

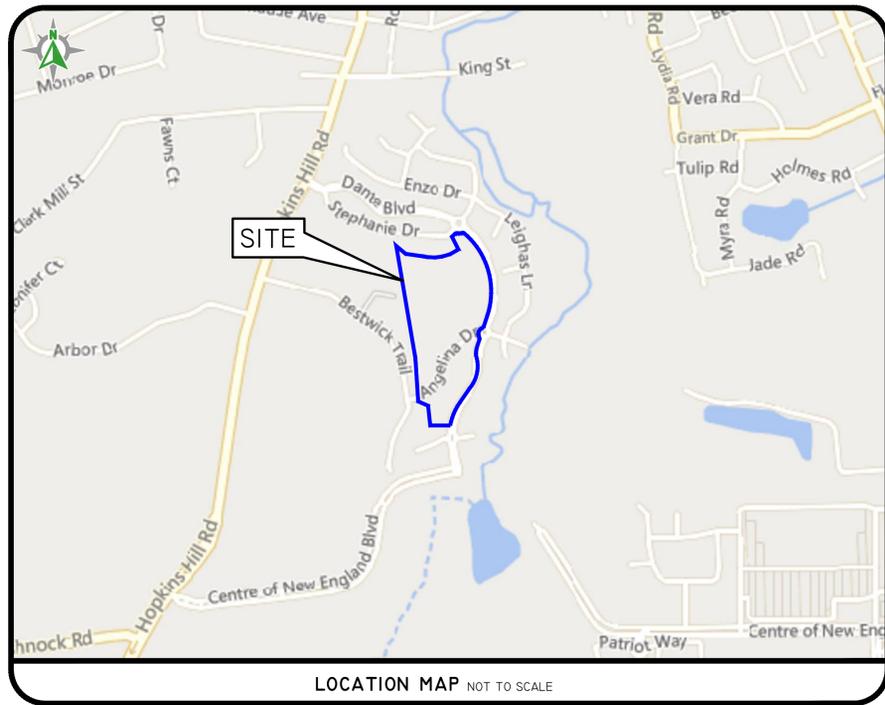
TAB N

PRELIMINARY SUBMISSION

HIGHLANDS AT HOPKINS HILL PHASES, IG, IH, II, IJ, IM, IN

COVENTRY, RHODE ISLAND

ASSESSOR'S PLAT 13 LOT 22



SHEET TABLE

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- 14 OVERALL LANDSCAPE PLAN

PE NOTE
THE ATTACHED DRAWING NUMBERS 1 TO 13 HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND HAVE BEEN THOROUGHLY CHECKED BY ME.

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.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS OF ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ON A MAP. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING PERMITS OR UTILITIES INFORMATION. SEE UTILITY NOTE ON SHEET 4.

NO.	DATE	DESCRIPTION	DESIGN BY
1	04/02/2024	PRELIMINARY CORRECTIVES	F.K.H.
2	04/02/2024	SOIL EROSION CONTROL PLAN	F.K.H.
3	04/02/2024	STORMWATER PLANS	F.K.H.
4	07/02/2024	EXISTING CONDITIONS	F.K.H.
5	07/02/2024	OVERALL SITE PLAN	F.K.H.
6	07/02/2024	EROSION CONTROL PLAN	F.K.H.
7	07/02/2024	GRADING PLAN	F.K.H.
8	07/02/2024	PLAN & PROFILE TAMMY JEAN DRIVE STA 0+00 - 10+00	F.K.H.
9	07/02/2024	PLAN & PROFILE TAMMY JEAN DRIVE STA 9+70 - 12+80	F.K.H.
10	07/02/2024	PLAN & PROFILE DEVON PLACE & ABIGALE COURT	F.K.H.
11	07/02/2024	PLAN & PROFILE ANGELINA DRIVE & MASTER ANTHONY PLACE	F.K.H.
12	07/02/2024	DETAILS	F.K.H.
13	07/02/2024	CONTECH DETAILS	F.K.H.
14	07/02/2024	OVERALL LANDSCAPE PLAN	F.K.H.

