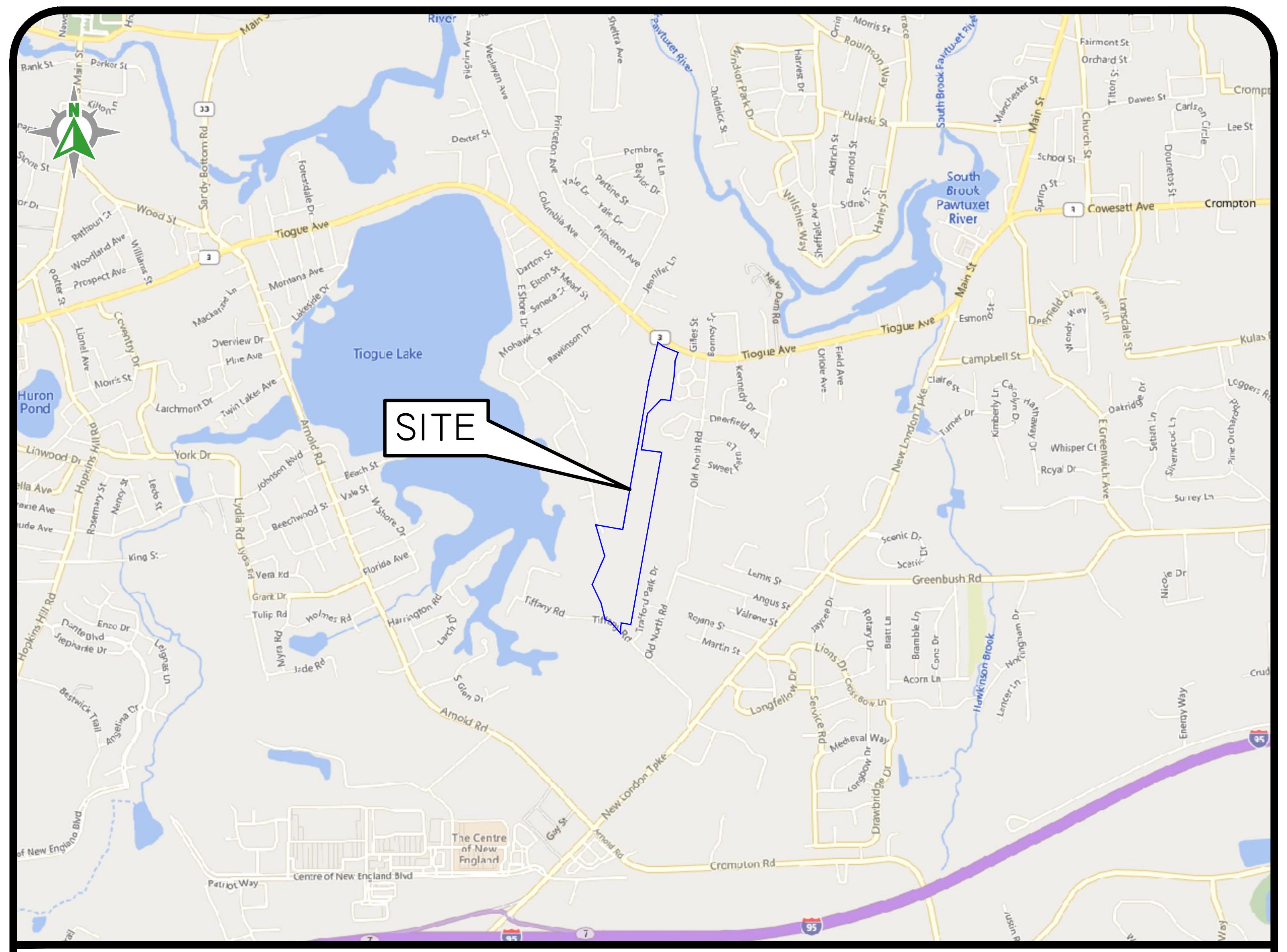
PERMITTING PLAN SET

VILLAGE AT TIOGUE

LOCATED ON TIOGUE AVE AND TIFFANY RD
COVENTRY, RHODE ISLAND

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



LOCATION MAP NOT TO SCALE

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THE ATTACHED DRAWING NUMBERS 1 TO 28 HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND HAVE BEEN THOUGHOULY CHECKED BY ME.

Brenna Guay

(SIGNATURE WITH PE#)

PERMITS AND APPROVALS
- RIDEM WETLANDS APPROVAL - APPROVED 12/3/2025
  WETLAND APPLICATION NO. 24-0307
  RIPDES FILE NO. RIRI02771
- RIDOT PAP - APPROVED - 12/3/2025 PAPA NO. PA-25-68
- KCWA PRELIMINARY APPROVAL - PENDING FINAL RECORD PLANS
- COVENTRY SEWER CONNECTION APPROVAL- 8/26/2025

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

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

DiPrete Engineering
Engineers · Planners · Surveyors
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BRENNA GUAY
No. 13738
01/09/2026
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

COVER SHEET

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

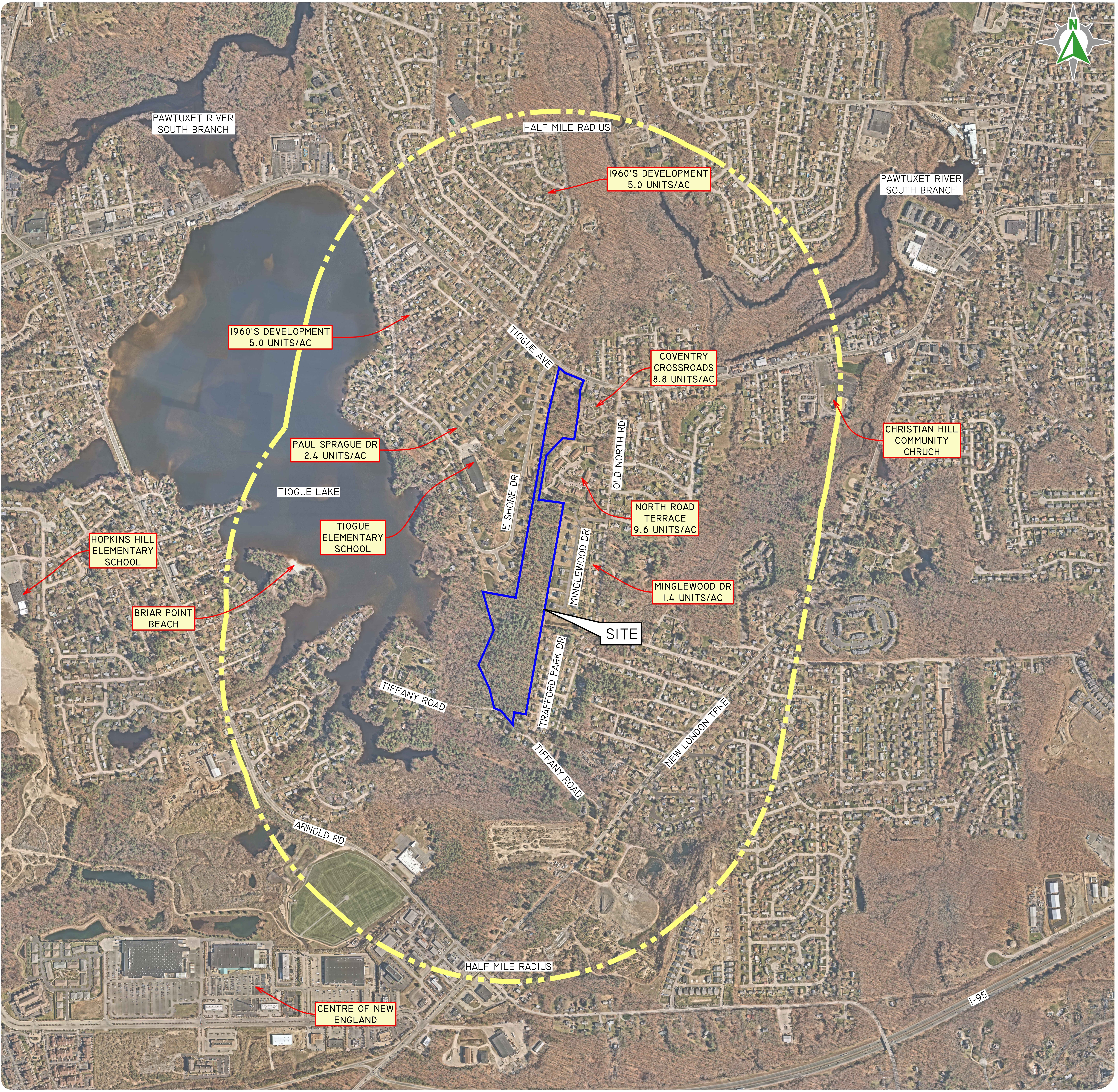
PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

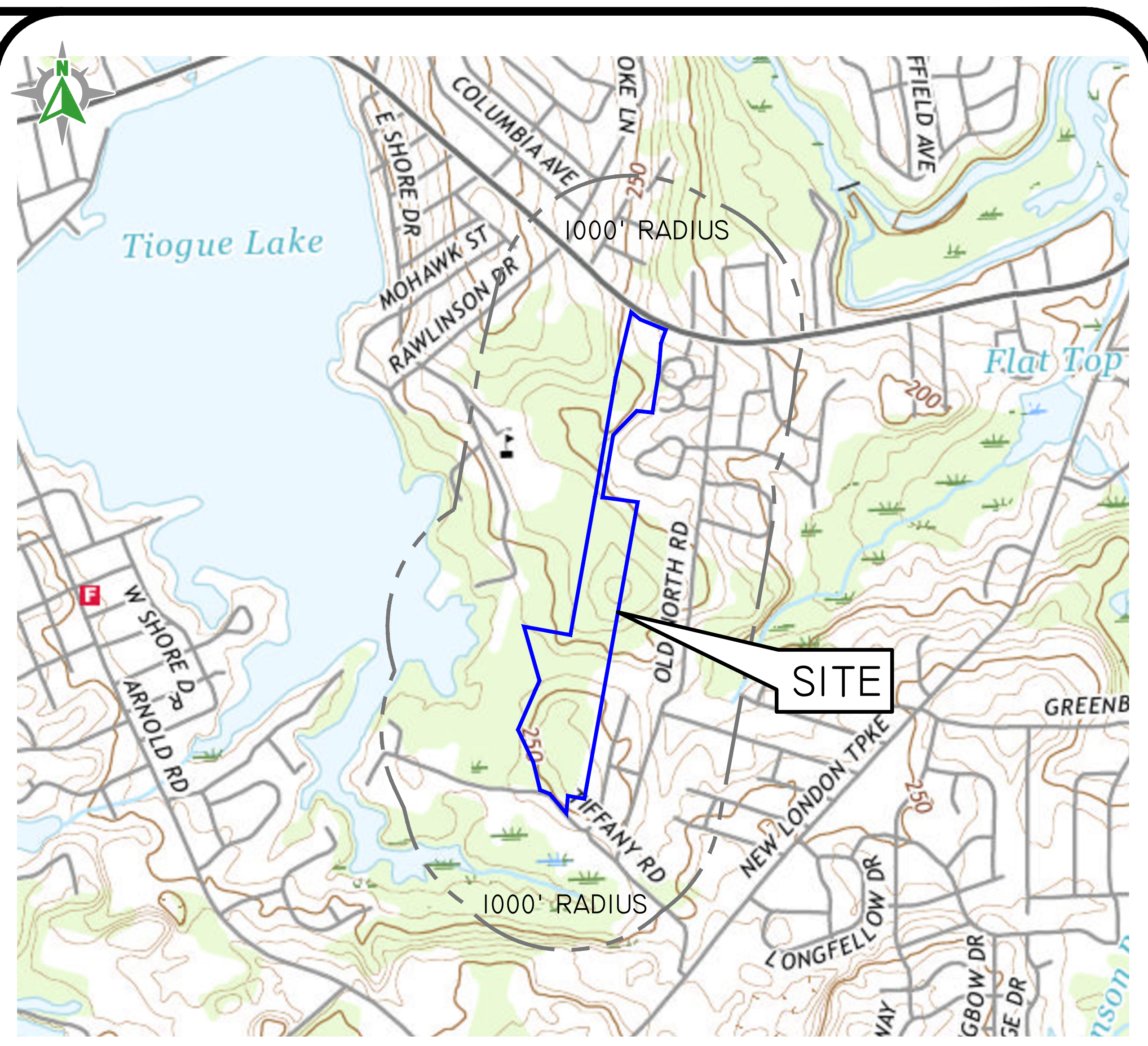
LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 1 OF 28

DE JOB NO: 0267-132

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-CVAR.DWG PLOTTED: 1/12/2026


N
PAWTUXET RIVER SOUTH BRANCH
HALF MILE RADIUS
1960'S DEVELOPMENT 5.0 UNITS/AC
PAWTUXET RIVER SOUTH BRANCH
1960'S DEVELOPMENT 5.0 UNITS/AC
TIOGUE AVE
COVENTRY CROSSROADS 8.8 UNITS/AC
CHRISTIAN HILL COMMUNITY CHRUCH
PAUL SPRAGUE DR 2.4 UNITS/AC
OLD NORTH RD
E. SHORE DR
TIOGUE LAKE
NORTH ROAD TERRACE 9.6 UNITS/AC
TIOGUE ELEMENTARY SCHOOL
HOPKINS HILL ELEMENTARY SCHOOL
MINGLEWOOD DR
MINGLEWOOD DR 1.4 UNITS/AC
BRIAR POINT BEACH
SITE
TIFFANY ROAD
TRAFFORD PARK DR
NEW LONDON TPKE
TIFFANY ROAD
ARNOLD RD
HALF MILE RADIUS
I-95
CENTRE OF NEW ENGLAND


N
Tiogue Lake
COLUMBIA AVE
E SHORE DR
OKE LN
FFIELD AVE
MOHAWK ST
RAWLINSON DR
1000' RADIUS
Flat Top
OLD NORTH RD
W SHORE DR
ARNOLD RD
SITE
GREENB
NEW LONDON TPKE
TIFFANY RD
1000' RADIUS
LONGFELLOW DR
GBOW DR

USGS MAP SCALE: 1"=1000'

LEGEND

PROPERTY LINE	━━━━
1000' RADIUS LINE	━━ ‒ ‒ ━━
HALF MILE RADIUS LINE	━━ ‒ ‒ ━━

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/09/2024.

SCALE: 1"=500'
0 250' 500' 1000'

DiPrete Engineering
Engineers - Planners - Surveyors
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BRENNA GUAY
No. 13738
01/09/2026
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

AERIAL HALF MILE RADIUS

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 32 LOTS 149, 150, 151, & 153.
2. THE SITE IS APPROXIMATELY 26.99 ACRES AND IS ZONED R-20.
3. THE OWNER OF AP 32 LOTS 149, 150, 151, & 153 IS:

   232 REALTY ASSOCIATES
   420 SCRABBLETOWN RD, SUITE G
   NORTH KINGSTOWN, RI 02852

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0116H, MAP REVISED OCTOBER 2. 2015.
   - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF COVENTRY STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS WITHIN A NATURAL HERITAGE AREA.
9. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).
10. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
    - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
      - EROSION CONTROL MEASURES
      - SHORT TERM MAINTENANCE
      - ESTABLISHMENT OF VEGETATIVE COVER
      - CONSTRUCTION POLLUTION PREVENTION
      - SEQUENCE OF CONSTRUCTION
    - STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
      - LONG TERM MAINTENANCE
      - LONG TERM POLLUTION PREVENTION

10. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
11. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
12. PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (12' TRAVEL LANES AND 1' BERM ON EACH SIDE).
13. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
14. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND CAN BE BUILT IN ANY ORDER. MULTI-FAMILY UNITS ARE PROPOSED TO BE 2-3 BEDROOMS EACH. SINGLE FAMILY COTTAGES ARE PROPOSED TO BE 3 BEDROOMS, SINGLE FAMILY LOTS ARE PROPOSED TO BE 3-4 BEDROOMS.
15. SOIL EVALUATIONS AND INFILTROMETER TESTS, WERE COMPLETED BY DIPRETE ENGINEERING ON SEPTEMBER 9TH 2024.
16. THERE ARE NO WETLANDS ON SITE SO NO WETLAND EDGE DELINEATION WAS PREFORMED.
17. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING. SUBMISSION PACKAGE MUST INCLUDE APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE CEOR.
18. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE BITUMINOUS BERM, OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE, OR AS LABELED ON THE PLANS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
6. THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
7. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
8. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
9. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.10 'MERRITT PARKWAY AESTHETIC GUARDRAIL' OF THE AASHTO ROADSIDE DESIGN GUIDE 4TH EDITION 2011. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE CEOR IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND THE CEOR PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE, AND ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT. THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
10. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
11. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
12. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

UIC NOTES:

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

1. 400 FT FROM ALL PUBLIC WATER WELLS (SAND AND GRAVEL)
2. 200 FT FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FT FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FT FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FT FROM ALL OTHER SURFACE WATERS
6. 25 FT FROM ALL OWTS AND OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FT FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION. 10 FEET FROM ALL BUILDINGS IF SYSTEM IS BELOW SLAB ELEVATION
8. 10 FT FROM ALL PROPERTY LINES
9. 10 FT FROM ALL BUILDING FOOTINGS

SOIL EROSION AND SEDIMENT CONTROL NOTES:

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

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

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

DEMOLITION NOTES:

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

TRAFFIC NOTES:

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

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

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

SOIL INFORMATION:

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

SOIL NAME DESCRIPTION

CB	CANTON-URBAN LAND COMPLEX
ChB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
ChC	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
SuB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
NOTE:	*PRIME FARMLAND
	**FARMLAND OF STATEWIDE IMPORTANCE

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SUMMER 2026 AND TAKE PLACE UNTIL 2032 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINISH GRADE AND DRAINAGE AROUND THE PROPOSED BUILDING(S) TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE. FINAL GRADING AROUND THE BUILDING(S) MAY CHANGE BASED ON FINE GRADING, GRADING BETWEEN CONTOUR INTERVALS, ADDITIONAL SURVEY/MAPPING, BUILDING CONFIGURATION CHANGES, OR FURTHER DETAILING (E.G., SIDEWALKS, GARAGES, ENTRY POINTS, BULKHEADS, OR FOUNDATION STEPS), SPECIFIC END-USER NEEDS, SOIL CONDITIONS, CONSTRUCTABILITY ISSUES, ETC. THE GRADING SHOWN INDICATES THE INTENDED DIRECTION OF STORMWATER FLOW AWAY FROM THE BUILDING(S). THE CONTRACTOR MAY MODIFY THE FINISH GRADING TO ENSURE PROPER STORMWATER FLOW AWAY FROM THE BUILDING(S) WITH APPROVAL FROM THE CEOR AND OWNER.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 3" BITUMINOUS BERM. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY THE CEOR OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND THE CEOR, IS DONE AT THE CONTRACTOR'S RISK.
13. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
14. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
15. ALL RESIDENTIAL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM OF 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE.
16. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS. ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP). DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.

DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):

- CATCH BASINS ALONG CURBING: RIDOT STD. 4.4.0, TYPE F, 4' DIAMETER WITH APRON STONE
- CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4' DIAMETER
- CATCH BASINS MUST HAVE 3 FT SUMPS WITHOUT SEEP HOLES
- SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- DOUBLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- HIGH CAPACITY CATCH BASIN GRATES: RIDOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
- DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
- DROP INLETS: RIDOT STD 4.5.0, 4.5.1 OR 4.5.2
- APRON STONE, WHERE REQUIRED: RIDOT STD 7.1.7 OR 7.1.8
- HEADWALLS: RIDOT STD 2.1.0
- MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED. SEE NOTES BELOW FOR COVER TYPE SELECTION.
- ALL OUTLET CONTROL STRUCTURES (OCS) AND DRAINAGE MANHOLES WITH INTERNAL WEIRS MUST USE FLAT TOP STRUCTURE COVER.
- DRAIN BASINS (DB) TO BE NYLOPLAST STRUCTURES. COVER/GRATE AS SPECIFIED ON PLANS.
- FOR ALL OTHER DRAINAGE STRUCTURES: IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE APPROPRIATE STRUCTURE TOP REQUIRED (E.G. CONE TOP, FLAT TOP ETC) TO MEET THE DESIGN PARAMETERS AS SHOWN ON THESE PLANS, INCLUDING (BUT NOT LIMITED TO) THE RELATIONSHIP BETWEEN FINISH SURFACE ELEVATION/ DEPTH TO PIPE INVERTS AND MEETING MANUFACTURER/ AHJ REQUIREMENTS & SPECIFICATIONS.

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

SANITARY SEWER

ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE COVENTRY SEWER AUTHORITY RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL FITTINGS, STRUCTURE SEALS AND CONNECTIONS MUST BE WATERTIGHT.

WATER

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

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

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

ELECTRIC/TELECOM/GAS

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

SITE LIGHTING

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

AS-BUILT NOTES:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE ENGINEERING WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

ABBREVIATIONS LEGEND

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

RIDOT NOTES:

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

SITE CALLOUTS LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

BB	BITUMINOUS BERM (SEE DETAIL)
VCC	VERTICAL CONCRETE CURB (PRE CAST RIDOT STD OR APPROVED EQUAL)
SCC	SLOPED CONCRETE CURB (PRECAST, RIDOT STD, OR APPROVED EQUAL)
20.1.0	RIDOT STD PAVEMENT MARKINGS ARROWS AND ONLY
20.3.0	RIDOT STD PAVEMENT MARKINGS - CROSSWALKS AND STOP LINES
20.4.0	RIDOT STD PAVEMENT MARKINGS - YIELD LINE
43.1.0	RIDOT STD CEMENT CONCRETE SIDEWALK
43.2.0	RIDOT STD BITUMINOUS CONCRETE SIDEWALK
43.3.0	RIDOT STD WHEELCHAIR RAMP
43.3.1	RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS
43.4.0	RIDOT STD DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
43.4.1	RIDOT STD DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
48.1.0	RIDOT STD DETECTABLE WARNING SYSTEM
4DY	4" PAVEMENT MARKINGS-DOUBLE YELLOW
4W	4" WHITE MARKINGS
4W45	4" WHITE STRIPING 2' ON CENTER AT 45°
6WS	6" WHITE PAVEMENT MARKINGS-SKIP PATTERN
6W	6" WHITE PAVEMENT MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)

EXISTING LEGEND

(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
2	MINOR CONTOUR LINE
10	MAJOR CONTOUR LINE
	WATER LINE
	SEWER LINE
SFM	SEWER FORCE MAIN
	GAS LINE
	ELECTRIC LINE
OHW	OVERHEAD WIRES
	DRAINAGE LINE
HKC / CAD	SOILS LINES
25'	25' BUFFER
50'	50' BUFFER
75'	75' BUFFER
100'	100' BUFFER
150'	150' BUFFER
200'	200' BUFFER
ZONE X / ZONE X	FEMA BOUNDARY
	STREAM
B1 B2	WETLAND LINE & FLAG
	STATE HIGHWAY LINE
	STATE FREEWAY LINE

	NAIL FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD FOUND/SET
	BOUND FOUND/SET
	SIGN
	BOLLARD
	SOIL EVALUATION
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
DMH	DRAINAGE MANHOLE
FES	FLARED END SECTION
	GUY POLE
EMH	ELECTRIC MANHOLE
UP	UTILITY/POWER POLE
	LIGHTPOST
SMH	SEWER/SEPTIC MANHOLE
	SEWER VALVE
	CLEANOUT
	HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	WELL
	MONITORING WELL
	UNKNOWN MANHOLE
	GAS VALVE
	BENCH MARK
	STREAM FLOW DIRECTION
GWO	GROUNDWATER OVERLAY
GWRA	GROUNDWATER RECHARGE AREA
GWR	GROUNDWATER RESERVOIR
NHA	NATURAL HERITAGE
CWP	COMMUNITY WELLHEAD PROTECTION
NCWP	NON-COMMUNITY WELLHEAD PROTECTION

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	CHAINLINK FENCE
	GUARDRAIL
	RETAINING WALL
308	MINOR CONTOUR LINE
310	MAJOR CONTOUR LINE
+312	SPOT ELEVATION
	EDGE OF PAVEMENT
	BITUMINOUS BERM
	CONCRETE CURB (RIDOT STD 7.1.0)
	MONOLITHIC CONCRETE CURB AND SIDEWALK
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	PERMEABLE PAVEMENT
	HEAVY DUTY CONCRETE
	MILL AND OVERLAY
	CONCRETE
	ASPHALT SIDEWALK
	SAWCUT LINE
	SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
VAN	ACCESSIBLE PARKING SPACE SYMBOLS
◁	BUILDING INGRESS/EGRESS

	DRAINAGE LINE
SD	PERFORATED SUBDRAIN
	SWALE
SFM	SEWER FORCE MAIN
G	GAS LINE
W	WATER LINE
	HYDRANT ASSEMBLY
	WATER SHUT OFF
	WATER VALVE
	THRUST BLOCK
S	SEWER LINE
OHW	OVERHEAD WIRE
ETC	ELECTRIC, TELEPHONE, CABLE LINE
	LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
	SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
	UNDERGROUND INFILTRATION OUTLINE
	POND ACCESS
	RIPRAP
	SAND FILTER
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	HEADWALL
	SEWER MANHOLE
	SINGLE LIGHT
	DOUBLE LIGHT
	OVERHANGING LIGHT

NOTE: THIS PLAN SET MUST BE REPRODUCED IN COLOR

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

PERMIT NOTE:

THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR APPROVAL BY THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY/ MAPPING, BUILDING SHAPE/ LOCATION, ADA, UTILITY CONNECTIONS, UTILITY CROSSINGS, SURFACE AND GROUND WATER MITIGATION, SOIL STABILITY AND CONSISTENCY, SPECIFIC END USER NEEDS, CONSTRUCTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

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

BRENNA GUAY
No. 13738
01/09/2026
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

GENERAL NOTES AND LEGEND

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 3 OF 28

LIST OF POSSIBLE ENCROACHMENTS

A	WIRE FENCE 11.2' OVER PROPERTY LINE
B	SHED 2.0' OVER PROPERTY LINE
C	MAINTAINED LAWN AREA OF AP 23 LOT 42 OVER PROPERTY LINE
D	MAINTAINED LAWN AREA OF AP 24 LOT 1 OVER PROPERTY LINE
E	CHAIN LINK FENCE 1.0' OVER PROPERTY LINE
F	MAINTAINED LAWN AREA OF AP 24 LOT 31.9 OVER PROPERTY LINE
G	METAL FENCE 9.9' OVER PROPERTY LINE
H	CHAIN LINK FENCE 2.4' OVER PROPERTY LINE

UTILITY NOTES

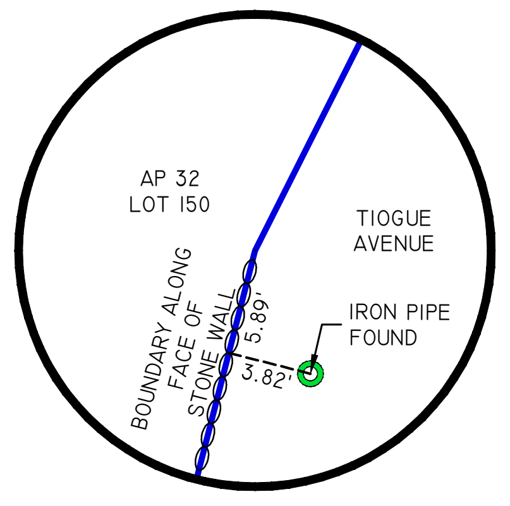
1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 *(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)*, LATEST REVISION.

2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

5. UTILITY PLAN REFERENCES
   - 5.1. WATER INFORMATION OBTAINED FROM THE TOWN OF COVENTRY AND PLAN REFERENCES 14 & 15.
   - 5.2. SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND PLAN REFERENCES 14 & 15.
   - 5.3. GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY.
   - 5.4. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY) AND PLAN REFERENCES 14 & 15.

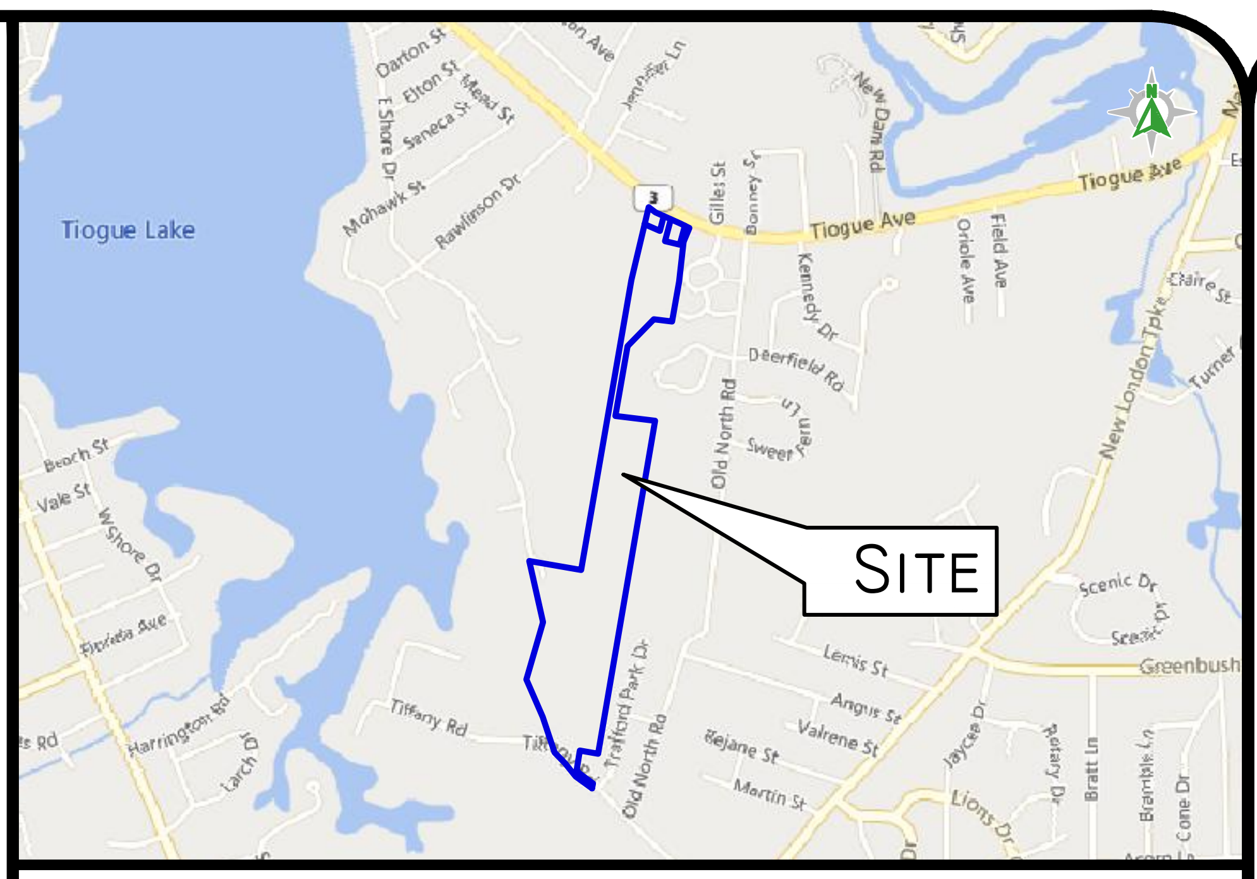

AP 32
LOT 150
TIOGUE AVENUE
IRON PIPE FOUND
BOUNDARY ALONG FACE OF STONE WALL

DETAIL 'A'
NOT TO SCALE

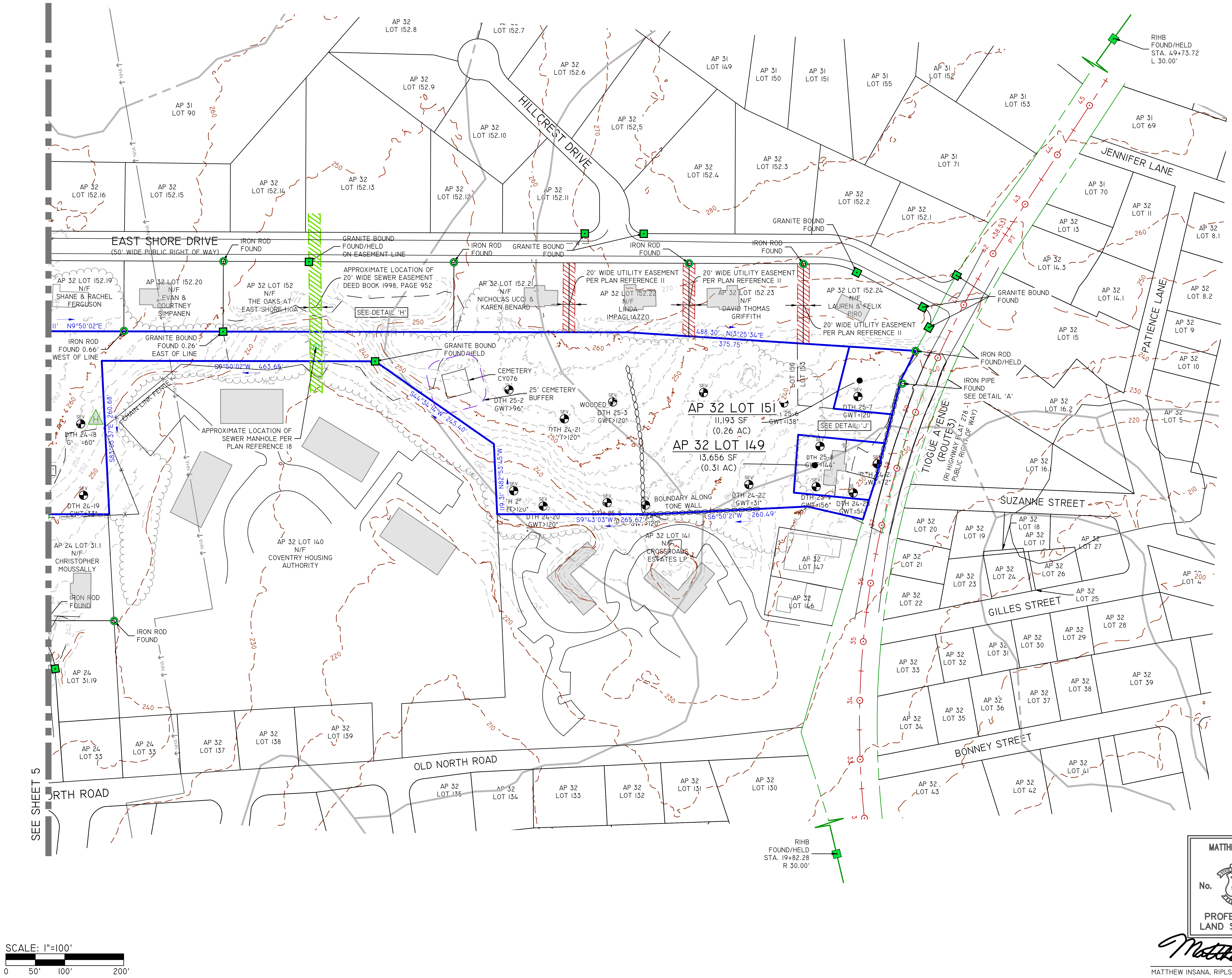
N
RI STATE PLANE NAD 83

LEGEND

— W —	WATER LINE
— S —	SEWER LINE
— SFM —	SEWER FORCE MAIN
— G —	GAS LINE
— E —	ELECTRIC LINE
— OHW —	OVERHEAD WIRES
— D —	DRAINAGE LINE
— —	MINOR CONTOUR LINE
— 5 —	MAJOR CONTOUR LINE
━━	PROPERTY LINE
— — —	ASSESSORS LINE
⌒⌒⌒	TREELINE
─□─□─	GUARDRAIL
──X──	FENCE
───	RETAINING WALL
○○○○	STONE WALL
123/1234	DEED BOOK/PAGE
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
(R)	RECORD
(CA)	CHORD ANGLE
▲ / ▲	NAIL/SPIKE FOUND/SET
◎ / ◎	DRILL HOLE FOUND/SET
○ / ○	IRON ROD/PIPE FOUND/SET
■ / ■	BOUND FOUND/SET
HC	HANDICAPPED
LC	LANDSCAPING
▯	SIGN POST
Ⓢ	SEWER MANHOLE
●	SEWER CLEANOUT
⌖	HYDRANT
⌖	IRRIGATION VALVE
Ⓤ	UNKNOWN MANHOLE
○	BOLLARD
SEV ⊕	SOIL EVALUATION
▦	CATCH BASIN
▦▦	DOUBLE CATCH BASIN
WV ⋈	WATER VALVE
GV ⋈	GAS VALVE
▲B-1	WETLAND FLAG
Ⓓ	DRAINAGE MANHOLE
▯	FLARED END SECTION
◐	GUY POLE
Ⓔ	ELECTRIC MANHOLE
UP	UTILITY/POWER POLE
✡	LIGHTPOST
Ⓦ	WELL
MW	MONITORING WELL
⊕	BENCH MARK
✲	TREE


Tiogue Lake
Tiogue Ave
SITE
Beach St
Vale St
Old North Rd
Martin St
Lions Dr
Tiffany Rd

LOCUS MAP Not To Scale


EAST SHORE DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
HILLCREST DRIVE
TIOGUE AVENUE (ROUTE 3) (RI HIGHWAY PLAT 278) PUBLIC RIGHT OF WAY
JENNIFER LANE
PATIENCE LANE
SUZANNE STREET
GILLES STREET
BONNEY STREET
OLD NORTH ROAD
NORTH ROAD
AP 32 LOT 151
11,193 SF
(0.26 AC)
AP 32 LOT 149
13,656 SF
(0.31 AC)
AP 32 LOT 140
N/F
COVENTRY HOUSING AUTHORITY
AP 32 LOT 141
N/F
CROSSROADS ESTATES LP
AP 32 LOT 152
N/F
THE OAKS AT EAST SHORE HOA
AP 32 LOT 152.19
N/F
SHANE & RACHEL FERGUSON
AP 32 LOT 152.20
N/F
EVAN & COURTNEY SIMPANEN
AP 32 LOT 152.21
N/F
NICHOLAS UCCI & KAREN BENARD
AP 32 LOT 152.22
N/F
LINDA IMPAGLIAZZO
AP 32 LOT 152.23
N/F
DAVID THOMAS GRIFFITH
AP 32 LOT 152.24
N/F
LAUREN & FELIX PIRO
AP 24 LOT 31.1
N/F
CHRISTOPHER MOUSSALLY
CEMETERY CY076
25' CEMETERY BUFFER
20' WIDE UTILITY EASEMENT PER PLAN REFERENCE 11
APPROXIMATE LOCATION OF 20' WIDE SEWER EASEMENT DEED BOOK 1998, PAGE 952
APPROXIMATE LOCATION OF SEWER MANHOLE PER PLAN REFERENCE 18
GRANITE BOUND FOUND/HELD ON EASEMENT LINE
IRON ROD FOUND
IRON PIPE FOUND
GRANITE BOUND FOUND
RIHB FOUND/HELD STA. 49+73.72 L 30.00'
RIHB FOUND/HELD STA. 19+82.28 R 30.00'
SEE DETAIL 'H'
SEE DETAIL 'J'
SEE DETAIL 'A'
BOUNDARY ALONG TONE WALL
N9°50'02"E
S9°50'02"W 463.69'
488.30' N13°25'34"E 375.75'
S9°43'03"W 265.67'
S6°50'21"W 260.49'
DTH 24-18
DTH 24-19
DTH 24-20
DTH 24-21
DTH 24-22
DTH 25-2
DTH 25-3
DTH 25-7
CHAIN LINK FENCE
WOODED
SEE SHEET 5

SCALE: 1"=100'
0 50' 100' 200'

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 32, LOTS 149, 150, 151, & 153 IN THE TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 2298, PAGE 509 IS D2 HOMES, INC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0116H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R20 BASED ON THE TOWN OF COVENTRY ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-11 FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
7. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18-11 SUBSECTION 2C.
8. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN AUGUST, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
9. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
11. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND IN MARCH, 2022 AS PART OF THE NORTHEAST LIDAR PROJECT.THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
12. THE SITE IS LOCATED IN THE COVENTRY FIRE DISTRICT PER THE TOWN OF COVENTRY ONLINE GIS.

PLAN REFERENCES

1. SURVEY AND PARTITION OF A PORTION OF THE LAND OWNED BY JOHN AND MAGDA LECH, SITUATED ON THE SOUTHERLY SIDE OF TIOGUE AVE, COVENTRY, R.I., SCALE 1"=100', DATED JAN, 1947, PLAN BY JOSEPH A. GRAEMIGER, RECORDED IN PLAT BOOK 4, PAGE 41.
2. TIFFANY ESTATES SUBDIVISION, DEVELOPED BY: TRAFFORD INC., COVENTRY, RHODE ISLAND, SCALE 1"=60', DATED AUGUST, 1975, PLAN BY MICHAEL M. GARRETT, RECORDED IN PLAT BOOK 6, PAGE 145.
3. PLAT OF SURVEY LAND OF: JOSEPH & KATHERINE TWOROG, TIFFANY ROAD, COVENTRY, RI, SCALE 1"=50', DATED MAY, 1976, PLAN BY MICHAEL N. GARRETT, RECORDED IN DEED BOOK 114, PAGE 149.
4. MAP OF DIVISION OF AND ON TIFFANY ROAD IN THE TOWN OF COVENTRY, R.I., OWNED BY KATHERINE TWOROG, SCALE 1"=40', DATED SEPTEMBER 16, 1991, PLAN BY ALFRED E. HANSEN ASSOCIATES, INC., RECORDED IN PLAT BOOK 11, PAGE 26, ENVELOPE 136.
5. ADMINISTRATIVE SUBDIVISION "TIFFANY AT TIOGUE", ASSESSOR'S PLATE 23 LOTS 36, 37 & 37-1, TIFFANY ROAD, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED AUGUST 26, 2010, PLAN BY SCITAUTE SURVEY, INC., RECORDED AS ENVELOPE 1272
6. BOUNDARY SURVEY PLAN OF LAND OD PAUL TURILLI AND DEBORAH TURILLI, ASSESSOR'S PLAT 23 LOTS 37 & 337-1, TIFFANY ROAD, COVENTRY, RHODE ISLAND, SCALE 1"=60', DATED AUGUSTS 3, 2011, PLAN BY SCITUATE SURVEY, INC., RECORDED IN ENVELOPE 1276.
7. BOUNDARY SURVEY OF LAND OF RICHARD W. BEOGLIN, HERMAN J. GEOLIN AND CARLEEN A. CARLSON, ASSESSOR'S PLAT 32 LOTS 47, 47.001 & 152, TIOGUE AVENUE AND EAST SHORE DRIVE, COVENTRY, RHODE ISLAND, SCALE 1"=50', DATED AUGUST 15, 2019, PLAN BY SCITUATE SURVEYS, INC.
8. ADMINISTRATIVE SUBDIVISION PLAN, GREEN PLAT, ASSESSOR'S PLAT 24 LOTS 18, 25, 26 & 31, OLD NORTH ROAD, SITUATED IN COVENTRY, RI, PREPARED FOR: NORTH ROAD LAND COMPANY, LLC, DATED MARC, 2020, PREPARED BY: MILLSTONE ENGINEER, P.C., RECORDED IN ENVELOPE 1579.
9. PHASING PLAN, GREEN FARM ESTATES PHASE 1, ASSESSOR'S PLAT 24 LOT 31 OLD NORTH ROAD, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: DEBLOIS BUILDING COMPANY, DATED DECEMBER, 2020, PREPARED BY: MILLSTONE ENGINEERING, P.C., RECORDED IN ENVELOPE 1616.
10. PHASING PLAN, GREEN FARM ESTATES PHASE 2, ASSESSOR'S PLAT 24 LOT 31 OLD NORTH ROAD, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: DEBLOIS BUILDING COMPANY, DATED DECEMBER, 2020, PREPARED BY: MILLSTONE ENGINEERING, P.C., RECORDED IN ENVELOPE 1610.
11. THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 1 OF LAND OF D2 HOMES INC. PORTION OF ASSESSOR'S PLAT 32 LOT 152, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, SCALE 1"=50', DATED MARCH 10, 2022, PLAN BY SCITUATE SURVEY, INC., RECORDED IN ENVELOPE 1654.
12. THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 3A OF LAND OF D2 HOMES INC. PORTION OF ASSESSOR'S PLAT 32 LOT 152, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED MARCH 25, 2022, PLAN BY SCITUATE SURVEY, INC., RECORDED IN ENVELOPE 1656.
13. THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 3B OF LAND OF D2 HOMES INC. PORTION OF ASSESSOR'S PLAT 32 LOT 152, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED APRIL 12, 2022, PLAN BY SCITUATE SURVEY, INC., RECORDED IN ENVELOPE 1670.
14. THE OAKS AT EAST SHORE, MAJOR SUBDIVISION - PHASE 2 OF LAND OF D2 HOMES INC. PORTION OF ASSESSOR'S PLAT 32 LOT 152, PORTION OF ASSESSOR'S PLAT 23 LOT 47, AND ASSESSOR'S PLAT 23 LOT 47.001, TIOGUE AVENUE, COVENTRY, RHODE ISLAND, PLAN BY SCITUATE SURVEY, INC. RECORDED IN ENVELOPE 1694.
15. AS-BUILT PLAN, OAKS AT EAST SHORE, EAST SHORE DRIVE, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: WILLIAM ANTHONY.
16. AS-BUILT PLAN, GREEN FARM ESTATES, MINGLEWOOD DRIVE, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR: WILLIAM ANTHONY.
17. RIHP NO. 278.
18. FINAL PLAN FOR A PRPOSED 33-LOT MAJOR RESIDENTIAL SUBDIVISION, THE OAKS AT EAST SHORE, COVENTRY, RHODE ISLAND, AP 23, LOTS 47 & 47.001; AP 32, LOT 152, DATED MARCH 19, 2021, PLAN BY JOE CASALI ENGINEERING.

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

• LIMITED CONTENT BOUNDARY SURVEY (PERIMETER)	CLASS I
• DATA ACCUMULATION SURVEY (PLANIMETRIC)	CLASS III
• TOPOGRAPHIC SURVEY	CLASS T-2
• TOPOGRAPHIC SURVEY	CLASS T-4

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

MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR

Matthew Insana 9/4/2025

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

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER CIVIL
9/4/25

DiPrete Engineering
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NO.	DATE	DESCRIPTION	BY:
2	9/04/25	BOUNDARY AND TOPOGRAPHIC SURVEY	J.A.F.
1	3/19/25	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.
0	12/4/24	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.

BOUNDARY AND TOPOGRAPHIC SURVEY

VILLAGE AT TIOGUE

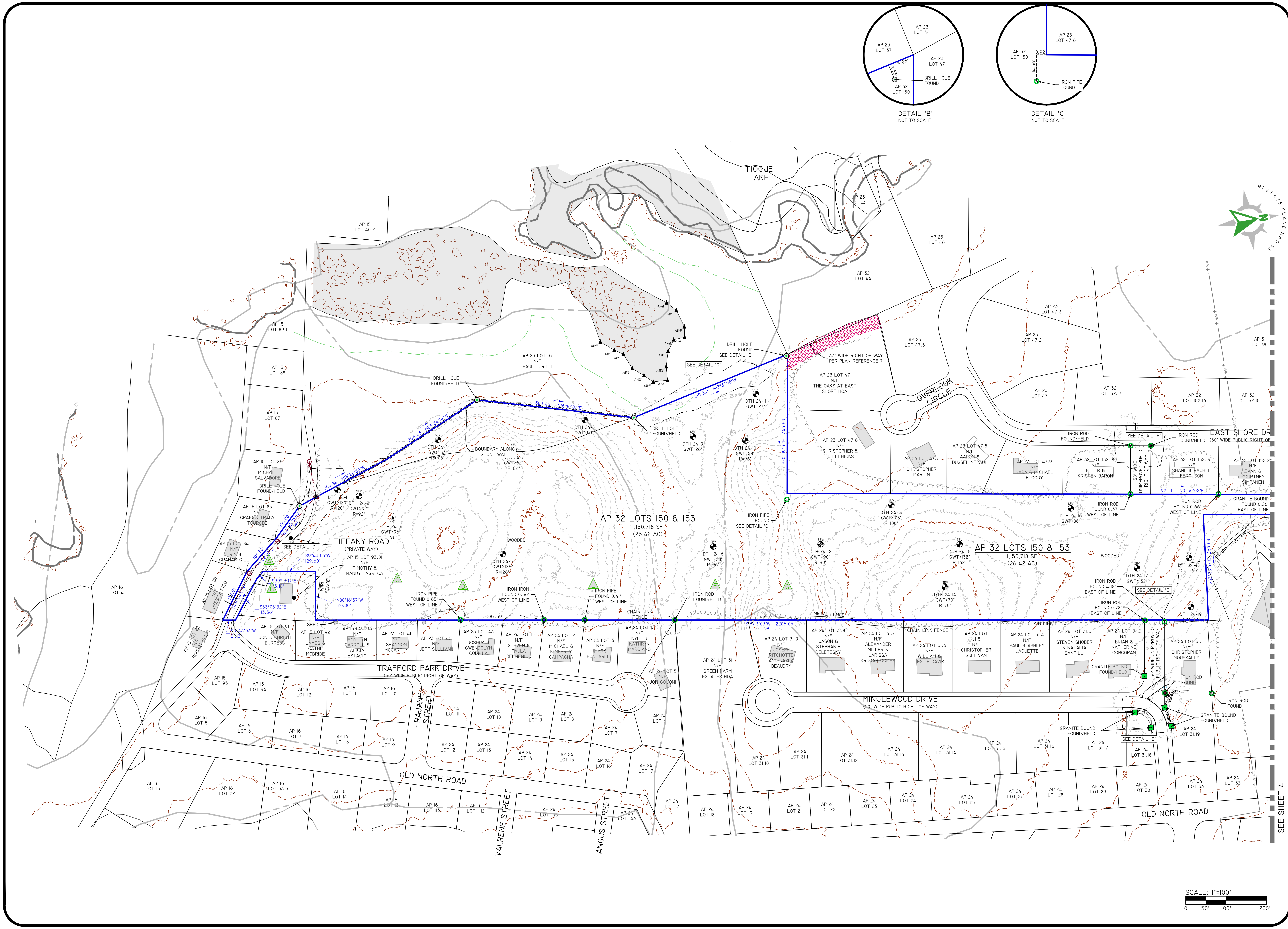
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

DE JOB NO: 0267-132

z:\demain\projects\0267-132 oaks at east shore ii\autocad drawings\0267-132-plsu-dual stamp.dwg Plotted: 9/4/2025


DETAIL 'B'
NOT TO SCALE
AP 23 LOT 44
AP 23 LOT 37
AP 23 LOT 47
AP 32 LOT 150
DRILL HOLE FOUND
3.96'
DETAIL 'C'
NOT TO SCALE
AP 23 LOT 47.6
AP 32 LOT 150
0.92'
IRON PIPE FOUND
TIOGUE LAKE
RI STATE PLANE NAD 83
AP 15 LOT 40.2
AP 23 LOT 45
AP 23 LOT 46
AP 32 LOT 44
AP 15 LOT 89.1
AP 15 LOT 88
AP 15 LOT 87
AP 23 LOT 37 N/F PAUL TURILLI
DRILL HOLE FOUND/HELD
389.45' N16°10'07"E
266.63' N23°34'14"W
244.88' N18°28'50"W
100.00' N4°23'55"W
108.83'
132.91' N54°00'00"W
BOUNDARY ALONG STONE WALL
AP 15 LOT 86 N/F MICHAEL SALVADORE
AP 15 LOT 85 N/F CRAIG & TRACY TOURGEE
AP 15 LOT 84 N/F ERIN & GRAHAM GILL
AP 15 LOT 83 N/F JESSICA FICO
AP 15 LOT 82 N/F ROBERT ELLIS
AP 16 LOT 4
SEE DETAIL 'D'
TIFFANY ROAD (PRIVATE WAY)
AP 15 LOT 93.01 N/F TIMOTHY & MANDY LAGRECA
S9°43'03"W 129.60'
S39°13'47"E 35.18'
S53°05'32"E 113.56'
N80°16'57"W 120.00'
S9°43'03"W 31.13'
WIRE FENCE
SHED
DTH 24-1 GWT>120" R=120"
DTH 24-2 GWT>92" R=92"
DTH 24-3 GWT>96" R=96"
DTH 24-4 GWT=53" R=108"
DTH 24-5 GWT>126" R=126"
DTH 24-6 GWT=28" R=96"
DTH 24-7 GWT>62" R=62"
DTH 24-8 GWT>120"
DTH 24-9 GWT=26"
DTH 24-10 GWT=58" R=96"
DTH 24-11 GWT=27"
DTH 24-12 GWT>90" R=90"
DTH 24-13 GWT>108" R=108"
DTH 24-14 GWT>70" R=70"
DTH 24-15 GWT>132" R=132"
DTH 24-16 GWT=80"
DTH 24-17 GWT>132"
DTH 24-18 GWT=60"
DTH 24-19 GWT=33"
WOODED
AP 32 LOTS 150 & 153
1,150,718 SF
(26.42 AC)
IRON PIPE FOUND 0.65' WEST OF LINE
IRON IRON FOUND 0.56' WEST OF LINE
IRON PIPE FOUND 0.41' WEST OF LINE
IRON ROD FOUND/HELD
CHAIN LINK FENCE
METAL FENCE
887.59'
S9°43'03"W 2206.05'
DRILL HOLE FOUND SEE DETAIL 'B'
SEE DETAIL 'G'
410.54' N12°37'18"W
33' WIDE RIGHT OF WAY PER PLAN REFERENCE 7
S80°09'16"E 343.69'
IRON PIPE FOUND SEE DETAIL 'C'
AP 23 LOT 47 N/F THE OAKS AT EAST SHORE HOA
AP 23 LOT 47.6 N/F CHRISTOPHER & KELLI HICKS
AP 23 LOT 47.7 N/F CHRISTOPHER MARTIN
AP 23 LOT 47.8 N/F AARON & DUSSEL NEPAUL
AP 23 LOT 47.9 N/F KARA & MICHAEL FLOODY
AP 23 LOT 47.5
AP 23 LOT 47.3
AP 23 LOT 47.2
AP 23 LOT 47.1
AP 32 LOT 152.17
AP 32 LOT 152.16
AP 32 LOT 152.15
AP 31 LOT 90
OVERLOOK CIRCLE
EAST SHORE DR (50' WIDE PUBLIC RIGHT OF WAY)
SEE DETAIL 'F'
AP 32 LOT 152.18 N/F PETER & KRISTEN BARON
AP 32 LOT 152.19 N/F SHANE & RACHEL FERGUSON
AP 32 LOT 152.20 N/F EVAN & COURTNEY SIMPANEN
50' WIDE UNIMPROVED PUBLIC RIGHT OF WAY
1921.11' N9°50'02"E
IRON ROD FOUND 0.37' WEST OF LINE
IRON ROD FOUND 0.66' WEST OF LINE
GRANITE BOUND FOUND 0.26' EAST OF LINE
S83°05'37"E 260.68'
IRON ROD FOUND 4.18' EAST OF LINE
IRON ROD FOUND 0.78' EAST OF LINE
SEE DETAIL 'E'
AP 15 LOT 91 N/F JON & CHRISTI BURGESS
AP 15 LOT 92 N/F JAMES & CATHE MCBRIDE
AP 15 LOT 93 N/F AMY LYN CARROLL & ALICIA ESTACIO
AP 23 LOT 41 N/F SHANNON MCCARTHY
AP 23 LOT 42 N/F JEFF SULLIVAN
AP 23 LOT 43 N/F JOSHUA & GWENDOLYN CODILLA
AP 24 LOT 1 N/F STEVEN & PAULA DELMENICO
AP 24 LOT 2 N/F MICHAEL & KIMBERLY CAMPAGNA
AP 24 LOT 3 N/F MARK PONTARELLI
AP 24 LOT 4 N/F KYLE & KATHRYN MARCIANO
AP 24 LOT 5 N/F JON GOVONI
AP 24 LOT 31 N/F GREEN FARM ESTATES HOA
AP 24 LOT 31.9 N/F JOSEPH RITCHOTTE AND KAYLA BEAUDRY
AP 24 LOT 31.8 N/F JASON & STEPHANIE DELETESKY
AP 24 LOT 31.7 N/F ALEXANDER MILLER & LARISSA KRUGAR-GOMES
AP 24 LOT 31.6 N/F WILLIAM & LESLIE DAVIS
AP 24 LOT 31.5 N/F CHRISTOPHER SULLIVAN
AP 24 LOT 31.4 N/F PAUL & ASHLEY JAQUETTE
AP 24 LOT 31.3 N/F STEVEN SHOBER & NATALIA SANTILLI
AP 24 LOT 31.2 N/F BRIAN & KATHERINE CORCORAN
AP 24 LOT 31.1 N/F CHRISTOPHER MOUSSALLY
GRANITE BOUND FOUND/HELD
IRON ROD FOUND
TRAFFORD PARK DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
MINGLEWOOD DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
RAJANE STREET
VALRENE STREET
ANGUS STREET
OLD NORTH ROAD
AP 15 LOT 95
AP 15 LOT 94
AP 16 LOT 12
AP 16 LOT 11
AP 16 LOT 10
AP 16 LOT 5
AP 16 LOT 6
AP 16 LOT 7
AP 16 LOT 8
AP 16 LOT 9
AP 16 LOT 15
AP 16 LOT 22
AP 16 LOT 33.3
AP 16 LOT 14
AP 16 LOT 13
AP 16 LOT 113
AP 16 LOT 112
AP 24 LOT 10
AP 24 LOT 9
AP 24 LOT 8
AP 24 LOT 7
AP 24 LOT 12
AP 24 LOT 13
AP 24 LOT 14
AP 24 LOT 15
AP 24 LOT 16
AP 24 LOT 17
AP 24 LOT 43
AP 24 LOT 18
AP 24 LOT 19
AP 24 LOT 21
AP 24 LOT 22
AP 24 LOT 23
AP 24 LOT 24
AP 24 LOT 25
AP 24 LOT 27
AP 24 LOT 28
AP 24 LOT 29
AP 24 LOT 30
AP 24 LOT 33
AP 24 LOT 31.10
AP 24 LOT 31.11
AP 24 LOT 31.12
AP 24 LOT 31.13
AP 24 LOT 31.14
AP 24 LOT 31.15
AP 24 LOT 31.16
AP 24 LOT 31.17
AP 24 LOT 31.18
AP 24 LOT 31.19
SEE SHEET 4
SCALE: 1"=100'
0 50' 100' 200'

DiPrete Engineering
Engineers • Planners • Surveyors
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Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

BRENNA GUAY
No. 13738
Brenna Guay
9/4/25
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
2	9/04/25	BOUNDARY AND TOPOGRAPHIC SURVEY	J.A.F.
1	3/19/25	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.
0	12/4/24	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.

BOUNDARY AND TOPOGRAPHIC SURVEY

VILLAGE AT TIOGUE

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

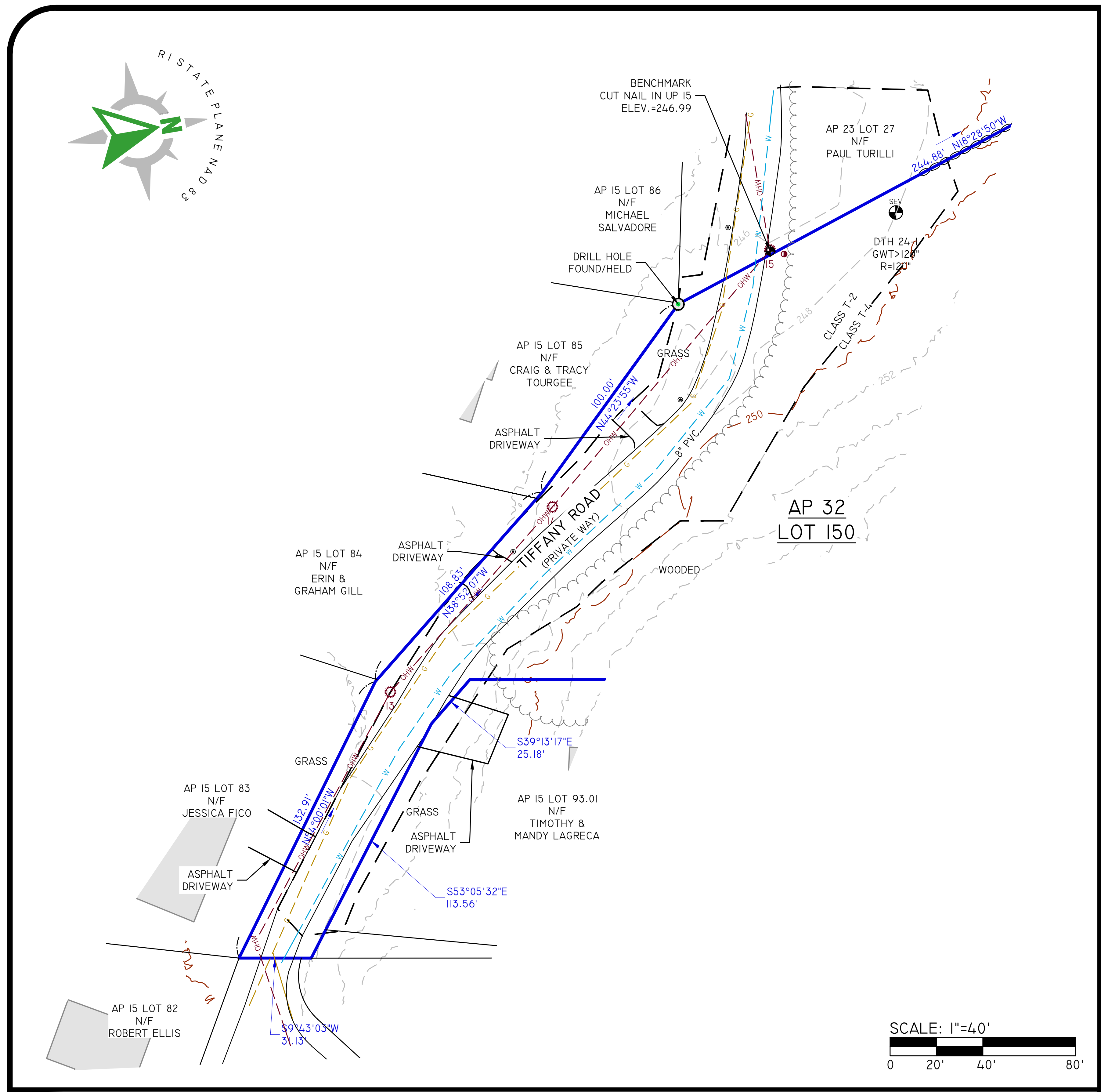
PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

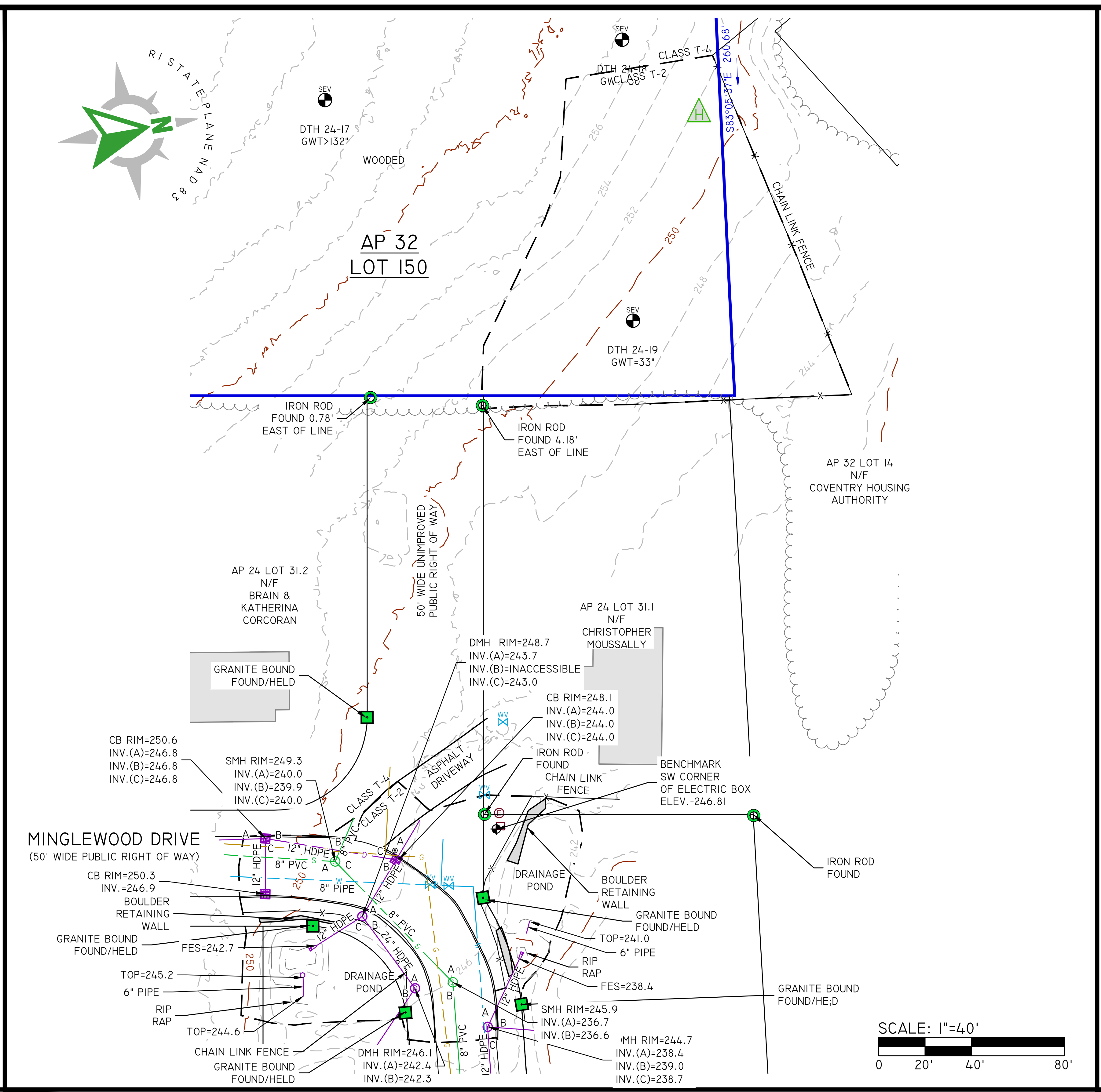
SHEET 5 OF 28

DE JOB NO: 0267-132

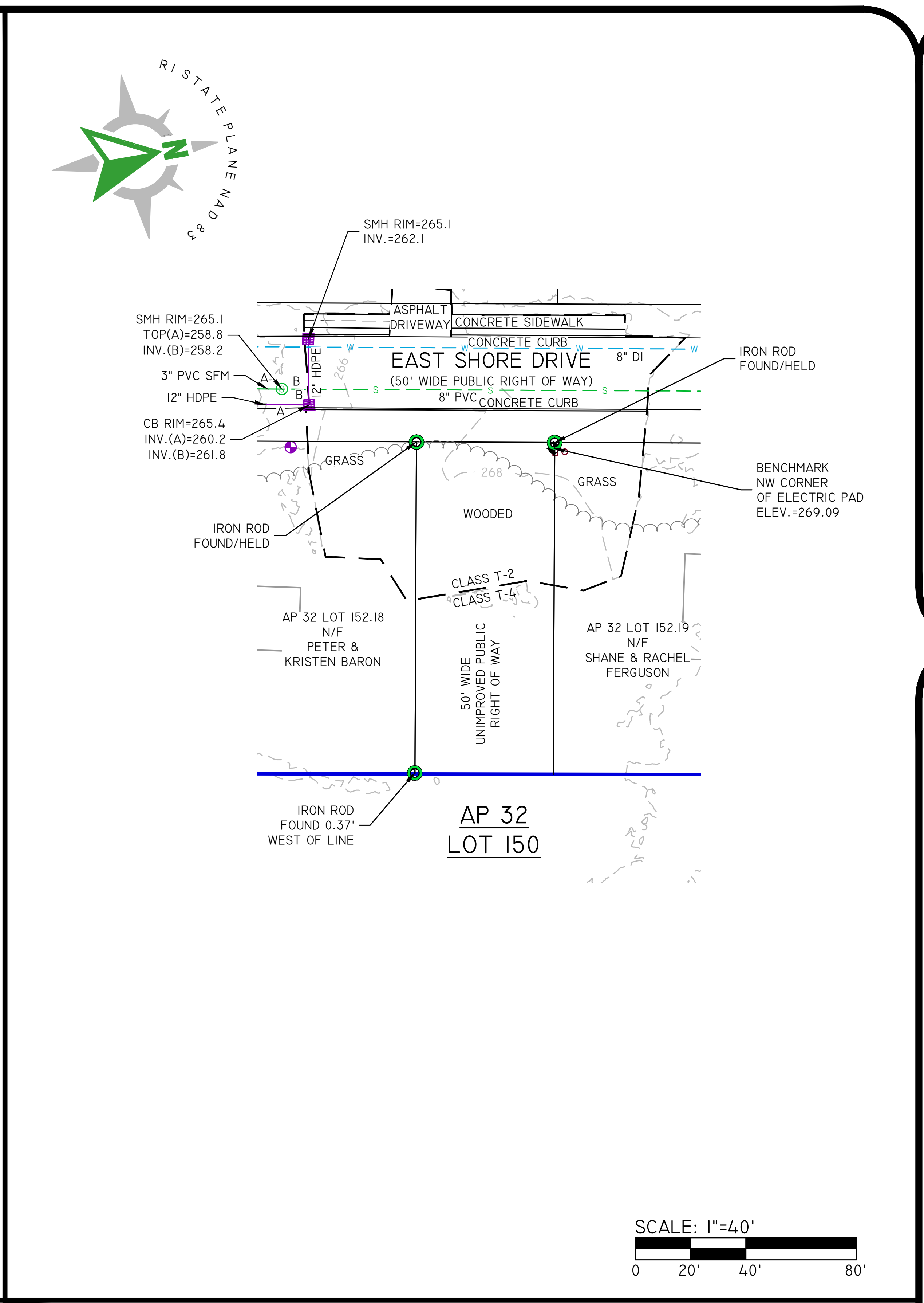
z:\demain\projects\0267-132 oaks at east shore ii\autocad drawings\0267-132-plsu-dual stamp.dwg Plotted: 9/4/2025


RI STATE PLANE NAD 83
N
BENCHMARK
CUT NAIL IN UP 15
ELEV.=246.99
AP 23 LOT 27
N/F
PAUL TURILLI
244.88' N18°28'50"W
AP 15 LOT 86
N/F
MICHAEL
SALVADORE
DRILL HOLE
FOUND/HELD
SEV
DTH 24-1
GWT>120"
R=120"
15
AP 15 LOT 85
N/F
CRAIG & TRACY
TOURGEE
GRASS
CLASS T-2
CLASS T-4
100.00' N44°23'55"W
ASPHALT
DRIVEWAY
8" PVC
250
252
248
246
AP 32
LOT 150
TIFFANY ROAD
(PRIVATE WAY)
AP 15 LOT 84
N/F
ERIN &
GRAHAM GILL
ASPHALT
DRIVEWAY
108.83' N38°52'07"W
WOODED
13
S39°13'17"E
25.18'
GRASS
AP 15 LOT 83
N/F
JESSICA FICO
132.91' N14°00'01"W
GRASS
ASPHALT
DRIVEWAY
AP 15 LOT 93.01
N/F
TIMOTHY &
MANDY LAGRECA
ASPHALT
DRIVEWAY
S53°05'32"E
113.56'
AP 15 LOT 82
N/F
ROBERT ELLIS
S9°43'03"W
31.13'
SCALE: 1"=40'
0 20' 40' 80'

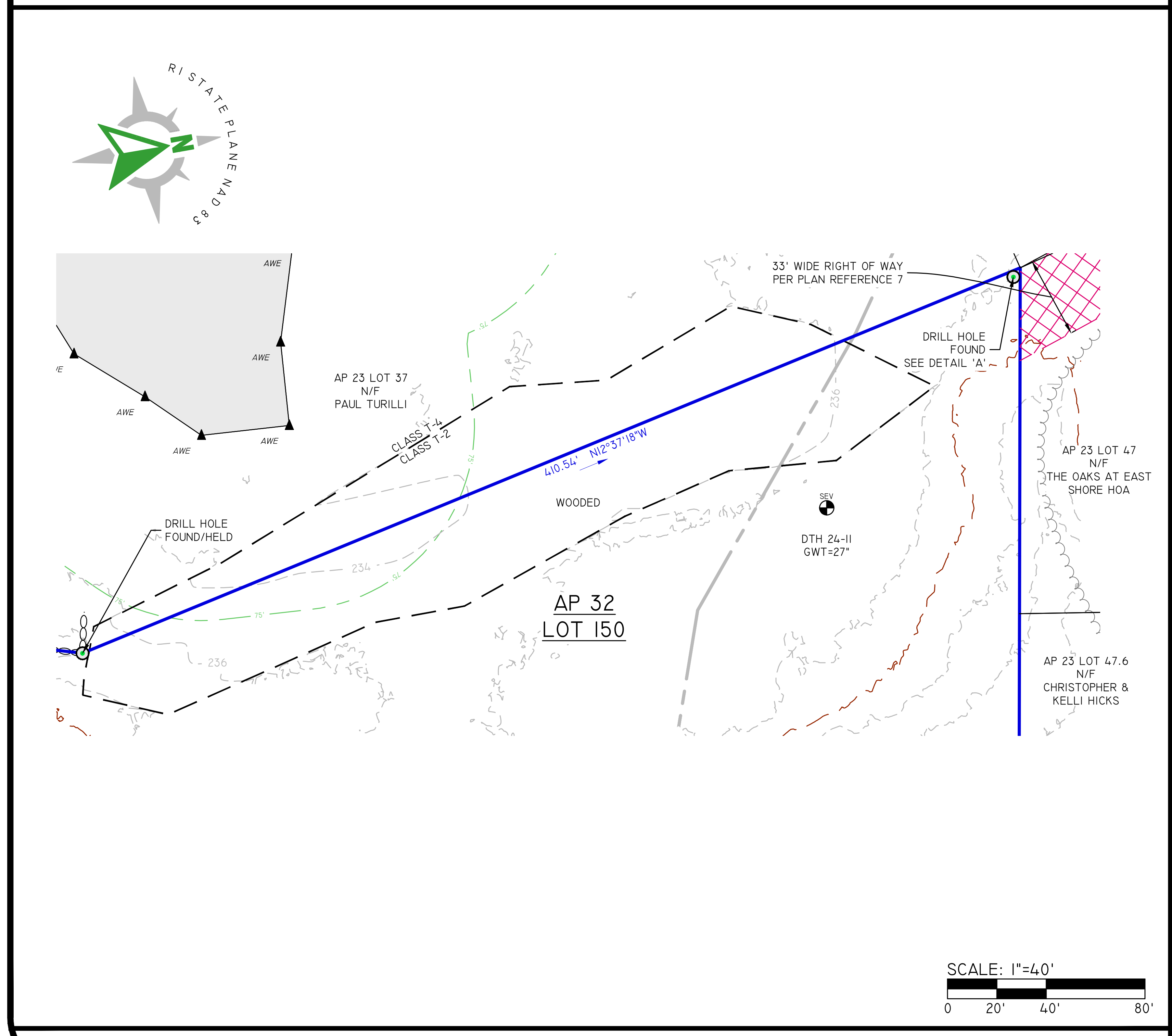
DETAIL 'D'


RI STATE PLANE NAD 83
N
SEV
DTH 24-17
GWT>132"
WOODED
AP 32
LOT 150
CLASS T-4
CLASS T-2
DTH 24-18
S83°05'37"E 260.68'
H
CHAIN LINK FENCE
256
254
252
250
248
244
SEV
DTH 24-19
GWT=33"
IRON ROD
FOUND 0.78'
EAST OF LINE
IRON ROD
FOUND 4.18'
EAST OF LINE
AP 32 LOT 14
N/F
COVENTRY HOUSING
AUTHORITY
50' WIDE UNIMPROVED
PUBLIC RIGHT OF WAY
AP 24 LOT 31.2
N/F
BRAIN &
KATHERINA
CORCORAN
AP 24 LOT 31.1
N/F
CHRISTOPHER
MOUSSALLY
GRANITE BOUND
FOUND/HELD
DMH RIM=248.7
INV.(A)=243.7
INV.(B)=INACCESSIBLE
INV.(C)=243.0
CB RIM=248.1
INV.(A)=244.0
INV.(B)=244.0
INV.(C)=244.0
WV
IRON ROD
FOUND
CHAIN LINK
FENCE
BENCHMARK
SW CORNER
OF ELECTRIC BOX
ELEV.-246.81
CB RIM=250.6
INV.(A)=246.8
INV.(B)=246.8
INV.(C)=246.8
SMH RIM=249.3
INV.(A)=240.0
INV.(B)=239.9
INV.(C)=240.0
CLASS T-4
CLASS T-2
ASPHALT
DRIVEWAY
MINGLEWOOD DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
12" HDPE
8" PVC
8" PIPE
24" HDPE
CB RIM=250.3
INV.=246.9
BOULDER
RETAINING
WALL
GRANITE BOUND
FOUND/HELD
FES=242.7
DRAINAGE
POND
BOULDER
RETAINING
WALL
GRANITE BOUND
FOUND/HELD
TOP=241.0
6" PIPE
RIP
RAP
FES=238.4
IRON ROD
FOUND
TOP=245.2
6" PIPE
RIP
RAP
TOP=244.6
DRAINAGE
POND
GRANITE BOUND
FOUND/HE;D
SMH RIM=245.9
INV.(A)=236.7
INV.(B)=236.6
DMH RIM=244.7
INV.(A)=238.4
INV.(B)=239.0
INV.(C)=238.7
CHAIN LINK FENCE
GRANITE BOUND
FOUND/HELD
DMH RIM=246.1
INV.(A)=242.4
INV.(B)=242.3
250
242
246
SCALE: 1"=40'
0 20' 40' 80'

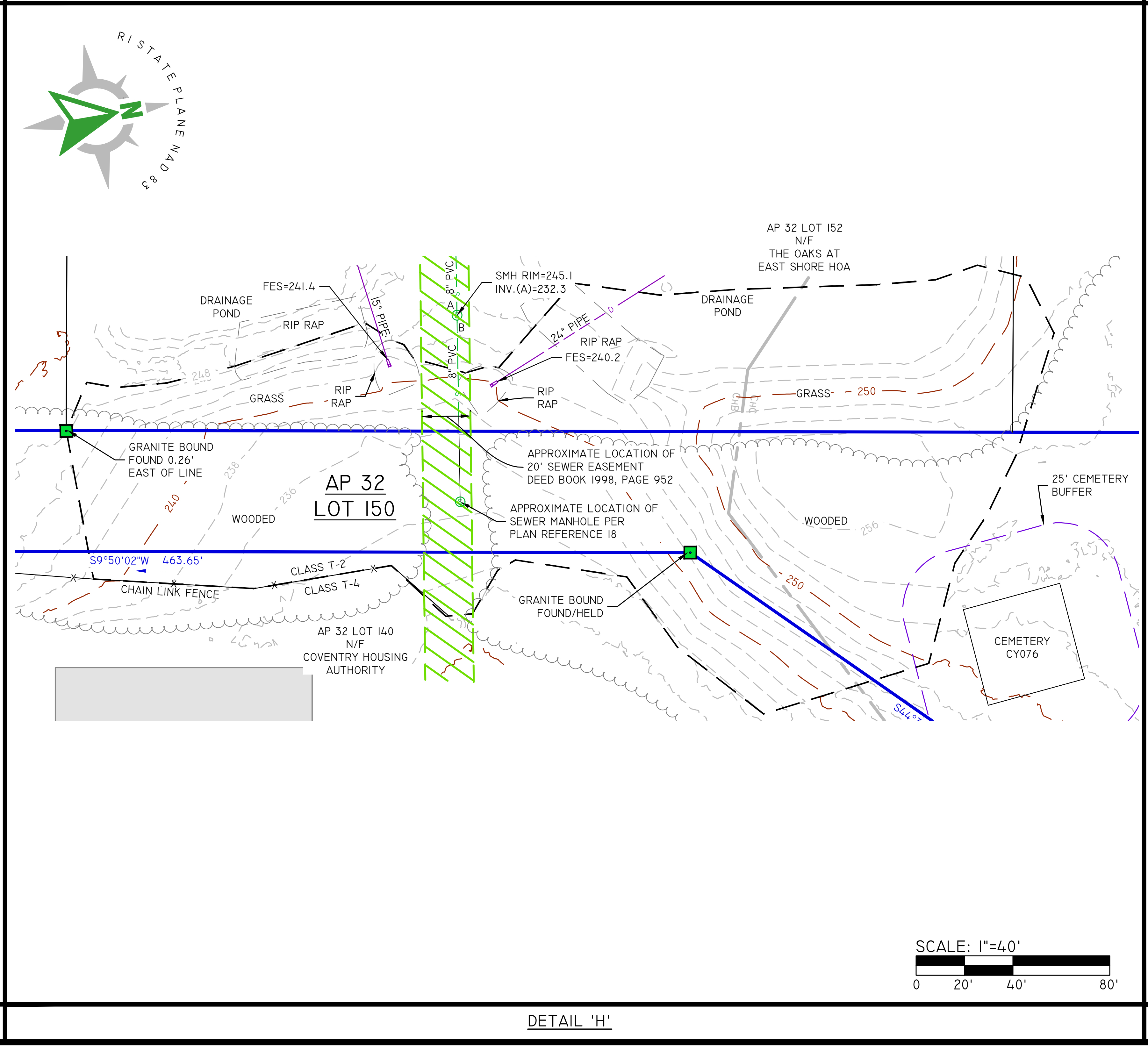
DETAIL 'E'


RI STATE PLANE NAD 83
N
SMH RIM=265.1
INV.=262.1
SMH RIM=265.1
TOP(A)=258.8
INV.(B)=258.2
3" PVC SFM
12" HDPE
CB RIM=265.4
INV.(A)=260.2
INV.(B)=261.8
ASPHALT
DRIVEWAY
CONCRETE SIDEWALK
CONCRETE CURB
EAST SHORE DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
8" DI
8" PVC
CONCRETE CURB
IRON ROD
FOUND/HELD
GRASS
266
268
GRASS
WOODED
BENCHMARK
NW CORNER
OF ELECTRIC PAD
ELEV.=269.09
IRON ROD
FOUND/HELD
CLASS T-2
CLASS T-4
AP 32 LOT 152.18
N/F
PETER &
KRISTEN BARON
50' WIDE
UNIMPROVED PUBLIC
RIGHT OF WAY
AP 32 LOT 152.19
N/F
SHANE & RACHEL
FERGUSON
IRON ROD
FOUND 0.37'
WEST OF LINE
AP 32
LOT 150
SCALE: 1"=40'
0 20' 40' 80'

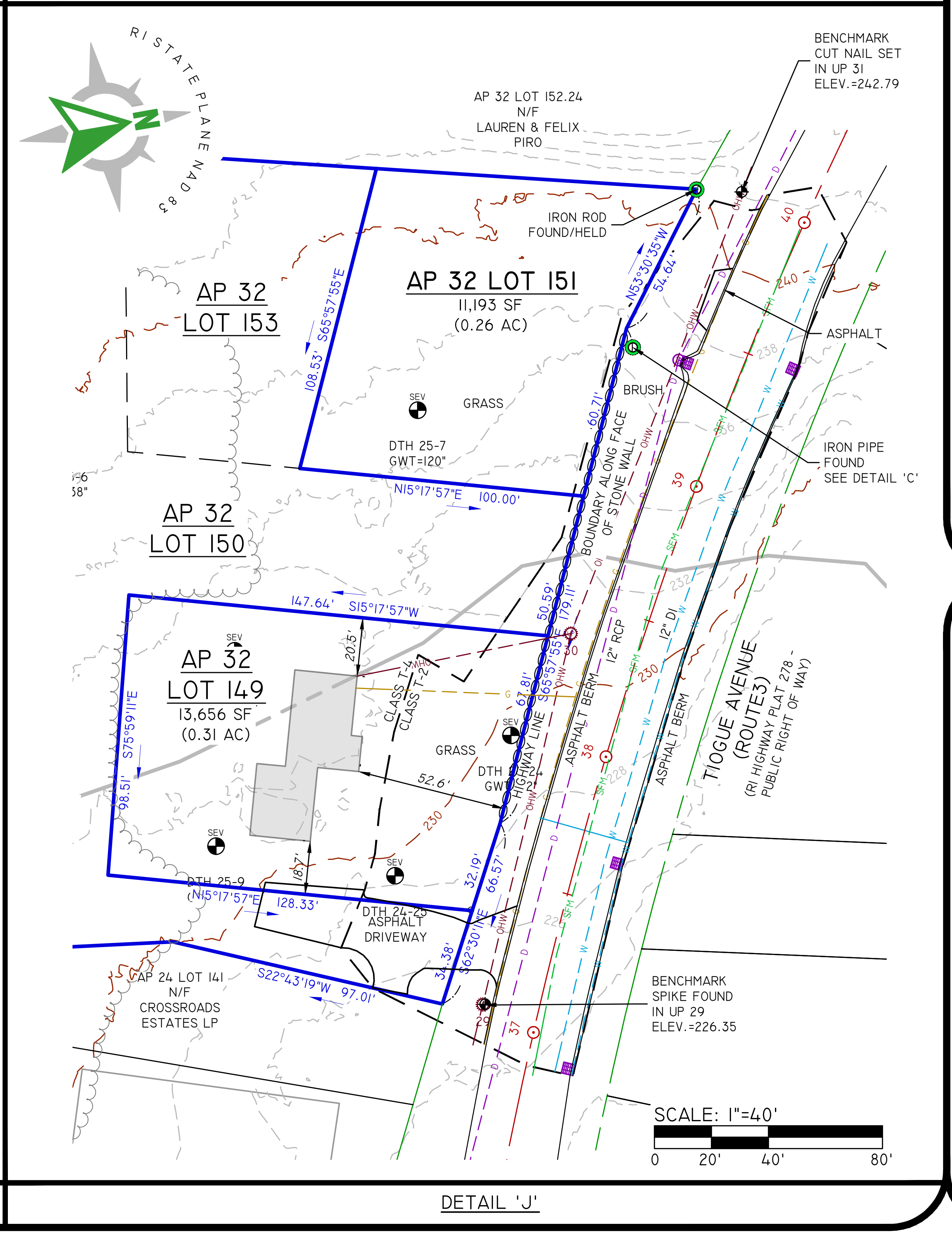
DETAIL 'F'


RI STATE PLANE NAD 83
N
AWE
33' WIDE RIGHT OF WAY
PER PLAN REFERENCE 7
DRILL HOLE
FOUND
SEE DETAIL 'A'
AP 23 LOT 37
N/F
PAUL TURILLI
CLASS T-4
CLASS T-2
410.54' N12°37'18"W
236
234
WOODED
SEV
DTH 24-11
GWT=27"
AP 23 LOT 47
N/F
THE OAKS AT EAST
SHORE HOA
DRILL HOLE
FOUND/HELD
AP 32
LOT 150
AP 23 LOT 47.6
N/F
CHRISTOPHER &
KELLI HICKS
SCALE: 1"=40'
0 20' 40' 80'

DETAIL 'G'


RI STATE PLANE NAD 83
N
AP 32 LOT 152
N/F
THE OAKS AT
EAST SHORE HOA
DRAINAGE
POND
FES=241.4
RIP RAP
15" PIPE
8" PVC
SMH RIM=245.1
INV.(A)=232.3
24" PIPE
RIP RAP
FES=240.2
DRAINAGE
POND
GRASS
RIP
RAP
RIP
RAP
GRASS
250
248
GRANITE BOUND
FOUND 0.26'
EAST OF LINE
APPROXIMATE LOCATION OF
20' SEWER EASEMENT
DEED BOOK 1998, PAGE 952
AP 32
LOT 150
APPROXIMATE LOCATION OF
SEWER MANHOLE PER
PLAN REFERENCE 18
240
238
236
WOODED
WOODED
256
25' CEMETERY
BUFFER
S9°50'02"W 463.65'
CHAIN LINK FENCE
CLASS T-2
CLASS T-4
GRANITE BOUND
FOUND/HELD
AP 32 LOT 140
N/F
COVENTRY HOUSING
AUTHORITY
CEMETERY
CY076
S44°
SCALE: 1"=40'
0 20' 40' 80'

DETAIL 'H'


RI STATE PLANE NAD 83
N
BENCHMARK
CUT NAIL SET
IN UP 31
ELEV.=242.79
AP 32 LOT 152.24
N/F
LAUREN & FELIX
PIRO
IRON ROD
FOUND/HELD
AP 32
LOT 153
108.53' S65°57'55"E
AP 32 LOT 151
11,193 SF
(0.26 AC)
N53°30'35"W 54.64'
ASPHALT
SEV
GRASS
BRUSH
DTH 25-7
GWT=120"
IRON PIPE
FOUND
SEE DETAIL 'C'
N15°17'57"E 100.00'
60.71'
BOUNDARY ALONG FACE
OF STONE WALL
40
39
240
238
AP 32
LOT 150
147.64' S15°17'57"W
20.5'
AP 32
LOT 149
13,656 SF
(0.31 AC)
98.51' S75°59'11"E
CLASS T-4
CLASS T-2
50.59'
179.11'
67.81'
S65°57'55"E
HIGHWAY LINE
ASPHALT BERM
12" RCP
12" DI
ASPHALT BERM
TIOGUE AVENUE
(ROUTE3)
(RI HIGHWAY PLAT 278 -
PUBLIC RIGHT OF WAY)
SEV
GRASS
DTH 24-24
52.6'
230
232
228
38
SEV
SEV
DTH 25-9
18.7'
N15°17'57"E 128.33'
DTH 24-25
ASPHALT
DRIVEWAY
32.19'
66.57'
S62°30'11"E
34.38'
AP 24 LOT 141
N/F
CROSSROADS
ESTATES LP
S22°43'19"W 97.01'
BENCHMARK
SPIKE FOUND
IN UP 29
ELEV.=226.35
29
37
SCALE: 1"=40'
0 20' 40' 80'

DETAIL 'J'

DiPrete Engineering
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BRENNA GUAY
Brenna Guay
No. 13738
9/4/25
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
2	9/04/25	BOUNDARY AND TOPOGRAPHIC SURVEY	J.A.F.
1	3/19/25	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.
0	12/4/24	BOUNDARY AND TOPOGRAPHIC SURVEY	A.J.F.

BOUNDARY AND TOPOGRAPHIC SURVEY

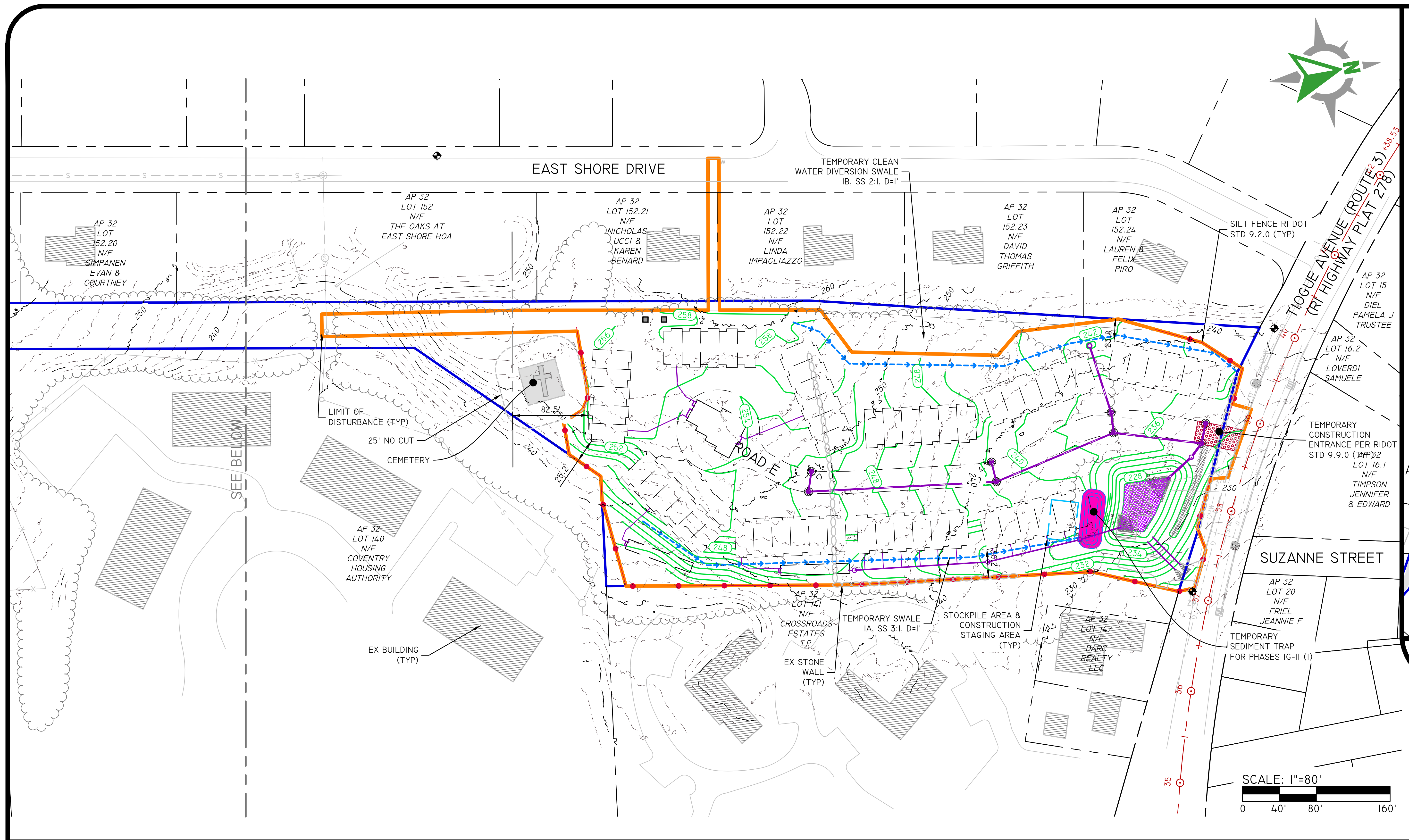
VILLAGE AT TIOGUE

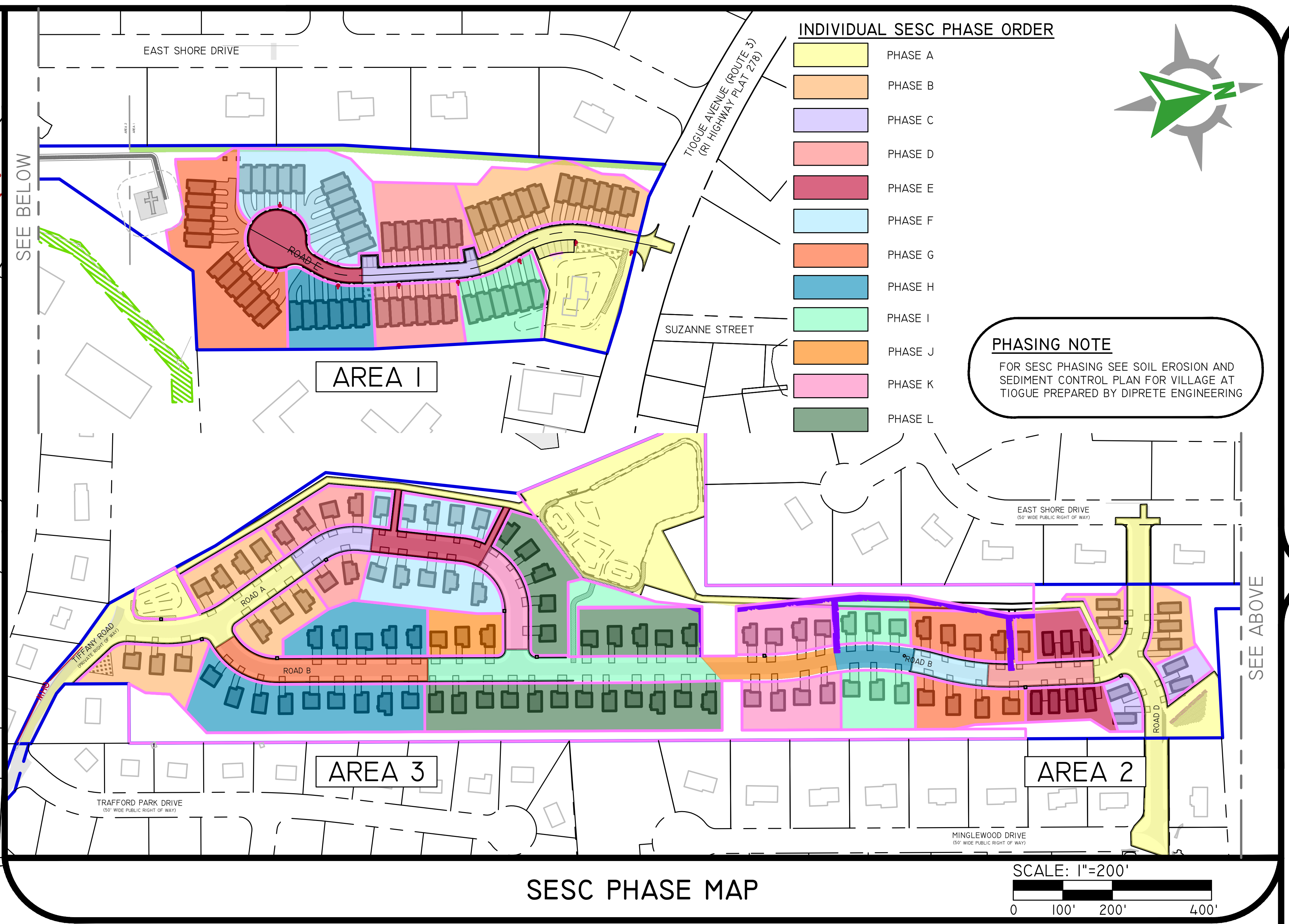
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

DE JOB NO: 0267-132


EAST SHORE DRIVE
AP 32 LOT 152.20 N/F SIMPANEN EVAN & COURTNEY
AP 32 LOT 152 N/F THE OAKS AT EAST SHORE HOA
AP 32 LOT 152.21 N/F NICHOLAS UCCI & KAREN BENARD
AP 32 LOT 152.22 N/F LINDA IMPAGLIAZZO
AP 32 LOT 152.23 N/F DAVID THOMAS GRIFFITH
AP 32 LOT 152.24 N/F LAUREN & FELIX PIRO
TEMPORARY CLEAN WATER DIVERSION SWALE 1B, SS 2:1, D=1'
SILT FENCE RI DOT STD 9.2.0 (TYP)
TIOGUE AVENUE (ROUTE 3) (RI HIGHWAY PLAT 278)
AP 32 LOT 15 N/F DIEL PAMELA J TRUSTEE
AP 32 LOT 16.2 N/F LOVERDI SAMUELE
TEMPORARY CONSTRUCTION ENTRANCE PER RIDOT STD 9.9.0 (TYP)
AP 32 LOT 16.1 N/F TIMPSON JENNIFER & EDWARD
SUZANNE STREET
AP 32 LOT 20 N/F FRIEL JEANNIE F
TEMPORARY SEDIMENT TRAP FOR PHASES 1G-1I (1)
AP 32 LOT 147 N/F DARC REALTY LLC
STOCKPILE AREA & CONSTRUCTION STAGING AREA (TYP)
TEMPORARY SWALE 1A, SS 3:1, D=1'
AP 32 LOT 141 N/F CROSSROADS ESTATES LP
EX STONE WALL (TYP)
ROAD E
LIMIT OF DISTURBANCE (TYP)
25' NO CUT
CEMETERY
82.5'
25.2'
SEE BELOW
AP 32 LOT 140 N/F COVENTRY HOUSING AUTHORITY
EX BUILDING (TYP)
SCALE: 1"=80'
0 40' 80' 160'


EAST SHORE DRIVE
TIOGUE AVENUE (ROUTE 3) (RI HIGHWAY PLAT 278)
SEE BELOW
ROAD E
AREA 1
SUZANNE STREET
EAST SHORE DRIVE
SEE ABOVE
ROAD A
TIFFANY ROAD (PRIVATE RIGHT OF WAY)
ROAD B
ROAD D
AREA 3
AREA 2
TRAFFORD PARK DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
MINGLEWOOD DRIVE (50' WIDE PUBLIC RIGHT OF WAY)

INDIVIDUAL SESC PHASE ORDER

🟨	PHASE A
🟧	PHASE B
🟪	PHASE C
🟥	PHASE D
🟥	PHASE E
🟦	PHASE F
🟧	PHASE G
🟦	PHASE H
🟩	PHASE I
🟧	PHASE J
🟪	PHASE K
🟩	PHASE L

PHASING NOTE

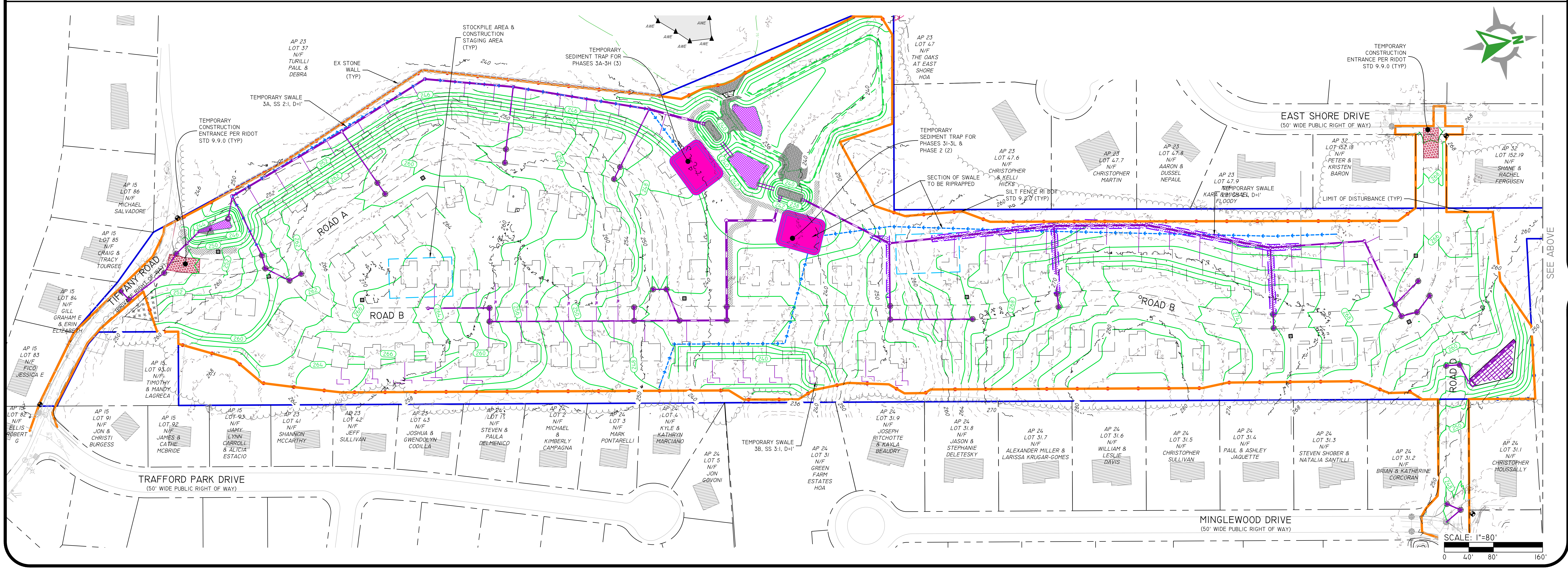
FOR SESC PHASING SEE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR VILLAGE AT TIOGUE PREPARED BY DIPRETE ENGINEERING

SESC PHASE MAP

SCALE: 1"=200'
0 100' 200' 400'

SOIL EROSION CONTROL LEGEND

DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)	- - → - - → -
TEMPORARY SEDIMENT TRAP	▬
LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)	—●—●—
CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)	▨
INLET SEDIMENT CONTROL	⊗
LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)	▬
STOCKPILE AREA, CONSTRUCTION STAGING AREA, CONCRETE WASHOUT, OR WORKER PARKING AREA	— — — —
CLASS C SILT FENCE	▬


AP 23 LOT 37 N/F TURILLI PAUL & DEBRA
EX STONE WALL (TYP)
STOCKPILE AREA & CONSTRUCTION STAGING AREA (TYP)
TEMPORARY SEDIMENT TRAP FOR PHASES 3A-3H (3)
TEMPORARY SWALE 3A, SS 2:1, D=1'
TEMPORARY CONSTRUCTION ENTRANCE PER RIDOT STD 9.9.0 (TYP)
AP 15 LOT 86 N/F MICHAEL SALVADORE
AP 15 LOT 85 N/F CRAIG & TRACY TOURGEE
AP 15 LOT 84 N/F GILL GRAHAM E & ERIN ELIZABETH
AP 15 LOT 83 N/F FICO JESSICA E
AP 15 LOT 82 N/F ELLIS ROBERT G
TIFFANY ROAD (PRIVATE RIGHT OF WAY)
ROAD A
ROAD B
AP 15 LOT 93.01 N/F TIMOTHY & MANDY LAGRECA
AP 15 LOT 91 N/F JON & CHRISTI BURGESS
AP 15 LOT 92 N/F JAMES & CATHE MCBRIDE
AP 15 LOT 93 N/F JAMY LYNN CARROLL & ALICIA ESTACIO
AP 23 LOT 41 N/F SHANNON MCCARTHY
AP 23 LOT 42 N/F JEFF SULLIVAN
AP 23 LOT 43 N/F JOSHUA & GWENDOLYN CODILLA
AP 24 LOT 1 N/F STEVEN & PAULA DELMENICO
AP 24 LOT 2 N/F MICHAEL & KIMBERLY CAMPAGNA
AP 24 LOT 3 N/F MARK PONTARELLI
AP 24 LOT 4 N/F KYLE & KATHRYN MARCIANO
AP 24 LOT 5 N/F JON GOVONI
TEMPORARY SWALE 3B, SS 3:1, D=1'
AP 24 LOT 31 N/F GREEN FARM ESTATES HOA
TRAFFORD PARK DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
AWE
AP 23 LOT 47 N/F THE OAKS AT EAST SHORE HOA
TEMPORARY SEDIMENT TRAP FOR PHASES 3I-3L & PHASE 2 (2)
SECTION OF SWALE TO BE RIPRAPPED
SILT FENCE RI DOT STD 9.2.0 (TYP)
AP 23 LOT 47.6 N/F CHRISTOPHER & KELLI HICKS
AP 23 LOT 47.7 N/F CHRISTOPHER MARTIN
AP 23 LOT 47.8 N/F AARON & DUSSEL NEPAUL
AP 23 LOT 47.9 N/F KARA & MICHAEL FLOODY
TEMPORARY SWALE 2B, SS 3:1, D=1'
EAST SHORE DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
TEMPORARY CONSTRUCTION ENTRANCE PER RIDOT STD 9.9.0 (TYP)
AP 32 LOT 152.18 N/F PETER & KRISTEN BARON
AP 32 LOT 152.19 N/F SHANE & RACHEL FERGUSEN
LIMIT OF DISTURBANCE (TYP)
ROAD B
ROAD D
SEE ABOVE
AP 24 LOT 31.9 N/F JOSEPH RITCHOTTE & KAYLA BEAUDRY
AP 24 LOT 31.8 N/F JASON & STEPHANIE DELETESKY
AP 24 LOT 31.7 N/F ALEXANDER MILLER & LARISSA KRUGAR-GOMES
AP 24 LOT 31.6 N/F WILLIAM & LESLIE DAVIS
AP 24 LOT 31.5 N/F CHRISTOPHER SULLIVAN
AP 24 LOT 31.4 N/F PAUL & ASHLEY JAQUETTE
AP 24 LOT 31.3 N/F STEVEN SHOBER & NATALIA SANTILLI
AP 24 LOT 31.2 N/F BRIAN & KATHERINE CORCORAN
AP 24 LOT 31.1 N/F CHRISTOPHER MOUSSALLY
MINGLEWOOD DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
SCALE: 1"=80'
0 40' 80' 160'

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLAN.DWG PLOTTED: 1/12/2026

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Engineers · Planners · Surveyors
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Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRENNA GUAY
No. 13738
01/09/26
REGISTERED PROFESSIONAL ENGINEER CIVIL

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0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

SOIL EROSION & SEDIMENT CONTROL PLAN

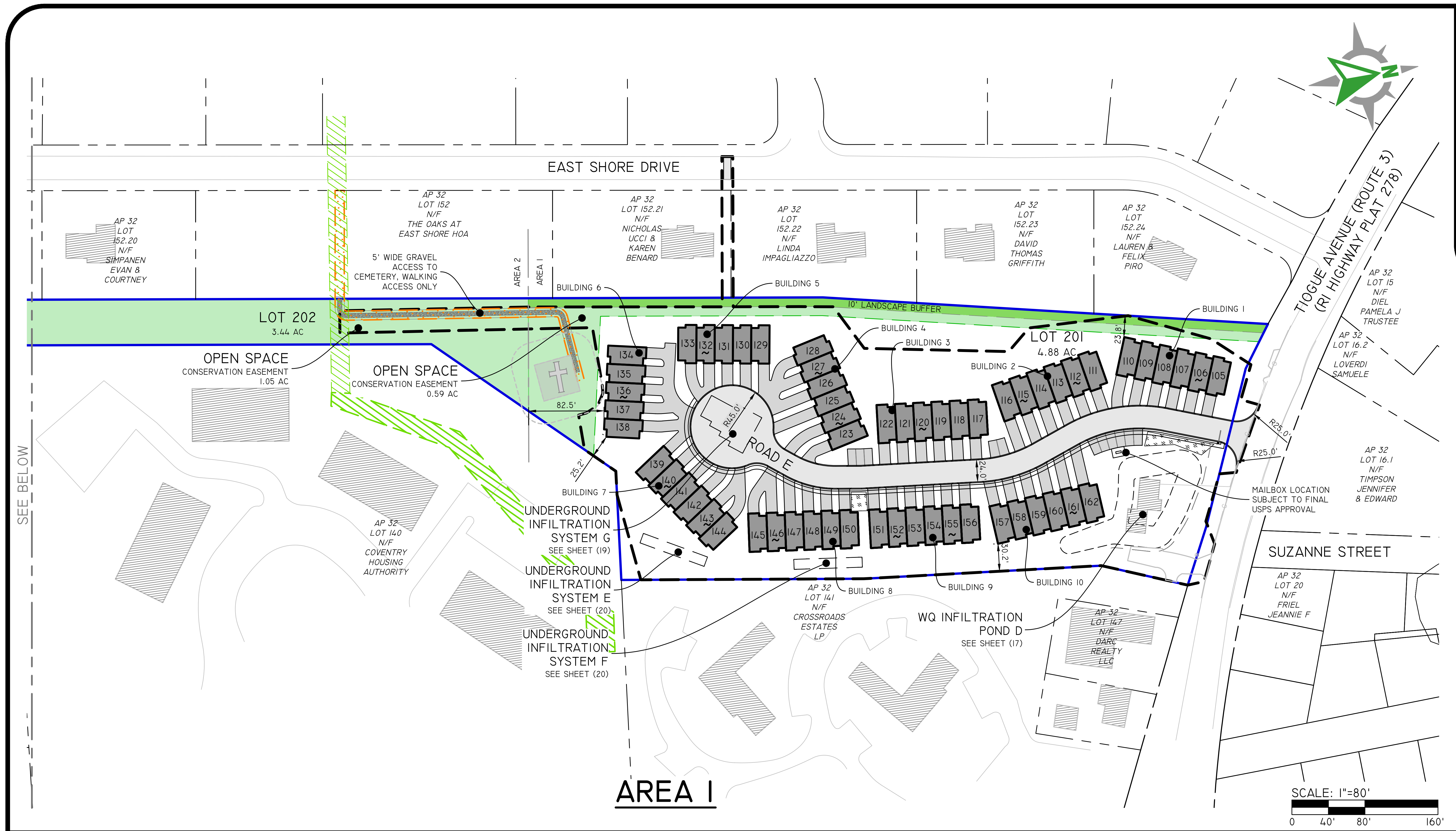
VILLAGE AT TIOGUE

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

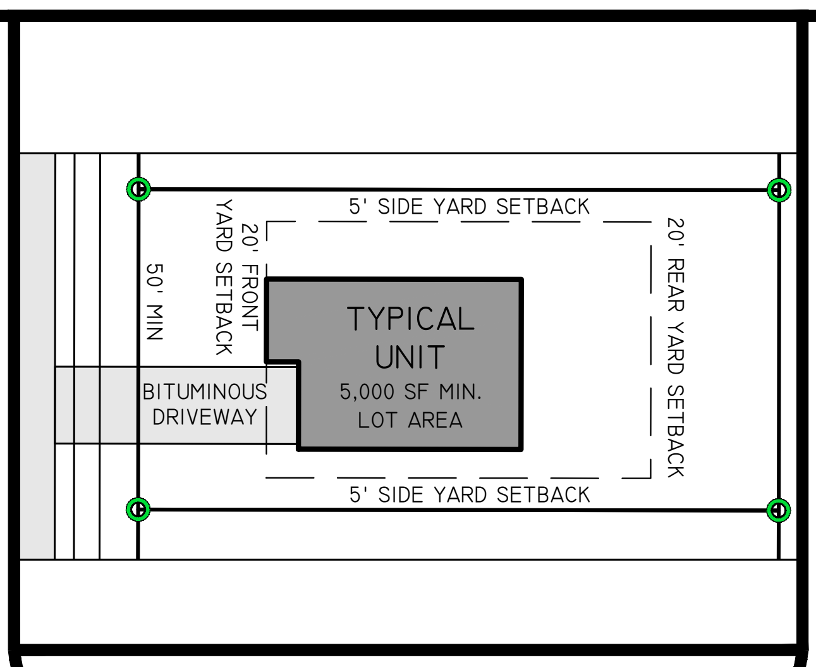
PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 7 OF 28


EAST SHORE DRIVE
AP 32 LOT 152.20 N/F SIMPANEN EVAN & COURTNEY
AP 32 LOT 152 N/F THE OAKS AT EAST SHORE HOA
AP 32 LOT 152.21 N/F NICHOLAS UCCI & KAREN BENARD
AP 32 LOT 152.22 N/F LINDA IMPAGLIAZZO
AP 32 LOT 152.23 N/F DAVID THOMAS GRIFFITH
AP 32 LOT 152.24 N/F LAUREN & FELIX PIRO
5' WIDE GRAVEL ACCESS TO CEMETERY, WALKING ACCESS ONLY
AREA 2
AREA 1
BUILDING 6
BUILDING 5
10' LANDSCAPE BUFFER
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
LOT 202
3.44 AC
OPEN SPACE
CONSERVATION EASEMENT
1.05 AC
OPEN SPACE
CONSERVATION EASEMENT
0.59 AC
LOT 201
4.88 AC
82.5'
25.2'
23.8'
R45.0'
24.0'
30.2'
R25.0'
R25.0'
ROAD E
105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
UNDERGROUND INFILTRATION SYSTEM G
SEE SHEET (19)
UNDERGROUND INFILTRATION SYSTEM E
SEE SHEET (20)
UNDERGROUND INFILTRATION SYSTEM F
SEE SHEET (20)
AP 32 LOT 140 N/F COVENTRY HOUSING AUTHORITY
AP 32 LOT 141 N/F CROSSROADS ESTATES LP
WQ INFILTRATION POND D
SEE SHEET (17)
AP 32 LOT 147 N/F DARC REALTY LLC
MAILBOX LOCATION SUBJECT TO FINAL USPS APPROVAL
TIOGUE AVENUE (ROUTE 3)
(RI HIGHWAY PLAT 278)
AP 32 LOT 15 N/F DIEL PAMELA J TRUSTEE
AP 32 LOT 16.2 N/F LOVERDI SAMUELE
AP 32 LOT 16.1 N/F TIMPSON JENNIFER & EDWARD
SUZANNE STREET
AP 32 LOT 20 N/F FRIEL JEANNIE F
SEE BELOW
SCALE: 1"=80'
0 40' 80' 160'

AREA 1


5' SIDE YARD SETBACK
20' FRONT YARD SETBACK
50' MIN
TYPICAL UNIT
5,000 SF MIN. LOT AREA
BITUMINOUS DRIVEWAY
20' REAR YARD SETBACK
5' SIDE YARD SETBACK

TYPICAL LOT PLAN

SCALE: 1"=20'

AREA	PHASE	UNIT NUMBERS
AREA 1	1	105-116
	2	117-122, 151-156
	3	123-133
	4	134-144
	5	145-150
	6	157-162
AREA 2	1	93-100
	2	89-93, 102-104
AREA 3	1	1-11, 22-26
	2	12-16, 27-31
	3	32-36, 40-48
	4	20, 21, 49-60, 84-88
	5	17-19
	6	61-66, 78-83
	7	67-71, 72-77

DEVELOPMENT DATA:

	AREA 1	AREA 2	AREA 3	TOTAL
SITE AREA:	4.88± AC	3.43± AC	18.66± AC	26.97± AC
NUMBER OF BUILDINGS:	10 BUILDINGS	16 BUILDINGS	88 BUILDINGS	114 BUILDINGS
NUMBER OF UNITS:	58 UNITS	16 UNITS	88 UNITS	162 UNITS
TOTAL SUBDIVISION LOT AREA:	N/A	N/A	10.19 AC	N/A
PROPOSED OPEN SPACE:	0.59 AC	1.24 AC	4.36 AC	6.19 AC
RIGHT OF WAY AREA:	N/A	1.42 AC	2.59 AC	4.01 AC
RIGHT OF WAY WIDTH:	N/A	50'	50'	
PAVEMENT WIDTH:	24'	24'	24'	

PROPOSED LENGTH OF:	STREET	DRIVEWAY(PAVEMENT)	SIDEWALKS	BERM
ROAD A:	1056'	1148'	1085'	1585'
ROAD B:	2195'	2714'	2167'	2941'
ROAD D:	411'	200'	N/A	690'
ROAD E:	649'	2070'	676'	620'

NET IMPORTED FILL:	14,1831 ± CY
LAND SUITABLE FOR DEVELOPMENT:	24.47 ACRES
LAND UNSUITABLE FOR DEVELOPMENT*:	2.5 ACRES

~ DENOTES LOW TO MODERATE INCOME UNIT

DIMENSIONAL REGULATIONS:

CURRENT ZONING: R-20

	REQUIRED	AREA 1	AREA 2	AREA 3
MINIMUM LOT AREA:	20,000 SF	20,000 SF	20,000 SF	5,000 SF
MINIMUM FRONTAGE:	120'	50'	50'	50'
MINIMUM FRONT AND CORNER SIDE YARD:	35'	20'	20'	20'
MINIMUM SIDE YARD:	20'	20'	20'	5' (INTERIOR LOTS)
MINIMUM REAR YARD:	40'	20'	20'	20' (INTERIOR LOTS)
MAXIMUM STRUCTURE HEIGHT:	35'	35'	35'	35'
MAXIMUM LOT COVERAGE:	20%	50%	50%	50%

*LAND UNSUITABLE FOR DEVELOPMENT (FOR DENSITY BONUS - PER RIGL 45-53-4):

A. WETLANDS, EXCLUDING PERIMETER WETLANDS AS DEFINED IN RHODE ISLAND GENERAL LAW, ARTICLE 2:
  - 0.00 ACRES

B. ROADS WITH INFRASTRUCTURE:
  - 2.50 ACRES

C. EASEMENTS OR RIGHT OF WAYS OF RECORD:
  - 0.003 ACRES

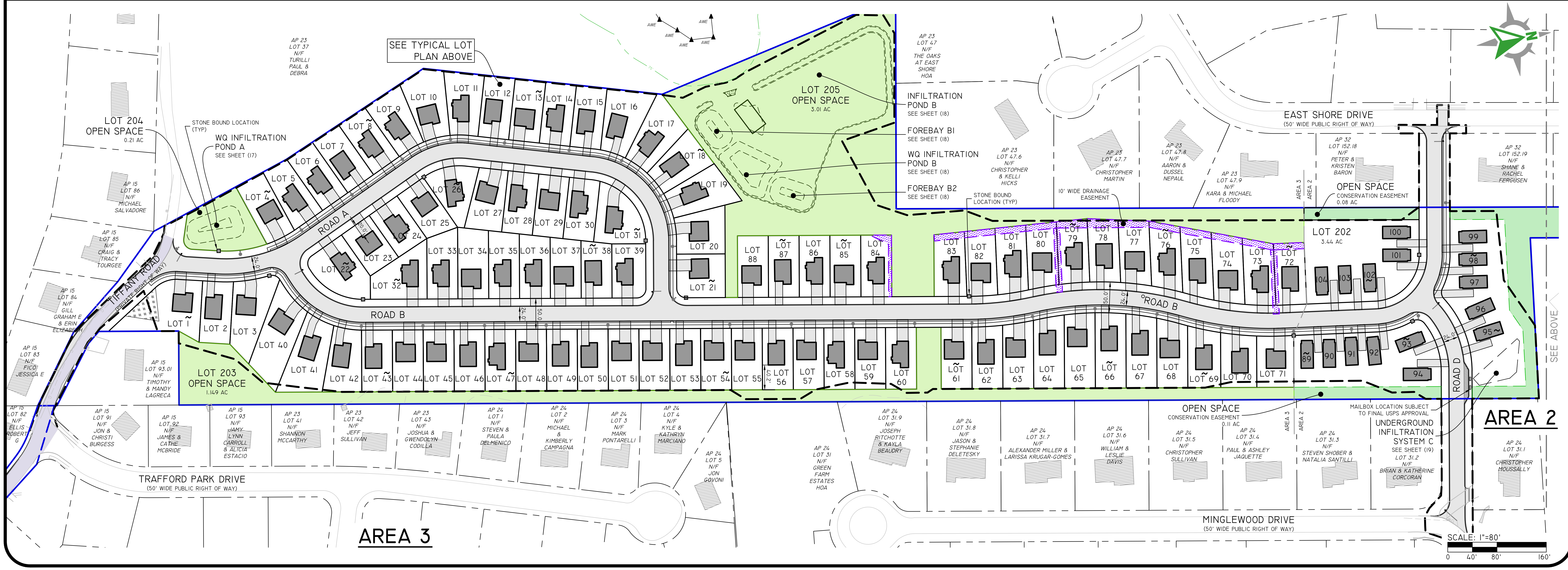
MATERIALS LIST:

DRAINAGE STRUCTURES:	
CATCH BASINS	35 UNITS
DOUBLE CATCH BASINS	12 UNITS
4' DRAINAGE MANHOLES	11 UNITS
5' DRAINAGE MANHOLES	4 UNITS
NYLOPLAST DOMES	1 X 15" UNIT 1 X 24" UNIT
CASCADE SEPARATOR	2 UNITS
DRAINAGE PIPES:	
6" DRAINAGE PIPES (ROOF LEADERS)	2,646 LF
8" DRAINAGE PIPES	377 LF
12" DRAINAGE PIPES	2,203LF
15" DRAINAGE PIPES	417 LF
18" DRAINAGE PIPES	388 LF
24" DRAINAGE PIPES	1,595 LF
30" DRAINAGE PIPES	358 LF
OUTLET STRUCTURES	
12" FLARED END SECTION	1 UNIT
15" FLARED END SECTION	1 UNIT
24" FLARED END SECTION	1 UNIT
30" FLARED END SECTION	2 UNITS

WATER PIPES:	
8" WATER PIPES	4,284 LF
2" WATER PIPES	448 LF
3/4" WATER PIPES	4,879 LF

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

WATER STRUCTURES:	
MASTER METER	1 UNIT
HYDRANTS	8 UNITS
THRUST BLOCK	44 UNITS
GATE VALVE	15 UNITS
SHUT OFF VALVE	114 UNITS
SEWER PIPES	
8" SEWER PIPES (MAINS)	3,700 LF
6" SEWER PIPES (SERVICE LATERALS)	5,622 LF
SEWER FORCE MAIN	1,974 LF
SEWER STRUCTURES	
MANHOLES	31 UNITS
PUMP STATIONS	2 UNITS
VALVE VAULTS	2 UNITS


AP 23 LOT 37 N/F TURILLI PAUL & DEBRA
SEE TYPICAL LOT PLAN ABOVE
LOT 204
OPEN SPACE
0.21 AC
STONE BOUND LOCATION (TYP)
WQ INFILTRATION POND A
SEE SHEET (17)
AP 15 LOT 86 N/F MICHAEL SALVADORE
AP 15 LOT 85 N/F CRAIG & TRACY TOURGEE
AP 15 LOT 84 N/F GILL GRAHAM E & ERIN ELIZABETH
AP 15 LOT 83 N/F FICO JESSICA E
AP 15 LOT 82 N/F ELLIS ROBERT G
AP 15 LOT 93.01 N/F TIMOTHY & MANDY LAGRECA
TIFFANY ROAD
(PRIVATE RIGHT OF WAY)
ROAD A
ROAD B
ROAD D
24.0'
20.0'
50.0'
40.2'
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88
89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104
LOT 203
OPEN SPACE
1.149 AC
LOT 205
OPEN SPACE
3.01 AC
INFILTRATION POND B
SEE SHEET (18)
FOREBAY B1
SEE SHEET (18)
WQ INFILTRATION POND B
SEE SHEET (18)
FOREBAY B2
SEE SHEET (18)
STONE BOUND LOCATION (TYP)
10' WIDE DRAINAGE EASEMENT
AP 23 LOT 47 N/F THE OAKS AT EAST SHORE HOA
AP 23 LOT 47.6 N/F CHRISTOPHER & KELLI HICKS
AP 23 LOT 47.7 N/F CHRISTOPHER MARTIN
AP 23 LOT 47.8 N/F AARON & DUSSEL NEPAUL
AP 23 LOT 47.9 N/F KARA & MICHAEL FLOODY
AP 32 LOT 152.18 N/F PETER & KRISTEN BARON
AP 32 LOT 152.19 N/F SHANE & RACHEL FERGUSEN
EAST SHORE DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
AREA 3
AREA 2
OPEN SPACE
CONSERVATION EASEMENT
0.08 AC
LOT 202
3.44 AC
SEE ABOVE
AP 15 LOT 91 N/F JON & CHRISTI BURGESS
AP 15 LOT 92 N/F JAMES & CATHE MCBRIDE
AP 15 LOT 93 N/F JAMY LYNN CARROLL & ALICIA ESTACIO
AP 23 LOT 41 N/F SHANNON MCCARTHY
AP 23 LOT 42 N/F JEFF SULLIVAN
AP 23 LOT 43 N/F JOSHUA & GWENDOLYN CODILLA
AP 24 LOT 1 N/F STEVEN & PAULA DELMENICO
AP 24 LOT 2 N/F MICHAEL & KIMBERLY CAMPAGNA
AP 24 LOT 3 N/F MARK PONTARELLI
AP 24 LOT 4 N/F KYLE & KATHRYN MARCIANO
AP 24 LOT 5 N/F JON GOVONI
AP 24 LOT 31 N/F GREEN FARM ESTATES HOA
AP 24 LOT 31.9 N/F JOSEPH RITCHOTTE & KAYLA BEAUDRY
AP 24 LOT 31.8 N/F JASON & STEPHANIE DELETESKY
AP 24 LOT 31.7 N/F ALEXANDER MILLER & LARISSA KRUGAR-GOMES
AP 24 LOT 31.6 N/F WILLIAM & LESLIE DAVIS
AP 24 LOT 31.5 N/F CHRISTOPHER SULLIVAN
AP 24 LOT 31.4 N/F PAUL & ASHLEY JAQUETTE
AP 24 LOT 31.3 N/F STEVEN SHOBER & NATALIA SANTILLI
AP 24 LOT 31.2 N/F BRIAN & KATHERINE CORCORAN
AP 24 LOT 31.1 N/F CHRISTOPHER MOUSSALLY
OPEN SPACE
CONSERVATION EASEMENT
0.11 AC
MAILBOX LOCATION SUBJECT TO FINAL USPS APPROVAL
UNDERGROUND INFILTRATION SYSTEM C
SEE SHEET (19)
TRAFFORD PARK DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
MINGLEWOOD DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
SCALE: 1"=80'
0 40' 80' 160'

AREA 3

AREA 2

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DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

OVERALL SITE LAYOUT PLAN

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
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JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
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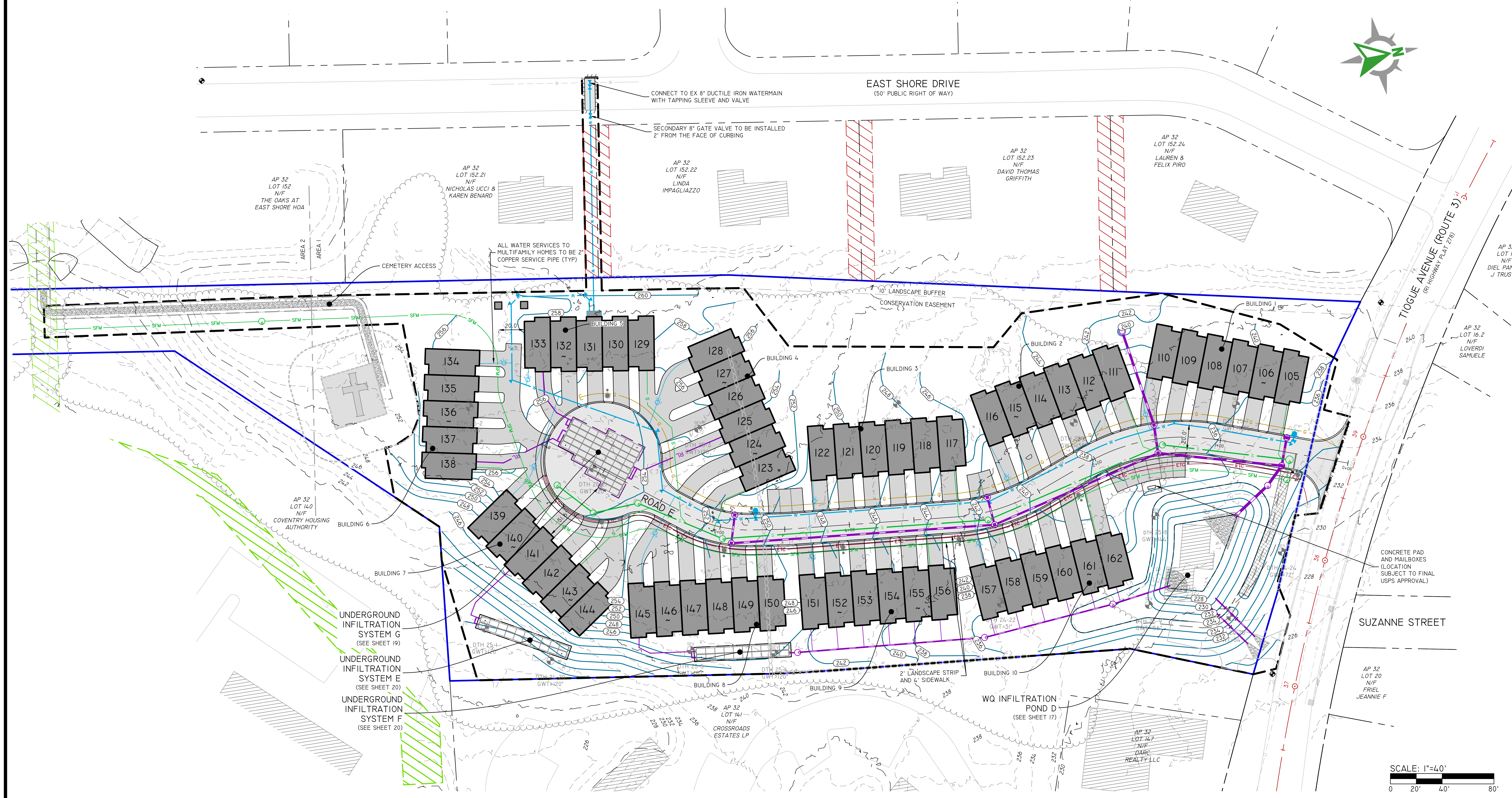
EAST SHORE DRIVE
(50' PUBLIC RIGHT OF WAY)
CONNECT TO EX 8" DUCTILE IRON WATERMAIN WITH TAPPING SLEEVE AND VALVE
SECONDARY 8" GATE VALVE TO BE INSTALLED 2' FROM THE FACE OF CURBING
AP 32 LOT 152 N/F THE OAKS AT EAST SHORE HOA
AREA 2
AREA 1
AP 32 LOT 152.21 N/F NICHOLAS UCCI & KAREN BENARD
AP 32 LOT 152.22 N/F LINDA IMPAGLIAZZO
AP 32 LOT 152.23 N/F DAVID THOMAS GRIFFITH
AP 32 LOT 152.24 N/F LAUREN & FELIX PIRO
ALL WATER SERVICES TO MULTIFAMILY HOMES TO BE 2" COPPER SERVICE PIPE (TYP)
CEMETERY ACCESS
10' LANDSCAPE BUFFER
CONSERVATION EASEMENT
TIOGUE AVENUE (ROUTE 3)
(RI HIGHWAY PLAT 278)
AP 32 LOT 15 N/F DIEL PAMELA J TRUSTEE
AP 32 LOT 16.2 N/F LOVERDI SAMUELE
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
ROAD E
AP 32 LOT 140 N/F COVENTRY HOUSING AUTHORITY
UNDERGROUND INFILTRATION SYSTEM G (SEE SHEET 19)
UNDERGROUND INFILTRATION SYSTEM E (SEE SHEET 20)
UNDERGROUND INFILTRATION SYSTEM F (SEE SHEET 20)
AP 32 LOT 141 N/F CROSSROADS ESTATES LP
2' LANDSCAPE STRIP AND 4' SIDEWALK
WQ INFILTRATION POND D (SEE SHEET 17)
AP 32 LOT 147 N/F DARC REALTY LLC
CONCRETE PAD AND MAILBOXES (LOCATION SUBJECT TO FINAL USPS APPROVAL)
SUZANNE STREET
AP 32 LOT 20 N/F FRIEL JEANNIE F
DTH 25-2 GWT>96"
DTH 25-3 GWT>120"
DTH 24-21 GWT>120"
DTH 25-1 GWT>120"
DTH 24-20 GWT>120"
DTH 25-5 GWT>120"
DTH 25-4 GWT>120"
DTH 24-22 GWT=31"
DTH 25-9 GWT=56"
DTH 24-24 GWT=72"
DTH 25-7 GWT>120"
SCALE: 1"=40'
0
20'
40'
80'

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DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

GRADING PLAN - I

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
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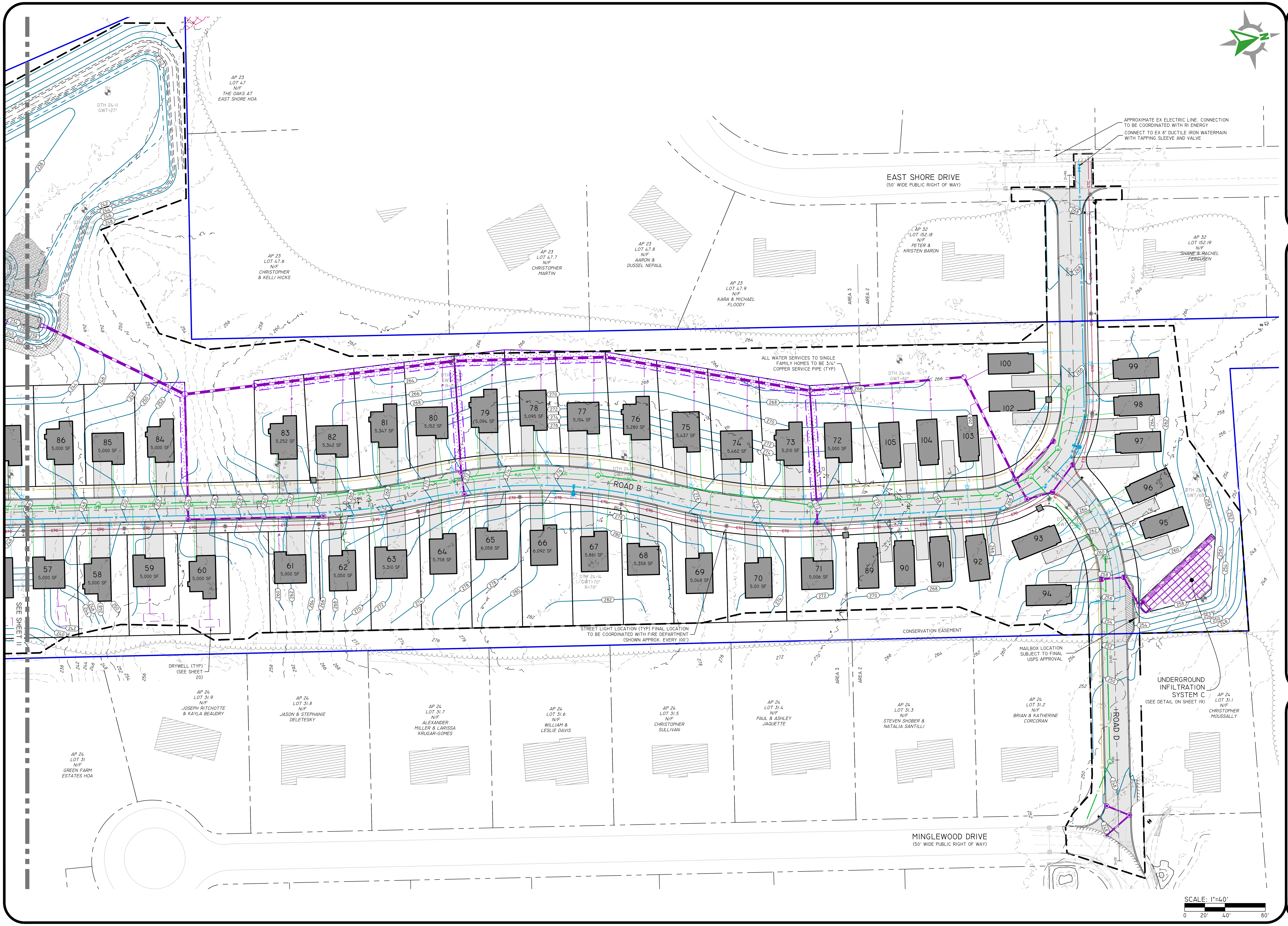
AP 23
LOT 47
N/F
THE OAKS AT
EAST SHORE HOA
DTH 24-11
GWT=27"
AP 23
LOT 47.6
N/F
CHRISTOPHER
& KELLI HICKS
AP 23
LOT 47.7
N/F
CHRISTOPHER
MARTIN
AP 23
LOT 47.8
N/F
AARON &
DUSSEL NEPAUL
AP 23
LOT 47.9
N/F
KARA & MICHAEL
FLOODY
AREA 3
AREA 2
AP 32
LOT 152.18
N/F
PETER &
KRISTEN BARON
AP 32
LOT 152.19
N/F
SHANE & RACHEL
FERGUSEN
EAST SHORE DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
APPROXIMATE EX ELECTRIC LINE. CONNECTION TO BE COORDINATED WITH RI ENERGY
CONNECT TO EX 8" DUCTILE IRON WATERMAIN WITH TAPPING SLEEVE AND VALVE
ALL WATER SERVICES TO SINGLE FAMILY HOMES TO BE 3/4" COPPER SERVICE PIPE (TYP)
DTH 24-16
GWT=80"
100
102
99
98
97
96
95
93
94
86
5,000 SF
85
5,000 SF
84
5,000 SF
83
5,252 SF
82
5,342 SF
81
5,347 SF
80
5,152 SF
79
5,094 SF
78
5,095 SF
77
5,154 SF
76
5,280 SF
75
5,437 SF
74
5,462 SF
73
5,210 SF
72
5,000 SF
105
104
103
ROAD B
57
5,000 SF
58
5,000 SF
59
5,000 SF
60
5,000 SF
61
5,000 SF
62
5,050 SF
63
5,310 SF
64
5,758 SF
65
6,058 SF
66
6,092 SF
67
5,861 SF
68
5,358 SF
69
5,048 SF
70
5,011 SF
71
5,006 SF
89
90
91
92
DTH 24-14
GWT>70"
R=70"
SEE SHEET 11
STREET LIGHT LOCATION (TYP) FINAL LOCATION TO BE COORDINATED WITH FIRE DEPARTMENT (SHOWN APPROX. EVERY 100')
CONSERVATION EASEMENT
MAILBOX LOCATION SUBJECT TO FINAL USPS APPROVAL
UNDERGROUND INFILTRATION SYSTEM C
(SEE DETAIL ON SHEET 19)
DRYWELL (TYP) (SEE SHEET 20)
AP 24
LOT 31
N/F
GREEN FARM
ESTATES HOA
AP 24
LOT 31.9
N/F
JOSEPH RITCHOTTE
& KAYLA BEAUDRY
AP 24
LOT 31.8
N/F
JASON & STEPHANIE
DELETESKY
AP 24
LOT 31.7
N/F
ALEXANDER
MILLER & LARISSA
KRUGAR-GOMES
AP 24
LOT 31.6
N/F
WILLIAM &
LESLIE DAVIS
AP 24
LOT 31.5
N/F
CHRISTOPHER
SULLIVAN
AP 24
LOT 31.4
N/F
PAUL & ASHLEY
JAQUETTE
AP 24
LOT 31.3
N/F
STEVEN SHOBER &
NATALIA SANTILLI
AP 24
LOT 31.2
N/F
BRIAN & KATHERINE
CORCORAN
AP 24
LOT 31.1
N/F
CHRISTOPHER
MOUSSALLY
ROAD D
MINGLEWOOD DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
SCALE: 1"=40'
0
20'
40'
80'

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLAN.DWG PLOTTED: 1/12/2026

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BRENNA GUAY
No. 13738
01/09/2026
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

GRADING PLAN - 2

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

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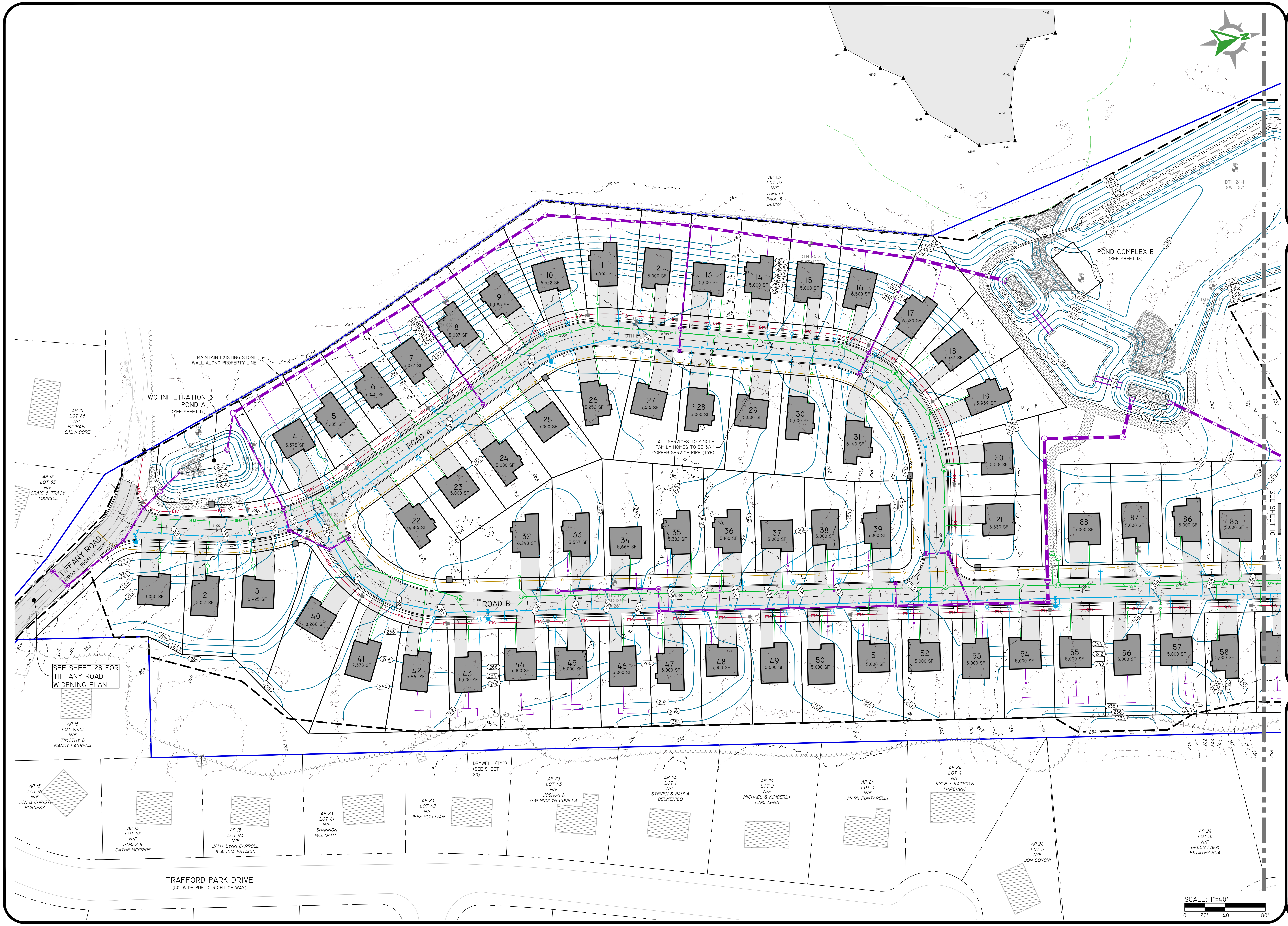
AP 23
LOT 37
N/F
TURILLI
PAUL &
DEBRA
POND COMPLEX B
(SEE SHEET 18)
DTH 24-11
GWT<27"
DTH 24-8
MAINTAIN EXISTING STONE
WALL ALONG PROPERTY LINE
WQ INFILTRATION
POND A
(SEE SHEET 17)
AP 15
LOT 86
N/F
MICHAEL
SALVADORE
AP 15
LOT 85
N/F
CRAIG & TRACY
TOURGEE
ALL SERVICES TO SINGLE
FAMILY HOMES TO BE 3/4"
COPPER SERVICE PIPE (TYP)
ROAD A
ROAD B
TIFFANY ROAD
(PRIVATE RIGHT OF WAY)
SEE SHEET 10
SEE SHEET 28 FOR
TIFFANY ROAD
WIDENING PLAN
DRYWELL (TYP)
(SEE SHEET
20)
1 9,050 SF
2 5,013 SF
3 6,925 SF
4 5,373 SF
5 5,185 SF
6 5,045 SF
7 5,077 SF
8 5,007 SF
9 5,583 SF
10 6,522 SF
11 5,665 SF
12 5,000 SF
13 5,000 SF
14 5,000 SF
15 5,000 SF
16 6,500 SF
17 6,320 SF
18 5,383 SF
19 5,959 SF
20 5,518 SF
21 5,530 SF
22 6,584 SF
23 5,000 SF
24 5,000 SF
25 5,000 SF
26 5,252 SF
27 5,414 SF
28 5,000 SF
29 5,000 SF
30 5,000 SF
31 6,140 SF
32 6,248 SF
33 5,357 SF
34 5,665 SF
35 5,382 SF
36 5,100 SF
37 5,000 SF
38 5,000 SF
39 5,000 SF
40 8,266 SF
41 7,378 SF
42 5,661 SF
43 5,000 SF
44 5,000 SF
45 5,000 SF
46 5,000 SF
47 5,000 SF
48 5,000 SF
49 5,000 SF
50 5,000 SF
51 5,000 SF
52 5,000 SF
53 5,000 SF
54 5,000 SF
55 5,000 SF
56 5,000 SF
57 5,000 SF
58 5,000 SF
85 5,000 SF
86 5,000 SF
87 5,000 SF
88 5,000 SF
AP 15
LOT 93.01
N/F
TIMOTHY &
MANDY LAGRECA
AP 15
LOT 91
N/F
JON & CHRISTI
BURGESS
AP 15
LOT 92
N/F
JAMES &
CATHE MCBRIDE
AP 15
LOT 93
N/F
JAMY LYNN CARROLL
& ALICIA ESTACIO
AP 23
LOT 41
N/F
SHANNON
MCCARTHY
AP 23
LOT 42
N/F
JEFF SULLIVAN
AP 23
LOT 43
N/F
JOSHUA &
GWENDOLYN CODILLA
AP 24
LOT 1
N/F
STEVEN & PAULA
DELMENICO
AP 24
LOT 2
N/F
MICHAEL & KIMBERLY
CAMPAGNA
AP 24
LOT 3
N/F
MARK PONTARELLI
AP 24
LOT 4
N/F
KYLE & KATHRYN
MARCIANO
AP 24
LOT 5
N/F
JON GOVONI
AP 24
LOT 31
N/F
GREEN FARM
ESTATES HOA
TRAFFORD PARK DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
SCALE: 1"=40'
0 20' 40' 80'

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DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

GRADING PLAN - 3

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
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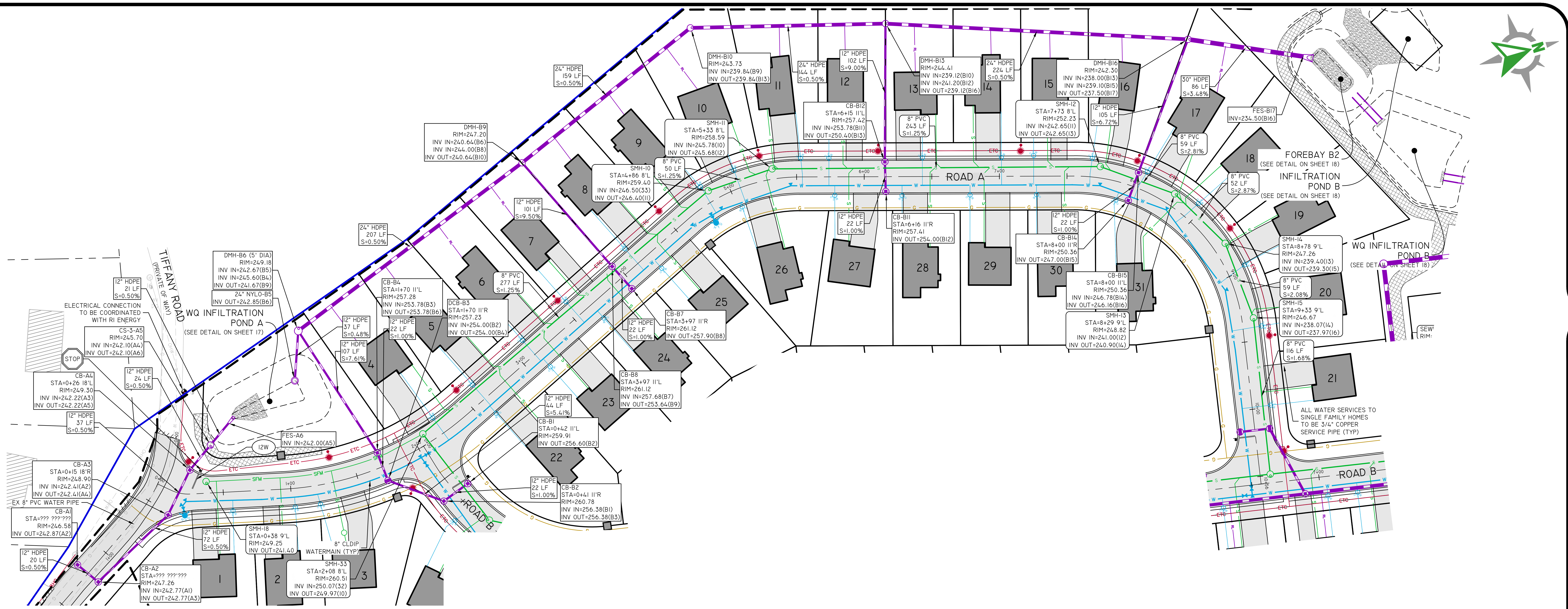
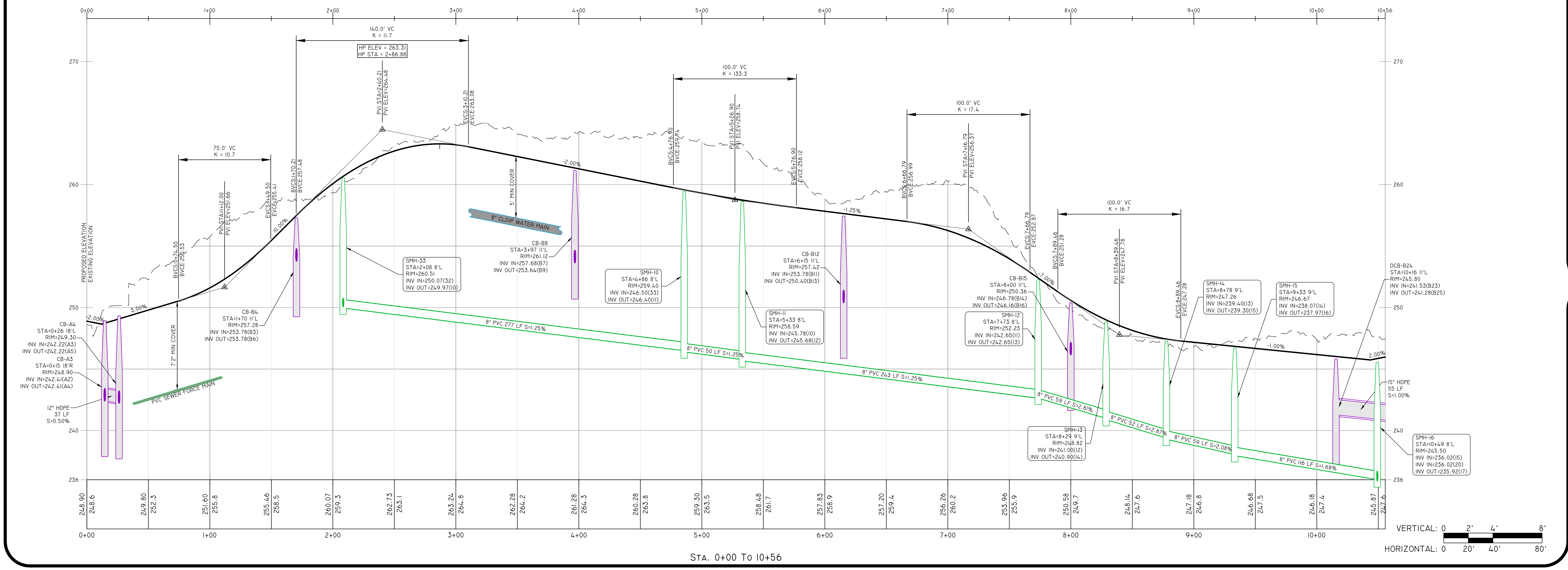

ROAD A
ROAD B
TIFFANY ROAD (PRIVATE WAY)
WQ INFILTRATION POND A (SEE DETAIL ON SHEET 17)
FOREBAY B2 (SEE DETAIL ON SHEET 18)
INFILTRATION POND B (SEE DETAIL ON SHEET 18)
WQ INFILTRATION POND B (SEE DETAIL ON SHEET 18)
ELECTRICAL CONNECTION TO BE COORDINATED WITH RI ENERGY
ALL WATER SERVICES TO SINGLE FAMILY HOMES TO BE 3/4" COPPER SERVICE PIPE (TYP)
8" CLDIP WATERMAIN (TYP)
EX 8" PVC WATER PIPE
STOP
12W
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
DMH-B9 RIM=247.20 INV IN=240.64(B6) INV IN=244.00(B8) INV OUT=240.64(B10)
DMH-B6 (5' DIA) RIM=249.18 INV IN=242.67(B5) INV IN=245.60(B4) INV OUT=241.67(B9)
24" NYLO-B5 INV OUT=242.85(B6)
DMH-B10 RIM=243.73 INV IN=239.84(B9) INV OUT=239.84(B13)
DMH-B13 RIM=244.41 INV IN=239.12(B10) INV IN=241.20(B12) INV OUT=239.12(B16)
DMH-B16 RIM=242.30 INV IN=238.00(B13) INV IN=239.10(B15) INV OUT=237.50(B17)
FES-B17 INV=234.50(B16)
FES-A6 INV IN=242.00(A5)
CS-3-A5 RIM=245.70 INV IN=242.10(A4) INV OUT=242.10(A6)
CB-A4 STA=0+26 18'L RIM=249.30 INV IN=242.22(A3) INV OUT=242.22(A5)
CB-A3 STA=0+15 18'R RIM=248.90 INV IN=242.41(A2) INV OUT=242.41(A4)
CB-A1 STA=??? ???'??? RIM=246.58 INV OUT=242.87(A2)
CB-A2 STA=??? ???'??? RIM=247.26 INV IN=242.77(A1) INV OUT=242.77(A3)
SMH-18 STA=0+38 9'L RIM=249.25 INV OUT=241.40
SMH-33 STA=2+08 8'L RIM=260.51 INV IN=250.07(32) INV OUT=249.97(10)
CB-B4 STA=1+70 11'L RIM=257.28 INV IN=253.78(B3) INV OUT=253.78(B6)
DCB-B3 STA=1+70 11'R RIM=257.23 INV IN=254.00(B2) INV OUT=254.00(B4)
CB-B1 STA=0+42 11'L RIM=259.91 INV OUT=256.60(B2)
CB-B2 STA=0+41 11'R RIM=260.78 INV IN=256.38(B1) INV OUT=256.38(B3)
CB-B8 STA=3+97 11'L RIM=261.12 INV IN=257.68(B7) INV OUT=253.64(B9)
CB-B7 STA=3+97 11'R RIM=261.12 INV OUT=257.90(B8)
SMH-10 STA=4+86 8'L RIM=259.40 INV IN=246.50(33) INV OUT=246.40(11)
SMH-11 STA=5+33 8'L RIM=258.59 INV IN=245.78(10) INV OUT=245.68(12)
CB-B12 STA=6+15 11'L RIM=257.42 INV IN=253.78(B11) INV OUT=250.40(B13)
CB-B11 STA=6+16 11'R RIM=257.41 INV OUT=254.00(B12)
SMH-12 STA=7+73 8'L RIM=252.23 INV IN=242.65(11) INV OUT=242.65(13)
CB-B14 STA=8+00 11'R RIM=250.36 INV OUT=247.00(B15)
CB-B15 STA=8+00 11'L RIM=250.36 INV IN=246.78(B14) INV OUT=246.16(B16)
SMH-13 STA=8+29 9'L RIM=248.82 INV IN=241.00(12) INV OUT=240.90(14)
SMH-14 STA=8+78 9'L RIM=247.26 INV IN=239.40(13) INV OUT=239.30(15)
SMH-15 STA=9+33 9'L RIM=246.67 INV IN=238.07(14) INV OUT=237.97(16)
12" HDPE 21 LF S=0.50%
12" HDPE 37 LF S=0.50%
12" HDPE 20 LF S=0.50%
12" HDPE 72 LF S=0.50%
12" HDPE 24 LF S=0.50%
24" HDPE 207 LF S=0.50%
24" HDPE 159 LF S=0.50%
12" HDPE 101 LF S=9.50%
12" HDPE 37 LF S=0.48%
12" HDPE 22 LF S=1.00%
12" HDPE 107 LF S=7.61%
12" HDPE 44 LF S=5.41%
12" HDPE 22 LF S=1.00%
12" HDPE 22 LF S=1.00%
24" HDPE 44 LF S=0.50%
12" HDPE 102 LF S=9.00%
24" HDPE 224 LF S=0.50%
30" HDPE 86 LF S=3.48%
12" HDPE 105 LF S=6.72%
12" HDPE 22 LF S=1.00%
12" HDPE 22 LF S=1.00%
8" PVC 277 LF S=1.25%
8" PVC 50 LF S=1.25%
8" PVC 243 LF S=1.25%
8" PVC 59 LF S=2.81%
8" PVC 52 LF S=2.87%
8" PVC 59 LF S=2.08%
8" PVC 116 LF S=1.68%
SEW RIM=


0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 10+56
270 260 250 240 236
PROPOSED ELEVATION
EXISTING ELEVATION
140.0' VC K = 11.7
HP ELEV = 263.31
HP STA = 2+86.88
75.0' VC K = 10.7
100.0' VC K = 133.3
100.0' VC K = 17.4
100.0' VC K = 16.7
PVI STA=2+40.21 PVI ELEV=264.48
EVCS:3+10.21 EVCE:263.08
BVCS:1+70.21 BVCE:257.48
PVI STA=1+12.00 PVI ELEV=251.66
BVCS:0+74.50 BVCE:250.53
EVCS:1+49.50 EVCE:255.41
BVCS:4+76.90 BVCE:259.74
PVI STA:5+26.90 PVI ELEV:258.74
EVCS:5+76.90 EVCE:258.12
BVCS:6+66.79 BVCE:256.99
PVI STA:7+16.79 PVI ELEV:256.37
EVCS:7+66.79 EVCE:252.87
BVCS:7+89.46 BVCE:251.28
PVI STA:8+39.46 PVI ELEV:247.78
EVCS:8+89.46 EVCE:247.28
-2.00% 3.00% 10.00% -2.00% -1.25% -7.00% -1.00% 2.00%
5' MIN COVER
7'2" MIN COVER
8" CLDIP WATER MAIN
PVC SEWER FORCE MAIN
8" PVC 277 LF S=1.25%
8" PVC 50 LF S=1.25%
8" PVC 243 LF S=1.25%
8" PVC 59 LF S=2.81%
8" PVC 52 LF S=2.87%
8" PVC 59 LF S=2.08%
8" PVC 116 LF S=1.68%
CB-A4 STA=0+26 18'L RIM=249.30 INV IN=242.22(A3) INV OUT=242.22(A5)
CB-A3 STA=0+15 18'R RIM=248.90 INV IN=242.41(A2) INV OUT=242.41(A4)
12" HDPE 37 LF S=0.50%
CB-B4 STA=1+70 11'L RIM=257.28 INV IN=253.78(B3) INV OUT=253.78(B6)
SMH-33 STA=2+08 8'L RIM=260.51 INV IN=250.07(32) INV OUT=249.97(10)
CB-B8 STA=3+97 11'L RIM=261.12 INV IN=257.68(B7) INV OUT=253.64(B9)
SMH-10 STA=4+86 8'L RIM=259.40 INV IN=246.50(33) INV OUT=246.40(11)
SMH-11 STA=5+33 8'L RIM=258.59 INV IN=245.78(10) INV OUT=245.68(12)
CB-B12 STA=6+15 11'L RIM=257.42 INV IN=253.78(B11) INV OUT=250.40(B13)
CB-B15 STA=8+00 11'L RIM=250.36 INV IN=246.78(B14) INV OUT=246.16(B16)
SMH-12 STA=7+73 8'L RIM=252.23 INV IN=242.65(11) INV OUT=242.65(13)
SMH-13 STA=8+29 9'L RIM=248.82 INV IN=241.00(12) INV OUT=240.90(14)
SMH-14 STA=8+78 9'L RIM=247.26 INV IN=239.40(13) INV OUT=239.30(15)
SMH-15 STA=9+33 9'L RIM=246.67 INV IN=238.07(14) INV OUT=237.97(16)
DCB-B24 STA=10+16 11'L RIM=245.80 INV IN=241.53(B23) INV OUT=241.28(B25)
15" HDPE 55 LF S=1.00%
SMH-16 STA=10+49 8'L RIM=245.50 INV IN=236.02(15) INV IN=236.02(20) INV OUT=235.92(17)
248.90 248.6 249.80 252.3 251.60 255.8 255.46 258.5 260.07 259.3 262.73 263.1 263.24 264.8 262.28 264.2 261.28 264.3 260.28 263.8 259.30 263.5 258.48 261.7 257.83 258.9 257.20 259.4 256.26 260.2 253.96 255.9 250.58 249.7 248.14 247.6 247.18 246.8 246.68 247.5 246.18 247.4 245.87 247.6
0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00
VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

STA. 0+00 To 10+56

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DRAWN BY: W.G.C. DESIGN BY: B.C.G.

ROAD A PLAN AND PROFILE

VILLAGE AT TIOGUE

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COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
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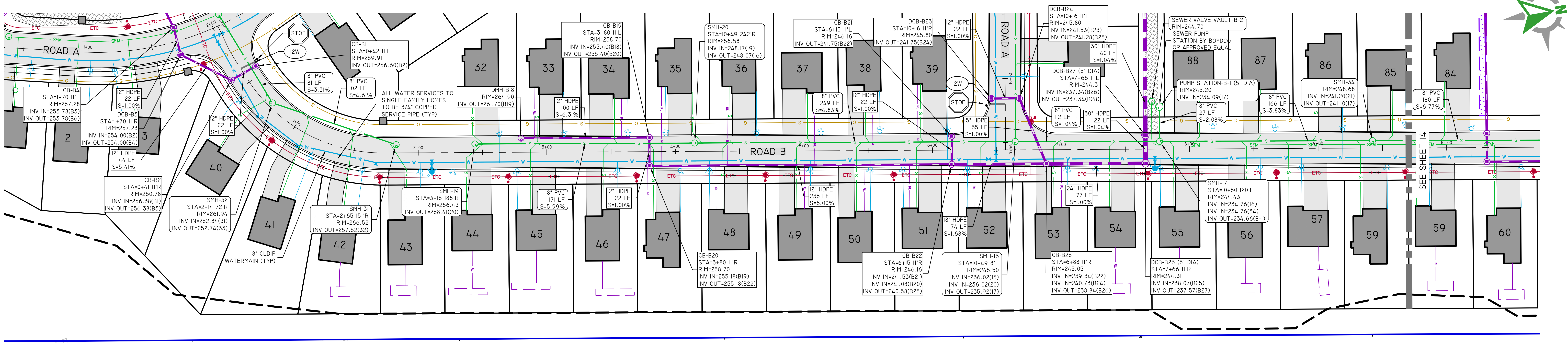
SHEET 12 OF 28


ROAD A
ETC
SFM
CB-B4
STA=1+70 11'L
RIM=257.28
INV IN=253.78(B3)
INV OUT=253.78(B6)
12" HDPE
22 LF
S=1.00%
DCB-B3
STA=1+70 11'R
RIM=257.23
INV IN=254.00(B2)
INV OUT=254.00(B4)
12" HDPE
44 LF
S=5.41%
CB-B2
STA=0+41 11'R
RIM=260.78
INV IN=256.38(B1)
INV OUT=256.38(B3)
STOP
12W
CB-B1
STA=0+42 11'L
RIM=259.91
INV OUT=256.60(B2)
8" PVC
81 LF
S=3.31%
8" PVC
102 LF
S=4.61%
ALL WATER SERVICES TO SINGLE FAMILY HOMES TO BE 3/4" COPPER SERVICE PIPE (TYP)
12" HDPE
22 LF
S=1.00%
SMH-32
STA=2+14 72'R
RIM=261.94
INV IN=252.84(31)
INV OUT=252.74(33)
SMH-31
STA=2+65 151'R
RIM=266.52
INV OUT=257.52(32)
8" CLDIP
WATERMAIN (TYP)
CB-B19
STA=3+80 11'L
RIM=258.70
INV IN=255.40(B18)
INV OUT=255.40(B20)
DMH-B18
RIM=264.90
INV OUT=261.70(B19)
12" HDPE
100 LF
S=6.31%
SMH-19
STA=3+15 186'R
RIM=266.43
INV OUT=258.41(20)
8" PVC
171 LF
S=5.99%
12" HDPE
22 LF
S=1.00%
CB-B20
STA=3+80 11'R
RIM=258.70
INV IN=255.18(B19)
INV OUT=255.18(B22)
SMH-20
STA=10+49 242'R
RIM=256.58
INV IN=248.17(19)
INV OUT=248.07(16)
CB-B21
STA=6+15 11'L
RIM=246.16
INV OUT=241.75(B22)
DCB-B23
STA=10+16 11'R
RIM=245.80
INV OUT=241.75(B24)
12" HDPE
22 LF
S=1.00%
8" PVC
249 LF
S=4.83%
12" HDPE
22 LF
S=1.00%
12" HDPE
235 LF
S=6.00%
CB-B22
STA=6+15 11'R
RIM=246.16
INV IN=241.53(B21)
INV IN=241.08(B20)
INV OUT=240.58(B25)
18" HDPE
74 LF
S=1.68%
SMH-16
STA=10+49 8'L
RIM=245.50
INV IN=236.02(15)
INV IN=236.02(20)
INV OUT=235.92(17)
ROAD A
ROAD B
12W
STOP
15" HDPE
55 LF
S=1.00%
DCB-B24
STA=10+16 11'L
RIM=245.80
INV IN=241.53(B23)
INV OUT=241.28(B25)
30" HDPE
140 LF
S=1.04%
DCB-B27 (5' DIA)
STA=7+66 11'L
RIM=244.31
INV IN=237.34(B26)
INV OUT=237.34(B28)
8" PVC
112 LF
S=1.04%
30" HDPE
22 LF
S=1.04%
24" HDPE
77 LF
S=1.00%
CB-B25
STA=6+88 11'R
RIM=245.05
INV IN=239.34(B22)
INV IN=240.73(B24)
INV OUT=238.84(B26)
DCB-B26 (5' DIA)
STA=7+66 11'R
RIM=244.31
INV IN=238.07(B25)
INV OUT=237.57(B27)
SEWER VALVE VAULT-B-2
RIM=244.70
SEWER PUMP STATION BY BOYDCO OR APPROVED EQUAL
PUMP STATION-B-1 (5' DIA)
RIM=245.20
INV IN=234.09(17)
8" PVC
27 LF
S=2.08%
SMH-17
STA=10+50 120'L
RIM=244.43
INV IN=234.76(16)
INV IN=234.76(34)
INV OUT=234.66(B-1)
8" PVC
166 LF
S=3.83%
SMH-34
RIM=248.68
INV IN=241.20(21)
INV OUT=241.10(17)
8" PVC
180 LF
S=6.77%
SEE SHEET 14
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
2
3
32
33
34
35
36
37
38
39
40
41
42
43
44
45
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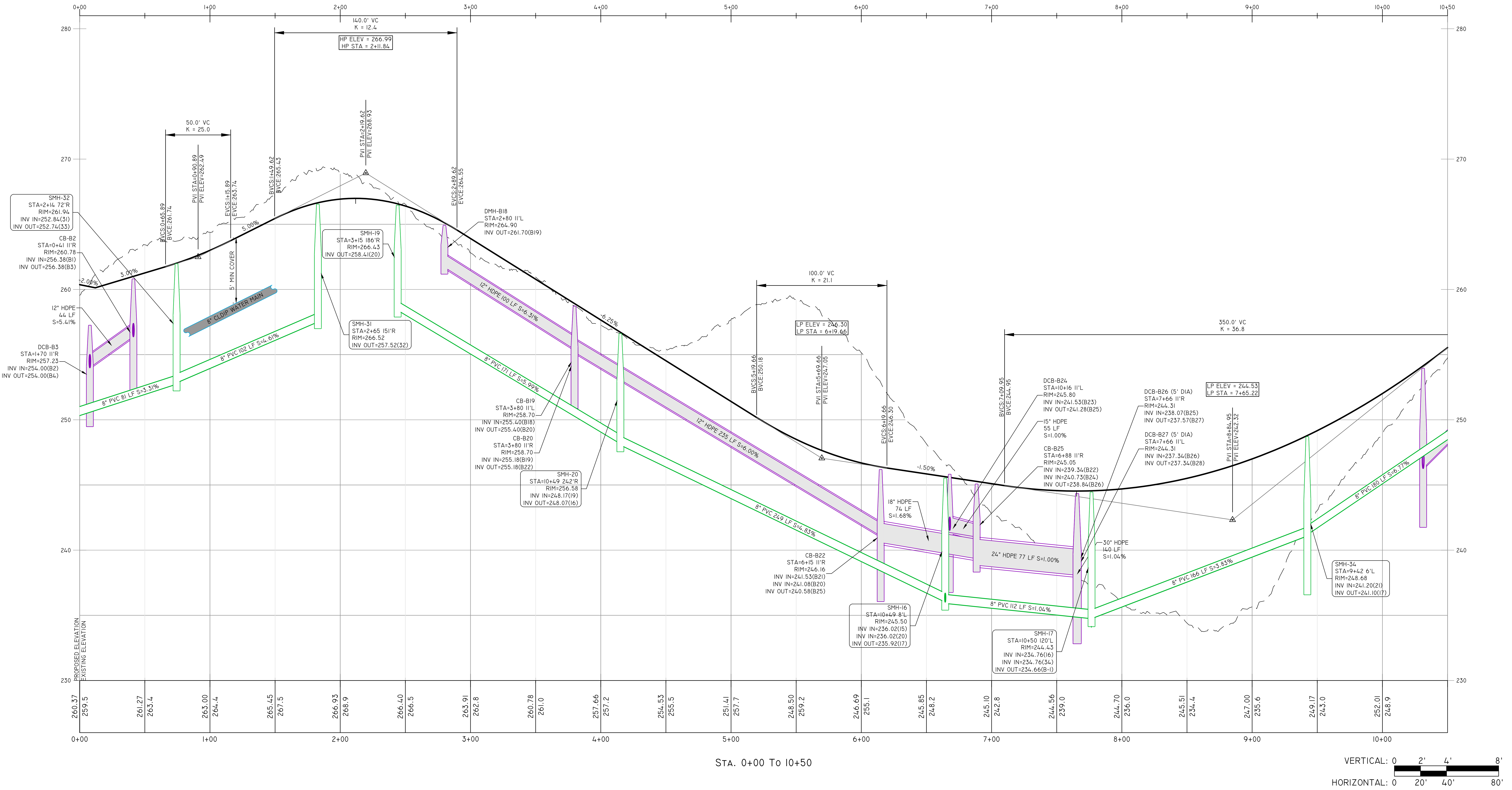
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
10+50
280
270
260
250
240
230
50.0' VC
K = 25.0
140.0' VC
K = 12.4
HP ELEV = 266.99
HP STA = 2+11.84
PVI STA=2+19.62
PVI ELEV=268.93
BVCS:1+65.89
BVCE:261.74
PVI STA=0+90.89
PVI ELEV=262.49
EVCS:1+15.89
EVCE:263.74
BVCS:1+49.62
BVCE:265.43
EVCS:2+89.62
EVCE:264.55
5.00%
3.00%
2.00%
5' MIN COVER
8" CLDIP WATER MAIN
SMH-32
STA=2+14 72'R
RIM=261.94
INV IN=252.84(31)
INV OUT=252.74(33)
CB-B2
STA=0+41 11'R
RIM=260.78
INV IN=256.38(B1)
INV OUT=256.38(B3)
12" HDPE
44 LF
S=5.41%
DCB-B3
STA=1+70 11'R
RIM=257.23
INV IN=254.00(B2)
INV OUT=254.00(B4)
8" PVC 81 LF S=3.31%
8" PVC 102 LF S=4.61%
SMH-19
STA=3+15 186'R
RIM=266.43
INV OUT=258.41(20)
SMH-31
STA=2+65 151'R
RIM=266.52
INV OUT=257.52(32)
DMH-B18
STA=2+80 11'L
RIM=264.90
INV OUT=261.70(B19)
12" HDPE 100 LF S=6.31%
8" PVC 171 LF S=5.99%
-6.25%
CB-B19
STA=3+80 11'L
RIM=258.70
INV IN=255.40(B18)
INV OUT=255.40(B20)
CB-B20
STA=3+80 11'R
RIM=258.70
INV IN=255.18(B19)
INV OUT=255.18(B22)
SMH-20
STA=10+49 242'R
RIM=256.58
INV IN=248.17(19)
INV OUT=248.07(16)
12" HDPE 235 LF S=6.00%
8" PVC 249 LF S=4.83%
100.0' VC
K = 21.1
LP ELEV = 246.30
LP STA = 6+19.66
BVCS:5+19.66
BVCE:250.18
PVI STA:5+69.66
PVI ELEV:247.05
EVCS:6+19.66
EVCE:246.30
-1.50%
CB-B22
STA=6+15 11'R
RIM=246.16
INV IN=241.53(B21)
INV IN=241.08(B20)
INV OUT=240.58(B25)
18" HDPE
74 LF
S=1.68%
SMH-16
STA=10+49 8'L
RIM=245.50
INV IN=236.02(15)
INV IN=236.02(20)
INV OUT=235.92(17)
24" HDPE 77 LF S=1.00%
8" PVC 112 LF S=1.04%
DCB-B24
STA=10+16 11'L
RIM=245.80
INV IN=241.53(B23)
INV OUT=241.28(B25)
15" HDPE
55 LF
S=1.00%
CB-B25
STA=6+88 11'R
RIM=245.05
INV IN=239.34(B22)
INV IN=240.73(B24)
INV OUT=238.84(B26)
BVCS:7+09.95
BVCE:244.95
350.0' VC
K = 36.8
LP ELEV = 244.53
LP STA = 7+65.22
DCB-B26 (5' DIA)
STA=7+66 11'R
RIM=244.31
INV IN=238.07(B25)
INV OUT=237.57(B27)
DCB-B27 (5' DIA)
STA=7+66 11'L
RIM=244.31
INV IN=237.34(B26)
INV OUT=237.34(B28)
30" HDPE
140 LF
S=1.04%
SMH-17
STA=10+50 120'L
RIM=244.43
INV IN=234.76(16)
INV IN=234.76(34)
INV OUT=234.66(B-1)
PVI STA=8+84.95
PVI ELEV=242.32
8" PVC 166 LF S=3.83%
8" PVC 180 LF S=6.77%
SMH-34
STA=9+42 6'L
RIM=248.68
INV IN=241.20(21)
INV OUT=241.10(17)
PROPOSED ELEVATION
EXISTING ELEVATION
260.37
259.5
261.27
263.4
263.00
264.4
265.45
267.5
266.93
268.9
266.40
266.5
263.91
262.8
260.78
261.0
257.66
257.2
254.53
255.5
251.41
251.7
248.50
259.2
246.69
255.1
245.85
248.2
245.10
242.8
244.56
239.0
244.70
236.0
245.51
234.4
247.00
235.6
249.17
243.0
252.01
248.9
STA. 0+00 TO 10+50
VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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

BRENNA GUAY
No. 13738
01/09/2026
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
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1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

ROAD B-1 PLAN AND PROFILE

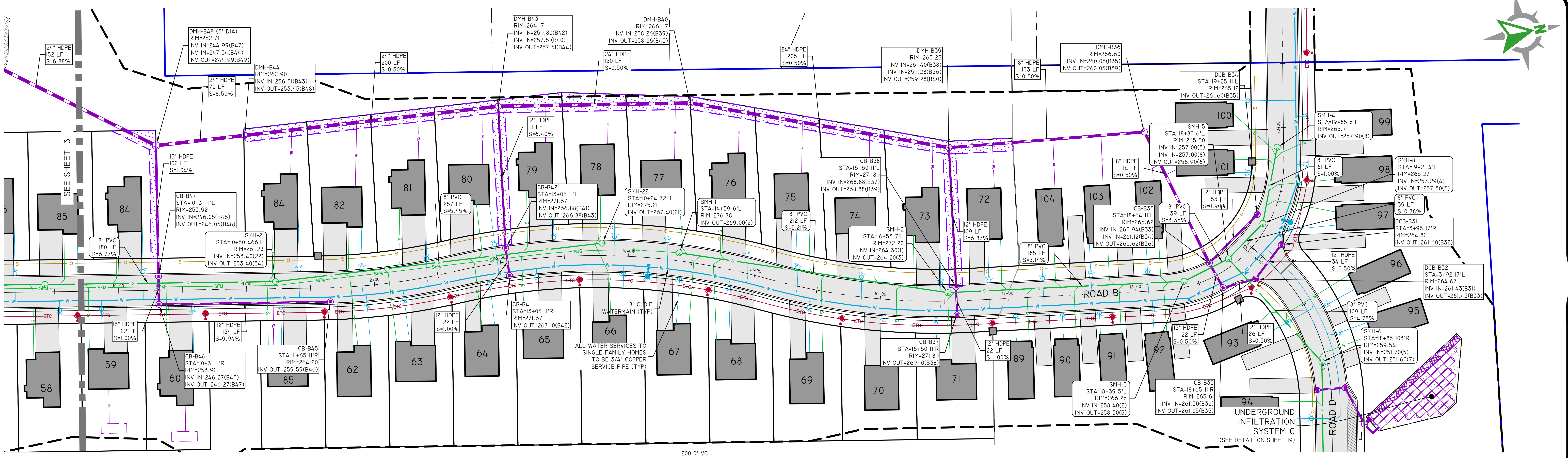
VILLAGE AT TIOGUE

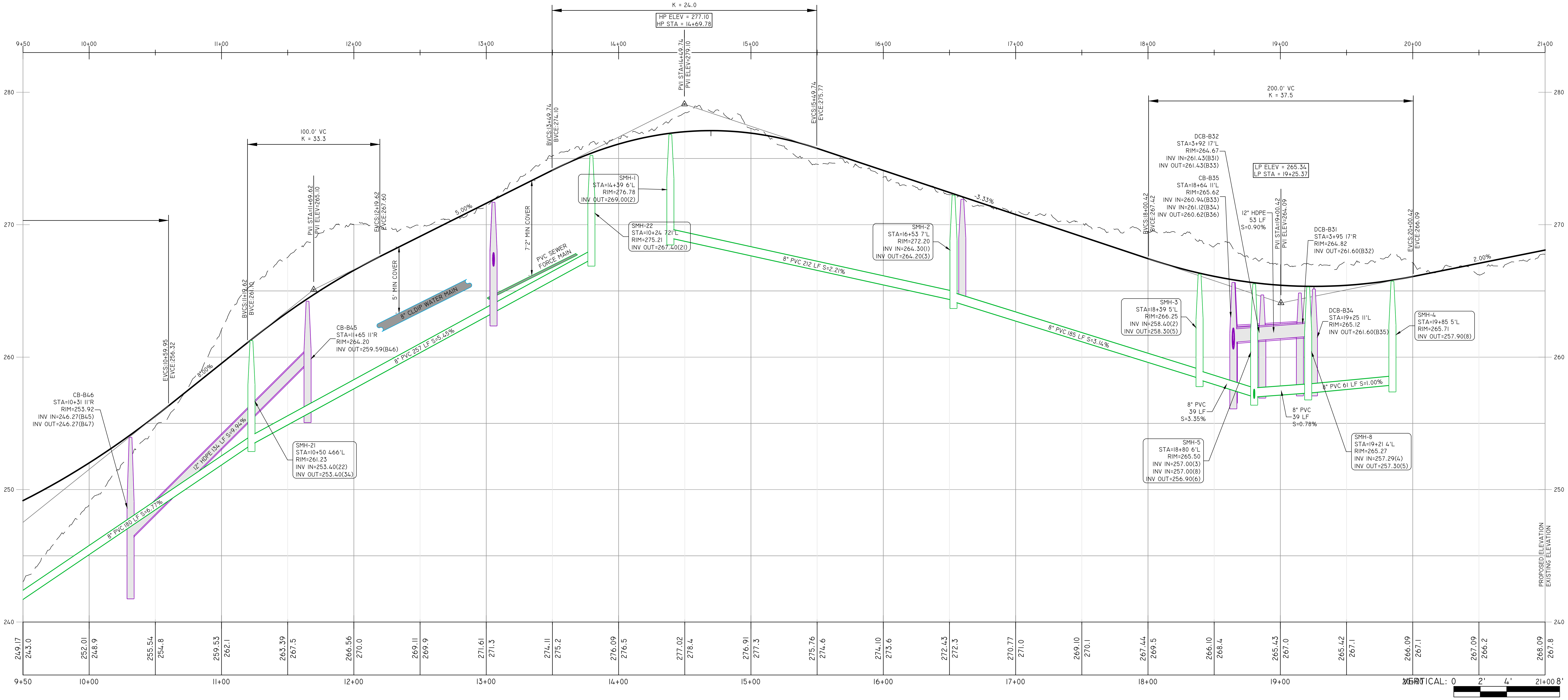
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 13 OF 28


SEE SHEET 13
ROAD B
ROAD D
UNDERGROUND INFILTRATION SYSTEM C
(SEE DETAIL ON SHEET 19)
ALL WATER SERVICES TO SINGLE FAMILY HOMES TO BE 3/4" COPPER SERVICE PIPE (TYP)
8" CLDIP WATERMAIN (TYP)
DMH-B48 (5' DIA) RIM=252.71 INV IN=244.99(B47) INV IN=247.54(B44) INV OUT=244.99(B49)
DMH-B44 RIM=262.90 INV IN=256.51(B43) INV OUT=253.45(B48)
DMH-B43 RIM=264.17 INV IN=259.80(B42) INV IN=257.51(B40) INV OUT=257.51(B44)
DMH-B40 RIM=266.67 INV IN=258.26(B39) INV OUT=258.26(B43)
DMH-B39 RIM=265.25 INV IN=261.40(B38) INV IN=259.28(B36) INV OUT=259.28(B40)
DMH-B36 RIM=266.60 INV IN=260.05(B35) INV OUT=260.05(B39)
DCB-B34 STA=19+25 11'L RIM=265.12 INV OUT=261.60(B35)
SMH-4 STA=19+85 5'L RIM=265.71 INV OUT=257.90(8)
SMH-5 STA=18+80 6'L RIM=265.50 INV IN=257.00(3) INV IN=257.00(8) INV OUT=256.90(6)
SMH-8 STA=19+21 4'L RIM=265.27 INV IN=257.29(4) INV OUT=257.30(5)
DCB-B31 STA=3+95 17'R RIM=264.82 INV OUT=261.60(B32)
DCB-B32 STA=3+92 17'L RIM=264.67 INV IN=261.43(B31) INV OUT=261.43(B33)
SMH-6 STA=18+85 103'R RIM=259.54 INV IN=251.70(5) INV OUT=251.60(7)
CB-B33 STA=18+65 11'R RIM=265.61 INV IN=261.30(B32) INV OUT=261.05(B35)
SMH-3 STA=18+39 5'L RIM=266.25 INV IN=258.40(2) INV OUT=258.30(5)
CB-B35 STA=18+64 11'L RIM=265.62 INV IN=260.94(B33) INV IN=261.12(B34) INV OUT=260.62(B36)
CB-B38 STA=16+60 11'L RIM=271.89 INV IN=268.88(B37) INV OUT=268.88(B39)
CB-B37 STA=16+60 11'R RIM=271.89 INV OUT=269.10(B38)
SMH-2 STA=16+53 7'L RIM=272.20 INV IN=264.30(1) INV OUT=264.20(3)
SMH-1 STA=14+39 6'L RIM=276.78 INV OUT=269.00(2)
SMH-22 STA=10+24 72'L RIM=275.21 INV OUT=267.40(21)
CB-B42 STA=13+06 11'L RIM=271.67 INV IN=266.88(B41) INV OUT=266.88(B43)
CB-B41 STA=13+05 11'R RIM=271.67 INV OUT=267.10(B42)
CB-B45 STA=11+65 11'R RIM=264.20 INV OUT=259.59(B46)
SMH-21 STA=10+50 466'L RIM=261.23 INV IN=253.40(22) INV OUT=253.40(34)
CB-B47 STA=10+31 11'L RIM=253.92 INV IN=246.05(B46) INV OUT=246.05(B48)
CB-B46 STA=10+31 11'R RIM=253.92 INV IN=246.27(B45) INV OUT=246.27(B47)
24" HDPE 152 LF S=6.88%
24" HDPE 70 LF S=8.50%
24" HDPE 200 LF S=0.50%
24" HDPE 150 LF S=0.50%
24" HDPE 205 LF S=0.50%
18" HDPE 153 LF S=0.50%
18" HDPE 114 LF S=0.50%
15" HDPE 102 LF S=1.04%
15" HDPE 22 LF S=1.00%
15" HDPE 22 LF S=0.50%
12" HDPE 111 LF S=6.40%
12" HDPE 134 LF S=9.94%
12" HDPE 22 LF S=1.00%
12" HDPE 109 LF S=6.87%
12" HDPE 22 LF S=1.00%
12" HDPE 53 LF S=0.90%
12" HDPE 26 LF S=0.50%
12" HDPE 34 LF S=0.50%
8" PVC 180 LF S=6.77%
8" PVC 257 LF S=5.45%
8" PVC 212 LF S=2.21%
8" PVC 185 LF S=3.14%
8" PVC 39 LF S=3.35%
8" PVC 61 LF S=1.00%
8" PVC 39 LF S=0.78%
8" PVC 109 LF S=4.78%
58 59 60 62 63 64 65 66 67 68 69 70 71 73 74 75 76 77 78 79 80 81 82 84 85 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104
10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00
N


200.0' VC
K = 24.0
HP ELEV = 277.10
HP STA = 14+69.78
100.0' VC
K = 33.3
200.0' VC
K = 37.5
LP ELEV = 265.34
LP STA = 19+25.37
PVI STA=14+49.74 PVI ELEV=279.10
BVCS:13+49.74 BVCE:274.10
EVCS:15+49.74 EVCE:275.77
PVI STA=11+69.62 PVI ELEV=265.10
BVCS:11+19.62 BVCE:261.62
EVCS:12+19.62 EVCE:267.60
EVCS:10+59.95 EVCE:256.32
BVCS:18+00.42 BVCE:267.42
PVI STA=19+00.42 PVI ELEV=264.09
EVCS:20+00.42 EVCE:266.09
5.00%
8.00%
-3.33%
2.00%
5' MIN COVER
7'2" MIN COVER
8" CLDIP WATER MAIN
PVC SEWER FORCE MAIN
12" HDPE 134 LF S=9.94%
8" PVC 180 LF S=6.77%
8" PVC 257 LF S=5.45%
8" PVC 212 LF S=2.21%
8" PVC 185 LF S=3.14%
8" PVC 39 LF S=3.35%
8" PVC 39 LF S=0.78%
8" PVC 61 LF S=1.00%
12" HDPE 53 LF S=0.90%
CB-B46 STA=10+31 11'R RIM=253.92 INV IN=246.27(B45) INV OUT=246.27(B47)
SMH-21 STA=10+50 466'L RIM=261.23 INV IN=253.40(22) INV OUT=253.40(34)
CB-B45 STA=11+65 11'R RIM=264.20 INV OUT=259.59(B46)
SMH-1 STA=14+39 6'L RIM=276.78 INV OUT=269.00(2)
SMH-22 STA=10+24 72'L RIM=275.21 INV OUT=267.40(21)
SMH-2 STA=16+53 7'L RIM=272.20 INV IN=264.30(1) INV OUT=264.20(3)
DCB-B32 STA=3+92 17'L RIM=264.67 INV IN=261.43(B31) INV OUT=261.43(B33)
CB-B35 STA=18+64 11'L RIM=265.62 INV IN=260.94(B33) INV IN=261.12(B34) INV OUT=260.62(B36)
DCB-B31 STA=3+95 17'R RIM=264.82 INV OUT=261.60(B32)
SMH-3 STA=18+39 5'L RIM=266.25 INV IN=258.40(2) INV OUT=258.30(5)
DCB-B34 STA=19+25 11'L RIM=265.12 INV OUT=261.60(B35)
SMH-4 STA=19+85 5'L RIM=265.71 INV OUT=257.90(8)
SMH-5 STA=18+80 6'L RIM=265.50 INV IN=257.00(3) INV IN=257.00(8) INV OUT=256.90(6)
SMH-8 STA=19+21 4'L RIM=265.27 INV IN=257.29(4) INV OUT=257.30(5)
PROPOSED ELEVATION
EXISTING ELEVATION
240 250 260 270 280
9+50 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00
249.17 243.0 252.01 248.9 255.54 254.8 259.53 262.1 263.39 267.5 266.56 270.0 269.11 269.9 271.61 271.3 274.11 275.2 276.09 276.5 277.02 278.4 276.91 277.3 275.76 274.6 274.10 273.6 272.43 272.3 270.77 271.0 269.10 270.1 267.44 269.5 266.10 268.4 265.43 267.0 265.42 267.1 266.09 267.1 267.09 266.2 266.09 267.8

Sta. 9+50 To 21+00

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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

BRENNA GUAY
Brenna Guay
No. 13738
01/09/2026
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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NO.	DATE	DESCRIPTION	BY:
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1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

Road B-2 Plan and Profile

Village at Tiogue

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

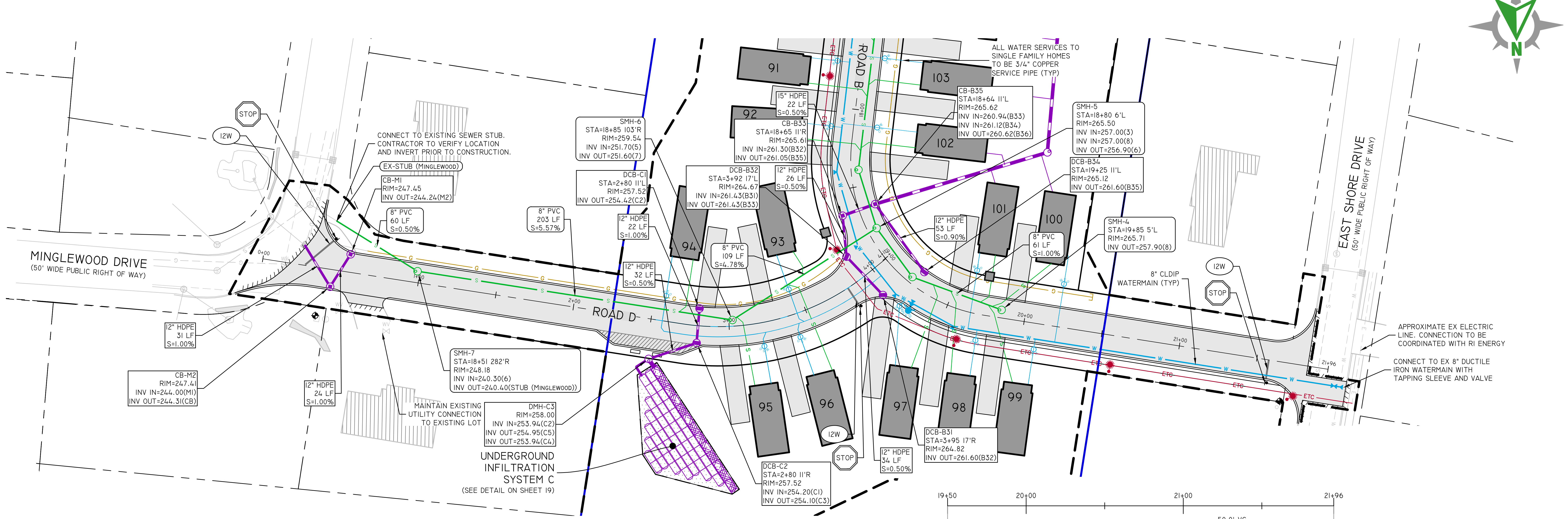
PREPARED FOR:
232 Realty Associates
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

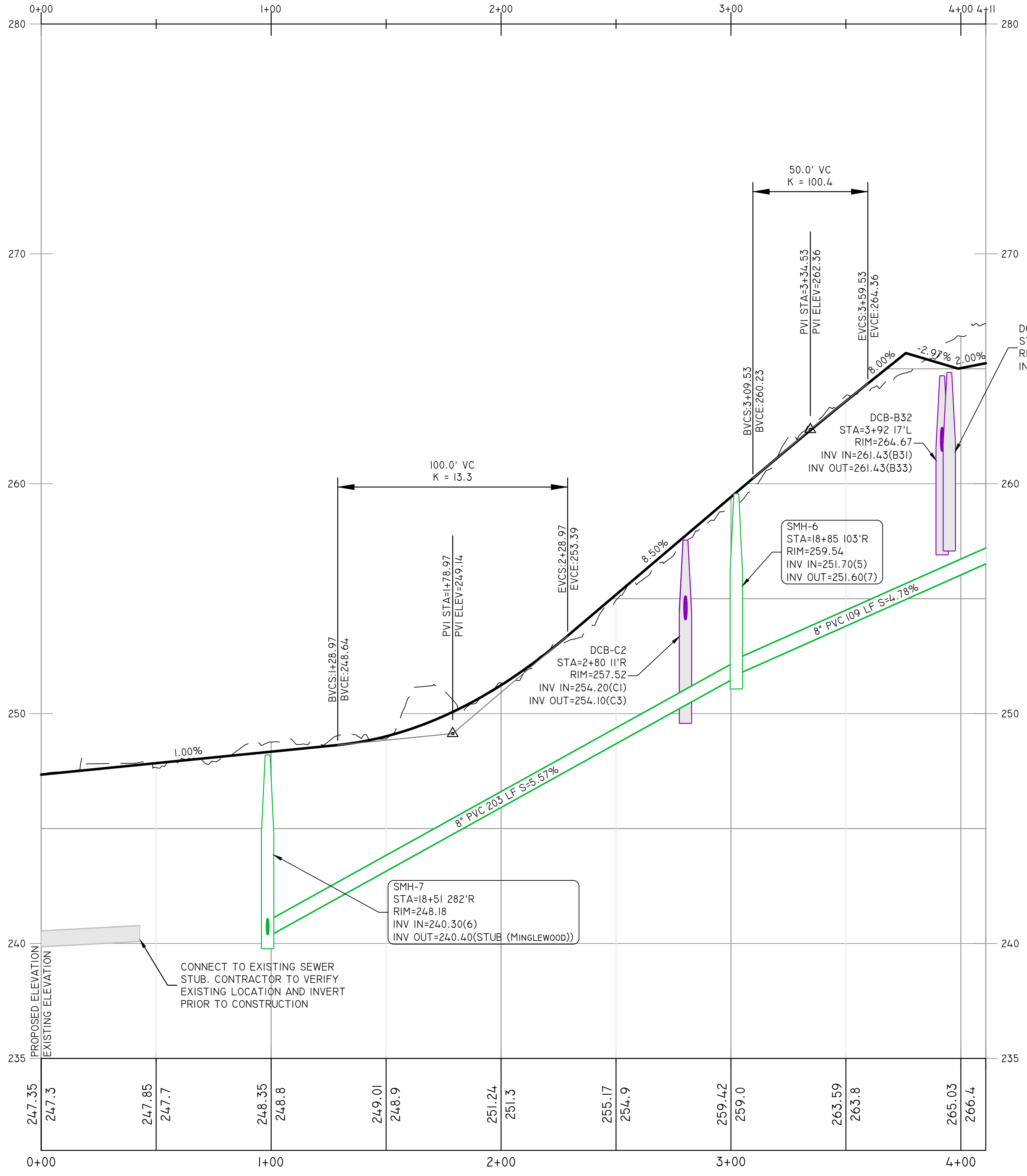
LEGAL COUNSEL:
Adler Pollock & Sheehan
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 14 OF 28

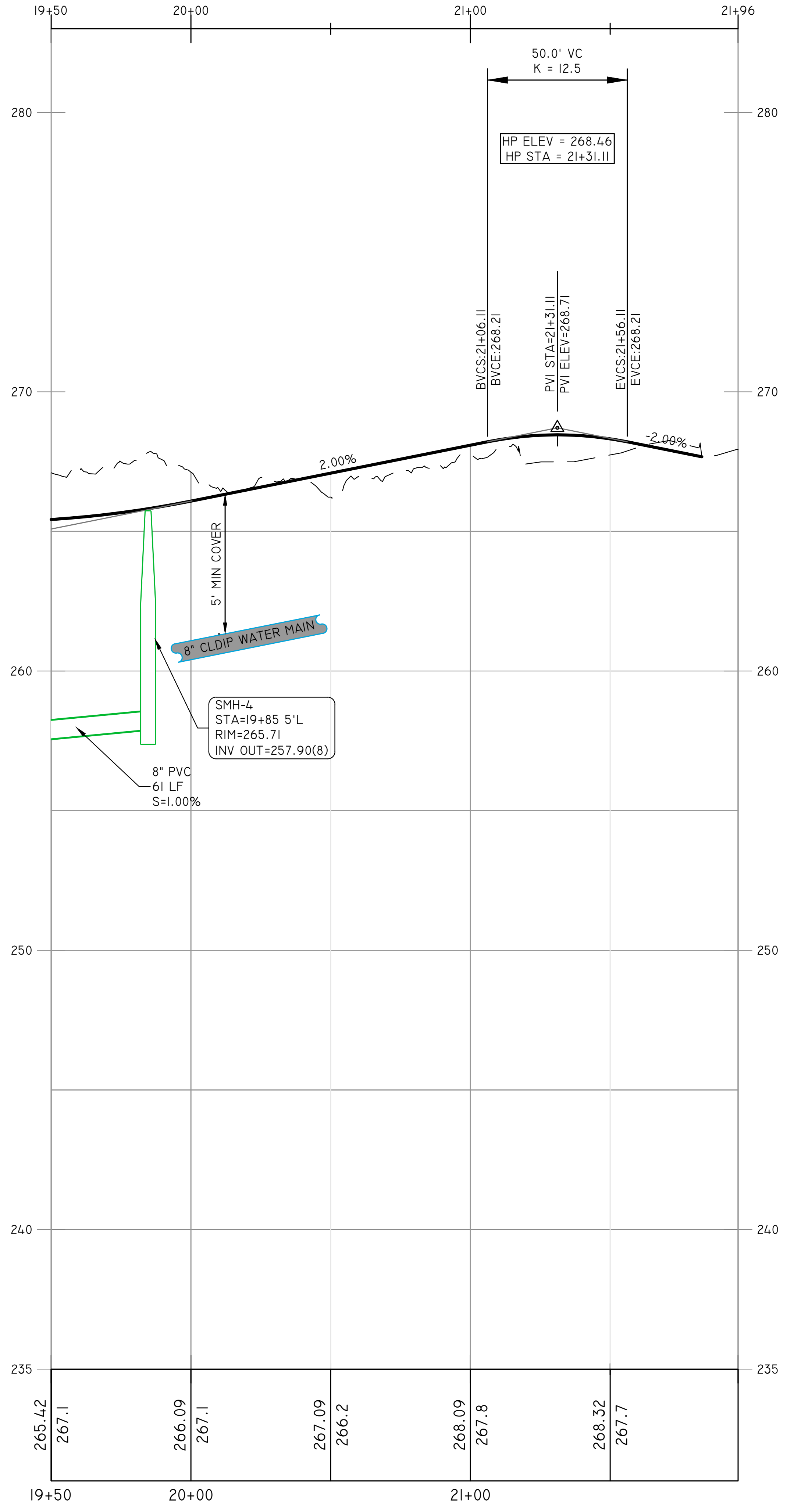
DE JOB NO: 0267-132 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLPP.DWG Plotted: 1/12/2026


STOP
12W
CONNECT TO EXISTING SEWER STUB. CONTRACTOR TO VERIFY LOCATION AND INVERT PRIOR TO CONSTRUCTION.
EX-STUB (MINGLEWOOD)
CB-M1
RIM=247.45
INV OUT=244.24(M2)
8" PVC
60 LF
S=0.50%
MINGLEWOOD DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
0+00
1+00
2+00
12" HDPE
31 LF
S=1.00%
CB-M2
RIM=247.41
INV IN=244.00(M1)
INV OUT=244.31(CB)
12" HDPE
24 LF
S=1.00%
SMH-7
STA=18+51 282'R
RIM=248.18
INV IN=240.30(6)
INV OUT=240.40(STUB (MINGLEWOOD))
MAINTAIN EXISTING UTILITY CONNECTION TO EXISTING LOT
DMH-C3
RIM=258.00
INV IN=253.94(C2)
INV OUT=254.95(C5)
INV OUT=253.94(C4)
UNDERGROUND INFILTRATION SYSTEM C
(SEE DETAIL ON SHEET 19)
8" PVC
203 LF
S=5.57%
SMH-6
STA=18+85 103'R
RIM=259.54
INV IN=251.70(5)
INV OUT=251.60(7)
DCB-C1
STA=2+80 11'L
RIM=257.52
INV OUT=254.42(C2)
12" HDPE
22 LF
S=1.00%
12" HDPE
32 LF
S=0.50%
ROAD D
3+00
4+00
8" PVC
109 LF
S=4.78%
DCB-B32
STA=3+92 17'L
RIM=264.67
INV IN=261.43(B31)
INV OUT=261.43(B33)
15" HDPE
22 LF
S=0.50%
CB-B33
STA=18+65 11'R
RIM=265.61
INV IN=261.30(B32)
INV OUT=261.05(B35)
12" HDPE
26 LF
S=0.50%
ROAD B
18+00
19+00
91
92
93
94
95
96
97
98
99
100
101
102
103
ALL WATER SERVICES TO SINGLE FAMILY HOMES TO BE 3/4" COPPER SERVICE PIPE (TYP)
CB-B35
STA=18+64 11'L
RIM=265.62
INV IN=260.94(B33)
INV IN=261.12(B34)
INV OUT=260.62(B36)
SMH-5
STA=18+80 6'L
RIM=265.50
INV IN=257.00(3)
INV IN=257.00(8)
INV OUT=256.90(6)
DCB-B34
STA=19+25 11'L
RIM=265.12
INV OUT=261.60(B35)
12" HDPE
53 LF
S=0.90%
8" PVC
61 LF
S=1.00%
SMH-4
STA=19+85 5'L
RIM=265.71
INV OUT=257.90(8)
8" CLDIP
WATERMAIN (TYP)
12W
STOP
20+00
21+00
21+96
EAST SHORE DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
APPROXIMATE EX ELECTRIC LINE. CONNECTION TO BE COORDINATED WITH RI ENERGY
CONNECT TO EX 8" DUCTILE IRON WATERMAIN WITH TAPPING SLEEVE AND VALVE
12W
STOP
DCB-C2
STA=2+80 11'R
RIM=257.52
INV IN=254.20(C1)
INV OUT=254.10(C3)
12" HDPE
34 LF
S=0.50%
DCB-B31
STA=3+95 17'R
RIM=264.82
INV OUT=261.60(B32)
G
S
W
ETC
N


0+00
1+00
2+00
3+00
4+00
4+11
280
270
260
250
240
235
100.0' VC
K = 13.3
BVCS:1+28.97
BVCE:248.64
PVI STA=1+78.97
PVI ELEV=249.14
EVCS:2+28.97
EVCE:253.39
50.0' VC
K = 100.4
BVCS:3+09.53
BVCE:260.23
PVI STA=3+34.53
PVI ELEV=262.36
EVCS:3+59.53
EVCE:264.36
1.00%
8.50%
8.00%
-2.97%
2.00%
DCB-B31
STA=3+95 17'R
RIM=264.82
INV OUT=261.60(B32)
DCB-B32
STA=3+92 17'L
RIM=264.67
INV IN=261.43(B31)
INV OUT=261.43(B33)
SMH-6
STA=18+85 103'R
RIM=259.54
INV IN=251.70(5)
INV OUT=251.60(7)
DCB-C2
STA=2+80 11'R
RIM=257.52
INV IN=254.20(C1)
INV OUT=254.10(C3)
8" PVC 109 LF S=4.78%
8" PVC 203 LF S=5.57%
SMH-7
STA=18+51 282'R
RIM=248.18
INV IN=240.30(6)
INV OUT=240.40(STUB (MINGLEWOOD))
CONNECT TO EXISTING SEWER STUB. CONTRACTOR TO VERIFY EXISTING LOCATION AND INVERT PRIOR TO CONSTRUCTION
PROPOSED ELEVATION
EXISTING ELEVATION
247.35
247.3
247.85
247.7
248.35
248.8
249.01
248.9
251.24
251.3
255.17
254.9
259.42
259.0
263.59
263.8
265.03
266.4

ROAD D STA. 0+00 TO 4+11


280
270
260
250
240
235
50.0' VC
K = 12.5
HP ELEV = 268.46
HP STA = 21+31.11
BVCS:21+06.11
BVCE:268.21
PVI STA=21+31.11
PVI ELEV=268.71
EVCS:21+56.11
EVCE:268.21
2.00%
-2.00%
5' MIN COVER
8" CLDIP WATER MAIN
SMH-4
STA=19+85 5'L
RIM=265.71
INV OUT=257.90(8)
8" PVC
61 LF
S=1.00%
265.42
267.1
266.09
267.1
267.09
266.2
268.09
267.8
268.32
267.7
19+50
20+00
21+00

ROAD C STA. 19+50 TO 21+96

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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BRENNA GUAY
No. 13738
01/09/2026
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

ROAD B-2 & D PLAN AND PROFILE

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 15 OF 28

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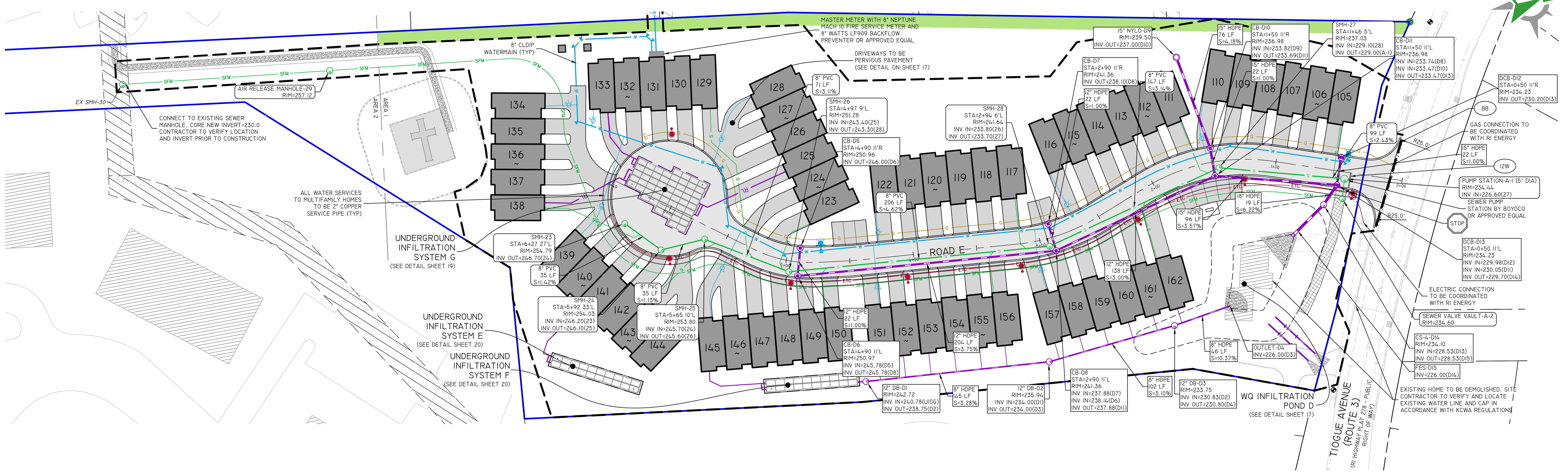
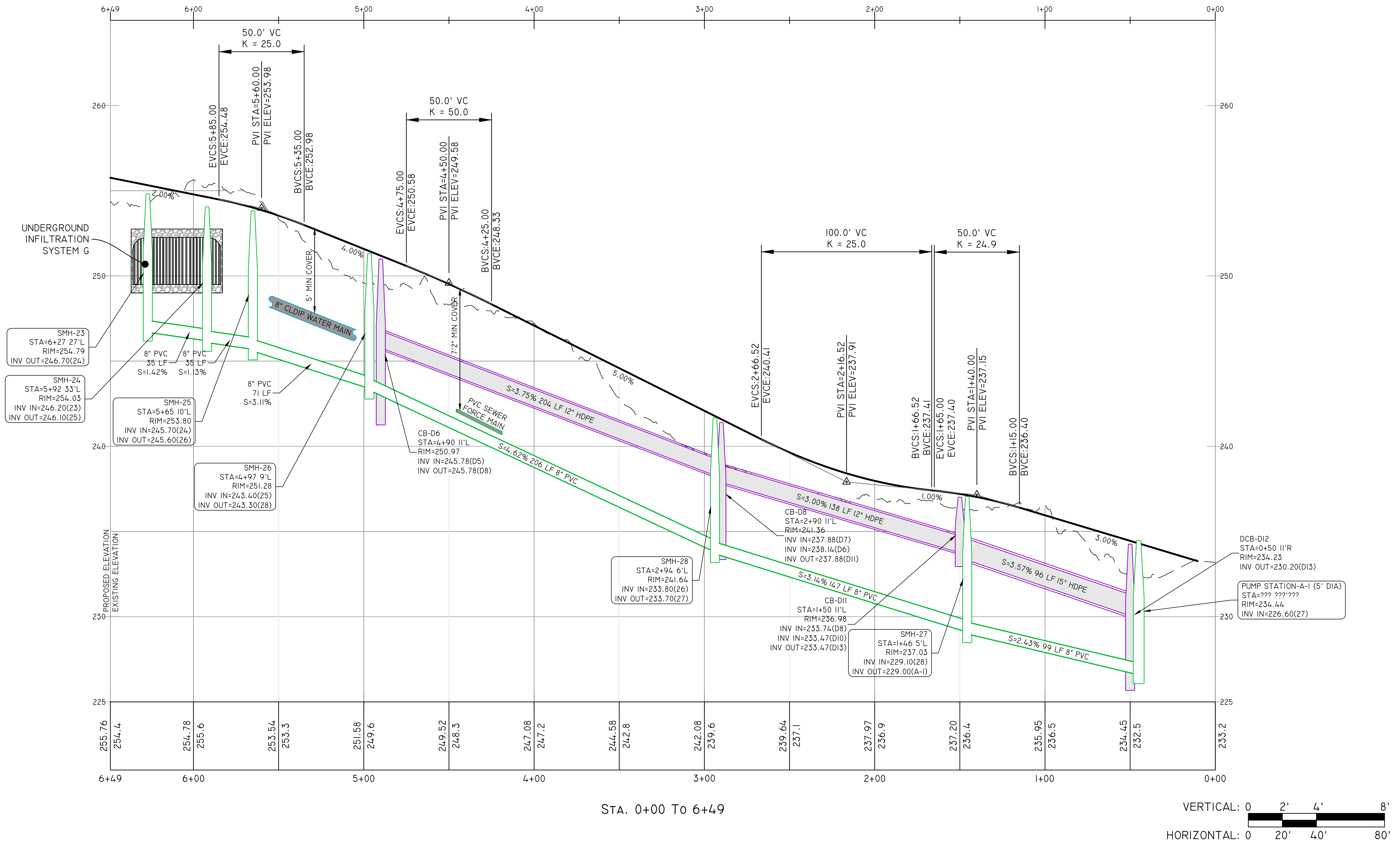
Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLPP.DWG PLOTTED: 1/12/2026

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLPP.DWG PLOTTED: 1/12/2026


MASTER METER WITH 8" NEPTUNE MACH 10 FIRE SERVICE METER AND 8" WATTS LF909 BACKFLOW PREVENTER OR APPROVED EQUAL
DRIVEWAYS TO BE PERVIOUS PAVEMENT (SEE DETAIL ON SHEET 17)
8" CLDIP WATERMAIN (TYP)
AIR RELEASE MANHOLE-29 RIM=257.12
EX SMH-30
CONNECT TO EXISTING SEWER MANHOLE. CORE NEW INVERT=230.0 CONTRACTOR TO VERIFY LOCATION AND INVERT PRIOR TO CONSTRUCTION
AREA 1
AREA 2
ALL WATER SERVICES TO MULTIFAMILY HOMES TO BE 2" COPPER SERVICE PIPE (TYP)
UNDERGROUND INFILTRATION SYSTEM G (SEE DETAIL SHEET 19)
UNDERGROUND INFILTRATION SYSTEM E (SEE DETAIL SHEET 20)
UNDERGROUND INFILTRATION SYSTEM F (SEE DETAIL SHEET 20)
SMH-23 STA=6+27 27'L RIM=254.79 INV OUT=246.70(24)
8" PVC 35 LF S=1.42%
SMH-24 STA=5+92 33'L RIM=254.03 INV IN=246.20(23) INV OUT=246.10(25)
8" PVC 35 LF S=1.13%
SMH-25 STA=5+65 10'L RIM=253.80 INV IN=245.70(24) INV OUT=245.60(26)
8" PVC 71 LF S=3.11%
SMH-26 STA=4+97 9'L RIM=251.28 INV IN=243.40(25) INV OUT=243.30(28)
CB-D5 STA=4+90 11'R RIM=250.96 INV OUT=246.00(D6)
8" PVC 206 LF S=4.62%
SMH-28 STA=2+94 6'L RIM=241.64 INV IN=233.80(26) INV OUT=233.70(27)
12" HDPE 22 LF S=1.00%
CB-D6 STA=4+90 11'L RIM=250.97 INV IN=245.78(D5) INV OUT=245.78(D8)
12" HDPE 204 LF S=3.75%
12" DB-D1 RIM=242.72 INV IN=240.78(UISG) INV OUT=238.75(D2)
8" HDPE 145 LF S=3.28%
12" DB-D2 RIM=235.94 INV IN=234.00(D1) INV OUT=234.00(D3)
CB-D8 STA=2+90 11'L RIM=241.36 INV IN=237.88(D7) INV IN=238.14(D6) INV OUT=237.88(D11)
8" HDPE 102 LF S=3.10%
12" DB-D3 RIM=233.75 INV IN=230.83(D2) INV OUT=230.80(D4)
8" HDPE 46 LF S=10.37%
OUTLET-D4 INV=226.00(D3)
WQ INFILTRATION POND D (SEE DETAIL SHEET 17)
CB-D7 STA=2+90 11'R RIM=241.36 INV OUT=238.10(D8)
12" HDPE 22 LF S=1.00%
8" PVC 147 LF S=3.14%
15" NYLO-D9 RIM=239.50 INV OUT=237.00(D10)
15" HDPE 76 LF S=4.18%
CB-D10 STA=1+50 11'R RIM=236.98 INV IN=233.82(D9) INV OUT=233.69(D11)
15" HDPE 22 LF S=1.00%
SMH-27 STA=1+46 5'L RIM=237.03 INV IN=229.10(28) INV OUT=229.00(A-1)
CB-D11 STA=1+50 11'L RIM=236.98 INV IN=233.74(D8) INV IN=233.47(D10) INV OUT=233.47(D13)
12" HDPE 138 LF S=3.00%
15" HDPE 96 LF S=3.57%
18" HDPE 19 LF S=6.22%
8" PVC 99 LF S=2.43%
DCB-D12 STA=0+50 11'R RIM=234.23 INV OUT=230.20(D13)
BB
GAS CONNECTION TO BE COORDINATED WITH RI ENERGY
15" HDPE 22 LF S=1.00%
12W
PUMP STATION-A-1 (5' DIA) RIM=234.44 INV IN=226.60(27)
SEWER PUMP STATION BY BOYDCO OR APPROVED EQUAL
STOP
R25.0'
DCB-D13 STA=0+50 11'L RIM=234.23 INV IN=229.98(D12) INV IN=230.05(D11) INV OUT=229.70(D14)
ELECTRIC CONNECTION TO BE COORDINATED WITH RI ENERGY
SEWER VALVE VAULT-A-2 RIM=234.60
CS-4-D14 RIM=234.10 INV IN=228.53(D13) INV OUT=228.53(D15)
FES-D15 INV=226.00(D14)
EXISTING HOME TO BE DEMOLISHED. SITE CONTRACTOR TO VERIFY AND LOCATE EXISTING WATER LINE AND CAP IN ACCORDANCE WITH KCWA REGULATIONS
TIOGUE AVENUE (ROUTE 3) (RI HIGHWAY PLAT 278 - PUBLIC RIGHT OF WAY)
ROAD E
105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162
N


6+49
6+00
5+00
4+00
3+00
2+00
1+00
0+00
260
250
240
230
225
50.0' VC K = 25.0
EVCS:5+85.00 EVCE:254.48
PVI STA=5+60.00 PVI ELEV=253.98
BVCS:5+35.00 BVCE:252.98
50.0' VC K = 50.0
EVCS:4+75.00 EVCE:250.58
PVI STA=4+50.00 PVI ELEV=249.58
BVCS:4+25.00 BVCE:248.33
100.0' VC K = 25.0
EVCS:2+66.52 EVCE:240.41
PVI STA=2+16.52 PVI ELEV=237.91
BVCS:1+66.52 BVCE:237.41
EVCS:1+65.00 EVCE:237.40
50.0' VC K = 24.9
PVI STA=1+40.00 PVI ELEV=237.15
BVCS:1+15.00 BVCE:236.40
2.00%
4.00%
5.00%
1.00%
3.00%
UNDERGROUND INFILTRATION SYSTEM G
5' MIN COVER
8" CLDIP WATER MAIN
7'2" MIN COVER
PVC SEWER FORCE MAIN
S=3.75% 204 LF 12" HDPE
S=4.62% 206 LF 8" PVC
S=3.00% 138 LF 12" HDPE
S=3.14% 147 LF 8" PVC
S=3.57% 96 LF 15" HDPE
S=2.43% 99 LF 8" PVC
SMH-23 STA=6+27 27'L RIM=254.79 INV OUT=246.70(24)
SMH-24 STA=5+92 33'L RIM=254.03 INV IN=246.20(23) INV OUT=246.10(25)
8" PVC 35 LF S=1.42%
8" PVC 35 LF S=1.13%
8" PVC 71 LF S=3.11%
SMH-25 STA=5+65 10'L RIM=253.80 INV IN=245.70(24) INV OUT=245.60(26)
SMH-26 STA=4+97 9'L RIM=251.28 INV IN=243.40(25) INV OUT=243.30(28)
CB-D6 STA=4+90 11'L RIM=250.97 INV IN=245.78(D5) INV OUT=245.78(D8)
SMH-28 STA=2+94 6'L RIM=241.64 INV IN=233.80(26) INV OUT=233.70(27)
CB-D8 STA=2+90 11'L RIM=241.36 INV IN=237.88(D7) INV IN=238.14(D6) INV OUT=237.88(D11)
CB-D11 STA=1+50 11'L RIM=236.98 INV IN=233.74(D8) INV IN=233.47(D10) INV OUT=233.47(D13)
SMH-27 STA=1+46 5'L RIM=237.03 INV IN=229.10(28) INV OUT=229.00(A-1)
DCB-D12 STA=0+50 11'R RIM=234.23 INV OUT=230.20(D13)
PUMP STATION-A-1 (5' DIA) STA=??? ???'??? RIM=234.44 INV IN=226.60(27)
PROPOSED ELEVATION
EXISTING ELEVATION
255.76 254.4
254.78 255.6
253.54 253.3
251.58 249.6
249.52 248.3
247.08 247.2
244.58 242.8
242.08 239.6
239.64 237.1
237.97 236.9
237.20 236.4
235.95 236.5
234.45 232.5
233.2
VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

STA. 0+00 TO 6+49

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BRENNA GUAY
No. 13738
01/09/2026
REGISTERED PROFESSIONAL ENGINEER CIVIL

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1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

ROAD E PLAN AND PROFILE

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
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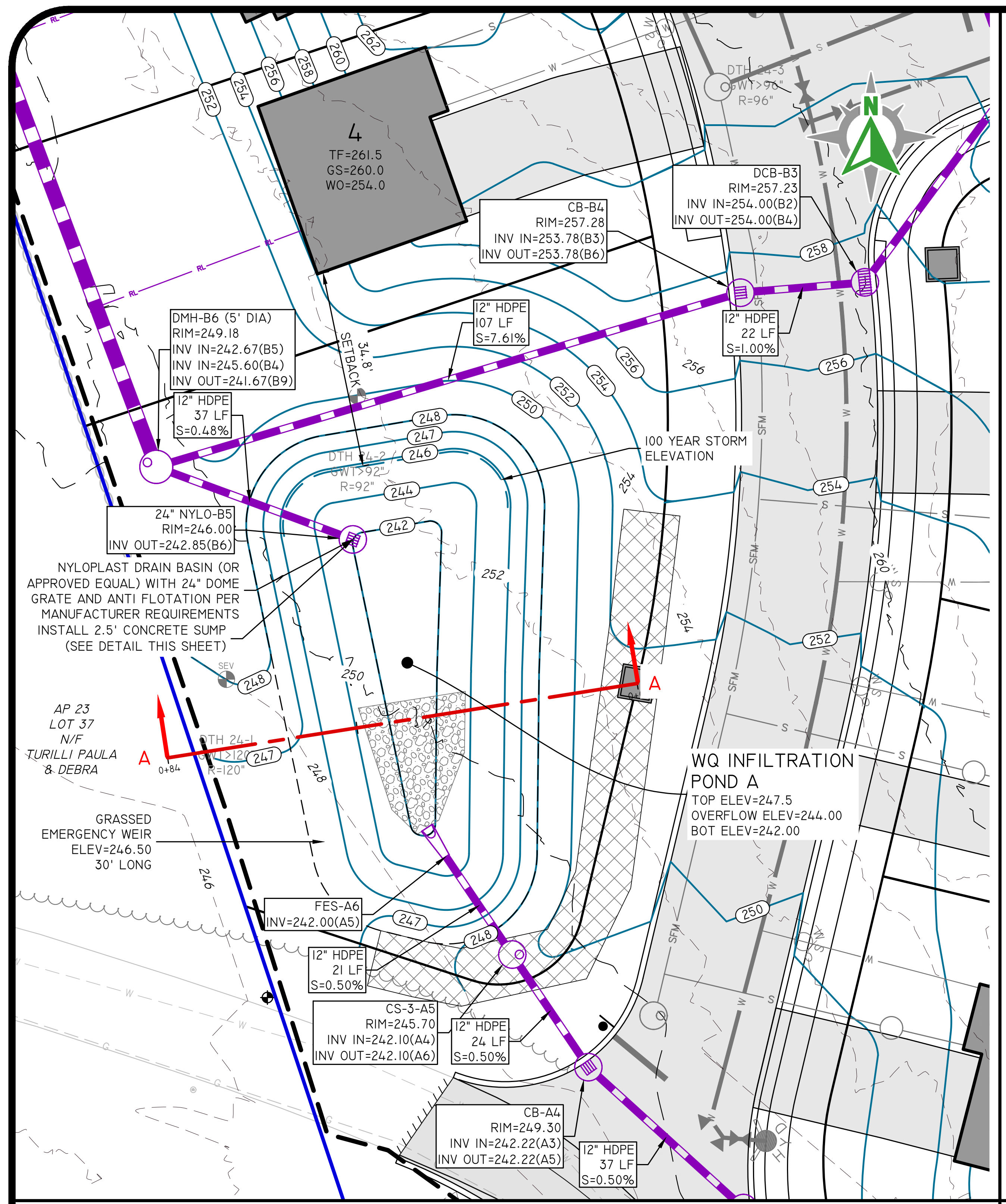
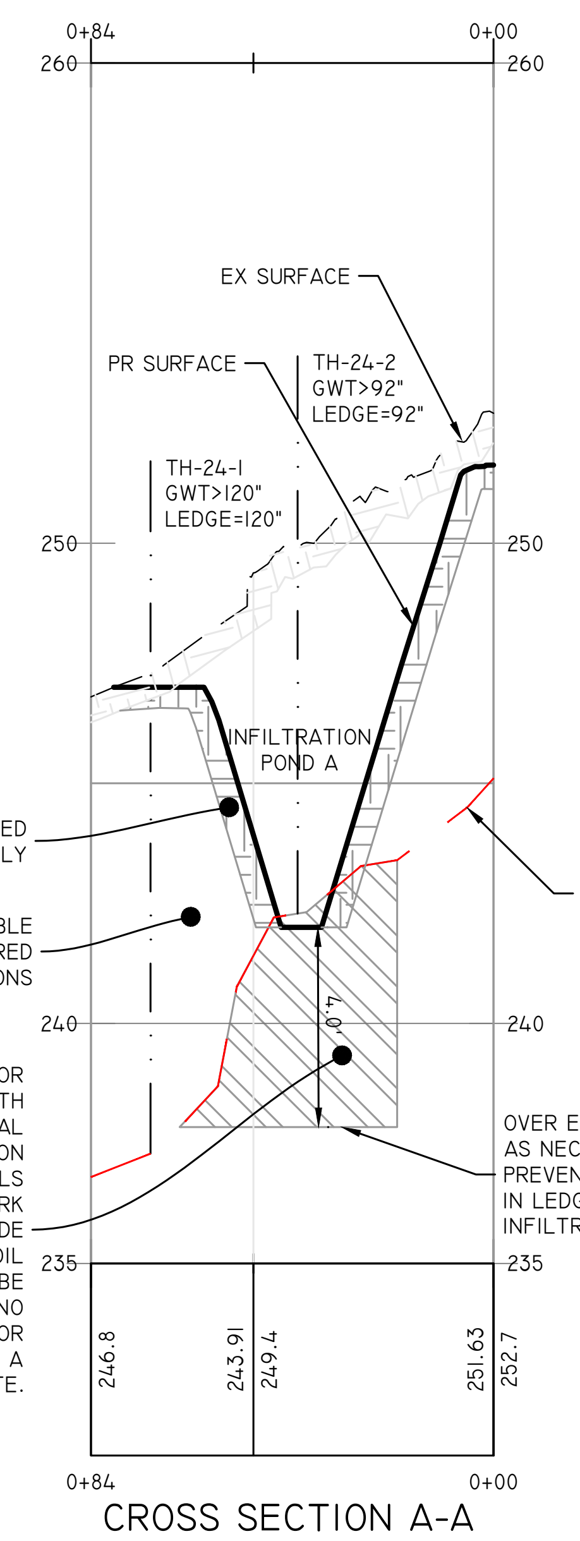
401-274-7200


4
TF=261.5
GS=260.0
WO=254.0
DCB-B3
RIM=257.23
INV IN=254.00(B2)
INV OUT=254.00(B4)
CB-B4
RIM=257.28
INV IN=253.78(B3)
INV OUT=253.78(B6)
DMH-B6 (5' DIA)
RIM=249.18
INV IN=242.67(B5)
INV IN=245.60(B4)
INV OUT=241.67(B9)
12" HDPE
107 LF
S=7.61%
12" HDPE
22 LF
S=1.00%
12" HDPE
37 LF
S=0.48%
34.8' SETBACK
100 YEAR STORM ELEVATION
24" NYLO-B5
RIM=246.00
INV OUT=242.85(B6)
NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL) WITH 24" DOME GRATE AND ANTI FLOTATION PER MANUFACTURER REQUIREMENTS INSTALL 2.5' CONCRETE SUMP (SEE DETAIL THIS SHEET)
DTH 24-2
GWT>92"
R=92"
DTH 24-3
GWT>96"
R=96"
AP 23
LOT 37
N/F
TURILLI PAULA & DEBRA
A
A
0+84
DTH 24-1
GWT>120"
R=120"
GRASSED EMERGENCY WEIR
ELEV=246.50
30' LONG
WQ INFILTRATION POND A
TOP ELEV=247.5
OVERFLOW ELEV=244.00
BOT ELEV=242.00
FES-A6
INV=242.00(A5)
12" HDPE
21 LF
S=0.50%
CS-3-A5
RIM=245.70
INV IN=242.10(A4)
INV OUT=242.10(A6)
12" HDPE
24 LF
S=0.50%
CB-A4
RIM=249.30
INV IN=242.22(A3)
INV OUT=242.22(A5)
12" HDPE
37 LF
S=0.50%
SEV
242
244
246
247
248
250
252
254
256
258
260
262
SFM
N

WQ INFILTRATION POND A

SCALE: 1"=20'
0 10' 20' 40'


0+84
0+00
260
250
240
235
EX SURFACE
PR SURFACE
TH-24-2
GWT>92"
LEDGE=92"
TH-24-1
GWT>120"
LEDGE=120"
INFILTRATION POND A
4.0'
246.8
243.91
249.4
251.63
252.7

6" LOAM AND SEED ON SIDES ONLY

GROUNDWATER TABLE WAS NOT ENCOUNTERED IN TEST HOLE LOCATIONS

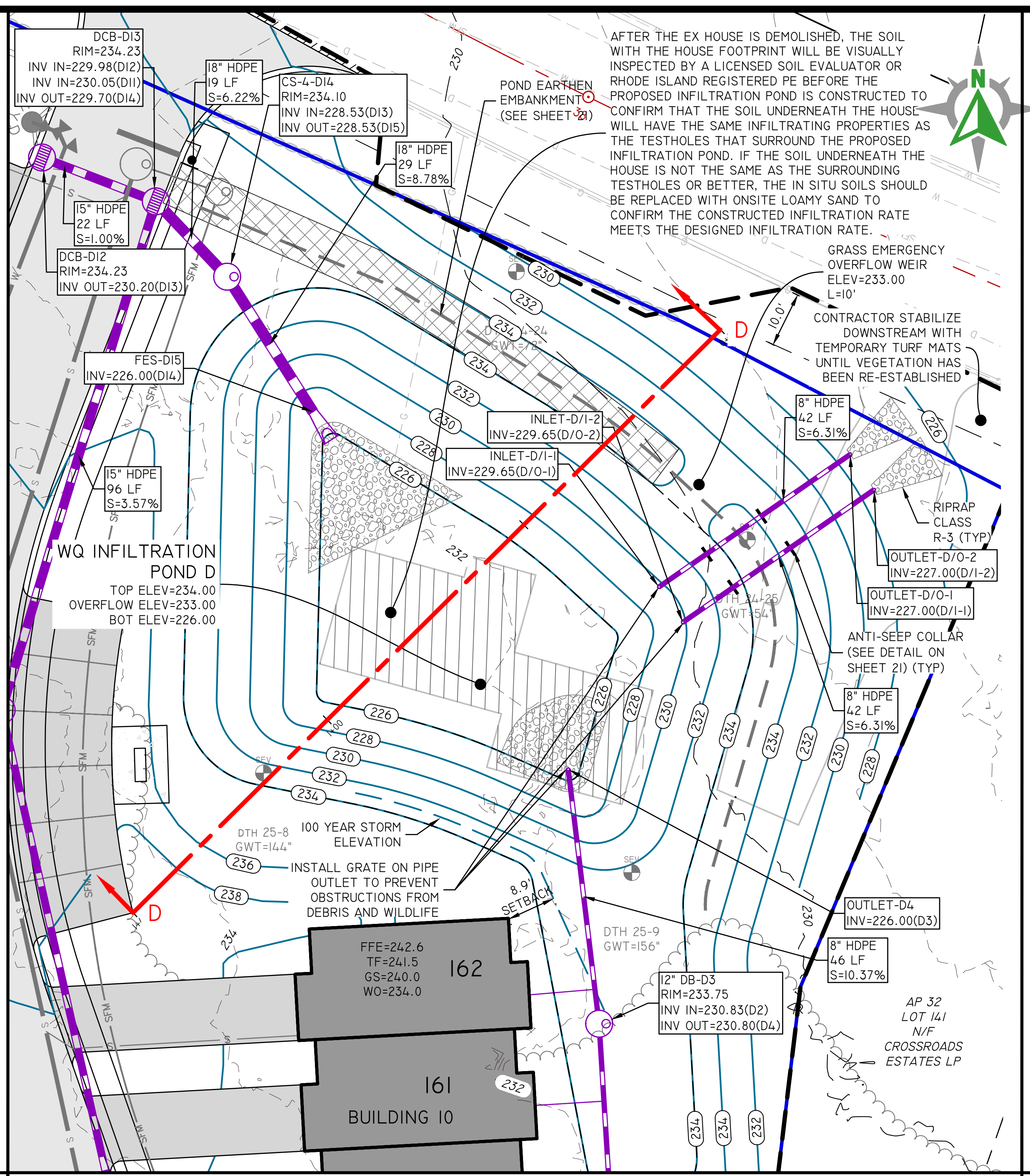
APPROXIMATE LEDGE LOCATION

REMOVE ROTTEN ROCK/LEDGE. SITE CONTRACTOR TO REMOVE EX A AND B SOILS AND REPLACE WITH ONSITE LOAMY SAND. TO ENSURE THE MATERIAL ONSITE TO BE USED AS FILL HAS AN INFILTRATION RATE GREATER THAN OR EQUAL TO THE SOILS BENEATH IT, THE SITE CONTRACTOR WILL WORK WITH A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE TO WITNESS THE SOIL BEING USED. VISUAL DETERMINATION WILL BE MADE FROM THE QUALIFIED INDIVIDUAL. IF NO SUCH SOIL IS IDENTIFIED ON SITE, CONTRACTOR TO USE AASHTO NO. M-6 SOIL OR SOIL OF A GREATER INFILTRATION RATE.

OVER EXCAVATE LEDGE AS NECESSARY TO PREVENT DEPRESSION IN LEDGE AT INFILTRATION POND A

CROSS SECTION A-A

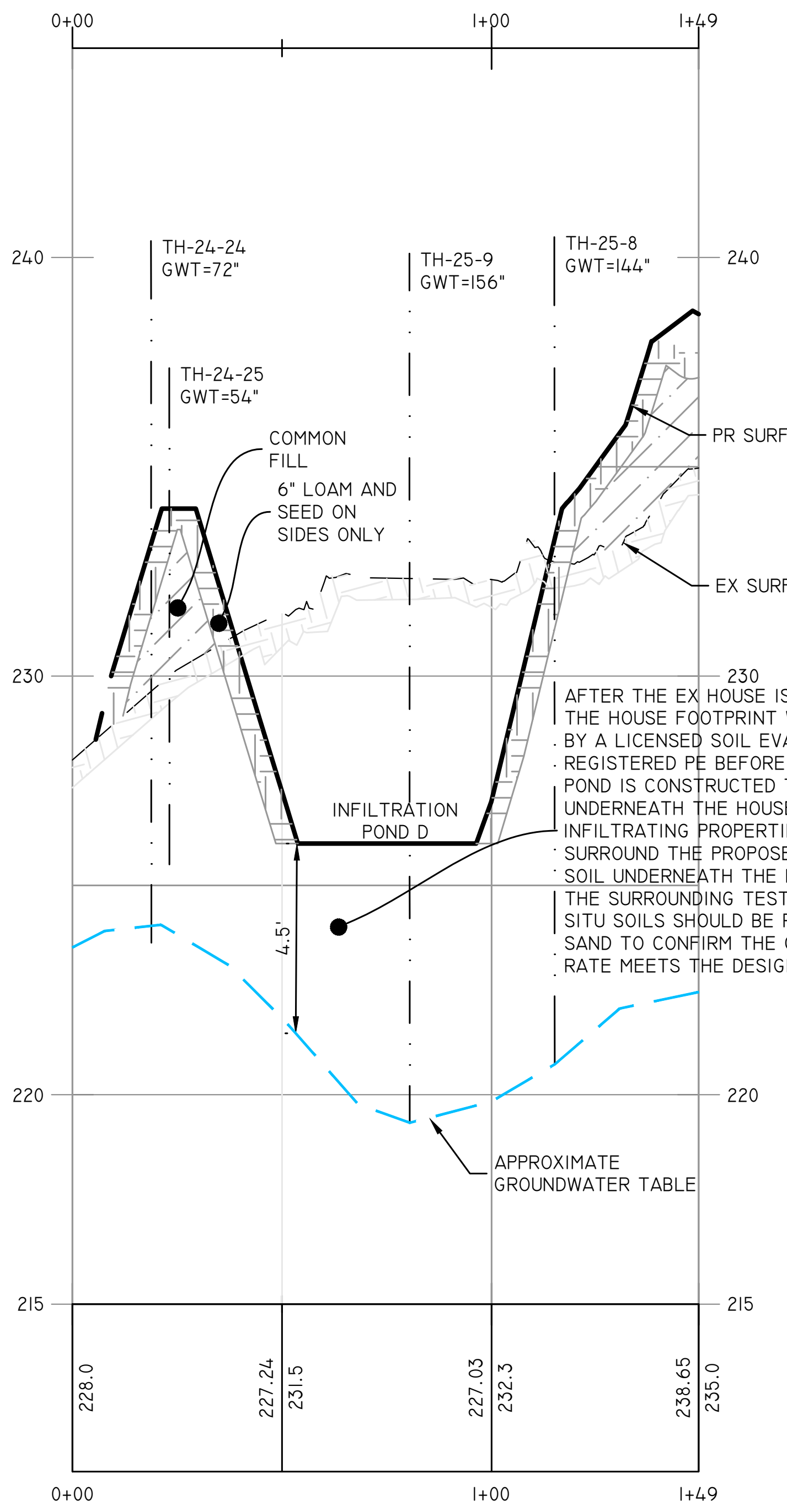
VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'


DCB-D13
RIM=234.23
INV IN=229.98(D12)
INV IN=230.05(D11)
INV OUT=229.70(D14)
18" HDPE
19 LF
S=6.22%
CS-4-D14
RIM=234.10
INV IN=228.53(D13)
INV OUT=228.53(D15)
18" HDPE
29 LF
S=8.78%
15" HDPE
22 LF
S=1.00%
DCB-D12
RIM=234.23
INV OUT=230.20(D13)
POND EARTHEN EMBANKMENT (SEE SHEET 21)
GRASS EMERGENCY OVERFLOW WEIR
ELEV=233.00
L=10'
10.0'
D
D
CONTRACTOR STABILIZE DOWNSTREAM WITH TEMPORARY TURF MATS UNTIL VEGETATION HAS BEEN RE-ESTABLISHED
FES-D15
INV=226.00(D14)
INLET-D/I-2
INV=229.65(D/O-2)
INLET-D/I-1
INV=229.65(D/O-1)
8" HDPE
42 LF
S=6.31%
15" HDPE
96 LF
S=3.57%
RIPRAP CLASS R-3 (TYP)
WQ INFILTRATION POND D
TOP ELEV=234.00
OVERFLOW ELEV=233.00
BOT ELEV=226.00
OUTLET-D/O-2
INV=227.00(D/I-2)
OUTLET-D/O-1
INV=227.00(D/I-1)
ANTI-SEEP COLLAR (SEE DETAIL ON SHEET 21) (TYP)
8" HDPE
42 LF
S=6.31%
DTH 24-24
GWT=72"
DTH 24-25
GWT=54"
DTH 25-8
GWT=144"
100 YEAR STORM ELEVATION
INSTALL GRATE ON PIPE OUTLET TO PREVENT OBSTRUCTIONS FROM DEBRIS AND WILDLIFE
8.9' SETBACK
DTH 25-9
GWT=156"
OUTLET-D4
INV=226.00(D3)
8" HDPE
46 LF
S=10.37%
12" DB-D3
RIM=233.75
INV IN=230.83(D2)
INV OUT=230.80(D4)
FFE=242.6
TF=241.5
GS=240.0
WO=234.0
162
161
BUILDING 10
AP 32
LOT 141
N/F
CROSSROADS ESTATES LP
226
228
230
232
234
236
238
SEV
SFM
N

AFTER THE EX HOUSE IS DEMOLISHED, THE SOIL WITH THE HOUSE FOOTPRINT WILL BE VISUALLY INSPECTED BY A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE BEFORE THE PROPOSED INFILTRATION POND IS CONSTRUCTED TO CONFIRM THAT THE SOIL UNDERNEATH THE HOUSE WILL HAVE THE SAME INFILTRATING PROPERTIES AS THE TESTHOLES THAT SURROUND THE PROPOSED INFILTRATION POND. IF THE SOIL UNDERNEATH THE HOUSE IS NOT THE SAME AS THE SURROUNDING TESTHOLES OR BETTER, THE IN SITU SOILS SHOULD BE REPLACED WITH ONSITE LOAMY SAND TO CONFIRM THE CONSTRUCTED INFILTRATION RATE MEETS THE DESIGNED INFILTRATION RATE.

WQ INFILTRATION POND D

SCALE: 1"=20'
0 10' 20' 40'


0+00
1+00
1+49
240
230
220
215
TH-24-24
GWT=72"
TH-24-25
GWT=54"
TH-25-9
GWT=156"
TH-25-8
GWT=144"
COMMON FILL
6" LOAM AND SEED ON SIDES ONLY
PR SURFACE
EX SURFACE
INFILTRATION POND D
4.5'
APPROXIMATE GROUNDWATER TABLE
228.0
227.24
231.5
227.03
232.3
238.65
235.0

AFTER THE EX HOUSE IS DEMOLISHED, THE SOIL WITH THE HOUSE FOOTPRINT WILL BE VISUALLY INSPECTED BY A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE BEFORE THE PROPOSED INFILTRATION POND IS CONSTRUCTED TO CONFIRM THAT THE SOIL UNDERNEATH THE HOUSE WILL HAVE THE SAME INFILTRATING PROPERTIES AS THE TESTHOLES THAT SURROUND THE PROPOSED INFILTRATION POND. IF THE SOIL UNDERNEATH THE HOUSE IS NOT THE SAME AS THE SURROUNDING TESTHOLES OR BETTER, THE IN SITU SOILS SHOULD BE REPLACED WITH ONSITE LOAMY SAND TO CONFIRM THE CONSTRUCTED INFILTRATION RATE MEETS THE DESIGNED INFILTRATION RATE.

CROSS SECTION D-D

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

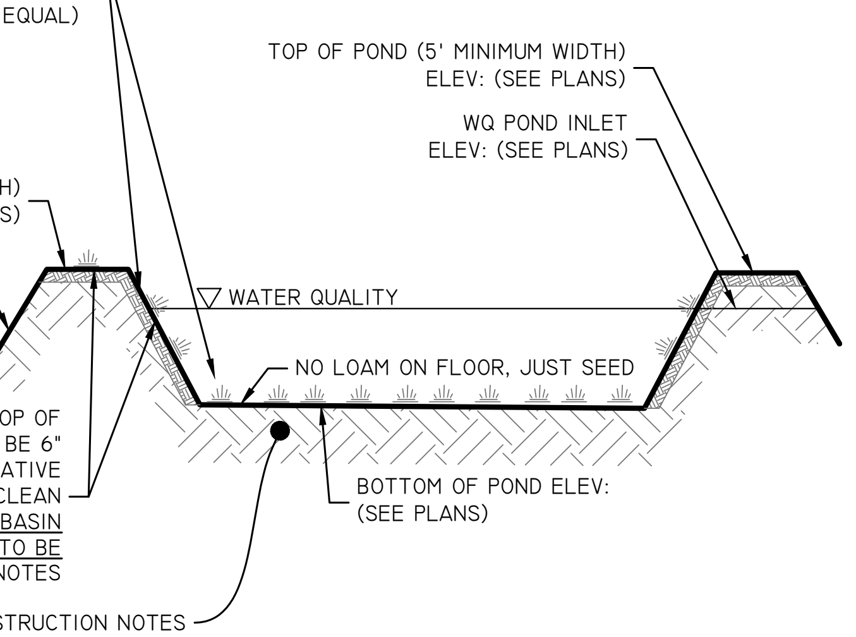
DESCRIPTION	WQ-IP-A	WQ-IP-D
TOP OF POND ELEVATION	247.50	234.00
100 YEAR STORM ELEVATION	245.83	232.99
10 YEAR STORM ELEVATION	244.32	230.06
1 YEAR STORM ELEVATION	243.55	227.77
WQ STORM ELEVATION	242.68	226.22
BOTTOM OF POND ELEVATION	242.00	226.00
SEASONAL HIGH GWT ELEVATION	237.30	219.33
SOIL EVALUATION	TH-24-1	TH-25-9

POND CONSTRUCTION NOTES:

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

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

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


WATER QUALITY
NO LOAM ON FLOOR, JUST SEED

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

TOP OF POND (5' MINIMUM WIDTH) ELEV: (SEE PLANS)

WQ POND INLET ELEV: (SEE PLANS)

TOP OF POND (8' MINIMUM WIDTH) ELEV: (SEE PLANS)

SIDE SLOPES (SEE PLANS)

SIDE SLOPES AND TOP OF EMBANKMENTS TO BE 6" OF LOAM OVER NATIVE SOIL OR CLEAN COMPACTED FILL. BASIN FLOOR IS NOT TO BE LOAMED. SEE NOTES

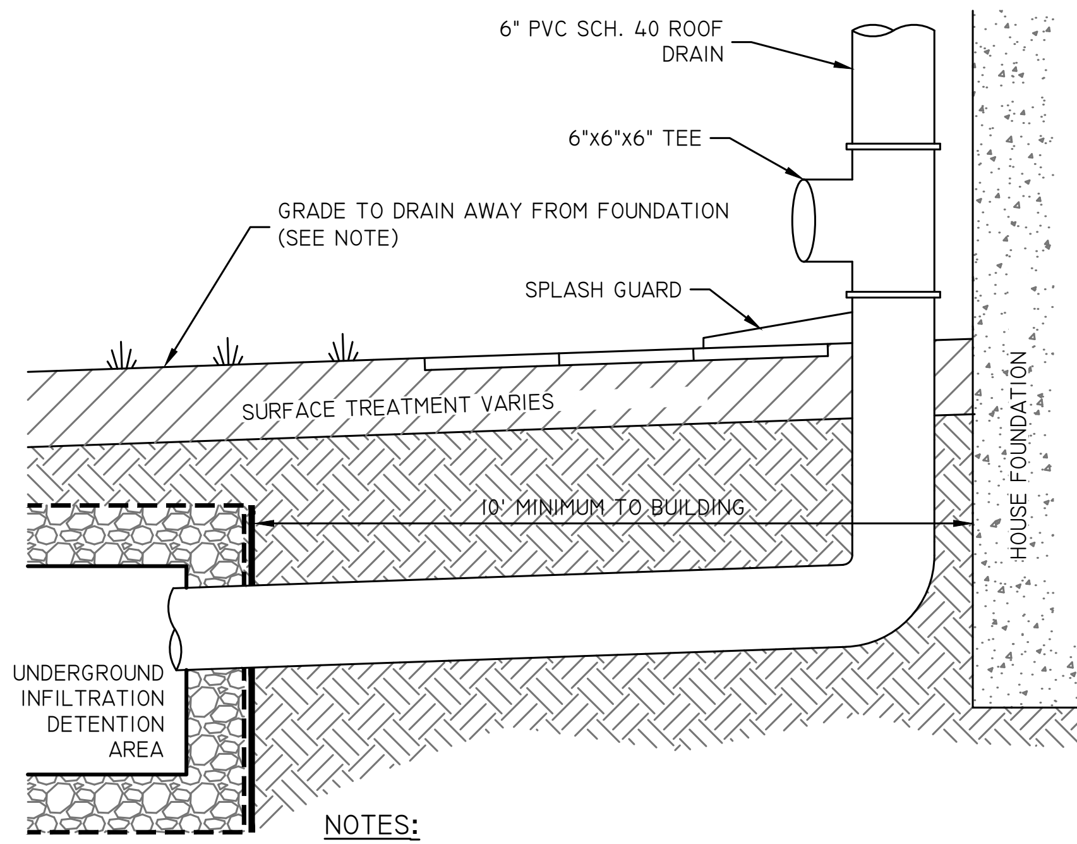
BOTTOM OF POND ELEV: (SEE PLANS)

SEE POND CONSTRUCTION NOTES

WQ INFILTRATION POND
NOT TO SCALE

WQ INFILTRATION POND BMP SYSTEM

NOT TO SCALE


6" PVC SCH. 40 ROOF DRAIN
6"x6"x6" TEE
GRADE TO DRAIN AWAY FROM FOUNDATION (SEE NOTE)
SPLASH GUARD
SURFACE TREATMENT VARIES
10' MINIMUM TO BUILDING
HOUSE FOUNDATION
UNDERGROUND INFILTRATION DETENTION AREA

NOTES:
1. MINIMUM GRADE: 2% ON PERVIOUS AREAS, 1% ON IMPERVIOUS AREAS.

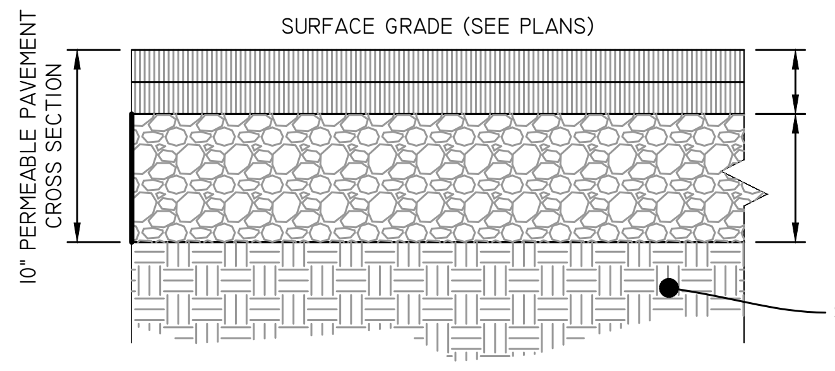
SUBSURFACE INFILTRATION CONNECTION DETAIL

NOT TO SCALE

NOTES:

1. ALL MATERIALS, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO APPLICABLE REQUIREMENTS OF ASSHTO, ASTM STANDARDS, AND RIDOT STANDARDS.
2. ALL AREAS WHICH DRAIN TO PERVIOUS SURFACES SHALL BE COMPLETELY STABILIZED, INCLUDING LANDSCAPED AREAS, OR EROSION CONTROL MEASURES SHALL BE INSTALLED UPGRADIENT OF THE PERVIOUS SURFACE BEFORE PLACEMENT OF PERVIOUS SURFACE.
3. PERVIOUS SURFACE SHALL NOT BE PLACED IN THE RAIN OR WHEN TEMPERATURES ARE BELOW 60°F.
4. CHOKER COURSE, FILTER COURSE, AND RESERVOIR COURSE SHALL BE COMPACTED TO 95% COMPACTION PER ASTM D698.
5. CONTRACTOR SHALL SUBMIT ALL MIX DESIGNS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL STONE AND GRAVEL MATERIAL BELOW THE PERVIOUS PAVEMENT SHALL BE WASHED.
7. STRIPING PAINT SHALL BE LATEX, WATER-BASE EMULSION, READY-MIXED AND COMPLYING WITH PAVEMENT MARKING SPECIFICATIONS PS TT-P-1952.

PERVIOUS PAVEMENTS NOTES


SURFACE GRADE (SEE PLANS)
10" PERMEABLE PAVEMENT CROSS SECTION
4" PERMEABLE PAVEMENT (2-2" LAYERS)
8" CLEAN WASHED CRUSHED STONE RESERVOIR COURSE
SUITABLE EXISTING SOIL

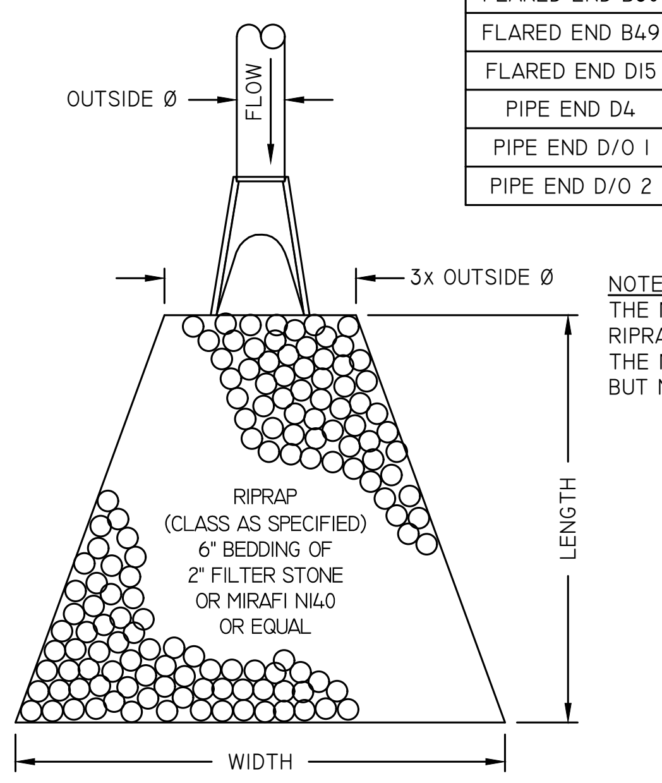
PERMEABLE PAVEMENT CROSS SECTION FOR RESIDNTIAL DRIVEWAY

NOT TO SCALE

STANDARD SIEVE SIZE (INCHES)	CHOKER COURSE (AASHTO NO. 57)	FILTER COURSE (AASHTO NO. M-6)	RESERVOIR COURSE (AASHTO NO. 3)	POROUS ASPHALT
6				
2 1/2			100	
2			90-100	
1 1/2	100		35-70	
1	95-100		0-15	
3/4	-		-	100
1/2	25-60		0-5	85-100
3/8	-	100		55-75
#4	0-10	70-100		10-25
#8	0-5	-		5-10
#200	0	0-4		2-4

PERVIOUS PAVEMENT MATERIAL GRADATION (% PASSING)

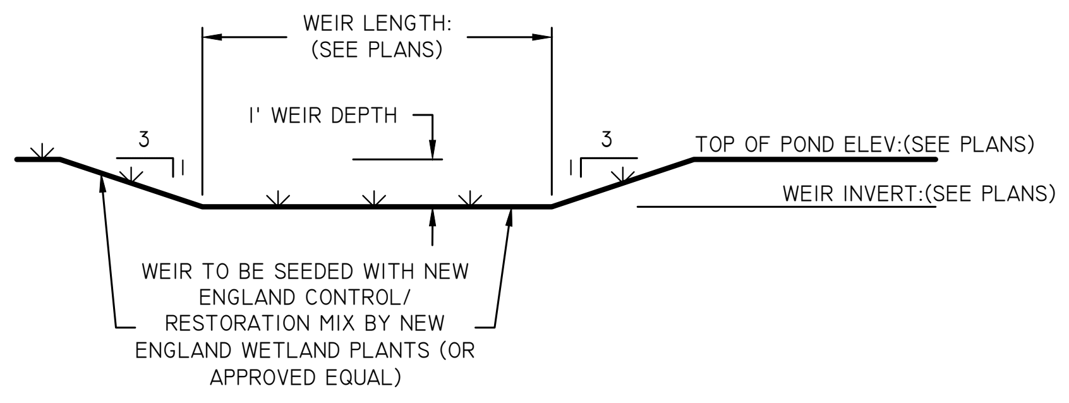
FLARED END	LENGTH	WIDTH	CLASS
FLARED END A6	18'	10'	R-4
FLARED END B17	28'	19'	R-3
FLARED END B30	30'	20'	R-3
FLARED END B49	33'	19'	R-2
FLARED END D15	27'	15'	R-2
PIPE END D4	12'	8'	R-2
PIPE END D/O 1	12'	8'	R-3
PIPE END D/O 2	12'	8'	R-3


OUTSIDE Ø
FLOW
3x OUTSIDE Ø
RIPRAP
(CLASS AS SPECIFIED)
6" BEDDING OF
2" FILTER STONE
OR MIRAFI N140
OR EQUAL
LENGTH
WIDTH

NOTE:
THE MINIMUM THICKNESS OF THE RIPRAP LAYER MUST BE 1.5 x THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 12".

RIPRAP APRON/ FE DETAIL

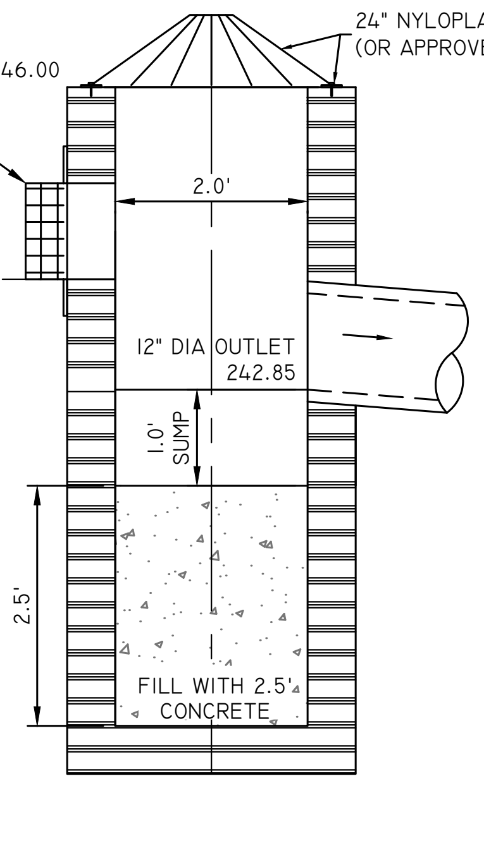
NOT TO SCALE


WEIR LENGTH: (SEE PLANS)
1' WEIR DEPTH
3
1
3
1
TOP OF POND ELEV:(SEE PLANS)
WEIR INVERT:(SEE PLANS)

WEIR TO BE SEEDED WITH NEW ENGLAND CONTROL/ RESTORATION MIX BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)

EMERGENCY OVERFLOW WEIR

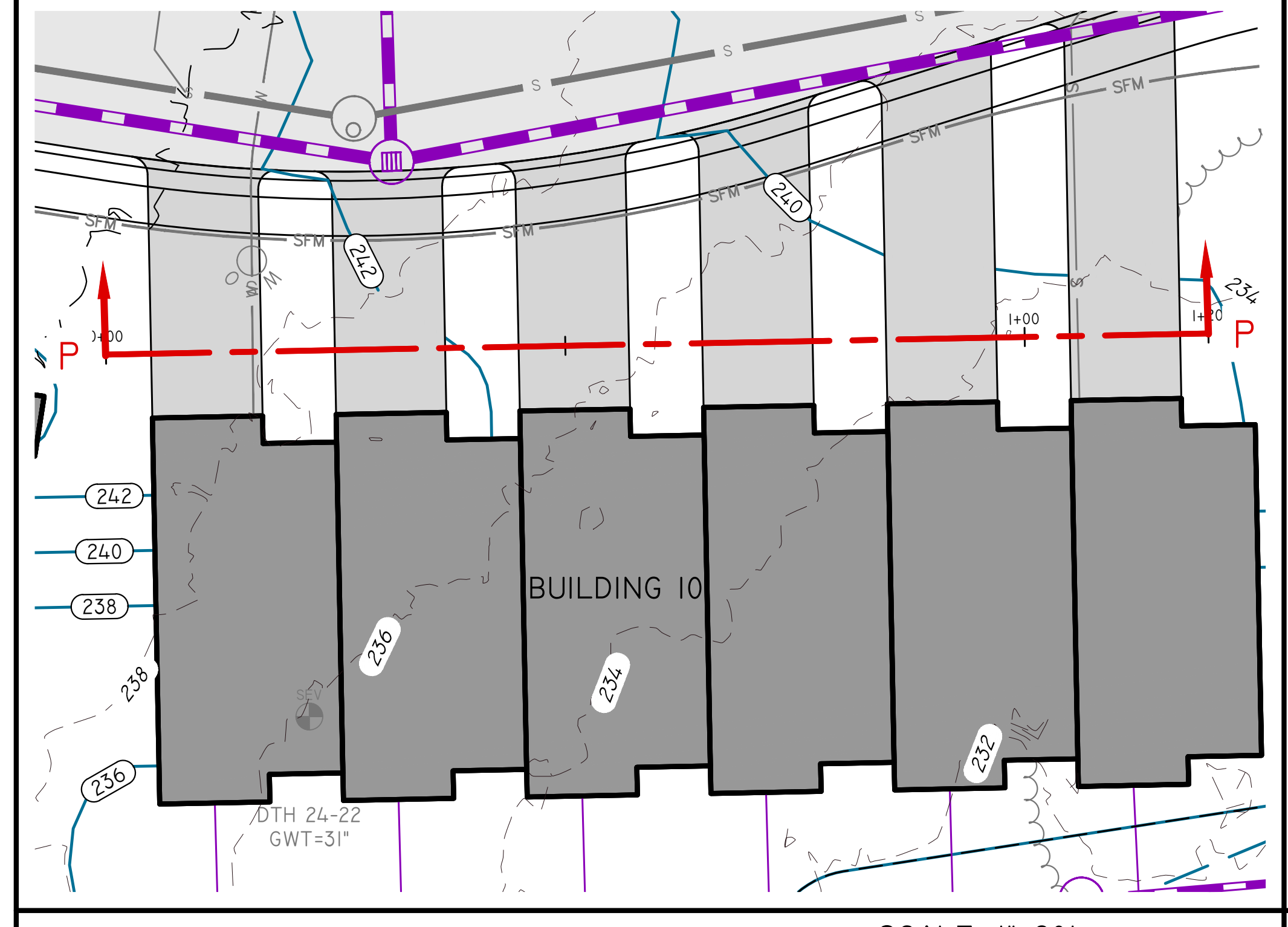
NOT TO SCALE


24" NYLOPLAST DOME GRATE (OR APPROVED EQUAL)
RIM ELEV 246.00
GRATE* BY HAALA INDUSTRIES OR APPROVED EQUAL
ORIFICE #1
12"Wx6"H
244.00
2.0'
12" DIA OUTLET
242.85
1.0' SUMP
2.5'
FILL WITH 2.5' CONCRETE

*GRATES ON EXTERIOR STRUCTURE WALL ARE TO BE SAME SIZE AS ORIFICE OR LARGER

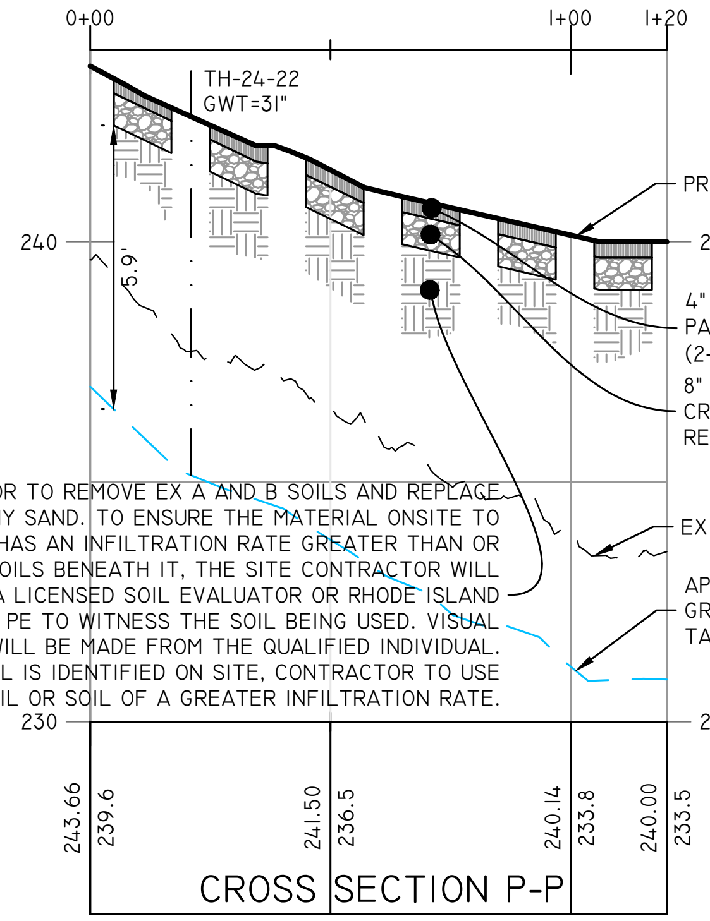
NYLOPLAST OUTLET STRUCTURE (NYLO-B5)
2' DIAMETER DRAIN BASIN

SCALE: 1"=2'


P
P
1+00
1+20
242
240
238
236
234
232
BUILDING 10
DTH 24-22
GWT=31"
SFM

PERVIOUS PAVEMENT AT BUILDING 10

SCALE: 1"=20'
0 10' 20' 40'


0+00
1+00
1+20
TH-24-22
GWT=31"
5.9'
240
230
PR SURFACE
4" PERMEABLE PAVEMENT (2-2" LAYERS)
8" CLEAN WASHED CRUSHED STONE RESERVOIR COURSE
EX SURFACE
APPROXIMATE GROUNDWATER TABLE
243.66
239.6
241.50
236.5
240.14
233.8
240.00
233.5

SITE CONTRACTOR TO REMOVE EX A AND B SOILS AND REPLACE WITH ONSITE LOAMY SAND. TO ENSURE THE MATERIAL ONSITE TO BE USED AS FILL HAS AN INFILTRATION RATE GREATER THAN OR EQUAL TO THE SOILS BENEATH IT, THE SITE CONTRACTOR WILL WORK WITH A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE TO WITNESS THE SOIL BEING USED. VISUAL DETERMINATION WILL BE MADE FROM THE QUALIFIED INDIVIDUAL. IF NO SUCH SOIL IS IDENTIFIED ON SITE, CONTRACTOR TO USE AASHTO NO. M-6 SOIL OR SOIL OF A GREATER INFILTRATION RATE.

CROSS SECTION P-P

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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

BRENNA GUAY
Brenna Guay
No. 13738
01/09/2026
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

POND COMPLEXES A & D

VILLAGE AT TIOGUE

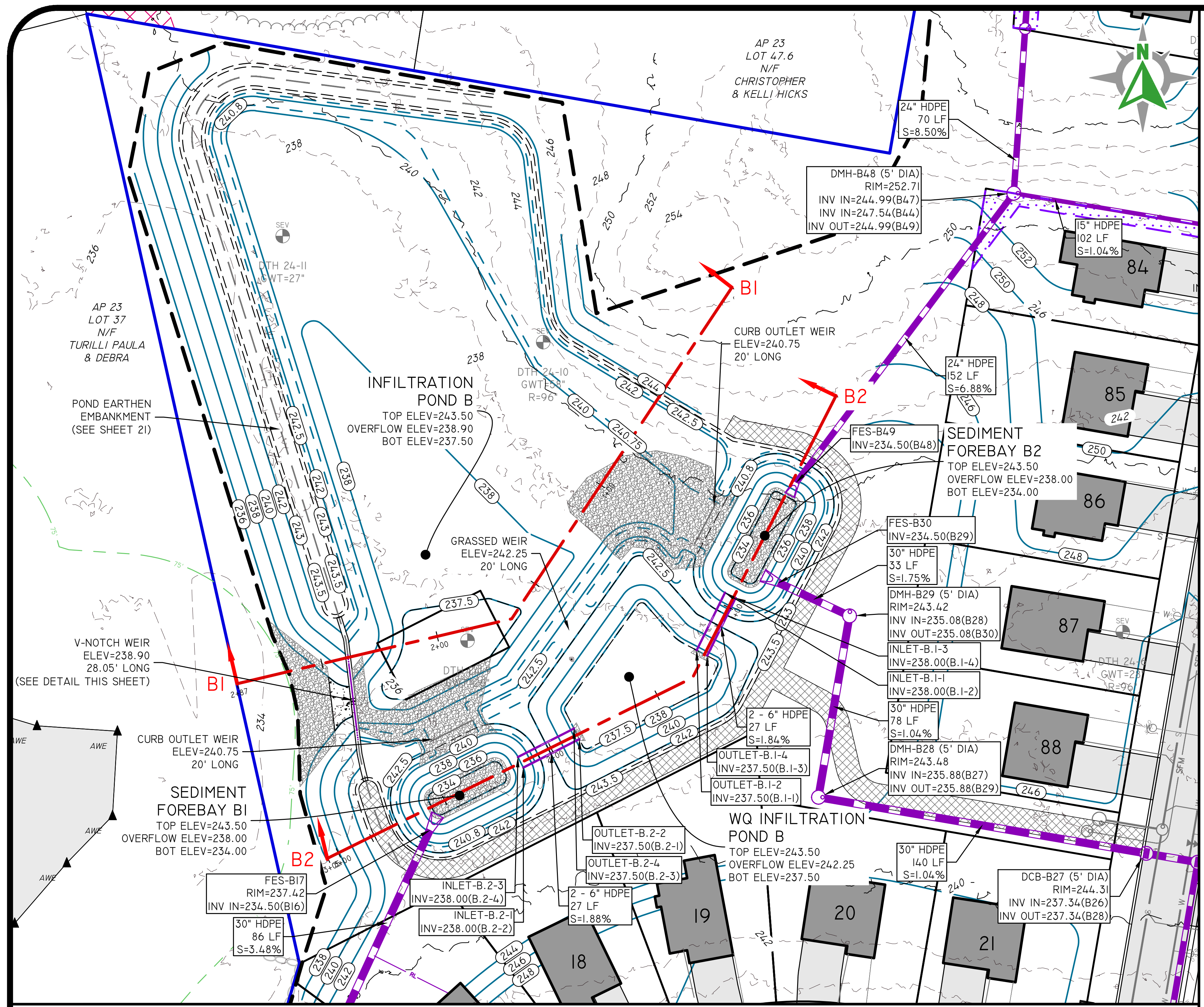
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

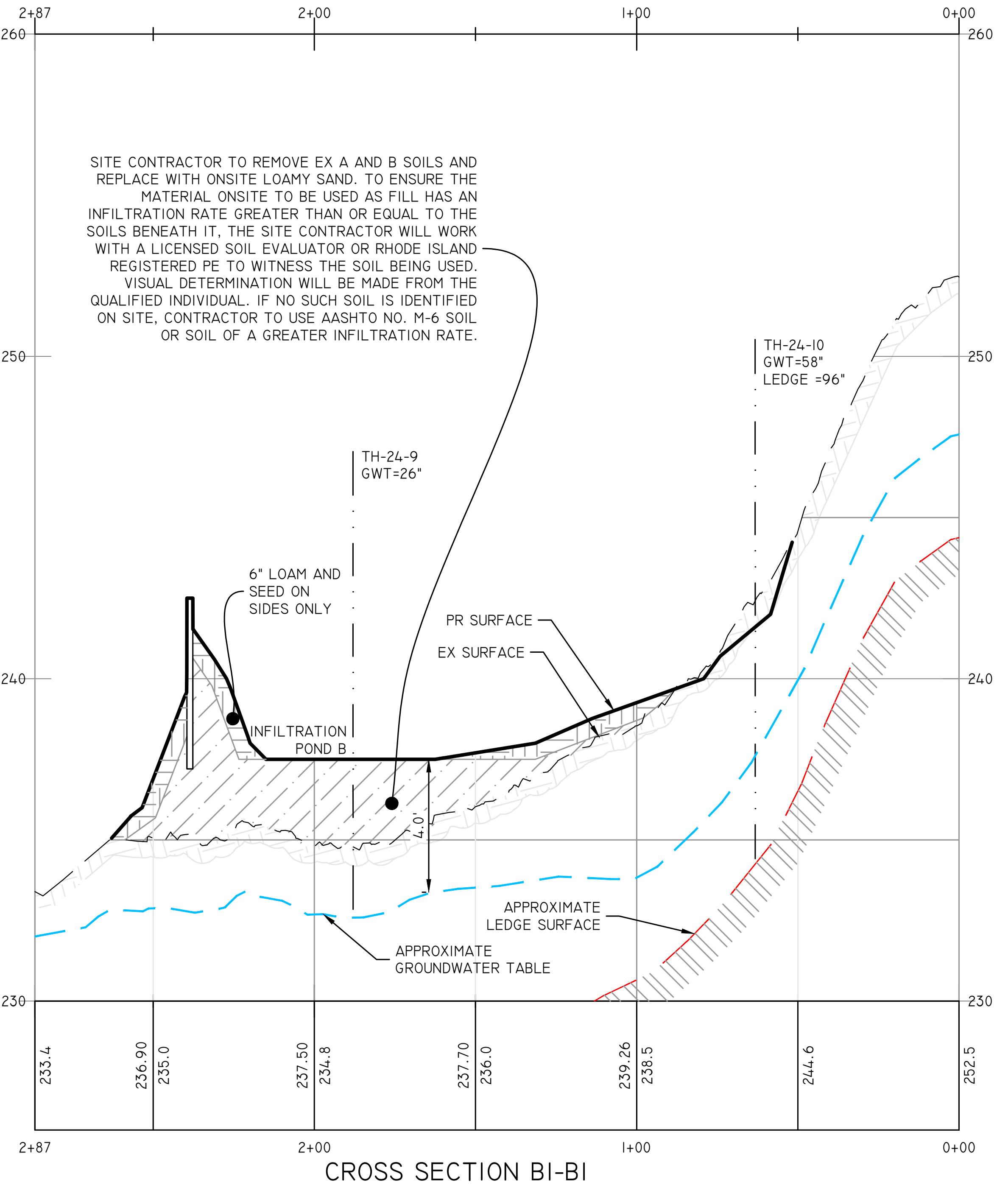
DE JOB NO: 0267-132 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-BMPS.DWG PLOTTED: 1/12/2026


AP 23
LOT 47.6
N/F
CHRISTOPHER
& KELLI HICKS
AP 23
LOT 37
N/F
TURILLI PAULA
& DEBRA
24" HDPE
70 LF
S=8.50%
DMH-B48 (5' DIA)
RIM=252.71
INV IN=244.99(B47)
INV IN=247.54(B44)
INV OUT=244.99(B49)
15" HDPE
102 LF
S=1.04%
B1
CURB OUTLET WEIR
ELEV=240.75
20' LONG
24" HDPE
152 LF
S=6.88%
B2
FES-B49
INV=234.50(B48)
SEDIMENT
FOREBAY B2
TOP ELEV=243.50
OVERFLOW ELEV=238.00
BOT ELEV=234.00
FES-B30
INV=234.50(B29)
30" HDPE
33 LF
S=1.75%
DMH-B29 (5' DIA)
RIM=243.42
INV IN=235.08(B28)
INV OUT=235.08(B30)
INLET-B.1-3
INV=238.00(B.1-4)
INLET-B.1-1
INV=238.00(B.1-2)
30" HDPE
78 LF
S=1.04%
DMH-B28 (5' DIA)
RIM=243.48
INV IN=235.88(B27)
INV OUT=235.88(B29)
2 - 6" HDPE
27 LF
S=1.84%
OUTLET-B.1-4
INV=237.50(B.1-3)
OUTLET-B.1-2
INV=237.50(B.1-1)
WQ INFILTRATION
POND B
TOP ELEV=243.50
OVERFLOW ELEV=242.25
BOT ELEV=237.50
30" HDPE
140 LF
S=1.04%
DCB-B27 (5' DIA)
RIM=244.31
INV IN=237.34(B26)
INV OUT=237.34(B28)
OUTLET-B.2-2
INV=237.50(B.2-1)
OUTLET-B.2-4
INV=237.50(B.2-3)
2 - 6" HDPE
27 LF
S=1.88%
INLET-B.2-3
INV=238.00(B.2-4)
INLET-B.2-1
INV=238.00(B.2-2)
INFILTRATION
POND B
TOP ELEV=243.50
OVERFLOW ELEV=238.90
BOT ELEV=237.50
POND EARTHEN
EMBANKMENT
(SEE SHEET 21)
GRASSED WEIR
ELEV=242.25
20' LONG
V-NOTCH WEIR
ELEV=238.90
28.05' LONG
(SEE DETAIL THIS SHEET)
CURB OUTLET WEIR
ELEV=240.75
20' LONG
SEDIMENT
FOREBAY B1
TOP ELEV=243.50
OVERFLOW ELEV=238.00
BOT ELEV=234.00
FES-B17
RIM=237.42
INV IN=234.50(B16)
30" HDPE
86 LF
S=3.48%
DTH 24-11
GWT=27"
DTH 24-10
GWT=58"
R=96"
18
19
20
21
84
85
86
87
88
N

POND B COMPLEX

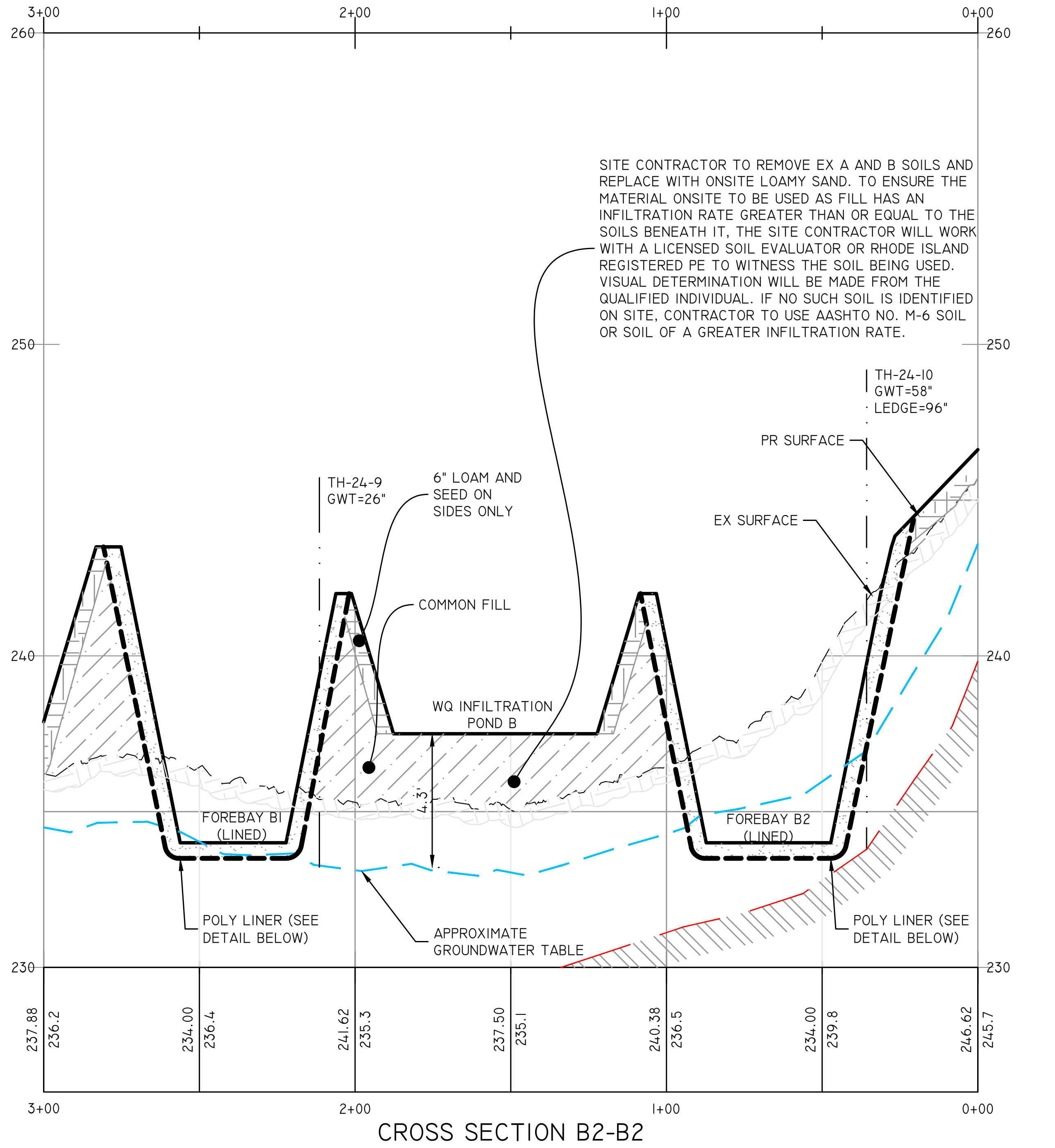
SCALE: 1"=40'
0 20' 40' 80'


2+87
2+00
1+00
0+00
260
250
240
230
TH-24-10
GWT=58"
LEDGE =96"
TH-24-9
GWT=26"
6" LOAM AND
SEED ON
SIDES ONLY
PR SURFACE
EX SURFACE
INFILTRATION
POND B
4.0'
APPROXIMATE
LEDGE SURFACE
APPROXIMATE
GROUNDWATER TABLE
233.4
236.90
235.0
237.50
234.8
237.70
236.0
239.26
238.5
244.6
252.5

SITE CONTRACTOR TO REMOVE EX A AND B SOILS AND REPLACE WITH ONSITE LOAMY SAND. TO ENSURE THE MATERIAL ONSITE TO BE USED AS FILL HAS AN INFILTRATION RATE GREATER THAN OR EQUAL TO THE SOILS BENEATH IT, THE SITE CONTRACTOR WILL WORK WITH A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE TO WITNESS THE SOIL BEING USED. VISUAL DETERMINATION WILL BE MADE FROM THE QUALIFIED INDIVIDUAL. IF NO SUCH SOIL IS IDENTIFIED ON SITE, CONTRACTOR TO USE AASHTO NO. M-6 SOIL OR SOIL OF A GREATER INFILTRATION RATE.

CROSS SECTION B1-B1

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'


3+00
2+00
1+00
0+00
260
250
240
230
TH-24-10
GWT=58"
LEDGE=96"
PR SURFACE
EX SURFACE
TH-24-9
GWT=26"
6" LOAM AND
SEED ON
SIDES ONLY
COMMON FILL
WQ INFILTRATION
POND B
4.3'
FOREBAY B1
(LINED)
FOREBAY B2
(LINED)
POLY LINER (SEE
DETAIL BELOW)
APPROXIMATE
GROUNDWATER TABLE
POLY LINER (SEE
DETAIL BELOW)
237.88
236.2
234.00
236.4
241.62
235.3
237.50
235.1
240.38
236.5
234.00
239.8
246.62
245.7

SITE CONTRACTOR TO REMOVE EX A AND B SOILS AND REPLACE WITH ONSITE LOAMY SAND. TO ENSURE THE MATERIAL ONSITE TO BE USED AS FILL HAS AN INFILTRATION RATE GREATER THAN OR EQUAL TO THE SOILS BENEATH IT, THE SITE CONTRACTOR WILL WORK WITH A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE TO WITNESS THE SOIL BEING USED. VISUAL DETERMINATION WILL BE MADE FROM THE QUALIFIED INDIVIDUAL. IF NO SUCH SOIL IS IDENTIFIED ON SITE, CONTRACTOR TO USE AASHTO NO. M-6 SOIL OR SOIL OF A GREATER INFILTRATION RATE.

CROSS SECTION B2-B2

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'

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

POND CONSTRUCTION NOTES:

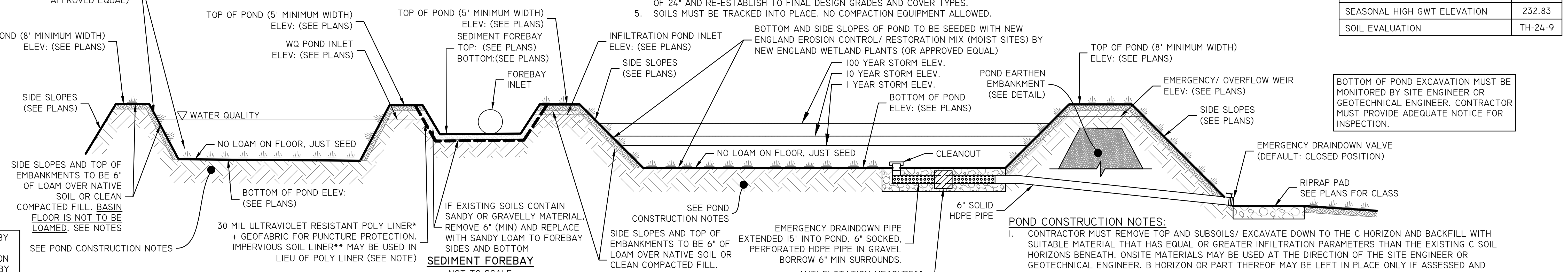
1. CONTRACTOR MUST REMOVE TOP AND SUBSOILS/ EXCAVATE DOWN TO THE C HORIZON AND BACKFILL WITH SUITABLE MATERIAL THAT HAS EQUAL OR GREATER INFILTRATION PARAMETERS THAN THE EXISTING C SOIL HORIZONS BENEATH. ONSITE MATERIALS MAY BE USED AT THE DIRECTION OF THE SITE ENGINEER OR GEOTECHNICAL ENGINEER. B HORIZON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

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

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

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

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


BOTTOM & SIDE SLOPES OF POND TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX (MOIST SITES) BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)
TOP OF POND (8' MINIMUM WIDTH) ELEV: (SEE PLANS)
SIDE SLOPES (SEE PLANS)
WATER QUALITY
NO LOAM ON FLOOR, JUST SEED
SIDE SLOPES AND TOP OF EMBANKMENTS TO BE 6" OF LOAM OVER NATIVE SOIL OR CLEAN COMPACTED FILL. BASIN FLOOR IS NOT TO BE LOAMED. SEE NOTES
SEE POND CONSTRUCTION NOTES
BOTTOM OF POND ELEV: (SEE PLANS)
30 MIL ULTRAVIOLET RESISTANT POLY LINER* + GEOFABRIC FOR PUNCTURE PROTECTION. IMPERVIOUS SOIL LINER** MAY BE USED IN LIEU OF POLY LINER (SEE NOTE)
TOP OF POND (5' MINIMUM WIDTH) ELEV: (SEE PLANS)
WQ POND INLET ELEV: (SEE PLANS)
TOP OF POND (5' MINIMUM WIDTH) ELEV: (SEE PLANS)
SEDIMENT FOREBAY TOP: (SEE PLANS) BOTTOM:(SEE PLANS)
FOREBAY INLET
IF EXISTING SOILS CONTAIN SANDY OR GRAVELLY MATERIAL, REMOVE 6" (MIN) AND REPLACE WITH SANDY LOAM TO FOREBAY SIDES AND BOTTOM
INFILTRATION POND INLET ELEV: (SEE PLANS)
SIDE SLOPES (SEE PLANS)
BOTTOM AND SIDE SLOPES OF POND TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MIX (MOIST SITES) BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)
100 YEAR STORM ELEV.
10 YEAR STORM ELEV.
1 YEAR STORM ELEV.
BOTTOM OF POND ELEV: (SEE PLANS)
POND EARTHEN EMBANKMENT (SEE DETAIL)
TOP OF POND (8' MINIMUM WIDTH) ELEV: (SEE PLANS)
EMERGENCY/ OVERFLOW WEIR ELEV: (SEE PLANS)
SIDE SLOPES (SEE PLANS)
NO LOAM ON FLOOR, JUST SEED
CLEANOUT
EMERGENCY DRAINDOWN VALVE (DEFAULT: CLOSED POSITION)
RIPRAP PAD SEE PLANS FOR CLASS
6" SOLID HDPE PIPE
SEE POND CONSTRUCTION NOTES
SIDE SLOPES AND TOP OF EMBANKMENTS TO BE 6" OF LOAM OVER NATIVE SOIL OR CLEAN COMPACTED FILL. BASIN FLOOR IS NOT TO BE LOAMED. SEE NOTES
EMERGENCY DRAINDOWN PIPE EXTENDED 15' INTO POND. 6" SOCKED, PERFORATED HDPE PIPE IN GRAVEL BORROW 6" MIN SURROUNDS.
ANTI-FLOTATION MEASURE**

WQ INFILTRATION POND
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

INFILTRATION POND
NOT TO SCALE

POND B COMPLEX BMP SYSTEM

NOT TO SCALE

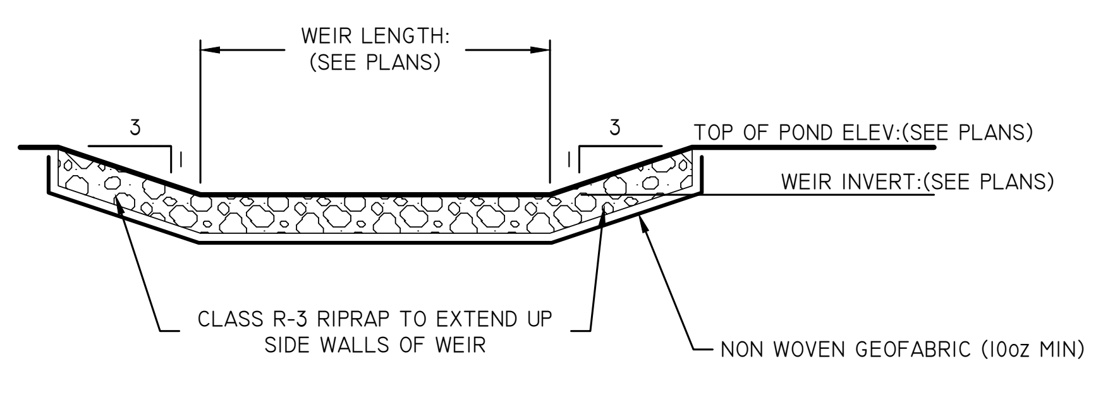
DESCRIPTION	IP-B
TOP OF POND ELEVATION	243.50
100 YEAR STORM ELEVATION	242.45
10 YEAR STORM ELEVATION	240.51
1 YEAR STORM ELEVATION	238.90
BOTTOM OF POND ELEVATION	237.50
SEASONAL HIGH GWT ELEVATION	232.83
SOIL EVALUATION	TH-24-9

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

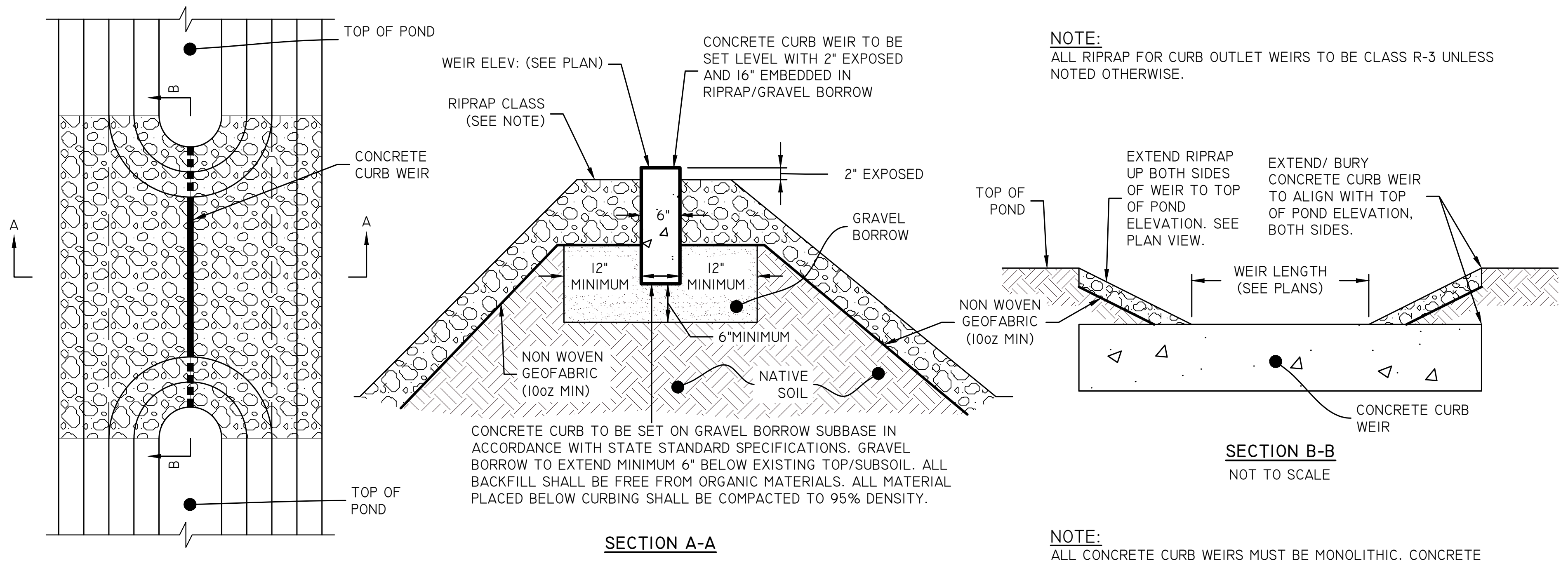
POND CONSTRUCTION NOTES:

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

**ANTI-FLOTATION TO BE CONCRETE WITH MINIMUM DIMENSIONS OF 13"Wx13"Hx45"L. (APPROXIMATELY 6x80LB BAGS OF CONCRETE)


WEIR LENGTH:
(SEE PLANS)
3
1
3
1
TOP OF POND ELEV:(SEE PLANS)
WEIR INVERT:(SEE PLANS)
CLASS R-3 RIPRAP TO EXTEND UP SIDE WALLS OF WEIR
NON WOVEN GEOFABRIC (10oz MIN)

OVERFLOW WEIR
NOT TO SCALE


TOP OF POND
B
CONCRETE CURB WEIR
A
A
B
TOP OF POND
WEIR ELEV: (SEE PLAN)
RIPRAP CLASS (SEE NOTE)
CONCRETE CURB WEIR TO BE SET LEVEL WITH 2" EXPOSED AND 16" EMBEDDED IN RIPRAP/GRAVEL BORROW
2" EXPOSED
6"
GRAVEL BORROW
12" MINIMUM
12" MINIMUM
6"MINIMUM
NON WOVEN GEOFABRIC (10oz MIN)
NATIVE SOIL
TOP OF POND
EXTEND RIPRAP UP BOTH SIDES OF WEIR TO TOP OF POND ELEVATION. SEE PLAN VIEW.
EXTEND/ BURY CONCRETE CURB WEIR TO ALIGN WITH TOP OF POND ELEVATION, BOTH SIDES.
WEIR LENGTH (SEE PLANS)
NON WOVEN GEOFABRIC (10oz MIN)
CONCRETE CURB WEIR

CONCRETE CURB TO BE SET ON GRAVEL BORROW SUBBASE IN ACCORDANCE WITH STATE STANDARD SPECIFICATIONS. GRAVEL BORROW TO EXTEND MINIMUM 6" BELOW EXISTING TOP/SUBSOIL. ALL BACKFILL SHALL BE FREE FROM ORGANIC MATERIALS. ALL MATERIAL PLACED BELOW CURBING SHALL BE COMPACTED TO 95% DENSITY.

PLAN VIEW
NOT TO SCALE

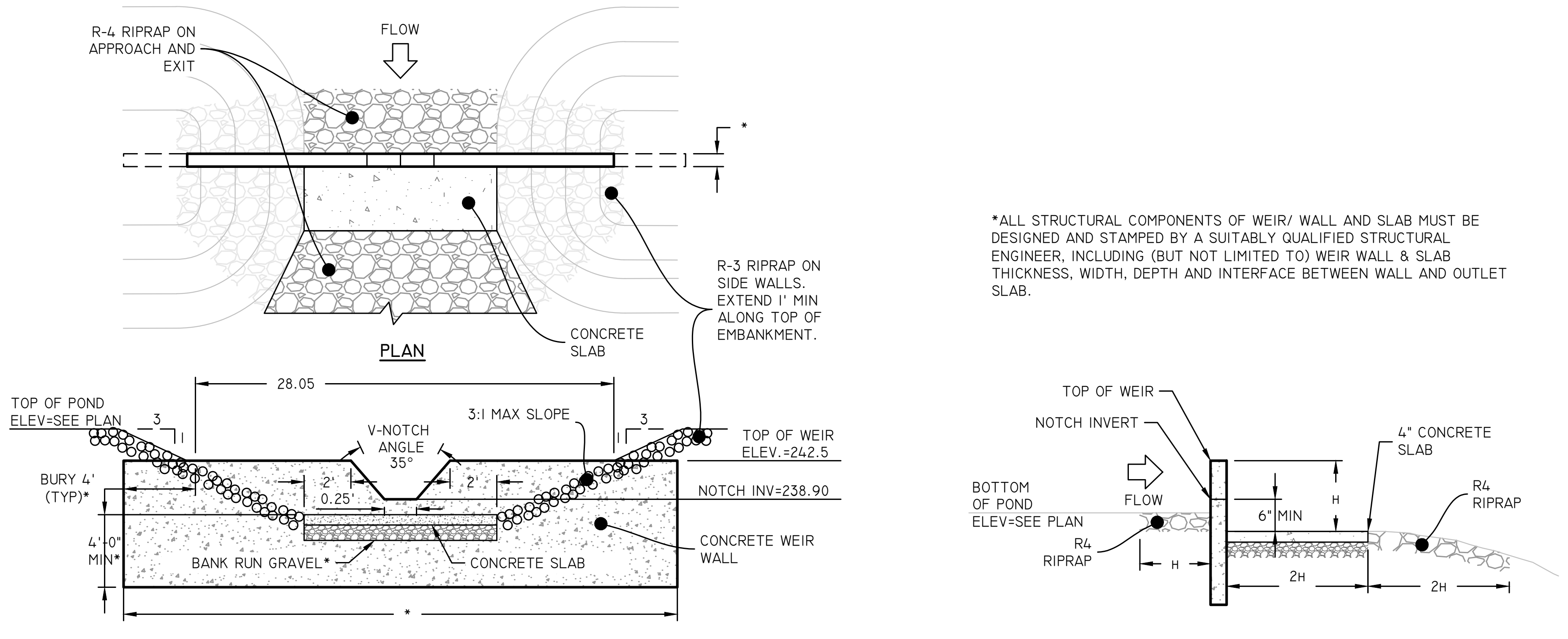
SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

NOTE:
ALL RIPRAP FOR CURB OUTLET WEIRS TO BE CLASS R-3 UNLESS NOTED OTHERWISE.

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

CURB OUTLET WEIR
NOT TO SCALE


R-4 RIPRAP ON APPROACH AND EXIT
FLOW
*
CONCRETE SLAB
R-3 RIPRAP ON SIDE WALLS. EXTEND 1' MIN ALONG TOP OF EMBANKMENT.
PLAN
28.05
TOP OF POND ELEV=SEE PLAN
3
1
3
1
V-NOTCH ANGLE 35°
3:1 MAX SLOPE
TOP OF WEIR ELEV.=242.5
BURY 4' (TYP)*
2'
0.25'
2'
NOTCH INV=238.90
4'-0" MIN*
BANK RUN GRAVEL*
CONCRETE SLAB
CONCRETE WEIR WALL
*
TOP OF WEIR
NOTCH INVERT
4" CONCRETE SLAB
BOTTOM OF POND ELEV=SEE PLAN
FLOW
6" MIN
H
R4 RIPRAP
H
2H
2H
R4 RIPRAP

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

ELEVATION

V-NOTCH WEIR DETAIL (CONCRETE SPLASH PAD)
NOT TO SCALE

SECTION

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

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER CIVIL
01/09/2026

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

POND COMPLEX B

VILLAGE AT TIOGUE

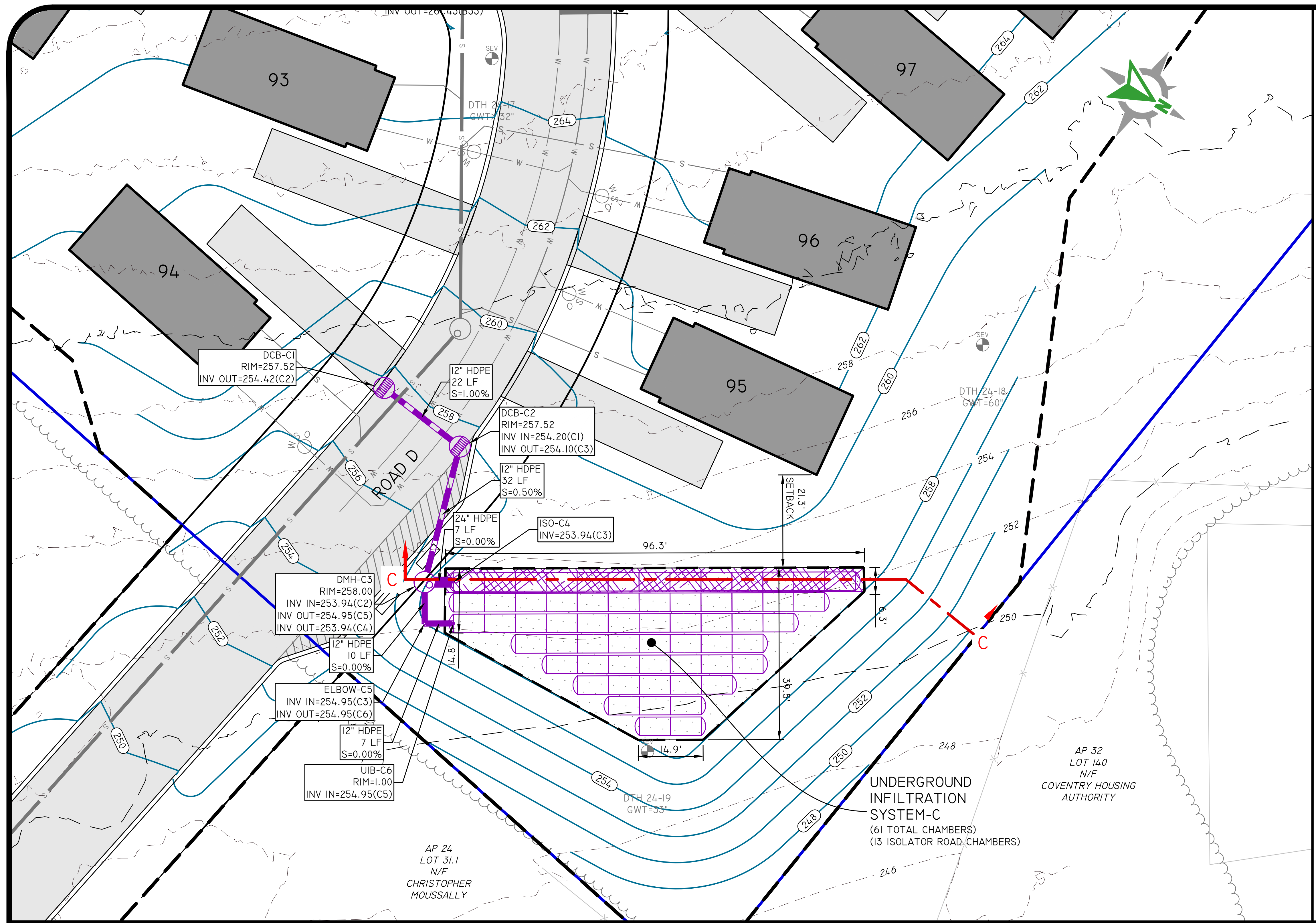
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

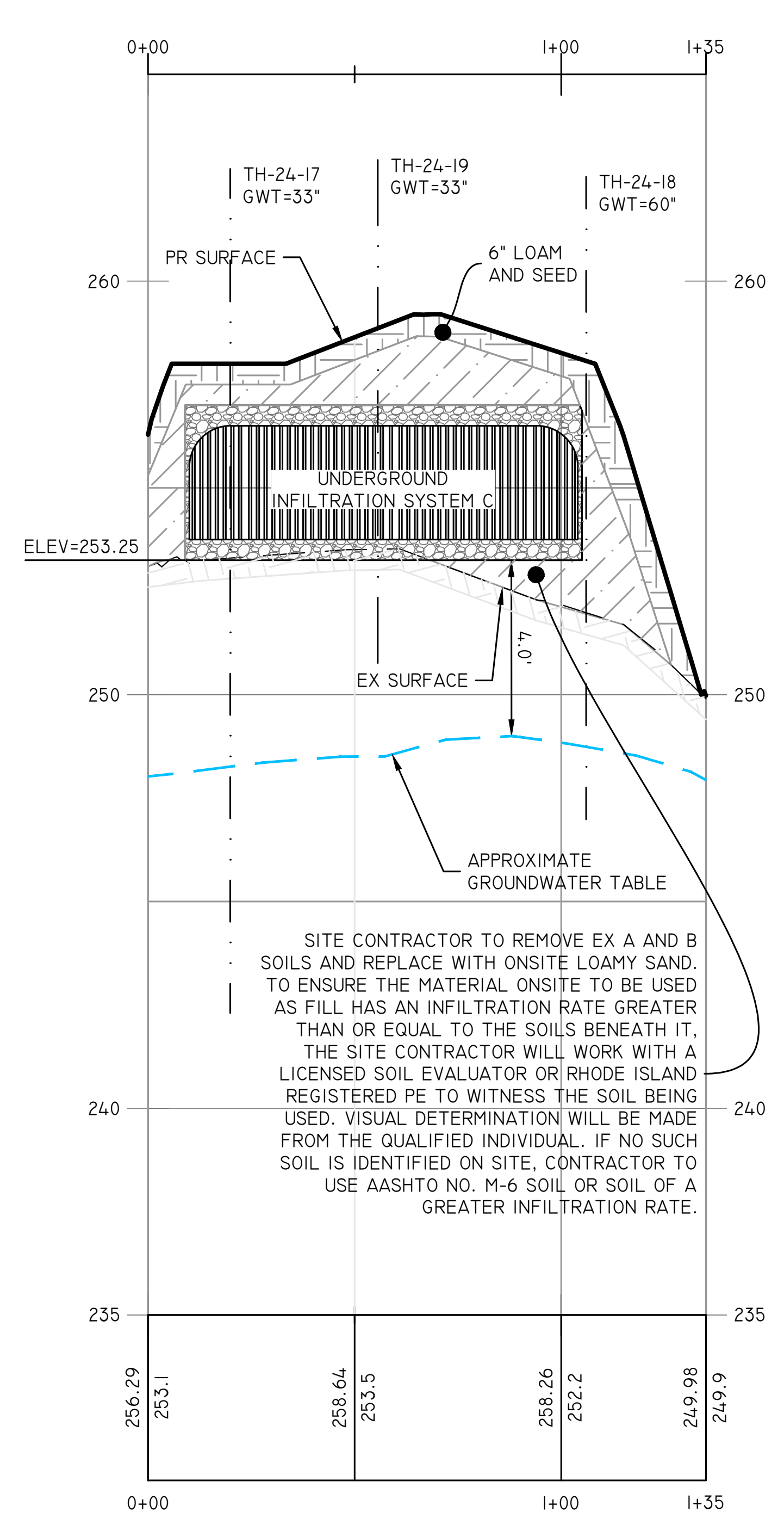
SHEET 18 OF 28

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-BMPS.DWG PLOTTED: 1/12/2026


93
97
96
94
95
ROAD D
264
262
260
258
256
254
252
250
248
246
DCB-C1
RIM=257.52
INV OUT=254.42(C2)
12" HDPE
22 LF
S=1.00%
DCB-C2
RIM=257.52
INV IN=254.20(C1)
INV OUT=254.10(C3)
12" HDPE
32 LF
S=0.50%
24" HDPE
7 LF
S=0.00%
ISO-C4
INV=253.94(C3)
DMH-C3
RIM=258.00
INV IN=253.94(C2)
INV OUT=254.95(C5)
INV OUT=253.94(C4)
12" HDPE
10 LF
S=0.00%
ELBOW-C5
INV IN=254.95(C3)
INV OUT=254.95(C6)
12" HDPE
7 LF
S=0.00%
UIB-C6
RIM=1.00
INV IN=254.95(C5)
96.3'
21.3' SETBACK
6.3'
14.8'
39.5'
14.9'
C
C
DTH 24-18
GWT=60"
DTH 24-19
GWT=33"
UNDERGROUND
INFILTRATION
SYSTEM-C
(61 TOTAL CHAMBERS)
(13 ISOLATOR ROAD CHAMBERS)
AP 24
LOT 31.1
N/F
CHRISTOPHER
MOUSSALLY
AP 32
LOT 140
N/F
COVENTRY HOUSING
AUTHORITY

UNDERGROUND INFILTRATION SYSTEM C

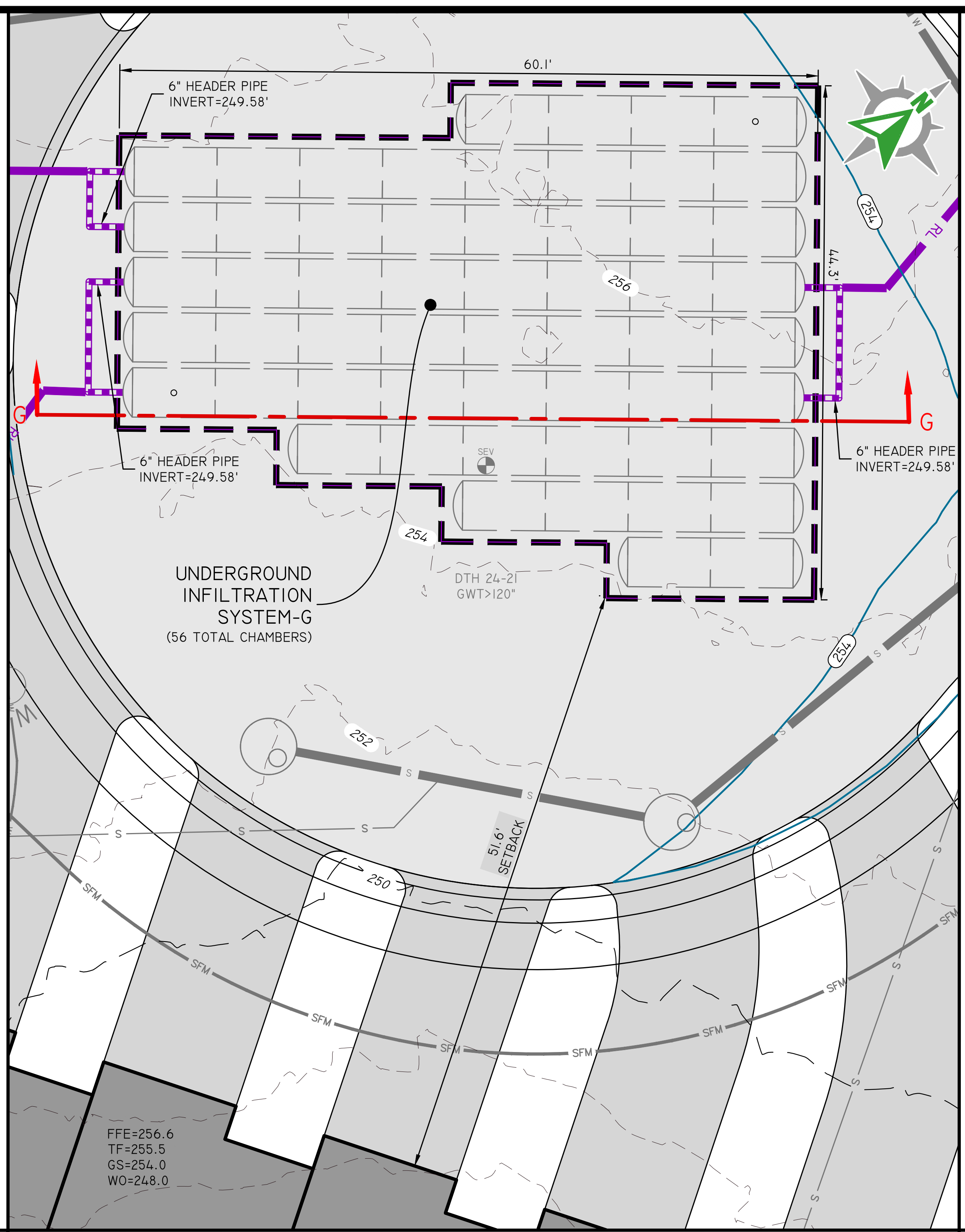
SCALE: 1"=20'
0 10' 20' 40'


0+00
1+00
1+35
TH-24-17
GWT=33"
TH-24-19
GWT=33"
TH-24-18
GWT=60"
PR SURFACE
6" LOAM
AND SEED
UNDERGROUND
INFILTRATION SYSTEM C
ELEV=253.25
EX SURFACE
4.0'
APPROXIMATE
GROUNDWATER TABLE
260
250
240
235
256.29
253.1
258.64
253.5
258.26
252.2
249.98
249.9

SITE CONTRACTOR TO REMOVE EX A AND B SOILS AND REPLACE WITH ONSITE LOAMY SAND. TO ENSURE THE MATERIAL ONSITE TO BE USED AS FILL HAS AN INFILTRATION RATE GREATER THAN OR EQUAL TO THE SOILS BENEATH IT, THE SITE CONTRACTOR WILL WORK WITH A LICENSED SOIL EVALUATOR OR RHODE ISLAND REGISTERED PE TO WITNESS THE SOIL BEING USED. VISUAL DETERMINATION WILL BE MADE FROM THE QUALIFIED INDIVIDUAL. IF NO SUCH SOIL IS IDENTIFIED ON SITE, CONTRACTOR TO USE AASHTO NO. M-6 SOIL OR SOIL OF A GREATER INFILTRATION RATE.

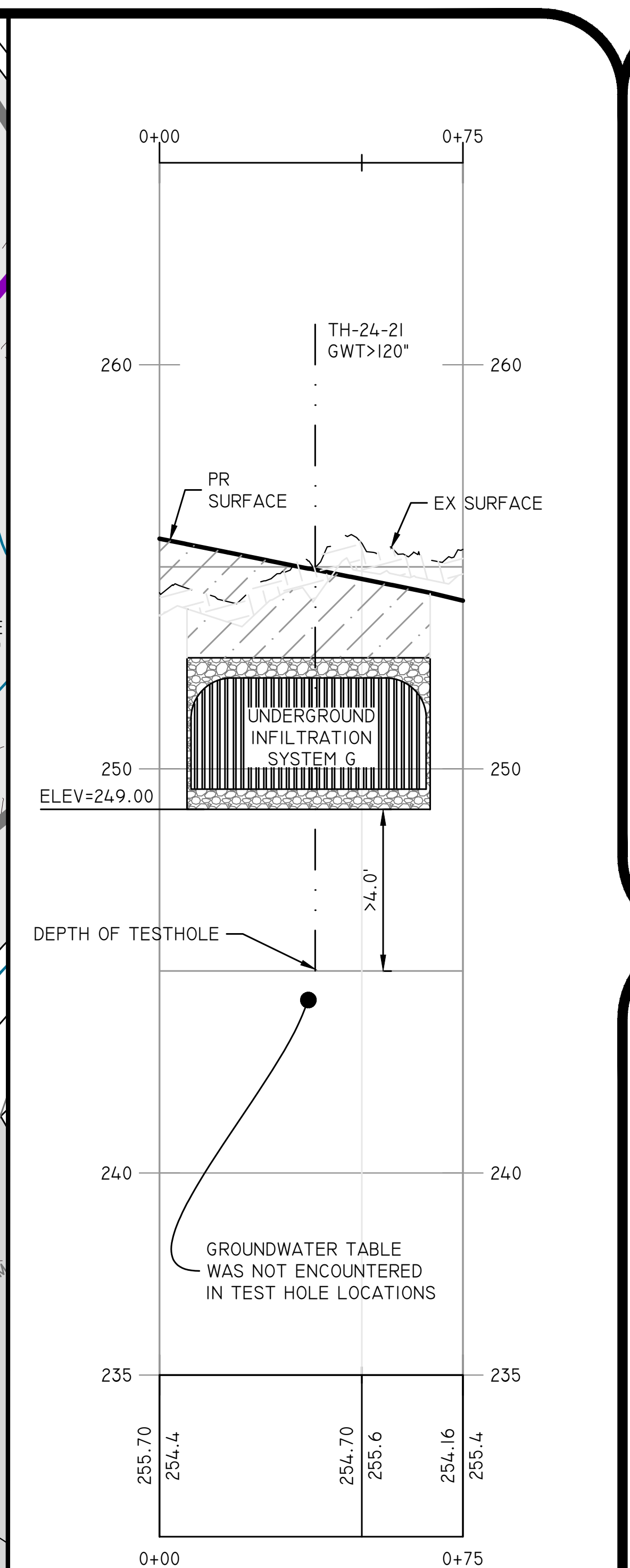
CROSS SECTION C-C

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'


60.1'
44.3'
6" HEADER PIPE
INVERT=249.58'
6" HEADER PIPE
INVERT=249.58'
6" HEADER PIPE
INVERT=249.58'
G
G
256
254
252
250
UNDERGROUND
INFILTRATION
SYSTEM-G
(56 TOTAL CHAMBERS)
DTH 24-21
GWT>120"
51.6'
SETBACK
SEV
S
SFM
RL
FFE=256.6
TF=255.5
GS=254.0
WO=248.0

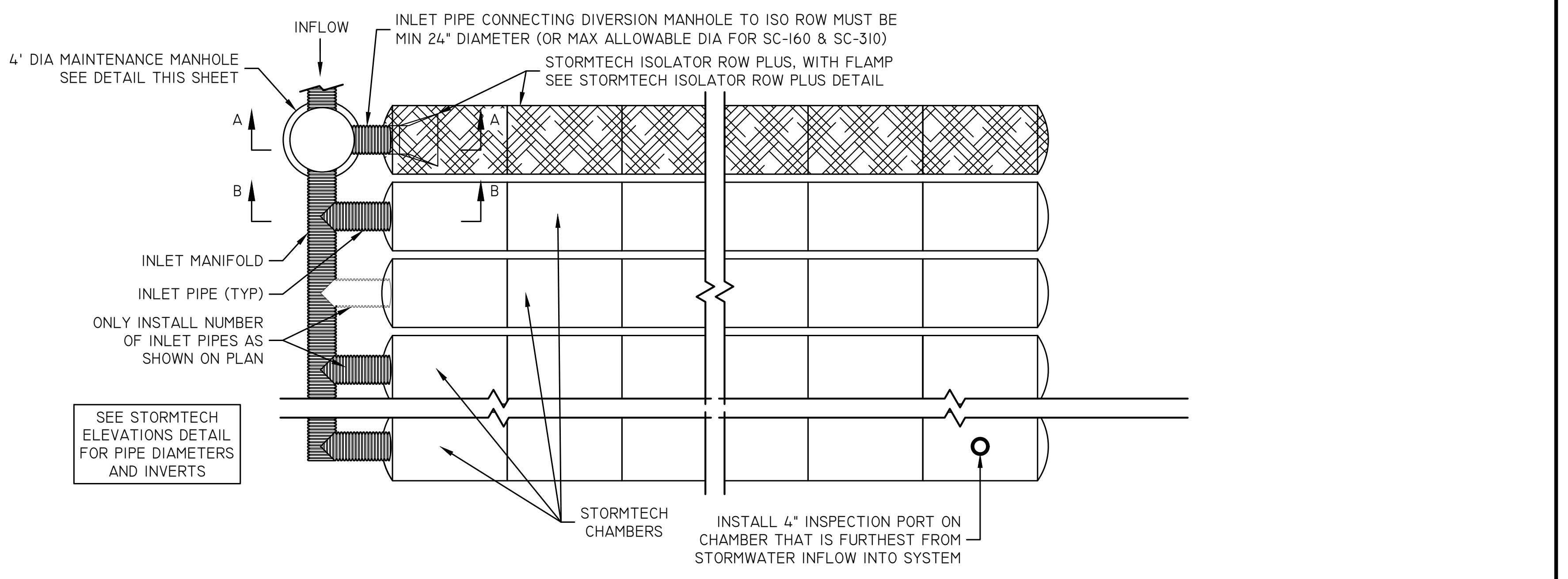
UNDERGROUND INFILTRATION SYSTEM G

SCALE: 1"=10'
0 5' 10' 20'


0+00
0+75
TH-24-21
GWT>120"
PR
SURFACE
EX SURFACE
UNDERGROUND
INFILTRATION
SYSTEM G
ELEV=249.00
>4.0'
DEPTH OF TESTHOLE
GROUNDWATER TABLE
WAS NOT ENCOUNTERED
IN TEST HOLE LOCATIONS
260
250
240
235
255.70
254.4
254.70
255.6
254.16
255.4

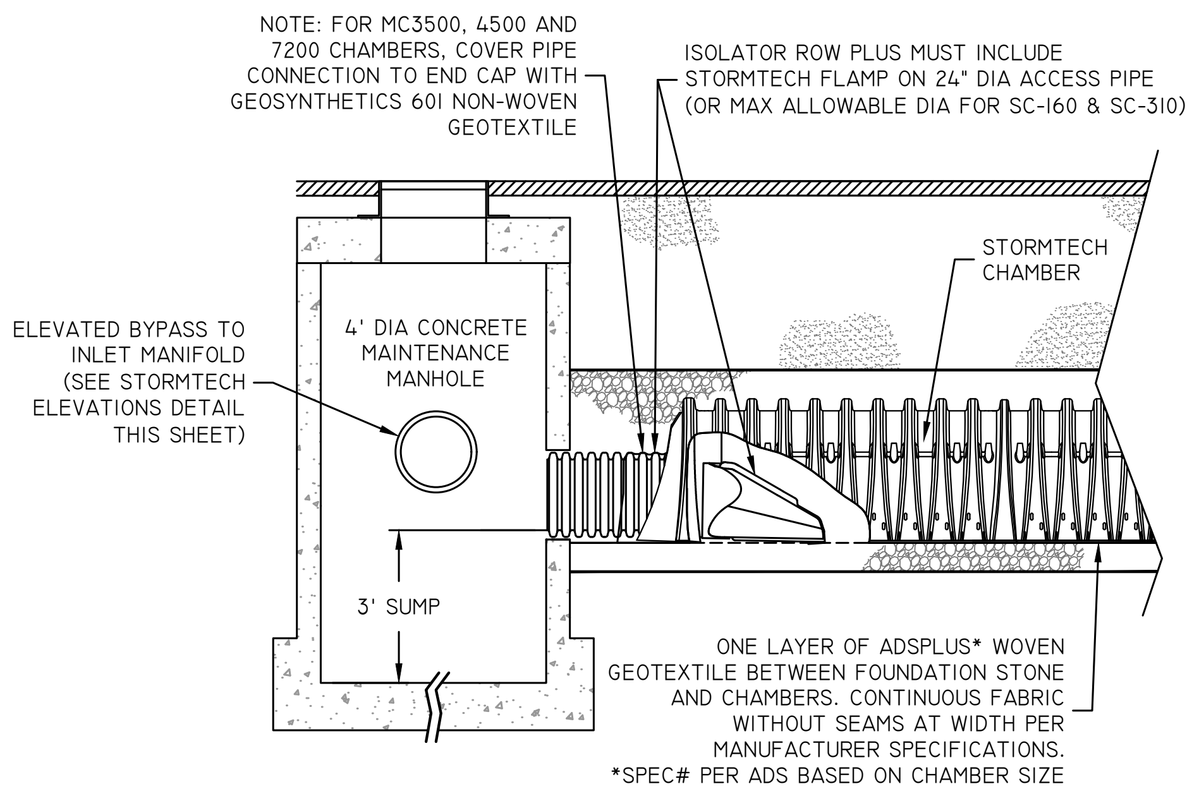
CROSS SECTION G-G

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 20' 40' 80'


INFLOW
INLET PIPE CONNECTING DIVERSION MANHOLE TO ISO ROW MUST BE MIN 24" DIAMETER (OR MAX ALLOWABLE DIA FOR SC-160 & SC-310)
4' DIA MAINTENANCE MANHOLE
SEE DETAIL THIS SHEET
STORMTECH ISOLATOR ROW PLUS, WITH FLAMP
SEE STORMTECH ISOLATOR ROW PLUS DETAIL
A
A
B
B
INLET MANIFOLD
INLET PIPE (TYP)
ONLY INSTALL NUMBER
OF INLET PIPES AS
SHOWN ON PLAN
SEE STORMTECH
ELEVATIONS DETAIL
FOR PIPE DIAMETERS
AND INVERTS
STORMTECH
CHAMBERS
INSTALL 4" INSPECTION PORT ON
CHAMBER THAT IS FURTHEST FROM
STORMWATER INFLOW INTO SYSTEM

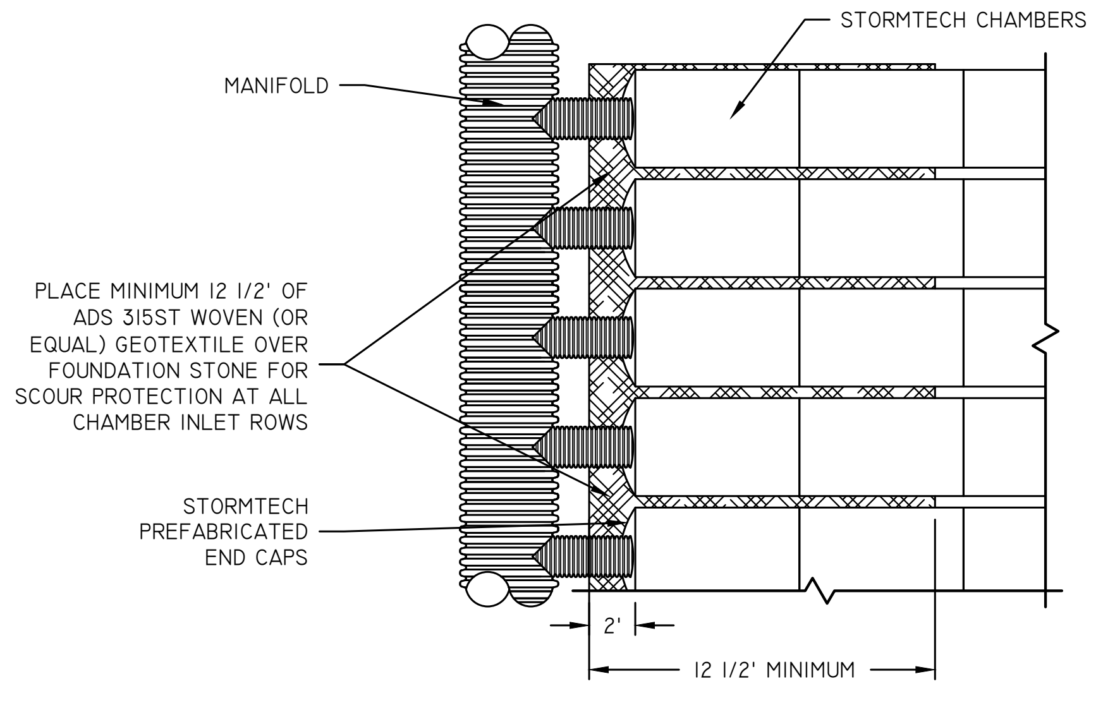
STORMTECH TYPICAL LAYOUT - INFILTRATION

NOT TO SCALE


NOTE: FOR MC3500, 4500 AND
7200 CHAMBERS, COVER PIPE
CONNECTION TO END CAP WITH
GEOSYNTHETICS 601 NON-WOVEN
GEOTEXTILE
ISOLATOR ROW PLUS MUST INCLUDE
STORMTECH FLAMP ON 24" DIA ACCESS PIPE
(OR MAX ALLOWABLE DIA FOR SC-160 & SC-310)
STORMTECH
CHAMBER
ELEVATED BYPASS TO
INLET MANIFOLD
(SEE STORMTECH
ELEVATIONS DETAIL
THIS SHEET)
4' DIA CONCRETE
MAINTENANCE
MANHOLE
3' SUMP
ONE LAYER OF ADSPLUS* WOVEN
GEOTEXTILE BETWEEN FOUNDATION STONE
AND CHAMBERS. CONTINUOUS FABRIC
WITHOUT SEAMS AT WIDTH PER
MANUFACTURER SPECIFICATIONS.
*SPEC# PER ADS BASED ON CHAMBER SIZE

STORMTECH ISOLATOR ROW PLUS DETAIL

NOT TO SCALE


STORMTECH CHAMBERS
MANIFOLD
PLACE MINIMUM 12 1/2' OF
ADS 315ST WOVEN (OR
EQUAL) GEOTEXTILE OVER
FOUNDATION STONE FOR
SCOUR PROTECTION AT ALL
CHAMBER INLET ROWS
STORMTECH
PREFABRICATED
END CAPS
2'
12 1/2' MINIMUM

STORMTECH SCOUR PROTECTION DETAIL

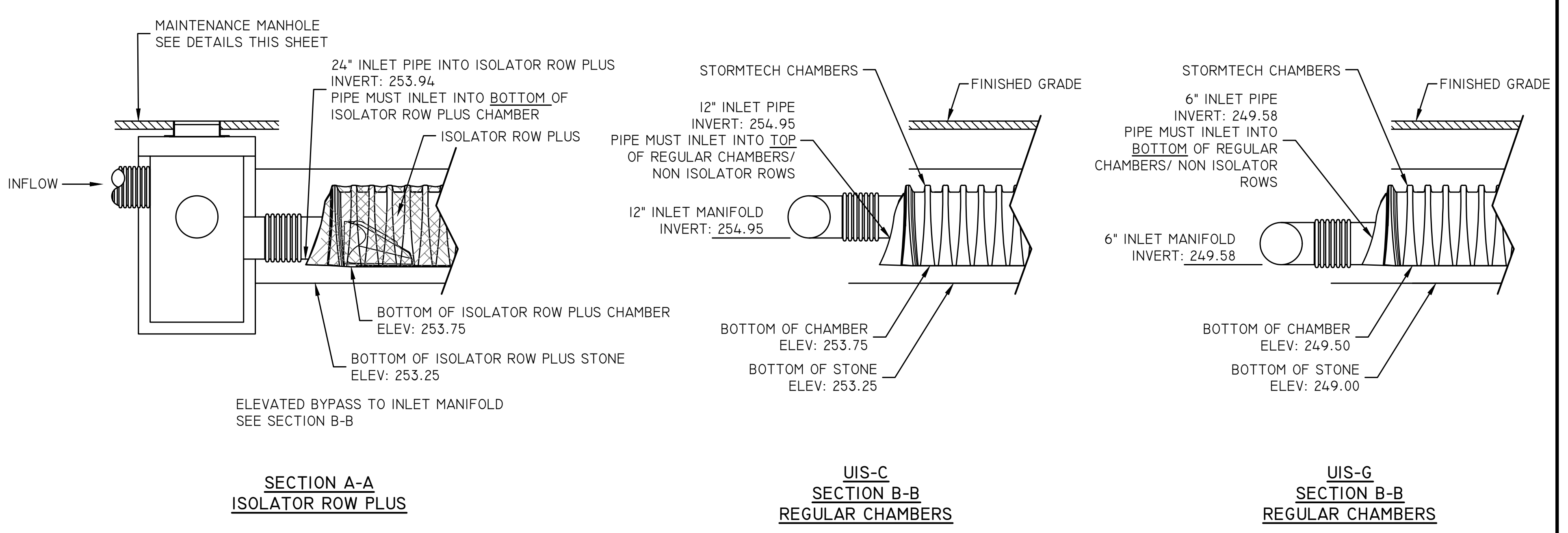
NOT TO SCALE

CONTRACTOR NOTE: SHOULD CONTRACTOR WISH TO PROPOSE ALTERNATE STORMWATER SYSTEM IN LIEU OF ADS STORMTECH, CONTRACTOR MUST SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY OWNER/ DESIGN ENGINEER PRIOR TO CONSTRUCTION:

- COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING;
- ALTERNATE PRODUCT DESIGN PLANS SPECIFIC TO THIS PROJECT, STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THIS PROJECT;
- POINT BY POINT COMPARATIVE DATA THAT DEMONSTRATES HOW THE ALTERNATE DESIGN MEETS OR IMPROVES THE DESIGN SHOWN ON THE APPROVED PLANS AND REPORTS, INCLUDING (BUT MAY NOT BE NOT LIMITED TO):
  - STAGE STORAGE
  - PEAK FLOOD ELEVATION
  - PEAK DISCHARGE FOR ALL APPLICABLE DESIGN STORMS
  - ANY OTHER APPLICABLE REQUIREMENTS OR CONSTRAINTS AS SET FORTH IN THE APPROVED PLANS, REPORTS AND CONTRACT DOCUMENTS
- PLANS, CALCULATIONS OR OTHERWISE THAT DEMONSTRATE HOW THE ALTERNATE DESIGN ADDRESSES SITE LAYOUT/ CONNECTIVITY TO THE ADJOINING STORMWATER NETWORK COMPONENTS, INCLUDING (BUT MAY NOT BE LIMITED TO):
  - PROVISION FOR ACCESS AND MAINTENANCE
  - ADEQUATE CONSTRUCTABILITY
  - ACCOMMODATION OF SURROUNDING OBJECTS/ STRUCTURES/ UTILITIES IN ACCORDANCE WITH ALL APPLICABLE OFFSETS, CLEARANCES AND STIPULATIONS AS REQUIRED BY THE APPLICABLE AUTHORITIES HAVING JURISDICTION

APPLICATION FOR SUBSTITUTION

NOT TO SCALE


MAINTENANCE MANHOLE
SEE DETAILS THIS SHEET
24" INLET PIPE INTO ISOLATOR ROW PLUS
INVERT: 253.94
PIPE MUST INLET INTO BOTTOM OF
ISOLATOR ROW PLUS CHAMBER
ISOLATOR ROW PLUS
INFLOW
BOTTOM OF ISOLATOR ROW PLUS CHAMBER
ELEV: 253.75
BOTTOM OF ISOLATOR ROW PLUS STONE
ELEV: 253.25
ELEVATED BYPASS TO INLET MANIFOLD
SEE SECTION B-B
STORMTECH CHAMBERS
FINISHED GRADE
12" INLET PIPE
INVERT: 254.95
PIPE MUST INLET INTO TOP
OF REGULAR CHAMBERS/
NON ISOLATOR ROWS
12" INLET MANIFOLD
INVERT: 254.95
BOTTOM OF CHAMBER
ELEV: 253.75
BOTTOM OF STONE
ELEV: 253.25
STORMTECH CHAMBERS
FINISHED GRADE
6" INLET PIPE
INVERT: 249.58
PIPE MUST INLET INTO
BOTTOM OF REGULAR
CHAMBERS/ NON ISOLATOR
ROWS
6" INLET MANIFOLD
INVERT: 249.58
BOTTOM OF CHAMBER
ELEV: 249.50
BOTTOM OF STONE
ELEV: 249.00

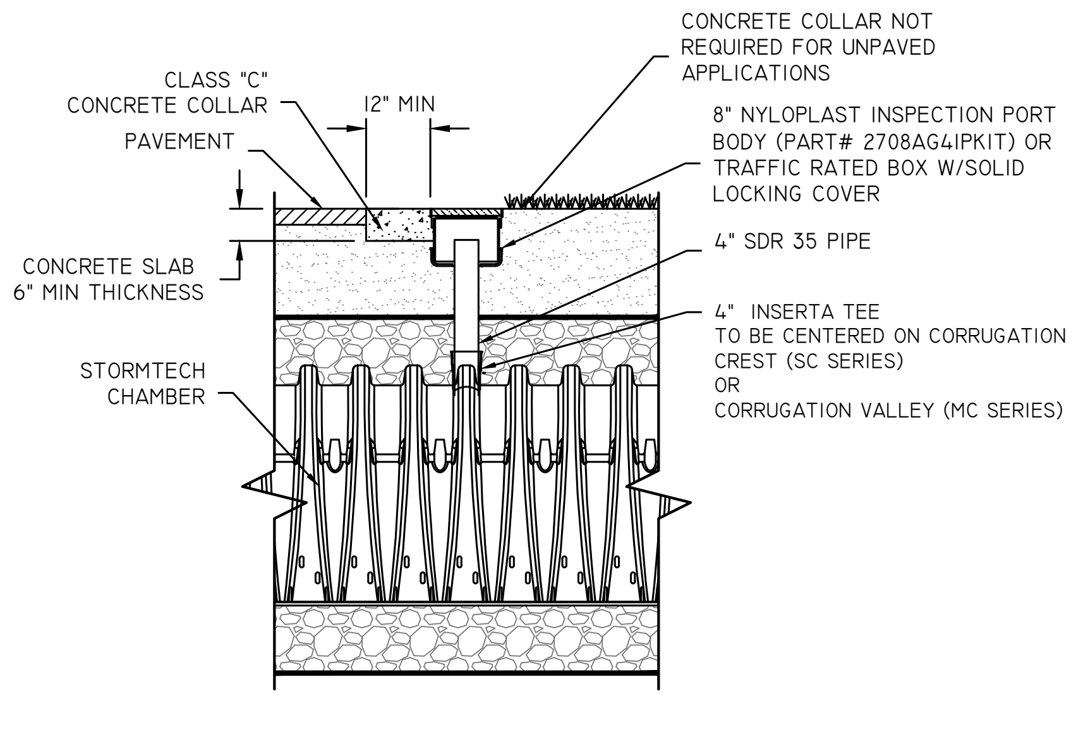
SECTION A-A
ISOLATOR ROW PLUS

UIS-C
SECTION B-B
REGULAR CHAMBERS

UIS-G
SECTION B-B
REGULAR CHAMBERS

STORMTECH ELEVATIONS

NOT TO SCALE

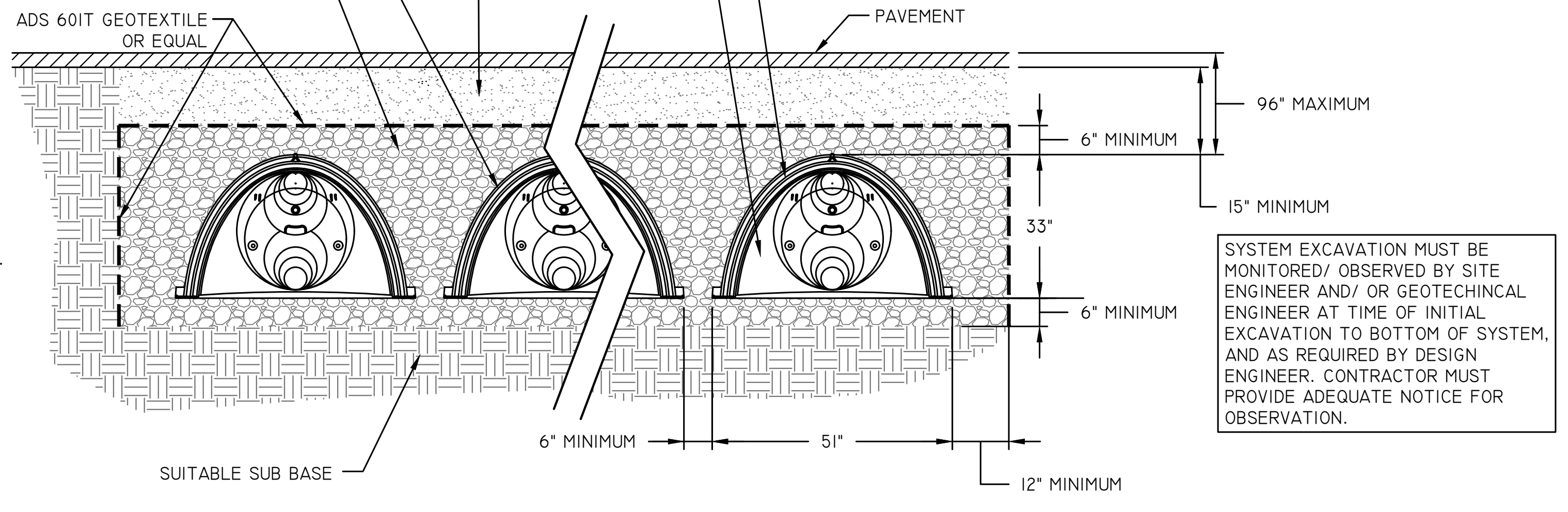

CLASS "C"
CONCRETE COLLAR
12" MIN
PAVEMENT
CONCRETE COLLAR NOT
REQUIRED FOR UNPAVED
APPLICATIONS
8" NYLOPLAST INSPECTION PORT
BODY (PART# 2708AG4IPKIT) OR
TRAFFIC RATED BOX W/SOLID
LOCKING COVER
4" SDR 35 PIPE
CONCRETE SLAB
6" MIN THICKNESS
4" INSERTA TEE
TO BE CENTERED ON CORRUGATION
CREST (SC SERIES)
OR
CORRUGATION VALLEY (MC SERIES)
STORMTECH
CHAMBER

STORMTECH 4" INSPECTION PORT DETAIL

NOT TO SCALE

NOTES:

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


CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO MIN 95% PROCTOR DENSITY FOR WELL GRADED MATERIALS AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. SEE STORMTECH SPECIFICATIONS FOR TABLE OF ACCEPTABLE FILL MATERIALS
3/4"-2" CLEAN, WASHED,
CRUSHED, ANGULAR STONE
ADS 601T GEOTEXTILE
OR EQUAL
SC-800 END CAP
SC-800 CHAMBER
PAVEMENT
6" MINIMUM
96" MAXIMUM
15" MINIMUM
33"
6" MINIMUM
6" MINIMUM
51"
12" MINIMUM
SUITABLE SUB BASE

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

STORMTECH SC-800 TYPICAL CROSS SECTION

NOT TO SCALE

DESCRIPTION	UIS-C	UIS-G
TOP OF UIS STONE ELEVATION	257.00	252.75
BOTTOM OF UIS STONE ELEVATION	253.25	249.00
100 YEAR STORM ELEVATION	255.08	252.00
10 YEAR STORM ELEVATION	254.09	250.29
1 YEAR STORM ELEVATION	253.64	247.71
SEASONAL HIGH GWT ELEVATION	249.00	<245.00
SOIL EVALUATION	TH-24-19	TH-24-21

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BRENNA GUAY
No. 13738
01/09/2026
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

UNDERGROUND INFILTRATION SYSTEMS C & G

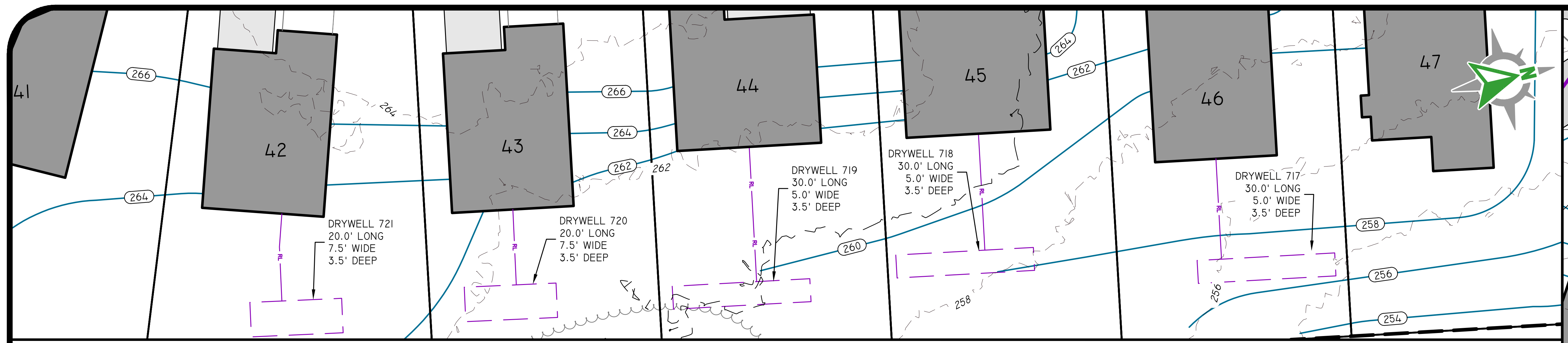
VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

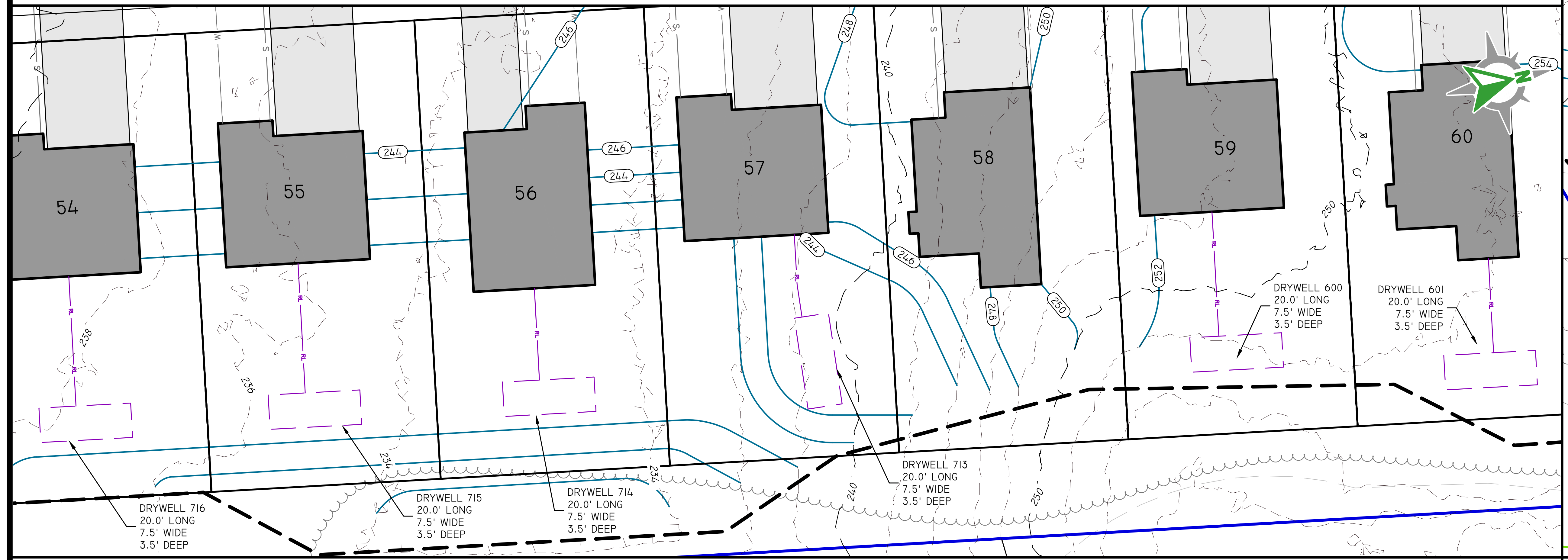
LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 19 OF 28


41
42
43
44
45
46
47
DRYWELL 721
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 720
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 719
30.0' LONG
5.0' WIDE
3.5' DEEP
DRYWELL 718
30.0' LONG
5.0' WIDE
3.5' DEEP
DRYWELL 717
30.0' LONG
5.0' WIDE
3.5' DEEP
266
264
262
260
258
256
254

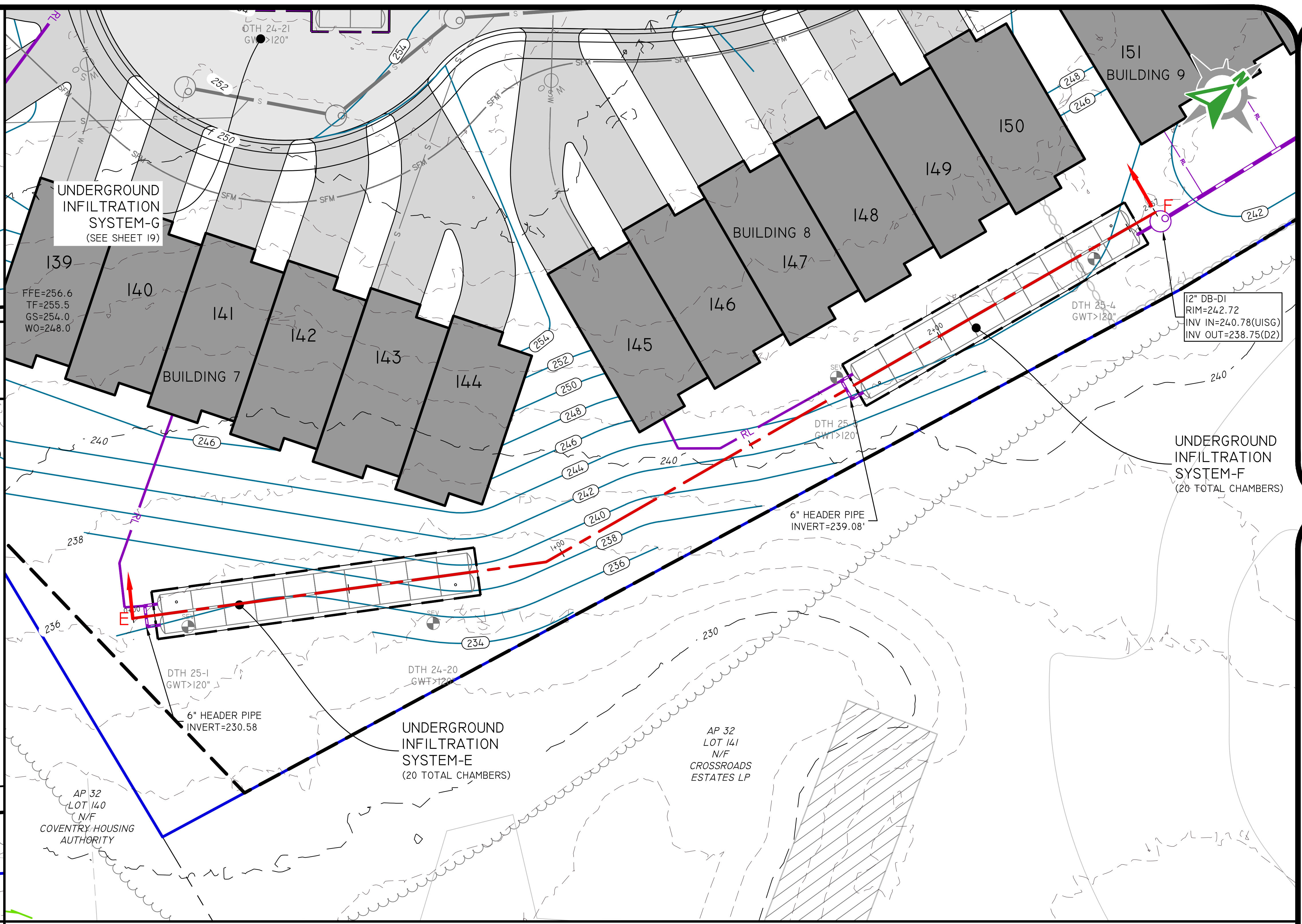
DRYWELL SYSTEMS

SCALE: 1"=20'
0 10' 20' 40'


54
55
56
57
58
59
60
DRYWELL 716
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 715
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 714
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 713
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 600
20.0' LONG
7.5' WIDE
3.5' DEEP
DRYWELL 601
20.0' LONG
7.5' WIDE
3.5' DEEP
254
252
250
248
246
244
240
238
236

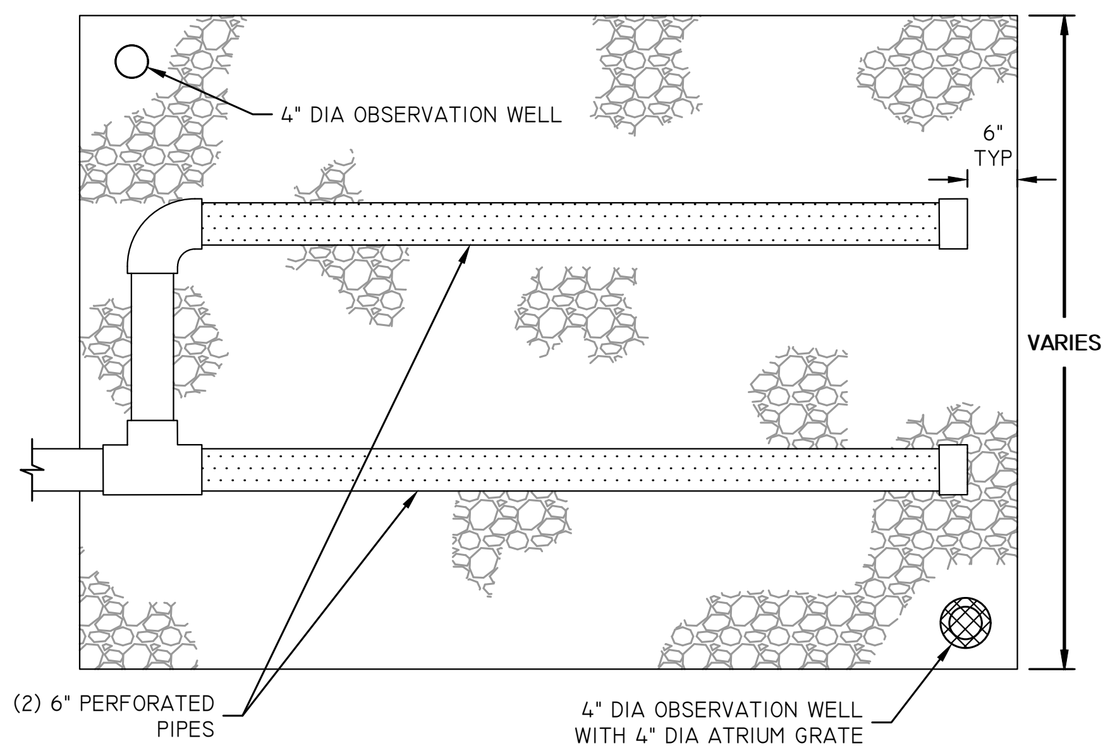
DRYWELL SYSTEMS

SCALE: 1"=20'
0 10' 20' 40'


UNDERGROUND
INFILTRATION
SYSTEM-G
(SEE SHEET 19)
139
FFE=256.6
TF=255.5
GS=254.0
WO=248.0
140
141
142
143
144
145
146
147
148
149
150
151
BUILDING 7
BUILDING 8
BUILDING 9
12" DB-DI
RIM=242.72
INV IN=240.78(UISG)
INV OUT=238.75(D2)
DTH 25-4
GWT>120"
DTH 25
GWT>120"
DTH 25-1
GWT>120"
DTH 24-20
GWT>120"
6" HEADER PIPE
INVERT=239.08'
6" HEADER PIPE
INVERT=230.58
UNDERGROUND
INFILTRATION
SYSTEM-F
(20 TOTAL CHAMBERS)
UNDERGROUND
INFILTRATION
SYSTEM-E
(20 TOTAL CHAMBERS)
E
F
1+00
2+00
RL
AP 32
LOT 140
N/F
COVENTRY HOUSING
AUTHORITY
AP 32
LOT 141
N/F
CROSSROADS
ESTATES LP
252
250
248
246
244
242
240
238
236
234
230

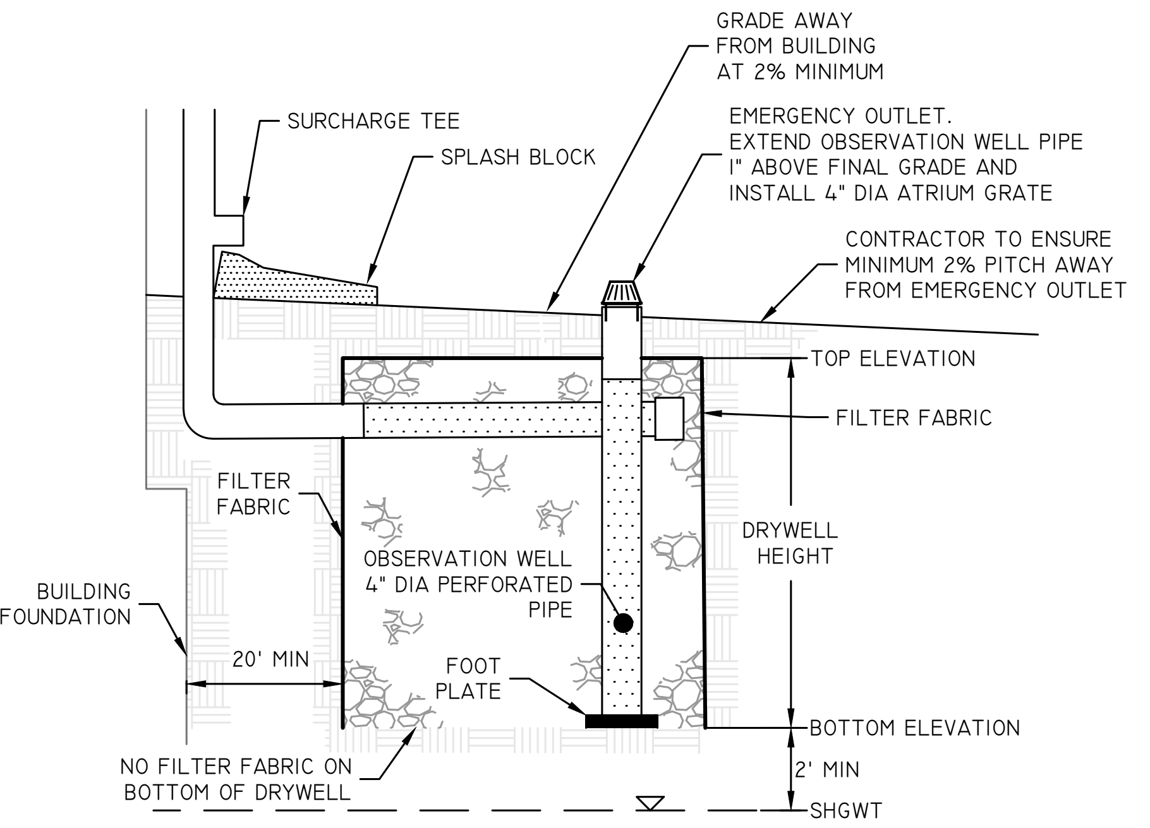
UNDERGROUND INFILTRATION SYSTEM E & F

SCALE: 1"=20'
0 10' 20' 40'


4" DIA OBSERVATION WELL
6" TYP
VARIES
(2) 6" PERFORATED PIPES
4" DIA OBSERVATION WELL WITH 4" DIA ATRIUM GRATE

HOUSE DRYWELL DETAIL (PLAN)

NOT TO SCALE


GRADE AWAY
FROM BUILDING
AT 2% MINIMUM
SURCHARGE TEE
SPLASH BLOCK
EMERGENCY OUTLET.
EXTEND OBSERVATION WELL PIPE
1" ABOVE FINAL GRADE AND
INSTALL 4" DIA ATRIUM GRATE
CONTRACTOR TO ENSURE
MINIMUM 2% PITCH AWAY
FROM EMERGENCY OUTLET
TOP ELEVATION
FILTER FABRIC
FILTER FABRIC
DRYWELL
HEIGHT
OBSERVATION WELL
4" DIA PERFORATED
PIPE
BUILDING
FOUNDATION
20' MIN
FOOT
PLATE
BOTTOM ELEVATION
2' MIN
NO FILTER FABRIC ON
BOTTOM OF DRYWELL
SHGWT

HOUSE DRYWELL DETAIL (PROFILE)

NOT TO SCALE

HOUSE DRYWELL DETAIL

NOT TO SCALE

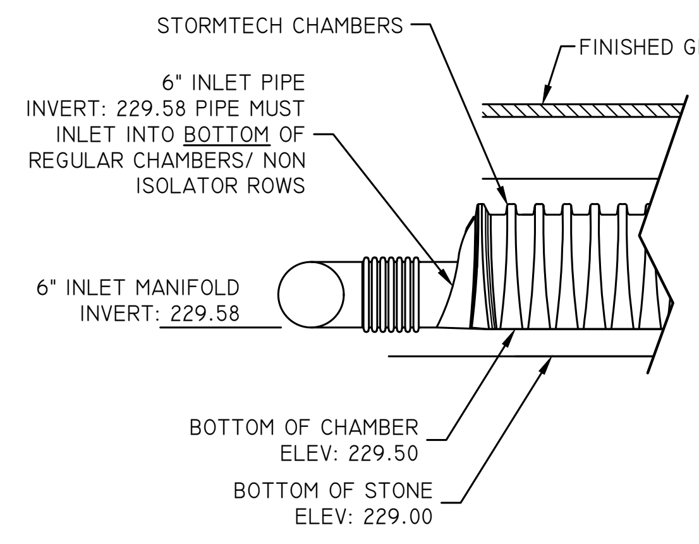
CONSTRUCTION, MAINTENANCE & INSPECTION NOTES:

1. ROOF LEADERS ARE TO TIE INTO PROPOSED DRYWELLS.
2. DRYWELL AREA TO BE STAKED, MARKED, AND REMAIN UNDISTURBED PRIOR TO CONSTRUCTION. THERE IS TO BE NO CONSTRUCTION TRAFFIC ON DESIGNATED AREA PRIOR TO CONSTRUCTION.
3. DRYWELLS TO BE LOCATED DOWNGRADIENT OF THE BUILDING WITH A MINIMUM OF 20' SEPARATION TO THE FOUNDATION.
4. UNDER NO CIRCUMSTANCES MAY DRYWELLS BE INSTALLED UPGRADIENT OF A BUILDING.
5. PLACE FILTER FABRIC ON SIDES OF TRENCH AND FILL WITH CRUSHED, WASHED STONE.
6. OVERLAP FILTER FABRIC ON THE TOP OF THE FILTER STONE. BACK FILL WITH CLEAN FILL TO FINISH GRADE.
7. MONITORING OF WATER LEVELS WITHIN THE INSPECTION PORT AT VARIOUS TIME INTERVALS AFTER A RAINFALL EVENT WILL INDICATE THE EFFECTIVENESS OF THE SYSTEM. IF WATER IS STANDING IN DRYWELL SYSTEM 72 HOURS AFTER A STORM EVENT, SYSTEM FAILURE HAS OCCURRED AND WILL REQUIRE FLUSHING MAINTENANCE, REPAIR OR REPLACEMENT OF THE SYSTEM.
8. MAINTENANCE OF ALL DRYWELL AND DRAINAGE COMPONENTS IS THE RESPONSIBILITY OF THE OWNER, INCLUDING MONITORING OF WATER LEVELS AS NECESSARY.
9. THE ONLY CONNECTIONS ALLOWED TO THE DRYWELL ARE FROM ROOF CONNECTIONS AS SHOWN ON THE PLANS. CONNECTIONS FROM FOUNDATIONS DRAINS, SUMPS, WINDOW WELLS, FLOOR DRAINAGE AND ALL OTHER CONNECTIONS ARE PROHIBITED.

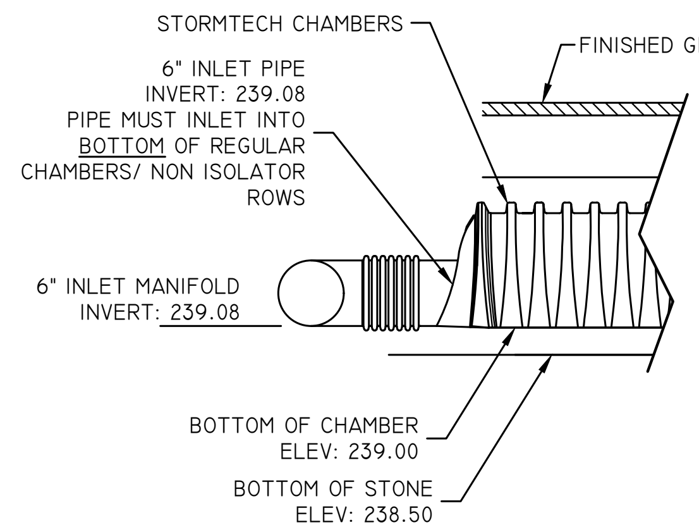
LOT	DRYWELL NAME	PROPOSED GRADING ELEVATION	TOP OF DRYWELL	ELEVATION AT BOTTOM STONE OF DRYWELL	SEASONAL HIGH GWT ELEVATION	SEPARATION DISTANCE (FEET)
59	600	253.00	252.50	249.00	244.50	4.50
60	601	253.00	252.50	249.00	244.50	4.50
57	713	242.00	241.50	238.00	235.70	2.30
56	714	239.00	238.50	234.50	230.90	3.60
55	715	239.00	238.50	234.50	232.20	2.30
54	716	239.00	238.50	234.50	232.20	2.30
46	717	257.00	256.50	253.00	245.90	7.10
45	718	259.00	258.50	255.00	248.50	6.50
44	719	260.00	259.50	256.00	251.50	4.50
43	720	261.50	261.00	257.50	251.50	6.00
42	721	263.00	262.50	259.00	252.50	6.50

DRYWELL TABLE

NOT TO SCALE


STORMTECH CHAMBERS
FINISHED GRADE
6" INLET PIPE
INVERT: 229.58 PIPE MUST
INLET INTO BOTTOM OF
REGULAR CHAMBERS/ NON
ISOLATOR ROWS
6" INLET MANIFOLD
INVERT: 229.58
BOTTOM OF CHAMBER
ELEV: 229.50
BOTTOM OF STONE
ELEV: 229.00

UIS-E
SECTION B-B
REGULAR CHAMBERS

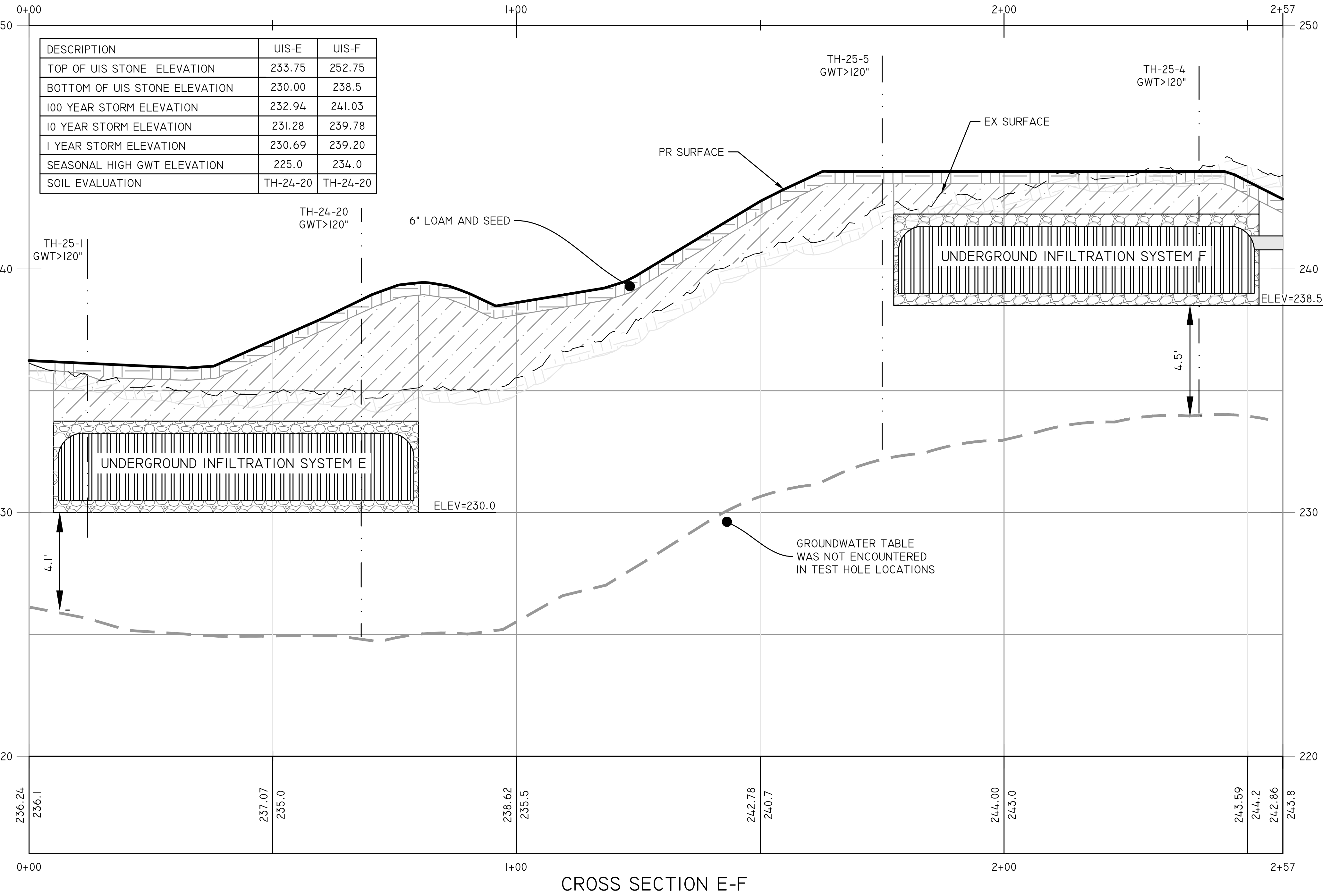

STORMTECH CHAMBERS
FINISHED GRADE
6" INLET PIPE
INVERT: 239.08
PIPE MUST INLET INTO
BOTTOM OF REGULAR
CHAMBERS/ NON ISOLATOR
ROWS
6" INLET MANIFOLD
INVERT: 239.08
BOTTOM OF CHAMBER
ELEV: 239.00
BOTTOM OF STONE
ELEV: 238.50

UIS-F
SECTION B-B
REGULAR CHAMBERS

NOTE:
ALL OTHER STORMTECH DETAILS FOR UNDERGROUND INFILTRATION SYSTEM E & F ARE SHOWN ON SHEET 18

STORMTECH ELEVATIONS

NOT TO SCALE


0+00
1+00
2+00
2+57
250
240
230
220
TH-25-1
GWT>120"
TH-24-20
GWT>120"
TH-25-5
GWT>120"
TH-25-4
GWT>120"
6" LOAM AND SEED
PR SURFACE
EX SURFACE
UNDERGROUND INFILTRATION SYSTEM F
ELEV=238.5
UNDERGROUND INFILTRATION SYSTEM E
ELEV=230.0
4.1'
4.5'
GROUNDWATER TABLE
WAS NOT ENCOUNTERED
IN TEST HOLE LOCATIONS
236.24
236.1
237.07
235.0
238.62
235.5
242.78
240.7
244.00
243.0
243.59
244.2
242.86
243.8

DESCRIPTION	UIS-E	UIS-F
TOP OF UIS STONE ELEVATION	233.75	252.75
BOTTOM OF UIS STONE ELEVATION	230.00	238.5
100 YEAR STORM ELEVATION	232.94	241.03
10 YEAR STORM ELEVATION	231.28	239.78
1 YEAR STORM ELEVATION	230.69	239.20
SEASONAL HIGH GWT ELEVATION	225.0	234.0
SOIL EVALUATION	TH-24-20	TH-24-20

CROSS SECTION E-F

VERTICAL: 0 2' 4' 8'
HORIZONTAL: 0 10' 20' 40'

UNDERGROUND INFILTRATION SYSTEM E & F

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0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

UNDERGROUND INFILTRATION SYSTEMS E & F

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
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LEGAL COUNSEL:
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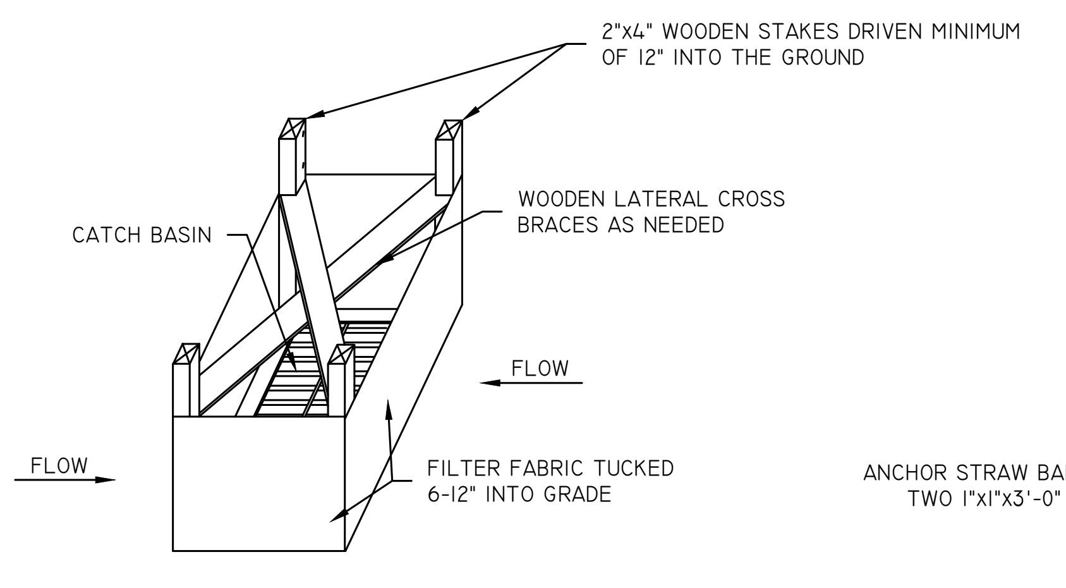
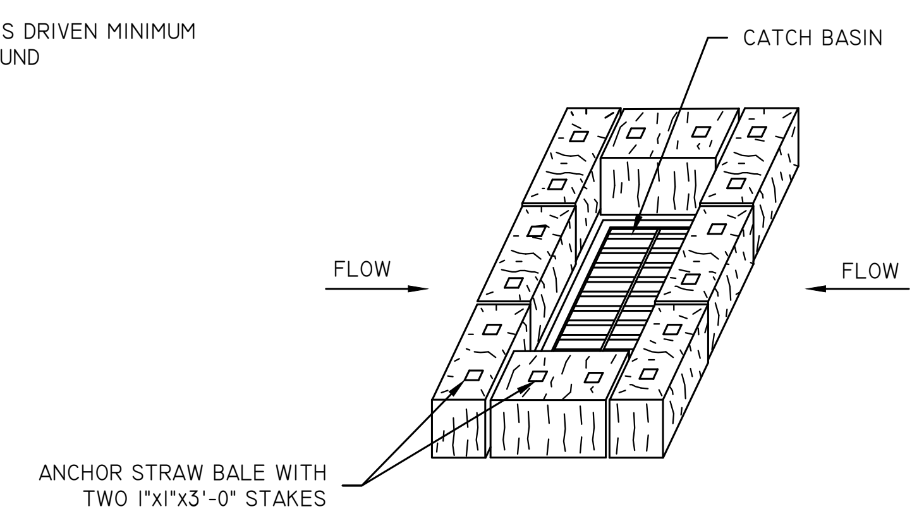

2"x4" WOODEN STAKES DRIVEN MINIMUM OF 12" INTO THE GROUND
CATCH BASIN
WOODEN LATERAL CROSS BRACES AS NEEDED
FLOW
FLOW
FILTER FABRIC TUCKED 6-12" INTO GRADE

SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS


CATCH BASIN
FLOW
FLOW
ANCHOR STRAW BALE WITH TWO 1"x1"x3'-0" STAKES

STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

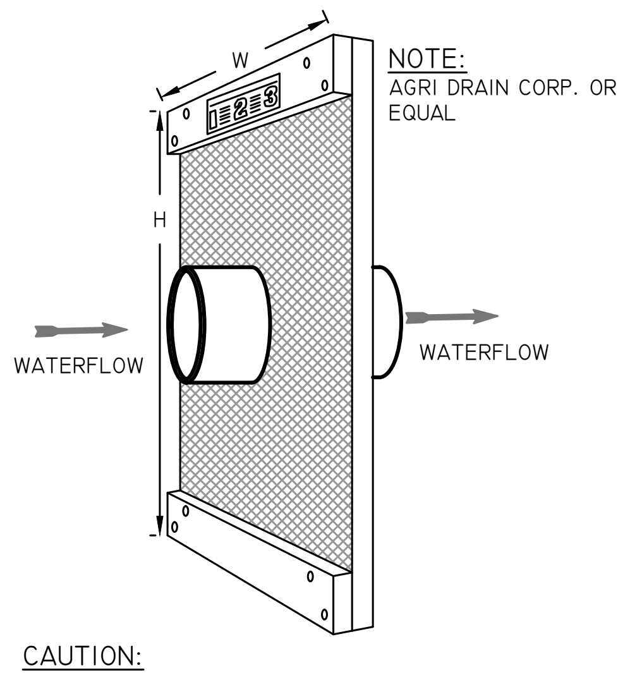
NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

CATCH BASIN EROSION CONTROL

NOT TO SCALE

LOCATION	WIDTH	HEIGHT	QUANTITY
POND D (OUTLET D/O-1)	3'	3'	2
POND D (OUTLET D/O-2)	3'	3'	2

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

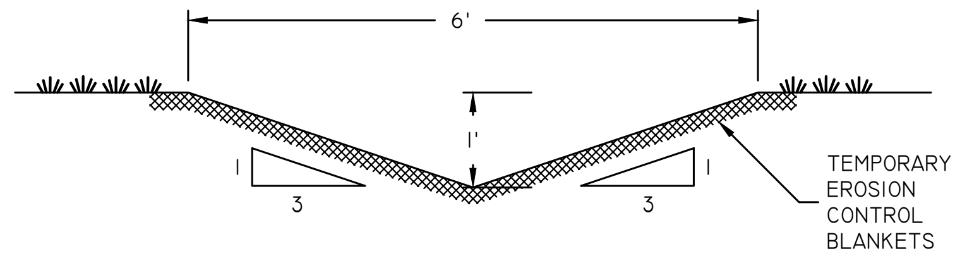

W
H
WATERFLOW
WATERFLOW
1 2 3

NOTE:
AGRI DRAIN CORP. OR EQUAL

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

ANTI-SEEP COLLAR

NOT TO SCALE


6'
1'
3
1
3
1
TEMPORARY EROSION CONTROL BLANKETS

TEMPORARY DIVERSION CHANNEL

NOT TO SCALE

GENERAL NOTES:
1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
3. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
8. SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE 1, COLUMN V FILTER STONE.

SEDIMENT TRAP DIMENSIONS*	TRAP 1		TRAP 2		TRAP 3	
TRIBUTARY DRAINAGE AREA	3.1	AC	3.1	AC	0.8	AC
WET STORAGE DEPTH (DW)	2.0	FT	2.0	FT	2.0	FT
DRY STORAGE DEPTH (DD)	2.0	FT	2.0	FT	2.0	FT
TOTAL DEPTH (D)	4.0	FT	4.0	FT	4.0	FT
BOTTOM OF TRAP AREA (AB)	2,737	SQ.FT	2,485	SQ.FT	436	SQ.FT
WETTED SURFACE AREA (AW)	3,619	SQ.FT	3,328	SQ.FT	930	SQ.FT
SURFACE AREA AT OUTLET (AD)	4,600	SQ.FT	4,272	SQ.FT	1,525	SQ.FT

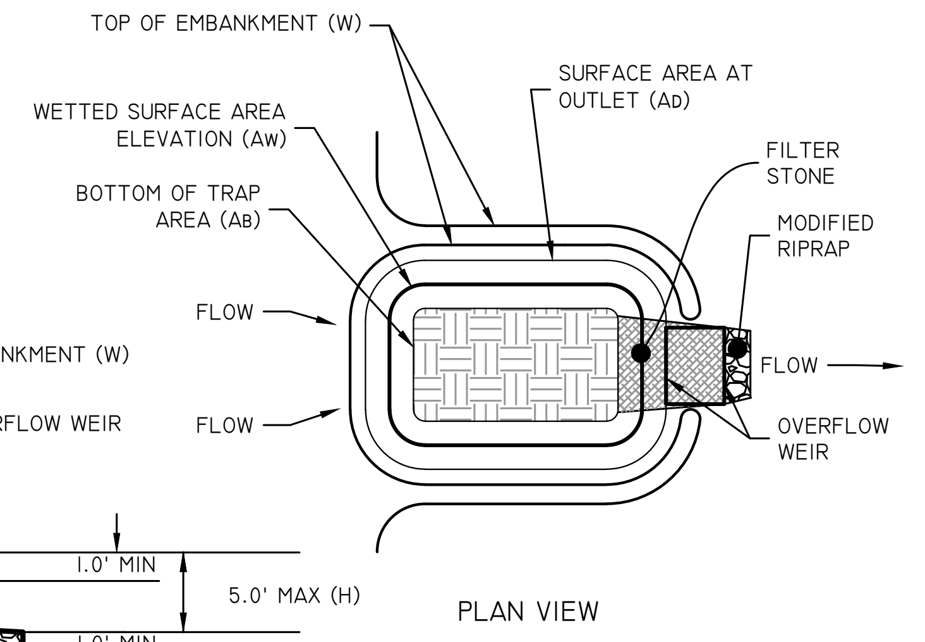
*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT
H=HEIGHT OF EMBANKMENT
W=TOP WIDTH OF EMBANKMENT

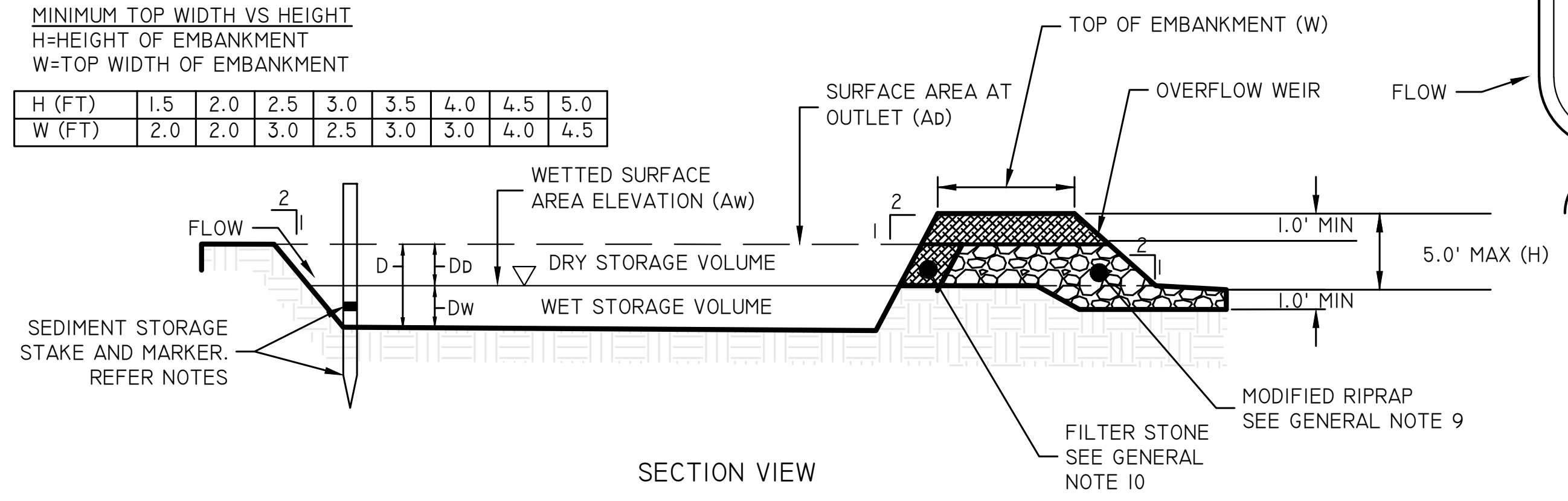
H (FT)	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
W (FT)	2.0	2.0	3.0	2.5	3.0	3.0	4.0	4.5

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

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


TOP OF EMBANKMENT (W)
SURFACE AREA AT OUTLET (AD)
WETTED SURFACE AREA ELEVATION (AW)
BOTTOM OF TRAP AREA (AB)
FILTER STONE
MODIFIED RIPRAP
FLOW
FLOW
FLOW
OVERFLOW WEIR

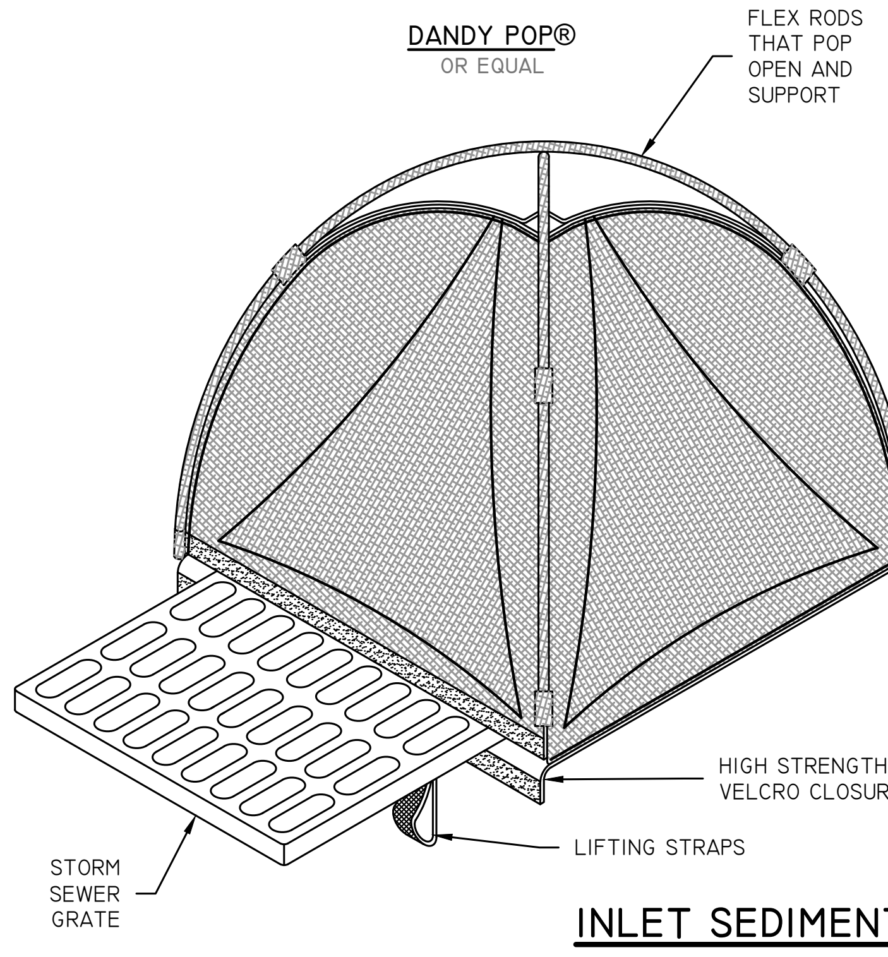
PLAN VIEW

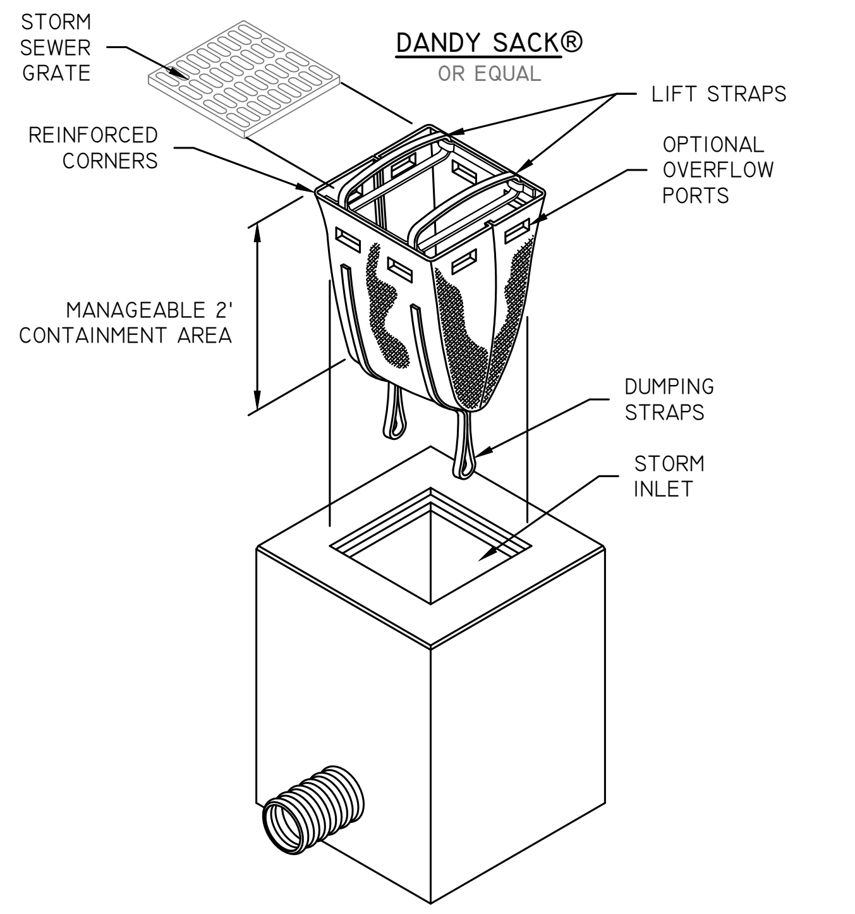

TOP OF EMBANKMENT (W)
SURFACE AREA AT OUTLET (AD)
OVERFLOW WEIR
WETTED SURFACE AREA ELEVATION (AW)
FLOW
2
1
D
DD
DW
DRY STORAGE VOLUME
WET STORAGE VOLUME
1.0' MIN
5.0' MAX (H)
1.0' MIN
SEDIMENT STORAGE STAKE AND MARKER. REFER NOTES
FILTER STONE SEE GENERAL NOTE 10
MODIFIED RIPRAP SEE GENERAL NOTE 9

SECTION VIEW

TEMPORARY SEDIMENT TRAP DETAIL

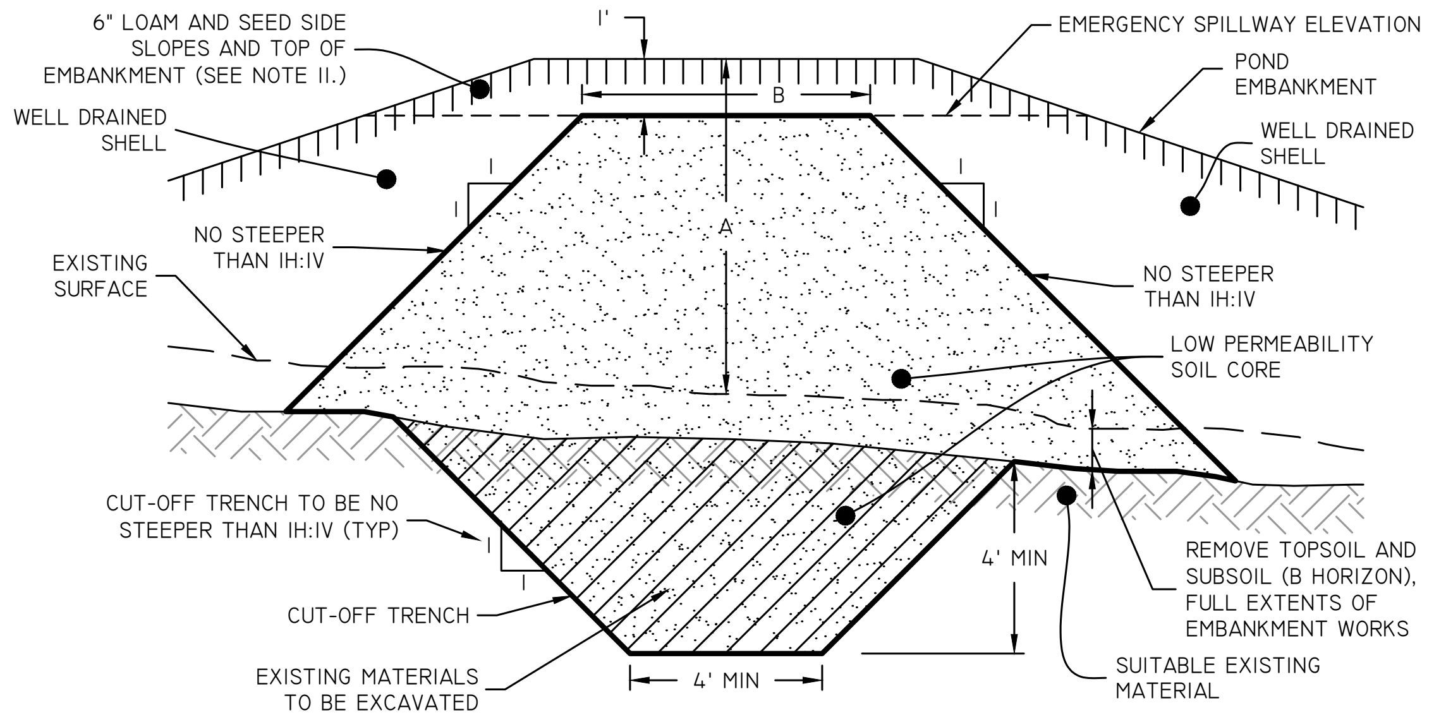
NOT TO SCALE


DANDY POP®
OR EQUAL
FLEX RODS THAT POP OPEN AND SUPPORT
HIGH STRENGTH VELCRO CLOSURE
LIFTING STRAPS
STORM SEWER GRATE


DANDY SACK®
OR EQUAL
STORM SEWER GRATE
REINFORCED CORNERS
MANAGEABLE 2' CONTAINMENT AREA
LIFT STRAPS
OPTIONAL OVERFLOW PORTS
DUMPING STRAPS
STORM INLET

INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE


6" LOAM AND SEED SIDE SLOPES AND TOP OF EMBANKMENT (SEE NOTE 11.)
1'
EMERGENCY SPILLWAY ELEVATION
POND EMBANKMENT
B
WELL DRAINED SHELL
WELL DRAINED SHELL
A
NO STEEPER THAN 1H:1V
NO STEEPER THAN 1H:1V
EXISTING SURFACE
LOW PERMEABILITY SOIL CORE
CUT-OFF TRENCH TO BE NO STEEPER THAN 1H:1V (TYP)
CUT-OFF TRENCH
4' MIN
REMOVE TOPSOIL AND SUBSOIL (B HORIZON), FULL EXTENTS OF EMBANKMENT WORKS
EXISTING MATERIALS TO BE EXCAVATED
4' MIN
SUITABLE EXISTING MATERIAL

WELL DRAINED SHELL TO BE GRAVEL BORROW AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT FINER BY WEIGHT
3-INCH	60-100
$\frac{1}{2}$ INCH	50-85
$\frac{3}{8}$ INCH	45-80
NO. 4	40-75
NO. 40	0-45
NO. 200	0-10

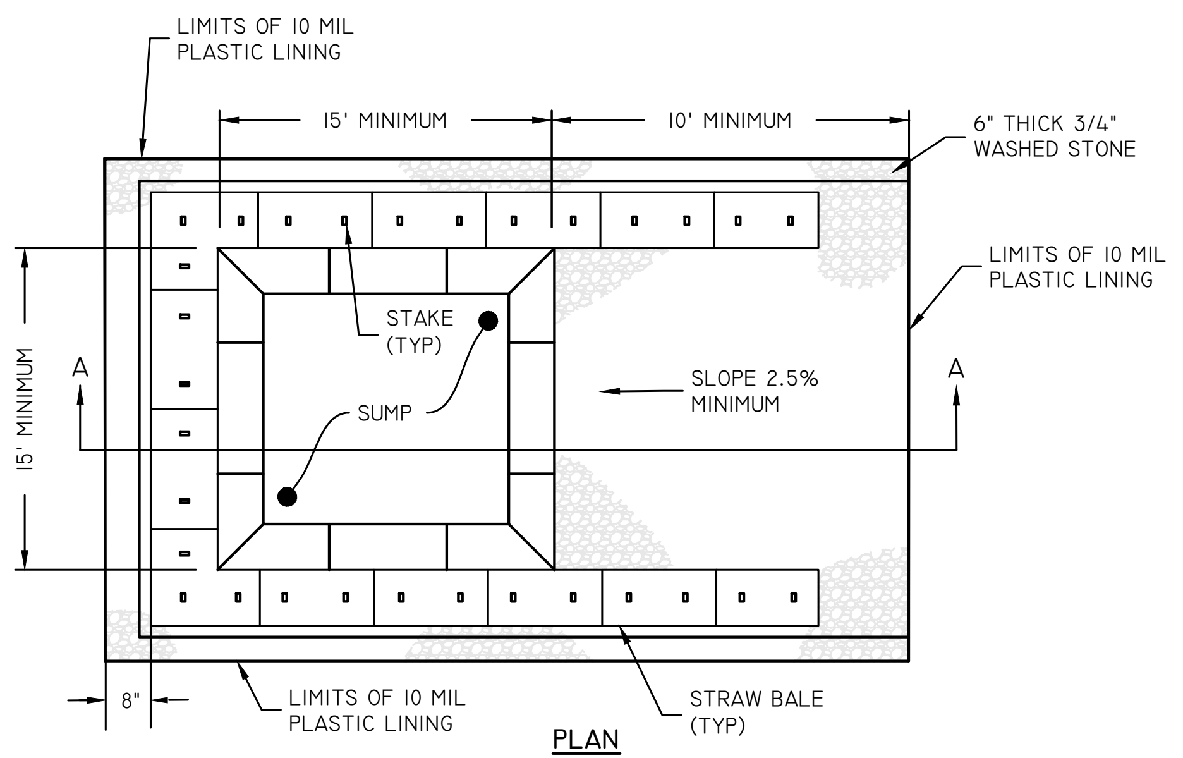
NOTE TO CONTRACTOR: COORDINATE WITH THE OWNER'S GEOTECHNICAL ENGINEER/ INSPECTOR A MINIMUM OF FIVE DAYS PRIOR TO CONSTRUCTION OF THE EMBANKMENT, FOR APPROVAL OF PROPOSED CORE MATERIALS, TESTING COMPANY AND EMBANKMENT INSPECTION SCHEDULE. INTERIM INSPECTION REPORTS TO BE PROVIDED TO THE OWNER AND DESIGN ENGINEER AT INTERVALS AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

POND EMBANKMENT HEIGHT "A" (FT)	TOP WIDTH OF CORE "B" (FT)
0-7.0	6.0
OVER 7.0	PER GEOTECH

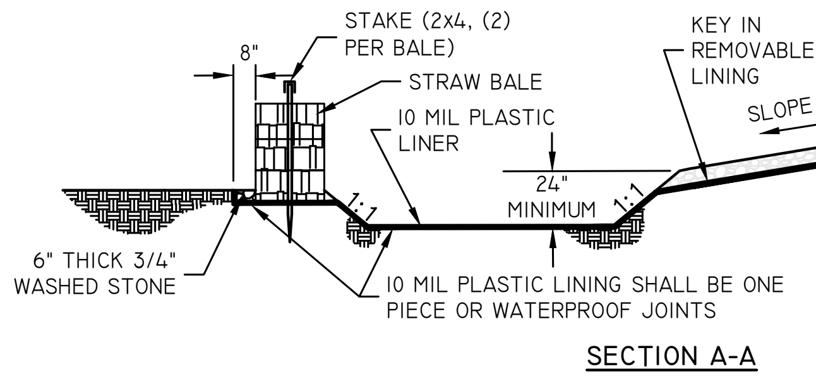
NOTES:
1. LOW PERMEABILITY SOIL CORE TO BE PROVIDED FOR ALL POND EMBANKMENTS UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY NOTED ON THE PLANS.
2. LOW PERMEABILITY SOIL CORE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 30% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.00005 CM/S.
3. WELL DRAINED SHELL TO BE GRAVEL BORROW WITH LESS THAN 10% PASSING THE #200 SIEVE AND MEET THE GRADATION AS SHOWN ON THIS DETAIL.
4. ALL MATERIAL MUST BE FREE FROM DELETERIOUS/ ORGANIC MATTER, INCLUDING (BUT NOT LIMITED TO) ROOTS, SOD, RUBBLE, SNOW, ICE, RUBBISH ETC.
5. MINIMUM DEPTH OF CUT-OFF TRENCH SHALL BE 4' MEASURED FROM THE LOWEST ELEVATION OF THE UNDISTURBED EXISTING SURFACE INTERFACE. SEE DETAIL.
6. THE MINIMUM BOTTOM WIDTH OF THE CUT-OFF TRENCH SHALL BE 4', AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
7. SIDE SLOPES OF THE CUT-OFF TRENCH SHALL BE NO STEEPER THAN 1H:1V.
8. IF BEDROCK IS ENCOUNTERED BELOW THE POND EMBANKMENT THE CUT OFF TRENCH MY BE MODIFIED AT THE DIRECTION OF A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER.
9. THE LOW PERMEABILITY CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
10. COMPACTION REQUIREMENTS FOR THE SHELL AND LOW PERMEABILITY CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
11. SIDE SLOPE OF POND EMBANKMENT TO BE NO STEEPER THAN THE SLOPES SHOWN ON THE POND-SPECIFIC DESIGN PLANS WITHOUT WRITTEN DIRECTION FROM THE DESIGN ENGINEER. IF ANY POND SIDE SLOPE IS STEEPER THAN 3H:1V, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT, WHICH MAY INCLUDE (BUT NOT BE LIMITED TO) RIPRAP AND/ OR EROSION CONTROL MATS.
12. THE LOW PERMEABILITY CORE MUST BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
13. ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER. SEE 'NOTE TO CONTRACTOR'.
14. ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A SUITABLY QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND AHJ WHERE REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.

POND EARTHEN EMBANKMENT: LOW PERMEABILITY CORE

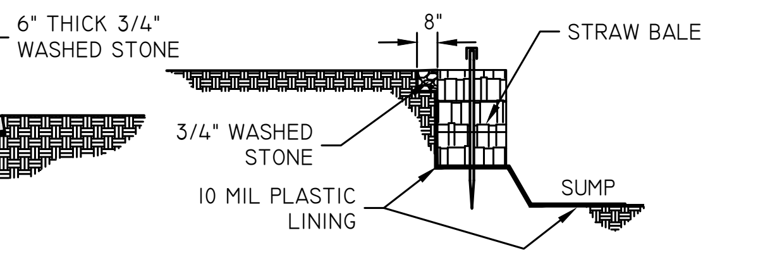
NOT TO SCALE


LIMITS OF 10 MIL PLASTIC LINING
15' MINIMUM
10' MINIMUM
6" THICK 3/4" WASHED STONE
LIMITS OF 10 MIL PLASTIC LINING
STAKE (TYP)
SUMP
SLOPE 2.5% MINIMUM
15' MINIMUM
A
A
8"
LIMITS OF 10 MIL PLASTIC LINING
STRAW BALE (TYP)

PLAN


8"
STAKE (2x4, (2) PER BALE)
STRAW BALE
10 MIL PLASTIC LINER
KEY IN REMOVABLE LINING
SLOPE 2.5% MIN
6" THICK 3/4" WASHED STONE
24" MINIMUM
1:1
1:1
6" THICK 3/4" WASHED STONE
10 MIL PLASTIC LINING SHALL BE ONE PIECE OR WATERPROOF JOINTS

SECTION A-A


8"
STRAW BALE
3/4" WASHED STONE
10 MIL PLASTIC LINING
SUMP

ALTERNATE SECTION
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

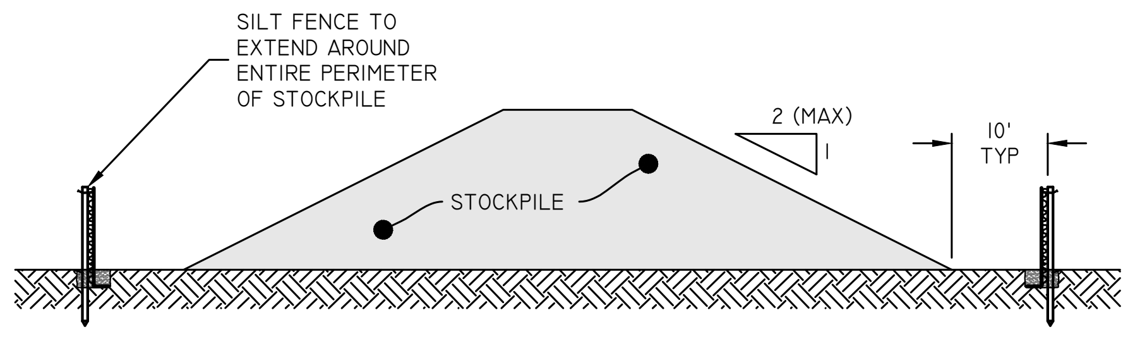
ALL CONCRETE TRUCKS SHALL WASHOUT HERE

WASHOUT SIGN

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

CONCRETE WASHOUT AREA

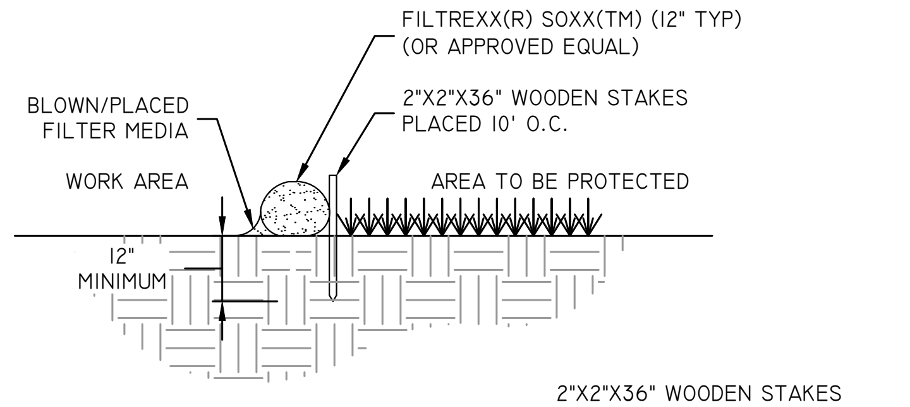
NOT TO SCALE


SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE
STOCKPILE
2 (MAX)
1
10' TYP

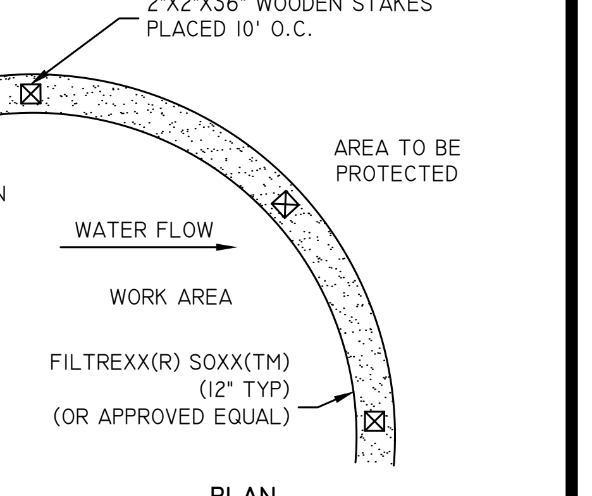
NOTES:
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HAND BOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN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

STOCKPILE PROTECTION

NOT TO SCALE


FILTREXX(R) SOXX(TM) (12" TYP) (OR APPROVED EQUAL)
BLOWN/PLACED FILTER MEDIA
2"X2"X36" WOODEN STAKES PLACED 10' O.C.
WORK AREA
AREA TO BE PROTECTED
12" MINIMUM

SECTION


2"X2"X36" WOODEN STAKES PLACED 10' O.C.
AREA TO BE PROTECTED
WATER FLOW
WORK AREA
FILTREXX(R) SOXX(TM) (12" TYP) (OR APPROVED EQUAL)

PLAN

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

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE

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

BRENNA GUAY
No. 13738
01/09/2026
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

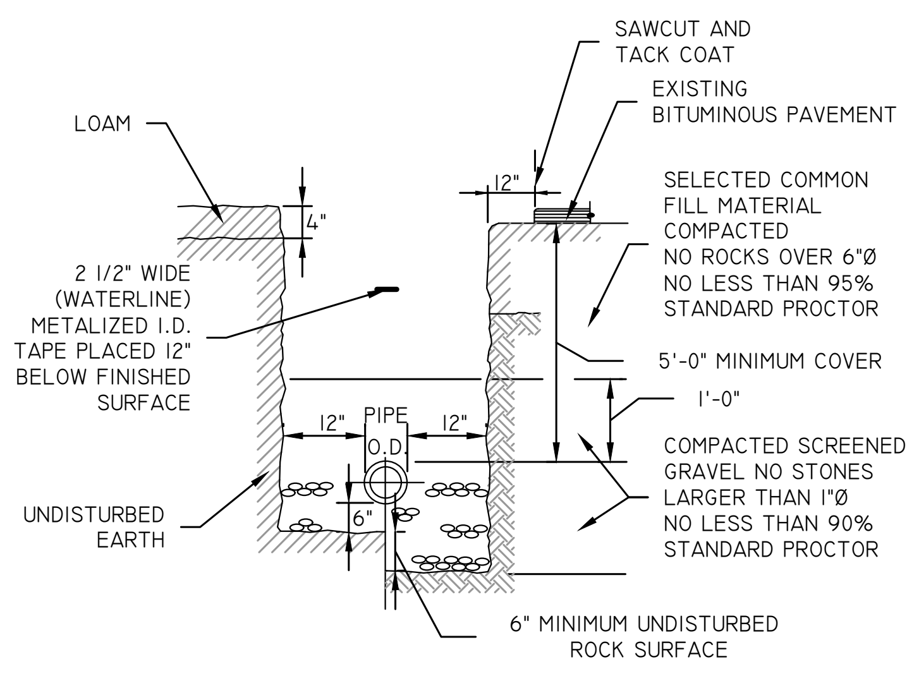
DETAIL SHEET - 1

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

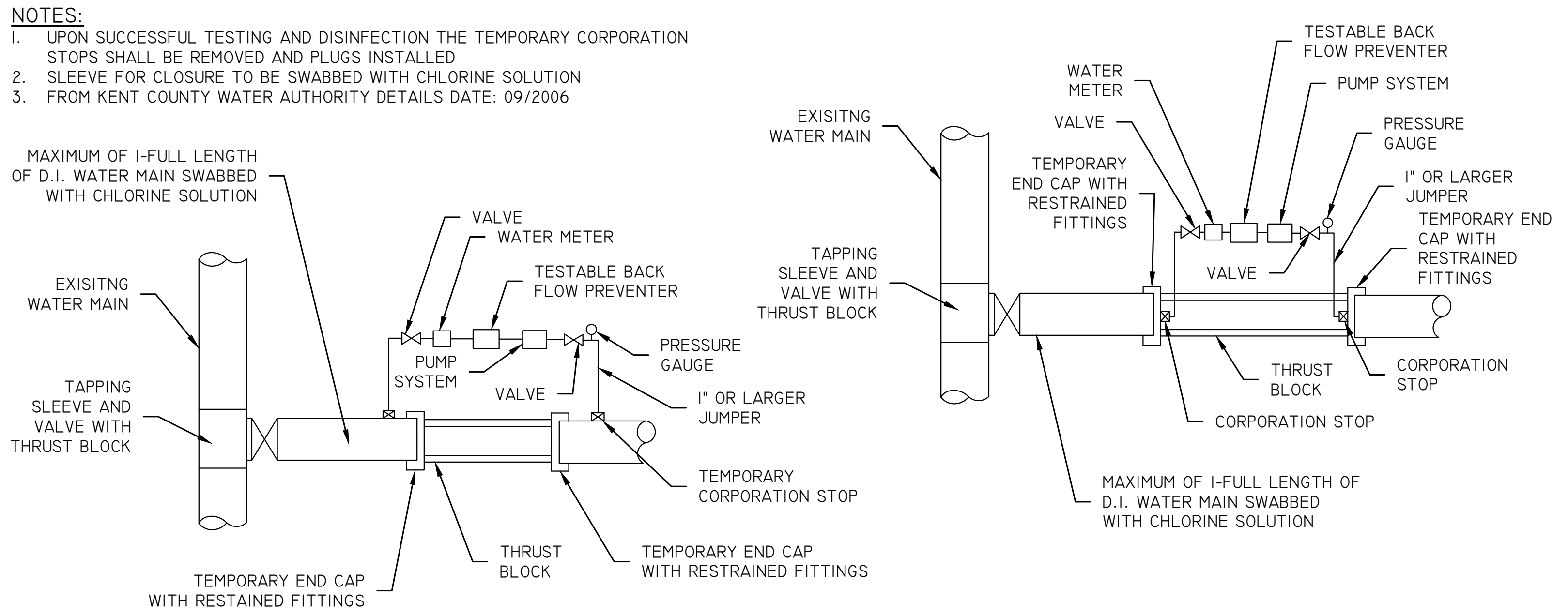
LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200


SAWCUT AND TACK COAT
EXISTING BITUMINOUS PAVEMENT
LOAM
4"
12"
SELECTED COMMON FILL MATERIAL COMPACTED NO ROCKS OVER 6"Ø NO LESS THAN 95% STANDARD PROCTOR
2 1/2" WIDE (WATERLINE) METALIZED I.D. TAPE PLACED 12" BELOW FINISHED SURFACE
5'-0" MINIMUM COVER
1'-0"
12"
PIPE O.D.
12"
COMPACTED SCREENED GRAVEL NO STONES LARGER THAN 1"Ø NO LESS THAN 90% STANDARD PROCTOR
UNDISTURBED EARTH
6"
6" MINIMUM UNDISTURBED ROCK SURFACE

KCWA TRENCH INSTALLATION IN ROCK & SOIL

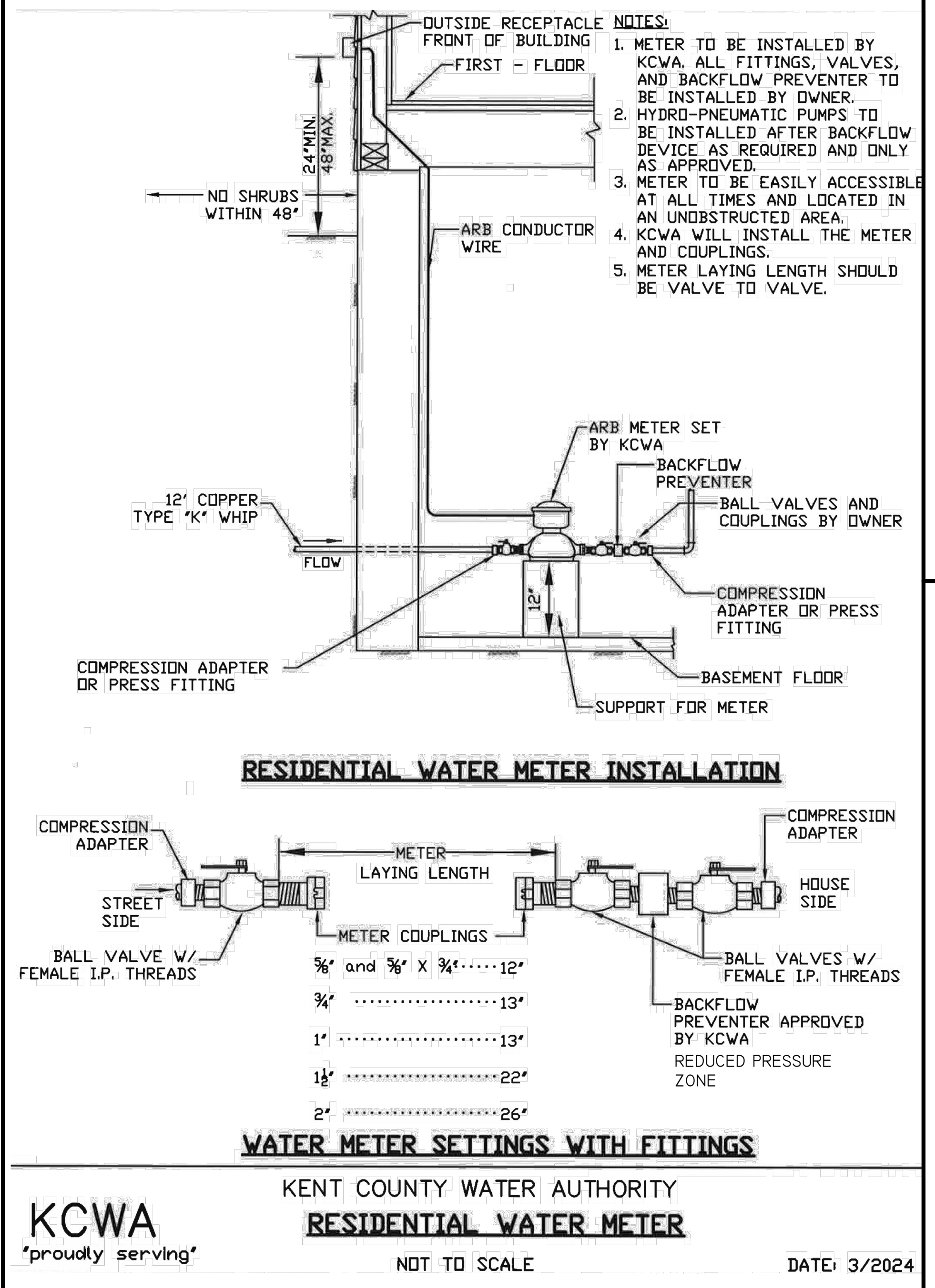
NOT TO SCALE

NOTES:
1. UPON SUCCESSFUL TESTING AND DISINFECTION THE TEMPORARY CORPORATION STOPS SHALL BE REMOVED AND PLUGS INSTALLED
2. SLEEVE FOR CLOSURE TO BE SWABBED WITH CHLORINE SOLUTION
3. FROM KENT COUNTY WATER AUTHORITY DETAILS DATE: 09/2006


MAXIMUM OF 1-FULL LENGTH OF D.I. WATER MAIN SWABBED WITH CHLORINE SOLUTION
EXISITNG WATER MAIN
TAPPING SLEEVE AND VALVE WITH THRUST BLOCK
VALVE
WATER METER
TESTABLE BACK FLOW PREVENTER
PUMP SYSTEM
VALVE
PRESSURE GAUGE
1" OR LARGER JUMPER
TEMPORARY CORPORATION STOP
TEMPORARY END CAP WITH RESTAINED FITTINGS
THRUST BLOCK
TEMPORARY END CAP WITH RESTRAINED FITTINGS
EXISITNG WATER MAIN
TAPPING SLEEVE AND VALVE WITH THRUST BLOCK
WATER METER
VALVE
TEMPORARY END CAP WITH RESTRAINED FITTINGS
TESTABLE BACK FLOW PREVENTER
PUMP SYSTEM
PRESSURE GAUGE
1" OR LARGER JUMPER
TEMPORARY END CAP WITH RESTRAINED FITTINGS
VALVE
THRUST BLOCK
CORPORATION STOP
CORPORATION STOP
MAXIMUM OF 1-FULL LENGTH OF D.I. WATER MAIN SWABBED WITH CHLORINE SOLUTION

KCWA TEMPORARY CONNECTION FOR PRESSURE TESTING & DISINFECTION

NOT TO SCALE


OUTSIDE RECEPTACLE FRONT OF BUILDING
FIRST - FLOOR
24"MIN. 48"MAX.
NO SHRUBS WITHIN 48"
ARB CONDUCTOR WIRE
ARB METER SET BY KCWA
BACKFLOW PREVENTER
BALL VALVES AND COUPLINGS BY OWNER
12' COPPER TYPE "K" WHIP
FLOW
12"
COMPRESSION ADAPTER OR PRESS FITTING
COMPRESSION ADAPTER OR PRESS FITTING
BASEMENT FLOOR
SUPPORT FOR METER
COMPRESSION ADAPTER
METER LAYING LENGTH
COMPRESSION ADAPTER
STREET SIDE
HOUSE SIDE
METER COUPLINGS
BALL VALVE W/ FEMALE I.P. THREADS
BALL VALVES W/ FEMALE I.P. THREADS
BACKFLOW PREVENTER APPROVED BY KCWA
REDUCED PRESSURE ZONE

NOTES:
1. METER TO BE INSTALLED BY KCWA. ALL FITTINGS, VALVES, AND BACKFLOW PREVENTER TO BE INSTALLED BY OWNER.
2. HYDRO-PNEUMATIC PUMPS TO BE INSTALLED AFTER BACKFLOW DEVICE AS REQUIRED AND ONLY AS APPROVED.
3. METER TO BE EASILY ACCESSIBLE AT ALL TIMES AND LOCATED IN AN UNOBSTRUCTED AREA.
4. KCWA WILL INSTALL THE METER AND COUPLINGS.
5. METER LAYING LENGTH SHOULD BE VALVE TO VALVE.

RESIDENTIAL WATER METER INSTALLATION

5/8" and 5/8" X 3/4" ······ 12"
3/4" ······ 13"
1" ······ 13"
1 1/2" ······ 22"
2" ······ 26"

WATER METER SETTINGS WITH FITTINGS

KCWA
'proudly serving'

KENT COUNTY WATER AUTHORITY

RESIDENTIAL WATER METER

NOT TO SCALE

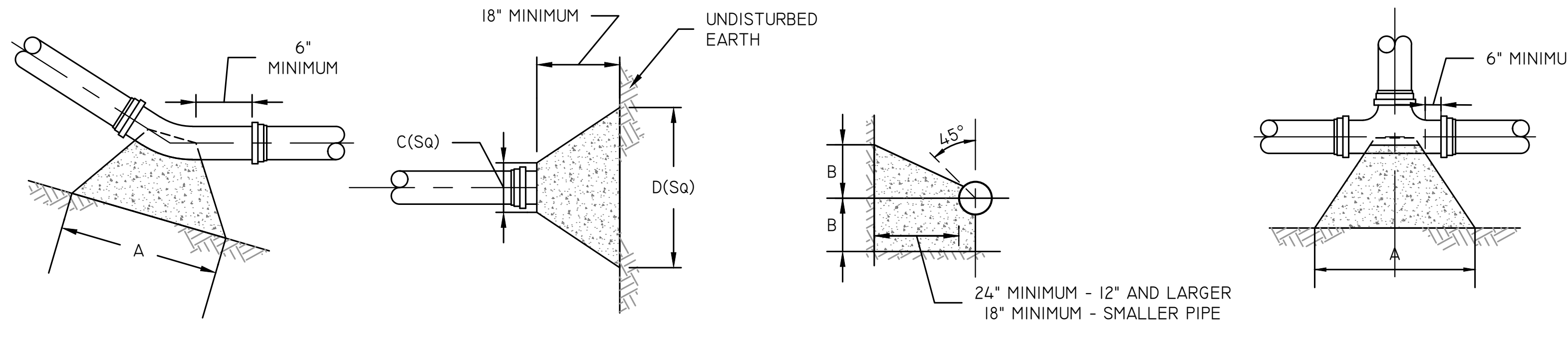
DATE: 3/2024

REVISED RESIDENTIAL WATER METER

NOT TO SCALE

NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT AND KCWA REQUIREMENTS
6. FROM THE KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006

SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"


6" MINIMUM
A
18" MINIMUM
UNDISTURBED EARTH
C(SQ)
D(SQ)
45°
B
B
24" MINIMUM - 12" AND LARGER
18" MINIMUM - SMALLER PIPE
6" MINIMUM
A

PLAN BENDS

PLAN & ELEVATION PLUGS

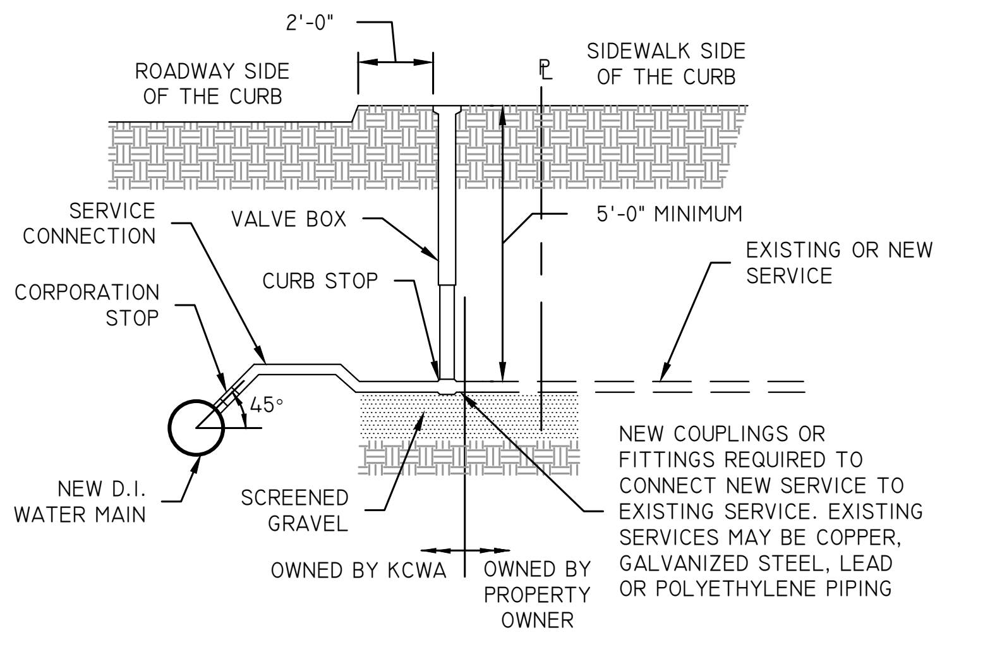
BENDS & TEES SECTIONS

PLAN TEES

KCWA THRUST BLOCK

NOT TO SCALE

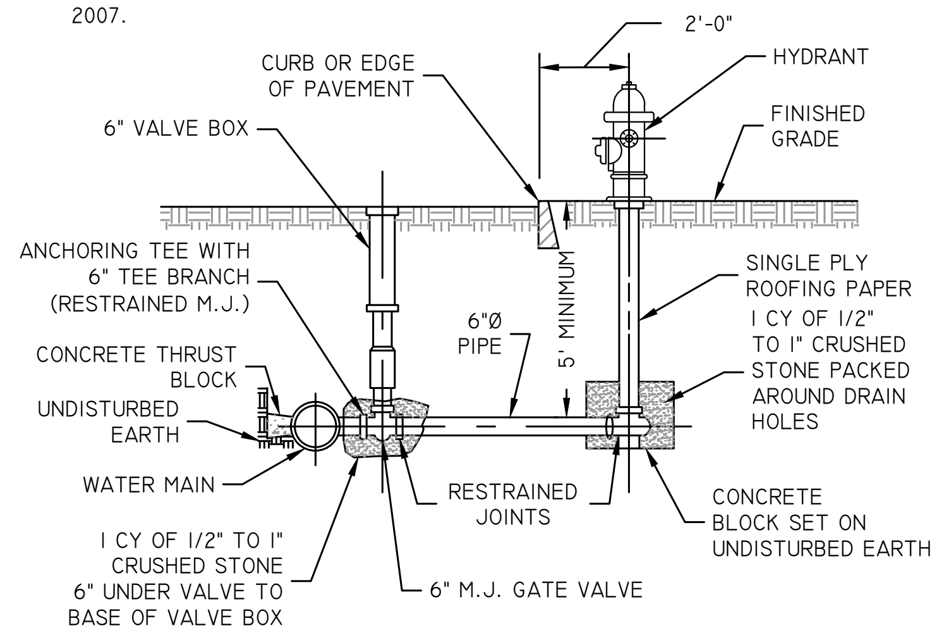
NOTES:
1. SERVICE MATERIALS PER KCWA SPECIFICATIONS UNLESS CITY OR TOWN CODES REQUIRE SPECIFIC MATERIALS THAT HAVE BEEN APPROVED BY KCWA.
2. SERVICE LINE FROM CURB BOX TO BUILDING SHALL BE INSPECTED, TESTED AND APPROVED BY THE LOCAL PLUMBING INSPECTOR.
3. FROM KENT COUNTY WATER AUTHORITY DETAIL DATE: 09-2006


2'-0"
ROADWAY SIDE OF THE CURB
℄
SIDEWALK SIDE OF THE CURB
SERVICE CONNECTION
VALVE BOX
5'-0" MINIMUM
CORPORATION STOP
CURB STOP
EXISTING OR NEW SERVICE
45°
NEW D.I. WATER MAIN
SCREENED GRAVEL
NEW COUPLINGS OR FITTINGS REQUIRED TO CONNECT NEW SERVICE TO EXISTING SERVICE. EXISTING SERVICES MAY BE COPPER, GALVANIZED STEEL, LEAD OR POLYETHYLENE PIPING
OWNED BY KCWA
OWNED BY PROPERTY OWNER

KCWA SERVICE CONNECTION

NOT TO SCALE

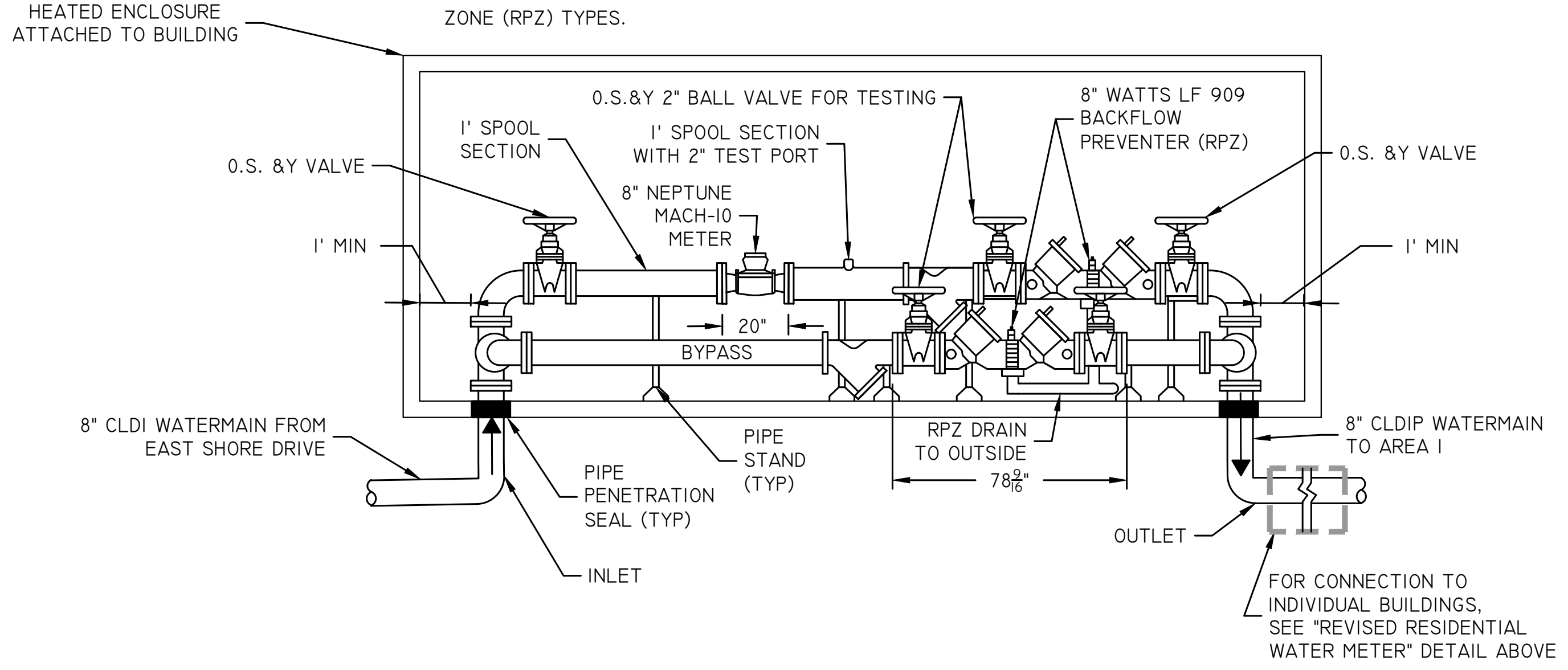
NOTES:
1. KCWA COLOR SCHEME FOR HYDRANT.
2. INSTALLATION SHALL NOT OBSTRUCT SIDEWALK TO PEDESTRIAN OR PHYSICALLY IMPAIRED.
3. REMOVAL OF EXISTING HYDRANT MAY REQUIRE ADDITIONAL RESTRAINT DESIGNED BY A PROFESSIONAL ENGINEER.
4. MECHANICAL JOINT PIPE WITH RESTRAINED JOINTS FOR BRANCHES OVER ONE LENGTH OF PIPE.
5. FROM KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006
6. ALL HYDRANTS TO CONFORM TO 4.10 HYDRANTS IN ERRATUM TO RULES AND REGULATIONS OF THE KENT COUNTY WATER AUTHORITY APPROVED FEBRUARY 15, 2007.


2'-0"
HYDRANT
CURB OR EDGE OF PAVEMENT
FINISHED GRADE
6" VALVE BOX
ANCHORING TEE WITH 6" TEE BRANCH (RESTRAINED M.J.)
SINGLE PLY ROOFING PAPER
5' MINIMUM
6"Ø PIPE
1 CY OF 1/2" TO 1" CRUSHED STONE PACKED AROUND DRAIN HOLES
CONCRETE THRUST BLOCK
UNDISTURBED EARTH
WATER MAIN
RESTRAINED JOINTS
CONCRETE BLOCK SET ON UNDISTURBED EARTH
1 CY OF 1/2" TO 1" CRUSHED STONE 6" UNDER VALVE TO BASE OF VALVE BOX
6" M.J. GATE VALVE

KCWA HYDRANT

NOT TO SCALE

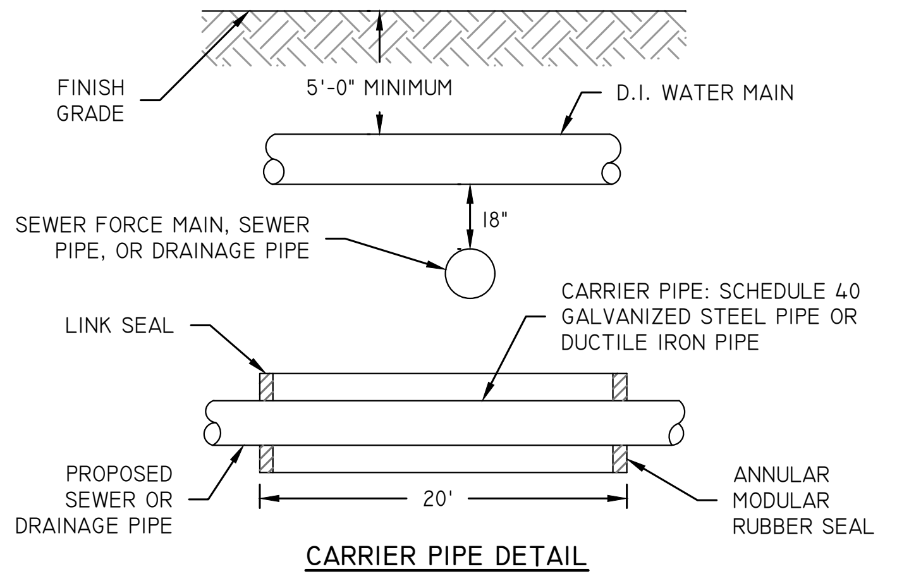
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF MASTER METER PRIOR TO WATERMAIN CONSTRUCTION. SHOP DRAWINGS TO BE APPROVED BY KCWA, ARCH, AND CEOR PRIOR TO INSTALLATION.
2. FINAL DESIGN SUBJECT TO REVIEW AND APPROVAL BY KCWA.
3. CONTRACTOR TO PROVIDE POWER AND TELEPHONE SERVICE TO HEATED ENCLOSURE.
4. ALL BACKFLOW PREVENTORS MUST BE REDUCED PRESSURE ZONE (RPZ) TYPES.


HEATED ENCLOSURE ATTACHED TO BUILDING
O.S.&Y 2" BALL VALVE FOR TESTING
8" WATTS LF 909 BACKFLOW PREVENTER (RPZ)
1' SPOOL SECTION
1' SPOOL SECTION WITH 2" TEST PORT
O.S. &Y VALVE
O.S. &Y VALVE
8" NEPTUNE MACH-10 METER
1' MIN
1' MIN
20"
BYPASS
8" CLDI WATERMAIN FROM EAST SHORE DRIVE
PIPE STAND (TYP)
RPZ DRAIN TO OUTSIDE
8" CLDIP WATERMAIN TO AREA 1
PIPE PENETRATION SEAL (TYP)
78 9/16"
OUTLET
INLET
FOR CONNECTION TO INDIVIDUAL BUILDINGS, SEE "REVISED RESIDENTIAL WATER METER" DETAIL ABOVE

SECTION VIEW MASTER METER SCHEMATIC

NOT TO SCALE

NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18".
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10'.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN A CARRIER PIPE UPON WRITTEN APPROVAL BY THE KCWA.
4. SEWER MAIN AND SERVICES ARE NOT ALLOWED TO CROSS OVER THE TOP OF THE WATER MAIN.
5. CONCRETE ENCASEMENT IS NOT ALLOWED.
6. FROM THE KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006

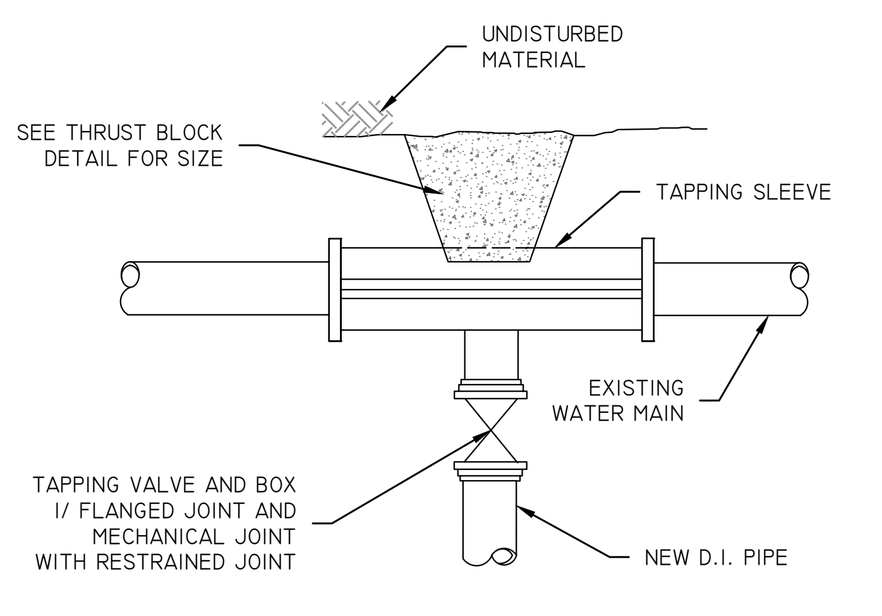

FINISH GRADE
5'-0" MINIMUM
D.I. WATER MAIN
SEWER FORCE MAIN, SEWER PIPE, OR DRAINAGE PIPE
18"
CARRIER PIPE: SCHEDULE 40 GALVANIZED STEEL PIPE OR DUCTILE IRON PIPE
LINK SEAL
PROPOSED SEWER OR DRAINAGE PIPE
20'
ANNULAR MODULAR RUBBER SEAL

CARRIER PIPE DETAIL

KCWA UTILITY SEPARATION

NOT TO SCALE

NOTES:
1. TAPPING SLEEVE AND VALVE TO BE SWABBED WITH CHLORINE SOLUTION.
2. FROM KENT COUNTY WATER AUTHORITY DETAIL DATE: 09/2006
2. SEE ERRATUM TO RULES AND REGULATIONS OF THE KENT COUNTY WATER AUTHORITY 4.9.1.3 TAPPING SLEEVE AND VALVE APPROVED FEBRUARY 15, 2007.


UNDISTURBED MATERIAL
SEE THRUST BLOCK DETAIL FOR SIZE
TAPPING SLEEVE
EXISTING WATER MAIN
TAPPING VALVE AND BOX 1/ FLANGED JOINT AND MECHANICAL JOINT WITH RESTRAINED JOINT
NEW D.I. PIPE

KCWA TAPPING SLEEVE & VALVE

NOT TO SCALE

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

BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

DETAIL SHEET - 2

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

DE JOB NO: 0267-132

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLAN.DWG PLOTTED: 1/12/2026

1. ALL NEW OR REPAIRED POTABLE WATER SYSTEM DISTRIBUTION MAINS, SERVICE PIPE AND THE NECESSARY CONNECTING PIPES, FITTINGS, CONTROL VALVES, AND ALL APPURTENANCES IN OR ADJACENT TO ANY RESIDENCE, BUILDING OR PREMISES SHALL BE PURGED OF DELETERIOUS MATTER AND SHALL BE DISINFECTED PRIOR TO UTILIZATION OR PERMANENT CONNECTION TO THE KENT COUNTY WATER AUTHORITY (KCWA) SYSTEM. THAT PORTION OF THE CUSTOMER'S SERVICE PIPE AFTER THE CURB STOP SHALL BE DISINFECTED UNDER THE SUPERVISION OF THE LOCAL PLUMBING OFFICIAL. THE OWNER MUST PROVIDE WRITTEN LABORATORY CERTIFIED DOCUMENTATION OF THE DISINFECTION RESULTS TO THE KCWA BEFORE MAKING ANY PERMANENT CONNECTION TO THE KCWA SYSTEM OR BEFORE REACTIVATION OF ANY EXISTING WATER SERVICE CAN BE AUTHORIZED. PLEASE REFER TO APPENDICES FOR PROGRAM REQUIREMENTS OF THE CUSTOMER WATER SERVICE DISINFECTION POLICY.

2. THE PROPOSER OR THE CONTRACTOR FOR THE PROPOSER, IN ACCORDANCE WITH CHAPTER 5, DISTRIBUTION SYSTEM CHLORINATION, AMERICAN WATER WORKS ASSOCIATION MANUAL #20, SHALL PERFORM CHLORINATION. TABLET CHLORINATION SHALL NOT BE ALLOWED.

3. THE OWNER OR CUSTOMER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION PROCESS OR PROCEDURE.

4. THE DISINFECTION MUST RESULT IN ELIMINATION FROM THE VARIOUS PARTS OF THE NEW PIPE LINE ANY EVIDENCE OF THE EXISTENCE, THEREIN, OF BACTERIA INDICATIVE OF ANY CONTAMINATION, AS DETERMINED BY TEST OF THE BACTERIAL CONTENT OF SAMPLES OF WATER TAKEN FROM THE NEW WATER MAIN. THE DISINFECTION MAY BE ACCOMPLISHED BY INTRODUCING INTO ALL THE VARIOUS PARTS OF THE NEW WATER MAINS, A LIQUID SOLUTION CONTAINING 1% AVAILABLE CHLORINE IN SUCH VOLUME THAT THE RATE OF DOSAGE TO THE WATER MAINS SHALL BE AT LEAST 50 PARTS PER MILLION OF AVAILABLE CHLORINE. TABLET CHLORINATION IS NOT ALLOWED. THE CONTACT PERIOD FOR THIS DISINFECTION SHALL BE AT LEAST 24 HOURS, AND A LONGER PERIOD WILL BE REQUIRED IF TESTS OF RESIDUAL CHLORINE SHOW IT TO BE NECESSARY FOR PROPER DISINFECTION.

5. THE NEW WATER SYSTEM SHALL BE FLUSHED OUT AFTER DISINFECTION AND REFILLED WITH FRESH WATER. ALL CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE DE-CHLORINATED PRIOR TO DISCHARGE TO THE SURROUNDING AREA.

6. WATER MUST SIT IN THE MAIN FOR AT LEAST 24 HOURS PRIOR TO TAKING A TEST SAMPLE. WATER UTILIZED FOR THIS PURPOSE, FLUSHING OR PRESSURE TESTING, WHICH IS OBTAINED DIRECTLY FROM THE KCWA SYSTEM, MUST FLOW THROUGH AN ISOLATED CONNECTION TO THE KCWA SYSTEM VIA AN APPROVED METER, TESTABLE BACKFLOW PREVENTION DEVICE AND JUMPER LINE. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR SECURING THE WATER FOR TEST PURPOSES AND SHALL BEAR THE EXPENSE OF THESE ARRANGEMENTS. THE INSTALLER SHALL FURNISH AND INSTALL SUITABLE TEMPORARY TESTING PLUGS, CAPS, PUMPS, PIPE CONNECTIONS AND OTHER APPURTENANCES, AS NECESSARY, TO OBTAIN SAMPLES AT POINTS NO FURTHER THAN 1,000' APART.

7. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES FOR COLIFORM BACTERIA HETEROTROPHIC PLATE COUNT (HPC), TAKEN 24 HOURS APART, SHALL BE COLLECTED FROM THE TERMINATION OF THE NEW MAIN. AT LEAST ONE SAMPLE SHALL BE COLLECTED EVERY 1,000' OF NEW MAIN, PLUS ONE SET OF TWO SAMPLES FROM THE END OF THE LINE. AT LEAST ONE SET OF TWO SAMPLES SHALL BE TAKEN FROM EACH BRANCH. SAMPLES SHALL BE COLLECTED BY KCWA EMPLOYEES, GIVEN A TWO-DAY NOTICE AND TESTED BY A LABORATORY APPROVED BY KCWA. A FEE SHALL BE IMPOSED FOR THE SAMPLING TESTING FOR EACH TEST. THE FEE SHALL BE AT THE CURRENT RATE SCHEDULE IN EFFECT AT THE TIME OF TESTING. PAYMENT SHALL BE PRIOR TO SAMPLE COLLECTION BY THE KCWA. THE WATER SAMPLE TEST RESULTS MUST INDICATE THAT THE WATER QUALITY IN THE NEW MAIN IS CONSISTENT IN QUALITY WITH KCWA SYSTEM WATER.

* TAKEN FROM SECTION 3.23 OF THE "RULES AND REGULATIONS OF THE KENT COUNTY WATER AUTHORITY" DATED SEPTEMBER 20, 2006.

CHLORINATION & DISINFECTION POLICY*

NOT TO SCALE

ALL COMPONENTS OF THE WATER SYSTEMS AND ANY CROSSING UTILITIES MUST BE AS-BUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY AS-BUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

KCWA AS-BUILT NOTES

NOT TO SCALE

1. THE OWNER, PLUMBER AND/OR PLUMBING OFFICIAL SHALL COORDINATE ACTIVITIES BY CONTACTING THE KENT COUNTY WATER AUTHORITY FIVE WORKING DAYS PRIOR TO CONDUCTING THE DISINFECTION PROCESS TO:
    - OBTAIN AUTHORIZATION TO TEMPORARILY CONNECT TO THE PUBLIC WATER SYSTEM IF AN ALTERNATIVE SUPPLY IS NOT USED.
    - ARRANGE FOR A REPRESENTATIVE OF THE AUTHORITY TO EXAMINE THE ISOLATED CONNECTION TO THE PUBLIC WATER SYSTEM.
    - OBTAIN A READING FROM THE TEMPORARY METER (IF USED).
    - COORDINATE ACTIVATION OF THE WATER CONNECTION TO COMPLETE THE DISINFECTION AND SAMPLE RETRIEVAL PROCESS.

2. THE SERVICE PIPE SHALL BE FLUSHED WITH CLEAN POTABLE WATER SUPPLIED BY THE CONTRACTOR OR FROM AN ISOLATED CONNECTION TO THE KENT COUNTY WATER AUTHORITY SYSTEM UNTIL ALL DELETERIOUS MATERIAL IS REMOVED. IF THE CONTRACTOR CHOOSES TO USE THE PUBLIC WATER SYSTEM, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUITABLE, ISOLATED CONNECTION TO THE AUTHORITIES SYSTEM FROM THE NEW SERVICE PIPE.

3. FILL THE SERVICE PIPING THEREOF WITH A CHLORINE SOLUTION CONTAINING AT LEAST 50 PARTS PER MILLION CHLORINE. ONCE THE CHLORINE CONCENTRATION IN THE EFFLUENT DISCHARGE REVEALS THE PROPER CONCENTRATION, THE SYSTEM SHALL BE VALVED OFF AND ALLOWED TO STAND FOR THE REQUIRED TIME.

4. FOLLOWING THE REQUIRED STANDING TIME, THE SERVICE PIPE SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SERVICE PIPING. TWO SETS OF SAMPLES OF ACCEPTABLE SAMPLES, TAKEN AT A MINIMUM OF 24 HOUR APART SHALL BE ANALYZED. THE CUSTOMER SHALL ELICIT THE SERVICES OF A LABORATORY CERTIFIED BY THE RHODE ISLAND DEPARTMENT OF HEALTH TO ANALYZE THE WATER SAMPLES USING MEMBRANE FILTER TECHNIQUE SM9222B19EDT FOR COMPLIANCE WITH RHODE ISLAND DEPARTMENT OF HEALTH COLIFORM REGULATIONS, AND STANDARD HETEROTROPHIC PLATE COUNT TEST. THIS REQUIRES TWO (2) SAMPLE BOTTLES PER SET OF SAMPLES, ONE FOR THE COLIFORM TEST AND ONE OF THE HETEROTROPHIC PLATE COUNT. THE RI DEPARTMENT OF HEALTH HAS A LISTING OF CERTIFIED LABORATORIES. THE SAMPLE RETRIEVAL SHALL BE CONDUCTED UNDER THE PURVIEW OF THE LOCAL PLUMBING OFFICIAL PER THE REQUIREMENTS CONTAINED IN THE RHODE ISLAND STATE PLUMBING CODE.

5. THE DISINFECTION PROCESS SHALL BE REPEATED UNTIL THE RESULTS OF THE BACTERIOLOGICAL TESTING CONFIRM COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF HEALTH DRINKING WATER QUALITY STANDARDS AND HETEROTROPHIC PLATE COUNT CONSISTENT WITH KENT COUNTY WATER AUTHORITY QUALITY.

6. THE WATER SERVICE APPLICANT MUST PROVIDE THE AUTHORITY WITH COPIES OF THE SATISFACTORY LABORATORY TEST RESULTS AND INSPECTION VERIFICATION LETTER (PER SECTION 107 OF PLUMBING CODE) FROM THE LOCAL PLUMBING OFFICIAL, BEFORE PERMISSION WILL GRANTED TO COMPLETE THE PERMANENT CONNECTION TO THE PUBLIC WATER SYSTEM.

7. ALL CONNECTION MATERIALS SHALL BE KEPT FREE OF ANY POTENTIAL CONTAMINATION AND BE SWABBED WITH CHLORINE SOLUTION PRIOR TO CONNECTION TO THE NEWLY DISINFECTED SERVICE.

* TAKEN FROM APPENDIX C-2 OF THE "RULES AND REGULATIONS OF THE KENT COUNTY WATER AUTHORITY" DATED SEPTEMBER 20, 2006.

CUSTOMER WATER SERVICE DISINFECTION POLICY

NOT TO SCALE

UTILITY NOTES:

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

2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.

3. ALL PROPOSED UTILITIES SERVING THE SITE AND BUILDINGS TO B COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.

TRAFFIC NOTES:

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

KENT COUNTY WATER AUTHORITY RULES AND REGULATIONS 3.14.6

A MINIMUM OF TEN-FEET HORIZONTAL AND EIGHTEEN-INCH VERTICAL SEPARATION SHALL BE MAINTAINED IN THE PLACEMENT OF WATER MAINS, SERVICES OR APPURTENANCES WITHIN THE VICINITY OF SEWER FACILITIES OR VICE VERSA. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT, HORIZONTAL SEPARATION OR IN THE CASE OF CROSSING THE EIGHTEEN-INCH, VERTICAL SEPARATION, A DEVIATION FROM THIS RESTRICTION MAY BE ALLOWED ON A CASE BY CASE BASIS WITH PRIOR APPROVAL FROM THE GENERAL MANAGER/CHIEF ENGINEER AS TO THE PROPOSED MATERIALS AND INTERVENTIONS TO BE TAKEN TO PROTECT THE WATER SYSTEM FROM THE POSSIBILITY OF CONTAMINATION.

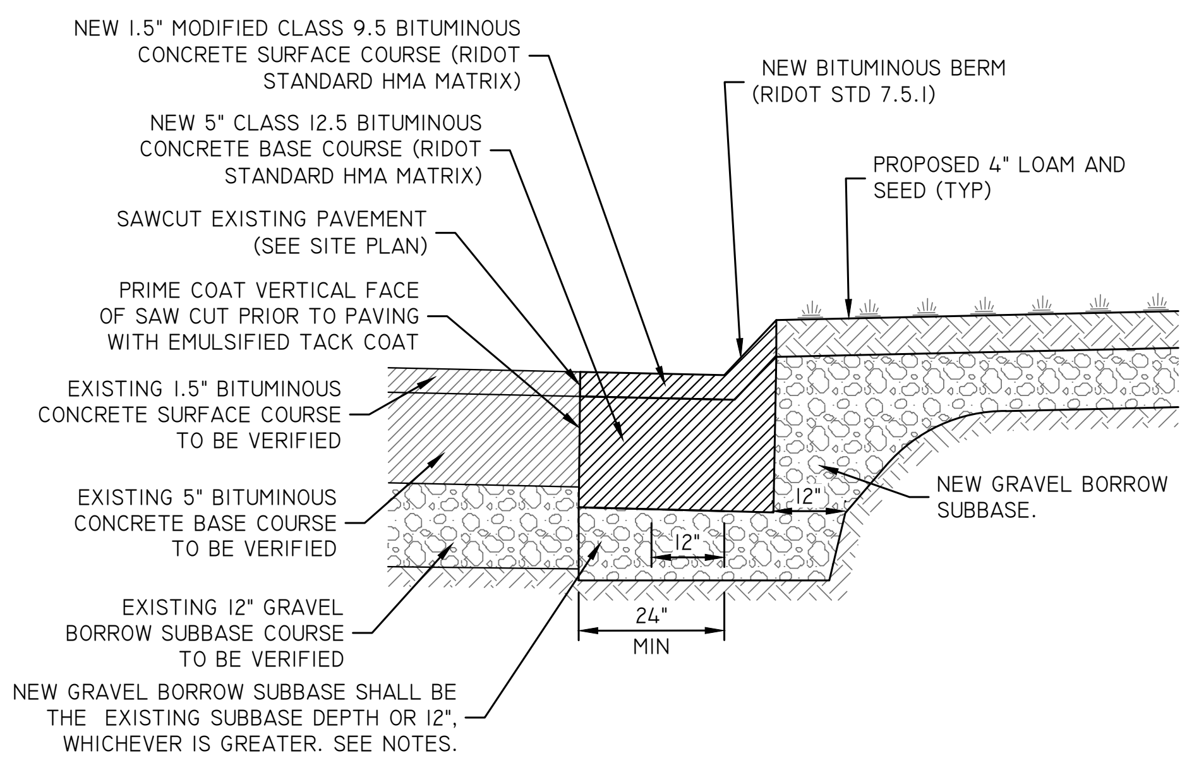
KENT COUNTY WATER AUTHORITY RULES AND REGULATIONS 3.21.18

WATER MAINS SHALL BE LAID WITH A MINIMUM OF TEN-FOOT HORIZONTAL CLEARANCE FROM ANY EXISTING SEWER FACILITIES. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. WATER MAINS CROSSING UNDER SEWERS SHALL BE FORBIDDEN. WATER MAINS CROSSING OVER SEWERS SHALL BE LAID TO PROVIDE A MINIMUM, VERTICAL SEPARATION OF EIGHTEEN-INCHES BETWEEN THE INVERT OF THE WATER MAIN AND THE CROWN OF THE SEWER. RE-ALIGNMENT OF AN EXISTING WATER MAIN OR RELOCATION OF THE SEWER MAY BE NECESSARY TO ACHIEVE THIS VERTICAL SEPARATION. THE GENERAL MANAGER/CHIEF ENGINEER MUST APPROVE ANY DEVIATION FROM THESE REQUIREMENTS. CONCRETE ENCASEMENT SHALL NOT BE ALLOWED IN THE DESIGN FOR SEWER AND WATER CROSSINGS.

SEWER LINE/WATER LINE SEPARATION POLICY

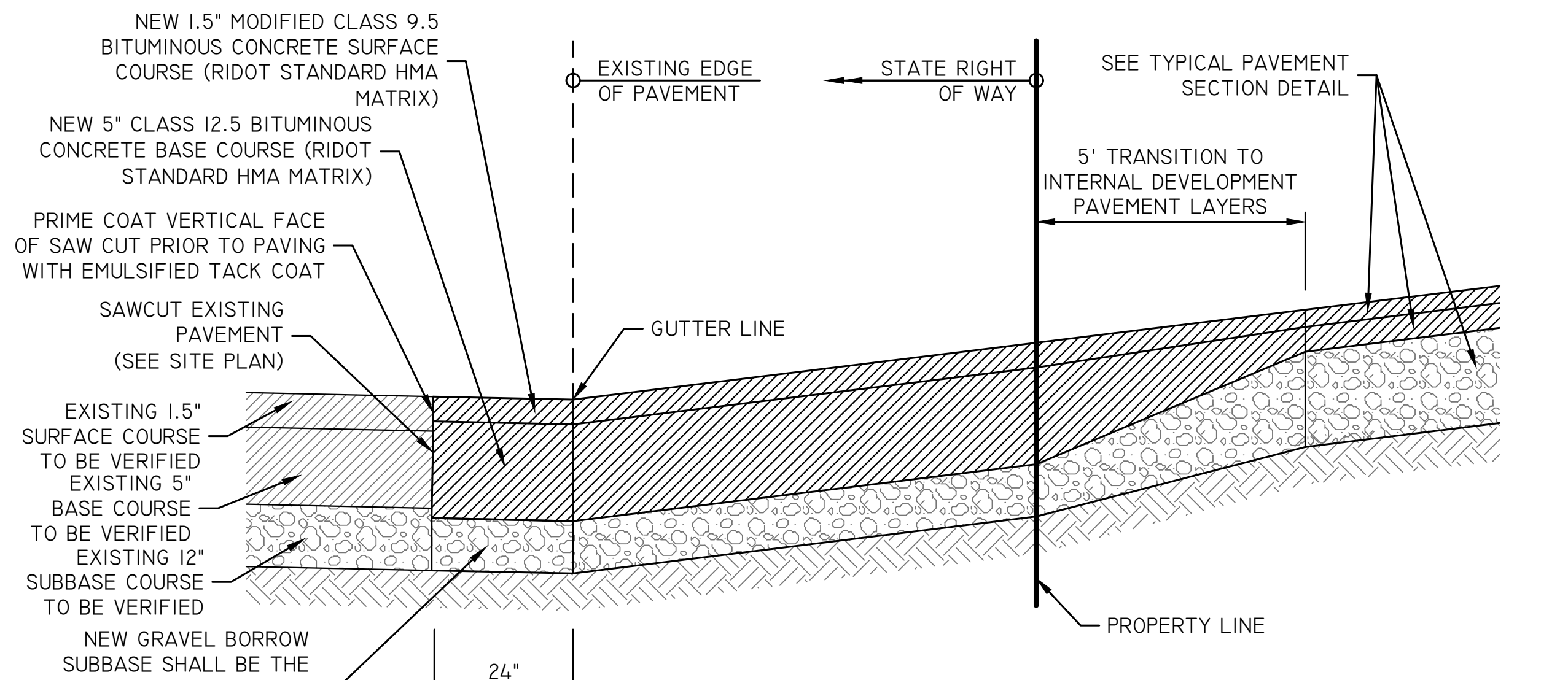
NOT TO SCALE

NOTES:
1. PROPOSED THICKNESSES SHOWN WITHIN THE STATE RIGHT OF WAY ARE MINIMUMS. IF EXISTING THICKNESSES ARE FOUND TO BE GREATER, THE RESTORATION MUST FOLLOW AND MATCH THE EXISTING PAVEMENT STRUCTURE TO ENSURE SIMILAR STRUCTURAL CAPACITIES.
2. GRAVEL BORROW SUBBASE PLACED ON STATE ROADS SHALL MATCH EXISTING SUBBASE DEPTH (MINIMUM 12 INCHES) AND SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS.
3. IF A CONCRETE BASE IS FOUND IN THE ROADWAY, ANY RESTORATION WORKS SHALL INCLUDE NEW CLASS XX CONCRETE, PINNED AND DOWELED TO THE EXISTING CONCRETE, AT A THICKNESS EQUAL TO THE EXISTING CONCRETE SLAB THICKNESS.
4. SWEEPING AND TACK COAT IS REQUIRED FOR ANY MILLED SURFACE PRIOR TO OVERLAY.
5. CLASS 19 HMA IS TO BE PLACED IN LIFTS OF 3" MINIMUM AND 5-3/4" MAXIMUM.
6. ALL ASPHALT WITHIN THE STATE RIGHT OF WAY SHALL BE AN APPROVED MIX DESIGN PROVIDED BY A RIDOT APPROVED SUPPLIER IN ACCORDANCE WITH THE RIDOT STANDARD SPECIFICATIONS.
7. ALL CONCRETE WITHIN THE STATE RIGHT OF WAY SHALL BE PROVIDED BY A RIDOT APPROVED SUPPLIER, SHALL BE CLASS XX AND CONFORM TO SECTION 601 OF THE RIDOT STANDARD SPECIFICATIONS. TRENCH WORK WILL REQUIRE PINNING AND DOWELING AND THE DEPTH SHALL MATCH EXISTING CONCRETE SLAB THICKNESS.
8. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL IMPACTED UTILITY POLES AND ABOVEGROUND OBJECTS AS NECESSARY DURING INSTALLATION WORKS AND COORDINATE WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY.


NEW 1.5" MODIFIED CLASS 9.5 BITUMINOUS CONCRETE SURFACE COURSE (RIDOT STANDARD HMA MATRIX)
NEW 5" CLASS 12.5 BITUMINOUS CONCRETE BASE COURSE (RIDOT STANDARD HMA MATRIX)
SAWCUT EXISTING PAVEMENT (SEE SITE PLAN)
PRIME COAT VERTICAL FACE OF SAW CUT PRIOR TO PAVING WITH EMULSIFIED TACK COAT
EXISTING 1.5" BITUMINOUS CONCRETE SURFACE COURSE TO BE VERIFIED
EXISTING 5" BITUMINOUS CONCRETE BASE COURSE TO BE VERIFIED
EXISTING 12" GRAVEL BORROW SUBBASE COURSE TO BE VERIFIED
NEW GRAVEL BORROW SUBBASE SHALL BE THE EXISTING SUBBASE DEPTH OR 12", WHICHEVER IS GREATER. SEE NOTES.
NEW BITUMINOUS BERM (RIDOT STD 7.5.1)
PROPOSED 4" LOAM AND SEED (TYP)
NEW GRAVEL BORROW SUBBASE.
12"
12"
24" MIN

SECTION THROUGH NEW BERM

NOT TO SCALE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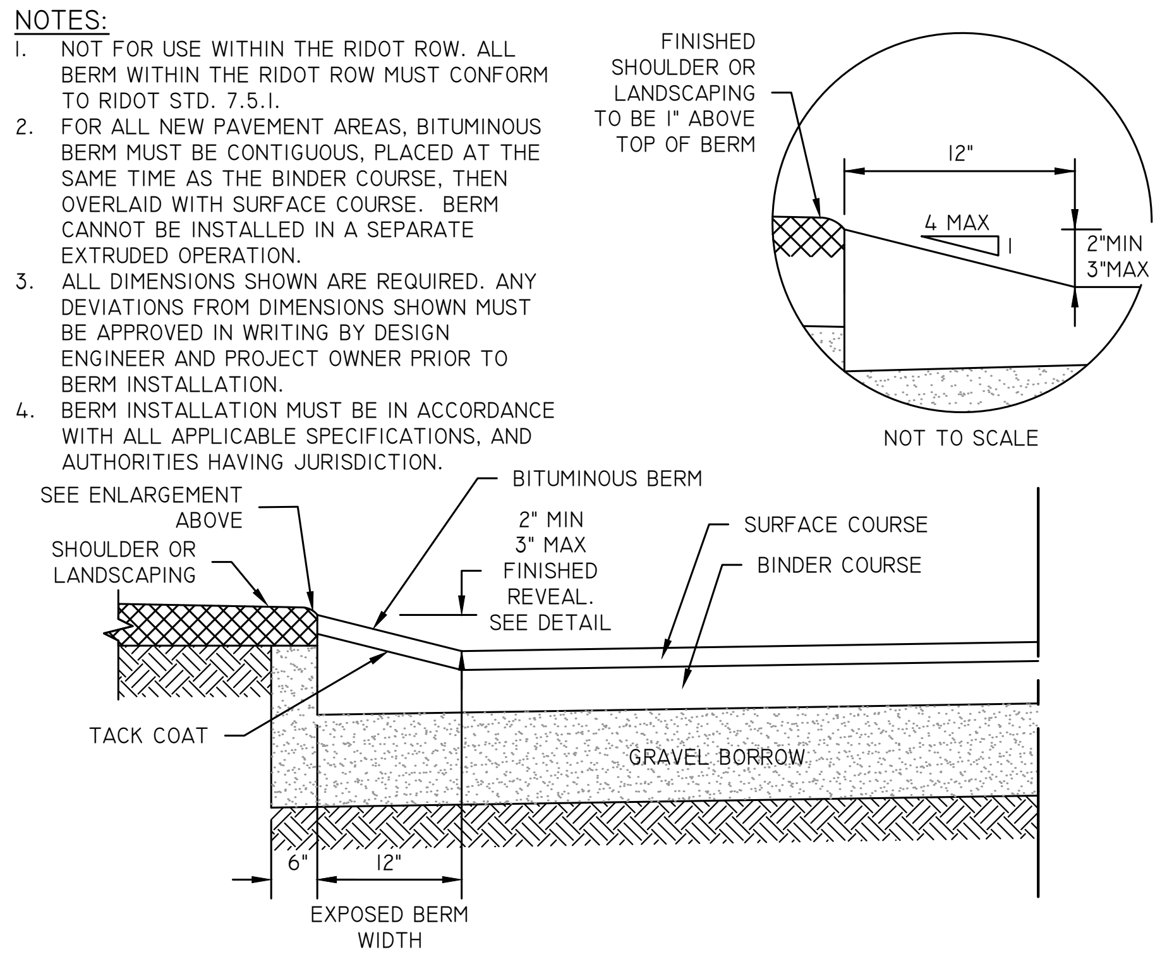
PRIME COAT VERTICAL FACE OF SAW CUT PRIOR TO PAVING WITH EMULSIFIED TACK COAT
SAWCUT EXISTING PAVEMENT (SEE SITE PLAN)
EXISTING 1.5" SURFACE COURSE TO BE VERIFIED
EXISTING 5" BASE COURSE TO BE VERIFIED
EXISTING 12" SUBBASE COURSE TO BE VERIFIED
NEW GRAVEL BORROW SUBBASE SHALL BE THE EXISTING SUBBASE DEPTH OR 12", WHICHEVER IS GREATER. SEE NOTES.
24" MIN
EXISTING EDGE OF PAVEMENT
GUTTER LINE
STATE RIGHT OF WAY
5' TRANSITION TO INTERNAL DEVELOPMENT PAVEMENT LAYERS
SEE TYPICAL PAVEMENT SECTION DETAIL
PROPERTY LINE

NOTE:
EXISTING PAVEMENT STRUCTURE OBTAINED FROM "RHODE ISLAND DEPARTMENT OF TRANSPORTATION IR HIGHWAY IMPROVEMENTS ROUTE 3" PREPARED BY GORDON R. ARCHIBALD, INC. DATED 2002 CONTRACTOR TO VERIFY AND MATCH EXISTING LAYERS AS NOTED.

PAVEMENT TIE IN DETAIL - RIDOT

NOT TO SCALE

NOTES:
1. NOT FOR USE WITHIN THE RIDOT ROW. ALL BERM WITHIN THE RIDOT ROW MUST CONFORM TO RIDOT STD. 7.5.1.
2. FOR ALL NEW PAVEMENT AREAS, BITUMINOUS BERM MUST BE CONTIGUOUS, PLACED AT THE SAME TIME AS THE BINDER COURSE, THEN OVERLAID WITH SURFACE COURSE. BERM CANNOT BE INSTALLED IN A SEPARATE EXTRUDED OPERATION.
3. ALL DIMENSIONS SHOWN ARE REQUIRED. ANY DEVIATIONS FROM DIMENSIONS SHOWN MUST BE APPROVED IN WRITING BY DESIGN ENGINEER AND PROJECT OWNER PRIOR TO BERM INSTALLATION.
4. BERM INSTALLATION MUST BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, AND AUTHORITIES HAVING JURISDICTION.


FINISHED SHOULDER OR LANDSCAPING TO BE 1" ABOVE TOP OF BERM
12"
4 MAX
1
2"MIN
3"MAX
NOT TO SCALE
SEE ENLARGEMENT ABOVE
SHOULDER OR LANDSCAPING
BITUMINOUS BERM
2" MIN
3" MAX
FINISHED REVEAL.
SEE DETAIL
SURFACE COURSE
BINDER COURSE
TACK COAT
GRAVEL BORROW
6"
12"
EXPOSED BERM WIDTH

BITUMINOUS BERM

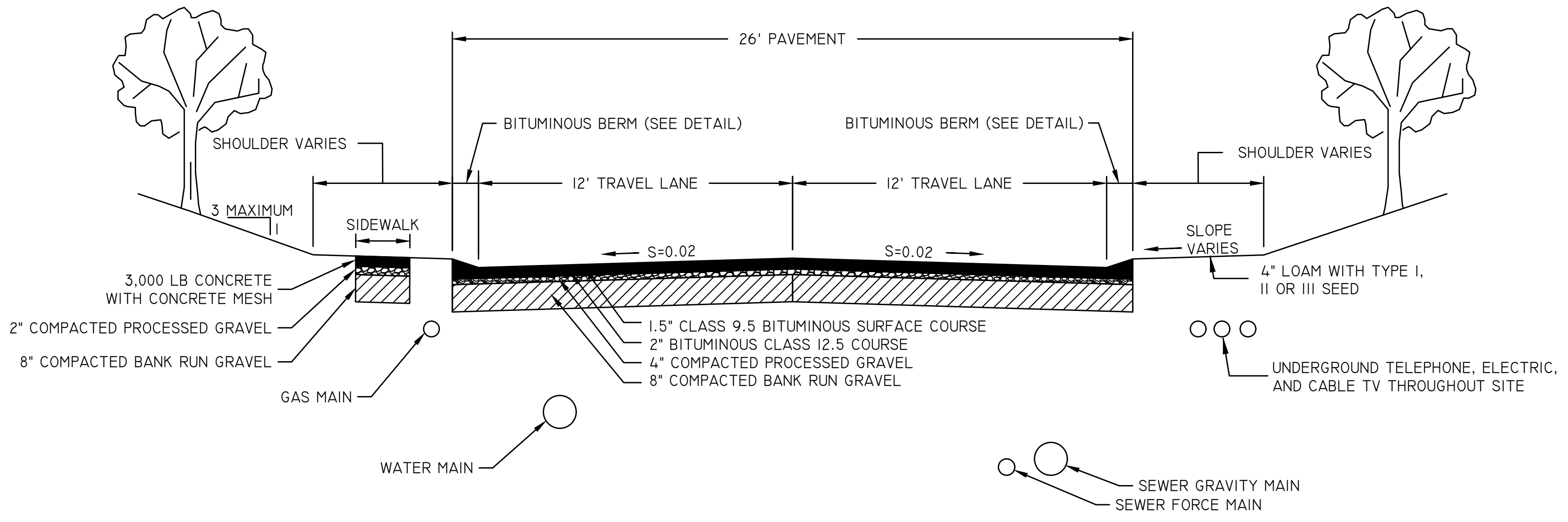
NOT TO SCALE

GENERAL NOTES:

1. ROADWAY CROSS SECTION AND MATERIALS SHALL CONFORM TO COVENTRY STANDARDS FOR ROAD CONSTRUCTION AND UTILITY LOCATIONS.
2. WATER MAIN LOCATION SUBJECT TO APPROVAL OF THE KENT COUNTY WATER AUTHORITY.
3. STORM DRAIN MATERIALS AND METHODS SHALL CONFORM TO APPLICABLE COVENTRY AND RIDOT STANDARDS.
4. FIRE ALARMS ARE REQUIRED AND SHALL BE INSTALLED ACCORDING TO TOWN FIRE DEPARTMENT REQUIREMENTS.
5. UNDERGROUND UTILITY TRENCH CONSTRUCTION TO CONFORM TO THE NATIONAL GRID "DEVELOPER/CONTRACTOR/CUSTOMER RESPONSIBILITIES AND CONSTRUCTION SPECIFICATIONS FOR UNDERGROUND RESIDENTIAL DEVELOPMENTS"
6. SEWER FORCE MAIN SEPARATION TO WATER MAIN: 10' HORIZONTAL OR 2' VERTICAL BELOW WATER MAIN.
7. UTILITY DEPTH AND LOCATIONS SHOWN BELOW ARE APPROXIMATE, REFER TO PLANS FOR ACCURATE UTILITY LAYOUT AND DIMENSIONS

CONSTRUCTION NOTES:

1. CLEARING AND GRUBBING: ALL ROOT SYSTEMS, TREES, STUMPS, BUSHES, AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF AS INDICATED BY THE MUNICIPAL ENGINEER. HEALTHY TREES WITHIN THE RIGHTS-OF-WAY WIDTH AND OUTSIDE THE PAVEMENT WIDTH MAY BE LEFT STANDING, PROVIDED SAID TREES ARE NOT MORE THAN 5' FROM THE RIGHT-OF-WAY LINE, EXCEPT WHERE SIDEWALKS ARE REQUIRED.
2. EARTH EXCAVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF CLAY, SAND, GRAVEL, LOAM, SOFT OR DISINTEGRATED ROCK WHICH CAN BE REMOVED WITHOUT BLASTING; BOULDERS OF LESS THAN 1/2 CUBIC YARD IN VOLUME; AND, OTHER UNACCEPTABLE MATERIALS WITHIN THE LIMITS OF ROADWAY, DRAINAGE, OR OTHER EXCAVATION.
3. ROCK AND LEDGE EXCAVATION SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL BOULDERS OF 1/2 CUBIC YARD OR MORE IN VOLUME AND ALL HARD LEDGE ROCK WHICH CAN BE REMOVED ONLY BY DRILLING AND SPLITTING MECHANICALLY BY HAND OR BLASTING
4. WHERE GROUND WATER IS ENCOUNTERED WITHIN 5' OF FINISHED GRADE AS DETERMINED BY RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, "GROUND WATER PROCEDURES", DURING THE WET SEASON, ADEQUATE SUBSURFACE DRAINAGE SHALL BE CONSTRUCTED TO LOWER THE GROUND WATER LEVEL TO A DEPTH OF AT LEAST 5' BELOW FINISHED GRADE.
5. PAVEMENT SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM CROSS SECTION AFTER COMPACTION OF 8" GRAVEL BORROW BASE COURSE SUBBASE IN FILL AND 10" GRAVEL BORROW BASE COURSE IN CUTS WITH 2" OF CRUSHED BANK RUN GRAVEL BORROW (MEETING TOWN SPECIFICATIONS) AND HOT-MIX ASPHALTIC AND BITUMINOUS CONCRETE MATERIALS CONFORMING TO R.I. STANDARD SPECIFICATIONS.


26' PAVEMENT
SHOULDER VARIES
BITUMINOUS BERM (SEE DETAIL)
BITUMINOUS BERM (SEE DETAIL)
SHOULDER VARIES
3' MAXIMUM
SIDEWALK
12' TRAVEL LANE
12' TRAVEL LANE
S=0.02
S=0.02
SLOPE VARIES
4" LOAM WITH TYPE I, II OR III SEED
3,000 LB CONCRETE WITH CONCRETE MESH
2" COMPACTED PROCESSED GRAVEL
8" COMPACTED BANK RUN GRAVEL
GAS MAIN
1.5" CLASS 9.5 BITUMINOUS SURFACE COURSE
2" BITUMINOUS CLASS 12.5 COURSE
4" COMPACTED PROCESSED GRAVEL
8" COMPACTED BANK RUN GRAVEL
UNDERGROUND TELEPHONE, ELECTRIC, AND CABLE TV THROUGHOUT SITE
WATER MAIN
SEWER GRAVITY MAIN
SEWER FORCE MAIN

TYPICAL ROAD CONSTRUCTION

NOT TO SCALE

DiPrete Engineering
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Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

BRENNA GUAY
No. 13738
01/09/2026
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

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1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

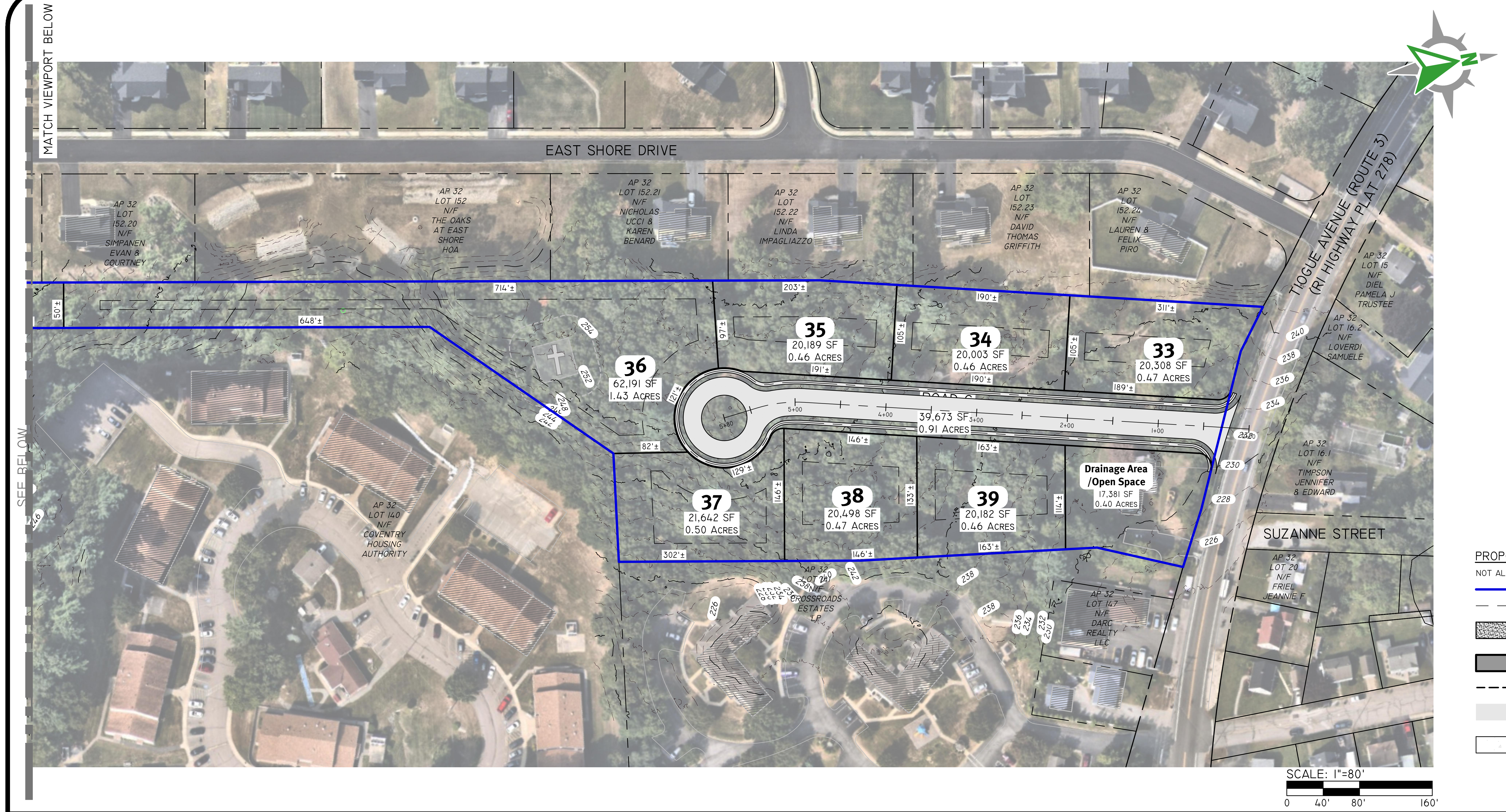
DETAIL SHEET - 3

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200


MATCH VIEWPORT BELOW
EAST SHORE DRIVE
AP 32 LOT 152.20 N/F SIMPANEN EVAN & COURTNEY
AP 32 LOT 152 N/F THE OAKS AT EAST SHORE HOA
AP 32 LOT 152.21 N/F NICHOLAS UCCI & KAREN BENARD
AP 32 LOT 152.22 N/F LINDA IMPAGLIAZZO
AP 32 LOT 152.23 N/F DAVID THOMAS GRIFFITH
AP 32 LOT 152.25 N/F LAUREN & FELIX PIRO
TIOGUE AVENUE (ROUTE 3) (RI HIGHWAY PLAT 278)
AP 32 LOT 15 N/F DIEL PAMELA J TRUSTEE
AP 32 LOT 16.2 N/F LOVERDI SAMUELE
AP 32 LOT 16.1 N/F TIMPSON JENNIFER & EDWARD
SUZANNE STREET
AP 32 LOT 28 N/F FRIEL
AP 32 LOT 147 N/F DARC REALTY LLC
AP 32 LOT 140 N/F COVENTRY HOUSING AUTHORITY
CROSSROADS ESTATES
SEE BELOW
35 20,189 SF 0.46 ACRES
34 20,003 SF 0.46 ACRES
33 20,308 SF 0.47 ACRES
36 62,191 SF 1.43 ACRES
39,673 SF 0.91 ACRES
37 21,642 SF 0.50 ACRES
38 20,498 SF 0.47 ACRES
39 20,182 SF 0.46 ACRES
Drainage Area /Open Space 17,381 SF 0.40 ACRES
714'±
648'±
203'±
190'±
311'±
191'±
190'±
189'±
82'±
146'±
163'±
302'±
SCALE: 1"=80'
0 40' 80' 160'

DEVELOPMENT DATA:

TOTAL SITE AREA:	26.99± ACRES
TOTAL NUMBER OF LOTS:	39
TOTAL LOT AREA:	19.21 ACRES
TOTAL OPEN SPACE:	2.35 ACRES
AVERAGE LOT AREA:	0.49 ACRES
RIGHT OF WAY AREA:	5.43 ACRES
RIGHT OF WAY WIDTH:	60'
LENGTH OF ROAD A:	2,379'
LENGTH OF ROAD B:	921'
LENGTH OF ROAD C:	580'
TOTAL ROAD LENGTH:	3,880'
LENGTH OF SIDEWALK:	4,442'
ROAD PAVEMENT WIDTH:	30'
SIDEWALK WIDTH:	4'

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	R-20
	REQUIRED
MINIMUM LOT AREA:	20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	120'
MINIMUM FRONT AND CORNER SIDE YARD:	35'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	40'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	20%

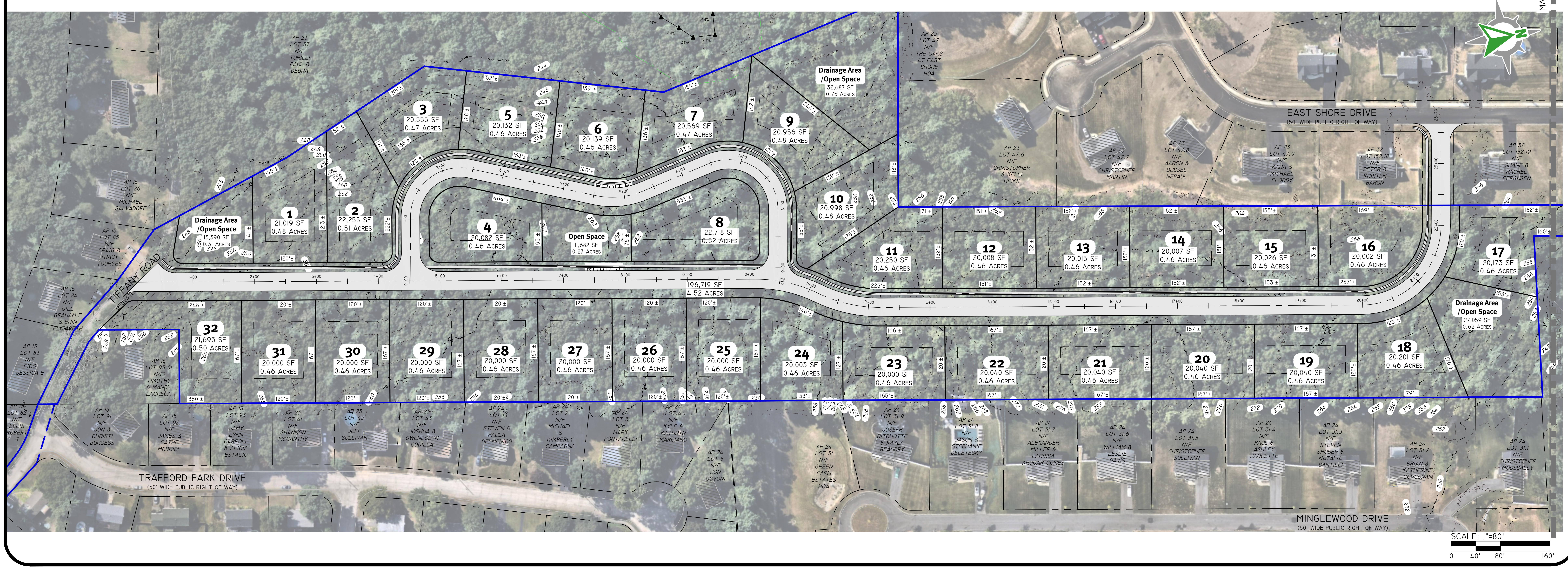
GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND HOMES ARE PROPOSED TO BE 2-4 BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED RIGHTS OF WAY ARE TO BE 60' WIDE WITH 30' WIDE PAVEMENT (15' TRAVEL LANES AND 6" CURB ON EACH SIDE).
4. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

━━━	PROPERTY LINE
— — —	BUILDING SETBACKS
▨	RETAINING WALL
■	BUILDING FOOTPRINT
- - - -	BUILDING OVERHANG
▭	ASPHALT PAVEMENT
▭	CONCRETE


MATCH VIEWPORT ABOVE
SEE ABOVE
AP 23 LOT 37 N/F TURILLI PAUL & DEBRA
AP 23 LOT 47 N/F THE OAKS AT EAST SHORE HOA
EAST SHORE DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
AP 23 LOT 47.6 N/F CHRISTOPHER & KELLI HICKS
AP 23 LOT 47.7 N/F CHRISTOPHER MARTIN
AP 23 LOT 47.8 N/F AARON & DUSSEL NEPAUL
AP 23 LOT 47.9 N/F KARA & MICHAEL FLOODY
AP 32 LOT 152.18 N/F PETER & KRISTEN BARON
AP 32 LOT 152.19 N/F SHANE & RACHEL FERGUSEN
AP 15 LOT 86 N/F MICHAEL SALVADORE
AP 15 LOT 85 N/F CRAIG & TRACY TOURGEE
AP 15 LOT 84 N/F GILL GRAHAM E & ERIN ELIZABETH
AP 15 LOT 83 N/F FICO JESSICA E
AP 15 LOT 93.01 N/F TIMOTHY & MANDY LAGRECA
TIFFANY ROAD
Drainage Area /Open Space 32,687 SF 0.75 ACRES
3 20,555 SF 0.47 ACRES
5 20,132 SF 0.46 ACRES
6 20,139 SF 0.46 ACRES
7 20,569 SF 0.47 ACRES
9 20,956 SF 0.48 ACRES
10 20,998 SF 0.48 ACRES
1 21,019 SF 0.48 ACRES
2 22,255 SF 0.51 ACRES
4 20,082 SF 0.46 ACRES
Open Space 11,682 SF 0.27 ACRES
8 22,718 SF 0.52 ACRES
Drainage Area /Open Space 13,390 SF 0.31 ACRES
196,719 SF 4.52 ACRES
11 20,250 SF 0.46 ACRES
12 20,008 SF 0.46 ACRES
13 20,015 SF 0.46 ACRES
14 20,007 SF 0.46 ACRES
15 20,026 SF 0.46 ACRES
16 20,002 SF 0.46 ACRES
17 20,173 SF 0.46 ACRES
Drainage Area /Open Space 27,059 SF 0.62 ACRES
18 20,201 SF 0.46 ACRES
19 20,040 SF 0.46 ACRES
20 20,040 SF 0.46 ACRES
21 20,040 SF 0.46 ACRES
22 20,040 SF 0.46 ACRES
23 20,000 SF 0.46 ACRES
24 20,003 SF 0.46 ACRES
25 20,000 SF 0.46 ACRES
26 20,000 SF 0.46 ACRES
27 20,000 SF 0.46 ACRES
28 20,000 SF 0.46 ACRES
29 20,000 SF 0.46 ACRES
30 20,000 SF 0.46 ACRES
31 20,003 SF 0.46 ACRES
32 21,693 SF 0.50 ACRES
AP 15 LOT 91 N/F JON & CHRISTI BURGESS
AP 15 LOT 92 N/F JAMES & CATHE MCBRIDE
AP 15 LOT 93 N/F JAMY LYNN CARROLL & ALICIA ESTACIO
AP 23 LOT 41 N/F SHANNON MCCARTHY
AP 23 LOT 42 N/F JEFF SULLIVAN
AP 23 LOT 43 N/F JOSHUA & GWENDOLYN CODILLA
AP 24 LOT 1 N/F STEVEN & PAULA DELMENICO
AP 24 LOT 2 N/F MICHAEL & KIMBERLY CAMPAGNA
AP 24 LOT 3 N/F MARK PONTARELLI
AP 24 LOT 4 N/F KYLE & KATHRYN MARCIANO
AP 24 LOT 5 N/F JON GOVONI
AP 24 LOT 31 N/F GREEN FARM ESTATES HOA
AP 24 LOT 31.9 N/F JOSEPH RITCHOTTE & KAYLA BEAUDRY
AP 24 LOT 31.8 N/F JASON & STEPHANIE DELETESKY
AP 24 LOT 31.7 N/F ALEXANDER MILLER & LARISSA KRUGAR-GOMES
AP 24 LOT 31.6 N/F WILLIAM & LESLIE DAVIS
AP 24 LOT 31.5 N/F CHRISTOPHER SULLIVAN
AP 24 LOT 31.4 N/F PAUL & ASHLEY JAQUETTE
AP 24 LOT 31.3 N/F STEVEN SHOBER & NATALIA SANTILLI
AP 24 LOT 31.2 N/F BRIAN & KATHERINE CORCORAN
AP 24 LOT 31.1 N/F CHRISTOPHER MOUSSALLY
TRAFFORD PARK DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
MINGLEWOOD DRIVE (50' WIDE PUBLIC RIGHT OF WAY)
SCALE: 1"=80'
0 40' 80' 160'

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NO.	DATE	DESCRIPTION	BY:
1	1-9-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
0	11-7-2025	YIELD PLAN	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: G.M.G.

YIELD PLAN

VILLAGE AT TIOGUE

ASSESSOR'S MAP 32 LOTS 150
COVENTRY, RHODE ISLAND

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

DE JOB NO: 0267-132

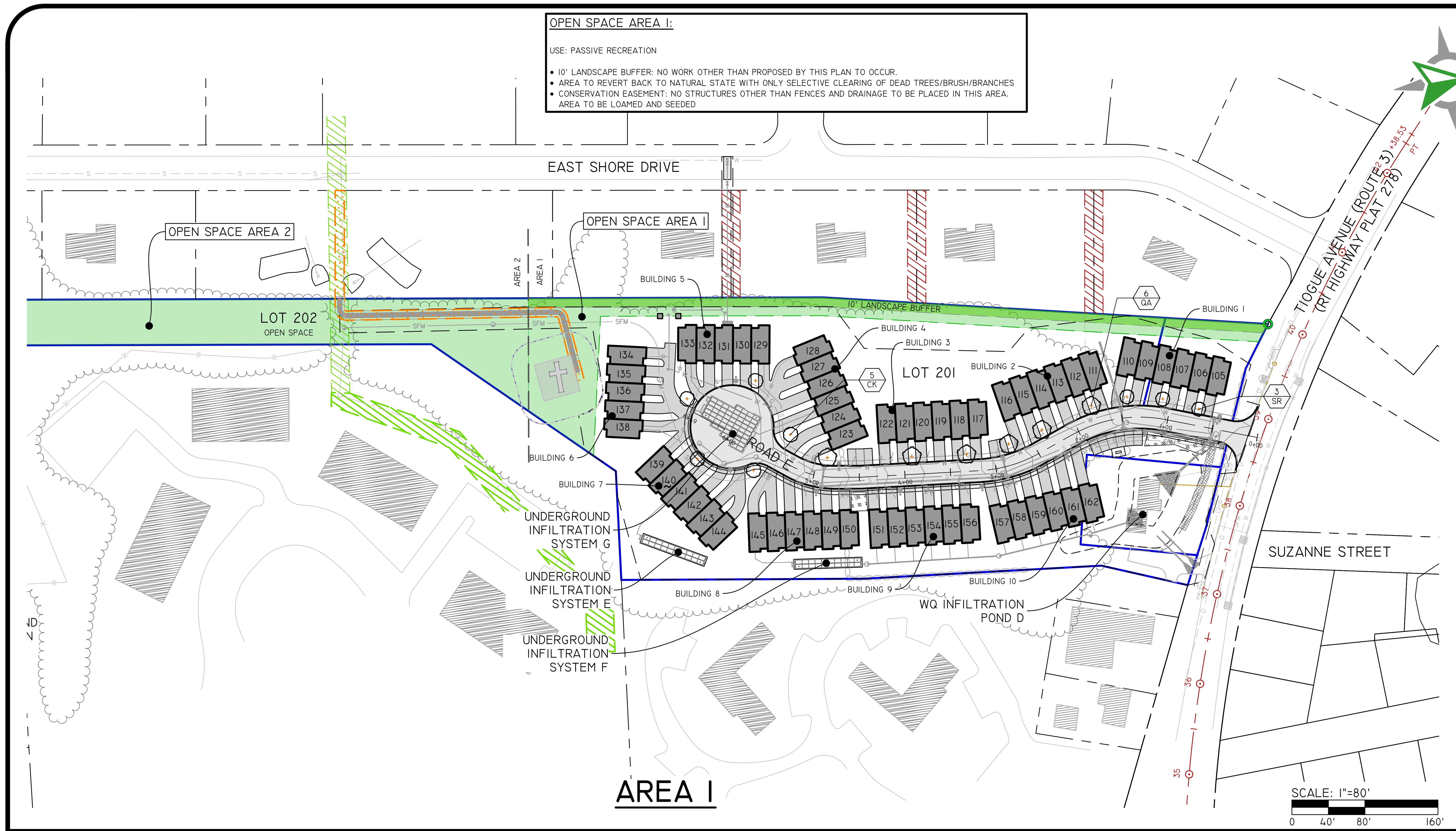
SHEET 24 OF 28

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-YIELD TO EDIT.DWG PLOTTED: 1/12/2026

OPEN SPACE AREA 1:

USE: PASSIVE RECREATION

- 10' LANDSCAPE BUFFER: NO WORK OTHER THAN PROPOSED BY THIS PLAN TO OCCUR.
- AREA TO REVERT BACK TO NATURAL STATE WITH ONLY SELECTIVE CLEARING OF DEAD TREES/BRUSH/BRANCHES
- CONSERVATION EASEMENT: NO STRUCTURES OTHER THAN FENCES AND DRAINAGE TO BE PLACED IN THIS AREA. AREA TO BE LOAMED AND SEEDED


EAST SHORE DRIVE
OPEN SPACE AREA 2
OPEN SPACE AREA 1
AREA 2
AREA 1
LOT 202
OPEN SPACE
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
10' LANDSCAPE BUFFER
LOT 201
ROAD E
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
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159
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161
162
6 QA
5 CK
3 SR
UNDERGROUND INFILTRATION SYSTEM G
UNDERGROUND INFILTRATION SYSTEM E
UNDERGROUND INFILTRATION SYSTEM F
WQ INFILTRATION POND D
TIOGUE AVENUE (ROUTE 3)
(RI HIGHWAY PLAT 278)
SUZANNE STREET
AREA 1
SCALE: 1"=80'
0
40'
80'
160'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TREES						
⊕	AR	11	Acer rubrum `Autumn Flame`	Autumn Flame Red Maple	B & B	2.5/3" CAL
⊕	CK	5	Cornus kousa	Kousa Dogwood	B & B	2.5/3" CAL
⊕	GB	4	Ginkgo biloba	Maidenhair Tree	B & B	2.5/3" CAL
⊕	KP	16	Koelreuteria paniculata	Golden Rain Tree	B & B	2.5/3" CAL
⊕	QA	16	Quercus alba	White Oak	B & B	2.5/3" CAL
⊕	SR	14	Syringa reticulata	Japanese Tree Lilac	B & B	2.5/3" CAL
⊕	TC	11	Tilia cordata	Littleleaf Linden	B & B	2.5/3" CAL
⊕	UA	12	Ulmus americana 'Liberty'	Liberty American Elm	B & B	2.5/3" CAL

*NOTE: TREE SPECIES MAY BE SUBSTITUTED AS AS REVISED SPECIES ARE LISTED AS PER ARTICLE XIII OF THE COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

OPEN SPACE AREA 3:

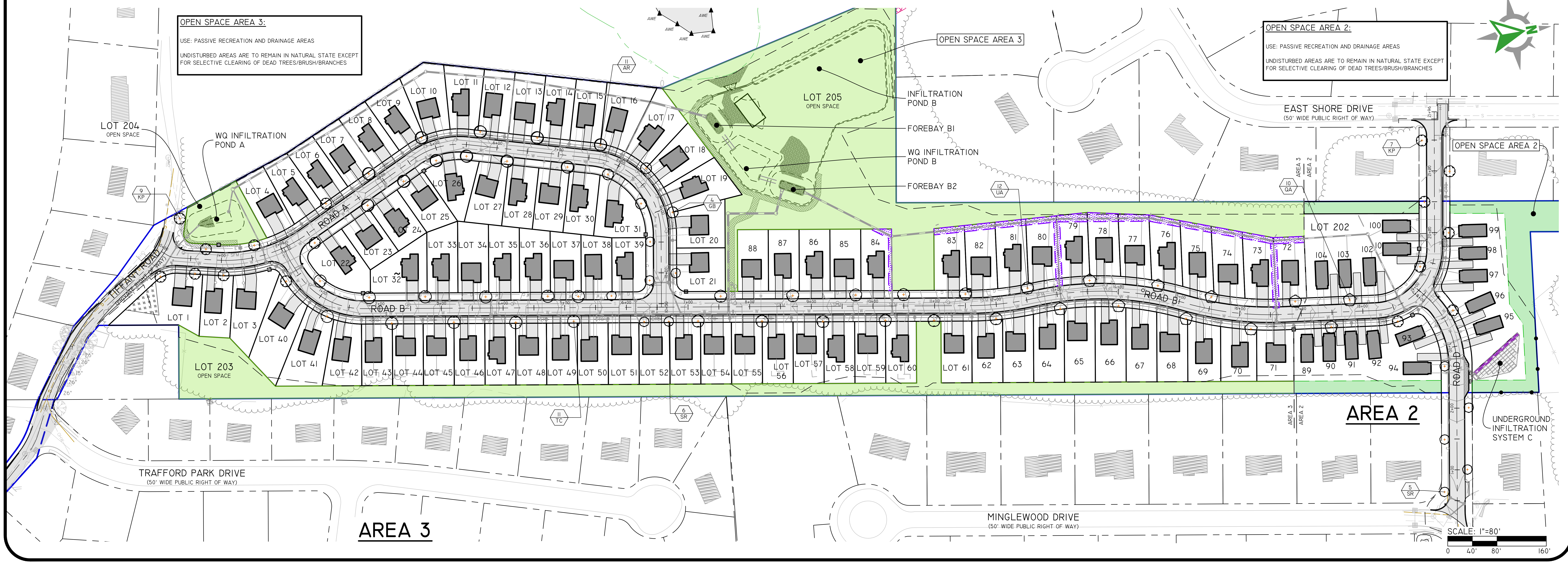
USE: PASSIVE RECREATION AND DRAINAGE AREAS

UNDISTURBED AREAS ARE TO REMAIN IN NATURAL STATE EXCEPT FOR SELECTIVE CLEARING OF DEAD TREES/BRUSH/BRANCHES

OPEN SPACE AREA 2:

USE: PASSIVE RECREATION AND DRAINAGE AREAS

UNDISTURBED AREAS ARE TO REMAIN IN NATURAL STATE EXCEPT FOR SELECTIVE CLEARING OF DEAD TREES/BRUSH/BRANCHES


LOT 204
OPEN SPACE
WQ INFILTRATION POND A
TIFFANY ROAD
ROAD A
ROAD B
ROAD D
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103
104
LOT 202
LOT 203
OPEN SPACE
LOT 205
OPEN SPACE
OPEN SPACE AREA 3
OPEN SPACE AREA 2
INFILTRATION POND B
FOREBAY B1
WQ INFILTRATION POND B
FOREBAY B2
UNDERGROUND INFILTRATION SYSTEM C
EAST SHORE DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
TRAFFORD PARK DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
MINGLEWOOD DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
AREA 3
AREA 2
9 KP
11 AR
4 GB
12 UA
7 KP
10 QA
11 TC
6 SR
5 SR
AREA 3
AREA 2
SCALE: 1"=80'
0
40'
80'
160'

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REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431
Alex Avery
01/09/2026

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DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

LANDSCAPE PLAN

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

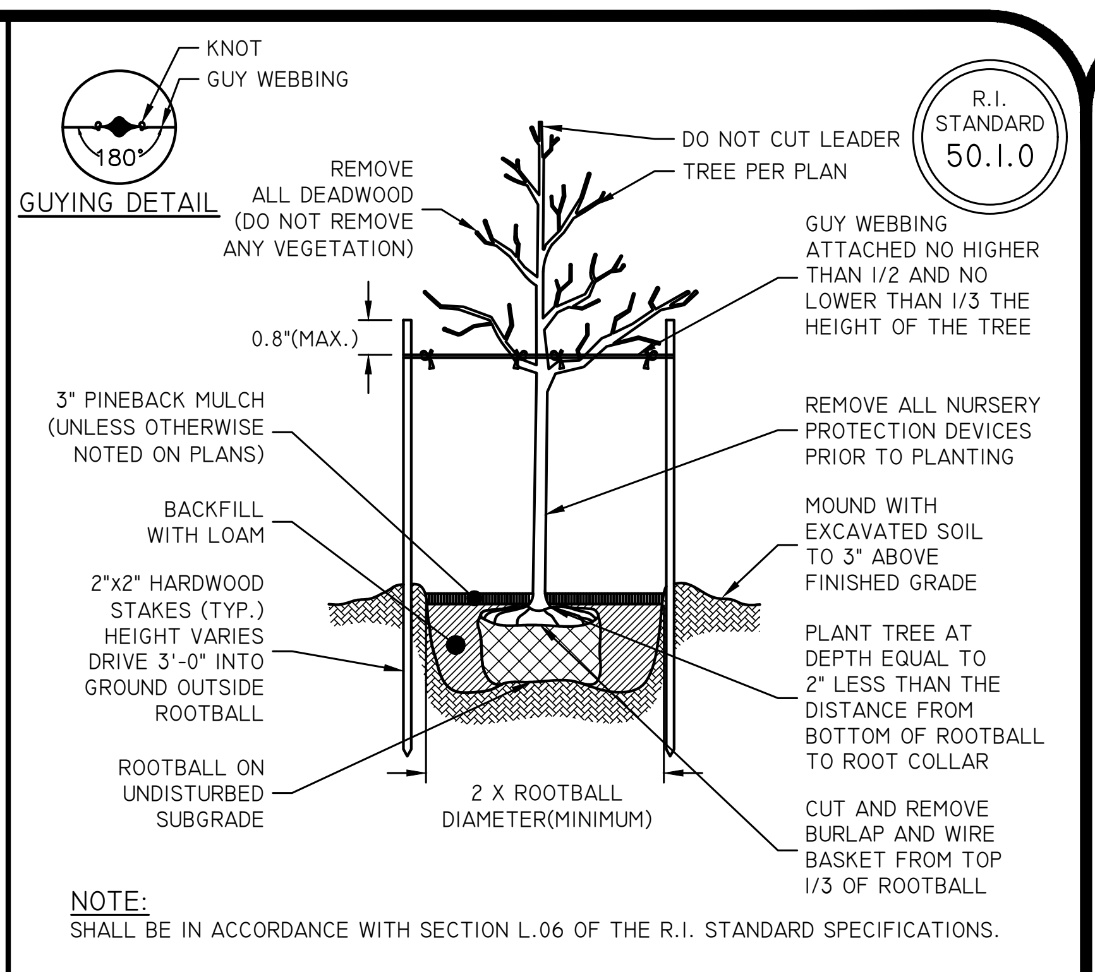
SHEET 25 OF 28

DE JOB NO: 0267-132

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-LARC.DWG PLOTTED: 1/12/2026

PLANTING NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. GRAVEL IS PROPOSED IN SOME PORTIONS OF THE SITE.
9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER. STREET TREES TO BE PRUNED AND MAINTAINED SO THAT THERE IS A MINIMUM OF 72 INCHES CLEARANCE FROM LOWEST BRANCHES TO FINISHED GRADE.
10. CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
11. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
12. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
13. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
14. IRRIGATION BY OWNER/OTHERS.
15. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.


KNOT
GUY WEBBING
180°
GUYING DETAIL
R.I. STANDARD 50.1.0
DO NOT CUT LEADER
TREE PER PLAN
REMOVE ALL DEADWOOD (DO NOT REMOVE ANY VEGETATION)
GUY WEBBING ATTACHED NO HIGHER THAN 1/2 AND NO LOWER THAN 1/3 THE HEIGHT OF THE TREE
0.8"(MAX.)
3" PINEBACK MULCH (UNLESS OTHERWISE NOTED ON PLANS)
REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING
BACKFILL WITH LOAM
MOUND WITH EXCAVATED SOIL TO 3" ABOVE FINISHED GRADE
2"x2" HARDWOOD STAKES (TYP.) HEIGHT VARIES DRIVE 3'-0" INTO GROUND OUTSIDE ROOTBALL
PLANT TREE AT DEPTH EQUAL TO 2" LESS THAN THE DISTANCE FROM BOTTOM OF ROOTBALL TO ROOT COLLAR
ROOTBALL ON UNDISTURBED SUBGRADE
2 X ROOTBALL DIAMETER(MINIMUM)
CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL

NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

NOT TO SCALE

TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
ARTICLE XIII - DESIGN AND PUBLIC IMPROVEMENT STANDARDS

13. STREET TREES

APPROVED STREET TREES ARE REQUIRED IN ALL SUBDIVISIONS, INCLUDING CLUSTER SUBDIVISIONS. THE SUBDIVIDER SHALL PLANT STREET TREES APPROPRIATE FOR THE TERRAIN, SOIL AND CLIMATIC CONDITIONS ENCOUNTERED IN THE SUBDIVISION, AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. LOCATION - STREET TREES SHALL BE LOCATED AS SHOWN IN FIGURES 2 THRU 5. STREET TREES SHALL NOT BE LOCATED SO AS TO INTERFERE WITH OVERHEAD OR UNDERGROUND UTILITY LINES AND INTERSECTION SIGHT LINES. PLANTING IS RECOMMENDED TO OCCUR AFTER BUILDING AND CONSTRUCTION IN ORDER TO AVOID HARM TO STREET TREES. SHOULD PLANTING OCCUR DURING OR PRIOR TO CONSTRUCTION, ASSURANCE CAN BE GIVEN BY THE SUBDIVIDER THAT TREES WILL NOT BE DISTURBED DURING BUILDING ACTIVITIES. SPACING SHOULD GENERALLY FOLLOW THESE RECOMMENDED SPACING LIMITS AS APPROPRIATE FOR THE TREE SPECIES AND SITE LOCATION:

LARGE 50 TO 75 FEET

MEDIUM 35 TO 50 FEET

SMALL 15 TO 35 FEET

STREET TREES HAVE BEEN SPACED AT 100' OC ON BOTH SIDES OF PROPOSED ROADS.

B. TYPE - THE SPECIES SELECTED ARE TO BE SUITABLE FOR ZONE 5 HARDINESS AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING TYPES (NATIVE SPECIES PREFERRED):

DECIDUOUS TREES SUCH AS BUTTERNUT, BLACK WALNUT, BITTERNUT HICKORY, SHAGBARK HICKORY, MOCKERNUT HICKORY, PIGNUT HICKORY, SWEET PIGNUT HICKORY, AMERICAN WHITE CHESTNUT, NORTHERN RED OAK, SCARLET OAK, HACKBERRY, TULIP TREE, SYCAMORE, SUGAR MAPLE, SILVER MAPLE, LINDEN, BLACK GUM, FLOWERING DOGWOOD, ORNAMENTAL CHERRY, AMERICAN LIBERTY ELM AND WHITE ASH MAY BE USED WHERE APPLICABLE.

CONIFERS SUCH AS HEMLOCK AND SPRUCE MAY BE USED AS SCREENING MATERIAL AS SPECIFIED IN F. BELOW.

SPECIES THAT SHOULD BE AVOIDED AS STREET TREES IN COVENTRY INCLUDE:

NORWAY MAPLE; PORCELAIN BERRY; SCOTCH BROOM; AMUR PRIVET; CHINESE PRIVET; BELLA; HONEYSUCKLE;

WHITE MULBERRY; AMUR CORK TREE; JAPANESE BLACK PINE; WHITE COTTONWOOD; AND JAPANESE WISTERIA.

A COMPLETE LIST OF SPECIES TO AVOID IS AVAILABLE FROM THE PLANNING DEPARTMENT OR THE RHODE ISLAND WILD PLANT SOCIETY.

PROPOSED TREE SPECIES ARE SUITABLE FOR ZONE 5 HARDINESS AND ARE NOT LISTED ON SPECIES TO AVOID ON THE RHODE ISLAND INVASIVE SPECIES COUNCIL LIST OF INVASIVE PLANTS.

C. SIZE - MINIMUM SIZES FOR SPECIES LISTED ABOVE ARE 2 ½ TO 3 INCHES CALIPER, MEASURED ONE-FOOT FROM GROUND LEVEL IN PLACE

TREES SPECIES PROPOSED ARE 2 $\frac{1}{2}$ TO 3 INCHES IN CALIPER.

D. QUALITY - STREET TREES SHALL BE BALLED AND BURLAPED WITH GOOD ROOT DEVELOPMENT AND BRANCHING CHARACTERISTICS. ALL TREES SHALL BE OF LICENSED NURSERY STOCK, FREE OF INSECT PESTS AND DISEASE, SUITABLE FOR STREET USE AND DURABLE UNDER THE MAINTENANCE DESCRIBED IN PARAGRAPH H. BELOW.

E. PLANTING - STREET TREES SHALL BE PLANTED IN HOLES AT LEAST 6 INCHES DEEPER AND 1 ½ TIMES AS WIDE AS THE ROOT BALL. LARGER EXCAVATION MAY BE REQUIRED IN GRAVEL OR SAND AREAS. TREES SHALL BE PLANTED AT THEIR PREVIOUS DEPTH IN GOOD QUALITY TOPSOIL OR SOIL CONDITIONED TO THE QUALITY SUFFICIENT ORGANIC MATTER SUCH AS PEAT MOSS AND A BALANCED FERTILIZER. TREES SHALL BE SECURELY DOUBLE-STAKED WITH STURDY STAKES OF A MINIMUM SIZE OF 2" X 2" X 8'. GUY WIRES SHALL BE USED WITH RUBBER HOSE OR EQUIVALENT TO PROTECT THE TREE FROM DAMAGE.

F. SCREENING - WHERE A PROPOSED RESIDENTIAL DEVELOPMENT ABUTS AN EXISTING OR PROPOSED COMMERCIAL OR INDUSTRIAL AREA, SPECIFICATION IN THE ZONING ORDINANCE SHALL APPLY.

NO NEW SCREENING IS PROPOSED.

G. INSPECTION - THE TOWN PLANNER, OR DESIGNEE SHALL DETERMINE THE SUITABILITY OF THE STREET TREES BEING PROPOSED, AND CERTIFY PROPER PLANTING TECHNIQUES AND MAINTENANCE HAVE BEEN FOLLOWED. ACCEPTANCE OF PLANTING AFTER THE GUARANTEE TIME PERIOD HAS LAPSED, SHALL BE DETERMINED BY THE TOWN PLANNER OR DESIGNEE.

H. MAINTENANCE - STREET TREES SHALL BE MAINTAINED BY THE SUBDIVIDER FROM THE TIME OF PLANTING UNTIL THE TIME OF THE RELEASE OF THE MAINTENANCE GUARANTEE FOLLOWING ACCEPTANCE OF STREETS BY THE TOWN COUNCIL AS PROVIDED IN ARTICLE VII. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING OF TREES, AS NECESSARY. IF THERE IS NO MAINTENANCE GUARANTEE REQUIRED, THE PLANNING COMMISSION MAY

REQUIRE SEPARATE GUARANTEE PROVISIONS FOR MAINTENANCE OF REQUIRED STREET TREES BY THE SUBDIVIDER FOR A MAXIMUM PERIOD OF TWO (2) YEARS FROM THE DATE OF PLANTING. ANY TREES WHICH ARE NOT HEALTHY AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED AT THE SUBDIVIDER'S EXPENSE AND GUARANTEED UNTIL SATISFACTORILY ESTABLISHED.

J. SEASONAL LIMITS - PLANTING SHALL BE DONE DURING THE PROPER SEASON. NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING WEATHER CONDITIONS DETRIMENTAL TO THE LIFE OF THE TREE.

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

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431
Alex Avery 01/09/2026

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

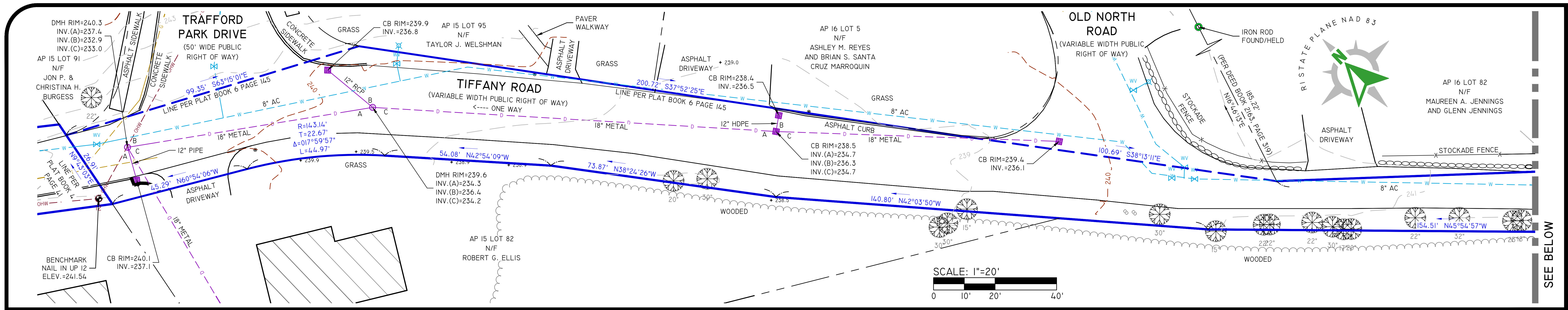
LANDSCAPE NOTES & DETAILS

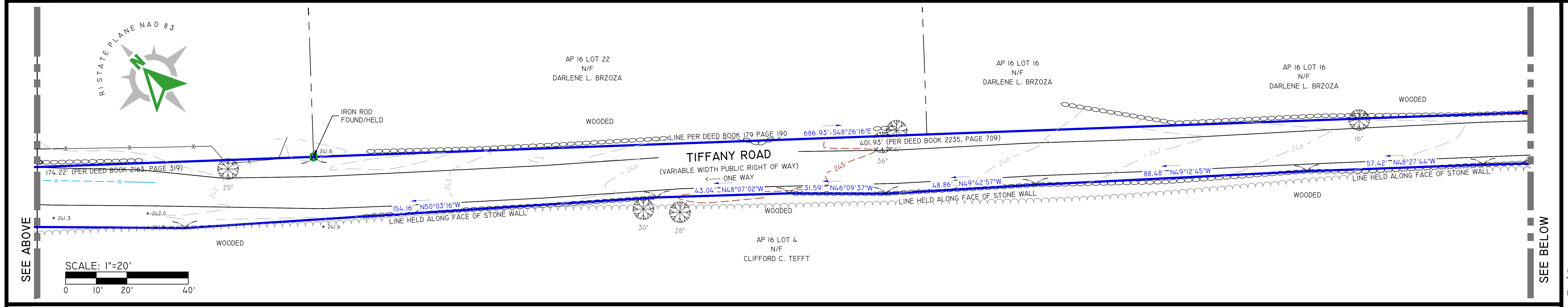
VILLAGE AT TIOGUE
ASSESSOR'S MAP 32 LOTS 149, 150, 151, & 153
COVENTRY, RHODE ISLAND

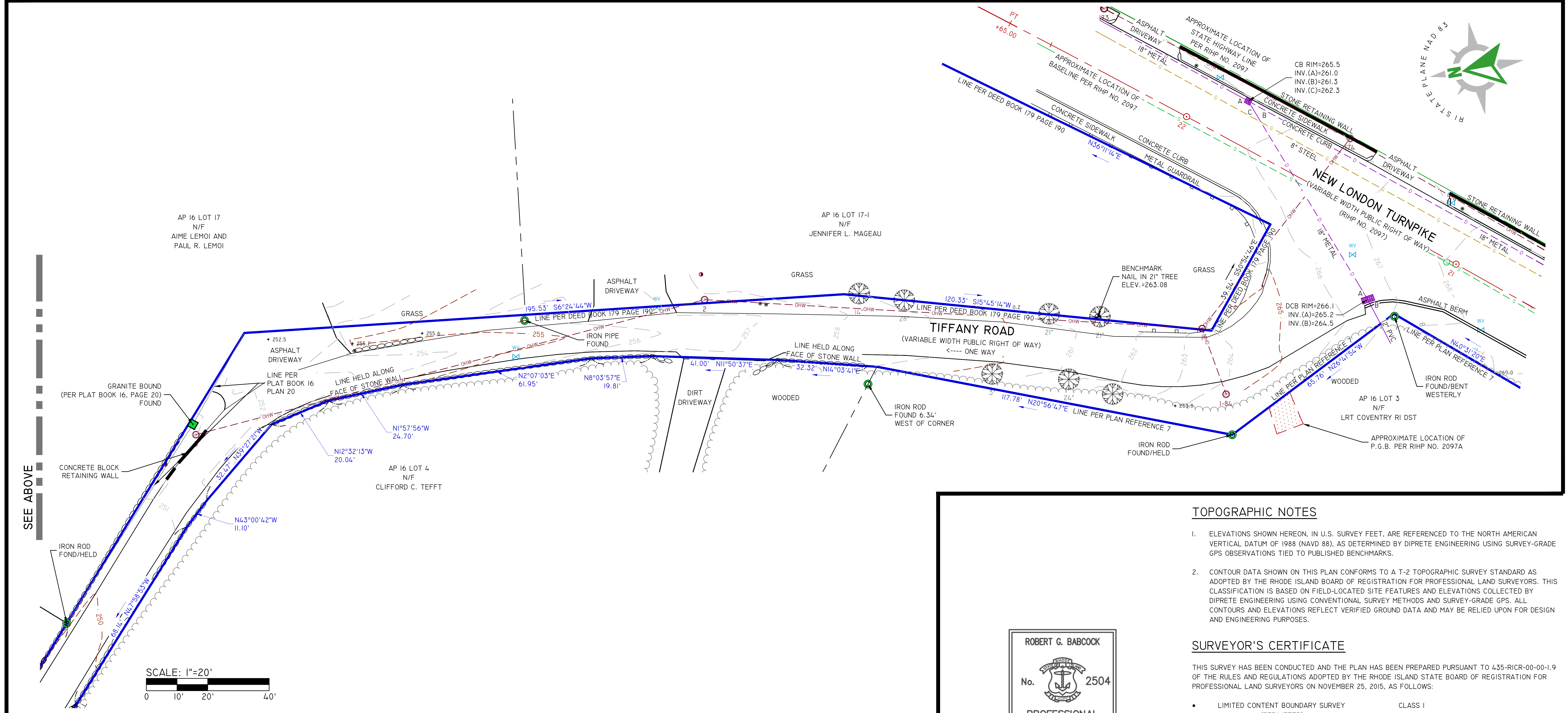
PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-LARC.DWG PLOTTED: 1/12/2026


DMH RIM=240.3
INV.(A)=237.4
INV.(B)=232.9
INV.(C)=233.0
AP 15 LOT 91
N/F
JON P. &
CHRISTINA H.
BURGESS
TRAFFORD
PARK DRIVE
(50' WIDE PUBLIC
RIGHT OF WAY)
ASPHALT SIDEWALK
CONCRETE SIDEWALK
CB RIM=239.9
INV.=236.8
GRASS
AP 15 LOT 95
N/F
TAYLOR J. WELSHMAN
PAVER
WALKWAY
ASPHALT DRIVEWAY
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
<---- ONE WAY
LINE PER PLAT BOOK 6 PAGE 145
99.35' S63°15'01"E
200.72' S37°52'25"E
8" AC
12" RCP
18" METAL
R=143.14'
T=22.67'
Δ=017°59'57"
L=44.97'
12" PIPE
45.29' N60°54'06"W
ASPHALT
DRIVEWAY
54.08' N42°54'09"W
73.87' N38°24'26"W
DMH RIM=239.6
INV.(A)=234.3
INV.(B)=236.4
INV.(C)=234.2
BENCHMARK
NAIL IN UP 12
ELEV.=241.54
CB RIM=240.1
INV.=237.1
AP 15 LOT 82
N/F
ROBERT G. ELLIS
ASPHALT
DRIVEWAY
CB RIM=238.4
INV.=236.5
12" HDPE
ASPHALT CURB
CB RIM=238.5
INV.(A)=234.7
INV.(B)=236.3
INV.(C)=234.7
140.80' N42°03'50"W
WOODED
AP 16 LOT 5
N/F
ASHLEY M. REYES
AND BRIAN S. SANTA
CRUZ MARROQUIN
OLD NORTH
ROAD
(VARIABLE WIDTH PUBLIC
RIGHT OF WAY)
IRON ROD
FOUND/HELD
STOCKADE FENCE
CB RIM=239.4
INV.=236.1
100.69' S38°13'11"E
RI STATE PLANE NAD 83
ASPHALT
DRIVEWAY
AP 16 LOT 82
N/F
MAUREEN A. JENNINGS
AND GLENN JENNINGS
STOCKADE FENCE
154.51' N45°54'57"W
WOODED
SCALE: 1"=20'
0 10' 20' 40'
SEE BELOW


RI STATE PLANE NAD 83
AP 16 LOT 22
N/F
DARLENE L. BRZOZA
IRON ROD
FOUND/HELD
WOODED
AP 16 LOT 16
N/F
DARLENE L. BRZOZA
AP 16 LOT 16
N/F
DARLENE L. BRZOZA
WOODED
LINE PER DEED BOOK 179 PAGE 190
686.93' S48°26'16"E
401.93' (PER DEED BOOK 2235, PAGE 709)
174.22' (PER DEED BOOK 2163, PAGE 319)
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
<---- ONE WAY
57.42' N48°27'44"W
LINE HELD ALONG FACE OF STONE WALL
88.48' N49°12'45"W
48.86' N49°42'57"W
31.59' N46°09'37"W
43.04' N48°07'02"W
154.16' N50°03'16"W
LINE HELD ALONG FACE OF STONE WALL
LINE HELD ALONG FACE OF STONE WALL
WOODED
WOODED
WOODED
AP 16 LOT 4
N/F
CLIFFORD C. TEFFT
SCALE: 1"=20'
0 10' 20' 40'
SEE ABOVE
SEE BELOW


PT
+65.00
ASPHALT
DRIVEWAY
18" METAL
APPROXIMATE LOCATION OF
STATE HIGHWAY LINE
PER RIHP NO. 2097
APPROXIMATE LOCATION OF
BASELINE PER RIHP NO. 2097
LINE PER DEED BOOK 179 PAGE 190
CONCRETE SIDEWALK
CONCRETE CURB
METAL GUARDRAIL
CB RIM=265.5
INV.(A)=261.0
INV.(B)=261.3
INV.(C)=262.3
STONE RETAINING WALL
CONCRETE SIDEWALK
CONCRETE CURB
8" STEEL
ASPHALT
DRIVEWAY
NEW LONDON TURNPIKE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RIHP NO. 2097)
STONE RETAINING WALL
18" METAL
RI STATE PLANE NAD 83
AP 16 LOT 17
N/F
AIME LEMOI AND
PAUL R. LEMOI
AP 16 LOT 17-1
N/F
JENNIFER L. MAGEAU
GRASS
BENCHMARK
NAIL IN 21" TREE
ELEV.=263.08
GRASS
DCB RIM=266.1
INV.(A)=265.2
INV.(B)=264.5
ASPHALT BERM
LINE PER PLAN REFERENCE 7
ASPHALT
DRIVEWAY
195.53' S6°24'44"W
LINE PER DEED BOOK 179 PAGE 190
120.33' S45°45'14"W
LINE PER DEED BOOK 179 PAGE 190
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
<---- ONE WAY
IRON PIPE
FOUND
GRASS
ASPHALT
DRIVEWAY
LINE PER
PLAT BOOK 16
PLAN 20
LINE HELD ALONG
FACE OF STONE WALL
N2°07'03"E
61.95'
N8°03'57"E
19.81'
41.00' N11°50'37"E
DIRT
DRIVEWAY
LINE HELD ALONG
FACE OF STONE WALL
32.32' N14°03'41"E
WOODED
IRON ROD
FOUND 6.34'
WEST OF CORNER
117.78' N20°56'47"E
LINE PER PLAN REFERENCE 7
IRON ROD
FOUND/HELD
WOODED
AP 16 LOT 3
N/F
LRT COVENTRY RI DST
IRON ROD
FOUND/BENT
WESTERLY
APPROXIMATE LOCATION OF
P.G.B. PER RIHP NO. 2097A
GRANITE BOUND
(PER PLAT BOOK 16, PAGE 20)
FOUND
N1°57'56"W
24.70'
N12°32'13"W
20.04'
CONCRETE BLOCK
RETAINING WALL
AP 16 LOT 4
N/F
CLIFFORD C. TEFFT
N43°00'42"W
11.10'
IRON ROD
FOND/HELD
SCALE: 1"=20'
0 10' 20' 40'
SEE ABOVE

TOPOGRAPHIC NOTES

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING SURVEY-GRADE GPS OBSERVATIONS TIED TO PUBLISHED BENCHMARKS.
2. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHIC SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS CLASSIFICATION IS BASED ON FIELD-LOCATED SITE FEATURES AND ELEVATIONS COLLECTED BY DIPRETE ENGINEERING USING CONVENTIONAL SURVEY METHODS AND SURVEY-GRADE GPS. ALL CONTOURS AND ELEVATIONS REFLECT VERIFIED GROUND DATA AND MAY BE RELIED UPON FOR DESIGN AND ENGINEERING PURPOSES.

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

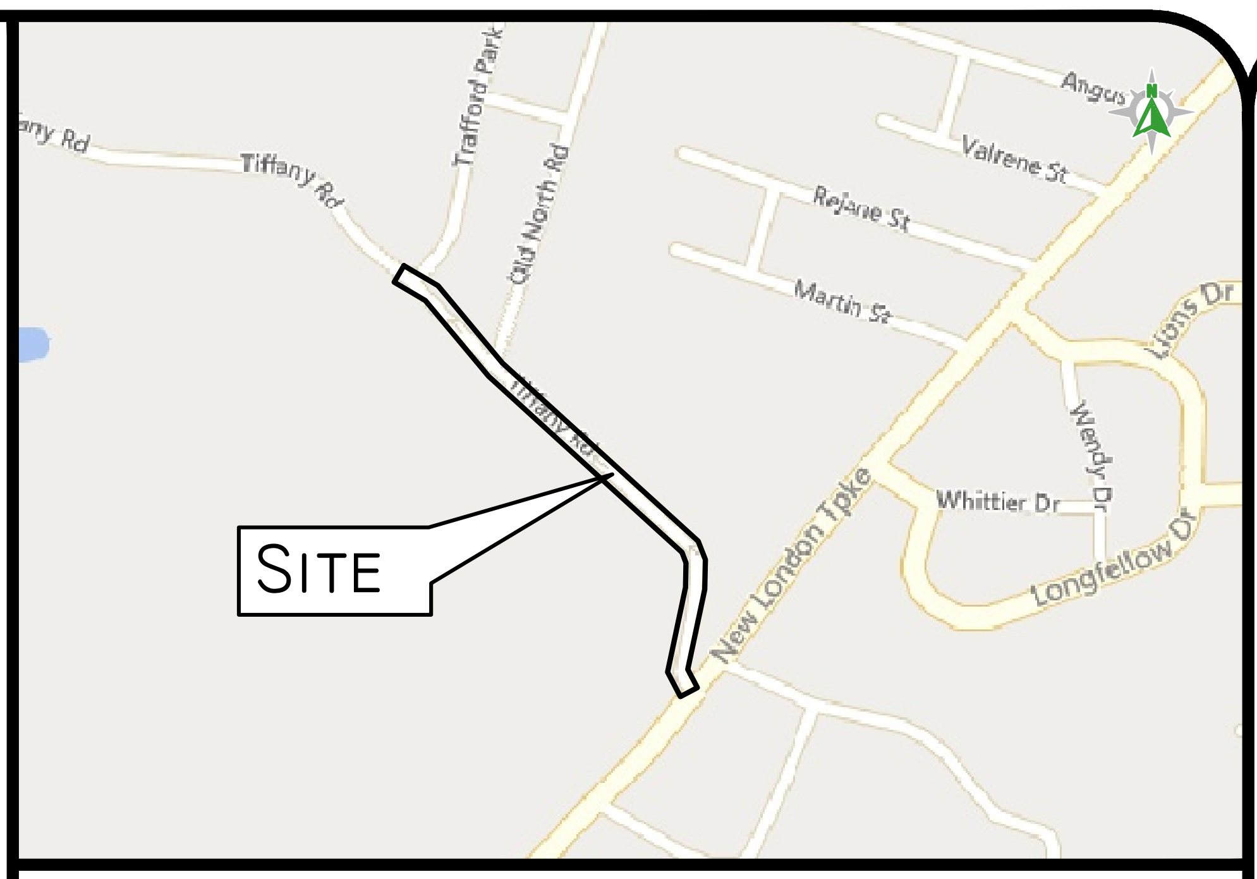
• LIMITED CONTENT BOUNDARY SURVEY (PERIMETER)	CLASS I
• DATA ACCUMULATION SURVEY (PLANIMETRIC)	CLASS III
• TOPOGRAPHIC SURVEY	CLASS T-2

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL
LAND SURVEYOR

1/7/2026

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160


Tiffany Rd
any Rd
Trafford Park
Old North Rd
Valrene St
Martin St
Lions Dr
Wendy Dr
Whittier Dr
Longfellow Dr
New London Tpke
SITE

LOCUS MAP NOT TO SCALE

LEGEND

— — W —	WATER LINE	123/1234	DEED BOOK/PAGE	Ⓤ	UNKNOWN MANHOLE
— — S —	SEWER LINE	AP	ASSESSOR'S PLAT	○	BOLLARD
— — SFM —	SEWER FORCE MAIN	N/F	NOW OR FORMERLY	SEV ◐	SOIL EVALUATION
— — G —	GAS LINE	(R)	RECORD	▦	CATCH BASIN
— — E —	ELECTRIC LINE	(CA)	CHORD ANGLE	▦▦	DOUBLE CATCH BASIN
— — OHW —	OVERHEAD WIRES	(D)	DEED	WV ⋈	WATER VALVE
— — D —	DRAINAGE LINE	(M)	MEASURED	GV ⋈	GAS VALVE
— —¦— —	MINOR CONTOUR LINE	▲ / ▲	NAIL/SPIKE FOUND/SET	▲B-1	WETLAND FLAG
— — 5 — —	MAJOR CONTOUR LINE	◉ / ◉	DRILL HOLE FOUND/SET	Ⓓ	DRAINAGE MANHOLE
━━━━	PROPERTY LINE	○ / ○	IRON ROD/PIPE FOUND/SET	▯	FLARED END SECTION
—— – – ——	ASSESSORS LINE	▣ / ▣	BOUND FOUND/SET	◑	GUY POLE
⌒⌒⌒⌒	TREELINE	HC	HANDICAPPED	Ⓔ	ELECTRIC MANHOLE
—□—□—	GUARDRAIL	LSA	LANDSCAPING	UP	UTILITY/POWER POLE
——	FENCE	▯	SIGN POST	✡	LIGHTPOST
━━	RETAINING WALL	Ⓢ	SEWER MANHOLE	Ⓦ	WELL
○○○○○○○	STONE WALL	●	SEWER CLEANOUT	⊛	MONITORING WELL
		⊗	HYDRANT	⊕	BENCH MARK
		⅄	IRRIGATION VALVE	✳	TREE

GENERAL NOTES

1. THE SITE IS LOCATED ON TIFFANY ROAD IN THE TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND.
2. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0116H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
3. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
4. THE SITE WAS SURVEYED BY DIPRETE ENGINEERING BETWEEN DECEMBER 23-24, 2025. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

PLAN REFERENCES

1. SURVEYED AND PLATTED FEBRUARY, 1850, SCALE 1"=20 RODS, RECORDED IN PLAT BOOK 1, PAGE 76.
2. SURVEY AND PARTITION OF A PORTION OF THE LAND OWNED BY JOHN AND MAGDA LECH, SITUATED ON THE SOUTHERLY SIDE OF TIOGUE AVE, COVENTRY, R.I., SCALE 1"=100', DATED JAN, 1947, PLAN BY JOSEPH A. GRAEMIGER, RECORDED IN PLAT BOOK 4, PAGE 41.
3. PLAT OF SURVEY OF LAND OF: JOSEPH & KATHERINE TWOROG, TIFFANY ROAD, COVENTRY, R.I., DATED MAY, 1976, SCALE 1"=50', PLAN BY MICHAEL N. GARRETT, RECORDED IN DEED BOOK 114, PAGE 149.
4. TIFFANY ESTATES SUBDIVISION, DEVELOPED BY TRAFFORD INC., COVENTRY, RHODE ISLAND, SCALE 1"=60', DATED AUGUST, 1975, PLAN BY MICHAEL N. GARRETT, RECORDED IN PLAT BOOK 6, PAGE 145.
5. MAP OF DIVISION OF LAND ON TIFFANY ROAD, IN THE TOWN OF COVENTRY, R.I., OWNED BY KATHERINE TWOROG, SURVEYED AND PLATTED BY ALFRED E. HANSEN ASSOCIATES, INC., SURVEYORS & MAPPERS, DATED SEPTEMBER 16, 1991, SCALE 1"=40', RECORDED IN PLAT BOOK 11, PAGE 26.
6. FINAL SUBMISSION, "MINOR SUBDIVISION", THE TIFFANY ROAD PLAT, ASSESSOR'S MAP 16 LOT 17,TIFFANY ROAD & NEW LONDON TURNPIKE, COVENTRY, RHODE ISLAND, SCALE 1"=40', DATED OCTOBER 12, 2000, PLAN BY FLYNN SURVEYS INC,, RECORDED IN PLAT BOOK 16, PAGE 20.
7. EXISTING CONDITIONS PLAN, TIFFANY VILLAGE, A.P. 16 LOT 3, NEW LONDON TRUNPIKE, COVENTRY, RI, PREPARED FOR SHERWOOD DEVELOPMENT, LLC, SCALE 1"=40', DATED JULY, 2011, PLAN BY MILLSTONE ENGINEERING, P.C.
8. RIHP NO. 2097 & 2097A.

UTILITY NOTES

1. ALL EXISTING UTILITIES SHOWN ARE DEPICTED IN GENERAL ACCORDANCE WITH ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION, AT QUALITY LEVEL C UNLESS OTHERWISE NOTED. QUALITY LEVEL C REPRESENTS INFORMATION COMPILED FROM VISIBLE SURFACE FEATURES AND AVAILABLE UTILITY RECORDS. UTILITY LOCATIONS AND DEPTHS HAVE NOT BEEN PHYSICALLY VERIFIED AND MAY VARY FROM THOSE SHOWN, EXCEPT WHERE STRUCTURE INVERTS OR DEPTHS HAVE BEEN FIELD-MEASURED AS INDICATED. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATING COMPANY AND ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, ACTIVE OR ABANDONED. THE SIZE, LOCATION, OR EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL CONFIRMED BY A QUALIFIED UTILITY LOCATING PROFESSIONAL.
2. ALL UNDERGROUND UTILITY INFORMATION SHOWN IS BASED ON RECORD DATA AND VISIBLE SURFACE EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MAY DIFFER FROM THOSE SHOWN. IT IS THE SOLE RESPONSIBILITY OF ANY PERSON OR AGENCY USING THIS PLAN TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION, DESIGN, OR OTHER WORK. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, DELAYS, OR COSTS ARISING FROM RELIANCE ON THIS INFORMATION. BEFORE ANY EXCAVATION, CONTACT DIG SAFE (811) A MINIMUM OF 72 BUSINESS HOURS IN ADVANCE. DIG SAFE NOTIFIES ONLY ITS MEMBER UTILITIES; USERS ARE RESPONSIBLE FOR IDENTIFYING AND COORDINATING WITH ANY NON-MEMBER OR PRIVATELY OWNED UTILITIES. IN ACCORDANCE WITH 29 CFR PART 1926, ACCURATE SUBSURFACE UTILITY INFORMATION MUST BE OBTAINED FROM UTILITY OWNERS OR THROUGH QUALIFIED LOCATING PROFESSIONALS BEFORE WORK BEGINS.
3. UTILITY PLAN REFERENCES
    - 3.1. WATER - INFORMATION OBTAINED FROM KCWA.
    - 3.2. SEWER - INFORMATION OBTAINED FROM THE TOWN OF COVENTRY.
    - 3.3. GAS - INFORMATION OBTAINED FROM RHODE ISLAND ENERGY.
    - 3.4. DRAINAGE - FIELD VERIFIED BY DIPRETE ENGINEERING (SEE GENERAL NOTES FOR FIELD SURVEY DATE).

DiPrete Engineering
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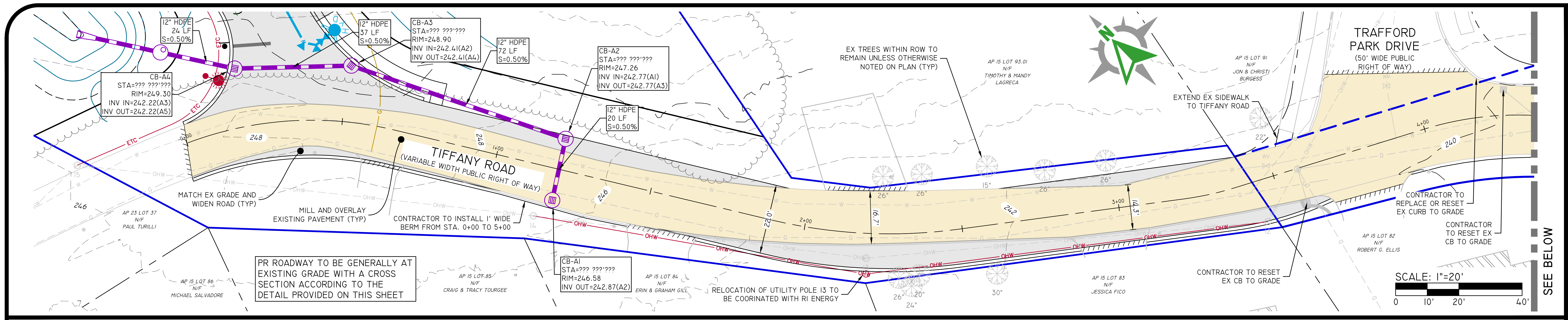
NO.	DATE	DESCRIPTION	BY:
0	1/7/25	BOUNDARY & TOPOGRAPHIC SURVEY PLAN	A.J.F.

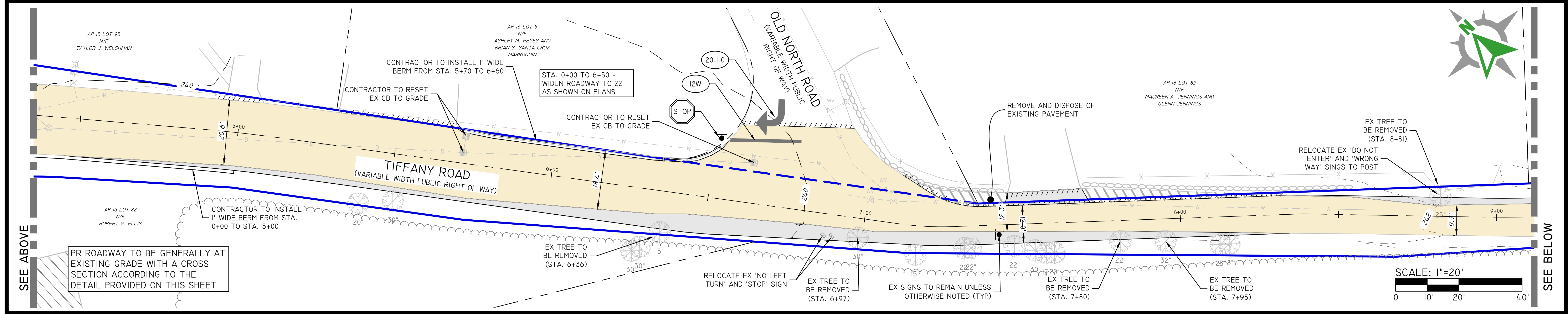
BOUNDARY & TOPOGRAPHIC SURVEY PLAN
TIFFANY ROAD
COVENTRY, RHODE ISLAND

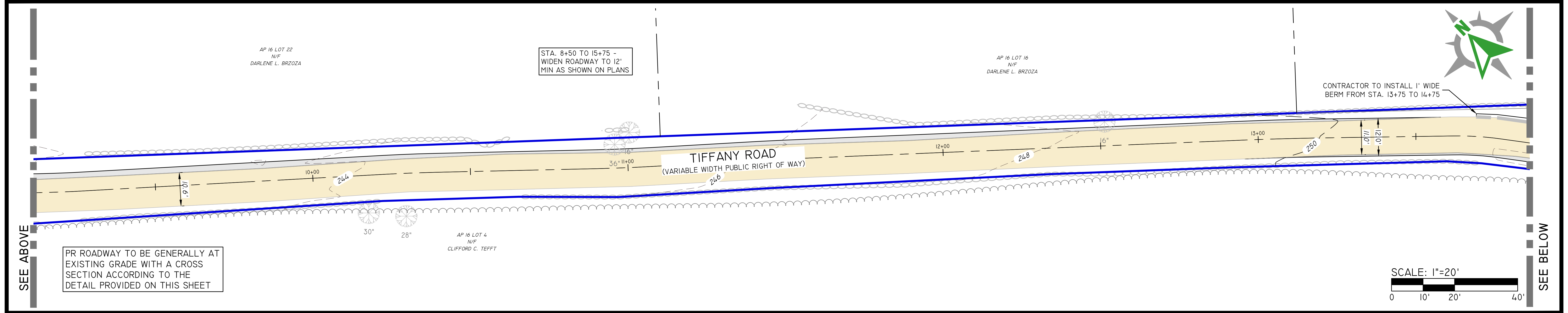
PREPARED FOR:
DEBLOIS BUILDING COMPANY
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852

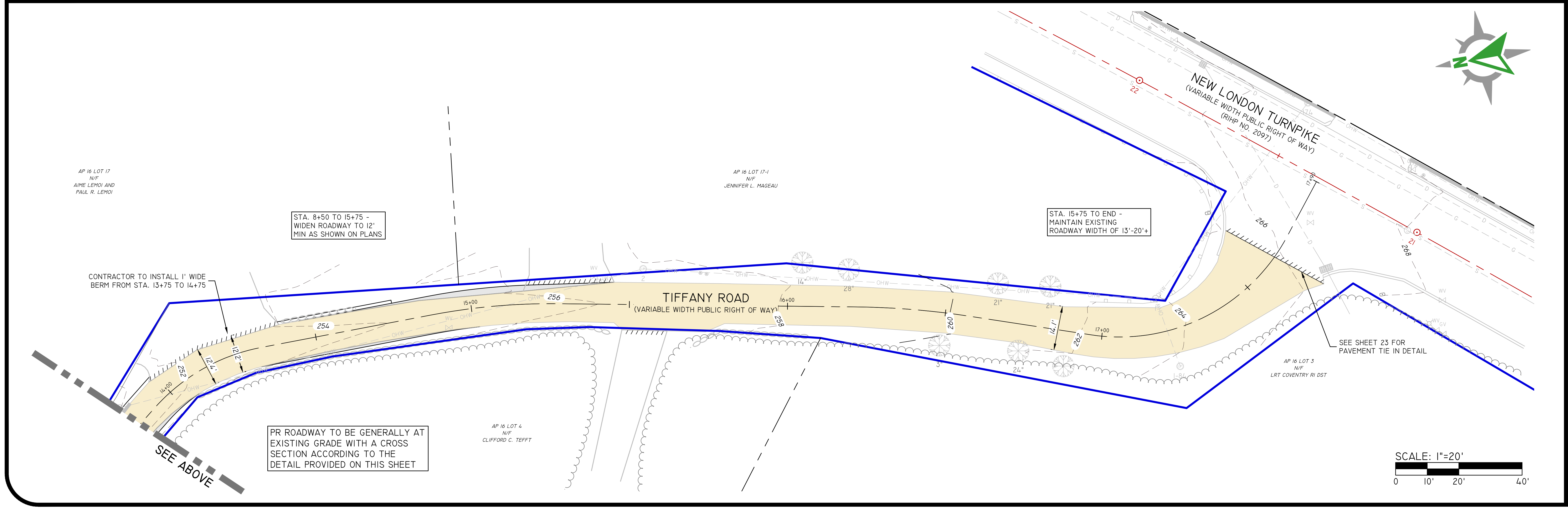
DE JOB NO: 0267-132 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-EXCO TIFFANY ROAD.DWG PLOTTED: 1/7/2026


12" HDPE 24 LF S=0.50%
12" HDPE 37 LF S=0.50%
CB-A3 STA=??? ???'??? RIM=248.90 INV IN=242.41(A2) INV OUT=242.41(A4)
12" HDPE 72 LF S=0.50%
CB-A2 STA=??? ???'??? RIM=247.26 INV IN=242.77(A1) INV OUT=242.77(A3)
12" HDPE 20 LF S=0.50%
CB-A4 STA=??? ???'??? RIM=249.30 INV IN=242.22(A3) INV OUT=242.22(A5)
ETC
HYD
248
246
242
240
0+00
1+00
2+00
3+00
4+00
22.0'
16.7'
14.3'
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
MATCH EX GRADE AND WIDEN ROAD (TYP)
MILL AND OVERLAY EXISTING PAVEMENT (TYP)
CONTRACTOR TO INSTALL 1' WIDE BERM FROM STA. 0+00 TO 5+00
AP 23 LOT 37 N/F PAUL TURILLI
AP 15 LOT 86 N/F MICHAEL SALVADORE
PR ROADWAY TO BE GENERALLY AT EXISTING GRADE WITH A CROSS SECTION ACCORDING TO THE DETAIL PROVIDED ON THIS SHEET
AP 15 LOT 85 N/F CRAIG & TRACY TOURGEE
CB-A1 STA=??? ???'??? RIM=246.58 INV OUT=242.87(A2)
AP 15 LOT 84 N/F ERIN & GRAHAM GILL
RELOCATION OF UTILITY POLE 13 TO BE COORINATED WITH RI ENERGY
EX TREES WITHIN ROW TO REMAIN UNLESS OTHERWISE NOTED ON PLAN (TYP)
AP 15 LOT 93.01 N/F TIMOTHY & MANDY LAGRECA
N
AP 15 LOT 91 N/F JON & CHRISTI BURGESS
EXTEND EX SIDEWALK TO TIFFANY ROAD
TRAFFORD PARK DRIVE
(50' WIDE PUBLIC RIGHT OF WAY)
CONTRACTOR TO REPLACE OR RESET EX CURB TO GRADE
CONTRACTOR TO RESET EX CB TO GRADE
AP 15 LOT 82 N/F ROBERT G. ELLIS
AP 15 LOT 83 N/F JESSICA FICO
CONTRACTOR TO RESET EX CB TO GRADE
15" 26" 26" 26" 26" 22" 30" 26" 20" 24"
OHW
SCALE: 1"=20'
0 10' 20' 40'
SEE BELOW


AP 15 LOT 95 N/F TAYLOR J. WELSHMAN
AP 16 LOT 5 N/F ASHLEY M. REYES AND BRIAN S. SANTA CRUZ MARROQUIN
CONTRACTOR TO INSTALL 1' WIDE BERM FROM STA. 5+70 TO 6+60
CONTRACTOR TO RESET EX CB TO GRADE
STA. 0+00 TO 6+50 - WIDEN ROADWAY TO 22' AS SHOWN ON PLANS
CONTRACTOR TO RESET EX CB TO GRADE
20.1.0
12W
STOP
OLD NORTH ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
AP 16 LOT 82 N/F MAUREEN A. JENNINGS AND GLENN JENNINGS
REMOVE AND DISPOSE OF EXISTING PAVEMENT
EX TREE TO BE REMOVED (STA. 8+81)
RELOCATE EX 'DO NOT ENTER' AND 'WRONG WAY' SINGS TO POST
240
242
5+00
6+00
7+00
8+00
9+00
20.6'
18.4'
12.3'
12.0'
9.7'
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
AP 15 LOT 82 N/F ROBERT G. ELLIS
CONTRACTOR TO INSTALL 1' WIDE BERM FROM STA. 0+00 TO STA. 5+00
PR ROADWAY TO BE GENERALLY AT EXISTING GRADE WITH A CROSS SECTION ACCORDING TO THE DETAIL PROVIDED ON THIS SHEET
EX TREE TO BE REMOVED (STA. 6+36)
RELOCATE EX 'NO LEFT TURN' AND 'STOP' SIGN
EX TREE TO BE REMOVED (STA. 6+97)
EX SIGNS TO REMAIN UNLESS OTHERWISE NOTED (TYP)
EX TREE TO BE REMOVED (STA. 7+80)
EX TREE TO BE REMOVED (STA. 7+95)
SEE ABOVE
SEE BELOW
SCALE: 1"=20'
0 10' 20' 40'


AP 16 LOT 22 N/F DARLENE L. BRZOZA
STA. 8+50 TO 15+75 - WIDEN ROADWAY TO 12' MIN AS SHOWN ON PLANS
AP 16 LOT 16 N/F DARLENE L. BRZOZA
CONTRACTOR TO INSTALL 1' WIDE BERM FROM STA. 13+75 TO 14+75
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
10+00
11+00
12+00
13+00
14+00
15+00
244
246
248
250
AP 16 LOT 4 N/F CLIFFORD C. TEFFT
PR ROADWAY TO BE GENERALLY AT EXISTING GRADE WITH A CROSS SECTION ACCORDING TO THE DETAIL PROVIDED ON THIS SHEET
SEE ABOVE
SEE BELOW
SCALE: 1"=20'
0 10' 20' 40'

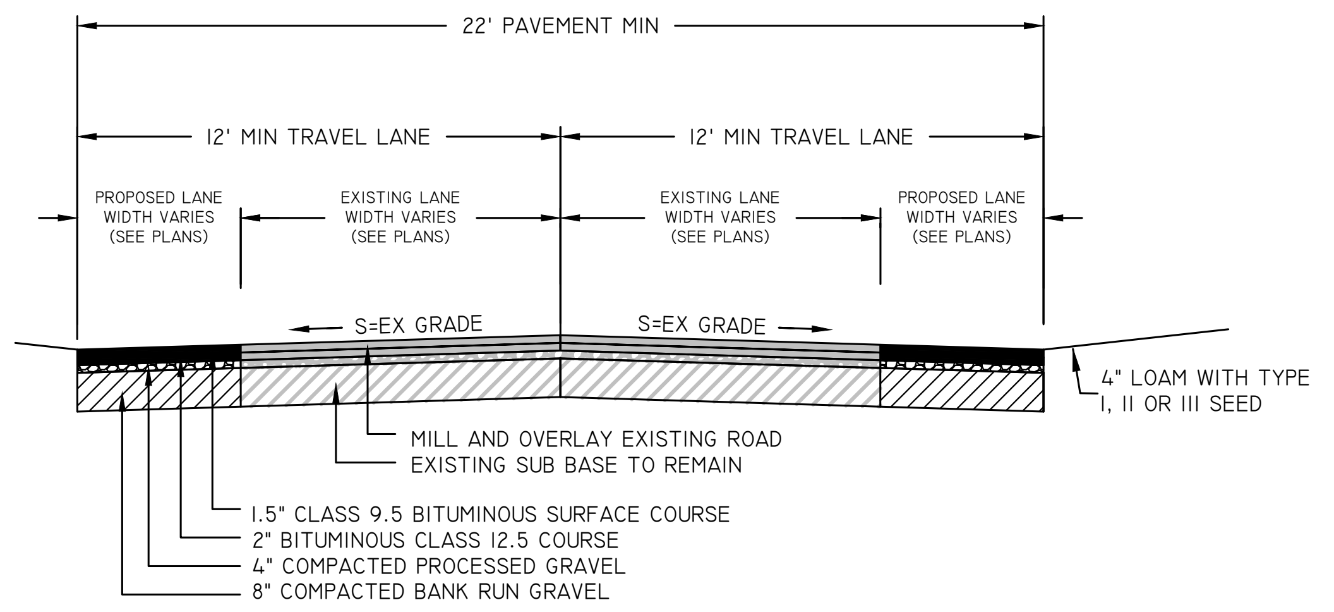

NEW LONDON TURNPIKE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RIHP NO. 2097)
AP 16 LOT 17 N/F AIME LEMOI AND PAUL R. LEMOI
AP 16 LOT 17-1 N/F JENNIFER L. MAGEAU
STA. 8+50 TO 15+75 - WIDEN ROADWAY TO 12' MIN AS SHOWN ON PLANS
STA. 15+75 TO END - MAINTAIN EXISTING ROADWAY WIDTH OF 13'-20'±
CONTRACTOR TO INSTALL 1' WIDE BERM FROM STA. 13+75 TO 14+75
TIFFANY ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
14+00
15+00
16+00
17+00
252
254
256
258
260
262
264
266
268
SEE SHEET 23 FOR PAVEMENT TIE IN DETAIL
AP 16 LOT 3 N/F LRT COVENTRY RI DST
PR ROADWAY TO BE GENERALLY AT EXISTING GRADE WITH A CROSS SECTION ACCORDING TO THE DETAIL PROVIDED ON THIS SHEET
AP 16 LOT 4 N/F CLIFFORD C. TEFFT
SEE ABOVE
SCALE: 1"=20'
0 10' 20' 40'

GENERAL NOTES:

1. ROADWAY CROSS SECTION AND MATERIALS SHALL CONFORM TO COVENTRY STANDARDS FOR ROAD CONSTRUCTION AND UTILITY LOCATIONS.
2. PROPOSED PAVEMENT AREAS WHERE ROAD IS BEING WIDENED SHALL FOLLOW THE EXISTING GRADE OF THE ROADWAY. ALL EXISTING CATCH BASINS WITHIN THE LIMITS OF THE MILL AND OVERLAY SHALL BE RESET TO EXISTING GRADE.

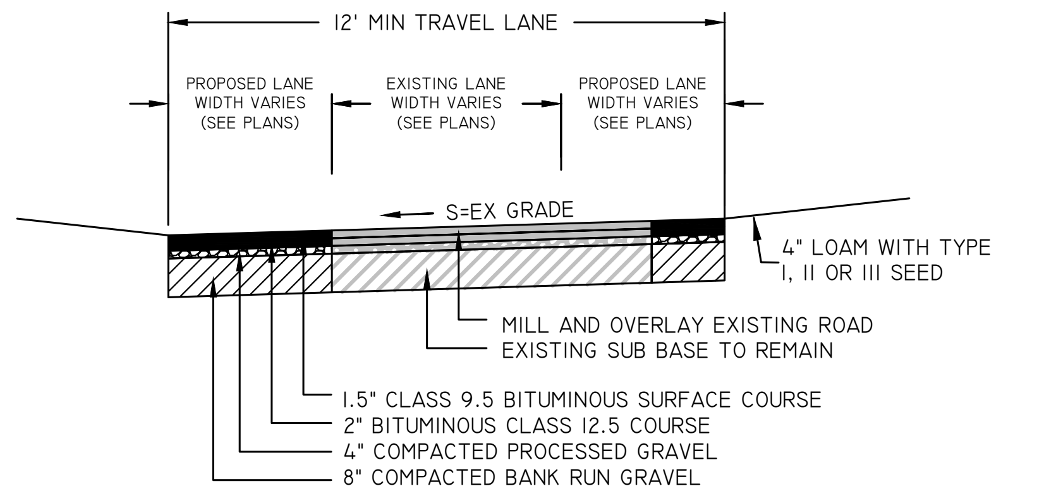
CONSTRUCTION NOTES:

1. CLEARING AND GRUBBING: ALL ROOT SYSTEMS, TREES, STUMPS, BUSHES, AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF AS INDICATED BY THE MUNICIPAL ENGINEER. HEALTHY TREES WITHIN THE RIGHTS-OF-WAY WIDTH AND OUTSIDE THE PAVEMENT WIDTH MAY BE LEFT STANDING.
2. EARTH EXCAVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF CLAY, SAND, GRAVEL, LOAM, SOFT OR DISINTEGRATED ROCK WHICH CAN BE REMOVED WITHOUT BLASTING; BOULDERS OF LESS THAN 1/2 CUBIC YARD IN VOLUME; AND, OTHER UNACCEPTABLE MATERIALS WITHIN THE LIMITS OF ROADWAY, DRAINAGE, OR OTHER EXCAVATION.
3. ROCK AND LEDGE EXCAVATION SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL BOULDERS OF 1/2 CUBIC YARD OR MORE IN VOLUME AND ALL HARD LEDGE ROCK WHICH CAN BE REMOVED ONLY BY DRILLING AND SPLITTING MECHANICALLY BY HAND OR BLASTING
4. WHERE GROUND WATER IS ENCOUNTERED WITHIN 5' OF FINISHED GRADE AS DETERMINED BY RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, "GROUND WATER PROCEDURES", DURING THE WET SEASON, ADEQUATE SUBSURFACE DRAINAGE SHALL BE CONSTRUCTED TO LOWER THE GROUND WATER LEVEL TO A DEPTH OF AT LEAST 5' BELOW FINISHED GRADE.
5. PAVEMENT SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM CROSS SECTION AFTER COMPACTION OF 8" GRAVEL BORROW BASE COURSE SUBBASE IN FILL AND 10" GRAVEL BORROW BASE COURSE IN CUTS WITH 2" OF CRUSHED BANK RUN GRAVEL BORROW (MEETING TOWN SPECIFICATIONS) AND HOT-MIX ASPHALTIC AND BITUMINOUS CONCRETE MATERIALS CONFORMING TO R.I. STANDARD SPECIFICATIONS.


22' PAVEMENT MIN
12' MIN TRAVEL LANE
12' MIN TRAVEL LANE
PROPOSED LANE WIDTH VARIES (SEE PLANS)
EXISTING LANE WIDTH VARIES (SEE PLANS)
EXISTING LANE WIDTH VARIES (SEE PLANS)
PROPOSED LANE WIDTH VARIES (SEE PLANS)
S=EX GRADE
S=EX GRADE
4" LOAM WITH TYPE I, II OR III SEED
MILL AND OVERLAY EXISTING ROAD
EXISTING SUB BASE TO REMAIN
1.5" CLASS 9.5 BITUMINOUS SURFACE COURSE
2" BITUMINOUS CLASS 12.5 COURSE
4" COMPACTED PROCESSED GRAVEL
8" COMPACTED BANK RUN GRAVEL

TYPICAL TWO-LANE ROAD WIDENING

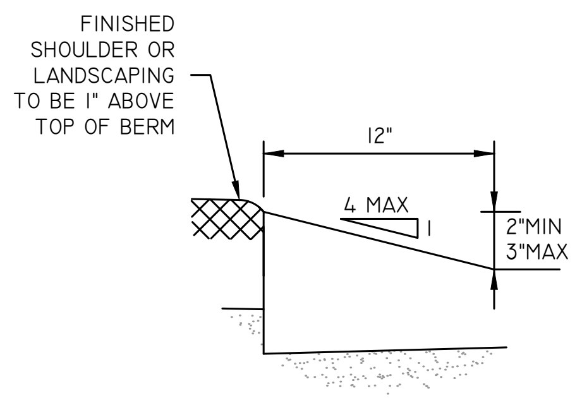
NOT TO SCALE


12' MIN TRAVEL LANE
PROPOSED LANE WIDTH VARIES (SEE PLANS)
EXISTING LANE WIDTH VARIES (SEE PLANS)
PROPOSED LANE WIDTH VARIES (SEE PLANS)
S=EX GRADE
4" LOAM WITH TYPE I, II OR III SEED
MILL AND OVERLAY EXISTING ROAD
EXISTING SUB BASE TO REMAIN
1.5" CLASS 9.5 BITUMINOUS SURFACE COURSE
2" BITUMINOUS CLASS 12.5 COURSE
4" COMPACTED PROCESSED GRAVEL
8" COMPACTED BANK RUN GRAVEL

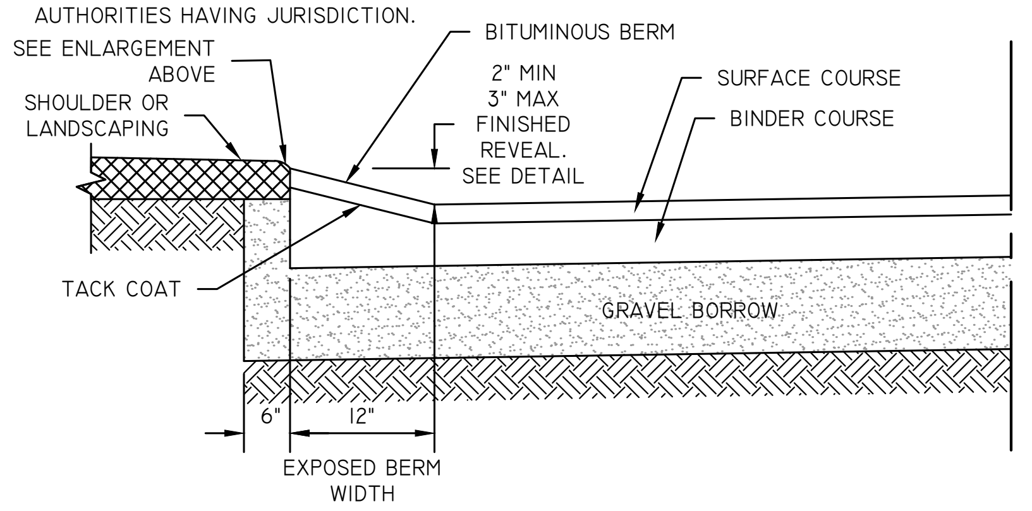
TYPICAL TWO-LANE ROAD WIDENING

NOT TO SCALE

NOTES:
1. NOT FOR USE WITHIN THE RIDOT ROW. ALL BERM WITHIN THE RIDOT ROW MUST CONFORM TO RIDOT STD. 7.5.1.
2. FOR ALL NEW PAVEMENT AREAS, BITUMINOUS BERM MUST BE CONTIGUOUS, PLACED AT THE SAME TIME AS THE BINDER COURSE, THEN OVERLAID WITH SURFACE COURSE. BERM CANNOT BE INSTALLED IN A SEPARATE EXTRUDED OPERATION.
3. ALL DIMENSIONS SHOWN ARE REQUIRED. ANY DEVIATIONS FROM DIMENSIONS SHOWN MUST BE APPROVED IN WRITING BY DESIGN ENGINEER AND PROJECT OWNER PRIOR TO BERM INSTALLATION.
4. BERM INSTALLATION MUST BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, AND AUTHORITIES HAVING JURISDICTION.


FINISHED SHOULDER OR LANDSCAPING TO BE 1" ABOVE TOP OF BERM
12"
4 MAX
1
2"MIN 3"MAX

NOT TO SCALE


SEE ENLARGEMENT ABOVE
SHOULDER OR LANDSCAPING
BITUMINOUS BERM
2" MIN 3" MAX FINISHED REVEAL. SEE DETAIL
SURFACE COURSE
BINDER COURSE
TACK COAT
GRAVEL BORROW
6"
12"
EXPOSED BERM WIDTH

BITUMINOUS BERM

NOT TO SCALE

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE ACCESS ROAD, UTILITY EASEMENTS AND AREAS TO BE GRADED.
2. CONSTRUCTION ACTIVITIES AND DISTURBANCE SHALL BE LIMITED TO THE TIFFANY ROAD RIGHT OF WAY.
3. TEMPORARY INLET SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN EXISTING CATCH BASINS WITHIN THE LIMIT OF DISTURBANCE. SEE DETAIL ON SHEET 21.
4. ALL TYPES OF WASTE GENERATED AT THE SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW REGULATIONS. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.
5. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
6. SOIL EROSION CONTROL METHODS TO BE PUT IN PLACE PRIOR TO START OF CONSTRUCTION IN CONFORMANCE WITH DETAIL AND NOTE PROVIDED IN THIS PLAN SET.
7. REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989, AS A GUIDE.

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BRENNA GUAY
No. 13738
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
4	01-09-2026	PRELIMINARY PLAN REVISIONS	W.G.C.
3	09-05-2025	PERMITTING PLAN SET RTC	W.G.C.
2	09-05-2025	PRELIMINARY SUBMISSION	W.G.C.
1	04-22-2025	PERMITTING PLAN SET	W.G.C.
0	12-10-2024	RIDEM SUBMISSION	W.G.C.

DRAWN BY: W.G.C.
DESIGN BY: B.C.G.

ROAD WIDENING PLAN

VILLAGE AT TIOGUE

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

PREPARED FOR:
232 REALTY ASSOCIATES
ROBERT DEBLOIS
420 SCRABBLETOWN RD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02852
401-474-7722

LEGAL COUNSEL:
ADLER POLLOCK & SHEEHAN
JOELLE ROCHA
100 WESTMINSTER ST, 16TH FLOOR
PROVIDENCE, RI 02903
401-274-7200

SHEET 28 OF 28

DE JOB NO: 0267-132

Z:\DEMAIN\PROJECTS\0267-132 OAKS AT EAST SHORE II\AUTOCAD DRAWINGS\0267-132-PLAN-ROAD WIDENING.DWG PLOTTED: 1/12/2026