PALMER POINTE NEIGHBORHOOD

ASSESSOR'S MAP 28, LOTS 72, 73, 246, 248, 249, & 263

SOWAMS ROAD · BARRINGTON · RHODE ISLAND

COMPREHENSIVE PERMIT PRELIMINARY PLAN

FEBRUARY 2016

OWNER / APPLICANT

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

150 FRANKLIN STREET
BRISTOL, RHODE ISLAND 02809
401-253-2080

PREPARED BY

FUSS & O'NEILL

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LOCATION MAP

SCALE: 1" = 800'

SHEET INDEX

PROJECT TEAM

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UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

DEVELOPMENT CONSULTANT

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FJS Associates, Ltd.

APPROVED AND ENDORSED UNDER RHODE ISLAND GENERAL LAW TITLE 45, CHAPTER 53, THE RHODE ISLAND LOW AND MODERATE INCOME HOUSING ACT

BARRINGTON PLANNING BOARD

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

GI-001

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LEGEND

EXIST	PROP	
		PROPERTY LINE/RIGHT-OF-WAY
		CENTERLINE
	LOD	LIMIT OF DISTURBANCE
		EASEMENT
		BUILDING SETBACK
10+00	10+00	STATE HIGHWAY BASELINE
10+00	10+00	BASELINE
		ZONING LINE
WF1 WF2		EDGE OF WATER
		WETLAND LINE
		BUFFER ZONE
		WETLAND SYMBOL
		GRAVEL ROAD
		EDGE OF PAVEMENT
		BITUMINOUS CURB
		CONCRETE CURB
		VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAW CUT
SWL	SWL	SOLID WHITE LINE
SYL	SYL	SOLID YELLOW LINE
BWL	BWL	BROKEN WHITE LINE
BYL	BYL	BROKEN YELLOW LINE
DYL	DYL	DOUBLE YELLOW LINE
STOP	STOP	STOP LINE
		GUARD RAIL
		STOCKADE FENCE
		WIRE FENCE
		CHAIN LINK FENCE
		TREE LINE
		SHRUB LINE
		STONE WALL
		RETAINING WALL
2	4	MINOR CONTOUR
10	20	MAJOR CONTOUR
TS	TS	TOP of SLOPE
BS	BS	BOTTOM of SLOPE
		BUILDING
		BOLLARD
		SIGN
		DOUBLE SIGN
PM	PM	PARKING METER
(10)	(10)	PARKING COUNT
		CROSSWALK
		CONC. PAVEMENT
		NORMAL PAVEMENT
		HEAVY DUTY PAVEMENT
		HANDICAP RAMP
		HANDICAP PARKING
VAN	VAN	VAN-ACCESSIBLE HANDICAP PARKING
x 21.25 TC x 21.25 BC	x 21.25 TC x 21.25 BC	TOP & BOTTOM ELEVATION
21.25	21.25	SPOT ELEVATION w/LEADER
x21.25	x21.25	SPOT ELEVATION
		SOIL BORING
		MONITORING WELL
		TEST PIT LOCATION
		IRON PIPE
		DRILL HOLE
	IP	IRON PIN
		MONUMENT
		MAIL BOX
		CONTROL POINT

EXIST	PROP	
12" D		DRAINAGE LINE
12" S	S	SEWER LINE
W	W	WATER LINE
FP	FP	FIRE PROTECTION LINE
G	G	GAS LINE
E	E	UNDERGROUND ELECTRIC
T	T	TELEPHONE LINE
C	C	CABLE TV
E/T/C	E/T/C	ELECTRIC, TELEPHONE & CABLE TV LINES
CB		CATCH BASIN
DCB	DCB	DOUBLE CATCH BASIN
DI	DI	DRAIN INLET
DMH	DMH	DRAIN MANHOLE
		TRENCH DRAIN
	E	PLUG/STUB
		FLARED END SECTION
		HEADWALL
GT	GT	GREASE TRAP
CS	CS	CONTROL STRUCTURE
SMH	SMH	SEWER MANHOLE
CO	CO	CLEAN OUT
W	W	WATER MANHOLE
WG	WG	WATER GATE
GV	GV	GATE VALVE
WSO	WSO	WATER SHUTOFF
		THRUST BLOCK
		REDUCER
		TEE
TSV	TSV	TAPPING SLEEVE, VALVE, & BOX RISER
		PRESSURE REDUCER
		SIAMESE CONNECTION (FIRE DEPARTMENT CONNECTION)
		FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	E	ELECTRIC MANHOLE
EB	EB	ELECTRIC BOX
EM	EM	ELECTRIC METER
T	T	TRANSFORMER
		LIGHT POST
		FLOOD LIGHT
		LIGHT POLE (1 LUMINARIES)
		LIGHT POLE (2 LUMINARIES)
		LIGHT POLE (3 LUMINARIES)
		LIGHT POLE (4 LUMINARIES)
		WALL PACK
		LIGHT POLE W/SHEILDS
T	T	TELEPHONE MANHOLE
TS	TS	TRAFFIC SIGNAL
S	S	SIGNAL BOX
FACP	FACP	FIRE ALARM CONTROL PANEL
FB	FB	FIRE ALARM BOX
		UTILITY POLE
		GUY POLE
HH	HH	HAND HOLE
PB	PB	PULL BOX
		WATTLES
		HAYBALE CHECK DAMS

GENERAL NOTES

1. EXISTING CONDITIONS
   A. SURVEY:
   PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION WERE OBTAINED FROM A PLAN ENTITLED "EXISTING CONDITIONS BOUNDARY PLAN OF LAND, SOWAMS ROAD – BARRINGTON, ASSESSORS MAP 28–1 LOTS 72, 73, 246, 248 & 263" PREPARED BY INSITE ENGINEERING SERVICES, LLC, DATED JULY 15, 2015, LAST REVISED FEBRUARY 11, 2016.

   B. FLOOD ZONE:
   PORTIONS OF THE SUBJECT SITE ARE LOCATED WITHIN FLOOD HAZARD ZONES AE (ELEVATION 13, NAVD 1988) ACCORDING TO FLOOD INSURANCE RATE MAP FM44001C007H, REVISED JULY 7, 2014.

   C. WETLANDS:
   ALL WETLAND FLAGS SHOWN ADJACENT TO THE SUBJECT PROPERTY WERE FLAGGED BY NATURAL RESOURCE SERVICES INC. AND LOCATED BY INSITE ENGINEERING SERVICES, LLC.

   C. UTILITIES:
   THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND HAVE NOT YET BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR IS TO CONTACT 'DIG SAFE' AT 1–888–344–7233, 72–HOURS PRIOR, EXCLUDING WEEKENDS AND HOLIDAYS, TO ANY EXCAVATION PERFORMED ON SITE.

2. MATERIALS:
   A. CURBING:
   CURBING SHALL BE CONCRETE (R.I. STD. 7.1.0) OR BITUMINOUS BERM (R.I. STD. 7.5.1) AT SITE ENTRANCES AND AT OFFSITE LOCATIONS.

   B. BITUMINOUS CONCRETE PAVEMENT:
   BITUMINOUS PAVEMENTS SHALL MEET REQUIREMENTS OF PART 400 OF THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 EDITION, REVISIONS AND ALL CURRENT ADDENDA.

   C. CEMENT CONCRETE SIDEWALKS:
   ALL PORTLAND CEMENT CONCRETE USED IN THE CONSTRUCTION OF THE CEMENT CONCRETE SIDEWALKS SHALL BE CLASS A(AE) AND CONFORM TO THE REQUIREMENTS AS SET FORTH IN SUBSECTIONS 601.01.1 AND 601.03.1 OF THE LATEST EDITION OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   D. LANDSCAPE AREAS:
   ALL SURFACED AREAS OR DISTURBED AREAS NOT SPECIFIED ON THE PLANS SHALL RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

3. UTILITIES:
   A. LOCATION AND ELEVATIONS:
   THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION IN THE EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

   B. STORM DRAINAGES:
   STORM DRAIN PIPING SHALL BE SMOOTH LINED BE DOUBLE–WALL HIGH DENSITY POLYETHYLENE PIPE, (n=0.012) WITH WATER TIGHT JOINTS UNLESS OTHERWISE NOTED. THE SIZES OF ALL PIPES ARE NOTED ON THE PLAN.

   PIPES BETWEEN OUTFALLS AND THE NEAREST UP STREAM STRUCTURE SHALL BE REINFORCED CONCRETE PIPE WITH PRECAST CONCRETE FLARED END SECTIONS, R.I. STANDARD 2.3.0, OR APPROVED EQUAL.

   ALL CATCH BASINS SHALL BE PRECAST CONCRETE, AS SPECIFIED ON THE DETAIL SHEETS, WITH BICYCLE SAFE GRATES, R.I. STANDARD 6.3.2, OR APPROVED EQUAL.

   C. SEWER:
   SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE SPECIFICATIONS/REGULATIONS OF THE BARRINGTON DEPARTMENT OF PUBLIC WORKS

   ALL SEWER PIPE, UNLESS OTHERWISE SPECIFIED, SHALL BE POLYVINYL CHLORIDE (SDR 35).

   CLEAN OUTS SHALL BE INSTALLED FIVE FEET FROM THE BUILDINGS AND WHERE THE DISTANCE FROM THE BUILDING TO THE MAIN SEWER IS GREATER THAN 100 FEET OR WHERE BENDS GREATER THAN 45° ARE PROPOSED. CLEAN OUTS SHALL BE MADE BY INSTALLING 'Y' AND ONE–EIGTH BENDS OF THE SAME DIAMETER AS THE BUILDING SEWER, OR A MAXIMUM OF FOUR INCHES. THE CLEAN OUT SHALL BE BROUGHT UP FROM THE BUILDING SEWER TO FOUR INCHES BELOW GROUND LEVEL AND BE PROPERLY CAPPED.

   D. GAS AND ELECTRIC:
   THE CONTRACTOR SHALL COORDINATE AND INSTALL GAS, ELECTRIC, AND COMMUNICATIONS UTILITIES IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE APPROPRIATE UTILITY COMPANIES.

   E. WATER:
   THE WATER MAIN AND MATERIALS TO BE USED ARE TO BE IN ACCORDANCE WITH THE BRISTOL COUNTY WATER AUTHORITY (BCWA). ONCE A CONTRACTOR HAS BEEN SELECTED, THE DEVELOPER MUST ENTER INTO CONTRACT WITH THE BCWA. THE SELECTED CONTRACTOR MUST BE FAMILIAR WITH AND PERFORM ALL WATER MAIN EXTENSION WORK UNDER THE TERMS AND CONDITIONS OF "SPECIFICATION NO. 100" OF THE BCWA STANDARD SPECIFICATIONS FOR WATER MAIN EXTENSIONS.

   MAINS, FITTINGS, AND VALVES: WATER MAIN SHALL BE CEMENT LINED DUCTILE IRON. DUCTILE IRON SHALL BE CLASS 52 AND CONFORM TO AWWA C151. CEMENT LINING SHALL CONFORM TO AWWA C104 AND HAVE DOUBLE THICKNESS. JOINTS AT FITTINGS, VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINTS, AWWA C111, WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH–ON TYPE, AWWA C111, WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. FITTINGS SHALL BE CEMENT–LINED, DUCTILE IRON, AWWA C110, WITH A 250 PSI MINIMUM.

   ALL WATER GATES AND VALVES SHALL BE NRS, MEET AWWA C500 AND C509 STANDARDS, AND OPEN TO THE RIGHT. ALL WATER LINES SHALL HAVE A MINIMUM OF 4.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT HORIZONTAL SEPARATION FROM THE SEWER SYSTEM. WHERE THE WATER MAIN CROSSES ANY UTILITY A VERTICAL CLEARANCE OF 18 INCHES MUST BE MAINTAINED. AT CROSSINGS BETWEEN WATER AND SEWER LINES, THE SEWER LINE SHALL BE SLEEVED AND ENCASED IN CONCRETE FOR A DISTANCE OF AT LEAST 10–FEET IN EACH DIRECTION OF THE CROSSING.

   HYDRANTS AND HYDRANT LATERALS: ALL HYRDRANTS SHALL BE MUELLER SUPER CENTURION 200 (AWWA C502), 5–1/4" MAIN VALVE, LEFT OPENING ROTATION. HYDRANT LATERALS AS SHOWN ON THE GRADING & UTILITY PLAN SHALL BE 6" CEMENT LINED DUCTILE IRON, CLASS 52. JOINTS AT FITTINGS AND VALVES, SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. GATE VALVE TO BE 3 PIECE WITH RISER BOX AND COVER.

4. PARKING STALLS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS:
   STANDARD PARKING: 9' x 18' MINIMUM.
   PARALLELL PARKING: 9' x 21' MINIMUM.

GENERAL CONSTRUCTION REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
2. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS WITH THE TOWN OF BARRINGTON. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
3. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF BARRINGTON AND THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
4. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER/OWNER.
5. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS/HER EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITY SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNER'S EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATIONS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
10. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY DURING THE CONTRACT PERIOD AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 EDITION, REVISIONS AND ALL CURRENT ADDENDA, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
12. CONTRACTOR SHALL IDENTIFY TREES TO BE REMOVED PRIOR TO CONSTRUCTION AND MARK THEM WITH CONSTRUCTION TAPE FOR REVIEW BY THE OWNER AND ARCHITECT. CONTRACTOR SHALL NOT REMOVE TREES UNTIL REVIEWED AND APPROVED BY THE OWNER.
13. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO ORIGINAL CONDITION. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESODDED, RESEEDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
14. ALL EXCESS EXCAVATED MATERIALS, EXCESS FILL, EXCESS CONSTRUCTION MATERIALS, AND DEBRIS SHALL BE REMOVED FROM THE SITE AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS.
15. A RELEASE OF HAZARDOUS SUBSTANCES HAS BEEN DOCUMENTED ON THE SUBJECT PROPERTIES AND THE CONTRACTOR SHALL PERFORM ALL WORK IN FULL COMPLIANCE WITH FINAL REMEDIAL ACTION WORK PLAN (RAWP) APPROVED BY THE RIDEM OFFICE OF WASTE MANAGEMENT.

LIST OF REQUIRED STATE APPROVALS/PERMITS

1. RIDEM WATER QUALITY CERTIFICATION
2. RIDEM RIPDES GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY
3. RIDEM REMEDIAL ACTION WORK PLAN (RAWP)
4. RICRMC ASSENT
5. RIDOT PHYSICAL ALTERATION PERMIT

SUBDIVISION/LAND DEVELOPMENT WAIVERS

200–44.F. STREETS IN MAJOR DEVELOPMENTS OR SUBDIVISIONS SHALL HAVE A RIGHT–OF–WAY WIDTH BETWEEN PROPERTY LINES OF NO LESS THAN FORTY (40) FEET, AND A PAVED SURFACE OF NO LESS THAN TWENTY–SIX (26) FEET. TWENTY–TWO FEET MINIMUM IS PROPOSED.

200–44.H. A CENTER–LINE CURVE HAVING A MINIMUM RADIUS OF ONE HUNDRED TWENTY–FIVE (125) FEET SHALL BE REQUIRED WHERE A DEFLECTION ANGLE OF TEN DEGREES (10°) OR MORE OCCURS IN THE CENTER LINE OF A STREET. THE MINIMUM RADIUS PROPOSED IS THIRTY SIX (36) FEET.

200–44.K. INTERSECTING STREET LINES SHALL BE ROUNDED BY AN ARC HAVING A RADIUS OF NOT LESS THAN FIFTEEN (15) FEET AT THE PROPERTY LINE, AND TWENTY–FIVE (25) FEET AT THE EDGE OF THE PAVED SURFACE. EXISTING RIGHT–OF–WAY HAS NO RADII.

200–47.B. IN GENERAL, LOTS SHALL NOT EXTEND THROUGH A BLOCK TO ANOTHER EXISTING OR PROPOSED STREET. LOT 1 IS A THROUGH–LOT AND IS SURROUNDED ON ALL SIDES BY PROPOSED STREETS.

200–52.B. GRANITE CURBING IS REQUIRED. ALTERNATIVE CURBING, SUCH AS BITUMINOUS CAPE COD AND CONCRETE, ARE PROPOSED.

200–52.J(1). SANITARY SEWER SHALL BE PLACED GENERALLY ALONG THE CENTERLINE OF THE STREET. SEWER OFFSETS ARE PROPOSED.

ZONING VARIANCES/SPECIAL PERMIT

185–8. MULTI–FAMILY HOUSING IS NOT PERMITTED IN R–25 ZONE.

185–17. MINIMUM LOT AREA IS 25,000 SQUARE FEET. LOTS 4 AND 5 DO NOT HAVE THE MINIMUM LOT AREA.

185–17. MINIMUM LOT FRONTAGE IS 140 FEET. TWENTY(20) FEET OF FRONTAGE IS PROVIDED FOR LOT 3, AN OPEN SPACE LOT THAT WILL BE DESIGNATED FOR PUBLIC USE.

185–17. MINIMUM DEPTH FRONT YARD IS 30 FEET. LOT 1 MINIMUM FRONT YARD IS NINE (9) FEET, LOT 2 MINIMUM FRONT YARD TEN (10) FEET, LOT 3 MINIMUM FRONT YARD SIX (6) FEET, LOT 5 MINIMUM FRONT YARD SEVENTEEN (17) FEET.

185–17. MAXIMUM BUILDING LOT COVERAGE IS 20%. LOT 1 BUILDING LOT COVERAGE OF 22%.

185–17. MINIMUM SETBACK OF ACCESSORY STRUCTURE IS 14 FEET. LOT 2 ACCESSORY STRUCTURE SETBACK IS FIVE (5) FEET.

185–13. MULTI–FAMILY LAUNDRY FACILITY IS NOT A PERMITTED ACCESSORY USE.

185–79.A(3) AND (4). PARKING MUST BE PLACED AT THE SIDE OR REAR OF THE LOT AND IS PROHIBITED FROM THE FRONT YARD. UNIT NUMBERS 1 & 11 HAVE PARKING WITHIN FRONT YARD AREAS.

185–95.A. MINIMUM "HOUSE LOT" AREAS MAY BE REDUCED BY 25% FROM 25,000 SQUARE FEET TO 18,750 SQUARE FEET. THE MAXIMUM DENSITY ALLOWED UNDER THIS ORDINANCE IS ONE (1) UNIT ON LOT 1 (FOUR UNITS PROPOSED), THREE (3) UNITS ON LOT 2 (14 PROPOSED), AND THREE (3) UNITS ON LOT 3 (22 PROPOSED). THE REDUCED LOT SIZES DENOTED IN THE ORDINANCE DO NOT REFLECT REDUCTIONS OF 25% FROM THE MINIMUM LOT AREAS OF THE UNDERLYING ZONES.

185–95.B. MINIMUM YARD REQUIREMENTS MAY BE REDUCED BY 20%. THE MINIMUM FRONT YARD REQUIREMENT OF 30 FEET MAY BE REDUCED BY 20% TO 24 FEET. LOT 1 MINIMUM FRONT YARD IS NINE (9) FEET, LOT 2 MINIMUM FRONT YARD TEN (10) FEET, LOT 3 MINIMUM FRONT YARD SIX (6) FEET, LOT 5 MINIMUM FRONT YARD SEVENTEEN (17) FEET (EXISTING).

185–174.A. CONSTRUCTION IS NOT PERMITTED WITHIN 100 FEET OF A WETLAND EXCEPT BY SPECIAL PERMIT. LAND DISTURBANCES WILL OCCUR WITHIN 100 FEET OF A WETLAND TO CONSTRUCT A SEWER CONNECTION. RESTORE WETLAND BUFFERS.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL) — 2/26/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: AS NOTED
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DATUM:
HORZ.:
VERT.:
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GRAPHIC SCALE

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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
GENERAL NOTES & LEGEND
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CN-001

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LAYER STATE:
MS VIEW:

EROSION CONTROL

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW AND LOCAL ORDINANCE. ALL WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA TO PREVENT OR MINIMIZE SOIL EROSION.

2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN, OR AS DIRECTED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE TOWN OF BARRINGTON. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN EFFECTIVE CONDITION DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY, AFTER EACH STORM EVENT, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. INSPECTION OF SILT FENCE EROSION CONTROL BARRIER, WATTLES AND HAY BALES (INCLUDING THOSE ENCOMPASSING SOIL STOCKPILE AREAS) SHOULD BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND SILT FENCE AND/OR HAY BALES IS NECESSARY IF ONE HALF OF THE ORIGINAL HEIGHT OF SILT FENCE BARRIER, WATTLES AND/OR HAYBALES BECOMES FILLED WITH SEDIMENT. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEFUL LIFE, THE FABRIC SHOULD BE REPLACED IMMEDIATELY.

4. THE CONTRACTOR SHALL USE THE LATEST EDITION OF THE "STATE OF RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THE PLANS. ALL EROSION AND SEDIMENT CONTROL MEASURES OR WORKS AND REHABILITATION MEASURES MUST CONFORM TO OR EXCEED THE SPECIFICATIONS OR STANDARDS SET OUT IN THIS HANDBOOK.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL, SUBJECT TO THE APPROVAL OF THE ENGINEER.

7. THE PROPOSED CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND DETAILS. ALL VEHICLE TRAFFIC ENTERING OR EXITING THE PROJECT SITE SHALL PASS OVER THE CONSTRUCTION ENTRANCE(S) TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY. ADDITIONAL ENTRANCES FOR CONSTRUCTION PHASING SHALL BE INSTALLED AS REQUIRED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS.

8. THE CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE PLANS OR AS MAY BE REQUIRED TO PREVENT SEDIMENT FLOW TO STORM DRAINS OR SURFACE WATERS. A ROW OF STAKED HAYBALES OR A SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND PERIMETER SEDIMENT CONTROL BARRIER IS NECESSARY IF ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED WITH SEDIMENT. REPLACE BARRIER IMMEDIATELY IF BARRIER DECOMPOSED OR BECOMES INEFFECTIVE.

9. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. TEMPORARY SEEDING MAY BE APPLIED ANYTIME BETWEEN MARCH 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

   THIS TEMPORARY VEGETATIVE COVER SHALL CONSIST OF 60% OF ANNUAL OR PERENNIAL RYEGRASS AND 40% OF MILLET OR SUDANGRASS OR 100% OF WINTER RYE. ANNUAL OR PERENNIAL RYEGRASS SHALL BE PLANTED AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET, WINTER RYE SHALL BE PLANTED AT A RATE OF 2.5 POUNDS PER 1,000 SQUARE FEET, AND MILLET OR SUDANGRASS SHALL BE PLANTED AT A RATE OF 1.0 POUND PER 1,000 SQUARE FEET.

   LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS: (1) 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL, (2) 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM, AND (3) 1 TON PER ACRE (OR 45 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND. TEMPORARY VEGETATIVE COVER SHALL BE INSTALLED AS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.

10. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE15 AND AUGUST 15 TO SEPTEMBER 30. PERMANENT VEGETATIVE COVER NOT OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS SHALL RECEIVE THE FOLLOWING SEED MIXTURE (ALSO KNOWN AS URI NUMBER 2 SEED):

40% OF RED FESCUE	APPLICATION RATE: 0.90LBS/1,000SF
40% OF KENTUCKY BLUEGRASS	APPLICATION RATE: 0.90LBS/1,000SF
20% OF PERENNIAL RYEGRASS	APPLICATION RATE: 0.45LBS/1,000SF

    LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11.5 POUNDS PER 1,000 SQUARE FEET OF 10-20-20 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS: 4 TONS PER ACRE (OR 180 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL; 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND.

11. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.

    ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED. IF NETTING IS USED, THE NET SHALL BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, THE NET MUST BE REINSTALLED AS NECESSARY AFTER REPAIRING DAMAGE TO SLOPE. INSPECTIONS SHALL TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASS IS CONSIDERED TO BE FIRMLY ESTABLISHED AT A MINIMUM HEIGHT OF THREE (3) INCHES.

    STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. STRAW OR HAY MULCH SHOULD BE APPLIED AT A RATE OF 2 TONS PER ACRE, WOOD FIBER MULCH SHOULD BE APPLIED AT A RATE OF 1,500-2,000 POUNDS PER ACRE, OR HYDROMULCH APPLIED AT A RATE OF 1,500 POUNDS PER ACRE. WOOD FIBER MULCH SHOULD NOT BE USED ALONE IN THE WINTER OR DURING HOT, DRY WEATHER. STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. MULCH ANCHORING SHOULD ALSO BE USED ON SLOPES GREATER THAN THREE (3) PERCENT AND CONCENTRATED FLOW AREAS SUCH AS DIVERSION AND WATERWAY CHANNELS.

12. IF PERMANENT OR TEMPORARY SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

13. ANY EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES THAT MAY BE SUBJECT TO SEDIMENTATION SHALL BE PROTECTED WITH INLET PROTECTION OR OTHER APPROVED MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

14. ALL EXCESS EXCAVATED MATERIALS, EXCESS FILL, EXCESS CONSTRUCTION MATERIALS, AND DEBRIS SHALL BE REMOVED FROM THE SITE AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS.

15. WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.

16. CONTROL OF ALLOWABLE NON-STORMWATER DISCHARGES: IF ALLOWABLE NON-STORM WATER DISCHARGES ARE OCCURRING AT THE SITE, SUCH DISCHARGES SHALL BE VISUALLY OBSERVED AND RECORDED AS OUTLINED BELOW AND IN ACCORDANCE WITH PART II OF THE RIPDES GENERAL PERMIT. THE LIST OF EXPECTED SOURCES OF ALLOWABLE NON-STORM WATER DISCHARGES FOR THIS PROJECT ARE AS FOLLOWS: (1) DISCHARGE FROM VEHICLE WASHDOWN WHERE NO DETERGENTS ARE USED, (2) EXTERNAL BUILDING WASHDOWN WHERE NO DETERGENTS ARE USED, (3) THE USE OF WATER TO CONTROL DUST, (4) FIRE HYDRANT FLUSHINGS, (5) LAWN WATERING, (6) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, (8) IRRIGATION DRAINAGE, (9) PAVEMENT WASHWATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIALS HAVE BEEN REMOVED) AND WHERE NO DETERGENTS ARE USED, AND (10) FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS SUCH AS SOLVENTS OR CONTAMINATED BY CONTACT WITH SOILS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAS OCCURRED.

17. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.

STORMWATER MAINTENANCE PROGRAM

1. REPAIRS OR REPLACEMENT OF DRAINAGE STRUCTURES SHALL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.

2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM ONCE CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER.

3. MAINTENANCE FOR SEDIMENT FOREBAYS:
   SEDIMENTS SHOULD BE REMOVED IMMEDIATELY FOLLOWING SITE STABILIZATION AND THEREAFTER ONCE EVERY TEN (10) YEARS PER THE RHODE ISLAND STORMWATER STANDARDS AND INSTALLATION MANUAL. DURING THE FIRST YEAR OF OPERATION, IT MAY BE NECESSARY TO REMOVE ACCUMULATED SEDIMENTS MORE OFTEN. ROUTINE INSPECTIONS OF THE FOREBAYS ARE REQUIRED AFTER SITE STABILIZATION TO ENSURE PROPER FUNCTIONING. ACCUMULATED SEDIMENT MAY HAVE TO BE REMOVED MORE FREQUENTLY IF THE STORAGE CAPACITY OF THE SEDIMENT FOREBAY IS WITHIN THE LAST TEN (10) PERCENT OF ITS AVAILABLE STORAGE CAPACITY.

   THE GRASSED AREAS OF THE FOREBAYS SHOULD BE INSPECTED AT LEAST TWICE PER YEAR TO CHECK FOR EROSION PROBLEMS. PROBLEM AREAS MUST BE RESEEDED IMMEDIATELY TO STABILIZE EXPOSED SOILS,

   SIDE SLOPES AND EMBANKMENTS SHOULD BE MOWED AT LEAST ONCE PER GROWING SEASON TO PREVENT UNWANTED WOODY GROWTH. MOWINGS CAN BE MORE FREQUENT IF A MORE GROOMED APPEARANCE IS DESIRED. ALL TRASH AND LITTER SHALL BE REMOVED FROM THE BASIN DURING MOWING OPERATIONS.

   DISPOSAL OF THE ACCUMULATED SEDIMENT AND HYDROCARBONS MUST BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

4. MAINTENANCE FOR BIORETENTION BASINS.

   THE BIORETENTION BASIN SHALL BE INSPECTED AFTER EVERY MAJOR STORM IN THE FIRST FEW MONTHS FOLLOWING CONSTRUCTION. THE BIORETENTION BASIN SHALL BE INSPECTED SEMI-ANNUALLY THEREAFTER. INSPECTIONS SHALL FOCUS ON:

   - CHECKING THE BIORETENTION BASIN FOR STANDING WATER OR OTHER EVIDENCE OF CLOGGING SUCH AS DISCOLORED OR ACCUMULATED SEDIMENTS.
   - CHECKING THE STONE DIAPHRAGM FOR SEDIMENT ACCUMULATION, TRASH, AND DEBRIS.

   SEDIMENT SHALL BE REMOVED FROM THE BIORETENTION BASIN WHEN THE ACCUMULATION EXCEEDS ONE INCH OR WHEN THERE IS EVIDENCE THAT THE INFILTRATION CAPACITY OF THE BIORETENTION BASIN HAS BEEN SIGNIFICANTLY REDUCED. WHEN THE OBSERVED WATER LEVEL ABOVE THE FILTER EXCEEDS THE DESIGN LEVEL OR DRAW DOWN TIME EXCEEDS 36 HOURS, THE TOP SEVERAL INCHES OF THE BIORETENTION BASIN (TYPICALLY DISCOLORED MATERIAL) SHALL BE REMOVED AND REPLACED. THE MATERIAL SHALL BE REMOVED WITH RAKES WHERE POSSIBLE RATHER THAN HEAVY EQUIPMENT TO AVOID COMPACTING. REMOVED SEDIMENTS SHALL BE DEWATERED (IF NECESSARY) AND DISPOSED OF IN A LAWFUL MANNER.

   MULCHING SHALL BE ONE (1) TIME PER YEAR IN SPRING, AT MINIMUM.

   MOWING SHALL BE TWO (2) TIMES PER YEAR, AT MINIMUM.

   WATERING SHALL BE ONE (1) TIME EVERY TWO (2) TO THREE (3) DAYS FOR FIRST ONE (1) TO TWO (2) MONTHS, THEN AS NEEDED UNTIL VEGETATION IS FULLY ESTABLISHED. IF DROUGHTY, WATERING AFTER THE INITIAL YEAR MAY BE WARRANTED.

   SEMI-ANNUAL INSPECTIONS INCLUDING TRASH COLLECTION, SPOT WEEDING, REMOVING AND REPLACING DEAD VEGETATION, AND PRUNING

5. MAINTENANCE FOR VEGETATED SWALES:

   SWALES SHALL BE MOWED AT LEAST ONCE PER GROWING SEASON (OR TWO (2) TIMES PER YEAR AT A MINIMUM) TO PREVENT ESTABLISHMENT OF WOODY GROWTH AND OTHER UNDESIRABLE PLANTS THAT INHIBIT PROPER PERFORMANCE. GRASS VEGETATION SHOULD NOT BE CUT SHORTER THAN 4 INCHES.

   BARE SPOTS AND ERODED AREAS WITHIN THE SWALE MUST BE RESEEDED IMMEDIATELY FOLLOWING OBSERVATIONS TO PREVENT SUBSEQUENT FAILURE OF THE SYSTEM.

   SWALES SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS. ALL TRASH AND OTHER LITTER MUST BE REMOVED DURING INSPECTIONS.

   SEDIMENTS SHALL BE REMOVED AT LEAST ONCE PER YEAR. RESEEDING MAY BE NECESSARY AFTER SEDIMENT REMOVAL OPERATIONS, ESPECIALLY IF EXCESSIVE DAMAGE IS DONE TO VEGETATION.

   STONE DIAPHRAGMS UPGRADIENT OF SWALES SHALL BE REPLACED ONCE EVERY TWO (2) TO THREE (3) YEARS.

6. MAINTENANCE FOR RIPRAP:

   ONCE RIPRAP HAS BEEN INSTALLED, IT SHOULD REQUIRE VERY LITTLE MAINTENANCE. RIPRAP SHALL BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SCOUR BENEATH THE RIPRAP OR DISLODGED ANY OF THE STONE. REPAIRS SHOULD BE ACCOMPLISHED IMMEDIATELY.

7. MAINTENANCE FOR CATCH BASINS:

   ONCE CONSTRUCTION IS COMPLETE AND HAS BEEN ACCEPTED BY THE OWNER, INSPECTIONS OF ALL CATCH BASINS ON-SITE BY THE OWNER SHOULD OCCUR AT LEAST QUARTERLY TO CHECK FOR DEBRIS REMOVAL (SEDIMENT AND HYDROCARBONS) AND STRUCTURAL INTEGRITY OR DAMAGE, AND CLEANED TWICE A YEAR, AT MINIMUM. SUCH DEFICIENCIES MUST BE CORRECTED IMMEDIATELY. DISPOSAL OF THE ACCUMULATED SEDIMENT AND HYDROCARBONS MUST BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

CONSTRUCTION RUNOFF INSPECTION

1. SITE DISCHARGES FROM CONSTRUCTION SITES ARE REGULATED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RHODE ISLAND POLLUTANT DISCHARGE SYSTEM ELIMINATION (RIPDES) PROGRAM. STORMWATER CONTROL MEASURES, DISTURBED AREAS, AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION (INCLUDING SOIL STOCKPILES), DISCHARGE LOCATIONS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, MUST BE INSPECTED BY OR UNDER THE SUPERVISION OF THE PERMITTEE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAINFALL PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF. SUCH AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE WATERS OF THE STATE OR A SEPARATE STORM SEWER SYSTEM. ALL BEST MANAGEMENT PRACTICES (BMPS) SHALL BE MAINTAINED TO PREVENT UNCONTROLLED RELEASES OF MEASURABLE AMOUNTS OF SEDIMENT OR SEDIMENT LADEN WATER FROM TRAVELING BEYOND THE LIMITS OF DISTURBANCE.

2. IF AN INSPECTION REVEALS A DISCHARGE OF SEDIMENTS TO THE WATERS OF THE STATE OR A SEPARATE STORM SEWER SYSTEM, THE PERMITTEE MUST NOTIFY THIS OFFICE OF THE NATURE OF THE DISCHARGE, THE MEASURES TAKEN TO CLEAN UP THE DISCHARGE, AND THE MEASURES TAKEN TO PREVENT FUTURE RELEASES. BASED ON THE RESULTS OF THE INSPECTIONS, THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS MUST PROVIDE FOR IMPLEMENTATION OF ANY CHANGES TO THE SWPPP WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

3. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S), AND TITLES OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SWPPP, AND ACTIONS MUST BE MADE AND RETAINED AS PART OF THE SWPPP FOR AT LEAST FIVE (5) YEARS FROM THE DATE THAT THE SITE HAS UNDERGONE FINAL STABILIZATION. SUCH REPORTS MUST IDENTIFY ANY INCIDENTS OF NONCOMPLIANCE. WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NONCOMPLIANCE, THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE WITH THE SWPPP AND THIS PERMIT. THE REPORT MUST BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE RIPDES GENERAL PERMIT.

CONSTRUCTION SEQUENCE

CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT ARE EXPECTED TO COMMENCE IN MARCH, 2017. IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED BY DECEMBER, 2018. THE GENERAL SEQUENCE FOR EACH PHASE OF CONSTRUCTION IS AS FOLLOWS:

1. INSTALL PERIMETER SEDIMENT CONTROL BARRIERS AND CONSTRUCTION ENTRANCES, AS SHOWN ON THE CONSTRUCTION PLANS. EROSION CONTROL MEASURES SHALL BE MAINTAINED OR REPLACED AS REQUIRED THROUGHOUT CONSTRUCTION PERIOD. ANY TEMPORARY SOIL STOCKPILE AREAS DURING CONSTRUCTION WILL ALSO BE ENCOMPASSED BY WATTLES OR HAYBALES.
2. CLEAR THE SITE AND REMOVE DEMOLISHED MATERIALS.
3. CONDUCT ROUGH GRADING AND STOCKPILE EXCESS SOILS FOR REMOVAL OR REUSE AS SPECIFIED.
4. INSTALL UTILITIES AND STORM DRAINS.
5. COMPACT SUBGRADE AND INSTALL GRAVEL BORROW IN ALL AREAS TO BE PAVED WITH BITUMINOUS OR CONCRETE PAVEMENT.
6. INSTALL BASE AND BINDER COURSES FOR ALL PAVED AREAS.
7. CONDUCT FINAL GRADING OF LANDSCAPED AREAS AND CONSTRUCT SIDEWALKS.
8. PERMANENTLY SEED ALL NON-PAVED AREAS AND INSTALL LANDSCAPING AS SPECIFIED.
9. INSTALL THE SURFACE COURSE FOR ROADWAYS AND PARKING AREAS.
10. REMOVE TEMPORARY EROSION CONTROLS MEASURES ONCE PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED AND THE SITE IS STABILIZED, INSPECTED, AND APPROVED BY THE TOWN OF BARRINGTON AND THE ENGINEER.

SPILL PREVENTION AND RESPONSE PROCEDURE

1. ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE STORMWATER DISPOSAL SYSTEM REQUIRES IMMEDIATE NOTIFICATION TO THE RIDEM OIL POLLUTION CONTROL PROGRAM AT (401) 277-2284, AS PER THE OIL POLLUTION CONTROL REGULATIONS. DURING NON-WORKING HOURS, NOTIFICATION OF SPILLS CAN BE MADE TO THE RIDEM DIVISION OF ENFORCEMENT AT (401) 222-3070 (THE 24-HOUR EMERGENCY RESPONSE PHONE NUMBER).
2. ANY INCIDENT OF GROUNDWATER CONTAMINATION RESULTING FROM THE IMPROPER DISCHARGE OF POLLUTANTS TO THE STORMWATER DISPOSAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AS WELL AS ANY OTHER PARTIES THAT THE RIDEM DETERMINES TO BE RESPONSIBLE FOR THE CONTAMINATION. PURSUANT TO STATE LAWS AND REGULATIONS, THE RIDEM MAY REQUIRE THE PROPERTY OWNER AND OTHER RESPONSIBLE PARTIES TO REMEDIATE ANY INCIDENTS THAT MAY ADVERSELY IMPACT GROUNDWATER QUALITY.
3. UPON TRANSFER OF THE PROPERTY, THE NEW OWNER SHALL BE INFORMED AS TO THE LEGAL RESPONSIBILITIES ASSOCIATED WITH DISPOSAL SYSTEM, AS INDICATED ABOVE.
4. THE OWNER WILL CREATE A MAINTENANCE LOG, SHOWING THE DATE, TIME, NAME OF INSPECTOR, INSPECTION COMMENTS, AND ANY ACTIONS TAKEN BASED ON THE ABOVE REFERENCE SCHEDULE.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMEDIATE INCIDENTS THAT ADVERSELY IMPACT GROUNDWATER QUALITY.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN
No. 7487
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
2/24/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: AS NOTED
VERT.:
DATUM:
HORZ.:
VERT.:
1 0 1
GRAPHIC SCALE

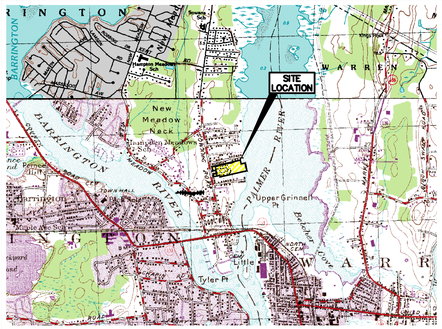
FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
www.fando.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
GENERAL NOTES & LEGEND
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CN-002

File Path: J:\DWG\P2012\1033\A20\Civil\Plan\20121033A20_GEN01.dwg Layout: CN-002 Plotted: Mon, February 29, 2016 - 6:09 PM User: cviera
Plotter: DWG TO PDF.PC3 CTB File: FO.STB
LAYER STATE:
MS VIEW:



LOCATION MAP

SCALE: 1"=2500'

GENERAL NOTES

1. LOCUS IS SHOWN ON BARRINGTON ASSESSORS MAP 28 ~ LOTS 72, 73, 246, 248, 249, & 263.
2. OWNER OF RECORD: JOSEPH W. SILVEIRA AND MARIA A. SILVEIRA 83 SOWAMS RD., BARRINGTON, RHODE ISLAND 02806
3. PROJECT HORIZONTAL DATUM: RHODE ISLAND STATE PLANE COORDINATES NAD 1983 US FEET (SCALED FROM ORTHO PHOTO OVERLAY.
4. PROJECT VERTICAL DATUM: NAVD 1988 (CORPSCON CONVERSION FROM BARRINGTON NGVD 1929 MEAN SEA LEVEL SEWER BENCH MARKS).
5. PROJECT LAND IS IN A ZONE "AE" ELEVATION 13.00 FEET ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) ENTITLED: "BRISTOL COUNTY, RHODE ISLAND PANEL 7 OF 18" MAP NUMBER 44001C007H MAP REVISED JULY 7, 2014 (NGVD 1988).
6. REFERENCE SEWER EASEMENT DEED BOOK 133 PAGE 138 AND BOOK 133 PAGE 146.
7. INTERNAL CART PATHS AND BUILDINGS SERVICING THE FORMER GREEN HOUSE BUSINESS ARE NOT SHOWN HERE-ON. (NOT IN CONTACT).

PLAN REFERENCES

1. REFERENCE PLAN ENTITLED: "PALMER BEACH PLAT, HAMPDEN MEADOWS, BARRINGTON, R.I.", BY: WALTER J. GRADY ENGR. DATED SEPT. 1910.
2. REFERENCE PLAN ENTITLED: "DZYKEWICZ PLAT, HAMPTON MEADOWS, BARRINGTON, R.I.", BY: JOSEPH G.A. RICCO, CE DATED: MARCH 1976.
3. REFERENCE PLAN ENTITLED: "EXISTING CONDITIONS BOUNDARY PLAN OF LAND, SOWAMS ROAD, BARRINGTON, RI, ASSESSORS MAP 28-1, LOTS - 72, 72, 246, 248, 249, 263", PREPARED FOR: EAST BAY COMMUNITY DEVELOPMENT, 150 FRANKLIN STREET, BRISTOL, RI 02809, JOB #04-058, SCALE: 1"=50', DATE: JULY 28, 2015, SHEET 1 OF 1, PREPARED BY INSITE ENGINEERING SERVICES, LLC.

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES AND LEGEND.

ZONING DISTRICT

RESIDENTIAL "R-25"		
MIN. LOT AREA		25,000 SF (SINGLE FAMILY)
		30,000 SF (TWO FAMILY DWELLINGS)
MIN. FRONTAGE		140' (SINGLE FAMILY)
		75' (ABUTS CUL-DE-SAC LOT CL RADIUS > 150')
MIN. SETBACKS -	FRONT	30'
	SIDE	14' OR 10% OF FRONTAGE
	REAR	25'
MAX. BUILDING COVERAGE		20%
MAX. HEIGHT		35%

LEGEND

- ⊠ BOUND
- ○ IRON ROD

ORCHARD (40' WIDE) AVENUE

PLAT 28 LOT 60 N/F MLR INVESTMENTS LLC DB 762 PG 53

PLAT 28 LOT 52 N/F ~~BENJAMIN F. &~~ CONSTANCE ANN DISANO DB 231 PG 860

PLAT 28 LOT 13 N/F FRANCIS PERNA

PLAT 28 LOT 70 N/F JENNIE M. PROTO DB 433 PG 317

PLAT 28 LOT 69 N/F MARTHA SANTOS DB 119 PG 205

PLAT 28 LOT 68 N/F BARBARA HIGGINS DB 527 PG 262

PLAT 28 LOT 66 N/F RICHARD B. SKROBISH DB 1077 PG 265

PLAT 28 LOT 64 N/F LESLIE M. OLIVER DB 113 PG 683

PLAT 28 LOT 62 N/F DAVID J. & DARLENE M. MORRIS DB 141 PG 728

PLAT 28 LOT 59 N/F PETER MORIN & MARISSA M. LOMBARDO DB 969 PG 224

PLAT 28 LOT 55 N/F DEBORAH & CHRISTOPHER FRANCIS DB 494 PG 66

PLAT 28 LOT 54 N/F LARS & SEIJA A. FLODERUS DB 1235 PG 120

PLAT 28 LOT 51 N/F TIMOTHY & FRANCIS D DALLESANDRO DB 162 PG 727

PLAT 28 LOT 48 N/F CARRIE & VIOLET L. RUGGIERI DB 1151 PG 278

PLAT 28 LOT 46

PLAT 28 LOT 44

PLAT 28 LOT 45

SEWER EASEMENT #1 AREA= 10,434 SF

S77°33'04"W 109.98'

S77°33'04"W 666.39'

S77°33'04"W 217.85'

426.42' N77°33'04"E

105.14' N77°33'04"E

88.59' N77°33'04"E

213.27' N77°33'04"E

N9°22'00"W 20.03'

N12°26'56"W 127.51'

LOT 4 (12,094 SF, 0.28 ACRES)

S8°56'14"E 94.79'

S8°56'16"E 110.61'

PLAT 28 LOT 248 N/F JOSEPH SILVEIRA DB 294 PG 049 AREA 22,113±SF (0.508±ACRES)

PLAT 28 LOT 246 N/F JOSEPH SILVEIRA & MARIA A. SILVEIRA TRUSTEES DB 199 PG 812 (DEED PARCEL 2) AREA 106,731±SF (2.450±ACRES)

LOT 2 (92,047 SF, 2.11 ACRES)

PROPOSED DRAINAGE EASEMENT #1 AREA= 14,849 SF

PLAT 28 LOT 47 N/F THE BARRINGTON LAND CONSERVATION TRUST, INC. DB 326 PG 297

Δ=93°35'47" R=15.00' L=24.50' S55°44'07"E 21.87'

6' SIDEWALK EASEMENT

N77°28'00"E 94.07'

N84°56'34"E 118.22'

N79°37'35"E 267.53'

N8°56'14"W 56.25'

S77°22'16"W 110.00'

S84°56'36"W 119.35'

Δ=84°40'59" R=16.00' L=23.65' N62°42'54"W 21.55'

PLAT 28 LOT 249 N/F JOSEPH SILVEIRA & MARIA A. SILVEIRA TRUSTEES DB 1077 PG 328 AREA 9,879±SF (0.227±ACRES)

PLAT 28 LOT 265 N/F JOSEPH SILVEIRA & MARIA A. SILVEIRA TRUSTEES DB 199 PG 812 AREA 21,984±SF (0.504±ACRES)

40' ROW

Δ=21°04'58" R=56.01' L=20.61' S89°49'46"E 20.50'

Δ=20°55'44" R=56.00' L=20.46' N20°50'22"W 20.34'

196.96' S79°37'35"W

SEWER EASEMENT #2 AREA= 890 SF

S10°18'32"E 62.00'

LOT 1 (13,976 SF, 0.32 ACRES)

S58°56'14"E 110.00'

29.89' N10°22'25"W

30.00' S10°22'25"E

30.00' N10°22'25"W

S79°37'35"E 196.96'

S10°22'25"E 30.00'

S79°40'46"W 162.54'

N79°40'46"E 172.67'

69.30' N79°40'46"E

68.47' N79°40'46"E

N42°27'20"E 43.65'

LOT 6 (149,239 SF, 3.43 ACRES)

PLAT 28 LOT 72 N/F JOSEPH SILVEIRA & MARIA A. SILVEIRA TRUSTEES DB 199 PG 812 (DEED PARCEL 1) AREA 105,382±SF (2.419±ACRES)

EXISTING 25' WIDE SEWER EASEMENT

ZONING DISTRICT "C" ZONING DISTRICT "R-25"

N17°26'53"E 198.58'

N17°26'53"E 190.98'

N17°40'40"E 133.80' "TIE" LINE

N17°02'12"E 138.10' "TIE" LINE

S77°22'16"W 132.98'

PLAT 28 LOT 247 N/F ERIC P. SILVESTRI TRUSTEES DB 311 PG 283

110.00' S77°22'44"W

Δ=90°00'00" R=56.00' L=87.96' N55°22'25"W 79.20'

S8°56'14"E 88.70'

S8°56'14"E 89.62'

LOT 5 (9,787 SF, 0.22 ACRES)

6' SIDEWALK EASEMENT

Δ=34°10'38" R=56.00' L=33.40' N6°42'54"E 32.91'

Δ=90°00'00" R=56.00' L=87.96' S34°37'35"W 79.20'

PLAT 28 LOT 73 N/F JOSEPH SILVEIRA & MARIA A. SILVEIRA TRUSTEES DB 199 PG 810 AREA 157,274±SF (3.610±ACRES)

LOT 3 (96,587 SF, 2.22 ACRES)

LOT LINE TO BE EXTINGUISHED (TYP.)

N7°26'53"E 230.25'

SOWAMS (50' WIDE) ROAD

PLAT 28 LOT 265 N/F JOSEPH SILVEIRA

N77°51'16"E 109.94'

N77°51'16"E 111.56'

S8°56'14"E 54.00'

PLAT 28 LOT 74 N/F MICHAEL J. BOREK JR. DB 523 PG 545

RIGHT OF WAY (DB 120 PG 285)

BM NE BON BOLT HYD ELEV = 21.96

PLAT 28 LOT 75 N/F ANDREW C. DZYKEWICZ DB 1258 PG 175

N77°51'16"E 432.51'

N77°51'16"E 421.25'

PLAT 28 LOT 280 N/F US BANK NATIONAL ASSOCIATION (TRUSTEE) DB 1264 PG 101 PLAT 713 ("DZYKEWICZ PLAT, HAMPDEN MEADOWS")

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LAYER STATE:
MS VIEW:

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
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SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL) 2/29/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: 1" = 40'
VERT.:
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HORZ.:
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40 20 0 40
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
www.fando.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
PRELIMINARY SUBDIVISION PLAN
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CV-101

SHEET NOTES

1. SEE SHEET CN–001 FOR GENERAL NOTES & LEGEND.
2. REMOVE & DISPOSE ALL REMAINING ANCILLARY MATERIALS ASSOCIATED WITH PREVIOUS NURSERY OPERATION, INCLUDING BUT NOT LIMITED TO STRUCTURES, PIPING, PLANT MATERIALS, FABRIC BARRIERS AND OTHER MISCELLANEOUS MATERIALS.
3. PERIMETER EROSION CONTROL MEASURES IN DEBRIS REMOVAL AREA MAY VARY BASED ON FINAL APPROVED RESTORATION PLANS. SAVE ALL TREE SPECIMENS OVER 6" CALIPER.

ORCHARD (40' WIDE) AVENUE

PLAT 28 LOT 60 N/F MLR INVESTMENTS LLC DB 762 PG 53

PLAT 28 LOT 52 N/F BENJAMIN F. & CONSTANCE ANN DISANO DB 231 PG 860

PLAT 28 LOT 54 N/F LARS & SEIJA A. FLODERUS DB 1235 PG 120

PLAT 28 LOT 51 N/F TIMOTHY & FRANCIS D DALLESANDRO DB 162 PG 727

PLAT 28 LOT 48 N/F CARRIE & VIOLET L. RUGGIERI DB 1151 PG 278

PLAT 28 LOT 44

PLAT 28 LOT 46

PLAT 28 LOT 45

PLAT 28 LOT 47 N/F THE BARRINGTON LAND CONSERVATION TRUST, INC. DB 326 PG 297

PLAT 28 LOT 69 N/F MARTHA SANTOS DB 119 PG 205

PLAT 28 LOT 68 N/F BARBARA HIGGINS DB 527 PG 262

PLAT 28 LOT 66 N/F RICHARD B. SKROBISH DB 1077 PG 265

PLAT 28 LOT 64 N/F LESLIE M. OLIVER DB 113 PG 683

PLAT 28 LOT 62 N/F DAVID J. & CARLENE M. MORRIS DB 141 PG 728

PLAT 28 LOT 59 N/F PETER MORIN & MARISSA M. LOMBARDO DB 969 PG 224

PLAT 28 LOT 55 N/F DEBORAH & CHRISTOPHER FRANCIS DB 494 PG 66

PLAT 28 LOT 70 N/F JENNIE M. PROTO DB 433 PG 317

PLAT 28 LOT 13 N/F FRANCIS PERNA

PLAT 28 LOT 247 N/F ERIC P. SILVESTRI, TRUSTEES DB 311 PG 283

PLAT 28 LOT 265 N/F JOSEPH SILVEIRA

PLAT 28 LOT 74 N/F MICHAEL J. BOREK JR. DB 523 PG 545

PLAT 28 LOT 75 N/F ANDREW C. DZYKEWICZ DB 1258 PG 175

PLAT 28 LOT 280 N/F US BANK NATIONAL ASSOCIATION (TRUSTEE) DB 1264 PG 101 PLAT 713 ("DZYKEWICZ PLAT, HAMPDEN MEADOWS")

SOMAMS (50'± WIDE) ROAD

RIGHT OF WAY (DB 120 PG 285)

EXISTING WIRE FENCE

PROTECT ANY TREES/LIMBS EXTENDING OVER PROPERTY LINE

REMOVE & DISPOSE WIRE FENCE

REMOVE & DISPOSE TREE

REMOVE & DISPOSE BITUMINOUS CONCRETE PAVEMENT

CONCRETE WASHOUT

REMOVE & DISPOSE UTILITY POLE

REMOVE & RESET POLE

REMOVE & DISPOSE SHED

REMOVE/CLOSE EXISTING WELL

SEE NOTES 2 & 3

TREE PROTECTION (TYP.)

STOCKPILE AREA

PLACE WATTLES DOWNGRADIENT OF MATERIAL STOCKPILES

100' BARRINGTON WETLAND OVERLAY DISTRICT

AREA OF LIMITED DISTURBANCE TO BE ESTABLISHED BASED ON EXTENT OF DEBRIS (SEE NOTE 3)

CONSTRUCTION ENTRANCE

REMOVE AND DISPISE OHW

STAGING AREA

REMOVE & DISPOSE GRAVEL/PAVEMENT

REMOVE & DISPOSE TREES (TYP. OF 4)

TRAILER

PROTECT EXISTING TREES/LIMBS EXTENDING TO PROPERTY LINE

WATTLES

LIMIT OF FLOOD ZONE AE (EL. 13)

200' COASTAL BUFFER

"25" BUILDING SETBACK

200' FROM EDGE OF HIGH WATER

APPROXIMATE HIGH WATER

EXISTING 25' WIDE SEWER EASEMENT

ZONING DISTRICT "C" ZONING DISTRICT "R-25"

PALMER RIVER

FLOOD

EBB

EXISTING DWELLING #93

EXISTING DWELLING #91

SHED

BM NE BON BOLT HYD ELEV = 21.96

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MS VIEW: LAYER STATE:

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SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL) 2/29/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

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40 20 0 40
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401.861.3070
www.fando.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
SITE PREPARATION PLAN
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CP-101

ZONING TABLE

CURRENT ZONE: RESIDENCE 25 (R-25)
PROPOSED USE: MULTI-FAMILY AND SINGLE-FAMILY RESIDENTIAL
TOTAL AREA OF DEVELOPMENT : 9.85± ACRES

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
MINIMUM LOT AREA	30,000 SF (1) 25,000 SF (2)	0.42 AC	2.11 AC	2.22 AC	12,000 SF±	10,000 SF±	3.4 AC
MINIMUM LOT DEPTH	140'	62'	110'	122'	110'	110'	217'
MINIMUM LOT FRONTAGE	140'	219'	453'	575'	95'	89'	20'
MINIMUM FRONT YARD	30'	9'	5'	6'	44'	17'	N/A
MIMIMUM SIDE YARD	14 FEET OR 10% OF THE FRONTAGE	33'	55'	69'	23'	16'	N/A
MINIMUM REAR YARD	25'	N/A	26'	46'	37'	58'	N/A
MAXIMUM STRUCTURE HEIGHT	35'	< 25'	< 25'	< 25'	< 25'	< 25'	N/A
MAXIMUM BUILDING LOT COVERAGE	20%	22%	10%	13%	10%	11%	N/A

(1) TWO-FAMILY
(2) SINGLE-FAMILY

OFFSTREET PARKING

PROPOSED USE:	REQUIRED	PROVIDED
MULTI-FAMILY (10 ONE B.R. AND 30 MULTI-B.R. UNITS)	68	68
SINGLE-FAMILY (2 HOMES)	4	4

TOWN PARKING REQUIREMENTS (185-78): 1 SPACE PER ONE-BEDROOM UNIT, 1.5 SPACES PER TWO-BEDROOM UNIT AND LARGER, PLUS 1 GUEST SPACE FOR EVERY THIRD UNIT. 2 SPACES FOR EACH SINGLE-FAMILY DWELLING UNIT.

PROPOSED USE:	REQUIRED	PROVIDED
OFFICE/LAUNDRY/MAINTENANCE (910 SF)	3	3

TOWN PARKING REQUIREMENTS (185-78): 1 SPACE PER 350 SF GFA

PARKING SUMMARY

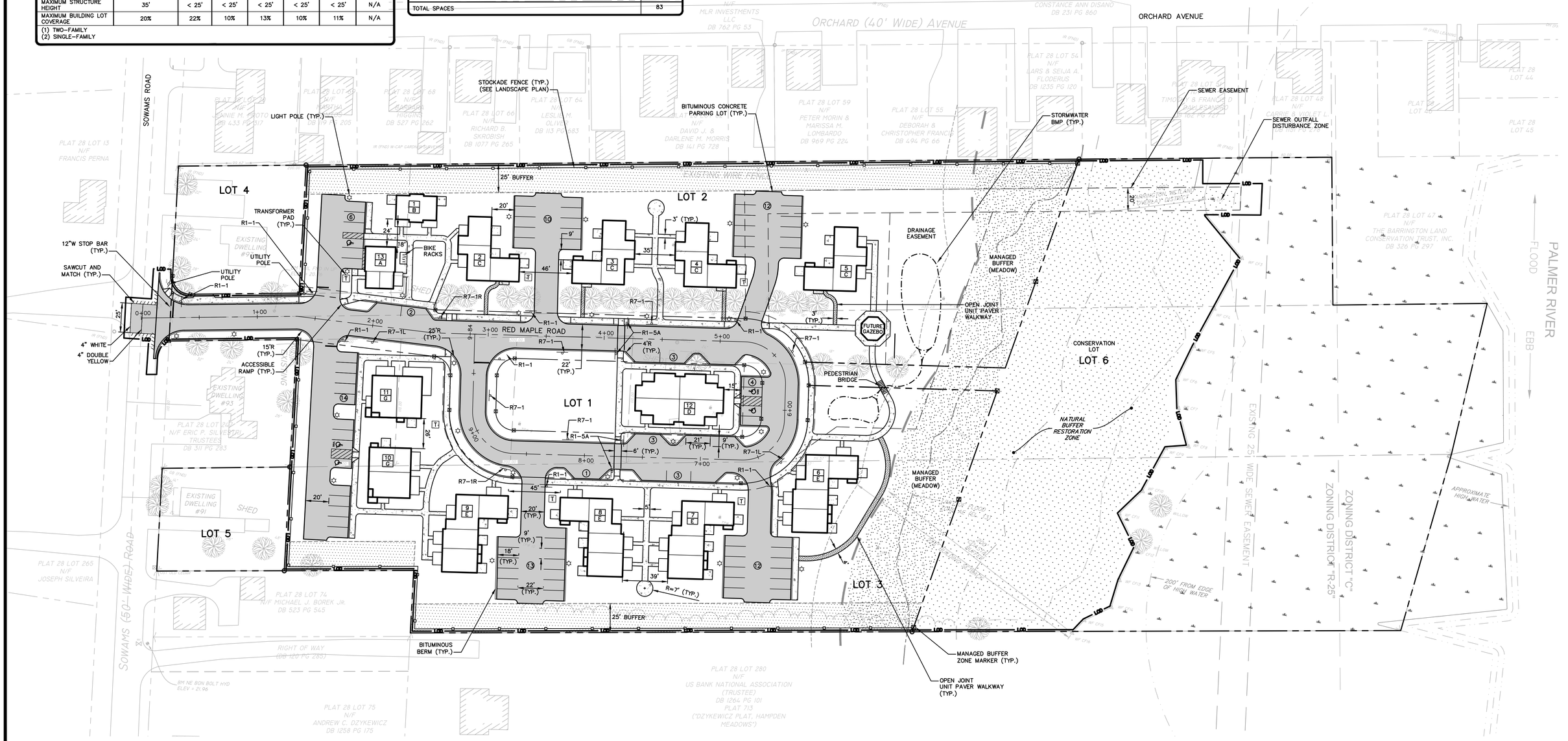
	AS DESIGNED
OFF-STREET PARKING SPACES	71
ON-STREET PARKING	12
TOTAL SPACES	83

UNIT SUMMARY

ONE BEDROOM UNITS	10
TWO BEDROOM UNITS	16
THREE BEDROOM UNITS	14

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET CN-001 FOR LIST OF RELIEF AND VARIANCES INCLUDED IN PROJECT.
3. SEE SHEET CS-102 FOR CENTERLINES DATA AND LAYOUT COORDINATES.
4. ALL WALKS SHALL BE 5' WIDE UNLESS OTHERWISE NOTED.
5. PEDESTRIAN BRIDGE SHALL BE PRE-FABRICATED WOODEN UNIT WITH 42" RAILS EACH SIDE. FINAL DESIGN TO BE COORDINATED WITH OWNER.



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SEAL

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FJS Associates, Ltd.

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40 20 0 40
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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
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PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CS-101

POINT LAT/LONG DATA			
POINT NO.	DESCRIPTION	LATITUDE	LONGITUDE
1		240662.23	384594.60
2		240686.74	384639.61
3		240697.07	384688.30
4		240706.62	384749.37
5		240721.45	384827.02
6		240737.60	384906.47
7		240771.78	385048.57
8		240632.61	384627.60
9		240639.85	384667.19
10		240624.52	384703.48
11		240582.36	384677.70
12		240581.10	384695.95
13		240555.41	384611.40
14		240580.94	384798.59
15		240702.01	384775.64

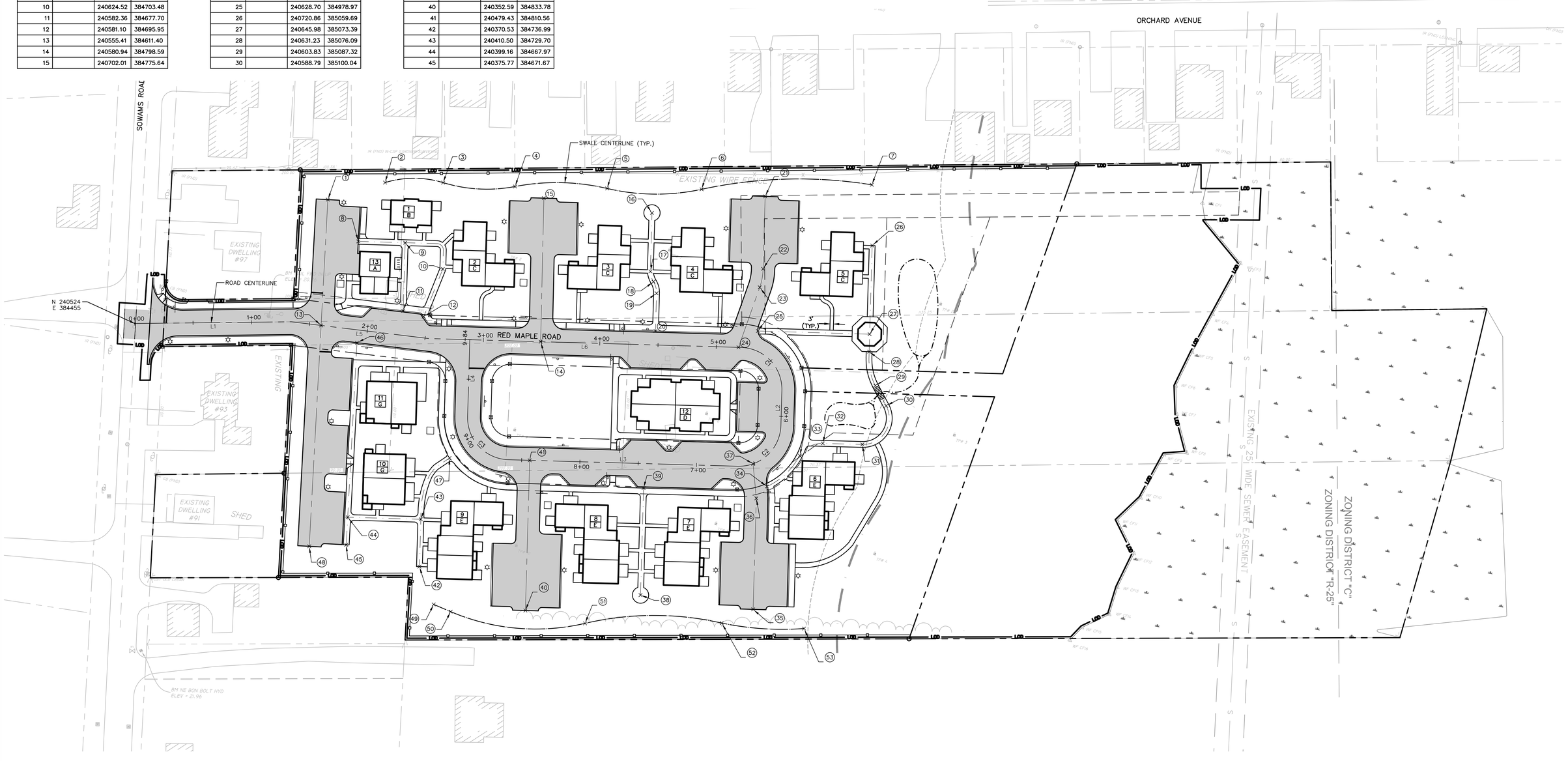
POINT LAT/LONG DATA			
POINT NO.	DESCRIPTION	LATITUDE	LONGITUDE
16		240708.94	384869.02
17		240659.60	384878.17
18		240651.42	384882.61
19		240642.32	384887.22
20		240610.43	384893.06
21		240743.02	384961.09
22		240681.84	384972.27
23		240665.73	384972.78
24		240611.52	384965.67
25		240628.70	384978.97
26		240720.86	385059.69
27		240645.98	385073.39
28		240631.23	385076.09
29		240603.83	385087.32
30		240588.79	385100.04

POINT LAT/LONG DATA			
POINT NO.	DESCRIPTION	LATITUDE	LONGITUDE
31		240552.13	385086.94
32		240545.97	385053.55
33		240531.67	385036.48
34		240499.80	385014.34
35		240394.23	385024.72
36		240487.97	385007.56
37		240516.37	384998.70
38		240386.09	384927.64
39		240476.49	384911.09
40		240352.59	384833.78
41		240479.43	384810.56
42		240370.53	384736.99
43		240410.50	384729.70
44		240399.16	384667.97
45		240375.77	384671.67

POINT LAT/LONG DATA			
POINT NO.	DESCRIPTION	LATITUDE	LONGITUDE
46		240547.33	384644.58
47		240467.05	384742.88
48		240367.89	384640.89
49		240341.33	384755.73
50		240338.28	384771.28
51		240352.45	384886.09
52		240377.12	385000.77
53		240387.21	385070.86

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET CS-201 FOR ROAD ALIGNMENT.



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SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL) — 2/29/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

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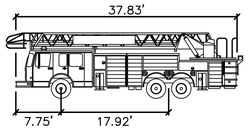
CS-102



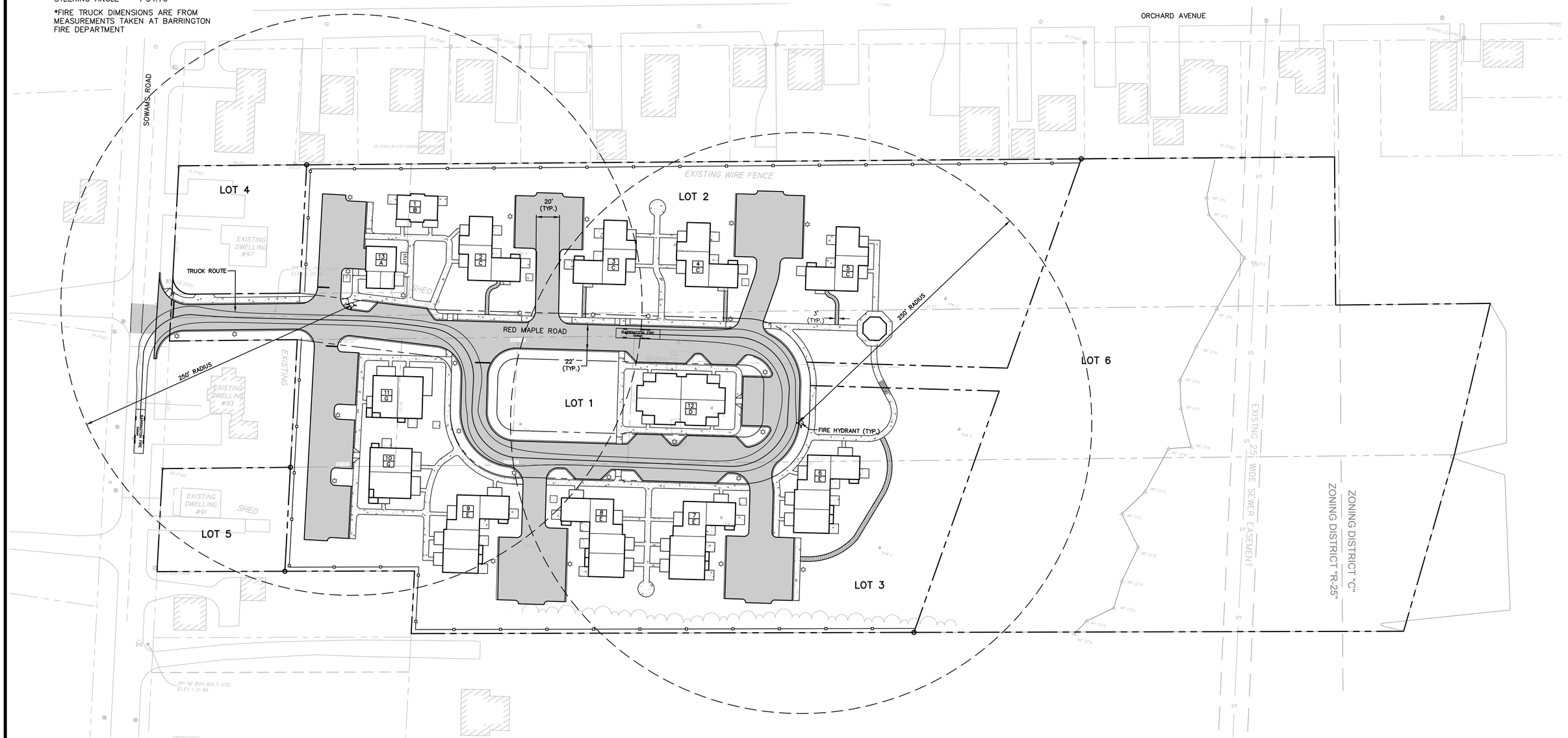
BARRINGTON FIRE TRUCK

WIDTH	: 8.17'
TRACK	: 8.42'
STEERING ANGLE	: 34.70°

*FIRE TRUCK DIMENSIONS ARE FROM MEASUREMENTS TAKEN AT BARRINGTON FIRE DEPARTMENT

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES AND LEGEND.
2. THIS SHEET IS DIAGRAMMATIC ONLY AND IS INTENDED TO SHOW EMERGENCY EGRESS AND FIRE COVERAGE ONLY.
3. STREET PARKING IS PROHIBITED EXCEPT WHERE INDICATED ON DRAWINGS.



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SEAL

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FJS Associates, Ltd.

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BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
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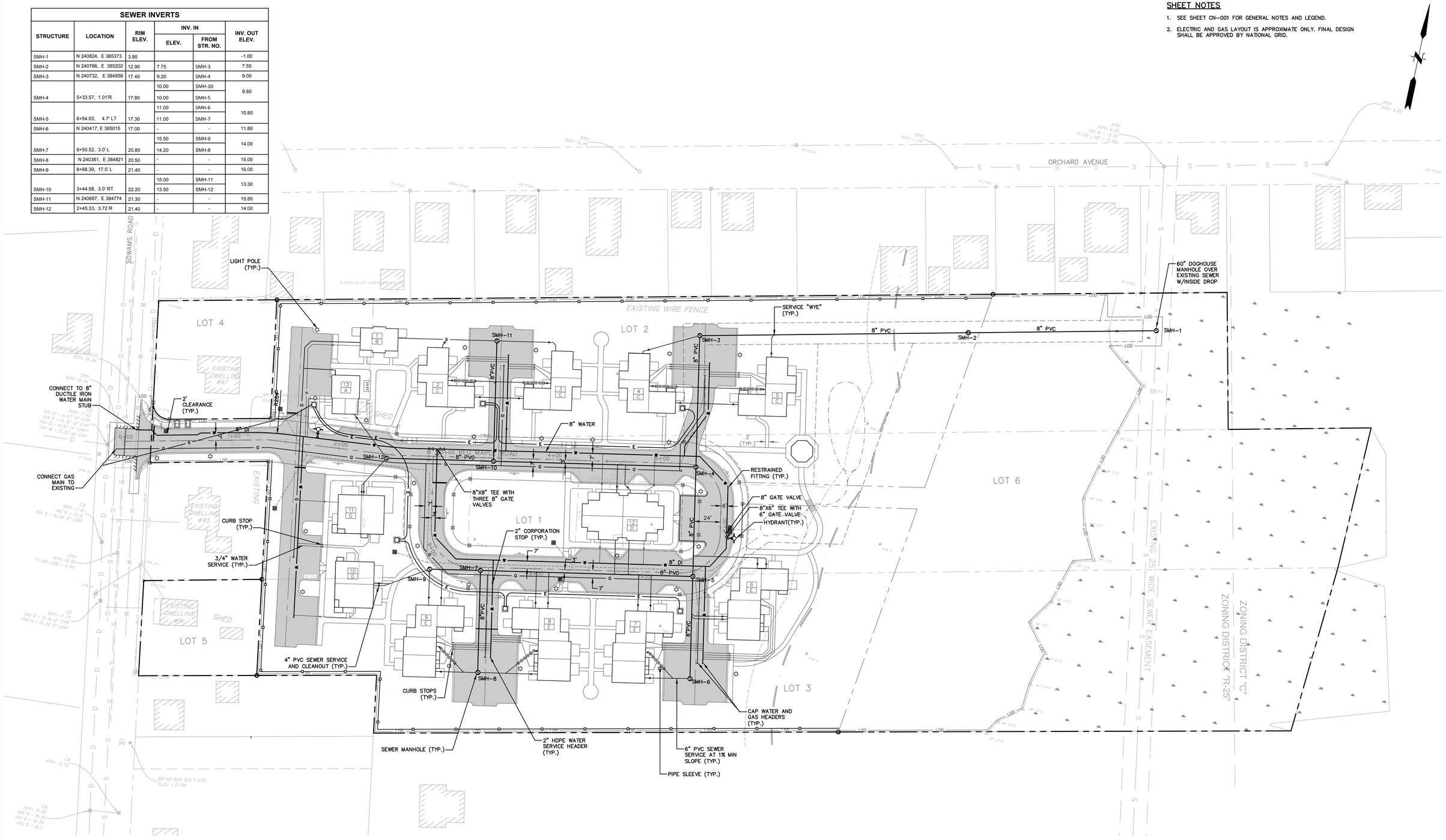
CS-103

SEWER INVERTS					
STRUCTURE	LOCATION	RIM ELEV.	INV. IN		INV. OUT ELEV.
			ELEV.	FROM STR. NO.	
SMH-1	N 240824, E 385373	3.80			-1.00
SMH-2	N 240786, E 385202	12.90	7.75	SMH-3	7.55
SMH-3	N 240732, E 384958	17.40	9.20	SMH-4	9.00
SMH-4	5+33.57, 1.01'R	17.80	10.00	SMH-10	9.80
			10.00	SMH-5	
SMH-5	6+54.03, 4.7' LT	17.30	11.00	SMH-6	10.80
			11.00	SMH-7	
SMH-6	N 240417, E 385015	17.00	-	-	11.80
SMH-7	8+50.52, 3.0' L	20.80	15.50	SMH-9	14.00
			14.20	SMH-8	
SMH-8	N 240381, E 384821	20.50	-	-	15.00
SMH-9	8+88.39, 17.5' L	21.40	-	-	16.00
SMH-10	3+44.58, 3.0' RT	22.20	15.00	SMH-11	13.30
			13.50	SMH-12	
SMH-11	N 240687, E 384774	21.30	-	-	15.80
SMH-12	2+45.33, 3.72 R	21.40	-	-	14.00

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES AND LEGEND.
2. ELECTRIC AND GAS LAYOUT IS APPROXIMATE ONLY. FINAL DESIGN SHALL BE APPROVED BY NATIONAL GRID.



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EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: 1" = 40'
VERT.:
DATUM:
HORZ.:
VERT.: NGVD 1988
40 20 0 40
GRAPHIC SCALE

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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
UTILITY PLAN
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

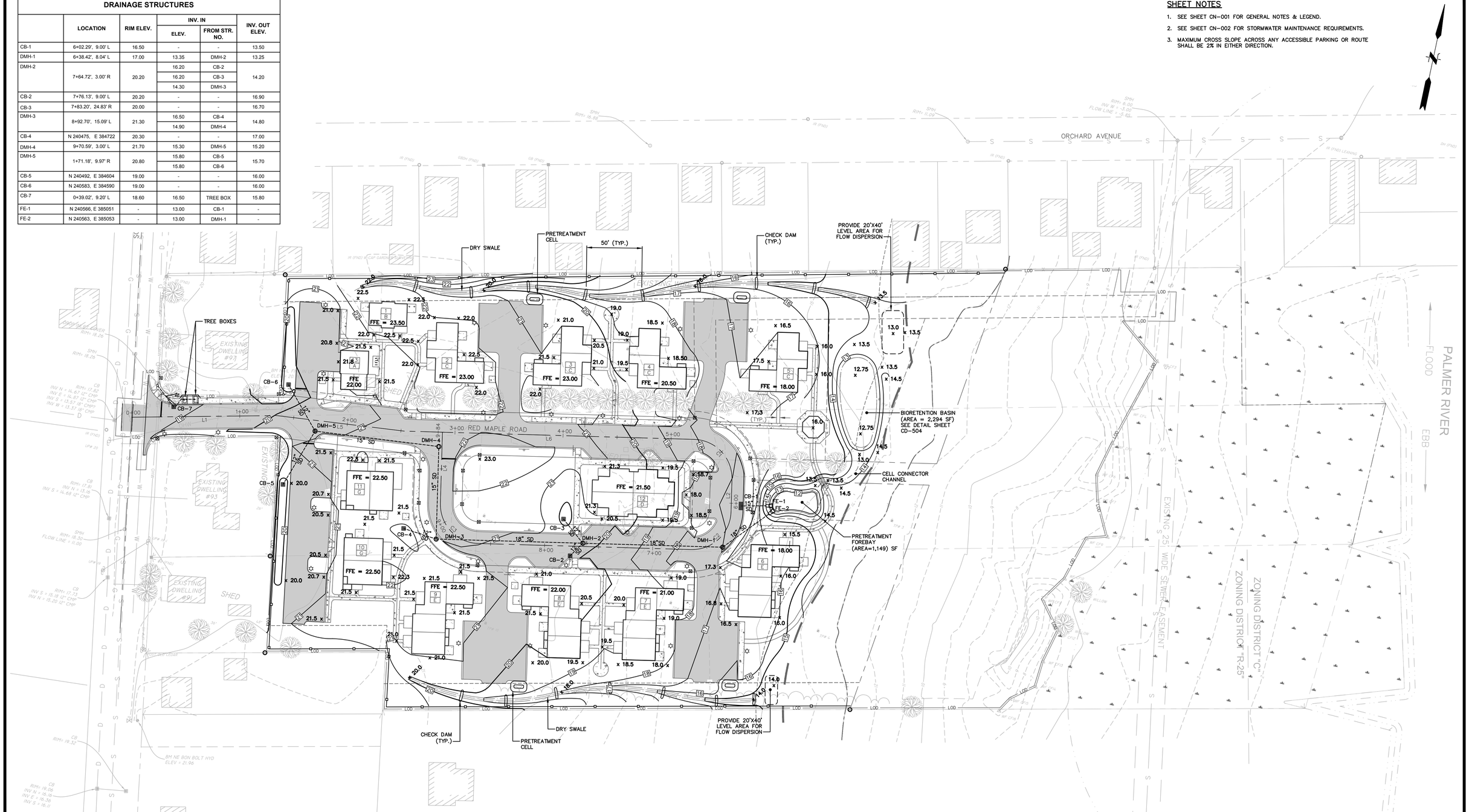
CU-101

DRAINAGE STRUCTURES

	LOCATION	RIM ELEV.	INV. IN		INV. OUT ELEV.
			ELEV.	FROM STR. NO.	
CB-1	6+02.29', 9.00' L	16.50	-	-	13.50
DMH-1	6+38.42', 8.04' L	17.00	13.35	DMH-2	13.25
DMH-2	7+64.72', 3.00' R	20.20	16.20	CB-2	14.20
			16.20	CB-3	
			14.30	DMH-3	
CB-2	7+76.13', 9.00' L	20.20	-	-	16.90
CB-3	7+83.20', 24.83' R	20.00	-	-	16.70
DMH-3	8+92.70', 15.09' L	21.30	16.50	CB-4	14.80
			14.90	DMH-4	
CB-4	N 240475, E 384722	20.30	-	-	17.00
DMH-4	9+70.59', 3.00' L	21.70	15.30	DMH-5	15.20
DMH-5	1+71.18', 9.97' R	20.80	15.80	CB-5	15.70
			15.80	CB-6	
CB-5	N 240492, E 384604	19.00	-	-	16.00
CB-6	N 240583, E 384590	19.00	-	-	16.00
CB-7	0+39.02', 9.20' L	18.60	16.50	TREE BOX	15.80
FE-1	N 240566, E 385051	-	13.00	CB-1	-
FE-2	N 240563, E 385053	-	13.00	DMH-1	-

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
2. SEE SHEET CN-002 FOR STORMWATER MAINTENANCE REQUIREMENTS.
3. MAXIMUM CROSS SLOPE ACROSS ANY ACCESSIBLE PARKING OR ROUTE SHALL BE 2% IN EITHER DIRECTION.



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LAYER STATE:
MS VIEW:

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL) — 2/29/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

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DATUM:
HORZ.:
VERT.: NGVD 1925
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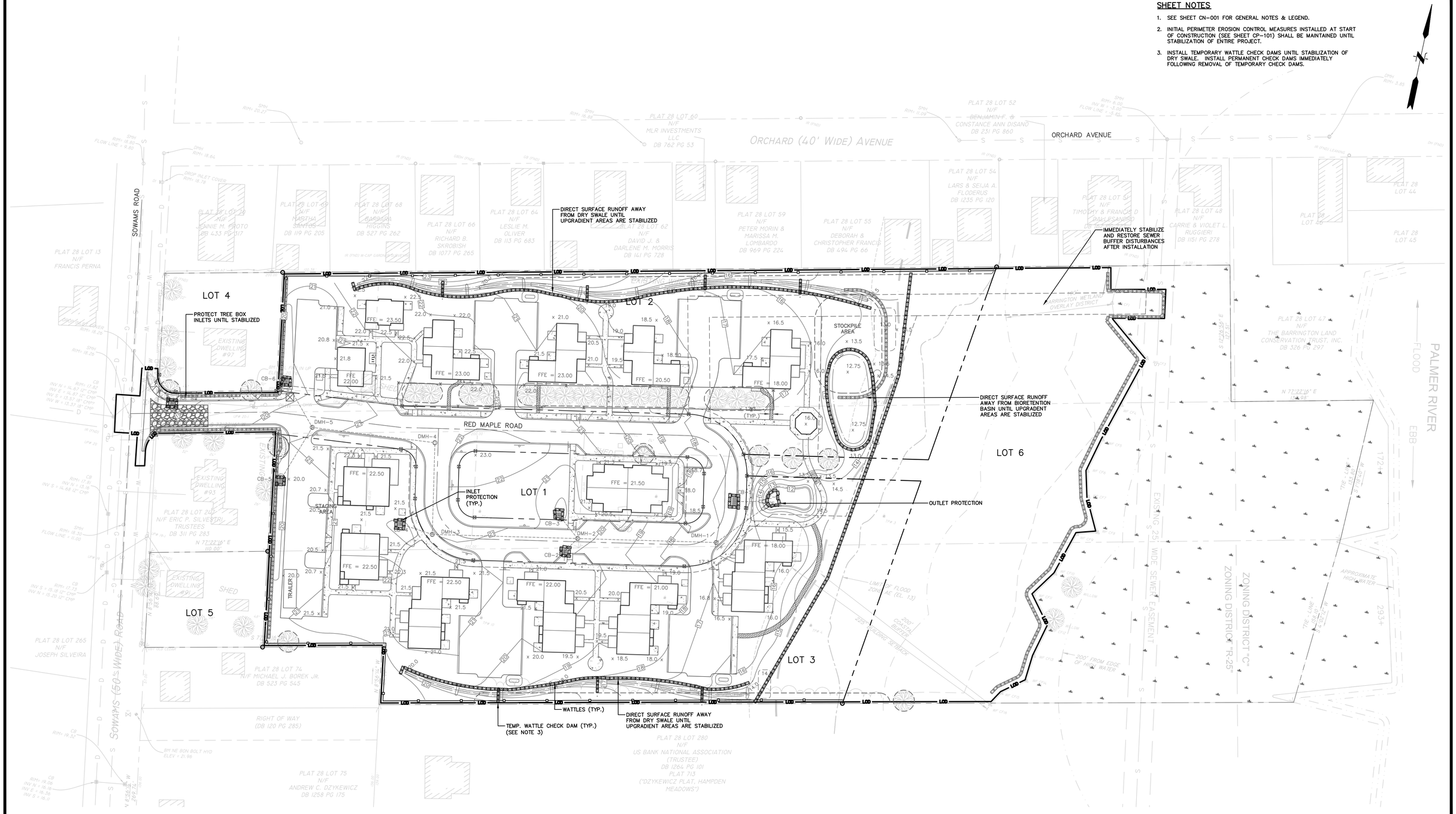
EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
GRADING & DRAINAGE PLAN
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CG-101

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
2. INITIAL PERIMETER EROSION CONTROL MEASURES INSTALLED AT START OF CONSTRUCTION (SEE SHEET CP-101) SHALL BE MAINTAINED UNTIL STABILIZATION OF ENTIRE PROJECT.
3. INSTALL TEMPORARY WATTLE CHECK DAMS UNTIL STABILIZATION OF DRY SWALE. INSTALL PERMANENT CHECK DAMS IMMEDIATELY FOLLOWING REMOVAL OF TEMPORARY CHECK DAMS.



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LAYER STATE:
MS VIEW:

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1.				

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SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
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HORZ.:
VERT.: NGVD 1925
40 20 0 40
GRAPHIC SCALE

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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
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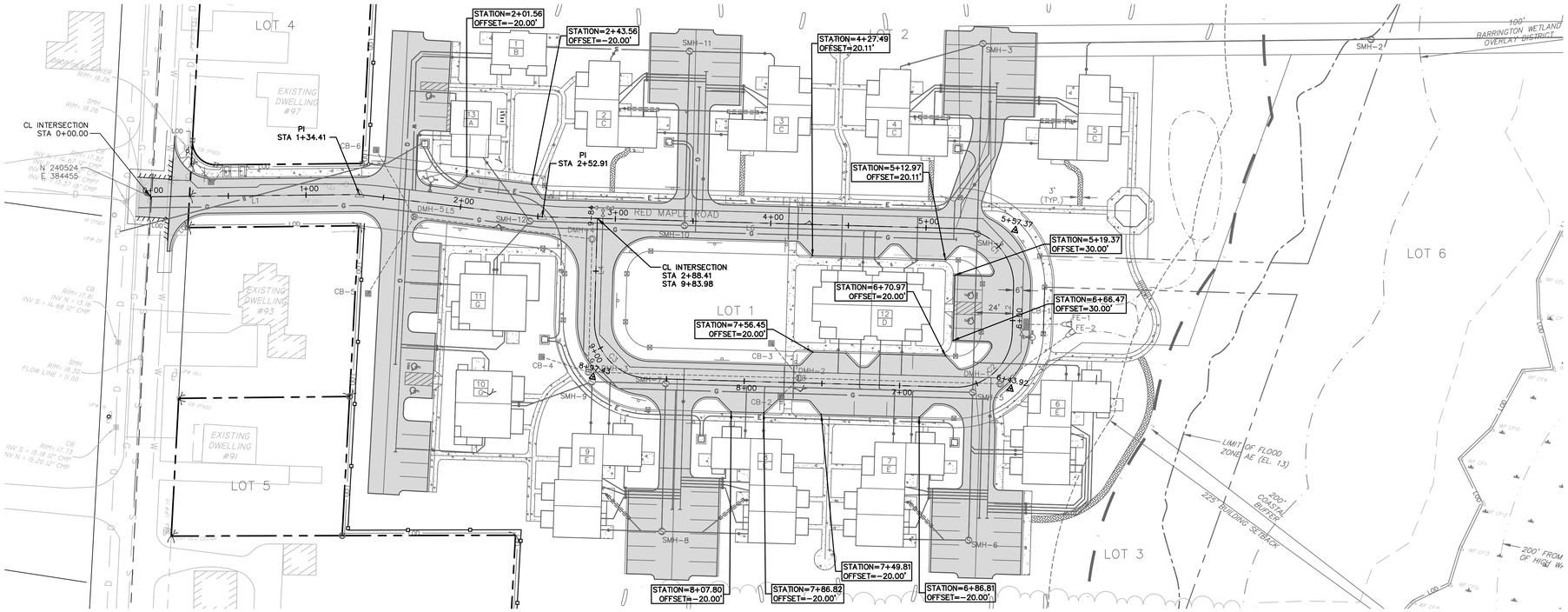
PALMER POINTE NEIGHBORHOOD
BARRINGTON — RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CE-101



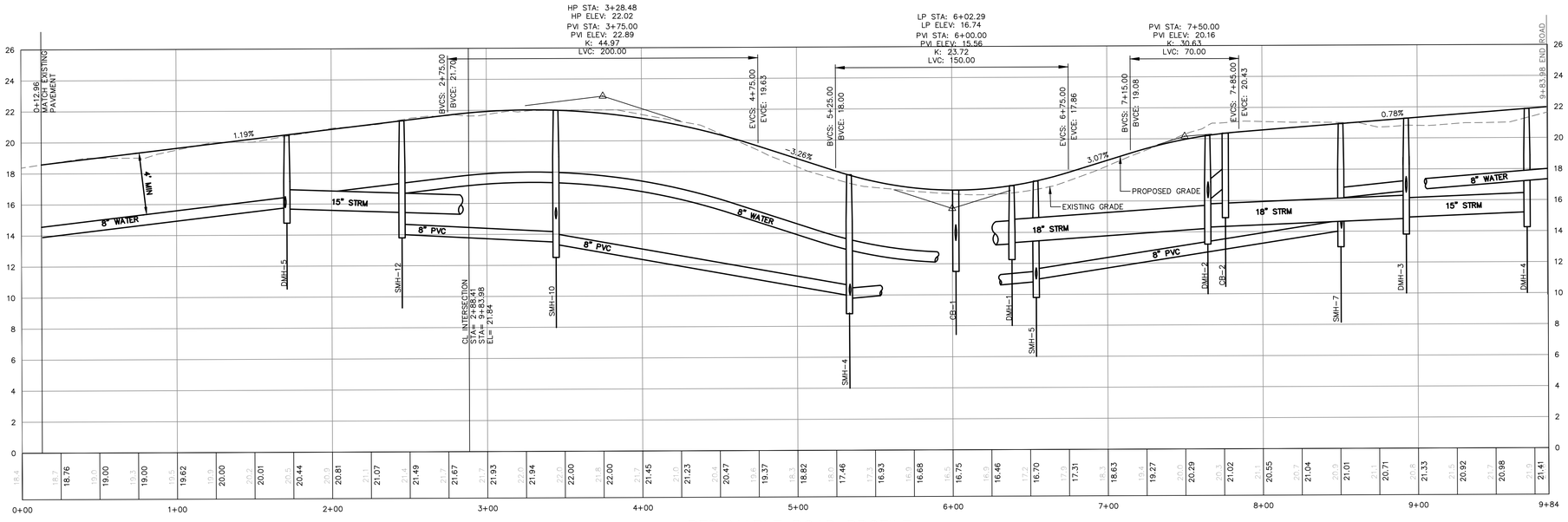
RED MAPLE ROAD PLAN

SHEET NOTES

1. SEE SHEET CN-001 FOR GENERAL NOTES AND LEGEND.
2. SEE SHEET CS-102 FOR CENTERLINES DATA AND LAYOUT COORDINATES.

ALIGNMENT CURVE DATA				
CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	36.00'	56.55'	36.00'	90°00'00"
C2	36.00'	56.55'	36.00'	90°00'00"
C3	36.00'	56.55'	36.00'	90°00'00"

ALIGNMENT LINE DATA		
LINE #	LENGTH	BEARING
L1	134.41'	N89°22'44"E
L2	30.00'	S1°38'03"W
L3	196.96'	N88°21'57"W
L4	66.00'	N1°38'03"E
L5	118.50'	S83°02'58"E
L6	268.46'	S88°21'57"E



RED MAPLE ROAD PROFILE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

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VERT.: 1" = 4'
DATUM:
HORZ.:
VERT.: NGVD 1988
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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
ROADWAY PLAN & PROFILE
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CS-201

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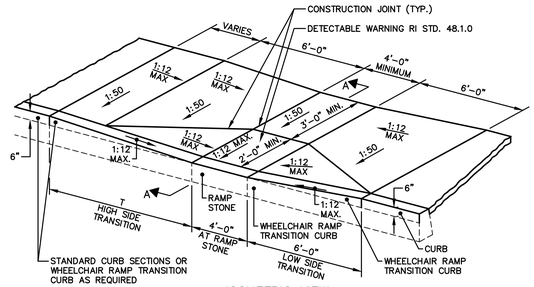
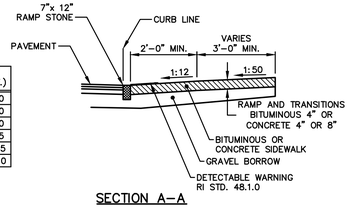


ISOMETRIC VIEW



ROADWAY PROFILE GRADE	T (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0

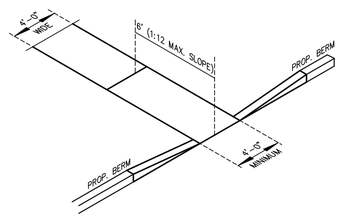
SECTION A–A

NOTE:

1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
4. DRAINAGE FACILITIES ARE TO BE LOCATED UP–GRADE OF ALL WHEELCHAIR RAMPS.
5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 3'–0" SHALL BE MAINTAINED.
8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT EXCEED 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
9. WHERE THE ROAD PROFILE EXCEEDS 5% THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'–0").
10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'–0" (GREATER LENGTH PREFERRED).
14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
15. DETECTABLE WARNINGS TO BE PAID FOR UNDER SECTION 942 OF THE RI STANDARD SPECIFICATIONS.
16. 8" CONCRETE DEPTH FOR RADIUS WHEELCHAIR RAMPS ONLY. USE 4" DEPTH FOR TANGENT (MID–BLOCK) LOCATIONS.

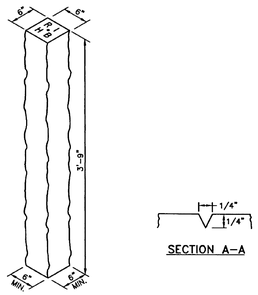
WHEELCHAIR RAMP–TYPE I (R.I. STD. 43.3.0)

NOT TO SCALE



WHEELCHAIR RAMP–TYPE II

NOT TO SCALE



SECTION A–A

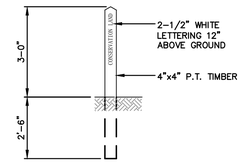
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 915 OF THE R.I. STANDARD SPECIFICATIONS.
2. BOUND TO BE QUARRY SPLIT FROM FINE GRAIN GRANITE FREE FROM NATURAL FRACTURES, SEAMS, LAMINATIONS, CRACKS OR IMPURITIES.
3. TOP SURFACE OF BOUND TO BE DRESSED OR SAWED.
4. CONICAL DRILL HOLE IN CENTER OF TOP TO BE 1/4" ø AND 3/4" DEEP.
5. BOTTOM TO BE AT LEAST 6" SQUARE AND FLAT.
6. BOUNDS TO BE SET 6" ABOVE FINISHED GRADE, EXCEPT IN SIDEWALKS, LAWNS AND DRIVEWAYS WHERE THEY SHALL BE SET FLUSH WITH FINISHED GRADE.

GRANITE BOUND

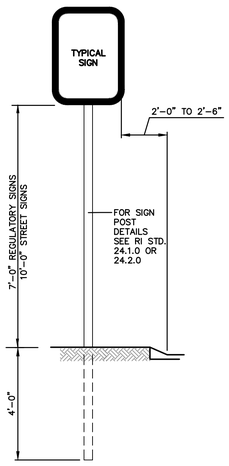
NOT TO SCALE

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	DESC.
R1–1	24"	24"	STOP
R1–5a	18"	24"	HERE TO PEDESTRIANS
R7–1	12"	18"	NO PARKING ANY TIME
R7–1L,1R	12"	18"	NO PARKING ANY TIME
R7–1R	12"	18"	NO PARKING ANY TIME
R7–8	12"	18"	RESERVED PARKING
R7–8A	12"	6"	VAN
R7–9 MOD FIRE LANE	12"	6"	NO PARKING FIRE LANE



BUFFER ZONE MARKER

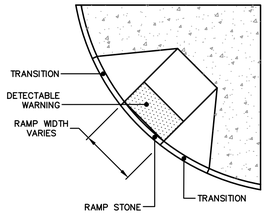


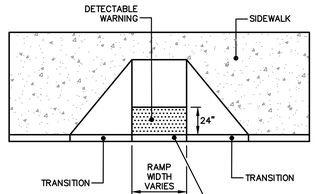
INSTALLATION

NOTES:
1. ATTACH SIGN WITH (TWO) 5/16 x 2–1/2" GALVANIZED BOLTS AND 0.007 WASHERS.
2. STREET SIGNAGE SHALL BE IN ACCORDANCE WITH TOWN STANDARDS.

SIGN

NOT TO SCALE

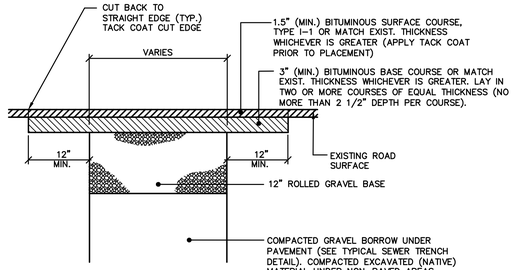




NOTE:
DETECTABLE WARNING SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 942 OF THE RI STANDARD SPECIFICATIONS.

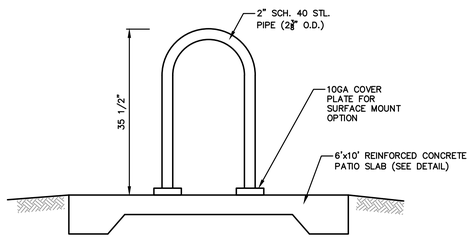
DETECTABLE WARNING SYSTEM (R.I. STD. 48.1.0)

NOT TO SCALE



UTILITY TRENCH PAVEMENT REPAIR

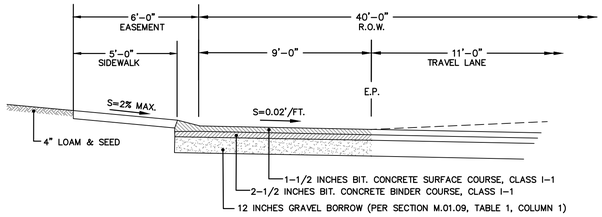
NOT TO SCALE



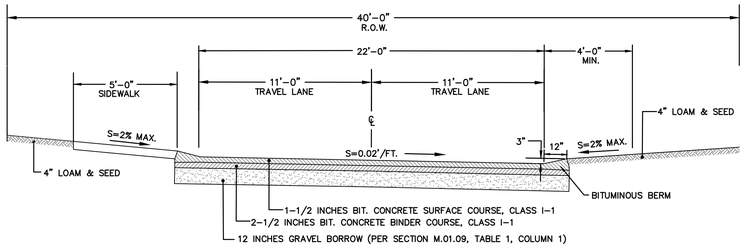
NOTES
1.) BIKE RACK(S) SHALL BE BY DUMOR 83 SERIES, OR APPROVED EQUAL.
2.) SURFACE MOUNT INSTALLATION SHALL BE WITH 1/2" X 3–3/4" EXPANSION ANCHOR BOLTS. POST SET OPTION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3.) BIKE RACK SHALL BE COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING, COLOR BLACK.

BIKE RACK

NOT TO SCALE



ON–STREET PARKING SECTION

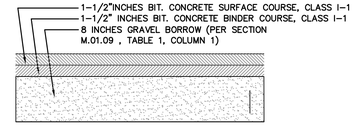


SECTION

NOTES:
1. ALL TREE BRANCHES EXTENDING OVER TRAVEL LANES SHALL BE LIMBED TO A MINIMUM HEIGHT OF 14'–6.

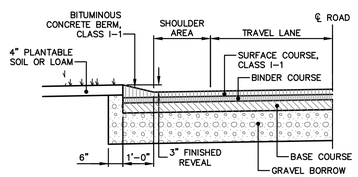
RED MAPLE ROAD

NOT TO SCALE



BITUMINOUS DRIVEWAY, OFF–STEET PARKING AND SIDEWALK

NOT TO SCALE



CONSTRUCTION METHOD A

BITUMINOUS BERM (R.I. STD. 7.5.1)

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL) 2/29/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
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DETAILS
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016
CD-501

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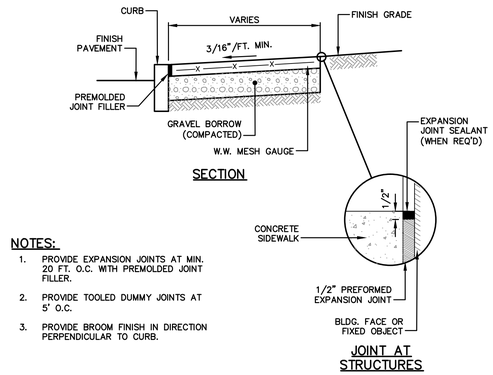
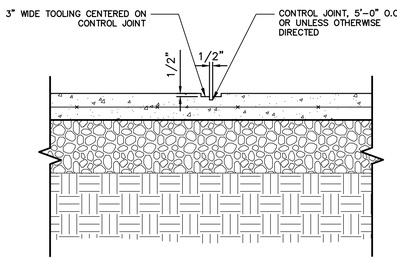


NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 20 FT. O.C. WITH PREMOLDED JOINT FILLER.
2. PROVIDE TOOLED DUMMY JOINTS AT 5' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

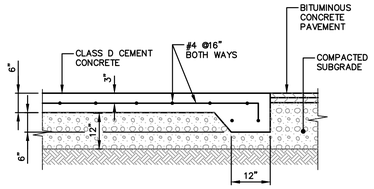
CONCRETE SIDEWALK

NOT TO SCALE



CONTROL JOINT IN CONCRETE

NOT TO SCALE

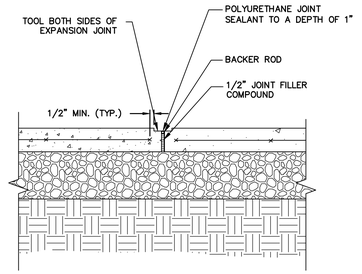


NOTES:

1. PROVIDE TOOLED DUMMY JOINTS AT 5' O.C.
2. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

CONCRETE PATIO

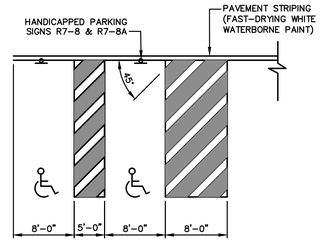
NOT TO SCALE



NOTE:
1. EXPANSION JOINTS SHALL BE 20' O.C.

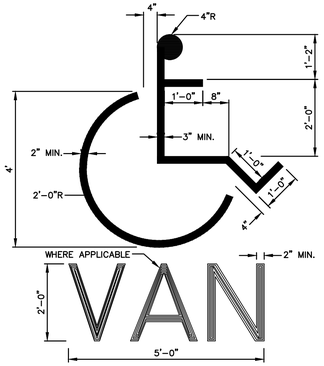
EXPANSION JOINT

NOT TO SCALE



ADA PARKING STALL LAYOUT

NOT TO SCALE

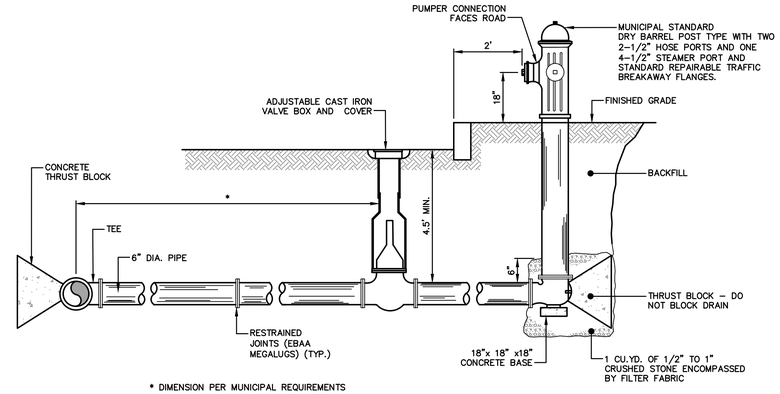


NOTE:

1. SYMBOL SHALL BE CENTERED IN THE PARKING STALL.
2. SYMBOL SHALL BE SOLID WHITE FAST-DRYING WATERBORNE PAINT AND BE CENTERED IN THE PARKING STALL. FOR VAN ACCESSIBLE SPACES, THE WORD "VAN" SHALL BE PAINTED ADJACENT TO HANDICAPPED SYMBOL (AS SHOWN ON DETAIL ABOVE).

ADA PARKING STALL SYMBOL

NOT TO SCALE

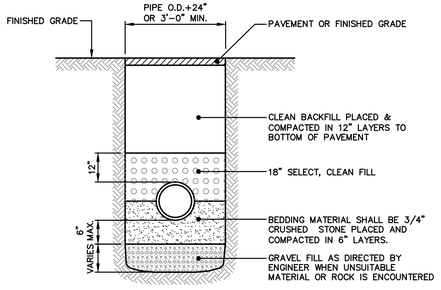


* DIMENSION PER MUNICIPAL REQUIREMENTS

HYDRANTS SHALL BE PAINTED WITH YELLOW BARREL, SILVER CAP ON THE STEAMER PORT, HOSE PORTS AND THE HEAD OF THE HYDRANT. ALL HYDRANTS SHALL BE PRIMED AND FULLY COATED WITH PHENOLIC URETHANE ENAMELS (2 COATS REQUIRED). SURFACE SHALL BE SAND BLASTED TO SSPC SP-6 PRIOR TO COATINGS. ALL INTERIOR SURFACES SHALL BE FACTORY EPOXY COATED.

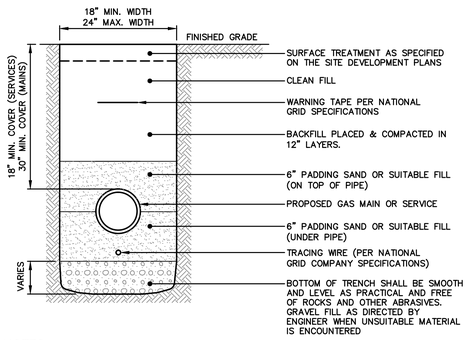
HYDRANT CONNECTION DETAIL

NOT TO SCALE



STORM DRAIN TRENCH

NOT TO SCALE

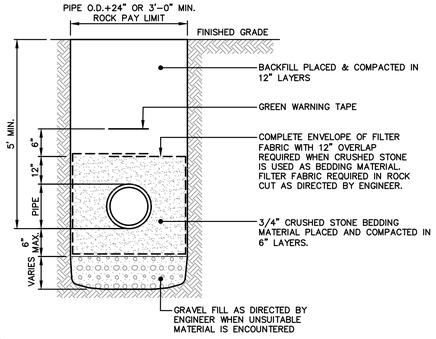


NOTES:

1. ALL BEDDING MATERIAL AND INITIAL BACKFILL SHALL BE CLEAN, FREE OF DEBRIS AND RUBBLE, AND FREE OF MATERIALS WHICH MAY CAUSE POLLUTION OF GROUNDWATER.
2. SPOIL SHOULD BE SET BACK A MINIMUM OF TWO (2) FEET IN ACCORDANCE WITH OSHA REGULATIONS.
3. GAS SERVICE MUST HAVE A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET FROM PARALLEL UTILITIES. A ONE FOOT SEPARATION MUST BE MAINTAINED WHEN CROSSING OTHER UTILITIES.
4. THE MAXIMUM TRENCH DEPTH FOR GAS MAINS IS 48-INCHES WHILE THE MAXIMUM TRENCH DEPTH FOR SERVICES IS 36-INCHES.

GAS TRENCH

NOT TO SCALE



NOTES:

1. SEWER TO BE INSULATED WITH 2" RIGID FOAM WHEN LESS THAN 4' COVER IS PROVIDED.
2. IN AREAS OF WETLAND INSTALLATION, THE FOLLOWING IS REQUIRED TO MINIMIZE WETLAND DISTURBANCE:

   ALL EQUIPMENT AND MATERIALS SHALL BE MAINTAINED WITHIN 10 FEET OF THE CENTERLINE OF PIPE DURING PIPE INSTALLATION.

   EQUIPMENT STAGING AREAS, LAUNCH PITS, AND RECEIVING PITS SHALL BE LOCATED A MINIMUM OF 10 FEET OUTSIDE OF ALL WETLAND AREAS.

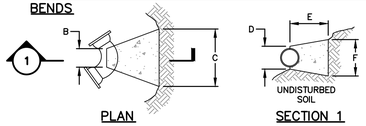
SEWER TRENCH

NOT TO SCALE

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	
6" 11/4"	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 22 1/2°	-	19"	-	-	13"	6" 90°	-	30"	-	-	27"
8" 11/4"	-	20"	-	-	12"	8" 45°	-	30"	-	-	24"
8" 22 1/2°	-	22"	-	-	17"	8" 90°	-	38"	-	-	36"
12" 11/4"	-	30"	-	-	15"	12" 45°	-	40"	-	-	40"
12" 22 1/2°	-	35"	-	-	25"	12" 90°	-	60"	-	-	52"

BENDS

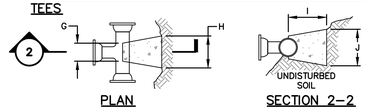


PLAN SECTION 1

TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J	
6"x 6"x 6"	12"	24"	24"	18"	12"x 12"x 6"	12"	24"	24"	18"	
8"x 8"x 6"	"	"	"	"	12"x 12"x 8"	"	"	"	24"	
8"x 8"x 8"	"	"	"	24"	12"x 12"x 12"	"	36"	"	36"	

TEES



PLAN SECTION 2-2

NOTES:

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL HAVE 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.

CONCRETE THRUST BLOCK

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL) — 2/04/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE: HORZ.: AS NOTED VERT.:
DATUM: HORZ.: VERT.:
1 0 1
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
www.fando.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
DETAILS
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CD-502

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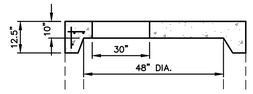
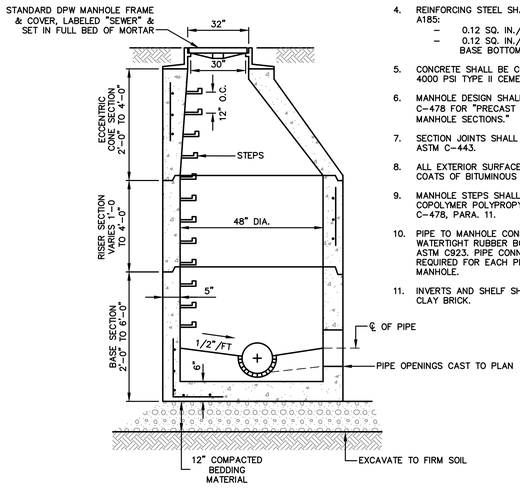


ALTERNATE TOP SLAB

(STEEL REINFORCED FOR HS-25 LOADING)



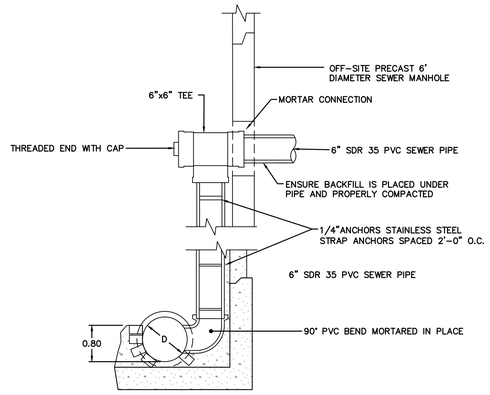
SECTION

SEWER MANHOLE

NOT TO SCALE

NOTES:

1. FRAME TO BE LeBARON LC327-2-000 & COVER TO BE LeBARON L32C20-000 OR APPROVED EQUAL WITH 3-INCH LETTERING: "SEWER".
2. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS AND MORTAR.
3. BASE SECTION SHALL BE MONOLITHIC WITH A 48" DIAMETER.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A185:
   - 0.12 SQ. IN./VERT. FT.
   - 0.12 SQ. IN./FT. (BOTH WAYS) BASE BOTTOM
5. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
6. MANHOLE DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
7. SECTION JOINTS SHALL BE BUTYL RUBBER PER ASTM C-443.
8. ALL EXTERIOR SURFACE SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING.
9. MANHOLE STEPS SHALL BE STEEL-REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARA. 11.
10. PIPE TO MANHOLE CONNECTIONS SHALL BE WATERTIGHT RUBBER BOOTS CONFORMING TO ASTM C923. PIPE CONNECTORS SHALL BE OF SIZE REQUIRED FOR EACH PIPE CONNECTING TO THE MANHOLE.
11. INVERTS AND SHELF SHALL BE CONSTRUCTED OF CLAY BRICK.

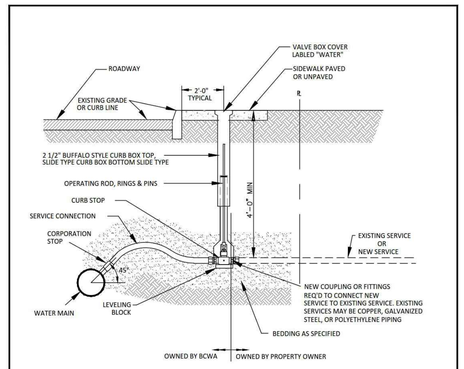


NOTE:

DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE SHALL BE IN ACCORDANCE WITH OFF-SITE PRECAST 6' DIAMETER SEWER MANHOLE EXCEPT AS SHOWN.

DROP MANHOLE CONNECTION

NOT TO SCALE



NOTE:

1.) ALL SERVICE MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.

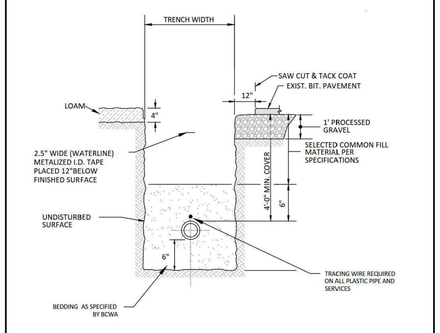
2.) SERVICE LINE FROM CURB BOX TO BUILDING MUST BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.

3.) THIS DETAIL NOT TO BE USED FOR SERVICE CONNECTIONS IN ASBESTOS CEMENT (TRANSITE), HDPE, OR PVC WATER MAINS.

4.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

1.0-SERCONDET-2015.DWG

BCWA	BRISTOL COUNTY WATER AUTHORITY DIRECT TAP SERVICE CONNECTION NOT TO SCALE	450 CHILD STREET WARREN, RHODE ISLAND DATE: 3/2015	DETAIL 1.0



NOTES:

1.) ALL MATERIALS, BEDDING AND BACKFILL ARE PER BCWA SPECIFICATIONS AND SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.

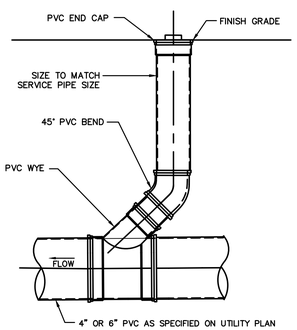
2.) MAXIMUM TRENCH WIDTH FOR PAYMENT = 60" (INCHES).

3.) ROADWAY RESTORATION IN ACCORDANCE WITH ALL MUNICIPAL OR RIDOT PERMIT REQUIREMENTS.

4.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

26.0 TRENCHDT-2015.DWG

BCWA	BRISTOL COUNTY WATER AUTHORITY TRENCH DETAIL NOT TO SCALE	450 CHILD STREET WARREN, RHODE ISLAND DATE: 9/2015	DETAIL 1.0

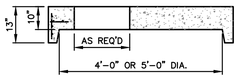


NOTE:

IN PAVED AREAS, ZURN ADJUSTABLE CLEAN-OUT WITH CAST IRON FRAME AND COVER SHALL BE USED IN LIEU OF PVC END CAP.

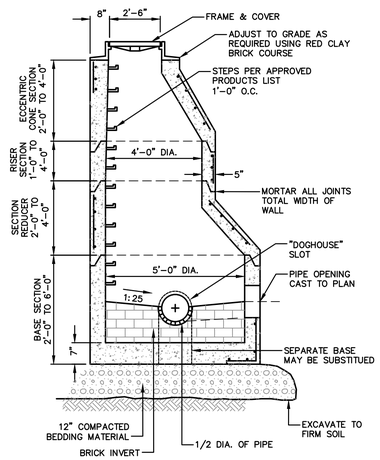
SEWER CLEANOUT

NOT TO SCALE



ALTERNATE TOP SLAB

(STEEL REINFORCED FOR H-25 LOADING)



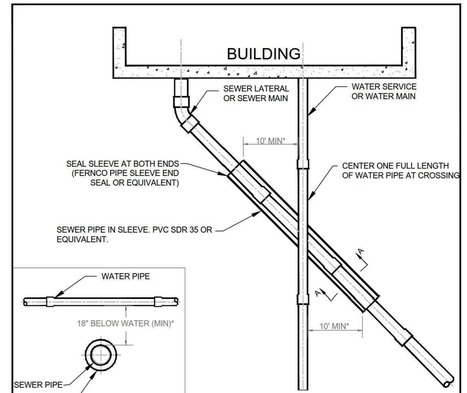
NOTES:

1. FRAME TO BE LeBARON LC327-2-000 & COVER TO BE LeBARON L32C20-2-000 OR APPROVED EQUAL WITH 3-INCH LETTERING: "SEWER".
2. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS AND MORTAR.
3. BASE SECTION SHALL BE MONOLITHIC WITH A 5'-0" DIAMETER. EXISTING SEWER PIPE SHALL REMAIN IN SERVICE. MANHOLE BASE SHALL BE PRECAST WITH "DOGHOUSE" SLOT FOR CONSTRUCTION OVER EXISTING SEWER. DOGHOUSE SLOT SIZE SHALL BE BASED ON EXISTING FIELD VERIFIED PIPE SIZE. CONTRACTOR SHALL CONFIRM PIPE SIZE AND CONFIGURATION PRIOR TO CONSTRUCTION. ALL ANNULAR SPACE AROUND EXISTING PIPE SHALL BE FILLED WITH NON-SHRINK GROUT.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A-185:
   - 0.12 SQ. IN./VERT. FT. (4'-0" DIA.
   - 0.15 SQ. IN./VERT. FT. (5'-0" DIA.)
   - 0.15 SQ. IN./FT. (BOTH WAYS) BASE BOTTOM
5. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
6. MANHOLE DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
7. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TYPE SEAL THAT COMPLIES WITH AASHTO M198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES WITH ASTM C-443 OR C-361.
8. MANHOLE STEPS SHALL BE STEEL-REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARA. 11.
9. PIPE TO MANHOLE CONNECTIONS SHALL BE WATERTIGHT RUBBER BOOTS CONFORMING TO ASTM C923. PIPE CONNECTORS SHALL BE OF SIZE REQUIRED FOR EACH PIPE CONNECTING TO THE MANHOLE.
10. INVERTS AND SHELF SHALL BE CONSTRUCTED OF CLAY BRICK.

SECTION

DOGHOUSE MANHOLE

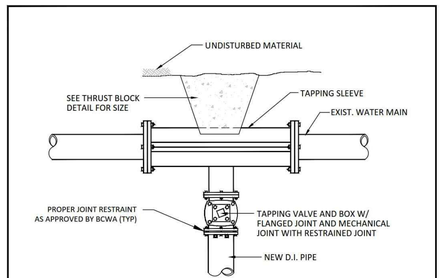
NOT TO SCALE



*IF THE 18 INCH MINIMUM VERTICAL SEPARATION CANNOT BE MAINTAINED, CONSTRUCT SEWER USING AWWA APPROVED WATER MAIN PIPE AND PRESSURE TEST TO 150psi. FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, MEASURED PARALLEL TO THE WATER PIPE, OR ENCASE SEWER PIPE IN PVC SLEEVE.

6.0-SEWER-WATER-CROSS-DET-2015.DWG

BCWA	BRISTOL COUNTY WATER AUTHORITY WATER & SEWER SERVICE CROSSING DETAIL NEW CONSTRUCTION NOT TO SCALE	450 CHILD STREET WARREN, RHODE ISLAND DATE: 4/2015	DETAIL 6.0



NOTE:

1.) TAPPING SLEEVE AND VALVE TO BE DISINFECTED WITH CHLORINE SOLUTION.

2.) TAPPING SLEEVE TO BE PRESSURE TESTED USING AIR PRIOR TO TAPPING PIPE.

3.) BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.

4.) THRUST BLOCK PER BCWA SPECIFICATIONS.

5.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

3.0-TAPNGSLEEVE-2015.DWG

BCWA	BRISTOL COUNTY WATER AUTHORITY TAPPING SLEEVE & VALVE NOT TO SCALE	450 CHILD STREET WARREN, RHODE ISLAND DATE: 2/2015	DETAIL 3.0

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL) — 2/10/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: AS NOTED
VERT.:
DATUM:
HORZ.:
VERT.:
1 0 1
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
DETAILS
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CD-503

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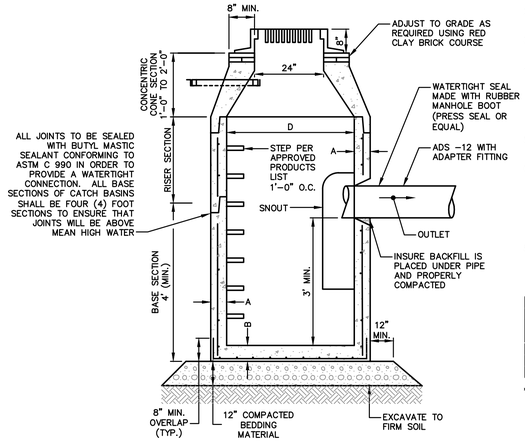
LAYER STATE:
MS VIEW:

ALTERNATE TOP SLAB

(STEEL REINFORCED FOR HS-25 LOADING)



SECTION

GENERAL NOTES:

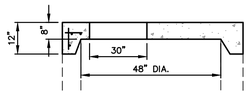
1. FRAME & GRATE TO BE LeBARON LF248-2 FOUR FLANGE OR APPROVED EQUAL.
2. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
3. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
4. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ.IN./LIN.FT. (BOTH WAYS) FOR 4' DIA. BASINS, 0.15 SQ.IN./LIN.FT. (BOTH WAYS) FOR 5' DIA. BASINS, AND 0.18 SQ.IN./LIN.FT. (BOTH WAYS) FOR 6' DIA. BASINS.
5. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
6. CATCH BASIN DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
7. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
8. ONE POUR MONOLITHIC BASE SECTION. 9. STEPS SHALL CONFORM TO R.I. STD. 5.3.0 AND SHALL BE INSTALLED AT CASTING PLANT.

TABLE 1			
CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*
4'-0"	5"	6"	.12 SQ.IN. / LIN.FT.
5'-0"	6"	7"	.15 SQ.IN. / LIN.FT.
6'-0"	7"	8"	.18 SQ.IN. / LIN.FT.

* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2

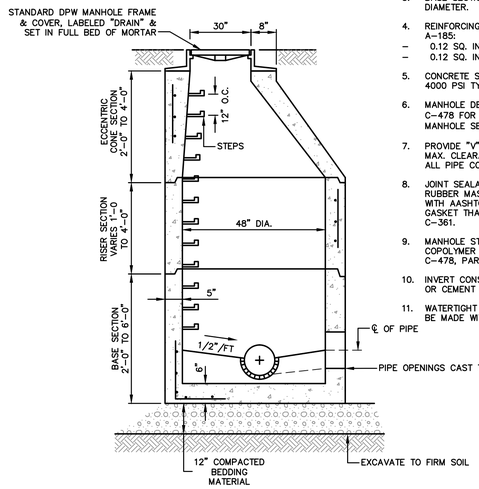
CATCH BASIN

NOT TO SCALE



ALTERNATE TOP SLAB

(STEEL REINFORCED FOR HS-25 LOADING)



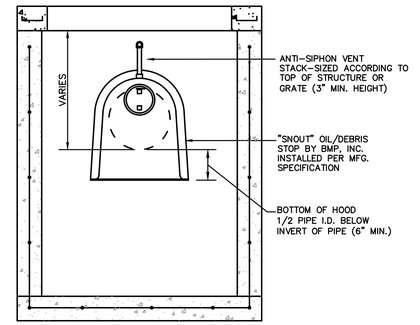
SECTION

NOTES:

1. FRAME AND COVER TO BE LeBARON LC-328 OR APPROVED EQUAL. LETTERING: "DRAIN"
2. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS AND MORTAR.
3. BASE SECTION SHALL BE MONOLITHIC WITH A 48" DIAMETER.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A-185:
   - 0.12 SQ. IN./VERT. FT.
   - 0.12 SQ. IN./FT. (BOTH WAYS) BASE BOTTOM
5. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
6. MANHOLE DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
7. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
8. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TYPE SEAL THAT COMPLIES WITH AASHTO M198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES WITH ASTM C-443 OR C-361.
9. MANHOLE STEPS SHALL BE STEEL - REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARA. 11.
10. INVERT CONSTRUCTED OF BRICK CHIP & MORTAR OR CEMENT CONCRETE PAVEMENT.
11. WATERTIGHT SEAL AT PIPE CONNECTIONS SHALL BE MADE WITH RUBBER MANHOLE BOOT.

DRAIN MANHOLE

NOT TO SCALE



SNOUT DETAIL

NOT TO SCALE

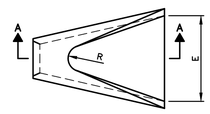
NOTES:

1. FRAME & GRATE TO BE LeBARON LK120C-400 (4-FLANGE) AND L24SG15-000, RESPECTIVELY. FRAME AND GRATE OF DOUBLE CATCH BASINS TO BE LV248-2-000 (4-FLANGE) AND L24SG15-000 (TWO GRATES), RESPECTIVELY.
2. BASE SECTION SHALL BE MONOLITHIC WITH A 60" INSIDE DIAMETER.
3. ALL SECTIONS SHALL BE DESIGNED FOR HS-25 LOADING.
4. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
5. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR HS25 LOADING.
6. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
7. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
8. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

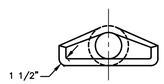
SECTION A-A

DOUBLE CATCH BASIN

NOT TO SCALE



SECTION A-A



END ELEVATION

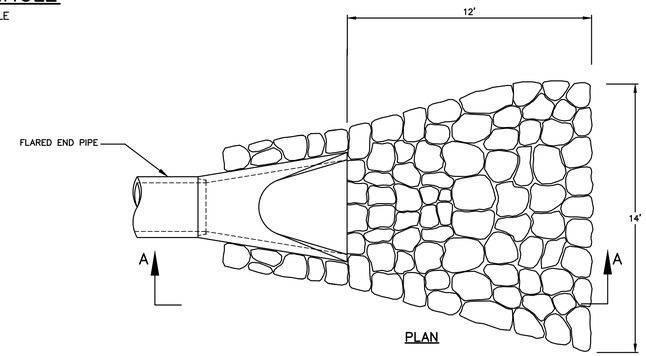
DIMENSIONS								REINFORCEMENT
DIA.	A	B	C	D	E	R	T	ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN/FT.)
1'-0"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	2"	0.048
1'-3"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	2 1/4"	0.054
1'-6"	9"	2'-3"	13'-10"	6'-1"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072

NOTES:

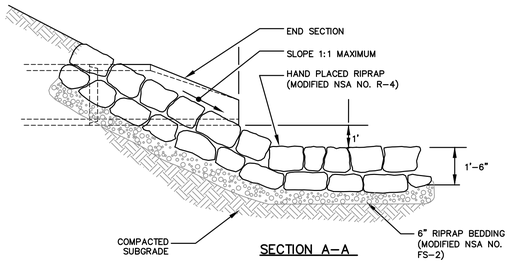
SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.

FLARED END
R.I. STD. 2.3.0.

NOT TO SCALE



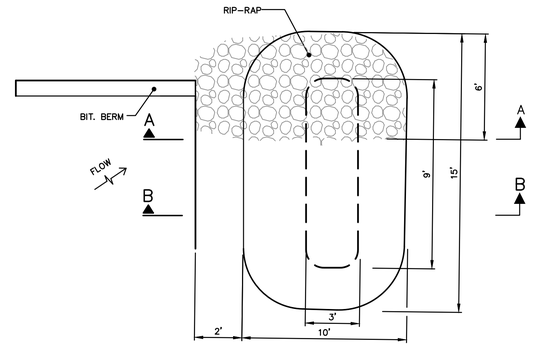
PLAN



SECTION A-A

RIPRAP OUTLET PROTECTION

NOT TO SCALE



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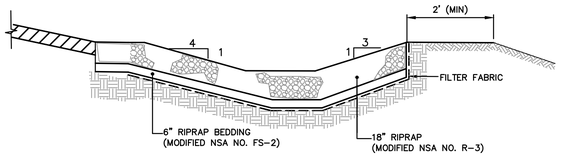
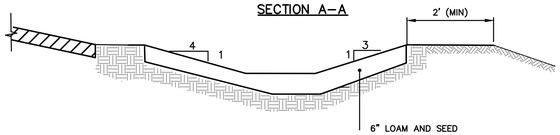


SECTION A-A



SECTION B-B

PARKING AREA PRETREATMENT CELL

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

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BARRINGTON RHODE ISLAND

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CD-504

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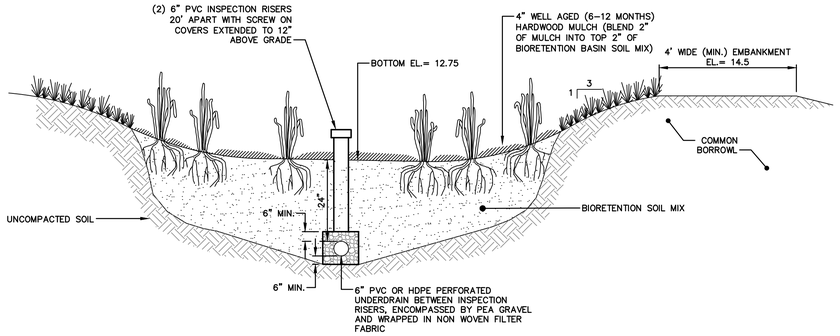


NOTES:

BIORETENTION SOIL MIX SHALL HAVE A LOAMY SAND TEXTURE PER USDA TEXTURAL TRIANGLE WITH A MAXIMUM CLAY CONTENT OF LESS THAN 2%. SOIL MIXTURE SHALL BE 85-88% SAND, 8-12% SOIL FINES, AND 3-5% ORGANIC MATTER.

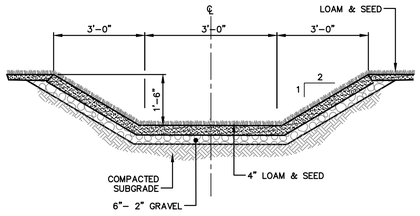
THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADIAN THISTLE, TEARTHUB, OR OTHER NOXIOUS WEEDS.

PRIOR TO INSTALLATION, SOIL SHALL BE TESTED AND CONFORM TO THE FOLLOWING CRITERIA:

PH RANGE: 5.7 – 7.0
MAGNESIUM: 32 PPM MIN.
PHOSPHORUS P205: NOT TO EXCEED 69 PPM
POTASSIUM K20: 78 PPM MIN.
SOLUBLE SALTS: NOT TO EXCEED 500 PPM

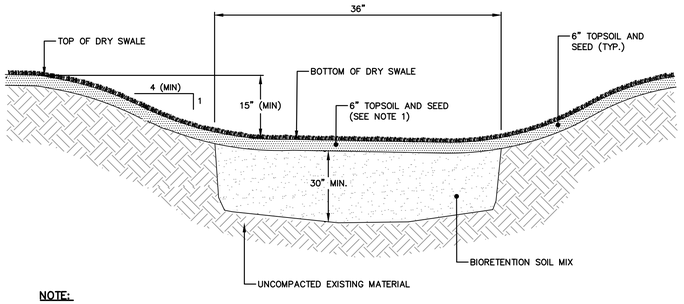
BIORETENTION BASIN

NOT TO SCALE



BIORETENTION CELL CONNECTOR CHANNEL

NOT TO SCALE

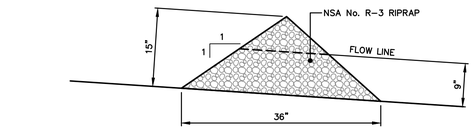


NOTE:

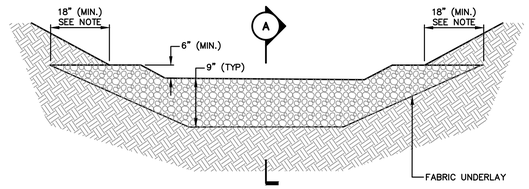
1. TOPSOIL WITHIN FILTER SHALL CONSIST OF LOAMY SAND WITH 20% BY VOLUME OF WELL-AGED, WELL-AERATED, LEAF COMPOST (OR APPROVED EQUIVALENT).

DRY SWALE

NOT TO SCALE



SECTION A-A

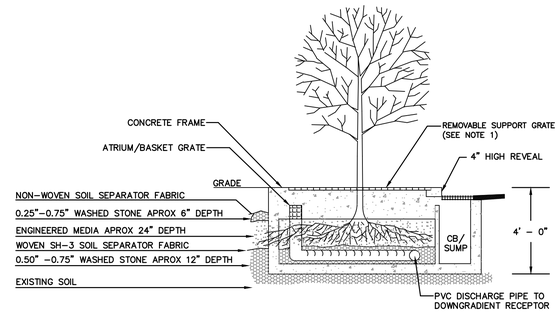


NOTE:

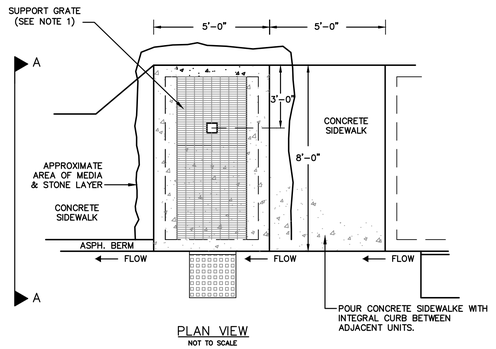
KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 10" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.

STONE CHECK DAM

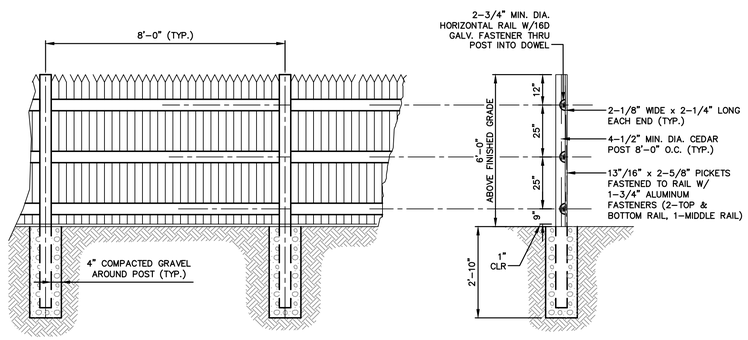
NOT TO SCALE



SECTION A-A
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



NOTES:

1. ALL FENCING MATERIAL SHALL BE PVC TO THE DIMENSIONS SHOWN ON THE DRAWING,
2. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL BE RACKED TO ACCOMMODATE ANY CHANGES IN GRADE.
2. LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POSTS AND FACING BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL AND TRUE.
3. ALL GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED.
4. FENCE SHALL TAPER FROM 6' TO 4' HEIGHT IN SINGLE 8'-0" PANEL WHERE INDICATED ON PLANS.

STOCKADE FENCE

NOT TO SCALE

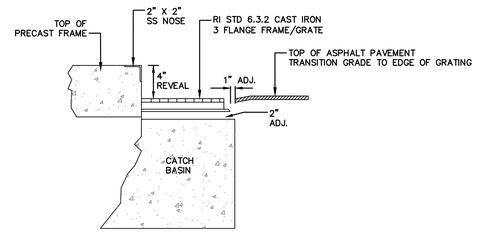
CONTRACTOR NOTES:

USE OF THIS INFORMATION IS WITH THE PERMISSION OF STORMTREE WITH THE UNDERSTANDING THAT NO CHANGES OR ALTERNATIONS ARE TO BE MADE TO THE DESIGN, FABRICATION, OR UTILITY OF THIS STORMTREE TREE FILTER SYSTEM (US PATENT NO. 8333885 AND OTHER PATENTS PENDING) WITHOUT THE EXPRESSED PERMISSION OF STORMTREE, LLC; 401-626-8999; WWW.STORM-TREE.COM.

1. STORMTREE TO PROVIDE AND DELIVER TO THE SITE STORMTREE SYSTEM COMPONENTS TO INCLUDE ALL OF THE FOLLOWING (UNLESS PREVIOUSLY DISCUSSED), PRECAST TREE FRAME, FIBERGLASS SUPPORT GRATE, ENGINEERED MEDIA, AND ALL RELATED HARDWARE NECESSARY FOR INSTALLATION;
2. CONTRACTOR TO PROVIDE ALL PIPING AND FITTINGS (OVERLOW, UNDERDRAIN, DISCHARGE) TO BE 6" OR 8" (ID) DIAMETER PVC (UNLESS OTHERWISE DETERMINED). ALTERNATE PIPING DIAMETERS MAY BE SUBSTITUTED WITH THE PRE-APPROVAL OF THE ENGINEER, CONTRACTOR, AND STORMTREE;
3. CONTRACTOR TO PROVIDE ALL PIPING AND FITTINGS INTERIOR/EXTERIOR OF STORMTREE SYSTEM TO BE CONNECTED TO EXISTING CATCH BASIN AND/OR OTHER RECEIVING FACILITY;
4. CONTRACTOR TO PROVIDE 0.25" TO 0.75" WASHED STONE (UNLESS OTHERWISE DETERMINED). QUANTITY TBD BY STORMTREE IN DISCUSSION WITH THE CONTRACTOR;
5. DEPTH OF ALL FILTER MEDIA BED SHALL CONFORM TO BIORETENTION SOIL MIX AND BE A MINIMUM OF 24" DEEP AND NO MORE THAN A MAXIMUM OF 36" DEEP TO BE DETERMINED BY STORMTREE. AREAL DIMENSIONS OF FILTER MEDIA BED TO BE SPECIFIED BY STORMTREE, THE ENGINEER AND/OR DETERMINED AT THE TIME OF EXCAVATION AND INSTALLATION BY STORMTREE AND THE CONTRACTOR;
6. ALL TREE FILTER SYSTEMS TO BE LOCATED UPGRADIENT OF AN EXISTING CATCH BASIN OR OTHER RECEIVING FACILITY;
7. THE INTEGRATION OF ADJOINING FEATURES AND LAND SURFACES CONTIGUOUS TO THE STORMTREE SYSTEMS (E.G., LANDSCAPING, SIDEWALKS, CURBING, PAVEMENT, PAVERS, ETC.) ARE TO BE DISCUSSED IN ADVANCE WITH STORMTREE, THE ENGINEER AND ALL SITE SPECIFIC CONTRACTORS.

DESIGN NOTES:

1. CONCRETE 5,000 PSI @ 28 DAYS DESIGNED FOR HS-20 LOADING REBAR ASTM A-615 GRADE 60 1" MIN COVER.
2. SUPPORT SHALL BE ADA COMPLIANT STEEL GRATE.



TREE BOX

NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL) — 2/04/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

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PROJ. No.: 20121033.A20
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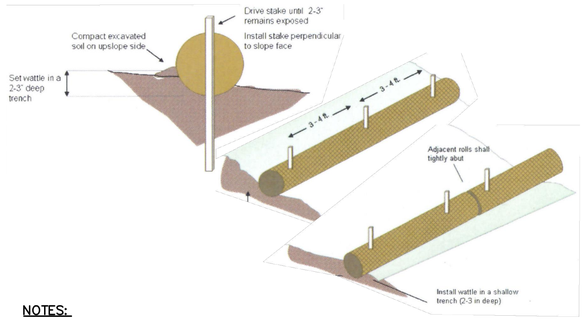
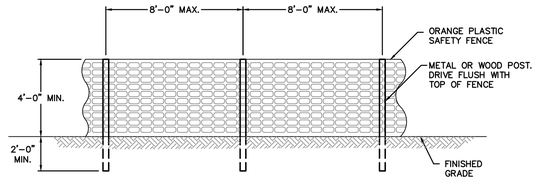


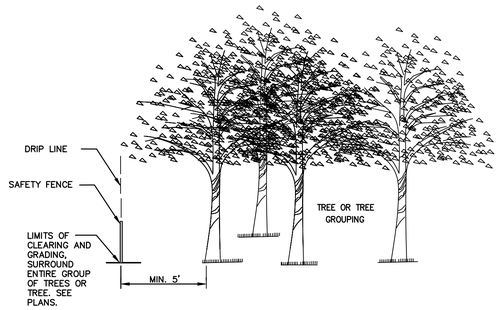
NOTES:

1. WATTLES SHALL BE INSTALLED BY THE CONTRACTOR AS INDICATED ON THE CONTRACT DRAWINGS.
2. WATTLES SHALL BE TRENCHED APPROXIMATE 2–3 INCHES AND STAKED SUCH THAT WATTLES DIRECTLY CONTACT SOIL AND PRECLUDE UNDERMINING OR BLOWOUTS. THE TRENCH SHALL BE APPROXIMATELY 9 INCHES WIDE. STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE WATTLE AT A SPACING OF 3–4 FEET ON CENTER AND NO GREATER THAN 6"FROM THE EACH END OF THE WATTLE. STAKES SHALL BE 1–INCH BY 1–INCH WOODEN STAKES WITH A LENGTH OF 18–24 INCHES. COMPACT SOIL EXCAVATED TO CREATE TRENCH ON UPHILL SIDE SIDE.
3. ENDS OF ADJACENT WATTLES SHALL BE TIGHTLY BUTTED OR OVERLAPPED SO THAT NO OPENING EXISTS FOR WATER TO PASS THROUGH. WATTLES SHALL BE FREE OF DAMAGE OR DEFECTS WHEN DELIVERED TO THE SHIPPER. NO VEHICLES SHALL BE DRIVEN OVER WATTLES.
4. WATTLES SHALL BE 12–INCH WS1210 MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

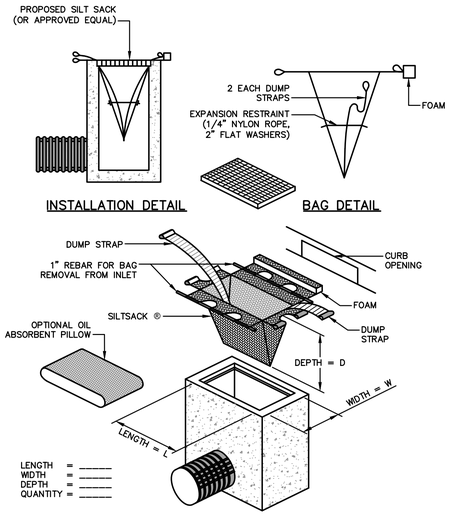
WATTLE
NOT TO SCALE



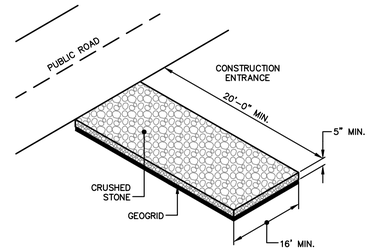
SAFETY FENCE



TREE PROTECTION
NOT TO SCALE



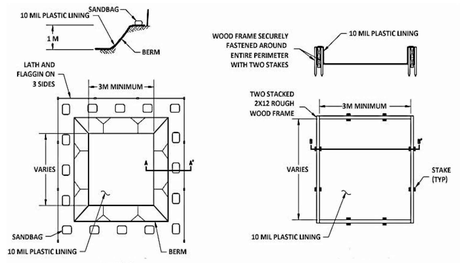
INLET PROTECTION
NOT TO SCALE



NOTE:

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

CONSTRUCTION ACCESS (R.I. STD. 9.9.0)
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "BELOW GRADE"
SECTION A-A'
NOT TO SCALE

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH WOOD PLANKS
SECTION B-B'
NOT TO SCALE

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. FOR REFERENCE PURPOSES ONLY. NOT FOR CONSTRUCTION PURPOSES.

REFERENCE:

RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, ISSUED 1989 (REVISED 2014)

TEMPORARY CONCRETE WASHOUT FACILITY
NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN — No. 7487 — REGISTERED PROFESSIONAL ENGINEER (CIVIL)

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CD-506

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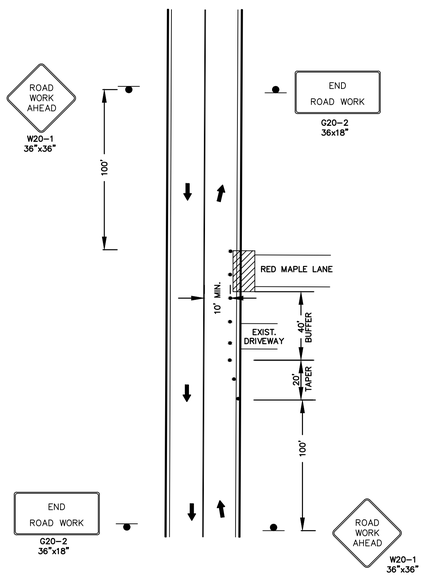
CHANNELIZING DEVICE SPACING

TAPER	10 FEET
WORK ZONE	10 FEET
BUFFER	10 FEET



SHOULDER CLOSURE FOR ROADWAY APRON INSTALLATION

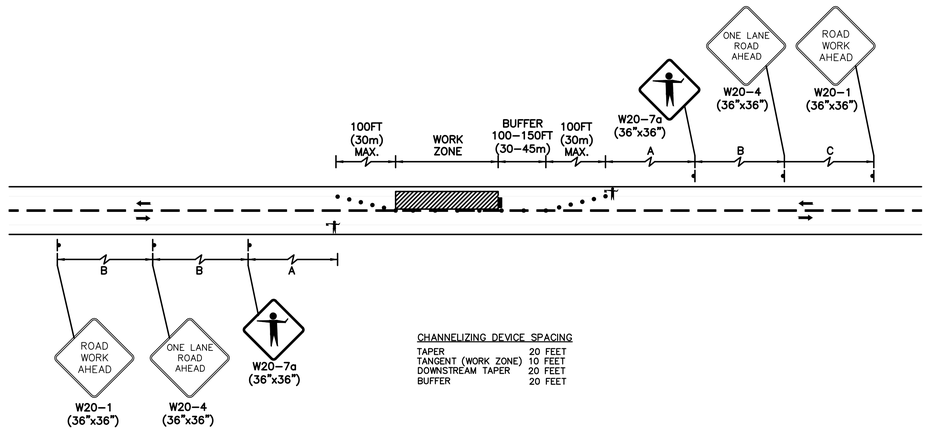
NOT TO SCALE

NOTE:

WHERE SPEEDS AND VOLUMES ARE MODERATELY LOW, A MINIMUM SIZE OF 36 INCHES SQUARE MAY BE USED FOR ADVANCE WARNING SIGNS. IF THEY HAVE A MINIMUM LETTER SIZE OF 5 INCHES.

LEGEND:

REFLECTORIZED PLASTIC DRUM	WORK ZONE	WORK VEHICLE
POLICE DETAIL	DIRECTION OF TRAFFIC	TRUCK MOUNTED ATTENUATOR
TYPE III BARRICADE	IMPACT ATTENUATOR	TRAFFIC OR PEDESTRIAN SIGNAL
FLASHING ARROW PANEL	MEDIAN BARRIER	SIGN
FLASHING ARROW PANEL	MEDIAN BARRIER WITH WARNING LIGHTS	



CHANNELIZING DEVICE SPACING

TAPER	20 FEET
TANGENT (WORK ZONE)	10 FEET
DOWNSTREAM TAPER	20 FEET
BUFFER	20 FEET

LANE CLOSURE (ONE LANE, TWO WAY TRAFFIC CONTROL WITH FLAGGER) FOR UTILITY WORK

NOT TO SCALE NOT TO SCALE

THE IDEAL CAPACITY OF A MAJOR HIGHWAY IS GENERALLY CONSIDERED TO BE 1900 PASSENGER CARS PER HOUR PER LANE (PCPHPL). IN WORK ZONES ON A MULTI-LANE DIVIDED HIGHWAY, THE FOLLOWING VOLUME GUIDELINES HAVE BEEN SUGGESTED:

MEASURED AVERAGE WORK ZONE CAPACITIES

Number of Lanes		Number of Studies	Average Capacity	
NORMAL (existing)	OPEN (to traffic)		VPH	VPHPL
3	1	7	1,170	1,170
2	1	8	1,340	1,340
5	2	8	2,740	1,370
4	2	4	2,960	1,480
3	2	9	2,980	1,490
4	3	4	4,560	1,520

Source: Dudek, C., Notes on Work Zone Capacity and Level of Service. Texas Transportation Institute, Texas A&M University, College Station, Texas (1984)

BY OBTAINING HOURLY TRAFFIC COUNTS FOR A PARTICULAR ROADWAY (WITH A MINIMUM OF A 48-HOUR AUTOMATIC TRAFFIC RECORDER (ATR) COUNT), THIS WILL HELP TO DETERMINE AT WHAT TIMES OF THE DAY OR NIGHT A CERTAIN NUMBER OF LANES MAY BE CLOSED.

STOPPING SIGHT DISTANCE AS A FUNCTION OF SPEED

SPEED* (mph)	DISTANCE (ft)
20	115
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730
75	820

*POSTED SPEED, OFF-PEAK 85TH-PERCENTILE SPEED PRIOR TO WORK STARTING, OR THE ANTICIPATED OPERATING SPEED

THESE VALUES MAY BE USED TO DETERMINE THE LENGTH OF LONGITUDINAL BUFFER SPACES.

THE DISTANCES IN THE ABOVE CHART REPRESENT THE MINIMAL VALUES FOR BUFFER SPACING.

Source: Table 6C-2 2003 MUTCD

CONVENTIONAL ROADWAY- A STREET OR HIGHWAY OTHER THAN A LOW-VOLUME ROAD, EXPRESSWAY, OR FREEWAY.

EXPRESSWAY- A DIVIDED HIGHWAY WITH PARTIAL CONTROL OF ACCESS.

FREEWAY- A DIVIDED HIGHWAY WITH FULL CONTROL OF ACCESS.

LOW-VOLUME ROAD- A FACILITY LYING OUTSIDE OF BUILT-UP AREAS OF CITIES, TOWNS, AND COMMUNITIES, AND IT SHALL HAVE A TRAFFIC VOLUME OF LESS THAN 400 AADT. IT SHALL NOT BE A FREEWAY, EXPRESSWAY, INTERCHANGE RAMP, FREEWAY SERVICE ROAD, OR A ROAD ON A DESIGNATED STATE HIGHWAY SYSTEM.

TAPER LENGTH L (FEET)

(MPH)	W (OFFSET DISTANCE, FT.)											
	1	2	3	4	5	6	7	8	9	10	11	12
25	11	22	33	44	55	66	77	88	99	110	121	132
30	15	30	45	60	75	90	105	120	135	150	165	180
35	20	41	61	82	102	123	143	163	184	204	225	245
40	27	53	80	107	133	160	187	213	240	267	293	320

NOTES:

1. ALL WORK WITHIN THE ELMWOOD AVENUE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2004 EDITION) INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (2003 EDITION) INCLUDING ALL REVISIONS.
3. ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
4. TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
5. TEMPORARY CONSTRUCTION SIGNING, BARRICADES AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
6. SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, AND REFLECTORIZED PLASTIC DRUMS WITH LIGHTING DEVICES MOUNTED ON THEM, MUST PASS THE CRITERIA SET FORTH IN NCHRP REPORT 350, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES."
7. CONTRACTORS SHALL NOTIFY EACH ABUTTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT AND SIMILAR OPERATIONS.
8. THE FIRST THREE PLASTIC DRUMS OF A TAPER MAY BE MOUNTED WITH TYPE A LIGHTS.
9. THE ADVISORY SPEED LIMIT, IF REQUIRED, SHALL BE DETERMINED BY THE ENGINEER.
10. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
11. MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH OR AS INDICATED OTHERWISE IN THE CLOSURE DETAILS.
12. MINIMUM LANE WIDTH IS TO BE 11 FEET (3.3m) UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
13. ALL SIGNS SHALL BE MOUNTED ON THEIR OWN STANDARD SIGN SUPPORTS.

Based on: Table 6C-1 2003 MUTCD

SUGGESTED WORK ZONE WARNING SIGN SPACING

Road Type	Distance Between Signs**		
	A	B	C
URBAN LOW SPEED*	100 (30)	100 (30)	100 (30)
URBAN HIGH SPEED*	350 (100)	350 (100)	350 (100)
MOST OTHER ROADWAYS*	500 (150)	500 (150)	500 (150)
FREEWAYS AND EXPRESSWAYS*	1,000 (300)	1,500 (450)	2,640 (800)

*

** SPEED CATEGORY TO BE DETERMINED BY HIGHWAY AGENCY

DISTANCES ARE SHOWN IN FEET (METERS). THE COLUMN HEADINGS A, B, AND C ARE THE DIMENSIONS SHOWN IN THE DETAIL/ TYPICAL SETUP FIGURES. THE A DIMENSION IS THE DISTANCE FROM THE TRANSITION OR POINT OF RESTRICTION TO THE FIRST SIGN. THE B DIMENSION IS THE DISTANCE BETWEEN THE FIRST AND SECOND SIGNS. THE C DIMENSION IS THE DISTANCE BETWEEN THE SECOND AND THIRD SIGNS. (THE "THIRD" SIGN IS THE FIRST ONE TYPICALLY ENCOUNTERED BY A DRIVER APPROACHING A TEMPORARY TRAFFIC CONTROL (TTC) ZONE.)

THE "THIRD" SIGN ABOVE IS TYPICALLY REFERRED TO AS AN "ADVANCE WARNING" SIGN ON THE TMP SETUPS. IT IS THE ONE WHICH MAY OFTEN HAVE THE "STANDARD RED OR RED-ORANGE FLAGS (16 in. X 16 in.)" MOUNTED ON IT. THESE ADVANCE WARNING SIGNS ARE LOCATED AT THE PROJECT LIMITS ON ALL APPROACHES (i.e. THE W20-1 SERIES (ROAD WORK XX FT) SIGNS), AND USUALLY REMAIN FOR THE DURATION OF THE PROJECT.

THE FIRST AND SECOND WARNING SIGNS ABOVE ARE REFERRED TO AS THE OPERATIONAL (DAY-TO-DAY) WORK ZONE SIGNS AND MAY BE MOVED DEPENDING ON WHERE THE SPECIFIC ROADWAY WORK FOR THAT DAY IS LOCATED.

R2-10 SIGNS SHALL BE PLACED BETWEEN THE FIRST AND SECOND SIGNS.

R2-10 AND W20-1 SERIES SIGNS ARE TO BE INCLUDED ON ALL DETAILS/TYPICAL SETUPS.

Source: Table 6C-3 2003 MUTCD

TAPER LENGTH CRITERIA FOR TEMPORARY TRAFFIC CONTROL ZONES

Type of Taper	Taper Length (L)*
MERGING TAPER	AT LEAST L
SHIFTING TAPER	AT LEAST 0.5L
SHOULDER TAPER	AT LEAST 0.33L
ONE-LANE, TWO-WAY TRAFFIC TAPER	100 FT (30 m) MAXIMUM
DOWNSTREAM TAPER	100 FT (30 m) PER LANE

CONSTRUCTION WORK ZONE TRAFFIC CONTROL STANDARDS

File Path: J:\DWGS\P20121033\A20\Civil\Plan\20121033A20_DET01.dwg Layout: CD-507 Plotted: Mon, February 29, 2016 - 6:15 PM User: cviera
Plotter: DWG TO PDF.PC3 CTB File: FO.STB
LAYER STATE:
MS VIEW:

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: AS NOTED
VERT.:
DATUM:
HORZ.:
VERT.:
1 0 1
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
www.fando.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
DETAILS
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

CD-507

ORCHARD AVENUE

SCHAMS ROAD

RED MAPLE ROAD

LILLIS AVENUE

PALMER RIVER

FLOOD

EBB

6' HT STOCKADE FENCE ADJUST LOCATION TO AVOID TRUNKS OF EXIST TREES

TRANSITION TO 4' HEIGHT FENCE FOR 4 8' SECTIONS

EXISTING DWELLING #97

EXISTING DWELLING #93

EXISTING DWELLING #91

1 2 3 4 5 6 7 8 9 10 11 12 13

FINE LAWN

ROUGH LAWN

MANAGED MEADOW SEED MIX

NATURAL BUFFER RESTORATION SEED MIX

BIORETENTION SEED MIX

FUTURE GAZEBO

(TYP.)

DMH-1 DMH-2 DMH-3 DMH-4 DMH-5

CB-1 CB-2 CB-3 CB-4 CB-5

SMH-1 SMH-2 SMH-3 SMH-4 SMH-5 SMH-6 SMH-7 SMH-8 SMH-11 SMH-12

FE-1 FE-2

12T 5T

EXISTING 25' WIDE SEWER EASEMENT

ZONING DISTRICT "C"

ZONING DISTRICT "R-25"

WILLOW

Pool

TREE & SHRUB KEY

DECIDUOUS TREES		
A	AMELANCHIER AUTUMN BRILLIANCE	SHADBLOW
B	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
C	CRATAEGUS C. INERMIS	THORNLESS HAWTHORN
D	LIRIODENDRON TULIPIFERA	TULIP TREE
E	MALUS F. VELVET PILLAR	COLUMNAR CRABAPPLE
F	NYSSA SYLVATICA	BLACK TUPELO
Q	QUERCUS ALBA	WHITE OAK
EVERGREEN TREES		
J	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
P	PINUS SYLVETRIS	SCOTCH PINE
T	THUJA O. NIGRA	DK. AMERICAN ARBORVITAE
SHRUBS		
G	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD
H	HYDRANGEA M. ENDLESS SUMMER	BLUE HYDRANGEA
I	ILEX VERT. RED SPRITE	DWARF WINTERBERRY
K	JUNIPERUS H. BAR HARBOR	BAR HARBOR JUNIPER
M	MORELLA PENSYLVANICA	NORTHERN BAYBERRY
N	PIERIS X MOUNTAIN FIRE	MOUNTAIN FIRE ANDROMEDA
R	RHODODENDRON YAKU PRINCE	PINK YAK RHODODENDRON
S	SPIRAEA X MAGIC CARPET	MAGIC CARPET SPIREA
U	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY
V	VIBURNUM D. BLUE MUFFIN	BLUE MUFFIN ARROWWOOD

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN No. 7487 REGISTERED PROFESSIONAL ENGINEER (CIVIL) 2/24/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: 1" = 40'
VERT.:
DATUM:
HORZ.:
VERT.: NGVD 1925
40 20 0 40
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
COMPREHENSIVE PERMIT
LANDSCAPE PLAN
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

LP-101

File Path: J:\DWG\P2012\1033\A20\Civil\Plan\20121033A20_LND01.dwg Layout: LP-101 Plotted: Mon, February 29, 2016 - 6:16 PM User: cvera
Plotter: DWG TO PDF.PC3 CTB File: FO.STB
LAYER STATE:
MS VIEW:

PLANT LIST

#		BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
A	8	AMELANCHIER AUTUMN BRILLIANCE	SHADBLOW	1 1/2–2" CAL.
B	8	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH	2–2 1/2" CAL.
C	8	CRATAEGUS C. INERMIS	THORNLESS HAWTHORN	1 1/2–2" CAL.
D	12	LIRIODENDRON TULIPIFERA	TULIP TREE	2–2 1/2" CAL.
E	16	MALUS F. VELVET PILLAR	COLUMNAR CRABAPPLE	1 1/2–2" CAL.
F	10	NYSSA SYLVATICA	BLACK TUPELO	2–2 1/2" CAL.
Q	8	QUERCUS ALBA	WHITE OAK	2–2 1/2" CAL.
EVERGREEN TREES				
J	15	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5–6' HT.
P	10	PINUS SYLVETRIS	SCOTCH PINE	5–6' HT.
T	18	THUJA O. NIGRA	DK. AMERICAN ARBORVITAE	5–6' HT.
SHRUBS				
G	90	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	15–18" SPD.
H	50	HYDRANGEA M. ENDLESS SUMMER	BLUE HYDRANGEA	2–3' HT.
I	50	ILEX VERT. RED SPRITE	DWARF WINTERBERRY	2–3' HT.
K	90	JUNIPERUS H. BAR HARBOR	BAR HARBOR JUNIPER	15–18" SPD.
M	30	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	18–24" SPD.
N	30	PIERIS X MOUNTAIN FIRE	MOUNTAIN FIRE ANDROMEDA	18–24" SPD.
R	30	RHODODENDRON YAKU PRINCE	PINK YAK RHODODENDRON	15–18" SPD.
S	90	SPIRAEA X MAGIC CARPET	MAGIC CARPET SPIREA	15–18" SPD.
U	50	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2–3' HT.
V	30	VIBURNUM D. BLUE MUFFIN	BLUE MUFFIN ARROWWOOD	2–3' HT.
GROUNDCOVERS & GRASSES				
CC	50	CALAMAGROSTIS KARL FOERSTER	FEATHER REED GRASS	GAL. POT
NN	90	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT	GAL. POT
PP	50	PANICUM VIR. CLOUD NINE	GIANT BLUE SWITCH GRASS	GAL. POT
RR	50	RUDBECKIA F. GOLDSTURM	GOLDSTURM BLACK EYED SUSAN	GAL. POT
BIOSWALE PLANTINGS – MIX SPECIES, PLANT ROOTS AT 3' O.C.				
	350	ASTER NOVAE–ANGLIAE	NEW ENGLAND ASTER	2" PLUG
	350	HIBISCUS MOSCHUETOS	ROSEMALLOW	2" PLUG
	350	PANICUM VIRGATUM	SWITCH GRASS	2" PLUG
	350	SOLIDAGO SEMPERVIRENS	GOLDENROD	2" PLUG

GENERAL PLANTING NOTES

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE BY THE CONTRACTOR FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT THE CONTRACTORS EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
6. TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGED MATERIAL, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1–800–922–4455 PRIOR TO CONSTRUCTION.
8. ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
10. FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
11. ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
12. ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.WARRANTY PERIOD SHALL BE FOR A MINIMUM OF ONE YEAR.
14. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
16. CONTRACTOR SHALL SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY L.A. PRIOR TO CLEARING OPERATIONS.
17. CONTRACTOR TO RESEED ALL DISTURBED AREAS.

SEED MIXES

FINE LAWN MIX
250 POUNDS PER ACRE
AROUND UNITS & PARKING

TALL FESCUE (Festuca arundinacea)	50%
CREEPING RED FESCUE (Festuca rubra)	30%
KENTUCKY BLUEGRASS (Poa patensis)	15%
PERENNIAL RYEGRASS (Lolium perenne)	5%

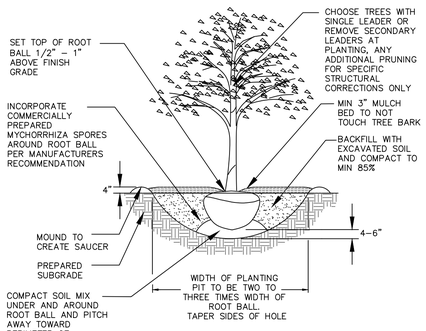
ROUGH LAWN MIX
20 POUNDS PER ACRE
MOW TWICE ANNUALLY

SHEEP FESCUE (Festuca ovina)	70%
HARD FESCUE (Festuca brevipila)	10%
WEEPING LOVEGRASS (Eragrostis curvula)	10%
BUFFALO GRASS (Buchloe dactyloides)	10%

BIORETENTION AREA MIX
35 POUNDS PER ACRE
MOW ONCE ANNUALLY WHEN SOIL CONDITIONS PERMIT
Virginia Wild Rye (Elymus virginicus), Creeping Red Fescu, (Festuca rubra), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardi), Fox Sedge (Carex vulpinoidea), Switch Grass (Panicum virgatum), Rough Bentgrass (Agrostis scabra), New England Aster (Aster novae–angliae), Boneset (Eupatorium perfoliatum), Grass Leaved Goldenrod (Euthamia graminifolia), Green Bulrush (Scirpus atrovirens), Blue Vervain (Verbena hastata), Soft Rush (Juncus effusus), Wool Grass (Scirpus cyperinus)

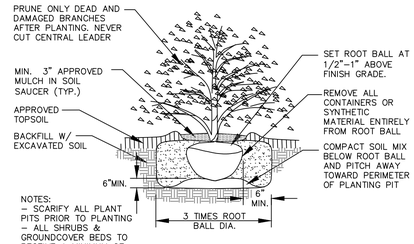
MANAGED MEADOW MIX
20 POUNDS PER ACRE
MOW ONCE ANNUALLY
Creeping Red Fescue (Festuca rubra), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii), Deertongue (Panicum clandestinum), Indian Grass (Sorghastrum nutans), Partridge Pea (Chamaecrista fasciculata), Swamp Milkweed (Asclepias incarnata), Soft Rush (Juncus effusus), Silky Smooth Aster (Aster laevis), Flat Top Aster (Aster umbellatus), Showy Tick–Trefoil (Desmodium canadense)

NATURAL BUFFER RESTORATION MIX
35 POUND PER ACRE
MOW ONCE ANNUALLY
Canada Wild Rye, (Elymus canadensis),Creeping Red Fescue, (Festuca rubra), Big Blue– stem, (Andropogon gerardii), Little Bluestem, (Schizachyrium scoparium), Indian Grass, (Sorghastrum nutans), Side Oats Grama, (Bouteloua curtipendula), Switch Grass, (Panicum virgatum), Sand Dropseed, (Sporobolus cryptandrus).



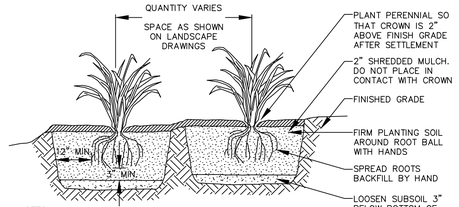
NOTES: REMOVE TREE WRAP, WIRE, STAKES, ANY SYNTHETIC MATERIAL. CUT AWAY MINIMUM OF TOP HALF OF BURLAP &/OR WIRE BASKET. SCARIFY ALL PLANT PITS PRIOR TO PLANTING

TREE PLANTING
NOT TO SCALE



NOTES:
– SCARIFY ALL PLANT PITS PRIOR TO PLANTING
– ALL SHRUBS & GROUNDCOVER BEDS TO RECEIVE A MINIMUM OF 12" OF TOPSOIL

SHRUB PLANTING
NOT TO SCALE



NOTES:
1. SPADED PLANTING SOIL MIX (3" BELOW ROOT BALL) ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
2. WATER THOROUGHLY AFTER PLANTING.
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
4. FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

GROUNDCOVER PLANTING
NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.				

SHAWN M. MARTIN
No. 7487
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
2/29/16

SEAL

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

FJS Associates, Ltd.

SCALE:
HORZ.: NONE
VERT.:
DATUM:
HORZ.:
VERT.:
0
GRAPHIC SCALE

FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3070
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EAST BAY COMMUNITY DEVELOPMENT CORPORATION
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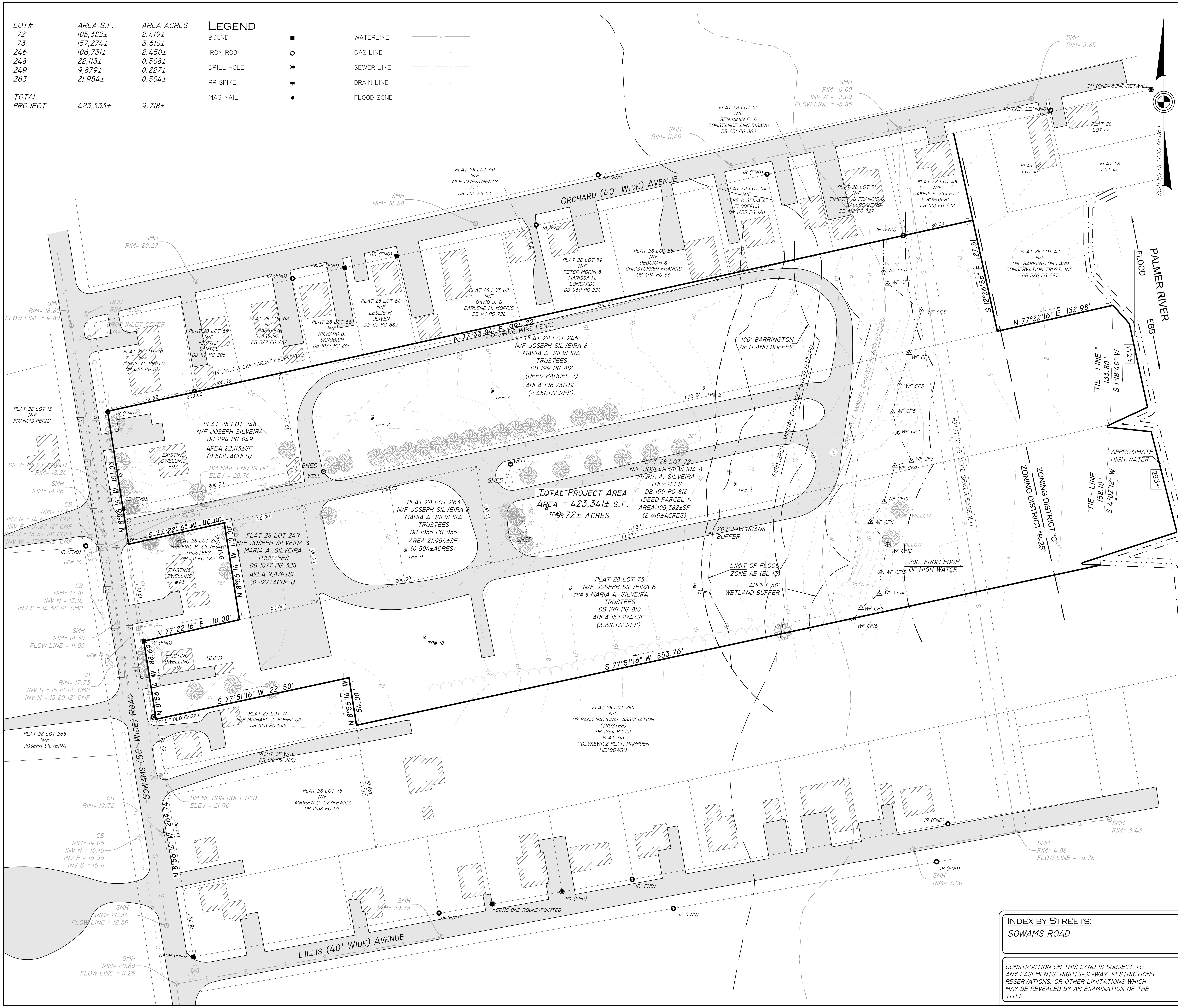
LANDSCAPE DETAILS
PALMER POINTE NEIGHBORHOOD
BARRINGTON RHODE ISLAND

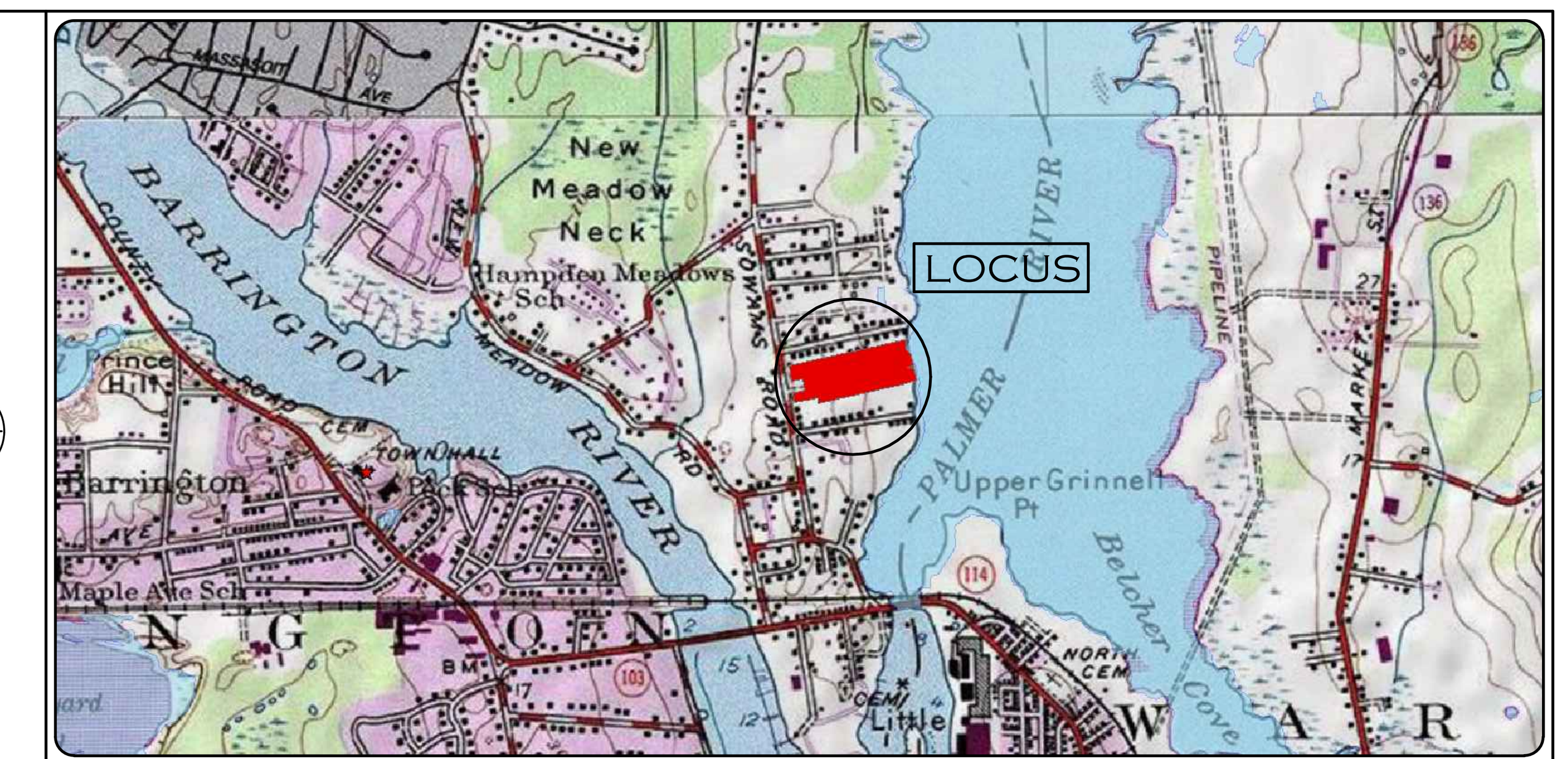
PROJ. No.: 20121033.A20
DATE: FEBRUARY 2016

LD-501

File Path: J:\DWG\P2012\1033\A20\Civil\Plan\20121033A20_LND01.dwg Layout: LP-102 Plotted: Mon, February 29, 2016 - 6:16 PM User: cviera
Plotter: DWG TO PDF.PC3 CTB File: FO.STB
LAYER STATE:
MS VIEW:

LOT#	AREA S.F.	AREA ACRES
72	105,382±	2.419±
73	157,274±	3.610±
246	106,731±	2.450±
248	22,113±	0.508±
249	9,879±	0.227±
263	21,954±	0.504±
TOTAL PROJECT	423,333±	9.718±





LOCATION MAP (N.T.S.)

GENERAL NOTES:

1. LOCUS IS SHOWN ON BARRINGTON ASSESSORS MAP 28 ~ LOTS 72, 73, 246, 248, 249, & 263
2. OWNER OF RECORD: JOSEPH W. SILVEIRA AND MARIA A. SILVEIRA
   84 SOWAMS RD, BARRINGTON, RHODE ISLAND 02806
3. PROJECT HORIZONTAL DATUM: RHODE ISLAND STATE PLANE COORDINATES NAD 1983 US FEET (SCALED FROM ORTHO PHOTO OVERLAY)
4. PROJECT VERTICAL DATUM: NAVD 1988 (CORPSCON CONVERSION FROM BARRINGTON NGVD 1929 MEAN SEA LEVEL SEWER BENCH MARKS)
5. PROJECT LAND IS IN A ZONE "AE" ELEVATION 13.00 FEET ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) ENTITLED: "BRISTOL COUNTY, RHODE ISLAND PANEL 7 OF 18" MAP NUMBER 44001C007H MAP REVISED JULY 7, 2014 (NGVD 1988)
6. REFERENCE SEWER EASEMENT DEED BOOK 133 PAGE 138 AND BOOK 133 PAGE 146.
7. INTERNAL CART PATHS AND BUILDINGS SERVICING THE FORMER GREEN HOUSE BUISNESS ARE NOT SHOWN HERE-ON, (NOT IN CONTRACT)

PLAN REFERENCE:

1. REFERENCE PLAN ENTITLED: "PALMERS BEACH PLAT, HAMPDEN MEADOWS, BARRINTON R.I. BY: WALTER J. GRADY ENGR. DATED SEPT 1910
2. REFERENCE PLAN ENTITLED: " DZYKEWICZ PLAT, HAMPTON MEADOWS, BARRINGTON, R.I. BY: JOSEPH G.A. RICCO, CE DATED: MARCH 1976

ZONING DISTRICT:

RESIDENTIAL "R-25"

MIN LOT AREA		= 25,000 SF (SINGLE FAMILY)
		= 30,000 SF (TWO FAMILY DWELLINGS)
MIN FRONTAGE		= 140'(SINGLE FAMILY)
		= 75' (ABUTS CUL-DE-SAC LOT CL RADIUS > 150')
MINIMUM SETBACKS -	FRONT	= 30'
	SIDE	= 14' OR 10% OF FRONTAGE
	REAR	= 25'
MAX BUILDING COVERAGE		= 20%
MAX HEIGHT		= 35'

CERTIFICATION:

I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY ACTUAL TRANSIT AND TAPE SURVEY ON THE GROUND, THAT IT IS CORRECT, THAT THERE ARE NO IMPROVEMENTS EXCEPT THOSE AS SHOWN,AND IDENTIFIED IN NOTE 7 AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY EXCEPT AS SHOWN. I CERTIFY THIS SURVEY TO THE RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

BY:____
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

CERTIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS I SURVEY FOR PROPERTY LINE AND CLASS III FOR PLANIMETRICS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY:____
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

GRAPHIC SCALE
1 INCH = 50 FEET

"EXISTING CONDITIONS BOUNDARY PLAN OF LAND"

SOWAMS ROAD ~ BARRINGTON, RI
ASSESSORS MAP 28-1
LOTS - 72, 73, 246, 248, 249, 263 -

PREPARED FOR:
EAST BAY COMMUNITY DEVELOPMENT
150 FRANKLIN STREET, BRISTOL, RI 02809

JOB #	SCALE:	DRAWN BY:	DATE:
04-058	1"= 50'	SCA	JULY 28, 2015

REVISED: FEBRUARY 11, 2016

PROFESSIONAL SEAL

INDEX BY STREETS:
SOWAMS ROAD

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.
InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InsiteEngineers.com

SHEET 1 OF 1