# DEVELOPMENT PLAN REVIEW

**FOR** 

# 151 STATE STREET PLAT 18 LOT 42

IN BRISTOL, RHODE ISLAND

OWNER / APPLICANT
LOUIS A. CABRAL
304 CHURCH POND ROAD
TIVERTON, RHODE ISLAND 02878



# PRINCIPE COMPANY, INC.

ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE TIVERTON, RHODE ISLAND 02878 401.816.5385 INFO@PRINCIPEENGINEERING.COM WWW.PRINCIPEENGINEERING.COM

APRIL 19, 2024

REVISED: AUGUST 7, 2024 REVISED: AUGUST 22, 2024

PROJECT DATA:
PLAT: 18 LOT: 42

EXISTING:

LOT AREA:

EXISTING BUILDING:

EXISTING IMPERVIOUS SURFACE:

EXISTING PERVIOUS SURFACE:

EXISTING BUILDING COVERAGE:

TOTAL EXISTING IMPERVIOUS COVERAGE:

(BUILDING + IMPERVIOUS SURFACE AREA)

13,668 SF, 0.31 ACRES 5,533 SF 7,176 SF 959 SF 40.48% 92.98% PROPOSED:

EXISTING BUILDING (TO REMAIN):

PROPOSED IMPERVIOUS SURFACE (EXISTING TO REMAIN + PROPOSED): 4,778 SF PROPOSED PERVIOUS SURFACE (EXISTING TO REMAIN + PROPOSED): 3,315 SF PROPOSED BUILDING COVERAGE: 40.48% (LACTAL PROPOSED IMPERVIOUS COVERAGE: 75.44%

TOTAL PROPOSED IMPERVIOUS COVERAGE:

(BUILDING + IMPERVIOUS SURFACE AREA)

5,533 SF 4,778 SF 3,315 SF 40.48% (UNCHANGED) 75.44% (2,398 SF DECREASE FROM EXISTING)

ZONING DISTRICT

MIN. LOT AREA

MIN. LOT WIDTH

MIN. LOT FRONTAGE

MIN. FRONT BUILDING SETBACK

MIN. SIDE BUILDING SETBACK

MIN. REAR BUILDING SETBACK

MAX. BUILDING COVERAGE

SECTION 28-111 TABLE B

MAX. BUILDING HEIGHT

STREET INDEX: STATE STREET (PUBLIC)

**EXISTING:** 

102'

102'

17.8'

40.4%

13.668 S.F.

PROPOSED:

REMAINS

REMAINS

REMAINS

REMAINS

REMAINS

REMAINS REMAINS

REMAINS

**ZONING CRITERIA** 

60'

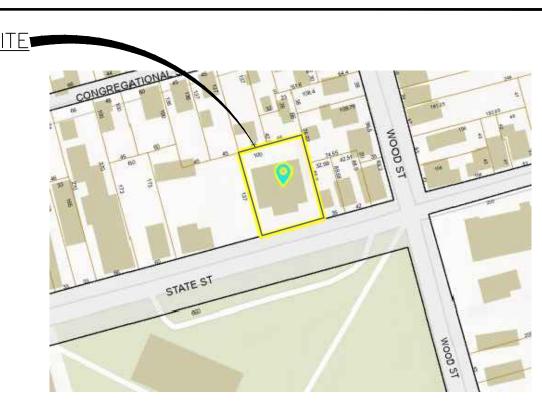
20'

\*\* FRONT YARD SETBACK IS THE AVERAGE SETBACK OF THE BLOCK OR

20', WHICHEVER IS LESS. SEE BRISTOL ZONING ORDINANCE ARTICLE IV,

25%

6,000 S.F.



LOCUS MAP SCALE: NOT TO SCALE

### LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN (PRINCIPE COMPANY SURVEY)
- 3) EXISTING PARKING LAYOUT
- 4) SITE LAYOUT PLAN
- 5) DRAINAGE & GRADING PLAN
- 6) EROSION & SEDIMENT CONTROL PLAN
- 7) LANDSCAPE PLAN
- 8) CONSTRUCTION DETAILS
- 9) CONSTRUCTION DETAILS

### PLAN REFERENCE

1.) EXISTING CONDITIONS TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR ASSESSOR'S PLAT 18 LOT 42 151 STATE STREET IN

BRISTOL, RHODE ISLAND"

PREPARED BY: PRINCIPE COMPANY, SURVEYING DIVISION

2.) PROPOSED LANDSCAPING PLANS PREPARED BY: SUNFLOWER DESIGNS

7 BARBARA DRIVE BRISTOL, RI

401-525-0634

### PLAN NOTES

1) PER GIS DATA, THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THE SUBJECT PROPERTY

2) THERE ARE NO HISTORIC CEMETERIES LOCATED ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY

### FEMA FLOOD NOTE:

ZONE X — AREA OF MINIMAL FLOOD HAZARD FLOOD MAP: 44001C0014H
EFFECTIVE DATE: 7/7/2014

### SOIL NOTE:

NP - NEWPORT-URBAN LAND COMPLEX
UD - UDORTHENTS - URBAN LAND COMPLEX
FROM NRCS WEB SOIL SURVEY

### <u>required parking</u>

BASED ON RI ADAPTIVE REUSE HOUSING BILL (EFFECTIVE DATE JANUARY 1, 2024), ONE PARKING SPACE PER DWELLING UNIT IS REQUIRED

FOR 11 DWELLING UNITS: 11 PARKING SPACES REQUIRED

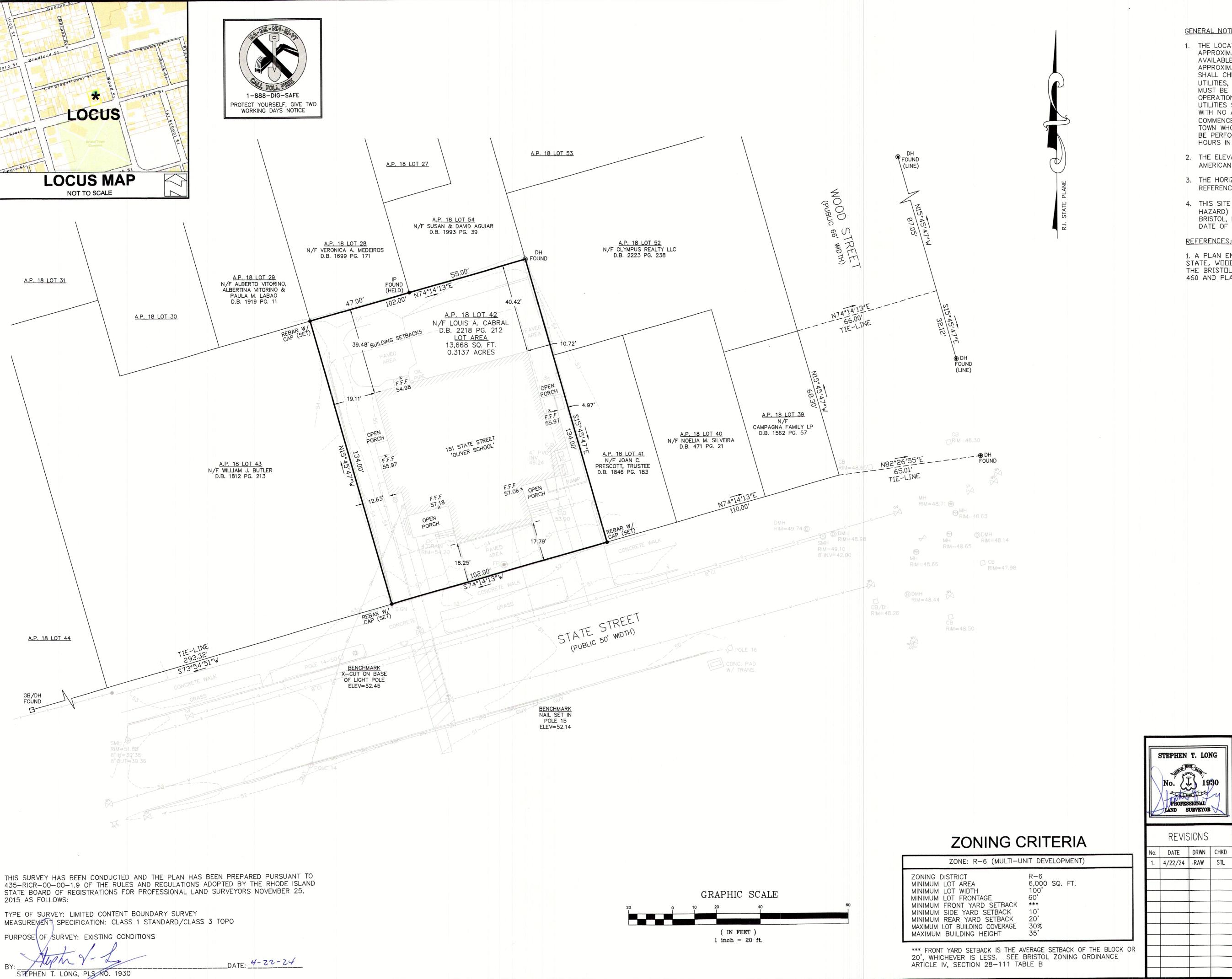
11 PARKING SPACES PROVIDED ( $\pm 1,880$  SF TOTAL PARKING AREA) (INCLUDING 1 VAN ACCESSIBLE PARKING SPACE)

### <u>Variance</u> note

1.) PER BRISTOL CODE OF ORDINANCES SEC 28-251(2):
FOR STANDARD PARKING SPACES, MIN. WIDTH IS 10' AND MIN. LENGTH
IS 18' WITH A MIN. AISLE WIDTH OF 24' FOR 90° PARKING SPACES —
16' LENGTH PROVIDED AT REAR PROPERTY LINE TO ALLOW 24' AISLE
FOR 6 SPACES. <24' AISLE PROVIDED FOR 3 SPACES WHERE IMPACTED
BY THE EXISTING PROTRUDING BASEMENT BULKHEAD

2.) PER BRISTOL CODE OF ORDINANCES SEC 28-251(3):
NO PARKING SPACE SHALL BE LESS THAN 10' FROM ANY FRONT LOT

LINE — 2 PARKING SPACES ARE PROPOSED WITHIN 10' OF THE FRONT LOT LINE, WHICH IS A REDUCTION FROM THE 4 EXISTING PARKING SPACES LOCATED WITHIN THE FRONT SETBACK.



### **GENERAL NOTES:**

- 1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- 2. THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 3. THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).
- 4. THIS SITE LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI, MAP NUMBER 44001C0014HJ WITH AN EFFECTIVE DATE OF JULY 7, 2014.

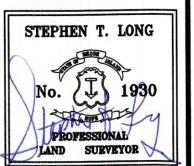
### REFERENCES;

1. A PLAN ENTITLED "SURVEY OF SCHOOL LANDS LYING ON STATE, WOOD, AND BRADFORD STREETS" WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DEED BOOK 37 PAGE 460 AND PLAT BOOK 4 PAGE 28.

### LEGEND

- A.P. ASSESSOR'S PLAT N/F NOW OR FORMERLY
- ☐ GB/DH GRANITE BOUND/DRILL HOLE
  - IP IRON PIN
- DH DRILL HOLE
- S SEWER MANHOLE
- ☐ CATCH BASIN DRAIN MANHOLE
- UNKNOWN MANHOLE
- C HYDRANT
- V SIAMESE CONNECTION ⊗ FIRE DEPT. SHUT OFF
- WATER GATE
- GAS GATE
- E ELECTRIC METER
- Ø UTILITY POLE
- C.O. CLEANOUT
- FP FLAG POLE

OWNER / APPLICANT: LOUIS A. CABRAL 304 CHURCH POND ROAD TIVERTON, RI 02878



### PRINCIPE COMPANY, INC. SURVEYING DIVISION

27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385

SURVEY@PRINCIPEENGINEERING.COM
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### REVISIONS

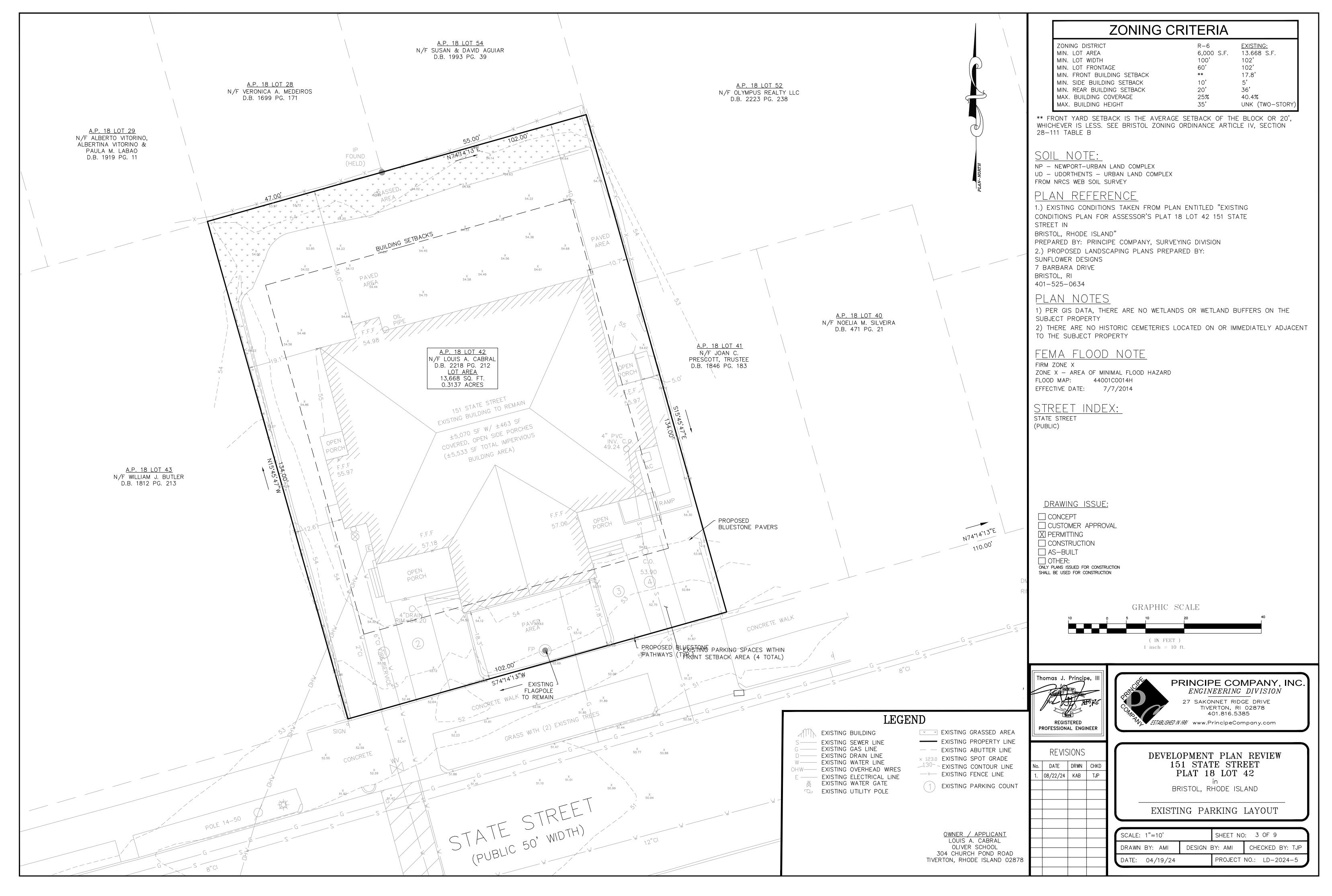
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4/22/24	RAW	STL	
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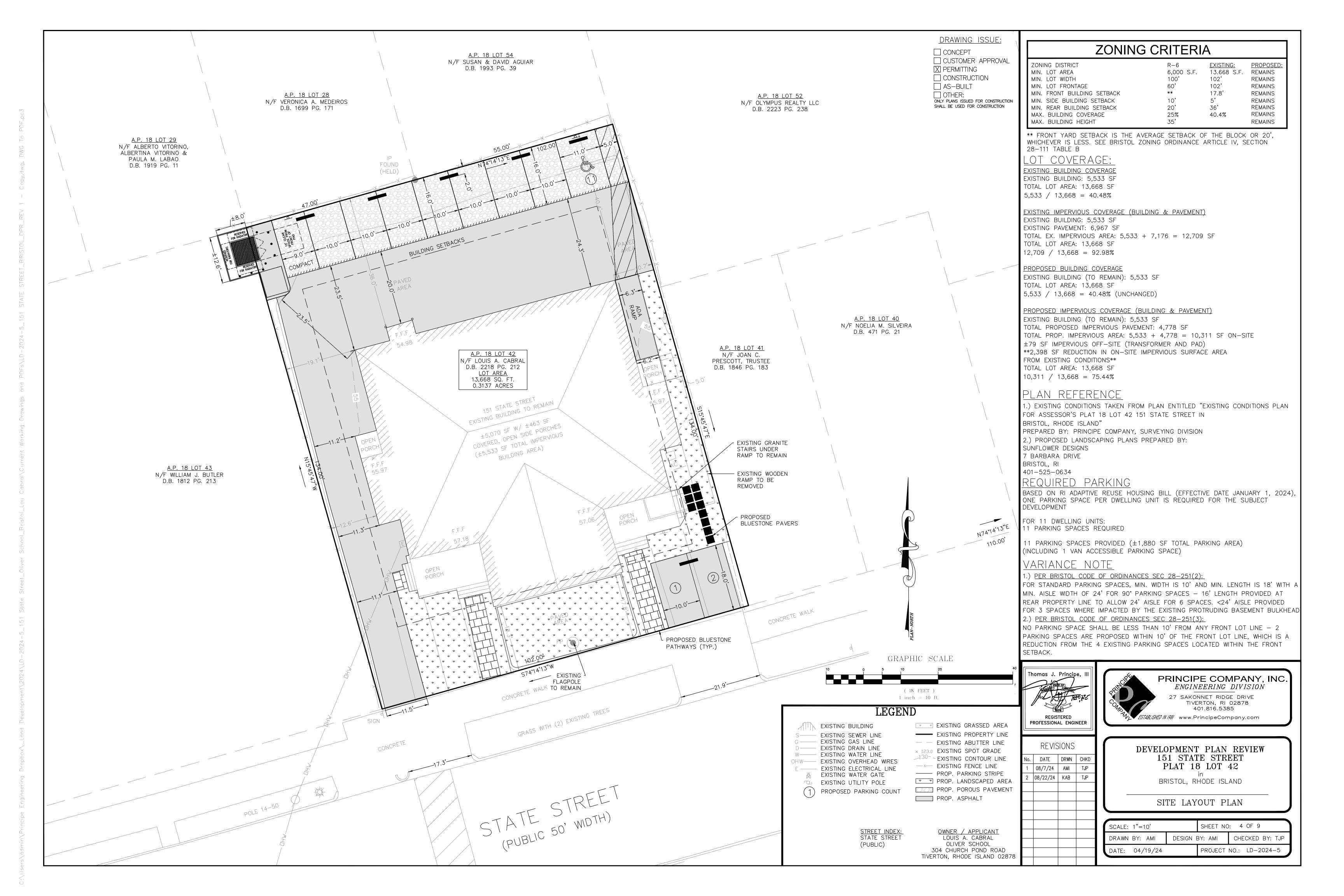
### AP 18 LOT 42 151 STATE STREET

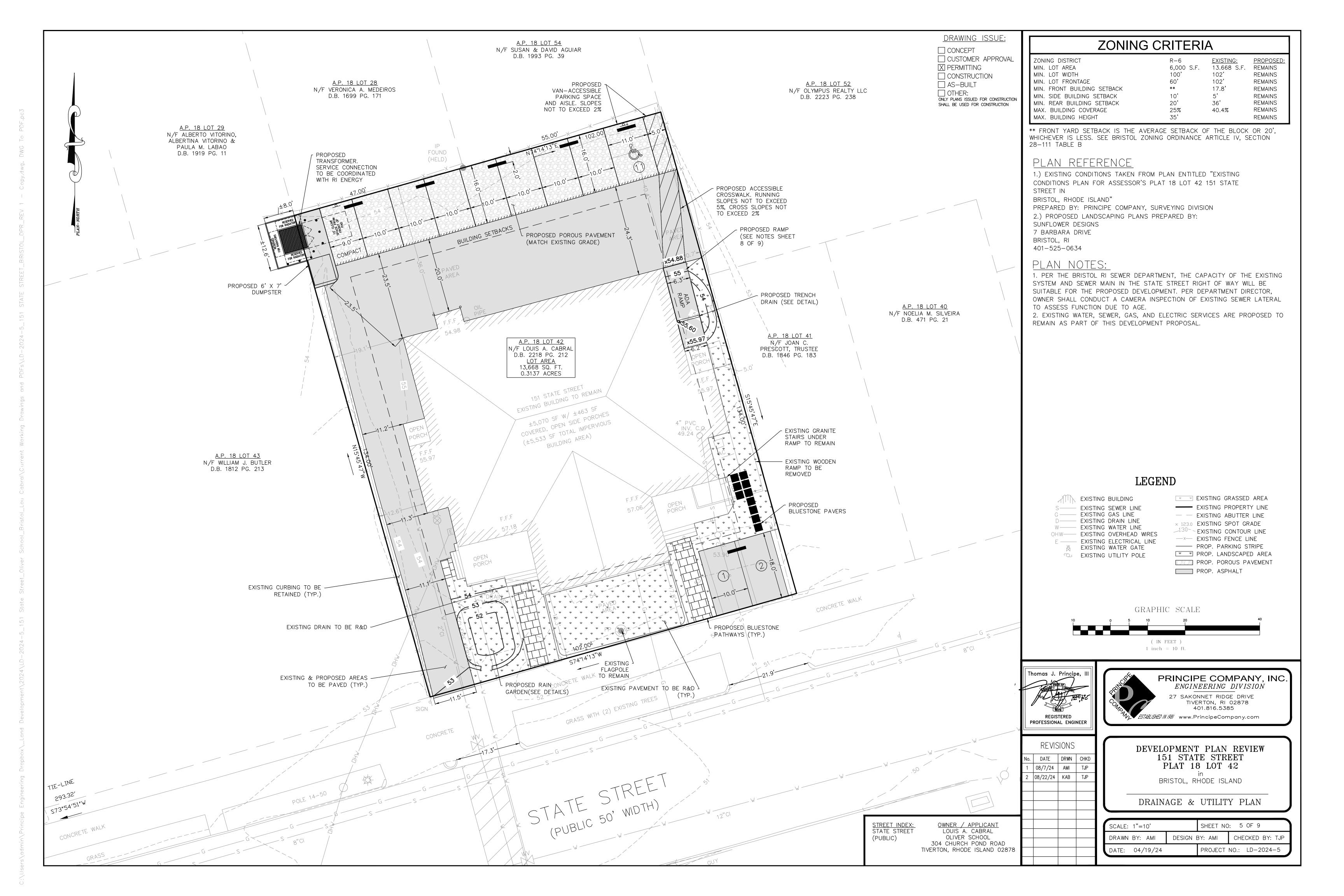
EXISTING CONDITIONS PLAN

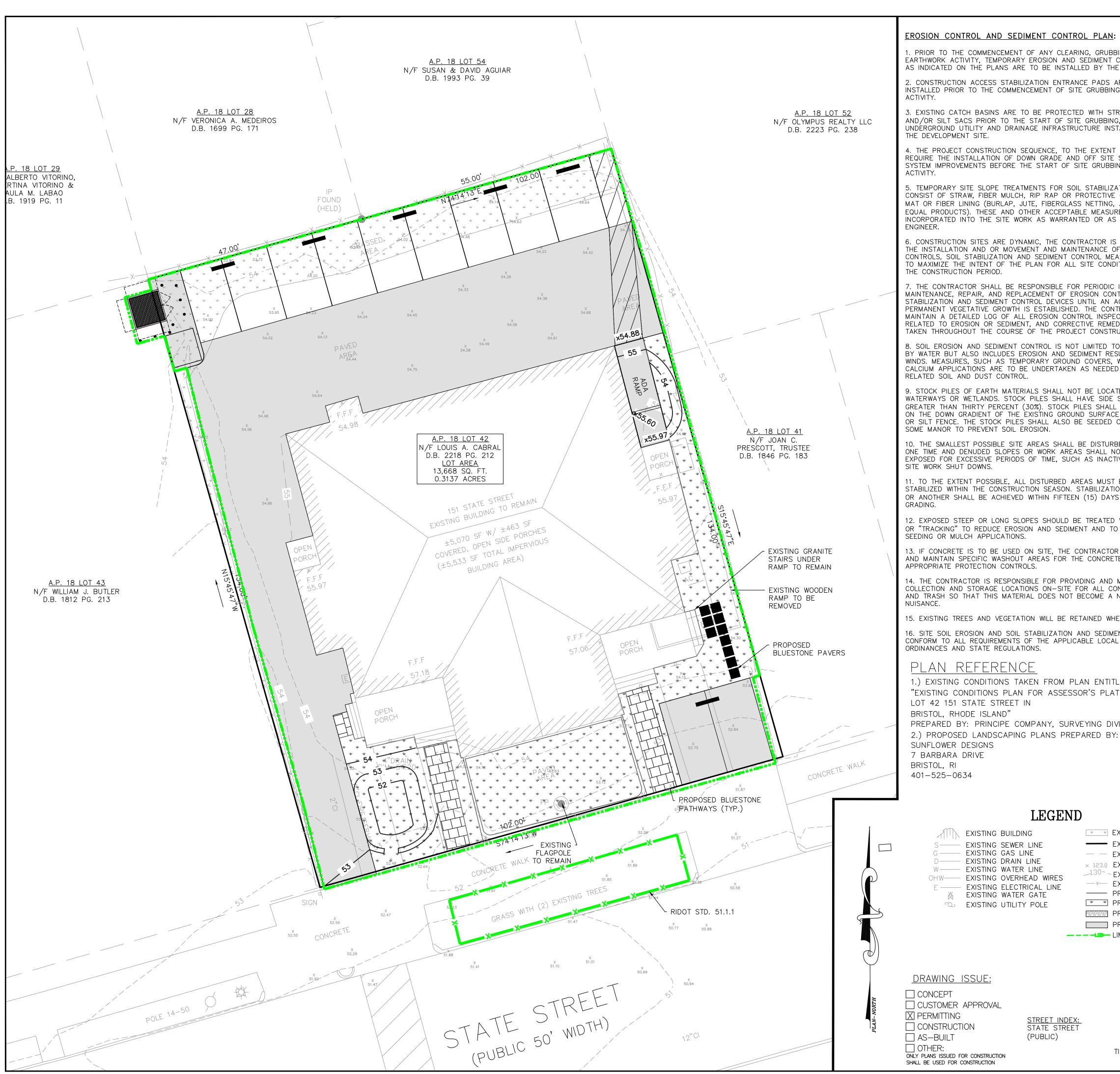
BRISTOL, RHODE ISLAND

1	SCALE: 1"=20'		SHEET NO: 1 OF 1	
	DRAWN BY: CJB	DESIGN E	BY:	CHECKED BY: STL
	DATE: 03/27/2024		PROJECT	NO.: LD-2024-5









### EROSION CONTROL AND SEDIMENT CONTROL PLAN:

. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.

2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK

3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH STRAW BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE

4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK

5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE

6. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAILED LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.

8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND

9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.

10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR

11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL

12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.

13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.

14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON—SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD

15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.

16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.

### PLAN REFERENCE

1.) EXISTING CONDITIONS TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR ASSESSOR'S PLAT 18

LOT 42 151 STATE STREET IN

BRISTOL, RHODE ISLAND"

PREPARED BY: PRINCIPE COMPANY, SURVEYING DIVISION

SUNFLOWER DESIGNS

7 BARBARA DRIVE

401-525-0634

ORDER OF PROCEDURE:

HAS BEEN ACHIEVED AND APPROVED.

1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).

2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.

3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL. 4. TEMPORARY STRAW BALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION

5. STRAW BALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.

2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.

3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M 18.

4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCOLUM FOR EACH VARIETY.

5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:

A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1) % BY WEIGHT: RED FESCUE KENTUCKY BLUEGRASS COLONIAL BENTGRASS PERENNIAL RYEGRASS 100 lbs/Ac.

B. UNMOWED AREA OR INFREQUENTLY MOWED (ALL SLOPES GREATER THAN 3:1)

RED FESCUE COLONIAL BENTGRASS PERENNIAL RYEGRASS BIRDSFOOT TREFOIL

6. TEMPORARY TREATMENTS SHALL CONSIST OF A STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.

7. STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 - 4,000 lbs/Ac.

8. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

ANNUAL RYEGRASS PERENNIAL RYEGRASS SUDAN GRASS WINTER RYE 3.0 WEEPING COVER GRASS

9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.

10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.

11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING. 12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES

SHALL ALSO BE SEEDED AND/OR STABILIZED. 13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION

15. THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER

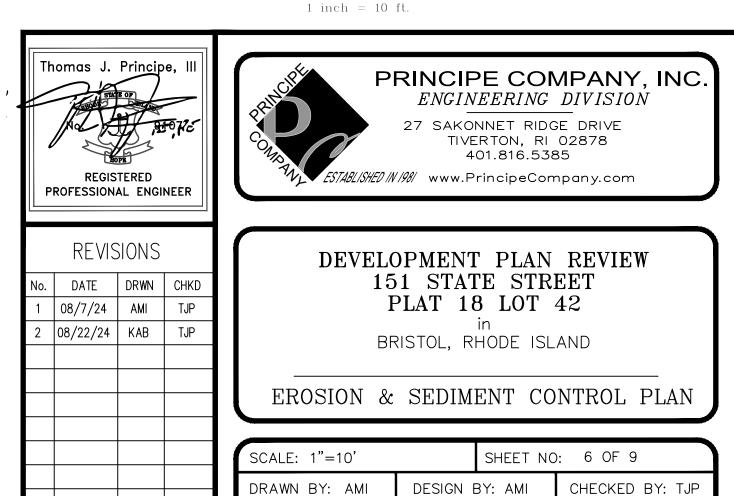
SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

ZONING CRITERIA				
ZONING DISTRICT	R-6	EXISTING:	PROPOSED:	
MIN. LOT AREA	6,000 S.F.	13.668 S.F.	REMAINS	
MIN. LOT WIDTH	100'	102'	REMAINS	
MIN. LOT FRONTAGE	60'	102'	REMAINS	
MIN. FRONT BUILDING SETBACK	**	17.8'	REMAINS	
MIN. SIDE BUILDING SETBACK	10'	5'	REMAINS	
MIN. REAR BUILDING SETBACK	20'	36'	REMAINS	
MAX. BUILDING COVERAGE	25%	40.4%	REMAINS	
MAX. BUILDING HEIGHT	35'		REMAINS	

\*\* FRONT YARD SETBACK IS THE AVERAGE SETBACK OF THE BLOCK OR 20', WHICHEVER IS LESS. SEE BRISTOL ZONING ORDINANCE ARTICLE IV, SECTION 28-111 TABLE B

GRAPHIC SCALE

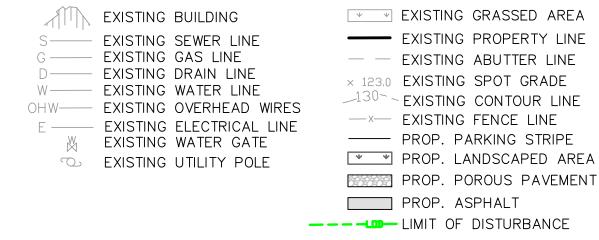




DATE: 04/19/24

PROJECT NO.: LD-2024-5

### **LEGEND**



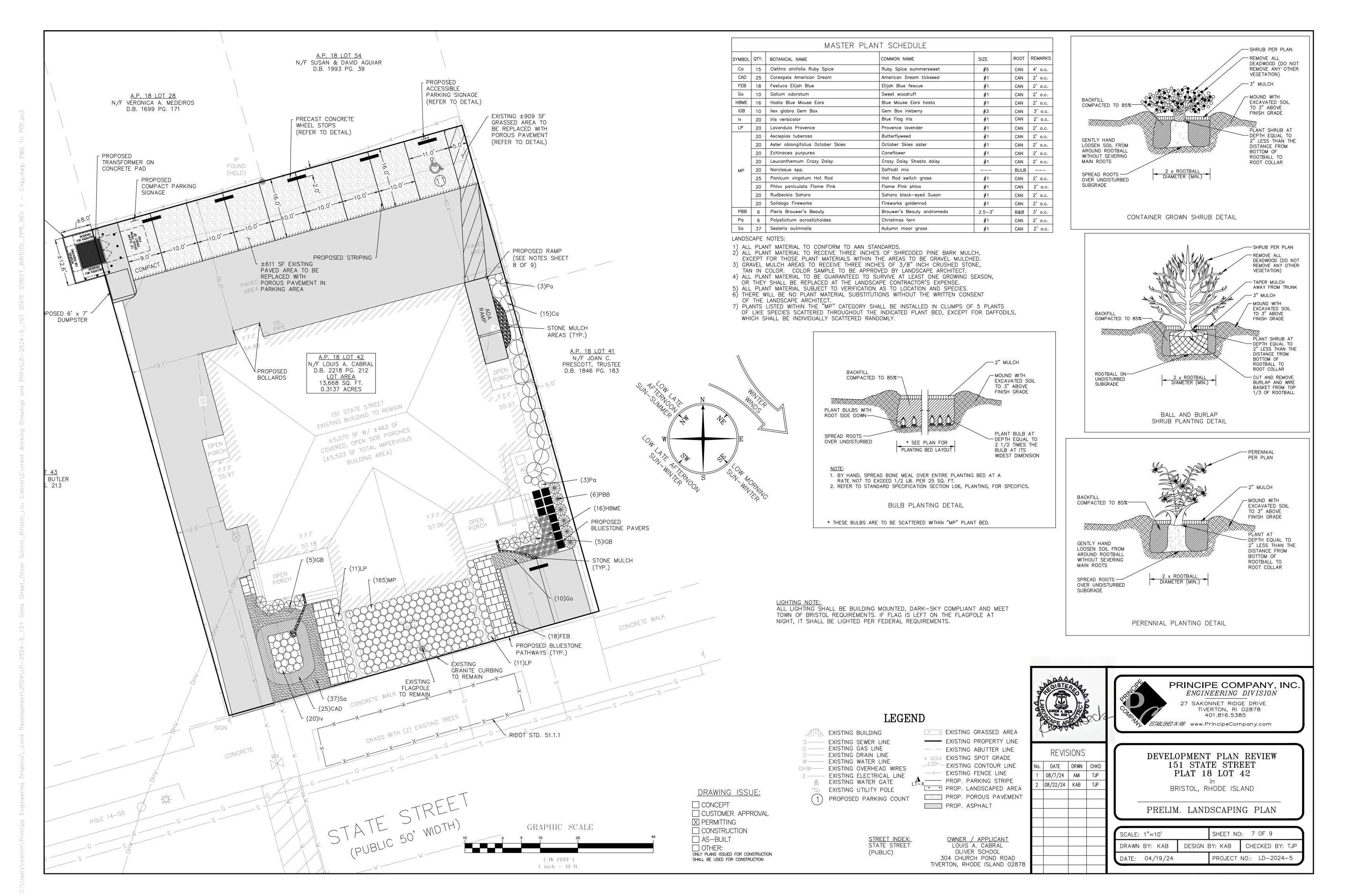
DRAWING ISSUE:

CUSTOMER APPROVAL X PERMITTING

STATE STREET (PUBLIC)

LOUIS A. CABRAL OLIVER SCHOOL 304 CHURCH POND ROAD TIVERTON, RHODE ISLAND 02878

OWNER / APPLICANT



### VEGETATIVE COVER AND PLANTING

1. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.

2. TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS M18.01.

3. THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREEPING RED FESCUE	70	
ASTORIA BENTGRASS	5	APRIL 1 - JUNE 15
BIRDFOOT TREFOIL	15	AUG. 15 - OCT. 15
PERENNIAL RYE GRASS	10	

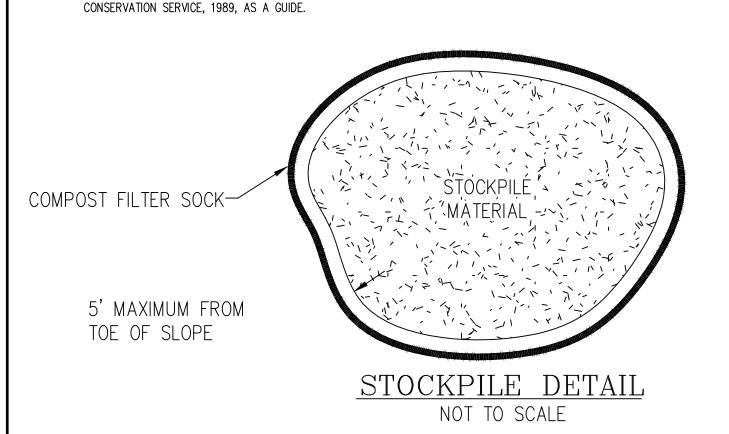
APPLICATION RATE - 100 LBS PER ACRE

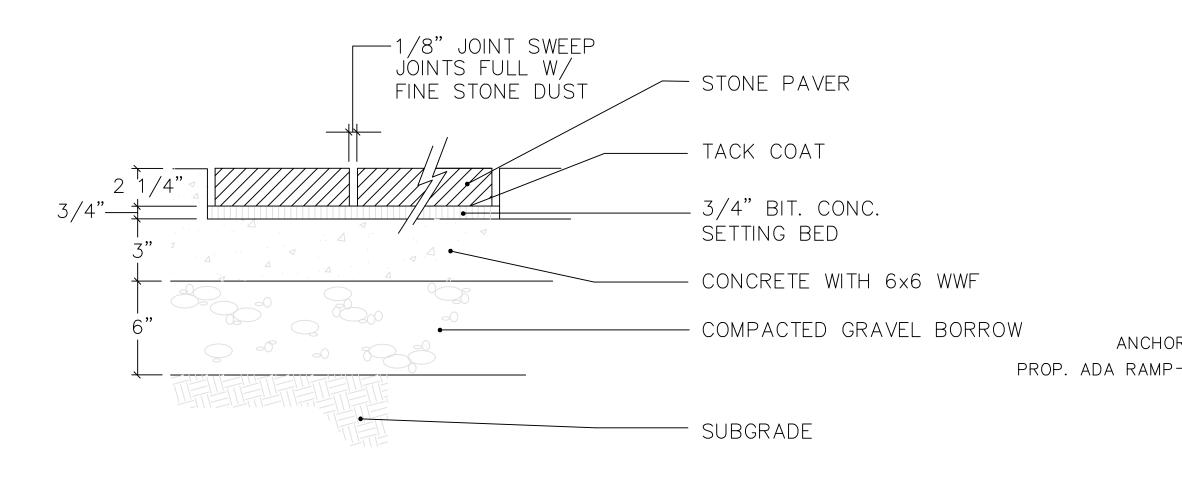
SEED MIX SHALL BE INOCULATED WITHIN 24 - HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.

- 4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
- 5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

### SEDIMENTATION CONTROL PROGRAM:

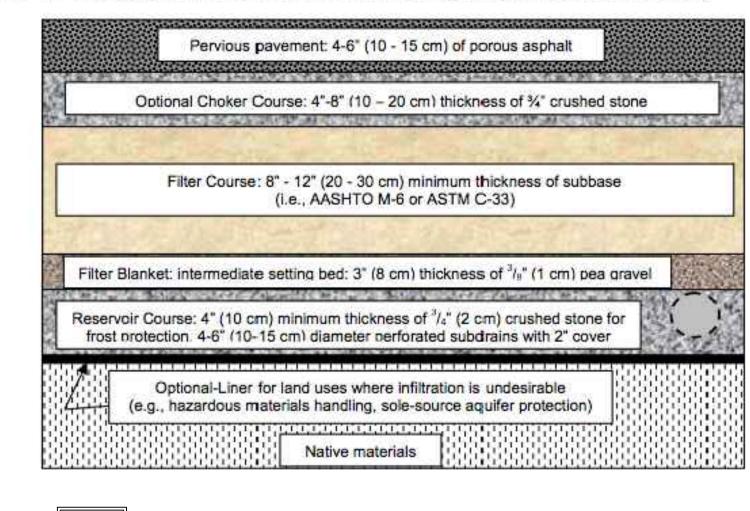
- 1. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
- 2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
- ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.
- 4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- 5. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- 6. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
- ADDITIONAL STRAW BALES OF COMPOST FILTER SOCK SHALL BE LOCATED AS CONDITIONS WARRANT.
- 8. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND INFILTRATION FACILITIES AS SCHEDULED FOR EACH FACILITY
- (SEE INFILTRATION BASIN MAINTENANCE, THIS SHEET). 9. REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL





STONE PAVER ON RIGID BASE SCALE: NTS

### Figure 5-11 Example Cross-section of Porous Asphalt (UNHSC, 2009)



-STANDARD STATE

REQUIRED.

APPROVED ACCESSIBLE

SIGNAGE INSTALLED ON

A METAL COLUMN AT

THE PROPER HEIGHT

-PROVIDE ADDITIONAL SIGNAGE BELOW THE

ACCESSIBLE SIGN AS

GALVANIZED METAL PIPE

-6" DIAMETER CONCRETE FILLED STEEL PIPE

BOLLARD, PAINTED

-CONCRETE SURROUND

AROUND PIPE COLUMN

ANCHOR STUDS-

FORMER

ANCHORING SLAB

REQUIRED PER

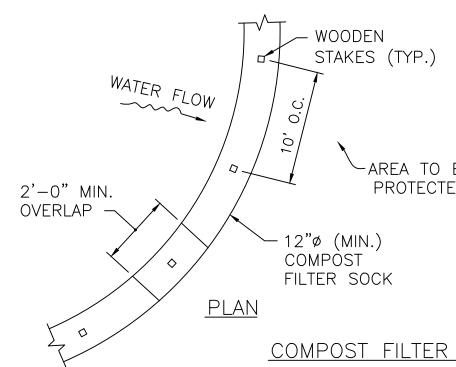
REGULATIONS.

-BOLT SIGNS TO

COLUMN

YELLOW

1 1/8" MINIMUM



/- ROOF LEADER (4") (SEE STRUCTURE PLANS FOR BUILDING ANCHORAGE)

-SURFACE OF ADA RAMP/TRENCH

6" X 4" PVC WYE

DEFORM GROOVES

NO FLOAT LEGS

(SYSTEM OVERFLOW)



5.4.6 Maintenance

traffic volume at the site.

a construction sequence;

vegetative stabilization.

drainage management; and

A legally binding and enforceable maintenance agreement shall be executed

as a temporary sediment control device during site construction phase.

The Erosion and Sediment Control (ESC) Plan shall specify at a minimum:

how sediment will be prevented from entering the pavement area;

Areas where infiltrating permeable pavement practices are proposed shall not serve

Permeable paving surfaces require regular vacuum sweeping or hosing (minimum

every three months or as recommended by manufacturer) to keep the surface from

WOODEN STAKE

FILTER SOCK

- 12"ø (MIN.) COMPOST

YVVVVV PROTECTED

AREA TO BE

clogging. Maintenance frequency needs may be more or less depending on the

between the facility owner and the responsible authority.

Minimize use of sand and salt in winter months.

Do not repaye or reseal with impermeable materials.

Required Elements

# 1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS. 2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER -AREA TO BE PRIOR TO PLACEMENT. PROTECTED

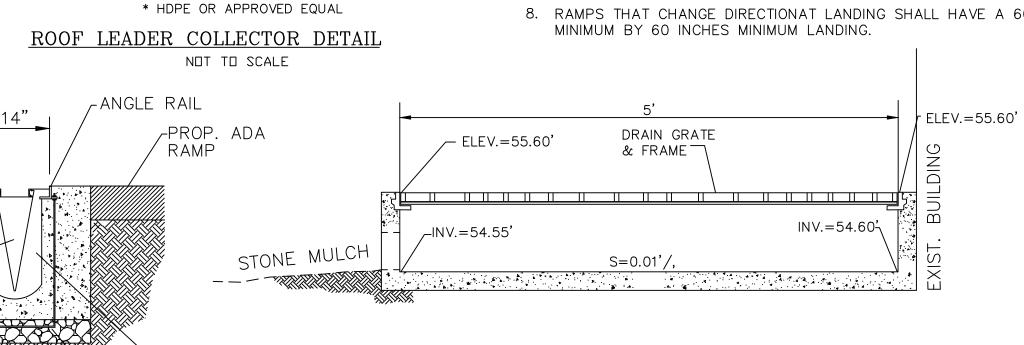
NOT TO SCALE

### RAMP NOTES:

TRENCH DRAIN DETAIL

NOT TO SCALE

- 1. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12
- 2. CROSS SLOPE OF RAMP RUNS AND LANDINGS NOT EXCEED 1:48.
- 3. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36 INCHES MINIMUM
- 4. THE RISE FOR ANY RAMP SHALL BE A MAXIMUM OF 30 INCHES.
- 5. RAMPS SHALL HAVE LANDING AT THE BOTTOM AND TOP OF EACH RUN.
- 6. CLEAR WIDTH OF LANDING SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TOE THE LANDING.
- 7. LANDING LENGTH SHALL BE 60 INCHES MINIMUM CLEAR.
- 8. RAMPS THAT CHANGE DIRECTIONAT LANDING SHALL HAVE A 60 INCH MINIMUM BY 60 INCHES MINIMUM LANDING.



TRENCH DRAIN: CROSS SECTION VIEW NOT TO SCALE

└─6"MIN.

BUILDING-

## <u>Drawing issue:</u>

08/22/24 KAB

- AS-BUILT OTHER:
- SHALL BE USED FOR CONSTRUCTION

# 〒2兆" CLASS 19.0 HMA BASE COURSE

 $^\prime$ 12"GRAVEL BORROW BASE COURSE

6" LAYERS) └ COMPACTED SUBBASE/IMPORTED GRAVEL

∠(PLACED AND COMPACTED IN TWO

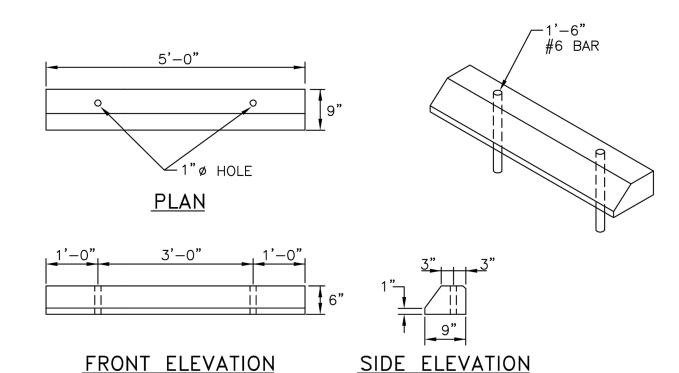
─1½" CLASS 12.5 HMA SURFACE COURSE

### SITE PAVEMENT TYPICAL CROSS SECTION NOT TO SCALE

### GENERAL NOTES

ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.

- 2. LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- 4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, THE TOWN OF WARREN AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- 7. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- 9. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).



-ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER

-ALL SURFACES TO HAVE A SPONGE FLOAT FINISH

### PRECAST CONCRETE WHEEL STOP DETAIL NOT TO SCALE

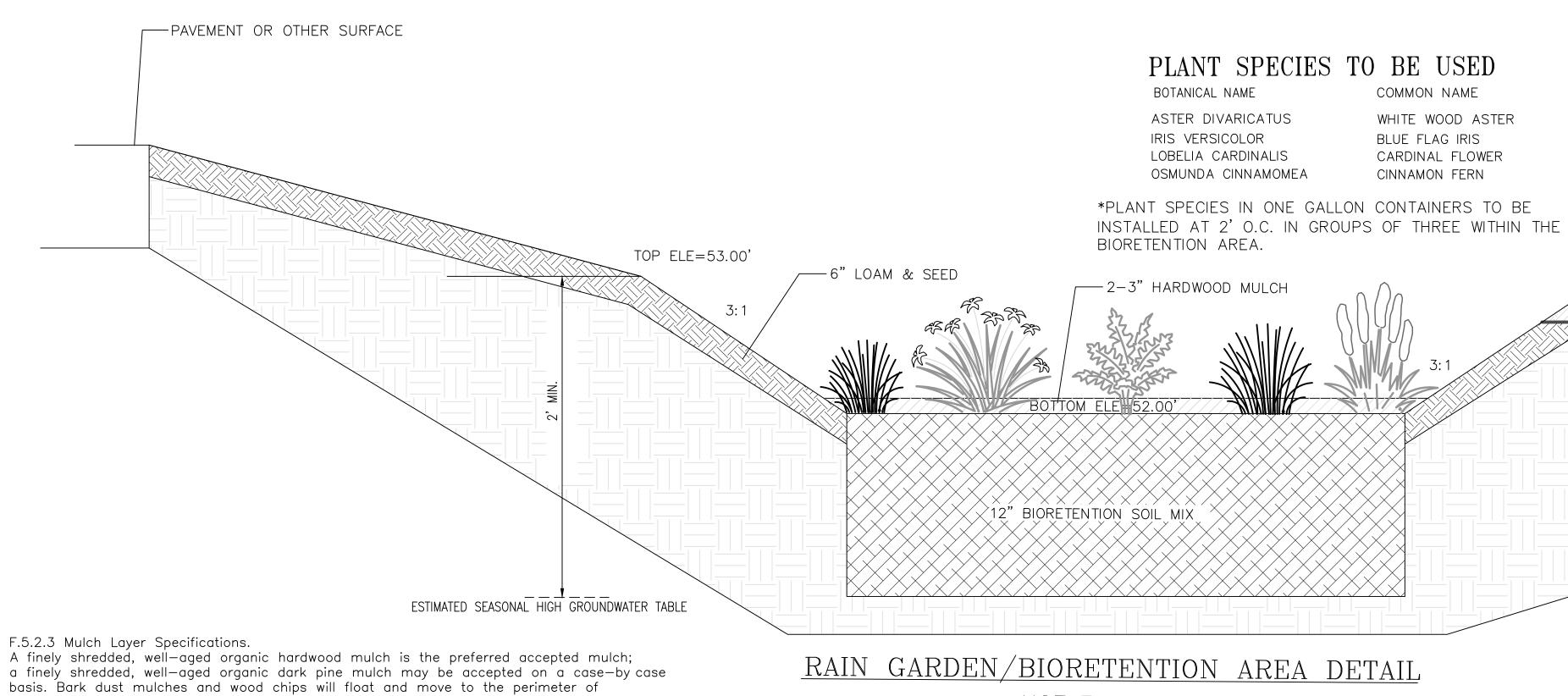


BRISTOL, RHODE ISLAND CONSTRUCTION DETAILS

> SHEET NO: 8 OF 9 SCALE: AS NOTED DESIGN BY: AMI CHECKED BY: TJF DRAWN BY: AMI DATE: 04/19/24 PROJECT NO.: LD-2024-5

☐ CONCEPT ☐ CUSTOMER APPROVAL X PERMITTING ☐ CONSTRUCTION

ONLY PLANS ISSUED FOR CONSTRUCTION

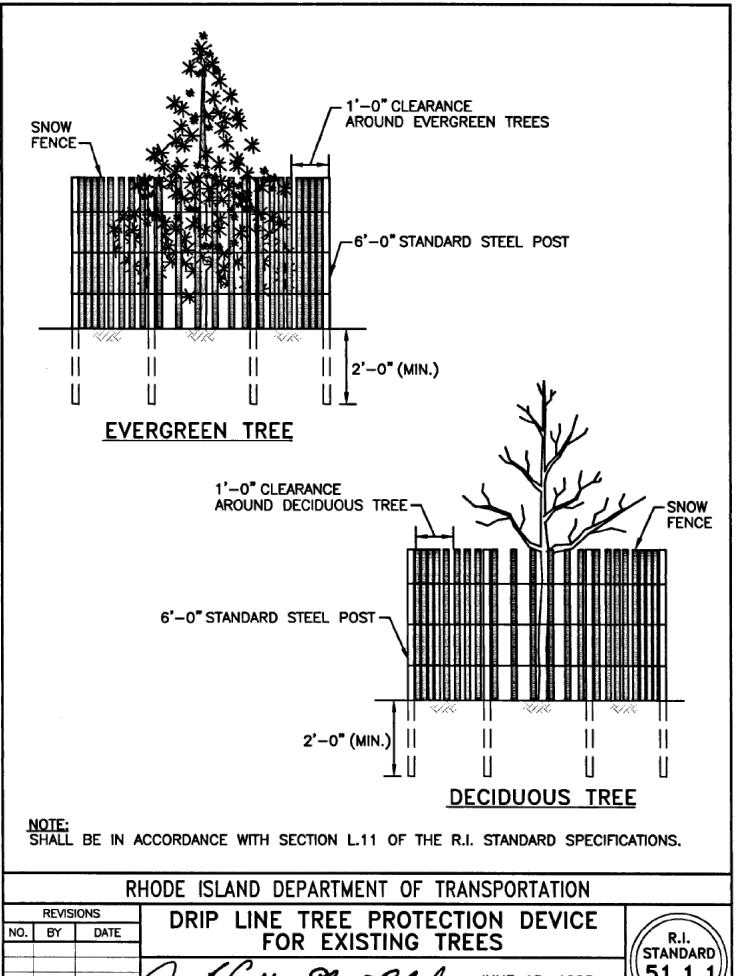


# RAIN GARDEN/BIORETENTION AREA DETAIL

NOT TO SCALE

(1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.

(2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).



BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH REMOVE ANY INVASIVE SPECIES PLANTS

ANNUALLY:

MULCH— SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION—SPRING
REMOVE DEAD VEGETATION—FALL OR SPRING PRUNE-SPRING

### AS NEEDED:

REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS (CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

\*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.

F.5.2.2 Bioretention Soil

WEIR ELE=52.67'

TOP ELE=53.00'

85% COMPACTED NATIVE SOIL

The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious

The bioretention system shall utilize planting soil having a composition as follows: Sand: 85-88%

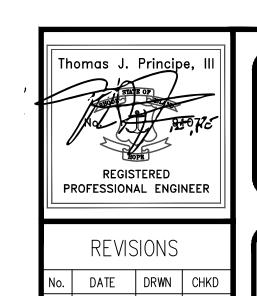
Soil fines: 8 to 12% (no more than 2% clay)

Organic Matter\*: 3 to 5% \*Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost.

A textural analysis is required to ensure the bioretention soil meets the specification listed above. The bioretention soil should also be tested for the following criteria:

pH range 5.2 — 7.0 magnesium not to exceed 32 ppm

phosphorus P205 not to exceed 69 ppm potassium K20 not to exceed 78 ppm soluble salts not to exceed 500 ppm



08/7/24 AMI

08/22/24 KAB

### DEVELOPMENT PLAN REVIEW 151 STATE STREET PLAT 18 LOT 42

BRISTOL, RHODE ISLAND

PRINCIPE COMPANY, INC ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385

ESTABLISHED IN 1981 www.PrincipeCompany.com

CONS	STRUCT	ION DE	TAILS	
SCALE: AS NOTED		SHEET NO: 9 OF 9		
DRAWN BY: AMI	DESIGN E	BY: AMI	CHECKED BY: TJP	
DATE: 04/19/24		PROJECT	NO.: LD-2024-5	

### DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- X PERMITTING
- ☐ CONSTRUCTION AS-BUILT

OTHER: ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION