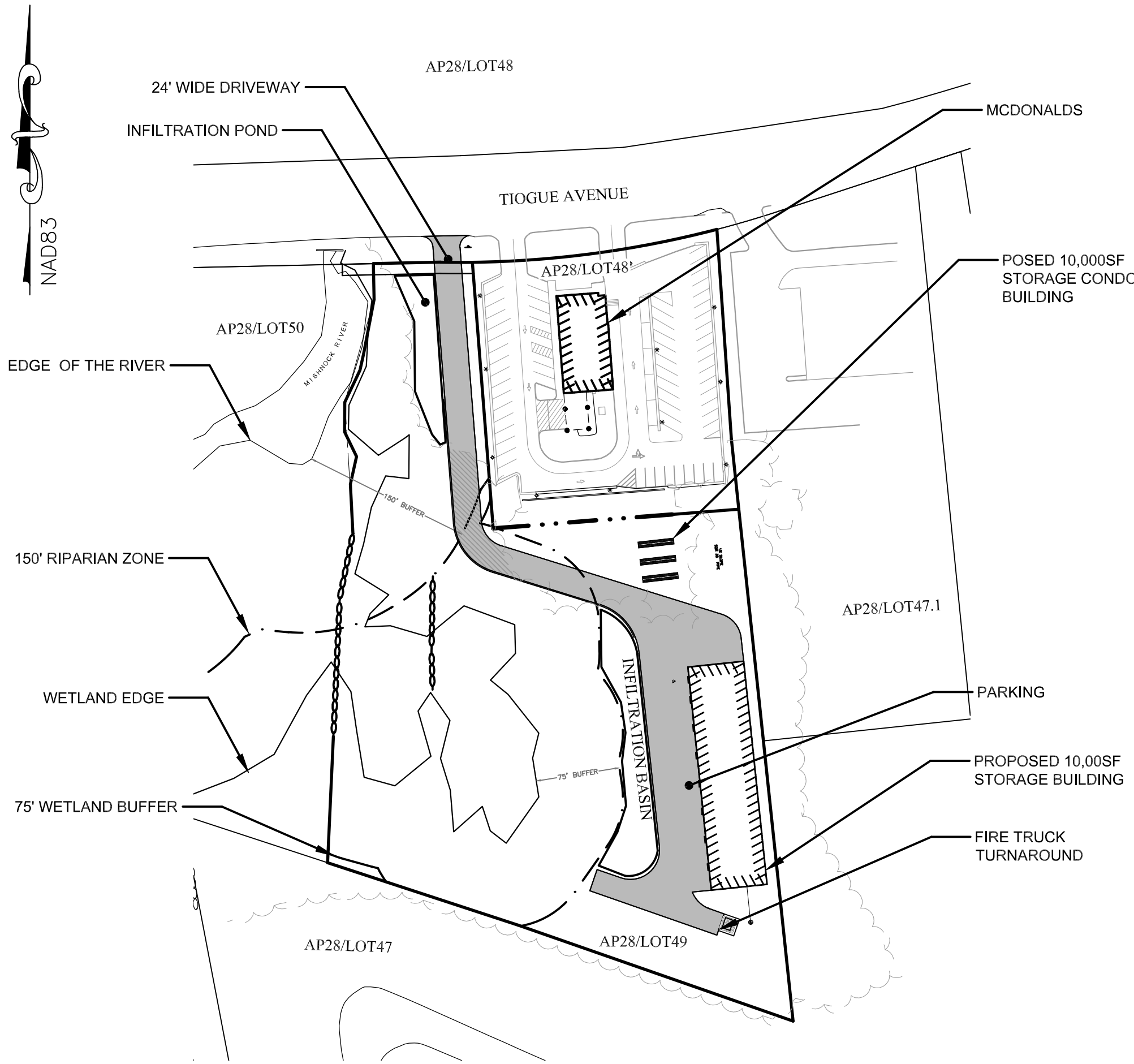


DANTE REAL ESTATE II -TIOGUE AVENUE  
PROPOSED SITE PLAN AND DRAINAGE  
DESIGN

LAND ON TIOGUE AVENUE  
COVENTRY , RHODE ISLAND  
ASSESSOR'S PLAT 28 LOT 49



Scope of Work:  
The purpose of this plan set is to show the proposed work associated with 10,000 SF Comerical Storage Building located off Tiogue Avenue.

APPLICANT/OWNER

Mike Saccoccia  
Company: Dante Real Estate II  
Address: 2289 Flat River Road  
Coventry Rhode Island, 02816  
Phone: 401-439-5005

PROJECT SURVEYOR

Samuel R. Suorsa, PLS  
Company: Coventry Survey Co.  
Address: 46 South Main Street  
Coventry  
Rhode Island, 02816  
Phone: (401) 823-5028

PROJECT ENGINEER

John W. Hampton, P.E.  
Company: Coventry Survey Co.  
Address: 46 South Main Street  
Coventry  
Rhode Island, 02816  
Phone: (401) 823-5028

Sheet List:

- 0 - COVER SHEET
- 1 - ADMINISTRATIVE SUBDIVISION PLAN
- 2 - EXISTING CONDITIONS PLAN
- 3 - PROPOSED SITE PLAN
- 4 - PROPOSED OWTS PLAN
- 5 - OWTS DETAILS
- 6 - PROPOSED GRADING AND DRAINAGE PLAN
- 7 - PAVEMENT ALTERATION PLAN
- 8 - EROSION CONTROL PLAN
- 9 - EROSION CONTROL DETAILS
- 10 - INFILTRATION BASIN #1 DETAILS
- 11 - INFILTRATION BASIN #2 DETAILS
- 12 - PAP DETAILS

Project Notes:

- Wetlands were delineated by Ecosystem Solutions located at 100 Jefferson Blvd. Ste. 225 Warwick, RI 02888
- Soil evaluations were completed on November 2024 by Sam Suorsa.
- Drainage design follows the Rhode Island Stormwater Design Manual
- Soil Map data obtained from RIGIS and US Web Soil Survey.
- Contour lines outside the scope of work are obtained from RIGIS Lidar contour data.

LEGEND	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
RISPCS	RHODE ISLAND STATE PLANE
	COORDINATE SYSTEM
SHL	STATE HIGHWAY LINE
STA:	STATION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
RIHBF	RHODE ISLAND HIGHWAY
	BOUND FOUND
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	UTILITY POLE
	STREET LIGHT
	SEWER MANHOLE
	CATCH BASIN
	WATER STOP/VALVE
WF-109	WETLAND FLAG
	SUBJECT PROPERTY LINE
	NEW DIVISION LINE
	EXISTING EASEMENT LINE
OHP	OVERHEAD ELECTRIC
D	DRAINAGE LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
	GUARD RAIL
	STOCKADE FENCE
	STONE WALL
	WETLAND EDGE
	RIVER EDGE
	WETLAND BUFFER ZONE LIMIT
	EDGE OF CLEARING
	CENTERLINE
248	EXISTING GRADE CONTOUR
248	100' RESIDENTIAL BUFFER
	PROPOSED GRADE
	LIMIT OF DISTURBANCE
	EROSION CONTROL
	WATER
	PROPOSED ASPHALT PARKING
	WETLAND AREA
	WETLAND BUFFER ZONE
	CONSTRUCTION ACCESS
	PEA GRAVEL DIAPHRAGM

Revisions:

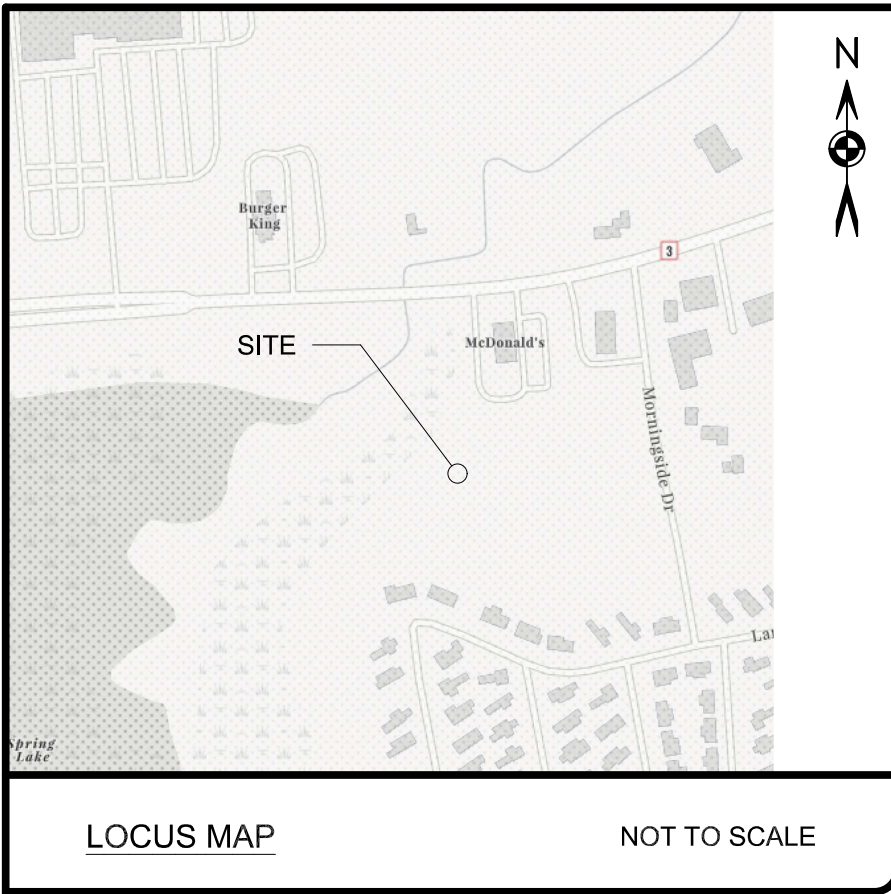
PROJECT LAND SURVEYOR	SAMUEL R. SUORSA
Samuel R. Suorsa, PLS Coventry Survey Co., Inc. 46 S Main Street Coventry, RI 02816	 PROFESSIONAL LAND SURVEYOR
PROJECT ENGINEER	JOHN W. HAMPTON
John W Hampton, P.E. Coventry Survey Co., Inc. 46 S Main Street Coventry, RI 02816	 REGISTERED PROFESSIONAL ENGINEER CIVIL

Date:  
MAY 15TH, 2025









#### MAP NOTES:

- EXISTING CONDITIONS SHOWN AS OF AUGUST, 2024.
- FIRE DISTRICT: CENTRAL COVENTRY
- THIS SITE DOES NOT LIE WITHIN:
  - RIDEM NATURAL HERITAGE AREAS
  - RIDEM GROUNDWATER PROTECTION AREA
  - TOWN HISTORIC DISTRICTS
- THE DATUMS ARE NAD83/NAVD88.
- THIS PARCEL IS IN FEMA ZONE X-OUTSIDE THE FLOODPLAIN. MAP#44003C0112H OCT. 2, 2016.
- UTILITIES ARE SHOWN BASED ON THEIR SURFACE LOCATION DURING AN ON-SITE FIELD SURVEY AND MAP REFERENCES. UNDERGROUND UTILITY LOCATIONS AND DEPTHS HAVE NOT BEEN VERIFIED BY CSDG. UNDERGROUND UTILITIES SHALL BE VERIFIED PRIOR TO ANY SITE WORK OR CONSTRUCTION. CONTACT DIGSAFE.

#### PLAN REFERENCES:

- "MINOR SUBDIVISION PLAT 28, LOT 47 NOOSENECK HILL ROAD COVENTRY RHODE ISLAND 6-6-06 SCALE 1"=100." RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS ENV. 953.
- "ALTAIACSM LAND TITLE SURVEY MCDONALD'S USA, LLC 1100 TIOGUE AVENUE LOT 48, MAP 28 TOWN OF COVENTRY KENT COUNTY, RHODE ISLAND 9-18-08 SCALE 1"=20." RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS INST. 2047, BOOK 1, PG 1190.
- "SITE IMPROVEMENT PLAN 2-24-14, SCALE 1"=20." RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS INST. 767, ENV. 1, MAP 1350.
- RHODE ISLAND STATE HIGHWAY PLAT NO.'S 5, 310, 312, 320, 322 & 563.

#### DEED REFERENCES:

- DEED BOOK 2304, PAGE 180
- DEED BOOK 55, PAGE 412
- DEED BOOK 178, PAGE 331
- DEED BOOK 1760, PAGE 783
- DEED BOOK 94, PAGE 1059
- DEED BOOK 63, PAGE 181



#### ZONING MAP DIAGRAM

SCALE: NTS

Common Line	Property Hook	Wet Areas
Dashed Road	Property TIC	GB (General Business)
Pliator	Wetland	PD (Planned Development)
Property Line	WaterLines	R20 (Residential 20,000)
Public Road	Right of Ways	

#### CERTIFICATION

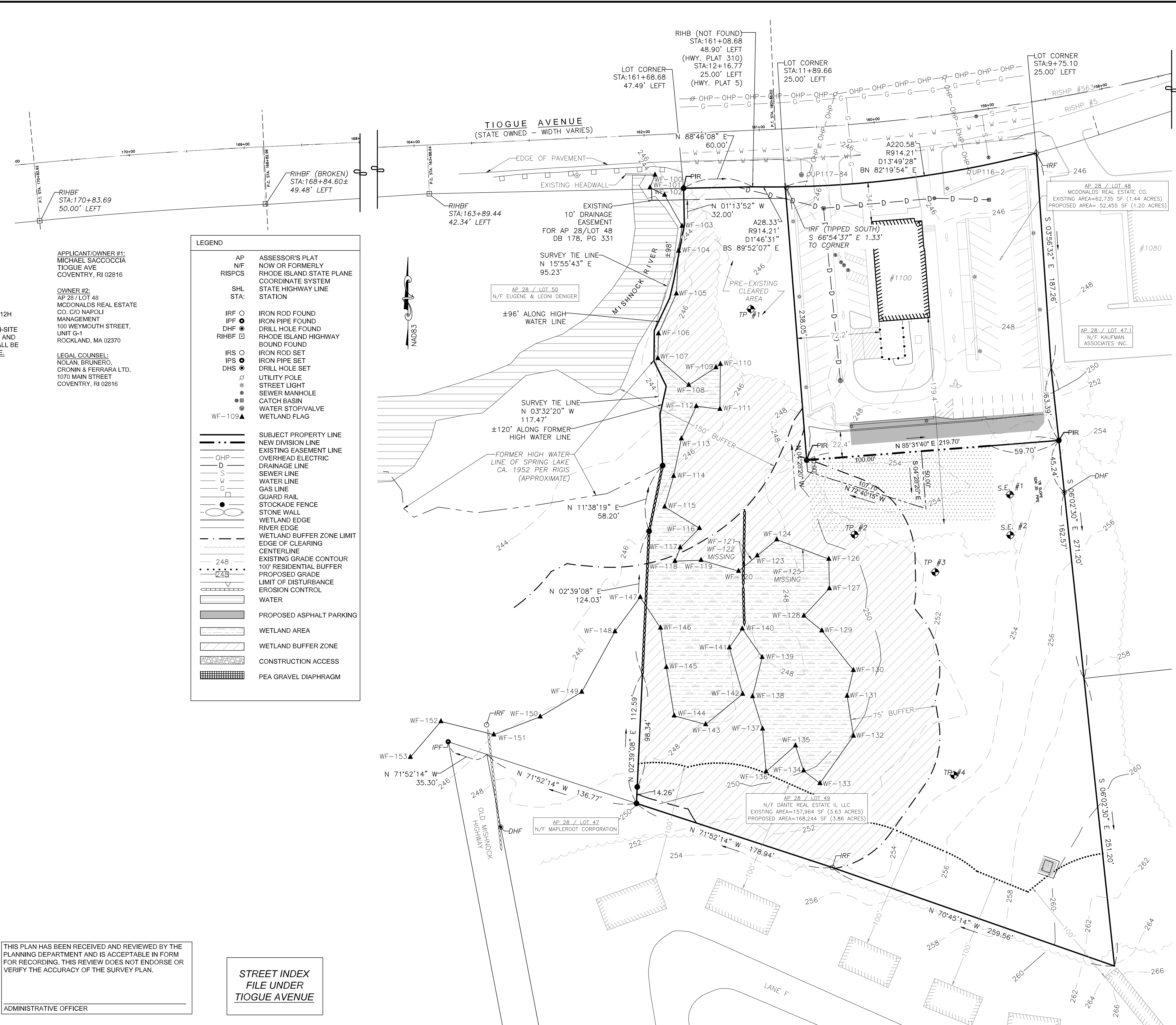
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-0000-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES AND TOPOGRAPHY

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES SUFFICIENT TO PROPOSE AN ADMINISTRATIVE SUBDIVISION.

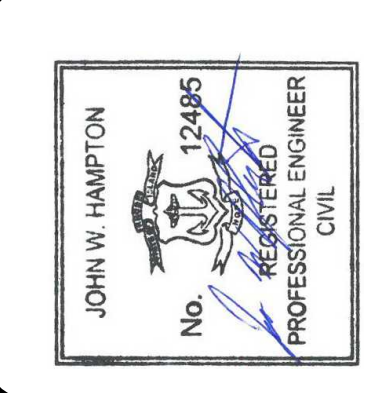
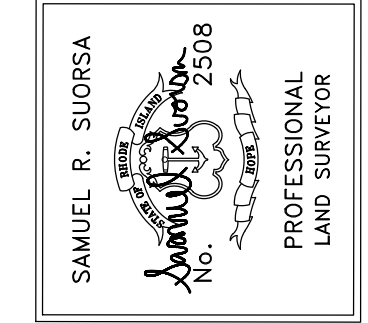
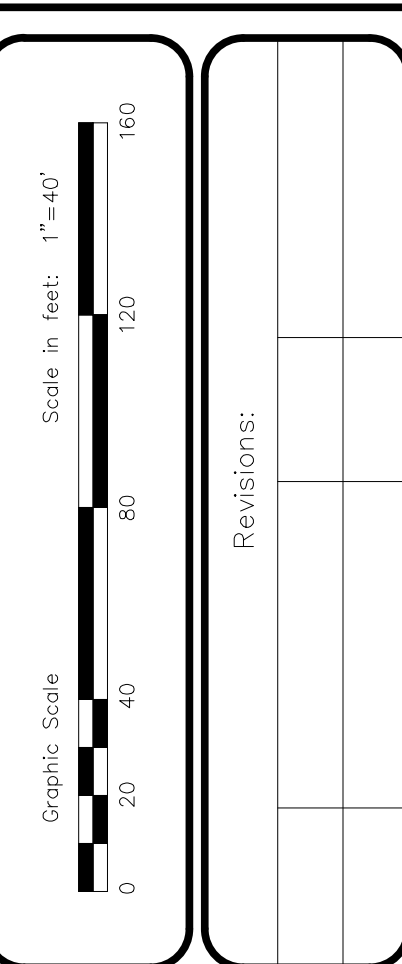
BY: 5-15-2025  
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE  
Samuel R. Suorsa, PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME  
A-68  
CERTIFICATE OF AUTHORIZATION NO.



THIS PLAN HAS BEEN RECEIVED AND REVIEWED BY THE PLANNING DEPARTMENT AND IS ACCEPTABLE IN FORM FOR RECORDING. THIS REVIEW DOES NOT ENDORSE OR VERIFY THE ACCURACY OF THE SURVEY PLAN.

ADMINISTRATIVE OFFICER

STREET INDEX  
FILE UNDER  
TIOGUE AVENUE



**CSDG**  
Coventry Survey Design Group  
46 South Main Street  
Coventry, RI 02816  
401-823-9028  
coventrysurvey.com

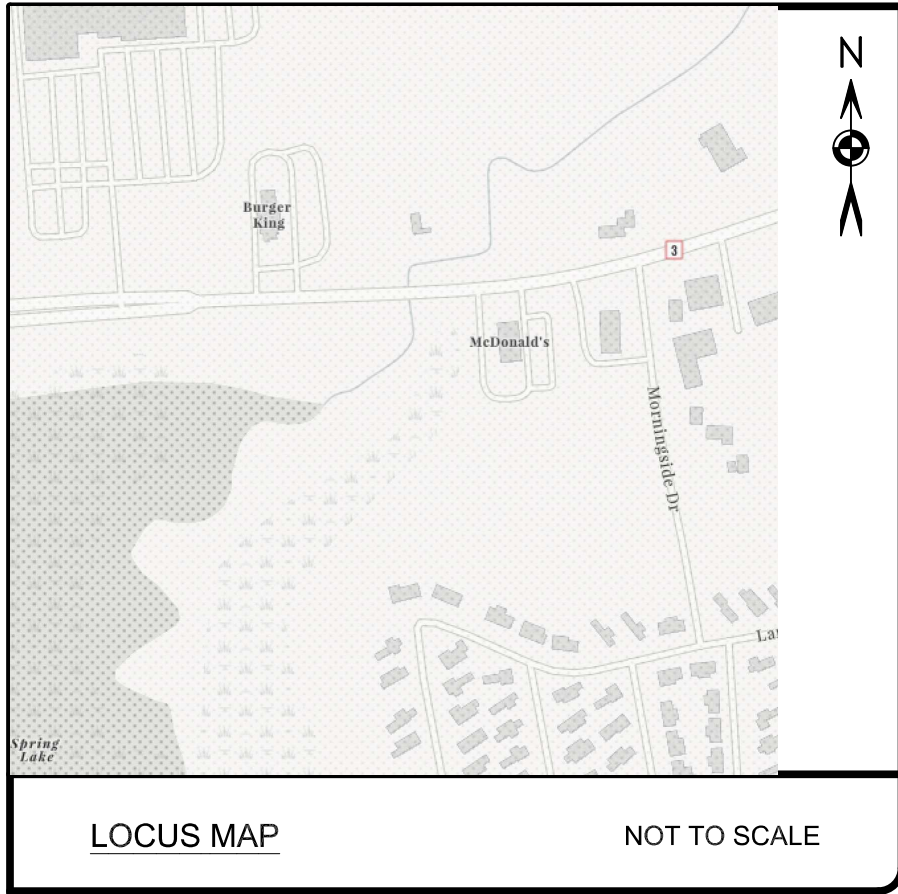
DANTE REAL ESTATE II LLC TIOGUE AVE  
EXISTING CONDITIONS PLAN  
OF LAND ON TIOGUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCIA  
2289 FLAT RIVER ROAD, COVENTRY, RI 02816  
401-439-5005 | mlsaccocia@cox.net

DRAWN BY: JWH  
APPROVED BY: JWH  
APPROVED BY: SRS

DATE  
5-15-2025

SHEET 2 OF 12





ZONING DATA TABLE			
AP 28 / LOT 48	REQUIRED (GB)	EXISTING	PROPOSED
LOT AREA	15,000 SF	62,735 SF (1.44 AC)	52,455 SF (1.20 AC)
FRONTAGE	125 FEET	220.58 FEET	220.58 FEET
FRONT SETBACK	10 FEET	34.1 FEET	34.1 FEET
CORNER SETBACK	10 FEET	N/A	N/A
SIDE SETBACK	10 FEET	72.2 FEET	72.2 FEET
REAR SETBACK	30 FEET	179.4 FEET	115.2 FEET
MAXIMUM LOT COVERAGE	60%	58%	75%
MAX. BLDG. HEIGHT (PRINCIPAL)	35 FEET	<35 FEET	N/A

AP 28 / LOT 49	REQUIRED (GB)	EXISTING	PROPOSED
LOT AREA	15,000 SF	157,964 SF (3.63 AC)	168,244 SF (3.86 AC)
FRONTAGE	125 FEET	88.33 FEET	88.33 FEET
FRONT SETBACK	10 FEET	10 FEET	±409 FEET
CORNER SETBACK	10 FEET	10 FEET	N/A
SIDE SETBACK	10 FEET	10 FEET	10 FEET
REAR SETBACK	30 FEET	30 FEET	86.2 FEET
MAXIMUM LOT COVERAGE	60%	VACANT/WOODED	21.5%
MAX. BLDG. HEIGHT (PRINCIPAL)	35 FEET	NO BLDG.	<35 FEET

**PARKING REQUIREMENTS:**

ARE PROVIDING 2 SPOT PER BAY  
REQUIRE 1 SPOT PER 1000SF FOR WAREHOUSE/  
STORAGE

REQUIRED 16 SPACES

SPACES PROVIDED 15 +1 HANDICAP

THIS PLAN HAS BEEN RECEIVED AND REVIEWED BY THE  
PLANNING DEPARTMENT AND IS ACCEPTABLE IN FORM  
FOR RECORDING. THIS REVIEW DOES NOT ENDORSE OR  
VERIFY THE ACCURACY OF THE SURVEY PLAN.

ADMINISTRATIVE OFFICER

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN  
PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES  
AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF  
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25, 2015, AS FOLLOWS:

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LIMITED CONTENT BOUNDARY SURVEY

(B) OTHER TYPE OF SURVEY:  
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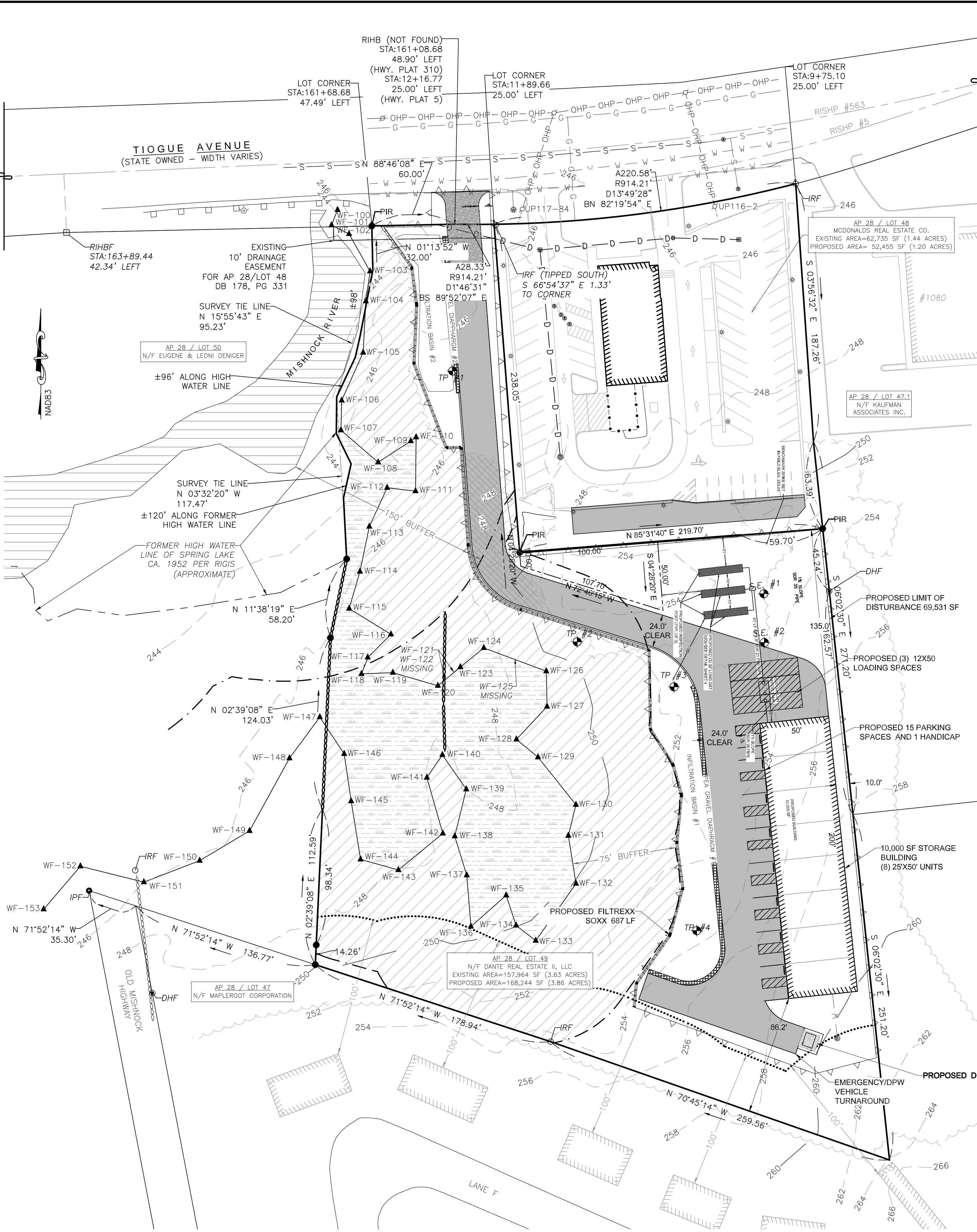
(C) STATEMENT OF PURPOSE:  
THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD  
BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE  
FEATURES SUFFICIENT TO PROPOSE AN ADMINISTRATIVE SUBDIVISION.

BY: Samuel R. Suorsa 5-15-2025  
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

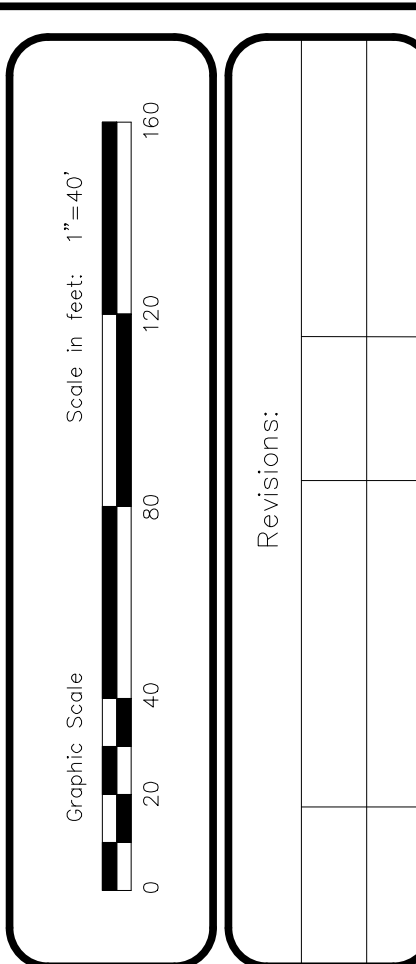
Samuel R. Suorsa, PLS  
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A-68  
CERTIFICATE OF AUTHORIZATION NO.

LEGEND	
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N/F	NOW OR FORMERLY
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SHL	STATE HIGHWAY LINE
STA:	STATION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
RIHBF	RHODE ISLAND HIGHWAY
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IPS	IRON PIPE SET
DHS	DRILL HOLE SET
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S	STREET LIGHT
M	SEWER MANHOLE
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WF-109	WETLAND FLAG
---	SUBJECT PROPERTY LINE
---	NEW DIVISION LINE
---	EXISTING EASEMENT LINE
---	OVERHEAD ELECTRIC
---	DRAINAGE LINE
---	SEWER LINE
---	WATER LINE
---	GAS LINE
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---	STOCKADE FENCE
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---	WETLAND EDGE
---	RIVER EDGE
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---	CENTERLINE
---	EXISTING GRADE CONTOUR
---	100' RESIDENTIAL BUFFER
---	PROPOSED GRADE
---	LIMIT OF DISTURBANCE
---	EROSION CONTROL
---	WATER
---	PROPOSED ASPHALT PARKING
---	WETLAND AREA
---	WETLAND BUFFER ZONE
---	CONSTRUCTION ACCESS
---	PEA GRAVEL DIAPHRAGM



STREET INDEX  
FILE UNDER  
TIOQUE AVENUE



SAMUEL R. SUORSA  
No. 2508  
PROFESSIONAL  
LAND SURVEYOR

JOHN W. HAMPTON  
No. 12485  
PROFESSIONAL ENGINEER  
CIVIL

**CSDG**  
Coventry Survey/Design Group  
46 South Main Street  
Coventry, RI 02816  
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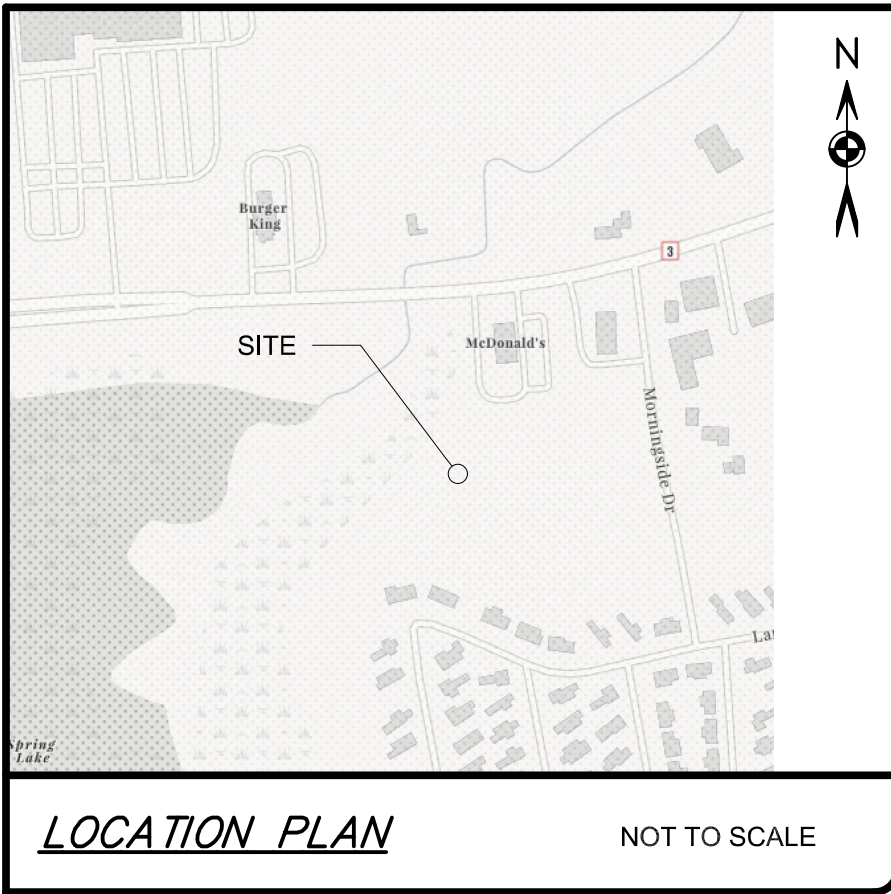
DANTE REAL ESTATE II LLC TIOQUE AVE  
PROPOSED SITE PLAN  
OF LAND ON TIOQUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCIA  
2269 FLAT RIVER ROAD, COVENTRY, RI 02816  
401-435-5005 | mlssaccocia@cox.net

DRAWN BY: JWH  
APPROVED BY: JWH  
APPROVED BY: SRS

DATE  
5-15-2025

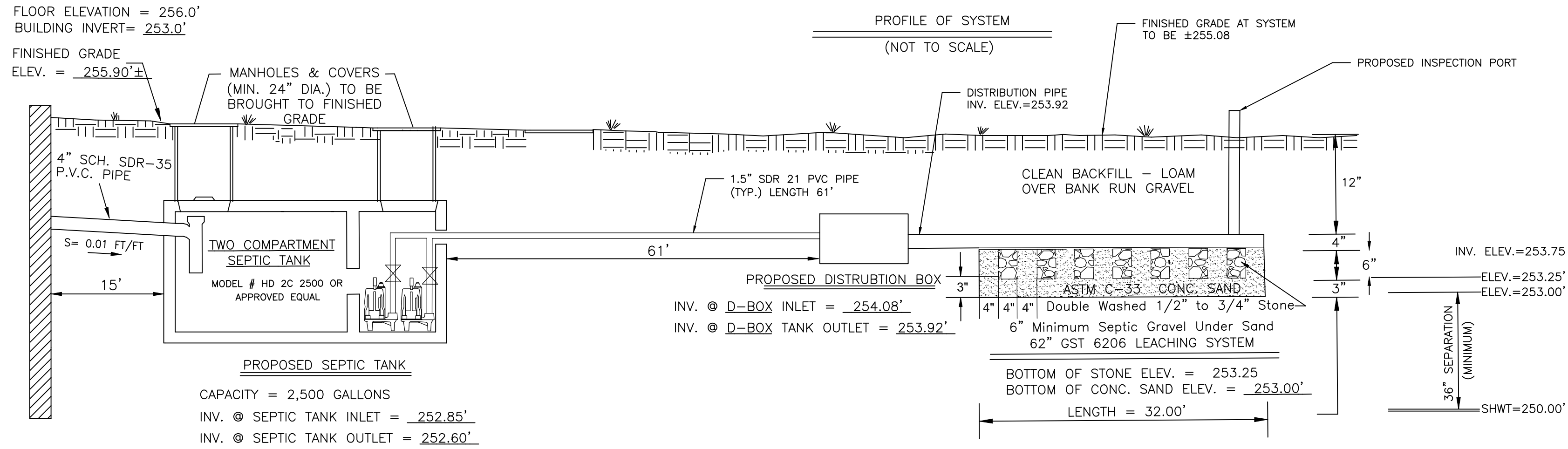
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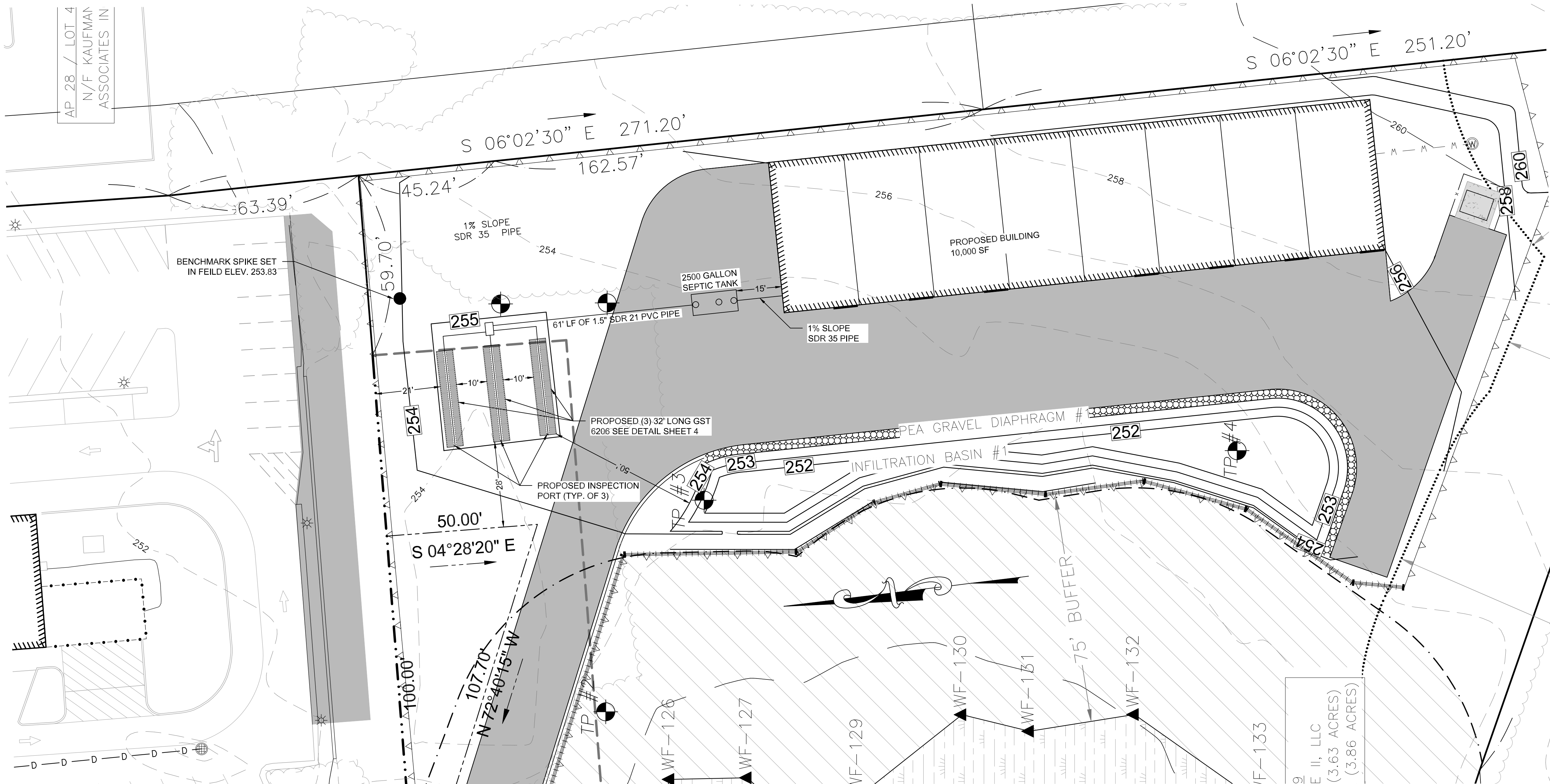
DESIGN DATA

EXISTING GRADE IN AREA OF LEACH FIELD = 254.00  
MAXIMUM GROUNDWATER IN AREA OF LEACH FIELD = 250.00'  
LOADING RATE = 0.70 GAL/SF/DAY (Category 6m Soils)  
PROPOSED NUMBER OF EMPLOYEES = 44  
EQUIRED LEACHING AREA = 15 GAL/DAY/EMPLOYEES = 660 GAL/DAY 660 GAL/DAY / 0.70  
GALS/SF/DAY = 943 S.F. REQUIRED GST 6206 REQUIRES 10.3 SF PER FOOT = 943/10.3 SF/FT = 91.55  
LINEAR FEET OF TRENCH REQUIRED  
AREA PROVIDED = (3) 32 LINEAR FOOT TRENCHES X 10.3 FOOT= 988.8 SQUARE FEET PROVIDED



- OWTS NOTES:
- 1) EXCAVATE THE OWTS AREA AND 5 FEET ALL AROUND TO ELEV.=252.5'± OR TO REMOVE SUBSOIL, FINES, AND PART OF ANY ABANDONED LEACHFIELD (AS NECESSARY).
  - 2) INSTALL SEPTIC GRAVEL TO ELEV.=253.00'
  - 3) INSTALL 3" OF CONCRETE SAND, THEN INSTALL THE GST 6206. TEMPLATES: FOLLOW THE RHODE ISLAND GST INSTALLATION MANUAL.
  - 4) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - 5) THE INSTALLER SHALL CONTACT THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.
  - 6) THE INSTALLER SHALL PROVIDE COPIES OF ANY STATE INSPECTION REPORTS AND RECEIPTS FOR MATERIALS AND COMPONENTS.

LEGEND	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
RISPCS	RHODE ISLAND STATE PLANE
SHL	COORDINATE SYSTEM
STA:	STATE HIGHWAY LINE
	STATION
IRF	IRON ROD FOUND
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DANTE REAL ESTATE II LLC TIOGUE AVE

PROPOSED OWTS PLAN

OF LAND ON TIOGUE AVENUE

IN THE TOWN OF COVENTRY, RHODE ISLAND

ASSESSOR'S PLAT 28 / LOTS 48 & 49

PREPARED FOR: MICHAEL SACCOCIA

2289 FLAT RIVER ROAD, COVENTRY, RI 02816

401-439-5005 | mikesaccocia@cox.net

DRAWN BY: JWH

APPROVED BY: JWH

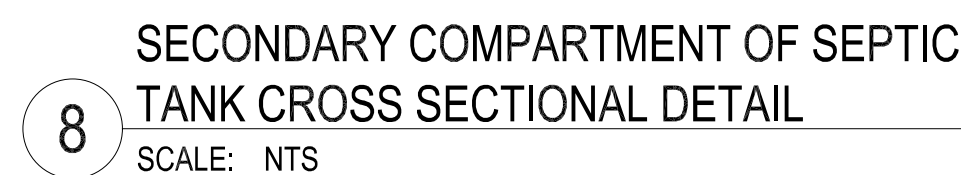
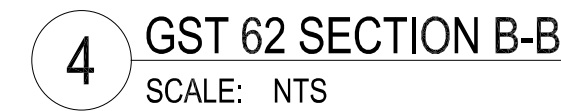
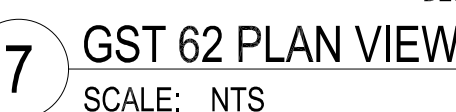
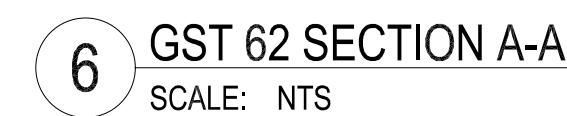
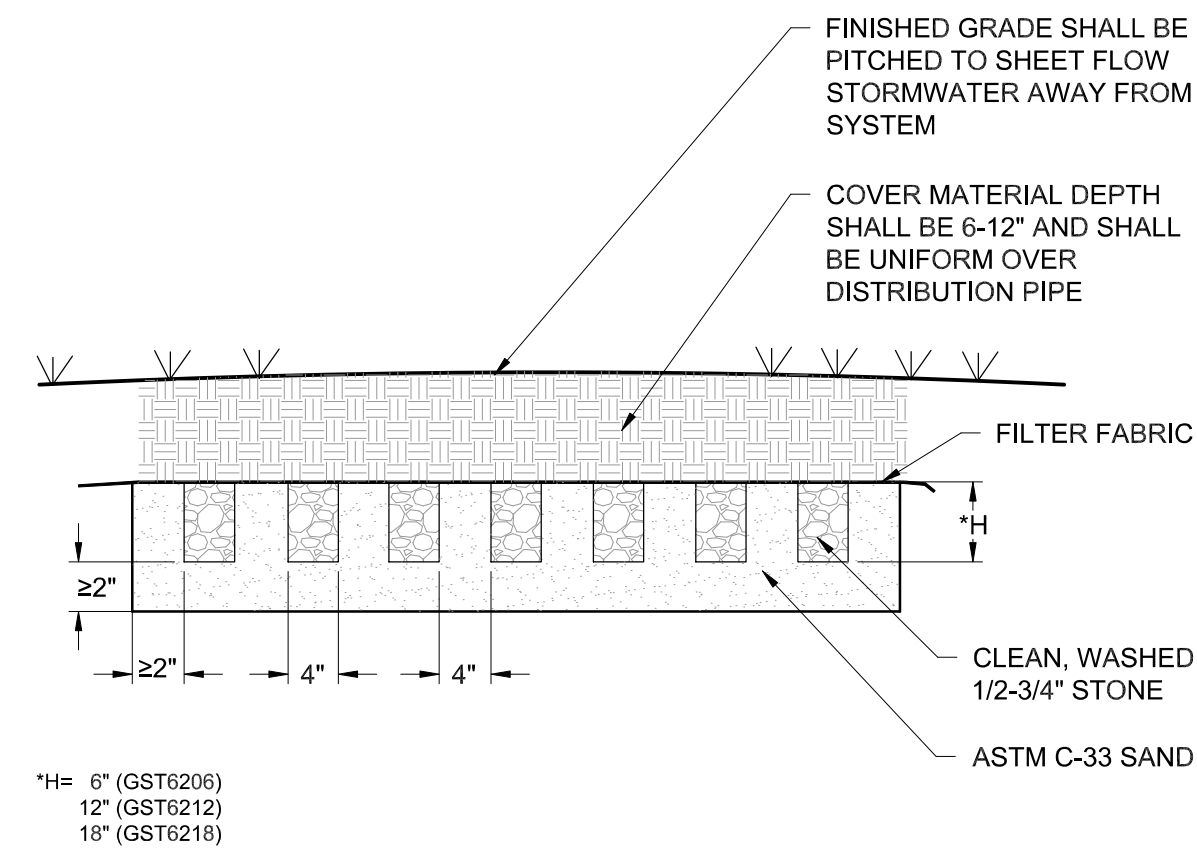
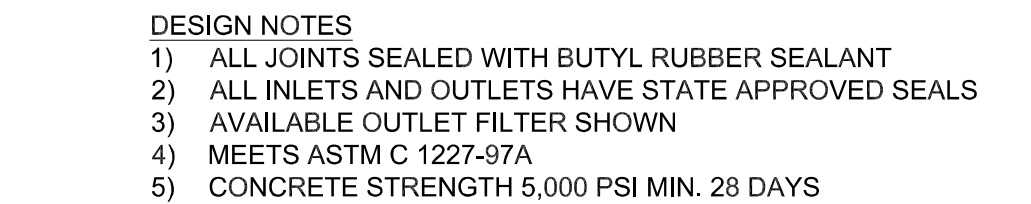
APPROVED BY: SRS

DATE

5-15-2025

SHEET 4 OF 12



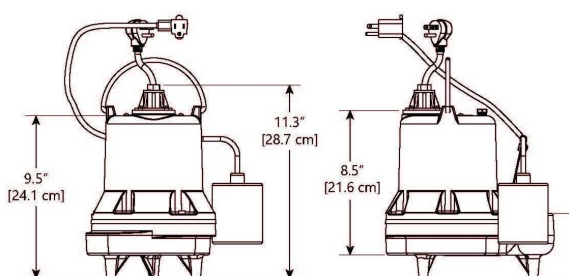
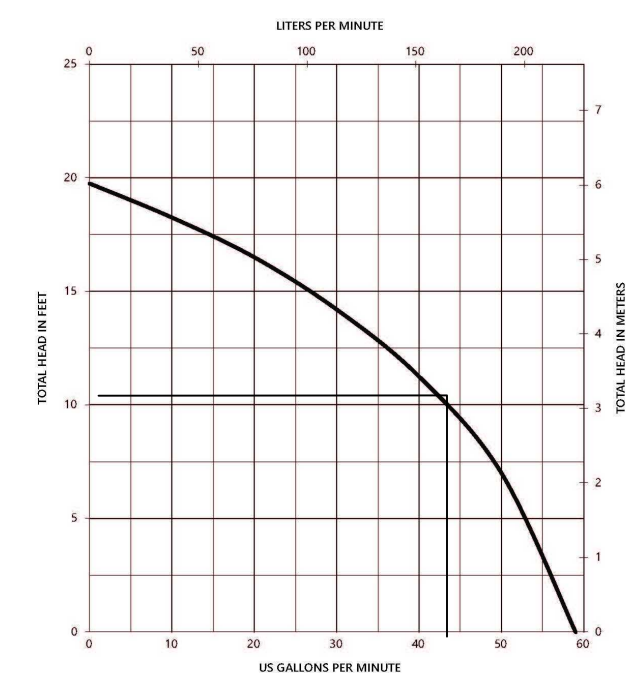
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PIPE LENGTH	61'
1 CHECK VALVES	20
1 GATE VALVE	1.7
1 STRAIGHT FLOW TEES	5
1 90 DEGREE BENDS	8.0
EQUIVALENT PIPE LENGTH	95.7

[illegible]

EQUVALENT NUMBER OF FEET STRAIGHT PIPE FOR DIFFERENT FITTINGS										
Size of Fittings, Inches	1/4"	1/2"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"
90° Ell	1.5	2.0	2.7	3.5	4.3	5.5	6.5	8.0	10.0	14
45° Ell	0.8	1.0	1.3	1.7	2.0	2.5	3.0	3.8	5.0	6.3
Long Sweep Ell	1.0	1.4	1.7	2.3	2.7	3.5	4.2	5.2	7.0	8.0
Close Return Bend	3.6	5.0	6.0	8.3	10.0	13.0	15.0	18.0	24.0	37.0
Tee—Straight Run	1	2	2	3	3	4	5			
Tee—Side Inlet or Outlet	3.3	4.5	5.7	7.6	9.0	12.0	14.0	17.0	22.0	27.0
Globe Valve Open	17.0	22.0	27.0	36.0	43.0	55.0	67.0	82.0	110.0	160.0
Angle Valve Open	8.4	12.0	15.0	18.0	22.0	28.0	33.0	42.0	58.0	70.0
Gate Valve - Fully Open	4.5	0.5	0.6	0.8	1.0	1.2	1.4	2.7	2.9	3.5
Check Valve (Spring)	4	5	7	9	11	13	16	20	26	33
Check Valve (Swing)	4	6	8	12	14	19	23	32	43	58

<p><b>EXAMPLE:</b></p> <p>(A) 100 ft. of 2" plastic pipe with one (1) 90° elbow and one (1) swing check valve.</p> <p>60' elbow = Equivalent to 5.5 ft. of straight pipe</p> <p>Swing Check = Equivalent to 13.0 ft. of straight pipe</p> <p>100 ft. of pipe = Equivalent to 100.0 ft. of straight pipe</p> <p>118.5 ft. = Total equivalent pipe</p> <p>Figure friction loss for 118.5 ft. of pipe</p>	<p>(B) Assume flow to be 80 GPM through 2" plastic pipe.</p> <p>1. Friction loss table shows 10.9 ft. loss per 100 ft. of pipe.</p> <p>2. In step (A) we have determined total feet of pipe to be 118.5 ft.</p> <p>3. Convert 118.5 ft. to percentage: <math>118.5 \div 100 = 1.185</math>.</p> <p>4. Multiply <math>10.9 \times 1.185 = 12.9165</math> or 12.92 ft. = Total friction loss in this run.</p>
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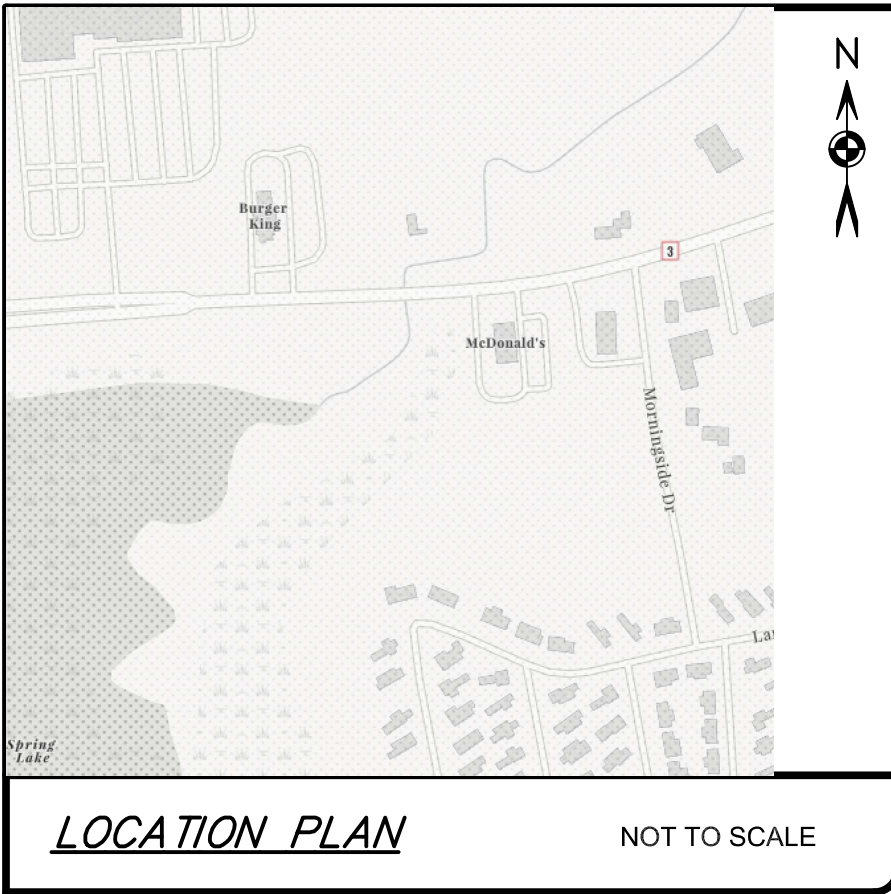


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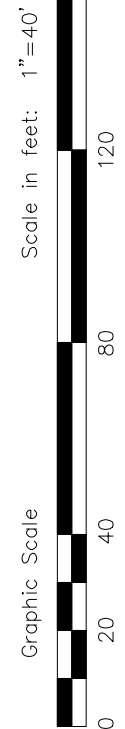
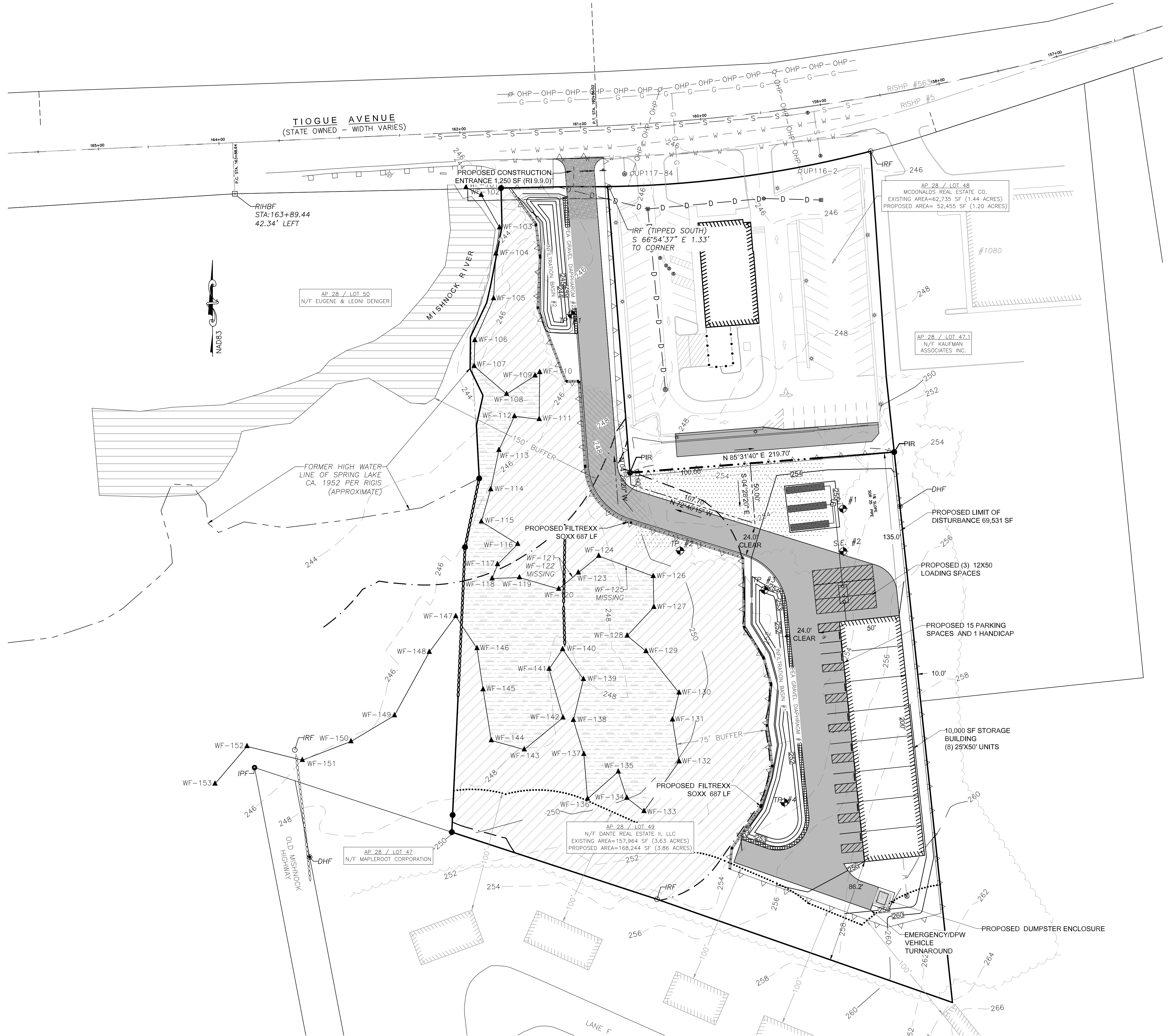
DRAWN BY:	JWH
APPROVED BY:	JWH
APPROVED BY:	SRS

DATE  
5-15-2025  
SHEET 5 OF 12





LEGEND	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
RISPCS	RHODE ISLAND STATE PLANE COORDINATE SYSTEM
SHL	STATE HIGHWAY LINE
STA:	STATION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
RIHBF	RHODE ISLAND HIGHWAY BOUND FOUND
IRS	IRON ROD SET
IPS	IRON PIPE SET
DHS	DRILL HOLE SET
U	UTILITY POLE
*	STREET LIGHT
●	SEWER MANHOLE
●	CATCH BASIN
●	WATER STOP/VALVE
WF-109▲	WETLAND FLAG
---	SUBJECT PROPERTY LINE
---	NEW DIVISION LINE
---	EXISTING EASEMENT LINE
---	OVERHEAD ELECTRIC
D	DRAINAGE LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
□	GUARD RAIL
○	STOCKADE FENCE
○	STONE WALL
○	WETLAND EDGE
---	RIVER EDGE
---	WETLAND BUFFER ZONE LIMIT
---	EDGE OF CLEARING
---	CENTERLINE
---	EXISTING GRADE CONTOUR
---	100' RESIDENTIAL BUFFER
---	PROPOSED GRADE
---	LIMIT OF DISTURBANCE
---	EROSION CONTROL
---	WATER



SAMUEL R. SUORESA  
No. 2508  
PROFESSIONAL  
LAND SURVEYOR

JOHN W. HAMPTON  
No. 12495  
PROFESSIONAL ENGINEER  
CIVIL

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Coventry Survey Design Group  
46 South Main Street  
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401-823-5028  
coventrysurvey.com

DANTE REAL ESTATE II LLC TIOQUE AVE  
PROPOSED GRADING AND DRAINAGE DESIGN  
OF LAND ON TIOQUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCIA  
2289 FLAT RIVER ROAD, COVENTRY, RI 02816  
401-439-5005 | mikesaccocia@cox.net

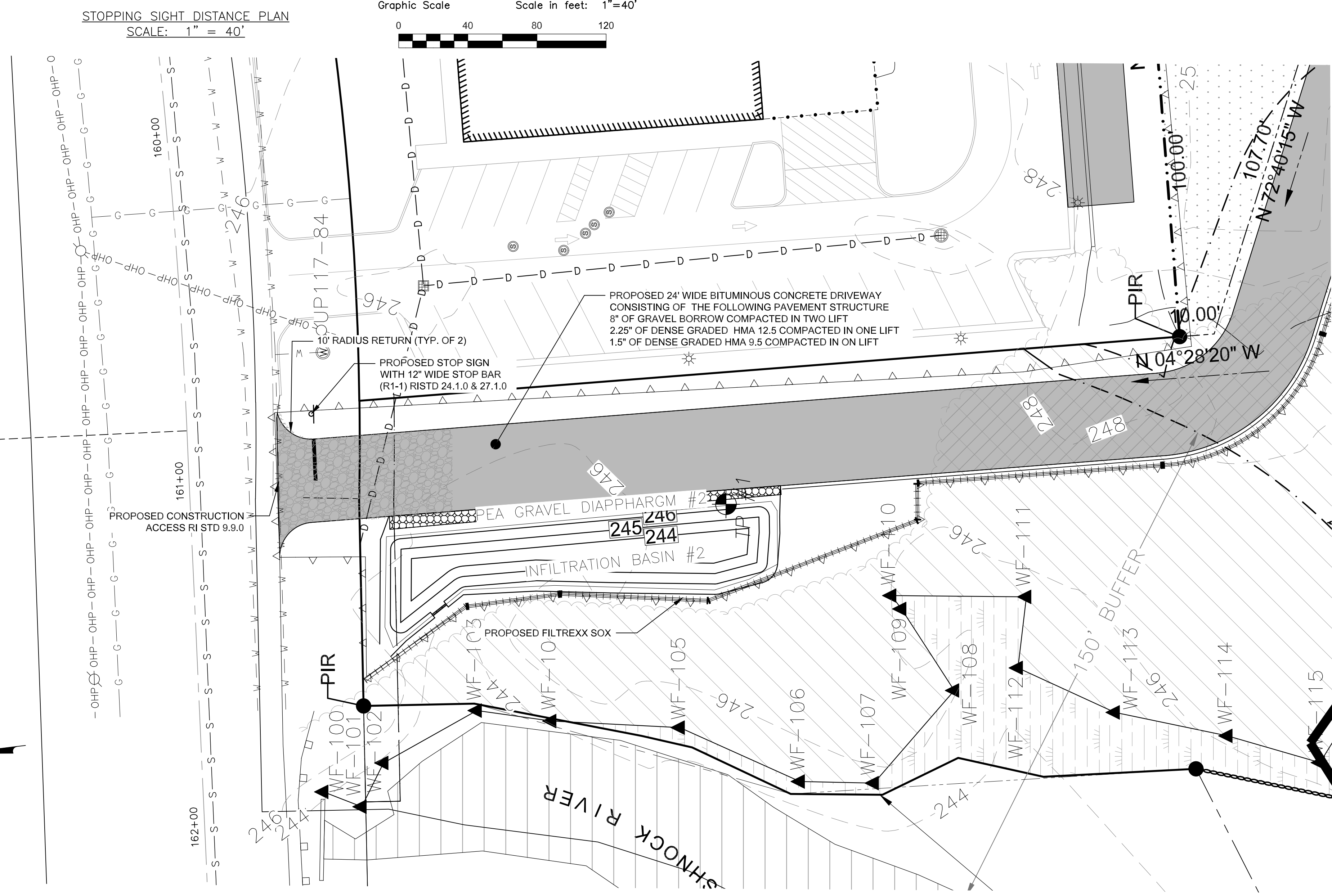
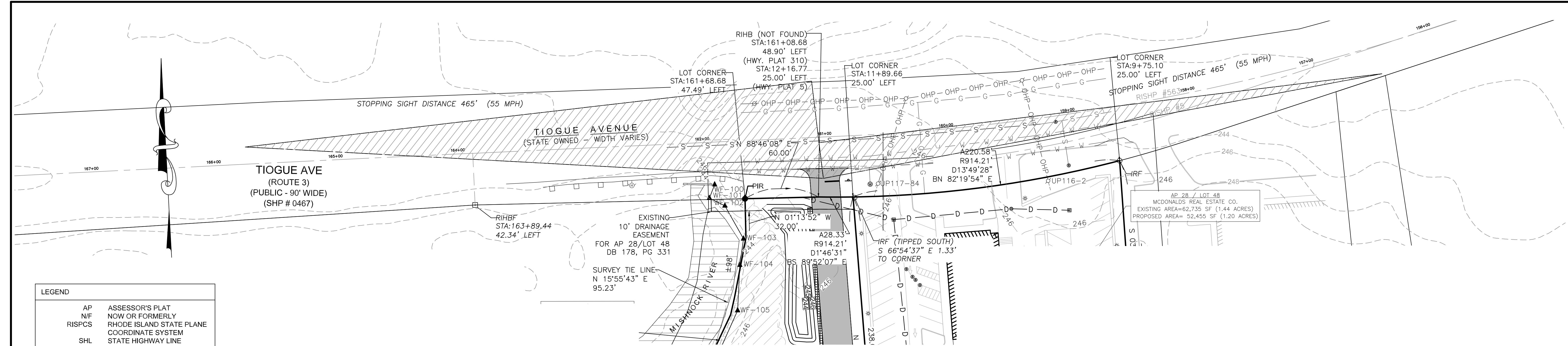
DRAWN BY: JWH  
APPROVED BY: JWH  
APPROVED BY: SRS

DATE  
5-15-2025

SHEET 6 OF 12



LEGEND	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
RISPCS	RHODE ISLAND STATE PLANE
SHL	COORDINATE SYSTEM
STA:	STATE HIGHWAY LINE
	STATION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
RIHBF	RHODE ISLAND HIGHWAY
	BOUND FOUND
IRS	IRON ROD SET
IPS	IRON PIPE SET
DHS	DRILL HOLE SET
	UTILITY POLE
	STREET LIGHT
	SEWER MANHOLE
	CATCH BASIN
	WATER STOP/VALVE
WF-109	WETLAND FLAG
---	SUBJECT PROPERTY LINE
---	NEW DIVISION LINE
---	EXISTING EASEMENT LINE
OHP	OVERHEAD ELECTRIC
D	DRAINAGE LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
	GUARD RAIL
	STOCKADE FENCE
	STONE WALL
	WETLAND EDGE
	RIVER EDGE
	WETLAND BUFFER ZONE LIMIT
	EDGE OF CLEARING
	CENTERLINE
248	EXISTING GRADE CONTOUR
243	100' RESIDENTIAL BUFFER
	PROPOSED GRADE
	LIMIT OF DISTURBANCE
	EROSION CONTROL
	WATER



Revisions:	

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No. 12495  
PROFESSIONAL ENGINEER CIVIL

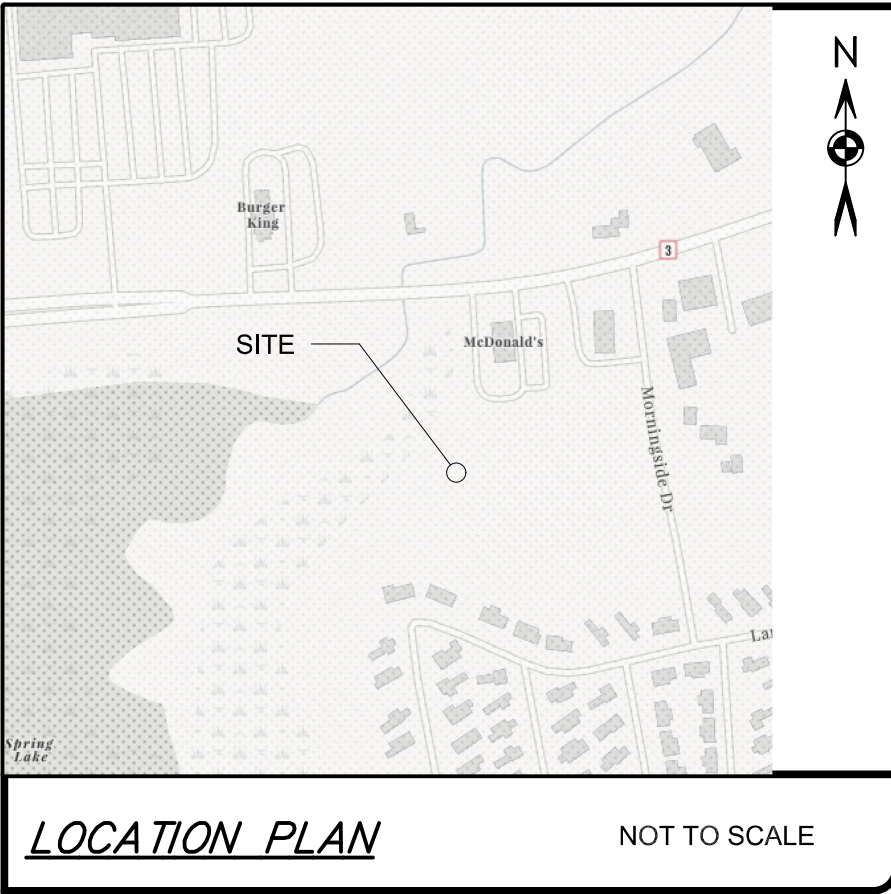
**CSDG**  
Coventry Survey Design Group  
46 South Main Street  
Coventry, RI 02816  
401-823-5028  
coventrysurvey.com

**DANTE PLAT**  
PAP PLAN  
OF LAND ON TIOGUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCIA  
2289 FLAT RIVER ROAD, COVENTRY, RI 02816  
401-439-5005 | mikesaccocia@cox.net

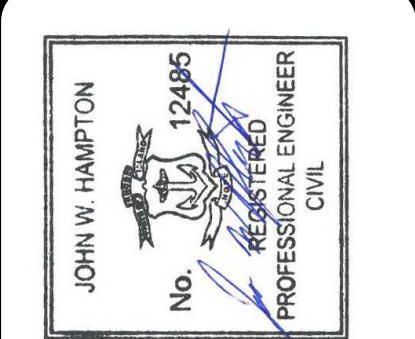
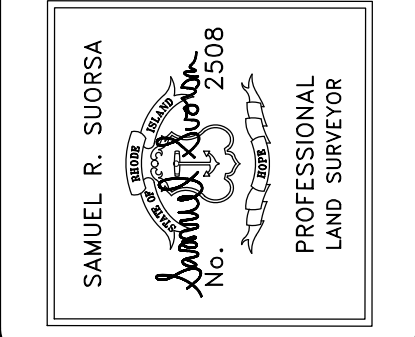
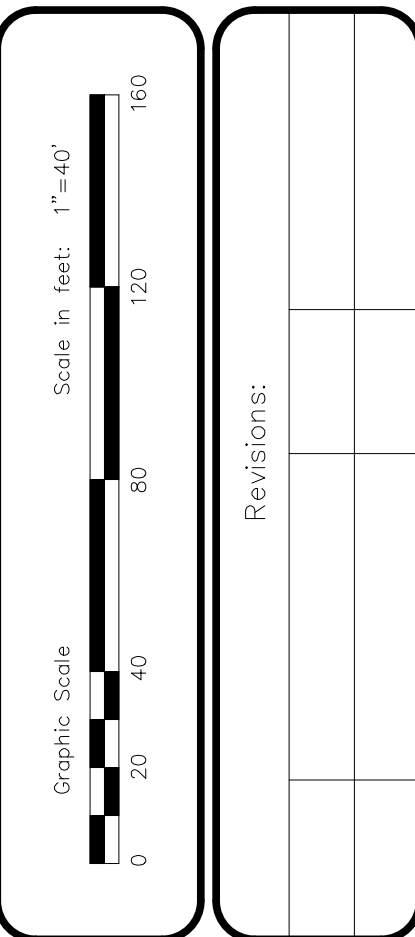
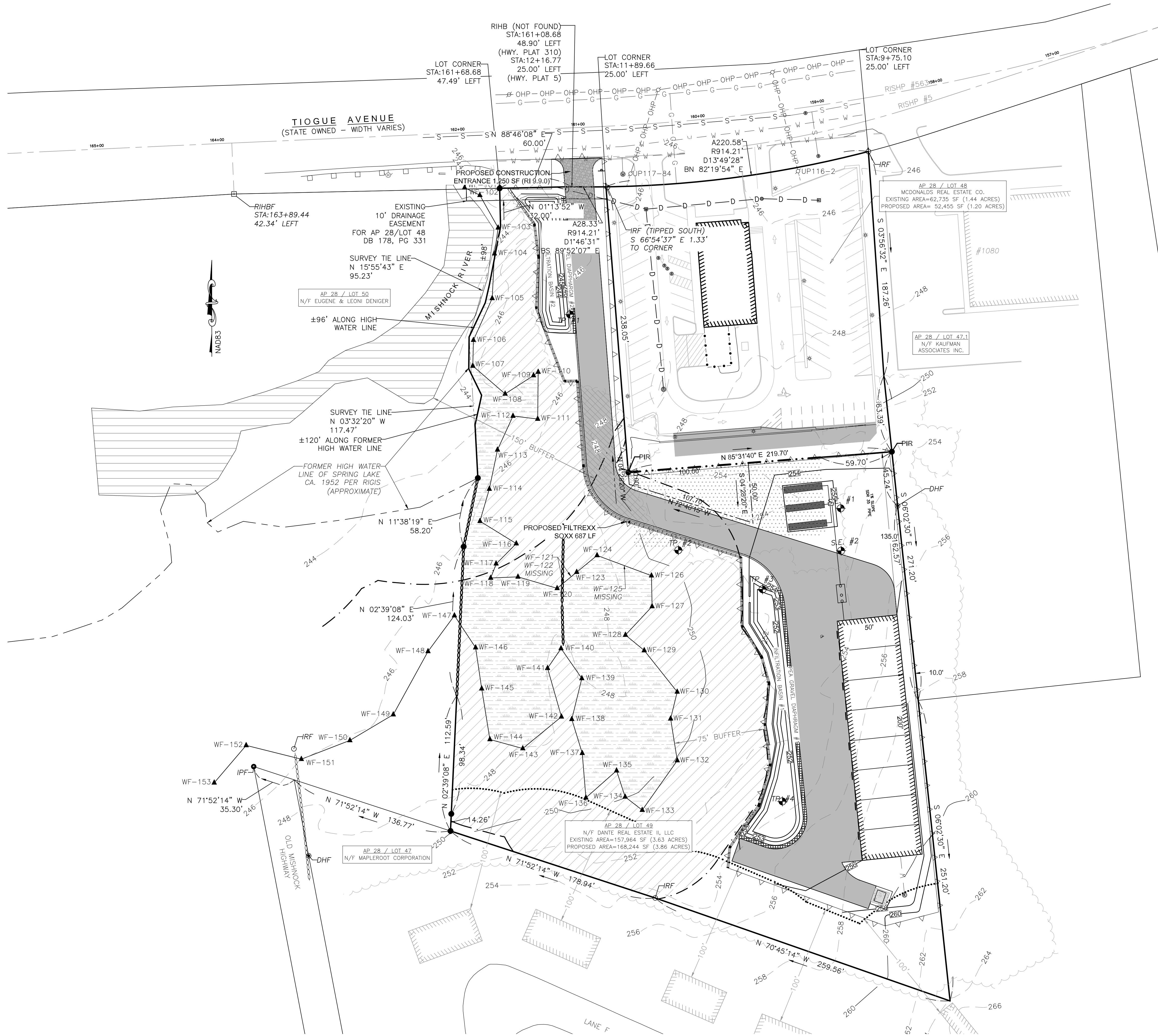
DRAWN BY:	JWH
APPROVED BY:	JWH
APPROVED BY:	SRS

DATE
5-15-2025





- LEGEND:**
- WF-100 ▲ WETLAND FLAG
  - WETLAND AREA
  - WETLAND EDGE
  - PERIMETER WETLAND BUFFER
  - SE 1-1 ■ SOIL EVALUATION TEST HOLE
  - UTILITY POLE
  - ELECTRIC OVERHEAD WIRES
  - EXISTING TREE LINE
  - PROPOSED PAVEMENT AREA
  - IRF ○ EXISTING IRON ROD
  - DRAIN LINE
  - WELL
  - FES 2 FLARED END SECTION
  - DMH 1 DRAIN MANHOLE
  - CB 1 CATCH BASIN
  - BUILDING
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - EXISTING LIMIT OF DISTURBANCE
  - PROPOSED EROSION CONTROL
  - PROPOSED WELL LINE
  - EXISTING SEPTIC LINE
  - CHAIN LINK FENCE



**CSDG**

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coventrysurvey.com

DANTE REAL ESTATE II LLC TIOGUE AVE

EROSION CONTROL PLAN

OF LAND ON TIOGUE AVENUE

IN THE TOWN OF COVENTRY, RHODE ISLAND

ASSESSOR'S PLAT 28 / LOTS 48 & 49

PREPARED FOR: MICHAEL SACCOCIA

2289 FLAT RIVER ROAD, COVENTRY, RI 02816

401-439-5005 | mikesaccocia@cox.net

DRAWN BY: JWH

APPROVED BY: JWH

APPROVED BY: SRS

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5-15-2025

SHEET 8 OF 12

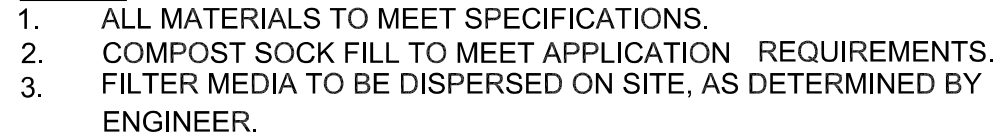
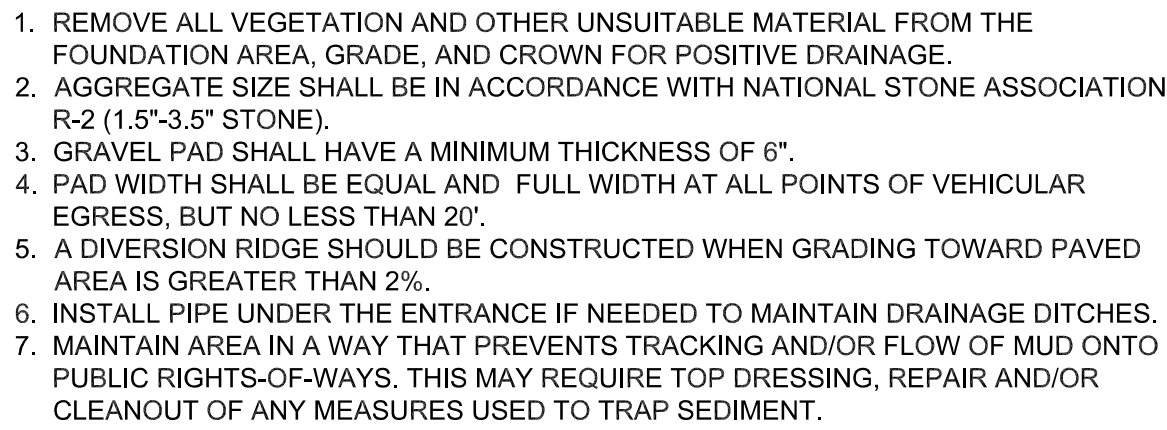


1. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL METHODS ON SITE. THESE METHODS ARE SUBJECT TO CHANGE AS SITE CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE TOWN OF COVENTRY REPRESENTATIVE.
2. SURVEY AND STAKE THE LOCATION OF THE BMPs, EROSION CONTROL, AND UTILITY LINES (WATER, WELL SEPTIC FIELD) ALONG WITH THE LOCATION OF THE BUILDING.
3. INSTALL THE SEDIMENT CONTROL BARRIERS AND LOD STAKES, WHICH SHALL DELINEATE THE LIMIT OF WORK. NO WORK OR STORAGE OF MATERIALS SHALL TAKE PLACE OUTSIDE THE LIMIT OF DISTURBANCE.
4. BEGIN CLEARING AND GRUBBING THE SITE. TOP SOIL SHALL BE STRIPPED AND STOCKPILED IN APPROVED LOCATIONS.
5. EXCAVATE AND GRADE THE SITE. INSTALL GRAVEL BELOW THE PROPOSED BUILDING LOT LOTION.
6. CONSTRUCT THE BUILDING FOUNDATION.
7. INSTALL UTILITY CONNECTIONS.
8. CONSTRUCT THE BUILDING.
9. GRADE AND INSTALL FINAL STORMWATER BMPs AND BITUMINOUS DRIVEWAY.
10. LOAM AND SEED DISTURBED AREAS.
11. FINISH STABILIZATION SWEEP PARKING LOT, DRIVEWAY AND REPAIR ANY DAMAGE.

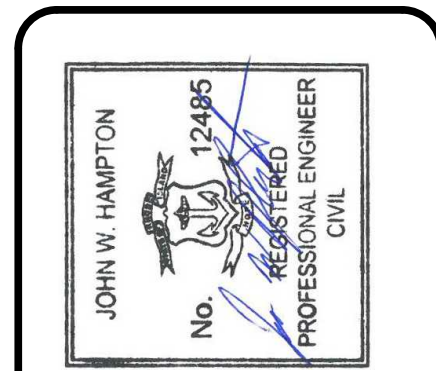
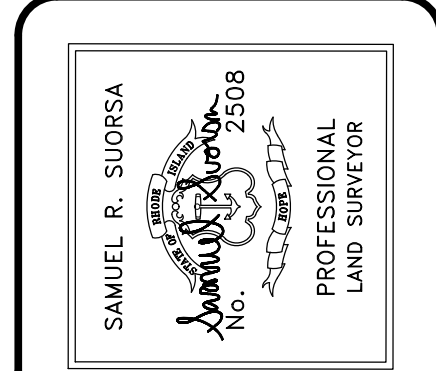
1. THE TEMPORARY EROSION CONTROL SYSTEMS SHALL MEET ALL THE REQUIREMENT FOR TEMPORARY SEDIMENT TRAPS AS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (REVISED 2016) SECTION 6 SEDIMENT CONTROL MEASURES.
2. ALL SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO THE START OF CURRENT PHASE. CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED AND REMOVED 14 DAYS AFTER FINAL SOIL STABILIZATION.
3. ANY SLOPE GREATER THAN 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
4. ALL SEDIMENT CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 DAYS OR 24 HOURS AFTER A RAIN EVENT GREATER THAN 0.25 INCHES. AN INSPECTION REPORT SHALL BE FILLED OUT AND SIGNED BY THE INSPECTOR.
5. IF ANY EROSION CONTROL SYSTEM REQUIRES MAINTENANCE, THAT MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS FOR A MINOR REPAIR AND 7 DAYS FOR A LARGE REPAIR.
6. ALL INSPECTION REPORTS SHALL BE KEPT ON SITE DURING CONSTRUCTION.

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. CHECK FOR SEDIMENT ACCUMULATION EVERY 7 DAYS. WHEN ACCUMULATIONS REACH ONE HALF OF THE HEIGHT OF THE EXPOSED STRAW WATTLE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA

1. SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR MORE THAN 14 DAYS AFTER CONSTRUCTION UNLESS WORK IS TO CONTINUE WITHIN 21 DAYS.
2. ALL DISTURBED SLOPES SHALL BE LESS STEEP THAN A 2 TO 1 SLOPE.
3. THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:
  - ANNUAL RYE GRASS 40% BY WEIGHT
  - PERENNIAL RYE GRASS 60% BY WEIGHT
4. THE SITE STABILIZATION SEED MIX SHALL BE URI #2 AND COMPRISES OF THE FOLLOWING:
  - CREEPING RED FESCUE 40% BY WEIGHT
  - IMP. PER. RYE GRASS 20% BY WEIGHT
  - IMP. KENTUCKY BLUEGRASS 30% BY WEIGHT
  - KENTUCKY BLUEGRASS 10% BY WEIGHT
5. SEEDING SCHEDULE SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION L02.03.1 SEEDING DATES. FERTILIZER TO BE USED AT THE MINIMUM REQUIRED DOSING AS REQUIRED WITH ENGINEER OF RECORD APPROVAL.
6. ALL SITUATION SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL 90% PERMANENT GRASS IS ESTABLISHED.
7. MAXIMUM PERMANENT GRADE TO BE NO GREATER THAN 3:1 UNLESS NOTED ON THE PLAN.
8. TEMPORARY SLOPES SHALL BE STOCKPILED AREAS SHALL NOT HAVE SLOPES GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDDED IF EXPOSED FOR MORE THAN 14 DAYS.
9. THE CONTRACTOR SHALL HAVE OVERALL RESPONSIBILITY FOR THE PLAN IMPLEMENTATION. THE CONTRACTOR MUST REPAIR/RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A ONE YEAR PERIOD AT NO ADDITIONAL EXPENSE TO THE OWNER.



Revisions:				

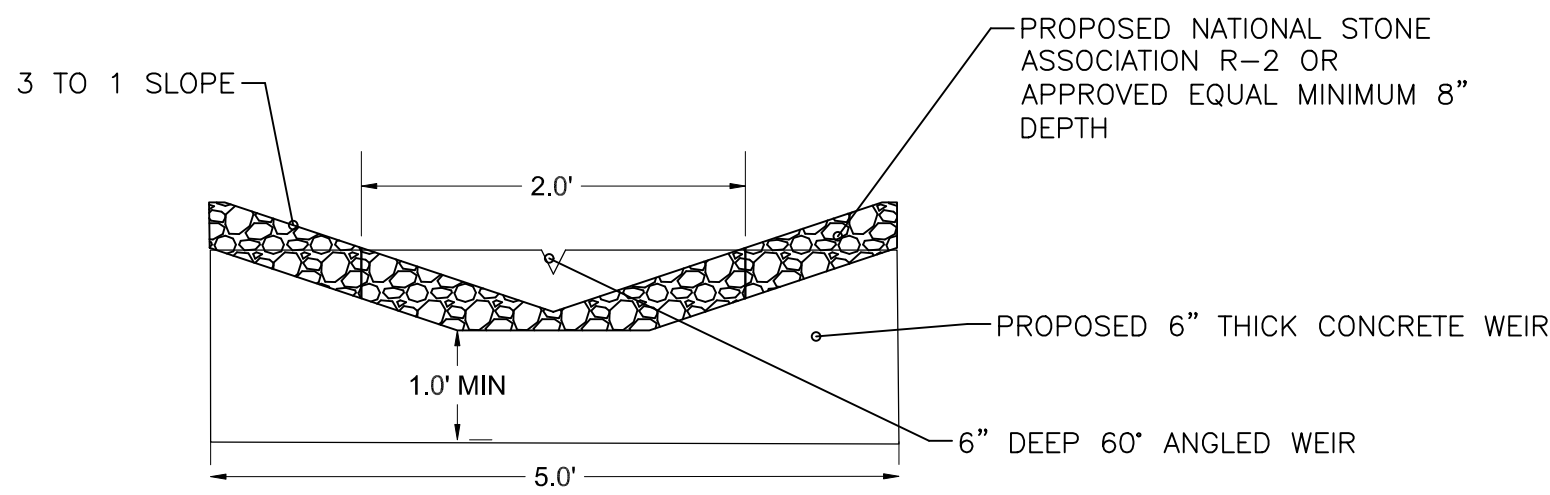


DANTE REAL ESTATE II LLC TIOGUE AVE  
EROSION CONTROL DETAILS  
OF LAND ON TIOGUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCCIA  
2289 FLAT RIVER ROAD, COVENTRY, RI 02816  
401-439-5015 1mk@seacoast.com.net

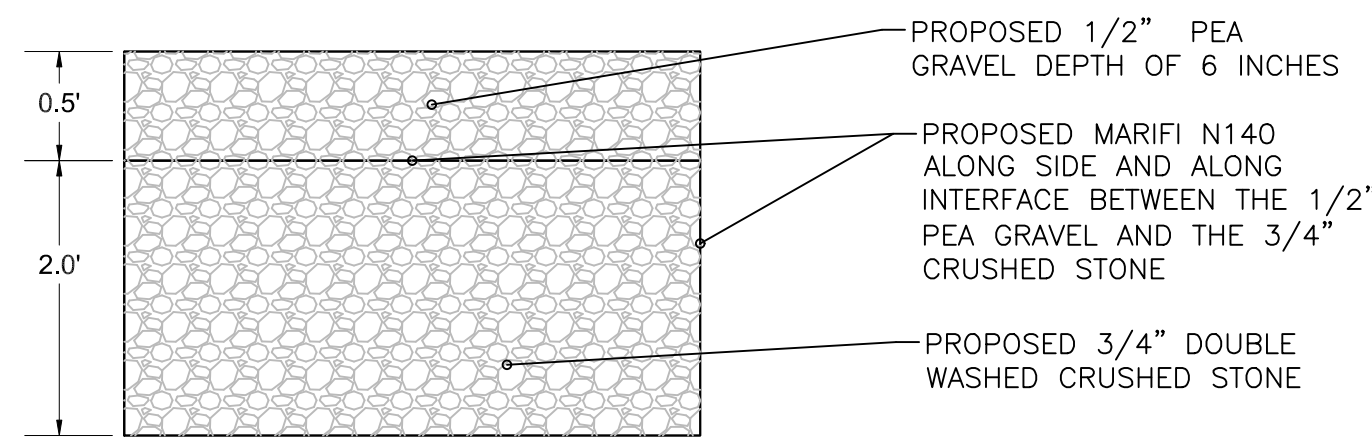
DRAWN BY:	JWH
APPROVED BY:	JWH
APPROVED BY:	SRS

DATE  
5-15-2025

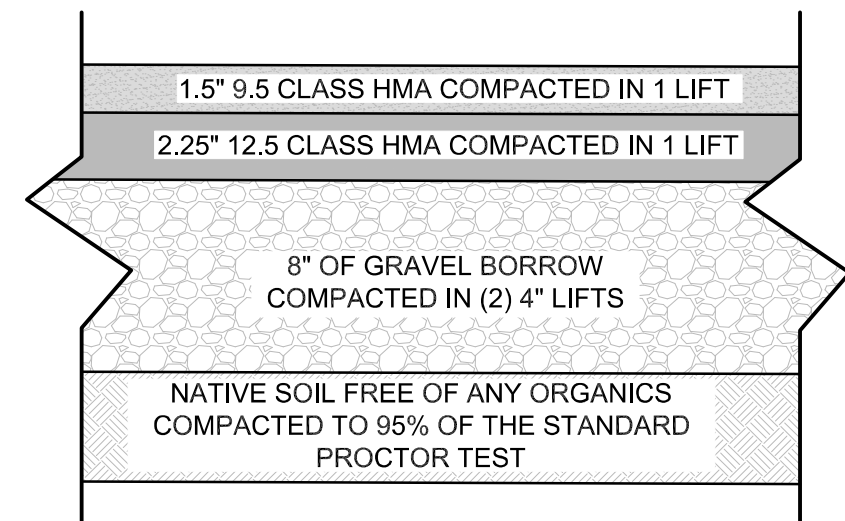




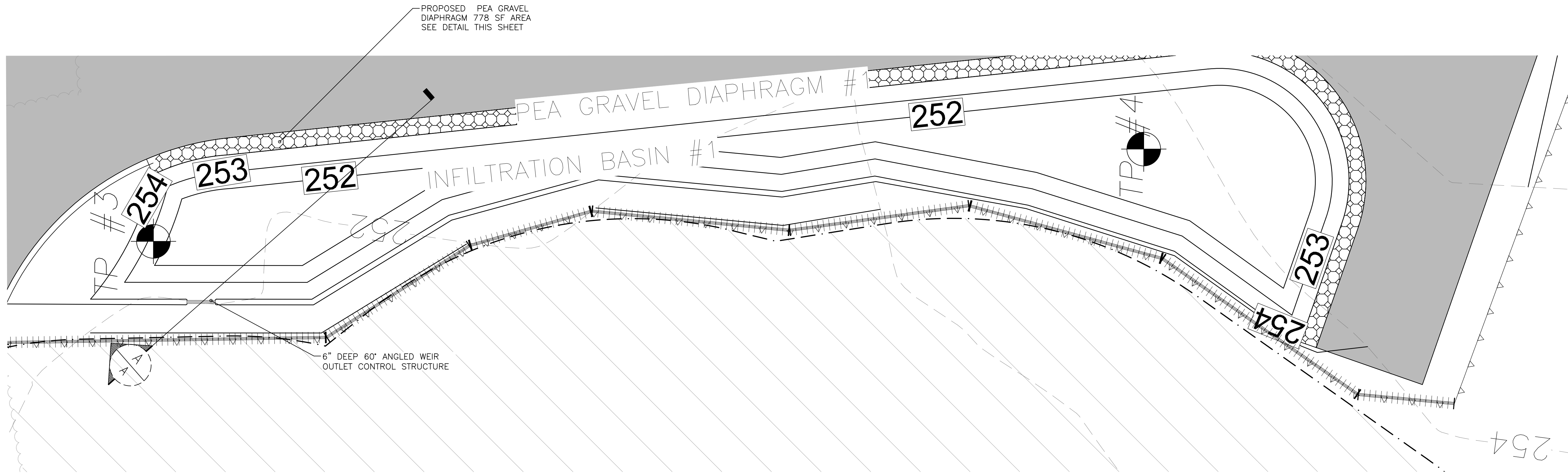
1 OUTLET CONTROL STRUCTURE DETAIL  
SCALE: NTS



2 PEA GRAVEL DIAPHRAGM  
SCALE: NTS



3 PARKING LOT CROSS SECTION DETAIL  
SCALE: NTS



4 INFILTRATION BASIN #1 DETAIL  
SCALE: 1"=10'



INFILTRATION INSPECTION NOTES :

1. THE INFILTRATION BASIN SHALL BE INSPECTED BI-ANNUALLY AND AFTER STORM EVENTS GREATER THAN 1 INCH
2. TRASH AND LITTER ON THE SURFACE SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE MANNER.
3. IF STANDING WATER IS OBSERVED IN THE INFILTRATION BASIN FOR MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6" OF MATERIAL SHALL BE REPLACED WITH NEW MATERIAL. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THE REMOVED SURFACE THEN ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED. THE CONTAMINATED SOIL SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS.
4. THE BERM AROUND THE INFILTRATION BASIN SHALL BE INSPECTED FOR EROSION AND GULLYING. ANY AREA THAT HAS GULLYING AND EROSION SHALL BE REPAIRED. EXISTING RIPRAP AREAS SHALL BE INSPECTED BI-ANNUALLY. ALL RIP RAP PADS SHALL BE CLEAN, AND SEDIMENT REMOVED WHEN IT HAS FILLED THE VOIDS BETWEEN THE ROCKS. SEDIMENT BUILDUP SHALL BE REMOVED WHEN SEDIMENT EXCEEDS 10% OF THE STORAGE VOLUME OF THE INFILTRATION BASIN

INFILTRATION BASIN #1 WATER QUALITY SIZING  
WQV FROM HYDRO-CAD FOR THE 1.2 STORM EVENT 2,179 CF  
SEE APPENDIX F PAGE 10 OF THE STORM WATER REPORT  
25 % OF (2,179 CF) = 545 CF  
SEDIMENT FOREBAY SIZE (778 SF \*2.5 FT \*.333 VOID = 648 CF  
648 CF > 545 CF OK  
75% OF (2179 CF) = 1,634 CF  
PROVIDED STATIC STORAGE @ ELEV 253.00= 2,703 CF  
PER APPENDIX F PAGE 13 OF THE STORM WATER REPORT  
2,703 CF > 1,634 CF OK

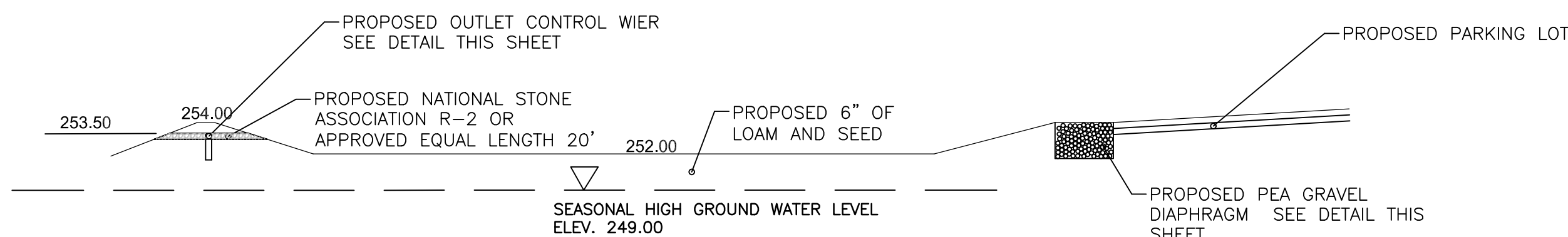
INFILTRATION BASIN #1 RECHARGE SIZING  
IMPERVIOUS AREA SF 26,551 SF  
REQUIRED RECHARGE HSG A .60 INCHES  
26,551 SF\*.60 INCHES \*(1 FT /12 INCHES) = 1327.55 CF  
PROVIDED STATIC STORAGE @ ELEV 253.00= 2,703 CF  
PER APPENDIX F PAGE 13 OF THE STORM WATER REPORT  
2,703 CF > 570.97 CF OK

INFILTRATION BASIN #1  
ELEVATION  
WQV = 252.05  
1-YEAR = 252.38  
10- YEAR = 252.92  
100-YEAR = 253.54

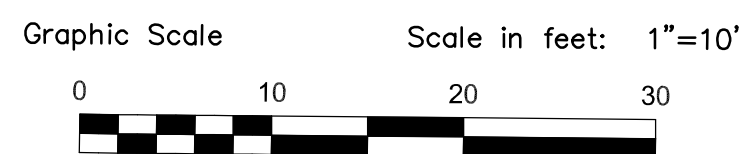
EMBANKMENT MATERIAL  
PROPOSED SILT CLAY WITH AT LEAST 30% PASSING THE 200 SIEVE  
AREA TO BE COMPACTED TO 95% OF STANDARD PROCTOR TEST ON  
ALL EMBANKMENT THAT ARE HIGHER THAN SURROUNDING  
GRADES. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD  
RUBBISH AND STONES GREATER THAT 6" OR ANY MAN MADE  
MATERIAL.

BANK RUN GRAVEL SPEC.	
SIEVE SIZE	% PASSING
3"	100%
3/4"	90%-100%
1/4"	25%-60%
#10	15%-45%
#40	5%-25%
#100	0%-5%
#200	0%

INFILTRATION BASIN #1 CHANNEL PROTECTION  
THE INFILTRATION BASIN WILL FULLY DETAIN THE 1- YEAR STORM EVENT  
SEE APPENDIX E PAGE 12 HYDROCAD THE PROPOSED BASIN WILL  
PROVIDED 100% ATTENUATION OF THE 10 YEAR STORM EVENT AND  
61% ATTENUATION OF THE 100 YEAR EVENT. INFILTRATION BASIN #1  
REDUCES THE PEAK RUNOFF RATE AND OVERALL RUNOFF VOLUME FOR  
ALL THREE DESIGN EVENTS.



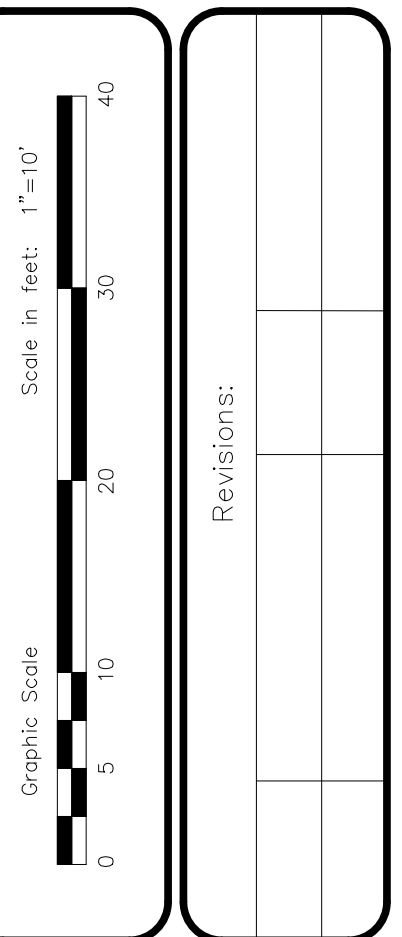
5 INFILTRATION BASIN #1 CROSS SECTION A-A  
SCALE: HORIZONTAL SCALE 1"=10' VERTICAL SCALE 1"=10'



DANTE REAL ESTATE II LLC TIOGUE AVE  
INFILTRATION BASIN #1 DETAILS  
OF LAND ON TIOGUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCCIA  
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DRAWN BY: JWH  
APPROVED BY: JWH  
APPROVED BY: SRS

DATE  
5-15-2025  
SHEET 10 OF 12

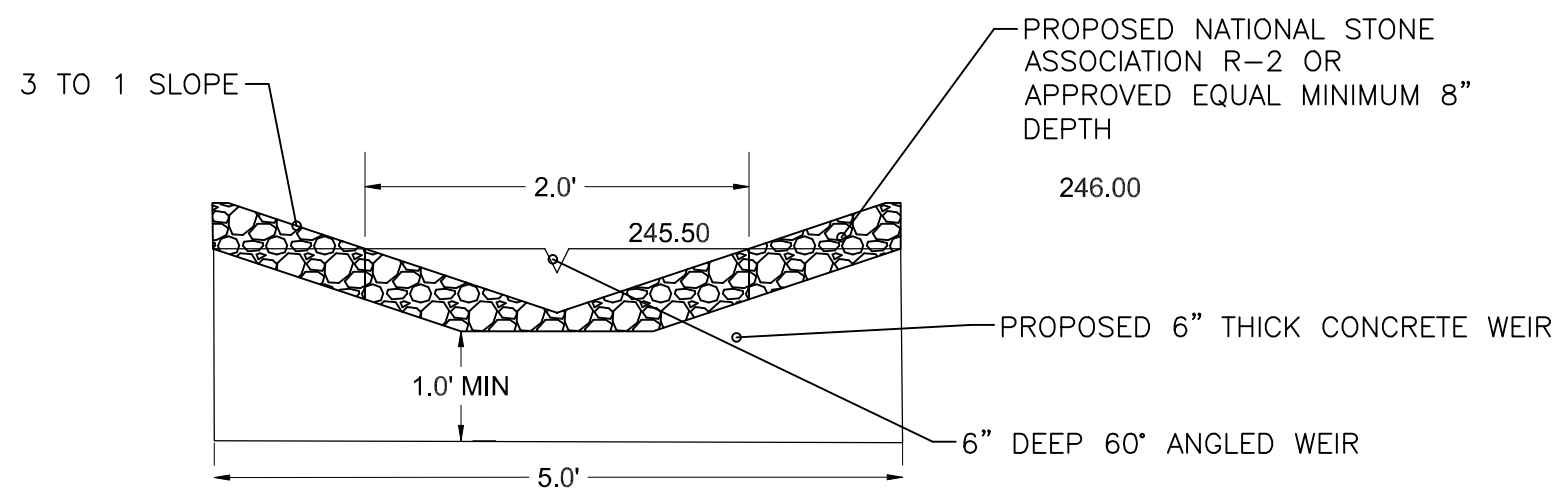


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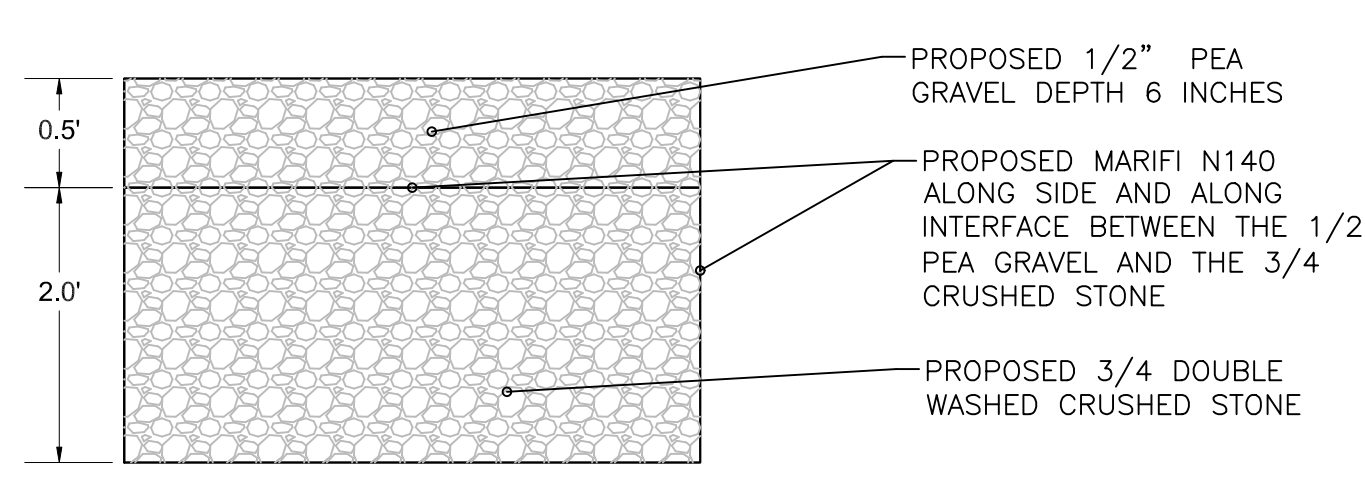
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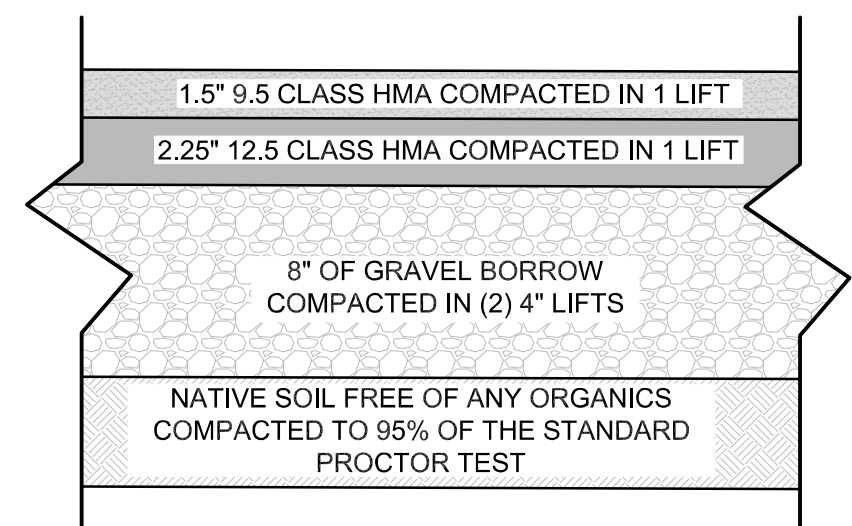




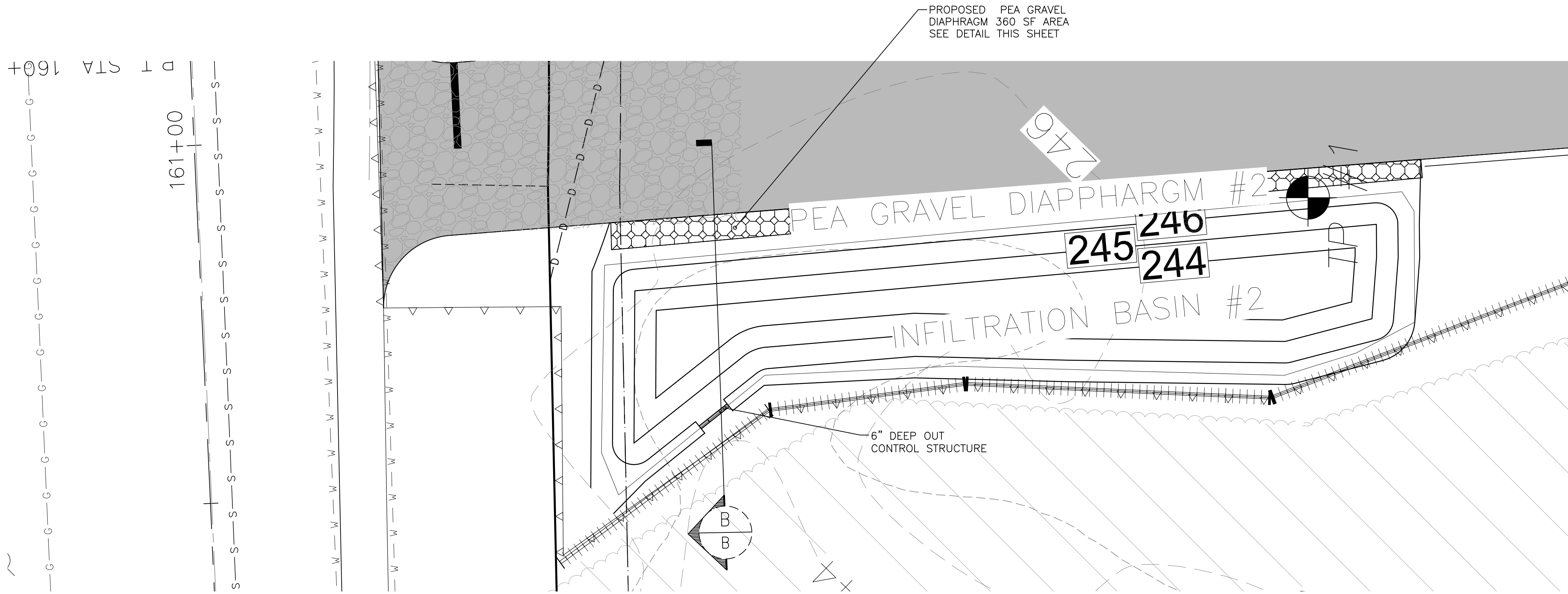
1 OUTLET CONTROL STRUCTURE DETAIL  
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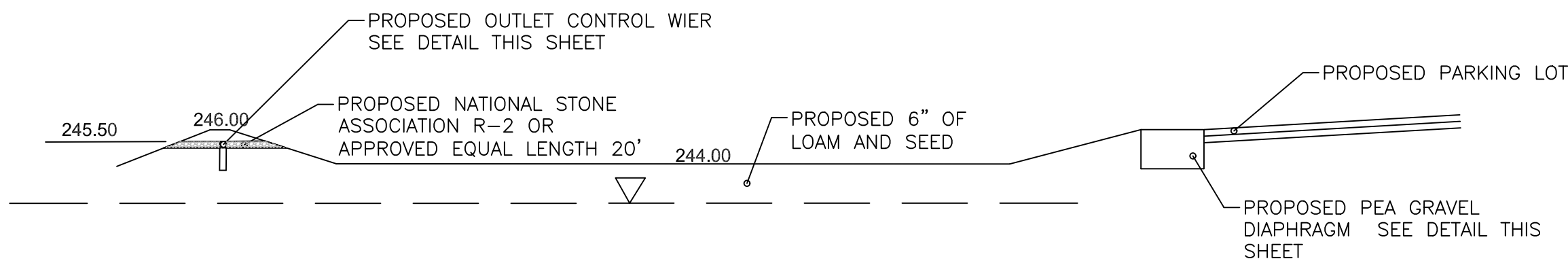
2 PEA GRAVEL DIAPHRAGM  
SCALE: NTS



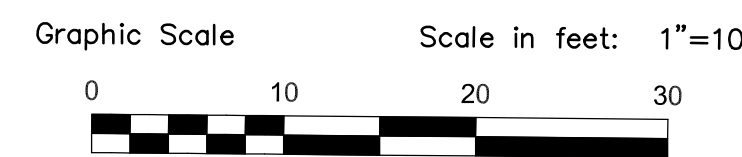
3 PARKING LOT CROSS SECTION DETAIL  
SCALE: NTS



4 INFILTRATION BASIN #1 DETAIL  
SCALE: 1"=10'



5 INFILTRATION BASIN #1 CROSS SECTION A-A  
SCALE: HORIZONTAL SCALE 1"=10' VERTICAL SCALE 1"=10'



#### INFILTRATION INSPECTION NOTES :

1. THE INFILTRATION BASIN SHALL BE INSPECTED BI-ANNUALLY AND AFTER STORM EVENTS GREATER THAN 1 INCH
2. TRASH AND LITTER ON THE SURFACE SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE MANNER.
3. IF STANDING WATER IS OBSERVED IN THE INFILTRATION BASIN FOR MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6" OF MATERIAL SHALL BE REPLACED WITH NEW MATERIAL. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THE REMOVED SURFACE, THEN ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED. THE CONTAMINATED SOIL SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS.
4. THE BERM AROUND THE INFILTRATION BASIN SHALL BE INSPECTED FOR EROSION AND GULLYING. ANY AREA THAT HAS GULLYING AND EROSION SHALL BE REPAIRED. EXISTING RIPRAP AREAS SHALL BE INSPECTED BI-ANNUALLY. ALL RIP RAP PADS SHALL BE CLEAN, AND SEDIMENT REMOVED WHEN IT HAS FILLED THE VOIDS BETWEEN THE ROCKS. SEDIMENT BUILDUP SHALL BE REMOVED WHEN SEDIMENT EXCEEDS 10% OF THE STORAGE VOLUME OF THE INFILTRATION BASIN

INFILTRATION BASIN #2 WATER QUALITY SIZING  
WQV FROM HYDRO-CAD FROM THE 1.2 STORM EVENT 823 CF  
SEE APPENDIX D PAGE 65 OF THE STORM WATER REPORT  
25 % OF ( 823 CF ) = 206 CF  
SEDIMENT FOREBAY SIZE ( 360 SF \* 2 FT \*.333 VOID = 239.76 CF  
240 CF > 206 CF OK  
75% OF ( 823 CF ) = 583.5 CF  
PROVIDED STATIC STORAGE @ ELEV 525.00= 948 CF  
PER APPENDIX D PAGE 67 OF THE STORM WATER REPORT  
948 CF > 584 CF OK

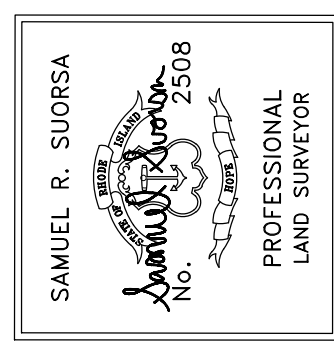
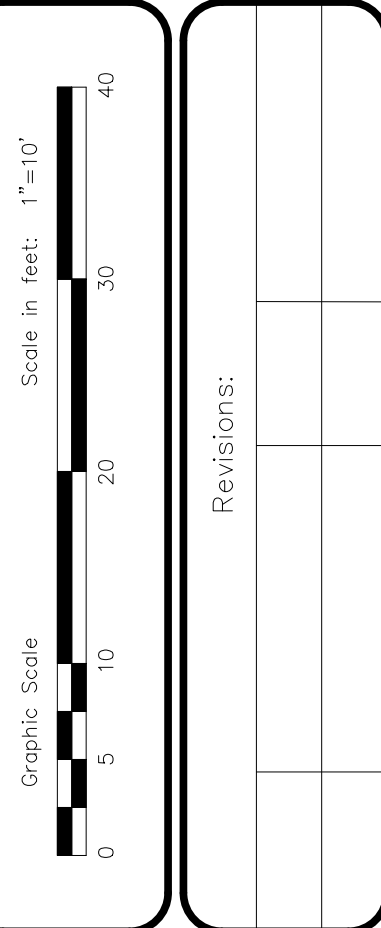
INFILTRATION BASIN #2 RECHARGE SIZING  
IMPERVIOUS AREA SF 10,023  
REQUIRED RECHARGE HSG A .60 INCHES  
10,023 SF\*.60 INCHES \*(1 FT /12 INCHES) = 501.15CF  
PROVIDED STATIC STORAGE @ ELEV 525.00= 948 CF  
PER APPENDIX D PAGE 67 OF THE STORM WATER REPORT  
948 CF > 501.15 CF OK

BIORETENTION BASIN #2  
ELEVATION  
WQV = 244.32  
1-YEAR = 244.81  
10- YEAR = 245.35  
100-YEAR = 245.76

EMBANKMENT MATERIAL  
PROPOSED SILT CLAY WITH AT LEAST 30% PASSING THE 200 SIEVE  
AREA TO BE COMPACTED TO 95% OF STANDARD POCOTOR TEST ON  
ALL EMBANKMENT THAT ARE HIGHER THAN SURROUNDING  
GRADES. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD  
RUBBISH, STONES GREATER THAT 6" OR ANY MAN MADE  
MATERIAL.

BANK RUN GRAVEL SPEC.	
SIEVE SIZE	% PASSING
3"	100%
3/4"	90%-100%
1/4"	25%-60%
#10	15%-45%
#40	5%-25%
#100	0%-5%
#200	0%

INFILTRATION BASIN #2 CHANNEL PROTECTION  
THE INFILTRATION BASIN WILL FULLY DETAIN THE 1-YEAR STROM EVENT  
SEE THE DRAINAGE REPORT SECTION 5.4 PAGE 8 THE PROPOSED BASIN WILL  
PROVIDED 78% ATTENUATION OF THE 10 YEAR STROM EVENT AND  
34% ATTENUATION OF THE 100 YEAR EVENT. ALSO FOR ALL THREE  
DESIGN EVENTS THE INFILTRATION POND REDUCE THE PEAK RUNOFF  
RATE AND THE OVERALL RUNOFF VOLUME



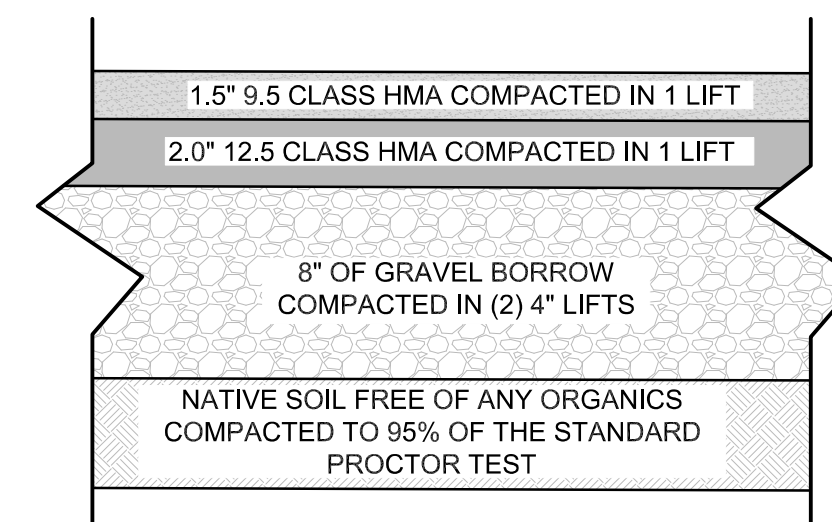
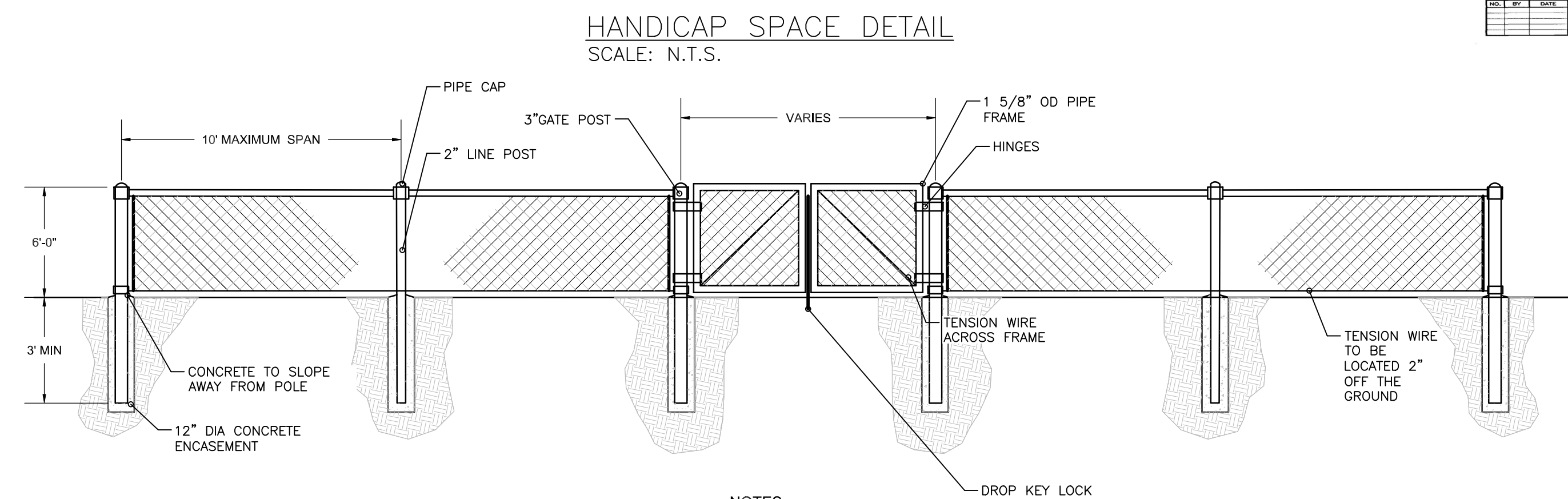
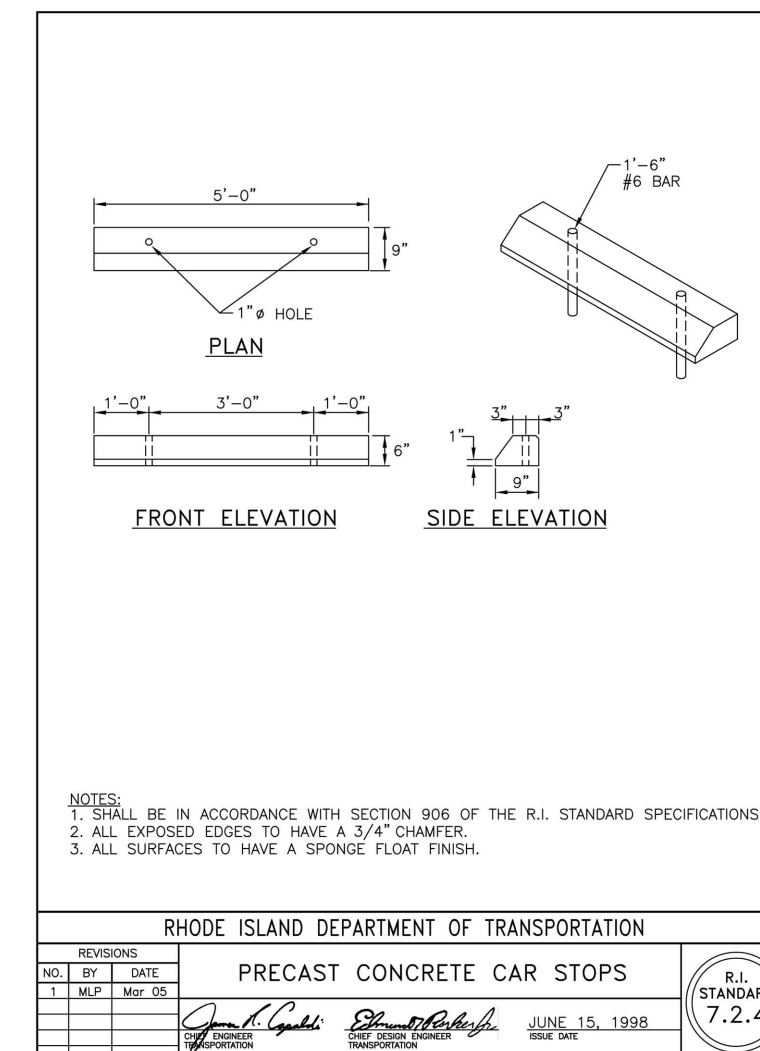
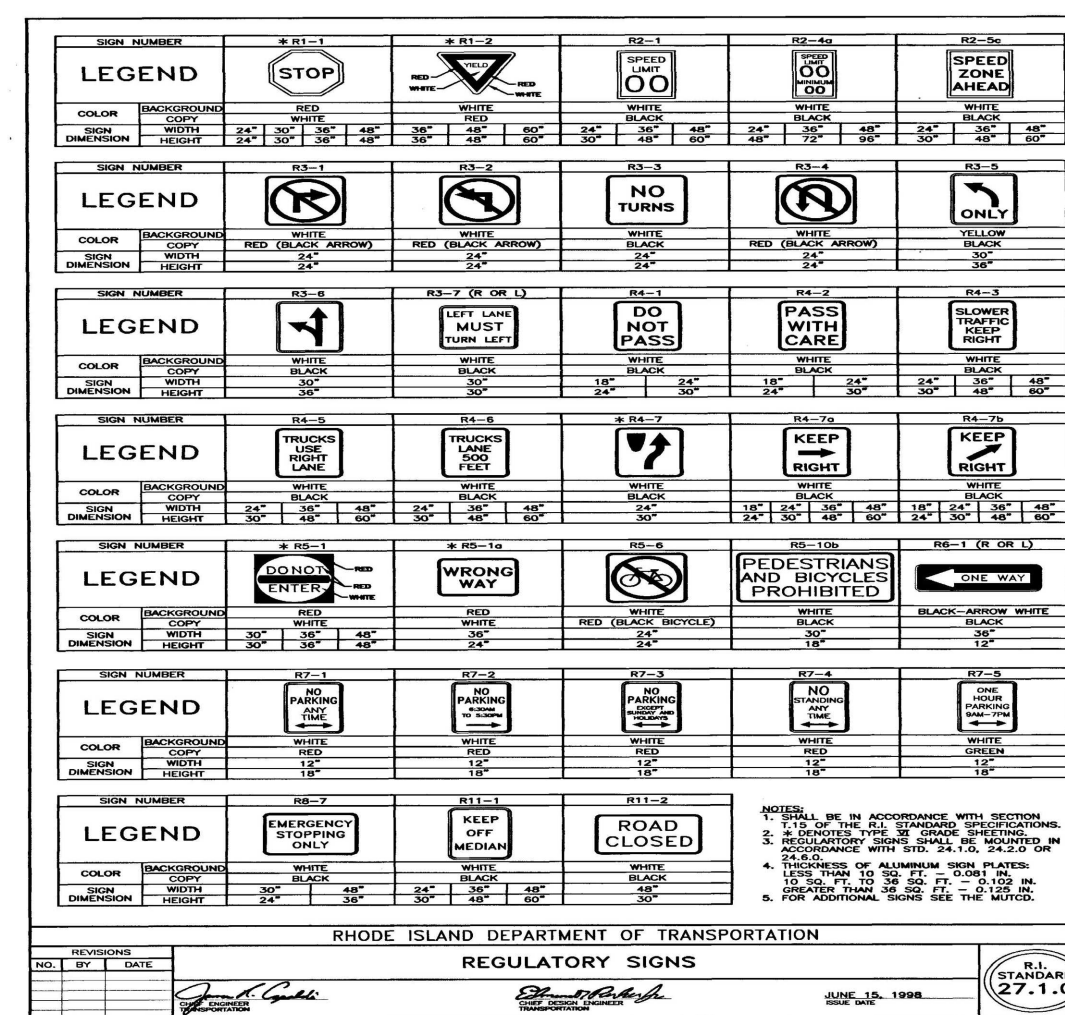
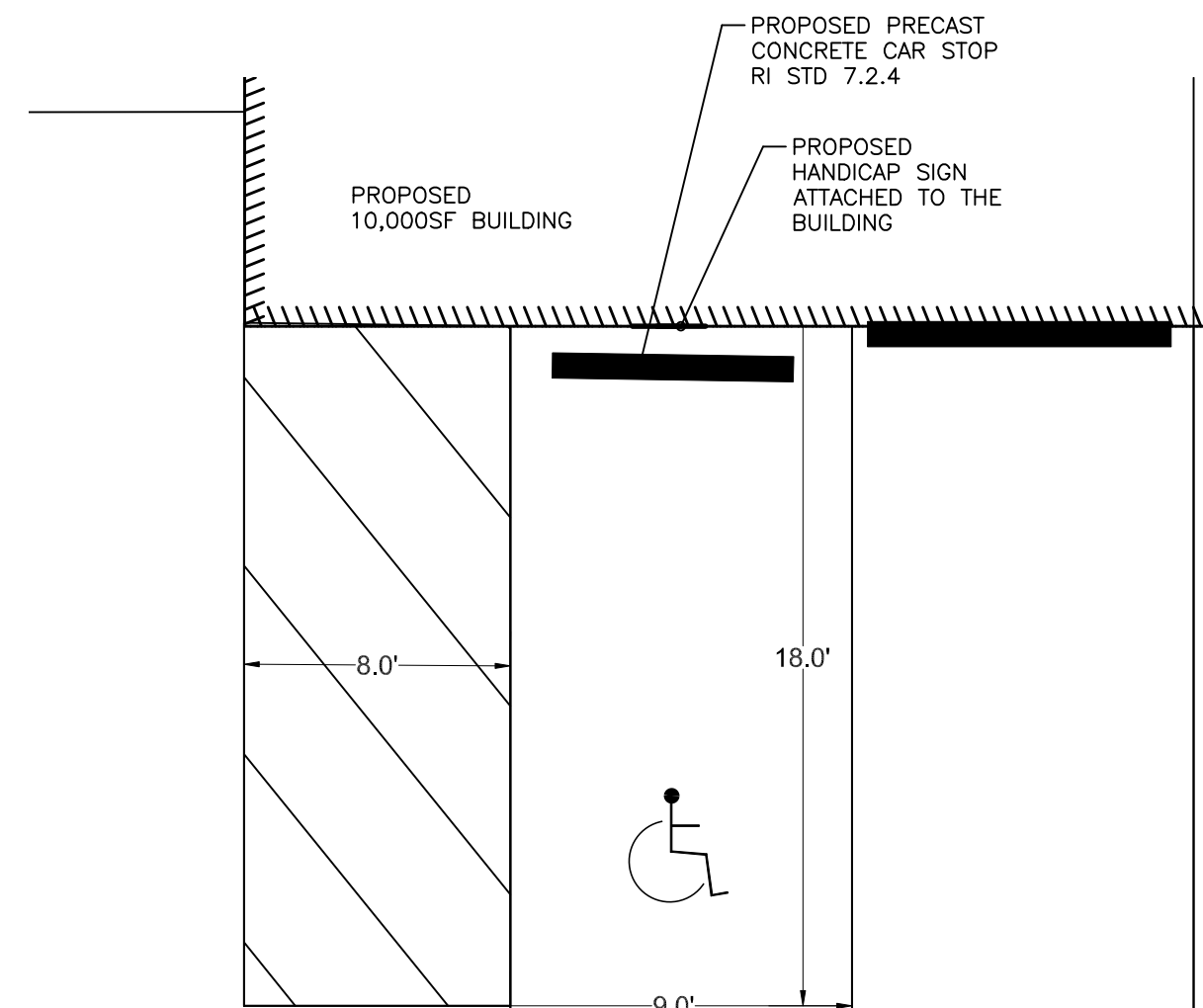
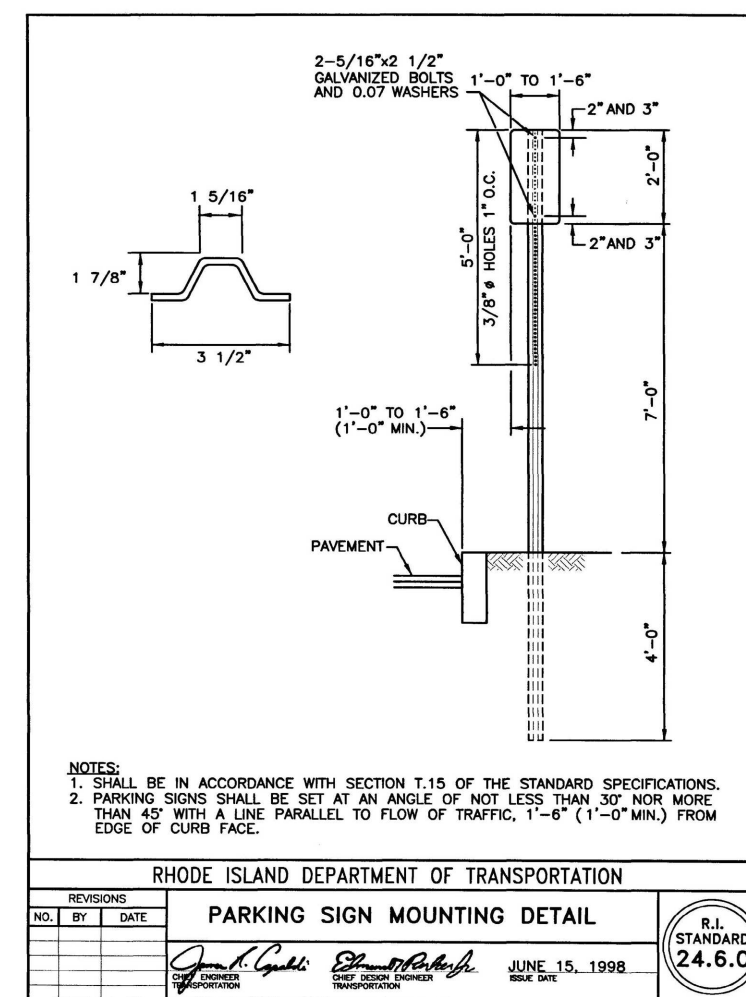
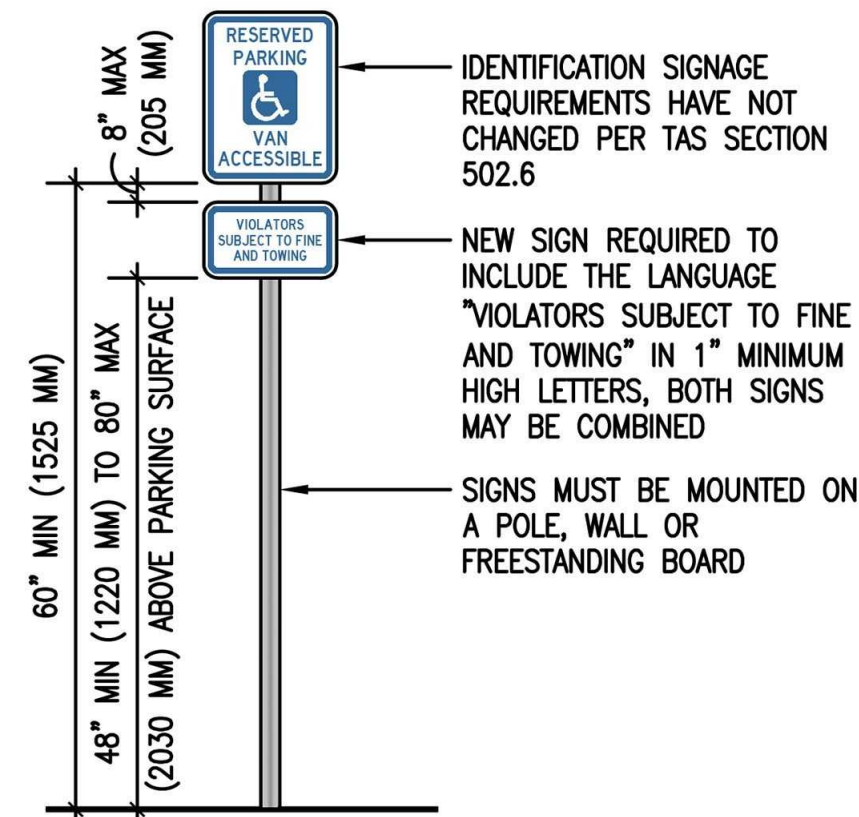
**CSDG**  
Coventry Survey Design Group  
46 South Main Street  
Coventry, RI 02816  
401-823-5028  
coventrysurvey.com

DANTE REAL ESTATE II LLC TIOGUE AVE  
INFILTRATION BASIN #2 DETAILS  
OF LAND ON TIOGUE AVENUE  
IN THE TOWN OF COVENTRY, RHODE ISLAND  
ASSESSOR'S PLAT 28 / LOTS 48 & 49  
PREPARED FOR: MICHAEL SACCOCIA  
2289 FLAT RIVER ROAD, COVENTRY, RI 02816  
401-439-5005 | mikesaccocia@cox.net

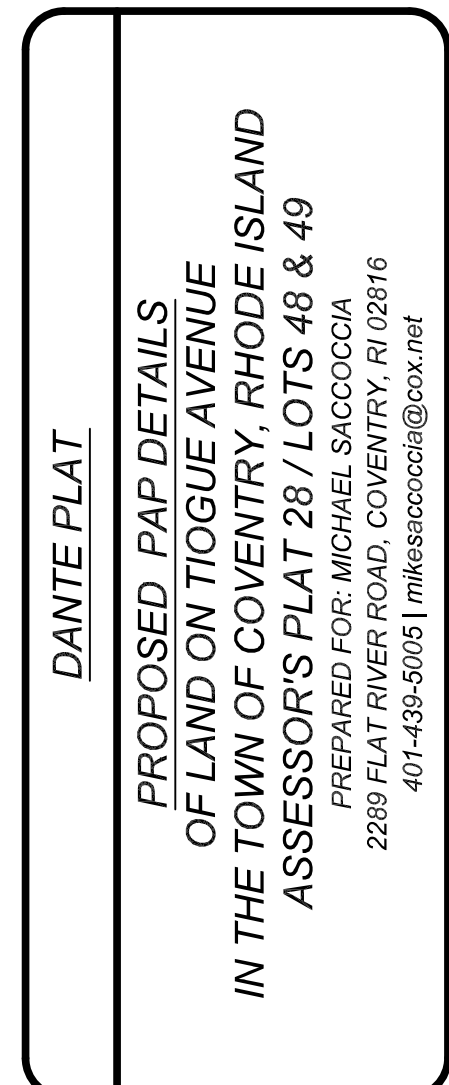
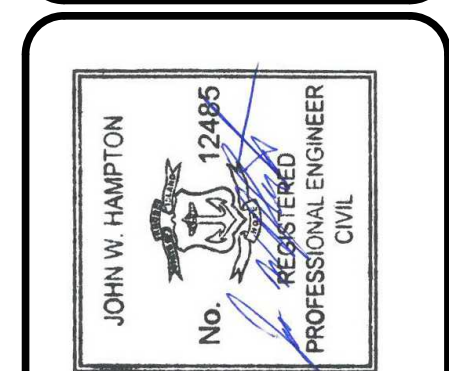
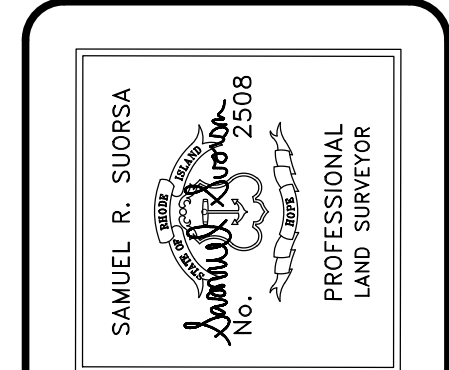
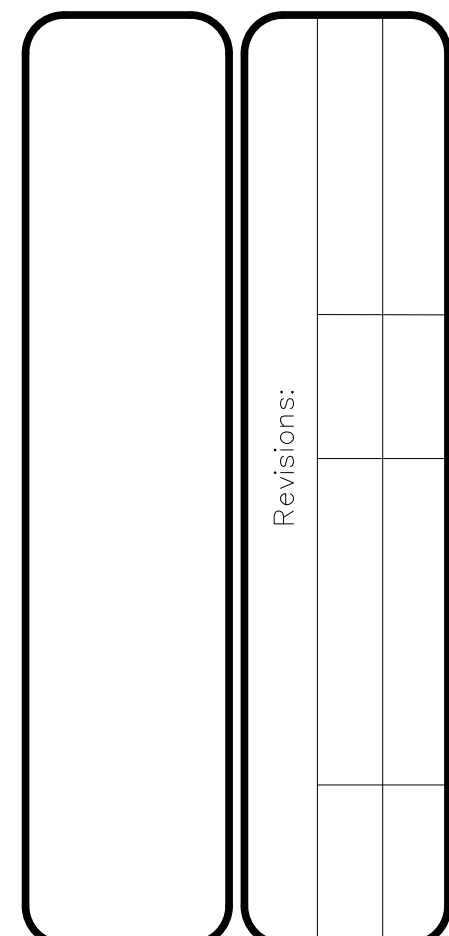
DRAWN BY: JWH  
APPROVED BY: JWH  
APPROVED BY: SRS

DATE  
5-15-2025  
SHEET 11 OF 12





- NOTES**
1. ALL DOUBLE GATES TO HAVE A DROP ROD WITH CONCRETE KEY LOCKING MECHANISM AND EXTEND 4.5' ABOVE GRADE
  2. ALL FENCE COMPONENT SHALL BE HOT DIPPED GALVANIZED STEEL
  3. ALL CHAIN LINK FENCING AND POST SHALL BE VINYL COATED W/HT BLACK UV RESISTANT VINYL
  4. CONCRETE TO HAVE A MINIMUM OF 3,000 PSI 28 DAY STRENGTH



DRAWN BY:	JWH
APPROVED BY:	JWH
APPROVED BY:	SRS

DATE  
5-15-2025