

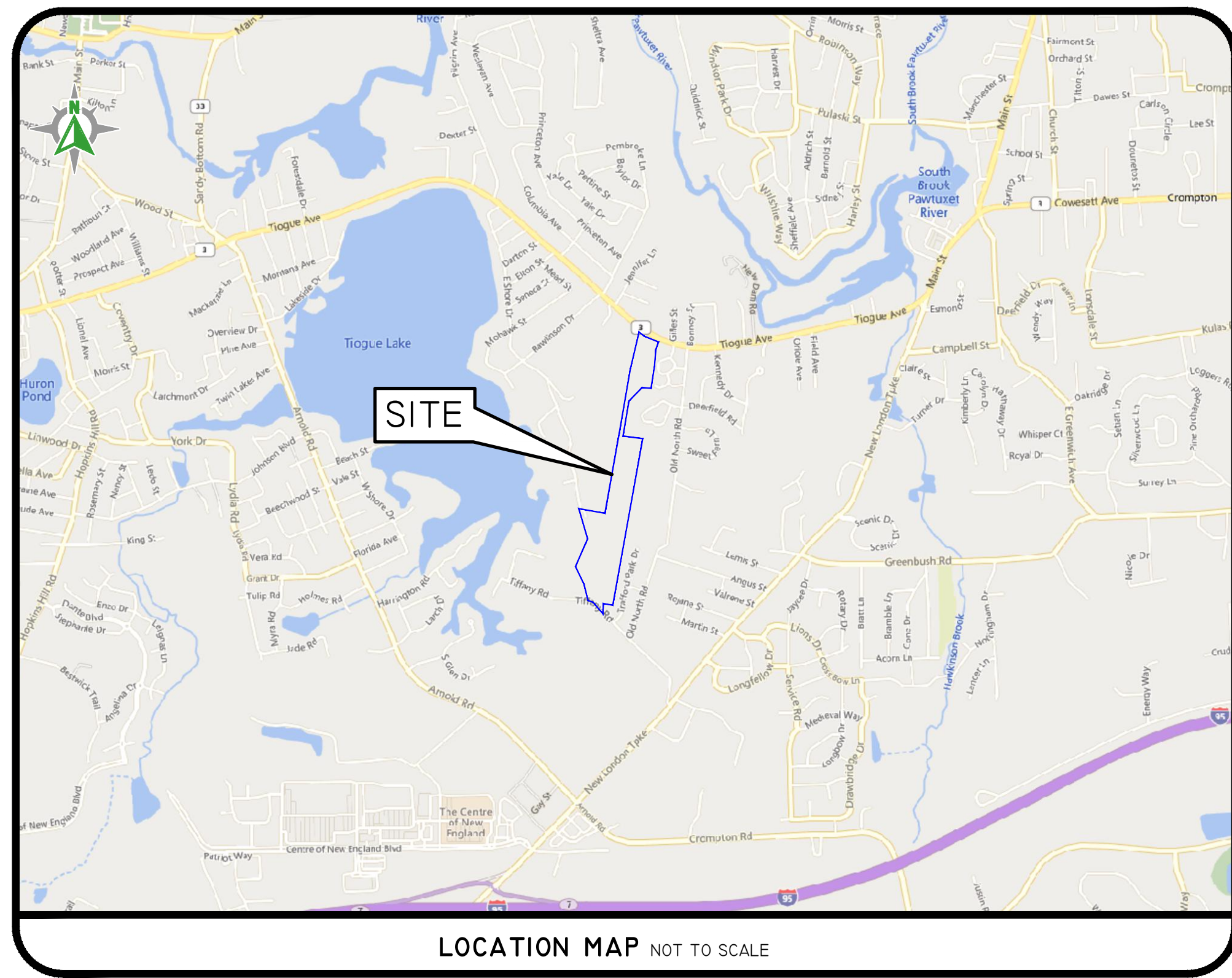
PRELIMINARY PLAN SET

VILLAGE AT TIOGUE

LOCATED ON TIOGUE AVE AND TIFFANY RD

COVENTRY, RHODE ISLAND

ASSESSOR'S MAP 32 LOT 149, 150, 151, & 153



SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 GENERAL NOTES AND LEGEND
- 4 BOUNDARY AND TOPOGRAPHIC SURVEY - 1
- 5 BOUNDARY AND TOPOGRAPHIC SURVEY - 2
- 6 BOUNDARY AND TOPOGRAPHIC SURVEY - 3
- 7 SOIL EROSION & SEDIMENT CONTROL PLAN
- 8 OVERALL SITE LAYOUT PLAN
- 9 GRADING PLAN - 1
- 10 GRADING PLAN - 2
- 11 GRADING PLAN - 3
- 12 ROAD A PLAN AND PROFILE
- 13 ROAD B PLAN AND PROFILE
- 14 ROAD C PLAN AND PROFILE
- 15 ROAD C & D PLAN AND PROFILE
- 16 ROAD E PLAN AND PROFILE
- 17 POND COMPLEXES A & D
- 18 POND COMPLEX B
- 19 UNDERGROUND INFILTRATION SYSTEMS C & G
- 20 UNDERGROUND INFILTRATION SYSTEMS E & F
- 21 DETAIL SHEET - 1
- 22 DETAIL SHEET - 2
- 23 DETAIL SHEET - 3
- 24 YIELD PLAN

THE ATTACHED DRAWING NUMBERS 1 TO 24 HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND HAVE BEEN THOUGHOLY CHECKED BY ME.

Brenna Guay

(SIGNATURE WITH PE#)

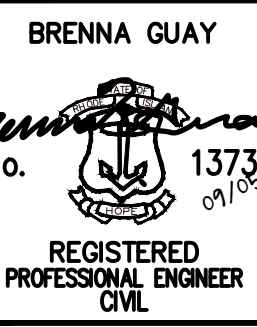
DiPrete Engineering

Engineers - Planners - Surveyors

www.diprete-eng.com



Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000



PERMITS AND APPROVALS

- RIDEM WETLANDS APPROVAL - PENDING
- RIDOT PAP - PENDING
- KCWA PRELIMINARY APPROVAL - PENDING
- COVENTRY SEWER CONNECTION APPROVAL - 8/26/2025

SESC / O&M

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

RIDOT

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

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S ACTIONS OR OMISSIONS. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S ACTIONS OR OMISSIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S ACTIONS OR OMISSIONS.

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

NO.	DATE	DESCRIPTION	DESIGN BY
2	09-15-2024	PRELIMINARY SUBMISSION	W.G.C.
3	04-22-2024	REVISION	W.G.C.
4	12-12-2024	REVISION	W.G.C.
5	12-12-2024	REVISION	W.G.C.
6	12-12-2024	REVISION	W.G.C.
7	12-12-2024	REVISION	W.G.C.
8	12-12-2024	REVISION	W.G.C.
9	12-12-2024	REVISION	W.G.C.
10	12-12-2024	REVISION	W.G.C.
11	12-12-2024	REVISION	W.G.C.
12	12-12-2024	REVISION	W.G.C.
13	12-12-2024	REVISION	W.G.C.
14	12-12-2024	REVISION	W.G.C.
15	12-12-2024	REVISION	W.G.C.
16	12-12-2024	REVISION	W.G.C.
17	12-12-2024	REVISION	W.G.C.
18	12-12-2024	REVISION	W.G.C.
19	12-12-2024	REVISION	W.G.C.
20	12-12-2024	REVISION	W.G.C.
21	12-12-2024	REVISION	W.G.C.
22	12-12-2024	REVISION	W.G.C.
23	12-12-2024	REVISION	W.G.C.
24	12-12-2024	REVISION	W.G.C.

COVER SHEET

VILLAGE AT TIOGUE

ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153

COVENTRY, RHODE ISLAND

PREPARED FOR:

232 REALTY ASSOCIATES

ROBERT DEBLAS

1000 NORTH MAIN STREET, SUITE 600, 02902

401-774-7722

DESIGN BY:

ADLER POLLOCK & SHEEHAN

JACQUELINE ROCHA

1000 NORTH MAIN STREET, SUITE 600, 02902

401-774-7722

Z:\BRAIN\PROJECTS\1067-152 OAKS & EAST SHORE\10A\040 DRAWINGS\0267-152-CAR DWG PLTETS 9/8/2025

GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 32 LOTS 149, 150, 151, & 153.
- THE SITE IS APPROXIMATELY 26.99 ACRES AND IS ZONED R-20.
- THE OWNER OF AP 32 LOTS 149, 150, 151, & 153 IS:
232 REALTY ASSOCIATES
420 SCRABLETOWN RD, SUITE 6
NORTH KINGSTOWN, RI 02882
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0164, MAP REVISED OCTOBER 2, 2015.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.

- THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF COVENTRY STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
- THE SITE IS WITHIN A NATURAL HERITAGE AREA.
- THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-3-24).
- THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
 - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
 - EROSION CONTROL MEASURES
 - SHORT TERM MAINTENANCE
 - ESTABLISHMENT OF VEGETATIVE COVER
 - CONSTRUCTION POLLUTION PREVENTION
 - SEQUENCE OF CONSTRUCTION
 - STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
 - LONG TERM MAINTENANCE
 - LONG TERM POLLUTION PREVENTION
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: [HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP](http://www.dot.ri.gov/business/contractorsandconsultants.php).
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

- PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (12' TRAVEL LANES AND 1' BERM ON EACH SIDE).
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEN BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND CAN BE BUILT IN ANY ORDER. MULTI-FAMILY UNITS ARE PROPOSED TO BE 2-3 BEDROOMS EACH. SINGLE FAMILY COTTAGES ARE PROPOSED TO BE 3 BEDROOMS. SINGLE FAMILY LOTS ARE PROPOSED TO BE 3-4 BEDROOMS.
- SOIL EVALUATIONS AND INFILTRMETER TESTS, WERE COMPLETED BY DIPRETE ENGINEERING ON SEPTEMBER 9TH 2024.
- THERE ARE NO WETLANDS ON SITE SO NO WETLAND EAGE DELINEATION WAS PREFORMED.
- ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION. WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 15.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING. SUBMISSION PACKAGE MUST INCLUDE APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVES) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE CEOR.
- THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED TRADE NAMES. IN THE DRAWINGS, THE REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN SET INCLUDES A PROPRIETARY PRODUCT DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

LAYOUT AND MATERIALS:

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURBING MUST BE BITUMINOUS BERM, OR AS LABELED ON THE PLANS.
- SIDEWALK MUST BE CONCRETE, OR AS LABELED ON THE PLANS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH/ MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
- CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- ALL GUARDRAIL, ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.10 "MERRITT PARKWAY AESTHETIC GUARDRAIL" OF THE AASHTO ROADSIDE DESIGN GUIDE 4TH EDITION 2011. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE CEOR IF THEY ARE NOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND THE CEOR PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 2:1 SLOPE, AND ALL RETAINING WALLS HIGHER THAN TWO FEET IN HEIGHT. THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
- INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
- ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

UIC NOTES:

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

- 400 FT FROM ALL PUBLIC WATER WELLS (SAND AND GRAVEL)
- 200 FT FROM ALL PUBLIC WATER WELLS (BEDROCK)
- 200 FT FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
- 100 FT FROM ALL PRIVATE DRINKING WATER WELLS
- 100 FT FROM ALL OTHER SURFACE WATERS
- 25 FT FROM ALL OWTS AND OTHER GROUNDWATER DISCHARGE SYSTEMS
- 25 FT FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION, 10 FEET FROM ALL BUILDINGS IF SYSTEM IS BELOW SLAB ELEVATION
- 10 FT FROM ALL PROPERTY LINES
- 10 FT FROM ALL BUILDING FOOTINGS

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE CEOR, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL, INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY THE CEOR TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE I ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSURED BY THE OWNER IN WRITING.
- TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
- ONCE THE SEDIMENT TRAPS/NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEARED AND BROUGHT TO FINAL DESIGN GRADES.
- INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
- FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
- CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER.
- IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREAS.
- SLOPES STEEPER THAN 3:1 REQUIRE TEMPORARY EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS TO BE NORTH AMERICAN GREEN OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
- AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO DEMOBILIZATION, CONTRACTOR MUST FLUSH AND CLEAN THE ENTIRE DRAINAGE NETWORK, ALL STRUCTURES AT DOWNSTREAM CONNECTION POINTS, WATER QUALITY MONITORING, INFILTRATION BASINS, SWALES, ISOLATOR ROWS, ETC. CLEANING MUST INCLUDE REMOVAL OF ALL SEDIMENTS AND DEBRIS FROM PIPES AND ALL DRAINAGE COMPONENTS. WASTE MATERIAL MUST BE LEGALLY DISPOSED OF OFF SITE, WHERE APPLICABLE ALL PROPRIETARY UNITS/ISOLATOR ROWS ETC. CLEANING TO BE DONE IN ACCORDANCE WITH ALL MANUFACTURER RECOMMENDATIONS.
- AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO DEMOBILIZATION, CONTRACTOR MUST FLUSH AND CLEAN THE ENTIRE DRAINAGE NETWORK, ALL STRUCTURES AT DOWNSTREAM CONNECTION POINTS, WATER QUALITY MONITORING, INFILTRATION BASINS, SWALES, ISOLATOR ROWS, ETC. CLEANING MUST INCLUDE REMOVAL OF ALL SEDIMENTS AND DEBRIS FROM PIPES AND ALL DRAINAGE COMPONENTS. WASTE MATERIAL MUST BE LEGALLY DISPOSED OF OFF SITE, WHERE APPLICABLE ALL PROPRIETARY UNITS/ISOLATOR ROWS ETC. CLEANING TO BE DONE IN ACCORDANCE WITH ALL MANUFACTURER RECOMMENDATIONS.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

- OVERALL SITE CONSTRUCTION PHASING TO BE BASED PER POND COMPLEX/ SEDIMENT TRAP CONTRIBUTING CATCHMENT, AND THE SESC PHASING PLAN UNLESS OTHERWISE APPROVED IN WRITING BY THE CEOR.
- SEDIMENT EROSION CONTROL PHASING TO MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
- ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE EITHER A) NOT TRIBUTARY TO A SEDIMENT TRAP, OR B) ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERRUPTERS, HYDROSEED BONDED FIBRE MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

DEMOLITION NOTES:

- CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE TRAFFIC ON EXTERNAL STREETS.
- ANY EXISTING BUILDINGS(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. R&D MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
- IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
- CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A WARNING SIGN MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED COPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
- ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
- CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
- INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

- ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
- DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
- DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
- ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
- TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

- ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
- MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
- ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 0.02 FT/FT. THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- FOR EVERY 6' (OR FRACTION OF 6') ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
- NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
- NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE CEOR BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME	DESCRIPTION
CB	CANTON-URBAN LAND COMPLEX
CH8	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CHC	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
CHD	NARRAGANSETT VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
SUB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

- NOTE:
- *PRIME FARMLAND
 - **FARMLAND OF STATEWIDE IMPORTANCE

GRADING, DRAINAGE, AND UTILITY NOTES:

- CONSTRUCTION TO COMMENCE SPRING 2025 AND TAKE PLACE UNTIL 2030 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINISH GRADE AND DRAINAGE AROUND THE PROPOSED BUILDING(S) TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE. FINAL GRADING AROUND THE BUILDING(S) MAY CHANGE BASED ON FINE GRADING, GRADING BETWEEN CONTOUR INTERVALS, ADDITIONAL SURVEY/MAPPING, BUILDING CONFIGURATION CHANGES, OR FURTHER DETAILING (E.G., SIDEWALKS, GARAGES, ENTRY POINTS, SIDEWALKS, OR FOUNDATION STEPS). SPECIFIC END-USER NEEDS, SOIL CONDITIONS, CONSTRUCTABILITY ISSUES, ETC. THE GRADING SHOWN INDICATES THE INTENDED DIRECTION OF STORMWATER FLOW AWAY FROM THE BUILDING(S). THE CONTRACTOR MAY MODIFY THE FINISH GRADING TO ENSURE PROPER STORMWATER FLOW AWAY FROM THE BUILDING(S) WITH APPROVAL FROM THE CEOR AND OWNER.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
- ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION. GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
- MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE.
- ALL EXCESS SOIL, TREES, ROCKS, BouldERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
- THE SITE WILL HAVE 3" BITUMINOUS BERM. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM REPAIRS. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
- ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY THE CEOR OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND THE CEOR, IS DONE AT THE CONTRACTOR'S RISK.
- CONTRACTOR MUST PROVIDE SUE CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
- IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
- ALL RESIDENTIAL FINISHING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM OF 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE.
- CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

- ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS. ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP). DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.
- DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
- CATCH BASINS: RIDOT STD 310.0, RIDOT STD. 4.4.0, TYPE "A", 4' DIAMETER WITH APRON STONE
 - CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4' DIAMETER
 - CATCH BASINS MUST HAVE 3 FT Sumps WITHOUT SEEP HOLES
 - SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
 - DOUBLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
 - HIGH CAPACITY CATCH BASIN GRATES: RIDOT STD 6.3.4, AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
 - DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
 - DRAIN INLETS: RIDOT STD 4.5.0, 4.5.1 OR 4.5.2
 - APRON STONE, WHERE REQUIRED: RIDOT STD 7.1.7 OR 7.1.8
 - HEADWALLS: RIDOT STD 2.1.0
 - MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED. SEE NOTES BELOW FOR COVER TYPE SELECTION.
 - ALL OUTLET CONTROL STRUCTURES (OCS) AND DRAINAGE MANHOLES WITH INTERNAL WEIRS MUST USE FLAT TOP STRUCTURE COVER.
 - DRAIN BASINS (DB) TO BE NYLOPLAST STRUCTURES. COVER/GRATE AS SPECIFIED ON PLANS.
 - FOR ALL OTHER DRAINAGE STRUCTURES: IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE APPROPRIATE STRUCTURE TOP REQUIRED (E.G. CONE TOP, FLAT TOP ETC) TO MEET THE DESIGN PARAMETERS AS SHOWN ON THESE PLANS, INCLUDING (BUT NOT LIMITED TO) THE RELATIONSHIP BETWEEN FINISH SURFACE ELEVATION/ DEPTH TO PIPE INVERTS AND MEETING MANUFACTURER/ AHJ REQUIREMENTS & SPECIFICATIONS.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. TO LEVEL OF DETAIL, SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT THE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

- ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE COVENTRY SEWER AUTHORITY RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL. FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HED ENCLOSURES, AND BACKFLOW PREVENTERS, ALL COMPONENTS OF THE WATER SYSTEM MUST BE ABSULT PER KCWA REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY KCWA. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH KCWA TO ENSURE INSPECTOR IS ON SITE.

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH KENT COUNTY WATER AUTHORITY (KCWA) REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL. FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HED ENCLOSURES, AND BACKFLOW PREVENTERS, ALL COMPONENTS OF THE WATER SYSTEM MUST BE ABSULT PER KCWA REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY KCWA. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH KCWA TO ENSURE INSPECTOR IS ON SITE.

ALL WATER SERVICES TO SINGLE FAMILY HOMES TO BE 3/4" COPPER SERVICE PIPE AND ALL WATER SERVICES TO MULTIFAMILY HOMES TO BE 2" COPPER SERVICE PIPE (TYP).

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

ELECTRIC/TELECOM/GAS

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASUREMENTS AND JOINTS. CONTOUR POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH RI ENERGY PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES, AND MUST BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

AS-BUILT NOTES:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO ADVISE THE CEOR IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE ENGINEERING WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

ABBREVIATIONS LEGEND

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

RIDOT NOTES:

- ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS DATED JUNE 21, 2019 WITH ALL REVISIONS.
- CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE RIGHT-OF-WAY (ROW) PRIOR TO CONSTRUCTION. THE PHYSICAL ALTERATION PERMIT (PAP) IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE PAP DOES NOT CONSTITUTE AN APPROVAL OF ANY UTILITY WORK.
- ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD, LATEST EDITION, WITH ALL REVISIONS.
- NO LANE OR SHOULDER CLOSURES ARE ALLOWED TO BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS.
- SEWER AND WATER CONNECTIONS WITHIN THE STATE ROW WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION.
- THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE, AND STORMWATER RUNOFF VOLUME TO THE STATE ROW FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE SHALL BE NO INCREASE IN RUNOFF TO THE STATE ROW FROM THE PROPOSED DEVELOPMENT.
- WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROPOSED PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PRAWAG). WORK ONSITE WILL CONFORM TO AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNLESS THE WORK IS ON STATE OWNED LAND.

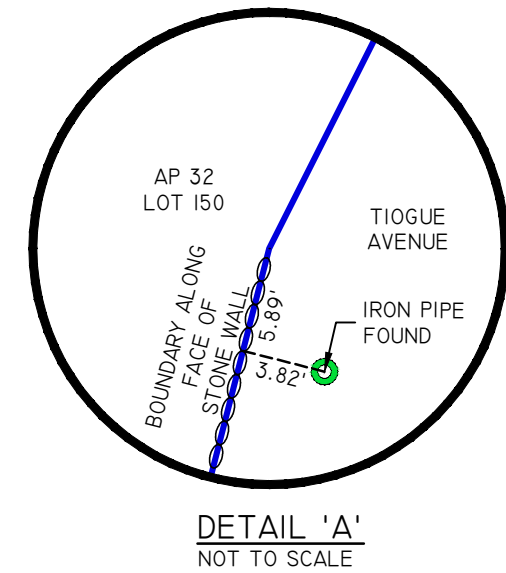
SITE CALLOUTS LEGEND

LIST OF POSSIBLE ENCROACHMENTS

- ▲ WIRE FENCE 11.2' OVER PROPERTY LINE
- ▲ SHED 2.0' OVER PROPERTY LINE
- ▲ MAINTAINED LAWN AREA OF AP 23 LOT 42 OVER PROPERTY LINE
- ▲ MAINTAINED LAWN AREA OF AP 24 LOT 1 OVER PROPERTY LINE
- ▲ CHAIN LINK FENCE 1.0' OVER PROPERTY LINE
- ▲ MAINTAINED LAWN AREA OF AP 24 LOT 31.9 OVER PROPERTY LINE
- ▲ METAL FENCE 9.9' OVER PROPERTY LINE
- ▲ CHAIN LINK FENCE 2.4' OVER PROPERTY LINE

UTILITY NOTES

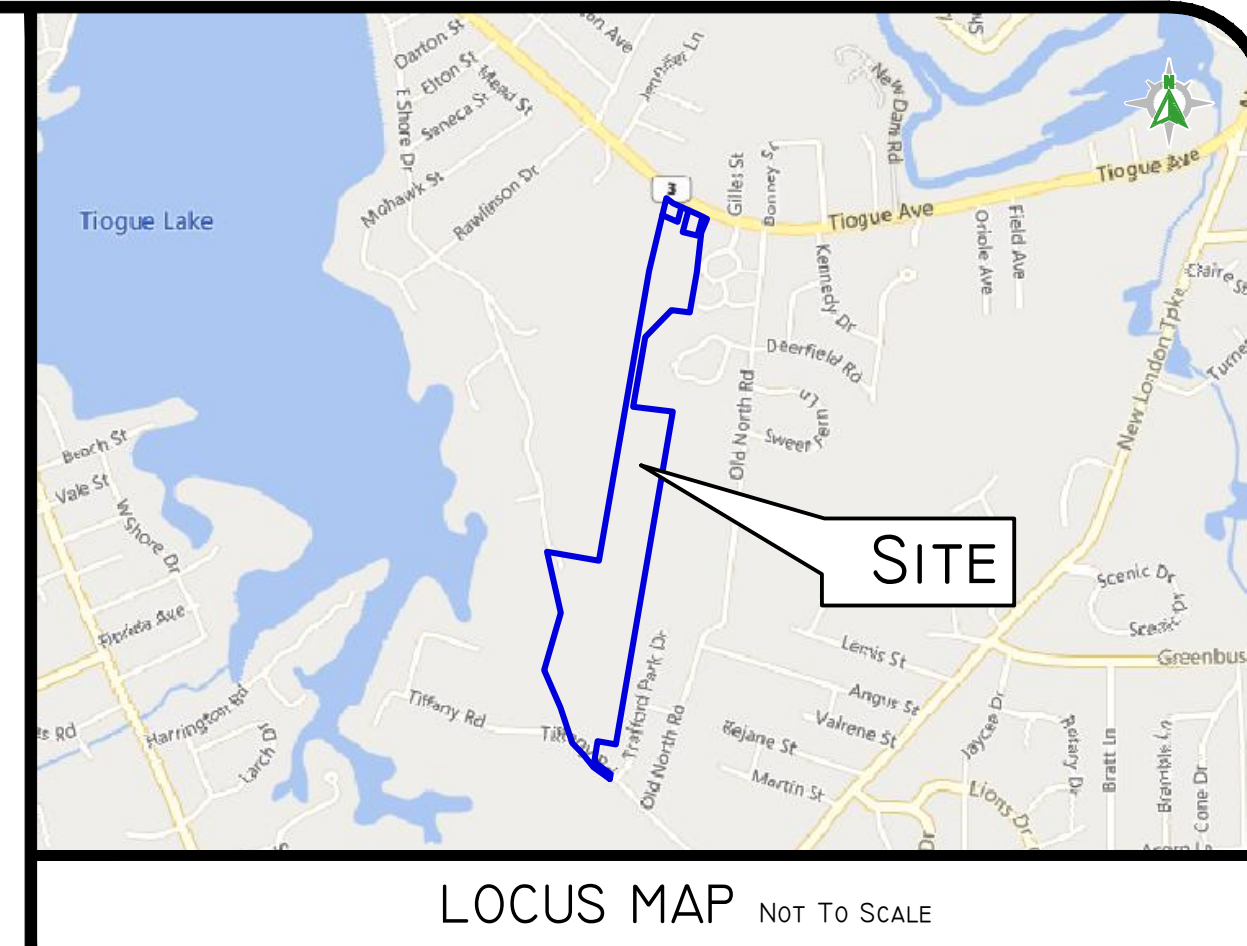
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM THE TOWN OF COVENTRY AND PLAN REFERENCES 14 & 15.
 - SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND PLAN REFERENCES 14 & 15.
 - GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY.
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND PLAN REFERENCES 14 & 15.



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

LEGEND

- 123/1234 DEED BOOK/PAGE
AP ASSESSOR'S PLAT
N/F NOW OR FORMERLY
(R) RECORD
(CA) CHORD ANGLE
▲ NAIL/SPIKE FOUND/SET
○ DRILL HOLE FOUND/SET
○ IRON ROD/PIPE FOUND/SET
■ BOUND FOUND/SET
HC HANDICAPPED
LC LANDSCAPING
○ SIGN POST
○ SEWER MANHOLE
○ SEWER CLEANOUT
X HYDRANT
X IRRIGATION VALVE
○ UNKNOWN MANHOLE
- BOLLARD
○ SOIL EVALUATION
■ CATCH BASIN
■ DOUBLE CATCH BASIN
■ WATER VALVE
■ GAS VALVE
▲ 8-1 WETLAND FLAG
○ DRAINAGE MANHOLE
■ FLARED END SECTION
○ GUY POLE
○ ELECTRIC MANHOLE
○ UTILITY/POWER POLE
○ LIGHTPOST
○ WELL
○ MONITORING WELL
○ BENCH MARK
○ TREE



LOCUS MAP Not To Scale

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 32, LOTS 149, 150, 151, & 153 IN THE TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 2298, PAGE 509 IS D2 HOMES, INC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440020C0106H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R20 BASED ON THE TOWN OF COVENTRY ONLINE GIS. ANY EVALUATION DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-II FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
- DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18-II SUBSECTION 2C.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN AUGUST, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND IN MARCH, 2022 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- THE SITE IS LOCATED IN THE COVENTRY FIRE DISTRICT PER THE TOWN OF COVENTRY ONLINE GIS.

PLAN REFERENCES

- SURVEY AND PARTITION OF A PORTION OF THE LAND OWNED BY JOHN AND MAGDA LECH, SITUATED ON THE SOUTHERLY SIDE OF TIOGUE AVE, COVENTRY, R.I., SCALE 1"=100', DATED JAN, 1947, PLAN BY JOSEPH A. GRAEMIGER, RECORDED IN PLAT BOOK 4, PAGE 41.
- TIFFANY ESTATES SUBDIVISION, DEVELOPED BY: TRAFFORD INC., COVENTRY, RHODE ISLAND, SCALE 1"=60', DATED AUGUST, 1975, PLAN BY MICHAEL M. GARRETT, RECORDED IN PLAT BOOK 6, PAGE 145.
- PLAT OF SURVEY LAND OF: JOSEPH & KATHERINE TWOROG, TIFFANY ROAD, COVENTRY, RI, SCALE 1"=50', DATED MAY, 1976, PLAN BY MICHAEL N. GARRETT, RECORDED IN DEED BOOK 114, PAGE 149.
- MAP OF DIVISION OF AND ON TIFFANY ROAD IN THE TOWN OF COVENTRY, R.I., OWNED BY KATHERINE TWOROG, SCALE 1"=40', DATED SEPTEMBER 16, 1991, PLAN BY ALFRED E. HANSEN ASSOCIATES, INC., RECORDED IN PLAT BOOK 11, PAGE 26, ENVELOPE 136.
- ADMINISTRATIVE SUBDIVISION "TIFFANY AT TIOGUE", ASSESSOR'S PLATE 23 LOTS 36, 37 & 37-1, TIFFANY ROAD, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED AUGUST 26, 2010, PLAN BY SCITAUTE SURVEY, INC., RECORDED AS ENVELOPE 1272.
- BOUNDARY SURVEY PLAN OF LAND OF PAUL TURILLI AND DEBORAH TURILLI, ASSESSOR'S PLAT 23 LOTS 37 & 337-1, TIFFANY ROAD, COVENTRY, RHODE ISLAND, SCALE 1"=60', DATED AUGUSTS 3, 2011, PLAN BY SCITAUTE SURVEY, INC., RECORDED IN ENVELOPE 1276.
- BOUNDARY SURVEY OF LAND OF RICHARD W. BEOGLIN, HERMAN J. GEOLIN AND CARLEEN A. CARLSON, ASSESSOR'S PLAT 32 LOTS 47, 47.001 & 152, TIOGUE AVENUE AND EAST SHORE DRIVE, COVENTRY, RHODE ISLAND, SCALE 1"=50', DATED AUGUST 15, 2019, PLAN BY SCITAUTE SURVEYS, INC.
- ADMINISTRATIVE SUBDIVISION PLAN, GREEN PLAT, ASSESSOR'S PLAT 24 LOTS 18, 25, 26 & 31, OLD NORTH ROAD, SITUATED IN COVENTRY, RI, PREPARED FOR: NORTH ROAD LAND COMPANY, LLC, DATED MARC, 2020, PREPARED BY: MILLSTONE ENGINEER, P.C., RECORDED IN ENVELOPE 1579.
- PHASING PLAN, GREEN FARM ESTATES PHASE I, ASSESSOR'S PLAT 24 LOT 31 OLD NORTH ROAD, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: DEBLOIS BUILDING COMPANY, DATED DECEMBER, 2020, PREPARED BY: MILLSTONE ENGINEERING, P.C., RECORDED IN ENVELOPE 1616.
- THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 1 OF LAND OF D2 HOMES INC., PORTION OF ASSESSOR'S PLAT 32 LOT 152, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, SCALE 1"=50', DATED MARCH 10, 2022, PLAN BY SCITAUTE SURVEY, INC., RECORDED IN ENVELOPE 1654.
- THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 3A OF LAND OF D2 HOMES INC., PORTION OF ASSESSOR'S PLAT 32 LOT 152, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED MARCH 25, 2022, PLAN BY SCITAUTE SURVEY, INC., RECORDED IN ENVELOPE 1656.
- THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 3B OF LAND OF D2 HOMES INC., PORTION OF ASSESSOR'S PLAT 32 LOT 152, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED APRIL 12, 2022, PLAN BY SCITAUTE SURVEY, INC., RECORDED IN ENVELOPE 1670.
- THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 2 OF LAND OF D2 HOMES INC., PORTION OF ASSESSOR'S PLAT 32 LOT 152, PORTION OF ASSESSOR'S PLAT 23 LOT 47, AND ASSESSOR'S PLAT 23 LOT 47.001, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, PLAN BY SCITAUTE SURVEY, INC. RECORDED IN ENVELOPE 1694.
- AS-BUILT PLAN, OAKS AT EAST SHORE, EAST SHORE DRIVE, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: WILLIAM ANTHONY.
- AS-BUILT PLAN, GREEN FARM ESTATES, MINGLEWOOD DRIVE, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: WILLIAM ANTHONY.
- RHP NO. 278.
- FINAL PLAN FOR A PROPOSED 33-LOT MAJOR RESIDENTIAL SUBDIVISION, THE OAKS AT EAST SHORE, COVENTRY, RHODE ISLAND, AP 23, LOTS 47 & 47.001; AP 32, LOT 152, DATED MARCH 19, 2021, PLAN BY JOE CASALI ENGINEERING.

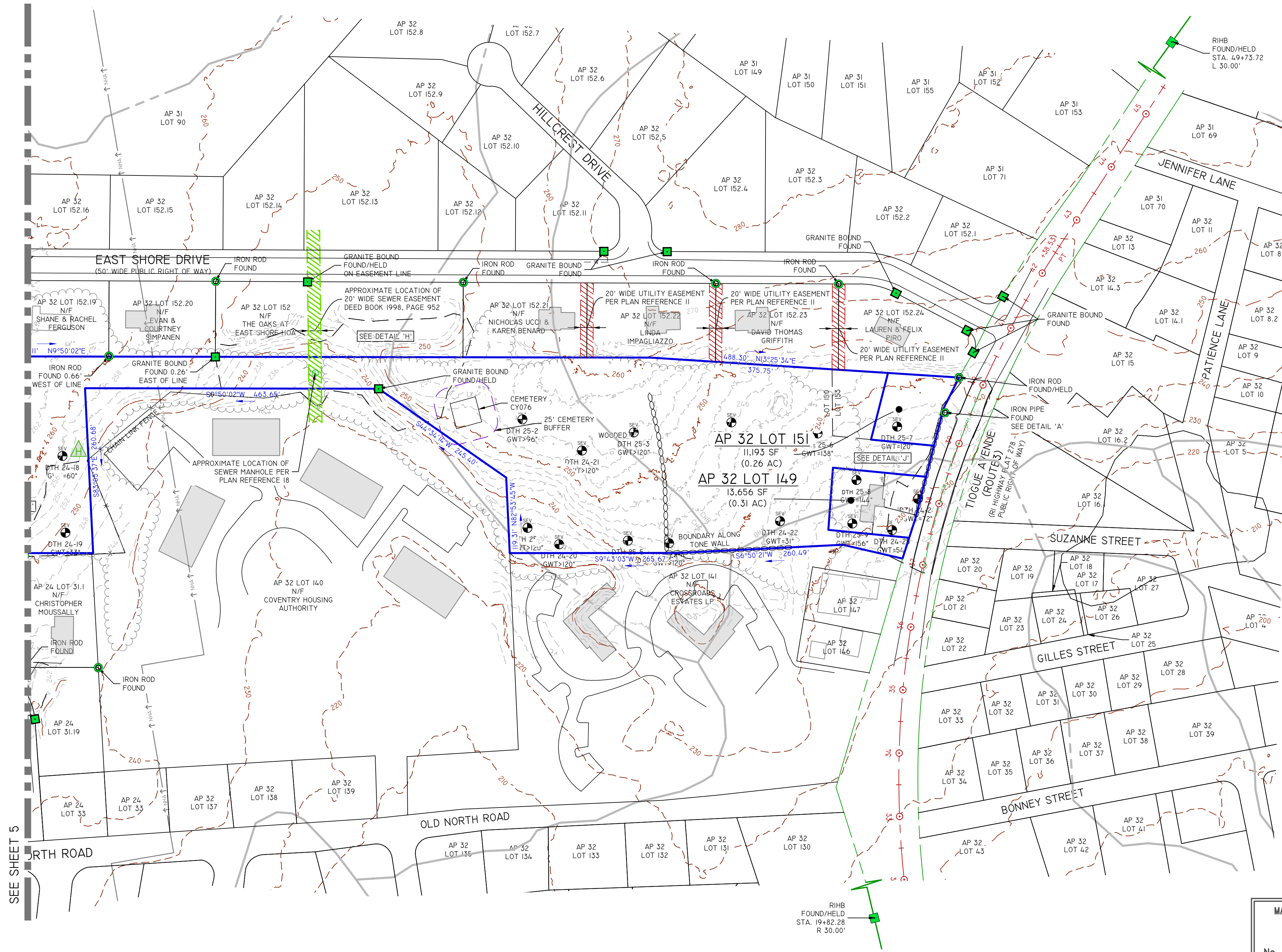
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIC-00-00-1-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER)
- DATA ACCUMULATION SURVEY (PLANIMETRIC)
- TOPOGRAPHIC SURVEY
- TOPOGRAPHIC SURVEY

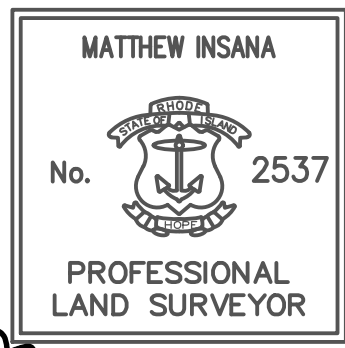
- CLASS I
- CLASS III
- CLASS T-2
- CLASS T-4

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



SCALE: 1"=100'

0 50' 100' 200'



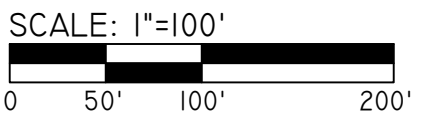
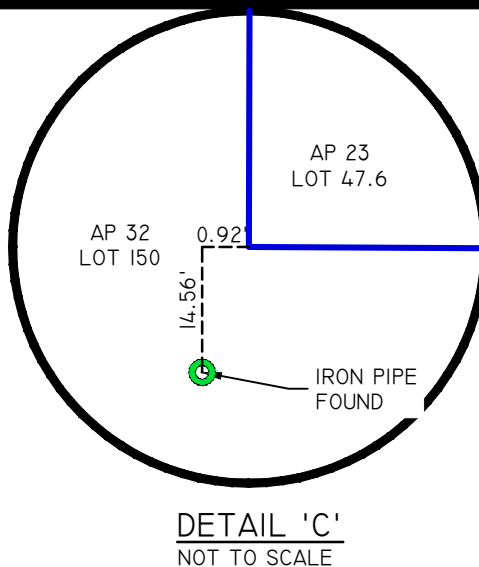
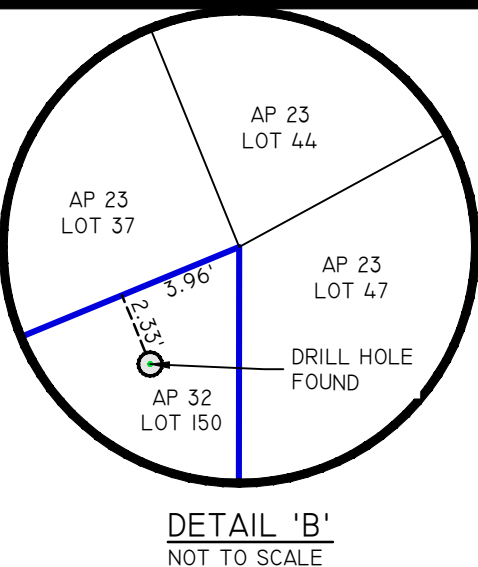
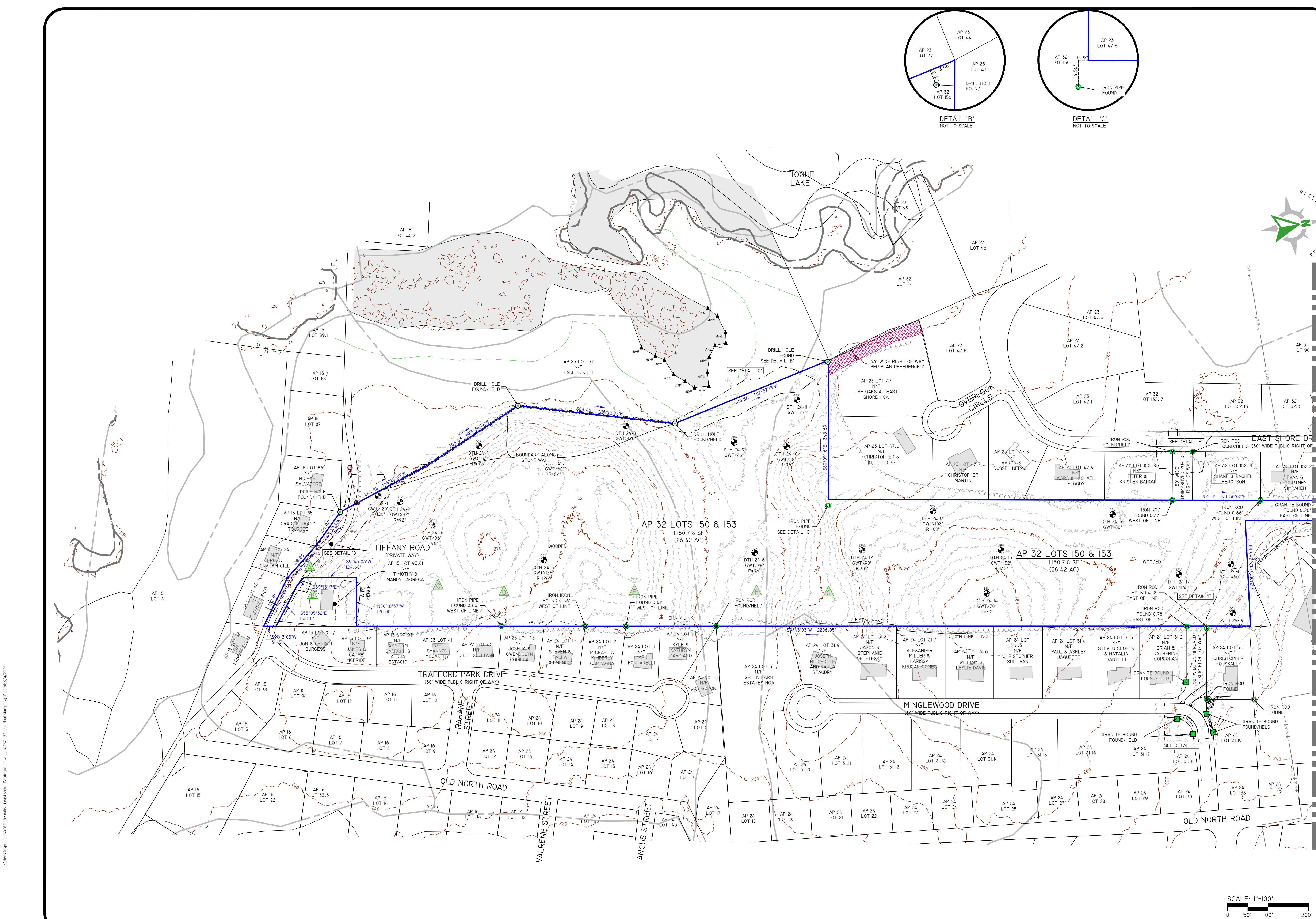
MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

BOUNDARY AND TOPOGRAPHIC SURVEY

VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

LEGAL COUNSEL:
PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
NORTH KINGSTOWN, RHODE ISLAND 02882
401-474-7722

z:\domain\projects\02067-132 oaks at east shore\landroad drawings\02067-132-plu-dual-damr-dwg.plotted 9/14/2025



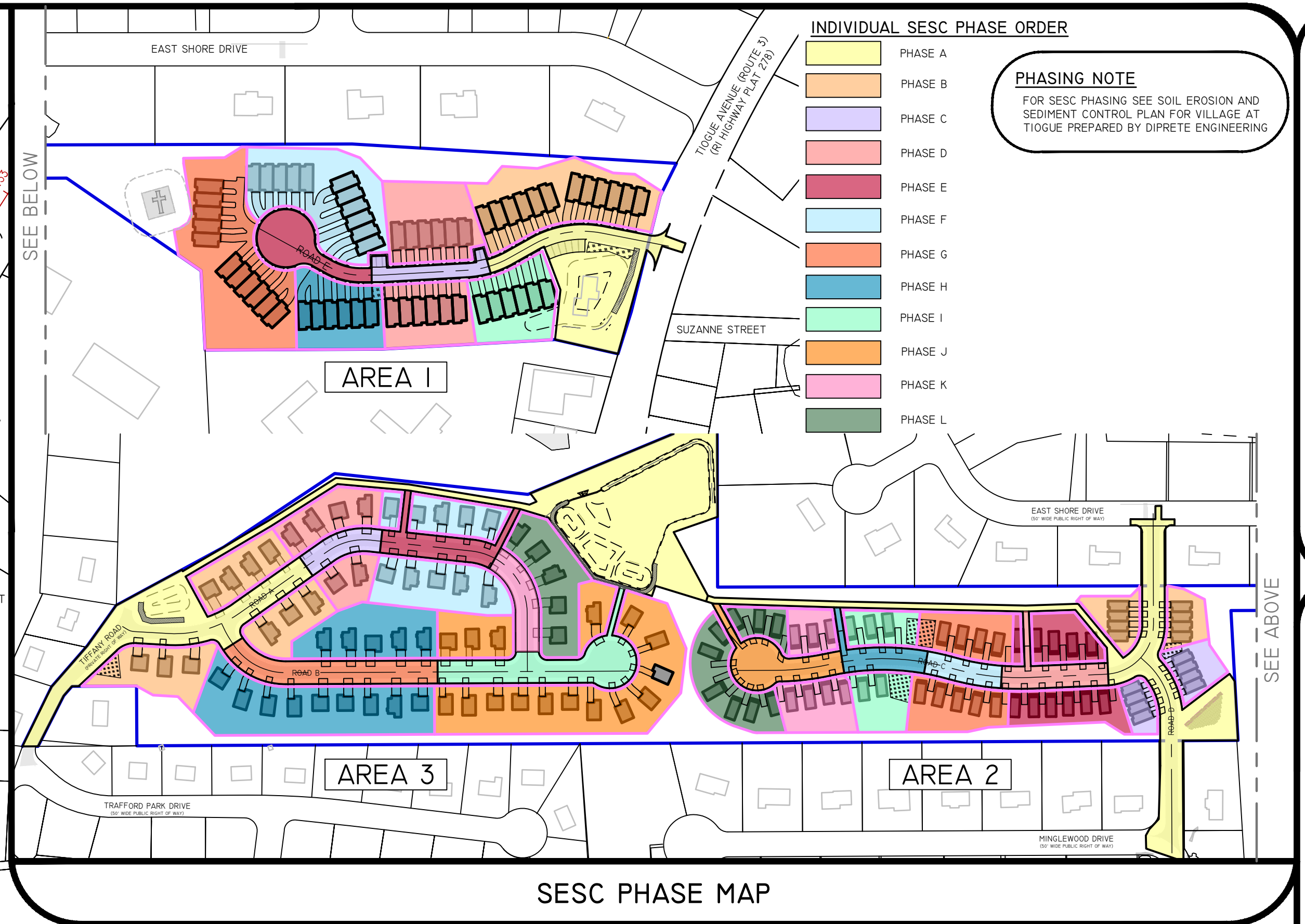
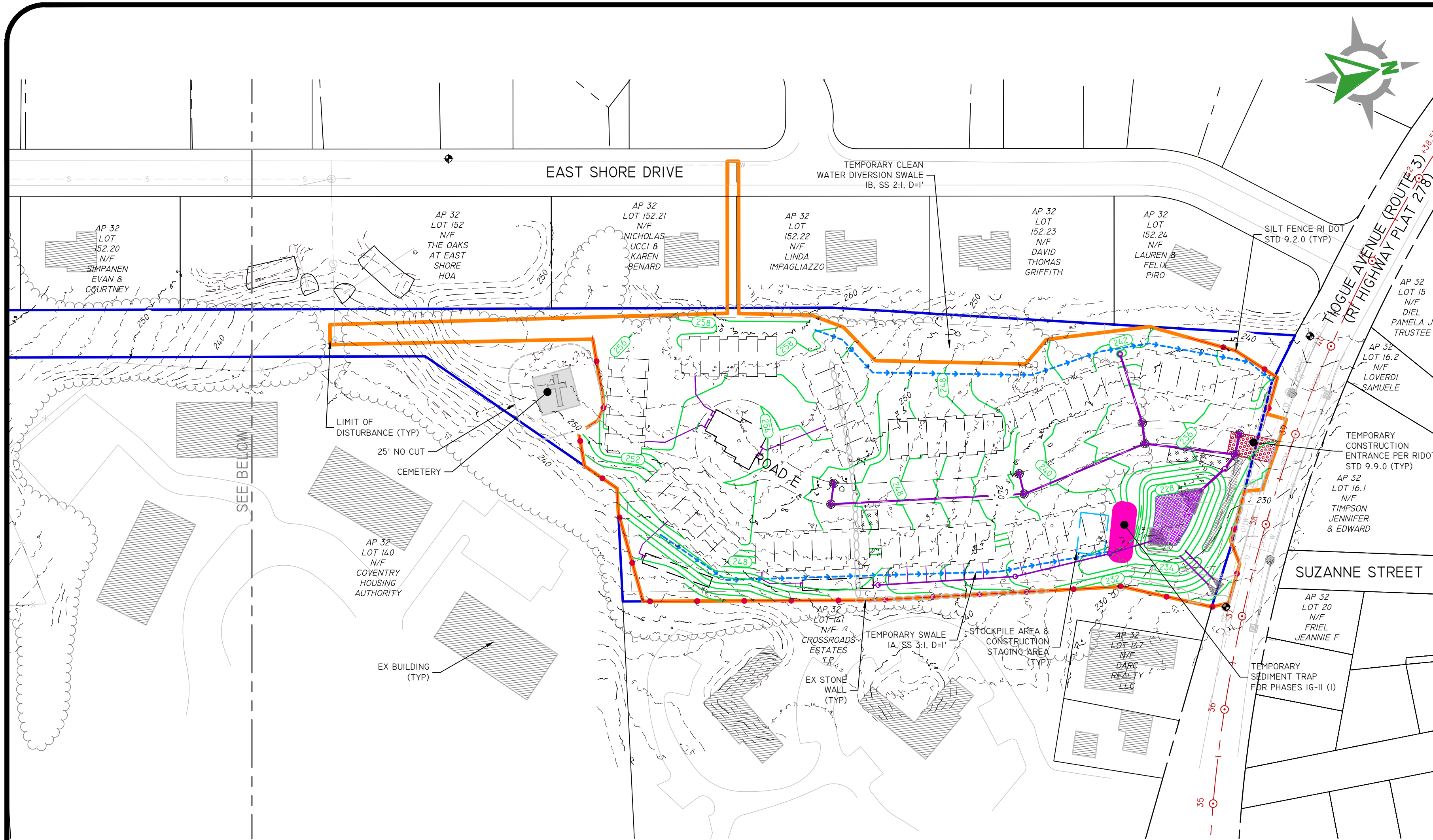
DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-4000

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER CIVIL

NO.	DATE	DESCRIPTION	BY
1	9/14/25	BOUNDARY AND TOPOGRAPHIC SURVEY	J.A.F.
2	9/17/25	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.
3	10/27/25	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.

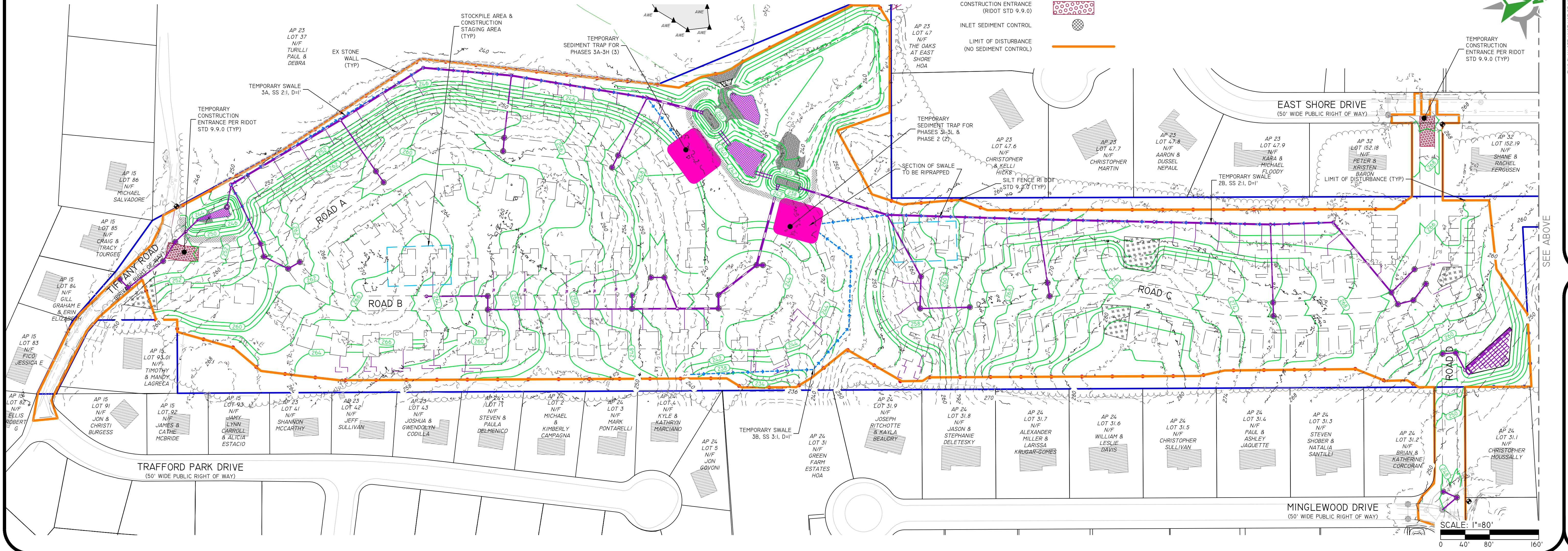
BOUNDARY AND TOPOGRAPHIC SURVEY
VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
CONVENTRY, RHODE ISLAND
PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT REED O'NEAL, JR., SUITE G
NORTH KINGSTOWN, RHODE ISLAND 02852
PROVIDENCE, RI 02903
401-474-7722
LEGAL COUNSEL:
JULIE ROCHES ST. 16TH FLOOR
NORTH KINGSTOWN, RHODE ISLAND 02852
PROVIDENCE, RI 02903
401-271-7700
SHEET 5 OF 23

Z:\DEVELOPMENT\PROJECTS\0267-152-0152-PLAN.DWG PLOTTED: 9/18/2025



SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- TEMPORARY SEDIMENT TRAP
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- CLASS C SILT FENCE
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INLET SEDIMENT CONTROL
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)



Z:\DEVELOPMENT\PROJECTS\0267-152-01\DRAWINGS\0267-152-PLAN.DWG PLOTTED: 9/8/2025



Z:\DEVELOPMENT\PROJECTS\0267-132 OAKS AT EAST SHORE\DRAWINGS\0267-132-PLAN.DWG PLOTTED: 9/18/2025



SCALE: 1"=40'

GRADING PLAN - 1

VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLAS
105 WILSON AVENUE, SUITE 600
NORTH KINGSTOWN, RHODE ISLAND 02882
401-774-7722

DESIGNER:
ADLER POLLOCK & SHEEHAN
JACQUELINE BUCHA
105 WILSON AVENUE, SUITE 600
NORTH KINGSTOWN, RHODE ISLAND 02882
401-774-7722

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE.

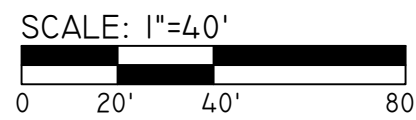
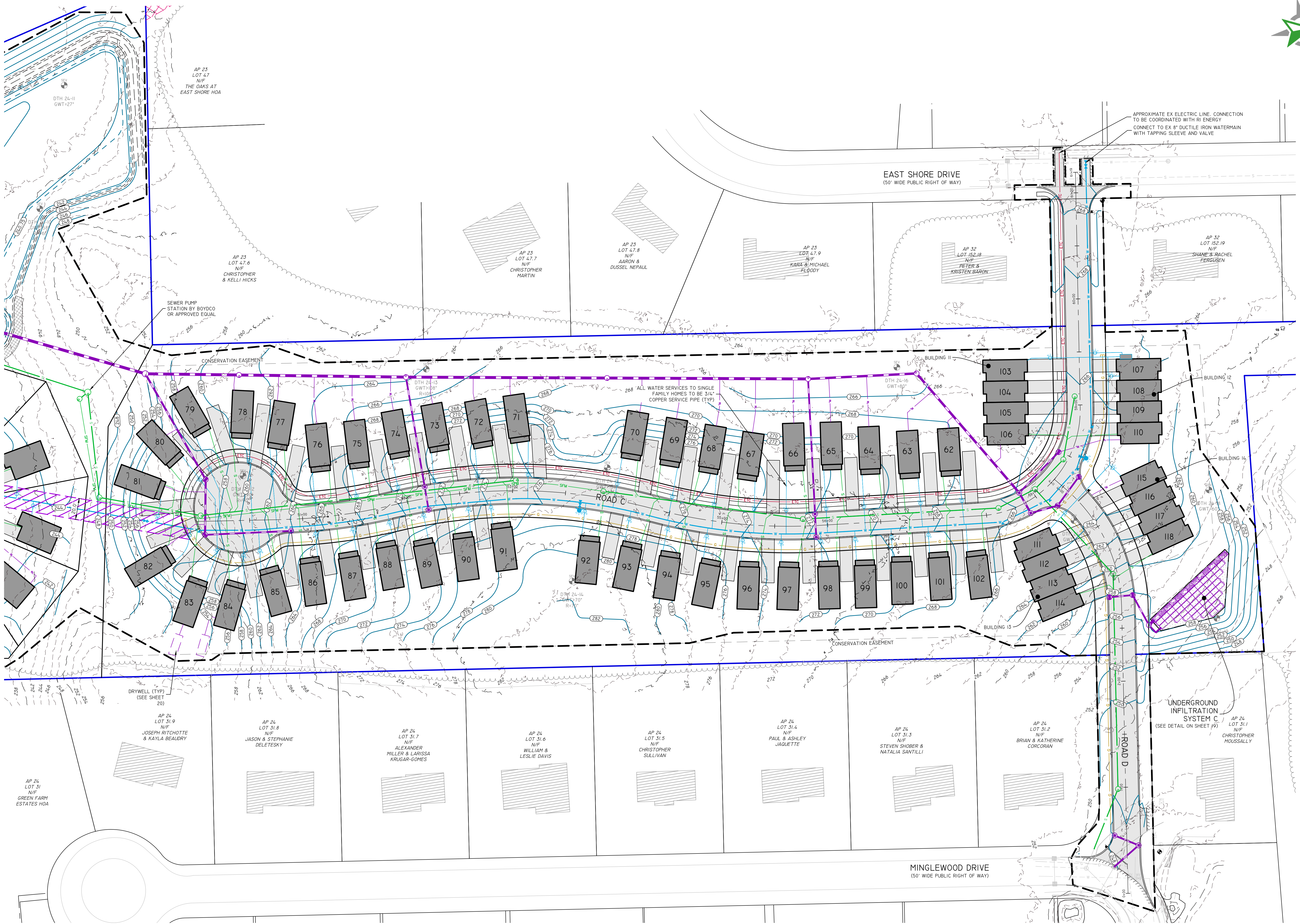
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PARTY. THE CLIENT ASSUMES ALL RISK OF INADEQUATE DESIGN, CONSTRUCTION, OR PERFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSURES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES. SEE UTILITY MAP ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY	W.G.C.
1	09/18/2025	PRELIMINARY SUBMISSION	W.G.C.	W.G.C.
2	09/18/2025	PERMITTING PLAN SET	W.G.C.	W.G.C.
3	09/18/2025	REVISION	W.G.C.	W.G.C.
4	09/18/2025	REVISION	W.G.C.	W.G.C.
5	09/18/2025	REVISION	W.G.C.	W.G.C.
6	09/18/2025	REVISION	W.G.C.	W.G.C.
7	09/18/2025	REVISION	W.G.C.	W.G.C.
8	09/18/2025	REVISION	W.G.C.	W.G.C.
9	09/18/2025	REVISION	W.G.C.	W.G.C.
10	09/18/2025	REVISION	W.G.C.	W.G.C.
11	09/18/2025	REVISION	W.G.C.	W.G.C.
12	09/18/2025	REVISION	W.G.C.	W.G.C.
13	09/18/2025	REVISION	W.G.C.	W.G.C.
14	09/18/2025	REVISION	W.G.C.	W.G.C.
15	09/18/2025	REVISION	W.G.C.	W.G.C.
16	09/18/2025	REVISION	W.G.C.	W.G.C.
17	09/18/2025	REVISION	W.G.C.	W.G.C.
18	09/18/2025	REVISION	W.G.C.	W.G.C.
19	09/18/2025	REVISION	W.G.C.	W.G.C.
20	09/18/2025	REVISION	W.G.C.	W.G.C.
21	09/18/2025	REVISION	W.G.C.	W.G.C.
22	09/18/2025	REVISION	W.G.C.	W.G.C.
23	09/18/2025	REVISION	W.G.C.	W.G.C.
24	09/18/2025	REVISION	W.G.C.	W.G.C.
25	09/18/2025	REVISION	W.G.C.	W.G.C.
26	09/18/2025	REVISION	W.G.C.	W.G.C.
27	09/18/2025	REVISION	W.G.C.	W.G.C.
28	09/18/2025	REVISION	W.G.C.	W.G.C.
29	09/18/2025	REVISION	W.G.C.	W.G.C.
30	09/18/2025	REVISION	W.G.C.	W.G.C.
31	09/18/2025	REVISION	W.G.C.	W.G.C.
32	09/18/2025	REVISION	W.G.C.	W.G.C.
33	09/18/2025	REVISION	W.G.C.	W.G.C.
34	09/18/2025	REVISION	W.G.C.	W.G.C.
35	09/18/2025	REVISION	W.G.C.	W.G.C.
36	09/18/2025	REVISION	W.G.C.	W.G.C.
37	09/18/2025	REVISION	W.G.C.	W.G.C.
38	09/18/2025	REVISION	W.G.C.	W.G.C.
39	09/18/2025	REVISION	W.G.C.	W.G.C.
40	09/18/2025	REVISION	W.G.C.	W.G.C.
41	09/18/2025	REVISION	W.G.C.	W.G.C.
42	09/18/2025	REVISION	W.G.C.	W.G.C.
43	09/18/2025	REVISION	W.G.C.	W.G.C.
44	09/18/2025	REVISION	W.G.C.	W.G.C.
45	09/18/2025	REVISION	W.G.C.	W.G.C.
46	09/18/2025	REVISION	W.G.C.	W.G.C.
47	09/18/2025	REVISION	W.G.C.	W.G.C.
48	09/18/2025	REVISION	W.G.C.	W.G.C.
49	09/18/2025	REVISION	W.G.C.	W.G.C.
50	09/18/2025	REVISION	W.G.C.	W.G.C.
51	09/18/2025	REVISION	W.G.C.	W.G.C.
52	09/18/2025	REVISION	W.G.C.	W.G.C.
53	09/18/2025	REVISION	W.G.C.	W.G.C.
54	09/18/2025	REVISION	W.G.C.	W.G.C.
55	09/18/2025	REVISION	W.G.C.	W.G.C.
56	09/18/2025	REVISION	W.G.C.	W.G.C.
57	09/18/2025	REVISION	W.G.C.	W.G.C.
58	09/18/2025	REVISION	W.G.C.	W.G.C.
59	09/18/2025	REVISION	W.G.C.	W.G.C.
60	09/18/2025	REVISION	W.G.C.	W.G.C.
61	09/18/2025	REVISION	W.G.C.	W.G.C.
62	09/18/2025	REVISION	W.G.C.	W.G.C.
63	09/18/2025	REVISION	W.G.C.	W.G.C.
64	09/18/2025	REVISION	W.G.C.	W.G.C.
65	09/18/2025	REVISION	W.G.C.	W.G.C.
66	09/18/2025	REVISION	W.G.C.	W.G.C.
67	09/18/2025	REVISION	W.G.C.	W.G.C.
68	09/18/2025	REVISION	W.G.C.	W.G.C.
69	09/18/2025	REVISION	W.G.C.	W.G.C.
70	09/18/2025	REVISION	W.G.C.	W.G.C.
71	09/18/2025	REVISION	W.G.C.	W.G.C.
72	09/18/2025	REVISION	W.G.C.	W.G.C.
73	09/18/2025	REVISION	W.G.C.	W.G.C.
74	09/18/2025	REVISION	W.G.C.	W.G.C.
75	09/18/2025	REVISION	W.G.C.	W.G.C.
76	09/18/2025	REVISION	W.G.C.	W.G.C.
77	09/18/2025	REVISION	W.G.C.	W.G.C.
78	09/18/2025	REVISION	W.G.C.	W.G.C.
79	09/18/2025	REVISION	W.G.C.	W.G.C.
80	09/18/2025	REVISION	W.G.C.	W.G.C.
81	09/18/2025	REVISION	W.G.C.	W.G.C.
82	09/18/2025	REVISION	W.G.C.	W.G.C.
83	09/18/2025	REVISION	W.G.C.	W.G.C.
84	09/18/2025	REVISION	W.G.C.	W.G.C.
85	09/18/2025	REVISION	W.G.C.	W.G.C.
86	09/18/2025	REVISION	W.G.C.	W.G.C.
87	09/18/2025	REVISION	W.G.C.	W.G.C.
88	09/18/2025	REVISION	W.G.C.	W.G.C.
89	09/18/2025	REVISION	W.G.C.	W.G.C.
90	09/18/2025	REVISION	W.G.C.	W.G.C.
91	09/18/2025	REVISION	W.G.C.	W.G.C.
92	09/18/2025	REVISION	W.G.C.	W.G.C.
93	09/18/2025	REVISION	W.G.C.	W.G.C.
94	09/18/2025	REVISION	W.G.C.	W.G.C.
95	09/18/2025	REVISION	W.G.C.	W.G.C.
96	09/18/2025	REVISION	W.G.C.	W.G.C.
97	09/18/2025	REVISION	W.G.C.	W.G.C.
98	09/18/2025	REVISION	W.G.C.	W.G.C.
99	09/18/2025	REVISION	W.G.C.	W.G.C.
100	09/18/2025	REVISION	W.G.C.	W.G.C.

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Diprete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

Z:\DEVELOPMENT\PROJECTS\0267-132 OAKS AT EAST SHORE\DRAWINGS\0267-132-PLAN.DWG PLOTTED: 9/18/2025



GRADING PLAN - 2

VILLAGE AT TIOQUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLAS
NORTH MANSTOWN, RHODE ISLAND
401-774-7722

DESIGNER:
ADLER POLLOCK & SHEEHAN
JAELE ROCHA
PROVIDENCE, RHODE ISLAND
401-274-7722

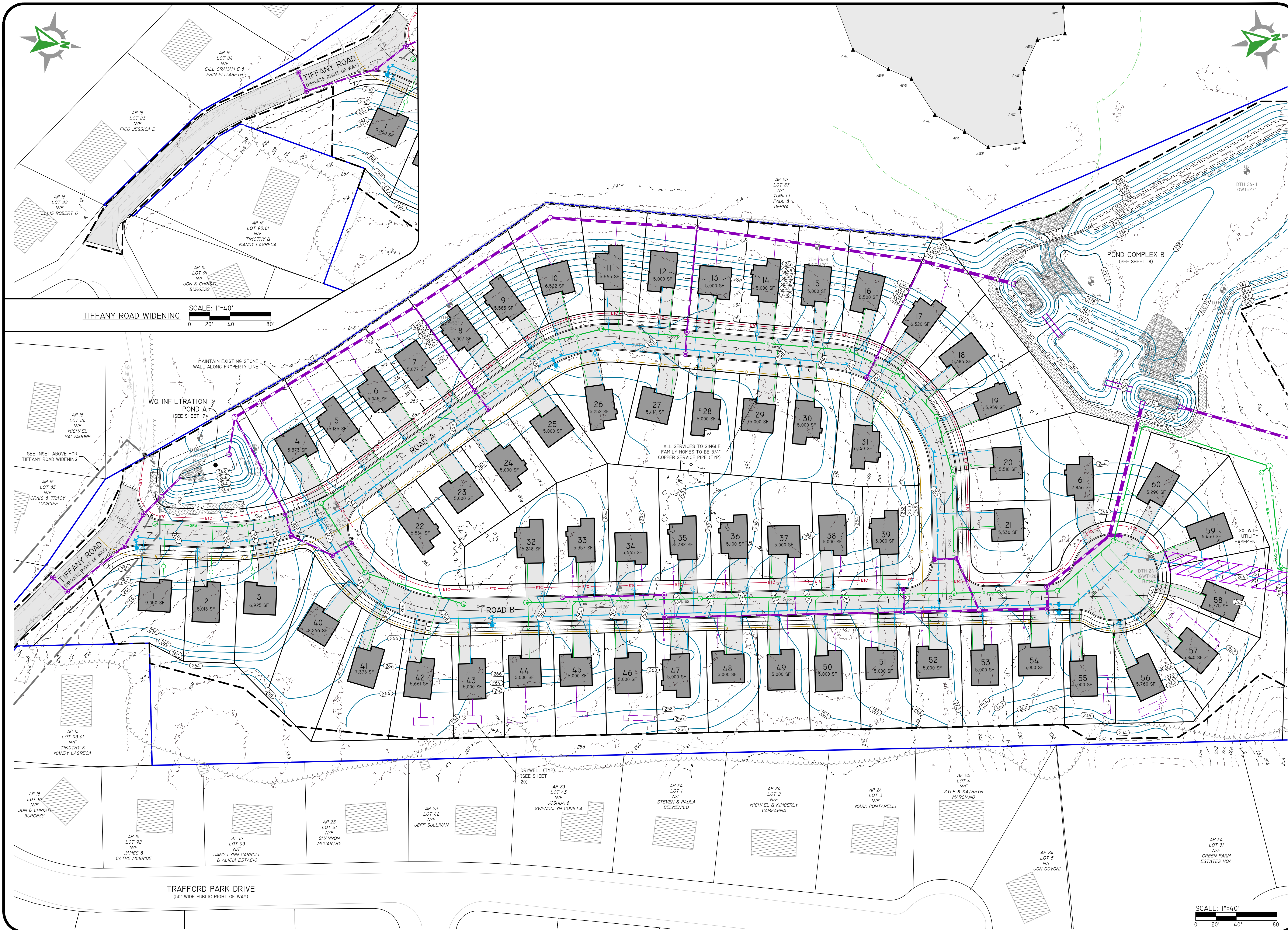
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS IT IS FIRST REVIEWED AND APPROVED BY THE
REGISTERED PROFESSIONAL ENGINEER OF DURETE
ENGINEERING.
DURETE ENGINEERING ONLY WARRANTS PLANS ON A DURETE
PROFESSIONAL ENGINEER OF DURETE ENGINEERING. DURETE
ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY
THESE PLANS OR ANY INFORMATION PROVIDED BY ANY PARTY.
METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA
DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE
ONLY. DURETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR
THEIR LOCATION, DEPTH, OR SIZE. SEE UTILITY MAPS OF THE
SEE UTILITY MAPS OF THE AREA.

NO.	DATE	DESCRIPTION	DESIGN BY: W.B.C.
1	09-18-2024	PRELIMINARY SUBMISSION	W.B.C.
2	09-18-2024	REVISION	W.B.C.
3	09-18-2024	REVISION	W.B.C.
4	09-18-2024	REVISION	W.B.C.
5	09-18-2024	REVISION	W.B.C.
6	09-18-2024	REVISION	W.B.C.
7	09-18-2024	REVISION	W.B.C.
8	09-18-2024	REVISION	W.B.C.
9	09-18-2024	REVISION	W.B.C.
10	09-18-2024	REVISION	W.B.C.
11	09-18-2024	REVISION	W.B.C.
12	09-18-2024	REVISION	W.B.C.
13	09-18-2024	REVISION	W.B.C.
14	09-18-2024	REVISION	W.B.C.
15	09-18-2024	REVISION	W.B.C.
16	09-18-2024	REVISION	W.B.C.
17	09-18-2024	REVISION	W.B.C.
18	09-18-2024	REVISION	W.B.C.
19	09-18-2024	REVISION	W.B.C.
20	09-18-2024	REVISION	W.B.C.
21	09-18-2024	REVISION	W.B.C.
22	09-18-2024	REVISION	W.B.C.
23	09-18-2024	REVISION	W.B.C.
24	09-18-2024	REVISION	W.B.C.
25	09-18-2024	REVISION	W.B.C.
26	09-18-2024	REVISION	W.B.C.
27	09-18-2024	REVISION	W.B.C.
28	09-18-2024	REVISION	W.B.C.
29	09-18-2024	REVISION	W.B.C.
30	09-18-2024	REVISION	W.B.C.
31	09-18-2024	REVISION	W.B.C.
32	09-18-2024	REVISION	W.B.C.
33	09-18-2024	REVISION	W.B.C.
34	09-18-2024	REVISION	W.B.C.
35	09-18-2024	REVISION	W.B.C.
36	09-18-2024	REVISION	W.B.C.
37	09-18-2024	REVISION	W.B.C.
38	09-18-2024	REVISION	W.B.C.
39	09-18-2024	REVISION	W.B.C.
40	09-18-2024	REVISION	W.B.C.
41	09-18-2024	REVISION	W.B.C.
42	09-18-2024	REVISION	W.B.C.
43	09-18-2024	REVISION	W.B.C.
44	09-18-2024	REVISION	W.B.C.
45	09-18-2024	REVISION	W.B.C.
46	09-18-2024	REVISION	W.B.C.
47	09-18-2024	REVISION	W.B.C.
48	09-18-2024	REVISION	W.B.C.
49	09-18-2024	REVISION	W.B.C.
50	09-18-2024	REVISION	W.B.C.
51	09-18-2024	REVISION	W.B.C.
52	09-18-2024	REVISION	W.B.C.
53	09-18-2024	REVISION	W.B.C.
54	09-18-2024	REVISION	W.B.C.
55	09-18-2024	REVISION	W.B.C.
56	09-18-2024	REVISION	W.B.C.
57	09-18-2024	REVISION	W.B.C.
58	09-18-2024	REVISION	W.B.C.
59	09-18-2024	REVISION	W.B.C.
60	09-18-2024	REVISION	W.B.C.
61	09-18-2024	REVISION	W.B.C.
62	09-18-2024	REVISION	W.B.C.
63	09-18-2024	REVISION	W.B.C.
64	09-18-2024	REVISION	W.B.C.
65	09-18-2024	REVISION	W.B.C.
66	09-18-2024	REVISION	W.B.C.
67	09-18-2024	REVISION	W.B.C.
68	09-18-2024	REVISION	W.B.C.
69	09-18-2024	REVISION	W.B.C.
70	09-18-2024	REVISION	W.B.C.
71	09-18-2024	REVISION	W.B.C.
72	09-18-2024	REVISION	W.B.C.
73	09-18-2024	REVISION	W.B.C.
74	09-18-2024	REVISION	W.B.C.
75	09-18-2024	REVISION	W.B.C.
76	09-18-2024	REVISION	W.B.C.
77	09-18-2024	REVISION	W.B.C.
78	09-18-2024	REVISION	W.B.C.
79	09-18-2024	REVISION	W.B.C.
80	09-18-2024	REVISION	W.B.C.
81	09-18-2024	REVISION	W.B.C.
82	09-18-2024	REVISION	W.B.C.
83	09-18-2024	REVISION	W.B.C.
84	09-18-2024	REVISION	W.B.C.
85	09-18-2024	REVISION	W.B.C.
86	09-18-2024	REVISION	W.B.C.
87	09-18-2024	REVISION	W.B.C.
88	09-18-2024	REVISION	W.B.C.
89	09-18-2024	REVISION	W.B.C.
90	09-18-2024	REVISION	W.B.C.
91	09-18-2024	REVISION	W.B.C.
92	09-18-2024	REVISION	W.B.C.
93	09-18-2024	REVISION	W.B.C.
94	09-18-2024	REVISION	W.B.C.
95	09-18-2024	REVISION	W.B.C.
96	09-18-2024	REVISION	W.B.C.
97	09-18-2024	REVISION	W.B.C.
98	09-18-2024	REVISION	W.B.C.
99	09-18-2024	REVISION	W.B.C.
100	09-18-2024	REVISION	W.B.C.
101	09-18-2024	REVISION	W.B.C.
102	09-18-2024	REVISION	W.B.C.
103	09-18-2024	REVISION	W.B.C.
104	09-18-2024	REVISION	W.B.C.
105	09-18-2024	REVISION	W.B.C.
106	09-18-2024	REVISION	W.B.C.
107	09-18-2024	REVISION	W.B.C.
108	09-18-2024	REVISION	W.B.C.
109	09-18-2024	REVISION	W.B.C.
110	09-18-2024	REVISION	W.B.C.
111	09-18-2024	REVISION	W.B.C.
112	09-18-2024	REVISION	W.B.C.
113	09-18-2024	REVISION	W.B.C.
114	09-18-2024	REVISION	W.B.C.
115	09-18-2024	REVISION	W.B.C.
116	09-18-2024	REVISION	W.B.C.
117	09-18-2024	REVISION	W.B.C.
118	09-18-2024	REVISION	W.B.C.

BRENNIA GUAY
No. 13738
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

Z:\DEVELOPMENT\PROJECTS\0267-132 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-132-PLAN DWG PLOTTED: 9/8/2025



DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES. ANY CHANGES TO THE PLAN SET MUST BE APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PARTY. THE CLIENTS USE OF THE PLANS IS AT THEIR OWN RISK. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACTIONS OF ANY OTHER PARTY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACTIONS OF ANY OTHER PARTY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACTIONS OF ANY OTHER PARTY.

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	09/15/2025	PRELIMINARY SUBMISSION	W.B.C.			
2	09/15/2025	REVISION	W.B.C.			
3	09/15/2025	REVISION	W.B.C.			
4	09/15/2025	REVISION	W.B.C.			
5	09/15/2025	REVISION	W.B.C.			
6	09/15/2025	REVISION	W.B.C.			
7	09/15/2025	REVISION	W.B.C.			
8	09/15/2025	REVISION	W.B.C.			
9	09/15/2025	REVISION	W.B.C.			
10	09/15/2025	REVISION	W.B.C.			
11	09/15/2025	REVISION	W.B.C.			
12	09/15/2025	REVISION	W.B.C.			
13	09/15/2025	REVISION	W.B.C.			
14	09/15/2025	REVISION	W.B.C.			
15	09/15/2025	REVISION	W.B.C.			
16	09/15/2025	REVISION	W.B.C.			
17	09/15/2025	REVISION	W.B.C.			
18	09/15/2025	REVISION	W.B.C.			
19	09/15/2025	REVISION	W.B.C.			
20	09/15/2025	REVISION	W.B.C.			
21	09/15/2025	REVISION	W.B.C.			
22	09/15/2025	REVISION	W.B.C.			
23	09/15/2025	REVISION	W.B.C.			
24	09/15/2025	REVISION	W.B.C.			
25	09/15/2025	REVISION	W.B.C.			
26	09/15/2025	REVISION	W.B.C.			
27	09/15/2025	REVISION	W.B.C.			
28	09/15/2025	REVISION	W.B.C.			
29	09/15/2025	REVISION	W.B.C.			
30	09/15/2025	REVISION	W.B.C.			
31	09/15/2025	REVISION	W.B.C.			
32	09/15/2025	REVISION	W.B.C.			
33	09/15/2025	REVISION	W.B.C.			
34	09/15/2025	REVISION	W.B.C.			
35	09/15/2025	REVISION	W.B.C.			
36	09/15/2025	REVISION	W.B.C.			
37	09/15/2025	REVISION	W.B.C.			
38	09/15/2025	REVISION	W.B.C.			
39	09/15/2025	REVISION	W.B.C.			
40	09/15/2025	REVISION	W.B.C.			
41	09/15/2025	REVISION	W.B.C.			
42	09/15/2025	REVISION	W.B.C.			
43	09/15/2025	REVISION	W.B.C.			
44	09/15/2025	REVISION	W.B.C.			
45	09/15/2025	REVISION	W.B.C.			
46	09/15/2025	REVISION	W.B.C.			
47	09/15/2025	REVISION	W.B.C.			
48	09/15/2025	REVISION	W.B.C.			
49	09/15/2025	REVISION	W.B.C.			
50	09/15/2025	REVISION	W.B.C.			
51	09/15/2025	REVISION	W.B.C.			
52	09/15/2025	REVISION	W.B.C.			
53	09/15/2025	REVISION	W.B.C.			
54	09/15/2025	REVISION	W.B.C.			
55	09/15/2025	REVISION	W.B.C.			
56	09/15/2025	REVISION	W.B.C.			
57	09/15/2025	REVISION	W.B.C.			
58	09/15/2025	REVISION	W.B.C.			
59	09/15/2025	REVISION	W.B.C.			
60	09/15/2025	REVISION	W.B.C.			
61	09/15/2025	REVISION	W.B.C.			

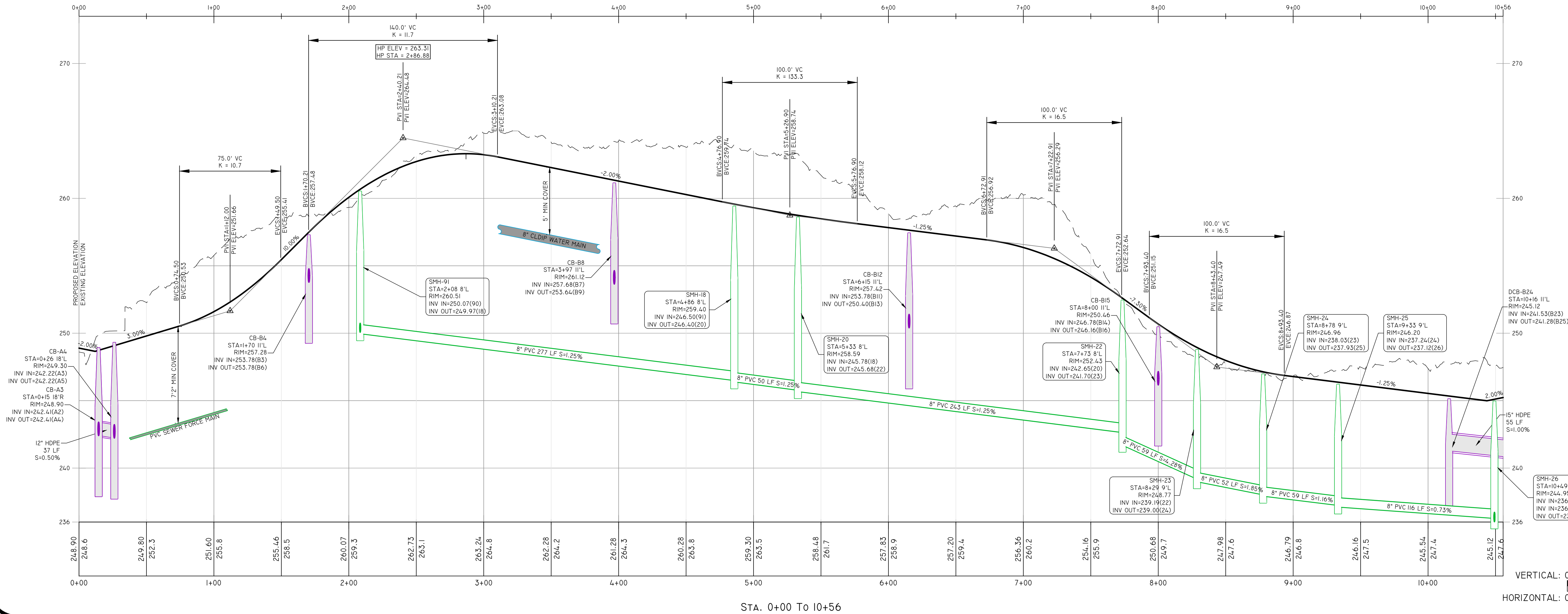
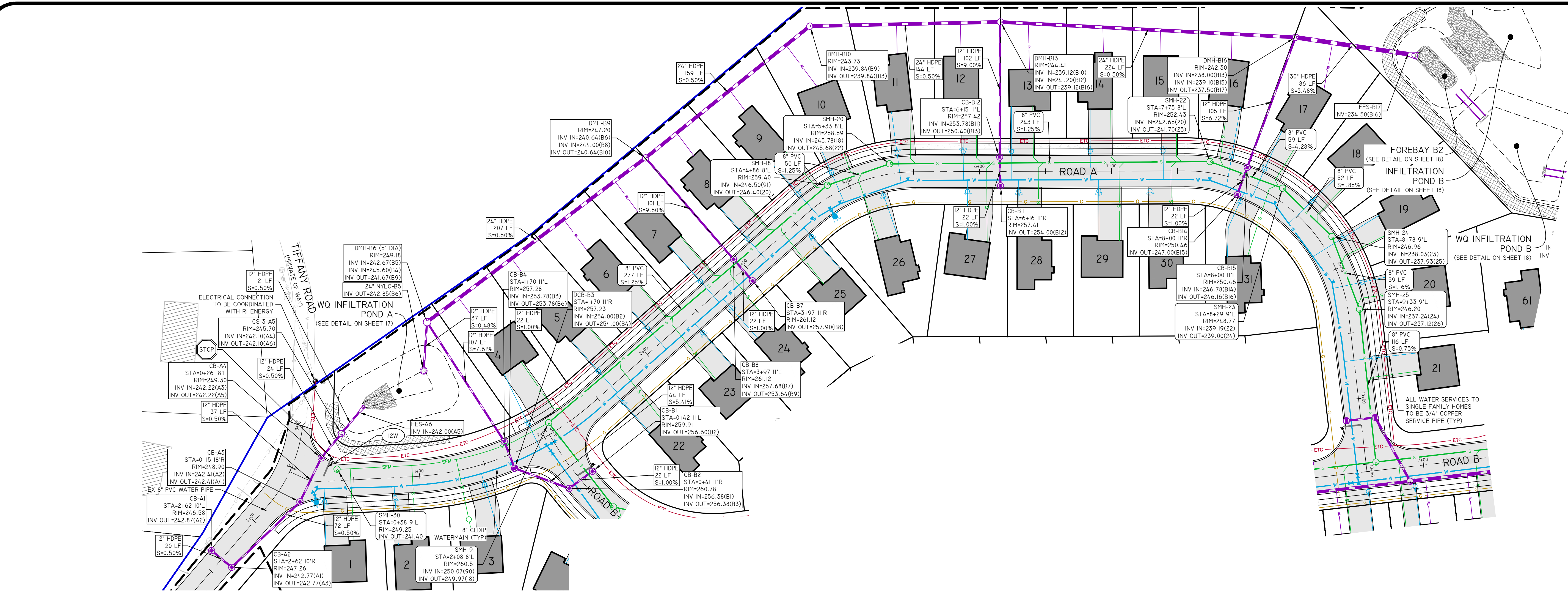
DRAWN BY: W.B.C.

GRADING PLAN - 3

VILLAGE AT TIOQUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
CONVENTRY, RHODE ISLAND

DESIGNED BY: ADLER POLLOCK & SHEEHAN
CHECKED BY: ADLER POLLOCK & SHEEHAN
DATE: 09/15/2025
PROJECT: VILLAGE AT TIOQUE
SHEET: 3 OF 24

Z:\DESHAIN\PROJECTS\0267-132 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-132-PP-PWP.DWG PLOTTED: 9/8/2025



DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-1000

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. SEE "UTILITY NOTE" ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY: W.G.C.
2	09-16-2024	PRELIMINARY SUBMISSION	W.G.C.
3	04-22-2025	PERMIT LINE PLAN SET	W.G.C.
4	04-22-2025	ROBERT DEBILLO	W.G.C.

DRAWN BY: W.G.C.

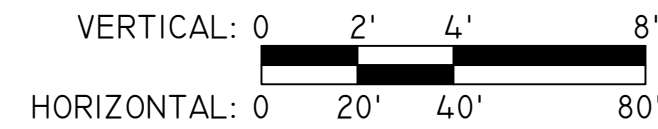
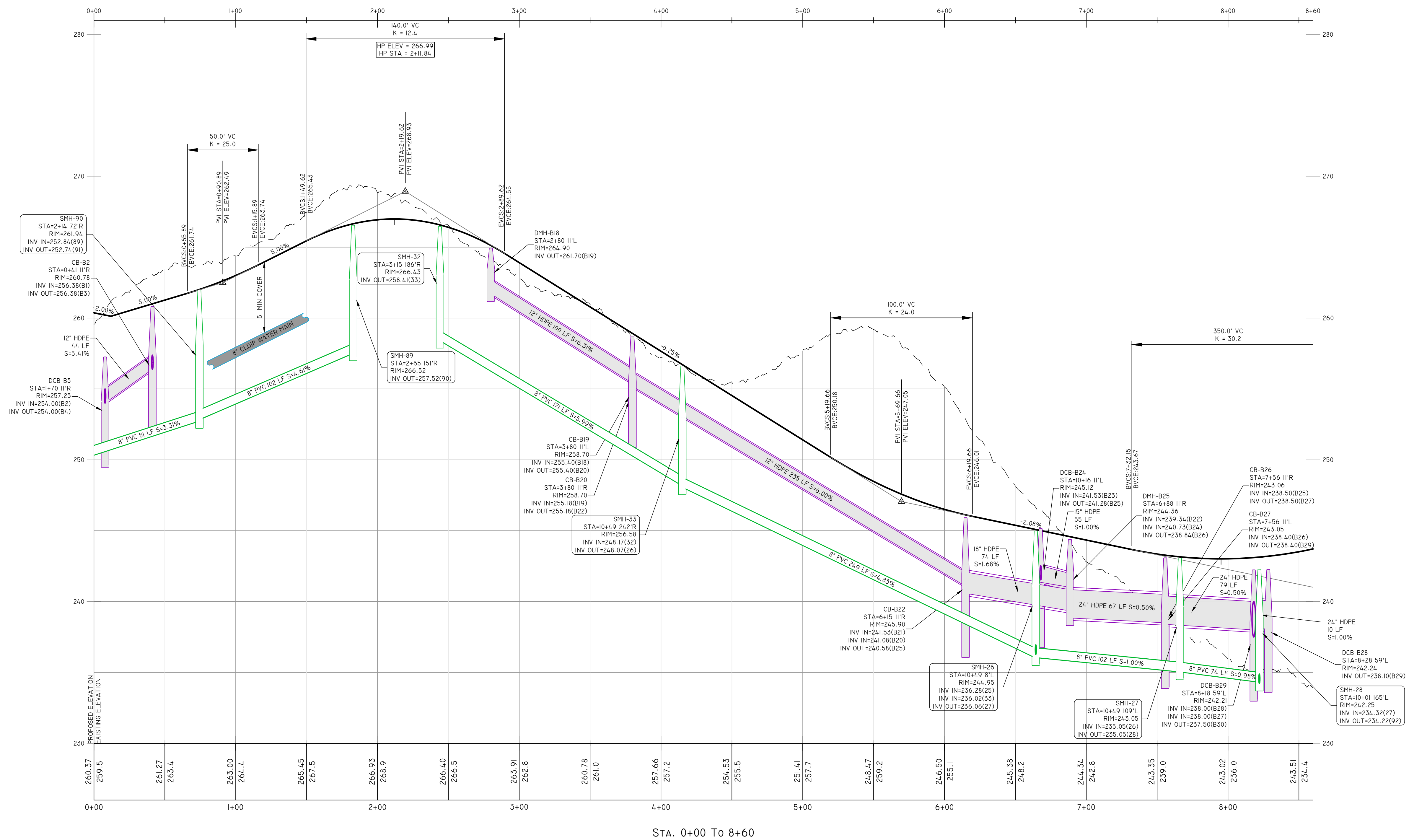
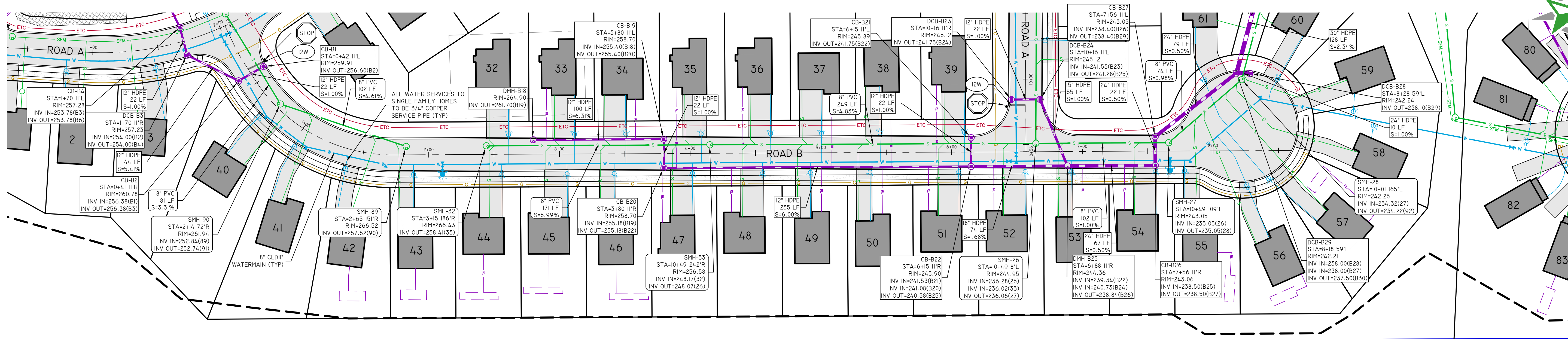
ROAD A PLAN AND PROFILE
VILLAGE AT TIOQUE
ASSESSOR'S MAP 32, LOTS 149, 150, 151, & 153
COUNTRY, RHODE ISLAND

DESIGN TEAM:
ADLER POLLOCK & SHEEHAN
JAELE ROCHA
ROBERT DEBILLO
NORTH ANGSTOWN, RHODE ISLAND 02882
401-747-7722

DESIGN NO. 0267-132, COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 12 OF 24

Z:\DESHAIN\PROJECTS\0267-132-PL-PWP-DWG PLOTTED: 9/8/2025



ROAD B PLAN AND PROFILE

VILLAGE AT TIPOQUE

ASSESSOR'S MAP 32, LOTS 149, 150, 151, & 153

CONVENTRY, RHODE ISLAND

DESIGNER: ADLER POLLOCK & SHEEHAN

PROJECT NO: 2024-001

DATE: 09/08/2025

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES. ANY CHANGES TO THIS PLAN SET MUST BE APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH, OR TYPE OF ANY UTILITIES NOT SHOWN ON THIS PLAN.

SEE UTILITY MAP ON SHEET 3.

BRENNIA GUAY

No. 13738

REGISTERED PROFESSIONAL ENGINEER CIVIL

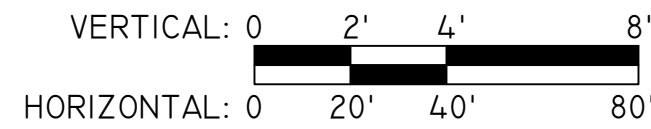
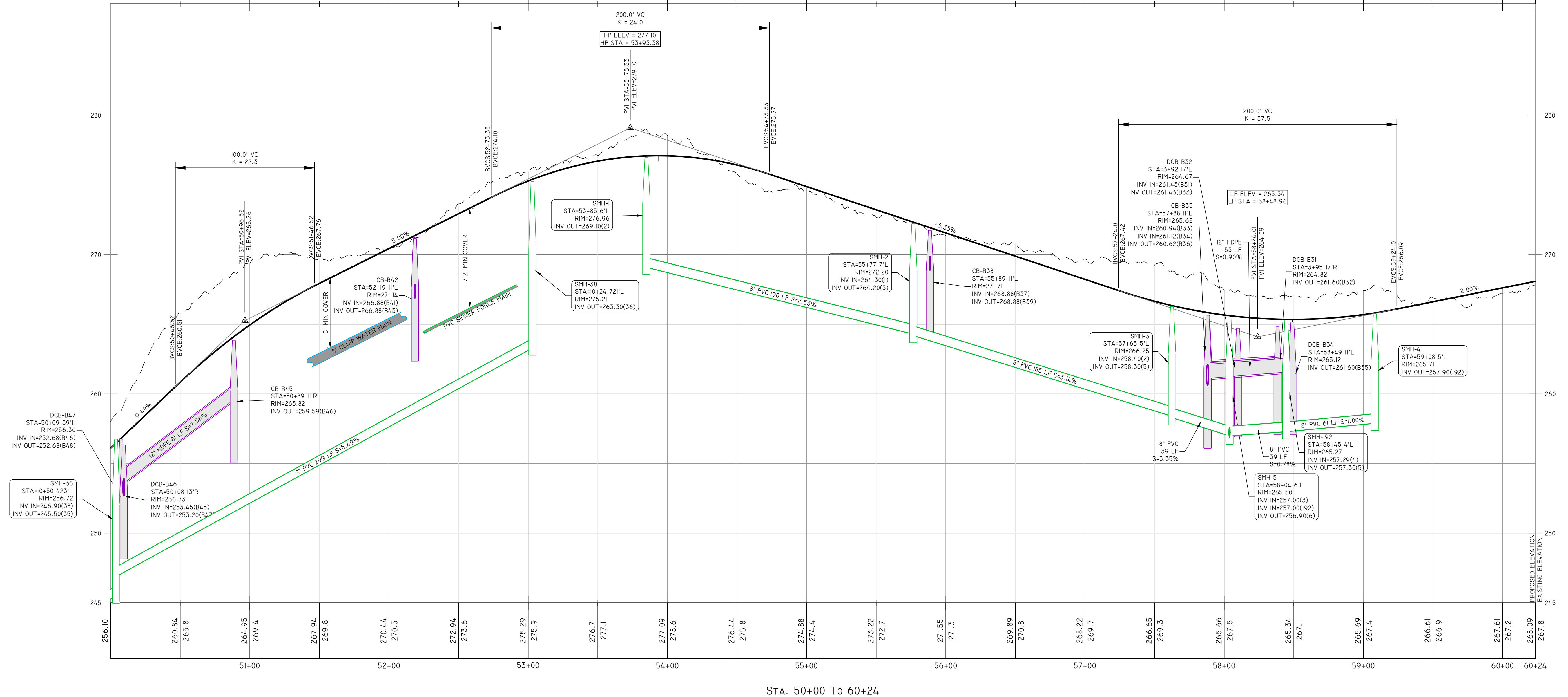
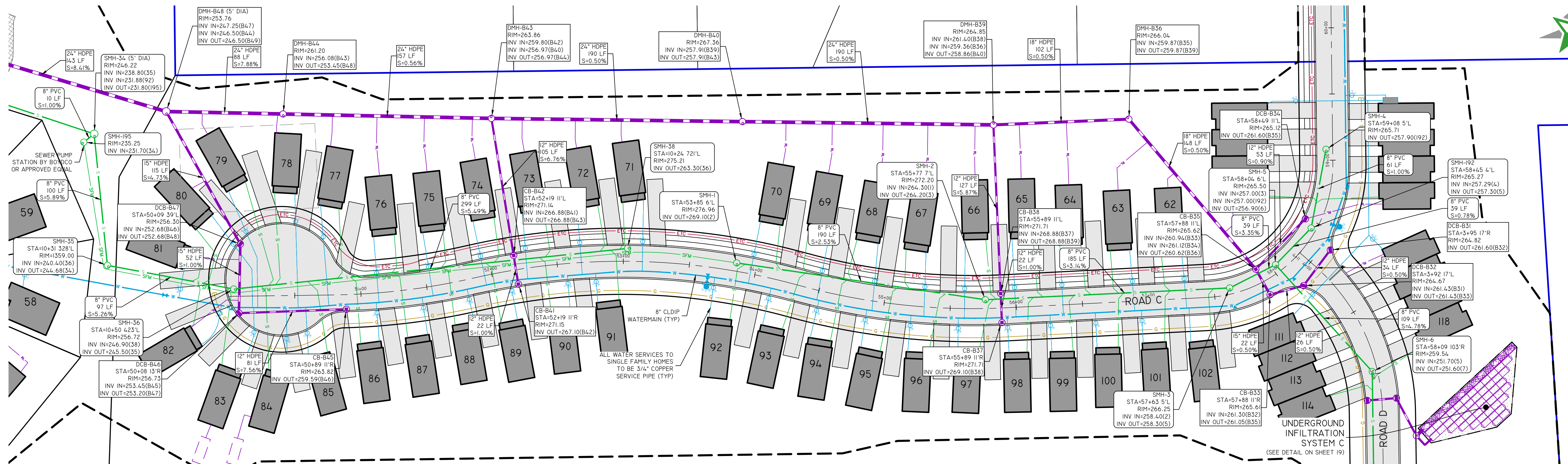
Diprete Engineering

Engineers - Planners - Surveyors

www.diprete-eng.com

Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

Z:\DESHAIN\PROJECTS\0267-432_OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-432-PP-PWP.DWG PLOTTED: 9/8/2025



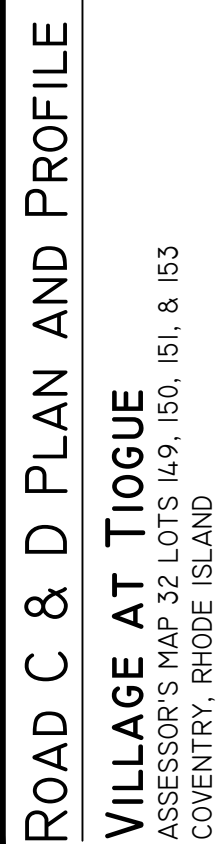
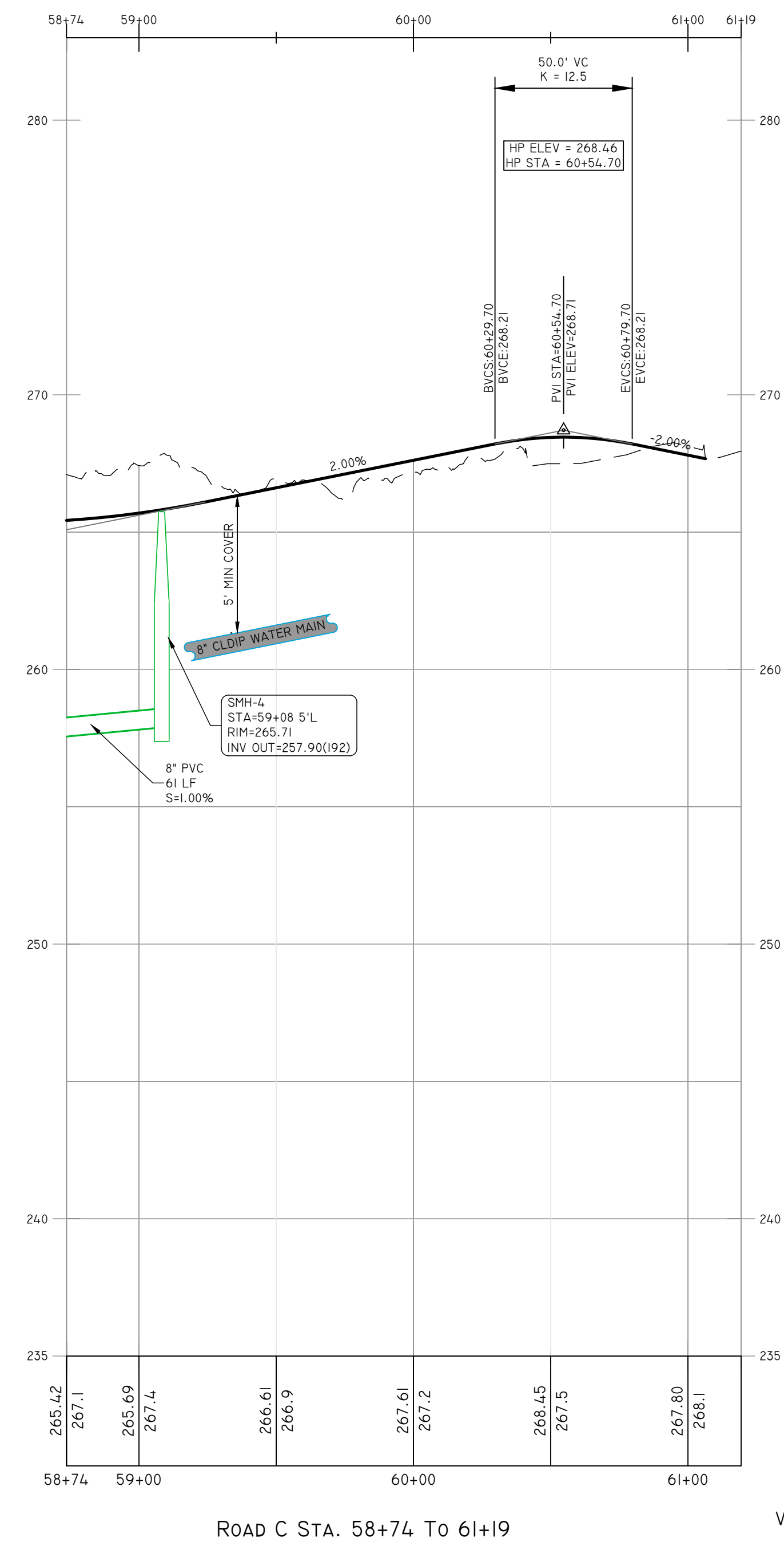
ROAD C PLAN AND PROFILE
VILLAGE AT TIQOUE
ASSESSOR'S MAP 32, LOTS 149, 150, 151, & 153
CONVENTRY, RHODE ISLAND

DESIGNER: ADLER POLLOCK & SHEEHAN
PROJECT: 232 REALTY ASSOCIATES
CLIENT: 232 REALTY ASSOCIATES
DATE: 04/22/2024
DRAWN BY: W.B.C.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PARTIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY A DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PARTIES.
SEE UTILITY NOTE ON SHEET 3.

BRENNIA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-4000



te Engineering
Engineers • Planners • Surveyors
www.diprete-eng.com

Two Stafford Court Cranston, RI 02909 • Tel 401-943-1000

BRENNA GUAY

137384

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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

METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND USHA
ONEORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND

SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
09-05-2025	PRELIMINARY SUBMISSION	W.G.C.	
04-22-2025	PERMITTING PLAN SET	W.G.C.	
12-10-2024	RIDEM SUBMISSION	W.G.C.	

DESIGN BY: B.C.G.

DRAWN BY: W.G.C.

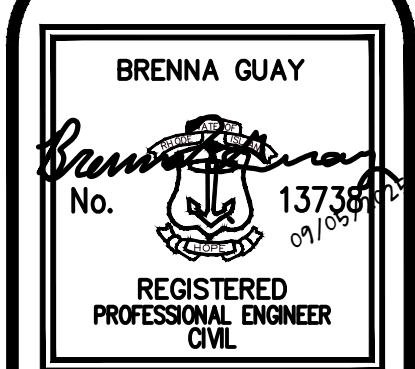


ENGINEERING ASSOCIATES, INC.

DE JOB NO: 0267-132 COPYRIGHT 2025 BY DIPRE

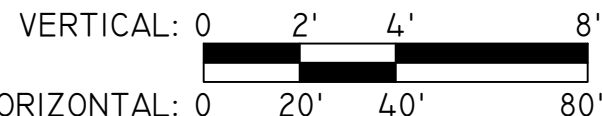
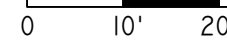
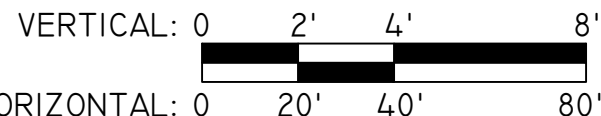
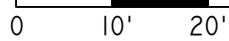
(

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE\AUTOCAD DRAWINGS\0267-132-PLPP.DWG PLOTTED: 9/8/2025



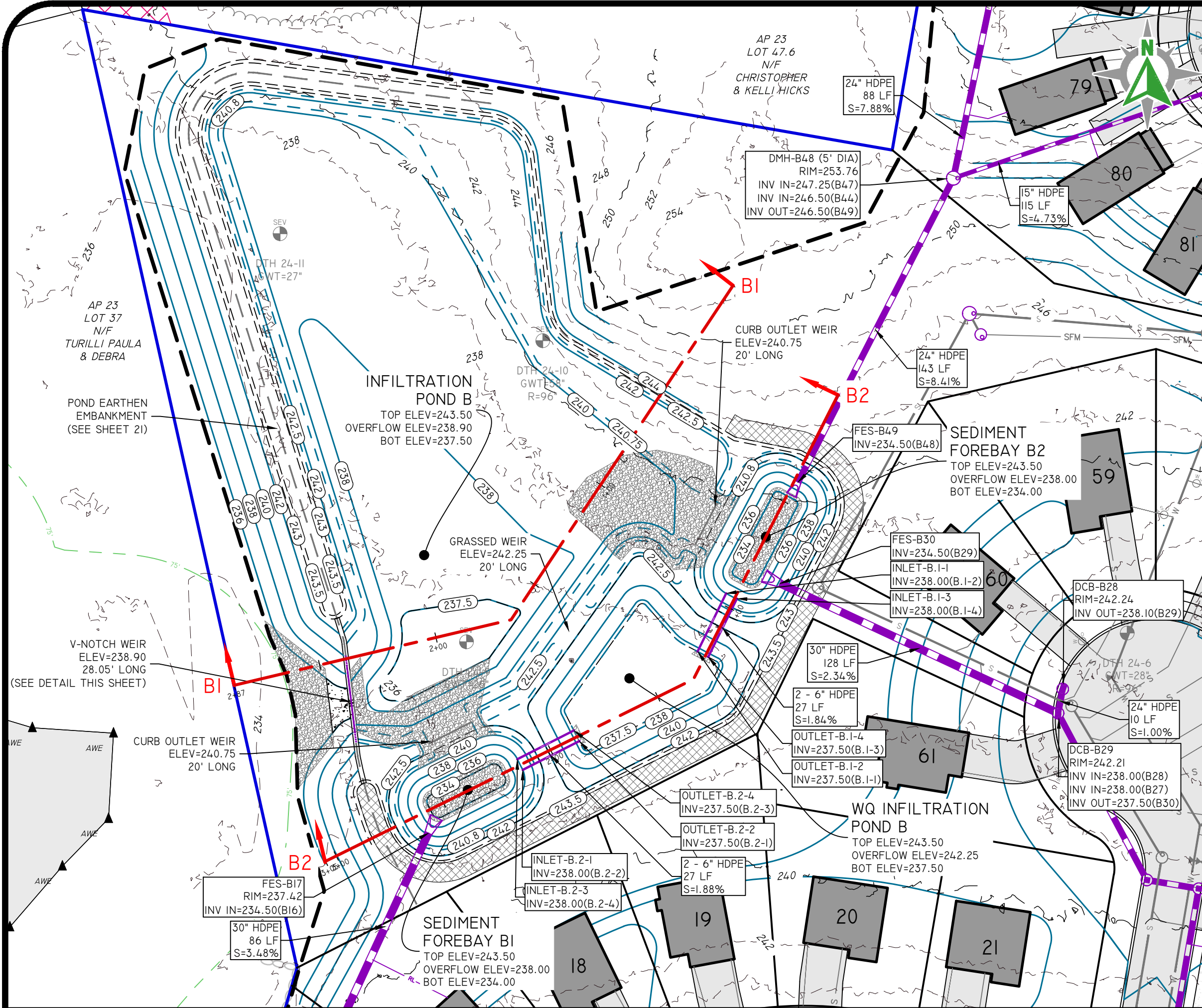
09-05-2024	PRELIMINARY SUBMISSION	W.G.C.
04-22-2024	PERMITTING PLAN SET	W.G.C.
12-10-2024	RIDEM SUBMISSION	W.G.C.
	DATE	BY:
	DESCRIPTION	
DRAWN BY: W.G.C.		DESIGN BY: B.C.G.

SHEET 16 OF 24

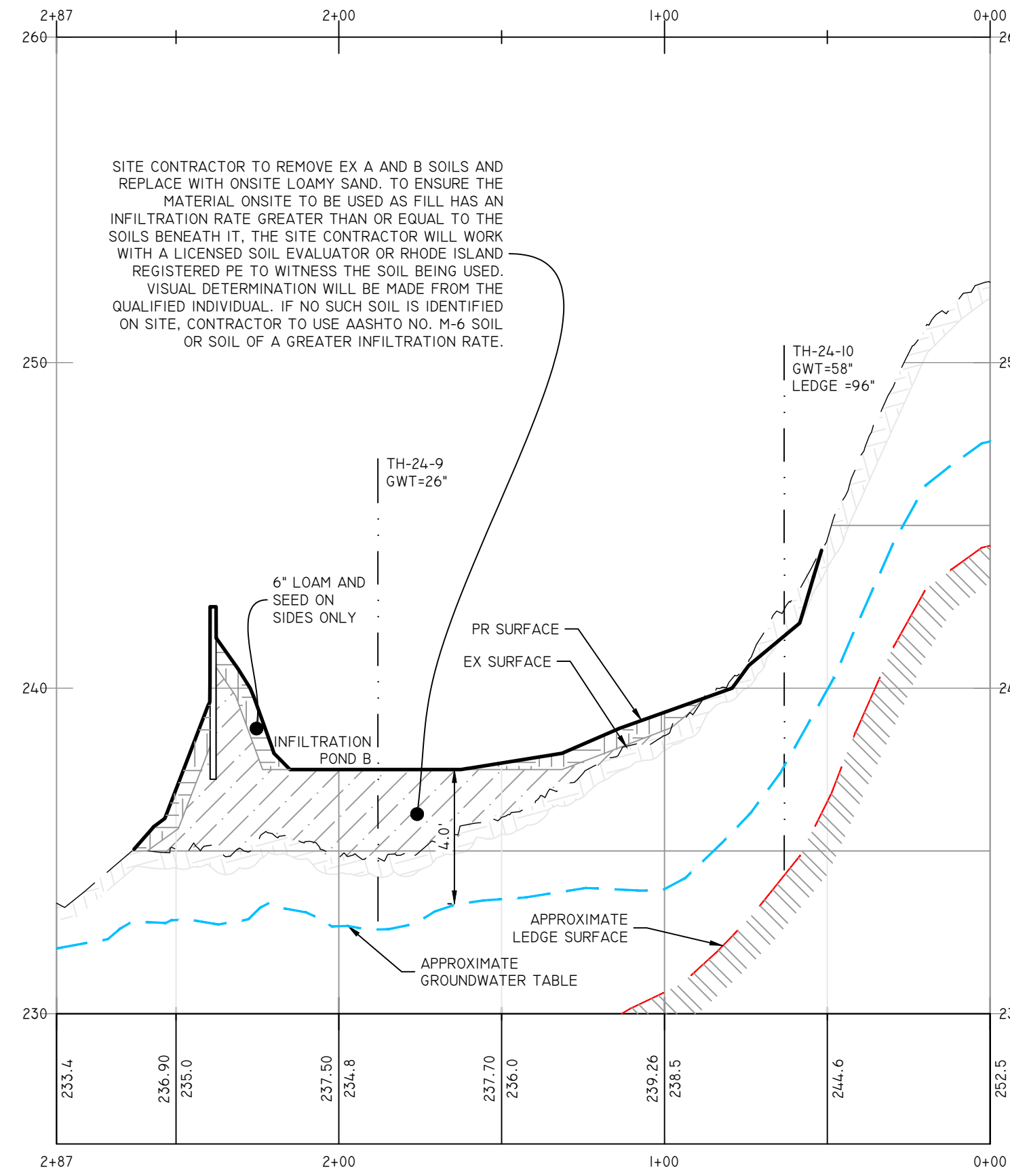
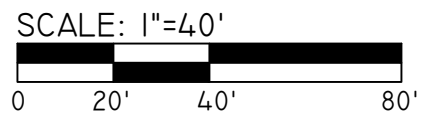


NOT TO SCALE

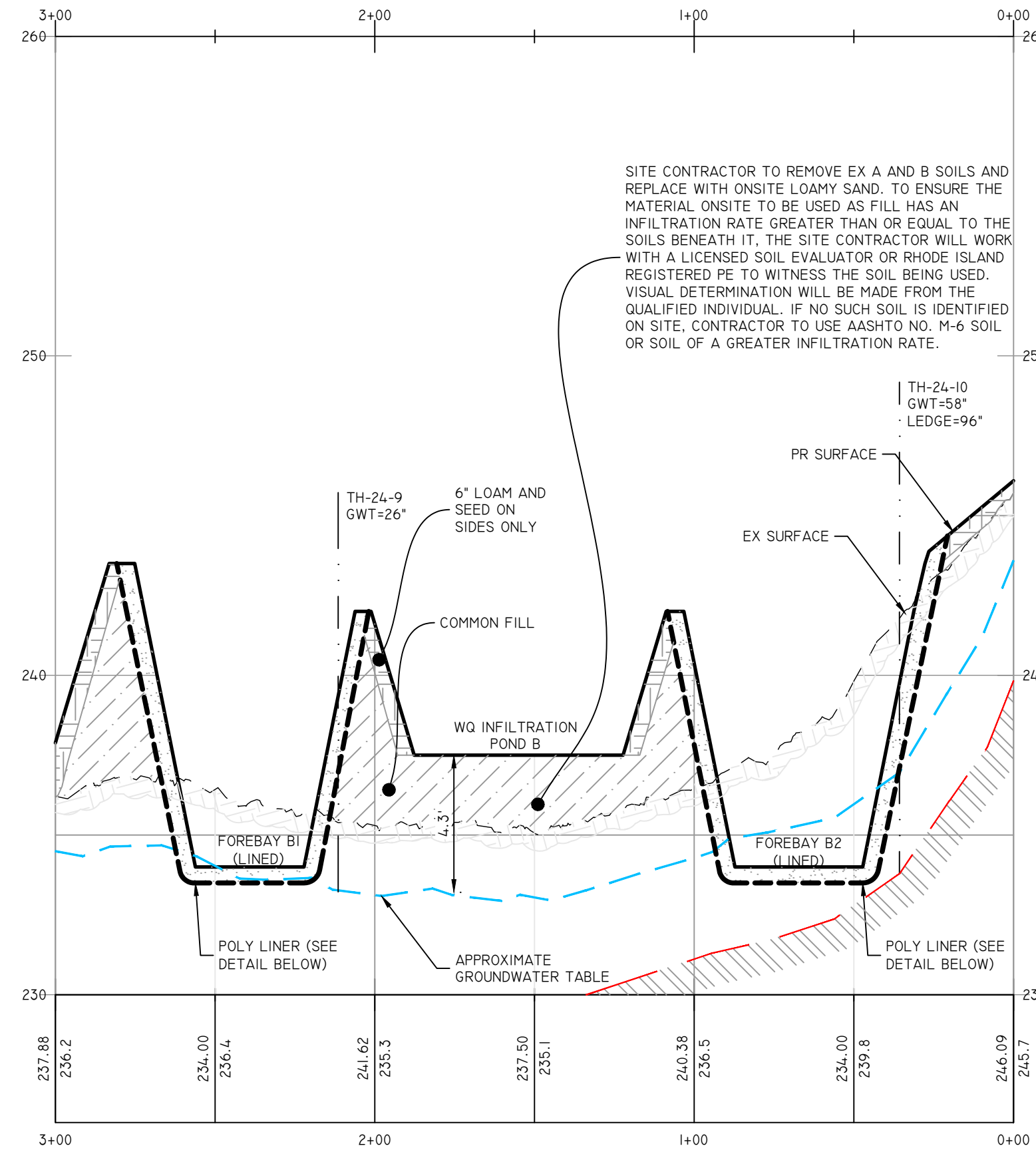
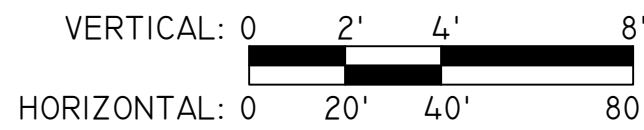




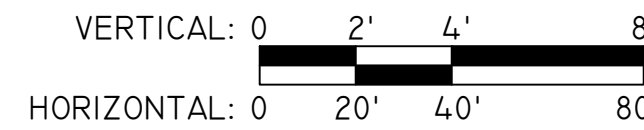
POND B COMPLEX



CROSS SECTION BI-BI



CROSS SECTION B2-B2



DESCRIPTION	WG-IP-B
TOP OF POND ELEVATION	243.50
100 YEAR STORM ELEVATION	242.40
10 YEAR STORM ELEVATION	241.11
1 YEAR STORM ELEVATION	240.80
WQ STORM ELEVATION	238.63
BOTTOM OF POND ELEVATION	237.50
SEASONAL HIGH GWT ELEVATION	232.83
SOIL EVALUATION	TH-24-9

POND CONSTRUCTION NOTES:

- CONTRACTOR MUST REMOVE TOP AND SUBSOILS/ EXCAVATE DOWN TO THE C HORIZON AND BACKFILL WITH SUITABLE MATERIAL THAT HAS EQUAL OR GREATER INFILTRATION PARAMETERS THAN THE EXISTING C SOIL HORIZONS BENEATH. ONSITE MATERIALS MAY BE USED AT THE DIRECTION OF THE SITE ENGINEER OR GEOTECHNICAL ENGINEER. B HORIZON OR PART THEREOF MAY BE LEFT IN PLACE ONLY IF ASSESSED AND DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- FILL OPERATIONS MUST BE MONITORED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE PRIOR TO FILLING.

NOTE: LIMITS OF INFILTRATION POND TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)

POND EXCAVATION MUST BE MONITORED BY SITE ENGINEER AND/ OR GEOTECHNICAL ENGINEER AT TIME OF INITIAL EXCAVATION TO BOTTOM OF POND, AND AS REQUIRED BY DESIGN ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE FOR INSPECTION.

*POLY LINER JOINTS MUST BE WATERTIGHT AND SEALED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
**SOIL LINER SHALL BE 1" MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/ DAY (1*10⁻⁵ CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. LINERS MUST EXTEND UP SIDES TO EXISTING GRADE AT A MINIMUM.

BOTTOM & SIDE SLOPES OF POND TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX (MOIST SITES) BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)

TOP OF POND (8' MINIMUM WIDTH) ELEV. (SEE PLANS)
SIDE SLOPES (SEE PLANS)
SIDE SLOPES AND TOP OF EMBANKMENTS TO BE 6" OF LOAM OVER NATIVE SOIL OR CLEAN COMPACTED FILL. BASIN FLOOR IS NOT TO BE LOAMED. SEE NOTES
SEE POND CONSTRUCTION NOTES

TOP OF POND (5' MINIMUM WIDTH) ELEV. (SEE PLANS)
WQ POND INLET ELEV. (SEE PLANS)
NO LOAM ON FLOOR, JUST SEED
BOTTOM OF POND ELEV. (SEE PLANS)
30 MIL ULTRAVIOLET RESISTANT POLY LINER**
GEOTEXTILE FOR PUNCTURE PROTECTION. IMPERVIOUS SOIL LINER** MAY BE USED IN LIEU OF POLY LINER (SEE NOTE)

TOP OF POND (5' MINIMUM WIDTH) ELEV. (SEE PLANS)
INFILTRATION POND INLET ELEV. (SEE PLANS)
SIDE SLOPES (SEE PLANS)
FOREBAY INLET
IF EXISTING SOILS CONTAIN SANDY OR GRAVELLY MATERIAL, REMOVE 6" (MIN) AND REPLACE WITH SANDY LOAM TO FOREBAY SIDES AND BOTTOM
CLEAN COMPACTED FILL. BASIN FLOOR IS NOT TO BE LOAMED. SEE NOTES
NOT TO SCALE

POND B COMPLEX BMP SYSTEM

NOT TO SCALE

- NOTES:**
- LIMITS OF INFILTRATION POND MUST BE STAKED OUT AND MUST NOT BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN POND LIMITS).
 - INFILTRATION PONDS MUST NOT BE USED FOR STOCKPILING, VEHICLE PARKING OR ANY OTHER ANCILLARY STORING OF OBJECTS OR MATERIALS, TEMPORARY OR PERMANENT, AT ANY TIME.
 - INFILTRATION PONDS MUST BE ADEQUATELY PROTECTED FROM SEDIMENT LADEN RUNOFF DURING CONSTRUCTION.
 - FOLLOWING CONSTRUCTION AND STABILIZATION OF ALL UPSTREAM AREAS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SEDIMENT FROM INFILTRATION PONDS. IF SEDIMENT REMOVAL IS REQUIRED THE CONTRACTOR MUST ALSO ROTOTILL THE ENTIRE POND BOTTOM TO A MINIMUM DEPTH OF 24" AND RE-ESTABLISH TO FINAL DESIGN GRADES AND COVER TYPES.
 - SOILS MUST BE TRACKED INTO PLACE. NO COMPACTION EQUIPMENT ALLOWED.

BOTTOM AND SIDE SLOPES OF POND TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX (MOIST SITES) BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)

100 YEAR STORM ELEV.
10 YEAR STORM ELEV.
1 YEAR STORM ELEV.
BOTTOM OF POND ELEV. (SEE PLANS)

POND EARTHEN EMBANKMENT (SEE DETAIL)

EMERGENCY/ OVERFLOW WEIR ELEV. (SEE PLANS)
SIDE SLOPES (SEE PLANS)

EMERGENCY DRAINDOWN VALVE (DEFAULT: CLOSED POSITION)
RIPRAP PAD SEE PLANS FOR CLASS

6" SOLID HOPE PIPE
CLEANOUT

EMERGENCY DRAINDOWN PIPE EXTENDED 15' INTO POND, 6" SOKED, PERFORATED HOPE PIPE IN GRAVEL BORROW 6" MIN SURROUNDS.
ANTI-FLOTATION MEASURE**

POND CONSTRUCTION NOTES:

- CONTRACTOR MUST REMOVE TOP AND SUBSOILS/ EXCAVATE DOWN TO THE C HORIZON AND BACKFILL WITH SUITABLE MATERIAL THAT HAS EQUAL OR GREATER INFILTRATION PARAMETERS THAN THE EXISTING C SOIL HORIZONS BENEATH. ONSITE MATERIALS MAY BE USED AT THE DIRECTION OF THE SITE ENGINEER OR GEOTECHNICAL ENGINEER. B HORIZON OR PART THEREOF MAY BE LEFT IN PLACE ONLY IF ASSESSED AND DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- FILL OPERATIONS MUST BE MONITORED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE PRIOR TO FILLING.

**ANTI-FLOTATION TO BE CONCRETE WITH MINIMUM DIMENSIONS OF 15"Wx13"Hx5"L (APPROXIMATELY 6X80LB BAGS OF CONCRETE)

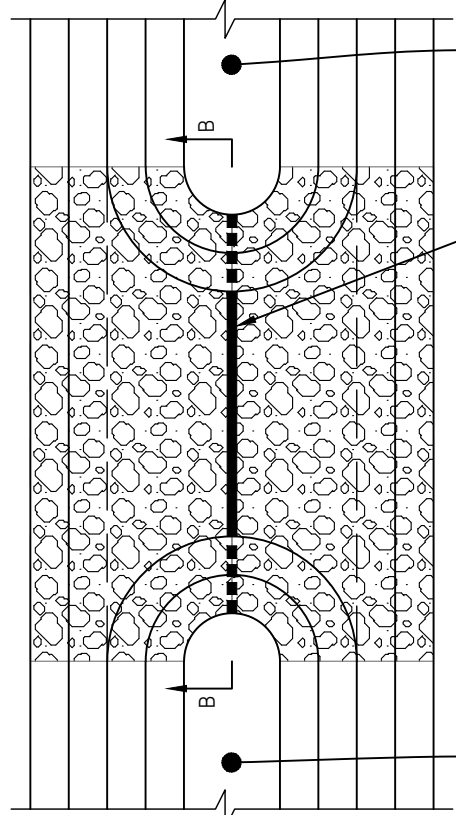
DESCRIPTION	IP-B
TOP OF POND ELEVATION	243.50
100 YEAR STORM ELEVATION	242.45
10 YEAR STORM ELEVATION	240.51
1 YEAR STORM ELEVATION	238.90
BOTTOM OF POND ELEVATION	237.50
SEASONAL HIGH GWT ELEVATION	232.83
SOIL EVALUATION	TH-24-9

BOTTOM OF POND EXCAVATION MUST BE MONITORED BY SITE ENGINEER OR GEOTECHNICAL ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE FOR INSPECTION.

WEIR LENGTH: (SEE PLANS)
TOP OF POND ELEV. (SEE PLANS)
WEIR INVERT (SEE PLANS)
CLASS R-3 RIPRAP TO EXTEND UP SIDE WALLS OF WEIR
NON WOVEN GEOTEXTILE (100Z MIN)

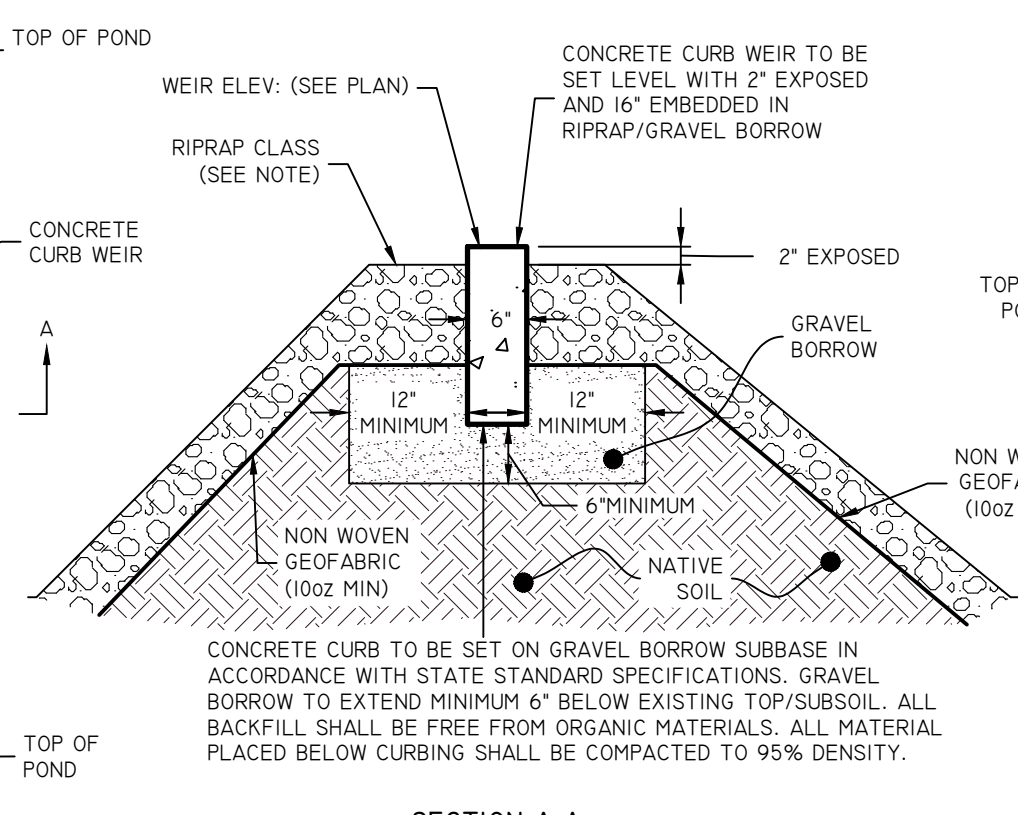
OVERFLOW WEIR

NOT TO SCALE



PLAN VIEW

NOT TO SCALE

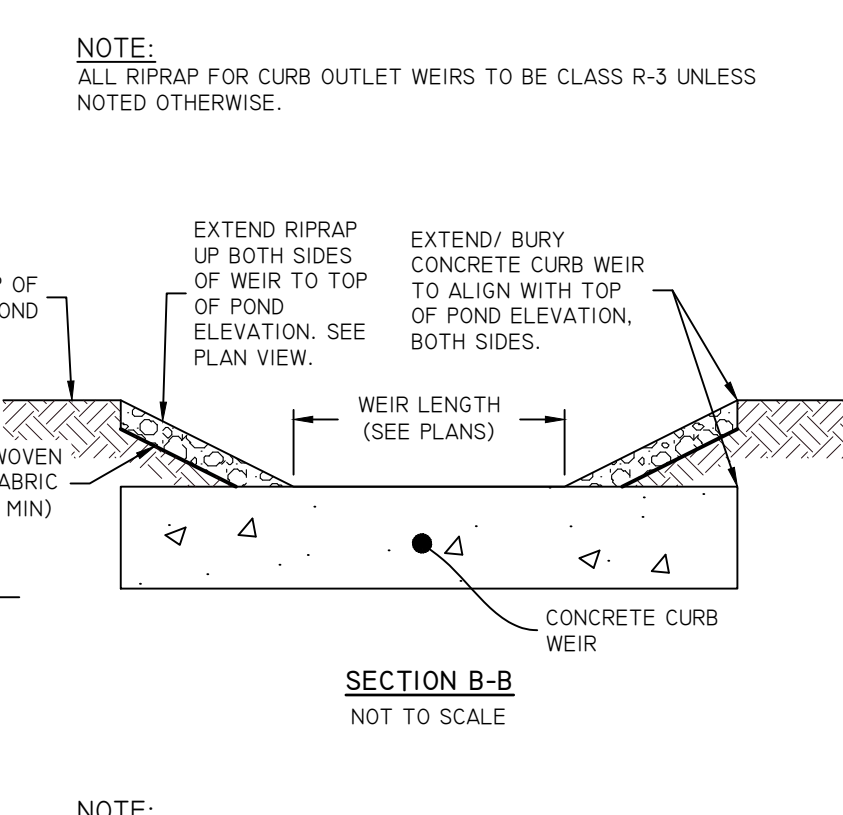


SECTION A-A

NOT TO SCALE

CURB OUTLET WEIR

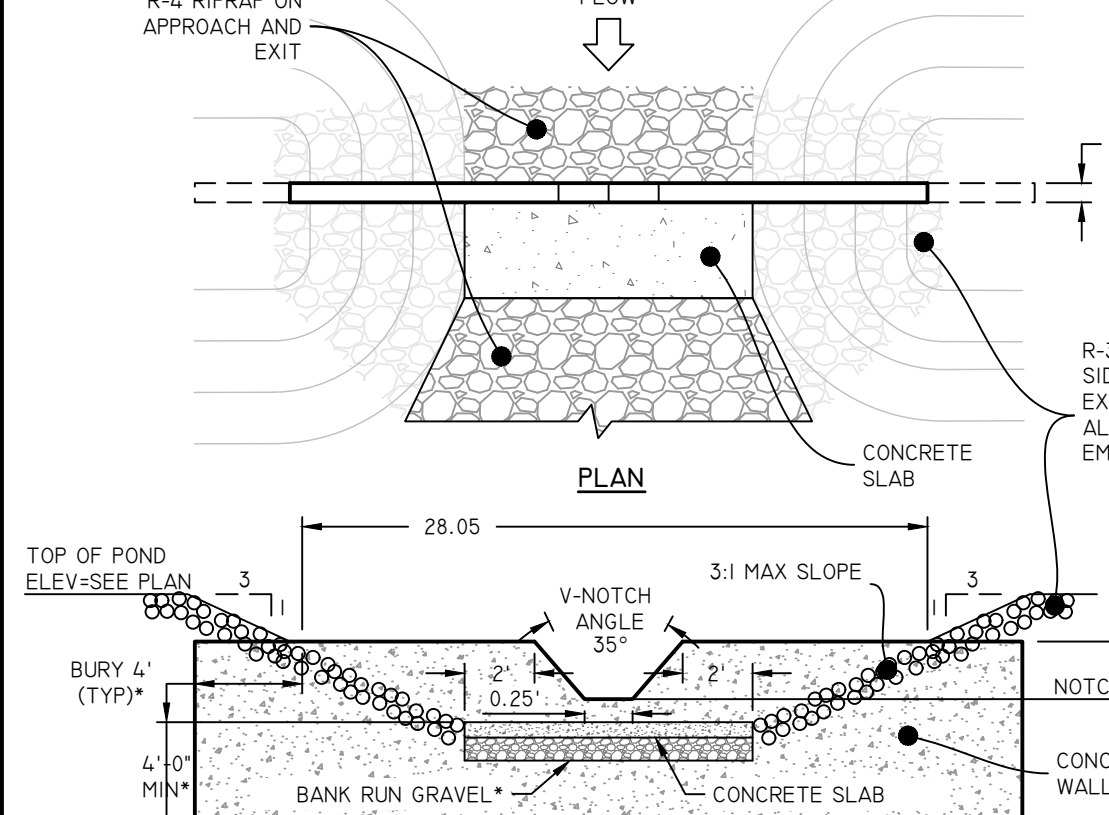
NOT TO SCALE



SECTION B-B

NOT TO SCALE

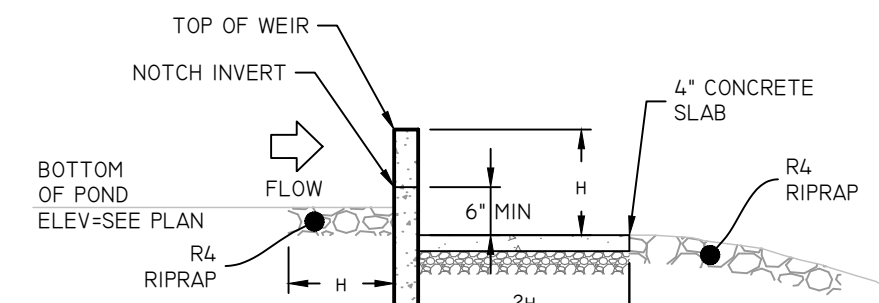
NOTE: ALL CONCRETE CURB WEIRS MUST BE MONOLITHIC. CONCRETE CURB WEIRS CANNOT BE MULTIPLE PRECAST CURBS JOINED IN SEQUENCE.



ELEVATION

V-NOTCH WEIR DETAIL (CONCRETE SPLASH PAD)

NOT TO SCALE

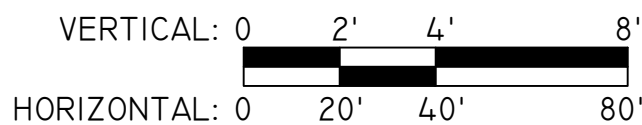
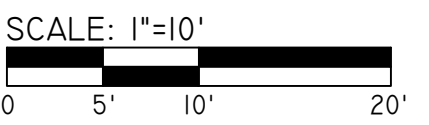
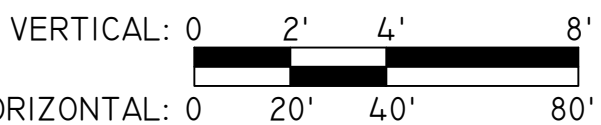
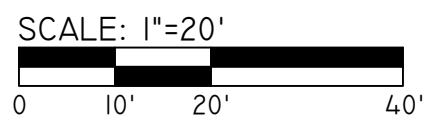


SECTION

*ALL STRUCTURAL COMPONENTS OF WEIR/ WALL AND SLAB MUST BE DESIGNED AND STAMPED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER, INCLUDING (BUT NOT LIMITED TO) WEIR WALL & SLAB THICKNESS, WIDTH, DEPTH AND INTERFACE BETWEEN WALL AND OUTLET SLAB.



NO.	DATE	DESCRIPTION	BY:	DESIGN BY: B.C.G.
2	09-15-2024	PRELIMINARY SUBMISSION	W.C.G.	
1	04-22-2024	FINAL PLAN SET	W.C.G.	
1	04-22-2024	REVISION	B.T.	



COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING.

ALTERNATE PROJECT DESIGN PLAN (APPENDIX B) PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THIS PROJECT.

POINT BY POINT COMPARATIVE DATA THAT DEMONSTRATES HOW THE ALTERNATE DESIGN MEETS OR EXCEEDS THE DESIGN CRITERIA SHOWN ON THE APPROVED PLANS AND REPORTS, INCLUDING (BUT MAY NOT BE LIMITED TO):

- STAGE STORAGE
- PEAK FLOOD ELEVATION
- PEAK DISCHARGE FOR ALL APPLICABLE DESIGN STORMS
- ANY OTHER APPLICABLE REQUIREMENTS OR CONSTRAINTS AS SET FORTH IN THE APPROVED PLANS, REPORTS AND CONTRACT DOCUMENTS

PLAN, ELEVATION OR OTHER DRAWINGS THAT DEMONSTRATE HOW THE ALTERNATE DESIGN ADDRESSES SITE LAYOUT/ CONNECTIVITY TO THE ADJOINING STORMWATER NETWORK COMPONENTS, INCLUDING (BUT MAY NOT BE LIMITED TO):

- PROVISION FOR ACCESS AND MAINTENANCE
- ADEQUATE CONSTRUCTABILITY
- ACCOMMODATION OF SURROUNDING OBJECTS/ STRUCTURES/ UTILITIES IN ACCORDANCE WITH ALL APPLICABLE OFFICIAL CLEARANCES AND STIPULATIONS AS REQUIRED BY THE APPLICABLE AUTHORITIES HAVING JURISDICTION

2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	06-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEN SUBMISSION	W.G.C.
NO.	DATE	DESCRIPTION	BY:
DRAWN BY: W.G.C.			DESIGN BY: B.C.G.

NOT TO SCALE



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



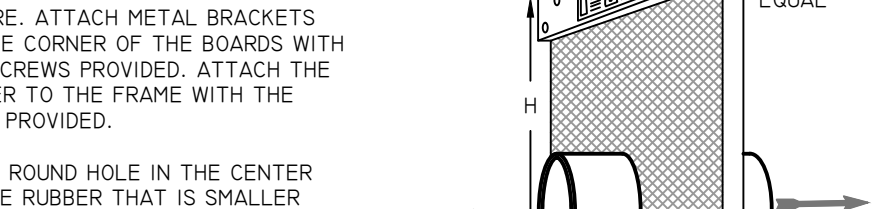
DESCRIPTION	UIS-C	UIS-G
TOP OF UIS STONE ELEVATION	257.00	252.75
BOTTOM OF UIS STONE ELEVATION	253.25	249.00
100 YEAR STORM ELEVATION	255.08	252.00
10 YEAR STORM ELEVATION	254.09	250.29
1 YEAR STORM ELEVATION	253.64	247.71
SEASONAL HIGH GWT ELEVATION	249.00	<245.00
SOIL EVALUATION	TH-24-19	TH-24-2

SYSTEM EXCAVATION MUST BE MONITORED/ OBSERVED BY SITE ENGINEER AND/ OR GEOTECHNICAL ENGINEER AT TIME OF INITIAL EXCAVATION TO BOTTOM OF SYSTEM, AND AS REQUIRED BY DESIGN ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE FOR OBSERVATION.

INSTALLATION NOTES:

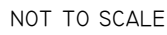
1. UNROLL THE ANTI-SEEP COLLAR AND ALIGN THE BOARDS TO FORM A SQUARE. ATTACH METAL BRACKETS TO THE CORNER OF THE BOARDS WITH THE SCREWS PROVIDED. ATTACH THE RUBBER TO THE FRAME WITH THE NAILS PROVIDED.
2. CUT A ROUND HOLE IN THE CENTER OF THE RUBBER THAT IS SMALLER THAN THE PIPE SIZE (APPROX. 33% SMALLER). THIS WILL ALLOW THE RUBBER TO STRETCH OVER THE PIPE WHEN THE ANTI-SEEP IS INSTALLED ON THE PIPE. THIS WILL PROVIDE A TIGHT SEAL BETWEEN THE PIPE AND THE ANTI-SEEP COLLAR. NOTE: CUTTING AN "X" OR SLIT WILL CAUSE THE RUBBER TO TEAR.
3. SLIP THE PIPE THROUGH THE ANTI-SEEP COLLAR, INSPECT THE SEAL BETWEEN THE PIPE AND THE ANTI-SEEP COLLAR. REMOVE ANY BACKFILL, AND COMPACT WITH SUITABLE SOIL.

NOTE:
AGRI DRAIN CORP. OR EQUAL.



CAUTION:
EXCESSIVE COMPACTION OR DOWNWARD PRESSURE ON FRAME WILL CAUSE RUBBER TO STRETCH AND DISTORT, RESULTING IN LOSS OF SEAL BETWEEN RUBBER AND PIPE

NOT TO SCALE



1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RAINFALL FOR THE CATCHMENT AREA. THE TRAP MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
3. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PEROUSOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 4 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
8. SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03.1, COLUMN V FILTER STONE.

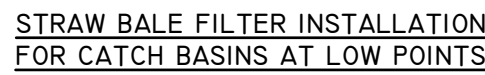
*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

WETTE

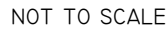


1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND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

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



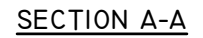
- ## CATCH BASIN EROSION CONTROL



2. LOW PERMEABILITY CORE SHALL BE PROVIDED FOR ALL POND EMBANKMENTS TO PREVENT ALTERNATIVE TO SPECIFIED EMBANKMENT CONSTRUCTION.
3. LOW PERMEABILITY CORE SHALL BE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 50% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.0001 CM/SEC.
4. WELL DRAINED SLOPE TO BE GRAVEL BORROW WITH LESS THAN 10% PASSING THE #200 SIEVE AND MEET THE GRADATION AS SHOWN ON THIS DETAIL.
5. MINIMUM MATERIAL TO BE PLACED TO PROTECT EROSION SHALL BE 18" (BUT NOT LIMITED TO) ROOTS, SOIL, RUBBLE, SNOW, ICE, RUBBISH ETC.
6. MINIMUM DEPTH OF CUT-OFF TRENCH SHALL BE 4' MEASURED FROM THE LOWEST ELEVATION OF THE UNDISTURBED EXISTING SURFACE INTERFACE. SEE DETAIL.
7. MINIMUM DEPTH OF CUT-OFF TRENCH SHALL BE 4' MEASURED FROM THE LOWEST ELEVATION OF THE UNDISTURBED EXISTING SURFACE INTERFACE. SEE DETAIL.
8. SLOPE OF THE CUT-OFF TRENCH SHALL NOT BE STEEPER THAN 1H:1V, AND ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
9. SLOPE OF THE CUT-OFF TRENCH SHALL NOT BE STEEPER THAN 1H:1V. IF BEDROCK IS ENCOUNTERED, THE CUT-OFF TRENCH SHALL BE CUT OFF TO BEDROCK AND BE MODIFIED AT THE DISCRETION OF A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.
10. THE LOW PERMEABILITY CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EXISTING EMBANKMENT ELEVATION.
11. COMPACTION REQUIREMENTS FOR THE SHELL AND LOW PERMEABILITY CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN 6" LIFTES.
12. SLOPE OF POND EMBANKMENT TO BE NO STEEPER THAN THE SLOPES SHOWN ON THE POND-SPECIFIC DESIGN PLANS WITHOUT WRITTEN DIRECTION FROM THE DESIGN ENGINEER. IF ANY POND SLOPE IS STEEPER THAN SHIV. SLOPE SHALL BE REINFORCED WITH A MINIMUM OF 12" RIPPAP WHICH MAY INCLUDE (BUT NOT BE LIMITED TO) RIPPAP AND/OR EROSION CONTROL MATS.
13. THE LOW PERMEABILITY CORE MUST BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL.
14. EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER. SEE "NOTE TO CONTRACTOR".
15. ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND A/E/WHEN REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.

LOW PERMEABILITY CORE

NOT TO SCALE



1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

NOT TO SCALE



- NOTES:**
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
 4. STOCKPILE AND SOIL FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1" OF RAINFALL. REPAIR/ REPLACE SOIL FENCE (AND STOCKPILE COVERS WHERE AVAILABLE) AS NECESSARY TO KEEP THEM FUNCTIONING ADEQUATELY.
 5. MATERIAL TRAPPED BY SOIL FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

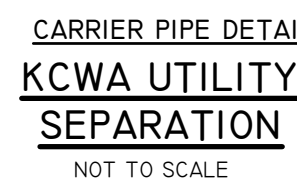
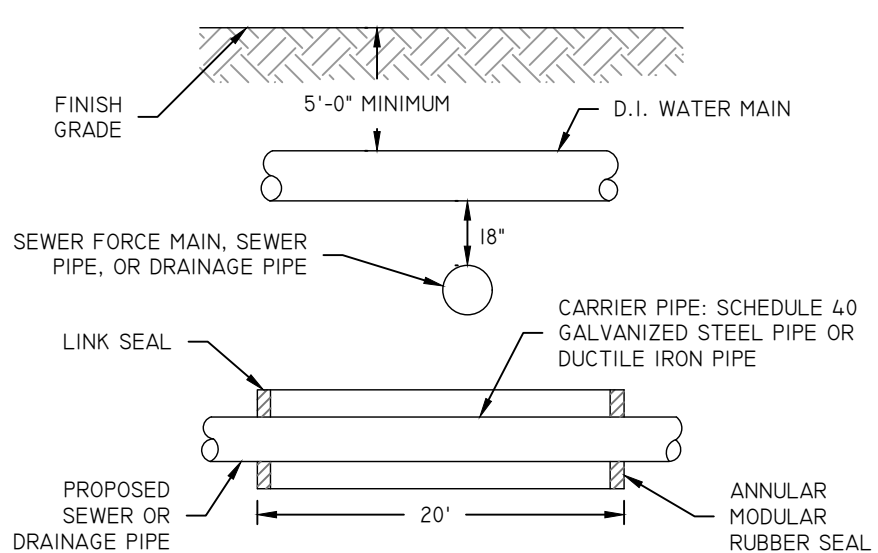
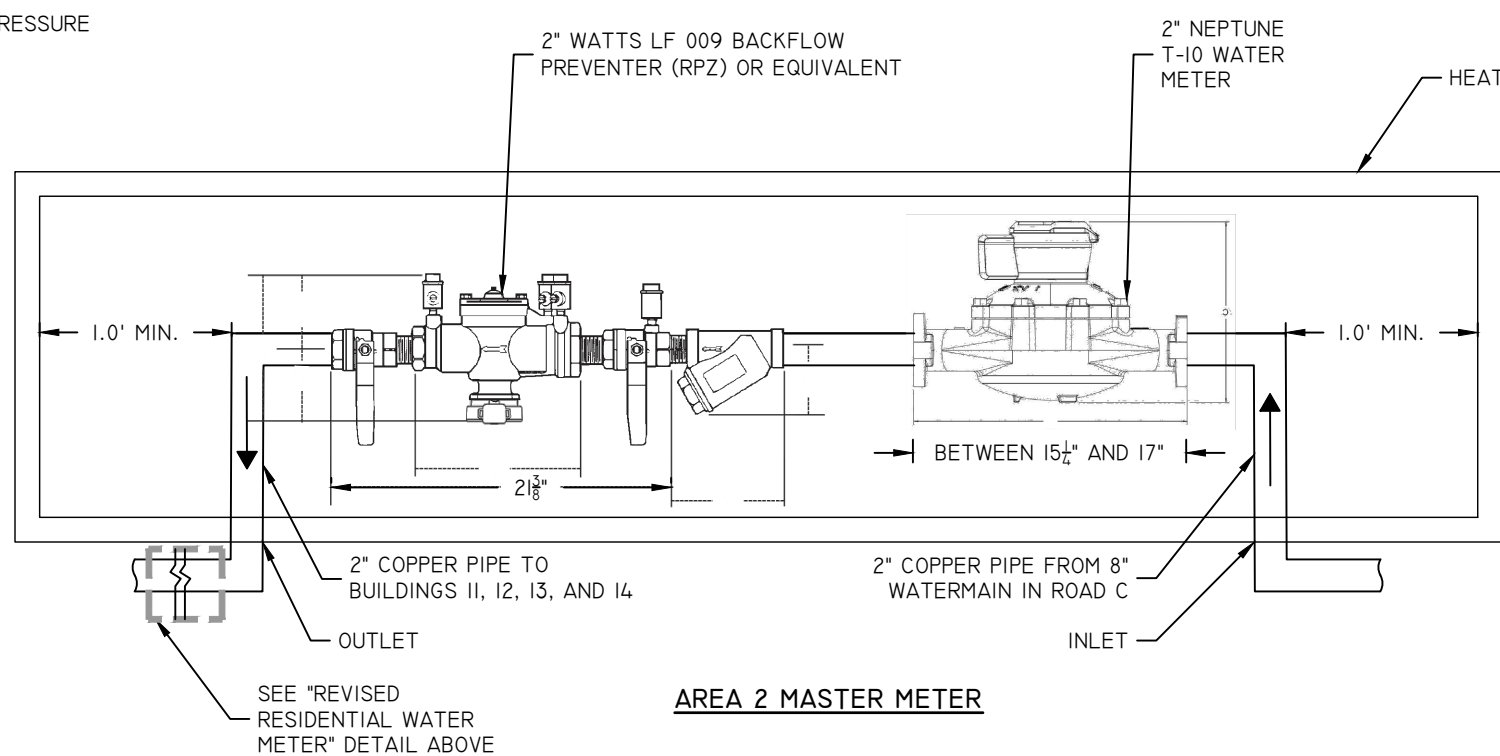
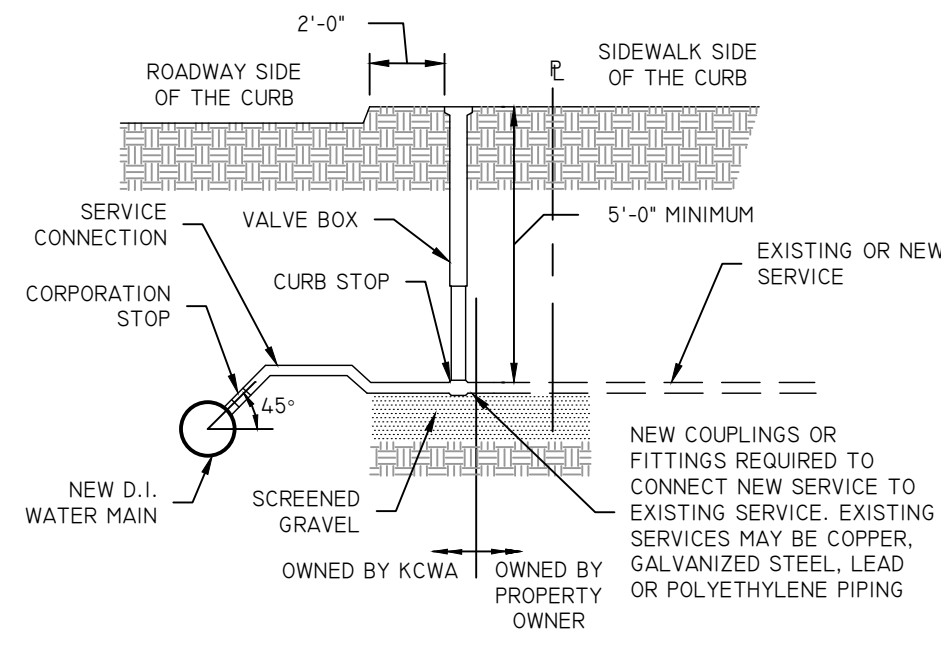
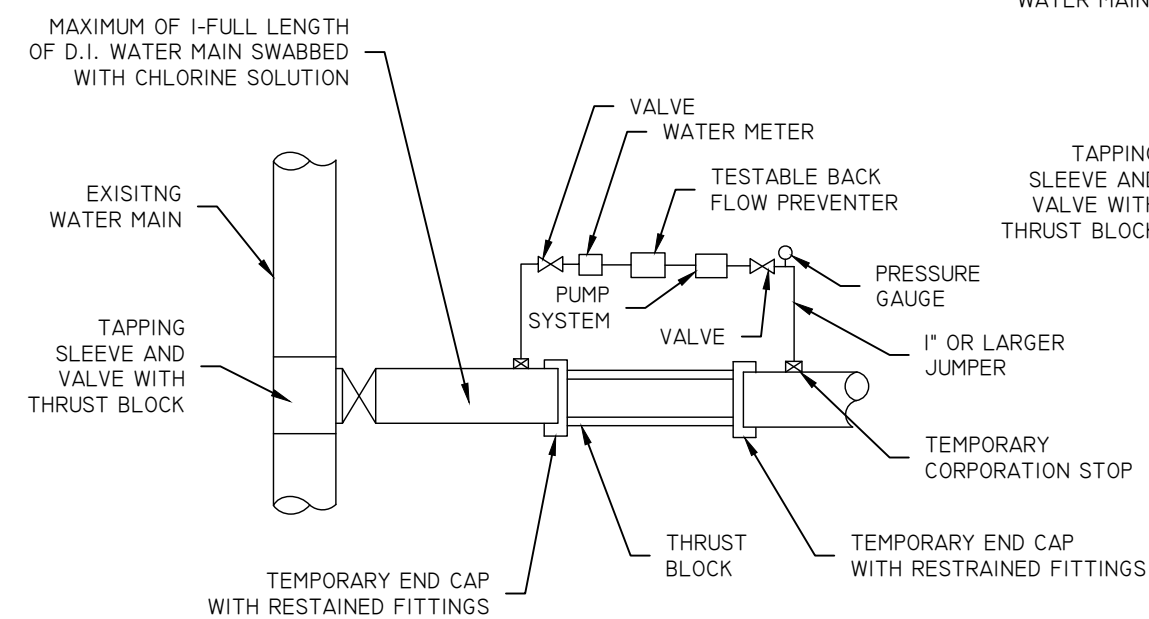
NOT TO SCALE



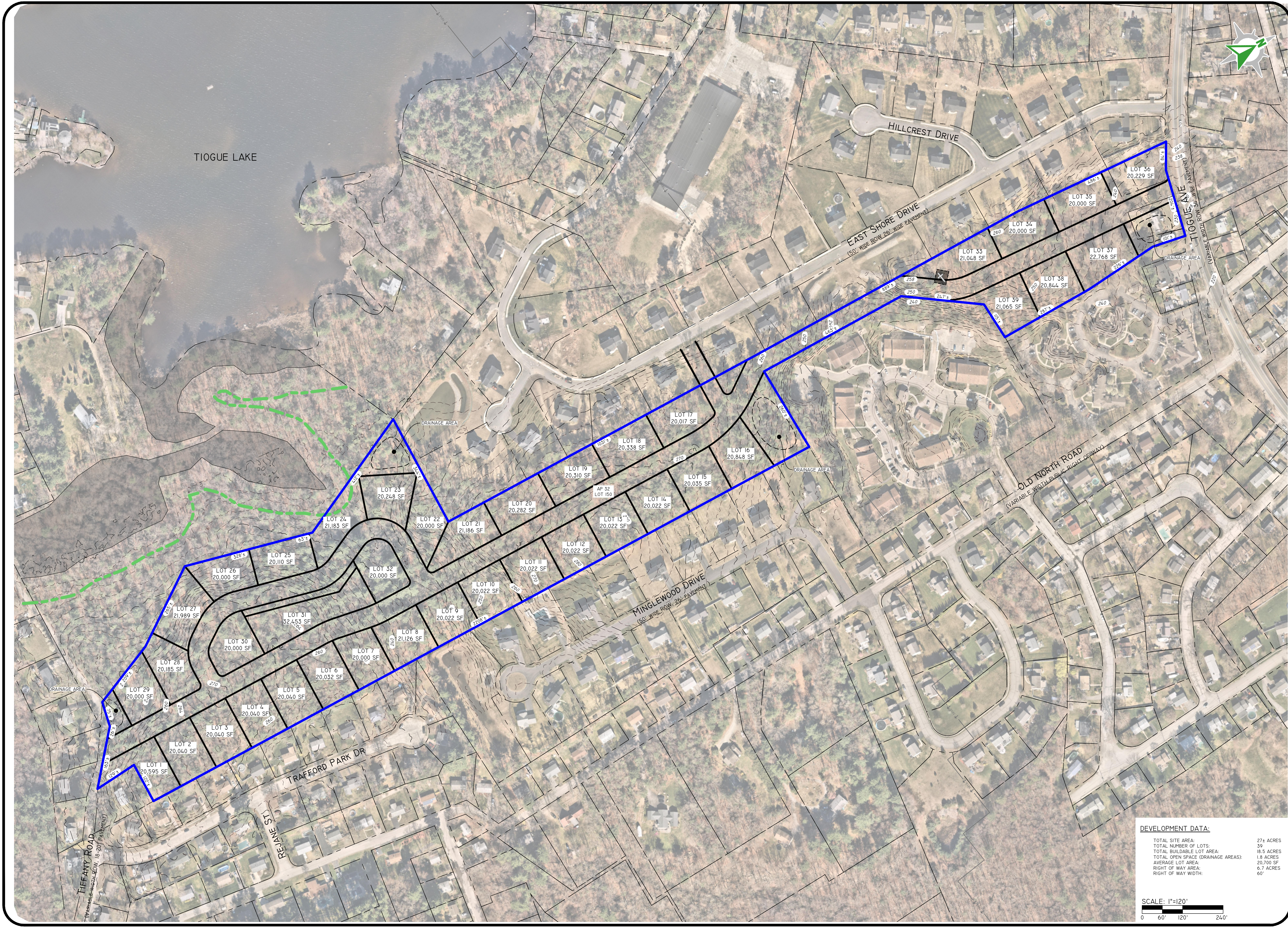
-
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
2. FILTER MEDIA(2") FILL TO MEET APPLICATION REQUIREMENTS
3. COMPOST MATERIAL, TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED AROUND AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.
- WATER FLOW →
- AREA TO PROTECT
- WORK AREA
- FILTREXX(R) SOX(TYP)
(1/2" TYP)
(OR APPROVED EQUAL)
- PLAN

EQUAL)

NOT TO SCALE



Z:\CERAM\PROJECTS\0267-132-04S AT EAST SHORE\IN\TOD\DRAWINGS\0267-132-PRAP.DWG PLOTTED: 09/05/2025



DEVELOPMENT DATA:

TOTAL SITE AREA: 27± ACRES
TOTAL NUMBER OF LOTS: 39
TOTAL BUILDABLE LOT AREA: 18.5 ACRES
TOTAL OPEN SPACE (DRAINAGE AREAS): 1.8 ACRES
AVERAGE LOT AREA: 20,700 SF
RIGHT OF WAY AREA: 6.7 ACRES
RIGHT OF WAY WIDTH: 60'

SCALE: 1"=120'



YIELD PLAN

VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

DESIGNER:
232 REALTY ASSOCIATES
ROBERT DEBLAS
NORTHMANSTOWN, RHODE ISLAND 02882
401-774-7722

SEAL: JAMES L. ADLER
JAMES L. ADLER
PROVIDENCE, RI 02903
401-274-7722

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHARPLY ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	W.D.C.	K.R.R.	BY:	DESIGN BY: C.M.G.
1	09/05/2025	PRELIMINARY SUBMISSION				
2	06/27/2024	PRE-APPLICATION SUBMISSION				

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER CIVIL

Diprete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport