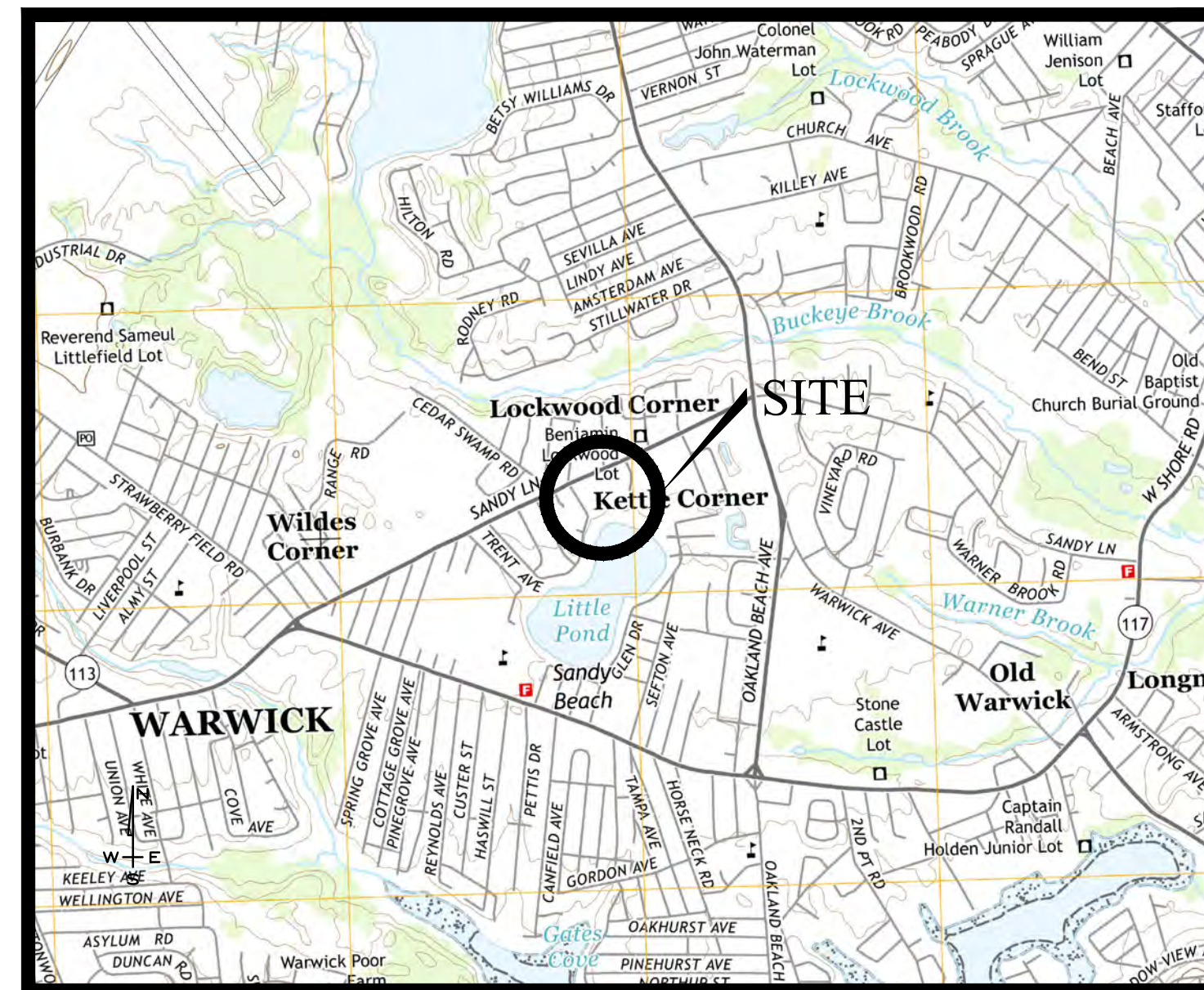
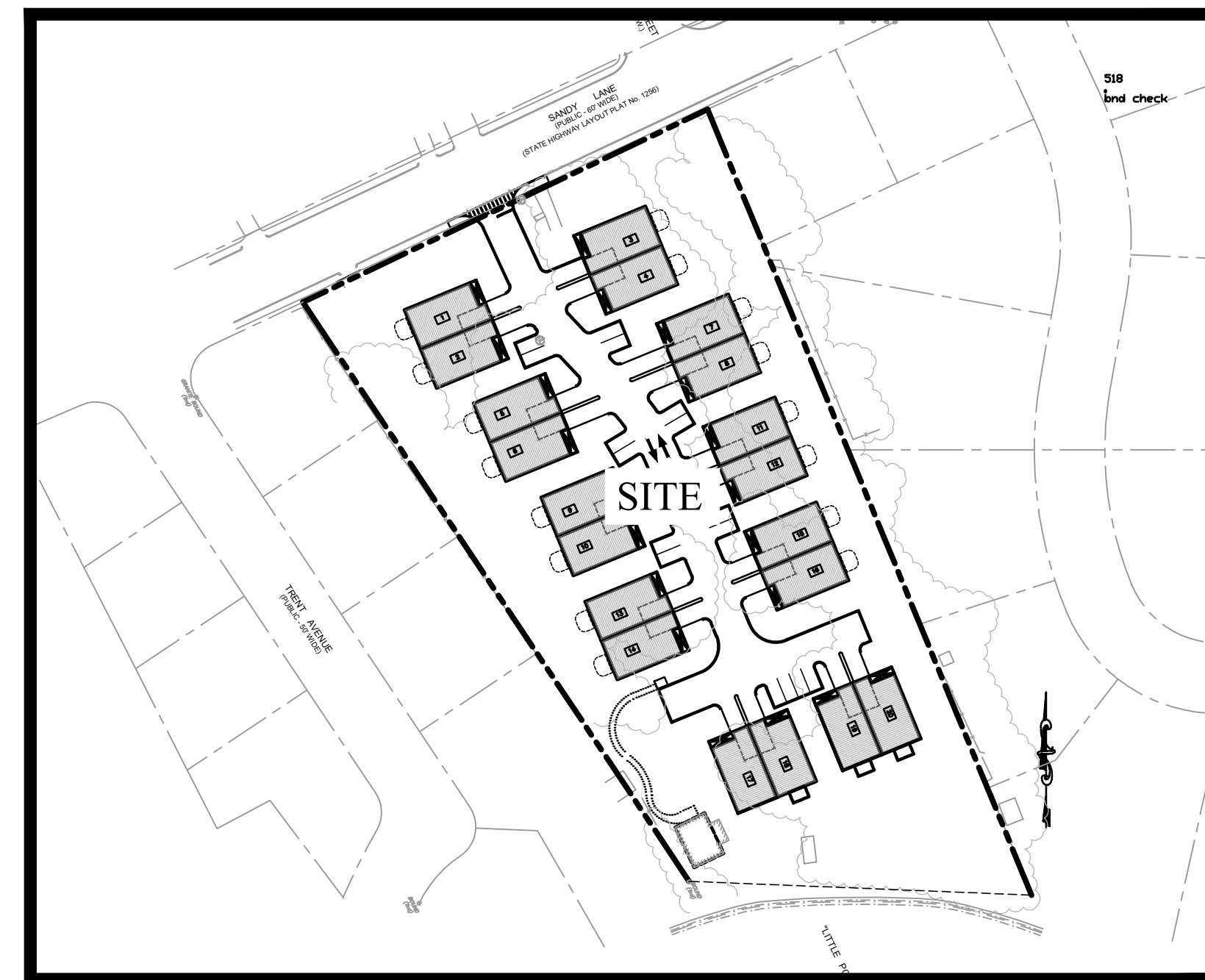


PRELIMINARY PLAN
 FOR
**WATERSIDE
 AT LITTLE POND**

A.P. 350, LOT 583
686 SANDY LANE
WARWICK, RHODE ISLAND 02889



LOCUS MAP
 NOT TO SCALE



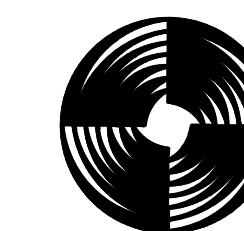
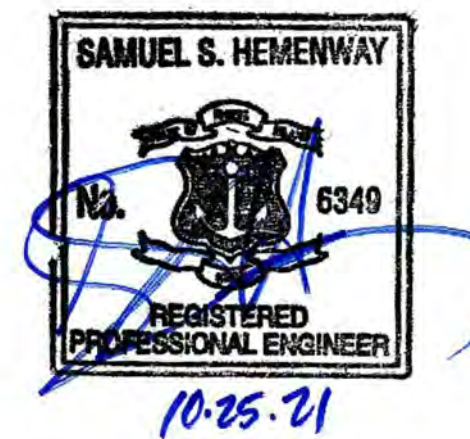
SITE PLAN
 1" = 100'

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ECS	EXISTING CONDITIONS SURVEY	

OWNER / APPLICANT:
ROBERT LAMOUREUX
CENTERVILLE BUILDERS
164 CENTERVILLE ROAD
WARWICK, RHODE ISLAND 02886

DATE: AUGUST, 2021
 (REVISED: OCTOBER 25, 2021)

PREPARED BY:



GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS, SURVEYORS
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 1-401-273-6000

JOB NO. 7247-00

GENERAL CONSTRUCTION NOTES:

- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE TRAILER AT ALL TIMES. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS BY WRITTEN APPROVAL FROM THE ENGINEER.
- SITING WORK CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL APPROVALS HAVE BEEN SECURED. REQUIRED PERMITS/APPROVALS FOR THE PROJECT INCLUDE BUT NOT LIMITED TO THE FOLLOWING: WARWICK MAJOR LAND DEVELOPMENT APPROVAL, RIDOT PHYSICAL ALTERATION PERMIT, RIDEM STORMWATER CONSTRUCTION PERMIT AND WATER QUALITY CERTIFICATION, WARWICK WATER DEPARTMENT CONNECTION PERMIT & WARWICK SEWER AUTHORITY (WSA) CONNECTION PERMIT.
- ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)". NOTE THAT THE DETAIL CONTAINED WITHIN THIS PLAN MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ADAAG REQUIREMENTS BUT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS THESE STANDARDS.
- THE CONTRACTOR MUST RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR IN THE STATE OF RHODE ISLAND TO LAYOUT ON THE GROUND ALL NEW ELEMENTS OF WORK. IF ANY WORK IS INSTALLED PRIOR TO THE ABOVE REQUIREMENT AND IF ANY WORK IS NOT SATISFACTORY TO THE ENGINEER, THE CONTRACTOR MUST REPLACE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING, INSTALLING OR PROCEEDING WITH WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER NECESSARY MEASURES NEEDED TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES ON THE DRAWINGS; HOWEVER, THE INFORMATION SHOWN IS FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION. VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIALS. THE CONTRACTOR MUST CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE START OF ANY WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
- THE CONTRACTOR MUST NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION, EXCAVATION OR BLASTING AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION, EXCAVATION OR BLASTING. ALL WATER, SEWER, GAS AND ALL OTHER UTILITIES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR THE CITY OF WARWICK AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION. THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AS AMENDED, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL, CURBS, ETC. DAMAGED DURING CONSTRUCTION WITH MATCHING MATERIALS.
- THE CONTRACTOR AGREES THAT HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS THROUGHOUT CONSTRUCTION. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL MATERIALS USED FOR CONSTRUCTION MUST BE NEW AND FREE OF DEFECTS. USED OR SALVAGED MATERIAL WILL NOT BE ALLOWED UNLESS WRITTEN APPROVAL FROM THE OWNER IS OBTAINED BY THE CONTRACTOR.
- AT ALL TIMES THE CONTRACTOR MUST MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS. (I.E. IN TIMES OF RAIN OR SNOW, ROADS MUST BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC.). WIDTH OF EMERGENCY VEHICLE ACCESS MUST BE A MINIMUM OF 20 FEET WIDE. ACCESS TO BUILDINGS THAT HAVE A FIRE SPRINKLER SYSTEM OR STANDPIPE MUST BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). NFPA 1141 3-1.
- NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAYBE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR.
- HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- ALL RI HIGHWAY BOUNDS AND PERMANENT SURVEY MARKERS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 INCLUDING ALL REVISIONS.
- REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR ALL BUILDING INFORMATION.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS REQUIRED TO DEVELOP AND IMPLEMENT A PLAN FOR THE TEMPORARY CONTROL OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR WORK WITHIN PUBLIC STREET RIGHT-OF-WAY AT THE SITE EGRESS. CONTRACTOR SHALL OBTAIN APPROVAL OF SAID PLAN FROM APPROPRIATE STATE AND COMMUNITY PUBLIC SAFETY OFFICIALS.
- WHEN IT IS NECESSARY TO CLOSE OFF A STREET, THE FIRE DEPARTMENT AND POLICE DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. SHOP DRAWINGS OF PRECAST STRUCTURES SHALL BE REVIEWED BY THE ENGINEER AND APPROVED BEFORE USE.
- IF ANY EXISTING STRUCTURES AND/OR UTILITIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, EITHER ON THE PROJECT SITE, ADJACENT PROPERTIES, OR WITHIN STATE RIGHT-OF-WAY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

SURVEY REFERENCE :

- *EXISTING CONDITIONS SURVEY FOR PARCEL ID No. 350/0583, SITUATED ON 686 SANDY LANE, WARWICK, RHODE ISLAND, PREPARED FOR CENTERVILLE BUILDERS*, PREPARED BY GAROFALO & ASSOCIATES, INC., DRAWING NO. 7247.00 ECS, DATED FEBRUARY, 2020.

GENERAL DRAINAGE & GRADING NOTES:

- THE MAXIMUM RUNNING SLOPE ALONG ANY SIDEWALK SHALL BE 5% THE MAXIMUM CROSS SLOPE ACROSS ANY SIDEWALK SHALL BE 2%. A MINIMUM 5'x5' LANDING SHALL BE PROVIDED IN FRONT OF ALL BUILDING ENTRANCES.
- ALL ADAAG PARKING SPACES AND LOADING SPACES SHALL BE 2% MAXIMUM SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL GRATES AND COVERS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE CITY OF PROVIDENCE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND ALL LOCAL AUTHORITIES & UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES WITHIN THE AREA 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE DRAWINGS.
- ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. THE CONTRACTOR SHALL REFER TO THE WARWICK WATER DEPARTMENT RULES & REGULATIONS FOR THE SERVICE INSTALLATION & EXTENSION REQUIREMENTS OF WATER LINES.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE OF CURBING, PAVING AND COMPACTED SUBGRADE. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER & ALL LOCAL UTILITY COMPANIES 48 HOURS BEFORE EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREA. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- THE CONTRACTOR SHALL REMOVE ANY ABANDONED FOUNDATIONS, UTILITY STRUCTURES, BURIED DEBRIS ETC. WHICH INTERFERE WITH THE INSTALLATION OF THE UTILITY WORK. ALL SUCH STRUCTURES SHALL BE COMPLETELY REMOVED AND THE EXCAVATED AREA SHALL BE BACKFILLED WITH COMPACTED GRAVEL IN 6" LIFTS TO 95% COMPACTION TO 6" BELOW THE BOTTOM OF THE UTILITY AND PIPE.
- COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF PROJECT APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PIPING LAYOUT INDICATED ON THESE PLANS IS DIAGRAMMATIC ONLY AND DOES NOT SHOW ALL THE REQUIRED FITTINGS FOR PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO OBTAIN PROPER ALIGNMENT AND FOR EXISTING UTILITY CONNECTIONS BASED UPON FIELD CONDITIONS.
- IF DURING EXCAVATION THE TRENCH WIDTH EXCEEDS THE SUM OF THE PIPE O.D. PLUS 2'-0", PLACE AND COMPACT THE FILL TO 12" ABOVE THE PIPE AND RE-EXCAVATE TO REQUIRED GRADE.
- DOMESTIC AND FIRE PROTECTION WATER SERVICE IS PROVIDED TO THE PROPERTY BY THE WARWICK WATER DEPARTMENT. THE ONSITE WATER SYSTEM ON THE PROPERTY IS PRIVATE WATER PIPING AND SHALL BE (AWWA C901) DR9 POLYETHYLENE OR TYPE K COPPER FOR 2" SERVICES OR SMALLER, OR CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE WITH TYTON JOINTS FOR 4" SERVICES OR LARGER. ALL BENDS, TEES ETC. SHALL BE JOINT RESTRAINED BY THE USE OF CONCRETE THRUST BLOCKS AND "MEG-A-LUC". ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE WARWICK WATER DEPARTMENT REGULATIONS, STANDARDS AND SPECIFICATIONS. NOTIFICATION SHALL BE PROVIDED TO SAID AUTHORITIES AT LEAST 72 HOURS PRIOR TO INITIATING CONSTRUCTION.
- GATE VALVES SHALL BE CAST IRON BODY BRONZE MOUNTED, COMPLETE WITH ROAD BOX AND SHALL CONFORM TO THE WARWICK WATER DEPARTMENT REGULATIONS, STANDARDS AND SPECIFICATIONS.
- ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO LOCAL SPECIFICATIONS AND AS STIPULATED BY THE LOCAL FIRE MARSHALL AND/OR THE BUILDING OFFICIAL.
- ALL SANITARY SEWER MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE INSTALLATION AND TESTING OF SANITARY SEWERS SHALL CONFORM TO THE WARWICK SEWER AUTHORITY (WSA) REGULATIONS, STANDARDS AND SPECIFICATIONS. ALL SEWER SYSTEM COMPONENTS MUST BE TESTED, CLEANED AND AS-BUILT INFORMATION MUST BE SUBMITTED TO THE CITY OF WARWICK AND APPROVED, PRIOR TO ISSUANCE OF A PERMIT TO CONNECT TO PUBLIC SEWER SYSTEM.
- SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 (ASTM D-3034) PVC SEWER PIPE WITH PUSH ON RUBBER RING JOINTS UNLESS NOTED OTHERWISE. CLEANOUTS SHALL BE INSTALLED AT BUILDING FACE (REFER PLUMBING PLANS FOR ALL WORK WITHIN 5' OF THE BUILDING). NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEER RINGS SHALL BE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
- SEWER LINES SHALL BE INSTALLED AT A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM ANY PROPOSED OR EXISTING WATER LINE.
- WHENEVER SEWER LINES MUST CROSS WATER LINES, THE SEWER SHALL BE INSTALLED SO THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE 18 INCH VERTICAL SEPARATION & 10 FOOT HORIZONTAL SEPARATION CAN NOT BE MET AT WATER AND SEWER CROSSINGS, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE OR BE EITHER DUCTILE IRON OR C900 BLUE BRUTE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF CROSSING.
- WHENEVER NEW SEWER LINES CONNECT TO EXISTING SEWER MANHOLES THE CONTRACTOR SHALL REBUILD THE EXISTING SEWER MANHOLE CHANNEL TO ACCOMMODATE THE NEW CONNECTION.
- STORM DRAINS 12" AND OVER SHALL BE SMOOTH INTERIOR WALL AND EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE CAPABLE OF WITHSTANDING (H=20) LOAD UNLESS NOTED OTHERWISE. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINTS MEETING OR EXCEED ASTM F2648. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS SHALL MEET OR EXCEED ASTM F477. HDPE PIPE SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INC. (ADS). HANCOR PIPE OR LANE PIPE. ALL STORM DRAINAGE PIPING SHALL BE LAID ON A SMOOTH CONTINUOUS GRADE WITH NO VISIBLE BENDS AT THE JOINTS. WHERE INDICATED ON DRAWINGS REINFORCED CONCRETE PIPE (RCP) PIPE SHALL BE CLASS III RCP WITH "O" RING GASKET JOINTS
- GAS SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE UTILITY INSTALLATIONS AS REQUIRED TO ENSURE ADEQUATE GAS SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE GAS COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION.

GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND ALL LOCAL AUTHORITIES & UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES WITHIN THE AREA 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE DRAWINGS.

- ELECTRIC SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. ELECTRIC SERVICE AND TRANSFORMER PAD SHALL CONFORM TO THE REQUIREMENTS OF THE ELECTRIC COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE ELECTRIC SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE ELECTRIC COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR DETAILS ON ALL UNDERGROUND ELECTRIC.
- TEL/CABLE SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE UTILITY SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE ETC.) AS IS REQUIRED BY THE LOCAL UTILITY CO. FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR ALL UNDERGROUND ELECTRIC.
- SITE LIGHTING ELEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A PHOTOMETRICS PLAN TO THE CITY OF WARWICK PRIOR TO CONSTRUCTION. THE PLAN SHALL MEET THE APPLICABLE REQUIREMENTS OF THE CITY OF WARWICK. SITE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE INSTALLATION OF LIGHT POLE BASES IN LOCATIONS INDICATED. REFER TO SITE LIGHTING PLANS FOR INSTALLATION REQUIREMENTS.
- WHENEVER UTILITIES ARE TO BE INSTALLED WITHIN THE SANDY LANE RIGHT OF WAY, THE TRENCH MUST BE BACKFILLED WITH FLOWABLE FILL. ALL AREAS OF ROADWAY PAVEMENT DISTURBED DURING CONSTRUCTION SHALL BE RE-PAVED PER THE CITY OF WARWICK AND STATE STANDARDS AND SPECIFICATIONS.

STORMWATER SYSTEM MAINTENANCE NOTES:

THE DRAINAGE SYSTEMS ARE TO BE MONITORED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY THE CONTRACTOR. UPON COMPLETION OF THE PROJECT THE CONTRACTOR MUST DO A FINAL FULL MAINTENANCE & CLEAN UP OF THE STORMWATER MANAGEMENT SYSTEM AND THE SITE. UPON COMPLETION OF THE CONTRACTOR'S FINAL MAINTENANCE & CLEAN UP OF THE PROJECT, MONITORING OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.

CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF CONTRACTOR)

- SILT BARRIER:**
MONITOR SILT BARRIER ON A WEEKLY BASIS AND AFTER EVERY RAIN STORM EVENT AND REPAIR OR REPLACE ANY DAMAGED AREAS IMMEDIATELY. IMMEDIATELY CLEAN THE SILT BARRIER IF SIX INCHES OR MORE OF SEDIMENT HAS ACCUMULATED ON THE HAYBALE & SILT BARRIER.
- PAVED AREAS:**
PARKING LOTS, PUBLIC & PRIVATE ROADWAYS AND GUTTERS SHALL BE SWEEPED CLEAN OF ALL SEDIMENT & DEBRIS. SWEEPING & REMOVAL OF DEBRIS SHALL BE PERFORMED ON A WEEKLY BASIS AT A MINIMUM.
- CATCH BASINS:**
ALL CATCH BASINS SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM EVENT. IMMEDIATELY CLEAN THE CATCH BASIN SUMP IF TWO FEET OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE CATCH BASIN.
- DRAIN MANHOLES:**
DRAIN MANHOLES SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM EVENT. IMMEDIATELY CLEAN THE DRAIN MANHOLE IF ONE FOOT OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE DRAIN MANHOLE.
- STORMWATER BMPs:**
NO CONSTRUCTION RUNOFF SHALL BE DIRECTED TO STORMWATER BMPs UNTIL UPGRADIENT AREAS ARE STABILIZED.

POST CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF OWNER)

- PAVED AREAS:**
PARKING LOTS, ROADS AND ALL ACCESS WAYS AND GUTTERS MUST BE SWEEPED CLEAN OF ALL SEDIMENT AND DEBRIS ON BI-ANNUAL BASIS IN SPRING AND FALL OF EACH YEAR OR AS NECESSARY.
- CATCH BASINS:**
ALL CATCH BASINS MUST BE INSPECTED AND MAINTAINED ON A BI-ANNUAL BASIS IN MARCH AND OCTOBER OF EACH YEAR. CATCH BASINS MUST BE INSPECTED TO ENSURE THEY HAVE ADEQUATE SUMP CAPACITY. FRAMES AND GRATES ARE NOT DAMAGED, AND OIL/WATER SEPARATING DEVICES ARE IN PLACE. CATCH BASIN SUMPS ARE TO BE CLEANED OUT DURING BI-ANNUAL INSPECTIONS IN MARCH AND OCTOBER OF EACH YEAR. IMMEDIATELY CLEAN THE CATCH BASIN SUMP IF TWO FEET OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE CATCH BASIN.
- DRAIN MANHOLES:**
ALL DRAIN MANHOLES MUST BE INSPECTED AND MAINTAINED ON A BI-ANNUAL BASIS IN MARCH AND OCTOBER OF EACH YEAR. DRAIN MANHOLES MUST BE INSPECTED TO ENSURE FRAMES AND COVERS ARE NOT DAMAGED AND NO BLOCKAGES HAVE OCCURRED WITHIN THE MANHOLE. DRAIN MANHOLES ARE TO BE CLEANED OUT DURING BI-ANNUAL INSPECTIONS IN MARCH AND OCTOBER OF EACH YEAR. IMMEDIATELY CLEAN THE DRAIN MANHOLE IF ONE FOOT OR MORE OF SEDIMENT HAS ACCUMULATED.
- STORMWATER MANAGEMENT FACILITIES** - REFER TO OPERATIONS AND MAINTENANCE PLAN UNDER SEPARATE COVER. (**NOTE: A LEGALLY ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED IF THE PROPERTY OWNER IS NOT THE PARTY RESPONSIBLE FOR BMP MAINTENANCE AS PRESCRIBED**)

INFILTRATION AREA CONSTRUCTION PROTECTION

FOR THE LONG-TERM FUNCTION OF THE INFILTRATING SYSTEMS, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMP'S):

- THE INFILTRATION AREAS SHALL NOT BE USED AS A CONSTRUCTION SEDIMENTATION SYSTEM.
- CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THE INFILTRATION AREA UNTIL INSTALLATION IS COMPLETED. THE SUBGRADE BENEATH THE SYSTEM SHALL NOT BE COMPACTED.
- EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION AREAS SHALL BE PERFORMED MANUALLY OR BY HYDRAULIC EXCAVATOR OR SOME OTHER SIMILAR MEANS TO ENSURE THAT THE EQUIPMENT IS NOT IN DIRECT CONTACT WITH THE NATURAL INFILTRATION EARTH MATERIAL AND DOES NOT CAUSE COMPACTION OF THE MATERIAL AND THE ENTIRE AREA IS TO BE SCARIFIED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AND EROSION CONTROLS AROUND THE PERIMETER OF THE INFILTRATION AREA TO PREVENT THE USE OF THIS AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES OF THE AREA. THIS FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.

SITE PLAN LEGEND (RIDOT):

- | | |
|--|--|
| BITUMINOUS CONCRETE PAVEMENT | CONSTRUCTION ACCESS |
| CUT AND MATCH PAVEMENT | PAVEMENT MARKINGS-- ARROWS AND ONLY |
| 4" LOAM AND SEEDING, TYPE 2 | CEMENT CONCRETE SIDEWALK |
| BRICK / SOLID BLOCK DOUBLE GRATE CATCH BASIN GRATE | BITUMINOUS CONCRETE SIDEWALK |
| HEAVY -- DUTY ROUND FRAME AND COVER | WHEELCHAIR RAMP |
| HIGH CAPACITY FRAME AND GRATE (BICYCLE SAFE) | WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS |
| PRECAST CONCRETE CURB | DETECTIBLE WARNING PANEL PLACEMENT |
| GRANITE CURB | 4" PAVEMENT MARKINGS |
| GRANITE RAMP STONE | 6" PAVEMENT MARKINGS |
| CURB SETTING DETAIL | 12" PAVEMENT MARKINGS--CROSSWALKS & STOP BAR |

SITE LEGEND

- | EXISTING | NEW | DESCRIPTION |
|----------|-----|-------------------------------------|
| | | CENTERLINE (LAYOUT) |
| | | STORM DRAIN |
| | | ELECTRIC (UNDERGROUND) |
| | | FIRE SERVICE |
| | | FOOTING DRAIN |
| | | GAS |
| | | OVERHEAD WIRE |
| | | PROPERTY LINE |
| | | SANITARY SEWER |
| | | SITE LIGHTING SERVICE |
| | | TELEPHONE |
| | | WATER |
| | | CONTOUR |
| | | SPOT GRADE |
| | | SPOT GRADE (BOT. OF CURB) |
| | | SPOT GRADE (TOP OF CURB) |
| | | SPOT GRADE (BOT. OF WALL) |
| | | SPOT GRADE (TOP OF WALL) |
| | | PRECAST CONC. CURB |
| | | CHAINLINK FENCE (CLF) |
| | | STOCKADE FENCE (STKF) |
| | | BORING LOCATION |
| | | CATCH BASIN |
| | | DOUBLE GRATE CATCH BASIN |
| | | CONCRETE THRUST BLOCK |
| | | DRAIN MANHOLE |
| | | FLARED END STRUCTURE |
| | | SEWER MANHOLE |
| | | WATER SERVICE |
| | | UTILITY POLE |
| | | FIRE HYDRANT |
| | | GATE VALVE AND CURB BOX |
| | | HANDICAP SYMBOL (PRKG. SPACE) |
| | | SIGN |
| | | WETLAND |
| | | SOIL EVALUATION LOCATION |
| | | TEST PIT LOCATION |
| | | FIRE DEPARTMENT CONNECTION |
| | | POST INDICATOR VALVE (PIV) |
| | | ELECTRIC MANHOLE (EMH) |
| | | TELEPHONE MANHOLE (TMH) |
| | | TRANSFORMER PAD |
| | | GENERATOR PAD |
| | | GROUND CLEANOUT |
| | | SIGHT LIGHT POLE |
| | | TRAFFIC FLOW DIRECTION |
| | | LIMIT OF DISTURBANCE |
| | | COMPOST SILT SOCKS |
| | | PAVEMENT SAWCUT & MATCH TO EXISTING |
| | | RIDOT STD DETAIL REFERENCE |

ABBREVIATIONS

- | | |
|-------|-------------------------------------|
| CI | CAST IRON PIPE |
| CLD | CEMENT LINED DUCTILE IRON PIPE |
| CLF | CHAINLINK FENCE |
| CTE | POINT OF CONNECTION TO EXISTING |
| D.I. | DUCTILE IRON PIPE |
| ESHWT | ESTIMATED SEASONAL HIGH WATER TABLE |
| ETR | EXISTING TO REMAIN |
| EX. | EXISTING |
| F&I | FURNISH AND INSTALL |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| INV. | INVERT ELEVATION |
| MTC | MATCH TO EXISTING |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| VF | VERIFY IN FIELD |
| WQS | WATER QUALITY STRUCTURE |

GENERAL NOTES & LEGEND
FOR
WATERSIDE AT LITTLE POND
(A.P. 350, LOT 583)
SITUATED ON
SANDY LANE
WARWICK, RHODE ISLAND
PREPARED FOR
CENTERVILLE BUILDERS

NO.	REVISION	BY	DATE
1	PER RIDEM COMMENTS	JPL	09/21/2021

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GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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PROVIDENCE, RI. 02940
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SHEET	DATE: AUGUST, 2021

PROJECT SUMMARY
10 DUPLEX BUILDINGS
(20) 2BR UNITS



DEVELOPMENT SUMMARY		
A.P. 350, LOT 583 REZONE: RESIDENCE A-10- DISTRICT- PDR OVERLAY (1)		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	55,000 S.F.	±3.3 AC. (±140,000 S.F.)
MAX. DENSITY (DU/AC)	9 DU/AC	6.1 DU/AC (2)
MIN. LOT FRONTAGE	200'	>200'
MIN. LOT WIDTH	200'	>200'
MIN. FRONT YARD BUILDING SETBACK	40'	35.8'
MIN. SIDE YARD BUILDING SETBACK	30'	30.0'
MIN. REAR YARD BUILDING SETBACK	40'	48.5'±
MAX. BLDG HEIGHT	35'	< 35'
MIN. LANDSCAPE AREA	20%	63.7% (3)
MIN. DISTANCE BETWEEN BLDGS	30' (4)	20'

PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
RESIDENTIAL - FIVE OR MORE UNITS	50 SPACES (5)	56 SPACES (6)

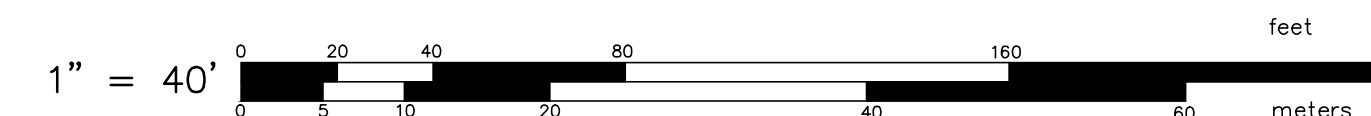
- REFER ZONING, SECTION 308: OVERLAY DISTRICT REGULATIONS
- DENSITY CALCULATION:
20 DU/3.3 ACRE = 6.1 DU/ACRES
- LANDSCAPE AREA = 91,723± S.F./143,850± S.F. = 63.7%
- REQUIRED BUILDING SEPARATION PER SECTION 308.2.D.
- PARKING REQUIRED PER SECTION 308.2.E:
REQUIRED: 2.5 SPACES PER UNITS
PROPOSED: 20 UNITS @ 2.5 SPACES PER UNIT = 50 SPACES
- PARKING IS PROPOSED WITHIN 15' OF RESIDENTIAL BUILDINGS AND REQUIRES RELIEF FROM SECTION 308.2.E

SHEET NOTES:

- SEE SHEET C-1 FOR GENERAL NOTES AND LEGEND.
- THIS PLAN HAS BEEN DEVELOPED TO OUTLINE THE OVERALL PROJECT INTENT AND ZONING CONDITIONS ASSOCIATED WITH THE PROJECT. SEE SHEET C-4 FOR ADDITIONAL MATERIAL AND DIMENSIONAL DATA.
- REFER TO DEVELOPMENT SUMMARY FOR REQUIRED DIMENSIONAL RELIEF FOR THE PROJECT.
- THE EXISTING COTTAGE ON THE PROPERTY IS INTENDED TO BE REPAIRED/RESTORED AS A SITE AMENITY/FEATURE. THE STRUCTURE SHALL NOT BE UTILIZED AS A DWELLING AND THE DIMENSIONAL REQUIREMENTS OUTLINED HEREIN DO NOT REFLECT THE CONDITIONS OF THE COTTAGE STRUCTURE.

PARCEL DATA
PARCEL ID No. 350/0583 N/F PHEASANT TEA & COFFEE, LLC DEED BK. 9294 / PG. 277 #686 SANDY LANE LOT AREA: 143,850 S.F.± OR 3.30 ACRES±

EXISTING ZONING DATA
RESIDENCE A-10 DISTRICT MIN. LOT SIZE: 10,000 S.F. MIN. FRONTAGE: 100' MIN. LOT WIDTH: 100' MIN. FRONT YARD: 25' MIN. SIDE YARD: 15' MIN. REAR YARD: 20' MAX. STRUCTURE HEIGHT: 35' MIN. LANDSCAPE: 10%



DEVELOPMENT OVERALL
FOR
WATERSIDE AT LITTLE POND
(A.P. 350, LOT 583)
SITUATED ON
SANDY LANE
WARWICK, RHODE ISLAND
PREPARED FOR
CENTERVILLE BUILDERS

NO.	REVISION	BY	DATE
1	PER RIEM COMMENTS	JPL	09/21/2021

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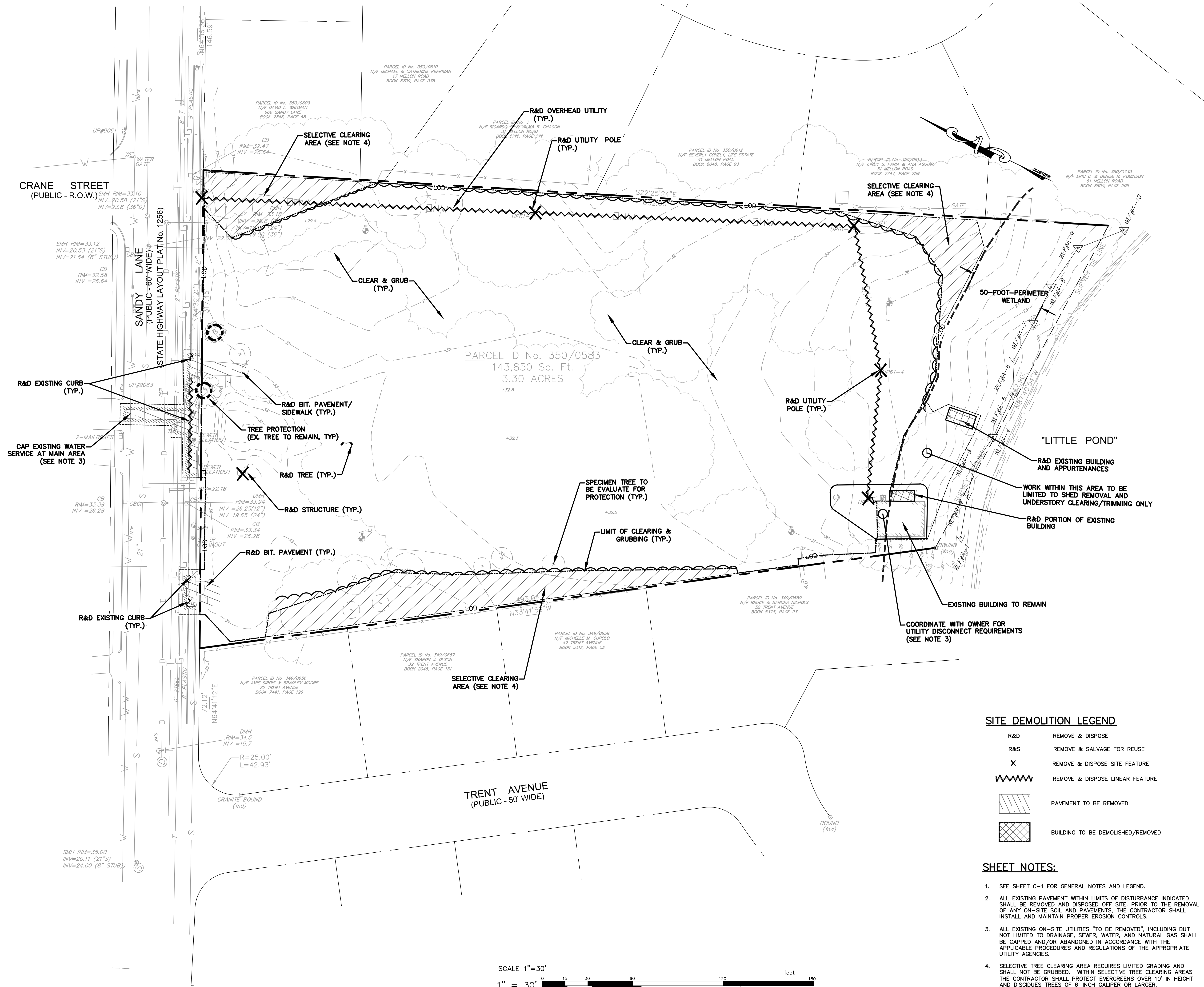
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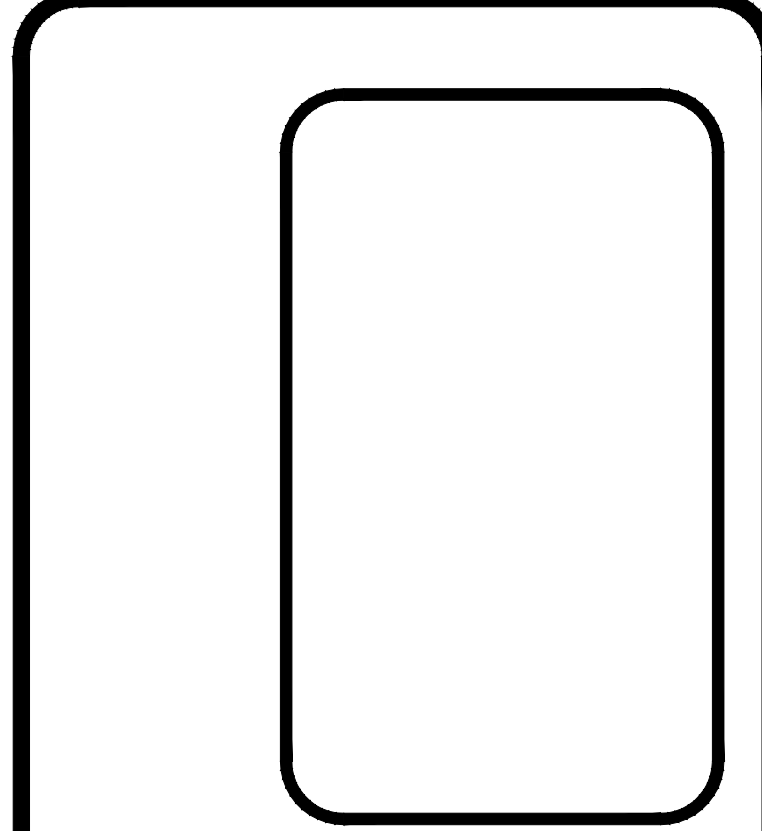
SHEET
C-2
3 OF 13 SHEETS

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DEMOLITION PLAN
FOR
WATERSIDE AT LITTLE POND
(A.P. 350, LOT 583)
SITUATED ON
SANDY LANE
WARWICK, RHODE ISLAND
PREPARED FOR
CENTERVILLE BUILDERS

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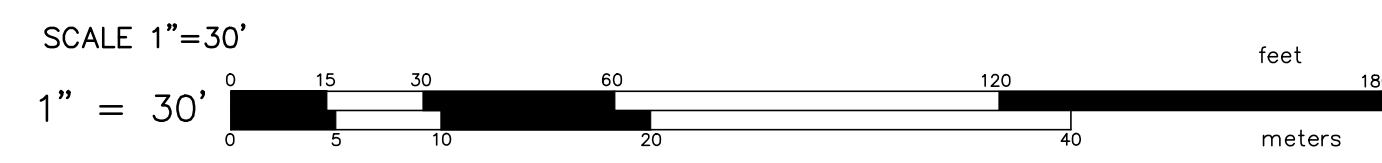
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SITE DEMOLITION LEGEND

R&D	REMOVE & DISPOSE
R&S	REMOVE & SALVAGE FOR REUSE
X	REMOVE & DISPOSE SITE FEATURE
~~~~~	REMOVE & DISPOSE LINEAR FEATURE
	PAVEMENT TO BE REMOVED
	BUILDING TO BE DEMOLISHED/REMOVED

- SHEET NOTES:**
- SEE SHEET C-1 FOR GENERAL NOTES AND LEGEND.
  - ALL EXISTING PAVEMENT WITHIN LIMITS OF DISTURBANCE INDICATED SHALL BE REMOVED AND DISPOSED OFF SITE. PRIOR TO THE REMOVAL OF ANY ON-SITE SOIL AND PAVEMENTS, THE CONTRACTOR SHALL INSTALL AND MAINTAIN PROPER EROSION CONTROLS.
  - ALL EXISTING ON-SITE UTILITIES "TO BE REMOVED", INCLUDING BUT NOT LIMITED TO DRAINAGE, SEWER, WATER, AND NATURAL GAS SHALL BE CAPPED AND/OR ABANDONED IN ACCORDANCE WITH THE APPLICABLE PROCEDURES AND REGULATIONS OF THE APPROPRIATE UTILITY AGENCIES.
  - SELECTIVE TREE CLEARING AREA REQUIRES LIMITED GRADING AND SHALL NOT BE GRUBBED. WITHIN SELECTIVE TREE CLEARING AREAS THE CONTRACTOR SHALL PROTECT EVERGREENS OVER 10' IN HEIGHT AND DISCUSES TREES OF 6-INCH CALIPER OR LARGER.

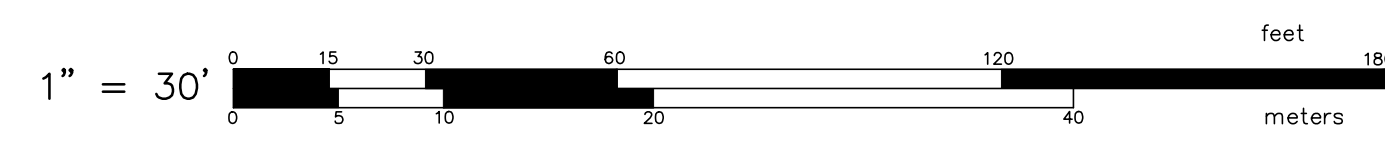
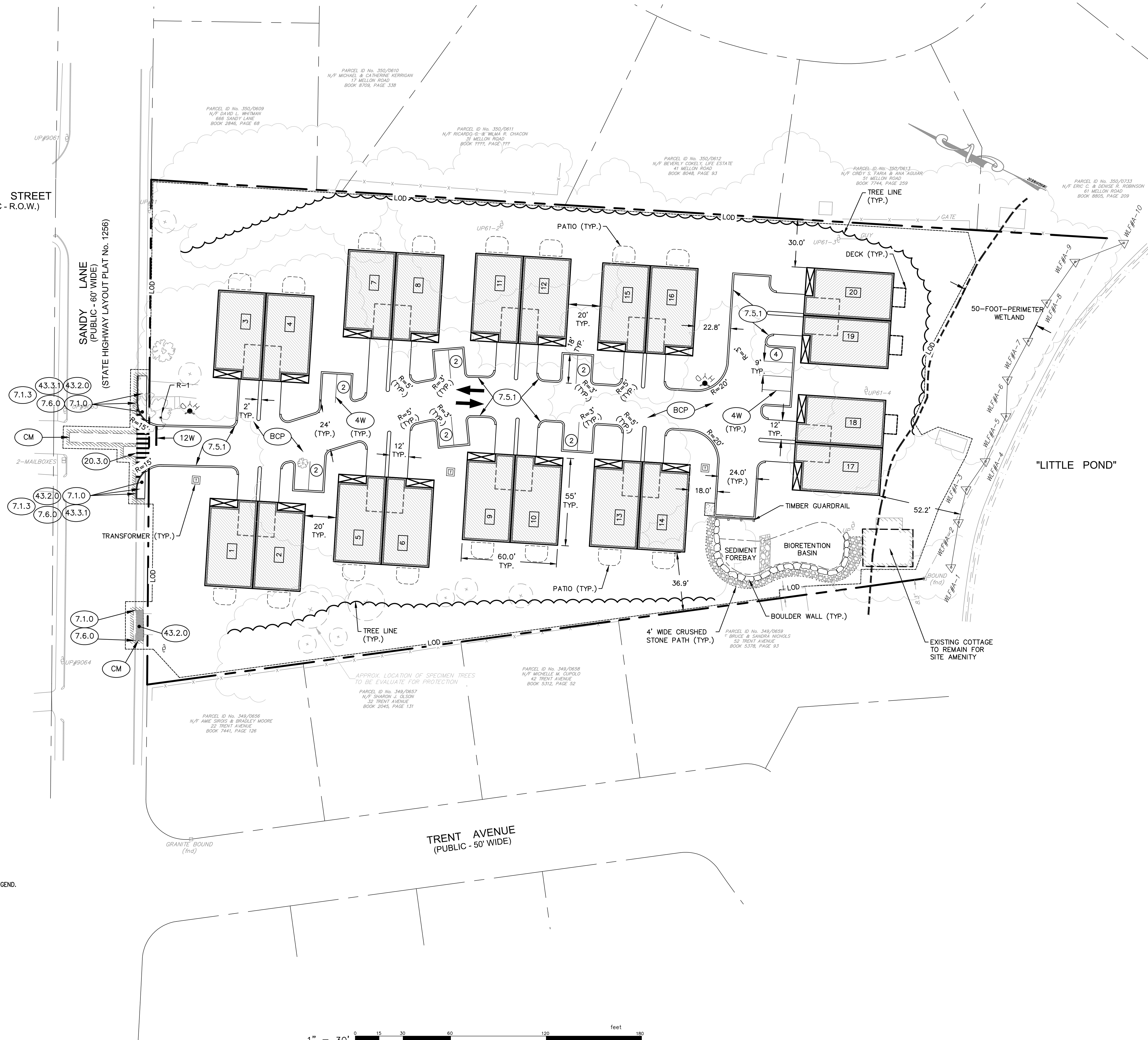


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CRANE STREET  
(PUBLIC - R.O.W.)

SANDY LANE  
(PUBLIC - 60' WIDE)  
(STATE HIGHWAY LAYOUT PLAT No. 1256)



**SHEET NOTES:**

1. SEE C-1 FOR GENERAL NOTES AND LEGEND.

**SITE LAYOUT PLAN**  
FOR  
**WATERSIDE AT LITTLE POND**  
(A.P. 350, LOT 583)  
SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
PREPARED FOR  
**CENTERVILLE BUILDERS**

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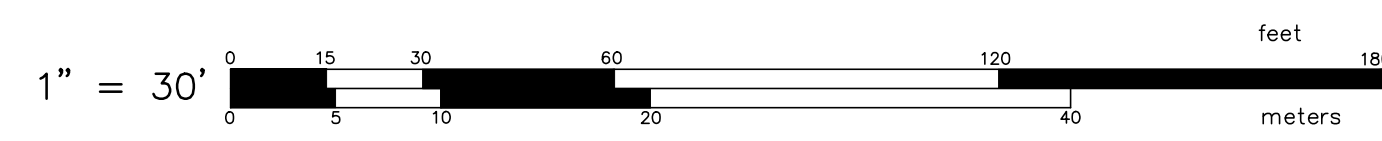
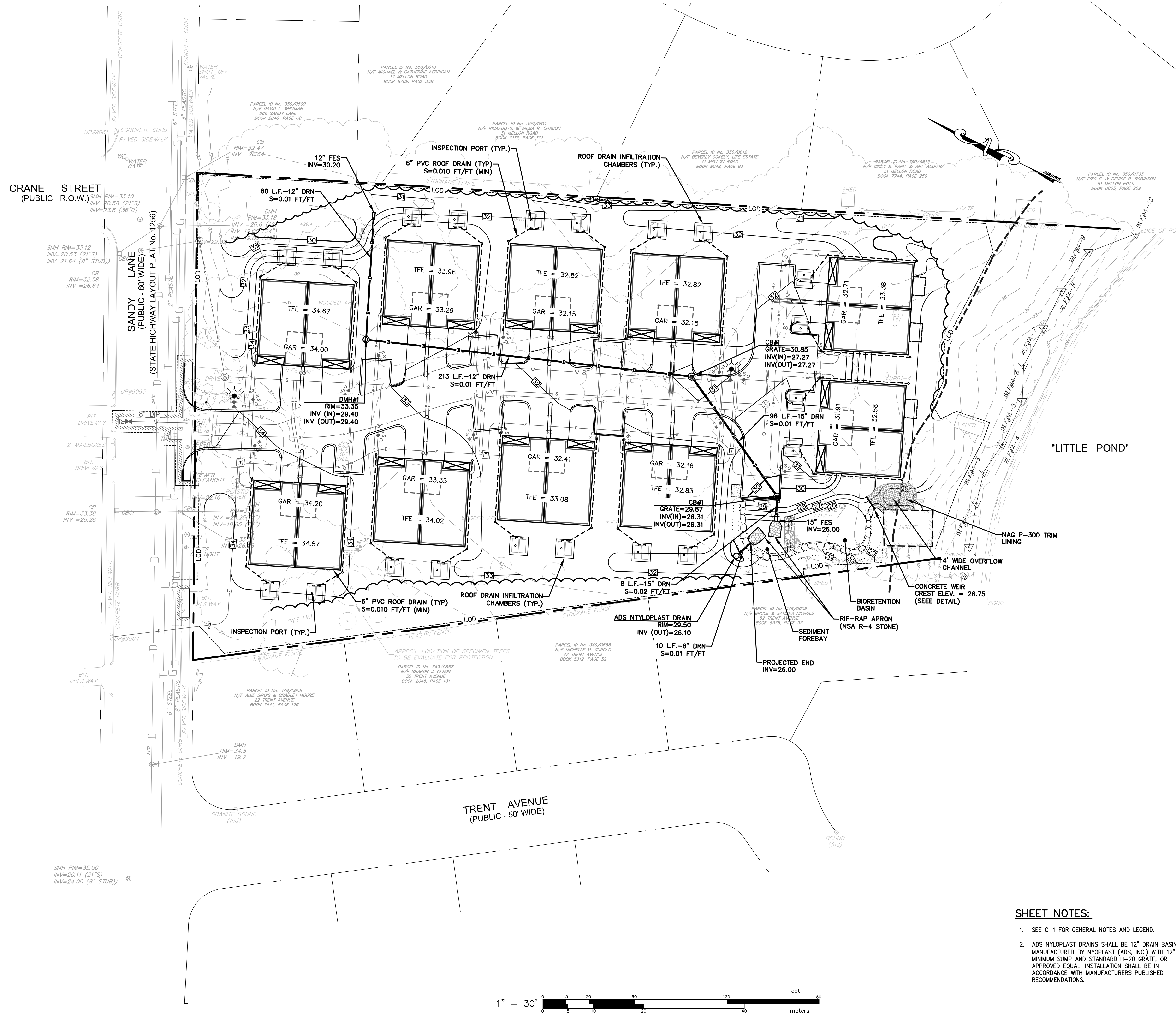
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SHEET  
**C-4**  
5 OF 13 SHEETS

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- SHEET NOTES:**
- SEE C-1 FOR GENERAL NOTES AND LEGEND.
  - ADS NYLOPLAST DRAINS SHALL BE 12" DRAIN BASINS AS MANUFACTURED BY NYLOPLAST (ADS, INC.) WITH 12" MINIMUM SUMP AND STANDARD H-20 GRATE, OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS PUBLISHED RECOMMENDATIONS.

**GRADING & DRAINAGE PLAN**  
 FOR  
**WATERSIDE AT LITTLE POND**  
 (A.P. 350, LOT 583)  
 SITUATED ON  
**SANDY LANE**  
 WARWICK, RHODE ISLAND  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
1	PER RIEM COMMENTS	JPL	09/21/2021

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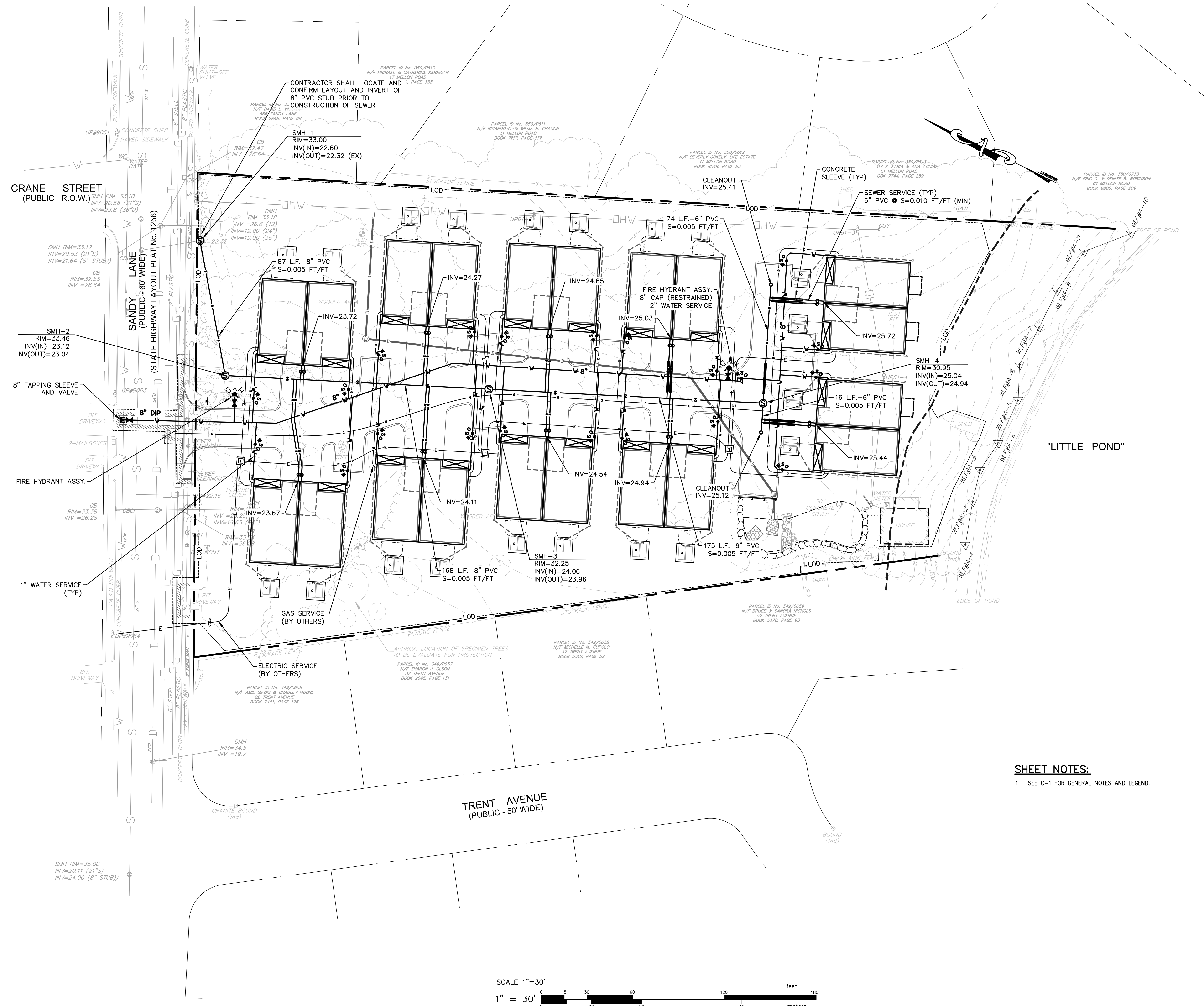
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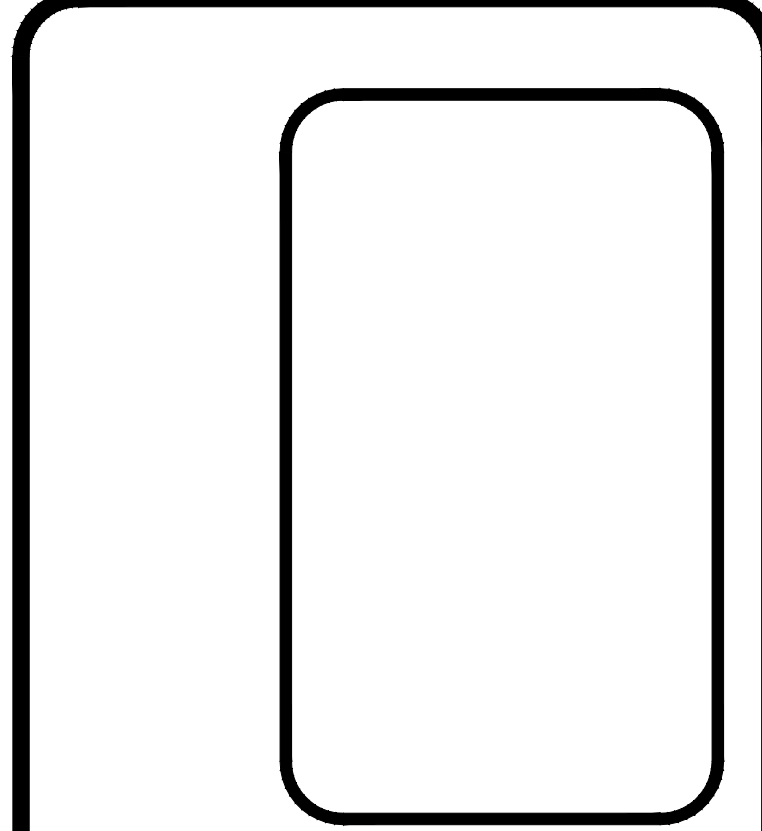
SHEET  
**C-5**  
 6 OF 13 SHEETS

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**UTILITIES PLAN**  
 FOR  
**WATERSIDE AT LITTLE POND**  
 (A.P. 350, LOT 583)  
 SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

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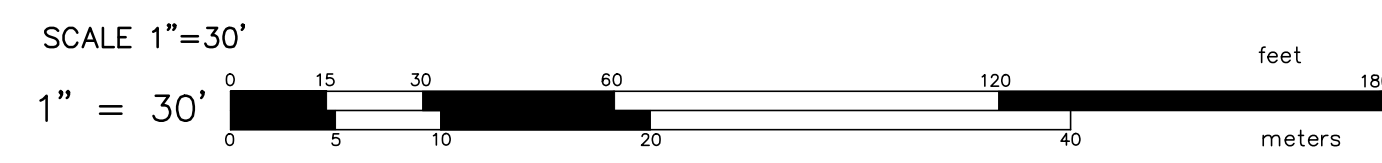
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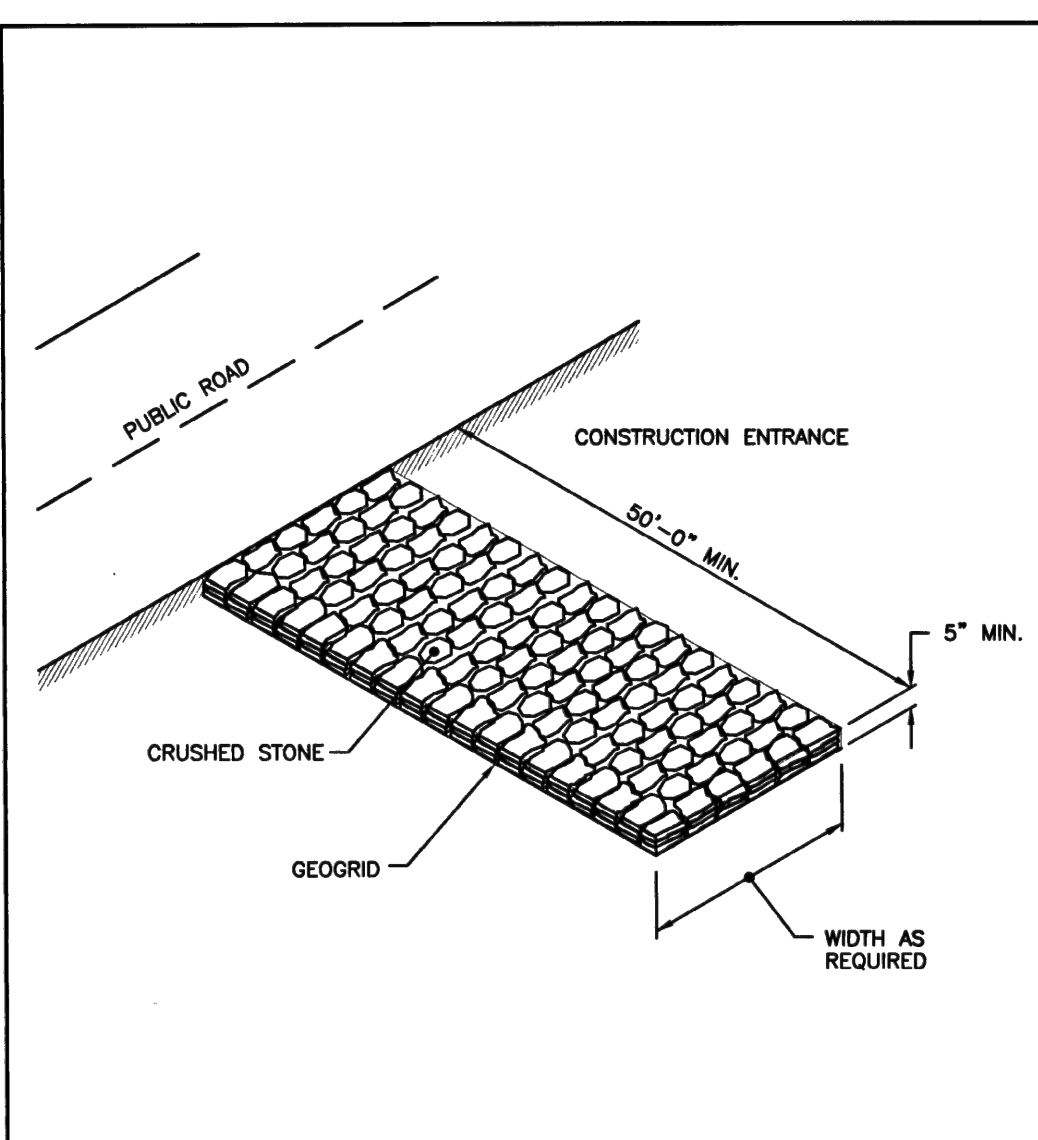
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**SHEET NOTES:**  
 1. SEE C-1 FOR GENERAL NOTES AND LEGEND.

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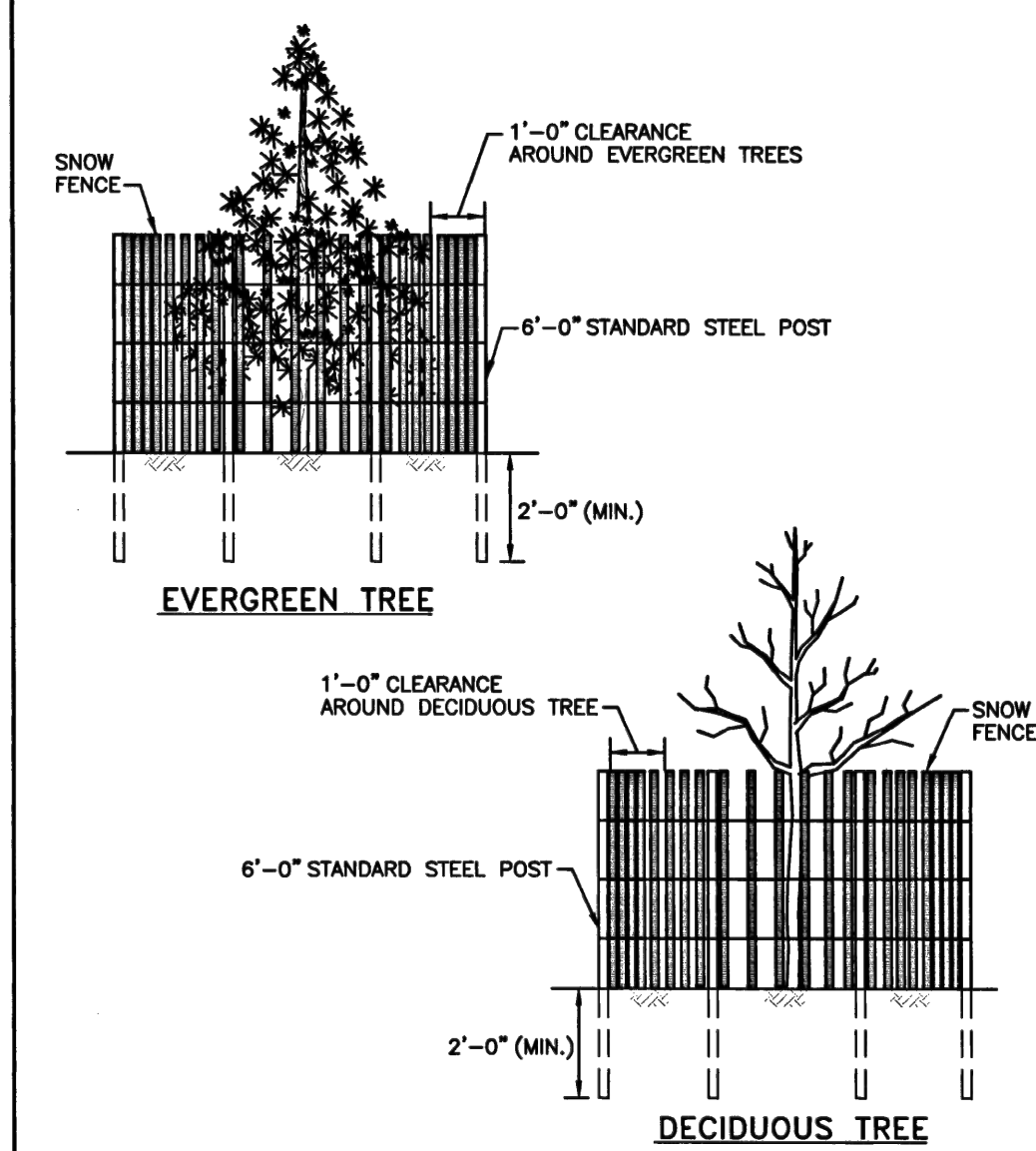
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**C-6**  
 7 OF 13 SHEETS





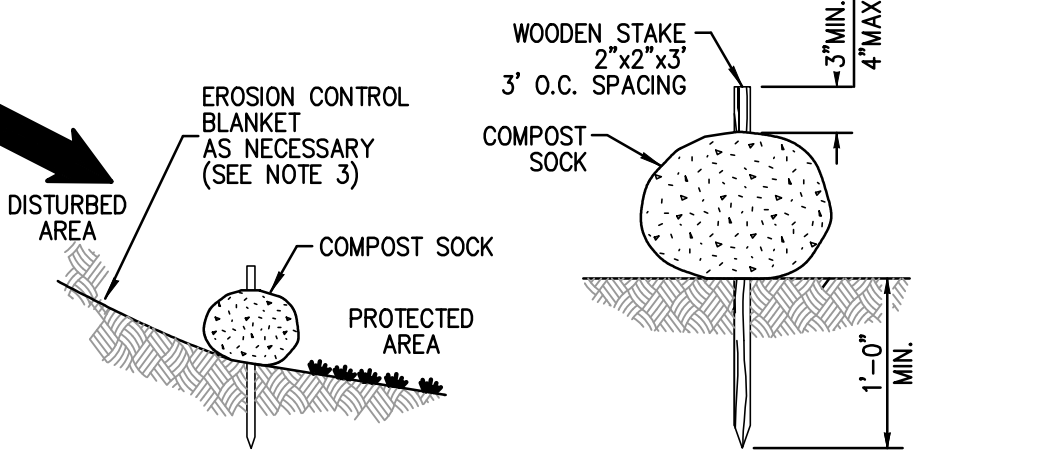
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
CONSTRUCTION ACCESS		
NO.	BY	DATE
1	J.P.L.	JUNE 15, 1998
R.I. STANDARD 9.9.0		

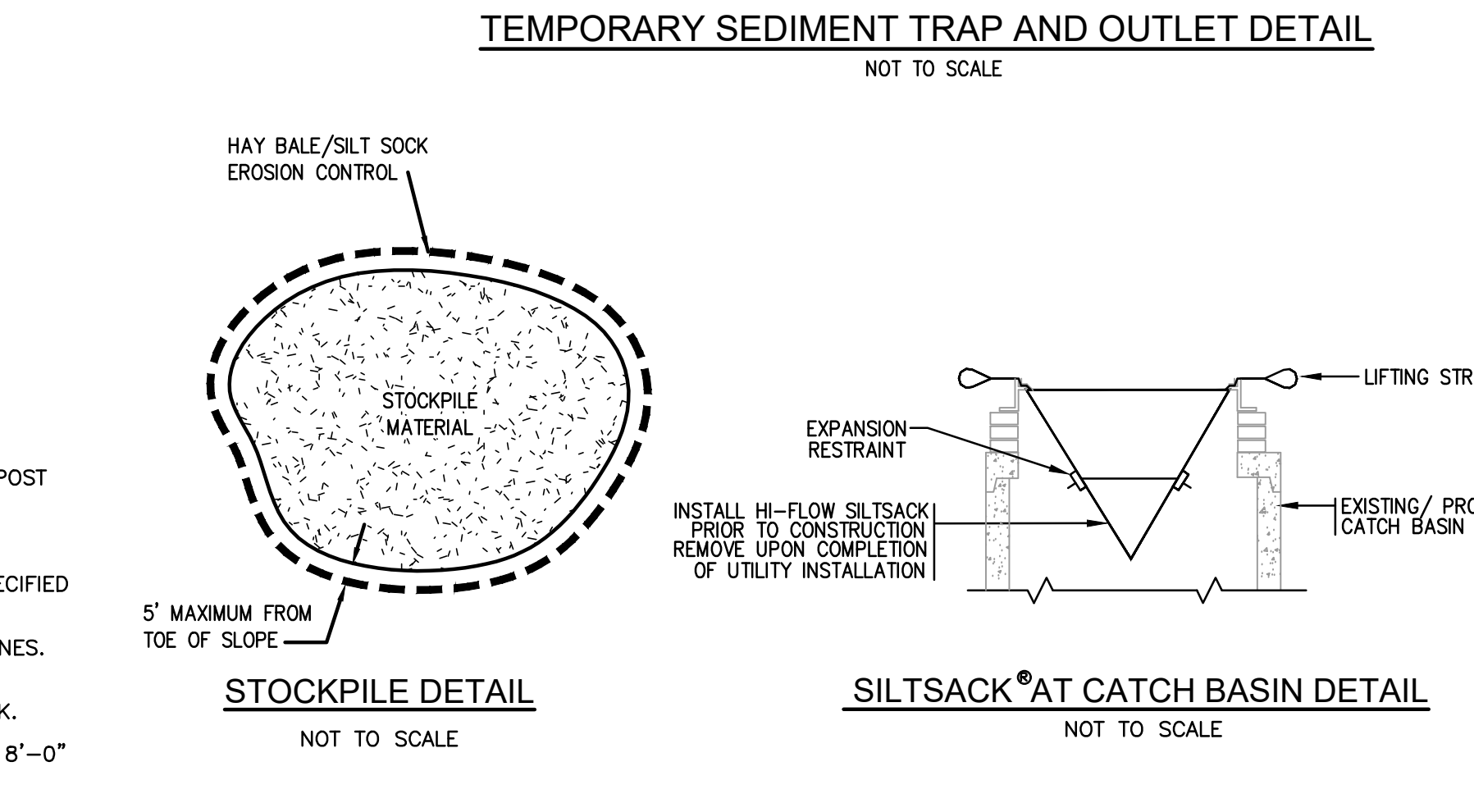
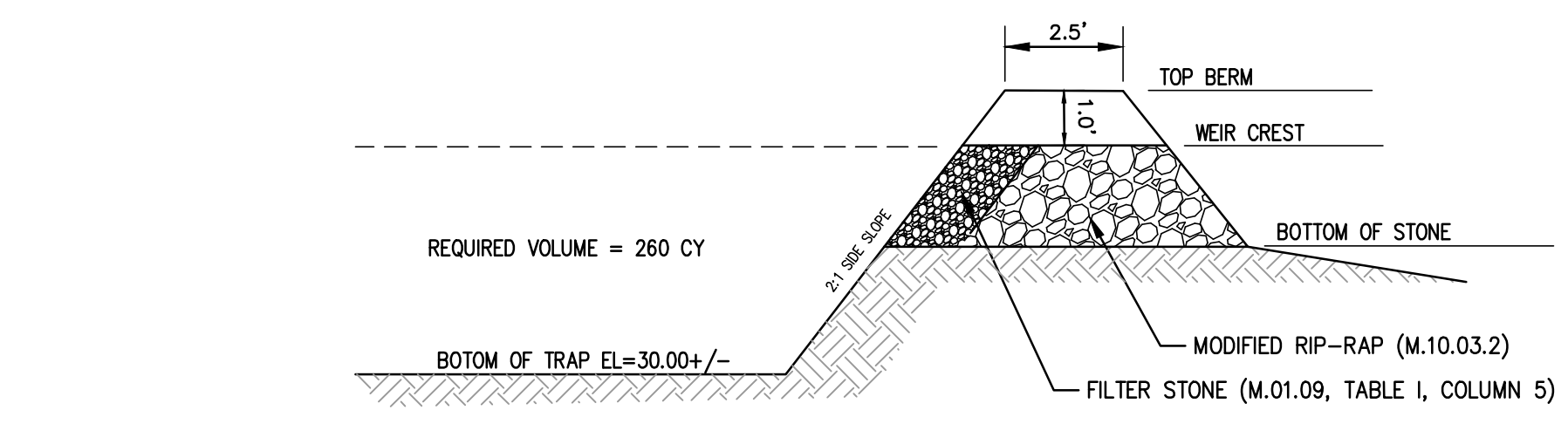
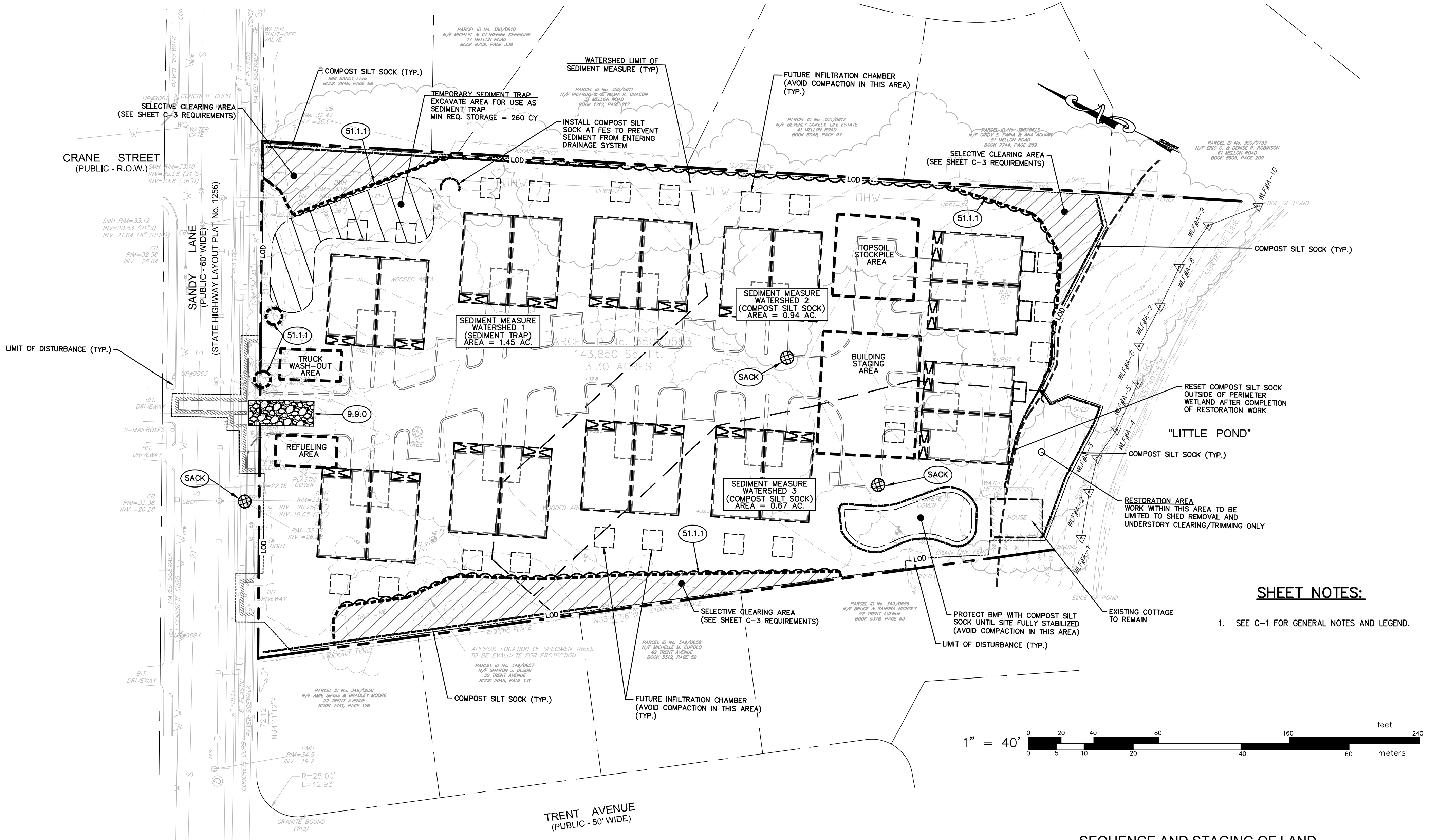


NOTE: SHALL BE IN ACCORDANCE WITH SECTION L.11 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
DRIP LINE TREE PROTECTION DEVICE FOR EXISTING TREES		
NO.	BY	DATE
1	J.P.L.	JUNE 15, 1998
R.I. STANDARD 51.1.1		



- COMPOST SILT SOCK DETAIL**  
NOT TO SCALE
- NOTES:
1. COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER.
  2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
  3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
  4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
  5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
  6. WHERE COMPOST SOCK IS INSTALLED ON PAVEMENT SHALL BE ADEQUATELY HIGH AT 8'-0" O.C. MIN.



- EROSION CONTROL & SOIL STABILIZATION PROGRAM:**
1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
  2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
  3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
  4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
  5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
  6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
  7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
  8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:
 

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDSFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

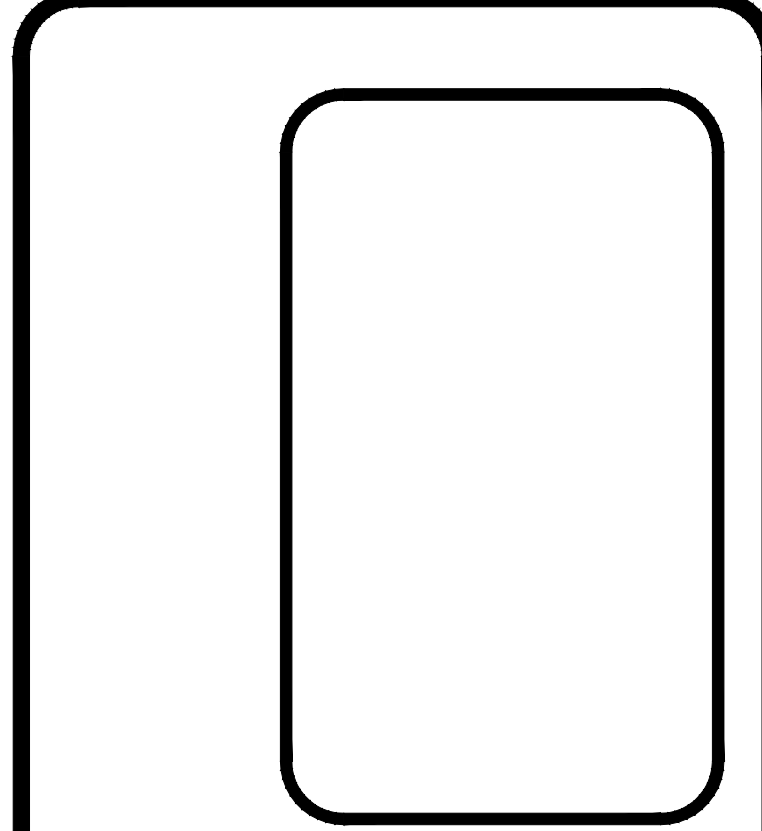
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
  9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
  10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
  11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
  12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTENCE. (SEE DETAIL)
  13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

- SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:**
1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
  2. PLACE SEDIMENTATION BARRIERS (SILT SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
  3. BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED.
  4. INSTALL DRAINAGE SYSTEM. INSTALL SEDIMENT PROTECTION IMMEDIATELY AFTER INSTALLATION.
  5. COMPLETE SITE GRADING.
  6. INSTALL B MPS IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
  7. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
  8. FLUSH AND/OR REPAIR DRAINAGE AREAS AS NEEDED.
  9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.
- SEDIMENTATION CONTROL PROGRAM:**
1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
  2. BANKS OR SLOPES OVER 5% SHALL BE SEEDDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
  3. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
  4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
  5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
  6. ADDITIONAL SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.

**SHEET NOTES:**  
1. SEE C-1 FOR GENERAL NOTES AND LEGEND.

**SOIL EROSION AND SEDIMENT CONTROL PLAN**  
FOR  
**WATERSIDE AT LITTLE POND**  
(A.P. 350, LOT 583)  
SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
1	PER RIDEM COMMENTS	J.P.L.	09/21/2021



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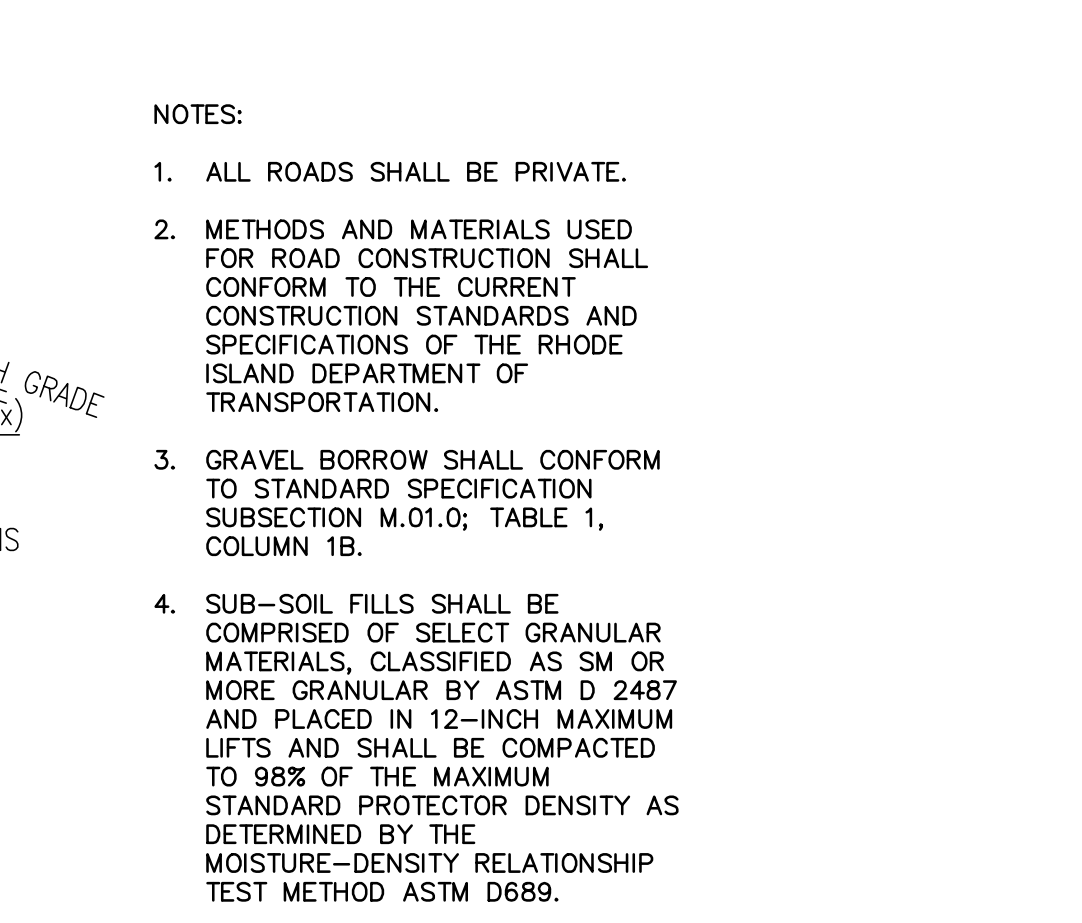
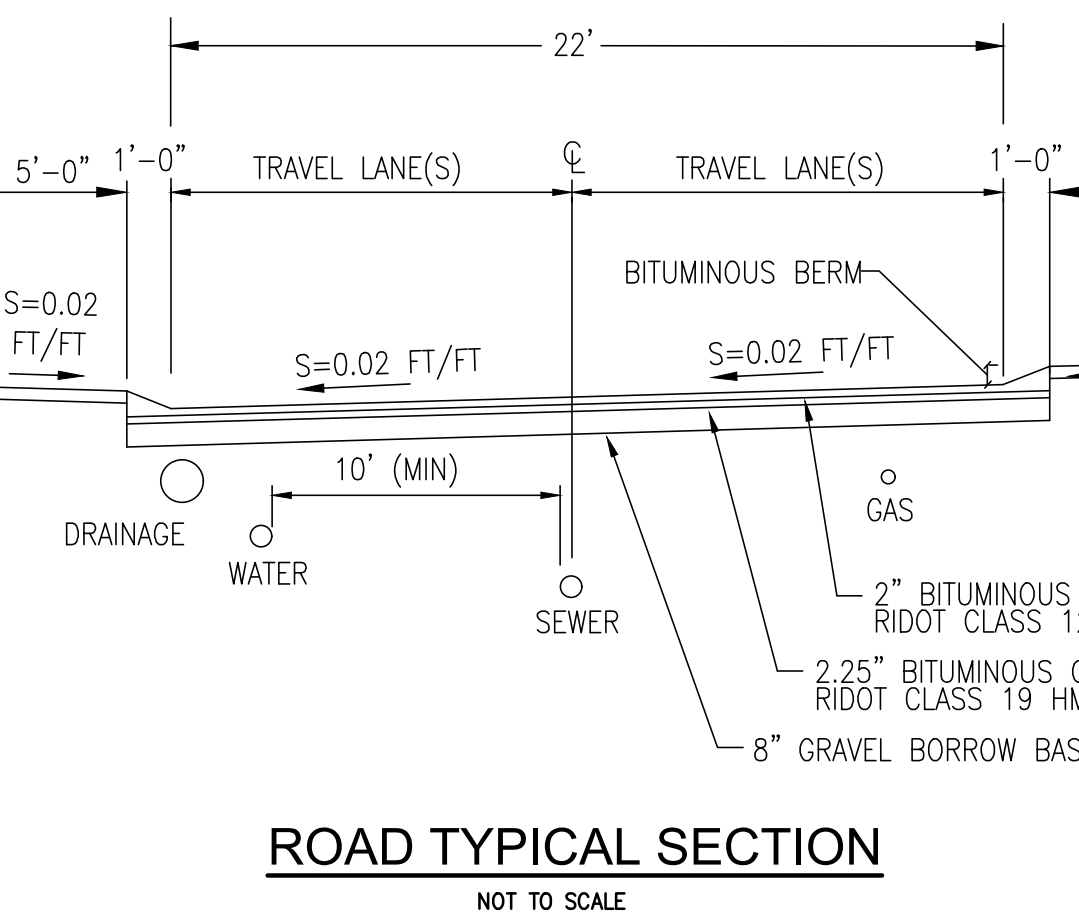
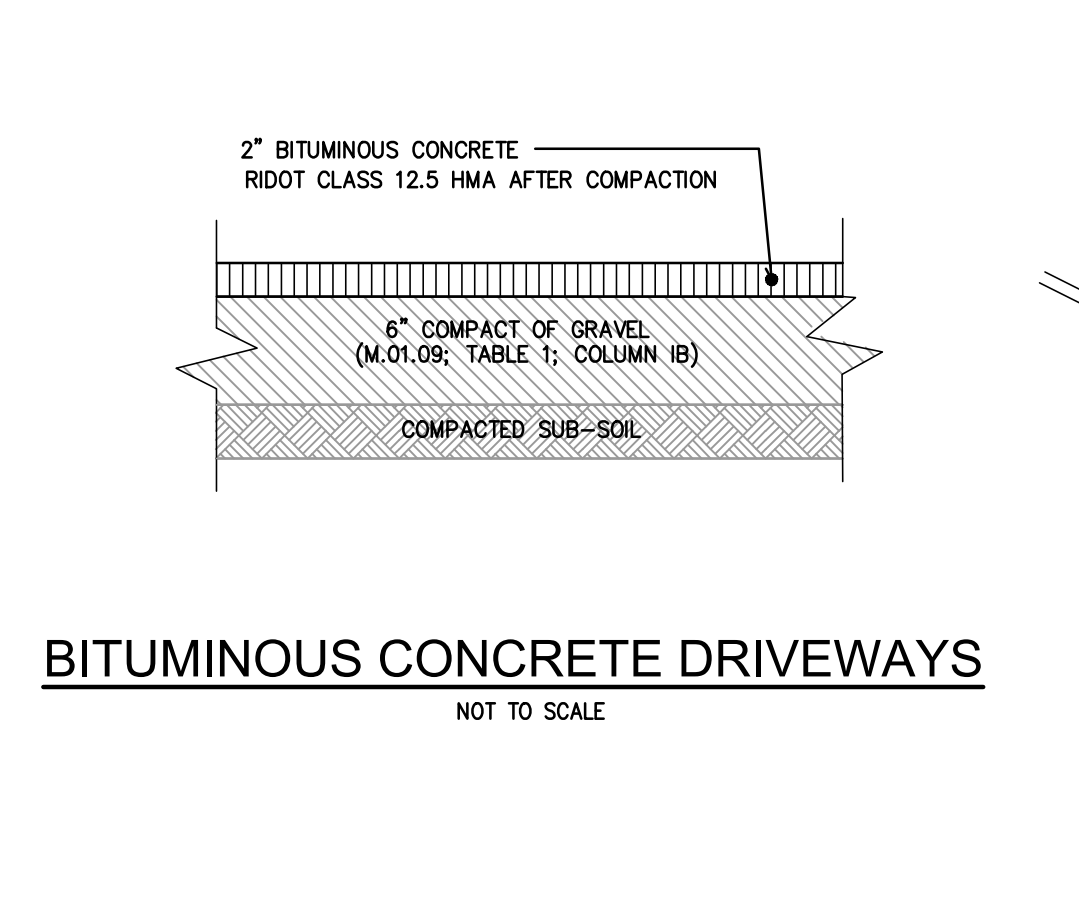
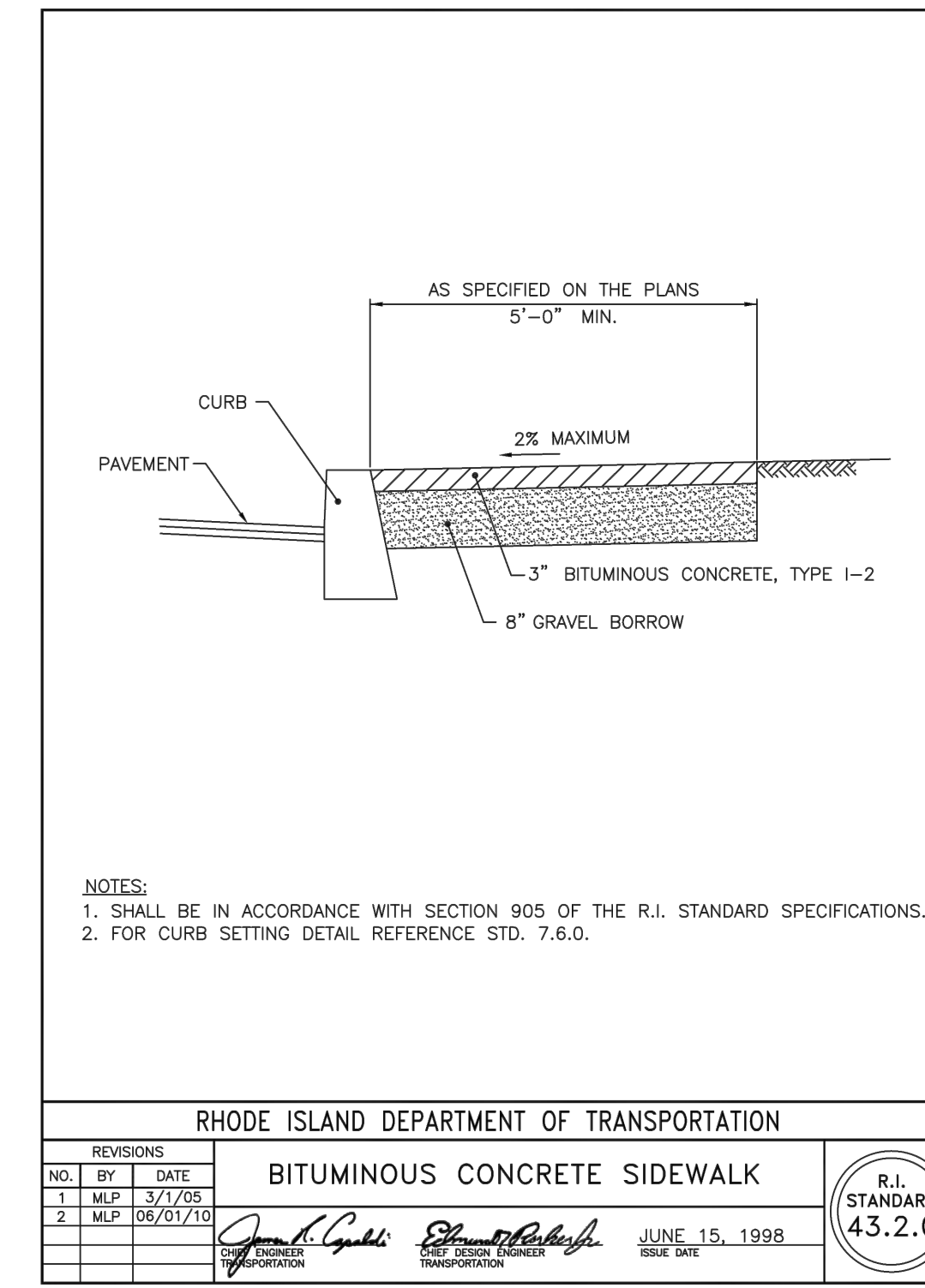
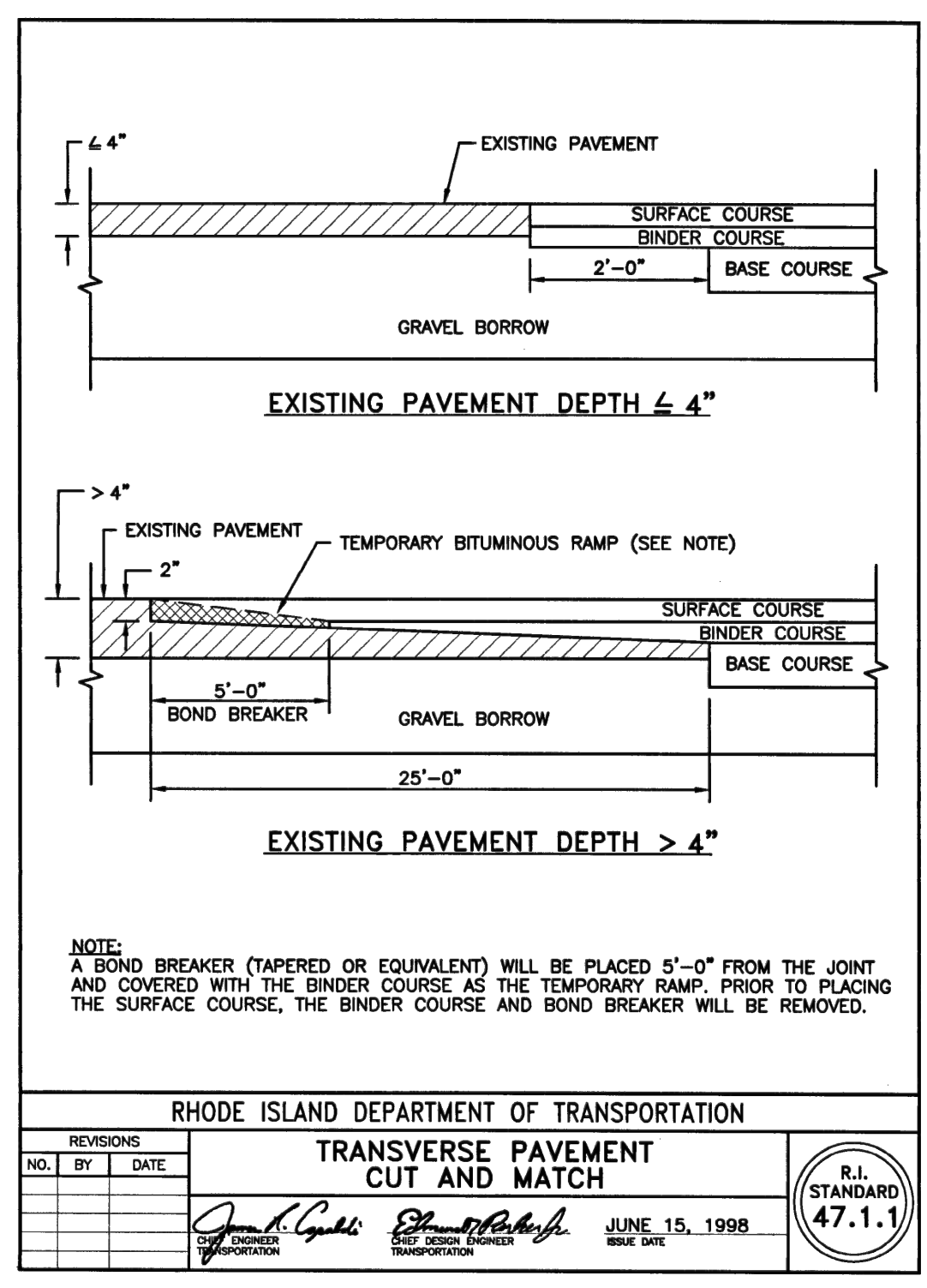
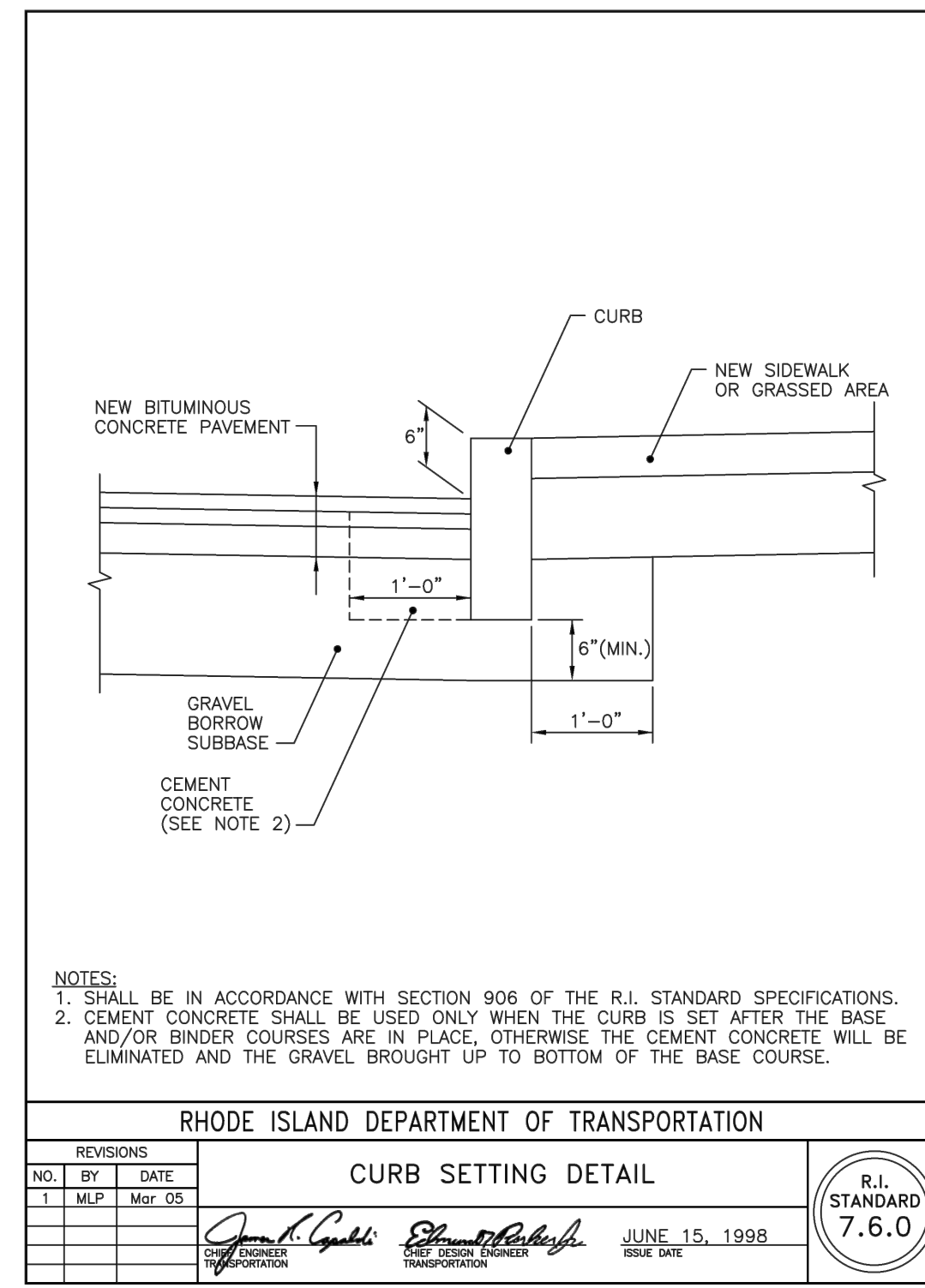
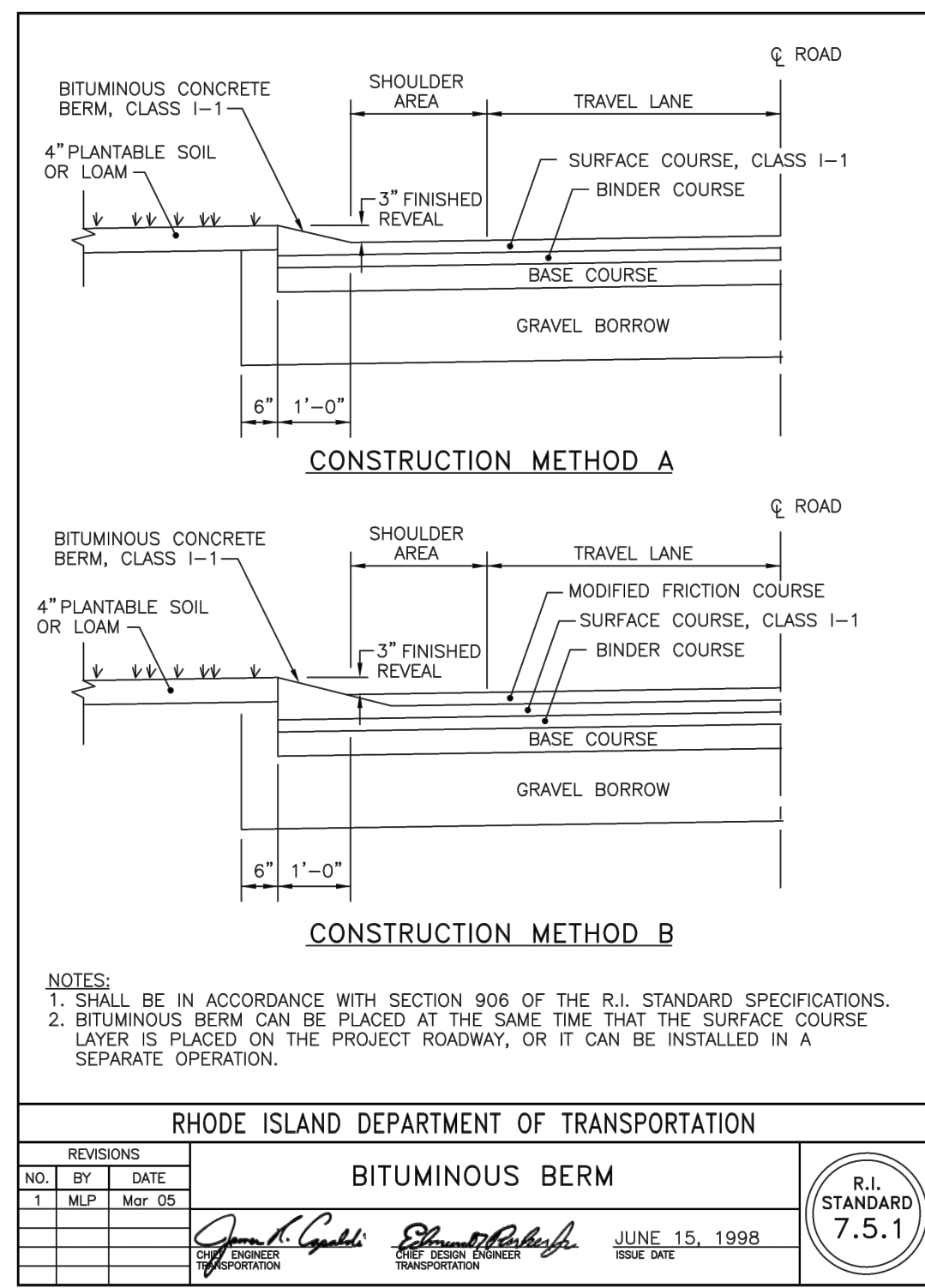
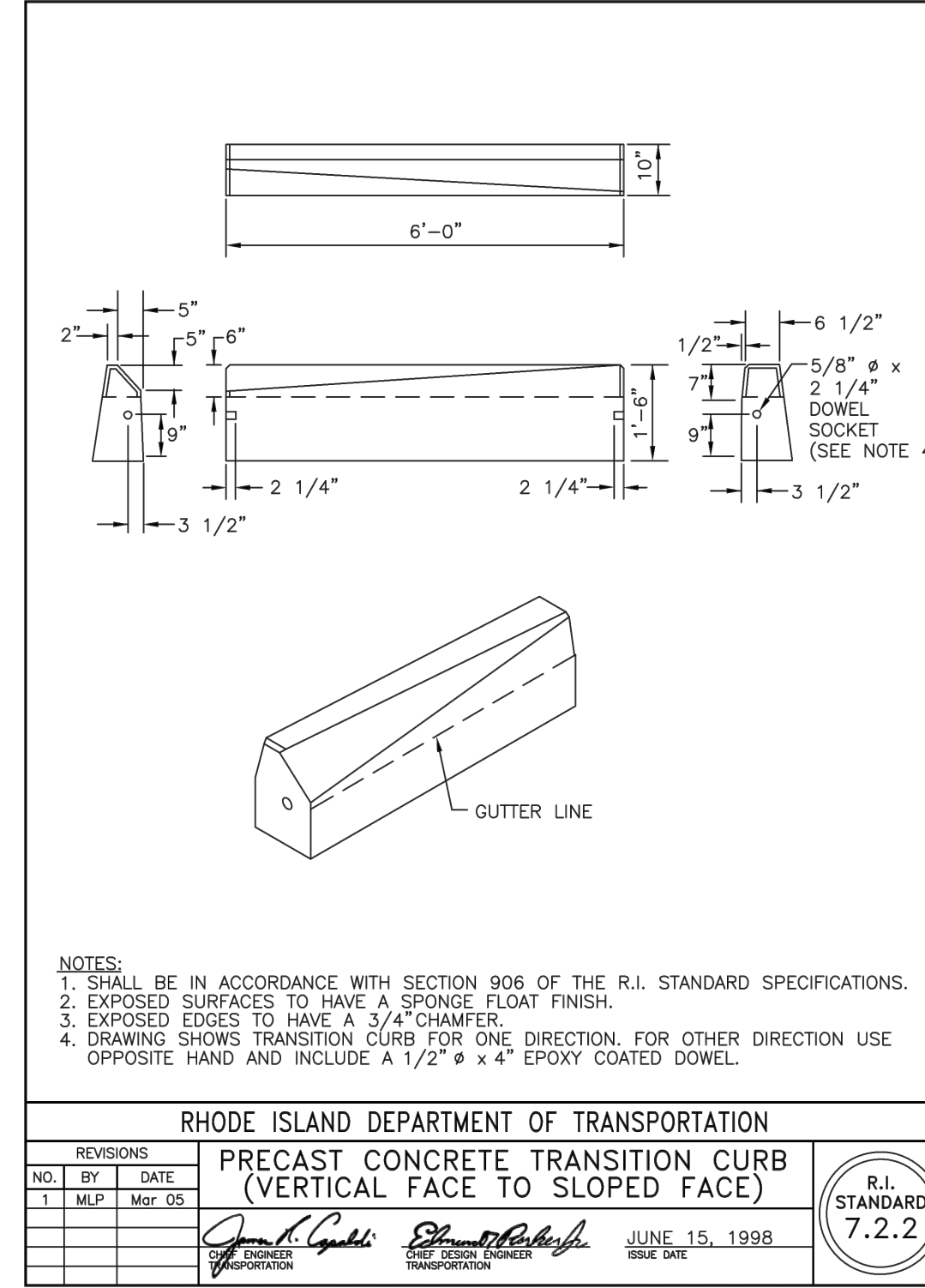
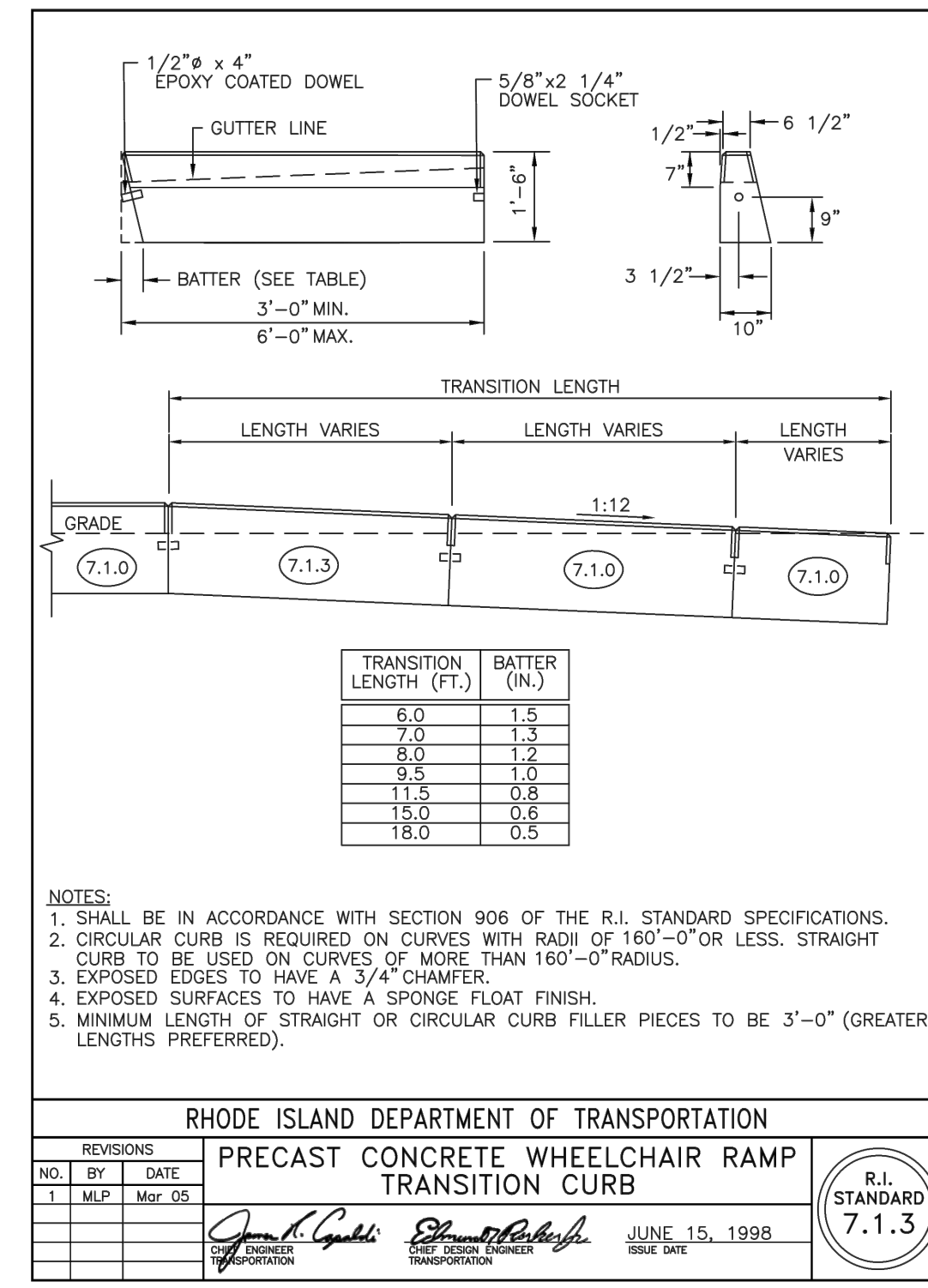
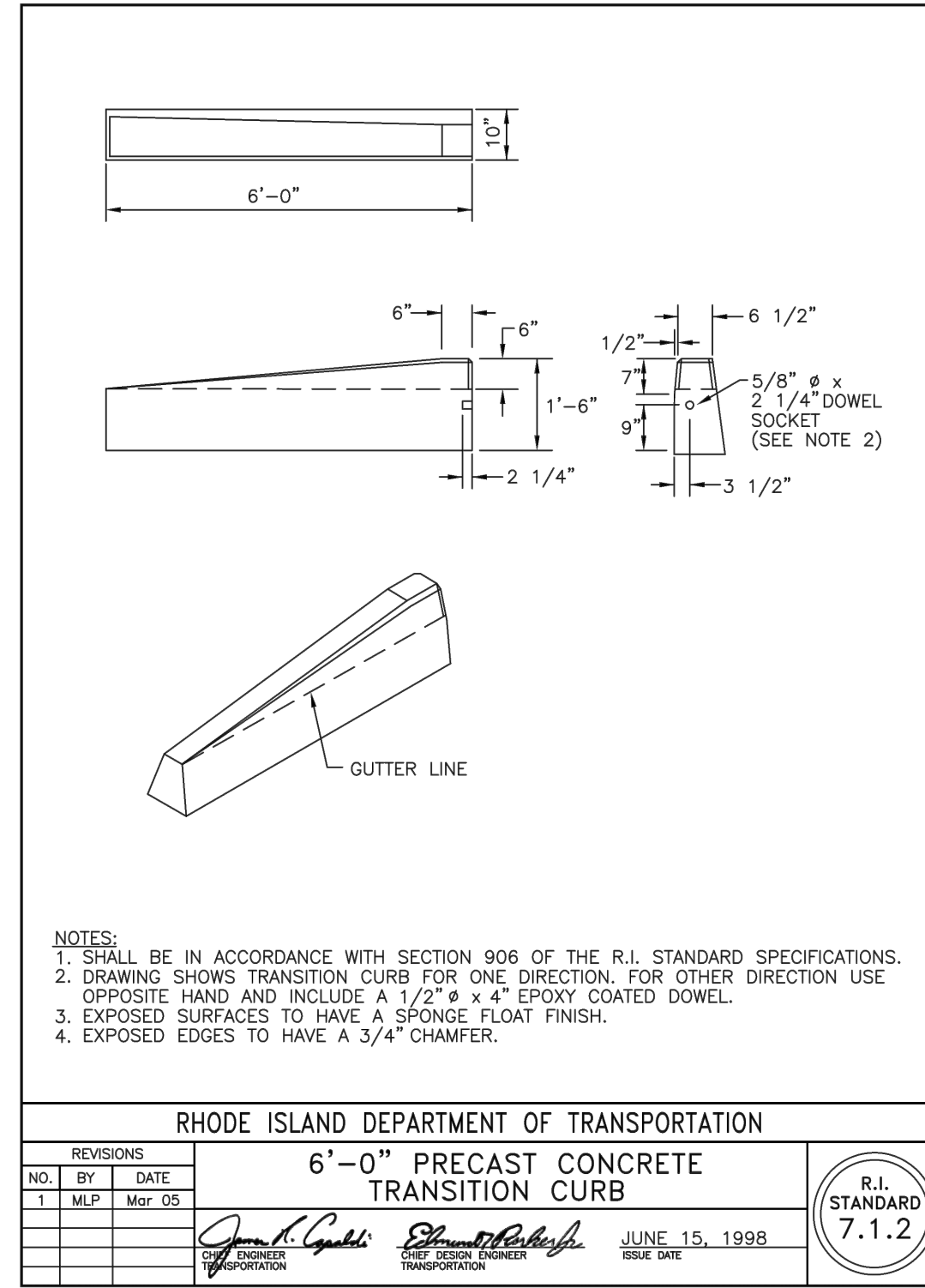
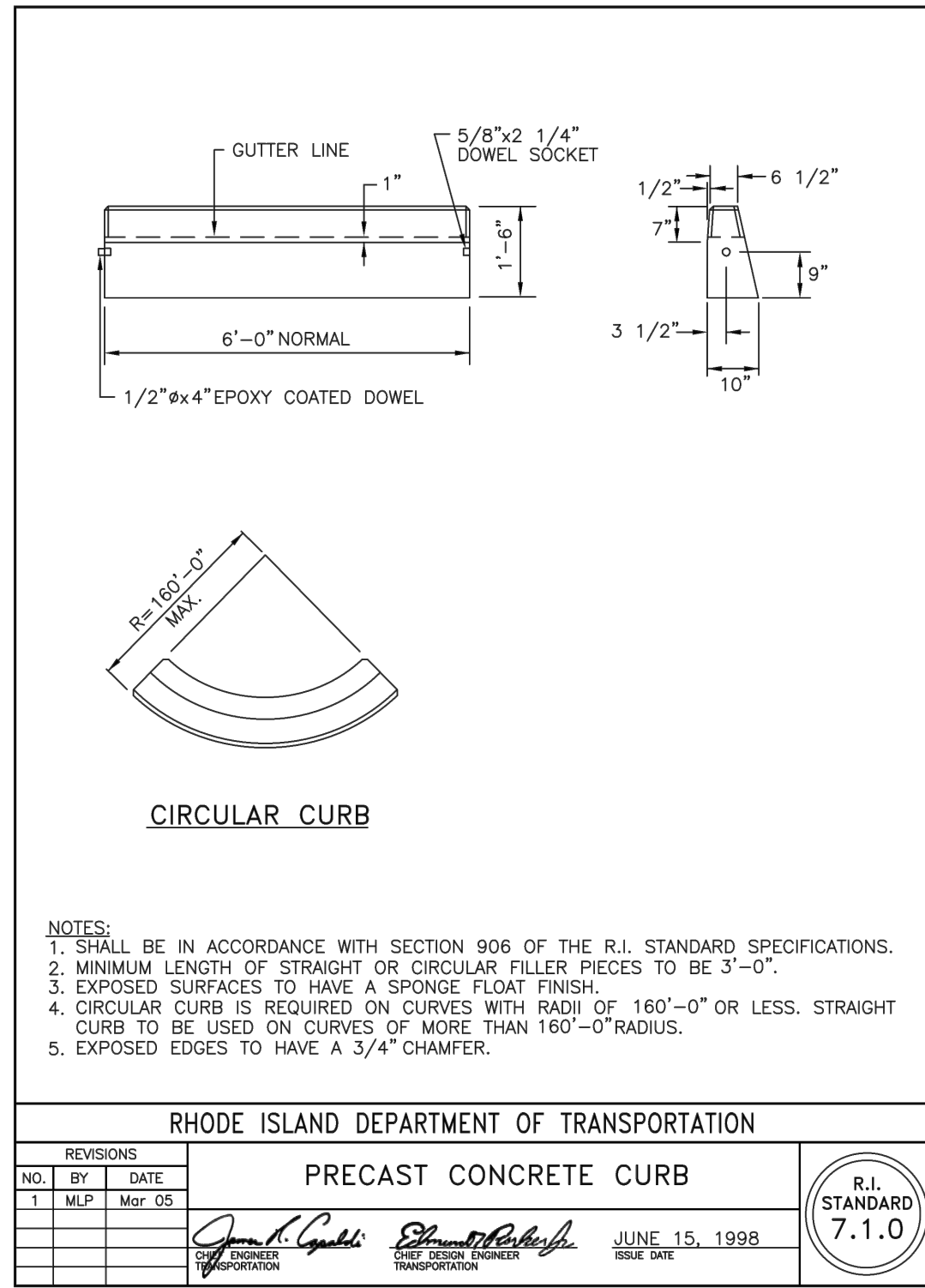
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DWG. NO.	CHECKED
7247-00-Base.dwg	S.S.H.
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AS SHOWN	S.S.H.
SHEET	DATE:
	AUGUST, 2021

**C-7**  
8 OF 13 SHEETS

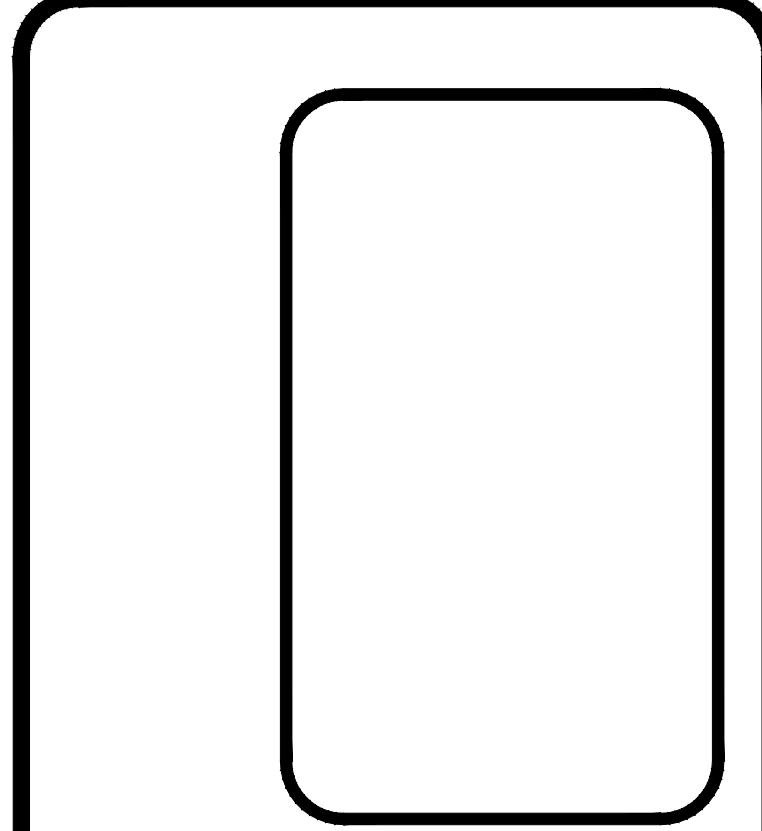




**CONSTRUCTION DETAILS - I**

FOR  
**WATERSIDE AT LITTLE POND**  
 (A.P. 350, LOT 583)  
 SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
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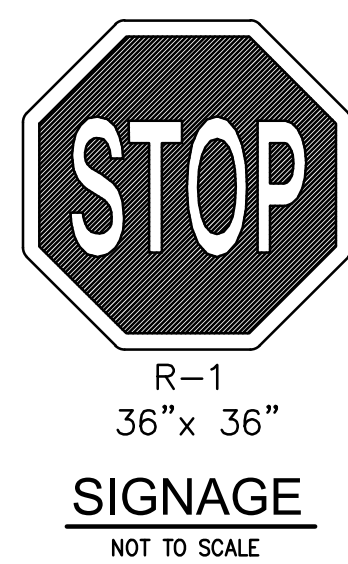
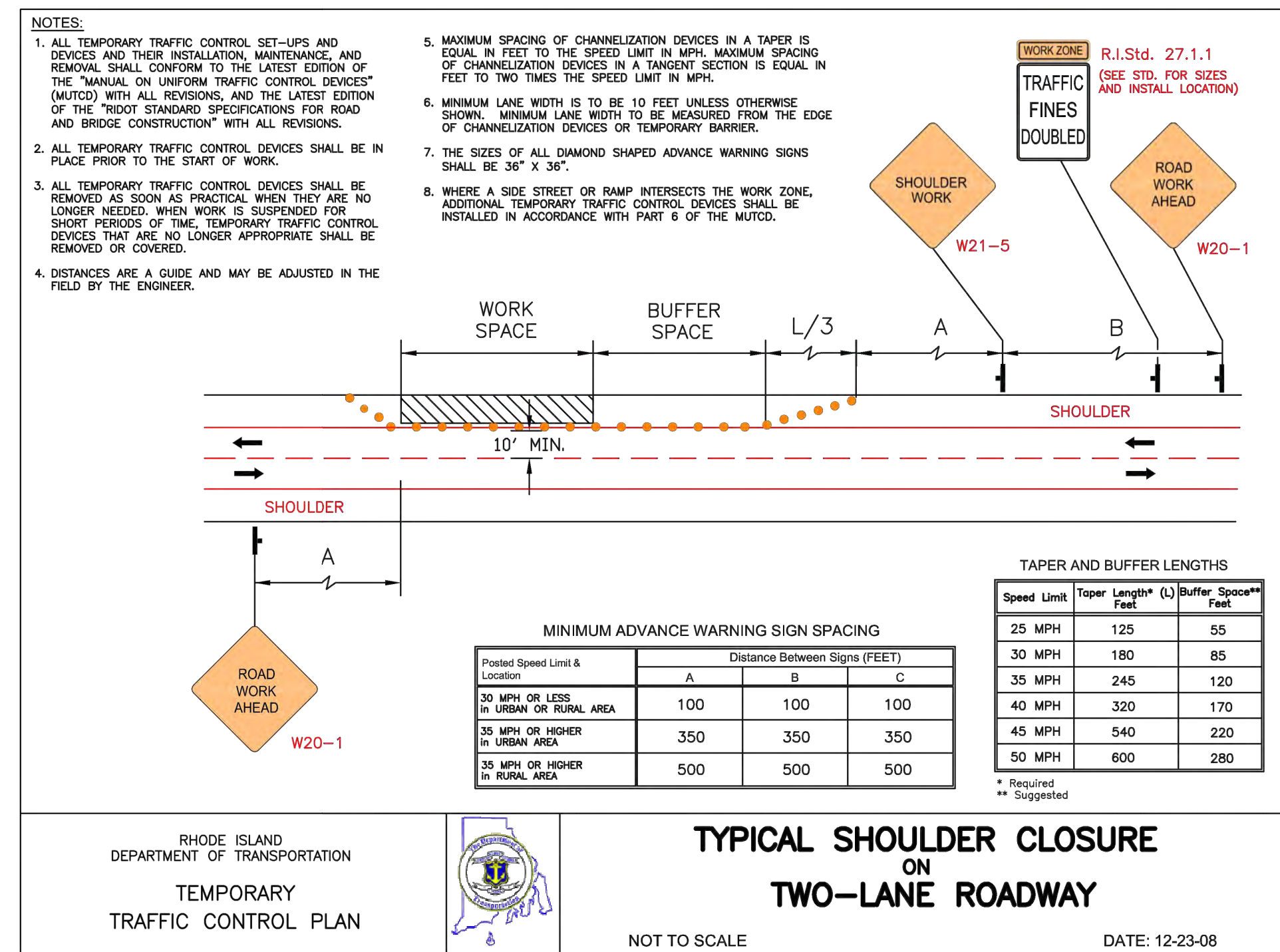
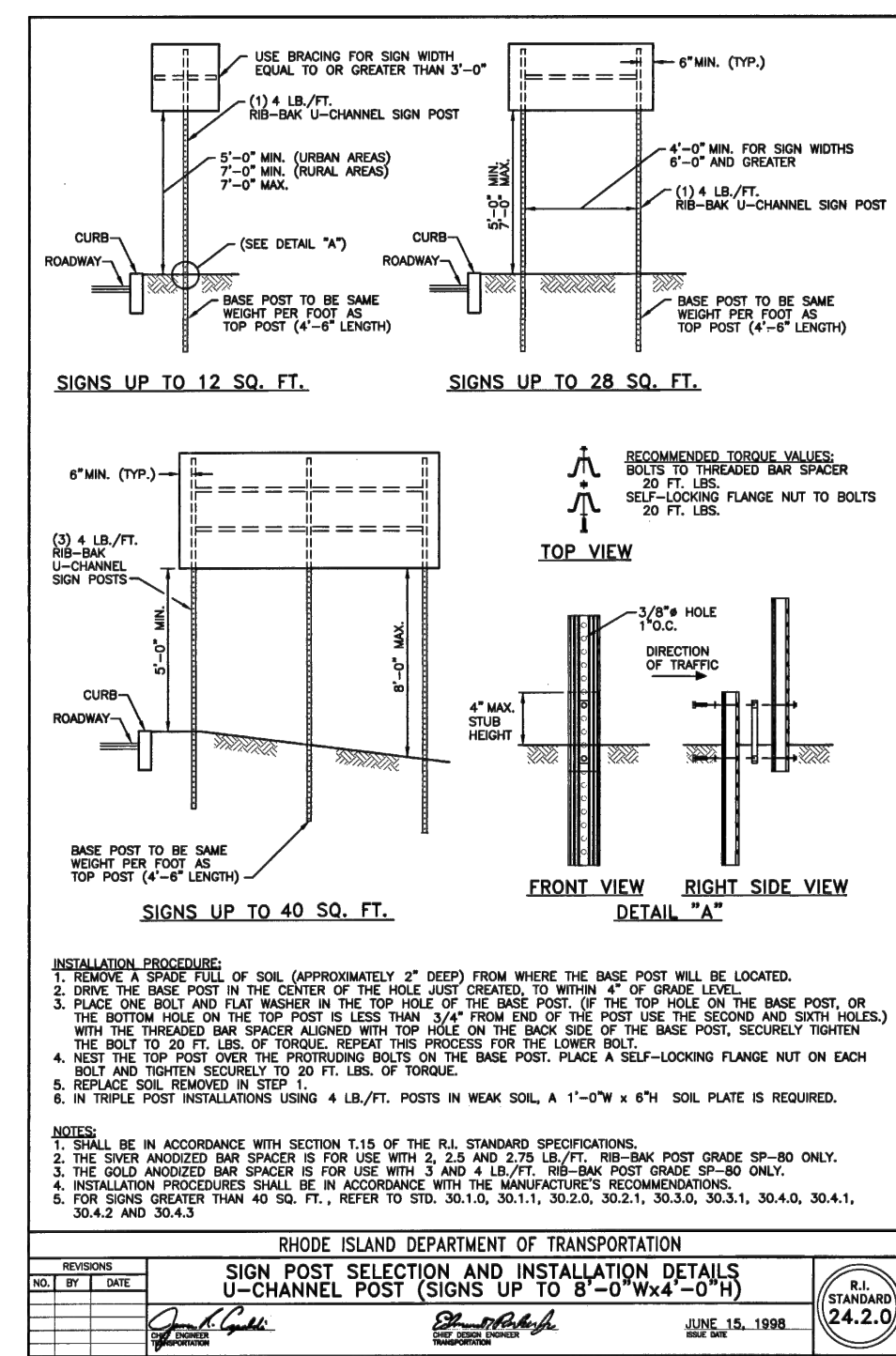
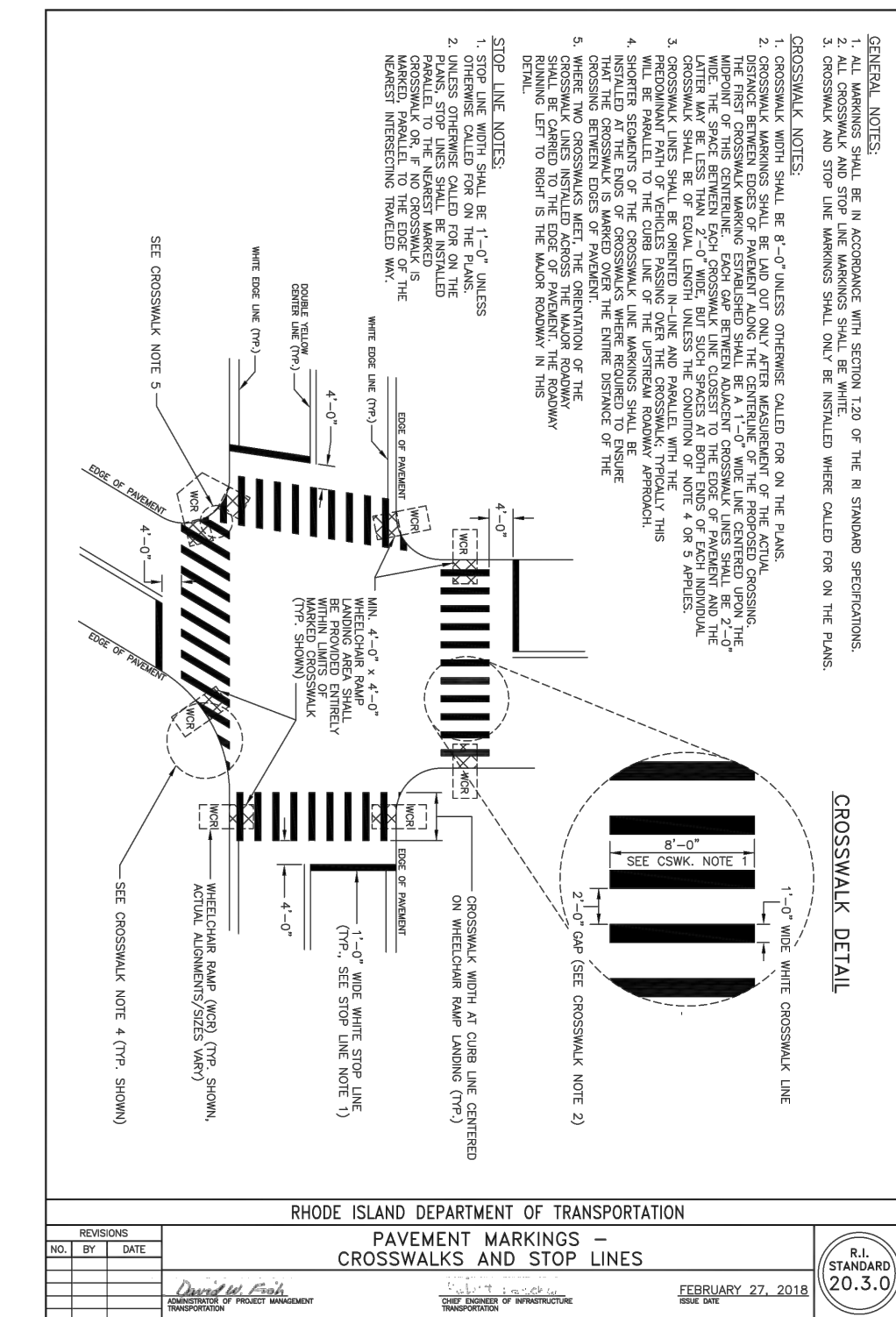
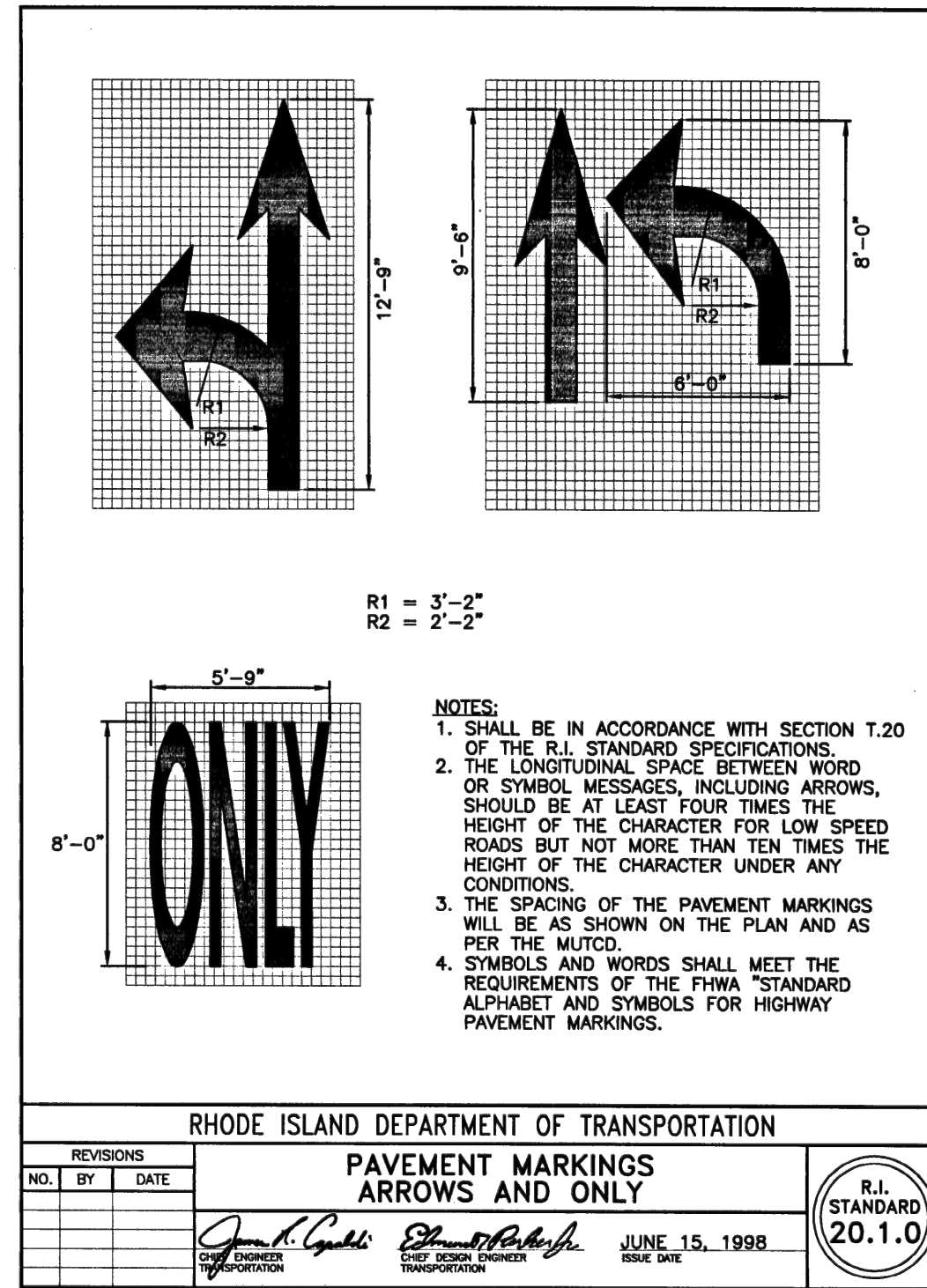
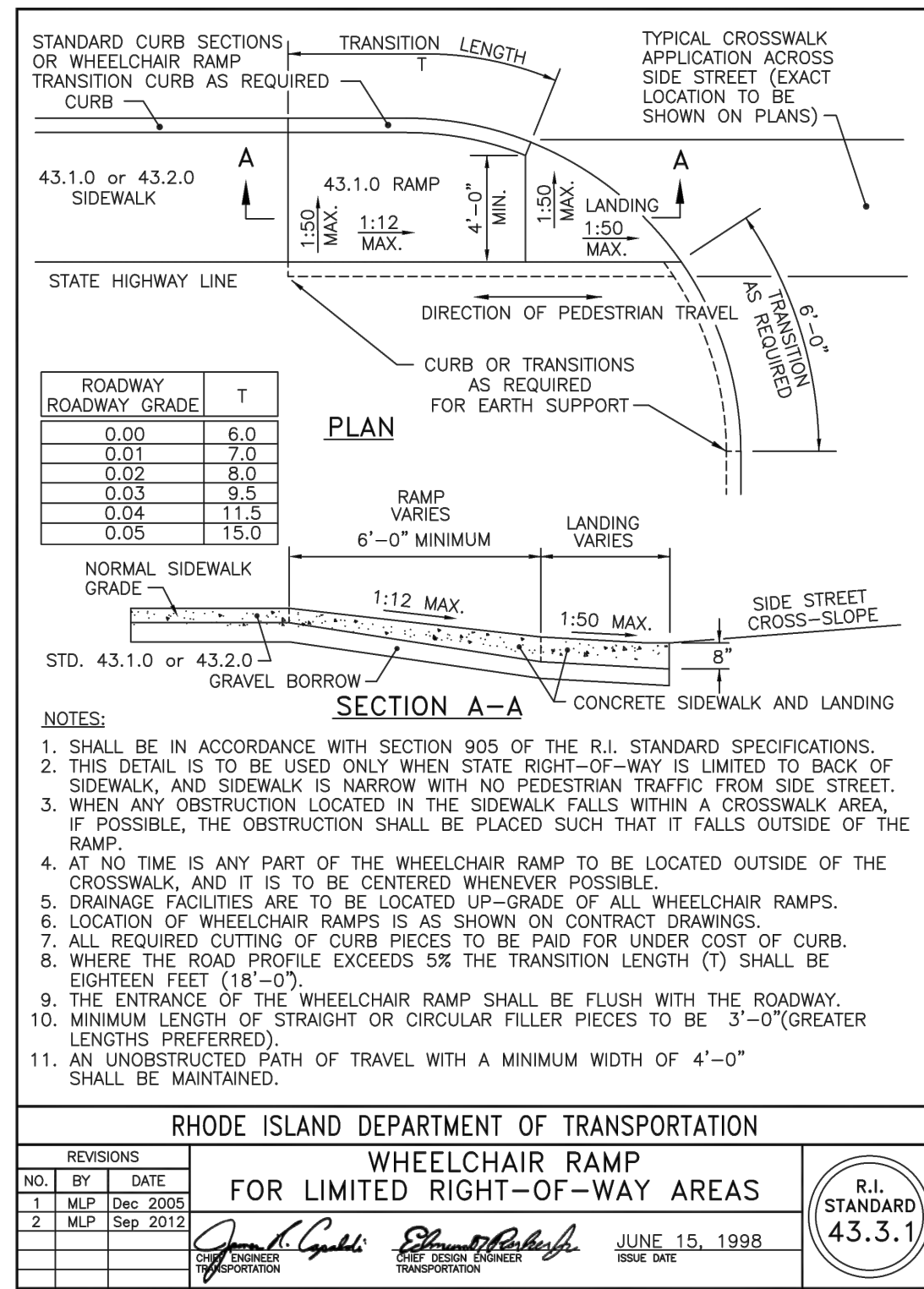
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 CHECKED S.S.H.  
 APPROVED S.S.H.  
 DATE: AUGUST, 2021

SHEET

**C-8**

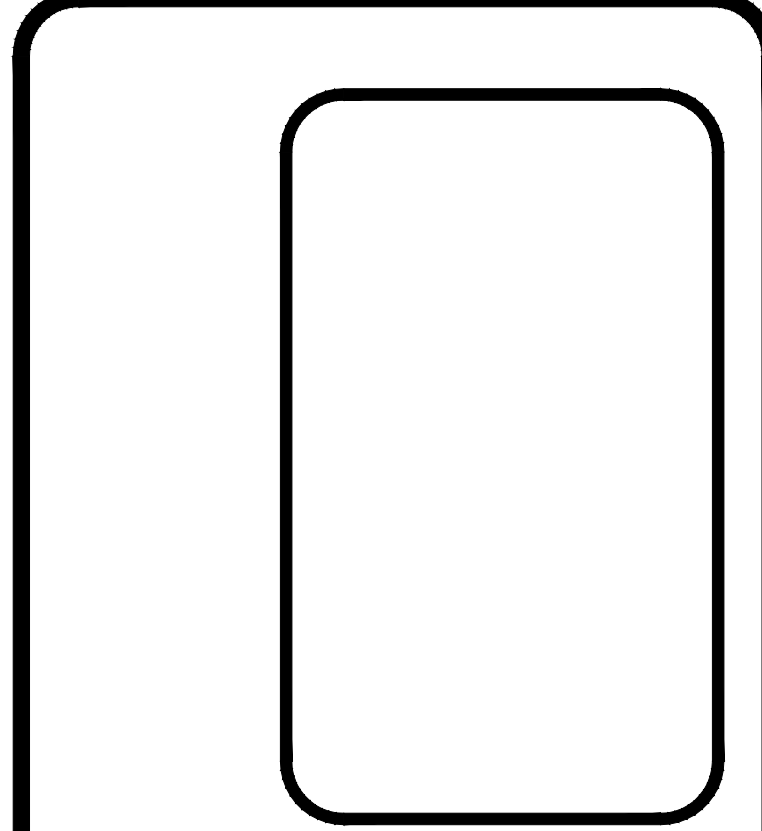
9 OF 13 SHEETS

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CONSTRUCTION DETAILS - 2  
 FOR  
 WATERSIDE AT LITTLE POND  
 (A.P. 350, LOT 583)  
 SITUATED ON  
 SANDY LANE  
 WARWICK, RHODE ISLAND  
 PREPARED FOR  
 CENTERVILLE BUILDERS

NO.	REVISION	BY	DATE
1	PER RIDEM COMMENTS	JPL	09/21/2021



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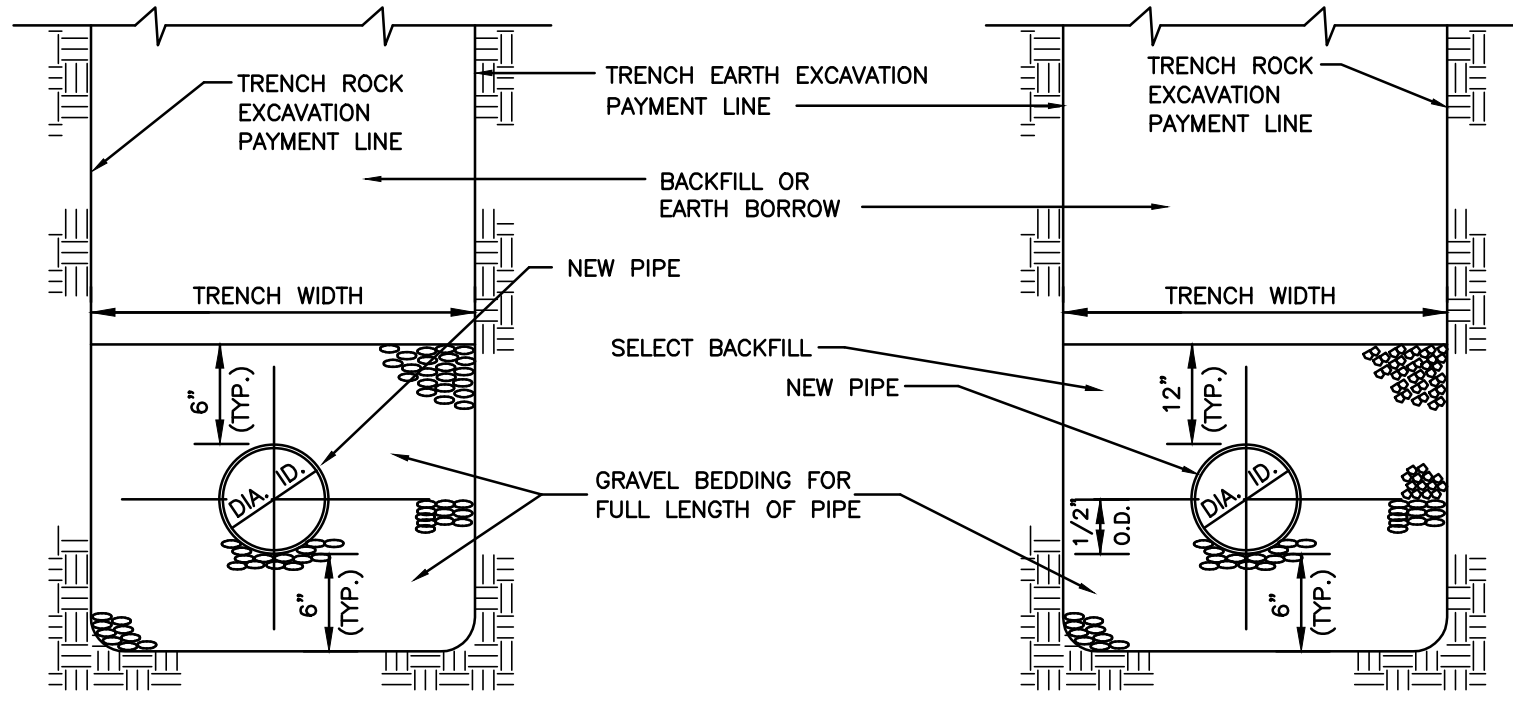
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 APPROVED S.S.H.  
 DATE: AUGUST, 2021

SHEET  
**C-9**  
 10 OF 13 SHEETS

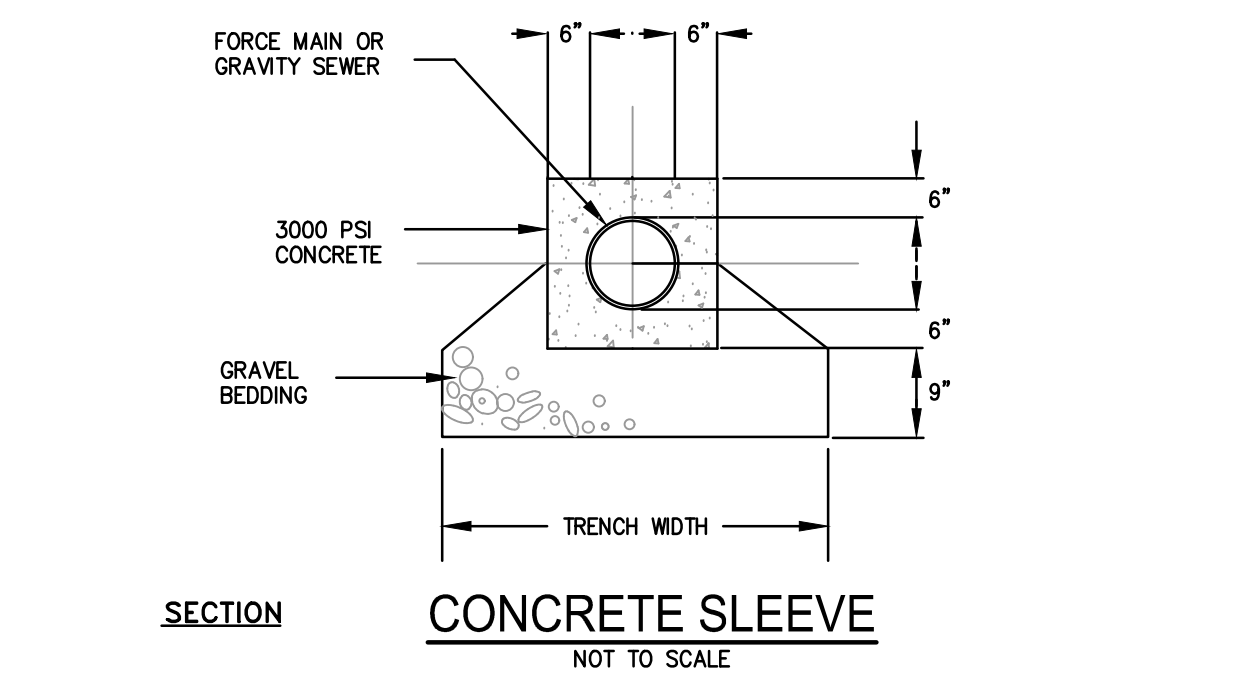
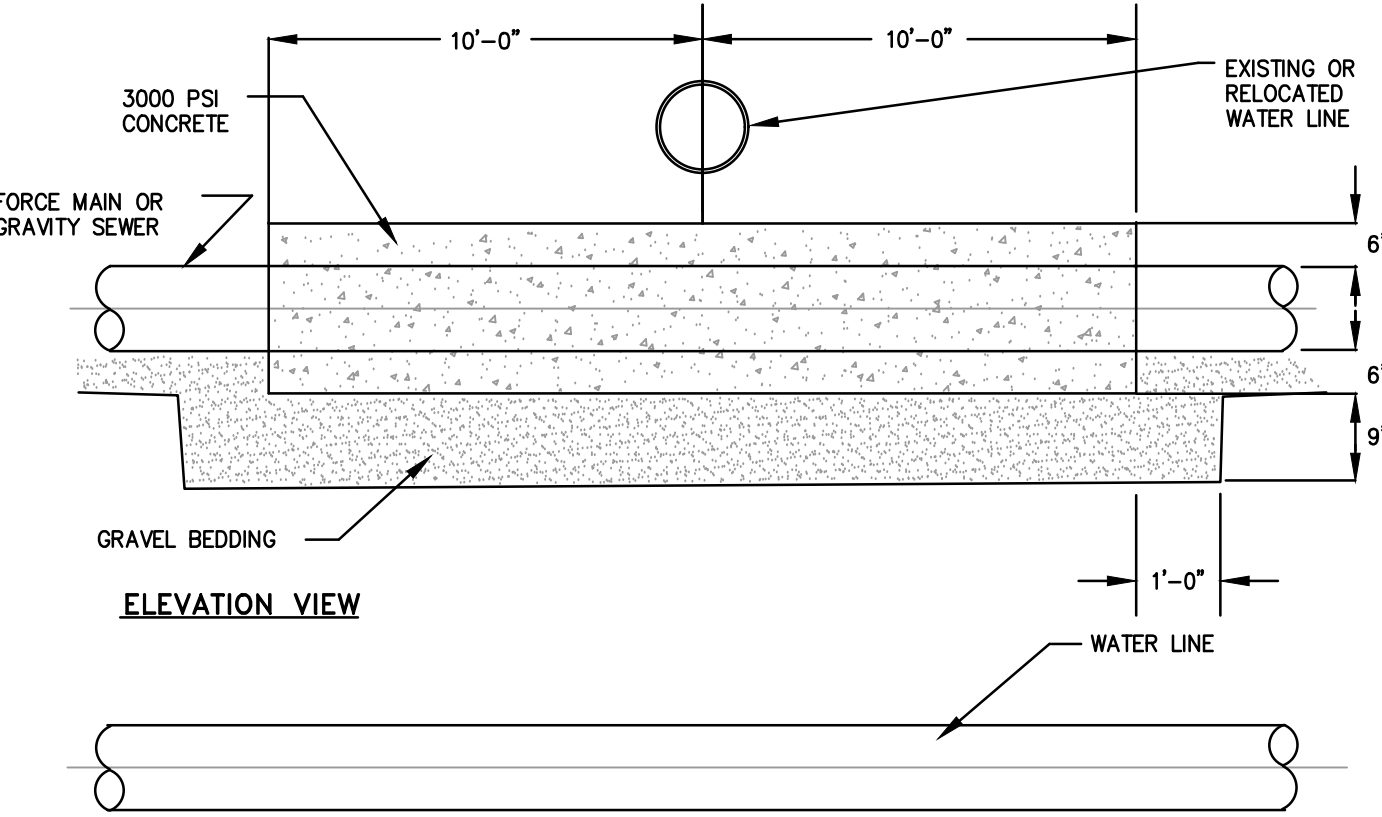


**WATERLINES**

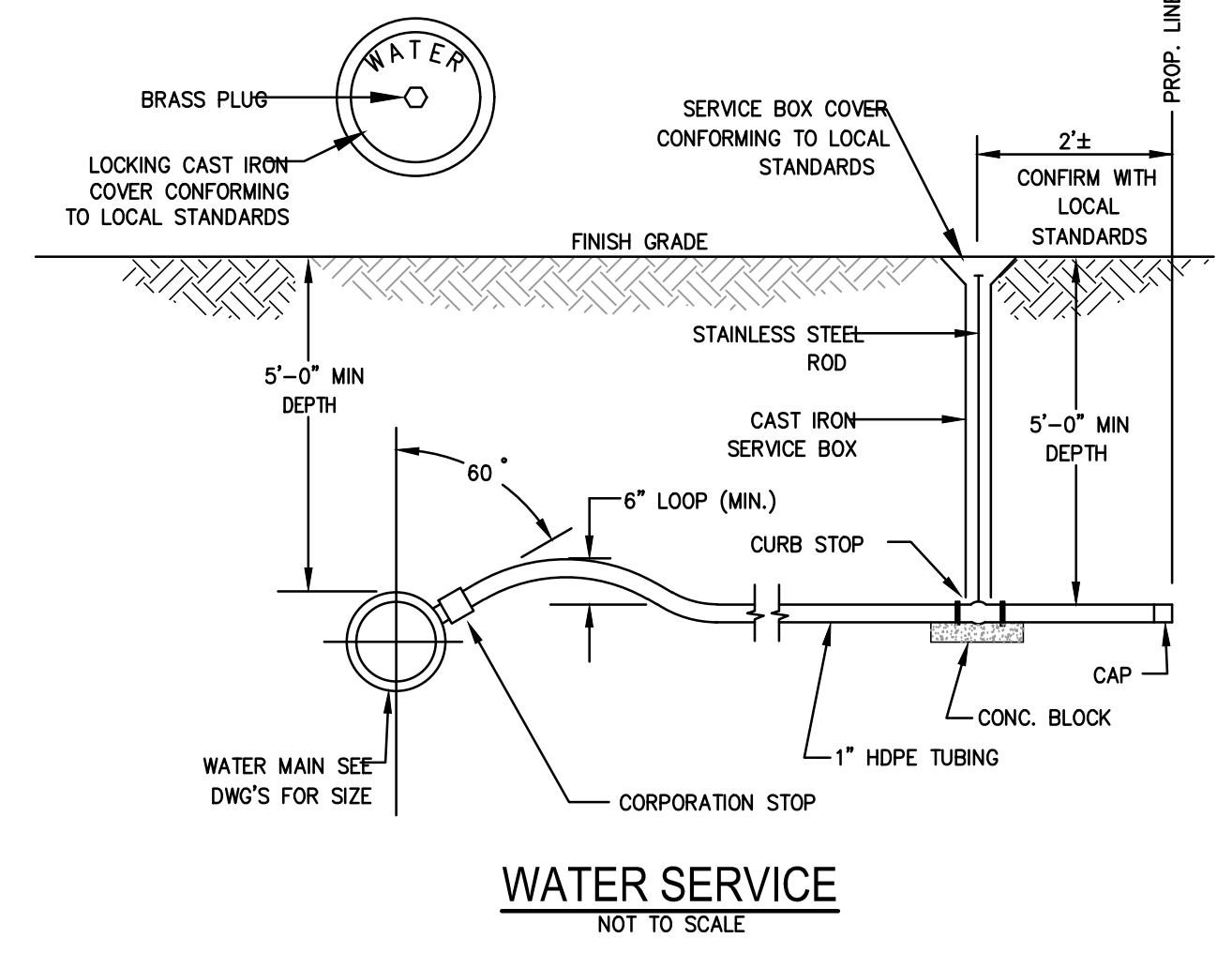
PIPE (I.D.)	TRENCH WIDTH
4" - 12"	3'-0"
15" - 24"	DIA. + 2'-0"
27" - 36"	DIA. + 2'-6"
OVER 36"	DIA. + 3'-0"

- NOTES:**
- METALIZED 2" WIDE DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED OVER UTILITY LINES 1" BELOW FINISH GRADE.
  - SEE DETAIL BELOW FOR SEWER TRENCH REQUIREMENTS.
  - ELECTRIC/TELEPHONE/CABLE MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND ALL APPLICABLE CODES.

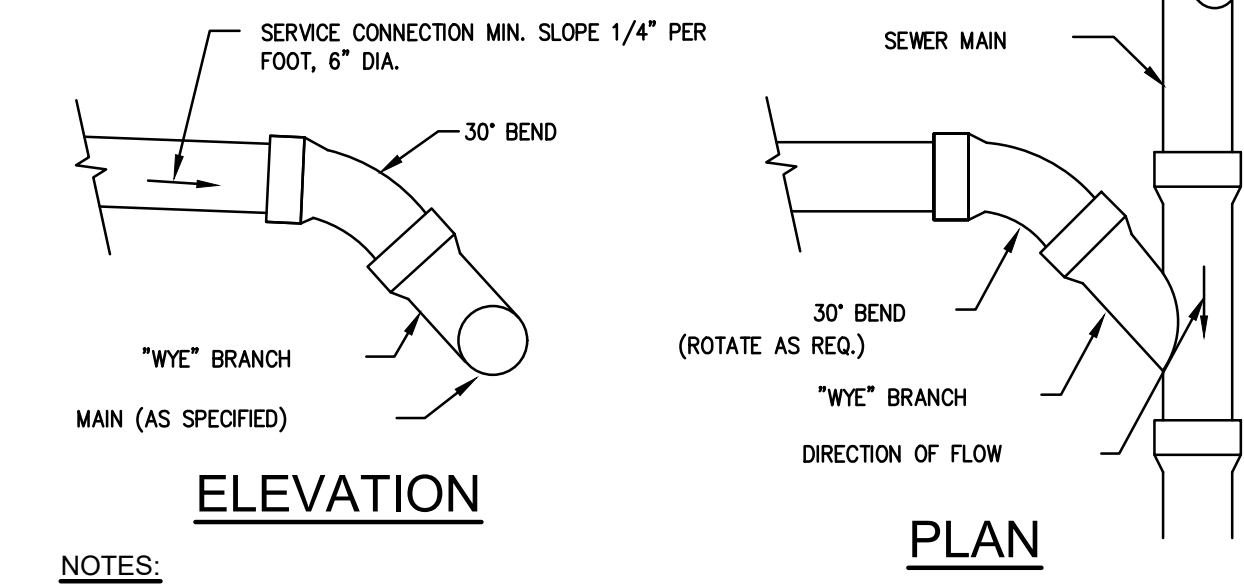
**UTILITY TRENCH**  
NOT TO SCALE



**SECTION CONCRETE SLEEVE**  
NOT TO SCALE



**WATER SERVICE**  
NOT TO SCALE

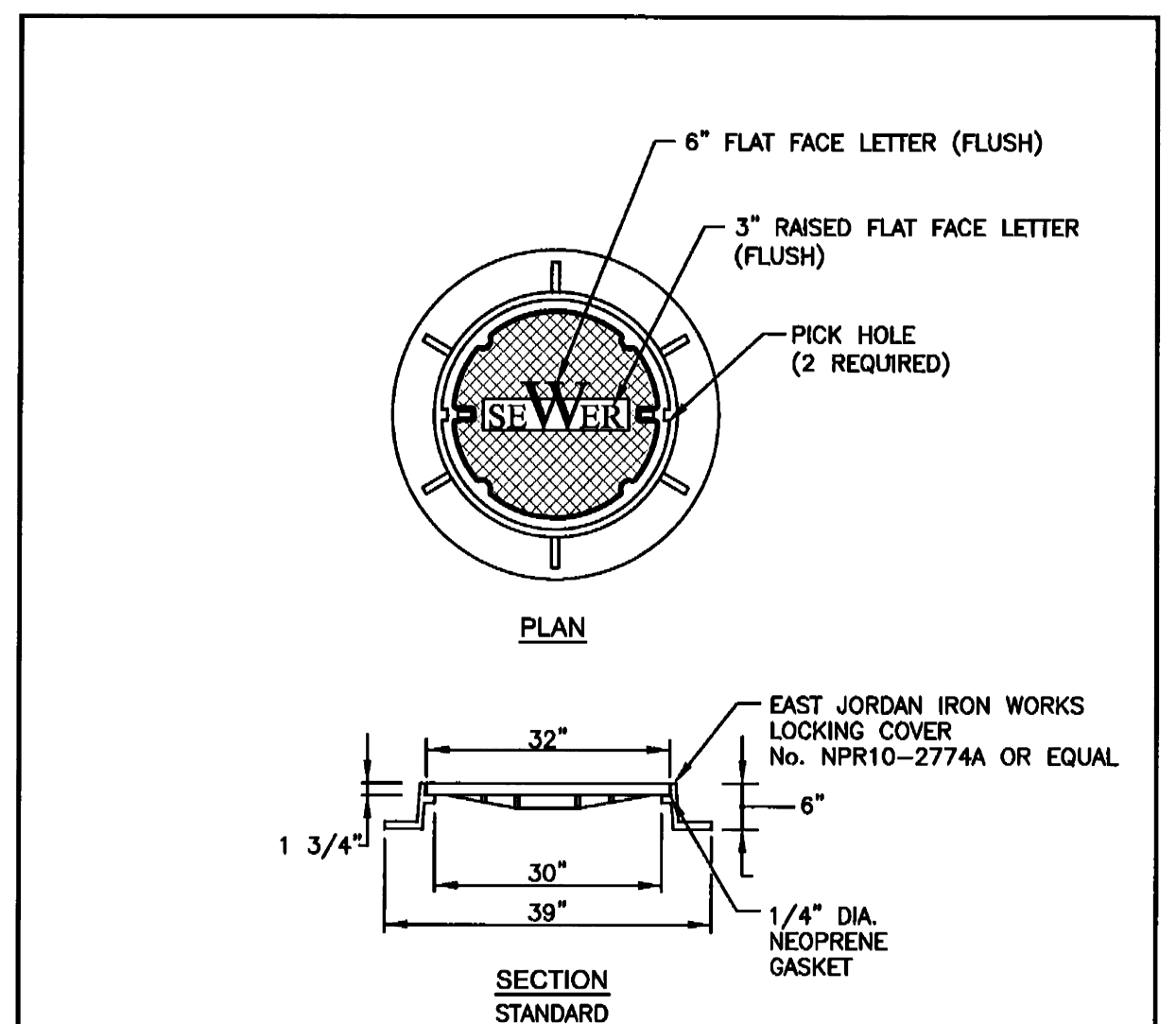


**ELEVATION**

**PLAN**

- NOTES:**
- PIPE AND FITTING MATERIALS TO BE PVC SDR35, MEETING ASTM 3034 FOR USE WITH SANITARY SEWER SYSTEMS.
  - REFER TO "TRENCH SECTION (SEWER)" FOR TRENCHING REQUIREMENTS.

**SEWER SERVICE CONNECTION DETAIL**  
NOT TO SCALE

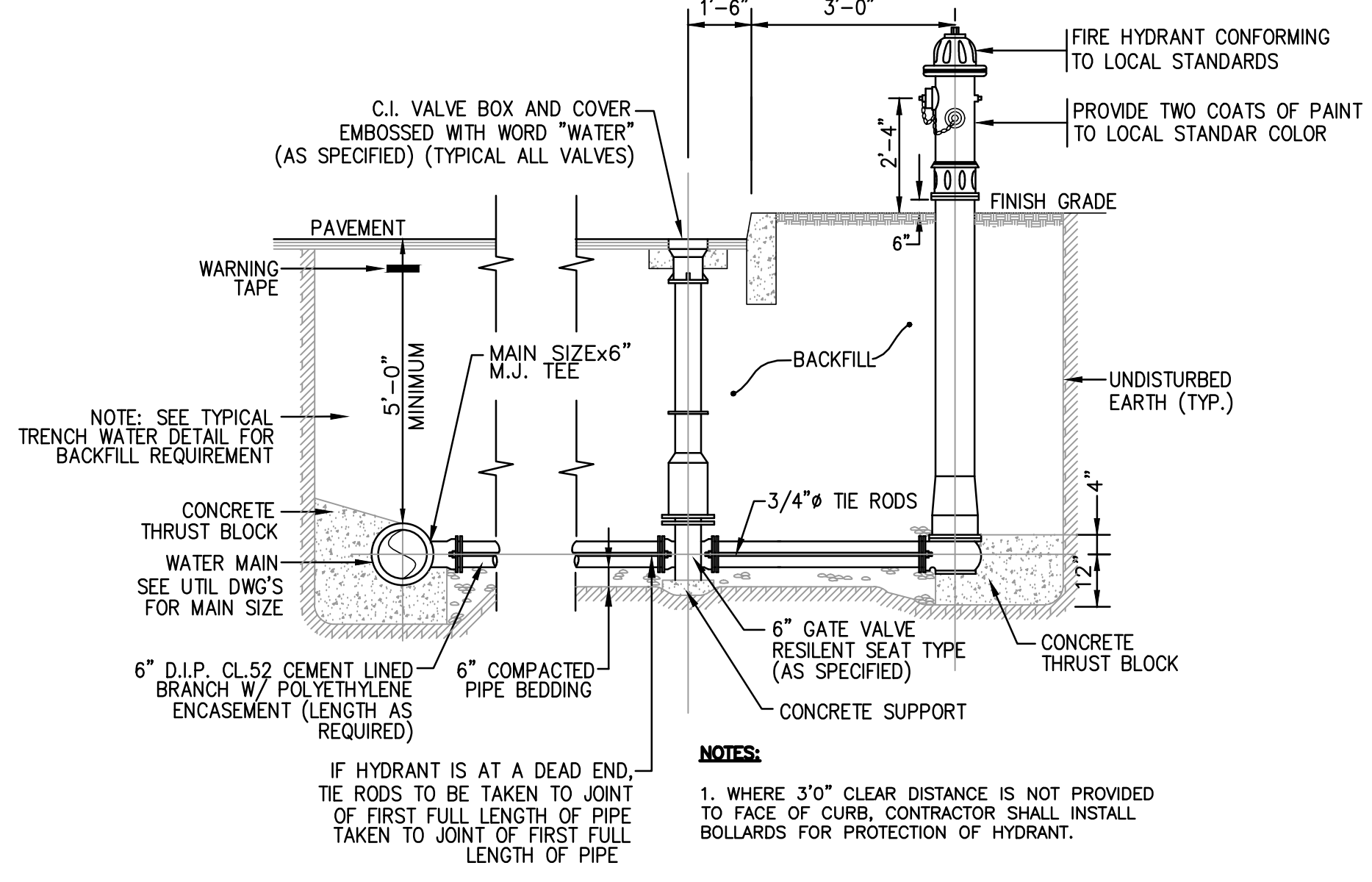


**PLAN**

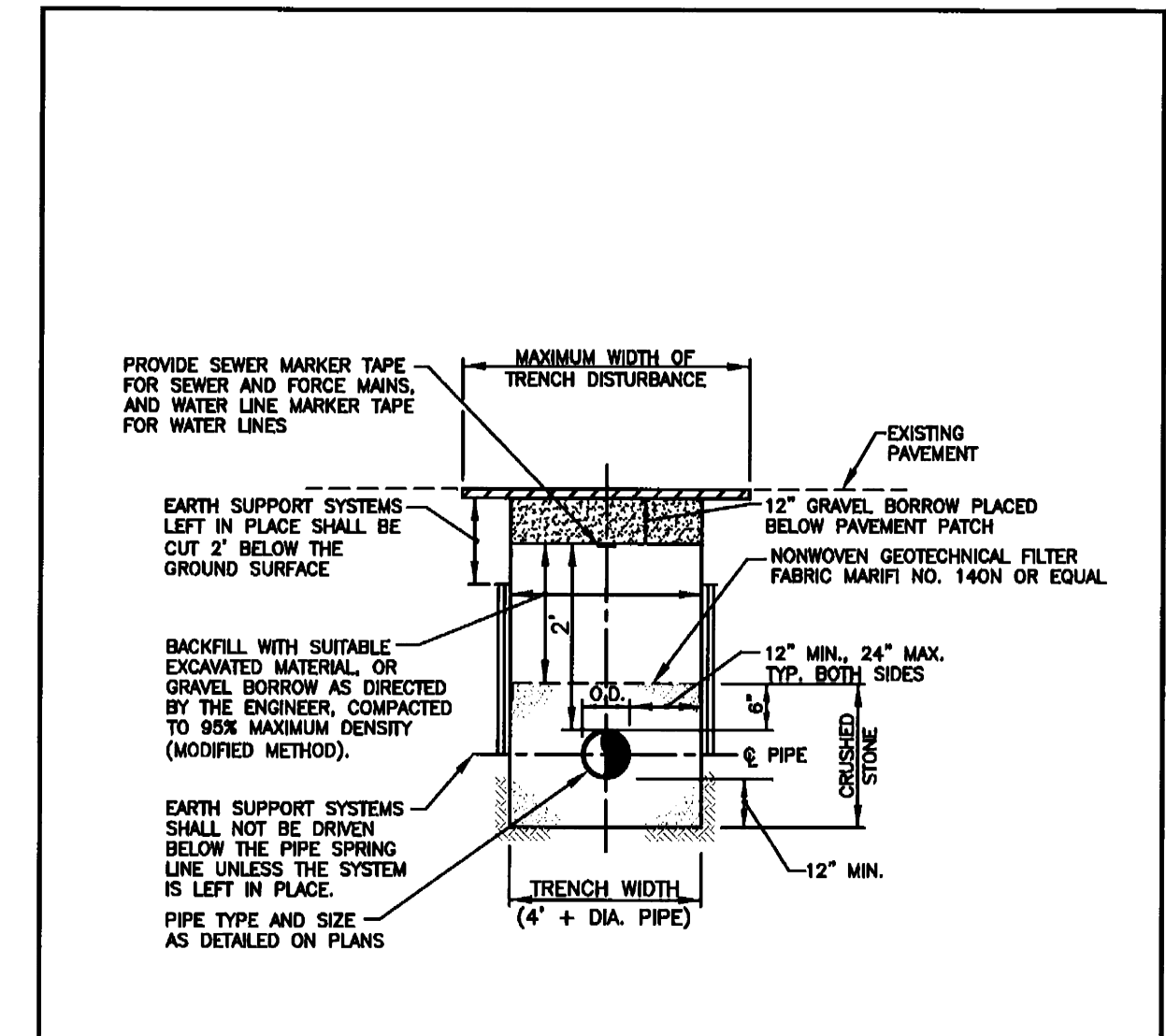
**SECTION STANDARD**

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

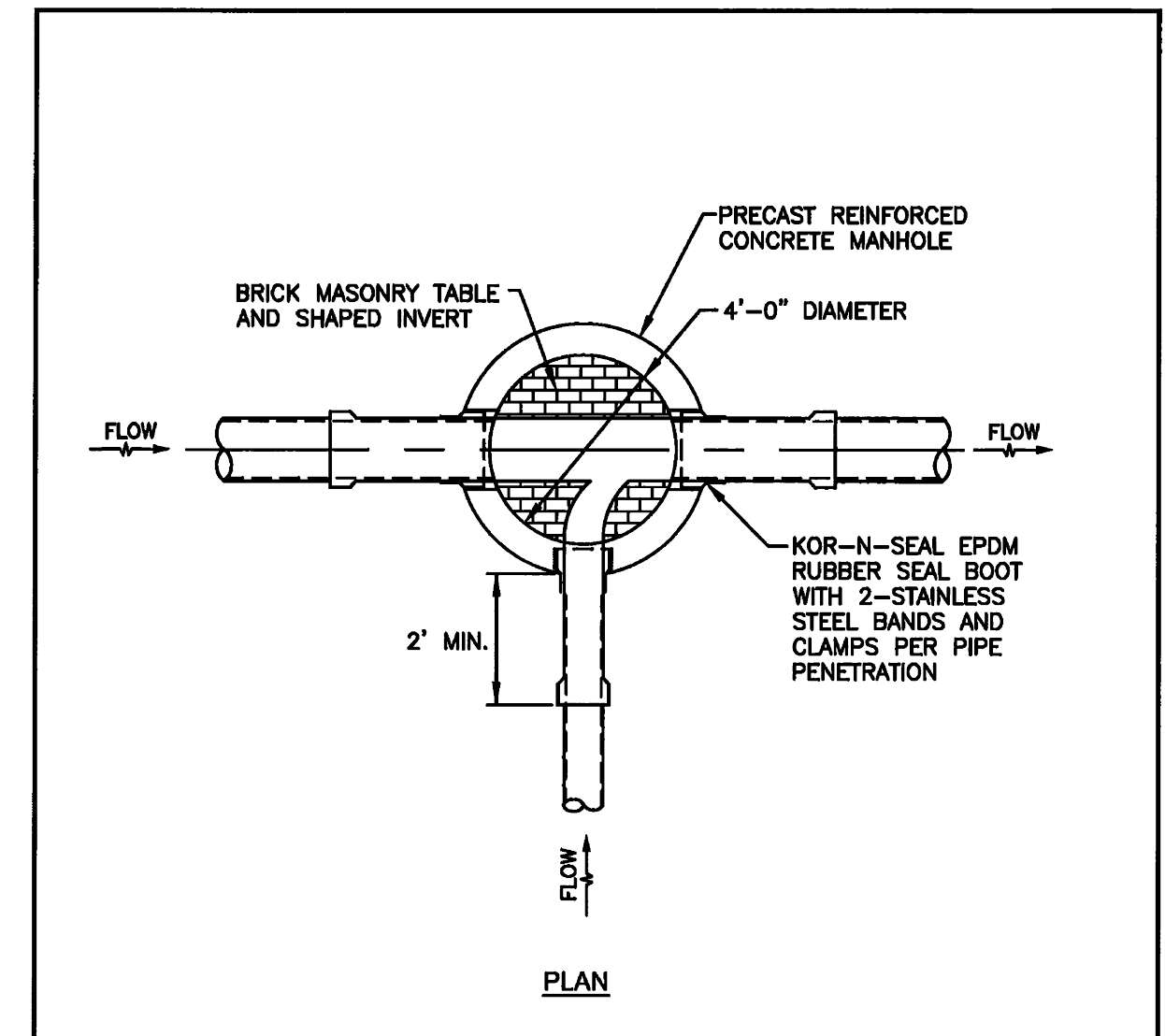
Detail No. WSA - 5  
Sanitary Manhole Cover  
Contract BB  
Date: September 2011 Scale: Not to Scale  
**WARWICK SEWER AUTHORITY**  
125 Arthur Devine Boulevard  
Warwick, Rhode Island 02889



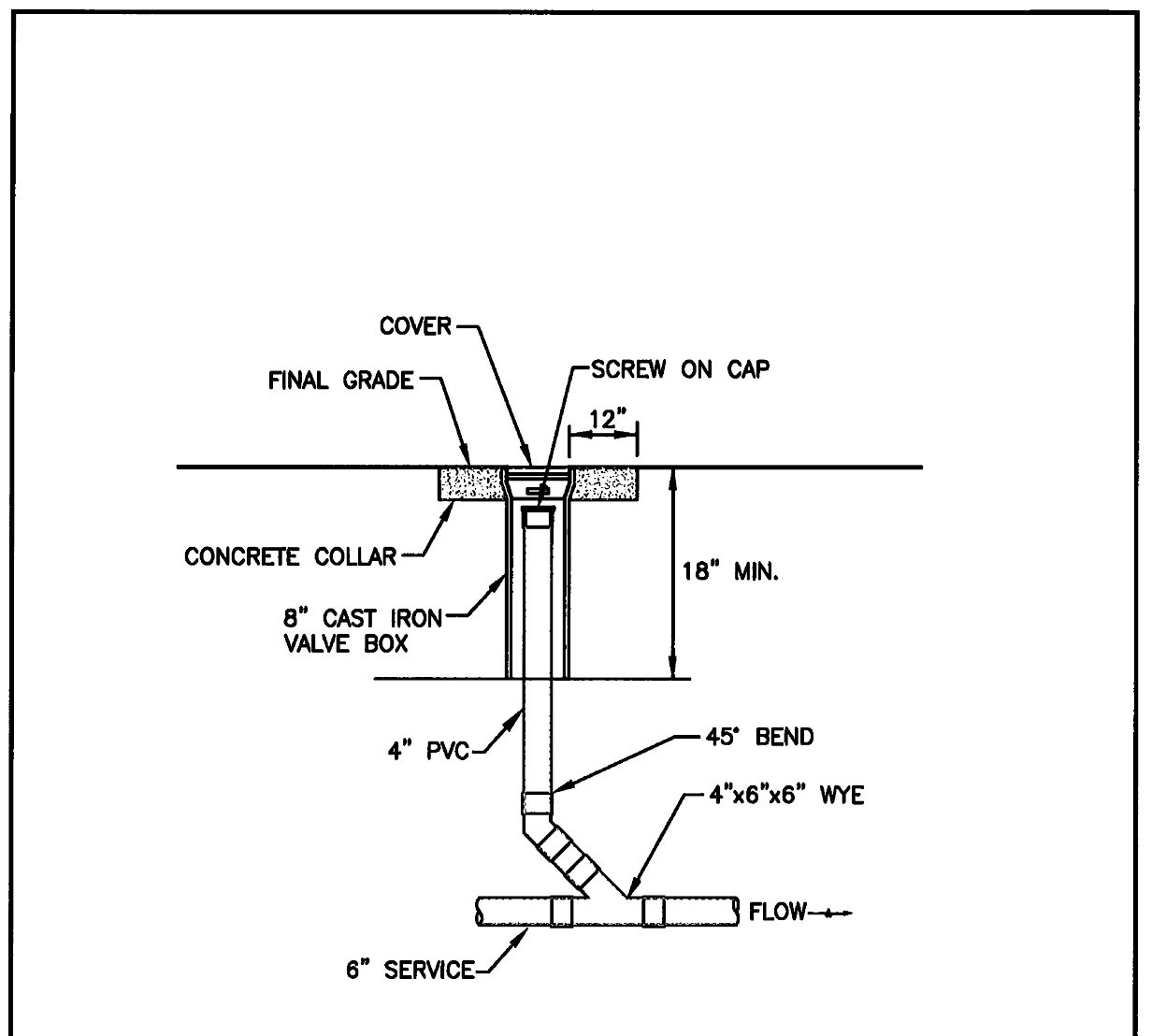
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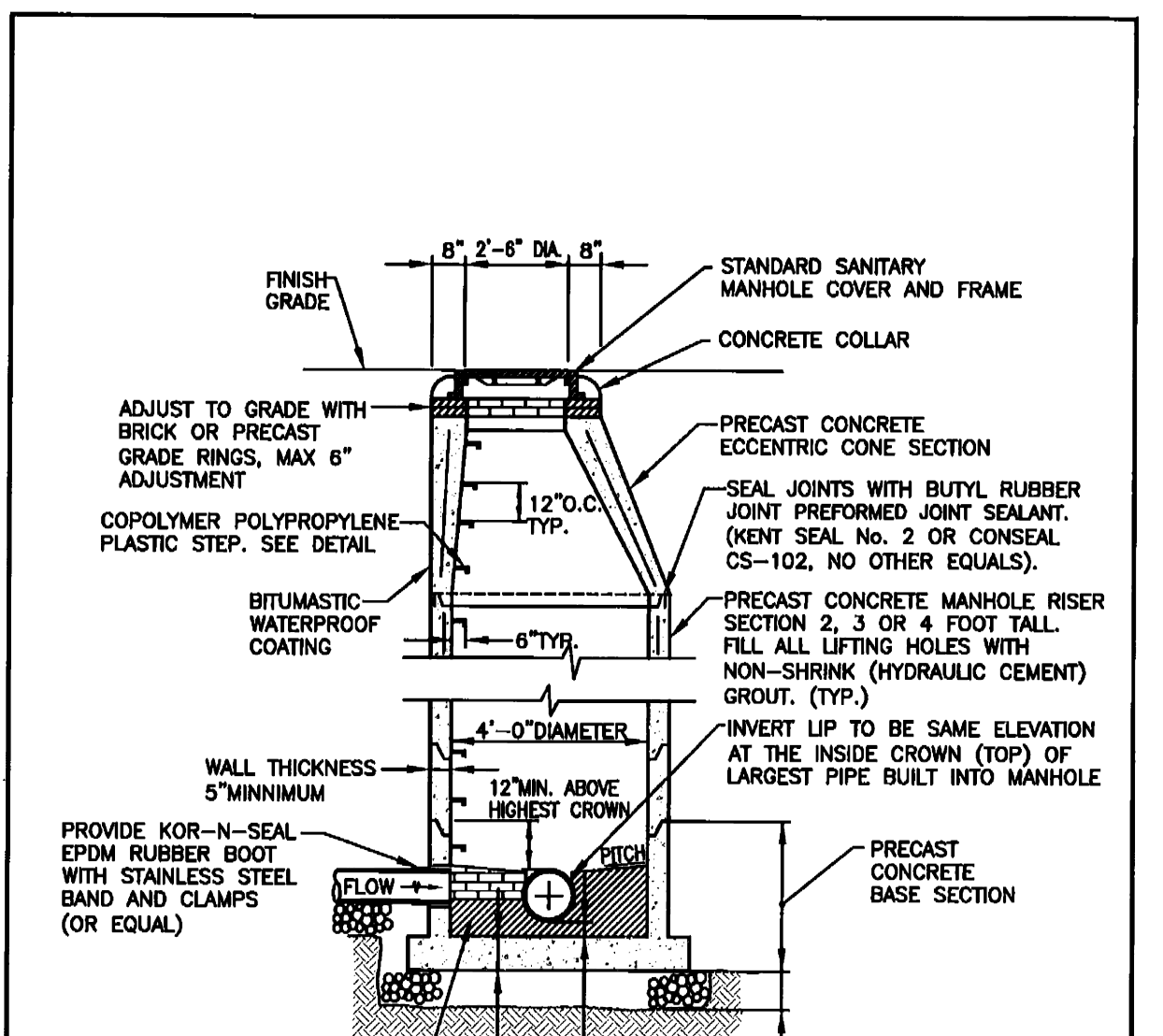
Detail No. WSA - 15  
Typical Trench  
Contract BB  
Date: September 2011 Scale: Not to Scale  
**WARWICK SEWER AUTHORITY**  
125 Arthur Devine Boulevard  
Warwick, Rhode Island 02889



Detail No. WSA - 6  
Manhole Invert Table  
Contract BB  
Date: September 2011 Scale: Not to Scale  
**WARWICK SEWER AUTHORITY**  
125 Arthur Devine Boulevard  
Warwick, Rhode Island 02889



Detail No. WSA - 21  
Service Cleanout  
Contract BB  
Date: September 2011 Scale: Not to Scale  
**WARWICK SEWER AUTHORITY**  
125 Arthur Devine Boulevard  
Warwick, Rhode Island 02889



Detail No. WSA - 3  
Sanitary Manhole  
Contract BB  
Date: September 2011 Scale: Not to Scale  
**WARWICK SEWER AUTHORITY**  
125 Arthur Devine Boulevard  
Warwick, Rhode Island 02889

**CONSTRUCTION DETAILS - 3**  
FOR  
**WATERSIDE AT LITTLE POND**  
(A.P. 350, LOT 583)  
SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
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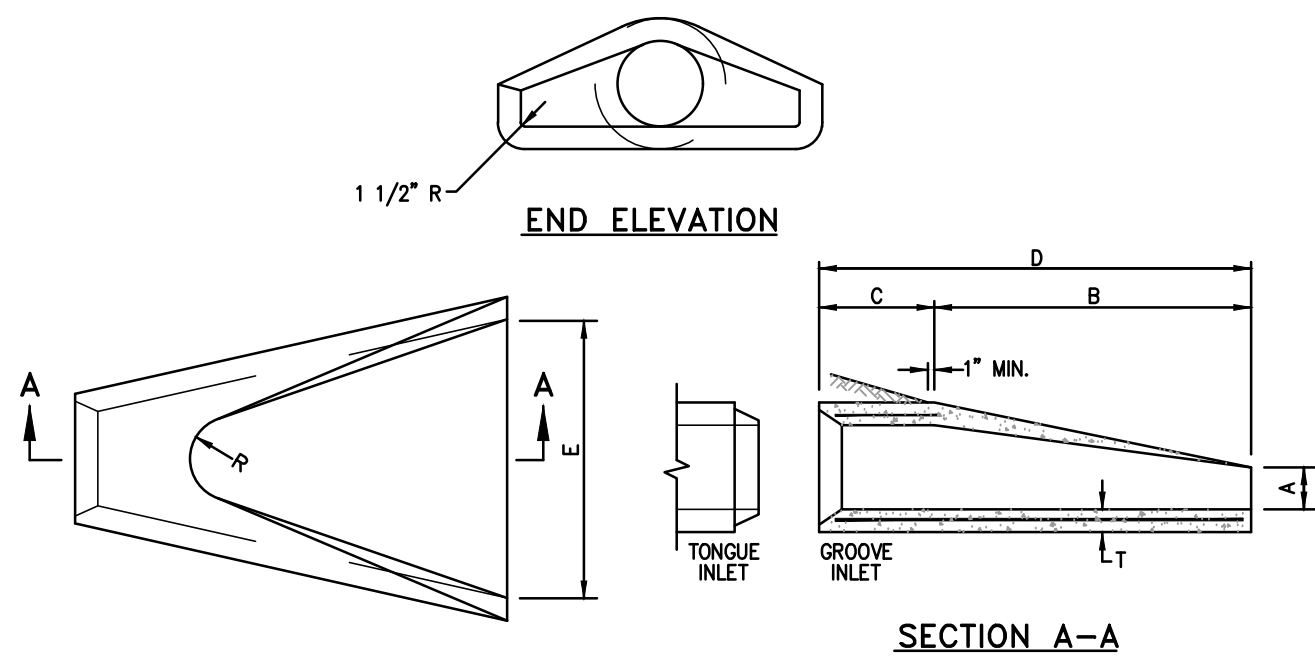
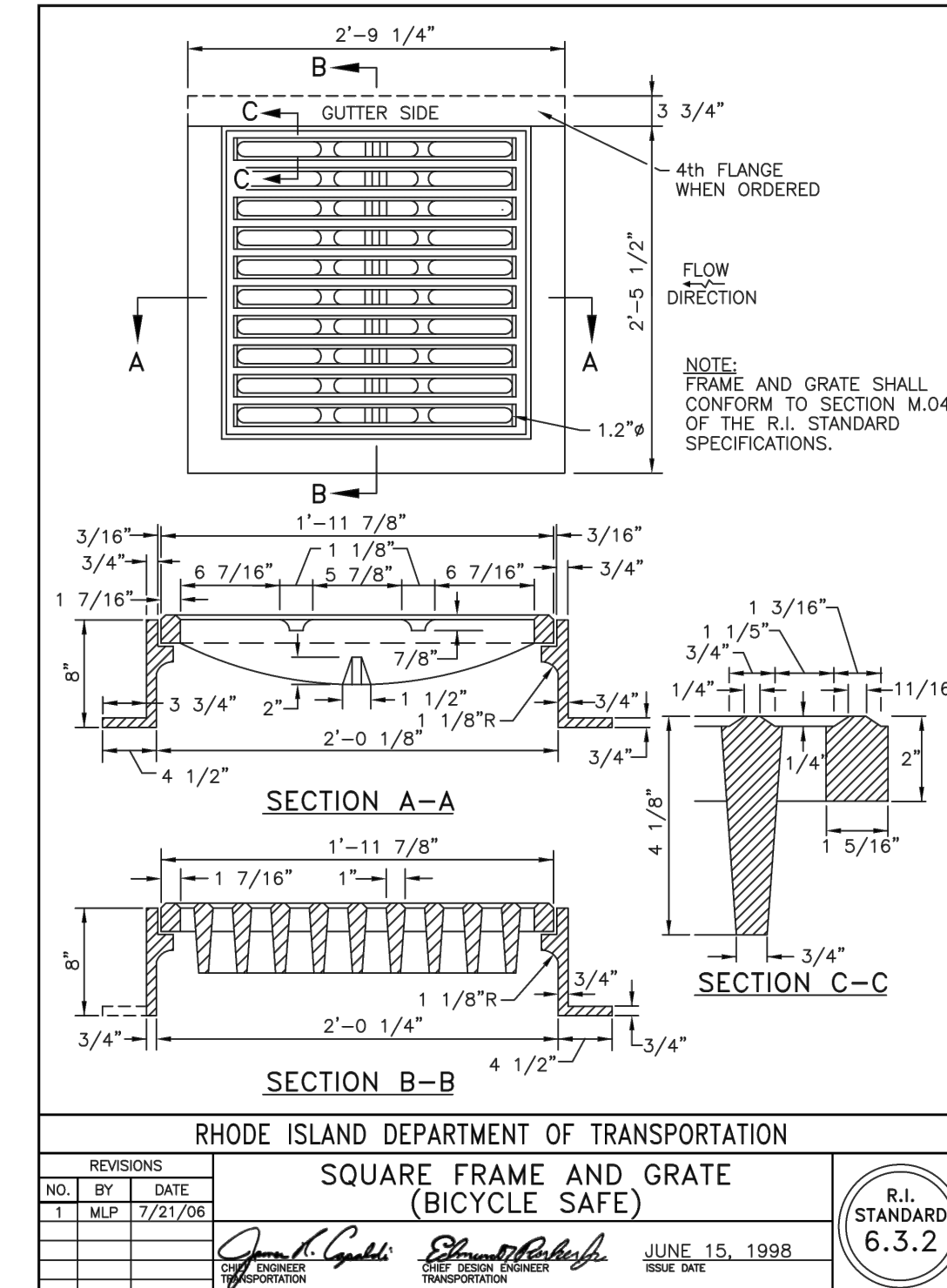
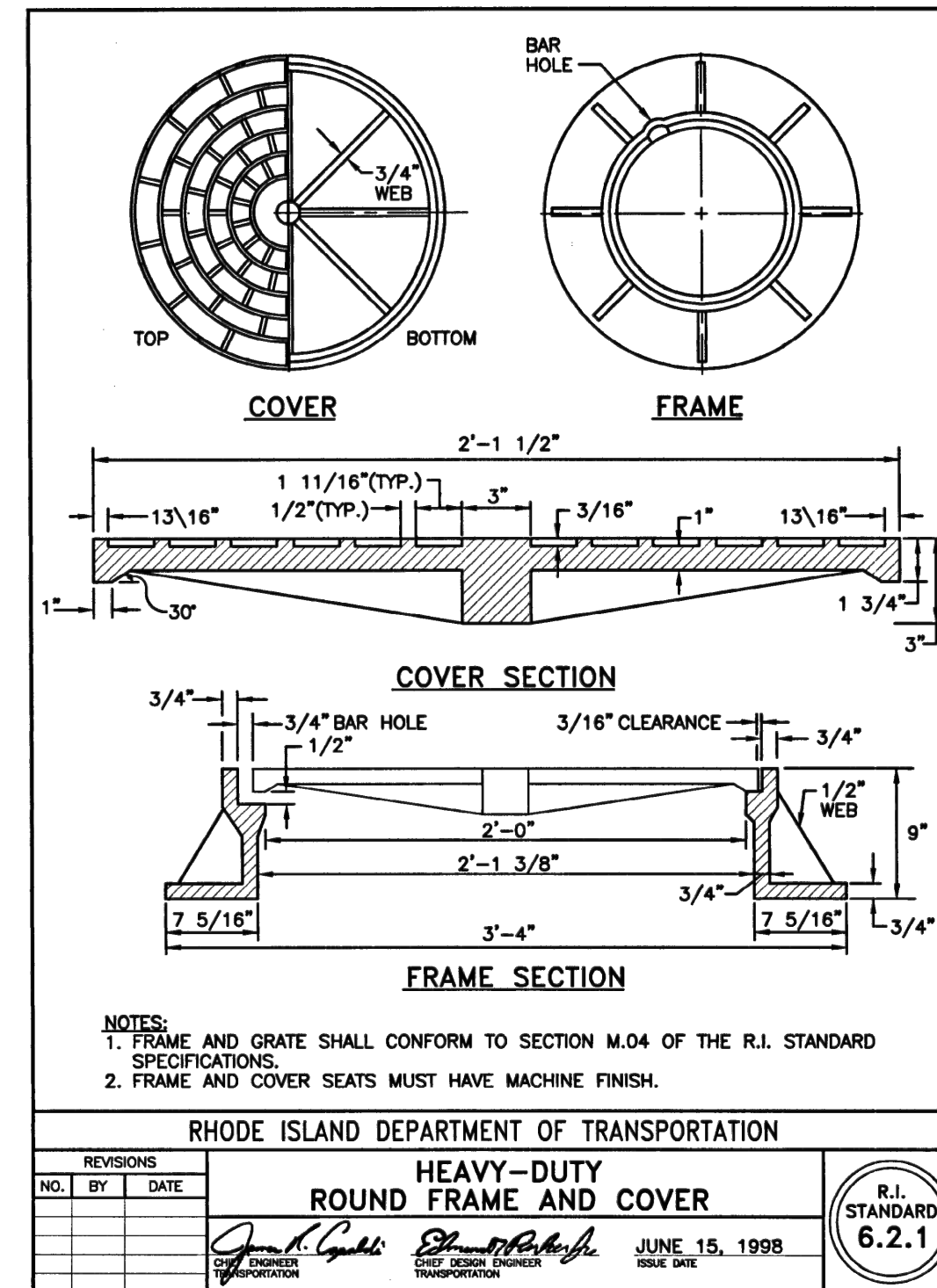
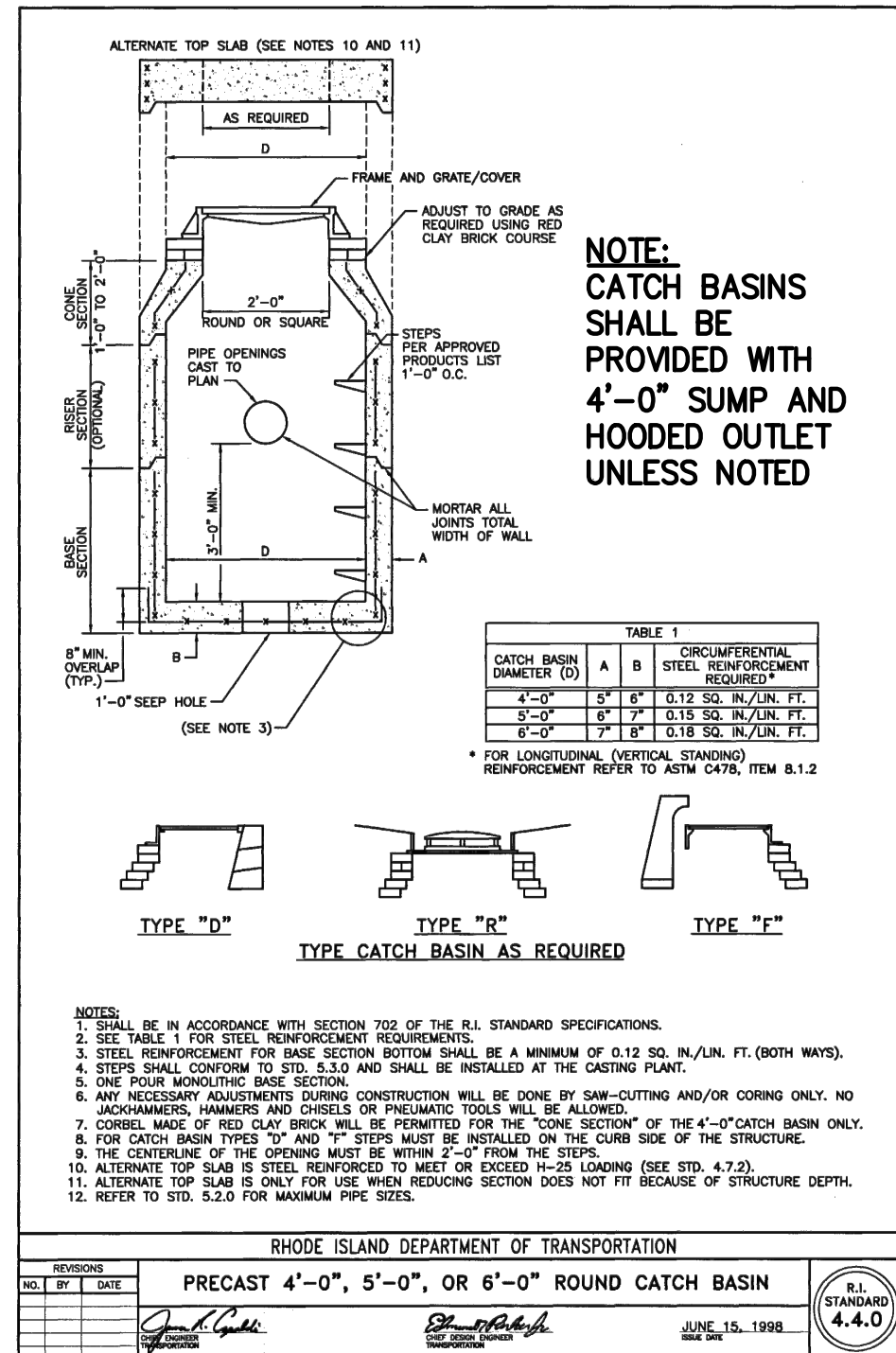
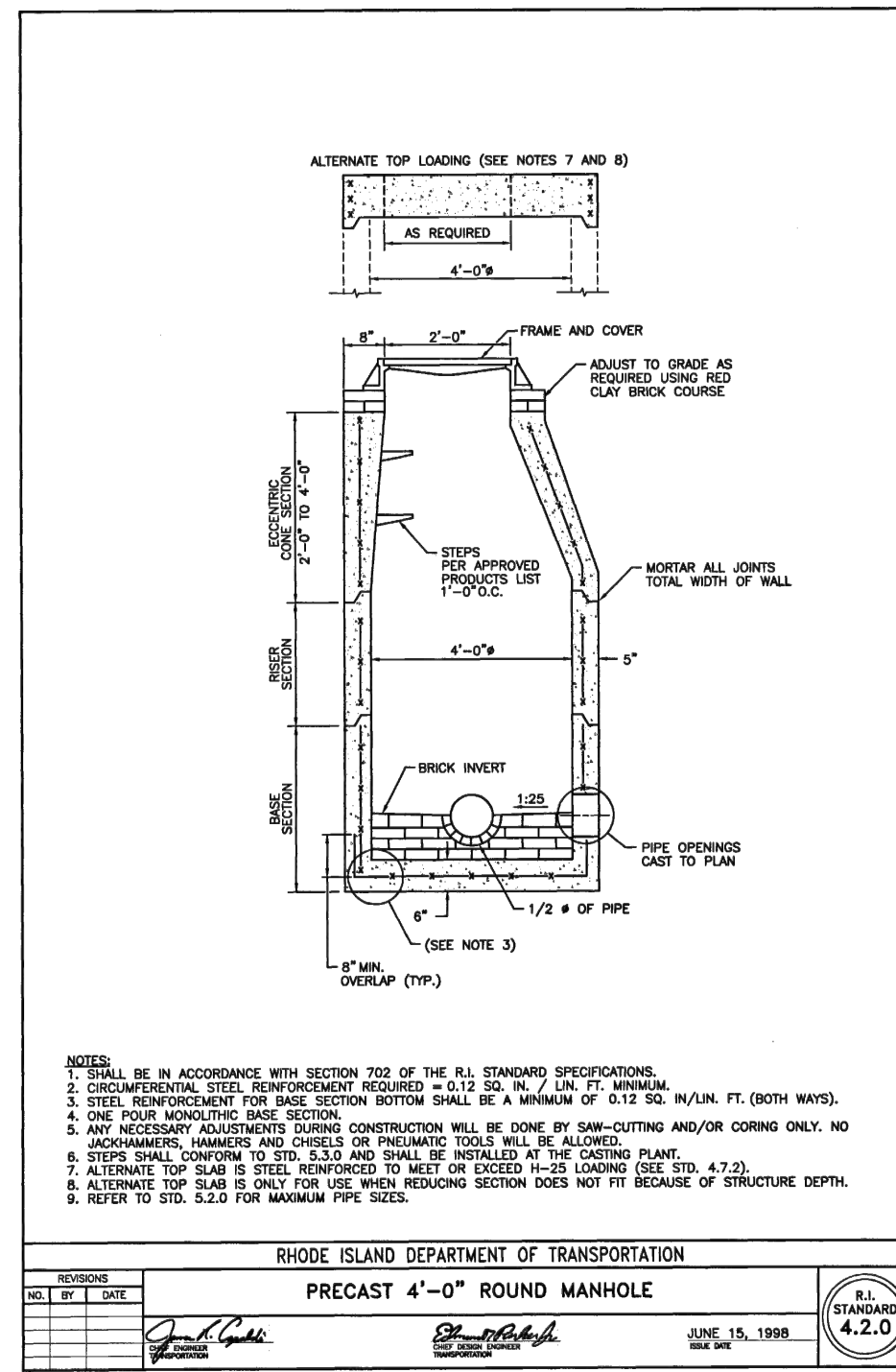
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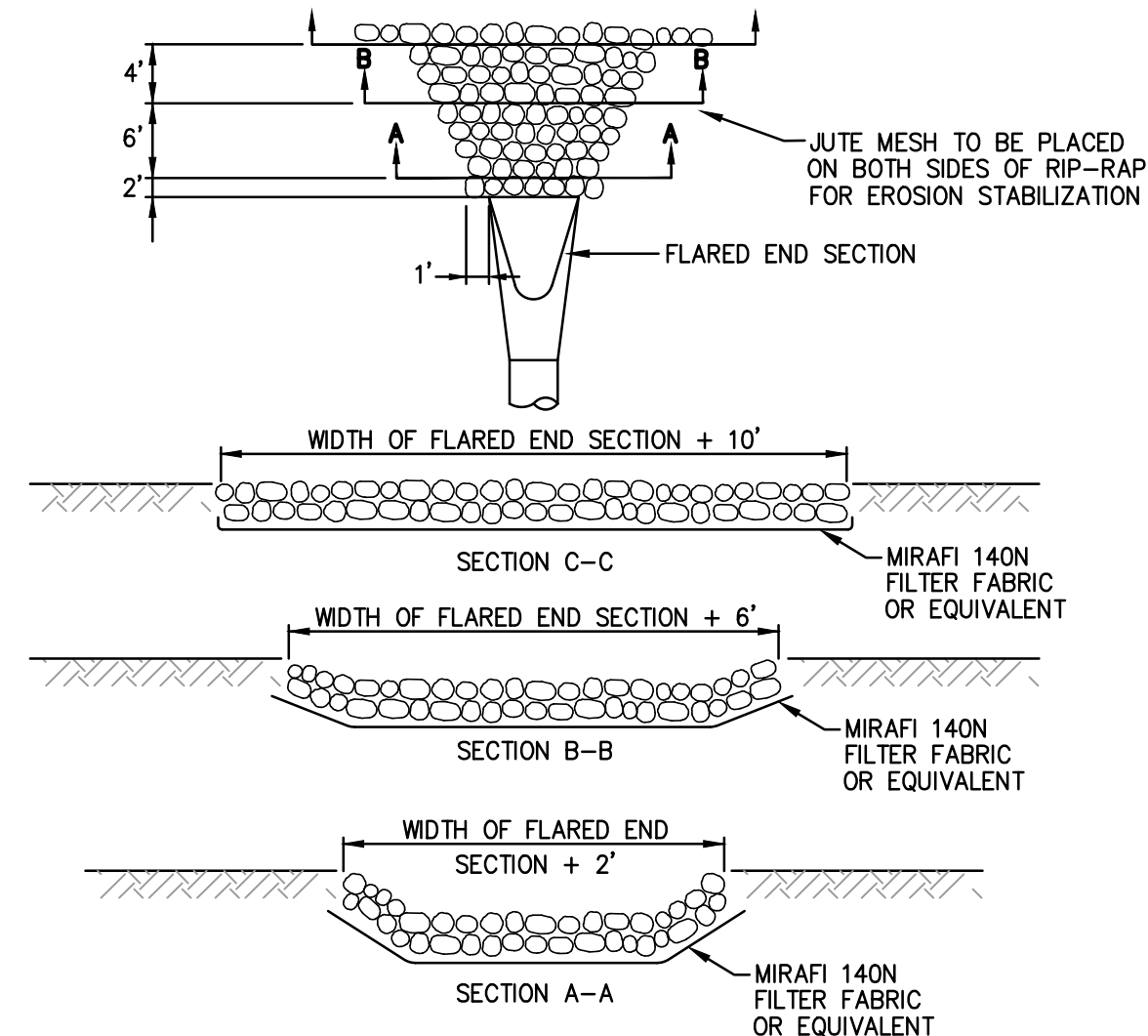
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DWG. NO. 7247-00-Details.dwg	CHECKED S.S.H.
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	DATE: AUGUST, 2021

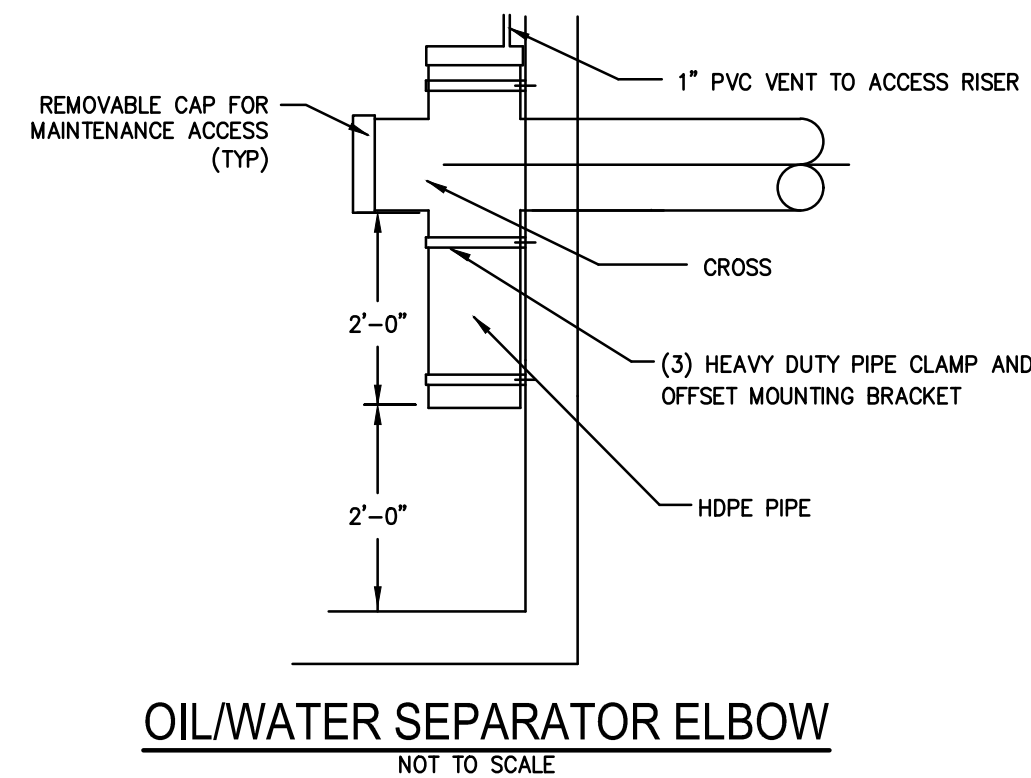
SHEET  
**C-10**  
11 OF 13 SHEETS



DIA.	DIMENSIONS							REINFORCEMENT
	A	B	C	D	E	R	T	ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN./FT.)
1'-0"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	2"	0.048
1'-3"	6"	2'-3"	3'-10"	6'-11"	2'-6"	11"	2 1/4"	0.054
1'-6"	9"	2'-3"	3'-10"	6'-11"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072
2'-6"	11'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	1'-3"	3 1/2"	0.084
3'-0"	11'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	1'-6"	4"	0.096
3'-6"	11'-9"	5'-3"	2'-11"	8'-2"	6'-6"	1'-10"	4 1/2"	0.108
4'-0"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	1'-10"	5"	0.120
4'-6"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	2'-0"	5 1/2"	0.132
5'-0"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	2'-0"	6"	0.144



- NOTES:
1. UNLESS OTHERWISE SPECIFIED, CLASS "C" RIP-RAP IS TO BE USED FOR ALL FLARED ENDS.
  2. DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS.
  3. UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.
  4. USE ONLY SECTION A-A FOR ROOF DRAINS.



CONSTRUCTION DETAILS - 4

FOR

WATERSIDE AT LITTLE POND  
(A.P. 350, LOT 583)

SITUATED ON

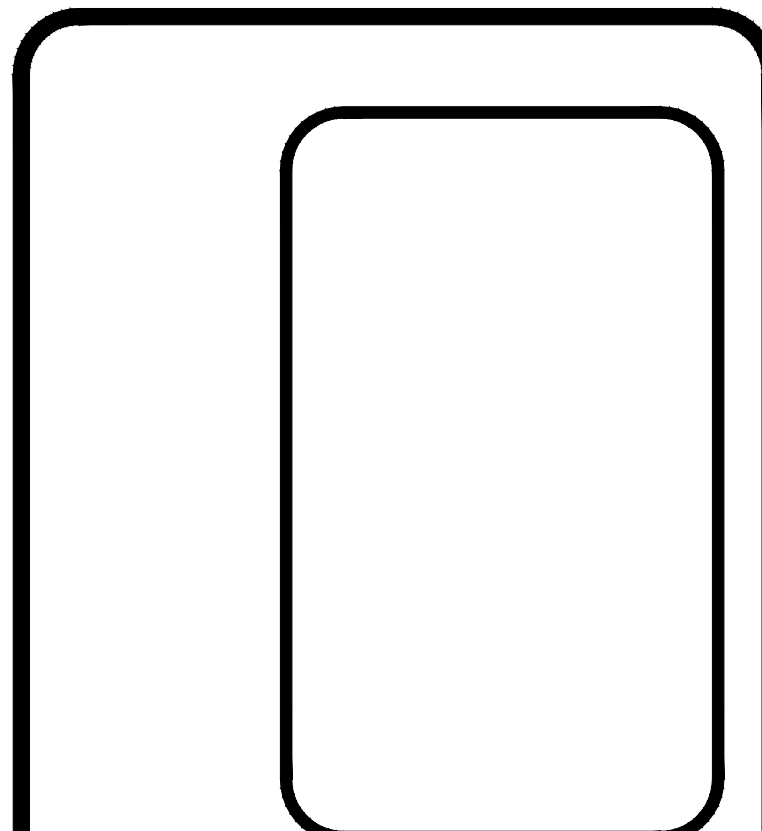
SANDY LANE

WARWICK, RHODE ISLAND

PREPARED FOR

CENTERVILLE BUILDERS

NO.	REVISION	BY	DATE
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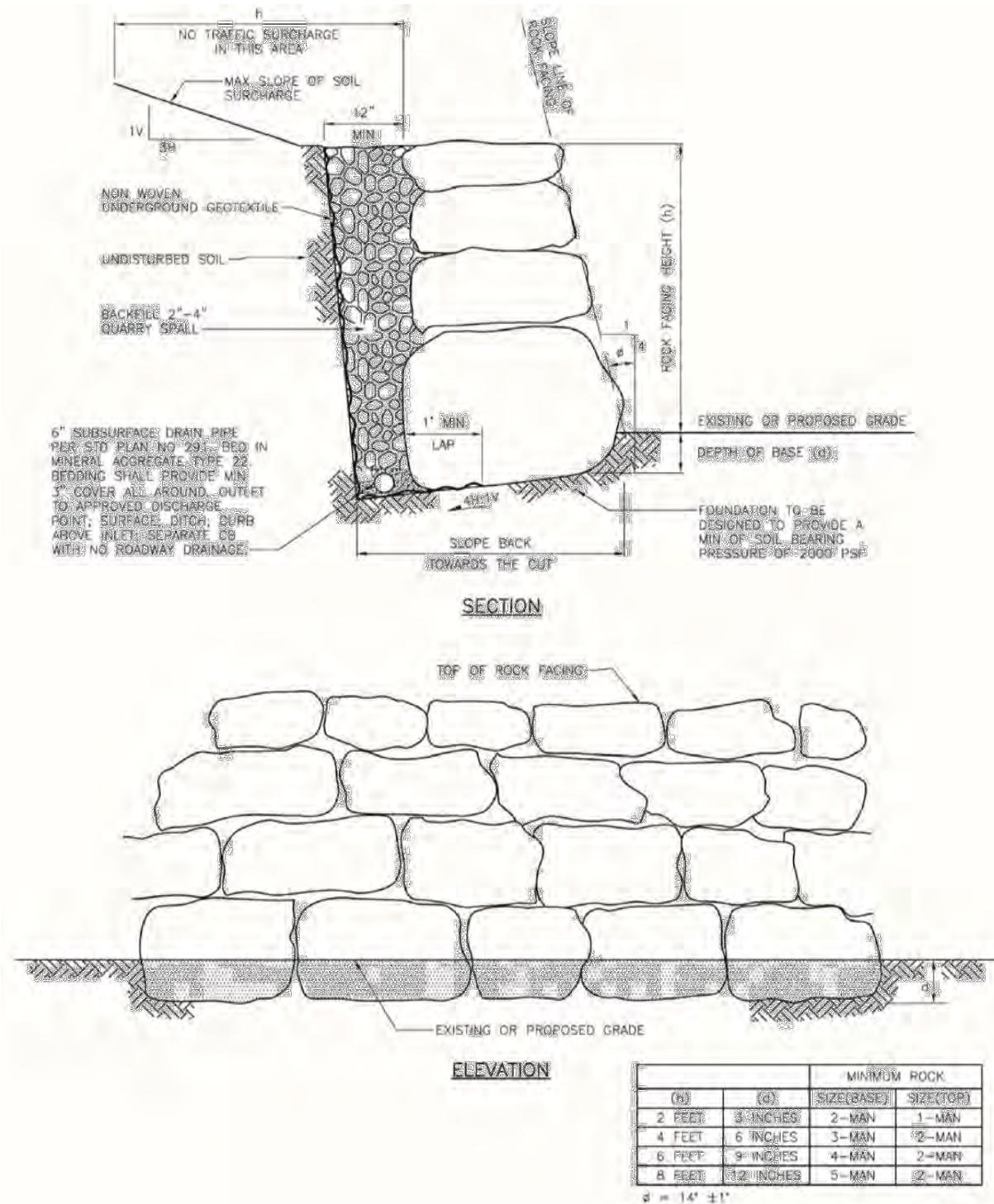
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SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: AUGUST, 2021

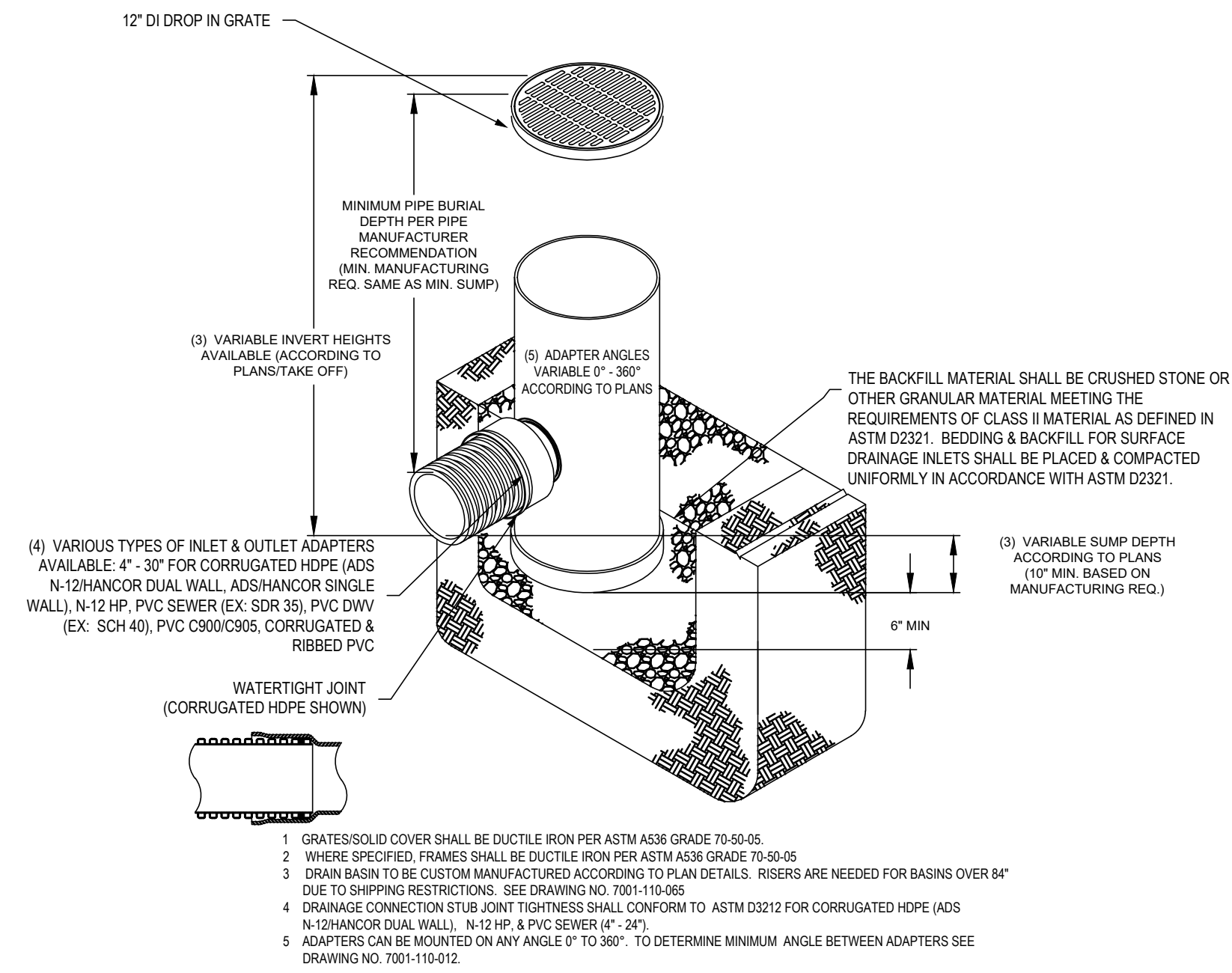
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**C-11**

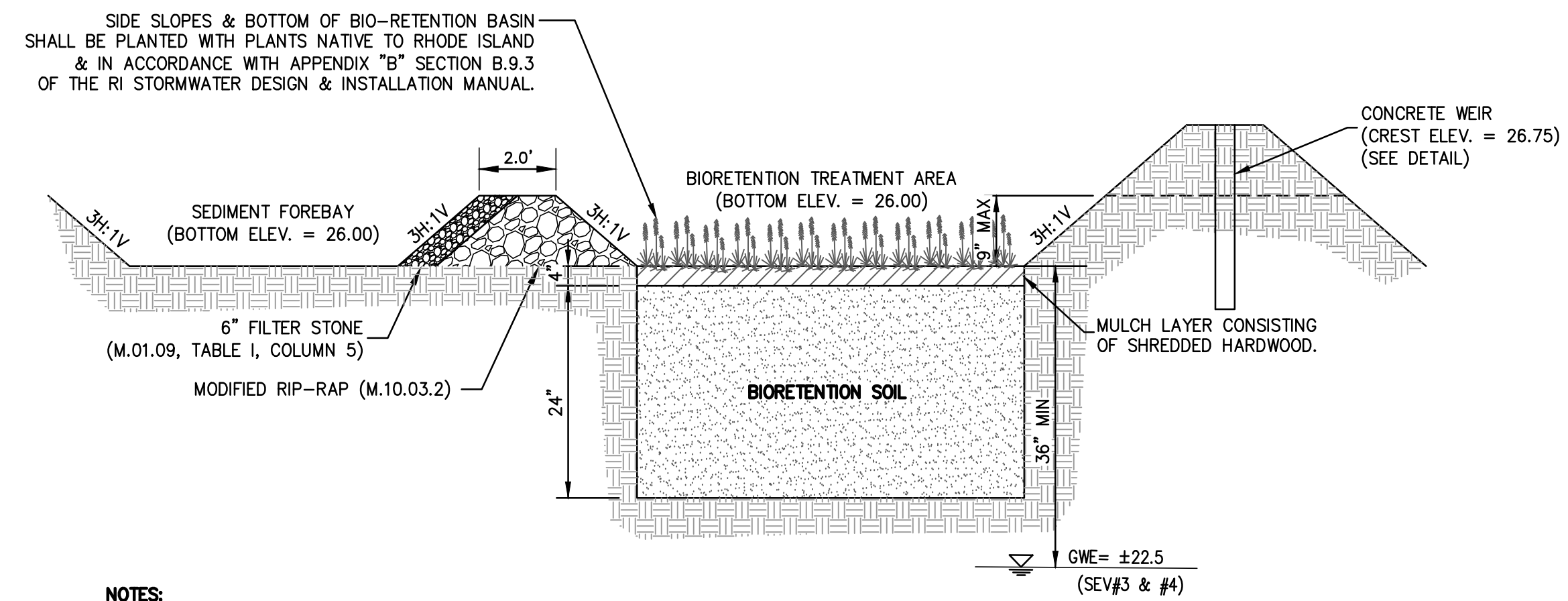
12 OF 13 SHEETS



**BOULDER WALL**  
NOT TO SCALE



**NYLOPLAST 12" DRAIN BASIN**  
NOT TO SCALE



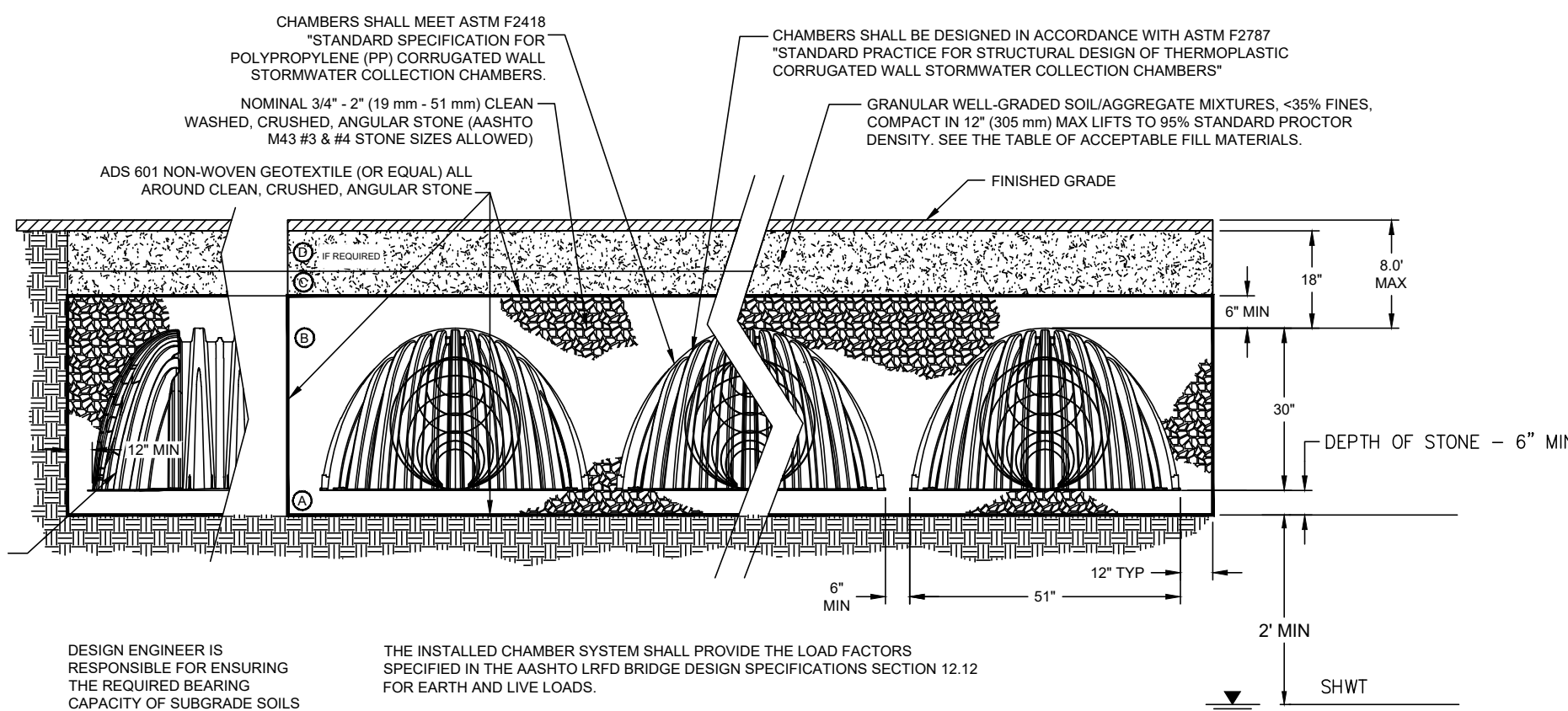
**NOTES:**

- THE BIO-RETENTION FACILITY MUST NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
- THE BIO-RETENTION SOIL SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN ONE INCH. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIO-RETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE BIO-RETENTION SOIL SHOULD BE FREE OF NOXIOUS WEEDS. THE PLACEMENT OF THE SOIL SHALL BE PLACED 12 INCH LIFTS, LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE BIO-RETENTION SYSTEM SHALL UTILIZE SOIL HAVING THE FOLLOWING COMPOSITION:  
 SAND: 85-88%  
 SILT: 8-12%  
 CLAY: 0-2%  
 ORGANICS: 3-5% IN FORM OF LEAF COMPOST
- USDA TEXTURAL ANALYSIS IS REQUIRED TO ENSURE THE BIO-RETENTION SOIL MEETS THE SPECIFICATION LISTED ABOVE. THE BIO-RETENTION AREA SOIL SHOULD ALSO BE TESTED FOR THE FOLLOWING CRITERIA:  
 pH RANGE: 5.2-7.0  
 MAGNESIUM: NOT TO EXCEED 32 ppm  
 PHOSPHOROUS: NOT TO EXCEED 69 ppm  
 POTASSIUM: NOT TO EXCEED 78 ppm  
 SOLUBLE SALTS: NOT TO EXCEED 500 ppm
- THE CONTRACTOR SHALL WAIT 3 DAYS AND CHECK FOR SETTLING BEFORE INSTALLING PLANTINGS.
- MULCH LAYER MUST BE A FINELY SHREDDED, WELL-AGED (6-12 MONTHS) ORGANIC HARDWOOD. BARK DUST MULCHES AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIO-RETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. CONTRACTOR MUST SUBMIT A SAMPLE OF THE MULCH.
- CONTRACTOR MUST REFER TO LANDSCAPE DRAWINGS FOR DETAILS AND FREQUENCY OF WATER BIO-RETENTION PLANTINGS.

**BMP-1**  
**BIO-RETENTION BASIN**  
NOT TO SCALE

**STORMWATER CHAMBER SPECIFICATIONS**

- CHAMBERS SHALL BE STORMTECH SC-740 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE 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 CONFORM TO THE REQUIREMENTS OF ASTM F 2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".  
 a. A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.  
 b. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



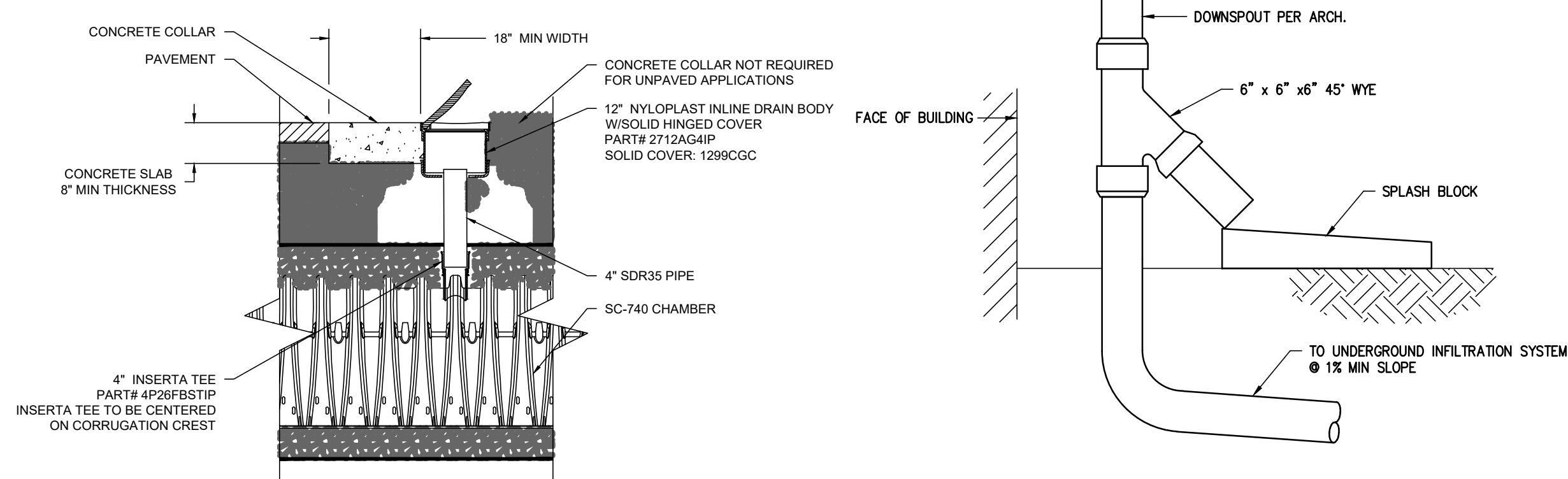
**CROSS SECTION**  
NOT TO SCALE

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

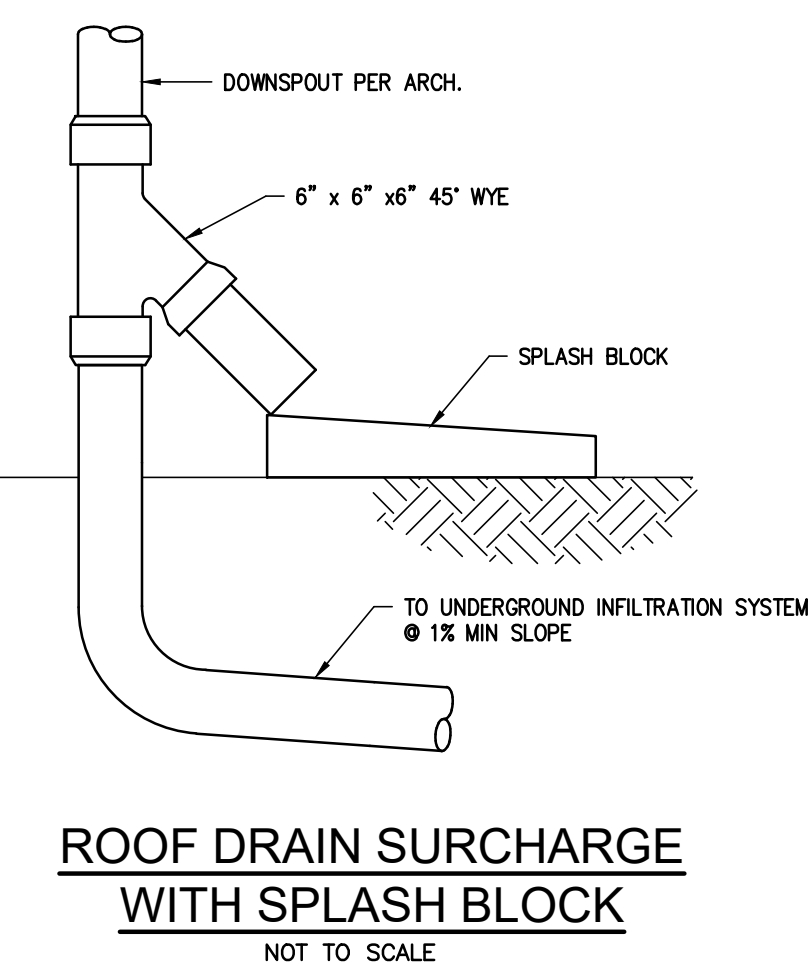
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION ¹	COMPACTION/DENSITY REQUIREMENT
(D) FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (610 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES - 35% FINES. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACT AFTER 24" (610 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (305 mm) MAX LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
(B) EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN WASHED, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2" INCH (19 - 51 mm)	3, 4	NO COMPACTION REQUIRED.
(A) FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN WASHED, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2" INCH (19 - 51 mm)	3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY ¹ .

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) MAX LIFTS USING TWO FULL COVERS WITH AN APPROPRIATE COMPACTOR.

**BMP-2**  
**SC-740 CHAMBERS**  
NOT TO SCALE



**SC-740 INSPECTION PORT DETAIL**  
NOT TO SCALE



**ROOF DRAIN SURCHAGE WITH SPLASH BLOCK**  
NOT TO SCALE

**CONSTRUCTION DETAILS - 5**  
 FOR  
**WATERSIDE AT LITTLE POND**  
 (A.P. 350, LOT 583)  
 SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
1	PER RI DEM COMMENTS	JPL	09/21/2021

**GAROFALO**  
**GAROFALO & ASSOCIATES, INC.**  
**CIVIL & STRUCTURAL ENGINEERS/SURVEYORS**  
**LAND PLANNERS/ENVIRONMENTAL SCIENTISTS**  
 85 CORLISS STREET  
 P.O. BOX 6145  
 PROVIDENCE, R.I. 02940  
 TEL. 401-273-6000  
 Corofalo & Associates ©  
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**JOB NO.** 7247.00  
**DWG. NO.** 7247-00-Details.dwg  
**SCALE:** AS SHOWN  
**DRAWN BY** J.P.L.  
**CHECKED** S.S.H.  
**APPROVED** S.S.H.  
**DATE:** AUGUST, 2021

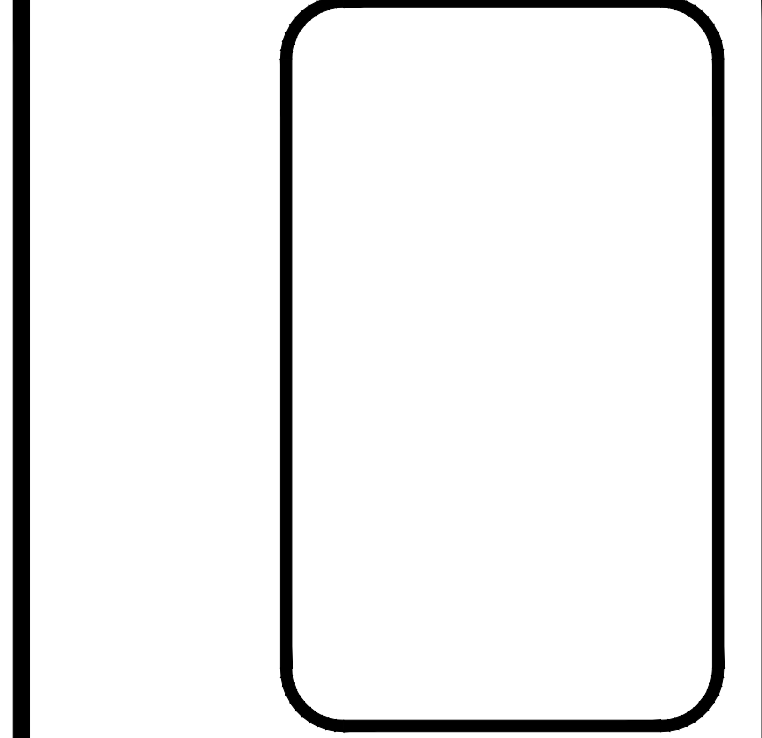
**SHEET**  
**C-12**  
 13 OF 13 SHEETS

L:\7247-00_Sandy Lane (Centerville Builders) - Warwick, RI\Draw\01-Current\7247-00_Land.dwg 10/25/2021 kjygyang 13:40



**PRELIMINARY LANDSCAPE PLAN FOR WATERSIDE AT LITTLE POND (A.P. 350, LOT 583) SITUATED ON SANDY LANE WARWICK, RHODE ISLAND PREPARED FOR CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
1	PER RIEM COMMENTS	JPL	09/21/2021



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85 CORLISS STREET  
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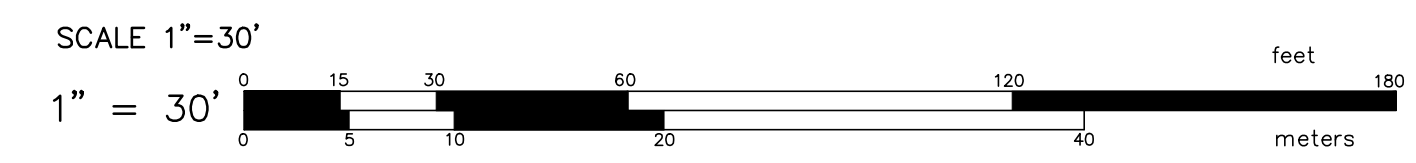
Garofalo & Associates ©  
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JOB NO. 7247.00	DRAWN BY K.Y.Y.
DWG. NO. 7247-00-Land.dwg	CHECKED S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: OCTOBER 25, 2021

SHEET

**L-1**

1 OF 2 SHEETS



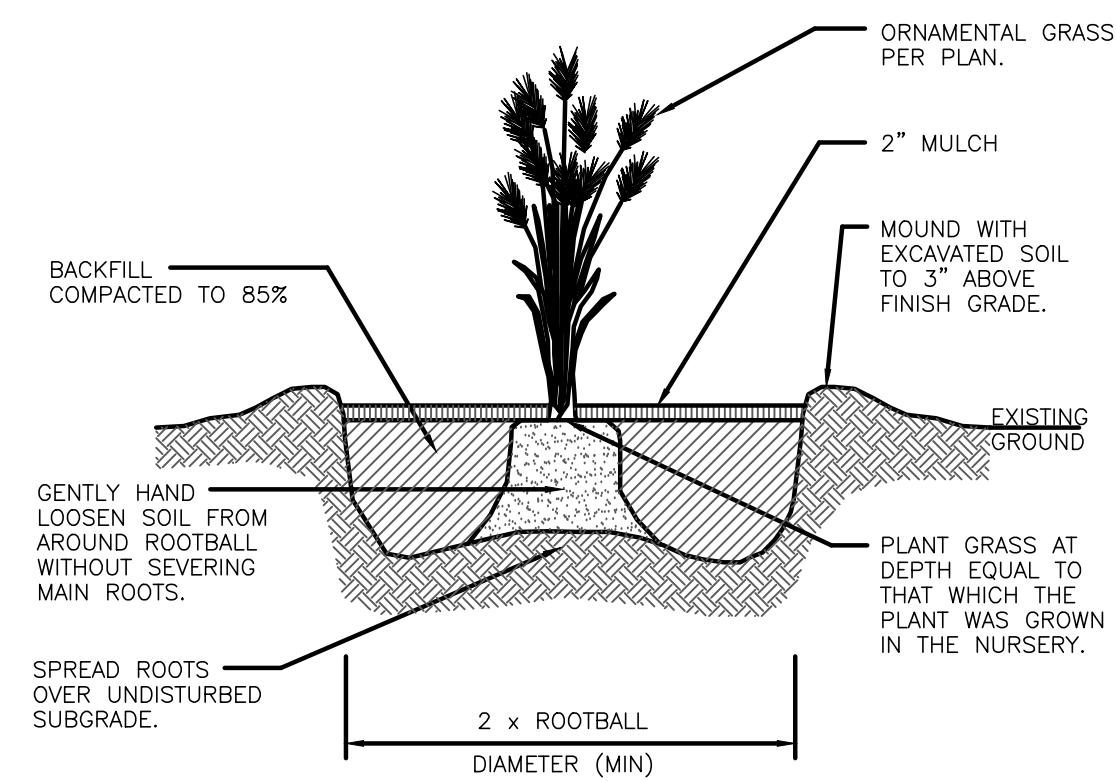
**GENERAL LANDSCAPE NOTES:**

- THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL PLANT MATERIAL SHALL MEET THE AMERICAN OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF THE FIRST YEAR ENDS DURING THE DORMANT PERIOD, THE GUARANTEE SHALL EXTEND TO THE START OF THE NEXT LEAFING. DURING THE ONE-YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL EMPLOY ACCEPTED HORTICULTURAL PRACTICES TO KEEP THE PLANTS INSTALLED IN LIVING, HEALTHY CONDITION. FOLLOWING THE ONE-YEAR GUARANTEE PERIOD THE OWNER/OWNERS SHALL INSPECT ALL PLANT MATERIAL FOR HEALTHY ORNAMENTAL QUALITY. AT THAT TIME SHOULD ANY PLANT MATERIAL BE FOUND IN INADEQUATE HEALTH THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE THE PLANT IN KIND AND PROVIDE A ONE-YEAR GUARANTEE FOR THE REPLACEMENT PLANT.
- INSTALL ALL PLANT MATERIAL AS SHOWN IN DETAILS.
- STAKE ALL TREES OVER 5' AS SHOWN ON DETAILS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
- 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 OFFSET 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 THE PROJECT.
- 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 ON CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
- PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREES OF 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.
- 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.
- UTILITIES: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL UTILITY DAMAGE INCLUDING DAMAGE THAT MAY OCCUR TO NEW UTILITIES. THE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- DISTURBED AREAS: ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.
- 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.

**LOAM AND SEEDING**

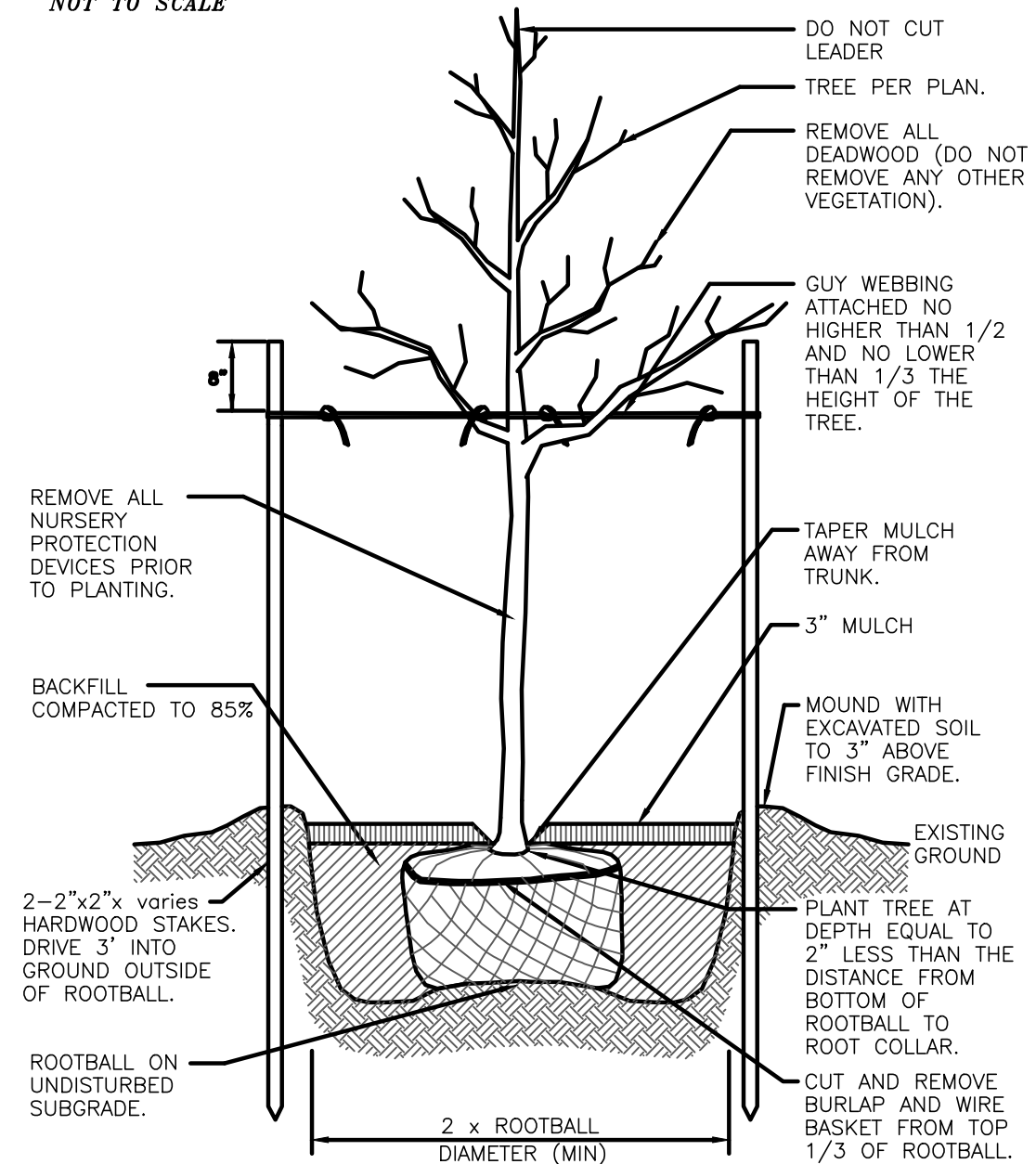
APPLICATION OF LOAM AND SEED SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

- LOAM MATERIAL TO BE FURNISHED SHALL CONSIST OF SCREENED LOOSE, FRIABLE, FINE SANDY LOAM OR SANDY LOAM, AS DEFINED BY THE USDA'S SOIL CONSERVATION SERVICE IN THE SOIL SURVEY MANUAL ISSUED IN 1993, FREE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN 1/2-INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 5 PERCENT NOR MORE THAN 20 PERCENT OF THE LOAM AS DETERMINED BY LOSS-ON-IGNITION OF OVEN DRIED SAMPLES THAT HAVE BEEN DRAWN BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED OR DIRECTED. THE LOAM SHALL HAVE AN ACIDITY RANGE OF 5.5 PH TO 7.6 PH.
- 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 MATERIAL. ALL EXISTING LOAM REMAINS THE PROPERTY OF THE OWNER.
- LOAM SHALL BE SPREAD TO A DEPTH OF 4" IN SEEDING AREAS AND PLACED TRUE TO LINES AND GRADES SHOWN ON THE PLANS.
- THE LOAMED SURFACE SHALL BE GRADED, AND ALL ROOTS, SODS, WEEDS, COBBLES OR STONES WITH ANY DIMENSION GREATER THAN 1 INCH SHALL BE REMOVED AND LEGALLY DISPOSED OF. AFTER SHAPING AND GRADING, ALL TRUCKS AND OTHER EQUIPMENT NOT REQUIRED TO PERFORM SEEDING, MULCHING OR MOWING OPERATIONS SHALL BE EXCLUDED FROM THE LOAMED AREAS.
- LIME (GROUND OR PELLETIZED) SHALL BE APPLIED DRY AND SPREAD EVENLY OVER THE ENTIRE SURFACE TO BE SEEDDED. UNLESS OTHERWISE SPECIFIED, THE APPLICATION RATE SHALL BE 1 TON PER ACRE. RAKING SHALL BE COMPLETED AFTER THE FERTILIZER HAS BEEN APPLIED.
- ALL SEED DELIVERED TO THE JOB SHALL BE IN CONTAINERS LABELED IN ACCORDANCE WITH PROVISIONS OF THE RHODE ISLAND SEED ACT OF 1956 (VOLUME 8, TITLE 2, CHAPTER 6) AND ITS AMENDMENTS AS PROVIDED FOR AGRICULTURAL SEED OFFERED FOR SALE. ONLY THE CURRENT YEARS SEED SHALL BE ACCEPTED.
- SEED SHALL BE APPLIED ONLY DURING THE FOLLOWING DATES:  
SPRING SEEDING: MARCH 15 TO MAY 31.  
FALL SEEDING: AUGUST 15 TO OCTOBER 15.
- THE CONTRACTOR SHALL WATER ALL SEEDED AREAS AND RESEED AS NECESSARY FOR A PERIOD OF 2-MONTHS OR UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND APPROVAL HAS BEEN MADE BY THE OWNER/LANDSCAPE ARCHITECT.



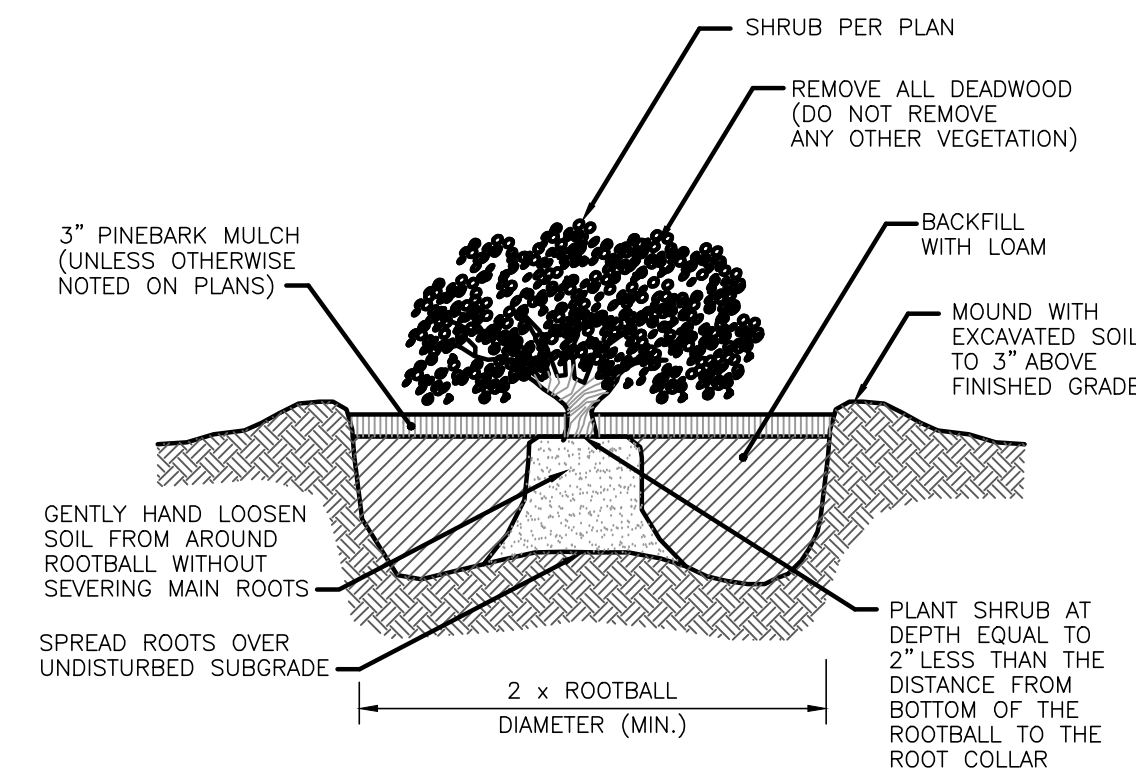
**Perennial Planting Detail**

NOT TO SCALE



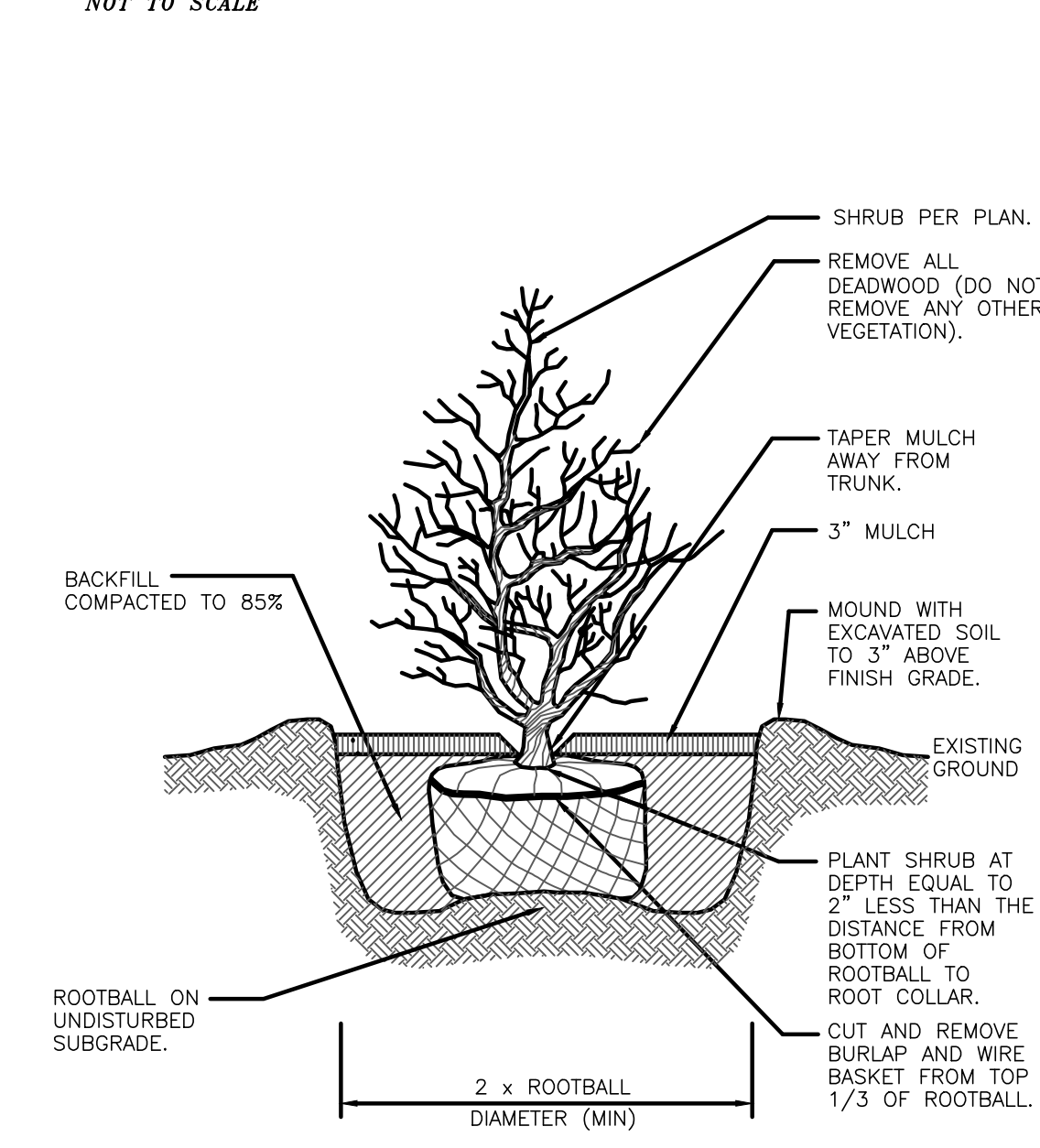
**Canopy Tree Planting Detail**

NOT TO SCALE



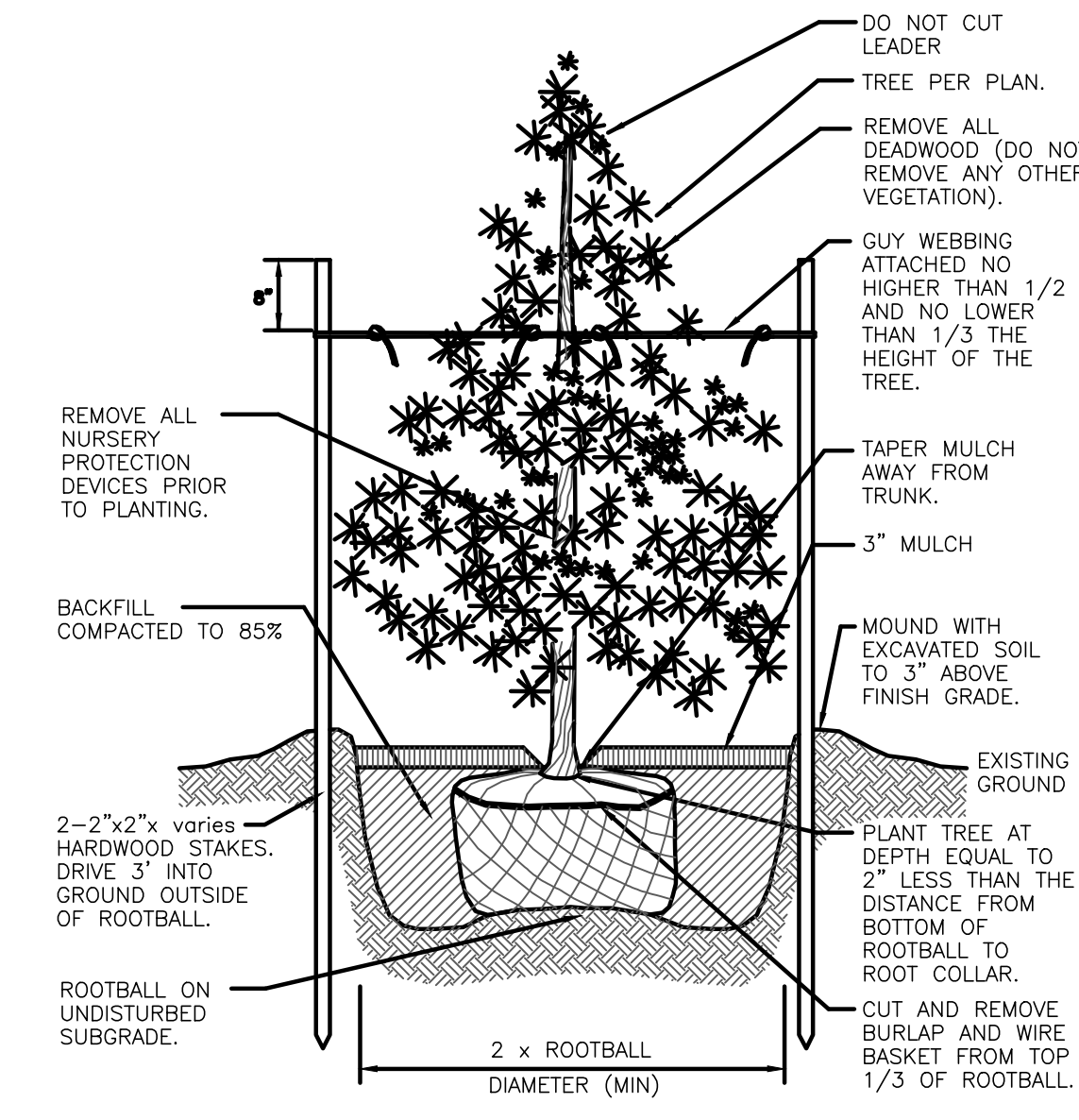
**Container Grown Shrub and Perennial Planting Detail**

NOT TO SCALE



**B & B Shrub Planting Detail**

NOT TO SCALE



**Evergreen Tree Planting Detail**

NOT TO SCALE

**PLANT LIST:**

CANOPY TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'FRANKSRED' RED SUNSET SWAMP MAPLE	4	2.5'-3' CAL	
CC	CARPINUS CAROLINIANA AMERICAN HORNBEEAM	7	2.5'-3' CAL	

FLOWERING TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AC	AMELANCHIER CANADENSIS SERVICEBERRY	4	7'-8' CLUMP	
AG	ACER GRISULUM PAPERBARK MAPLE	14	7'-8' CLUMP	

EVERGREEN TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
TO	THUJA OCCIDENTALIS AMERICAN ARBORVITAE	9	5'-8' E4B	
TP	THUJA PLICATA GREEN GIANT ARBORVITAE	26	5'-8' E4B	

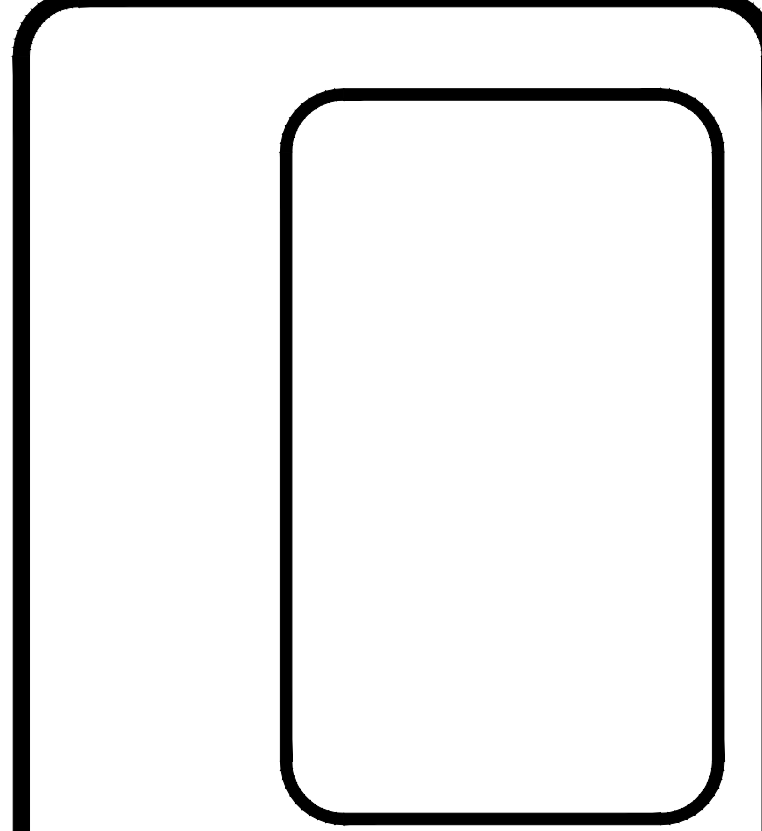
EVERGREEN/DECIDUOUS SHRUBS				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AD	AZALEA 'DELAWARE VALLEY WHITE' WHITE AZALEA	15	#3 CONTAINER	
HM	HYDRANGEA MAC. 'ENDLESS SUMMER' ENDLESS SUMMER HYDRANGEA	10	#3 CONTAINER	
IG	ILEX GLABRA 'COMPACTA' COMPACT HICKBERRY	29	#3 CONTAINER	
MP	MYRICA PENNSYLVANICA BAYBERRY	5	#3 CONTAINER	
RK	ROSA 'RADCON' 'KNOCK OUT PINK' PINK KNOCK OUT ROSE	18	#3 CONTAINER	
RR	ROSA 'RADSUNNY' SUNNY KNOCK OUT ROSE	12	#3 CONTAINER	

PERENNIALS/GROUNDCOVERS/ VINES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
HS	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	13	#2 CONTAINER	
NF	NEPETA 'PAAGSENI' 'WALKERS LOW' WALKERS LOW CATMINT	18	#2 CONTAINER	
RH	RUDBECKIA HIRTA BLACK EYED SUSAN	19	#2 CONTAINER	
SS	SCHIZACHYRIUM SCOPARILUM LITTLE BLUESTEM	11	#2 CONTAINER	

GENERAL SEEDING MIX (L&S)		
	PERCENT BY WEIGHT	PERCENT BY VOLUME
CHEWINGS FESCUE IMPROVED VARIETIES	30	85
KENTUCKY BLUEGRASS IMPROVED VARIETIES	30	90
PERENNIAL RYEGRASS IMPROVED VARIETIES	40	90
APPLICATION RATE: 200 LBS / ACRE		

**LANDSCAPE CONSTRUCTION DETAILS**  
**FOR**  
**WATERSIDE AT LITTLE POND**  
**(A.P. 350, LOT 583)**  
 SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
1	PER RDEM COMMENTS	JPL	09/21/2021



**GAROFALO**  
**GAROFALO & ASSOCIATES, INC.**  
**CIVIL & STRUCTURAL ENGINEERS/SURVEYORS**  
**LAND PLANNERS/ENVIRONMENTAL SCIENTISTS**  
 85 CORLISS STREET  
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JOB NO. 7247.00	DRAWN BY K.Y.Y.
DWG. NO. 7247-00-Land.dwg	CHECKED S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: OCTOBER 25, 2021

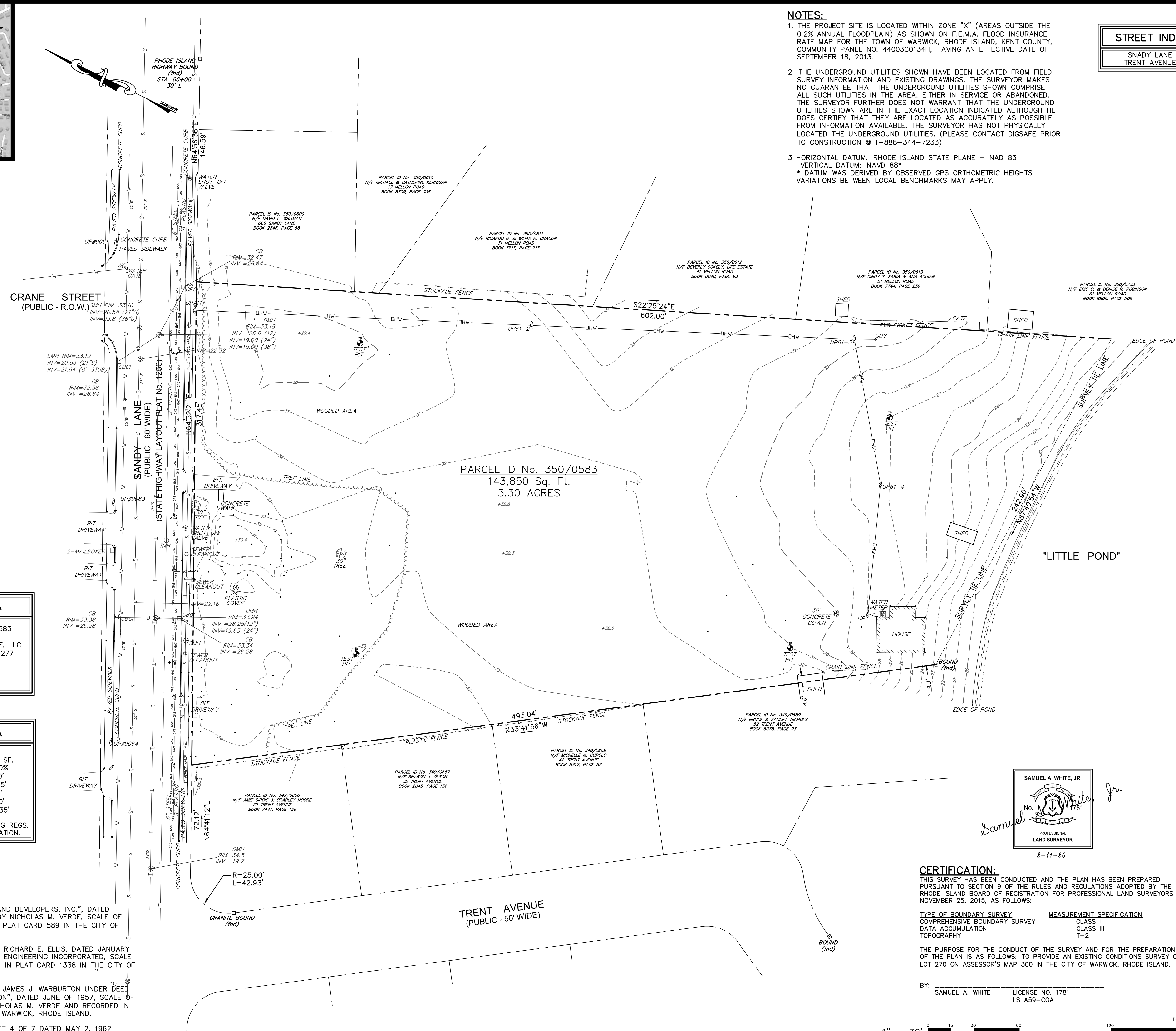
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L-2

2 OF 2 SHEETS



**LOCUS MAP**  
N.T.S.



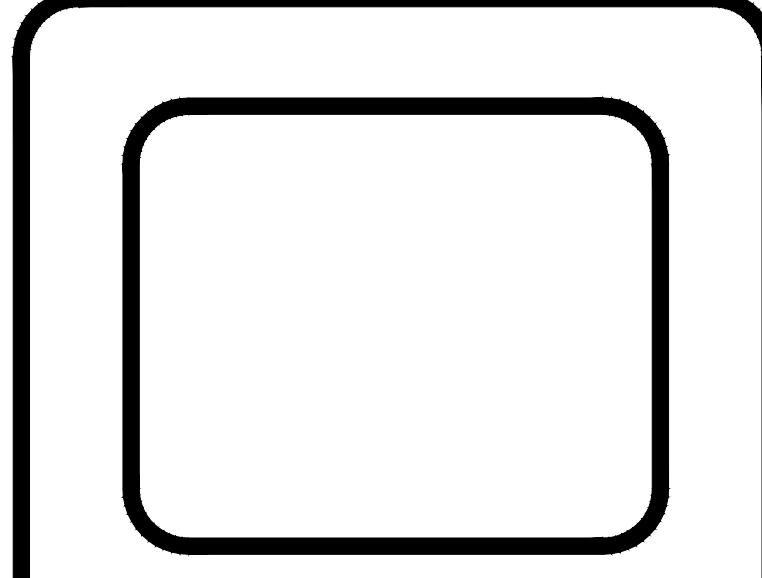
**NOTES:**

1. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF WARWICK, RHODE ISLAND, KENT COUNTY, COMMUNITY PANEL NO. 44003C0134H, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2015.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- 3 HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83  
VERTICAL DATUM: NAVD 88*  
* DATUM WAS DERIVED BY OBSERVED GPS ORTHOMETRIC HEIGHTS VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.

STREET INDEX	
SNADY LANE	
TRENT AVENUE	

**EXISTING CONDITIONS SURVEY**  
FOR  
**PARCEL ID No. 350/0583**  
SITUATED ON  
**686 SANDY LANE**  
**WARWICK, RHODE ISLAND**  
PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE



PARCEL DATA	
PARCEL ID No. 350/0583	N/F PHEASANT TEA & COFFEE, LLC
DEED BK. 9294 / PG. 277	#686 SANDY LANE
LOT AREA:	143,850 S.F.± OR 3.30 ACRES±

ZONING DATA	
A-10 DISTRICT	
MIN. LOT SIZE:	10,000 SF.
MIN. OPEN SPACE:	10%
MIN. FRONTAGE:	100'
MIN. FRONT YARD:	25'
MIN. SIDE YARD:	15'
MIN. REAR YARD:	20'
MAX. BLDG. HEIGHT:	35'
* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.	

- PLAN REFERENCES:**
1. "LAKEVIEW OWNED BY PILGRIM LAND DEVELOPERS, INC.", DATED FEBRUARY OF 1965, PREPARED BY NICHOLAS M. VERDE, SCALE OF PLAN: 1"=40' AND RECORDED IN PLAT CARD 589 IN THE CITY OF WARWICK, RHODE ISLAND.
  2. "PLAN OF LAND" PREPARED FOR RICHARD E. ELLIS, DATED JANUARY 15, 2005, PREPARED BY DUPONT ENGINEERING INCORPORATED, SCALE OF PLAN: 1"=30' AND RECORDED IN PLAT CARD 1338 IN THE CITY OF WARWICK, RHODE ISLAND.
  3. "SANDY TERRACE BELONGING TO JAMES J. WARBURTON UNDER DEED OF TRUST FROM LENNIE C. MELLON", DATED JUNE OF 1957, SCALE OF PLAN: 1"=40', PREPARED BY NICHOLAS M. VERDE AND RECORDED IN PLAT CARD 524 IN THE CITY OF WARWICK, RHODE ISLAND.
  4. STATE HIGHWAY PLAT 1256 SHEET 4 OF 7 DATED MAY 2, 1962

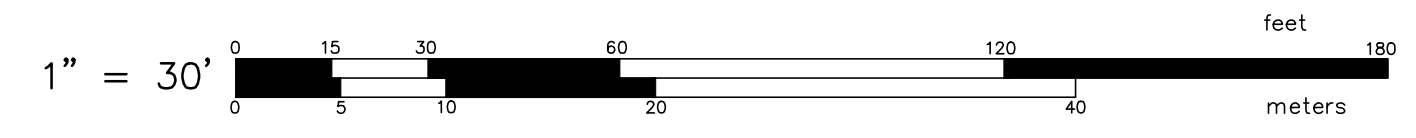
SAMUEL A. WHITE, JR.  
PROFESSIONAL LAND SURVEYOR  
2-11-20

**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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION	CLASS III
TOPOGRAPHY	T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN EXISTING CONDITIONS SURVEY OF LOT 270 ON ASSESSOR'S MAP 300 IN THE CITY OF WARWICK, RHODE ISLAND.

BY: SAMUEL A. WHITE LICENSE NO. 1781  
LS A59-COA



**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
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Garofalo & Associates, Inc.  
These drawings are the property of the engineer/surveyor and have been prepared for the specific project. They are not to be used for any other purpose, location or owner without written consent of this owner or one of its directors.

JOB NO. 7247.00	DRAWN BY DRD
DWG. NO. 7247-00 ECS.dwg	CALCS BY SAW
SCALE: 1"=30'	APPROVED SAW
	DATE: FEBRUARY, 2020

SHEET  
**1**  
OF 1 SHEET