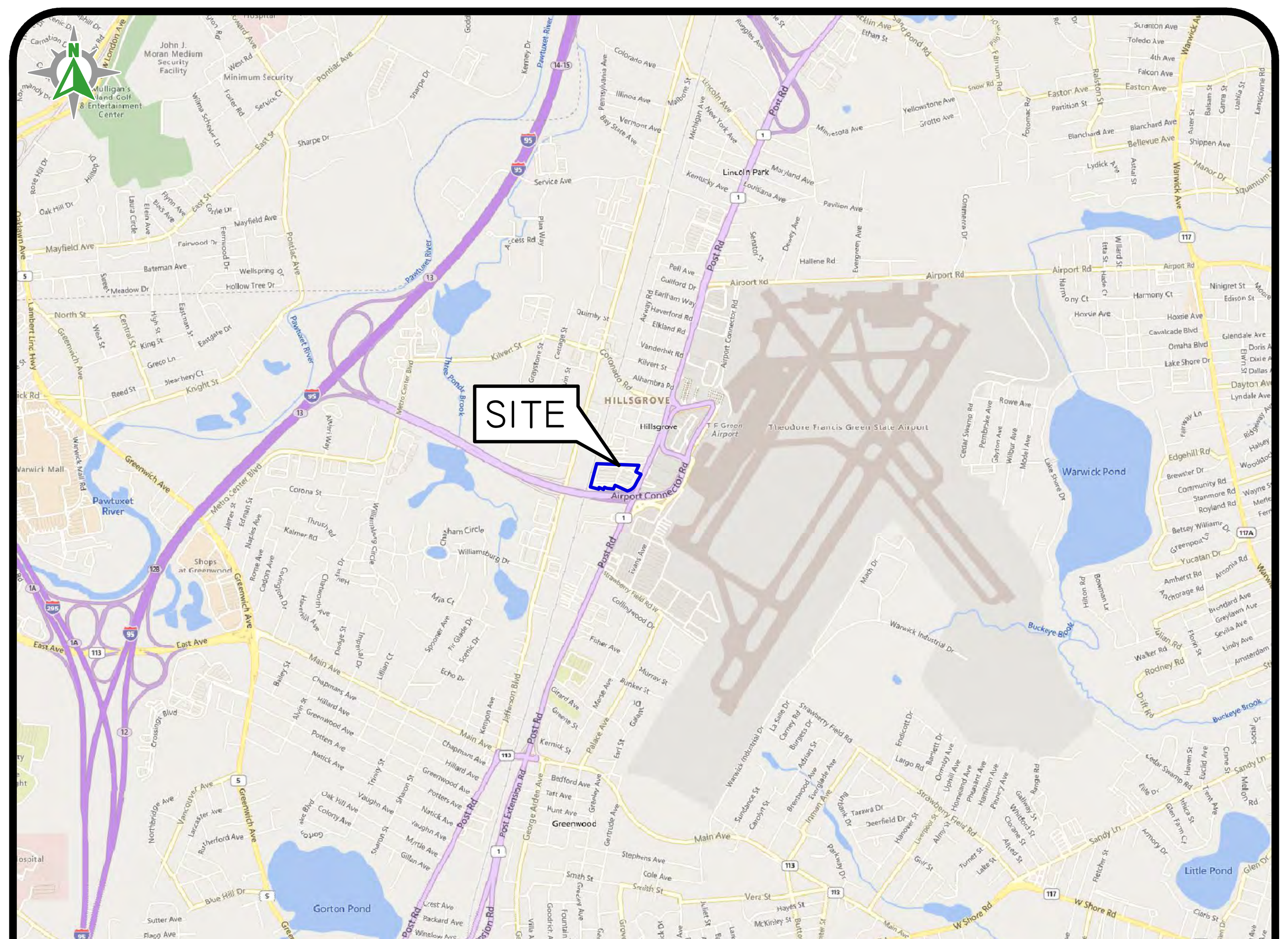
PRELIMINARY SUBMISSION

POST ROAD APARTMENTS

2119 POST ROAD
WARWICK, RHODE ISLAND 02886

ASSESSOR'S PLAT 323 LOT 523



LOCATION MAP SCALE: 1" = 2,000'

SHEET LIST TABLE

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.

RIDEM / DOT
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.

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

BRANDON D. CARR
9801
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

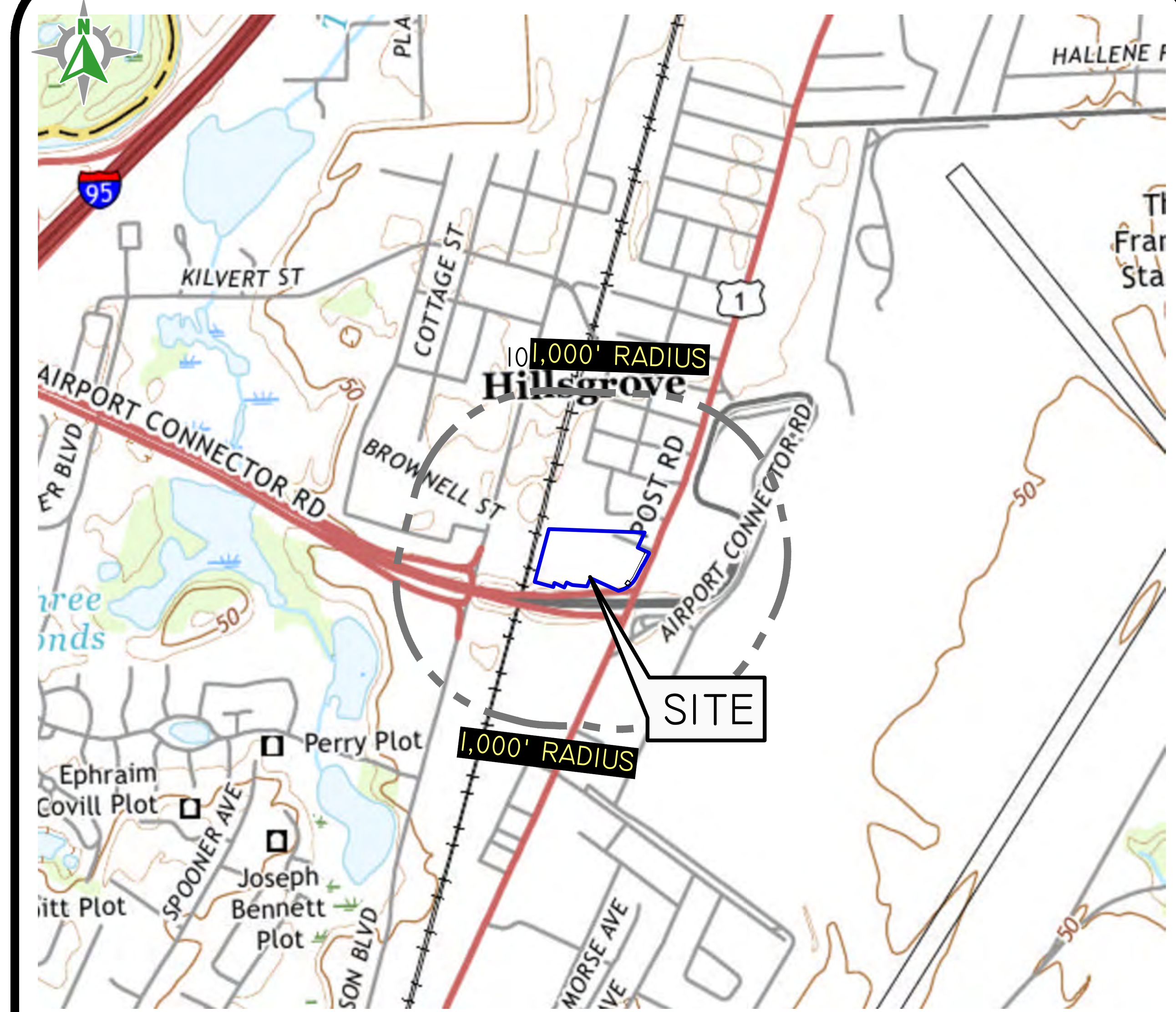
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
2	05-24-2023	PRELIMINARY SUBMISSION	J.A.R
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

COVER SHEET
POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/22/2022.

SCALE: 1"=300'
0 150' 300' 600'

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5-24-23
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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

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DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

AERIAL HALF-MILE RADIUS & USGS MAP

POST ROAD APARTMENTS

ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

DE JOB NO: 2625-018-B01

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF WARWICK ASSESSOR'S PLAT 323 LOT 523.
2. THE SITE IS APPROXIMATELY 6.5 ACRES AND IS ZONED IM.
3. THE OWNER OF AP 323 LOT 523 IS:

   RHODE ISLAND AIRPORT CORPORATION
   2000 POST ROAD
   WARWICK, RI 20886

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0018H, MAP REVISED OCTOBER, 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW).
   - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS PLAN SET IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF WARWICK 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:

   GROUNDWATER RESERVOIR AREA (RIDEM)
   NATURAL HERITAGE AREA (RIDEM)

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 REFERENCES 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 PUBLIC WATER AND PUBLIC SEWER.
12. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF WARWICK SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
13. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
14. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON 06-01-2022.
15. THERE ARE NO WETLANDS OR WATERCOURSES WITHIN 200' OF PROPERTY LINE.
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 ALTERNATIVE(S) 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/SPECIFICATION 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)

SOIL NAME DESCRIPTION

UR   URBAN LAND

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE

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 PRECAST CONCRETE, MONOLITHIC CONCRETE, OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE 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. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
9. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
10. 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, AND THE TOWN ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, TEMPORARY SEDIMENT BASINS, 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 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 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. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
4. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
5. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
6. 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 POND COMPLEX/ SEDIMENT TRAP/ BASIN 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 BASIN, OR B) ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERRUPTERS, 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 SWEEPING 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 (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. R&D MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE 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 REWORKED 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 POST-DEVELOPMENT. THERE SHALL BE NO INCREASE IN RUNOFF 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.

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.

GRADING AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SPRING 2023 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 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 DISTURBANCE 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 6" CONCRETE/GRANITE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM/CURBING 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.
16. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, 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 SUMPS 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

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.

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.

SANITARY SEWER

ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE WARWICK SEWER DEPARTMENT RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION. FOR ALL WARWICK SEWER DETAILS REFER TO CITY OF WARWICK SEWER DEPARTMENT WEBSITE.

WATER

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH WARWICK 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 WARWICK WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY WARWICK WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH WARWICK WATER TO ENSURE INSPECTOR IS ON SITE.

IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

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 ABUTTING 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.

PERMIT NOTE:

THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR APPROVAL BY THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY/ MAPPING, BUILDING SHAPE/ LOCATION, ADA, UTILITY CONNECTIONS, UTILITY CROSSINGS, SURFACE AND GROUND WATER MITIGATION, SOIL STABILITY AND CONSISTENCY, SPECIFIC END USER NEEDS, CONSTRUCTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

ABBREVIATIONS LEGEND

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

SITE CALLOUTS LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

BB	BITUMINOUS BERM (SEE DETAIL)
MCC	MONOLITHIC CONCRETE CURB (SEE DETAIL)
VCC	VERTICAL CONCRETE CURB (PRE CAST RIDOT STD OR APPROVED EQUAL)
SCC	SLOPED CONCRETE CURB (PRECAST, RIDOT STD, OR APPROVED EQUAL)
VGC	VERTICAL GRANITE CURB (RIDOT STD OR APPROVED EQUAL)
SGC	SLOPED GRANITE CURB (RIDOT STD OR APPROVED EQUAL)
3.4.1	BRICK/SOLID BLOCK ROUND CATCH BASIN WITH GUTTER INLET (RIDOT STD)
6.3.1	SQUARE FRAME AND GRATE (RIDOT STD)
7.1.0	RIDOT STD PRECAST CONCRETE CURB
7.1.1	RIDOT STD 3'-0' PRECAST CONCRETE TRANSITION CURB
7.1.2	RIDOT STD 6'-0" PRECAST CONCRETE TRANSITION CURB
7.1.3	RIDOT STD PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB
7.3.0	RIDOT STD GRANITE CURB
7.3.1	RIDOT STD 3'-0" GRANITE TRANSITION CURB
7.3.2	RIDOT STD 6'-0" GRANITE TRANSITION CURB
7.3.3	RIDOT STD GRANITE WHEELCHAIR RAMP TRANSITION CURB
20.1.0	RIDOT STD PAVEMENT MARKINGS ARROWS AND ONLY
20.3.0	RIDOT STD PAVEMENT MARKINGS - CROSSWALKS AND STOP LINES
20.4.0	RIDOT STD PAVEMENT MARKINGS - YIELD LINE
43.1.0	RIDOT STD CEMENT CONCRETE SIDEWALK
43.2.0	RIDOT STD BITUMINOUS CONCRETE SIDEWALK
43.3.0	RIDOT STD WHEELCHAIR RAMP
43.3.1	RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS
43.4.0	RIDOT STD DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
43.4.1	RIDOT STD DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
43.5.0	RIDOT STD CEMENT CONCRETE DRIVEWAYS
48.1.0	RIDOT STD DETECTABLE WARNING SYSTEM
4DY	4" EPOXY RESIN PAVEMENT MARKINGS-DOUBLE YELLOW
4W	4" EPOXY RESIN WHITE MARKINGS
4W45	4" WHITE STRIPING 2' ON CENTER AT 45°
6WS	6" WHITE EPOXY RESIN PAVEMENT MARKINGS-SKIP PATTERN
6W	6" WHITE EPOXY RESIN PAVEMENT MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)
YL	YIELD LINE (REFERENCE MUTCD SECTION 3B.16)

EXISTING LEGEND

(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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
IRON ROD FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CB CATCH BASIN
DCB DOUBLE CATCH BASIN
DMH DRAINAGE MANHOLE
FES FLARED END SECTION
GUY POLE
EMH ELECTRIC MANHOLE
UP UTILITY/POWER POLE
LIGHTPOST
SMH 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

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
BUILDING SETBACKS
CHAINLINK FENCE
GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 8.
RETAINING WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SPOT ELEVATION
EDGE OF PAVEMENT
BITUMINOUS BERM
CONCRETE CURB (RIDOT STD 7.1.0)
MONOLITHIC CONCRETE CURB AND SIDEWALK
BUILDING FOOTPRINT
BUILDING OVERHANG
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE
MILL & OVERLAY ASPHALT PAVEMENT AREA
CONCRETE
ASPHALT SIDEWALK
SAWCUT LINE
SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
SINGLE LIGHT
DOUBLE LIGHT
OVERHANGING LIGHT
ACCESSIBLE PARKING SPACE SYMBOLS
BUILDING INGRESS/EGRESS

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 9.2.0), 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
HEADWALL
PARKING COUNT

NOTE: THIS PLAN MUST BE REPRODUCED IN COLOR

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 811. 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 UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING 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, EITHER IN SERVICE OR ABANDONED. ANY SIZES, 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.

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Boston • Providence • Newport

BRANDON D. CARR
No. 9801
5-24-23
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
2	05-24-2023	PRELIMINARY SUBMISSION	J.A.R
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R.   DESIGN BY: F.Y.A.

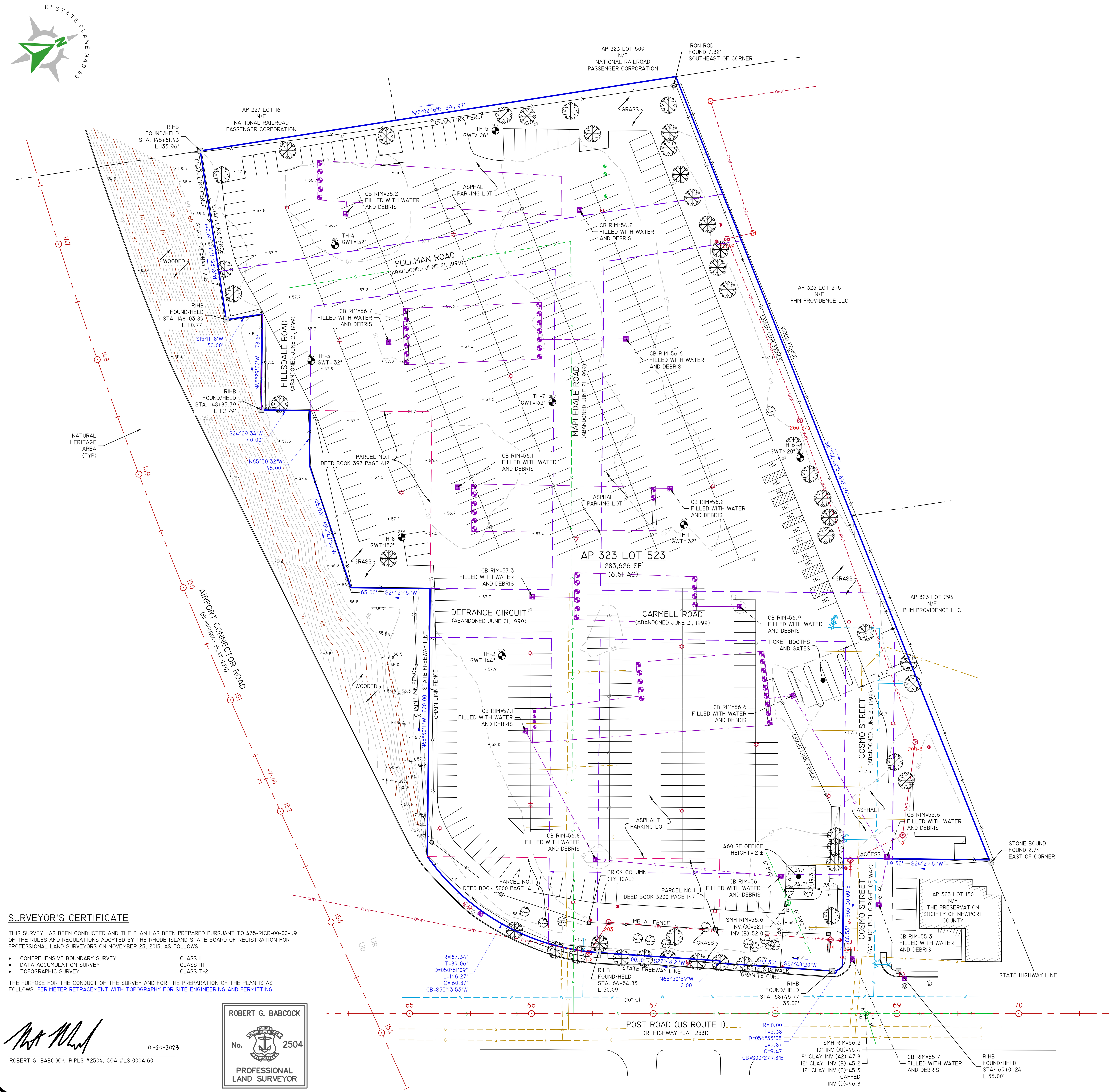
NOTES AND LEGEND

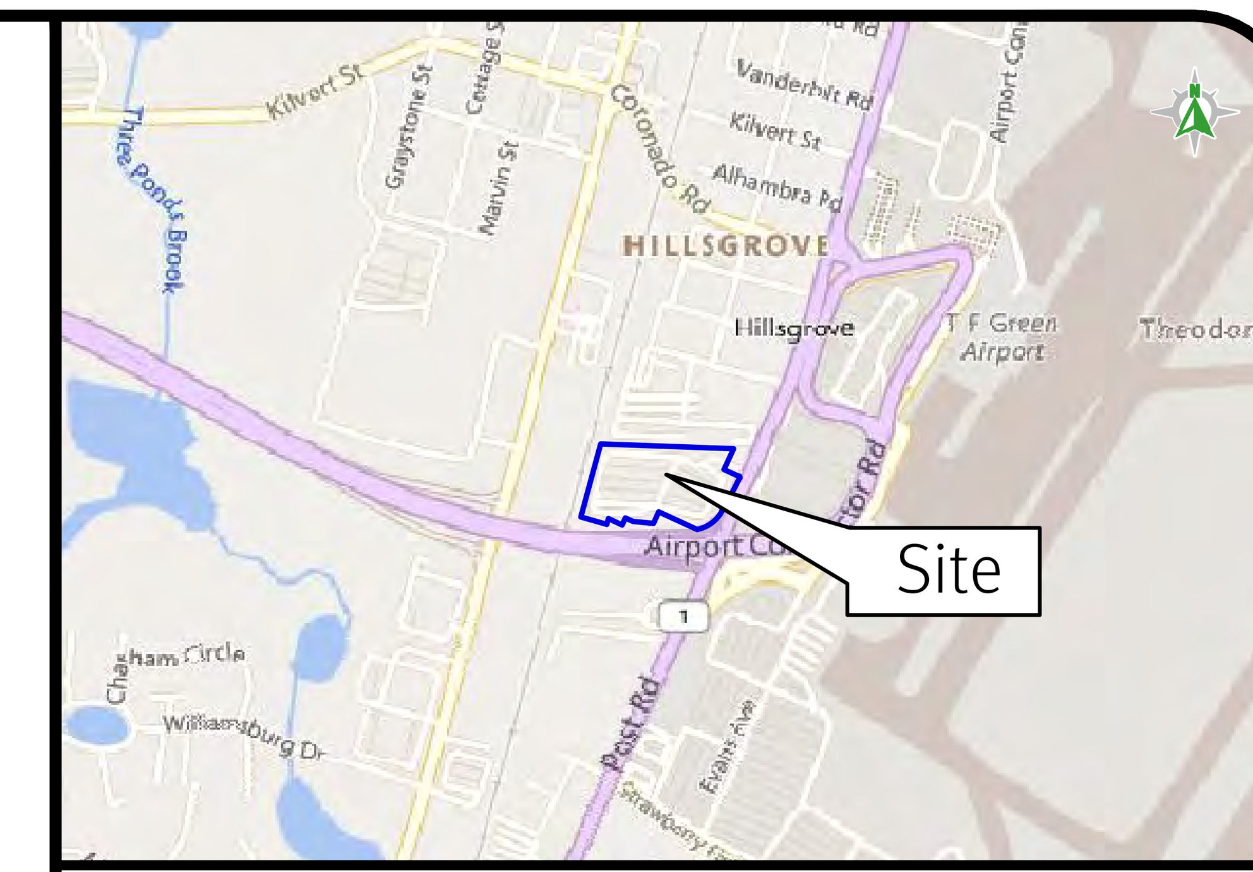
POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

Z:\DEMAIN\PROJECTS\2625-018 POST ROAD 2119\AUTOCAD DRAWINGS\2625-018-CVAR.DWG PLOTTED: 5/24/2023

Z:\DEMAIN\PROJECTS\2625-018 POST ROAD 2119\AUTOCAD DRAWINGS\2625-018-EXCO.DWG PLOTTED: 3/30/2023





LOCUS MAP Not To Scale

LEGEND

WATER LINE · SEWER LINE · SEWER FORCE MAIN · GAS LINE · ELECTRIC LINE · OVERHEAD WIRES · DRAINAGE LINE · MINOR CONTOUR LINE · MAJOR CONTOUR LINE · PROPERTY LINE · ASSESSORS LINE · TREELINE · GUARDRAIL · FENCE · RETAINING WALL · STONE WALL

123/1234 DEED BOOK/PAGE · AP ASSESSOR'S PLAT · HC HANDICAPPED · N/F NOW OR FORMERLY · LC LANDSCAPING · (R) RECORD · (CA) CHORD ANGLE · NAIL/SPIKE · DRILL HOLE · IRON ROD/PIPE · BOUND · SIGN POST · SEWER MANHOLE · SEWER CLEANOUT · HYDRANT · IRRIGATION VALVE · UNKNOWN MANHOLE

BOLLARD · SOIL EVALUATION · CATCH BASIN · DOUBLE CATCH BASIN · WATER VALVE · GAS VALVE · B-1 WETLAND FLAG · DRAINAGE MANHOLE · FLARED END SECTION · GUY POLE · ELECTRIC MANHOLE · UP UTILITY/POWER POLE · LIGHTPOST · WELL · MONITORING WELL · BENCH MARK · TREE

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 323, LOT 523 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 8671, PAGE 199 IS RHODE ISLAND AIRPORT CORPORATION.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0127H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED INTERMODAL (IM) PER DECISION RECORDED IN DEED BOOK 10152, PAGE 296. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN 2016 AND MARCH 31, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
8. THE SITE IS WITHIN A:

   GROUNDWATER RESERVOIR AREA (RIDEM)
   NATURAL HERITAGE AREA (RIDEM)

PLAN REFERENCES

1. HILLS GROVE CENTER NO2, WARWICK R.I., BELONGING TO THE PROVIDENCE REAL ESTATE IMPROVEMENT CO., SCALE 1"=80', DATED SEPTEMBER, 1927, PLAN BY WATERMAN ENGINEERING CO., RECORDED ON PLAT CARD 347.
2. PROPERTY LINE PLAN ASSESSOR'S PLAT 323 PAT CARD 347, HILLGROVE SOUTH SUBDIVISION. PLAN BY VHB. DATED NOVEMBER 4, 1998. RECORDED IN PLAT BOOK 21, PLAN 16-17.
3. ADMINISTRATIVE SUBDIVISION, RADISSON PROVIDENCE AIRPORT PLAT, AP 323, LOTS 294, 295, 296, 297, 298, 319, 322, & 323, WARWICK, RHODE ISLAND, SCALE 1"=60', DATED JULY 14, 2019, PLAN BY DIPRETE ENGINEERING, RECORDED IN PLAT CARD 1677.
4. RHODE ISLAND HIGHWAY PLATS 1220, 1573, 2331 & 2335-A.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 *(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)*, LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN 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 811. 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.
3. 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 LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, 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.
5. UTILITY PLAN REFERENCES
   - 5.1. WATER INFORMATION OBTAINED FROM THE CITY OF WARWICK.
   - 5.2. SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND FROM THE CITY OF WARWICK.
   - 5.3. GAS INFORMATION OBTAINED FROM NATIONAL GRID.
   - 5.4. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

SURVEYOR'S CERTIFICATE

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:

- COMPREHENSIVE BOUNDARY SURVEY — CLASS I
- DATA ACCUMULATION SURVEY — CLASS III
- TOPOGRAPHIC SURVEY — CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.

01-20-2023

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

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

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BRANDON D. CARR
9801
3-30-23
REGISTERED PROFESSIONAL ENGINEER CIVIL

NO.	DATE	DESCRIPTION	BY:
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

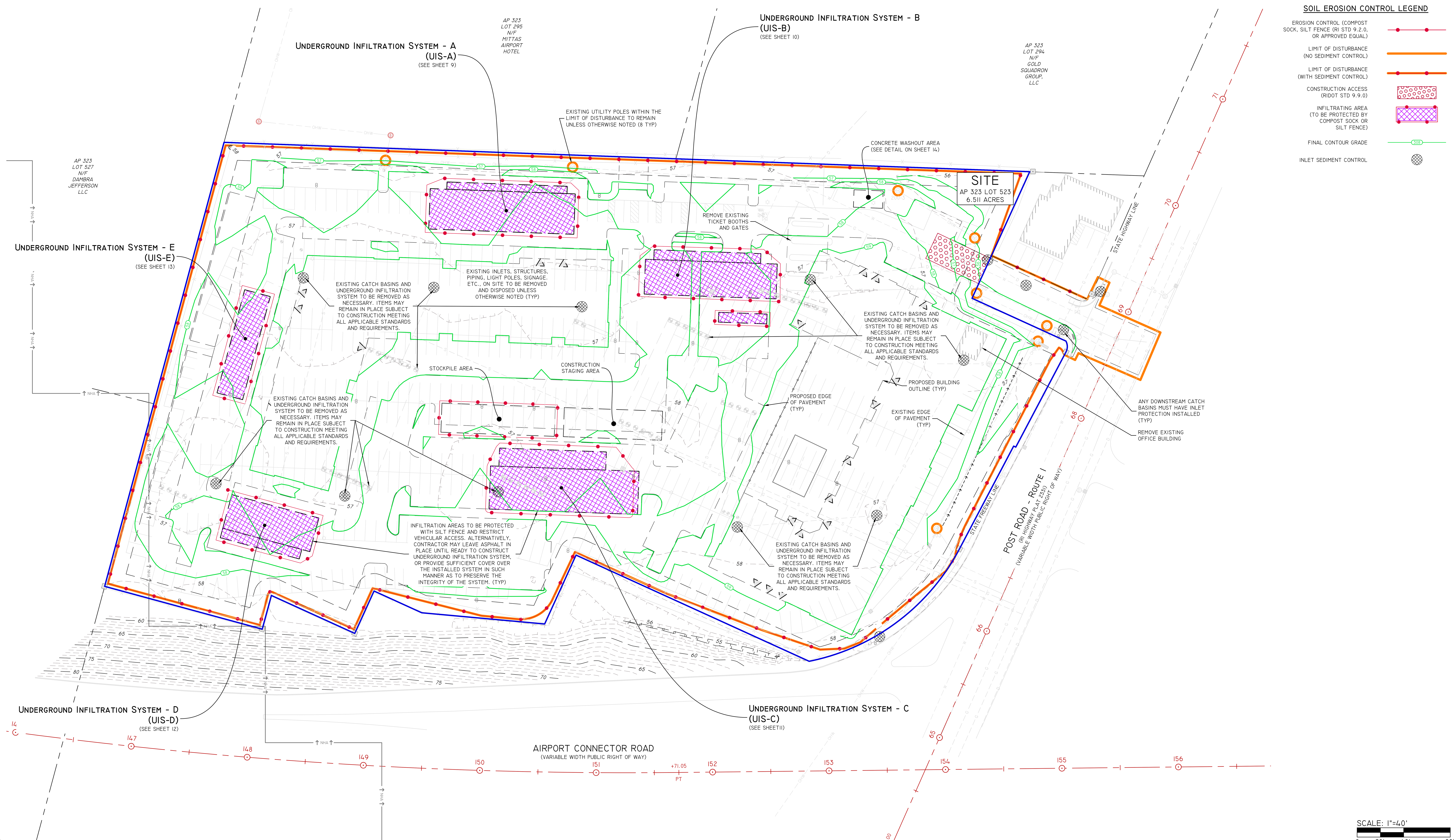
DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

EXISTING CONDITIONS PLAN

POST ROAD APARTMENTS

ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600



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0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R.
DESIGN BY: F.Y.A.

SOIL EROSION & SEDIMENT CONTROL PLAN

POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
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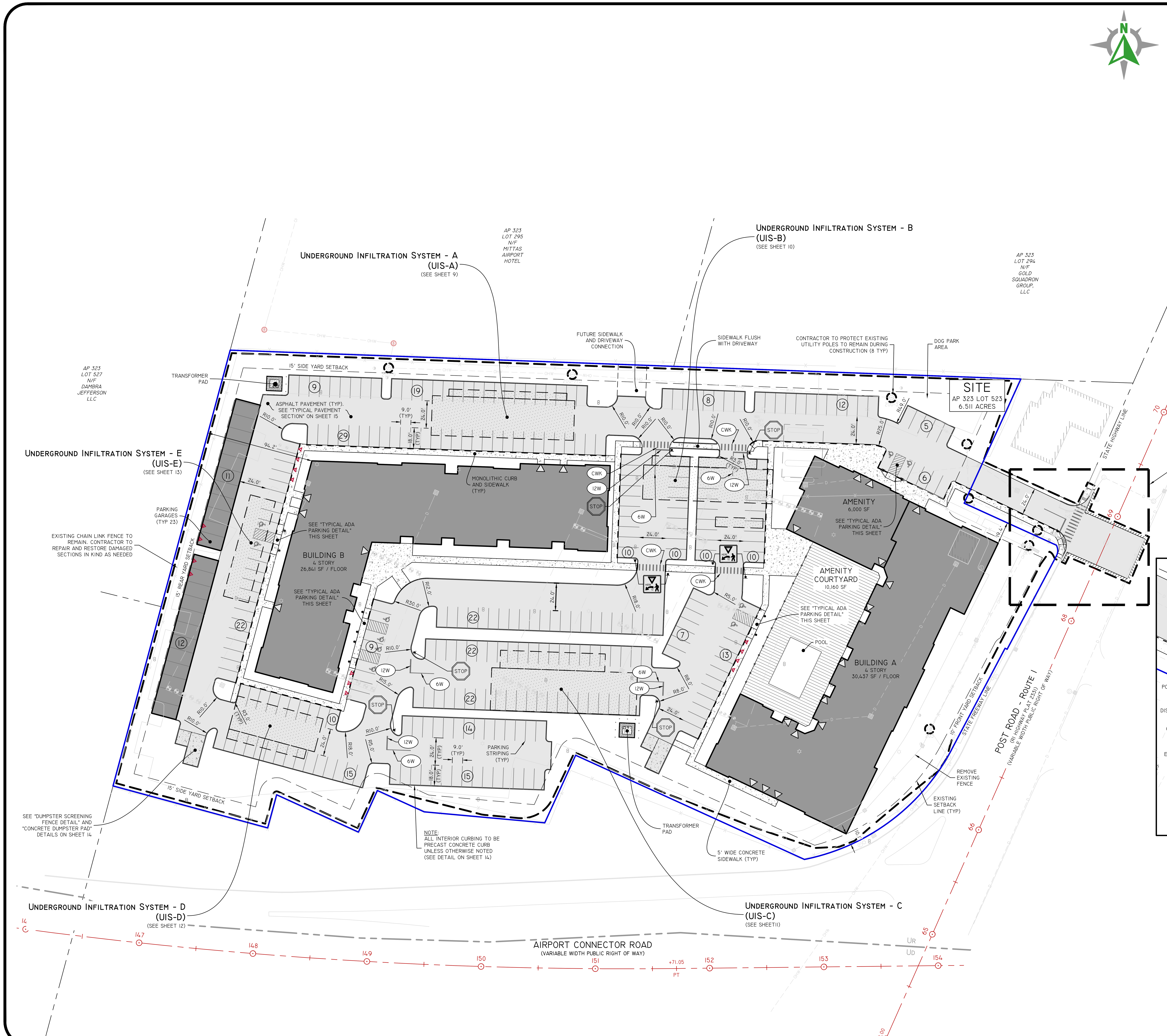

UNDERGROUND INFILTRATION SYSTEM - A
(UIS-A)
(SEE SHEET 9)
UNDERGROUND INFILTRATION SYSTEM - B
(UIS-B)
(SEE SHEET 10)
UNDERGROUND INFILTRATION SYSTEM - C
(UIS-C)
(SEE SHEET 11)
UNDERGROUND INFILTRATION SYSTEM - D
(UIS-D)
(SEE SHEET 12)
UNDERGROUND INFILTRATION SYSTEM - E
(UIS-E)
(SEE SHEET 13)
SITE
AP 323 LOT 523
6.511 ACRES
BUILDING A
4 STORY
30,437 SF / FLOOR
BUILDING B
4 STORY
26,841 SF / FLOOR
AMENITY
6,000 SF
AMENITY COURTYARD
10,160 SF
POOL
AIRPORT CONNECTOR ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
POST ROAD - ROUTE 1
(RI HIGHWAY PLAT 2331)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
NOTE:
ALL INTERIOR CURBING TO BE PRECAST CONCRETE CURB UNLESS OTHERWISE NOTED (SEE DETAIL ON SHEET 14)

DEVELOPMENT DATA:

TOTAL SITE AREA:	6.5± ACRES
TOTAL NUMBER OF BUILDINGS:	2
TOTAL NUMBER OF UNITS:	118 ONE BEDS
	84 TWO BEDS
	8 THREE BEDS
	210 UNITS TOTAL

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	INTERMODAL (IM)	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 SF	283,625 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'*	360.8'
MINIMUM FRONT AND CORNER SIDE YARD:	0'	10.1'
MAXIMUM FRONT YARD:	N/A	10.1'
MINIMUM SIDE YARD:	0'	19.4'
MINIMUM REAR YARD:	0*	94.2'
MAXIMUM STRUCTURE HEIGHT:	75'	<75'
MINIMUM LANDSCAPE OPEN SPACE:	10%*	31.6%
MAXIMUM DENSITY, DWELLING UNITS PER ACRE:	N/A	-

*MINIMUM LOT WIDTH:
(1) FOR LOTS FRONTING ON ANY STREET CUL-DE-SAC, BOTH THE MINIMUM FRONTAGE AND LOT WIDTH SHALL BE AT LEAST 80 PERCENT OF THE REQUIREMENTS.

(4) MINIMUM LOT WIDTH: ON CORNER LOTS, THE REQUIRED FRONTAGE AND WIDTH SHALL BE NECESSARY ONLY ON ONE STREET PROVIDED THAT THE SECOND STREET FRONTAGE MAINTAINS THE MINIMUM OF 80 PERCENT OF THE FRONTAGE REQUIREMENT.