COVER
HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, IJ, IM, IN
ASSESSOR'S PLAT 13 LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
DZ HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02882, (401) 268-5357

DESIGN BY: F.K.H.
DRAWN BY: F.K.H.

GENERAL NOTES:

- 1. THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSASSOR'S PLAT 13 LOT 22.
2. THE SITE IS APPROXIMATELY 14 ACRES AND IS ZONED BP (BUSINESS PARK).
3. THE OWNER OF AP 13 IS LOT 22:
D2 HOMES INC
C/O ROBERT DEBLIOS
420 SCRABBLE TOWN ROAD SUITE G
NORTH KINGSTOWN, RHODE ISLAND 02882
(401) 268-5357
4. THE LEGAL COUNSEL OF AP 13 IS LOT 22:
DUFFY & SWEENEY, LTD
321 SOUTH MAIN STREET SUITE 400
PROVIDENCE, RHODE ISLAND 02903
(401) 455-0700
5. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C012H REVISED OCTOBER 2, 2015.
6. ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
7. THE BOUNDARY SHOWN IN THIS PLAN SET IS COMPILLED FROM DOCUMENTS OF RECORD AND IS NOT TO BE CONSIDERED AS A BOUNDARY SURVEY. THIS COMPLETION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
8. PLANNING FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY BLUE-SKY, NORTH ADAMS, MA. SUB-CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN AT A SCALE OF 1"=500' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DEJA. GROUND CONTROL WAS PERFORMED ON THE GROUND BY DEJA USING REAL TIME KINEMATIC (RTK) OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET. NINETY PERCENT OF THE TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL, AND THE REMAINING TEN PERCENT IS ACCURATE TO WITHIN ONE FULL CONTOUR INTERVAL.
9. 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.
10. THE SITE NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIEM)
11. THE SITE IS LOCATED WITHIN THE RI NATIONAL HERITAGE AREA.
12. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAP (250-FR-150-3-2c).
13. 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
14. THE PLAN SET REFERENCE 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.
15. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
16. CONTRACTOR TO REFER TO KCWA RULES AND REGULATIONS FOR SERVICE INSTALLATION AND EXTENSIONS FOR PROPER INSTALLATION AND INSTALLATION REQUIREMENTS.
17. PROPOSED ROADS TO BE 22' WIDE (6' SHOULDERS AND 1' BERM ON EACH SIDE).
18. THE DRAINAGE SYSTEM IS DESIGNED TO MEET SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND EXISTING INFILTRATION BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIEM BEST MANAGEMENT PRACTICES.
19. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
20. TEST PITS, SOIL EVALUATIONS, AND INFILTROMETER TESTING WERE COMPLETED BY DIPRETE ENGINEERING ON OCTOBER 4, 2024.
21. THERE ARE NO WETLANDS ON SITE.
22. 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 ALTERNATIVES MEET THE PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVE MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE CEOR.
23. 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.

REDEVELOPMENT NOTES:

- 1. ALL EXISTING MANHOLE COVERS, GRATES, VALVE BOXES, SHUT-OFFS, AND HAND HOLES, TO REMAIN, WITHIN THE LIMIT OF WORK MUST BE RESET TO FINISHED GRADE.
2. THE CONTRACTOR MUST PROTECT AND MAINTAIN ALL BUILDINGS TO REMAIN AND ALL ACTIVE UTILITIES THAT SERVE THE BUILDINGS TO REMAIN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DEMOLITION INFORMATION.
3. ALL UTILITY STRUCTURES INDICATED TO BE ABANDONED MUST BE CUT TO FOUR FEET BELOW FINISH GRADE ELEVATION, INLETS AND OUTLETS PLUGGED WITH MORTAR, AND SEALED WITH CONCRETE, UNLESS OTHERWISE NOTED.
4. WHEN ABANDONING INACTIVE UTILITY PIPES NEAR THE PROPERTY LINE, THE CONTRACTOR MUST CAP OR PLUG IN PLACE AT THE PROPERTY LINE. WHEN REMOVING AND DISPOSING OF A PORTION OF EXISTING PIPE, THE CONTRACTOR MUST CAP OR PLUG BOTH ENDS REMAINING IN PLACE.
5. NO GUARANTEE IS MADE THAT THE EXISTING UTILITY SERVICE CONNECTIONS ARE SUITABLE FOR REUSE. EXISTING UTILITY SERVICE CONNECTIONS WERE NOT FIELD VERIFIED FOR SIZE, MATERIAL, EXACT LOCATION, OR INSPECTED FOR SUITABILITY FOR REUSE. CONTRACTOR MUST EVALUATE THE SIZE, MATERIAL, LOCATION, AND SUITABILITY FOR REUSE, AND COMPLETELY PROVIDE WRITTEN DOCUMENTATION OF CONDITIONS TO THE OWNER/DIPRETE ENGINEERING.
6. AMERICANS WITH DISABILITIES ACT (ADA) NOTES:
1. ALL IMPROVEMENTS MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (AG) BY THE 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/EGRESSSES: THE STEEPEST SLOPE TO 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 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 EROSION CONTROL BARRIERS, INLET PROTECTION DEVICES, 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 PLANS. 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. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
6. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER.
7. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
8. 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 RECOMMENDATION.
9. AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO DEMOLITION, CONTRACTOR MUST FLUSH AND CLEAN THE ENTIRE DRAINAGE NETWORK, ALL STRUCTURES AT DOWNSTREAM CONNECTION POINTS, WATER QUALITY SYSTEMS, INFILTRATION BASINS, SWALES, 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. WHEN ALL PROPRIETARY UNITS, 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 CONTRIBUTING CATCHMENT, UNLESS OTHERWISE PROVIDED 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 NOT INTENDED FOR IMMEDIATE DEVELOPMENT/WORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERLOCKS, HYDROSEEDING, FIBER OPTIC CONTROL MATS, MULCH, GEOTEXTILES (GEM), OR FLEXIBLE GROW MEDIUM (FGM) MUST BE UTILIZED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.
4. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
5. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFICALLY OTHERWISE NOTED. 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.
9. 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.
10. 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 GRADE AT THE LOCATION OF UTILITIES. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
11. 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.
12. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
13. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

DEMOLITION 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.

TRAFFIC NOTES:

- 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. 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.
4. 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, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
6. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. 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.
8. ALL GUARDRAIL (IF REQUIRED) ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.1.10 "HERITAGE PARKWAY AESTHETIC GUARDRAIL" OF THE ASHSTO ROADWAYS. THE STEEPEST SLOPE TO 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.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CURTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASHSTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

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. 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.
4. 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, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. THE HOUSES SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
6. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. 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.
8. ALL GUARDRAIL (IF REQUIRED) ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.1.10 "HERITAGE PARKWAY AESTHETIC GUARDRAIL" OF THE ASHSTO ROADWAYS. THE STEEPEST SLOPE TO 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.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CURTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASHSTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

GRADING, DRAINAGE, AND UTILITY NOTES:

- 1. CONSTRUCTION TO COMMENCE SPRING 2025 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 AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE PROPOSED 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, AND/OR 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 UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH FINAL HOME DESIGN 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 CONSTRUCTED UNDER THE DIRECTION OF A REGISTERED AND 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, TESTING, OR THE 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" HIGH BITUMINOUS BERM AND, 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 SUMP 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 FROM THE SEASONAL HIGH GROUNDWATER TABLE. UNLESS OTHERWISE NOTED, FINISH GRADING CONSTRUCTION TO VERIFY SEASONAL HIGH GROUNDWATER. ALL TESTING TO BE WITNESSED BY A LICENSED SOIL EVALUATOR OR CONTRACTOR TO NOTIFY DESIGN ENGINEER IF SOIL CONDITIONS ARE FOUND TO DIFFER OR IN CONFLICT WITH A MINIMUM OF 12" OF SEPARATION.

- 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.
17. ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED UNDER THE SEASONAL HIGH GROUNDWATER TABLE. UNLESS OTHERWISE NOTED, DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.
18. 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 SLOPS 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.
19. 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.
20. APPLY JELLYFISH FILTERS BY CONTECH ENGINEERING SOLUTIONS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. MODEL NUMBER AS NOTED ON PLANS, WITHIN 60 DAYS OF THE INSTALLATION OF THE JELLYFISH FILTERS, A TWO YEAR MAINTENANCE CONTRACT MUST BE PROVIDED TO RIEM. THE CONTRACTED MAINTENANCE PROVIDER MUST COMPLETE TRAINING BY CONTECH ENGINEERING SOLUTIONS, LLC ON HOW TO PROPERLY MAINTAIN JELLYFISH FILTER DEVICES UNLESS THE MAINTENANCE CONTRACTOR IS ALREADY A RECOGNIZED, QUALIFIED PROVIDER BY RIEM.

- 21. 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 THE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.
22. 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 TOWN OF COVENTRY SEWER DEPARTMENT 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 WATER TIGHT.
23. 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 ASSEMBLED PER KENT COUNTY WATER REGULATIONS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY KENT COUNTY WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH KCWA TO ENSURE INSPECTOR IS ON SITE.
24. 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.
25. ELECTRIC/TELECOM/GAS: PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR CONSTRUCTION. CONTRACTOR MUST COORDINATE 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 ENCASUREMENTS AND CONNECTIONS. 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.

- 26. 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.
27. CONTRACTOR MUST 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.

- 28. CONTRACTOR MUST PROVIDE SUMP CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
29. 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.
30. 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 FROM THE SEASONAL HIGH GROUNDWATER TABLE. UNLESS OTHERWISE NOTED, FINISH GRADING CONSTRUCTION TO VERIFY SEASONAL HIGH GROUNDWATER. ALL TESTING TO BE WITNESSED BY A LICENSED SOIL EVALUATOR OR CONTRACTOR TO NOTIFY DESIGN ENGINEER IF SOIL CONDITIONS ARE FOUND TO DIFFER OR IN CONFLICT WITH A MINIMUM OF 12" OF SEPARATION.

- 31. 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.

- 32. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
33. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.
34. 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
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• DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
• DROP INLETS: RIDOT STD 4.5.0, 4.5.1 OR 4.5.2
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• 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.
35. 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.
36. APPLY JELLYFISH FILTERS BY CONTECH ENGINEERING SOLUTIONS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. MODEL NUMBER AS NOTED ON PLANS, WITHIN 60 DAYS OF THE INSTALLATION OF THE JELLYFISH FILTERS, A TWO YEAR MAINTENANCE CONTRACT MUST BE PROVIDED TO RIEM. THE CONTRACTED MAINTENANCE PROVIDER MUST COMPLETE TRAINING BY CONTECH ENGINEERING SOLUTIONS, LLC ON HOW TO PROPERLY MAINTAIN JELLYFISH FILTER DEVICES UNLESS THE MAINTENANCE CONTRACTOR IS ALREADY A RECOGNIZED, QUALIFIED PROVIDER BY RIEM.

- 37. 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 THE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

- 38. 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 TOWN OF COVENTRY SEWER DEPARTMENT 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 WATER TIGHT.

- 39. 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 ASSEMBLED PER KENT COUNTY WATER REGULATIONS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY KENT COUNTY WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH KCWA TO ENSURE INSPECTOR IS ON SITE.

- 40. 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.

- 41. ELECTRIC/TELECOM/GAS: PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE NOT TO BE CONSIDERED AS A BASIS FOR CONSTRUCTION. CONTRACTOR MUST COORDINATE 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 ENCASUREMENTS AND CONNECTIONS. 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.

- 42. 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:

- 1. 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

Table with 3 columns: Abbreviation, Description, and Notes. Includes entries for ADAR, ADA, ADX, ARCH, BC, BT, BIT, BIO, BS, BW, CB, (C), (CA), CEOR, CLDIP, CO, CONC, (D), DED, DCB, DMF, DMH, DP, ELEV, EOP, ESC, EX, FES, FFE, GS, GWT, HW, HC, HOPE, ID, INV, IP, LARCH, LF, LOD, LP, (M), MEP, N/F, NOW OR FORMERLY, OHW, OVERHEAD WIRE, PE, POLYETHYLENE, PE, PROPERTY LINE, PR, PROPOSED, PVC, POLYVINYL CHLORIDE, R, RADIUS, RBD, REMOVE AND DISPOSE, RCP, REINFORCED CONCRETE PIPE, RIBH, RHODE ISLAND, RHW, HIGHWAY BOUND, RL, ROW LEADER, ROW, RIGHT-OF-WAY, S, SLO

