

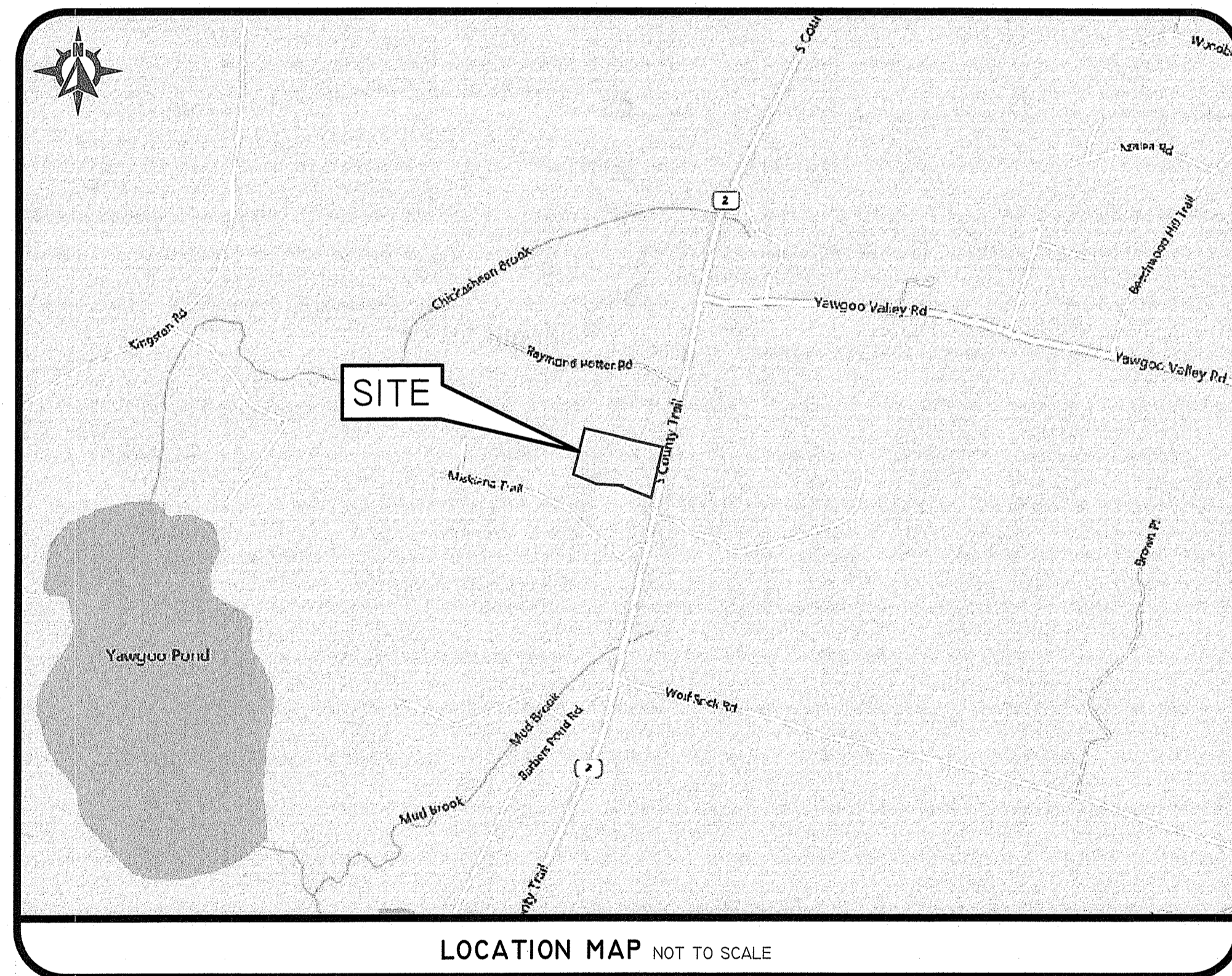
RIDEM SUBMISSION

EXETER OFFICE TRADE CENTER

715 SOUTH COUNTY TRAIL

EXETER, RHODE ISLAND

ASSESSOR'S PLAT 76 BLOCK 3 LOT 7



LOCATION MAP NOT TO SCALE

SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 NOTES AND LEGEND
- 4 EXISTING CONDITIONS PLAN
- 5 SOIL EROSION AND SEDIMENT CONTROL PLAN
- 6 SITE LAYOUT PLAN
- 7 GRADING AND DRAINAGE
- 8 POND COMPLEX A & B
- 9 POND COMPLEX C
- 10 DETAIL SHEET

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS
 SPECIFIED IN THE LETTER OF APPROVAL
 DATED: OCT 11 2023 FILE # 22-0334
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Randy L. Freeman

RI Environmental Management
 SEP 20 2023
 Office of Water Resources

SESC / O&M
 THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

RIDOT
 THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

BRENNA GUAY
 No. 13738
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

NO.	DATE	DESCRIPTION	BY:
1	09-28-2023	DESIGN RESPONSE TO COMMENTS	B.E.G.
2	10-02-2023	DESIGN RESPONSE TO COMMENTS	B.E.G.
3	10-05-2023	DESIGN RESPONSE TO COMMENTS	B.E.G.
4	10-05-2023	PRELIMINARY DETERMINATION SUBMISSION	B.E.G.

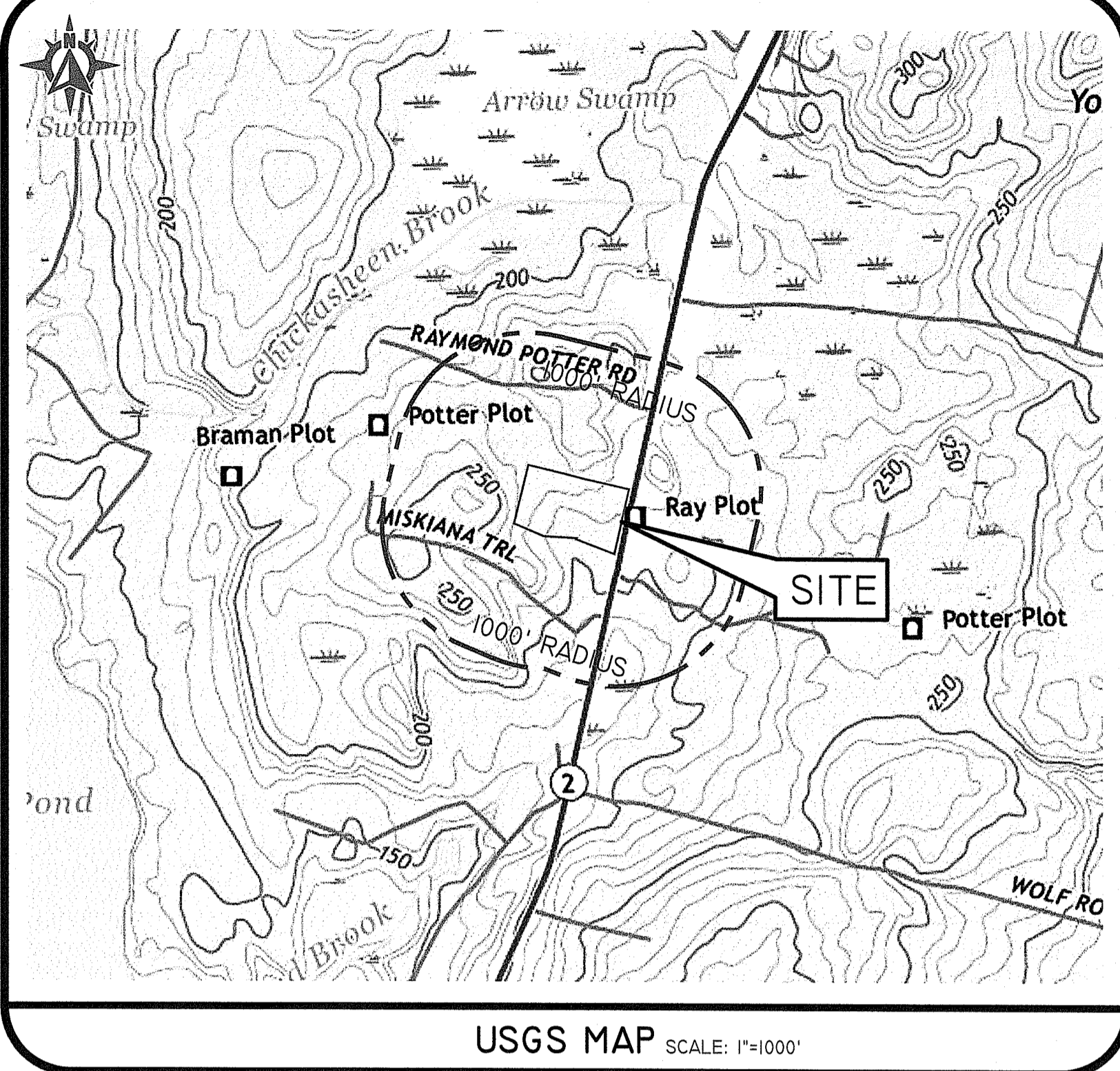
DESIGN BY: B.E.G.
 DRAWN BY: B.E.G.

COVER SHEET
 EXETER OFFICE TRADE CENTER
 ASSESSOR'S PLAT 76 BLOCK 3 LOT 7
 EXETER, RHODE ISLAND
 PREPARED FOR:
C & H PROPERTIES, LLC
 400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
 TEL: 401-266-0462

DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
 Boston • Providence • Newport

Z:\NEWMAN\PROJECTS\0418-003 SOUTH COUNTY TRAIL\AUTOCAD DRAWINGS\0418-003-CVAR-01WS-PLAN-01-01.dwg PLOT DATE: 9/19/2023

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USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/02/2022.
SCALE: 1"=400'
0 200' 400' 800'

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: **OCT 11 2023** FILE #: **22-03334**
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARMAP DATA AND FOR VERIFYING THE ACCURACY OF THE DATA AND FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:	DESIGN BY: B.E.C.
1	05-10-2023	PERMITS	B.E.C.	
2	07-20-2023	REVISIONS TO COMMENTS	B.E.C.	
3	08-04-2023	REVISIONS TO COMMENTS	B.E.C.	
4	08-30-2023	REVISIONS TO COMMENTS	B.E.C.	
5	09-20-2023	REVISIONS TO COMMENTS	B.E.C.	
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99	09-20-2023	REVISIONS TO COMMENTS	B.E.C.	
100	09-20-2023	REVISIONS TO COMMENTS	B.E.C.	

AERIAL HALF MILE RADIUS
EXETER OFFICE TRADE CENTER
EXETER, RHODE ISLAND
PREPARED FOR:
C & H PROPERTIES, LLC
400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
TEL 401-265-0462

GENERAL NOTES:

- 1. SITE IS LOCATED ON ASSESSOR'S PLAT 76 BLOCK 3 LOT 7 IN THE TOWN OF EXETER.
2. THE SITE IS APPROXIMATELY 8.54 ACRES AND IS ZONED B.
3. THE OWNER OF ASSESSOR'S PLAT 76 BLOCK 3 LOT 7 IS:
C & H PROPERTIES, LLC
400 SOUTH COUNTY TRAIL
EXETER, RI 02822
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44099099J, MAP REVISED APRIL 3, 2020. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
• ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIVE ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITYATIVE FIELD SURVEY MAY DISCLOSE.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITYATIVE FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWNSHIP OF EXETER STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS WITHIN A:
NON-COMMUNITY WELLHEAD PROTECTION AREA
PAWCATUCK SOLE SOURCE AQUIFER
9. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
• SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
• EROSION CONTROL MEASURES
• SHORT TERM MAINTENANCE
• ESTABLISHMENT OF VEGETATIVE COVER
• CONSTRUCTION POLLUTION PREVENTION
• SEQUENCE OF CONSTRUCTION
• STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
• LONG TERM MAINTENANCE
• LONG TERM POLLUTION PREVENTION
10. THIS PLAN SET REFERENCE RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT:
HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP
11. THE SITE IS TO BE SERVICED BY PRIVATE WELL AND PRIVATE OWTS.
12. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF EXETER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF FOREBAYS, SAND FILTERS AND AN EXTENDED DETENTION BASIN. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIEM BEST MANAGEMENT PRACTICES.
13. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE WITH MULTIPLE SUB PHASES.
14. SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON 10/26/05.
15. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON DATE 5/11/2021.
16. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVES MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
17. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

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)

Table with 2 columns: SOIL NAME DESCRIPTION and details for CAC, CFC, and RC.

LAYOUT AND MATERIALS:

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE BITUMINOUS BERM OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE, EXPOSED AGGREGATE CONCRETE, STAMPED CONCRETE OR BITUMINOUS, OR AS LABELED ON THE PLANS.
4. 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 MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
8. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS. IN CONFORMANCE WITH SECTION 5.4.1.7 OF THE AASHTO ROADSIDE DESIGN GUIDE. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE DESIGN ENGINEER IF THEY ARE RIDOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

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, 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 PLANS. NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING 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 UNIQUE FEATURES (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 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.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

- 1. OVERALL SITE CONSTRUCTION PHASING TO BE BASED PER SEDIMENT TRAP CONTRIBUTING CATCHMENT, UNLESS OTHERWISE APPROVED IN WRITING BY DESIGN ENGINEER.
2. SEDIMENT EROSION CONTROL PHASING TO MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
3. ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE EITHER A) NOT TRIBUTARY TO A SEDIMENT TRAP, OR B) ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERLLOCKS, HYDROSEED BONDED FIBRE MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

DEMOLITION NOTES:

- 1. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST PERFORM DAILY SHEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (ROD) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. ROD MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INTENDED FOR REUSE WORK.
5. 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 MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
7. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REMOVED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
8. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
9. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

- 1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

AS-BUILT NOTES:

- ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

RIDOT NOTES:

- 1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS DATED JUNE 21, 2019 WITH ALL REVISIONS.
2. CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE RIGHT-OF-WAY (ROW) PRIOR TO CONSTRUCTION. THE PHYSICAL ALTERATION PERMIT (PAP) IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE PAP DOES NOT CONSTITUTE AN APPROVAL OF ANY UTILITY WORK.
3. ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD, LATEST EDITION, WITH ALL REVISIONS.
4. NO LANE OR SHOULDER CLOSURES ARE ALLOWED TO BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS.
5. SEWER AND WATER CONNECTIONS WITHIN THE STATE ROW WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION.
6. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE, AND STORMWATER RUNOFF VOLUME TO THE STATE ROW FROM PRE-DEVELOPMENT TO THE STATE ROW FROM THE PROPOSED DEVELOPMENT.
7. WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROPOSED PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). WORK ONSITE WILL CONFORM TO AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNLESS THE WORK IS ON STATE OWNED LAND.

GRADING AND UTILITY NOTES:

- 1. CONSTRUCTION TO COMMENCE SUMMER 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. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
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 UNDERGROUND AND ABOVEGROUND 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. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. 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. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF STRUCTURE SHOWN ON THE PLANS.
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. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
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. THE SITE WILL HAVE 3" BITUMINOUS BERM. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. NO STUMP DUMPS ARE PROPOSED ON SITE.
13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY DIPRETE ENGINEERING OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND DIPRETE ENGINEERING, IS DONE AT THE CONTRACTOR'S RISK.
14. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
15. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.

DRAINAGE

- ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP).

DRAINAGE STRUCTURES MUST BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:

- CATCH BASINS ALONG CURBING: RIDOT STD. 4.4.0, TYPE F, 4' DIAMETER WITH APRON STONE
CATCH BASINS NOT ALONG CURBING: RIDOT STD. 4.4.0, 4' DIAMETER
CATCH BASINS MUST HAVE 3 FT SUMP WITHOUT SEEP HOLES
SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
DOUBLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
HIGH CAPACITY CATCH BASIN GRATES: RIDOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
DROP INLETS: RIDOT STD 4.5.0, 4.5.1 OR 4.5.2
APRON STONE, WHERE REQUIRED: RIDOT STD 7.1.7 OR 7.1.8
HEADWALLS: RIDOT STD 2.1.0
DRAIN BASINS MUST BE NYLOPLAST OR APPROVED EQUAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
DOME GRATES TO BE NYLOPLAST OR APPROVED EQUAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.

- DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT TIE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.
ELECTRIC/TELECOM/GAS
PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ADJUTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES, AND MUST BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

- 1. ALL IMPROVEMENTS MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES' (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

ABBREVIATIONS LEGEND

Table mapping abbreviations to full names: ADA AMERICANS WITH DISABILITY ACT, ADJ AUTHORITY HAVING JURISDICTION, AP ASSESSOR'S PLAT, ARCH ARCHITECT, BC BOTTOM OF CURB, BT BOTTOM OF TRENCH, BIT BITUMINOUS (BERM), BIOR BIORETENTION, BS BASEMENT SLAB ELEVATION, BW FINISHED GRADE AT BOTTOM OF WALL, CB CATCH BASIN, C CALCULATED, CL CENTERLINE, (CA) CHORD ANGLE, CLDIP CONCRETE LINED DUCTILE IRON PIPE, CO CLEAN OUT, CONC CONCRETE, (D) DEED, DCB DOUBLE CATCH BASIN, DI DROP INLET, DMH DRAINAGE MANHOLE, DP DETENTION POND, ELEV ELEVATION, EOP EDGE OF PAVEMENT, ESC EROSION AND SEDIMENT CONTROL, EX EXISTING, FES FLARED END SECTION, FF FINISH FLOOR ELEVATION, GS GARAGE SLAB ELEVATION, GWT GROUND WATER TABLE, HW HEADWALL, HC HIGH CAPACITY CATCH BASIN GRATE, HDPE HIGH DENSITY POLYETHYLENE, ID INLINE DRAIN, INV INVERT, IP INFILTRATION POND, LARCH LANDSCAPE ARCHITECT, LF LINEAR FEET, LOD LIMIT OF DISTURBANCE, LP LIGHT POLE, (M) MEASURED, MEP MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER, N/F NOW OR FORMERLY, OHW OVERHEAD WIRE, PE POLYETHYLENE, P PROPERTY LINE, PVC PROPOSED, PRC POLYVINYL CHLORIDE, R RADIUS, RAD REMOVE AND DISPOSE, RCP REINFORCED CONCRETE PIPE, RIHB RHODE ISLAND HIGHWAY BOUND, RL ROOF LEADER, ROW RIGHT-OF-WAY, S SLOPE, SD SUBDRAIN, SED SEDIMENT FOREBAY, SF SQUARE FOOT, SFL STATE FREEWAY LINE, SFM SEWER FORCE MAIN, SFG SLAB ON GRADE ELEVATION, SHL STATE HIGHWAY LINE, SMH SEWER MANHOLE, SNF SAND FILTER, SS SIDE SLOPE, STA STATION, TC TOP OF CURB, TD TRENCH DRAIN, TF TOP OF FOUNDATION, TRANS TRANSITION, TW TOP OF WALL (FINISHED GRADE AT TOP OF WALL), TYP TYPICAL, UDS UNDERGROUND, DETENTION SYSTEM, UIS UNDERGROUND INFILTRATION SYSTEM, UP UTILITY POLE, WALKOUT ELEVATION, WO WATER QUALITY

EXISTING LEGEND

Table mapping existing features to symbols: PROPERTY LINE, ASSESSORS LINE, BUILDING, BRUSHLINE, TREELINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, WATER LINE, SEWER LINE, SEWER FORCE MAIN, GAS LINE, ELECTRIC LINE, OVERHEAD WIRES, DRAINAGE LINE, SOILS LINES, 50' PERIMETER WETLAND, 100' RIVERBANK WETLAND, 200' RIVERBANK WETLAND, FEMA BOUNDARY, STREAM, WETLAND LINE & FLAG, STATE HIGHWAY LINE, STATE FREEWAY LINE, GROUNDWATER OVERLAY, GROUNDWATER RECHARGE AREA, GROUNDWATER RESERVOIR, NATURAL HERITAGE, COMMUNITY WELLHEAD PROTECTION, NON-COMMUNITY WELLHEAD PROTECTION, NAIL FOUND/SET, DRILL HOLE FOUND/SET, BOUND FOUND/SET, SIGN, BOLLARD, SOIL EVALUATION, CATCH BASIN, DOUBLE CATCH BASIN, DRAINAGE MANHOLE, FLARED END SECTION, GUY POLE, ELECTRIC MANHOLE, UTILITY/POWER POLE, LIGHTPOST, SEWER/SEPTIC MANHOLE, SEWER VALVE, CLEANOUT, HYDRANT, IRRIGATION VALVE, WATER VALVE, WELL, MONITORING WELL, UNKNOWN MANHOLE, GAS VALVE, BENCH MARK, STREAM FLOW DIRECTION

PROPOSED LEGEND

Table mapping proposed features to symbols: DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, WATER VALVE, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/ LIMIT OF CLEARING, SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.2), COMPOST SOCK OR APPROVED EQUAL, SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES), UNDERGROUND INFILTRATION OUTLINE, POND ACCESS, RIPRAP, SAND FILTER, BIO RETENTION, CATCH BASIN, DOUBLE CATCH BASIN, MANHOLE, FLARED END SECTION, ACCESSIBLE PARKING SPACE SYMBOLS, HEADWALL

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 800-DIG-SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATION COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES DEPICTED OR NOT DEPICTED EITHER IN SERVICE OR ABANDONED. LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

DiPrete Engineering logo and contact information: Two Stafford Court, Cranston, RI 02909, Tel: 401-943-1000, Fax: 401-464-6006, www.diprete-eng.com

BRENNA QUAY, No. 13738, REGISTERED PROFESSIONAL ENGINEER CIVIL

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF WATER RESOURCES, FRESHWATER WETLANDS PROGRAM, APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: OCT 11 2023, FILE # 22-0334

NOTES AND LEGEND, EXETER OFFICE TRADE CENTER, ASSESSOR'S PLAT 76 BLOCK 3 LOT 7, EXETER, RHODE ISLAND, PREPARED FOR: C & H PROPERTIES, LLC, 400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822, TEL: 401-265-0462

AP 76 BLOCK 6 LOT 5
N/F
HEATHER L. BUONO

AP 76 BLOCK 6 LOT 4
N/F
BARRY S. DUGAN

AP 76 BLOCK 6 LOT 1
N/F
NORMAN A. JR. &
PAMELA J. MACHON

AP 76 BLOCK 6 LOT 20
N/F
MATTHEW B. SCHARTNER

AP 76 BLOCK 3 LOT 2
N/F
ISOBEL H. ROBERTS

SITE
AP 76 BLK 3
LOT 7
8.5± ACRES

AP 76 BLOCK 4 LOT 2
N/F
HERMAN
HASSINGER

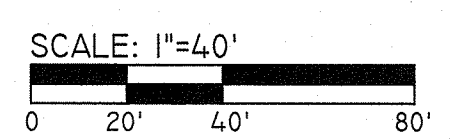
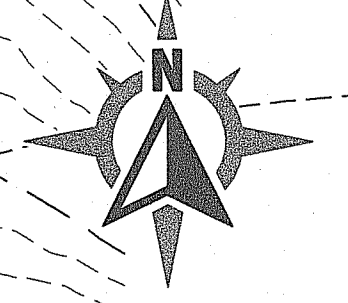
AP 76 BLOCK 4 LOT 6
N/F
TIMOTHY J. &
ANNAMARIE B. GILLETTE

AP 76 BLOCK 3 LOT 10
N/F
BRIAN L. POTTER

AP 76 BLOCK 3 LOT 5
N/F
BETSY I. EVANS

AP 76 BLOCK 4 LOT 1
N/F
WILLIAM A. MEGA

AP 76 BLOCK 4 LOT 4
N/F
ELIZABETH J. GREEN



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

BRENNA GUAY
No. 13738
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY
THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE
ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE
ENGINEERING CONTRACT. DIPRETE ENGINEERING, DIPRETE
PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE
ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS,
CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND
DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NO.	DATE	DESCRIPTION	BY:
1	09-18-2023	PRELIMINARY SUBMISSION	B.E.G.
2	09-28-2023	REVISION TO COMMENTS	B.E.G.
3	09-28-2023	REVISION TO COMMENTS	B.E.G.
4	09-28-2023	REVISION TO COMMENTS	B.E.G.
5	09-28-2023	REVISION TO COMMENTS	B.E.G.
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41	09-28-2023	REVISION TO COMMENTS	B.E.G.
42	09-28-2023	REVISION TO COMMENTS	B.E.G.
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EXISTING CONDITIONS PLAN
EXETER OFFICE TRADE CENTER
EXETER, RHODE ISLAND
PREPARED FOR:
C & H PROPERTIES, LLC
400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
TEL 401-265-0422

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: OCT 11 2023 FILE #: 22-0334
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

RI Environmental Management
Office of Water Resources
SEP 29 2023

Z:\NEWANPROJ\PROJECTS\1618-003 SOUTH COUNTY TRAIL AUTOCAD DRAWINGS\1618-003-PLANNING PLOTTER: 9/19/2023



THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE IMPLEMENTATION OF THIS PLAN AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND CONFORMANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
1	07-15-2023	ISSUE FOR PERMITS	B.E.G.
2	07-15-2023	REVISION TO COMMENTS	B.E.G.
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SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- TEMPORARY SEDIMENT TRAP
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- TRIBUTARY AREA TO SESC BMP
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE

SOIL EROSION CONTROL IMPLEMENTATION PHASING

- PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
 - PHASE IB - INSTALL TEMPORARY SEDIMENTATION TRAP, CONSTRUCT CLEAN WATER DIVERSIONS
 - PHASE IC - CONSTRUCT PROPOSED DIVERSIONS
 - PHASE IIA - CLEAR AND GRUB IMPERVIOUS AREAS, CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS, INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK, INSTALL ASPHALT PAVING.
 - PHASE IIB - STABILIZE ALL DISTURBED AREAS, DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.
- NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

GENERAL NOTES:

- 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
- 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.
- 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.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- 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).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE 1, COLUMN V FILTER STONE.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

- INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
- 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.
- CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
- 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.
- DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

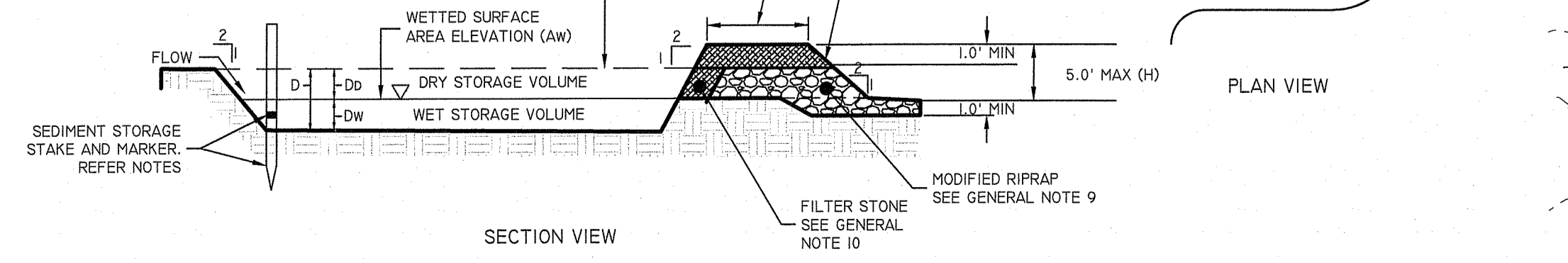
INSTALLATION NOTES:

- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
- REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
- EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
- 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.
- 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.

SEDIMENT TRAP DIMENSIONS*	TRAP A
TRIBUTARY DRAINAGE AREA	4.5 AC
WET STORAGE DEPTH (Dw)	2.5 FT
DRY STORAGE DEPTH (Dd)	2.0 FT
TOTAL DEPTH (D)	4.0 FT
BOTTOM OF TRAP AREA (Ab)	1,887 sq.ft
WETTED SURFACE AREA (Aw)	3,694 sq.ft
SURFACE AREA AT OUTLET (Ao)	5,243 sq.ft

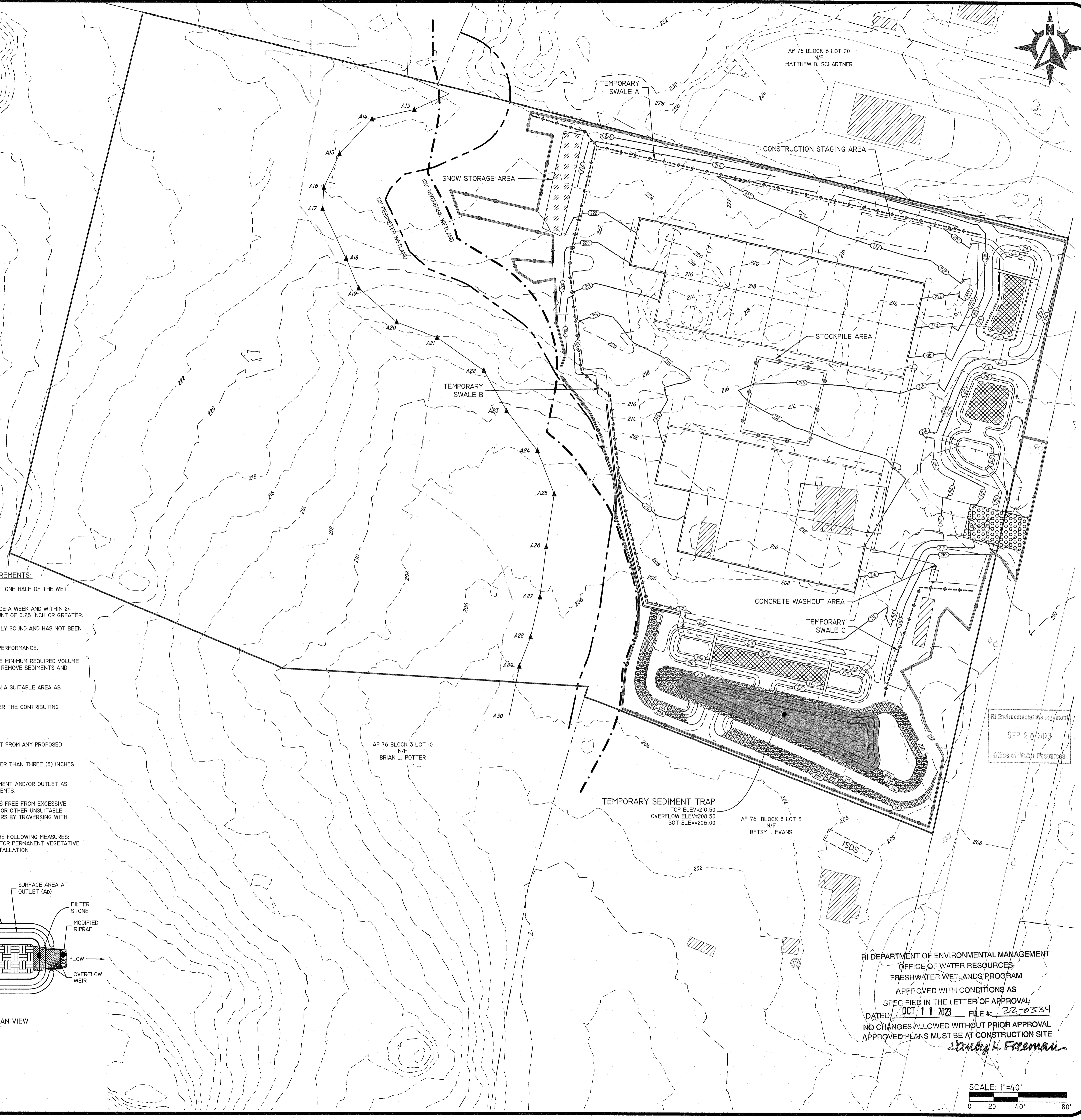
*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT	
H (FT)	W (FT)
1.5	2.0
2.0	2.5
2.5	3.0
3.0	3.5
3.5	4.0
4.0	4.5
4.5	5.0



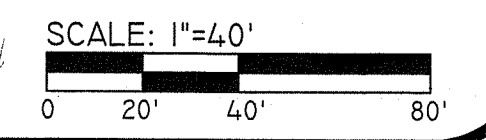
TEMPORARY SEDIMENT TRAP DETAIL
 NOT TO SCALE

Z:\DEVELOPMENT\PROJECTS\048-003 SOUTH COUNTY TRAIL\AUTOCAD DRAWINGS\048-003-PLAN\DWG PLOTTER: 9/19/2023



RI Environmental Management
 SEP 20 2023
 Office of Water Resources

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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Douglas K. Freeman



AP 76 BLOCK 6 LOT 5
N/F
HEATHER L. BUONO

AP 76 BLOCK 6 LOT 4
N/F
BARRY S. DUGAN

AP 76 BLOCK 6 LOT 1
N/F
NORMAN A. JR. &
PAMELA J. MACHON

AP 76 BLOCK 6 LOT 20
N/F
MATTHEW B. SCHARTNER

AP 76 BLOCK 3 LOT 2
N/F
ISOBEL H. ROBERTS

AP 76 BLOCK 4 LOT 2
N/F
HERMAN
HASSINGER

AP 76 BLOCK 3 LOT 10
N/F
BRIAN L. POTTER

AP 76 BLOCK 3 LOT 5
N/F
BETSY I. EVANS

AP 76 BLOCK 4 LOT 1
N/F
WILLIAM A. MEGA

DEVELOPMENT DATA:

TOTAL SITE AREA: 8.5± ACRES
PROPOSED BUILDING AREA: 34,500 S.F.
TOTAL NUMBER OF UNITS: 26 UNITS
STRIPED PARKING SPACES: 54 SPACES
DRIVE IN GARAGE PARKING SPACES: 52 SPACES
TOTAL PARKING SPACES: 106 SPACES

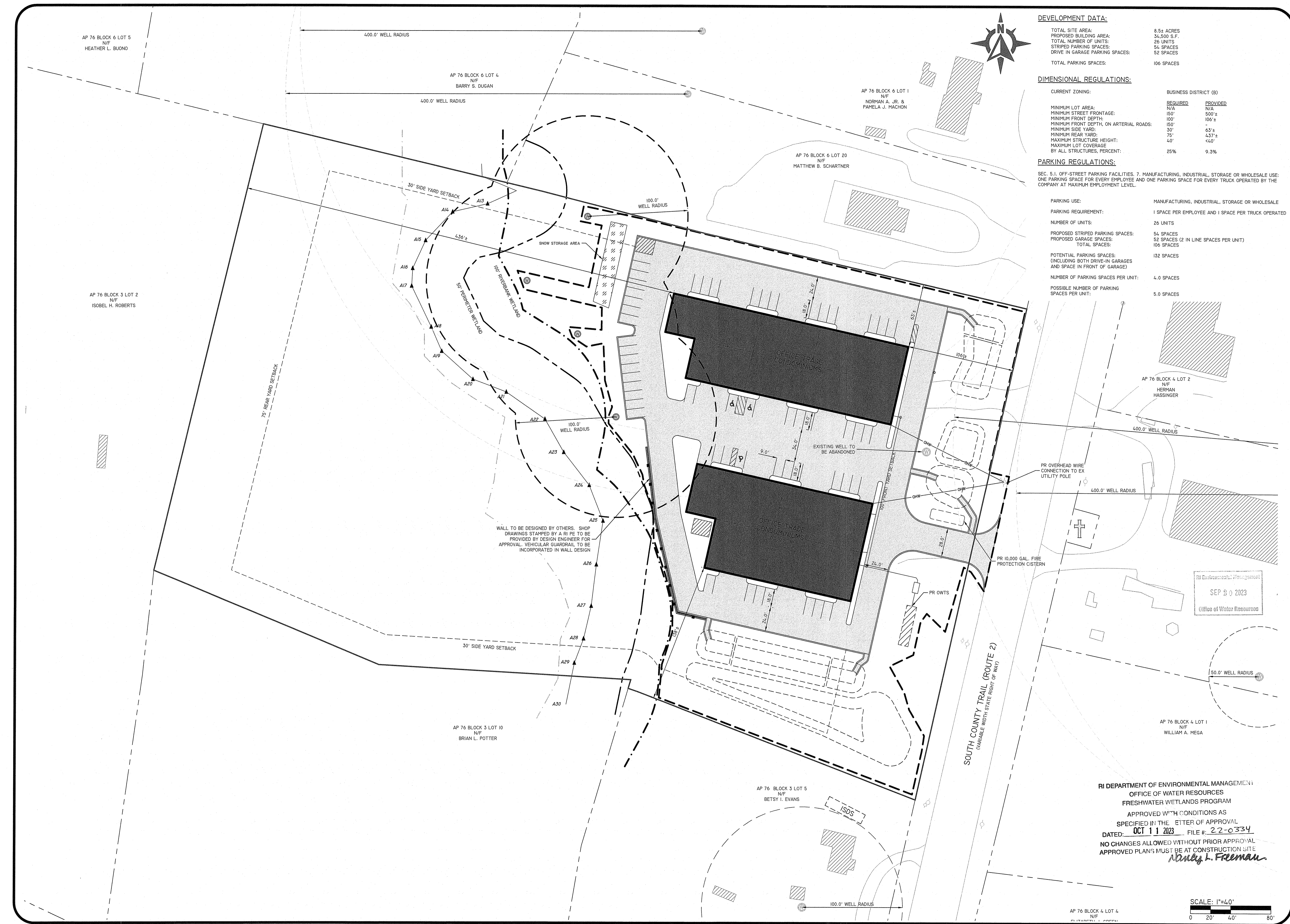
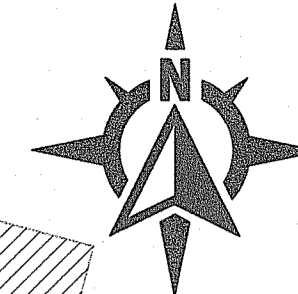
DIMENSIONAL REGULATIONS:

CURRENT ZONING: BUSINESS DISTRICT (B)
REQUIRED PROVIDED
MINIMUM LOT AREA: N/A N/A
MINIMUM STREET FRONTAGE: 150' 500'±
MINIMUM FRONT DEPTH: 100' 106'±
MINIMUM FRONT DEPTH, ON ARTERIAL ROADS: 150'
MINIMUM SIDE YARD: 30' 63'±
MINIMUM REAR YARD: 75' 437'±
MAXIMUM STRUCTURE HEIGHT: 40' <40'
BY ALL STRUCTURES, PERCENT: 25% 9.3%

PARKING REGULATIONS:

SEC. 5.1. OFF-STREET PARKING FACILITIES. 7. MANUFACTURING, INDUSTRIAL, STORAGE OR WHOLESALE USE:
ONE PARKING SPACE FOR EVERY EMPLOYEE AND ONE PARKING SPACE FOR EVERY TRUCK OPERATED BY THE COMPANY AT MAXIMUM EMPLOYMENT LEVEL.

PARKING USE: MANUFACTURING, INDUSTRIAL, STORAGE OR WHOLESALE
PARKING REQUIREMENT: 1 SPACE PER EMPLOYEE AND 1 SPACE PER TRUCK OPERATED
NUMBER OF UNITS: 26 UNITS
PROPOSED STRIPED PARKING SPACES: 54 SPACES
PROPOSED GARAGE SPACES: 52 SPACES (2 IN LINE SPACES PER UNIT)
TOTAL SPACES: 106 SPACES
POTENTIAL PARKING SPACES (INCLUDING BOTH DRIVE-IN GARAGES AND SPACE IN FRONT OF GARAGE): 132 SPACES
NUMBER OF PARKING SPACES PER UNIT: 4.0 SPACES
POSSIBLE NUMBER OF PARKING SPACES PER UNIT: 5.0 SPACES



WALL TO BE DESIGNED BY OTHERS. SHOP DRAWINGS STAMPED BY A R I P E TO BE PROVIDED BY DESIGN ENGINEER FOR APPROVAL. VEHICULAR GUARDRAIL TO BE INCORPORATED IN WALL DESIGN

EXISTING WELL TO BE ABANDONED

PR OVERHEAD WIRE CONNECTION TO EX UTILITY POLE

PR 10,000 GAL. FIRE PROTECTION CISTERN

PR OWTS

RI Department of Environmental Management
Office of Water Resources
SEP 9 2023

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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SCALE: 1"=40'
0 20' 40' 80'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel. 401-943-1000 fax. 401-464-6006 www.diprete-eng.com
BOSTON • PROVIDENCE • NEWPORT

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THE PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE IMPLEMENTATION OF THIS PLAN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ONLY DIPRETE ENGINEERING ASSUMES RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	09-28-2023	PRELIMINARY TO COMMENTS	B.E.G.
2	07-18-2023	FINAL RESPONSE TO COMMENTS	B.E.G.
3	08-04-2023	FINAL RESPONSE TO COMMENTS	B.E.G.
4	08-02-2023	FINAL RESPONSE TO COMMENTS	B.E.G.
5	08-02-2023	FINAL RESPONSE TO COMMENTS	B.E.G.

DESIGN BY: B.E.G.

SITE LAYOUT PLAN
EXETER OFFICE TRADE CENTER
EXETER, RHODE ISLAND
C & H PROPERTIES, LLC
400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
TEL. 401-636-0462

PREPARED FOR:
ASSESSOR'S PLAT 76 BLOCK 3 LOT 7
EXETER, RHODE ISLAND

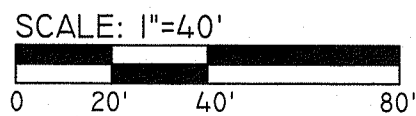
REVISIONS:

SHEET 6 OF 10

Z:\DESHAIN\PROJECTS\048-903 SOUTH COUNTY TRAIL\AUTOCAD DRAWINGS\048-903-PLAN.DWG PLOTTEE: 9/19/2023



Revised Limit of Disturbance per RIDEM to provide 5-foot for retaining wall installation. See Condition No. 18



DiPrete Engineering
 Two Stafford Court, Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
 Boston • Providence • Newport

BRENNA GUAY
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 REGISTERED PROFESSIONAL ENGINEER CIVIL

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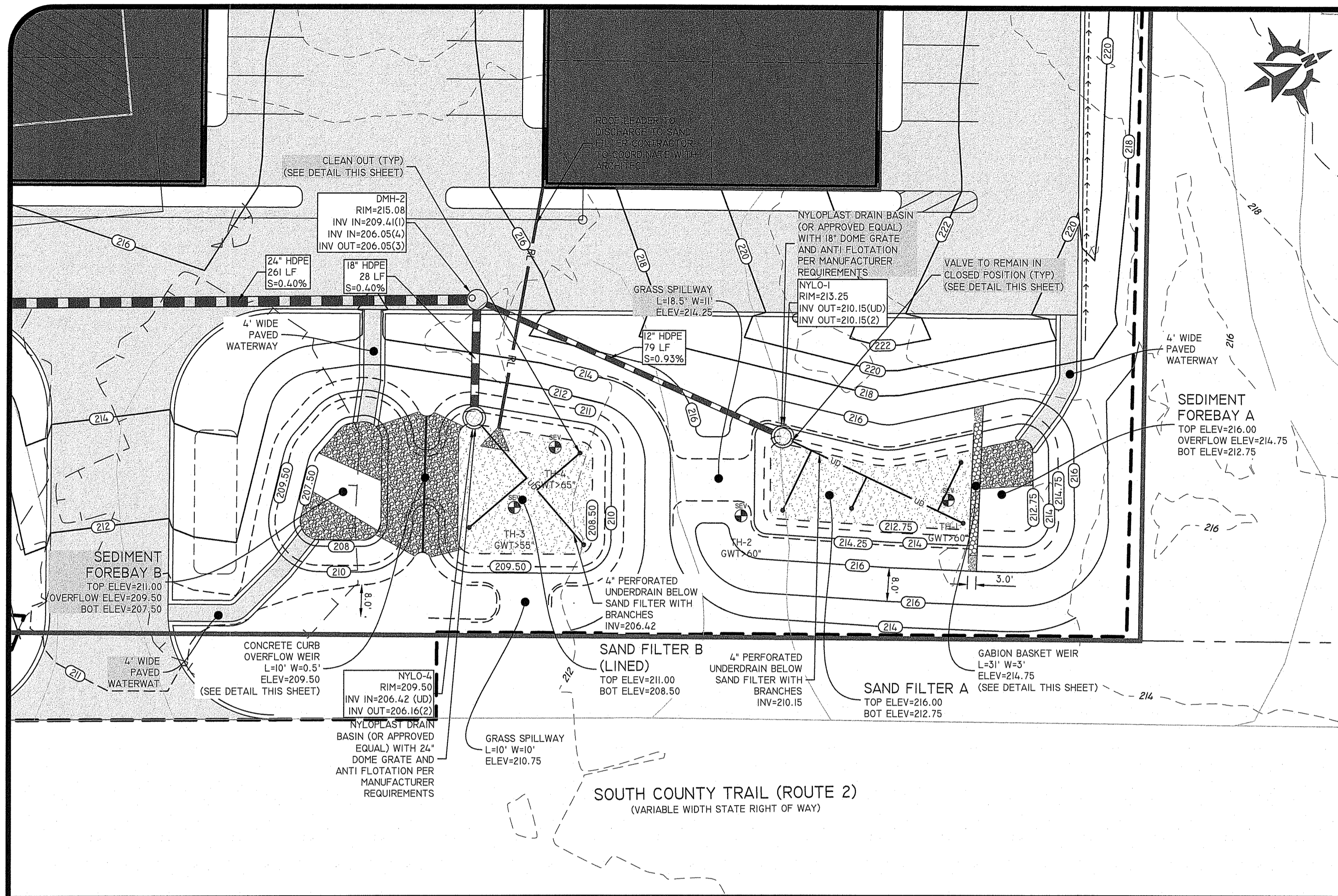
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RI Environmental Services
 SEP 20 2023
 Office of Water Resources

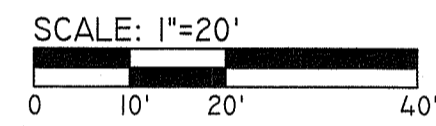
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 400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
 TEL 401-265-0462

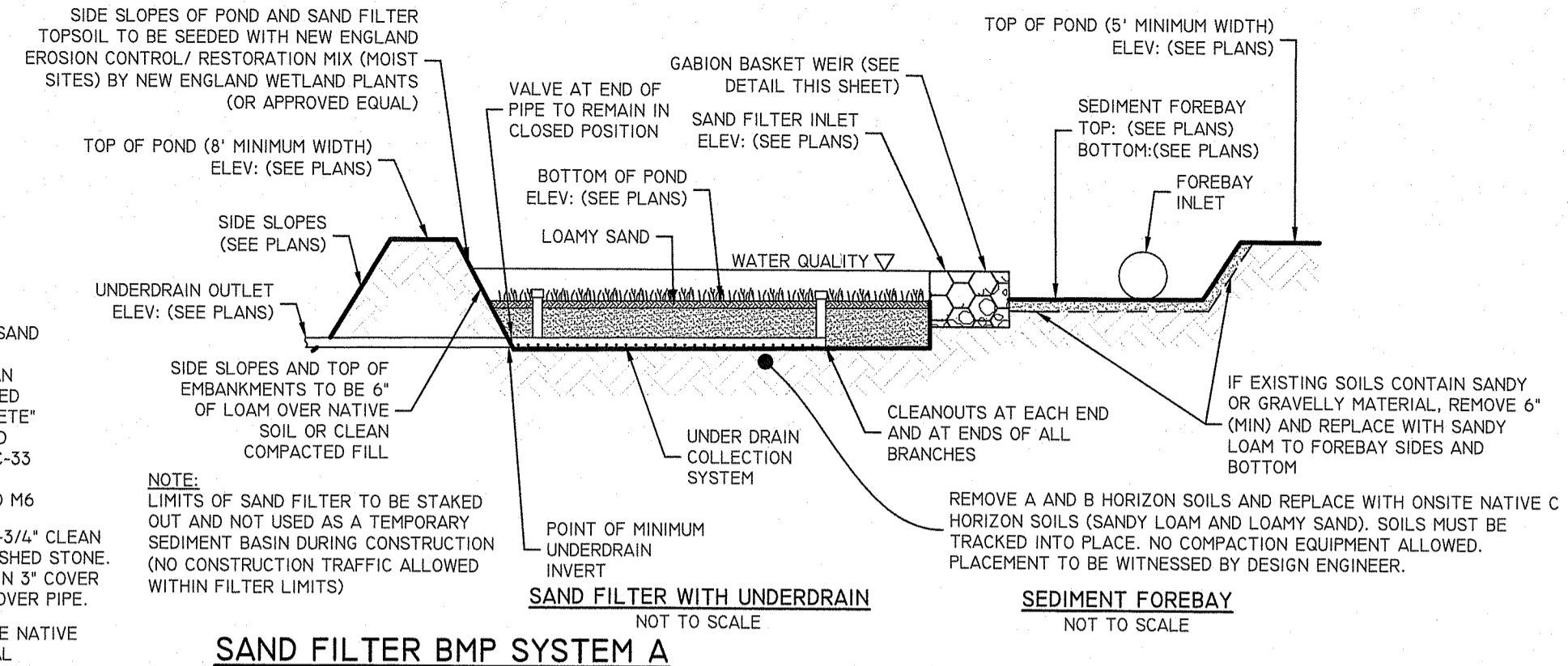
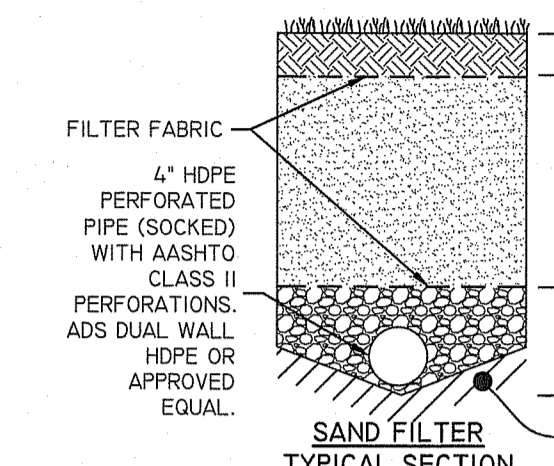
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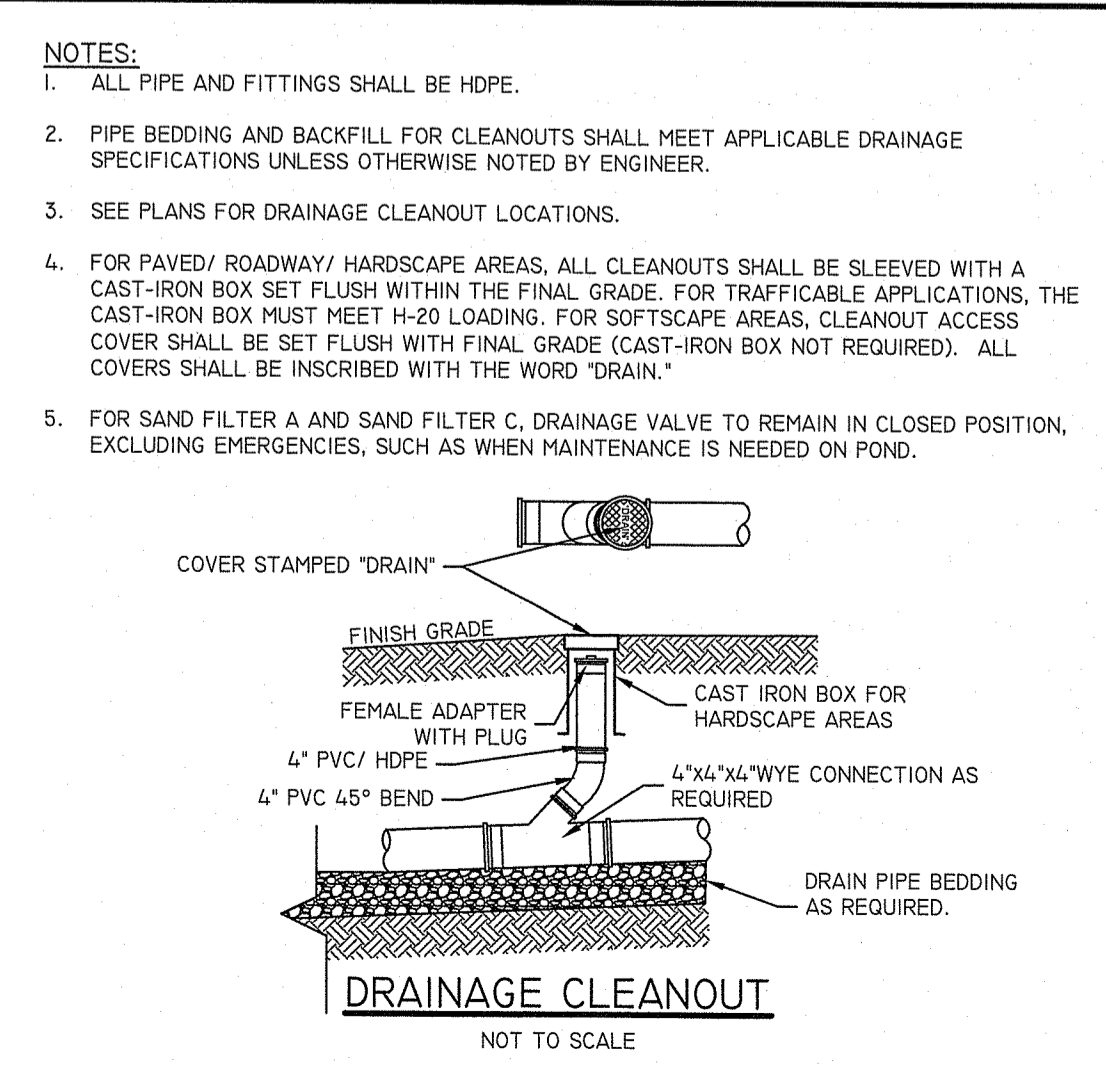
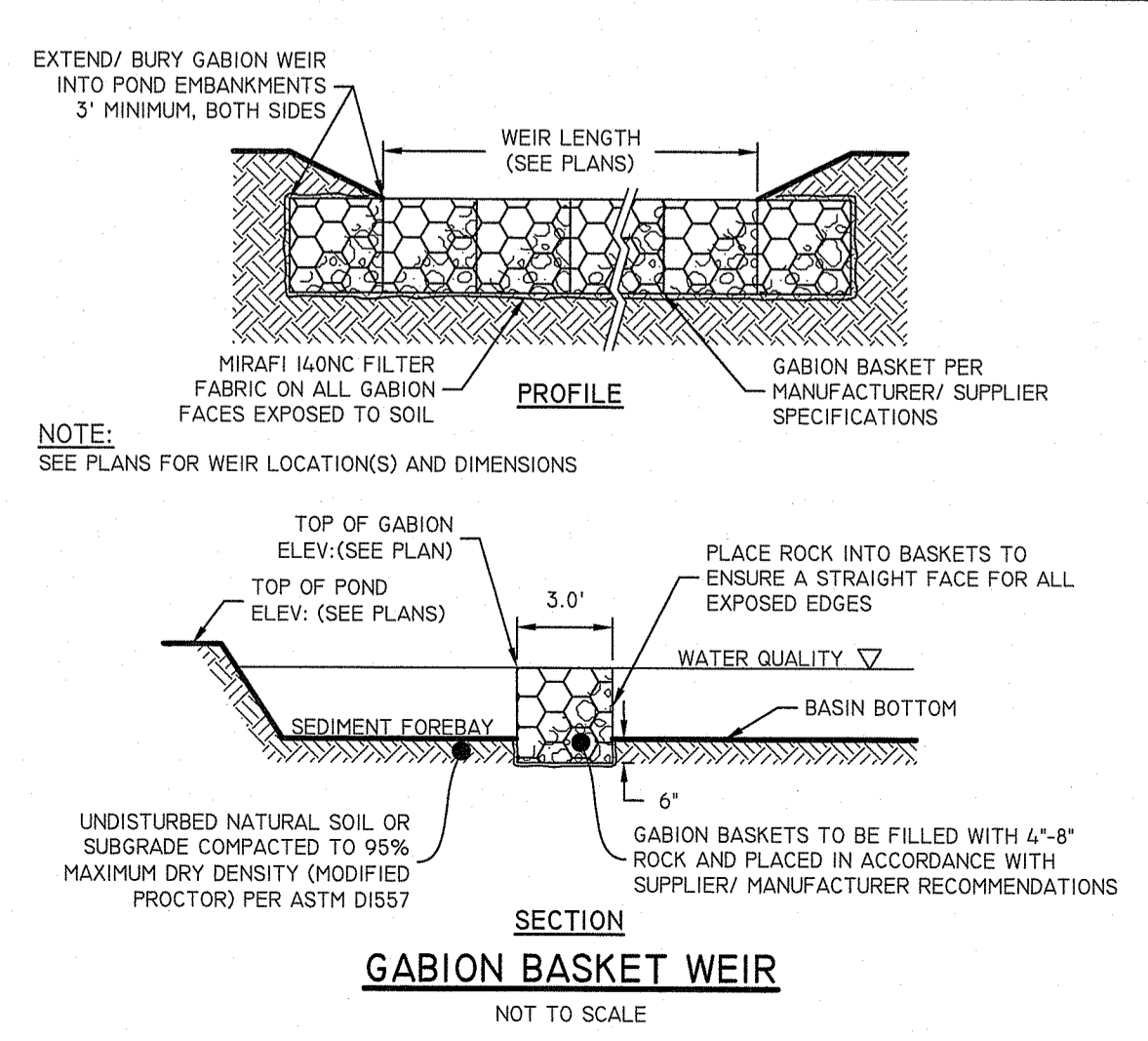
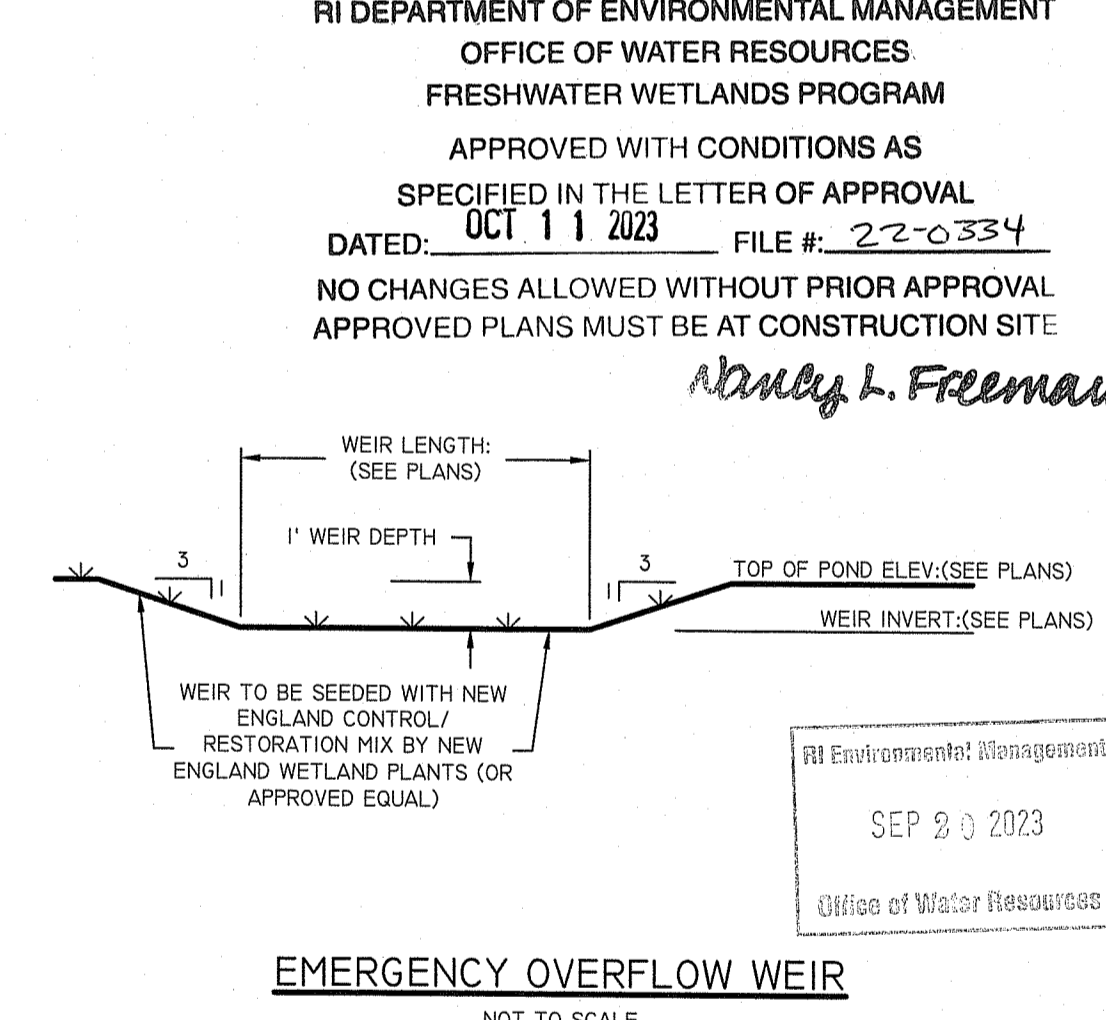
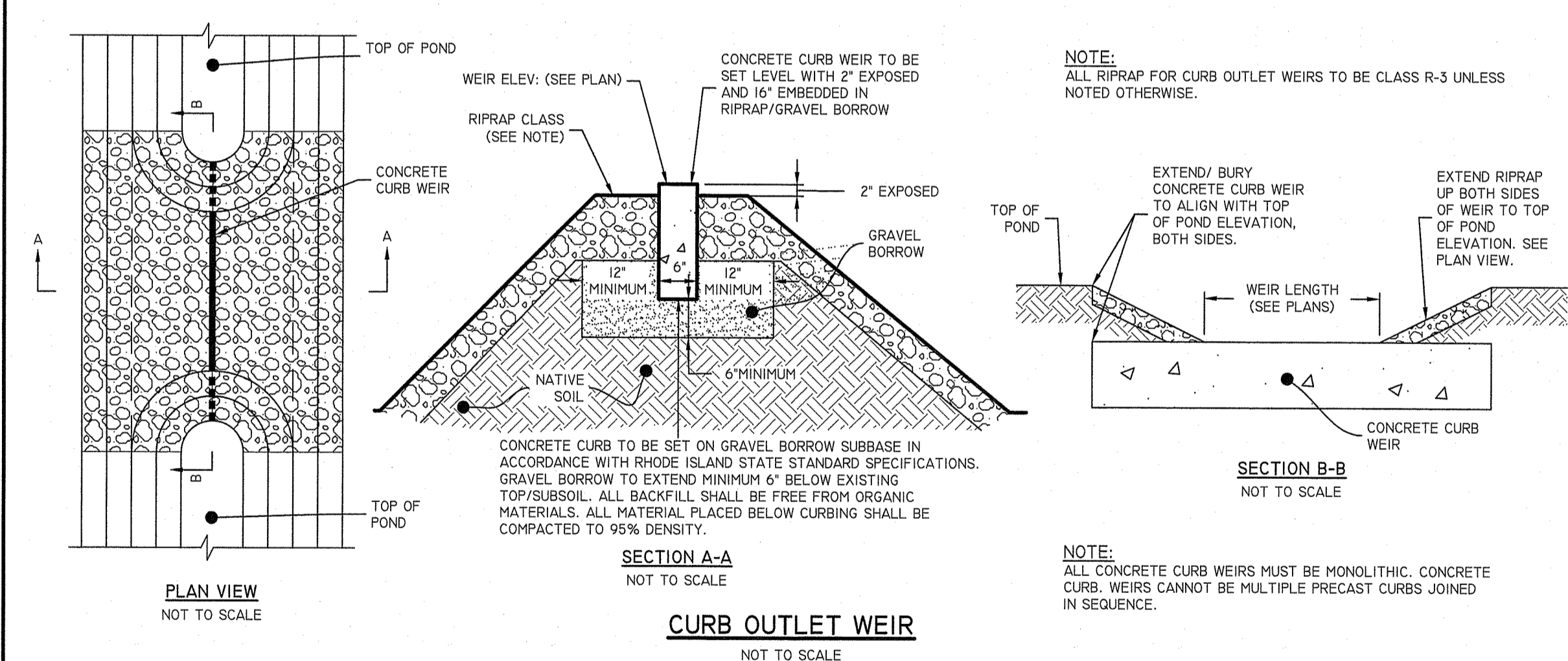
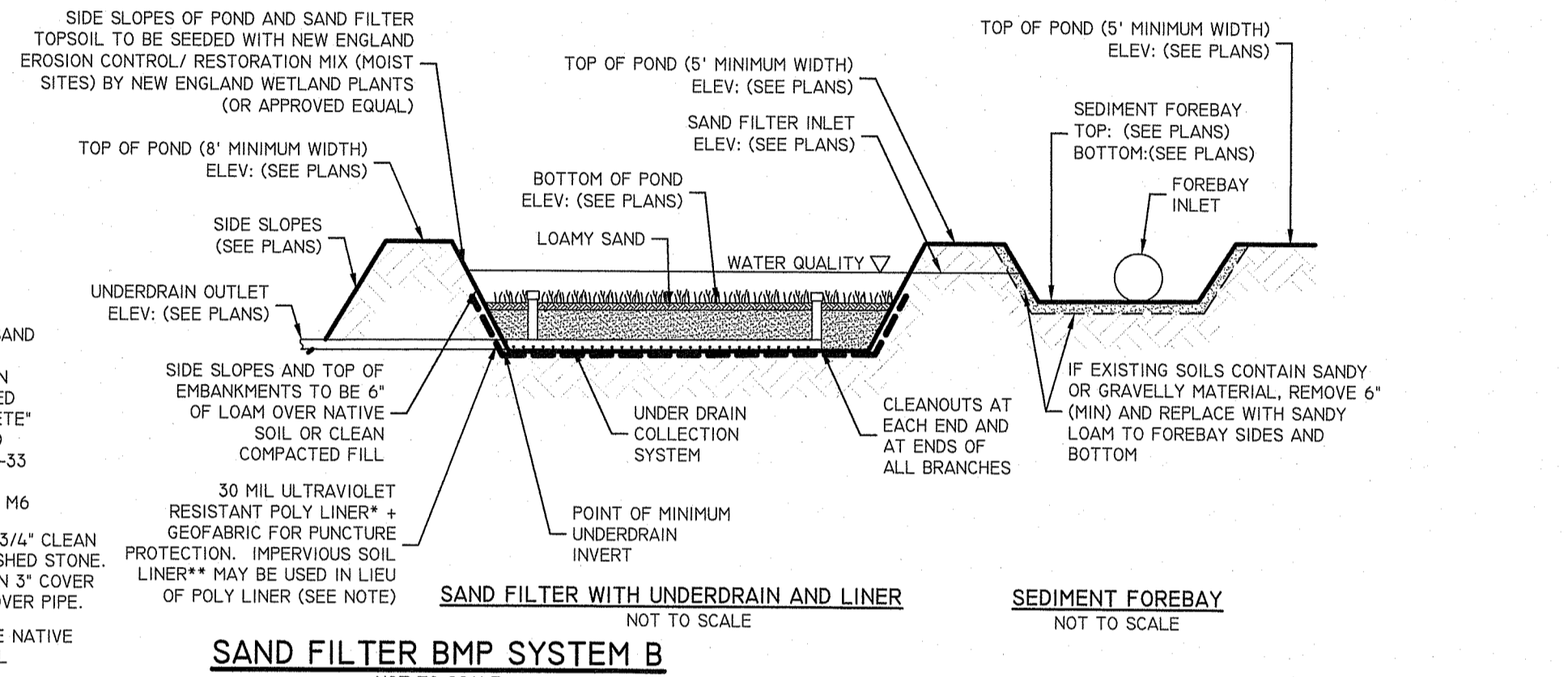
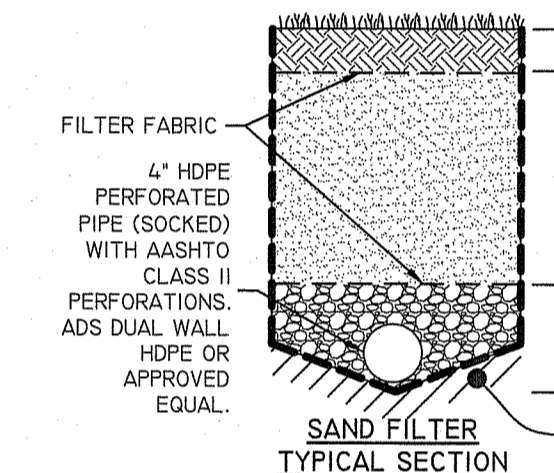
POND COMPLEX A & B



DESCRIPTION	SNDF-A
TOP OF POND ELEVATION	216.00
100 YEAR STORM ELEVATION	213.67
10 YEAR STORM ELEVATION	213.40
1 YEAR STORM ELEVATION	212.54
WQ STORM ELEVATION	210.93
BOTTOM OF POND ELEVATION	212.75
LOAMY SAND DEPTH	0.5'
SAND DEPTH	1.5'
MINIMUM UNDERDRAIN INVERT	210.15
UNDERDRAIN OUTLET ELEVATION	210.66
BOTTOM OF SAND ELEVATION	210.75
SEASONAL HIGH GWT ELEVATION	208.25
SOIL EVALUATION	TH-1



DESCRIPTION	SNDF-B
TOP OF POND ELEVATION	211.00
100 YEAR STORM ELEVATION	210.22
10 YEAR STORM ELEVATION	209.85
1 YEAR STORM ELEVATION	209.60
WQ STORM ELEVATION	208.82
BOTTOM OF POND ELEVATION	208.50
LOAMY SAND DEPTH	0.5'
SAND DEPTH	1.0'
MINIMUM UNDERDRAIN INVERT	206.16
UNDERDRAIN OUTLET ELEVATION	206.05
BOTTOM OF SAND ELEVATION	207.00
SEASONAL HIGH GWT ELEVATION	206.88
SOIL EVALUATION	TH-3



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

BRENNA QUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: OCT 11 2023 FILE #: 22-0334
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

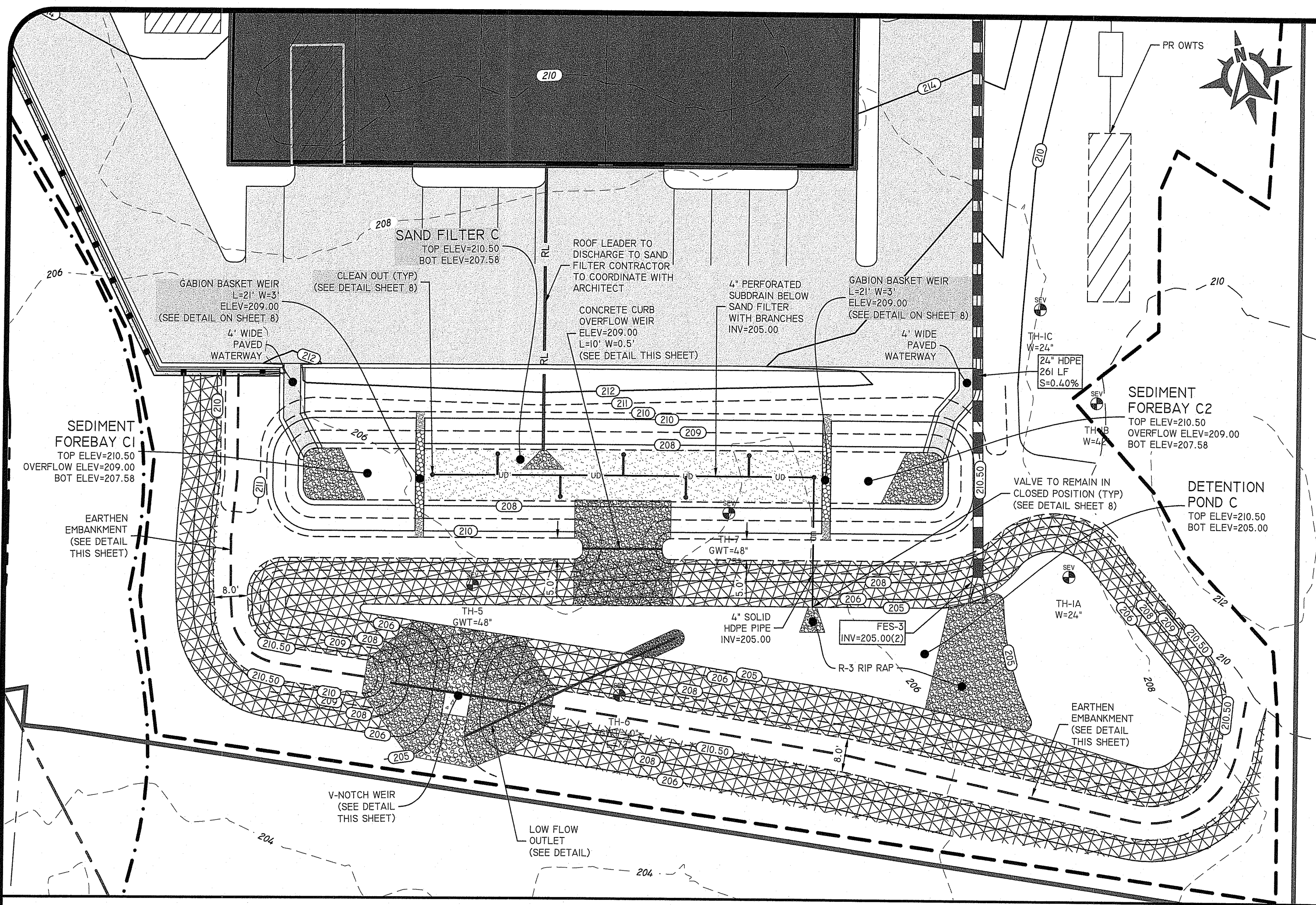
Nancy L. Freeman

SEP 20 2023
Office of Water Resources

POND COMPLEX A & B
EXETER OFFICE TRADE CENTER
EXETER, RHODE ISLAND
C & H PROPERTIES, LLC
SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
TEL: 401-665-0400

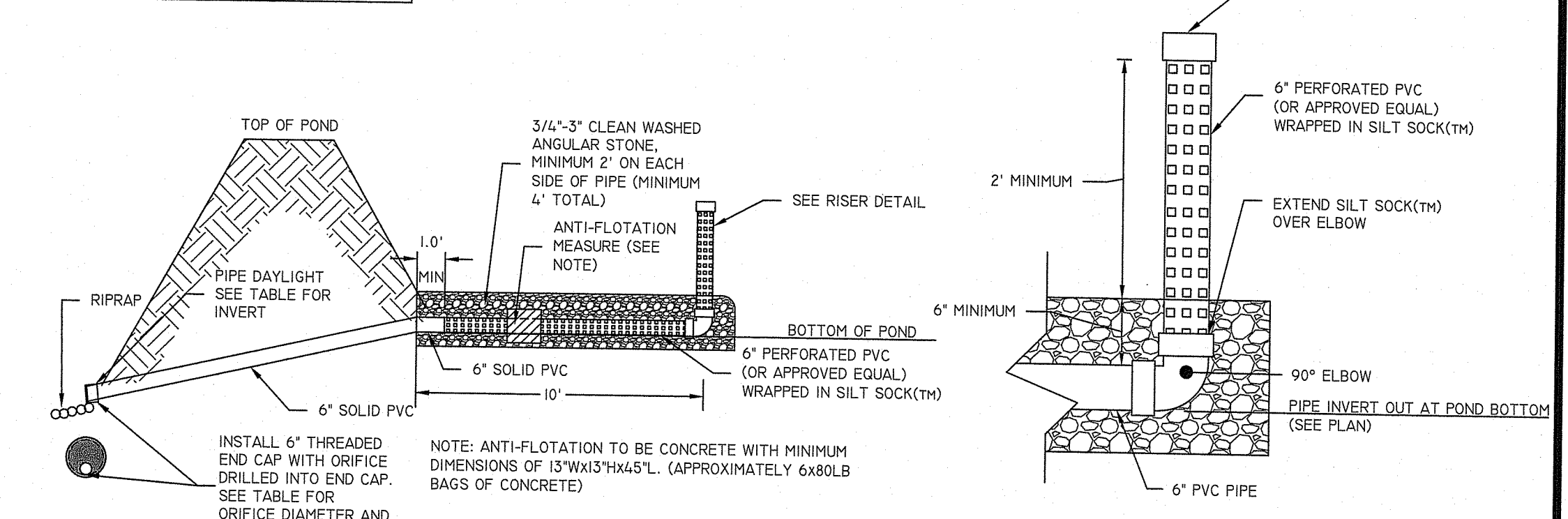
REPREPARED FOR:
ASSESSOR'S PLAT 76 BLOCK 3 LOT 7
EXETER, RHODE ISLAND

DESIGN BY: B.E.G.
DRAWN BY: B.E.G.

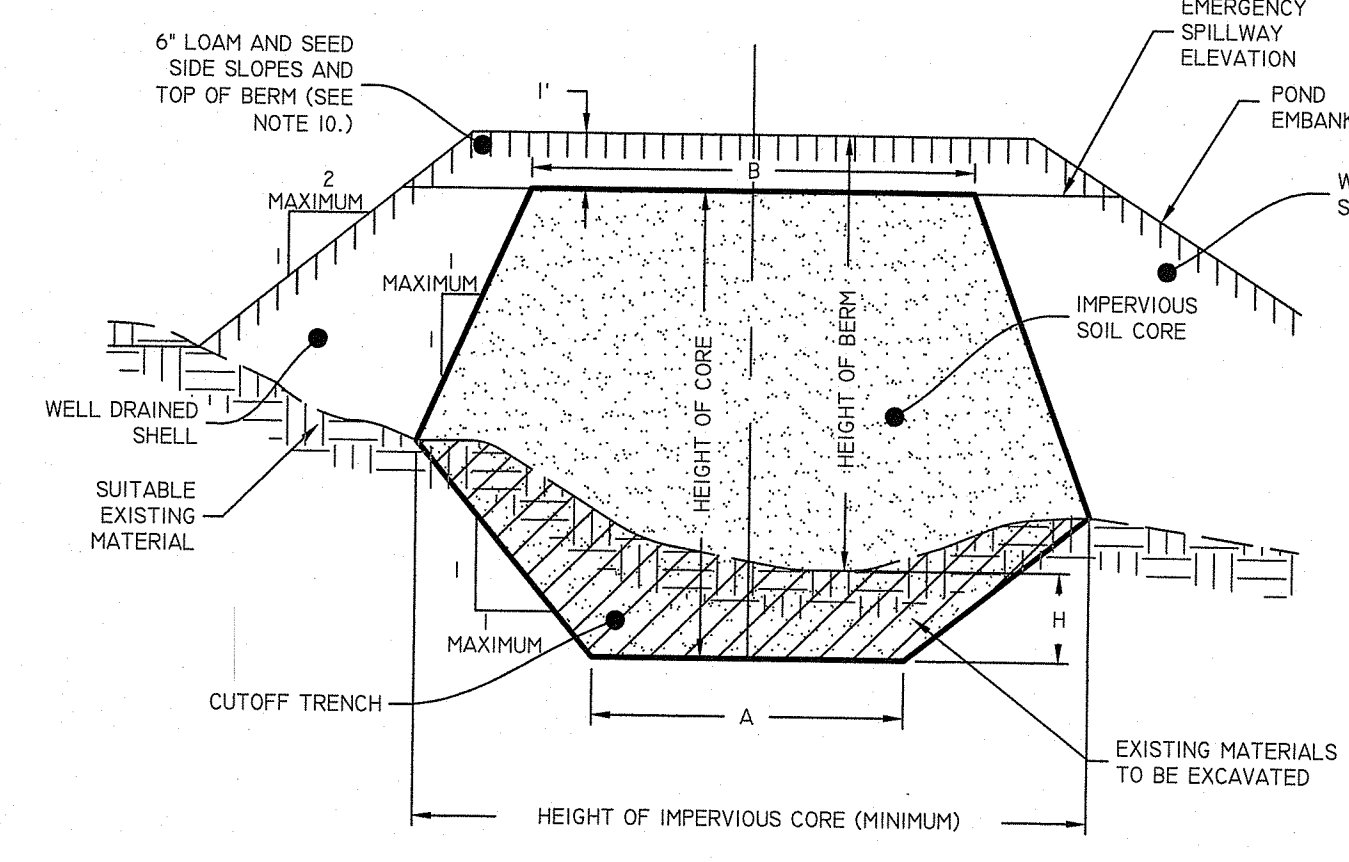


POND COMPLEX C
SCALE: 1"=20'

INTERNAL ORIFICE SCHEDULE		
LOCATION	DIAMETER	INVERT
POND C	3.75"	205.00



LOW FLOW OUTLET
NOT TO SCALE

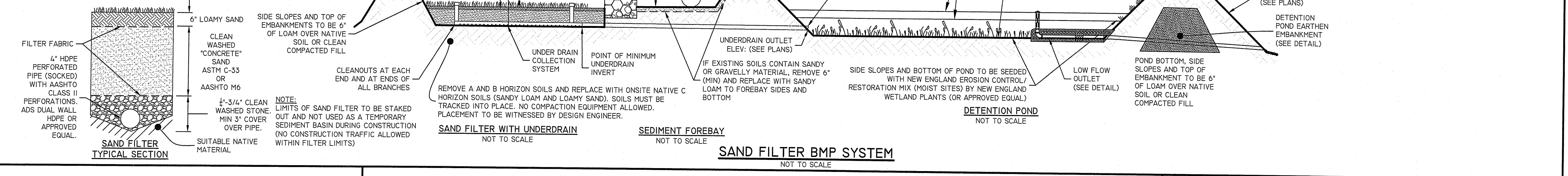


POND EARTHEN EMBANKMENT
NOT TO SCALE

BERM HEIGHT (FT)	TOP WIDTH OF CORE - B (FT)
0-6.5	8.2
6.6-9.8	9.2
9.9-13.1	9.8
13.2-16.4	10.8
16.5-19.7	11.5

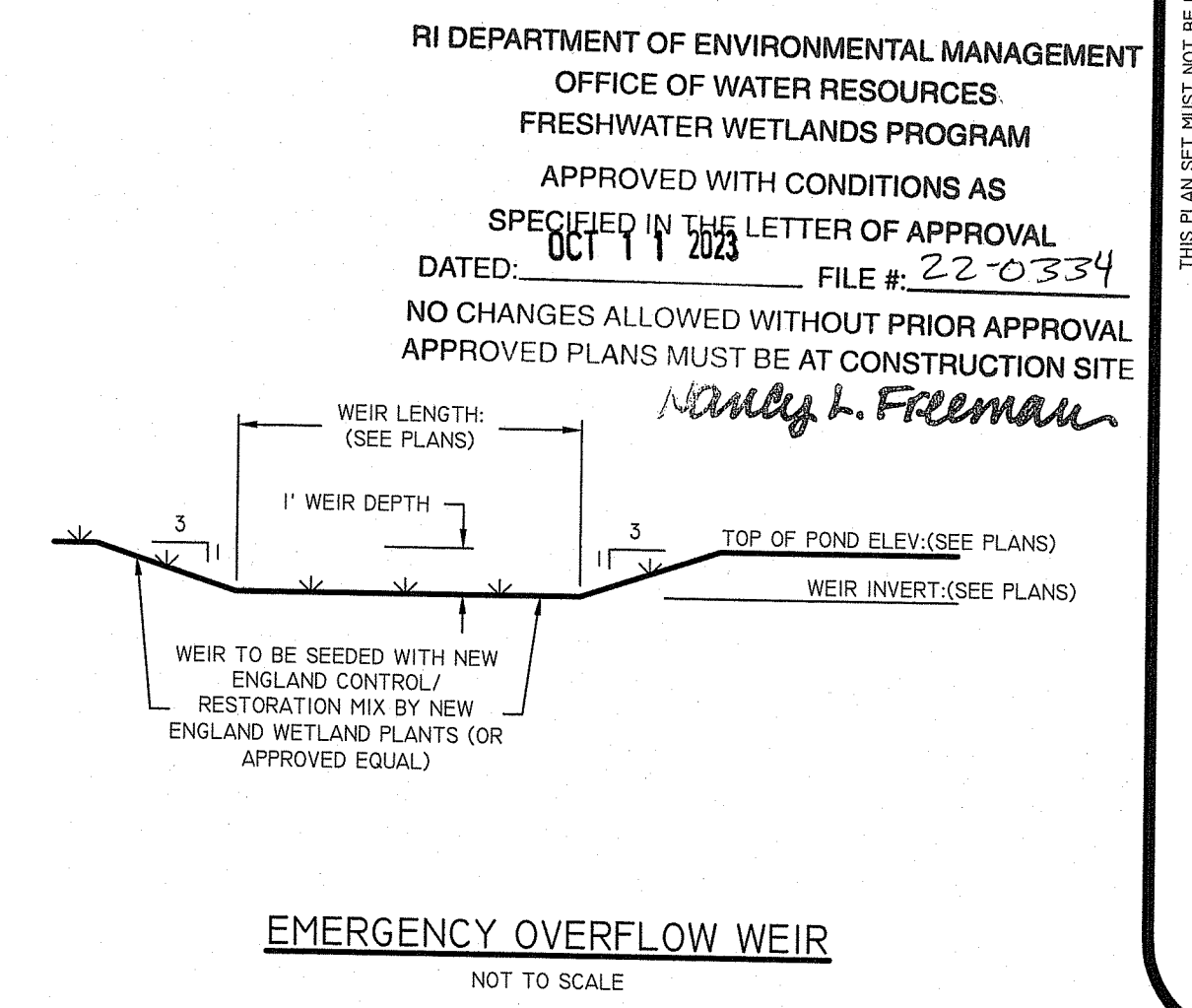
- NOTES:**
- IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL POND EMBANKMENTS.
 - IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 55% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.00005 CM/S.
 - WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #200 SIEVE.
 - MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
 - THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
 - THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'-8", AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
 - SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
 - IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUT OFF TRENCH CAN BE REDUCED TO 1'x1' (MAX).
 - COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
 - SIDE SLOPE OF POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
 - THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
 - ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.
 - ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND AHJ WHERE REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.

DESCRIPTION	SNDF-C
TOP OF POND ELEVATION	210.50
100 YEAR STORM ELEVATION	209.47
10 YEAR STORM ELEVATION	209.27
1 YEAR STORM ELEVATION	208.99
WQ STORM ELEVATION	207.59
BOTTOM OF POND ELEVATION	207.58
LOAMY SAND DEPTH	0.5'
SAND DEPTH	1.5'
MINIMUM UNDERDRAIN INVERT	205.00
UNDERDRAIN OUTLET ELEVATION	205.00
BOTTOM OF SAND ELEVATION	205.58
SEASONAL HIGH GWT ELEVATION	203.14
SOIL EVALUATION	TH-7



SAND FILTER BMP SYSTEM
NOT TO SCALE

DESCRIPTION	DP-C
TOP OF POND ELEVATION	210.50
100 YEAR STORM ELEVATION	209.48
10 YEAR STORM ELEVATION	208.10
1 YEAR STORM ELEVATION	206.35
BOTTOM OF POND ELEVATION	205.00
SEASONAL HIGH GWT ELEVATION	201.71
SOIL EVALUATION	TH-5

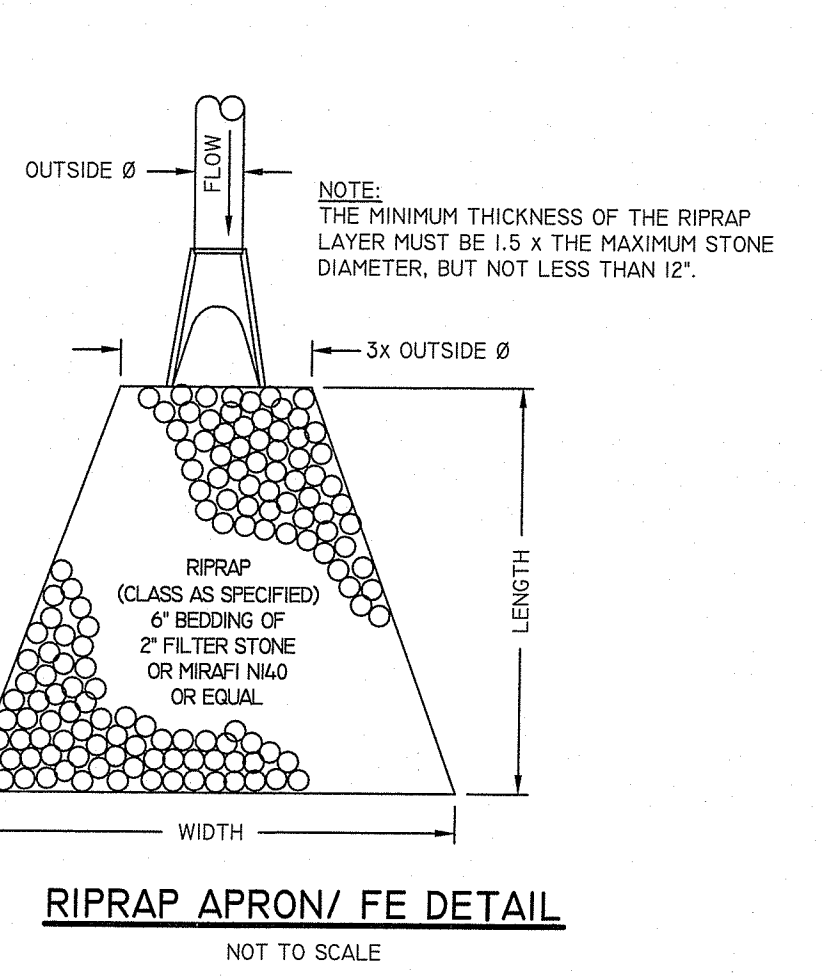


EMERGENCY OVERFLOW WEIR
NOT TO SCALE

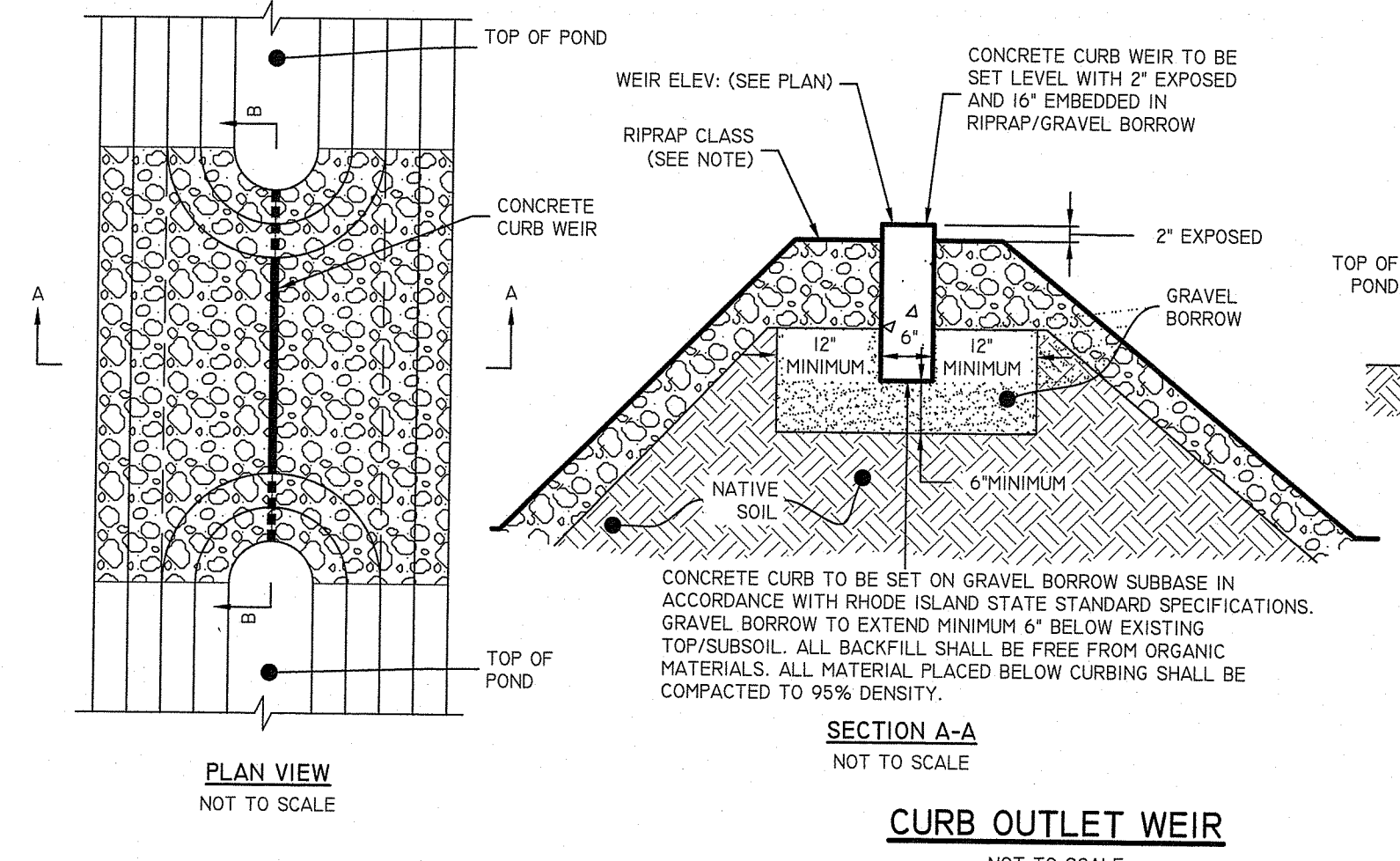
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: 06/11/2023 FILE # 22-0334
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

NO.	DATE	DESCRIPTION	BY:
1	09-18-2023	FOR RESPONSE TO COMMENTS	B.E.G.
2	07-25-2023	FOR RESPONSE TO COMMENTS	B.E.G.
3	06-20-2023	FOR RESPONSE TO COMMENTS	B.E.G.
4	06-20-2023	PRELIMINARY PERMIT SUBMISSION	B.E.G.

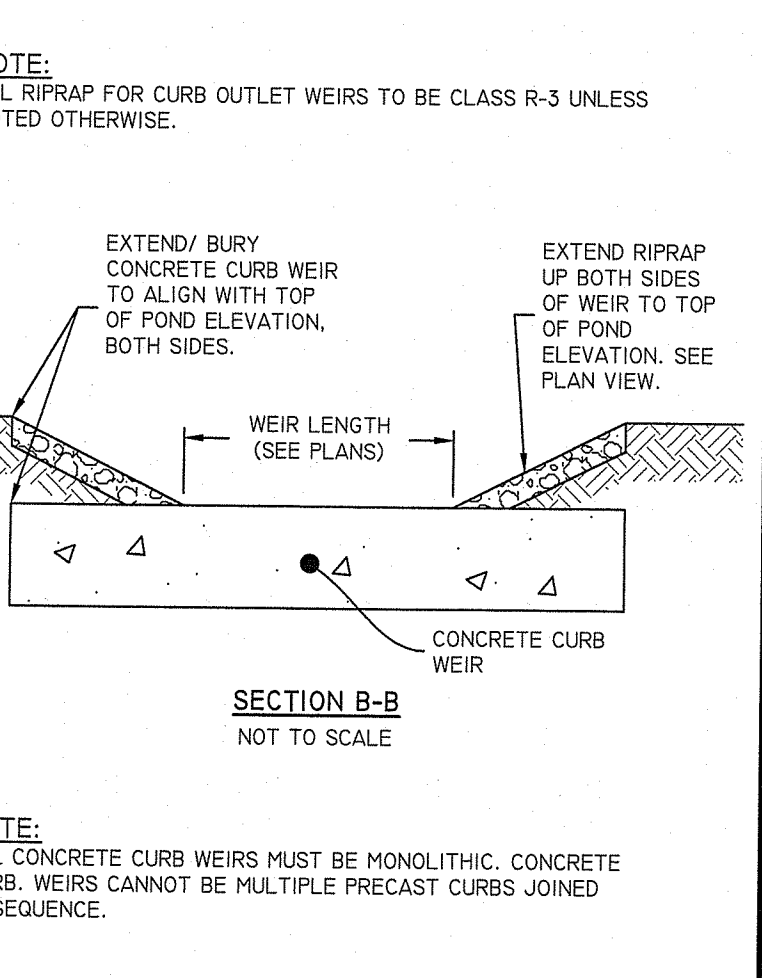
DESIGN BY: B.E.G.
DRAWN BY: B.E.G.



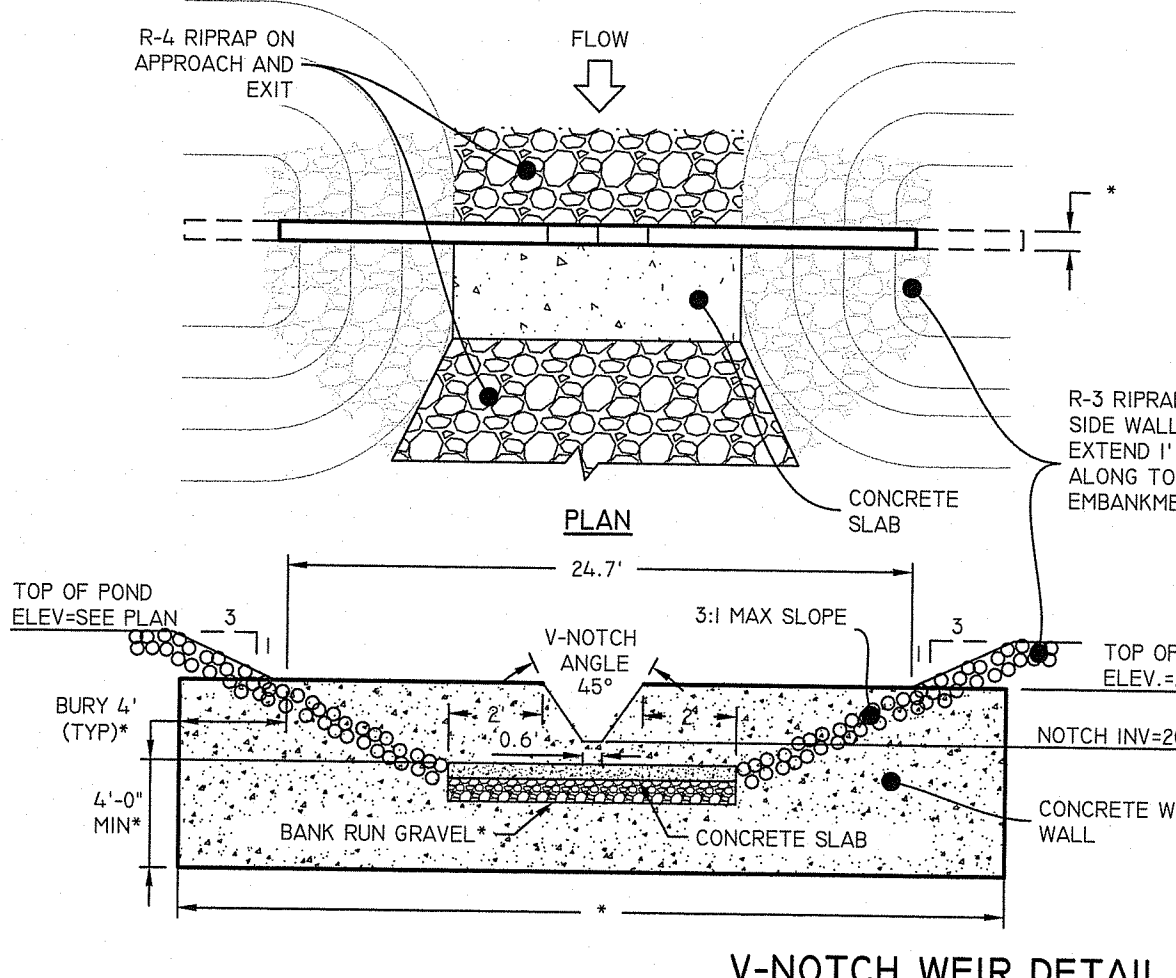
RIPRAP APRON/ FE DETAIL
NOT TO SCALE



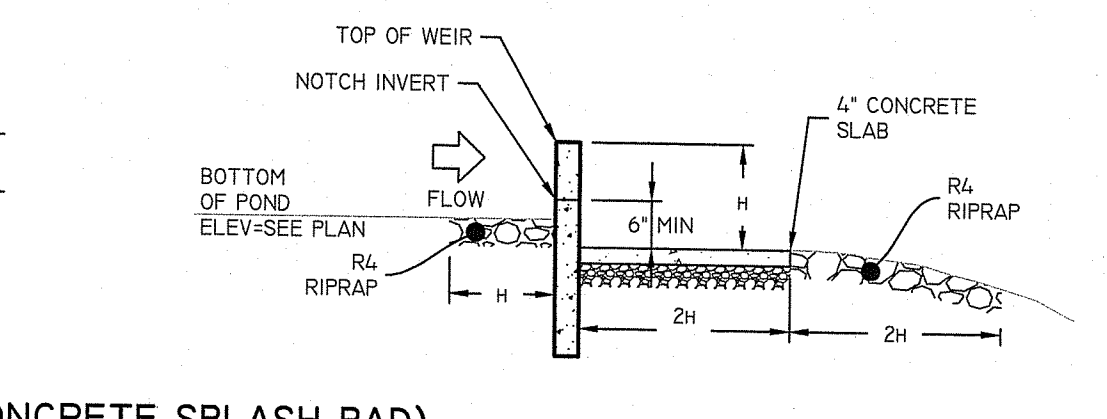
CURB OUTLET WEIR
NOT TO SCALE



V-NOTCH WEIR DETAIL (CONCRETE SPLASH PAD)
NOT TO SCALE



ELEVATION



SECTION

RI Environmental Management
SEP 23 2023
Office of Water Resources

*ALL STRUCTURAL COMPONENTS OF WEIR WALL AND SLAB MUST BE DESIGNED AND STAMPED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER, INCLUDING (BUT NOT LIMITED TO) WEIR WALL & SLAB THICKNESS, WIDTH, DEPTH AND INTERFACE BETWEEN WALL AND OUTLET SLAB.

POND COMPLEX C
EXETER OFFICE TRADE CENTER
EXETER, RHODE ISLAND

PREPARED FOR:
C & H PROPERTIES, LLC
400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
TEL 401-265-0462

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-944-6066 www.diprete-eng.com
Boston • Providence • Newport

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

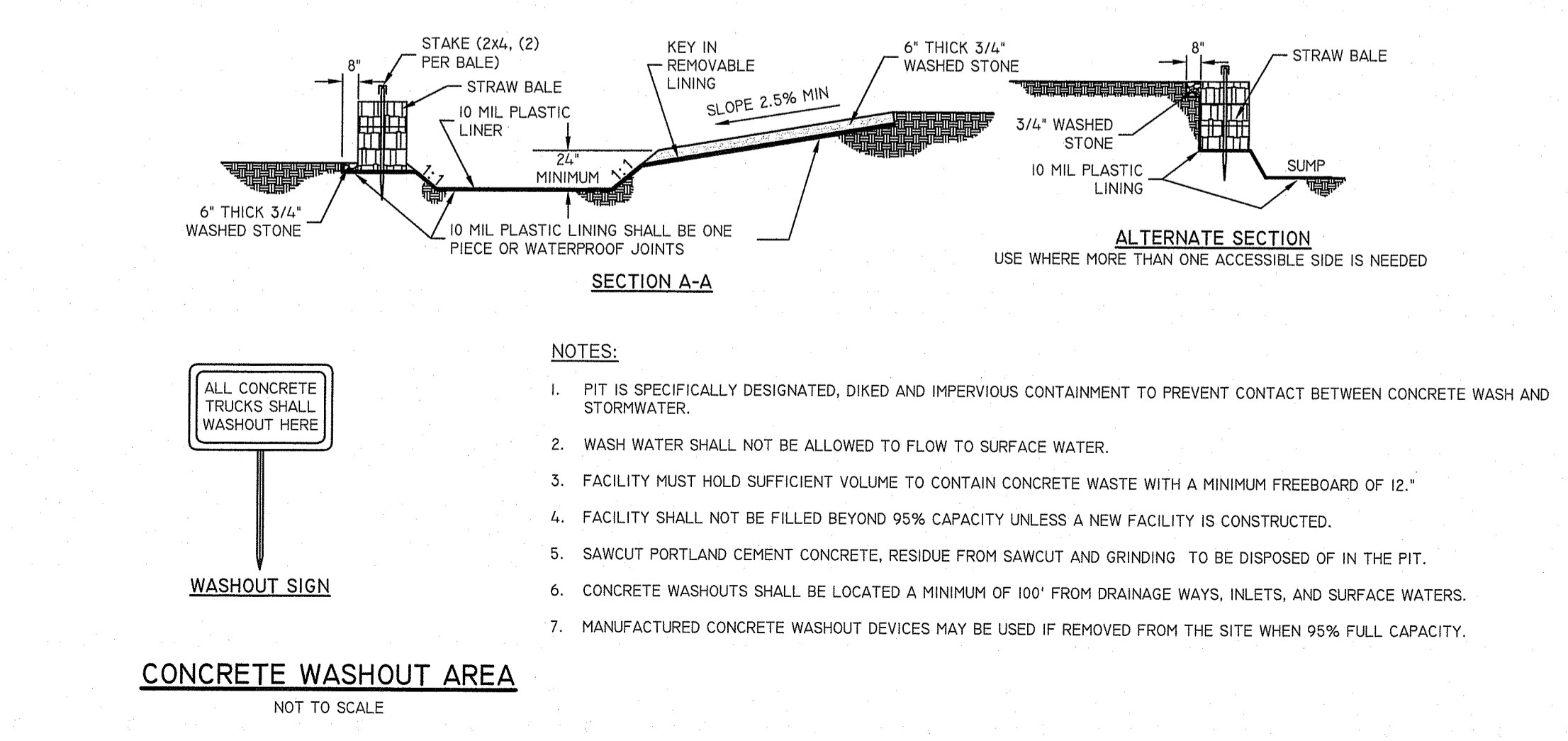
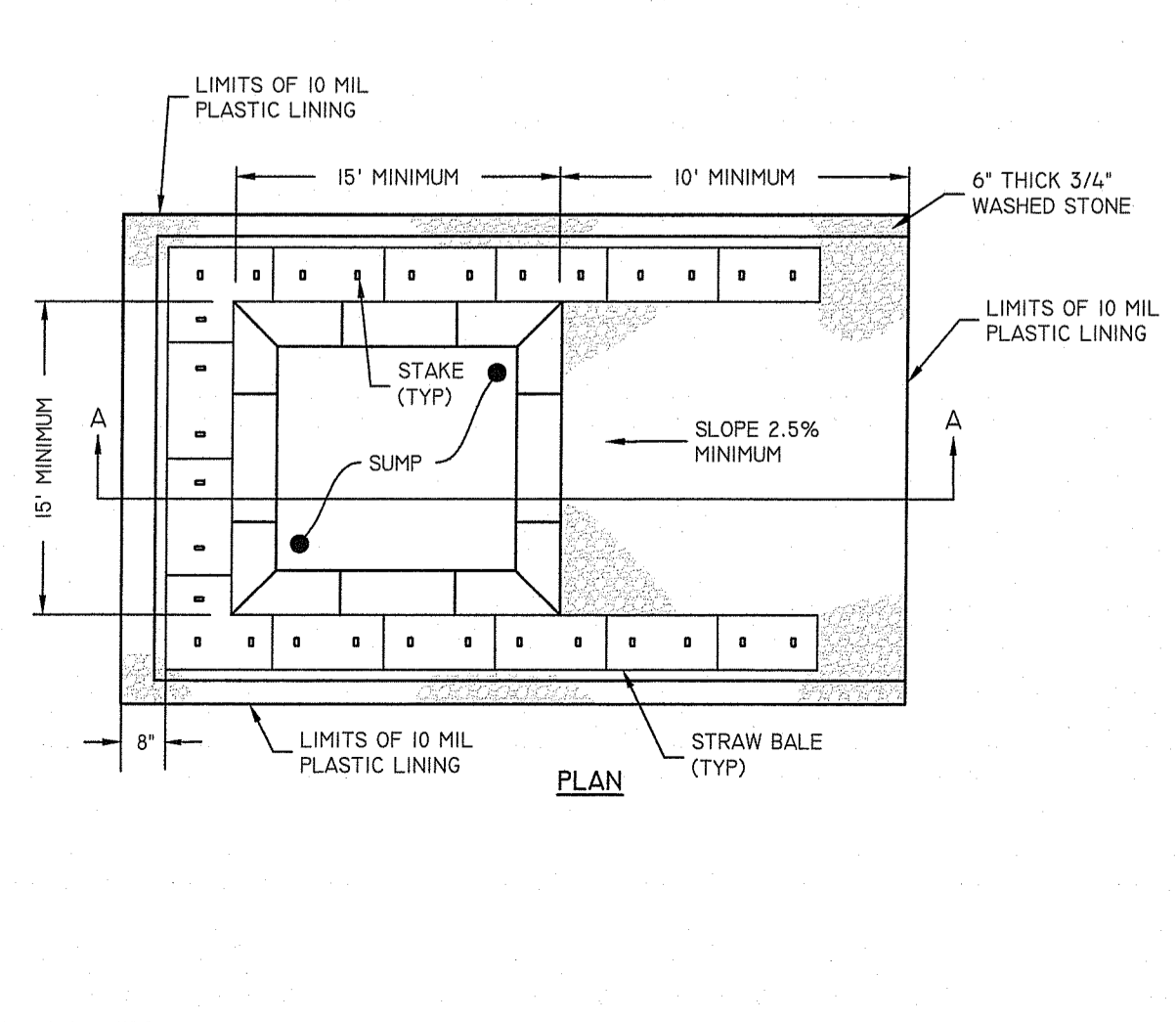
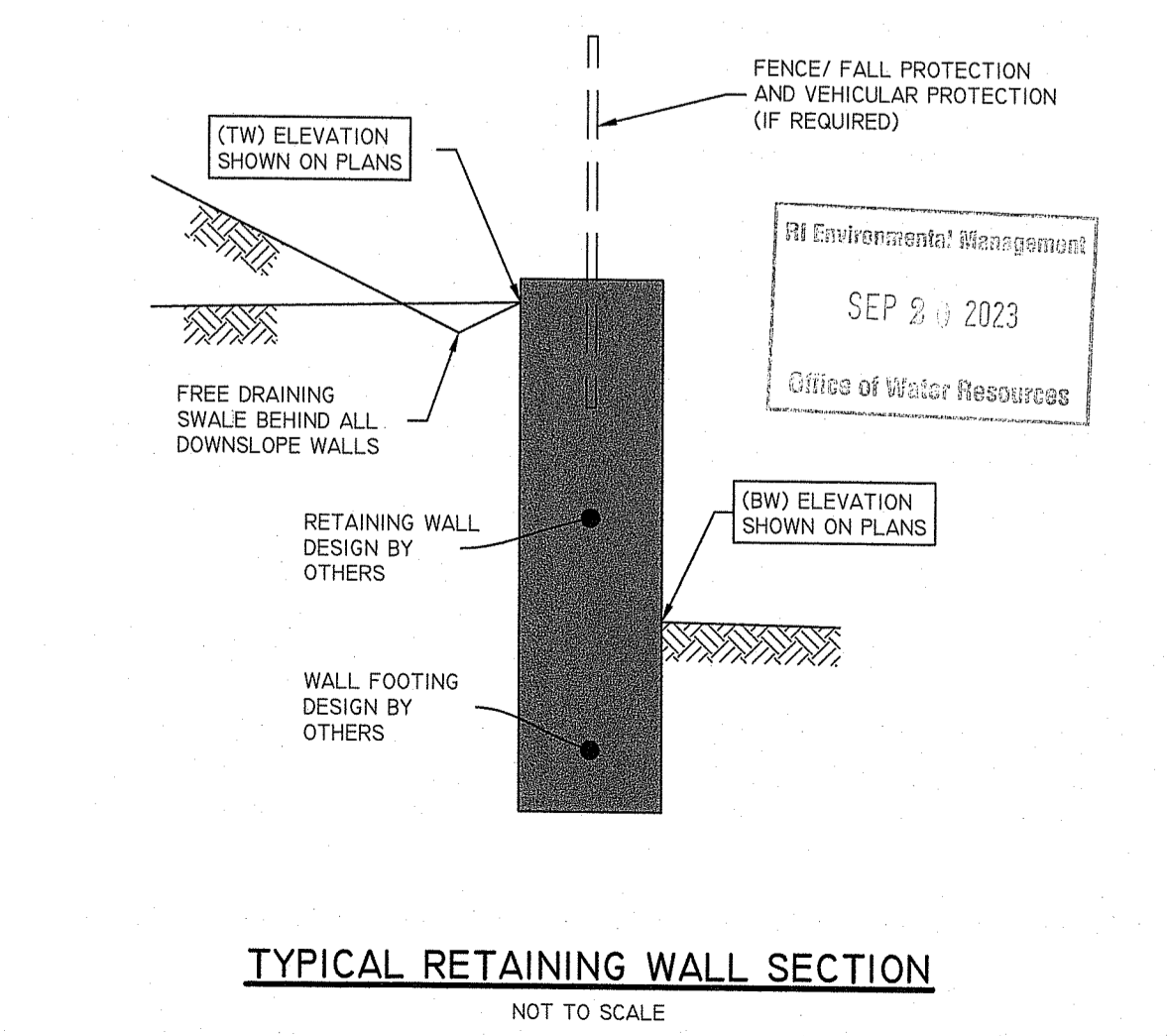
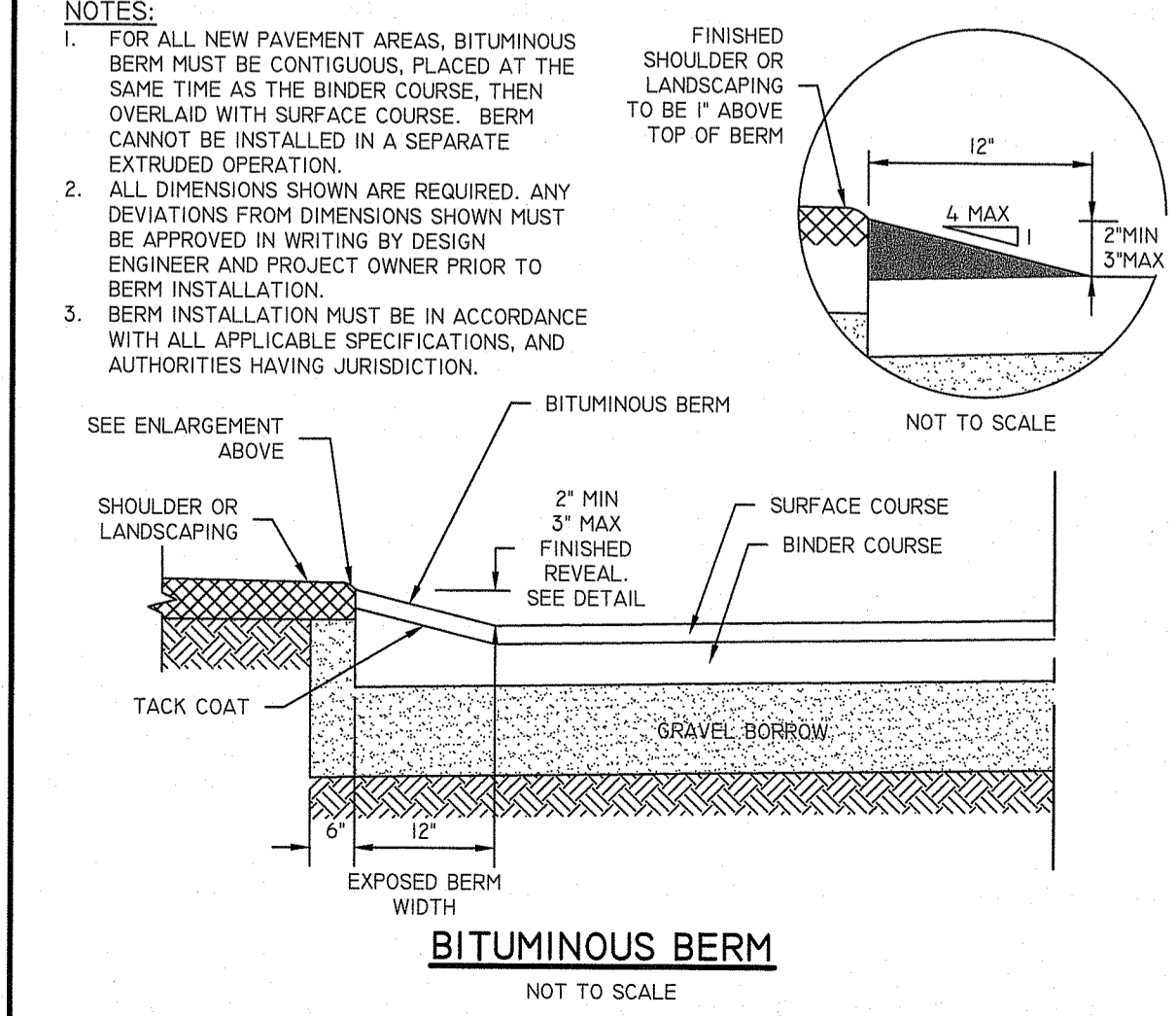
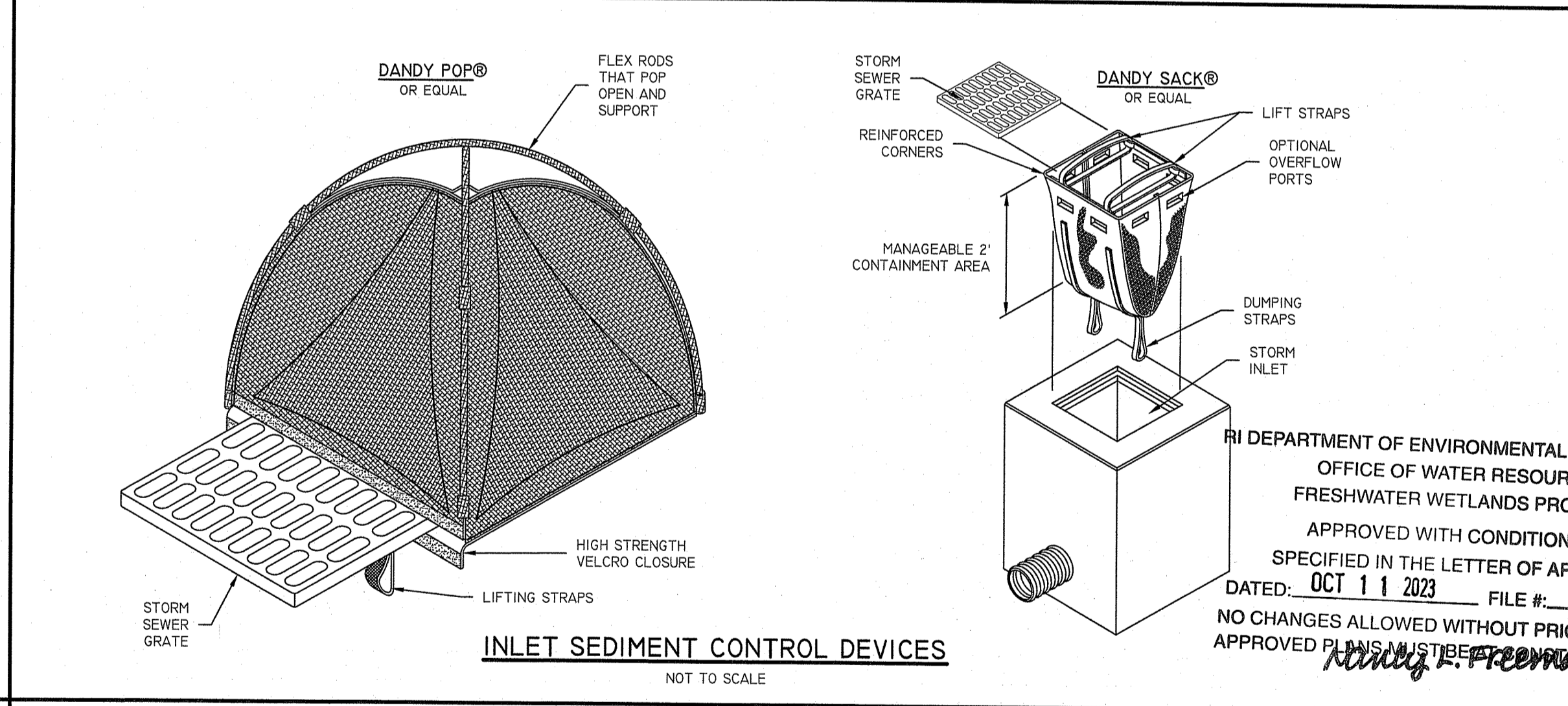
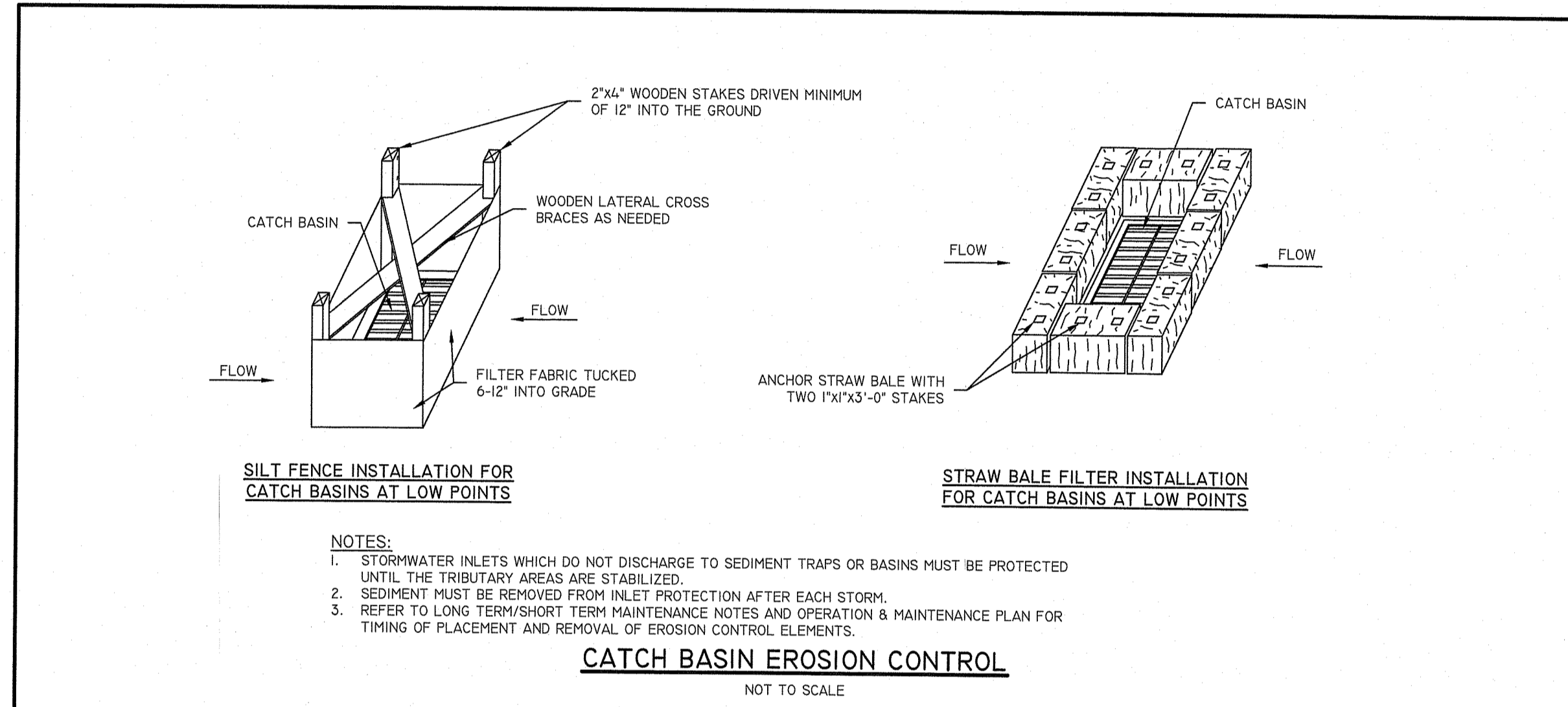
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER'S SEAL AND STAMP. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND DESIGN SHALL BE THE RESPONSIBILITY OF THE USER OF THIS PLAN AND DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON FOR CONSTRUCTION PURPOSES. CALL BEFORE YOU DIG TO LOCATE EXISTING UTILITIES.

BRENNA GUAY
 No. 13738
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF JURISDICTION.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER'S SEAL AND STAMP. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. WE DO NOT ASSUME RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR PERFORMANCE OF THE PROJECTS SHOWN ON THIS PLAN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES. PLANS SUBJECT TO CHANGE WITHOUT NOTICE.

NO.	DATE	DESCRIPTION	BY
1	09-18-2023	ISSUE RESPONSE TO COMMENTS	B.E.G.
2	07-10-2023	ISSUE RESPONSE TO COMMENTS	B.E.G.
3	05-15-2023	PRELIMINARY DESIGN SUBMISSION	B.E.G.
4	05-15-2023	PRELIMINARY DESIGN SUBMISSION	B.E.G.
5	05-15-2023	PRELIMINARY DESIGN SUBMISSION	B.E.G.

DESIGN BY: B.E.G.
 DRAWN BY: B.E.G.



DETAIL SHEET
EXETER OFFICE TRADE CENTER
 ASSESSOR'S PLAT 76 BLOCK 3 LOT 7
 EXETER, RHODE ISLAND
 PREPARED FOR:
C & H PROPERTIES, LLC
 400 SOUTH COUNTY TRAIL, EXETER, RHODE ISLAND 02822
 TEL 401-265-0462

Z:\BIDMAN\PROJECTS\16-003 SOUTH COUNTY TRAIL\AUTOCAD DRAWINGS\16-003-PLAN.DWG PLOTTED: 9/19/2023