

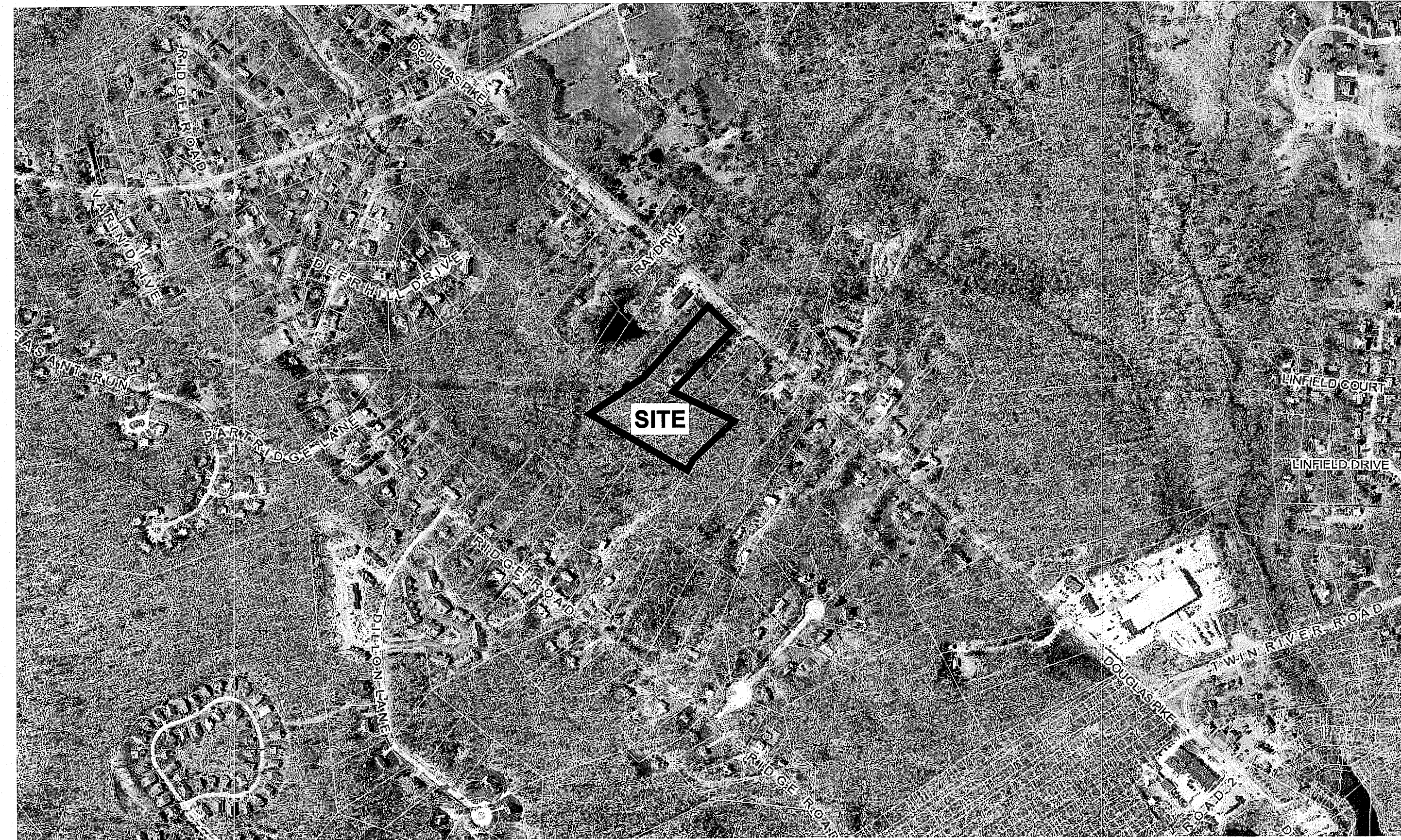
# Douglas Pike Subdivision

A.P. 42 Lots 58 & 61A  
 264 Douglas Pike  
 Smithfield, Rhode Island

ZONE: R-80	
MINIMUM LOT AREA	80,000 S.F.
MINIMUM LOT FRONTAGE AND WIDTH	200 FEET
MINIMUM FRONT YARD	40 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	75 FEET

## Sheet Index

- C-1 Coversheet
- C-2 Existing Conditions Plan
- C-3 Soil Erosion & Sediment Control Plan
- C-4 Grading & Drainage Plan
- C-5 Utility Plan & Road Profile



**Advanced Civil Design, Inc.**  
 CIVIL ENGINEERS  
 88 PEEPTOAD ROAD  
 SCITUATE, RI 02857  
 PH: (401) 473-4404



NO.	DATE	REVISION
1	11/6/20	ADDRESS RIDEM REVIEW COMMENTS

PROJECT:  
**Douglas Pike Subdivision**  
 A.P. 42 Lots 58 & 61A  
 Douglas Pike  
 Smithfield, RI

OWNER/APPLICANT:  
 BACA Realty, LLC  
 872 SMITHFIELD AVENUE  
 LINCOLN, RI 02865

DRAWING TITLE:  
**COVERSHEET**  
 NOV 10 2020

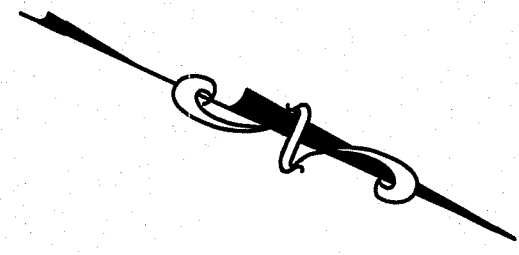
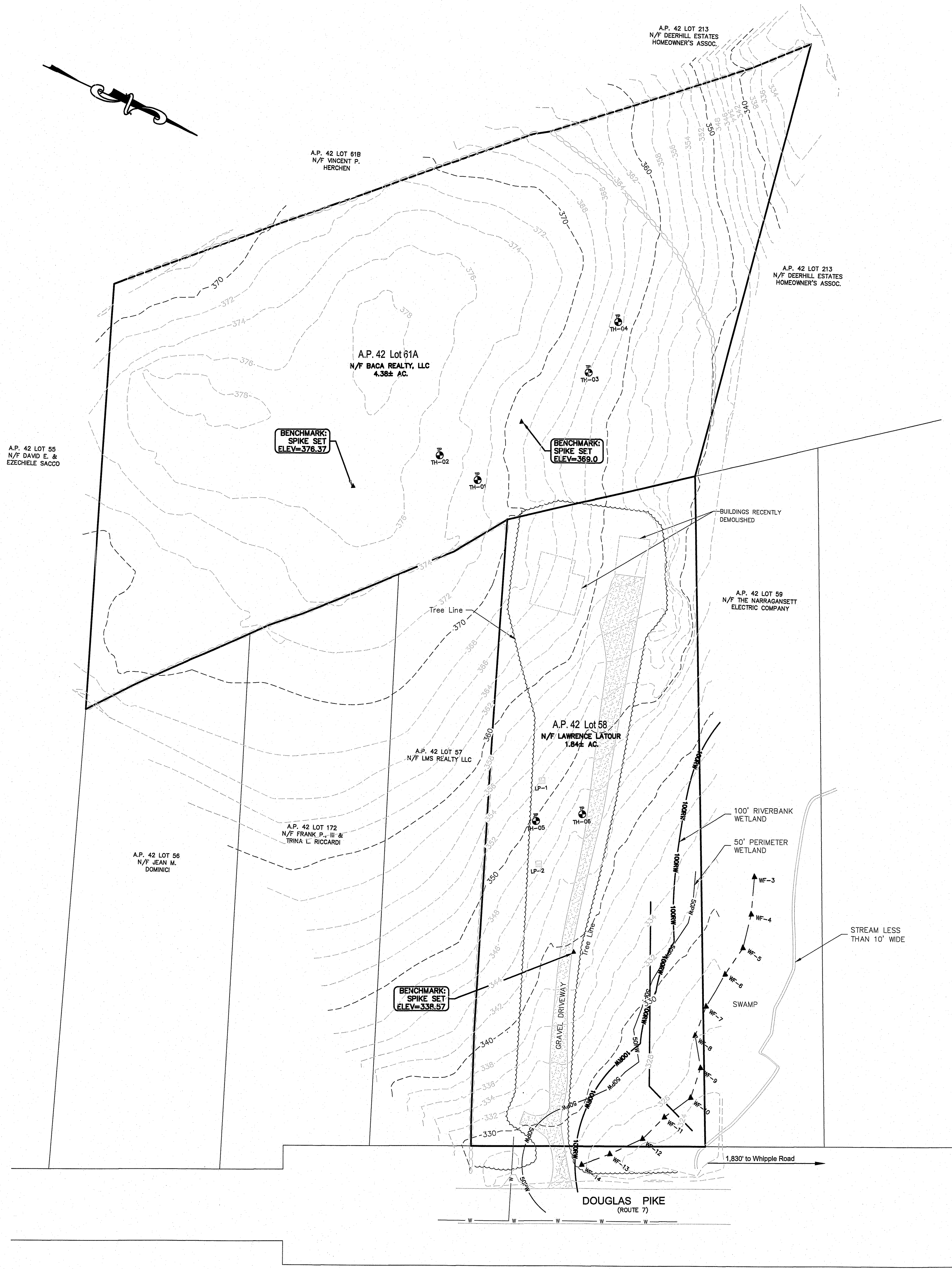
DATE: SEPT 2020  
 DESIGNED BY: C.S.R.  
 SCALE:  
 CHECKED BY: C.S.R.

DRAWING NO.  
  
**CURTIS S. RUOTOLO**  
 No. 8756  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

**C-1**

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED 11/10/2020 FILE # 30-0220  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

0 30 60 120  
 PLAN SCALE 1"=60'



**LEGEND & SYMBOLS**

- EXISTING**
- 400 --- CONTOUR
  - STONEWALL
  - FENCE
  - HYD. --- HYDRANT
  - UTILITY POLE
  - WATER VALVE
  - W --- WATER PIPE
  - TEST HOLE
  - FLAGGED WETLAND EDGE
  - INTERMITTENT STREAM
  - 50' PERIMETER WETLAND
  - 100' RIVERBANK WETLAND

Environmental Management  
 NOV 10 2020  
 Office of Water Resources

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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
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 DATED NOV 25 2020 FILE # 20-0220  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Randy Freeman*

**Advanced Civil Design, Inc.**  
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NO.	DATE	REVISION

PROJECT:

**Douglas Pike Subdivision**  
 A.P. 42 Lots 55 & 61A  
 Douglas Pike  
 Smithfield, RI

OWNER/APPLICANT:  
 BACA Realty, LLC  
 872 SMITHFIELD AVENUE  
 LINCOLN, RI 02865

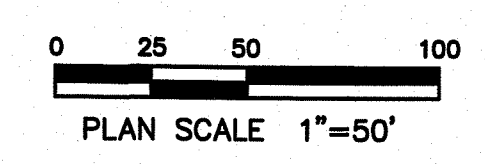
DRAWING TITLE:  
**EXISTING CONDITIONS PLAN**

DATE: SEPT 2020      DESIGNED BY: C.S.R.  
 SCALE: 1"=50'      CHECKED BY: C.S.R.

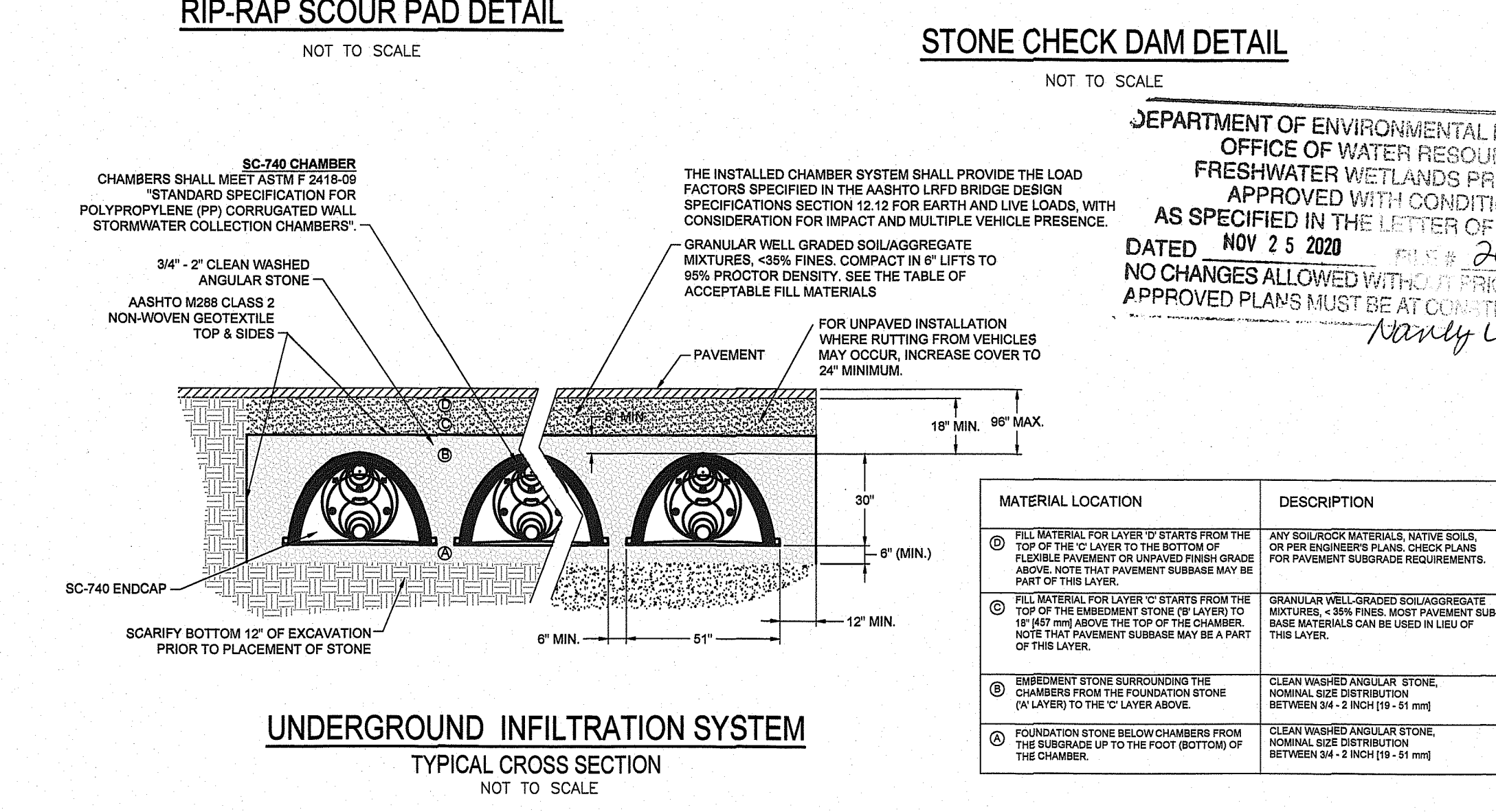
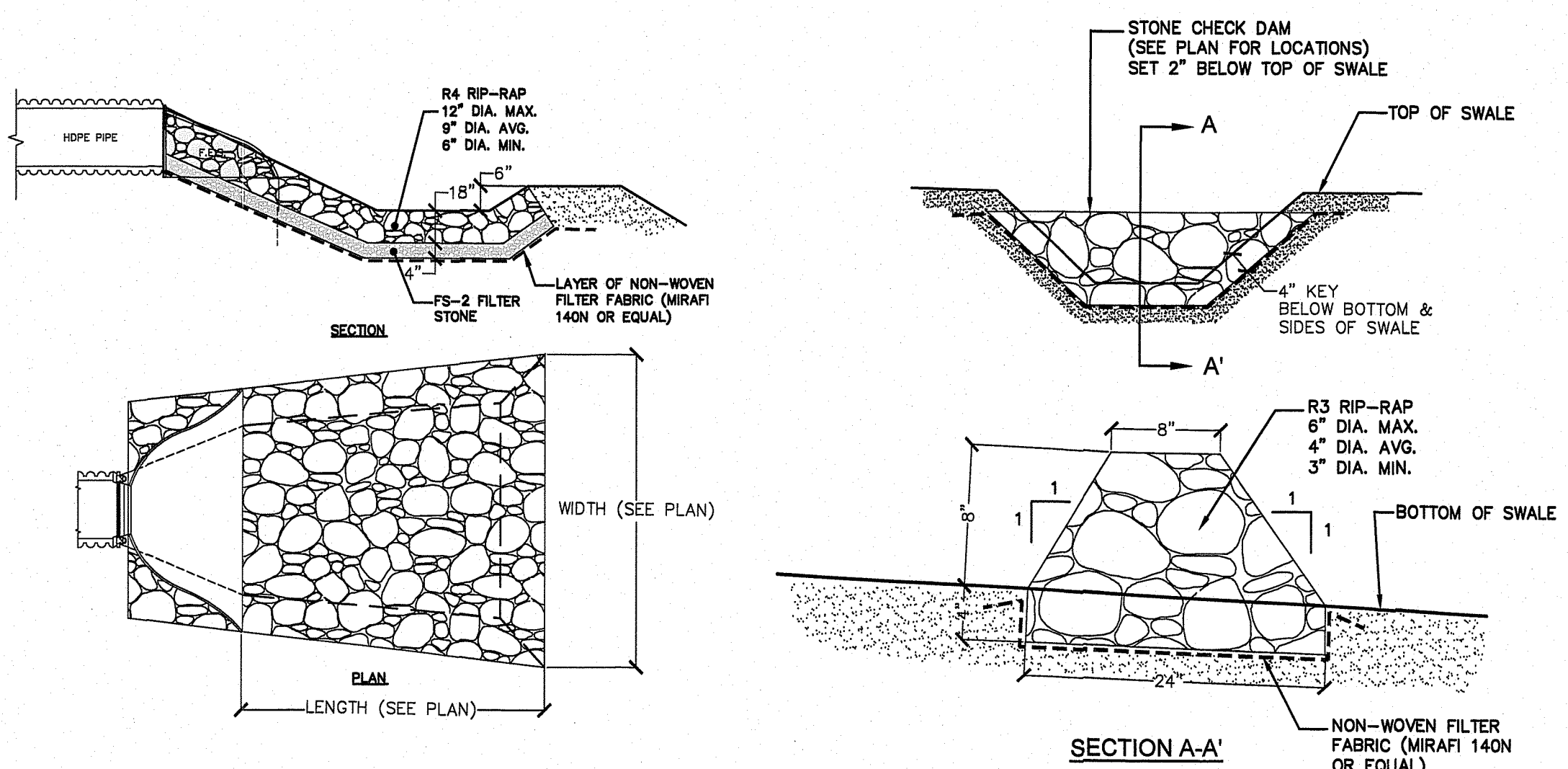
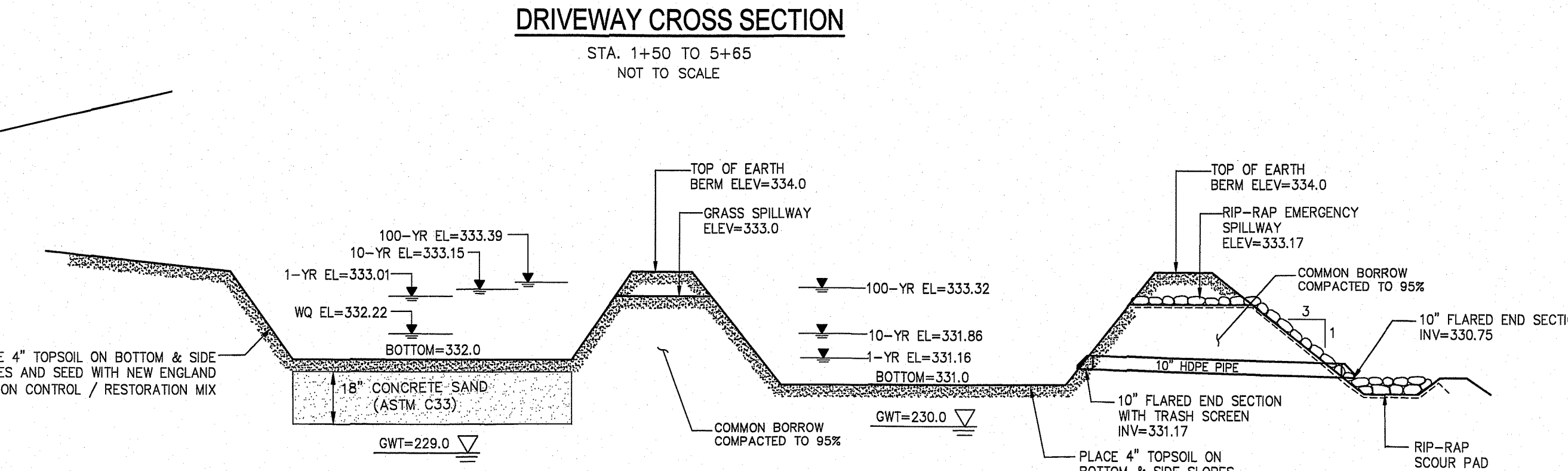
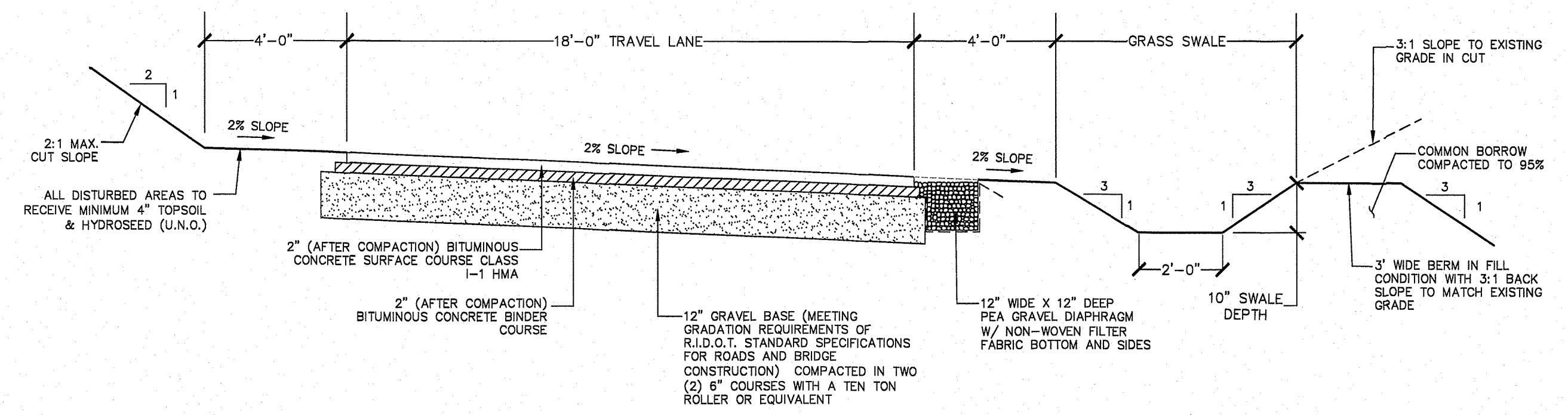
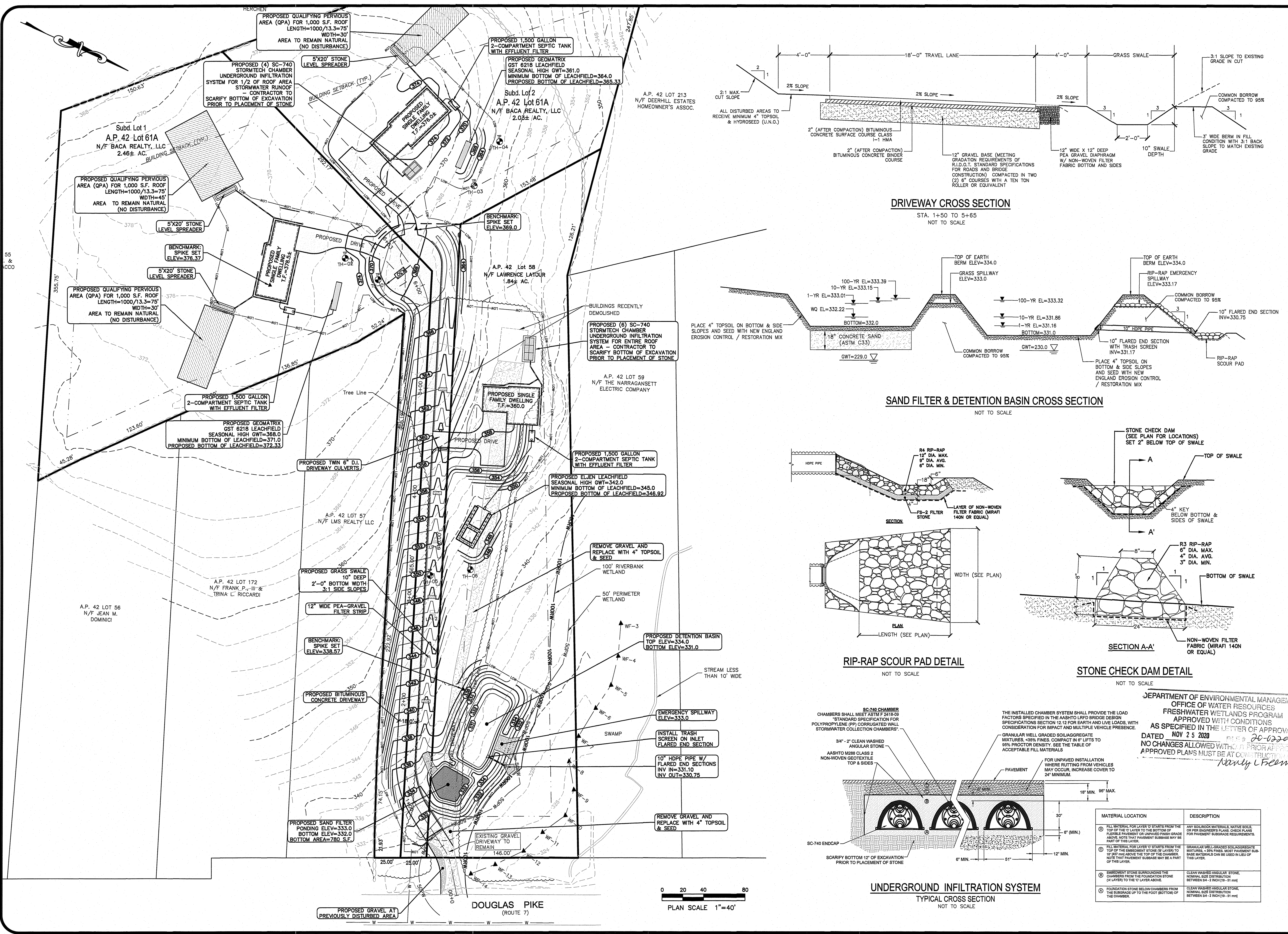
DRAWING NO.

**C-2**

CURTIS A. RUOTOLO  
 No. 8756  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)





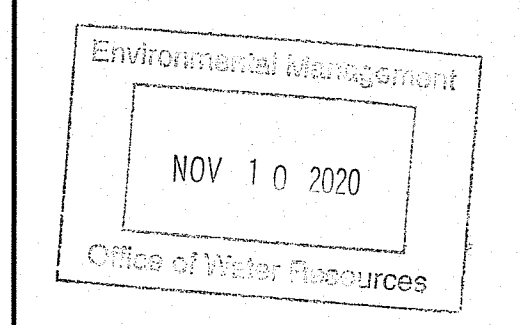


**Individual Lot Permit Requirements:**

- EACH NEWLY CREATED LOT WILL BE REQUIRED TO OBTAIN A SEPARATE SOIL EROSION PERMIT FROM THE SMITHFIELD TOWN ENGINEER'S OFFICE. A PLAN SHALL BE PROVIDED SHOWING PROPOSED GRADES, UTILITIES, EROSION CONTROLS, AND STORMWATER RUNOFF CONTROL.
- EACH NEWLY CREATED LOT IS REQUIRED TO OBTAIN AN ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) PERMIT FROM RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM) PRIOR TO OBTAINING A BUILDING PERMIT.
- A SERVICE CONNECTION APPLICATION FOR CONNECTION TO THE GREENVILLE WATER DISTRICT WATERMAIN SHALL BE OBTAINED PRIOR TO SUBMISSION FOR A BUILDING PERMIT.

**LEGEND & SYMBOLS**

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  - W --- WATER PIPE
  - TEST HOLE
  - FLAGGED WETLAND EDGE
  - INTERMITTENT STREAM
  - 50PW --- 50' PERIMETER WETLAND
  - 100RW --- 100' RIVERBANK WETLAND
- PROPOSED**
- 335.0 --- CONTOUR
  - SPOT ELEVATION
  - DRAIN PIPE
  - W --- WATER MAIN
  - T.F. --- TOP OF FOUNDATION
  - B.S. --- BASEMENT SLAB
  - LIGHT POLE



TOTAL LAND DISTURBANCE OF SUBDIVISION INCLUDING ROADWAY CONSTRUCTION IS 2.3 ACRES.

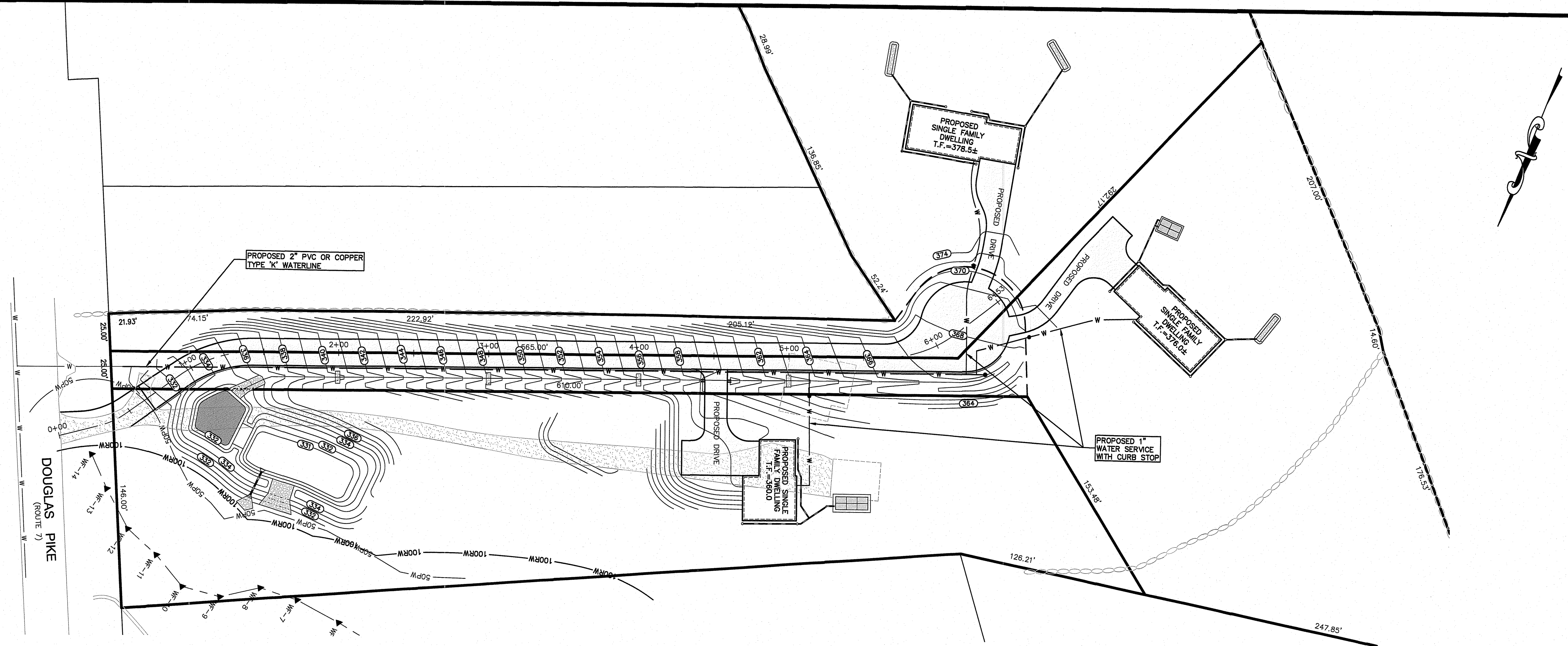
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 PH: (401) 473-4404

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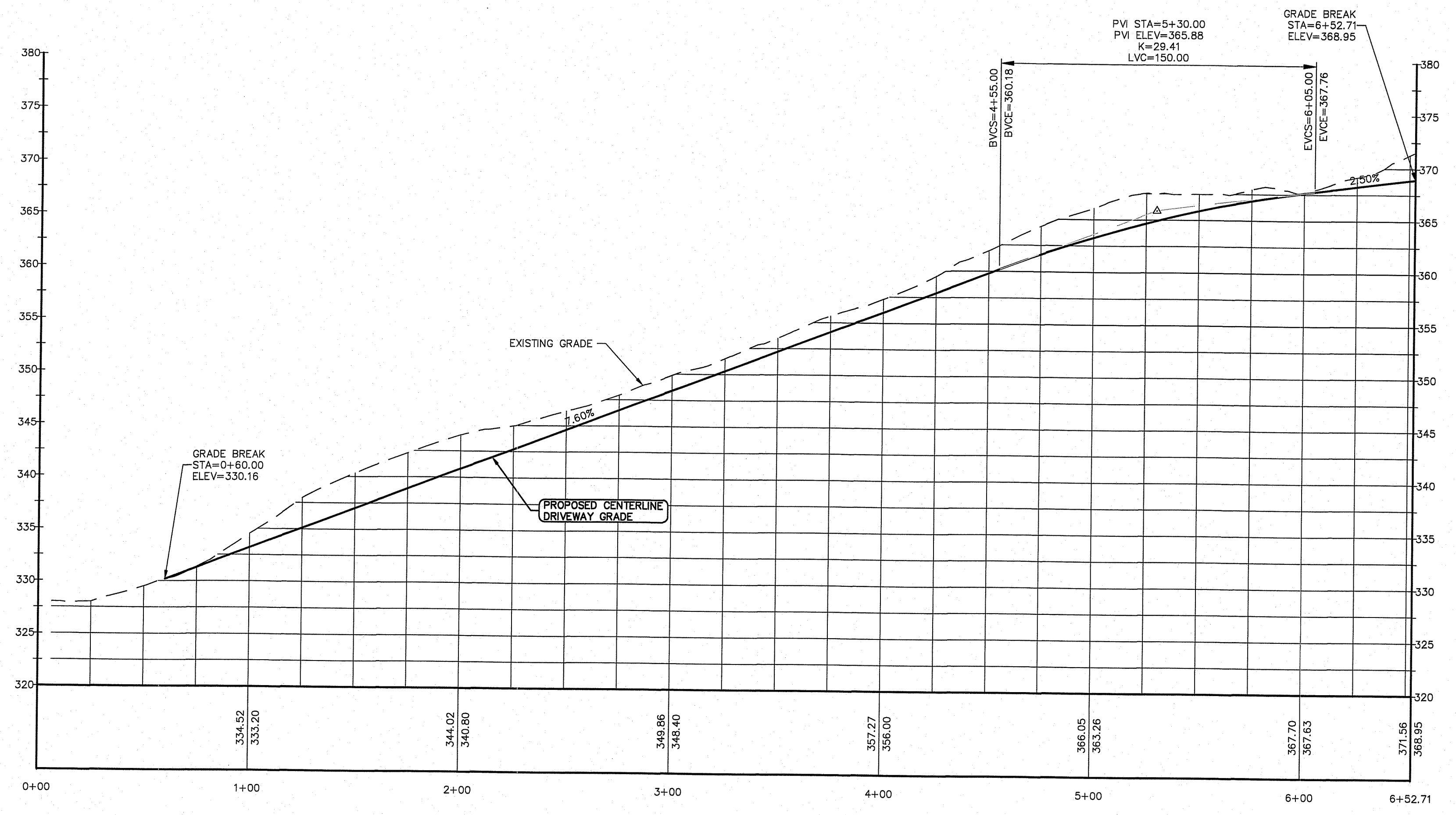
**Douglas Pike Subdivision**  
 A.P. 42 Lots 58 & 61A  
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 Smithfield, RI  
 OWNER/APPLICANT:  
 BACA Realty, LLC  
 872 SMITHFIELD AVENUE  
 LINCOLN, RI 02865

**DRAINAGE & GRADING PLAN**

DATE: SEPT 2020  
 DESIGNED BY: C.S.R.  
 SCALE: 1"=40'  
 CHECKED BY: C.S.R.  
 DRAWING NO. 8756  
**CURTIS & RUOTOLO**  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
**C-4**



- LEGEND & SYMBOLS**
- EXISTING**
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  - B.S. BASEMENT SLAB
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Roadway Centerline Profile

Environmental Management  
 NOV 10 2020  
 Office of Water Resources

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NO.	DATE	REVISION

PROJECT:  
**Douglas Pike Subdivision**  
 A.P. 42 Lots 58 & 61A  
 Douglas Pike  
 Smithfield, RI

OWNER/APPLICANT:  
 BACA Realty, LLC  
 872 SMITHFIELD AVENUE  
 LINCOLN, RI 02865

DRAWING TITLE:  
**UTILITY PLAN & PROFILE**

DATE: SEPT 2020 DESIGNED BY: C.S.R.  
 SCALE: 1"=40' CHECKED BY: C.S.R.

DRAWING NO.  
**C-5**

CURTIS S. RUOTOLO  
 No. 8756  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