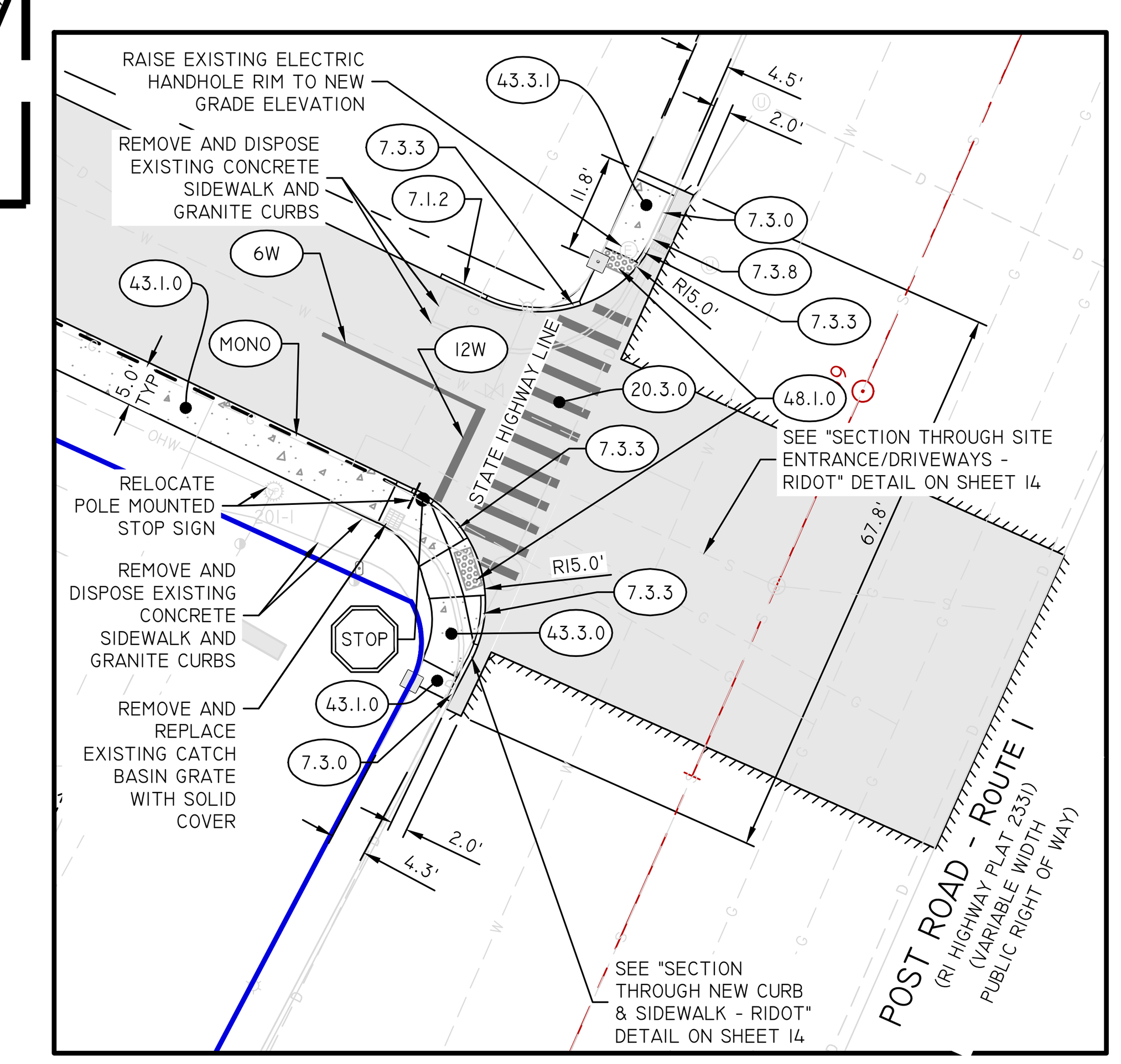
*MINIMUM LANDSCAPED OPEN SPACE:
(5) ALSO SUBJECT TO THE REQUIREMENTS OF SUBSECTION 505.

*MINIMUM REAR YARD:
(6) ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS.

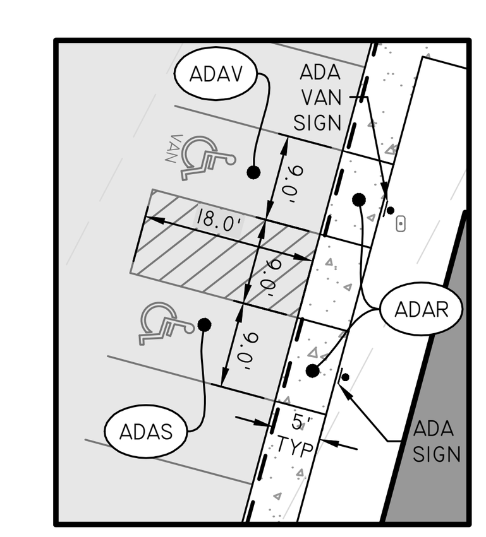
505.1 MINIMUM LANDSCAPED BUFFER.
A TEN-FOOT-WIDE LANDSCAPED BORDER SHALL BE PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS.

PARKING REGULATIONS:

PARKING USE:	MULTI-FAMILY
PARKING REQUIREMENT:	1.5 SPACES PER DWELLING UNIT
ADA PARKING REQUIRED:	8 SPACES
NUMBER OF UNITS:	210 UNITS
REQUIRED PARKING CALCULATIONS:	1.5 x 210 = 315 SPACES
ADA PARKING PROVIDED:	10 SPACES
TOTAL REQUIRED PARKING:	315 SPACES
TOTAL PARKING PROVIDED:	322 SPACES


RAISE EXISTING ELECTRIC HANDHOLE RIM TO NEW GRADE ELEVATION
REMOVE AND DISPOSE EXISTING CONCRETE SIDEWALK AND GRANITE CURBS
RELOCATE POLE MOUNTED STOP SIGN
REMOVE AND DISPOSE EXISTING CONCRETE SIDEWALK AND GRANITE CURBS
REMOVE AND REPLACE EXISTING CATCH BASIN GRATE WITH SOLID COVER
SEE "SECTION THROUGH SITE ENTRANCE/DRIVEWAYS - RIDOT" DETAIL ON SHEET 14
SEE "SECTION THROUGH NEW CURB & SIDEWALK - RIDOT" DETAIL ON SHEET 14

ENTRANCE DRIVE DETAIL
SCALE: 1" = 20'-0"



TYPICAL ADA PARKING DETAIL
SCALE: 1" = 20'-0"

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

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BRANDON D. CARR
9801
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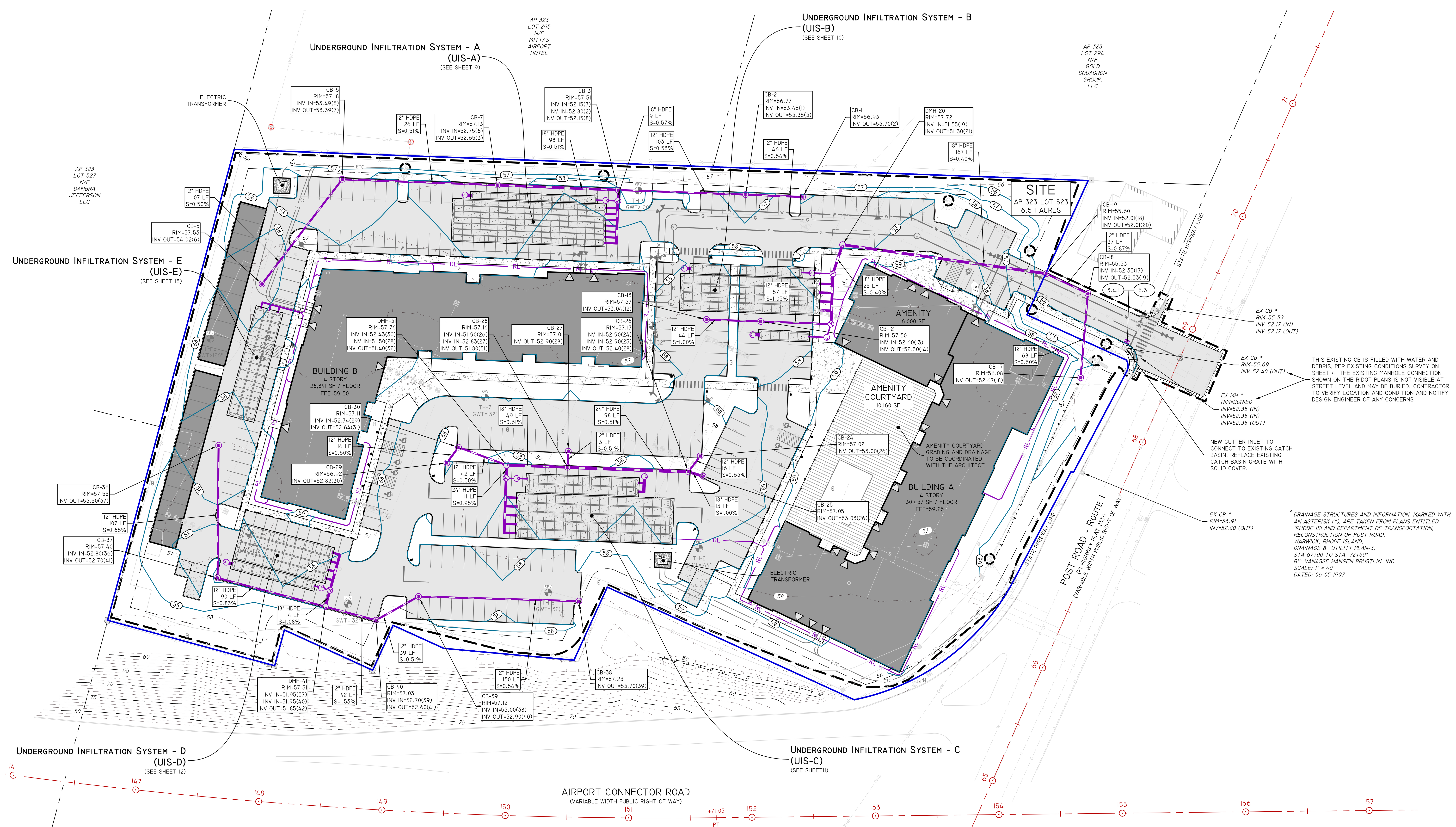
DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

SITE LAYOUT PLAN

POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600



EX CB *
RIM=55.39
INV=52.17 (IN)
INV=52.17 (OUT)

EX CB *
RIM=55.69
INV=52.40 (OUT)

EX MH *
RIM=BURIED
INV=52.35 (IN)
INV=52.35 (IN)
INV=52.35 (OUT)

THIS EXISTING CB IS FILLED WITH WATER AND DEBRIS, PER EXISTING CONDITIONS SURVEY ON SHEET 4. THE EXISTING MANHOLE CONNECTION SHOWN ON THE RIDOT PLANS IS NOT VISIBLE AT STREET LEVEL AND MAY BE BURIED. CONTRACTOR TO VERIFY LOCATION AND CONDITION AND NOTIFY DESIGN ENGINEER OF ANY CONCERNS

NEW GUTTER INLET TO CONNECT TO EXISTING CATCH BASIN. REPLACE EXISTING CATCH BASIN GRATE WITH SOLID COVER.

EX CB *
RIM=56.91
INV=52.80 (OUT)

* DRAINAGE STRUCTURES AND INFORMATION, MARKED WITH AN ASTERISK (*), ARE TAKEN FROM PLANS ENTITLED: "RHODE ISLAND DEPARTMENT OF TRANSPORTATION, RECONSTRUCTION OF POST ROAD, WARWICK, RHODE ISLAND, DRAINAGE & UTILITY PLAN-3, STA 67+00 TO STA. 72+50" BY: VANASSE HANGEN BRUSTLIN, INC. SCALE: 1" = 40' DATED: 06-05-1997

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DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

GRADING & DRAINAGE PLAN

POST ROAD APARTMENTS

ASSESSOR'S PLAT 323 LOT 523
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PREPARED FOR:
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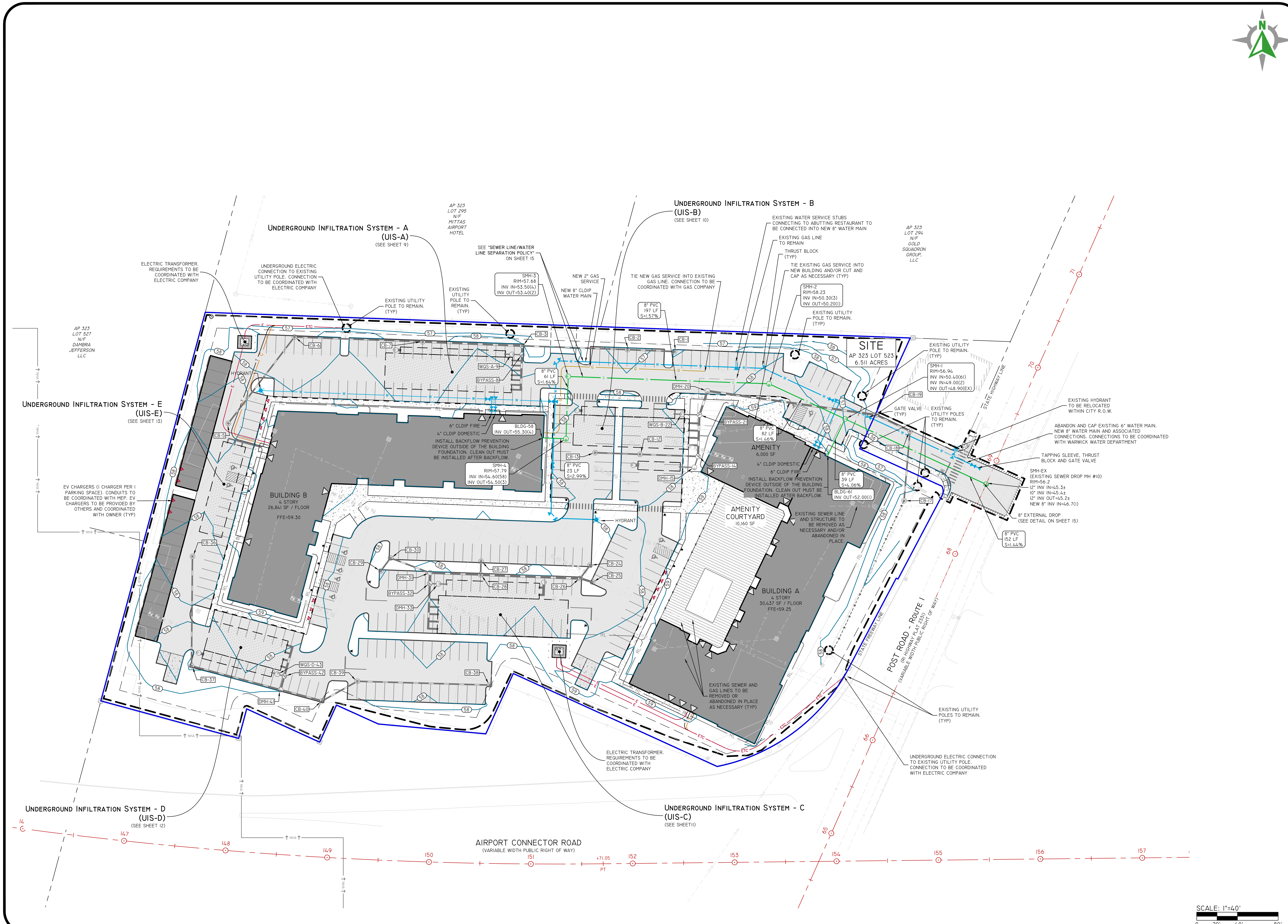
TEL 781-451-3600



UTILITIES PLAN

POST ROAD APARTMENTS

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No. 9801
5-24-23
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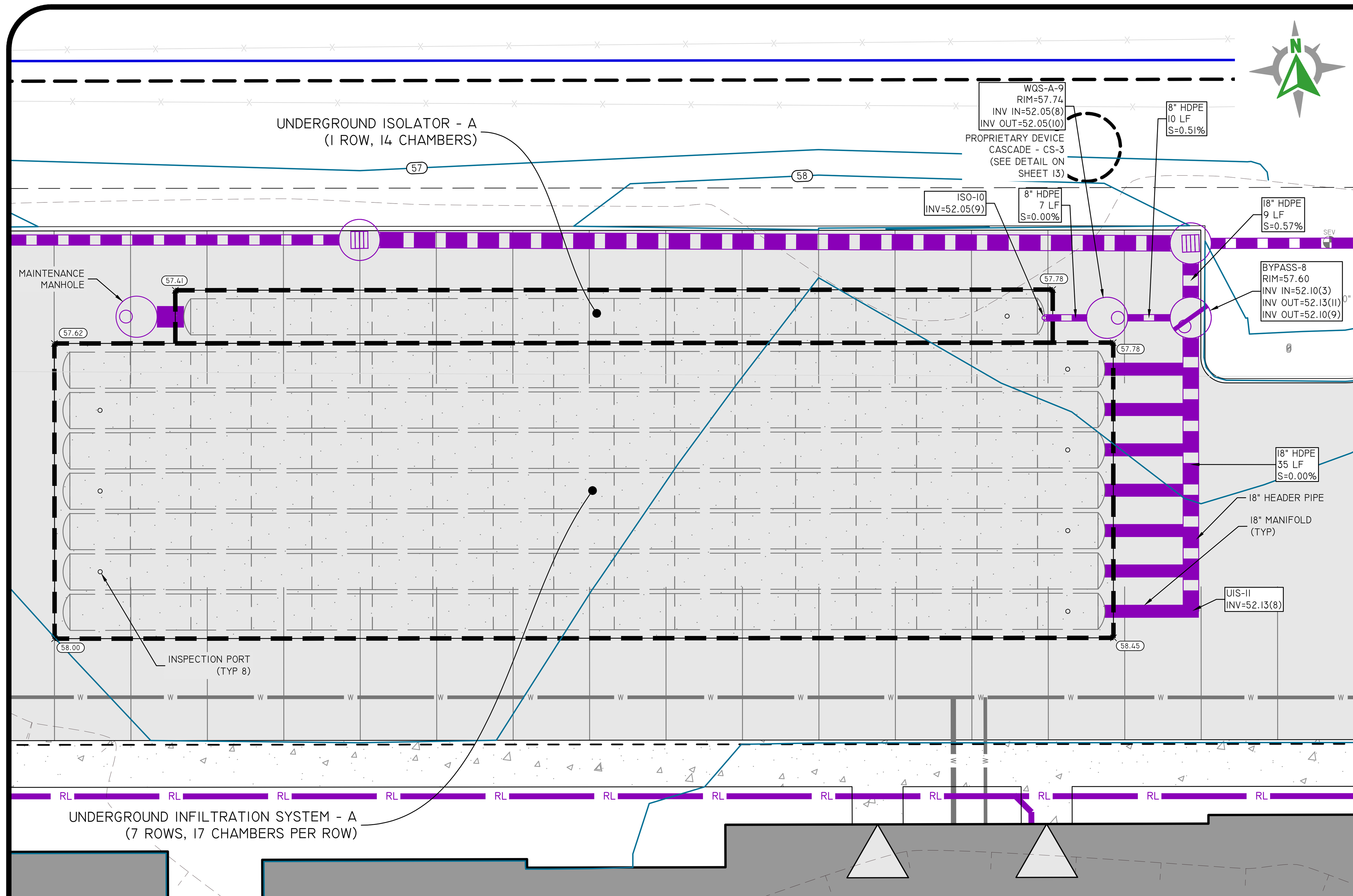
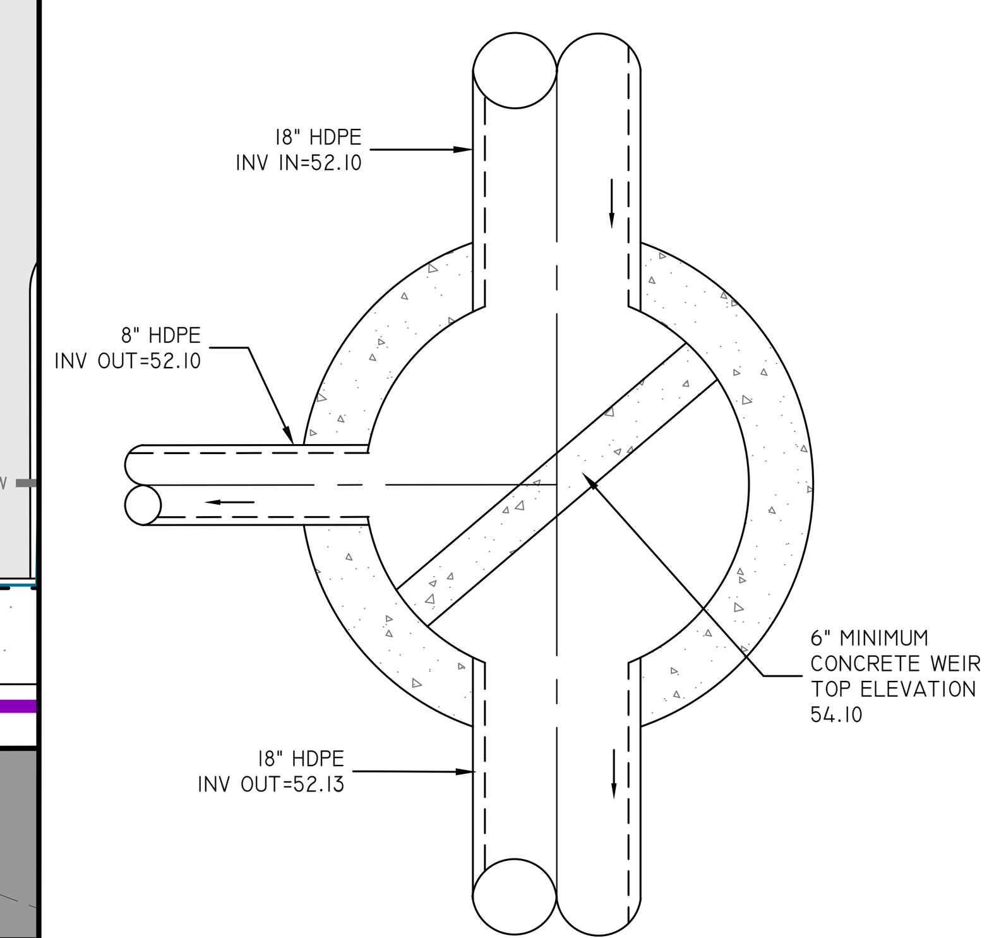
DRAWN BY: J.A.R. DESIGN BY: F.Y.A.



UNDERGROUND INFILTRATION SYSTEM - A (UIS-A)

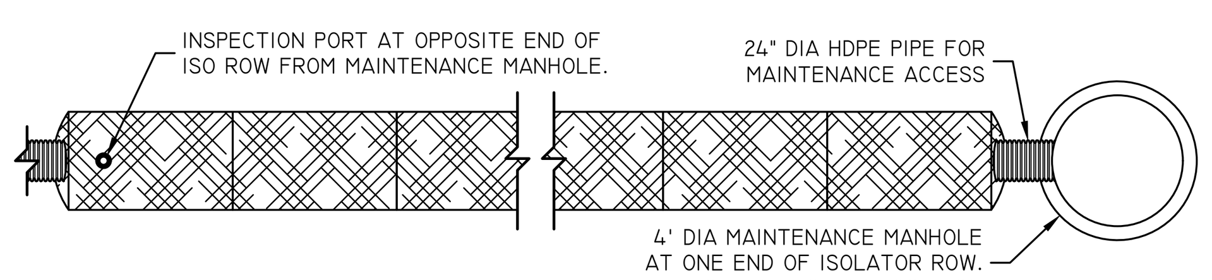
SCALE: 1"=10'

0 5' 10' 20'



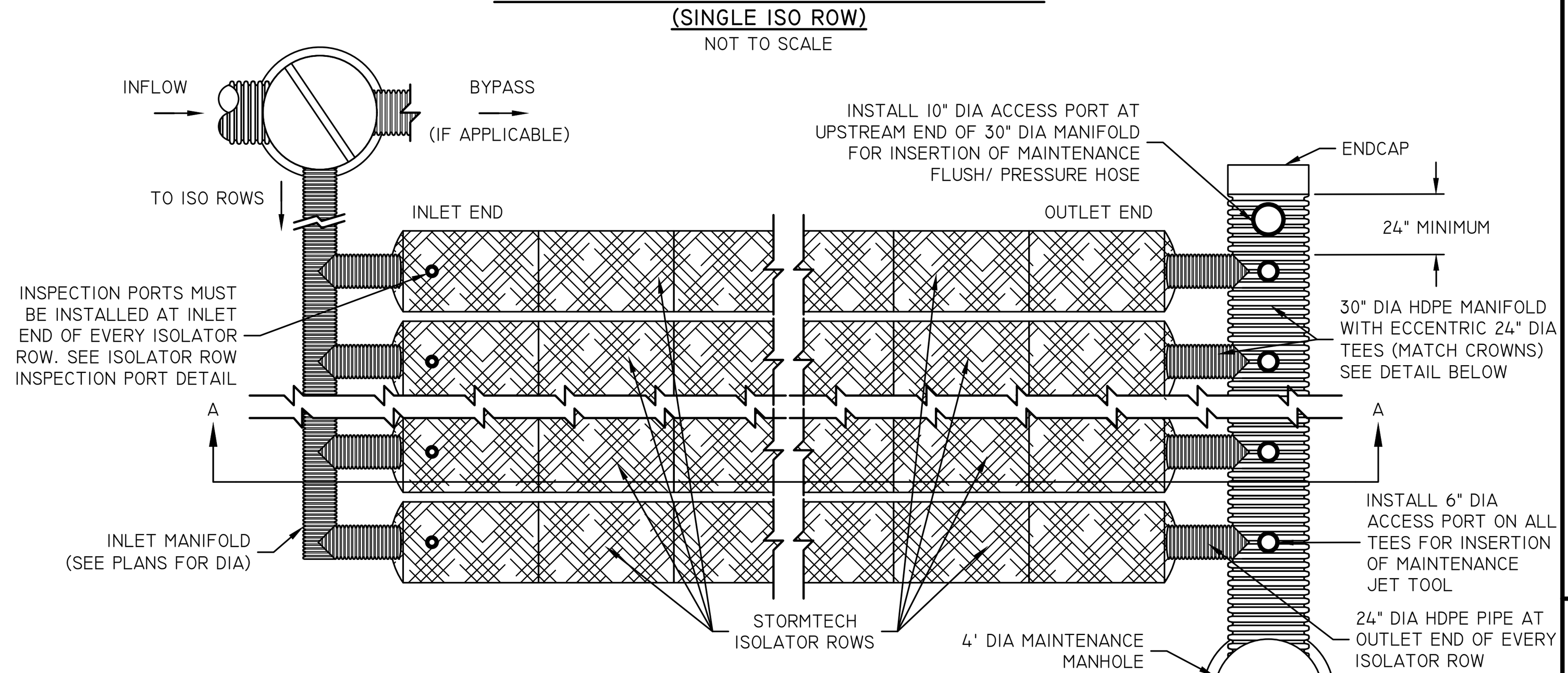
BYPASS-8 (4'Ø MANHOLE)

SCALE 1"=2'



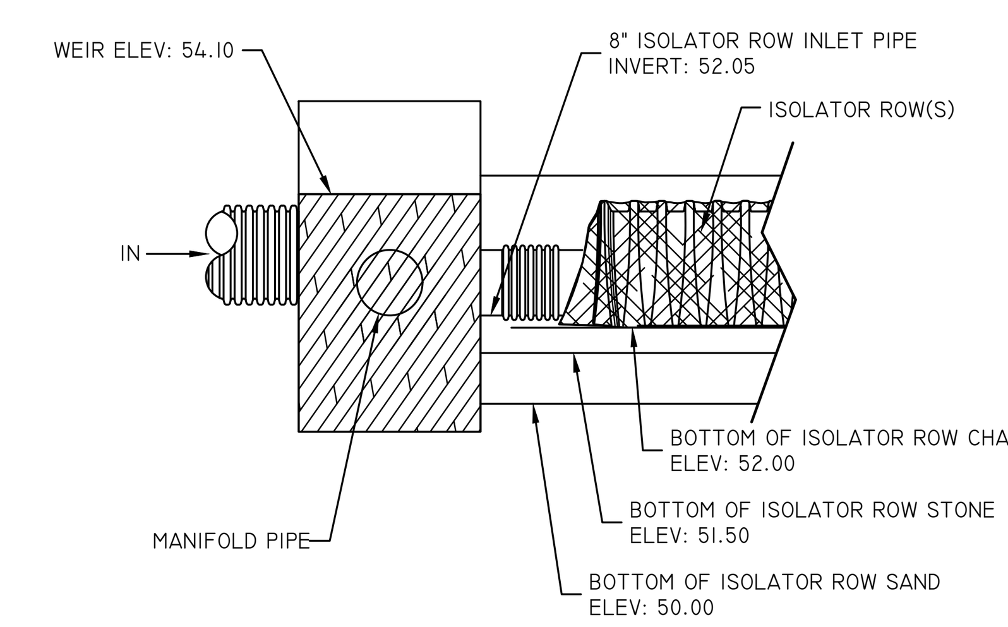
STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (SINGLE ISO ROW)

NOT TO SCALE

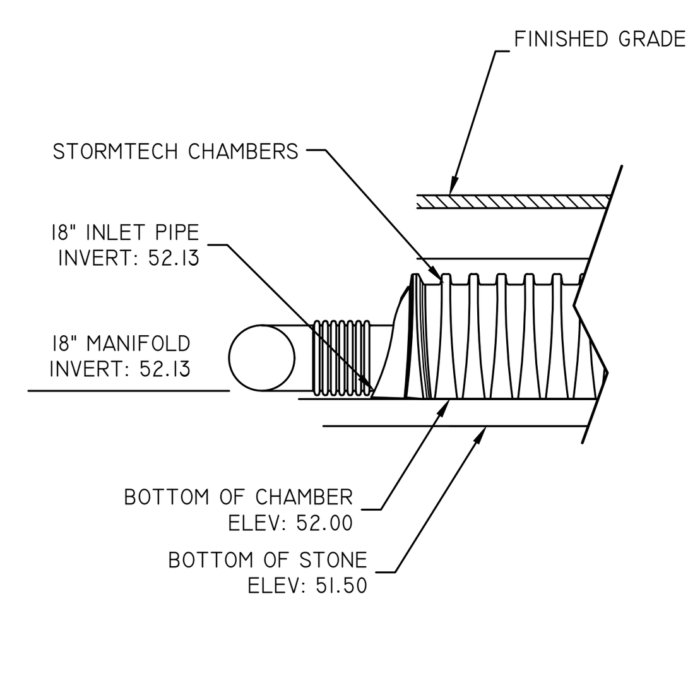


STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (MULTIPLE ISO ROWS)

NOT TO SCALE



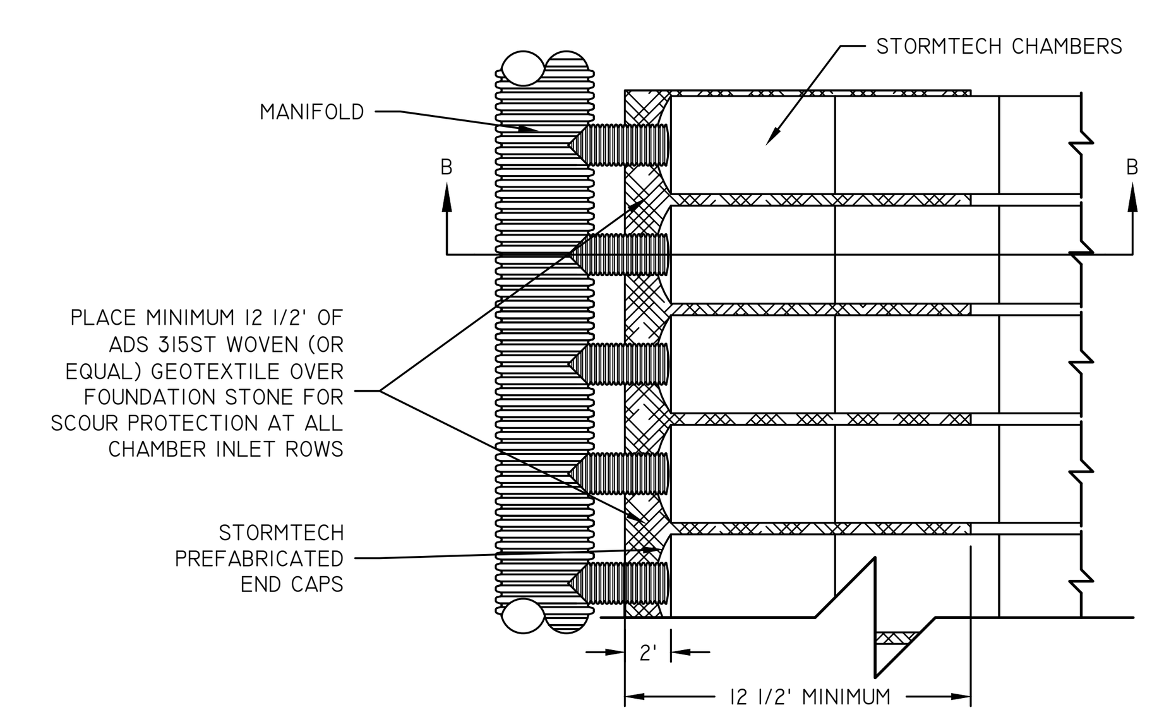
SECTION A-A



SECTION B-B

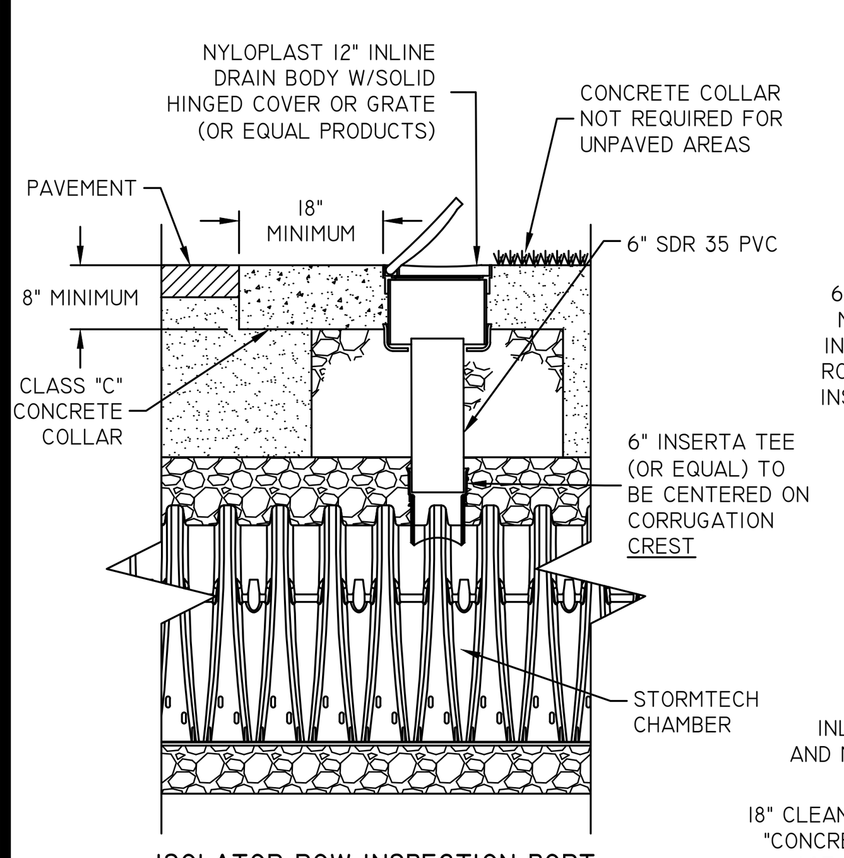
STORMTECH ELEVATIONS

NOT TO SCALE



STORMTECH MANIFOLD DETAIL

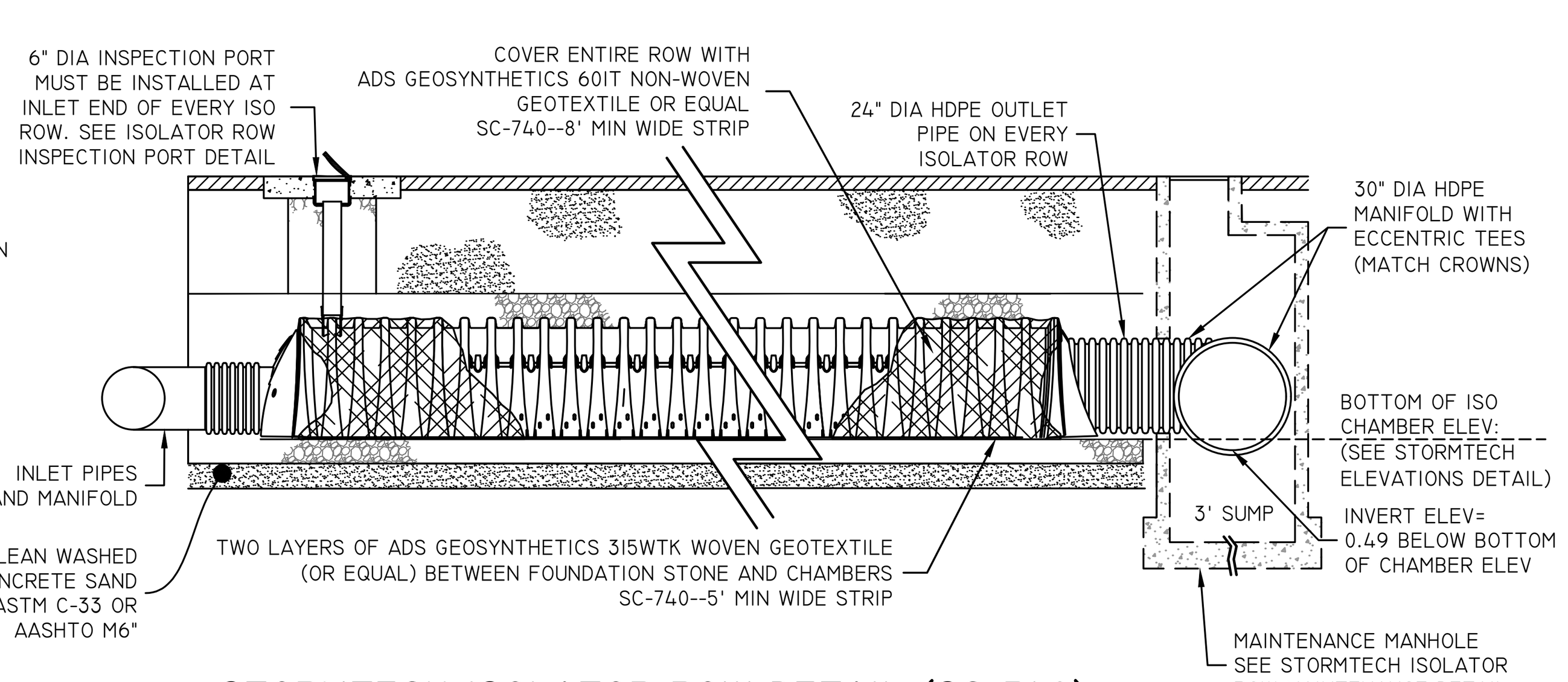
NOT TO SCALE



ISOLATOR ROW INSPECTION PORT

NOT TO SCALE

SEE STORMTECH GENERAL INSPECTION PORT
DETAIL FOR ALL OTHER INSPECTION PORTS.