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 13, LOT 22 IN THE CITY OF COVENTRY, KENT COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1720, PAGE 995 IS COMMERCE PARK PROPERTIES.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C012H, 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.
- THE PARCEL IS ZONED BP BASED ON ASSESSOR'S GIS DATABASE. 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.
- THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE. CEMETERY NUMBER CY079.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 8, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- 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.
- PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY BLUE SKY, NORTH ADAMS, MA. SUB-CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN AT A SCALE OF 1"=500' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DE A GROUND CONTROL WAS PERFORMED ON THE GROUND BY DE A USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET. NINETY PERCENT OF THE TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL, AND THE REMAINING TEN PERCENT IS ACCURATE TO WITHIN ONE FULL CONTOUR INTERVAL.
- 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.
- THE SITE IS ZONED BP (BUSINESS PARK).
- THE SITE IS LOCATED WITHIN HOPKINS HILL FIRE DISTRICT.

UTILITY NOTES

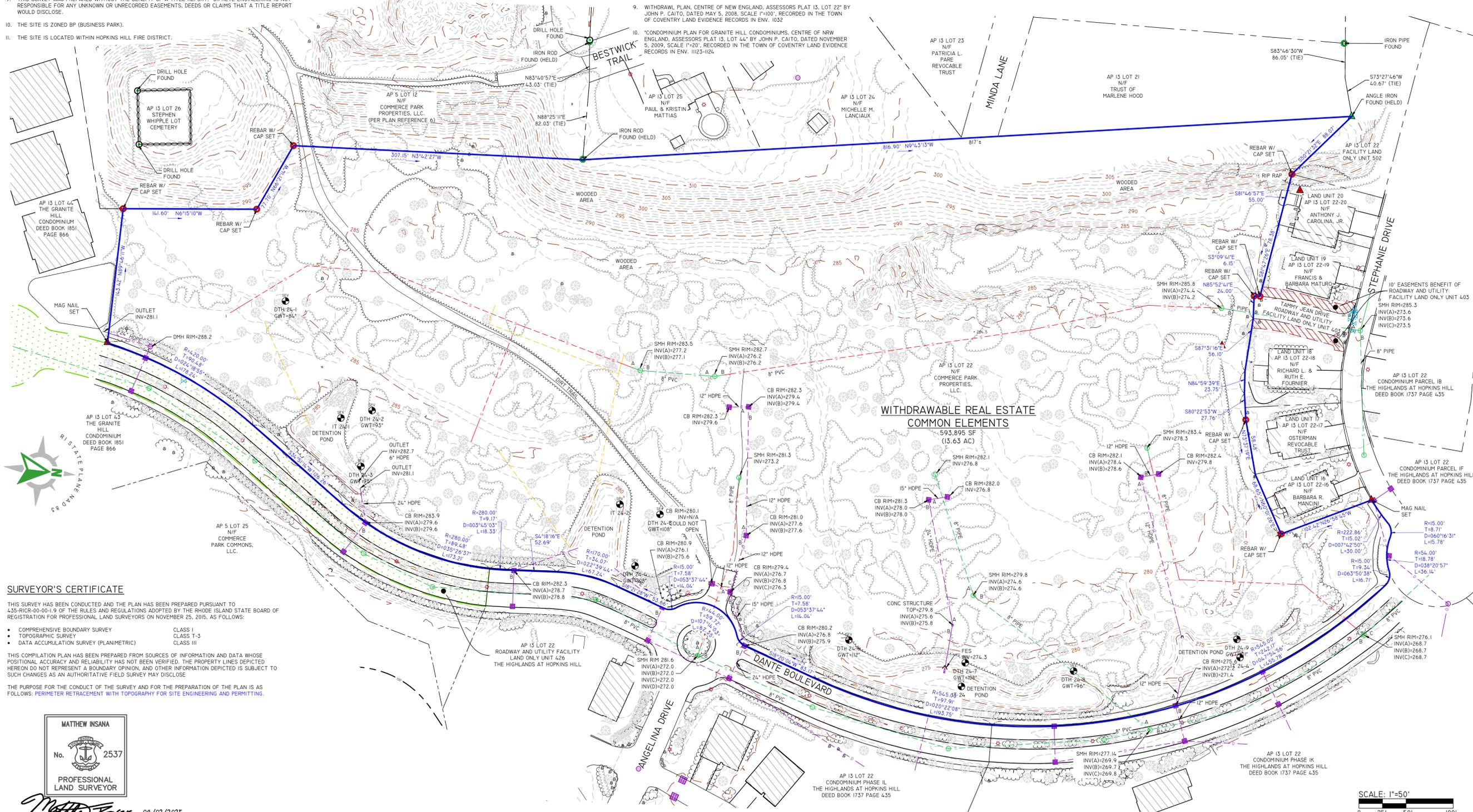
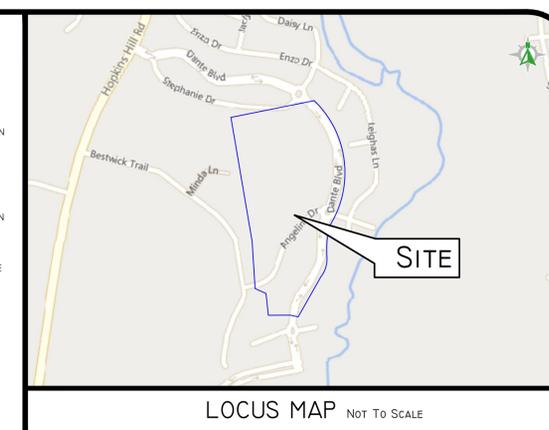
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CIVASSE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND 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.
- 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.
- UTILITY PLAN REFERENCES
 - SEWER INFORMATION OBTAINED FROM SITE PLAN - 2 & 3. PREPARED BY CAITO CORPORATION AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - DRAINAGE INFORMATION OBTAINED FROM SITE PLAN - 2 & 3. PREPARED BY CAITO CORPORATION AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

