

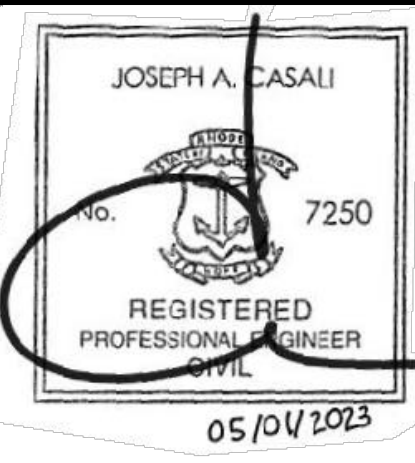
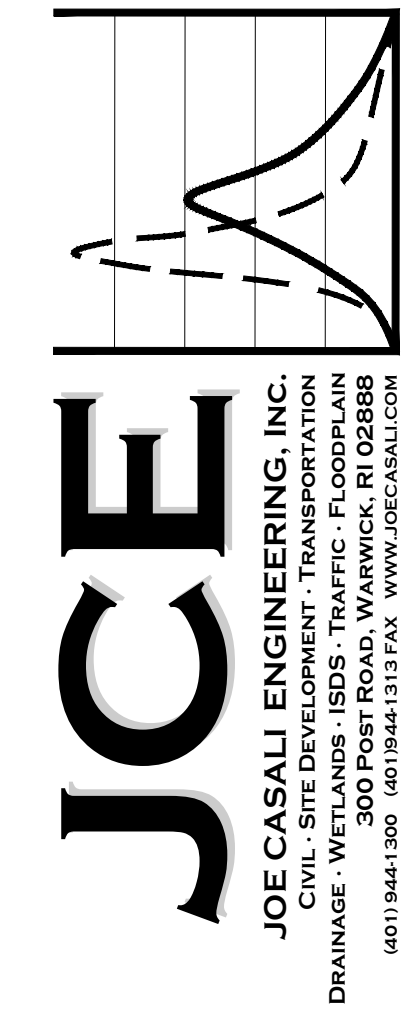
SITE IMPROVEMENT PLANS

FOR A PROPOSED

5-UNIT MULTI-FAMILY DEVELOPMENT

**2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493**

ZONING DISTRICT: OFFICE with (PDR) PLANNED RESIDENTIAL OVERLAY



**5-UNIT MULTI-FAMILY DEVELOPMENT
2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493**

APPROVALS:

- WARWICK PLANNING BOARD OF REVIEW - MASTER PLAN APPROVAL (SEPTEMBER 14, 2022)
WITH A CITY COUNCIL ZONE CHANGE RECOMMENDATION AND CITY COUNCIL STREET ABANDONMENT RECOMMENDATION
- WARWICK CITY COUNCIL - PETITION GRANTED FOR A ZONE CHANGE OF THE SUBJECT PARCELS TO OFFICE DISTRICT (O) WITH THE PLANNED DISTRICT RESIDENTIAL-LIMITED (PDR-L) OVERLAY

FILINGS:

- WARWICK PLANNING BOARD OF REVIEW - PRELIMINARY PLAN
- RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - WATER QUALITY CERTIFICATION AND STORMWATER CONSTRUCTION PERMIT
- WARWICK WATER DIVISION
- WARWICK SEWER AUTHORITY
- WARWICK DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION

PROJECT TEAM

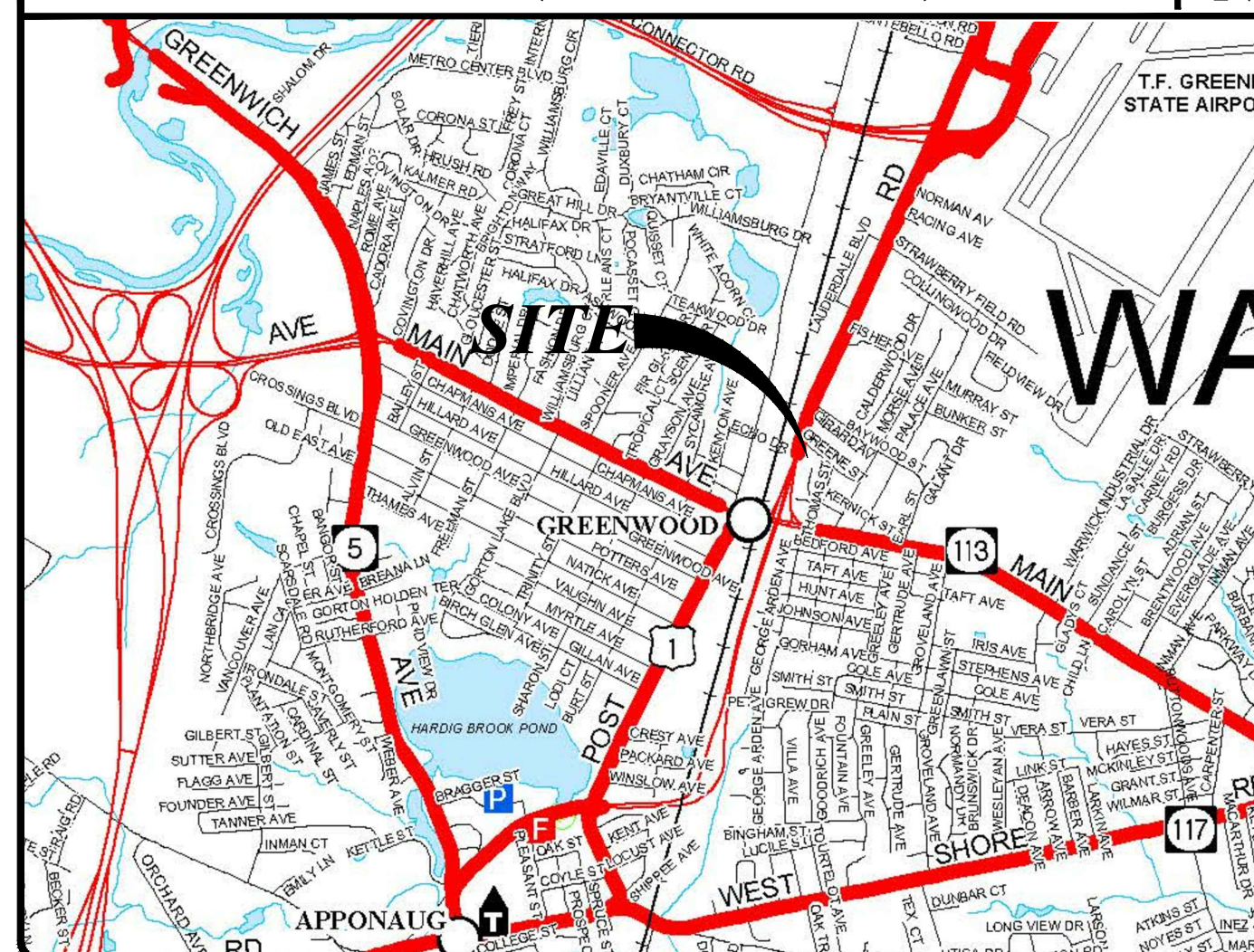
**OWNER/
APPLICANT:** MR. KEVIN J. MURPHY
C/O MR. K. JOSEPH SHEKARCHI, ESQ.
240 CHESTNUT STREET
WARWICK, RI 02888
PHONE: 401-827-0100

**CIVIL
ENGINEER:** JOE CASALI ENGINEERING, INC.
300 POST ROAD
WARWICK, RI 02888
PHONE: 401-944-1300
FAX: 401-944-1313

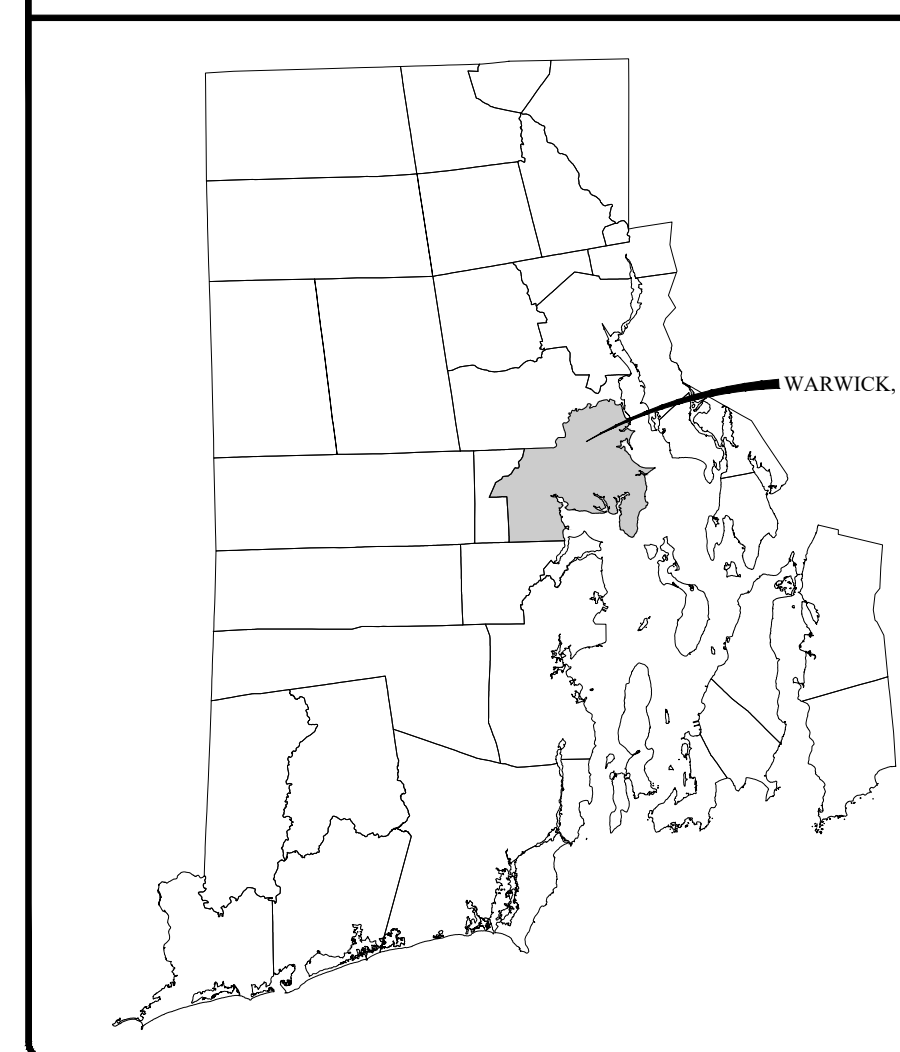
SURVEYOR: OCEAN STATE PLANNERS, INC.
1225 OAKLAWN AVENUE
CRANSTON, RI 02920
PHONE: 401-463-9696

**LANDSCAPE
ARCHITECT:** DIANE C. SOULE & ASSOCIATES, ASLA
422 FARNUM PIKE
SMITHFIELD, RI 02917
PHONE: 401-231-0736

LOCUS MAP (SCALE: 1" = 500')



STATE WIDE MAP



INDEX OF DRAWINGS

| SHEET NO. | PLAN |
|-----------|--|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES AND LEGEND |
| 3 | EXISTING CONDITIONS & SITE PREPARATION PLAN |
| 4 | SITE PLAN |
| 5 | GRADING & DRAINAGE PLAN |
| 6 | UTILITY PLAN |
| 7 | DETAILS I |
| 8 | DETAILS II |
| R1 | BOUNDARY STAKE-OUT SURVEY, PREPARED BY OCEAN STATE PLANNERS, DATED NOVEMBER 2022 |
| R2 | LANDSCAPE PLAN, PREPARED BY DIANE C. SOULE AND ASSOCIATES, DATED APRIL 2023 |

REVISIONS:

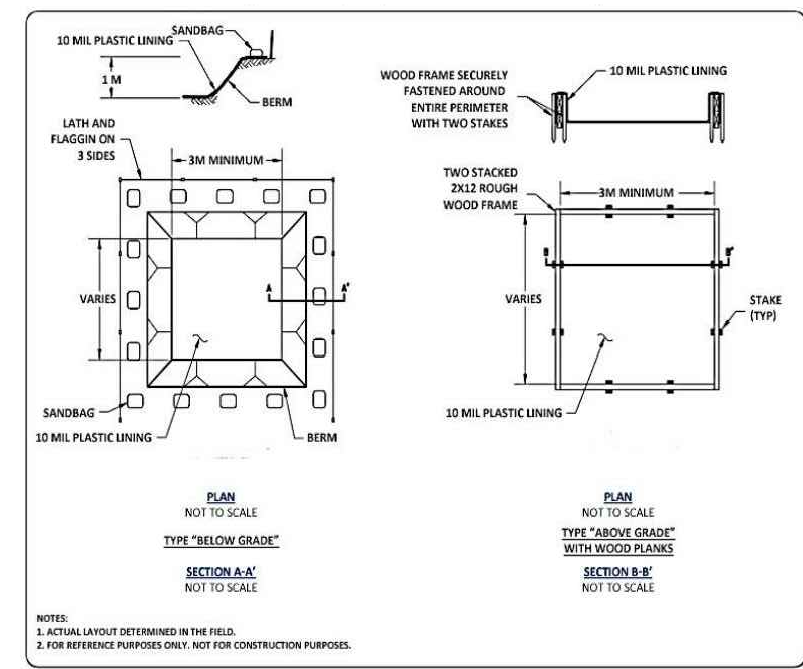
| NO. | DATE | DESCRIPTION |
|-----|--------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/2023 | PRELIMINARY PLAN |

DESIGNED BY: WMLJR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: FEB. 2023
PROJECT NO: 07-05d

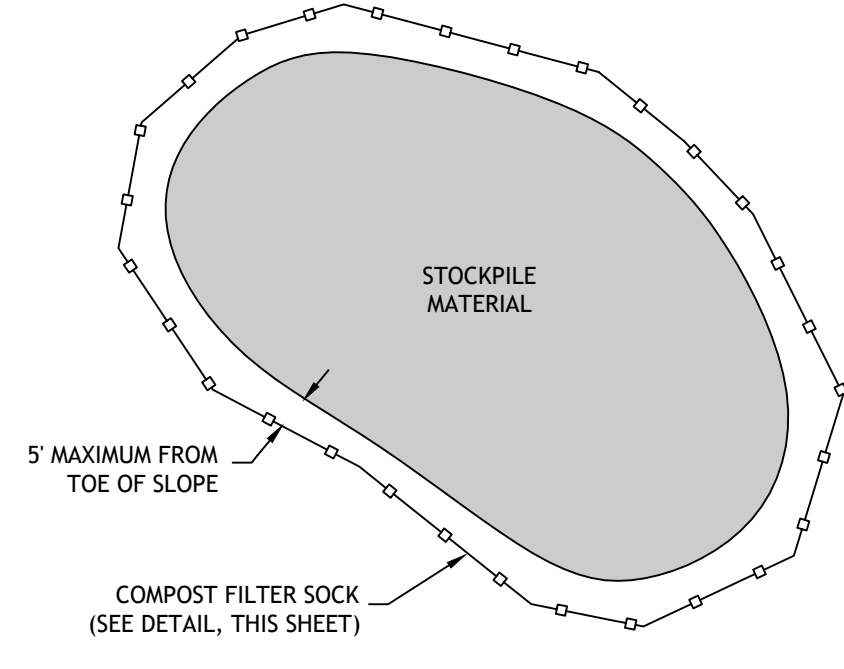
PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

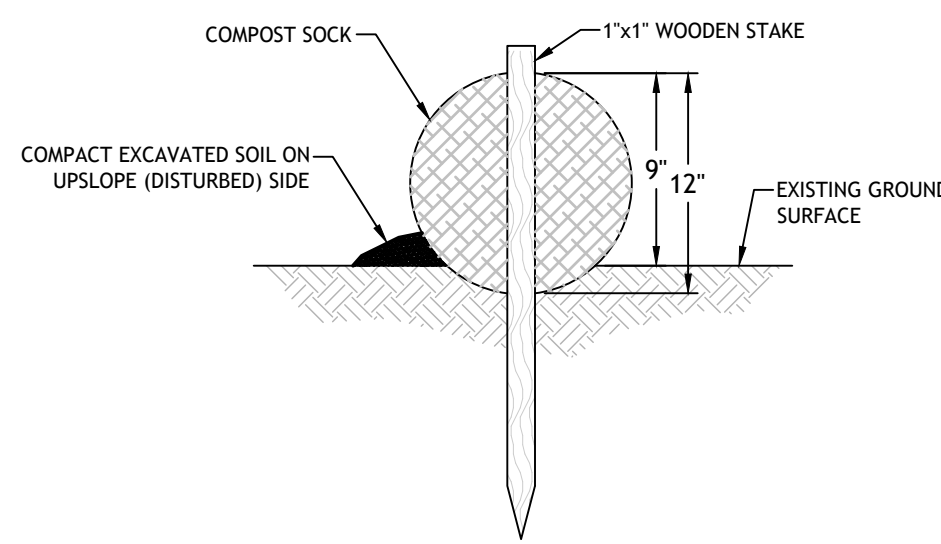
SHEET 1 OF 8



1 TEMP. CONCRETE WASHOUT FACILITY
NOT TO SCALE

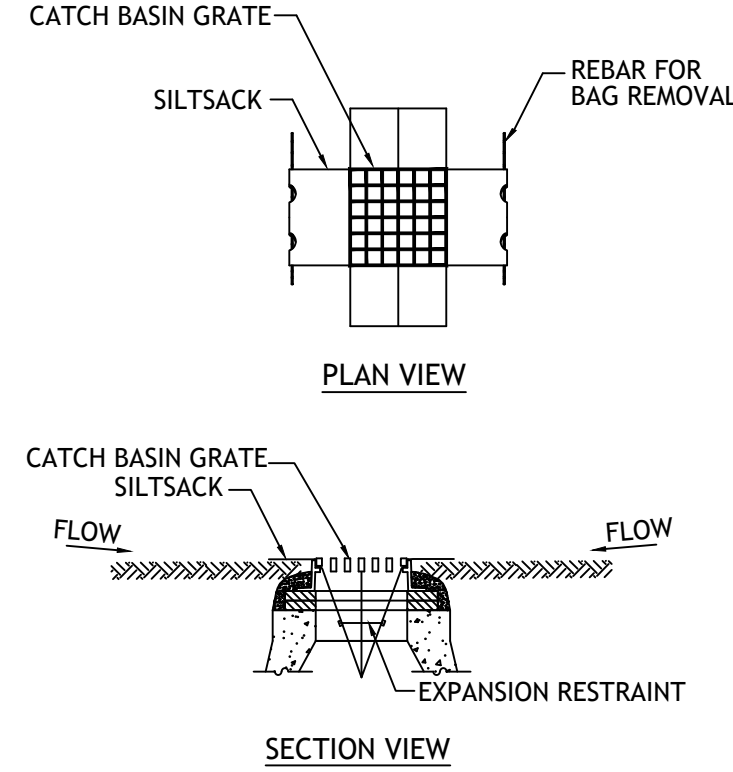


2 STOCKPILE DETAIL
NOT TO SCALE



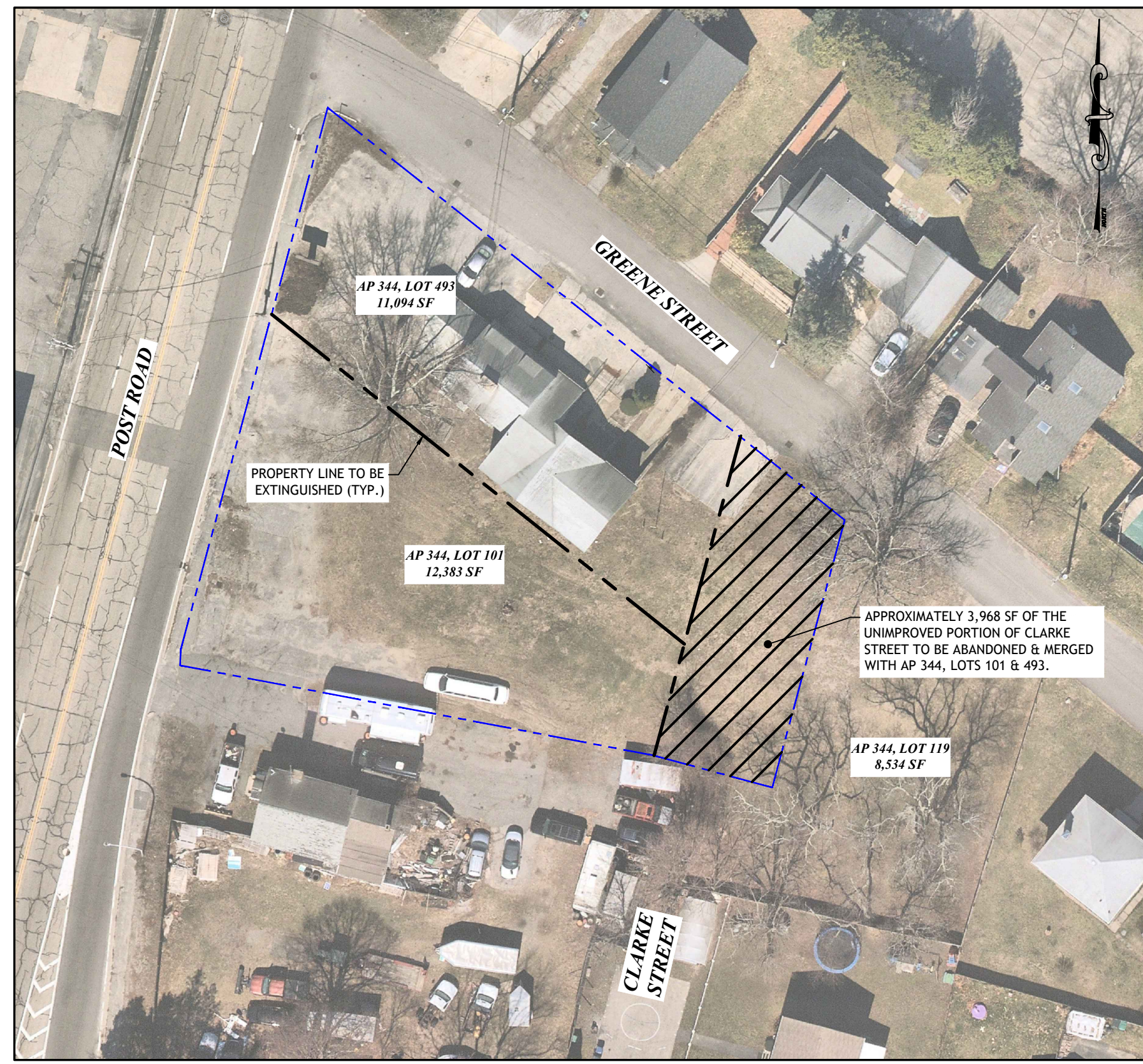
- NOTES:**
- BEGIN SOCK INSTALLATION BY EXCAVATING A 2 TO 3-INCH-DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE OR ALONG THE EXISTING GROUND SURFACE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE OR ON THE DISTURBED SIDE OF THE ANCHOR TRENCH.
 - PLACE SOCK IN THE TRENCH SUCH THAT IT CONTOURS TO THE EXISTING SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UP-SLOPE OR DISTURBED SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
 - SECURE SOCK WITH 18 TO 24-INCH-LONG STAKES. INSTALL AN ADDITIONAL STAKE AT EACH END OF THE SOCK. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2 TO 3 INCHES OF STAKE EXTENDING ABOVE. THE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE OR GROUND SURFACE.
 - COMPOST FILTER SOCK SPACING BASED ON 12-INCH DIAMETER SOCK; SHOULD SMALLER OR LARGER DIAMETER SOCK BE USED, SPACING SHALL BE ADJUSTED BASED ON TABLE 2 (TO THE RIGHT).
 - COMPOST FILTER SOCK INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE RI SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, 2014.
 - COMPOST FILTER SOCKS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

3 COMPOST FILTER SOCK
NOT TO SCALE

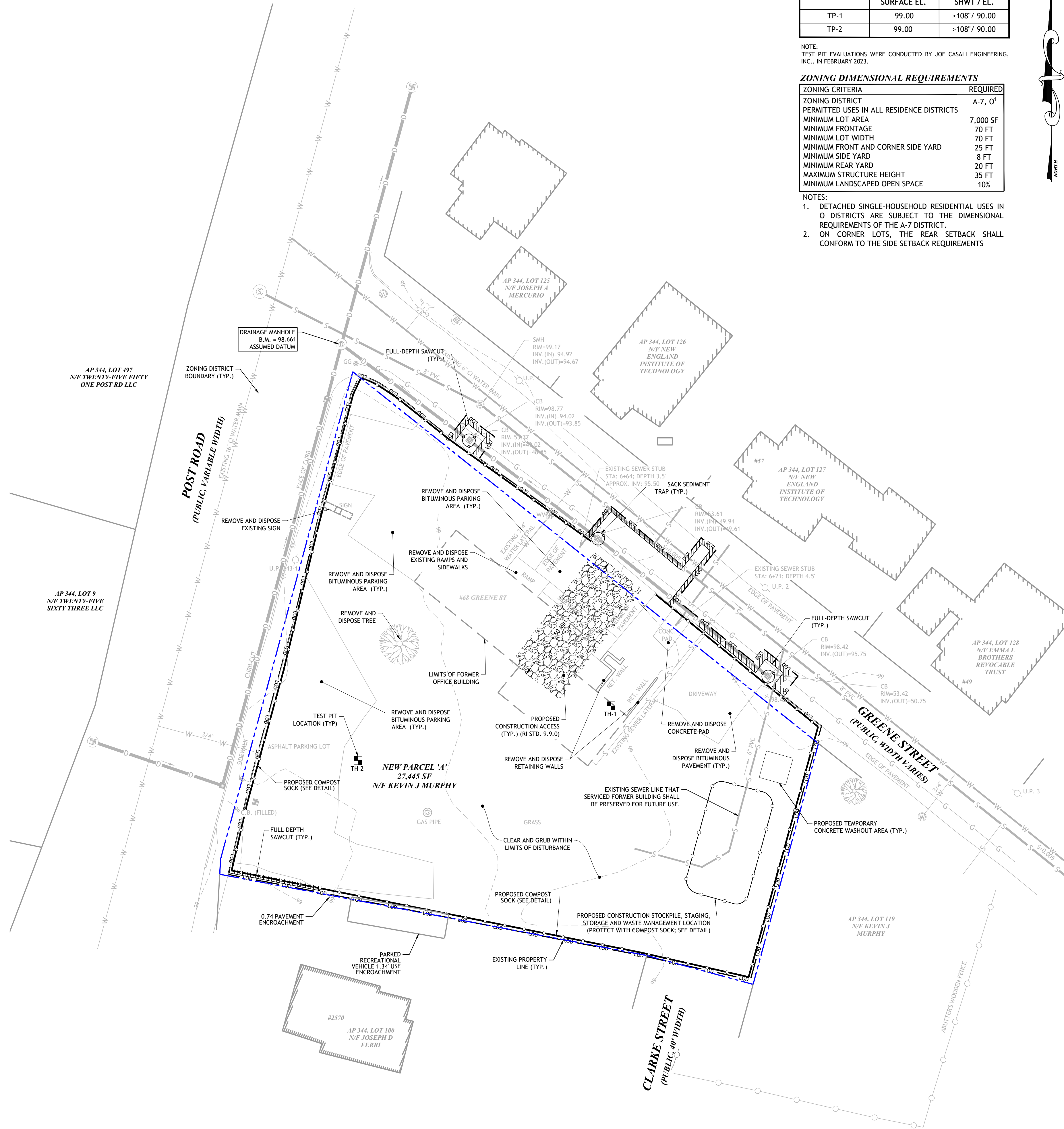


- Notes:**
- INSTALL SILTSACK IN ALL PROPOSED CATCH BASINS IDENTIFIED ON THE GRADING & DRAINAGE PLAN.
 - GRATE TO BE PLACED OVER SILTSACK. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

4 SILT SACK SEDIMENT TRAP
NOT TO SCALE



ROADWAY ABANDONMENT PLAN
SCALE: 1" = 40'

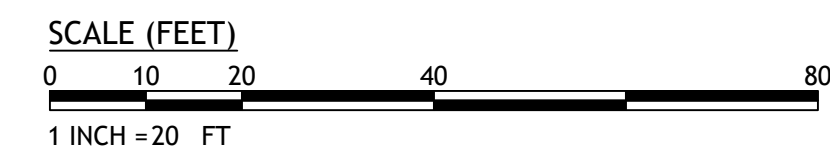


| SOIL EVALUATION TEST PIT DATA | | |
|-------------------------------|-------------|---------------|
| | SURFACE EL. | SHWT / EL. |
| TP-1 | 99.00 | >108' / 90.00 |
| TP-2 | 99.00 | >108' / 90.00 |

NOTE:
TEST PIT EVALUATIONS WERE CONDUCTED BY JOE CASALI ENGINEERING, INC., IN FEBRUARY 2023.

| ZONING DIMENSIONAL REQUIREMENTS | |
|---|----------|
| ZONING CRITERIA | REQUIRED |
| ZONING DISTRICT | A-7, O' |
| PERMITTED USES IN ALL RESIDENCE DISTRICTS | |
| MINIMUM LOT AREA | 7,000 SF |
| MINIMUM FRONTAGE | 70 FT |
| MINIMUM LOT WIDTH | 70 FT |
| MINIMUM FRONT AND CORNER SIDE YARD | 25 FT |
| MINIMUM SIDE YARD | 8 FT |
| MINIMUM REAR YARD | 20 FT |
| MAXIMUM STRUCTURE HEIGHT | 35 FT |
| MINIMUM LANDSCAPED OPEN SPACE | 10% |

- NOTES:**
- DETACHED SINGLE-HOUSEHOLD RESIDENTIAL USES IN O DISTRICTS ARE SUBJECT TO THE DIMENSIONAL REQUIREMENTS OF THE A-7 DISTRICT.
 - ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS



JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
05/04/2023

5-UNIT MULTI-FAMILY DEVELOPMENT
2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493

| NO. | DATE | DESCRIPTION |
|-----|--------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/2023 | PRELIMINARY PLAN |

DESIGNED BY: WMLJR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: FEB. 2023
PROJECT NO: 07-05d

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS & SITE PREP. PLAN

SHEET 3 OF 8

**ZONING DIMENSIONAL REQUIREMENTS:
PROPOSED MULTI-FAMILY DEVELOPMENT**

| ZONING CRITERIA | REQUIRED | PROPOSED |
|------------------------------------|-----------|-------------|
| ZONING DISTRICT | PDR-L | PDR-L |
| MULTI-FAMILY (3-9 DWELLING UNITS) | | |
| MINIMUM LOT AREA | 20,000 SF | 27,445 SF |
| MAX. DENSITY (D.U. PER AC.) | 9 | (SEE TABLE) |
| MINIMUM FRONTAGE | 135 FT | 183.15 FT |
| MINIMUM LOT WIDTH | 135 FT | 173.36 FT |
| MINIMUM FRONT AND CORNER SIDE YARD | 30 FT | 30 FT |
| MINIMUM SIDE YARD | 30 FT | >20 FT |
| MINIMUM REAR YARD | 30 FT | <35 FT |
| MAXIMUM STRUCTURE HEIGHT | 35 FT | <35 FT |
| MINIMUM LANDSCAPED OPEN SPACE | 20% | >20% |

NOTE:
1. ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE YARD SETBACK REQUIREMENTS

RELIEF APPROVED FOR THE PROPOSED DEVELOPMENT:

PER SECTION 308.2(D) OF THE ZONING ORDINANCE: DEVELOPMENTS OF FIVE UNITS OR MORE SHALL BE LOCATED ALONG OR PROVIDE DIRECT ACCESS TO MAJOR STREETS AND HIGHWAYS

PER SECTION 308.2(E) OF THE ZONING ORDINANCE: NO OUTDOOR PARKING SPACE IS PERMITTED WITHIN ANY REQUIRED FRONT OR CORNER SIDE YARD AND NO OUTDOOR PARKING SPACE OR DRIVEWAY IS PERMITTED WITHIN 15 FEET OF ANY RESIDENTIAL BUILDING. NO OUTDOOR PARKING SPACE OR DRIVEWAY IS PERMITTED WITHIN TEN FEET OF ANY PROPERTY LINE. OR DRIVEWAY IS PERMITTED WITHIN TEN FEET OF ANY PROPERTY LINE

DENSITY CALCULATION:
COMBINED TOTAL AREA OF LOTS 101 & 493: 23,477 SF
ABANDONED PORTION OF CLARKE STREET: 3,968 SF
TOTAL AREA: 27,445 SF

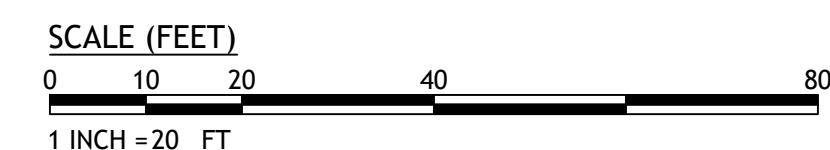
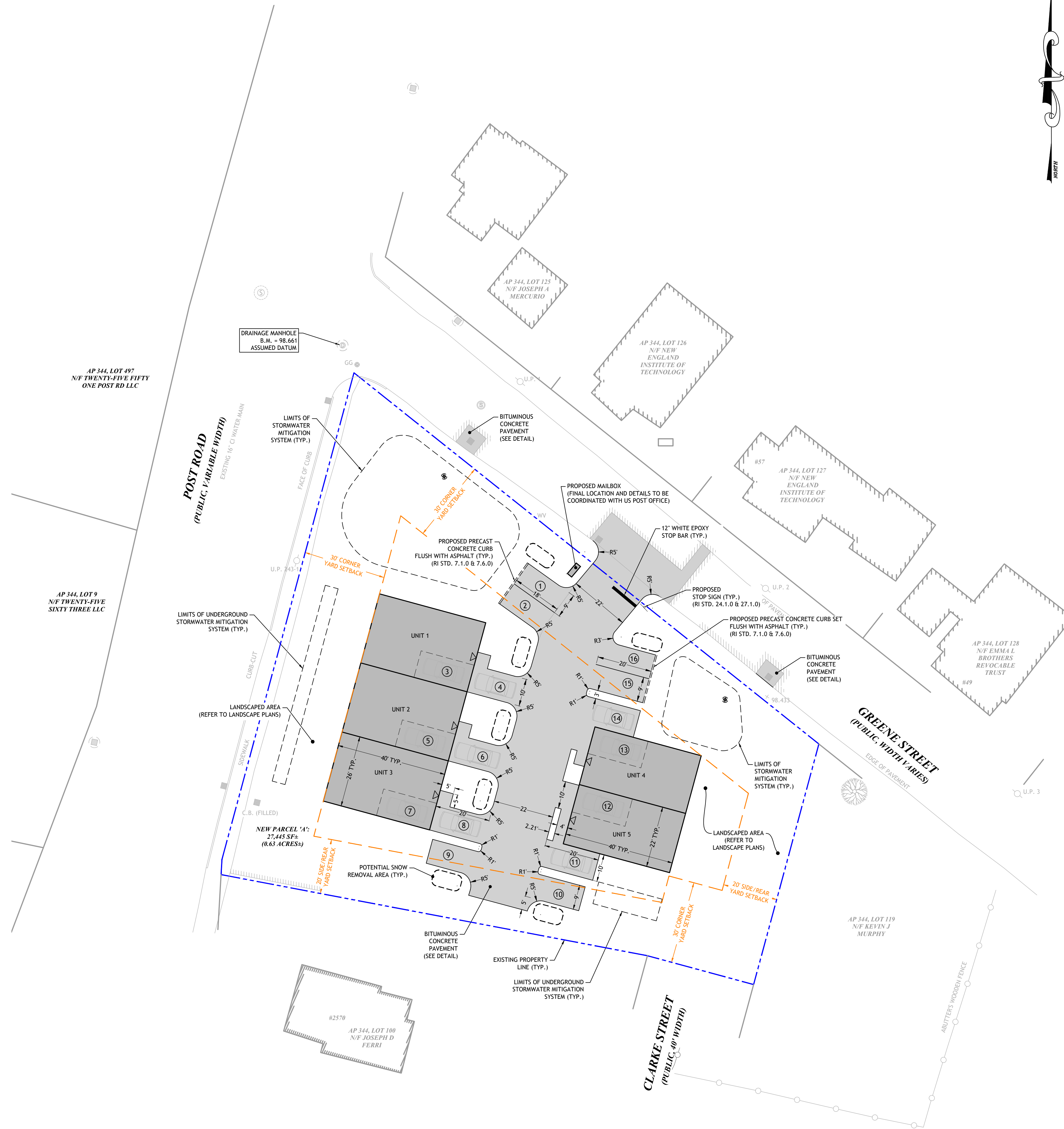
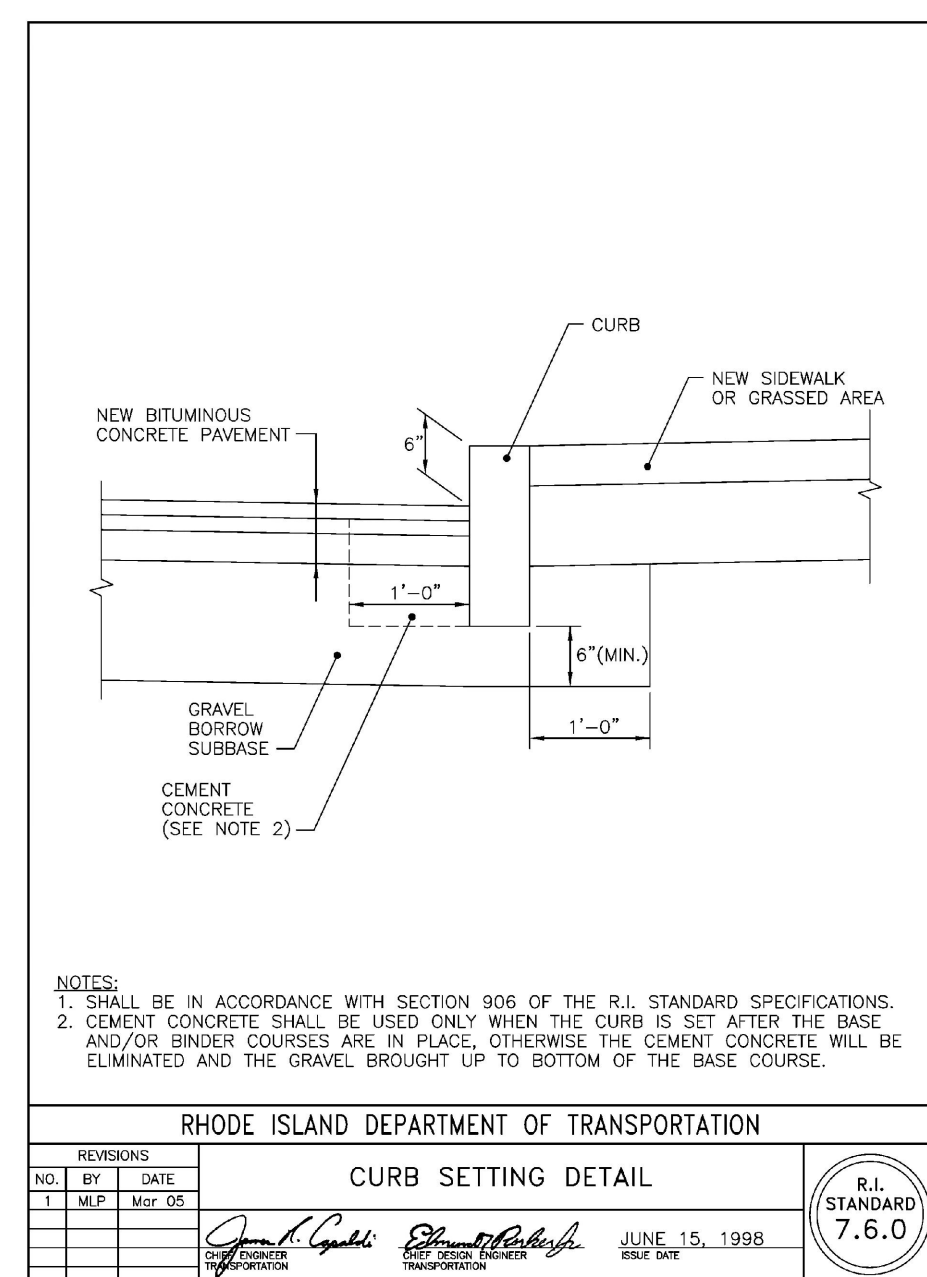
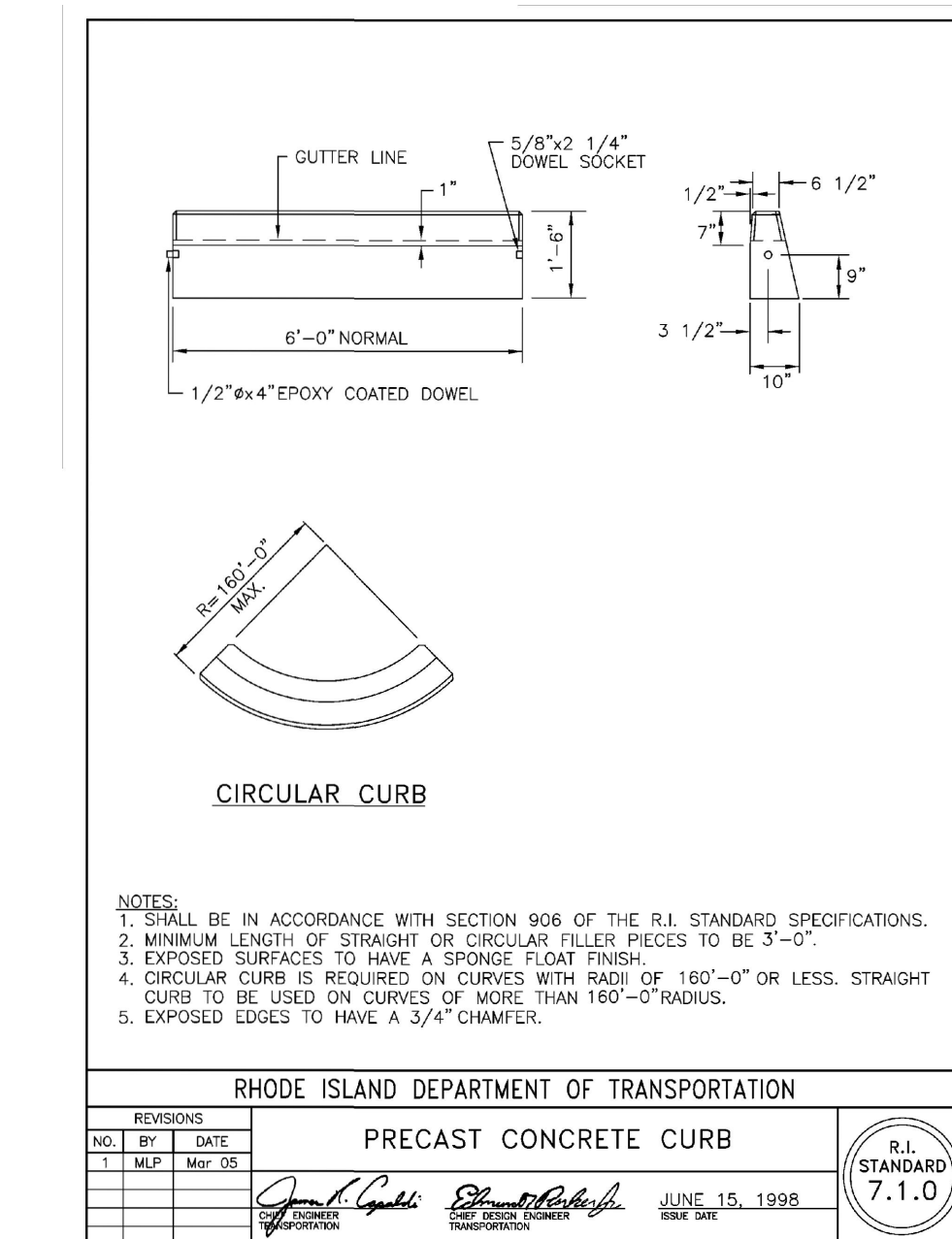
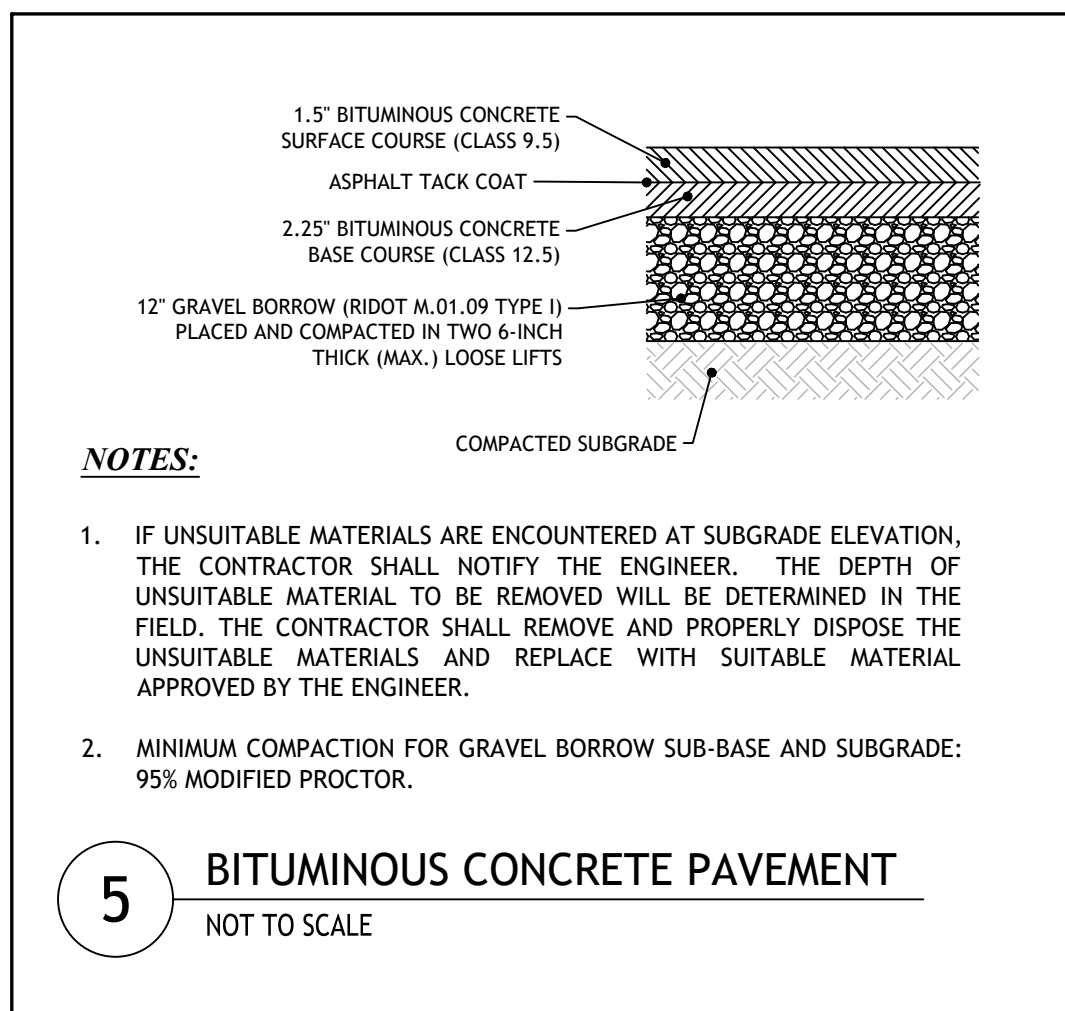
MAX. DENSITY OF 9 DWELLING UNITS/ACRE
27,445 SF * (9 D.U. / 43,560 SF) = 5.67 D.U. OR 5 D.U.

5 DWELLING UNITS ALLOWED
5 DWELLING UNITS PROPOSED

OFF-STREET PARKING CALCULATION:
PER SEC. 308.2(E) A MIN. OF 2.5 PARKING SPACES PER DWELLING UNIT SHALL BE REQUIRED FOR DEVELOPMENTS OF 4 UNITS OR MORE

5-UNIT DEVELOPMENT:
2.5 SPACES * 5 D.U. = 12.5 = 13 SPACES
REQUIRED: 13 PARKING SPACES
PROPOSED: 16 PARKING SPACES

LIGHTING STATEMENT:
A LIGHTING PLAN WILL BE PREPARED BY AN ELECTRICAL ENGINEER AND WILL CONFORM TO CITY STANDARDS. ALL PROPOSED LIGHTING SHALL HAVE THE INTERNATIONAL DARK-SKY ASSOCIATION (IDA) FIXTURE SEAL OF APPROVAL AND WILL BE SHIELDED SO THAT THE LAMP ITSELF OR THE LAMP IMAGE IS NOT DIRECTLY VISIBLE OUTSIDE THE PROPERTY PERIMETER.



JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
05/04/2023

**5-UNIT MULTI-FAMILY DEVELOPMENT
2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493**

REVISIONS:

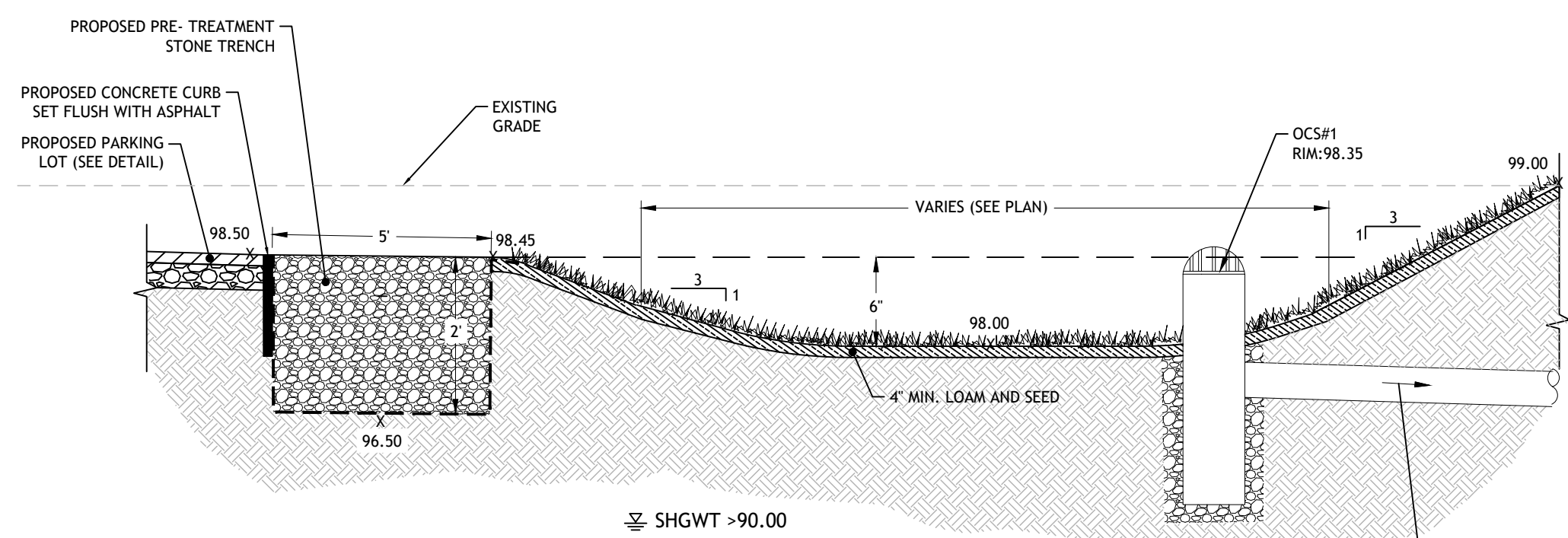
| NO. | DATE | DESCRIPTION |
|-----|--------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/2023 | PRELIMINARY PLAN |

DESIGNED BY: WMLJR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: FEB. 2023
PROJECT NO.: 07-05d

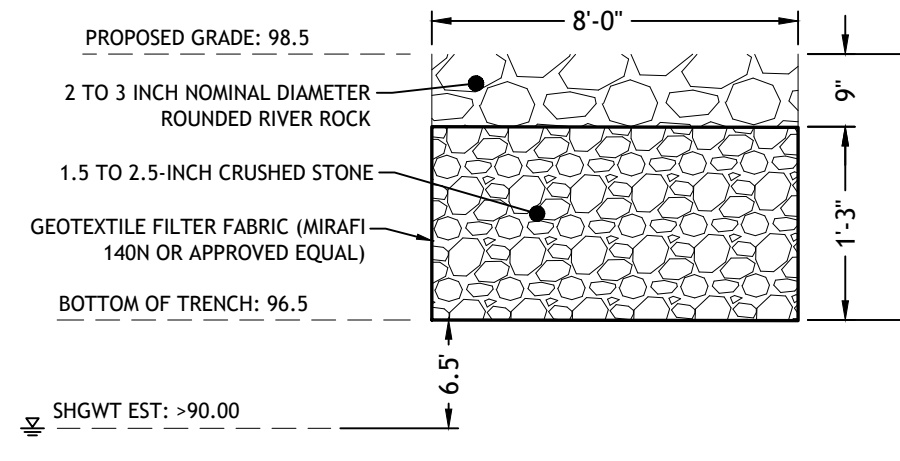
PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

