/16/2015	PJF

DANIEL R. COTTA
REGISTERED PROFESSIONAL ENGINEER
6/15/15

DANIEL R. COTTA
REGISTERED PROFESSIONAL LAND SURVEYOR
1918

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
3
of 89 sheets
Drawing No. 113163

GRADING PLAN FOR PINE VIEW APARTMENTS

Being A.P. 71, Block 4, 8
Lot Area = 7.65 Acres

Owner: (AP 71-4-8)
Jade Investment Group, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

Applicant: (AP 71-4-8)
Pine View Apartments, LLC
567 South County Trail
Suite 111
Exeter, RI 02822

LEGEND

- UTILITY POLE FOUND
- ⊙ IRON ROD FOUND
- ⊕ IRON ROD w/CAP SET
- ⊗ DRILLHOLE FOUND
- ⊘ DRILLHOLE SET
- ANGLE POINT
- ▭ STONEWALL FOUND
- FENCE FOUND
- TREELINE/ EDGE OF LANDSCAPING
- ZONING BOUNDARY
- G PROPOSED GAS LINE
- ETC PROPOSED ELECTRIC, TELEPHONE AND CABLE
- W PROPOSED WATER LINE
- ○ SILT FENCE
- LIMIT OF DISTURBANCE
- 84X75 SPOT ELEVATION
- HAYBALES
- Provide R-4 Rip Rap

TESTHOLE DATA

TESTHOLE#	GROUND ELEV.	WT DEPTH
TH-1	95.00	15'-0"
TH-2	92.25	12'-0"
TH-3	94.00	14'-0"
TH-4	97.50	16'-0"
TH-5	77.00	11'-0"
TH-6	81.25	1'-6"
TH-7	88.50	4'-0"
TH-1A	82.50	10'
TH-1B	93.00	10'
TH-1C	95.25	10'
TH-1D	81.00	5'
TH-1E	80.50	5'
TH-1F	80.10	30'
TH-1G	79.90	30'

EROSION CONTROL

- For slopes of greater than 2:1 use Rip-Rap (see detail on sheet 8)
- For slopes of 2:1 to greater than 3:1 use North American Green P300 Erosion Control Blanket (see detail on sheet 8)
- For slopes of 3:1 to 4:1 use North American Green S150 Erosion Control Blanket (see detail on sheet 8)

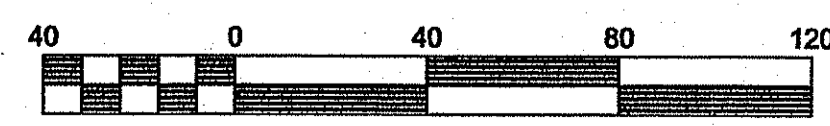
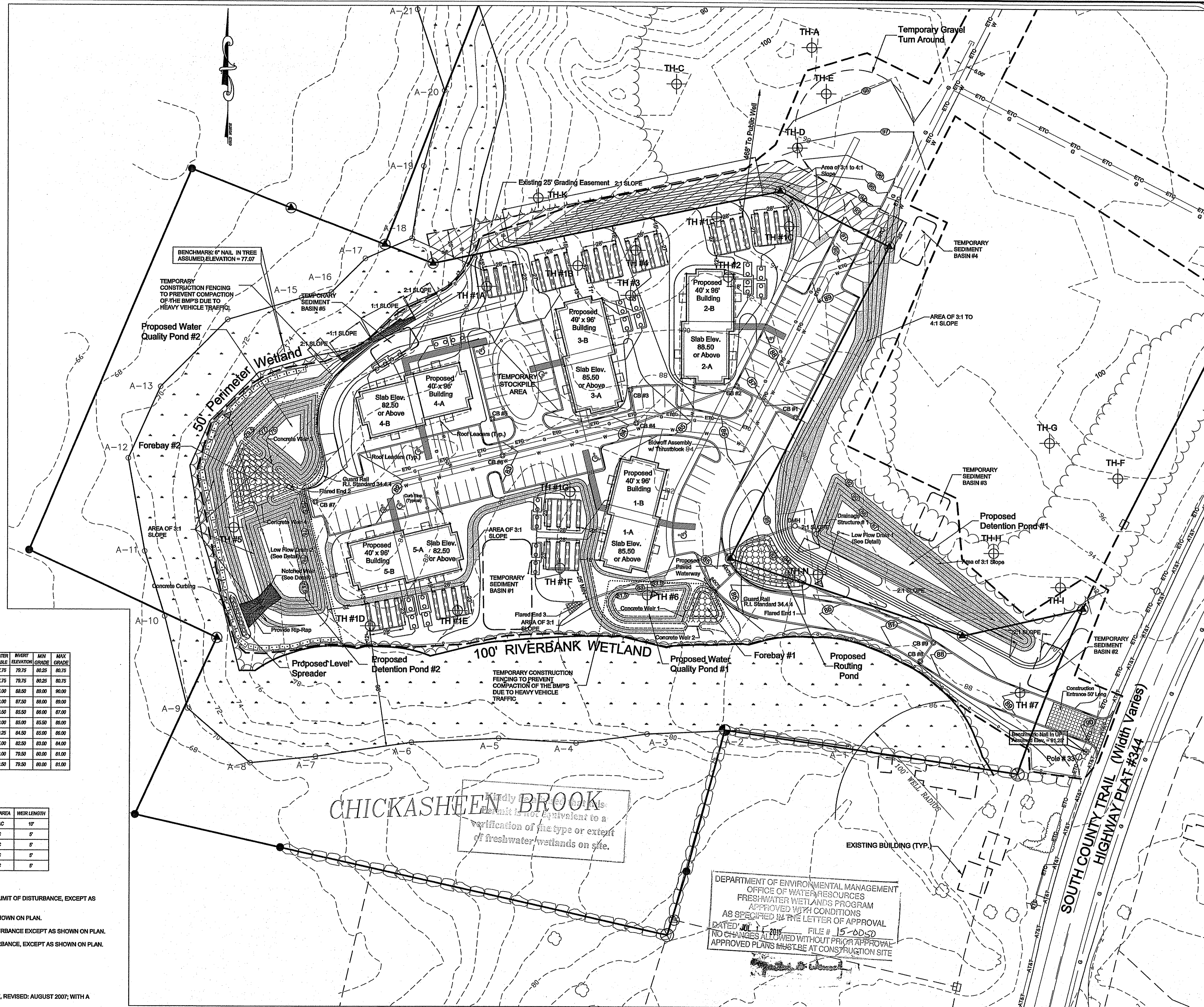
OWTS DESIGN TABLE (GEOMAT 3900)

BUILDING	DAILY FLOW	TESTHOLE	SOIL CATEGORY	LOADING RATE	MIN. LEACHING AREA	LEACHING AREA PROVIDED	DESIGN GRADE	WATER TABLE	INVERT ELEVATION	MIN GRADE	MAX GRADE
1A	805 GAL	1F	5	2.7 GAL/FT ² /DAY	208 SF	299 SF	80.25	77.75	79.75	80.25	80.75
1B	805 GAL	1G	5	2.7 GAL/FT ² /DAY	208 SF	299 SF	80.25	77.75	79.75	80.25	80.75
2A	805 GAL	1C	1	2.3 GAL/FT ² /DAY	350 SF	351 SF	85.00	85.00	85.00	85.00	90.00
2B	805 GAL	2	1	2.3 GAL/FT ² /DAY	350 SF	351 SF	84.00	82.00	87.50	88.00	89.00
3A	805 GAL	4	1	2.3 GAL/FT ² /DAY	350 SF	351 SF	85.50	78.50	85.50	86.00	87.00
3B	805 GAL	4	1	2.3 GAL/FT ² /DAY	350 SF	351 SF	87.00	79.00	85.00	85.50	86.00
4A	805 GAL	1B	1	2.3 GAL/FT ² /DAY	350 SF	351 SF	80.25	80.25	84.50	85.00	86.00
4B	805 GAL	1A	5	2.7 GAL/FT ² /DAY	208 SF	299 SF	85.00	75.00	82.50	83.00	84.00
5A	805 GAL	1E	5	2.7 GAL/FT ² /DAY	208 SF	299 SF	81.00	76.00	79.50	80.00	81.00
5B	805 GAL	1D	5	2.7 GAL/FT ² /DAY	208 SF	299 SF	81.50	73.50	79.50	80.00	81.00

TEMPORARY SEDIMENT BASIN DESIGN TABLE

BASIN #	WET VOLUME	DRY VOLUME	TOTAL VOLUME	DESIGN AREA	WEIR LENGTH
1	7100 CF	4550 CF	11650 CF	3.16 AC	10'
2	1800 CF	1800 CF	3610 CF	1 AC	5'
3	1900 CF	1900 CF	3810 CF	1 AC	5'
4	1900 CF	1900 CF	3810 CF	1 AC	5'
5	1900 CF	1900 CF	3810 CF	1 AC	5'

- NOTES:
- THIS SITE DOES NOT FALL WITHIN A CRITICAL RESOURCE AREA AS DEFINED IN SD 38.00.
 - THERE ARE NO EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING DRAINS WITHIN 100' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING OR PROPOSED PRIVATE WELLS WITHIN 200' OF THE LIMIT OF DISTURBANCE EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 400' OF THE LIMIT OF DISTURBANCE, EXCEPT AS SHOWN ON PLAN.
 - THERE ARE NO WETLANDS IN THE AREA OF PROPOSED OWTS, EXCEPT AS SHOWN ON PLAN.
 - WETLAND EDGE FLAGGED BY EA ENGINEERING, SCIENCE AND TECHNOLOGY ON 10/28/2007
 - WETLAND FLAGS WERE LOCATED WITH A HORIZONTAL ACCURACY OF +/- 1'.
 - BASEMAP AND PHYSICAL DATA TAKEN FROM AN ONSITE FIELD SURVEY, DATED: MARCH 2007, REVISED: AUGUST 2007; WITH A HORIZONTAL ACCURACY OF +/- 1' AND A VERTICAL ACCURACY OF +/- 1'. (ASSUMED DATUM)
 - THE PERIMETER SURVEY WAS PERFORMED TO CONFORM TO THE ACCURACY OF A CLASS I STANDARD.
 - ALL BENCHMARKS ARE TO BE SET WITHIN 150' OF EACH SYSTEM AT TIME OF CONSTRUCTION.
 - THE LOCATION OF ALL PROPOSED UNDERGROUND UTILITIES TO BE SHALL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANY. UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE SERVICES ARE PROPOSED FOR THIS SUBDIVISION.



Scale 1" = 40'

Grading Plan FOR Pine View Apartments LOCATED AT Pole # 33 South County Trail Exeter, Rhode Island

Checked By: DRC
Date: 09/13/2015
Scale: 1" = 40'

NO.	REVISION	DATE	BY
1.	PER RIDEM WETLANDS	09/13/2015	PF

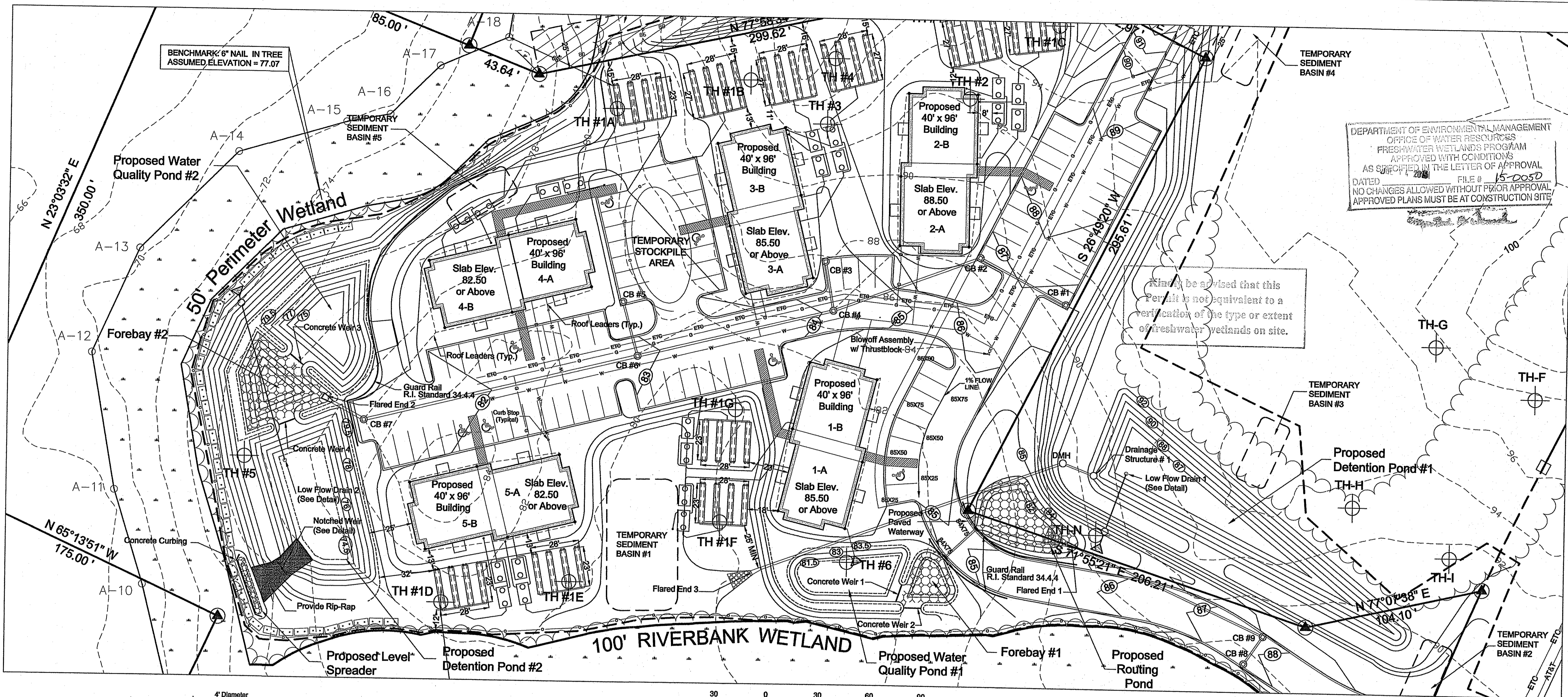
DANIEL R. COTTA 8147
REGISTERED PROFESSIONAL ENGINEER

DANIEL R. COTTA 1916
REGISTERED PROFESSIONAL LAND SURVEYOR

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet 4 of 89 sheets
Drawing No. 113163

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 11, 2016 FILE # 15-0D-SD
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 12/28/11 FILE # 15-005D
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

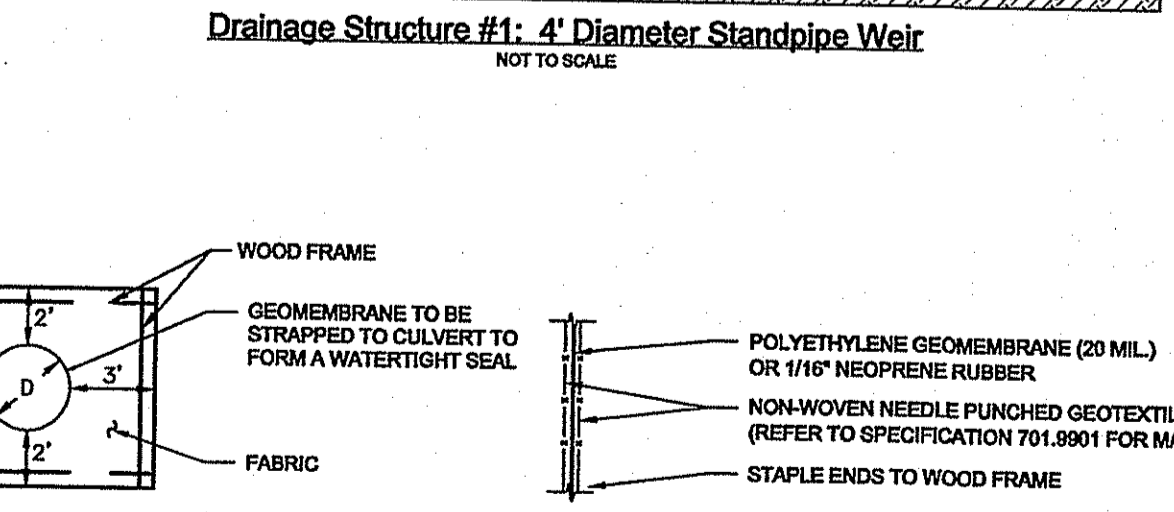
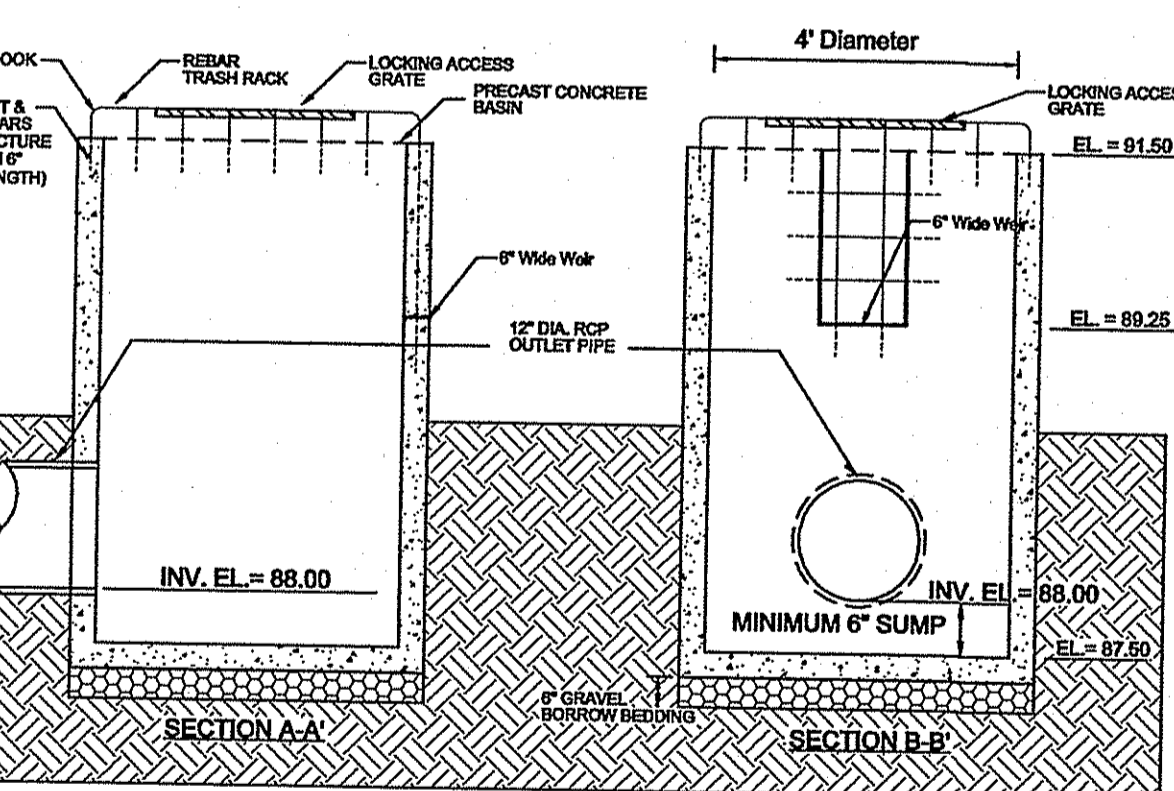
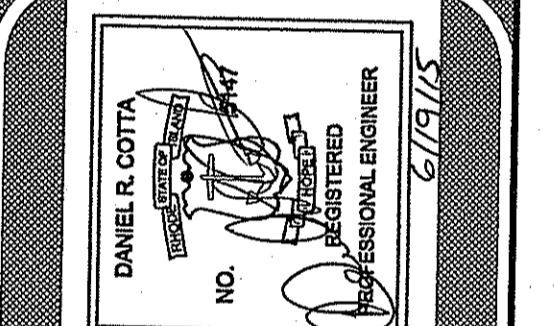
Please be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DRAINAGE PLAN
FOR
Pine View Apartments
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

Checked By: DFC
Date: 03/13/2015

Drawn By: JPL
Scale: AS SHOWN

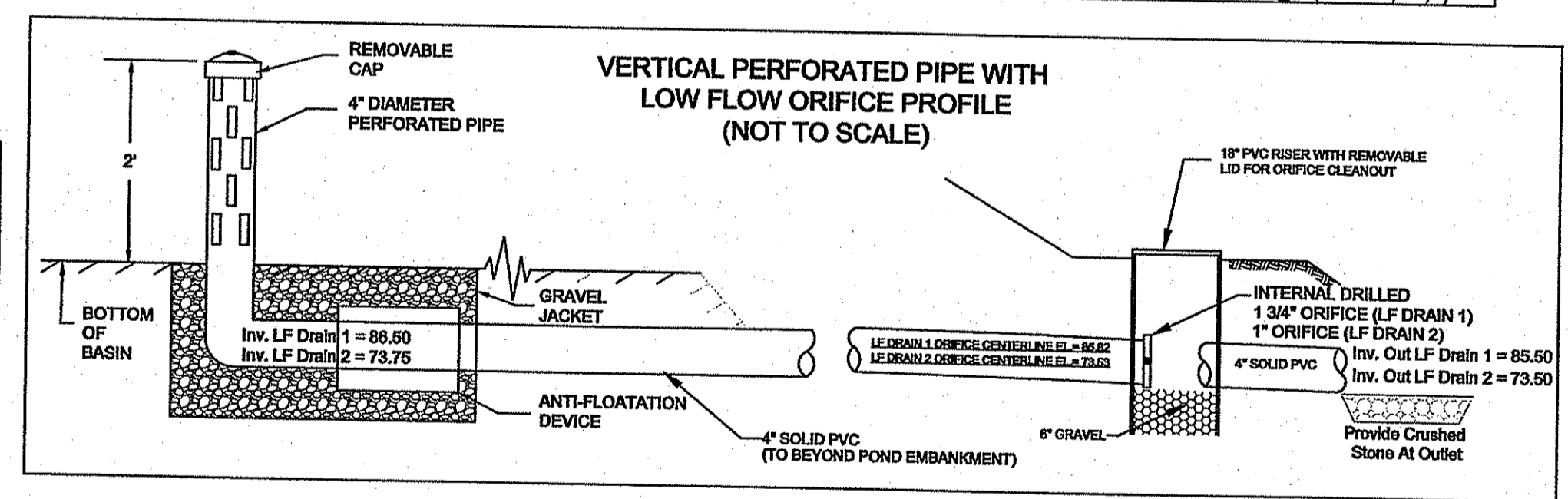
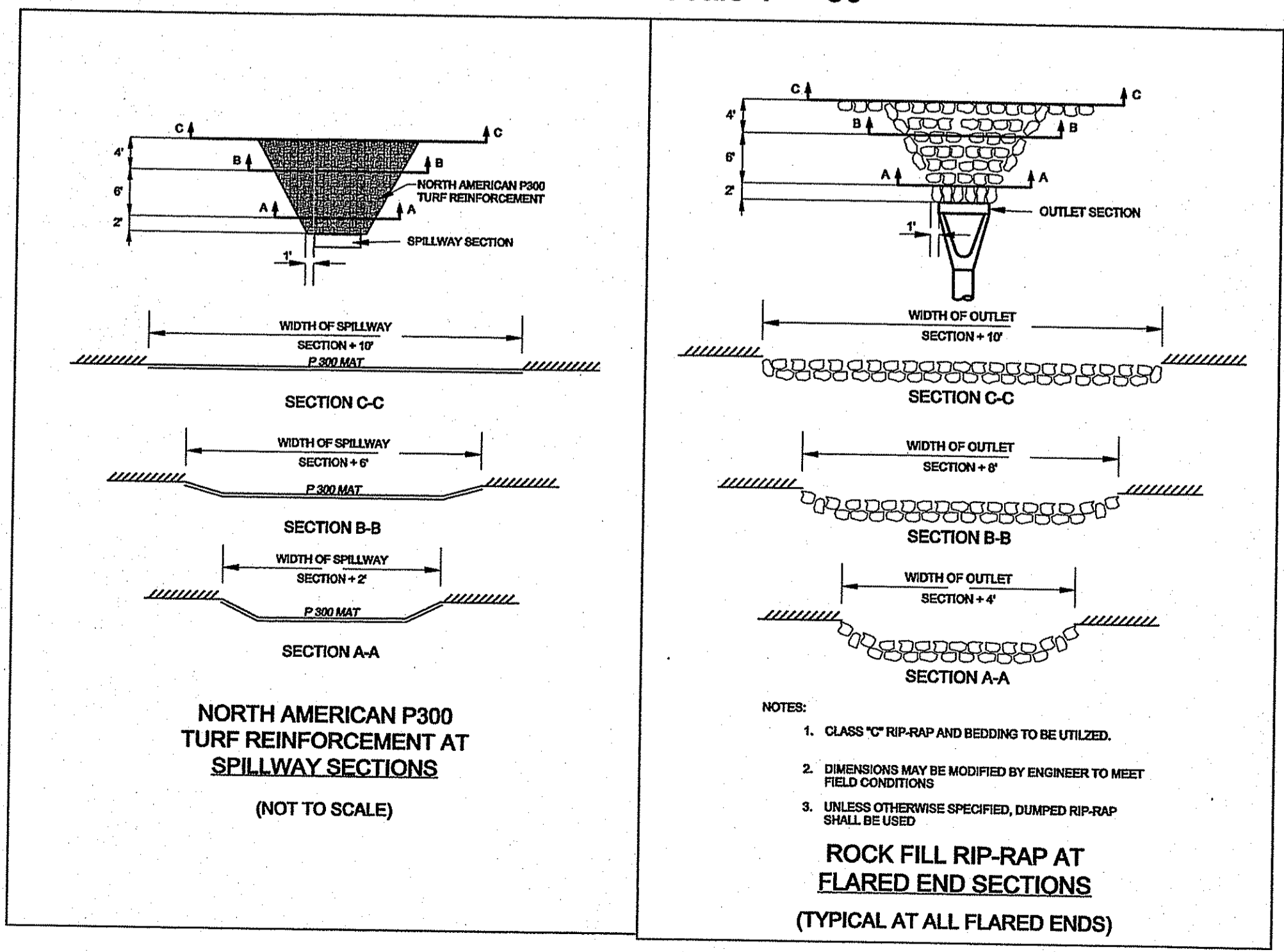
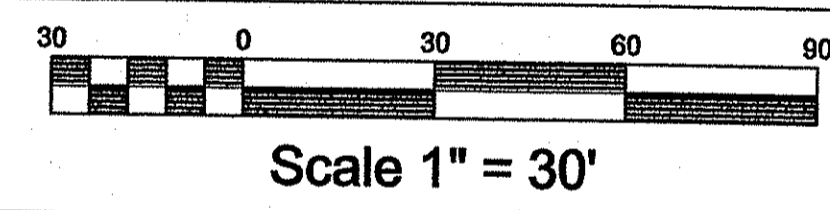
NO.	REVISION	DATE
1	FEEL RIVERBANK WETLANDS	03/13/2015



ANTI-SEEP COLLAR DETAILS
NOT TO SCALE

FABRIC DETAIL
NOT TO SCALE

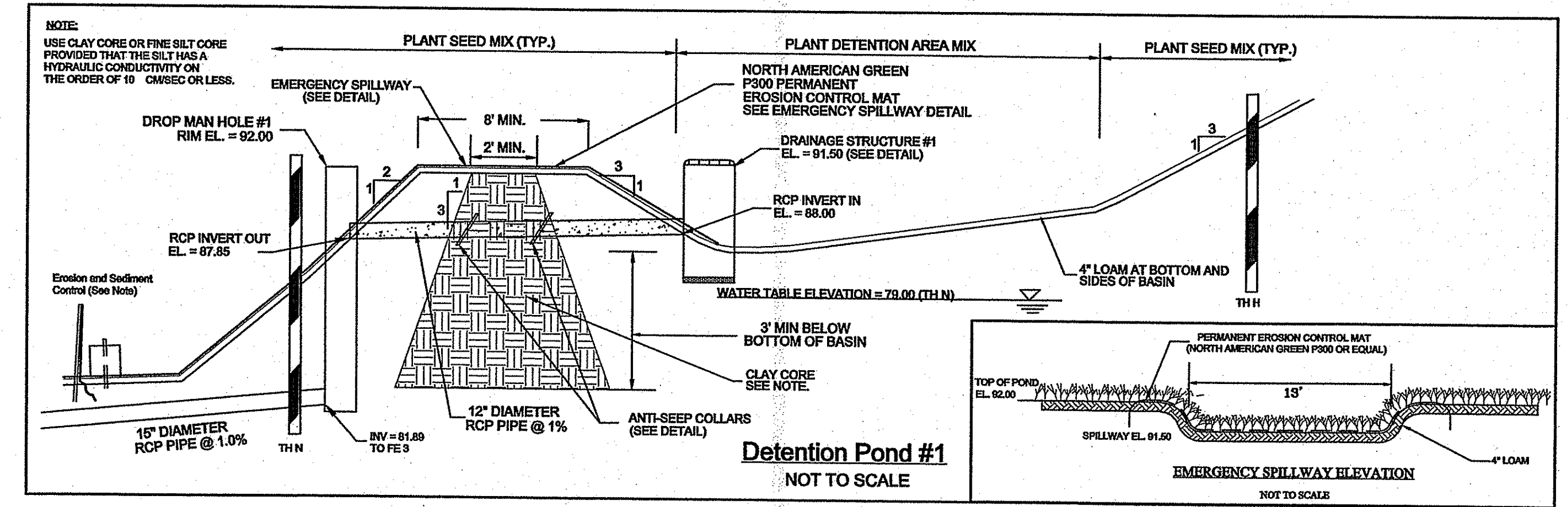
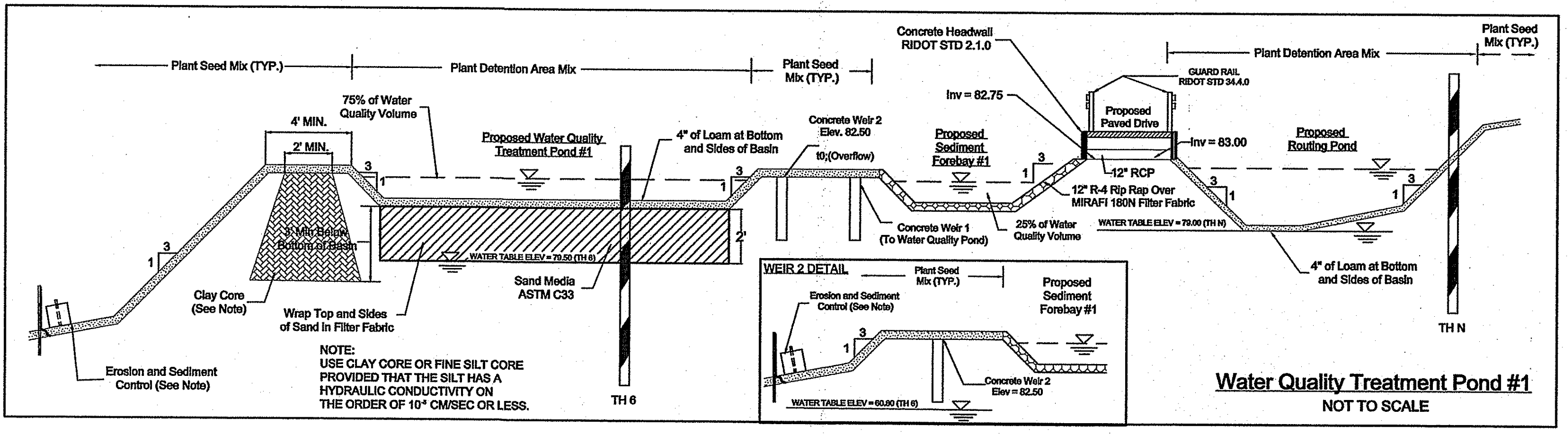
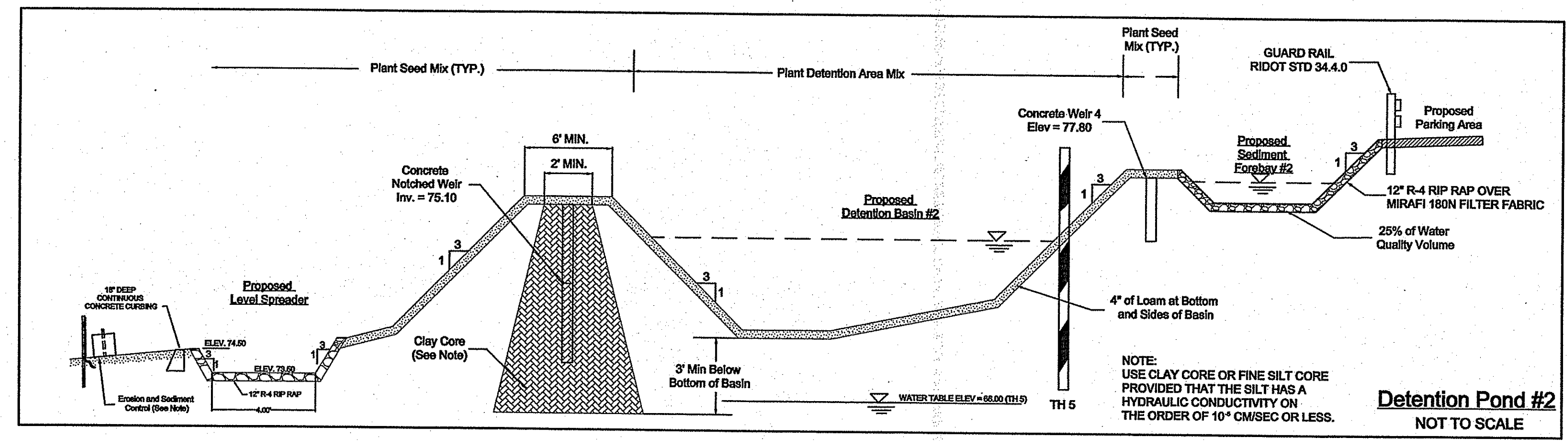
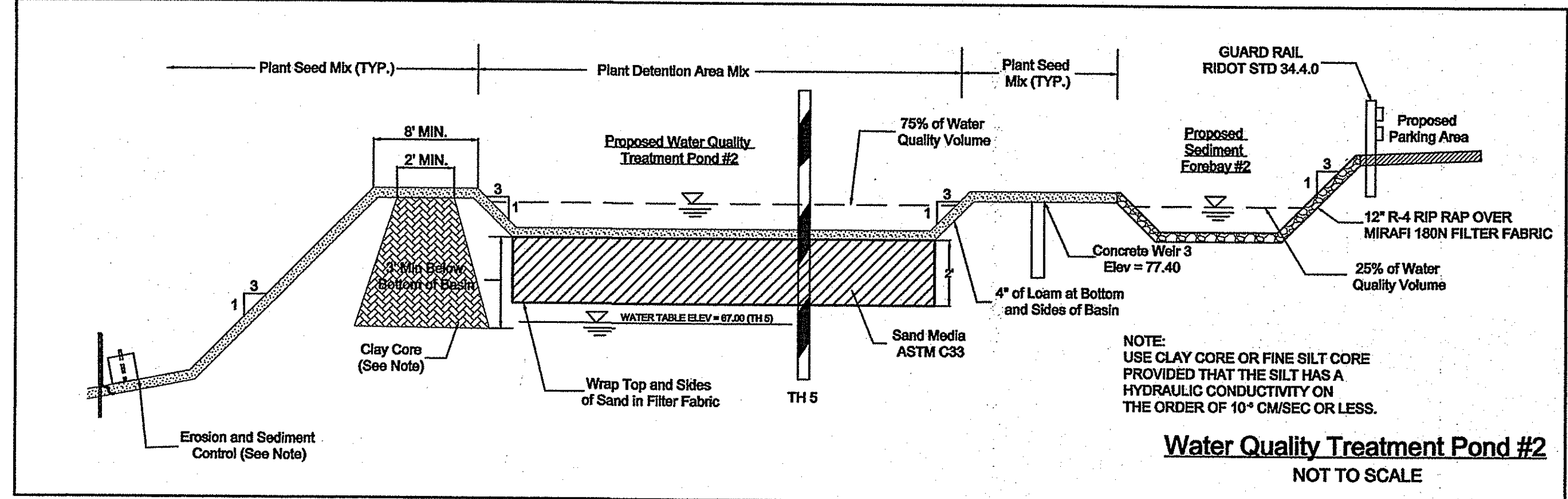
NOTES:
1. ALL CULVERTS EXTING PROPOSED PONDS SHALL HAVE AN "ANTI-SEEP COLLAR" INSTALLED AT THEIR MID LENGTH.
2. THE STRAP SHALL BE SUBJECT TO ENGINEER'S APPROVAL. THE STRAP MAY BE A POLYPROPYLENE CORD WITH A TENSILE STRENGTH OF 200 POUNDS AND SHALL PROVIDE A PERMANENT, NON-SLIP, TIE.



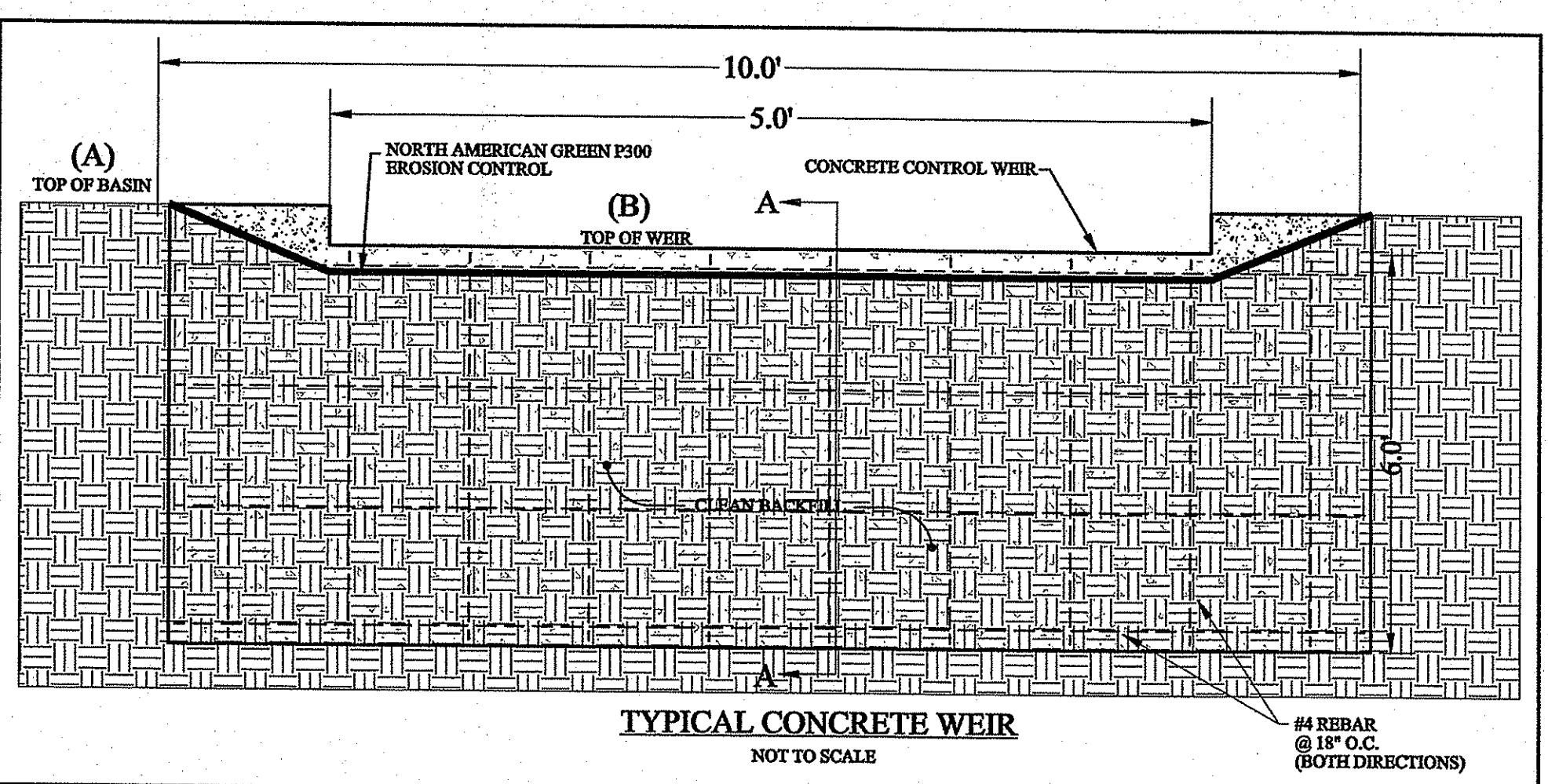
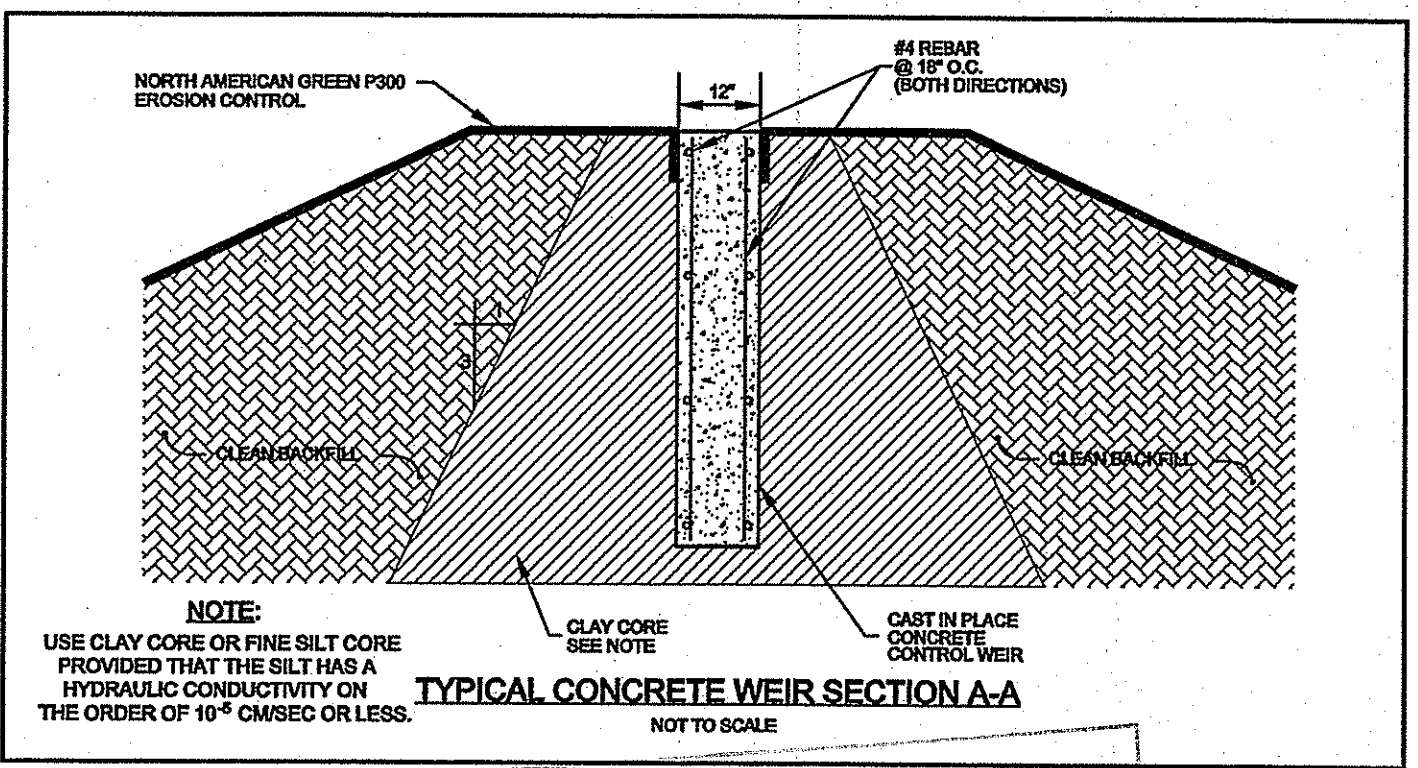
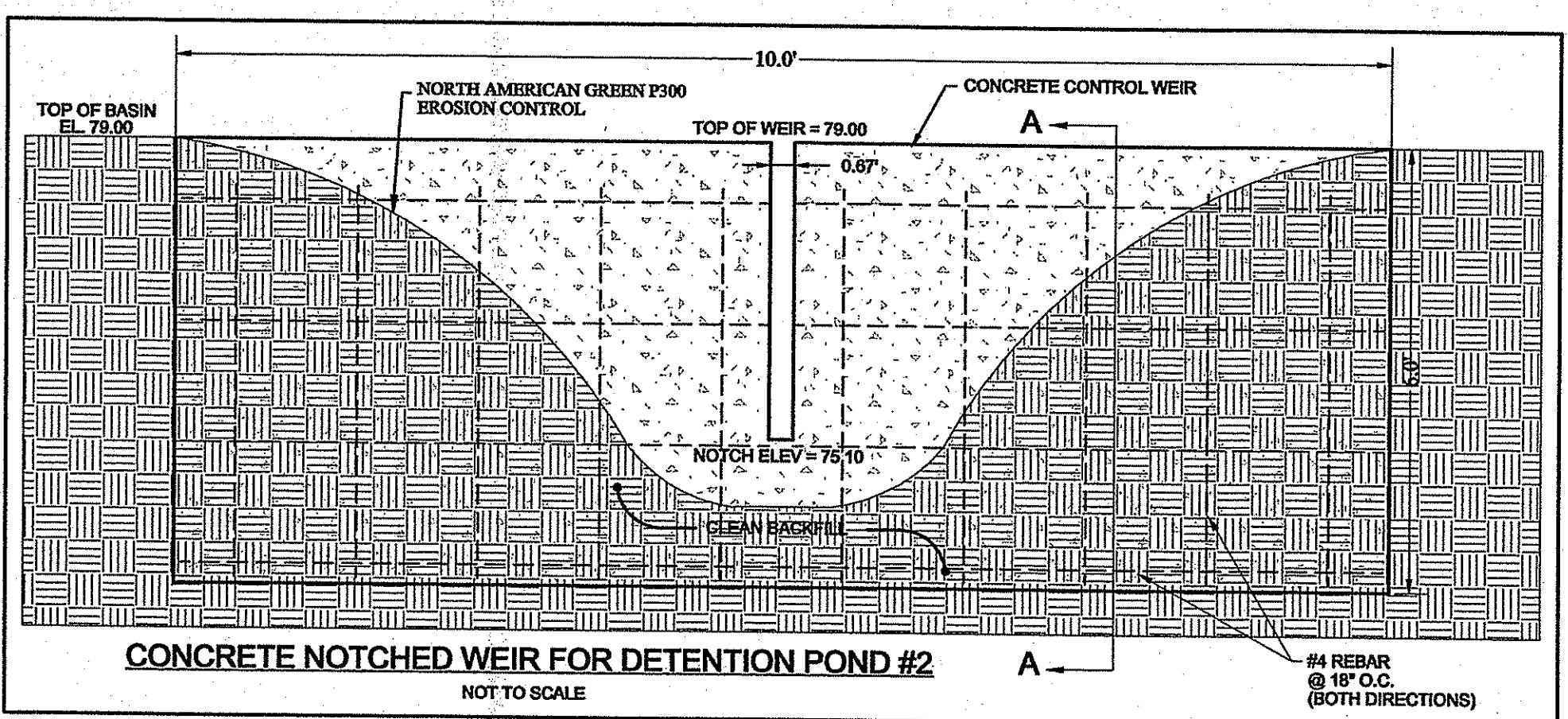
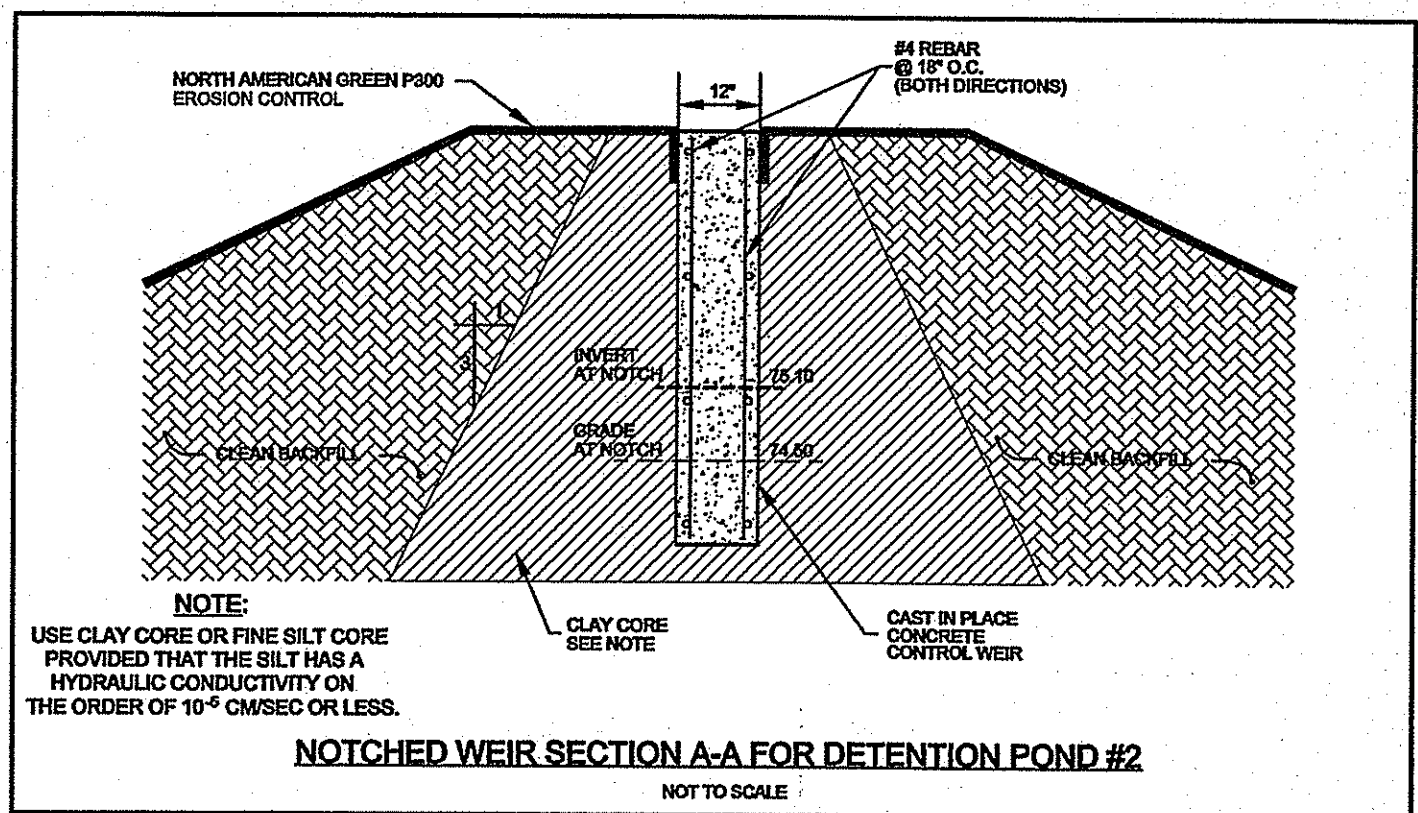
PROPOSED DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	RIM	INV. IN	INV. OUT	DISTANCE TO NEXT STRUCTURE	SLOPE	PIPE SIZE	GRATE TYPE (CAPACITY)
CB #1	86.70	—	83.70	52.5' TO CB 2	1.0%	12" RCP	Single
CB #2	86.70	83.70	82.93	86.5' TO CB 4	2.4%	12" RCP	Single
CB #3	84.67	—	81.67	24.5' TO CB 4	2.3%	12" RCP	Single
CB #4	84.11	80.86 (CB2) 81.11 (CB3)	80.86	112' TO CB 6	1.1%	15" RCP	Single
CB #5	83.11	—	80.11	28' TO CB 6	1.0%	12" RCP	Single
CB #6	82.83	79.83 (CB5) 79.58 (CB4)	79.33	158' TO CB 7	1.0%	18" RCP	Single
CB #7	81.25	77.75	77.75	25' TO FE 2	1.0%	18" RCP	Single
CB #8	87.88	—	84.88	15' TO CB 9	1.0%	12" RCP	Single
CB #9	87.88	84.73	84.73	123' TO FE 1	1.0%	12" RCP	Single
FE #1	—	—	83.50	—	1.0%	12" RCP	—
FE #2	—	—	77.50	—	1.0%	12" RCP	—
FE #3	—	—	80.00	—	1.0%	12" RCP	—
DMH	82.00	87.85	81.89	189' TO FE 3	1.0%	12" RCP	—

AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COITA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625



STRUCTURE	WQ _v Required	WQ _v Provided	Flood Storage	Top	Bottom
FOREBAY #1	82.12 (25% WQ _v)	82.15	82.81	83.50	81.50
FOREBAY #2	77.30 (25% WQ _v)	77.40	78.55	79.50	75.00
ROUTING POND	82.21 (25% WQ _v)	83.00	84.03	85.00	82.00
WQ POND #1	82.42 (75% WQ _v)	82.50	82.81	83.50	81.50
WQ POND #2	77.75 (75% WQ _v)	77.80	78.55	79.50	75.00
DETENTION POND #1	N/A	N/A	91.05	92.00	87.00
DETENTION POND #2	N/A	N/A	77.99	79.00	74.50



STRUCTURE	Top Of Basin (A)	Top Of Weir (B)
WEIR #1	83.50	82.15
WEIR #2	83.50	82.50
WEIR #3	79.50	77.40
WEIR #4	79.50	77.80

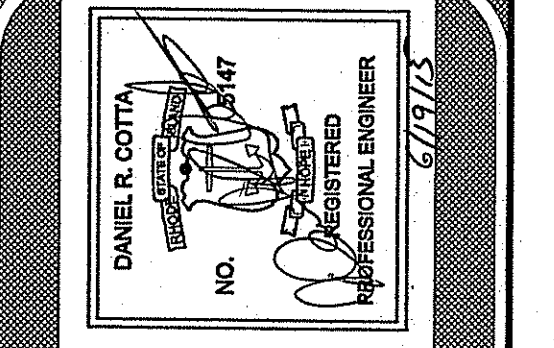
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 10/14/15 FILE # 15-0050
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

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

DRAINAGE DETAILS FOR
Pine View Apartments
LOCATED AT
Pole # 33 South County Trail
Exeter, Rhode Island

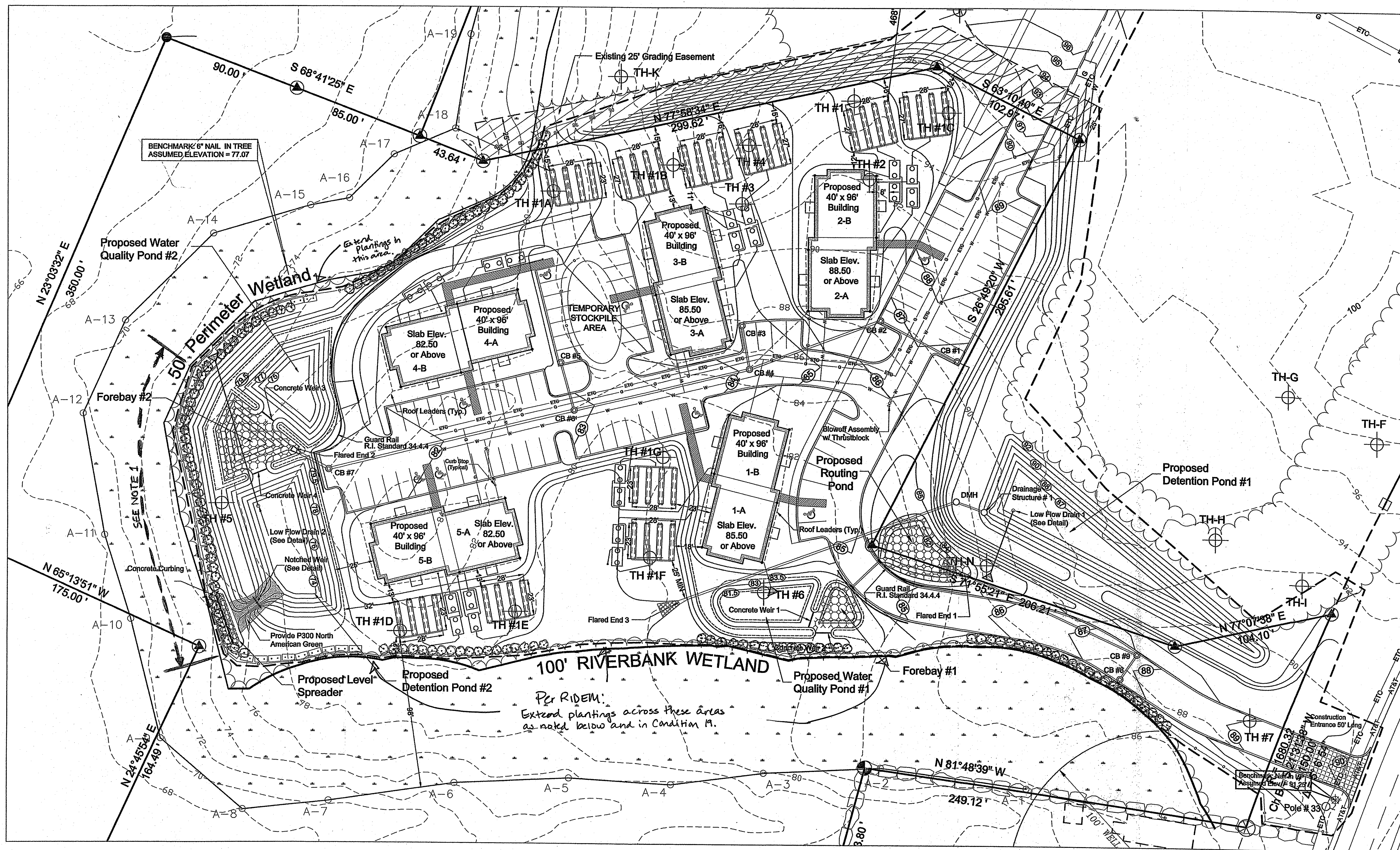
Drawn By: JPL Checked By: DRC
Scale: AS SHOWN Date: 03/13/2015

NO.	REVISION	DATE	BY
1.	PER ROOM WETLANDS	8/16/2015	JPL



AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
6
of 8 sheets
Drawing No. 113163



WETLAND PLANTINGS FOR
Pine View Apartments
 LOCATED AT
 Pole # 33 South County Trail
 Exeter, Rhode Island

Drawn By: **JPL** Checked By: **DRC**
 Scale: **AS SHOWN** Date: **03/13/2015**

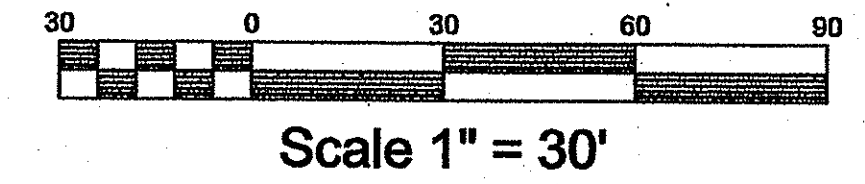
NO.	REVISIONS	DATE

AMERICAN ENGINEERING, INC.
 DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
 400 South County Trail - Suite A 201
 Exeter, Rhode Island 02822
 Phone (401) 294-4090 / Fax (401) 294-3625

LEGEND
 (Symbol) - WHITE PINE (PINUS STROBUS) PLANTED AT 4' ON CENTER TO THE LIMITS SHOWN. PLANTS SHALL MEASURE 4' HIGH AFTER PLANTING.

NOTES
 1. THERE ARE SEVERAL LARGE TREES IN THIS AREA THAT ARE IN CLOSE PROXIMATION TO THE LIMIT OF DISTURBANCE. THESE TREES SHOULD BE IDENTIFIED PRIOR TO CLEARING AND PROTECTED DURING CONSTRUCTION TO ENSURE THEY ARE PRESERVED.

Revised per RIDEM:
 White pines shall be planted eight (8) feet on center along the length of the Limit of Disturbance where it abuts Perimeter wetland or riverbank wetland, as indicated above.



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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED **JUL 14 2015** FILE # **15-00SD**
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE