

**PRELIMINARY PLAN SUBMISSION
FOR A PROPOSED 6-LOT CONSERVATION DEVELOPMENT (MAJOR SUBDIVISION) WITH NEW PRIVATE ROAD**

ALEXANDRIA ESTATES

**TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16**

ZONING DISTRICT: RESIDENCE R-40

APPROVALS:

JOHNSTON PLANNING BOARD - MASTER PLAN (SEPTEMBER 22, 2020)

WAIVER RECEIVED TO ALLOW MORE THAN FIVE (5) DWELLINGS TO BE CONSTRUCTED ALONG A PRIVATE ROAD

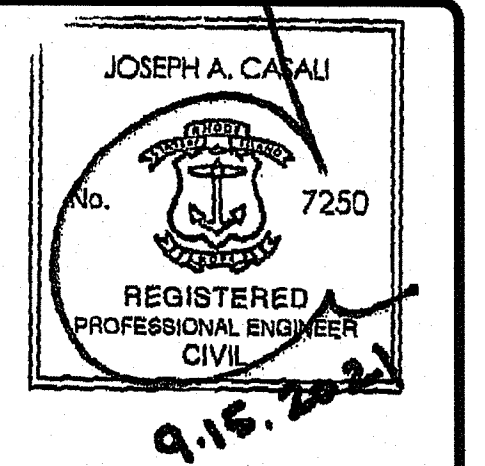
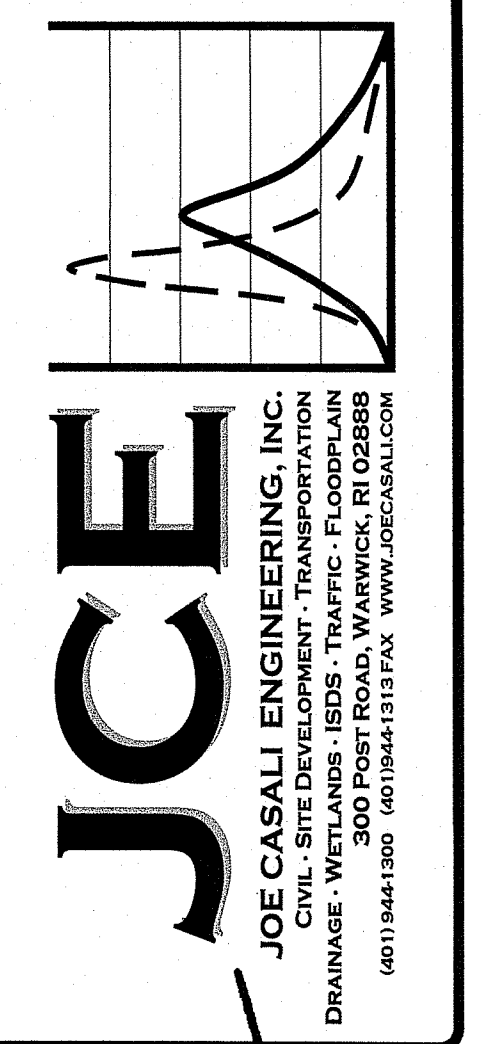
FILINGS:

JOHNSTON PLANNING BOARD - PRELIMINARY PLAN

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - PRELIMINARY DETERMINATION APPLICATION

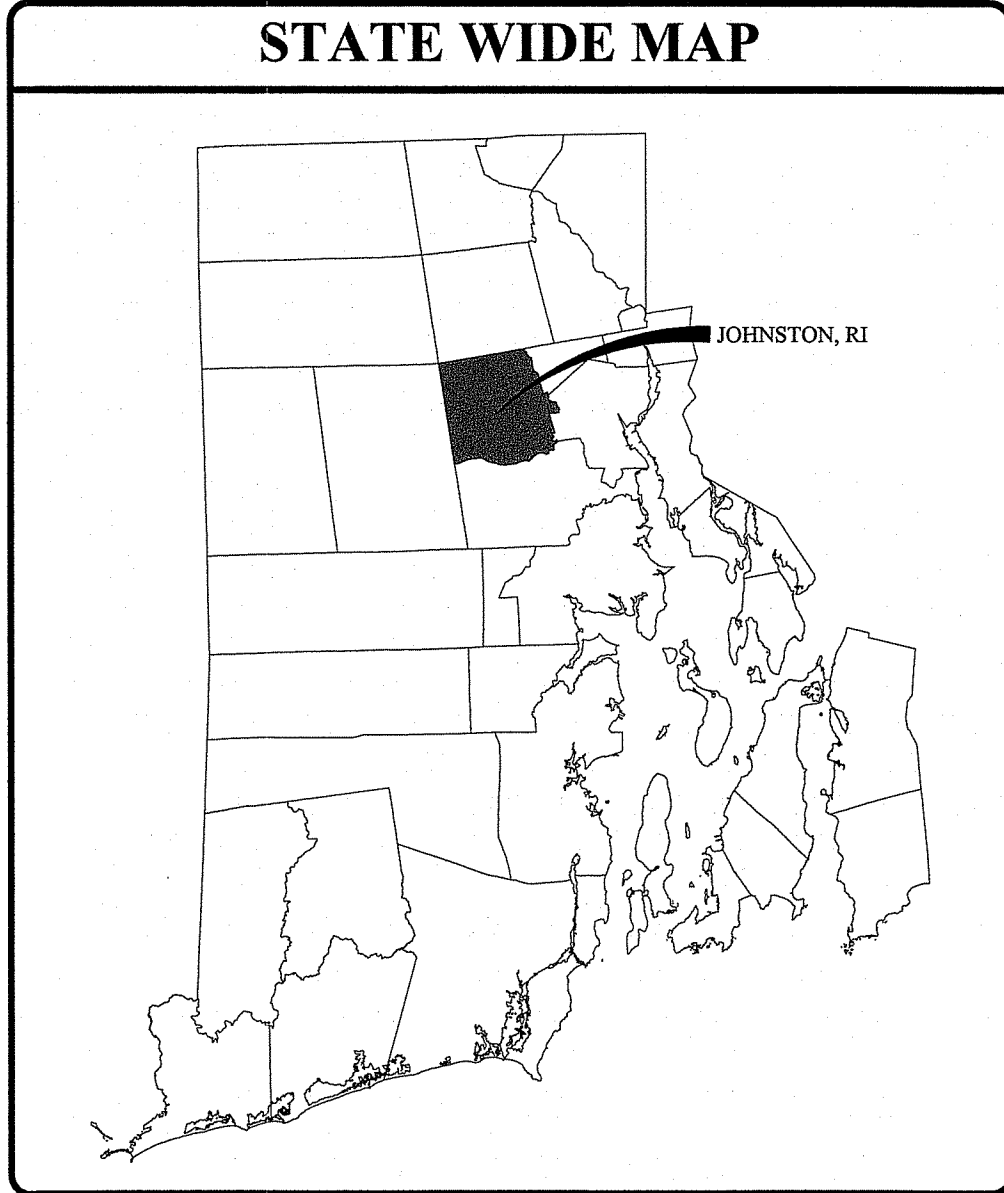
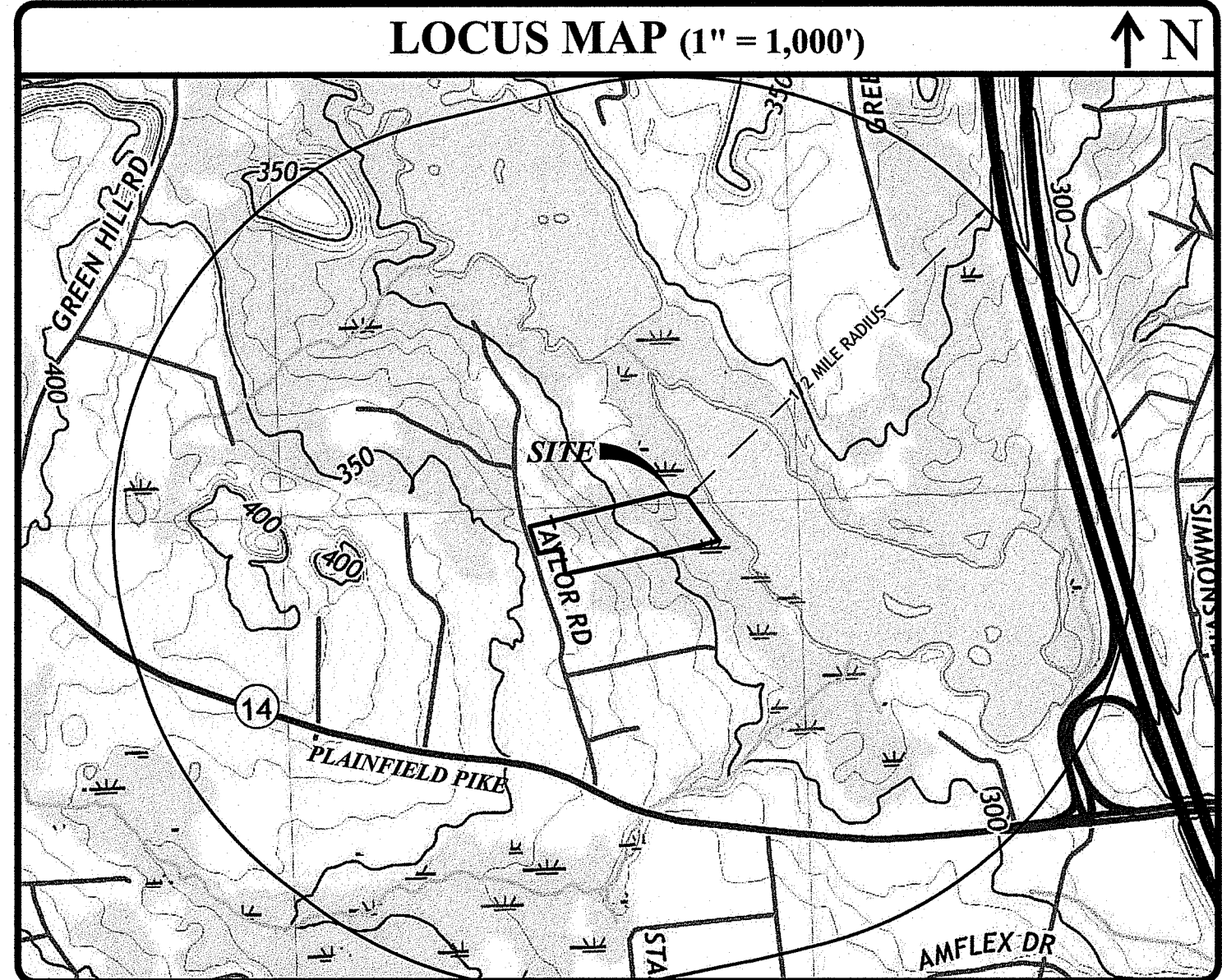
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - SITE SUITABILITY CERTIFICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 21-029
DATED OCT - 4 2021
SEE LETTER OF SAME DATE.
Nancy L. Freeman



ALEXANDRIA ESTATES
TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16

PROJECT TEAM			
OWNER/ APPLICANT:	ALEXANDRIA REALTY, LLC ATTN: BENJAMIN VITI 87 CENTRE OF NEW ENGLAND BLVD COVENTRY, RI 02816 PHONE: 401-640-7878	LAND SURVEYOR:	EAST GREENWICH SURVEYORS, LLC 1050 MAIN STREET, SUITE 31 EAST GREENWICH, RI 02818 PHONE: 401-339-2681
CIVIL ENGINEER:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313 JOECASALI.COM	WETLAND BIOLOGIST:	NATURAL RESOURCE SERVICES 180 TINKHAM LANE PO BOX 311 HARRISVILLE, RI 02830 PHONE: (401) 568-7490



INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	SITE PREPARATION PLAN
4	SITE PLAN
5	GRADING AND DRAINAGE PLAN
6	UTILITY PLAN
7	ROADWAY PROFILE
8	CIVIL/SITE DETAILS I
9	CIVIL/SITE DETAILS II
10	TYPICAL OWTS DETAILS
R1	SURVEY & LOCATION PLAN, PREPARED BY E. GREENWICH SURVEYORS, LLC, APRIL 2021

REVISIONS:		
NO.	DATE	DESCRIPTION
1	9/15/2021	RIDEM RTC

DESIGNED BY:	WMLJR
DRAWN BY:	SD/SEP
CHECKED BY:	JAC
DATE:	JULY 2021
PROJECT NO:	19-29c

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 10

Q:\19-29 Ben Viti\19-29c Taylor Road, Johnston\ACAD\Taylor Road, Johnston [RTC DEM].dwg Sep. 15, 2021 12:19pm

GENERAL NOTES:

- 1. CLASS I COMPREHENSIVE BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY E. GREENWICH SURVEYORS, LLC, 1050 MAIN STREET, SUITE 31, EAST GREENWICH, RI 02818 IN APRIL 2021.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION.
3. THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON THE FIRM MAPS FOR THE TOWN OF JOHNSTON, COMMUNITY PANEL NO. 44007C0292H, EFFECTIVE OCTOBER 2, 2015.

SITE NOTES:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
2. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
3. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- 1. THE 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.
3. ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS AND/OR STRAW WATTLES DURING CONSTRUCTION ACTIVITIES.

DRAINAGE SYSTEM NOTES:

- 1. THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
2. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

BMP MAINTENANCE SCHEDULE:

- 1. PRIOR TO THE START OF CONSTRUCTION, THE SITE CONTRACTOR SHALL STAKE OUT AND PROTECT ALL SURFICIAL STORMWATER INFILTRATION AREAS, INCLUDING THE SEDIMENT FOREBAY AND SAND FILTER BASIN.
2. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
A. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS

ROOF DRAIN LEADERS

- PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
• KEEP ROOF DRAINS CLEAN AND FREE OF DEBRIS.
• KEEP ROOF DRAINAGE SYSTEMS CLEAR.

RAIN GARDEN(S)

- RAIN GARDENS SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY.
• RAINING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
• SOIL EROSION GULLIES SHALL BE REPAIRED AS THEY OCCUR.

INDIVIDUAL UNDERGROUND INFILTRATION CHAMBER SYSTEM(S)

- INFILTRATION SYSTEMS SHALL BE INSPECTED ON A BI-ANNUAL BASIS TO ENSURE PROPER FUNCTIONS.
• THE INFILTRATION SYSTEM SHALL BE INSPECTED BI-ANNUALLY FOR SEDIMENT ACCUMULATIONS.
• STORMWATER BMPS SHALL BE INSPECTED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS FOLLOWS:

CATCH BASINS / DRAIN LINES

- INSPECTIONS SHALL BE PERFORMED A MINIMUM OF 2 TIMES PER YEAR (SPRING/FALL).
• THE INFILTRATION SYSTEM SHALL BE INSPECTED BI-ANNUALLY FOR SEDIMENT ACCUMULATIONS.
• GRATES SHALL NOT BE WELDED TO THE FRAME SO THAT THE SUMP CAN BE EASILY INSPECTED AND MAINTAINED.

PRE-TREATMENT SEDIMENT FOREBAY

- AFTER CONSTRUCTION, THE SEDIMENT FOREBAY SHALL BE INSPECTED AND CLEANED WHEN SEDIMENT BUILD-UP IS IN EXCESS OF 6" OR 25% OF THE SEDIMENT STORAGE VOLUME.

INFILTRATION BASIN

- DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, THE INFILTRATION BASIN SHALL BE INSPECTED AFTER THE FIRST TWO RAINFALL EVENTS OF AT LEAST 1.0 INCH TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY.
• SILT AND SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE ACCUMULATION EXCEEDS SIX INCHES, OR WHEN WATER PONDS ON THE SURFACE OF THE DETENTION BASIN FOR MORE THAN 48 HOURS.

- 7. ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED OF BASED UPON THE TEST RESULTS AND LOCAL, STATE, AND FEDERAL REGULATIONS.

LOAMING & SEEDING

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- 1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS 'LOAM AND SEED' ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE.
2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA).

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

- 40% CREEPING RED FESCUE
20% IMPROVED PERENNIAL RYEGRASS
20% IMPROVED KENTUCKY BLUEGRASS
20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

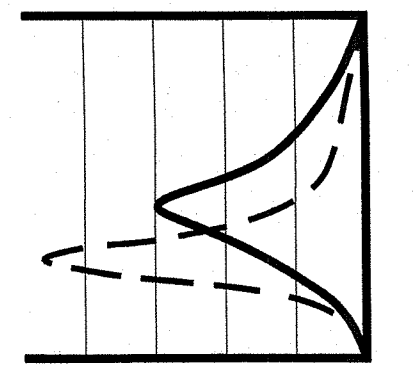
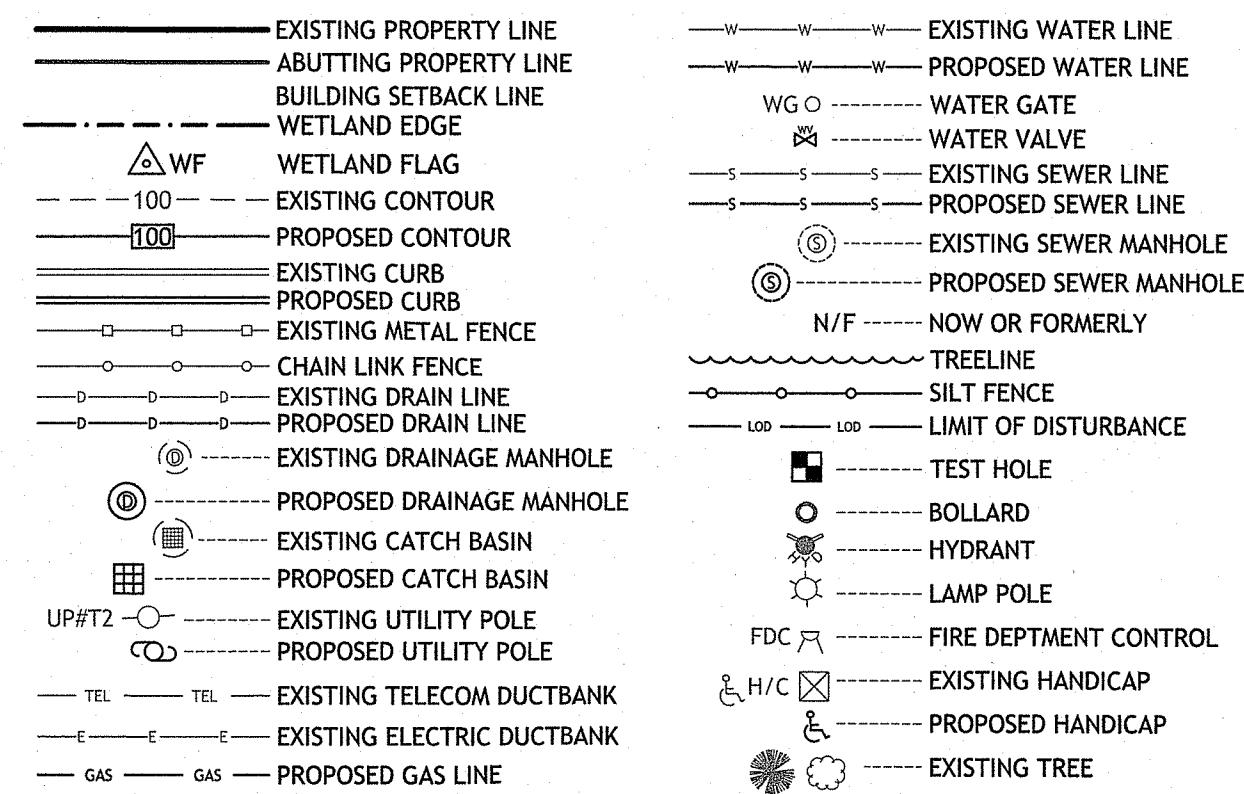
MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION.
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.

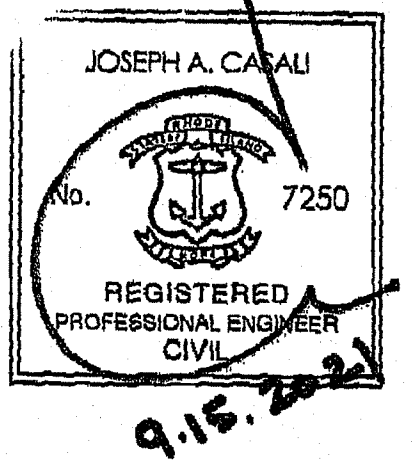
MISCELLANEOUS UTILITY NOTES:

- 1. PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR.
2. OVERHEAD AND/OR UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS SERVICES ARE TO BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.

LEGEND:



JOCE
JOSEPH A. CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, WETLANDS, IBDS, TRAFFIC, FLOODPLAIN
300 POST ROAD, WARWICK, RHODE ISLAND
(401) 944-1388



ALEXANDRIA ESTATES
TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16

Office of Water Resources
SEP 16 2021

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 9/15/2021, RIDEM RTC

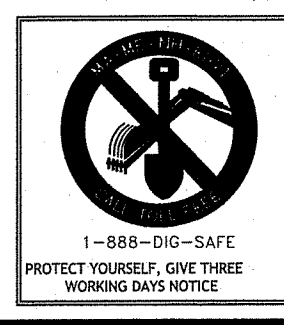
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 21-0209
DATED OCT - 4 2021
SEE LETTER OF SAME DATE.
Nancy J. Freeman

DESIGNED BY: WMLR
DRAWN BY: SDSEP
CHECKED BY: JAC
DATE: JULY 2021
PROJECT NO: 19-29c

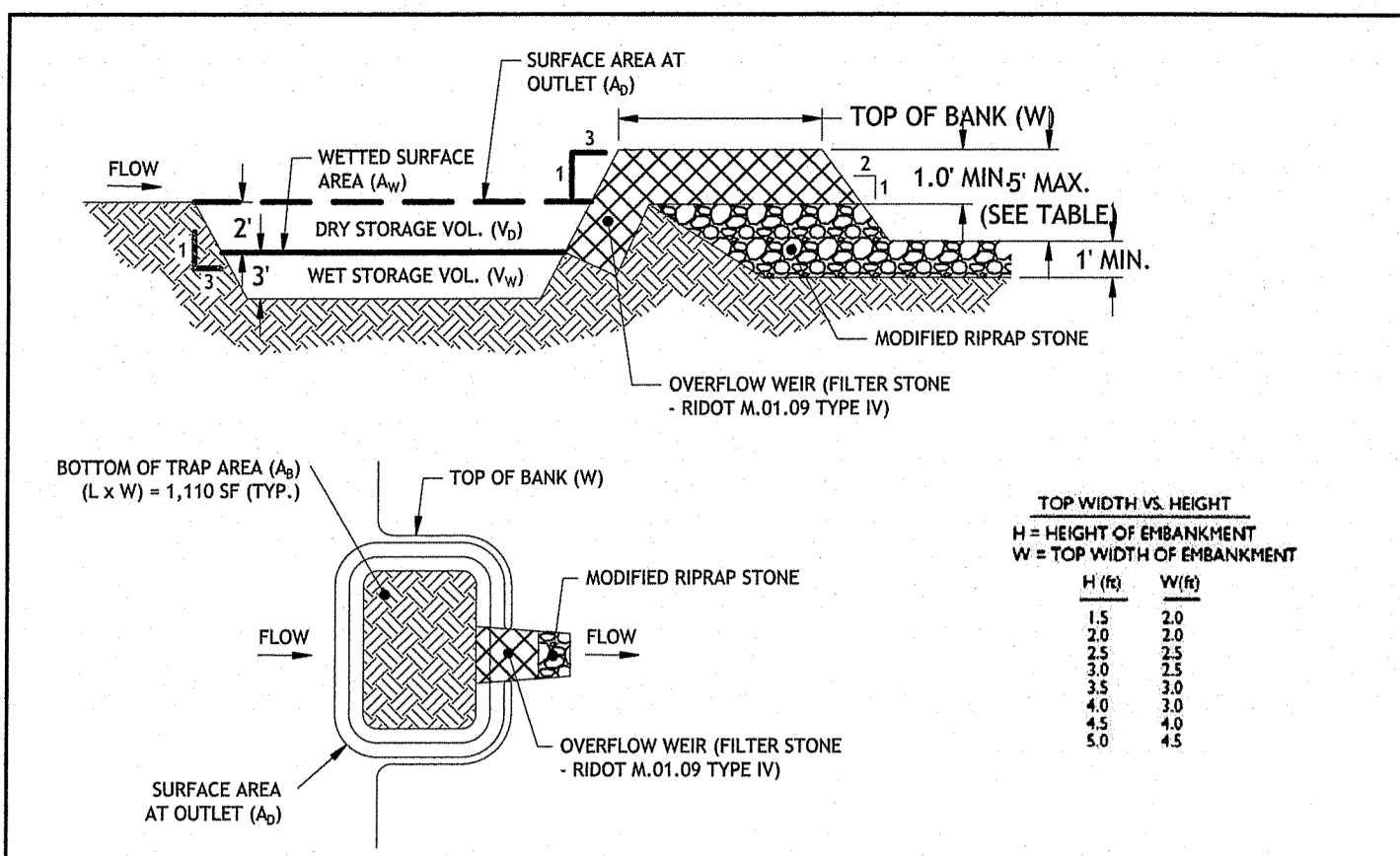
PRELIMINARY, NOT FOR CONSTRUCTION

GENERAL NOTES & LEGEND

SHEET 2 OF 10

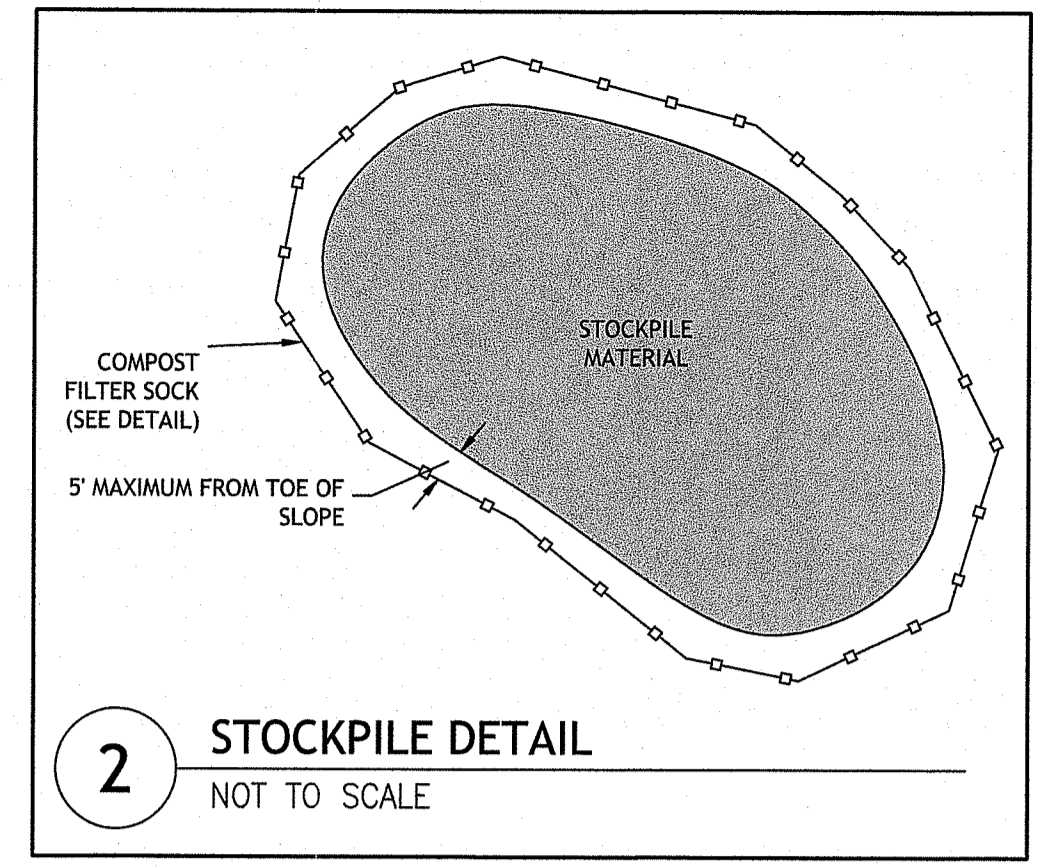


LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT 1-888-DIG-SAFE 1-888-344-7233

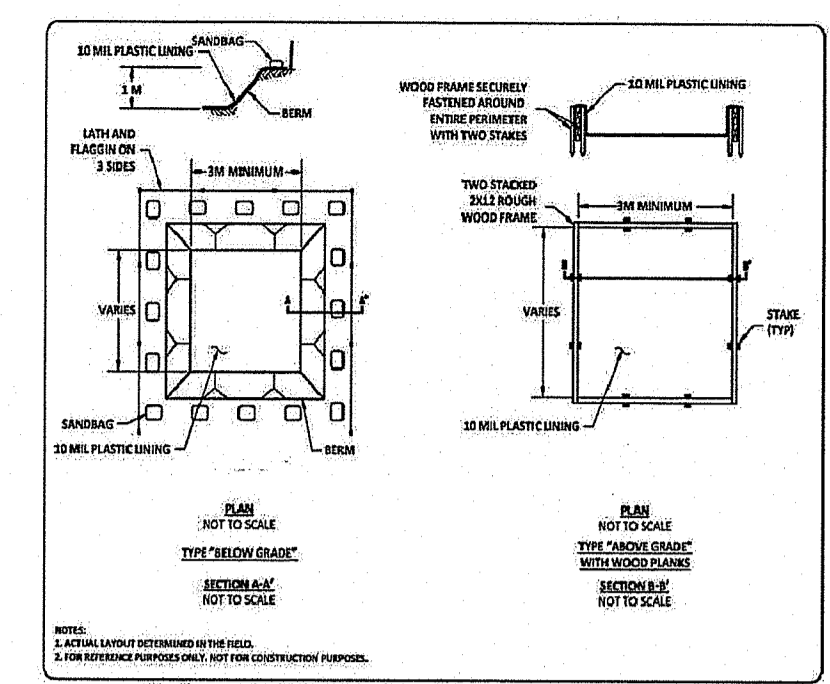


- NOTES:**
- PHASING IS ANTICIPATED TO BE UTILIZED FOR THIS PROJECT IN ORDER TO COMPLETE DISTURBANCE ACTIVITIES WITHIN A SIX (6) MONTH WINDOW. A DETAILED PHASING PLAN WILL BE DEVELOPED UPON ENGAGEMENT OF A SITE CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEERING AND THE TOWN OF COVENTRY FOR REVIEW AND APPROVAL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD FIT AND DETERMINE ACTUAL SEDIMENT TRAP SIZES, LOCATIONS, DIVERSION BERM LOCATIONS, SWALES, SILT FENCE LOCATIONS AND ANY OTHER APPROPRIATE SEDIMENT CONTROL MEASURES. ALL SOIL EROSION MEASURES SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (2016).
 - PROPOSED SEDIMENT TRAP SHOWN SHALL BE DESIGNED TO ACCOMMODATE DRAINAGE FROM CONTRIBUTING AREAS OF 1 TO 5 ACRES.
 - EACH TEMPORARY SEDIMENT TRAP SHALL BE PROVIDED A SEDIMENT STORAGE STAKE AND MARKER, IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (2016).

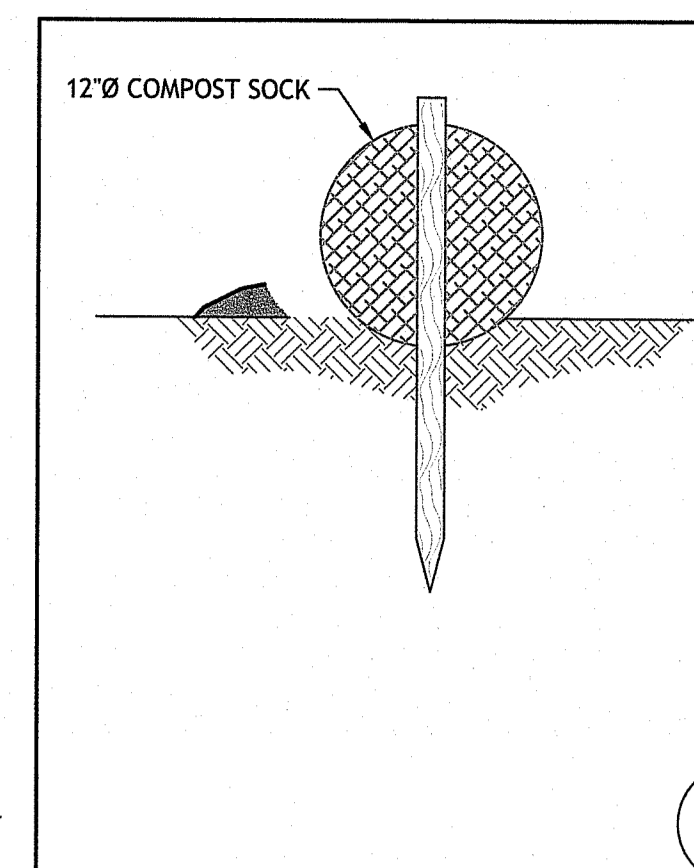
1 TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE



2 STOCKPILE DETAIL
NOT TO SCALE



3 TEMP. CONCRETE WASHOUT FACILITY
NOT TO SCALE



4 COMPOST FILTER SOCK
NOT TO SCALE

NOTES:

- BEGIN SOCK INSTALLATION BY EXCAVATING A 2 TO 3-INCH-DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE OR ALONG THE EXISTING GROUND SURFACE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE OR ON THE DISTURBED SIDE OF THE ANCHOR TRENCH.
- PLACE SOCK IN THE TRENCH SUCH THAT IT CONTOURS TO THE EXISTING SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UP-SLOPE OR DISTURBED SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
- SECURE SOCK WITH 18 TO 24-INCH-LONG STAKES. INSTALL AN ADDITIONAL STAKE AT EACH END OF THE SOCK. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2 TO 3 INCHES OF STAKE EXTENDING ABOVE. THE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE OR GROUND SURFACE.
- COMPOST FILTER SOCK SPACING BASED ON 12-INCH DIAMETER SOCK; SHOULD SMALLER OR LARGER DIAMETER SOCK BE USED, SPACING SHALL BE ADJUSTED BASED ON TABLE 2 (TO THE RIGHT).
- COMPOST FILTER SOCK INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE RI SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, 2016.
- COMPOST FILTER SOCKS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

Slope %	Maximum slope length above compost filter sock in ft (m)			
	8-inch (203-mm)	12-inch (305-mm)	18-inch (457-mm)	24-inch (609-mm)
2 (or less)	300 (90)	375 (110)	500 (150)	650 (200)
5	300 (90)	250 (75)	275 (80)	325 (100)
10	100 (30)	125 (38)	150 (45)	200 (60)
15	70 (20)	85 (26)	100 (30)	150 (45)
20	60 (15)	65 (20)	70 (20)	100 (30)
25	40 (12)	50 (15)	55 (16)	100 (30)
30	30 (9)	40 (12)	45 (13)	65 (20)
35	30 (9)	40 (12)	45 (13)	65 (18)
40	30 (9)	40 (12)	45 (13)	60 (15)
45	20 (6)	25 (8)	30 (9)	40 (12)
50	20 (6)	25 (8)	30 (9)	35 (10)

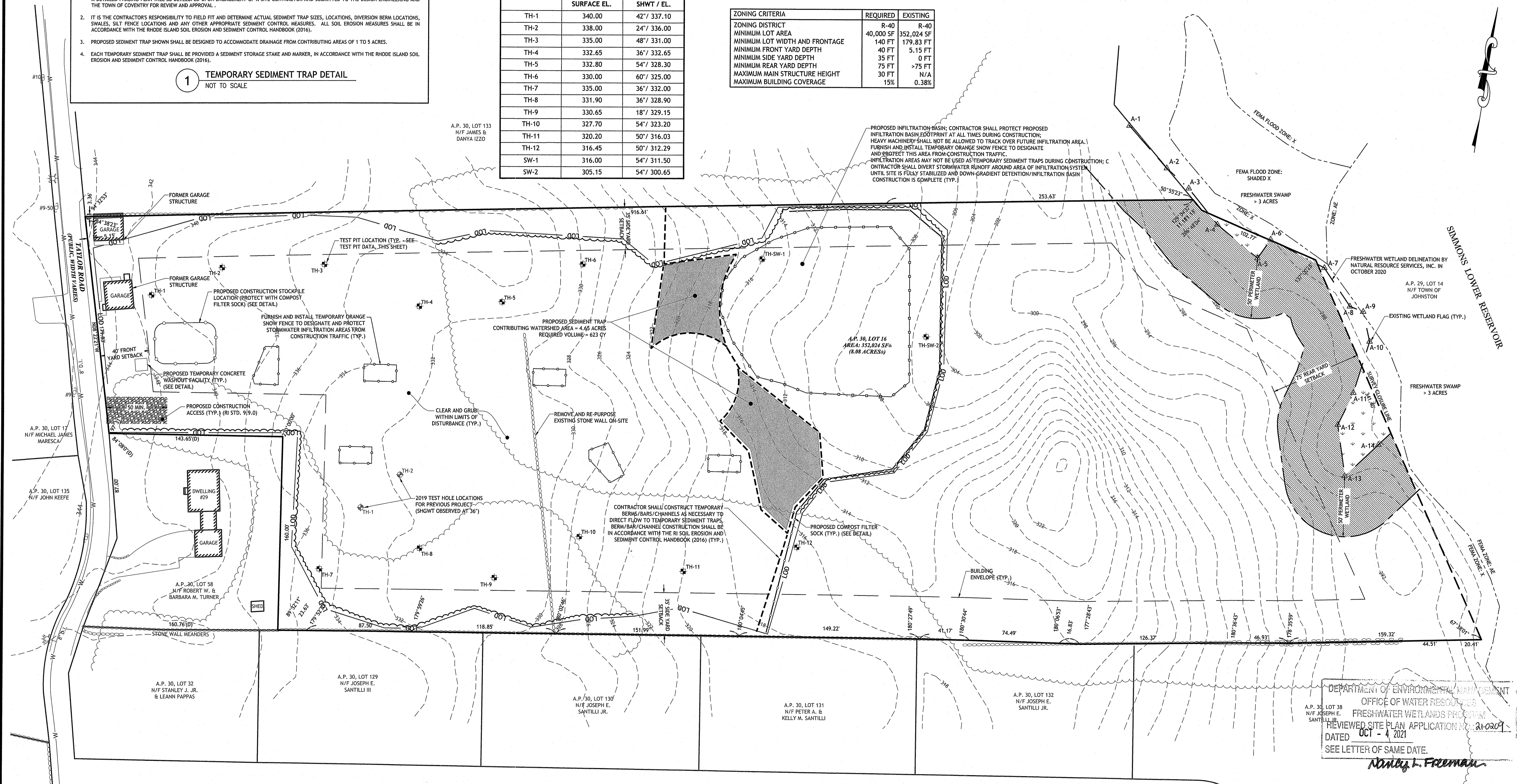
FIGURE 2: RECOMMENDED SPACING AND DIAMETER REQUIREMENTS FOR COMPOST FILTER SOCKS

SOIL EVALUATION TEST HOLE DATA

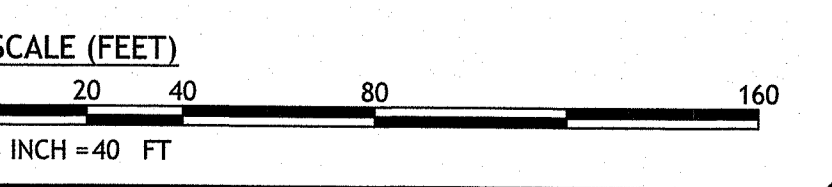
	SURFACE EL.	SHWT / EL.
TH-1	340.00	42' / 337.10
TH-2	338.00	24' / 336.00
TH-3	335.00	48' / 331.00
TH-4	332.65	36' / 332.65
TH-5	332.80	54' / 328.30
TH-6	330.00	60' / 325.00
TH-7	335.00	36' / 332.00
TH-8	331.90	36' / 328.90
TH-9	330.65	18' / 329.15
TH-10	327.70	54' / 323.20
TH-11	320.20	50' / 316.03
TH-12	316.45	50' / 312.29
SW-1	316.00	54' / 311.50
SW-2	305.15	54' / 300.65

ZONING CRITERIA

	REQUIRED	EXISTING
ZONING DISTRICT	R-40	R-40
MINIMUM LOT AREA	40,000 SF	352,024 SF
MINIMUM LOT WIDTH AND FRONTAGE	140 FT	179.83 FT
MINIMUM FRONT YARD DEPTH	40 FT	5.15 FT
MINIMUM SIDE YARD DEPTH	35 FT	0 FT
MINIMUM REAR YARD DEPTH	75 FT	>75 FT
MAXIMUM MAIN STRUCTURE HEIGHT	30 FT	N/A
MAXIMUM BUILDING COVERAGE	15%	0.38%



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 21-0009
OCT - 4 2021
DATED
SEE LETTER OF SAME DATE.
Nedley J. Freeman



JCE
JOE CASALI ENGINEERING, INC.
DRAINAGE, WETLANDS, TRAFFIC, FLOODPLAIN
160114451900 601044131313 FAX WWW.JCEENR.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER CIVIL
9.15.2021

ALEXANDRIA ESTATES
TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16

Office of Water Resources
SEP 16 2021

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/15/2021	RIDEM RTC

DESIGNED BY: WMLJR
DRAWN BY: SD/SEP
CHECKED BY: JAC
DATE: JULY 2021
PROJECT NO: 19-29c

PRELIMINARY, NOT FOR CONSTRUCTION

SITE PREPARATION PLAN

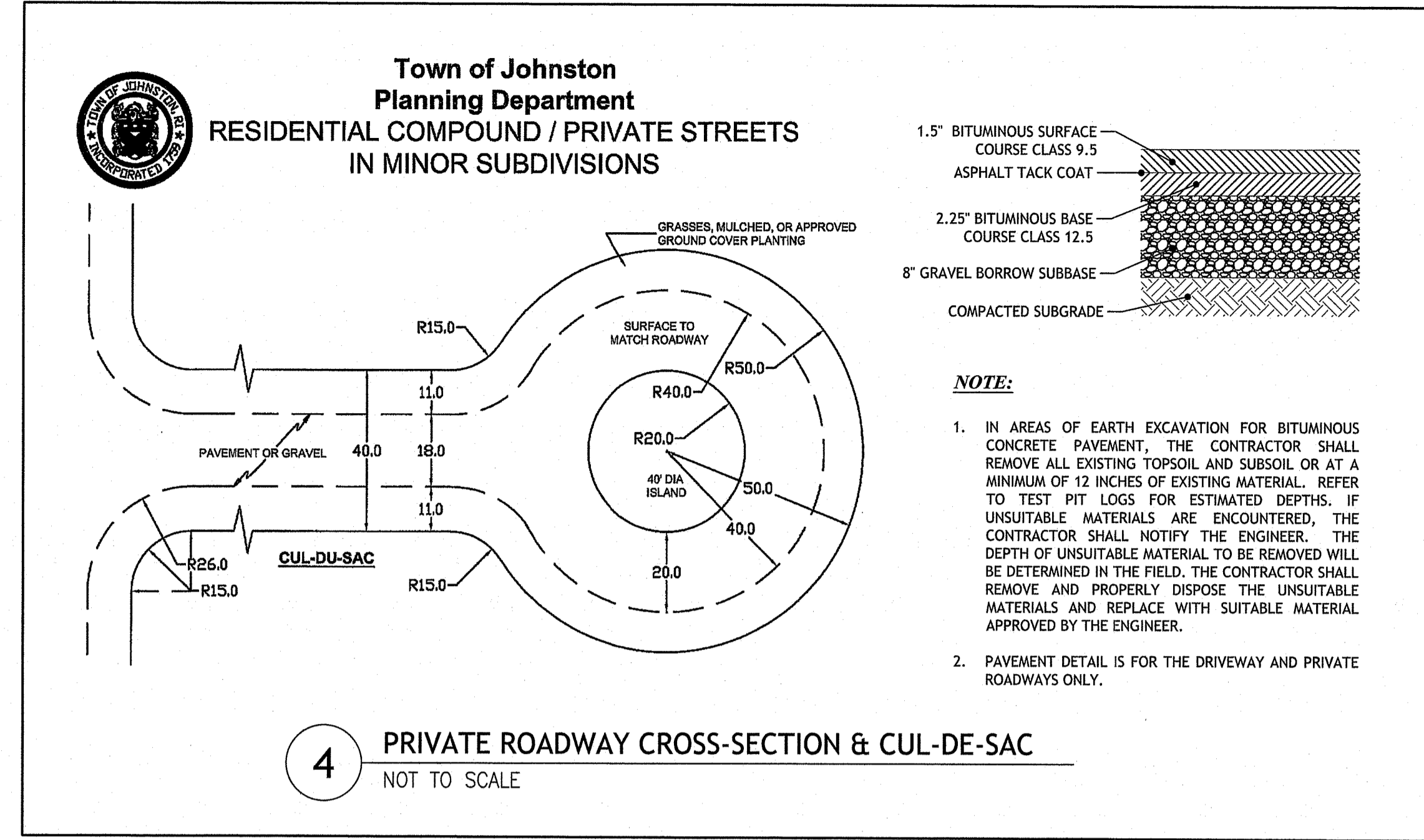
SHEET 3 OF 10

ZONING CRITERIA FOR CONSERVATION (PUBLIC WATER OR PUBLIC SEWER)	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED OPEN SPACE
ZONING DISTRICT	R-40	R-40	R-40	R-40	R-40	R-40	R-40	R-40	R-40
MINIMUM LOT AREA	15,000 SF	352,024 SF	22,359 SF	20,617 SF	21,361 SF	38,745 SF	22,432 SF	22,432 SF	204,218 SF
MINIMUM LOT WIDTH AND FRONTAGE	100 FT	179.83 FT	139.48 FT	140.00 FT	140.00 FT	249.13 FT	140 FT	140 FT	N/A
MAXIMUM % IMPERVIOUS SURFACE	35%	0.38%	15.03%	16.3%	15.73%	8.67%	15.23%	14.98%	7.14%
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	N/A	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	N/A
MAXIMUM ACCESSORY BUILDING HEIGHT	20 FT	<20 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM FRONT YARD DEPTH	25 FT	5.15 FT	53.68 FT	30.00 FT	30.00 FT	30.00 FT	30.00 FT	30.00 FT	N/A
MINIMUM CRN. SIDE YARD DEPTH	25 FT	N/A	30.00 FT	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM SIDE YARD DEPTH	20 FT	0 FT	4.56 FT	20.13 FT	20.65 FT	30.73 FT	22.46 FT	22.00 FT	N/A
MINIMUM REAR YARD DEPTH	35 FT	>35 FT	70.83 FT	75.32 FT	80.65 FT	86.10 FT	87.29 FT	88.76 FT	N/A

(1) LOT WIDTH AND FRONTAGE SHALL BE CONTINUOUS, NOT INTERRUPTED BY ANY OTHER LOT AND ON A TOWN-ACCEPTED ROAD.
(2) LOT FRONTAGE IS CALCULATED AS FRONTAGE ALONG THE PRIVATE RIGHT-OF-WAY.

SUBDIVISION NOTES:

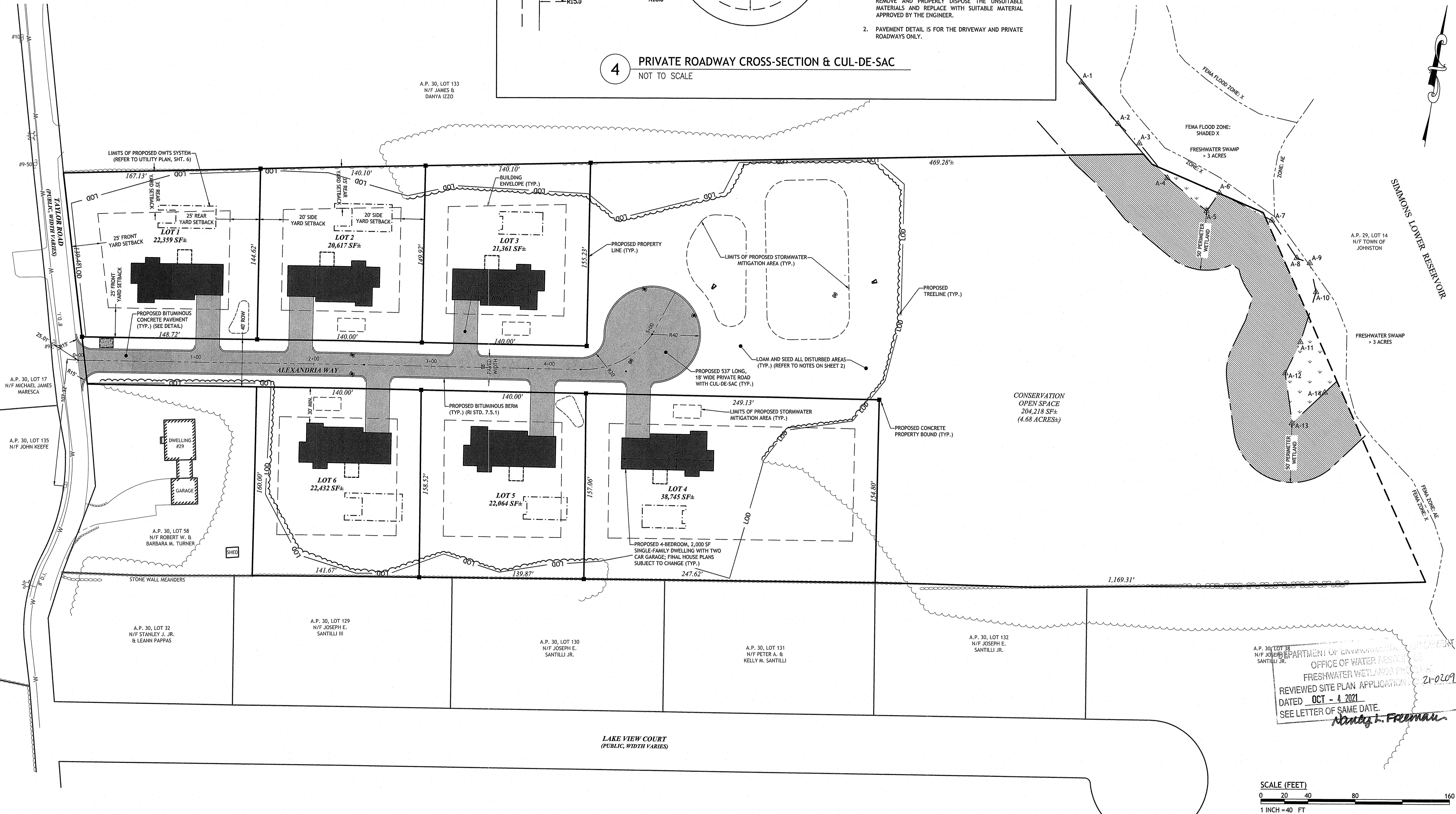
- THIS OVERALL SUBDIVISION PROJECT RECEIVED MASTER PLAN APPROVAL BY THE TOWN OF JOHNSTON PLANNING BOARD ON SEPTEMBER 22, 2020.
- PROPOSED LOTS ARE TO BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND PUBLIC WATER. ELECTRICAL SERVICE IS PROPOSED TO BE PROVIDED VIA OVERHEAD ELECTRIC.
- A HOMEOWNERS ASSOCIATION WILL BE DEVELOPED FOR PURPOSES OF ENSURING LONG-TERM MONITORING AND MAINTENANCE OF PRIVATE ROADWAY, STORMWATER MANAGEMENT AREAS AND CONSERVATION OPEN SPACE.



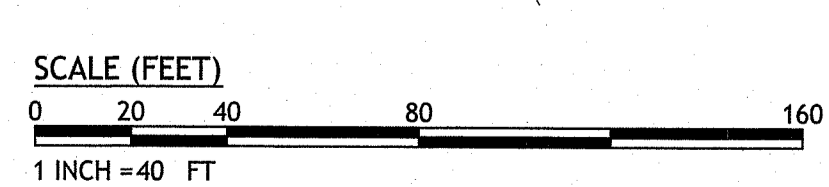
NOTE:

- IN AREAS OF EARTH EXCAVATION FOR BITUMINOUS CONCRETE PAVEMENT, THE CONTRACTOR SHALL REMOVE ALL EXISTING TOPSOIL AND SUBSOIL OR AT A MINIMUM OF 12 INCHES OF EXISTING MATERIAL. REFER TO TEST PIT LOGS FOR ESTIMATED DEPTHS. IF UNSUITABLE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE DEPTH OF UNSUITABLE MATERIAL TO BE REMOVED WILL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE THE UNSUITABLE MATERIALS AND REPLACE WITH SUITABLE MATERIAL APPROVED BY THE ENGINEER.
- PAVEMENT DETAIL IS FOR THE DRIVEWAY AND PRIVATE ROADWAYS ONLY.

4 PRIVATE ROADWAY CROSS-SECTION & CUL-DE-SAC
NOT TO SCALE



A.P. 30, LOT 33
N/F JOSEPH E. SANTILLI JR.
OFFICE OF ENVIRONMENTAL MANAGEMENT
FRESHWATER WETLANDS
REVIEWED SITE PLAN APPLICATION
DATED OCT - 4 2021
SEE LETTER OF SAME DATE.
Danya E. Freeman



JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DESIGN, CONSTRUCTION ADMINISTRATION
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
9.15.2021

ALEXANDRIA ESTATES
TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16

RI Environmental Management
SEP 16 2021
Office of Water Resources

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/15/2021	RIDEM RTC

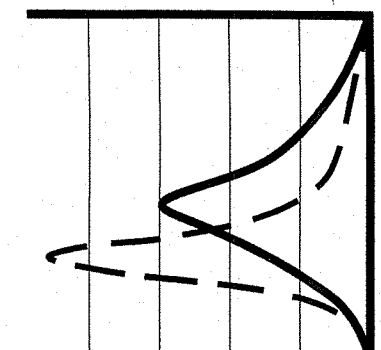
DESIGNED BY: WMLJR
DRAWN BY: SD/SEP
CHECKED BY: JAC
DATE: JULY 2021
PROJECT NO: 19-29c

PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SHEET 4 OF 10

Q:\19-29 Ben VEH\19-29c Taylor Road, Johnston\RTIC\DWG\19-29c Taylor Road.dwg Sep. 15, 2021 12:19pm



JOE CASALI ENGINEERING, INC.
 CIVIL - SITE DEVELOPMENT - TRANSPORTATION
 DRAINAGE - WETLANDS - IBIDS - TRAFFIC - FLOODPLAIN
 500 WEST ROAD, WARWICK, RI 02886
 (401) 844-1300 FAX: (401) 844-1301 WWW.JOEENGINEERING.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 9.15.2021

ALEXANDRIA ESTATES
 TAYLOR ROAD
 JOHNSTON, RHODE ISLAND
 AP 30, LOT 16

RI Environmental Management
 SEP 16 2021
 Office of Water Resources

REVISIONS:

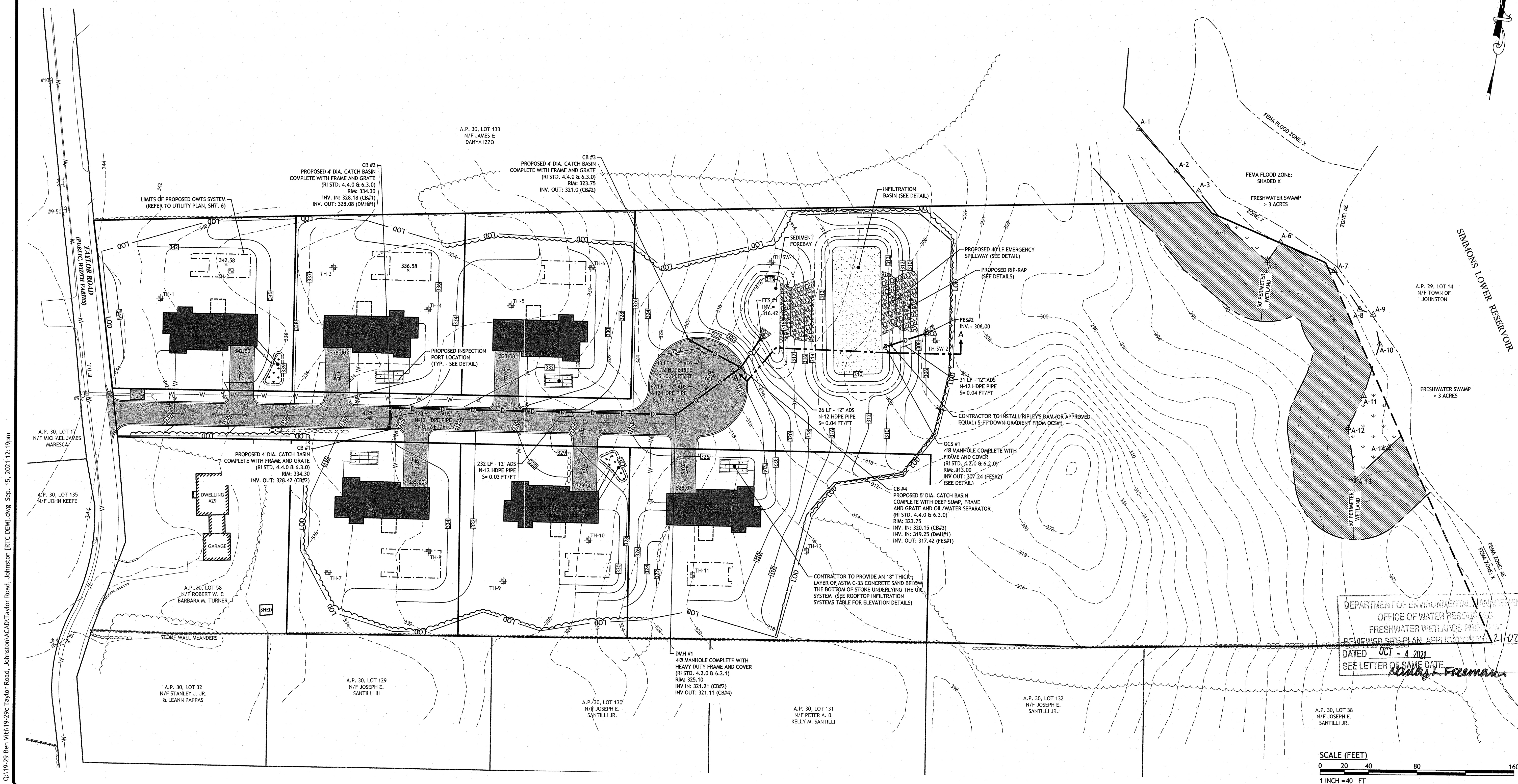
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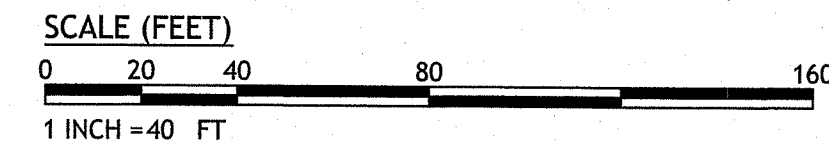
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GRADING & DRAINAGE PLAN

SHEET 5 OF 10



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APR 10 2021
 DATED OCT - 4 2021
 SEE LETTER OF SAME DATE
David J. Freeman



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TEST HOLE RESULTS

APPLICATION #1916-0332
 PERFORMED BY: SUSAN B CAPASSO, D4028
 DATE OF TEST: 5/11/2021

SOIL EVALUATION TEST HOLE DATA		
	SURFACE EL.	SHWT / EL.
TH-1	340.00	42' / 337.10
TH-2	338.00	24' / 336.00
TH-3	335.00	48' / 331.00
TH-4	332.65	36' / 332.65
TH-5	332.80	54' / 328.30
TH-6	330.00	60' / 325.00
TH-7	335.00	36' / 332.00
TH-8	331.90	36' / 328.90
TH-9	330.65	18' / 329.15
TH-10	327.70	54' / 323.20
TH-11	320.20	50' / 316.03
TH-12	316.45	50' / 312.29
SW-1	316.00	54' / 311.50
SW-2	305.15	54' / 300.65

DESIGN DATA

per table 6.22 Wastewater Design Flows
 Single family residence: 115 gal/day/bedroom

4-BEDROOM SINGLE-FAMILY DWELLING
 4 BEDROOMS * 115 GAL/BEDROOM/DAY= 460 GAL/DAY

LEACHFIELD DESIGN

ELJEN IN-DRAIN (TYPE B): 7 SF/LF
 ELJEN IN-DRAIN UNIT LENGTH: 4 FT
 28 SF PER CHAMBER OF EFFECTIVE LEACHING AREA

REFER TO OWTS DESIGN CRITERIA CHART FOR LOT SPECIFIC SIZING

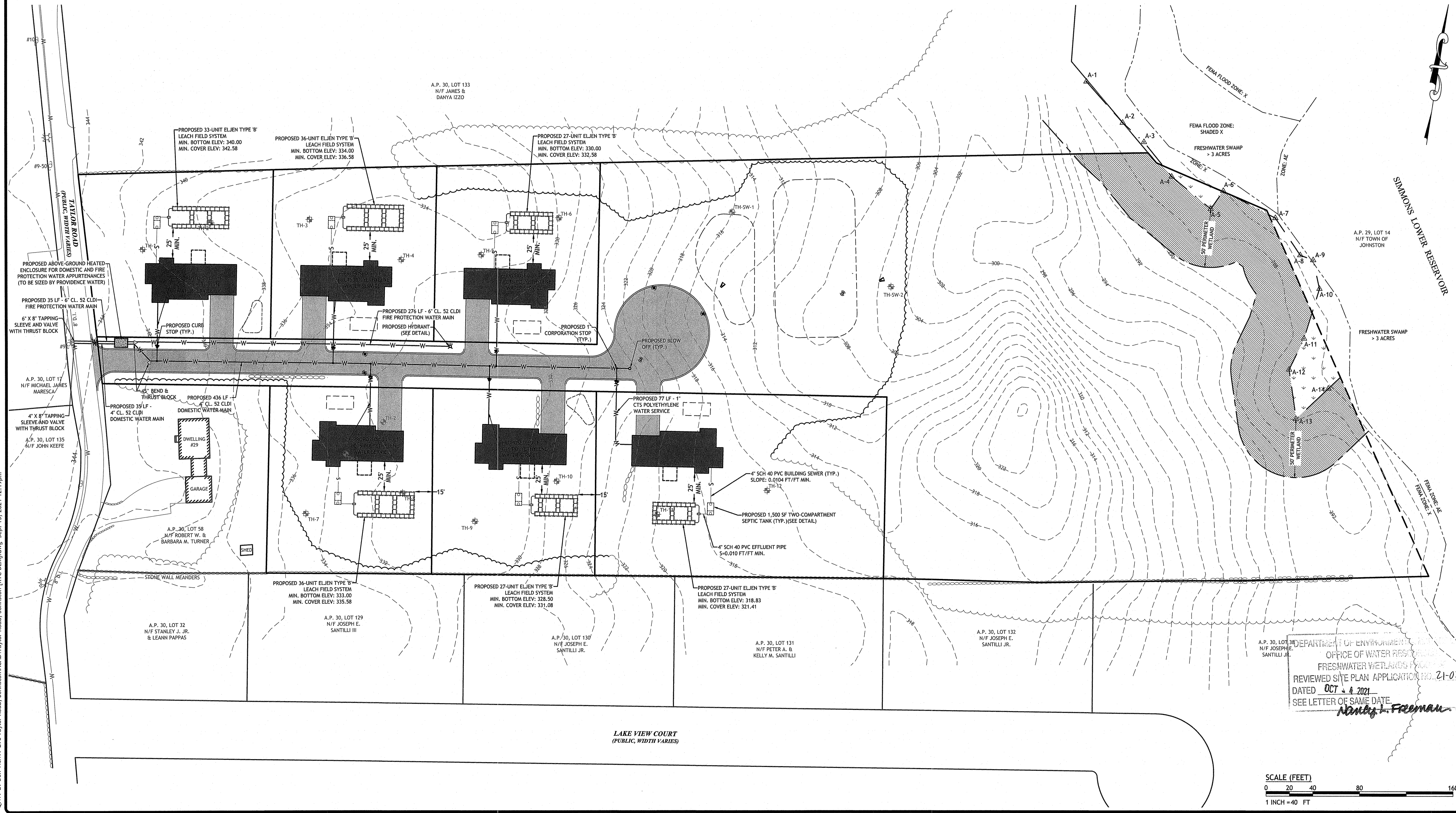
SEPTIC TANK DESIGN:

per Rule 6.27(B)(1) Residential Buildings: For three (3) bedrooms
 or less the minimum capacity shall be one thousand (1000) gallons.
 For each additional bedroom, add two hundred and fifty (250) gallons.

PROVIDED: 1,500 GALLON TWO-COMPARTMENT SEPTIC TANK WITH
 EFFLUENT FILTER WITHIN OUTLET TEE

OWTS DESIGN CRITERIA

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
DESIGN TEST HOLE	TH-2	TH-4	TH-6	TH-8	TH-10	TH-11
DEPTH TO GROUNDWATER	337.00 (24')	331.00 (36')	327.00 (60')	330.00 (36')	325.50 (54')	315.83 (50')
SOIL CATEGORY (B')	5	8M	6	8M	6	6
LOADING RATE (A') (GAL/SF/DAY)	0.52	0.48	0.61	0.48	0.61	0.61
LEACHFIELD AREA REQUIRED (C') (SF)	884.62	958.33	754.09	958.33	754.09	754.09
ELJEN IN-DRAIN UNITS PROPOSED (D')	33	36	27	36	27	27
LEACHFIELD AREA PROPOSED (E')	924	1008	756	1008	756	756
MIN. SYSTEM BOTTOM ELEVATION	340.00	334.00	330.00	333.00	328.50	318.83
MIN. ELEVATION OVER SYSTEM	342.58	336.58	332.58	335.58	331.08	321.41



JCE
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JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER CIVIL
 9.15.2021

ALEXANDRIA ESTATES
 TAYLOR ROAD
 JOHNSTON, RHODE ISLAND
 AP 30, LOT 16

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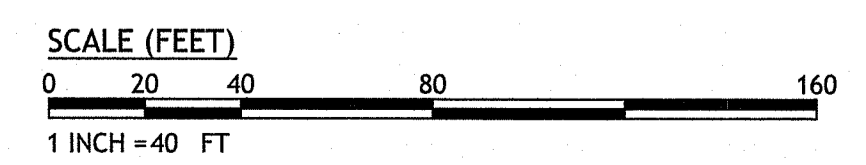
DESIGNED BY: WMLJR
 DRAWN BY: SD/SEP
 CHECKED BY: JAC
 DATED: OCT 6 2021
 PROJECT NO: 19-29c

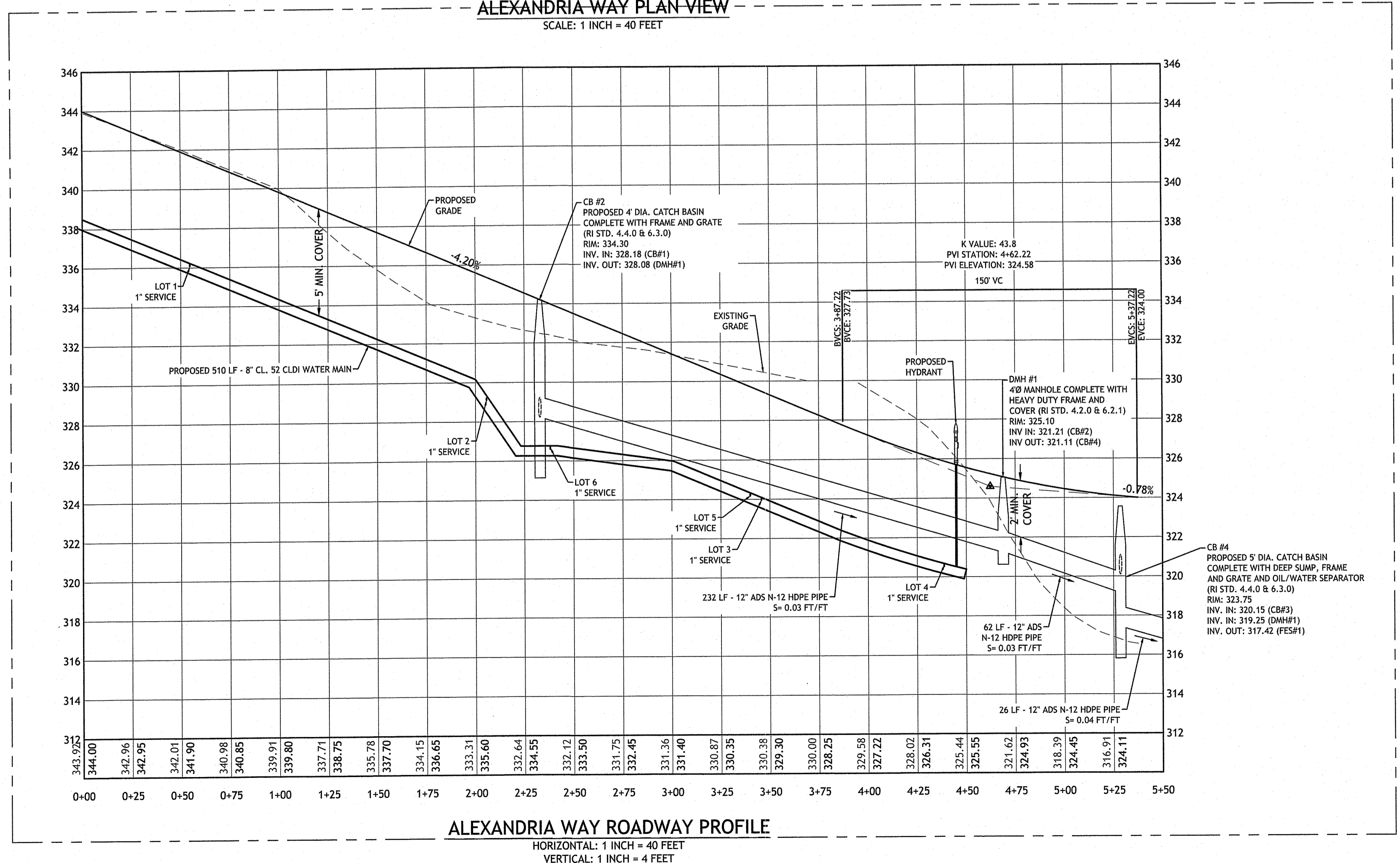
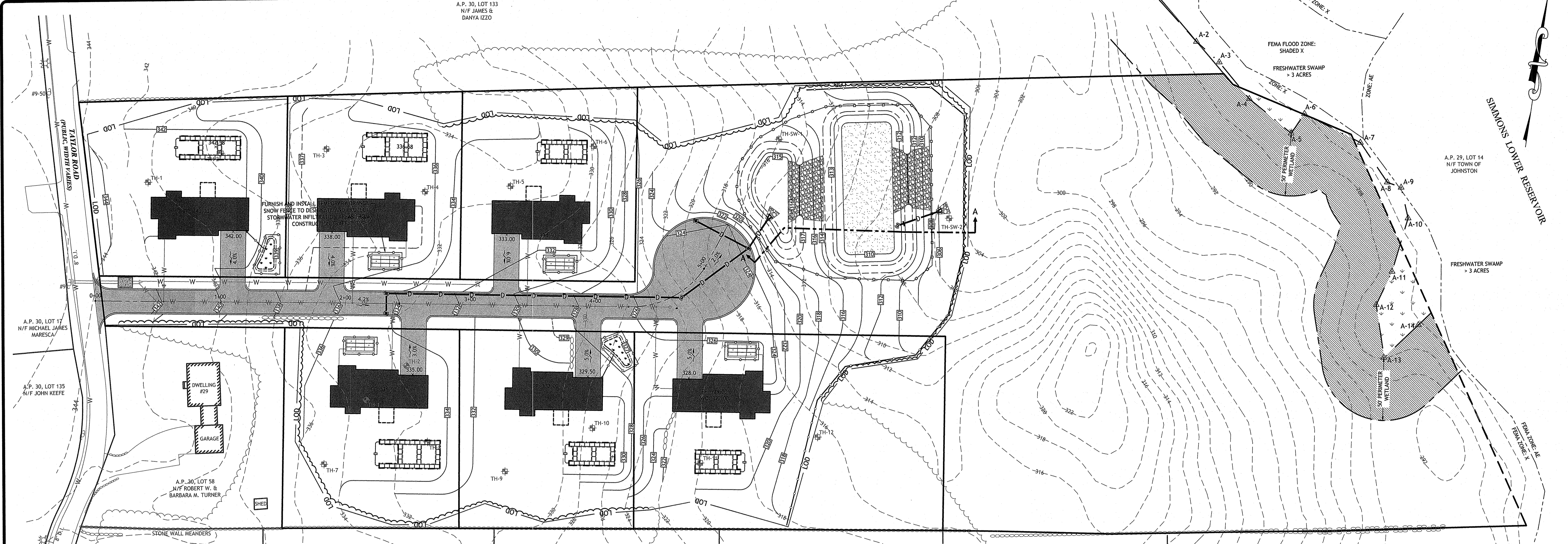
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UTILITY PLAN

SHEET 6 OF 10

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 21-0309
DATED OCT - 4 2021
SEE LETTER OF SAME DATE
Nancy L. Freeman

JCE
JOSEPH A. CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, WETLANDS, TRAFFIC, FLOODPLAIN
300 POST ROAD, WARWICK, RI 02886
401.734.1500 401.734.1513 FAX WWW.JCEONLINE.COM

JOSEPH A. CASALI
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9.15.2021

ALEXANDRIA ESTATES
TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16

SEP 16 2021
Office of Water Resources

REVISIONS:

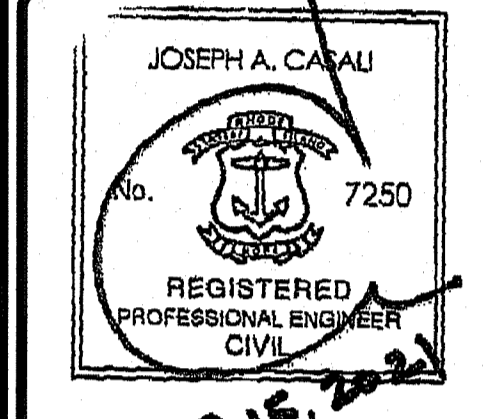
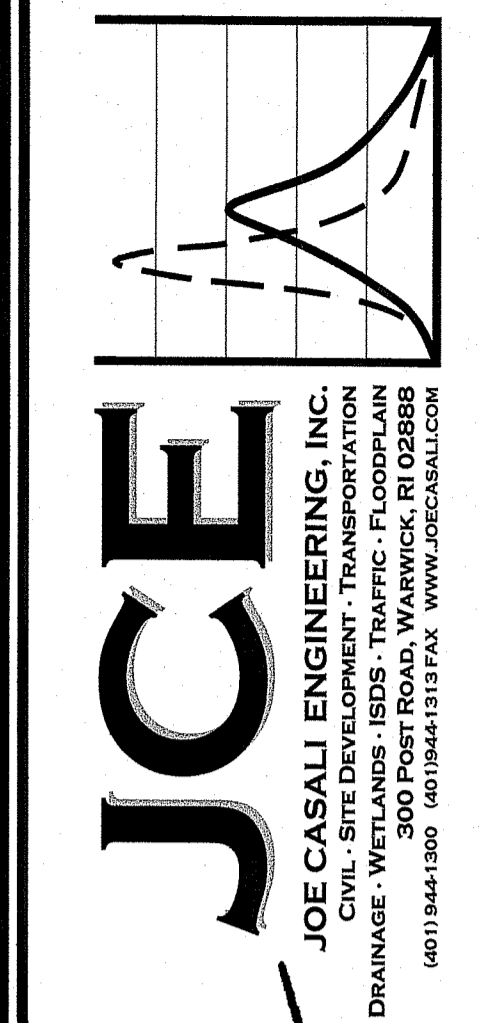
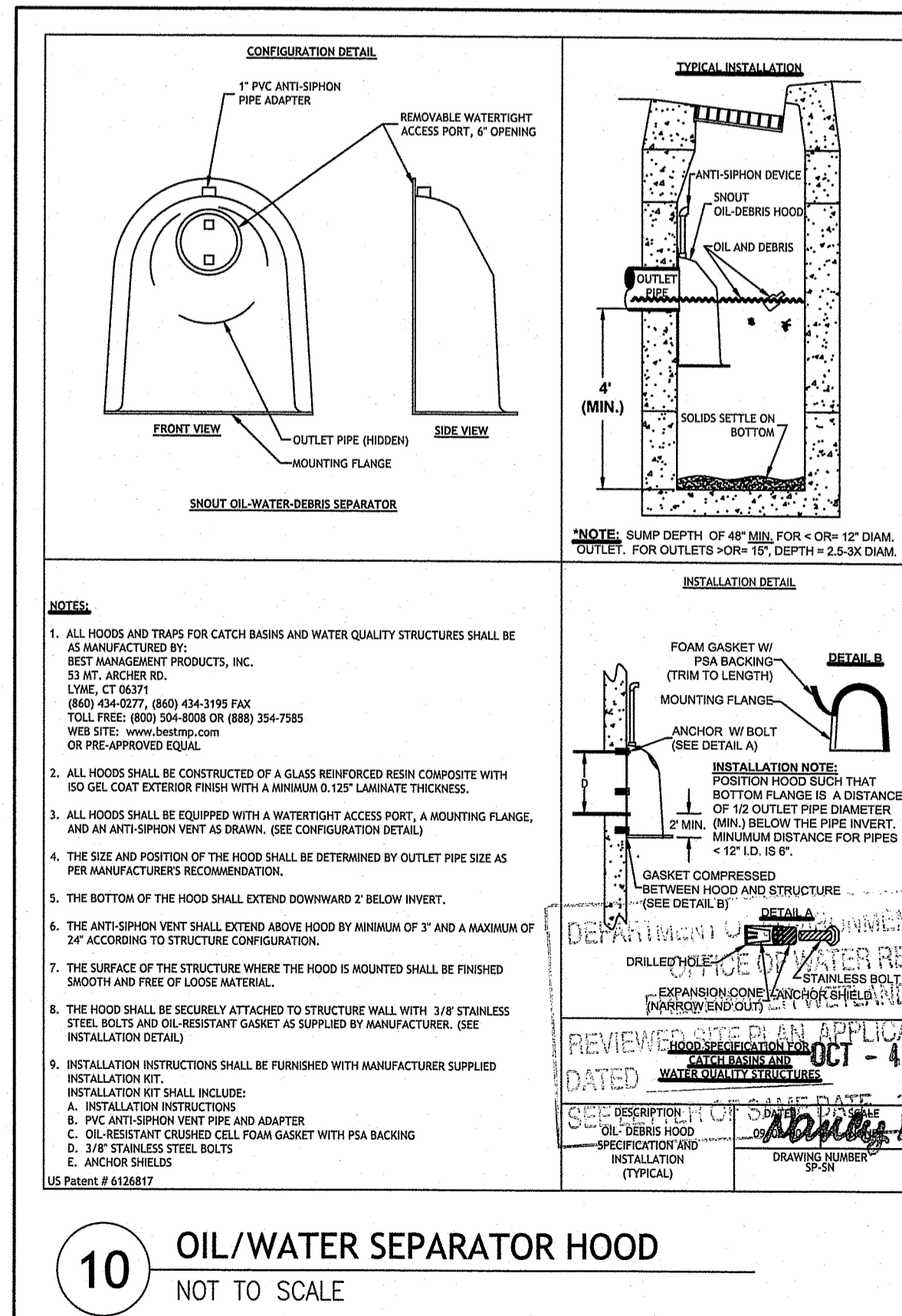
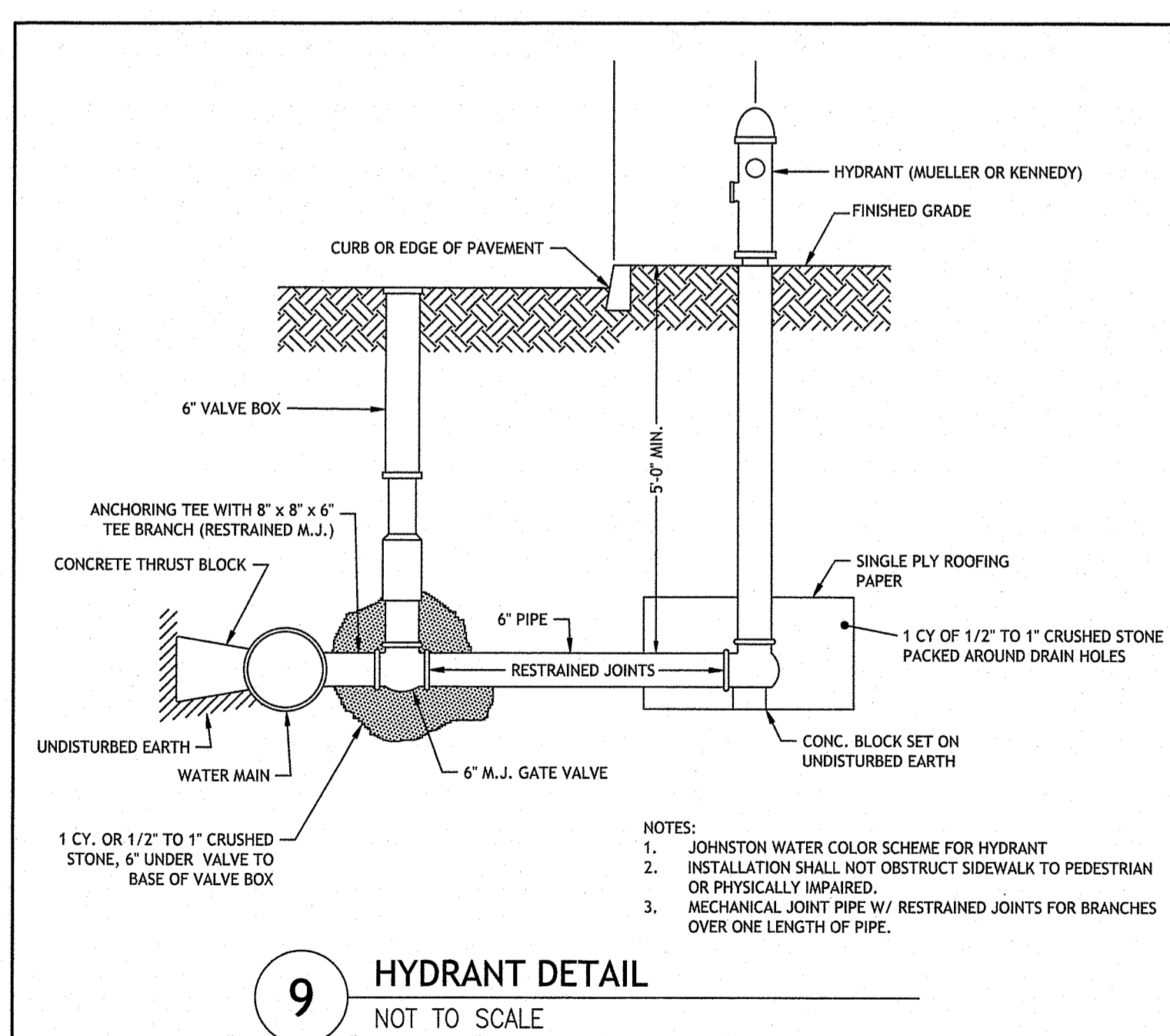
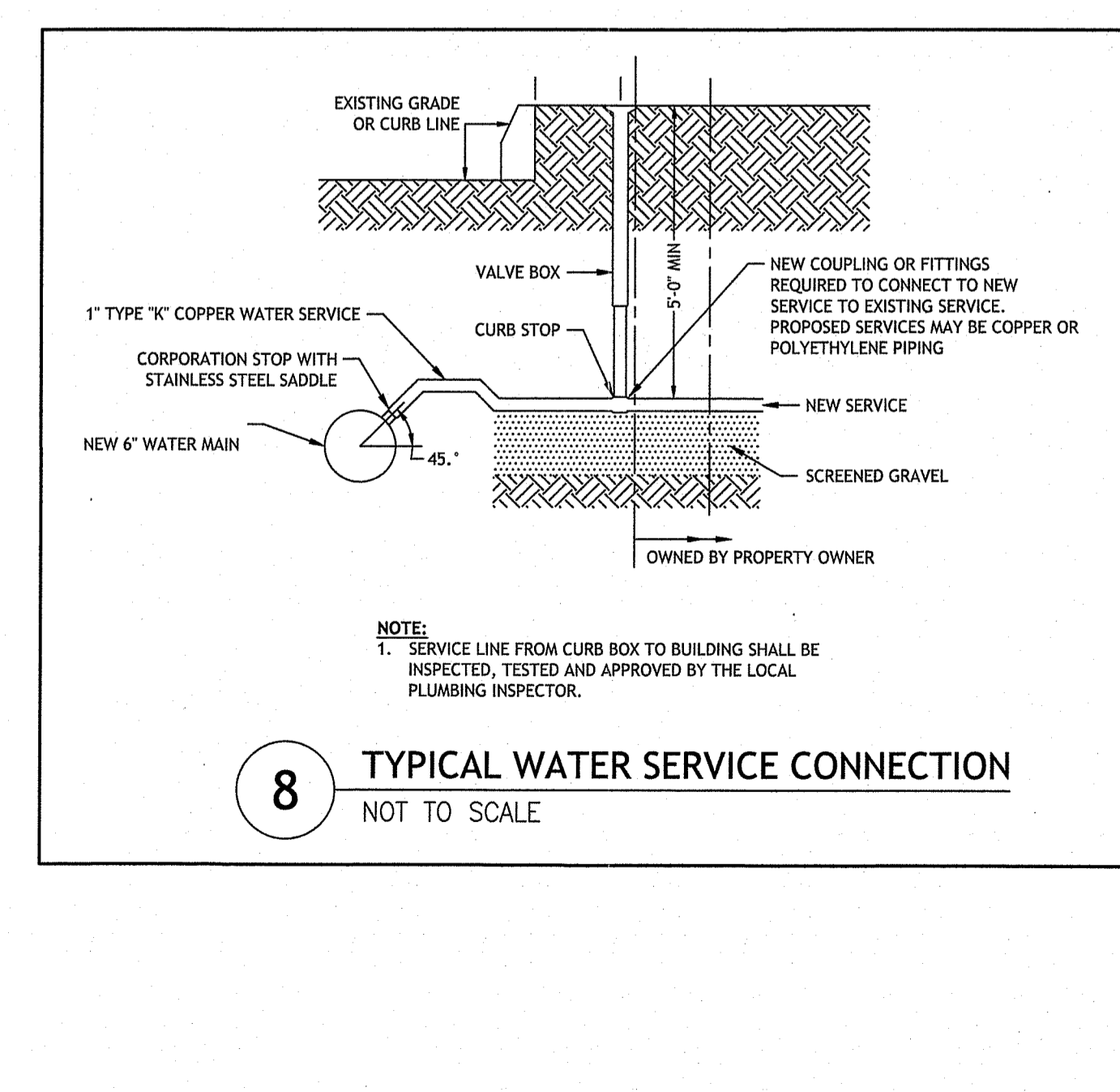
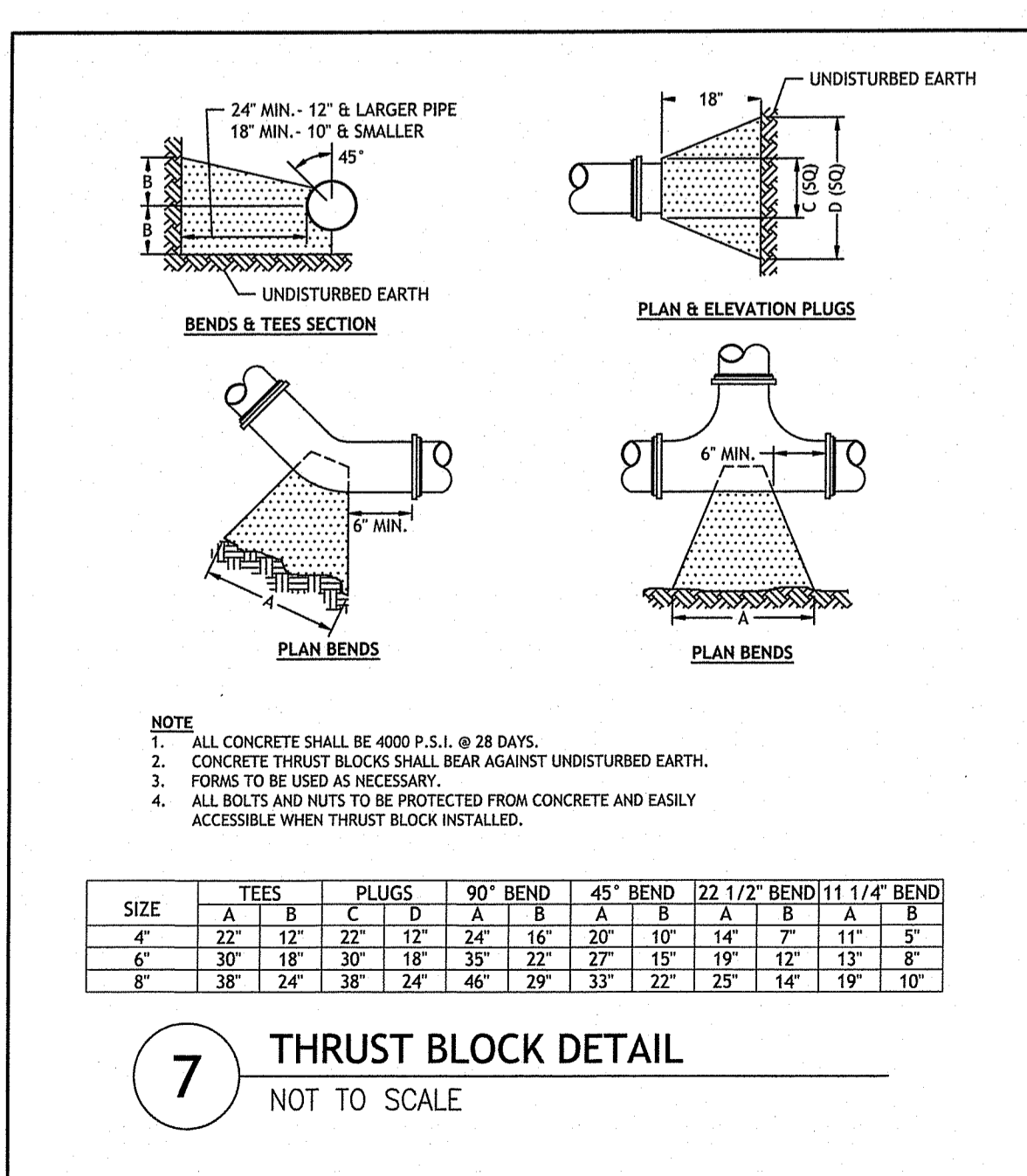
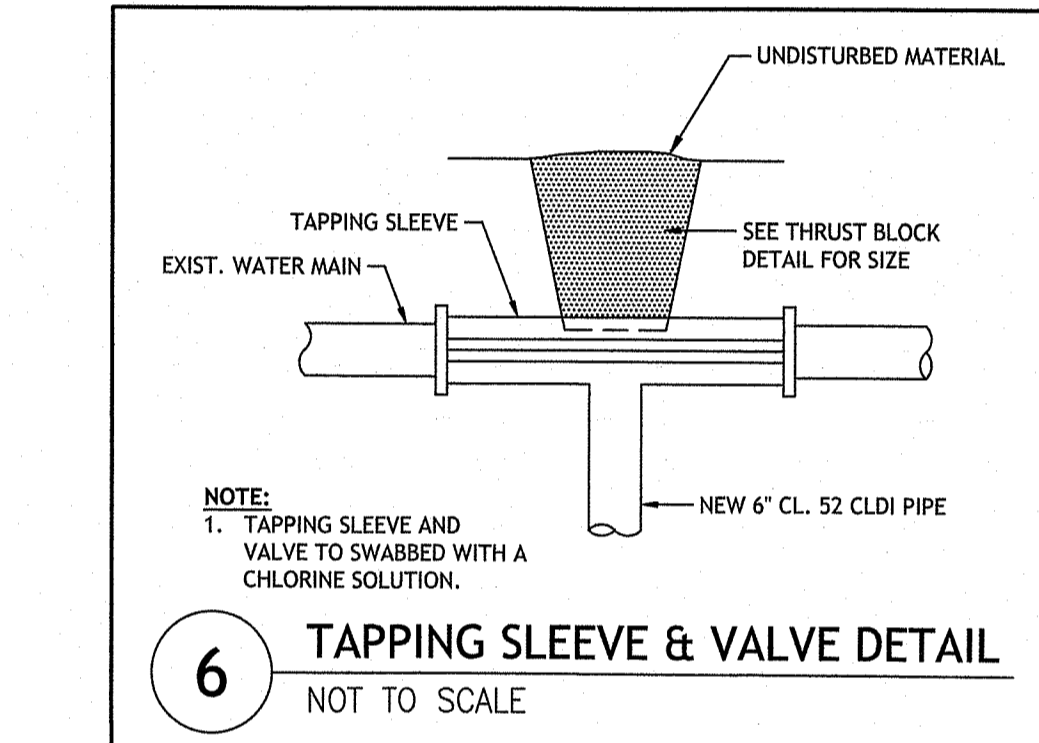
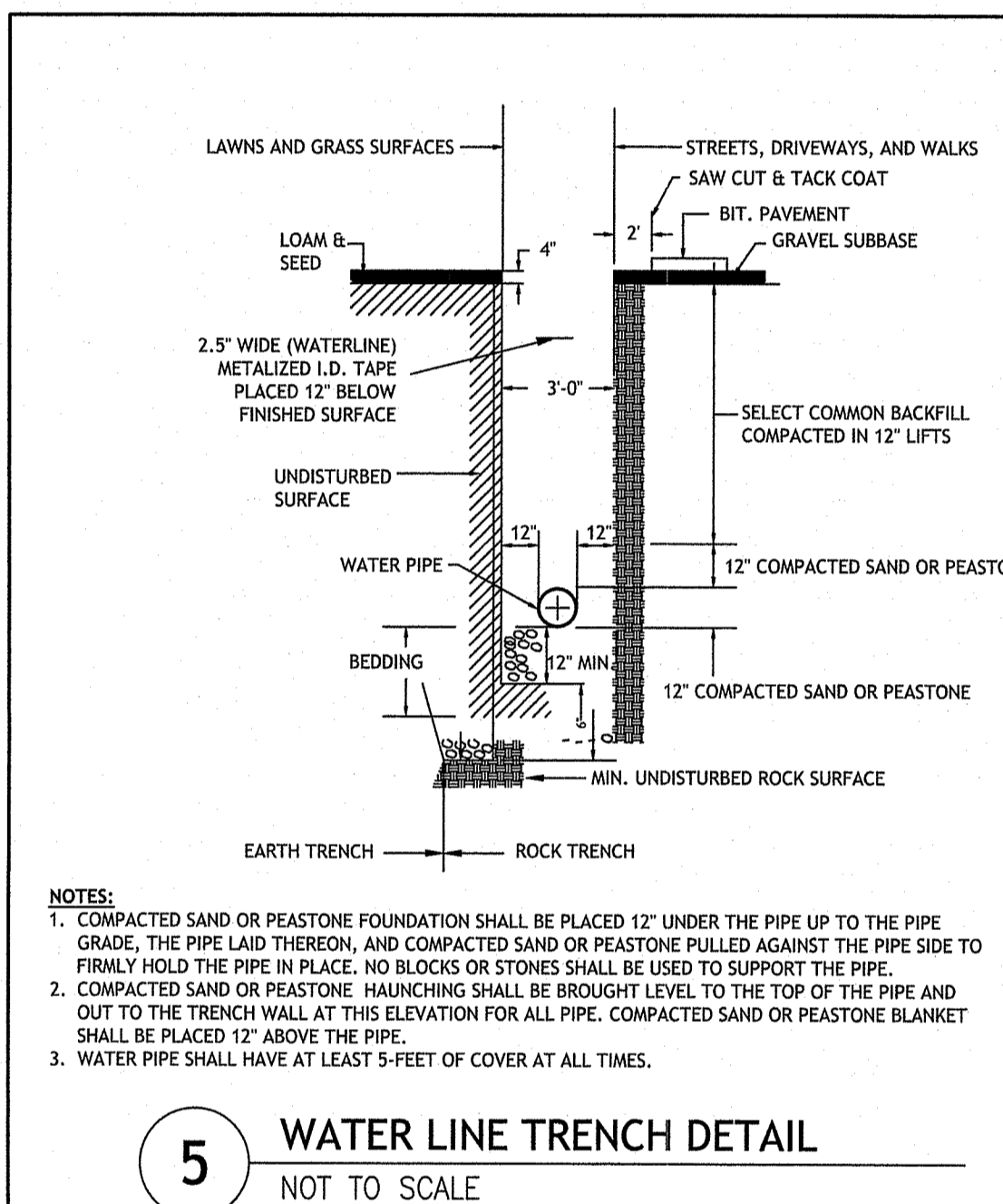
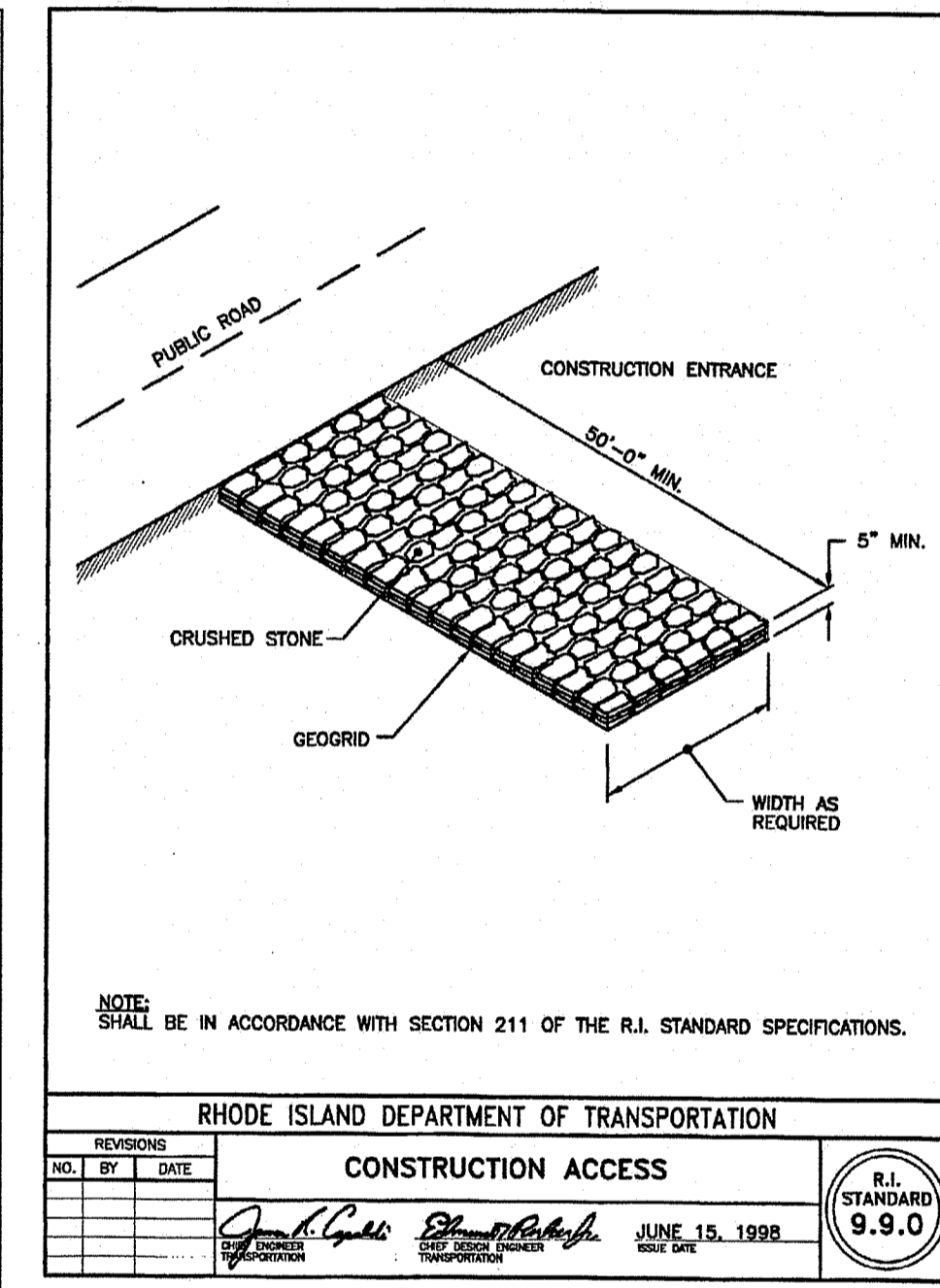
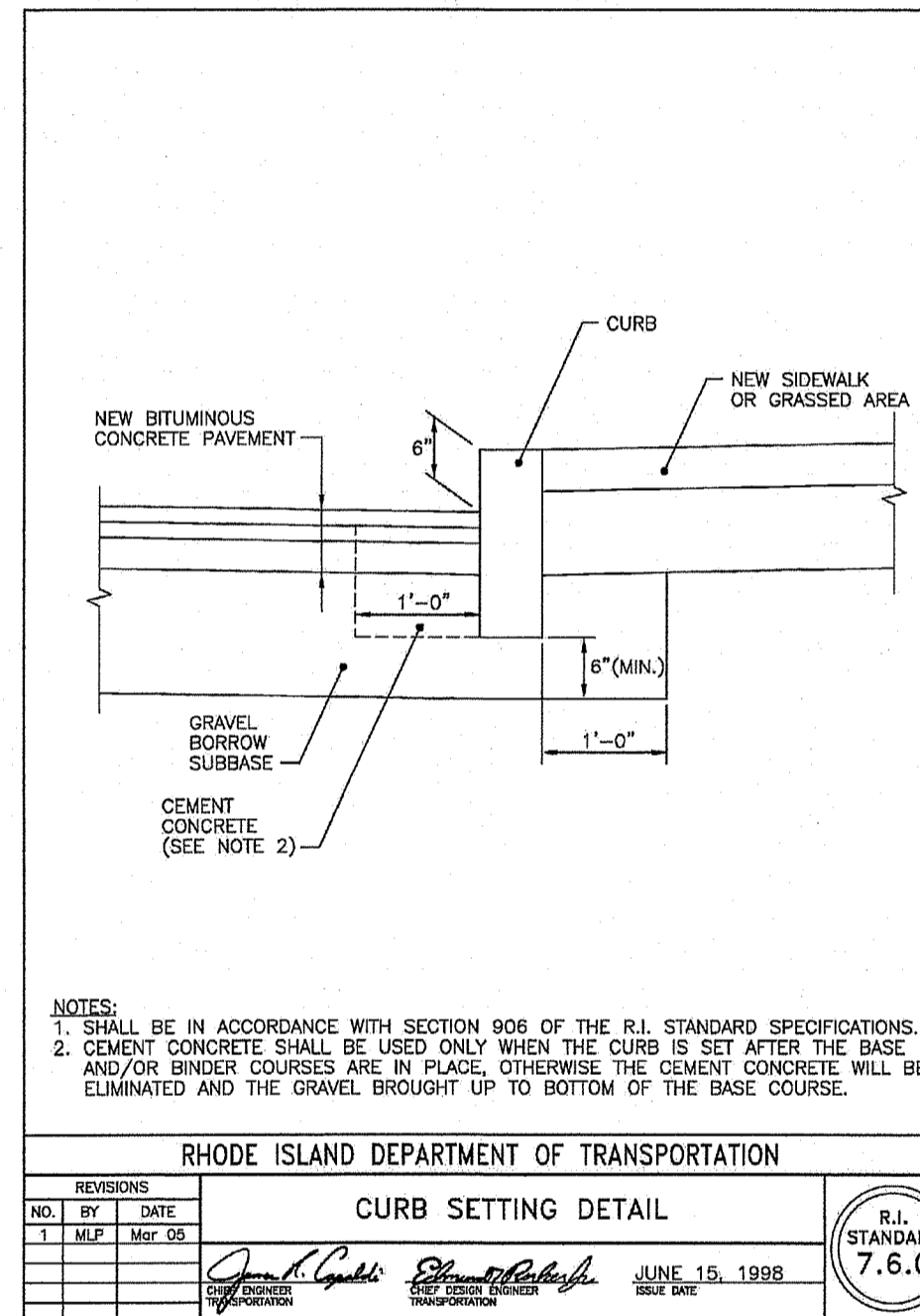
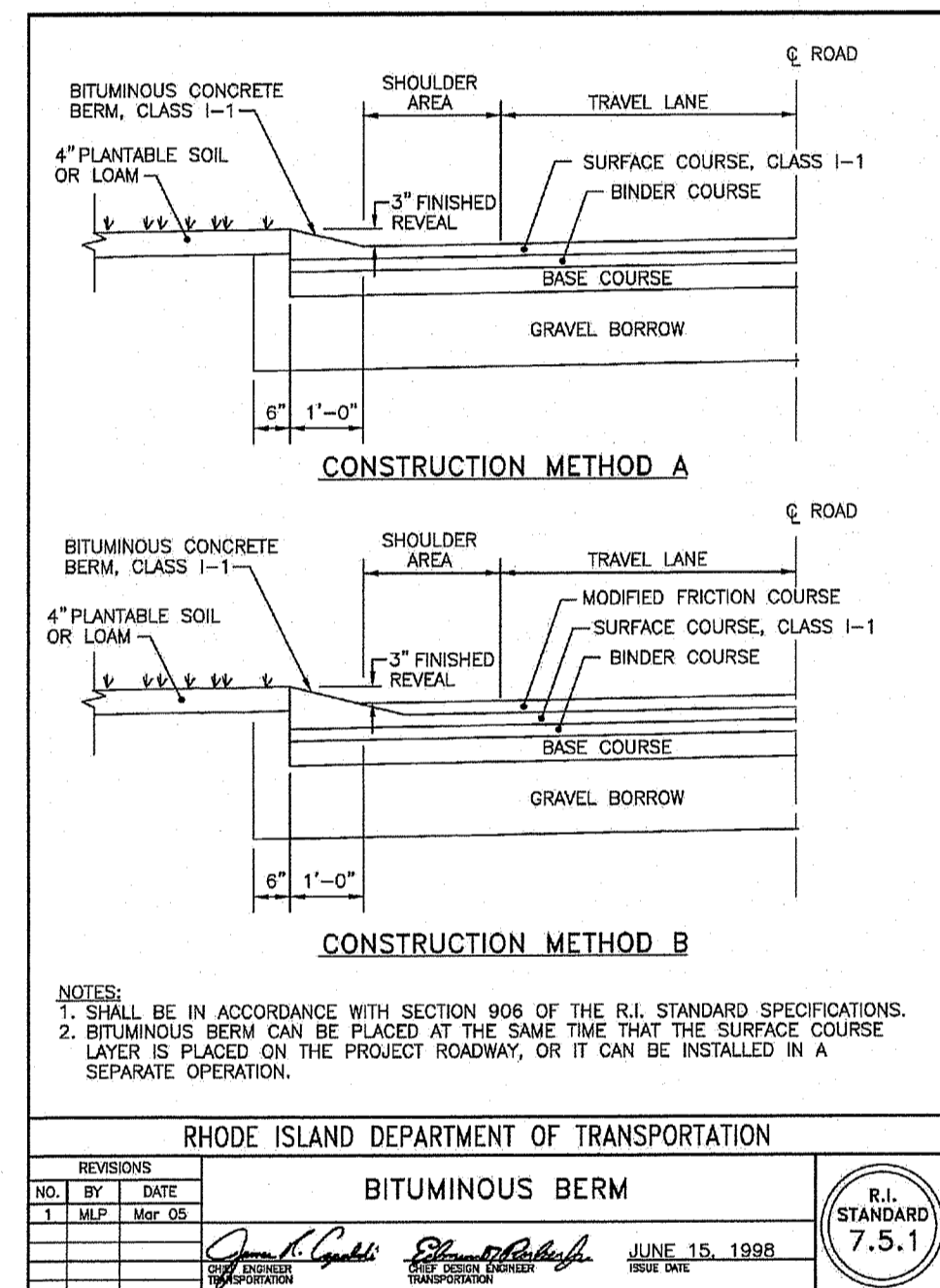
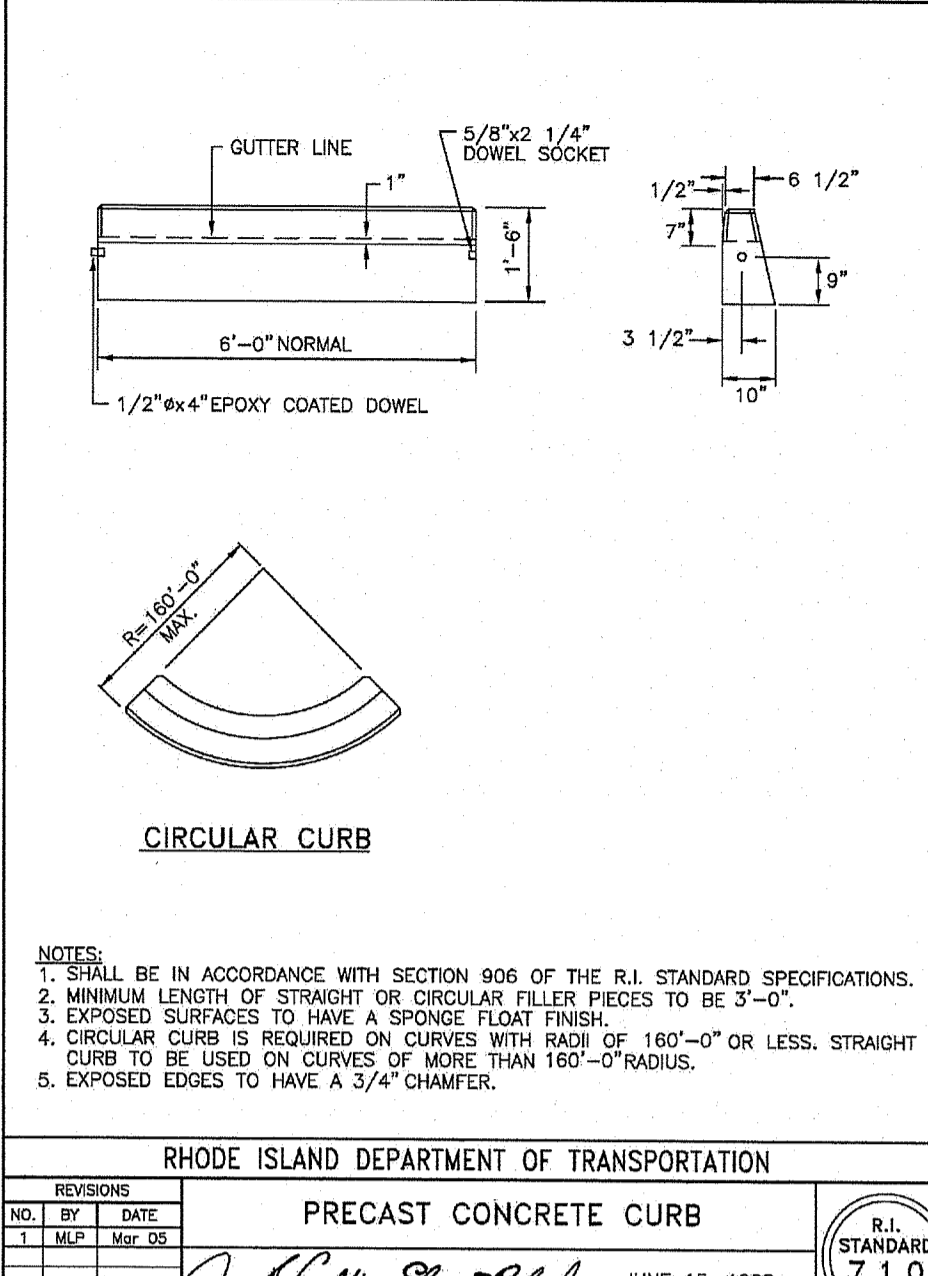
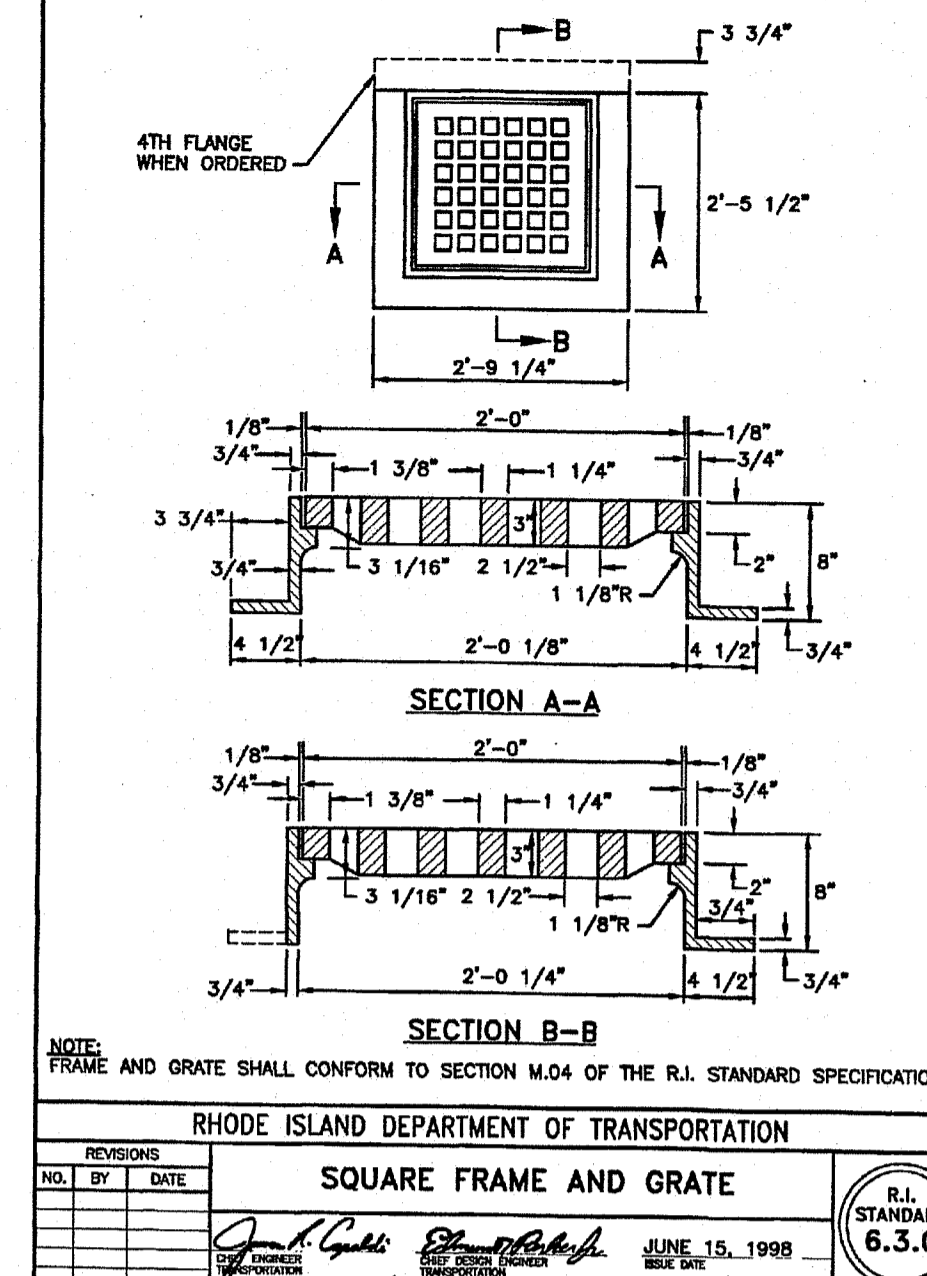
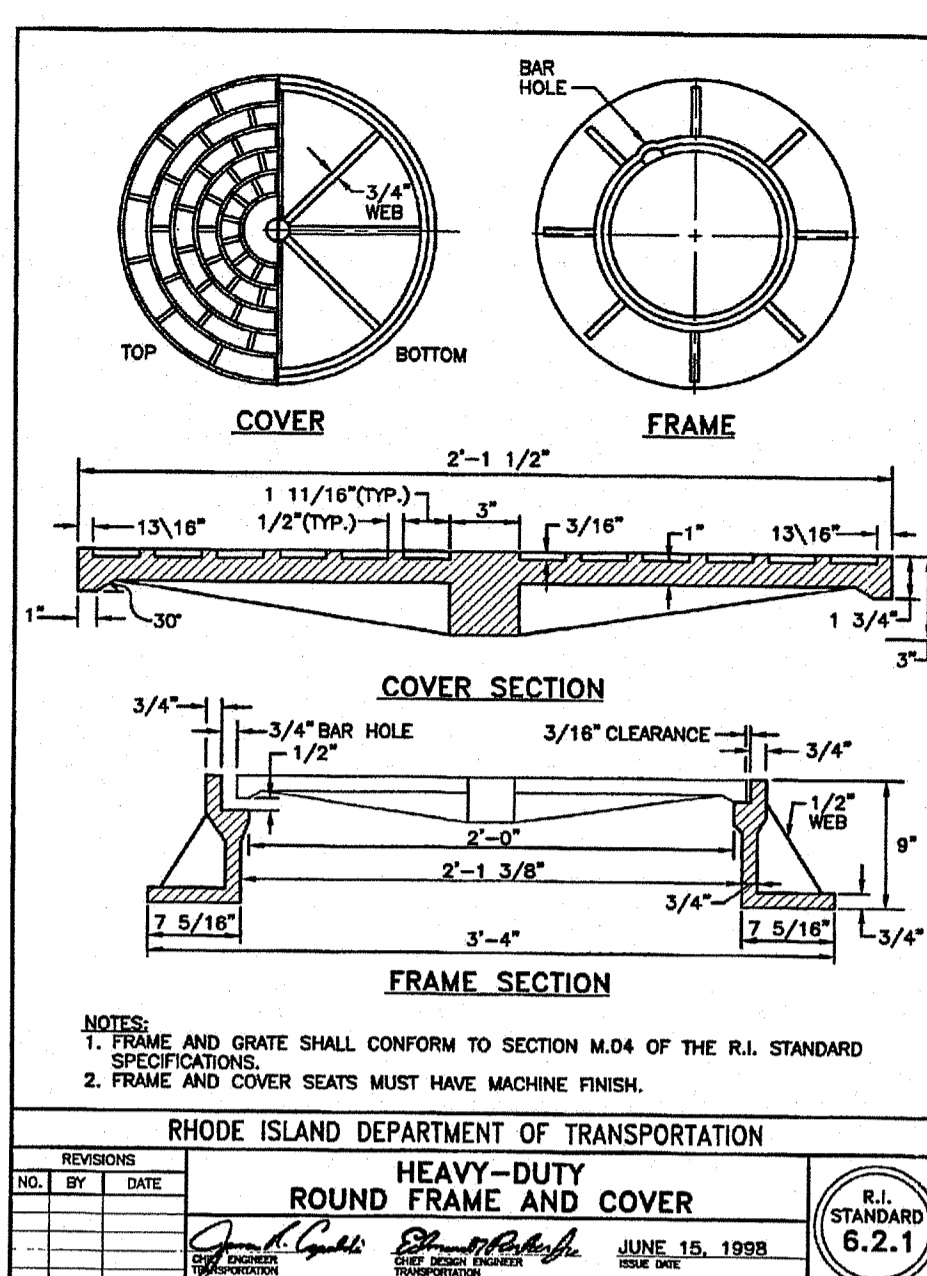
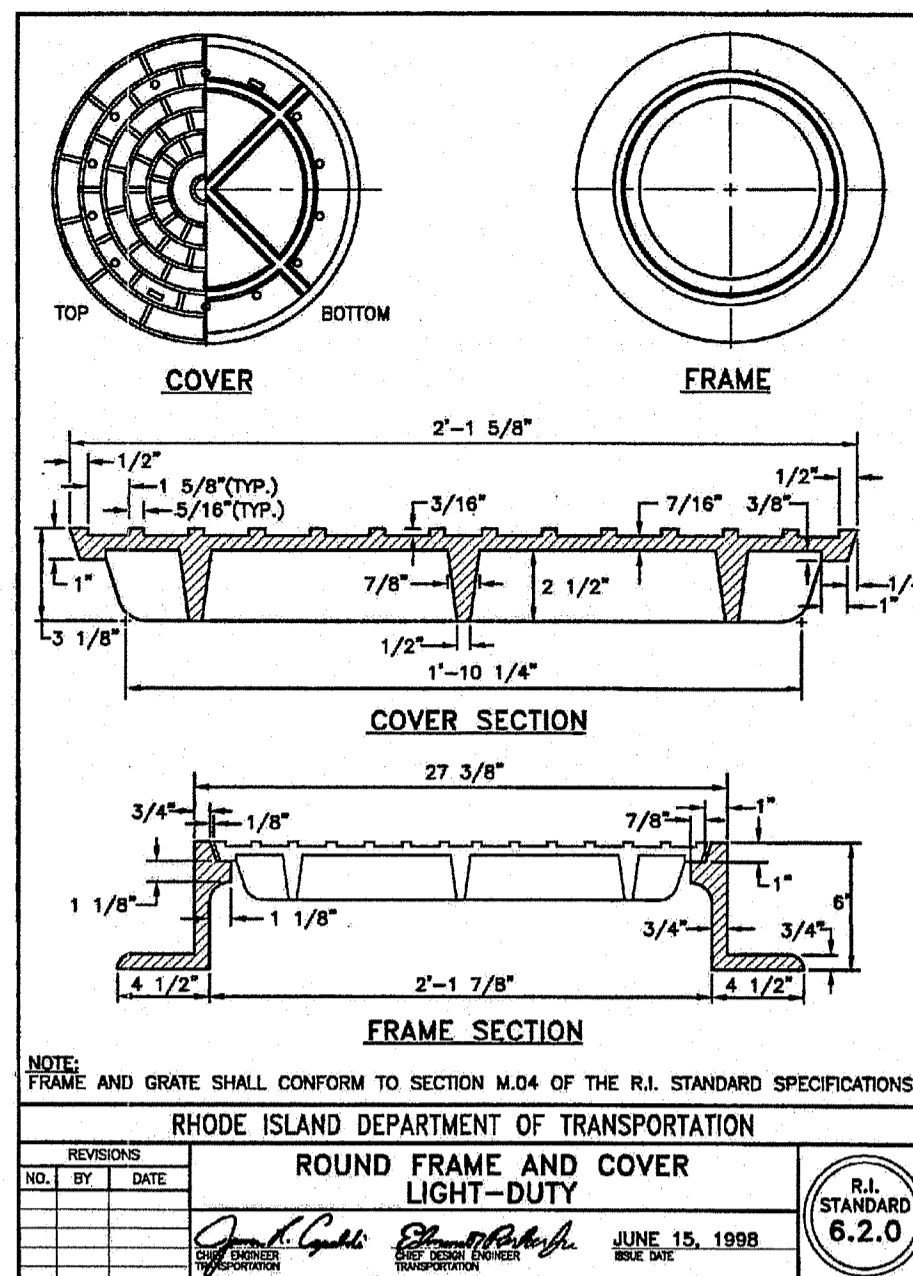
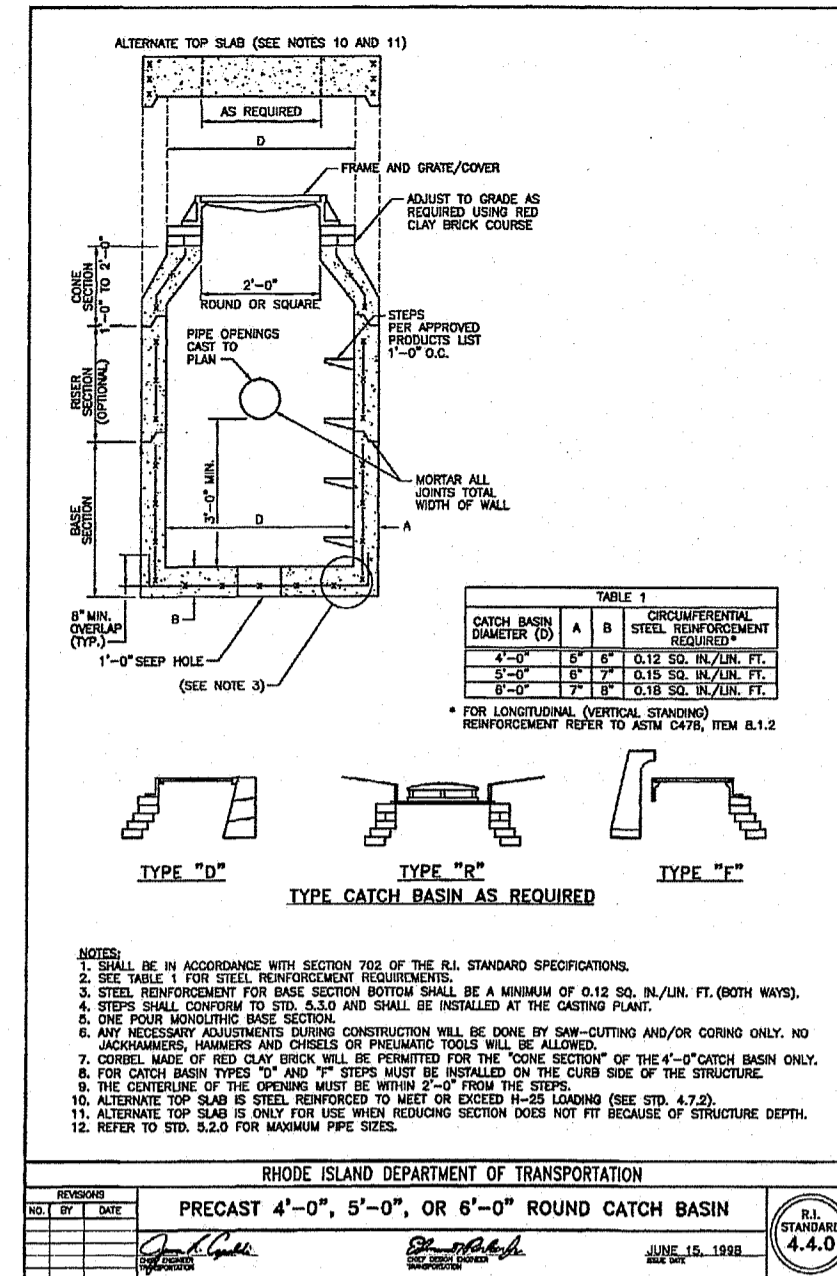
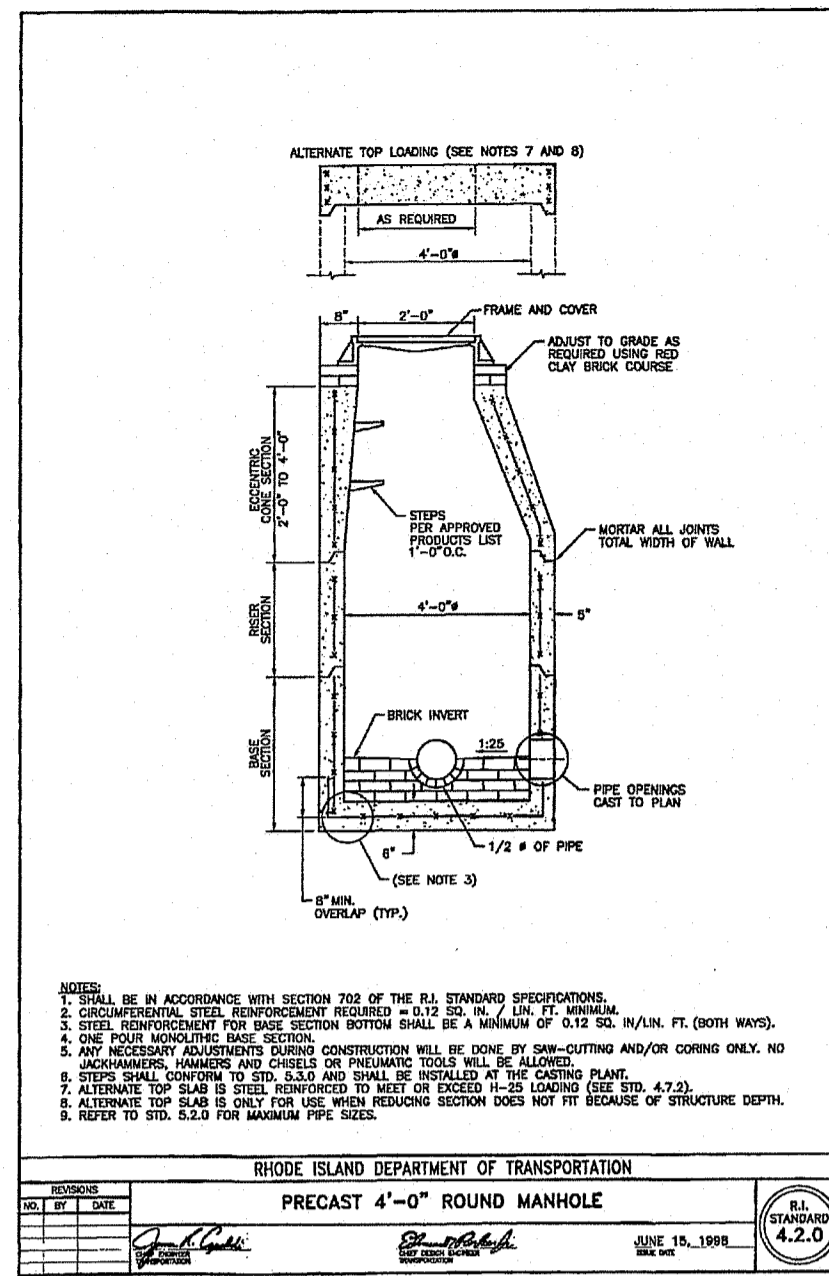
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CHECKED BY: JAC
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PRELIMINARY, NOT FOR CONSTRUCTION

ROADWAY PROFILE

SHEET 7 OF 10



ALEXANDRIA ESTATES
TAYLOR ROAD
JOHNSTON, RHODE ISLAND
AP 30, LOT 16

RI Environmental Inter-plant
SEP 16 2021
Office of Water Resources

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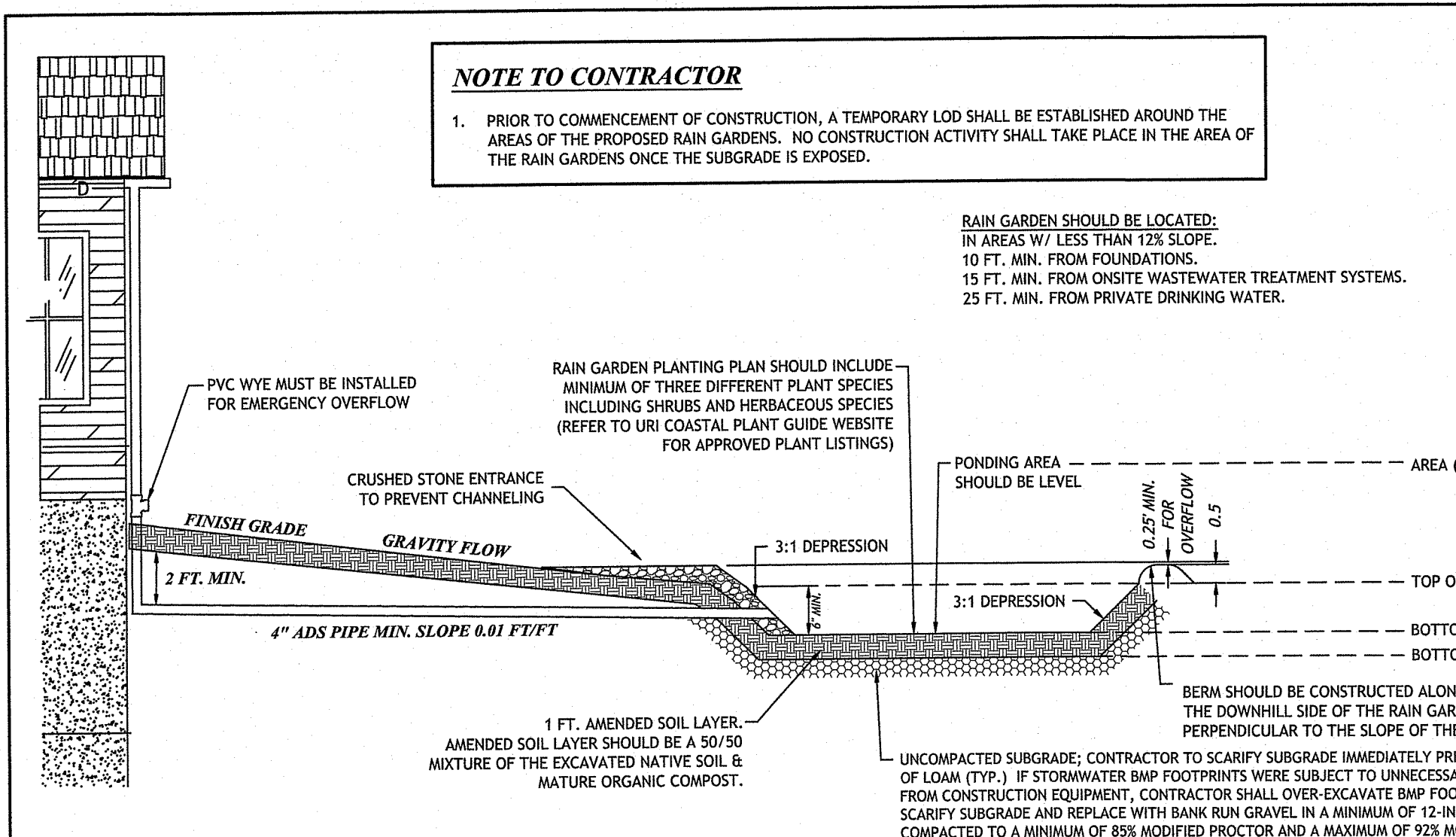
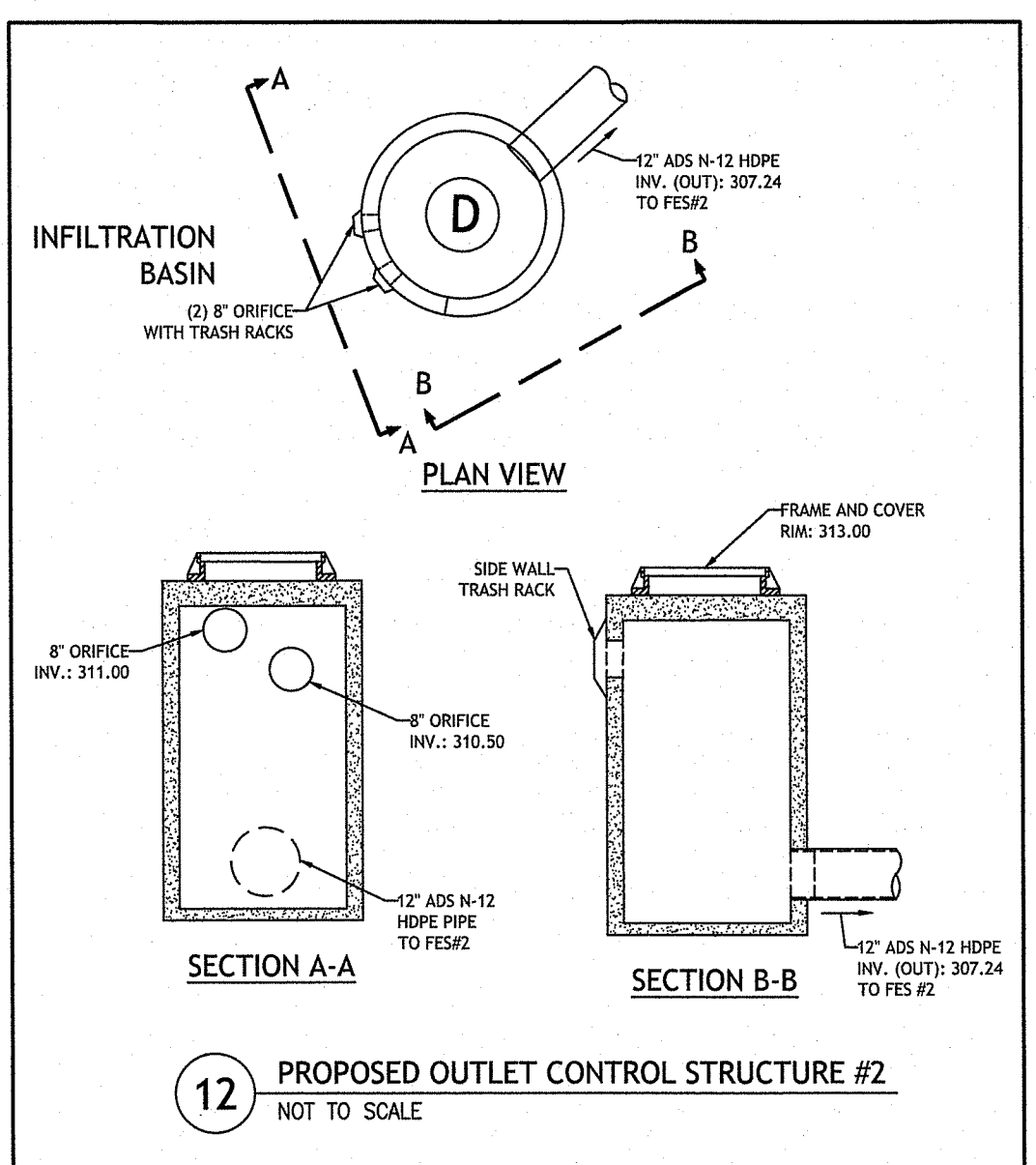
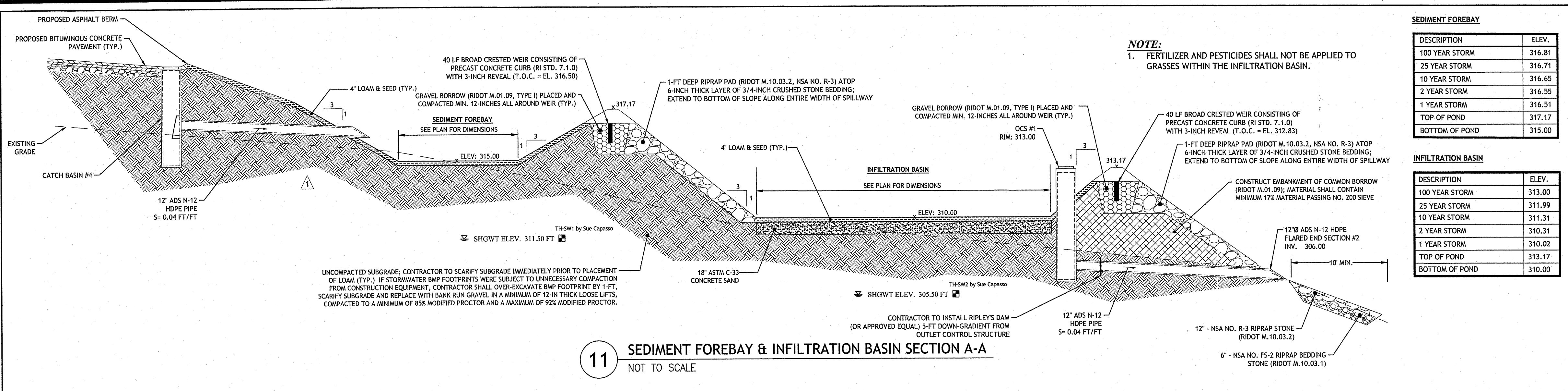
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CIVIL/SITE DETAILS

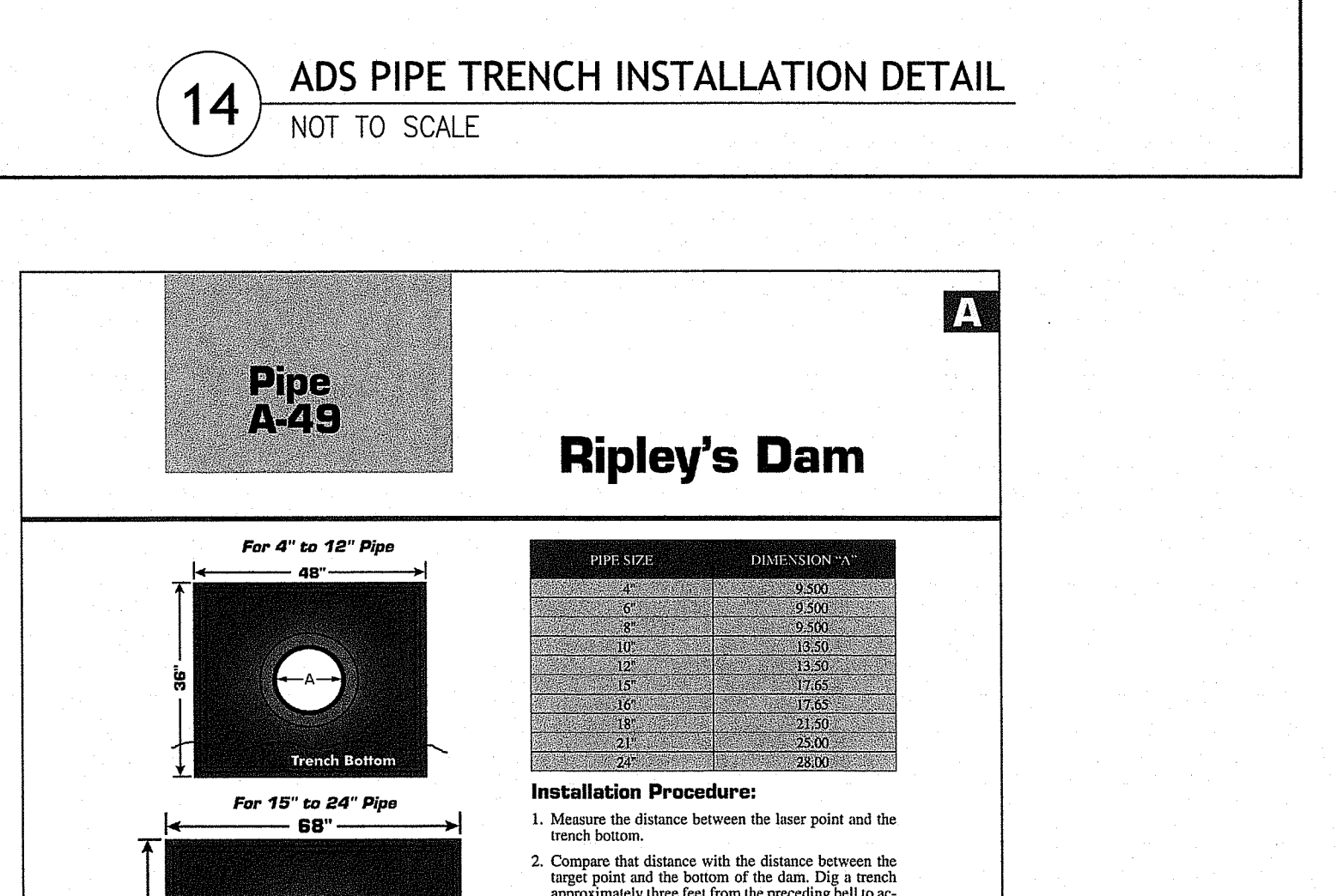
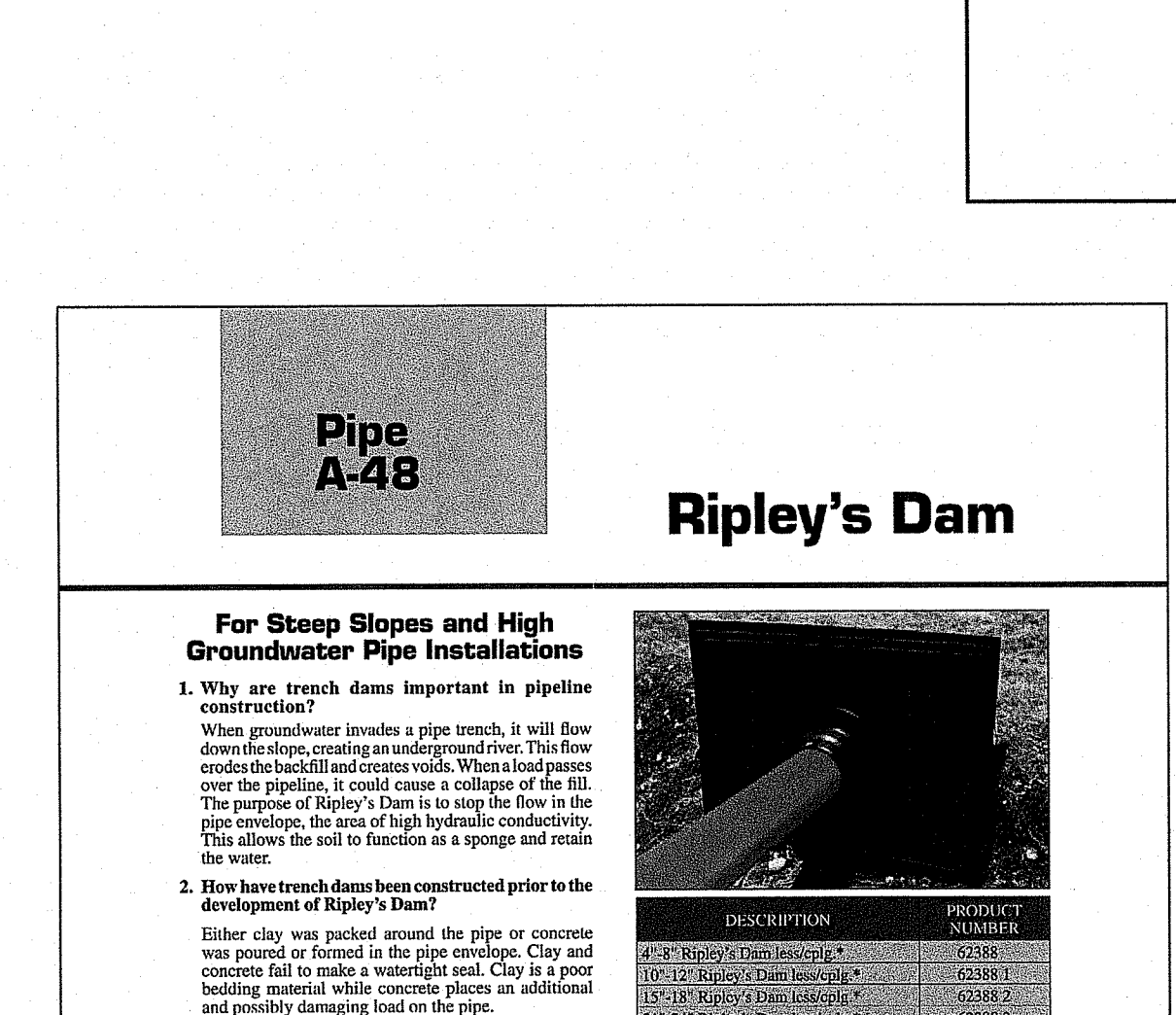
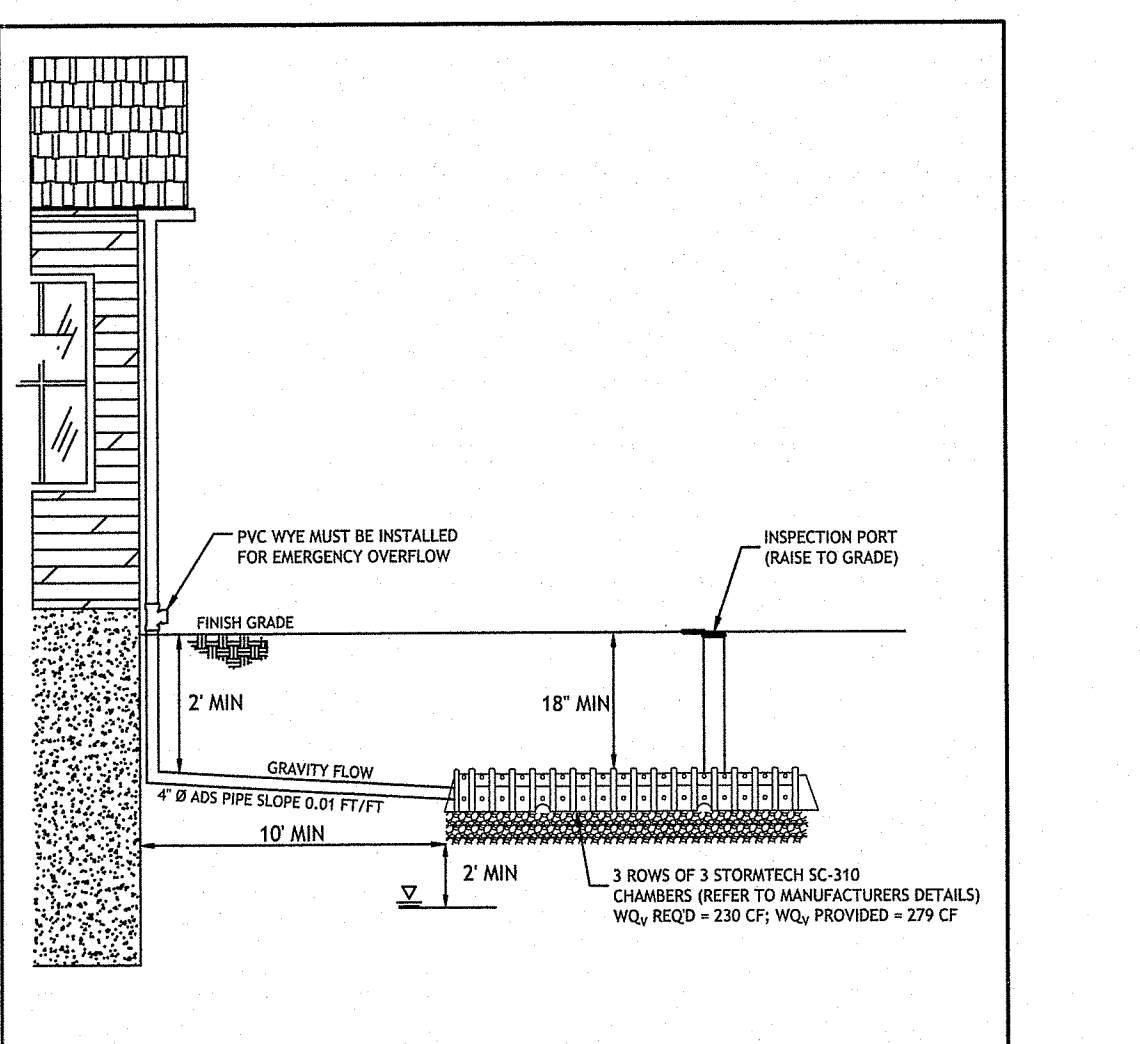
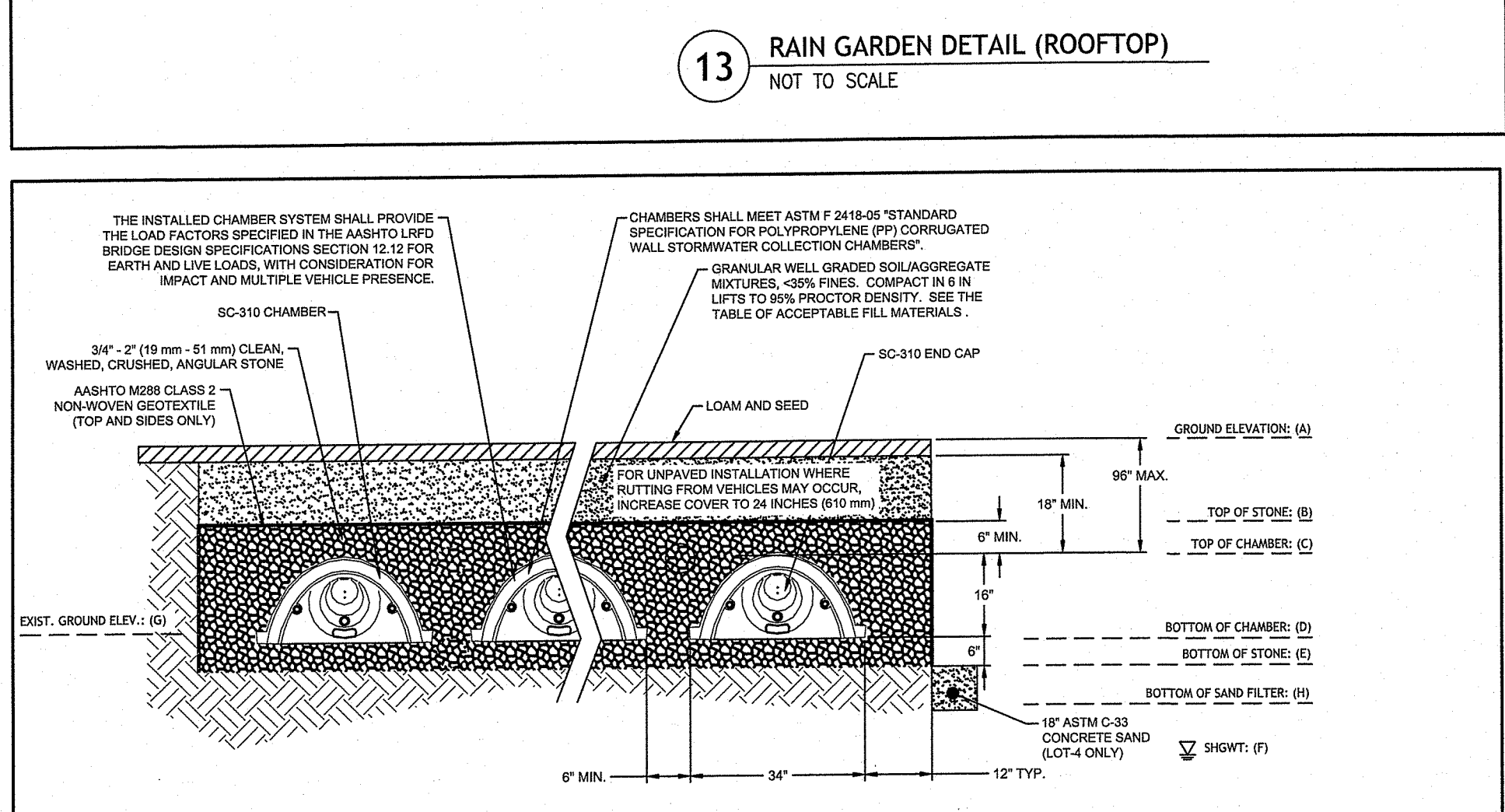
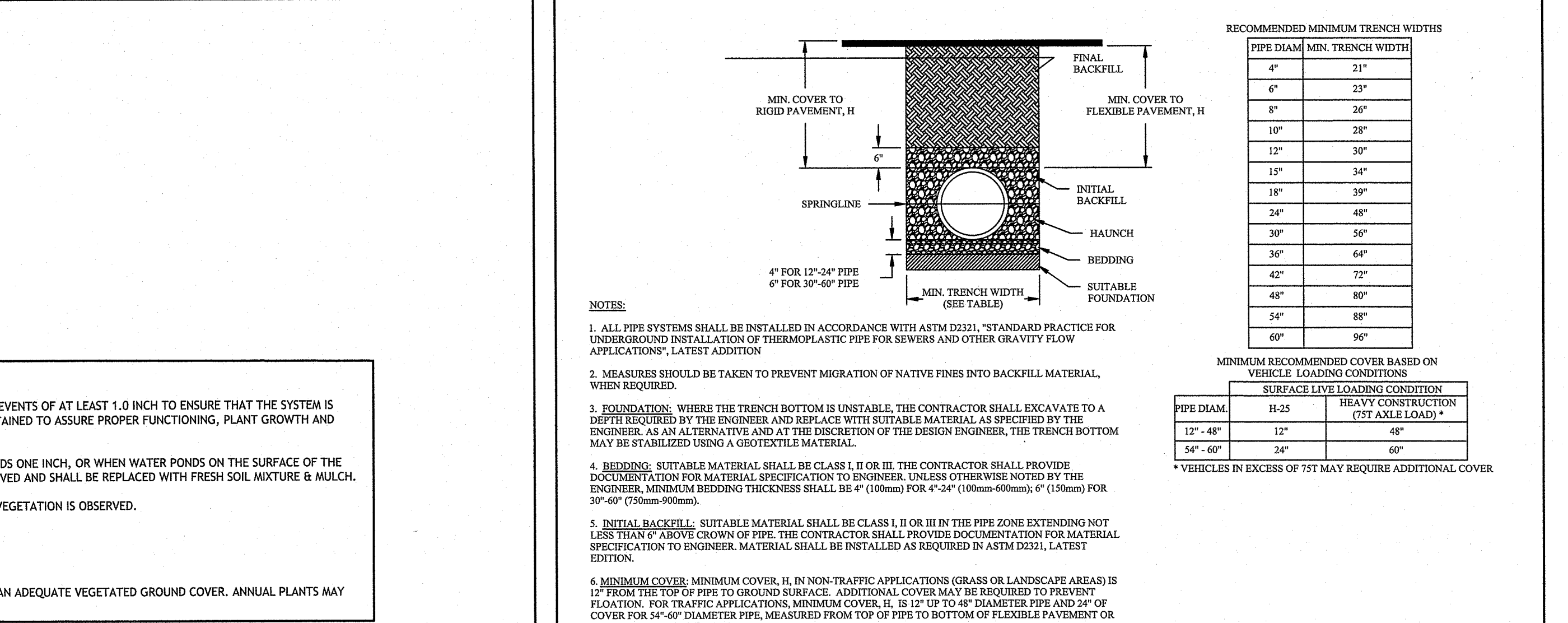
SHEET 8 OF 10



RAIN GARDEN CRITICAL ELEVATIONS

	LOT 1	LOT 5
RAIN GARDEN ID (SEE SHT. 5)	1	2
EXIST. GROUND ELEVATION	337.0	327.0
TOP OF GARDEN (BERM)	339.0	327.0
BOTTOM OF GARDEN	338.5	326.5
BOTTOM OF AMENDED SOIL	337.5	325.5
SHGWT ELEV.	335.0	322.5
SEPARATION TO SHGWT	2.5'	3.0'
TEST HOLE REFERENCE	TH-2	TH-10

- RAIN GARDEN NOTES**
- RAIN GARDENS SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE RAIN GARDEN SHALL BE MONITORED AND MAINTAINED TO ASSURE PROPER FUNCTIONING, PLANT GROWTH AND SURVIVAL. PLANTS SHALL BE REPLACED ON AN AS-NEEDED BASIS DURING GROWING SEASON.
 - SILTS/SEDIMENT SHALL BE REMOVED FROM THE RAIN GARDEN WHEN ACCUMULATING EXCEEDS ONE INCH, OR WHEN WATER PONDS ON THE SURFACE OF THE RAIN GARDEN FOR MORE THAN 48 HOURS. THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND SHALL BE REPLACED WITH FRESH SOIL MIXTURE & MULCH.
 - PRUNING OR REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
 - SOIL EROSION GULLIES SHALL BE REPAIRED AS THEY OCCUR.
 - FERTILIZER OR PESTICIDES SHALL NOT BE APPLIED TO PLANTS WITHIN RAIN GARDENS.
 - PERENNIAL PLANTS AND GROUND COVER SHALL BE REPLACED AS NECESSARY TO MAINTAIN AN ADEQUATE VEGETATED GROUND COVER. ANNUAL PLANTS MAY ALSO BE USED TO MAINTAIN GROUND COVER.



UNDERGROUND INFILTRATION SYSTEM NOTES:

- STORMTECH REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH SYSTEM AND FROM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEMS CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICES REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH REQUIREMENTS FOR SYSTEMS WITH PAVED DRIVEWAYS (ASPHALT, CONCRETE PAVES, ETC.) MINIMUM COVER IS 18" (457 mm) NOT INCLUDING PAVEMENT. MAXIMUM COVER IS 36" (914 mm) INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE SETTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 18" (457 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- ASPHALT OR CONCRETE NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMTECH SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMTECH SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEERS SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM

UNDERGROUND INFILTRATION SYSTEMS - TYPICAL SECTION

	LOT 2	LOT 3	LOT 4	LOT 6
A (PROPOSED GROUND ELEV.)	336.40	330.60	325.60	334.60
B (TOP OF STONE)	335.40	329.60	324.60	333.60
C (TOP OF CHAMBER)	334.90	329.10	324.10	333.10
D (BOTTOM OF CHAMBER)	333.57	327.77	322.77	331.77
E (BOTTOM OF STONE)	333.07	327.27	322.27	331.27
F (SHOWT)	330.52	325.01	313.72	329.23
DIST. E-F (SEP. TO SHOWT)	2.55	2.26	8.55	2.04
TEST HOLE REFERENCE	TH-4; 36'	TH-5; 54'	TH-11; 50'	TH-8; 36'
G (EXISTING GROUND ELEV.)	333.52	329.51	317.88	332.23
H (BOTTOM OF SAND FILTER)	N/A	N/A	320.77	N/A

Pipe A-48 Ripley's Dam

For Steep Slopes and High Groundwater Pipe Installations

- Why are trench dams important in pipeline construction? When groundwater intrudes a pipe trench, it will flow down the slope, creating an underground river. This flow erodes the backfill and creates voids. When a load passes over the pipeline, it could cause a collapse of the fill. The purpose of Ripley's Dam is to stop the flow in the pipe envelope, the area of high hydraulic conductivity. This allows the soil to function as a sponge and retain the water.
- How have trench dams been constructed prior to the development of Ripley's Dam? Either clay was packed around the pipe or concrete was poured or formed in the pipe envelope. Clay and concrete fail to make a watertight seal. Clay is a poor bedding material while concrete places an additional and possibly damaging load on the pipe.
- Where should dams be placed on the pipe run? It is generally recommended that a dam be placed on either side of structures such as manholes and pump stations. The engineering inspector on the job is generally the best qualified to evaluate where a dam should be installed.
- What do contractors think of Ripley's Dam? Contractors like its ease of installation and its watertight seal. Clay or concrete dams are very difficult to install. If the trench is sandy or has water flowing in it and a watertight seal using clay or concrete is almost impossible to obtain on smooth surface pipe.
- What effects do cold weather and corrosion have on Ripley's Dam? The Dam, which is made of ABS (Acrylonitrile Butadiene Styrene) is not adversely affected by cold temperatures and is highly resistant to corrosion caused by chemicals or acids as well as the flexible adaptor made of elastomeric PVC.
- Is Ripley's Dam safe to install? Unlike clay dams, a Ripley's Dam can be installed without leaving the trench box. The installer can stand at the rear of the trench box fully protected from wall collapse.

DESCRIPTION PRODUCT NUMBER

4" Ripley's Dam	48-24
6" Ripley's Dam	60-24
8" Ripley's Dam	84-24
10" Ripley's Dam	108-24
12" Ripley's Dam	132-24
14" Ripley's Dam	156-24
16" Ripley's Dam	180-24
18" Ripley's Dam	204-24
20" Ripley's Dam	228-24
24" Ripley's Dam	276-24
30" Ripley's Dam	360-24
36" Ripley's Dam	432-24
42" Ripley's Dam	504-24
48" Ripley's Dam	576-24
54" Ripley's Dam	648-24
60" Ripley's Dam	720-24
66" Ripley's Dam	792-24
72" Ripley's Dam	864-24
78" Ripley's Dam	936-24
84" Ripley's Dam	1008-24
90" Ripley's Dam	1080-24
96" Ripley's Dam	1152-24
102" Ripley's Dam	1224-24
108" Ripley's Dam	1296-24
114" Ripley's Dam	1368-24
120" Ripley's Dam	1440-24
126" Ripley's Dam	1512-24
132" Ripley's Dam	1584-24
138" Ripley's Dam	1656-24
144" Ripley's Dam	1728-24
150" Ripley's Dam	1800-24
156" Ripley's Dam	1872-24
162" Ripley's Dam	1944-24
168" Ripley's Dam	2016-24
174" Ripley's Dam	2088-24
180" Ripley's Dam	2160-24
186" Ripley's Dam	2232-24
192" Ripley's Dam	2304-24
198" Ripley's Dam	2376-24
204" Ripley's Dam	2448-24
210" Ripley's Dam	2520-24
216" Ripley's Dam	2592-24
222" Ripley's Dam	2664-24
228" Ripley's Dam	2736-24
234" Ripley's Dam	2808-24
240" Ripley's Dam	2880-24
246" Ripley's Dam	2952-24
252" Ripley's Dam	3024-24
258" Ripley's Dam	3096-24
264" Ripley's Dam	3168-24
270" Ripley's Dam	3240-24
276" Ripley's Dam	3312-24
282" Ripley's Dam	3384-24
288" Ripley's Dam	3456-24
294" Ripley's Dam	3528-24
300" Ripley's Dam	3600-24
306" Ripley's Dam	3672-24
312" Ripley's Dam	3744-24
318" Ripley's Dam	3816-24
324" Ripley's Dam	3888-24
330" Ripley's Dam	3960-24
336" Ripley's Dam	4032-24
342" Ripley's Dam	4104-24
348" Ripley's Dam	4176-24
354" Ripley's Dam	4248-24
360" Ripley's Dam	4320-24
366" Ripley's Dam	4392-24
372" Ripley's Dam	4464-24
378" Ripley's Dam	4536-24
384" Ripley's Dam	4608-24
390" Ripley's Dam	4680-24
396" Ripley's Dam	4752-24
402" Ripley's Dam	4824-24
408" Ripley's Dam	4896-24
414" Ripley's Dam	4968-24
420" Ripley's Dam	5040-24
426" Ripley's Dam	5112-24
432" Ripley's Dam	5184-24
438" Ripley's Dam	5256-24
444" Ripley's Dam	5328-24
450" Ripley's Dam	5400-24
456" Ripley's Dam	5472-24
462" Ripley's Dam	5544-24
468" Ripley's Dam	5616-24
474" Ripley's Dam	5688-24
480" Ripley's Dam	5760-24
486" Ripley's Dam	5832-24
492" Ripley's Dam	5904-24
498" Ripley's Dam	5976-24
504" Ripley's Dam	6048-24
510" Ripley's Dam	6120-24
516" Ripley's Dam	6192-24
522" Ripley's Dam	6264-24
528" Ripley's Dam	6336-24
534" Ripley's Dam	6408-24
540" Ripley's Dam	6480-24
546" Ripley's Dam	6552-24
552" Ripley's Dam	6624-24
558" Ripley's Dam	6696-24
564" Ripley's Dam	6768-24
570" Ripley's Dam	6840-24
576" Ripley's Dam	6912-24
582" Ripley's Dam	6984-24
588" Ripley's Dam	7056-24
594" Ripley's Dam	7128-24
600" Ripley's Dam	7200-24
606" Ripley's Dam	7272-24
612" Ripley's Dam	7344-24
618" Ripley's Dam	7416-24
624" Ripley's Dam	7488-24
630" Ripley's Dam	7560-24
636" Ripley's Dam	7632-24
642" Ripley's Dam	7704-24
648" Ripley's Dam	7776-24
654" Ripley's Dam	7848-24
660" Ripley's Dam	7920-24
666" Ripley's Dam	7992-24
672" Ripley's Dam	8064-24
678" Ripley's Dam	8136-24
684" Ripley's Dam	8208-24
690" Ripley's Dam	8280-24
696" Ripley's Dam	8352-24
702" Ripley's Dam	8424-24
708" Ripley's Dam	8496-24
714" Ripley's Dam	8568-24
720" Ripley's Dam	8640-24
726" Ripley's Dam	8712-24
732" Ripley's Dam	8784-24
738" Ripley's Dam	8856-24
744" Ripley's Dam	8928-24
750" Ripley's Dam	9000-24
756" Ripley's Dam	9072-24
762" Ripley's Dam	9144-24
768" Ripley's Dam	9216-24
774" Ripley's Dam	9288-24
780" Ripley's Dam	9360-24
786" Ripley's Dam	9432-24
792" Ripley's Dam	9504-24
798" Ripley's Dam	9576-24
804" Ripley's Dam	9648-24
810" Ripley's Dam	9720-24
816" Ripley's Dam	9792-24
822" Ripley's Dam	9864-24
828" Ripley's Dam	9936-24
834" Ripley's Dam	10008-24
840" Ripley's Dam	10080-24
846" Ripley's Dam	10152-24
852" Ripley's Dam	10224-24
858" Ripley's Dam	10296-24
864" Ripley's Dam	10368-24
870" Ripley's Dam	10440-24
876" Ripley's Dam	10512-24
882" Ripley's Dam	10584-24
888" Ripley's Dam	10656-24
894" Ripley's Dam	10728-24
900" Ripley's Dam	10800-24
906" Ripley's Dam	10872-24
912" Ripley's Dam	10944-24
918" Ripley's Dam	11016-24
924" Ripley's Dam	11088-24
930" Ripley's Dam	11160-24
936" Ripley's Dam	11232-24
942" Ripley's Dam	11304-24
948" Ripley's Dam	11376-24
954" Ripley's Dam	11448-24
960" Ripley's Dam	11520-24
966" Ripley's Dam	11592-24
972" Ripley's Dam	11664-24
978" Ripley's Dam	11736-24
984" Ripley's Dam	11808-24
990" Ripley's Dam	11880-24
996" Ripley's Dam	11952-24
1002" Ripley's Dam	12024-24
1008" Ripley's Dam	12096-24
1014" Ripley's Dam	12168-24
1020" Ripley's Dam	12240-24
1026" Ripley's Dam	12312-24
1032" Ripley's Dam	12384-24
1038" Ripley's Dam	12456-24
1044" Ripley's Dam	12528-24
1050" Ripley's Dam	12600-24
1056" Ripley's Dam	12672-24
1062" Ripley's Dam	12744-24
1068" Ripley's Dam	12816-24
1074" Ripley's Dam	12888-24
1080" Ripley's Dam	12960-24
1086" Ripley's Dam	13032-24
1092" Ripley's Dam	13104-24
1098" Ripley's Dam	13176-24
1104" Ripley's Dam	13248-24
1110" Ripley's Dam	13320-24
1116" Ripley's Dam	13392-24
1122" Ripley's Dam	13464-24
1128" Ripley's Dam	13536-24
1134" Ripley's Dam	13608-24
1140" Ripley's Dam	13680-24
1146" Ripley's Dam	13752-24
1152" Ripley's Dam	13824-24
1158" Ripley's Dam	13896-24
1164" Ripley's Dam	13968-24
1170" Ripley's Dam	14040-24
1176" Ripley's Dam	14112-24
1182" Ripley's Dam	14184-24
1188" Ripley's Dam	14256-24
1194" Ripley's Dam	14328-24
1200" Ripley's Dam	14400-24

JCE

JOE CASALI ENGINEERING, INC.

CIVIL, SITE DEVELOPMENT, TRANSPORTATION, ENVIRONMENTAL, PLANNING, AND CONSTRUCTION

300 POST ROAD, WARWICK, RI 02888

(401) 944-1800 (401) 944-1815 FAX WWW.JCEASAL.COM

JOSEPH A. CASALI

REGISTERED PROFESSIONAL ENGINEER CIVIL

7250

9.15.2021

ALEXANDRIA ESTATES

TAYLOR ROAD

JOHNSTON, RHODE ISLAND

AP 30, LOT 16

Environmental Management

SEP 16 2021

Office of Water Resources

DESIGNED BY: WMLJR

DRAWN BY: SD/SEP

CHECKED BY: JAC

DATE: JULY 2021

PROJECT NO: 19-29c

PRELIMINARY, NOT FOR CONSTRUCTION

CIVIL/SITE DETAILS II

SHEET 9 OF 10

GENERAL NOTES:

1. THE PARCEL OF LAND DESIGNATED AS LOT 16 ON TAX MAP 30 IS SITUATED IN THE TOWN OF JOHNSTON, COUNTY OF PROVIDENCE & STATE OF RHODE ISLAND.
2. SAID PARCEL IS LOCATED IN AN X ZONE (MINIMAL CHANCE FLOOD HAZARD) ON FEMA MAP NO. 44007C0292H WITH AN EFFECTIVE DATE OF 10-2-2015.
3. SAID PARCEL IS LOCATED IN AN R-40 ZONING DISTRICT:
DIMENSIONAL REGULATIONS (1-FAM):
MINIMUM LOT SIZE: 40,000 SQ. FT.
MINIMUM LOT WIDTH & FRONTAGE: 140 FEET
MINIMUM FRONT YARD SETBACK: 40 FEET
MINIMUM SIDE YARD SETBACK: 35 FEET
MINIMUM REAR YARD SETBACK: 75 FEET
MAXIMUM STRUCTURE HEIGHT: 30 FEET
MAXIMUM BUILDING COVERAGE: 15%
4. EAST GREENWICH SURVEYORS, LLC RECEIVED A COPY OF AN UNRECORDED CLASS 1 SURVEY PLAN PREPARED BY LOUIS FEDERICI & ASSOCIATES, E.G.S. TIED INTO THE POINTS SHOWN ON THE SAID FEDERICI PLAN AND IT MATCHED IN WITH THE ABUTTING DEEDS & PLATS OF RECORD. REFERENCES 3 - 7 HEREON WERE REFERENCED ON THE SAID FEDERICI PLAN.
5. THERE ARE NO HISTORICAL CEMETERIES LOCATED ON THIS SITE.
6. THE WETLANDS SHOWN ON THIS SITE WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON OCTOBER 16, 2020 AND REFERENCED IN A REPORT DATED OCTOBER 28, 2020.
7. SAID PARCEL CONTAINS 8.08 ACRES±.

REFERENCES:

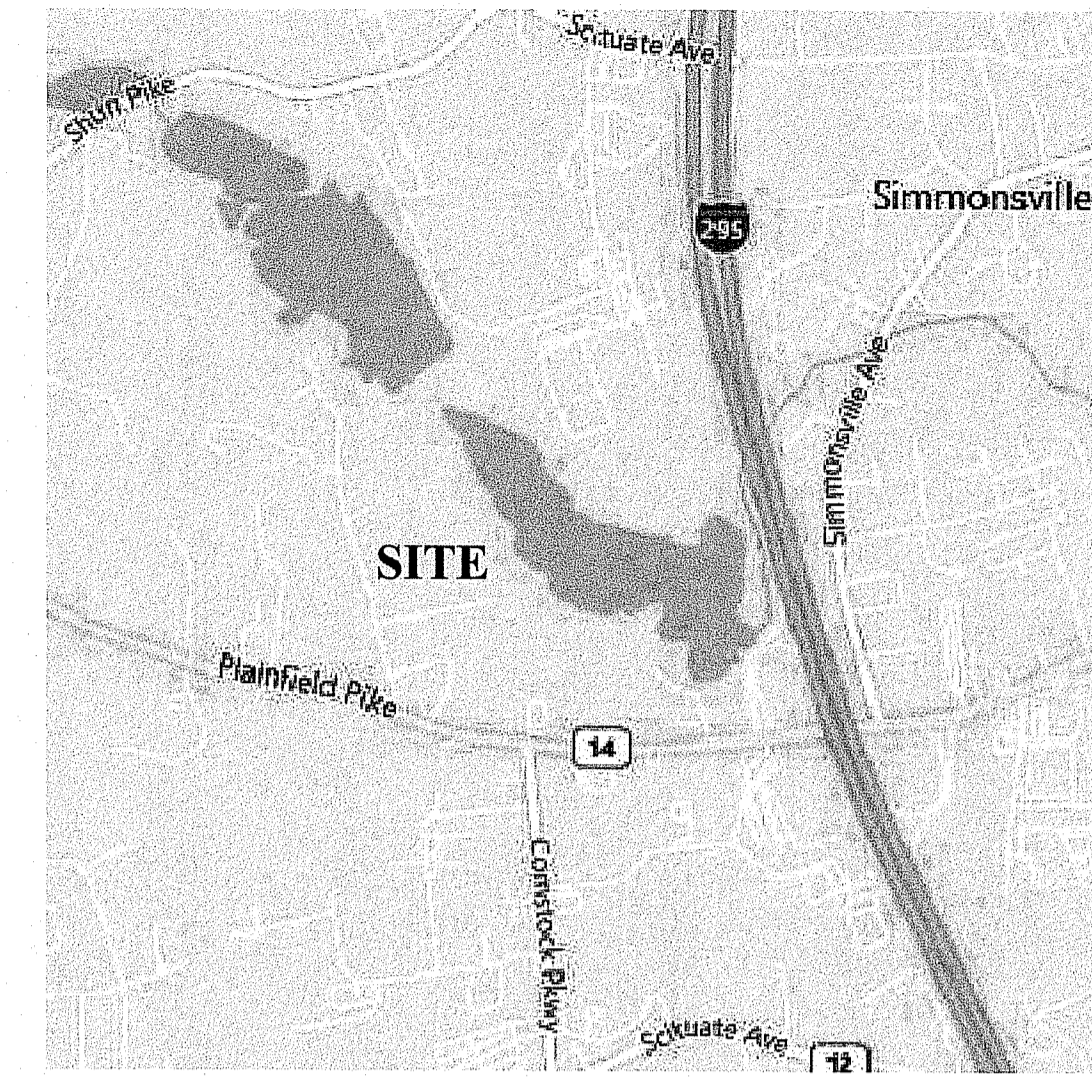
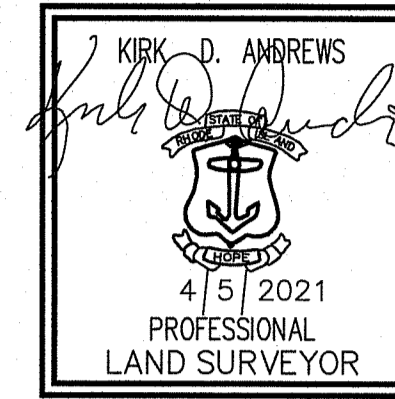
1. "REVISED PLAT - MINOR SUBDIVISION FOR LAKE VIEW ESTATES A.P. 30, LOTS 38 & 39, LAKE VIEW COURT, JOHNSTON, R.I. PREPARED FOR JOSEPH SANTILLI BY INSITE ENGINEERING"
2. "FINAL SUBDIVISION PLAN OF LAKE VIEW TERRACE FOR JOSEPH E. & DIANE SANTILLI, A.P. 30, LOTS 38 & 39, JOHNSTON, R.I. JUNE 1992"
3. "PLAT OF ESTATE OF WILLIAM RANDALL DECEASED AS DIVIDED AMONG THE HEIRS OF SAID DECEASED APRIL 1867 BY ROBERT WILSON SURVEYOR"
4. "PLAT SHOWING ADDITION MADE TO THE WM. RANDALL CEMETERY BY M.R. LAELLE, SORE HEIR-AT-LAW WM. H. TURNER"
5. "THE NARRAGANSETT ELECTRIC COMPANY MAP OF ROME POINT TRANSMISSION LINE BY NEW ENGLAND POWER SERVICE COMPANY, FEBRUARY 27, 1957"
6. "MINOR SUBDIVISION OF LAND IN JOHNSTON, RHODE ISLAND OWNED BY: MILDRED R. TAYLOR FOR FREDERICK R. TAYLOR, SR. DESIGNATED AS A.P. 30, LOT 17 BY LOUIS FEDERICI ASSOCIATES REVISED 12/1997"
7. "FINAL ADMINISTRATIVE SUBDIVISION PLAN: 'THE RICHARD TAYLOR PLAT' A.P. 30, LOTS 17, 59, & 13, TAYLOR ROAD, JOHNSTON, RHODE ISLAND PREPARED FOR RICHARD G. TAYLOR, DATED 3/26/01 BY FOSTER COMPANY" (NOT RECORDED)
8. TOWN OF JOHNSTON, R.I. GIS WEBSITE.
9. WWW.BING.COM

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

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY AND TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCEL.

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



LOCATION MAP

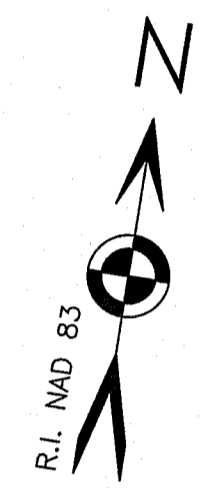
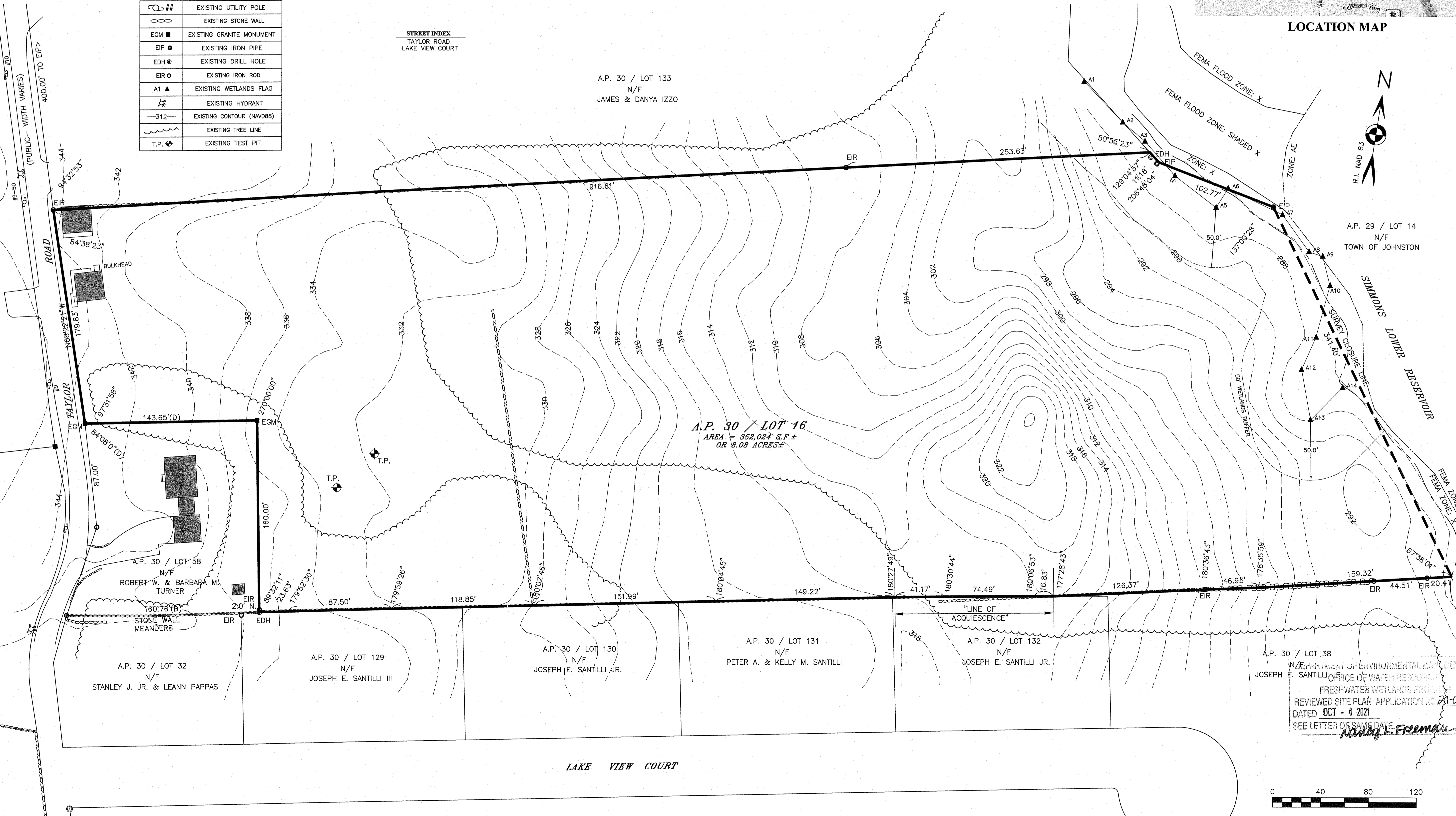
LEGEND

	EXISTING UTILITY POLE
	EXISTING STONE WALL
	EXISTING GRANITE MONUMENT
	EXISTING IRON PIPE
	EXISTING DRILL HOLE
	EXISTING IRON ROD
	EXISTING WETLANDS FLAG
	EXISTING HYDRANT
	EXISTING CONTOUR (NAVD88)
	EXISTING TREE LINE
	EXISTING TEST PIT

STREET INDEX

TAYLOR ROAD
LAKE VIEW COURT

A.P. 30 / LOT 133
N/F
JAMES & DANYA IZZO



A.P. 29 / LOT 14
N/F
TOWN OF JOHNSTON

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 21-0209
DATED OCT - 4 2021
SEE LETTER OF SAME DATE
Nancy Freeman



SURVEY & LOCATION PLAN
PREPARED FOR
ALEXANDRIA REALTY, LLC
LOCATION
**TAYLOR ROAD
A.P. 30 / LOT 16
JOHNSTON, R.I.**

NO.	REVISION	DATE	BY

Checked By: K.D.A. Drawn By: E.J.I.
Scale: 1" = 40' Date: 4-5-2021

RI Environmental Management
SEP 16 2021
Office of Water Resources

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