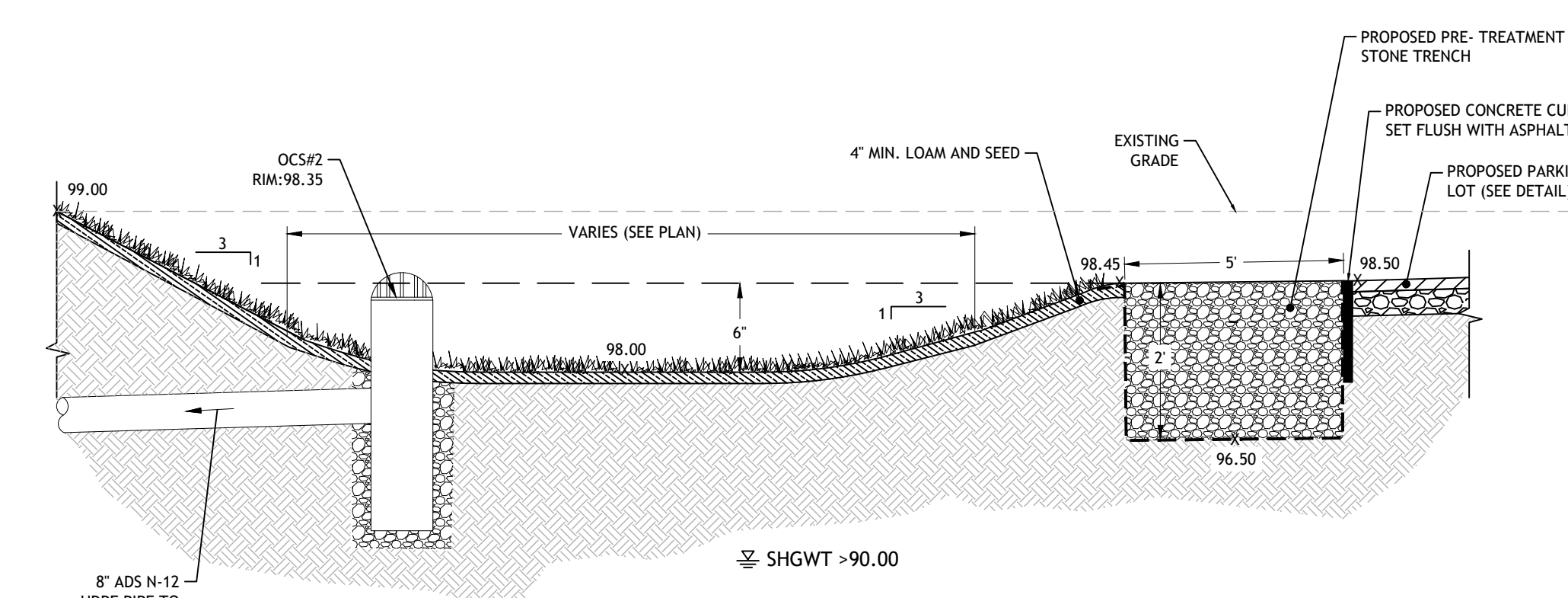
SHEET 4 OF 8



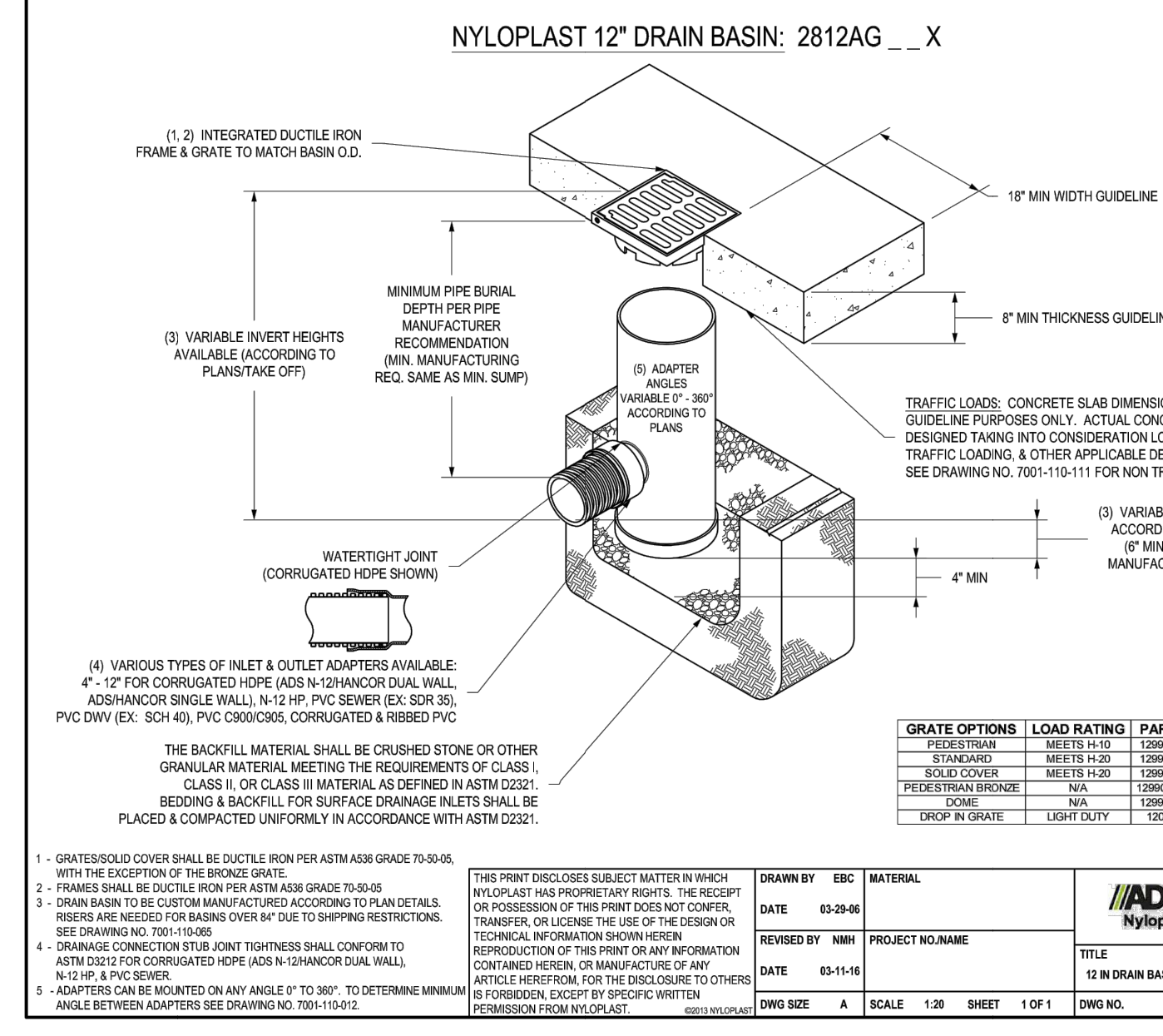
6 UNDERGROUND STONE TRENCH #1 & INFILTRATION BASIN #1 - CROSS SECTION A-A
NOT TO SCALE



9 PRE-TREATMENT TRENCH DETAIL
NOT TO SCALE



7 UNDERGROUND STONE TRENCH #2 & INFILTRATION BASIN #2 - CROSS SECTION B-B
NOT TO SCALE



8 NYLOPLAST DRAINAGE STRUCTURE
NOT TO SCALE

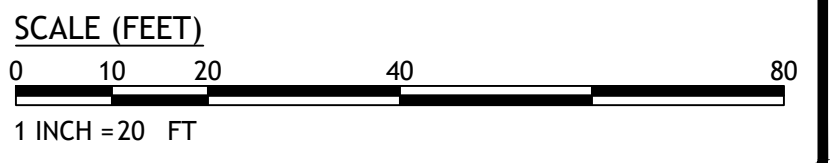
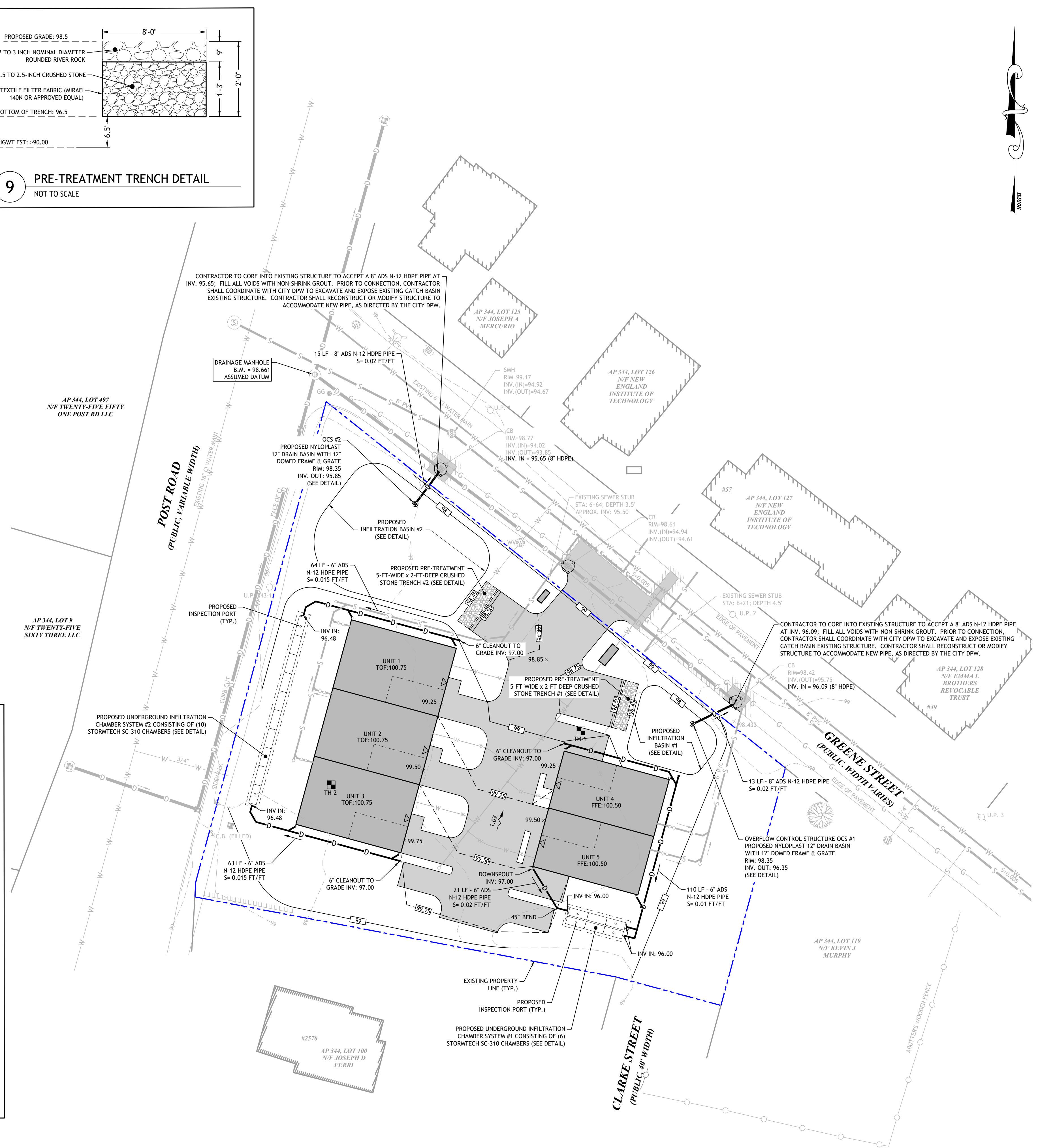
12" & 15" Grate Options
Light Duty Bronze Grate Available (see pg. 23-24) (see pg. 23 for detailed explanation)

| Grate Options | Load Rating | Part # | Drawing # |
|------------------------|-------------|---------|-------------|
| Standard H-20 Flated | MEETS H-20 | 1286025 | 7001110-200 |
| Pedestrian H-10 Flated | MEETS H-10 | 1286026 | 7001110-200 |
| Solid | MEETS H-20 | 1286027 | 7001110-200 |
| Domed | MEETS H-20 | 1286028 | 7001110-200 |

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001110-111 FOR NON TRAFFIC INSTALLATION.

ADSS NYLOPLAST
2531 HERRING AVE
BUNN, NC 28019
PH: (770) 833-2440
FAX: (770) 833-2488
www.nyloplast.com

ADSS NYLOPLAST
12 IN DRAIN BASIN QUICK INSTALLATION DETAIL
DWG NO. 781119-180 REV E



JCE
JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING, SITE DESIGN, SURVEYING, DRAINAGE
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
05/04/2023

5-UNIT MULTI-FAMILY DEVELOPMENT
2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|--------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/2023 | PRELIMINARY PLAN |

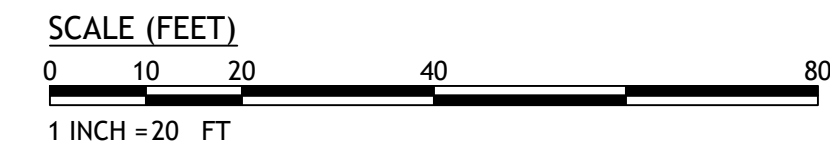
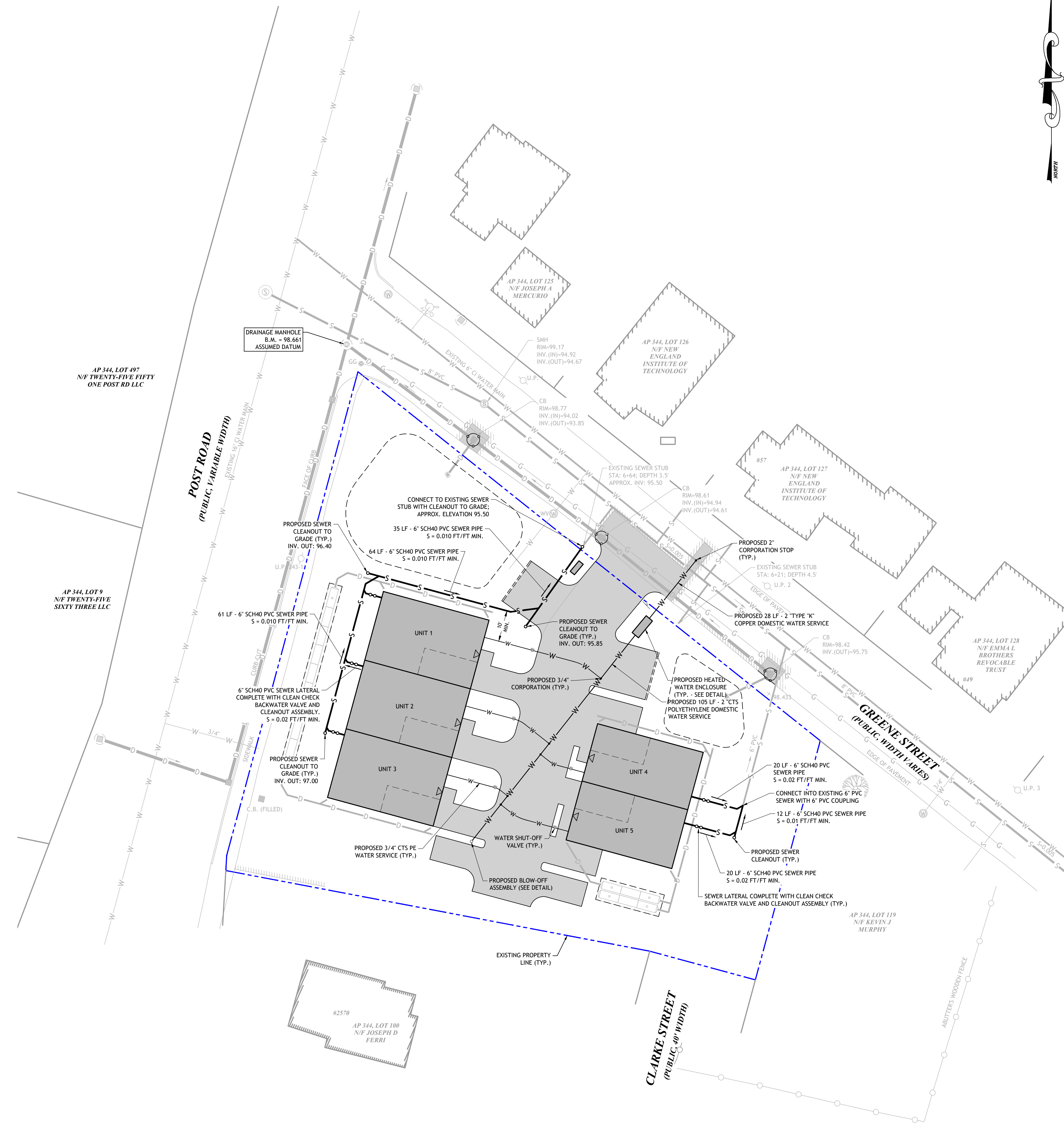
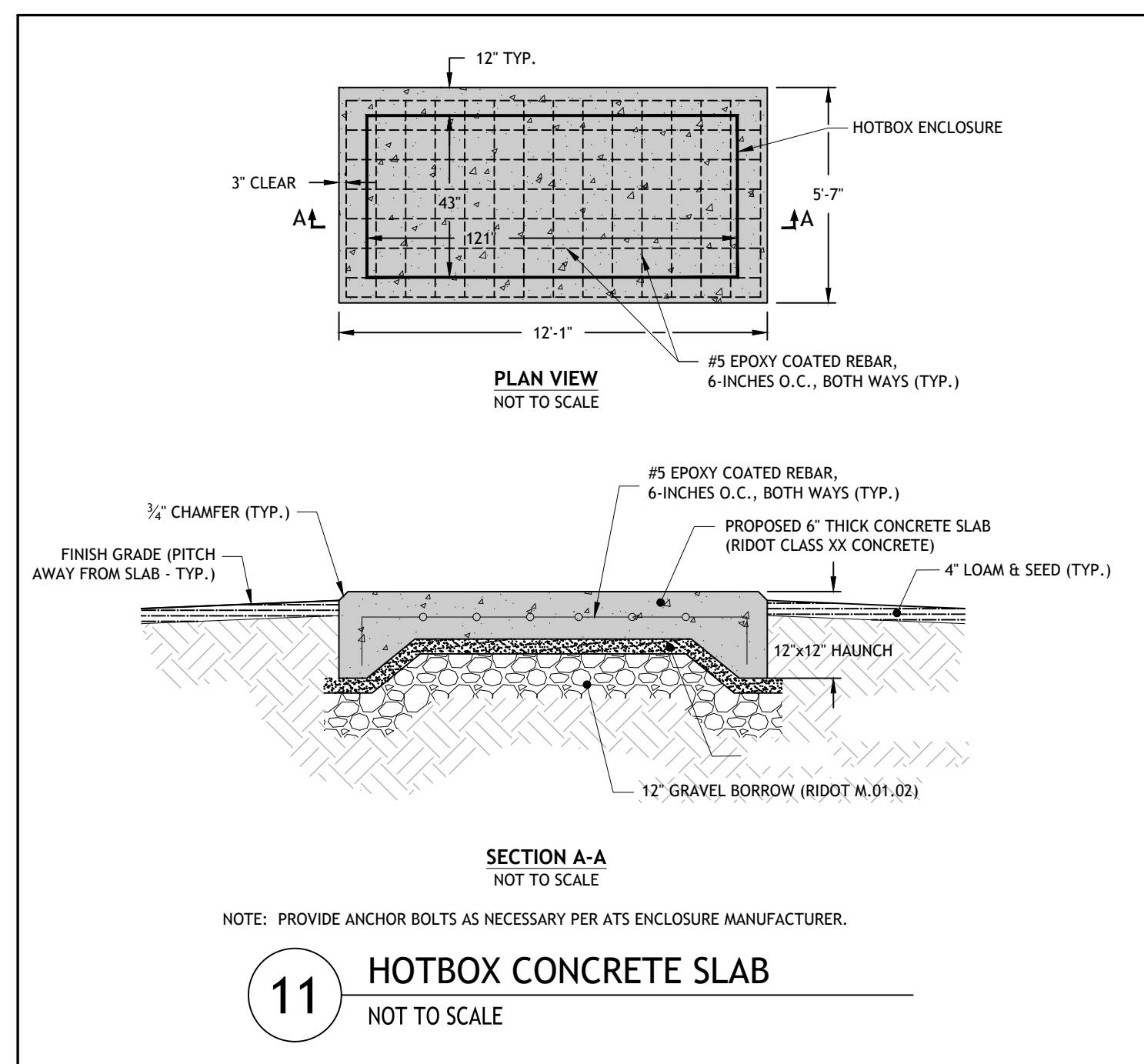
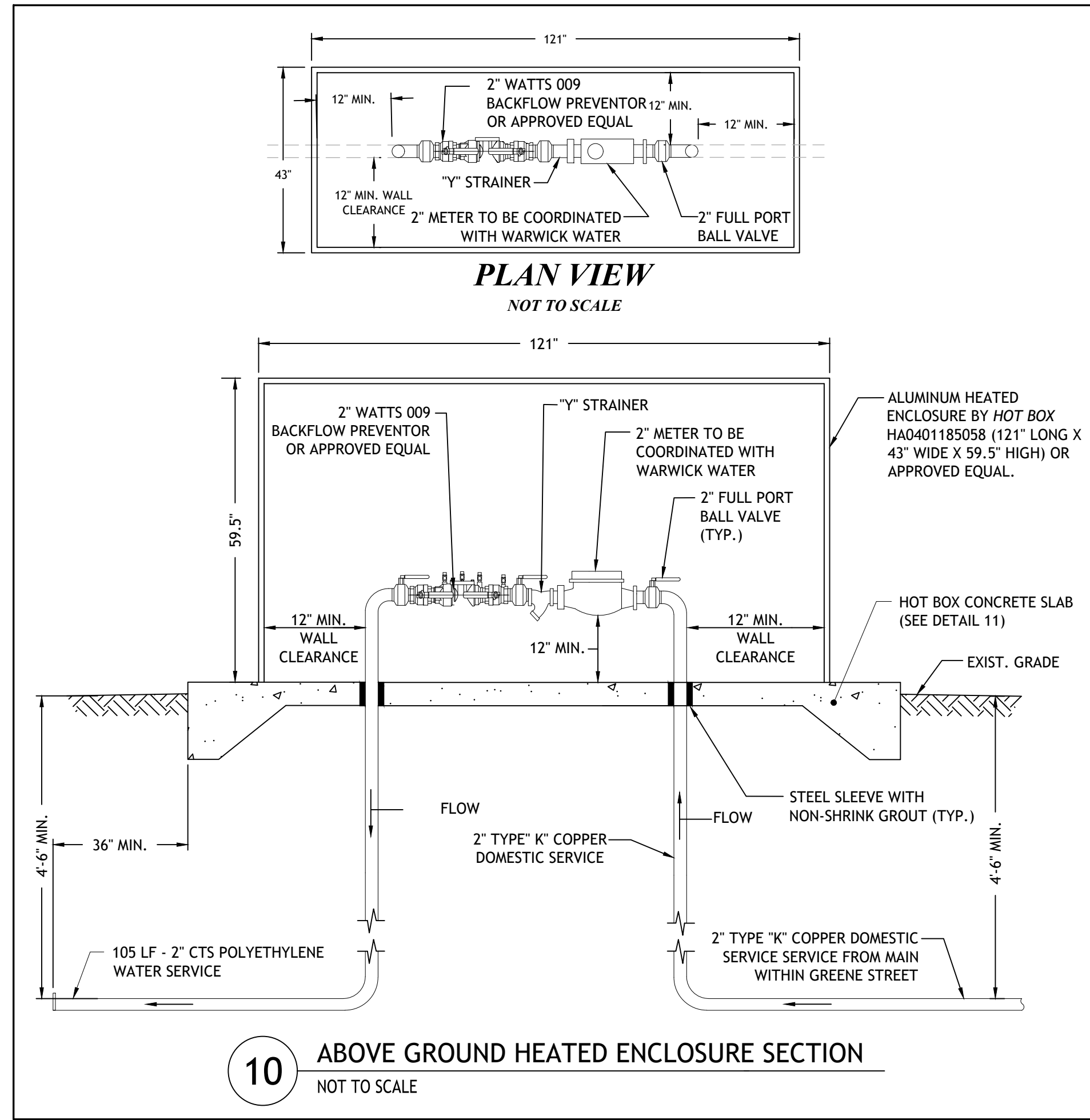
DESIGNED BY: WMLR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: FEB. 2023
PROJECT NO: 07-05d

PRELIMINARY, NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

SHEET 5 OF 8

G:\07-05 Joe Shekarchi\07-05d Greene Street, Warwick\Preliminary Plan\dwg May_09_2023 9:20am



JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL ENGINEERING, MECHANICAL ENGINEERING, ELECTRICAL ENGINEERING
 DRAINAGE - WARWICK, RHODE ISLAND
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
 7250
 REGISTERED PROFESSIONAL ENGINEER
 05/04/2023

**5-UNIT MULTI-FAMILY DEVELOPMENT
 2562 POST ROAD & 68 GREENE STREET
 WARWICK, RHODE ISLAND
 AP 344, LOTS 101 & 493**

| NO. | DATE | DESCRIPTION |
|-----|--------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/2023 | PRELIMINARY PLAN |

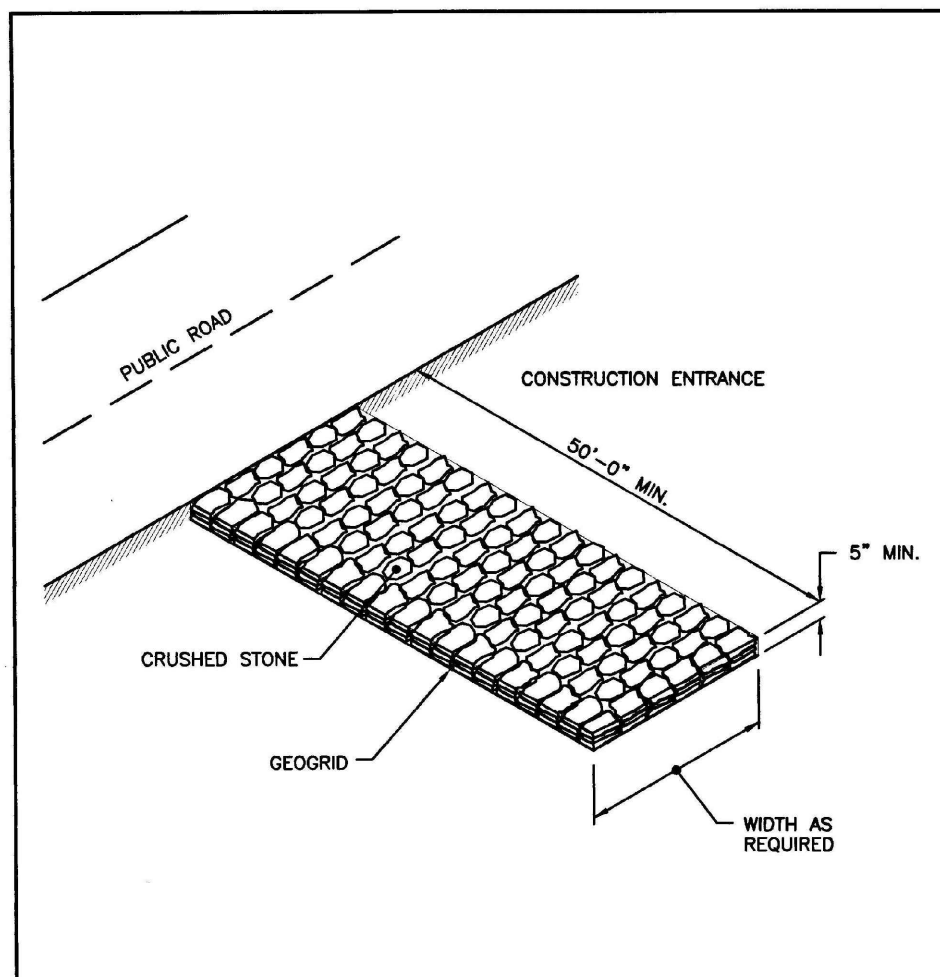
| | |
|--------------|-----------|
| DESIGNED BY: | WMLJR |
| DRAWN BY: | SEP/SD |
| CHECKED BY: | JAC |
| DATE: | FEB. 2023 |
| PROJECT NO.: | 07-05d |

PRELIMINARY, NOT FOR CONSTRUCTION

UTILITY PLAN

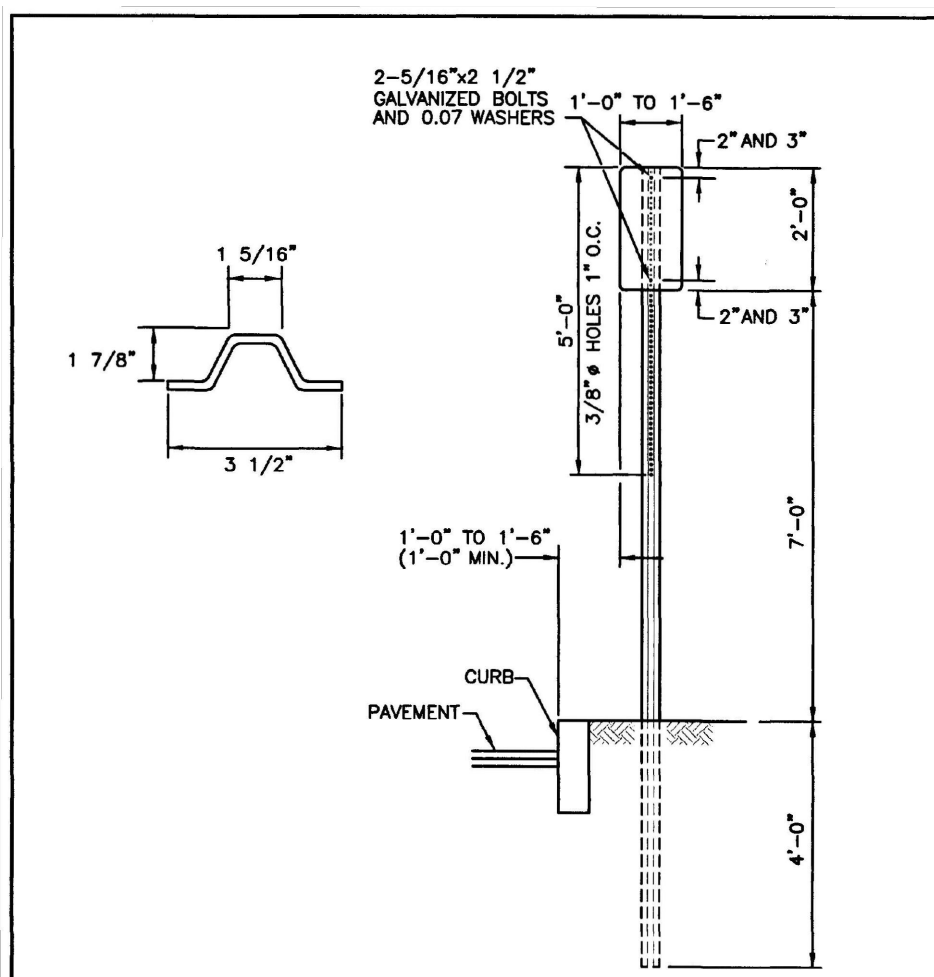
SHEET 6 OF 8

C:\07_05 Joe Shekarchi\07-05d Greene Street, Warwick\ACAD\Greene Street, Warwick\Preliminary Plan\dwg_A09_09_2023_09:20am



NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

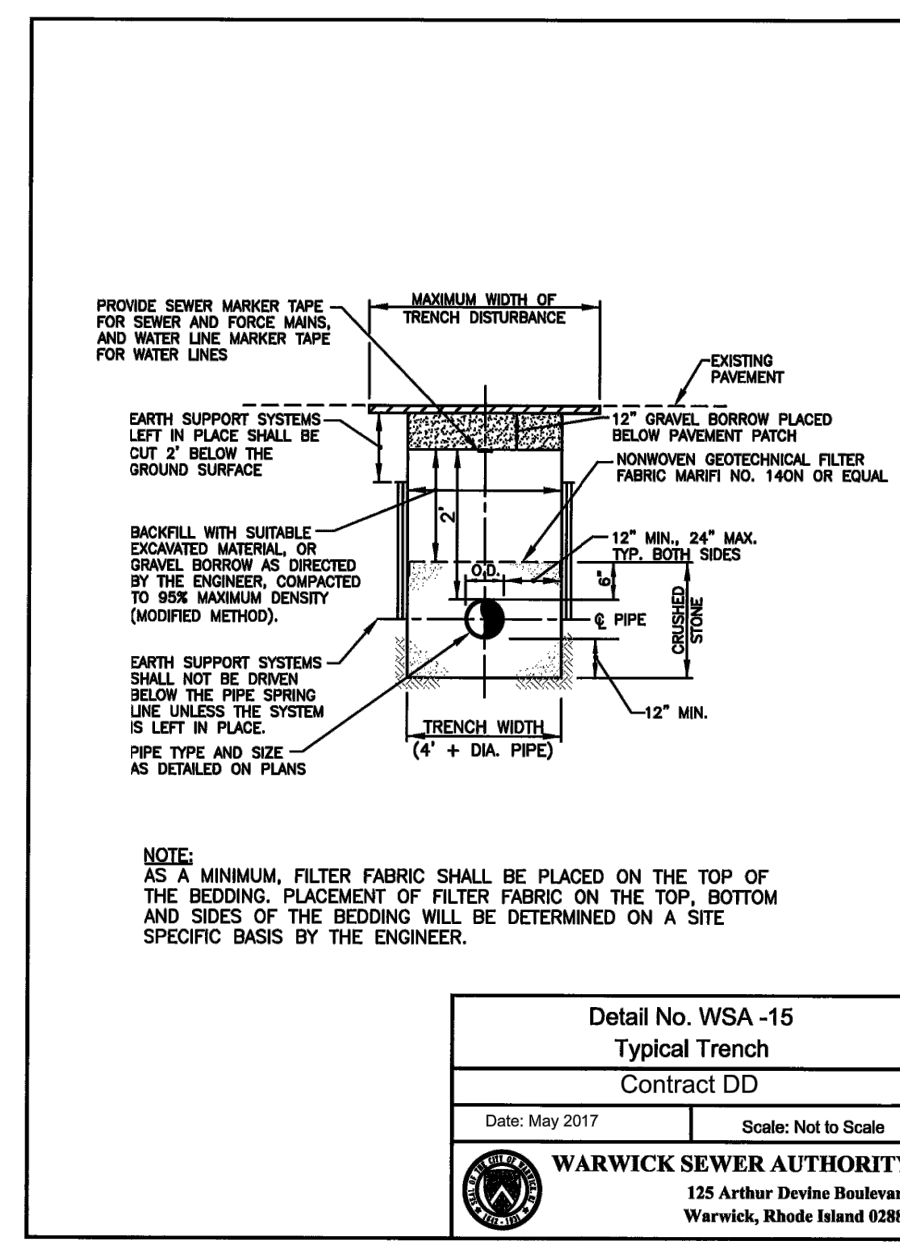
| RHODE ISLAND DEPARTMENT OF TRANSPORTATION | |
|---|---------------|
| NO. | DATE |
| 1 | JUNE 15, 1998 |



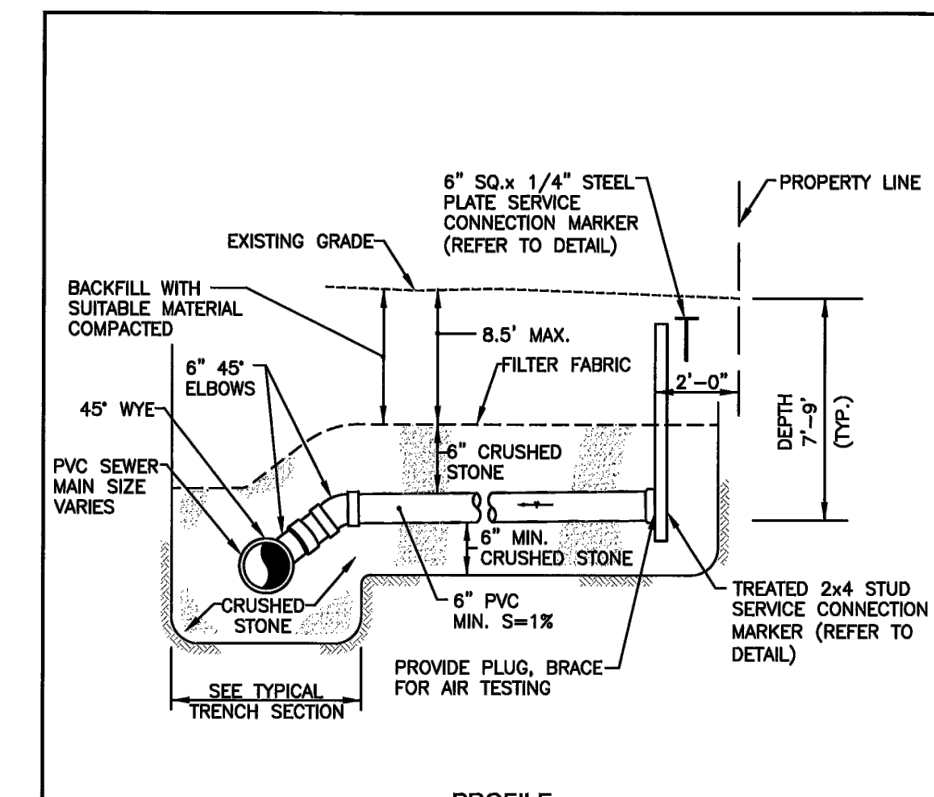
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE STANDARD SPECIFICATIONS.
2. PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH A LINE PARALLEL TO FLOW OF TRAFFIC, 1'-6" (1'-0" MIN.) FROM EDGE OF CURB FACE.

| RHODE ISLAND DEPARTMENT OF TRANSPORTATION | |
|---|---------------|
| NO. | DATE |
| 1 | JUNE 15, 1998 |

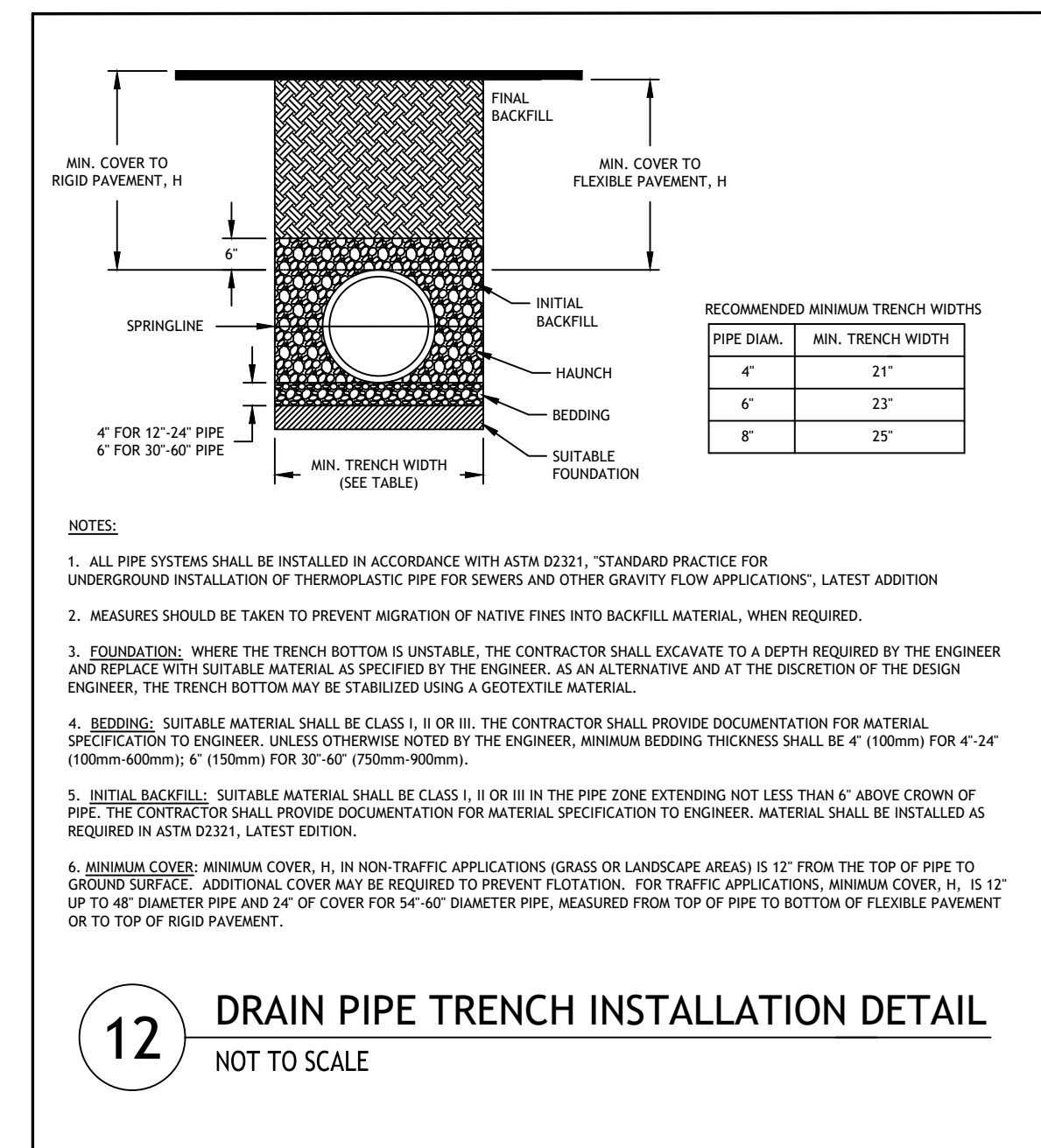
| NO. | DATE | DESCRIPTION |
|-----|---------------|-------------------------|
| 1 | JUNE 15, 1998 | ISSUED FOR CONSTRUCTION |



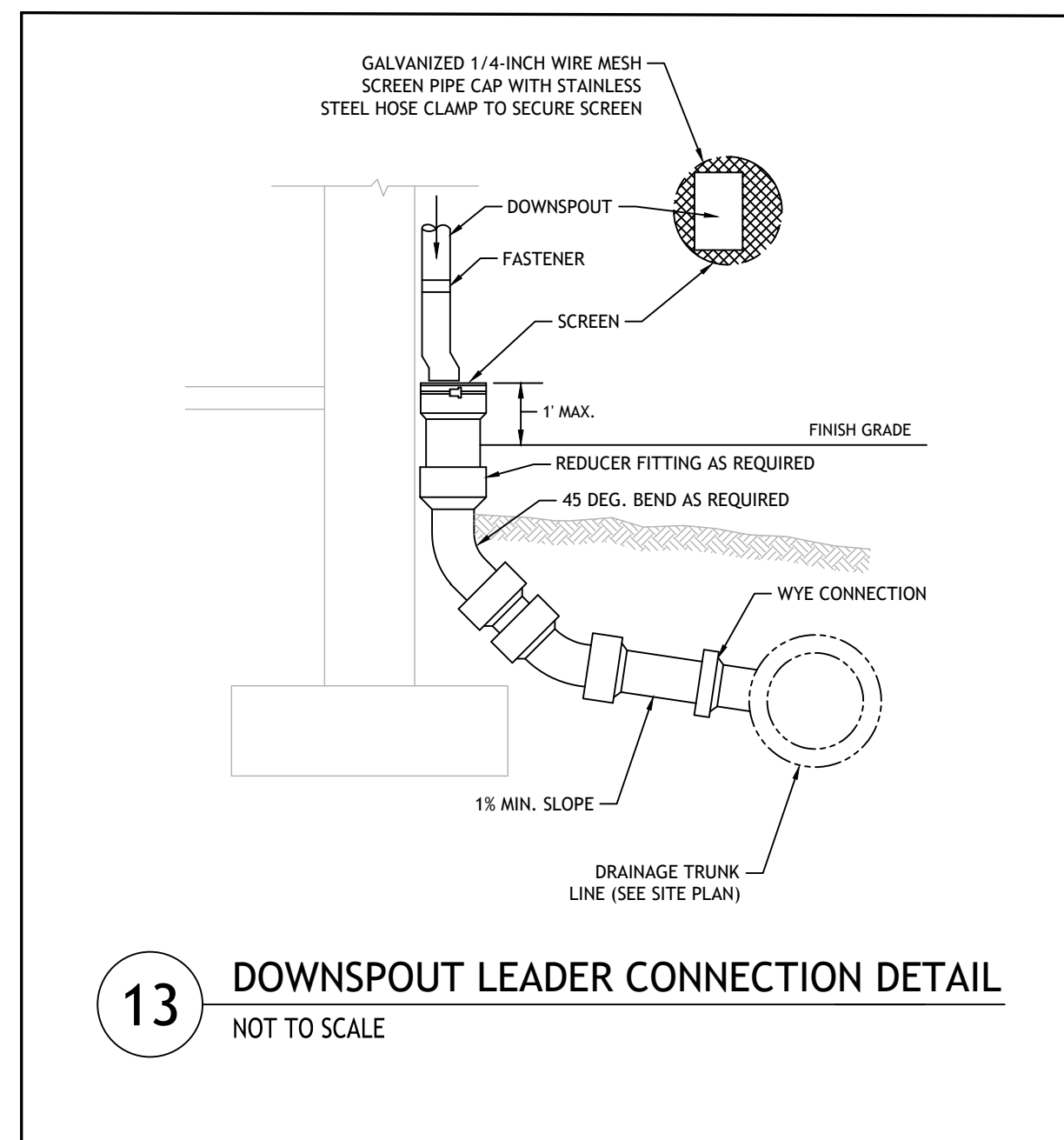
| |
|-----------------------------|
| Detail No. WSA -15 |
| Typical Trench |
| Date: May 2017 |
| Scale: Not to Scale |
| WARWICK SEWER AUTHORITY |
| 125 Arthur Detton Boulevard |
| Warwick, Rhode Island 02889 |



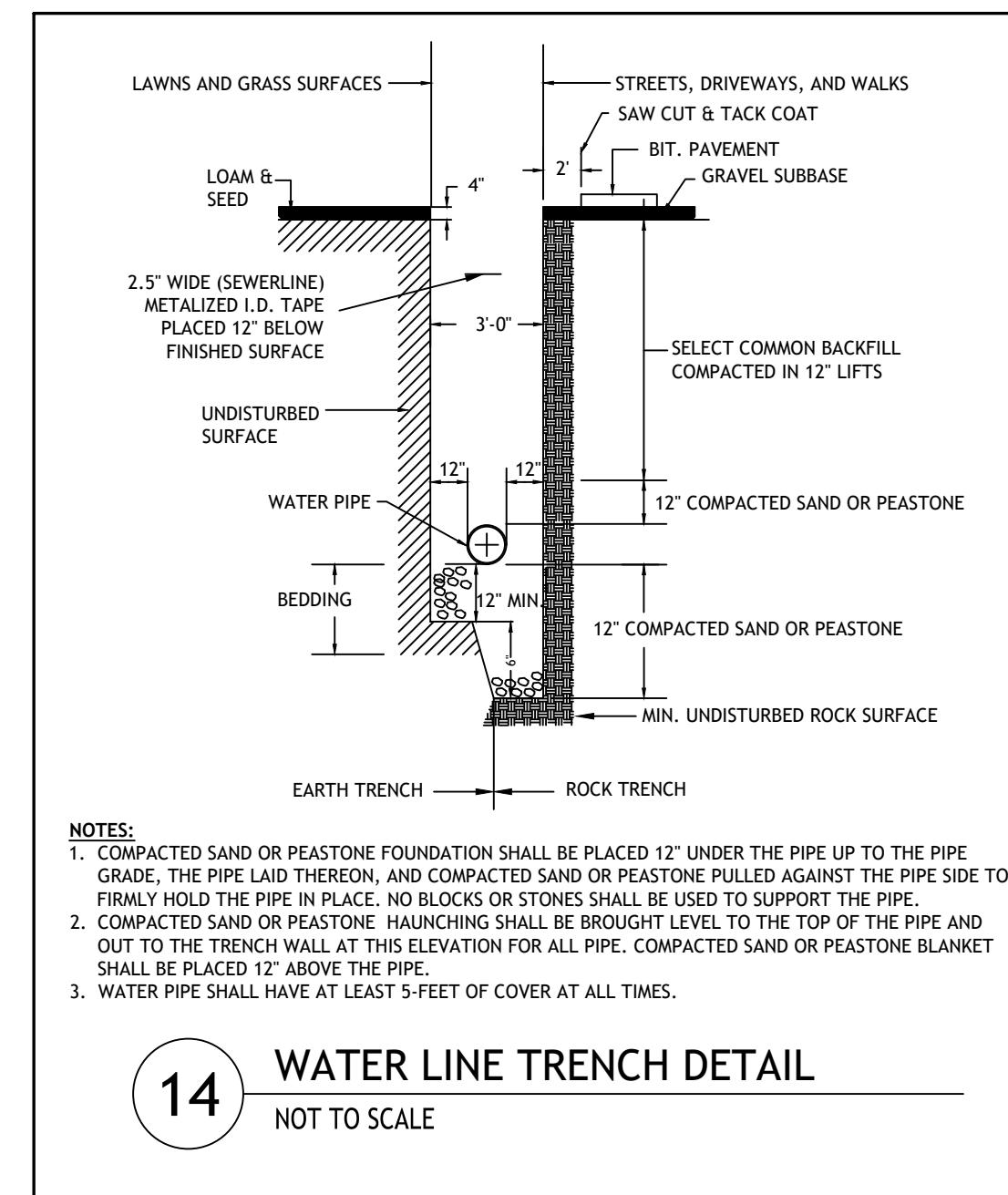
| |
|--|
| Detail No. WSA -17 |
| Typical Service Connection Profile (Less Than 10' Depth) |
| Date: May 2017 |
| Scale: Not to Scale |
| WARWICK SEWER AUTHORITY |
| 125 Arthur Detton Boulevard |
| Warwick, Rhode Island 02889 |



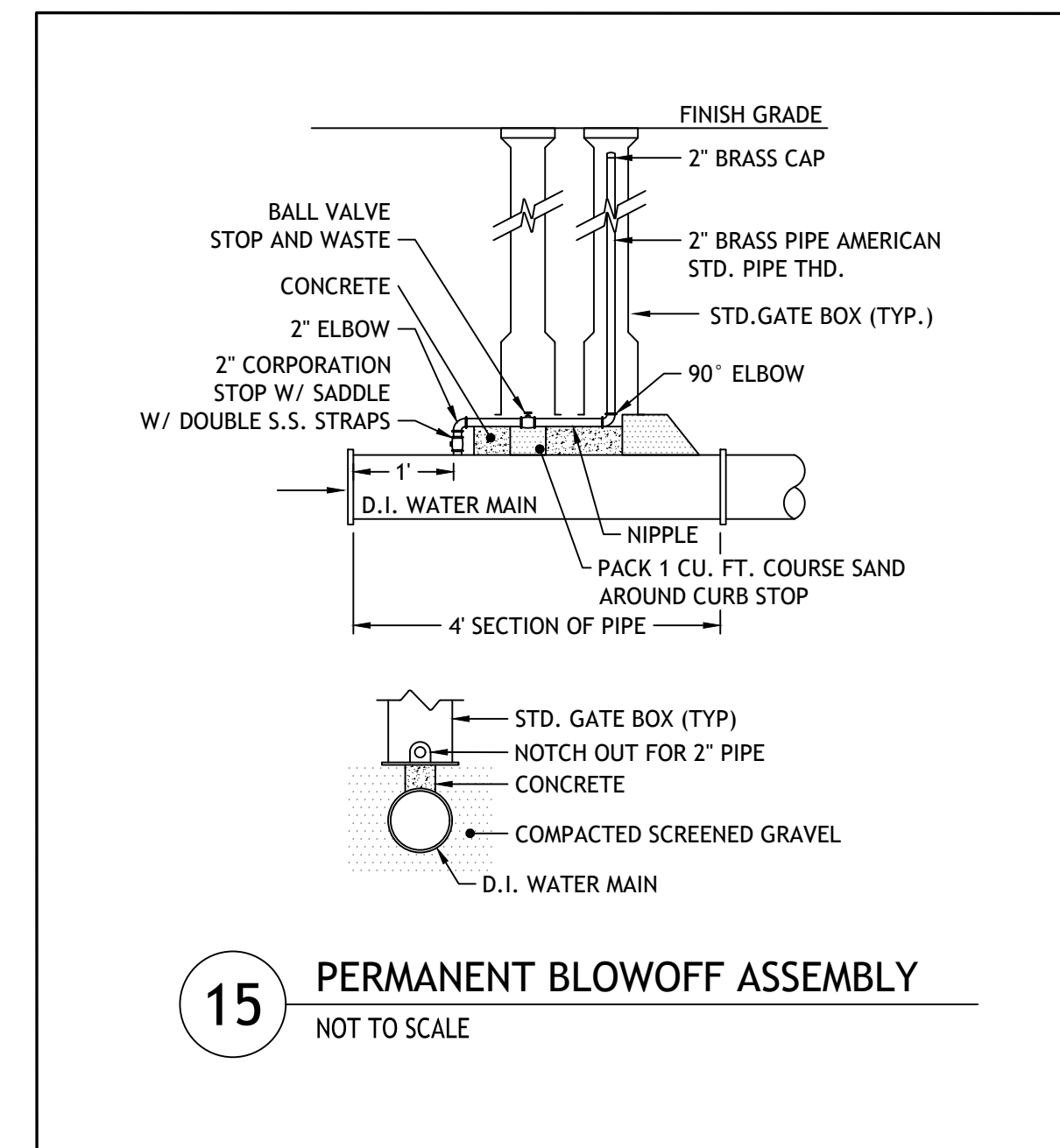
12 DRAIN PIPE TRENCH INSTALLATION DETAIL NOT TO SCALE



13 DOWNSPOUT LEADER CONNECTION DETAIL NOT TO SCALE



14 WATER LINE TRENCH DETAIL NOT TO SCALE



15 PERMANENT BLOWOFF ASSEMBLY NOT TO SCALE

JCE
JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING & ARCHITECTURE
DRAINAGE - WATER CONTROL - SITE DEVELOPMENT
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 WWW.JOECASALI.COM

JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
05/04/2023

5-UNIT MULTI-FAMILY DEVELOPMENT
2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493

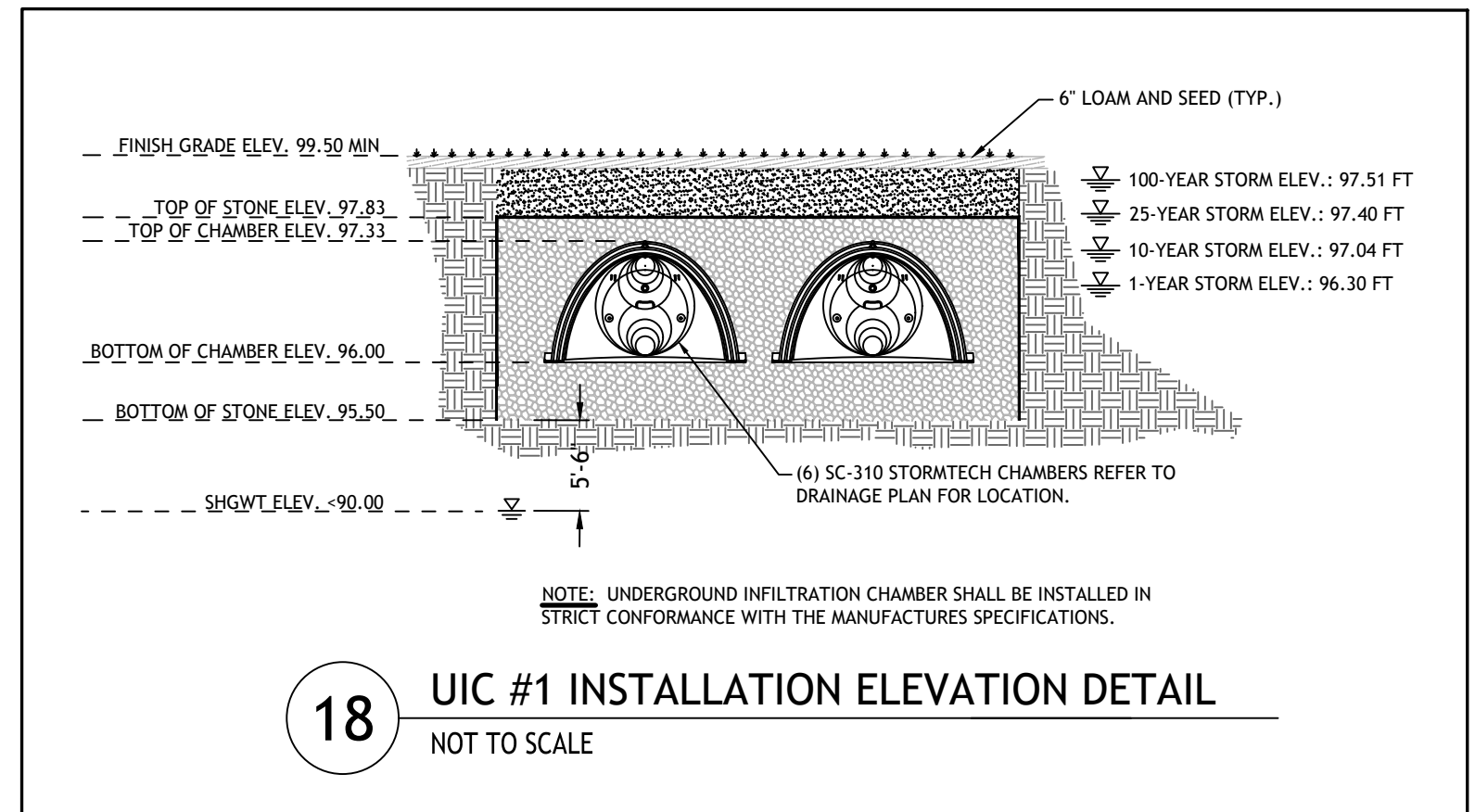
| NO. | DATE | DESCRIPTION |
|-----|--------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/2023 | PRELIMINARY PLAN |

| | |
|--------------|-----------|
| DESIGNED BY: | WMLJR |
| DRAWN BY: | SEP/SD |
| CHECKED BY: | JAC |
| DATE: | FEB. 2023 |
| PROJECT NO.: | 07-05d |

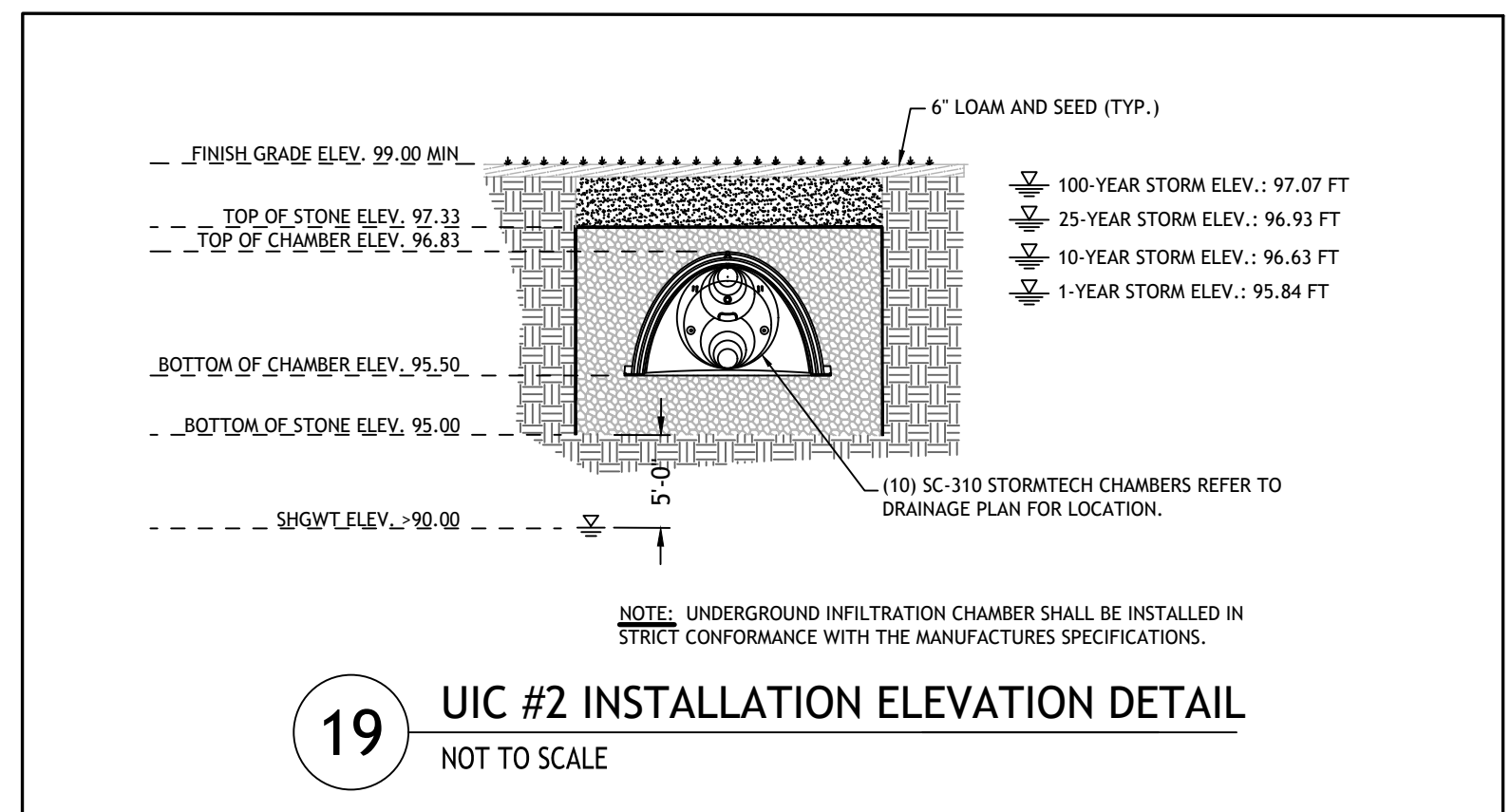
PRELIMINARY, NOT FOR CONSTRUCTION

DETAILS I

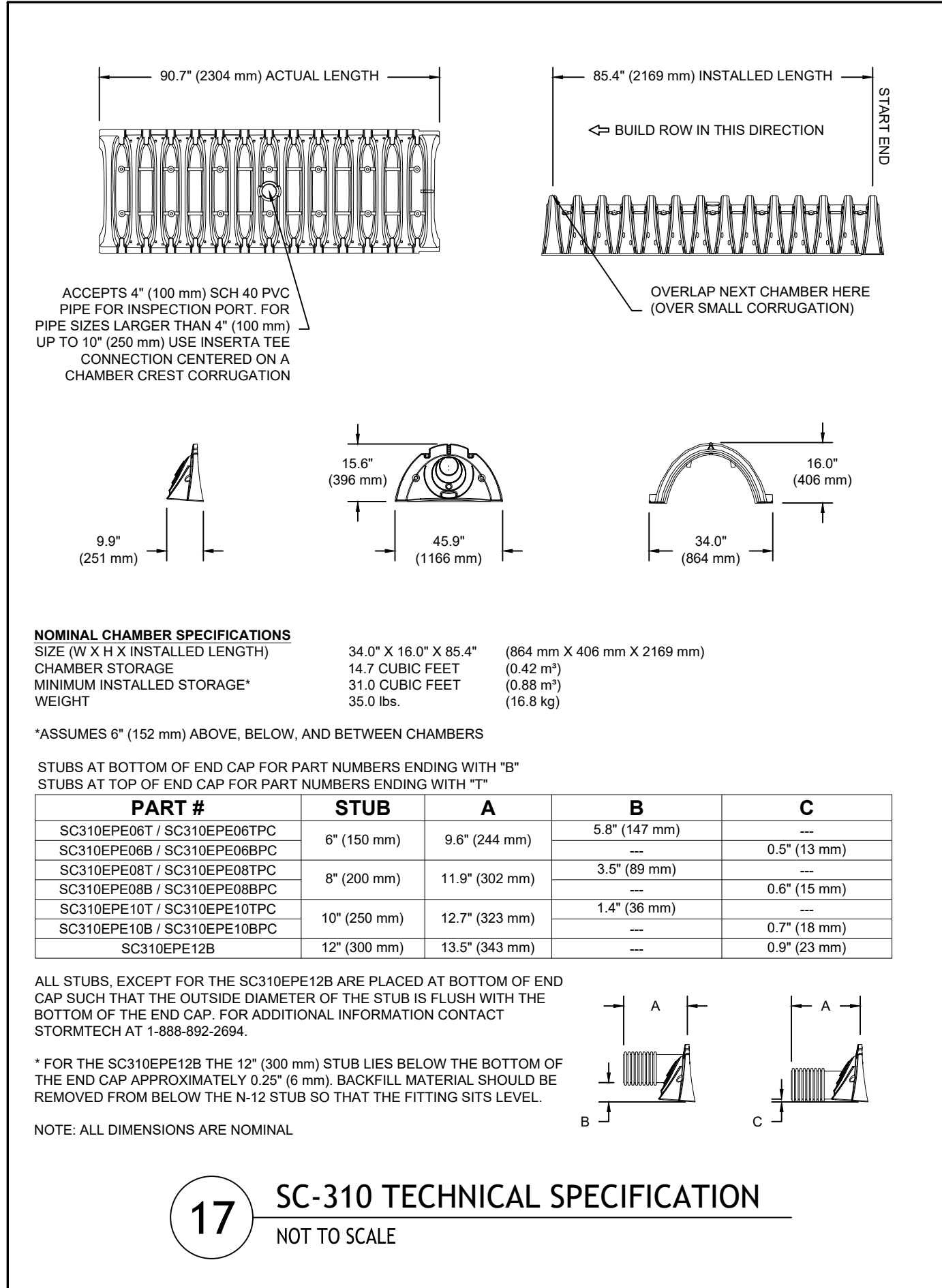
SHEET 7 OF 8



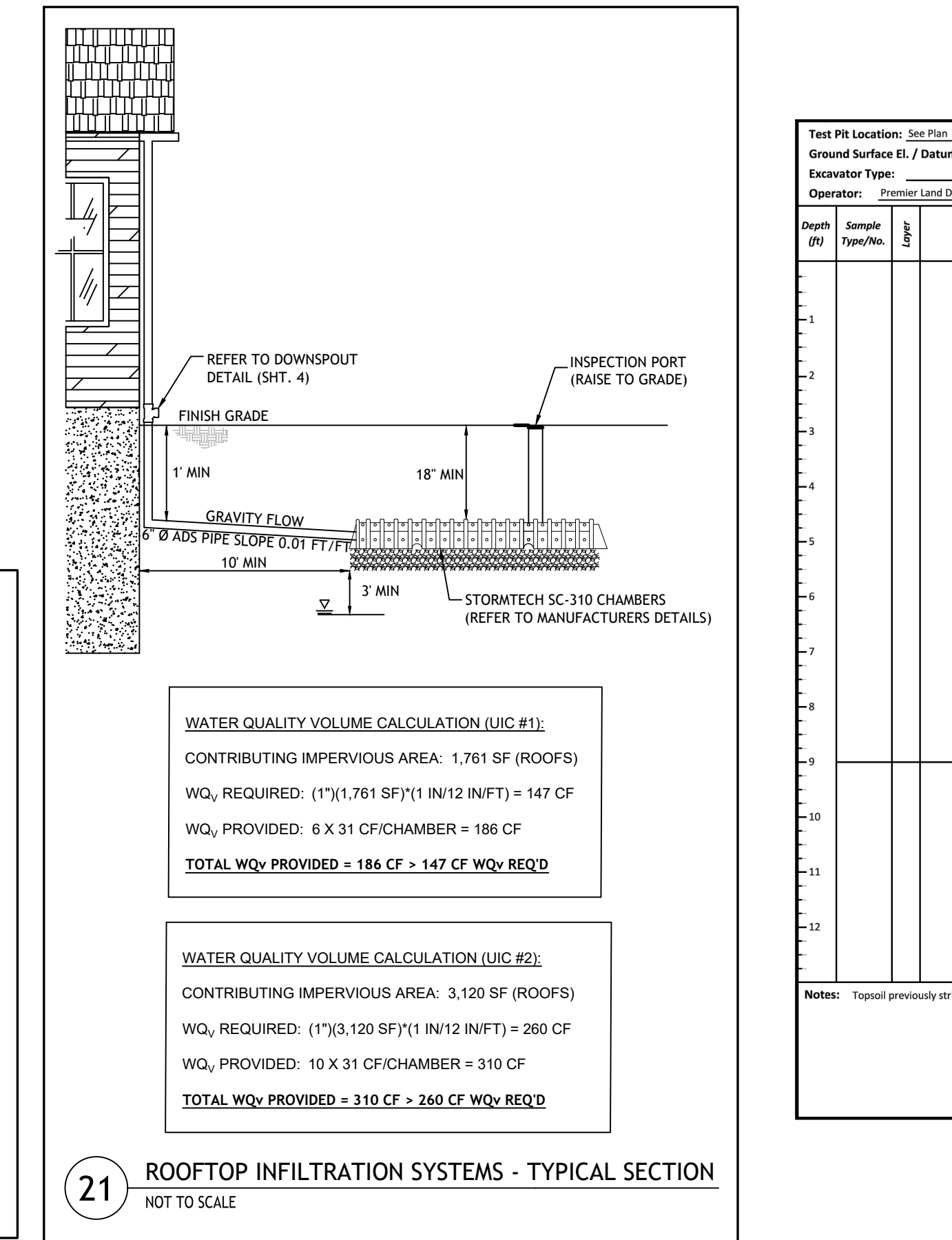
18 UIC #1 INSTALLATION ELEVATION DETAIL
NOT TO SCALE



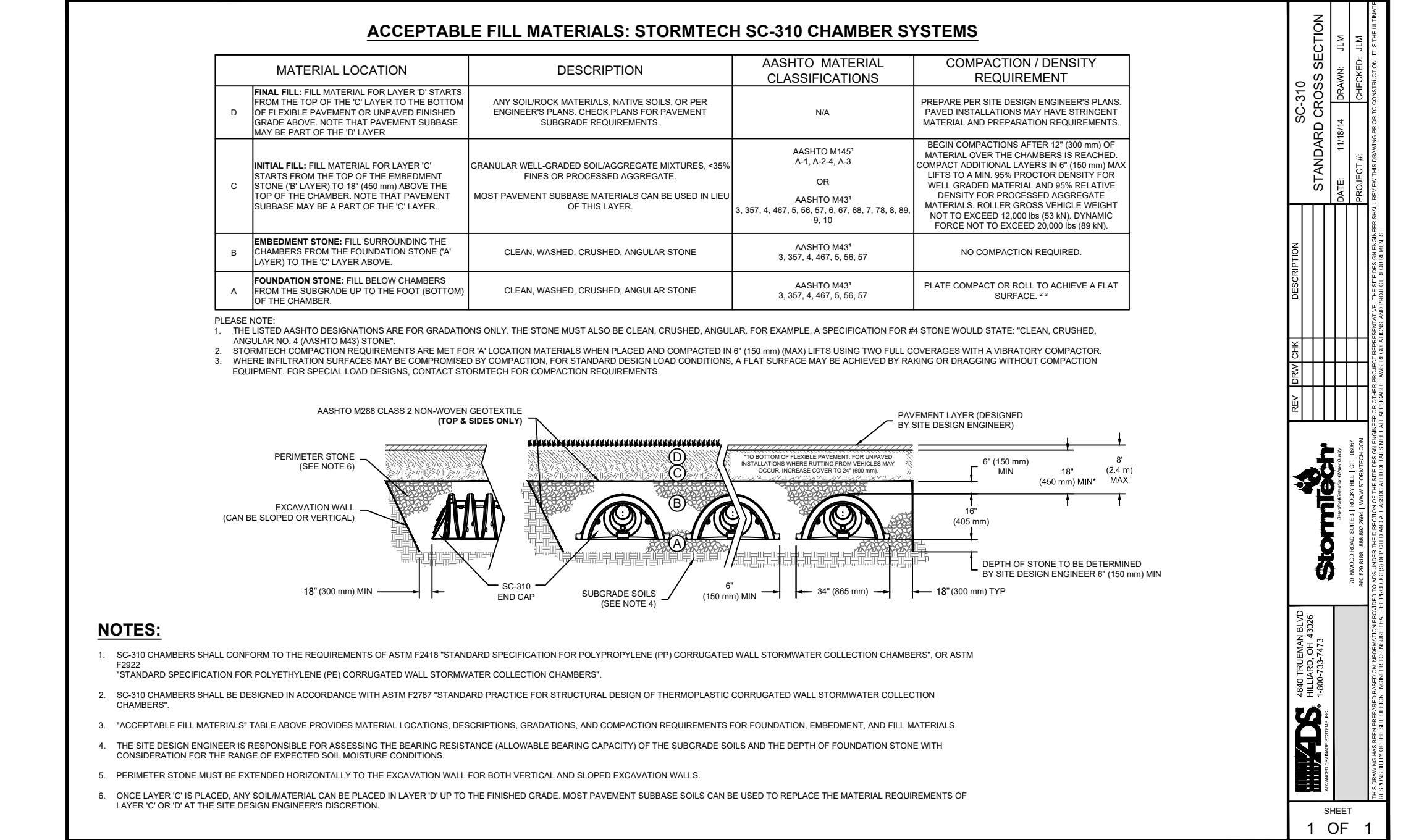
19 UIC #2 INSTALLATION ELEVATION DETAIL
NOT TO SCALE



17 SC-310 TECHNICAL SPECIFICATION
NOT TO SCALE



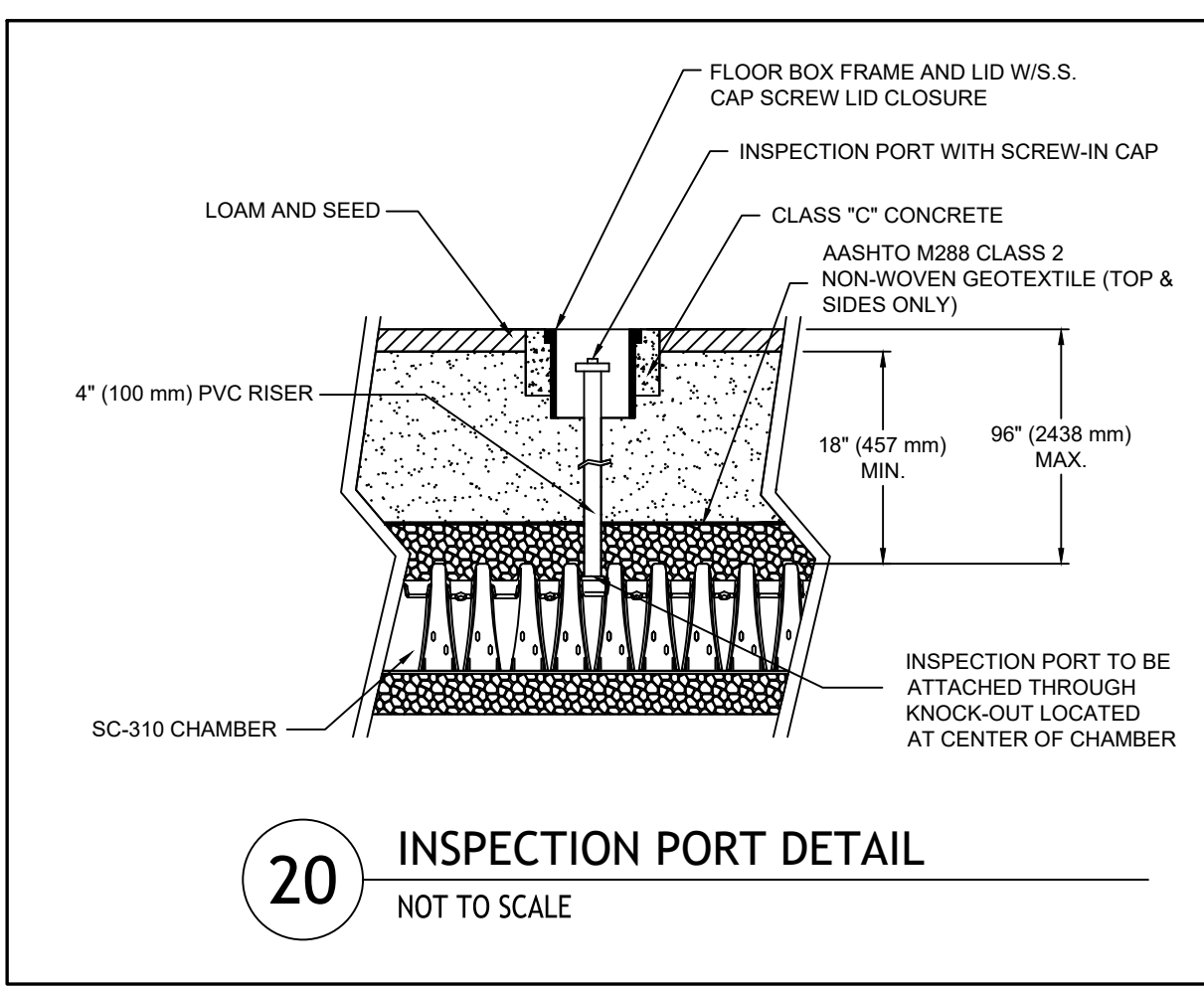
21 ROOFTOP INFILTRATION SYSTEMS - TYPICAL SECTION
NOT TO SCALE



16 STORMTECH SC-310 CROSS SECTION DETAIL
NOT TO SCALE

- STORMTECH GENERAL NOTES:**
- STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
 - OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
 - STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
 - THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
 - ASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
 - STONE PLACEMENT BETWEEN CHAMBERS' ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
 - BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
 - THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
 - THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
 - STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.

- STORMWATER CHAMBER SPECIFICATIONS:**
- CHAMBERS SHALL BE STORMTECH SC-310.
 - CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
 - CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
 - THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
 - CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
 - CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.



20 INSPECTION PORT DETAIL
NOT TO SCALE

- NOTES FOR THE INSTALLATION OF THE SC-310 SYSTEM:**
- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
 - STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.

Q:\07_05_05a\Shawnee\07-05d Greene Street, Warwick\Drawings\Plan\Drawings\09-2023\9-20-23 Stormtech\Stormtech.dwg - 09-20-23 9:20am

REFERENCE:

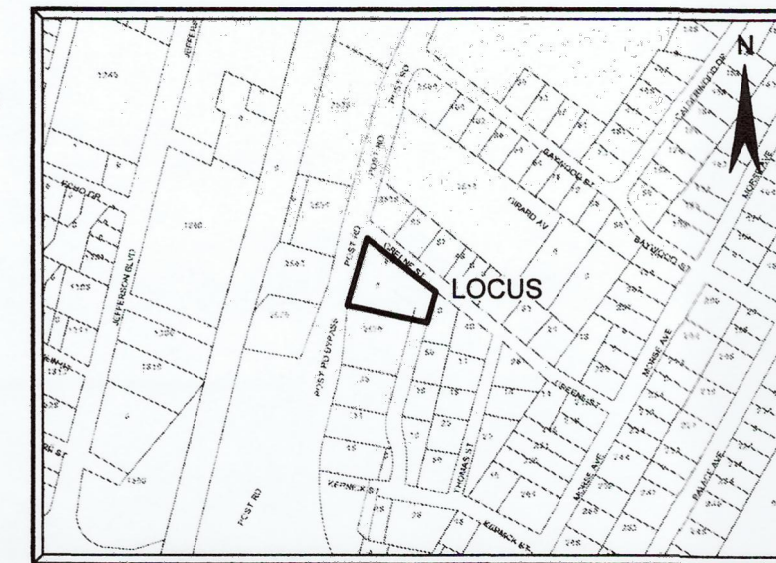
- DEED BK. 745 PG. 74
- DEED BK. 3286 PG. 169
- "LAND AT GREENWOOD, R.I. A RE-PLAT OF SECTIONS H&I OF THE JOSIAH BAKER PLAT, 1855" P.C. 379

NOTE:

- NO KNOWN INFORMATION ON GAS LINE UTILITIES.

DRAINAGE MANHOLE
B.M. = 98.661
ASSUMED DATUM

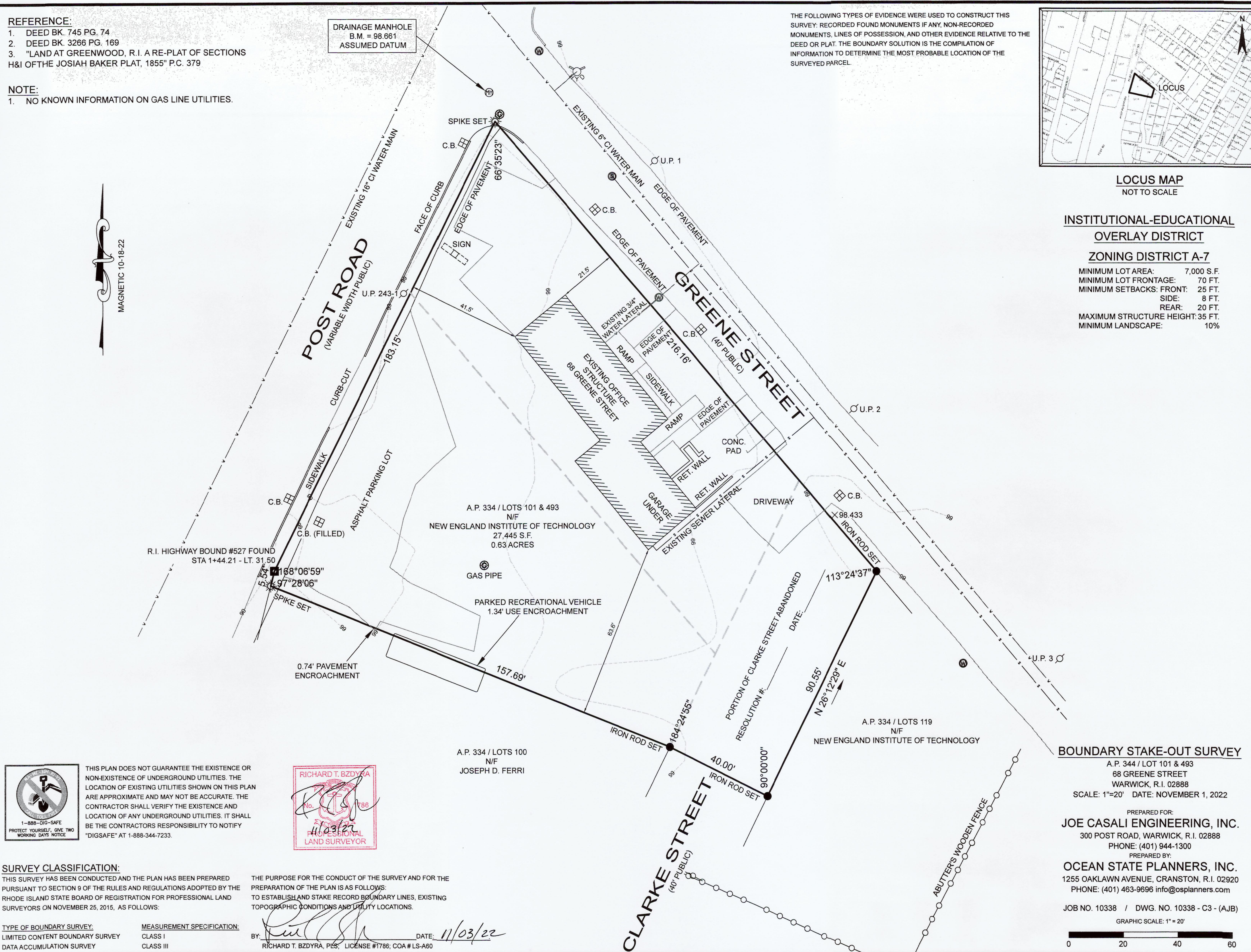
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



LOCUS MAP
NOT TO SCALE

**INSTITUTIONAL-EDUCATIONAL
OVERLAY DISTRICT
ZONING DISTRICT A-7**

MINIMUM LOT AREA: 7,000 S.F.
MINIMUM LOT FRONTAGE: 70 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MINIMUM LANDSCAPE: 10%



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

RICHARD T. BZDYNA
PROFESSIONAL
LAND SURVEYOR

SURVEY CLASSIFICATION:

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:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, EXISTING TOPOGRAPHIC CONDITIONS AND UTILITY LOCATIONS.

BY: *[Signature]* DATE: 11/03/22
RICHARD T. BZDYNA, PLS., LICENSE #1786, COA # LS-A60

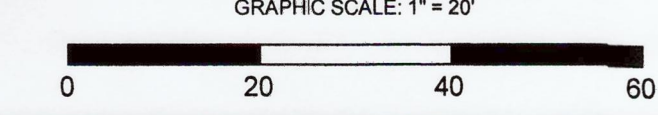
BOUNDARY STAKE-OUT SURVEY

A.P. 344 / LOT 101 & 493
68 GREENE STREET
WARWICK, R.I. 02888
SCALE: 1"=20' DATE: NOVEMBER 1, 2022

PREPARED FOR:
JOE CASALI ENGINEERING, INC.
300 POST ROAD, WARWICK, R.I. 02888
PHONE: (401) 944-1300

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10338 / DWG. NO. 10338 - C3 - (AJB)



CITY OF WARWICK LANDSCAPE PLANNING DATA

505. Landscaping and screening requirements for nonresidential uses.

| CRITERIA | REQUIRED | PROPOSED | REGULATION |
|--|--|--|--------------|
| 505.1 MINIMUM LANDSCAPED BUFFER. | 10 FOOT WIDE LANDSCAPED BUFFER ACROSS THE ENTIRE FRONTAGE OF LOT EXCEPT FOR CURB CUTS | 10 FEET MINIMUM | 505.1 (A) |
| | 20 FOOT WIDE LANDSCAPE BORDER REQUIRED ALONG ANY PROPERTY LINE THAT ADJUTS A RESIDENTIAL DISTRICT (PERTAINS TO LOTS AT LEAST 5,000 SQUARE FEET) AND BE SCREENED WITH A 6 FOOT TALL WALL OR FENCE OF EVERGREEN HEDGE. | 6' TALL STOCKADE FENCE ALONG EAST PROPERTY LINE. | 505.1 (B, C) |
| | ALL OUTDOOR TRASH RECEPTACLES, DUMPSTER AND ELECTRICAL BOXES SHALL BE SCREENED BY A FENCE OR TIGHT EVERGREEN HEDGE. | N/A | 505.1 (D) |
| 505.4 PLANT REQUIREMENTS AND SIZES. | SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN AND SATISFY THE SIZE REQUIREMENTS OF THIS SECTION. | VISUAL SCREEN PROVIDED WITHIN REQUIREMENTS OF 505.4 (A.2) AND 505.4 (G.5) | 505.4 (A.1) |
| | APPROX. EVERY 35 LIN. FT. OF LANDSCAPING SHALL CONTAIN 1 SHADE TREE AND 6 SHRUBS (EXCLUDING CURB CUTS) | POST ROAD: 6 TREES & 30 SHRUBS GREENE STREET: 6 TREES & 30 SHRUBS *DUE TO UNDERGROUND DRAINAGE STRUCTURE, (C) OF THE SHADE TREES HAVE BEEN PLACED SOUTH OF UNIT #2 INSTEAD OF ALONG POST ROAD FRONTAGE | 505.4 (A.2) |
| | MINIMUM SIZE FOR SHADE TREES SHALL BE BETWEEN 2 1/2" AND 3" CALIPER AND 12-14 FT. IN HEIGHT. | 2 1/2" CALIPER | 505.4 (G.3) |
| | MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN 5 TO 8 FEET HEIGHT. | N/A | 505.4 (G.4) |
| | MINIMUM SIZE FOR SHRUBS SHALL BE 3 FEET IN HEIGHT (DAB) OR 3 GALLON CONTAINERIZED. | 3 GALLON | 505.4 (G.5) |
| | PROVIDE A 10 FOOT LANDSCAPED SETBACK BETWEEN THE STREET AND PARKING LOT TO BE PLANTED WITH TREES AND SHRUBS (WHEN PARKING IS DIRECTLY ADJACENT TO STREET) | 10 FOOT LANDSCAPED SETBACK BETWEEN THE STREET AND PARKING LOT PLANTED WITH TREES AND SHRUBS | 505.6 (A.1) |
| PROVIDE MINIMUM 5% INTERIOR PARKING LOT LANDSCAPING 6,177 SQ. FT. PARKING X 5% = 309 SQ. FT. REQ'D | 1,352 SQ. FT. OR 22% MEETS SECTION 700 PARKING REQUIREMENTS | 505.6 (B) | |
| PROVIDE CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY 4 ROWS OF PARKING WITH MINIMUM OF 8 FT. WIDE. | N/A | 505.6 (B.1) | |
| CREATE LARGE PLANTING ISLANDS OVER 600 SF | N/A | 505.6 (B.2) | |
| PROVIDE PLANTING ISLANDS (MIN. 9 FT WIDE) BETWEEN EVERY 10 TO 15 SPACES WITH 1 SHADE TREE | N/A | 505.6 (B.3) | |

PLANT SCHEDULE

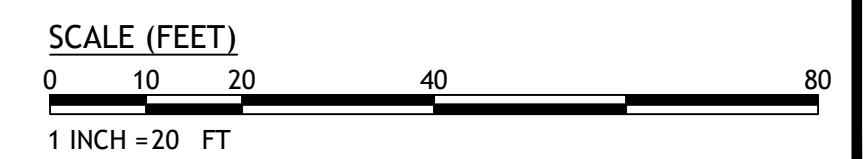
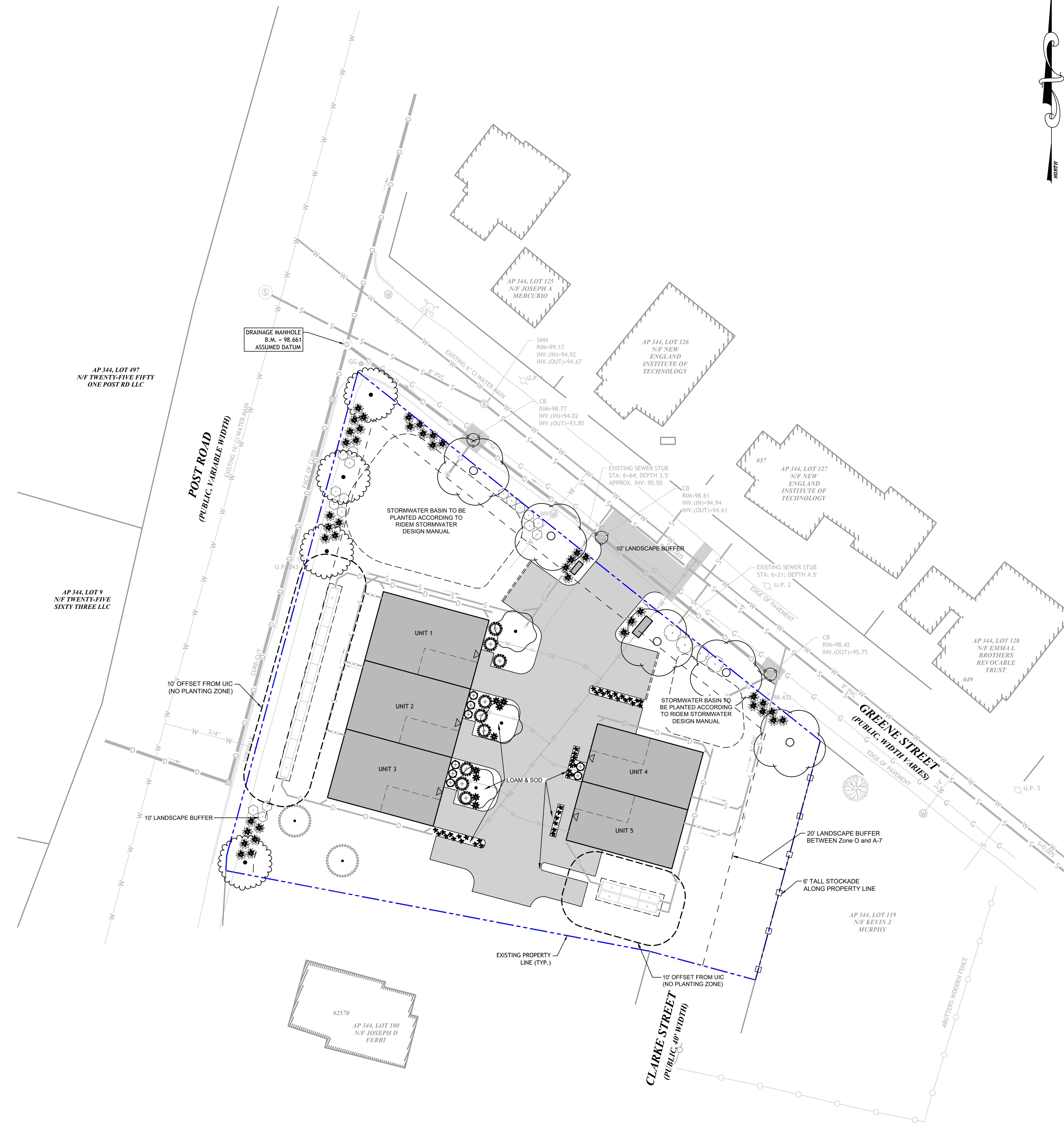
| DECIDUOUS TREES | CODE | QTY | BOTANICAL / COMMON NAME | B&B | CALIPER |
|-----------------|------|-----|---|---------------|----------|
| | ARA1 | 1 | Acer rubrum 'Armstrong' / Armstrong Red Maple | B & B | 2.5" Cal |
| | AS6 | 4 | Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple | B & B | 2.5" Cal |
| | LT2 | 5 | Liriodendron tulipifera / Tulip Tree | B & B | 2.5" Cal |
| FLOWERING TREES | CODE | QTY | BOTANICAL / COMMON NAME | B&B | CALIPER |
| | MS | 3 | Magnolia stellata / Star Magnolia | B&B: 7-8' HT. | |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT/B&B | SIZE |
| | HN | 42 | Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea | CONT | 3 gal |
| | IN2 | 17 | Ilex glabra 'Nordic' / Nordic Inkberry | CONT | 3 gal |
| | IR | 4 | Ilex verticillata 'Red Sprite' / Red Sprite Winterberry | CONT | 3 gal |
| | SM | 8 | Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea | CONT | 3 gal |
| | TE2 | 9 | Taxus x media 'Everlow' / Everlow Yew | CONT | 5 gal |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | CONT/B&B | SIZE |
| | HO4 | 42 | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily | 1 gal | |
| | SA2 | 8 | Sedum x 'Autumn Fire' / Autumn Fire Sedum | 1 gal | |

NOTE: LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

Diane C. Soule & Associates, ASLA
Landscape Architecture

422 Farnum Pike
Smithfield, Rhode Island 02917
www.dianesouleandassociates.com

401.231.0738
email: diane@dcsa.ws



JCE
JOE CASALI ENGINEERING, INC.
CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPE ARCHITECTURE
DRAINAGE - WARWICK, RHODE ISLAND
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM



**5-UNIT MULTI-FAMILY DEVELOPMENT
2562 POST ROAD & 68 GREENE STREET
WARWICK, RHODE ISLAND
AP 344, LOTS 101 & 493**

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|---------|------------------|
| 1 | 9/8/22 | UPDATED LAYOUT |
| 2 | 5/20/23 | PRELIMINARY PLAN |

| | |
|--------------|-----------|
| DESIGNED BY: | WMLJR |
| DRAWN BY: | SEP/SD |
| CHECKED BY: | JAC |
| DATE: | FEB. 2023 |
| PROJECT NO.: | 07-05d |

PRELIMINARY, NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SHEET 1 OF 1

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