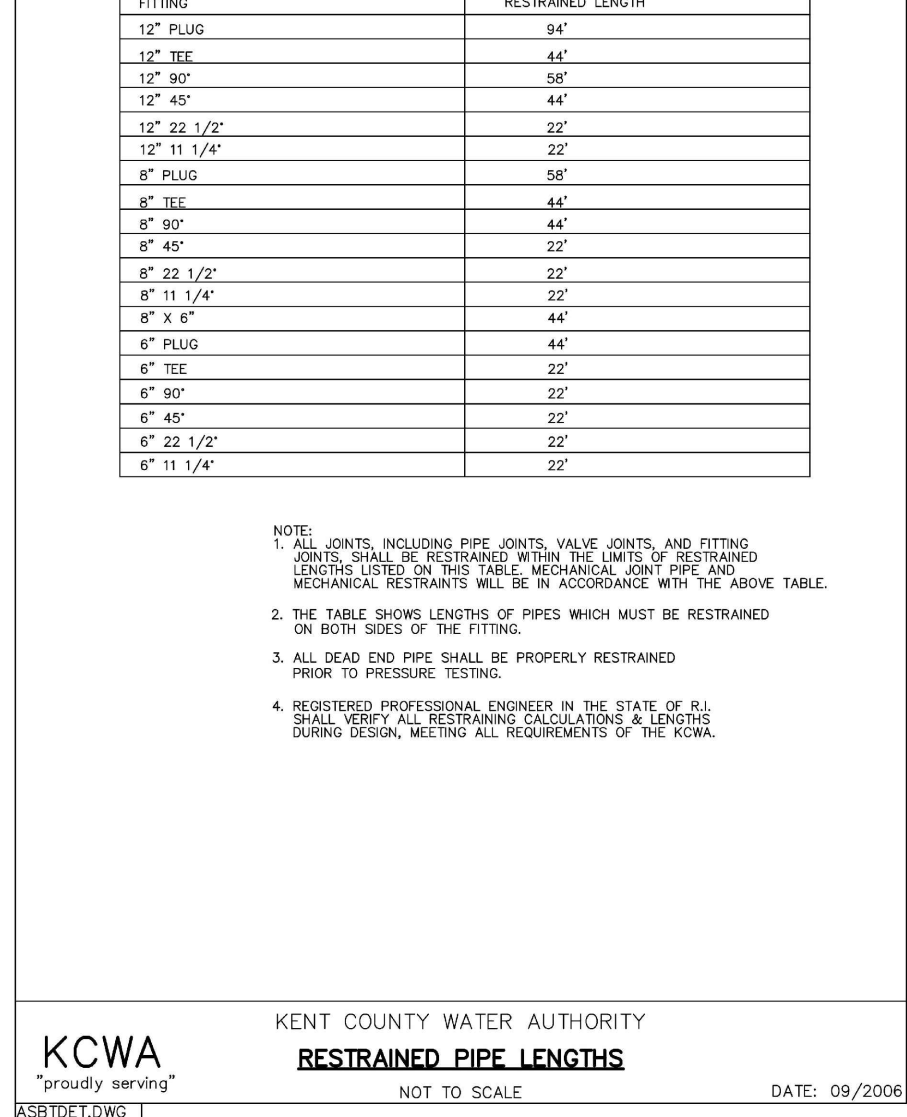
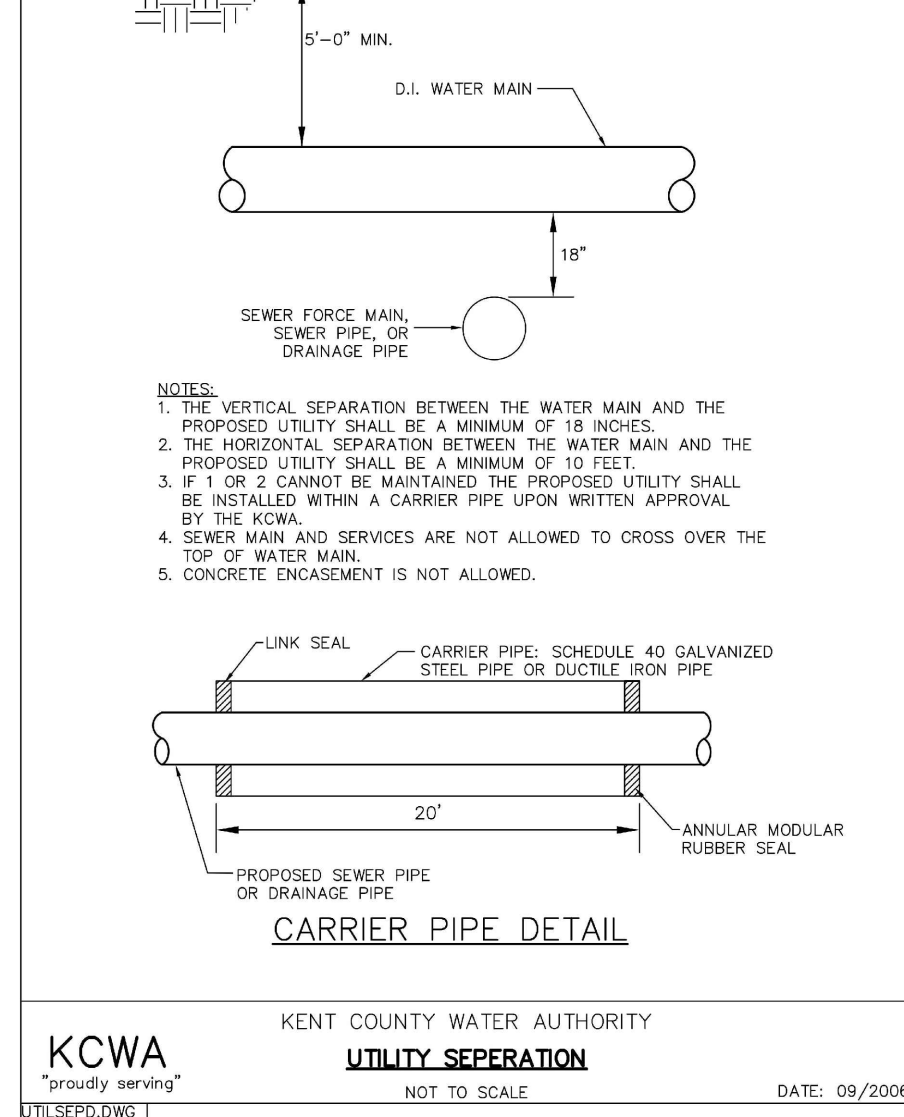
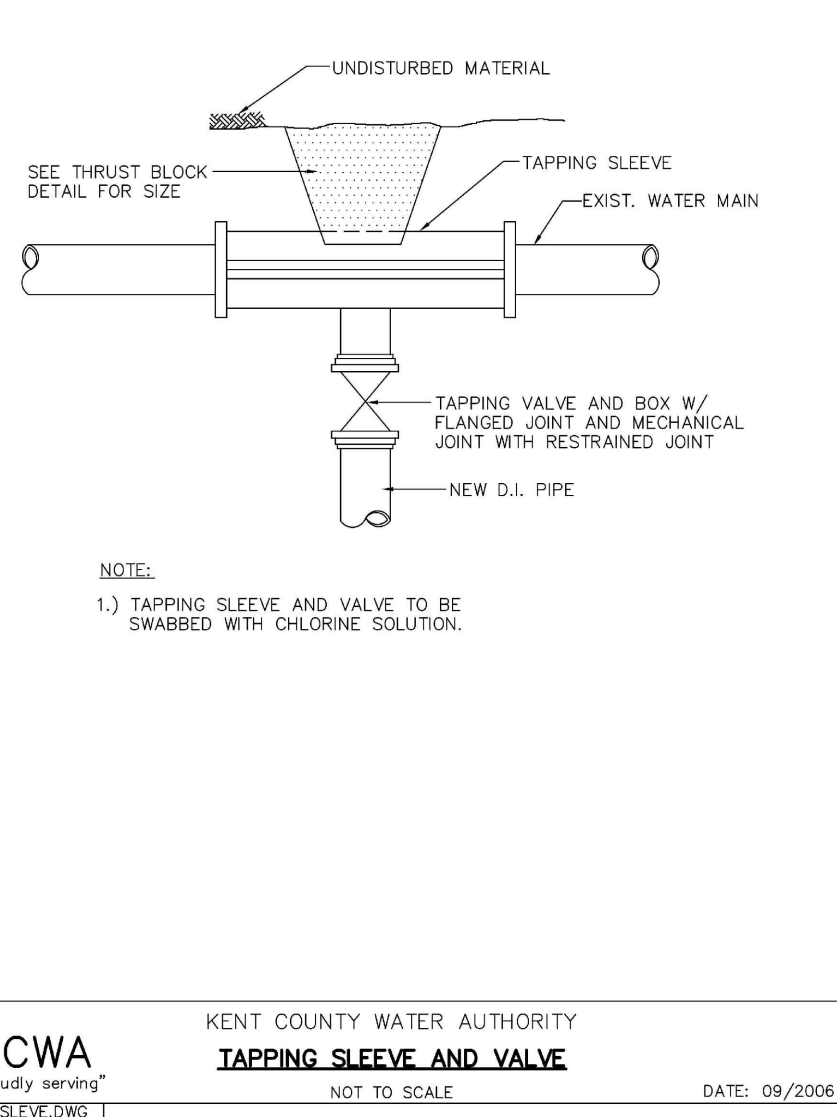




OWNER:
OFFSHORE DEVELOPMENT, LLC
420 SOUTH COUNTY TRAIL, SUITE 207A
EXETER, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502
LLC CONTACT: JOSEPH CATELLI

APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT G
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LEGAL COUNSEL:
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SUMMIT WEST, SUITE 300
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TELEPHONE: (401) 827-0100

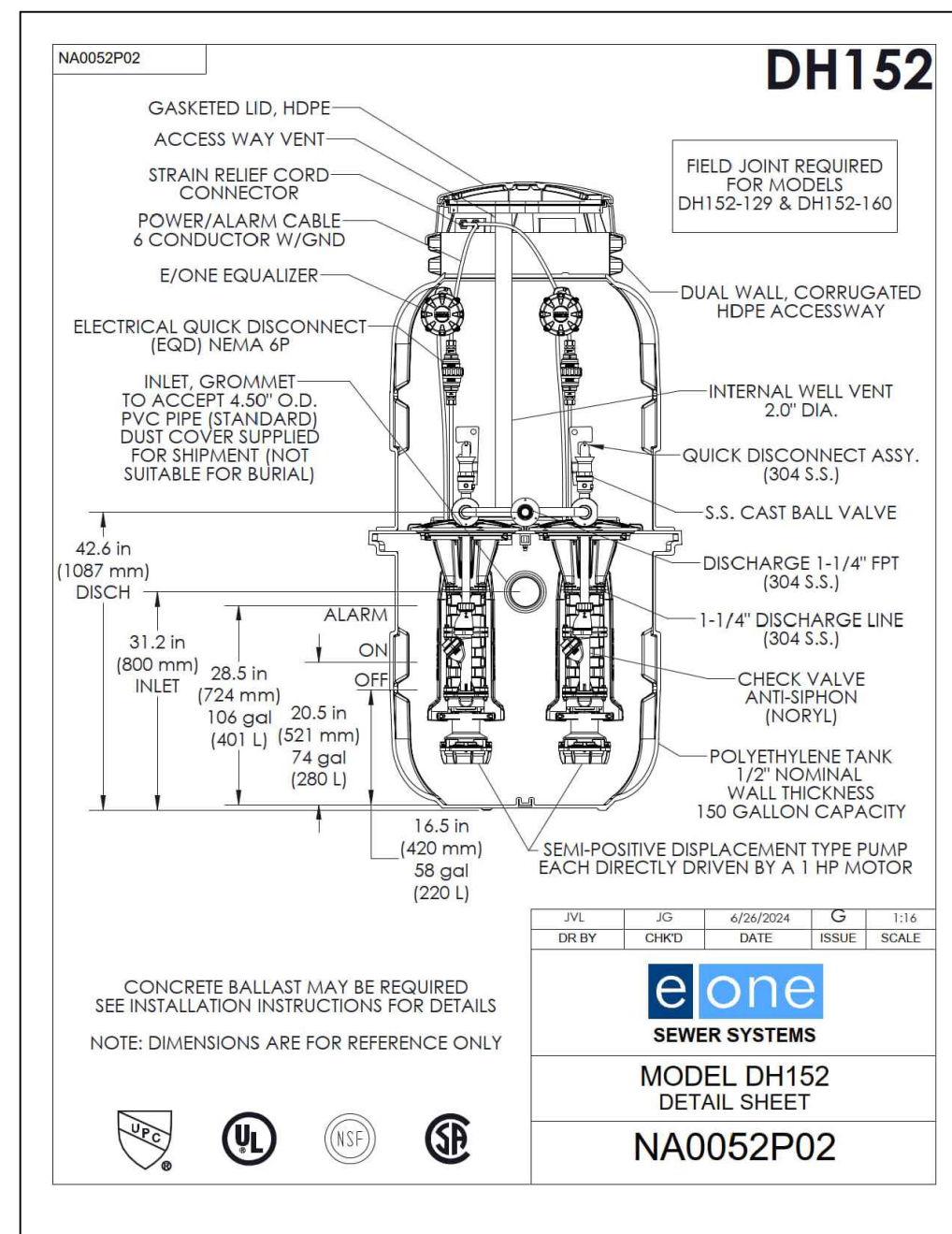
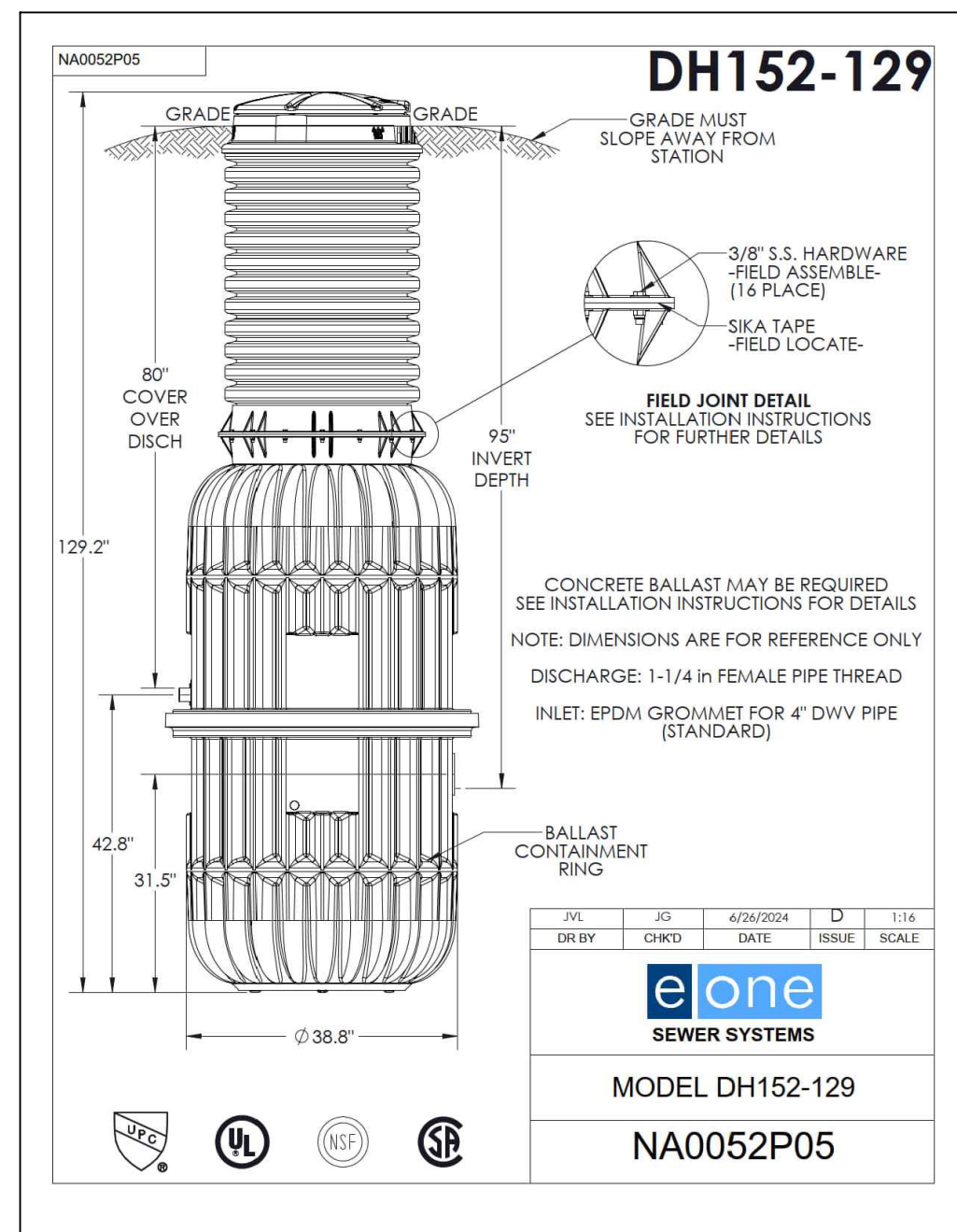
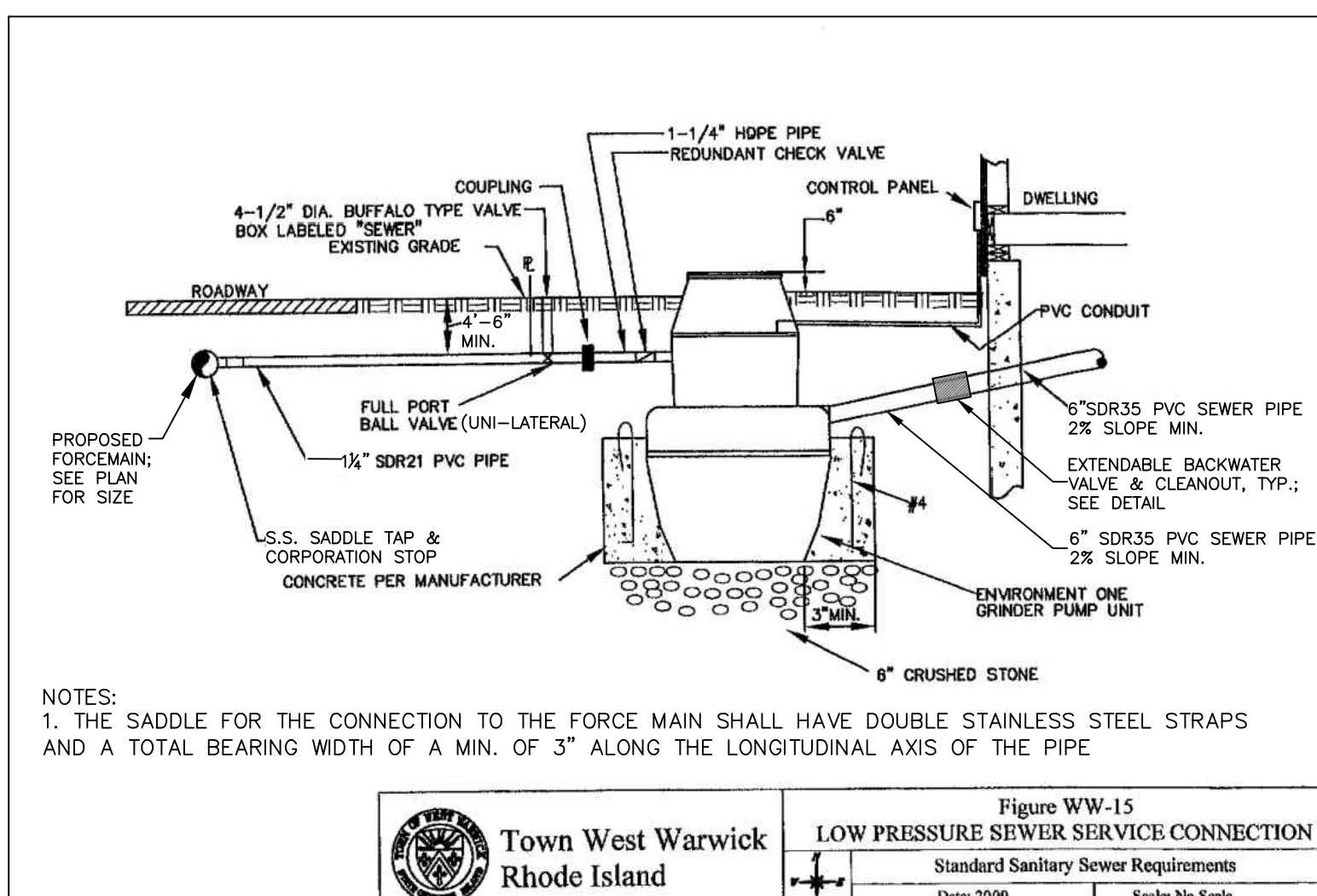
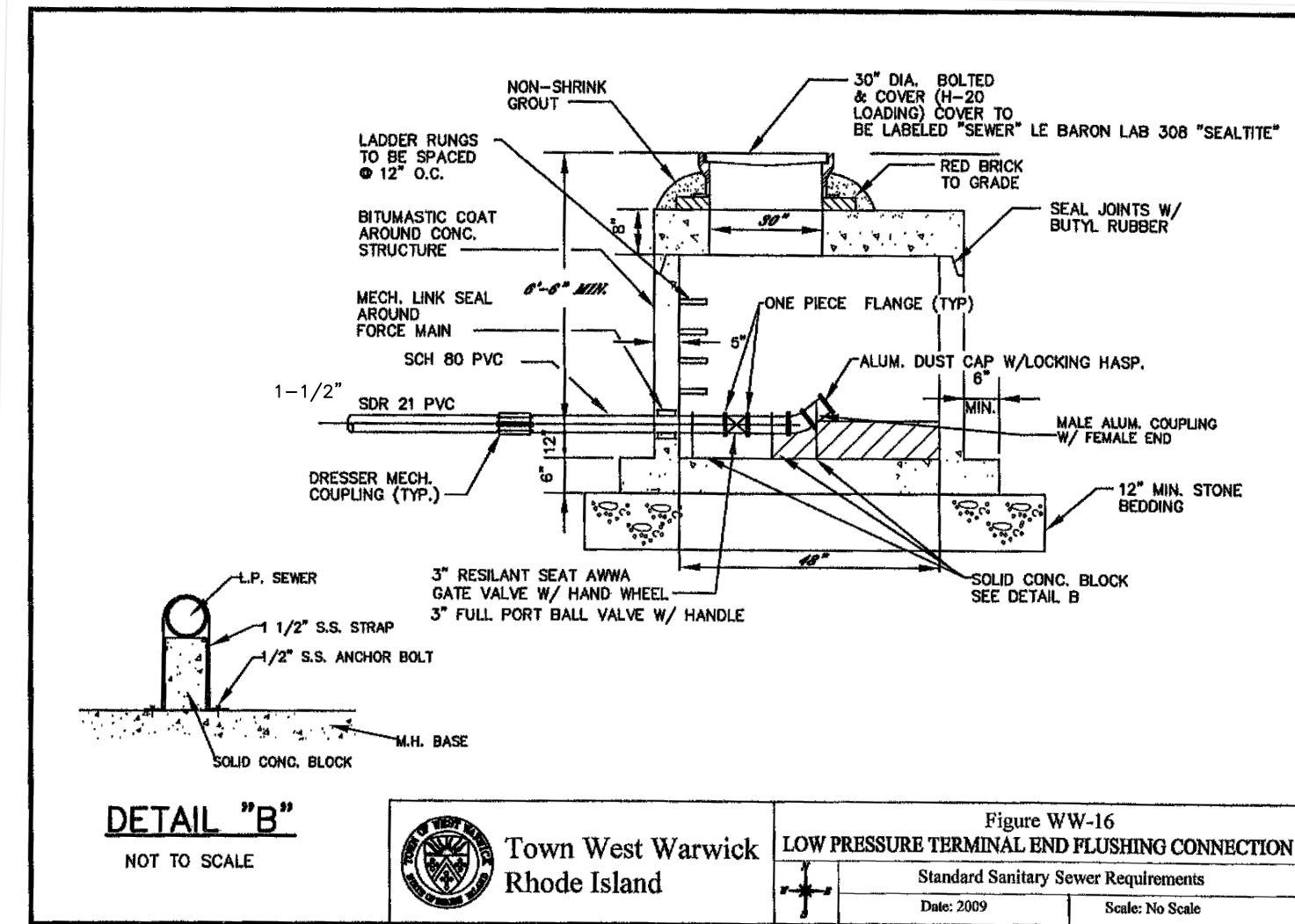
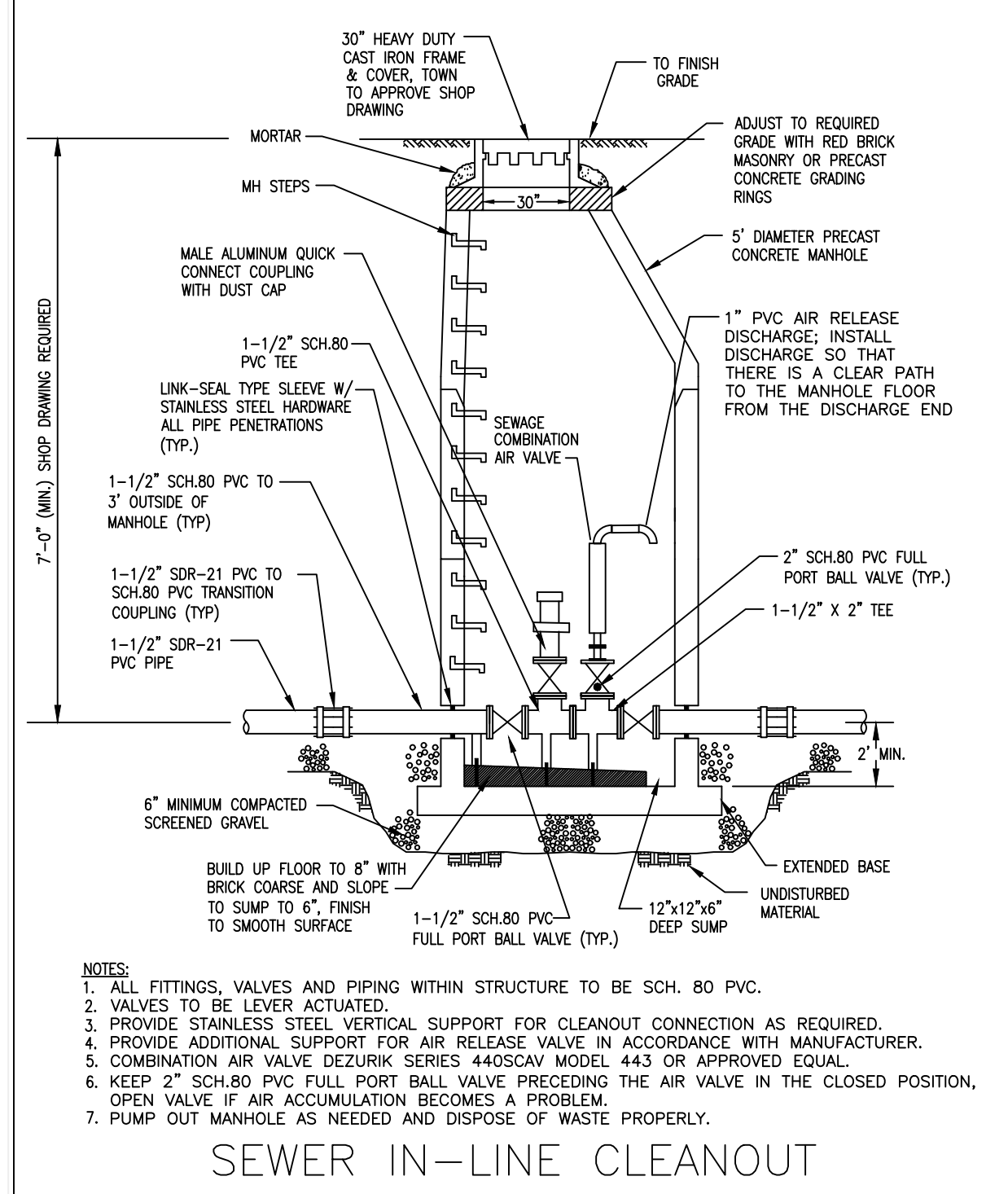
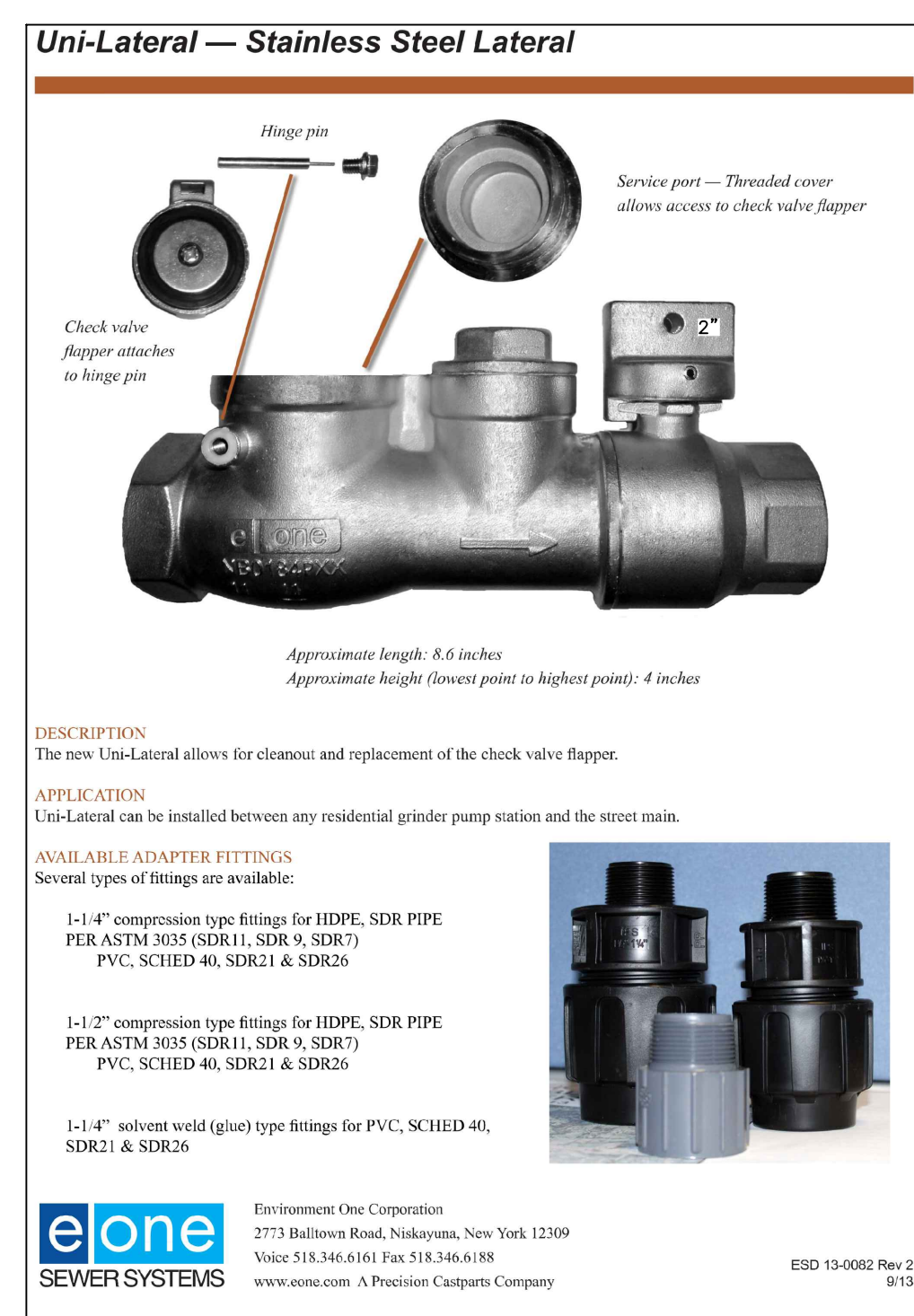
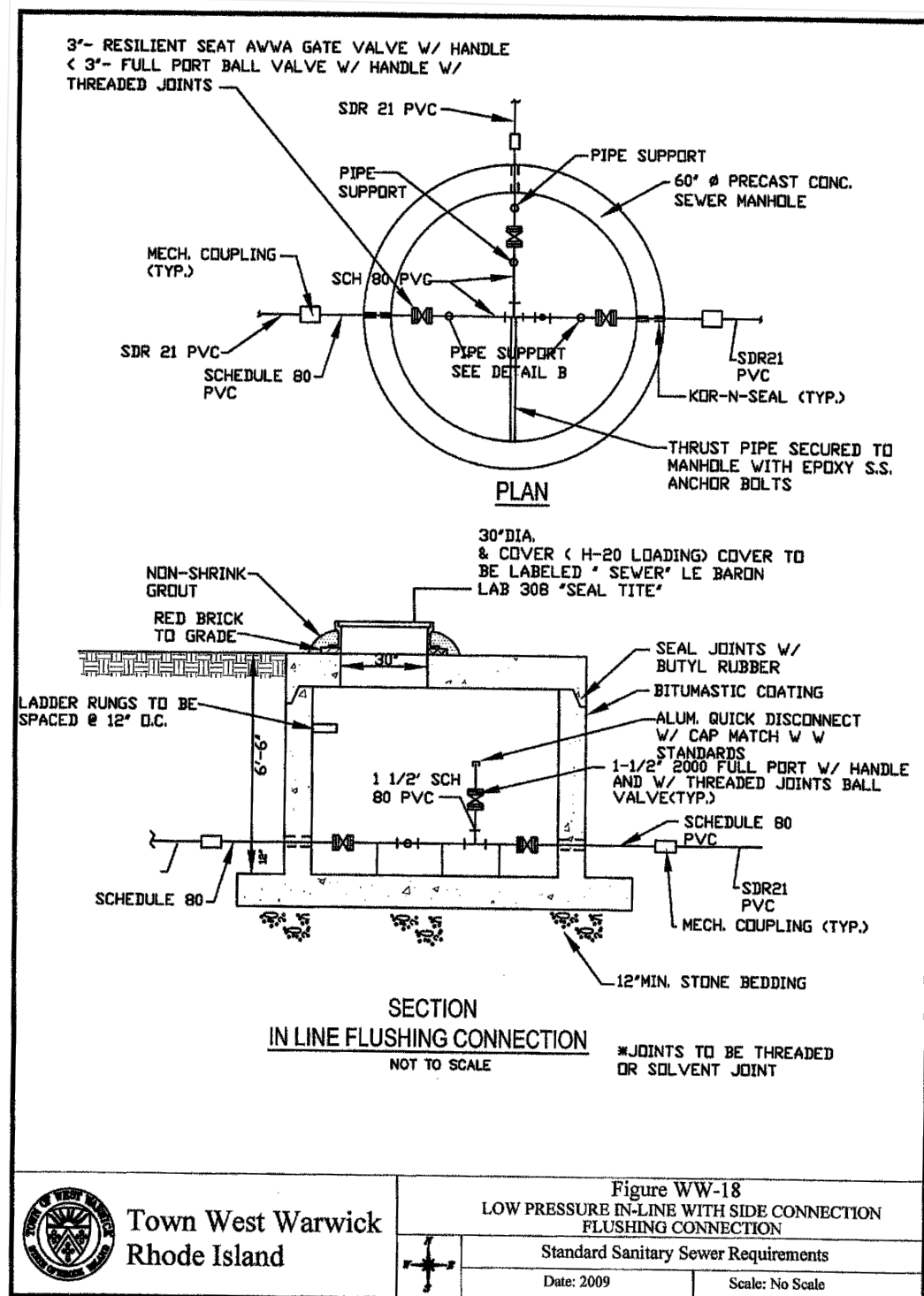
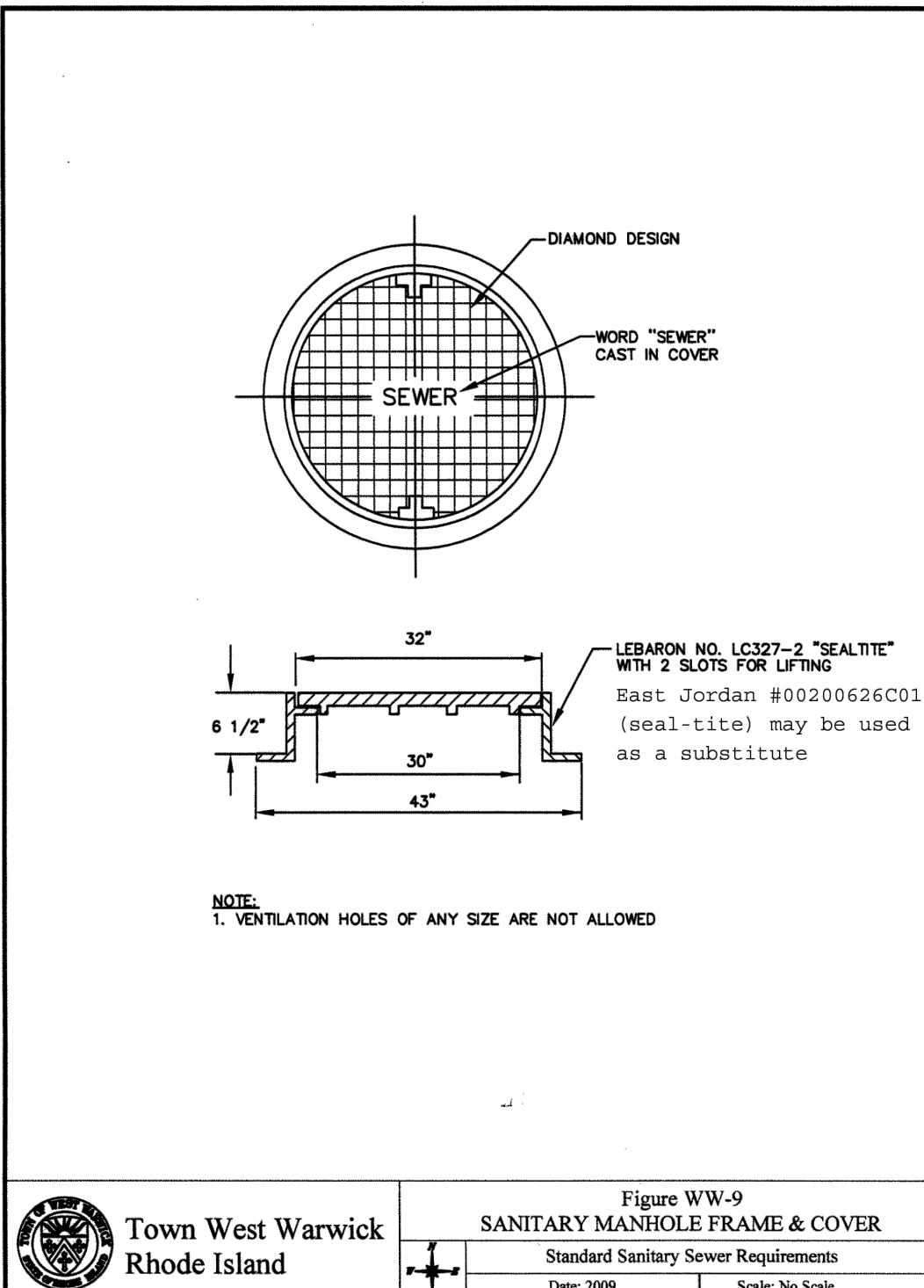
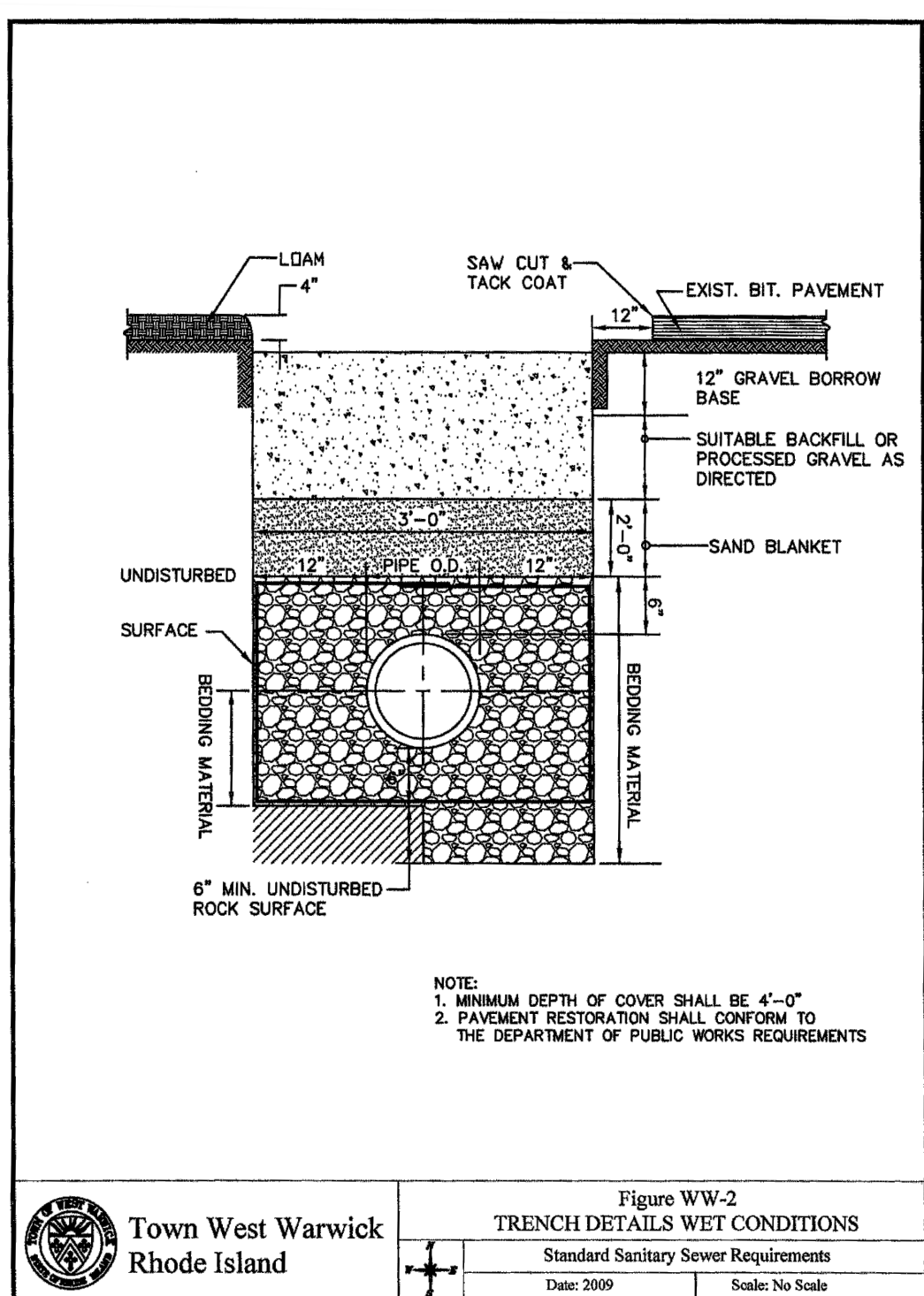
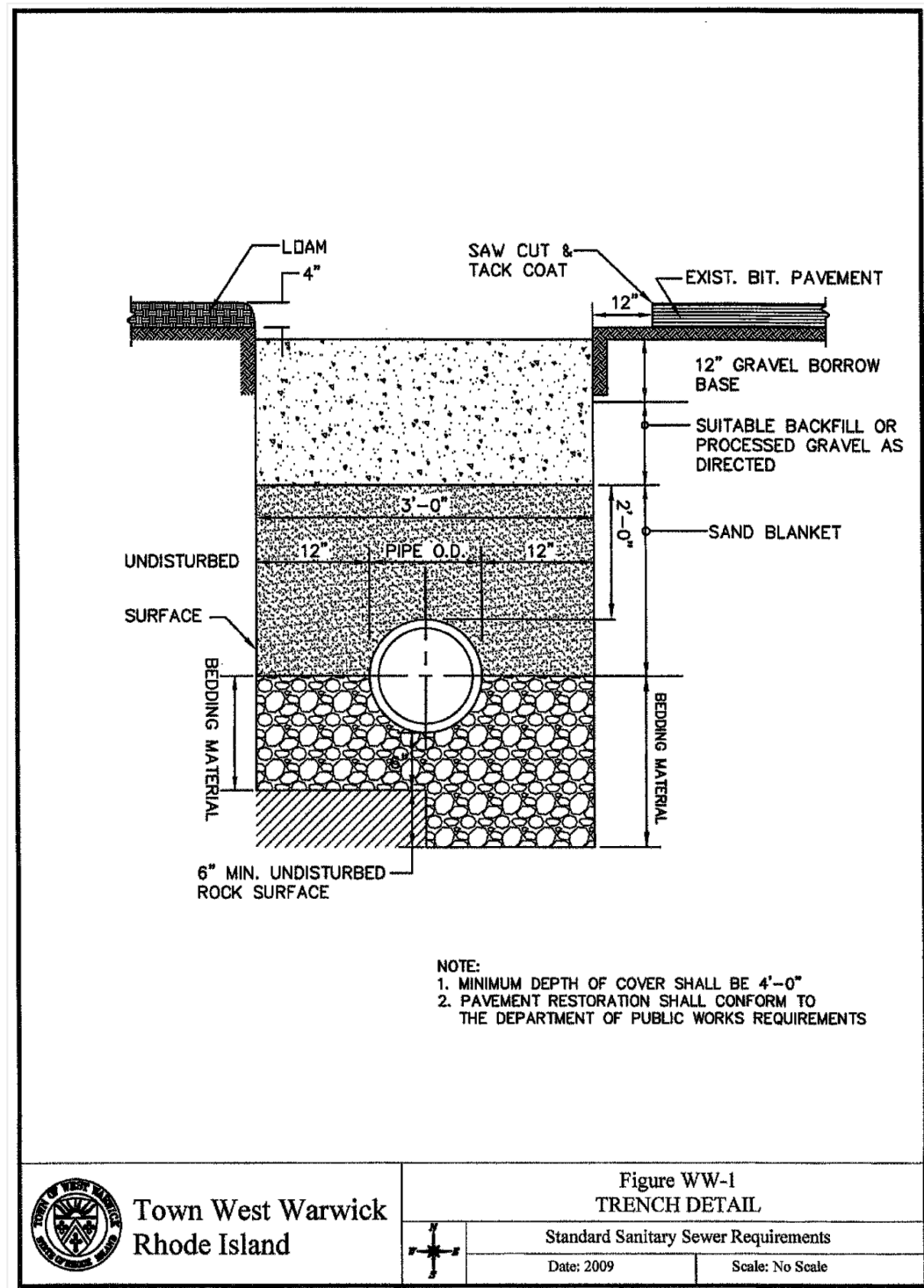
 **COMMONWEALTH**
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

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 6

CALC: AS NOTED SHEET NO: 20 OF 21

DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: JULY 2020	PROJECT NO 20004.00.:	



- SEWER NOTES:**
- ALL CONSTRUCTION, MATERIALS, SPECIFICATIONS, AND PROCEDURES SHALL CONFORM WITH THE TOWN OF COVENTRY SEWER ORDINANCE AND THE "STANDARD SANITARY SEWER REQUIREMENTS OF THE TOWN OF WEST WARWICK" AND ALL APPLICABLE FEDERAL, STATE AND TOWN BUILDING AND PLUMBING CODES. ANY DEVIATIONS FROM THESE PRESCRIBED PROCEDURES AND MATERIALS SHALL BE APPROVED BY THE SUPERINTENDENT BEFORE INSTALLATION. THE CONTRACTOR SHALL REVIEW SAID STANDARD PRIOR TO ANY WORK. THE SEWER AUTHORITY'S STANDARDS SUPERSEDE THESE DESIGN PLANS WHERE CONFLICTS EXIST.
 - PROTECTION OF WATER LINES:
 - A. HORIZONTAL SEPARATION: SEWERS SHALL BE LAID AT A MINIMUM OF AT LEAST 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN OR SERVICE. B. VERTICAL SEPARATION: WHENEVER SEWERS CROSS UNDER WATER MAINS, OR SERVICES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. SEWERS SHALL ALWAYS CROSS UNDER THE WATER MAIN OR SERVICE.
 - PIPE SHALL BE LAID IN THE DRY AND AT NO TIME SHALL WATER IN THE TRENCH BE PERMITTED TO FLOW INTO THE SEWER.
 - BACKFILL FROM THE CENTERLINE OF THE PIPE TO A HEIGHT OF TWO FEET ABOVE THE PIPE SHALL BE SAND BLANKET MATERIAL PLACED EVENLY FOR THE FULL WIDTH OF THE TRENCH AND COMPACTED IN 12-INCH LAYERS. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED EVENLY WITH SUITABLE (EXCAVATED OR BORROW) BACKFILL MATERIAL AND COMPACTED IN 12-INCH LAYERS. CUSHION AND BACKFILL MATERIAL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY BY TAMPING AND COMPACTING IN LAYERS (ONE (1) FOOT MAXIMUM) TO ACHIEVE THE REQUIRED COMPACTION.
 - THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF COVENTRY AN AS-BUILT DRAWING OF THE ENTIRE SEWER SYSTEM AFTER COMPLETION OF THE SERVICE CONNECTIONS UTILIZING DISTANCES FROM PERMANENT STRUCTURES. THE DEPTH OF THE SEWER MAIN AT THE PROPERTY LINE AND AT THE DWELLING UNIT SHALL BE RECORDED AS WELL AS TIES TO ALL CLEANOUTS AND BENDS.
 - ALL GRAVITY PIPE AND FITTINGS SHALL BE PVC SDR35 MEETING ASTM D3034 UNLESS NOTED OTHERWISE. LOW PRESSURE SEWER PIPE SHALL BE SDR21 PVC PRESSURE PIPE WITH GASKETED JOINTS AND BE FULLY RESTRAINED AGAINST PULL-OUT.
 - ALL BUILDING SEWER CONNECTION INSTALLATIONS SHALL BE GAS AND WATER TIGHT AND VERIFIED BY PROPER TESTING. TEST MUST BE WITNESSED BY THE TOWN OF COVENTRY PUBLIC WORKS SUPERINTENDENT.
 - 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.
 - BACKFLOW PREVENTERS: ALL CONNECTIONS EXCEPT FOR THE PUMP CONNECTION ARE TO BE EQUIPPED WITH A BACKFLOW PREVENTER. BACKFLOW PREVENTERS MUST CONFORM WITH THE TOWN OF COVENTRY AND WEST WARWICK BUILDING INSPECTOR'S REQUIREMENTS AND THE BUILDING OFFICIALS CODE ADMINISTRATORS BASIC NATIONAL PLUMBING CODE, ARTICLE 10, SECTION P-1003.0.
 - INSPECTION: ALL SEWER LINE CONSTRUCTION SHALL BE INSPECTED BY THE TOWN OF COVENTRY SEWER AUTHORITY PRIOR TO BACKFILLING.
 - TESTING: THE CONTRACTOR WILL BE REQUIRED TO PERFORM THE PIPE DEFLECTION TEST ON EACH SECTION OF PIPE INSTALLED. ALL TESTING SHALL BE WITNESSED BY THE TOWN OF COVENTRY PUBLIC WORKS SUPERINTENDENT OR THE SEWER AUTHORITY. NO SEWER FLOWS ARE ALLOWED UNTIL AUTHORIZED BY THE TOWN OF COVENTRY SEWER AUTHORITY.
 - MAINTENANCE OF SEWAGE FLOWS: THE CONTRACTOR SHALL MAINTAIN SEWAGE FLOWS ON SUBJECT SITE UNTIL ALL WORK HAS BEEN ACCEPTED BY THE SEWER AUTHORITY. SEWAGE DISCHARGES OR OVERFLOWS ARE STRICTLY PROHIBITED.

SEWER TRENCH MATERIAL SPECIFICATION:

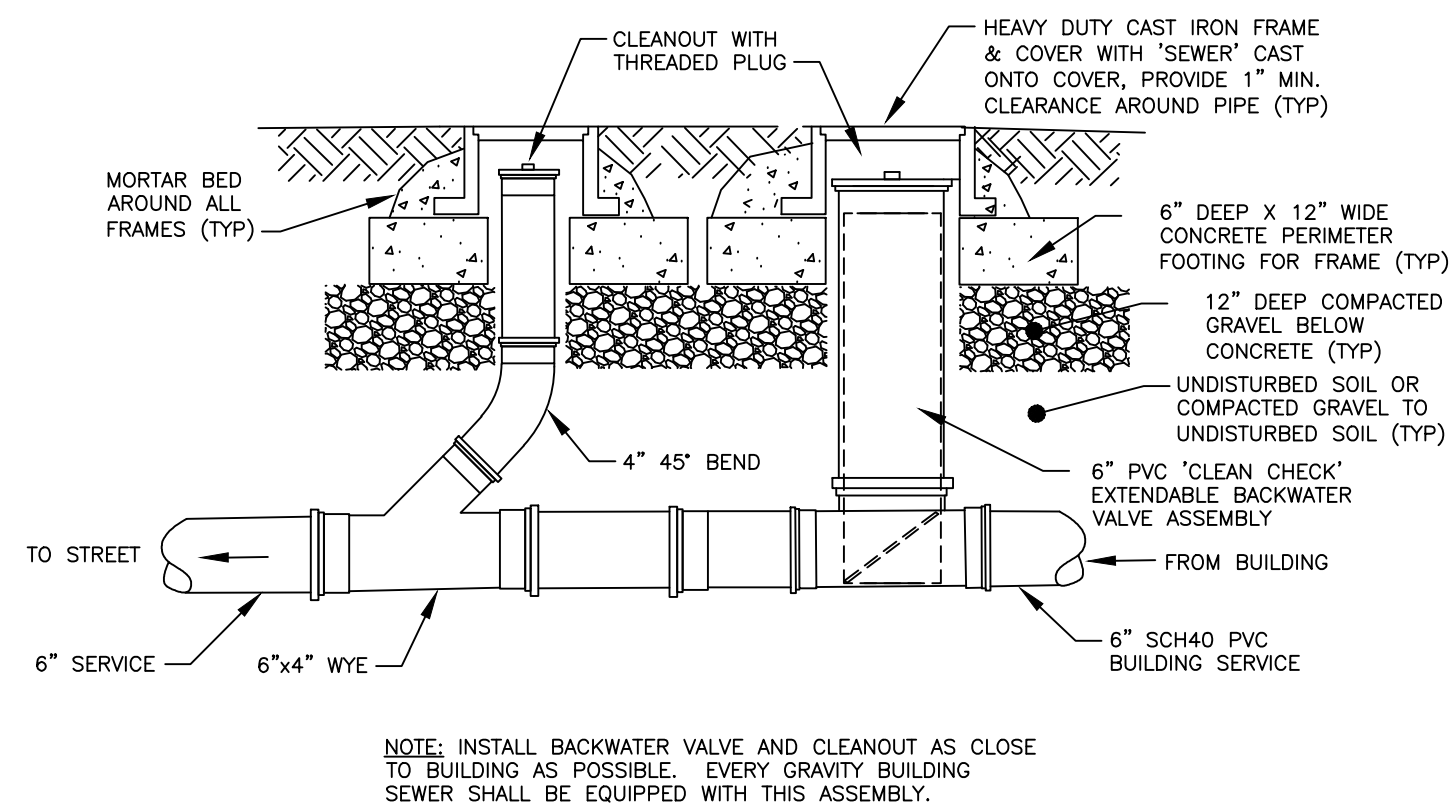
- BEDDING MATERIAL: THE BEDDING MATERIAL SHALL BE CRUSHED STONE CONSISTING OF DURABLE CRUSHED GRAVEL STONE, FREE FROM ICE, SNOW, SAND, CLAY, LOAM, OR OTHER DELETERIOUS MATERIAL. THE CRUSHED STONE SHALL CONFORM TO THE REQUIREMENTS OF 100% PASSING THE ONE (1) INCH SCREEN, 90-100% PASSING THE THREE-QUARTER (3/4) INCH SCREEN, 10- 50% PASSING THE ONE-HALF (1/2) INCH SCREEN, 0-20% PASSING THE THREE-EIGHTHS (3/8) INCH SCREEN AND 0-5% PASSING THE NUMBER FOUR (4) SIEVE.
- SAND BLANKET: THE SAND SHALL BE FREE FROM ICE, SNOW, ROOTS, RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATTER. THE SAND BLANKET SHALL CONFORM TO 22 THE REQUIREMENTS OF 100% PASSING ONE-HALF (1/2) INCH SCREEN, 85-100% PASSING THE THREE-EIGHTHS (3/8) INCH SCREEN, 60-85% PASSING THE NUMBER FOUR (4) SIEVE, 35-60% PASSING THE NUMBER SIXTEEN (#16) SIEVE, 10-35% PASSING THE NUMBER FIFTY (#50) SIEVE AND 2-10% PASSING THE NUMBER ONE-HUNDRED (#100) SIEVE.
- BACKFILL: BACKFILL SHALL BE EXCAVATED MATERIALS FREE-DRAINING CLEAN GRANULAR SOIL SUITABLE FOR BACKFILL. UP TO 20 PERCENT OF BACKFILL MATERIAL MAY BE ROCK-LIKE MATERIALS NOT TO EXCEED 0.05 CUBIC FEET IN VOLUME, NOR MORE THAN 6 INCHES IN LENGTH. THE BACKFILL SHALL NOT CONTAIN ANY DEBRIS, PAVEMENT, FROZEN MATERIAL, ORGANIC MATTER, OR PEAT.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICLE TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES 2003 (M.U.T.C.D.) INCLUDING ALL 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 STATE RIGHT-OF-WAY.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE R.I.D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

PROPOSED SEWER UTILITY NOTES:

- EACH CONDOMINIUM BUILDING IS TO BE EQUIPPED WITH AN INDIVIDUAL RESIDENTIAL WATER METER AND E/ONE GRINDER PUMP OR APPROVED EQUIVALENT.
- 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.
- THE PROPOSED LOW PRESSURE SEWER LINE IS SDR-21 PVC PIPE; SEE PLAN FOR SIZING.
- ALL BENDS IN THE PROPOSED LOW PRESSURE SEWER LINE SHALL HAVE RESTRAINED JOINTS.
- EACH CONDOMINIUM BUILDING SHALL BE PROVIDED WITH INDEPENDENT WATER AND SANITARY SEWER SERVICE CONNECTIONS.
- WATER & SANITARY SEWER SERVICE CONNECTIONS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF COVENTRY, KCWA 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.
- 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.
- 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, KCWA AND WWSA ARE MET.
- CONTRACTOR SHALL SUBMIT AN AS-BUILT PLAN OF THE COMPLETED SEWER SYSTEM TO THE TOWN OF COVENTRY.
- MINIMUM SLOPE FOR ALL GRAVITY SEWER LINES AND BUILDING SEWERS IS 2%.
- DETECTABLE TRACER TAPE SHALL BE INSTALLED ABOVE ALL SEWER PIPES. THE COLOR SHALL BE GREEN AND THE TAPE SHALL READ "BURIED SEWER LINE BELOW".
- 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.
- 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.
- 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.



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:

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

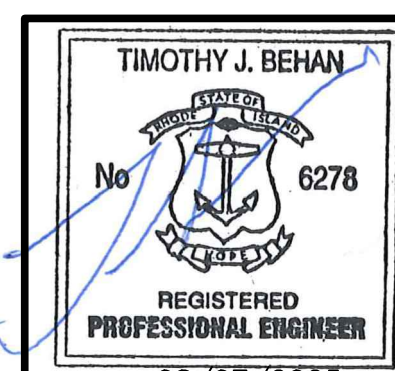
APPLICANT:
RED BROOK BUILDERS
420 SCRABBLETOWN ROAD, UNIT 6
NORTH KINGSTOWN, RHODE ISLAND 02852
TELEPHONE: (401) 480-2502

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

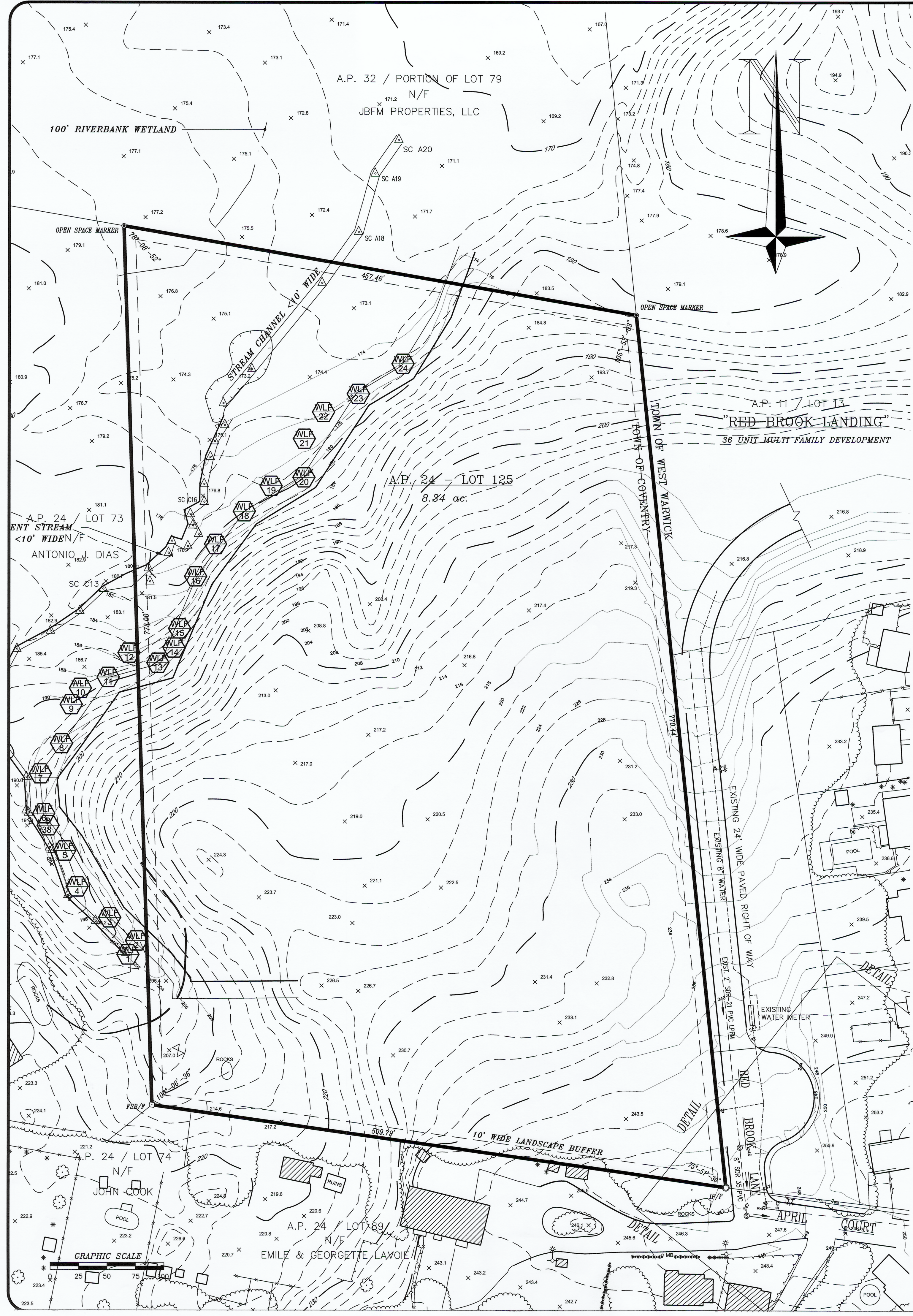
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

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 7

SCALE: AS NOTED SHEET NO: 21 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
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



ZONING DISTRICT: R-20

LEGEND

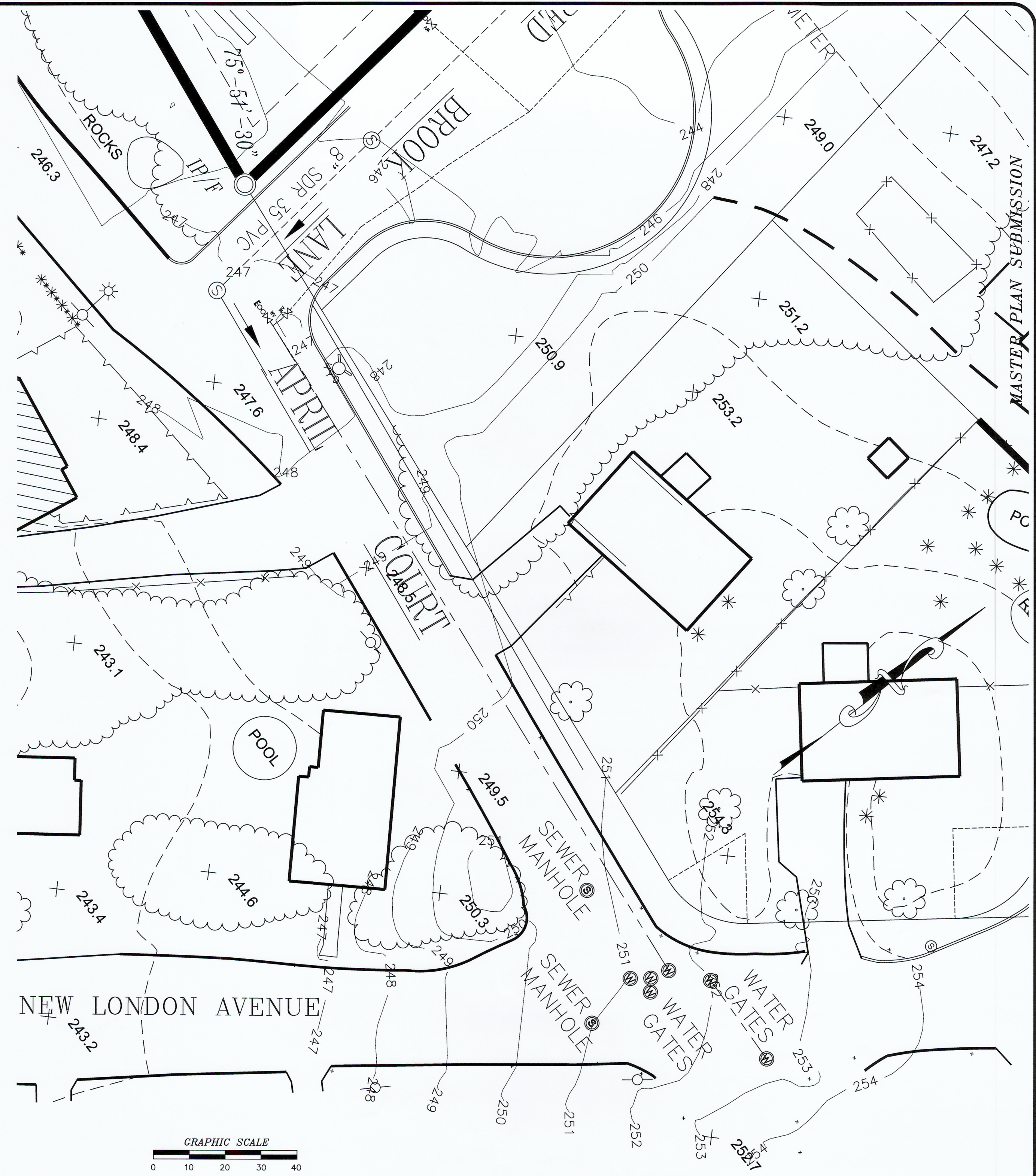
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING FIRE HYDRANT
- TREE LINE
- WETLAND DELINEATION FLAG
- STREAM CHANNEL DELINEATION FLAG
- 100' RIVERBANK WETLAND DELINEATION FLAG
- EXISTING WATER VALVE
- EXISTING WATER SHUTOFF
- IRON PIPE FOUND
- FIELD STONE BOUND FOUND
- EXISTING SEWER MANHOLE

NOTE:

1. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE. REFERENCE FEMA MAP, COMMUNITY PANEL #440004 0013 B, EFFECTIVE: MAY 21, 2001. NO PORTION OF THIS SITE IS LOCATED WITHIN ZONE A.
2. WETLANDS FLAGGING DELINEATED BY OCEAN STATE PLANNERS, INC. REFERENCE RI DEM WETLANDS EDGE VERIFICATION NO. 03-0454.
3. THIS PARCEL IS NOT LOCATED IN A TOWN HISTORIC DISTRICT, HISTORIC DISTRICT OR GROUNDWATER PROTECTION OVERLAY DISTRICT.
4. THERE ARE NO HISTORIC CEMETERIES LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
5. THIS PARCEL IS LOCATED IN THE CENTRAL COVENTRY FIRE DISTRICT.



SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY: CLASS III
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH AND SET BOUNDARIES WITH TOPOGRAPHY INFORMATION FOR FUTURE DEVELOPMENT.
BY: RICHARD T. Bedyra, PLS., LICENSE #1766, COA # LS-AG0 DATE: 6/27/2020



Ocean State Planners, Inc.

SURVEYORS • ENGINEERS • DESIGNERS
1255 OAKLAWN AVENUE CRANSTON, RHODE ISLAND
PHONE (401) 463-9696 FAX (401) 463-9039

REVISION:
OCT. 1, 2007 - SURVEY
MAY 27, 2020 - CLASSIFICATION
UPDATE AND UTILITIES
DATE: MAY 27, 2020
DRAWN BY: BMB
SCALE: 1"=50', 1"=20'
GRAPHIC SCALE
SHEET 2
OF 6 SHEETS
JOB NO. 6508 A
DWG. NO. 6508 A - MP 2

EXISTING CONDITIONS PLAN
"THE WOODS AT RED BROOK"
A.P. 24 - LOT 125
RED BROOK LANE
COVENTRY, RHODE ISLAND
Prepared For:
PINE HOLLOW ESTATES, LLC