

PERMIT AGENCY REVIEW PLAN

FOR

“THE WOODS AT RED BROOK”

PHASE 3

MAJOR LAND DEVELOPMENT

ASSESSOR’S MAP 24 LOT 125

100 APRIL COURT

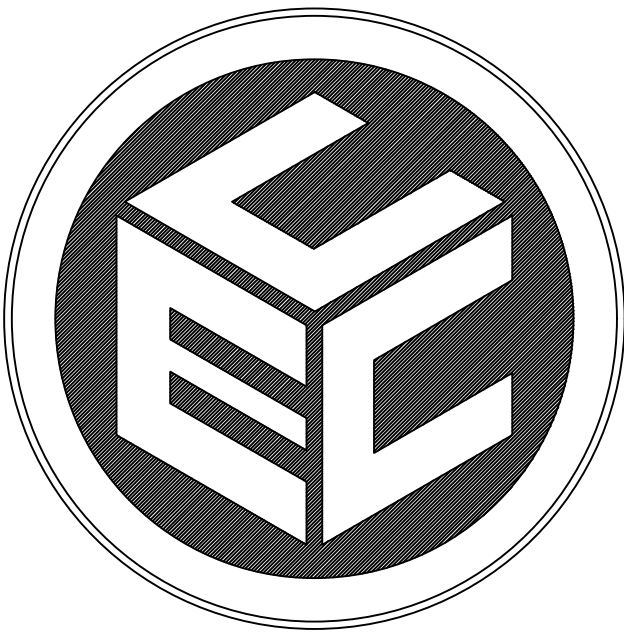
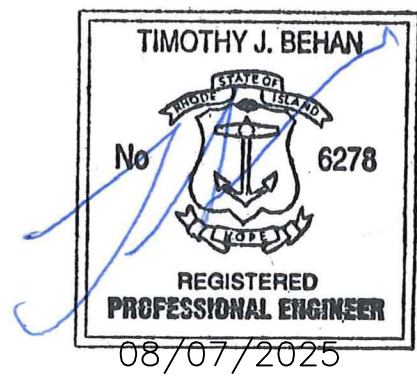
in

COVENTRY, RHODE ISLAND

OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAFFREY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
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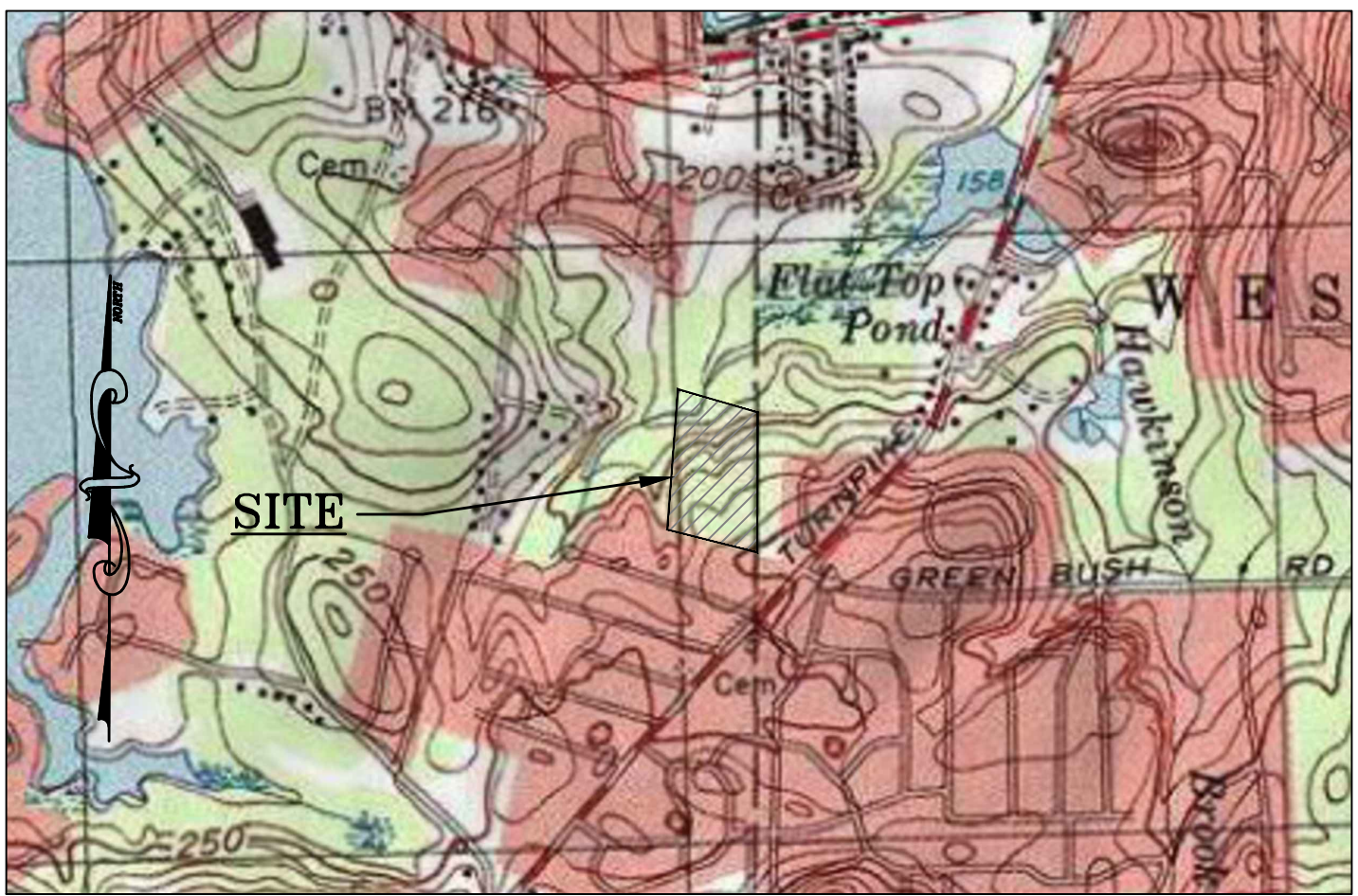
PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
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THE ATTACHED DRAWING NUMBERS 1 TO 21 HAVE BEEN
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
HAVE BEEN THOROUGHLY CHECKED BY ME.

TIMOTHY J. BEHAN, R.I. P.E. NO.6278

ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED
STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS,
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND BOARD OF
REGISTRATION FOR LAND SURVEYORS.



LOCUS MAP
SCALE 1" = 1,000'



AERIAL MAP
SCALE 1" = 500'

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- 22. SURVEY PLAN (SEPARATE PLAN FROM OCEAN STATE PLANNERS, INC.)

PARCEL/ZONING DATA

PARCELS: A.P. 24 LOT 125 8.34± AC

ZONING REFERENCE:

ZONE: PUD (PLANNED UNIT DEVELOPMENT SF)
FIRE DISTRICT: COVENTRY (ANTHONY)

MINIMUM LOT AREA: 20,000 SF
MINIMUM STANDARD FRONTAGE: 120'

MINIMUM SETBACKS: FRONT YARD - 40'
SIDE YARD - 40'
REAR YARD - 40'

MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM ACCESSORY STRUCTURE HEIGHT: 15'
MAXIMUM LOT COVERAGE: 20%

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

STATE AND LOCAL PERMITS:

RHODE ISLAND DEPT. OF ENVIRONMENTAL MANAGEMENT
1. INSIGNIFICANT ALTERATION PERMIT NO. 20-0169
2. RIPDES PROGRAM FILE NO. RIR102091
3. GROUNDWATER DISCHARGE/UIC NO. 001996

TOWN OF COVENTRY PERMISSION FOR SEWER TIE-IN
1. RESOLUTION OF THE TOWN COUNCIL NO. 67-20-5185

CENTRAL COVENTRY FIRE DISTRICT
1. PLAN REVIEW AND LETTER OF APPROVAL DATED OCTOBER 14, 2020

KENT COUNTY WATER AUTHORITY
1. PLAN REVIEW AND LETTER OF APPROVAL DATED NOVEMBER 7, 2022

DATE: JULY 15, 2020

- REV. 1-08/13/2020
- REV. 2-08/26/2020
- REV. 3-10/08/2020
- REV. 4-01/11/2021
- REV. 5-02/10/2021
- REV. 6-04/28/2021
- REV. 7-03/14/2022
- REV. 8-02/02/2023-FINAL PLAN TO TOWN
- REV. 9-06/12/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
- REV. 10-07/28/2025-WATER SERVICE REVISIONS
- REV. 11-08-07-2025-SHEET 7 ONLY

PRELIMINARY PLAN STIPULATIONS:

- 1. THE APPLICANT SHALL RECEIVE A "ROAD OPENING PERMIT" FROM THE TOWN OF WEST WARWICK DPW PRIOR TO FINAL APPROVAL.
- 2. THAT THE APPLICANT CONFER WITH THE WW FIRE MARSHALL FOR PUBLIC SAFETY/EMERGENCY RESPONSE ISSUES RELATED TO THE DEVELOPMENT.
- 3. THAT THE APPLICANT SHALL COMPLY WITH THE RECOMMENDATION CONTAINED IN THE RAB ENGINEERS TRAFFIC REPORT FOR THE INSTALLATION OF WARNING SIGNS OF POTENTIAL TURNING VEHICLES ON NEW LONDON TURNPIKE IN PROXIMITY TO THE INTERSECTION WITH APRIL COURT.
- 4. THE PLANNING DIRECTOR'S REPORT IS TO BE INCORPORATED INTO THE PRELIMINARY DECISION.
- 5. THE FINAL PLAN REVIEW IS TO PROCEED ADMINISTRATIVELY.

PRELIMINARY PLAN APPROVED WAIVERS:

- 1. ARTICLE VII, C.6 FINANCIAL GUARANTEES- WE ARE REQUESTING NO IMPROVEMENT GUARANTEES (BONDING).
- 2. ARTICLE XIII, B.3 STREET RIGHTS-OF-WAY WIDTH FORTY (40') FEET.
- 3. ARTICLE XIII, B.6 PRIVATE STREETS - WE ARE REQUESTING PRIVATE STREETS.
- 4. ARTICLE XIII, B.13 STREET TREES - WE ARE REQUESTING RELIEF FROM THIS STANDARD. THE PROJECT WILL PROVIDE A LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT BUT MAY HAVE DIFFERENT LOCATIONS, TYPES AND SIZES THAN THOSE SPECIFIED IN THE REGULATIONS.
- 5. ARTICLE XIII, B.15 MONUMENTS - WE ARE REQUESTING NO ADDITIONAL MONUMENTS OTHER THAN WHAT IS CURRENTLY IN PLACE.
- 6. ARTICLE XII, B.16 LOT CORNER MARKERS - WE ARE REQUESTING NO LOT CORNER MARKERS AS ALL THE PROPOSED UNITS ARE ON THE EXISTING PARCEL, NOT 36 INDIVIDUAL PARCELS.
- 7. ARTICLE XIII, B. 17 SIDEWALKS/BIKEWALKS - WE ARE PROPOSING NO SIDEWALKS AND NO BIKEWALKS.
- 8. ARTICLE XIII, B. 18 BICYCLE PATHS - NO BICYCLE PATHS ARE PROPOSED.
- 9. ARTICLE XIII, B. 19 CURBING AT INTERSECTION FILLET CURVES - BITUMINOUS CONCRETE "CAPE COD" TYPE BERMS ARE PROPOSED IN LIEU OF PRECAST CONCRETE.
- 10. ARTICLE XIV, B.1 STREET DIMENSIONS - WE ARE PROPOSING DRIVEWAYS WITH A 24' WIDTH AND 1' CAPE COD BERMS ON EACH SIDE FOR A TOTAL DRIVEWAY WIDTH OF 26'.
- 11. ARTICLE XIV, C. CURBS - BITUMINOUS CONCRETE CURBS ARE PROPOSED IN LIEU OF THE SPECIFIED PRECAST CONCRETE CURBS.

THE PARCELS DEPICTED ON THIS PLAN ARE SUBJECT TO FAIR SHARE DEVELOPMENT FEES. THE FEES SHALL BE ASSESSED UPON THE ISSUANCE OF A BUILDING PERMIT AND COLLECTED IN FULL ON OR BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
ABUTTER LINE	
ZONING SETBACK LINE	
IRON ROD SET	
GRANITE/CONCRETE BOUND	
DRILL HOLE	
IRON ROD/IRON PIN	
FLAGGED WETLAND EDGE	
50' PERIMETER WETLAND	
100-YEAR FLOOD PLAIN	
SOIL EVALUATION	
SAWCUT LIMIT	
LIMIT OF DISTURBANCE	
SESC PERIMETER MEASURE	
TEMP SED BASIN OUTFLOW RISER	
RIP RAP OVERFLOW WEIR/PAD	
EDGE OF PAVEMENT	
BACK OF BERM	
BUILDING	
FENCE LINE	
STONE WALL	
BOULDER RETAINING WALL	
TREELINE	
CONTOUR LINE	
SPOT GRADE	
UTILITY POLE	
WATER MAIN	
WATER GATE VALVE	
WATER CURB STOP	
HYDRANT	
SEWER PIPE	
EONE PUMP UNIT	
DRAIN PIPE	
FOUNDATION DRAIN PIPE	
DRAIN MANHOLE	
DRAIN INLET (CATCH BASIN)	
EXISTING OVERHEAD WIRE	
WATER LINE THRUST BLOCK	

ABBREVIATIONS

APPROX	APPROXIMATE
BIT	BITUMINOUS
BOT	BOTTOM
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
CL##	PRESSURE RATING CLASS
CLDI	CEMENT-LINED DUCTILE IRON
CONC	CONCRETE
CP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
CG	DOUBLE-GRATE
DMH	DRAIN MANHOLE
ELEV	ELEVATION
EX	EXISTING
ESHGWT	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE
GWT	GROUNDWATER TABLE
HDPE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
INV	INVERT
L	LENGTH
LOD	LIMIT OF DISTURBANCE
LT	LEFT
MAX	MAXIMUM
MCU	MODULAR CONCRETE UNIT
MIN	MINIMUM
PROP	PROPOSED
PVC	POLY-VINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH (PRESSURE RATING)
PC	POINT OF CURVATURE
PT	POINT/POINT OF TANGENCY
PVI	POINT OF VERTICAL INFLECTION
R&D	REMOVE & DISPOSE
R&R	REMOVE & RESET
R&S	REMOVE & STOCKPILE
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SCH	SCHEDULE (PIPES)
SDR	STANDARD DIMENSION RATIO
SED	SEDIMENT
SESC	SOIL EROSION & SEDIMENTATION CONTROL
SEV	SOIL EVALUATION
SF	SQUARE FEET
SG	SINGLE-GRATE
SMH	SEWER MANHOLE
SS	STAINLESS STEEL
STA	STATION
SY	SQUARE YARD
TEMP	TEMPORARY
TH	TEST HOLE
VERT	VERTICAL
W	WIDTH
WF	WETLAND FLAG
WQ	WATER QUALITY
YR	YEAR
'	FEET
"	INCHES
"/	VERTICAL FEET/HORIZONTAL FOOT

GENERAL NOTES:

- THESE PLANS HAVE BEEN ISSUED FOR LOCAL AND/OR STATE AGENCY REVIEW. ONLY PLANS STAMPED 'ISSUED FOR CONSTRUCTION' AFTER RECEIPT OF ALL LOCAL AND STATE APPROVALS SHALL BE USED FOR CONSTRUCTION.
- SPECIFICATIONS & DETAILS COVERING THIS PROJECT ARE THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2018 EDITION & TOWN OF COVENTRY SUBDIVISION & LAND DEVELOPMENT STANDARDS. THE TOWN'S STANDARDS SHALL OVERRIDE RIDOT STANDARDS OUTSIDE OF STATE R.O.W.'S.
- THE CONTRACTOR SHALL READ AND FAMILIARIZE ITSELF WITH THE TOWN'S SUBDIVISION & LAND DEVELOPMENT REGULATIONS (AS THEY PERTAIN TO CONSTRUCTION) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED DRIVEWAY AND DRAINAGE SYSTEM IN ACCORDANCE WITH THE TOWN'S SPECIFICATIONS FOR CONSTRUCTION OF REQUIRED IMPROVEMENTS, AS SPECIFIED IN THE TOWN'S SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- ANY REQUIRED AUTHORIZATION/PERMITS TO PERFORM WORK NOT PREVIOUSLY SECURED & PROVIDED BY THE OWNER SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION; THE CONTRACTOR SHALL ADHERE TO THE TERMS, CONDITIONS AND REQUIREMENTS OF ALL STATE & LOCAL PERMITS ISSUED FOR THE PROJECT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CONSTRUCTION OPERATIONS, INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL ASPECTS OF ON-SITE SAFETY, INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
- ALL ELEVATIONS ON SUBJECT PROPERTY ARE BASED ON NGVD88 DATUM, AND HAVE A POTENTIAL VERTICAL VARIANCE OF 1.4 FEET
- NO EXISTING DRAINAGE STRUCTURE OR FACILITY SHALL BE ALTERED OR DISTURBED UNLESS SPECIFICALLY INDICATED ON THESE DRAWINGS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
- ALL DISTURBED AREAS/STRUCTURES SHALL BE REPLACED IN-KIND, UNLESS OTHERWISE SHOWN OR AUTHORIZED BY THE TOWN.
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS, AND SHALL INSPECT THE SITE, ANY CHANGES TO THE PROJECT, OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED, SHALL BE REVIEWED BY AND MUST BE ACCEPTABLE TO, THE ENGINEER.
- THE ABSENCE OF PARTICULAR DETAILS OR SPECIFICATIONS FOR WORK CALLED FOR ON THE PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE PROPOSED WORK.
- ALL CONSTRUCTION IS SUBJECT TO THE INSPECTION OF AND APPROVAL BY THE TOWN. PROPER NOTIFICATION SHALL BE GIVEN PRIOR TO THE COMMENCEMENT OF ANY WORK, AND NO WORK SHALL PROCEED WITHOUT THE AUTHORIZATION OF THE TOWN.
- PRIOR TO THE START OF CONSTRUCTION, THE APPROVED LIMIT OF DISTURBANCE SHALL BE LOCATED AND FIELD-DELINEATED BY A R.I.P.S. NO CLEARING OR DISTURBANCE SHALL TAKE PLACE OUTSIDE THE ESTABLISHED LIMIT AT ANY POINT DURING CONSTRUCTION, UNLESS EXPLICITLY AUTHORIZED BY THE TOWN.
- PRIOR TO THE START OF EARTH-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL SEDIMENT & SOIL EROSION CONTROL (SESC) DEVICES IN ACCORDANCE WITH RIDEM & TOWN STANDARDS.
- THE LOCATION, SIZE AND SHAPE OF HOUSES/INDIVIDUAL DRIVEWAYS ARE DESIGNATED TO DEMONSTRATE CONFORMANCE WITH VARIOUS STATE AND LOCAL SITE REQUIREMENTS FOR PERMITTING PURPOSES. THESE MAY ALL VARY ACCORDING TO BUYER PREFERENCES AND PERMITTING APPROVALS, EXCEPT THAT UNDER NO CIRCUMSTANCES SHALL ANY BUILDINGS BE ALLOWED BEYOND THE LIMITS OF DISTURBANCE OR THE BUILDING SETBACK LINES SHOWN ON THESE PLANS.
- PROPOSED GRADING ON THE HOUSE LOTS IS TO BE USED AS A GUIDE, SUCH THAT THE DEVELOPED AREA IS GRADED TO DRAIN ALL SURFACE RUNOFF. LOT GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE R.I. STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS, LATEST EDITION.
- ALL BASEMENTS (LOWEST FLOOR) SHALL BE LOCATED AT LEAST 1 FOOT ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH THE R.I. BUILDING CODE FOR ONE & TWO FAMILY DWELLINGS.
- COMMUNICATION LINES (ELECTRIC, TELEPHONE, AND CABLE TV) SHALL BE INSTALLED UNDERGROUND, UNLESS OVERHEAD SERVICE IS APPROVED BY THE TOWN.
- ALL ROOT SYSTEMS, TREES, STUMPS, BUSHES, BOULDERS AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND TRANSPORTED AWAY FROM THE PROJECT SITE, UNLESS ON-SITE DISPOSAL AT AN APPROPRIATE LOCATION (OR LOCATIONS) IS APPROVED BY THE TOWN.
- MANHOLE AND CATCH BASIN FRAME & COVERS SHALL BE ADJUSTED TO FINISH GRADE WITH RED BRICK AND MORTAR. OTHER TYPES OF BRICK AND/OR PRECAST CONCRETE RINGS ARE NOT ACCEPTABLE. GRATES SHALL BE SET 0.1 FEET BELOW ROAD GRADE. RIM ELEVATIONS SHOWN ON PROFILES ARE APPROXIMATE, ENGINEER TO SPECIFY FINAL RIM ELEVATIONS ON SHOP DRAWINGS. MANHOLES SHALL BE CONSTRUCTED SO AT LEAST TWO COURSES OF BRICKS ARE BENEATH THE FRAME.
- ALL MANHOLE AND CATCH BASIN FRAME & COVERS SHALL BE ADJUSTED TO THE FIRST COURSE OF PAVEMENT. THE FRAME AND COVERS SHALL BE RE-ADJUSTED IMMEDIATELY PRIOR TO PLACEMENT OF THE SECOND COURSE OF PAVEMENT.
- ALL DRIVEWAY DRAINAGE SHALL REMAIN ON THE DRIVEWAY, AND SHALL NOT BE DIRECTED DOWN ANY OF THE INDIVIDUAL DRIVEWAYS. WHERE APPLICABLE, A BITUMINOUS BERM SHALL BE CONSTRUCTED ALONG EACH DRIVEWAY CURB CUT TO KEEP DRAINAGE IN THE DRIVEWAY.
- PROPOSED ROAD AND DRIVEWAY SIGHT DISTANCE TRIANGLES SHALL BE CLEARED BY THE CONTRACTOR TO THE SATISFACTION OF THE TOWN.
- ANY SLOPES GREATER THAN 2H:1V SHALL BE STABILIZED WITH RIDOT CLASS R-4 RIP RAP LAID ON TOP OF FILTER FABRIC (MIRAFI 180N OR APPROVED EQUAL), DEPTH OF RIP RAP TO BE 1.5 TIMES MAXIMUM STONE SIZE.
- ALL HDPE PIPE SHALL BE ADS N-12 INTEGRAL BELL WATER-TIGHT PIPE OR APPROVED EQUAL.
- AFTER SUBSTANTIAL COMPLETION OF THE ROAD AND DRAINAGE SYSTEMS, THE DEVELOPER SHALL INSTALL/CONSTRUCT MISCELLANEOUS WORK ITEMS SUCH AS GUADRAILS, RIP RAP, SIGNAGE, OR ROAD MARKINGS NOT SHOWN ON THE PLANS BUT DETERMINED TO BE NECESSARY BY THE TOWN AND/OR DESIGN ENGINEER.

SITE NOTES:

- FLOOD ZONE: THE SUBJECT PROPERTY IS NOT SITUATED IN THE 100-YEAR FLOOD ZONE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE INSURANCE MAP, KENT COUNTY, MAP #44003C0116H, EFFECTIVE OCTOBER 2015.
- REFERENCE IS MADE TO PROPERTY LINE INFORMATION TAKEN FROM SURVEY OCEAN STATE PLANNERS, INC. ENTITLED 'EXISTING CONDITIONS PLAN, "THE WOODS AT RED BROOK" ASSESSORS PLAT 24 LOT 125, RED BROOK LANE, COVENTRY, RI', SCALE 1"=50', DATED MAY 28, 2020.
- TOPOGRAPHY AND LOCATION OF SITE FEATURES WAS PERFORMED USING DIGITAL PHOTOGRAMMETRIC METHODS. DATE OF PHOTOGRAPHY WAS OCTOBER 1, 2007.
- VERTICAL DATUM IS NGVD 88 (MSL).
- FRESHWATER WETLANDS WERE ORIGINALLY DELINEATED BY OCEAN STATE PLANNERS, INC., REFERENCE RI DEM WETLANDS EDGE VERIFICATION NO. 03-0454, WETLAND SERIES "A" WAS DELINEATED BY NATURAL RESOURCE SERVICES, INC AND LOCATED BY OCEAN STATE PLANNERS IN JANUARY 2020.
- PROPOSED DWELLINGS TO BE SERVED BY PUBLIC WATER AND SEWER.

EXISTING CONDITIONS/UTILITIES NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE AND UTILITIES, BOTH UNDERGROUND AND OVERHEAD BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH 'DIG SAFE'. NO DRAINAGE STRUCTURE OR FACILITY SHALL BE DISTURBED WITHOUT PROPER PERMITS UNLESS SPECIFICALLY INDICATED ON THESE DRAWINGS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL EXISTING UTILITIES HAVE BEEN PLOTTED BASED UPON THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION AND REPRESENT APPROXIMATE LOCATIONS. SOME OBSTRUCTIONS, OBSTACLES, OR DIFFICULTIES IN THE PATH OF THE WORK, EITHER ANTICIPATED OR DISCOVERED IN THE PERFORMANCE OF THE WORK, MAY NOT HAVE BEEN INDICATED BY DRAWINGS. THE CONTRACTOR SHALL BE UNDERSTOOD TO HAVE ENTERED INTO THE CONTRACT WITH FULL KNOWLEDGE THAT IN ANY WORK INVOLVING EXCAVATION OPERATIONS IN PUBLIC HIGHWAYS OR ADJACENT TO OTHER DEVELOPMENTS, SOME UNFORESEEN OBSTACLES, DIFFICULTIES, SOIL OR GROUND WATER CONDITIONS, ETC., MAY BE ENCOUNTERED, AND THAT THE CONTRACTOR HAS INCLUDED IN HIS BID AND CONTRACT OBLIGATIONS THE ASSUMPTIONS OF THE RISKS AND COSTS TO WHICH SUCH OBSTACLES, ETC., MAY SUBJECT HIM/HER.
- THE LOCATION OF EXISTING UNDERGROUND PIPES, CONDUITS, AND STRUCTURES AS SHOWN HAS BEEN COLLECTED FROM THE BEST AVAILABLE SOURCES, AND THE OWNER, TOGETHER WITH HIS AGENTS, DOES NOT IMPLY OR GUARANTEE THE DATA AND INFORMATION IN CONNECTION WITH UNDERGROUND PIPES, CONDUITS, STRUCTURES, AND SUCH OTHER PARTS, AS TO THEIR COMPLETENESS, NOR THEIR LOCATIONS AS INDICATED. THE CONTRACTOR SHALL ASSUME THAT THERE ARE EXISTING WATER, GAS AND OTHER UTILITY CONNECTIONS IN ROUTE, WHETHER THEY APPEAR ON THE DRAWINGS OR NOT. ANY EXPENSE AND/OR DELAY OCCASIONED BY UTILITIES AND STRUCTURES OR DAMAGE THERE TO, INCLUDING THOSE NOT SHOWN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE SUCH SUPPLEMENTAL INVESTIGATIONS, INCLUDING EXPLORATORY EXCAVATIONS BY HAND DIGGING, AS HE DEEMS NECESSARY TO UNCOVER AND DETERMINE THE EXACT LOCATIONS OF UTILITIES AND STRUCTURES AND SHALL HAVE NO CLAIMS FOR DAMAGES DUE TO ENCOUNTERING SUBSURFACE STRUCTURES OR UTILITIES IN LOCATIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS, OR WHICH ARE MADE KNOWN TO THE CONTRACTOR PRIOR TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL DAMAGES TO EXISTING UTILITIES AND STRUCTURES.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL ENGAGE A R.I. PROFESSIONAL LAND SURVEYOR TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW.
- ANY DAMAGE TO EXISTING PAVEMENT, BRIDGES, CONDUIT, SIDEWALK, FENCES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER/STATE/TOWN.
- WHENEVER IT MAY BE NECESSARY TO CROSS OR INTERFERE WITH EXISTING CULVERTS, DRAINS, SEWERS, WATER PIPES, FIXTURES, GUADRAILS, FENCES, GAS PIPES, OR OTHER STRUCTURES NEEDING SPECIAL CARE, DUE NOTICE SHALL BE GIVEN TO THE OWNERS. WHENEVER REQUIRED, ALL OBJECTS SHALL BE STRENGTHENED TO MEET ANY ADDITIONAL STRESS THAT THE WORK HEREIN SPECIFIED MAY IMPOSE UPON IT, AND ANY DAMAGE CAUSED SHALL BE THOROUGHLY REPAIRED. THE ENTIRE WORK SHALL BE PERFORMED AT NO EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BROKEN MAINS OR UTILITIES ENCOUNTERED DURING THE PROGRESS OF THE WORK AND SHALL REPAIR AND BE RESPONSIBLE FOR CORRECTING ALL DAMAGES TO EXISTING UTILITIES, STRUCTURES AND PERSONAL "PROPERTY" WHICH MAY HAVE BEEN CAUSED BY BROKEN LINES AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY OR AUTHORITY TO CORRECT OR MAKE ANY CHANGES DUE TO UTILITIES OR OTHER OBSTRUCTIONS DURING CONSTRUCTION, BUT THE ENTIRE RESPONSIBILITY AND EXPENSE SHALL BE WITH THE CONTRACTOR. ALL DAMAGED ITEMS OF WORK OR ITEMS REQUIRED TO BE REMOVED AND REPLACED DUE TO CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF THE OWNER, AND AT NO ADDITIONAL EXPENSE TO THE OWNER.

SUBSURFACE CONDITIONS NOTES:

- ALL SOIL AND TEST HOLE DATA, WATER TABLE ELEVATIONS, AND SOIL ANALYSIS SHOWN/REFERENCED ON THE DRAWINGS OR INCLUDED IN THE SPECIFICATIONS APPLY ONLY AT THE LOCATION OF THE TEST HOLES AND TO THE DEPTHS INDICATED. SOIL TEST REPORTS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE DESIGN ENGINEER. ANY ADDITIONAL SUBSURFACE EXPLORATION SHALL BE THE CONTRACTOR AT THEIR OWN EXPENSE. IT IS UNDERSTOOD THAT THE MAKING OF THE DEDUCTIONS, INTERPRETATIONS AND CONCLUSIONS FROM ALL THE ACCESSIBLE FACTUAL INFORMATION, INCLUDING THE NATURE OF THE MATERIALS TO BE EXCAVATED, THE DIFFICULTIES OF MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DIFFICULTIES OF DOING OTHER WORK AFFECTED BY THE GEOLOGY AND OTHER SUBSURFACE CONDITIONS AT THE SITE OF THE WORK, ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE INDICATED ELEVATION OF THE WATER TABLE IS THAT EXISTING AT THE DATE THE TEST HOLE DATA WAS DETERMINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND ALLOW FOR THE ELEVATION OF GROUNDWATER AT THE DATE OF PROJECT CONSTRUCTION. A DIFFERENCE IN ELEVATION BETWEEN GROUNDWATER SHOWN IN SOIL LOGS AND GROUNDWATER ACTUALLY ENCOUNTERED DURING CONSTRUCTION WILL NOT BE CONSIDERED AS A BASIS FOR EXTRA WORK.
- ESTIMATED SEASONAL HIGH WATER TABLES ARE FOR CONSTRUCTION OF ON-SITE WASTEWATER TREATMENT SYSTEMS ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. ESTIMATED SEASONAL HIGH WATER TABLES WILL BE EXCEEDED FREQUENTLY.

CONSTRUCTION NOTES:

- DEVELOPER SHALL RETAIN THE SERVICES OF A RHODE ISLAND PROFESSIONAL ENGINEER TO REVIEW AND APPROVE SHOP DRAWINGS, SAMPLES, AND OTHER SUBMITTALS OF THE CONTRACTOR FOR CONFORMANCE WITH THE DESIGN CONCEPT (THIS PLAN SET) AND TOWN REGULATIONS, WHICH INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING:
 - DRAINAGE SYSTEM SHOP DRAWINGS/SKETCHES FOR PIPE, PIPE JOINTS, PIPE BEDDING/BACKFILL MATERIALS (SIEVE ANALYSIS, ETC.), COMPACTION METHODS, MANHOLE STRUCTURES, FRAME & COVERS, FRAME & GRATES, FRAME & COVER ADJUSTMENT METHODS TO FINISH GRADE, PROPOSED RIM ELEVATIONS, PIPE INVERTS AND PIPE DIAMETERS. ANY SUBSTANTIAL CHANGES TO THE DESIGN CONCEPT SHALL BE BROUGHT TO THE TOWN'S ATTENTION.
 - ROADWAY CONSTRUCTION SHOP DRAWINGS/SKETCHES FOR GRAVEL BASE MATERIALS, BITUMINOUS CONCRETE COURSES, SIGNAGE/STRIPING, UNDERDRAINS, GUADRAILS, RETAINING WALLS AND CURBING/BERMS.
 - SOIL EROSION CONTROL AND DEWATERING METHODS.
 - COMPACTION METHODS FOR INSTALLING PIPE/MANHOLES, GRAVEL ROAD BASE AND BITUMINOUS CONCRETE COURSES.
 - TESTING METHODS AND TESTING FREQUENCY FOR DRAINAGE AND ROAD SYSTEMS. TESTING FREQUENCY SHALL BE IN ACCORDANCE WITH RIDOT AND TYPICAL ENGINEERING STANDARDS.
- THE SHOP DRAWING SUBMITTAL PACKAGE SHALL BE STAMPED BY A RHODE ISLAND PROFESSIONAL ENGINEER AND SUBMITTED TO THE TOWN/TOWN ENGINEER FOR REVIEW AND APPROVAL. SHOP DRAWING RECORDS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT, INCLUDING THE WARRANTY PERIOD.
- MARKED-UP CONSTRUCTION DRAWINGS SHALL BE MAINTAINED AND KEPT AT THE JOB SITE FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS IN ACCORDANCE WITH TOWN REGULATIONS AND KENT COUNTY WATER AUTHORITY. AS-BUILT DRAWING SHALL COMPLY WITH KENT COUNTY WATER AUTHORITY RULES AND REGULATIONS. AS-BUILTS SHALL BE STAMPED BY A R.I. PROFESSIONAL LAND SURVEYOR AND R.I. PROFESSIONAL ENGINEER.
- PRIOR TO ACCEPTANCE OF INFRASTRUCTURE, A R.I. P.E. SHALL CERTIFY THE INFRASTRUCTURE WAS INSTALLED IN ACCORDANCE WITH THE DESIGN INTENT AND MEETS RIDOT/TOWN STANDARDS & PERMIT STIPULATIONS, AND IS READY FOR USE. AS-BUILT DRAWING SHALL COMPLY WITH KENT COUNTY WATER RULES AND REGULATIONS AND BE ACCEPTED AND APPROVED BY THE KENT COUNTY WATER AUTHORITY.

REV. 8-02/02/2023-FINAL PLAN TO TOWN

REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)

REV. 10-07-28-2025-WATER SERVICE REVISIONS

REV. 11-08-07-2025-SHEET 7 ONLY

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION, INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE MAY 2012 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCLUDING ALL SUBSEQUENT REVISIONS.
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE STREET RIGHT-OF-WAYS.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

EARTHWORK NOTES:

- SPECIFICATIONS & DETAILS TO GOVERN THIS PROJECT ARE THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION - AUGUST 2018 EDITION (INCLUDING ALL SUBSEQUENT ADDENDA) AS WELL AS TOWN STANDARDS, WHERE APPLICABLE. TOWN STANDARDS SHALL OVERRIDE RIDOT STANDARDS.
- RIDOT STANDARDS ARE AVAILABLE FOR DOWNLOAD FROM THE RIDOT WEBSITE UNDER 'STANDARDS AND SPECIFICATIONS' (WWW.DOT.STATE.RI.US/ENGINEERING/STANDARDS/INDEX.ASP). TOWN STANDARDS ARE AVAILABLE FOR DOWNLOAD FROM THE TOWN OF COVENTRY WEBSITE UNDER THE LINK "PLANNING DEPARTMENT," 'SUBDIVISION REGULATIONS' (WWW.WGTOWNRI.ORG/DEPARTMENTS/PLANNING/SUBDIVISION.PHP).
- EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND GRASS SEED UNLESS OTHERWISE NOTED.
- ALL EXCAVATION AND PLACEMENT OF FILL SHALL BE IN ACCORDANCE WITH R.I.D.O.T. STANDARD SPECIFICATIONS SECTION 202 AND TOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ALL MATERIALS AND METHODS SHALL BE PERFORMED IN ACCORDANCE WITH THESE STANDARDS AND SPECIFICATIONS. ALL FILL BENEATH PAVEMENTS SHALL BE GRAVEL AS DEFINED IN THE RIDOT SPECIFICATIONS.
- ALL AREAS COMPACTED BY CONSTRUCTION ACTIVITIES (OTHER THAN ROADWAYS AND BENEATH STRUCTURES) SHALL BE RESTORED TO PROMOTE INFILTRATION BY TILLING THE TOP 12 INCHES OF SOIL PRIOR TO FINAL STABILIZATION.
- ALL UNSUITABLE MATERIAL (LOAM, SUBSOIL, ROOTS, TREE TRUNKS, CLAY, SILT, ORGANIC MATTER, LARGE STONES, ETC.) SHALL BE REMOVED FROM THE ROADWAY SUBGRADE AND EMBANKMENT AREAS PRIOR TO THE PLACEMENT OF THE GRAVEL SUBBASE/BERM MATERIAL AS DIRECTED AND APPROVED.
- SUITABLE SURPLUS MATERIAL GENERATED BY EXCAVATIONS WITHIN THE PROJECT AREA (SAND, GRAVEL, LOAM, ETC.) SHALL BE RE-USED, TO THE EXTENT POSSIBLE, IN OTHER LOCATIONS WITHIN THE PROJECT AREA; MINING OF SITE MATERIALS (I.E. REMOVAL OF SUITABLE IN-SITU MATERIALS FROM THE SITE AND REPLACEMENT WITH IMPORTED BORROW MATERIALS) SHALL NOT BE PERMITTED.

GROUNDWATER REMOVAL & PROTECTION FROM FLOODING:

- SOME EXCAVATIONS FOR PIPELINES, STRUCTURES, AND APPURTENANT WORK REQUIRED MAY OCCUR BELOW EXISTING GROUNDWATER LEVELS.
- THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL PUMPS, DRAINS, WELL POINTS AND/OR ANY OTHER FACILITIES FOR THE CONTROL, COLLECTION, AND DISPOSAL OF GROUNDWATER OR SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK, AND SHALL PROVIDE ALL PUMPS, PIPING, AND DITCHING FOR THE REMOVAL OF WATER FROM THE TRENCHES AND EXCAVATIONS SO THAT ALL TRENCHES AND EXCAVATIONS MAY BE KEPT FREE FROM WATER AT ALL TIMES, AND SO THAT THE WORK MAY BE PERFORMED IN THE DRY.
- DEWATERING OF EXCAVATIONS SHALL BE ACCOMPLISHED BY METHODS THAT HAVE BEEN APPROVED PRIOR TO COMMENCEMENT OF WORK BY THE ENGINEER, AND WHICH HAVE A BACKGROUND OF SUCCESSFUL DEWATERING OF EXCAVATIONS OF THE TYPE TO BE EMPLOYED FOR THE WORK.
- PUMPING SHALL BE CONTINUOUS WHERE DIRECTED AND/OR AS NECESSARY TO PROTECT THE WORK, AND TO MAINTAIN SATISFACTORY PROGRESS OF SAME.
- THE CONTRACTOR'S DEWATERING AND PUMPING OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT NO LOSS OF GROUND WILL RESULT FROM THESE OPERATIONS, ANY DAMAGE TO EXISTING FEATURES OR TO THE CONTRACT WORK RESULTING FROM THE CONTRACTOR'S DEWATERING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR, AS DIRECTED BY THE OWNER, AT NO ADDITIONAL EXPENSE TO THE OWNER. PRECAUTIONS SHALL BE TAKEN TO PROTECT NEW AND EXISTING WORK FROM FLOODING OR DAMAGE DURING STORMS OR OTHER CAUSES.
- ALL PIPELINES OR STRUCTURES NOT STABLE AGAINST UPLIFT DURING CONSTRUCTION OR PRIOR TO COMPLETION SHALL BE THOROUGHLY BRACED OR OTHERWISE PROTECTED.
- WATER FROM THE TRENCHES, EXCAVATIONS, AND DRAINAGE OPERATIONS SHALL BE DISPOSED OF IN SUCH A MANNER AS WILL CAUSE NEITHER INJURY TO PUBLIC HEALTH OR PRIVATE PROPERTY, NOR DAMAGE TO THE WORK COMPLETED OR IN PROGRESS.
- THE CONTRACTOR SHALL CONSTRUCT DITCHES, ESTABLISH GRADING, AND PERFORM ANY AND ALL OTHER WORK AS MAY BE NECESSARY TO DIVERT AND PREVENT SURFACE WATER AND WATER FROM DEWATERING OPERATIONS FROM ENTERING EXCAVATION AND WORK AREAS.

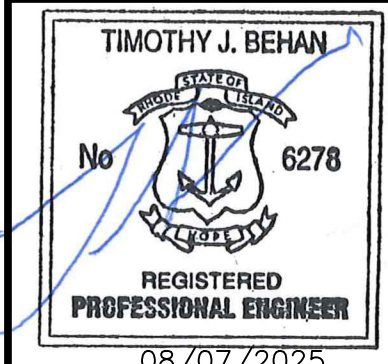
STORMWATER SYSTEM OPERATION & MAINTENANCE NOTES:

- INSPECTIONS AND PROPER MAINTENANCE ARE ESSENTIAL FOR THE LONGEVITY OF THE DRAINAGE SYSTEMS. THE DRAINAGE SYSTEM SHALL BE INSPECTED IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE (O&M) PLAN PREPARED SPECIFICALLY FOR THIS DEVELOPMENT.
- THE WOODS AT RED BROOK, PHASE 3 HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL ELEMENTS OF THE PROPOSED COMMON DRAINAGE SYSTEM (CATCH BASINS, DRAINAGE MANHOLES, DRAINAGE PIPING, ADS WATER QUALITY UNIT AND MAIN STORMWATER INFILTRATION/STORAGE AREA). A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE HOMEOWNERS ASSOCIATION AND A MAINTENANCE COMPANY TRAINED AND EXPERIENCED WITH THE MAINTENANCE REQUIREMENTS DETAILED IN THE O&M PLAN FOR THIS DEVELOPMENT, AS WELL AS THE 'RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL,' LATEST EDITION (KNOWN AS THE 'MANUAL').
- THE INDIVIDUAL DRAINAGE ROOF RUNOFF INFILTRATION CHAMBER SYSTEMS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

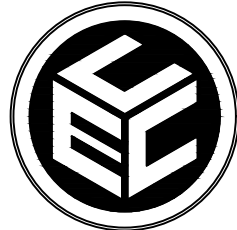


OWNER:
OFFSHORE DEVELOPMENT, LLC
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EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAFFREY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100

REVISIONS			
No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
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10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
.....
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
LEGEND, NOTES & ABBREVIATIONS

SCALE: NONE	SHEET NO: 2 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: JULY 2020	PROJECT NO 20004.00:	

PARCEL/ZONING DATA

PARCELS: A.P. 24 LOT 125 8.34± AC

ZONING REFERENCE:

- ZONE: PUD (PLANNED UNIT DEVELOPMENT)
FIRE DISTRICT: COVENTRY (ANTHONY)
- MINIMUM STANDARD FRONTAGE: 120'
- MINIMUM SETBACKS: FRONT YARD - 40'
SIDE YARD - 40'
REAR YARD - 40'
- MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM ACCESSORY STRUCTURE HEIGHT: 15'
MAXIMUM LOT COVERAGE: 20%
MINIMUM DISTANCE BETWEEN END UNITS: 40'

PLAN REFERENCES:

1. REFERENCE IS MADE TO SURVEY PLAN ENTITLED 'EXISTING CONDITIONS PLAN, THE WOODS AT RED BROOK, A.P. 24 LOT 125, RED BROOK LANE, COVENTRY, RI, PREPARED BY OCEAN STATE PLANNERS, INC., MAY 28, 2020. THIS PLAN IS ATTACHED TO THE REAR OF THE DRAWING SET.
2. WETLANDS FLAGGING DELINEATED BY OCEAN STATE PLANNERS, INC., REFERENCE RI DEM WETLANDS EDGE VERIFICATION NO. 03-0454 AND NATURAL RESOURCE SERVICES, INC., JANUARY 2020.

MAP NOTES:

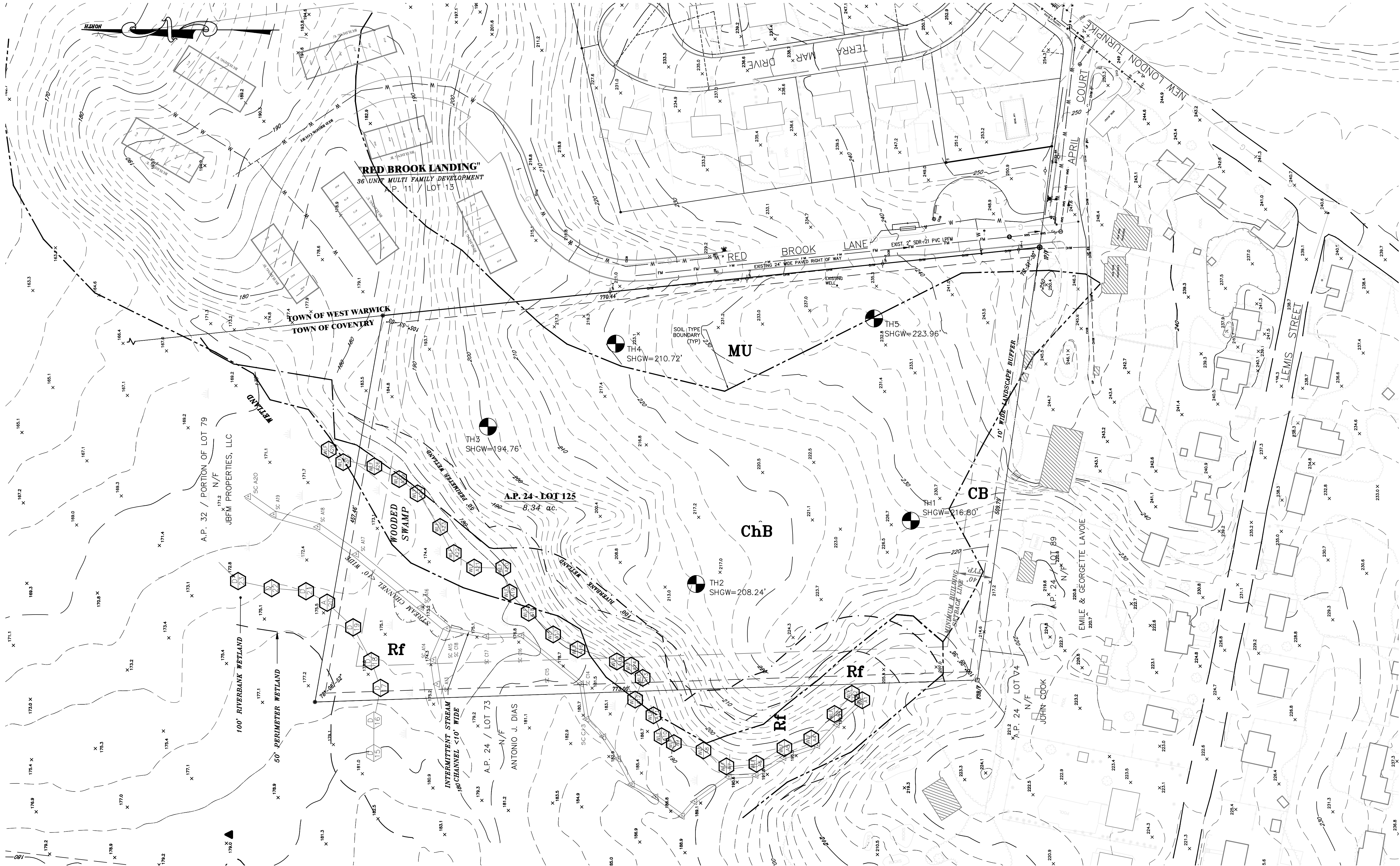
1. EXISTING CONTOURS FROM OCEAN STATE PLANNER'S, INC., PLAN DATE MAY 28, 2020.
2. THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE. CONTRACTORS TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION, DIGGING, BORING, OR TESTING (CALL DIGSAFE). UTILITIES SHOWN ARE QUALITY LEVEL D OF THE ASCE 38-02 STANDARDS.
3. GAS MAINS ON APRIL COURT AND RED WOODS LANE TAKEN FROM INFORMATION PROVIDED BY NATIONAL GRID GAS. GAS LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO EXCAVATION.
4. EXISTING WATER MAINS TAKEN FROM OCEAN STATE PLANNER'S, INC "WATER AS-BUILT PLAN, RED BROOK LANDING, SHEETS 1 THROUGH 3, DATED 04/19/2006.
5. DEPICTED DWELLINGS ON ABUTTING PROPERTIES WERE TAKEN FROM A 2007 PHOTOGRAMMETRY SURVEY.

SITE NOTES:

1. WHERE REFERENCED HEREIN, THE TERM "PARCEL" SHALL BE APPLICABLE TO THE COMBINED LAND AREA ENCOMPASSED BY LOT 125.
2. THE SUBJECT PARCEL LIES WITHIN 'ZONE X--AREAS OF MINIMAL FLOOD HAZARD' AS DELINEATED ON THE FIRM FLOOD INSURANCE RATE MAP FOR KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 103 OF 251 COMMUNITY NUMBER 440004 MAP NUMBER 44003C0116H, EFFECTIVE DATE OCTOBER 2, 2015.
3. SUBJECT PARCEL IS COVERED PREDOMINANTLY WITH WOODS.
4. THERE ARE NO HISTORIC CEMETERIES LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
5. SUBJECT PARCEL IS NOT LOCATED WITHIN EITHER OF THE FOLLOWING:
- HISTORIC DISTRICTS
 - RIDEM GROUNDWATER PROTECTION AREA
6. THE SOUTHERN PORTION OF THE PARCEL IS LOCATED IN A NATURAL HERITAGE AREA.
7. THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS ON THE PARCEL.
8. NO PORTION OF THE PARCEL FALLS WITHIN A COMMUNITY OR NON-COMMUNITY WELLHEAD PROTECTION AREA OR A GROUNDWATER RECHARGE AREA.
9. SUBJECT PARCEL IS LOCATED WITHIN THE COVENTRY (ANTHONY) FIRE DISTRICT.
10. SUBJECT PARCEL IS SERVICED BY KENT COUNTY WATER AUTHORITY.
11. SUBJECT PARCEL IS SERVICED BY COVENTRY (WEST WARWICK) SEWER.

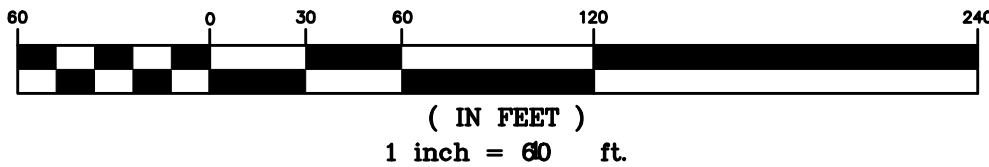
TEST HOLE NOTES:

1. TEST HOLES AT VARIOUS LOCATIONS ON THE PARCEL WERE PERFORMED IN JANUARY 2020.
2. ALL TEST HOLES WERE EXCAVATED TO A MINIMUM DEPTH RANGING FROM 89" TO 168".
3. GROUNDWATER SEEPAGE WAS ENCOUNTERED IN TEST HOLE 3 AT 120", TEST HOLE 4 AT 168" AND TEST HOLE 5 AT 132".
5. ESHGWT IS 72" FOR TEST HOLE 3, 120" FOR TEST HOLES 1,4 AND 5, AND 29" FOR TEST HOLE 2 (60" OF FILL ABOVE NATURAL SOILS)..
6. LEDGE WAS ENCOUNTERED IN TEST HOLE 2 AT 89".



PLAN VIEW

GRAPHIC SCALE



SOILS ANALYSIS:

CB-CANTON-URBAN LAND COMPLEX	0.588 ACRES	HYDROLOGIC SOIL GROUP B
CHB-CANTON AND CHARLTON FINE SANDY LOAMS	5.596 ACRES	HYDROLOGIC SOIL GROUP B
MU-MERRIMAC-URBAN LAND COMPLEX	0.966 ACRES	HYDROLOGIC SOIL GROUP A
RF-RIDGEBURY, LEICESTER, AND WHITMAN SOILS	1.190 ACRES	HYDROLOGIC SOIL GROUP D

REFER TO SOIL EVALUATION FORMS FOR SOIL TEST HOLE DATA.

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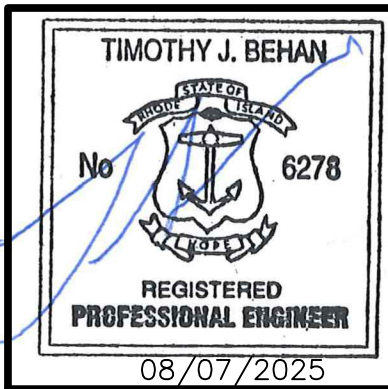
APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
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TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAPFREY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100

DRAWING ISSUE:

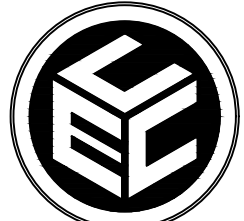
- ☐ CONCEPT
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COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
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(401) 273-6600

PERMIT AGENCY REVIEW PLAN

FOR
THE WOODS AT RED BROOK PHASE 3

ON

A.P. 24, LOT 125

100 APRIL COURT

COVENTRY, RHODE ISLAND

EXISTING CONDITIONS PLAN

SCALE: 1" = 60'

SHEET NO: 3 OF 21

DRAWN BY: SMA

DESIGN BY: SMA

CHECKED BY: TJB

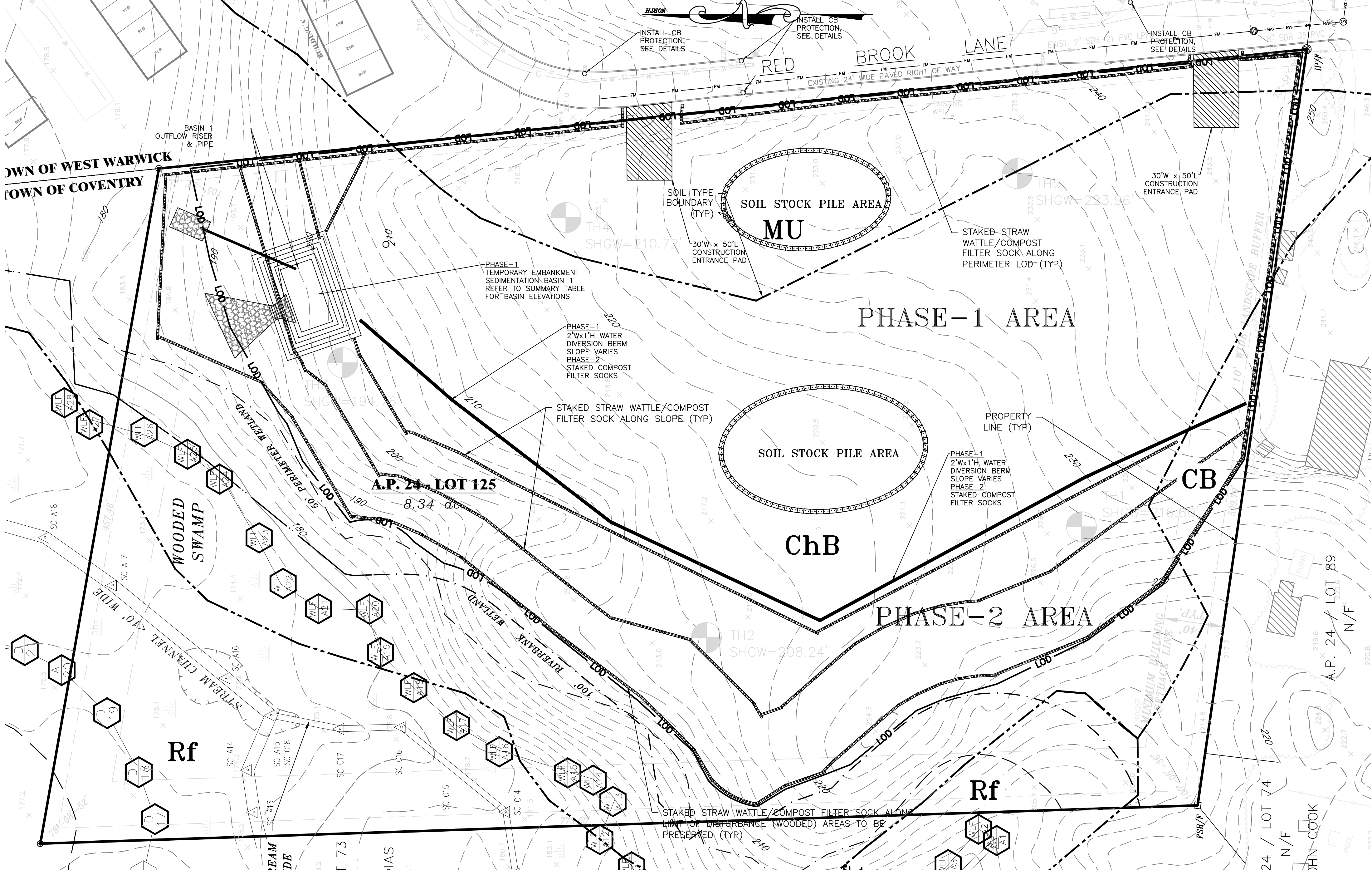
DATE: JULY 2020

PROJECT NO 20004.00:

SUGGESTED SEQUENCE & STAGING OF WORK:

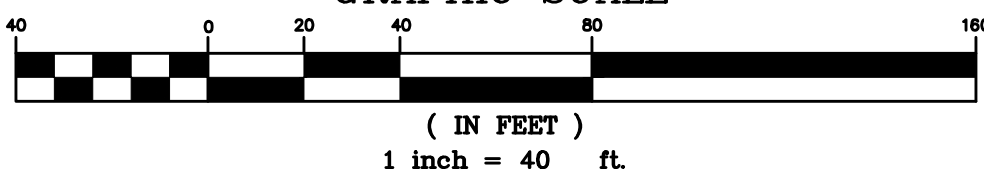
- PHASE-1:
1. NOTIFY RIDEM AND THE TOWN PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES (REFER TO THE SPECIFIC NOTIFICATION REQUIREMENTS FOR EACH ENTITY).
 2. INSTALL SEDIMENTATION PROTECTION DEVICES IN EXISTING CATCH BASINS ADJACENT TO THE SITE IN RED BROOK LANE.
 3. SURVEY AND STAKE LIMITS OF DISTURBANCE FOR PLACEMENT OF PERIMETER SESC MEASURES.
 4. PERFORM LIMITED VEGETATIVE CLEARING (BUT NOT GRUBBING) SUFFICIENT FOR THE INSTALLATION OF PERIMETER SESC MEASURES, AND INSTALL PERIMETER SESC MEASURES IN THE PHASE-1 AREA. IN NO CASE SHALL THE LIMIT OF WORK EXTEND BEYOND SAID PERIMETER MEASURES.
 5. CONSTRUCT CONSTRUCTION ENTRANCE PAD FROM RED BROOK LANE.
 6. CLEAR AND GRUB PROPOSED COMMON DRIVEWAY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR PHASE-2, PROPOSED TEMPORARY SEDIMENTATION BASIN (TSB) AREA, AND SUFFICIENT OFF-DRIVEWAY STAGING/STORAGE AREAS FOR MATERIAL STOCKPILES, VEHICLES AND EQUIPMENT. MINIMIZE CLEARING & GRUBBING OF OFF-DRIVEWAY AREAS TO THE EXTENT PRACTICABLE.
 7. CONSTRUCT TEMPORARY SEDIMENT BASIN (TSB) AND EARTH BERMS THAT SHALL FEED TO THE TSB. ENSURE THAT ALL BASIN AND WATERWAY SURFACES ARE ADEQUATELY STABILIZED PRIOR TO START OF COMMON DRIVEWAY/UTILITY CONSTRUCTION.
 8. ROUGH-GRADE PROPOSED COMMON DRIVEWAY TO PROPOSED SUBBASE ELEVATIONS.
 9. INSTALL PROPOSED STORM DRAINAGE COLLECTION, CONVEYANCE SYSTEMS. SET CATCH BASIN GRATES TO PROPOSED PAVEMENT BASE COURSE GRADES (I.E. ABOVE SUBBASE GRADES); ENSURE THAT NO RUNOFF FROM UNSTABILIZED AREAS ENTERS THE NEW DRAINAGE SYSTEM. INSTALL SEDIMENTATION PROTECTION DEVICES IN EACH CATCH BASIN.
 10. INSTALL AND PRESSURE-TEST PROPOSED PRIVATE WATER SYSTEM PIPING, FITTINGS AND APPURTENANCES.
 11. INSTALL AND PRESSURE-TEST PROPOSED PRIVATE SEWER COLLECTION PIPING, FITTINGS AND APPURTENANCES.
 12. INSTALL COMMON DRIVEWAY GRAVEL BASE COURSE; ALLOW TO WEATHER FOR MINIMUM SIXTY (60) DAYS AFTER COMPLETION OF UTILITY (STORM DRAINAGE & WATER) WORK.
 13. FINE-GRADE AND COMPACT GRAVEL BASE COURSE AFTER WEATHERING PERIOD AND INSTALL COMMON DRIVEWAY BITUMINOUS CONCRETE PAVEMENT BASE COURSE.
 14. ENSURE THAT STORMWATER INLET STRUCTURES ARE CAPTURING RUNOFF FROM ALL STABILIZED (PAVED) AREAS OF THE SITE.
 15. REMOVE TEMPORARY SEDIMENT BASINS & EARTH BERMS. OUTLET PIPING, CONCRETE OVERFLOW RISERS AND RIP RAP FOR OUTLET PROTECTION MAY BE SALVAGED FOR RE-USE AT AN OFF-SITE LOCATION.
 16. CONSTRUCT STORMWATER INFILTRATION/STORAGE AREA AND STABILIZE.
 17. CONSTRUCT PROPOSED CONDOMINIUM UNITS AND ASSOCIATED SITE FEATURES (E.G. INDIVIDUAL PAVED DRIVEWAYS, ROOF DRAIN INFILTRATION UNITS, OFF-ROAD GRADING & LANDSCAPING).
 18. CONDO CONSTRUCTION MAY BE PHASED OVER MULTIPLE CONSTRUCTION SEASONS; MAINTAIN AND ADJUST INTERIOR SESC MEASURES AS APPROPRIATE DURING ALL PHASES OF THIS CONSTRUCTION, IN ACCORDANCE WITH THE SESC PLAN.
 19. ADJUST ALL UTILITY CASTINGS TO FINISH GRADES WITH THE EXCEPTION OF CATCH BASIN FRAMES AND GRATES, WHICH SHALL BE SET TO 0.1 FEET BELOW PROPOSED FINISH GRADES.
 20. INSTALL COMMON DRIVEWAY BITUMINOUS CONCRETE SURFACE COURSE.
 21. VERIFY ADEQUATE STABILIZATION OF ALL UNPAVED AREAS, AND THEN REMOVE REMAINING SESC MEASURES.
 22. CLEAN OUT ALL DRAINAGE STRUCTURES AS NEEDED. REMOVE AND LEGALLY DISPOSE ALL ACCUMULATED SEDIMENT IN A SUITABLE OFF-SITE LOCATION.
 23. UPON COMMENCEMENT OF SITE CONSTRUCTION ACTIVITIES, THE OPERATOR SHALL INITIATE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. SUCH TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES MUST BE INSTALLED PRIOR TO INITIATING LAND DISTURBANCE IN SUBSEQUENT PHASES.
 24. ROUTINE INSPECTION AND MAINTENANCE AND/OR MODIFICATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES WHILE EARTHWORK IS ONGOING IS REQUIRED.
 25. FINAL SITE STABILIZATION OF ANY DISTURBED AREAS AFTER EARTHWORK HAS BEEN COMPLETED AND REMOVAL OF TEMPORARY EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES.
- NOTE: THE DEVELOPER MAY MODIFY THE PRECEDING SUGGESTED SEQUENCE OF CONSTRUCTION IF NECESSARY OR PRACTICAL, SO LONG AS THE INTENT OF THE SESC PLAN IS MET AT ALL TIMES.

- PHASE-2:
1. CLEAR AND GRUB PROPOSED COMMON DRIVEWAY AREAS WITHIN THE LIMIT OF DISTURBANCE FOR PHASE-2, AND SUFFICIENT OFF-DRIVEWAY STAGING/STORAGE AREAS FOR MATERIAL STOCKPILES, VEHICLES AND EQUIPMENT. MINIMIZE CLEARING & GRUBBING OF OFF-DRIVEWAY AREAS TO THE EXTENT PRACTICABLE.
 2. INSTALL SEDIMENTATION PROTECTION DEVICES IN EACH CATCH BASINS; ENSURE THAT NO RUNOFF FROM UNSTABILIZED AREAS ENTERS THE NEW DRAINAGE SYSTEM.
 3. ROUGH-GRADE PROPOSED COMMON DRIVEWAY TO PROPOSED SUBBASE ELEVATIONS.
 4. INSTALL AND PRESSURE-TEST PROPOSED PRIVATE WATER SYSTEM PIPING, FITTINGS AND APPURTENANCES.
 5. INSTALL AND PRESSURE-TEST PROPOSED PRIVATE SEWER COLLECTION PIPING, FITTINGS AND APPURTENANCES.
 6. CONSTRUCT PROPOSED CONDOMINIUM UNITS AND ASSOCIATED SITE FEATURES (E.G. INDIVIDUAL PAVED DRIVEWAYS, ROOF DRAIN INFILTRATION UNITS, OFF-ROAD GRADING & LANDSCAPING).
 7. CONDO CONSTRUCTION MAY BE PHASED OVER MULTIPLE CONSTRUCTION SEASONS; MAINTAIN AND ADJUST INTERIOR SESC MEASURES AS APPROPRIATE DURING ALL PHASES OF THIS CONSTRUCTION, IN ACCORDANCE WITH THE SESC PLAN.
 8. ADJUST ALL UTILITY CASTINGS TO FINISH GRADES WITH THE EXCEPTION OF CATCH BASIN FRAMES AND GRATES, WHICH SHALL BE SET TO 0.1 FEET BELOW PROPOSED FINISH GRADES.
 9. INSTALL COMMON DRIVEWAY BITUMINOUS CONCRETE SURFACE COURSE.
 10. VERIFY ADEQUATE STABILIZATION OF ALL UNPAVED AREAS, AND THEN REMOVE REMAINING SESC MEASURES.
 11. CLEAN OUT ALL DRAINAGE STRUCTURES AS NEEDED. REMOVE AND LEGALLY DISPOSE ALL ACCUMULATED SEDIMENT IN A SUITABLE OFF-SITE LOCATION.
 12. ROUTINE INSPECTION AND MAINTENANCE AND/OR MODIFICATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES WHILE EARTHWORK IS ONGOING IS REQUIRED.
 13. FINAL SITE STABILIZATION OF ANY DISTURBED AREAS AFTER EARTHWORK HAS BEEN COMPLETED AND REMOVAL OF TEMPORARY EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES.
 14. ACTIVATION OF POST-CONSTRUCTION STORMWATER TREATMENT CONVEYANCES AND PRACTICES.
- NOTE: THE DEVELOPER MAY MODIFY THE PRECEDING SUGGESTED SEQUENCE OF CONSTRUCTION IF NECESSARY OR PRACTICAL, SO LONG AS THE INTENT OF THE SESC PLAN IS MET AT ALL TIMES.



PLAN VIEW

GRAPHIC SCALE



SOILS ANALYSIS:

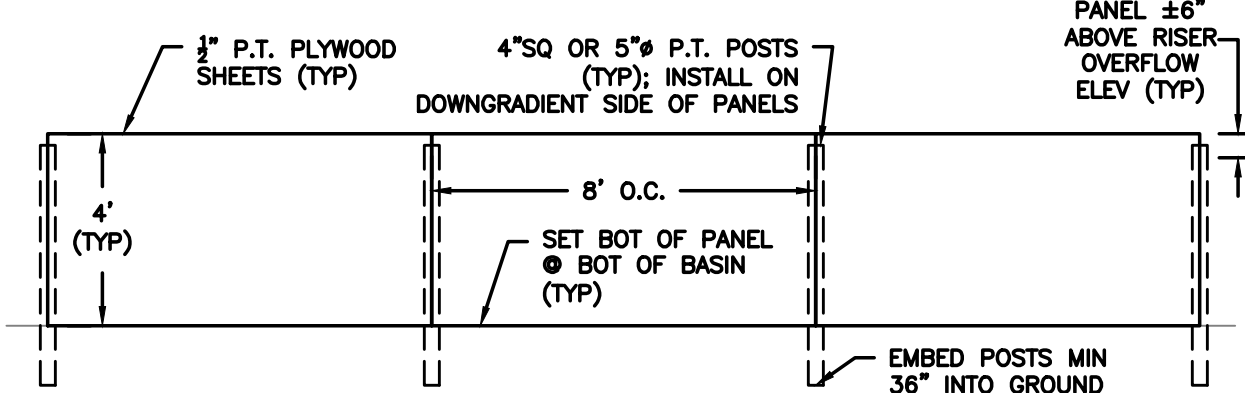
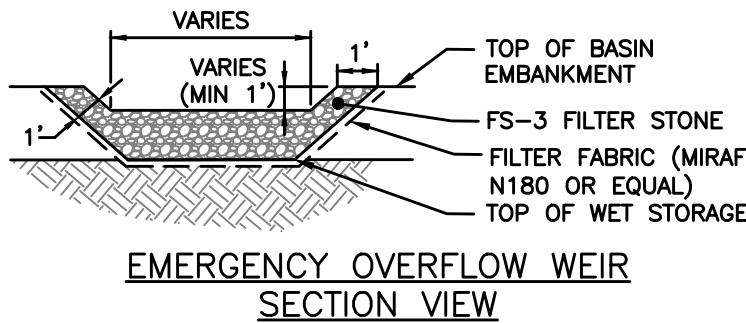
CB-CANTON-URBAN LAND COMPLEX	0.588 ACRES	HYDROLOGIC SOIL GROUP B
CHB-CANTON AND CHARLTON FINE SANDY LOAMS	5.784 ACRES	HYDROLOGIC SOIL GROUP B
MU-MERRIMAC-URBAN LAND COMPLEX	1.450 ACRES	HYDROLOGIC SOIL GROUP A
RF-RIDGEBURY, LEICESTER, AND WHITMAN SOILS	0.541 ACRES	HYDROLOGIC SOIL GROUP D

CB: SLOPE IS A MAJOR LIMITATION OF THIS SOIL COMPLEX FOR COMMUNITY DEVELOPMENT. CHB: THESE SOILS ARE SUITABLE FOR COMMUNITY DEVELOPMENT, BUT THE STONY SURFACE IS A LIMITATION.
MU: THIS SOIL COMPLEX IS USED FOR HOMESITES
RF: HIGH WATER TABLE, POORLY SUITED TO COMMUNITY DEVELOPMENT. NO CONSTRUCTION WILL TAKE PLACE IN THIS SOIL GROUP.

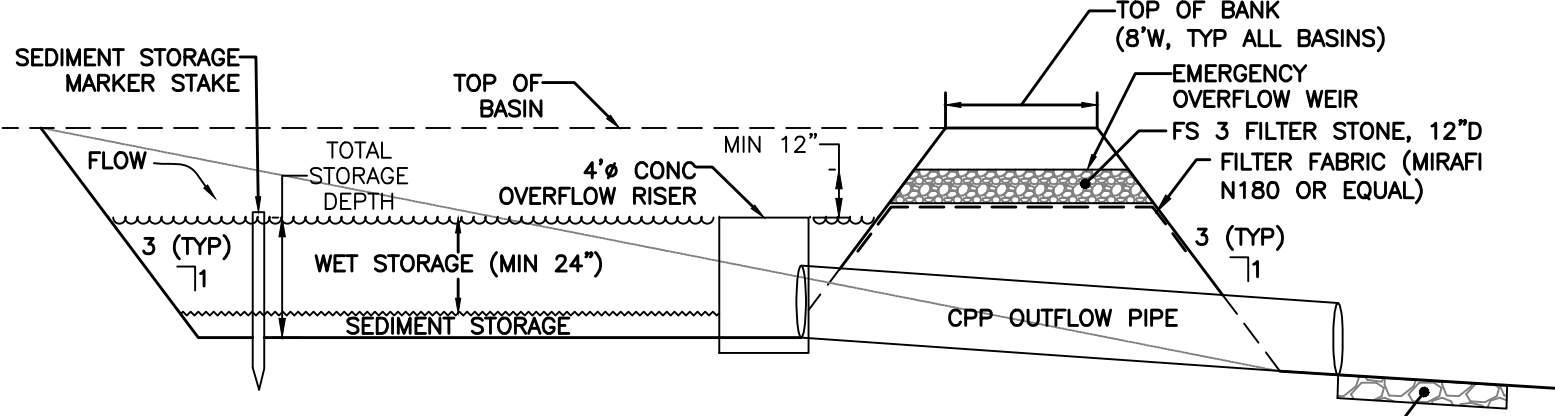
REFER TO SOIL EVALUATION FORMS FOR SOIL TEST HOLE DATA.

TEMPORARY SEDIMENT BASIN SUMMARY TABLE

REQUIRED SEDIMENT BASIN VOLUMES PER RI SESC HANDBOOK, CHAPTER 6	
SEDIMENT BASIN DATA:	BASIN #1
TOTAL TRIBUTARY AREA (AC)	3.61
ANNUAL SEDIMENT VOLUME (CF/YR)	866
REQ'D WET STORAGE VOLUME (CF)	1,733
TOTAL REQ'D STORAGE VOLUME (CF)	2,599
MIN REQ'D/PROP WIDTH (FT)	22/22
MIN REQ'D/PROP LENGTH (FT)	44/44
BOTTOM OF BASIN ELEV (FT)	189.0
SEDIMENT STORAGE DEPTH/ELEV (FT)	0.8/189.80
SEDIMENT MARKER ELEVATION (FT)	203.80
WET STORAGE DEPTH (FT)	2.2
TOTAL STORAGE DEPTH (FT)	3.0
OUTFLOW RISER ELEV (FT)	192.00
OUTFLOW PIPE DIA (IN)	18
OUTFLOW PIPE LENGTH (FT)	45
OUTFLOW PIPE INV IN (FT)	189.20
OUTFLOW PIPE INV OUT (FT)	189.00
TOTAL BASIN VOLUME PROVIDED BELOW	5,037
OUTFLOW RISER ELEVATION (CF)	193.00
EMERGENCY OVERFLOW ELEVATION (FT)	193.00
EMERGENCY OVERFLOW WEIR WIDTH (FT)	13
TOP OF BASIN ELEV (FT)	194.00



FLOW DIVERSION BAFFLE DETAIL



NOTE: REFER TO TEMPORARY SEDIMENTATION BASIN SUMMARY TABLE FOR ELEV'S OF ALL BASIN ELEMENTS

TYPICAL BASIN PROFILE VIEW

TEMPORARY SEDIMENT BASIN DETAILS

GENERAL SITE PREPARATION NOTES:

1. PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES, CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN PREPARED FOR THIS PROJECT, AS WELL AS ALL STATE AND LOCAL PERMITS/APPROVALS ISSUED FOR THE PROJECT.
2. REFER TO CONSTRUCTION DETAILS 1 FOR SOIL EROSION/ SEDIMENTATION CONTROL MEASURE DETAILS AND NOTES OTHER THAN THOSE SPECIFICALLY RELATED TO THE TEMPORARY SEDIMENTATION BASINS THAT ARE PROVIDED HEREON.

TEMPORARY SEDIMENT BASIN GENERAL NOTES:

1. THE TEMPORARY SEDIMENT BASINS SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT BASINS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (SESC) HANDBOOK (2014 OR LATEST REVISION), SECTION SIX: SEDIMENT CONTROL MEASURES.
2. THE TEMPORARY SEDIMENT BASINS SHALL HAVE INITIAL STORAGE VOLUMES AS CALCULATED IN ACCORDANCE WITH THE SESC HANDBOOK, AND AS NOTED HEREON. CONSTRUCTION OF THE BASINS IN ACCORDANCE WITH THIS PLAN SHALL PROVIDE THE REQUIRED STORAGE VOLUMES.
3. WHERE NOT OTHERWISE INDICATED, MAXIMUM CUT & FILL SLOPES MAY BE 2:1; 3:1 SLOPES ARE RECOMMENDED, AND PROPOSED FOR BASIN SIDE SLOPES.
4. THE OVERFLOW RISER FROM EACH BASIN SHALL BE LOCATED AT THE HYDRAULICALLY MOST DISTAL POINT FROM THE INLET(S) TO EACH BASIN. POST-MOUNTED PLYWOOD FLOW DIVERSION BAFFLES SHALL BE PROVIDED AS DEPICTED IN EACH SEDIMENTATION BASIN TO ENSURE THE REQUIRED HYDRAULIC LENGTH FOR ALL FLOW ENTERING THE BASINS.
5. THE PRIMARY OUTLET FROM EACH BASIN CONSISTS OF A CIRCULAR CONCRETE OVERFLOW RISER CONNECTED TO A CORRUGATED PLASTIC PIPE (CPP) OUTFLOW PIPE.
6. EACH OVERFLOW RISER SHALL BE EQUIPPED WITH A LOCKABLE TRASH RACK.
7. THE SECONDARY OUTLET FROM EACH BASIN SHALL BE A FILTER STONE REINFORCED EMERGENCY OVERFLOW WEIR.
8. TEMPORARY SEDIMENT BASIN OUTFLOW PIPING MUST DISCHARGE ONTO STABILIZED GROUND.
9. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT BASIN EMBANKMENT IS LIMITED TO FIVE (5) FEET ABOVE THE DOWNGRADIENT NATURAL GRADE.
10. RIP RAP FOR OUTLET PIPE PADS SHALL BE CLASS R-5 MEETING THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
11. FILTER STONE FOR EMERGENCY OVERFLOW RISERS SHALL MEET THE REQUIREMENTS OF RIDOT STD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I COLUMN V - FILTER STONE.

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES:

1. CLEAR GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES & ROCKS OF GREATER THAN THREE (3) INCH Ø, AND OTHER DEBRIS.
3. EXCAVATE BASIN 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 MAX NINE (9) INCH LIFTS BY TRAVERSING WITH EQUIPMENT DURING CONSTRUCTION.
5. STABILIZE THE EARTHEN EMBANKMENT IMMEDIATELY AFTER INSTALLATION USING EITHER SEEDING FOR TEMPORARY VEGETATIVE COVER OR GEOTEXTILE SLOPE PROTECTION MEASURES.

TEMPORARY SEDIMENT BASIN INSPECTION, MAINTENANCE & REMOVAL REQUIREMENTS:

1. INSTALL SEDIMENT STORAGE STAKE WITH A MARKER SET AT THE ELEVATION EQUIVALENT TO ONE-HALF OF THE WET STORAGE VOLUME.
2. INSPECT ALL BASINS AT MINIMUM ONCE/WEEK, AS WELL AS WITHIN 24 HOURS OF THE END OF ALL STORMS WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER.
3. CHECK OUTLETS TO ENSURE THAT THEY ARE STRUCTURALLY SOUND, AND HAVE NOT BEEN DAMAGED BY EROSION, CONSTRUCTION EQUIPMENT OR OTHER CAUSES.
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 BASIN AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
7. THE TEMPORARY SEDIMENT BASINS MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, AND THE PIPING, OVERFLOW RISER AND RIP RAP MATERIALS SALVAGED FOR RE-USE AT AN OFF-SITE LOCATION (REFER TO SUGGESTED SEQUENCE OF CONSTRUCTION NOTES).

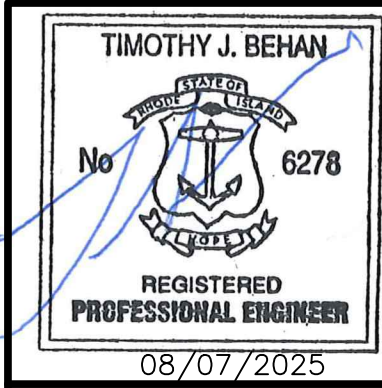
DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
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LEGAL COUNSEL:
RESNICK & CAFFEY
SUMMIT WEST, SUITE 300
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TELEPHONE: (401) 827-0100



REVISIONS			
No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
3	10/8/20	SMA	TJB
4	01/11/21	SMA	TJB
5	02/10/21	SMA	TJB
6	04/28/21	SMA	TJB
7	03/14/22	SMA	TJB
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10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB

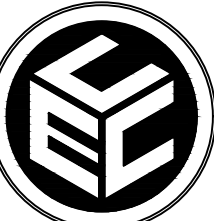


PERMIT AGENCY REVIEW PLAN FOR THE WOODS AT RED BROOK PHASE 3 ON A.P. 24, LOT 125 100 APRIL COURT COVENTRY, RHODE ISLAND SITE PREPARATION/SECS PLAN

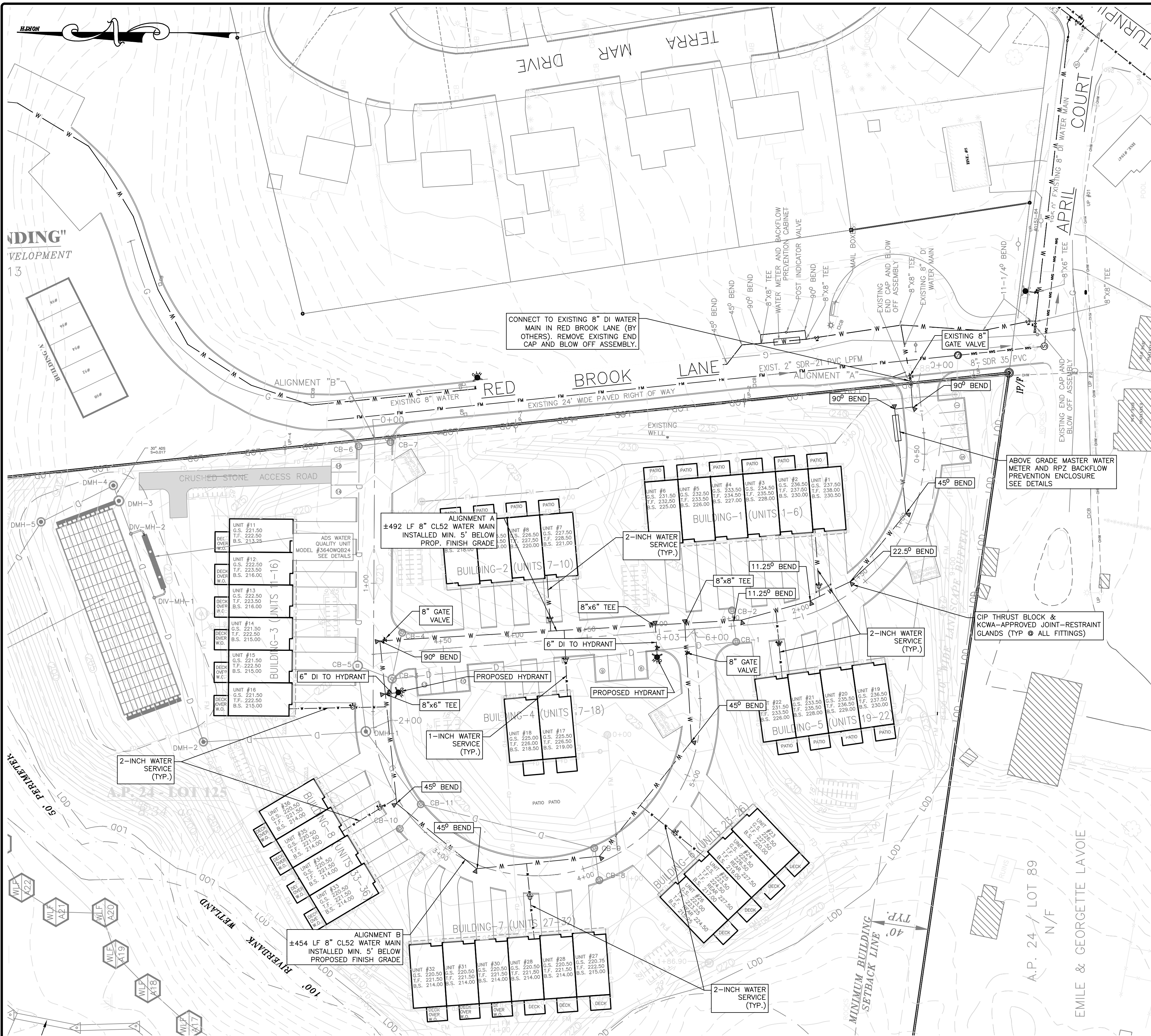
SCALE: 1" = 40'	SHEET NO: 4 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: JULY 2020	PROJECT NO 20004.00:	

- REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY

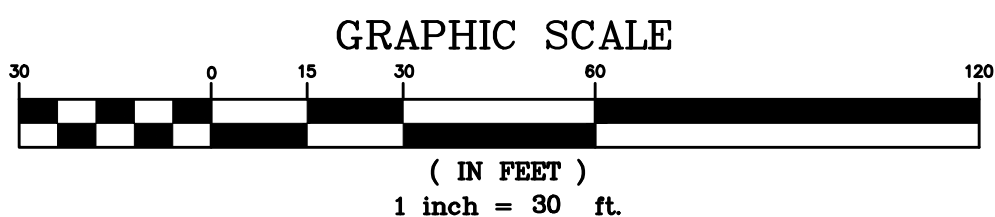
SCALE: 1" = 40'		SHEET NO: 5 OF 21	
DRAWN BY: SMA		DESIGN BY: SMA	
CHECKED BY: TJB		DATE: JULY 2020	
PROJECT NO 20004.00.:			

TIMOTHY J. BEHAN  No. 6278 REGISTERED PROFESSIONAL ENGINEER				 COMMONWEALTH ENGINEERS & CONSULTANTS, INC. 400 SMITH STREET PROVIDENCE, RHODE ISLAND 02908 (401) 273-6600			
08/07/2025				PERMIT AGENCY REVIEW PLAN THE WOODS AT RED BROOK PHASE 3 ON A.P. 24, LOT 125 100 APRIL COURT COVENTRY, RHODE ISLAND GRADING AND DRAINAGE PLAN			
REVISIONS							
No.	DATE	DRWN	CHKD				
1	8/13/20	SMA	TJB				
2	8/26/20	SMA	TJB				
3	10/8/20	SMA	TJB				
4	01/11/21	SMA	TJB				
5	02/10/21	SMA	TJB				
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9	06/12/25	SMA	TJB				
10	07/28/25	SMA	TJB				
11	08/01/25	SMA	TJB				

SCALE: 1" = 30'		SHEET NO: 6 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB	
DATE: JULY 2020		PROJECT NO. 20004.00.	



PROPOSED WATER SERVICE PLAN VIEW

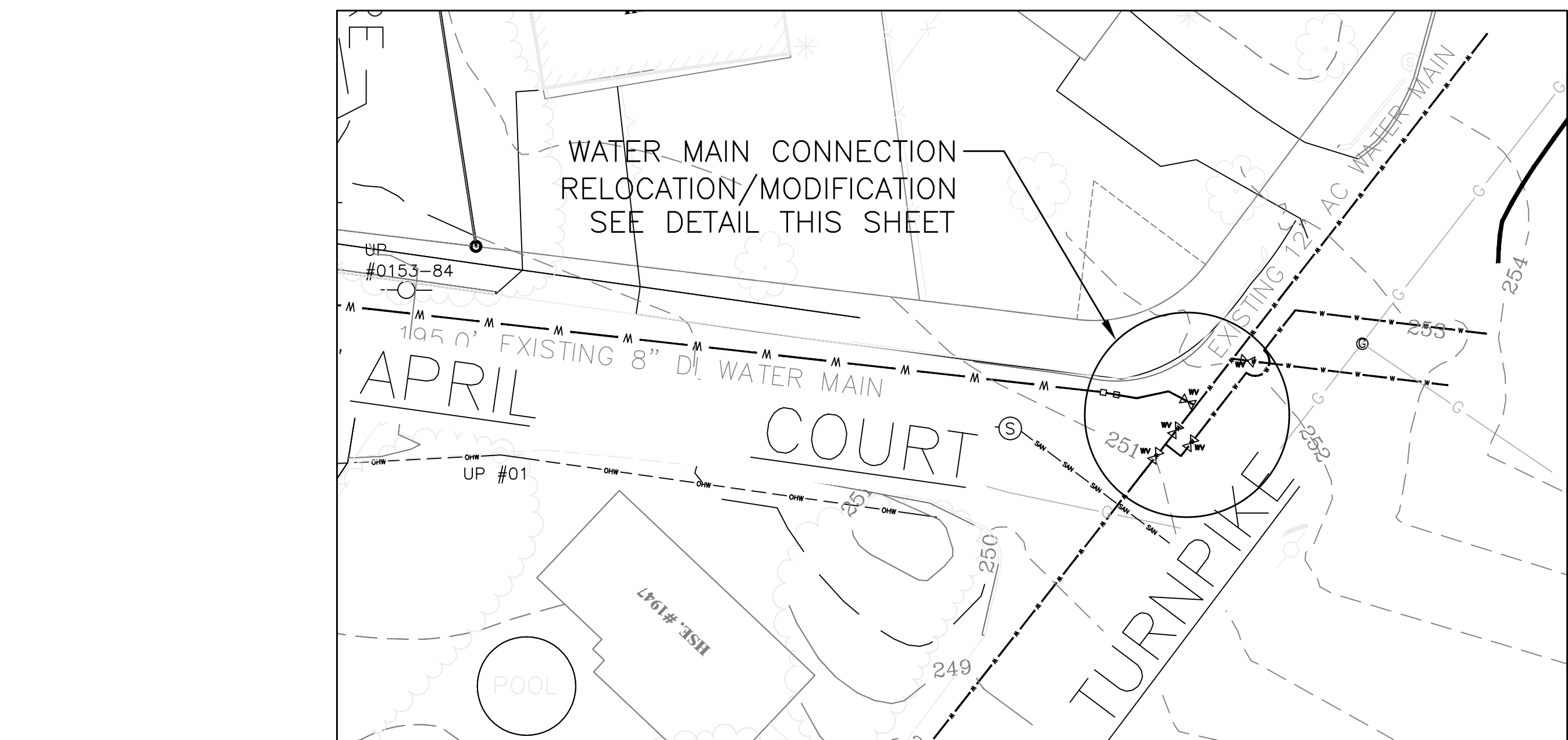


DRAWING ISSUE:

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 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
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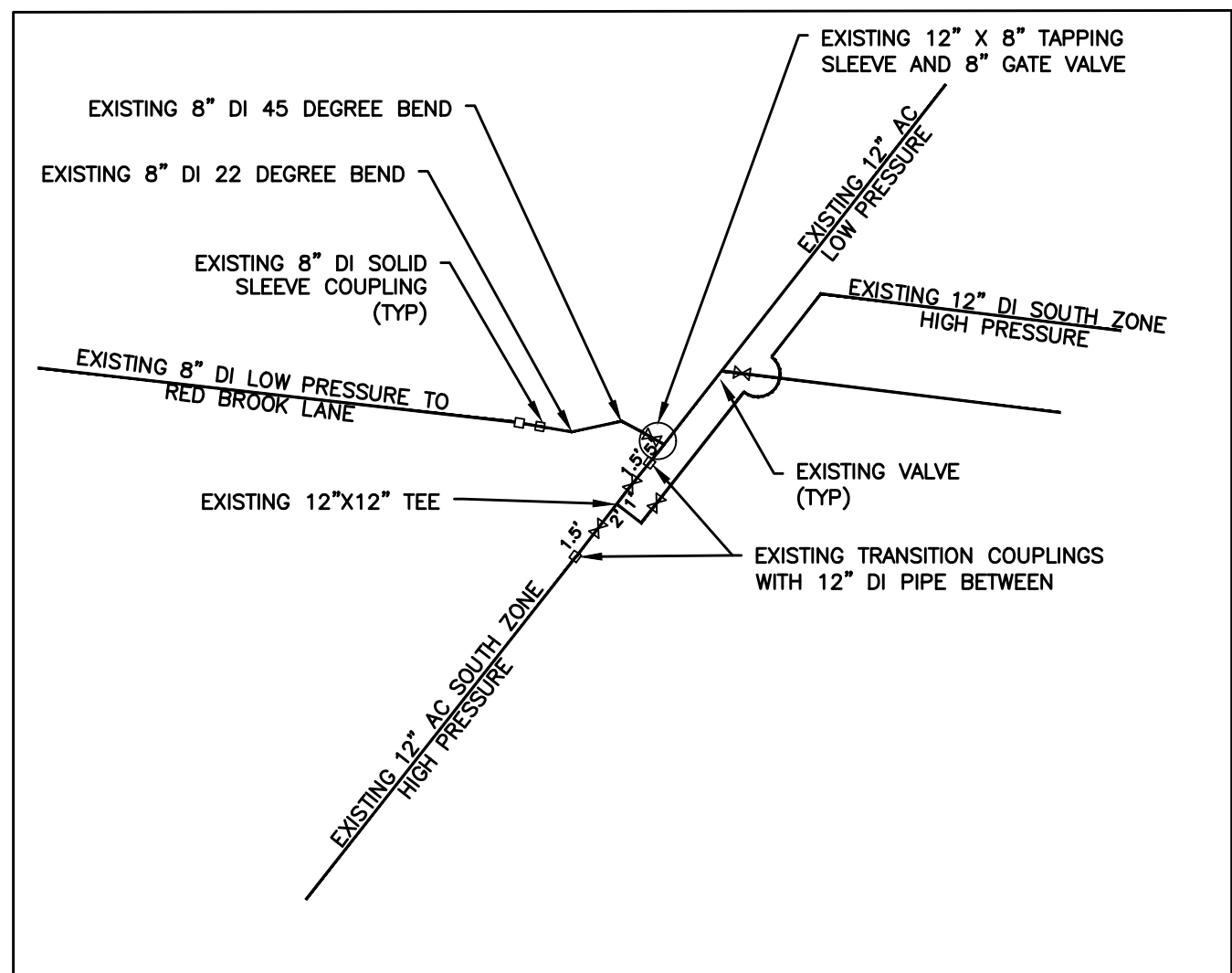
PROPOSED UTILITY NOTES:

1. THE PROPOSED SIZING OF THE WATER MAIN IS 8" DUCTILE IRON FOR AN APPROXIMATE LENGTH OF 946 FT.
2. THE PROPOSED SIZING OF RESIDENTIAL WATER SERVICE LINES VARIES. THERE IS 65'-FEET OF 3/4" TYPE K COPPER AND 440'-FEET OF 1" TYPE K COPPER FOR A TOTAL LENGTH OF SERVICE PIPE OF APPROXIMATELY 505 FT.
3. WATER SERVICES SHALL BE 3/4" OR 1" TYPE K COPPER DESIGNED FOR POTABLE WATER SERVICE, CONFORMING TO ANSI/ASTM B88.
4. EACH BUILDING IS TO BE EQUIPPED WITH AN INDIVIDUAL RESIDENTIAL WATER METER, BACK FLOW PREVENTER AND PRESSURE REDUCER.
5. THE PROPOSED DEVELOPMENT IS TO BE SERVICED BY UNDERGROUND ELECTRIC, TELEPHONE, CABLE. (NOT SHOWN ON PLANS) UTILITIES TO BE CONNECTED TO EXISTING UTILITY POLE #1.
6. WATER & SANITARY SEWER SERVICE CONNECTIONS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE KOWA AND THE WEST WARWICK SEWER AUTHORITY (WWSA), RESPECTIVELY. ALL WATER MAINS AND SERVICES SHALL BE MIN 10' FROM SANITARY SEWER MAIN, SERVICE PIPES AND MANHOLES.
7. DEPICTED WATER AND SANITARY SEWER SERVICE CONNECTION LOCATIONS MAY BE ADJUSTED BY CONTRACTOR DURING CONSTRUCTION, PROVIDED THAT ALL APPLICABLE CLEARANCE REQUIREMENTS OF BOTH THE KOWA AND WWSA ARE MET.



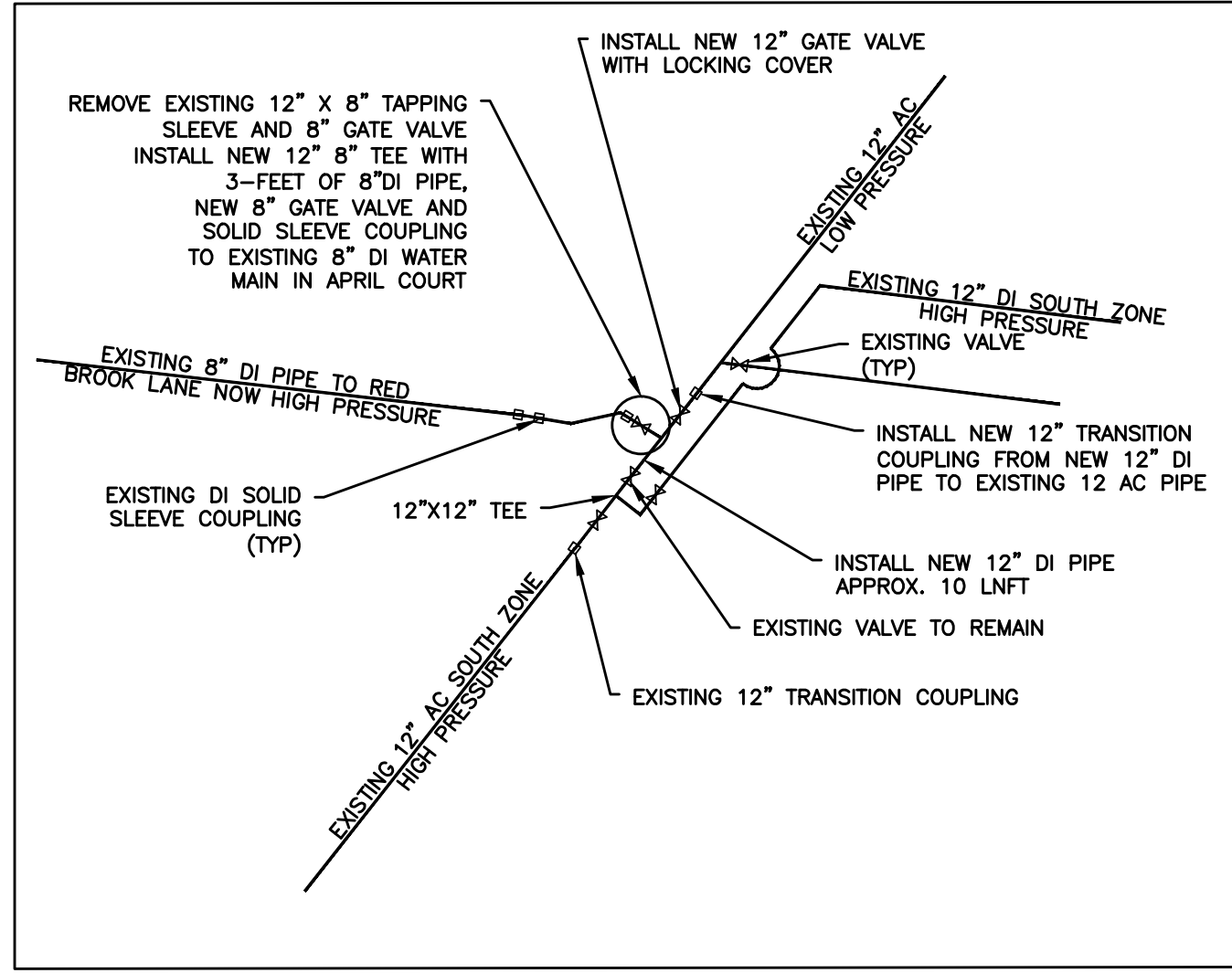
PROPOSED WATER MAIN MODIFICATIONS LOCATION

SCALE: 1" = 20'



EXISTING WATER MAIN SKETCH

NOT TO SCALE



PROPOSED WATER MAIN SKETCH

NOT TO SCALE

OWNER:
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EXETER, RHODE ISLAND 02822
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LEGAL COUNSEL:
RESNICK & CAFFEY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100

BUILDING	UNITS	1" WATER SERVICE LENGTH (MAIN TO CURB STOP) (FT)	2" WATER SERVICE LENGTH (MAIN TO CURB STOP) (FT)	1" WATER SERVICE LENGTH (CURB STOP TO BUILDING) (FT)	2" WATER SERVICE LENGTH (CURB STOP TO BUILDING) (FT)	TOTAL LENGTH OF SERVICE PIPE (FT)
1	1-6	--	7	--	40	47
2	7-10	--	8	--	31	39
3	11-16	--	23.5	--	44.5	68
4	17-18	21	--	25	--	46
5	19-22	--	23.5	--	23.5	47
6	23-26	--	31	--	27	58
7	27-32	--	24	--	29	53
8	33-36	--	13	--	31	44
				TOTAL LENGTH 2" SERVICE (FT)		356
				TOTAL LENGTH 1" SERVICE (FT)		46
				TOTAL LENGTH ALL SERVICES (FT)		402

REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-08/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY

TIMOTHY J. BEHAN
REGISTERED PROFESSIONAL ENGINEER
08/07/2025

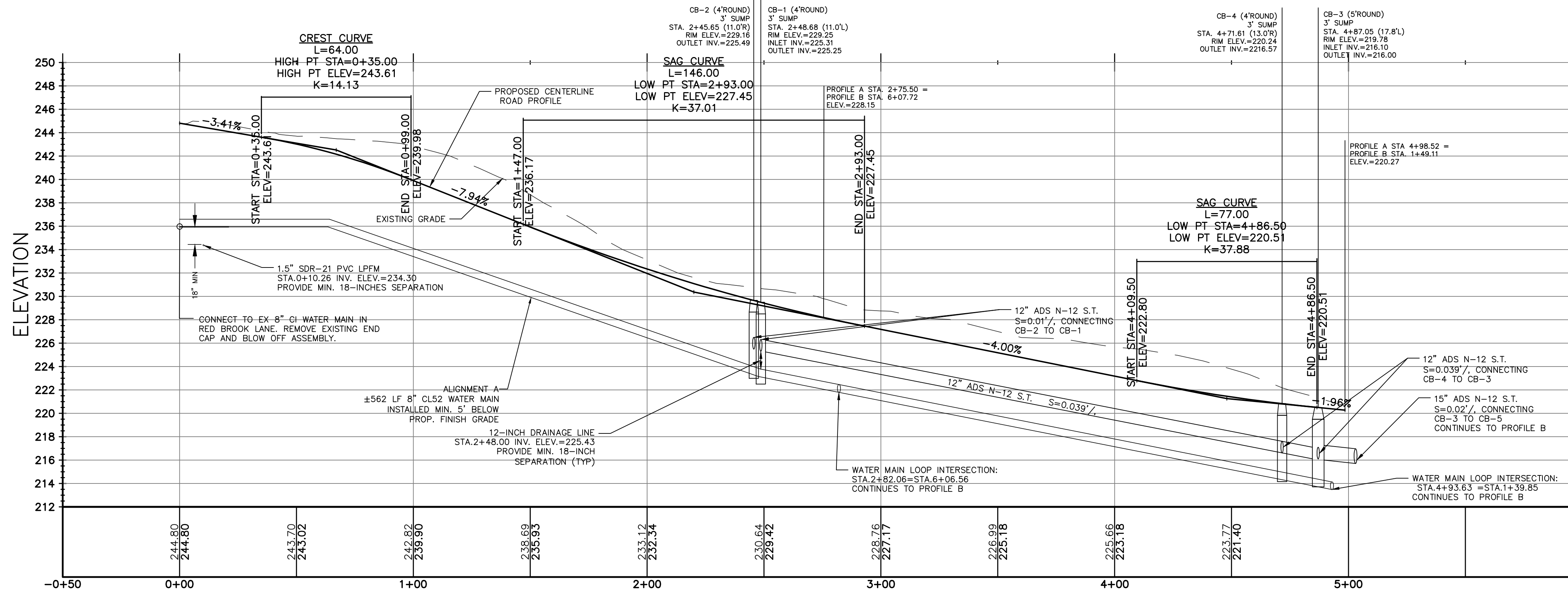
REVISIONS

No.	DATE	DRWN	CHKD
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COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
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PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
PROPOSED WATER UTILITIES PLAN

SCALE: 1" = 40' SHEET NO: 7 OF 21
DRAWN BY: SMA DESIGN BY: SMA CHECKED BY: TJB
DATE: JULY 2020 PROJECT NO: 20004.00.



PROFILE VIEW: ALIGNMENT -A

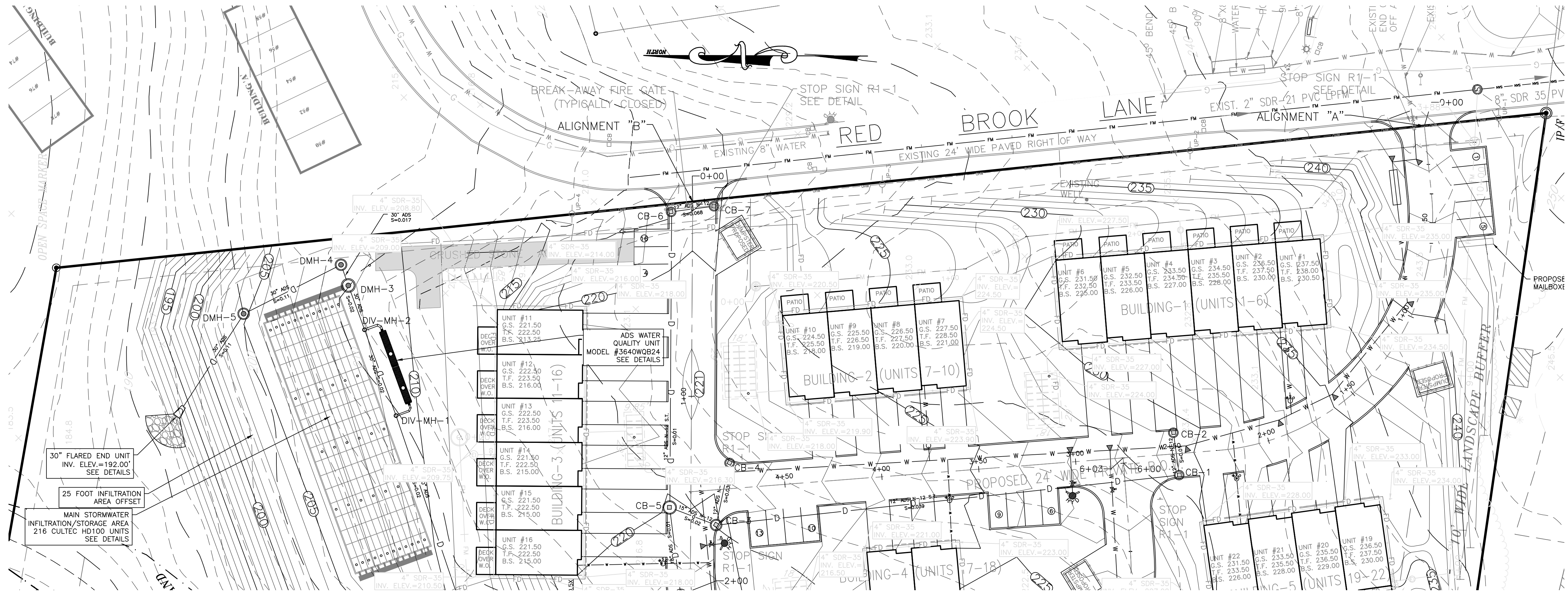
PROFILE 'A' - DRIVEWAY CENTERLINE

HORIZONTAL SCALE: 1-INCH = 30-FOOT

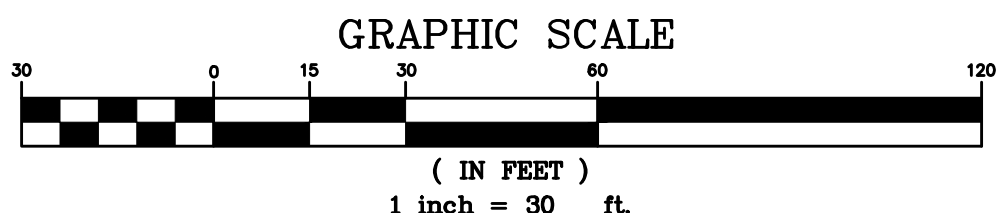
VERTICAL SCALE: 1-INCH = 6-FOOT

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	STATION	OFFSET TO CENTER	DIAMETER	SUMP DEPTH	COVER OR GRATE TYPE	FRAME ELEV.	INLET INV. ELEV.	INLET INV. ELEV.	OUTLET INV. ELEV.	OUTLET INV. ELEV.
			(FEET)	(FEET)	(RIDOT)	(FEET)	(FEET)	(FEET)	(FEET)	(FEET)
CB-1	2+48.68	11.0' L	4	3	6.3.0	229.25	225.31		225.25	
CB-2	2+45.65	11.0' R	4	3	6.3.0	229.16			225.49	
CB-3	4+87.05	17.8' L	5	3	6.3.0	219.78	216.10	216.10	216.00	
CB-4	4+71.61	13.0' R	4	3	6.3.0	220.24			216.57	
CB-5	1+49.82	11.0' R	6	3	6.3.0	219.69	215.57	213.00	212.90	
CB-6	0+05.10	11.2' R	4	3	6.3.0	218.15	214.52		214.48	
CB-7	0+02.30	10.9' L	4	3	6.3.0	219.37			214.70	
CB-8	4+07.45	11.0' R	4	3	6.3.0	219.75			216.07	
CB-9	4+12.86	11.0' L	4	3	6.3.0	219.90	215.80		215.70	
CB-10	2+69.15	11.0' R	4	3	6.3.0	217.62			213.95	
CB-11	2+65.30	11.0' L	4	3	6.3.0	217.76	213.75	213.75	213.50	
DMH-1	2+02.56	5.7' R	6	4	6.2.1	218.65	212.90	213.50	212.10	
DMH-2			5	0.33	6.2.1	211.25	207.88		207.78	
DIV-MH-1			5	1.5	6.2.1	209.30	205.67	205.67 (30")	204.89	
DIV-MH-2			5	1.5	6.2.1	209.00	204.67 (30")	204.64	204.54	
DMH-3			6	0.33	6.2.1	208.50	204.10		204.00	205 (30")
DMH-4			6	0.33	6.2.2	208.25	204.00		203.00	
DMH-5			5	0.33	6.2.3	205.25	199.00		198.90	



PLAN VIEW-UTILITIES (WATER & DRAINAGE)



REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY

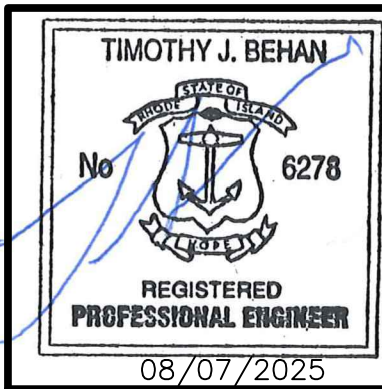
DRAWING ISSUE:

- ☐ CONCEPT
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PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
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COVENTRY, RHODE ISLAND

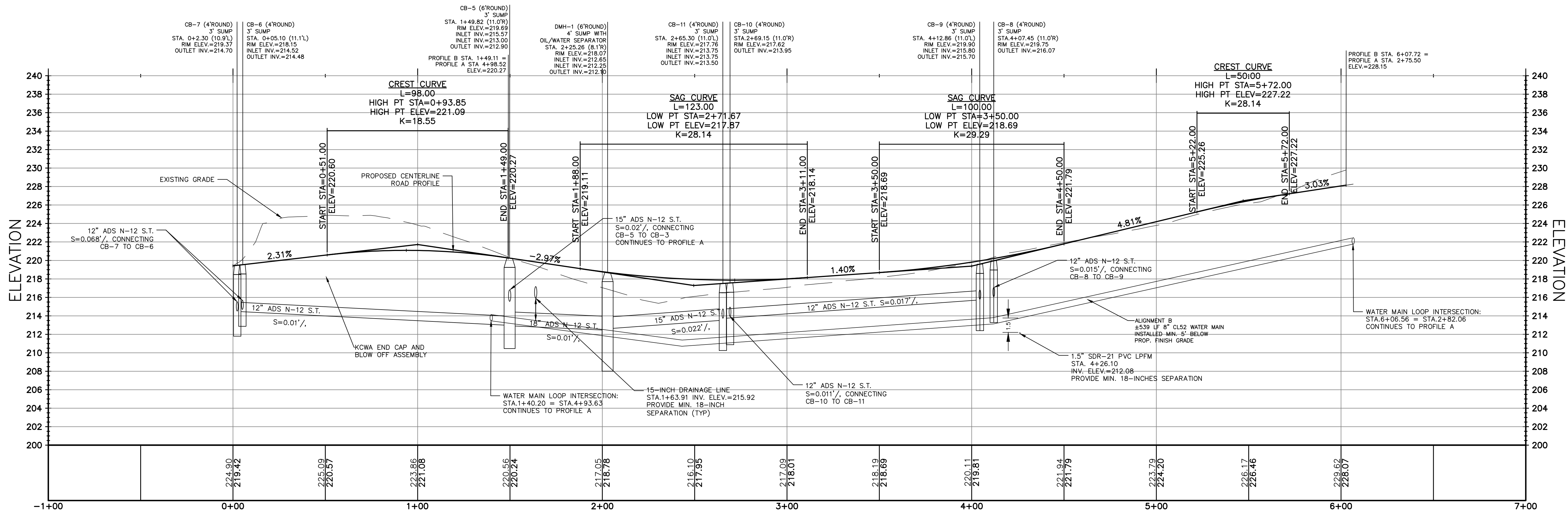
PROPOSED DRIVEWAY AND UTILITIES PROFILE-1

SCALE: AS SHOWN SHEET NO: 8 OF 21

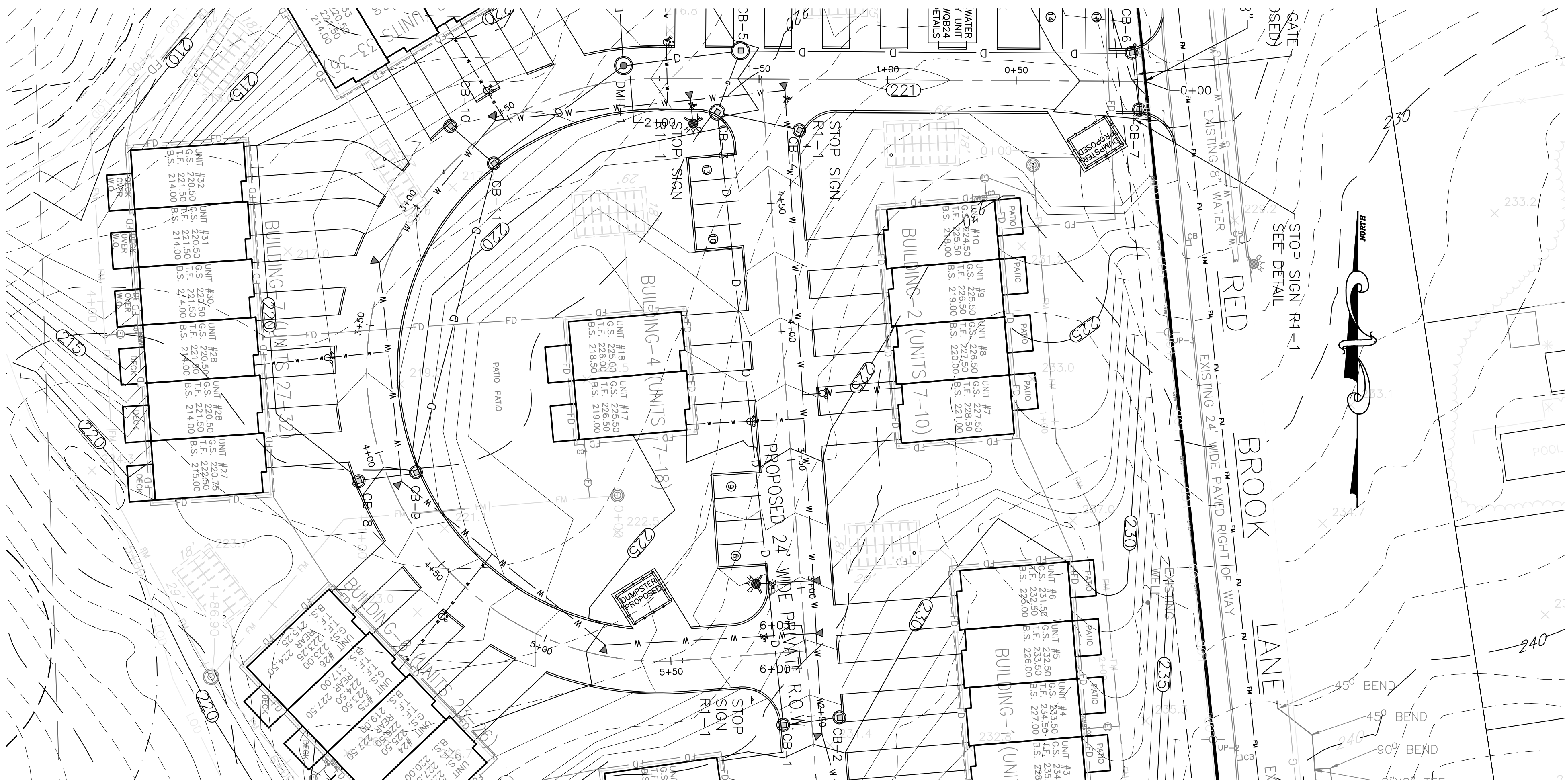
DRAWN BY: SMA DESIGN BY: SMA CHECKED BY: TJB

DATE: JULY 2020 PROJECT NO. 20004.00.

REVISIONS			
No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
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7	03/14/22	SMA	TJB
8	02/02/23	SMA	TJB
9	06/12/25	SMA	TJB
10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB



PROFILE 'B' - DRIVEWAY CENTERLINE
HORIZONTAL SCALE: 1-INCH = 30-FOET
VERTICAL SCALE: 1-INCH = 6-FOET



PLAN VIEW-UTILITIES (WATER & DRAINAGE)
GRAPHIC SCALE
1 inch = 30 ft.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	STATION	OFFSET TO CENTER	DIAMETER	SUMP DEPTH	COVER OR GRATE TYPE	FRAME ELEV.	INLET INV. ELEV.	INLET INV. ELEV.	OUTLET INV. ELEV.	OUTLET INV. ELEV.
			(FEET)	(FEET)	(RIDOT)	(FEET)	(FEET)	(FEET)	(FEET)	(FEET)
CB-1	2+48.68	11.0' L	4	3	6.3.0	229.25	225.31		225.25	
CB-2	2+45.65	11.0' R	4	3	6.3.0	229.16			225.49	
CB-3	4+87.05	17.8' L	5	3	6.3.0	219.78	216.10	216.10	216.00	
CB-4	4+71.61	13.0' R	4	3	6.3.0	220.24			216.57	
CB-5	1+49.82	11.0' R	6	3	6.3.0	219.69	215.57	213.00	212.90	
CB-6	0+05.10	11.2' R	4	3	6.3.0	218.15	214.52		214.48	
CB-7	0+02.30	10.9' L	4	3	6.3.0	219.37			214.70	
CB-8	4+07.45	11.0' R	4	3	6.3.0	219.75			216.07	
CB-9	4+12.86	11.0' L	4	3	6.3.0	219.90	215.80		215.70	
CB-10	2+69.15	11.0' R	4	3	6.3.0	217.62			213.95	
CB-11	2+65.30	11.0' L	4	3	6.3.0	217.76	213.75	213.75	213.50	
DMH-1	2+02.56	5.7' R	6	4	6.2.1	218.65	212.90	213.50	212.10	
DMH-2			5	0.33	6.2.1	211.25	207.88		207.78	
DIV-MH-1			5	1.5	6.2.1	209.30	205.67		205.67 (30")	204.89
DIV-MH-2			5	1.5	6.2.1	209.00	204.67 (30")	204.64	204.54	
DMH-3			6	0.33	6.2.1	208.50	204.10		204.00	205 (30")
DMH-4			6	0.33	6.2.2	208.25	204.00		203.00	
DMH-5			5	0.33	6.2.3	205.25	199.00		198.90	

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EXETER, RHODE ISLAND 02822
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LLC CONTACT: JOSEPH CATELLI

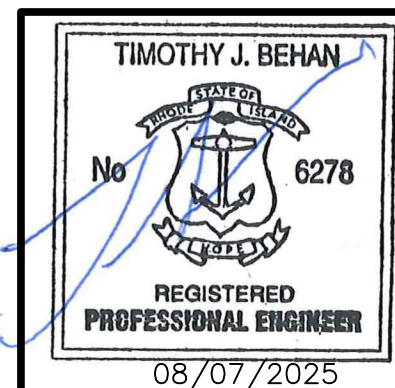
APPLICANT:
RED BROOK BUILDERS
420 SCARBLETTOWN ROAD, UNIT G
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TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAFFEY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100

DRAWING ISSUE:

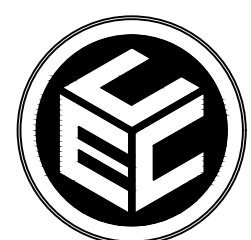
- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION



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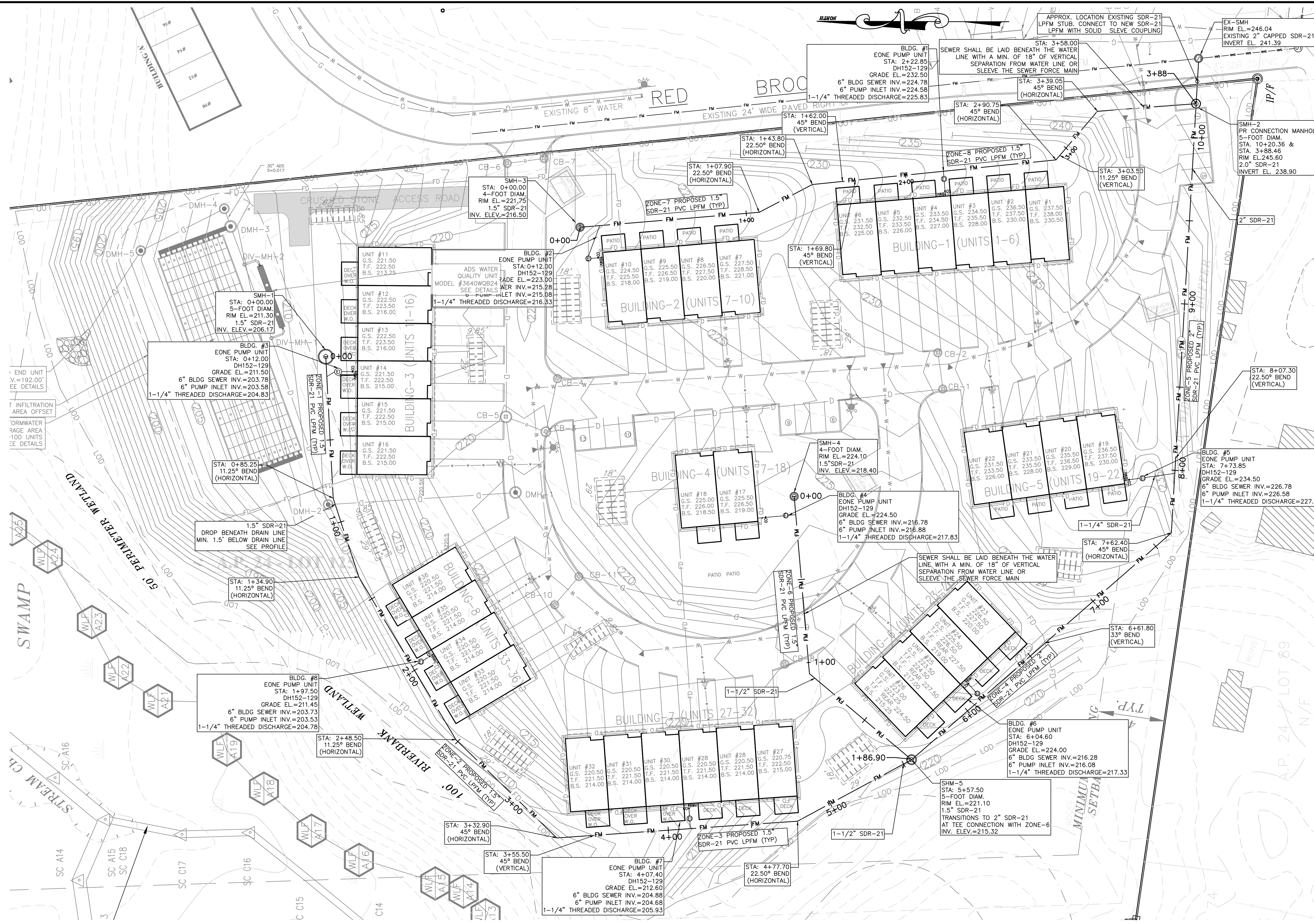


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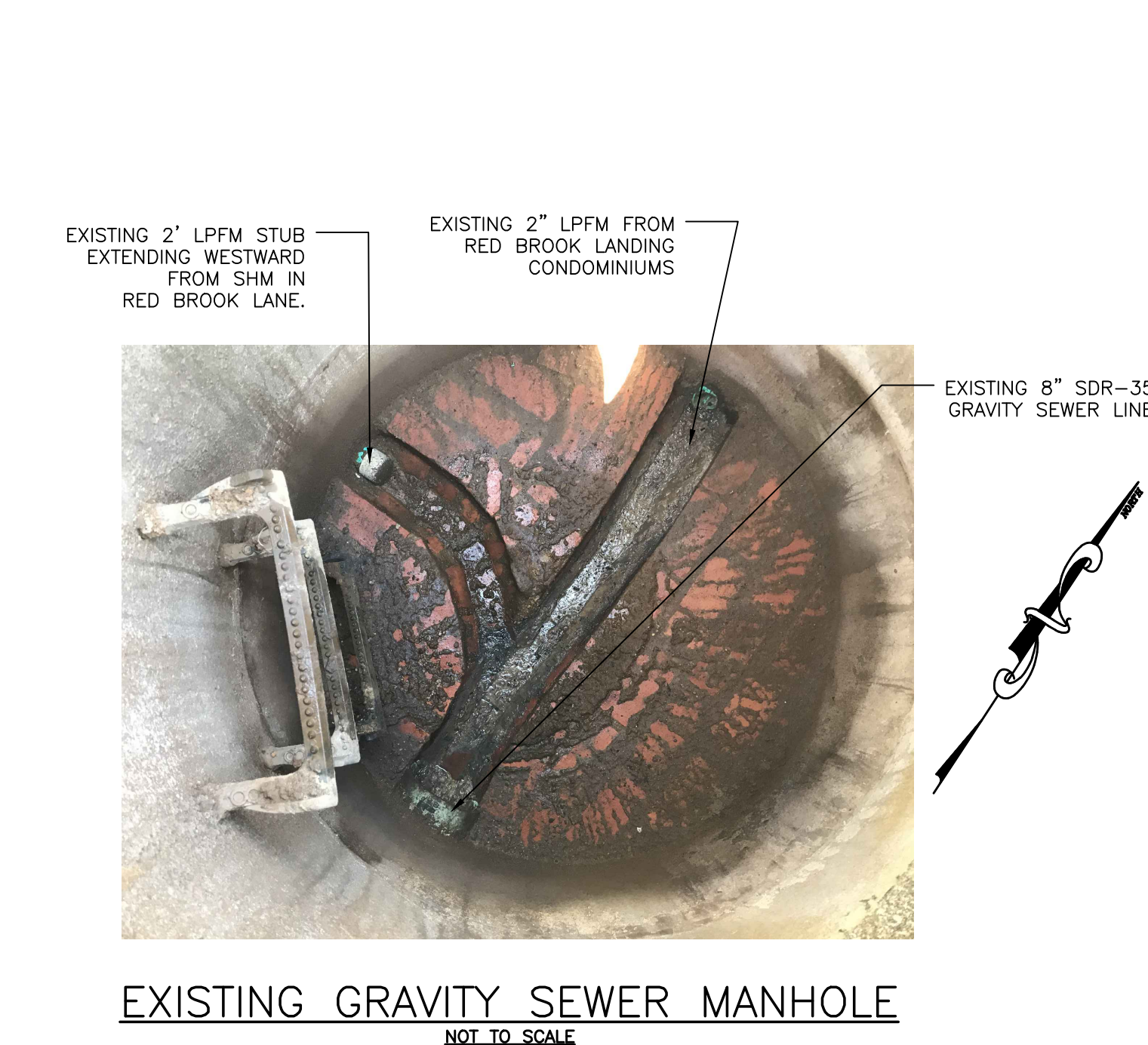
PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
PROPOSED DRIVEWAY AND UTILITIES PROFILE-2

SCALE: AS SHOWN SHEET NO: 9 OF 21
DRAWN BY: SMA DESIGN BY: SMA CHECKED BY: TJB
DATE: JULY 2020 PROJECT NO: 20004.00.

REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY



- PROPOSED SEWER UTILITY NOTES:**
1. EACH CONDOMINIUM BUILDING IS TO BE EQUIPPED WITH AN INDIVIDUAL RESIDENTIAL WATER METER AND E/ONE GRINDER PUMP OR APPROVED EQUIVALENT.
 2. THE PROPOSED DEVELOPMENT IS TO BE SERVICED BY UNDERGROUND ELECTRIC, TELEPHONE, CABLE. (NOT SHOWN ON PLANS) UTILITIES TO BE CONNECTED TO EXISTING UTILITY POLE #1.
 3. THE PROPOSED LOW PRESSURE SEWER LINE IS SDR-21 PVC PIPE; SEE PLAN FOR SIZING.
 4. ALL BENDS IN THE PROPOSED LOW PRESSURE SEWER LINE SHALL HAVE RESTRAINED JOINTS.
 5. EACH CONDOMINIUM BUILDING SHALL BE PROVIDED WITH INDEPENDENT WATER AND SANITARY SEWER SERVICE CONNECTIONS.
 6. WATER & SANITARY SEWER SERVICE CONNECTIONS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF COVENTRY, KOWA AND THE WEST WARWICK SEWER AUTHORITY (WWSA), RESPECTIVELY. ALL WATER MAINS AND SERVICES SHALL BE MIN 10' FROM SANITARY SEWER MAIN & SERVICE PIPES AND MANHOLES.
 7. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF COVENTRY SEWER ORDINANCE AND ALL CONSTRUCTION MUST BE INSPECTED BY THE TOWN OF COVENTRY. NO SEWER FLOWS ARE ALLOWED UNTIL THE INSTALLED SYSTEM HAS BEEN APPROVED BY THE TOWN OF COVENTRY.
 8. DEPICTED WATER AND SANITARY SEWER SERVICE CONNECTION LOCATIONS MAY BE ADJUSTED BY CONTRACTOR DURING CONSTRUCTION, PROVIDED THAT ALL APPLICABLE CLEARANCE REQUIREMENTS OF BOTH THE TOWN OF COVENTRY, KOWA AND WWSA ARE MET.
 9. CONTRACTOR SHALL SUBMIT AN AS-BUILT PLAN OF THE COMPLETED SEWER SYSTEM TO THE TOWN OF COVENTRY.
 10. MINIMUM SLOPE FOR ALL GRAVITY SEWER LINES AND BUILDING SEWERS IS 2%.
 11. DETECTABLE TRACER TAPE SHALL BE INSTALLED ABOVE ALL SEWER PIPES. THE COLOR SHALL BE GREEN AND THE TAPE SHALL READ "BURIED SEWER LINE BELOW".
 12. BUILDING SEWERS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF COVENTRY SEWER ORDINANCE. ALL SUCH CONNECTIONS SHALL BE MADE GAS-TIGHT AND WATERTIGHT AND VERIFIED BY PROPER TESTING. ANY DEVIATION FROM THE PRESCRIBED PROCEDURES AND MATERIALS MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS BEFORE INSTALLATION.
 13. THE CONTRACTOR FOR THE BUILDING SEWER PERMIT SHALL NOTIFY THE DIRECTOR OF PUBLIC WORKS WHEN THE BUILDING SEWER IS READY FOR INSPECTION AND CONNECTION TO THE PUBLIC SEWER. THE CONNECTION AND TESTING SHALL BE MADE UNDER THE SUPERVISION OF THE DIRECTOR OF PUBLIC WORKS OR HIS/HER REPRESENTATIVE. ALL EXPENSES RELATING TO SUCH TESTING AND INSPECTION SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT.
 14. THE ALARM/DISCONNECT PANEL FOR EACH LOW PRESSURE GRINDER PUMP SHALL BE EQUIPPED WITH: CIRCUIT BREAKERS, AN AUDIBLE AND VISUAL ALARM TRANSFER SWITCH AND AN EMERGENCY POWER GENERATOR RECEPTACLE.



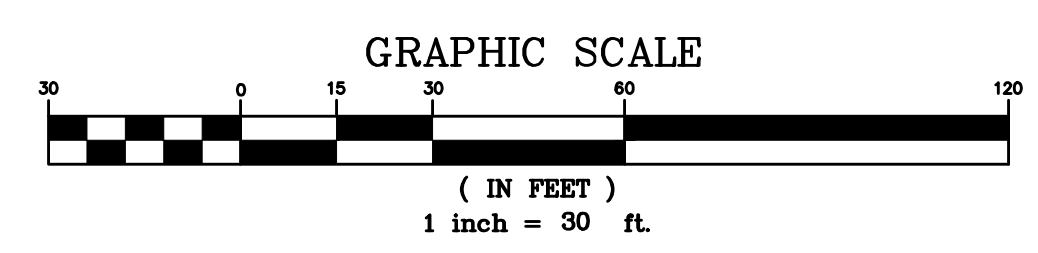
EXISTING GRAVITY SEWER MANHOLE
NOT TO SCALE

- SEWER CONNECTION NOTES**
- 1) DURING THE DEVELOPMENT OF RED BROOK LANDING, A 2" SDR-21 STUB WAS EXTENDED FROM THE WEST EDGE OF RED BROOK LANE TO THE INVERT IN THE GRAVITY SEWER MANHOLE LOCATED IN RED BROOK LANE.
 - 2) CONTRACTOR SHALL LOCATE THE WEST END OF THE EXISTING STUB AND VERIFY ELEVATION PRIOR TO INSTALLING PROPOSED LPFM.
 - 3) EXISTING CAP SHALL BE REMOVED FROM THE 2" SDR-21 LINE IN THE SMH AND THE STUB SHALL BE FLUSHED AND CLEANED PRIOR TO CONNECTING THE PROPOSED LPFM.

PROPOSED LOW PRESSURE GRINDER PUMP NOTES:

1. EACH CONDOMINIUM BUILDING IS TO BE EQUIPPED WITH AN INDIVIDUAL RESIDENTIAL WATER METER AND E/ONE GRINDER PUMP OR APPROVED EQUIVALENT.
2. LOW-PRESSURE GRINDER PUMP UNITS SHALL CONSIST OF A GRINDER PUMP, LEVEL CONTROLS, SIPHON BREAKER, CHECK VALVE AND SEVENTY-GALLON TANK. THE UNIT SHALL BE EQUIPPED WITH AN ELECTRICAL QUICK DISCONNECT PLUG, A DISCHARGE LINE SHUT-OFF VALVE AND A QUICK DISCONNECT ASSEMBLY. THE ALARM/DISCONNECT PANEL SHALL CONTAIN CIRCUIT BREAKERS, AN AUDIBLE AND VISUAL ALARM TRANSFER SWITCH AND GENERATOR RECEPTACLE. A SECOND CHECK VALVE SHALL BE PROVIDED AT THE CURB STOP.
3. ANY PUMP PROPOSED FOR USE IS REQUIRED TO BE APPROVED BY THE TOWN.
4. THE MANUAL TRANSFER SWITCH SHALL BE A DOUBLE THROW NON-FUSE, 3-POLE SQUARE "D" 30 AMP ENCLOSED IN A NEMA 3R STRUCTURE.
5. THE GENERATOR HOOK-UP SHALL BE A SINGLE OUTLET (2P-3WIRE) TWIST LOCK WITH A WEATHERPROOF COVER PLATE NEMA 16-30 OR WITH A 12-2 WITH GROUND POWER SUPPLY CORD TO THE TRANSFER SWITCH WITH A MALE PLUG. ALL MATERIAL SHALL BE U.L. LISTED, PVC CONDUITS, CONDUIT WALL SEALS AND CONDUCTORS--COPPER AND SHALL BE ACCEPTABLE TO THE LOCAL ELECTRICAL INSPECTOR.
6. PIPE AND FITTINGS FOR LOW PRESSURE MAINS SHALL BE POLYVINYLCHLORIDE (PVC) PIPE, CLASS 200 (SDR 21) WITH PUSH-ON JOINTS. BELLS SHALL BE GASKETED JOINT CONFORMING TO ASTM D3139 WITH GASKETS CONFORMING TO ASTM F477 OR HIGH-DENSITY POLYETHYLENE (HDPE) DR1 PIPING, PE3408, IN ACCORDANCE WITH ASTM D3350. THE HDPE PIPING SHALL BE JOINED BY THE FUSION WELDING PROCESS.
8. PIPING WITHIN THE LOW PRESSURE IN LINE AND END FLUSHING MANHOLES SHALL BE SCHEDULE 8 PVC PIPE AND FITTINGS SHALL BE RIGID, UNPLASTICIZED, TYPE-1, GRADE-1 POLYVINYLCHLORIDE CONFORMING TO ASTM D1784, NSF LISTED PIPE AND FITTINGS.

SMH #	DIAMETER	TYPE
1	5-FEET	TERMINAL FLUSHING END CONNECTION WITH AIR RELEASE
2	5-FEET	INLINE SIDE CONNECTION WITH FLUSHING CONNECTION
3	4-FEET	TERMINAL FLUSHING END CONNECTION
4	4-FEET	TERMINAL FLUSHING END CONNECTION
5	5-FEET	INLINE SIDE CONNECTION WITH FLUSHING CONNECTION



DRAWING ISSUE:

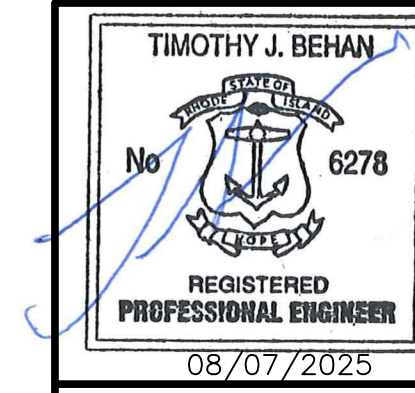
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REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
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REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY

OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

APPLICANT:
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LEGAL COUNSEL:
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TELEPHONE: (401) 827-0100

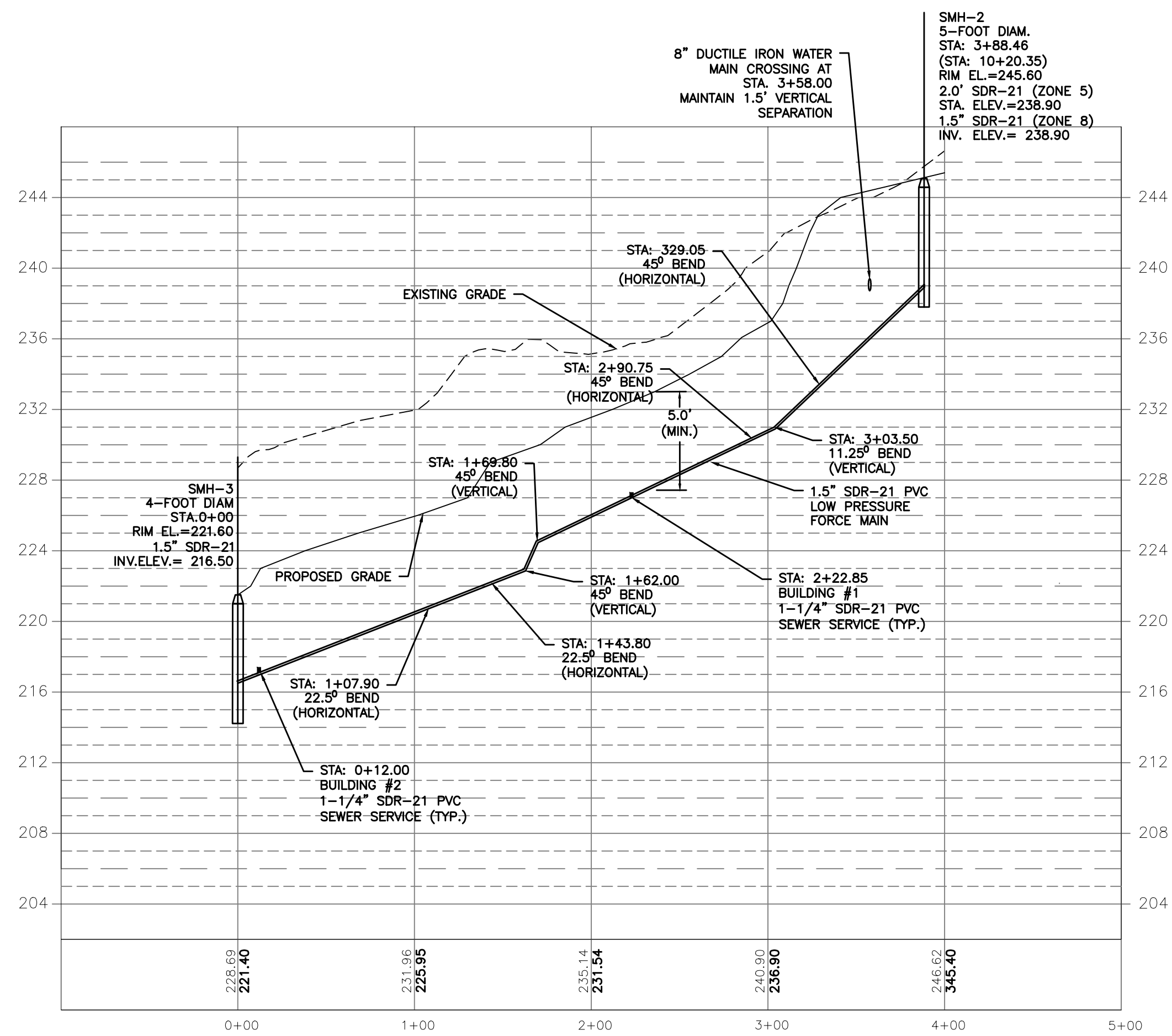


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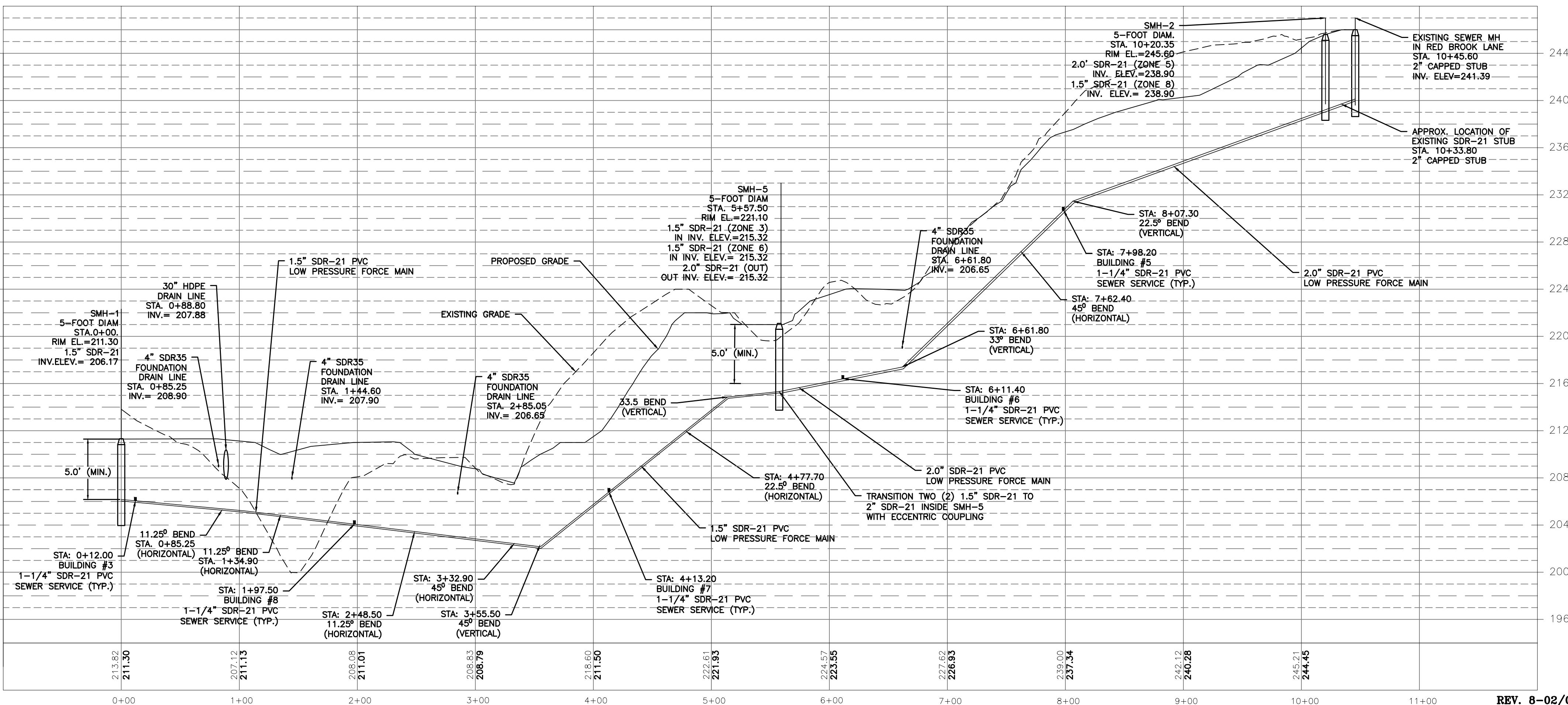
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
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PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
SANITARY SEWER UTILITIES PLAN

SCALE: 1" = 30'		SHEET NO: 10 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB	
DATE: JULY 2020		PROJECT NO 20004.00.:	



PROFILE ZONE 7 TO ZONE 8

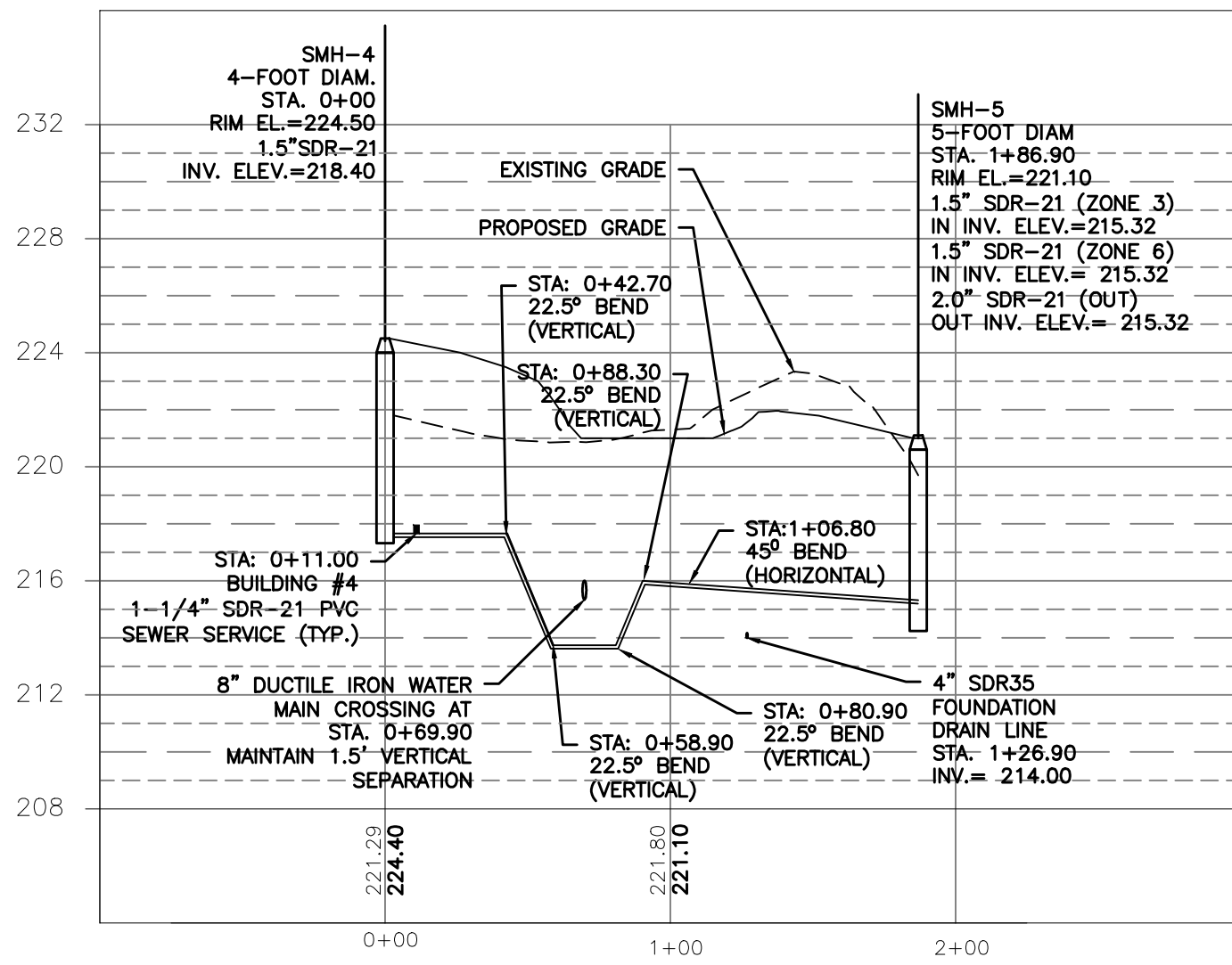


PROFILE ZONE-1 TO ZONE-2 TO ZONE-3 TO ZONE-4 TO ZONE-5 TO END

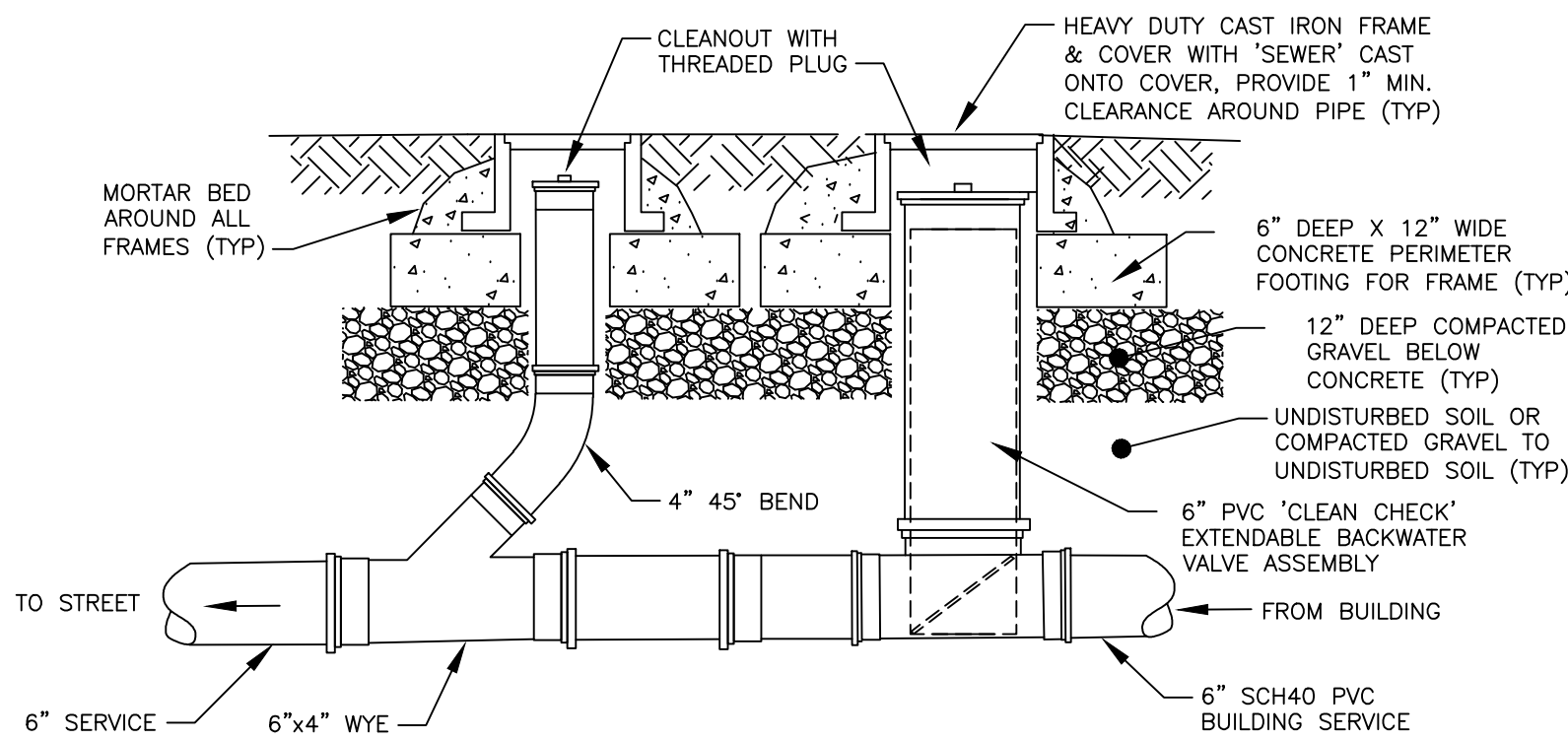
SEWER PROFILE - LOW PRESSURE SEWER FORCEMAIN

HORIZONTAL SCALE: 1-INCH = 60-FEET

VERTICAL SCALE: 1-INCH = 6-FEET



PROFILE ZONE-6



NOTE: INSTALL BACKWATER VALVE AND CLEANOUT AS CLOSE TO BUILDING AS POSSIBLE. EVERY GRAVITY BUILDING SEWER SHALL BE EQUIPPED WITH THIS ASSEMBLY.

EXTENDABLE BACKWATER VALVE & CLEAN OUT TYPICAL DETAIL

NOT TO SCALE

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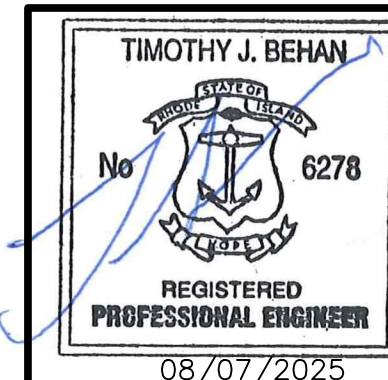
- ☐ CONCEPT
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- ☐ AS-BUILT
- ☐ OTHER:

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EXETER, RHODE ISLAND 02822
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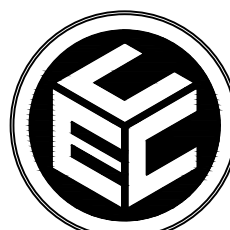
APPLICANT:
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NORTH KINGSTOWN, RHODE ISLAND 02852
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LEGAL COUNSEL:
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PERMIT AGENCY REVIEW PLAN

FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND

PROPOSED SANITARY SEWER PROFILES

SCALE: NONE		SHEET NO: 11 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: T	
DATE: JULY 2020		PROJECT NO 20004.00.:	

REV. 8-02/02/2023-FINAL PLAN TO TOWN

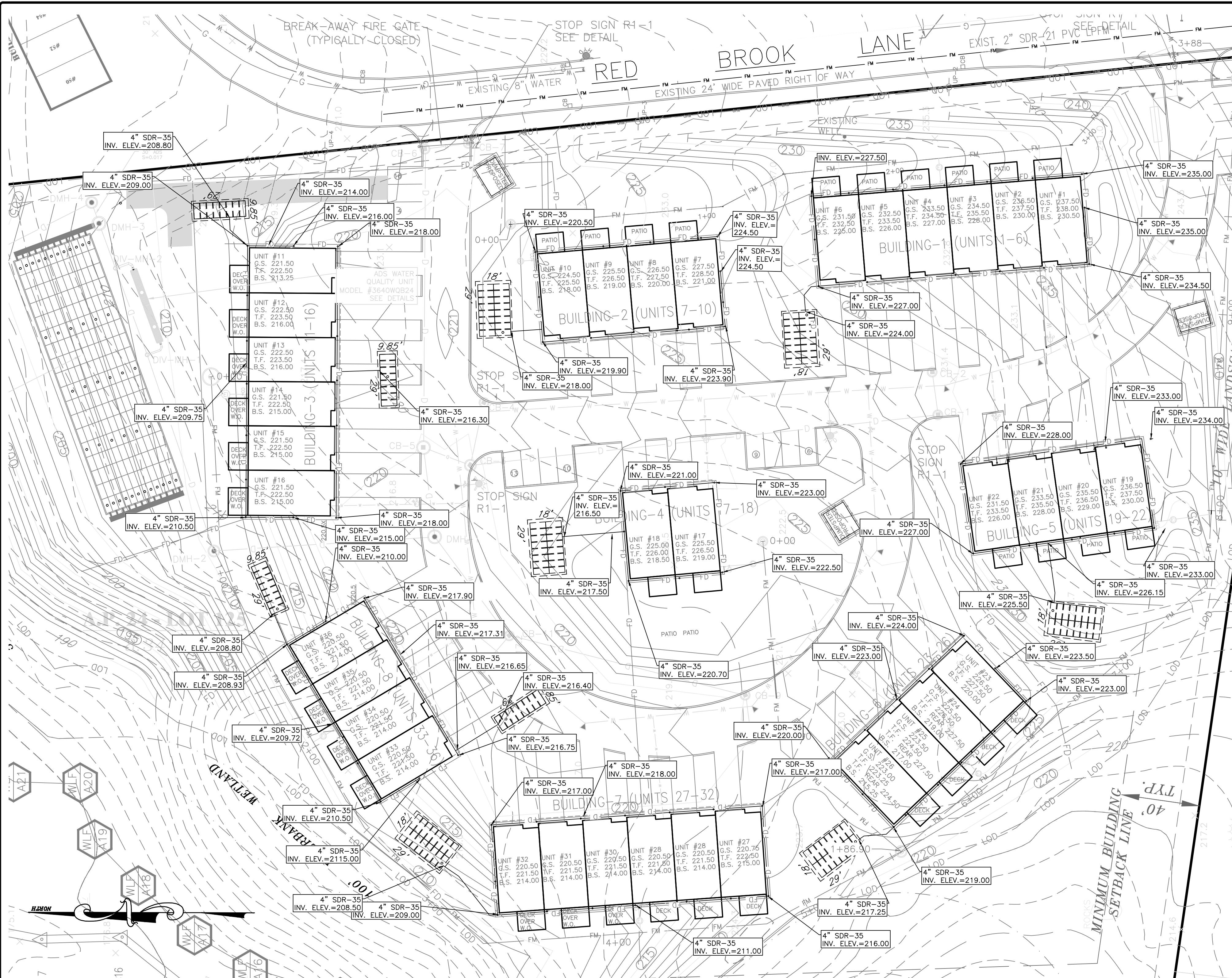
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT

-REVISED SEWER PUMP AND LPFM

-REVISED BUILDING FOOTPRINT (REDUCED)

REV. 10-07-28-2025-WATER SERVICE REVISIONS

REV. 11-08-07-2025-SHEET 7 ONLY



DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

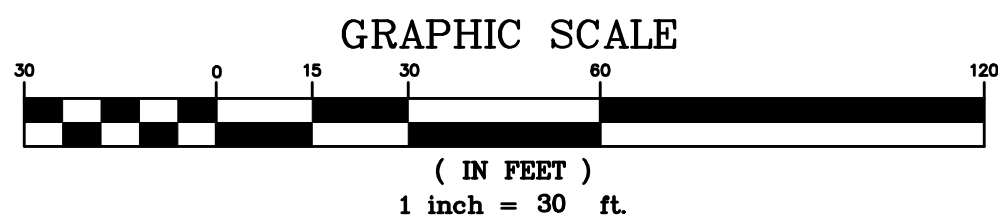
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SOILS ANALYSIS:

CB-CANTON-URBAN LAND COMPLEX 0.588 ACRES HYDROLOGIC SOIL GROUP B
CHB-CANTON AND CHARLTON FINE SANDY LOAMS 5.784 ACRES HYDROLOGIC SOIL GROUP B
MUMMERRIMAC-URBAN LAND COMPLEX 1.450 ACRES HYDROLOGIC SOIL GROUP A
RF-RIDGEBURY, LEICESTER, AND WHITMAN SOILS 0.541 ACRES HYDROLOGIC SOIL GROUP D

CB: SLOPE IS A MAJOR LIMITATION OF THIS SOIL COMPLEX FOR COMMUNITY DEVELOPMENT.
CHB: THESE SOILS ARE SUITABLE FOR COMMUNITY DEVELOPMENT, BUT THE STONY SURFACE IS A LIMITATION.
MU: THIS SOIL COMPLEX IS USED FOR HOMESITES
RF: HIGH WATER TABLE, POORLY SUITED TO COMMUNITY DEVELOPMENT. NO CONSTRUCTION WILL TAKE PLACE IN THIS SOIL GROUP.

REFER TO SOIL EVALUATION FORMS FOR SOIL TEST HOLE DATA.



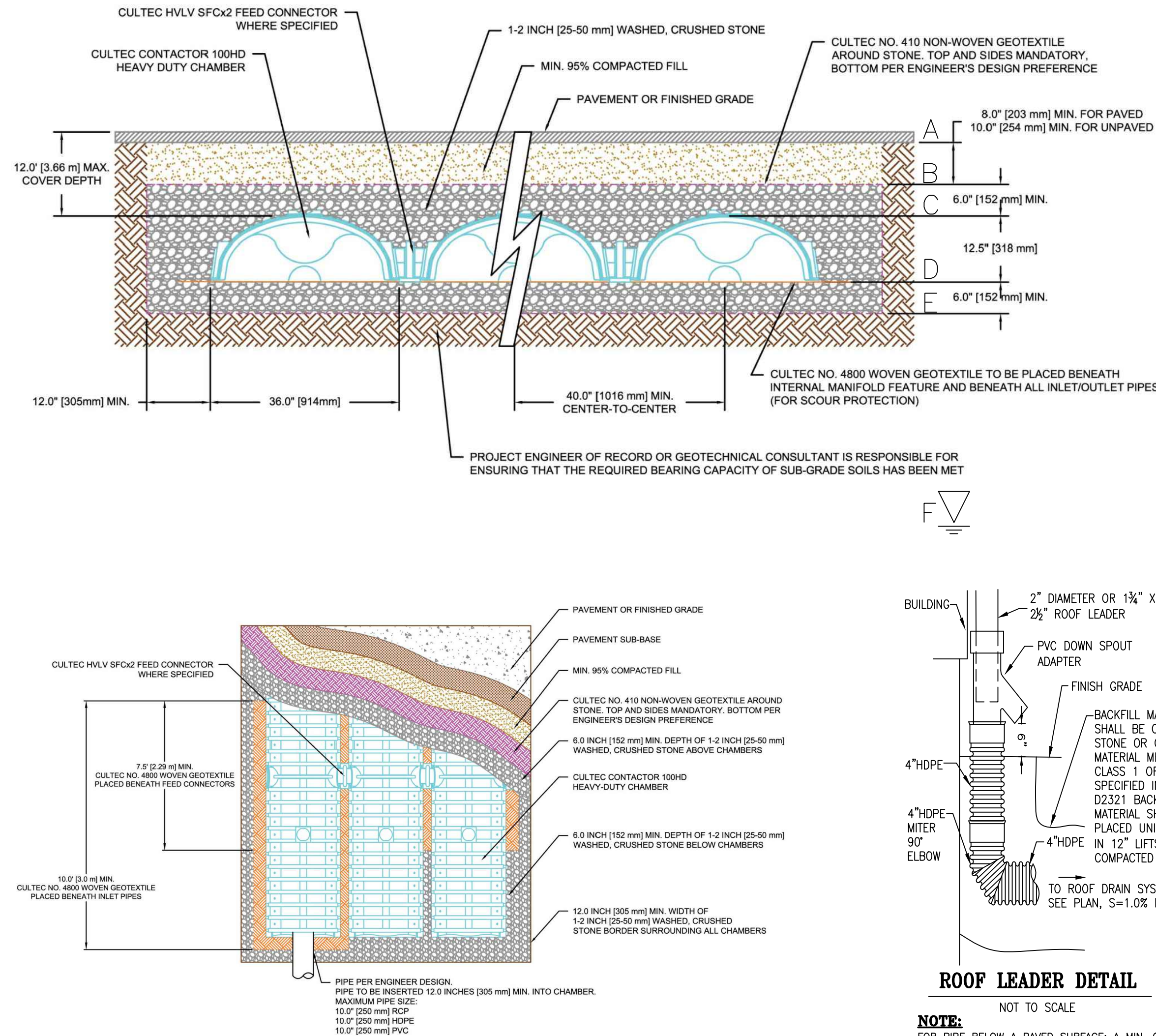
CULTEC ROOF SYSTEM NOTES:

- ALL WORK PERFORMED IN ACCORDANCE WITH CULTREC RECOMMENDATIONS.
- CULTEC SYSTEM INSTALLATION MUST BE INSPECTED BY THE PROJECT ENGINEER.
- CULTEC SYSTEMS MAY BE SPLIT INTO TWO SYSTEMS EACH RECEIVING HALF OF THE ROOF AREA.
- INFILTRATION SYSTEM CHAMBERS SHALL BE CULTREC CONTRACTOR 100 HD UNITS.
- REMOVE ALL A & B HORIZON OILS, ROCKS, ROOTS AND UNSUITABLE SOILS. BACKFILL SHALL MEET RIDEM OWTS SEPTIC GRAVEL SPECIFICATIONS OR CLEAN C-33 SAND.
- STONE AROUND INFILTRATORS SHALL BE CLEAN, WASHED, 3/4" TO 1 1/2" CRUSHED STONE.
- CULTEC SYSTEMS SHALL BE LOCATED 25' MIN. FROM OWTS'S, 50' FROM WELLS AND 10' MIN. FROM BUILDINGS AND PROPERTY LINES.
- ALL PIPE UNDER DRIVEWAYS SHALL BE SDR35 PVC OR APPROVED EQUAL AND BEDDED IN 3/4" CRUSHED STONE 8" MIN. AROUND PIPE.

CULTEC ROOF SYSTEMS MAINTENANCE NOTES:

- INFILTRATOR CHAMBERS SHALL BE PERIODICALLY INSPECTED AND MAINTAINED DURING CONSTRUCTION AND A MINIMUM OF TWICE PER YEAR UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF ALL DRAINAGE FACILITIES, AS PER THEIR RESPECTIVE PROGRAMS, UNTIL FINAL ACCEPTANCE BY THE OWNER.
- UPON FINAL ACCEPTANCE, THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL DRAINAGE INSPECTION AND MAINTENANCE.
- ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE STORMWATER DISPOSAL SYSTEM REQUIRES IMMEDIATE NOTIFICATION OF THE RIDEM-UIC PROGRAM.
- ANY INCIDENT OF GROUNDWATER CONTAMINATION RESULTING FROM THE IMPROPER DISCHARGE OF CONTAMINANTS TO THE DISPOSAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE RIDEM WILL REQUIRE THE PROPERTY OWNER TO REMEDIATE ANY INCIDENTS THAT MAY ADVERSELY IMPACT THE QUALITY OF THE GROUNDWATER.

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REV. 11-08-07-2025-SHEET 7 ONLY



ROOF DRAIN INFILTRATION SCHEDULE

ASTM C-33 SAND SPECIFICATION:

SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
3/8"	100%	#30	25%-60%
#4	95%-100%	#50	5%-35%
#8	80%-100%	#100	0%-10%
#16	50%-85%	#200	0%-5%

RIDEM SEPTIC GRAVEL SPECIFICATION:

SIEVE SIZE	% PASSING
3/4"	100%
#4	55%-100%
#10	40%-100%
#40	10%-50%
#100	0%-20%
#200	0%-5%

ROOF LEADER DETAIL

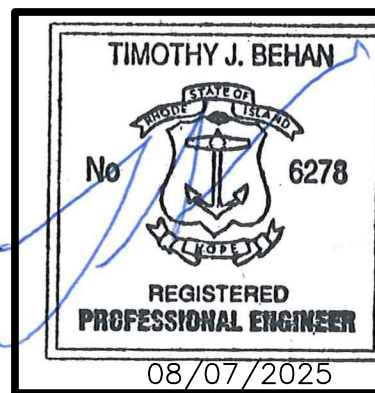
NOT TO SCALE

NOTE:
FOR PIPE BELOW A PAVED SURFACE: A MIN. OF 12" OF BACKFILL MATERIAL IS REQUIRED OVER THE TOP OF THE PIPE CROWN MEASURED FROM THE BOTTOM OF THE PAVEMENT. PIPE UNDER PAVEMENT SHALL BE SDR35 OR APPROVED EQUAL AND BEDDED IN 3/4" CRUSHED STONE, 8" MIN. AROUND PIPE.

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LLC CONTACT: JOSEPH CATELLI

APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAFFREY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100



REVISIONS

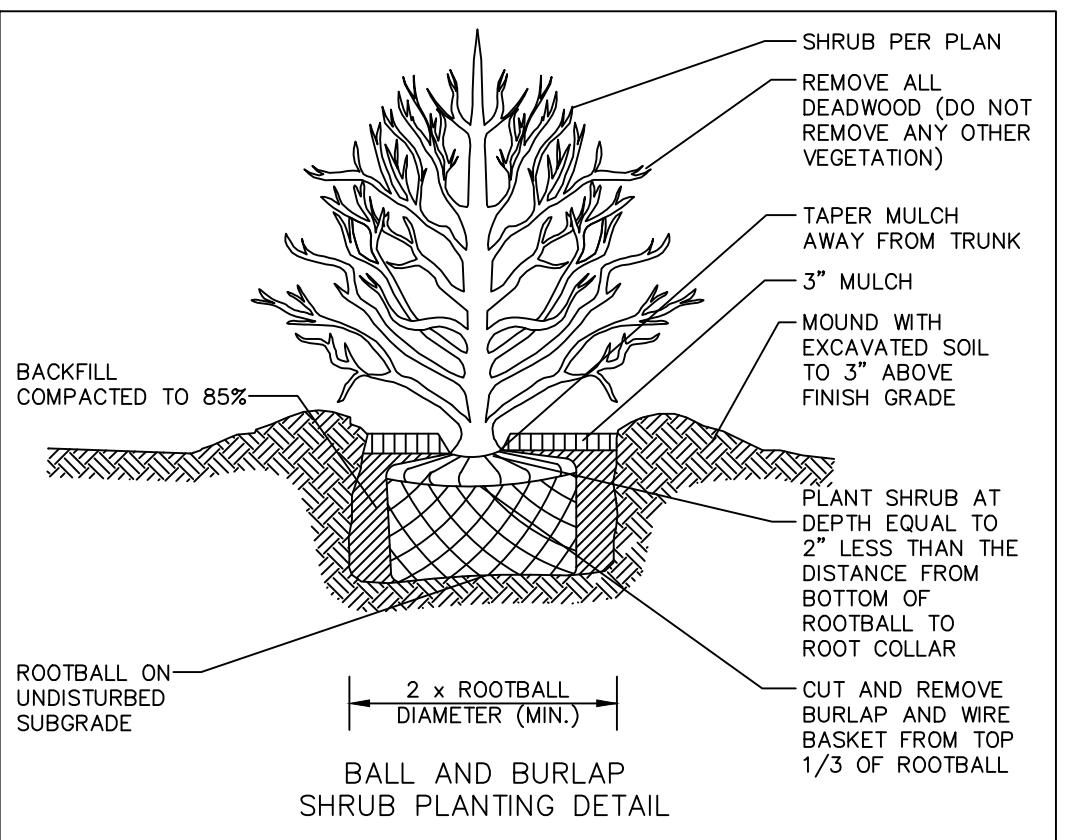
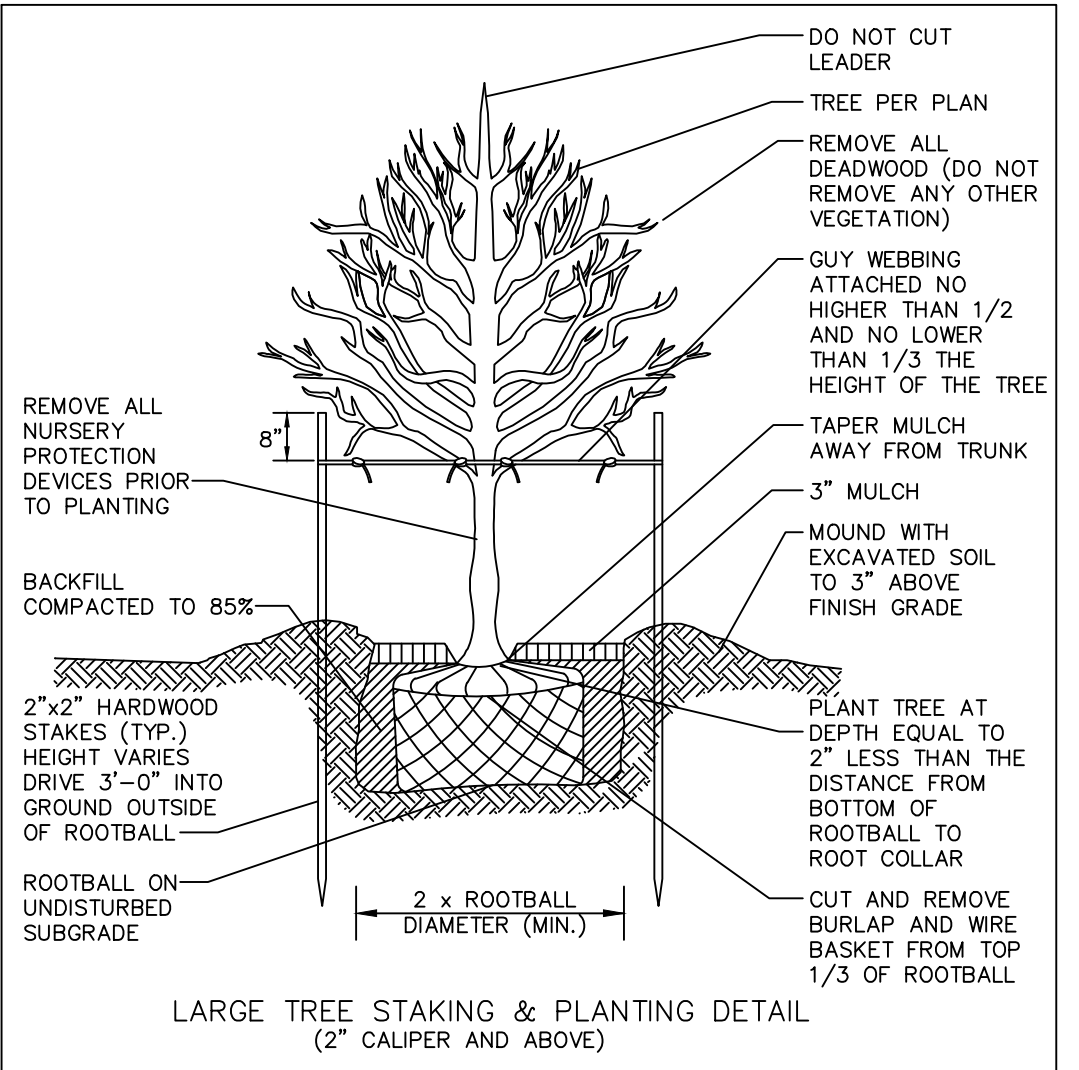
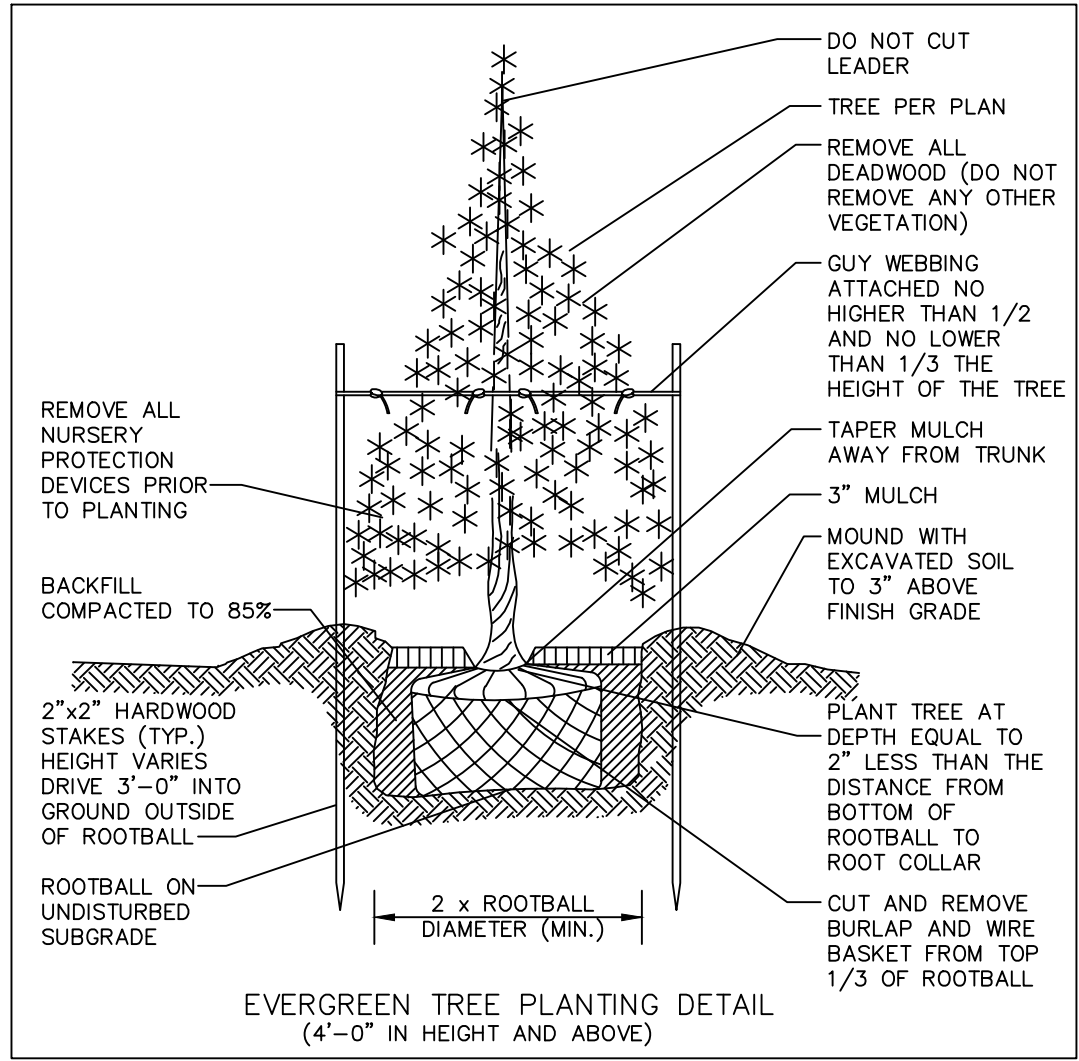
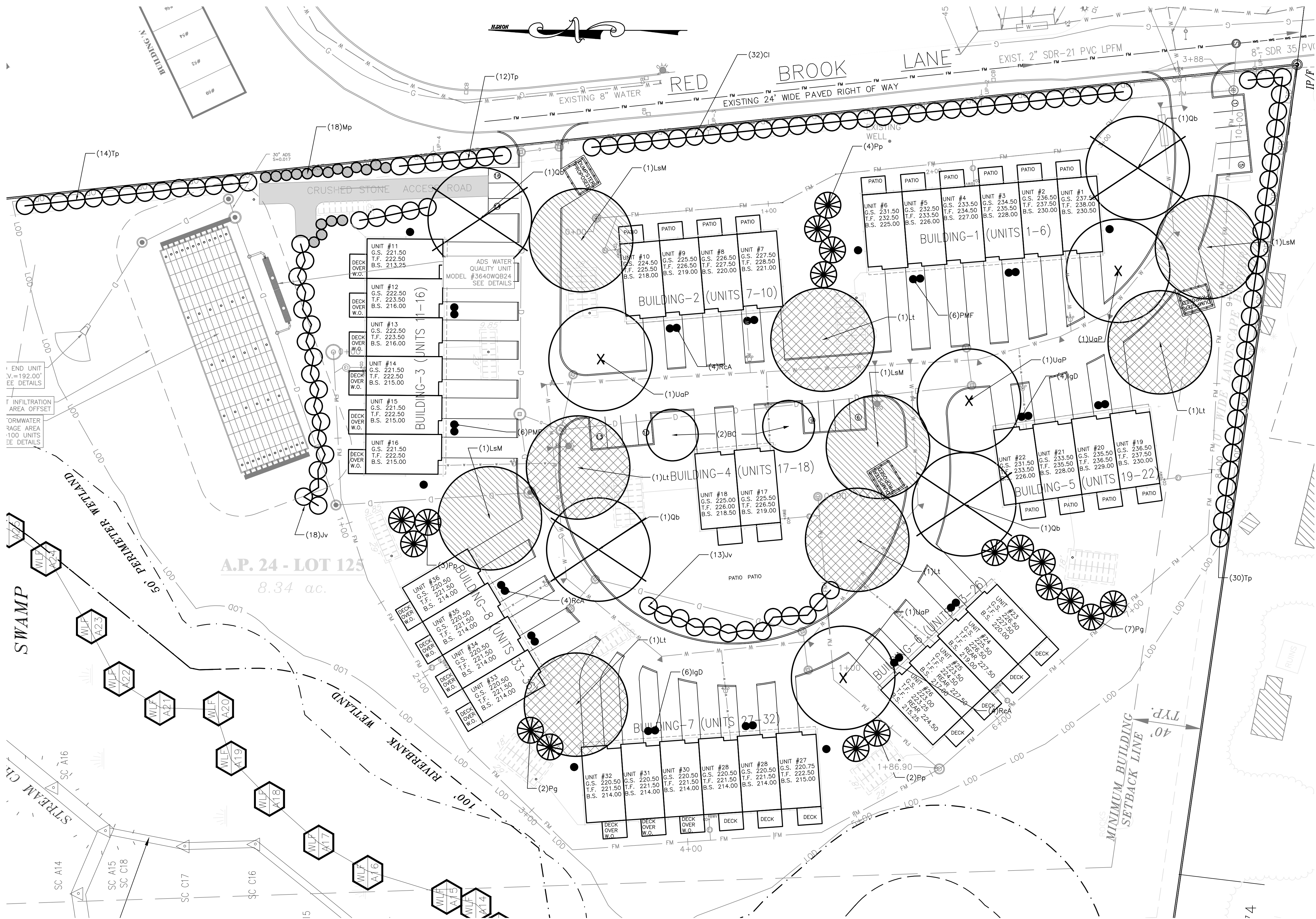
No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
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4	01/11/21	SMA	TJB
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11	08/07/25	SMA	TJB



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
PROPOSED ROOF DRAINS PLAN

SCALE: 1" = 30'		SHEET NO: 12 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA		CHECKED BY: TJB
DATE: JULY 2020		PROJECT NO 20004.00.:	



MASTER PLANT SCHEDULE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
BC	2	Betula nigra Cully	Cully river birch	12-14'	B&B	clump
CI	32	Cupressocyparis leylandii	Leyland cypress	6-7'	B&B	10' o.c.
IgD	10	Ilex glabra Densa	Densa inkberry	24-30"	B&B	4' o.c.
Jv	31	Juniperus virginiana	Eastern red cedar	6-7'	B&B	10' o.c.
LsM	4	Liquidambar styraciflua Moraine	Morain sweetgum	2.5-3" cal.	B&B	6' STD.
Lt	5	Liriodendron tulipifera	Tuliptree	2.5-3" cal.	B&B	6' STD.
Mp	18	Myrica pensylvanica	Bayberry	3-4'	B&B	6' o.c.
Pg	9	Picea glauca	White spruce	6-7'	B&B	15' o.c.
Pp	9	Picea pungens	Blue spruce	6-7'	B&B	15' o.c.
PMF	12	Pieris japonica Mountain Fire	Mountain Fire Japanese andromeda	24-30"	B&B	4' o.c.
Qb	4	Quercus bicolor	Swamp white oak	2.5-3" cal.	B&B	6' STD.
RcA	12	Rhododendron catawbiense Album	White catawbiense rhododendron	24-30"	B&B	4' o.c.
Tp	56	Thuja plicata Green Giant	Green Giant arbor-vitae	6-7'	B&B	10' o.c.
UaP	4	Ulmus americana Princeton	Princeton elm	2.5-3" cal.	B&B	6' STD.

LANDSCAPE NOTES:

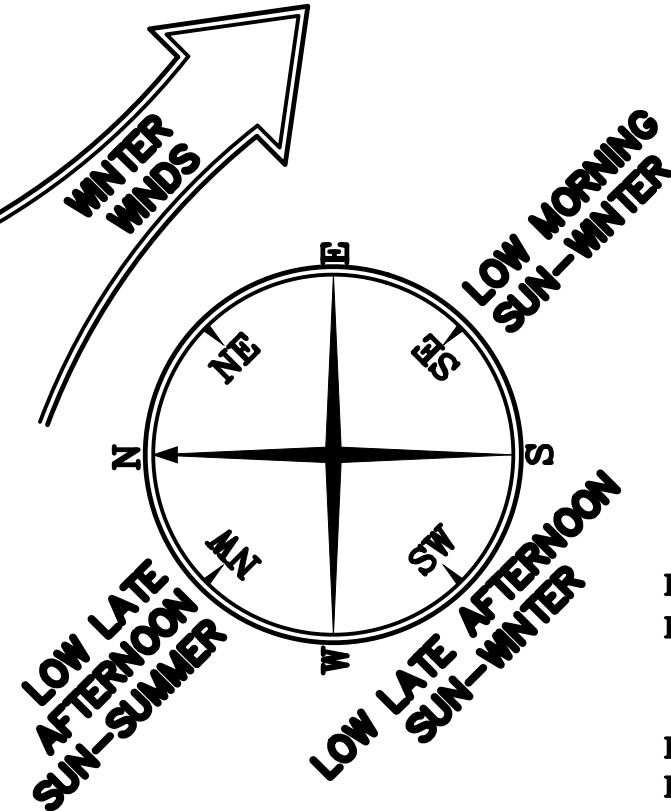
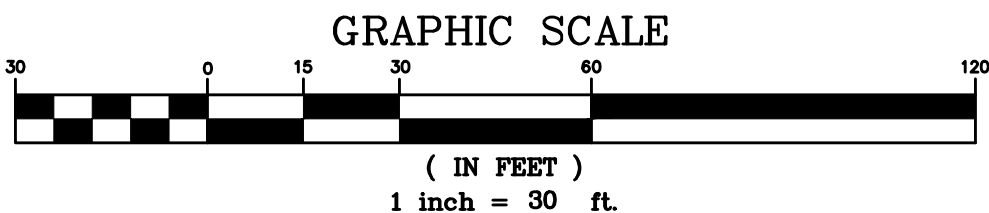
- 1) ALL PLANT MATERIAL TO CONFORM TO AAN STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
- 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE FULL YEAR FROM DATE OF PLANTING.
- 4) ALL PLANT MATERIAL SUBJECT TO FIELD VERIFICATION OF LOCATION AND SPECIES.
- 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF LOAM AND APPLICABLE SEEDING MIXTURE.

PLANTING DATES

SPRING: MARCH 15-JUNE 15
FALL: SEPT. 1 - OCTOBER 31

SEEDING DATES

SPRING: APRIL 1-JUNE 15
FALL: AUGUST 15 - SEPT. 30



REV. 8-02/02/2023-FINAL PLAN TO TOWN

REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT

-REVISED SEWER PUMP AND LPFM

-REVISED BUILDING FOOTPRINT (REDUCED)

REV. 10-07-28-2025-WATER SERVICE REVISIONS

REV. 11-08-07-2025-SHEET 7 ONLY

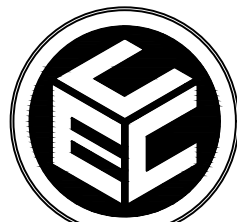
OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

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LEGAL COUNSEL:
RESNICK & CAFFREY
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REVISIONS

No.	DATE	DRWN	CHKD
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PERMIT AGENCY REVIEW PLAN

FOR

THE WOODS AT RED BROOK PHASE 3

ON

A.P. 24, LOT 125

COVENTRY, RHODE ISLAND

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 30'

SHEET NO: 13 OF 21

DRAWN BY: SMA

DESIGN BY: SMA

CHECKED BY: TJB

DATE: JULY 2020

PROJECT NO. 20004.00.

SCALE: AS SHOWN		SHEET NO: 14 OF 21	
DRAWN BY: SMA		DESIGN BY: SMA	
DATE: JULY 2020		CHECKED BY: TJB	
		PROJECT NO 20004.00.:	

GENERAL SOIL EROSION/
SEDIMENTATION CONTROL NOTES:

1. THE RHODE ISLAND SOIL EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION, SHALL BE APPLICABLE TO THIS PROJECT AS APPLICABLE, AND IS MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
2. ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE DESIGNATED AUTHORITY (E.G. TOWN ENGINEER, PLANNING BOARD, OTHER DESIGNATED AGENT(S)) TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE CONSTRUCTION/INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL 48-HOUR PRIOR NOTIFICATION IS GIVEN TO THE DESIGNATED AUTHORITY.
3. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED FINAL CONSTRUCTION DRAWINGS AND THE APPLICABLE SPECIFICATIONS.
4. LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE, AND HAVE BEEN DEPICTED BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY, AND THE COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR.
5. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT, INCLUDING BUT NOT LIMITED TO FEDERAL, STATE AND LOCAL GOVERNMENTS, QUASI-GOVERNMENTAL ENTITIES, AND ALL INDIVIDUAL UTILITY COMPANIES, PRIOR TO COMMENCING ANY WORK. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ADHERING TO AND ABIDING BY ANY/ALL REQUIREMENTS OF SAID PERMITS.
6. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-800-344-7233) AS WELL AS ANY/ALL NON-PARTICIPATING UTILITY AGENCIES/OPERATORS A MINIMUM OF 72 WORKING HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK; NO EXCAVATION SHALL BE INITIATED PRIOR TO THE PASSAGE OF THE 72-HOUR NOTIFICATION PERIOD. THE NAME AND DIG-SAFE LICENSE NUMBER OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SOIL EROSION & SEDIMENTATION CONTROLS FOR THE DURATION OF THE WORK (SEE OTHER APPLICABLE NOTES).
8. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER THAT COULD POLLUTE ANY DOWNSTREAM WATERCOURSE OR RESOURCE AREA.
9. ALL FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS, TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

SOIL EROSION CONTROL &
STABILIZATION PROGRAM:

1. SOIL EROSION CONTROL AND STABILIZATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND PROCEDURES SET FORTH IN THE LOCAL SUBDIVISION/DEVELOPMENT REGULATIONS & ZONING ORDINANCES, THE RI SOIL EROSION & SEDIMENT CONTROL HANDBOOK, AND THE APPROVED SOIL EROSION & SEDIMENTATION CONTROL PLAN (SESCP) FOR THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL/SOIL STABILIZATION MEASURES, AND SHALL INSPECT/REPLACE THEM AS NEEDED.
3. TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
4. NO UNDISTURBED AREAS SHALL BE CLEARED OF EXISTING VEGETATION AFTER OCTOBER 15 OF ANY CALENDAR YEAR, OR DURING ANY PERIOD OF FULL OR LIMITED WINTER SHUTDOWN. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEEDED OR PROTECTED BY THAT DATE.
5. ANY AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION, AS DETERMINED BY THE DESIGNATED AUTHORITY, BY NOVEMBER 15 OF ANY CALENDAR YEAR, MUST BE STABILIZED THROUGH THE USE OF EROSION CONTROL MATTING OR HAY MULCH, AS DIRECTED BY THE DESIGNATED AUTHORITY.
6. IF WORK CONTINUES WITHIN ANY DISTURBED AREAS DURING THE PERIOD FROM OCTOBER 15 THROUGH APRIL 15, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE RESTABILIZED WITHIN 5 WORKING DAYS.
7. TEMPORARY STABILIZATION TREATMENTS SHALL CONSIST OF A STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE DESIGNATED AUTHORITY.
8. STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
9. ALL TEMPORARY STABILIZATION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
10. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
11. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
12. TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
13. SLOPES CONSTRUCTED AT OR STEEPER THAN 15% SHALL HAVE TEMPORARY EROSION CONTROL MATTING UTILIZED AS A SUPPLEMENTAL MEASURE IN ADDITION TO THE METHODS DESCRIBED ABOVE.
14. DENUDE SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
15. PREPARE TEMPORARY SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH THE FOLLOWING AND ANY/ALL APPLICABLE STANDARDS:

TEMPORARY SEED MIX:	
ANNUAL RYE GRASS	1.5 LBS/1,000 SQ. FT.

16. STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. STOCKPILES SHALL HAVE NO SLOPE GREATER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES, SILT FENCE, OR COMPOST FILTER SOCK. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS OF TIME SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF PLANTING ANNUAL RYE GRASS OR PROTECTING WITH HAY, STRAW OR FIBER MATTING.
17. THE CONTRACTOR SHALL INSPECT SOIL EROSION CONTROL/STABILIZATION MEASURES AFTER EVERY RAIN STORM EVENT GENERATING GREATER THAN 0.25" OF RAINFALL, OR EVERY 7 DAYS (WHICH EVER COMES FIRST). ANY SOIL MIGRATION PAST THE DEVICES SHALL BE REMOVED AND THE SOIL EROSION CONTROL MEASURES SHALL BE RE-ESTABLISHED TO PREVENT FURTHER SOIL EROSION.
18. ANY WORK TO CORRECT PROBLEMS RESULTING FROM FAILURE TO COMPLY WITH THE PRECEDING PROVISIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR; THERE WILL BE NO SEPARATE PAYMENT FOR THIS PROVISION. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 2 WEEKS OF FINAL GRADING.

SEDIMENTATION CONTROL PROGRAM:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING STORMWATER RUNOFF TO, THROUGH AND ACROSS THE SITE DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED TO PREVENT ERODIBLE MATERIALS (SEDIMENTS) WITHIN DISTURBED AREAS OF THE SITE FROM ENTERING STORMWATER DRAINAGE SYSTEMS AND/OR DOWNSTREAM WATERCOURSES/ RESOURCE AREAS DURING CONSTRUCTION.
2. TO THAT PURPOSE, SEDIMENTATION CONTROLS SHALL BE INSTALLED AT/ON THE SITE PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO:
 - A) PERIMETER CONTROLS (STAKED STRAW WATTLES/COMPOST FILTER SOCK) IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS;
 - B) ANY CATCH BASINS EITHER ON-SITE OR POTENTIALLY IMPACTED BY SITE RUNOFF SHALL BE PROTECTED AS INDICATED/DIRECTED THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE STABILIZED;
 - C) GROUND AT ALL DRAINAGE OUTFALLS IS TO BE PROTECTED BY STRAW WATTLE/COMPOST FILTER SOCK FILTERS OR APPROVED EQUAL UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
3. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL, AND ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
4. AT NO TIME DURING CONSTRUCTION SHALL THE ERODIBLE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE SYSTEM INLET. A TEMPORARY DEPRESSED AREA AROUND THE INLET SHALL BE CREATED AS A SEDIMENTATION TRAP; THE MOUTH OF THE TRAP SHALL BE LINED WITH STRAW WATTLES/COMPOST FILTER SOCK AROUND THE COMPLETE PERIMETER OF THE INLET. DURING ALL PRELIMINARY STAGES, THE TOP OF THE INLET STRUCTURE SHALL ALWAYS BE HIGHER THAN THE ADJACENT SUBGRADE SURFACE.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (EITHER TEMPORARY OR PERMANENT) OR PROPOSED WATERCOURSES/FLOW DIVERSIONS OR THOSE AREAS SUBJECTED TO STORMWATER FLOWAGE.
6. CONTRACTOR SHALL INSPECT TEMPORARY WATERCOURSES/FLOW DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
7. CHECK DAMS SHALL BE INSTALLED IN WATERCOURSES/FLOW DIVERSIONS EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER. SEDIMENTS SHALL BE REMOVED FROM THE CHECK DAMS WHEN THEY REACH ONE-HALF THE DAM HEIGHT.
8. ADDITIONAL STRAW BALES, COMPOST FILTER SOCK OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
9. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
10. UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM (PARTICULARLY ADEQUATE STABILIZATION OF ALL UNPAVED AREAS), ALL STORM DRAIN PIPING AND STRUCTURES (DROP INLETS, DRAIN MANHOLES, CATCH BASINS) SHALL BE CLEARED OF ACCUMULATED SEDIMENTS, WHICH SHALL BE LEGALLY DISPOSED OF AT AN OFF-SITE LOCATION.

SEEDING/PLANTING:

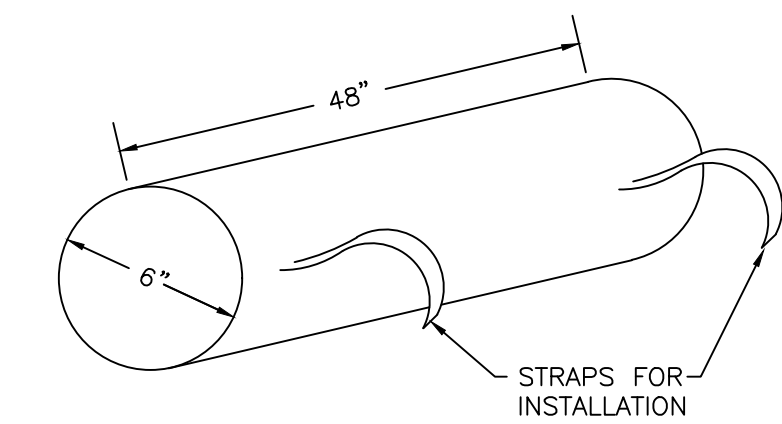
1. ALL DISTURBED AREAS MUST BE SEEDED OR PLANTED (WHETHER TEMPORARILY OR PERMANENTLY) WITHIN THE CONSTRUCTION SEASON; THE TYPICAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
2. TOPSOIL IN SEEDED AREAS SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
3. THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
4. THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCT.
BIRDFOOT TREFOIL	15	
PERENNIAL RYEGRASS	10	

APPLICATION RATE 100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS.

5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
6. ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
7. ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL DURING THE FULL WARRANTY PERIOD, SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED; THE CONTRACTOR SHALL BE SOLELY AND FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.



CURB INLET FILTER BY BMP SUPPLIES OR APPROVED EQUAL

CURB INLET PROTECTION

NOT TO SCALE

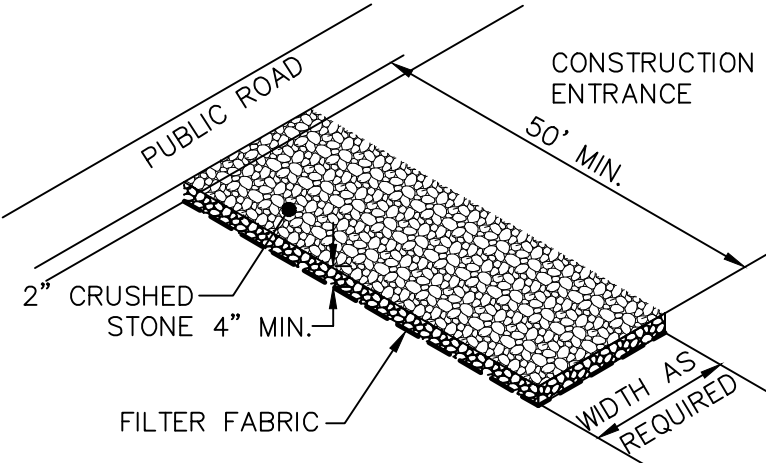
STORMWATER INFILTRATION PRACTICES:

1. STORMWATER INFILTRATION MEASURES ARE HEAVILY RELIANT ON THE INFILTRATION CAPACITY OF THE UNDERLYING IN-SITU SOILS FOR THEIR PROPER FUNCTION AND LONGEVITY. OVER-COMPACTION OF UNDERLYING SOILS WILL COMPROMISE THE EFFECTIVENESS OF SUCH PRACTICES.
2. THE CONTRACTOR SHALL TAKE ALL DUE CARE TO PREVENT OVER-COMPACTION OF UNDERLYING SOILS IN AREAS OF PROPOSED STORMWATER INFILTRATION MEASURES. BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AND CONSTRUCTING THE INFILTRATION PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE AND THE CONTRIBUTING AREA IS STABILIZED.
3. INFILTRATION PRACTICES SHALL NEVER SERVE AS SEDIMENT CONTROL DEVICES DURING THE SITE CONSTRUCTION PHASE. THE CONTRACTOR SHALL SUBMIT A PLAN TO THE DESIGNATED AUTHORITY (FOR APPROVAL) INDICATING HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE AREA OF AN INFILTRATION FACILITY.
4. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED DOWN TO NATIVE UNDISTURBED MATERIAL PRIOR TO CONSTRUCTING THE FINAL INFILTRATION PRACTICES.
5. IF NECESSARY OR DIRECTED, THE CONTRACTOR SHALL RESTORE THE INFILTRATION CAPACITY OF ALL COMPACTED IN-SITU SOILS BENEATH INFILTRATION MEASURES BY TILLING OR SCARIFYING COMPACTED SOILS TO A MINIMUM DEPTH OF 18" BENEATH THE BOTTOM OF THE PROPOSED INFILTRATION MEASURE.
6. THE DESIGNATED AUTHORITY MAY REQUIRE THE CONTRACTOR TO PERFORM, AT ITS SOLE EXPENSE, INFILTRMETER TESTING OF THE IN-SITU SUBGRADE SOILS PRIOR TO INSTALLATION OF THE INFILTRATION PRACTICE TO DEMONSTRATE THAT THE NECESSARY SOIL INFILTRATION CAPACITY WILL BE PROVIDED BY THE UNDERLYING SOILS.

LONG-TERM POLLUTION PREVENTION NOTES:

SITE OWNER/OPERATOR SHALL REFER TO AND FOLLOW THE APPROVED OPERATION & MAINTENANCE (O&M) PLAN PREPARED FOR THIS PROJECT. A BRIEF SUMMARY OF LONG-TERM POLLUTION PREVENTION TECHNIQUES THAT MAY BE APPLIED TO THE PROJECT (AS APPROPRIATE) IS PROVIDED BELOW:

1. **SOLID WASTE CONTAINMENT:**
 - A. OWNER TO PROVIDE TRASH CONTAINER. CONTAINER TO HAVE A COVER TO PREVENT TRASH FROM BLOWING OUT.
 - B. SWEEP COMMON DRIVEWAY ANNUALLY.
2. **HAZARDOUS MATERIALS CONTAINMENT:**
 - A. STORE ALL HAZARDOUS MATERIALS INSIDE STORAGE LOCKERS OR OTHER APPROVED METHODS WHICH HAVE SECONDARY CONTAINMENT SYSTEMS.
 - B. SECONDARY CONTAINMENT MUST BE INCLUDED WHEREVER SPILLS MIGHT OCCUR (E.G. FUELING AND HAZARDOUS MATERIAL TRANSFER AND LOADING AREAS).
3. **ROADS AND PARKING AREA MANAGEMENT:**
 - A. SWEEP COMMON DRIVEWAY AREA ANNUALLY.
 - B. USE DEICING CHEMICALS AND SAND JUDICIOUSLY, AS THEY HAVE THE POTENTIAL TO CAUSE WATER QUALITY PROBLEMS. PROVIDE AND SPREAD IN ACCORDANCE WITH O&M RECOMMENDATIONS.
 - C. PLOW SNOW AND STORE ACCUMULATED SNOW PILES AWAY FROM INFILTRATION PRACTICES. KEEP SNOW PILES 50 FEET FROM WETLAND EDGE AND AREA SUBJECT TO STORM FLOW.
 - D. DEBRIS SHOULD BE CLEARED FROM THE SITE PRIOR USING THE SITE FOR SNOW DISPOSAL.
 - E. DEBRIS SHOULD BE CLEARED FROM THE SITE AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON.
 - F. ONLY USE ASPHALT BASED SEALANTS WHEN SEALING THE PAVEMENTS. DO NOT USE COAL-TAR BASED SEALANTS, AS THESE ARE MORE TOXIC.
4. **LAWN, GARDEN, AND LANDSCAPE MANAGEMENT:**
 - A. **LAWN CONVERSION** - REDUCE THE AMOUNT OF LAWN BY REPLANTING LAWN WITH GARDEN BEDS CONTAINING FLOWERS/SHRUBS. LAWNS REQUIRE MORE MAINTENANCE THAN FLOWER BEDS.
 - B. **SOIL BUILDING** - MAINTAIN A HEALTHY LAWN BY TESTING SOIL FOR pH, FERTILITY, COMPACTION, TEXTURE, AND EARTHWORM CONTENT.
 - C. **GRASS SELECTION** - SELECT DROUGHT TOLERANT GRASS SPECIES.
 - D. **MOWING AND THATCH MANAGEMENT** - MAINTAIN GRASS AT MINIMUM 3 TO 4 INCHES IN HEIGHT. THIS WILL REDUCE WEED GROWTH.
 - E. **FERTILIZATION** - MINIMIZE FERTILIZATION. FERTILIZE NO MORE THAN TWICE A YEAR. APPLY CAREFULLY SO FERTILIZER DOES NOT SPREAD ONTO IMPERVIOUS SURFACES.
 - F. **WEED MANAGEMENT** - NEVER USE CHEMICAL HERBICIDES TO ELIMINATE OR CONTROL WEEDS. OWNER SHALL REMOVE WEEDS BY PULLING OR DIGGING OUT.
 - G. **PEST MANAGEMENT** - LIMIT PESTICIDE USE. CHOOSE PESTICIDES THAT POSE THE LEAST RISK TO HUMAN HEALTH AND THE ENVIRONMENT.
 - H. **SENSIBLE IRRIGATION** - WATER NO MORE THAN 1" PER WEEK. USE DROUGHT-RESISTANT GRASSES. CUT GRASS AT 3-4 INCHES.

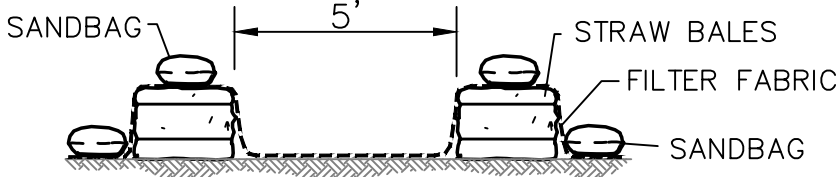


MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	-
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-

NOTE:
STABILIZATION PAD TO BE IN CONFORMANCE WITH STANDARDS SET FORTH IN THE "RHODE ISLAND GUIDELINES FOR SOIL & SEDIMENT CONTROL."

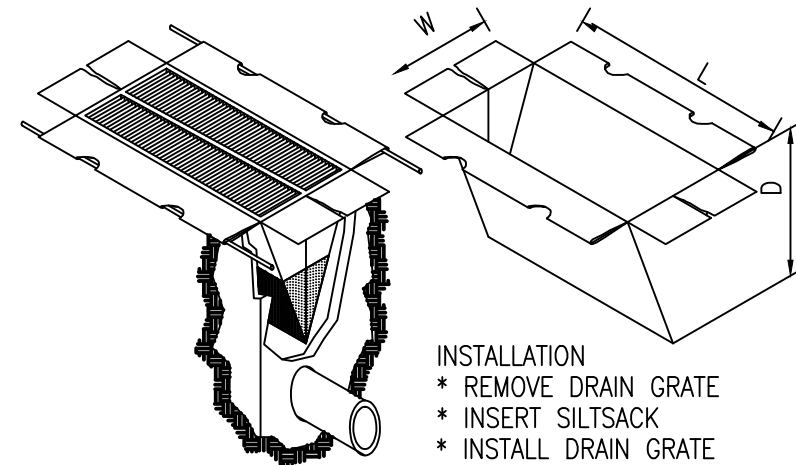
RIP-RAP STABILIZATION PAD
@ CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

1. LOCATE SEDIMENT TRAP WHERE FLOW CAN DISSIPATE THROUGH FILTER FABRIC AND STRAW BALES.
2. SEDIMENT TRAP LENGTH SHOULD BE FOUR TIMES ITS WIDTH.
3. USE SAND BAGS AS NEED TO HOLD/SECURE FILTER FABRIC.
4. ALL COLLECTED SEDIMENT IS TO BE DISPOSED OF PROPERLY PER ANY APPLICABLE LOCAL, STATE OR FEDERAL REGULATIONS.
5. DEWATERING BASINS MUST BE LOCATED WITHIN THE PROPOSED LIMITS OF DISTURBANCE.

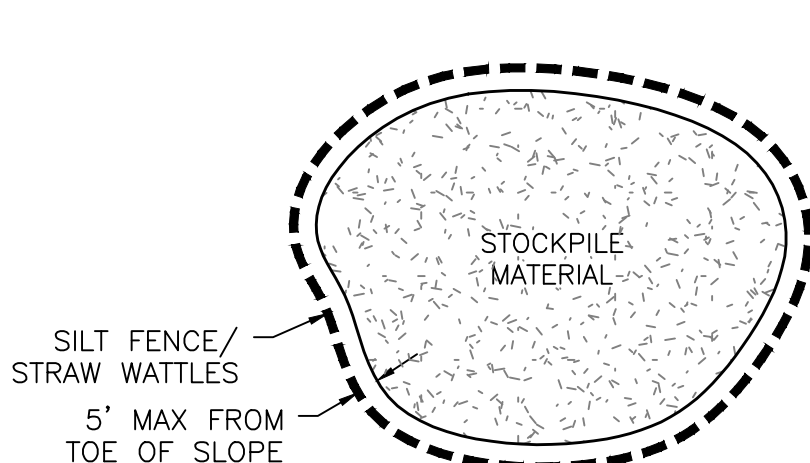


AS MANUFACTURED BY
ACF ENVIRONMENTAL OR APPROVED EQUAL

SILTSACK DETAIL

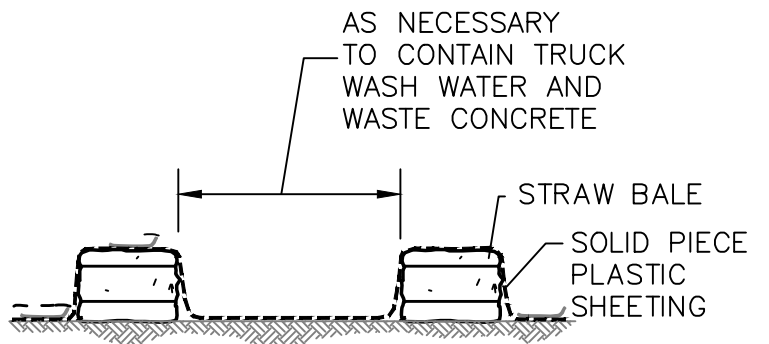
NOT TO SCALE

- REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY



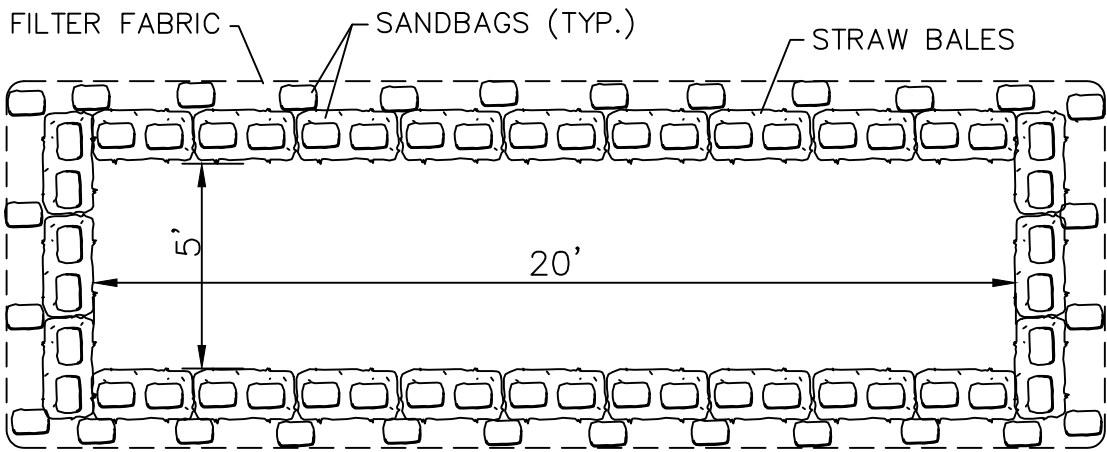
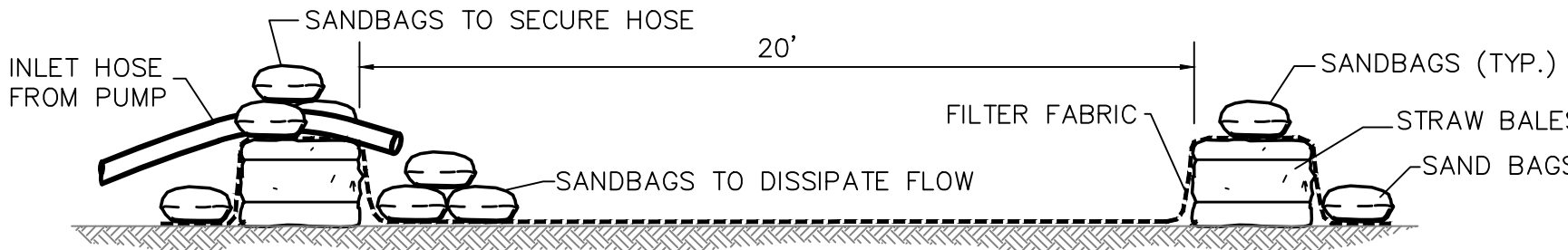
MATERIAL STOCKPILE DETAIL

NOT TO SCALE



CONCRETE WASHOUT

NOT TO SCALE



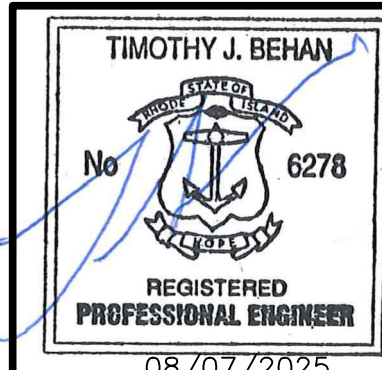
DEWATERING BASIN & SEDIMENT TRAP

NOT TO SCALE

DRAWING ISSUE:

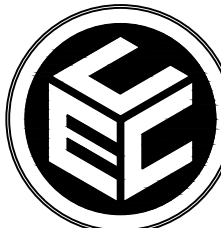
- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION



REVISIONS

No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
3	10/8/20	SMA	TJB
4	01/11/21	SMA	TJB
5	02/10/21	SMA	TJB
6	04/28/21	SMA	TJB
7	03/14/22	SMA	TJB
8	02/02/23	SMA	TJB
9	06/12/25	SMA	TJB
10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB



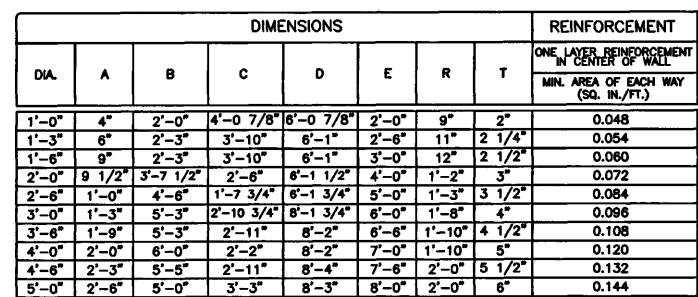
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND

CONSTRUCTION DETAILS 1

SCALE: AS NOTED		SHEET NO: 15 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA		CHECKED BY: TJB
DATE: JULY 2020		PROJECT NO 20004.00.:	



ALTERNATE TOP LOADING (SEE NOTES 7 AND 8)

AS REQUIRED

6'-0"

8'-0"

1'-0"

FRAME AND COVER

ADJUST TO BRICK AS REQUIRED, LEAVE RED CLAY BRICK COURSE

STEEL PIPE APPROXIMATE PROTECTED LIFT

NORTH FACE ALL JOINTS TOTAL WIDTH OF WALL

6'-0"

5'-0"

BRICK INVERT

1'-0"

PIPE OPENINGS CAST TO PLAY

1/2 # OF PIPE

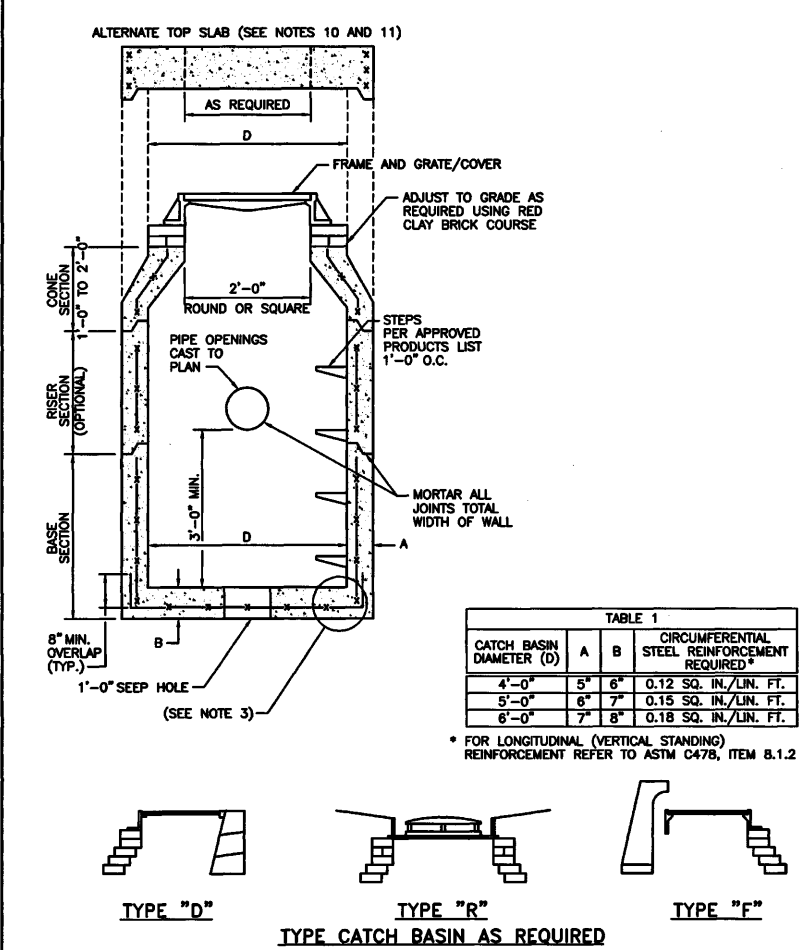
(SEE NOTE 3)

1'-0" MIN.

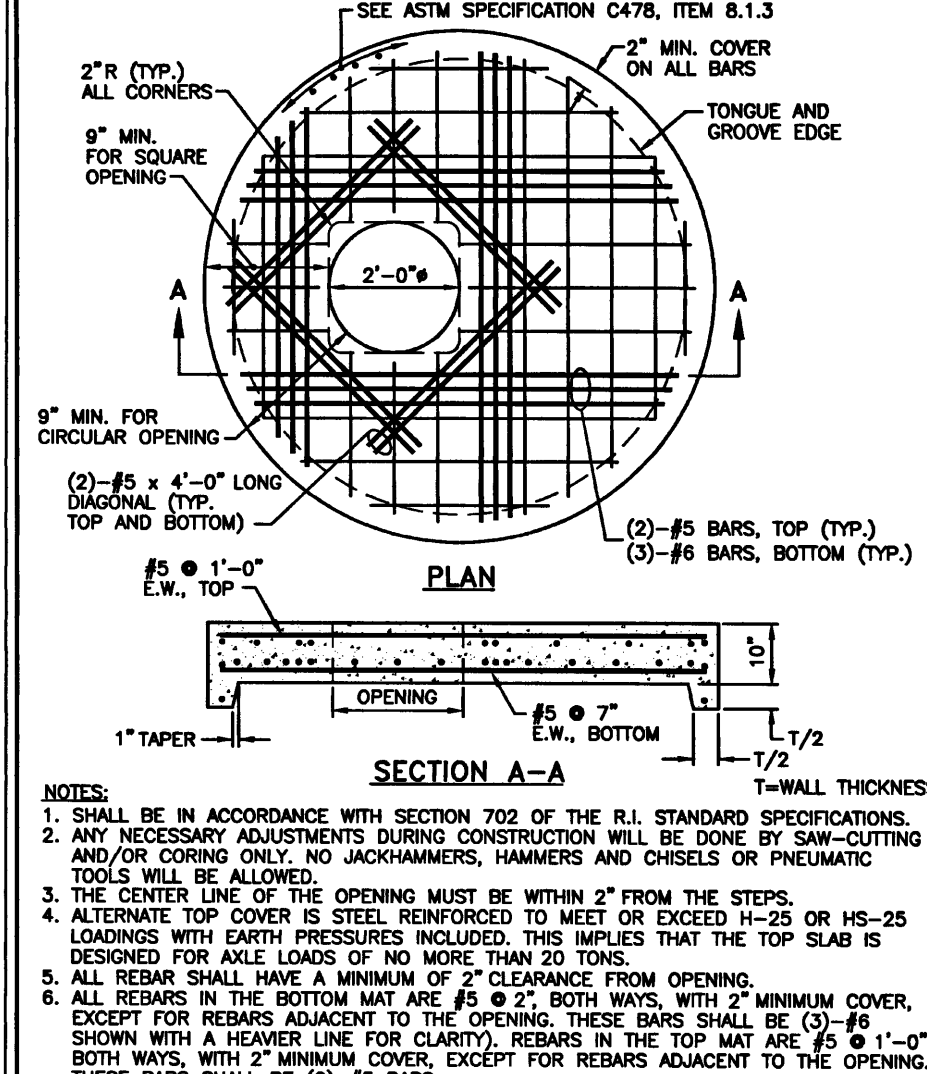
SEALANT 1/2" TO 3/4"

SEALANT 1/2" TO 3/4"

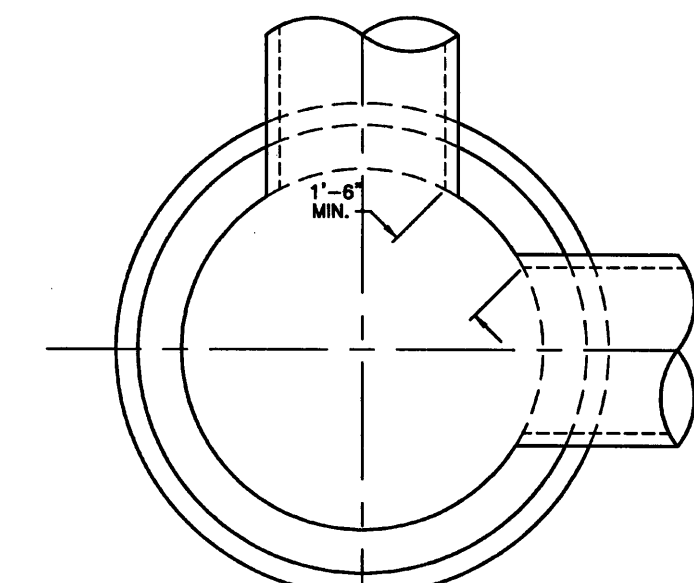
9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.		
RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
PRECAST 4'-0" ROUND MANHOLE		
REVISIONS NO. BY DATE	 J. L. Gault PROJECT ENGINEER	 S. J. Mahoney SUPERVISOR
_____ _____ _____ _____ _____	DATE: 11.15.1998 TIME: 10:00 AM	



RHODE ISLAND DEPARTMENT OF TRANSPORTATION																	
PRECAST 4'-0", 5'-0", OR 6'-0" ROUND CATCH BASIN																	
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	BY	DATE													 John J. Gale Director  Thomas J. Scully Commissioner JUNE 15, 1998	R.I. STANDARD 4.4.0
NO.	BY	DATE															

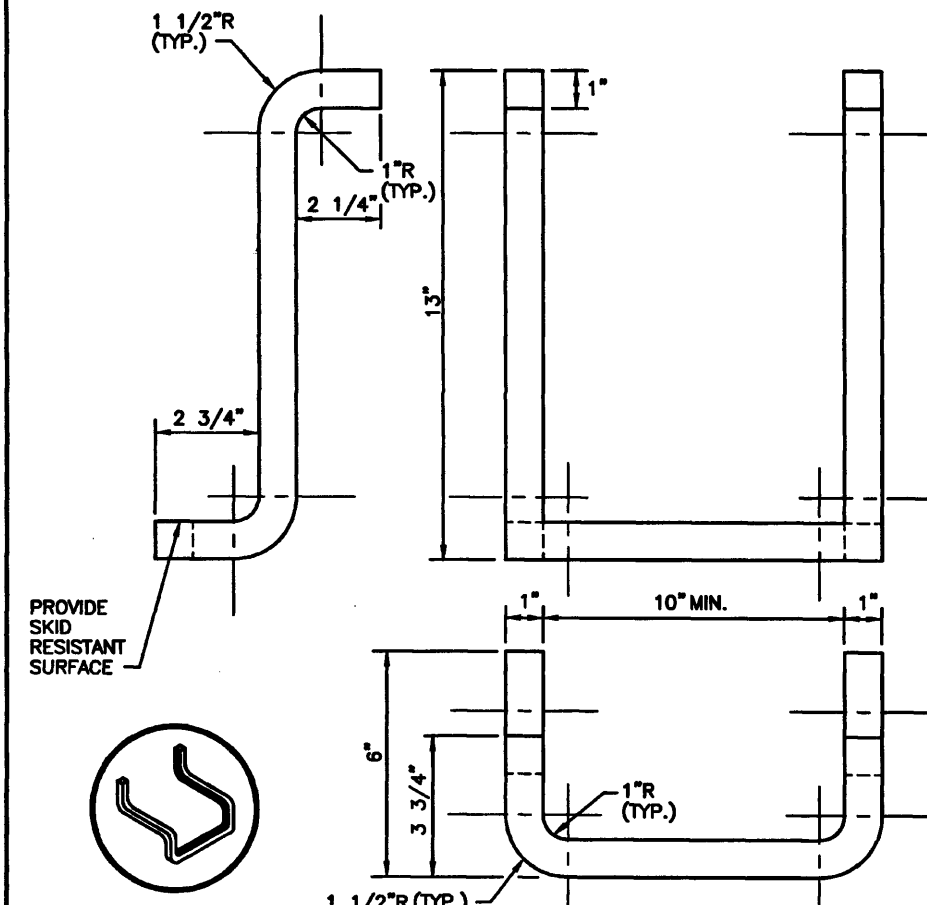


THESE BARS SHALL BE (2)-#5 BARS.		
RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
REVISIONS NO. BY DATE		
ALTERNATE TOP COVER FOR ROUND PRECAST MANHOLES AND CATCH BASINS		
 JOHN P. GAULT PROJECT ENGINEER		JUNE 15, 1998 ISSUE DATE
		R.I. STANDARD 4.7.2

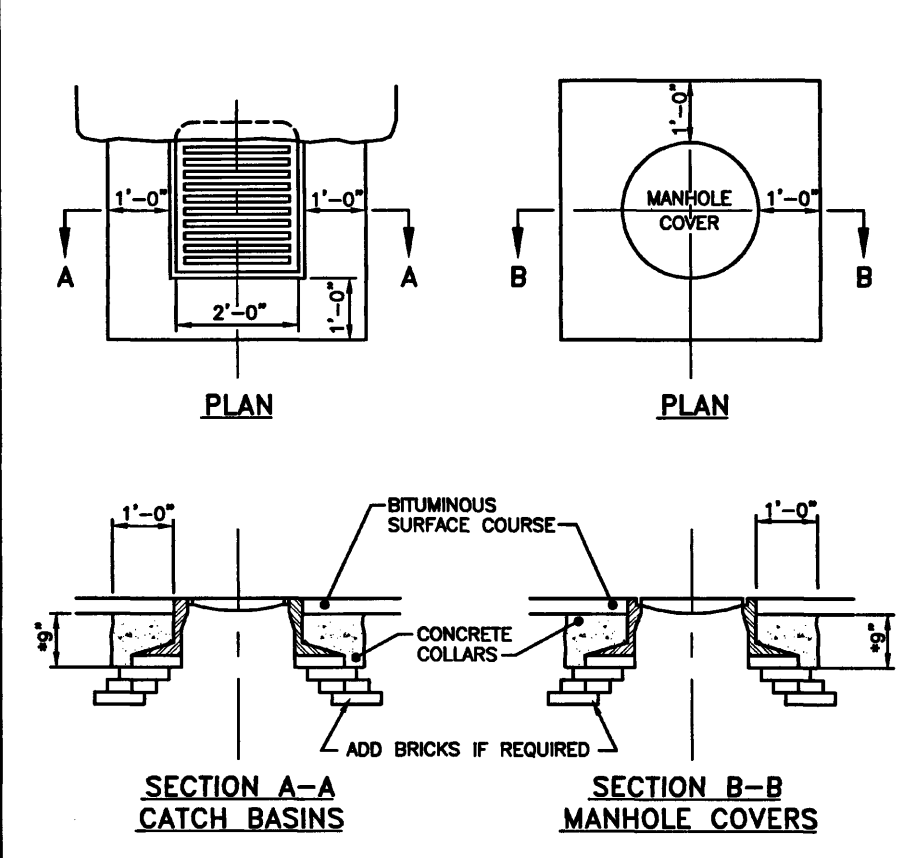


CROSS SECTION OF MANHOLE OR CATCH BASIN			
	4 FT. MANHOLE OR CATCH BASIN	5 FT. MANHOLE OR CATCH BASIN	6 FT. MANHOLE OR CATCH BASIN
MAX. PIPE O.D. STRAIGHT THRU TO 45° DEFLECTION	33 1/2" O.D. 27" R.C. PIPE	44" O.D. 36" R.C. PIPE	51" O.D. 42" R.C. PIPE
MAX. PIPE O.D. 90° DEFLECTION	23" O.D. 18" R.C. PIPE	33 1/2" O.D. 27" R.C. PIPE	37" O.D. 30" R.C. PIPE

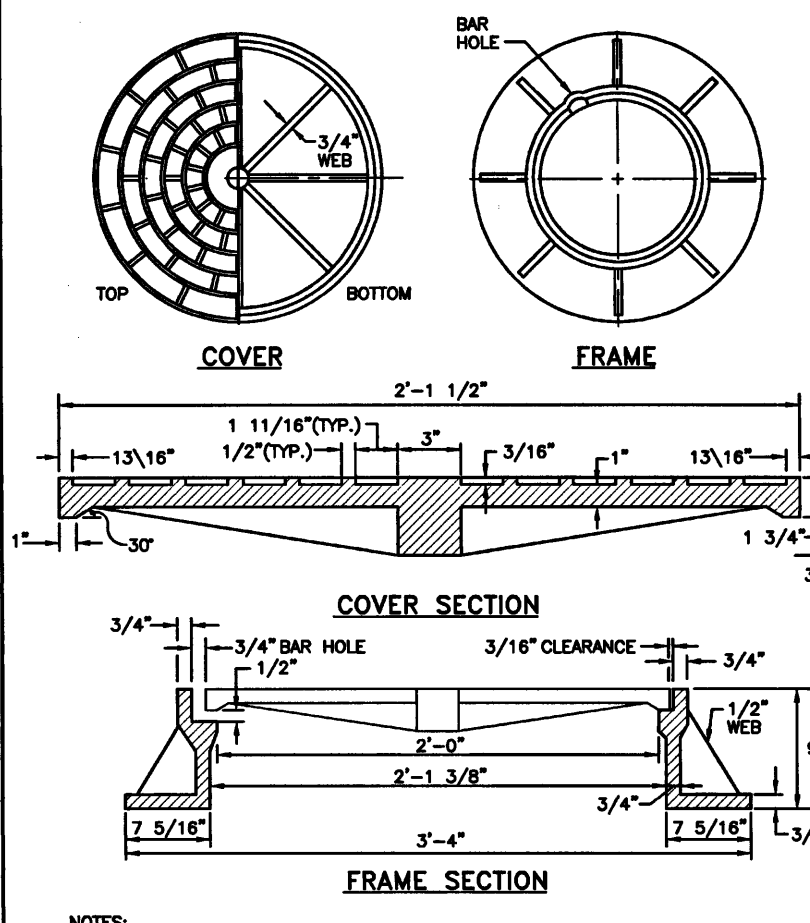
ENTRANCE		ENTRY ANGLE (SEE ENTRANCE ABOVE.)	
RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
REVISIONS	ROUND MANHOLES AND CATCH BASINS MAXIMUM PIPE SIZE STANDARD		
BY	DATE		R.I. STANDARD 5.2.0
DESIGNED BY <i>James G. Gault</i> CHECKED BY <i>John J. Gault</i> DATE JUNE 15, 1998	DRAWN BY <i>John J. Gault</i> DATE JUNE 15, 1998		



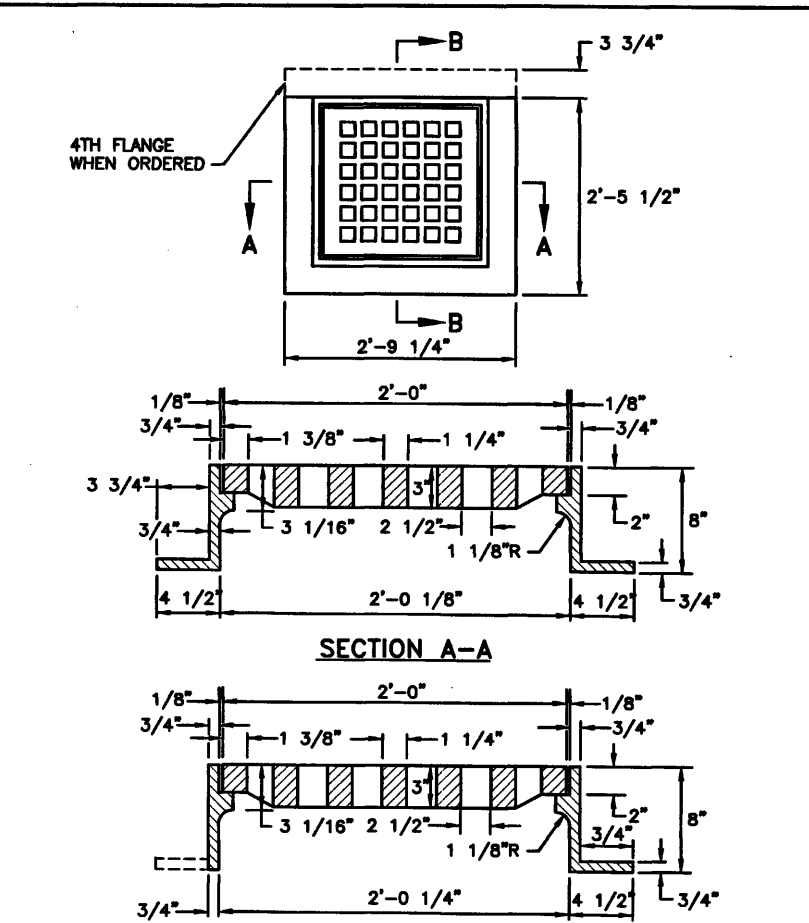
NOTES:																					
1. STEPS SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.																					
2. CROSS SECTION AREA MAY BE REDUCED UPON SUBMISSION OF CERTIFIED LOAD TESTS.																					
STEPS MUST SUPPORT 300 LBS.																					
3. STOCK SHOWN IS 1" SQUARE WHICH MAY BE REPLACED BY 1" DIAMETER.																					
RHODE ISLAND DEPARTMENT OF TRANSPORTATION																					
<table border="1"> <tr> <td colspan="2">REVISIONS</td> </tr> <tr> <td>NO.</td> <td>BY DATE</td> </tr> <tr> <td colspan="2">CATCH BASIN AND MANHOLE STEP</td> </tr> <tr> <td colspan="2">   </td> </tr> <tr> <td colspan="2"> <table border="0"> <tr> <td>PROJECT ENGINEER</td> <td>SEAL OFFICIAL</td> </tr> <tr> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>JUNE 15, 1998</td> <td>JUNE 15, 1998</td> </tr> </table> </td> </tr> <tr> <td colspan="2"> <table border="0"> <tr> <td>STANDARD</td> <td>5.3.0</td> </tr> </table> </td> </tr> </table>		REVISIONS		NO.	BY DATE	CATCH BASIN AND MANHOLE STEP		 		<table border="0"> <tr> <td>PROJECT ENGINEER</td> <td>SEAL OFFICIAL</td> </tr> <tr> <td>DATE</td> <td>DATE</td> </tr> <tr> <td>JUNE 15, 1998</td> <td>JUNE 15, 1998</td> </tr> </table>		PROJECT ENGINEER	SEAL OFFICIAL	DATE	DATE	JUNE 15, 1998	JUNE 15, 1998	<table border="0"> <tr> <td>STANDARD</td> <td>5.3.0</td> </tr> </table>		STANDARD	5.3.0
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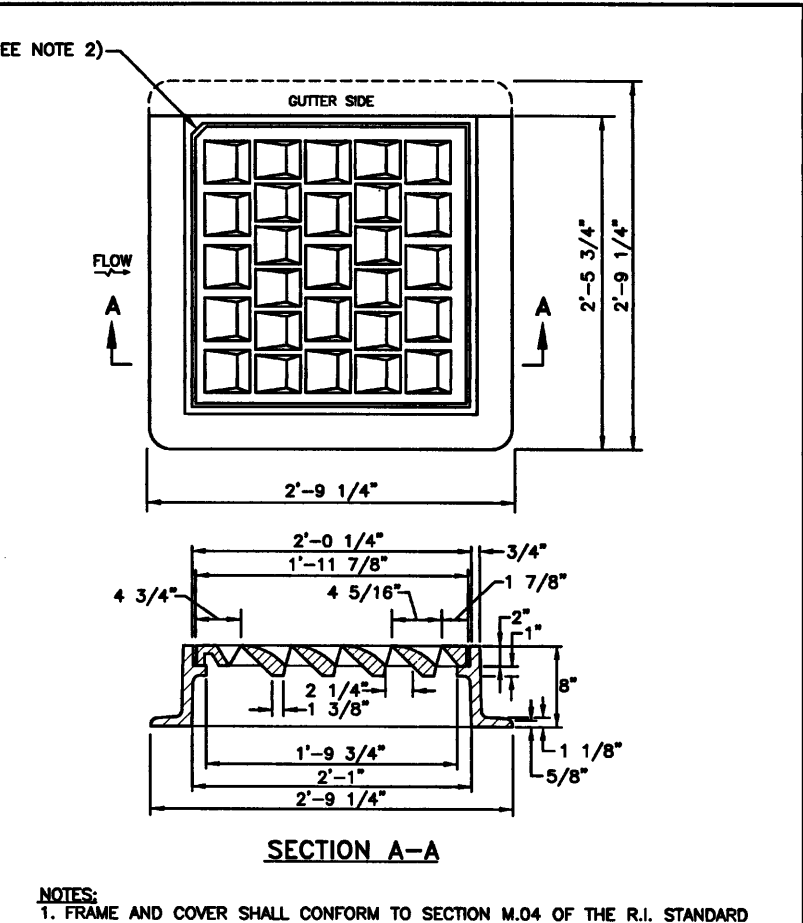
NOTES: 1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS. 2. COLLARS TO BE CONCRETE MASONRY AS DIRECTED. 3. 8" OF CONCRETE IN BITUMINOUS PAVED AREAS. MEET EXISTING CONCRETE IN PORTLAND CEMENT CONCRETE AREAS.																														
RHODE ISLAND DEPARTMENT OF TRANSPORTATION																														
CONCRETE COLLARS																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="padding: 5px;">REVISIONS</th> </tr> <tr> <th style="width: 15%; padding: 5px;">NO.</th> <th style="width: 40%; padding: 5px;">BY</th> <th style="width: 45%; padding: 5px;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			REVISIONS			NO.	BY	DATE																						R.I. STANDARD 5.4.C
REVISIONS																														
NO.	BY	DATE																												
David P. Pomeroy Chief Engineer			Scott James Roberts Superintendent																											
JUNE 15, 1998 DATE ISS.																														



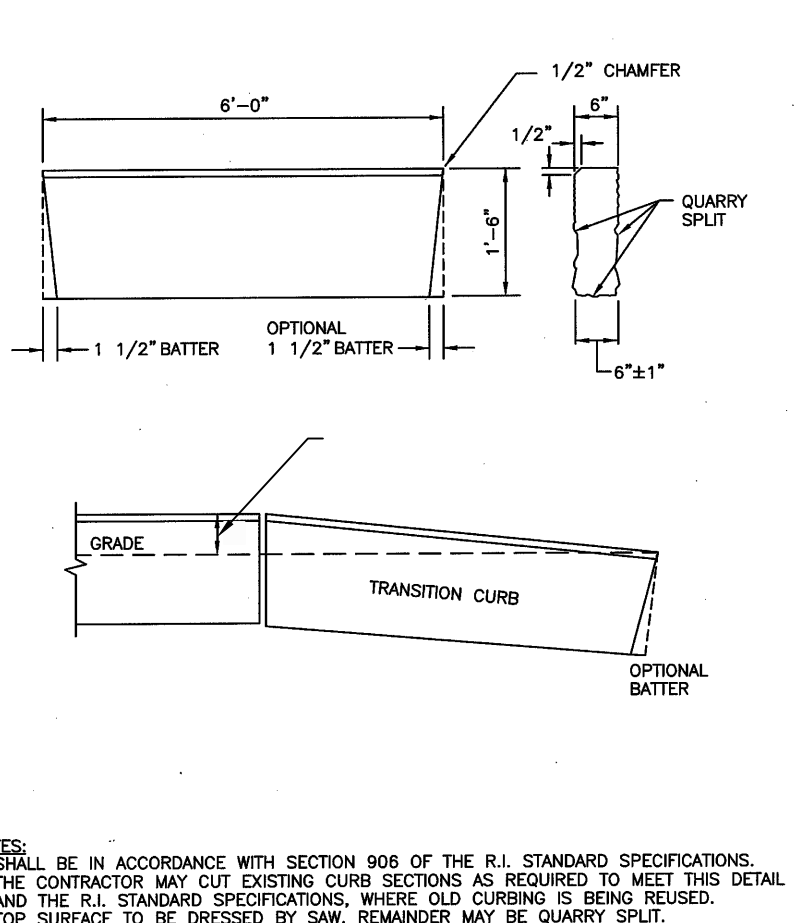
1. FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.																							
2. FRAME AND COVER SEATS MUST HAVE MACHINE FINISH.																							
RHODE ISLAND DEPARTMENT OF TRANSPORTATION																							
<table border="1"> <tr> <td colspan="3">REVISIONS</td> </tr> <tr> <td>NO.</td> <td>BY</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			REVISIONS			NO.	BY	DATE															
REVISIONS																							
NO.	BY	DATE																					
HEAVY-DUTY ROUND FRAME AND COVER <i>John L. Gault</i> <i>Edward P. Murphy</i> DEPT. ENGINEER DEPT. ENGINEER SUPERVISOR SUPERVISOR		JUNE 15, 1998 ISSUE DATE R.I. STANDARD 6.2.1																					

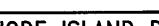


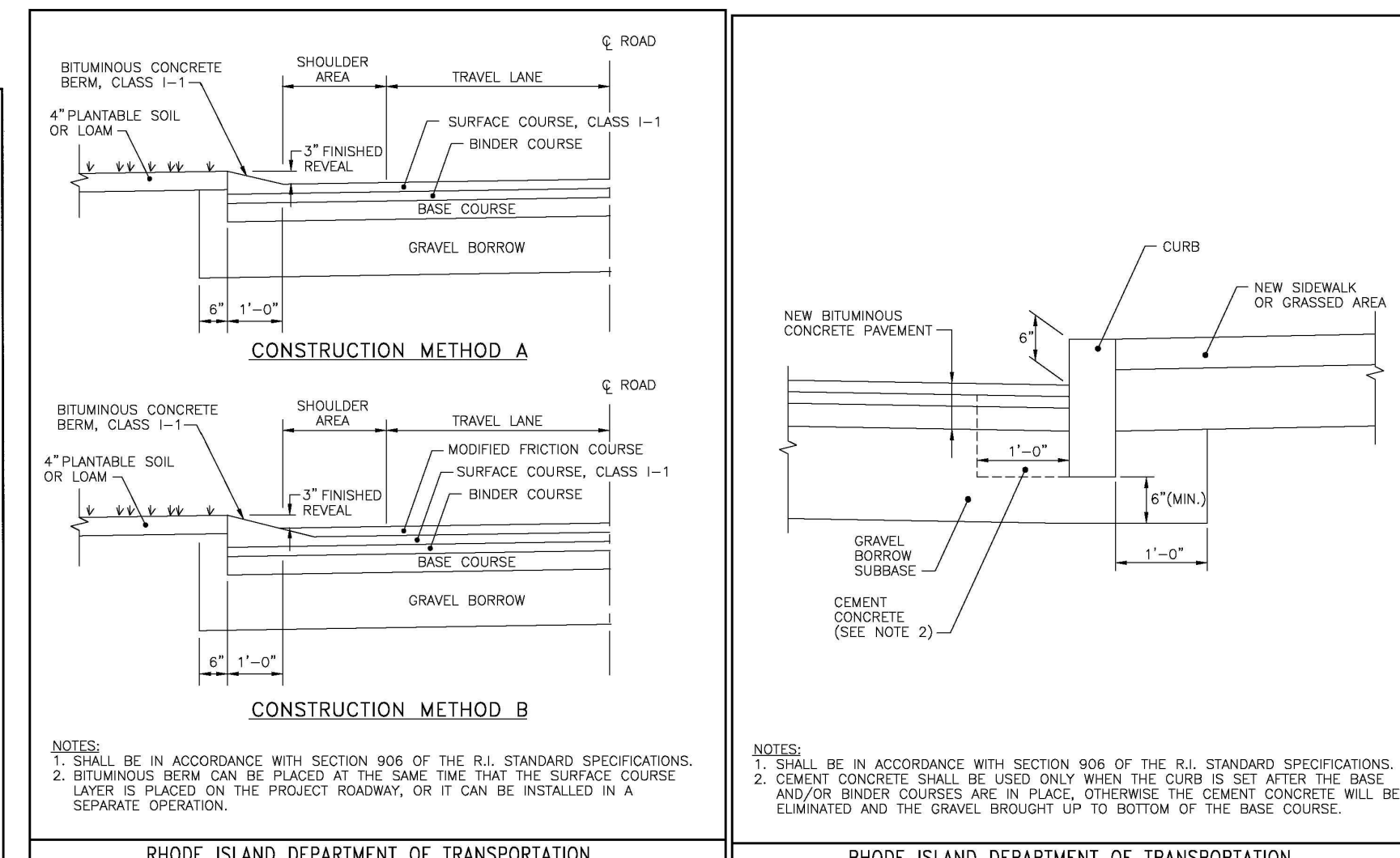
NOTE: FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS		SECTION B-B	
RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
SQUARE FRAME AND GRATE			
REVISIONS BY DATE	 DAVID G. CANDI CHIEF ENGINEER INSPECTION		 STUART A. ROBERTS CHIEF DESIGN ENGINEER DESIGN
	JUNE 15, 1998		R.I. STANDARD 6.3.0



2. THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEYED FRAME.	
RHODE ISLAND DEPARTMENT OF TRANSPORTATION	
HIGH CAPACITY FRAME AND GRATE (BICYCLE SAFE)	
REVISIONS BY DATE	R.I. STANDARD 6.3.4
[Signature: John A. Gault] SPECIAL INSPECTOR	[Signature: Thomas J. ...] JUNE 15, 1998 MAKE DATE



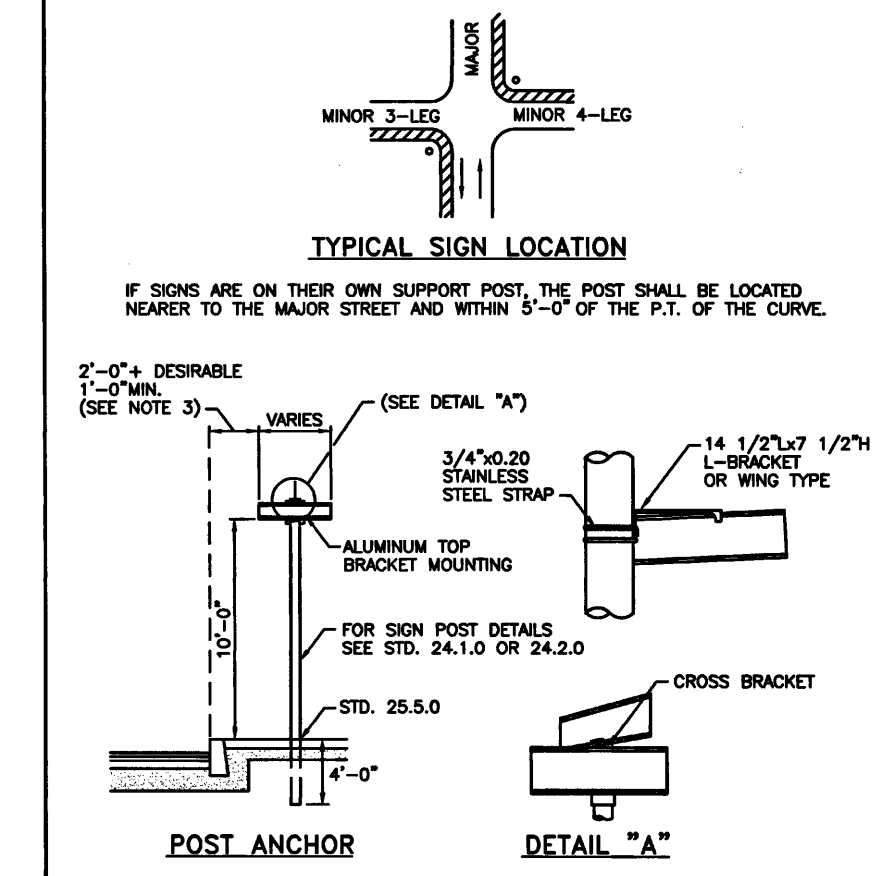
REVISIONS		RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
BY	DATE	6'-0" GRANITE TRANSITION CURB		
LP	Mar. 2005			
LP	Sep. 2012			
 		JUNE 15, 1998		
CHIEF ENGINEER CHIEF DESIGN ENGINEER		ISSUE DATE		



REVISIONS			BITUMINOUS BERM		R.I. STANDARD 7.5.1	
NO.	BY	DATE				
1	M.F.P.	Mar. 05				
JUNE 15, 1998 DATE SET			JUNE 15, 1998 DATE SET		JUNE 15, 1998 DATE SET	

REVISIONS			CURB SETTING DETAIL		R.I. STANDARD 7.6.0	
NO.	BY	DATE				
1	M.F.P.	Mar. 05				
JUNE 15, 1998 DATE SET			JUNE 15, 1998 DATE SET		JUNE 15, 1998 DATE SET	

ALTERNATE TOP LOOKING (SEE NOTES 7 AND 8)

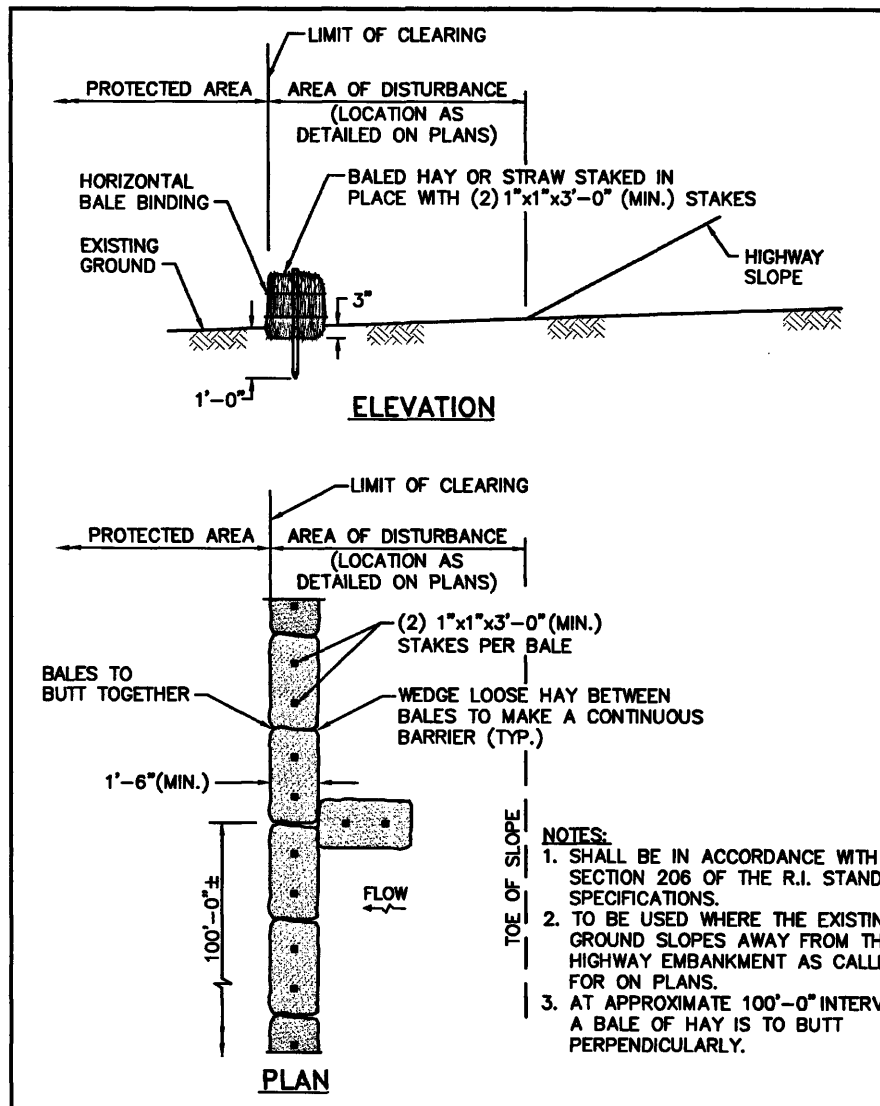
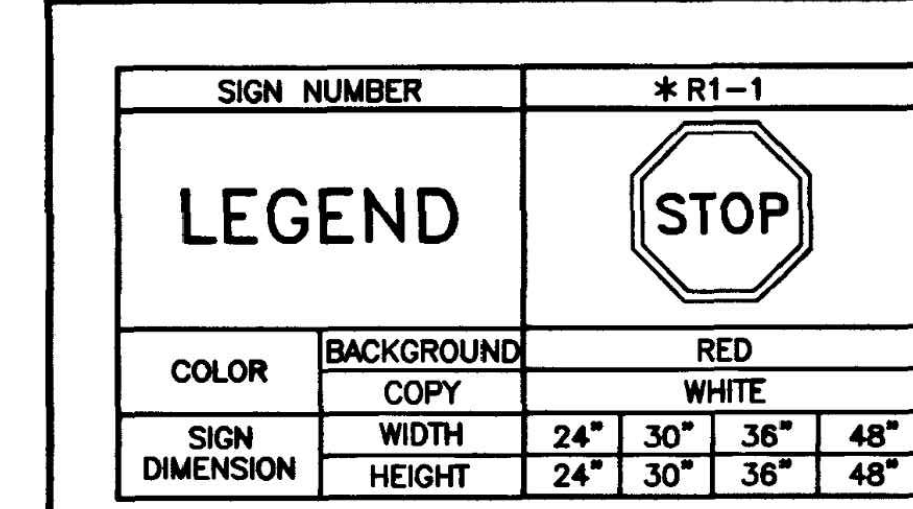


NOTES:

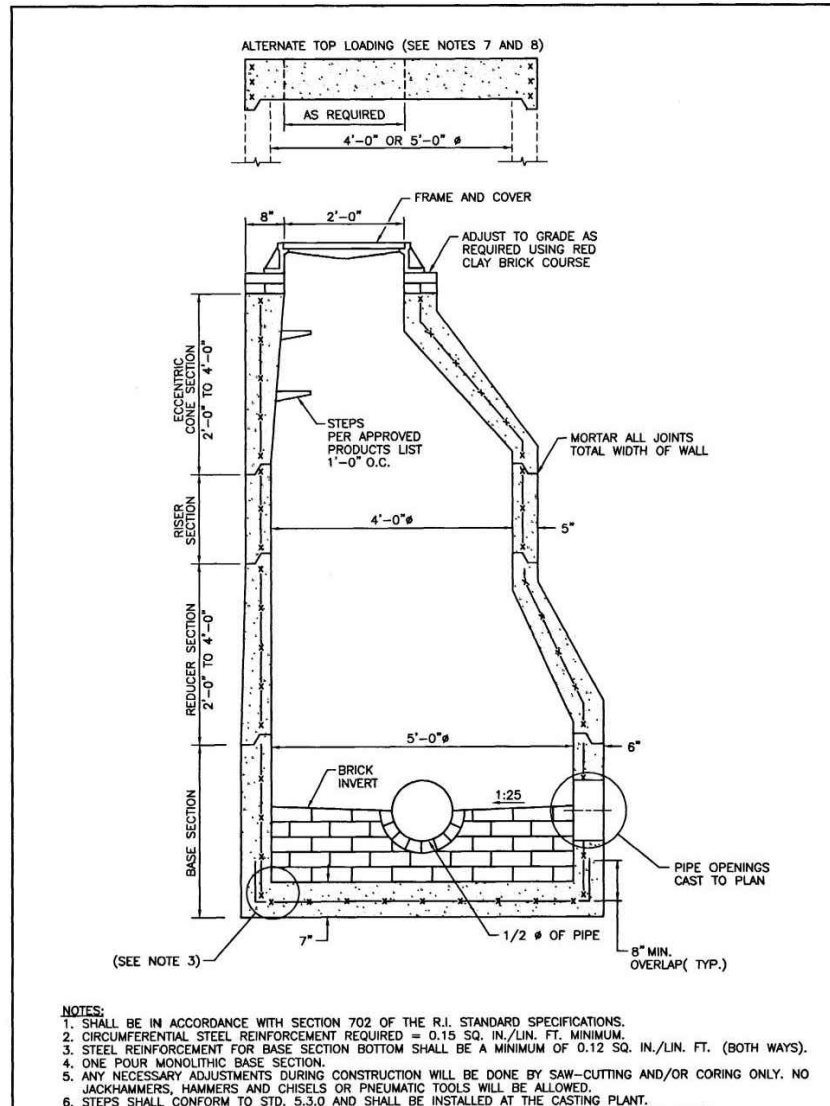
1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE R.I. STANDARD SPECIFICATIONS.
2. EACH SIGN SHALL HAVE LEGEND ON BOTH SIDES.
3. POSTS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE BACK OF SIDEWALK, UNLESS SPACE DOES NOT PERMIT.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
STREET SIGN MOUNTING DETAIL			
NO.	BY	DATE	 DAVID L. GAULT MANAGER
 JOHN J. ... MANAGER			JUNE 15, 1998 MSL DYE

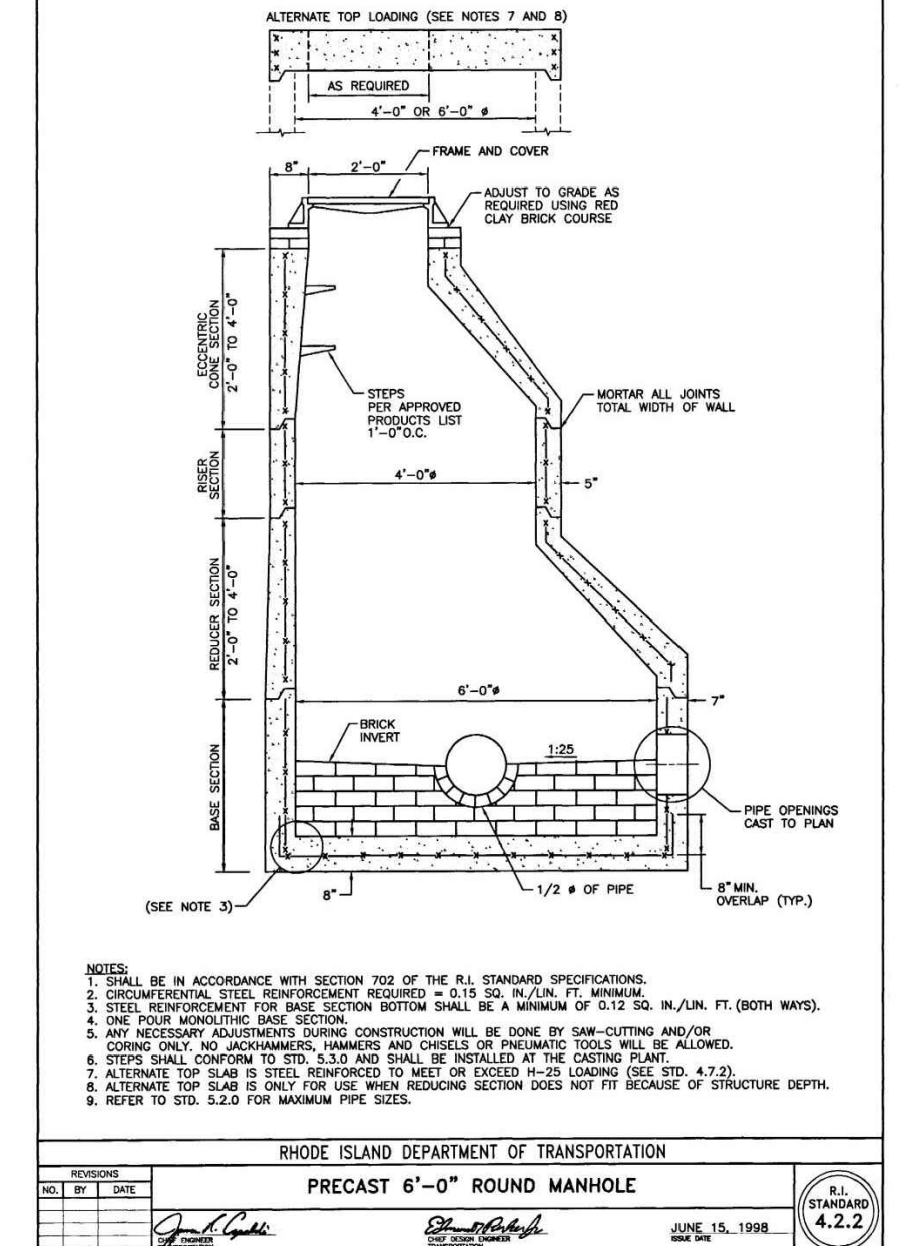
**R.I.
STANDARD
24.6.1**



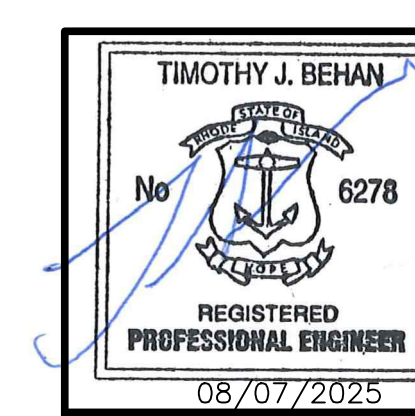
REVISIONS			BALED HAY EROSION CHECK		R.I. STANDARD 9.1
NO.	BY	DATE	ENGINEER Rhode Island Department of Transportation	ISSUE DATE	
			<i>James A. Gault</i>	<i>Edward J. Poirier</i>	
			ENGINEER	INSPECTOR	
			Rhode Island Department of Transportation	Rhode Island Department of Transportation	
				JUNE 15, 1998	



REVISIONS NO. BY DATE					
PRECAST 5'-0" ROUND MANHOLE					
  DATE OF REVIEW JUNE 15, 1998					R.A. SCALE 4.2



REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LA



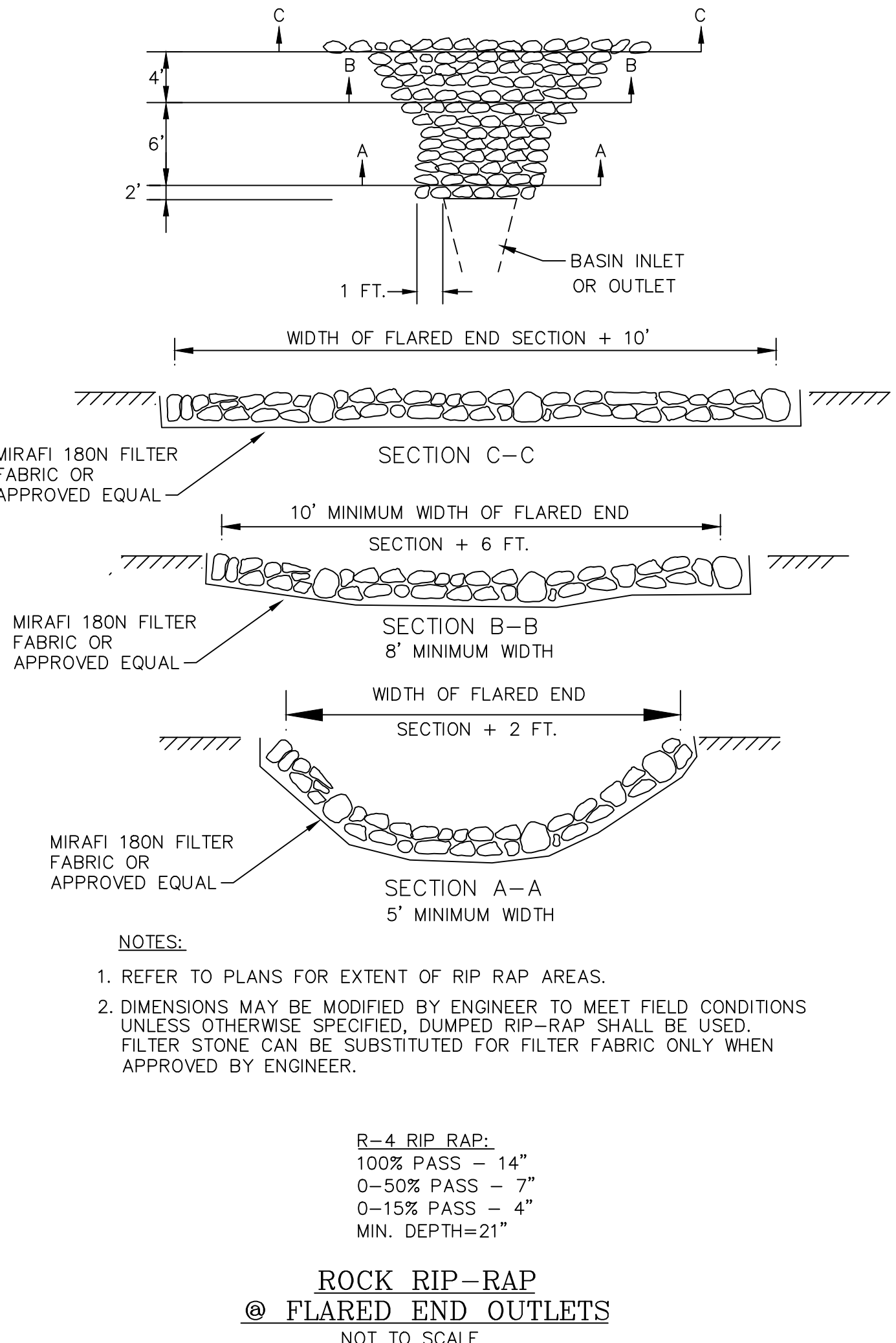
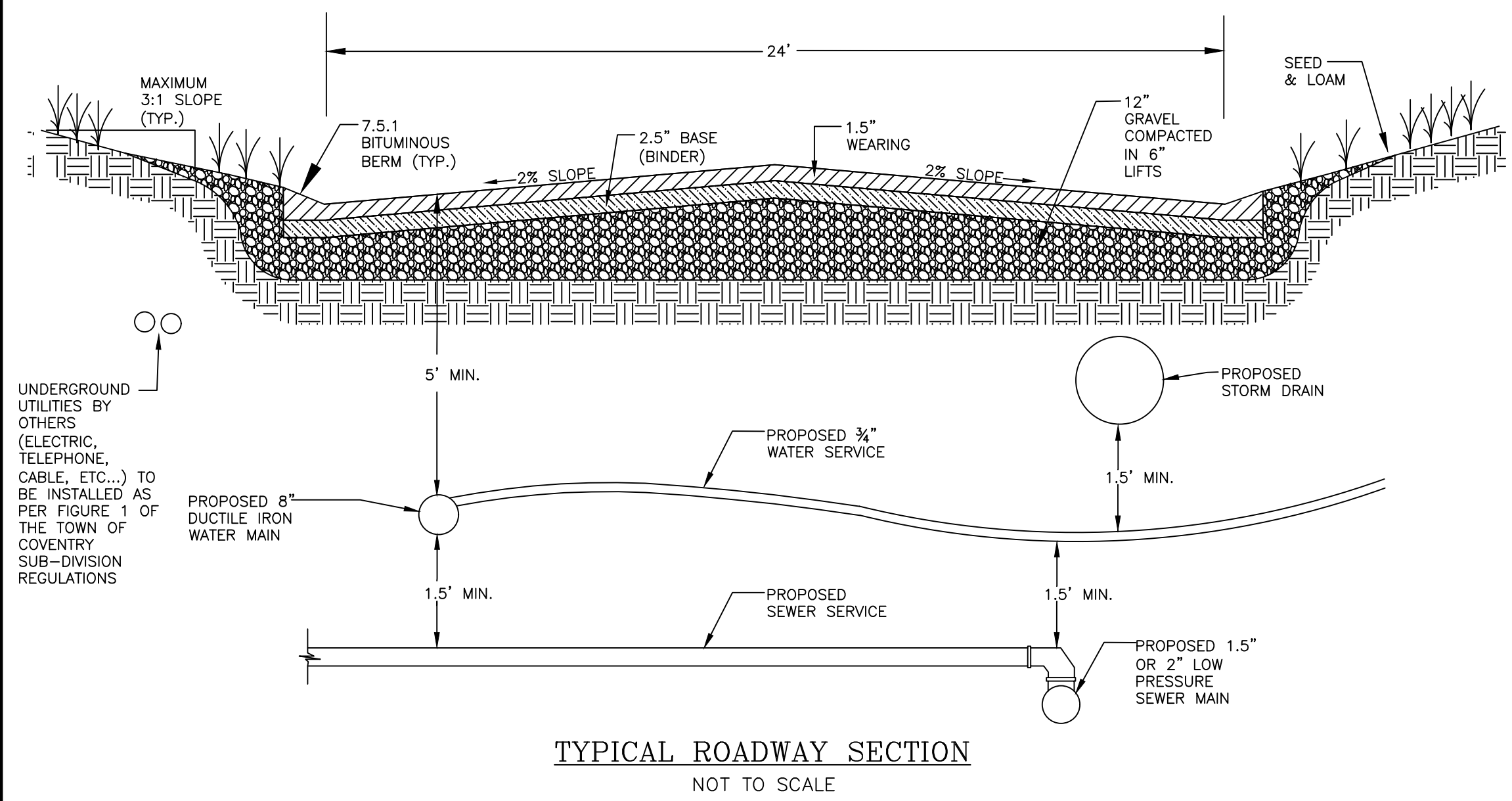
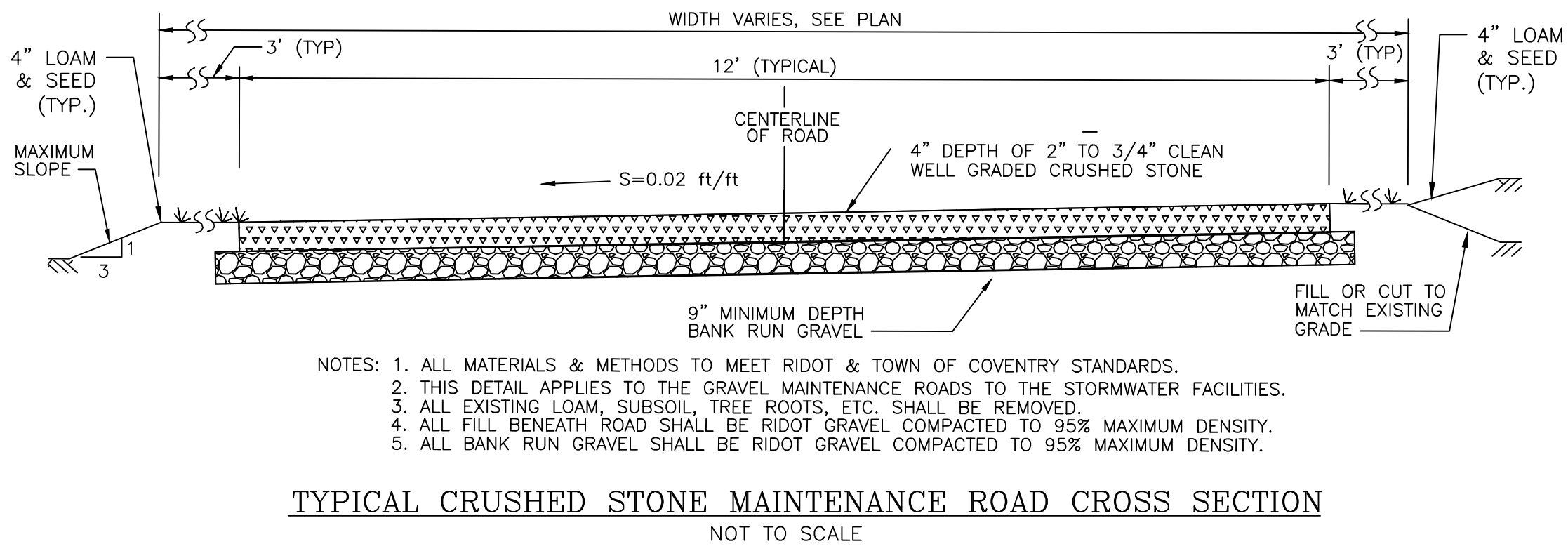
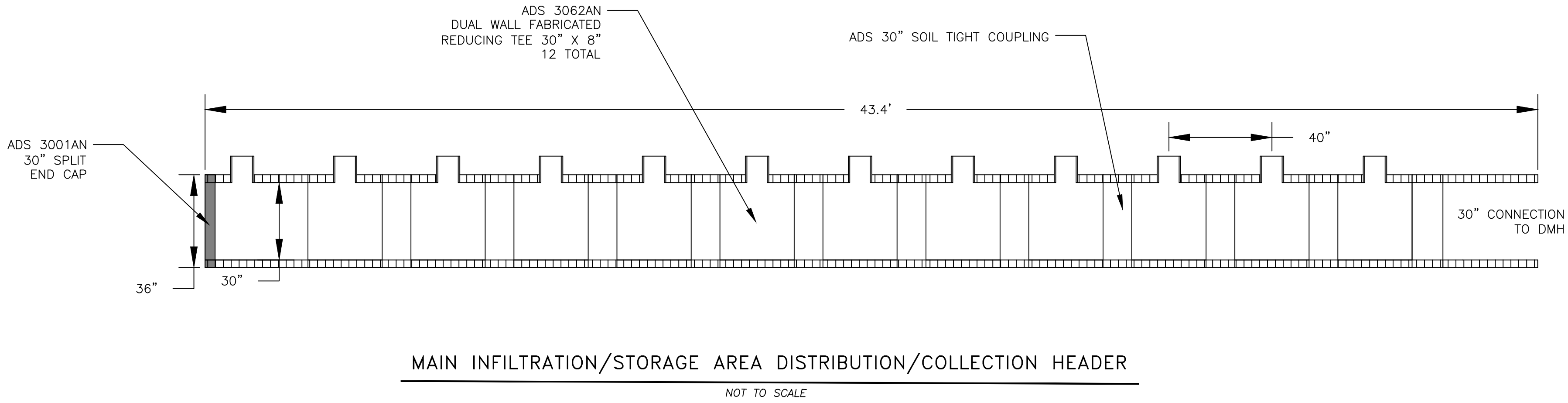
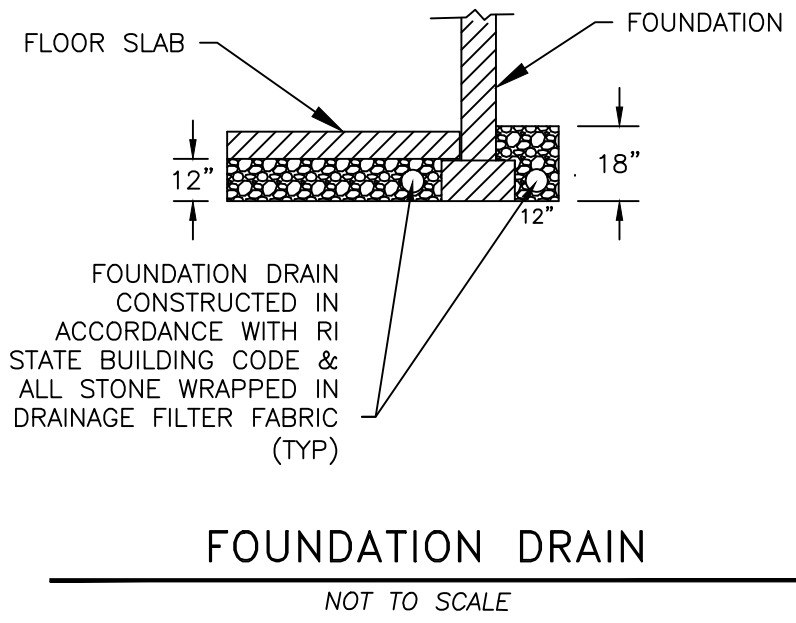
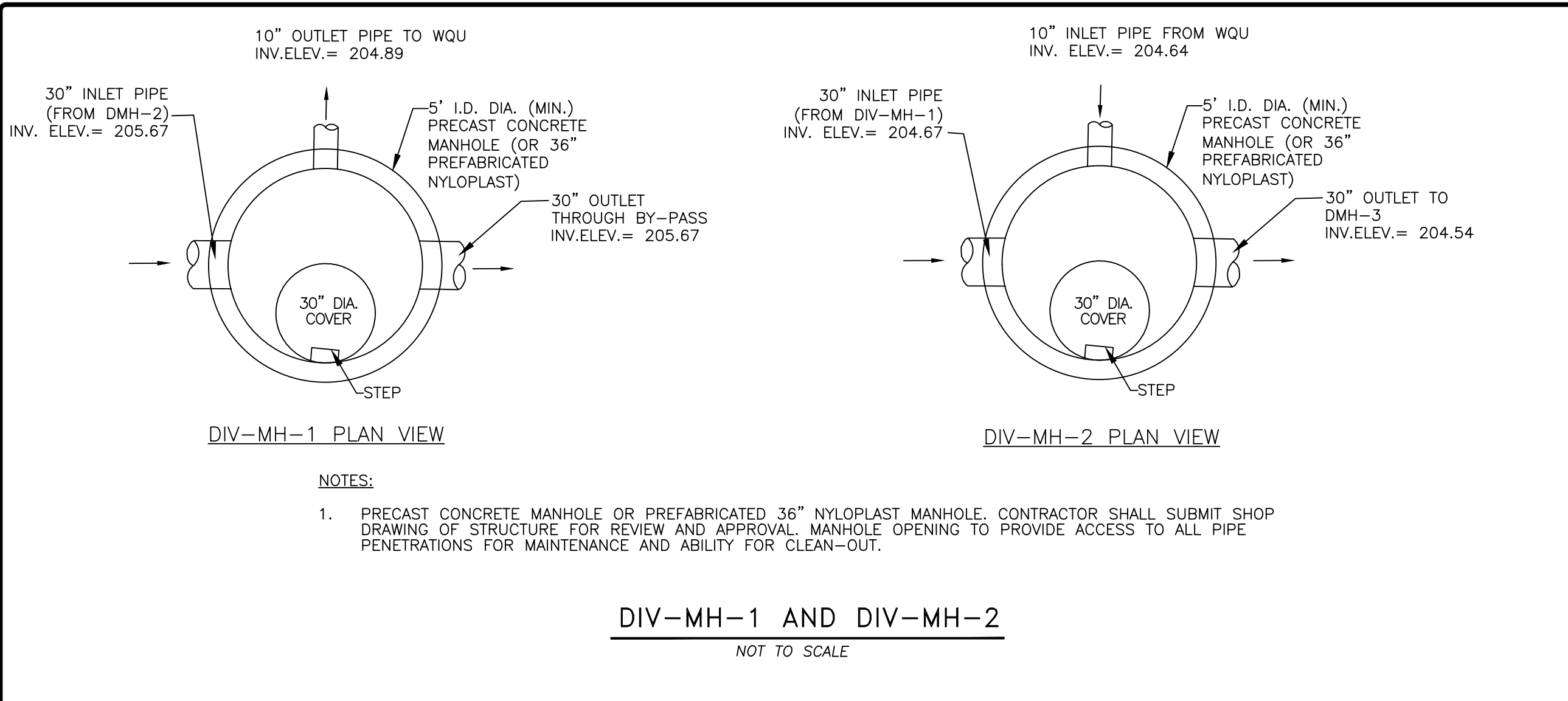
REVISIONS			
No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
3	10/8/20	SMA	TJB
4	01/11/21	SMA	TJB
5	02/10/21	SMA	TJB
6	04/28/21	SMA	TJB
7	03/14/22	SMA	TJB
8	02/02/23	SMA	TJB
9	06/12/25	SMA	TJB
10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB



PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND

CONSTRUCTION DETAILS 2

REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY



DRAINAGE SYSTEM-INSPECTION, MAINTENANCE & REPAIR:

- THE OWNER SHALL MAINTAIN THE PROPOSED DRAINAGE SYSTEM COMPONENTS WHICH INCLUDE THE MANHOLES, PIPING, ROOF TOP INFILTRATION UNITS, WATER QUALITY UNIT, AND MAIN INFILTRATION AREA. A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND A MAINTENANCE COMPANY TRAINED AND EXPERIENCED WITH THE MAINTENANCE REQUIREMENTS DETAILED IN THE 'RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL', LATEST EDITION KNOWN AS THE 'MANUAL'.
- INSPECTIONS ARE ESSENTIAL FOR THE LONGEVITY OF THE DRAINAGE SYSTEMS. THE DRAINAGE SYSTEM SHOULD BE INSPECTED IN ACCORDANCE WITH THE 'MANUAL' BY THE MAINTENANCE COMPANY. RECORDS OF INSPECTIONS SHALL BE MAINTAINED BY THE OWNER AND MAINTENANCE COMPANY. IN NO CASE SHALL LESS THAN TWO INSPECTIONS OCCUR EACH CALENDAR YEAR, TYPICALLY SPRING AND FALL. THE ENTIRE SYSTEM SHALL ALSO BE INSPECTED AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES OF RAIN).
- INSPECTIONS SHALL BE IN ACCORDANCE WITH THE 'MANUAL'. A SUMMARY OF THE REQUIREMENTS ARE DESCRIBED BELOW THE MAJORITY OF WHICH IS TAKEN DIRECTLY FROM THE 'MANUAL'. THE INSPECTOR SHALL REFER TO THE 'MANUAL' FOR ADDITIONAL INSIGHT ON INSPECTION METHODS AND REQUIREMENTS. ALL CHECKLISTS IN THE MANUAL SHALL BE FILLED OUT BY THE INSPECTOR. ALL DEFICIENCIES DISCOVERED SHALL BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING.

DRAIN MANHOLES:

- REMOVE TRASH AND LITTER.
- REPAIR ALL STRUCTURAL DEFECTS IMMEDIATELY.
- REMOVE ALL ACCUMULATED SEDIMENT AND DISPOSED OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
- CATCH BASINS SHALL BE INSPECTED ON A QUARTERLY BASIS IN ADDITION TO INSPECTIONS AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES OF RAIN).

PIPES & OUTLETS:

- ALL CLOGGED OR SEDIMENT FILLED PIPES WHICH ARE MORE THAN 10% SEDIMENT FILLED SHALL BE CLEANED OUT IMMEDIATELY. WHEN CLEANING OUT PIPES, ENSURE DOWNSTREAM AREAS ARE PROTECTED FROM SEDIMENT DISCHARGES. DISPOSE OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
- REMOVE TRASH AND LITTER.
- INSPECT OUTLET RIP RAP AREAS. REPAIR ALL ERODED AREAS BY SUPPLEMENTING WITH MORE RIP RAP AND ESTABLISHING NEW VEGETATIVE GROWTH.

WATER QUALITY UNIT:

THE PURPOSE OF MAINTAINING A CLEAN AND OBSTRUCTION FREE WATER QUALITY UNIT IS TO ENSURE THE SYSTEM PERFORMS ITS INTENDED FUNCTION. A BUILD UP OF DEBRIS IN EXCESS OF THE DESIGN STORAGE VOLUME COULD REDUCE THE EFFICIENCY OF THE SYSTEM. A COMPANY SPECIALIZING IN SUCH ACTIVITIES SHOULD PERFORM INSPECTION AND MAINTENANCE OF THE WATER QUALITY UNIT.

INSPECTION / MAINTENANCE FREQUENCY FOR THE ADS WATER QUALITY UNIT

- INSPECTED QUARTERLY (4 TIMES A YEAR) AND AFTER MAJOR STORM EVENTS.
- CLEANED (PUMPED AND PRESSURE WASHED) A MINIMUM OF ONCE A CALENDAR YEAR
- SITE OR SURROUNDING SITE CONDITIONS MAY REQUIRE MORE INSPECTIONS AND MAINTENANCE

INSPECTION

AN INSPECTION SHOULD BE PERFORMED WHEN THE SYSTEM IS INSTALLED. THIS ALLOWS THE OWNER TO MEASURE THE INVERT PRIOR TO ACCUMULATION OF SEDIMENT. THIS SURVEY WILL ALLOW THE MONITORING OF SEDIMENT BUILD-UP WITHOUT ENTERING THE SYSTEM, THEREBY ELIMINATING THE NEED FOR CONFINED SPACE ENTRY. DOCUMENTATION OF PRE-INSPECTION DATA SHOULD BE CAPTURED.

PROCEDURES

- IN THE BY-PASS STRUCTURE INSPECT FOR BLOCKAGE. INSPECT THE DIVERSION STRUCTURE AND WEIR FOR DAMAGE AND SEDIMENT BUILDUP. ANY DAMAGE SHOULD BE REPAIRED AND SEDIMENT SHOULD BE REMOVED AS REQUIRED.
- ON THE WATER QUALITY UNIT, LOCATE THE RISERS. THE RISERS WILL BE 24-IN DIAMETER.
- REMOVE THE LID OF EACH RISER. IT IS RECOMMEND THAT THIS BE DONE ONE AT A TIME SO AN OPEN RISER IS NOT LEFT EXPOSED DURING INSPECTION OR MAINTENANCE OF THE OTHER RISERS.
- IN THE 24" RISER OVER THE SEDIMENT CHAMBER, INSPECT THE AMOUNT OF FLOATABLE DEBRIS. THEN MEASURE THE SEDIMENT BUILDUP WITH A MEASURING DEVICE SUCH AS A SLUDGE JUDGE-> ALSO INSPECT THAT THE INLET PIPE DOES NOT HAVE ANY BLOCKAGE. BLOCKAGE INSPECTION IS BETTER SUITED AFTER UNIT IS VACUUMED. ANY CONFINED SPACE ENTRY WOULD BE DONE THROUGH THIS RISER AND OSHA REQUIREMENTS MUST BE FOLLOWED.
- IN THE 24" RISER OVER THE OIL CHAMBER, MEASURE / INSPECT THE OIL DEPTH.
- INSPECT STRUCTURE AND COMPONENTS FOR ANY DAMAGE.
- REPLACE ALL RISER LIDS. THE SEDIMENT FOREBAY SHALL BE INSPECTED QUARTERLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24 HOUR TYPE III PRECIPITATION EVENT.

CULTEC INFILTRATION UNITS

THE FOLLOWING GUIDELINES SHALL BE ADHERED TO FOR THE OPERATION AND MAINTENANCE OF THE CULTEC STORMWATER MANAGEMENT SYSTEM:

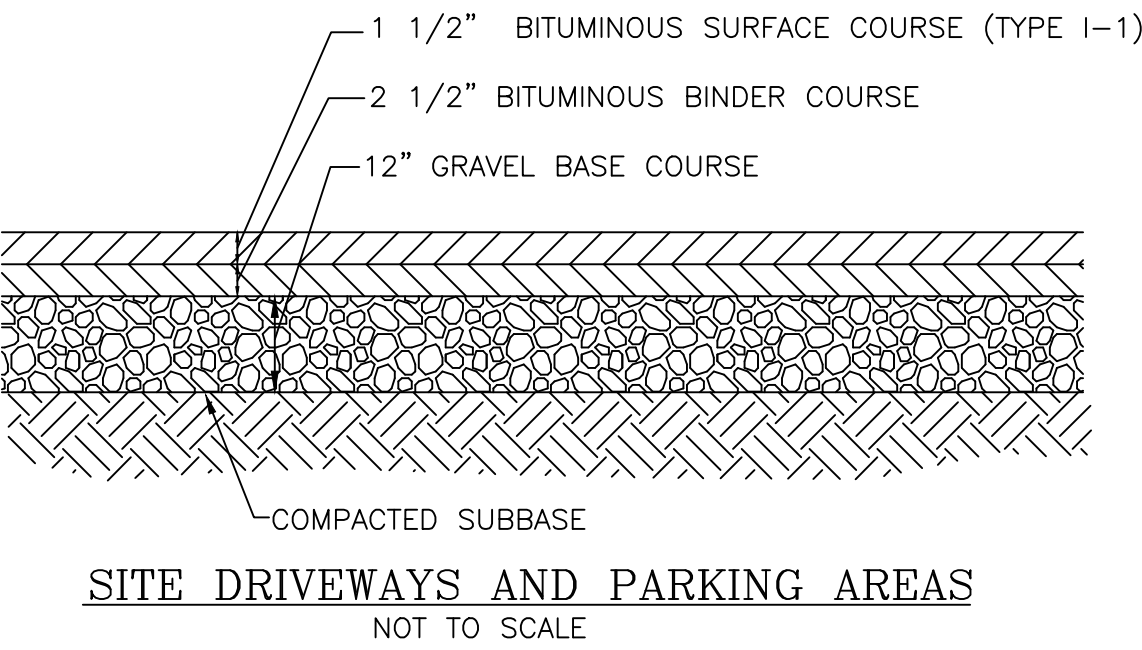
- THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
- THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
- MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
- DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULES

- MONTHLY IN FIRST YEAR: CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS, AS REQUIRED.
- SPRING AND FALL: CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS, AS REQUIRED.
- ONE YEAR AFTER COMMISSIONING AND EVERY THIRD YEAR FOLLOWING: CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS, AS REQUIRED.

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

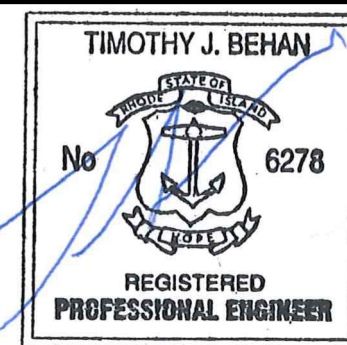


SITE DRIVEWAYS AND PARKING AREAS

OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAFFREY
400 SMITH STREET
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100



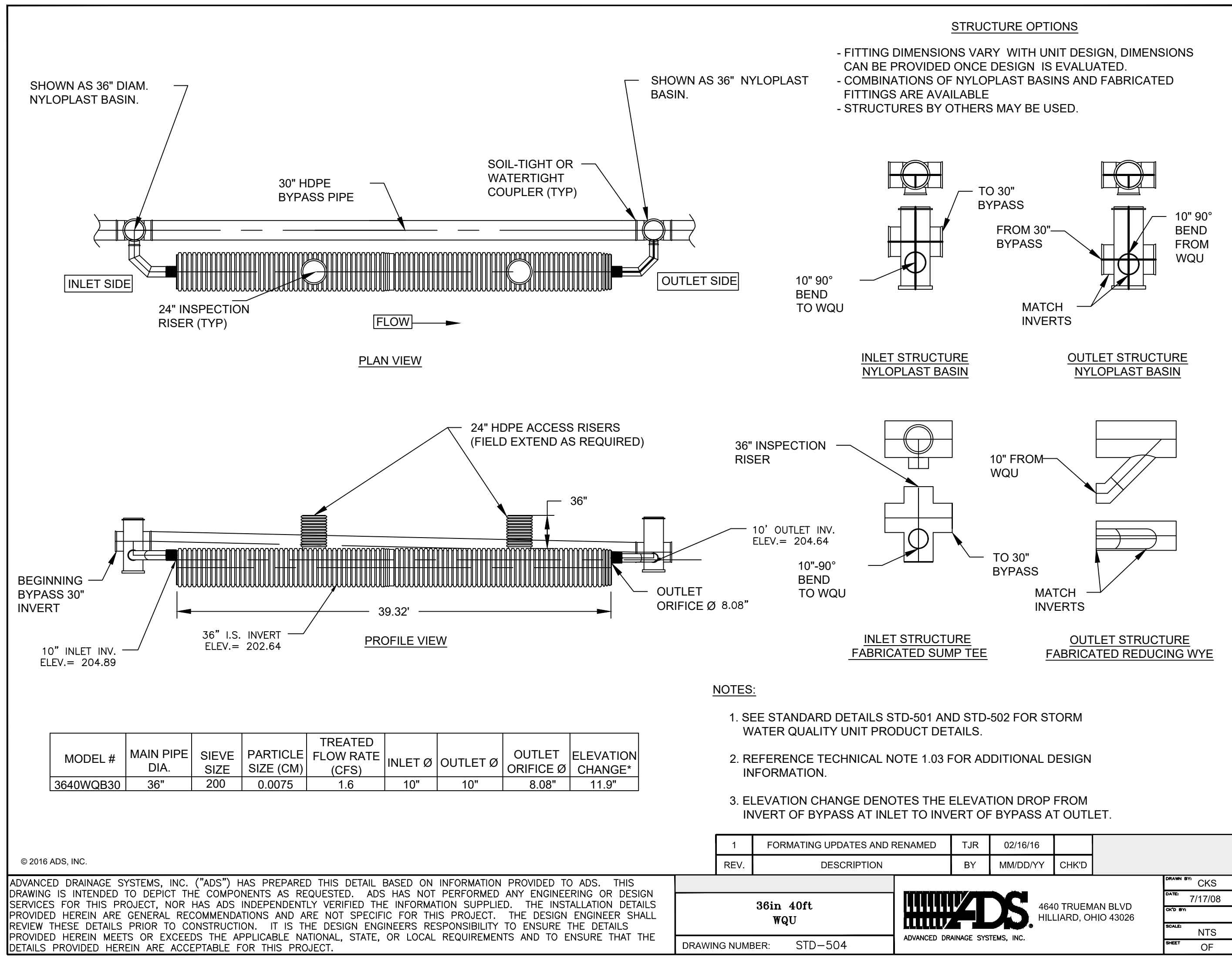
REVISIONS			
No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
3	10/8/20	SMA	TJB
4	01/11/21	SMA	TJB
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7	03/14/22	SMA	TJB
8	02/02/23	SMA	TJB
9	06/12/25	SMA	TJB
10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB



PERMIT AGENCY REVIEW PLAN		
FOR THE WOODS AT RED BROOK PHASE 3 ON A.P. 24, LOT 125 100 APRIL COURT COVENTRY, RHODE ISLAND		
CONSTRUCTION DETAILS 3		
SCALE: AS NOTED	SHEET NO: 17 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: JULY 2020	PROJECT NO 20004.00.:	

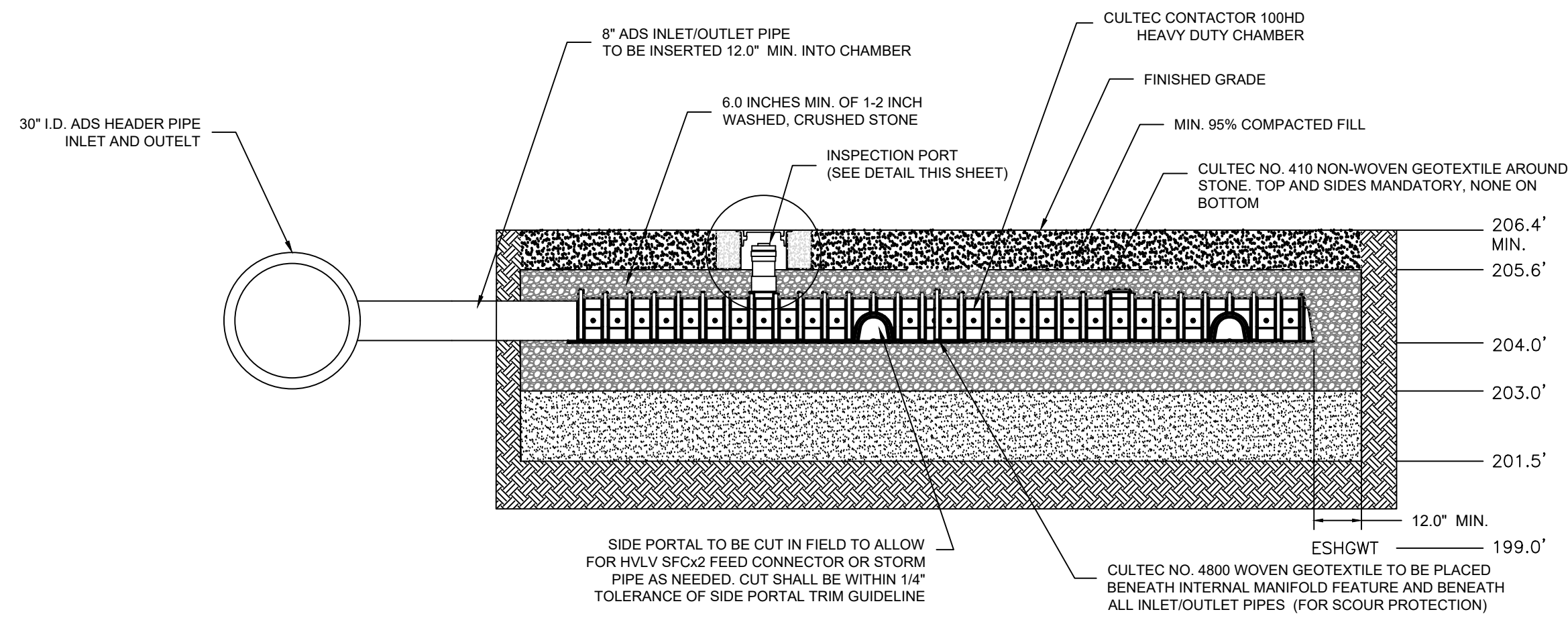
- REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY

ROCK RIP-RAP
@ FLARED END OUTLETS
NOT TO SCALE



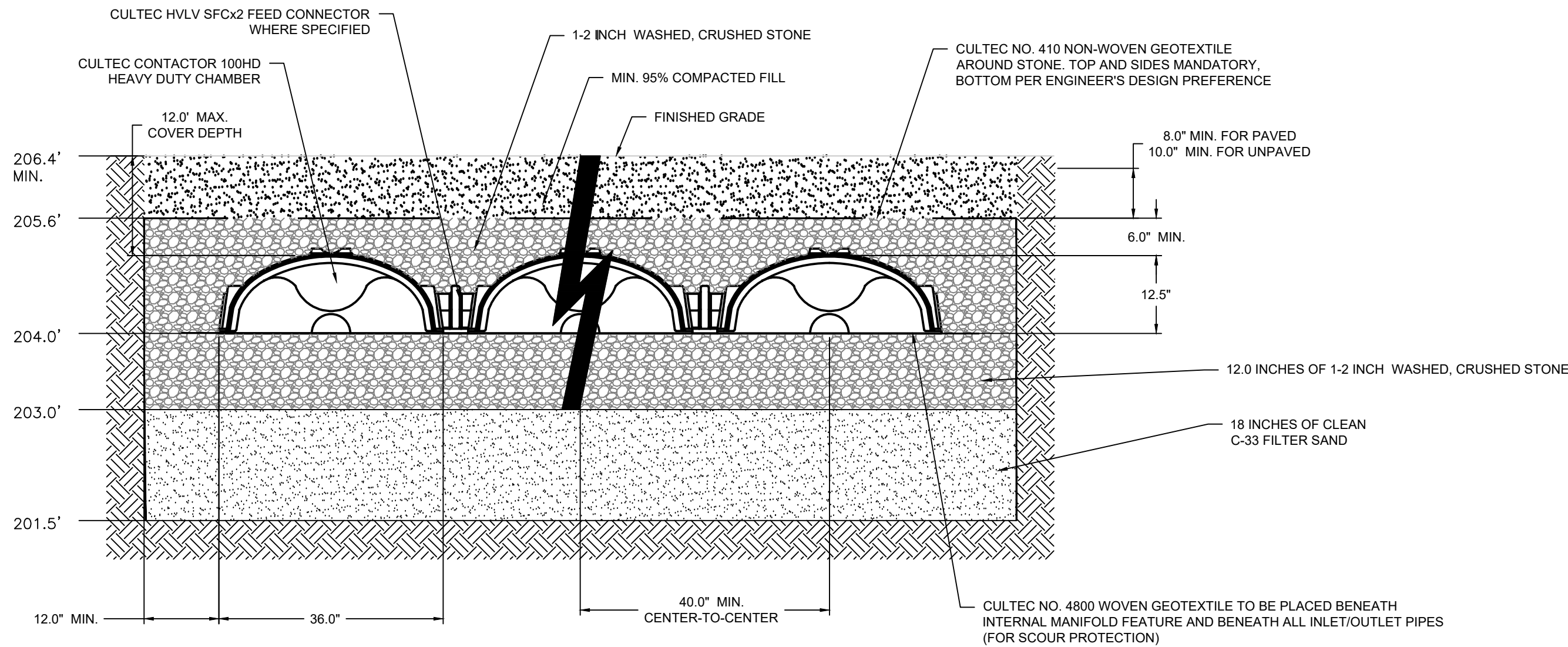
ADS WATER QUALITY UNIT AND DIVERSION MANHOLES DETAIL

NOT TO SCALE



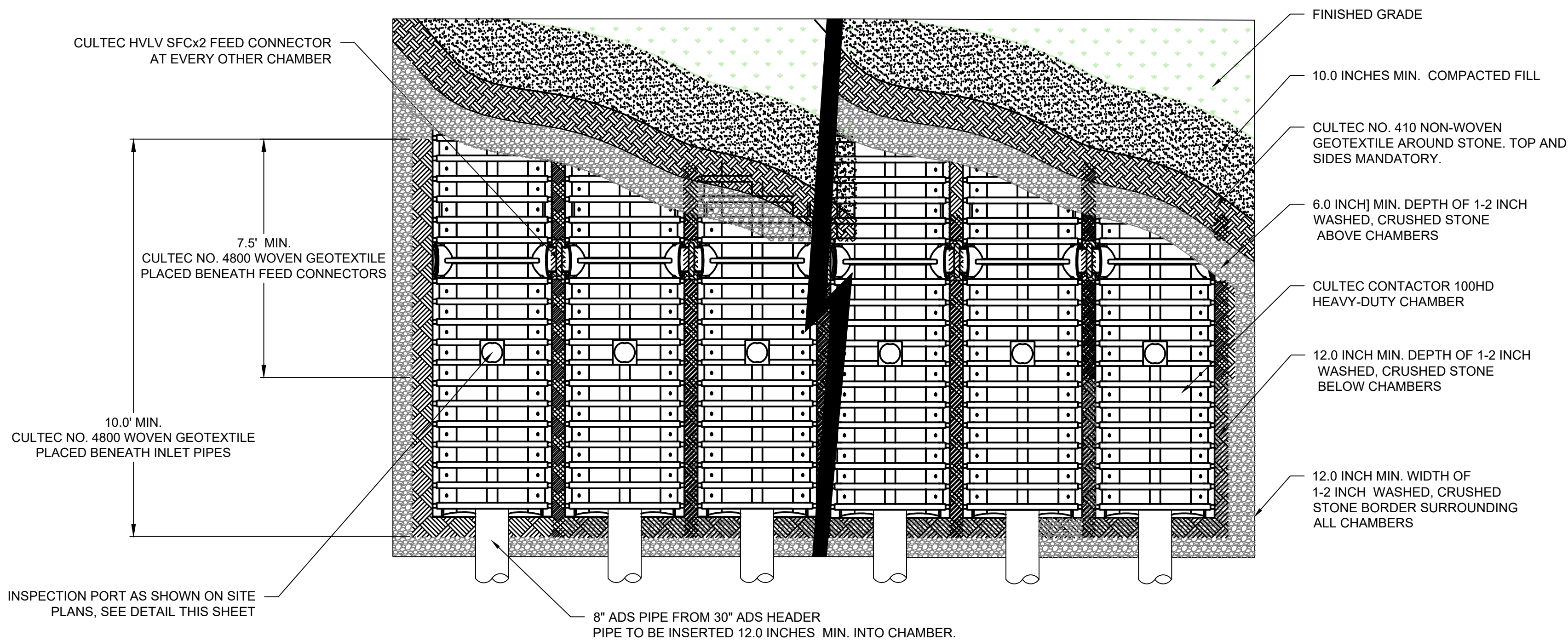
MAIN INFILTRATION/STORAGE AREA PROFILE VIEW 1

NOT TO SCALE



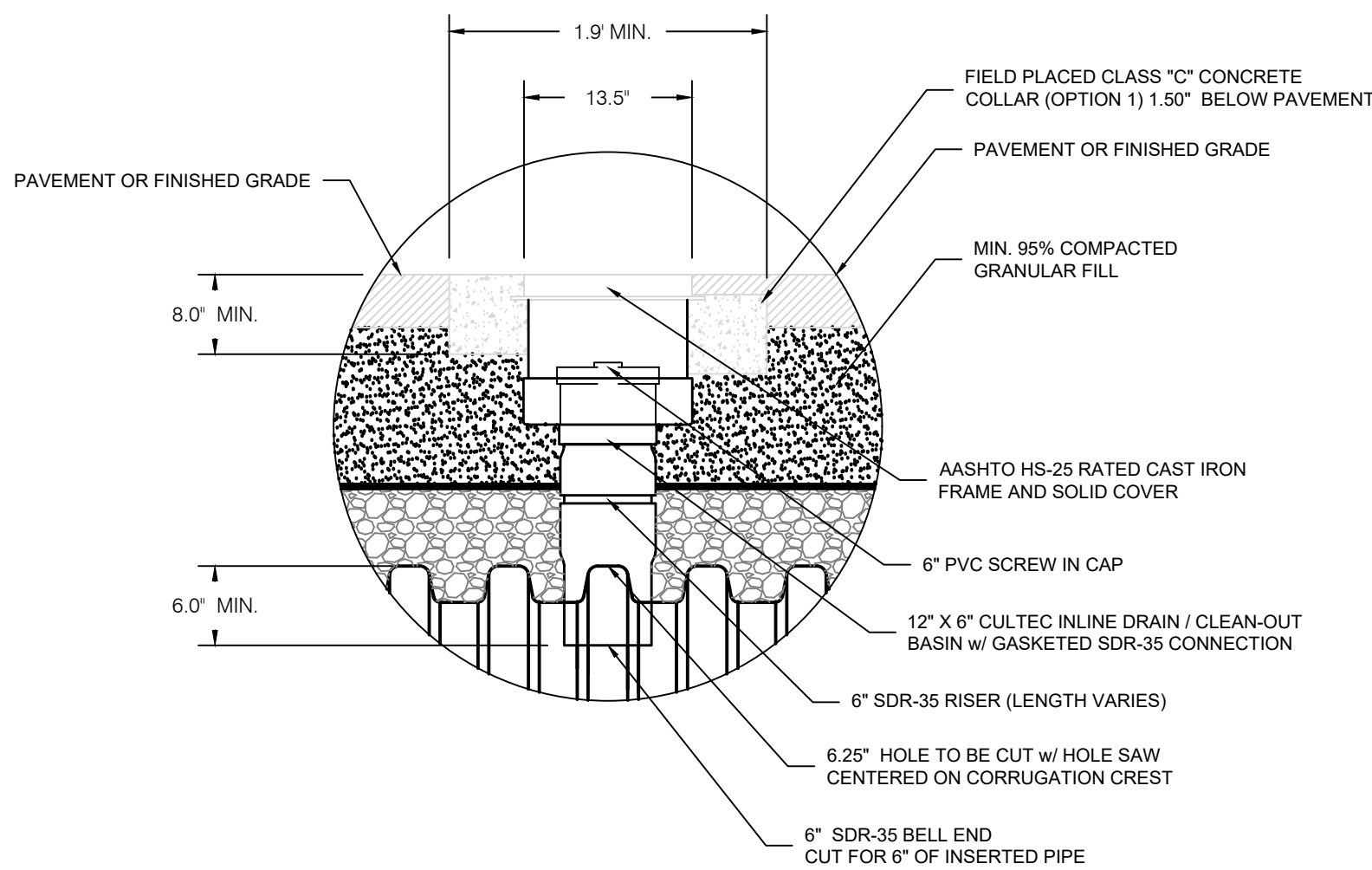
MAIN INFILTRATION/STORAGE AREA PROFILE VIEW-2

NOT TO SCALE



MAIN INFILTRATION/STORAGE AREA DETAIL (6 OF 12 ROWS SHOWN)

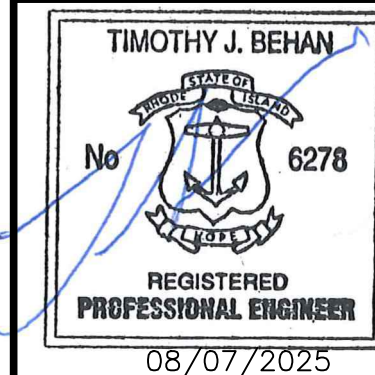
NOT TO SCALE



CULTEC HD-100 INSPECTION PORT AND COVER DETAIL

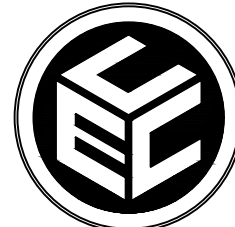
NOT TO SCALE

REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY



REVISIONS

No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
3	10/8/20	SMA	TJB
4	01/11/21	SMA	TJB
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9	06/12/25	SMA	TJB
10	07/28/25	SMA	TJB
11	08/07/25	SMA	TJB



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
CONSTRUCTION DETAILS 4

SCALE: AS NOTED		SHEET NO: 18 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA		CHECKED BY: TJB
DATE: JULY 2020		PROJECT NO 20004.00.:	

OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

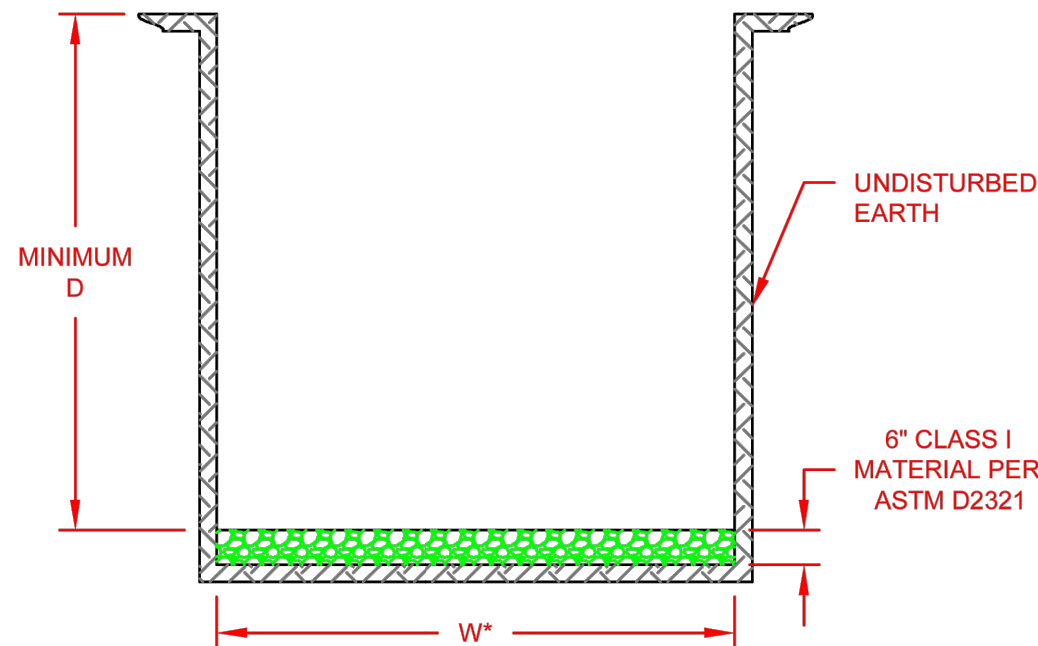
LEGAL COUNSEL:
RESNICK & CAFFEY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100

DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONTRUCTION
SHALL BE USED FOR CONSTRUCTION

1. TRENCH AND BEDDING PREPARATION FOR UNIT



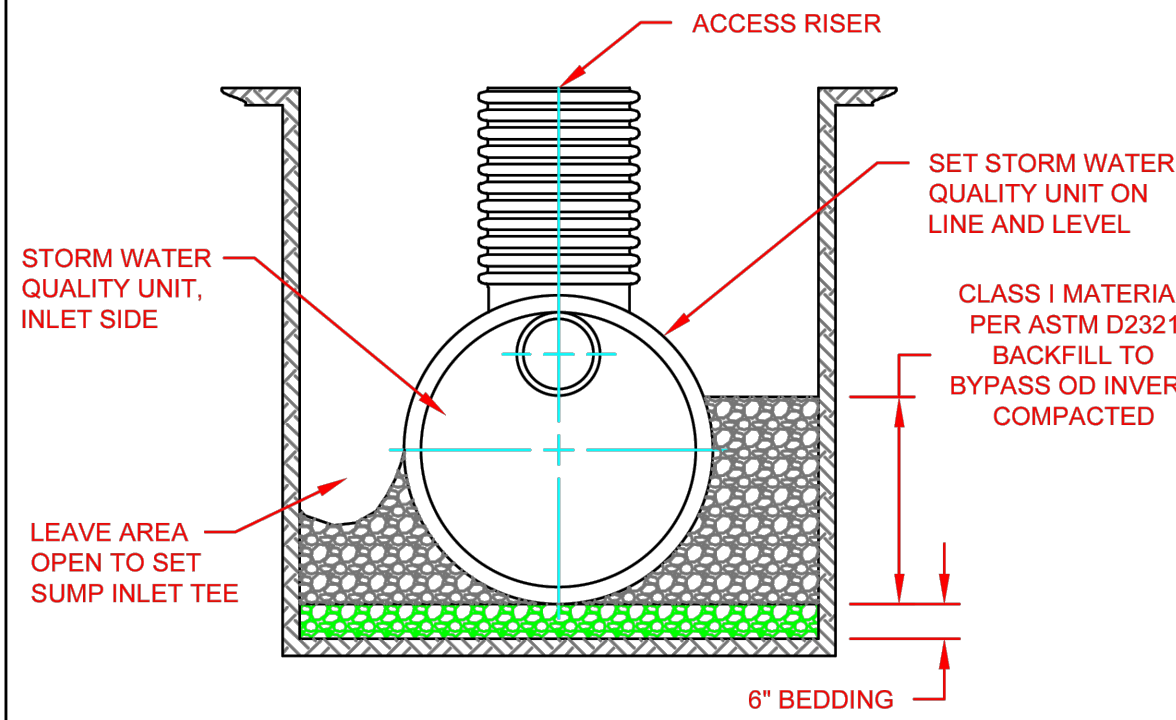
NOTES:

1. AVOID EXCESSIVE GROUND WATER IN THE TRENCH DE-WATER AS NECESSARY.
2. PROVIDE SHEETING OR SHORING AS REQUIRED.
3. MAXIMUM COVER HEIGHT MEASURED FROM THE TOP OF THE UNIT TO FINAL GRADE SHALL NOT EXCEED 8 FEET.
4. MODIFIED TRENCH BOTTOM REQUIRED IF SOFT OR ROCK MATERIAL IS FOUND.

UNIT SIZE	MINIMUM D	MINIMUM W*
36"	4.5'	6.5'
42"	5.0'	7.0'
48"	5.5'	7.5'
60"	7.5'	8.5'

* TRENCH WIDTH DOES NOT ACCOUNT FOR BY-PASS PIPE, THIS ESTIMATE IS FOR THE MAIN UNIT ONLY

2. PLACING UNIT AND INITIAL BACKFILL



NOTES:

1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS. DO NOT USE SLINGS AROUND RISERS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, COMPACTED.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. PROPERLY LUBE THE BELL AND SPIGOT. CONNECT AND HOME THE REMAINING SECTIONS.

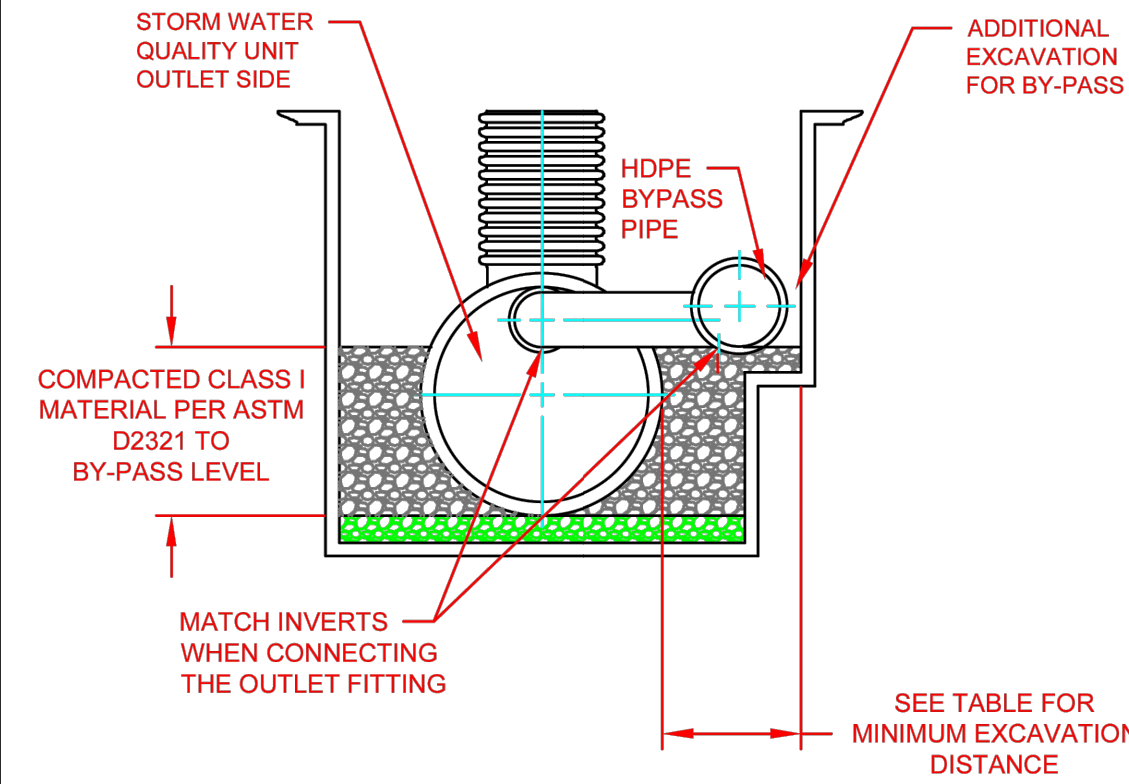
2	FORMATTING UPDATES AND RENAMED	TJR	02/17/16		
REV.	DESCRIPTION	BY	MM/DD/YY	CHKD	
WQU INSTALLATION (TRENCH AND PLACEMENT)					
DRAWING NUMBER: STD-511					



4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DATE: 7/28/03
BY: NTS
CHECKED: OF

3. CONNECTING THE BYPASS (OUTLET END)



NOTE:

1. START ON THE DOWNSTREAM END BY CONNECTING THE OUTLET FITTING. BE SURE TO MATCH INVERTS OF UNIT OUTLET AND BYPASS PIPE.
2. BY-PASS FITTINGS CAN BE CONNECTED USING THE SAME COUPLERS AS THE MAIN STORM SEWER PIPE. COUPLERS MAY BE SPLIT COUPLERS, IN-LINE BELL COUPLERS, SNAP COUPLERS, BELL-BELL COUPLERS OR WELDED COUPLERS

DISTANCE FROM OUTSIDE OF SWQU TO OUTER WALL OF BYPASS PIPE* (IN)

BYPASS PIPE DIAMETER** (IN)									
12	15	18	24	30	36	42	48	60	
41	44	49	56	64	71	78	85	100	

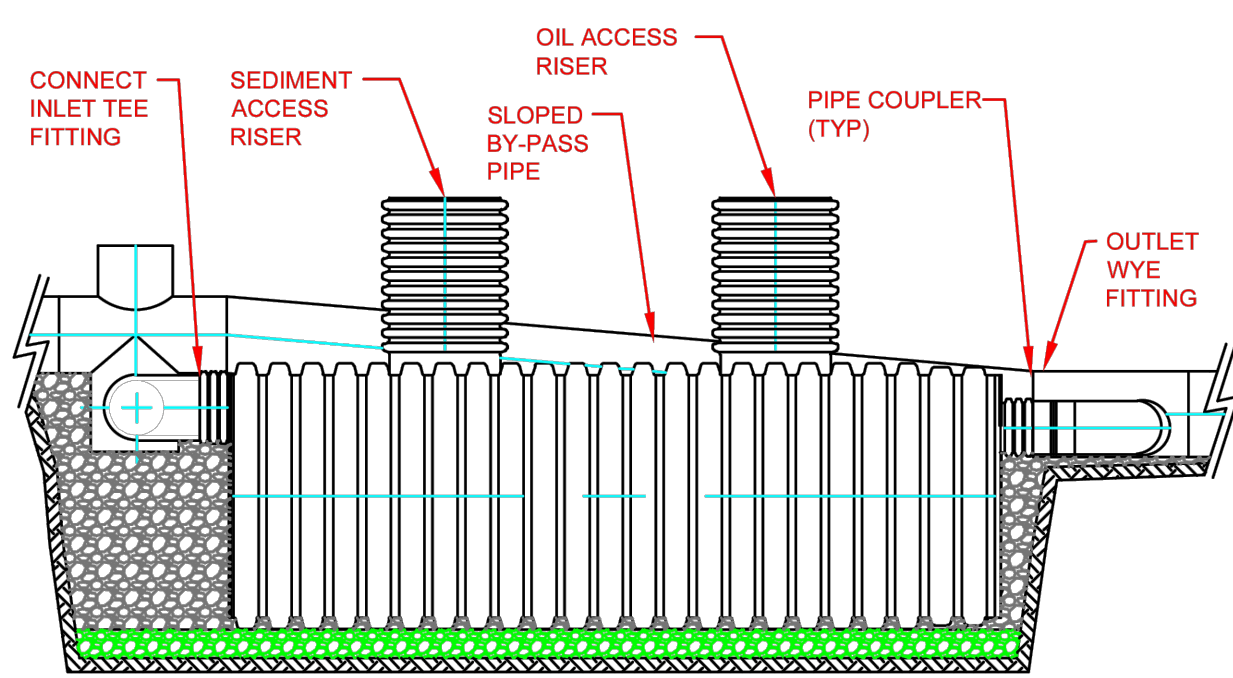
* ASSUMES 18" MINIMUM SEPARATION BETWEEN SWQU AND HDPE BYPASS PIPE. TRENCH WIDTHS WILL VARY WHEN CONNECTING TO OTHER PIPE/STRUCTURE MATERIALS.

** STANDARD CONFIGURATIONS ARE NOT AVAILABLE FOR EVERY SWQU AND BYPASS DIAMETER COMBINATION. CHECK WITH PRODUCT CATALOG FOR LISTING OF STANDARD UNITS.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

4. CONNECTING THE BY-PASS (INLET END)



NOTES:

1. CONTINUE CONNECTING THE BY-PASS PIPE TO THE UPSTREAM END OF THE UNIT.
2. FINISH THE BY-PASS CONNECTION TO THE UNIT BY CONNECTING THE INLET TEE FITTING

NOTE:

PLEASE CONSULT WITH YOUR ADS REPRESENTATIVE ON THE AMOUNT OF FALL FROM THE BY-PASS INLET INVERT TO THE BY-PASS OUTLET INVERT

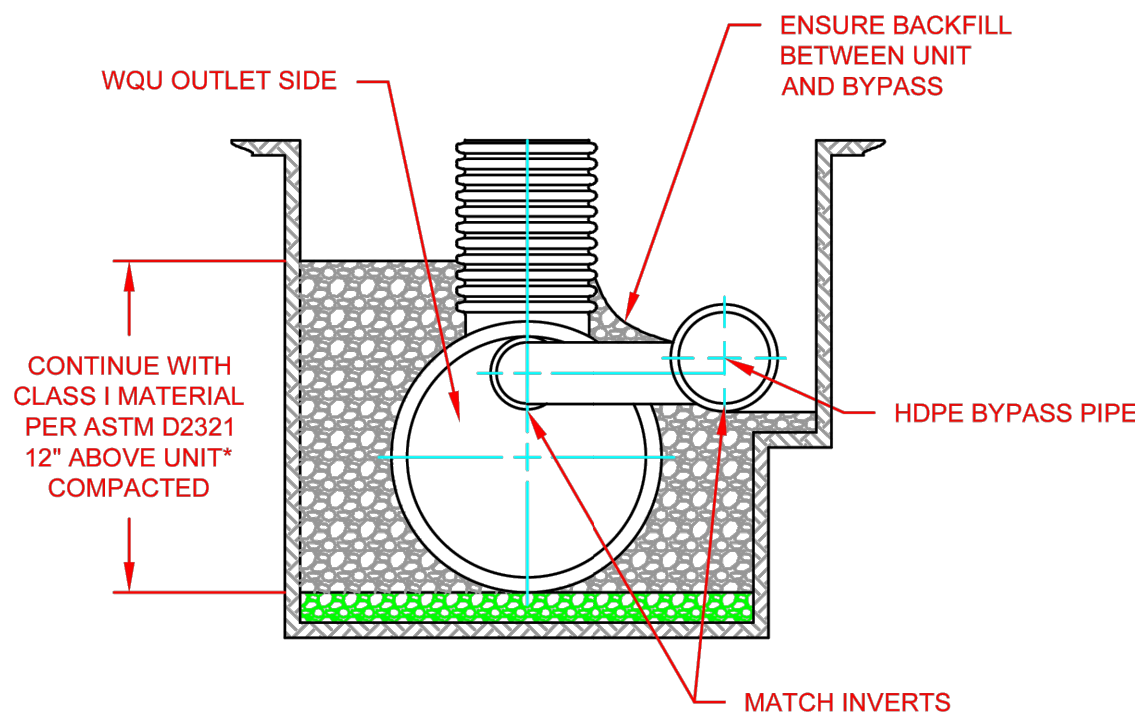
2	RENAMED AND RENUMBERED	TJR	02/17/16		
REV.	DESCRIPTION	BY	MM/DD/YY	CHKD	
WQU INSTALLATION (CONNECTING BYPASS)					
DRAWING NUMBER: STD-511A					



4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DATE: 7/28/03
BY: NTS
CHECKED: OF

5. BACKFILL AROUND THE UNIT AND BY-PASS

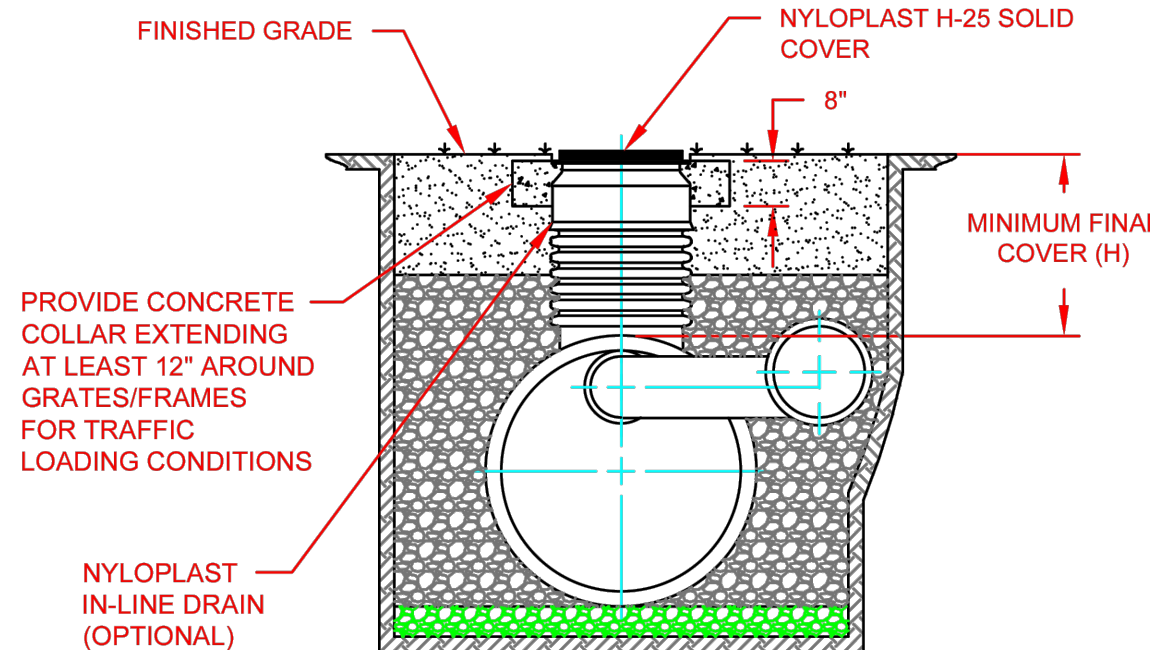


NOTES:

1. CONTINUE BACKFILL WITH CLASS I MATERIAL PER ASTM D2321 TO 12" ABOVE WATER QUALITY UNIT.
2. FILL UNIT WITH WATER TO THE TOP OF THE SEDIMENT WEIR PLATE ONCE BACKFILL IS PLACED AND COMPACTED 12" ABOVE THE UNIT.

* FOR 60" UNITS CONTINUE BACKFILL WITH CLASS I MATERIAL PER ASTM D2321 TO 24" ABOVE WATER QUALITY UNIT..

6. FINAL COVER AND RISER EXTENSIONS



NOTES:

1. PLEASE FOLLOW THE INSTALLATION GUIDELINES FOUND IN THE ADS DRAINAGE HANDBOOK WHEN INSTALLING ADS N-12 PIPE ON THE BY-PASS CONNECTION OR IN OTHER DRAINAGE APPLICATIONS ON THE SITE.
2. ALL RISER EXTENSIONS TO GRADE SHOULD BE COORDINATED THROUGH YOUR ADS REPRESENTATIVE.

FOR NON-TRAFFIC LOADING: H = 12" COVER FOR 36", 42", AND 48" UNITS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF BITUMINOUS PAVEMENT OR TOP OF RIGID PAVEMENT. H = 24" COVER FOR 60" PIPE.

FOR TRAFFIC LOADING H = 24" COVER FOR 36", 42", 48", AND 60" MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF BITUMINOUS PAVEMENT OR TOP OF RIGID PAVEMENT..

2	RENAMED AND RENUMBERED	TJR	02/17/16		
REV.	DESCRIPTION	BY	MM/DD/YY	CHKD	
WQU INSTALLATION (BACKFILL AND FINAL COVER)					
DRAWING NUMBER: STD-511B					



4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DATE: 7/28/03
BY: NTS
CHECKED: OF

RECOMMENDED MINIMUM TRENCH WIDTH		
PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)	
4 - 8 (100-200)	*	
10 (250)	24 (0.6)	
12 (300)	28 (0.7)	
15 (375)	35 (0.9)	
18 (450)	43 (1.1)	
24 (600)	56 (1.4)	
30 (750)	60 (1.5)	
36 (900)	65 (1.7)	
42 (1050)	84 (2.1)	
48 (1200)	91 (2.3)	
54 (1350)	97 (2.5)	
60 (1500)	103 (2.6)	

* USUALLY BASED ON SMALLEST BUCKET SIZE AVAILABLE

HDPE TRENCH INSTALLATION DETAIL

(HANCOR DETAIL FOR TRENCH)
NOT TO SCALE

DRAWING ISSUE:

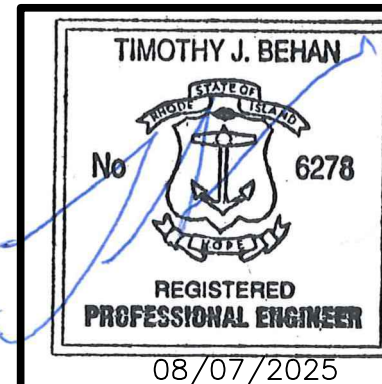
- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

OWNER:
OFFSHORE DEVELOPMENT, LLC
400 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02822
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

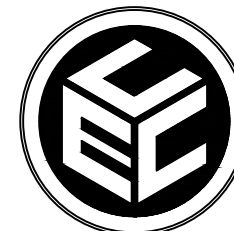
APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

LEGAL COUNSEL:
RESNICK & CAFFREY
SUMMIT WEST, SUITE 300
WARWICK, RHODE ISLAND 02886
TELEPHONE: (401) 827-0100



REVISIONS

No.	DATE	DRWN	CHKD
1	8/13/20	SMA	TJB
2	8/26/20	SMA	TJB
3	10/8/20	SMA	TJB
4	01/11/21	SMA	TJB
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11	08/07/25	SMA	TJB



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
THE WOODS AT RED BROOK PHASE 3
ON
A.P. 24, LOT 125
100 APRIL COURT
COVENTRY, RHODE ISLAND
CONSTRUCTION DETAILS 5

SCALE: AS NOTED		SHEET NO: 19 OF 21	
DRAWN BY: SMA	DESIGN BY: SMA		CHECKED BY: TJB
DATE: JULY 2020		PROJECT NO 20004.00.:	

REV. 8-02/02/2023-FINAL PLAN TO TOWN
REV. 9-06/02/2025-REVISED WATER SERVICE LAYOUT
-REVISED SEWER PUMP AND LPFM
-REVISED BUILDING FOOTPRINT (REDUCED)
REV. 10-07-28-2025-WATER SERVICE REVISIONS
REV. 11-08-07-2025-SHEET 7 ONLY