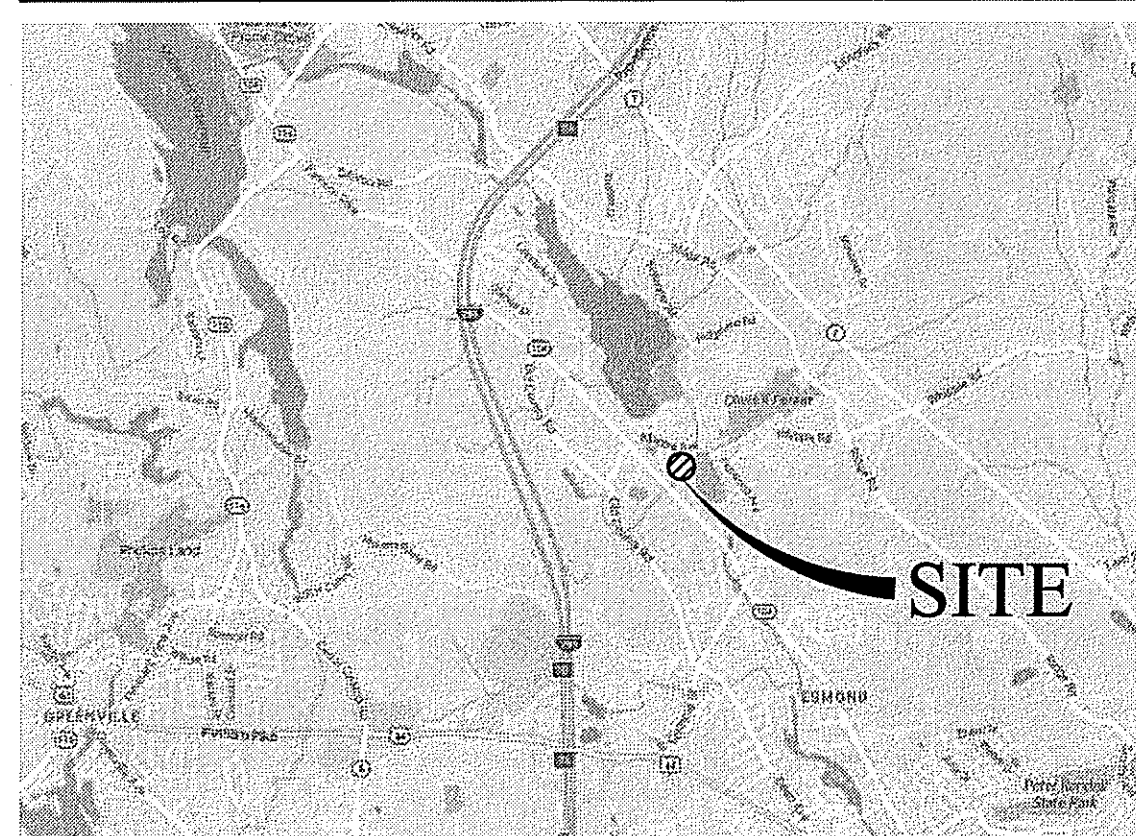
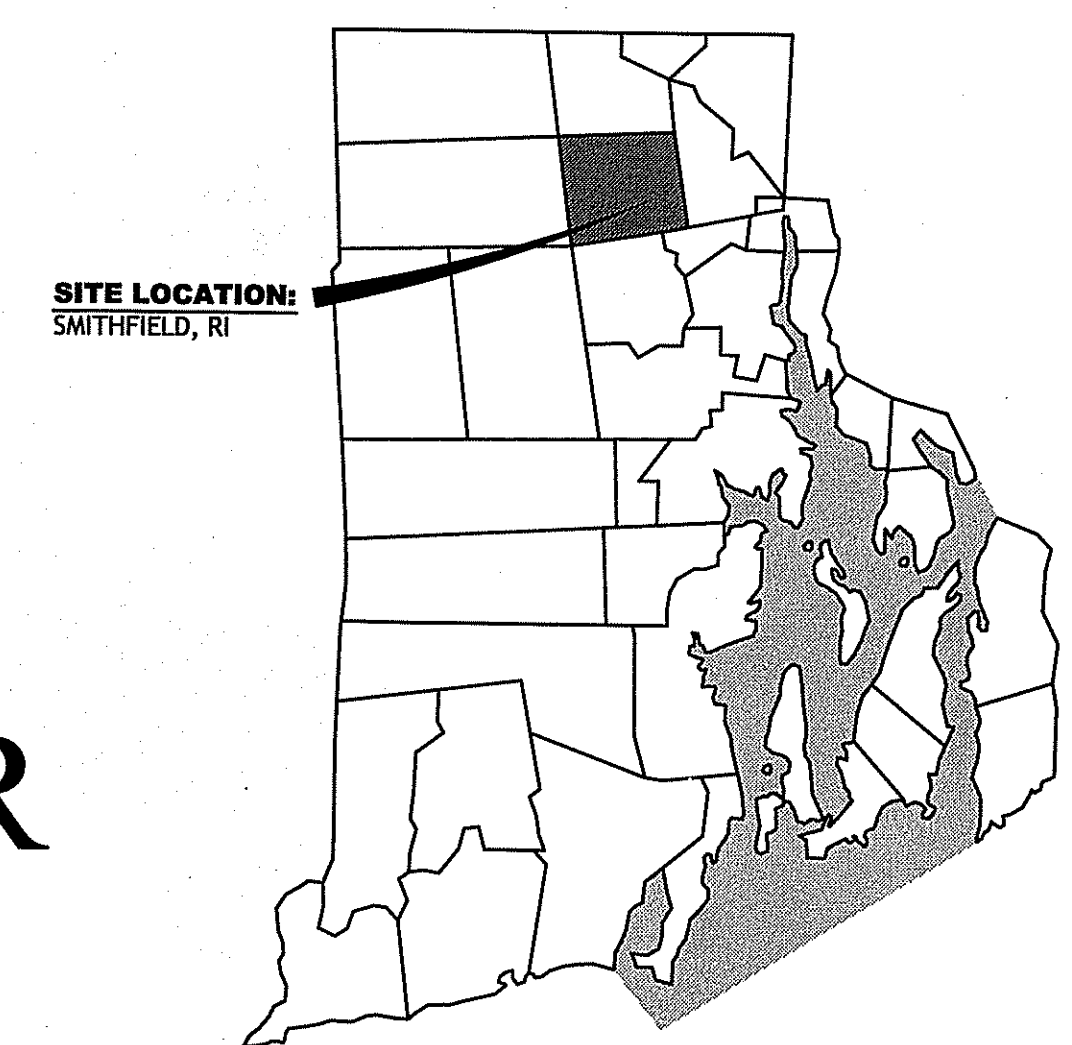


LOCUS MAP (NOT TO SCALE)



STATE WIDE MAP



SITE LOCATION:
SMITHFIELD, RI

PRELIMINARY PERMIT PLAN REVIEW FOR

GEORGIAVILLE VILLAGE GREEN

PROPOSED AFFORDABLE MULTI-FAMILY COMPLEX

AP 23, LOT 71, AP 24 LOTS 66 AND 67

29 WHIPPLE AVENUE SMITHFIELD, RHODE ISLAND

ZONING DISTRICT - R-20

PROJECT TEAM

- OWNER:** GEMINI HOUSING CORPORATION
C/O SMITHFIELD HOUSING AUTHORITY
7 CHURCH STREET
SMITHFIELD, RI 02828
PHONE: 401-949-0270
- PROGRAM MANAGER:** BARBARA SOKOLOFF ASSOCIATES, INC.
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EAST GREENWICH, RI 02818
PHONE: 401-339-2681
FAX: 401-368-8574
- WETLAND SPECIALIST:** NATURAL RESOURCE SERVICES, INC.
180 TINKHAM LANE
HARRISVILLE, RI 02830
PHONE: 401-568-7390
FAX: 401-568-7490

TOWN OF SMITHFIELD ZONING BOARD
 COMPREHENSIVE PLAN MASTER PLAN MODIFICATION
 APPROVAL RECEIVED: FEBRUARY 25, 2015
 DIMENSIONAL VARIANCE APPROVAL: AUGUST 31, 2016

TOWN OF SMITHFIELD PLANNING BOARD
 PRELIMINARY PLAN APPROVAL: OCTOBER 20, 2016
 (PENDING RIDEM AND SOIL EROSION COMMITTEE APPROVAL)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED DEC 12 2016 FILE # 16-0235
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

INDEX OF DRAWINGS

SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS PLAN (1 OF 1)
4	OVERALL SITE PLAN
5	SITE PLAN
6	GRADING, DRAINAGE AND UTILITY PLAN
7	ROADWAY PROFILES I
8	ROADWAY PROFILES II
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS PLAN
11	DETAIL SHEET NO. 1
12	DETAIL SHEET NO. 2

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 11/8/16

**GEORGIAVILLE VILLAGE GREEN
 PROPOSED AFFORDABLE MULTI-FAMILY
 COMPLEX**
 29 WHIPPLE AVENUE, SMITHFIELD, RI
 AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67

REVISIONS:

NO.	DATE	DESCRIPTION
1	11-7-16	RIDEM COMMENTS OF 10-21-16

DESIGNED BY: DMD
 DRAWN BY:
 CHECKED BY: DMD
 DATE: AUGUST, 2016
 PROJECT NO: 14-0007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

Environmental Management
 NOV 10 2016
 Office of Water Resources

COVER SHEET
SHEET 1 OF 12

N:\D'Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\02 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 09, 2016 4:11pm

GENERAL NOTES:

- 1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

SITE NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- 2. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- 3. ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- 4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- 5. ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- 6. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDING.
- 7. WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- 8. ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER OR ENGINEER.
- 9. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION.
- 10. THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- 11. ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- 12. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AT COMPLETION OF EACH DAYS WORK.
- 13. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- 14. ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- 15. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- 16. REFER TO PLUMBING PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
- 17. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

MISCELLANEOUS UTILITY NOTES:

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

DRAINAGE SYSTEM NOTES:

- 1. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES
- 2. THE DESIGN ENGINEER MUST SUBMIT AN AS BUILT PLAN AND A CERTIFICATION TO THE TOWN ENGINEER THAT THE CONSTRUCTION IS IN COMPLIANCE WITH THE DESIGN PLANS FOR ALL ELEMENTS OF THE STORM OR DRAINAGE SYSTEM PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

**PROPOSED PAVEMENT STRUCTURE:
ON-SITE (PAVEMENT TYPE A)**

(SEE DETAIL PLANS FOR PAVEMENT MAKEUP ON-SITE)

**PROPOSED PAVEMENT STRUCTURE:
TOWN/RIDOT (PAVEMENT TYPE B)**

2" CLASS 12.5 HMA
2" CLASS 19 HMA
12" GRAVEL BORROW SUBBASE COURSE
ASPHALT EMULSION TACK COAT TO BE PLACED ON ALL BITUMINOUS COURSES PRIOR TO PAVING.

LAYOUT NOTE:

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

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), 2009 EDITION, INCLUDING ALL REVISIONS.
- 2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- 3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR TOWN RIGHT-OF-WAY.
- 4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC, SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 1988 EDITION. INCLUDING REVISION 3, SEPTEMBER 3, 1993 AND SUBSEQUENT ADDENDA.
- 5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

DRAINAGE AND SUBSURFACE DRAINAGE SYSTEM MAINTENANCE SCHEDULE:

UPON PROJECT COMPLETION, THE PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING MAINTENANCE PLAN AND SCHEDULE:

- 1. CATCH BASINS, MANHOLES AND DRAIN LINES: AN INSPECTION MUST OCCUR ON AN ANNUAL BASIS BY QUALIFIED PERSONAL TO ENSURE PROPER OPERATION. ANY DEFICIENCY NOTED DURING THE INSPECTION WILL BE IMMEDIATELY REPAIRED OR REPLACED. THE INSPECTION SHOULD, AS A MINIMUM, CONCENTRATE ON THE FOLLOWING:
 - * DAMAGE TO GRATE/ COVERS
 - * EVIDENCE OF STANDING WATER
 - * DEBRIS REMOVAL
 - * STRUCTURAL ALIGNMENT/ INTEGRITY
 - * OIL/WATER SEPARATORS
- 2. IF SEDIMENT OR ORGANIC DEBRIS BUILD-UP HAS LIMITED THE INFILTRATION CAPABILITIES OF THE UNDERGROUND INFILTRATION CHAMBERS OR TRENCHES TO BELOW THE DESIGN RATE THE SYSTEM MUST BE REMOVED AND RE-CONSTRUCTED. THE SYSTEMS BOTTOM SHOULD BE RESTORED ACCORDING TO ORIGINAL DESIGN SPECIFICATIONS.
- 3. SEDIMENT REMOVAL: ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED IN UPLAND AREAS BASED UPON THE TEST RESULTS AND LOCAL, STATE, AND FEDERAL REGULATIONS.
- 4. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY SOIL AND GROUNDWATER CONTAMINATION RESULTING FROM THE USE OF THE STORMWATER RUNOFF SUBSURFACE DRAINAGE SYSTEM.

WATER NOTES:

- 1. ALL INSTALLATIONS, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE EAST SMITHFIELD WATER DISTRICT/PROVIDENCE WATER SUPPLY BOARD REQUIREMENTS, AWWA STANDARDS AND GOVERNMENTAL REQUIREMENTS.
- 2. INSTALLATION OF ALL WATER CONVEYANCES, MAINS, PIPES OR LINES SHALL BE IN ACCORDANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION'S INSTALLATION MANUAL AND ANSI/AWWA C600 AND ALL OTHER REQUIREMENTS OF THE EAST SMITHFIELD WATER DISTRICT/PROVIDENCE WATER SUPPLY BOARD.
- 3. WATER PIPES SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER PIPES, AND AT A MINIMUM DEPTH OF COVER EQUAL TO 4'-6". WHERE A NEW WATER PIPE IS LESS THAN 18 INCHES CLEAR DISTANCE ABOVE A SEWER OR WHERE A WATER PIPE PASSES BENEATH A SEWER OR STORM DRAIN, ENCASE THE SEWER OR DRAIN IN 6" OF CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING WATER PIPE.
- 4. ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS; SUCH AS PIPE, THRUST BLOCKS, FITTINGS, CASTINGS, ETC. SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
- 5. WATER LINE TRENCH TO BE AWWA TYPE 5 A METALIZED DETECTABLE IDENTIFICATION TAPE 2" IN WIDTH, BLUE IN COLOR AND PRINTED WITH "CAUTION WATERLINE BURIED BELOW" SHALL BE UTILIZED OVER ALL MAINS. TAPE SHALL BE SET AT APPROXIMATELY 1' BELOW FINISHED GRADE.
- 6. THE CONTRACTOR SHALL RECEIVE VERIFICATION FROM THE ENGINEER AS TO THE APPROPRIATE SIZE OF THE DOMESTIC WATER AND FIRE PROTECTION LINE SHOWN ON THE PLANS PRIOR TO ORDERING WATER PIPE RELATED ITEMS.
- 7. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, GRAVEL, STONE, DRAINAGE PIPE AND RELATED STRUCTURES, WATER, SEWER, AND DRAIN LINE INSTALLATION, PAVEMENT SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION AMENDED AUGUST 2013 WITH ALL REVISIONS AND LATEST ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS 1998 EDITION WITH ALL REVISIONS.
- 8. SPECIFIC BENDS ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL BENDS AS NECESSARY TO INSTALL THE PIPE AT THE REQUIRED DEPTH AND ALIGNMENT.
- 9. INSPECTION OF ALL INSTALLATIONS SHALL BE CONDUCTED TO ENSURE COMPLIANCE WITH THE RULES AND REGULATIONS OF THE EAST SMITHFIELD WATER DISTRICT/PROVIDENCE WATER SUPPLY BOARD. PROVIDENCE WATER SUPPLY BOARD EMPLOYEES SHALL BE GIVEN FULL ACCESS TO THE PROJECT AT ALL TIMES FOR INSPECTION OR OBSERVATION OF CONSTRUCTION IN PROGRESS AS DEEMED NECESSARY BY THE AUTHORITY. FAILURE TO CONSTRUCT THE NEW EXTENSION OF THE SYSTEM AS PER THE APPROVED DESIGN DRAWINGS OR PROVIDENCE WATER SUPPLY BOARD'S RULES AND REGULATIONS WILL CAUSE IMMEDIATE CESSATION OF ALL CONSTRUCTION WORK. INSPECTION FEES MUST BE PAID IN FULL PRIOR TO COMMENCING INSTALLATION WORK.

RIDOT

- 1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION AMENDED AUGUST 2013 WITH ALL REVISIONS AND LATEST ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS 1998 EDITION WITH ALL REVISIONS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1. THE HAYBALE AND SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
- 2. THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- 3. ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- 4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
- 5. ALL HAYBALES, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- 6. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- 7. THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
- 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- 9. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

BMP MAINTENANCE SCHEDULE

- 1. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. CONSTRUCTION EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE INFILTRATION TRENCH AND/OR SUBSURFACE CHAMBER AREAS TO MINIMIZE COMPACTION OF THE SOIL.
- 3. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER DRAINAGE SYSTEMS AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS TO ALL PIPES, INTAKE AND DISCHARGE STRUCTURES (INCLUDING RIP-RAP SPLASH PADS), CATCH BASIN SUMPS, AND MANHOLES.
- 4. INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES (INCLUDING ROADWAY SIDE SLOPES, FOR STRUCTURAL INTEGRITY, STABILITY AND EVIDENCE OF SOIL EROSION, SHALL INCLUDE MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BIMONTHLY IF NO RAINFALL EVENT OCCURS.
- 5. UPON COMPLETION OF PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION, REPAIR ANY VEGETATIVE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, (SEEDING, PLANTING, ETC.) WHERE REQUIRED, AND REPAIR (OR REMOVE WHERE APPROPRIATE) ANY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL DEVICES. AFTER PERMANENT SOIL STABILIZATION ON THE ENTIRE SITE HAS OCCURRED, ALL TEMPORARY CONTROL MEASURES MUST BE REMOVED.
- 6. AFTER THE COMPLETION OF PROJECT CONSTRUCTION AND THE FINAL STABILIZATION OF THE ENTIRE SITE, THE INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES MUST BE PERFORMED.
- 7. REPLANTING, REGRADING, OR OTHER REPAIRS NEEDED AS A RESULT OF SOIL EROSION AND SEDIMENTATION PROCESSES SHALL BE DONE PROMPTLY TO ENSURE PROPER FUNCTIONING OF THE ENTIRE SYSTEM.
- 8. ANY TRASH, DEBRIS, ETC. SHOULD BE REMOVED FROM ANY WETLAND AREAS, SWALE, AND PIPE OUTLETS.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 12 2016 FILE # 16-0235
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Signature

Environmental Management
NOV 10 2016
Office of Water Resources

LEGEND

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- WETLAND EDGE
- 100' EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STONE WALL
- IRON ROD
- DRILL HOLE
- CONCRETE BOUND
- EXISTING CURB
- CHAIN LINK FENCE
- DRAIN LINE
- DRAINAGE MANHOLE
- CATCH BASIN
- UTILITY POLE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER LINE
- WATER SHUT OFF VALVE
- GAS VALVE
- SEWER
- SMH
- N/F - NOW OR FORMERLY
- 128'32"22'(AS) LOT DIM. "AS SURVEYED" IN THE FIELD
- 128'40'00"(D) LOT DIM. "AS PROVIDED" BY DEED
- LIMIT OF DISTURBANCE
- SOIL EVALUATION
- BUILDING DOOR LOCATION
- CUT AND MATCH LINE (SAW CUT)
- HANDICAPPED PARKING
- STOP SIGN
- ELECTRIC SIGN
- PAINTED TRAFFIC ARROW
- LIGHT POLE
- CLEAN OUT

Detect
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DAVID M. D'AMICO
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CIVIL
11/8/16

GEORGIAVILLE VILLAGE GREEN
PROPOSED AFFORDABLE MULTI-FAMILY
COMPLEX
29 WHIPPLE AVENUE, SMITHFIELD, RI
AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67

REVISIONS:

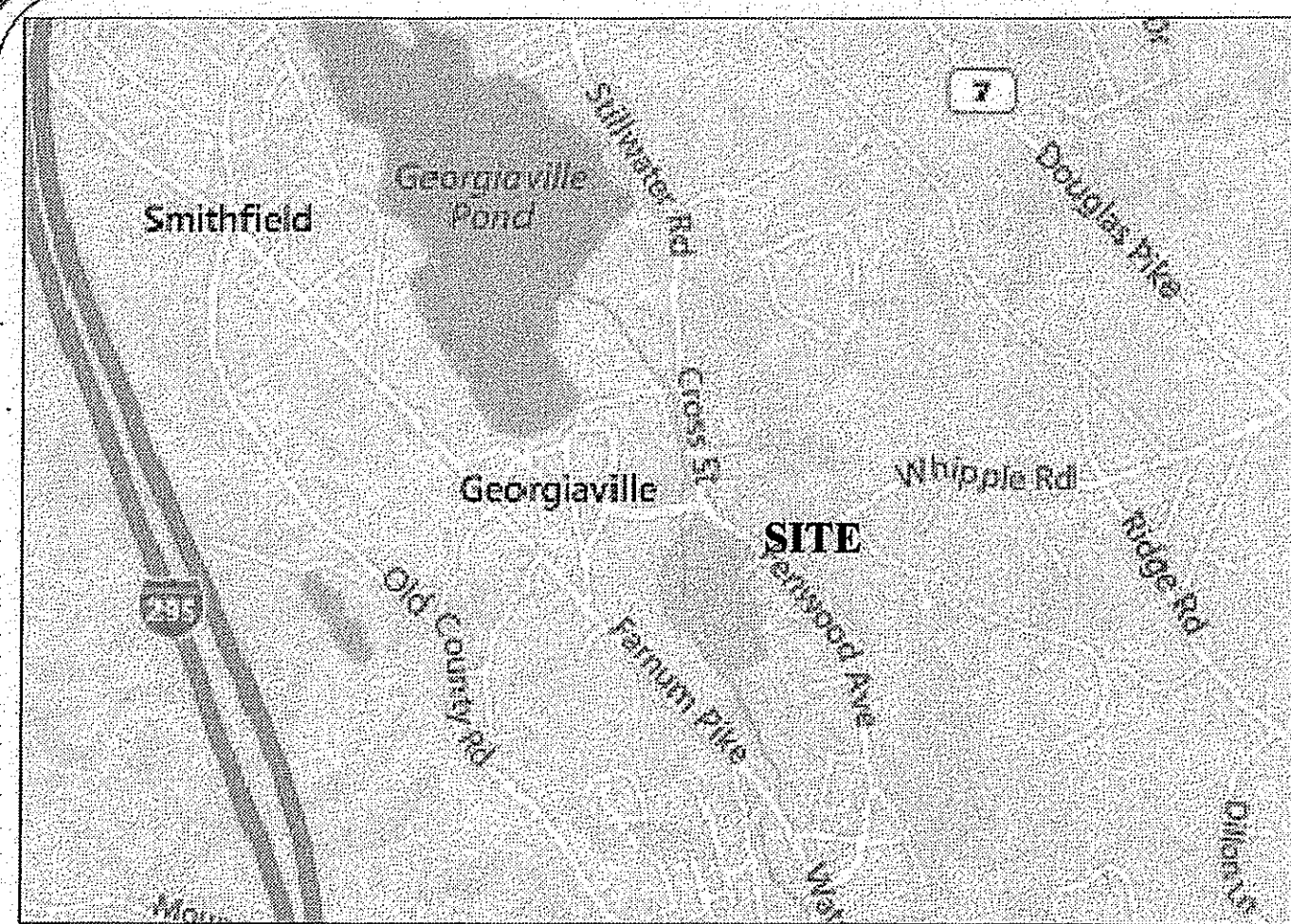
NO.	DATE	DESCRIPTION
1	11-7-16	RIDEM COMMENTS OF 10-21-16

DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: AUGUST, 2016
PROJECT NO: 14-007-01

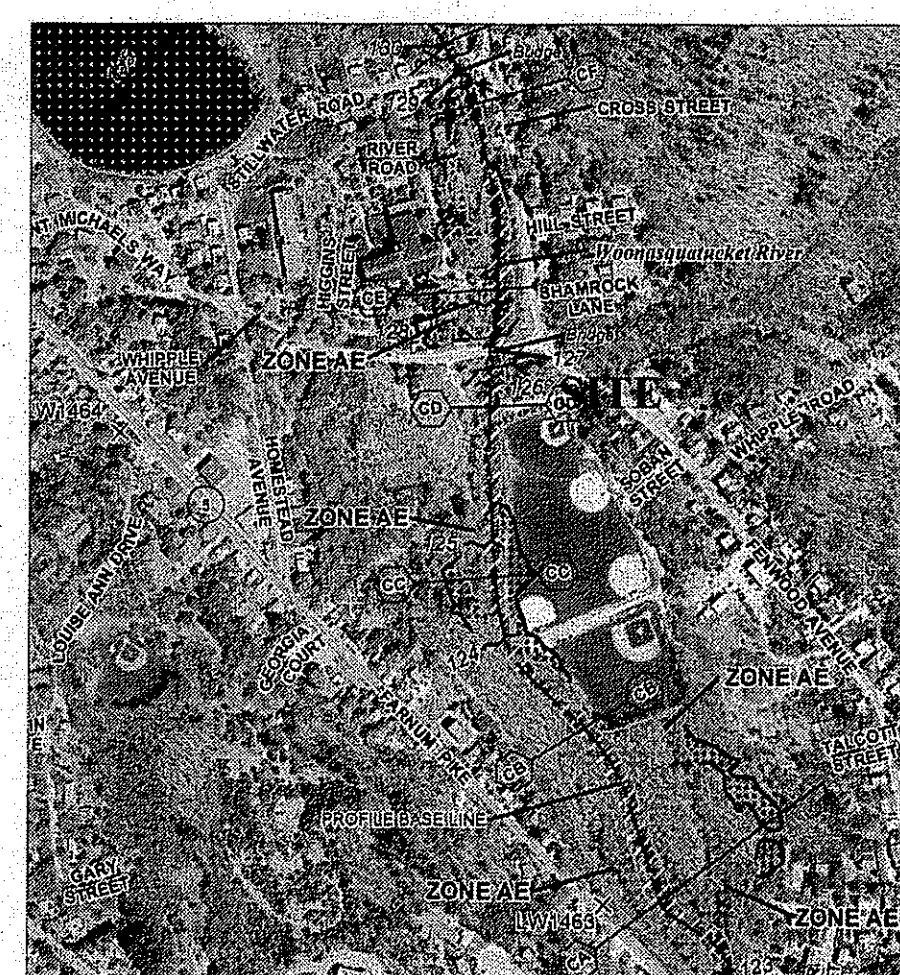
PRELIMINARY PLAN, NOT FOR CONSTRUCTION

GENERAL NOTES
SHEET 2 OF 12

N:\D\Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\00 Technical\02 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 09, 2016 4:11pm



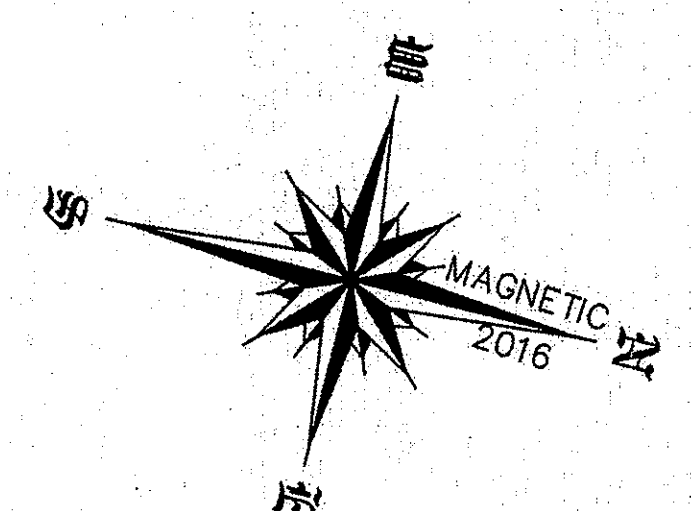
LOCATION MAP



FEMA MAP (NTS)

FIRM
FLOOD INSURANCE RATE MAP
Providence County,
Rhode Island
(ALL RESTRICTIONS)

PANEL 0188H
MAP NUMBER 4407C0188H
MAP REVISED OCTOBER 2, 2015
Federal Emergency Management Agency

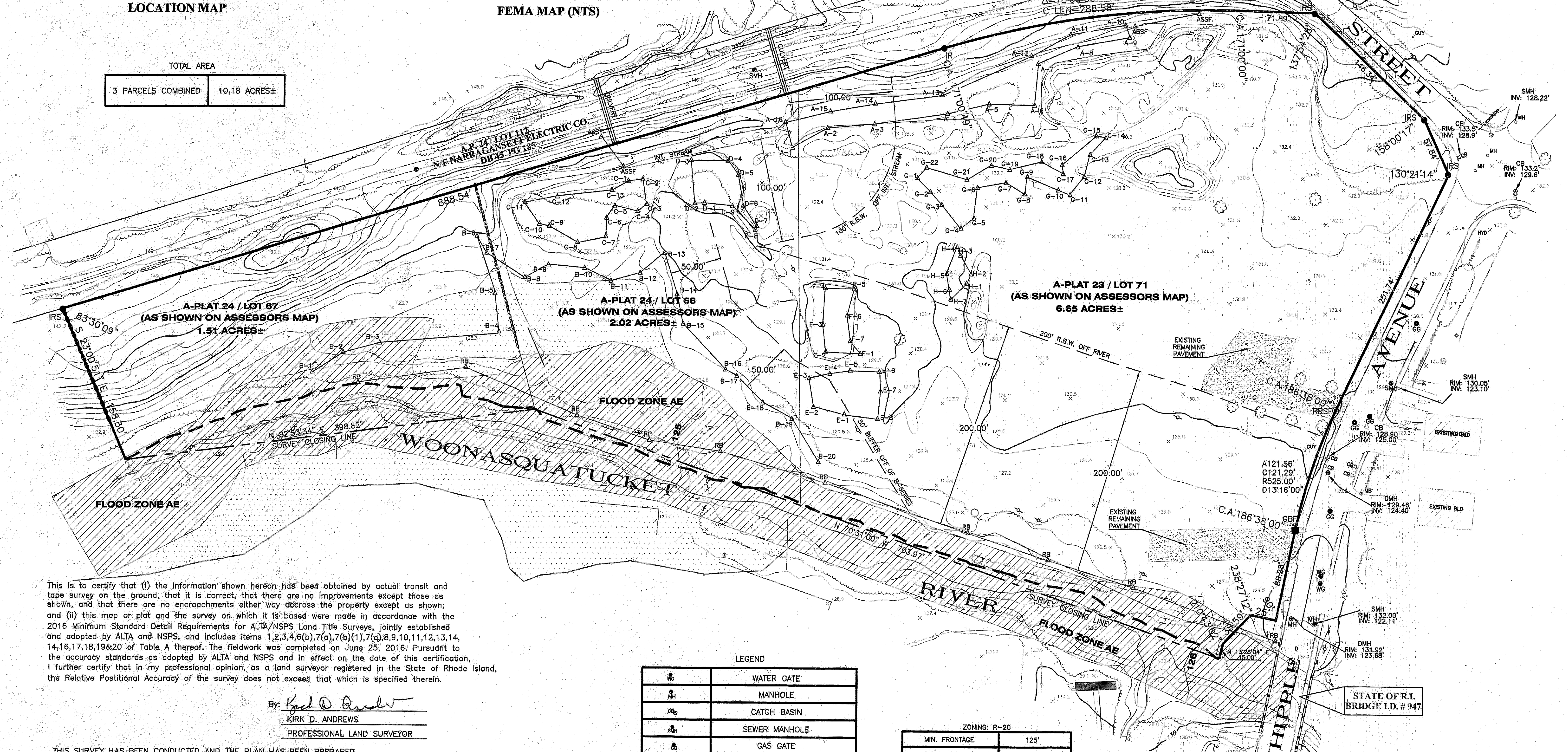


- REFERENCES
1. PLAN IN SUB-DIVISION BERNON MILL PROPERTY OF MANVILLE-JENCKES CORPORATION, SMITHFIELD, RI APRIL, 1935 CHARLES F. PARKER, CIVIL ENGINEER
 2. STATE OF R.I. HIGHWAY PLAT #1841
 3. PLAN SHOWING LAND IN JOHNSTON AND SMITHFIELD RHODE ISLAND TO BE CONVEYED TO THE NARRAGANSETT ELECTRIC COMPANY BY PENN CENTRAL TRANSPORTATION COMPANY
 4. TOWN OF SMITHFIELD, TAX ASSESSORS PLATS 24 & 23
 5. TOWN OF SMITHFIELD SEWER AUTHORITY

- GENERAL NOTES:
1. ALL SEWER AND SOME DRAINAGE INVERTS WERE TAKEN FROM BEST AVAILABLE INFORMATION.
 2. UNABLE TO OBTAIN WATER AS BUILTS FROM THE TOWN OF SMITHFIELD, HOWEVER, ALL WATER PIPES ARE 6" CAST IRON
 3. WHIPPLE AVENUE IS REFERENCED ON R.I. STATE HIGHWAY PLAT #1841.
 4. CHAIN LINK FENCE (NOT SHOWN) BETWEEN THE PROPERTY AND WHIPPLE AVE IS FOR TEMPORARY CONSTRUCTION.
 5. THE VERTICAL DATUM OF THIS PLAN IS NAVD88.

TOTAL AREA

3 PARCELS COMBINED	10.18 ACRES±
--------------------	--------------



This is to certify that (i) the information shown hereon has been obtained by actual transit and tape survey on the ground, that it is correct, that there are no improvements except those as shown, and that there are no encroachments either way across the property except as shown; and (ii) this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(b),7(a),7(b)(1),7(c),8,9,10,11,12,13,14, 14,16,17,18,19&20 of Table A thereof. The fieldwork was completed on June 25, 2016. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, I further certify that in my professional opinion, as a land surveyor registered in the State of Rhode Island, the Relative Positional Accuracy of the survey does not exceed that which is specified therein.

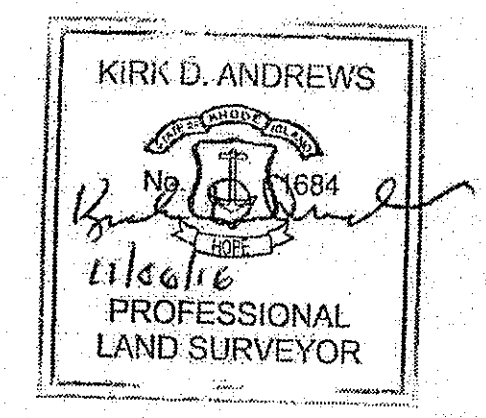
By: *Kirk D. Andrews*
KIRK D. ANDREWS
PROFESSIONAL LAND SURVEYOR

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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER AND SHOW THE EXISTING CONDITIONS & EXISTING UTILITIES ON SITE.

By: *Kirk D. Andrews*
KIRK D. ANDREWS PLS NO. 1684
COA No.: 000A555



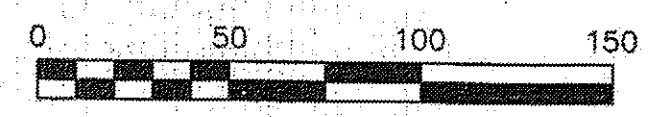
LEGEND

	WATER GATE
	MANHOLE
	CATCH BASIN
	SEWER MANHOLE
	GAS GATE
	WETLAND FLAGS
	EXISTING STONE WALL
	12" TREE
	EXISTING UTILITY POLE
	PROPOSED IRON ROD
	RAILROAD SPIKE FOUND
	GRANITE BOUND FOUND

ZONING: R-20

MIN. FRONTAGE	125'
MIN. FRONT YARD	30'
MIN. SIDE YARD	15'
MIN. REAR YARD	30'
MAX. LOT COVERAGE	25%
MAX HEIGHT	39'
MIN. LOT AREA	20,000 sq. ft.
MIN. LOT AREA PER DWELLING UNIT	20,000 sq. ft.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 12 2016 FILE # 16-0235
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



Environmental Management
NOV 10 2016
Office of Water Resources

EXISTING CONDITIONS PLAN
PREPARED FOR
COVENTRY HOUSING AUTHORITY

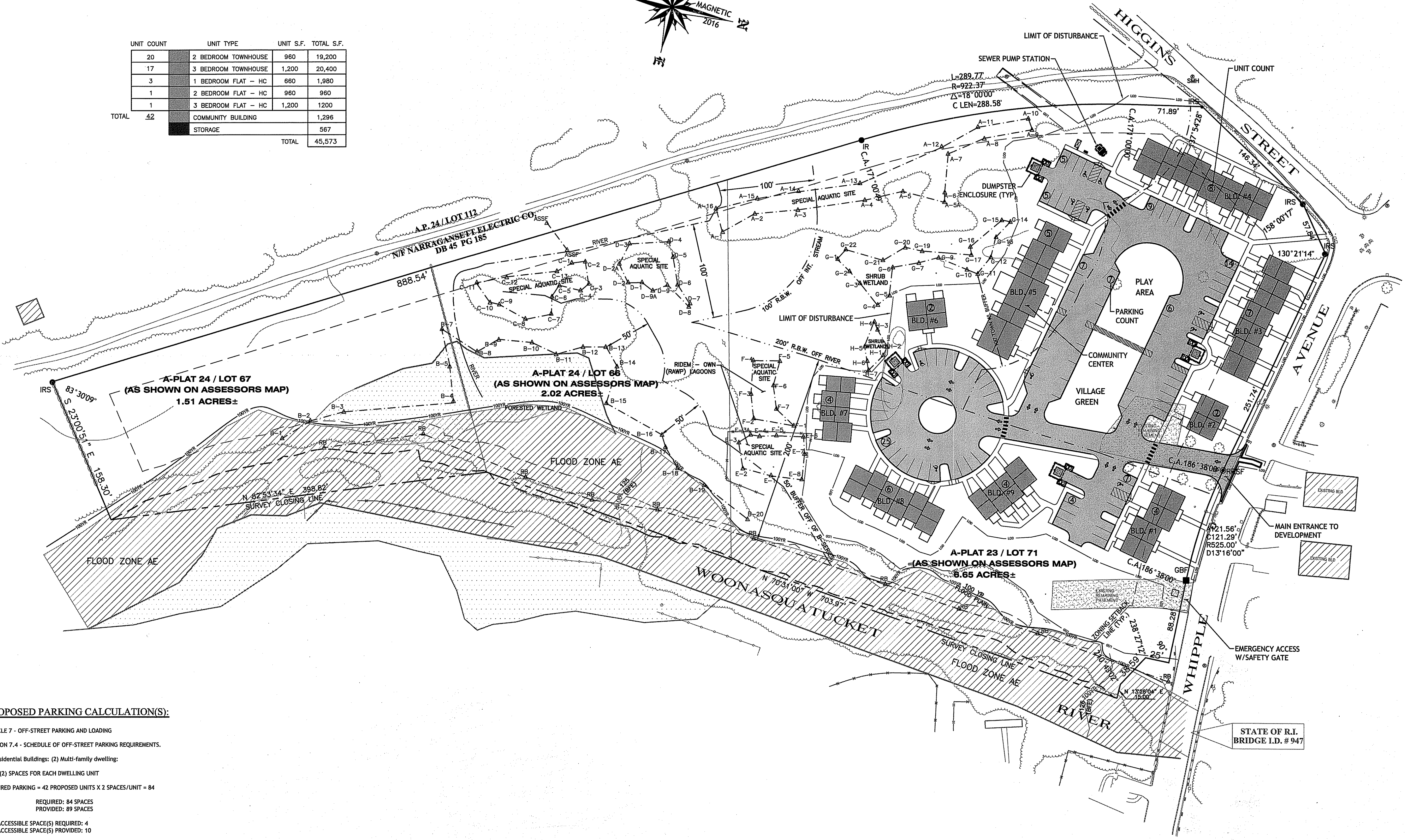
LOCATION
HIGGINS STREET / WHIPPLE AVENUE
BEING A.P. 23/LOT 71 &
A.P. 24/LOTS 66 & 67
SMITHFIELD, R.I.

Checked By: K.D.A. Drawn By: E.J.I.
Scale: 1" = 50' Date: 8-4-2016

NO.	REVISION	REVISION NOTES	BY	DATE
1			EJI	11/27/16

E. GREENWICH SURVEYORS, LLC
LAND SURVEYING AND SITE PLANNING
1050 MAIN STREET SUITE 31
EAST GREENWICH, RHODE ISLAND 02818
PHONE (401) 339-2681 PHONE (401) 368-8574
E-MAIL: KANDREWS1684@AOL.COM FAX: 401-884-0017

UNIT COUNT	UNIT TYPE	UNIT S.F.	TOTAL S.F.
20	2 BEDROOM TOWNHOUSE	960	19,200
17	3 BEDROOM TOWNHOUSE	1,200	20,400
3	1 BEDROOM FLAT - HC	660	1,980
1	2 BEDROOM FLAT - HC	960	960
1	3 BEDROOM FLAT - HC	1,200	1,200
TOTAL	42	COMMUNITY BUILDING	1,296
		STORAGE	567
		TOTAL	45,573

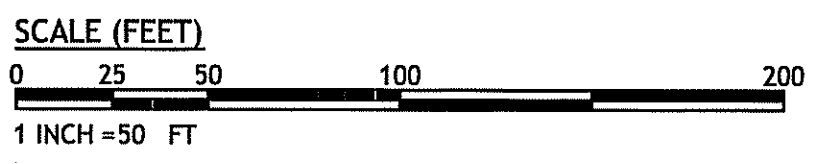


PROPOSED PARKING CALCULATION(S):

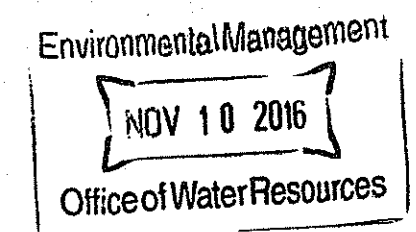
ARTICLE 7 - OFF-STREET PARKING AND LOADING
SECTION 7.4 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.
A. Residential Buildings: (2) Multi-family dwelling:
TWO (2) SPACES FOR EACH DWELLING UNIT
REQUIRED PARKING = 42 PROPOSED UNITS X 2 SPACES/UNIT = 84
REQUIRED: 84 SPACES
PROVIDED: 89 SPACES
ADA ACCESSIBLE SPACE(S) REQUIRED: 4
ADA ACCESSIBLE SPACE(S) PROVIDED: 10

ZONING CRITERIA	REQUIRED - MULTI-FAMILY	EXISTING	PROPOSED
ZONING DISTRICT	R-20	R-20	R-20
MINIMUM LOT AREA	20,000 SF/UNIT	443,440.8 SF	443,440.8 SF
MINIMUM LOT FRONTAGE/WIDTH	150'	719.35'	719.35'
MINIMUM FRONT YARD SETBACK	50'	NA	10.75'
MINIMUM SIDE YARD SETBACK	30'	NA	34.8'
MINIMUM REAR YARD SETBACK	50'	NA	715.3'
MAXIMUM BUILDING HEIGHT	39'	NA	< 39'
MAXIMUM LOT COVERAGE	25%	0%	10.9%

* DIMENSIONAL VARIANCE OF 39.15' APPROVED BY ZONING BOARD
DIMENSIONAL VARIANCE OF 84.5' FOR 100' TOWN WETLAND SETBACK (MIN. SETBACK 15.5') APPROVED BY ZONING BOARD



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Detec.
D'AMICO ENGINEERING TECHNOLOGY, INC.
Civil - Transportation - Land Use
2080 Mineral Spring Ave., North Providence, RI 02911
(401) 625-1470 fax: (401) 353-1190 www.damicoengr.com

DAVID M. D'AMICO
No. 6749
REGISTERED PROFESSIONAL ENGINEER
CIVIL
11/8/16

**GEORGIAVILLE VILLAGE GREEN
PROPOSED AFFORDABLE MULTI-FAMILY
COMPLEX**
29 WHIPPLE AVENUE, SMITHFIELD, RI
AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67

REVISIONS:

NO.	DATE	DESCRIPTION
1	11-7-16	RIDEM COMMENTS OF 10-21-16

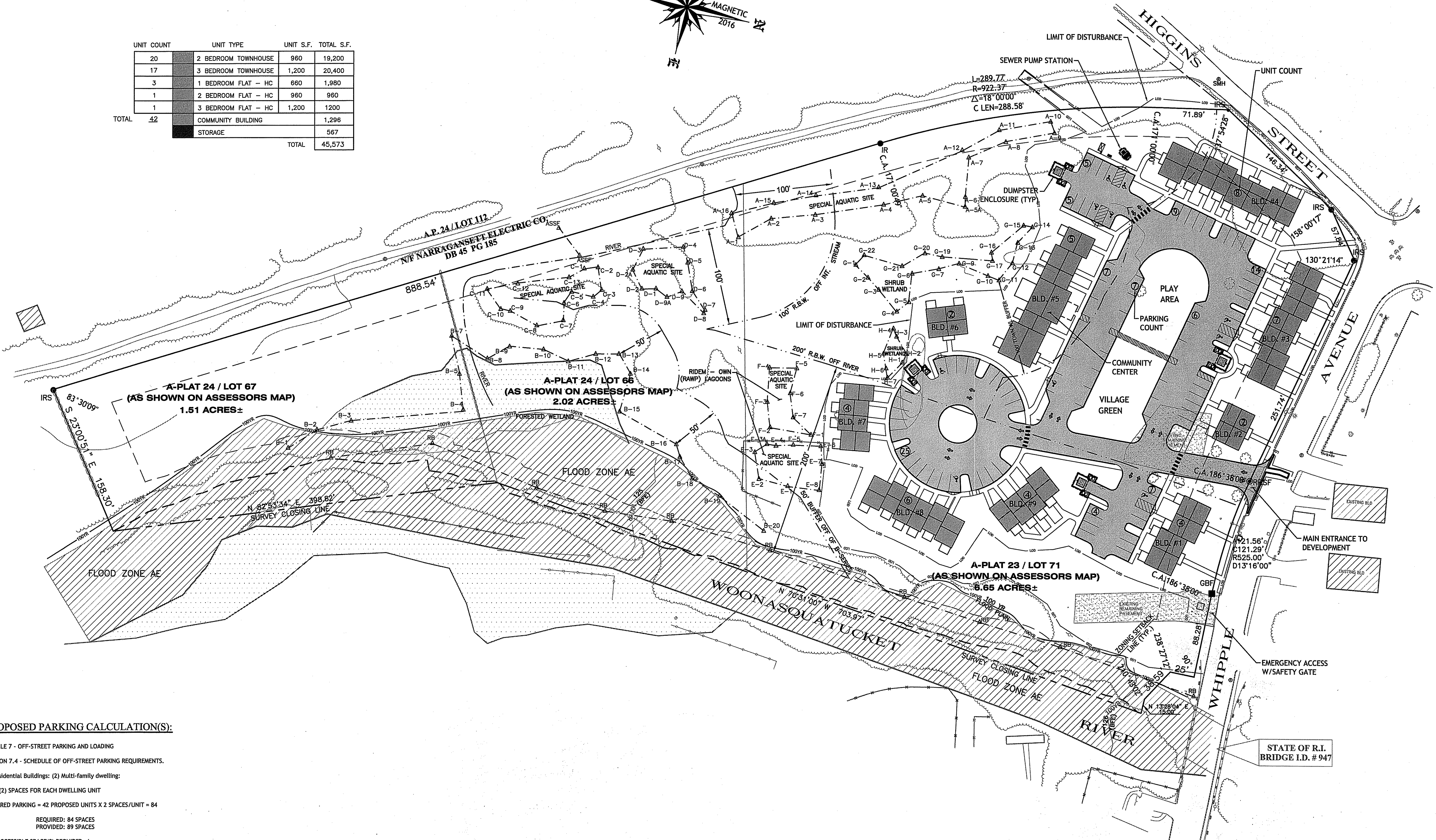
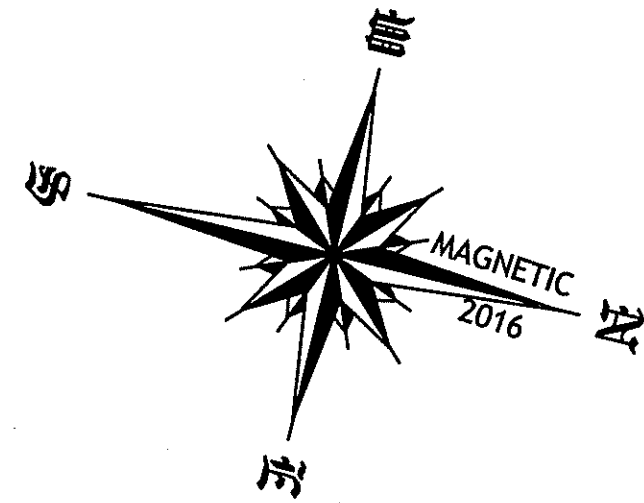
DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: AUGUST, 2016
PROJECT NO: 14-0007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

OVERALL SITE PLAN

N:\D'Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\402 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 10, 2016 8:37am

UNIT COUNT	UNIT TYPE	UNIT S.F.	TOTAL S.F.
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17	3 BEDROOM TOWNHOUSE	1,200	20,400
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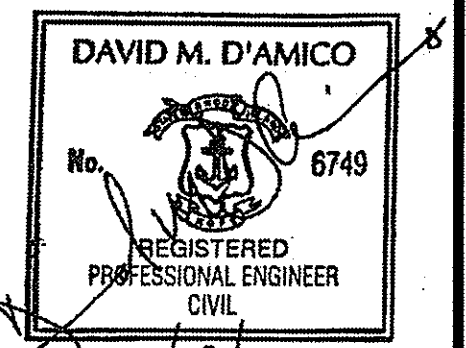
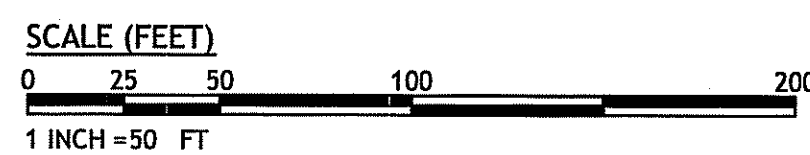


PROPOSED PARKING CALCULATION(S):

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SECTION 7.4 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.
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MINIMUM FRONT YARD SETBACK	50'	NA	10.75'
MINIMUM SIDE YARD SETBACK	30'	NA	34.8'
MINIMUM REAR YARD SETBACK	50'	NA	715.3'
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MAXIMUM LOT COVERAGE	25%	0%	10.9%

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DIMENSIONAL VARIANCE OF 84.5' FOR 100' TOWN WETLAND SETBACK (MIN. SETBACK 15.5') APPROVED BY ZONING BOARD



**GEORGIAVILLE VILLAGE GREEN
PROPOSED AFFORDABLE MULTI-FAMILY
COMPLEX
29 WHIPPLE AVENUE, SMITHFIELD, RI
AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67**

NO.	DATE	DESCRIPTION
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DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: AUGUST, 2016
PROJECT NO: 14-0007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION


OVERALL SITE PLAN

SHEET 4 OF 12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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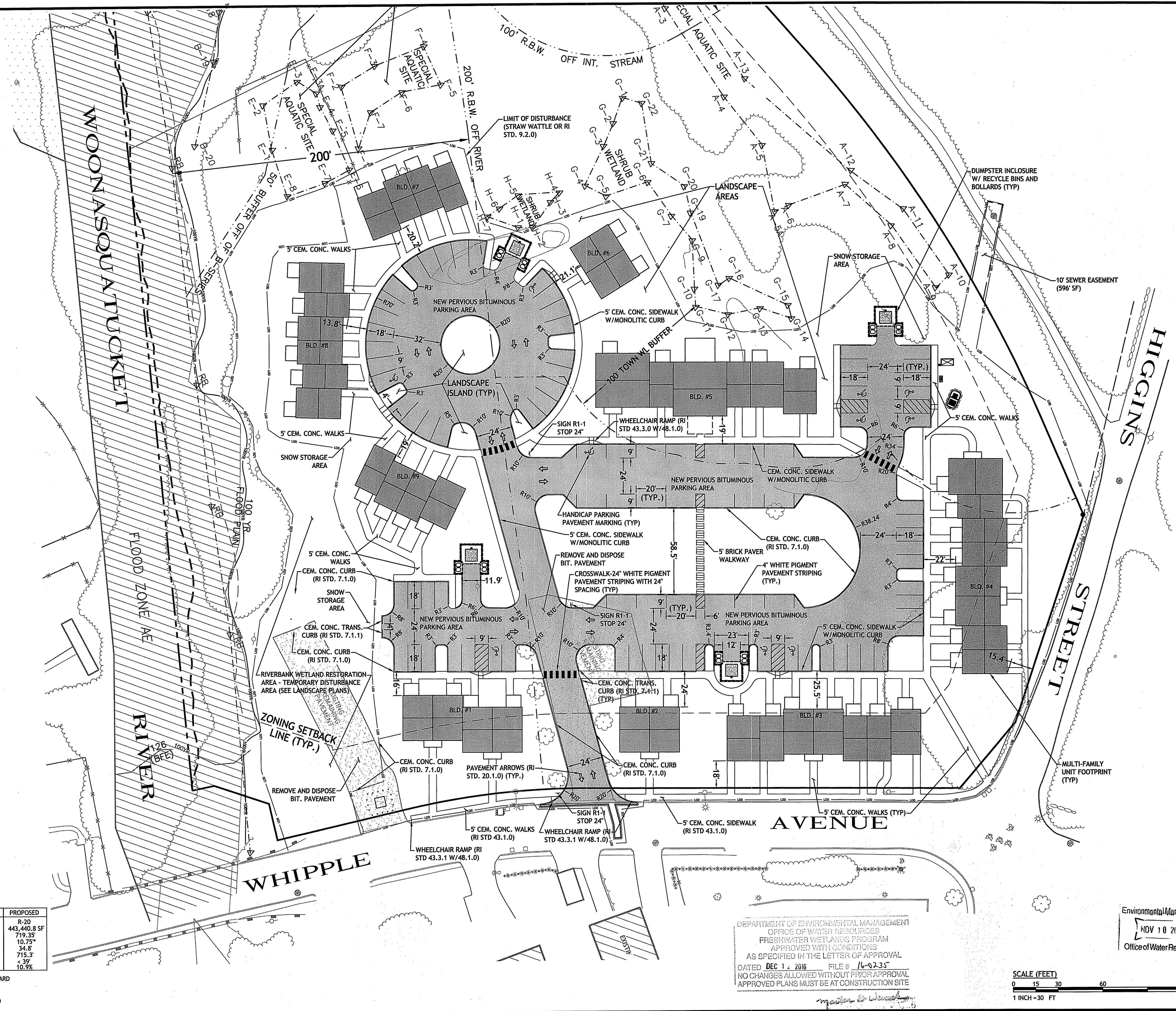
N:\D\Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\402 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 10, 2016 8:37am

N:\D\Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\402 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 10, 2016 8:38am

NOTE:
 TYPICAL ROADWAY AND
 PARKING AREA TREATMENT

 NEW PERVIOUS BITUMINOUS
 PARKING AREA ONLY
 FOR ALL OTHER SURFACE
 TREATMENTS SEE CALLOUTS

ZONING CRITERIA REQUIRED - MULTI-FAMILY	EXISTING	PROPOSED
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 SETBACK (MIN. SETBACK 15.5') APPROVED BY ZONING BOARD



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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SCALE (FEET)
 0 15 30 60 120
 1 INCH = 30 FT

Detec.
 D'AMICO ENGINEERING TECHNOLOGY, INC.
 Civil - Transportation - Land Use
 2080 Mineral Spring Ave., North Providence, RI 02911
 (401) 622-4470 (401) 953-1190 fax www.damicoeng.com

DAVID M. D'AMICO
 No. 6749
 REGISTERED PROFESSIONAL ENGINEER CIVIL
 11/8/16

GEORGIAVILLE VILLAGE GREEN
PROPOSED AFFORDABLE MULTI-FAMILY
COMPLEX
 29 WHIPPLE AVENUE, SMITHFIELD, RI
 AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67

REVISIONS:

NO.	DATE	DESCRIPTION
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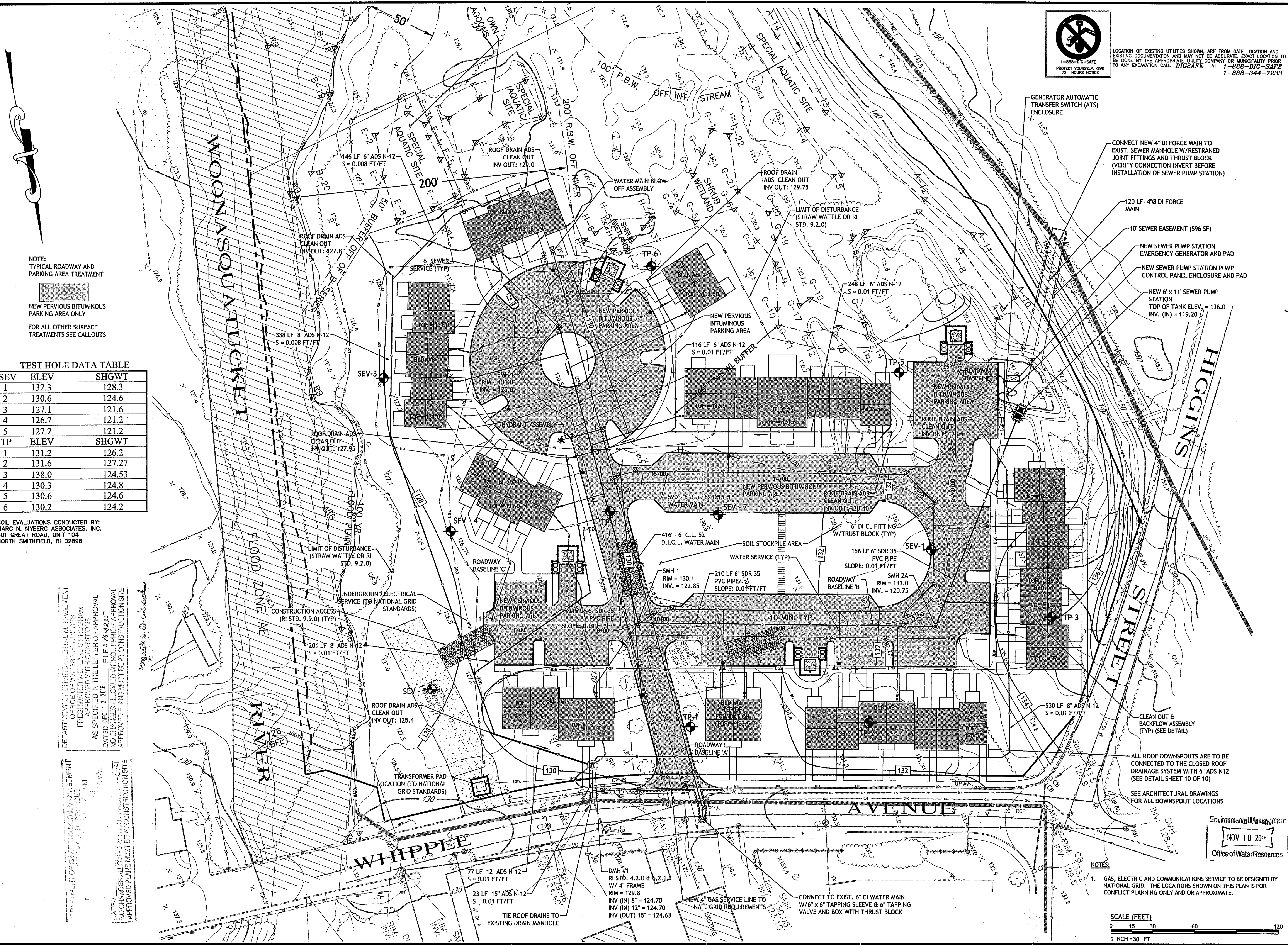
DESIGNED BY: DMD
 DRAWN BY:
 CHECKED BY: DMD
 DATE: AUGUST 2016
 PROJECT NO: 14-0007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

SITE PLAN

SHEET 5 OF 12

N:\D\Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\402 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 10, 2016 8:38am



LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT 1-888-DIG-SAFE 1-888-344-7233

NOTE:
TYPICAL ROADWAY AND PARKING AREA TREATMENT
NEW PERVIOUS BITUMINOUS PARKING AREA ONLY
FOR ALL OTHER SURFACE TREATMENTS SEE CALLOUTS

TEST HOLE DATA TABLE

SEV	ELEV	SHGWT
1	132.3	128.3
2	130.6	124.6
3	127.1	121.6
4	126.7	121.2
5	127.2	121.2
TP	ELEV	SHGWT
1	131.2	126.2
2	131.6	127.27
3	138.0	124.53
4	130.3	124.8
5	130.6	124.6
6	130.2	124.2

SOIL EVALUATIONS CONDUCTED BY:
MARC N. NYBERG ASSOCIATES, INC.
501 GREAT ROAD, UNIT 104
NORTH SMITHFIELD, RI 02896

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC. 12, 2016 FILE # 64332
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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GENERATOR AUTOMATIC TRANSFER SWITCH (ATS) ENCLOSURE

CONNECT NEW 4" DI FORCE MAIN TO EXIST. SEWER MANHOLE W/RESTRAINED JOINT FITTINGS AND THRUST BLOCK (VERIFY CONNECTION INVERT BEFORE INSTALLATION OF SEWER PUMP STATION)

120 LF- 4" DI FORCE MAIN

10' SEWER EASEMENT (596 SF)

NEW SEWER PUMP STATION EMERGENCY GENERATOR AND PAD

NEW SEWER PUMP STATION PUMP CONTROL PANEL ENCLOSURE AND PAD

NEW 6' x 11' SEWER PUMP STATION TOP OF TANK ELEV. = 136.0 INV. (IN) = 119.20

Petec.
D'AMICO ENGINEERING TECHNOLOGY, INC.
Civil - Transportation - Land Use
2080 Mineral Spring Ave., North Providence, RI 02911
(401) 622-1470 (401) 935-1180 fax www.damicoengtec.com

DAVID M. D'AMICO
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REGISTERED PROFESSIONAL ENGINEER CIVIL
11/8/16

**GEORGIAVILLE VILLAGE GREEN
PROPOSED AFFORDABLE MULTI-FAMILY
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29 WHIPPLE AVENUE, SMITHFIELD, RI
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DESIGNED BY: DMD
DRAWN BY:
CHECKED BY: DMD
DATE: AUGUST, 2016
PROJECT NO: 14-0007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

**GRADING
DRAINAGE AND
UTILITY
PLAN**
SHEET
6 OF 12

Office of Water Resources
NOV 10 2016
Office of Environmental Management
Office of Water Resources
SCALE (FEET)
0 15 30 60 120
1 INCH = 30 FT

NOTES:
1. GAS, ELECTRIC AND COMMUNICATIONS SERVICE TO BE DESIGNED BY NATIONAL GRID. THE LOCATIONS SHOWN ON THIS PLAN IS FOR CONFLICT PLANNING ONLY AND APPROXIMATE.

ALL ROOF DOWNSPOUTS ARE TO BE CONNECTED TO THE CLOSED ROOF DRAINAGE SYSTEM WITH 6" ADS N12 (SEE DETAIL SHEET 10 OF 10)

SEE ARCHITECTURAL DRAWINGS FOR ALL DOWNSPOUT LOCATIONS

CLEAN OUT & BACKFLOW ASSEMBLY (TYP) (SEE DETAIL)

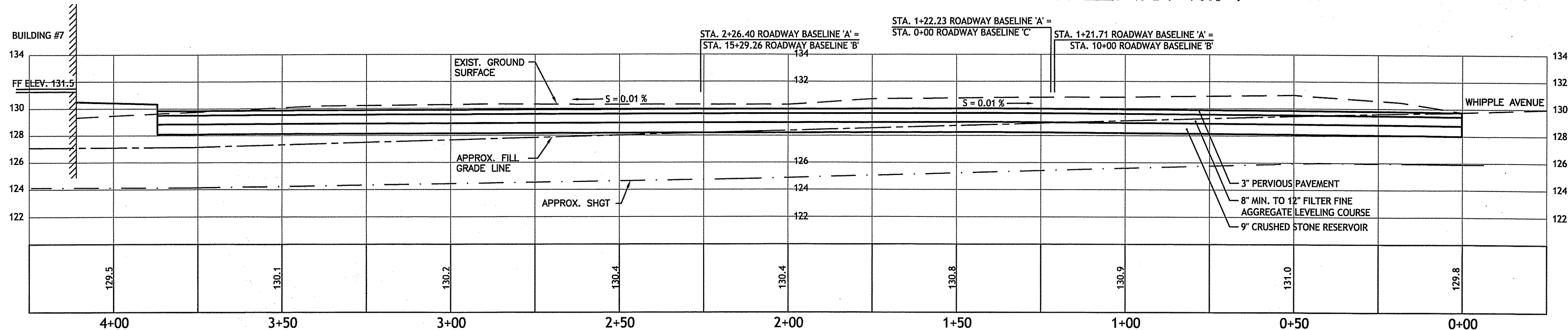
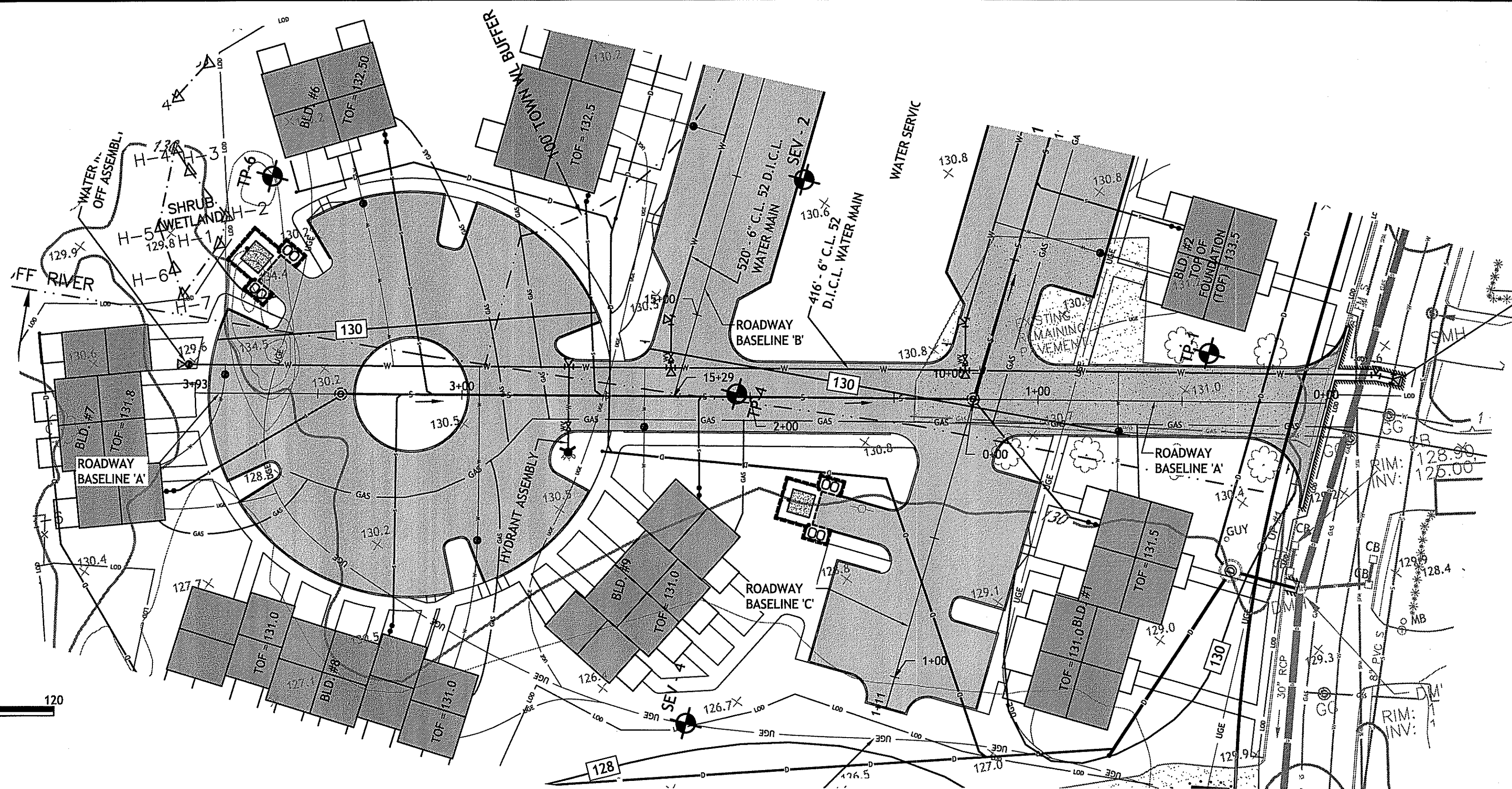
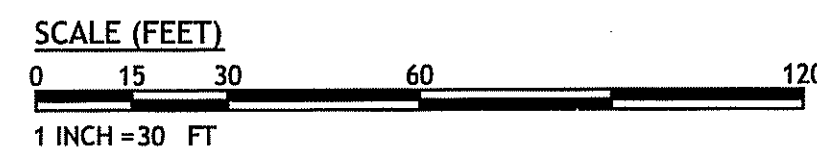
CONNECT TO EXIST. 6" CI WATER MAIN W/6" x 6" TAPPING SLEEVE & 6" TAPPING VALVE AND BOX WITH THRUST BLOCK

DMH #1
RI STD. 4.2.0 & 4.2.1
W/ 4" FRAME
RIM = 129.8
INV (IN) 8" = 124.70
INV (IN) 12" = 124.70
INV (OUT) 15" = 124.63

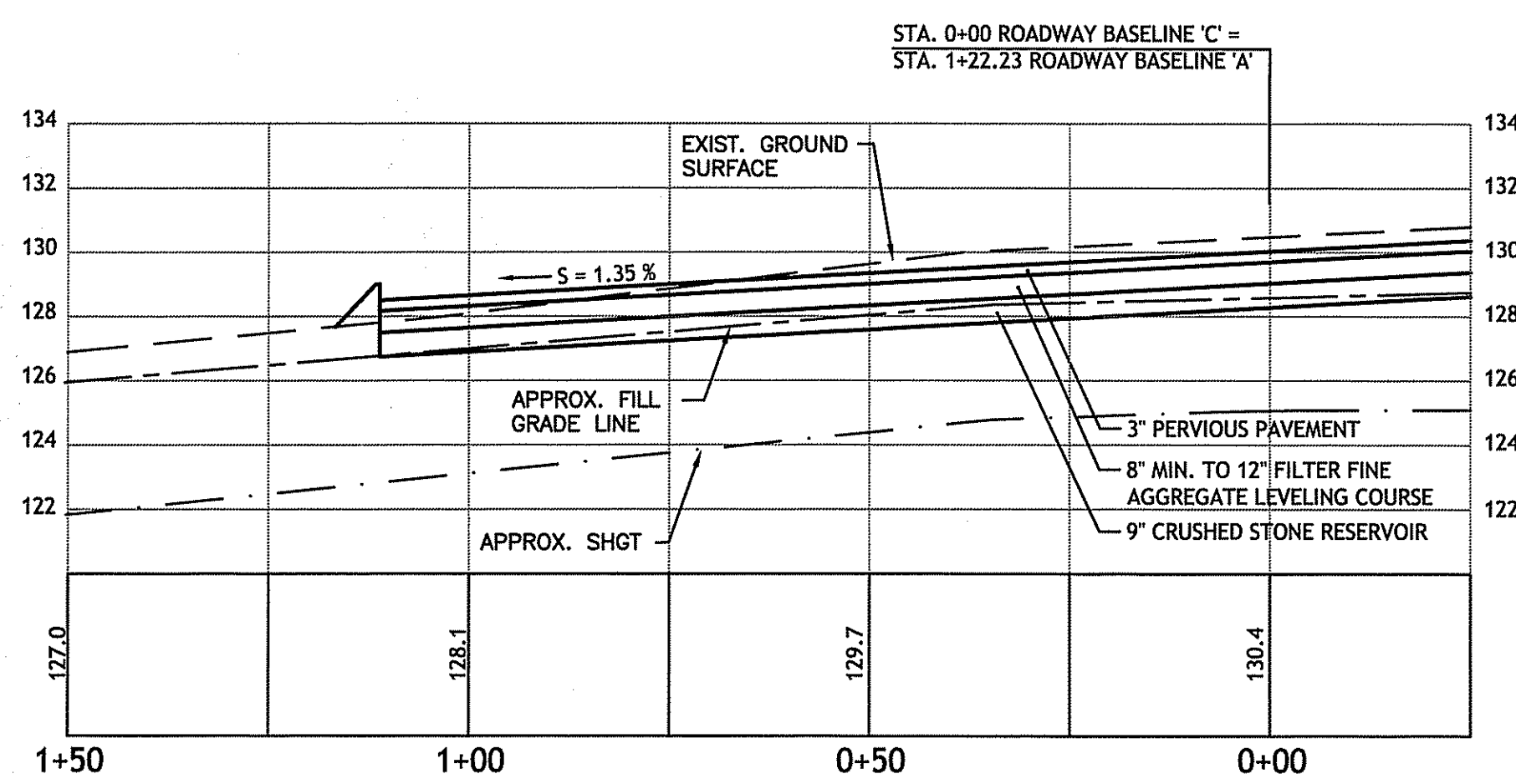
TIE ROOF DRAINS TO EXISTING DRAIN MANHOLE

N:\D'Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\402 Plans\Georgiaville Village PERMIT Site Plan Set 11-3-16 REV 1.dwg Nov. 10, 2016 8:39am

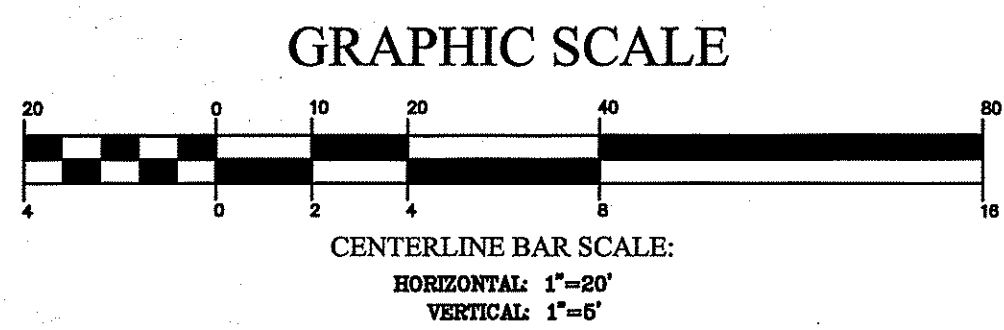
PLAN VIEW



PROFILE VIEW - ROADWAY BASELINE 'A'

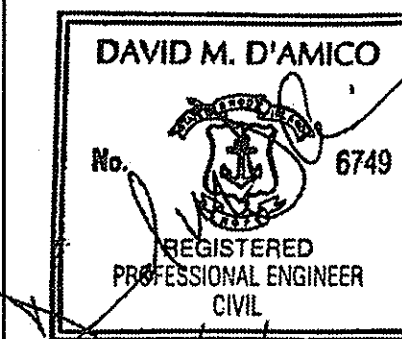


PROFILE VIEW - ROADWAY BASELINE 'C'



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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Environmental Management
NOV 10 2016
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PROPOSED AFFORDABLE MULTI-FAMILY
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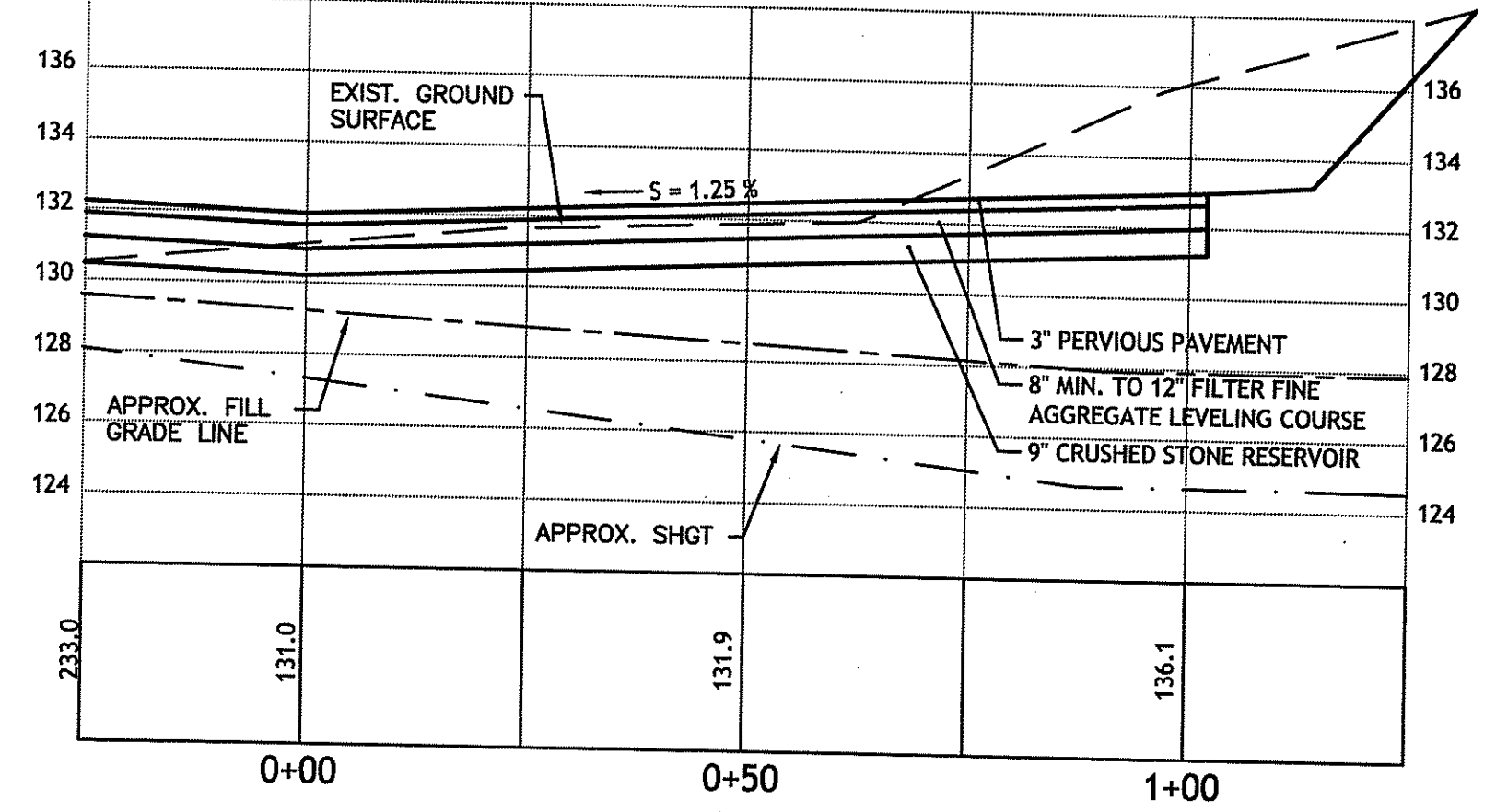
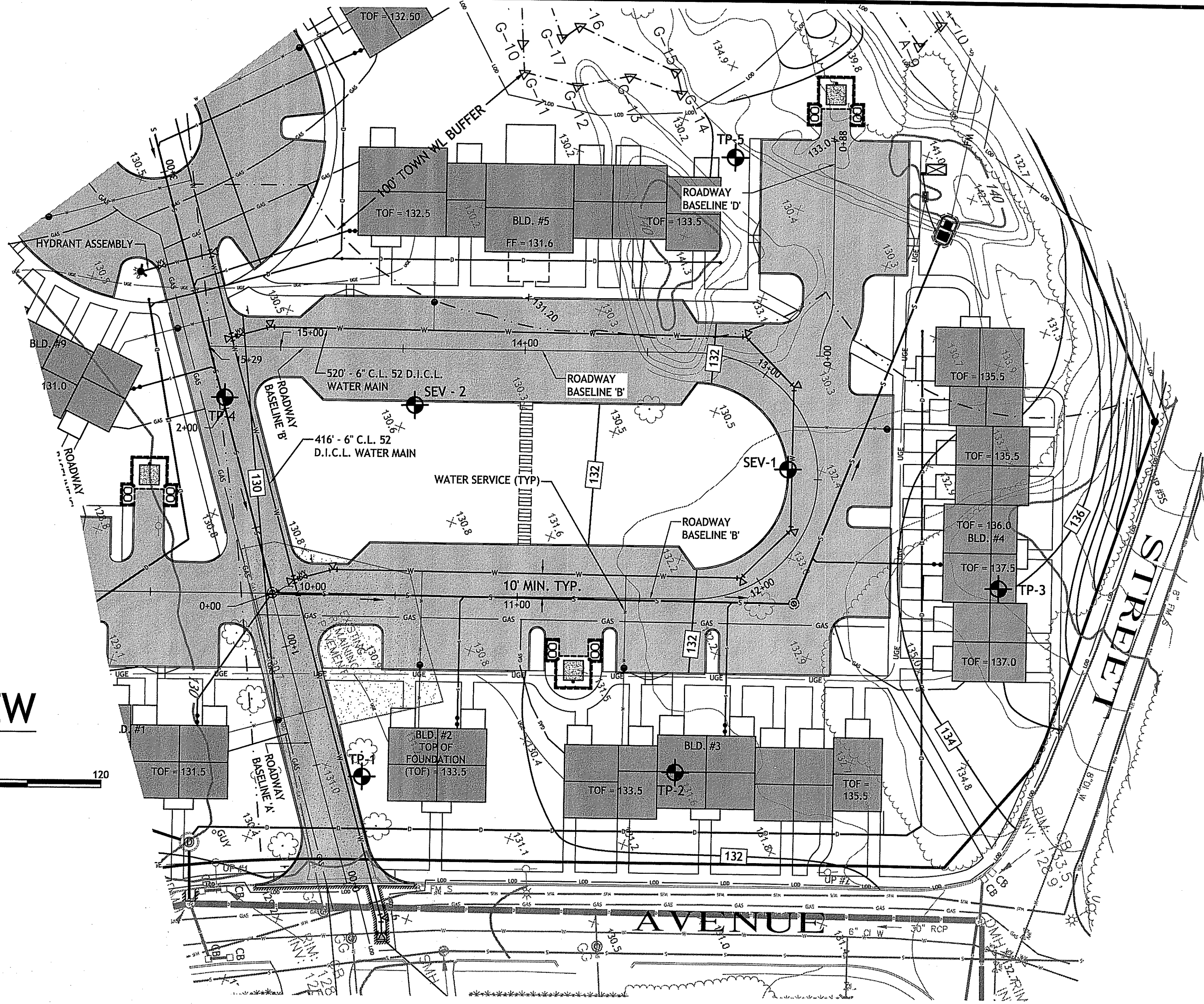
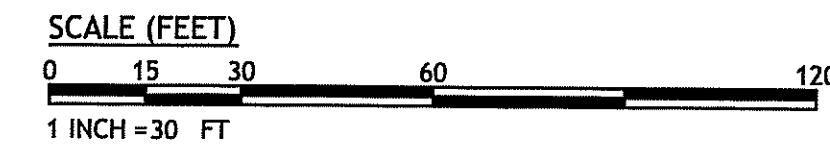
PRELIMINARY PLAN, NOT FOR CONSTRUCTION

ROADWAY PROFILE I

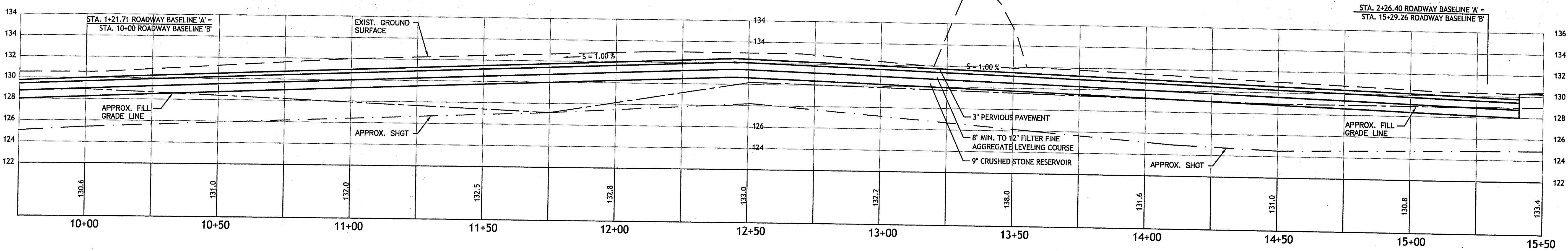
SHEET 7 OF 12



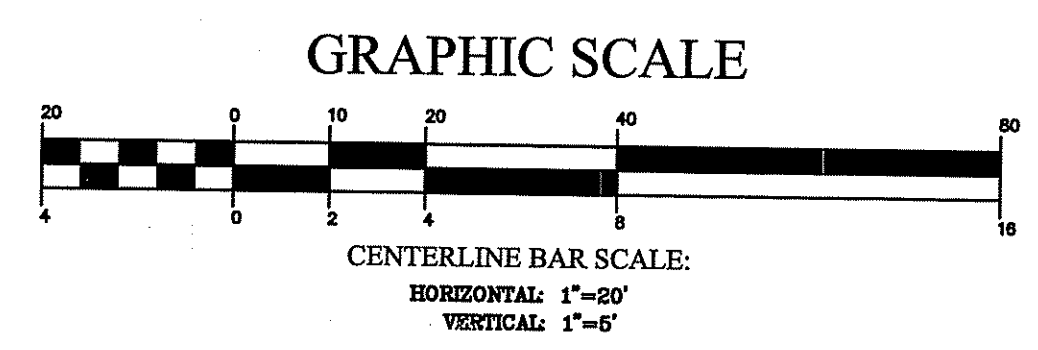
PLAN VIEW



PROFILE VIEW - ROADWAY BASELINE 'D'



PROFILE VIEW - ROADWAY BASELINE 'B'



Detec.
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 Civil - Transportation - Land Use
 2080 Mineral Spring Ave., North Providence, RI 02911
 (401) 822-1270 (401) 353-1190 Fax www.damicoeng.com

DAVID M. D'AMICO
 No. 6749
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 11/8/16

**GEORGIAVILLE VILLAGE GREEN
 PROPOSED AFFORDABLE MULTI-FAMILY
 COMPLEX**
 29 WHIPPLE AVENUE, SMITHFIELD, RI
 AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67

REVISIONS:

NO.	DATE	DESCRIPTION
1	11-7-16	RIDEM COMMENTS OF 10-21-16

DESIGNED BY: DMD
 DRAWN BY:
 CHECKED BY: DMD
 DATE: AUGUST, 2016
 PROJECT NO: 14-0007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

ROADWAY PROFILE II PLAN
SHEET 8 OF 12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED DEC 12 2016 FILE # 14-0235
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environment Management
 NOV 10 2016
 Office of Water Resources

N:\D\Amico Engineering Technology, Inc\14-0007 Robinson Design Inc\01 Georgiaville Village Green Smithfield\400 Technical\402 Plans\Georgiaville Village Green\01.dwg Nov. 10, 2016 8:40am

PLANTING NOTES:

- SEE SHEET L-2 FOR PLANTING DETAILS AND NOTES.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDED BARK MULCH. SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- IN CASES OF DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANTING SCHEDULE AND QUANTITIES INDICATED ON THE PLAN, QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- ALL COMPACTED SUBBASE SHALL BE SCARIFIED TO A MINIMUM OF 6" PRIOR TO INSTALLATION OF LOAM FOR FINE GRADING FOR ALL LAWN AREAS AND PLANTING BEDS.
- THE CONTRACTOR SHALL COORDINATE ALL SITE UTILITY WORK WITH TREE AND PLANT LOCATION WORK ON THIS PLAN.
- THE CONTRACTOR SHALL CONTACT AND NOTIFY DIG-SAFE PRIOR TO COMMENCEMENT OF PROJECT TO CONFIRM ALL EXISTING AND PROPOSED SITE UTILITY LOCATIONS.
- ALL PROPOSED PLANTINGS SHALL BE INSTALLED AT GRADE ACCORDING TO THE PLANTING DETAILS. NO EXCESSIVE MOUNDING AND DEEP BURIAL OF TREES AND SHRUBS WILL BE ALLOWED, PLANT ACCORDING TO THE PLANTING DETAILS.
- CONTENTS OF THIS PLAN REFLECT PLANTING DESIGN ONLY. SEE CIVIL AND ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION.

OVERALL PLANTING SCHEDULE THIS SHEET ONLY
TREES AND SHRUBS

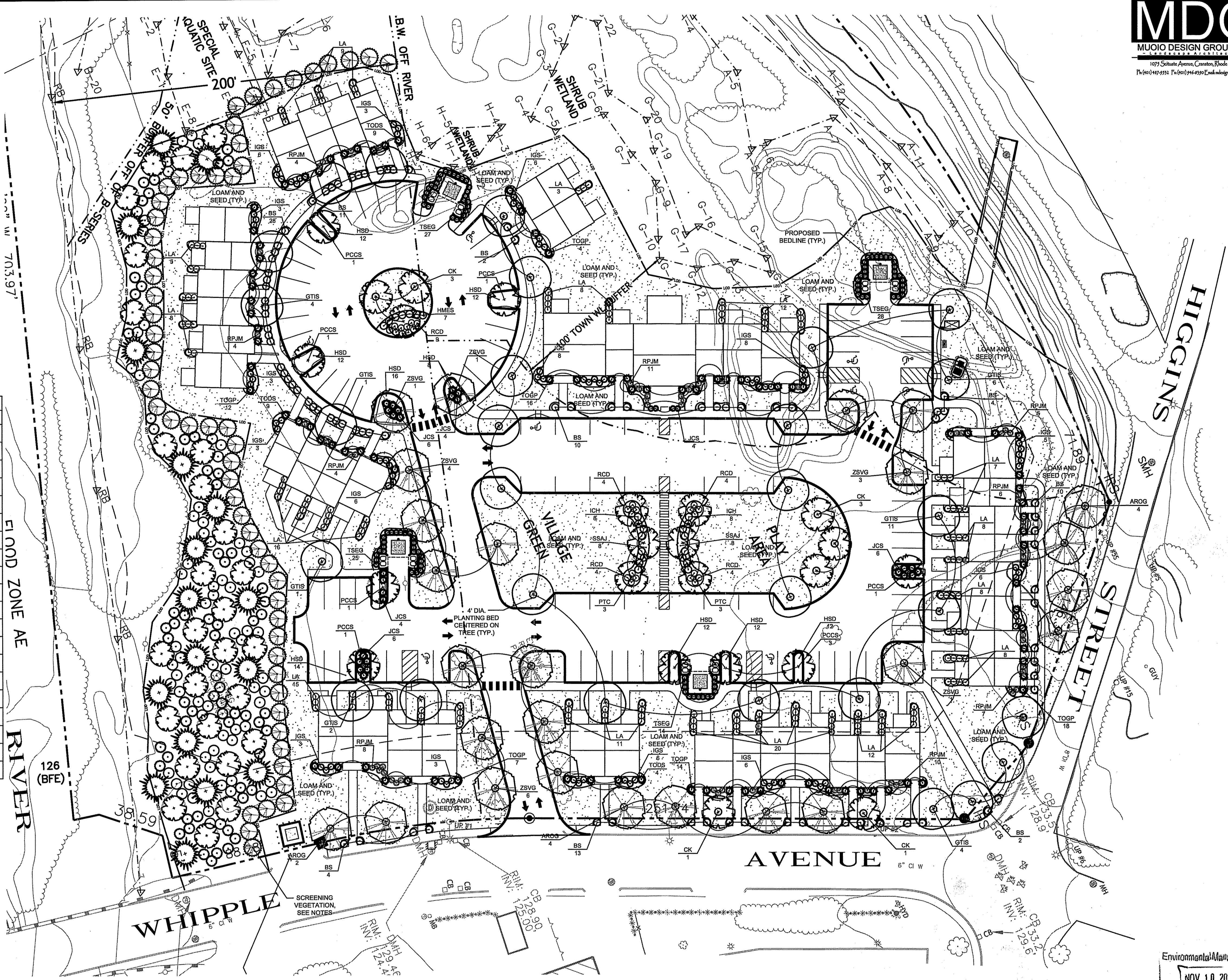
Key	Botanical Name Common Name	Qty.	Size	Notes
AROG	<i>Acer rubrum</i> 'October Glory' October Glory Red Maple	10	2.5"-3" Cal.	BBB
BS	<i>Diospyros virginiana</i> Common Blackwood	84	18"-24"	BBB
CK	<i>Coronilla varia</i> Chinese Dogwood	8	6"-10"	BBB
GTIS	<i>Clethra alnifolia</i> 'Skyline' Skyline Honeylocust	28	2.5"-3" Cal.	BBB
HMES	<i>Hydrangea macrophylla</i> 'Endless Summer' Endless Summer Hydrangea	7	24"-30"	Cont.
HSD	<i>Hemerocallis</i> 'Stella de Oro' Yellow Daylily	110	1 Gal.	Cont.
ICH	<i>Ilex cornuta</i> 'Fogonoides' Japanese Holly	16	18"-24"	Cont.
IGS	<i>Ilex glabra</i> 'Shamrock' Shamrock Holly	75	24"-30"	BBB
JCS	<i>Juniperus chinensis</i> 'Spartan' Spartan Juniper	30	3 Gal.	Cont.
LA	<i>Ligustrum amurense</i> California Privet	142	4"-5"	B'B
PCCS	<i>Pyrus calleryana</i> 'Cleveland Select' Cleveland Select Flowering Pear	9	2"-2.5" Cal.	BBB
PTC	<i>Prunus 'Thunderbolt'</i> Thunderbolt Plum	6	2"-2.5" Cal.	BBB
RPJM	<i>Rhododendron</i> 'PJM' Purple Rhododendron	99	2'-3"	BBB
RCD	<i>Rosa 'Carroll Drift'</i> Carroll Drift Rose	25	3 Gal.	Cont.
SSAJ	<i>Sedum 'Autumn Joy'</i> Pink Flowering Sedum	16	1 Gal.	Cont.
TSEG	<i>Thuja occidentalis</i> 'Emerald Green' Emerald Green Arborvitae	94	4"-5"	BBB
TOGP	<i>Thuja occidentalis</i> 'George Forester' George Forester Arborvitae	71	4"-5"	BBB
TOOS	<i>Thuja occidentalis</i> 'Dragon's Spine' Dragon's Spine Arborvitae	22	4"-5"	BBB
ZSVG	<i>Zelkova serrata</i> 'Village Green' Village Green Elm	16	2.5"-3" Cal.	BBB

RIVERBANK AND RESTORATION NOTES:

- REMOVE ALL EXISTING VEGETATION, DEBRIS AND REMANANT ASPHALT AREAS.
- 6"-8" OF SUITABLE SOIL TO BE SPREAD OVER RESTORATION AREA.
- AREA TO BE SEEDED WITH A CONSERVATION GRASS MIX THEN MULCHED WITH LOOSE STRAW.
- REVEGETATE WITH THE FOLLOWING:
TREES:
WHITE PINE (PINUS STROBUS) 4"-5" TALL, 15' ON CENTER
RED OAK (QUERCUS RUBRA) 1"-1.5" CALIPER, 15' ON CENTER
SHRUBS:
SWEET PEPPERBUSH (CLETHRA ALNIFOLIA) 2'-3" TALL, 6' ON CENTER
ARROWWOOD (VIBURNUM DENTATUM) 2'-3" TALL, 6' ON CENTER

RIVERBANK AND RESTORATION PLANTING SCHEDULE
TREES AND SHRUBS

Key	Botanical Name Common Name	Qty.	Size	Notes
	<i>Clethra alnifolia</i> Sweet Pepperbush	63	2'-3"	BBB
	<i>Pinus strobus</i> White Pine	17	4"-5"	BBB
	<i>Quercus rubra</i> Red Oak	27	1"-1.5" Cal.	BBB
	<i>Viburnum dentatum</i> Arrowwood	72	2'-3"	BBB
	<i>Picea glauca</i> White Spruce	58	4"-5"	BBB



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29 WHIPPLE AVENUE, SMITHFIELD, RI
AP 23, LOT 71 AND PLAT 24, LOTS 66 AND 67

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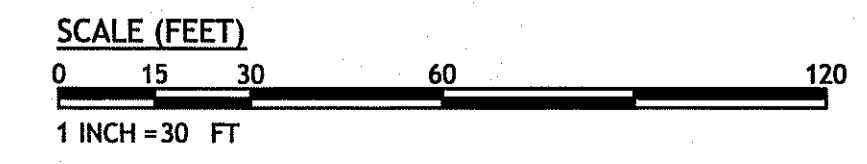
DESIGNED BY: BMM
DRAWN BY: BMM
CHECKED BY: BMM
DATE: AUGUST, 2016
PROJECT NO: 14-007-01

PRELIMINARY PLAN, NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SHEET 9 OF 12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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**GEORGIAVILLE VILLAGE GREEN
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PRELIMINARY PLAN, NOT FOR CONSTRUCTION

LANDSCAPE DETAILS PLAN

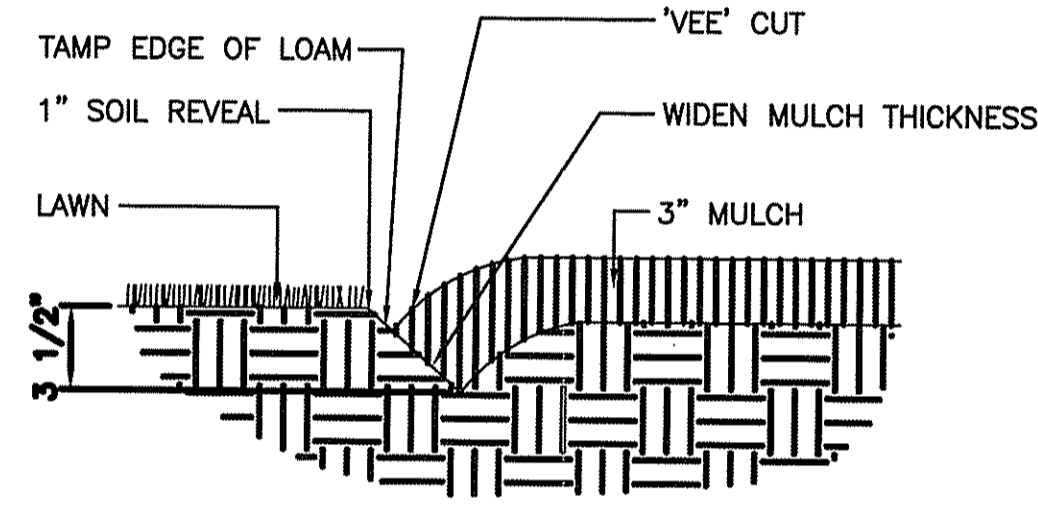
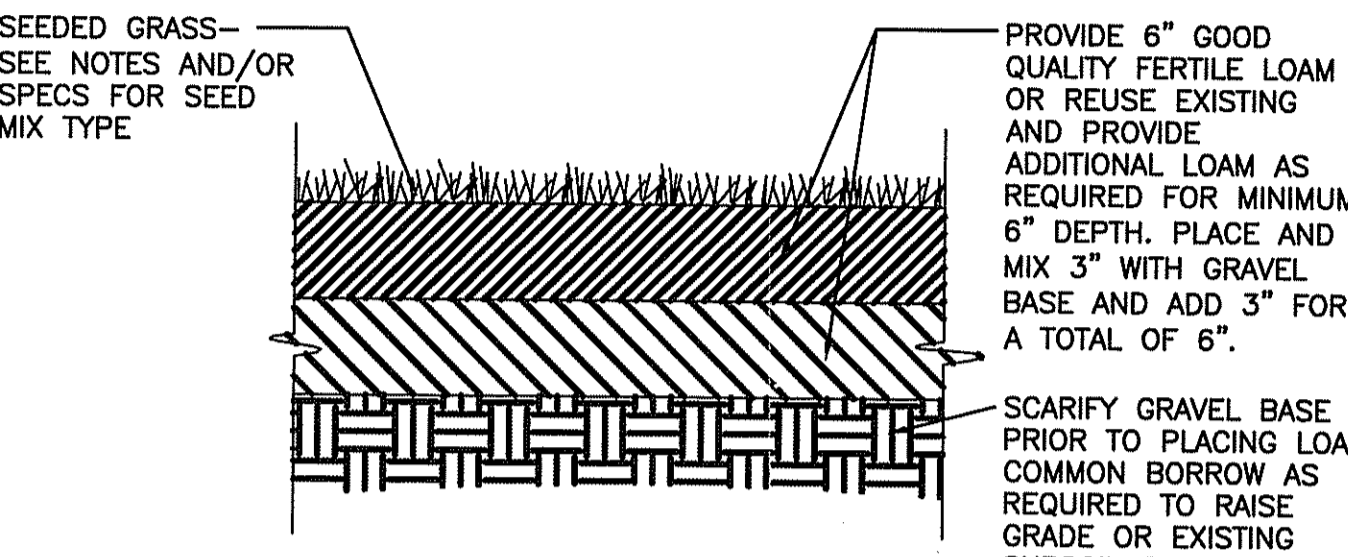
SHEET 10 OF 12

PLANTING NOTES:

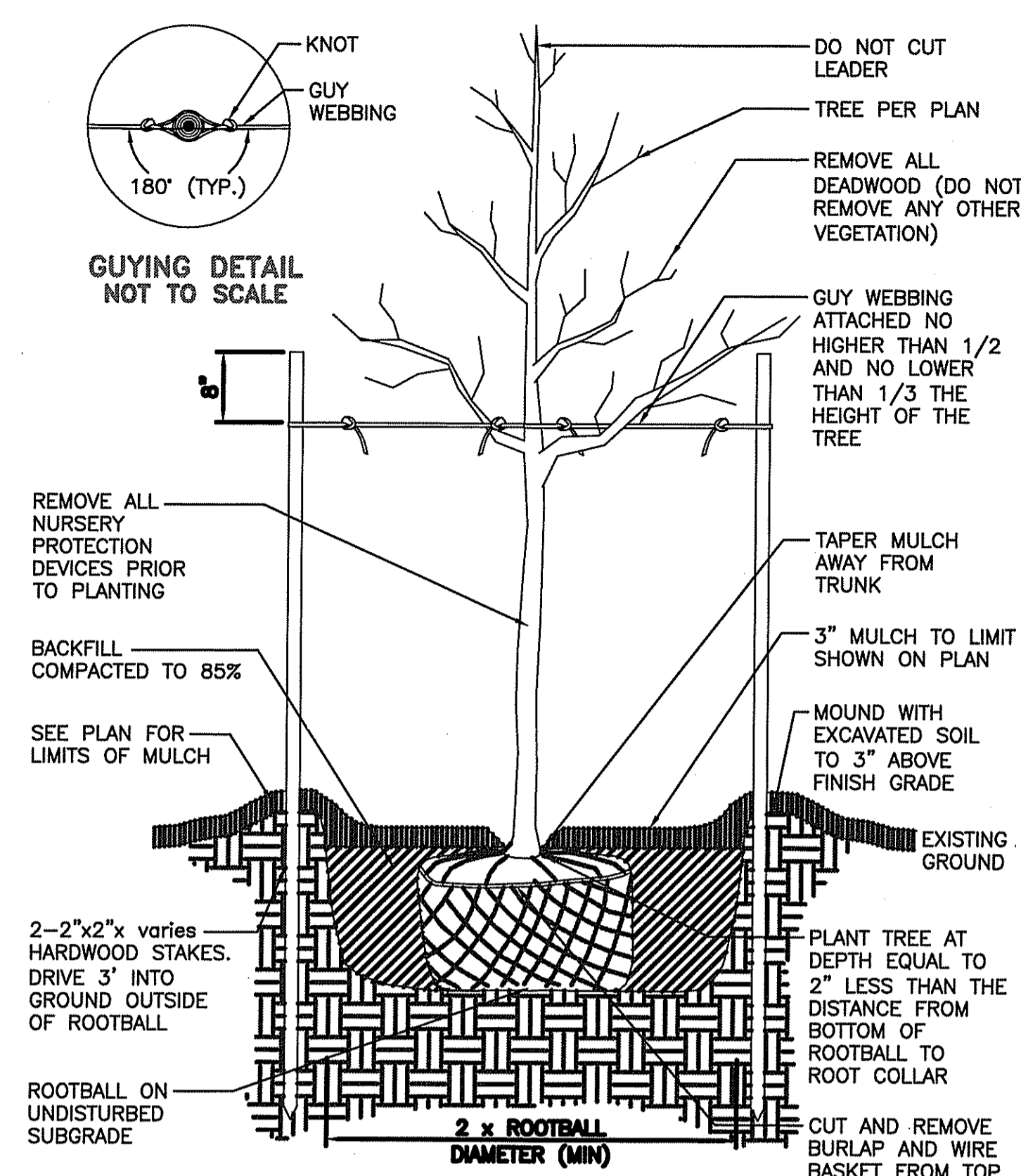
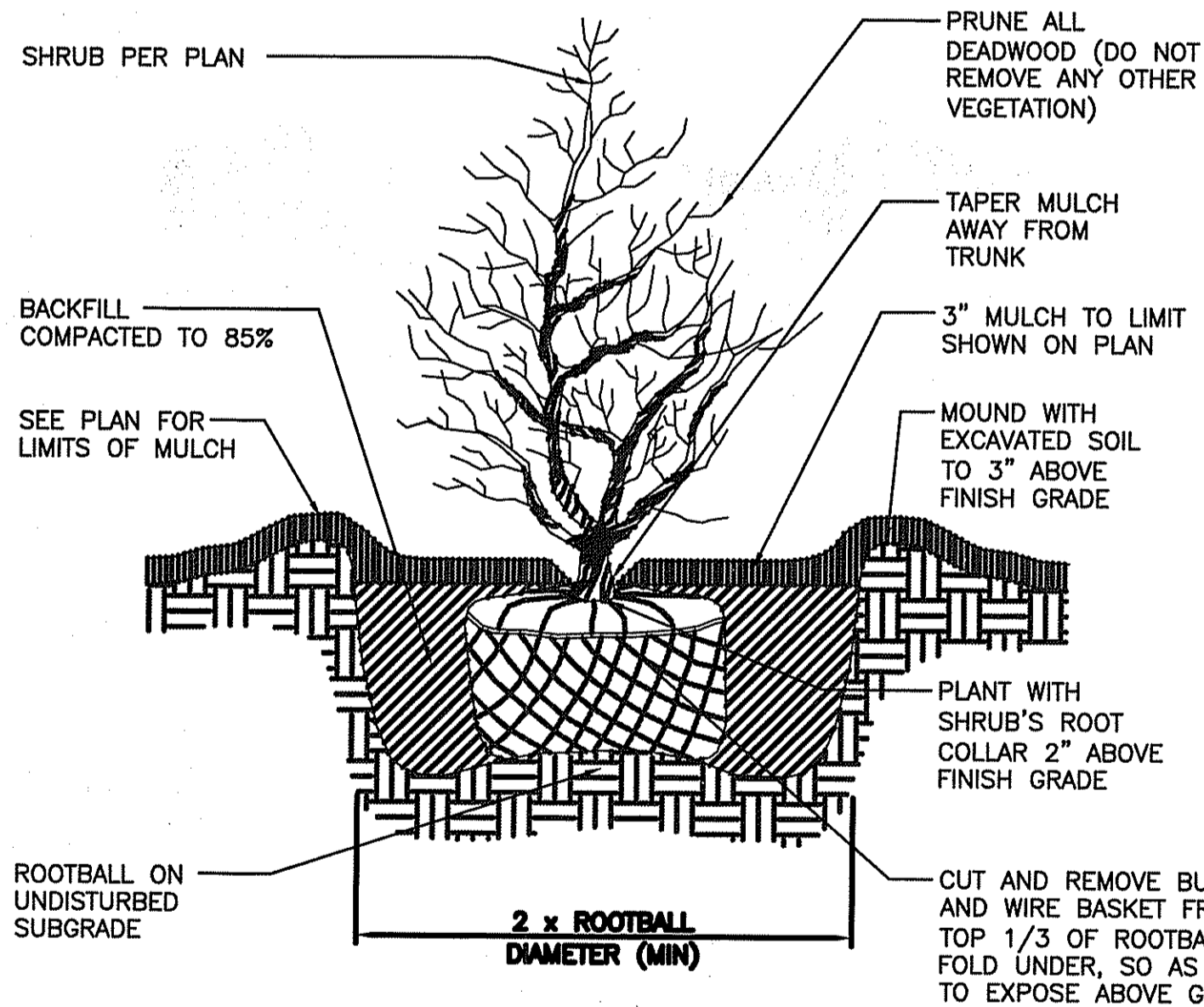
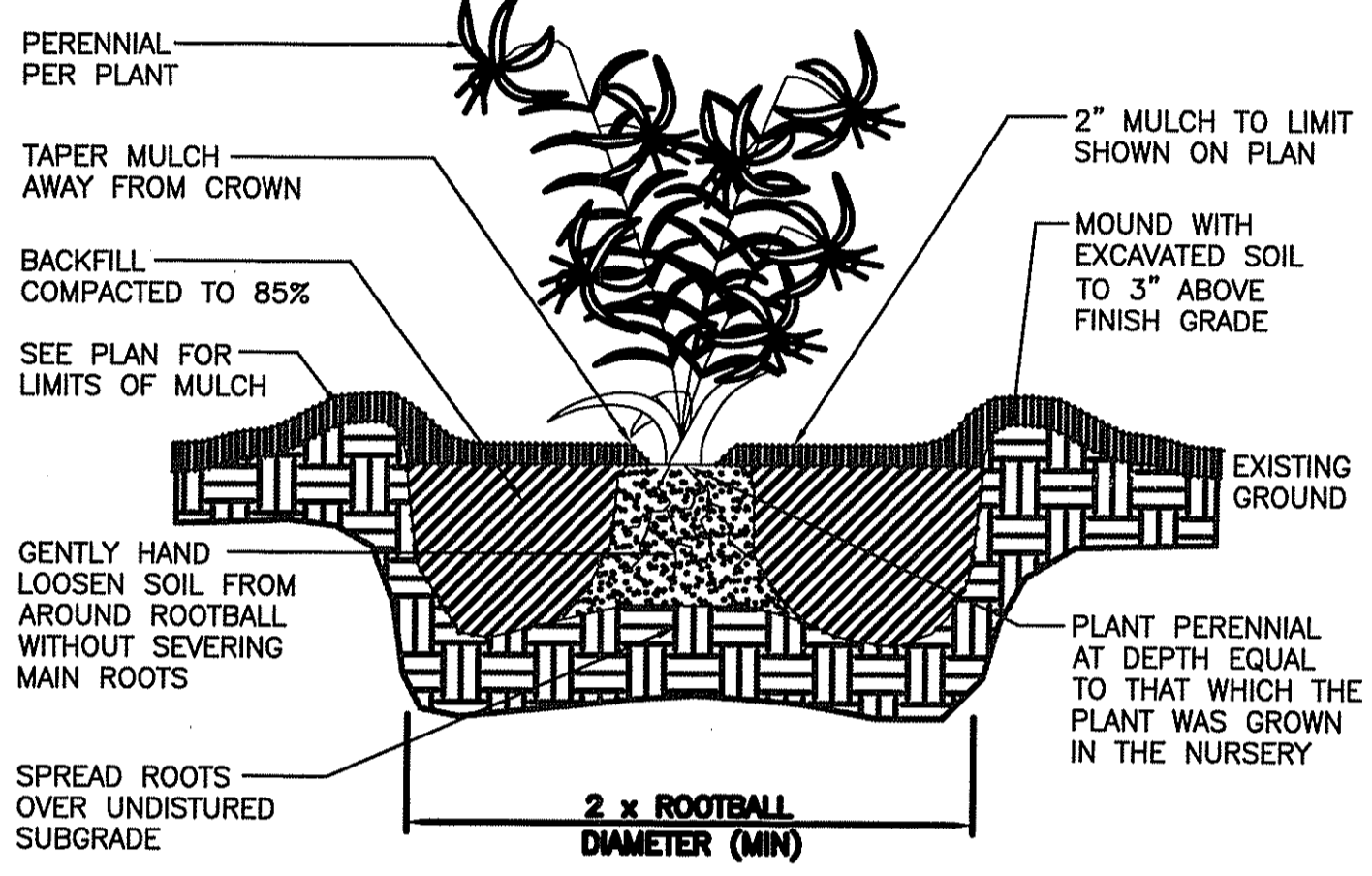
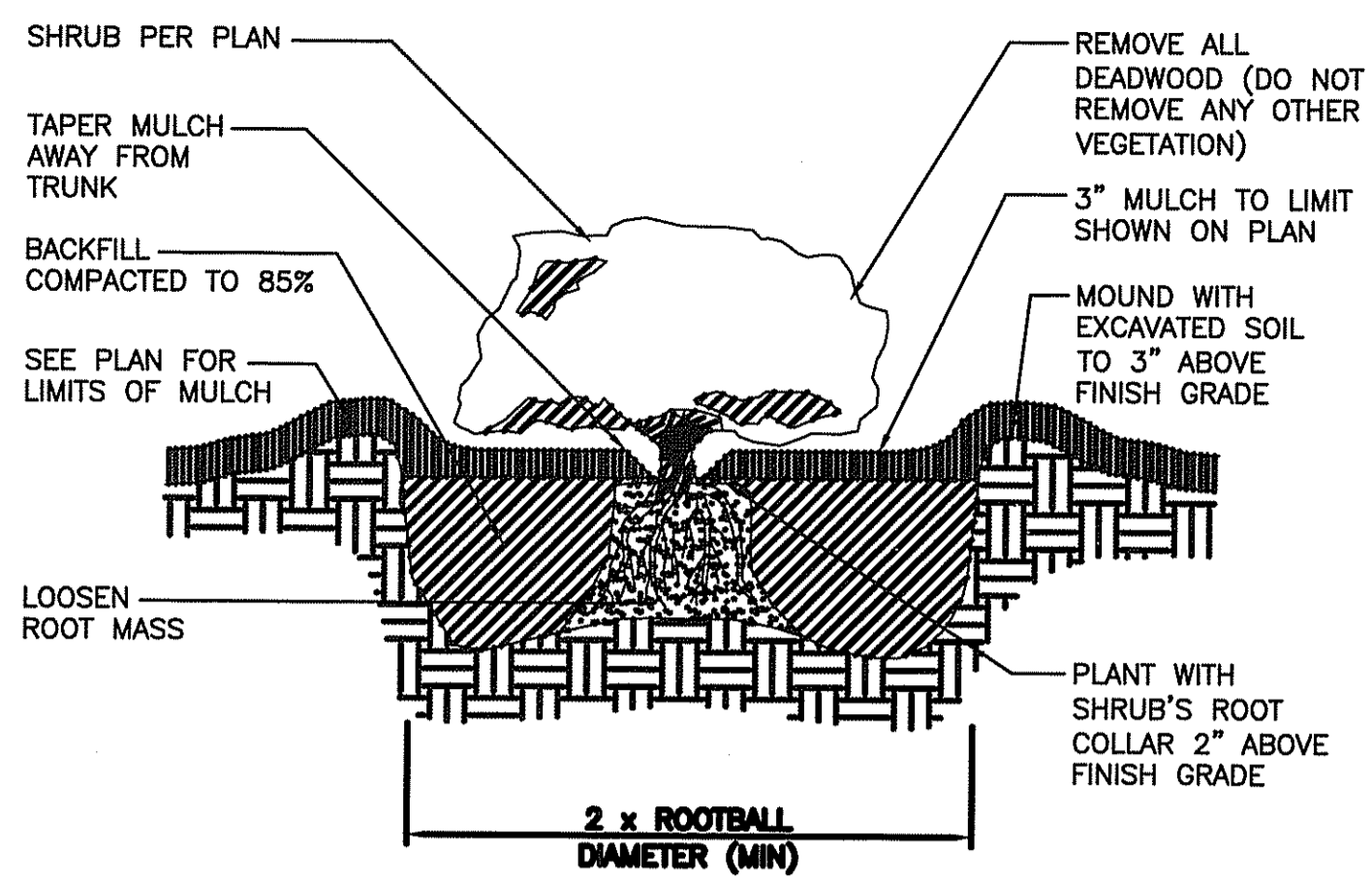
- All plant material must be tagged in the ground, at the nursery by the Landscape Architect. All plant material shall be commercially obtained and shall meet the American Association of Nurseryman standards for nursery stock, latest edition, and its amendments. Plant only during season normal to the particular variety. All plant inspections will be at the expense of the contractor. Permanent seals will be required.
- Cover all planting beds with 3" shredded hardwood bark mulch within a seventy-two hour period after planting. See plan for bed layout.
- All existing and proposed trees shown in lawn areas shall receive a 4' diameter mulch bed. Mulch shall be placed to a depth of 3". Remove all sod, roots, sticks and stones prior to placement of mulch.
- All plant materials furnished by the contractor shall be guaranteed for a period of one year from final acceptance of landscape work.
- Stake all trees over 5' as shown on details. Remove stakes at the end of the guarantee period.
- The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.
- The contractor shall perform all work in accordance with all local, state, and federal regulations, and shall obtain all necessary permits for this project.
- Layout: All notes and dimensions are typical unless otherwise noted. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the contract documents and/or in the field, or of conditions uncovered in the work which are not reflected in the plans.
- Loam: Loam moved during the course of construction shall be retained and distributed within the site in accordance with the landscape plan. Stockpiled loam shall not be mixed with any subsoil or unsuitable materials. All excess loam shall remain on the property of the owner. New loam if required to provide the specified depth, shall be a fertile, friable medium textured sandy loam free of material toxic to healthy plant growth. Loam shall also be free of all stumps, roots, stones and other extraneous matter an inch (1") or greater in diameter. The PH shall be between 5.5 and 7.5 when tested.
- Lawn Preparation: Remove all debris and other inorganic materials on the prepared subgrade, reshape and dress any damaged or eroded area prior to spreading the loam. Scarify and loosen subgrade in any areas where compaction may have occurred. Spread stockpiled and off-site loam on all disturbed areas to produce a depth of 6". Fine grade loamed areas to produce a smooth and unbroken finish grade to the required depth. Apply a starter fertilizer (10-20-10) at a rate of 20 lbs. per 1000 square feet and lime at a rate of 40 lbs. per 1000 square feet. Once spread, the fertilizer and lime shall be thoroughly incorporated into the loam. The loam shall be rolled, and depression shall be top dressed and raked to create a smooth surface.
- Seeding: Seeding shall take place between March 15 and May 31 or August 15 and October 15 only. Seed shall be pure, live, fresh seed from commercial sources meeting and labeled in accordance with State and Federal rules and regulations. The seed mixture shall be:

Proportion by Type	Weight	Pur.	Germ.
Palmer Perennial Ryegrass	20.0%	99%	90%
Ranger Perennial Ryegrass	20.0%	99%	90%
Baron Kentucky Bluegrass	30.0%	95%	85%
Merion Kentucky Bluegrass	30.0%	95%	85%
Inert Materials 2.5% (maximum)			

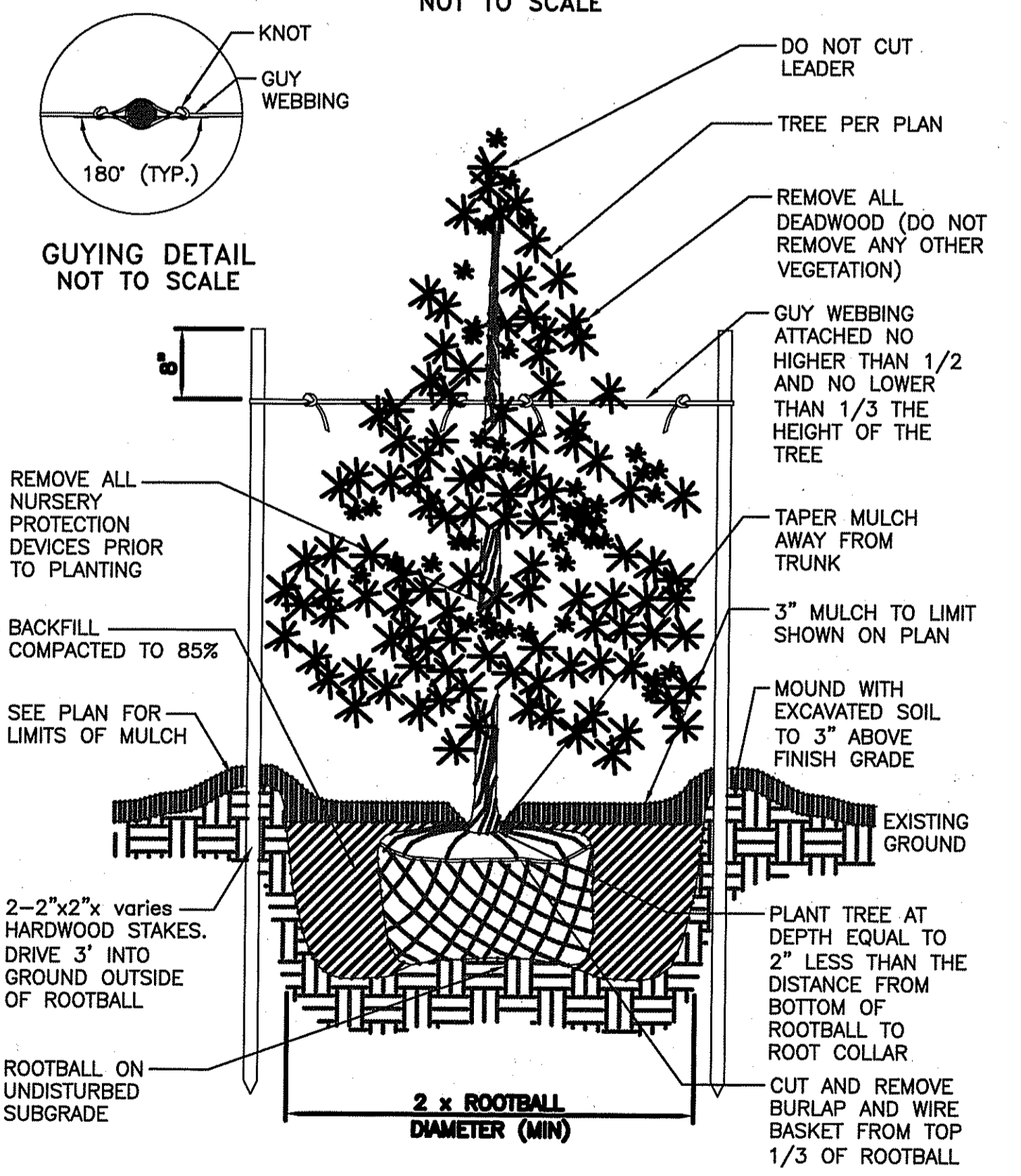
 Seeded areas shall, at a minimum, include all areas of the site that have been disturbed or are barren unless otherwise noted on the plans. Seed shall be applied at a rate of 7 lbs. per 1000 square feet.
- Protection of Existing Plantings: Maximum effort should be made to save tree or other plant specimens which are large for their species, rare to the area, or of special horticultural or landscape value. Contact owner/landscape architect before removing any specimen of this type unless otherwise noted on the plans. No material or temporary soil deposits shall be placed within the drip line of shrubs or trees designated on the landscape plan to be retained. Protective barriers are to be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self supporting. They shall be of minimum of four feet (4') high and constructed of a durable material, such as snow or silt fence, that will last until construction is completed.
- Pruning: 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.
- Existing Utilities: In accordance with Dig-Safe law (1-800-225-4977), the contractor shall contact all applicable utility companies and verify utility line locations. The contractor shall be solely responsible for any/all utility damage. Record locations of Dig-Safe utility line markings on project record documents.
- Disturbed Areas: Any areas disturbed during the course of construction are to be restored to original (or better) condition by contractor before completion of the project, and are subject to approval by landscape architect and owner. All grass areas disturbed during construction shall be yolk raked to remove stones and loamed and seeded as per specifications.
- Drainage Systems: Contractor is responsible for general clean-out of all catch basins, manholes, and/or other drainage features on the site which have accumulated sediment as a result of construction activities.
- Cleaning: Contractor is responsible for keeping site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plan.



NOTE: LOCATE BEDLINE AS SHOWN ON PLAN.



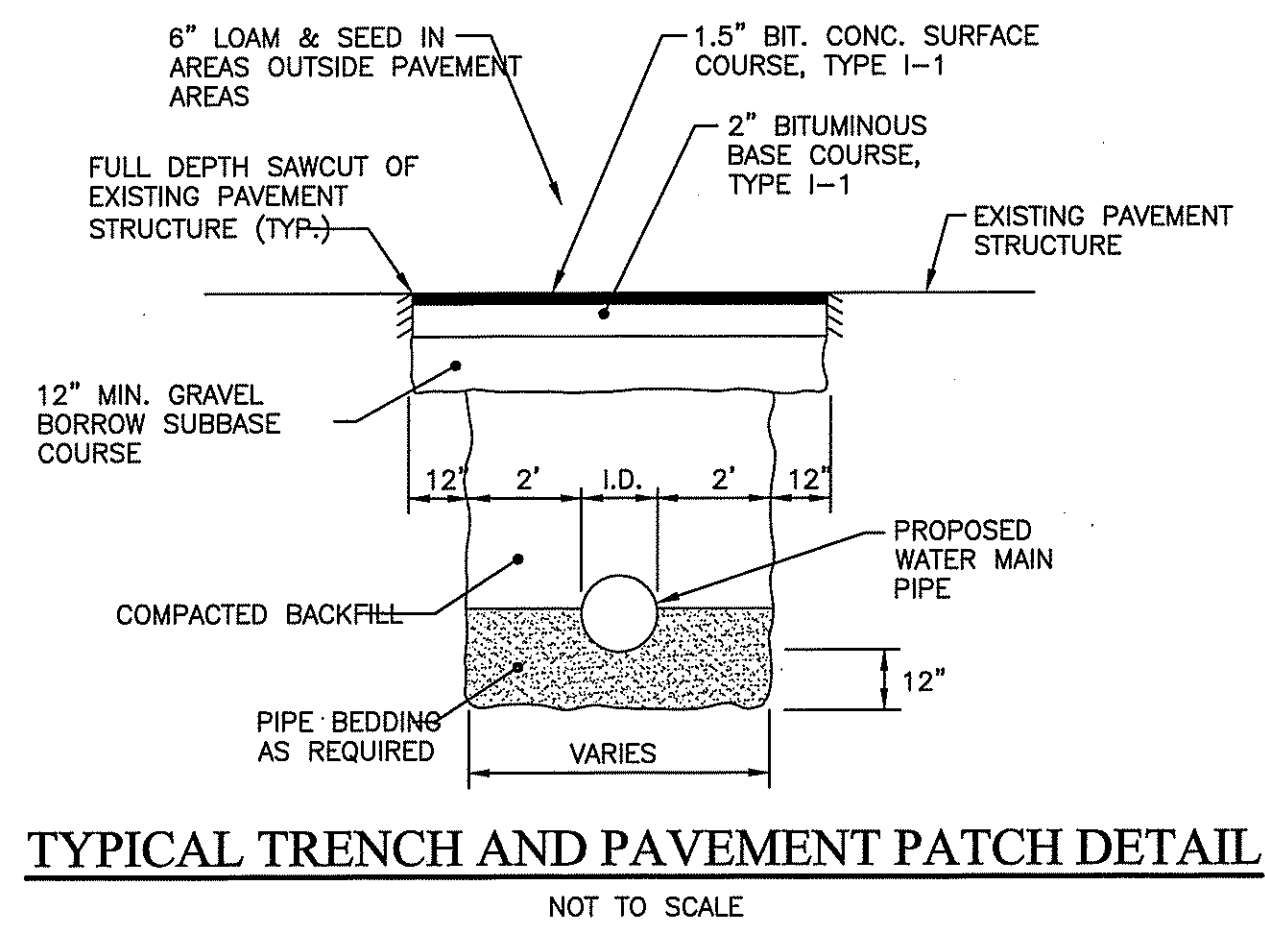
NOTE:
 1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.



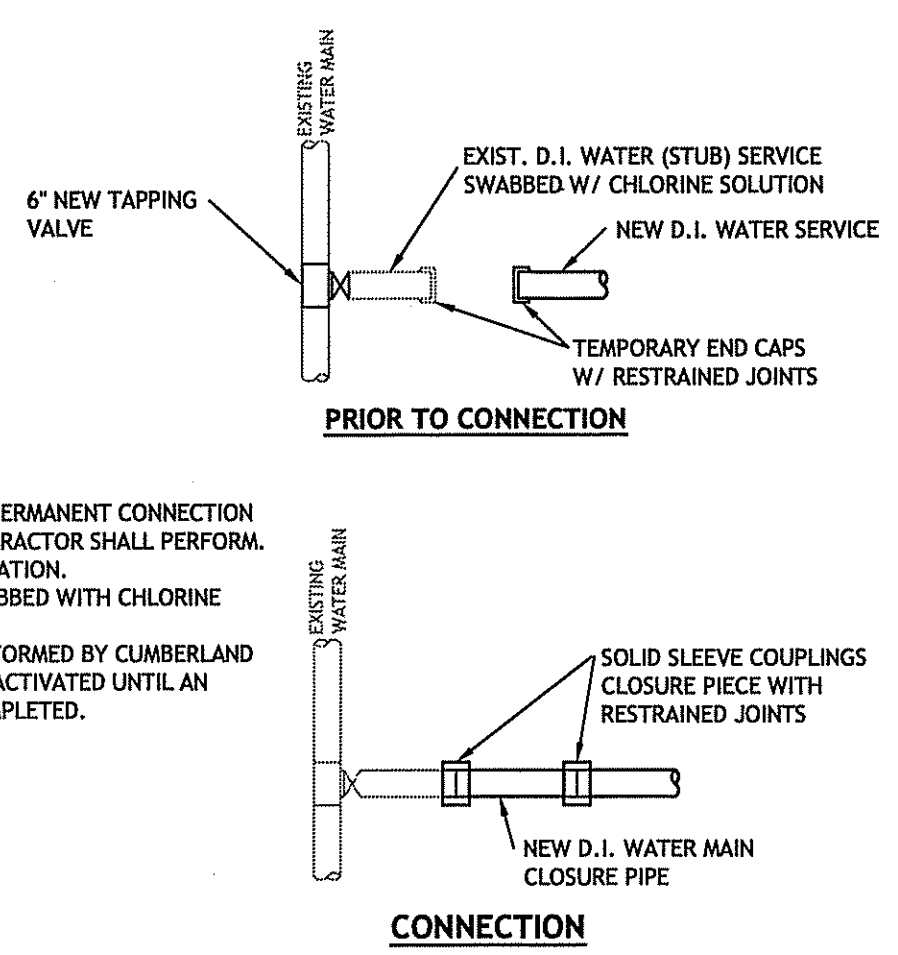
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EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

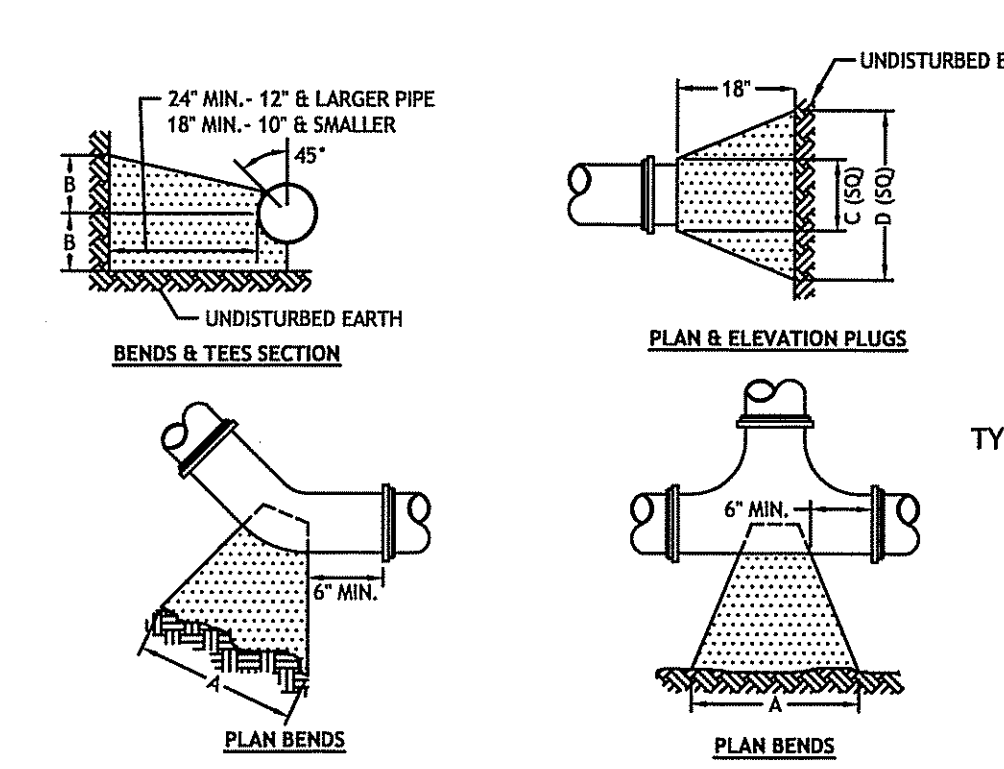
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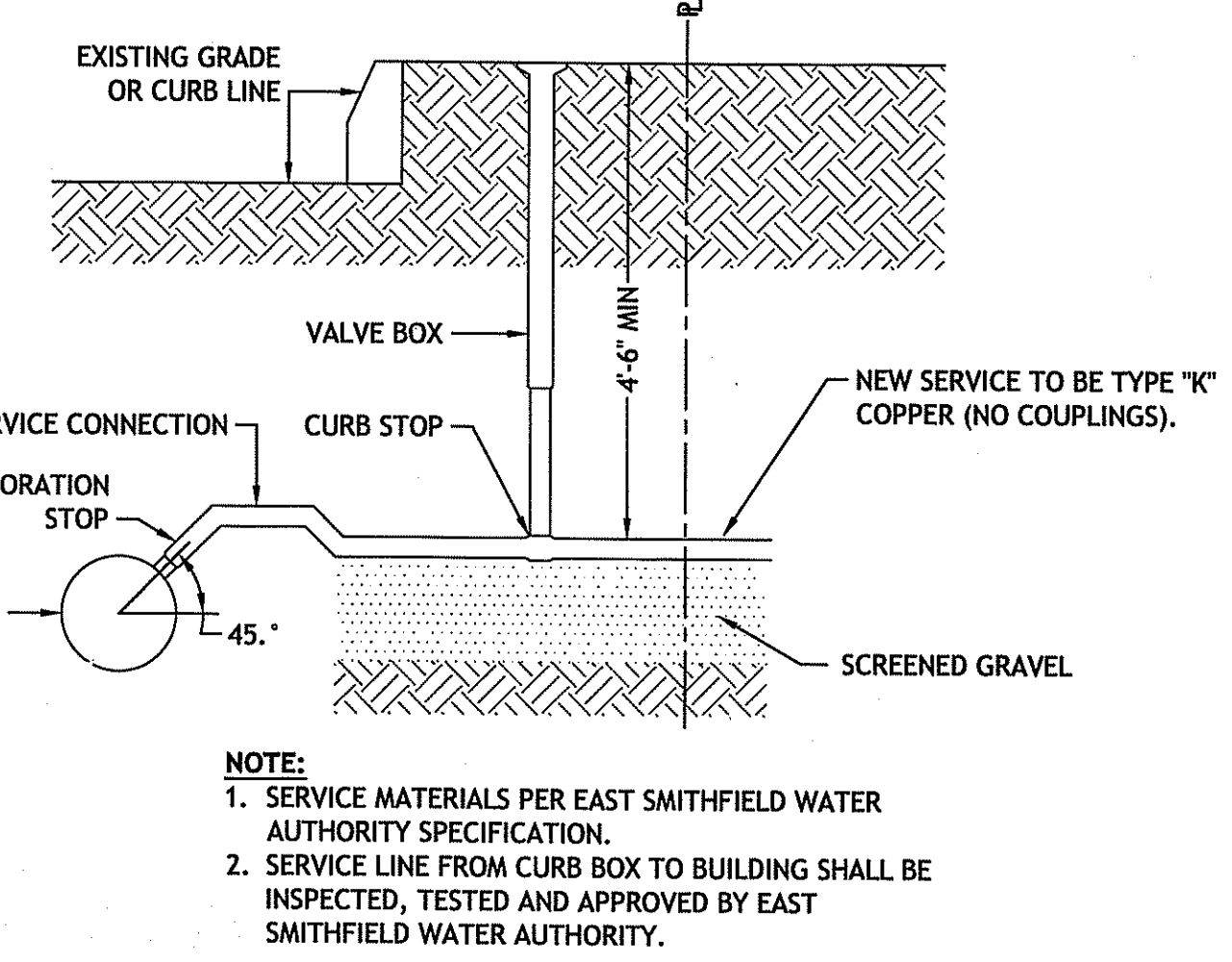
- NOTES:**
1. PRIOR TO FINAL APPROVAL FOR PERMANENT CONNECTION FROM PROVIDENCE WATER, CONTRACTOR SHALL PERFORM PRESSURE TESTING AND CHLORINATION. SLEEVE FOR CLOSURE TO BE SWABBED WITH CHLORINE SOLUTION.
 2. FINAL BACTERIA TEST TO BE PERFORMED BY CUMBERLAND WATER. THE LINE WILL NOT BE ACTIVATED UNTIL AN ACCEPTABLE TEST HAS BEEN COMPLETED.



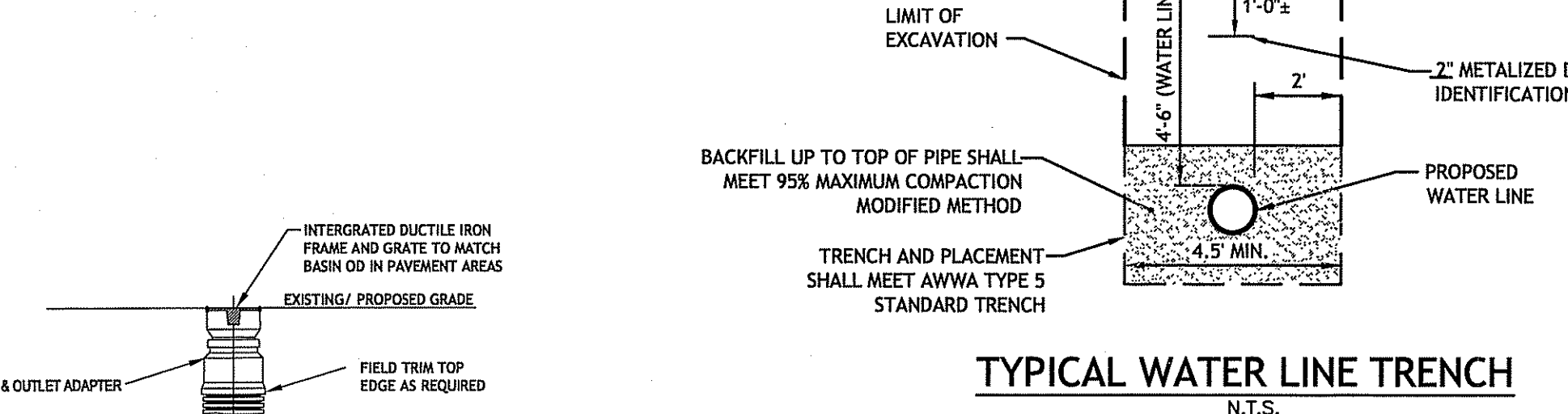
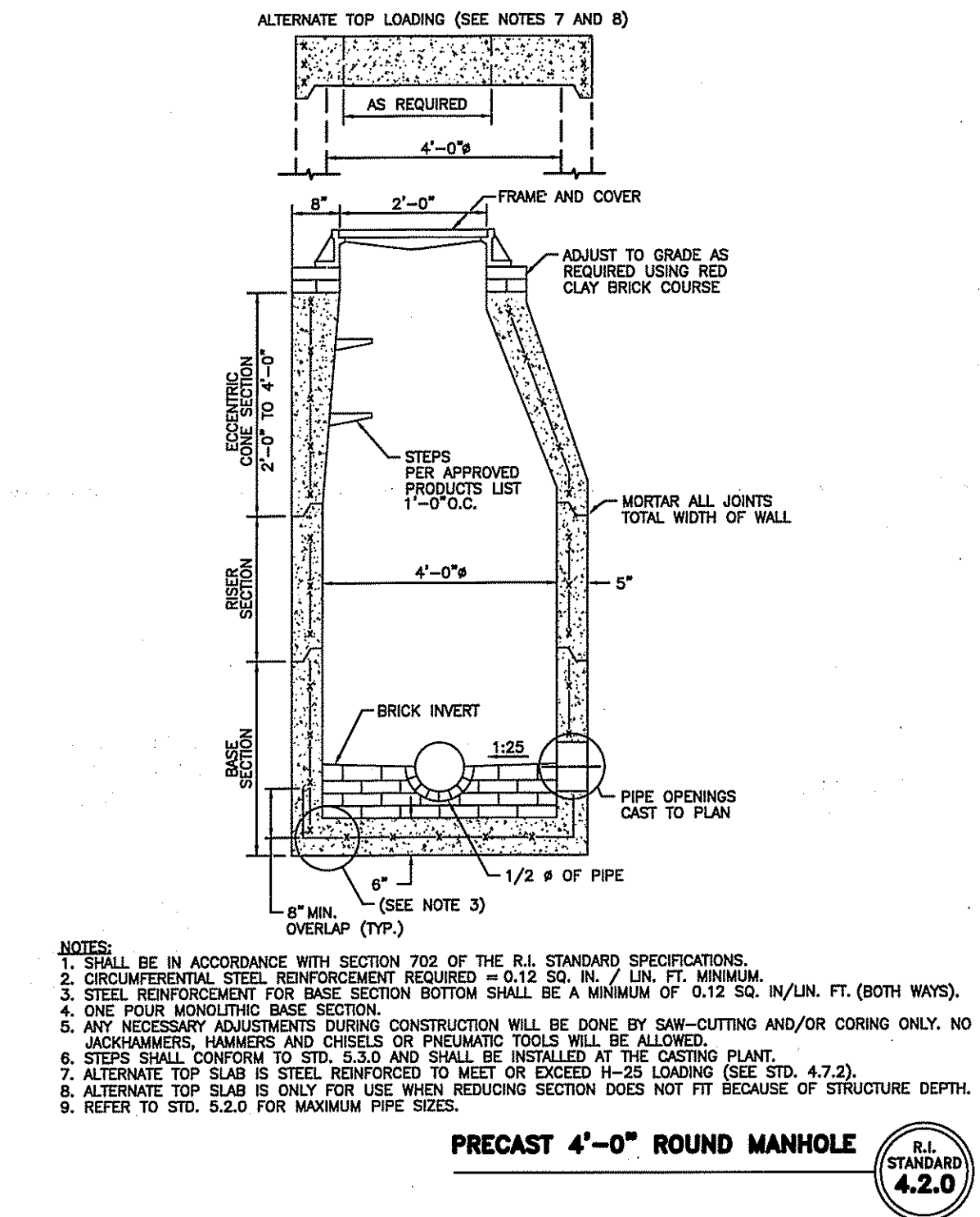
TAPPING SLEEVE AND VALVE
NOT TO SCALE



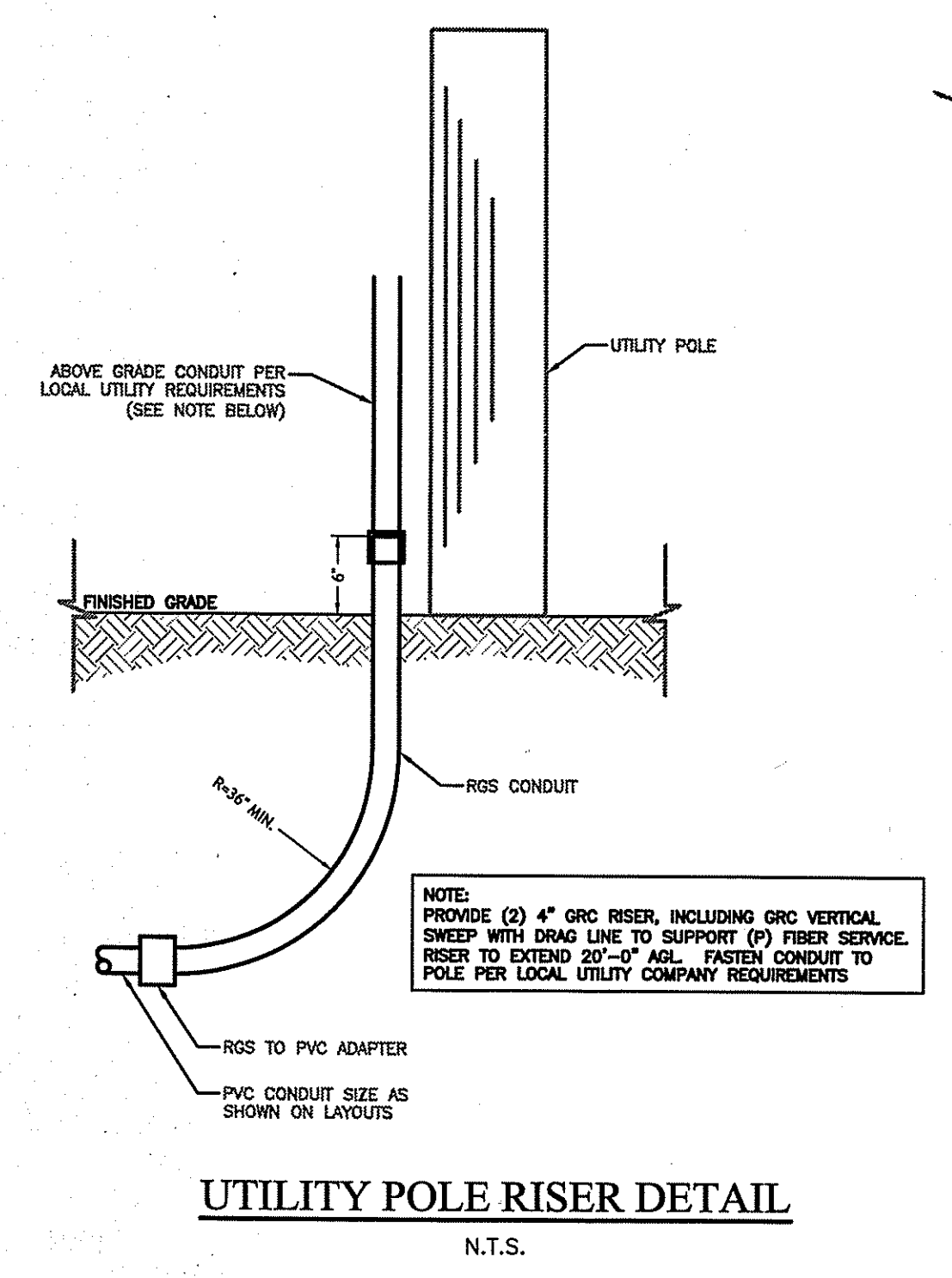
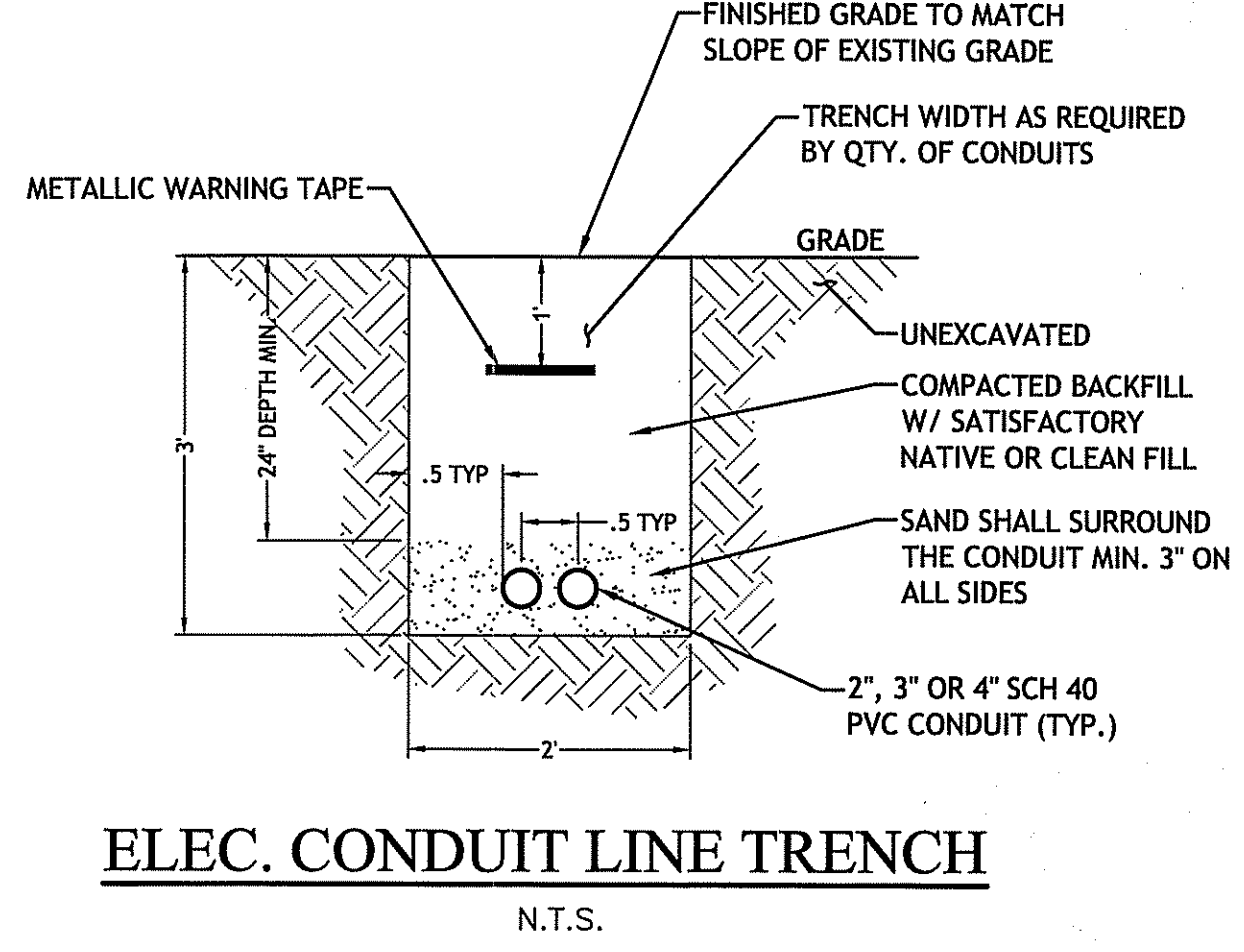
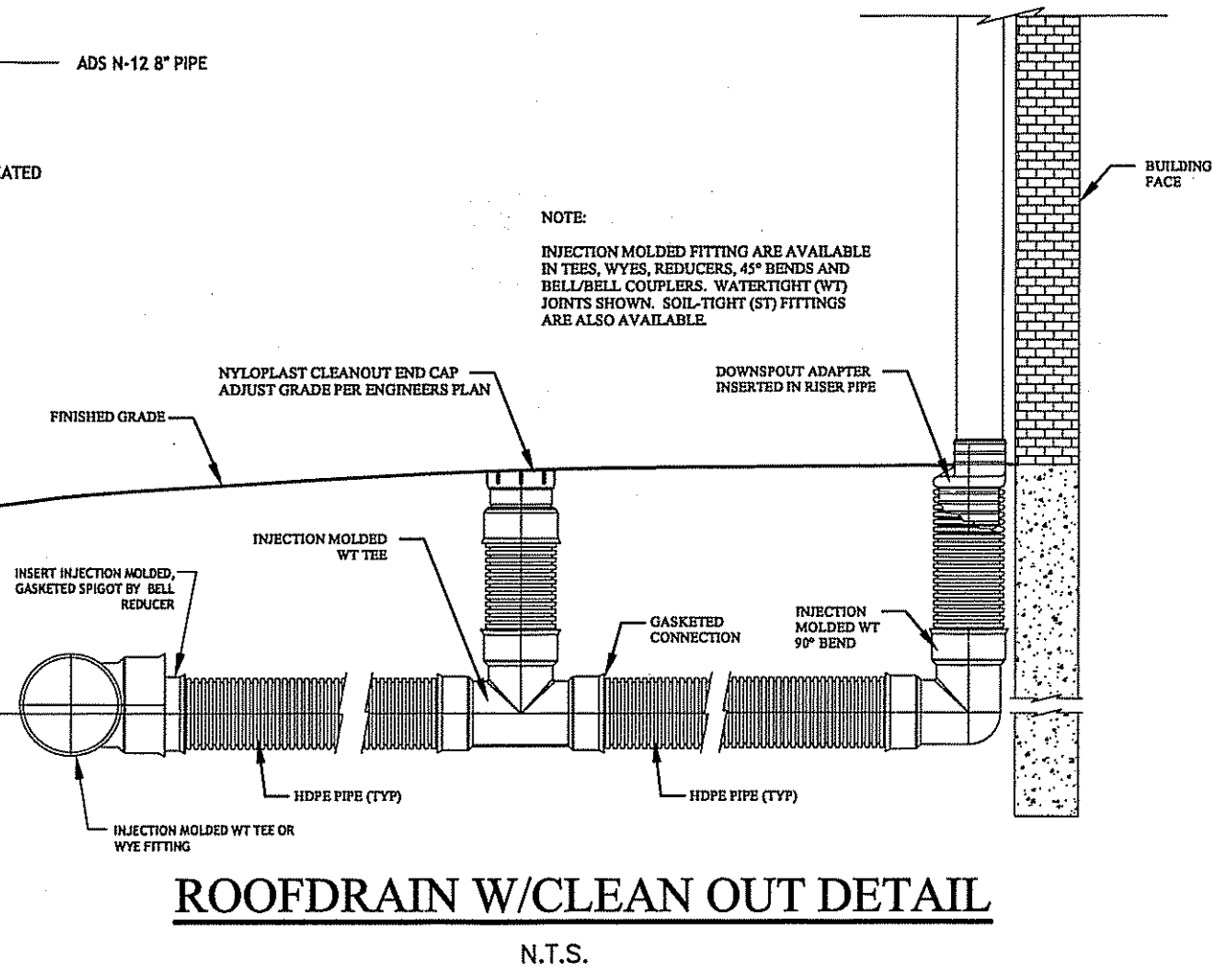
SIZE	TEES			PLUGS			90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	A	B	C	A	B	C	A	B	A	B	A	B	A	B
4"	22"	12"	22"	12"	24"	16"	20"	10"	14"	7"	11"	5"		
6"	30"	18"	30"	18"	35"	22"	27"	15"	19"	12"	13"	8"		
8"	38"	24"	38"	24"	46"	29"	33"	22"	25"	14"	19"	10"		



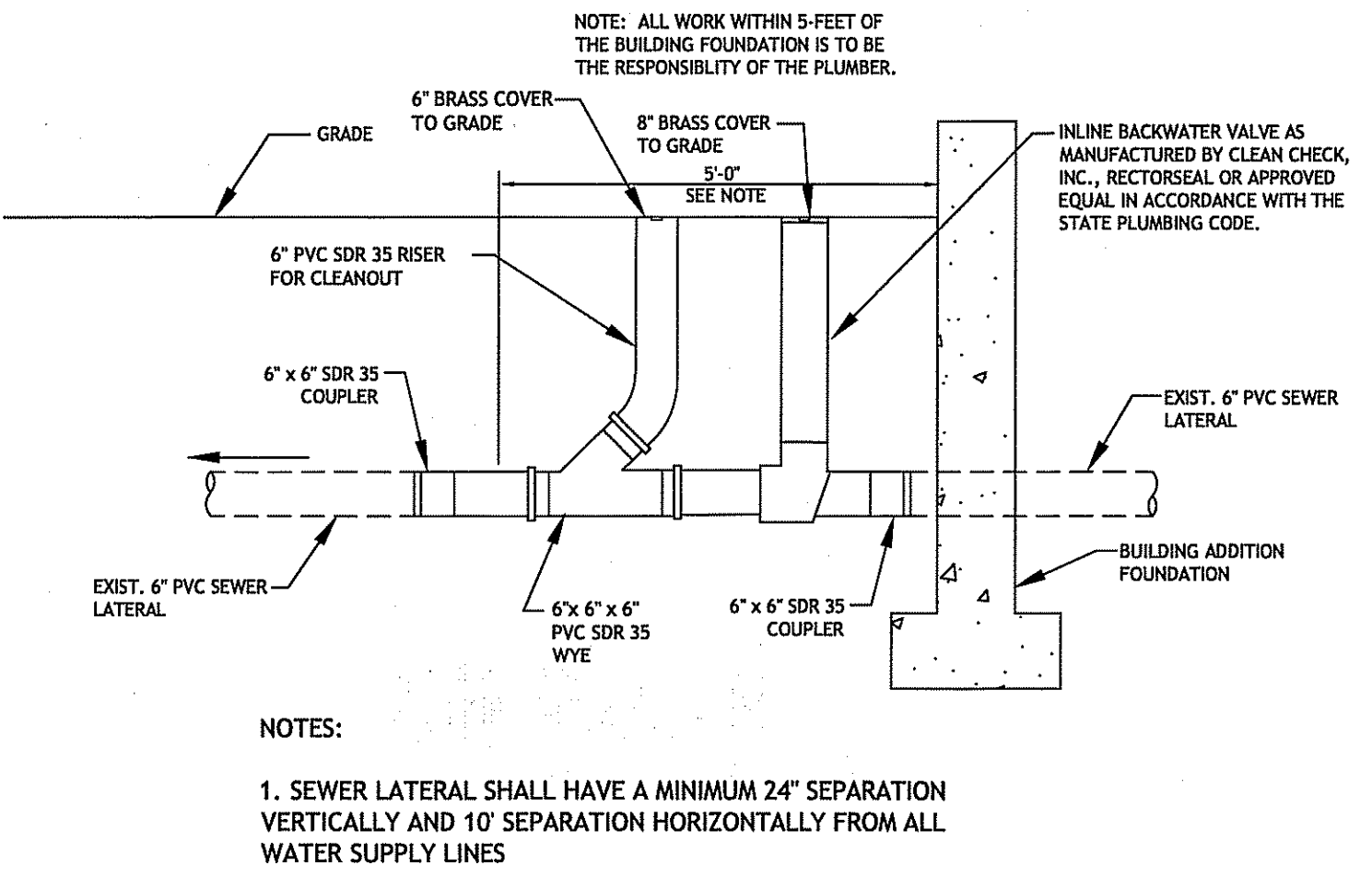
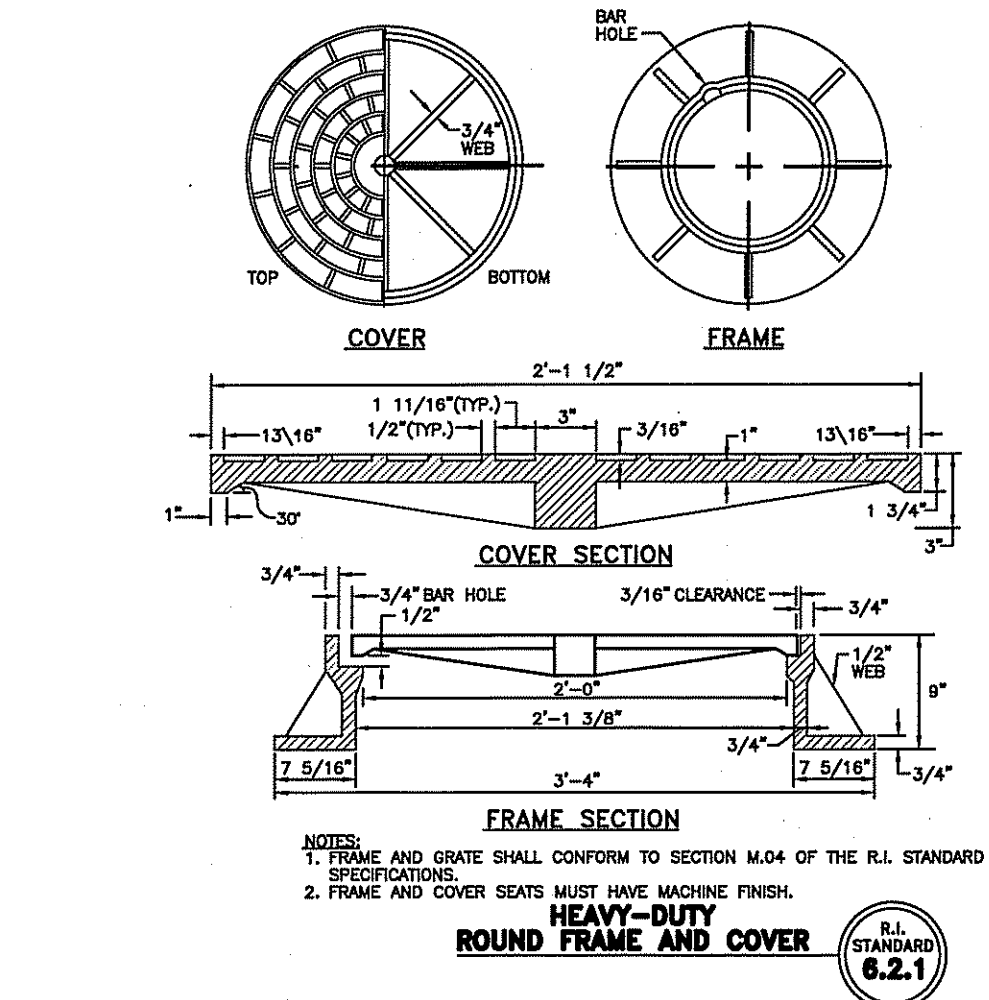
- NOTE:**
1. SERVICE MATERIALS PER EAST SMITHFIELD WATER AUTHORITY SPECIFICATION.
 2. SERVICE LINE FROM CURB BOX TO BUILDING SHALL BE INSPECTED, TESTED AND APPROVED BY EAST SMITHFIELD WATER AUTHORITY.



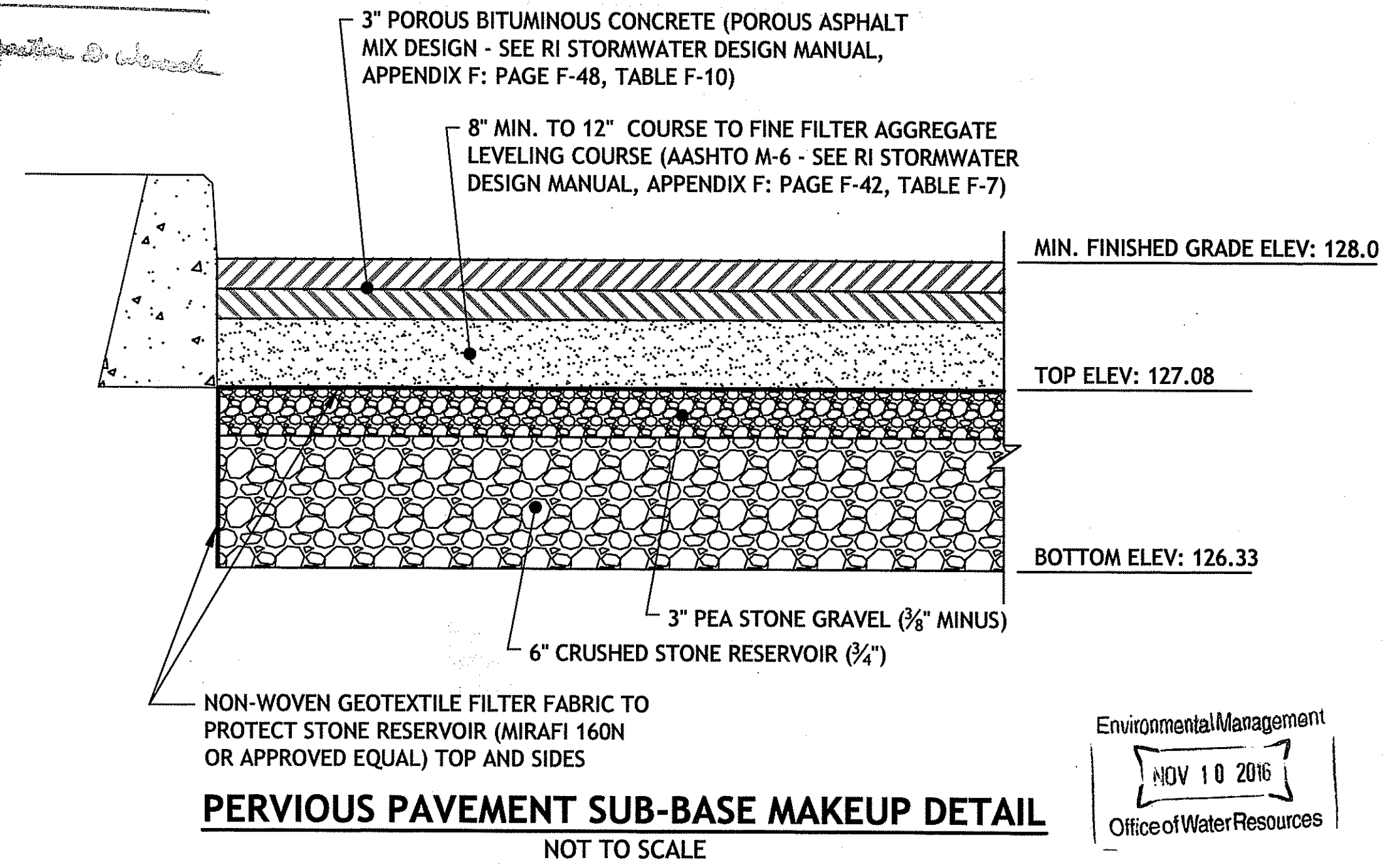
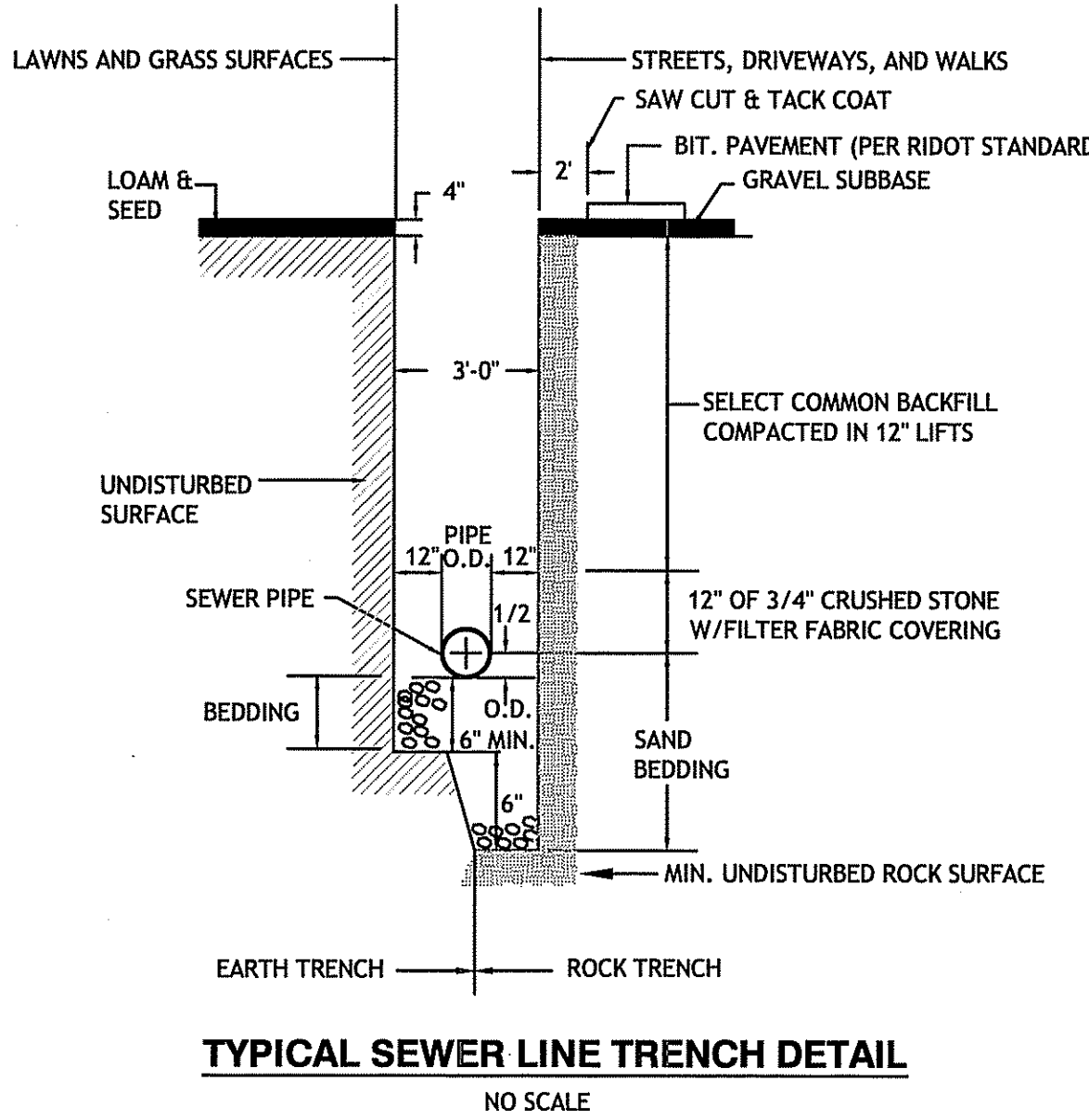
ADS CLEANOUT IN PAVEMENT AREAS
N.T.S.



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- NOTES:**
1. SEWER LATERAL SHALL HAVE A MINIMUM 24" SEPARATION VERTICALLY AND 10" SEPARATION HORIZONTALLY FROM ALL WATER SUPPLY LINES



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DETAIL PLAN NO. 2

SHEET 12 OF 12

Environmental Management
NOV 10 2016
Office of Water Resources