PRELIMINARY PLAN APPLICATION SITE DEVELOPMENT PLANS COMMONWEALTH HOUSE ASSISTED LIVING

643-655 COMMONWEALTH AVENUE **ASSESSORS MAP 247, PARCEL 45, 50 & 105**

Warwick, Rhode Island

MARCH 15 2024

CIVIL ENGINEER

LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. 207 HIGH POINT AVENUE, UNIT 6 PORTSMOUTH, RI 02871 (401) 354-2050

SURVEYOR OF RECORD

DAVID D. GARDNER & ASSOCIATES, LLC 1 HOPE COURT BARRINGTON, RI 02806 (401) 738-3200

<u>ARCHITECT</u>

SJA DESIGN 9 INTERVALE AVENUE EAST PROVIDENCE, RI 02914 (401) 369-5009

LANDSCAPE ARCHITECT

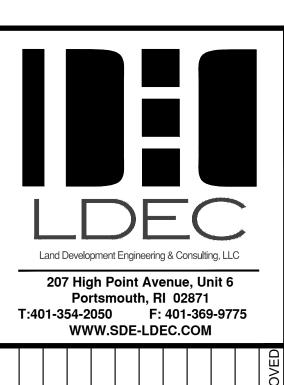
MUOIO DESIGN GROUP, LLC. 1075 SCITUATE AVENUE CRANSTON, RI 02921 (401) 487-9532



LOCUS MAP

PLAN INDEX

<u>TITLE</u>	SHEET NO.
COVER SHEET	1
400-FT RADIUS PLAN	2
EXISTING CONDITIONS PLAN	3
SITE DEMOLITION PLAN	4
SITE LAYOUT PLAN	5
GRADING & DRAINAGE PLAN	6
EROSION CONTROL PLAN	7
UTILITY PLAN	8
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LANDSCAPING PLAN	10
CONSTRUCTION DETAILS PLAN	11



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PERMITTING MICHAEL E. RUSSEL

PROJECT NO. 23081

PROFESSIONAL ENGINEER

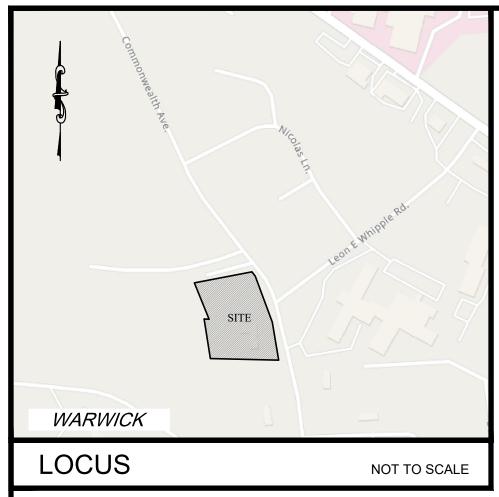
DEVELOPMEN

DRAWING TITLE:

COVER SHEET

1"=20'

1 of 11



CURRENT OWNER LOT-45 CURRENT OWNER LOT-50 CURRENT OWNER LOT-105

GRAHAM & AMANDA WILLOUGHBY 643 COMMONWEALTH AVENUE WARWICK, RI 02886

DEED BK.9504/0129 SITE LOCATION: 643 COMMONWEALTH AVENUE

ASSESSORS REFERENCE: MAP 247 PARCEL 45

WARWICK, RI 02886

TITLE REFERENCE:

ASSESSMENT MERGER 247-0045 COMMONWEALTH AVENUE WARWICK, RI 02886

DEED BK.9504/0129 SITE LOCATION: COMMONWEALTH AVENUE WARWICK, RI 02886

TITLE REFERENCE:

ASSESSORS REFERENCE: MAP 247 PARCEL 50

COMMONWEALTH LLC

655 COMMONWEALTH AVENUE WARWICK, RI 02886 TITLE REFERENCE:

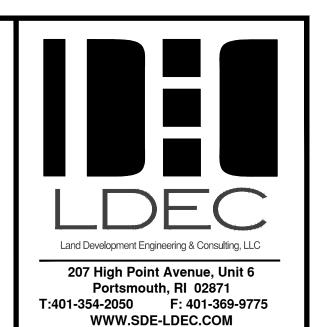
SITE LOCATION: 655 COMMONWEALTH AVENUE WARWICK, RI 02886

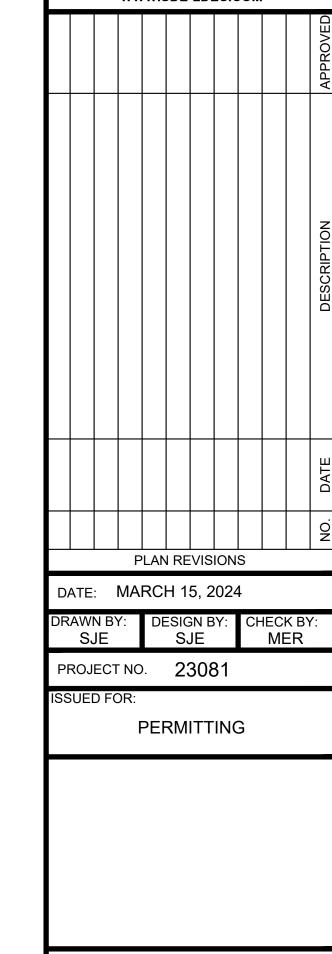
ASSESSORS REFERENCE: MAP 247 PARCEL 105

DEED BK.8569/0017

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	WARWICK		
L	OCUS	NOT TO SCALE	
<u>N</u>	OTES:		
1.	"COMPREHEN	ONDITIONS INFORMATION WAS COMPILED FROM A SURVEY PLAN ENTITLED NSIVE BOUNDARY SURVEY 643 & 655 COMMONWEALTH AVENUE" BY ARDNER & ASSOCIATES, INC. DATED 2/14/2022.	1
2.	ELEVATIONS	ARE REFERENCED TO NAVD88.	
3.	DETERMINED AGENCY FLO	NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS FROM THE CITY OF WARWICK FEDERAL EMERGENCY MANAGEMENT DOD INSURANCE RATE MAP COMMUNITY—PANEL NUMBER 44003 C 0128 FECTIVE DATE OCTOBER 2, 2015).	
4.	CERTIFICATIO	AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A ON OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN RECORDS.	
5.	AND ARE AF THOSE INDIC NO RESPONS OR INACCUR	TILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION PPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN CATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES SIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED RATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPERLITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.	
		<u>LEGEND</u>	
		CATCH BASIN	
	■ CB	CONCRETE BOUND	
	©	DRAIN MANHOLE	
	*	LIGHT POLE	
	■ R.I.H.B.	RHODE ISLAND HIGHWAY BOUND	

247-145 247-108 247-7 247-107 247-14 247-143 247-175 247-13 247-142 247-1 247-159 247-141 NATALIN 247-91 247-168 247-161 247-38 247-169 247-15 247-40 247-50 247-87 COMMONWEALTHAY HILE 247-49 247-45 247-39 247-105 247-3 247-65 247-177 247-176 247-37 GRANITES 247-113/ 247-97 247-98 247-75 247-114 WHITEHALL DR 247-7 1247-1 247-43 **L**247-115 247-99 248-139 247-116 247-96 248-14 24 247-83 247-101 247-140 247-124 247-139 247-102 248-57 247-123 2 247-95 248-56 247-4 247-103





SITE DEVELOPMENT PLANS 643-655 COMMONWEALTH AVE. ASSESSOR'S MAP 247, PARCEL 45, 50 & WARWICK, RHODE ISLAND

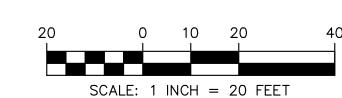
PREPARED FOR COMMONWEALTH HOUSE ASSISTED LIVING

DRAWING TITLE:

400' RADIUS PLAN

1"=100' SCALE: SHEET NO.

2 of 11



----s--- SEWER MAIN

SEWER MANHOLE

SPOT ELEVATION

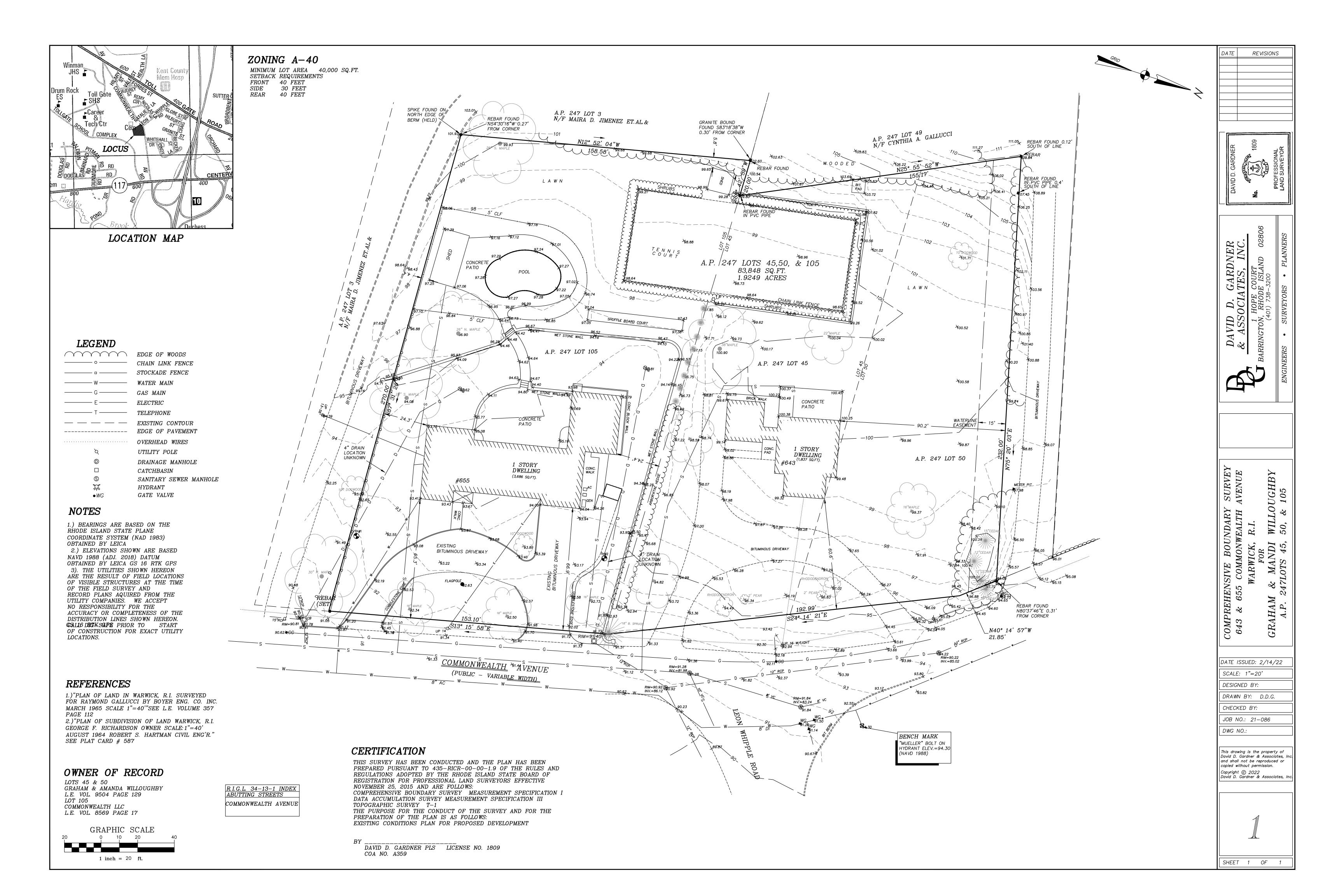
TOPOGRAPHIC CONTOUR

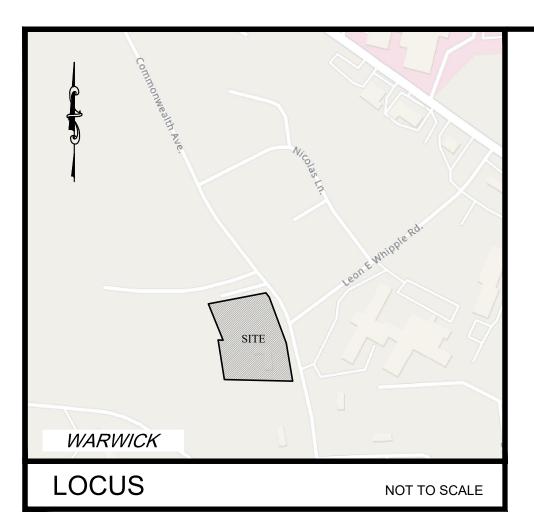
STREET SIGN

TREE LINE

UTILITY POLE

WATER GATE





CRAHAM & AMANDA WILLOUGHBY

GRAHAM & AMANDA WILLOUGHBY
643 COMMONWEALTH AVENUE
WARWICK, RI 02886

ASSESSMENT MERGEI
COMMONWEALTH AVE
WARWICK, RI 02886

TITLE REFERENCE:
DEED BK.9504/0129

SITE LOCATION: 643 COMMONWEALTH AVENUE WARWICK, RI 02886

ASSESSORS REFERENCE: MAP 247 PARCEL 45

CURRENT OWNER LOT-50

ASSESSMENT MERGER 247-0045
COMMONWEALTH AVENUE

TITLE REFERENCE:
DEED BK.9504/0129

SITE LOCATION:
COMMONWEALTH AVENUE
WARWICK, RI 02886
ASSESSORS REFERENCE:

MAP 247 PARCEL 50

WARWICK, RI 02886

TITLE REFERENCE:
DEED BK.8569/0017

SITE LOCATION:

655 COMMONWEALTH AVENUE

COMMONWEALTH LLC

CURRENT OWNER LOT-105

655 COMMONWEALTH AVENUE

WARWICK, RI 02886

ASSESSORS REFERENCE:
MAP 247 PARCEL 105

NOTES:

- 1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A SURVEY PLAN ENTITLED "COMPREHENSIVE BOUNDARY SURVEY 643 & 655 COMMONWEALTH AVENUE" BY DAVID D. GARDNER & ASSOCIATES, INC. DATED 2/14/2022.
- 2. ELEVATIONS ARE REFERENCED TO NAVD88.
- 3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF WARWICK FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY—PANEL NUMBER 44003 C 0128 H (MAP EFFECTIVE DATE OCTOBER 2, 2015).
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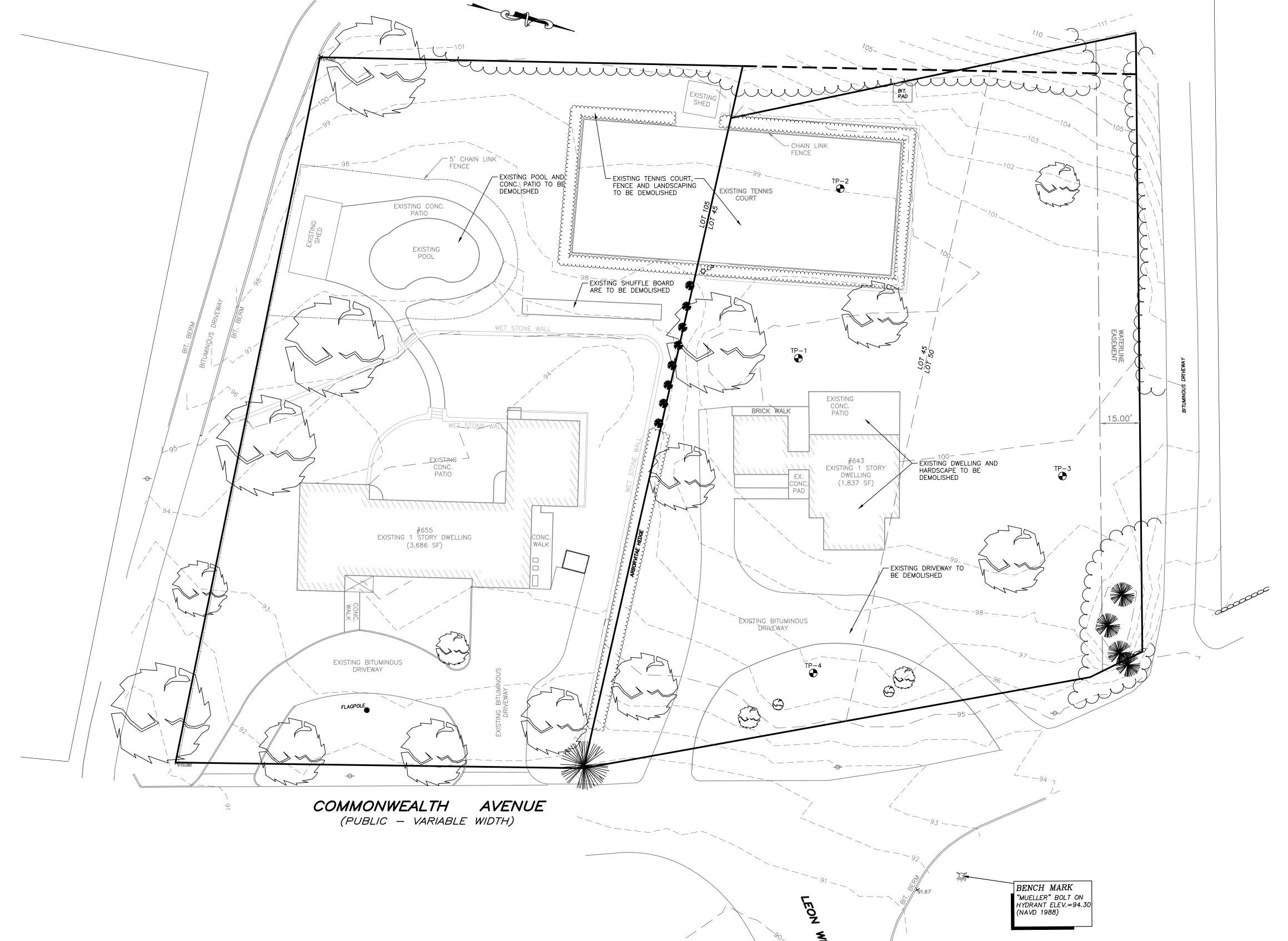
<u>LEGEND</u>

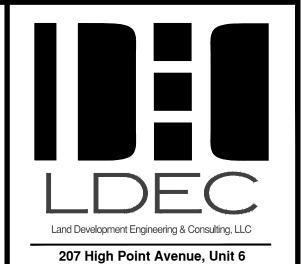
- E CATCH BASIN
- CONCRETE BOUND
- DRAIN MANHOLE
- ★ LIGHT P
- RI.H.B. RHODE ISLAND HIGHWAY BOUND

SPOT ELEVATION

- ----s--- SEWER MAIN
- S SEWER MANHOLE
- → STREET SIGN
- -- 48 -- TOPOGRAPHIC CONTOUR
- TREE LINE
- UTILITY POLE

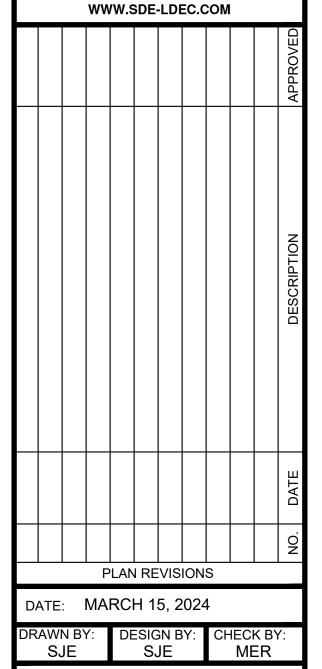
 WATER GATE





Portsmouth, RI 02871

T:401-354-2050 F: 401-369-9775



PROJECT NO. 23081
ISSUED FOR:

PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

DEVELOPMENT PLANS

643-655 COMMONWEALTH AVE.
ASSESSOR'S MAP 247, PARCEL 45, 50 & 105
WARWICK, RHODE ISLAND
PREPARED FOR
COMMONWEALTH HOUSE ASSISTED LIVING

DRAWING TITLE:

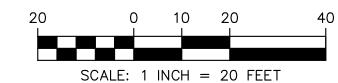
PROPOSED DEMO PLAN

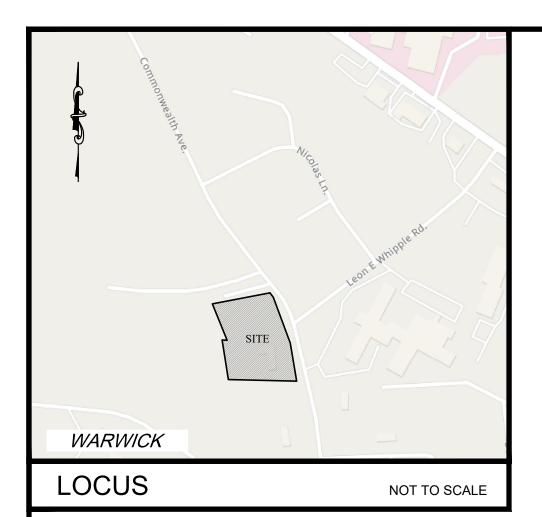
SCALE:

SHEET NO.

4 of 11

1"=20'





1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A SURVEY PLAN ENTITLED

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4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A

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OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER

"COMPREHENSIVE BOUNDARY SURVEY 643 & 655 COMMONWEALTH AVENUE" BY

DAVID D. GARDNER & ASSOCIATES, INC. DATED 2/14/2022.

2. ELEVATIONS ARE REFERENCED TO NAVD88.

ASSESSORS RECORDS.

H (MAP EFFECTIVE DATE OCTOBER 2, 2015).

<u>LEGEND</u>

CONCRETE BOUND

RHODE ISLAND HIGHWAY BOUND

DRAIN MANHOLE

SEWER MANHOLE

SPOT ELEVATION

STREET SIGN

- — 48 — — TOPOGRAPHIC CONTOUR

TREE LINE

UTILITY POLE

WATER GATE

CATCH BASIN

NOTES:

CURRENT OWNER LOT-45	CURRENT OWNER LOT-50	CURRENT OWNER LOT-105
GRAHAM & AMANDA WILLOUGHBY	ASSESSMENT MERGER 247-0045	COMMONWEALTH LLC
643 COMMONWEALTH AVENUE	COMMONWEALTH AVENUE	655 COMMONWEALTH AVENUE
WARWICK, RI 02886	WARWICK, RI 02886	WARWICK, RI 02886
TITLE REFERENCE: DEED BK.9504/0129	TITLE REFERENCE: DEED BK.9504/0129	TITLE REFERENCE: DEED BK.8569/0017
SITE LOCATION:	<u>SITE LOCATION:</u>	SITE LOCATION:
643 COMMONWEALTH AVENUE	COMMONWEALTH AVENUE	655 COMMONWEALTH AVENUE
WARWICK, RI 02886	WARWICK, RI 02886	WARWICK, RI 02886
ASSESSORS REFERENCE:	ASSESSORS REFERENCE:	ASSESSORS REFERENCE:
MAP 247 PARCEL 45	MAP 247 PARCEL 50	MAP 247 PARCEL 105

		EXISTING	EXISTING LOTS	PROPOSED	PROPOSED
REGULATION	REQUIREMENT	LOT 105	45 & 50	LOT 105	LOTS 45 & 5
MIN. LOT AREA	40,000 SQ. FT.	41,276 SQ. FT.	42,573 SQ. FT.	41,276 SQ. FT.	42,841 SQ. F
LOT FRONTAGE	150'	153.1'	214.8'	153.1'	214.8'
FRONT SETBACK	40'	65.0'	60.6'	65.0'	42.1'
SIDE SETBACK	30'	*23.9'	*25.7'	*23.9'	38.7'
REAR SETBACK	40'	134.2'	111.6'	134.2'	**36.4
MAX. BUILDING HEIGHT	35'	<35'	<35'	<35'	35'
GREEN SPACE	20%	61.1%	76.1%	68.0%	65.2%

PARKING REQUIREMENTS
NURSING HOME: 1 SPACE PER 2 BEDS
EXISTING 10 SINGLE BED UNITS (LOT 105) = $10/2 - 5$ SPACES

PROPOSED 14 SINGLE BE UNITS (LOTS

TOTAL SPACES REQUIRED = 12 SPACES SPACES PROVIDED = 12 SPACES (4 ON LOT 105, 8 ON LOTS 45 & 50)



207 High Point Avenue, Unit 6 Portsmouth, RI 02871 T:401-354-2050 F: 401-369-9775 WWW.SDE-LDEC.COM

											APPROVED
											DESCRIPTION
											DATE
											NO.
			Р	LAN	RE	VIS	ION	S			
DATE: MARCH 15, 2024											
DR	AWI Sر	N B\	′ :	DE	SIG S	SN B JE	Y:	CH	IECI Me	K BY	/ :

PROJECT NO. 23081 ISSUED FOR:

PERMITTING

MICHAEL E. RUSSELL

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Wholes Led

643-655 COMMONWEALTH SSOR'S MAP 247, PARCEL 4 WARWICK, RHODE ISLA

PREPARED FOR COMMONWEALTH HOUSE ASSISTED LIVING

DRAWING TITLE:

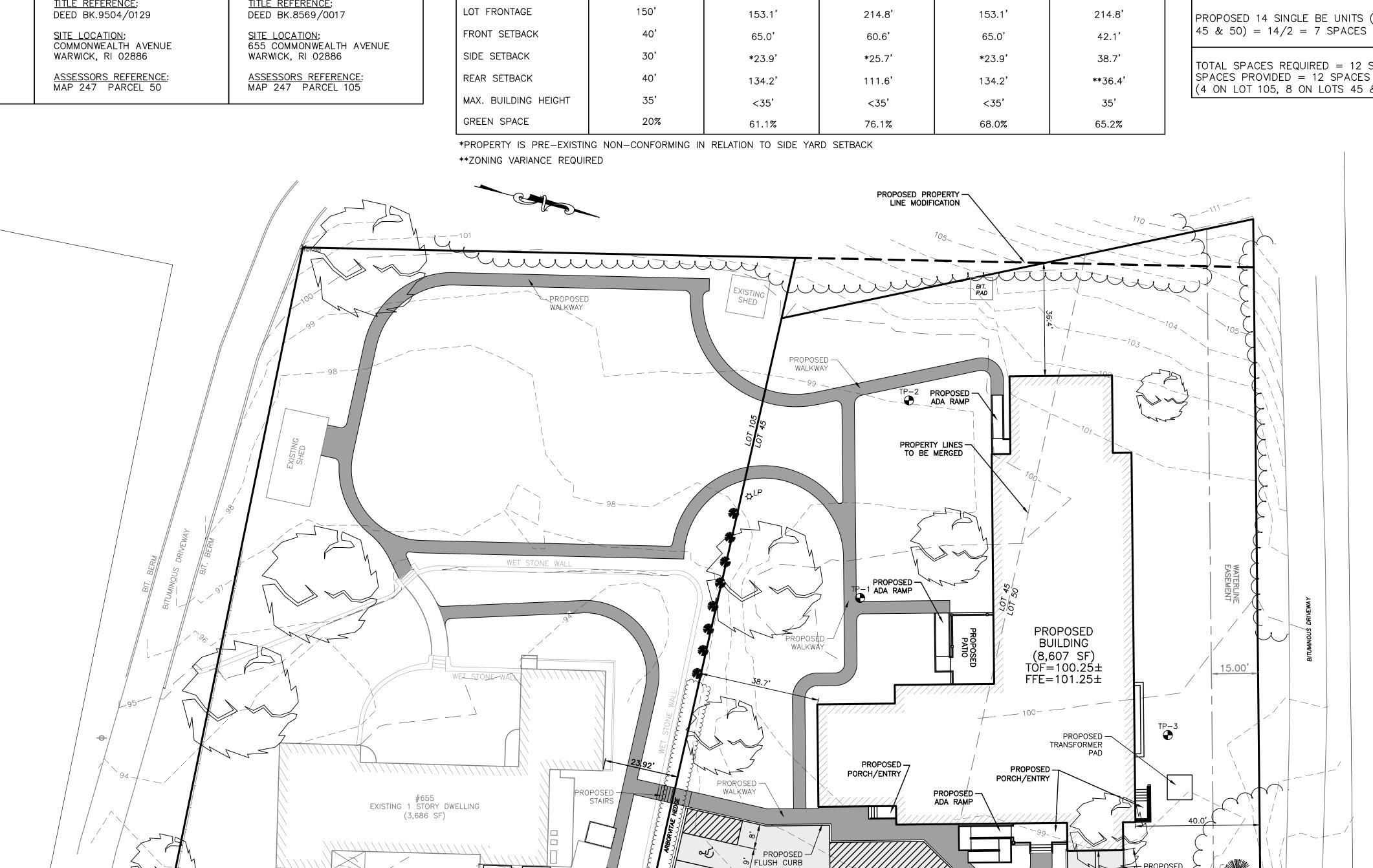
DEVELOPMENT

PROPOSED SITE PLAN

1"=20'

SHEET NO.

5 of 11



COMMONWEALTH **AVENUE** (PUBLIC - VARIABLE WIDTH)

- PROPOSED PARKING SPACE (TYP.)

PROPOSED — CAPE COD BERM

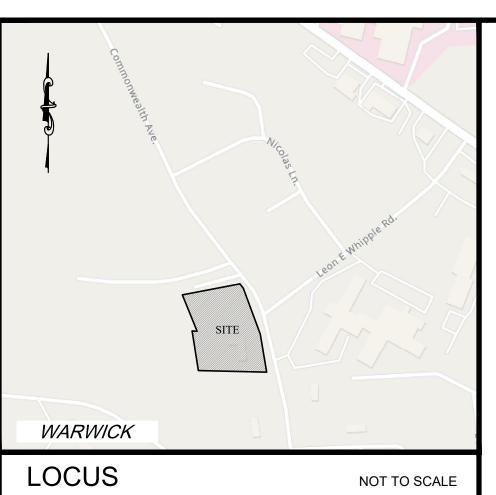
PROPOSED = CONC. CURB

SCALE: 1 INCH = 20 FEET

BENCH MARK
"MUELLER" BOLT ON
HYDRANT ELEV.=94.30
(NAVD 1988)

PROPOSED PARKING AREA

PROPOSED — CONC. CURB



<u>LEGEND</u>

E CATCH BASIN

CONCRETE BOUND

DRAIN MANHOLE

LIGHT POLE

RHODE ISLAND HIGHWAY BOUND

-s--- SEWER MAIN

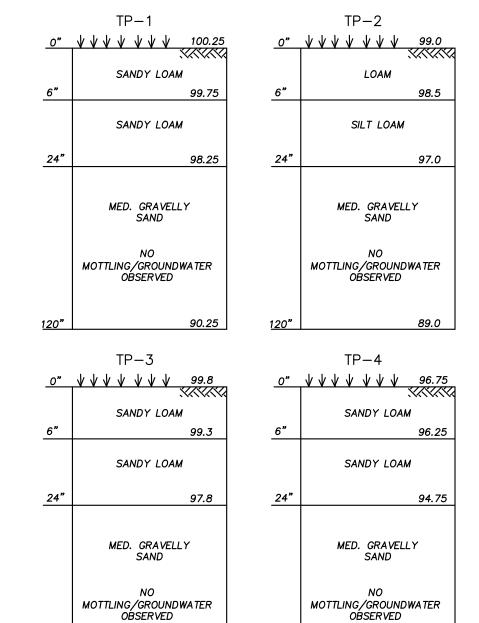
S SEWER MANHOLE

SPOT ELEVATION

TREE LINE

UTILITY POLE

WATER GATE



SOIL NOTES
SOIL EVALUATION PERFORMED BT MICHAEL E.
RUSSELL ON SEPTEMBER 28, 2023

NOTES:

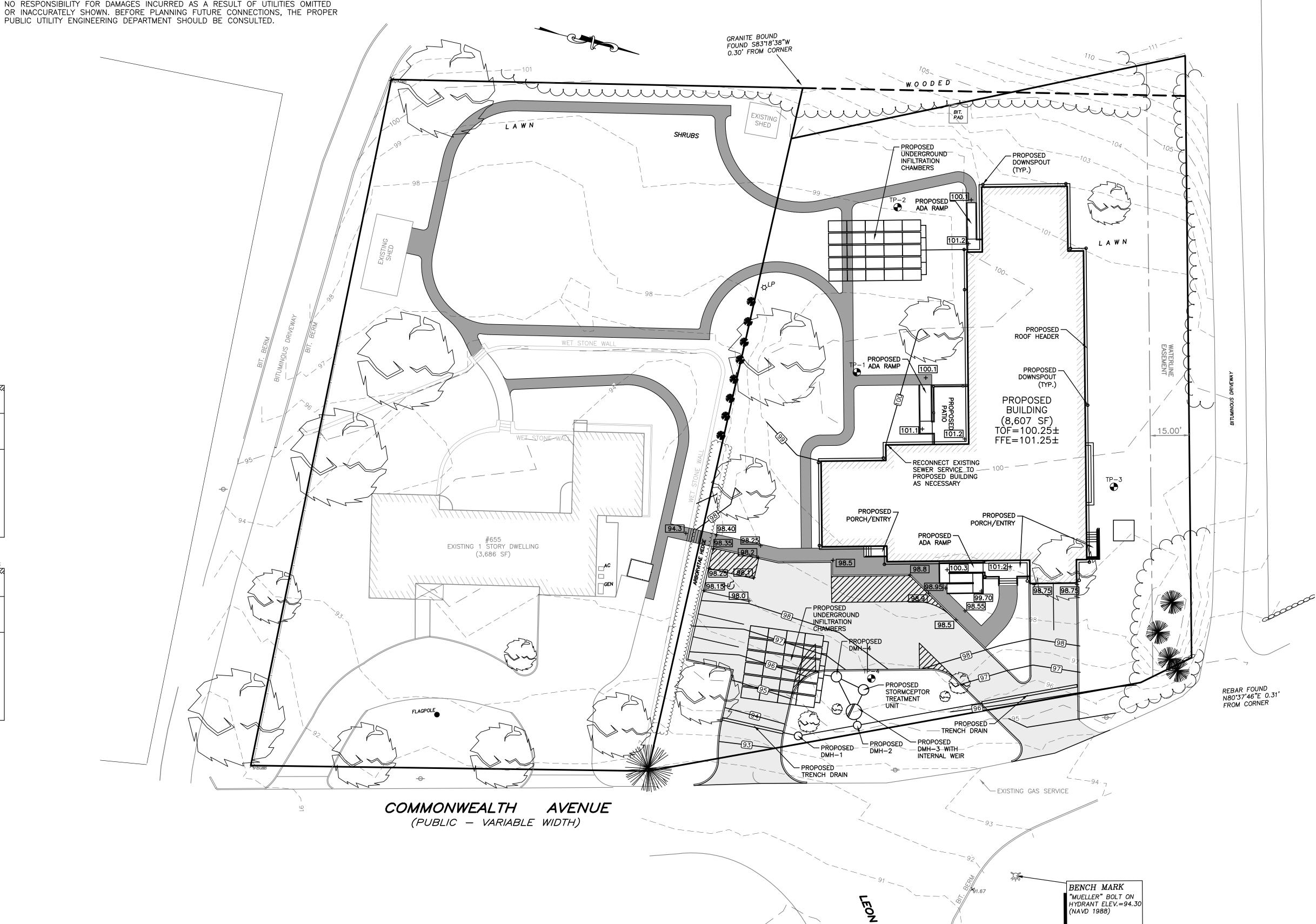
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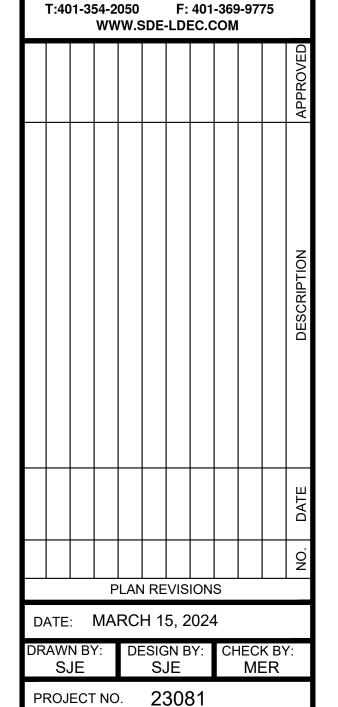
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ISSUED FOR:
PERMITTING

MICHAEL E. RUSSELL

7956

REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

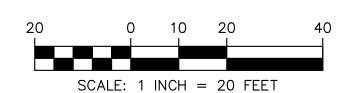
DEVELOPMENT PLANS

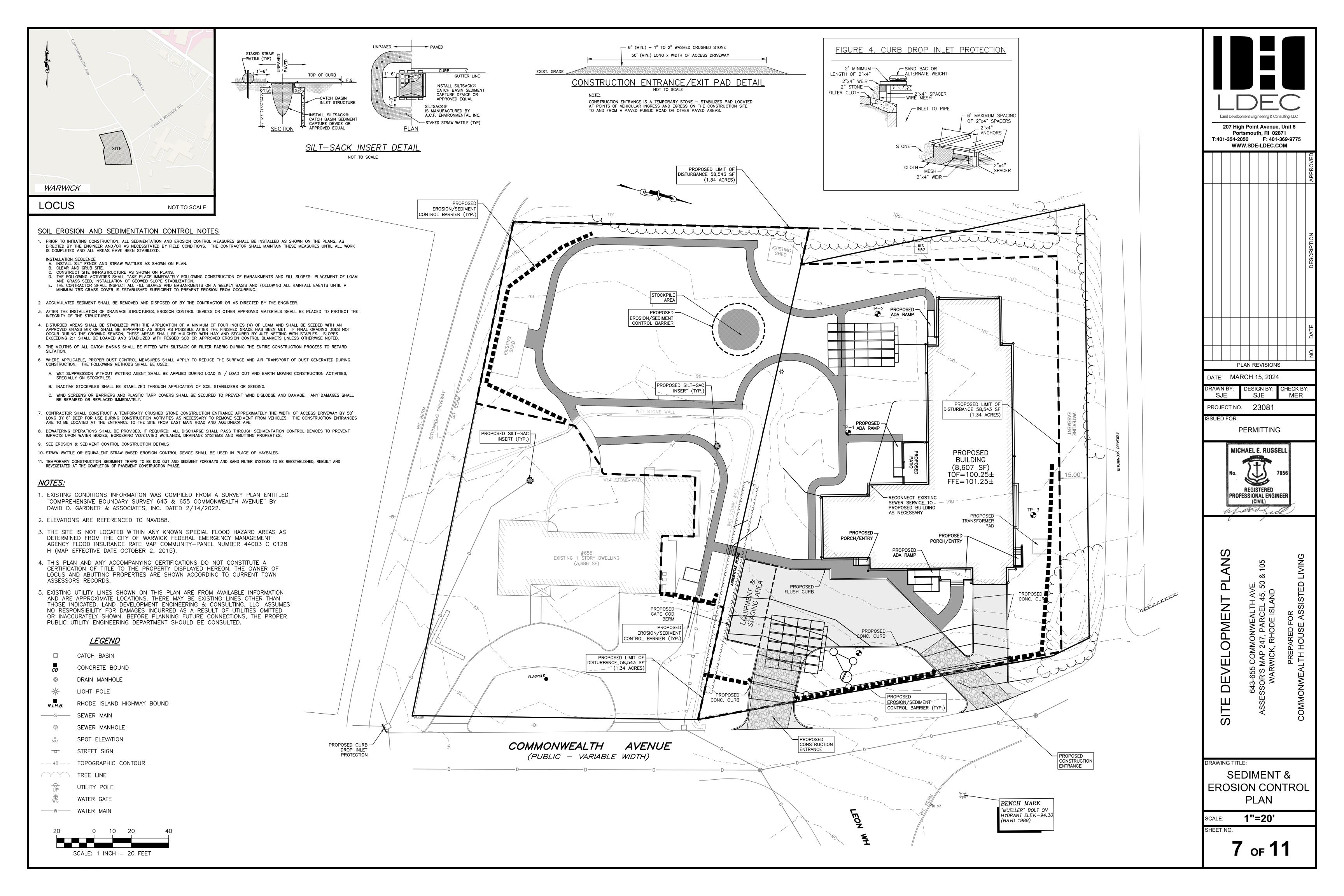
643-655 COMMONWEALTH AVE.
ASSESSOR'S MAP 247, PARCEL 45, 50 & 105
WARWICK, RHODE ISLAND
PREPARED FOR
COMMONWEALTH HOUSE ASSISTED LIVING

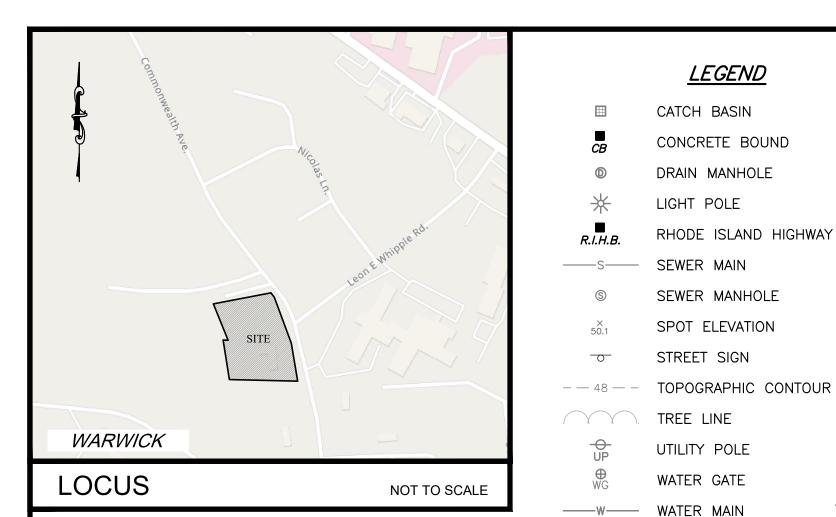
PROPOSED
GRADING &
DRAINAGE PLAN

SCALE: 1"=20'
SHEET NO.

6 of 11







CONSTRUCTION NOTES <u>LEGEND</u>

CATCH BASIN

CONCRETE BOUND

RHODE ISLAND HIGHWAY BOUND

DRAIN MANHOLE

LIGHT POLE

SEWER MAIN

SEWER MANHOLE

SPOT ELEVATION

STREET SIGN

TREE LINE

UTILITY POLE

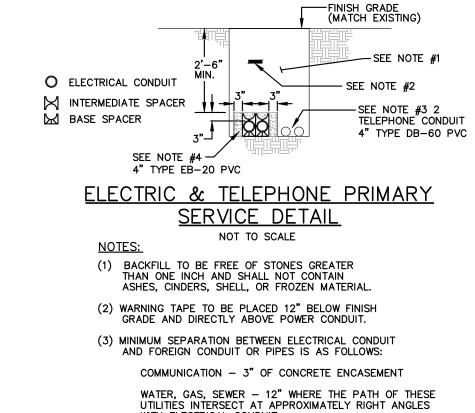
WATER GATE

- 1. THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
- 3. ALL CHANGES TO THE PLAN MUST BE APPROVED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC.,
- 4. THE LOCATION OF UNDERGROUND GAS, ELECTRIC AND WATER MAINS AND SERVICE CONNECTIONS ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
- 5. SEWER, DRAIN AND STREET LIGHTS ARE NOT PART OF THE DIGSAFE PROGRAM. CONTRACTOR IS RESPONSIBLE TO OBTAIN RECORDS AND MARK THESE UTILITIES.
- 6. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- 7. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHENEVER SANITARY SEWERS PASS BELOW WATER MAINS OR DRAIN LINES. OTHERWISE, WATER SERVICE, DRAIN LINES AND SEWER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE FOR A MINIMUM OF TEN (10) FEET FROM THE CROSSING POINT. WHERE SEWER LINES PASS ABOVE WATER OR DRAIN LINES, THEY SHALL ALL BE ENCASED IN CONCRETE REGARDLESS
- 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE UTILITY DEPARTMENTS.
- 9. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE
- 10. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO
- 11. CONTRACTOR & NATIONAL GRID TO INSPECT SERVICE CONNECTIONS. REPLACE AS NECESSARY AND CONNECT AS DIRECTED BY NATIONAL GRID.
- 12. CONTRACTOR TO CONFIRM SIZE AND LOCATION OF EXISTING & PROPOSED STUBS AND SERVICES AS

TINTENNING TO THE TENT OF THE PROPOSED -SHUFFLE BOARD COURT WET STONE WA PROPOSED · **PROPOSED** BUILDING (8,607 SF) $TOF = 100.25 \pm 100.25$ 15.00 FFE=101.25± - RECONNECT EXISTING SEWER SERVICE TO -PROPOSED BUILDING AS NECESSARY PROPOSED -UNDERGROUND ELECTRIC SERVICE PROPOSED -PROPOSED -PORCH/ENTRY PORCH/ENTRY PROPOSED -ADA RAMP EXISTING 1 STORY DWELLING (3,686 SF) (TO REMAIN) APPROXIMATE LOCATION OF -EXISTING GAS SERVICE RECONNECT TO BUILDING AS NECESSARY) PROPOSED DOMESTIC WATER SERVICE (SIZE TBD) - PROPOSED FIRE SERVICE (SIZE TBD) - EXISTING GAS SERVICE COMMONWEALTH **AVENUE** - EXISTING WATER SERVICE - EXISTING SEWER SERVICE (PUBLIC – VARIABLE WIDTH) BENCH MARK

NOTES:

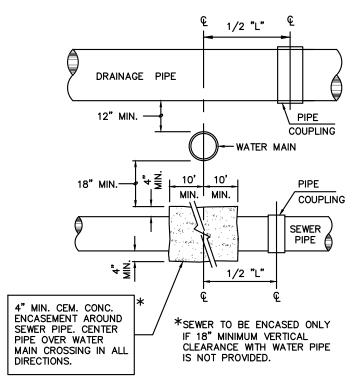
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- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



WITH ELECTRICAL CONDUIT.

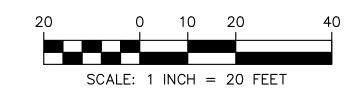
24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.

(4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE

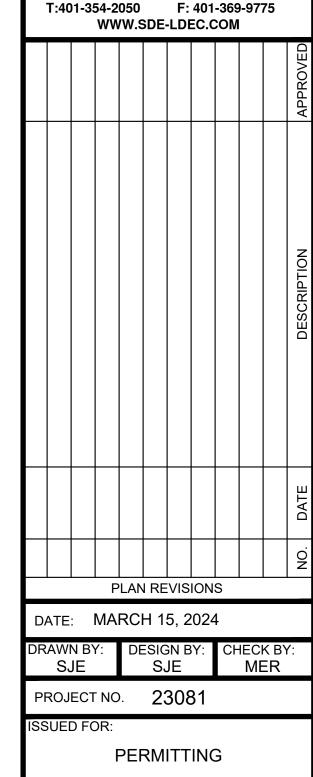


SEWER, WATER & DRAIN CROSSING DETAIL

NOT TO SCALE



Land Development Engineering & Consulting, LLC 207 High Point Avenue, Unit 6 Portsmouth, RI 02871



MICHAEL E. RUSSELI REGISTERED PROFESSIONAL ENGINEER (CIVIL) Wholes Led

OPMENT DEV

PREPARED FC .TH HOUSE /

DRAWING TITLE:

UTILITIES PLAN

SHEET NO.

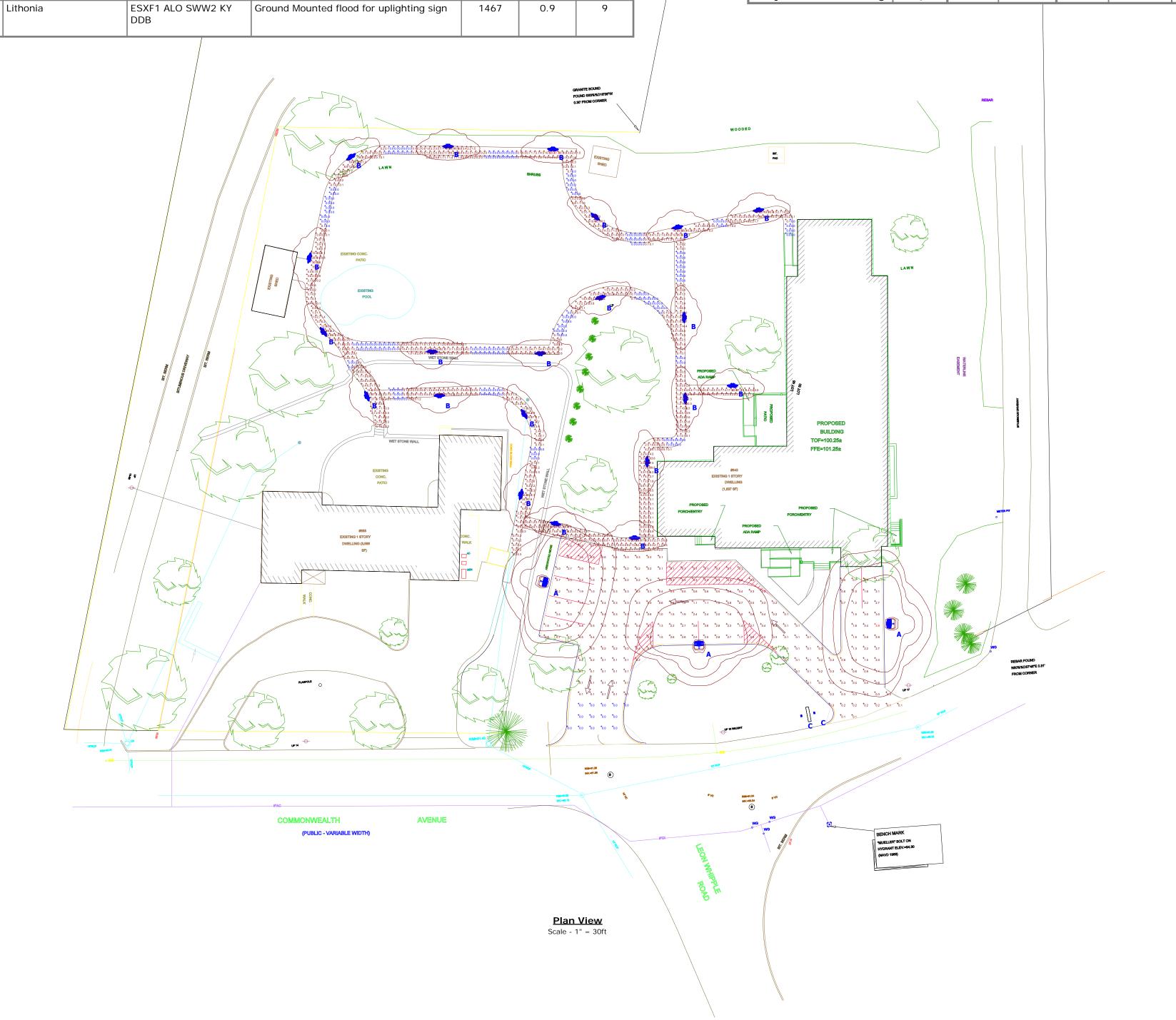
"MUELLER" BOLT ON HYDRANT ELEV.=94.30

(NAVD 1988)

8 of 11

1"=20'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Walkway	+	3.4 fc	31.3 fc	0.0 fc	N/A	N/A
Entry Drive and Parking	+	0.8 fc	3.9 fc	0.0 fc	N/A	N/A



LLF

0.95

0.9

30

11

3241

1212

Schedule

Symbol Label

Catalog

Volt Finish

Description

AVPCL2 P101 XXXX 27K
R4

AVPL2 Valiant LED Full Cutoff, P101
Performance Package, 2700K CCT, R4
Distribution, mounted on 10' poles

BVA11B L1L10 TYP1 K30 Post mounted 42" high full cutoff Type I

QTY Manufacturer

Lighting

Luminis

21

American Electric

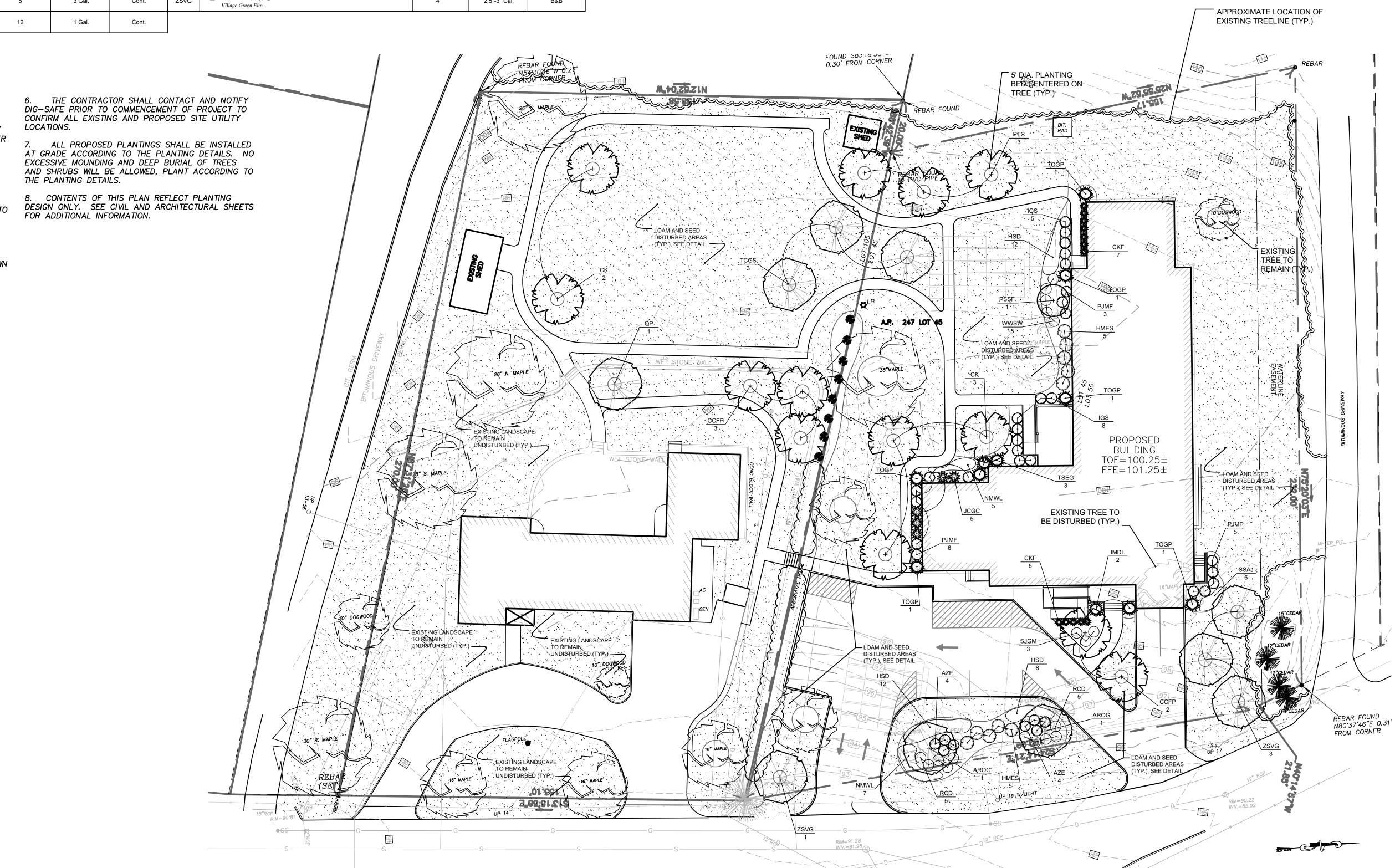
Date
12/13/2023
Scale
Not to Scale
Drawing No.

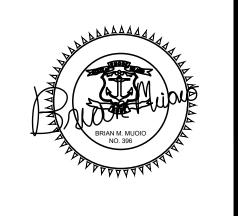
Summary

	OVERALL PLANTING SCHEDULE								
	TREES AND SHRUBS								
Key	Botanical Name Common Name	Qty.	Size	Notes	PJMF	Pieris japonica 'Mountain Fire' Mountain Fire Andromeda	14	7 Gal.	Cont.
AROG	Acer rubrum 'October Glory' October Glory Red Maple	2	2.5"-3" Cal.	B&B	PTC	Prunus 'Thundercloud' Purple Plum	3	2.5"-3" Cal.	B&B
AZE	Azalea 'Encore' Encore Azalea	8	3 Gal.	Cont.	PSSF	Prunus subhirtella 'Snow Fountain' Snow Fountain Cherry	1	2.5"-3" Cal.	B&B
CK	Cornus kousa Chinese Dogwood	5	2.5"-3" Cal.	B&B	QP	Quercus palustris Pin Oak	1	2.5"-3" Cal.	B&B
CKF	Calagrostmis 'Karl Forester' Karl Forester Grass	12	3 Gal.	B&B	RCD	Rosa 'Red Drift' Red Drift Rose	10	3 Gal.	Cont.
CCFP	Cercis canadensis 'Forest Pansy' Forest Pansy Redbud	5	2.5"-3" Cal.	B&B	SJGM	Spirea japonica 'Gold Mound' Gold Mound Spirea	3	3 Gal.	Cont.
HSD	Hemerocallis 'Stella D'Oro' Yellow Daylilly	32	1 Gal.	Cont.	TCGS	Tilia cordata 'Greenspire' Greenspire Linden	3	2.5"-3" Cal.	B&B
HMES	Hydrangea 'Endless Summer' Endless Summer Hydrangea	10	5 Gal.	Cont.	TOGP	Thuja 'George Peabody' Golden Arborvitae	6	5'-6'	B&B
IGS	lex.glabra Shamrock Shamrock Inkberry	8	24"-30"	Cont.	TSEG	Thuja smargad 'Emerald Green' Emerald Green Arborvitae	3	5'-6'	B&B
IMDL	lex 'Christmas Jewel' Christmas Jewel Holly	2	5'-6'	B&B	wwsw	Weigelia 'Spilled Wine' Spilled Wine Weigelia	5	3 Gal.	Cont.
JCGC	Juniperus conferta 'Gold Coast' Gold Coast Juniper	5	3 Gal.	Cont.	ZSVG	Zelkova serrata 'Village Green' Village Green Elm	4	2.5"-3" Cal.	B&B
NMWL	Nepeta 'Walker's Low' Catmint	12	1 Gal.	Cont.					

PLANTING NOTES:

- 1. SEE SHEET L-2 FOR PLANTING DETAILS AND NOTES.
- 2. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH. SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- 3. IN CASES OF DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANTING SCHEDULE AND QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- 4. ALL COMPACTED SUBBASE SHALL BE SCARIFIED TO A MINIMUM OF 6" PRIOR TO INSTALLATION OF LOAM FOR FINE GRADING FOR ALL LAWN AREAS AND PLANTING BEDS.
- 5. THE CONTRACTOR SHALL COORDINATE ALL SITE UTILITY WORK WITH TREE AND PLANT LOCATION SHOWN ON THIS PLAN.





Not
Issued
For Construction

evisions: No. Date: Notes:

MUOIO DESIGN GROUP, LLC

ívíng

643-655 Commonwealth Aven Assessor's Map 247, Parcel 45, 50

Job No: C-CommonwealthAssistedLivin
Dwg. No: C-Commonwealth_Base.dwg
Drawn by: BMM
Checked by: BMM

PERMITTING DOCUEMENTS

THIS DRAWING IS THE PROPERTY

OF THE LANDSCAPE ARCHITECT
ANY UNAUTHORIZED USE OF THIS
DRAWING WITHOUT WRITTEN
PERMISSION IS PROHIBITED

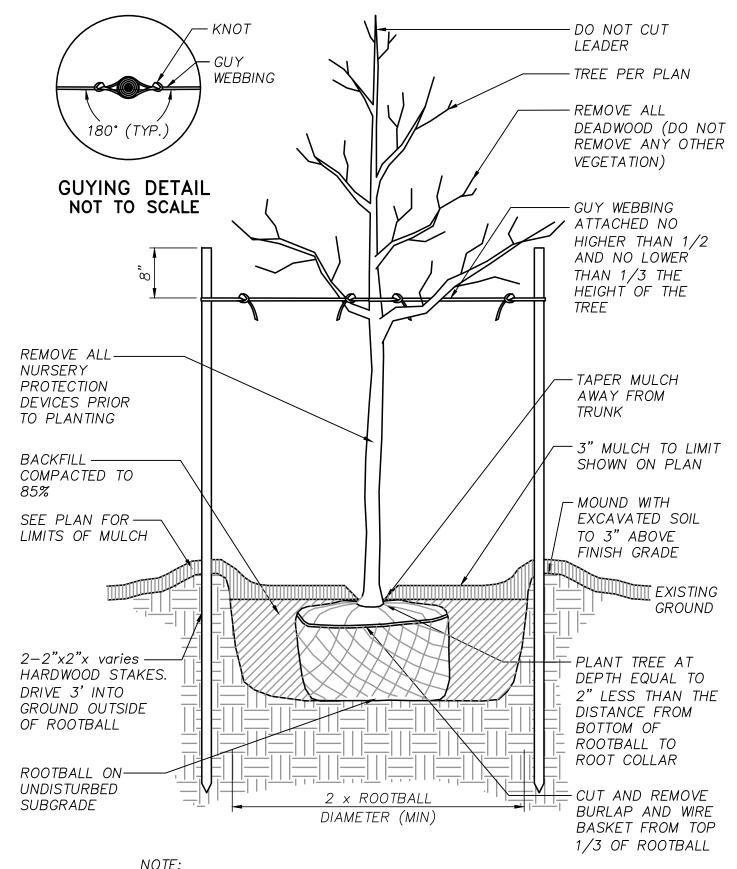
SCALE IN FEET

SCALE: 1"=20'-0"

Sheet 1 of 2

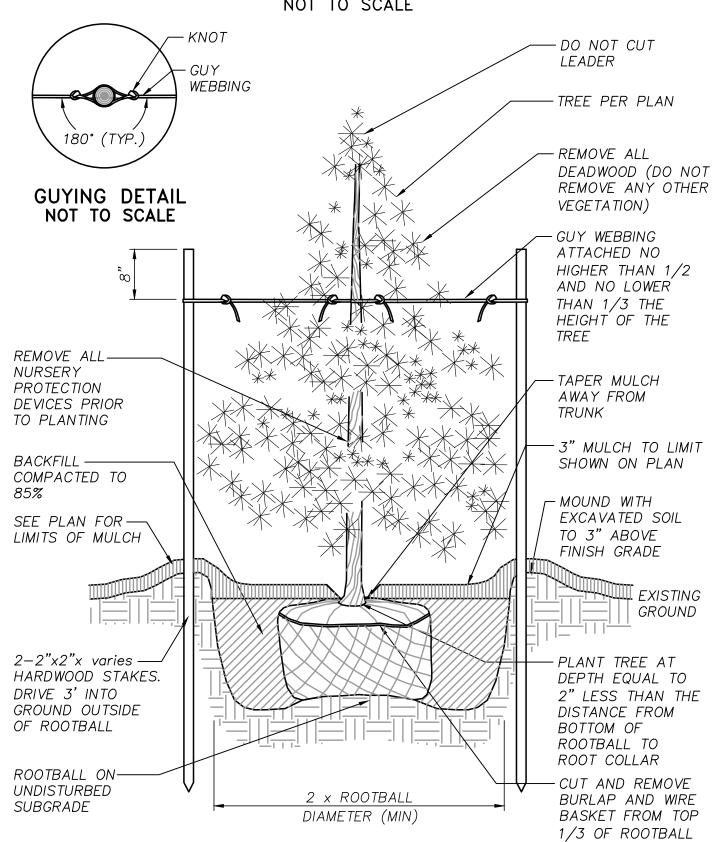
Issue Date: 01/18/2024

L-1



1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

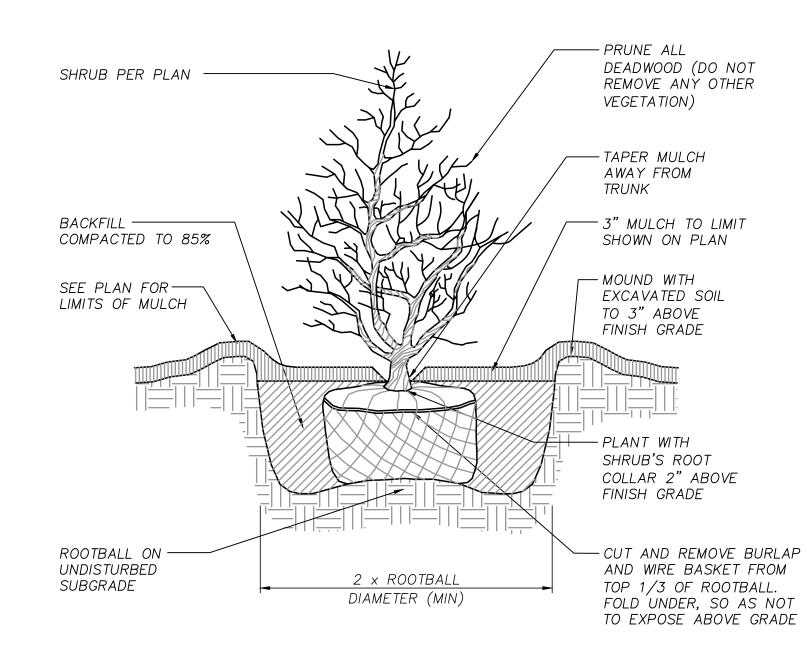
DECIDUOUS TREE STAKING AND PLANTING DETAIL NOT TO SCALE



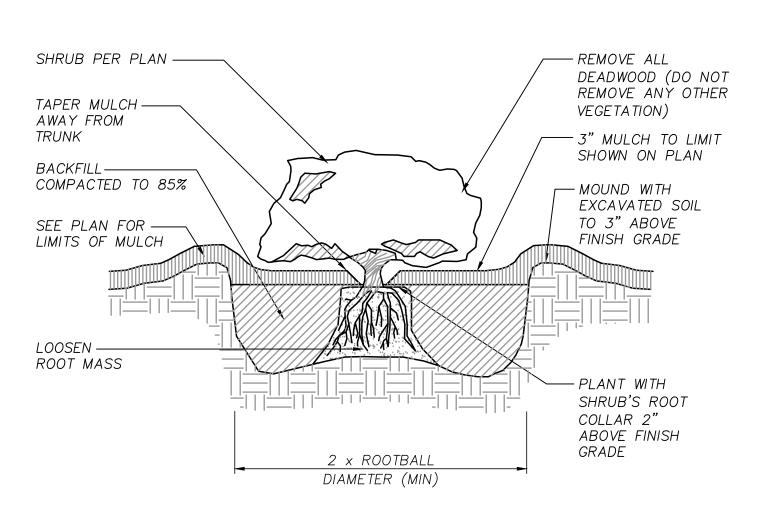
NOTE:

1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE
RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

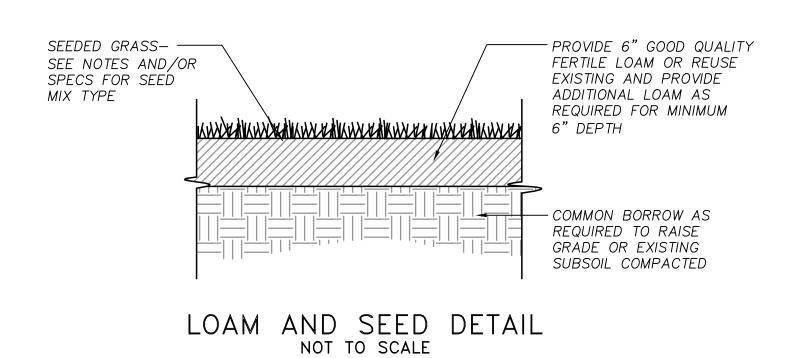
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE



CONTAINER GROWN TREE AND SHRUB PLANTING DETAIL NOT TO SCALE

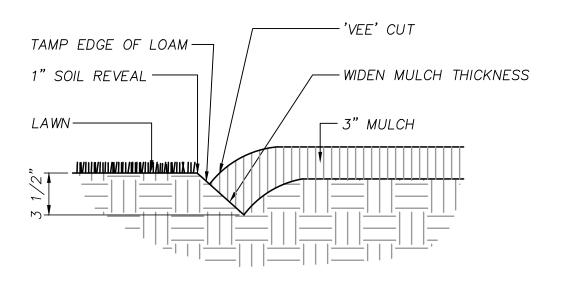


PLANTING NOTES:

- All plant material must be tagged in the ground, at the nursery by the Landscape Architect. All
 plant material shall be commercially obtained and shall meet the American Association of
 Nurseryman standards for nursery stock, latest edition, and its amendments. Plant only during
 season normal to the particular variety. All plant inspections will be at the expense of the
 contractor. Permanent seals will be required.
- Cover all planting beds with 3" shredded hardwood bark mulch within a seventy-two hour period after planting. See plan for bed layout.
- 3. All existing and proposed trees shown in lawn areas shall receive a 4' diameter mulch bed. Mulch shall be placed to a depth of 3". Remove all sod, roots, sticks and stones prior to placement of mulch.
- 4. All plant materials furnished by the contractor shall be guaranteed for a period of one year from final acceptance of landscape work.
- 5. Stake all trees over 5' as shown on details. Remove stakes at the end of the guarantee period.
- 6. The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.
- The contractor shall perform all work in accordance with all local, state, and federal regulations, and shall obtain all necessary permits for this project.
- 8. Layout: All notes and dimensions are typical unless otherwise noted. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the contract documents and/or in the field, or of conditions uncovered in the work which are not reflected in the plans.
- 9. Loam: Loam moved during the course of construction shall be retained and distributed within the site in accordance with the landscape plan. Stockpiled loam shall not be mixed with any subsoil or unsuitable materials. All excess loam shall remain on the property of the owner. New loam if required to provide the specified depth, shall be a fertile, friable medium textured sandy loam free of material toxic to healthy plant growth. Loam shall also be free of all stumps, roots, stones and other extraneous matter an inch (1") or greater in diameter. The PH shall be between 5.5 and 7.5 when tested.
- 10. Lawn Preparation: Remove all debris and other inorganic materials on the prepared subgrade, reshape and dress any damaged or eroded area prior to spreading the loam. Scarify and loosen subgrade in any areas where compaction may have occurred. Spread stockpiled and off-site loam on all disturbed areas to produce a depth of 6". Fine grade loamed areas to produce a smooth and unbroken finish grade to the required depth. Apply a starter fertilizer (10-20-10) at a rate of 20 lbs. per 1000 square feet and lime at a rate of 40 lbs. per 1000 square feet. Once spread, the fertilizer and lime shall be thoroughly incorporated into the loam. The loam shall be rolled, and depression shall be top dressed and raked to create a smooth surface.
- 11. Seeding: Seeding shall take place between March 15 and May 31 or August 15 and October 15 only. Seed shall be pure, live, fresh seed from commercial sources meeting and labeled in accordance with State and Federal rules and regulations. The seed mixture shall be:

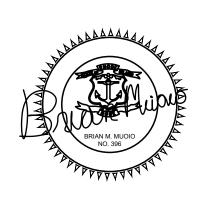
Proportion by Type	<u>Weight</u>	<u>Pur.</u>	<u>Ger</u>
Palmer Perennial Ryegrass	20.0%	99%	90%
Ranger Perennial Ryegrass	20.0%	99%	90%
Baron Kentucky Bluegrass	30.0%	95%	85%
Merion Kentucky Bluegrass	30.0%	95%	85%
Inert Materials 2.5% (maximum)			

- Seeded areas shall, at a minimum, include all areas of the site that have been disturbed or are barren unless otherwise noted on the plans. Seed shall be applied at a rate of 7 lbs. per 1000 square feet.
- 12. Protection of Existing Plantings: Maximum effort should be made to save tree or other plant specimens which are large for their species, rare to the area, or of special horticultural or landscape value. Contact owner/landscape architect before removing any specimen of this type unless otherwise noted on the plans. No material or temporary soil deposits shall be placed within the drip line of shrubs or trees designated on the landscape plan to be retained. Protective barriers are to be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self supporting. They shall be of minimum of four feet (4') high and constructed of a durable material, such as snow or silt fence, that will last until construction is completed.
- 13. Pruning: The contractor shall carefully prune branches in the way of construction by using only approved methods and tools. The use of axes for trimming or spurs for climbing will not be permitted.
- 14. Existing Utilities: In accordance with Dig-Safe law (1-800-225-4977), the contractor shall contact all applicable utility companies and verify utility line locations. The contractor shall be solely responsible for any/all utility damage. Record locations of Dig-Safe utility line markings on project record documents.
- 15. Disturbed Areas: Any areas disturbed during the course of construction are to be restored to original (or better) condition by contractor before completion of the project, and are subject to approval by landscape architect and owner. All grass areas disturbed during construction shall be york raked to remove stones and loamed and seeded as per specifications.
- 16. Drainage Systems: Contractor is responsible for general clean-out of all catch basins, manholes, and/or other drainage features on the site which have accumulated sediment as a result of construction activities.
- 17. Cleaning: Contractor is responsible for keeping site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plan.



NOTE: LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE DETAIL
NOT TO SCALE



Not Issued For Construction isions: No. Date: Notes:

MUOIO DESIGN GROUP, LLC

1075 Scituate Avenue, Cranston, R. 102921 Ph: (401) 487-9532 Fx: (401) 946-8390 Email: mdesigngroup@

DETAILS PLAN Assisted Living

(commonwealth As

Job No: C-CommonwealthAssistedLivin
Dwg. No: C-Commonwealth_Base.dwg
Drawn by: BMM
Checked by: BMM

PERMITTING DOCUEMENTS

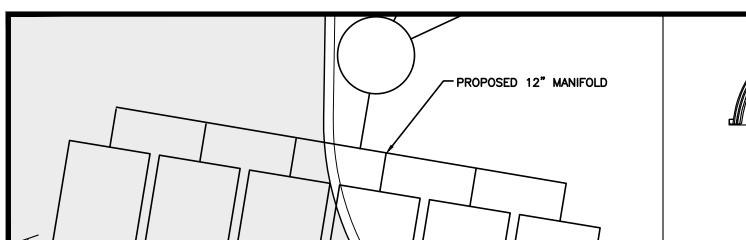
THIS DRAWING IS THE PROPERTY

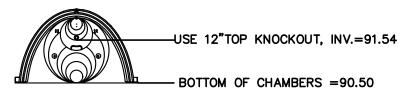
OF THE LANDSCAPE ARCHITECT ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED

Issue Date: 01/18/2024

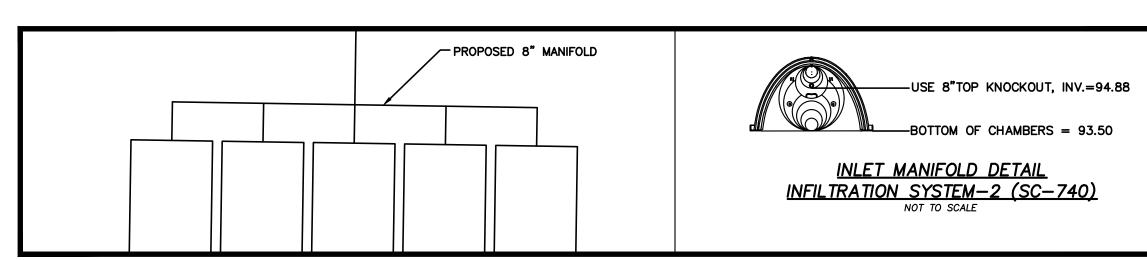
Sheet 2 of 2

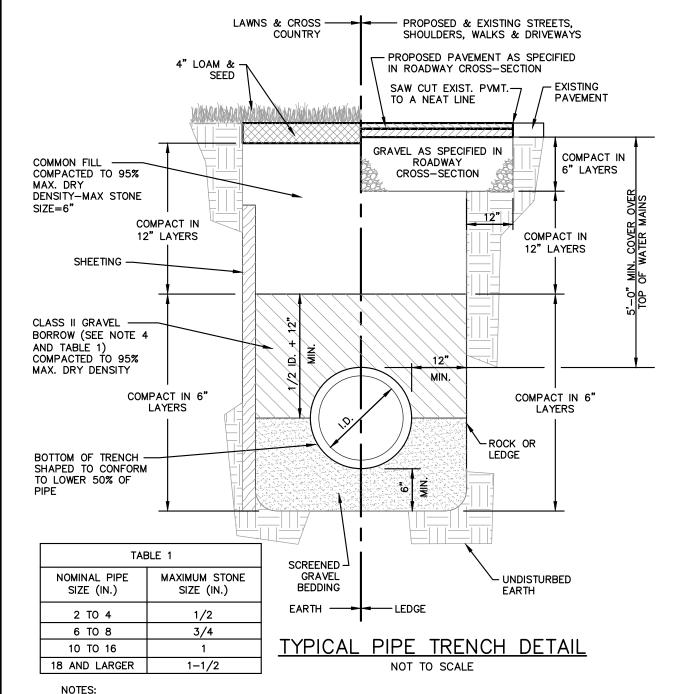
L-2



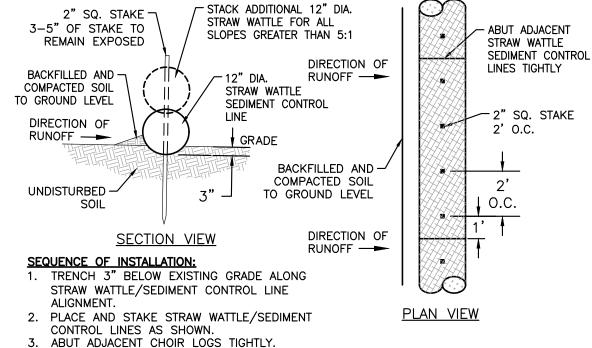


INLET MANIFOLD DETAIL INFILTRATION SYSTEM-1 (SC-740)





- SHEETING IF USED, IN ALL CASES SHALL BE LEFT INPLACE BELOW A LINE 1'-0" ABOVE THE TOP OF HE PIPE. UNLESS OTHERWISE INDICATED OR DIRECTED
- "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
- 3. SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
- 4. CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL—SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THEN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE
- REQIUREMENTS OF TABLE 1.
- 5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION. TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND



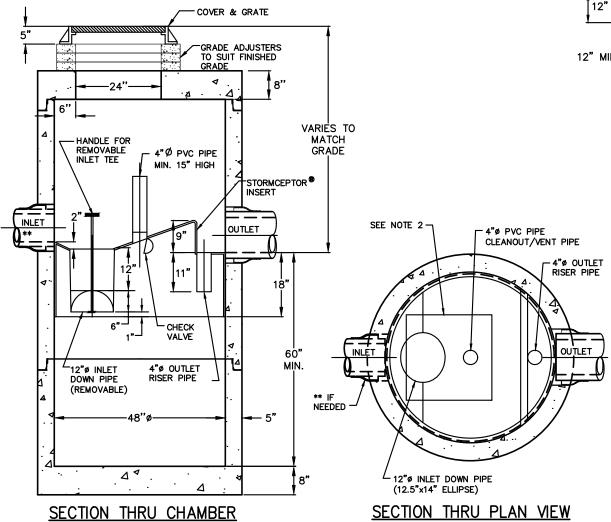
4. BACKFILL AND COMPACT EXCAVATED MATERIAL. SPACING FOR SLOPE INSTALLATION: 1:1 SLOPES = 10 FT. APART 2:1 SLOPES = 20 FT. APART 3:1 SLOPES = 30 FT. APART 4:1 SLOPES = 40 FT. APART

> TYPICAL EROSION/SEDIMENT CONTROL STRAW WATTLE DETAIL

> > NOT TO SCALE

STACKED WATTLES REQUIRED FOR

SLOPES GREATER THAN 5:1

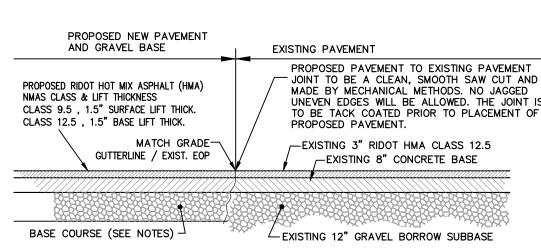


1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE. 2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/ VENT PIPE. 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690. 4. THIS IS A GENERAL ARRANGEMENT DRAWING CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.



STC 450i Precast Concrete Storm $ceptor^{\otimes}$ (450 US Gallon Capacity)

> **STORMCEPTOR** NOT TO SCALE



PAVEMENT SAW CUT & MATCH ROADWAY ENTRANCE & UTILITY TRENCH NOT TO SCALE

NOTES:

NO. 4

NO. 50

NO. 200

- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 932 AND SECTION 934.03.1 OF THE R.I. STANDARD SPECIFICATIONS. 2. AGGREGATES, GRAVEL BASE AND SUBBASE COURSES MATERIALS AND CONSTRUCTION
- METHODS SHALL BE IN ACCORDANCE WITH SECTION 300 AND SECTION M.01 OF THE R.I. STANDARD SPECIFICATIONS. 3. PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.0.3 OF THE R.I. STANDARD SPECIFICATIONS AND HOT MIX
- ASPHALT (HMA) CONSTRUCTION.
- 4. CONCRETE MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 600 OF THE R.I. STANDARD SPECIFICATIONS.
- 5. DEPTH(S) OF NEW MATERIALS SHALL AT MINIMUM MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, AND HOT MIX ASPHALT
- 6. PAVEMENT CONSTRUCTION SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS
- M.03.06. AND RIDOT SECT. 401.03.11 AND HOT MIX ASPHALT (HMA) CONSTRUCTION.

 7. GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11.

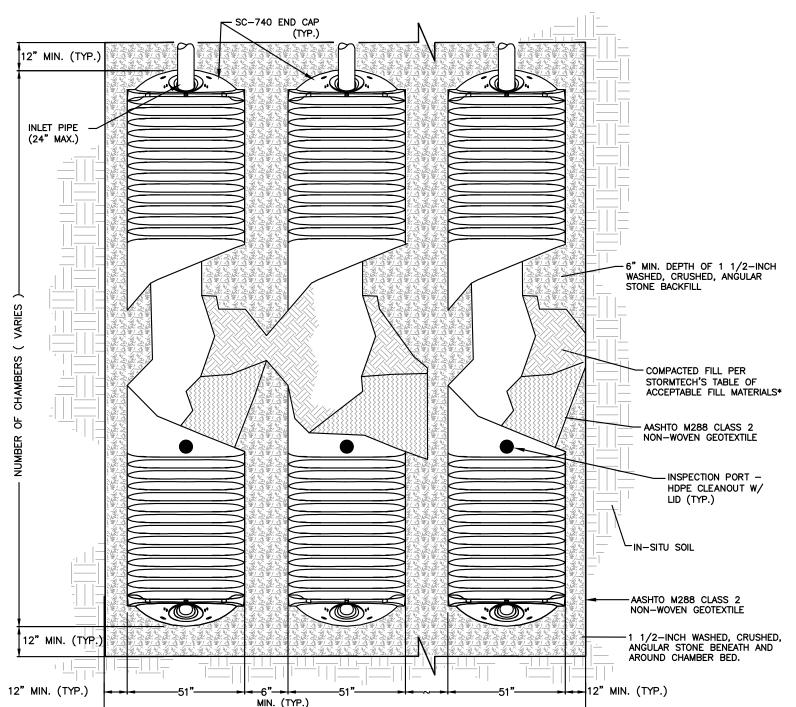
 8. GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE
- AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING: SIEVE PERCENT **DESIGNATION** <u>PASSING</u> MAXIMUM SIZE OF STONE IN 1/2 IN 50-85 GRAVEL SHALL BE 2 INCHES

LARGEST DIMENSION

40-75

8-25

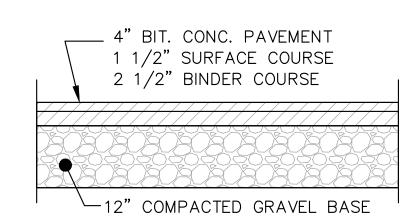
0-10



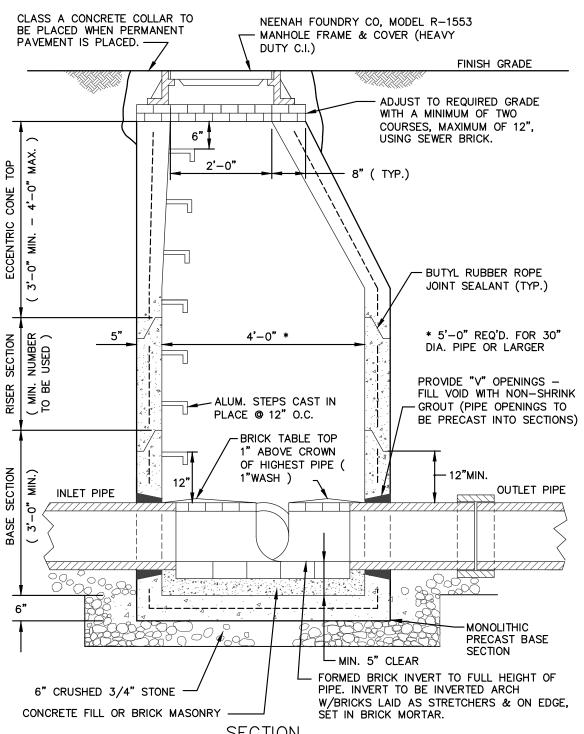
STORMTECH SC-740 CHAMBER TYPICAL PLAN VIEW DETAIL SC-740 MULTIPLE ROW CONFIGURATION (TYP.) STORMTECH INFILTRATION SYSTEM-1&2 DETAIL

NOT TO SCALE

– SYŚTEM WIDTH (VARIES)-

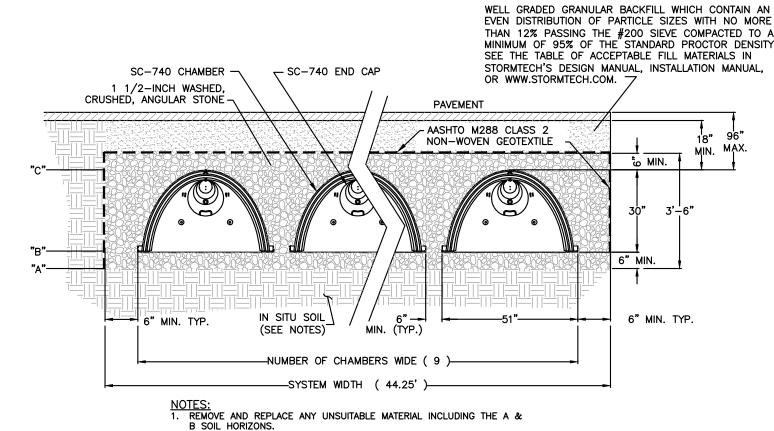


TYPICAL BITUMINOUS CONCRETE PAVEMENT NOT TO SCALE



PRECAST CONCRETE DMH DETAIL

1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING. 2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0". 3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR. 4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.

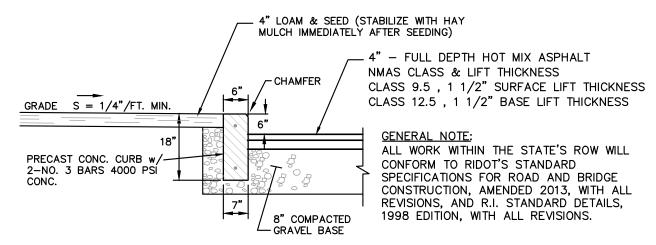


2. ALL FILL MATERIAL SHALL CONSISTS OF IN SITU SOIL, IN THE AREA OF THE PROPOSED INFILTRATION SYSTEM, MIXED WITH 20% ASTM-33 SAND.

TYPICAL CROSS SECTION DETAIL

STORMTECH INFILTRATION SYSTEM-1&2 SC-740 DETAIL

UNDERGROUND RECHARGE SYSTEM 1												
UNDERGROUND SYSTEM	TEST PIT	SHGW	BOTTOM OF STONE "A"	BOTTOM OF CHAMBER "B"	TOP OF CHAMBER "C"	NUMBER OF CHAMBERS WIDE	NUMBER OF CHAMBERS LONG	TOTAL NUMBER OF CHAMBERS				
1	TP-4	87.00	90.00	90.50	93.00	6	4	24				
2	TP-2	89.00	93.00	93.50	96.00	5	5	25				



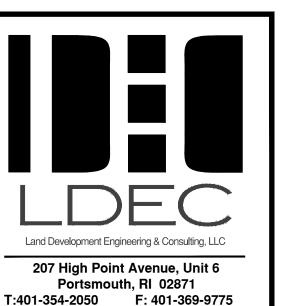
PAVEMENT & PRECAST CONCRETE CURB DETAIL

NOTES:

- 1. HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06. AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS
- 2. 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED

GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD. DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

> PERCENT MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES **DESIGNATION** <u>PASSING</u> LARGEST DIMENSION 50-85 1/2 IN NO. 4 40-75 NO. 50 8-28 NO. 200 0-10



WWW.SDE-LDEC.COM

PLAN REVISIONS DATE: MARCH 15, 2024 CHECK BY: SJE MER

PROJECT NO. 23081 ISSUED FOR:

PERMITTING

MICHAEL E. RUSSELI REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Willes Leel

춖 돈

DRAWING TITLE:

OPMEN

CONSTRUCTION **DETAILS**

1"=20'

SHEET NO.

11 OF 11