



**LEGEND**

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- SQ. FT. SQUARE FEET
- MN MAGNETIC NAIL FOUND
- IR IRON ROD FOUND
- GB GRANITE BOUND FOUND
- W — EXISTING WATER SERVICE
- W — EXISTING WATER SERVICE SHUT OFF
- U ○ UTILITY POLE
- S □ STOCKADE FENCE
- — — EXISTING CONTOUR ELEVATION
- — — PROPOSED CONTOUR ELEVATION
- CB CATCH BASIN
- SM ○ EXISTING SEWER MANHOLE
- RD PROPOSED ROOF DRAIN

**UTILITY NOTES**

1. LOCATIONS AND SIZES OF EXISTING UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE APPROPRIATE UTILITY AUTHORITY AND DIG SAFE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
2. EXPLORATORY TEST PITS SHALL BE EXCAVATED TO CONFIRM THE LOCATION DEPTH AT ANY CRITICAL UTILITY AREAS, AS REQUIRED.
3. SEE SHEET C6 FOR SEWER AND WATER DETAILS.
4. SEE SHEETS C3 AND C4 FOR DRAINAGE PLAN AND DETAILS.
5. WATER SERVICE AND BUILDING SEWER LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
6. GAS, CABLE, ELECTRIC AND TELEPHONE SERVICES SHALL BE AS PER APPROPRIATE UTILITY AUTHORITY.
7. UTILITY SERVICE INSTALLATIONS SHALL BE APPROVED AND INSPECTED BY THE APPROPRIATE UTILITY COMPANY.
8. SEE ELECTRICAL & LIGHTING PLANS FOR POWER SERVICE, COMMUNICATIONS, SITE LIGHTING, TELEPHONE, CABLE AND WIRING DETAILS.
9. LOCATION AND SIZE OF ALL BUILDING UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
10. SEE MECHANICAL PLANS FOR GAS MAIN AND SERVICE LOCATIONS.
11. SEE PLUMBING PLANS FOR WATER AND SEWER LATERAL LOCATIONS.
12. NATURAL GAS MAINS ARE PROPOSED TO BE EXTENDED ALONG PASCOAG MAIN STREET BY NATIONAL GRID. THE CONTRACTOR SHALL COORDINATE THE NEW SERVICE CONNECTIONS WITH THIS WORK.

**WATER NOTES**

1. ALL WATER RELATED WORK SHALL BE IN ACCORDANCE WITH THE POLICES AND PRACTICES OF THE PASCOAG UTILITY DISTRICT.
2. WATER LINES SHALL BE INSTALLED A MINIMUM OF 18" ABOVE SEWER LINES AND A HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN WATER LINES AND ALL SEWER LINES.
3. THE CONTRACTOR IS RESPONSIBLE TO FULFILL THE AWWA REQUIREMENTS FOR FLUSHING AND DISINFECTION.

**SEWER NOTES**

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BURRILLVILLE SEWER AUTHORITY AND INSTALLATION MUST BE INSPECTED AND APPROVED BY BSA.
2. SEWER LATERAL SHALL BE 6" PVC WITH EXTERNAL "CLEAN CHECK" BACKFLOW PREVENTER AND CLEANOUT, SEE DETAIL SHEET C6.

**SITE WORK NOTES**

1. ALL SITE WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS AND STANDARD DETAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL PAVEMENT SHALL BE 4" OF BIT. CONC. TYPE 1-1 PLACED IN TWO COURSES ON 12" MIN. OF GRAVEL BORROW BASE COURSE.
3. ON SITE CURBING SHALL BE PRECAST CONCRETE RI STD. 7.1.0. ROADWAY CURBING SHALL BE GRANITE RI STD. 7.3.0. BIT. BERM SHALL BE RI STD. 7.3.1.
4. WALKS SHALL BE CAST IN PLACE CONCRETE, 4" THICK, RI STD. 4.3.1.0, 5' WIDE ALONG DRIVES AND PARKING AND 4' WIDE AT ALL OTHER LOCATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN EROSION CONTROLS UNTIL THE SITE IS COMPLETELY STABILIZED.
6. STORM DRAINS SHALL BE HOPE, ADS N-12. BIO-RETENTION AREA SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RI STORMWATER MANUAL.
7. THE SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 440070D130G EFFECTIVE MARCH 3, 2002.
8. PROPERTY LINE AND TOPOGRAPHIC INFORMATION FROM PLANS BY SCITUATE SURVEYS, INC. SEE SHEET 7.
9. VERTICAL DATUM IS NAVD83.

**PERMIT NOTES**

1. ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE RI DEM FRESHWATER WETLAND PERMIT AND THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
2. ALL WORK WITHIN PASCOAG MAIN STREET IS SUBJECT TO RIDOT APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A RIDOT UTILITY PERMIT FOR ANY UTILITY WORK WITHIN THE RIGHT OF WAY.
3. ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN SOIL AND EROSION CONTROL PERMIT AND THE APPROVED SOIL AND EROSION CONTROL PLAN.
4. ALL SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN LAND DEVELOPMENT APPROVAL AND ALL CONDITIONS.
5. REFERENCE THE RI DEM FRESHWATER WETLAND PERMIT AND THE RIDOT PAP PERMIT FOR SPECIFIC REQUIREMENTS INCLUDING INSPECTIONS, MONITORING, RECORD KEEPING AND MAINTENANCE.
6. A COPY OF ALL PERMITS, APPROVED PLANS, STORMWATER POLLUTION PREVENTION PLAN AND SOIL & EROSION CONTROL PLAN SHALL BE KEPT ON SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY AUTHORITIES FOR UTILITY SERVICE REMOVALS, EXTENSIONS AND INSPECTIONS.

**EXISTING PARCEL ZONING**

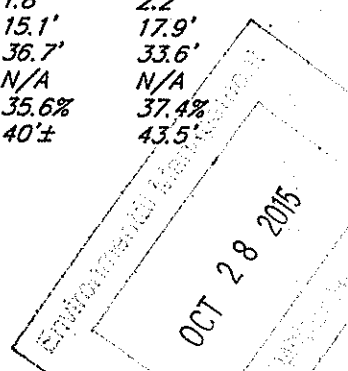
ZONE: VC - VILLAGE COMMERCIAL  
 MIN. LOT SIZE: NONE  
 MIN. LOT FRONTAGE: NONE  
 MIN. YARDS: FRONT 35', SIDE 15', REAR 30'  
 MAX. BUILDING HEIGHT: 35'  
 MAX. BUILDING COVERAGE: 30%

**ZONING DIMENSIONAL ANALYSIS**

	EXIST.	PROP.
FRONT YARD (MAIN ST)	2.1'	8.0'
FRONT YARD (PARK PL)	1.8'	2.2'
SIDE YARD (MAIN ST)	15.1'	17.9'
SIDE YARD (PARK PL)	38.2'	33.6'
REAR YARD	N/A	N/A
LOT COVER	35.6%	37.4%
BLDG. HEIGHT	40±	43.5'

PARCEL AREA: 18,329± S.F.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT,  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED DEC 1 6 2015 FILE # 15-0236  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



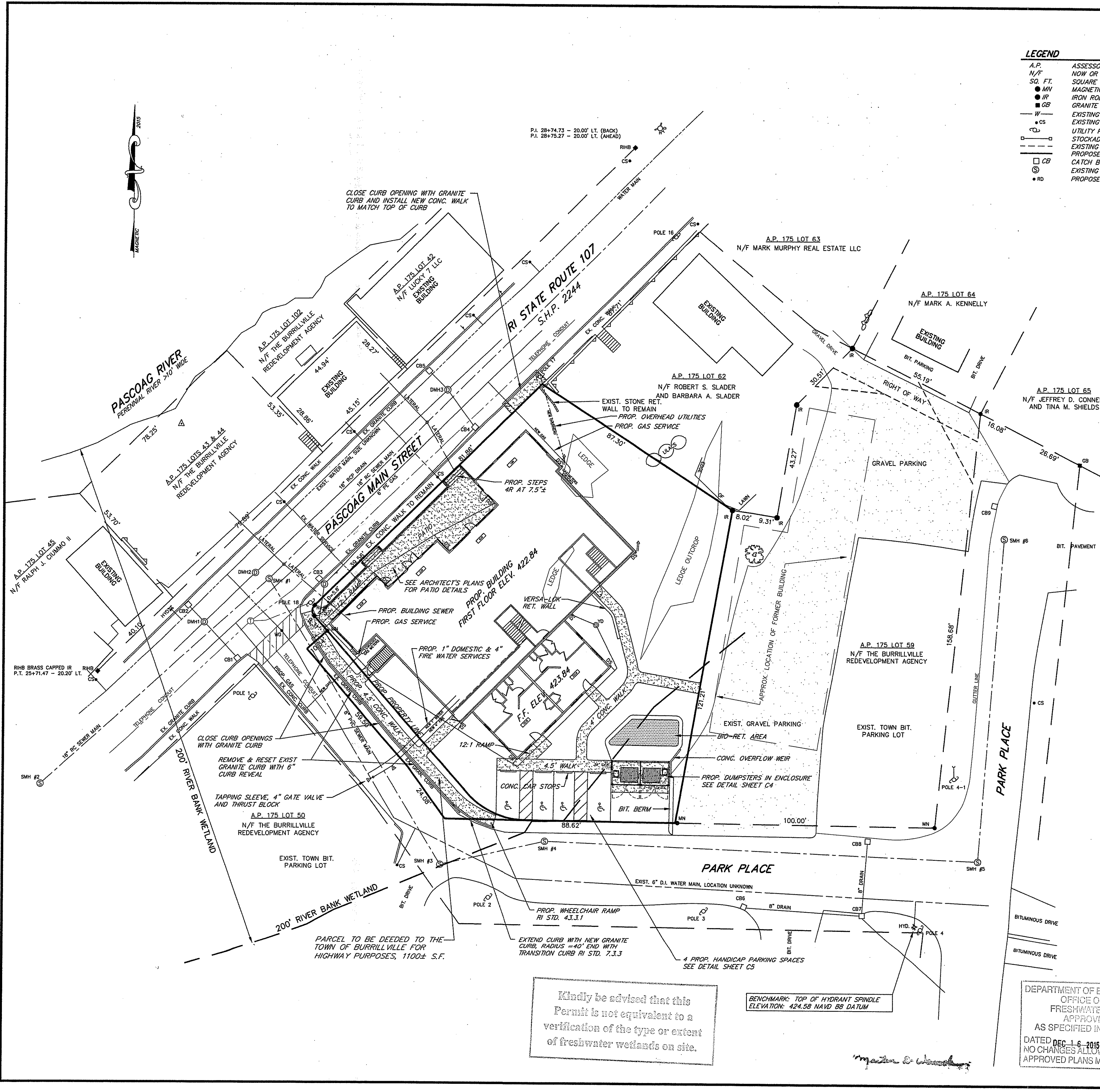
REVISION	
DATE	

APPLICANT:  
 NEIGHBORHOODS BLACKSTONE  
 RIVER VALLEY LLC  
 719 FRONT STREET SUITE 103  
 WOODSOKET, RI 02895  
 401-762-0993

75-89 PASCOAG MAIN STREET  
 A.P. 175 LOTS 60 AND 61  
 75 & 85-89 PASCOAG MAIN STREET  
 BURRILLVILLE, RI  
 SITE LAYOUT & UTILITY PLAN

SFM ENGINEERING ASSOCIATES  
 410 TOUQUE AVENUE  
 COVENTRY, RI 02816  
 PHONE: 401-826-3736  
 FAX: 401-826-1771  
 SCOTT@SFM-ENGINEERING.COM

**SFM**  
 DRN. BY: SFM CHK. BY: JZL  
 SCALE: 1" = 20'  
 DATE: AUG. 27, 2015  
 DWS: SFM825-SP-C  
 SHEET 1 OF 7  
 DEM PERMITTING SUBMISSION  
 C1



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

BENCHMARK TOP OF HYDRANT SPINDLE ELEVATION: 424.58 NAVD 83 DATUM

PROPERTY OWNER  
 NARDELLI PROPERTIES, LLC  
 519 PUTNAM PIKE  
 CHEPACHET, RI 02814

**TEST HOLE DATA**

TEST HOLE #	DEPTH TO LEDGE	LEDGE EL.	SHWT EL.
15-01	5.0'	420.5	421.0
15-02	3.8'	420.5	421.0
15-03	3.9'	413.9	419.2
15-04	3.9'	414.5	419.5
L1	4.0'	419.2	-
L2	4.5'	419.3	-

**EXISTING PARCEL ZONING**

ZONE: VC - VILLAGE COMMERCIAL  
 MIN. LOT SIZE: NONE  
 MIN. LOT FRONTAGE: NONE  
 MIN. YARDS: FRONT 35'  
 SIDE 15'  
 REAR 30'  
 MAX. BUILDING HEIGHT: 35'  
 MAX. BUILDING COVERAGE: 30%

**DEMOLITION NOTES:**

- ONLY MAJOR ITEMS FOR DEMOLITION ARE NOTED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT THE SITE AND REVIEW THE CONSTRUCTION PLANS TO DETERMINE THE EXTENT OF STRUCTURES, UTILITIES, DRAINS AND APPURTENANCES THAT NEED TO BE DEMOLISHED, REMOVED OR MODIFIED.
- ALL ITEMS, MATERIALS AND STRUCTURES DEMOLISHED OR REMOVED SHALL BE HANDLED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION OF ACTUAL SITE CONDITIONS. SFM ENGINEERING ASSOCIATES, SCITUATE SURVEYS, INC. AND O'HEARNE ASSOCIATES ARCHITECTS ACCEPT NO RESPONSIBILITY FOR UNKNOWN SITE AND SUBSURFACE CONDITIONS.
- THE LOCATION, SIZE AND MATERIAL OF THE EXISTING PIPES, DUCTS, CONDUITS AND OTHER UNDERGROUND STRUCTURES AND/OR UTILITIES SHOWN ON THESE PLANS ARE FROM THE BEST SOURCES AVAILABLE AT THE PRESENT AND ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND STRUCTURES ARE SHOWN. EXACT LOCATIONS SHALL BE CONFIRMED AND DETERMINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO ALL UTILITIES (BOTH ABOVE AND BELOW GROUND) WITHIN THE PROJECT AREA. DAMAGE TO ANY UTILITIES AS A RESULT OF ACTIONS BY THE CONTRACTOR SHALL BE RESTORED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. RESTORATION OR REPLACEMENT SHALL BE TO CONDITIONS EQUAL TO OR BETTER THAN THAT BEFORE THE DAMAGE WAS DONE.
- THE CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATIONS REGARDING RE-USE OF CRUSHED AND SCREENED MATERIALS ON-SITE. ALL EXCAVATED SPOILS AND DEMOLITION ITEMS SUITABLE FOR EMBANKMENT FILL SHALL BE STOCKPILED FOR RE-USE ON SITE. SALVAGED MATERIALS SHALL BE USED TO THE EXTENT POSSIBLE PRIOR TO THE IMPORTATION OF BORROW MATERIALS.
- ALL ITEMS DESIGNATED TO BE REMOVED AND DISPOSED (R&D) SHALL BE TAKEN FROM THE SITE AND LEGALLY DISPOSED UNLESS THEY ARE ITEMS SUITABLE FOR CRUSHING AND REUSE ON-SITE AS EMBANKMENT FILL.
- THE CONTRACTOR SHALL CONTACT DIG-SAFE (1-888-344-7233). THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY COMPANIES AND VERIFY UTILITY LOCATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY UTILITY DAMAGE. THE CONTRACTOR SHALL RECORD THE LOCATION OF ANY UTILITIES ENCOUNTERED AND DIG-SAFE UTILITY MARKINGS ON PROJECT RECORD DOCUMENTS.
- DEBRIS OF ANY NATURE SHALL NOT BE ALLOWED TO ACCUMULATE IN THE STREETS, PARKING LOT, SIDEWALK AREAS OR GROUNDS SURROUNDING THE PROJECT AREA.
- FOR ALL HOLES, PITS OR OTHER HAZARDOUS DEPRESSIONS, A TEMPORARY GUARD FENCE SHALL BE IMMEDIATELY ERECTED FOR THE PROTECTION OF PEDESTRIANS. THE FENCING MATERIAL SHALL BE FREE FROM NAILS, FASTENINGS OR SPLINTERS AND SHALL PRESENT A REASONABLY SMOOTH SURFACE ON THE SIDES OF POSSIBLE CONTACT. SUCH TEMPORARY FENCES SHALL BE LEFT IN PLACE AND SHALL BE PROPERLY MAINTAINED UNTIL THE HOLES, PITS OR DEPRESSIONS HAVE BEEN PROPERLY FILLED.
- ALL EXISTING VEGETATION (TREES, SHRUBS, GRASSES, ETC.) TO REMAIN SHALL BE PROTECTED FROM INJURY. INDIVIDUAL TREES AND SHRUBS TO BE SAVED WITHIN THE DESIGNATED WORK AREA SHALL BE PROTECTED AS SPECIFIED ON THE LANDSCAPING PLAN AND IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REMOVE PROTECTIVE BARRIERS ONLY AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAR OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIALS SHALL BE DISPOSED OF IMMEDIATELY TO A LEGAL, OFF-SITE LOCATION UNLESS OTHERWISE INDICATED ON THE PLAN.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE SUFFICIENT NUMBER OF FLAGGERS, WATCHMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THE CONTRACTOR'S OPERATIONS.
- DURING THE DEMOLITION AND EXCAVATION PROCESS THE CONTRACTOR SHALL USE SUFFICIENT WATER OR OTHER METHODS TO PREVENT EXCESSIVE SPREADING OF DUST DURING DEMOLITION AND EARTH GRADING OPERATIONS.
- ALL STOCKPILED MATERIALS MUST BE CONTAINED WITHIN THE DESIGNATED LIMITS OF SITE DISTURBANCE. REMOVE AND STOCKPILE ALL CONCRETE, BRICK AND STONE ON-SITE FOR CRUSHING OPERATION. UNSUITABLE AND EXCESS MATERIAL SHALL BE DISPOSED OF BY CONTRACTOR OFF-SITE.

**GENERAL NOTES**

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS FROM A "BOUNDARY AND EXISTING CONDITIONS PLAN" FOR LOTS 43, 44, 59, 60 & 61 PREPARED BY SCITUATE SURVEYS, INC. SEE SHEET 7 FOR THAT PLAN WITH MORE COMPLETE DATA AND CERTIFICATIONS.
- SILT SOCK, STRAW BALE OR SILT FENCE EROSION CHECKS SHALL BE INSTALLED AT ALL DOWNGRADIENT LIMITS OF DISTURBANCE FOR SITE DISTURBANCE PRIOR TO DEMOLITION OR EXCAVATION AND SHALL BE MAINTAINED UNTIL THE SITE IS READY FOR PERMANENT STABILIZATION WITH PAVEMENT AND LANDSCAPING.
- THE TREE BOX FILTER AND BIO-RETENTION AREA SHALL BE PHYSICALLY DELINEATED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE PROTECTED WITH BARRIERS TO PREVENT COMPACTION OF THESE AREAS.
- A CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AT THE COMMENCEMENT OF SITE CLEARING. ALL TRUCK TRAFFIC MUST ENTER AND EXIT OVER THE ENTRANCE PAD. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS READY FOR PAVING. SEE DETAIL SHEET C6.
- SEE EROSION CONTROL DETAILS AND NOTES ON SHEET C6.
- THE CONTRACTOR SHALL MARK AND PROTECT ALL PROPERTY MONUMENTS.

**SEWER DATA TABLE**

MANHOLE #	RIM ELEVATION	INVERT SIZE, TYPE, ELEVATION	
		IN	OUT
1	419.62'	18" RC = XXX'XX"	18" RC = XXX'XX"
2	402.14'		
3	421.08'		
4	422.35'		
5	422.44'		
6	422.71'		

**DRAINAGE DATA TABLE**

STRUCTURE	RIM ELEVATION
DMH1	419.55'
DMH2	419.52'
DMH3	419.20'
CB1	419.15'
CB2	419.12'
CB3	419.35'
CB4	419.03'
CB5	418.82'
CB6	421.80'
CB7	421.88'
CB8	422.13'
CB9	422.41'

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**LEGEND**

- A.P. ASSESSOR'S PLAT
- N/F. NOW OR FORMERLY
- SQ. FT. SQUARE FEET
- MN MAGNETIC NAIL FOUND
- IR IRON ROD FOUND
- GB GRANITE BOUND FOUND
- W EXISTING WATER SERVICE
- CS EXISTING WATER SERVICE SHUT OFF
- UP UTILITY POLE
- STOCKADE FENCE
- CB EXISTING CONTOUR ELEVATION
- CB CATCH BASIN
- S EXISTING SEWER MANHOLE
- 19X2 EXISTING SPOT ELEVATION
- SEV-3 SOIL EVALUATION TEST HOLE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
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PROPERTY OWNER  
 NARDELLI PROPERTIES, LLC  
 519 PUTNAM PIKE  
 CHEPACHET, RI 02814

REVISION

DATE

APPLICANT: NEIGHBORHOODS BLACKSTONE RIVER VALLEY 719 FRONT STREET SUITE 103 MOONSOCKET, RI 02895 401-762-0993

75-89 PASCOAG MAIN STREET A.P. 175 LOTS 60 AND 61 75 & 85-89 PASCOAG MAIN STREET BURRILLVILLE, RI

SFM ENGINEERING ASSOCIATES 410 TOUQUE AVENUE COVENTRY, RI 02816 PHONE: 401-826-3736 FAX: 401-826-1711 SCOTT@SFM.NECOMAIL.COM

SFM

DRN. BY: SFM CHK. BY: JZL

SCALE: 1" = 20'

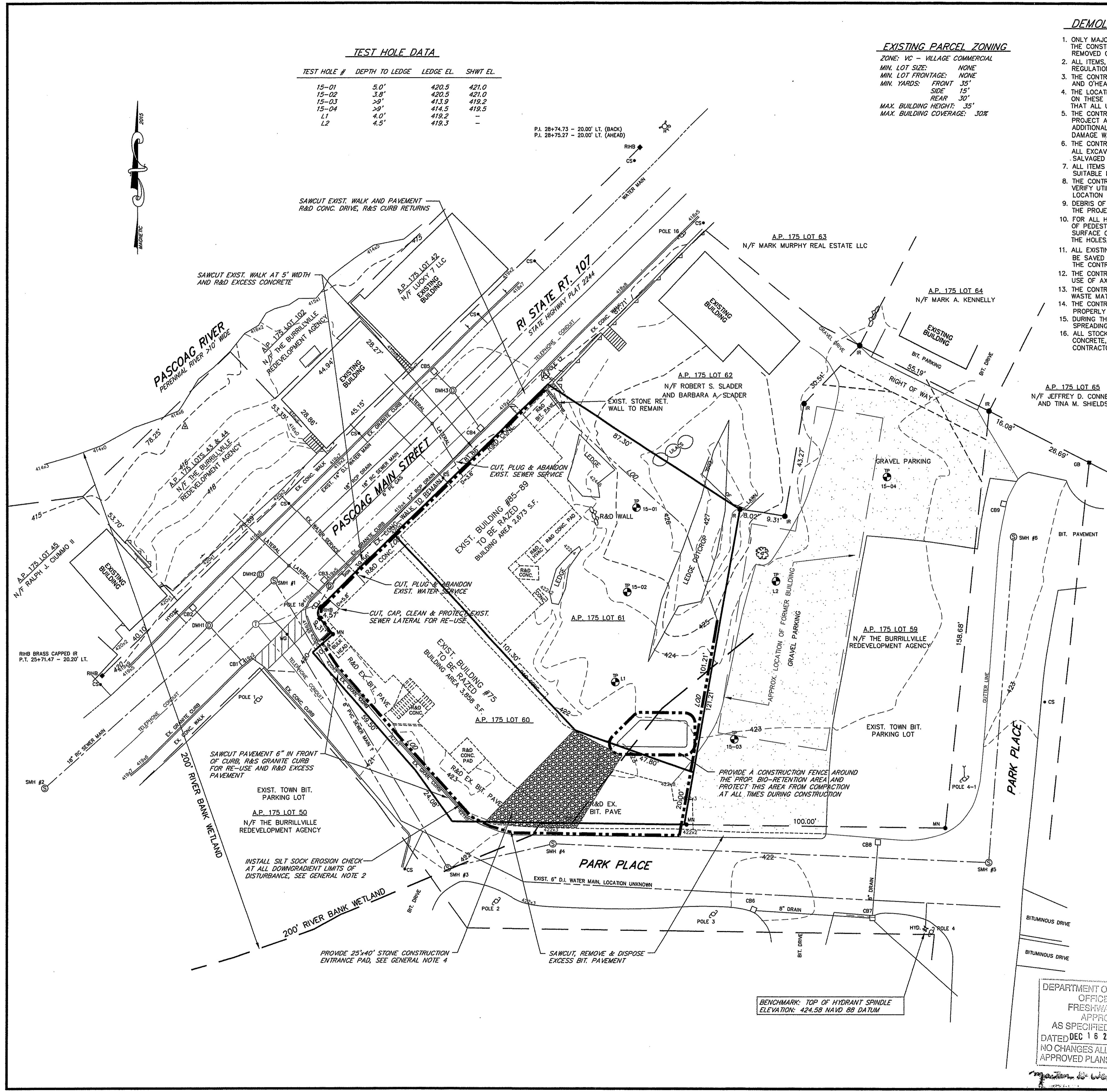
DATE: AUG. 7, 2015

DWG: SFM825-EC

SHEET 2 OF 7

DEM. PERMITTING SUBMISSION

C2

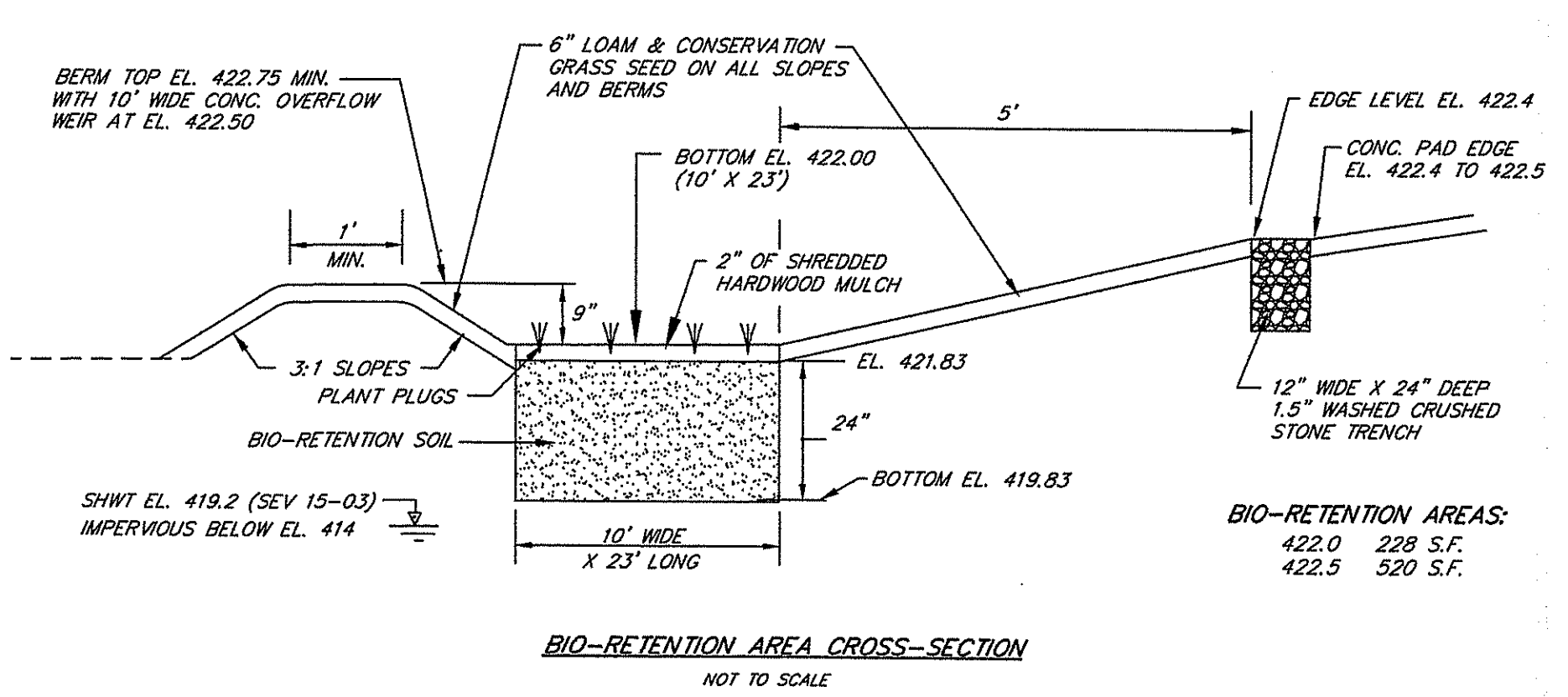


- LEGEND**
- MN MAGNETIC NAIL FOUND
  - IR IRON ROD FOUND
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  - W EXISTING WATER SERVICE
  - CS EXISTING WATER SERVICE SHUT OFF
  - U UTILITY POLE
  - S STOCKADE FENCE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - CB EXISTING CATCH BASIN
  - SM EXISTING SEWER MANHOLE
  - SM+3 EXISTING SPOT ELEVATION
  - SM+2.0 PROPOSED SPOT ELEVATION
  - PS PROP. ROOF DOWN SPOUT & DRAIN
  - PS+ PROP. ROOF DOWN SPOUT & SPLASH BLOCK
  - PS- PROP. ROOF DRAIN
  - ⇒ PROP. SURFACE FLOW DIRECTION

**DRAINAGE DATA TABLE**

STRUCTURE	RM ELEVATION	INVERT SIZE, TYPE, ELEVATION
CB3	419.35	12" RCP OUT=415.00'
CB4	419.03'	12" RCP IN=414.94'
CB5	418.82'	12" RCP OUT=416.32'
DMH3	419.20'	12" RCP IN (S)=413.80'
		12" RCP IN (N)=415.70'
		18" RCP IN (W)=413.60'
		18" RCP OUT (E)=413.50'

- BIO-RETENTION AREA NOTES**
- BIO-RETENTION AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO AND DURING CONSTRUCTION.
  - ALL LOAM & SUBSOIL SHALL BE STRIPPED AND THE AREA EXCAVATED TO DESIGN BOTTOM GRADE. BIO-RETENTION SOIL SHALL BE PLACED TO A DEPTH OF 24" AND COVERED WITH 2" OF MULCH.
  - MULCH SHALL BE SHREDDED HARDWOOD MULCH.
  - BOTTOM OF BIO-RETENTION AREA SHALL BE PLANTED WITH AN EQUAL MIXTURE OF BLUEFLAG IRIS, WOOL GRASS AND PICKEREL REED PLUGS AT 18" ON CENTER. PLANTINGS SHALL COMPLY WITH APPENDIX B.3.3 OF THE RI. STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (DECEMBER 2010).
  - BIO-RETENTION AREA PLANTINGS SHALL BE INSTALLED BY A LANDSCAPE CONTRACTOR. SURVIVAL SHALL BE GUARANTEED FOR ONE YEAR.
  - BIO-RETENTION SOIL SHALL HAVE A LOAMY SAND TEXTURE AND CONFORM TO THE FOLLOWING GRADATION:  
 SAND 85 - 88%  
 SILT 8 - 12%  
 CLAY 0 - 2%  
 ORGANIC MATTER 3 - 5%



- BIO-RETENTION AREA MAINTENANCE PLAN**
- BIO-RETENTION AREA SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL APPROVAL OF CONSTRUCTION. AFTER FINAL APPROVAL THE AREA SHALL BE MAINTAINED BY THE OWNER.
  - DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, BIO-RETENTION AREA SHALL BE INSPECTED FOLLOWING THE FIRST TWO RAIN EVENTS EQUAL TO OR GREATER THAN THE 1-YEAR, 24 HOUR TYPE III STORM EVENT. AFTER THAT PERIOD, IT SHALL BE INSPECTED TWICE PER YEAR.
  - SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
  - IF STANDING WATER REMAINS 48 HOURS AFTER A RAINFALL EVENT, THE BOTTOM SHALL BE ROTO-TILLED THEN RE-SEED.
  - MULCH LAYER SHALL BE REPLENISHED TO ORIGINAL DEPTH EVERY OTHER YEAR. PREVIOUS MULCH LAYER SHALL BE REMOVED.
  - PRUNING OR REPLACEMENT OF VEGETATION SHOULD OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
  - SILT AND DEBRIS SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 1".
  - GRASS SHALL BE MOWED THREE TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. MOWED HEIGHT OF VEGETATION SHALL NOT BE LESS THAN TWO INCHES.

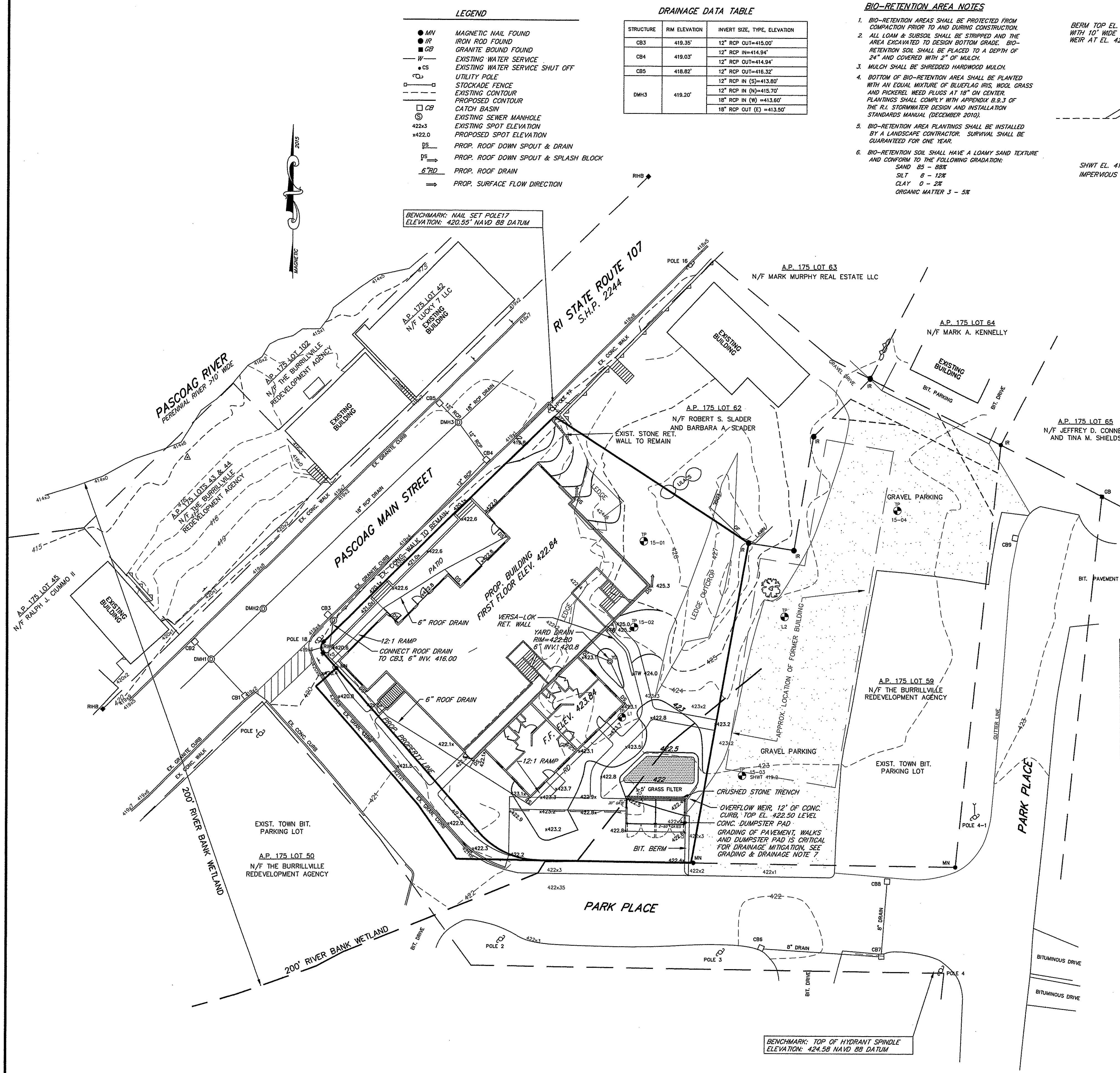
- GRASS FILTER STRIP MAINTENANCE NOTES:**
- ENSURE THAT GRASS HAS ESTABLISHED; IF NOT REPLACE WITH AN ALTERNATIVE SPECIES.
  - FILTER STRIPS SHALL BE INSPECTED AT LEAST QUARTERLY DURING THE FIRST YEAR OF OPERATION AND SEMIANNUALLY THEREAFTER. EVIDENCE OF EROSION AND CONCENTRATED FLOWS WITHIN THE FILTER STRIP MUST BE CORRECTED IMMEDIATELY. ERODED SPOTS MUST BE RESEED AND MULCHED TO ENHANCE VIGOROUS GROWTH AND PREVENT FUTURE EROSION PROBLEMS.
  - THE BULK OF ACCUMULATED SEDIMENTS WILL BE TRAPPED AT THE INITIAL ENTRY POINT OF THE FILTER STRIP. THESE SEDIMENTS SHALL BE REMOVED MANUALLY AT LEAST ONCE PER YEAR OR WHEN ACCUMULATING SEDIMENTS CAUSE A CHANGE IN THE GRADE ELEVATION. RESEEDING MAY BE NECESSARY TO REPAIR AREAS DAMAGED DURING THE SEDIMENT REMOVAL PROCESS.
  - FILTER STRIPS MUST BE PROTECTED BY PROPER SOIL EROSION AND SEDIMENT CONTROL TECHNIQUES (e.g. HAY BALES AND SILT FENCES) DURING ALL PHASES OF CONSTRUCTION. THESE MEASURES MUST BE PROPERLY MAINTAINED UNTIL FINAL SITE STABILIZATION AND SUBSEQUENT REMOVAL OF ALL TRAPPED SEDIMENTS HAS OCCURRED.

- GRADING & DRAINAGE NOTES**
- ALL SITE WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS AND STANDARD DETAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
  - GRANITE AND CONCRETE CURBS ARE 6" HIGH. BIT. BERMS ARE 3" HIGH.
  - SEE SHEET C2 FOR LOCATION OF EROSION CONTROL MEASURES.
  - SEE EROSION CONTROL NOTES AND DETAILS ON SHEET C6.
  - STORM DRAINS AND STRUCTURES SHALL BE PROTECTED FROM SILTATION AT ALL TIMES.
  - SEE ARCHITECT'S PLANS FOR LOCATION OF ROOF DOWNSPOUTS & DRAIN CONNECTIONS.
  - GRADING FOR THE DRAINAGE AREA TO THE BIO-RETENTION AREA IS CRITICAL AND MUST BE CONSTRUCTED AS DESIGNED. THE PROJECT SURVEYOR MUST LAY OUT ALL WALK, PAD AND PAVEMENT LOCATIONS AND ELEVATIONS.
  - VERTICAL DATUM IS NAVD88.

- STORMWATER SYSTEM MAINTENANCE PLAN**
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE STORMWATER SYSTEM PROTECTION, INSPECTION AND MAINTENANCE PRIOR TO, DURING AND POST CONSTRUCTION UNTIL FINAL ACCEPTANCE OF CONSTRUCTION.
  - BIO-RETENTION BOTTOM SURFACE AREA SHALL BE PROTECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO PREVENT COMPACTION OF BOTTOM AREA.
  - BIO-RETENTION AREA & FILTER STRIP SHALL BE MAINTAINED ACCORDING TO THE FOLLOWING SCHEDULE:
    - THE FILTER STRIP AND BIO-RETENTION AREA SHALL BE INSPECTED TWICE PER YEAR. THEY SHALL ALSO BE INSPECTED AFTER STORMS EQUAL TO OR GREATER THAN THE 1 YEAR, 24 HOUR, TYPE III STORM EVENT.
    - THE GRASS ON THE BIO-RETENTION AREA & FILTER STRIP (BOTTOM & SLOPES) SHALL BE MOWED OR TRIMMED THREE (3) TIMES BETWEEN THE MONTHS OF MAY AND OCTOBER. MOWED HEIGHT OF VEGETATION SHALL NOT BE LESS THAN TWO INCHES.
    - THE CRUSHED STONE TRENCH SHALL BE KEPT CLEAN OF SILT AND DEBRIS AND SHALL BE CLEANED AT THE THREE(3) MOWINGS AND ONCE DURING THE WINTER MONTHS.
    - ACCUMULATED SILT AND DEBRIS SHALL BE REMOVED FROM THE CRUSHED STONE TRENCH AND FILTER STRIP AS NEEDED BUT AT LEAST ONCE EVERY YEAR.
    - ACCUMULATED SILT AND DEBRIS SHALL BE REMOVED FROM THE BIO-RETENTION AREA WHEN THE ACCUMULATION EXCEEDS 1 INCH IN DEPTH.
    - BIO-RETENTION AREA SHALL BE INSPECTED TWICE PER YEAR.
    - IF STANDING WATER REMAINS 48 HOURS AFTER A RAINFALL EVENT, THE BOTTOM SHALL BE CLEANED, ROTO-TILLED, REGRADED AND RE-VEGETATED & MULCHED.
    - THE BIO-RETENTION AREA MULCH LAYER SHALL BE REPLENISHED TO ORIGINAL DEPTH EVERY OTHER YEAR. PREVIOUS MULCH LAYER SHALL BE REMOVED.
  - ALL PAVED AREAS SHALL BE SWEEP AS NEEDED. ACCUMULATED SILT, SAND & DEBRIS SHALL BE REMOVED AND DISPOSED OF AT A LICENSED WASTE FACILITY.
  - UPON FINAL ACCEPTANCE OF THE CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE SYSTEM INSPECTION & MAINTENANCE.

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED DEC 16 2016 FILE # 15-02-26  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



REVISION  
 DATE  
 SCOTT F. MOOREHEAD  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 4298

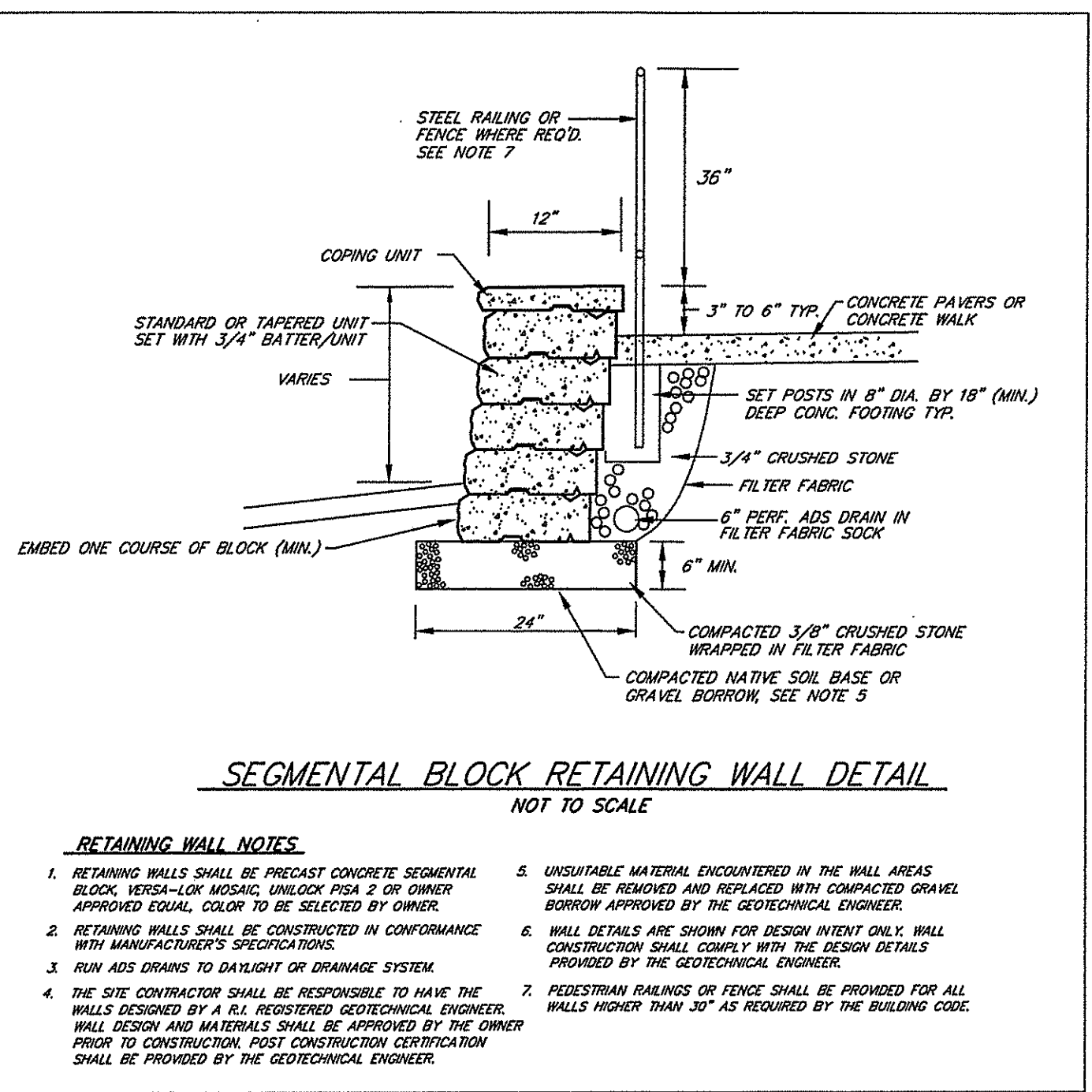
APPLICANT:  
 NEIGHBORWORKS BLACKSTONE  
 RIVER VALLEY  
 719 FRONT STREET SUITE 103  
 WOONSOCKET, RI 02895  
 401-762-0993

75-89 PASCOAG MAIN STREET  
 A.P. 175 LOTS 60 AND 61  
 & 85-89 PASCOAG MAIN STREET  
 BURRILLVILLE, RI  
 GRADING & DRAINAGE PLAN

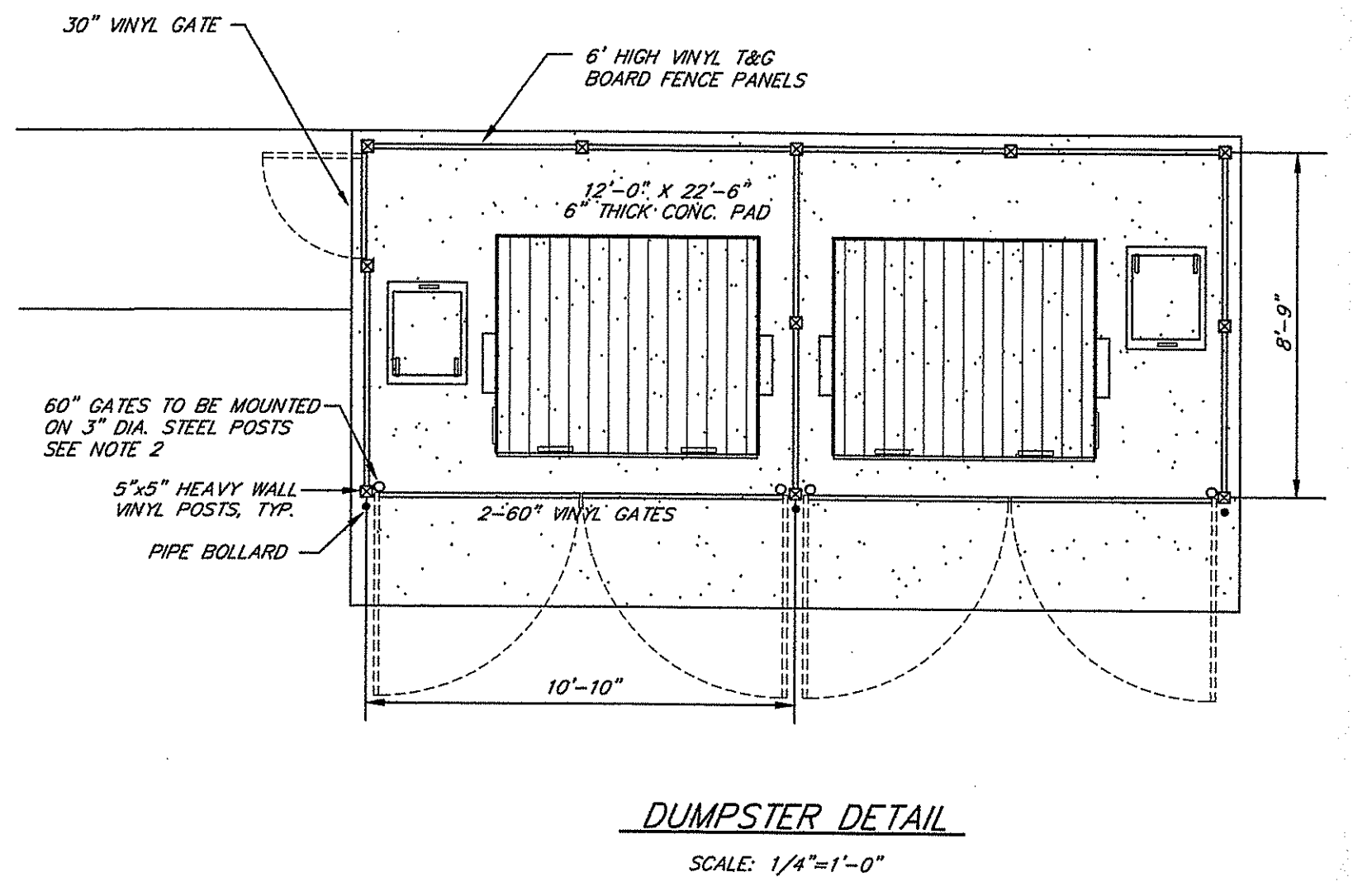
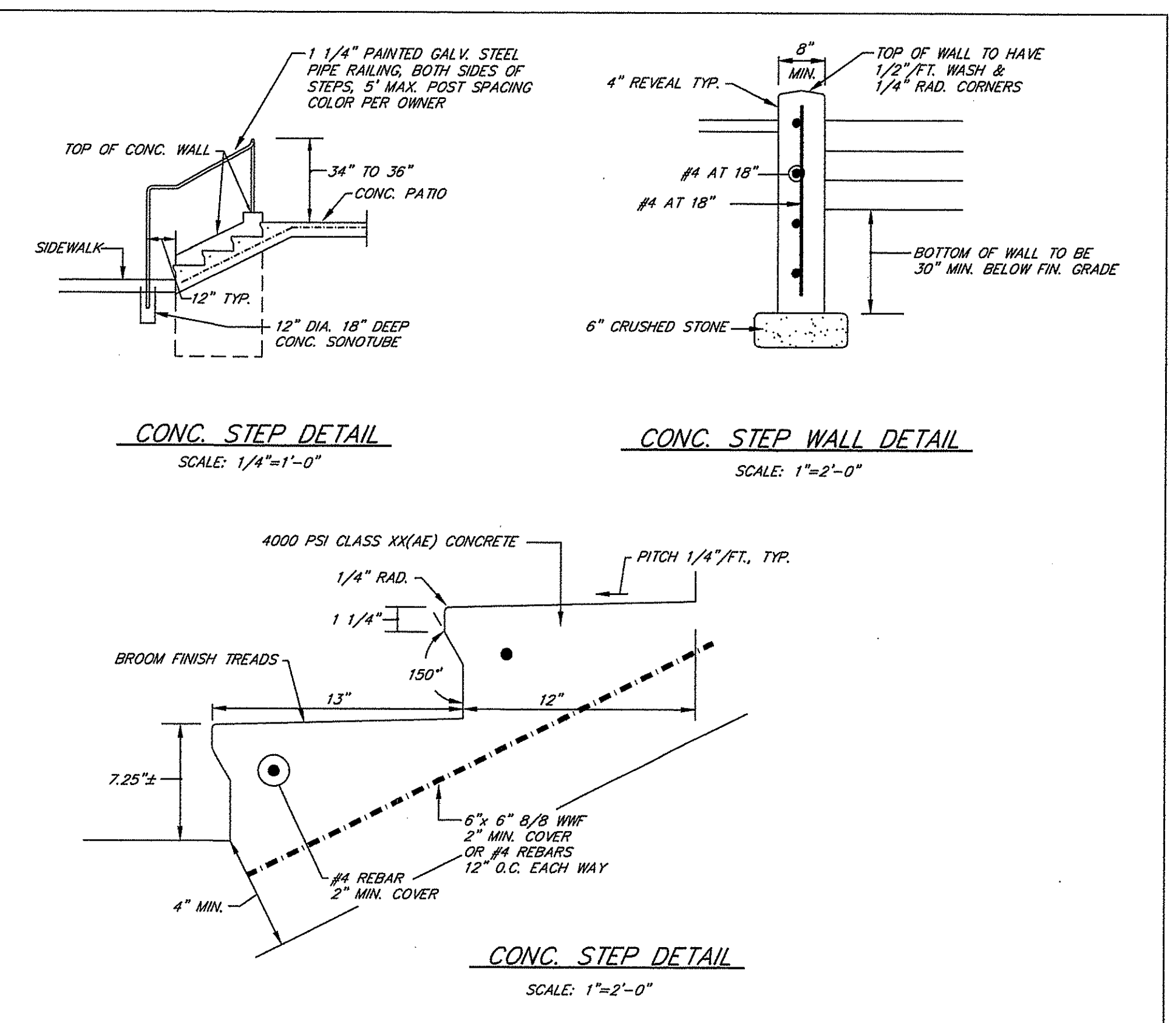
SFM ENGINEERING ASSOCIATES  
 410 TIOGUE AVENUE  
 COVENTRY, RI 02816  
 PHONE: 401-826-3736  
 FAX: 401-826-1711  
 SCOTT@SFMENGINEERING.COM

**SFM**  
 DRN. BY: SFM CHK. BY: JZL  
 SCALE: 1" = 20'  
 DATE: AUG. 27, 2015  
 DWG: SFM825-GP-C  
 SHEET 3 OF 7  
 DEM PERMITTING SUBMISSION

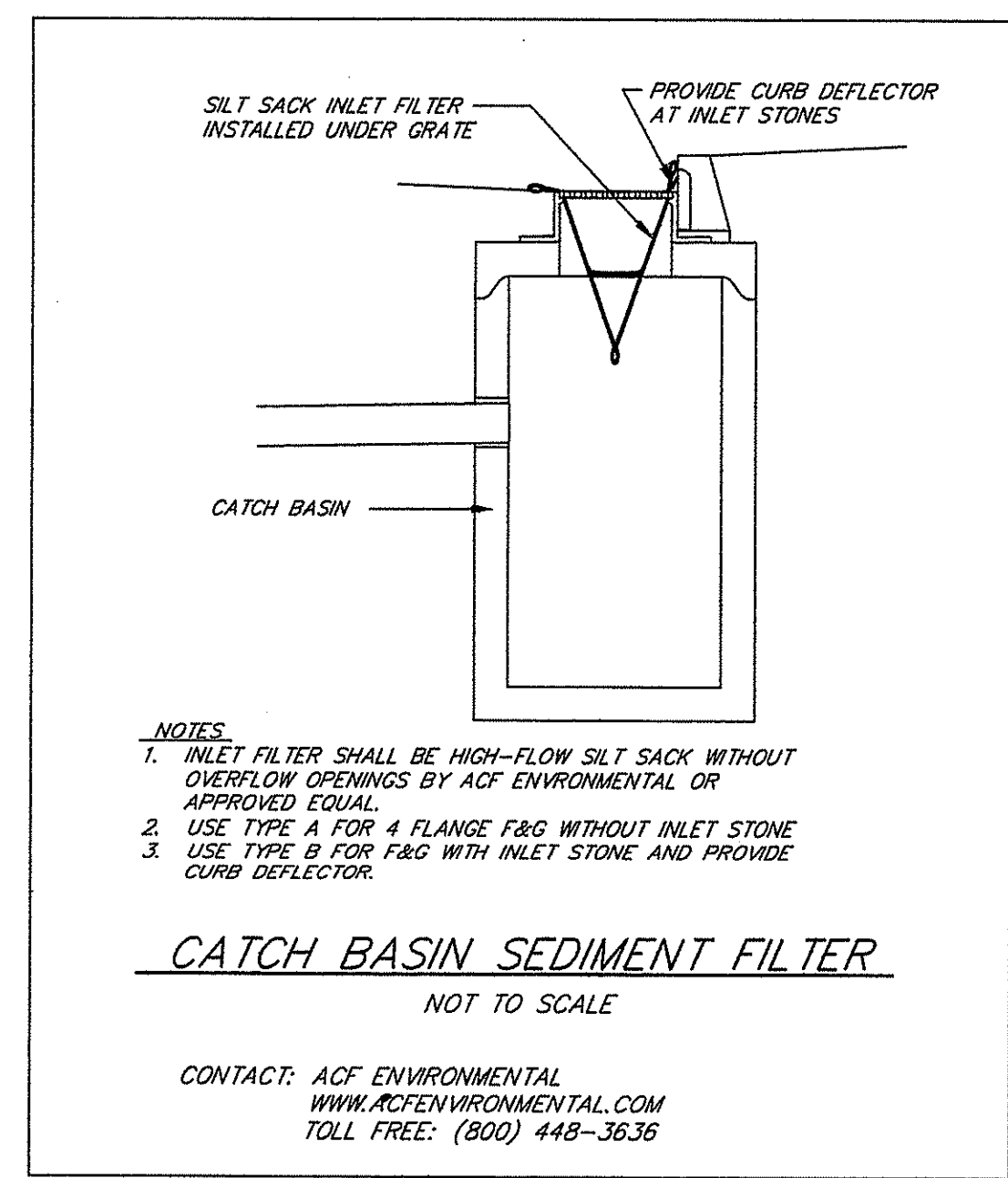
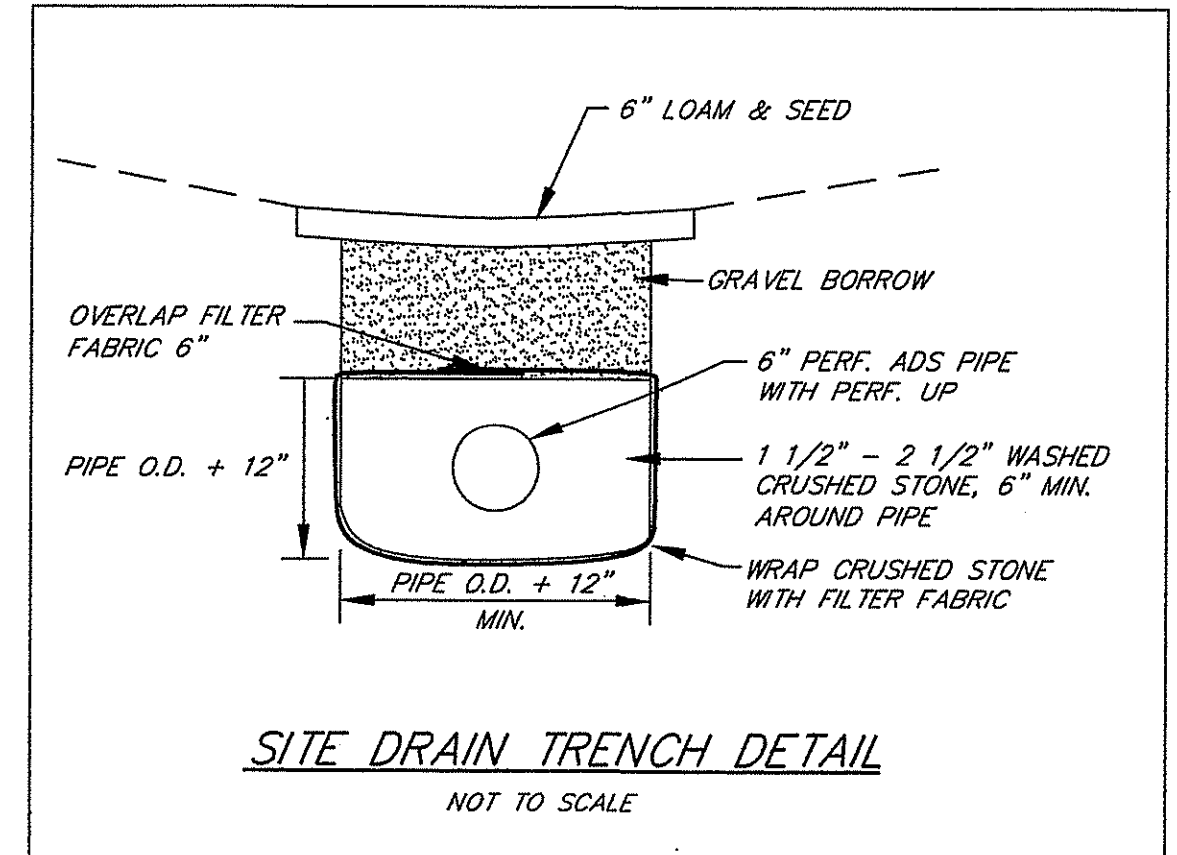
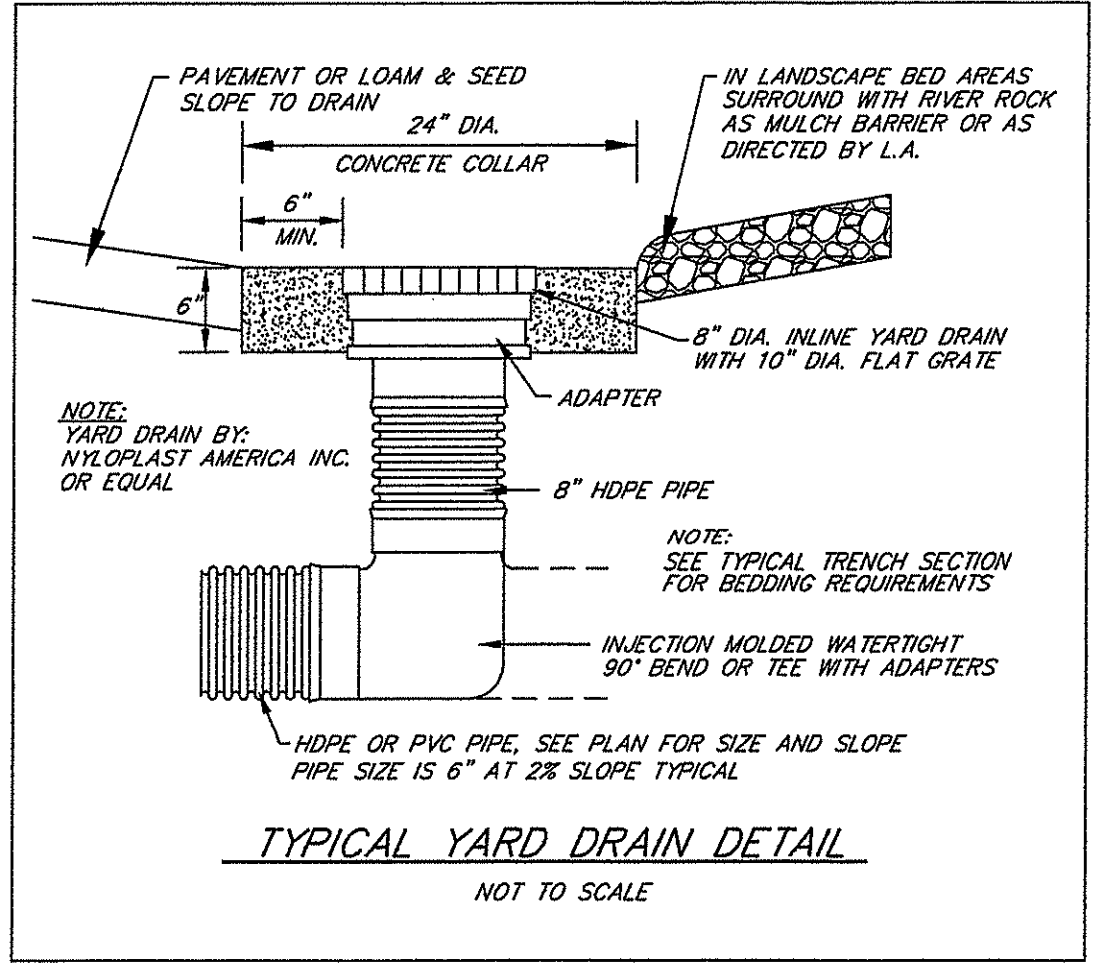
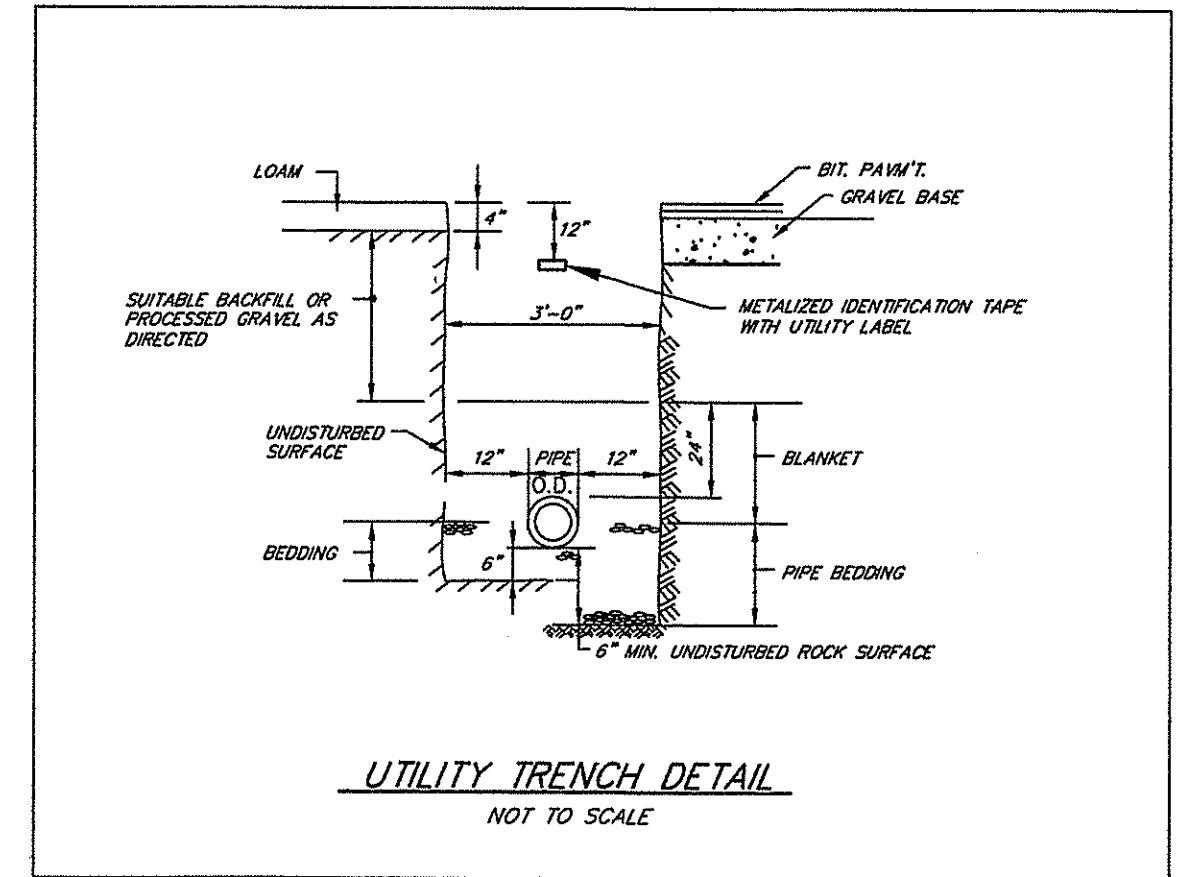
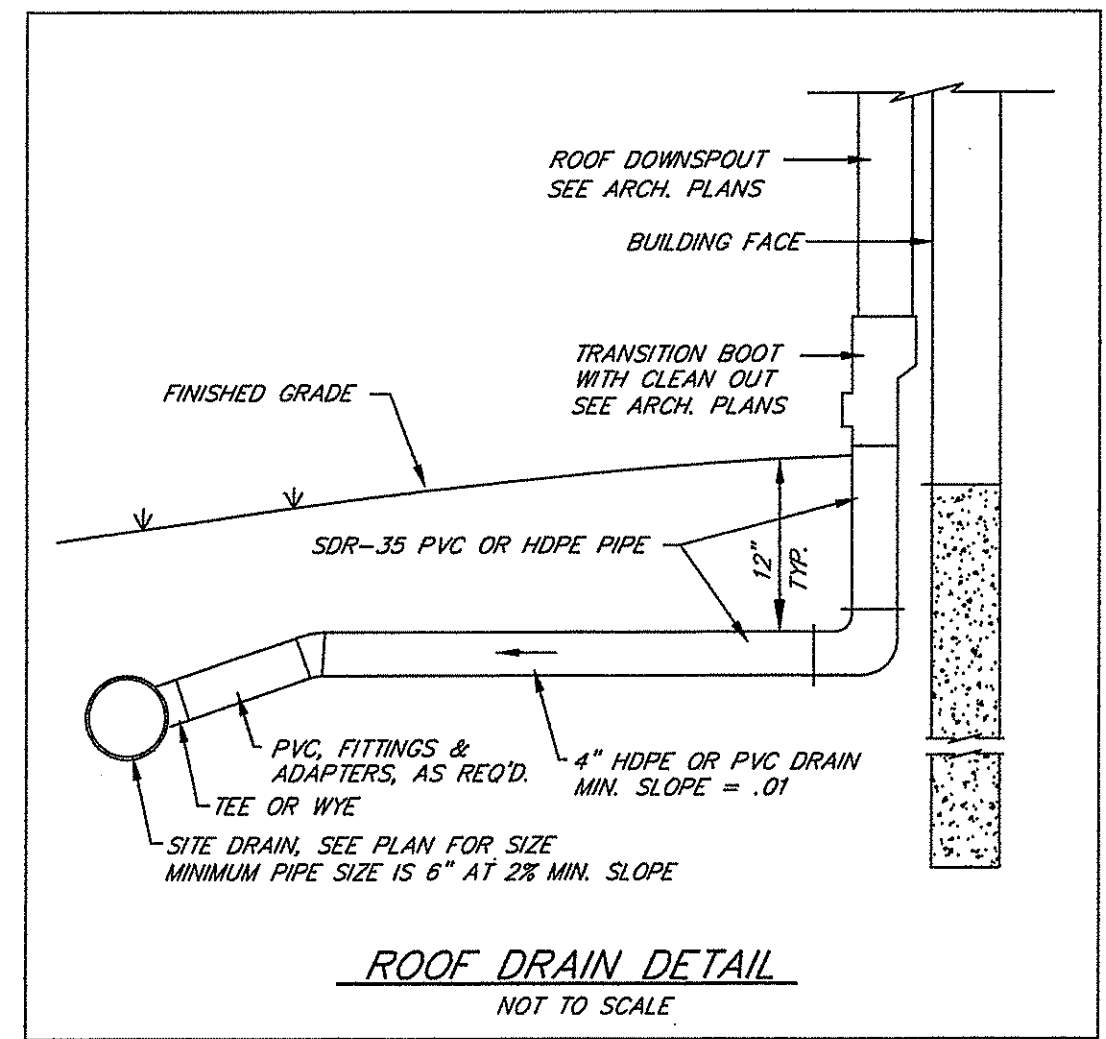
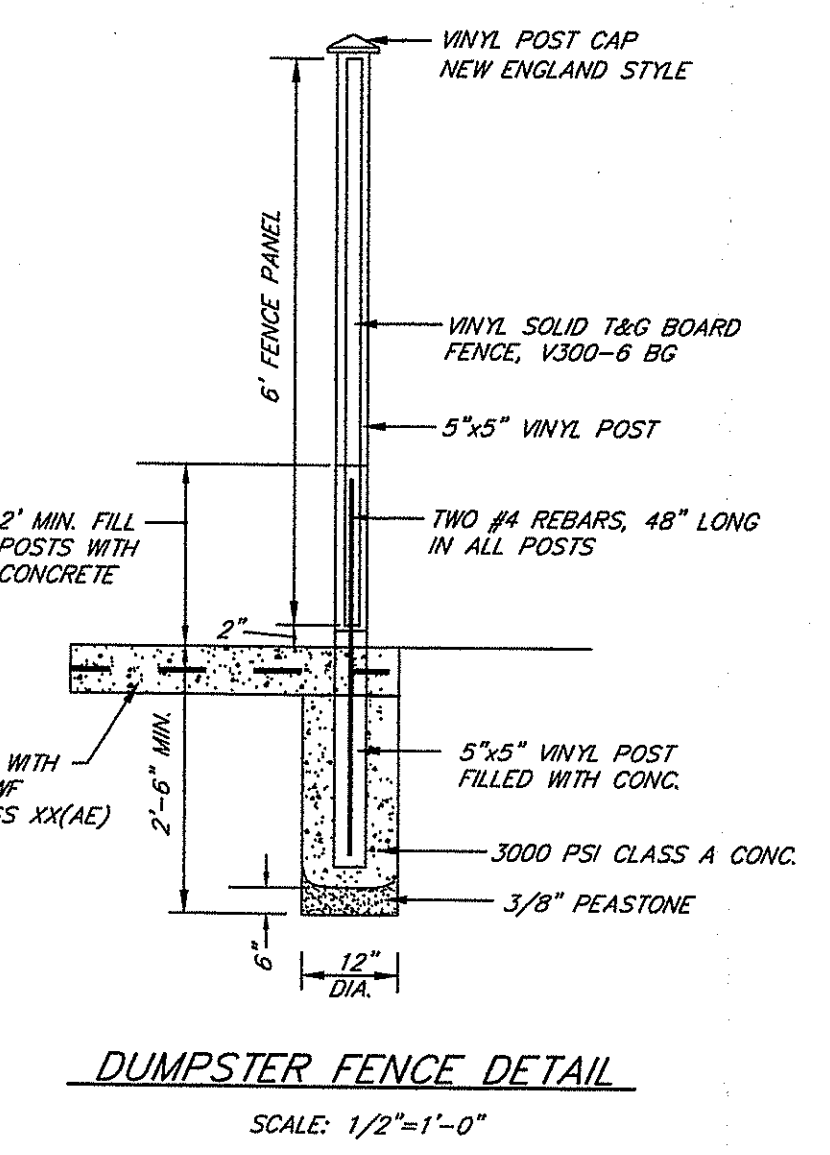
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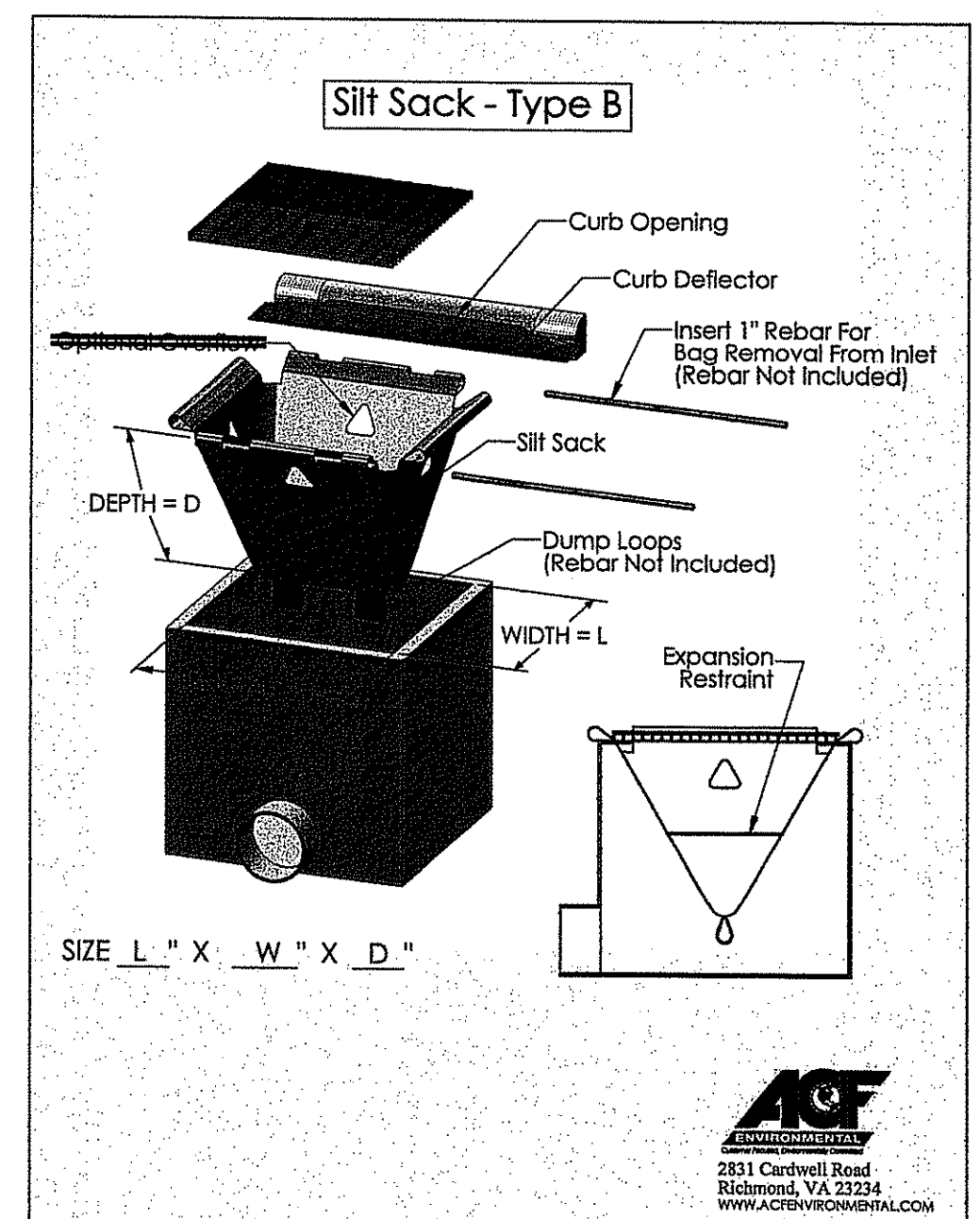
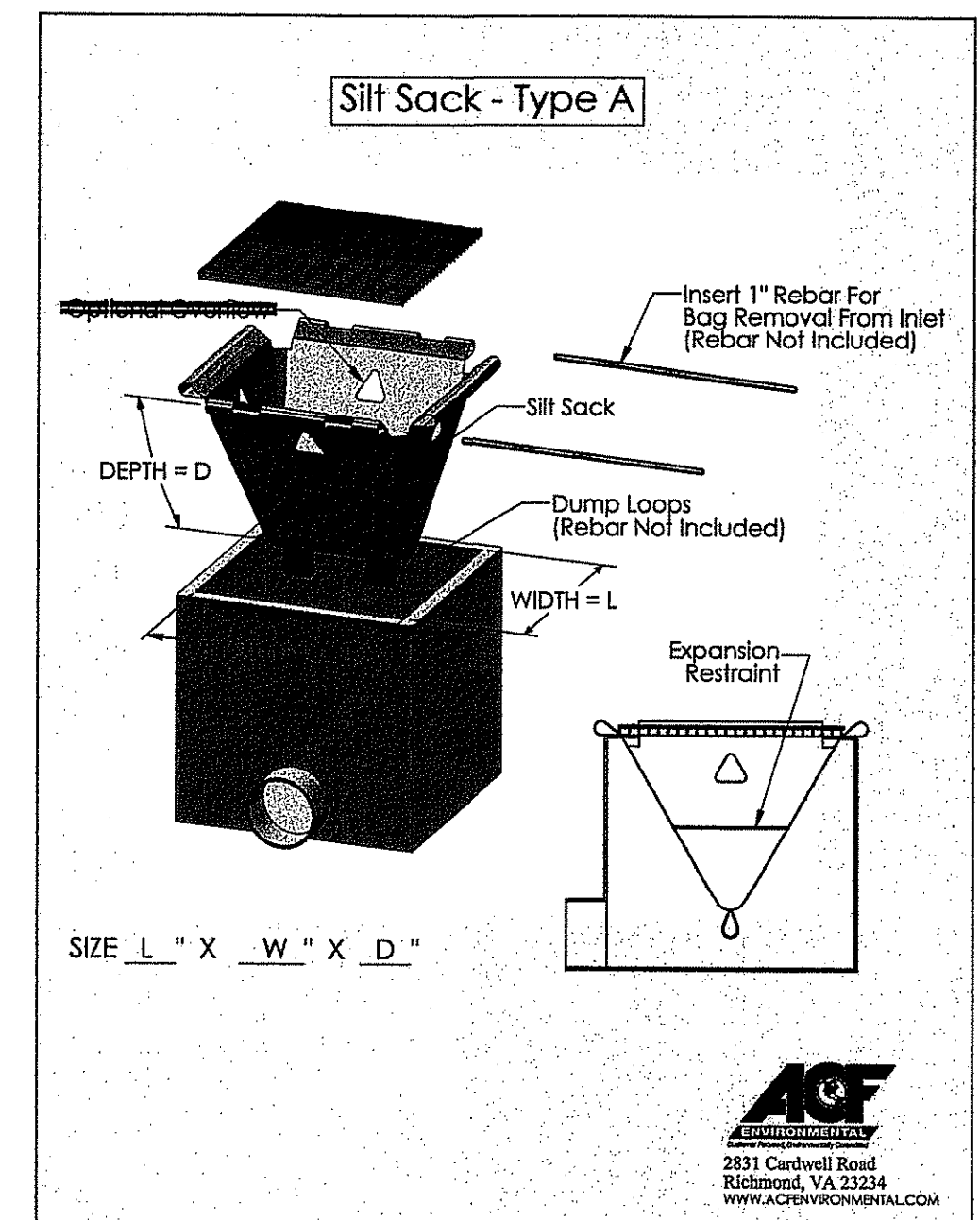
- RETAINING WALL NOTES**
- RETAINING WALLS SHALL BE PRECAST CONCRETE SEGMENTAL BLOCK, 16\"/>
  - RETAINING WALLS SHALL BE CONSTRUCTED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - RUN ADS DRAINS TO DAYLIGHT OR DRAINAGE SYSTEM.
  - THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE WALLS DESIGNED BY A R.I. REGISTERED GEOTECHNICAL ENGINEER. WALL DESIGN AND MATERIALS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. POST CONSTRUCTION CERTIFICATION SHALL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
  - UNDESIRABLE MATERIAL ENCOUNTERED IN THE WALL AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED GRAVEL BORROW APPROVED BY THE GEOTECHNICAL ENGINEER.
  - WALL DETAILS ARE SHOWN FOR DESIGN INTENT ONLY. WALL CONSTRUCTION SHALL COMPLY WITH THE DESIGN DETAILS PROVIDED BY THE GEOTECHNICAL ENGINEER.
  - PEDESTRIAN RAILINGS OR FENCE SHALL BE PROVIDED FOR ALL WALLS HIGHER THAN 30\"/>



- DUMPSTER NOTES**
- VINYL FENCE SHALL BE 6\"/>
  - DUMPSTER GATES SHALL BE MOUNTED ON 3\"/>
  - 30\"/>
  - ALL GATES SHALL BE FITTED WITH PADLOCK LOCKABLE HARDWARE.
  - FENCE AND HARDWARE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED DEC 16 2015 FILE # 15-0236  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



REVISION

DATE

SCOTT F. MOOREHEAD  
REGISTERED PROFESSIONAL ENGINEER

APPLICANT:  
NEIGHBORWORKS BLACKSTONE  
RIVER VALLEY  
719 FRONT STREET SUITE 103  
WOONSOCKET, RI 02895  
401-762-0993

75-89 PASCOAG MAIN STREET  
A.P. 175 LOTS 60 AND 61  
75 & 85-89 PASCOAG MAIN STREET  
BURLINGAME, RI

SITE CONSTRUCTION DETAILS - 1

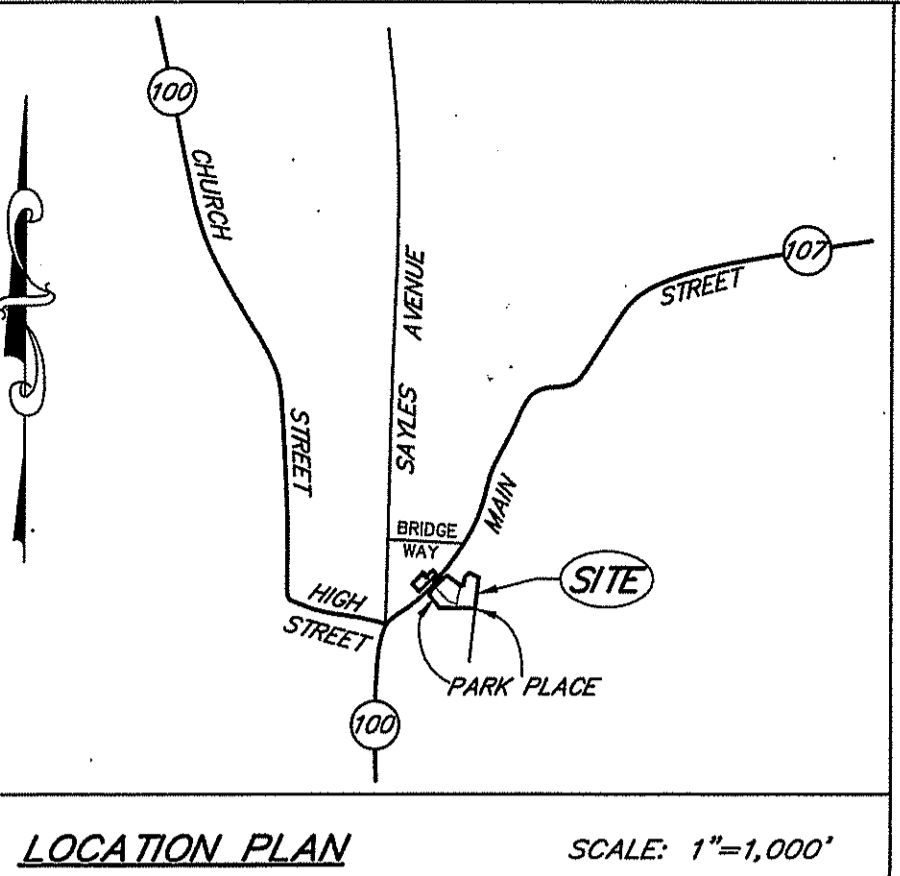
SFM ENGINEERING ASSOCIATES  
410 TIGUE AVENUE  
COVENTRY, RI 02816  
PHONE: 401-826-3736  
FAX: 401-826-1711  
SCOTT@SFM.NE.COM

**SFM**

DRN. BY: SFM CHK. BY: JZL  
SCALE: 1" = 20'  
DATE: AUG. 27, 2015  
DWG: SFM825-CD  
SHEET 4 OF 7  
PERMITTING SUBMISSION







- PLAN REFERENCES**
- "PARK PLACE AS LAID OUT FOR E. D. SAYLES PASCOAG, R.I. BY E. E. WATERMAN MAY 19, 1898" RECORDED IN PLAT BOOK 1 AT PAGE 29.
  - "PLAT OF LOTS LAID OUT ON JOHN RILEY LAND, PASCOAG, R.I. BY OSCAR MUNYAN, SCALE 40 FT. TO THE INCH" RECORDED IN PLAT BOOK 1 AT PAGE 33.
  - "SUBDIVISION OF LAND FOR BURRILLVILLE SUPPLY, INC. BURRILLVILLE, R.I. MAY 1967 SCALE: 1 INCH = 20 FEET" BY G. BERTRAND BIBECAULT, C. E. . . . RECORDED IN PLAT BOOK 4 AT PAGE 54.
  - "BOARD OF SEWER COMMISSIONERS TOWN OF BURRILLVILLE, RHODE ISLAND PLAN OF EASEMENT 31 MAY, 1980 METCALE & EDDY, INC. ENGINEERS . . ." RECORDED IN PLAT BOOK 12 AT PAGE 42.
  - STATE HIGHWAY PLAT NO. 2244 (1981).
  - "TOWN OF BURRILLVILLE AP 175 LOT 41 PASCOAG MAIN STREET BURRILLVILLE, RHODE ISLAND MINOR SUBDIVISION JUNE 2008 . . ." BY NATIONAL SURVEYORS-DEVELOPERS INC. PLAT BOOK 2008 PAGE 12.
  - "BURRILLVILLE REDEVELOPMENT AGENCY AP 175 LOTS 43, 44 & 102 #74 & #84 PASCOAG MAIN STREET BURRILLVILLE, RHODE ISLAND PROPOSED SITE PLAN . . . MARCH 2015 . . ." PLAN NOT RECORDED.

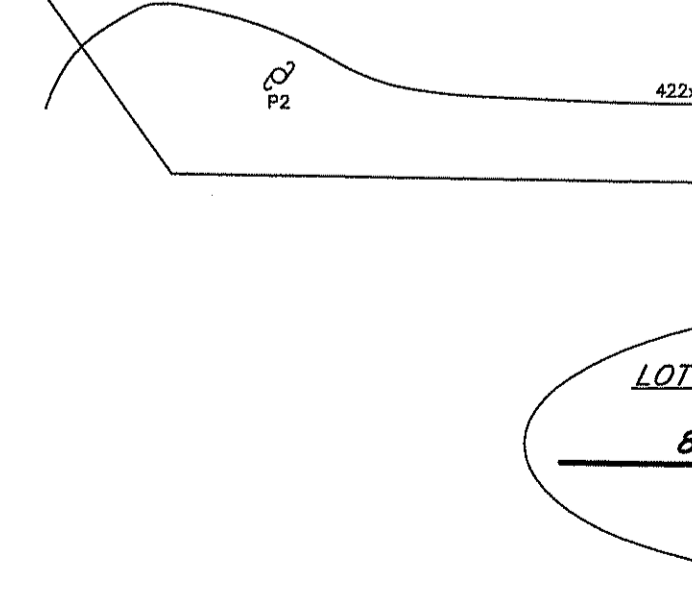
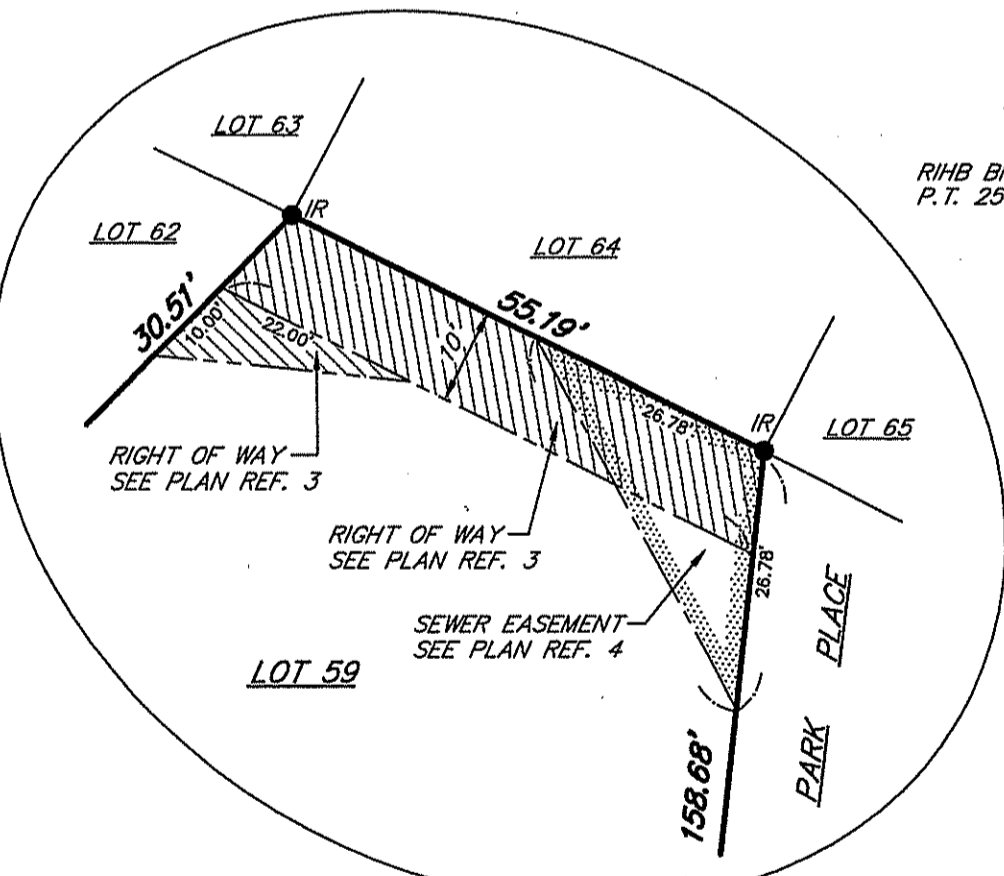
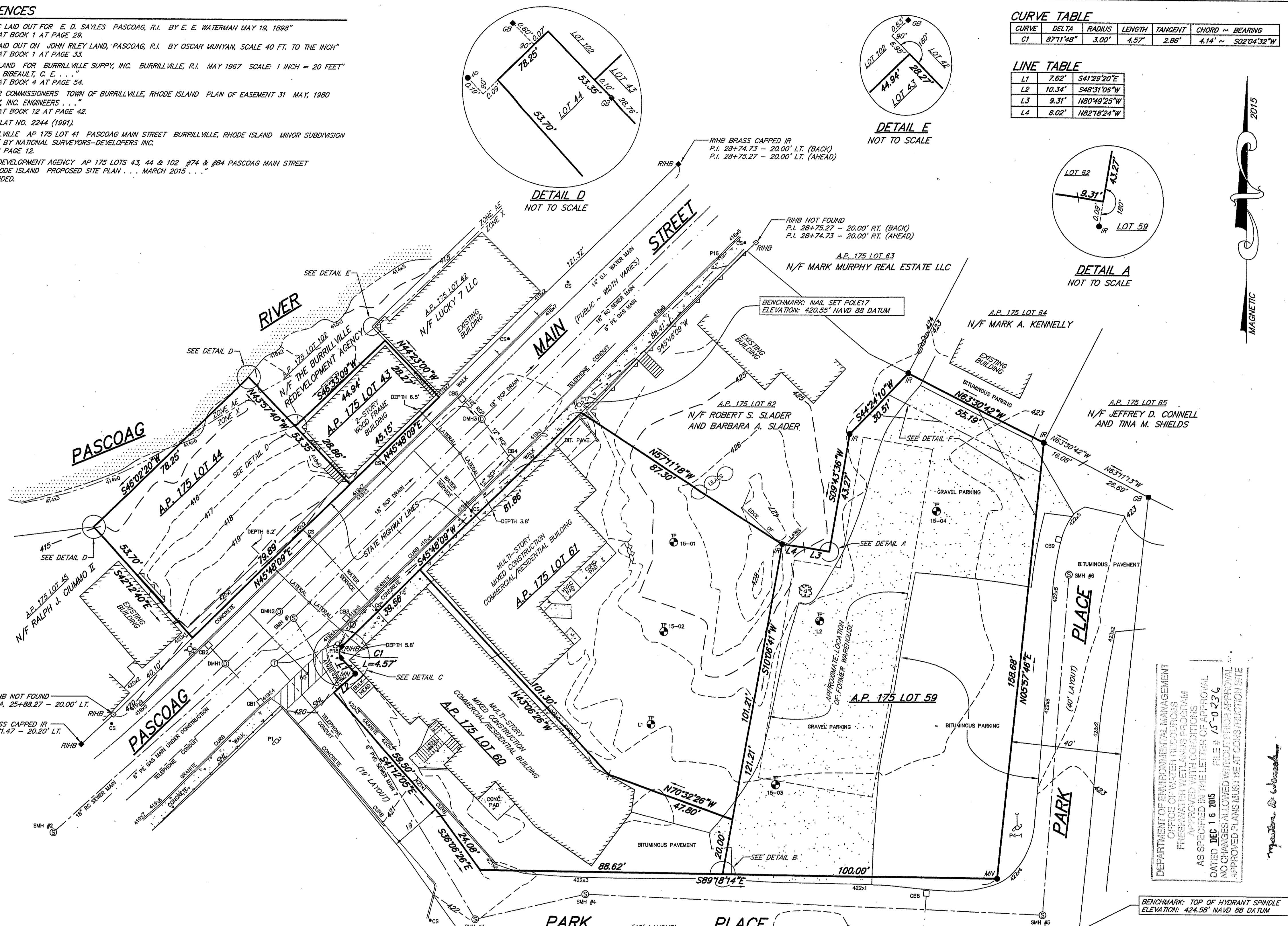
- GENERAL NOTES**
- THE BOUNDARY AND DATA ACCUMULATION SURVEY DEPICTED HEREON IS A PRODUCT OF ACTUAL ON-THE-GROUND FIELD SURVEY USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS. THE DATA INCLUDES CONTOURS AT A ONE FOOT INTERVAL, AS WELL AS PHYSICAL FEATURES (PLANIMETRICS) AND OBSERVED UTILITIES.
  - VERTICAL DATUM IS NAVD 88; HORIZONTAL DATUM IS ASSUMED. THE VERTICAL DATUM WAS DERIVED THROUGH THE USE OF GLOBAL POSITIONING TECHNOLOGY.
  - EVIDENCE OF PUBLIC AND PRIVATE UTILITIES IS BASED UPON SURVEY LOCATION OF VISIBLE FEATURES. SUBSURFACE EVIDENCE IS BASED UPON MAPS AND RECORDS PROVIDED BY MUNICIPALITIES, UTILITY COMPANIES, AND OTHER SOURCES, TOGETHER WITH SUCH REASONABLE ASSUMPTIONS AS MAY BE DRAWN FROM THE FIELD AND RECORD DATA. UTILITY INFORMATION MAY NOT BE ACCURATE OR COMPLETE, AND IS SUBJECT TO SUCH CHANGES AS ADDITIONAL DATA MAY DISCLOSE. ALL EXCAVATION MUST BE PRECEDED BY CONTACTING "DIG-SAFE" FOR A MORE RELIABLE LAYOUT OF EXISTING UTILITIES.
  - THE FRESHWATER WETLAND (THE RIVER BANK OF PASCOAG RIVER) WAS DELINEATED IN THE FIELD BY SCITUATE SURVEYS, INC. NO OTHER STATE REGULATED WETLANDS WERE OBSERVED.
  - LOTS 59, 60, 61 AND 43 LIE WITHIN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN). LOT 44 LIES PARTLY WITHIN ZONE X AND PARTLY WITHIN ZONE AE (EL. 413-408) (BASE FLOOD ELEVATIONS DETERMINED. SEE FLOOD INSURANCE RATE MAP NUMBER 4407001300 DATED MARCH 2, 2009).
  - DESPITE THE FACT THAT LOTS 59-61 AND THE ADJACENT HIGHWAYS HAVE BEEN THE SUBJECT OF MULTIPLE RECORD SURVEYS AND PLANS, NUMEROUS CONFLICTS AMONG BOTH THE RECORD AND FIELD DATA WERE FOUND. IN RESOLVING THE CONFLICTS AND AMBIGUITIES, CONSIDERABLE WEIGHT WAS GIVEN HERE TO RECOVERED CORNER MONUMENTS.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	87°11'48"	3.00'	4.57'	2.86'	4.14'	S02°04'32"W

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S41°29'20"E	7.62'
L2	S48°31'06"W	10.34'
L3	N80°49'25"W	9.31'
L4	N82°18'24"W	8.02'



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

**AREA TABLE**

ASSESSOR'S PLAT	LOT	AREA
175	43	1,287± SQ. FT.
175	44	4,231± SQ. FT.
175	59	15,064± SQ. FT.
175	60	7,239± SQ. FT.
175	61	11,090± SQ. FT.

- LEGEND**
- A.P. ASSESSOR'S PLAT
  - N/F. NOW OR FORMERLY
  - SQ. FT. SQUARE FEET
  - (R-). RECORD VALUE
  - SHL. STATE HIGHWAY LINE
  - RIH. RHODE ISLAND HIGHWAY BOUND NOT FOUND
  - RIH. RHODE ISLAND HIGHWAY BOUND FOUND
  - MN. MAGNETIC NAIL FOUND
  - IP. IRON PIPE FOUND
  - IR. IRON ROD FOUND
  - GB. GRANITE BOUND FOUND
  - SM. SEWER MANHOLE
  - CB. CATCH BASIN
  - 422±. GROUND SPOT ELEVATION
  - HY. HYDRANT
  - CS. CURB STOP
  - WV. WATER GATE VALVE
  - UP. UTILITY POLE
  - DM. DRAIN MANHOLE
  - DL. SOIL TEST HOLES
  - DI. DUCTILE IRON
  - PE. PLASTIC GAS MAIN
  - RC/RCP. REINFORCED CONCRETE PIPE

**DRAINAGE DATA TABLE**

STRUCTURE	RIM ELEVATION	INVERT SIZE, TYPE, ELEVATION
CB3	419.35'	12" RCP OUT=419.00'
CB4	419.03'	12" RCP IN=414.94'
CB5	418.82'	12" RCP OUT=414.94'
		12" RCP IN (S)=413.80'
		12" RCP IN (N)=415.70'
		18" RCP IN (W)=413.60'
		18" RCP OUT (E)=413.50'

**OWNERS**

A.P. 175 LOTS 43, 44 AND 59  
 BURRILLVILLE REDEVELOPMENT AGENCY  
 105 HARRISVILLE MAIN STREET  
 HARRISVILLE, RHODE ISLAND 02830

A.P. 175 LOTS 60 AND 61  
 MARDELLI PROPERTIES, LLC  
 519 PUTNAM PIKE  
 CHEPACHET, RHODE ISLAND 02814

**SCITUATE SURVEYS, INC.**  
 410 TIOGUE AVENUE  
 COVENTRY, RHODE ISLAND 02816  
 401-821-8101  
 LAND SURVEYING / MAPPING / SITE PLANNING

FOR STREET AND ROAD INDEX. FILE UNDER:  
**PASCOAG MAIN STREET & PARK PLACE**  
**ASSESSOR'S PLAT 175**  
**LOTS 43, 44, 59, 60 & 61**  
 PASCOAG MAIN STREET & PARK PLACE  
 BURRILLVILLE, RHODE ISLAND

THIS PLAN IS PREPARED BY ME, HEREIN, AT THE STATED SCALE, AND MOST EXHAUSTIVELY FROM THE ORIGINAL SURVEY OF THE PROPERTY. ANY OTHER FORM OF THIS MAP IS NOT AN AUTHENTICATIVE VERSION.

JOHN MENSINGER  
 No. 1006  
 PROFESSIONAL  
 LAND SURVEYOR

BOUNDARY AND EXISTING CONDITIONS SURVEY  
 ASSESSOR'S PLAT 175  
 LOTS 43, 44, 59, 60 & 61  
 PASCOAG MAIN STREET & PARK PLACE  
 BURRILLVILLE, RHODE ISLAND

SCALE: 1"=20' DATE: AUGUST 27, 2015 REVISION:

PROJECT NO.: SS2703 SHEET 7 OF 7  
 DRAWING NO.: SS4208