PLAN REFERENCES

- SITE PLAN - 2 PHASE IF-IP HIGHLANDS AT HOPKINS HILL CONDOMINIUM HOPKINS HILL ROAD COVENTRY RHODE ISLAND, PREPARED BY JOHN P. CAITO CORPORATION LAND PLANNERS DATED AUGUST 31, 2006, REVISED NOVEMBER 1, 2006
- 'SURVEY PALM-1' BY JOHN P. CAITO, DATED JUNE 7, 2005, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 17 PAGE 101, ENV. 852
- 'SURVEY PALM-4' BY JOHN P. CAITO, DATED JUNE 7, 2005, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 17 PAGE 104, ENV. 855
- 'SURVEY PALM-5' BY JOHN P. CAITO, DATED JUNE 7, 2005, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 17 PAGE 105, ENV. 856
- 'PROGRESS PLOT PLAN (RENDITION 4)' BY JOHN P. CAITO, DATED MAY, 2000, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK IS PAGE 70, ENV. 580
- 'ADMINISTRATIVE SUBDIVISION, SURVEY PLAN-3' BY JOHN P. CAITO, DATED MAY 5, 2008, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 1027-1031
- 'PHASE PLAN, THE HIGHLANDS AT HOPKINS HILL CONDOMINIUM, PHASES IA, IB, IC, ID, IS, IE' BY JOHN P. CAITO, DATED AUGUST 30, 2006, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 923
- 'PHASE PLAN, THE HIGHLANDS AT HOPKINS HILL CONDOMINIUM, PHASES IF, IK, IL, IS, IT' BY JOHN P. CAITO, DATED AUGUST 2007, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 975
- WITHDRAWAL PLAN, CENTRE OF NEW ENGLAND, ASSESSORS PLAT 13, LOT 22" BY JOHN P. CAITO, DATED MAY 5, 2008, SCALE 1"=100', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 1032
- "CONDOMINIUM PLAN FOR GRANITE HILL CONDOMINIUMS, CENTRE OF NRW ENGLAND, ASSESSORS PLAT 13, LOT 44" BY JOHN P. CAITO, DATED NOVEMBER 5, 2009, SCALE 1"=20', RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. 1123-1124

LEGEND

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- DRAINAGE (PER RECORDS)
- SEWER (PER RECORDS)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GROUNDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- 123/124 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
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UP UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE



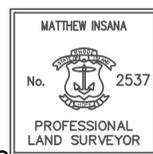
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-01-0 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC SURVEY CLASS T-3
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

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 04/02/2025
MATTHEW INSANA, R.I.P.L.S. #2537, COA #LS.000A160

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

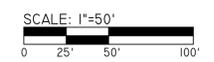
BRIAN C. GROUX
REG. NO. 3341
REGISTERED PROFESSIONAL ENGINEER CIVIL

NO.	DATE	DESCRIPTION	F.A.K.	R.G.	B.T.
1	10/08/2024	ISSUED			
2	12/02/2024	REVISION			
3	03/02/2025	REVISION			

EXISTING CONDITIONS PLAN
HIGHLANDS AT HOPKINS HILL, PHASES IG, IH, II, J, K, IM, IN
ASSESSORS PLAT 13, LOT 22
COVENTRY, RHODE ISLAND

PREPARED FOR:
DZ HOMES INC.
420 SCRABBLETOWN ROAD, SUITE G,
NORTH KINGSTOWN, RHODE ISLAND 02882, (401) 268-5357

DATE: 04/02/2025



JELLYFISH DESIGN NOTES
 JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VALVE, CURB INLET OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	54"	40"	27"	18"
CARTRIDGE LENGTH	54"	40"	27"	18"
OUTLET INVERT TO STRUCTURE INVERT (Δ)	4'-2"	4'-2"	4'-2"	3'-3"
FLOW RATE HIGH FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (ft)	5.00	4.00	4.00	4.00

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (cfs)	PEAK FLOW RATE (cfs)	RETURN PERIOD OF PEAK FLOW (yrs)	# OF CARTRIDGES REQUIRED (H/F / D/D)	CARTRIDGE LENGTH
	*	*	*	*	*

GENERAL NOTES:
 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com
 3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS 20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO ROAD LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C 867, ASTM C 918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
 8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:
 A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH ENGINEERED SOLUTIONS LLC
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45386
 800-338-1122 513-686-7000 513-685-7993 FAX

JELLYFISH JFPD0406 STANDARD DETAIL PEAK DIVERSION CONFIGURATION

JELLYFISH DESIGN NOTES
 JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VALVE AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	54"	40"	27"	18"
CARTRIDGE LENGTH	54"	40"	27"	18"
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DECK TO INSIDE TOP (MIN) (ft)	5.00	4.00	4.00	4.00

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	*	*	*	*	*

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 1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.contechES.com
 3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS 20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO ROAD LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C 867, ASTM C 918, AND AASHTO LOAD FACTOR DESIGN METHOD.
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 800-338-1122 513-686-7000 513-685-7993 FAX

JELLYFISH JFPD0806 STANDARD DETAIL PEAK DIVERSION CONFIGURATION

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

BRIAN C. GIROUX
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 03341
 03/10/2025

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES. A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING HAS REVIEWED THIS PLAN SET FOR CONFORMANCE WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE. DIPRETE ENGINEERING DOES NOT WARRANT PLANS OF ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN REQUIREMENTS IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OMAKING OR VERIFYING THE ACCURACY OF ANY EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 4.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	04/02/2025	PRELIMINARY CORRECTS	F.K.H.	
2	04/02/2025	SCALE CHANGE & RAS	F.K.H.	
3	07/02/2025	REVISION CORRECTS	F.K.H.	
4	07/02/2025	REVISION R.A.T.S	F.K.H.	
5	07/02/2025	REVISION R.A.T.S	F.K.H.	
6	07/02/2025	REVISION R.A.T.S	F.K.H.	
7	07/02/2025	REVISION R.A.T.S	F.K.H.	
8	07/02/2025	REVISION R.A.T.S	F.K.H.	
9	07/02/2025	REVISION R.A.T.S	F.K.H.	
10	07/02/2025	REVISION R.A.T.S	F.K.H.	
11	07/02/2025	REVISION R.A.T.S	F.K.H.	
12	07/02/2025	REVISION R.A.T.S	F.K.H.	
13	07/02/2025	REVISION R.A.T.S	F.K.H.	
14	07/02/2025	REVISION R.A.T.S	F.K.H.	
15	07/02/2025	REVISION R.A.T.S	F.K.H.	
16	07/02/2025	REVISION R.A.T.S	F.K.H.	
17	07/02/2025	REVISION R.A.T.S	F.K.H.	
18	07/02/2025	REVISION R.A.T.S	F.K.H.	
19	07/02/2025	REVISION R.A.T.S	F.K.H.	
20	07/02/2025	REVISION R.A.T.S	F.K.H.	
21	07/02/2025	REVISION R.A.T.S	F.K.H.	
22	07/02/2025	REVISION R.A.T.S	F.K.H.	
23	07/02/2025	REVISION R.A.T.S	F.K.H.	
24	07/02/2025	REVISION R.A.T.S	F.K.H.	
25	07/02/2025	REVISION R.A.T.S	F.K.H.	
26	07/02/2025	REVISION R.A.T.S	F.K.H.	
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30	07/02/2025	REVISION R.A.T.S	F.K.H.	
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32	07/02/2025	REVISION R.A.T.S	F.K.H.	
33	07/02/2025	REVISION R.A.T.S	F.K.H.	
34	07/02/2025	REVISION R.A.T.S	F.K.H.	
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39	07/02/2025	REVISION R.A.T.S	F.K.H.	
40	07/02/2025	REVISION R.A.T.S	F.K.H.	
41	07/02/2025	REVISION R.A.T.S	F.K.H.	
42	07/02/2025	REVISION R.A.T.S	F.K.H.	
43	07/02/2025	REVISION R.A.T.S	F.K.H.	
44	07/02/2025	REVISION R.A.T.S	F.K.H.	
45	07/02/2025	REVISION R.A.T.S	F.K.H.	
46	07/02/2025	REVISION R.A.T.S	F.K.H.	
47	07/02/2025	REVISION R.A.T.S	F.K.H.	
48	07/02/2025	REVISION R.A.T.S	F.K.H.	
49	07/02/2025	REVISION R.A.T.S	F.K.H.	
50	07/02/2025	REVISION R.A.T.S	F.K.H.	
51	07/02/2025	REVISION R.A.T.S	F.K.H.	
52	07/02/2025	REVISION R.A.T.S	F.K.H.	
53	07/02/2025	REVISION R.A.T.S	F.K.H.	
54	07/02/2025	REVISION R.A.T.S	F.K.H.	
55	07/02/2025	REVISION R.A.T.S	F.K.H.	
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66	07/02/2025	REVISION R.A.T.S	F.K.H.	
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69	07/02/2025	REVISION R.A.T.S	F.K.H.	
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72	07/02/2025	REVISION R.A.T.S	F.K.H.	
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74	07/02/2025	REVISION R.A.T.S	F.K.H.	
75	07/02/2025	REVISION R.A.T.S	F.K.H.	
76	07/02/2025	REVISION R.A.T.S	F.K.H.	
77	07/02/2025	REVISION R.A.T.S	F.K.H.	
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80	07/02/2025	REVISION R.A.T.S	F.K.H.	
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94	07/02/2025	REVISION R.A.T.S	F.K.H.	
95	07/02/2025	REVISION R.A.T.S	F.K.H.	
96	07/02/2025	REVISION R.A.T.S	F.K.H.	
97	07/02/2025	REVISION R.A.T.S	F.K.H.	
98	07/02/2025	REVISION R.A.T.S	F.K.H.	
99	07/02/2025	REVISION R.A.T.S	F.K.H.	
100	07/02/2025	REVISION R.A.T.S	F.K.H.	

CONTECH DETAILS
 HIGHLANDS AT HOPKINS HILL, PHASES IG, II, IJ, IM, IN
 ASSESSOR'S PLAT 13 LOT 22
 CONVENTRY, RHODE ISLAND
 PREPARED BY:
DZ HOMES INC.
 420 SCRABBLETOWN ROAD, SUITE G,
 NORTH KINGSTOWN, RHODE ISLAND 02882, (401) 268-5357
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