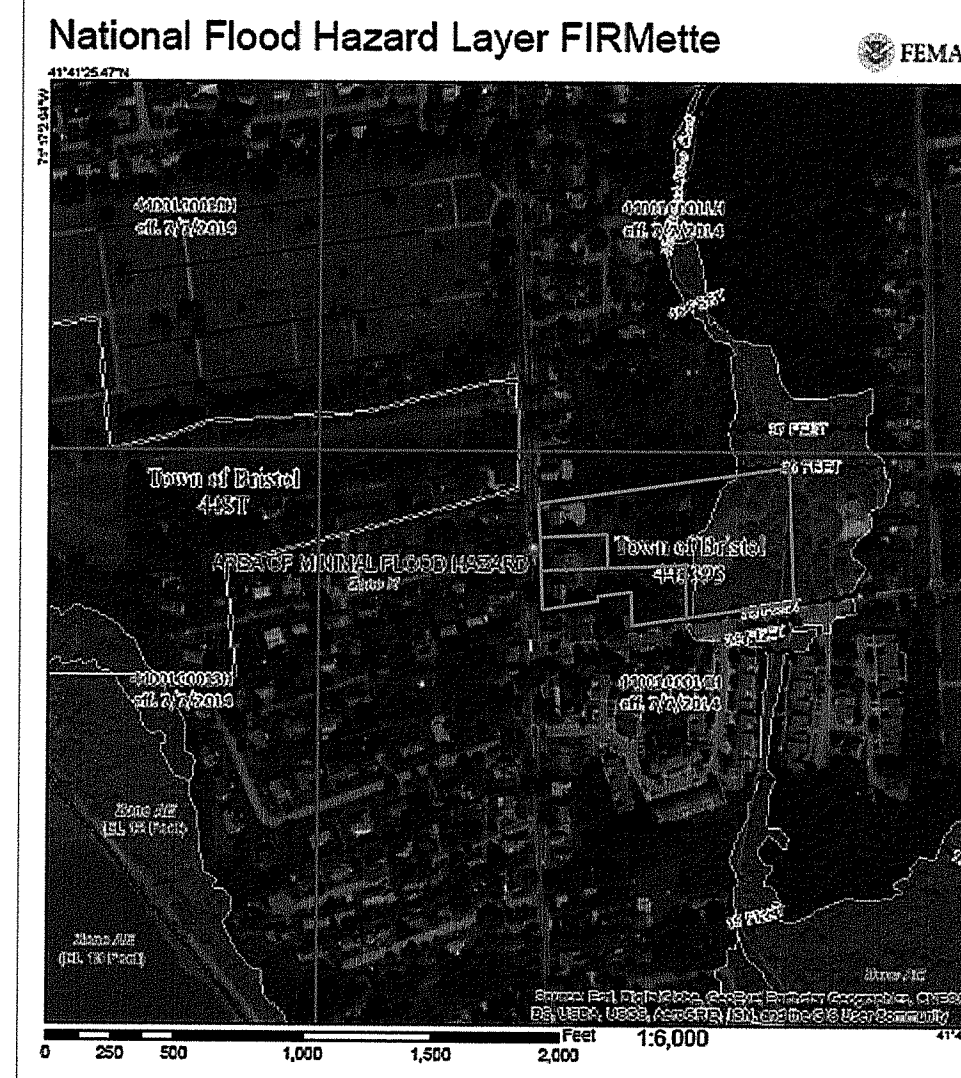


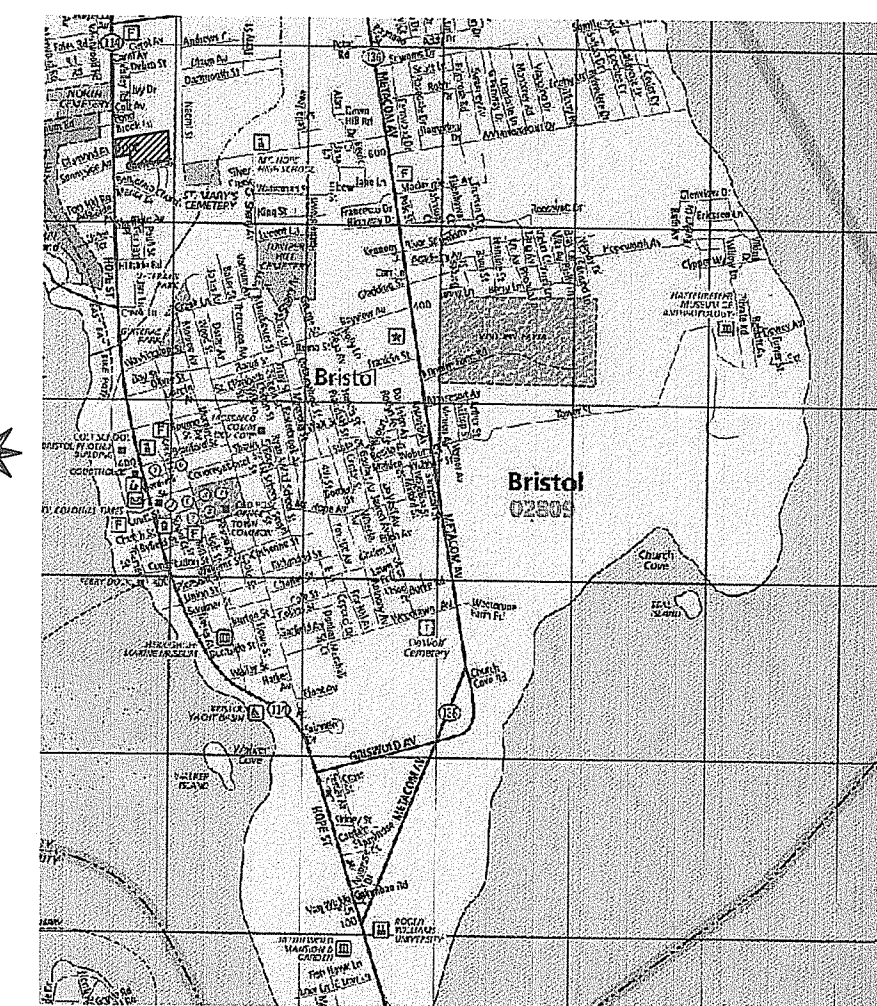
PLAT MAP  
NOT TO SCALE



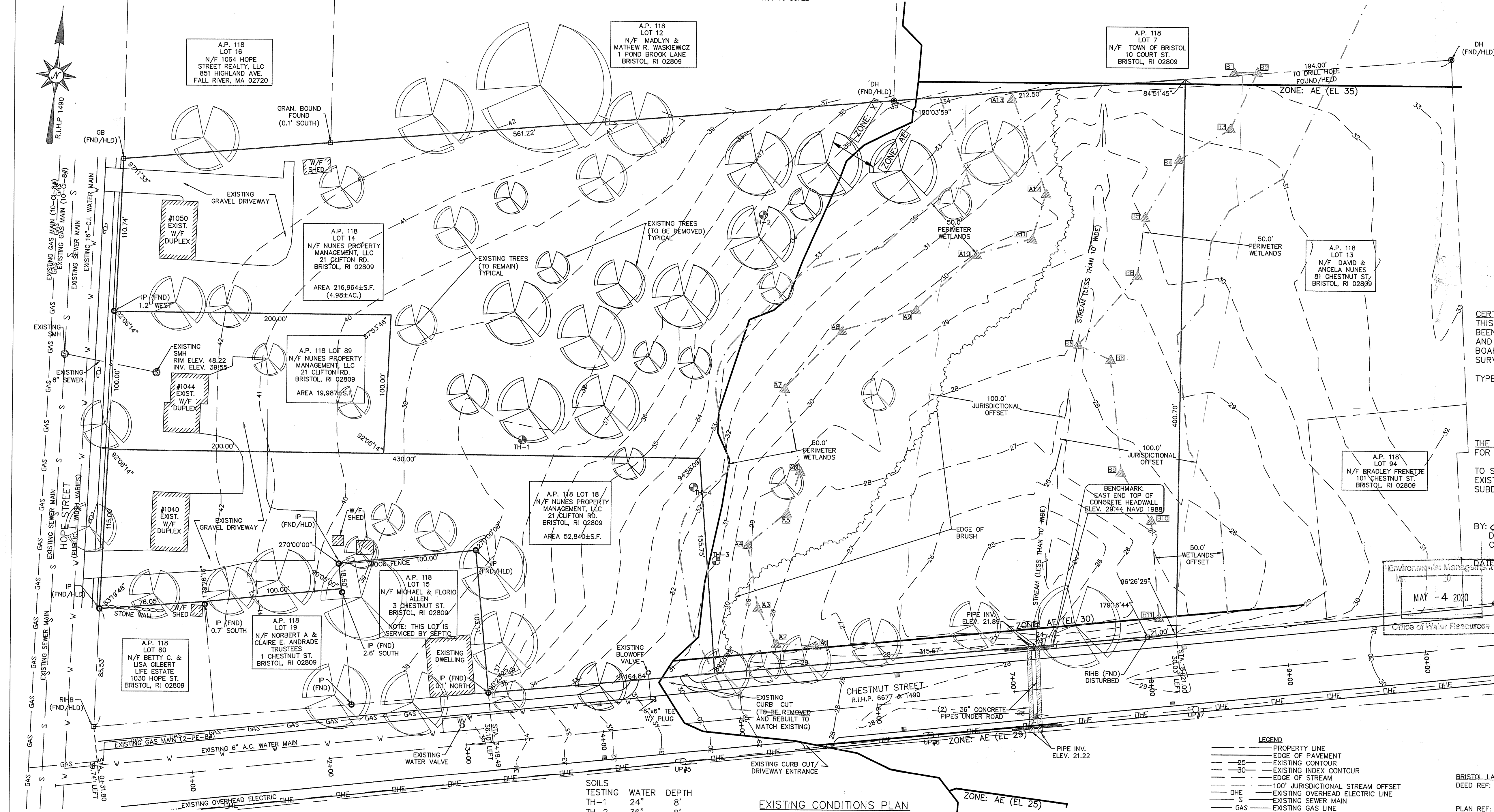
FEMA FIRMETTE  
NOT TO SCALE



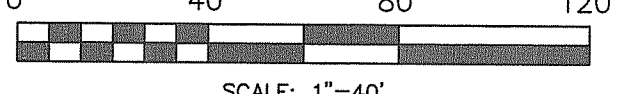
AERIAL PHOTO  
NOT TO SCALE



LOCUS MAP  
NOT TO SCALE



EXISTING CONDITIONS PLAN



| SOILS TESTING WATER DEPTH | TH-1 | 24" | 8'       |
|---------------------------|------|-----|----------|
| EXCAVATED                 | TH-2 | 36" | 8'       |
| EXCAVATED                 | TH-3 | 36" | 3/31/15  |
| EXCAVATED                 | TH-4 | 30" | 8/8/18   |
| EXCAVATED                 | TH-4 | 30" | 11/25/19 |

SOILS ARE PmB  
PITTSBURY HYDROLOGIC GROUP "C"

ZONE: R-10  
MIN. AREA/DWELLING UNIT: 10,000sf  
MIN. FRONTAGE: 120ft/TWO D.U.  
SETBACKS:  
FRONT - 30'  
SIDE - 15'  
REAR - 30'

F.I.R.M. # 44001C0014H  
EFFECTIVE DATE:  
JULY 7, 2014 ZONES X & AE  
(ELEV. 30-35) NAVD 1988  
SITE REFERENCE DATUM IS NAVD 1988

NOTE:  
THAT DUE TO IRREGULARITY OF FLOOD  
LINE, LIMITS OF FLOODING WERE TAKEN AS  
THEY APPEAR ON FLOOD MAP AND  
SCALED RELATIVE TO SITE FEATURES.

REFERENCE PLAN:  
ELECTRONIC PLAN  
BY: TURNING POINT SURVEY, INC.  
DATE: 01/15/14

WETLANDS FLAGGING BY:  
NATURAL RESOURCE SERVICES, INC.  
PO BOX 311  
HARRISVILLE, RI 02830

- LEGEND
- PROPERTY LINE
  - EDGE OF PAVEMENT
  - 25' EXISTING CONTOUR
  - 30' EXISTING INDEX CONTOUR
  - EDGE OF STREAM
  - 100' JURISDICTIONAL STREAM OFFSET
  - EXISTING OVERHEAD ELECTRIC LINE
  - S EXISTING SEWER MAIN
  - GAS EXISTING GAS LINE
  - EXISTING WATER LINE
  - EDGE OF BRUSH
  - EXISTING STREAM
  - WETLANDS
  - 50' JURISDICTIONAL WETLANDS OFFSET
  - WETLANDS FLAG
  - EXISTING UTILITY POLE
  - EXISTING HIGHWAY BOUND
  - EXISTING GRANITE BOUND
  - EXISTING IRON PIN
  - EXISTING DRILL HOLE
  - PROPOSED IRON ROD

BRISTOL LAND EVIDENCE RECORDS  
DEED REF: BOOK 1653 PAGE 289  
BOOK 1653 PAGE 294  
BOOK 1653 PAGE 296  
PLAN REF: ENV. 422  
ENV. 410  
ENV. 286  
R.I.H.P. 1490

TOPOGRAPHIC SURVEY BY SEI  
LIMITS OF FLOOD AND WETLANDS  
LOCATIONS ARE ALSO BY SEI

RON T. BLANCHARD  
REGISTERED PROFESSIONAL ENGINEER

**UTILITY NOTE**

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

- UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
- SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
- BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

**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 JANUARY 1, 2016, AS FOLLOWS:

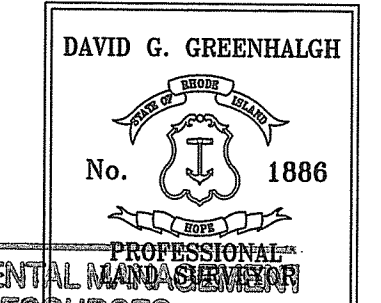
TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY INSTRUMENT MEASUREMENT SPECIFICATION: 1 SURVEY PERFORMED: 12/31/13

DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION: 3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:

TO SHOW EXISTING PROPERTY LINES AND LIMITED DETAIL EXISTING CONDITIONS AS A BASE PLAN FOR POSSIBLE SUBDIVISION

BY: *David G. Greenhalgh*  
DAVID G. GREENHALGH PLS#1866  
COA NO. A485



DATE: 5/11/20  
MAY - 4 2020  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATE: JUL 02 2020 FILE # 19-0192  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

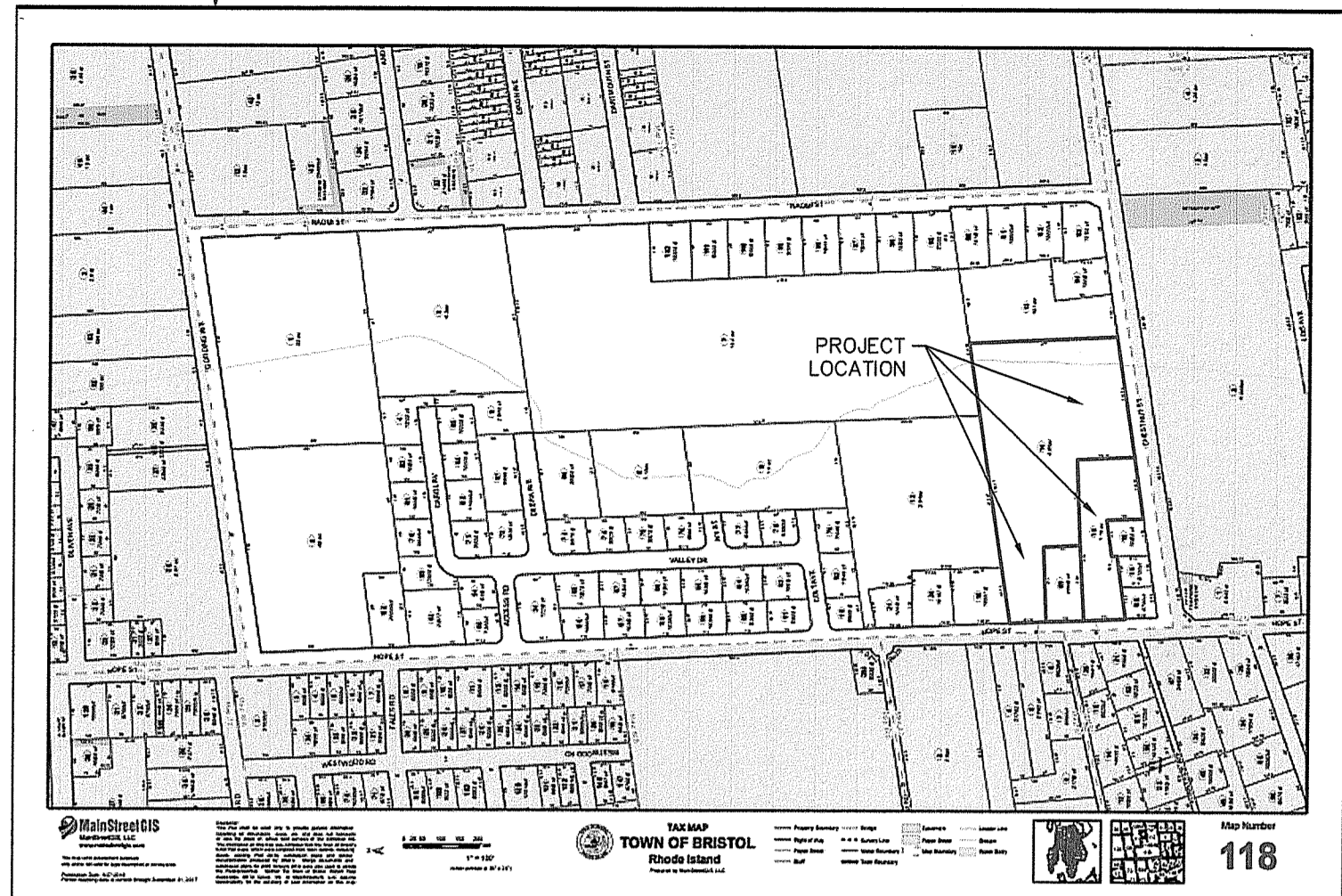
PLANNING BOARD OFFICIAL

| SYMBOL | DESCRIPTION                                 | DATE     | APP'D |
|--------|---|----------|-------|
| 001    | PER CLIENT MEETING                          | 07/09/14 |       |
| 002    | PER REC                                     | 12/02/14 |       |
| 003    | ADD SOILS TEST                              | 02/10/15 |       |
| 004    | MINOR REVISIONS/NEW FLOOD ZONE AND FIRM     | 07/02/18 |       |
| 005    | REVISIONS PER SURVEY COMMENTS               | 6/3/19   |       |
| 006    | REVISED FOR SURVEY WETLANDS/SURVEY COMMENTS | 4/29/20  |       |
| 007    |   |          |       |

**SEI**  
**SITE ENGINEERING INC.**  
CIVIL • COASTAL • STRUCTURAL  
75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 253-0281

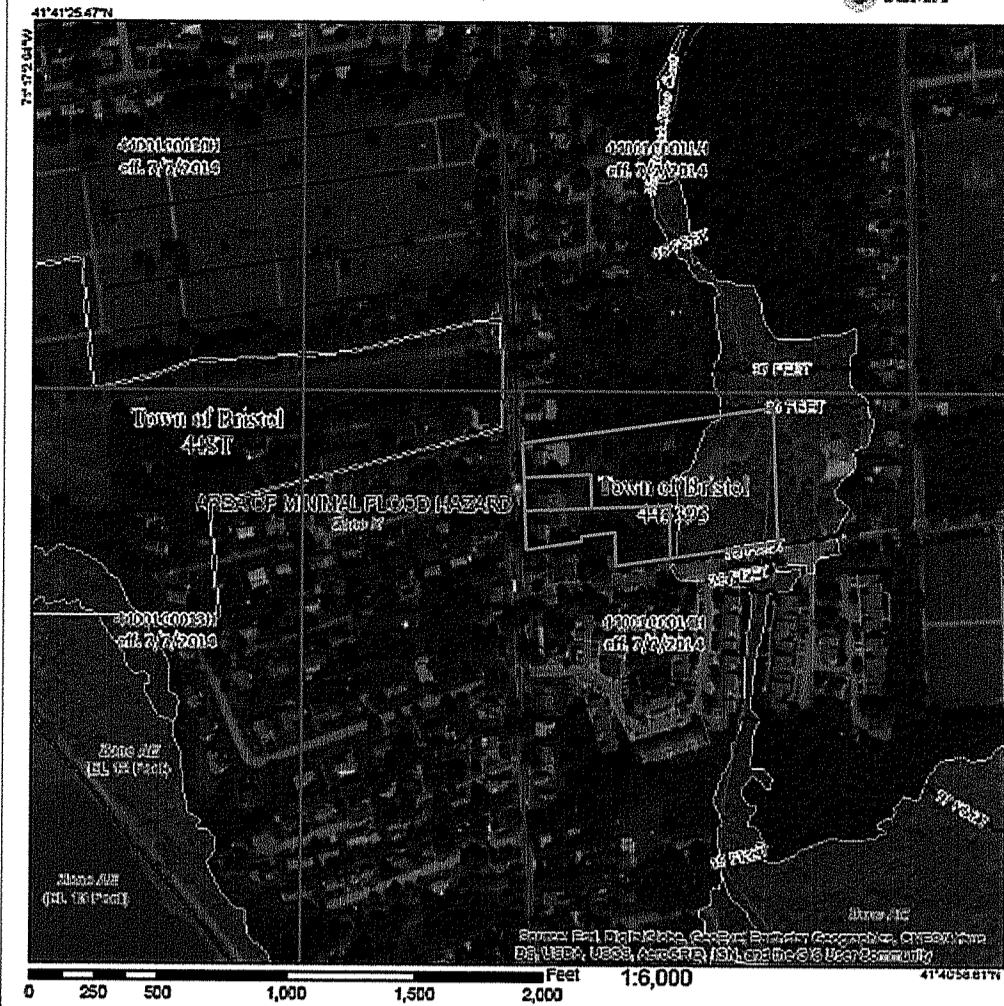
**EXISTING CONDITIONS**  
**MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION**  
**RESIDENTIAL HOUSING PROJECT-CHESTNUT PLACE**  
BRISTOL, PLAT 118, LOTS 14, 18, 89 RHODE ISLAND

SCALE: AS NOTED  
SHEET: 1 OF 8  
**SP-1**



PLAT MAP  
NOT TO SCALE

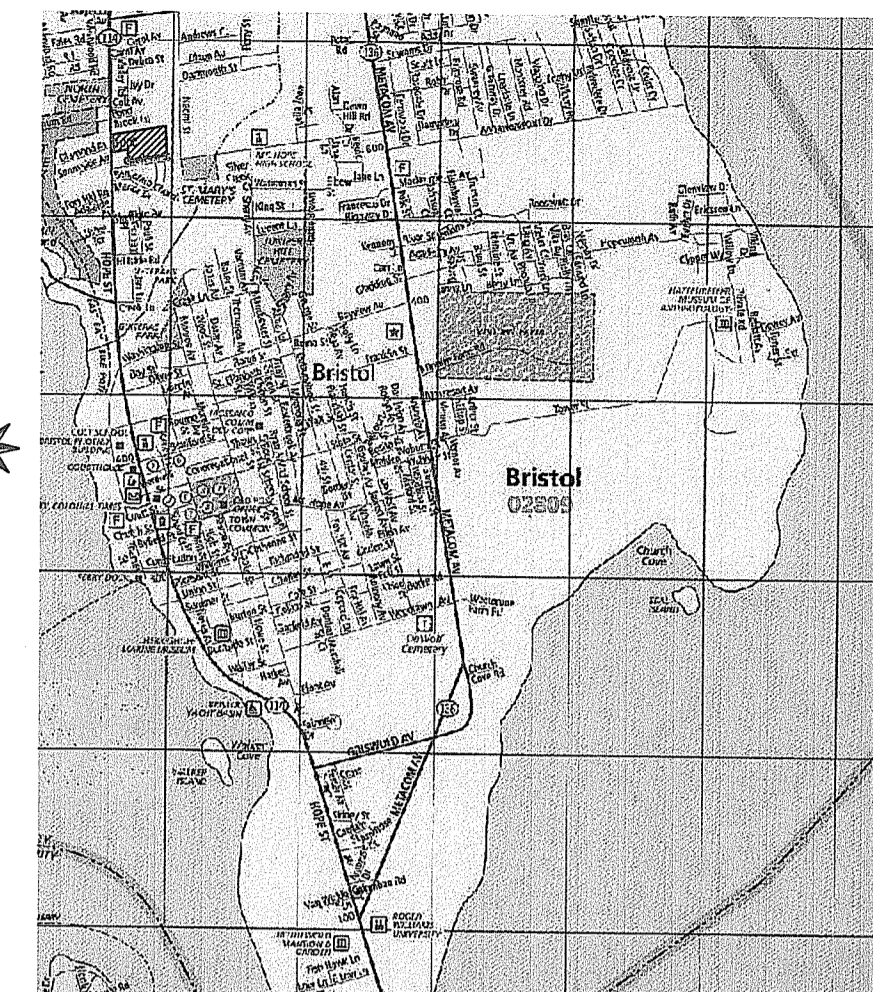
National Flood Hazard Layer FIRMette



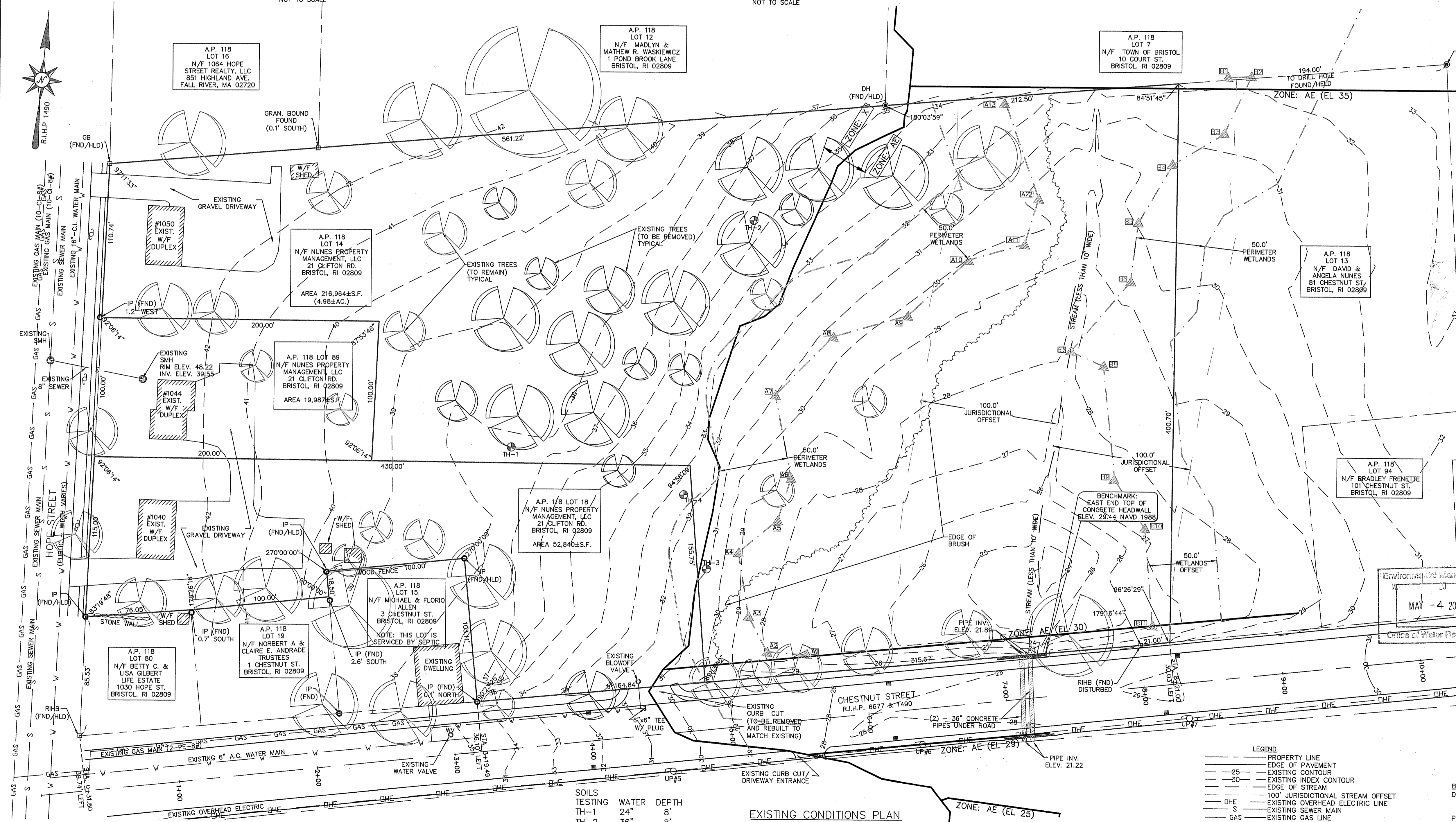
FEMA FIRMETTE  
NOT TO SCALE



AERIAL PHOTO  
NOT TO SCALE



LOCUS MAP  
NOT TO SCALE

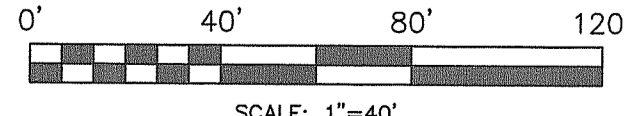


SOILS TESTING WATER DEPTH

|      |     |          |
|------|-----|----------|
| TH-1 | 24" | 8'       |
| TH-2 | 36" | 8'       |
| TH-3 | 36" | 7'       |
| TH-4 | 30" | 11/25/19 |

SOILS ARE PmB  
PITTSOWN HYDROLOGIC GROUP "C"

EXISTING CONDITIONS PLAN



REFERENCE PLAN:  
ELECTRONIC PLAN  
BY: TURNING POINT SURVEY, INC.  
DATE: 01/15/14

WETLANDS FLAGGING BY:  
NATURAL FLOODING SERVICES, INC.  
PO BOX 311  
HARRISVILLE, RI 02830

- LEGEND
- - - PROPERTY LINE
  - - - EDGE OF PAVEMENT
  - - - EXISTING CONTOUR
  - - - EXISTING INDEX CONTOUR
  - - - 100' JURISDICTIONAL STREAM OFFSET
  - - - EXISTING OVERHEAD ELECTRIC LINE
  - - - EXISTING SEWER MAIN
  - - - EXISTING GAS LINE
  - - - EXISTING WATER LINE
  - - - EDGE OF BRUSH
  - - - EXISTING STREAM
  - - - WETLANDS
  - - - 50' JURISDICTIONAL WETLANDS OFFSET
  - ▲ WETLANDS FLAG
  - WETLANDS UTILITY POLE
  - EXISTING HIGHWAY BOUND
  - EXISTING GRANITE BOUND
  - EXISTING IRON PIN
  - EXISTING DRILL HOLE
  - PROPOSED IRON ROD

**UTILITY NOTE**

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**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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY INSTRUMENT  
MEASUREMENT SPECIFICATION: 1 SURVEY PERFORMED: 12/31/13

DATA ACCUMULATION SURVEY  
MEASUREMENT SPECIFICATION: 3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
TO SHOW EXISTING PROPERTY LINES AND LIMITED DETAIL EXISTING CONDITIONS AS A BASE PLAN FOR POSSIBLE SUBDIVISION

BY: *David G. Greenhalgh*  
DAVID G. GREENHALGH PLS#1886  
COA NO. A485

Environmental Management DATE: 5/1/20  
MAY -4- 2020

Office of Water Resources  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESH WATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATE: JUL 02 2020 FILE # 19-0192  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PLANNING BOARD OFFICIAL

BRISTOL LAND EVIDENCE RECORDS  
DEED REF: BOOK 1653 PAGE 289  
BOOK 1653 PAGE 294  
BOOK 1653 PAGE 296

PLAN REF: ENV. 422  
ENV. 410  
ENV. 286  
R.I.H.P. 1490

TOPOGRAPHIC SURVEY BY SEI  
LIMITS OF FLOOD AND WETLANDS  
LOCATIONS ARE ALSO BY SEI

RON T. BLANCHARD  
No. 2016  
REGISTERED PROFESSIONAL ENGINEER

| NO. | DESCRIPTION                                    | DATE     | APPROVED |
|-----|--|----------|----------|
| 001 | PER CLIENT MEETING                             | 07/08/14 |          |
| 002 | PER REC 12/09/14                               | 12/09/14 |          |
| 003 | PER REC 02/19/15                               | 02/19/15 |          |
| 004 | ADD SOILS TEST INFO                            | 04/29/15 |          |
| 005 | MINOR REVISIONS PER REC                        | 07/02/15 |          |
| 006 | REVISIONS PER SURVEY COMMENTS                  | 4/29/20  |          |
| 007 | REVISED FOR SURVEY WETLANDS/DRILLHOLE COMMENTS | 4/29/20  |          |

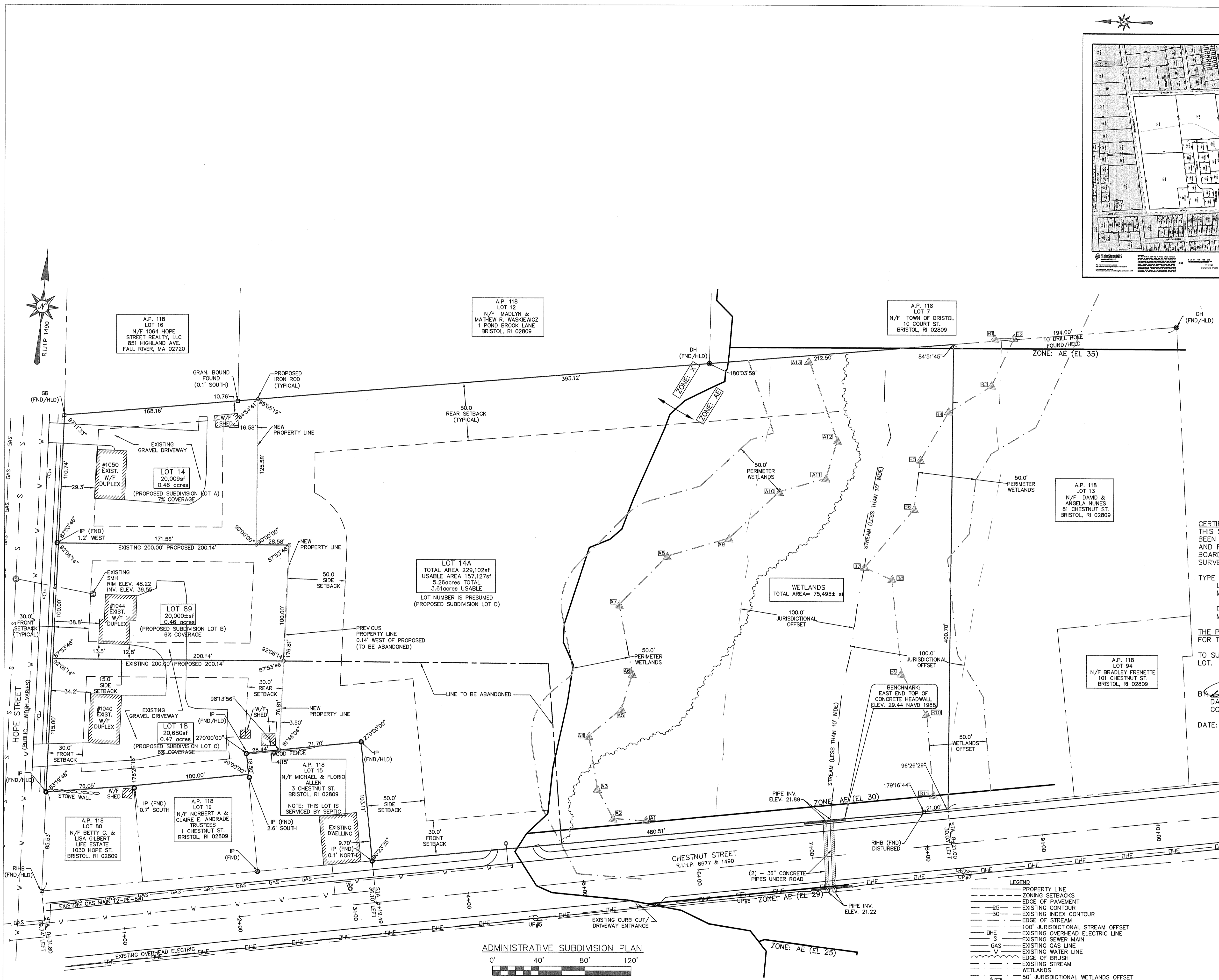
DSGN. RB  
DR. MCF  
CHK. RB  
DATE: 07/02/14

**SEI**  
SITE ENGINEERING INC.  
CIVIL • COASTAL • STRUCTURAL

75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 468-8281

EXISTING CONDITIONS  
MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION  
RESIDENTIAL HOUSING PROJECT- CHESTNUT PLACE  
BRISTOL, RHODE ISLAND  
PLAT 118, LOTS 14, 18, 89

SCALE: AS NOTED  
SHEET: 1 OF 8  
**SP-1**



ZONE: R-10  
 MIN. AREA/DWELLING UNIT: 10,000sf  
 MIN. FRONTAGE: 120ft/TWO D.U.  
 SETBACKS:  
 FRONT - 30'  
 SIDE - 15'  
 REAR - 30'

F.I.R.M. # 44001C0014H  
 EFFECTIVE DATE:  
 JULY 7, 2014 ZONES X & AE  
 (ELEV. 30-35) NAVD 1988  
 SITE REFERENCE DATUM IS NAVD 1988

NOTE:  
 DUE TO IRREGULARITY OF FLOOD  
 LINE, LIMITS OF FLOODING WERE TAKEN AS  
 THEY APPEAR ON FLOOD MAP AND  
 SCALED RELATIVE TO SITE FEATURES.

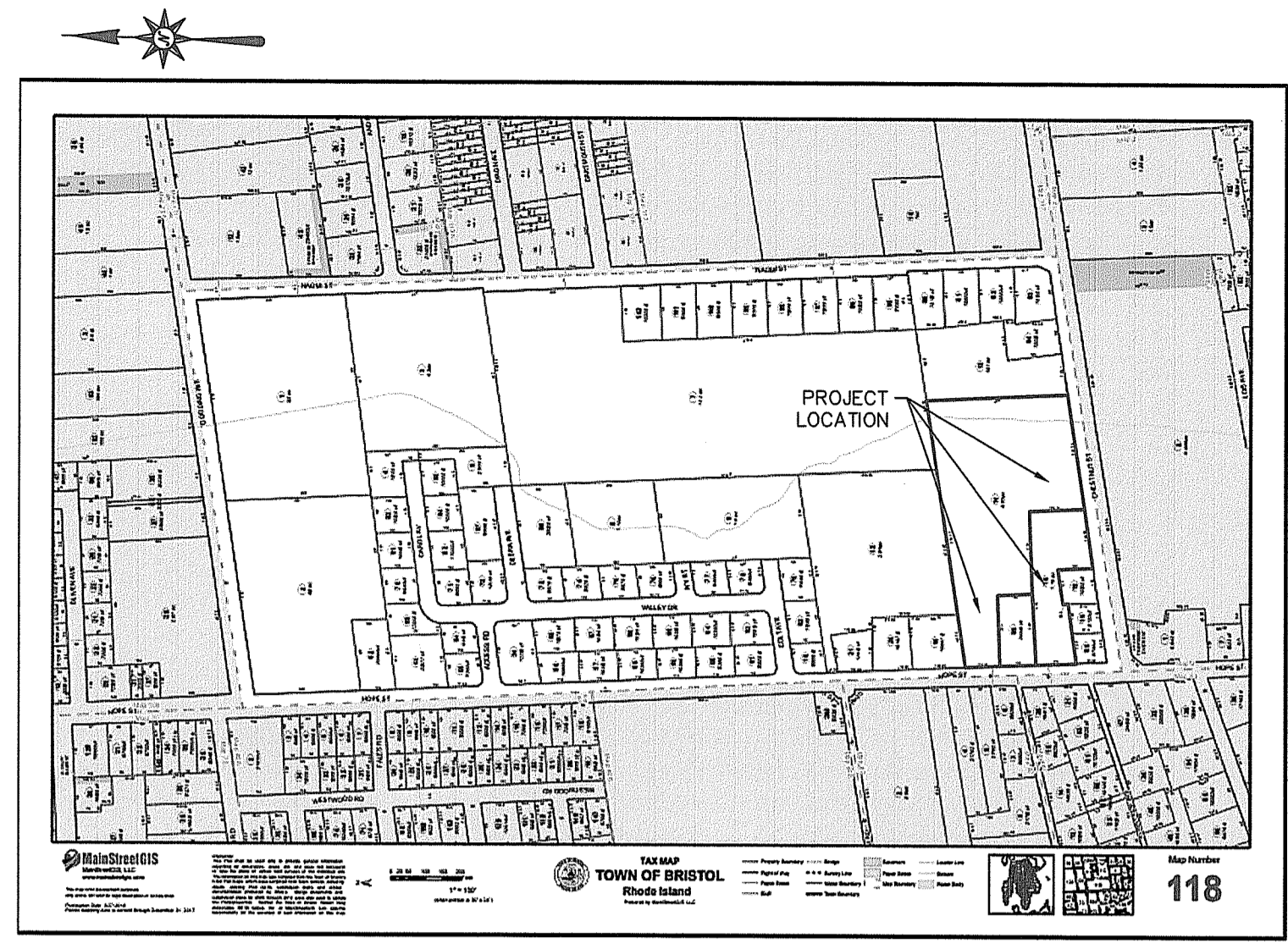
REFERENCE PLAN:  
 ELECTRONIC PLAN  
 BY: TURNING POINT SURVEY, INC.  
 DATE: 01/15/14

WETLANDS FLAGGING BY:  
 NATURAL RESOURCE SERVICES, INC.  
 PO BOX 311  
 HARRISVILLE, RI 02830

- LEGEND**
- PROPERTY LINE
  - ZONING SETBACKS
  - 25' EDGE OF PAVEMENT
  - 30' EXISTING CONTOUR
  - 100' JURISDICTIONAL STREAM OFFSET
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING SEWER MAIN
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EDGE OF BRUSH
  - EXISTING STREAM
  - WETLANDS
  - 50' JURISDICTIONAL WETLANDS OFFSET
  - WETLANDS FLAG
  - EXISTING UTILITY POLE
  - EXISTING HIGHWAY BOUND
  - EXISTING GRANITE BOUND
  - EXISTING IRON PIN
  - EXISTING DRILL HOLE
  - PROPOSED IRON ROD

BRISTOL LAND EVIDENCE RECORDS  
 DEED REF: BOOK 1853 PAGE 289  
 BOOK 1853 PAGE 294  
 BOOK 1853 PAGE 296  
 PLAN REF: ENV. 422  
 ENV. 410  
 ENV. 286  
 R.I.H.P. 1490

TOPOGRAPHIC SURVEY BY SEI  
 LIMITS OF FLOOD AND WETLANDS  
 LOCATIONS ARE ALSO BY SEI.  
**RON T. BLANCHARD**  
 No. 6018  
 REGISTERED PROFESSIONAL ENGINEER



PLAT MAP  
 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 JUL 02 2020 FILE # 19-0192  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*David G. Greenhalgh*

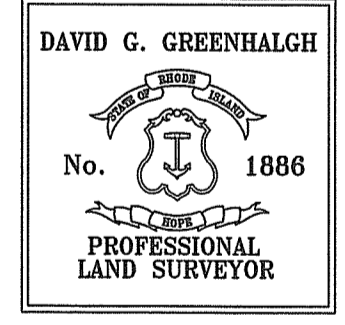
Kindly be advised that this  
 Permit is not equivalent to a  
 verification of the type or extent  
 of freshwater wetlands on site.

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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:  
 LIMITED CONTENT BOUNDARY SURVEY DATE: 12/31/13  
 MEASUREMENT SPECIFICATION: 1  
 DATA ACCUMULATION SURVEY  
 MEASUREMENT SPECIFICATION: 3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND  
 FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
 TO SUBDIVIDE PROPERTY TO CREATE ONE ADDITIONAL  
 LOT.

BY: *David G. Greenhalgh*  
 DAVID G. GREENHALGH PLS#1886  
 COA NO. A485  
 DATE: 5/1/20



PLANNING BOARD OFFICIAL

MAY 4 2020

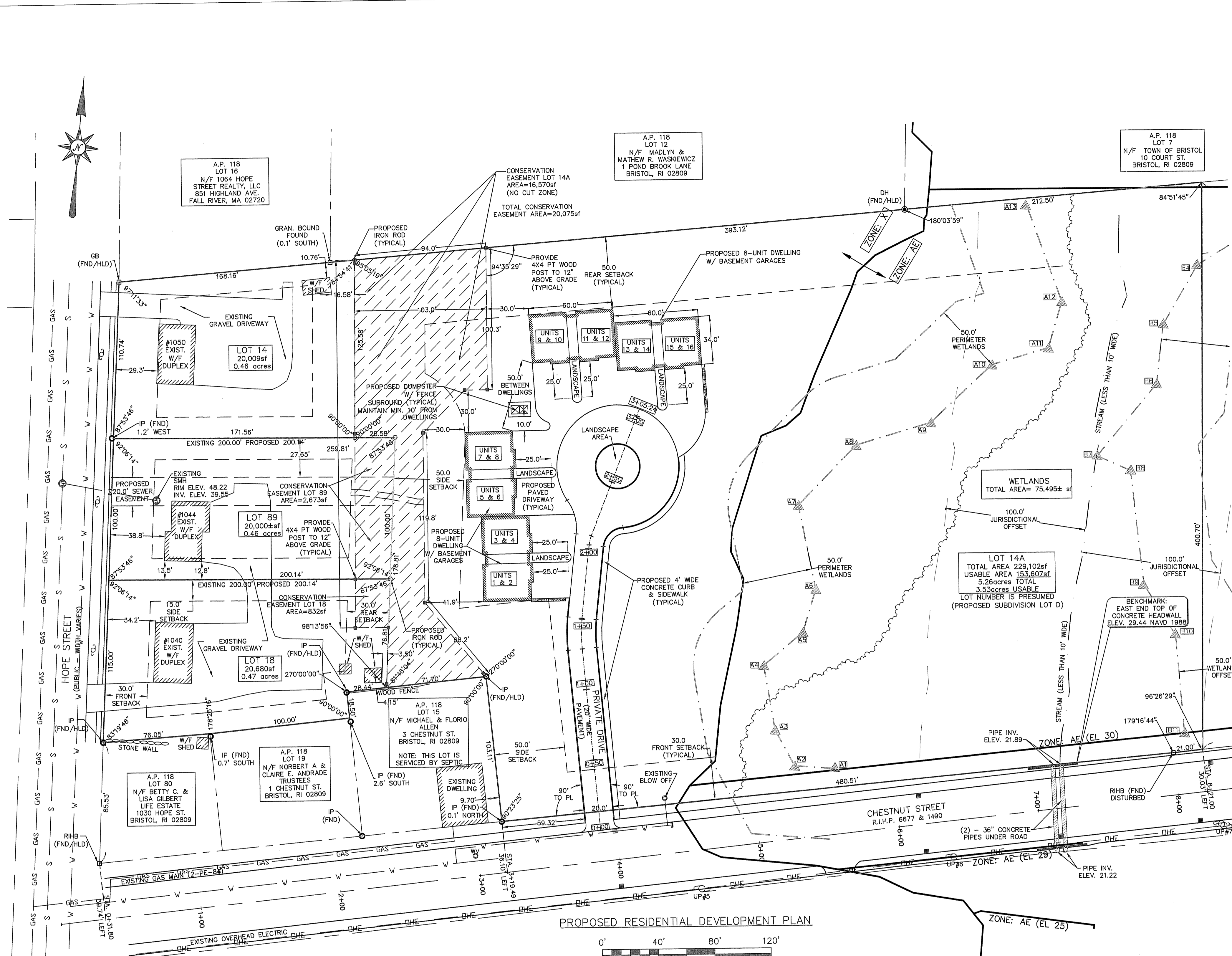
|     |   |          |
|-----|---|----------|
| 001 | PER CIVIL REVISIONS                     | 07/06/20 |
| 002 | PER CIVIL COMMENTS                      | 07/06/20 |
| 003 | PER TRC 12/02/14                        | 12/23/14 |
| 004 | MINOR REVISIONS                         | 01/14/15 |
| 005 | PER TRC 02/10/15                        | 02/10/15 |
| 006 | MINOR REVISIONS                         | 04/29/15 |
| 007 | MINOR REVISIONS/NEW FLOOD ZONE AND FIRM | 07/02/18 |
| 008 | MINOR REVISIONS                         | 12/21/18 |
| 009 | REVISIONS PER SURVEYOR COMMENTS         | 6/27/19  |
| 010 | REVISED FOR SURVEYOR COMMENTS           | 4/29/20  |

DSGN. RB  
 DR. MCF  
 CHK. RB  
 DATE: 07/02/14

**SEI**  
**SITE ENGINEERING INC.**  
 CIVIL • COASTAL • STRUCTURAL  
 75 WOOD STREET  
 BRISTOL, RI 02809  
 PHONE: (401) 253-8231

MINOR SUBDIVISION  
 MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION  
 RESIDENTIAL HOUSING PROJECT-CHESTNUT PLACE  
 PLAT 118, LOTS 14, 18, 89  
 BRISTOL, RHODE ISLAND

SCALE: AS NOTED  
 SHEET: 2 OF 8  
**SB-1**



**LEGEND**

- PROPERTY LINE
- - - ZONING SETBACK
- - - EDGE OF PAVEMENT
- - - EXISTING CONTOUR
- - - EXISTING INDEX CONTOUR
- - - EDGE OF STREAM
- - - 100' JURISDICTIONAL STREAM OFFSET
- - - EXISTING OVERHEAD ELECTRIC LINE
- - - EXISTING SEWER MAIN
- - - EXISTING GAS LINE
- - - EXISTING WATER LINE
- - - EDGE OF BRUSH
- - - WETLANDS
- - - 50' JURISDICTIONAL WETLANDS OFFSET
- - - WETLANDS FLAG
- - - EXISTING UTILITY POLE
- - - EXISTING HIGHWAY BOUND
- - - EXISTING GRANITE BOUND
- - - EXISTING IRON PIN
- - - EXISTING DRILL HOLE
- - - PROPOSED IRON ROD
- - - 4x4 POST

**SEC 28-370 INCLUSIONARY ZONING**

(d) (1) REDUCTION IN MINIMUM LOT AREA. ALL PROJECTS SUBJECT TO THIS ARTICLE SHALL BE ENTITLED TO A DENSITY BONUS ALLOWING FOR REDUCTION IN THE MINIMUM LOT AREA PER DWELLING UNIT IN THE DEVELOPMENT BASED UPON THE UNDERLYING ZONING. THE DENSITY BONUS SHALL BE 30 PERCENT FOR DEVELOPMENTS UP TO AND INCLUDING TEN DWELLING UNITS AND SHALL BE 25 PERCENT FOR DEVELOPMENTS WITH MORE THAN TEN DWELLING UNITS.

(d) (2) MODIFICATION OF LOT DIMENSIONAL REQUIREMENTS. THE DENSITY BONUS SHALL CORRESPOND WITH A 25 PERCENT DECREASE IN THE MINIMUM FRONT, REAR AND SIDE YARD SETBACK REQUIREMENTS AND A 25 PERCENT DECREASE IN THE MINIMUM FRONTAGE AND LOT WIDTH REQUIREMENTS OF THE BRISTOL ZONING ORDINANCE FOR THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED.

**MIN. DISTANCE BETWEEN TWO BUILDING OR ROWS PARALLEL 50' - SEC. 28-282 (d) (2)**

**\*50' SIDE & REAR SETBACKS FOR MULTIFAMILY DWELLINGS PER SEC. 28-282 (D) (4)**

**PARKING: NUMBER OF REQUIRED SPACES**

SECTION 28-252 (c) (1)  
 RESIDENTIAL: 2 PER D.U.  
 PROPOSED NEW UNITS = 16  
 EACH DWELLING UNIT INCLUDES A ONE-CAR GARAGE AND ONE DRIVEWAY SPACE.\*\*

**\*\*NOTE: SUFFICIENT PARKING EXISTS FOR EXISTING DUPLEXES ON WEST SIDE OF PROPERTY**

**NOTE:**  
 PER PLANNING REGULATIONS, APPENDIX F2. (B) (8)  
 CULDESAC MEETS 40' PAVED RADIUS REQUIREMENT

**LOT 14A (PROPOSED SUBDIVISION LOT O) USABLE AREA 153,607sf (NOT INCLUDING DELINEATED WETLANDS)**

REDUCE REQUIRED LOT AREA BY 25%\*  
 $10,000sf \times (10,000sf \times 0.25) = 7,500sf$   
 $153,607sf / 7,500sf \text{ (PER UNIT)} = 20.48 \text{ UNITS}$

**PROPOSED UNITS: 16 UNITS**

**PROPOSED LOW OR MODERATE INCOME HOUSING: 16 UNITS X 25%\* = 4 UNITS**  
 ONE AFFORDABLE DWELLING UNIT TO BE PROVIDED IN EACH BUILDING

\* PER SEC. 28-364: 25% OF THE HOUSING MUST BE LOW OR MODERATE INCOME HOUSING TO QUALIFY FOR DENSITY BONUS

**LOT AREA PER DWELLING UNIT: 150,375SF/16 UNITS = 9,398SF**  
 EXCEEDS REQUIREMENT FOR MIN. 400sf OPEN SPACE/UNIT

**MEETS TABLE "B" OF ZONING DIMENSIONAL REQUIREMENTS MAX. BUILDING COVERAGE < 25%**

**REQUIRED RELIEF (GRANTED AT MASTER PLAN):**

28-82 TABLE A: MULTI-HOUSEHOLD DWELLINGS NOT ALLOWED IN R-10 ZONE

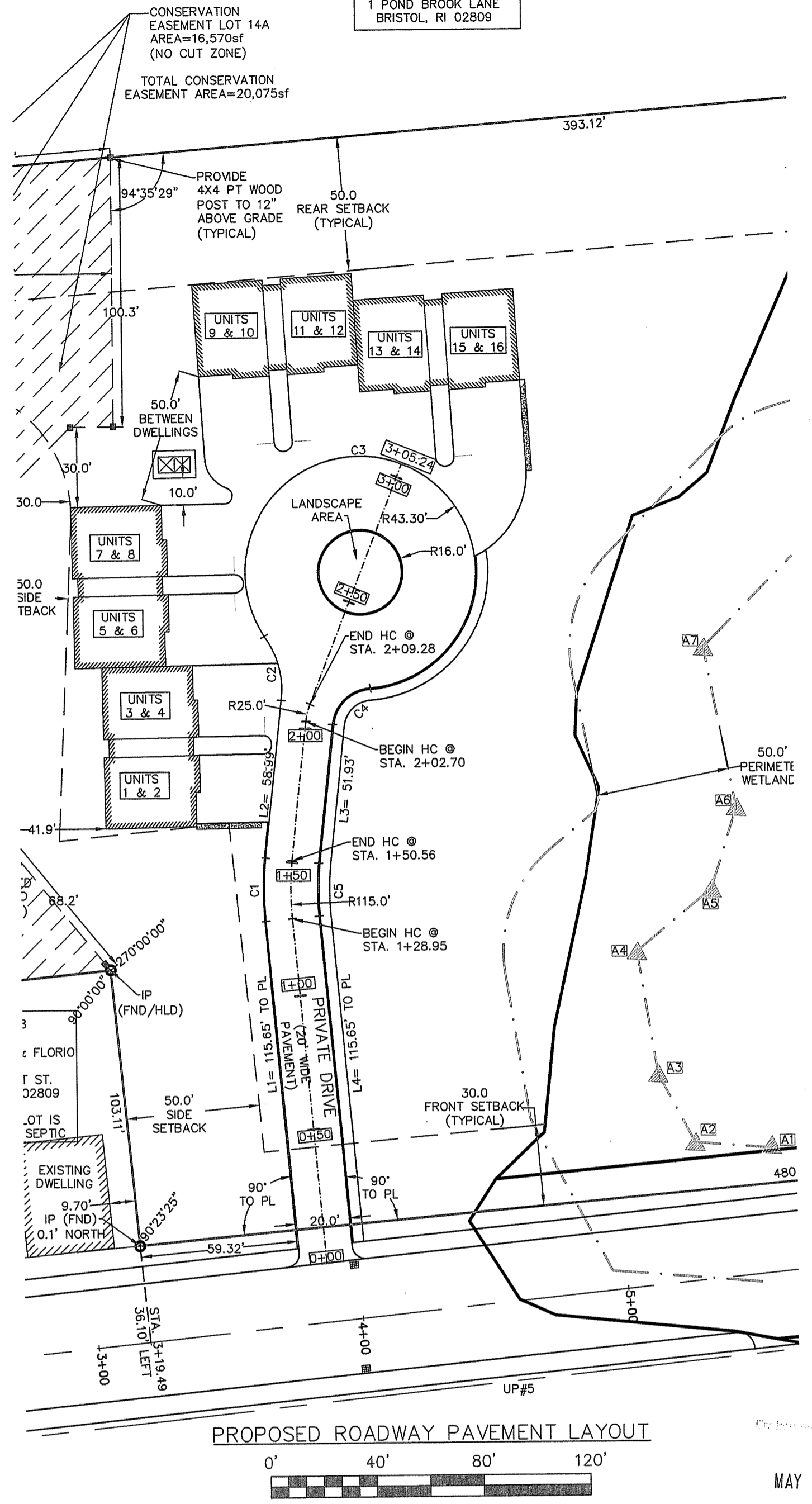
28-141: NOT MORE THAN ONE PRINCIPLE STRUCTURE PERMITTED ON A LOT.

282-282 (D) (8): NOT MORE THAN 6 TOWNHOUSES IN SAME STRUCTURE. (TWO BUILDINGS HAVE 8 UNITS. THE BUILDINGS ARE APARTMENT STYLE AND NOT TOWNHOUSE STYLE)

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

**CURVE TABLE**

| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C1    | 125.00' | 23.62'     | 10°49'38"   |
| C2    | 32.50'  | 25.24'     | 44°30'05"   |
| C3    | 43.30'  | 225.69'    | 298°38'18"  |
| C4    | 15.00'  | 21.33'     | 81°23'39"   |
| C5    | 105.00' | 19.73'     | 10°45'56"   |



TOPOGRAPHIC SURVEY BY SEI. LIMITS OF FLOOD AND WETLANDS LOCATIONS ARE ALSO BY SEI.

**RON T. BLANCHARD**  
 REGISTERED PROFESSIONAL ENGINEER

OWNER: NUNES PROPERTY MANAGEMENT, LLC  
 21 CLIFTON RD  
 BRISTOL RI 02809

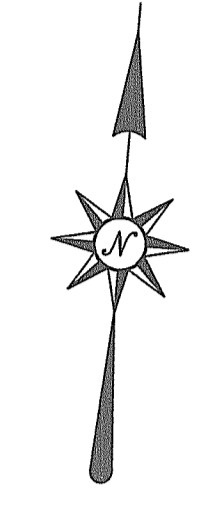
**SEI SITE ENGINEERING INC.**  
 CIVIL • COASTAL • STRUCTURAL  
 75 WOOD STREET  
 BRISTOL, RI 02809  
 PHONE: (401) 263-8231

**LOT LAYOUT PLAN**  
**MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION**  
**RESIDENTIAL HOUSING PROJECT-CHESTNUT PLACE**  
**PLAT 118, LOT 14A**  
**BRISTOL, RHODE ISLAND**

DATE: 07/02/14  
 CHK: RB  
 DR: MCF  
 DSGN: RB

SCALE: AS NOTED  
 SHEET: 3 OF 8

**SP-2**



A.P. 118  
LOT 20  
N/F SANDRA C. LANDAY  
LIFE ESTATE

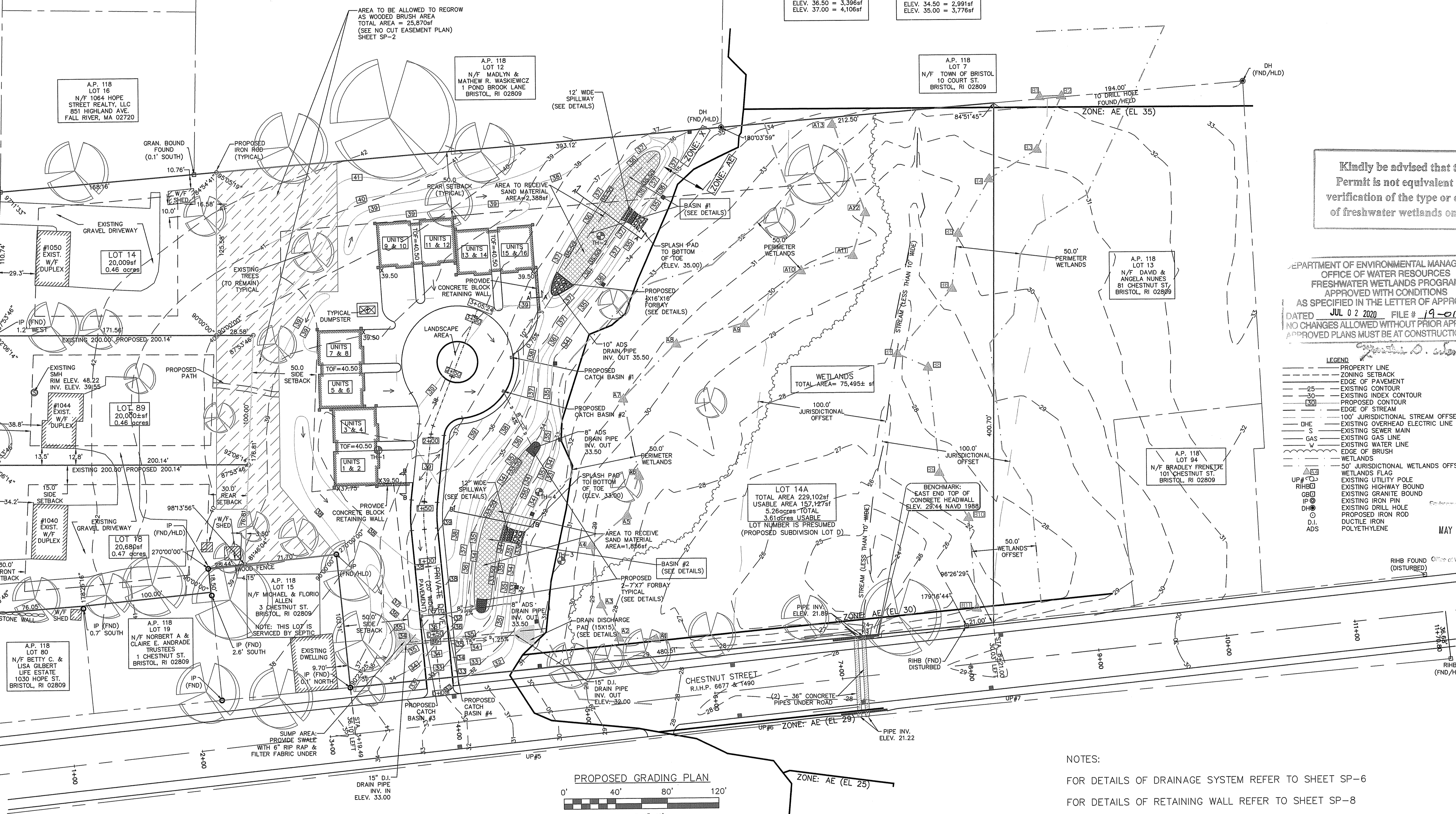
A.P. 118  
LOT 16  
N/F 1084 HOPE  
STREET REALTY, LLC  
851 HIGHLAND AVE.  
FALL RIVER, MA 02720

A.P. 118  
N/F MADLYN &  
MATHEW R. WASKIEWICZ  
1 FOND BROOK LANE  
BRISTOL, RI 02809

A.P. 118  
LOT 7  
N/F TOWN OF BRISTOL  
10 COURT ST.  
BRISTOL, RI 02809

A.P. 118  
LOT 13  
N/F DAVID &  
ANGELA NUNES  
81 CHESTNUT ST.  
BRISTOL, RI 02809

A.P. 118  
LOT 94  
N/F BRADLEY FRENETTE  
101 CHESTNUT ST.  
BRISTOL, RI 02809



TOTAL #1 BASIN AREAS:  
ELEV. 35.50 = 2,388sf  
ELEV. 36.00 = 2,884sf  
ELEV. 36.50 = 3,396sf  
ELEV. 37.00 = 4,106sf

TOTAL #2 BASIN AREAS:  
ELEV. 33.50 = 1,856sf  
ELEV. 34.00 = 2,445sf  
ELEV. 34.50 = 2,991sf  
ELEV. 35.00 = 3,776sf

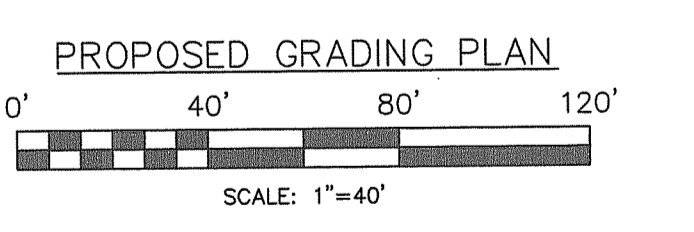
AREA TO BE ALLOWED TO REGROW  
AS WOODED BRUSH AREA  
TOTAL AREA = 25,870sf  
(SEE NO CUT EASEMENT PLAN)  
SHEET SP-2

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 02 2020 FILE # 19-0192  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- LEGEND
- PROPERTY LINE
  - ZONING SETBACK
  - EDGE OF PAVEMENT
  - EXISTING CONTOUR
  - 25' EXISTING INDEX CONTOUR
  - 30' PROPOSED CONTOUR
  - 100' JURISDICTIONAL STREAM OFFSET
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING SEWER MAIN
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EDGE OF BRUSH
  - 50' JURISDICTIONAL WETLANDS OFFSET
  - WETLANDS
  - WETLANDS FLAG
  - EXISTING UTILITY POLE
  - EXISTING HIGHWAY BOUND
  - EXISTING GRANITE BOUND
  - EXISTING IRON PIN
  - EXISTING DRILL HOLE
  - PROPOSED IRON ROD
  - DUCTILE IRON
  - POLYETHYLENE

MAY 4 2020



NOTES:  
FOR DETAILS OF DRAINAGE SYSTEM REFER TO SHEET SP-6  
FOR DETAILS OF RETAINING WALL REFER TO SHEET SP-8

CATCH BASIN SCHEDULE

| CB# | RIM ELEV. | INV. IN | INV. OUT |
|-----|-----------|---------|----------|
| #1  | 38.25     |         | 35.92    |
| #2  | 38.50     |         | 35.50    |
| #3  | 36.75     |         | 34.50    |
| #4  | 36.75     | 34.25   | 34.00    |

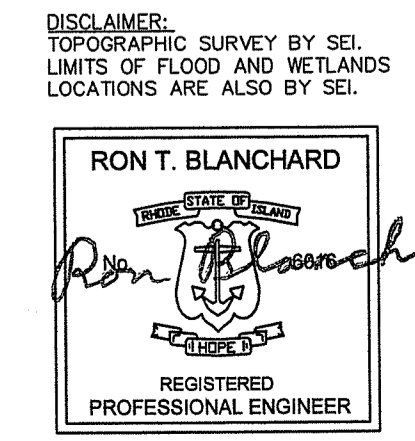
SOILS ARE PmB  
TESTING WATER DEPTH  
TH-1 24" 8'  
TH-2 36" 8'  
EXCAVATED 3/31/15  
TH-3 36" 7'  
EXCAVATED 8/8/18  
TH-4 30"  
EXCAVATED 11/25/19

SOILS ARE PmB  
PITTSBORO HYDROLOGIC GROUP "C"  
PER TEST RESULTS SOILS ARE  
LFS/FSL TEXTURE

REFERENCE PLAN:  
ELECTRONIC PLAN  
BY: TURNING POINT SURVEY, INC.  
DATE: 01/15/14

WETLANDS FLAGGING BY:  
NATURAL RESOURCE SERVICES, INC.  
PO BOX 311  
HARRISVILLE, RI 02830

OWNER:  
NUNES PROPERTY MANAGEMENT, LLC  
21 CLIFTON RD  
BRISTOL RI 02809



SCALE: AS NOTED  
SHEET: 4 OF 8  
**SP-3**

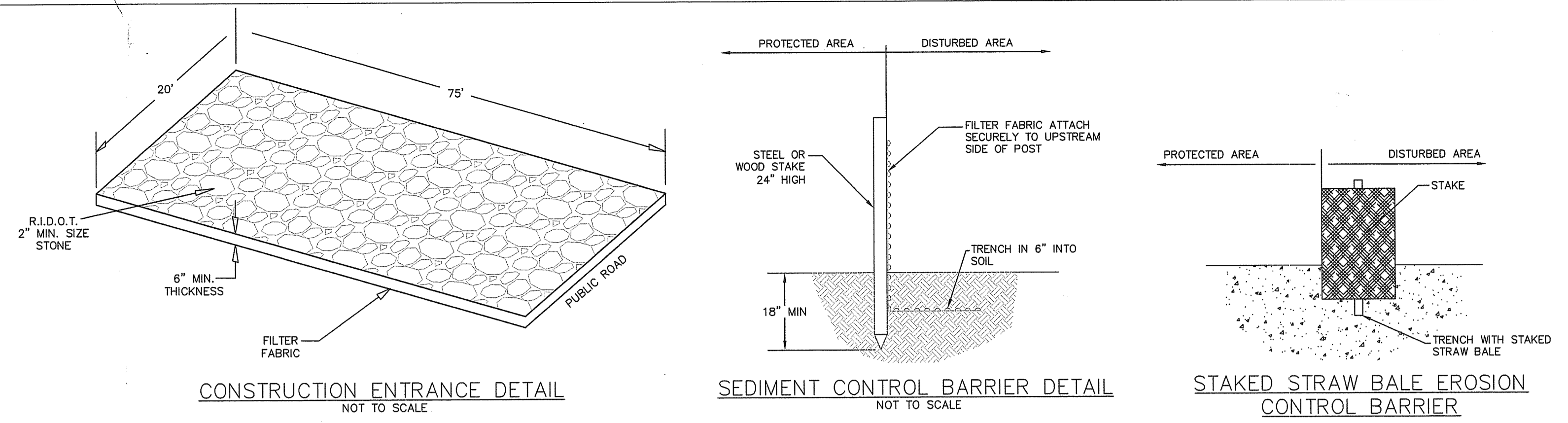
F.I.R.M. # 44001C0014H  
EFFECTIVE DATE:  
JULY 7, 2014 ZONES X & AE  
(ELEV. 30-35) NAVD 1988  
SITE REFERENCE DATUM IS NAVD  
1988

NOTE:  
DUE TO IRREGULARITY OF FLOOD  
LINE, LIMITS OF FLOODING WERE TAKEN AS THEY  
APPEAR ON FLOOD MAP AND  
SCALED RELATIVE TO SITE FEATURES.

| NO. | DATE     | BY  | REVISIONS                           |
|-----|----------|-----|-------------------------------------|
| 001 | 12/21/18 | RB  | GRADING & DRAINAGE REVISIONS        |
| 002 | 3/28/19  | RB  | REVISIONS                           |
| 003 | 6/25/19  | MCF | MINOR REVISIONS FOR P.W. SUBMISSION |
| 004 | 4/28/20  | RB  | REVISIONS FOR COMMENTS              |
| 005 | 4/28/20  | RB  | ADD TO ADDRESS COMMENTS             |

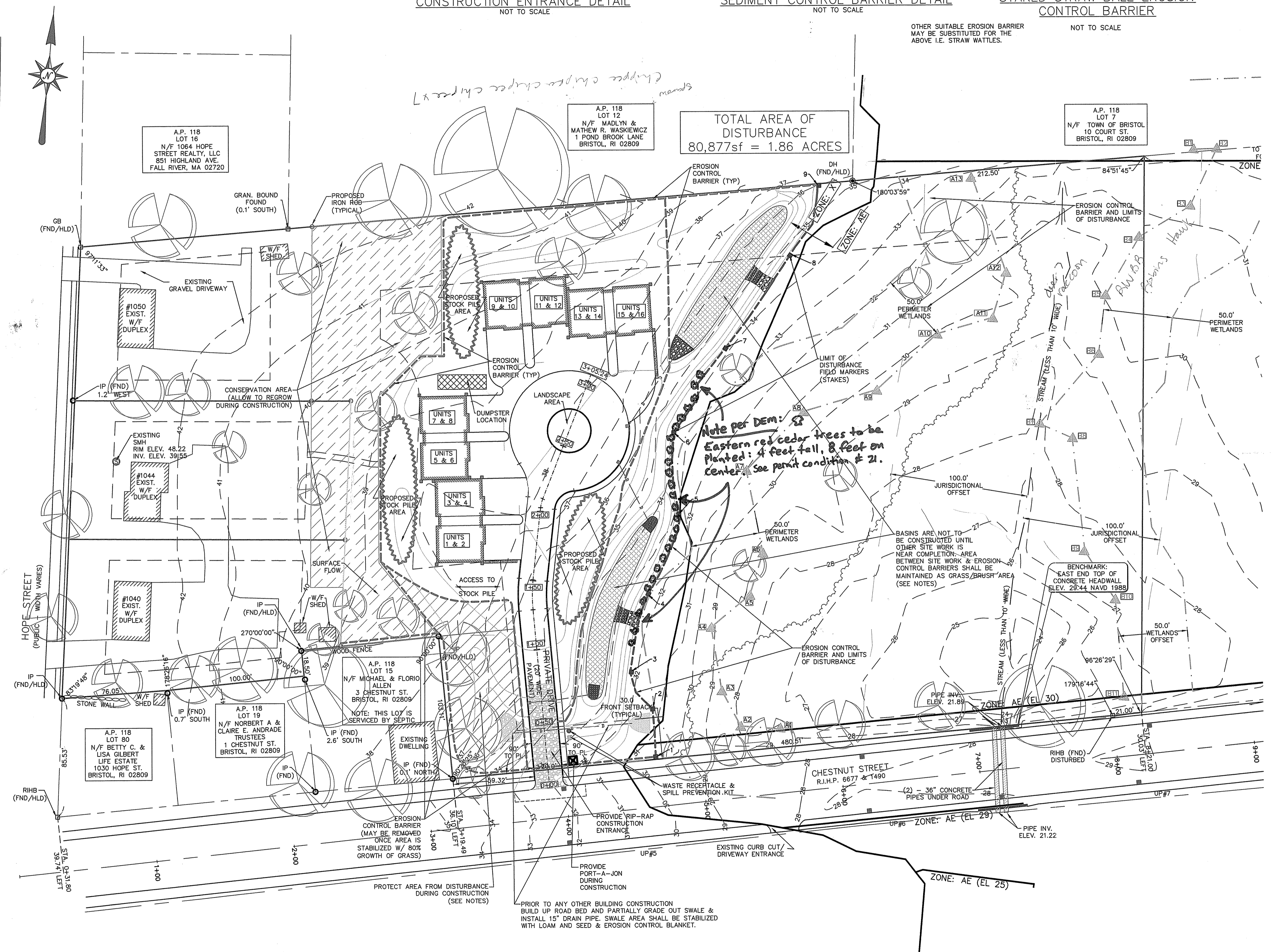
**SEI**  
**SITE ENGINEERING INC.**  
CIVIL • COASTAL • STRUCTURAL  
75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 253-8231

**GRADING AND DRAINAGE PLAN**  
MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION  
RESIDENTIAL HOUSING PROJECT-CHESTNUT PLACE  
BRISTOL, PLAT 118, LOT 14A  
RHODE ISLAND



- GENERAL NOTES:**
1. ALL WORK IS TO COMPLY WITH TOWN OF BRISTOL SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE.
  2. THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK IS ALSO APPLICABLE AND IS HEREBY INCORPORATED BY REFERENCE.
  3. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. LOCATIONS AND EXTENT OF THE BARRIER(S) ARE SHOWN ON THE GRADING AND DRAINAGE PLAN. DETAILS AND INSTALLATION REQUIREMENTS ARE ALSO AS INDICATED ON THE DETAIL SHEET.
  4. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 15 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
  5. TEMPORARY STOCKPILE AREAS MAY BE LOCATED ANYWHERE WITHIN THE SITE. NO SEPARATE EROSION CONTROL BARRIER IS REQUIRED AROUND STOCKPILES AS LONG AS THE PERIMETER BARRIER(S) IS PROPERLY MAINTAINED. STOCKPILE AREAS SHALL BE SEEDED TEMPORARILY UNTIL FINAL USE.
  6. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AS SHOWN. THE CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE THROUGHOUT THE SITE DISTURBANCE PHASE OF CONSTRUCTION.
  7. FUELING OF MAINTENANCE VEHICLES IS PROHIBITED.
  8. IN CASE OF SPILL, A SPILL PREVENTION KIT SHALL BE MAINTAINED ON THE SITE.

- PROJECT SPECIFIC NOTES:**
1. FOR AREAS TO BE PROTECTED DURING CONSTRUCTION ADDITIONAL EROSION CONTROL BARRIERS SHALL BE INSTALLED. ONCE STABILIZED, BARRIERS MAY BE REMOVED.
  2. UPON COMPLETION OF DRIVEWAY (AND UTILITY) WORK, BUT PRIOR TO ANY PAVING, STORMWATER BASINS SHALL BE CONSTRUCTED.
  3. IN ORDER TO STABILIZE STORMWATER BASINS, BASINS SHALL BE LINED WITH SUITABLE EROSION CONTROL BLANKET. REFER TO SHEET SP-6 FOR DETAILS AND SPECIFICATIONS.



TOTAL AREA OF DISTURBANCE  
80,877sf = 1.86 ACRES

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

- LEGEND**
- PROPERTY LINE
  - ZONING SETBACK
  - EDGE OF PAVEMENT
  - EXISTING CONTOUR
  - EXISTING INDEX CONTOUR
  - PROPOSED CONTOUR
  - EDGE OF STREAM
  - 100' JURISDICTIONAL STREAM OFFSET
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING SEWER MAIN
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - EDGE OF BRUSH
  - WETLANDS
  - 50' JURISDICTIONAL WETLANDS OFFSET
  - LIMITS OF DISTURBANCE/EROSION CONTROL BARRIER
  - WETLANDS FLAG
  - EXISTING UTILITY POLE
  - EXISTING HIGHWAY BOUND
  - EXISTING GRANITE BOUND
  - EXISTING IRON PIN
  - EXISTING DRILL HOLE
  - PROPOSED IRON ROD
  - LIMITS OF DISTURBANCE STAKES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUL 02 2020 FILE # 19-0192  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DISCLAIMER:  
TOPOGRAPHIC SURVEY BY SEI.  
LIMITS OF FLOOD AND WETLANDS  
LOCATIONS ARE ALSO BY SEI.

RON T. BLANCHARD  
REGISTERED PROFESSIONAL ENGINEER

F.I.R.M. # 44001C0014H  
EFFECTIVE DATE:  
JULY 7, 2014 ZONES X & AE  
(ELEV. 30-35) NAVD 1988  
SITE REFERENCE DATUM IS NAVD  
1988

SOIL EROSION & SEDIMENT CONTROL PLAN  
SCALE: 1"=40'

REFERENCE PLAN:  
ELECTRONIC PLAN  
BY: TURNING POINT SURVEY, INC.  
DATE: 01/15/14

WETLANDS FLAGGING BY:  
NATURAL RESOURCE SERVICES, INC.  
PO BOX 311  
HARRISVILLE, RI 02830

OWNER:  
NUNES PROPERTY MANAGEMENT, LLC  
21 CLIFTON RD  
BRISTOL RI 02809

|           |                                       |         |          |  |
|-----------|---------------------------------------|---------|----------|--|
| REVISIONS | 3/28/19                               |         |          |  |
| 001       | MINOR REVISIONS: FOR FINAL SUBMISSION | 6/12/19 |          |  |
| 002       | REVISED FOR RECONFIGURATION           | 4/29/20 |          |  |
| 003       | AND TO ADDRESS COMMENTS               |         |          |  |
| DSGN.     | RB                                    | MCF     |          |  |
| DR.       |                                       |         |          |  |
| CHK.      | RB                                    |         |          |  |
| DATE:     |                                       |         | 03/19/19 |  |

**SEI**  
SITE ENGINEERING INC.  
CIVIL • COASTAL • STRUCTURAL  
75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 253-8231

SOIL EROSION & SEDIMENT CONTROL PLAN  
MAJOR LAND DEVELOPMENT - PRELIMINARY SUBMISSION  
RESIDENTIAL HOUSING PROJECT - CHESTNUT PLACE  
PLAT 118, LOT 14A  
BRISTOL, RHODE ISLAND  
SCALE: AS NOTED  
SHEET: 5 OF 8  
**SP-4**

**WATERLINE NOTES:**

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BRISTOL COUNTY WATER AUTHORITY (BCWA) STANDARDS.

THE CONTRACTOR MUST CONTACT BCWA PRIOR TO STARTING CONSTRUCTION TO COMPLETE ALL REQUIRED PAPERWORK AND SUBMIT FEES.

PRESSURE/LEAKAGE TEST AND DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH BCWA REQUIREMENTS.

AS-BUILT PLANS SHALL BE SUBMITTED UPON COMPLETION. PROVIDE BCWA OPPORTUNITY TO OBTAIN GPS COORDINATES OF ALL NEW WATER MAIN AND APPURTENANCES PRIOR TO BACKFILL.

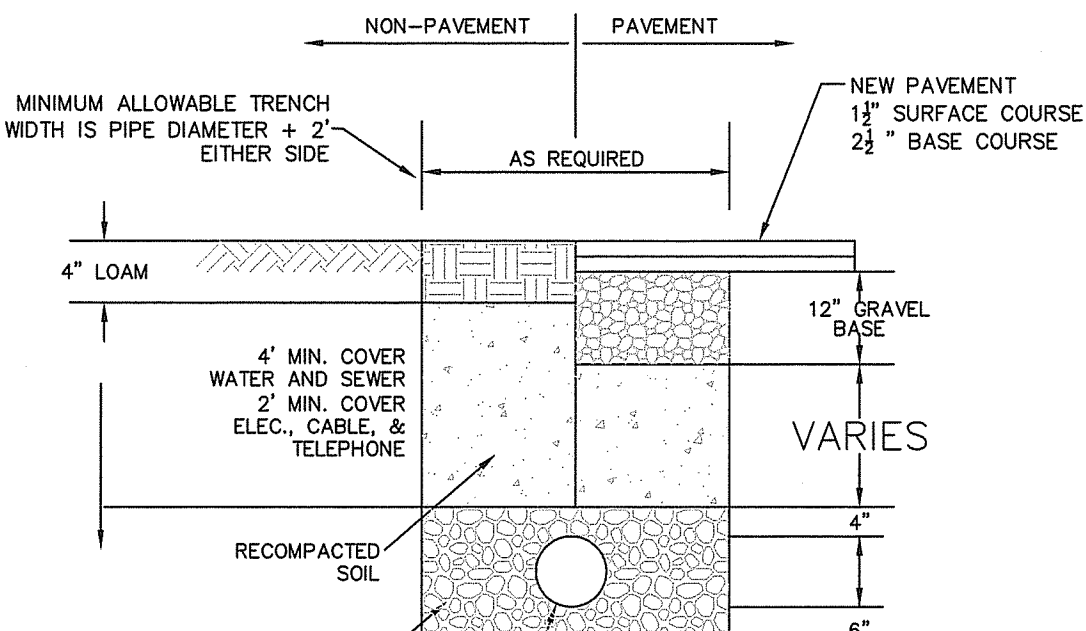
THE WATER METERS SHALL BE INSTALLED PER BCWA DETAIL AND SHALL BE EASILY ACCESSIBLE BY BCWA PERSONNEL FOR INSPECTIONS, REPAIRS, ETC.

**SEWER NOTES:**

ALL GRAVITY FED SEWER LINE SHALL BE PVC SCHED 35 (GASKETED)

ALL PRESSURE LINE SEWER SHALL BE 150 PSI TUBING EITHER SDR-11 IPS OR SDR-9 CTS

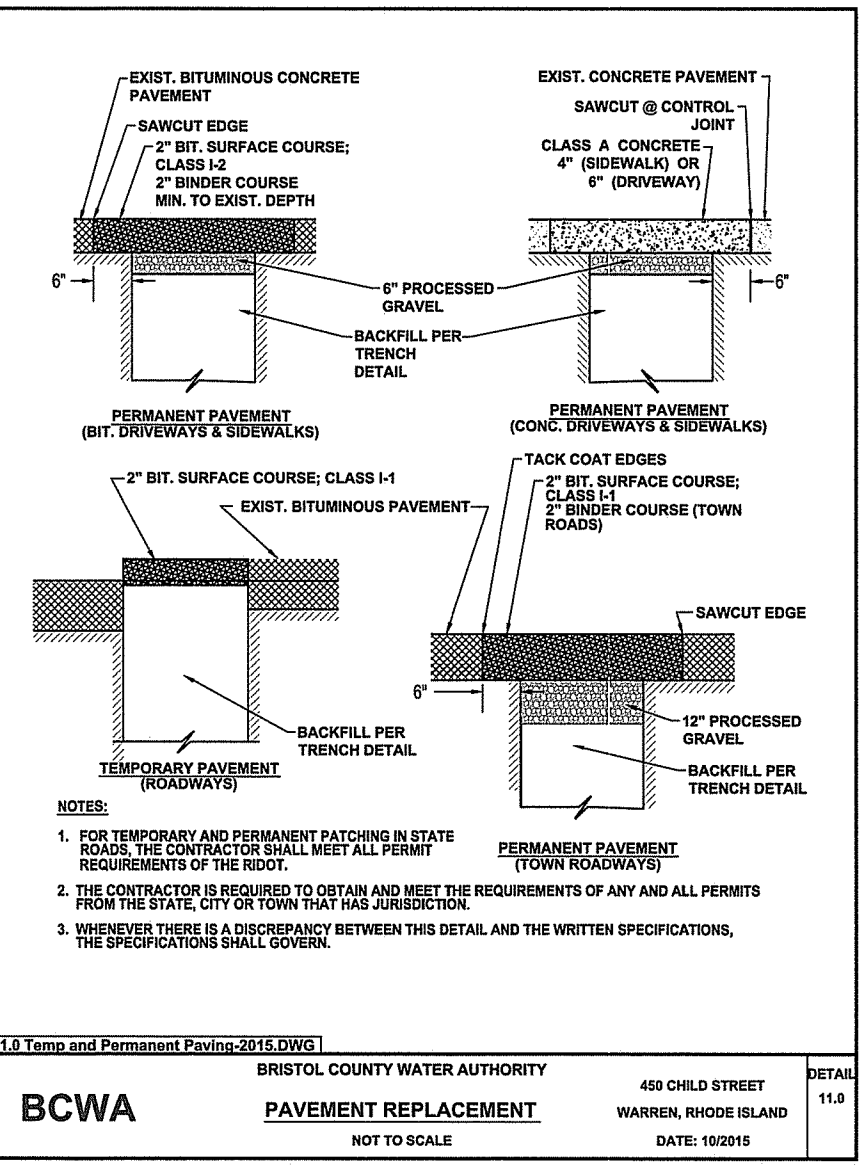
ALL PRESSURE PIPING SHALL BE BURIED A MINIMUM OF 42"



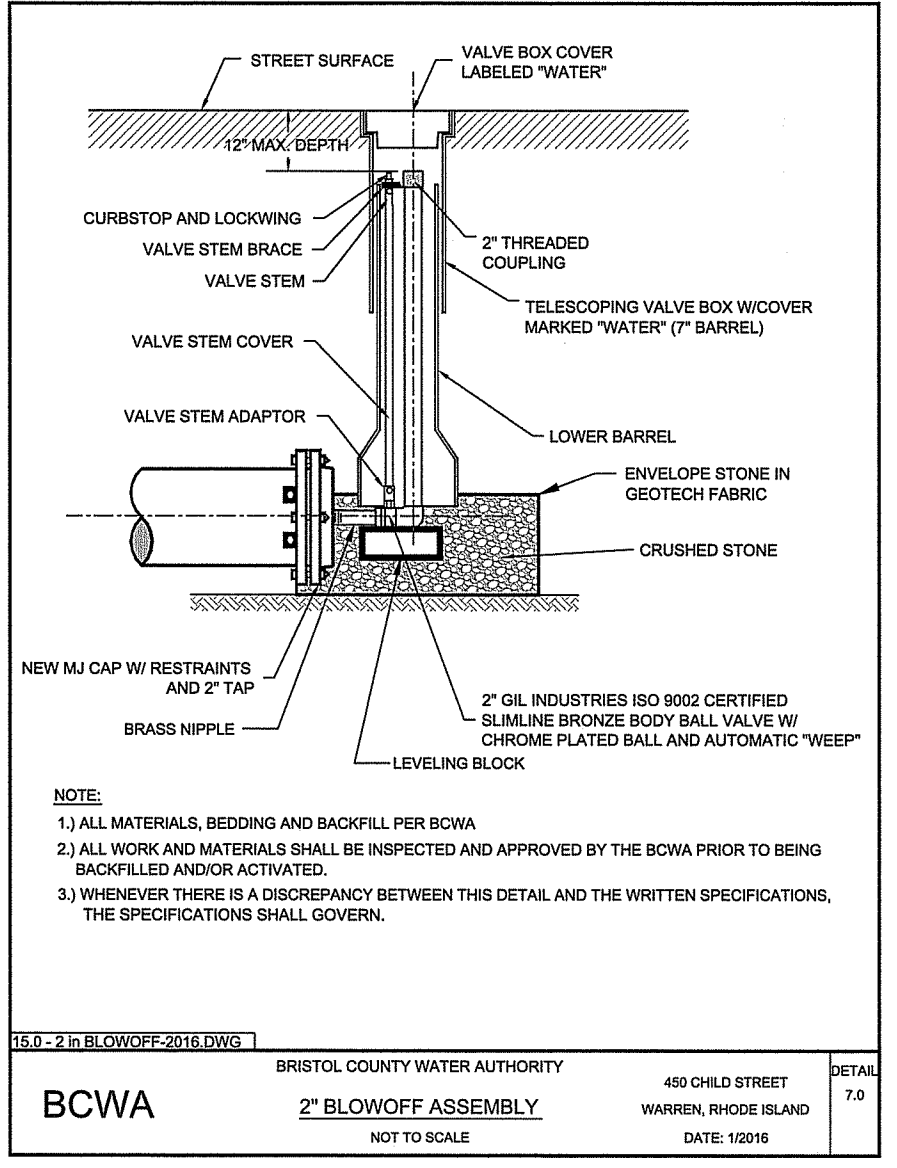
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

TYPICAL UTILITY TRENCH DETAIL NOT TO SCALE

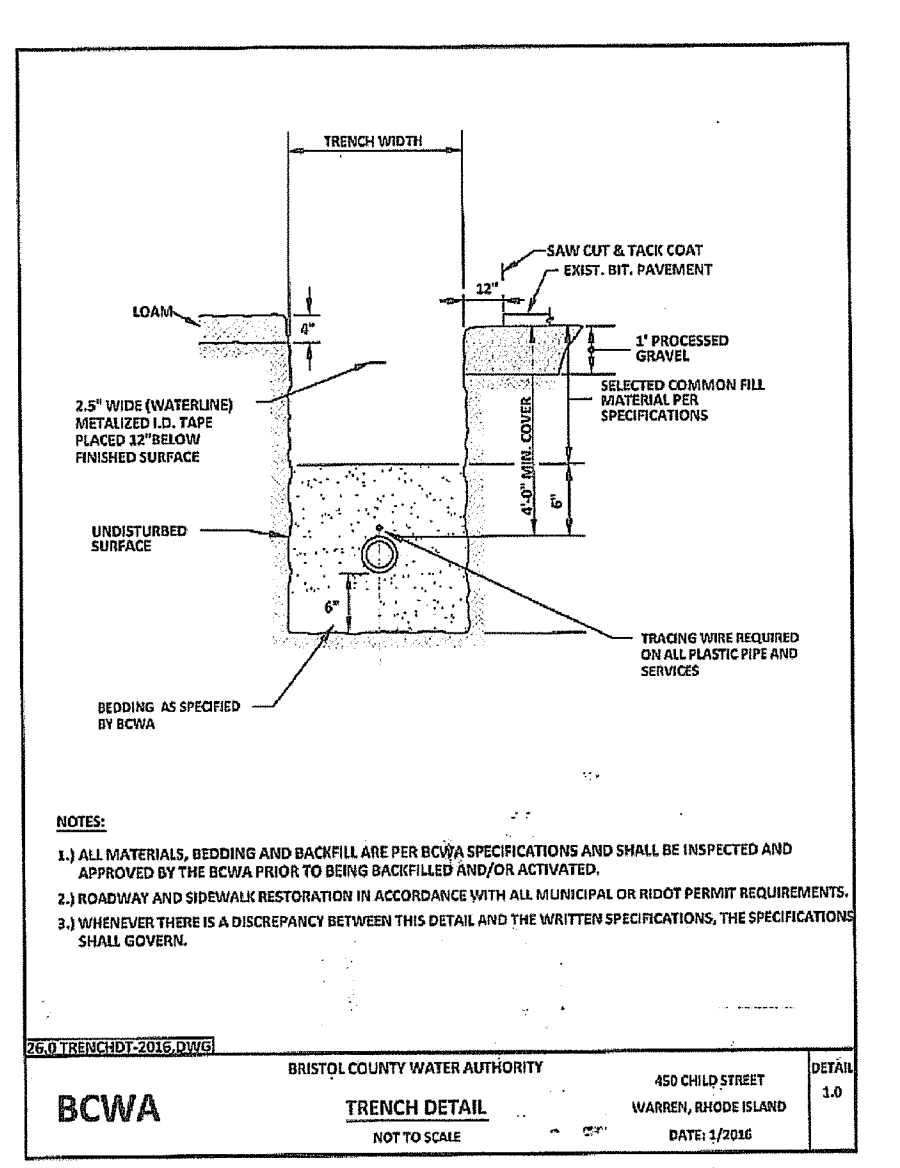
NOTE: PROVIDE APPROPRIATE UTILITY MARKING TAPE FOR ALL UTILITIES.



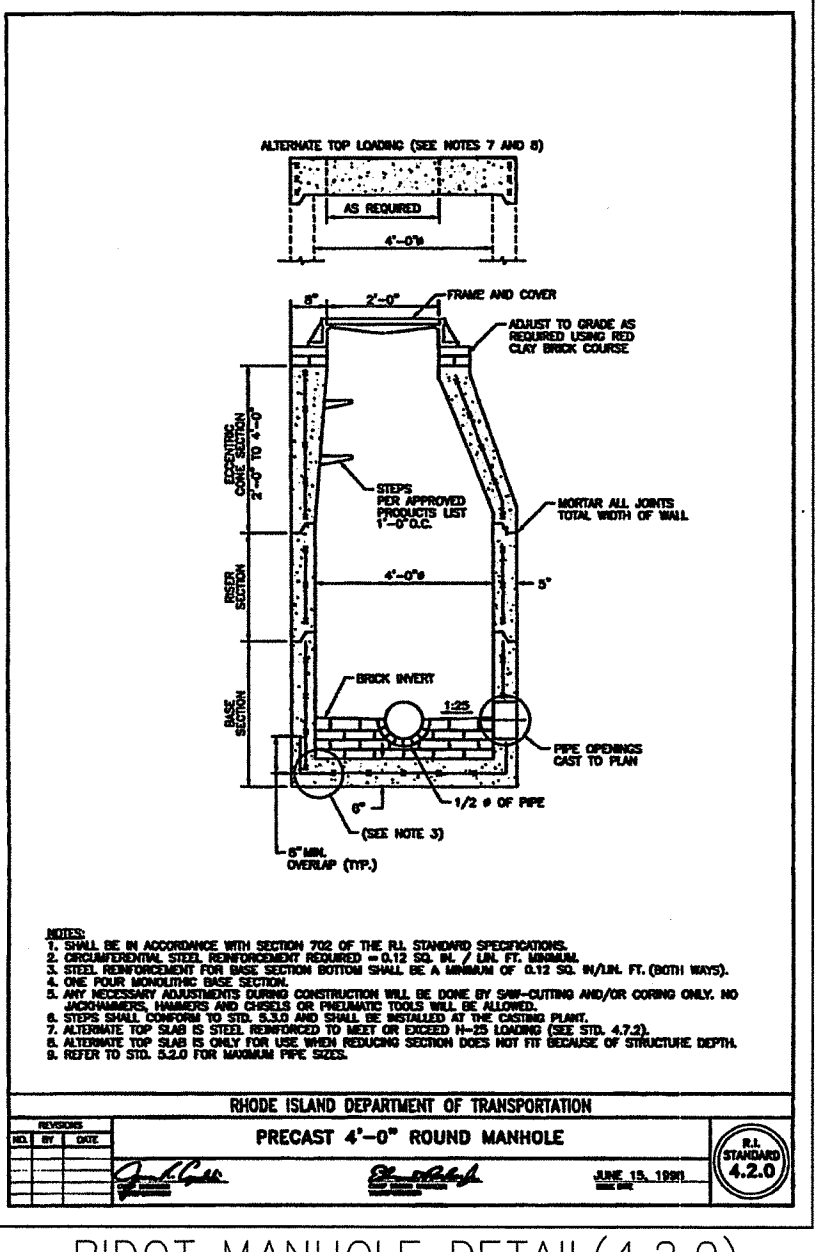
PAVEMENT REPLACEMENT DETAIL (11.0) NOT TO SCALE



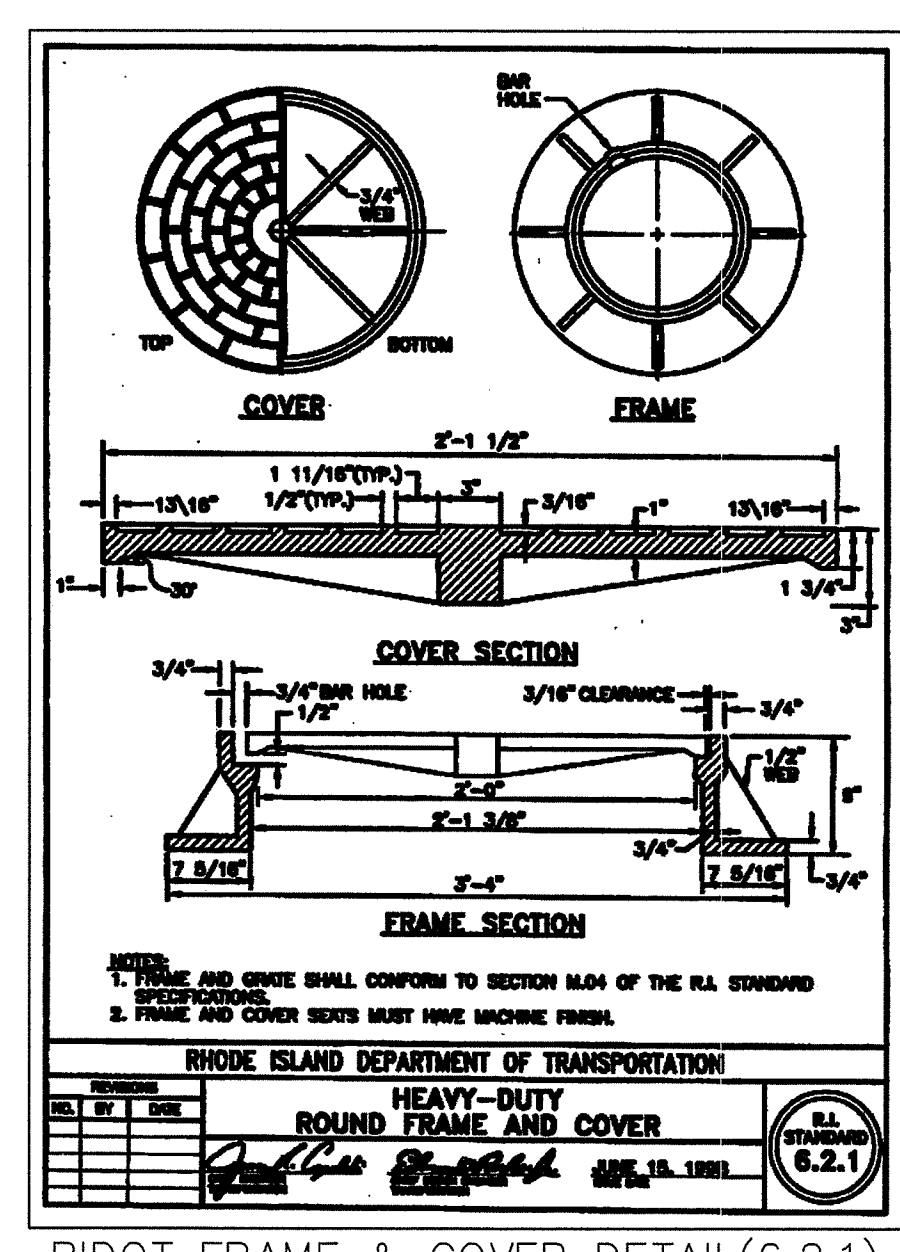
BLOW OFF ASSEMBLY DETAIL (7.0) NOT TO SCALE



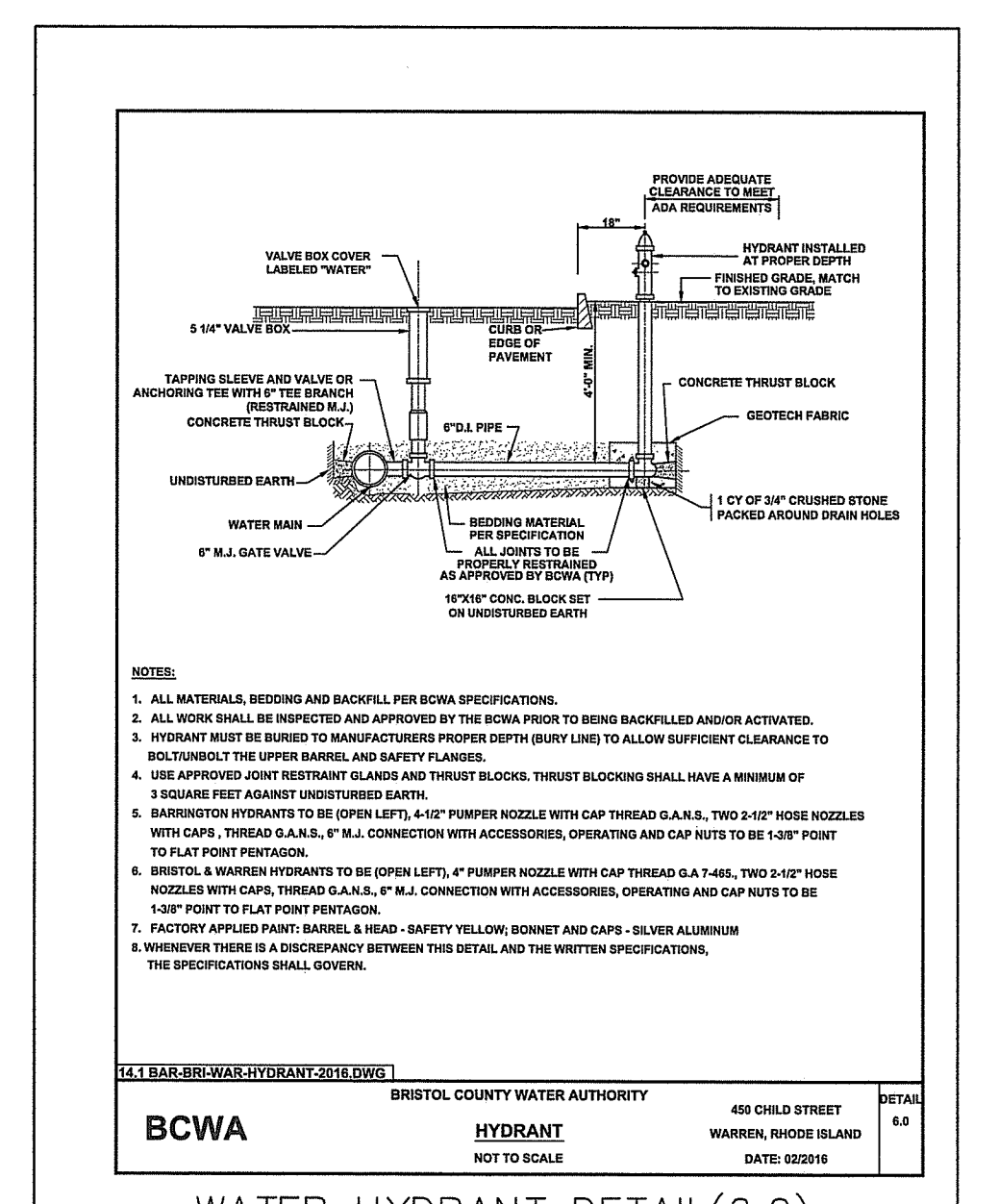
TRENCH DETAIL (1.0) NOT TO SCALE



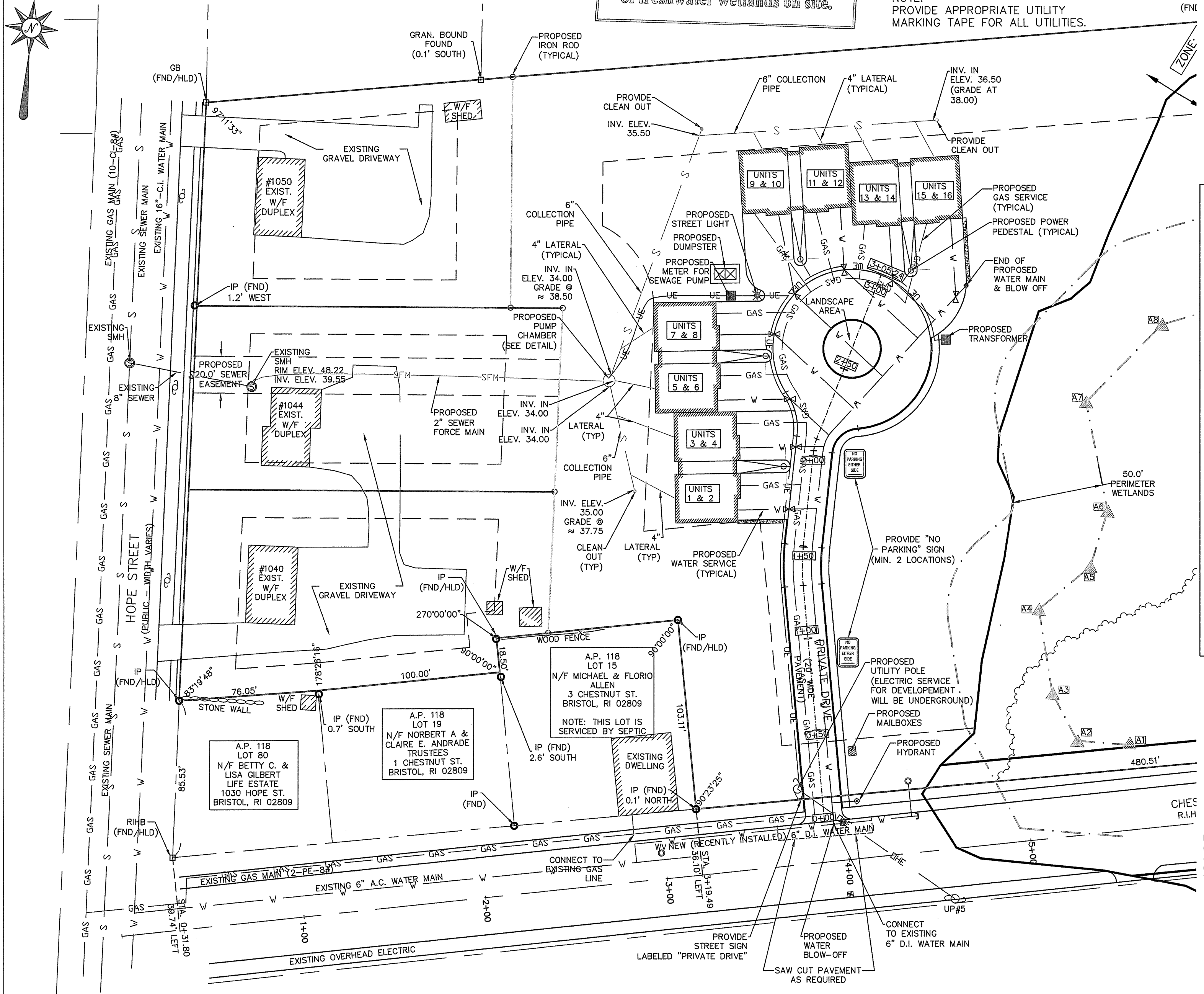
RIDOT MANHOLE DETAIL (4.2.0) NOT TO SCALE



RIDOT FRAME & COVER DETAIL (6.2.1) NOT TO SCALE



WATER HYDRANT DETAIL (6.0) NOT TO SCALE



PROPOSED UTILITY PLAN SCALE: 1"=40'

**LEGEND**

|     |                                    |
|-----|------------------------------------|
| --- | PROPERTY LINE                      |
| --- | ZONING SETBACKS                    |
| --- | EDGE OF PAVEMENT                   |
| --- | EXISTING CONTOUR                   |
| --- | EXISTING INDEX CONTOUR             |
| --- | EXISTING OVERHEAD ELECTRIC LINE    |
| --- | PROPOSED OVER HEAD ELECTRIC        |
| --- | PROPOSED UNDERGROUND ELECTRIC      |
| --- | EXISTING WATER MAIN                |
| --- | PROPOSED WATER MAIN                |
| --- | EXISTING SEWER                     |
| --- | PROPOSED SEWER                     |
| --- | EXISTING GAS LINE                  |
| --- | PROPOSED GAS LINE                  |
| --- | EDGE OF BRUSH                      |
| --- | EXISTING STREAM                    |
| --- | 100' JURISDICTIONAL STREAM OFFSET  |
| --- | WETLANDS                           |
| --- | 50' JURISDICTIONAL WETLANDS OFFSET |
| --- | WETLANDS FLAG                      |
| --- | EXISTING UTILITY POLE              |
| --- | EXISTING HIGHWAY BOUND             |
| --- | EXISTING GRANITE BOUND             |
| --- | EXISTING IRON PIN                  |
| --- | EXISTING DRILL HOLE                |
| --- | PROPOSED IRON ROD                  |

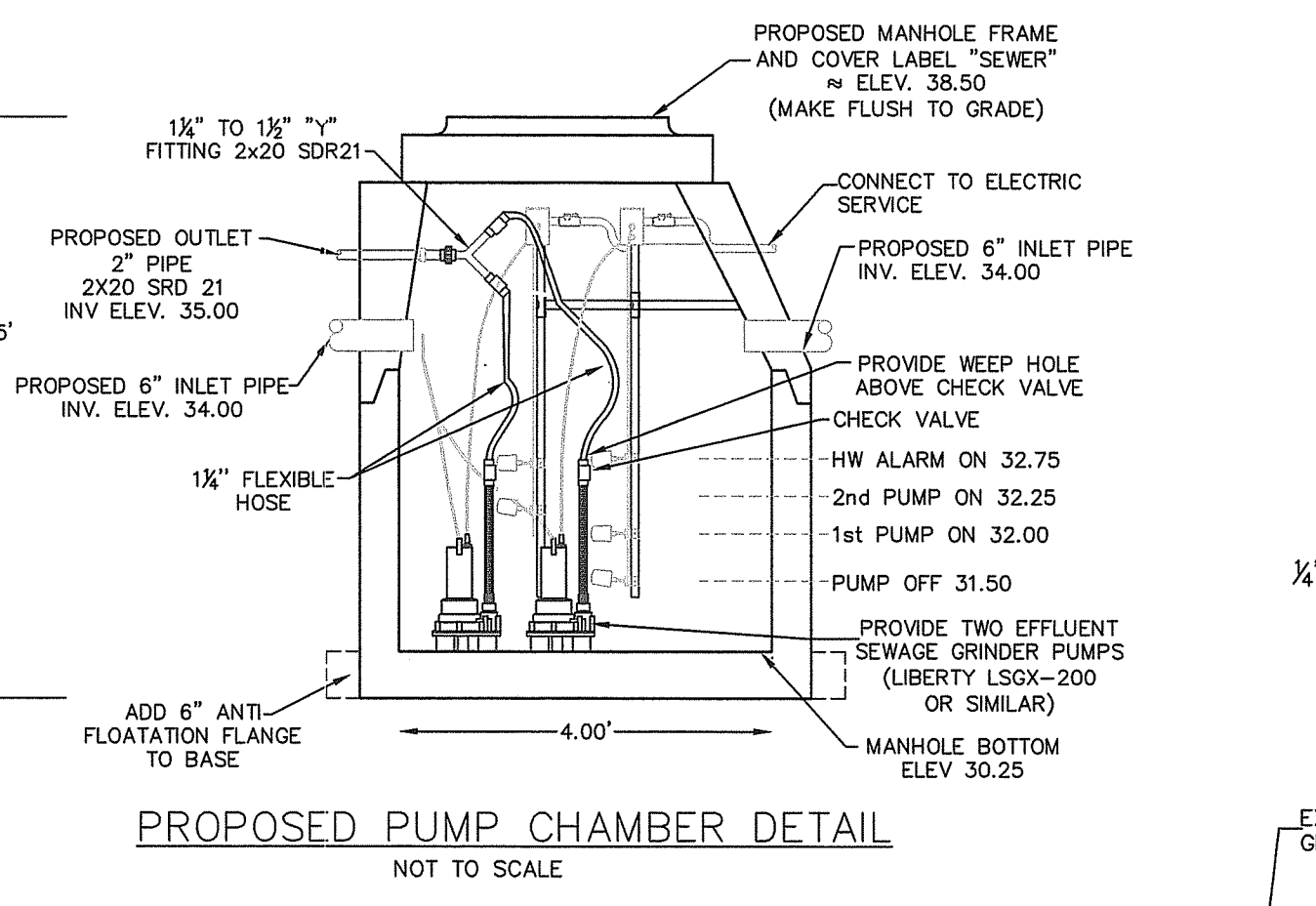
**UTILITY NOTE**

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

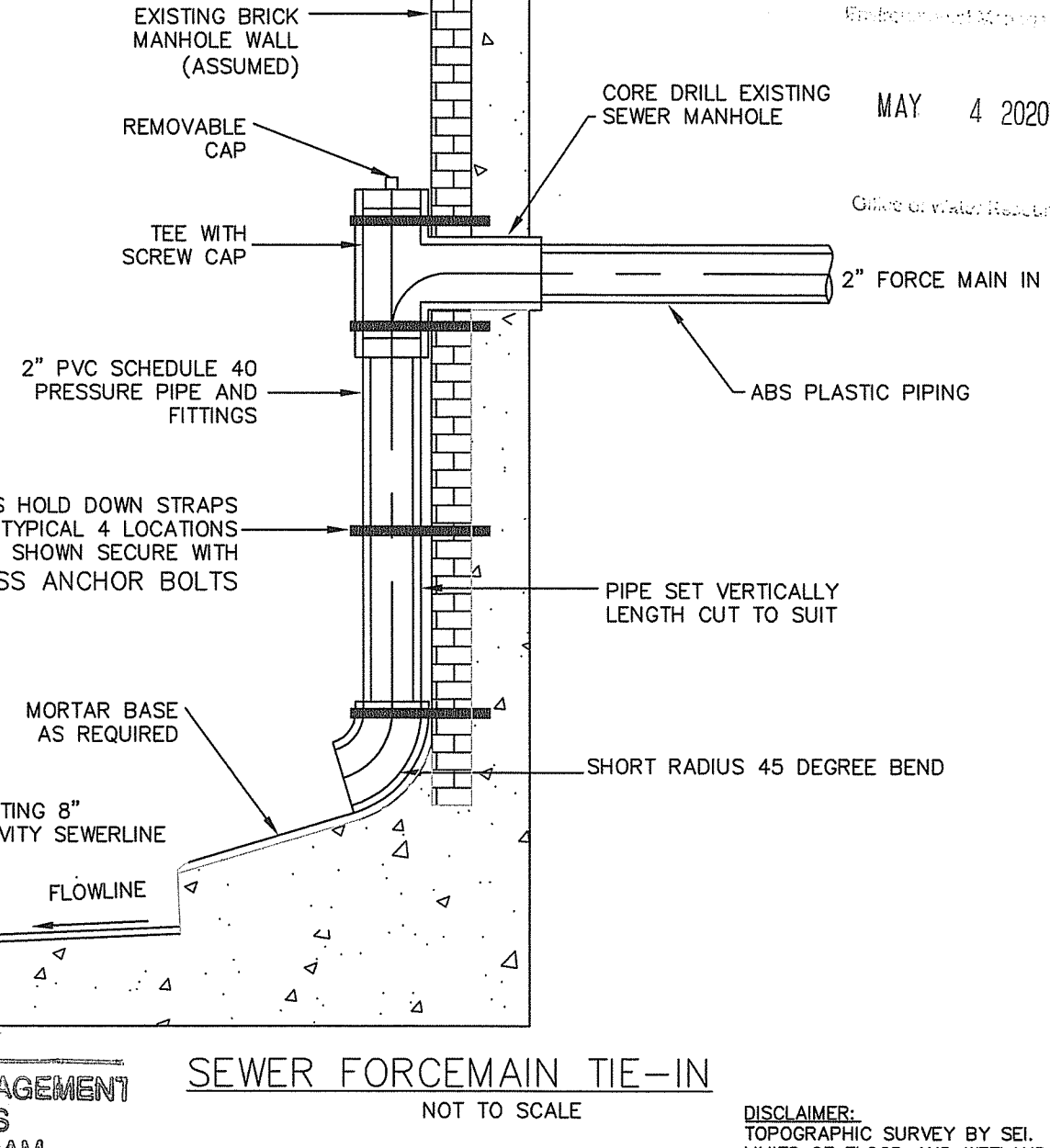
1. UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.  
 2. SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.  
 3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

NOTE: FOR ROADWAY UTILITY PROFILE AND CROSS SECTION REFER TO SHEET SP-7

REFERENCE PLAN: ELECTRONIC PLAN BY: TURNING POINT SURVEY, INC. DATE: 01/15/14



PROPOSED PUMP CHAMBER DETAIL NOT TO SCALE



SEWER FORCEMAIN TIE-IN 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 JUL 02 2020 FILE # 19-0192  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OWNER: NUNES PROPERTY MANAGEMENT, LLC  
 21 CLIFTON RD  
 BRISTOL RI 02809

REGISTERED PROFESSIONAL ENGINEER  
 RON T. BLANCHARD

|             |                                    |
|-------------|------------------------------------|
| DATE        | 07/02/18                           |
| CHK.        | RB                                 |
| DR.         | MCF                                |
| DSGN.       | RB                                 |
| DATE        | 07/02/18                           |
| REV.        |                                    |
| DATE        |                                    |
| BY          |                                    |
| DESCRIPTION |                                    |
| 4/29/20     | ADD TO ADDRESS COMMENTS            |
| 6/3/19      | REVISED FOR RECONFIGURATION        |
| 5/24/19     | MINOR REVISIONS FOR FWM SUBMISSION |
| 12/27/18    | MINOR REVISIONS                    |

**SEI**  
 SITE ENGINEERING INC.  
 CIVIL • COASTAL • STRUCTURAL  
 75 WOOD STREET  
 BRISTOL, RI 02809  
 PHONE: (401) 263-8231

UTILITIES PLAN  
 MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION  
 RESIDENTIAL HOUSING PROJECT-CHESTNUT PLACE  
 PLAT 118, LOT 14A  
 BRISTOL, RHODE ISLAND

SCALE: AS NOTED  
 SHEET: 6 OF 8  
**SP-5**

**EARTHWORK SPECIFICATIONS**

ALL EARTHWORK AND EMBANKMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH RIDOT STANDARD SPECIFICATIONS SECTION 202 "EXCAVATION AND EMBANKMENT" AS APPLICABLE.

FOR ALL AREAS TO SERVE AS EITHER ROADWAY, DRIVEWAY, OR STORMWATER BASIN, INCLUDING ANY BERM AREAS, THESE AREAS SHALL BE STRIPPED OF ALL ORGANIC AND LOAM MATERIAL TO A MINIMUM DEPTH OF 1" BELOW GRADE.

FOR ALL ROADWAY AND DRIVEWAYS, ALL BASE COURSE SHALL MEET REQUIREMENTS OF RIDOT M.01.02 (GRAVEL BORROW). CRUSHED MATERIALS SHALL MEET REQUIREMENTS OF RIDOT M.01.06 (KEYSTONE). ALL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% PROCTER IN 6" LIFTS. REFER TO TOWN REQUIREMENTS FOR ADDITIONAL INFORMATION ON ROADWAY BASE PREPARATION.

FOR STORMWATER BASIN COARSE SAND SOIL MATERIAL SHALL BE PLACED IN THE BOTTOM OF THE BASIN UNDER THE LOAM LAYER AS NOTED IN THE DETAILS. BOTTOM OF STORMWATER BASIN SHALL RECEIVE A FINAL 3" LAYER OF LOAMY MATERIAL. MATERIAL SHALL BE LIGHTLY COMPACTED AND STABILIZED WITH PROPER EROSION CONTROL BLANKET MATERIAL (SEE NOTES UNDER EROSION CONTROL). THE BASIN SHALL BE PLANTED WITH A DENSE LAYER OF GRASS.

THE ENTIRE AREA WHERE THE STORMWATER BASIN WILL BE PLACED SHALL BE ROPED OFF TO PREVENT COMPACTING OF THE UNDERLYING SOILS BY HEAVY EQUIPMENT. LIGHT EARTH MOVING EQUIPMENT WILL BE USED FOR BASIN EXCAVATION.

PRIOR TO THE STORMWATER BASIN RECEIVING STORMWATER RUNOFF, THE ENTIRE CONTRIBUTING WATERSHED/SITE SHALL BE STABILIZED WITH VEGETATION, AND ALL OTHER SOIL EROSION AND SEDIMENT CONTROL TECHNIQUES SHALL BE IN PLACE.

PRIOR TO BASIN RECEIVING ANY STORMWATER RUNOFF, STABILIZATION OF STORMWATER BASIN WITH 80% GROWTH OF GRASS OR WITH PROPER EROSION CONTROL FABRIC AND SEEDING SHALL BE IN PLACE.

FOR BERMS/EMBANKMENTS OF STORMWATER BASIN SOIL MATERIAL SHALL MEET RIDOT REQUIREMENTS AND SHALL BE COMPACTED TO 95% PROCTER IN 6" LIFTS SOIL MUST BE FREE FROM ANY ORGANIC OR OTHER DELETERIOUS MATERIAL. COMPACTION SHALL BE ACHIEVED BY ROLLER COMPACTOR EQUIPMENT.

RIP-RAP FOR OUTFALL STRUCTURE, CHECK DAMS AND FOREBAY SHALL BE 6", MEETING REQUIREMENTS OF RIDOT M.10.03 (RIP-RAP) "R-3" SPECIFICATIONS.

GRASSES FOR BASIN SHALL BE FESCUE TYPE DROUGHT RESISTANCE.

LOAM FOR BOTTOM OF BASINS SHALL BE LOAMY SAND SO AS TO PROMOTE INFILTRATION.

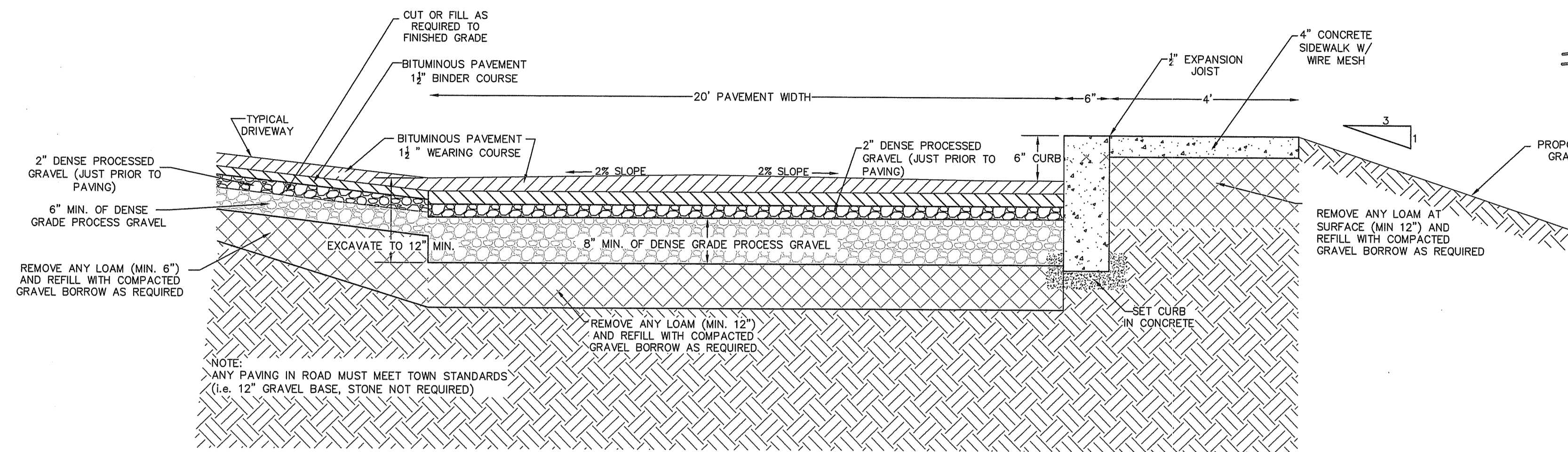
**REQUIRED SUBMITTALS**

1. STORMWATER BASIN (FILTER SAND & LOAM)  
-SAMPLES AS APPLICABLE & SIEVE ANALYSIS
2. ROADWAY BASE  
-SIEVE ANALYSIS AND SAMPLE
3. SEWER AND DRAINAGE PIPING AND COMPONENTS  
-CATALOG CUT SHEETS & SPECIFICATION INFORMATION
4. RIP-RAP SAMPLE
5. PRIOR TO LAYING ASPHALT IN ROADWAY SUBMIT COMPACTION TEST RESULTS. MINIMUM OF FOUR TESTS, OR AS MAY BE REQUIRED BY TOWN REPRESENTATIVE.

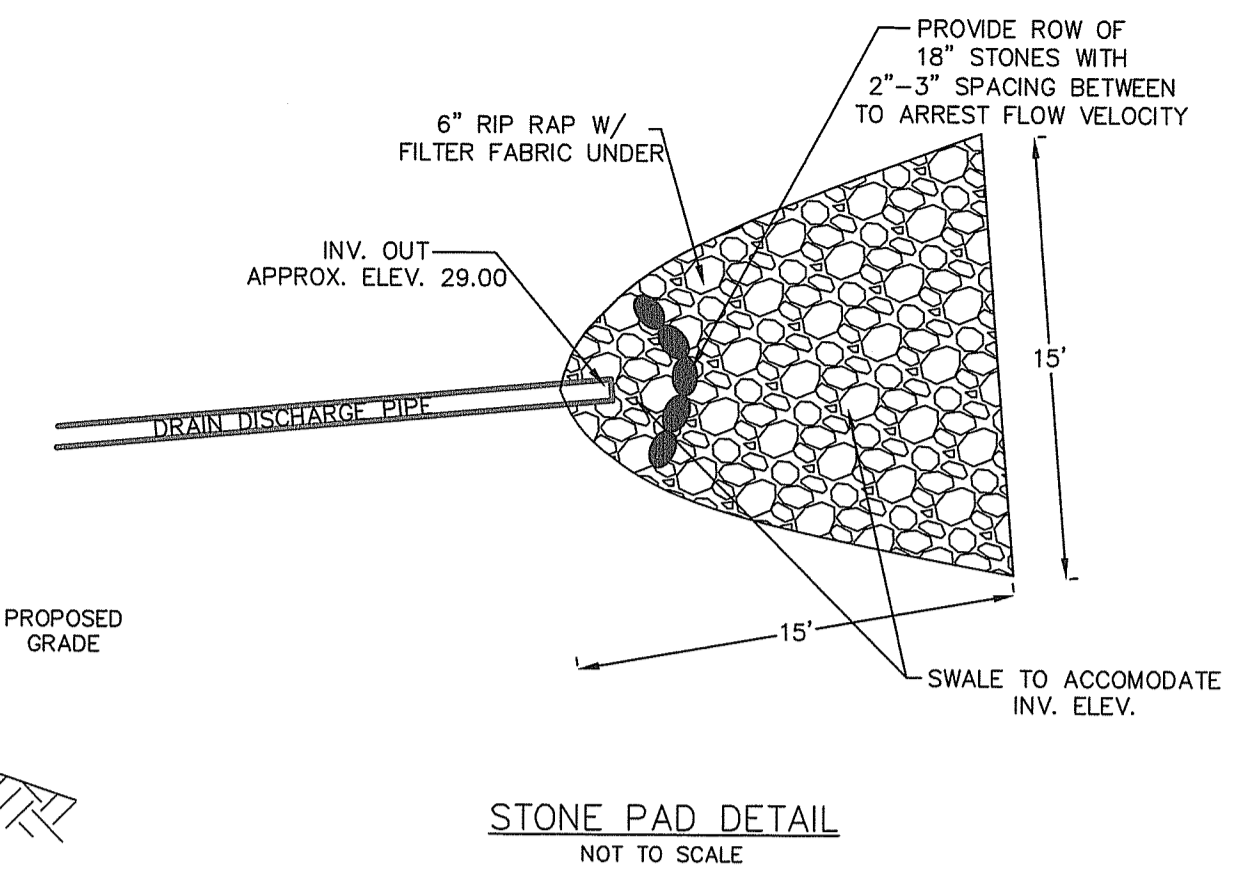
NOTE:  
PRIOR TO INSTALLATION, A SAMPLE OF THE FILTER SAND & LOAM FOR BASINS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.

**STORMWATER MAINTENANCE REQUIREMENTS**

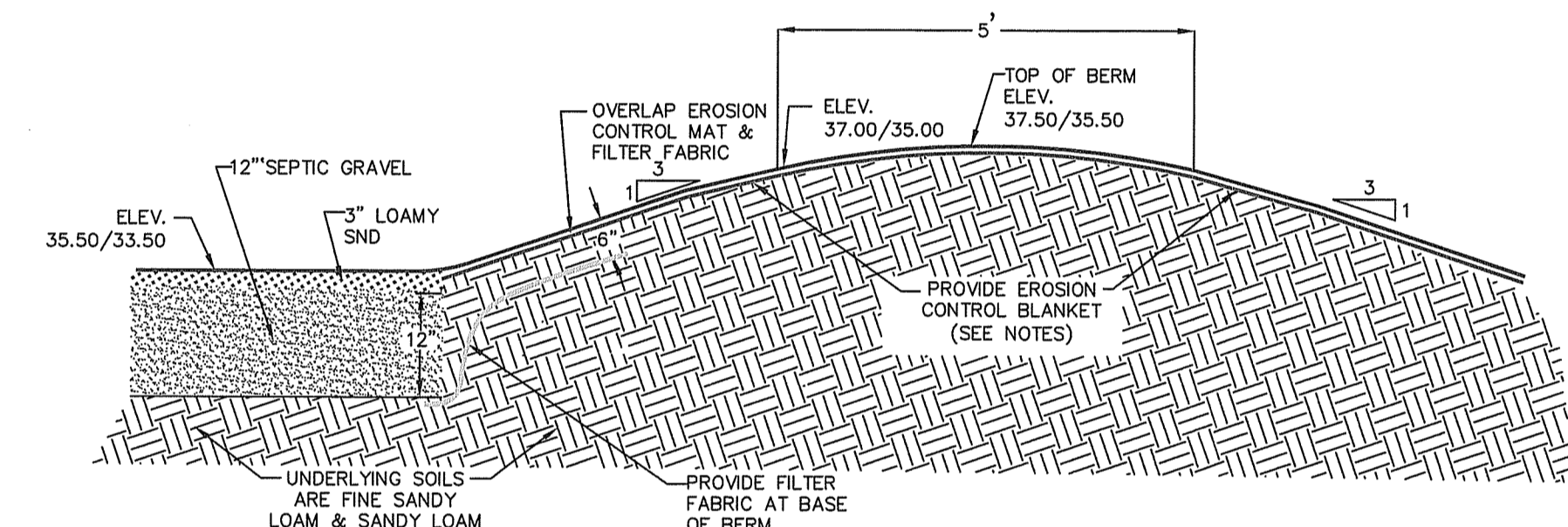
REFER TO SEPARATE DRAINAGE SYSTEM OPERATIONS AND MAINTENANCE PLAN.



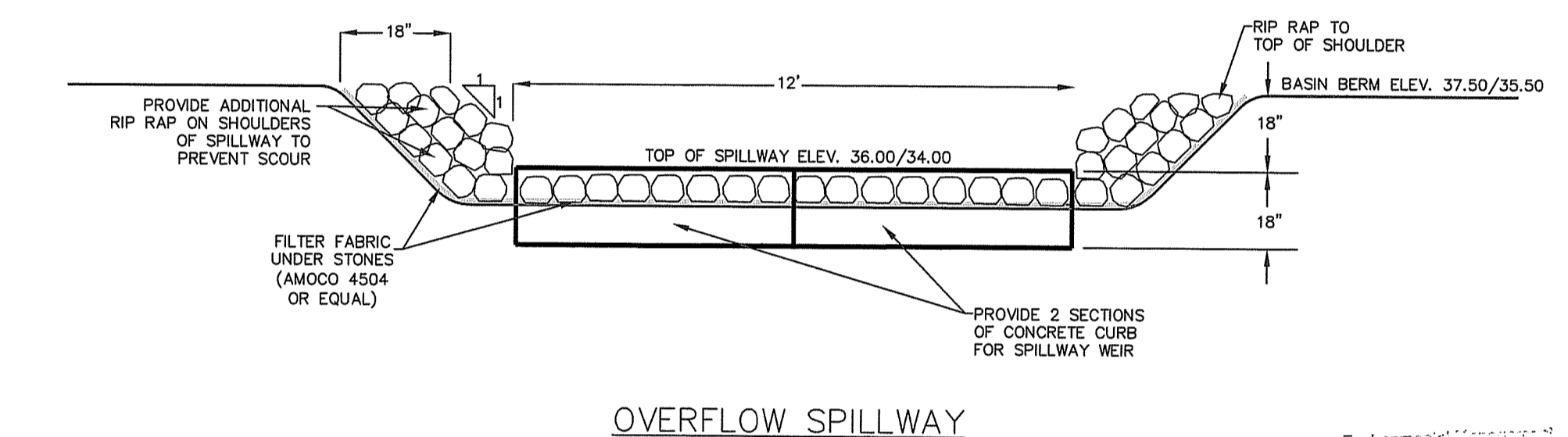
**TYPICAL PAVEMENT CROSS SECTION**  
NOT TO SCALE



**STONE PAD DETAIL**  
NOT TO SCALE

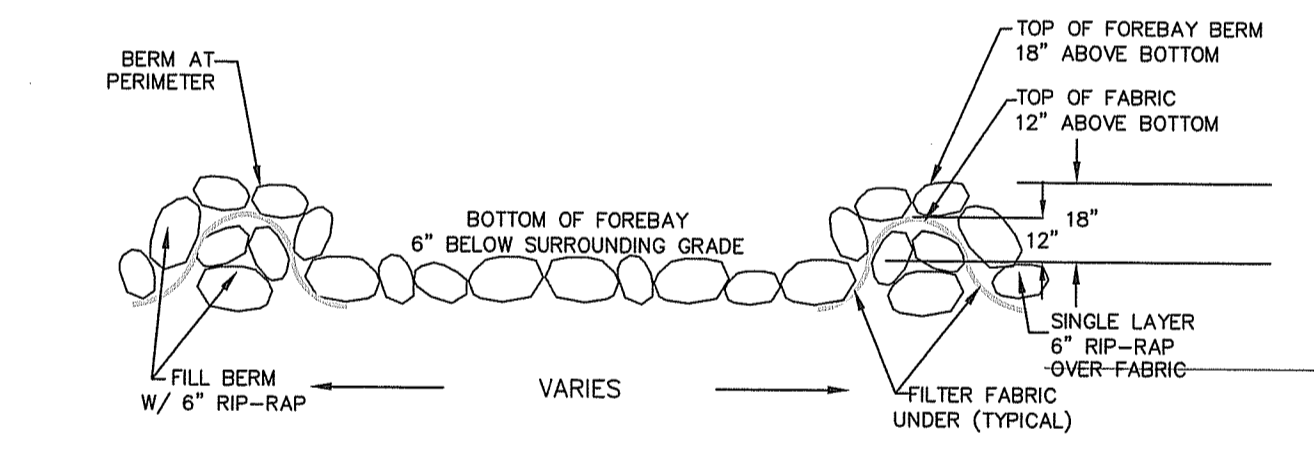


**BERM DETAIL**  
SCALE: 1"=2'



**OVERFLOW SPILLWAY**  
NOT TO SCALE

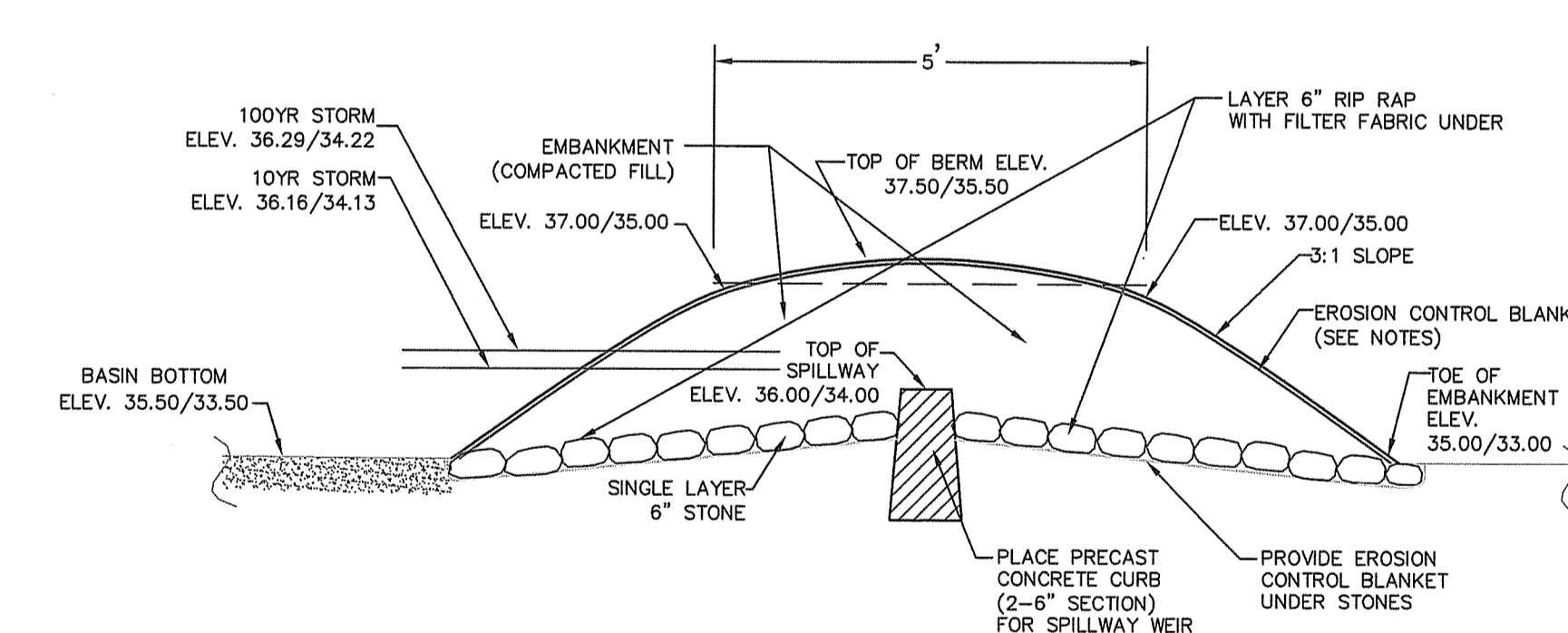
NOTES:  
ELEVATIONS FOR BASINS #1 & #2 AREA INDICATED AS ELEV. #1/ELEV. #2  
EROSION CONTROL BLANKET SHALL BE DEWITT CURLEX 1. PLACE OVER LOAM AND SEED & SECURE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.  
ENTIRE BASIN AND EMBANKMENT AREA SHALL RECEIVE EROSION CONTROL BLANKET AS SPECIFIED.  
FOR AREA TO RECEIVE SAND MATERIAL REMOVE EXISTING SOIL MATERIAL AS REQUIRED AND REPLACE WITH SAND MEETING SPECIFICATIONS.



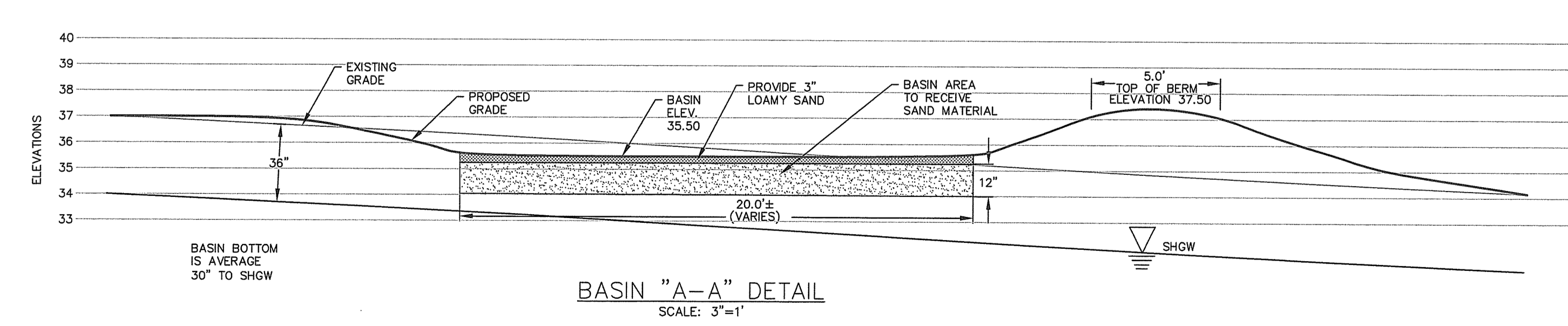
**FOREBAY DETAIL**  
NOT TO SCALE

NOTE:  
IN ORDER TO FACILITATE MAINTENANCE (REMOVAL OF SEDIMENT) DO NOT PLACE FILTER FABRIC UNDER STONE IN BOTTOM OF FOREBAY.

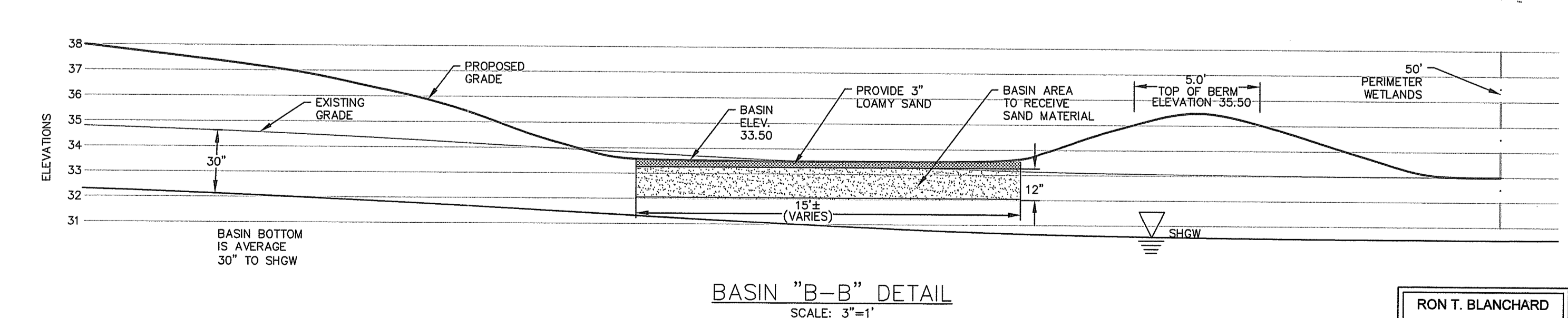
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUL 02 2020 FILE # 19-0192  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



**SPILLWAY DETAIL**  
SCALE: 1"=2'



**BASIN "A-A" DETAIL**  
SCALE: 3"=1'



**BASIN "B-B" DETAIL**  
SCALE: 3"=1'

|           |          |    |  |
|-----------|----------|----|--|
| REVISIONS | DATE     | BY | DESCRIPTION  |
| 001       | 07/29/18 | RB | ISSUE FOR PERMITS  |
| 002       | 07/29/19 | VS | MINOR REVISIONS FOR ERM SUBMISSION                         |
| 003       | 6/13/19  | RB | REVISIONS FOR ERM SUBMISSION                               |
| 004       | 4/29/20  | RB | MINOR REVISIONS FOR ERM SUBMISSION AND TO ADDRESS COMMENTS |

DIGN. RB  
DR. VS  
CHK. RB  
DATE: 07/02/18

**SEI**  
**SITE ENGINEERING INC.**  
CIVIL • COASTAL • STRUCTURAL

75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 253-8231

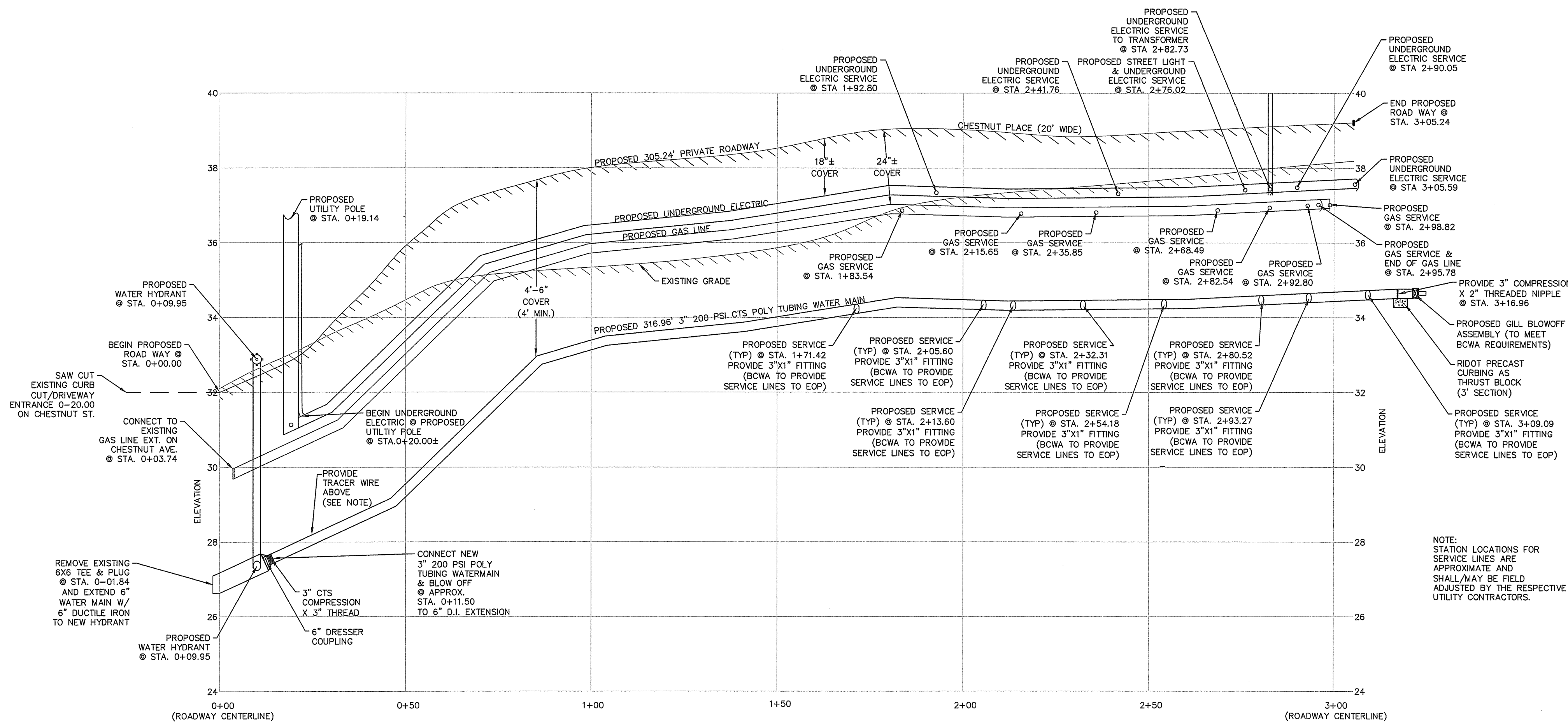
**DETAILS AND SPECIFICATIONS**  
MAJOR LAND DEVELOPMENT - PRELIMINARY SUBMISSION  
RESIDENTIAL HOUSING PROJECT - CHESTNUT PLACE  
BRISTOL, RHODE ISLAND  
PLAT 118, LOT 14A

SCALE: AS NOTED  
SHEET: 7 OF 8  
**SP-6**

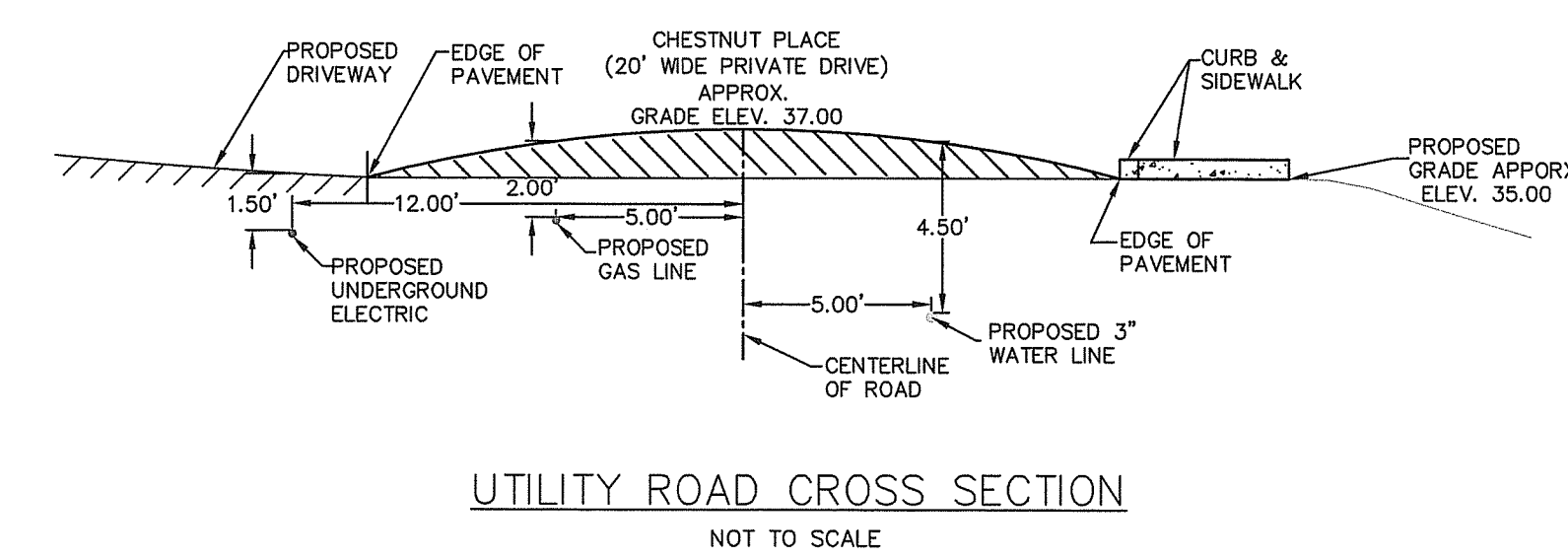
OWNER:  
NUNES PROPERTY MANAGEMENT, LLC  
21 CLIFTON RD  
BRISTOL, RI 02809

RON T. BLANCHARD  
No. [Signature]  
REGISTERED PROFESSIONAL ENGINEER

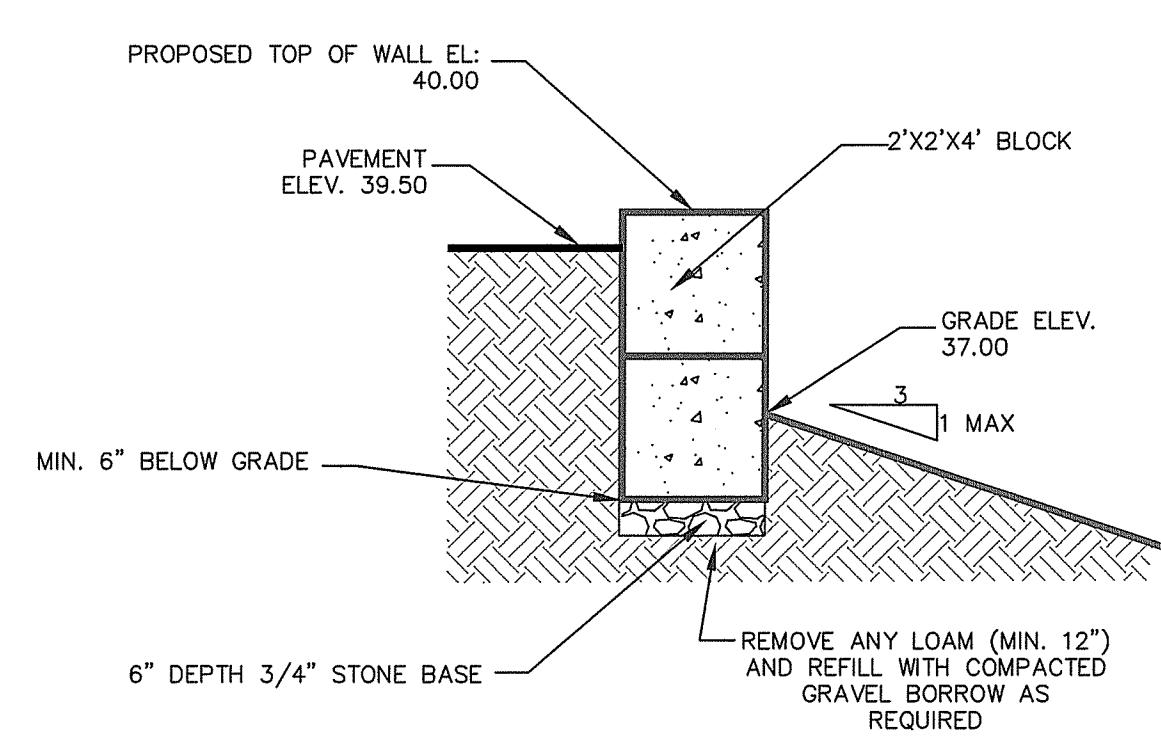




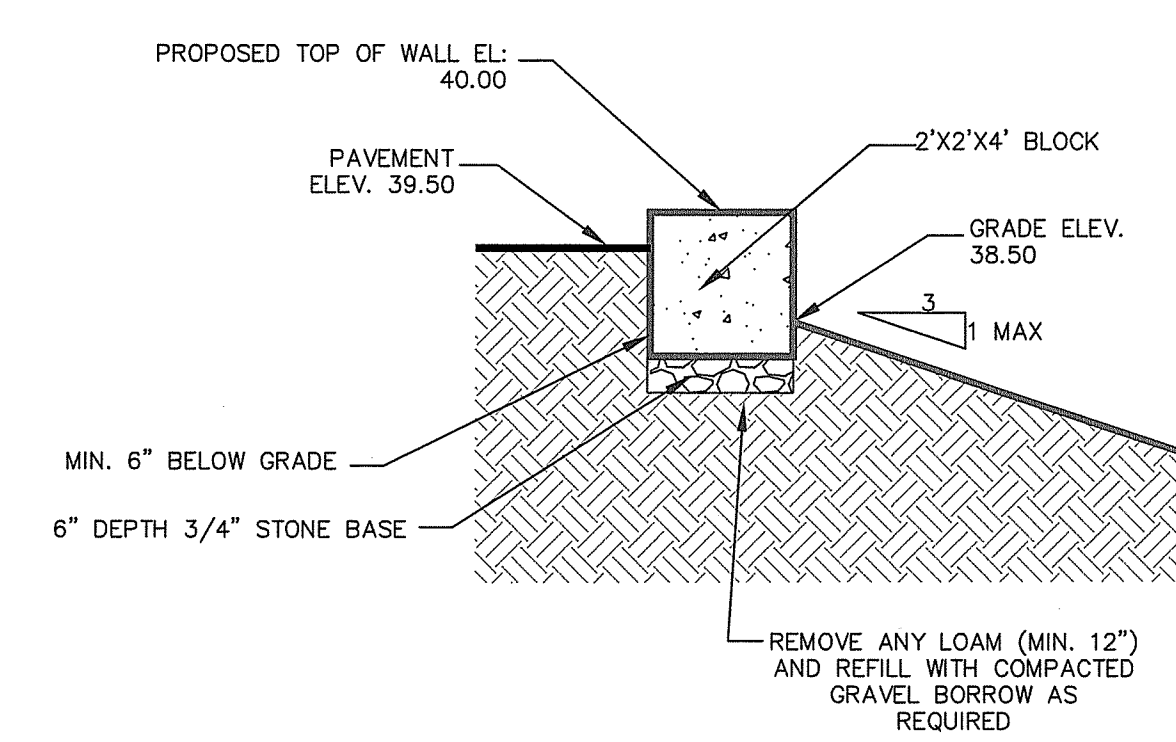
PROFILE "PRIVATE DRIVE CHESTNUT PLACE"  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



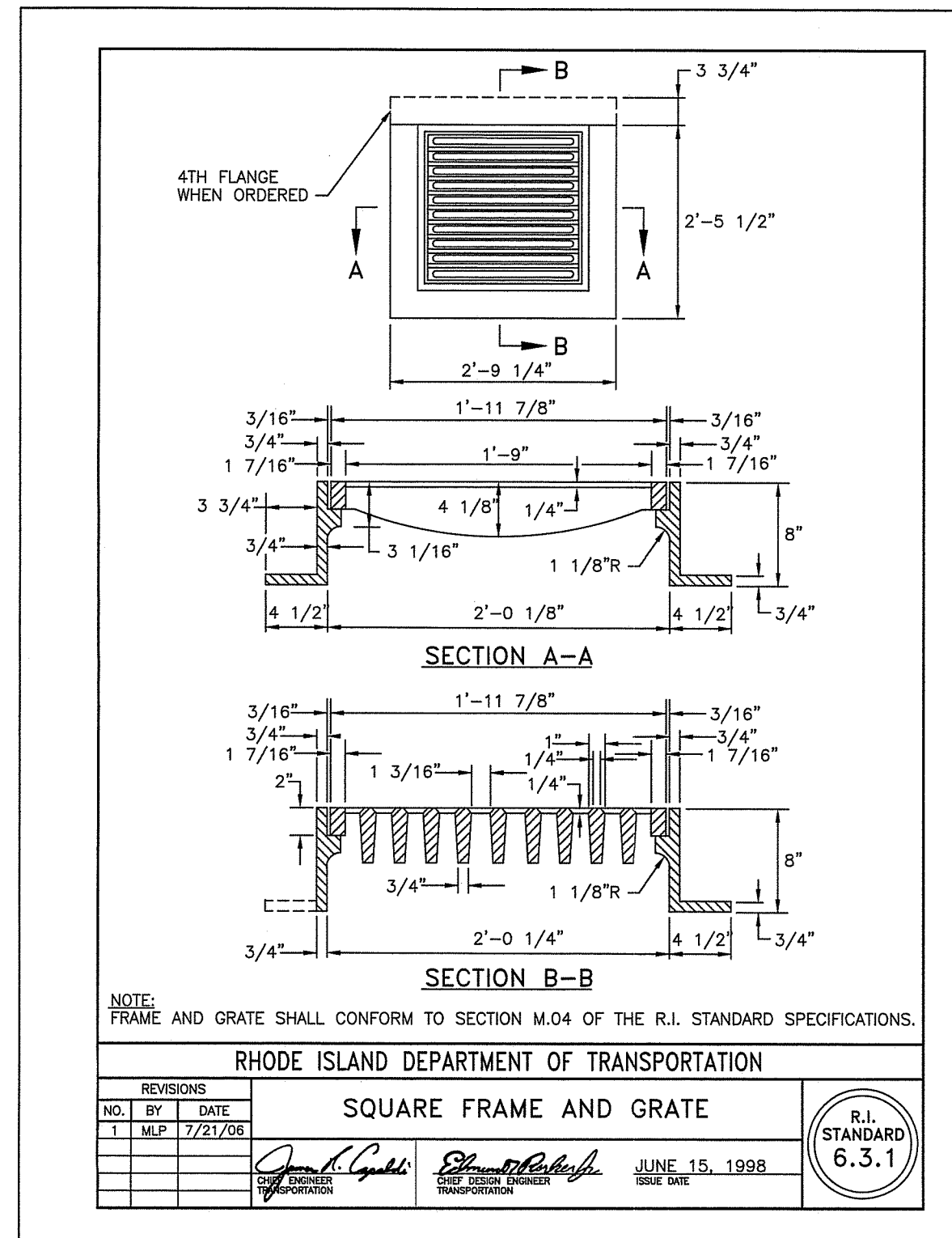
UTILITY ROAD CROSS SECTION  
 NOT TO SCALE



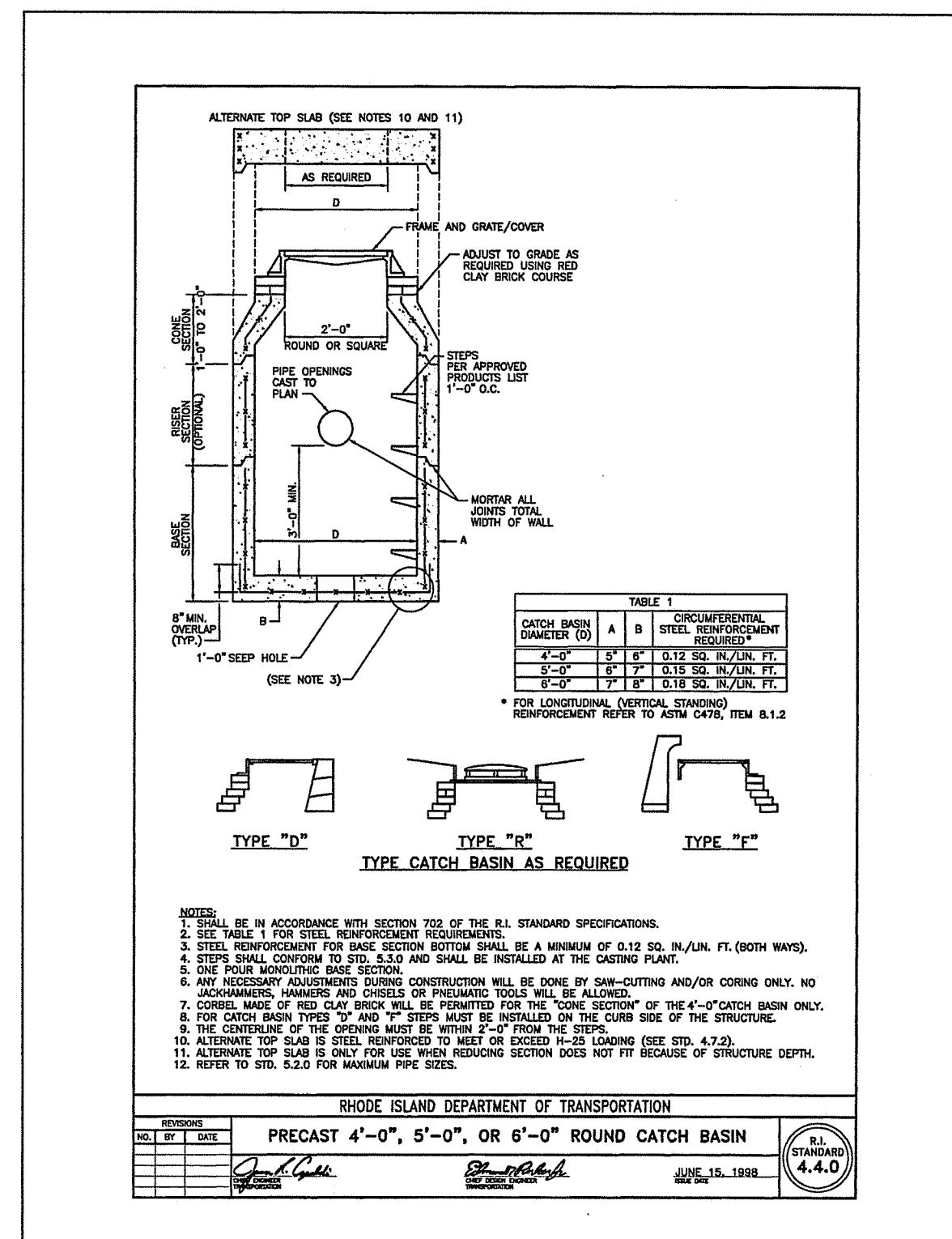
BLOCK WALL SECTION VIEW A-A  
 NOT TO SCALE



BLOCK WALL SECTION VIEW B-B  
 NOT TO SCALE



RIDOT FRAME & GRATE DETAIL (6.3.1)  
 NOT TO SCALE



RIDOT CATCH BASIN DETAIL (4.4.0)  
 NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
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MAY 4 2020

|         |  |
|---------|--|
| 1/27/15 | MINOR REVISIONS FOR WATERLINE                        |
| 3/29/15 | REVISIONS FOR WATERLINE                              |
| 5/27/15 | REVISIONS FOR WATERLINE                              |
| 4/28/20 | REVISIONS FOR RECONSTRUCTION AND TO ADDRESS COMMENTS |

DSGN. RB  
 DR. VS  
 CHK. RB  
 DATE: 11/20/18

**SEI**  
**SITE ENGINEERING INC.**  
 CIVIL • COASTAL • STRUCTURAL  
 75 WOOD STREET  
 BRISTOL, RI 02809  
 PHONE: (401) 263-8231

ROAD PROFILE & DETAILS  
 MAJOR LAND DEVELOPMENT-PRELIMINARY SUBMISSION  
 RESIDENTIAL HOUSING PROJECT-CHESTNUT PLACE  
 BRISTOL, RHODE ISLAND  
 PLAT 118, LOT 14A

SCALE: AS NOTED  
 SHEET: 8 OF 8  
**SP-7**

NOTE:  
 CATCH BASIN SHALL BE 4' ROUND WITH 4' SLUMP.  
 INSTALL 90° FITTING ON OUTFLOW PIPE AND EXTEND TO 12" BELOW THE FLOW LINE.

OWNER:  
 NUNES PROPERTY MANAGEMENT, LLC  
 21 CLIFTON RD  
 BRISTOL, RI 02809

RON T. BLANCHARD  
 REGISTERED PROFESSIONAL ENGINEER