STORMTECH ISOLATOR ROW DETAIL (SC-740)

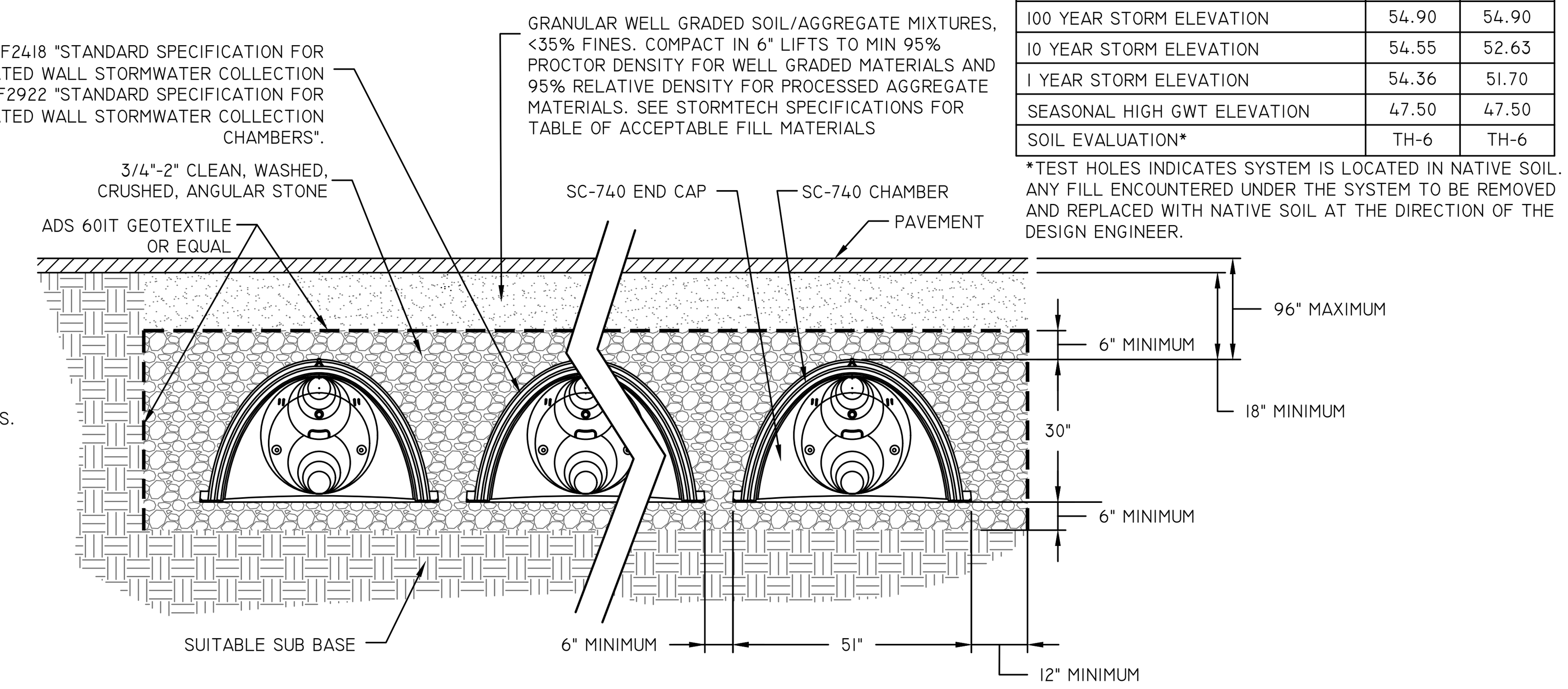
NOT TO SCALE

NOTES:

1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
3. ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

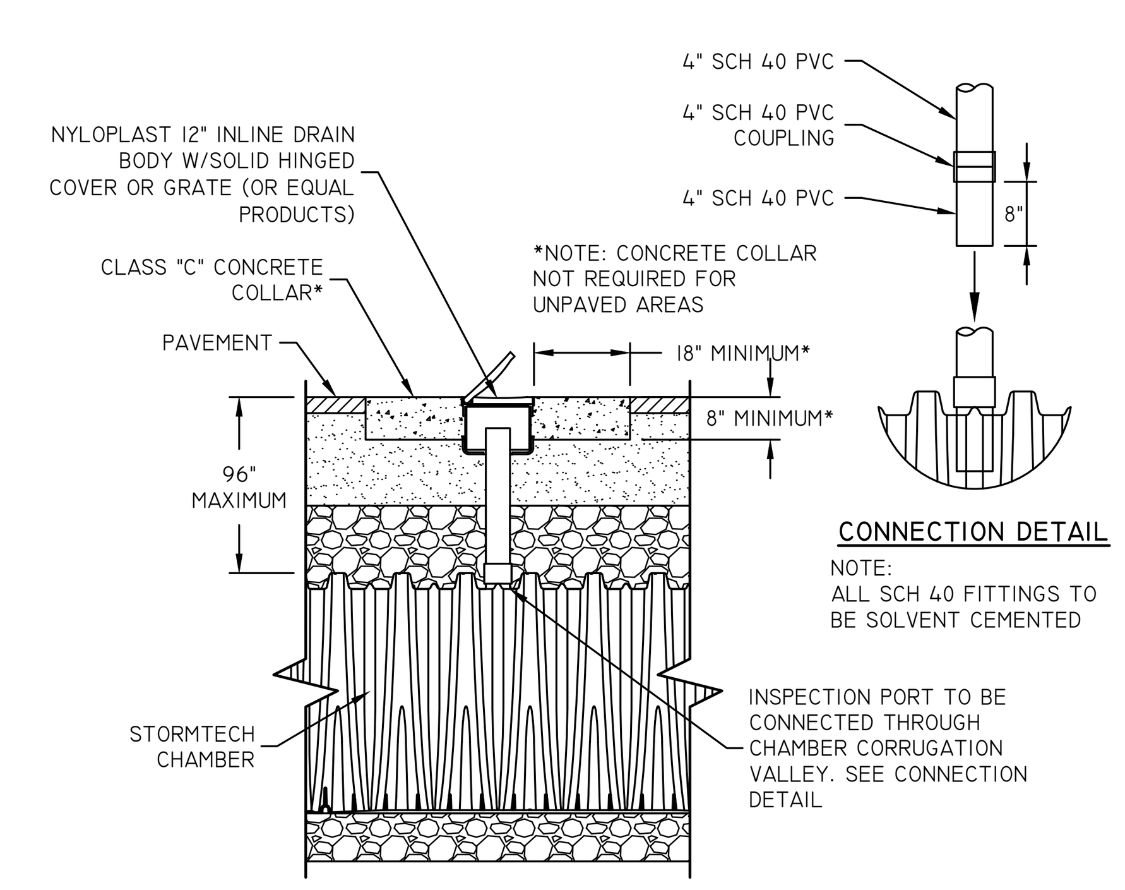
DESCRIPTION	ISO-A	UIS-A
TOP OF UIS STONE ELEVATION	55.00	55.00
BOTTOM OF UIS STONE ELEVATION	51.50	51.50
100 YEAR STORM ELEVATION	54.90	54.90
10 YEAR STORM ELEVATION	54.55	52.63
1 YEAR STORM ELEVATION	54.36	51.70
SEASONAL HIGH GWT ELEVATION	47.50	47.50
SOIL EVALUATION*	TH-6	TH-6

*TEST HOLES INDICATES SYSTEM IS LOCATED IN NATIVE SOIL. ANY FILL ENCOUNTERED UNDER THE SYSTEM TO BE REMOVED AND REPLACED WITH NATIVE SOIL AT THE DIRECTION OF THE DESIGN ENGINEER.



STORMTECH SC-740 TYPICAL CROSS SECTION

NOT TO SCALE



STORMTECH GENERAL INSPECTION PORT DETAIL

NOT TO SCALE

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DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

UNDERGROUND INFILTRATION SYSTEM - A

POST ROAD APARTMENTS

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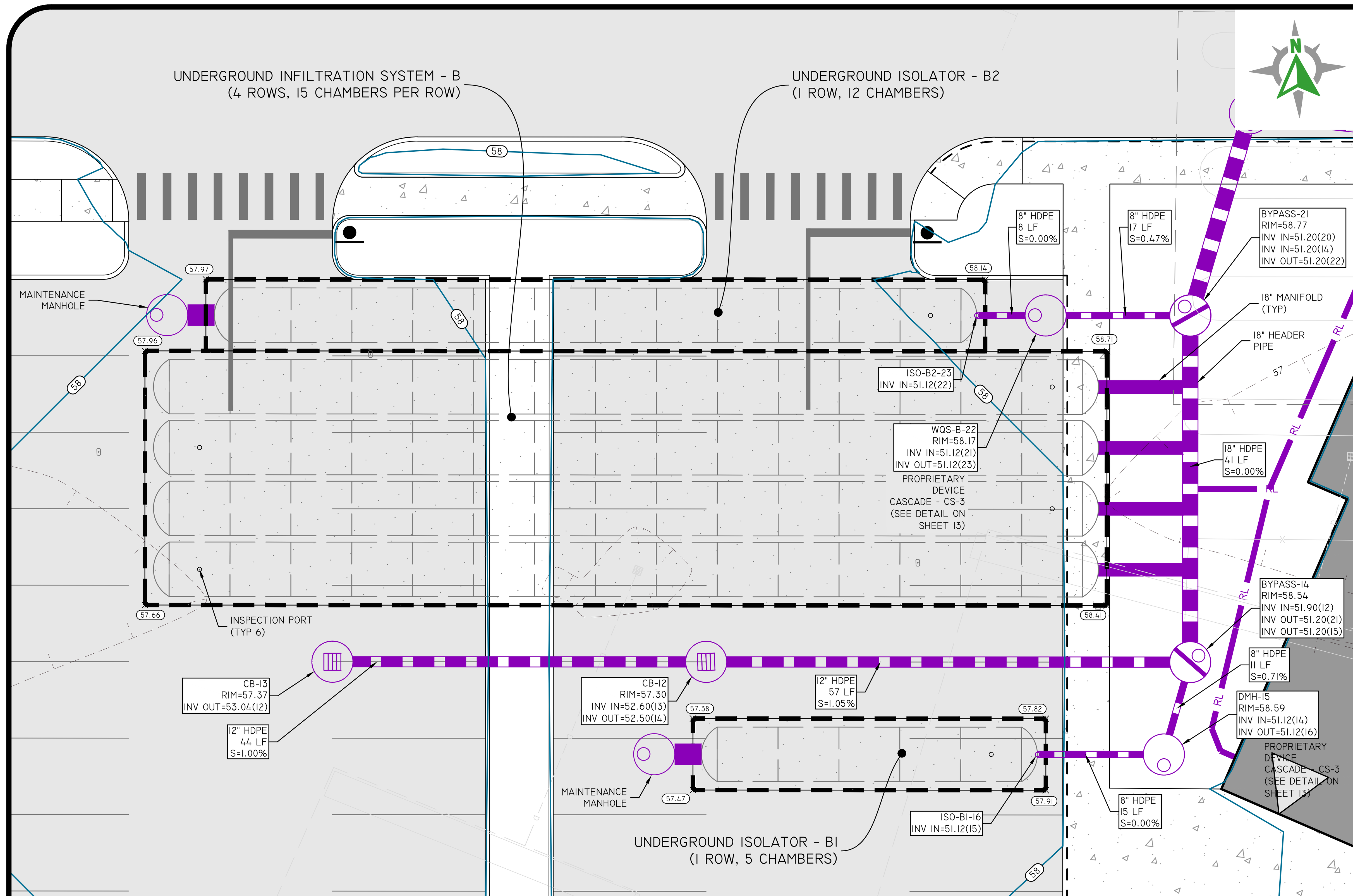
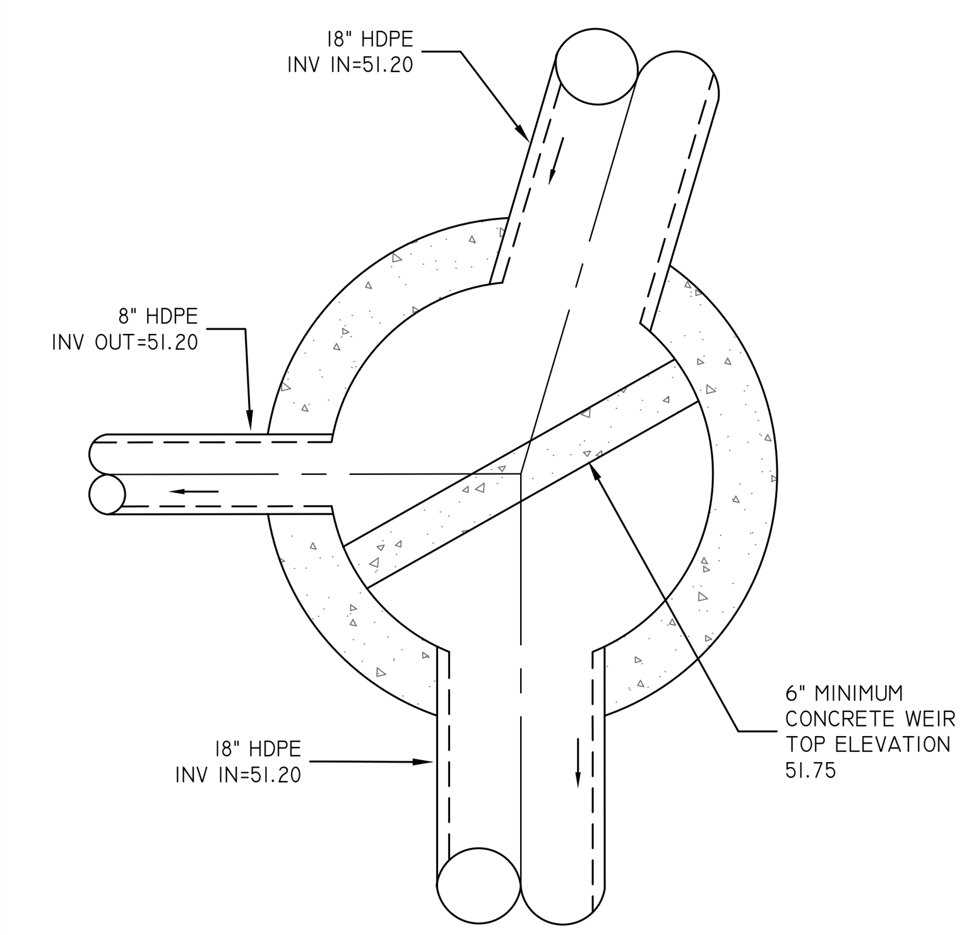


UNDERGROUND INFILTRATION SYSTEM - B
(4 ROWS, 15 CHAMBERS PER ROW)
UNDERGROUND ISOLATOR - B2
(1 ROW, 12 CHAMBERS)
MAINTENANCE MANHOLE
8" HDPE 8 LF S=0.00%
8" HDPE 17 LF S=0.47%
BYPASS-21 RIM=58.77 INV IN=51.20(20) INV IN=51.20(14) INV OUT=51.20(22)
18" MANIFOLD (TYP)
18" HEADER PIPE
ISO-B2-23 INV IN=51.12(22)
WQS-B-22 RIM=58.17 INV IN=51.12(21) INV OUT=51.12(23)
PROPRIETARY DEVICE CASCADE - CS-3 (SEE DETAIL ON SHEET 13)
18" HDPE 41 LF S=0.00%
BYPASS-14 RIM=58.54 INV IN=51.90(12) INV OUT=51.20(21) INV OUT=51.20(15)
INSPECTION PORT (TYP 6)
CB-13 RIM=57.37 INV OUT=53.04(12)
12" HDPE 44 LF S=1.00%
CB-12 RIM=57.30 INV IN=52.60(13) INV OUT=52.50(14)
12" HDPE 57 LF S=1.05%
8" HDPE 11 LF S=0.71%
DMH-15 RIM=58.59 INV IN=51.12(14) INV OUT=51.12(16)
PROPRIETARY DEVICE CASCADE - CS-3 (SEE DETAIL ON SHEET 13)
MAINTENANCE MANHOLE
ISO-B1-16 INV IN=51.12(15)
8" HDPE 15 LF S=0.00%
UNDERGROUND ISOLATOR - B1
(1 ROW, 5 CHAMBERS)

UNDERGROUND INFILTRATION SYSTEM - B (UIS-B)

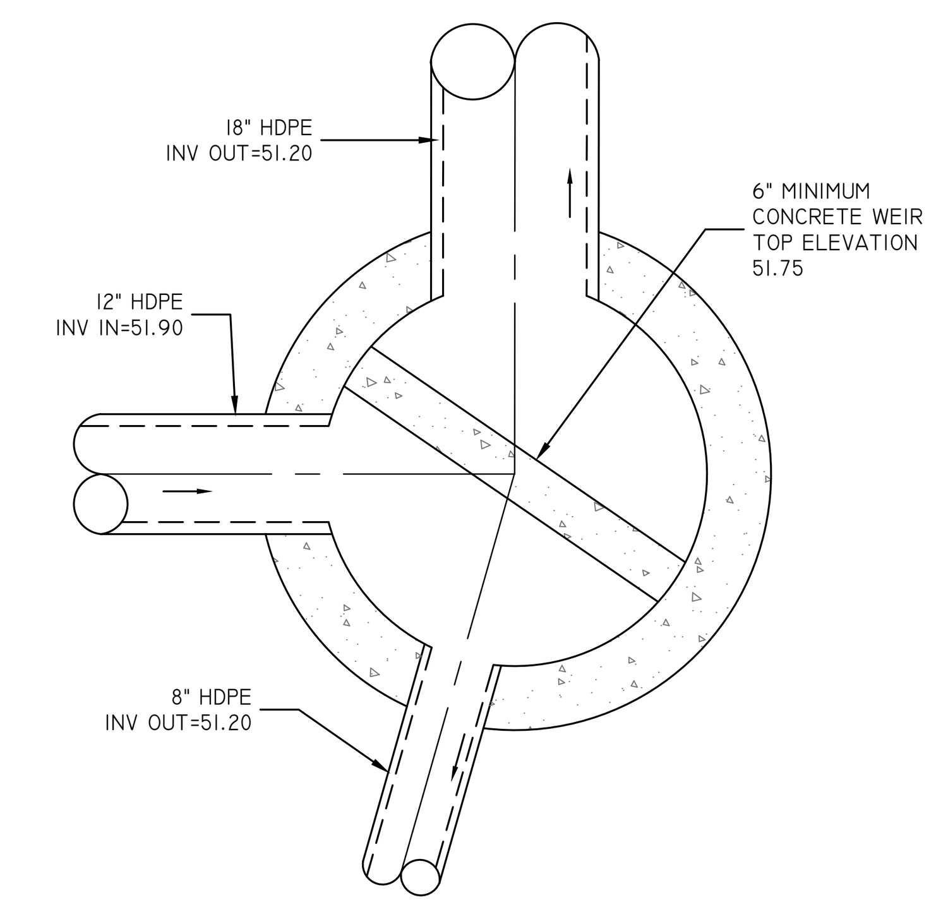
SCALE: 1"=10'

0 5' 10' 20'



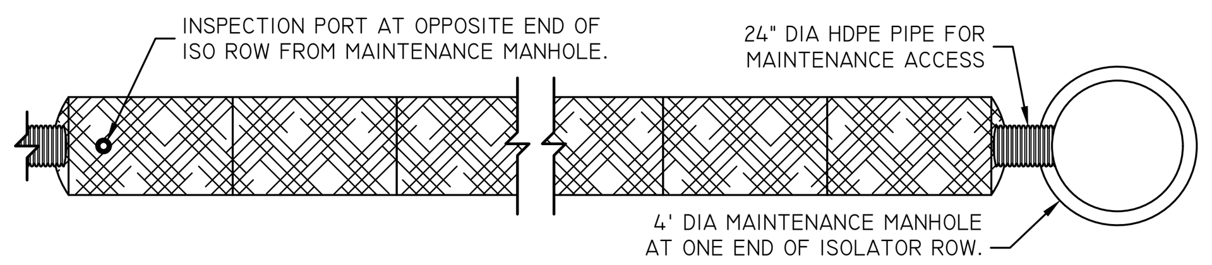
BYPASS-21 (4'Ø MANHOLE)

SCALE 1"=2'



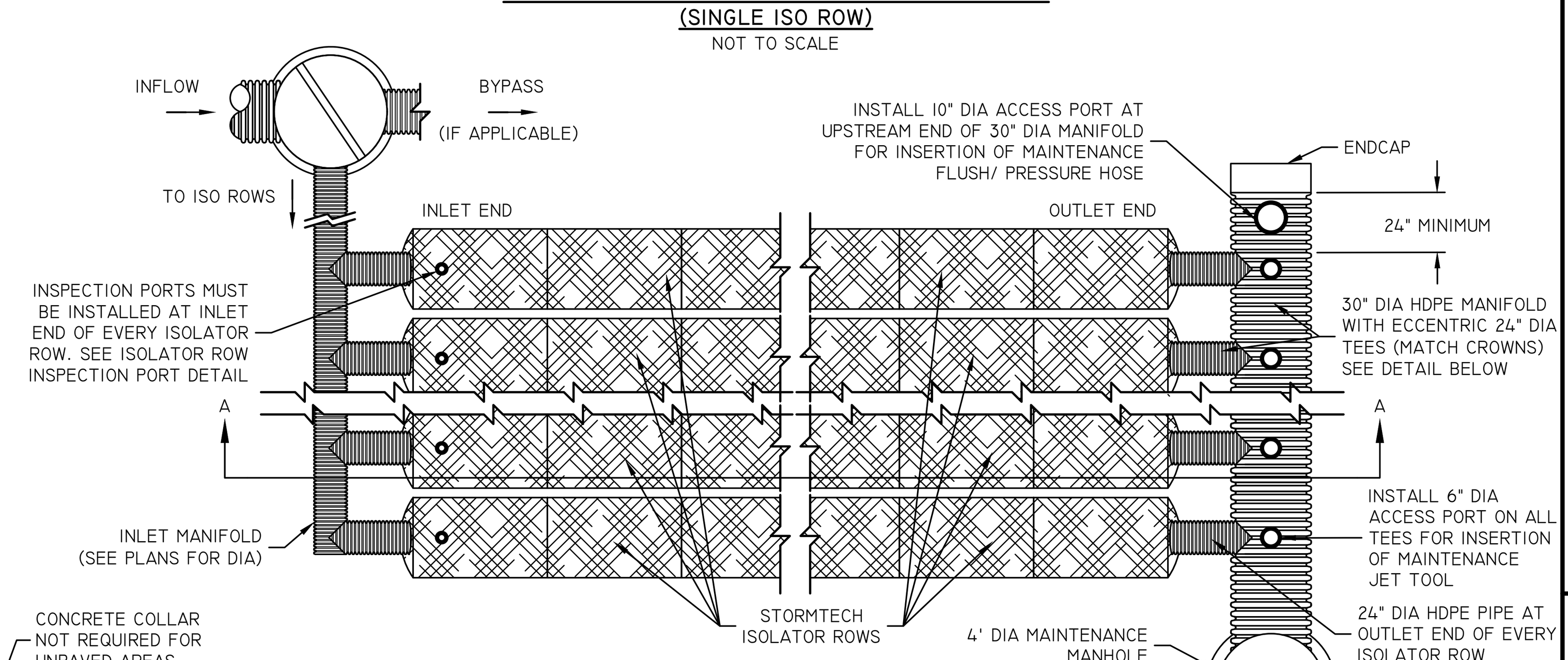
BYPASS-14 (4'Ø MANHOLE)

SCALE 1"=2'



STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (SINGLE ISO ROW)

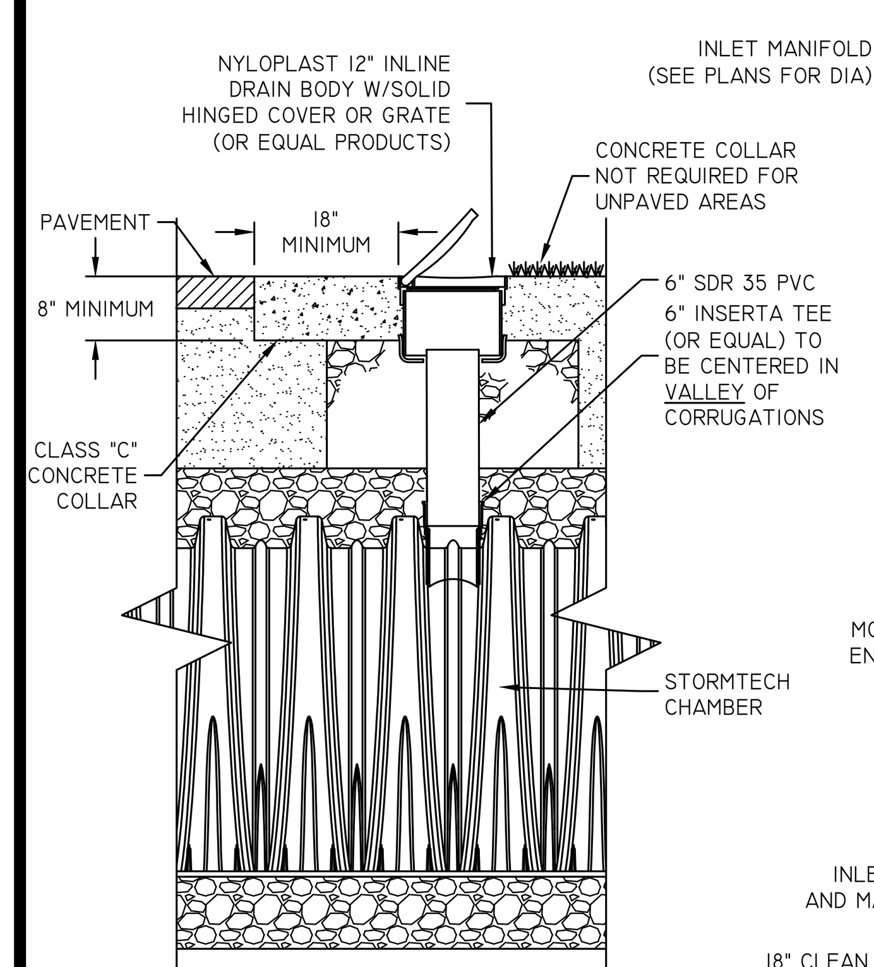
NOT TO SCALE



INFLOW
BYPASS (IF APPLICABLE)
TO ISO ROWS
INLET END
OUTLET END
INSTALL 10" DIA ACCESS PORT AT UPSTREAM END OF 30" DIA MANIFOLD FOR INSERTION OF MAINTENANCE FLUSH/ PRESSURE HOSE
ENDCAP
24" MINIMUM
INSPECTION PORTS MUST BE INSTALLED AT INLET END OF EVERY ISOLATOR ROW. SEE ISOLATOR ROW INSPECTION PORT DETAIL
30" DIA HDPE MANIFOLD WITH ECCENTRIC 24" DIA TEES (MATCH CROWNS) SEE DETAIL BELOW
A
INSTALL 6" DIA ACCESS PORT ON ALL TEES FOR INSERTION OF MAINTENANCE JET TOOL
INLET MANIFOLD (SEE PLANS FOR DIA)
STORMTECH ISOLATOR ROWS
4' DIA MAINTENANCE MANHOLE
24" DIA HDPE PIPE AT OUTLET END OF EVERY ISOLATOR ROW

STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (MULTIPLE ISO ROWS)

NOT TO SCALE

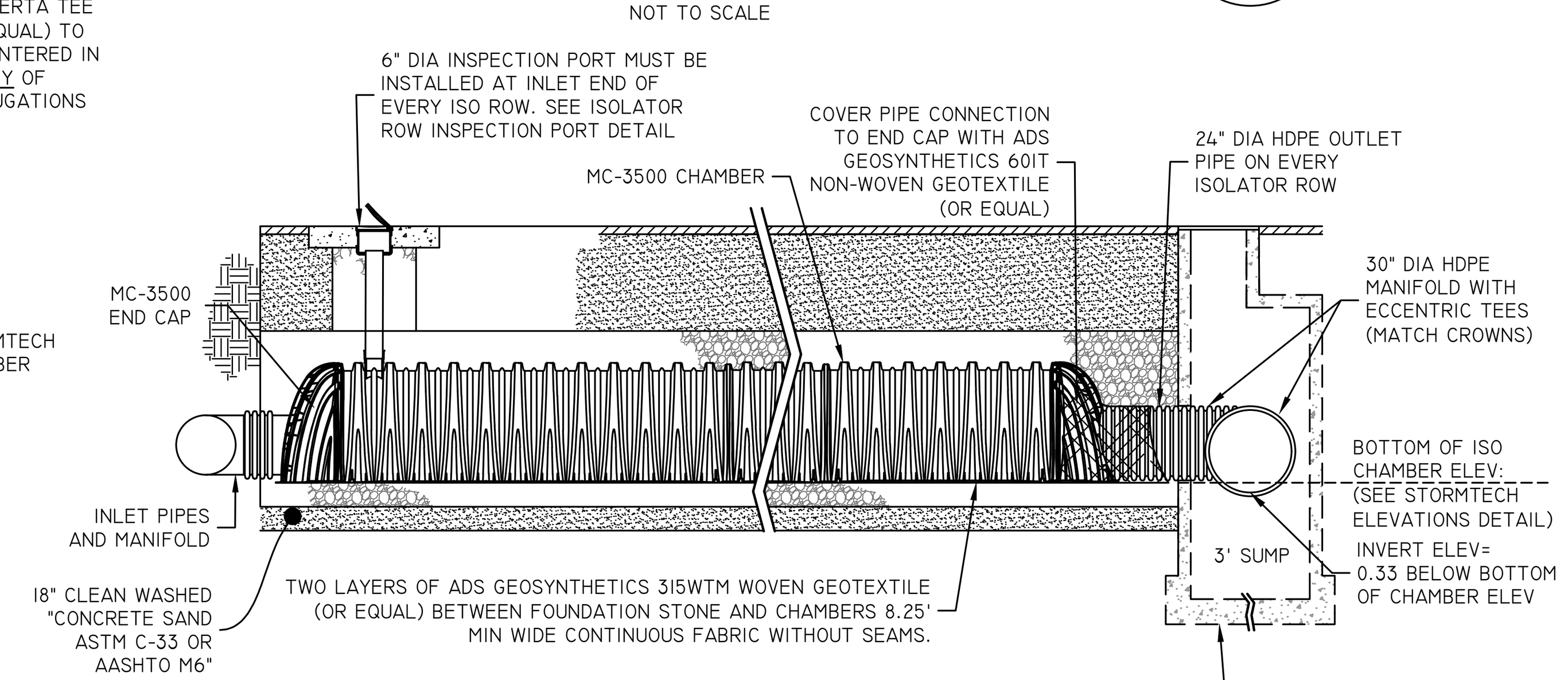


NYLOPLAST 12" INLINE DRAIN BODY W/SOLID HINGED COVER OR GRATE (OR EQUAL PRODUCTS)
CONCRETE COLLAR NOT REQUIRED FOR UNPAVED AREAS
PAVEMENT
18" MINIMUM
8" MINIMUM
6" SDR 35 PVC
6" INSERTA TEE (OR EQUAL) TO BE CENTERED IN VALLEY OF CORRUGATIONS
CLASS "C" CONCRETE COLLAR
STORMTECH CHAMBER

ISOLATOR ROW INSPECTION PORT

NOT TO SCALE

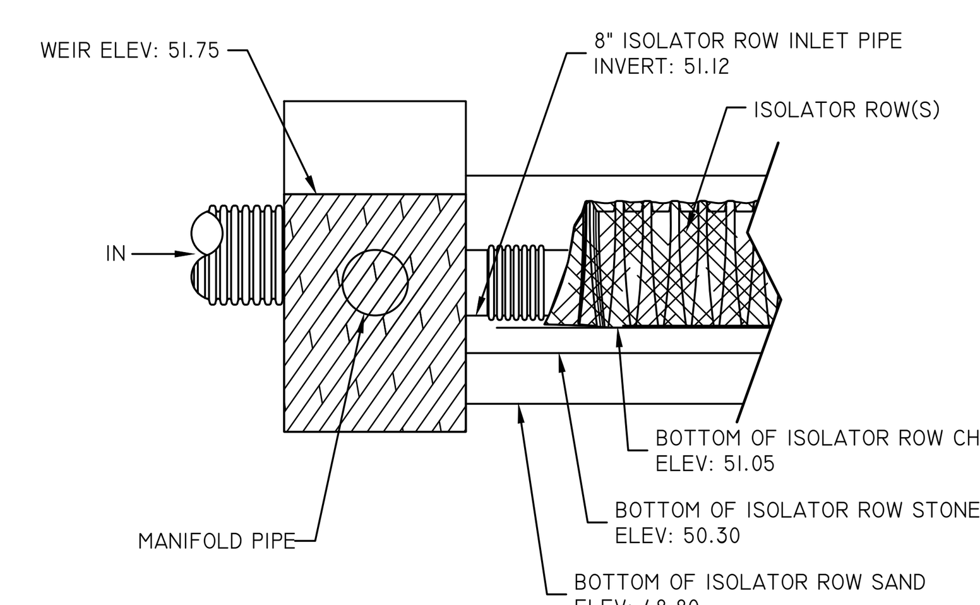
SEE STORMTECH GENERAL INSPECTION PORT DETAIL FOR ALL OTHER INSPECTION PORTS.



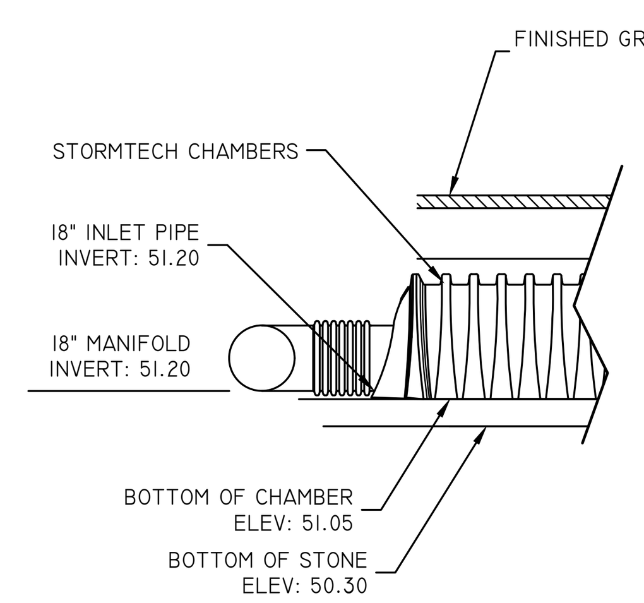
6" DIA INSPECTION PORT MUST BE INSTALLED AT INLET END OF EVERY ISO ROW. SEE ISOLATOR ROW INSPECTION PORT DETAIL
COVER PIPE CONNECTION TO END CAP WITH ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE (OR EQUAL)
MC-3500 CHAMBER
24" DIA HDPE OUTLET PIPE ON EVERY ISOLATOR ROW
30" DIA HDPE MANIFOLD WITH ECCENTRIC TEES (MATCH CROWNS)
MC-3500 END CAP
BOTTOM OF ISO CHAMBER ELEV: (SEE STORMTECH ISOLATOR ELEVATIONS DETAIL)
INVERT ELEV= 0.33 BELOW BOTTOM OF CHAMBER ELEV
3' SUMP
INLET PIPES AND MANIFOLD
18" CLEAN WASHED "CONCRETE SAND ASTM C-33 OR AASHTO M6"
TWO LAYERS OF ADS GEOSYNTHETICS 315WTM WOVEN GEOTEXTILE (OR EQUAL) BETWEEN FOUNDATION STONE AND CHAMBERS 8.25' MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS.
MAINTENANCE MANHOLE SEE STORMTECH ISOLATOR ROW MAINTENANCE DETAIL

STORMTECH ISOLATOR ROW DETAIL (MC-3500)

NOT TO SCALE



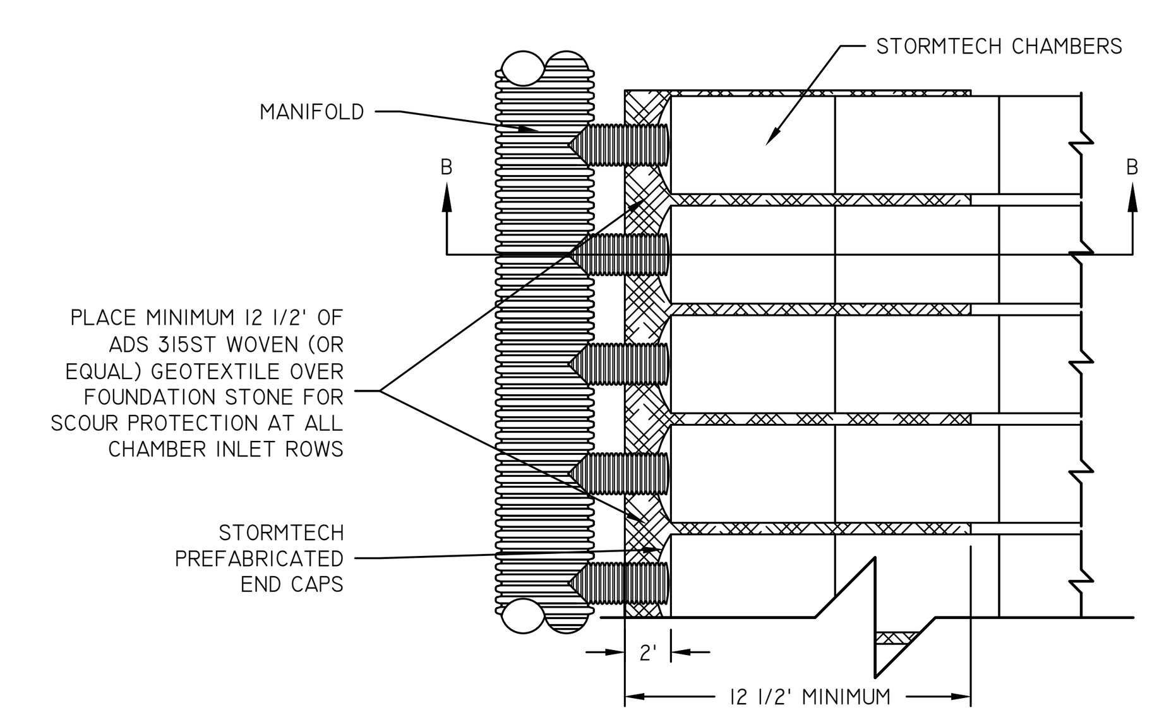
SECTION A-A



SECTION B-B

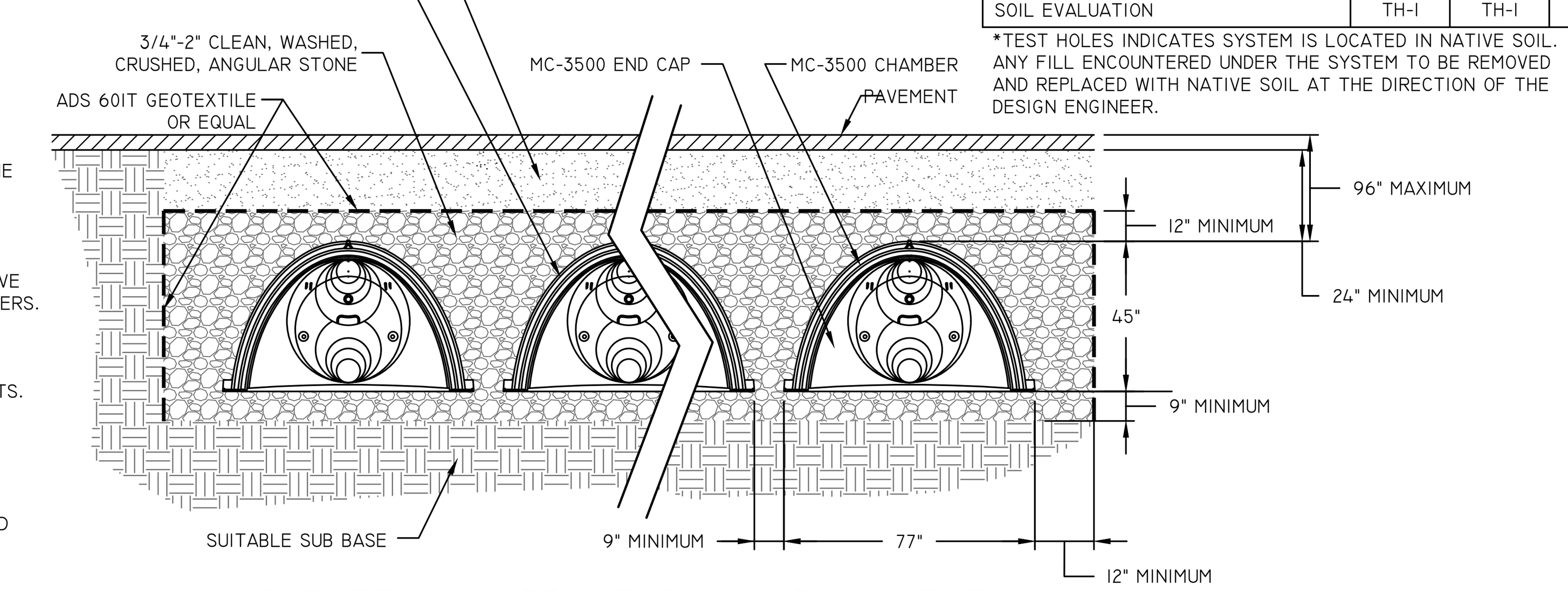
STORMTECH ELEVATIONS

NOT TO SCALE



STORMTECH MANIFOLD DETAIL

NOT TO SCALE



GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO MIN 95% PROCTOR DENSITY FOR WELL GRADED MATERIALS AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. SEE STORMTECH SPECIFICATIONS FOR TABLE OF ACCEPTABLE FILL MATERIALS
CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3/4"-2" CLEAN, WASHED, CRUSHED, ANGULAR STONE
ADS 601T GEOTEXTILE OR EQUAL
MC-3500 END CAP
MC-3500 CHAMBER
PAVEMENT
96" MAXIMUM
12" MINIMUM
24" MINIMUM
45"
9" MINIMUM
SUITABLE SUB BASE
9" MINIMUM
77"
12" MINIMUM

NOTES:

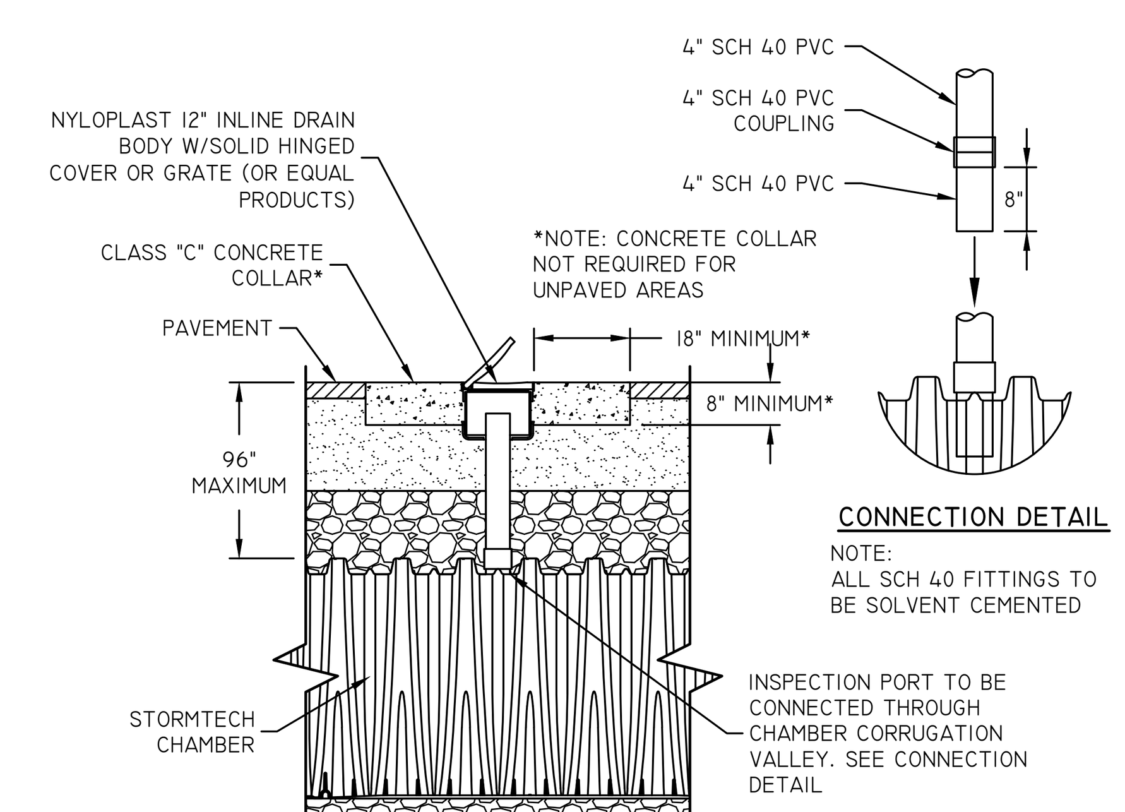
1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
3. ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

DESCRIPTION	ISO-B1	ISO-B2	UIS-B
TOP OF UIS STONE ELEVATION	55.80	55.80	55.80
BOTTOM OF UIS STONE ELEVATION	50.30	50.30	50.30
100 YEAR STORM ELEVATION	55.14	55.12	55.13
10 YEAR STORM ELEVATION	51.97	51.86	51.84
1 YEAR STORM ELEVATION	51.88	50.65	50.63
SEASONAL HIGH GWT ELEVATION	46.30	46.30	46.30
SOIL EVALUATION	TH-1	TH-1	TH-1

*TEST HOLES INDICATES SYSTEM IS LOCATED IN NATIVE SOIL. ANY FILL ENCOUNTERED UNDER THE SYSTEM TO BE REMOVED AND REPLACED WITH NATIVE SOIL AT THE DIRECTION OF THE DESIGN ENGINEER.

STORMTECH MC-3500 TYPICAL CROSS SECTION

NOT TO SCALE



NYLOPLAST 12" INLINE DRAIN BODY W/SOLID HINGED COVER OR GRATE (OR EQUAL PRODUCTS)
CLASS "C" CONCRETE COLLAR*
*NOTE: CONCRETE COLLAR NOT REQUIRED FOR UNPAVED AREAS
PAVEMENT
18" MINIMUM*
8" MINIMUM*
96" MAXIMUM
STORMTECH CHAMBER
4" SCH 40 PVC
4" SCH 40 PVC COUPLING
4" SCH 40 PVC
8"
CONNECTION DETAIL
NOTE: ALL SCH 40 FITTINGS TO BE SOLVENT CEMENTED
INSPECTION PORT TO BE CONNECTED THROUGH CHAMBER CORRUGATION VALLEY. SEE CONNECTION DETAIL

STORMTECH GENERAL INSPECTION PORT DETAIL

NOT TO SCALE

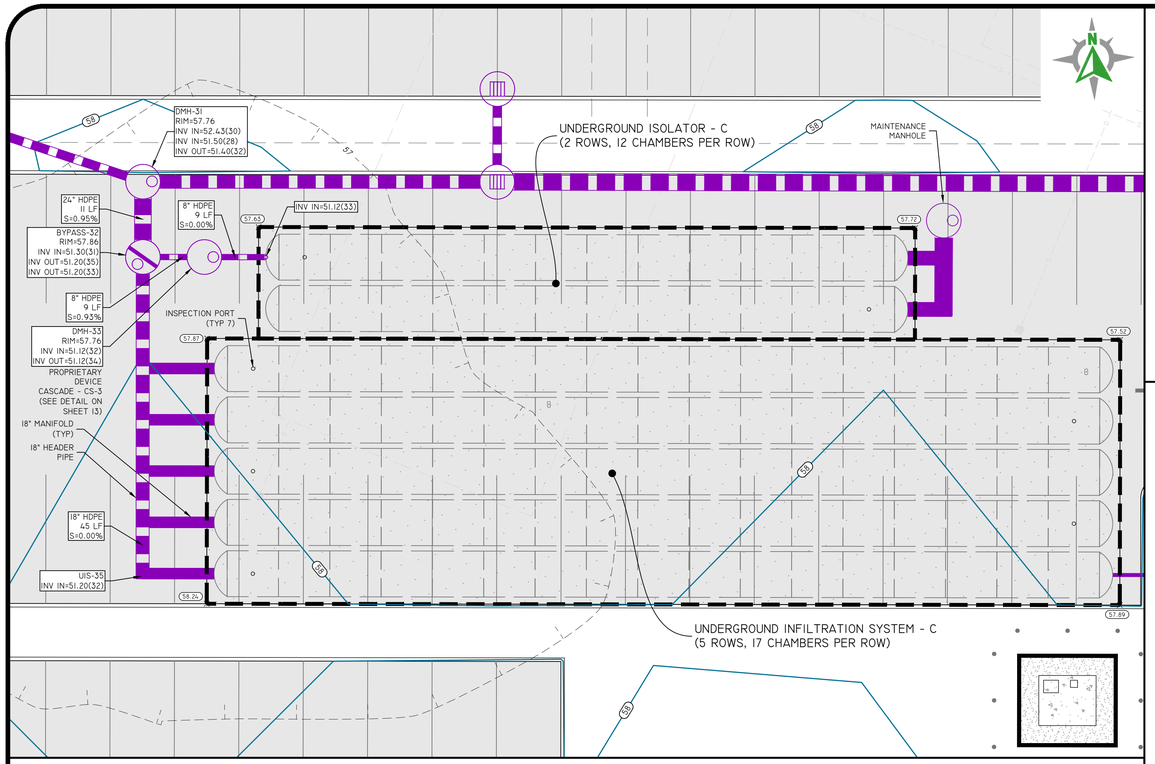
DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

BRANDON D. CARR
REGISTERED PROFESSIONAL ENGINEER CIVIL

DESIGN BY: F.Y.A. DRAWN BY: J.A.R.

UNDERGROUND INFILTRATION SYSTEM - B
POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

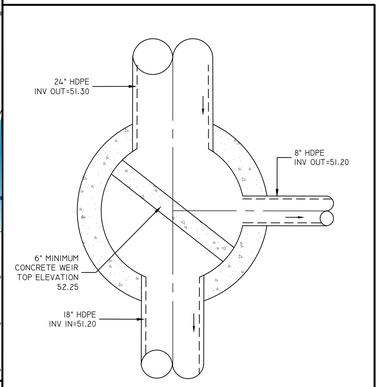
PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600



UNDERGROUND INFILTRATION SYSTEM - C (UIS-C)

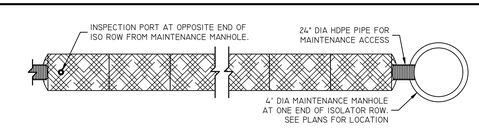
SCALE: 1"=20'

0 10' 20' 40'



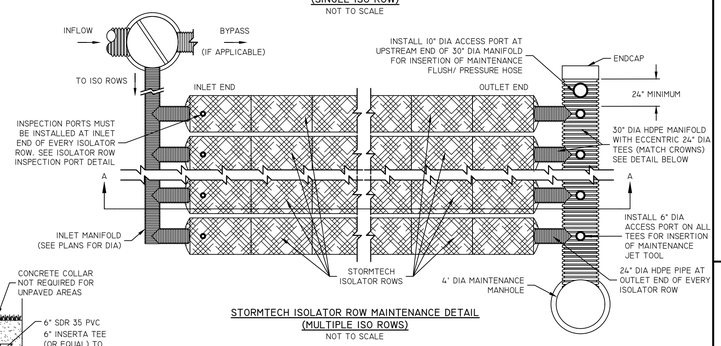
BYPASS-32 (4'Ø MANHOLE)

SCALE 1"=2'



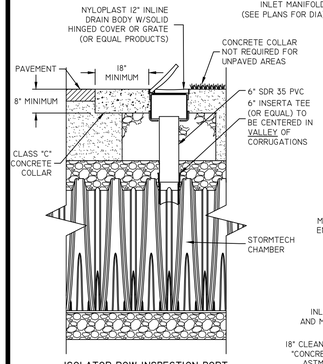
STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (SINGLE ISO ROW)

NOT TO SCALE



STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (MULTIPLE ISO ROWS)

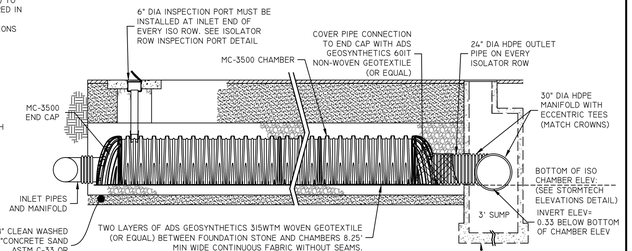
NOT TO SCALE



ISOLATOR ROW INSPECTION PORT

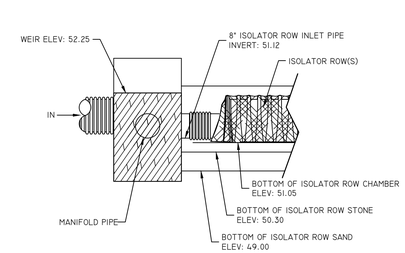
NOT TO SCALE

SEE STORMTECH GENERAL INSPECTION PORT DETAIL FOR ALL OTHER INSPECTION PORTS.

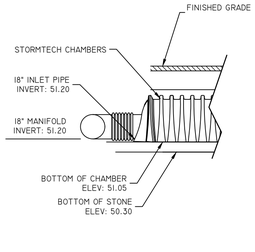


STORMTECH ISOLATOR ROW DETAIL (MC-3500)

NOT TO SCALE



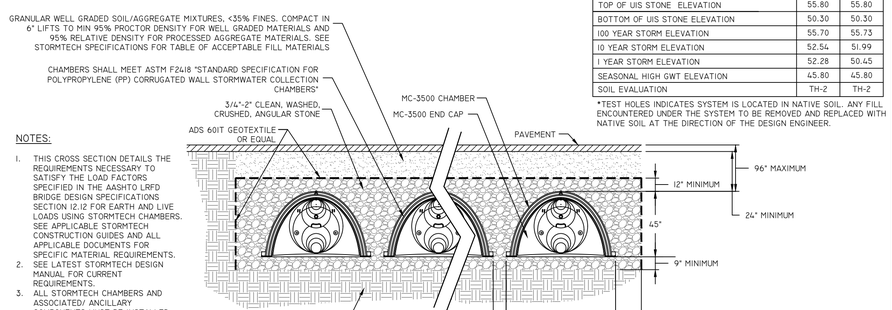
SECTION A-A



SECTION B-B

STORMTECH ELEVATIONS

NOT TO SCALE



NOTES:

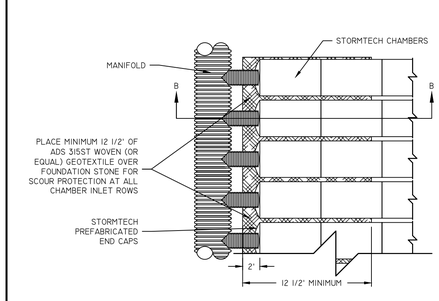
1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
3. ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

DESCRIPTION	ISO-C	UIS-C
TOP OF UIS STONE ELEVATION	55.80	55.80
BOTTOM OF UIS STONE ELEVATION	50.30	50.30
100 YEAR STORM ELEVATION	55.70	55.73
10 YEAR STORM ELEVATION	52.54	51.99
1 YEAR STORM ELEVATION	52.28	50.45
SEASONAL HIGH GWT ELEVATION	45.80	45.80
SOIL EVALUATION	TH-2	TH-2

*TEST HOLES INDICATES SYSTEM IS LOCATED IN NATIVE SOIL. ANY FILL ENCOUNTERED UNDER THE SYSTEM TO BE REMOVED AND REPLACED WITH NATIVE SOIL AT THE DIRECTION OF THE DESIGN ENGINEER.

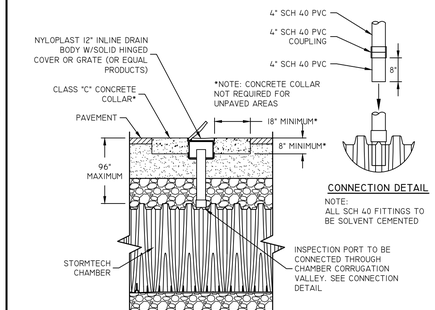
STORMTECH MC-3500 TYPICAL CROSS SECTION

NOT TO SCALE



STORMTECH MANIFOLD DETAIL

NOT TO SCALE



CONNECTION DETAIL

NOTE:
ALL SCH 40 FITTINGS TO BE SOLVENT CEMENTED

STORMTECH GENERAL INSPECTION PORT DETAIL

NOT TO SCALE

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

BRANDON D. CARR
9801
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	01-20-2023	PRELIMINARY SUBMISSION	J.A.R.
1	03-22-2023	RESPONSE TO RIDOT COMMENTS	J.A.R.
2	05-31-2023	RIDEM / RIDOT SUBMISSION	J.A.R.

DESIGN BY: F.Y.A.
DRAWN BY: J.A.R.

UNDERGROUND INFILTRATION SYSTEM - C

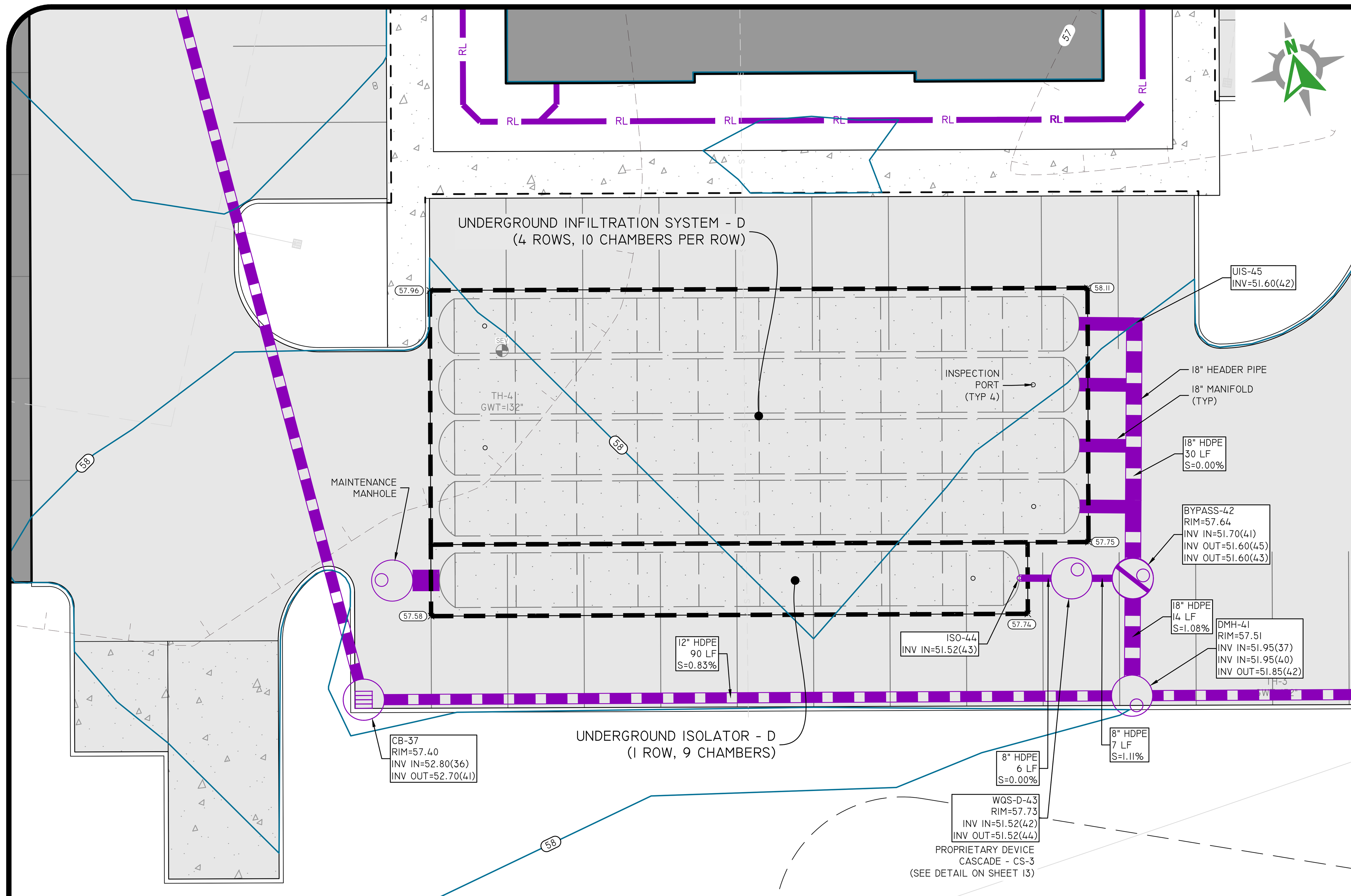
POST ROAD APARTMENTS

ASSESSOR'S PLAT 323, LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

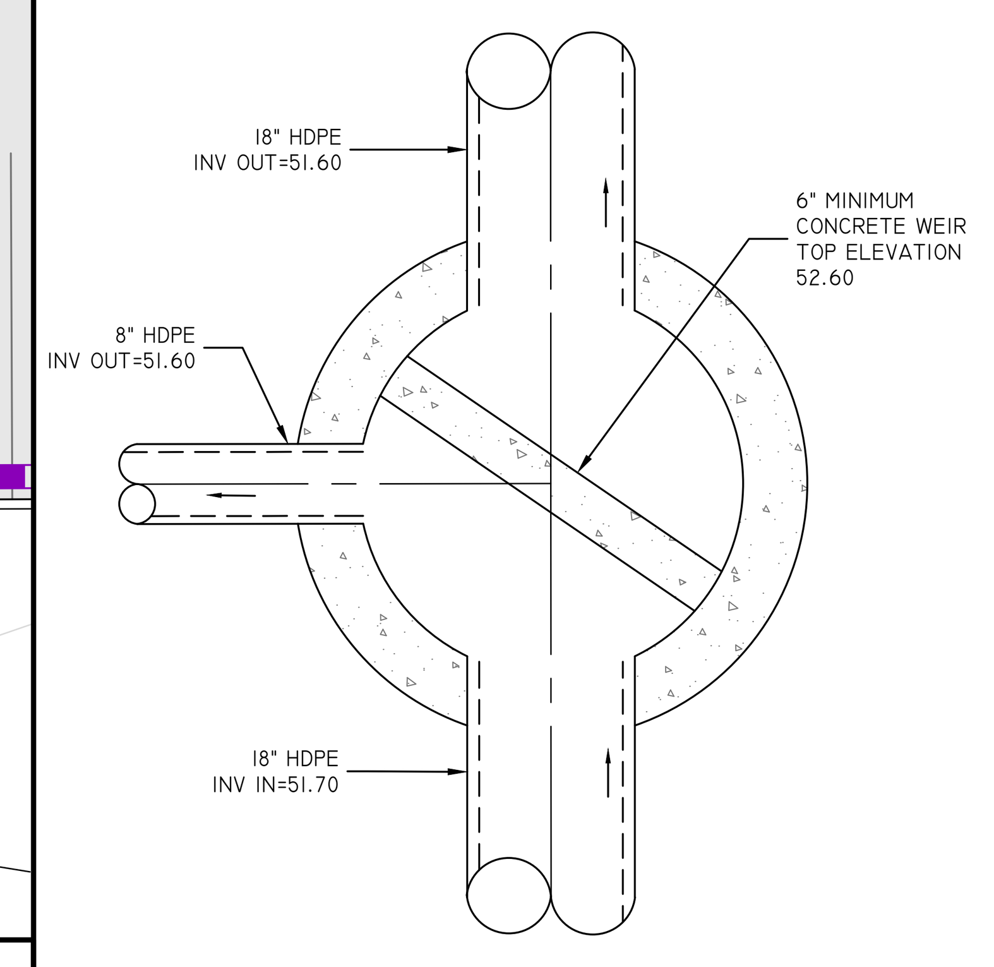
SHEET 11 OF 17

Z:\DEMAIN\PROJECTS\2625-08 POST ROAD 2019\AUTOCAD DRAWINGS\2625-08-BMPS.DWG Plotted: 5/24/2023



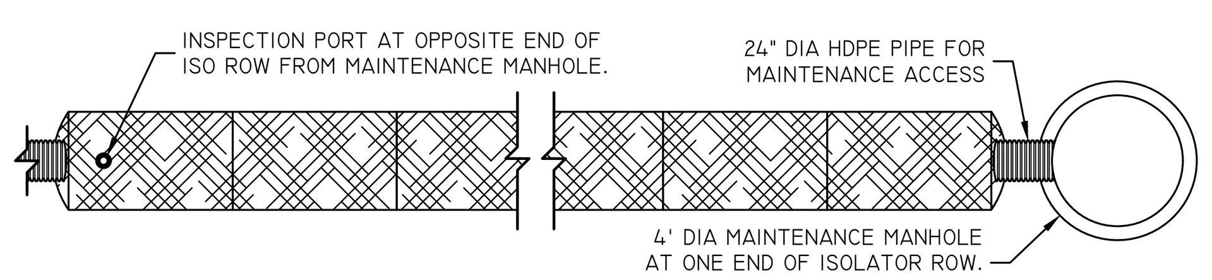
UNDERGROUND INFILTRATION SYSTEM - D (UIS-D)

SCALE: 1"=10'
0 5' 10' 20'



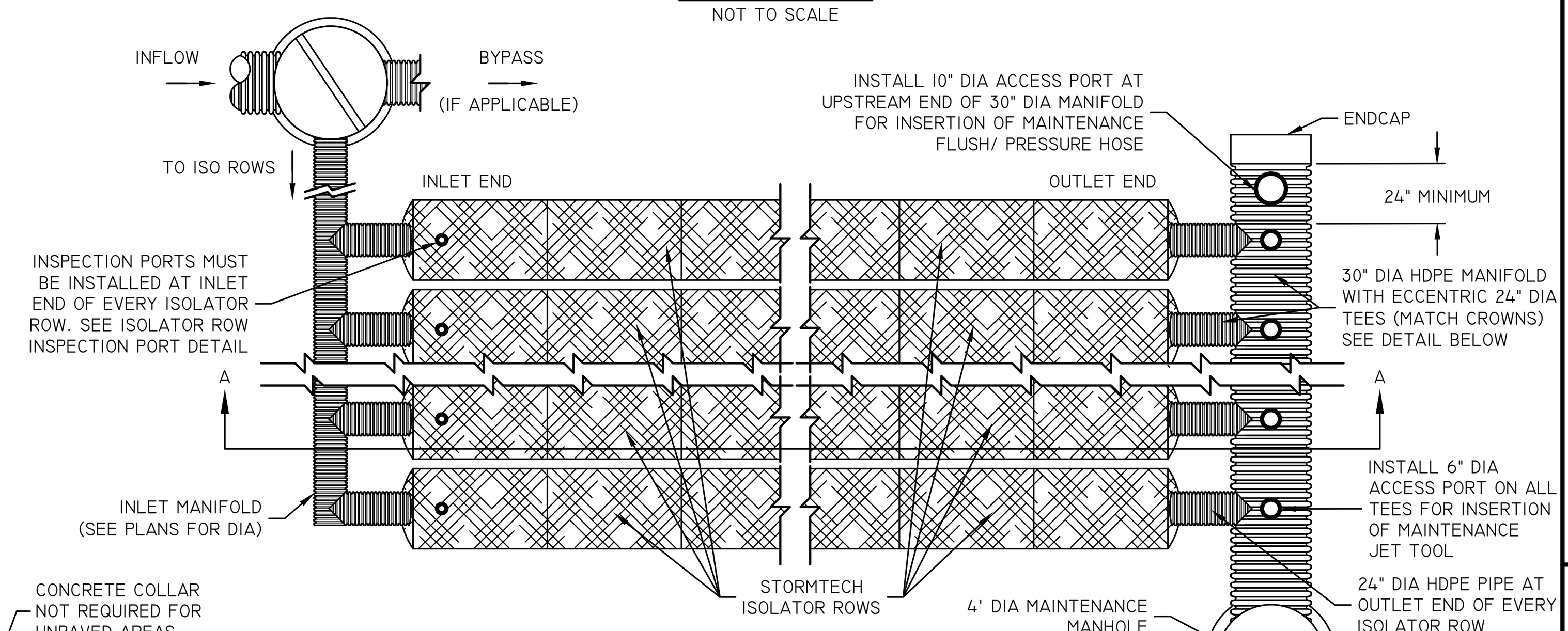
BYPASS-42 (4'Ø MANHOLE)

SCALE 1"=2'



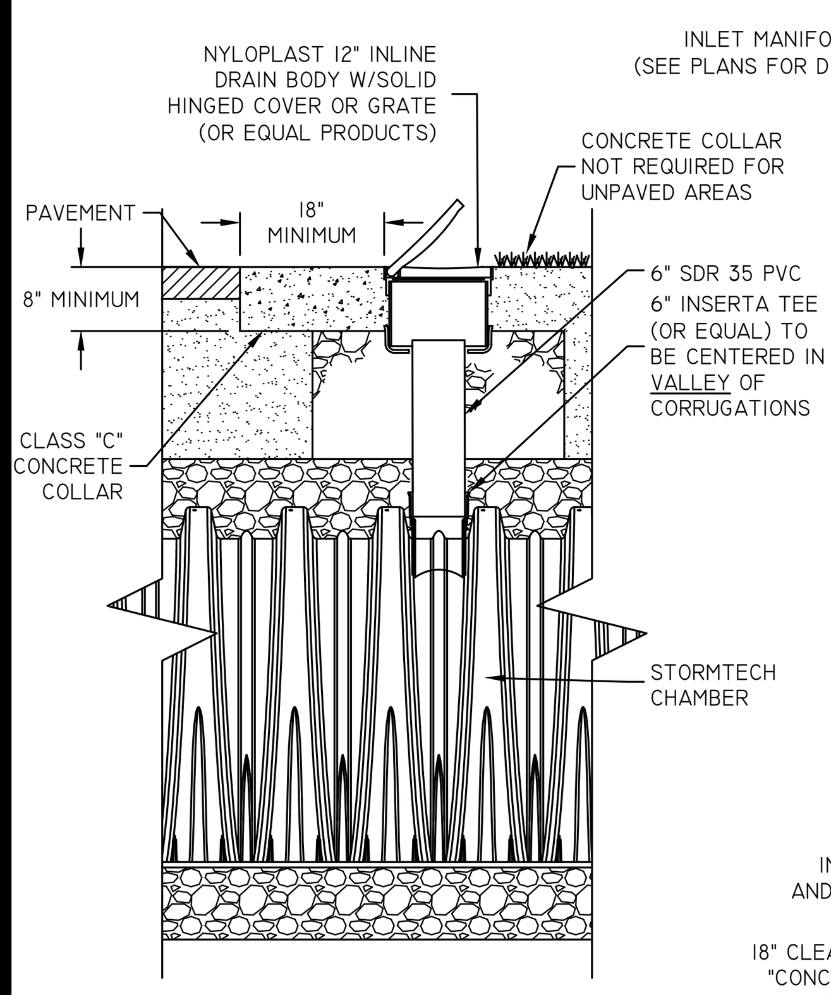
STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (SINGLE ISO ROW)

NOT TO SCALE



STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (MULTIPLE ISO ROWS)

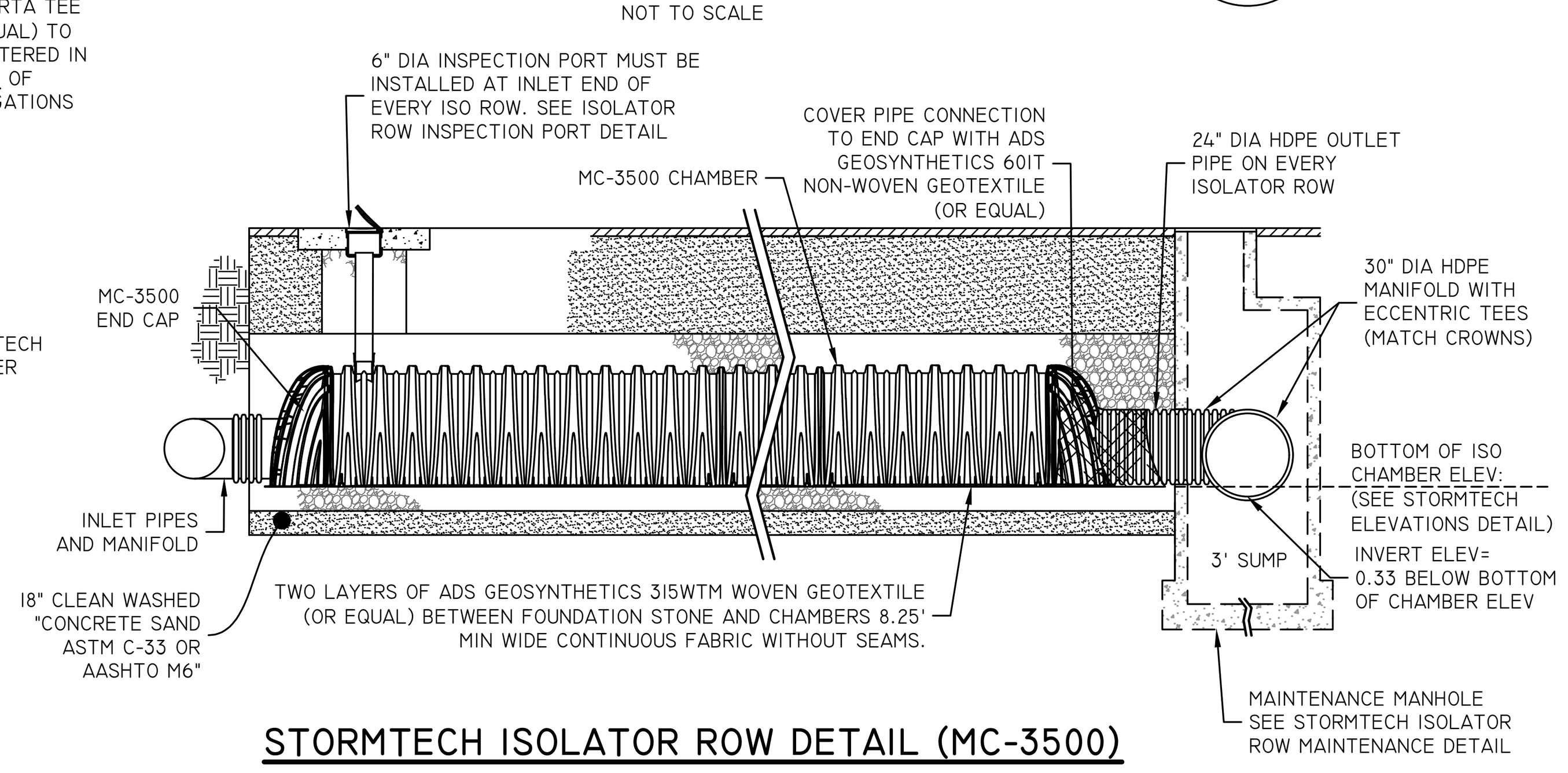
NOT TO SCALE



ISOLATOR ROW INSPECTION PORT

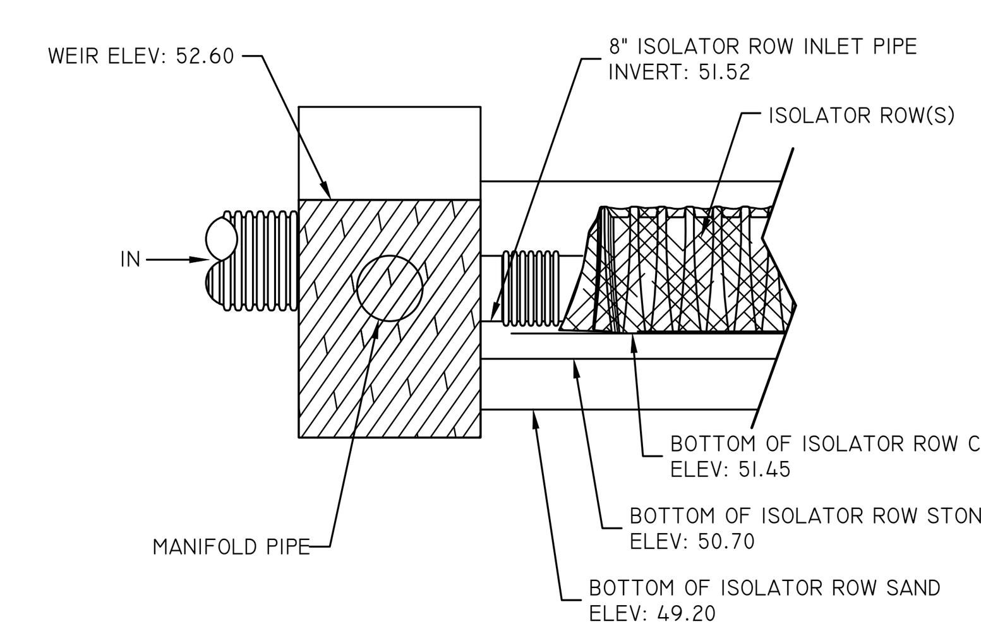
NOT TO SCALE

SEE STORMTECH GENERAL INSPECTION PORT
DETAIL FOR ALL OTHER INSPECTION PORTS.

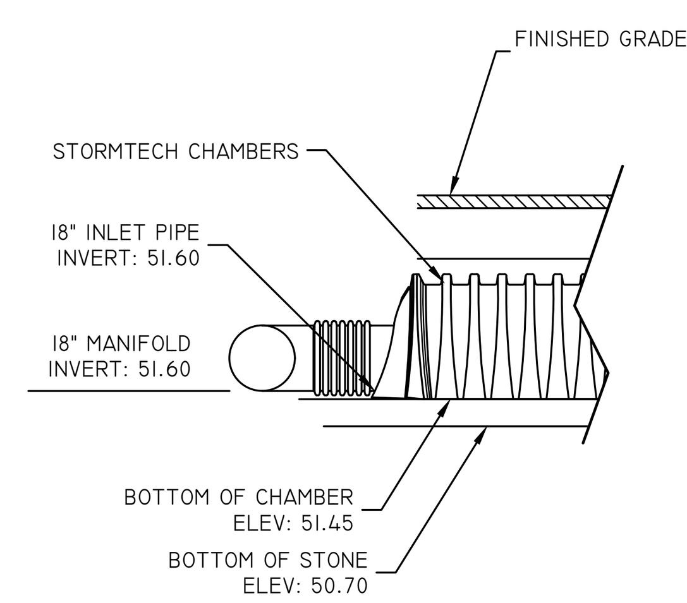


STORMTECH ISOLATOR ROW DETAIL (MC-3500)

NOT TO SCALE



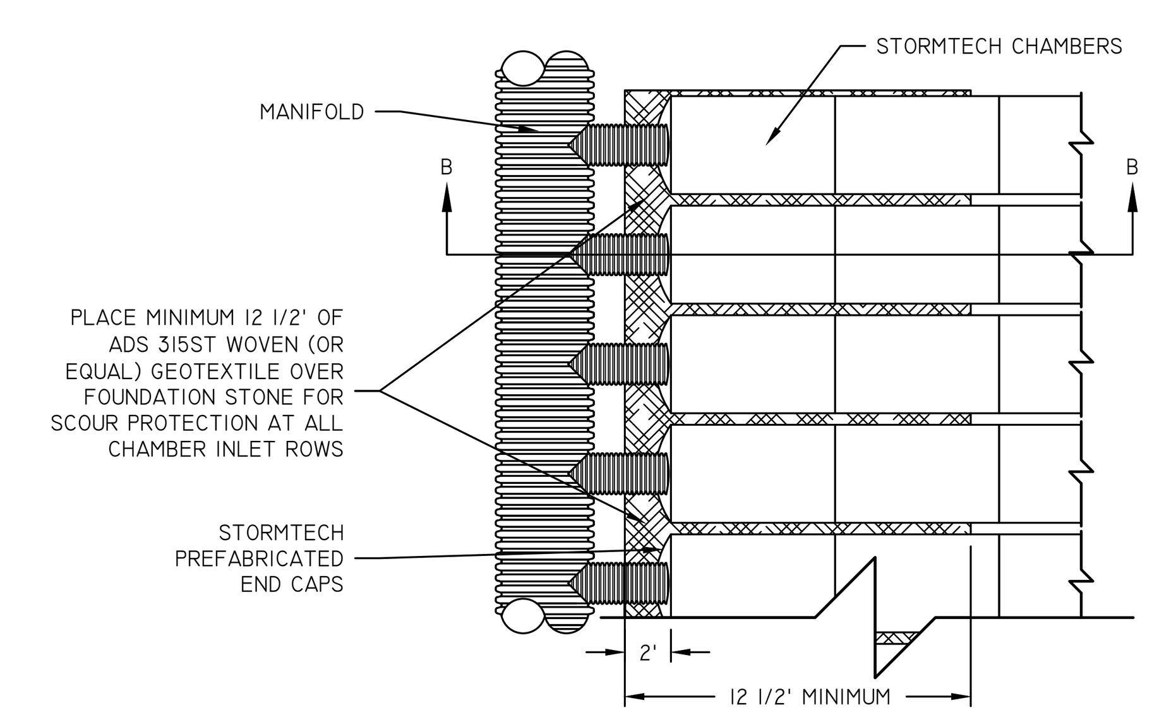
SECTION A-A



SECTION B-B

STORMTECH ELEVATIONS

NOT TO SCALE



STORMTECH MANIFOLD DETAIL

NOT TO SCALE

DESCRIPTION	ISO-D	UIS-D
TOP OF UIS STONE ELEVATION	56.20	56.20
BOTTOM OF UIS STONE ELEVATION	50.70	50.70
100 YEAR STORM ELEVATION	55.30	55.31
10 YEAR STORM ELEVATION	52.97	52.48
1 YEAR STORM ELEVATION	52.77	51.04
SEASONAL HIGH GWT ELEVATION	46.70	46.70
SOIL EVALUATION	TH-4	TH-4

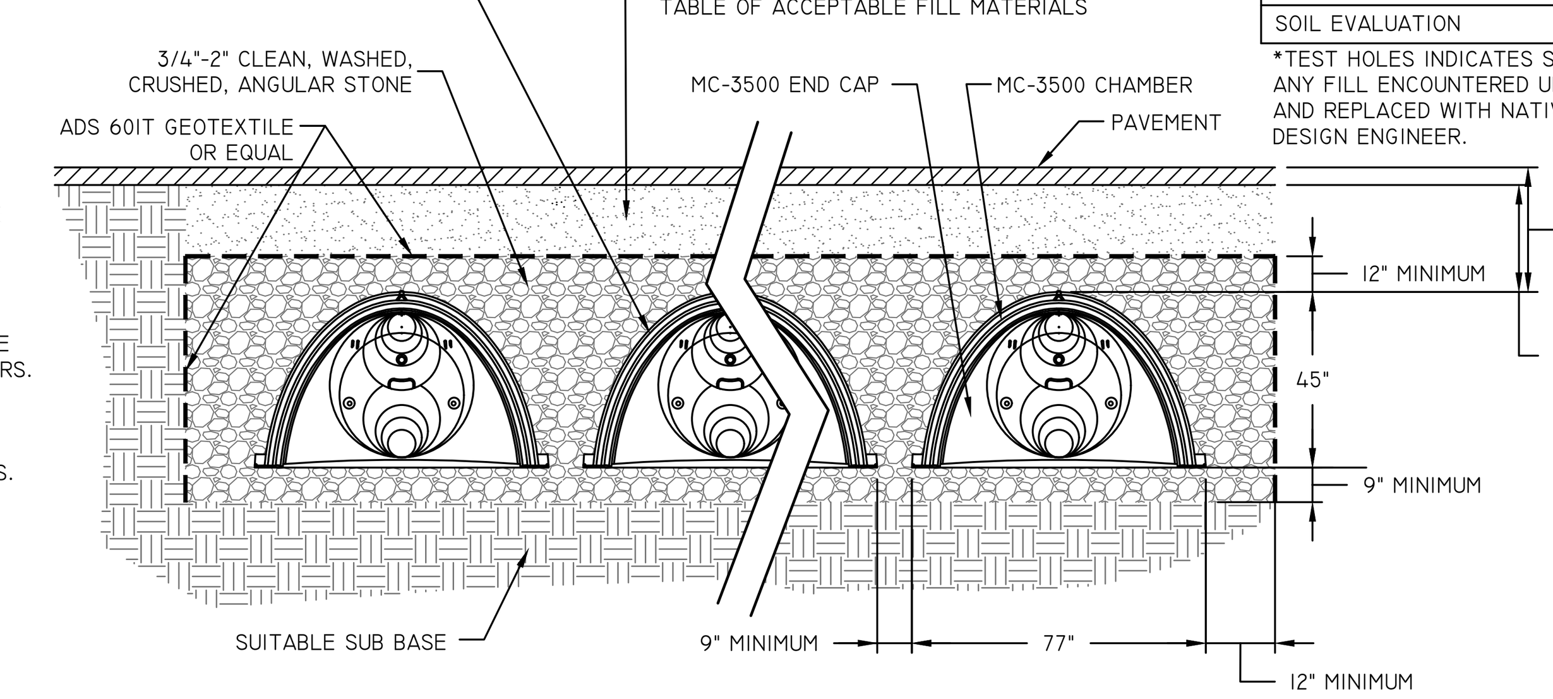
*TEST HOLES INDICATES SYSTEM IS LOCATED IN NATIVE SOIL. ANY FILL ENCOUNTERED UNDER THE SYSTEM TO BE REMOVED AND REPLACED WITH NATIVE SOIL AT THE DIRECTION OF THE DESIGN ENGINEER.

CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO MIN 95% PROCTOR DENSITY FOR WELL GRADED MATERIALS AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. SEE APPLICABLE SPECIFICATIONS FOR TABLE OF ACCEPTABLE FILL MATERIALS

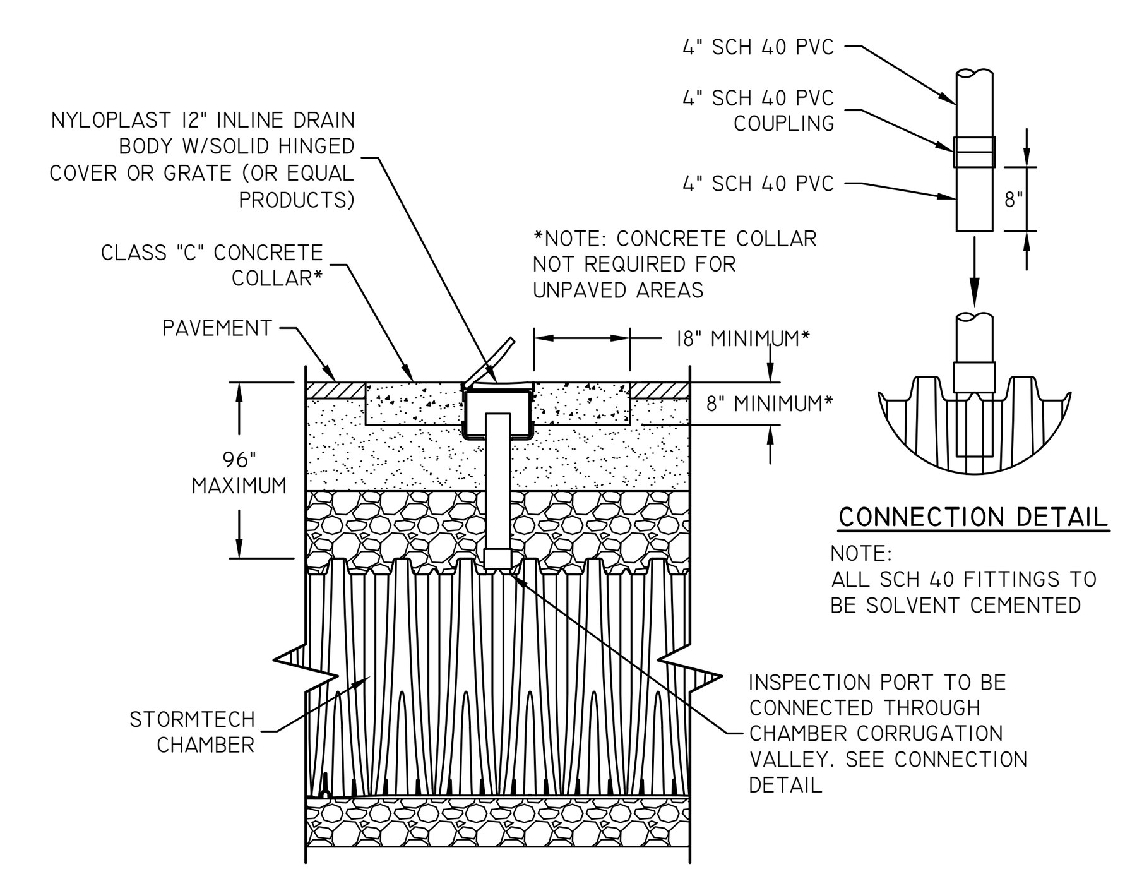
NOTES:

1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
3. ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.



STORMTECH MC-3500 TYPICAL CROSS SECTION

NOT TO SCALE



STORMTECH GENERAL INSPECTION PORT DETAIL

NOT TO SCALE

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

BRANDON D. CARR
No. 9801
5-24-23
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

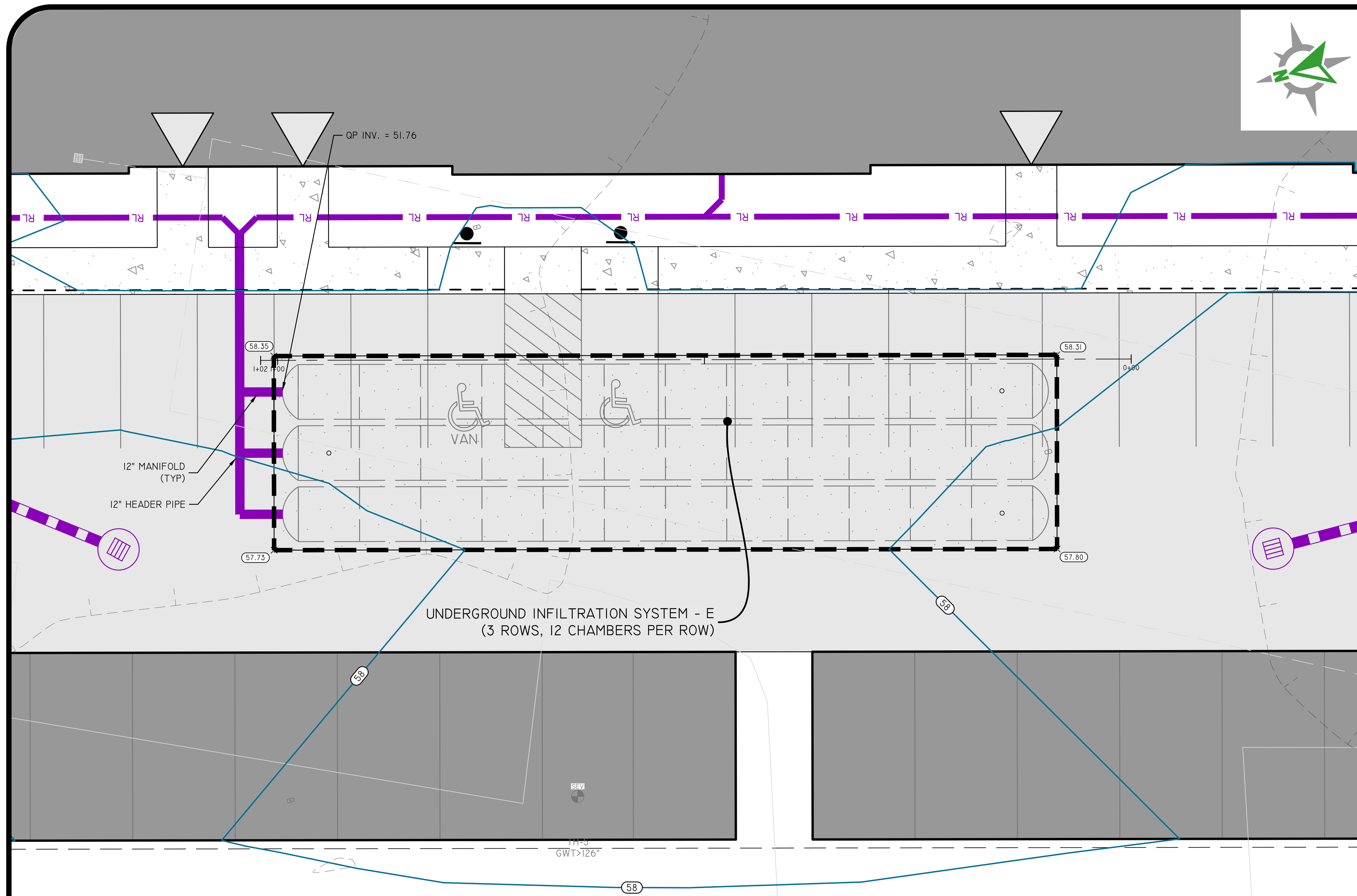
NO.	DATE	DESCRIPTION	BY:
2	05-24-2023	PRELIMINARY SUBMISSION	J.A.R
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

UNDERGROUND INFILTRATION SYSTEM - D

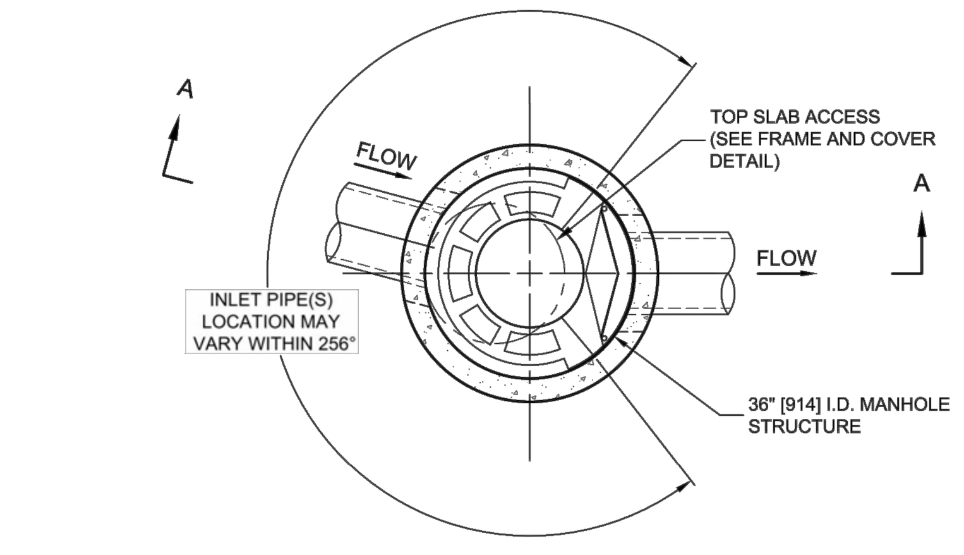
POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

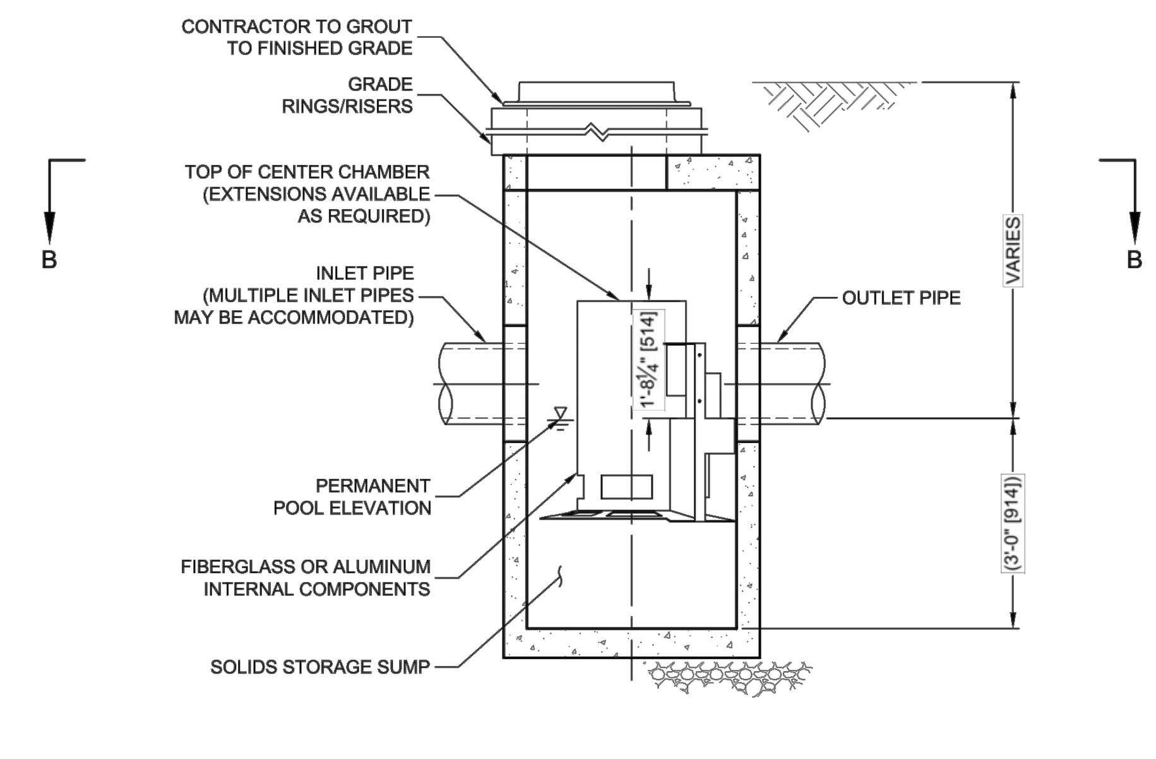


UNDERGROUND INFILTRATION SYSTEM - E (UIS-E)

SCALE: 1"=20'
0 10' 20' 40'



PLAN VIEW B-B
NOT TO SCALE



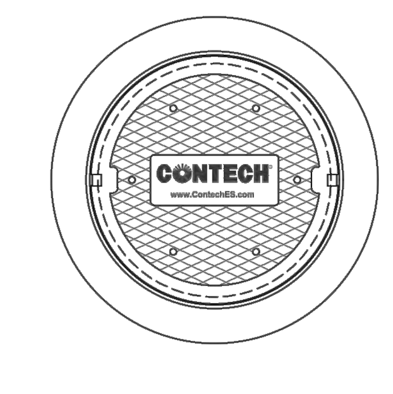
ELEVATION A-A
NOT TO SCALE

CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

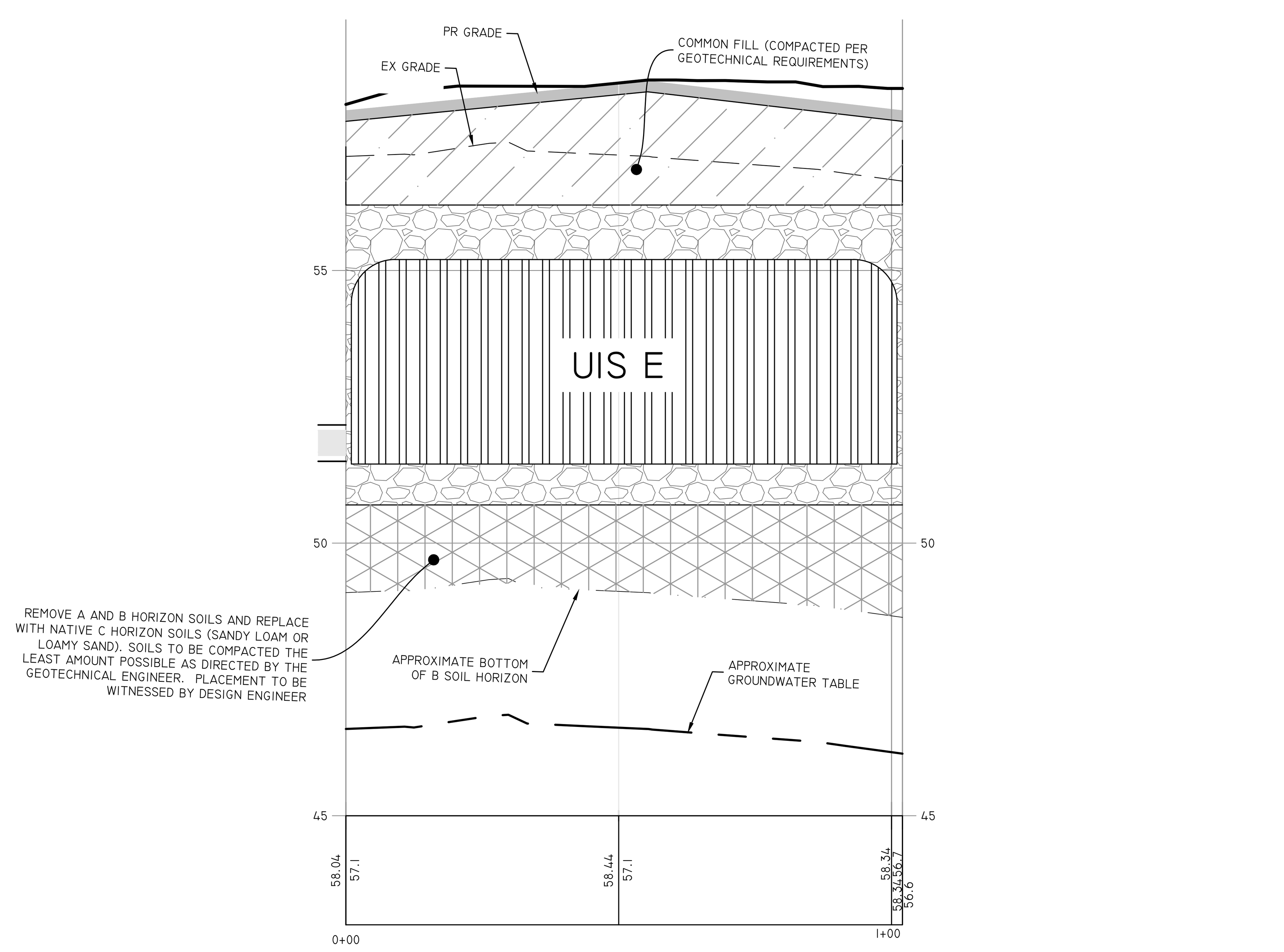
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

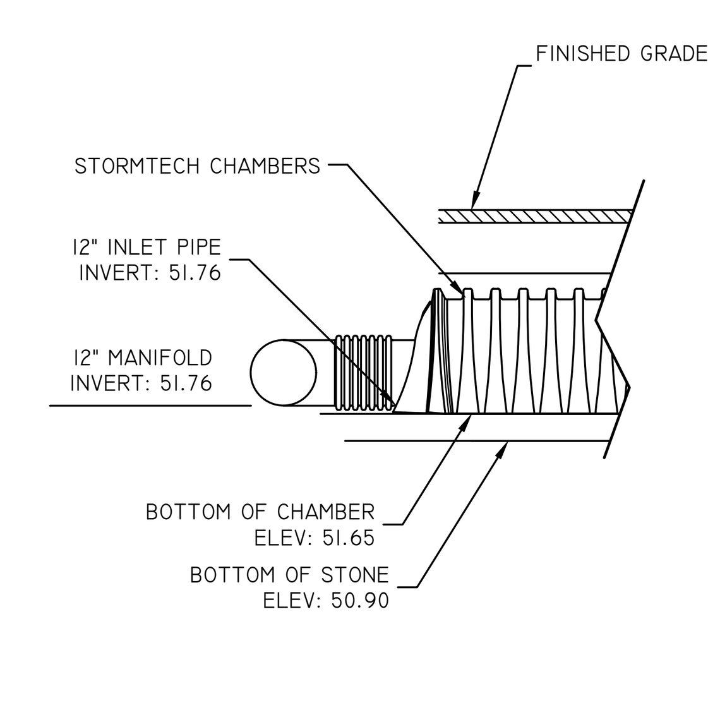
CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-3
CASCADE SEPARATOR
STANDARD DETAIL



STORMTECH ISOLATOR ROW DETAIL (MC-3500)

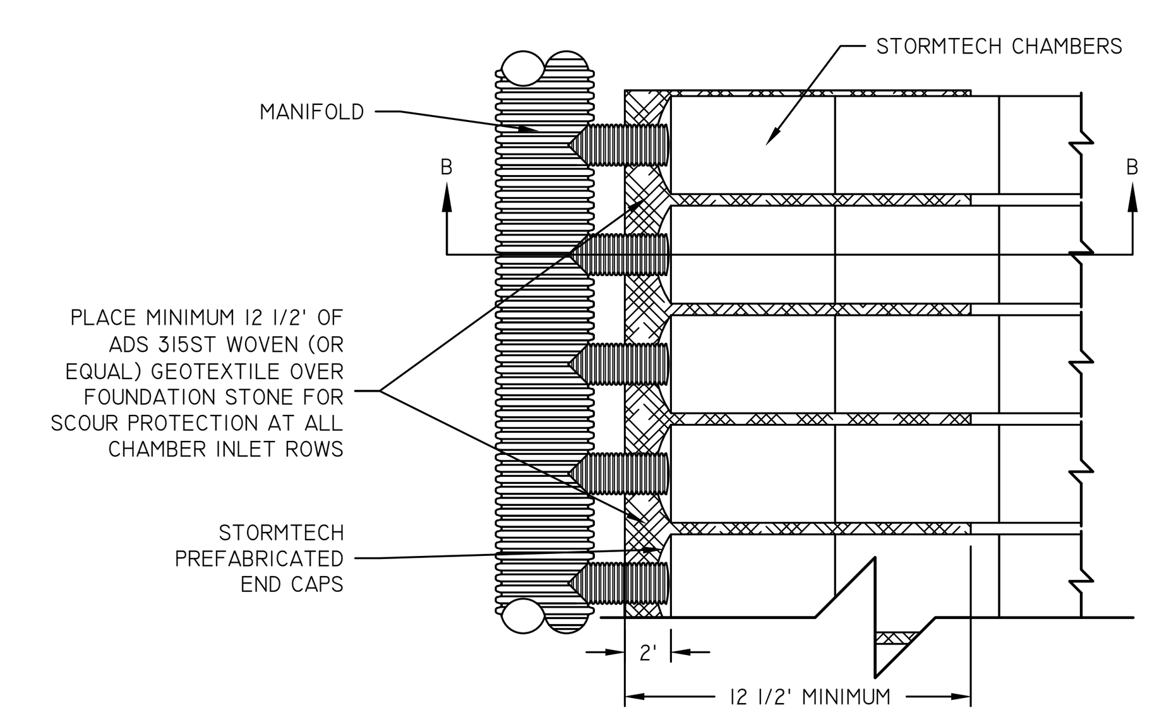
VERTICAL: 0 1' 2' 4'
HORIZONTAL: 0 20' 40' 80'



SECTION B-B

STORMTECH ELEVATIONS

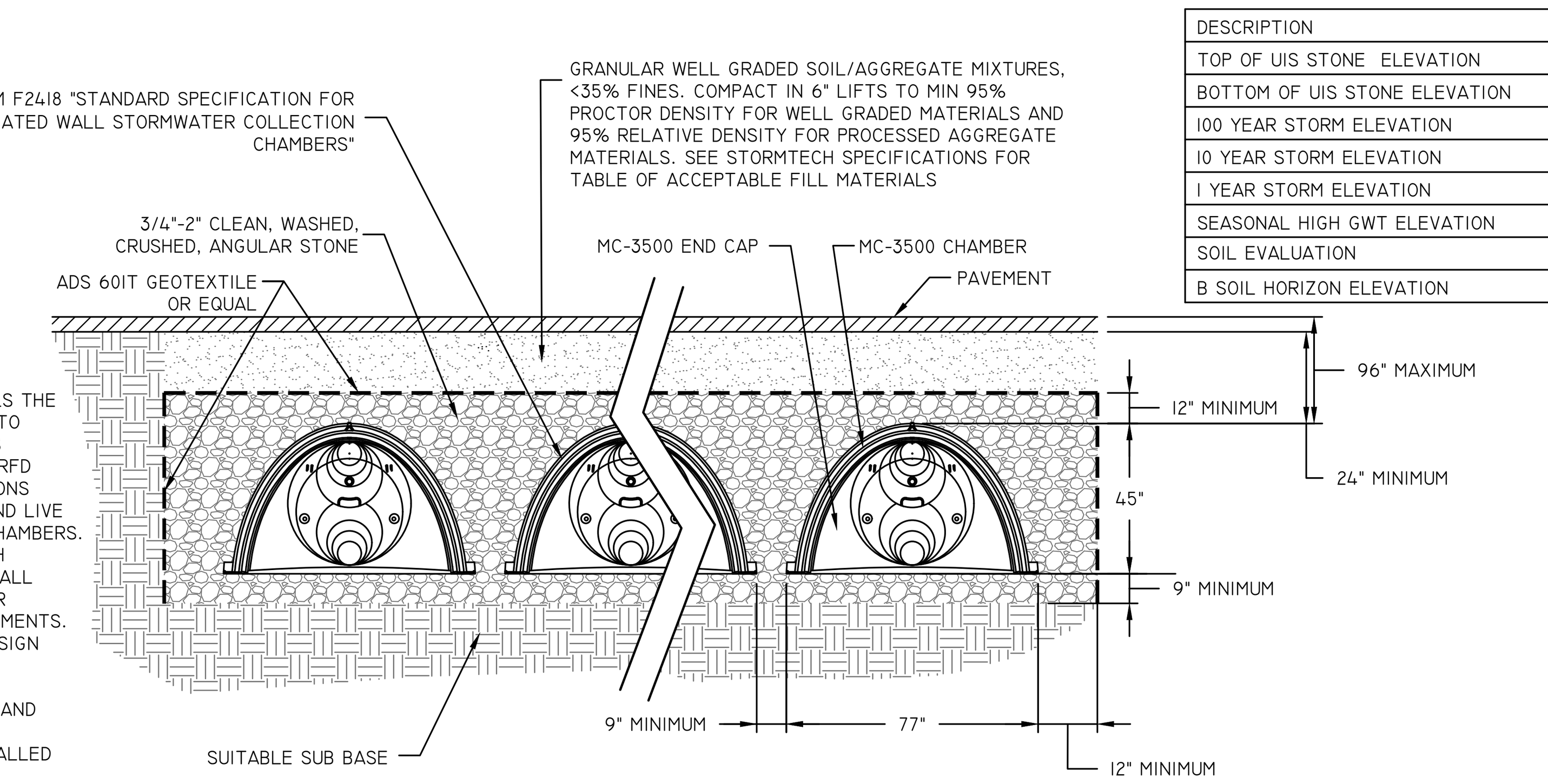
NOT TO SCALE



STORMTECH MANIFOLD DETAIL

NOT TO SCALE

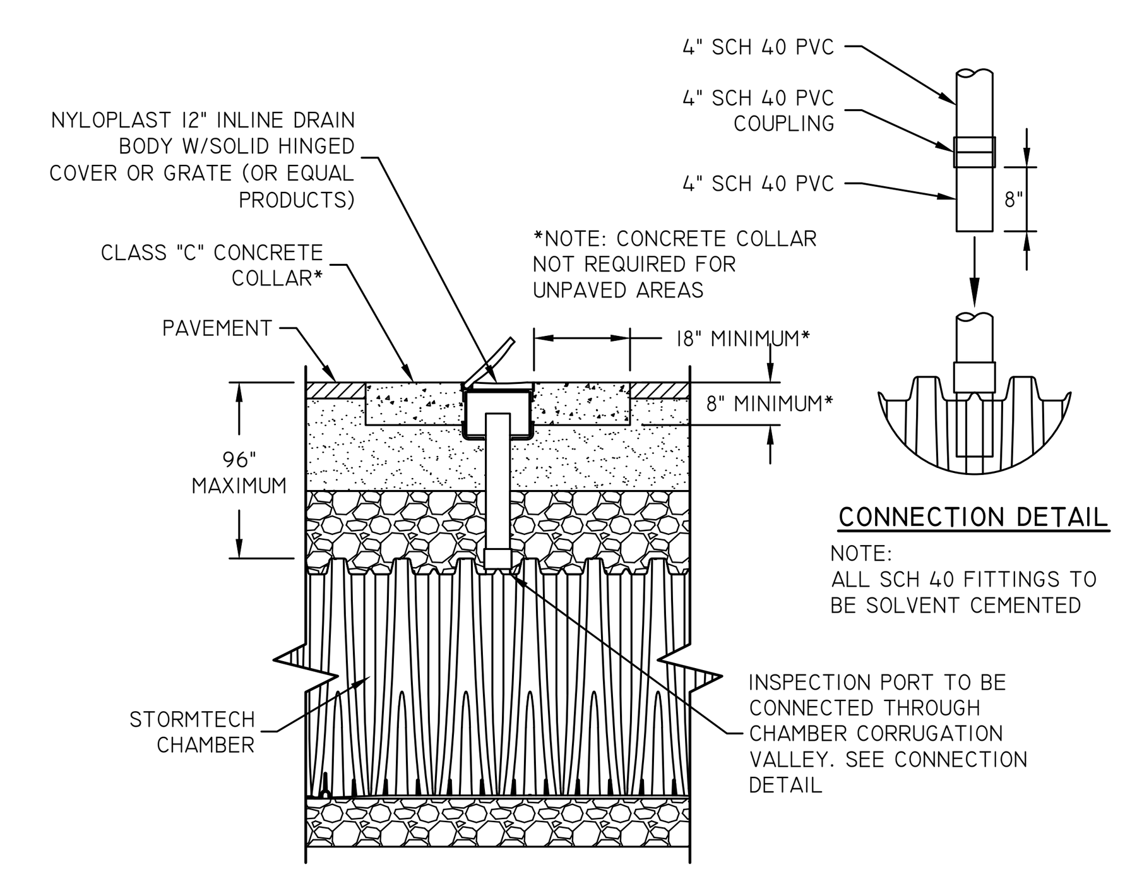
NOTES:
1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
2. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
3. ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.



DESCRIPTION	UIS-E
TOP OF UIS STONE ELEVATION	56.40
BOTTOM OF UIS STONE ELEVATION	50.90
100 YEAR STORM ELEVATION	56.33
10 YEAR STORM ELEVATION	52.99
1 YEAR STORM ELEVATION	51.91
SEASONAL HIGH GWT ELEVATION	46.90
SOIL EVALUATION	TH-5
B SOIL HORIZON ELEVATION	48.65

STORMTECH MC-3500 TYPICAL CROSS SECTION

NOT TO SCALE



STORMTECH GENERAL INSPECTION PORT DETAIL

NOT TO SCALE

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

BRANDON D. CARR
9801
5-24-23
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
2	05-24-2023	PRELIMINARY SUBMISSION	J.A.R
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

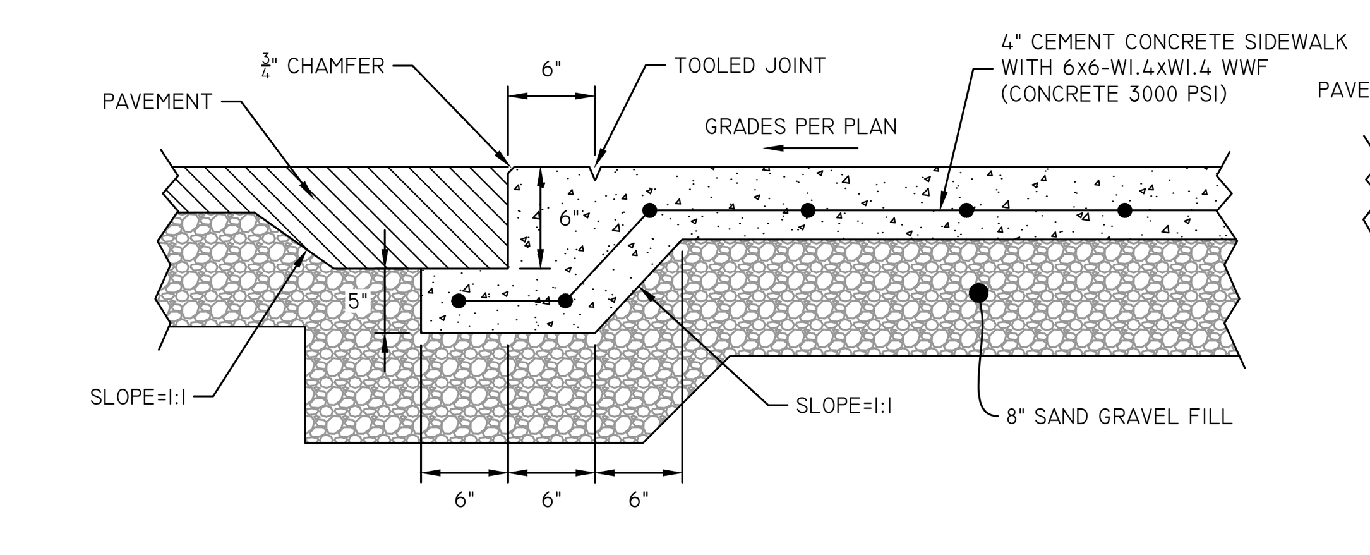
UNDERGROUND INFILTRATION SYSTEM - E

POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

NOTE:

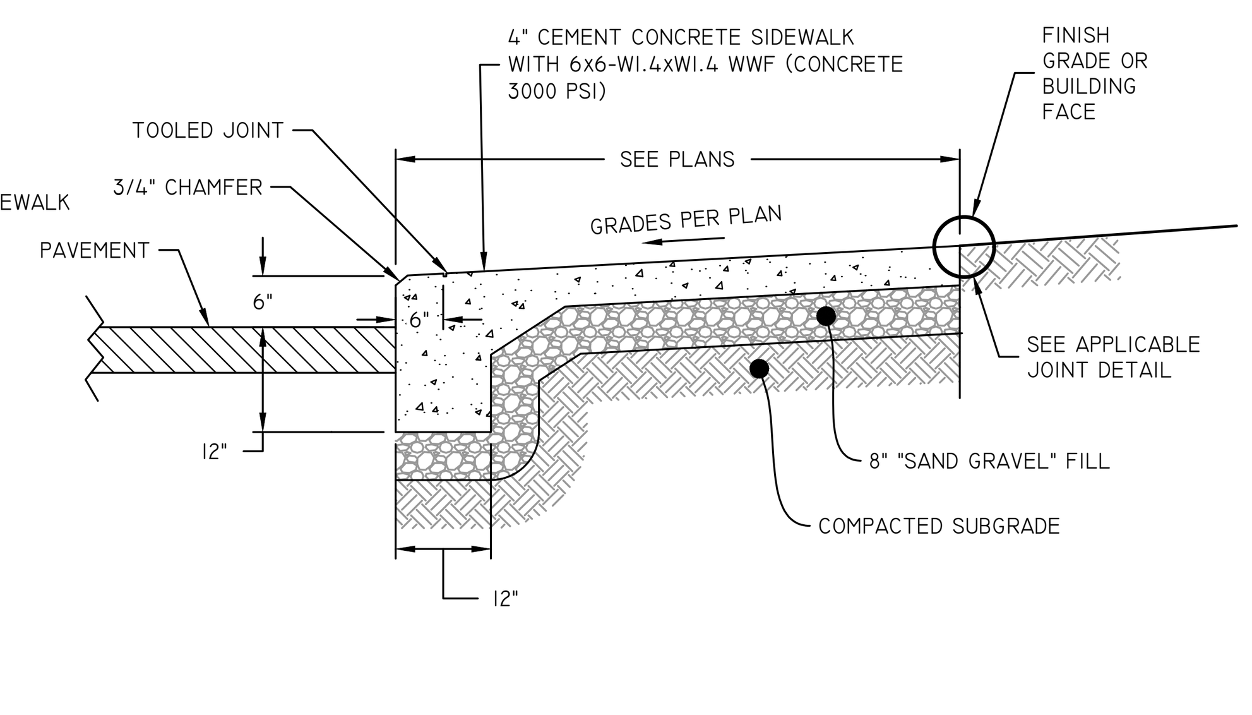
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND GRADES.
2. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE MUST BE TAKEN TO ENSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
3. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE, CURRENT EDITION.
4. PROVIDE EXPANSION JOINTS AT MAX. 16 FT. O.C. WITH PREFORMED JOINT FILLER AND SEALANT.
5. PROVIDE CONTROL JOINTS AT 5' O.C.
6. MUST BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATIONS, CURRENT EDITION.



SECTION

MONOLITHIC CONCRETE SIDEWALK (FLUSH)

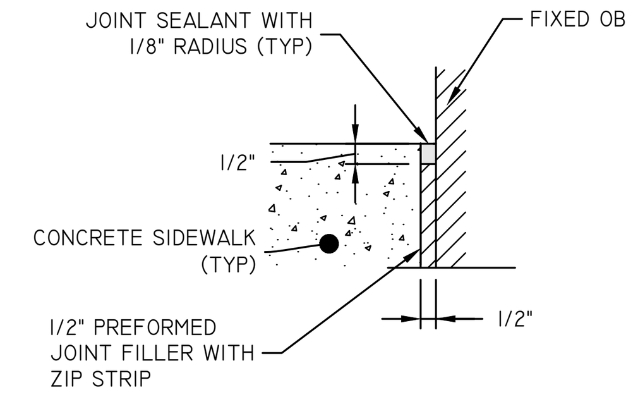
NOT TO SCALE



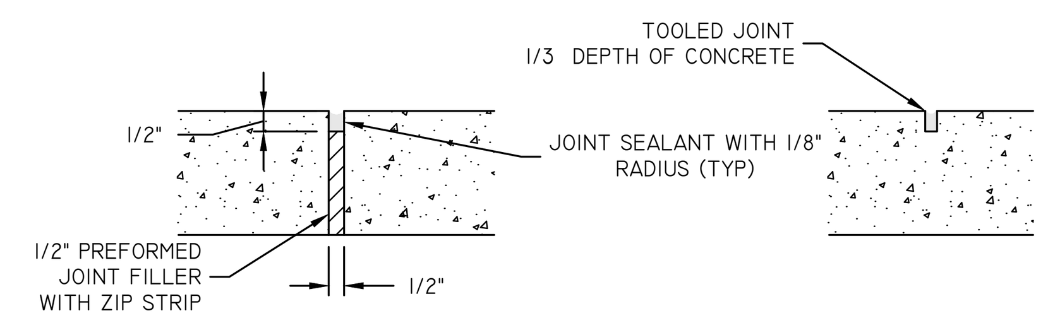
SECTION

MONOLITHIC CONCRETE SIDEWALK (6" REVEAL)

NOT TO SCALE

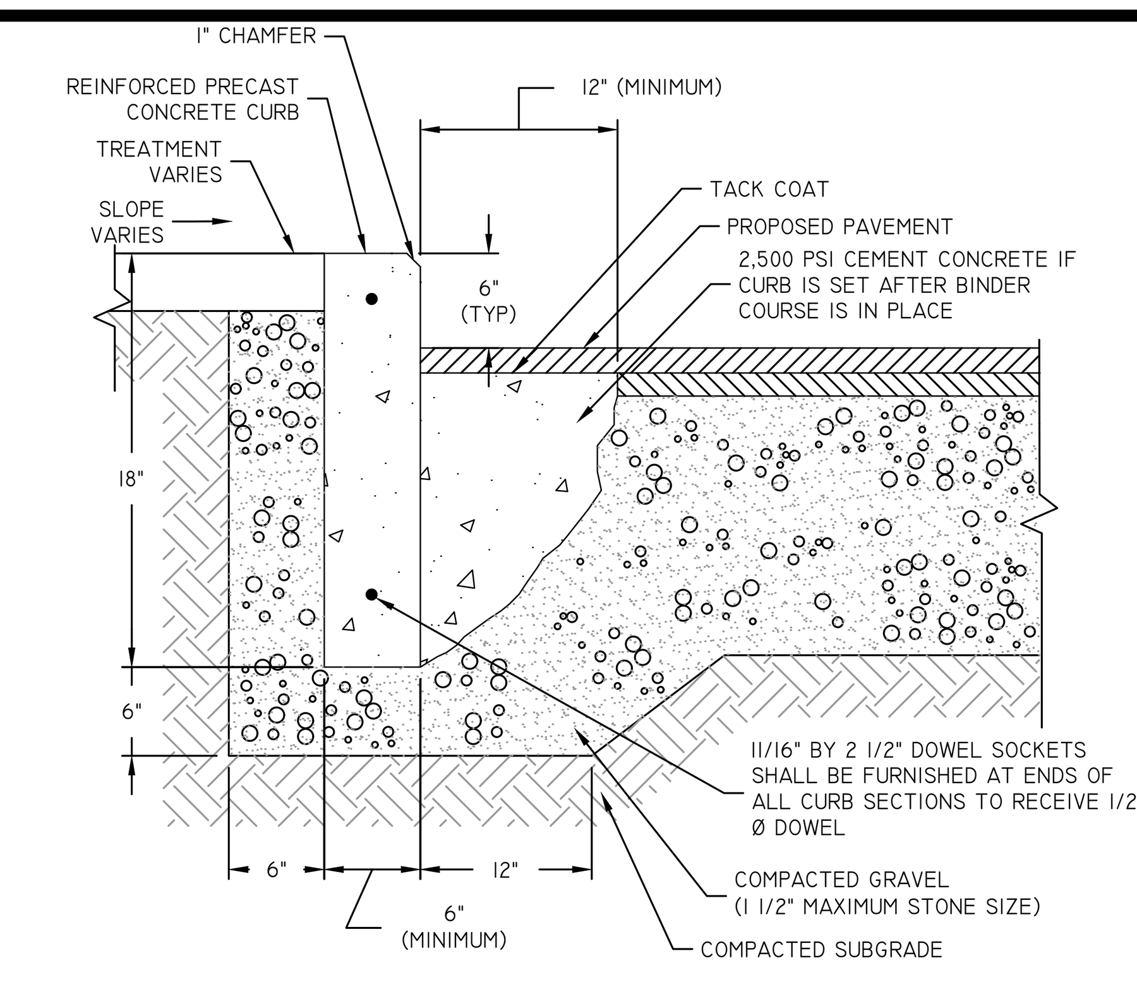


FIXED OBJECT JOINT



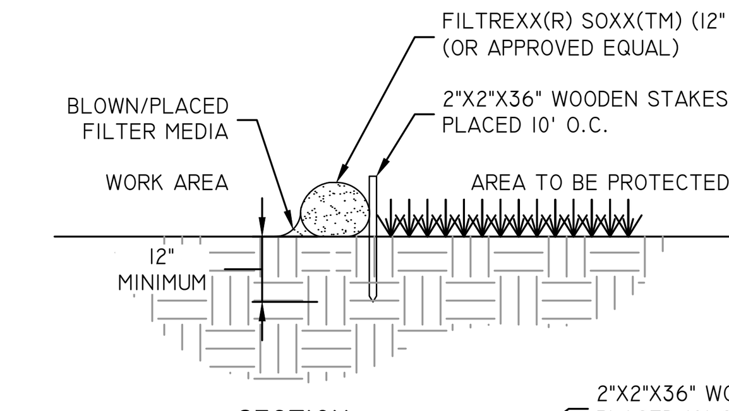
EXPANSION JOINT

CONTROL JOINT



PRECAST CONCRETE CURB

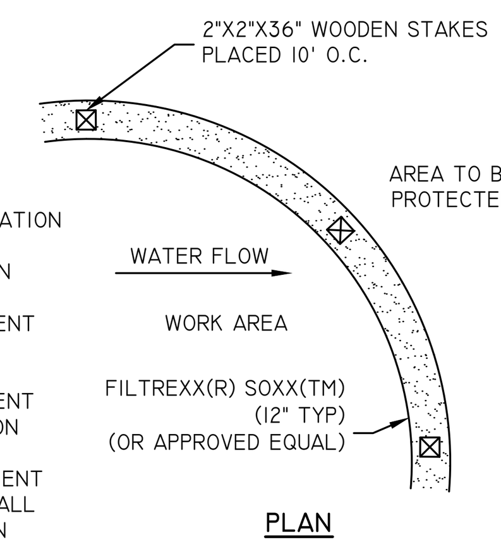
NOT TO SCALE



SECTION

NOTES:

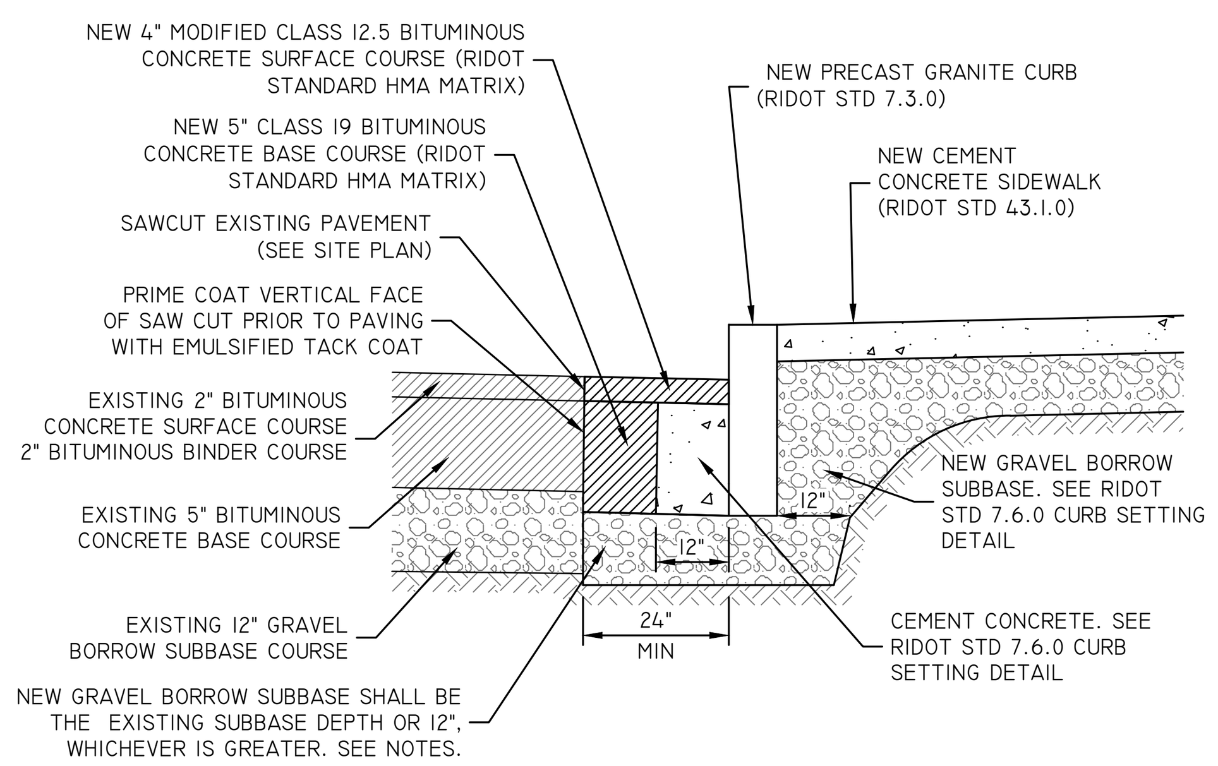
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT 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.



PLAN

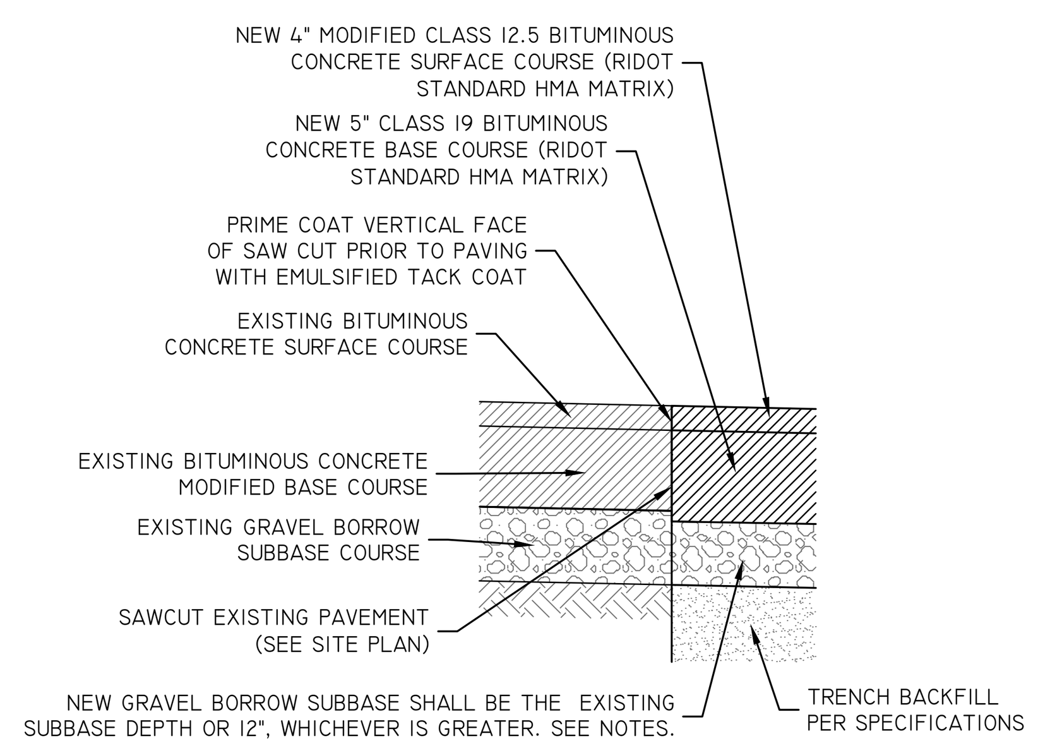
FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE



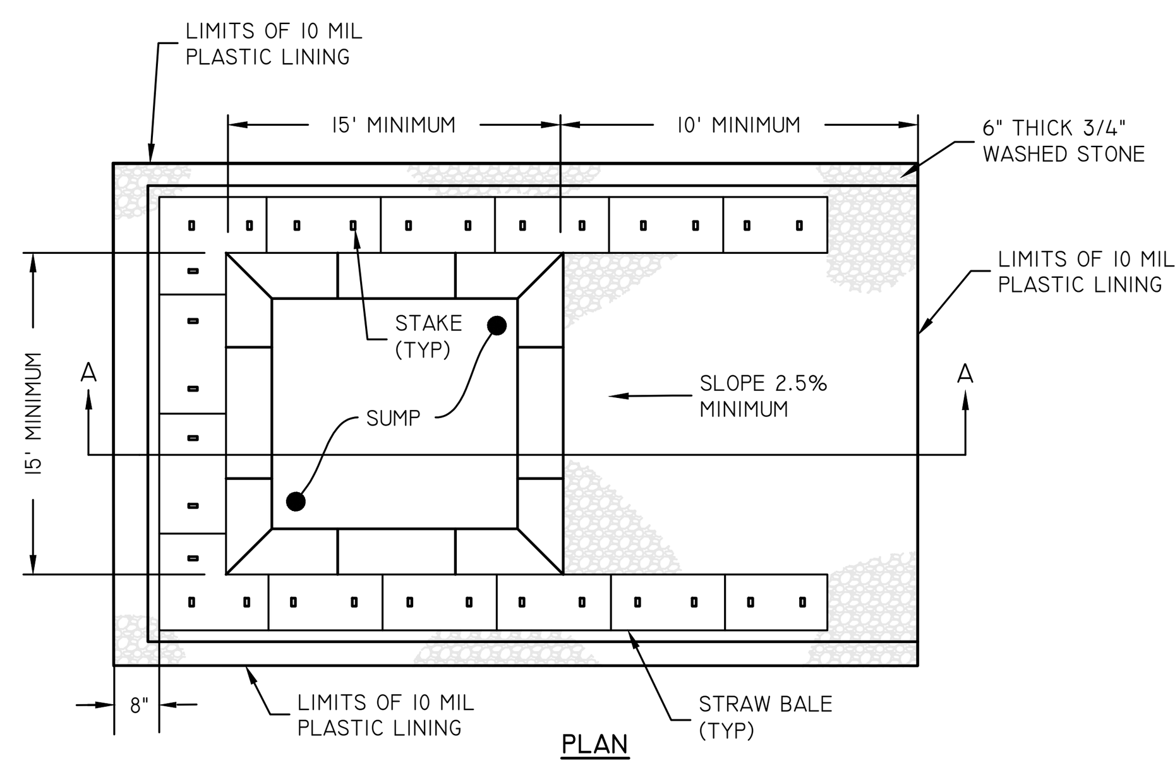
SECTION THROUGH NEW CURB & SIDEWALK - RIDOT

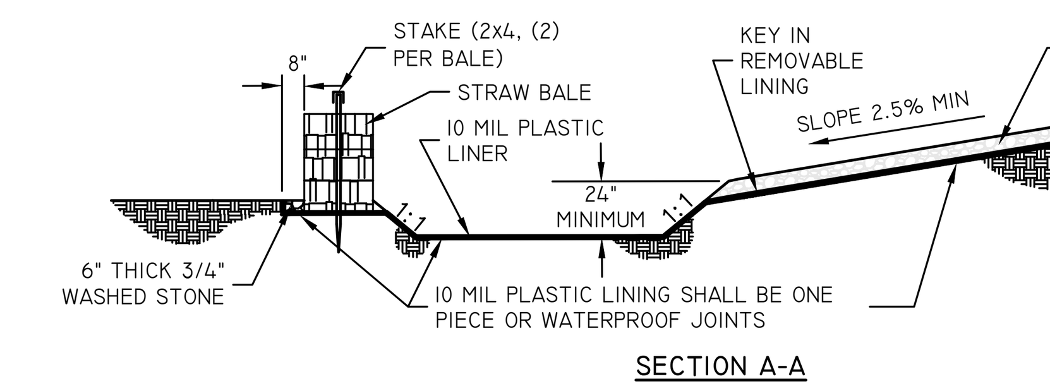
NOT TO SCALE

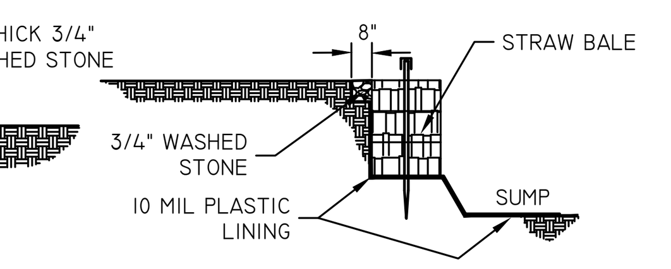


SECTION THROUGH TRENCH - RIDOT

NOT TO SCALE







ALTERNATE SECTION

USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

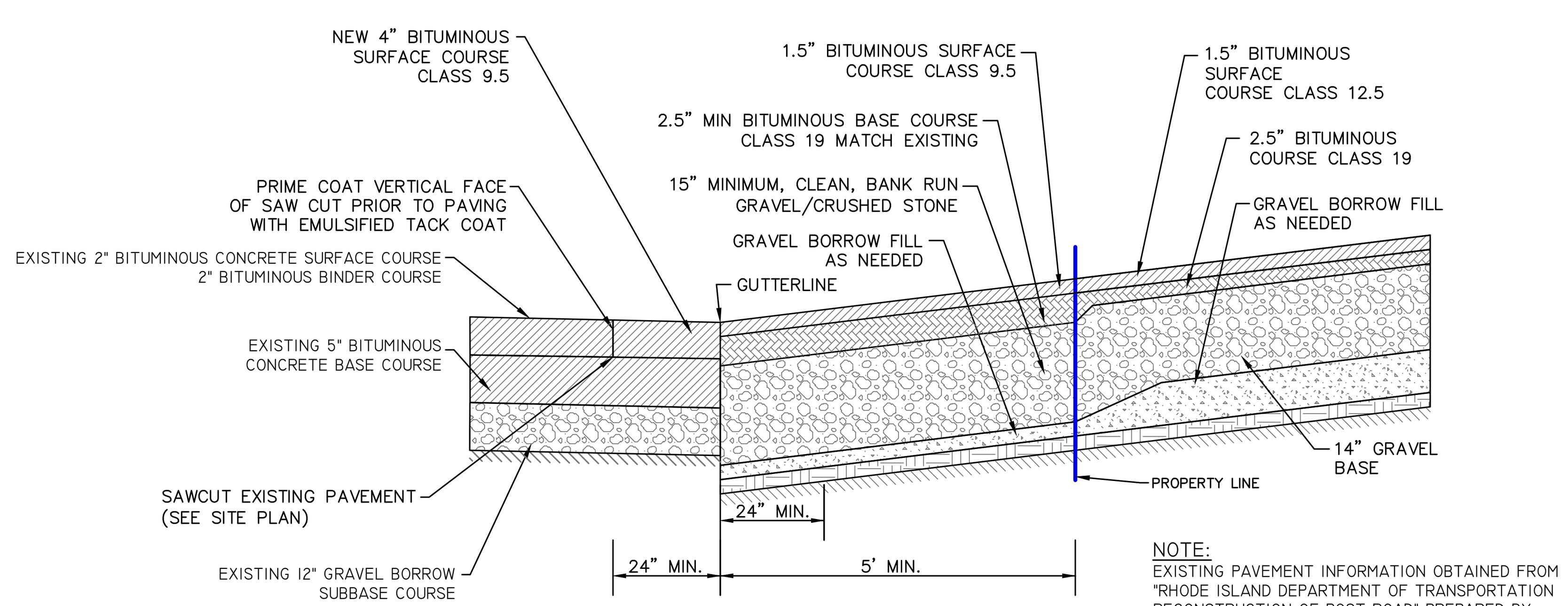
WASHOUT SIGN

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

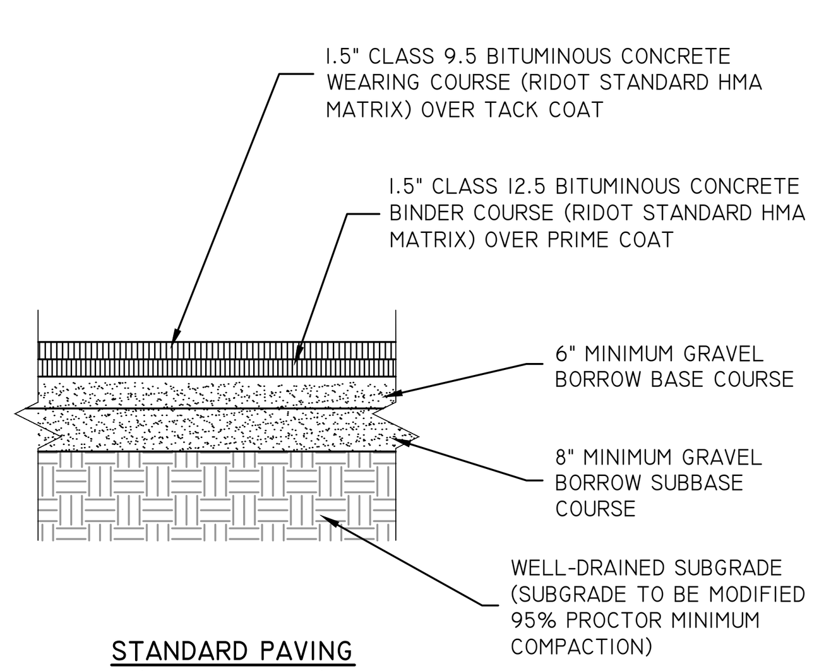


NOTE:
EXISTING PAVEMENT INFORMATION OBTAINED FROM "RHODE ISLAND DEPARTMENT OF TRANSPORTATION RECONSTRUCTION OF POST ROAD" PREPARED BY VANASSE HANGEN BRUSTLIN, INC.

SECTION THROUGH SITE ENTRANCE/DRIVEWAYS - RIDOT

NOT TO SCALE

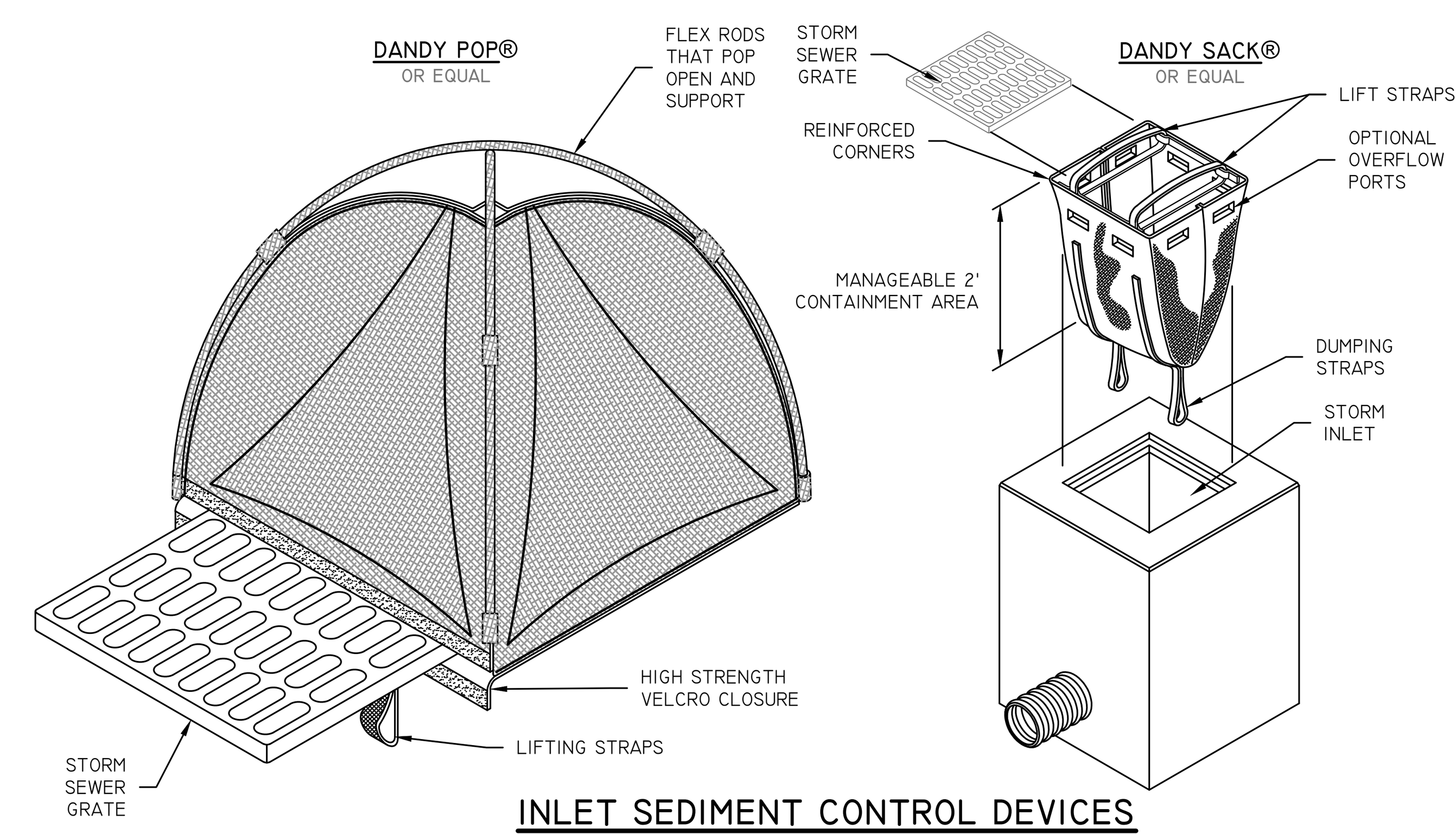
NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS RECOMMENDED PAVEMENT LAYERS AS NOTED IN THE GEOTECHNICAL REPORT PROVIDED BY PARE CORPORATION AND DATED MAY 2022.



STANDARD PAVING (CAR TRAFFIC)

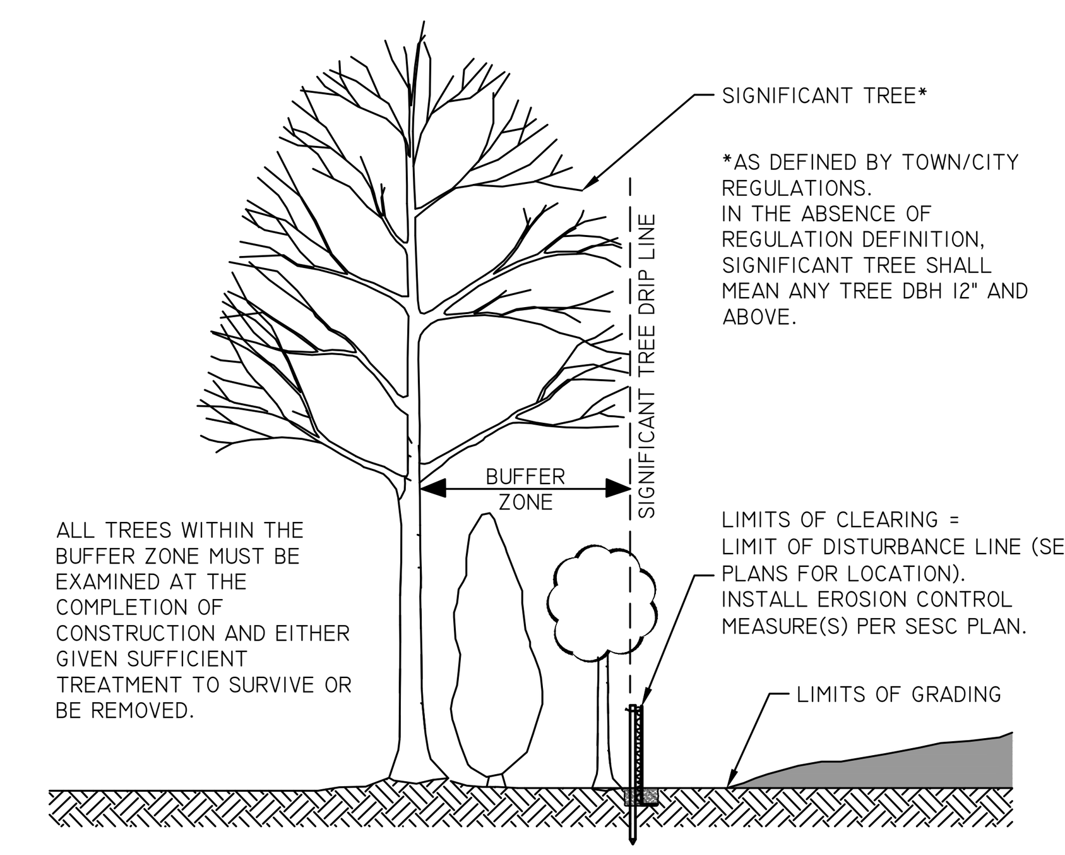
TYPICAL PAVEMENT SECTION

NOT TO SCALE



INLET SEDIMENT CONTROL DEVICES

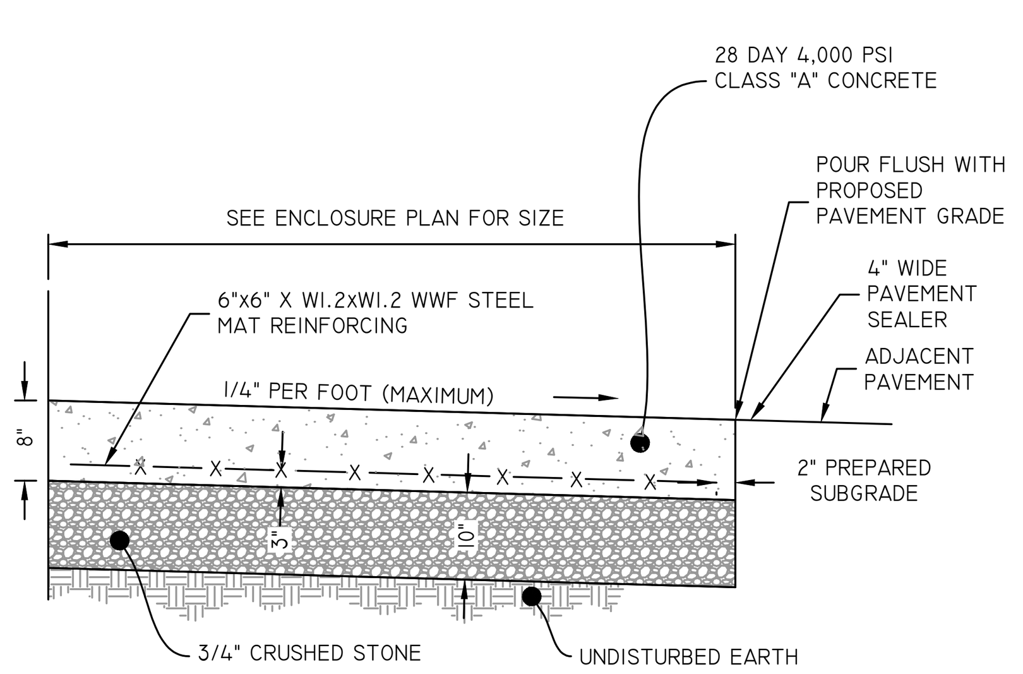
NOT TO SCALE



NOTE: LIMIT OF DISTURBANCE (LOD) MUST BE STAKED OUT PRIOR TO CONSTRUCTION. IF ANY SIGNIFICANT TREE DRIP LINE IS ENCROACHING PAST THE LOD, CONTRACTOR MUST CONTACT SITE ENGINEER PRIOR TO CONSTRUCTION.

LIMIT OF DISTURBANCE AT VEGETATION

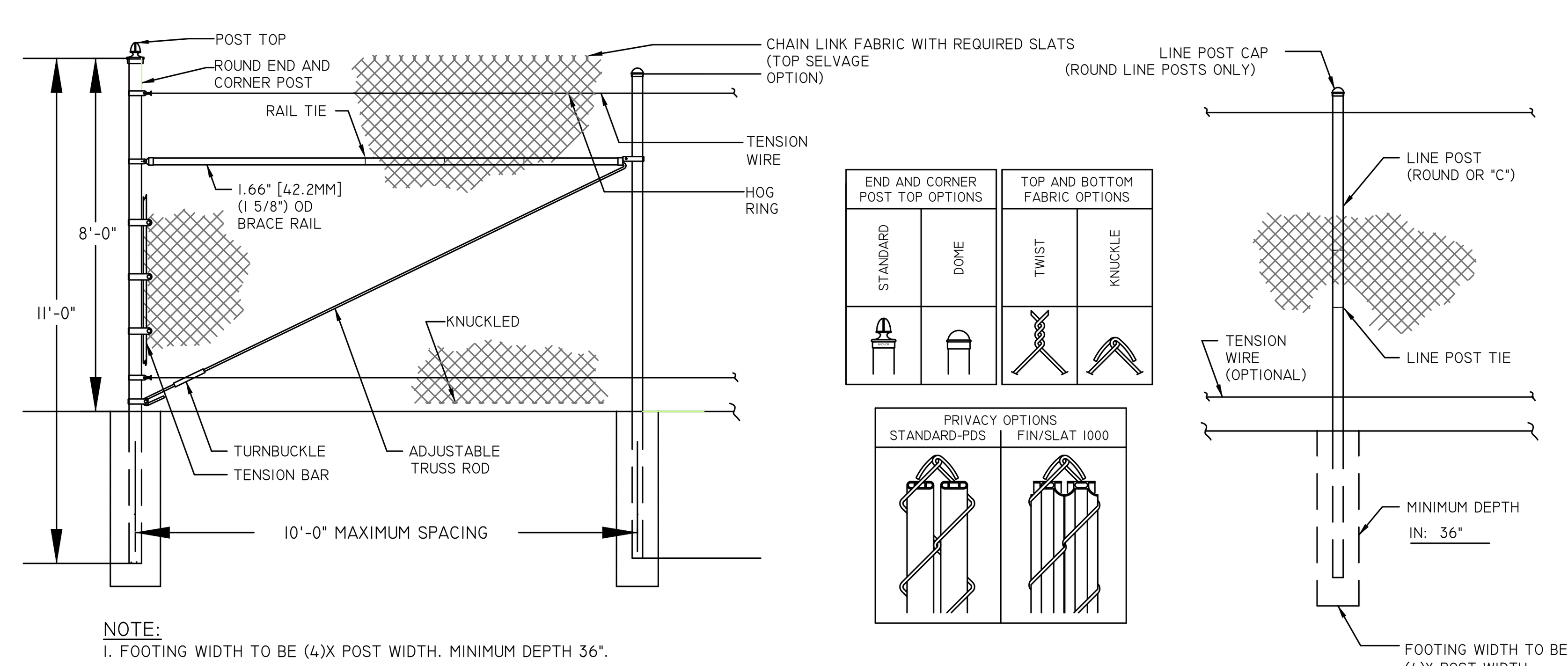
NOT TO SCALE



NOTES:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE ABUTS A RIGID STRUCTURE.

CONCRETE DUMPSTER PAD

NOT TO SCALE



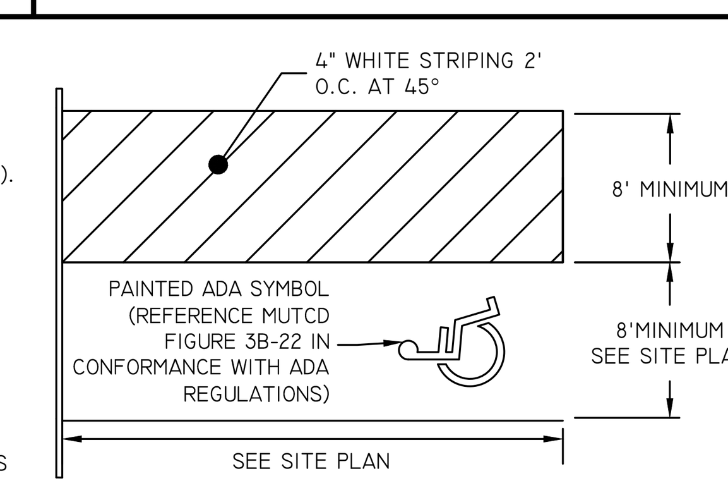
NOTE:
1. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH 36".

DUMPSTER SCREENING FENCE DETAIL

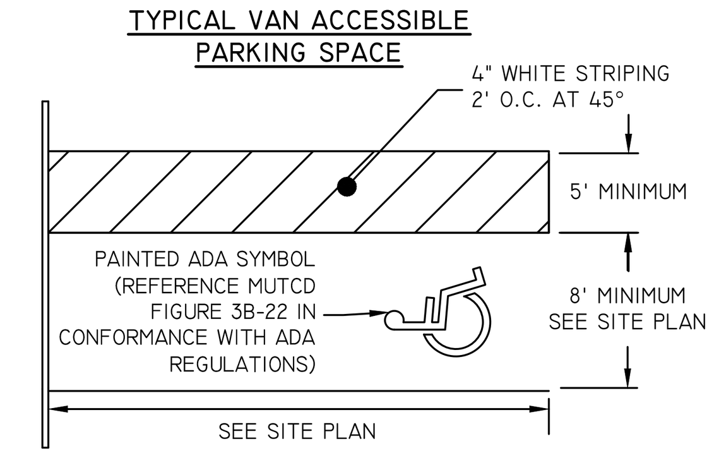
NOT TO SCALE

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE 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 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.
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 TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

ADA NOTES



TYPICAL VAN ACCESSIBLE PARKING SPACE



TYPICAL ACCESSIBLE PARKING SPACE

NOTES
1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
3. FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/ STENCILING OF PAINTED ADA SYMBOL MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.

TYPICAL ACCESSIBLE PARKING SPACES

NOT TO SCALE

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

BRANDON D. CARR
9801
REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	BY:
2	05-25-2023	PRELIMINARY SUBMISSION	J.A.R.
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R.
	12-16-2022	RIDOT SUBMISSION	J.A.R.

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

DETAIL SHEET - I

POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

SHEET 14 OF 17

1. A MINIMUM OF TEN-FEET HORIZONTAL AND EIGHTEEN-INCH VERTICAL SEPARATION SHALL BE MAINTAINED IN THE PLACEMENT OF WATER MAINS, SERVICES OR APPURTENANCES WITHIN THE VICINITY OF SEWER FACILITIES OR VICE VERSA. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT, HORIZONTAL SEPARATION OR IN THE CASE OF CROSSING THE EIGHTEEN-INCH, VERTICAL SEPARATION, A DEVIATION FROM THIS RESTRICTION MAY BE ALLOWED ON A CASE BY CASE BASIS WITH PRIOR APPROVAL FROM THE GENERAL MANAGER/CHIEF ENGINEER AS TO THE PROPOSED MATERIALS AND INTERVENTIONS TO BE TAKEN TO PROTECT THE WATER SYSTEM FROM THE POSSIBILITY OF CONTAMINATION.

2. WATER MAINS SHALL BE LAID WITH A MINIMUM OF TEN-FOOT HORIZONTAL CLEARANCE FROM ANY EXISTING SEWER FACILITIES. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WATER MAINS CROSSING UNDER SEWERS SHALL BE FORBIDDEN. WATER MAINS CROSSING OVER SEWERS SHALL BE LAID TO PROVIDE A MINIMUM, VERTICAL SEPARATION OF EIGHTEEN-INCHES BETWEEN THE INVERT OF THE WATER MAIN AND THE CROWN OF THE SEWER. RE-ALIGNMENT OF AN EXISTING WATER MAIN OR RELOCATION OF THE SEWER MAY BE NECESSARY TO ACHIEVE THIS VERTICAL SEPARATION. THE GENERAL MANAGER/CHIEF ENGINEER MUST APPROVE ANY DEVIATION FROM THESE REQUIREMENTS. CONCRETE ENCASEMENT SHALL NOT BE ALLOWED IN THE DESIGN FOR SEWER AND WATER CROSSINGS.

SEWER LINE/WATER LINE SEPARATION POLICY

NOT TO SCALE

1. ALL NEW OR REPAIRED POTABLE WATER SYSTEM DISTRIBUTION MAINS, SERVICE PIPE AND THE NECESSARY CONNECTING PIPES, FITTINGS, CONTROL VALVES, AND ALL APPURTENANCES IN OR ADJACENT TO ANY RESIDENCE, BUILDING OR PREMISES SHALL BE PURGED OF DELETERIOUS MATTER AND SHALL BE DISINFECTED PRIOR TO UTILIZATION OR PERMANENT CONNECTION TO THE KENT COUNTY WATER AUTHORITY (WARWICK WATER DEPARTMENT) SYSTEM. THAT PORTION OF THE CUSTOMER'S SERVICE PIPE AFTER THE CURB STOP SHALL BE DISINFECTED UNDER THE SUPERVISION OF THE LOCAL PLUMBING OFFICIAL. THE OWNER MUST PROVIDE WRITTEN LABORATORY CERTIFIED DOCUMENTATION OF THE DISINFECTION RESULTS TO THE WARWICK WATER DEPARTMENT BEFORE MAKING ANY PERMANENT CONNECTION TO THE WARWICK WATER DEPARTMENT SYSTEM OR BEFORE REACTIVATION OF ANY EXISTING WATER SERVICE CAN BE AUTHORIZED. PLEASE REFER TO APPENDICES FOR PROGRAM REQUIREMENTS OF THE CUSTOMER WATER SERVICE DISINFECTION POLICY.

2. THE PROPOSER OR THE CONTRACTOR FOR THE PROPOSER, IN ACCORDANCE WITH CHAPTER 5, DISTRIBUTION SYSTEM CHLORINATION, AMERICAN WATER WORKS ASSOCIATION MANUAL #20, SHALL PERFORM CHLORINATION. TABLET CHLORINATION SHALL NOT BE ALLOWED.

3. THE OWNER OR CUSTOMER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION PROCESS OR PROCEDURE.

4. THE DISINFECTION MUST RESULT IN ELIMINATION FROM THE VARIOUS PARTS OF THE NEW PIPE LINE ANY EVIDENCE OF THE EXISTENCE, THEREIN, OF BACTERIA INDICATIVE OF ANY CONTAMINATION, AS DETERMINED BY TEST OF THE BACTERIAL CONTENT OF SAMPLES OF WATER TAKEN FROM THE NEW WATER MAIN. THE DISINFECTION MAY BE ACCOMPLISHED BY INTRODUCING INTO ALL THE VARIOUS PARTS OF THE NEW WATER MAINS, A LIQUID SOLUTION CONTAINING 1% AVAILABLE CHLORINE IN SUCH VOLUME THAT THE RATE OF DOSAGE TO THE WATER MAINS SHALL BE AT LEAST 50 PARTS PER MILLION OF AVAILABLE CHLORINE. TABLET CHLORINATION IS NOT ALLOWED. THE CONTACT PERIOD FOR THIS DISINFECTION SHALL BE AT LEAST 24 HOURS, AND A LONGER PERIOD WILL BE REQUIRED IF TESTS OF RESIDUAL CHLORINE SHOW IT TO BE NECESSARY FOR PROPER DISINFECTION.

5. THE NEW WATER SYSTEM SHALL BE FLUSHED OUT AFTER DISINFECTION AND REFILLED WITH FRESH WATER. ALL CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE DE-CHLORINATED PRIOR TO DISCHARGE TO THE SURROUNDING AREA.

6. WATER MUST SIT IN THE MAIN FOR AT LEAST 24 HOURS PRIOR TO TAKING A TEST SAMPLE. WATER UTILIZED FOR THIS PURPOSE, FLUSHING OR PRESSURE TESTING, WHICH IS OBTAINED DIRECTLY FROM THE WARWICK WATER DEPARTMENT SYSTEM, MUST FLOW THROUGH AN ISOLATED CONNECTION TO THE WARWICK WATER DEPARTMENT SYSTEM VIA AN APPROVED METER, TESTABLE BACKFLOW PREVENTION DEVICE AND JUMPER LINE. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR SECURING THE WATER FOR TEST PURPOSES AND SHALL BEAR THE EXPENSE OF THESE ARRANGEMENTS. THE INSTALLER SHALL FURNISH AND INSTALL SUITABLE TEMPORARY TESTING PLUGS, CAPS, PUMPS, PIPE CONNECTIONS AND OTHER APPURTENANCES, AS NECESSARY, TO OBTAIN SAMPLES AT POINTS NO FURTHER THAN 1,000' APART.

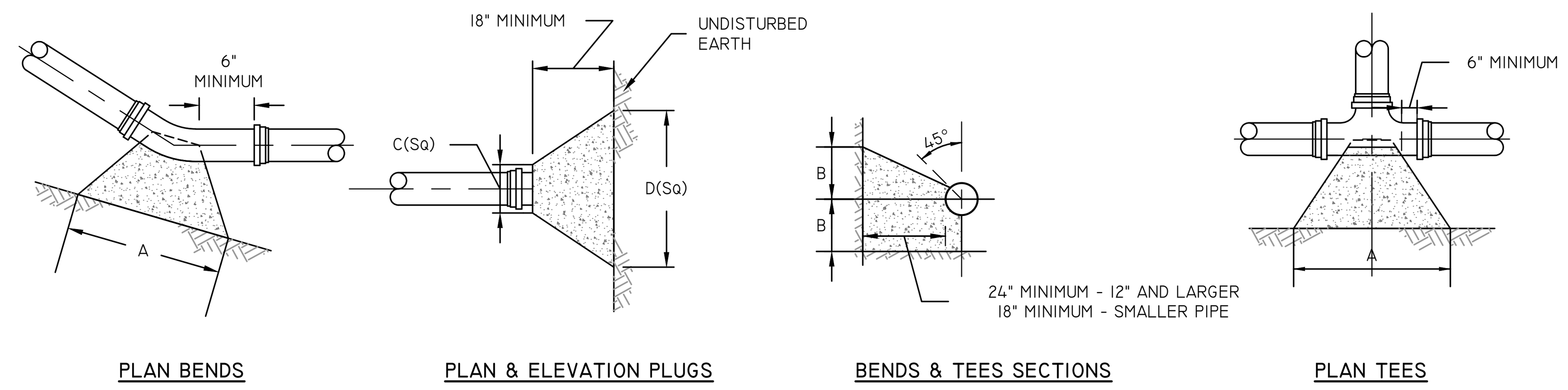
7. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES FOR COLIFORM BACTERIA HETEROTROPHIC PLATE COUNT (HPC), TAKEN 24 HOURS APART, SHALL BE COLLECTED FROM THE TERMINATION OF THE NEW MAIN. AT LEAST ONE SAMPLE SHALL BE COLLECTED EVERY 1,000' OF NEW MAIN, PLUS ONE SET OF TWO SAMPLES FROM THE END OF THE LINE. AT LEAST ONE SET OF TWO SAMPLES SHALL BE TAKEN FROM EACH BRANCH. SAMPLES SHALL BE COLLECTED BY WARWICK WATER DEPARTMENT EMPLOYEES, GIVEN A TWO-DAY NOTICE AND TESTED BY A LABORATORY APPROVED BY WARWICK WATER DEPARTMENT. A FEE SHALL BE IMPOSED FOR THE SAMPLING TESTING FOR EACH TEST. THE FEE SHALL BE AT THE CURRENT RATE SCHEDULE IN EFFECT AT THE TIME OF TESTING. PAYMENT SHALL BE PRIOR TO SAMPLE COLLECTION BY THE WARWICK WATER DEPARTMENT. THE WATER SAMPLE TEST RESULTS MUST INDICATE THAT THE WATER QUALITY IN THE NEW MAIN IS CONSISTENT IN QUALITY WITH WARWICK WATER DEPARTMENT SYSTEM WATER.

CHLORINATION & DISINFECTION POLICY*

NOT TO SCALE

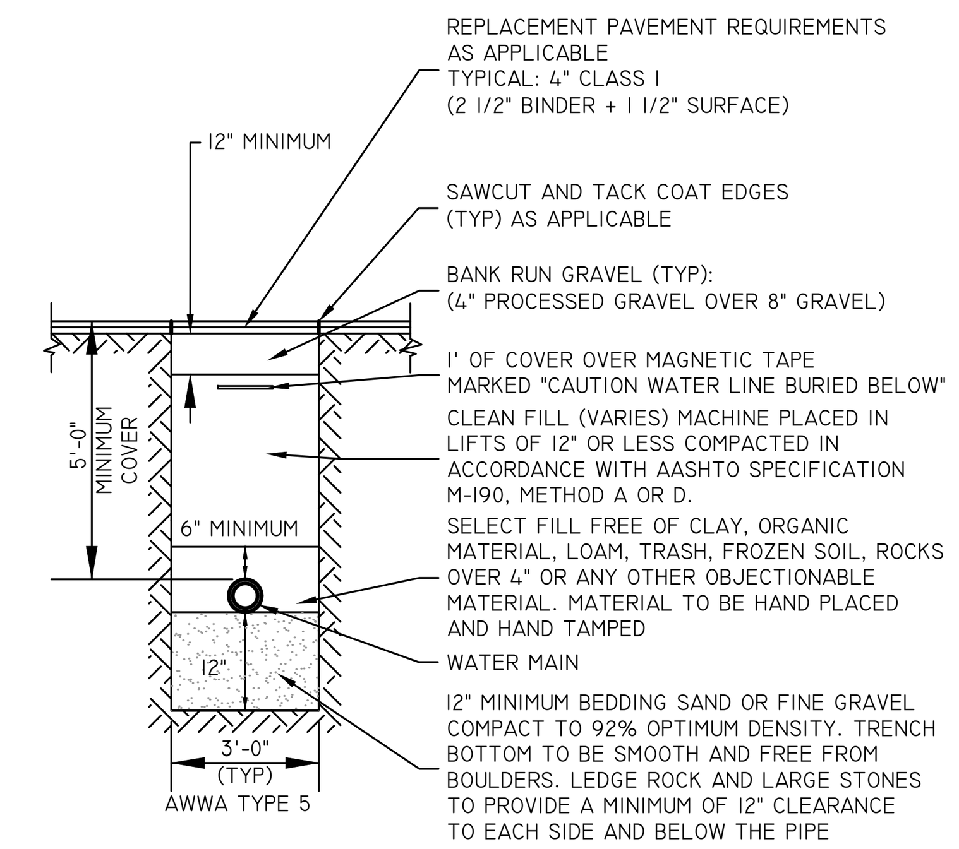
NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT.

SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"



THRUST BLOCK

NOT TO SCALE



WATER TRENCH DETAIL

NOT TO SCALE

INSTALLATION NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

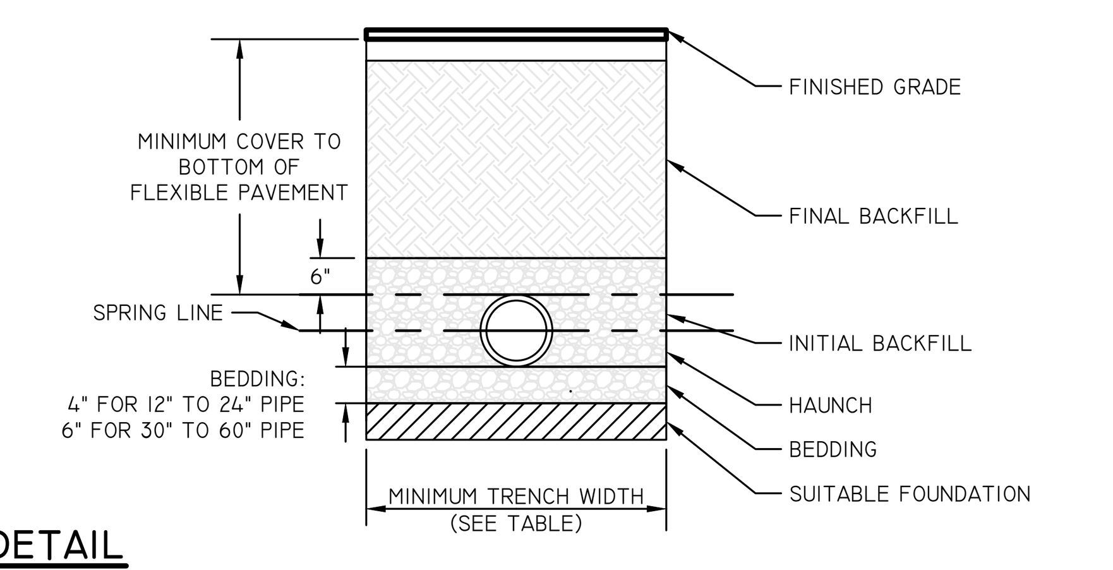
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100MM-600MM); 6" (150MM) FOR 30"-60" (750MM-900MM).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" Ø PIPE AND 24" OF COVER FOR 60" Ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE Ø	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"

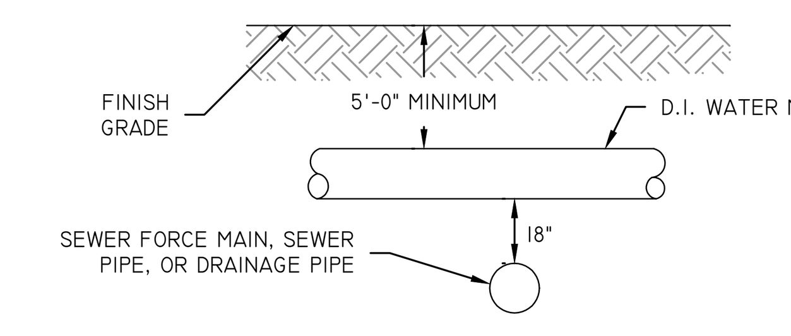
PIPE Ø	MIN. TRENCH WIDTH
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"



HDPE TRENCH DETAIL

NOT TO SCALE

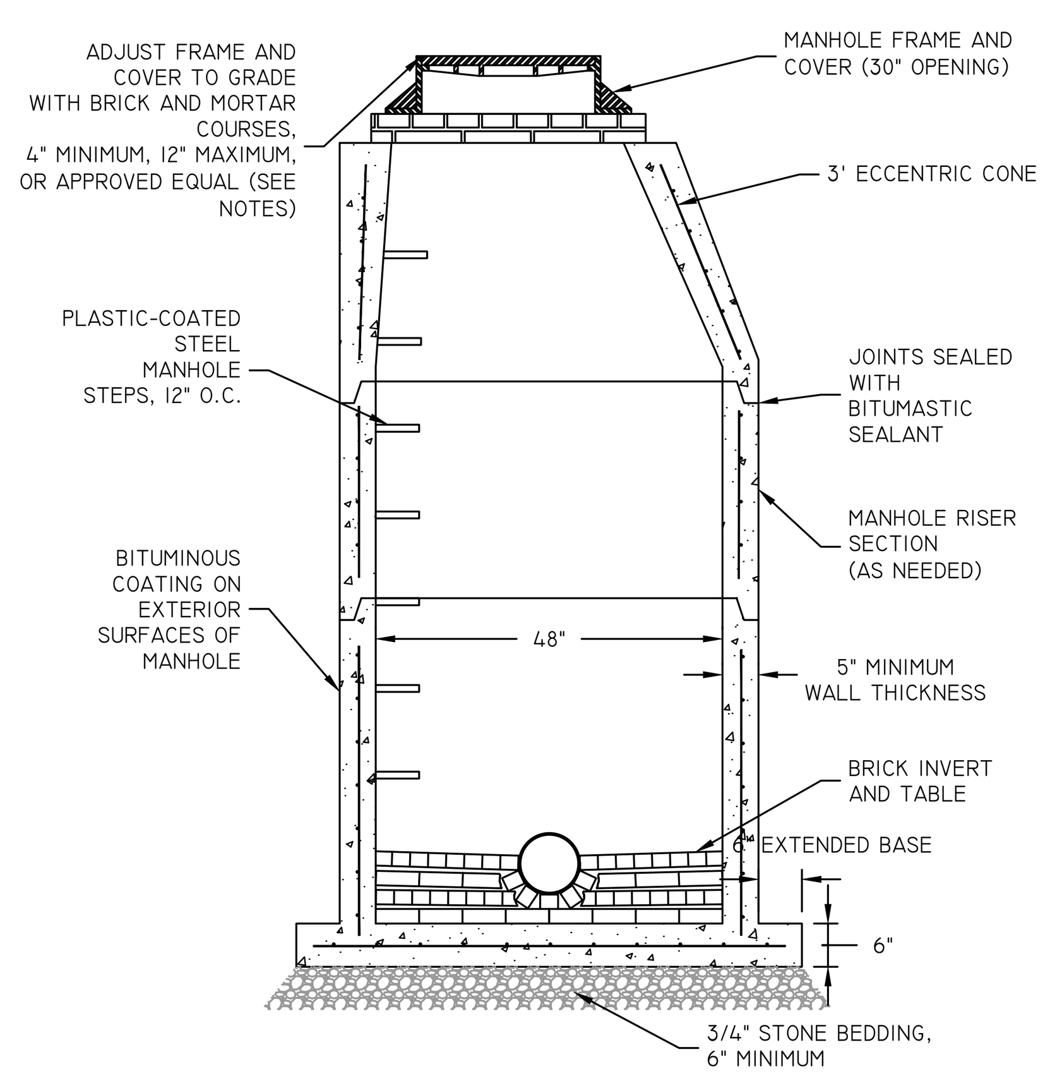
NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18".
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10'.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY IS TO BE ENCASED IN CONCRETE 12' ON EITHER SIDE OF THE CROSSING.



UTILITY SEPARATION

NOT TO SCALE

NOTES:
1. MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
2. INVERT AND TABLE SHALL CONSIST ENTIRELY OF BRICK AND MORTAR. NO SAND FILLER SHALL BE ALLOWED.
3. MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE, IN ACCORDANCE WITH THE SEWER AUTHORITY SANITARY RULES AND REGULATIONS. UNDER NO CIRCUMSTANCES WILL EXFILTRATION TESTING BE ACCEPTED.
4. BOLTED AND GASKETED COVERS SHALL BE USED ON MANHOLES IN OFF-ROAD AREAS.
5. TAPPING OF MANHOLES MUST BE AUTHORIZED AND INSPECTED BY THE SEWER AUTHORITY. THE ONLY APPROVED METHOD FOR TAPPING MANHOLES SHALL BE BY CORE-DRILLING THE MANHOLE AND INSTALLING A "KOR-N-SEAL" BOOT.
6. PRECAST CONCRETE GRADE RINGS, HDPE GRADE RINGS, OR OTHER RIM ADJUSTMENT PRODUCTS MAY BE USED IN LIEU OF BRICK AND MORTAR WITH THE PERMISSION OF THE SEWER AUTHORITY.

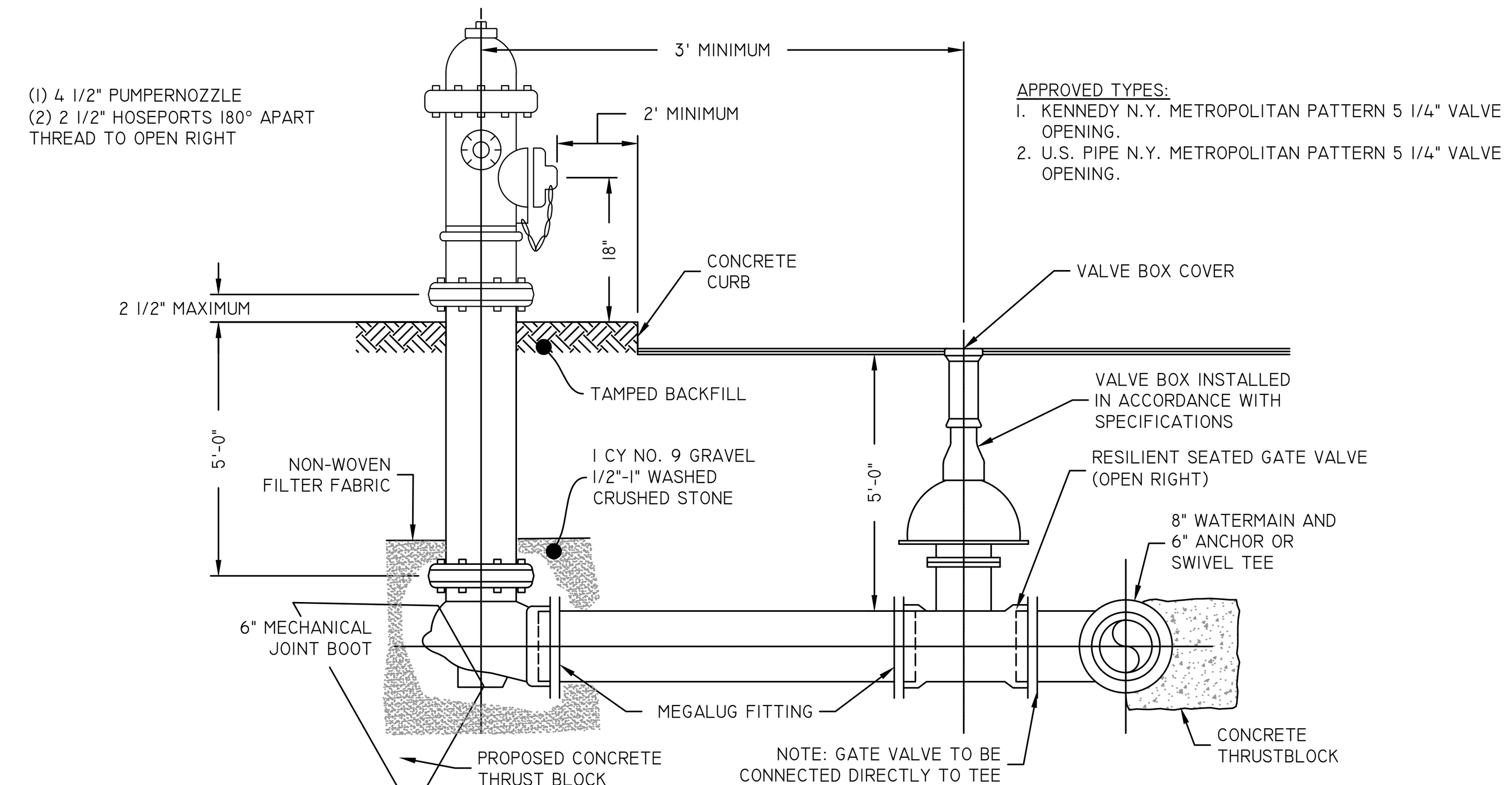


SEWER MANHOLE

NOT TO SCALE

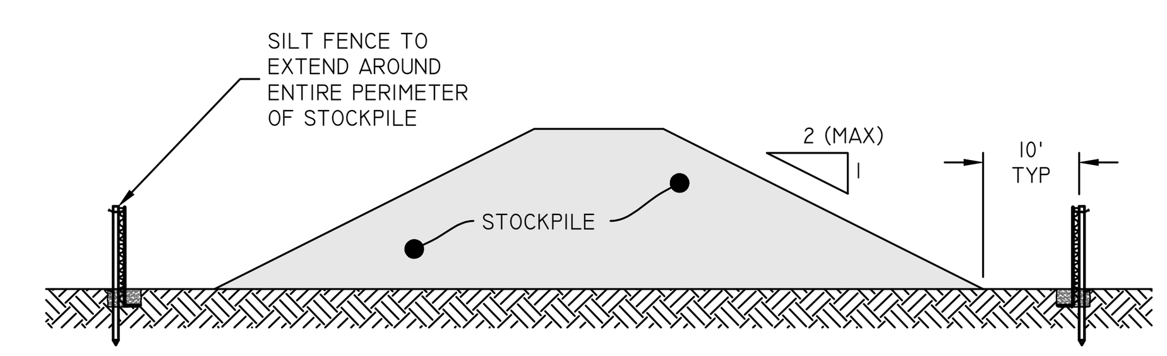
(1) 4 1/2" PUMPERNOZZLE
(2) 2 1/2" HOSEPORTS 180° APART
THREAD TO OPEN RIGHT

APPROVED TYPES:
1. KENNEDY N.Y. METROPOLITAN PATTERN 5 1/4" VALVE OPENING.
2. U.S. PIPE N.Y. METROPOLITAN PATTERN 5 1/4" VALVE OPENING.



AWWA C502 DRY BARREL FIRE HYDRANT

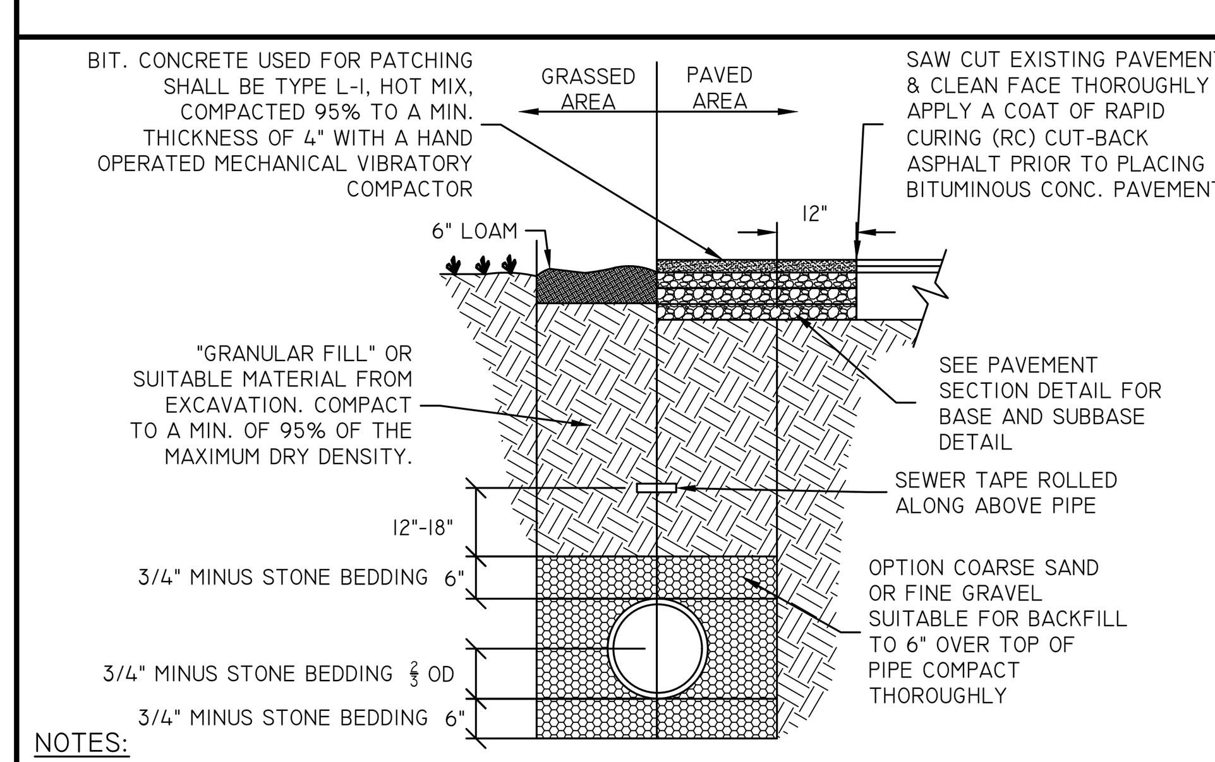
NOT TO SCALE



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 ½" 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

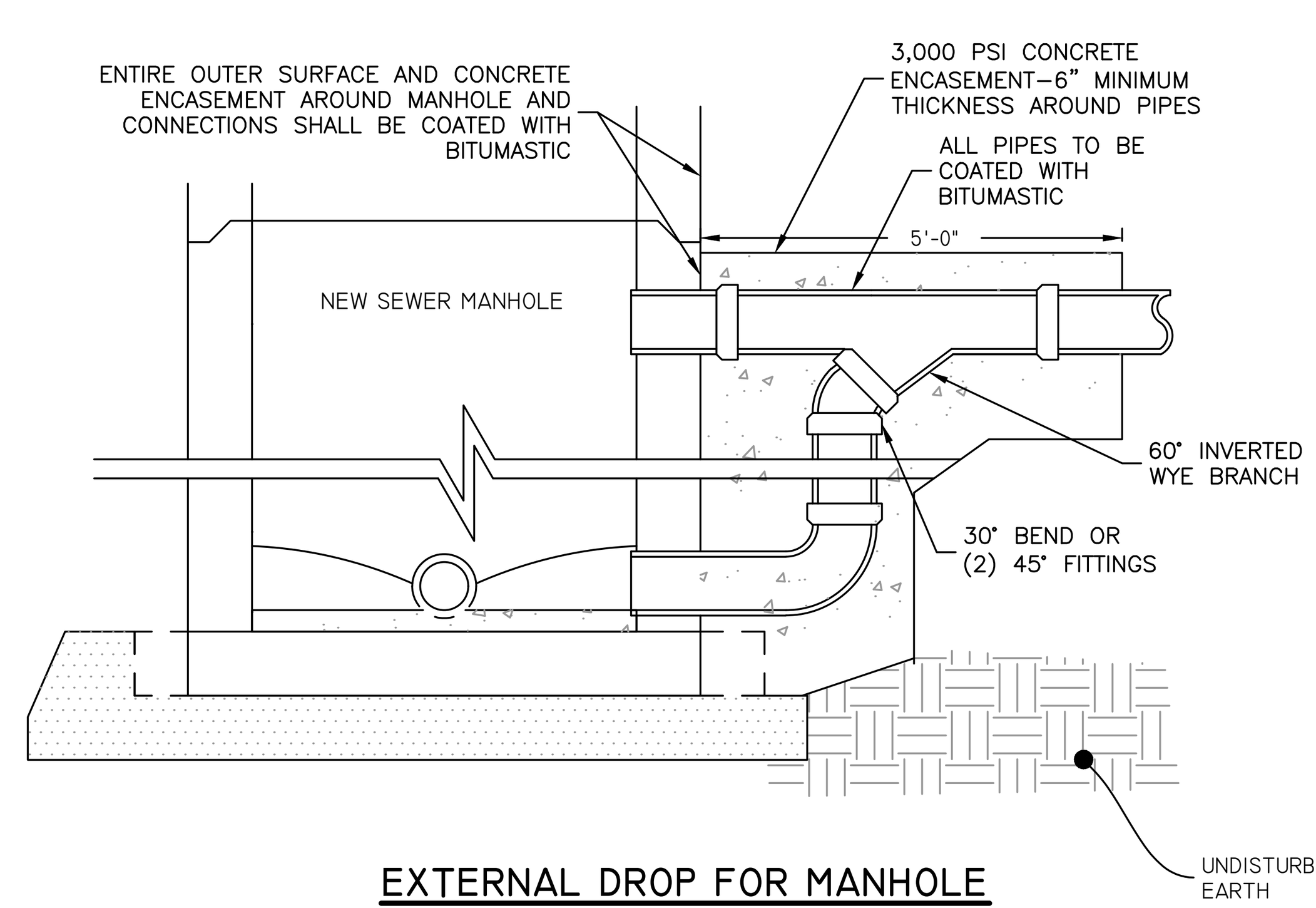
NOT TO SCALE



NOTES:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. STONE FOUNDATION ¾" MINUS SHALL BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE LAID THEREON, STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
4. ¾" MINUS SHALL BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.
5. IF ¾" CRUSHED OR WASHED STONE IS USED IN LIEU OF ¾" MINUS, STONE BEDDING MUST BE WRAPPED IN NON WOVEN FILTER FABRIC

SEWER TRENCH DETAIL

NOT TO SCALE



EXTERNAL DROP FOR MANHOLE

NOT TO SCALE

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

BRANDON D. CARR
9801
REGISTERED PROFESSIONAL ENGINEER CIVIL

NO.	DATE	DESCRIPTION	BY:
2	05-15-2023	PRELIMINARY SUBMISSION	J.A.R.
1	05-15-2023	RESPONSE TO RIDOT COMMENTS	J.A.R.
	05-12-2023	RIDOT SUBMISSION	J.A.R.

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

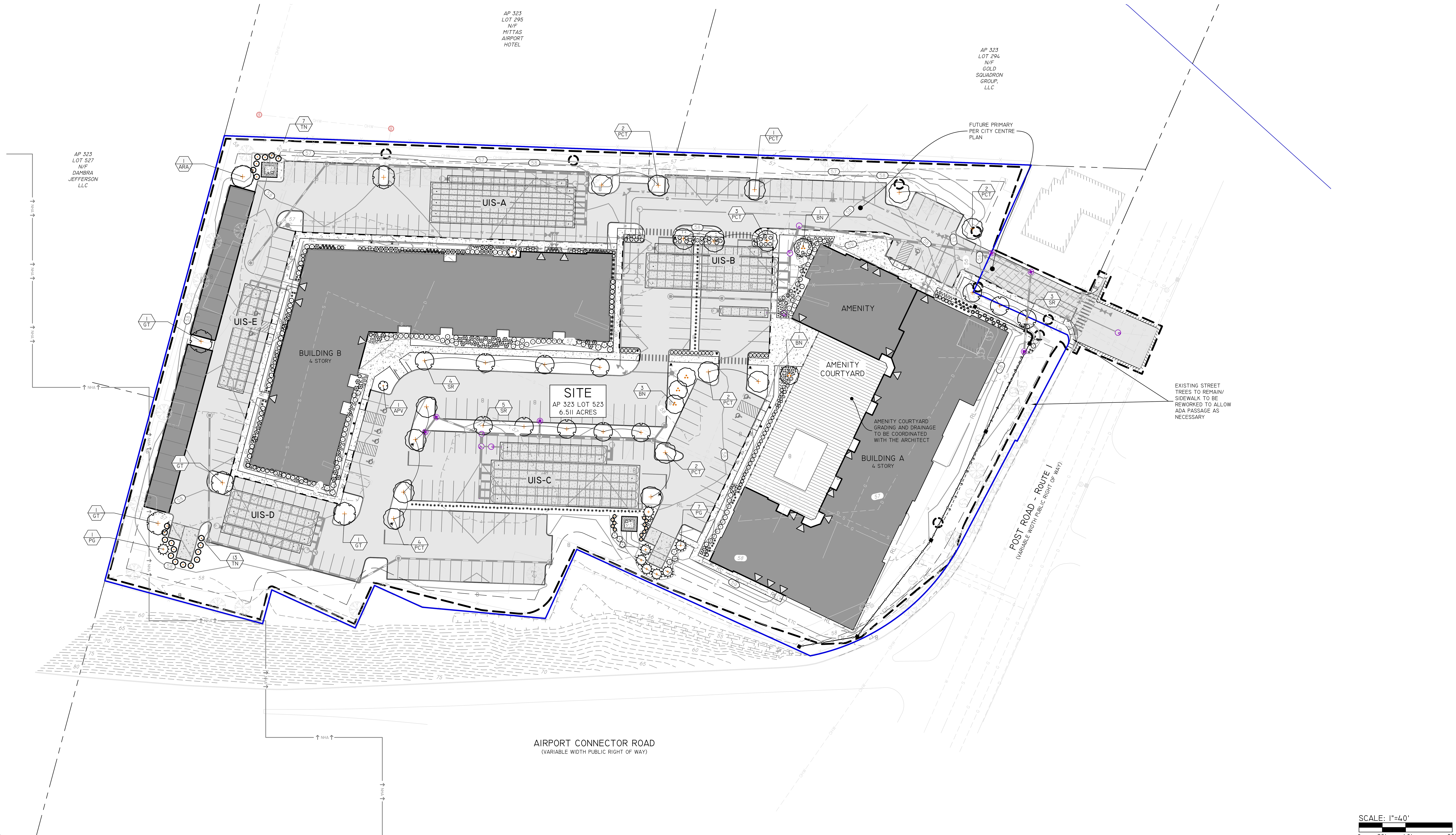
DETAIL SHEET - 2

POST ROAD APARTMENTS
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

PLANTING NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF UNDYED, SHREDDED PINE BARK MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
10. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.
11. CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
12. RECOMMENDED DATES FOR PLANTING ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
13. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
14. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
15. IRRIGATION AND LIGHTING BY OTHERS.
16. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.



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

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
2	05-24-2023	PRELIMINARY SUBMISSION	J.A.R
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R. DESIGN BY: F.Y.A.

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

LANDSCAPE PLAN

POST ROAD APARTMENTS

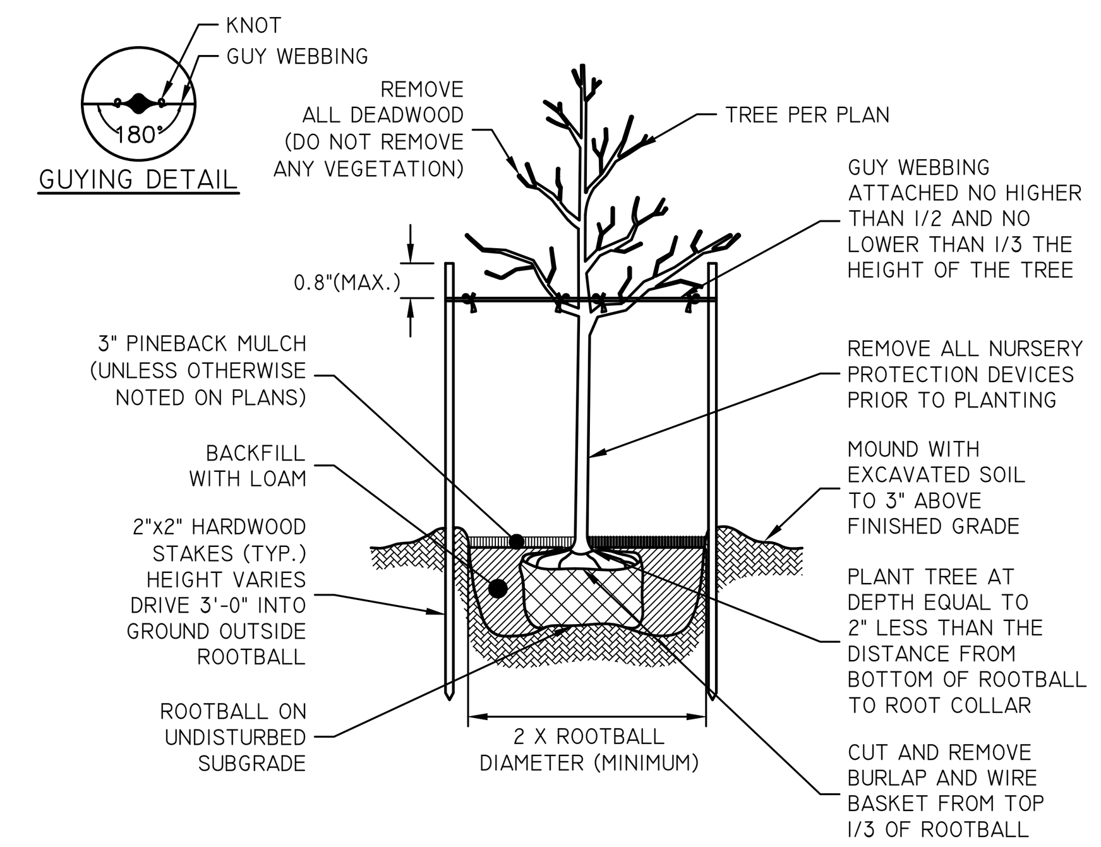
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600

Z:\DEMAIN\PROJECTS\2625-018 POST ROAD 2119\AUTOCAD DRAWINGS\2625-018-LARC-PRLM.DWG Plotted: 5/24/2023

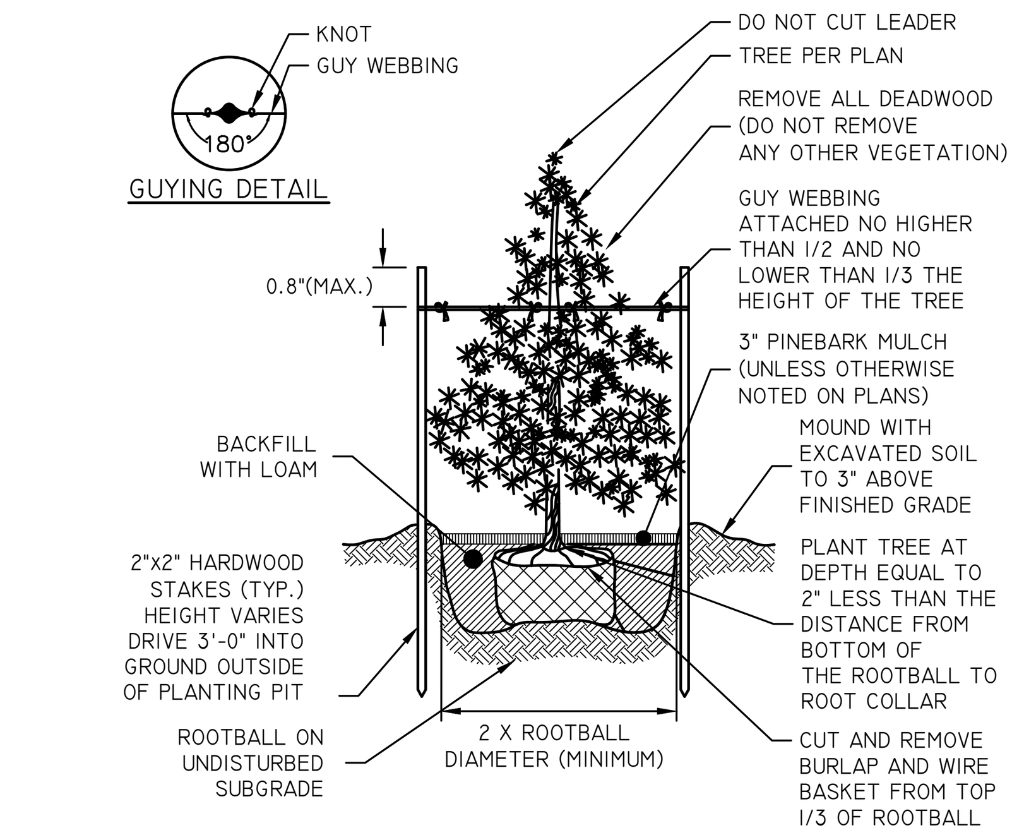
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	APV	2	Acer palmatum dissectum 'Viridis'	Viridis Japanese Maple	15 gal	
	ARA	1	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	4.5" CAL MIN
	BN	5	Betula nigra	River Birch Multi-Trunk	B & B	2.5" CAL MIN
	GT	5	Gleditsia triacanthos inermis `Halka`	Halka Honey Locust	B & B	3.5" CAL MIN
	PCT	16	Prunus cerasifera `Thundercloud`	Thundercloud Purpleleaf Plum	B & B	2.5" CAL MIN
	SR	12	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	2.5" CAL MIN
EVERGREENS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PG	8	Picea glauca	White Spruce	7/8` HT	
	TN	20	Thuja occidentalis `Nigra`	Black Arborvitae	7/8` HT	
	TOS	12	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	6/7` HT	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	CP	21	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	24-30" HT	
	CSA	5	Cornus sericea 'Artic Fire'	Artic Fire Red Twig Dogwood	5 gal	
	HSR	2	Hibiscus syriacus 'Red Heart'	Red Heart Rose of Sharon	4/5` HT STK	
	HA	36	Hydrangea arborescens 'Incrediball'	Incrediball White Hydrangea	5 gal	
	HM	22	Hydrangea macrophylla `Bailmer` TM	Endless Summer Hydrangea	3` HT MIN	
	IC	14	Ilex crenata `Helleri`	Heler Japanese Holly	24" HT	
	ISP	2	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	42-48" HT	
	IG	36	Ilex glabra `Shamrock`	Shamrock Inkberry Holly	3` HT MIN	
	JPN	11	Juniperus procumbens `Nana`	Shore Juniper	2 gal	
	KL	13	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	5 gal	
	PP	1	Picea pungens glauca `R.H. Montgomery`	Blue Spruce	24-30" HT	
	PL	13	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal	
	RA	33	Rhododendron x 'Aglo'	Aglo Rhododendron	42-48" HT	
	RXC	39	Rhododendron x chionoides	Chionoides Rhododendron	42-48" HT	
	RA	51	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	18-24" HT	
	RKW	30	Rosa x `Radwhite` TM	White Knock Out Rose	18-24" HT	
	SN	24	Spiraea x bumalda `Neon Flash`	Neon Flash Spirea	24" HT	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	CK	129	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	2 gal	
	FG	25	Festuca glauca `Elijah Blue`	Elijah Blue Fescue	1 gal	
	MC	24	Muhlenbergia capillaris	Pink Muhly Grass	1 gal	
	PV	11	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal	
	PA	32	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	2 gal	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	HH	80	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal	
	HS	35	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal	
	HP	21	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	1 gal	
	LM	23	Leucanthemum maximum	Max Chrysanthemum	1 gal	
	NF	16	Nepeta x faassenii `Blue Wonder`	Blue Wonder Catmint	1 gal	
	PAB	17	Perovskia atriplicifolia `Blue Jean Baby`	Blue Jean Baby Russian Sage	2 gal	
	RF	6	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Coneflower	1 gal	
	SSB	2	Sedum spectabile `Brilliant`	Brilliant Stonecrop	1 gal	



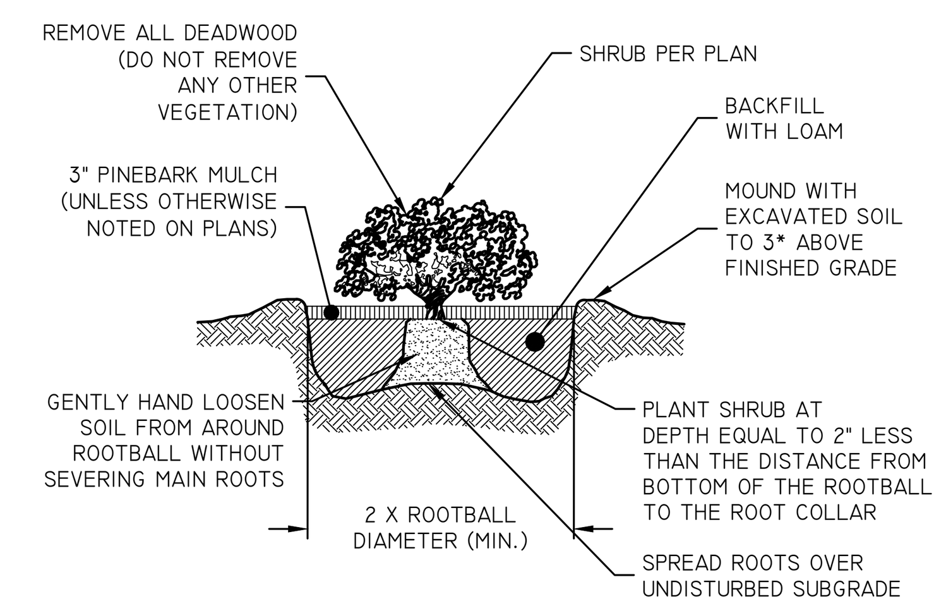
LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

NOT TO SCALE



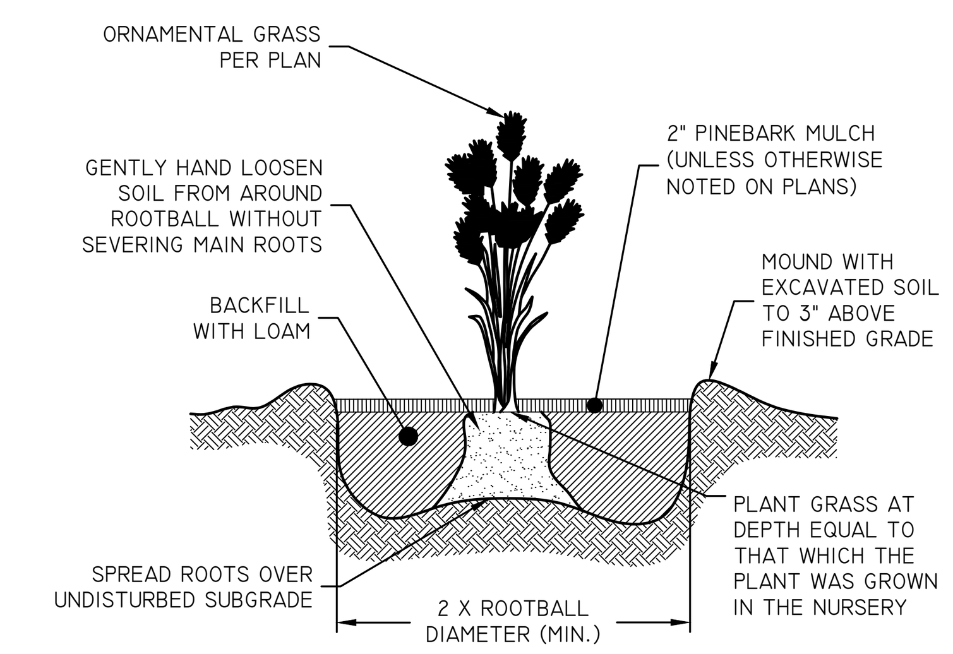
EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)

NOT TO SCALE



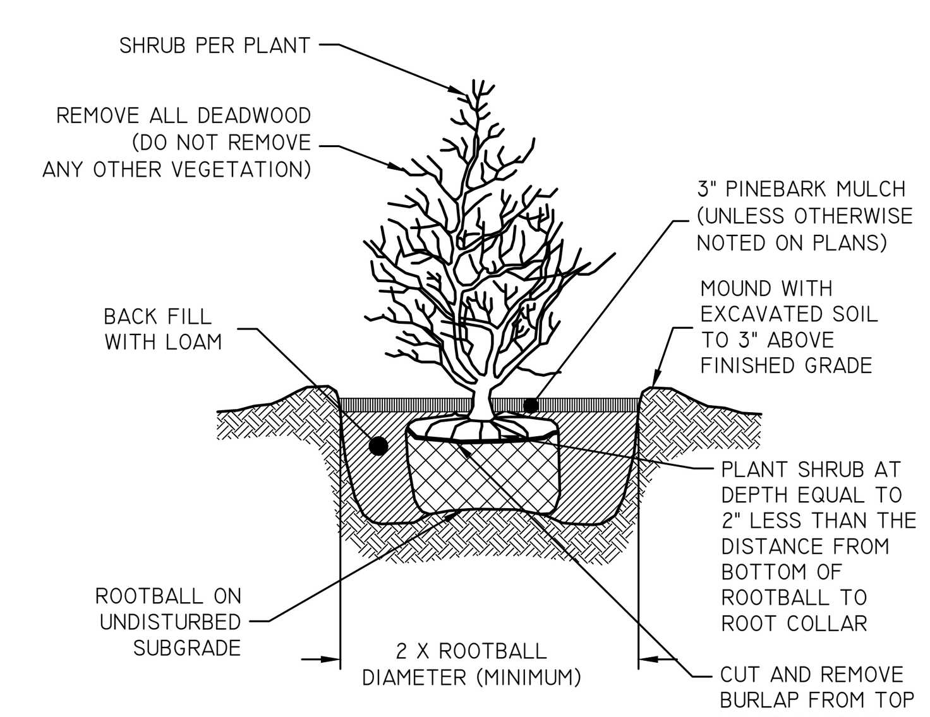
CONTAINER GROWN SHRUB PLANTING DETAIL

NOT TO SCALE



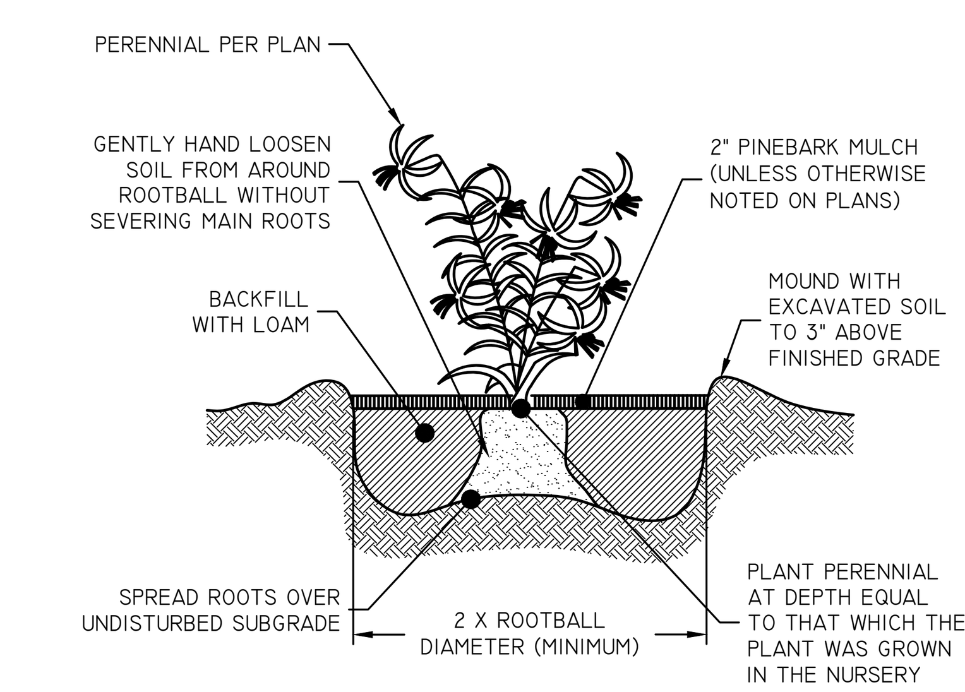
ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE



BALL AND BURLAP SHRUB PLANTING DETAIL

NOT TO SCALE



PERENNIAL PLANTING DETAIL

NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
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Boston • Providence • Newport

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

REGISTERED LANDSCAPE ARCHITECT ALEXANDRA C. AVERY NO. 431

NO.	DATE	DESCRIPTION	BY:
2	05-24-2023	PRELIMINARY SUBMISSION	J.A.R
1	03-30-2023	RESPONSE TO RIDOT COMMENTS	J.A.R
0	01-20-2023	RIDEM / RIDOT SUBMISSION	J.A.R

DRAWN BY: J.A.R. | DESIGN BY: F.Y.A.

Landscape Notes & Details

Post Road Apartments

ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
Skydra Development
858 WASHINGTON STREET, SUITE #305, DEDHAM, MA 02026
TEL 781-451-3600