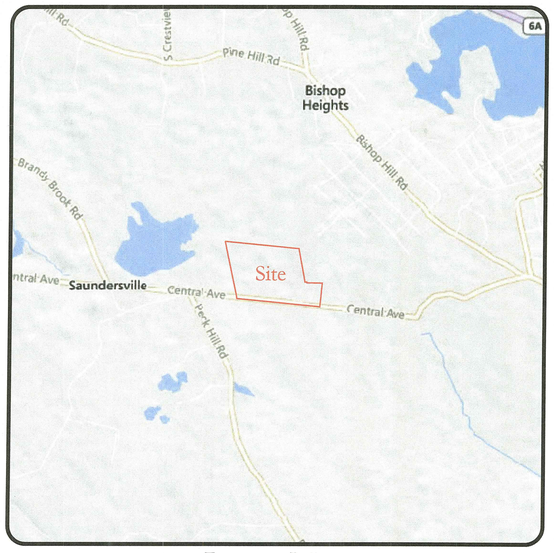
RIDEM SUBMISSION

MEADOWBROOK ESTATES PHASE II & III

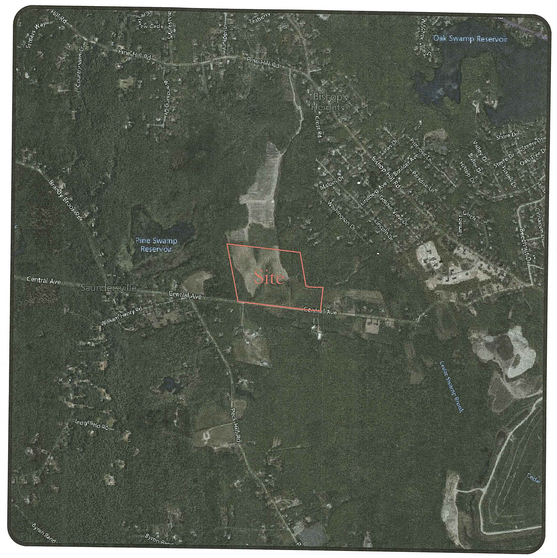
AP 43/4 LOT 90
JOHNSTON, RHODE ISLAND



Locus Map

Sheet Index

1 - Cover
2 - Existing Conditions (by Others)
3 - Soil Erosion and Sediment Control
4 - Site Plan Overall
5 - Grading Plan - 1
6 - Grading Plan - 2
7 - Plan & Profile Cross Road
8 - Plan & Profile Justin Court 0+00 to 8+00
9 - Plan & Profile Justin Court 8+00 to 14+72
10 - Plan & Profile Kaylee Court
11 - Details - 1
12 - Details - 2



Aerial

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: NOV 10 2023 FILE #: 22-0184
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Jonathan D. Womack

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NOTE PER DEM:
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RI Environmental Management
JAN 25 2023
Office of Water Resources

See Revised Sheets 5+6.

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2	1/23/2023	RIDEM RESPONSE TO COMMENTS	BPT

BRIAN P THALMANN No. 14100 REGISTERED PROFESSIONAL ENGINEER CIVIL

Thalmann Consulting, LLC.
Site/Civil Engineers
14 Richmond Avenue
Barrington, Rhode Island
(401) 533-6227

Cover
43/4 90
MEADOWBROOK ESTATES PHASES II & III
JOHNSTON Central Ave Rhode Island
Prepared for:
Meadowbrook Development Corp
116 Jane Street North Providence Rhode Island
date: 11/17/2022 scale: As Noted

Drawn By: BPT
Checked By: BPT
Sheet 1 of 12
FILE NO.: 22.002

NORTH

LEGEND

18	LOT IDENTIFIER
WF #	HEADWALL
W	WETLAND FLAG
	WATER GATE VALVE
SF	SILT FENCE
W W	WATER LINE
	PROPERTY LINE
	RIGHT - OF - WAY
	BIO-RETENTION SWALE
123	MAJOR CONTOUR
123	MINOR CONTOUR
	COMPLETED DWELLING
	ASPHALT ROAD

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY — MEASUREMENT SPECIFICATION I

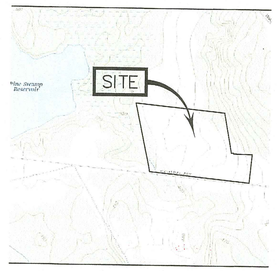
B. OTHER TYPE OF SURVEY:
- DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY, TOPOGRAPHIC SURVEY) — MEASUREMENT SPECIFICATION: III
- VERTICAL CONTROL STANDARD — V-3
- TOPOGRAPHIC SURVEY ACCURACY — T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
TO PREPARE A BOUNDARY SURVEY, OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

NICHOLAS VELTRI
No. 1719
PROFESSIONAL LAND SURVEYOR

NICHOLAS VELTRI
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1719
CERTIFICATE OF AUTHORIZATION #A48

NOV. 26, 2022
DATE



LOCUS MAP ~ NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOT 90 AS SHOWN ON THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND; PLAT NO. 43-4.
2. AREA FOR PHASE II & III = 1,332,064.80 ± SQUARE FEET OR 30.58 ± ACRES
   LOTS 1-6 PHASE I LOTS 7-17 PHASE II LOTS 18-27 PHASE II
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY VELTRI SURVEY, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA PANEL NO. 44007C 0283 H, MAP REVISED OCTOBER 2, 2015.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THERE ARE NO DRAINAGE STRUCTURES ON CENTRAL AVENUE WHICH PROVIDE SERVICE TO THIS PROJECT.
10. THERE ARE NO EXTRAORDINARY OR UNUSUAL NATURAL FEATURES ON THIS SITE.
11. THERE ARE CEMETERY OR OTHER SIGNIFICANT HISTORICAL FEATURES ON THIS SITE.
12. USDA SOIL SURVEY OF 1981 SHEET 36 INDICATES WOB, WOODBRIDGE, VERY STONY, FINE, SANDY, LOAM, 2-4% SLOPE.
13. LEACH FIELDS ARE PROPOSED FOR THIS SUBDIVISION. PUBLIC WATER IS AVAILABLE.
14. THERE WERE/ARE NO EASEMENTS OR RIGHT-OF-WAYS FOUND ON THE SUBJECT PROPERTY AT TIME OF SURVEY.
15. THE WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN THE FIELD BY NATURAL RESOURCE SERVICES, INC. WETLAND FLAGS WERE LOCATED IN THE FIELD BY RTK GPS. WETLAND DELINEATION APPROVAL NO. 20-0035, APRIL 17, 2020.
16. PHASING IS PROPOSED FOR THIS PROJECT.
17. THIS SITE DOES LIE WITHIN A CRITICAL RESOURCE AREA.
18. MASTER PLAN REVISION REVIEW AND APPROVED BY THE TOWN OF JOHNSTON PLANNING BOARD ON SEPTEMBER 6, 2022.
19. AT THE TIME OF THIS PLAN, LOTS 1-6 HAVE BEEN COMPLETED, LOT 18 CURRENTLY UNDER CONSTRUCTION.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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FRESHWATER WETLANDS PROGRAM
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Jonathan D. Mikaelian

Environmental Management
JAN 25 2023
Office of Water Resources

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OFFICE OF WATER RESOURCES,
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NOTE PER DEM:
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GRAPHIC SCALE
0 80 120 160
(IN FEET)
1 inch = 80 ft.

EVERYDAY
11 S ANGEL STREET SUITE 145
PROVIDENCE, RI 02906
WWW.EVERY

MARK	DESCRIPTION	DATE

DESIGNED BY: NV
DRAWN BY: CMS
CHECKED BY: NV
SUBMITTED BY: NVBT
SIZE:
ISSUE DATE: 11/23/22
PROJECT NO.:
CONTRACT NO.:

N. VELTRI SURVEY, INC.
SURVEY ~ LAND PLANNING
401-640-0334
VELTRISURVEY@VERIZON.NET

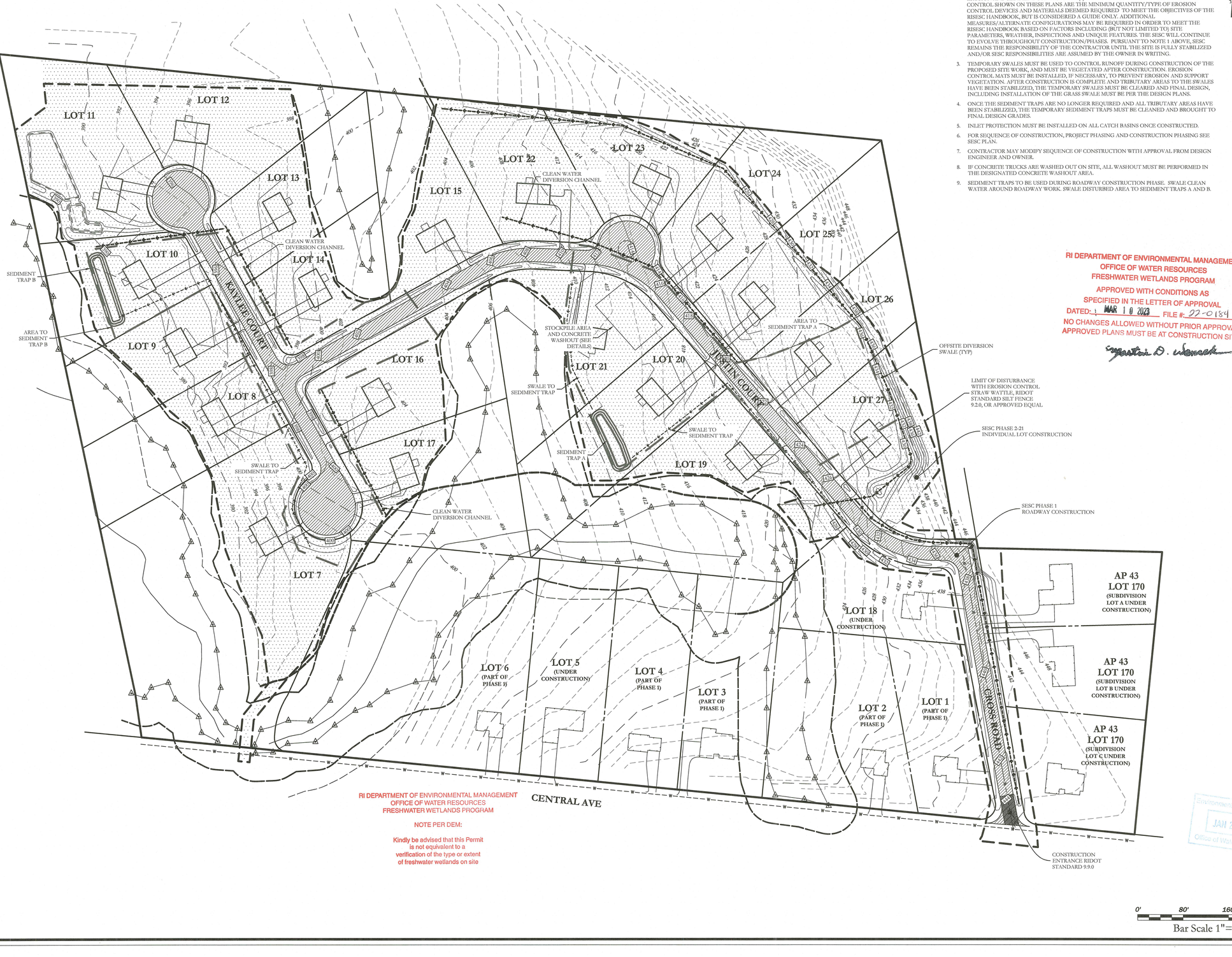
EXISTING CONDITION PLAN
MEADOWBROOK DEVELOPMENT CORP.
0 CENTRAL AVENUE
PLAT 43-4 LOT 90
TOWN OF JOHNSTON, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

SHEET #
2
of 12

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, T ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
9. SEDIMENT TRAPS TO BE USED DURING ROADWAY CONSTRUCTION PHASE. SWALE CLEAN WATER AROUND ROADWAY WORK. SWALE DISTURBED AREA TO SEDIMENT TRAPS A AND B.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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Christian D. Udvarek



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OFFICE OF WATER RESOURCES
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Environmental Management
JAN 25 2023
Office of Water Resources

0' 80' 160' 240'
Bar Scale 1"=80'

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THALMANN CONSULTING, LLC.
CIVIL ENGINEERS
14 RICHMOND AVE.
BARRINGTON, RI 02806

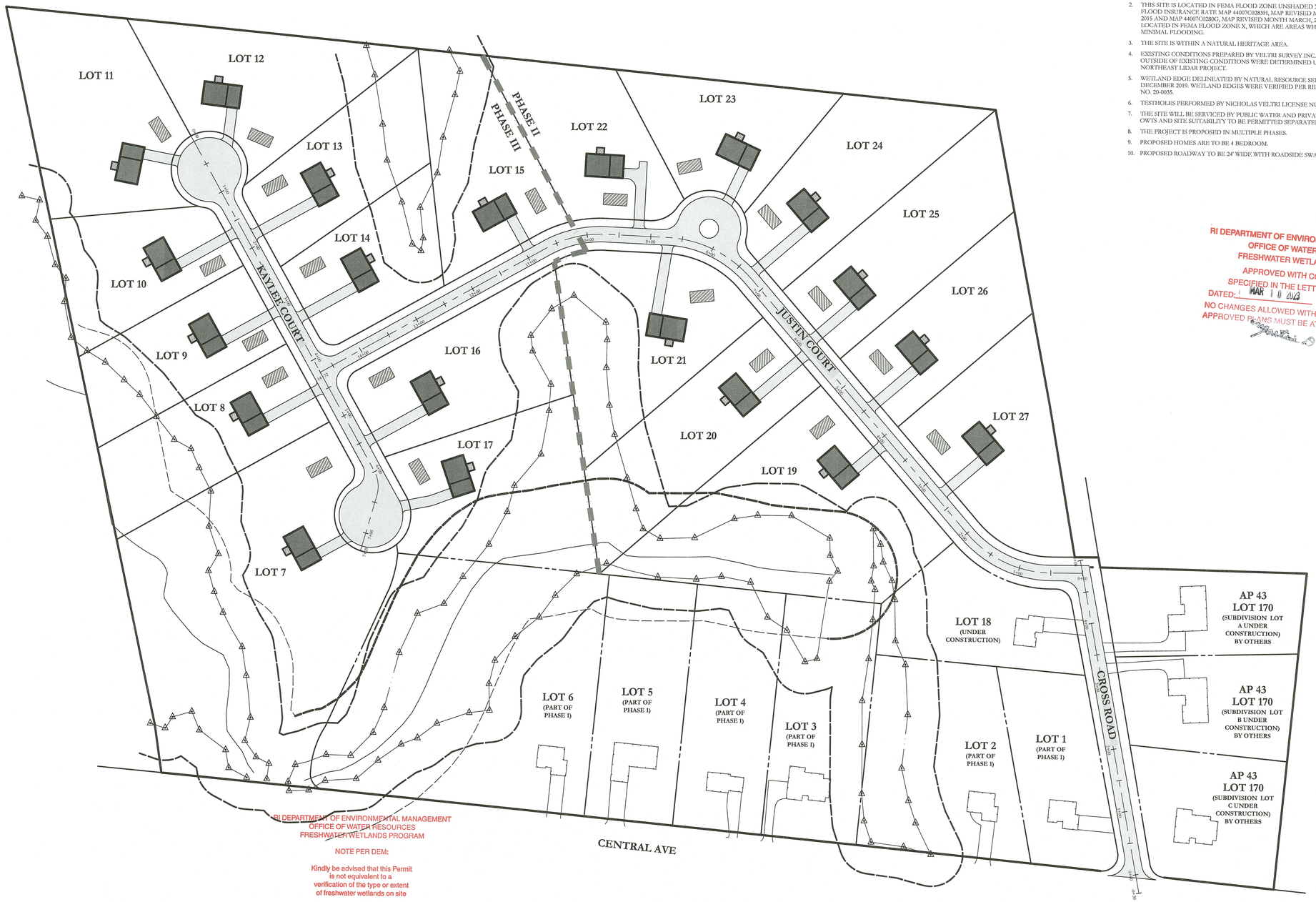
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BRIAN P THALMANN No. 14100 REGISTERED PROFESSIONAL ENGINEER CIVIL

Thalmann Consulting, LLC.
Site/Civil Engineers
14 Richmond Avenue
Barrington, Rhode Island
(401) 533-6227

43/4 Soil Erosion And Sediment Control 90
MEADOWBROOK ESTATES PHASES II & III
JOHNSTON
Central Ave Rhode Island
Prepared for:
Meadowbrook Development Corp
116 Jane Street North Providence Rhode Island
date: 11/17/2022 scale: As Noted

Drawn By: BPT
Checked By: BPT
Sheet 3 of 12
FILE NO.: 22.002



DIMENSIONAL REGULATIONS:

ZONING:	R-40
	REQUIRED
MINIMUM LOT AREA:	40,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	140'
MINIMUM FRONT AND CORNER SIDE YARD:	40'
MINIMUM SIDE YARD:	35'
MINIMUM REAR YARD:	40'

NOTES:

1. THE SITE IS LOCATED ON THE TOWN JOHNSTON ASSESSOR'S PLAT 43/4 LOT 9.
2. THIS SITE IS LOCATED IN FEMA FLOOD ZONE UNSHADED X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0283H, MAP REVISED MONTH OCTOBER, 2, 2015 AND MAP 44007C0280G, MAP REVISED MONTH MARCH, 2, 2009. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
3. THE SITE IS WITHIN A NATURAL HERITAGE AREA.
4. EXISTING CONDITIONS PREPARED BY VELTRI SURVEY INC. TOPOGRAPHY OUTSIDE OF EXISTING CONDITIONS WERE DETERMINED USING THE 2011 NORTHEAST LIDAR PROJECT.
5. WETLAND EDGE DELINEATED BY NATURAL RESOURCE SERVICES, INC. (NRS) IN DECEMBER 2019. WETLAND EDGES WERE VERIFIED PER RIDEM APPLICATION NO. 20-0035.
6. TESTHOLES PERFORMED BY NICHOLAS VELTRI LICENSE NUMBER D4023.
7. THE SITE WILL BE SERVICED BY PUBLIC WATER AND PRIVATE OWTS. RIDEM OWTS AND SITE SUITABILITY TO BE PERMITTED SEPARATELY.
8. THE PROJECT IS PROPOSED IN MULTIPLE PHASES.
9. PROPOSED HOMES ARE TO BE 4 BEDROOM.
10. PROPOSED ROADWAY TO BE 24' WIDE WITH ROADSIDE SWALES.

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Site Plan Overall
43/4 90
MEADOWBROOK ESTATES PHASES II & III
JOHNSTON Central Ave Rhode Island
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118 Jane Street North Providence Rhode Island
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Grading Plan - 1
43/4 MEADOWBROOK ESTATES PHASES II & III
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Rhode Island
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Permanent Buffer Markers per RIDEM. See Conditions 22+23

Permanent Buffer Markers, per RIDEM. See Conditions 22+23

Revised LOD, per RIDEM, Condition #17.

Bar Scale 1"=40'

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SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME	DESCRIPTION
EEA*	ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
EfB**	ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
PaB*	PAXTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
PbB	PAXTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
SwA	SWANSEA MUCK, 0 TO 1 PERCENT SLOPES
Wa	WALPOLE SANDY LOAM
WoB	WOODBRIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

GRADING AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE WINTER 2022 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN BY OTHERS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. NO STUMP DUMPS ARE PROPOSED ON SITE.
12. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.

DRAINAGE
ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE. STRUCTURES NOTED AS DB TO BE NYLOPLAST DRAIN BASINS OR APPROVED EQUAL WITH DOME GRATE SIZE NOTED ON PLANS.

WATER
ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY PROVIDENCE WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

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Sheet 6 of 12

FILE NO.: 22.002

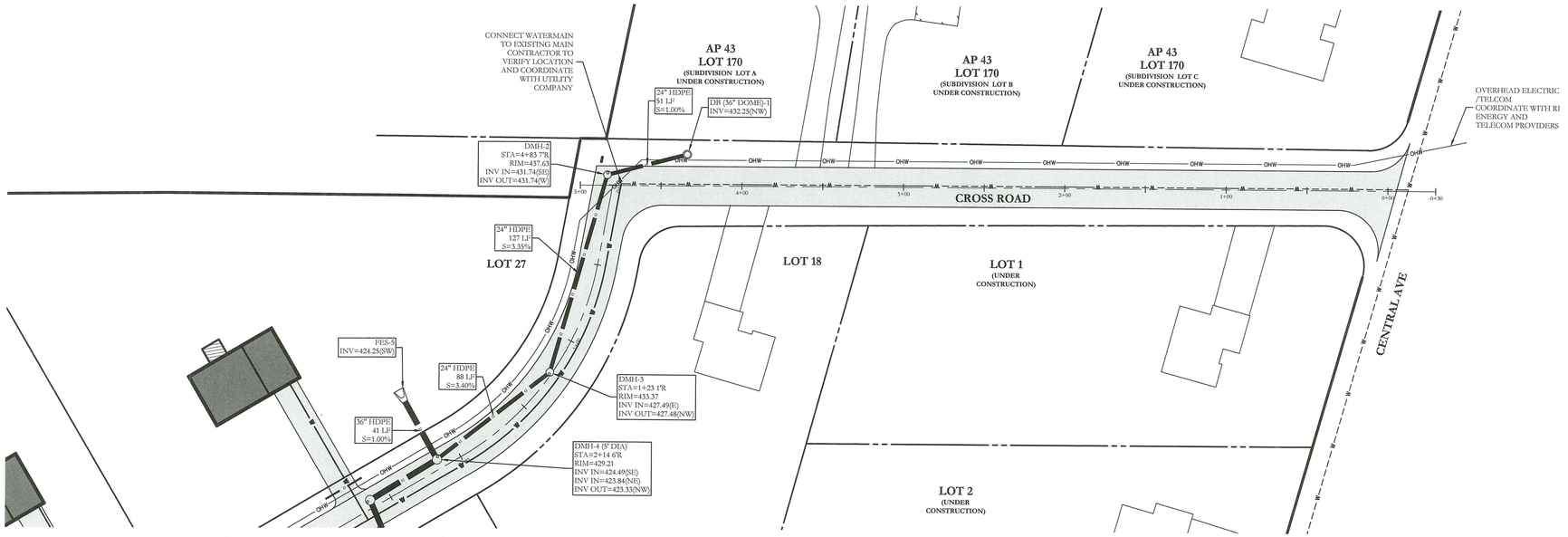
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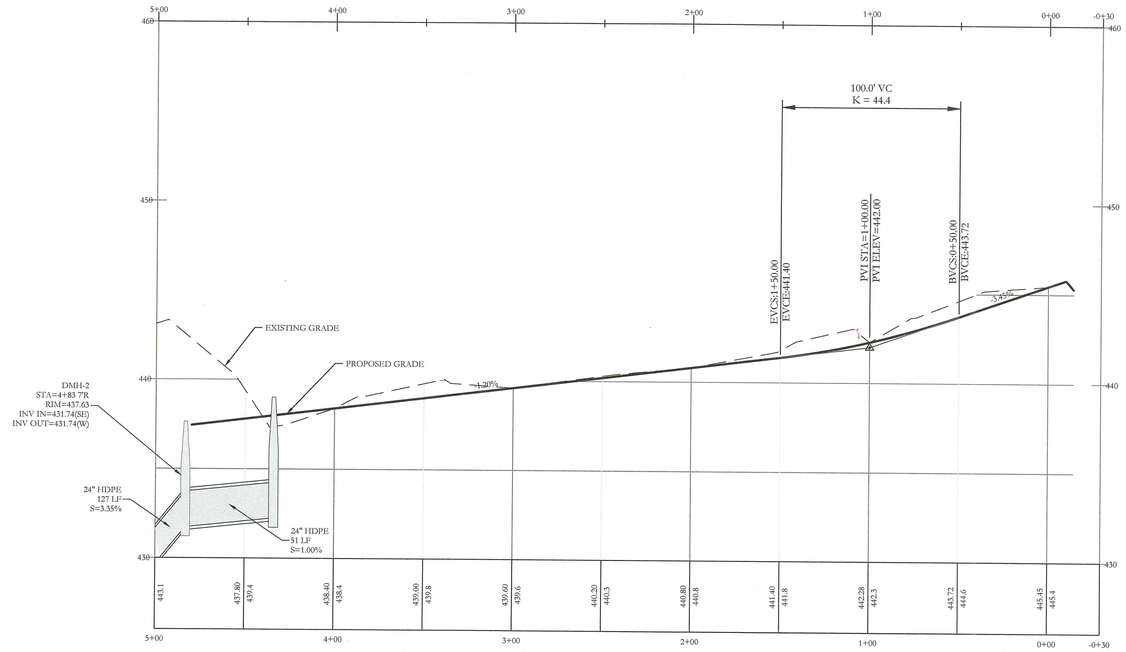
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
NOTE PER DEM:
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

Permanent Buffer Markers per RIDEM. See Conditions 22+23.

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Department of Environmental Management
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Bar Scale 1"=40'





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OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 10 2023 FILE #: 22-0184
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Horizontal 0' 40' 80' 120'
Vertical 0' 4' 8' 12'
Bar Scale 1"=40'

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2	1/23/2023	RIDEM RESPONSE TO COMMENTS	BPT

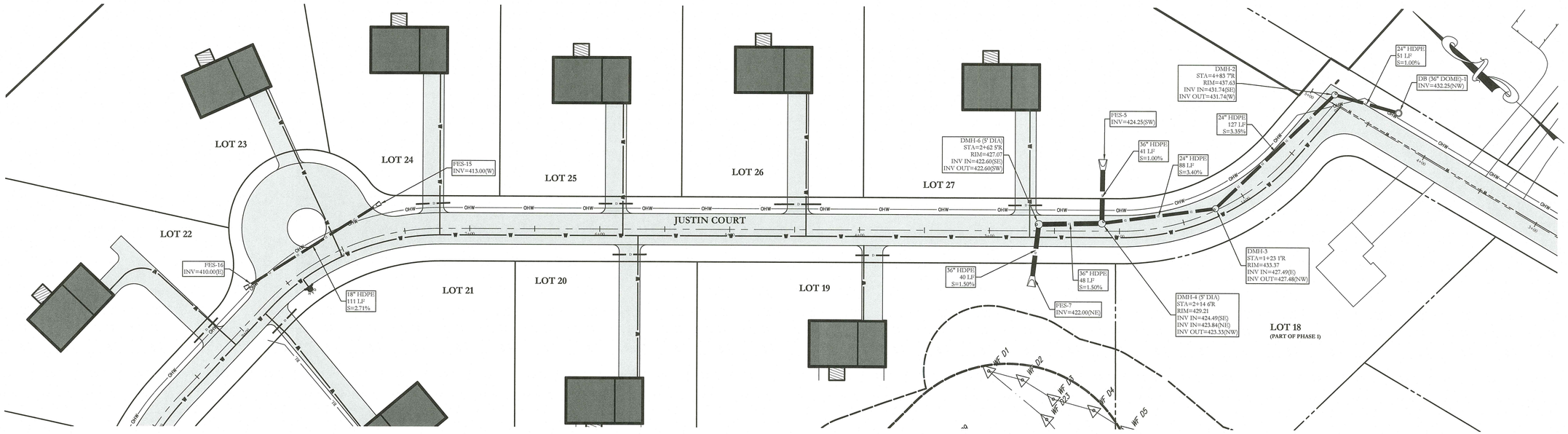
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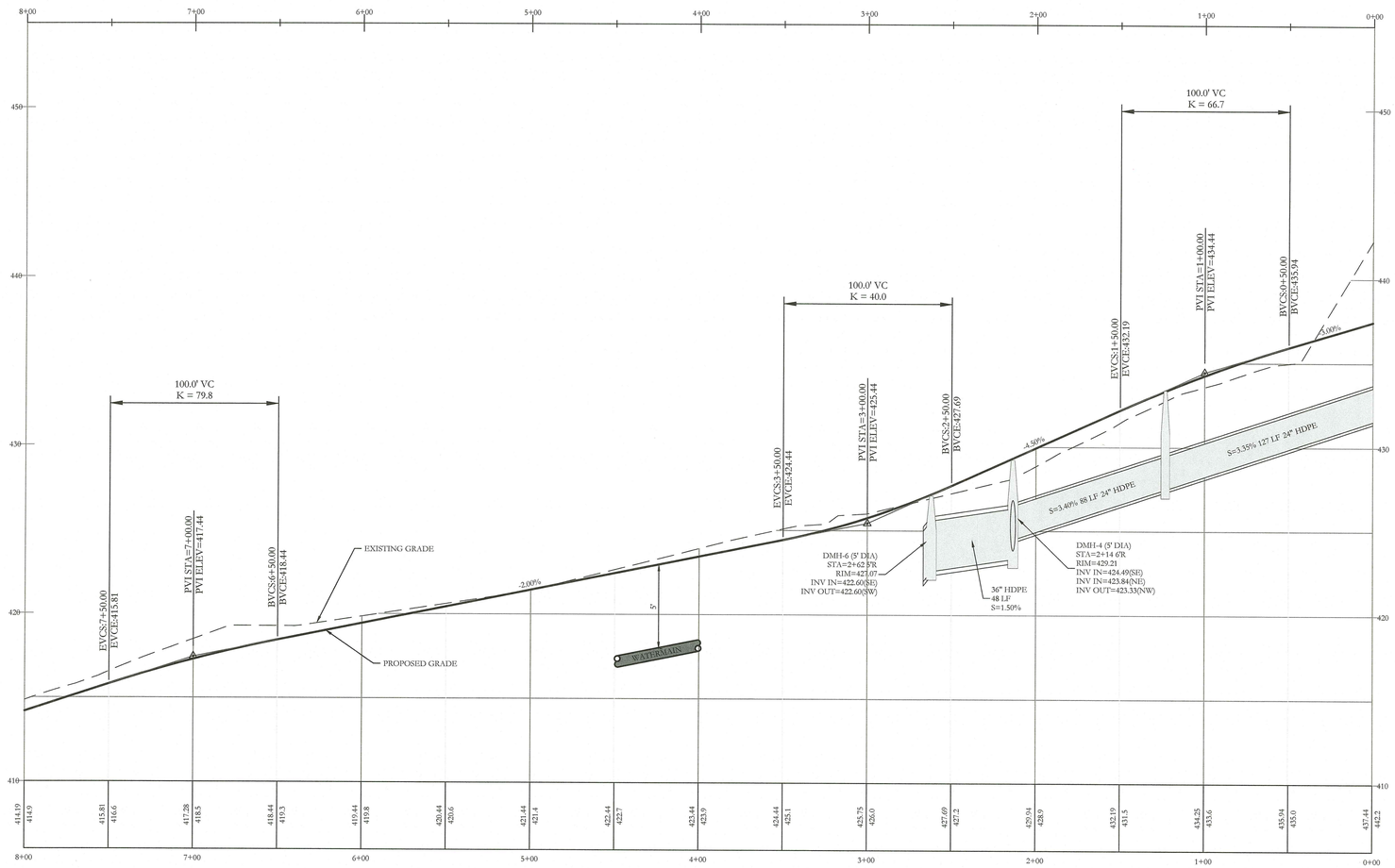
Thalmann Consulting, LLC.
Site/Civil Engineers
14 Richmond Avenue
Barrington, Rhode Island
(401) 533-6227

43/4 Plan & Profile Cross Road 90
MEADOWBROOK ESTATES PHASES II & III
Central Ave
JOHNSTON Rhode Island
Prepared for:
Meadowbrook Development Corp
118 Jane Street North Providence Rhode Island
date: 11/17/2022 | scale: As Noted

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Sheet 7 of 12

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No. 14100
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

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(401) 533-6227

43/4 Plan & Profile justin Court 0+00 To 8+00 90

MEADOWBROOK ESTATES PHASES II & III

JOHNSTON Central Ave Rhode Island

Prepared for:
Meadowbrook Development Corp
118 Jane Street North Providence Rhode Island

date: 11/17/2022 | scale: As Noted

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JAN 25 2023
Office of Water Resources

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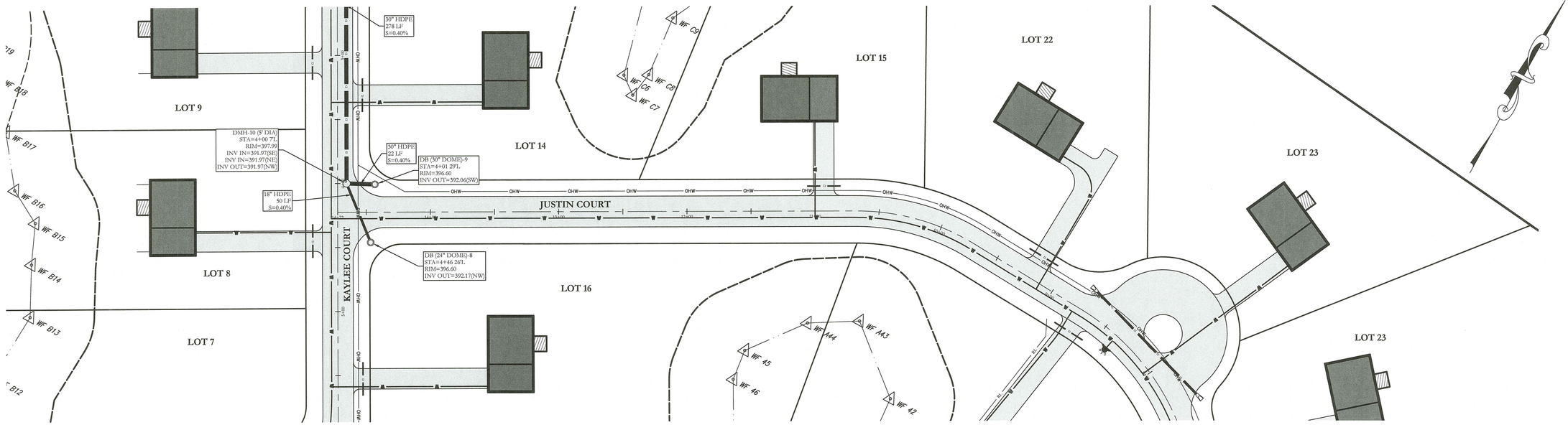
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Vertical 0' 4' 8' 12'
Bar Scale 1"=40'

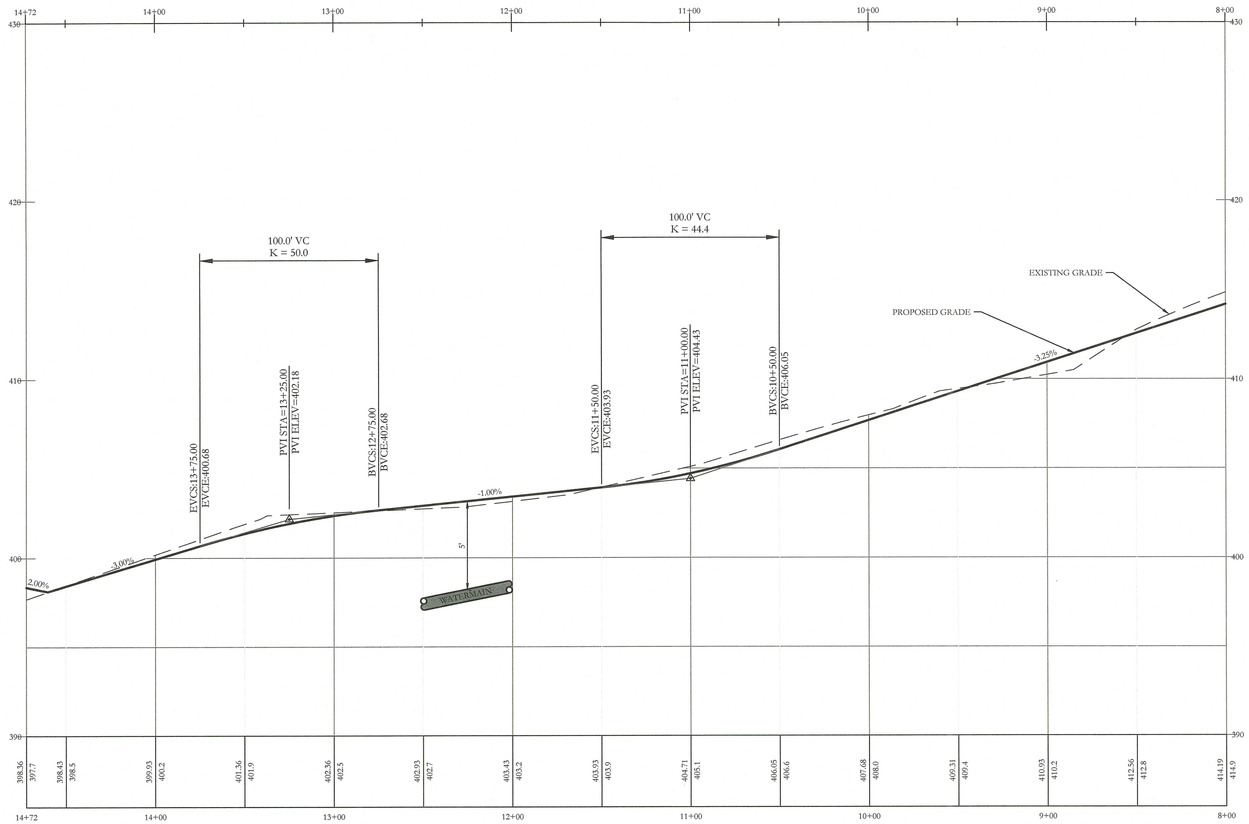
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Sta. 8+00 To 14+72

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Office of Water Resources

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Vertical 0' 4' 8' 12'
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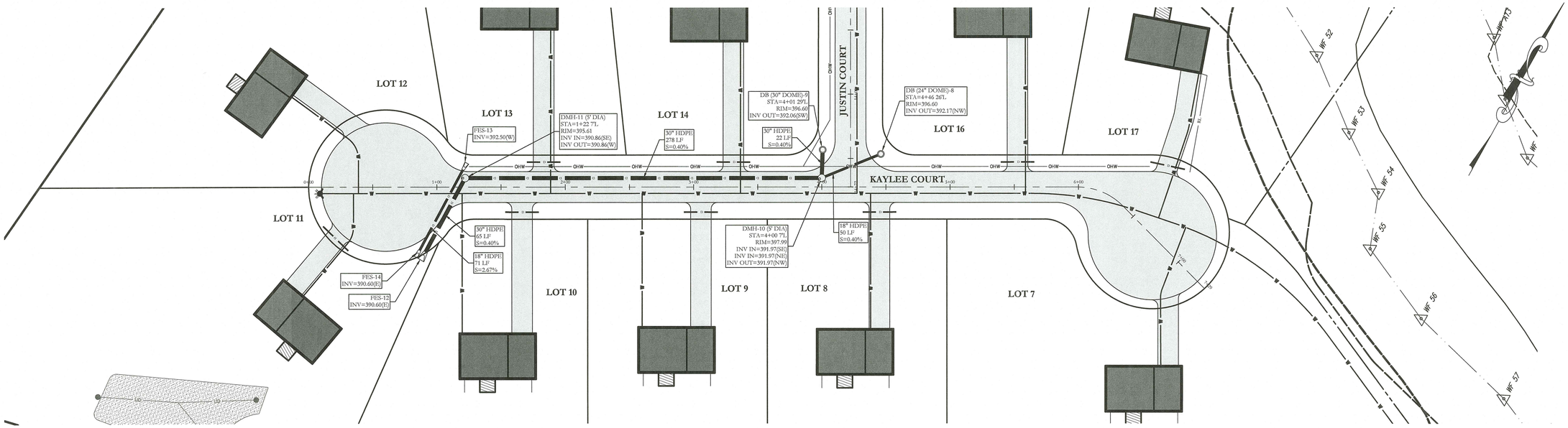
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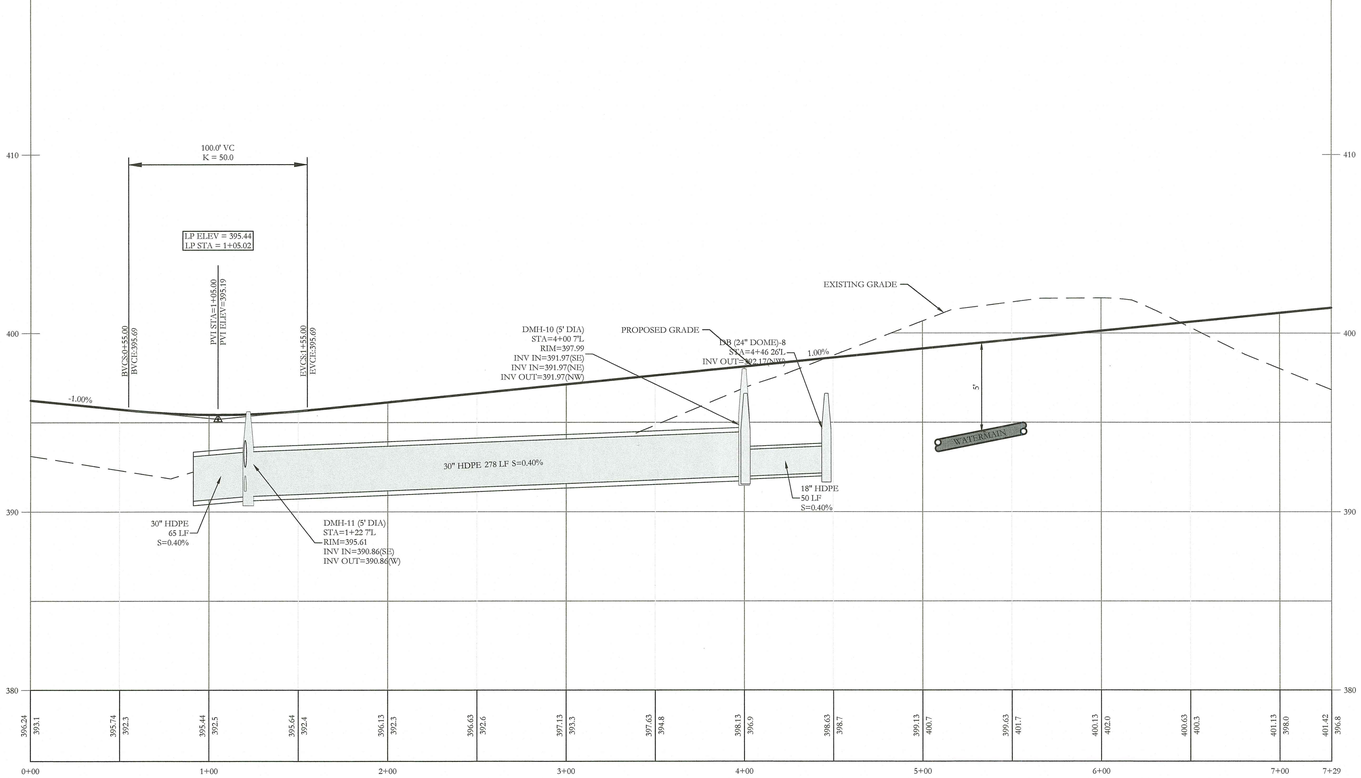
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43/4 Plan & Profile Justin Court 8+00 To 14+72 90
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Central Ave Rhode Island
Prepared for:
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Meadowbrook Development Corp
118 Jane Street North Providence Rhode Island
date: 11/17/2022 | scale: As Noted

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Augustus D. Schwach

Horizontal 0' 40' 80' 120'
Vertical 0' 4' 8' 12'
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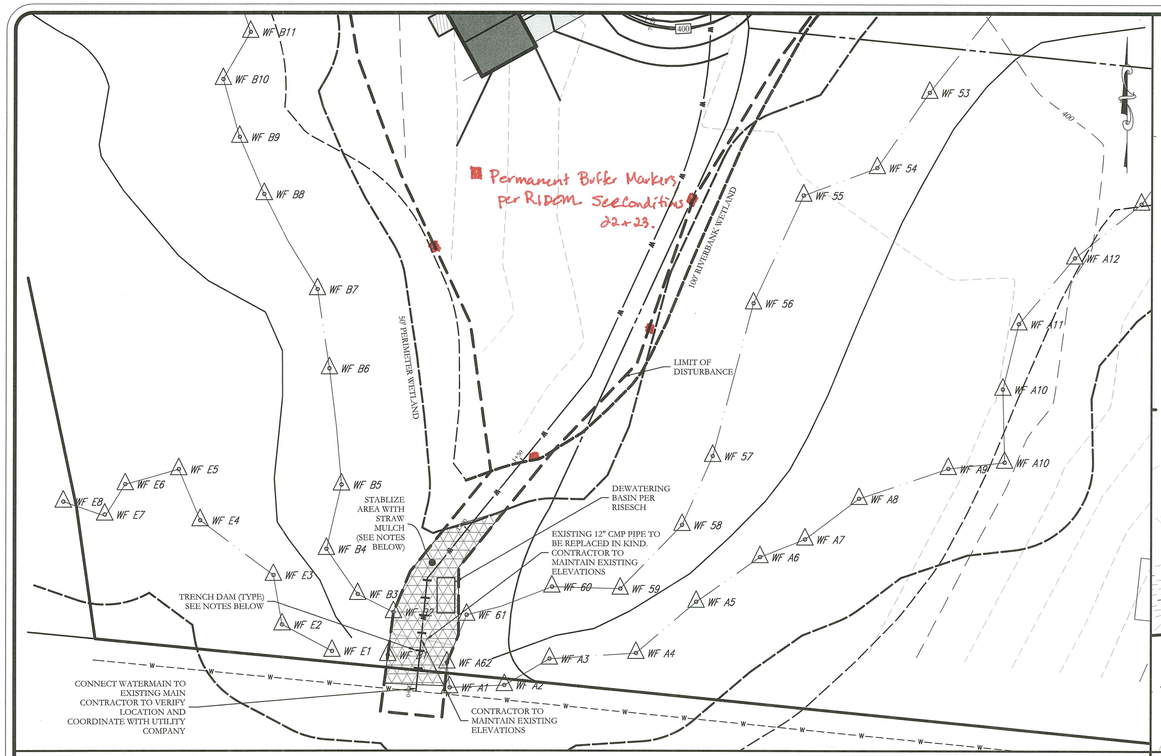
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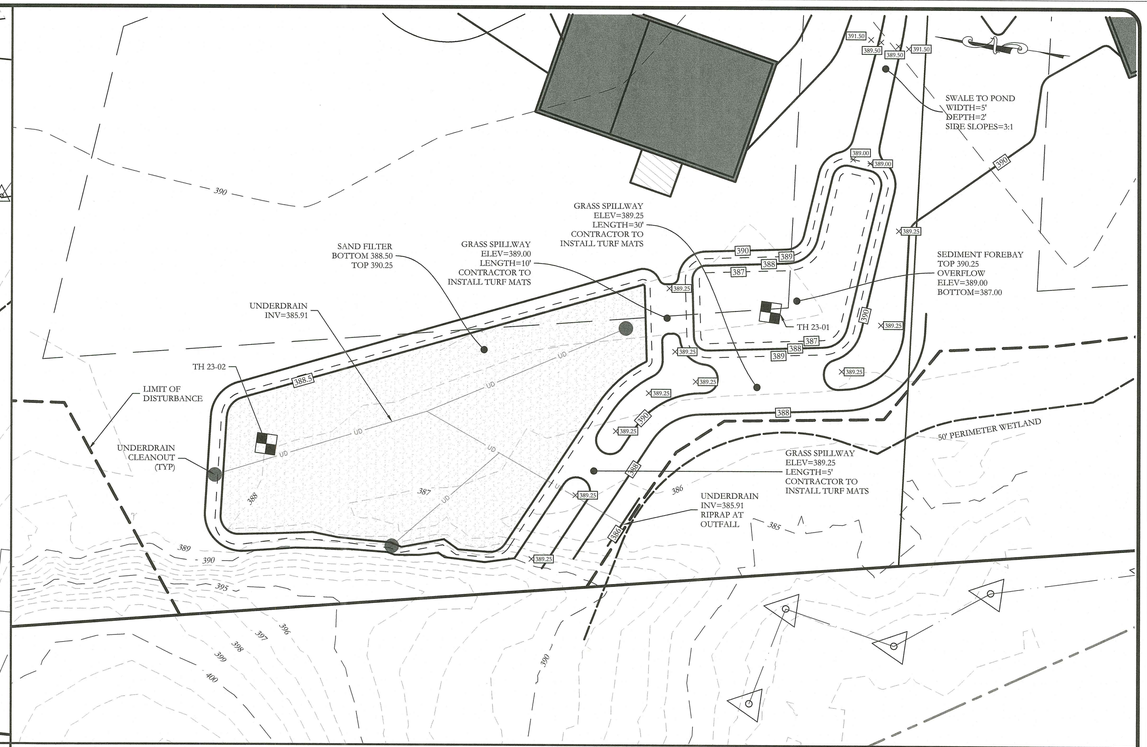
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FILE NO.: 22.002



WATERMAIN EXTENSION

0' 40' 80' 120'

Bar Scale 1"=40'



SAND FILTER

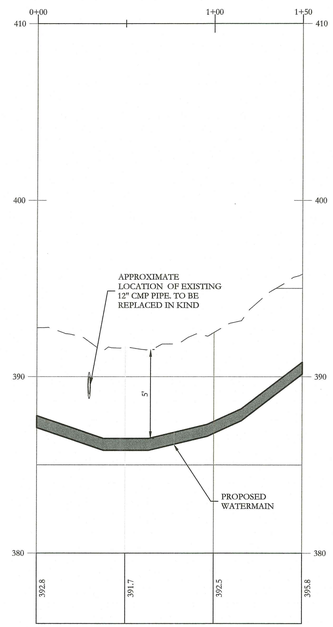
0' 20' 40' 60'

Bar Scale 1"=20'

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WATERMAIN PROFILE

0' 40' 80' 120'

0' 4' 8' 12'

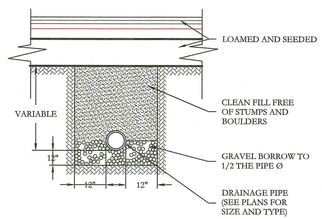
Bar Scale 1"=40' Horizontal
1"=4' Vertical

WATERMAIN CROSSING NOTES:

1. CONSTRUCTION OF WATERMAIN BETWEEN THE B SERIES AND A SERIES WETLAND TO BE DONE DURING THE DRY SEASON, JULY 1ST THROUGH OCTOBER 31ST.
2. DEWATERING (IF REQUIRED) PER THE RHODE ISLAND SEDIMENT AND EROSION CONTROL HANDBOOK (RISESCH). DEWATERING AND DISCHARGE TO BE LOCATED OUTSIDE WETLAND AREAS.
3. DISTURBED AREAS TO BE REVEGATED IMMEDIATELY FOLLOWING CONSTRUCTION OF WATERMAIN. STRAW MULCH TO BE USED TO STABILIZE AREAS.

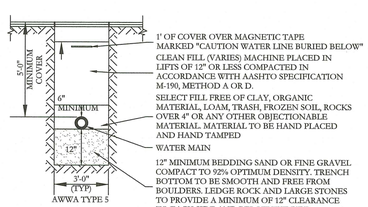
TRENCH DAM NOTES:

1. TRENCH DAMS TO BE INSTALLED WITH 10' SPACING AS SHOWN IN PLAN ABOVE.
2. TRENCH DAMS TO BE BENTONITE CLAY, CONCRETE, 'RIPLEY'S DAM' OR APPROVED EQUAL.
3. DAMS TO BE A MINIMUM OF 12" THICK AND EXTEND A MINIMUM OF 12" INTO NATIVE SOIL ON THE BOTTOM AND SIDES OF TRENCH.
4. DAMS TO EXTEND A MINIMUM OF 24" ABOVE PIPE OR 6" ABOVE THE SEASONAL HIGH GROUNDWATER, WHICHEVER IS GREATER.



DRAINAGE TRENCH DETAIL

NOT TO SCALE

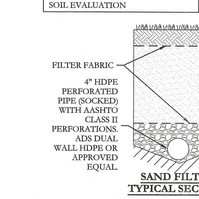


WATER TRENCH DETAIL

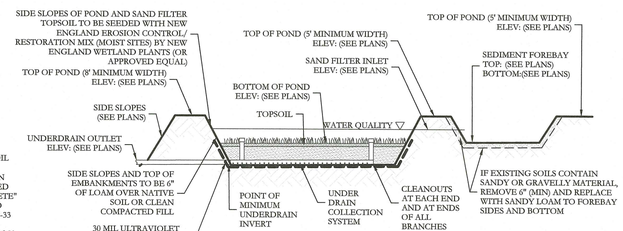
NOT TO SCALE

DESCRIPTION	SNDF
TOP OF POND ELEVATION	390.25
100 YEAR STORM ELEVATION	390.04
10 YEAR STORM ELEVATION	389.64
1 YEAR STORM ELEVATION	389.24
WQ STORM ELEVATION	387.36
BOTTOM OF POND ELEVATION	388.50
TOP SOIL DEPTH	6"
SAND DEPTH	18"
MINIMUM UNDERDRAIN INVERT	385.91
UNDERDRAIN OUTLET ELEVATION	385.91
BOTTOM OF SAND ELEVATION	386.50
SEASONAL HIGH GWT ELEVATION	386.00
SOIL EVALUATION	TH-23-02

*POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
**SOIL LINER SHALL BE 1' MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1*10^-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE.
LINERS MUST EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.



SAND FILTER TYPICAL SECTION



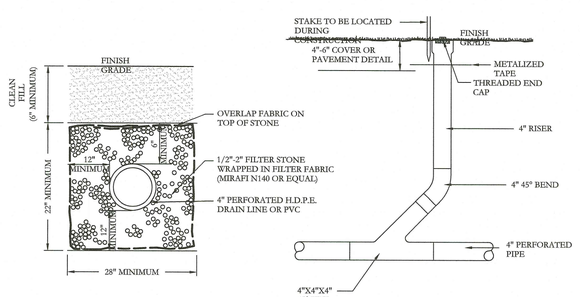
SAND FILTER WITH UNDERDRAIN

NOT TO SCALE

NOTE:
LIMITS OF SAND FILTER TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)

SAND FILTER BMP SYSTEM

NOT TO SCALE



4" SUBDRAIN (UNDERDRAIN) CLEANOUT AND TRENCH (TYP)

NOT TO SCALE

NOTES:
1. ENCASE CLEANOUT IN CONCRETE WHEN INVERT IS 12' OR MORE BELOW FINISH GRADE.
2. AT TERMINAL CLEANOUT REPLACE WYE WITH 45° BEND.
3. SUBDRAIN AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON SUBDRAIN AREA PRIOR TO CONSTRUCTION.

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Martin B. Wencek

RI Environmental Management
FEB 09 2023
Office of Water Resources

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Details - 1
43/4 MEADOWBROOK ESTATES PHASES II & III 90
JOHNSTON Rhode Island
Central Ave
Prepared for:
Meadowbrook Development Corp
118 Jane Street North Providence Rhode Island
date: 11/17/2022 | scale: As Noted

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Checked By: BPT
Sheet 11 of 12

FILE NO.: 22.002

GENERAL NOTES:

1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
3. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
8. SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

SEDIMENT TRAP DIMENSIONS*	TRAP A		TRAP B	
TRIBUTARY DRAINAGE AREA	2.700	ac	2.480	ac
WET STORAGE DEPTH (Dw)	2.5	ft	2.0	ft
DRY STORAGE DEPTH (Dd)	2.0	ft	2.0	ft
TOTAL DEPTH (D)	4.5	ft	4.0	ft
BOTTOM OF TRAP AREA (Ab)	1,454	sq.ft	1,621	sq.ft
WETTED SURFACE AREA (Aw)	2,817	sq.ft	2,690	sq.ft
SURFACE AREA AT OUTLET (Ad)	3,868	sq.ft	3,860	sq.ft

*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

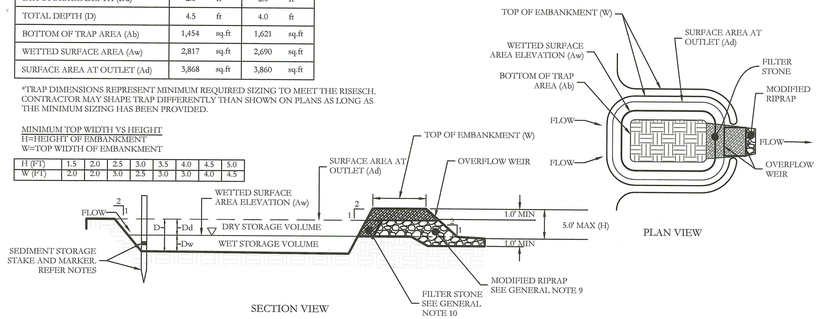
H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

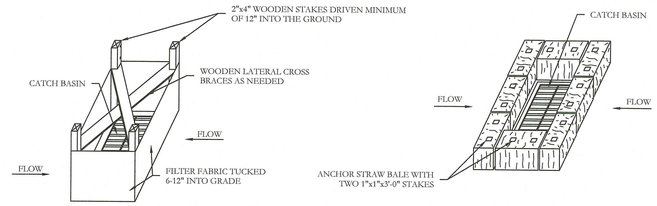
INSTALLATION NOTES:

1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION



TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE



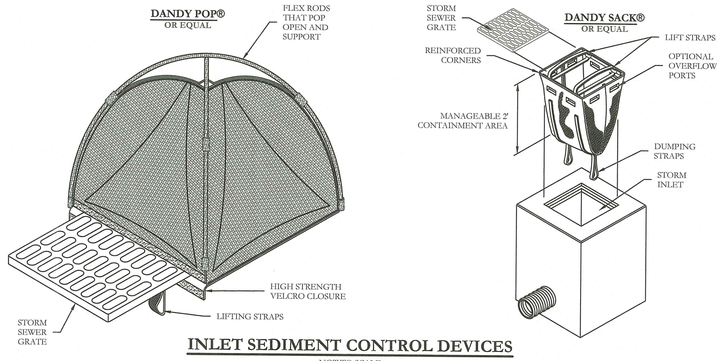
SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

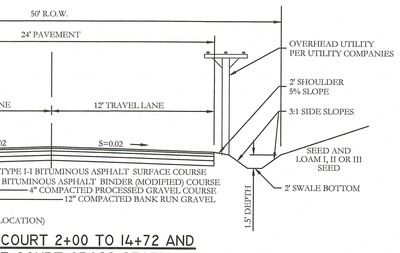
CATCH BASIN EROSION CONTROL

NOT TO SCALE



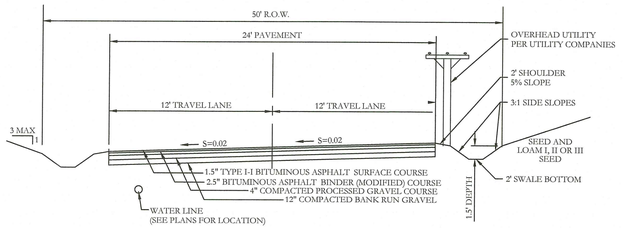
INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



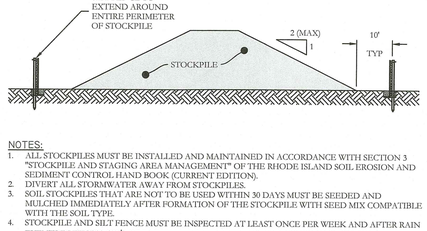
JUSTIN COURT 2+00 TO 14+72 AND KAYLEE COURT CROSS SECTION

NOT TO SCALE



CROSS ROAD AND JUSTIN COURT 0+00 TO 2+00 CROSS SECTION

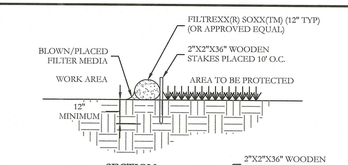
NOT TO SCALE



NOTES:
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HAND BOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ¼" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

STOCKPILE PROTECTION

NOT TO SCALE

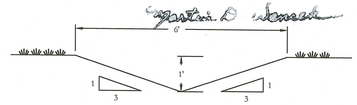


NOTES:
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

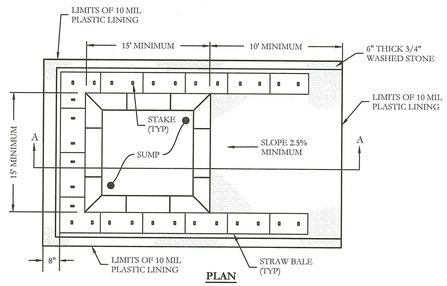
NOT TO SCALE

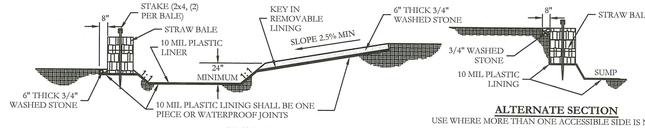
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 10 2023 FILE #: 22-0184
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



TEMPORARY DIVERSION CHANNEL

NOT TO SCALE







WASHOUT SIGN

NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA

NOT TO SCALE

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THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF IT'S DIRECTORS

NO.	DATE	REVISION	BY
1	11/17/2022	RIDEM SUBMISSION	BPT
2	1/23/2023	RIDEM RESPONSE TO COMMENTS	BPT

BRIAN P THALMANN No. 14100 REGISTERED PROFESSIONAL ENGINEER CIVIL

Thalmann Consulting, LLC.
Site/Civil Engineers
14 Richmond Avenue
Barrington, Rhode Island
(401) 533-6227

Details - 2
43/4
MEADOWBROOK ESTATES PHASES II & III
JOHNSTON
90
Central Ave
Rhode Island
Prepared for:
Meadowbrook Development Corp
118 Jane Street North Providence Rhode Island
date: 11/17/2022
scale: As Noted

Drawn By: BPT
Checked By: BPT

Sheet 12 of 12

FILE NO.: 22.002