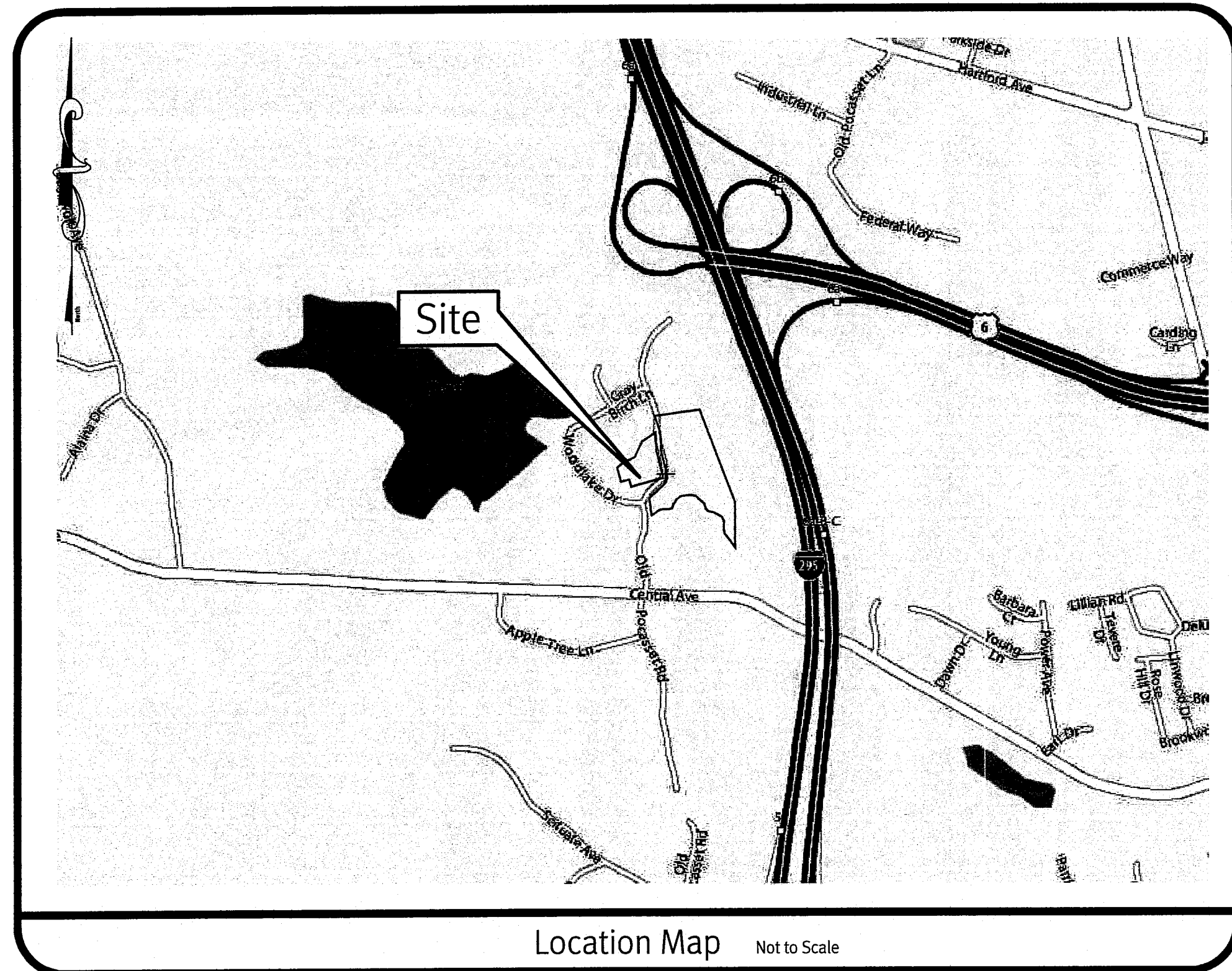


# RIDEM Submission

# The Preserve at Briarcliffe

Old Pocasset Road  
Johnston, Rhode Island

Assessor's Plat 43/1 Lots 224 & 229  
Assessor's Plat 44/4 Lots 68, 161 & 306



## Sheet List Table

- 1 Cover Sheet
- 2 Aerial Half Mile Radius
- 3 Existing Conditions Plan
- 4 Site Layout Overall
- 5 Site Layout Building 2
- 6 Grading & Drainage - 1
- 7 Grading & Drainage - 2
- 8 Grading & Drainage - 3
- 9 Utility Plan Overall
- 10 Soil Erosion And Sediment Control Plan
- 11 Detail Sheet - 1
- 12 Detail Sheet - 2
- 13 Detail Sheet - 3
- 14 Detail Sheet - 4
- 15 Detail Sheet - 5

## Previous Master Plan Approval Site Plans

- PB-11-13 Briarcliffe Manor  
PB-11-30 The Cottage at Briarcliffe  
PB-16-18 Master Plan Approval - The Preserve at Briarcliffe

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS  
SPECIFIED IN THE LETTER OF APPROVAL  
DATED: JUN 02 2022 FILE # 22-0155  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Nancy L. Freeman*

### Preliminary Plan Conditions:

1. THE APPROVAL SUBJECT TO FORMAL RIDEM WETLANDS/STORMWATER MANAGEMENT PROGRAM APPROVAL;
2. THERE SHALL BE A 25' VEGETATED BUFFER ON THE NORTH AND SOUTH SIDES OF THE RESIDENTIAL ABUTTING THE PROPOSED PARKING AREA. THE ENTIRE BUFFER AREA SHALL BE ON THE APPLICANT'S PROPERTY. SUBJECT TO THE OWNERS' APPROVAL, THERE WILL ALSO BE BUFFERING PLANTINGS ON THE WEST SIDE OF HIS PROPERTY.
3. THE SHED IN THE PARKING LOT WILL BE REMOVED FROM THE PLAN
4. THE GENERATOR WILL BE RELOCATED TO 25' OR MORE FROM THE PROPERTY LINE
5. FINAL APPROVAL SHALL BE HANDLED BY THE PLANNING DIRECTOR ADMINISTRATIVELY, AND AS PART OF THAT PROCESS THE EXISTING PARKING CONDITIONS ON THE WEST SIDE OF OLD POCASSET ROAD SHALL BE APPROPRIATELY ADJUSTED.
6. AS REQUESTED BY THE TOWN ENGINEER, COPIES OF THE BI-ANNUAL STORMWATER MANAGEMENT REPORT TO RIDEM PROVIDED FOR AS PART OF THE STORMWATER MANAGEMENT PROGRAM SHALL ALSO BE PROVIDED TO THE TOWN ENGINEER

**CONSTRUCTION PLANS NOTE:**  
ALL COMPONENTS ASSOCIATED WITH MEP WORKS INCLUDING (BUT NOT LIMITED TO) TRANSFORMERS, GENERATORS AND ALL ASSOCIATED SERVICE LINES/ CONDUIT REQUIREMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RISK FOR PROCEEDING WITH ANY WORKS IN THE VICINITY OF MEP COMPONENTS PRIOR TO COORDINATION OF THOSE COMPONENTS WITH ALL ASSOCIATED FINAL (STAMPED) DOCUMENTS AND DISCIPLINES, AND RECONCILIATION WITH THE SITE CIVIL COMPONENTS SHOWN HEREIN.

Office of Water Resources  
MAY 03 2022

**SESC / O&M**  
The Soil Erosion and Sediment Control Plan (SESC) and Operations and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner onsite.

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
Tel: 401-944-2450 Fax: 401-464-6666 www.DiPrete-Eng.com

Engineers • Planners • Surveyors

DAVID A. RUSSO  
No. 4355  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	Drawn By: B.I.D.
1	3/22/2022	RIDEM Permit Submittal	K.L.B.
2	3/22/2022	Issued for Information and Discussion	B.I.D.
			By:

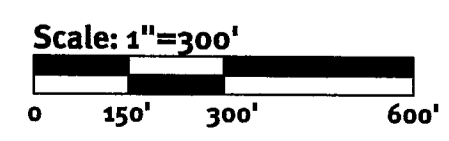
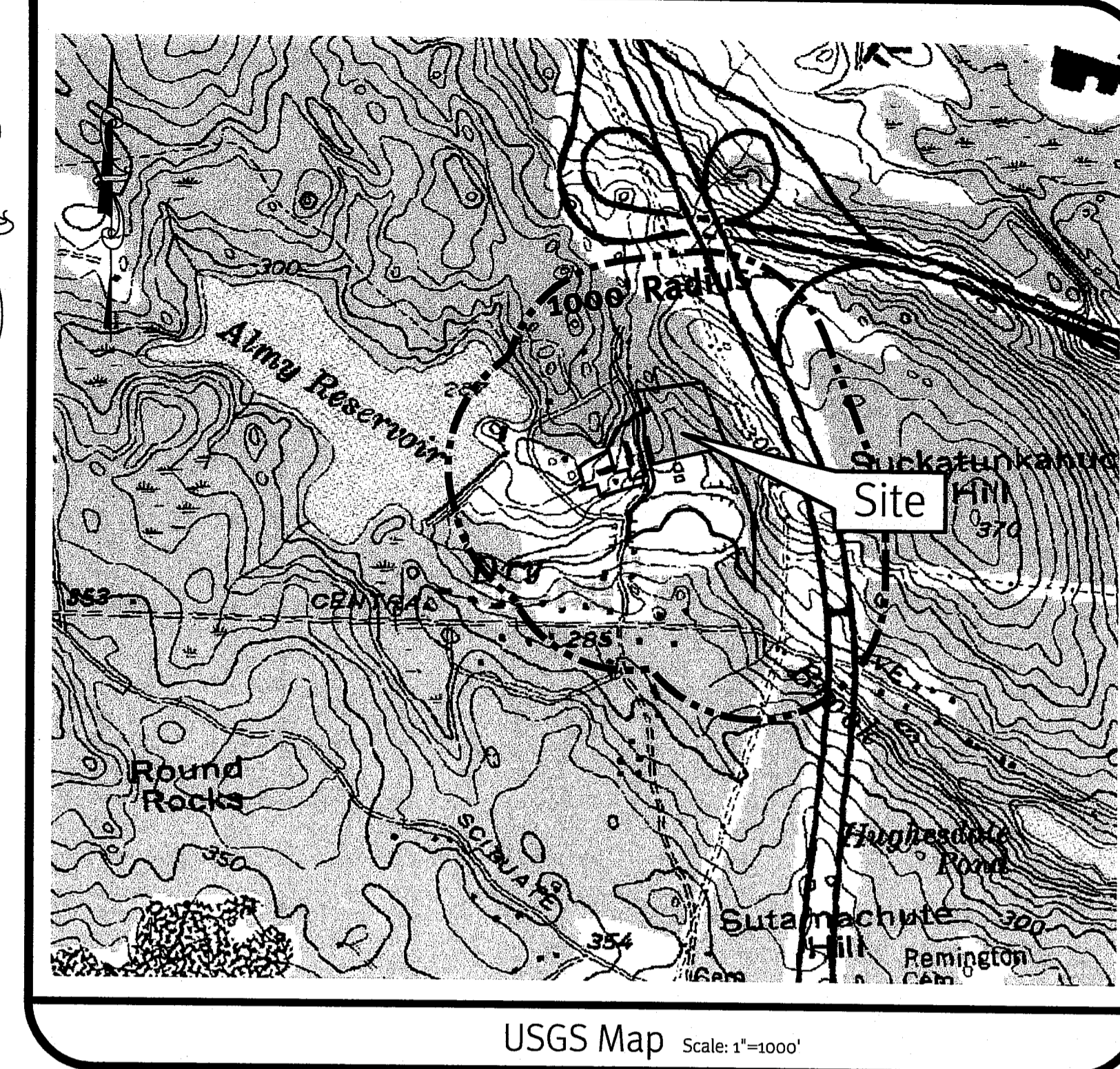
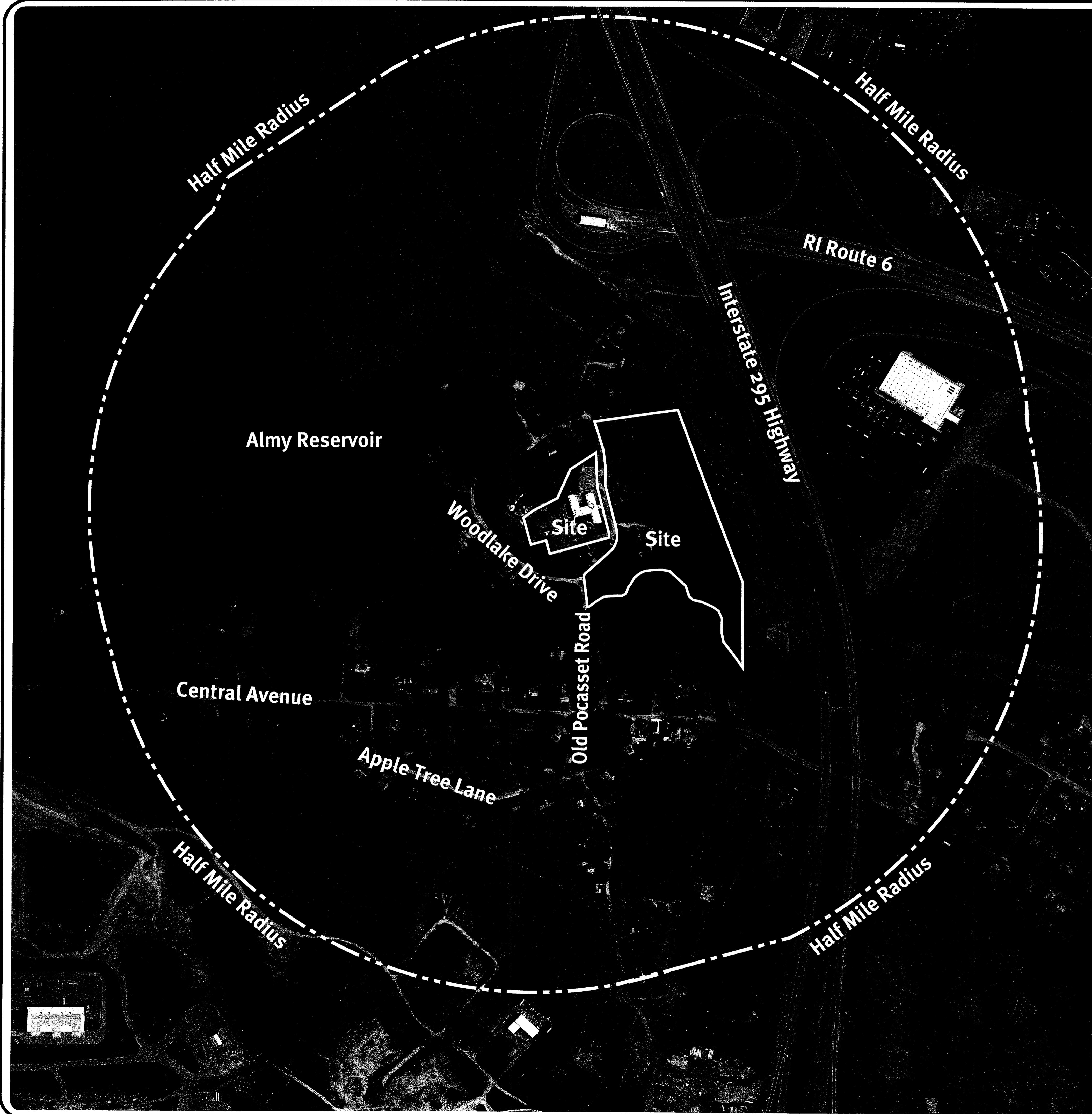
**Cover Sheet**  
**The Preserve at Briarcliffe**

Assessor's Plat 43/1 Lots 224 & 229, Assessor's Plat 44/4, Lots 68, 161 & 306  
Johnston, Rhode Island  
Prepared for  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
48 Old Pocasset Road, Johnston, Rhode Island 02939  
Tel: 401-944-2450 Fax: 401-944-2455

DE Job No: 1154-004 Copyright 2018 by DiPrete Engineering Associates, Inc.

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RI Environmental Management  
MAY 03 2022  
Office of Water Resources

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS  
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DATED: JUN 02 2022 FILE #: 22-0155  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Nancy L. Freeman*

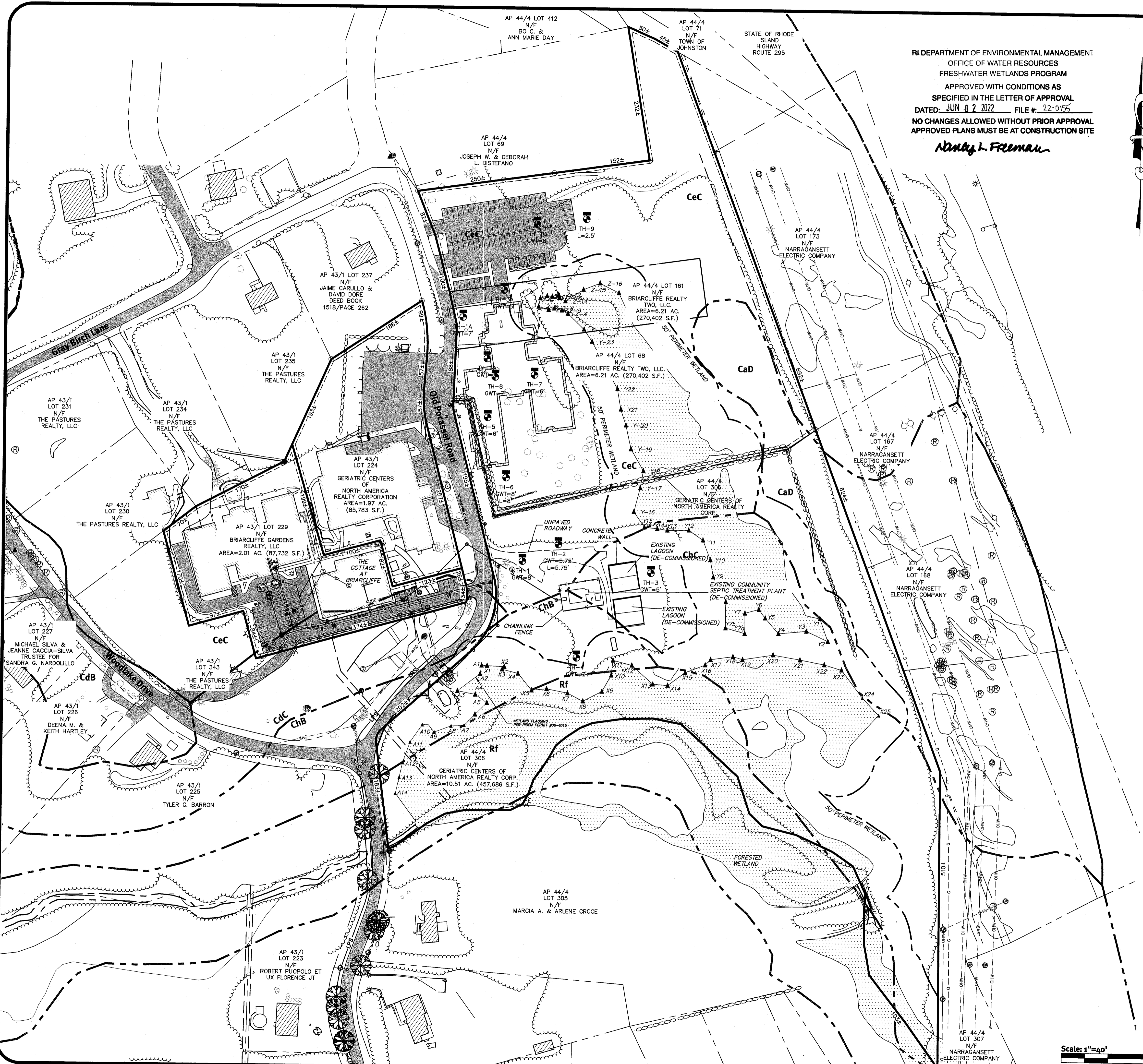
**DiPrete Engineering**  
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No. 11355  
REGISTERED PROFESSIONAL ENGINEER  
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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	Drawn By: B.J.D.	Design By: B.J.D.
1	2-12-2022	RODEM Permit Submission		
2	3-12-2022	Issued for Information and Discussion		

**Aerial Half Mile Radius  
The Preserve at Briarcliffe**  
Assessor's Plat 44/1, Lots 224 & 229, Assessor's Plat 44/1A, Lots 161 & 306  
Johnston, Rhode Island  
Prepared for  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
49 Old Pocasset Road, Johnston, Rhode Island 02919  
tel 401-944-2450 fax 401-944-2455  
DE Job No: 1154-004 Copyright 2018 by DiPrete Engineering Associates, Inc.



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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS  
 SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: JUN 02 2022 FILE #: 22-0155  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
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 Nancy L. Freeman

**General Notes**

- THE SITE IS LOCATED ON THE TOWN OF JOHNSTON ASSESSOR'S PLAT 43-1 LOTS 224 & 229 AND ASSESSOR'S PLAT 44-4 LOTS 68 & 306. THE SITE IS ZONED PLANNED DISTRICT/CONTINUING CARE RETIREMENT COMMUNITY AND IS APPROXIMATELY 20.70 ACRES.
- THE OWNERS ARE:  
 AP 43-1 LOT 229  
 BRIARCLIFFE GARDENS REALTY, LLC  
 49 OLD POCASSET ROAD  
 JOHNSTON, RI 02919  
 T: 401-944-2450  
 AP 43-1 LOT 224 & AP 44-4 LOT 306  
 GERIATRIC CENTERS OF NORTH AMERICA REALTY CORP.  
 49 OLD POCASSET ROAD  
 JOHNSTON, RI 02919  
 AP 44-4 LOT 68  
 BRIARCLIFFE REALTY TWO LLC  
 49 OLD POCASSET ROAD  
 JOHNSTON, RI 02919  
 AP 44-4 LOT 161  
 CORNELIUS MALONEY  
 54 OLD POCASSET ROAD  
 JOHNSTON, RI 02919
- PREPARED FOR MEDICAL HOMES OF RHODE ISLAND, INC. d/b/a BRIARCLIFFE MANOR  
 49 OLD POCASSET ROAD  
 JOHNSTON, RI 02919  
 T: 401-944-2450
- THERE ARE NO EXTRAORDINARY OR UNUSUAL NATURAL FEATURES LOCATED ON THE SUBJECT PROPERTY TO THE BEST OF OUR KNOWLEDGE.
- THERE ARE NO HISTORIC AREAS, CEMETERIES, FOUNDATIONS LOCATED ON THE SUBJECT PROPERTY.
- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DEA AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.
- ELEVATIONS, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER PLAN REFERENCE #1. THE CONTOUR INTERVAL IS 2 FOOT. TOPOGRAPHY IS DEPICTED AS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL.
- SOIL MAPPING OBTAINED FROM "SOIL SURVEY OF RHODE ISLAND", PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SITE. THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE X, RETROFERRED FEMA FLOOD INSURANCE RATE MAP 44070284G, MAP REVISED MARCH 2, 2009, FOR TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS IV SURVEY. THE PLAN ITSELF CONFORMS ONLY TO A CLASS IV STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.

**Plan References**

- "EXISTING CONDITIONS PLAN FOR AP 43 LOTS 224, 229, 236 AND 343 SITUATED ON 49 OLD POCASSET ROAD JOHNSTON, RI PREPARED FOR BRIARCLIFFE NURSING HOME." PLAN BY GAROFALO AND ASSOCIATES, INC. DATED APRIL 13, 2006 UNRECORDED.
- "BRIARCLIFFE GARDENS 49 OLD POCASSET ROAD, JOHNSTON, RHODE ISLAND, AP 43/1 LOT 224, 229, 230, 234, 236 AND 343 AP 44/1 LOT 306 ADMINISTRATIVE SUBDIVISION" PREPARED BY INTERNATIONAL MAPPING & SURVEYING CORP. DATED 10-6-08, RECORDED NH THE TOWN OF JOHNSTON LAND EVIDENCE RECORDS IN MAP BOOK 3 AT PAGE 266.

**Soil Information**

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)  
 CaC CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES  
 CeC CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES  
 CaD CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 15 TO 35 PERCENT SLOPES  
 ChB CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES  
 ChC CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES  
 Rf RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS

**Legend:**

PROPERTY LINE	---
ASSESSORS LINE	---
WETLAND EDGE	---
WETLAND HATCH	---
EXISTING WETLAND FLAGGING	X1 X2 X3
PROPOSED WETLAND FLAGGING	A1 A2 A3
STREAM CENTERLINE	---
50' PERIMETER WETLAND	---
100' RIVERBANK WETLAND	---
200' RIVERBANK WETLAND	---
TWO FOOT CONTOUR	238
TEN FOOT CONTOUR	240
SOIL TYPES	CdC
SOIL BOUNDARY LINE	---
EXISTING TREELINE	---
EXISTING ROADWAY	---
EXISTING BUILDING	---
EXISTING DRIVEWAY	---
EXISTING TREE	○
EXISTING SHRUB	○
EXISTING LIGHTPOLE	○
EXISTING UTILITY POLE	○
EXISTING SEWER MANHOLE	○
EXISTING DRAINAGE MANHOLE	○
EXISTING CATCH BASIN	○
EXISTING DOUBLE CATCH BASIN	○
EXISTING FLARED END	○
EXISTING WATER VALVE	○
EXISTING THRUST BLOCK	○
EXISTING GAS VALVE	○
EXISTING HYDRANT	○
EXISTING WATER LINE	---
EXISTING GAS LINE	---
EXISTING ELECTRIC	---
EXISTING DRAINAGE	---
EXISTING UNDERGROUND ELECTRIC	---
DRILL HOLE FOUND	○
IRON ROD/PIPE FOUND	○

RI Environmental Management  
 MAY 03 2022  
 Office of Water Resources

Scale: 1"=40'  
 0 20' 40' 80'

**DiPrete Engineering**  
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 Engineers • Planners • Surveyors

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 CIVIL

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1	2-16-2022	RIE04 Permit Submission	By: B.I.D.
2	3-12-2022	Issued for Information and Discussion	By: B.I.D.
3		Description	By: B.I.D.
		Date	By: B.I.D.
		No.	By: B.I.D.
		Design By: B.I.D.	

**Existing Conditions Plan**  
**The Preserve at Briarcliffe**  
 Assessor's Plat 43/1 Lots 224 & 229, Assessor's Plat 44/4, Lots 68, 161 & 306  
 Johnston, Rhode Island  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
 49 Old Pocasset Road, Johnston, Rhode Island 02919  
 tel 401-944-2450 fax 401-944-2455  
 DE Reg No: 1154-004 Copyright 2018 by DiPrete Engineering Associates, Inc.

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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
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 SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: JUN 02 2022 FILE #: 22-0155  
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*N. May L. Freeman*

**General Notes**

- ALL BOUNDARY MONUMENTATION SHOWN ON PLAN IS EXISTING. NO NEW MONUMENTATION IS PROPOSED AT THIS TIME.
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES. CONSTRUCTION TO BEGIN SPRING 2017 OR UPON RECEIPT OF ALL APPROVALS.
- THE SITE IS SERVICED BY PUBLIC WATER AND WILL BE CONNECTED TO THE MUNICIPAL SEWER SYSTEM.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF JOHNSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS RIDEM BEST MANAGEMENT PRACTICES.
- NO ALTERATION OF FRESHWATER WETLANDS ARE PROPOSED.
- NO RIGHTS-OF-WAY ARE PROPOSED. THE EXISTING DRAINAGE EASEMENT WILL NEED TO BE EXPANDED. REFERENCE DEED BOOK 1956 PAGE 110.
- NO ADVERSE POTENTIAL IMPACTS ARE FORESEEABLE FROM THE PROPOSED DEVELOPMENT.
- METES AND BOUNDS DESCRIPTION TO BE SUBMITTED PRIOR TO FINAL RECORDING.
- LANDSCAPING TO BE REMOVED IS TO BE REPLACED IN ACCORDANCE WITH TOWN OF JOHNSTON ZONING REGULATIONS SECTION 340-27.2
- ALL LIGHTING TO BE SHIELDED ALONG WETLAND EDGE.

**State Permits Received**

- RIDEM FRESHWATER WETLANDS PROGRAM (APP #12-0074) (FOR WORK ON ASSESSOR'S PLAT 43-1 LOTS 224 & 229)
- RIDEM FRESHWATER WETLANDS EDGE VERIFICATION (APP #14-0193) (FOR WORK ON ASSESSOR'S PLAT 43-1 LOTS 224 & 229 AND PLAT 44/4 LOTS 306 & 68)

**Dimensional Regulations**

ZONING:	PLANNED DISTRICT (CONTINUING CARE RETIREMENT COMMUNITY)
MINIMUM LOT AREA:	-
MINIMUM FRONTAGE:	-
MINIMUM FRONT YARD:	5'
MINIMUM SIDE YARD:	5'
MINIMUM REAR YARD:	5'
MAXIMUM LOT COVERAGE:	50% OF NET TRACT
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM DISTANCE BETWEEN STRUCTURES:	35' (10' VARIANCE REQUESTED)

**Parking Regulations:**

PARKING USE:	CONTINUING CARE RETIREMENT COMMUNITY
PARKING REQUIREMENT:	1 SPACE / EVERY 3 BEDS
FACILITY BED COUNT:	
EXISTING	
BRIARCLIFF MANOR	122 BEDS
BRIARCLIFF GARDENS	43 BEDS
THE COTTAGE AT BRIARCLIFF	20 BEDS
PROPOSED	
BUILDING 1	30 BEDS
BUILDING 2	82 BEDS
BUILDING 3	60 BEDS
EXISTING PARKING SPACES:	79 SPACES
REQUIRED PARKING SPACES:	120 SPACES
PARKING SPACES PROVIDED:	147 SPACES

**Layout and Materials:**

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PRECAST CONCRETE, MONOLITHIC CONCRETE OR AS LABELED ON THE PLANS.
- SIDEWALK SHALL BE CONCRETE, OR AS LABELED ON THE PLANS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

**Demolition Notes:**

- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233 IN MA, ME, NH, RI & VT, CALL 1-800-922-4455 IN CT 72 HOURS (48 HOURS IN VT AND CT) PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON OLD POCASSET ROAD STREET.
- ANY DAMAGE TO EXISTING BUILDING AND PROPERTY CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS WITHIN THE LIMIT OF WORK UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS TO INCLUDE BUT NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
- IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK SHALL BE RESTORED TO MATCH THE DESIGN PLANS.

**Diprete Engineering**  
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**DAVID A. RUSSO**  
 No. 1335  
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 CIVIL

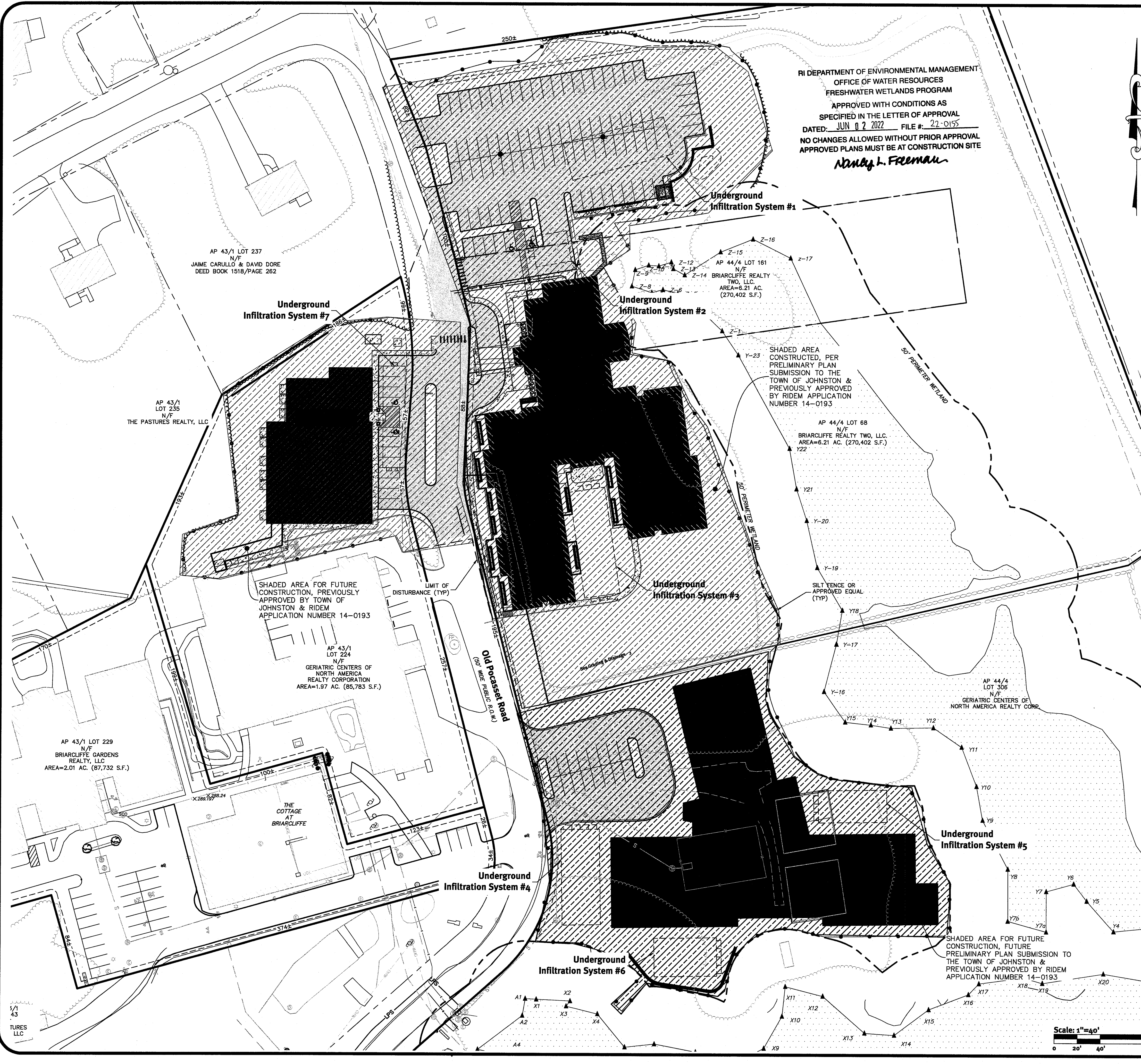
RI Environmental Management  
 MAY 03 2022  
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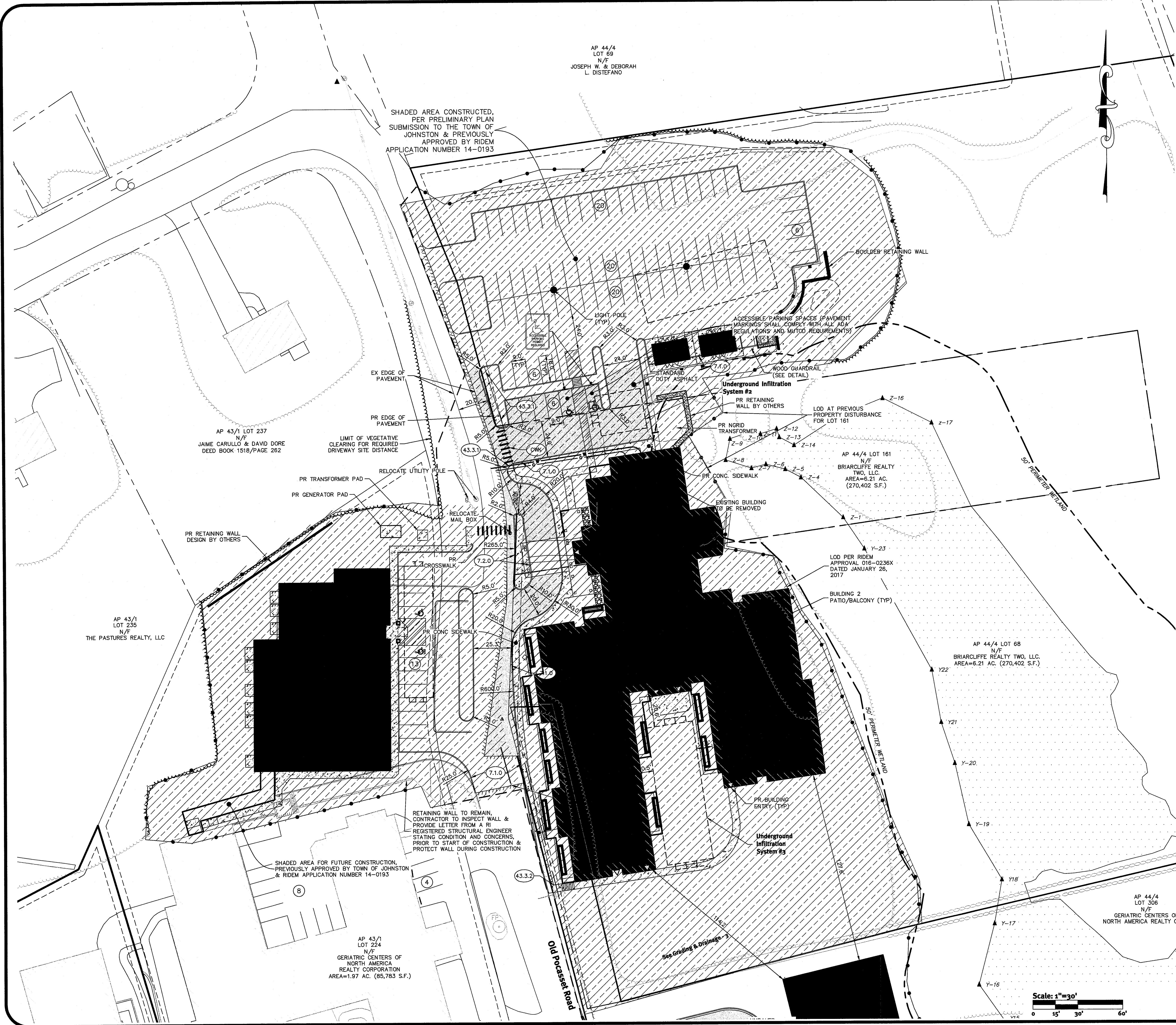
No.	Date	Description	By
1	2-15-2022	RIDEM Permit Submission	K.A.R.
2	3-12-2022	Issued for Information and Discussion	B.L.D.
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**Site Layout Overall**  
**The Preserve at Briarcliffe**  
 Assessor's Plat 43/1 Lots 224 & 229, Assessor's Plat 44/4, Lots 68, 161 & 306  
 Prepared for  
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 49 Old Pocasset Road, Johnston, Rhode Island 02919  
 Tel: 401-944-2450 Fax: 401-944-2455  
 DE Job No: 1154-004 Copyright 2018 by Diprete Engineering Associates, Inc.

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- Traffic Notes:**
- DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
  - DURING CONSTRUCTION FLAGGERS SHALL BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
  - ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
  - TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON RIDOT APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
  - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.
- Site Callouts Legend**
- 7.1.0 PRECAST CONCRETE CURB
  - 7.2.0 PRECAST CONCRETE SLOPED FACE CURB
  - 43.3.1 WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY-AREAS
  - 43.3.2 RAMP LANDING FOR NARROW SIDEWALK

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 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	Drawn By: B.L.D.	Design By: B.L.D.
1	2-14-2022	RIDEM Permit Submission		
2	2-14-2022	Permit Modification Discussion		

RI Environmental Management  
 MAY 03 2022  
 Office of Water Resources

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: JUN 02 2022 FILE # 22-0155  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Mary L. Freeman*

**Site Layout Building 2**  
**The Preserve at Briarcliffe**  
 Assessors' Plat 63/1, Lots 224 & 225, Assessor's Plat 44/4, Lots 68, 66 & 306  
 Johnston, Rhode Island  
 Prepared for: **Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
 49 Old Pocomasset Road, Johnston, Rhode Island 02919  
 Tel: 401-944-2450 Fax: 401-944-2455  
 DE Job No: 1154-004 Copyright 2018 by DiPrete Engineering Associates, Inc.

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See Grading & Drainage - 2



**ADA Notes:**

- ALL IMPROVEMENTS SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE.
- MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 4.5% OR 0.045' /', AND MAXIMUM CROSS SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 0.015' /'.
- MAXIMUM SLOPE IN ALL DIRECTIONS FOR ALL ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE 0.015' /'.
- A 5'x5' LANDING WITH A MAXIMUM SLOPE OF 1.5% OR 0.015' /' IN ALL DIRECTIONS SHALL BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSES.
- SIDEWALK CURB RAMPS SHALL COMPLY WITH DIPRETE ENGINEERING DETAILS THAT MEET OR EXCEEDING RIDOT STANDARDS 43.3.0, 43.3.1, & 43.4.1 AS SHOWN ON THE DETAIL SHEET.
- PLEASE NOTE THAT THE GRADING AND PLAN VIEWS AS WELL AS THE STANDARD DETAILS MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS AND RAMPS TO ADA STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA STANDARDS. IN THE EVENT OF ANY CONFLICTS THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

**Abbreviations:**

EXISTING	EX	SEWER MANHOLE	SMH
PROPOSED	PR	DRAINAGE MANHOLE	DMH
FINISH FLOOR ELEVATION	FFE	CATCH BASIN	CB
ASSESSOR'S PLAT	AP	DOUBLE GRATED CATCH BASIN	DCB
NOW OR FORMERLY	N/F	ROOF DRAIN	RD
TYPICAL	TYP	FLARED END SECTION	FES
BOTTOM OF WALL	BW	CONCRETE	CONC
TOP OF WALL	TW	INVERT	INV
TOP OF CURB/ TOP OF CONCRETE	TC	ON CENTER	OC
BOTTOM OF CURB/ BOTTOM OF CONCRETE	BC	NYLOPLAST INLINE DRAIN (24" DI FRAME & DOME GRATE PAINTED BLACK)	IN
LANDSCAPE AREA	LA		

**Legend:**

PROPERTY LINE	---
ASSESSOR'S LINE	---
WETLAND EDGE	---
WETLAND HATCH	---
EXISTING WETLAND FLAGGING	---
PROPOSED WETLAND FLAGGING	---
STREAM CENTERLINE	---
50' PERIMETER WETLAND	---
100' RIVERBANK WETLAND	---
200' RIVERBANK WETLAND	---
TWO FOOT CONTOUR	---
TEN FOOT CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT GRADE	---
SOIL TYPES	---
SOIL BOUNDARY LINE	---
EXISTING TREELINE	---
PROPOSED TREELINE	---
EXISTING ROADWAY	---
PROPOSED ROADWAY	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED DRAIN LINE	---
PROPOSED ROOF LEADER	---
PROPOSED FLARED END	---
PROPOSED CATCH BASIN	---
PROPOSED MANHOLE	---
PROPOSED OVERHEAD WIRES	---
PROPOSED UNDERGROUND ELECTRIC	---
PROPOSED ELECTRIC, CABLE LINE	---
PROPOSED GAS LINE	---
PROPOSED WATER LINE	---
PROPOSED SEWER LINE	---
PROPOSED WATER VALVE	---
PROPOSED THRUST BLOCK	---
PROPOSED CONCRETE (PAD, SIDEWALK)	---
PROPOSED PAVEMENT STRIPING (4" WHITE STRIPING 2' ON CENTER @ 45°)	---
PROPOSED ACCESSIBLE PARKING SPACE SYMBOL	---
PROPOSED ACCESSIBLE VAN SPACE SYMBOL	---

Scale: 1"=20'

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DATED: JUN 02 2022 FILE #: 22-0155  
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*David L. Freeman*

AP 43/1  
LOT 224  
N/F  
GERIATRIC CENTERS OF  
NORTH AMERICA  
REALTY CORPORATION  
AREA=1.97 AC. (85,783 S.F.)

**DiPrete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-949-1000 Fax: 401-664-6006 www.DiPrete-Eng.com

**DAVID A. RUSSO**  
No. 1335  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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DATE	2-11-2022
BY	DR
DESCRIPTION	RIDEM Permit Submission
DATE	2-11-2022
BY	DR
DESCRIPTION	Design By BLD.

**Grading & Drainage - 1**  
**The Preserve at Briarcliffe**  
Assessor's Plat 43/1 Lots 224, 225, Assessor's Plat 44/4, Lots 68, 161 & 306  
Prepared for  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
48 Old Pocomasset Road, Johnston, Rhode Island 02919  
Tel: 401-944-2450 Fax: 401-944-2455  
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**UIC Notes:**

PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:

1. 400 FEET FROM ALL PUBLIC WATER WELLS (SAND & GRAVEL)
2. 200 FEET FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FEET FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FEET FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FEET FROM ALL OTHER SURFACE WATERS
6. 25 FEET FROM ALL OWTS & OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FEET FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION
8. 10 FEET FROM ALL PROPERTY LINES
9. 10 FEET FROM ALL BUILDING FOOTINGS

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 Two Stafford Court, Cranston, RI 02920  
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**DAVID A. RUSSO**  
 No. [Stamp]  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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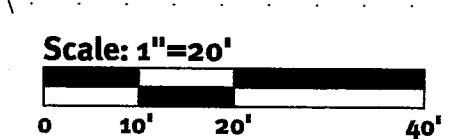
No.	Date	Description	By
1	2-14-2022	PERMIT SUBMISSION	K.M.R.
2	2-15-2022	ISSUED FOR INFORMATION AND DISCUSSION	B.L.D.
			Design By: B.L.D.

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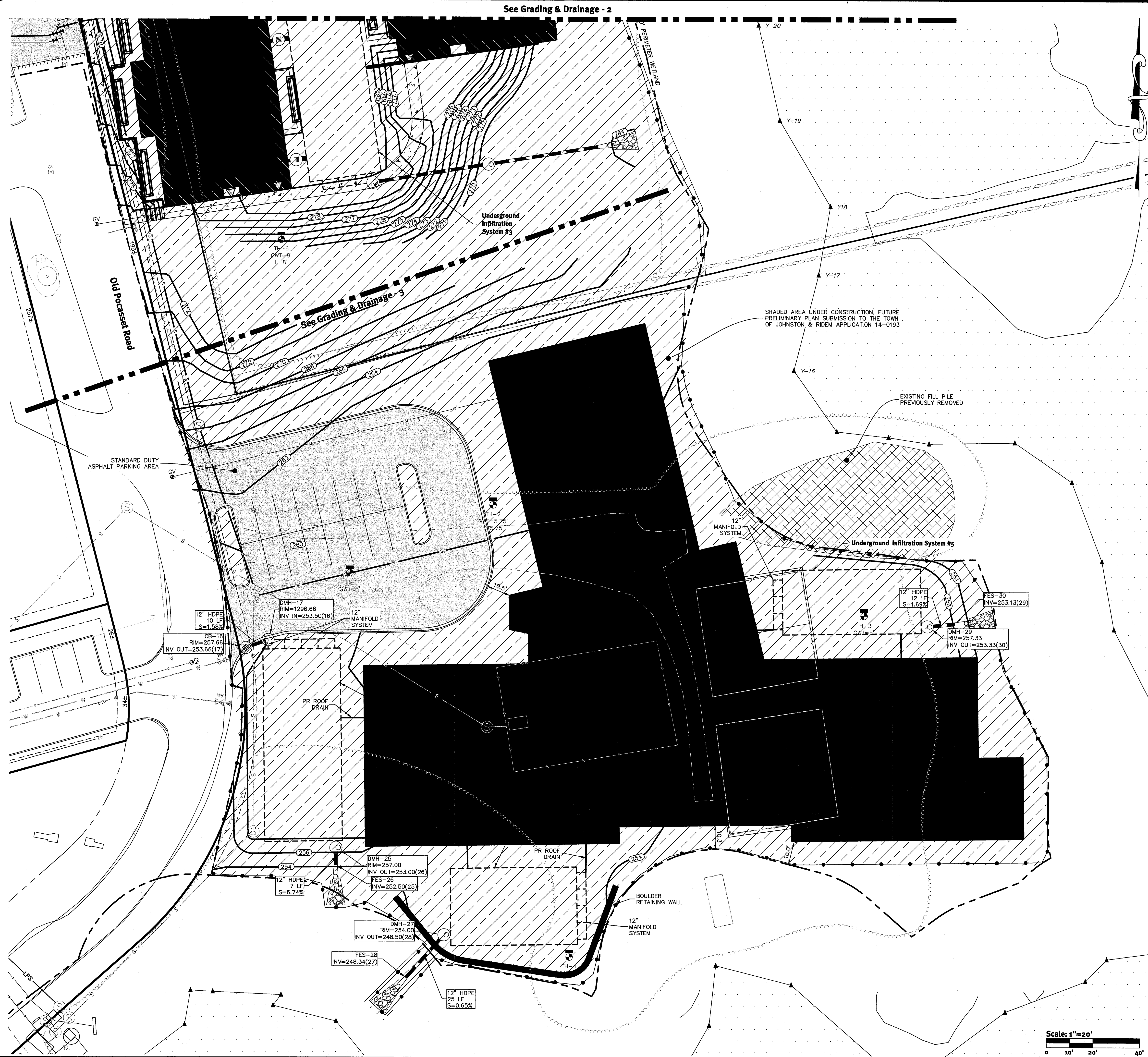
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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: JUN 0 2 2022 FILE #: 22-0155  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
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*Nancy L. Freeman*

**Grading & Drainage - 2**  
**The Preserve at Briarcliffe**  
 Assessor's Plat 44/4, Lots 224 & 229, Assessor's Plat 44/4, Lots 66, 67 & 306  
 Johnston, Rhode Island  
 Prepared for  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
 49 Old Pocomset Road, Johnston, Rhode Island 02919  
 Tel: 401-943-2450 Fax: 401-943-2455  
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See Grading & Drainage - 1



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APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: JUN 02 2022 FILE #: 22-0555  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Nancy L. Freeman*

**Grading & Drainage - 3**  
**The Preserve at Briarcliffe**  
Assessor's Plat 03/1 Lots 224 & 229, Assessor's Plat 44/4, Lots 68, 69, 161 & 306  
Johnston, Rhode Island  
Prepared for  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
49 Old Pocasset Road, Johnston, Rhode Island 02919  
Tel 401-949-2450 Fax 401-946-2455  
DE Job No: 1154-004 Copyright 2018 by Diprete Engineering Associates, Inc.

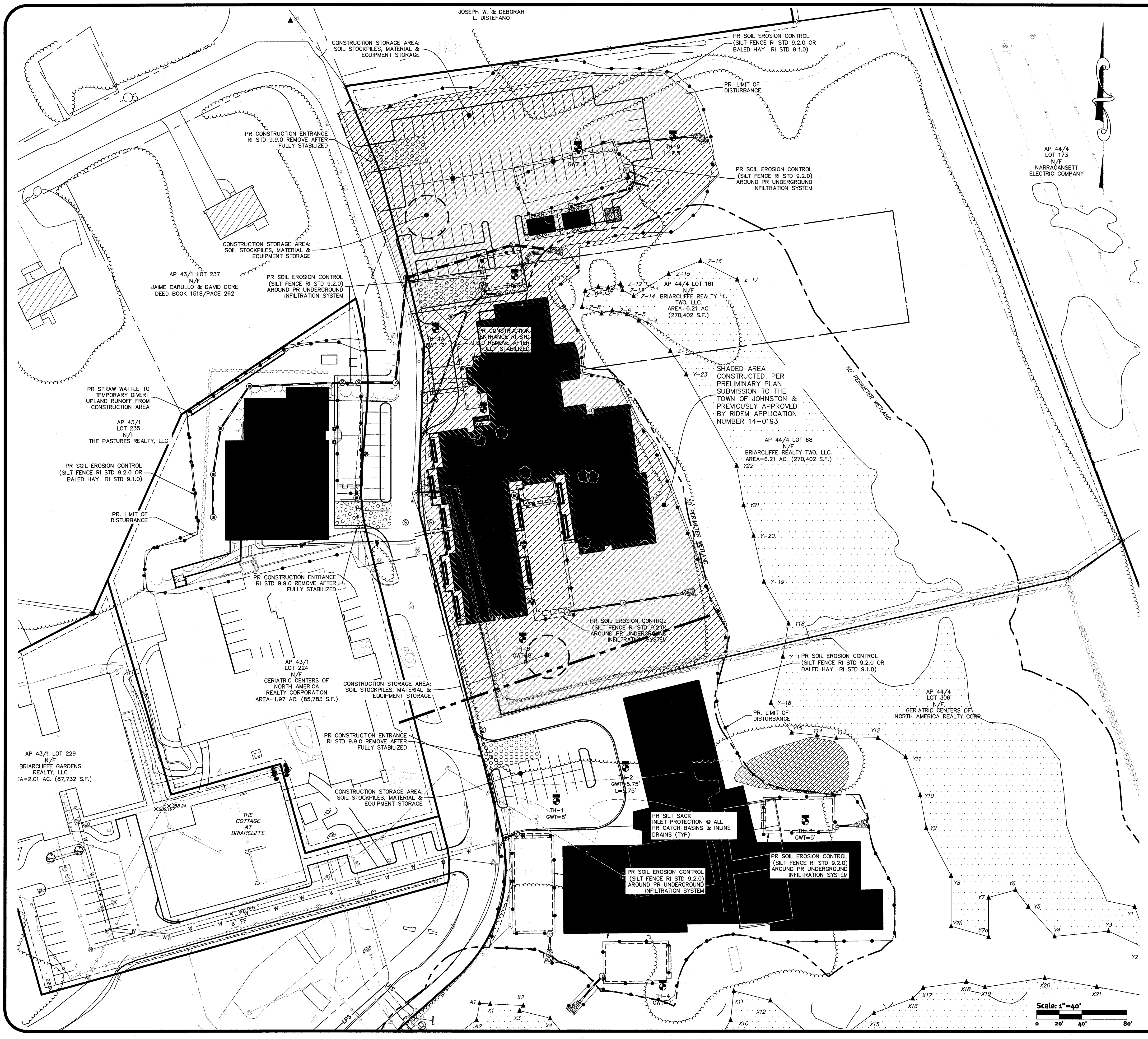
**DAVID A. RUSSO**  
No. 14325  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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No.	Date	Description	By
1	3-12-2020	ISSUED FOR CONSTRUCTION DISCUSSION	Design By: B.I.D.

**Diprete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel 401-943-0000 Fax 401-464-6006 www.Diprete-Eng.com  
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**General Notes:**

1. ALL EROSION CONTROL MEASURES ETC. SHALL BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL LATEST EDITION.
2. SILT FENCE OR AN APPROVED EROSION CONTROL AND DIVERSIONS SHALL BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE SITE.
3. VEHICLE MAINTENANCE AND WASHING SHALL OCCUR OFF-SITE.
4. INLET PROTECTION SHALL BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. CONCRETE WASHOUT AREAS TO BE LOCATED IN PARKING AREAS AS NEEDED.
6. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER.
7. UNDERGROUND INFILTRATION AREAS SHALL BE STAKED OFF, DEMARCATED AND PROTECTED FROM CONSTRUCTION TRAFFIC DURING CONSTRUCTION.

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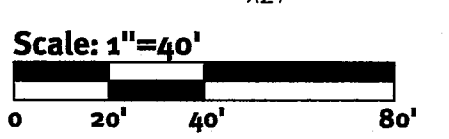
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No.	Date	Description	Drawn By: B.I.D.
1	2-14-2022	RIDEM Permit Submission	
2	3-12-2022	Revised for information and discussion	

RI Environmental Management  
 MAY 03 2022  
 Office of Water Resources

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**APPROVED PLANS MUST BE AT CONSTRUCTION SITE**  
*M. L. FREEMAN*

**Soil Erosion And Sediment Control Plan**  
**The Preserve at Briarcliffe**  
 Assessor's Plat 43/1 Lots 224 & 229, Assessor's Plat 44/4, Lots 66, 161 & 306  
 Johnston, Rhode Island  
**Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor**  
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