Preliminary & Final Plan

Post Road Hotel

2245 Post Road
Warwick, Rhode Island

ASSESSOR'S PLAT 323 LOT 8

LOCATION MAP NOT TO SCALE

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

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

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

DANA R. NISBET
No. 11876
REGISTERED PROFESSIONAL ENGINEER CIVIL

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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	03-11-2022	Preliminary & Final Plan Submission	D.R.N.
1	02-16-2022	Preliminary & Final Plan Submission	N.D.K.
0	12-3-2021	Preliminary & Final Plan Submission	N.D.K.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

Cover Sheet

2245 Post Road
ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

SHEET 1 OF 15

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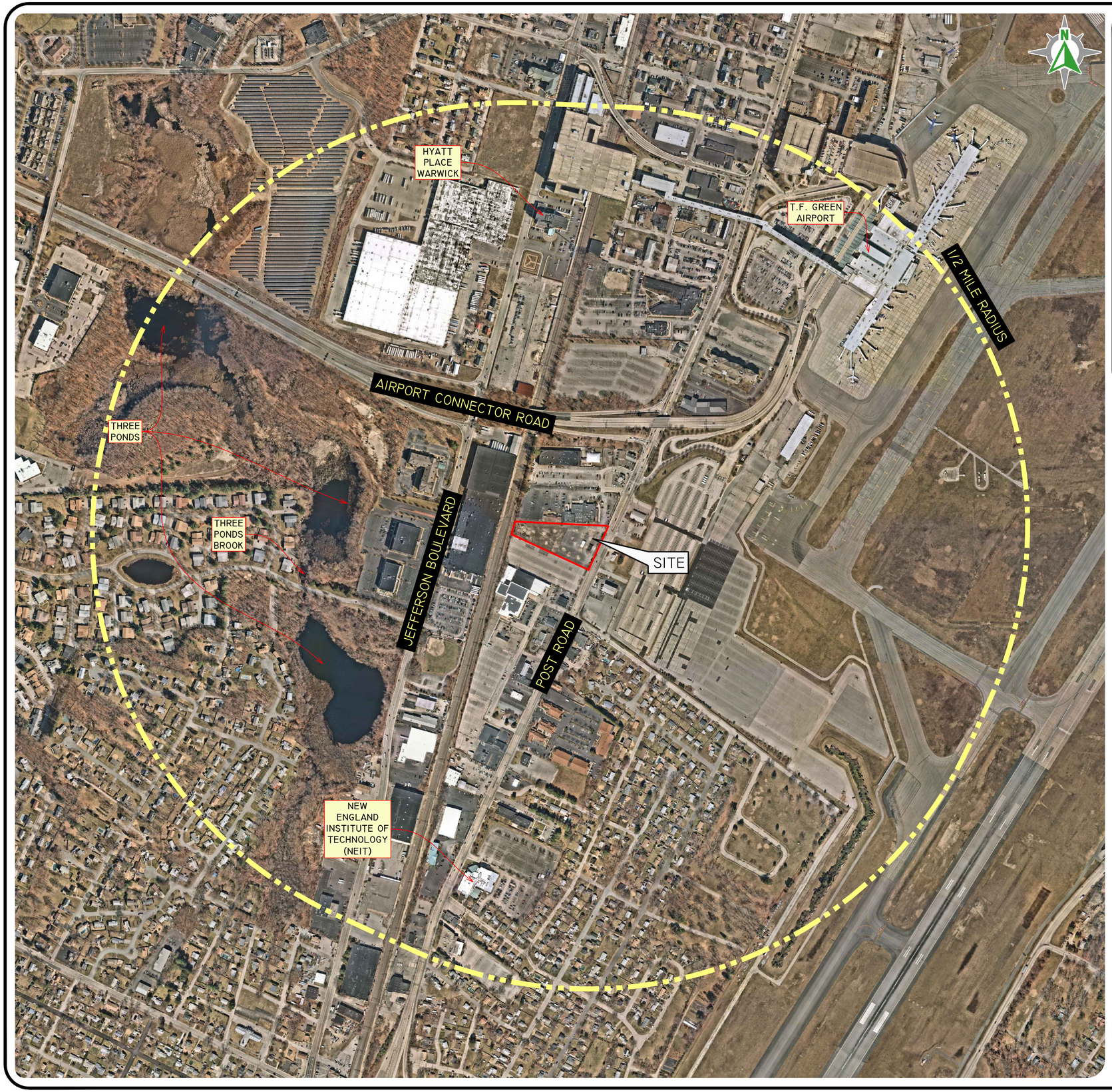
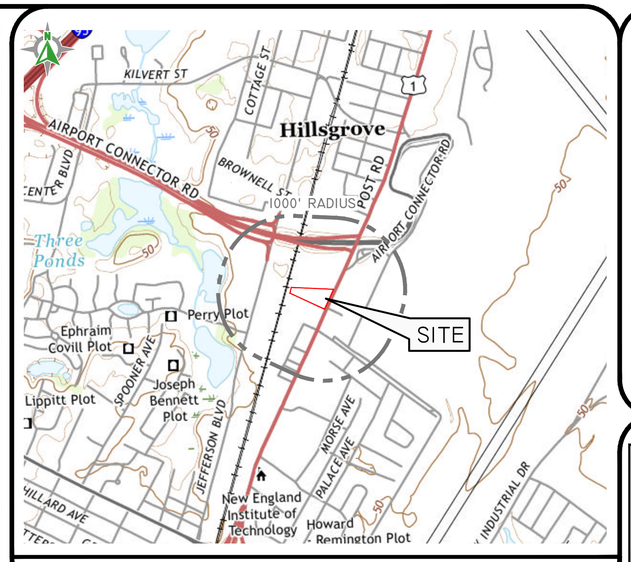


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/27/2021.

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



USGS MAP SCALE: 1"=1000'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-462-6006 www.diprete-eng.com
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NO.	DATE	DESCRIPTION	BY:
3	03-11-2022	Preliminary & Final Plan Submission	D.R.N.
2	02-16-2022	Preliminary & Final Plan Submission	N.D.K.
1	12-31-2021	Preliminary & Final Plan Submission	N.D.K.

DESIGN BY: N.D.K.
DRAWN BY: N.D.K.

Aerial Half Mile Radius & USGS Map

2245 Post Road

ASSESSOR'S PLAT 323 LOT 6
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

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GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF WARWICK ASSESSOR'S PLAT 323 LOT 8.
2. THE SITE IS APPROXIMATELY 2.42 ACRES AND IS ZONED GB.
3. THE OWNER OF PLAT 323 LOT 8 IS:

   NEW ENGLAND INSTITUTE OF TECHNOLOGY
   1 NEW ENGLAND TECH BLVD
   EAST GREENWICH, RI 02818

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0127H, 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 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. 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.
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:

   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, CULVERTS, UNDERGROUND DRAINAGE SYSTEMS, BIORETENTION AREA, AND ABOVE GROUND DRAINAGE SYSTEMS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
13. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
14. SOIL EVALUATIONS AND INFILTROMETER TESTING, WERE COMPLETED BY DIPRETE ENGINEERING ON 3/16/2021 & 7/16/2021 RESPECTIVELY.
15. 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.
16. 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

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL 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. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
4. ONCE THE SEDIMENT TRAP IS NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAP MUST BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

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. LANE OR SHOULDER CLOSURES MUST NOT 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 DISBILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNLESS THE WORK IS ON STATE OWNED LAND.

GRADING AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE WINTER 2021 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. 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.
10. THE SITE WILL HAVE 6" CONCRETE/GRANITE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
11. NO STUMP DUMPS ARE PROPOSED ON SITE.
12. 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.
13. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
14. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.

DRAINAGE

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

DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
- CATCH BASINS 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.
- MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
- DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.

DRAINAGE CONNECTIONS FROM ALL DOWNSPOUTS (DS), ROOF LEADERS (RL), AND YARD DRAINS (YD) 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 AUTHORITY 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.

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 PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY PROVIDENCE WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

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.

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.

UIC NOTES:

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

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

ABBREVIATIONS LEGEND

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

SITE CALLOUTS LEGEND

7.3.0	RIDOT STD GRANITE CURB
7.3.1	RIDOT STD 3' GRANITE TRANSITION CURB
7.5.1	RIDOT STD BITUMINOUS ASPHALT BERM
7.3.8	RIDOT STD GRANITE APRON STONE
20.1.0	PAVEMENT MARKINGS ARROWS AND ONLY
43.1.0	CEMENT CONCRETE SIDEWALK
4DY	4" EPOXY RESIN PAVEMENT MARKINGS- DOUBLE YELLOW
4W	4" PAINTED 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 (HKC / CAD)
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- 200' RIVERBANK WETLAND
- FEMA BOUNDARY (ZONE X / ZONE X)
- STREAM
- WETLAND LINE & FLAG (B1, B2)
- STATE HIGHWAY LINE
- STATE FREEWAY LINE
- GROUNDWATER OVERLAY (GWO)
- GROUNDWATER RECHARGE AREA (GWRA)
- GROUNDWATER RESERVOIR (GWR)
- NATURAL HERITAGE (NHA)
- COMMUNITY WELLHEAD PROTECTION (CWP)
- NON-COMMUNITY WELLHEAD PROTECTION (NCWP)
- NAIL FOUND/SET
- DRILL HOLE FOUND/SET
- BOUND FOUND/SET
- SIGN
- BOLLARD
- SOIL EVALUATION (SEV)
- 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 (SV)
- CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- WATER VALVE (WV)
- WELL
- MONITORING WELL
- UNKNOWN MANHOLE
- GAS VALVE (GV)
- 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 (308)
- MAJOR CONTOUR LINE (310)
- SPOT ELEVATION (312)
- EDGE OF PAVEMENT
- BITUMINOUS BERM
- CONCRETE CURB (RIDOT STD 7.1.0)
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE
- ASPHALT SIDEWALK
- SAWCUT LINE
- SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
- SINGLE LIGHT
- DOUBLE LIGHT
- OVERHANGING LIGHT
- ACCESSIBLE PARKING SPACE SYMBOLS (VAN)
- BUILDING INGRESS/EGRESS
- DRAINAGE LINE
- PERFORATED SUBDRAIN (SD)
- SWALE
- SEWER FORCE MAIN (SFM)
- GAS LINE (G)
- WATER LINE (W)
- HYDRANT ASSEMBLY (HYD)
- WATER SHUT OFF (WSO)
- WATER VALVE
- THRUST BLOCK
- SEWER LINE (S)
- OVERHEAD WIRE (OHW)
- ELECTRIC, TELEPHONE, CABLE LINE (ETC)
- 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

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.

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

DANA R. NISBET
No. 11876
3/11/2022
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	03-11-2022	PRELIMINARY & FINAL PLAN SUBMISSION	D.R.N.
1	02-16-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	12-31-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

NOTES AND LEGEND

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

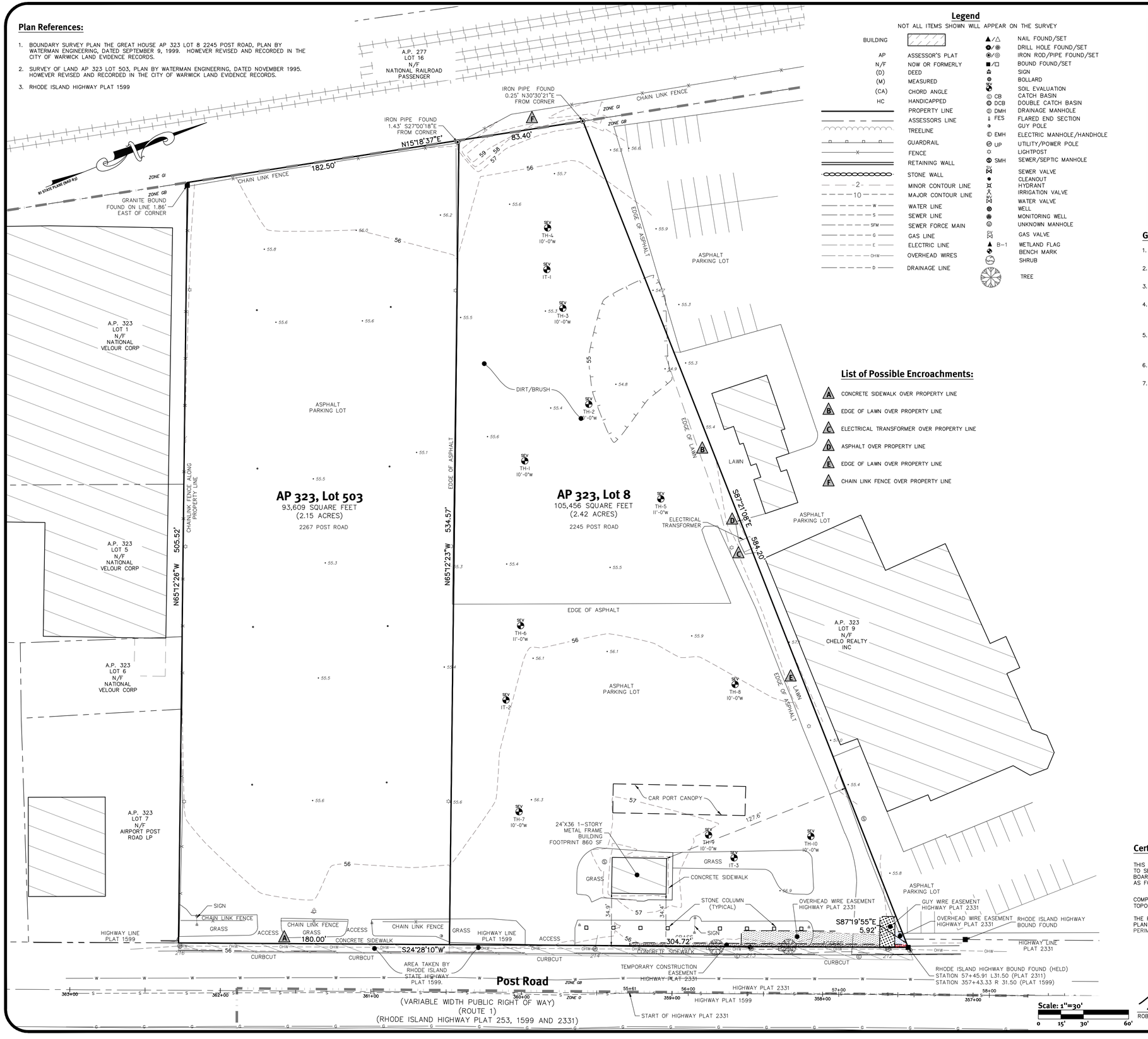
SHEET 3 OF 15

DE JOB NO: 2920-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\2920-001 POST ROAD 2245\AUTOCAD DRAWINGS\2920-001-CVAR.DWG PLOTTED: 3/11/2022

Plan References:

1. BOUNDARY SURVEY PLAN THE GREAT HOUSE AP 323 LOT 8 2245 POST ROAD, PLAN BY WATERMAN ENGINEERING, DATED SEPTEMBER 9, 1999. HOWEVER REVISED AND RECORDED IN THE CITY OF WARWICK LAND EVIDENCE RECORDS.
2. SURVEY OF LAND AP 323 LOT 503, PLAN BY WATERMAN ENGINEERING, DATED NOVEMBER 1995. HOWEVER REVISED AND RECORDED IN THE CITY OF WARWICK LAND EVIDENCE RECORDS.
3. RHODE ISLAND HIGHWAY PLAT 1599



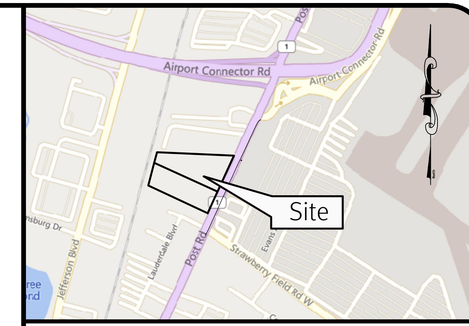
Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		▲/△	NAIL FOUND/SET
AP	ASSESSOR'S PLAT	●/◉	DRILL HOLE FOUND/SET
N/F	NOW OR FORMERLY	⊗/◎	IRON ROD/PIPE FOUND/SET
(D)	DEED	■/□	BOUND FOUND/SET
(M)	MEASURED		SIGN
(CA)	CHORD ANGLE		BOLLARD
HC	HANDICAPPED	SEV	SOIL EVALUATION
	PROPERTY LINE	CB	CATCH BASIN
	ASSESSORS LINE	DCB	DOUBLE CATCH BASIN
	TREELINE	DMH	DRAINAGE MANHOLE
	GUARDRAIL	FES	FLARED END SECTION
	FENCE		GUY POLE
	RETAINING WALL	EMH	ELECTRIC MANHOLE/HANDHOLE
	STONE WALL	UP	UTILITY/POWER POLE
2	MINOR CONTOUR LINE		LIGHTPOST
10	MAJOR CONTOUR LINE	SMH	SEWER/SEPTIC MANHOLE
W	WATER LINE	SV	SEWER VALVE
S	SEWER LINE		CLEANOUT
SFM	SEWER FORCE MAIN		HYDRANT
G	GAS LINE		IRRIGATION VALVE
E	ELECTRIC LINE		WATER VALVE
OHW	OVERHEAD WIRES		WELL
D	DRAINAGE LINE		MONITORING WELL
			UNKNOWN MANHOLE
		GV	GAS VALVE
		▲ B-1	WETLAND FLAG
			BENCH MARK
			SHRUB
			TREE

List of Possible Encroachments:

- A — CONCRETE SIDEWALK OVER PROPERTY LINE
- B — EDGE OF LAWN OVER PROPERTY LINE
- C — ELECTRICAL TRANSFORMER OVER PROPERTY LINE
- D — ASPHALT OVER PROPERTY LINE
- E — EDGE OF LAWN OVER PROPERTY LINE
- F — CHAIN LINK FENCE OVER PROPERTY LINE



Locus Map Not To Scale

General Notes

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 323, LOTS 8 AND 503 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
2. THE OWNER OF LOT 8 PER DEED BOOK 2912, PAGE 29 IS NEW ENGLAND INSTITUTE OF TECHNOLOGY .
3. THE OWNER OF LOT 503 PER DEED BOOK 2405, PAGE 197 IS NEW ENGLAND INSTITUTE OF TECHNOLOGY .
4. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0127H, DATED OCTOBER 19, 2019. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
5. THE PARCEL IS ZONED GB BASED ON THE CITY OF WARWICK'S GIS MAP. 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.
6. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
7. SUBSTANTIAL PORTIONS OF THE SITE WERE COVERED WITH SNOW AT THE TIME OF THE FIELD SURVEY. DUE TO THIS SNOW COVER PORTIONS OF THE SITE WERE DIGITIZED FROM AERIAL PHOTOGRAPHS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING OR INACCURATE INFORMATION DUE TO SNOW COVER.

Certification

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

COMPREHENSIVE BOUNDARY SURVEY — CLASS I
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.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

3/31/21
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

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

DANA R. NISBET
No. 11876
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MAY 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 ENGINEER'S SEAL BEARING THE NAME OF A REGISTERED PROFESSIONAL TITLE BLOCK STAMPED BY 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 WORK.

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:
1	02-16-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	12-3-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

Existing Conditions Plan

2245 Post Road

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

DE-208 NO. 2920-00 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\dipmain\projects\2920-001 post road\2245\autocad\drawings\2920-001-base.dwg Plotted: 2/16/2022

GENERAL NOTES:

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

SEDIMENT TRAP DIMENSIONS*	TRAP A	
TRIBUTARY DRAINAGE AREA	1.806	AC
WET STORAGE DEPTH (Dw)	2.0	FT
DRY STORAGE DEPTH (Dp)	2.0	FT
TOTAL DEPTH (D)	4.0	FT
BOTTOM OF TRAP AREA (Ab)	1,460	SQ.FT
WETTED SURFACE AREA (Aw)	1,932	SQ.FT
SURFACE AREA AT OUTLET (Ao)	2,461	SQ.FT

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

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

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

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

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

INSTALLATION NOTES:

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

TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE

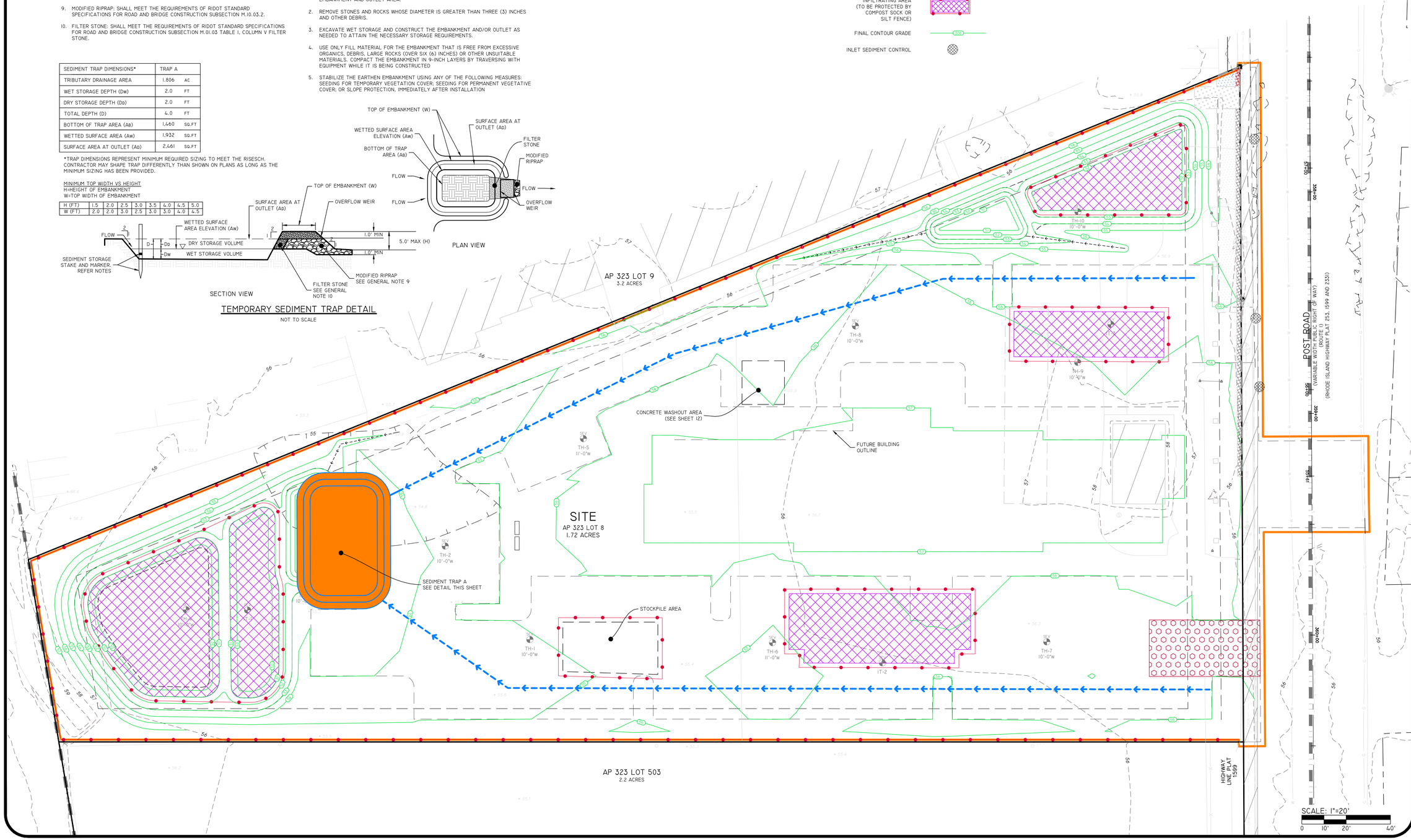
SOIL EROSION CONTROL LEGEND

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

SOIL EROSION CONTROL IMPLEMENTATION PHASING

- PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- PHASE IB - INSTALL TEMPORARY SEDIMENTATION TRAP. CONSTRUCT CLEAN WATER DIVERSIONS
- PHASE IC - CONSTRUCT PROPOSED DIVERSIONS
- PHASE IIA - CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INSTALL ASPHALT PAVING.
- PHASE IIB - STABILIZE ALL DISTURBED AREAS, DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.

NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401.943.1000 fax 401.462.6006 www.diprete-eng.com
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DANA R. NISBET
No. 11876
3/11/22
REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	BY:
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1	02-16-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	12-31-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DESIGN BY: N.D.K.
DRAWN BY: N.D.K.

SESC PLAN

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

SHEET 5 OF 15

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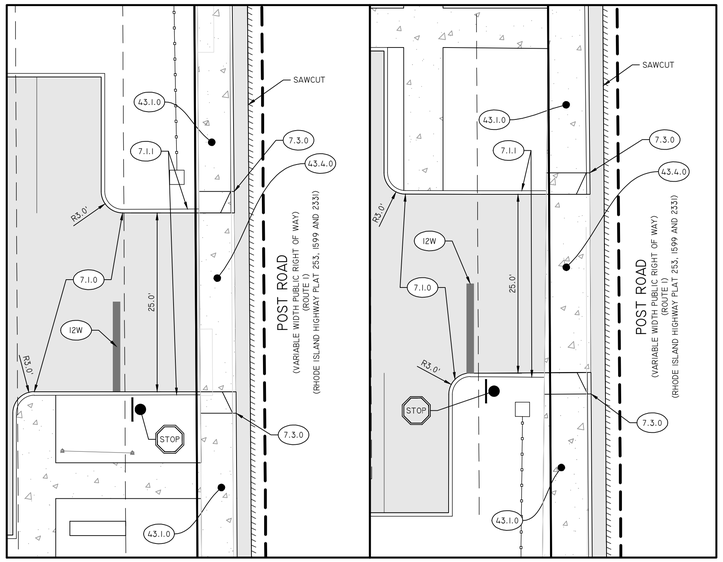
Z:\DEPMAN\PROJECTS\2920-00 POST ROAD 2245\AUTOCAD DRAWINGS\2920-00-PLAN.DWG PLOTTED 3/11/2022



POST ROAD NORTH INSET

SCALE 1"=10'

POST ROAD SOUTH INSET

SCALE 1"=10'

DEVELOPMENT DATA:

TOTAL SITE AREA:	1.72± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF UNITS:	122
TOTAL LOT AREA:	1.72 ACRES

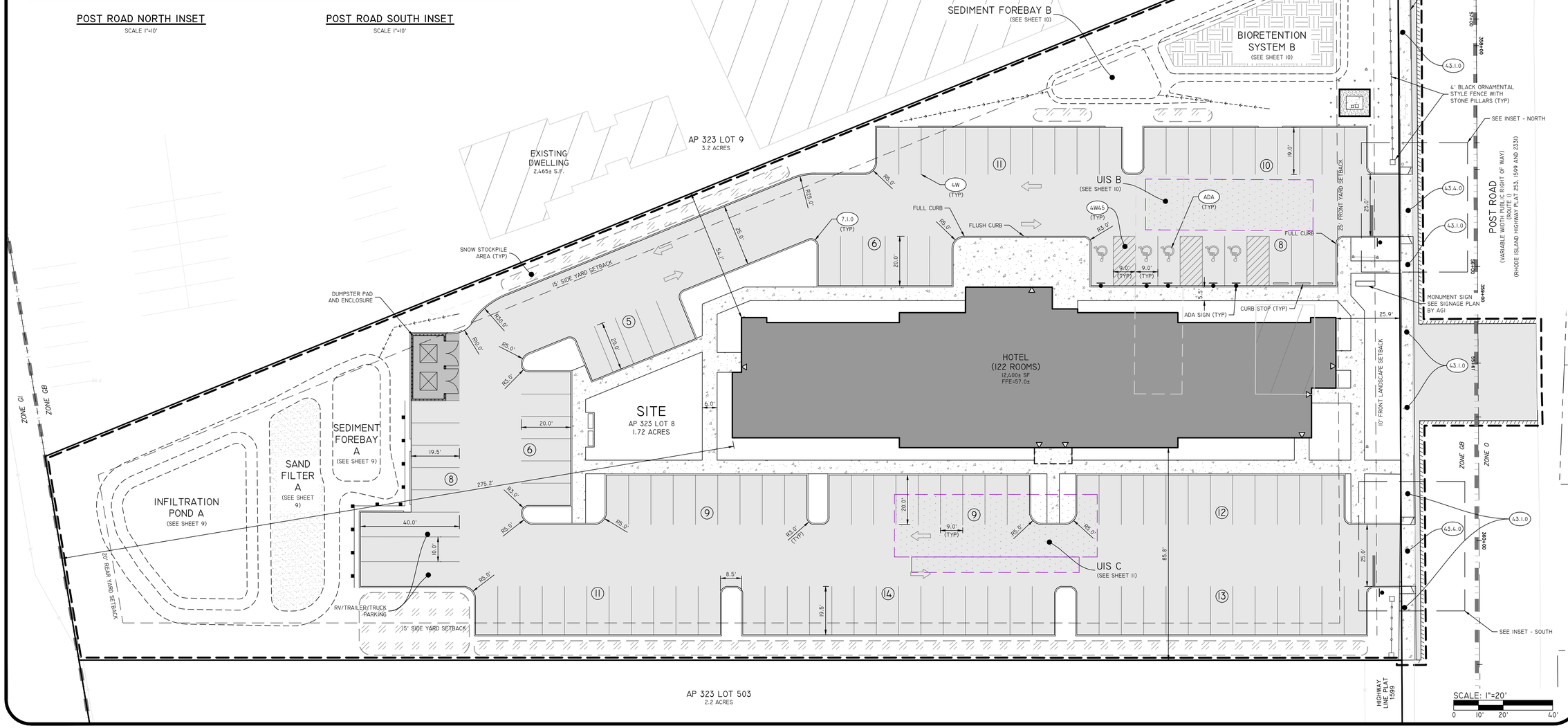
DIMENSIONAL REGULATIONS:

CURRENT ZONING:	GB	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 SF	105,455 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'	305'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	26'
MINIMUM SIDE YARD:	15'	54'
MINIMUM REAR YARD:	20'	275'
MAXIMUM STRUCTURE HEIGHT:	40'	50'*
MINIMUM LANDSCAPED OPEN SPACE:	10%	15%

*HEIGHT VARIANCE OBTAINED IN ZONING BOARD HEARING

PARKING REGULATIONS:

PARKING USE:	HOTEL
PARKING REQUIREMENT:	1 SPACE PER BEDROOM
ADA PARKING REQUIREMENT:	5 MINIMUM (101-150 TOTAL SPACES)
BEDROOMS PROPOSED:	122
PARKING CALCULATION:	122 SPACES
ADA PARKING PROVIDED:	5 SPACES
TOTAL PARKING SPACES PROVIDED:	122 SPACES



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0	12-14-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

SITE LAYOUT PLAN

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

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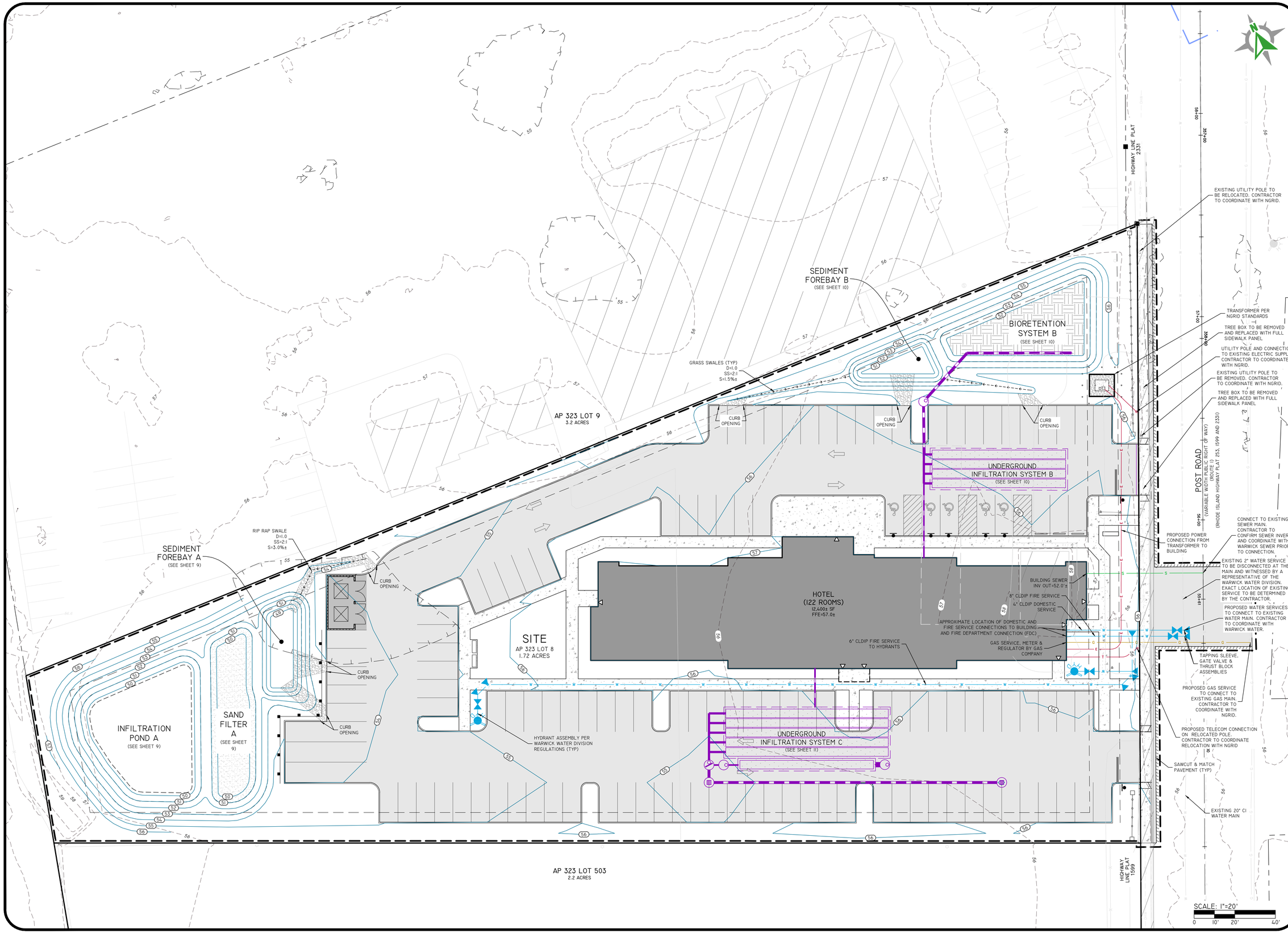

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3/11/22
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1	12-31-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

GRADING AND UTILITIES

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
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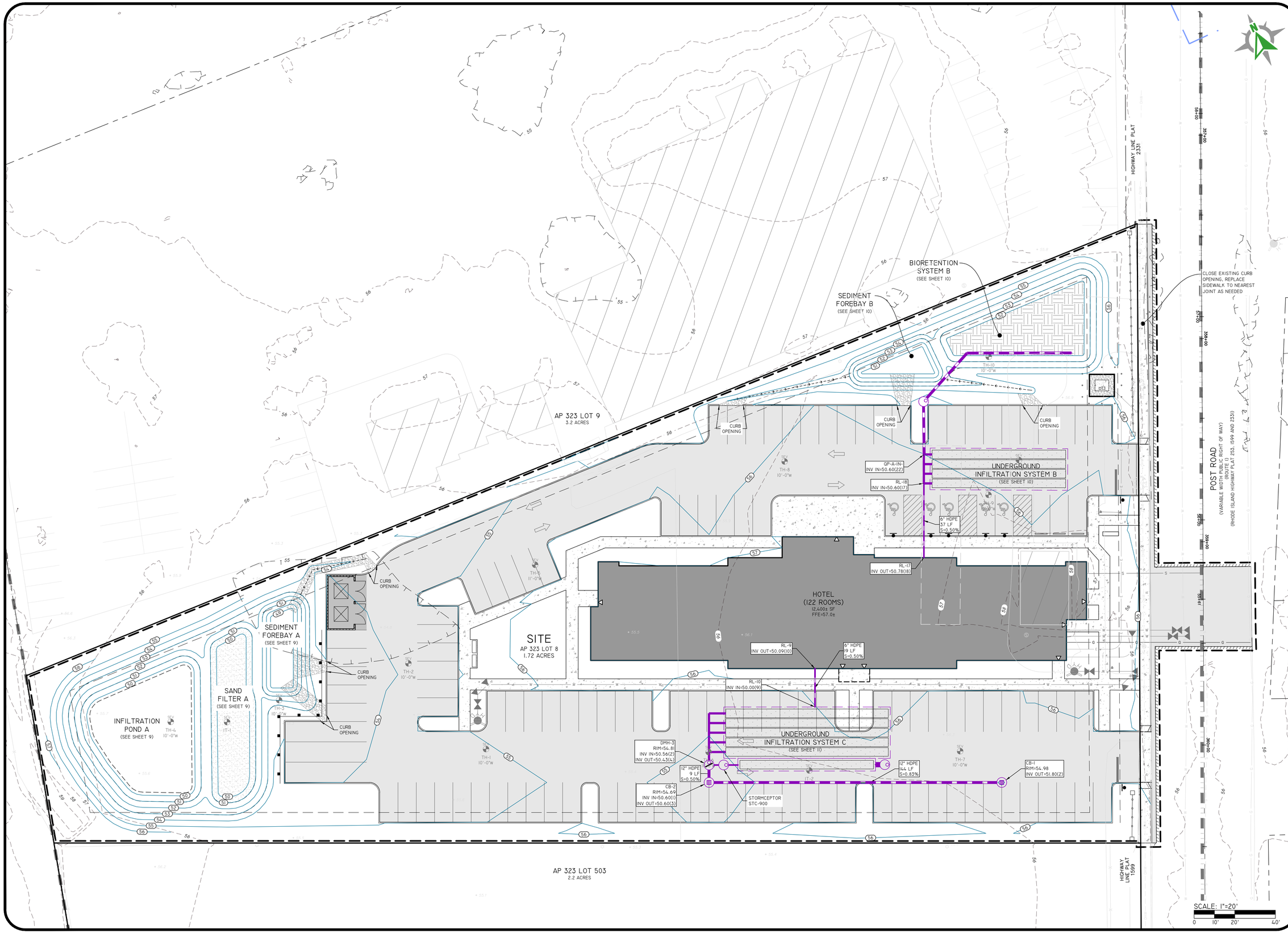

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0	12-3-2021	Preliminary & Final Plan Submission	N.D.K.

DESIGN BY: N.D.K.
DRAWN BY: N.D.K.

DRAINAGE PLAN

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
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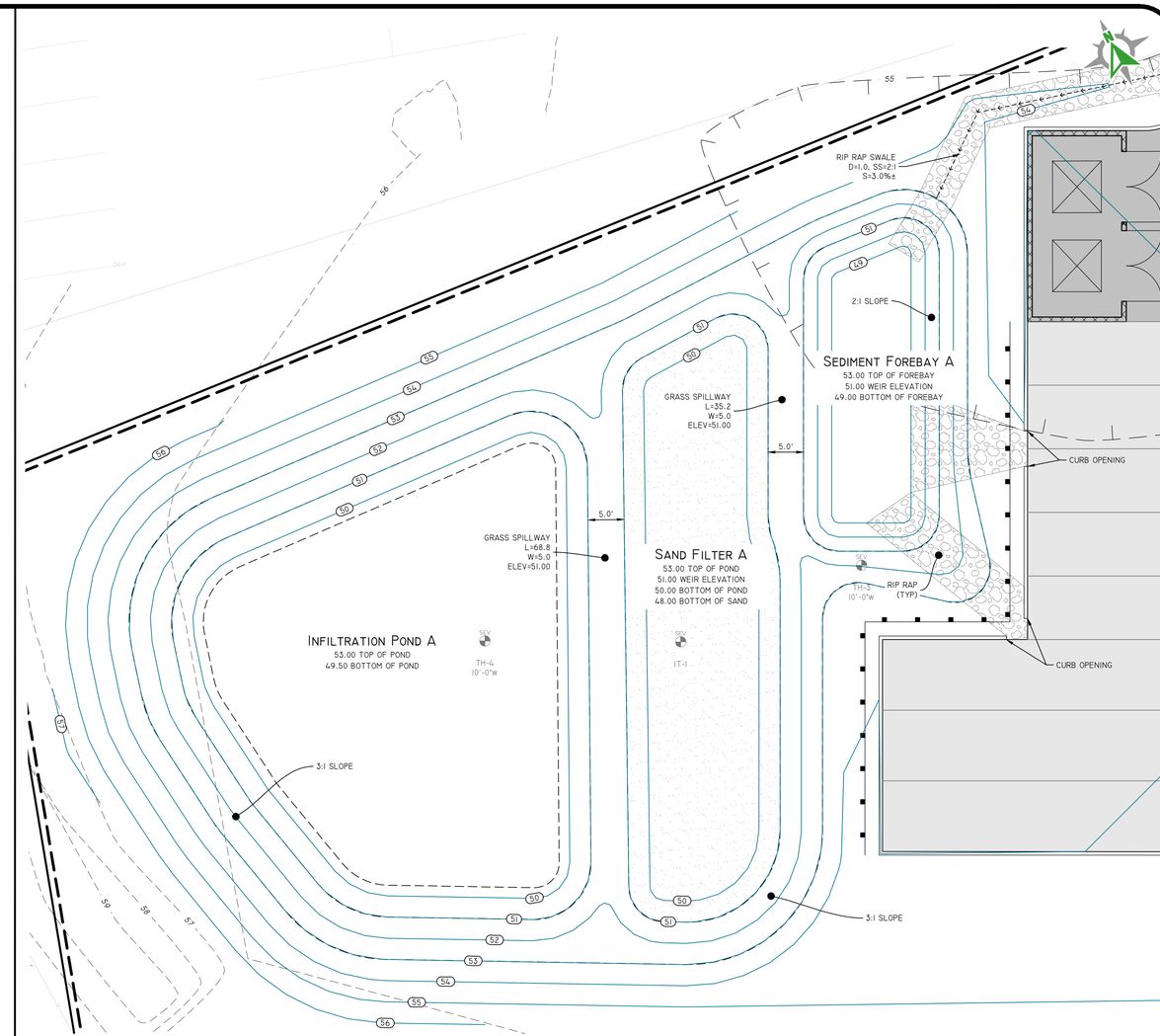


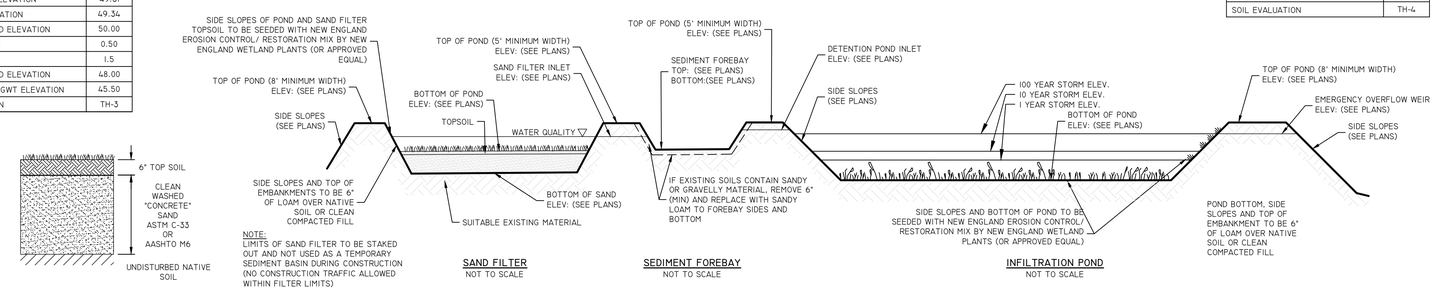
SAND FILTER A/INFILTRATION POND A

SCALE: 1"=10'

0 5' 10' 20'

DESCRIPTION	SNDF-A
TOP OF POND ELEVATION	53.00
100 YEAR STORM ELEVATION	51.44
10 YEAR STORM ELEVATION	51.04
1 YEAR STORM ELEVATION	49.31
WQ STORM ELEVATION	49.34
BOTTOM OF POND ELEVATION	50.00
TOP SOIL DEPTH	0.50
SAND DEPTH	1.5
BOTTOM OF SAND ELEVATION	48.00
SEASONAL HIGH GWT ELEVATION	45.50
SOIL EVALUATION	TH-3

DESCRIPTION	IP-A
TOP OF POND ELEVATION	53.00
100 YEAR STORM ELEVATION	51.44
10 YEAR STORM ELEVATION	49.62
1 YEAR STORM ELEVATION	49.50
BOTTOM OF POND ELEVATION	49.50
SEASONAL HIGH GWT ELEVATION	45.50
SOIL EVALUATION	TH-4



SAND FILTER TYPICAL SECTION

SAND FILTER
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

INFILTRATION POND
NOT TO SCALE

SAND FILTER BMP SYSTEM

NOT TO SCALE

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Two Stafford Court Cranston, RI 02920
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DRAWN BY: N.D.K. DESIGN BY: N.D.K.

POND COMPLEX A DETAILS

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
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16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
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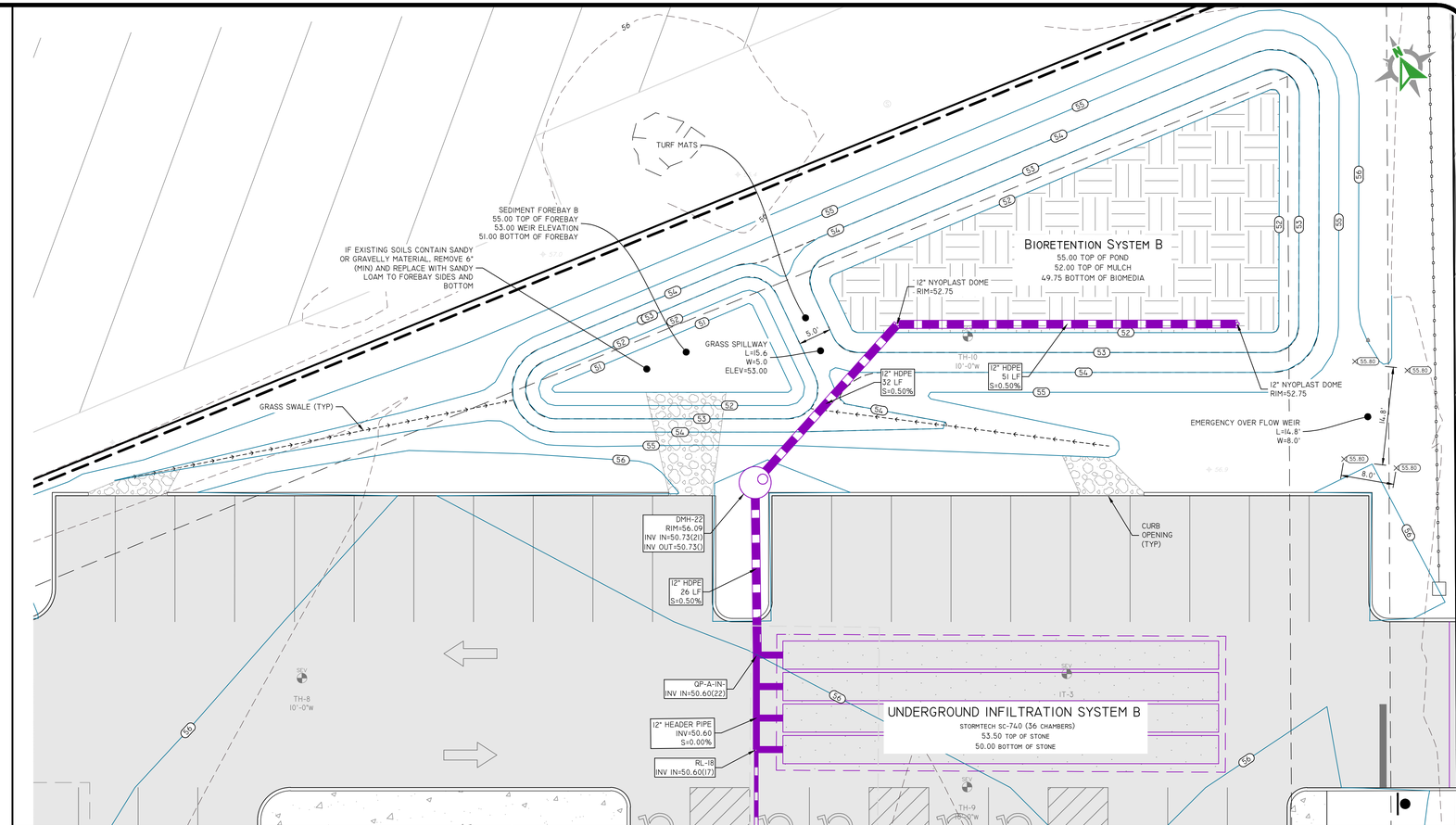
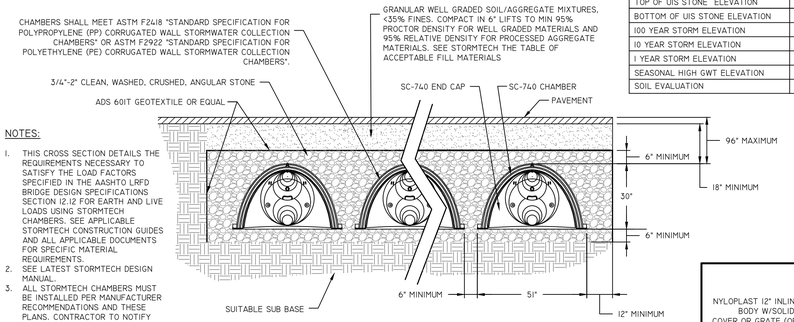


BIORETENTION AND UNDERGROUND INFILTRATION SYSTEM B

SCALE: 1"=10'

0 5' 10' 20'



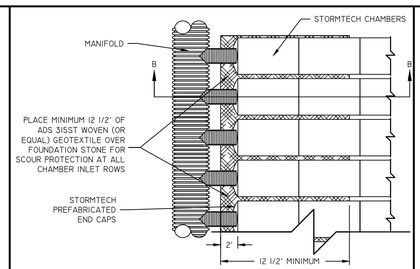
DESCRIPTION	UIS-B
TOP OF UIS STONE ELEVATION	53.50
BOTTOM OF UIS STONE ELEVATION	50.00
100 YEAR STORM ELEVATION	53.14
10 YEAR STORM ELEVATION	50.14
1 YEAR STORM ELEVATION	50.01
SEASONAL HIGH GWT ELEVATION	46.75
SOIL EVALUATION	TH-9

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.
3. ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

STORMTECH SC-740 TYPICAL CROSS SECTION

NOT TO SCALE



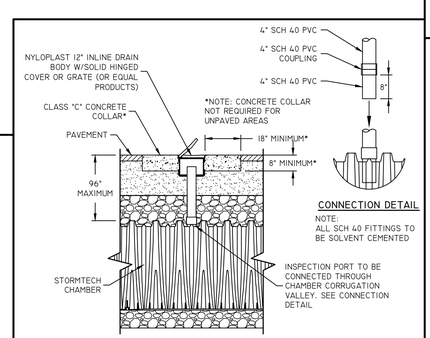
STORMTECH MANIFOLD DETAIL

NOT TO SCALE

NOTES:

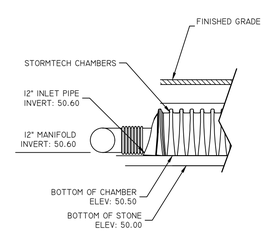
1. BIORETENTION AREAS SHALL BE HAND COMPACTED ONLY. NO MACHINES SHALL BE DRIVEN THROUGH OR OPERATED WITHIN THE BIORETENTION FOOTPRINT.
2. BIORETENTION AREAS SHALL BE PROTECTED WITH SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL ONCE BIORETENTION SOIL HAS BEEN INSTALLED. AREA IS TO REMAIN PROTECTED UNTIL ALL TRIBUTARY AREAS HAVE BEEN STABILIZED AND APPROVAL FROM THE DESIGN ENGINEER. NO CONSTRUCTION TRAFFIC IS ALLOWED ON BIORETENTION MEDIA.
3. BIORETENTION AREAS DESIGNED AS AN INFILTRATION SYSTEM SHALL BE PROTECTED WITH SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL AT THE START OF CONSTRUCTION. NO CONSTRUCTION TRAFFIC IS ALLOWED WITHIN BIORETENTION LIMITS THROUGHOUT CONSTRUCTION.
4. THE MULCH LAYER SHALL BE SHREDDED HARDWOOD MULCH THAT IS WELL (AGED STOCKPILED/STORED FOR AT LEAST 6 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS (WEED SEEDS, SOIL, ROOTS ETC.).

DESCRIPTION	BIO-B
TOP OF POND ELEVATION	55.00
100 YEAR STORM ELEVATION	53.14
10 YEAR STORM ELEVATION	52.55
1 YEAR STORM ELEVATION	50.35
OUTLET ELEVATION	52.75
TOP OF MULCH	52.00
BIO-MEDIA LAYER DEPTH	24"
SEASONAL HIGH GWT ELEVATION	46.75
SOIL EVALUATION	TH-10



STORMTECH GENERAL INSPECTION PORT DETAIL

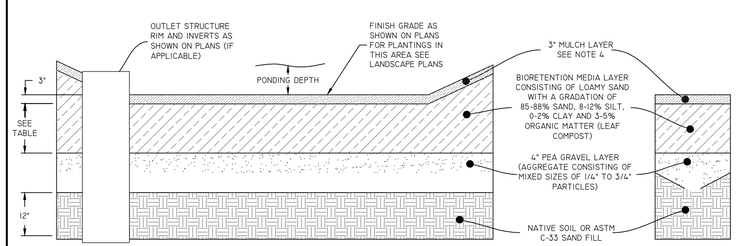
NOT TO SCALE



SECTION B-B

STORMTECH ELEVATIONS

NOT TO SCALE



BIORETENTION (INFILTRATION) CROSS SECTION

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Two Stafford Court Cranston, RI 02920
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DANA R. NISBET
No. 11876
3/11/22
REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	BY
3	03-11-2022	PRELIMINARY & FINAL PLAN SUBMISSION	D.R.N.
2	02-16-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
1	12-31-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	12-3-2021	PRELIMINARY & FINAL PLAN SUBMISSION	B.T.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

BIO RETENTION B & UIS B DETAILS

2245 POST ROAD

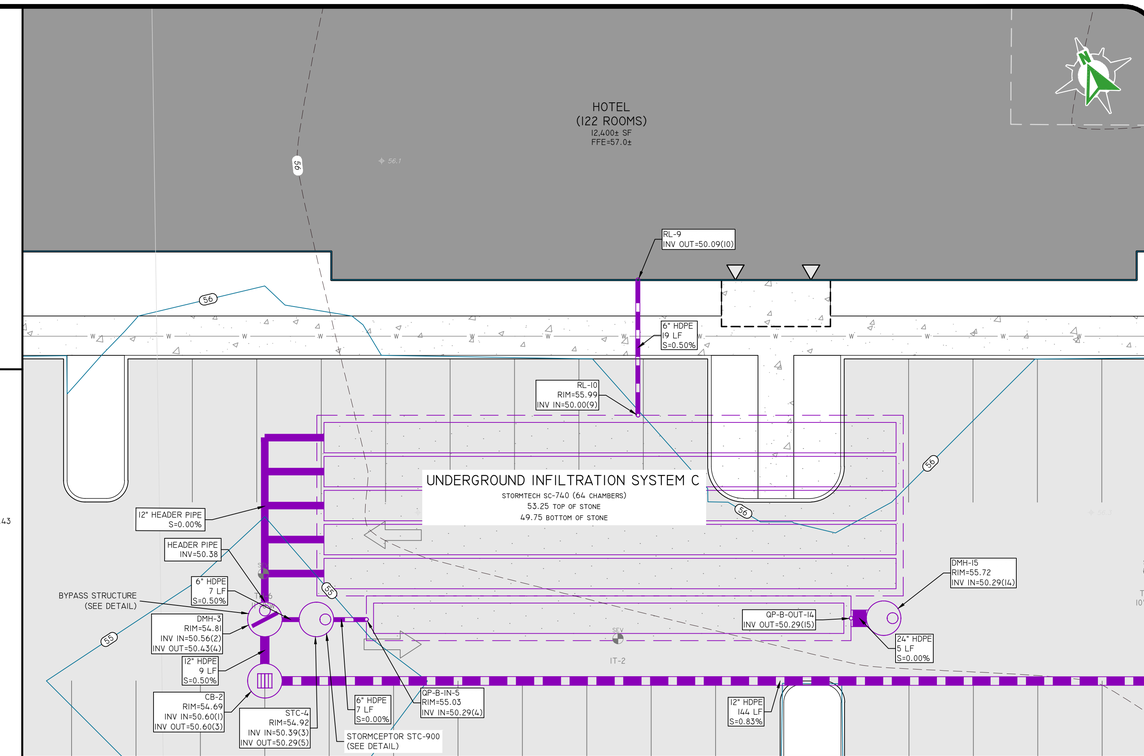
ASSESSOR'S PLAT 323 LOT 6
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL: 786-701-3584

SHEET 10 OF 15

RE JOB NO. 2920-00 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

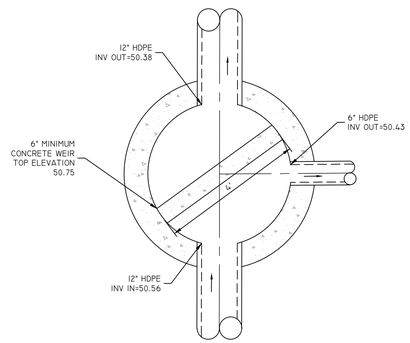
Z:\DEPAIN\PROJECTS\2920-00 POST ROAD 2265\AUTOCAD DRAWINGS\2920-00-PLAN.DWG Plotted: 3/11/2022



UNDERGROUND INFILTRATION SYSTEM C

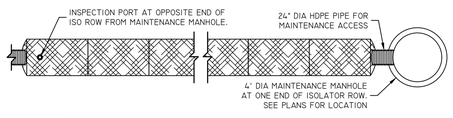
SCALE: 1"=10'

0 5' 10' 20'



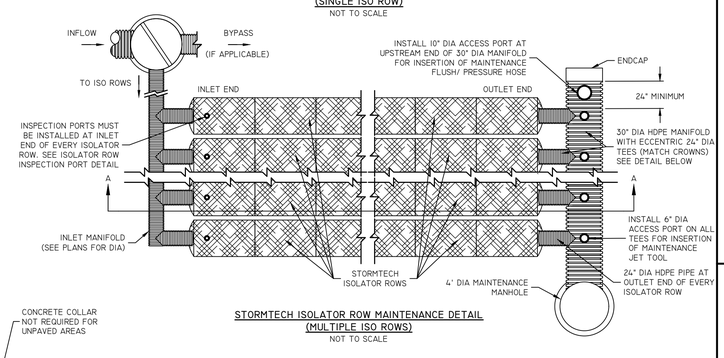
BYPASS DMH-3 (4'Ø MANHOLE)

SCALE 1"=2'



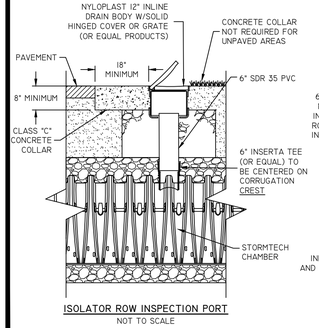
STORMTECH ISOLATOR ROW MAINTENANCE DETAIL
(SINGLE ISO ROW)

NOT TO SCALE



STORMTECH ISOLATOR ROW MAINTENANCE DETAIL
(MULTIPLE ISO ROWS)

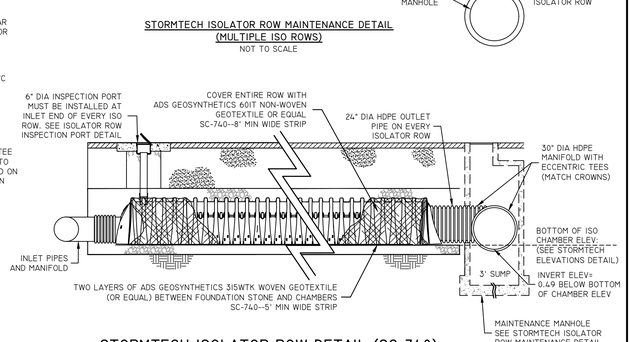
NOT TO SCALE



ISOLATOR ROW INSPECTION PORT

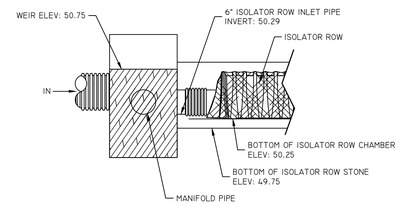
NOT TO SCALE

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

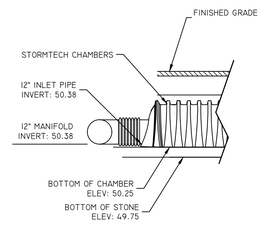


STORMTECH ISOLATOR ROW DETAIL (SC-740)

NOT TO SCALE



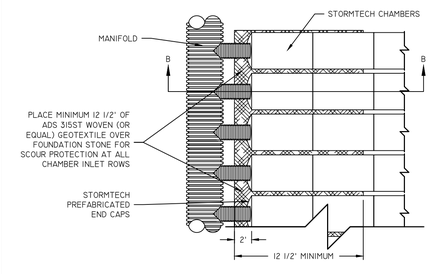
SECTION A-A



SECTION B-B

STORMTECH ELEVATIONS

NOT TO SCALE



STORMTECH MANIFOLD DETAIL

NOT TO SCALE

CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

3/4"-2" CLEAN, WASHED, CRUSHED, ANGULAR STONE

ADS 601T GEOTEXTILE OR EQUAL

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 THE TABLE OF ACCEPTABLE FILL MATERIALS

SC-740 CHAMBER

SC-740 END CAP

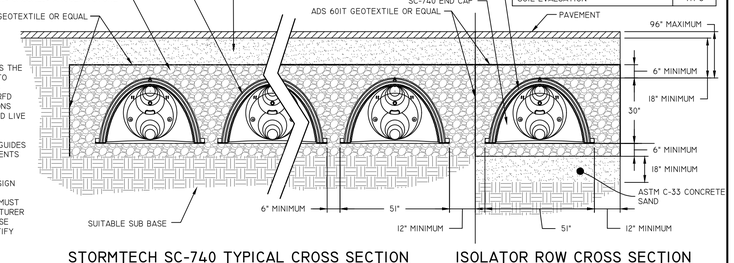
ADS 601T GEOTEXTILE OR EQUAL

PAVEMENT

DESCRIPTION	UIS-C
TOP OF UIS STONE ELEVATION	53.25
BOTTOM OF UIS STONE ELEVATION	49.75
100 YEAR STORM ELEVATION	52.71
10 YEAR STORM ELEVATION	50.43
1 YEAR STORM ELEVATION	49.79
SEASONAL HIGH GWT ELEVATION	44.75
SOIL EVALUATION	TH-6

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.
3. ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

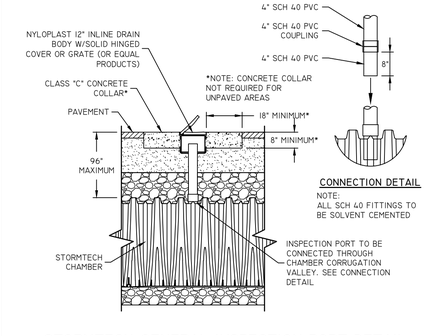


STORMTECH SC-740 TYPICAL CROSS SECTION

NOT TO SCALE

ISOLATOR ROW 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 401.462.6006 www.diprete-eng.com
Boston • Providence • Newport

DANA R. NISBET
No. 11876
3/11/22
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY A 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 PROGRAMS REQUIRED BY OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ITS INTENT.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ACTUAL LOCATIONS OF EXISTING UTILITIES.
SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	BY
2	03-11-2022	Preliminary & Final Plan Submission	D.R.N.
1	02-16-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	12-3-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DESIGN BY: N.D.K.
DRAWN BY: N.D.K.

UNDERGROUND SYSTEM C DETAILS

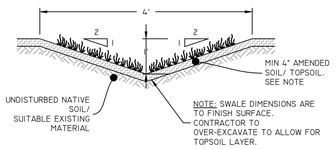
2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL: 786-701-3584

JOB NO. 2020-005 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

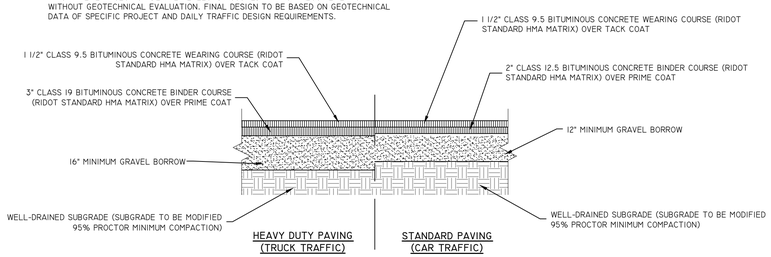
Z:\DEPAIN\PROJECTS\2020-001 POST ROAD 2245\AUTOCAD DRAWINGS\2020-001-PLAN.DWG PLOTTED 3/11/2022



GRASS SWALE CROSS SECTION

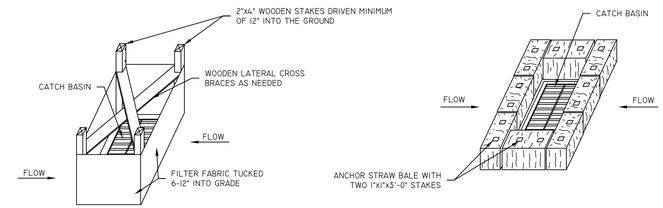
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION. FINAL DESIGN TO BE BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENTS.



TYPICAL PAVEMENT SECTION

NOT TO SCALE



SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

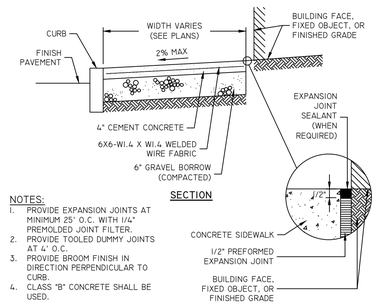
STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

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

CATCH BASIN EROSION CONTROL

NOT TO SCALE

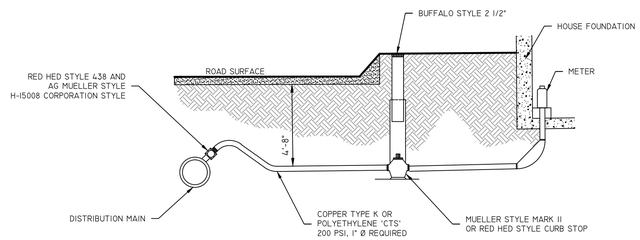
DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-462-6006 www.diprete-eng.com
Boston • Providence • Newport



NOTES:
1. PROVIDE EXPANSION JOINTS AT MINIMUM 25' O.C. WITH 1/4" PREMOLDED JOINT FILTER.
2. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CLASS "B" CONCRETE SHALL BE USED.

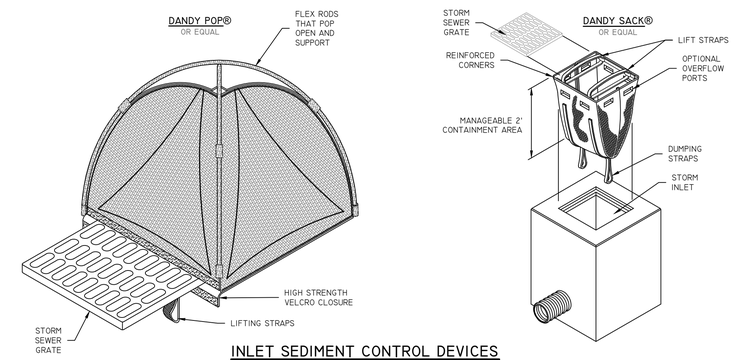
CONCRETE SIDEWALK

NOT TO SCALE



WATER SERVICE INSTALLATION (TYP)

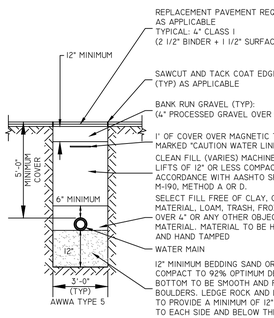
NOT TO SCALE



INLET SEDIMENT CONTROL DEVICES

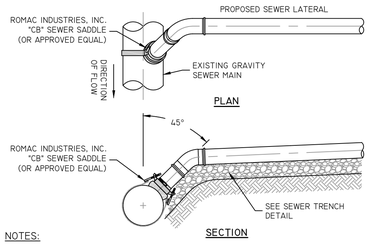
NOT TO SCALE

DANA R. NISBET
No. 11876
3/11/22
REGISTERED PROFESSIONAL ENGINEER CIVIL



WATER TRENCH DETAIL

NOT TO SCALE



NOTES:

1) SADDLE MUST BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.

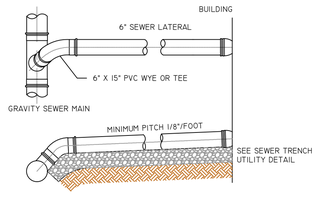
2) ALL PIPE AND FITTINGS MUST BE SCH-40 PVC.

3) SEWER SERVICE AND CONNECTION INTO EXISTING SEWER MAIN MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE WATER AUTHORITY RULES AND REGULATIONS.

4) CONTRACTOR TO ENSURE EXISTING SEWER MAIN IS NOT DAMAGED DURING CONSTRUCTION/ INSTALLATION OF SERVICE.

SEWER SADDLE CONNECTION DETAIL

NOT TO SCALE



NOTES:

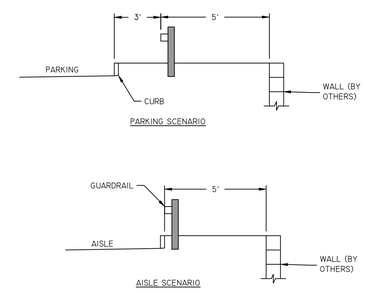
1) ALL PIPE AND FITTINGS SHALL BE GASKETED 6" SDR 35 PVC PIPE.

2) ALL PVC CLEANOUTS SHALL BE SLEEVED WITH A CAST-IRON BOX SET FLUSH WITH THE FINAL GRADE. COVERS SHALL BE INSCRIBED WITH THE WORD "SEWER."

SEWER WYE DETAIL

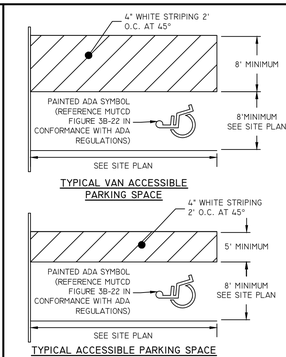
NOT TO SCALE

NOTE:
ACTUAL LOCATION OF GUARDRAIL TO BE DETERMINED BASED ON DESIGN OF WALL DESIGN BY GEOTECHNICAL ENGINEER.



GUARDRAIL OFFSET SCENARIOS

NOT TO SCALE



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

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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.

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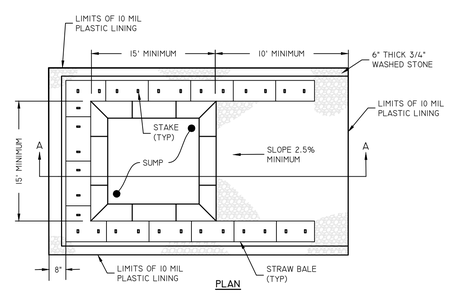
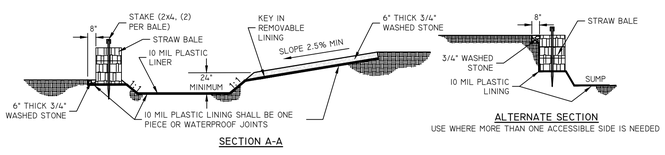
NO.	DATE	DESCRIPTION	BY:
2	03-11-2022	PRELIMINARY & FINAL PLAN SUBMISSION	D.R.N.
1	02-15-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	02-3-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DESIGN BY: N.D.K.
DRAWN BY: N.D.K.





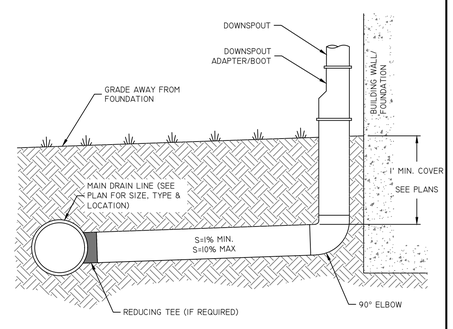
WASHOUT SIGN

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.

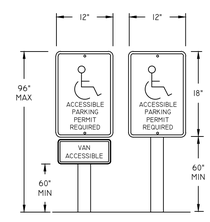
CONCRETE WASHOUT AREA

NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



NOTES:
1. SIGN MUST BE PLACED BEHIND APPLICABLE VAN ACCESSIBLE OR ACCESSIBLE SPACE AS SHOWN ON SITE PLAN.
2. ACCESSIBLE PARKING SPACES AND SIGNAGE MUST COMPLY WITH LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR THE APPLICABLE STATE/ MUNICIPAL BUILDING CODE, WHICHEVER STANDARD CONTROLS.
3. THE MAXIMUM HEIGHT OF THE HIGHEST SIGN SHALL BE 96".
4. THE MINIMUM HEIGHT OF THE LOWEST SIGN SHALL BE 60".

TYPICAL ACCESSIBLE PARKING SIGN

NOT TO SCALE

DETAIL SHEET - I

2245 POST ROAD
ASSESSOR'S PLAT 323, LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

SHEET 12 OF 15

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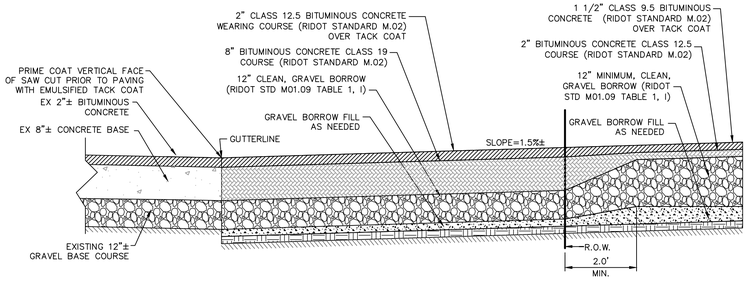
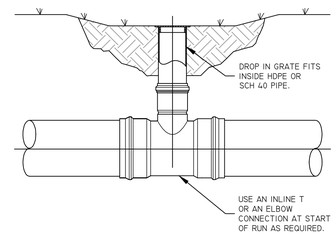
NOTES:
1. SEE SHEET 6 FOR PAVEMENT TIE IN LOCATIONS.
2. EXISTING PAVEMENT CROSS SECTIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY THE EXISTING PAVEMENT CROSS SECTION PRIOR TO CONSTRUCTION AND COORDINATE PATCHING WITH DESIGN ENGINEER AND RIDOT.
3. ROADWAY CUTS FOR UTILITY INSTALLATION WITHIN THE RIGHT OF WAY OF POST ROAD REQUIRE APPROVAL BY THE RIDOT MAINTENANCE DIVISION AND ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY PERMIT AND ALL RIDOT COORDINATION.



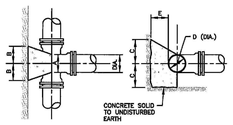
SAW CUT AND MATCH DETAIL CROSS SECTIONS

NOT TO SCALE



YARD DRAIN
6"- 24" DROP IN INSTALLATION

NOT TO SCALE



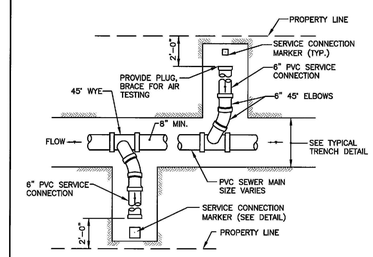
PLAN SECTION

TEES and END CAPS

TEES		PIPE SIZE–D (DIA.)				
		6"	8"	12"	16"	20"
	A	8"	10"	1'–3"	1'–3"	1'–6"
	B	8"	10"	1'–4"	1'–4"	1'–6"
	C	10"	1'–6"	1'–3"	1'–6"	1'–8"
	E	8"	10"	1'–2"	1'–6"	1'–10"
END CAPS						
	A	6"	8"	1'–2"	1'–4"	1'–8"
	B	8"	10"	1'–2"	1'–6"	1'–10"
	C	8"	10"	1'–2"	1'–6"	1'–10"
	E	8"	10"	1'–2"	1'–6"	1'–10"

NOTE:
THE DIMENSIONS PROVIDED REPRESENT THE MINIMUM REQUIREMENTS. THE ACTUAL THRUST BLOCK DIMENSIONS WILL BE BASED UPON THE SOIL BEARING CAPACITY AND SYSTEM PRESSURE ON A PROJECT SPECIFIC BASIS.

Detail No. WSA - 28
Thrust Block Details
(Tees and End Caps)
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889



PLAN

NOTES:
1. FOR 6" SERVICE, MIN. SLOPE = 1%
2. PIPE SADDLE REQUIRED FOR CONNECTION TO EXISTING SEWER MAIN.

Detail No. WSA - 16
Typical Service Connection Plan (Less Than 10' Depth)
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889

WATER INSTALLATION NOTES

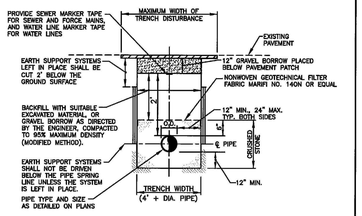
1. INSTALLATION OF WATER MAIN AND SERVICE SHALL CONFORM TO THE "RULES AND REGULATIONS OF THE WARWICK WATER DIVISION.
2. DISTRIBUTION PIPING SHALL BE CL 52 DUCTILE IRON, DOUBLE CEMENT LINED WITH PUSH ON JOINTS (TYTON STYLE ONLY). PIPE SHALL MEET ANSI/AWWA C151 A21.51,ANSI/AWWA C150/A21.50. JOINTS SHALL MEET ANSI/AWWA C111/A21.11.
3. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CL350 CEMENT MORTAR LINED AND MEET ANSI/AWWA/C153/A21.53. MECHANICAL JOINTS SHALL MEET NSI/AWWA/C111/A21.11 AMERICAN MANUFACTURER ONLY.
4. VALVES SHALL BE MECHANICAL JOINT, DOUBLE DISC PARALLEL SEAT OR RESILIENT SEAT GATE STYLES AS FOLLOWS:
   A. METRO SEAL 250, AVK OR EQUAL.
   B. RUBBER SEATED TIGHT CLOSING CLASS 150 MEETING OR EXCEEDING AWWA C504 UNDERGROUND SERVICE PRATT, M & H VALVE OR EQUAL.
   C. MUELLER, FORD, OR EQUAL.
5. PRESSURE TEST OF THE WATER SYSTEM SHALL BE 1.5 TIMES THE MAXIMUM WORKING PRESSURE. NOTIFY WARWICK WATER DIVISION 2 DAYS PRIOR TO TEST.
6. NOTIFY THE WARWICK WATER DIVISION 5 DAYS PRIOR TO CONSTRUCTION COMMENCEMENT.
7. CHLORINATION OF SYSTEM AND SAMPLING SHALL CONFORM TO SEC. 3.5 OF REQUIREMENTS FOR SERVICE AND MAIN INSTALLATION.
8. NOTIFY ENGINEER PRIOR TO COVERING OF WATER MAIN TO SURVEY AS-BUILT LOCATION AND TO COMPLETE REQUIRED AS-BUILT PLAN. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE CONTRACTOR.
9. WATER SERVICE INSTALLATIONS GREATER THAN 200' MUST HAVE A METER PIT.
10. TEMPORARY FLUSHING CONNECTIONS AND BLOW-OFFS SHALL BE SIZED TO PROVIDE 2.5-FEET PER SECOND FLOW PER AWWA STANDARD 651.
11. CONTRACTOR RESPONSIBLE TO COORDINATE WITH PLUMBING OFFICIAL FOR DISINFECTION OF SERVICE PIPE EXTENDING FROM CURB BOX TO HOME PER STATE PLUMBING CODE AND WARWICK WATER DIVISION REGULATIONS. WATER SERVICE CANNOT BE ACTIVATED WITHOUT COPY OF LAB RESULTS AND PLUMBING INSPECTOR'S VERIFICATION.
12. ALL PIPES, FITTINGS, AND APPURTENANCES SHALL CONFORM TO WARWICK WATER DIVISION REGULATIONS.
13. ALL PROPOSED WATER VALVES SHALL BE "RIGHT ON" VALVES AS REQUIRED BY THE WARWICK WATER DIVISION.

LEAKAGE & PRESSURE TESTING FOR WATER MAINS

1. HYDROSTATIC AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL COMPLETED SECTIONS OF NEWLY INSTALLED WATERMAIN PIPELINE IN ACCORDANCE WITH AWWA C600, THE WARWICK WATER DIVISION, AND AS SPECIFIED BELOW.
2. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR TESTING. CONTRACTOR TO NOTIFY WARWICK WATER DIVISION 48 HOURS IN ADVANCE OF TEST DATE.
3. TESTING PROCEDURES - ALL AIR SHALL BE EXPELLED AT THE HIGH POINTS AND THE PIPELINE SLOWLY FILLED WITH POTABLE WATER, AND MUST SIT FOR 24 HOURS BEFORE CONDUCTING TEST.
4. THE INTERNAL PRESSURE SHALL BE BUILT UP TO 1.5 TIMES THE WORKING PRESSURE AND MAINTAINED FOR A PERIOD OF NOT LESS THAN ONE (1) HOUR.
5. ALL LEAKS IN THE PIPELINE SHALL BE STOPPED, CRACKED OR DEFECTIVE PIPE, FITTINGS OR ACCESSORIES SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR.
6. THE PIPELINE SHALL BE RETESTED AS MAY BE REQUIRED AND NECESSARY UNTIL THE LEAKAGE FALLS WITHIN THE ALLOWABLE DETERMINED FOR THE PIPE NETWORK, AT WHICH TIME THE PIPELINE MAY BE CONSIDERED READY FOR:
   A. WATERMAINS - DISINFECTION STEP
7. COMPLIANCE WITH STATE PLUMBING CODE IN REFERENCE TO RESIDENTIAL BACK FLOW PREVENTION MUST BE VERIFIED BY PLUMBING INSPECTOR, PRIOR TO METER INSTALLATION.

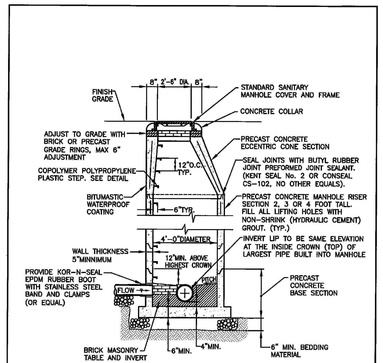
CHLORINATION & DISINFECTION POLICY

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 WARWICK WATER DIVISION 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 DIVISION BEFORE MAKING ANY PERMANENT CONNECTION TO THE WARWICK WATER DIVISION 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 DIVISION SYSTEM, MUST FLOW THROUGH AN ISOLATED CONNECTION TO THE WARWICK WATER DIVISION 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 FEET 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 1000 FT. 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 DIVISION EMPLOYEES, GIVEN A TWO-DAY NOTICE AND TESTED BY A LABORATORY APPROVED BY WARWICK WATER DIVISION. 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 DIVISION. THE WATER SAMPLE TEST RESULTS MUST INDICATE THAT THE WATER QUALITY IN THE NEW MAIN IS CONSISTENT IN QUALITY WITH THE WARWICK WATER DIVISION SYSTEM WATER.



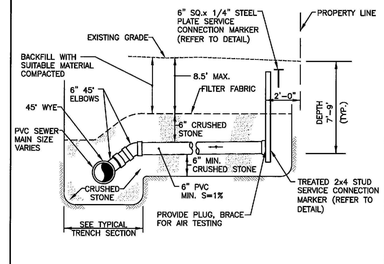
NOTE:
AS A MINIMUM, FILTER FABRIC SHALL BE PLACED ON THE TOP OF THE BEDDING. PLACEMENT OF FILTER FABRIC ON THE TOP, BOTTOM AND SIDES OF THE BEDDING WILL BE DETERMINED ON A SITE SPECIFIC BASIS BY THE ENGINEER.

Detail No. WSA -15
Typical Trench
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889



NOTES:
1. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH BUTYL RUBBER JOINT PREFORMED SEALANT.
2. ALL LIFTING HOLES OR INDENTS ARE TO BE SEALED WITH NON-SHRINKING (HYDRAULIC CEMENT) GROUT.

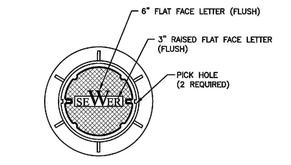
Detail No. WSA - 3
Sanitary Manhole
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889



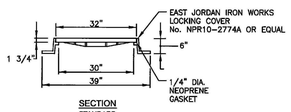
PROFILE

NOTE:
AS A MINIMUM, FILTER FABRIC SHALL BE PLACED ON THE TOP OF THE BEDDING. PLACEMENT OF FILTER FABRIC ON THE TOP, BOTTOM AND SIDES OF THE BEDDING WILL BE DETERMINED ON A SITE SPECIFIC BASIS BY THE ENGINEER.

Detail No. WSA - 17
Typical Service Connection Profile (Less Than 10' Depth)
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889



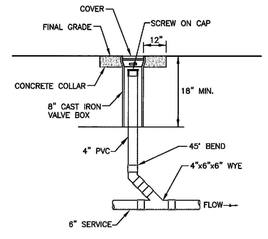
PLAN



SECTION
STANDARD

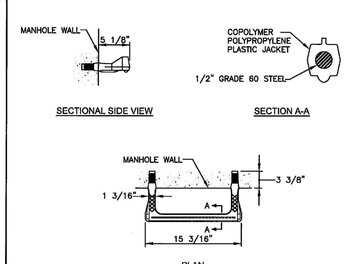
NOTES:
1. ALL MANHOLES SHALL RECEIVE STANDARD COVERS UNLESS OTHERWISE INDICATED ON THE PLANS.
2. COVERS TO HAVE NO VENT HOLES.
3. COVER MUST BE SUITABLE FOR H-20 HIGHWAY LOADING.

Detail No. WSA - 5
Sanitary Manhole Cover
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889



NOTE:
COVER SHALL BE CAST IRON, LOCKING LID MARKED SEWER AND DESIGNED FOR H-20 TRAFFIC LOADING.

Detail No. WSA - 21
Service Cleanout
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889



PLAN

Detail No. WSA -7
Manhole Step
Contract DD
Date: May 2017 | Scale: Not to Scale
WARWICK SEWER AUTHORITY
125 Arthur Devine Boulevard
Warwick, Rhode Island 02889

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

DANA R. NISBET
No. 11876
3/1/22
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED "ISSUED FOR CONSTRUCTION" AND STAMPED BY AN ACTIVE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

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

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND SPECIFICATIONS.

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

NO.	DATE	DESCRIPTION	BY:
2	03-11-2022	Preliminary & Final Plan Submission	D.R.N.
1	02-16-2022	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.
0	6-3-2021	PRELIMINARY & FINAL PLAN SUBMISSION	N.D.K.

DRAWN BY: N.D.K. DESIGN BY: N.D.K.

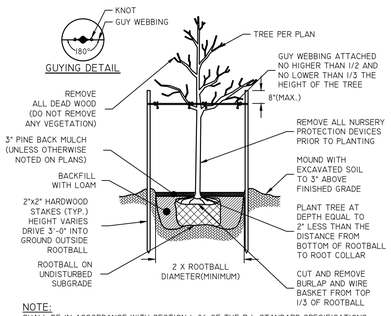
DETAIL SHEET - 2

2245 POST ROAD
ASSESSOR'S PLAT 323, LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

DE JOB NO: 2020-005 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

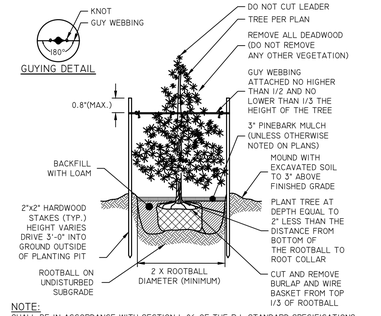
Z:\DEPMAN\PROJECTS\2020-005 POST ROAD 2245\AUTOCAD DRAWINGS\2020-005-CIVAR.DWG PLOTTED: 3/11/2022



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

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

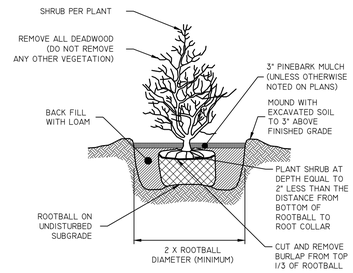
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

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

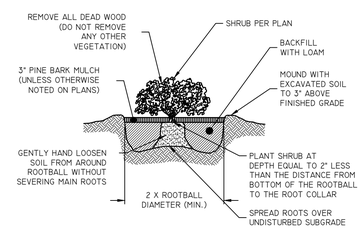
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

BALL AND BURLAP SHRUB PLANTING DETAIL

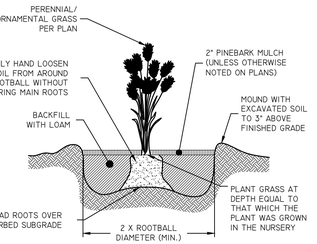
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

CONTAINER GROWN SHRUB PLANTING DETAIL

NOT TO SCALE



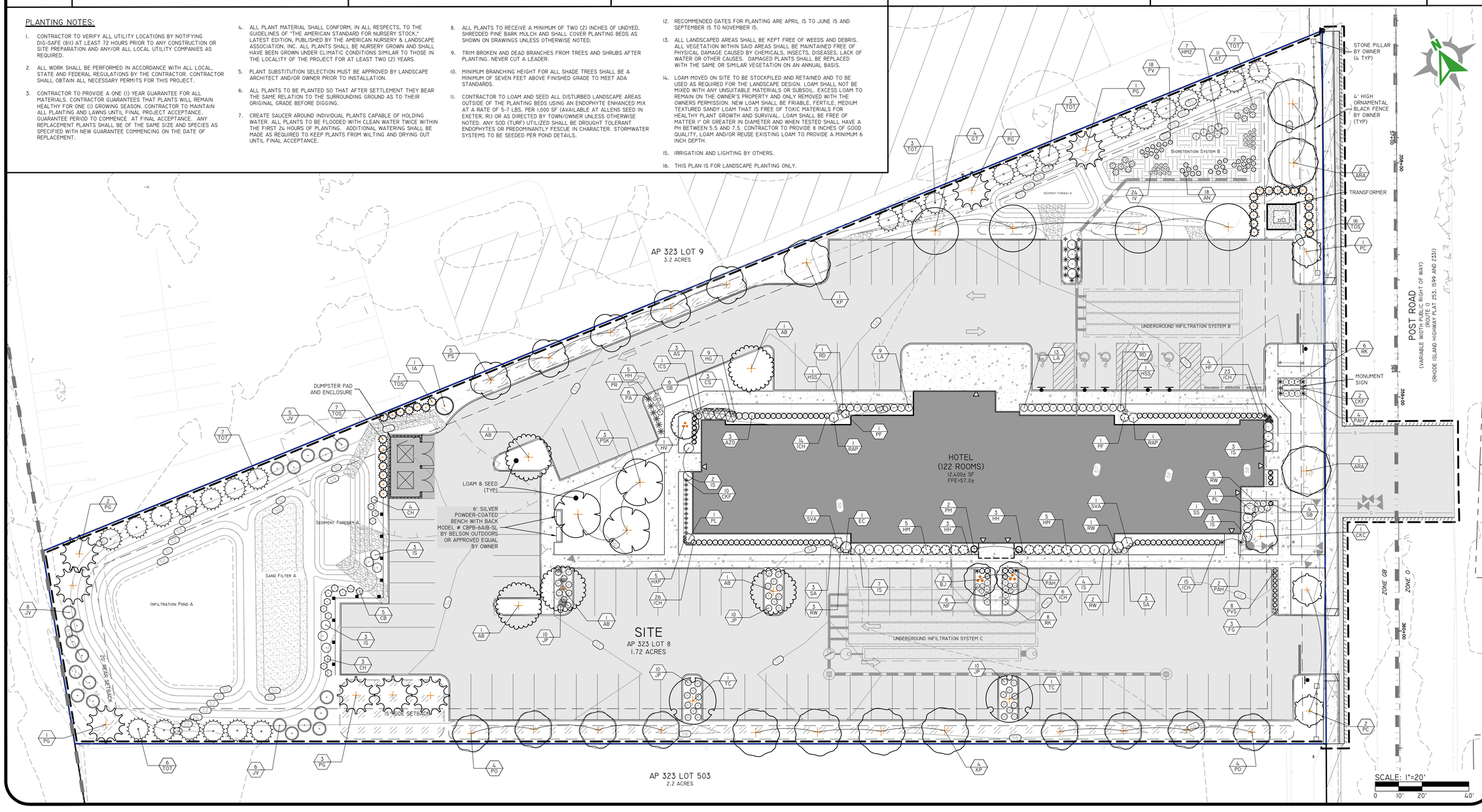
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

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. STORMWATER SYSTEMS TO BE SEEDED PER POND DETAILS.
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 6 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.



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-462-6006 www.diprete-eng.com
Boston • Providence • Newport

REGISTERED LANDSCAPE ARCHITECT ALEXANDRA C. AVERY NO. 431 RHODE ISLAND U.S.A.

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DESIGN BY: N.D.K.
DRAWN BY: N.D.K.

LANDSCAPE PLAN

2245 POST ROAD

ASSESSOR'S PLAT 323 LOT 8
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI I, LLC
16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 786-701-3584

SHEET 14 OF 15

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Appendix A Zoning Code

505. - Landscaping and screening requirements for nonresidential uses.

505.1 MINIMUM LANDSCAPED BUFFER.

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

A TEN-FOOT-WIDE LANDSCAPED BORDER IS PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS.

(B) A 20-FOOT WIDE LANDSCAPED BORDER SHALL BE PROVIDED ALONG ANY PROPERTY LINE THAT ABUTS A RESIDENCE DISTRICT, PDR OVERLAY DISTRICT, RESIDENTIAL PUD OVERLAY DISTRICT, OR AN OPEN SPACE DISTRICT WHERE SUCH LOT CONTAINS AT LEAST 5,000 SQUARE FEET INCLUDING ANY FRESHWATER WETLANDS.

NOT APPLICABLE.

(C) IN ADDITION TO (SUBSECTION) (B) ABOVE, ANY NONRESIDENTIAL USE ON A LOT THAT ABUTS A DISTRICT LISTED IN (SUBSECTION) (B) ABOVE SHALL BE SCREENED ALONG SUCH ABUTTING PROPERTY LINE BY A WALL OR FENCE (SIX-FOOT MINIMUM HEIGHT) OF SOLID APPEARANCE OR A TIGHT EVERGREEN HEDGE AS SPECIFIED IN SUBSECTION 505.3, PLANT REQUIREMENTS AND SIZES.

NOT APPLICABLE.

(D) ALL OUTDOOR TRASH RECEPTACLES, DUMPSTERS AND ELECTRICAL BOXES SHALL BE SCREENED ON ALL SIDES BY A FENCE AND A TIGHT EVERGREEN HEDGE WHOSE HEIGHT SHALL BE GREATER THAN OR EQUAL TO THE HEIGHT OF SAID STRUCTURE, AS SPECIFIED IN SUBSECTION 505.4, PLANT REQUIREMENTS AND SIZES.

DUMPSTER IS ENCLOSED BY A WALL AND ELECTRICAL TRANSFORMER IS SCREENED BY EVERGREENS.

505.3 TREE PRESERVATION AND PROTECTION.

(C) THE FOLLOWING TECHNIQUES SHALL BE EMPLOYED DURING CONSTRUCTION TO ENSURE THE PROPER PROTECTION OF ALL EXISTING TREES TO BE PRESERVED.

(1) KEEP ALL GRADING AND OTHER EQUIPMENT THAT MAY SUBJECT TREES TO DAMAGE DIRECTLY OR INDIRECTLY AWAY FROM THE DRIP LINE OF THE TREE. ERECT A THREE-FOOT HIGH MINIMUM VISIBLE FENCE BARRIER OUTSIDE OF THE DRIP LINE OF THE TREE TO KEEP ALL DANGEROUS EQUIPMENT OUT OF THIS ZONE.

(2) ANY ACCIDENTALLY DAMAGED ROOTS SHALL BE PRUNED BY A LICENSED ARBORIST.

(3) CARE SHALL BE TAKEN NOT TO DISPOSE OF PAINT OR ANY OTHER SOLVENTS THAT MAY CHANGE THE SOIL STRUCTURE IN OR AROUND THE ROOT PROTECTION ZONE.

505.4 PLANT REQUIREMENTS AND SIZES.

(A) LANDSCAPE PLANS SHALL PROVIDE A SUITABLE MIXTURE OF EVERGREEN, ORNAMENTAL, SHADE TREES, AND SHRUBS TO PROVIDE AN ADEQUATE VISUAL AND NOISE BUFFER BETWEEN ADJACENT LAND USES. REFER TO APPENDIX D.5 OF THE SUBDIVISION DEVELOPMENT REGULATIONS FOR A LIST OF RECOMMENDED TREES AND SHRUBS. FENCES, BERMS, AND OTHER STRUCTURAL FEATURES MAY ALSO BE USED TO PROVIDE AN ADEQUATE BUFFERING BETWEEN LAND USES.

(1) SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN AND SHALL SATISFY THE SIZE REQUIREMENTS SET FORTH IN THIS SUBSECTION.

(2) APPROXIMATELY EVERY 35 LINEAR FEET OF LANDSCAPING SHALL CONTAIN ONE SHADE TREE AND FIVE SHRUBS. ALTERNATELY, TWO ORNAMENTAL TREES OR TWO EVERGREEN TREES MAY SUBSTITUTE FOR ONE SHADE TREE.

(3) BERMS SHALL BE AT LEAST TWO FEET HIGH AND SHALL HAVE A MINIMUM TWO TO ONE SLOPE.

A MIXTURE OF TREES AND EVERGREENS ARE PROPOSED AROUND THE PERIMETER OF THE SITE.

(B) PRESERVATION OF EXISTING LARGE TREES CAN BE USED TO REDUCE NEW PLANTINGS REQUIRED BY THIS SUBSECTION. EFFORTS TO SUBSTITUTE EXISTING PLANTINGS FOR NEW PLANTINGS SHALL BE COORDINATED IN ADVANCE WITH THE CITY'S LANDSCAPE COORDINATOR.

NOT APPLICABLE.

(C) ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE NURSERY GROWN.

(D) ALL PLANTS SHALL BE SELECTED IN ACCORDANCE WITH A CERTIFIED USDA HARDINESS ZONE MAP FOR ZONES 6A-6B.

PLANTS HAVE SELECTED THAT ARE HARDY IN USDA ZONES 6A-6B.

(E) PLANTS WHICH ARE CONSIDERED TO BE INVASIVE OR DISEASE PRONE BY LOCAL HORTICULTURISTS AND UNIVERSITIES SHOULD NOT BE USED IN ANY LANDSCAPE AREAS. REFER TO TABLE 5A FOR A LIST OF UNACCEPTABLE PLANTS.

NO INVASIVE OR DISEASE PRONE PLANTS ARE PROPOSED.

(F) TREES AND SHRUBS OF THE SAME SPECIES MAY BE PLANTED IN MASSES TO CREATE UNIFORMITY ALONG THE SITE; HOWEVER, LARGE MASSING OF ONE SPECIES SHOULD BE AVOIDED TO REDUCE THE RISK OF A MONOCULTURE ENVIRONMENT.

A VARIETY OF TREE AND SHRUBS SPECIES ARE PROPOSED WHICH REDUCE THE RISK OF A MONOCULTURE ENVIRONMENT.

(G) PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE LOCATED ON THE PLANTING PLAN.

(1) CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER AND 12 INCHES ABOVE GRADE FOR TREES FOUR INCHES IN DIAMETER OR LARGER.

(2) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.

(3) MINIMUM SIZE FOR ALL SHADE TREES SHALL BE BETWEEN 2½ AND THREE INCHES IN DIAMETER, AND 12 TO 14 FEET IN HEIGHT.

SHADE TREES PROPOSED ARE BETWEEN 2½ AND THREE INCHES IN DIAMETER AND 12 TO 14 FEET IN HEIGHT.

(4) MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN FIVE TO EIGHT FEET IN HEIGHT.

EVERGREEN TREES PROPOSED ARE BETWEEN FIVE TO EIGHT FEET IN HEIGHT.

(5) ALL SHRUBS SHALL BE A MINIMUM OF THREE FEET IN HEIGHT (B&B) OR THREE GALLON (CONTAINERIZED) UNLESS OTHERWISE APPROVED BY THE LANDSCAPE COORDINATOR.

ALL SHRUBS PROPOSED ARE A MINIMUM OF THREE FEET IN HEIGHT (B&B) OR THREE GALLON (CONTAINERIZED).

505.5 INSTALLATION STANDARDS AND SPECIFICATIONS.

(A) INSTALLATION OF ALL PLANT MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH SECTION D3.3, SUBSECTION E OF THE SUBDIVISION REGULATIONS.

505.6 PARKING LOT BUFFERS.

(A) WHEN A PARKING AREA IS LOCATED DIRECTLY ADJACENT TO A CITY STREET THE FOLLOWING ALTERNATIVES SHALL BE CONSIDERED TO REDUCE THE VISUAL IMPACT OF THE PARKING AREA. ALTERNATIVES INCLUDE:

(1) PROVIDE A TEN-FOOT MINIMUM LANDSCAPED SETBACK AREA EXCLUSIVE OF THAT REQUIRED FOR SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING LOT, TO BE PLANTED WITH TREES AND SHRUBS IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN SECTION 505.4, PLANT REQUIREMENTS AND SIZES.

A TEN-FOOT MINIMUM LANDSCAPED SETBACK AREA EXCLUSIVE OF THAT REQUIRED FOR SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING LOT IS PROPOSED.

(2) WHERE SUBSTANTIAL GRADING IS NECESSARY AND RESULTS IN A PARKING AREA LOWER IN ELEVATION THAN THE SURROUNDING OR ADJACENT RIGHT-OF-WAY, THE RESULTING EMBANKMENT SHOULD BE PLANTED WITH LOW SHRUBS AND SHADE OR ORNAMENTAL TREES. A MINIMUM OF TEN FEET OF LANDSCAPING SHOULD BE PROVIDED BETWEEN THE STREET AND THE PARKING LOT.

NOT APPLICABLE.

(3) WHERE FEASIBLE, CREATE A BERM IN ACCORDANCE WITH SUBSECTION 505.4 FOR PLANTING LAWN, GROUND COVER, SHRUBS AND ONE TREE EVERY 35 FEET.

LAWN AND ONE TREE EVERY 35 FEET IS PROPOSED WHERE FEASIBLE.

(4) IN CASES WHERE A QUALITY WOODLAND EXISTS, PRESERVE THE EXISTING TREES BETWEEN THE PARKING AREA AND THE RIGHT-OF-WAY. PROVIDE ADDITIONAL EVERGREEN OR DECIDUOUS TREES TO ACHIEVE A VISUAL BUFFER. EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION UNDER THE GUIDANCE OF A PROFESSIONAL HORTICULTURIST.

NOT APPLICABLE.

(B) PROVIDE A MINIMUM OF FIVE PERCENT INTERIOR LANDSCAPING FOR THE PURPOSE OF PLANTING SHADE TREES AND SHRUBS. THE FOLLOWING ALTERNATIVES ARE RECOMMENDED:

(1) PROVIDE A CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY FOUR ROWS OF PARKING. THIS SHOULD BE A MINIMUM OF EIGHT FEET IN WIDTH TO ACCOMMODATE A LOW HEDGE AND SHADE TREES.

(2) CREATE LARGE PLANTING ISLANDS (OVER 600 SQUARE FEET) TO BE LOCATED THROUGHOUT THE LOT AND PLANTED WITH SHADE TREES, LOW SHRUBS, AND/OR GROUND COVER. THESE SHOULD PREFERABLY BE LOCATED AT THE ENDS OF PARKING ROWS.

(3) PROVIDE PLANTING ISLANDS (A MINIMUM OF NINE FEET WIDE) BETWEEN EVERY TEN TO 15 SPACES TO AVOID LONG ROWS OF PARKED CARS. EACH OF THESE PLANTING ISLANDS SHOULD PROVIDE AT LEAST ONE SHADE TREE HAVING A CLEAR TRUNK HEIGHT OF AT LEAST SIX FEET.

(C) LANDSCAPING WITHIN THE PARKING AREA SHOULD BE USED TO DELINEATE VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS. MECHANICAL EQUIPMENT, TRASH, AND LOADING AREAS SHALL BE SCREENED ON ALL SIDES BY WALLS, FENCES, AND LANDSCAPING, WHICH SHALL CONSIST OF A THICK EVERGREEN HEDGE.

PLANTING ISLANDS ARE PROPOSED THROUGHOUT THE LOT TO BE PLANTED WITH SHADE TREES, LOW SHRUB, PERENNIALS, ORNAMENTAL GRASSES AND LAWN AREAS.

FIVE PERCENT INTERIOR LANDSCAPING CALC

PROPOSED PARKING AREA = 23,160 SF

PROPOSED INTERIOR LANDSCAPING = 2,236 SF

PROPOSED INTERIOR LANDSCAPING AREA:

2,236 SF/ 23,160 SF = (0.96) 9.6% > 5%

505.7 MAINTENANCE OF LANDSCAPED AREAS.

(A) AFTER A PERIOD OF ONE FULL YEAR FROM THE DATE OF PLANTING THE CONTRACTOR OR OWNER SHALL REMOVE ALL STAKES, GUY WIRES, TAPE AND REPLACE ANY DEAD PLANT MATERIAL.

(B) ALL LANDSCAPING MUST BE MAINTAINED THROUGHOUT THE ENTIRE LIFE OF THE PROJECT AND ANY PLANT MATERIAL THAT DIES WITHIN THIS TIME PERIOD SHALL BE REPLACED BY THE OWNER OR CONTRACTOR.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AB	5	Acer buergerianum	Trident Maple	2.5/3" CAL B&B
	ARA	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5/3" CAL B&B
	BJ	2	Betula jacquemontii	Whitebarked Himalayan Birch	12-14` HT CLUMP
	CKC	1	Cornus kousa	Kousa Dogwood	2.5/3" CAL B&B
	GT	4	Gleditsia triacanthos inermis `Halka`	Halka Thornless Honey Locust	2.5/3" CAL B&B
	HV	1	Hamamelis vernalis	Spring Blooming Witchhazel	4/5` HT B&B
	IA	1	Ilex opaca	American Holly	8/9` B&B
	KP	5	Koelreuteria paniculata	Golden Rain Tree	2.5/3" CAL B&B
	PSK	3	Prunus serrulata `Kwanzan`	Flowering Cherry	2/2.5" CAL B&B
	PS	5	Prunus x `Snow Goose`	Snow Goose Cherry	2.5/3" CAL B&B
	PO	8	Prunus x okame	Okame Cherry	2.5/3" CAL B&B
	PC	3	Pyrus calleryana `Chanticleer`	Chanticleer Pear	2.5/3" CAL B&B
	TC	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5/3" CAL B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	PG	8	Picea glauca	White Spruce	7/8` HT
	TOS	30	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	7/8` HT

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AZD	3	Azalea x `Delaware Valley White`	Valley White Azalea	5 gal
	CH	10	Clethra alnifolia 'Hummingbird'	Summersweet	3 gal
	CB	5	Cornus sericea `Baileyi`	Red Twig Dogwood	3 gal
	CS	3	Cornus sericea 'Elegantissima'	Variegated Redtwig Dogwood	5 gal
	EC	2	Enkianthus campanulatus	Enkianthus	5/6` HT
	HM	10	Hydrangea macrophylla `Endless Summer` TM	Endless Summer Hydrangea - Blue	5 gal
	ICS	1	Ilex crenata `Sky Pencil`	Sky Pencil Japanese Holly	4/5` HT
	ICH	85	Ilex crenata 'Helerii'	Heler Japanese Holly	18-24" HT
	IS	29	Ilex glabra `Shamrock`	Inkberry	5 gal
	JP	40	Juniperus procumbens `Nana`	Shore Juniper	3 gal
	JV	19	Juniperus virginiana	Eastern Red Cedar	5/6` B&B
	LA	22	Leucothoe axillaris	Coastal Leucothoe	3 gal
	PM	2	Picea pungens `Montgomery`	Montgomery Blue Spruce	5 gal
	PF	2	Pieris floribunda	Mountain Pieris	5 gal
	PL	2	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	3` HT MIN
	RAP	2	Rhododendron azalea `PJM`	Azalea	18" HT/SPREAD MIN.
	RD	2	Rhododendron x `Delaware Valley White`	Delaware Valley White Azalea	3 gal
	RK	14	Rosa x `Knockout` TM	Knockout Rose	3 gal
	RW	11	Rosa x `White-Out`	White-Out Rose	3 gal
	SB	10	Spiraea x bumalda `Neon Flash`	Neon Flash Spirea	18-24" HT
	SVA	2	Syringa vulgaris `Alba`	White Common Lilac	4/5` HT
	TOT	26	Thuja occidentalis `Techny`	Techny Arborvitae	6` HT MIN
BIORENTION PLANTING	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AT	11	Asclepias tuberosa	Butterfly Milkweed	1 gal
	AN	18	Aster novae-angliae	New England Aster	1 gal
	HM2	7	Hibiscus moscheutos	Rose Mallow	1 gal
	IV	24	Iris versicolor	Blue Flag	1 gal
	PV	18	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 gal @ 24" oc
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	CKF	16	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal
	FG	3	Festuca glauca `Elijah Blue`	Blue Fescue	1 gal
	PVS	8	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal
	PAH	17	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	2 gal
	PA	6	Pennisetum alopecuroides `Moudry`	Oriental Fountain Grass	2 gal
ANNUALS/PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AS	3	Astilbe x arendsii `Snowdrift`	Snowdrift Astilbe	1 gal
	HH	11	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal
	HXP	5	Heuchera x `Paris`	Paris Coral Bells	1 gal
	HF	4	Hosta fortunei `Patriot`	Hosta	1 gal
	HG	9	Hosta x `Guacamole`	Guacamole Hosta	1 gal
	HSS	2	Hosta x `Sum and Substance`	Sum and Substance Hosta	2 gal
	NF	6	Nepeta x faassenii `Blue Wonder`	Catmint	1 gal
	PR	1	Perovskia atriplicifolia 'Rocketman'	Russian Sage	2 gal
	SS	1	Salvia x sylvestris `Mainacht`	Sage	1 gal
	SA	6	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

DiPrete Engineering
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REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY-MOORE
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DRAWN BY: N.D.K.

Landscape Notes & Plant Schedule

2245 Post Road

ASSESSOR'S PLAT 323 LOT 8
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PREPARED FOR:
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