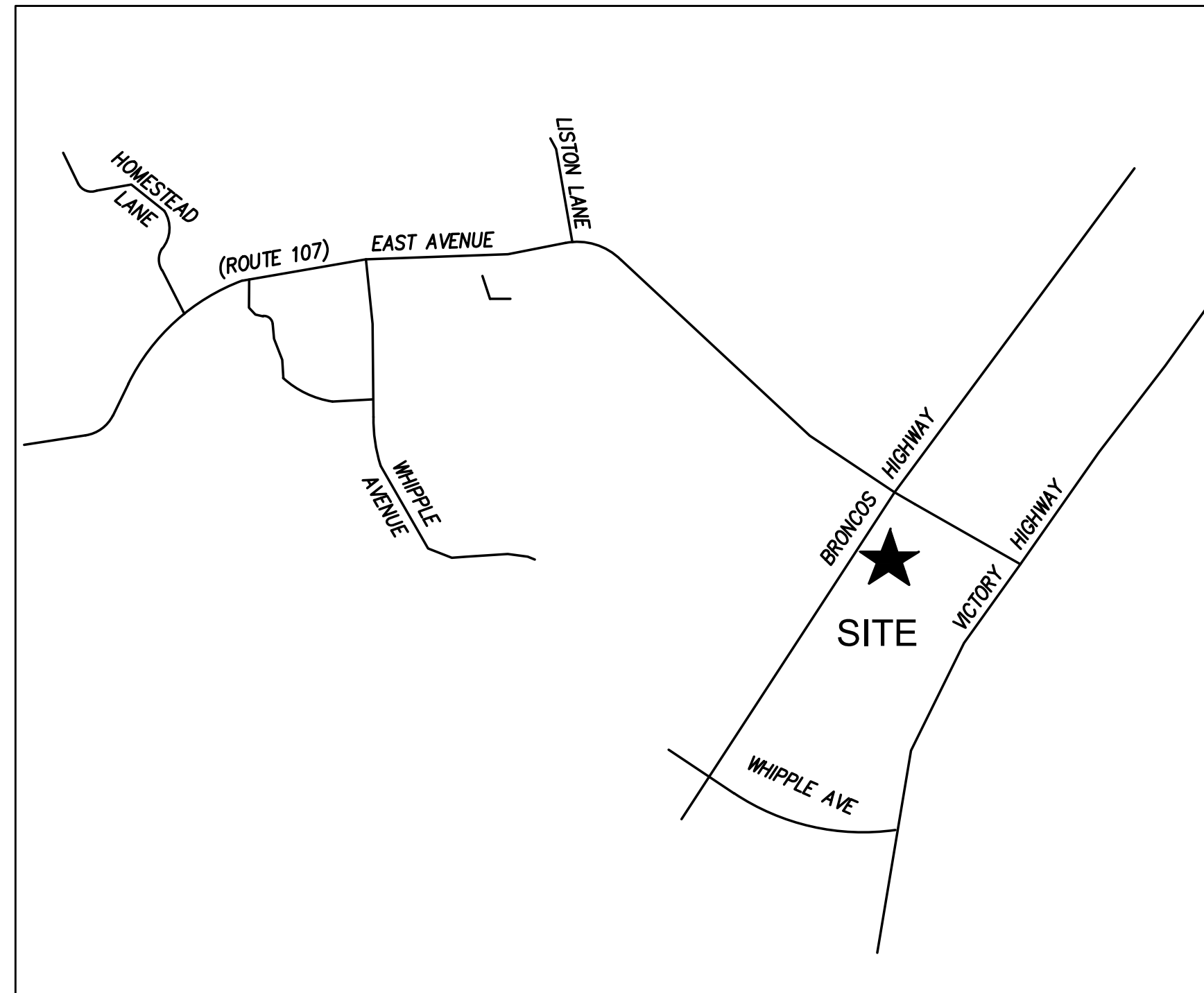


MAJOR LAND DEVELOPMENT FINAL PLAN of "BRONCO TERRACE" in Burriville, Rhode Island

Date: March 3, 2022
Rev: October 26, 2022



LOCATION MAP

NOT TO SCALE

INDEX OF DRAWINGS

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C-12	RACKING SYSTEM

NOTES:

- LOCUS IS SHOWN ON BURRIVILLE ASSESSORS MAP 162 LOT 32
- PROJECT HORIZONTAL DATUM: RHODE ISLAND STATE PLANE COORDINATES NAD 1983 US FEET
- PROJECT VERTICAL DATUM: NAVD 1988
- THE SITE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 4007C0135G EFFECTIVE ON 03/02/2009.
- EAST AVE SOLAR FIELD DEVELOPMENT PHASE 2 WILL REQUIRE A SPECIAL PERMIT.

OWNER:

ANDROMEDA ESTATE PARTNERS, LLC
1849 OLD LOUSQUISSETT PIKE
LINCOLN, RI 02865

REFERENCES:

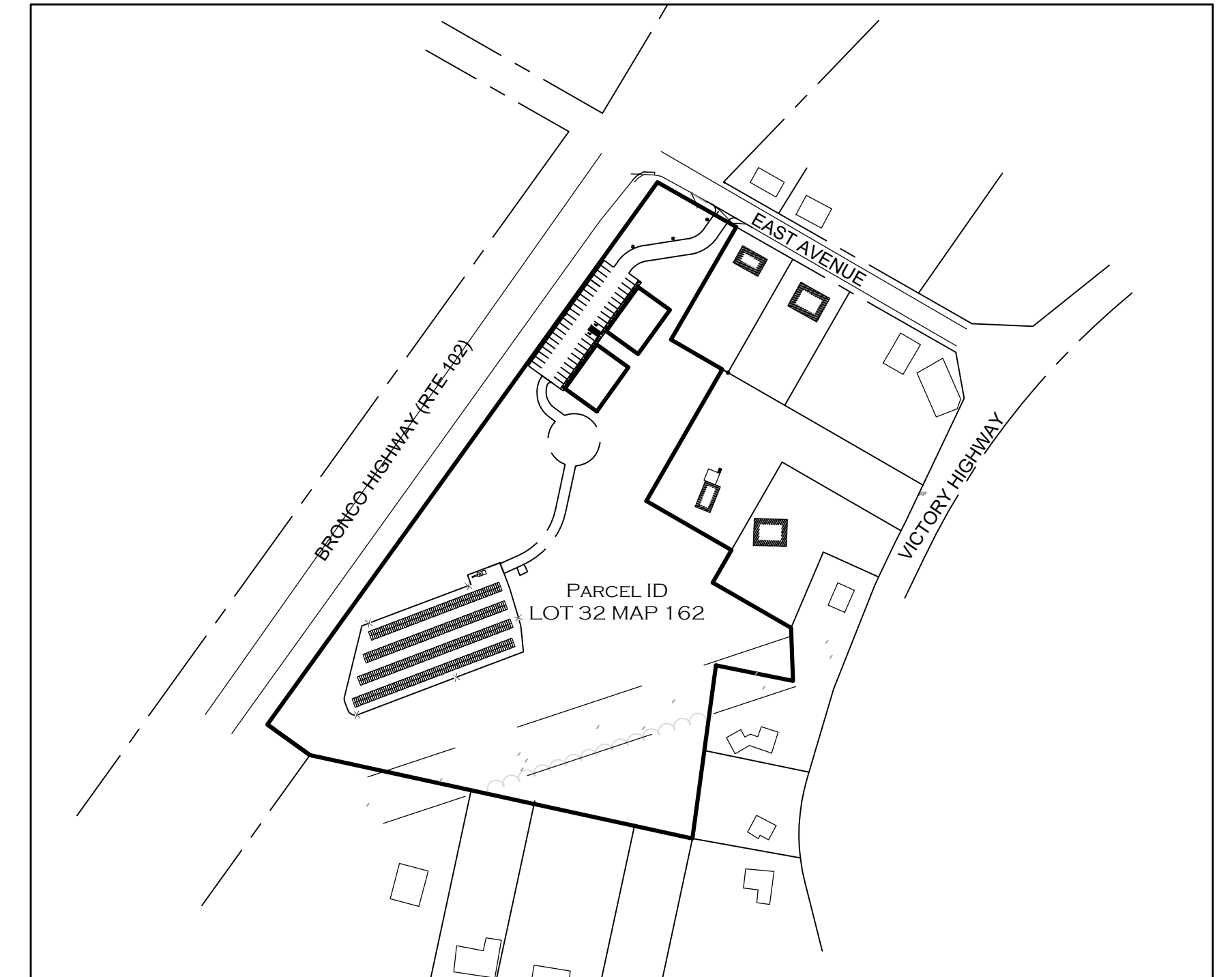
DEED BOOK 1243 PAGE 140
PLAN BOOK 2021 PAGE 44

ZONE CLASSIFICATION:

VC (VILLAGE COMMERCIAL)

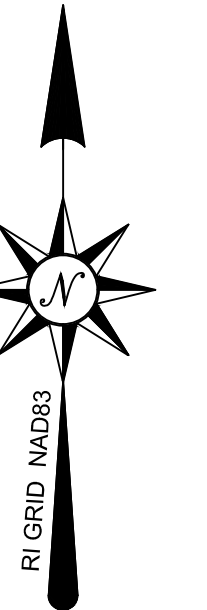
MIN. LOT AREA:	NONE
MIN. FRONTAGE:	NONE
MIN BUILDING SETBACKS:	
FRONT:	35'
SIDE:	15'
REAR:	30'

*SETBACK WHEN ADJACENT TO "R" OR "F" ZONE. OTHERWISE NO REQUIREMENT.



SITE MAP

SCALE 1" = 200'



TOWN OF BURRIVILLE

TOWN OF BURRIVILLE PLANNING BOARD
DEVELOPMENT PLAN APPROVAL

PLANNING BOARD CHAIRMAN

DATE APPROVED: _____

REVISION	DATE	COMMENTS
0	3-3-2022	SITE PLAN SUBMISSION
1	4-19-22	TOWN COMMENTS
2	9-20-22	RIDEM COMMENTS
3	11-30-22	FINAL APPROVED PLANS



DIG-SAFE NOTE:

- CALL DIG-SAFE (TEL #1-888-DIG-SAFE) PRIOR TO ANY EXCAVATION
- POSSIBLE UNDERGROUND UTILITIES IN AREA. EXCAVATION CONTRACTOR TO CONTACT DIG-SAFE PRIOR TO EXCAVATION.

COVER SHEET

PAUL D. CARLSON

No. 7142

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROFESSIONAL SEAL

MAJOR LAND DEVELOPMENT - FINAL PLAN

COVER SHEET

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSETT PIKE, LINCOLN, RI

JOB #: 21-063 SCALE: AS SHOWN DRAWN BY: PDC DATE: MARCH 3, 2022

REVISED: 11-30-22 APPROVED PLANS



501 Great Road (Unit 104)
North Smithfield, RI 02896
Ph: (401) 762-2870 Fax: (401) 762-2870
Web Address: InsiteEngineers.com

SHEET
1
OF 12

GENERAL NOTES:

- 1. LOT SHOWN IS DESIGNATED AS LOT 32 ON ASSESSORS MAP 162.
- 2. OWNER OF RECORD: ANDROMEDA ESTATE PARTNERS, LLC
1849 OLD LOUSQUISSETT PIKE
LINCOLN, RI 02865
- 3. TOPOGRAPHY BASED ON BURRILLVILLE SEWER DATUM.
- 4. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 4007C0135G MARCH 2, 2009.
- 5. THIS SITE IS NOT WITHIN A:
 - NATURAL HERITAGE AREA
 - AQUIFER ZONE
 - LOCAL GREENSPACE PRIORITY OR GREENWAY
 - HISTORIC DISTRICT
- 6. LOT IS LOCATED WITHIN A WITHIN:
 - ROUTE 102 DEVELOPMENT MANAGEMENT DISTRICT
 - A WELLHEAD PROTECTION AREA.
- 7. THERE ARE NO EXISTING DRAINAGE, DRAINAGE STRUCTURES OR ARCHEOLOGICAL AREAS ON THE PROPERTY.
- 8. SITE IS LOCATED WITHIN BRANCH RIVER WATERSHED AREA.
- 9. PUBLIC WATER AND GAS ARE UNAVAILABLE. PUBLIC SEWER IS AVAILABLE.
- 10. ELECTRICAL, TELEPHONE AND CABLE SERVICES ARE AVAILABLE AT EAST AVENUE.
- 11. THERE ARE NO WETLANDS ON THE PROPERTY.

EROSION NOTES

- 1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF PROJECT AREA BEGINS. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- 2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
- 3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR OWNERS REPRESENTATIVE
- 4. ALL SLOPES GREATER THAN 4:1 SHALL INSTALL AN EROSION CONTROL BLANKET. THE PRODUCT SHALL BE INSTALLED TO MANUFACTURES RECOMMENDATION AND APPROVED BY THE ENGINEER.
- 5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS DIRECTED IN LANDSCAPE NOTES NOT SEEDED SHALL BE STABILIZED WITH HAY BALE CHECK, FILTER FABRIC OF WOODEN MULCH AS REQUIRED TO CONTROL EROSION.
- 6. AREAS LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYE GRASS APPLIED TO A RATE OF 2 LBS / 1000 S.F. AT A DEPTH OF 1/2". LIMESTONE (EQUIVALENT TO BE 50 % CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS / 1000 S.F.. WHERE GRASS PREDOMINATES, FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB OF NITROGEN PER 1000 S.F. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COURSE MATTER, TREATED WITH 12 LBS NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS / 1000 S.F.
- 7. CONTRACTOR SHALL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY.
- 8. THE CONTRACTOR SHALL REQUEST THE ENGINEER TO INSPECT AND APPROVE THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. PERIODIC INSPECTIONS OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE ENGINEER, THE CONTRACTOR SHALL REPAIR, UPGRADE OR REPAIR ANY MEASURES THE ENGINEER MAY FEEL ARE IN NEED OF SUCH.
- 9. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAY BALES. SIDE SLOPES SHALL NOT EXCEED 2 : 1.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
- 11. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES ¾ TO ½ THE HEIGHT OF THE SILT FENCE OR HAY BALE
- 12. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS
- 13. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
- 14. ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATION.

LEGEND

BOUND	▣	EXISTING CONTOURS	----- 38 -----
IRON ROD	○	WATER LINE	————— W —————
DRILL HOLE	●	GAS LINE	————— G —————
RR SPIKE	⦿	OVERHEAD WIRES	————— OHW —————
DRAIN MANHOLE	⊙	UNDERGROUND UTILITIES	————— U ————— U —————
CATCH BASIN	⊞	SEWER MAIN	————— S —————
SEWER MANHOLE	⊙	STONE WALL	—————
GAS VALVE	⊞	WETLANDS	----- -----
UTILITY POLE	⦿		
HYDRANT	⦿		
WATER VALVE	⊞		
WATER SHUTOFF	⦿		
BOLLARD	●		
MONITORING WELL	⦿		
LIGHT POLE	☆		

CONSTRUCTION NOTES:

- 1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME AND COORDINATE WITH THE OWNER AND THE ENGINEER. THE CONTRACTOR IS REQUIRED TO FILE ANY DOCUMENTS REQUIRED BY HAVERHILL CONSERVATION COMMISSION ORDER OF CONDITIONS.
- 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ALL OPEN EXCAVATED AREAS, AND CONDUCT ALL WORK IN ACCORDANCE WITH OSHA STANDARDS AND THE CITY OF HAVERHILL REQUIREMENTS.
- 3. CONTRACTOR SHALL PROVIDE EMERGENCY ACCESS FOR THE POLICE AND FIRE DEPARTMENTS AT ALL TIMES.
- 4. IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED, THE CONTRACTOR IS TO IMMEDIATELY CONTACT AND COORDINATE WI THE ENGINEER AND OWNER.
- 5. THE CONTRACTOR SHALL LIMIT COMPACTION DUE TO CONSTRUCTION ACTIVITIES TO THE LIMIT OF WORK AS DEFINED ON THE PLANS. ANY AREA OUTSIDE OF THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO THE OWNER.
- 6. ALL EXISTING CONDITIONS SHOWN SHALL BE CONSIDERED APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
- 7. SMOOTH TRANSITIONS SHALL OCCUR BETWEEN DIFFERENT MATERIALS. LEVEL CHANGES SHALL BE LESS THAN ½" AND BEVELED EDGES.
- 8. LOAM AND SEED ALL DISTURBED AREAS WITH 6" LOAM AND SEED MIX FOR LAWN AREAS, BEYOND AREAS USING SPECIFIC SEED MIX.
- 9. ALL CLEARING MATERIAL AND CONSTRUCTION DEBRIS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR. THIS MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE, AT NO ADDITIONAL COST TO THE OWNER.
- 10. EXISTING TOPSOIL AND GRAVEL TO BE REMOVED AND STOCKPILED IN AREAS APPROVED BY THE A/E. EROSION CONTROL MEASURES (STRAW WADDLES) ARE TO BE PLACED AT THE TOE OF SLOPE IN STOCKPILE AREA TO PREVENT EROSION. THIS MATERIAL TO BE REUSED ON SITE.

SEWER NOTES:

- 1. OWNER TO CONTACT DIGSAFE AT 811 OR 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION.
- 2. ELEVATIONS ARE BASED ON TOWN OF BURRILLVILLE SEWER DATUM.
- 3. INSTALLATION OF THIS SEWER SHALL COMPLY WITH THE "RULES AND REGULATIONS GOVERNING THE PUBLIC SANITARY SEWER SYSTEM IN THE TOWN OF BURRILLVILLE, RHODE ISLAND".
- 4. ALL MATERIALS, PRODUCTS, TESTING AND CERTIFICATION SHALL BE IN ACCORDANCE WITH TOWN OF BURRILLVILLE SEWER CONSTRUCTION STANDARDS APPROVED FEBRUARY 10, 2009 INCLUDING ANY REVISIONS TO DATE OF CONSTRUCTION.
- 5. THE BOARD SHALL BE NOTIFIED A MINIMUM OF SEVEN (7) DAYS IN ADVANCE TO INSPECT THE INSTALLATION.
- 6. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL SUBMIT RECORD DRAWINGS OF INSTALLED SYSTEM.
- 7. ANY TRENCHES LEFT OPEN OVERNIGHT SHALL BE PROTECTED FROM PEDESTRIAN TRAFFIC WITH FENCING OR STREET PLATES.
- 8. INSTALLATION OF PIPING AND VALVES SHALL BE IN ACCORDANCE WITH SANITARY SEWAGE SYSTEM OR SANITARY SEWAGE SERVICE CONNECTIONS SPECIFICATIONS.
- 9. THE INSTALLATION OF THE 8X6 WYE WILL REQUIRE BY-PASS PUMPING.
- 10. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS SET FORTH IN THE TOWN OF BURRILLVILLE RULES AND REGULATIONS GOVERNING THE PUBLIC SANITARY SEWER SYSTEMS AND THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION PRIOR TO UNDERTAKING CONSTRUCTION OF SANITARY SEWER SERVICE.
- 11. THE CONNECTION OF THE BUILDING SEWER INTO THE PUBLIC SEWER SHALL BE MADE AT THE WYE BRANCH, IF SUCH BRANCH IS AVAILABLE AT A SUITABLE LOCATION. IF NO BRANCH IS AVAILABLE, A CONNECTION MAY BE MADE BY TAPPING THE EXISTING SEWER BY AN APPROVED METHOD, THEN INSERTING AN APPROVED WYE OR T-SADDLE, ALL ENCASED IN CONCRETE.
- 12. THE SLOPE OF THE SERVICE CONNECTIONS SHALL BE A MINIMU OF 1/4" PER FOOT
- 13. EACH BUILDING MUST INDIVIDUALLY METER WATER USE AND PROVIDE TO THE COMMISSION FOR BILLING PURPOSES.

WELLS

ALL WELLS FOUND WITHIN THE VICINITY OF THE PROPOSED SITE DEVELOPMENT ARE INDICATED ON THE PLANS AND MEET THE REQUIRED PROTECTIVE RADII AND/OR SETBACK REQUIREMENTS

NOTES

CONSTRUCTION PROCEDURES AND SEQUENCING

THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS ON THE PLANS.

THE CONTRACTOR SHALL ORGANIZE SITE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF SURFACES. PERIMETER CONTROLS EQUAL APPROVED PROJECT LIMITS.

PRIOR TO ANY CONSTRUCTION ON SITE, THE CONTRACTOR SHALL SETUP PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, TOWN PLANNING AND DPW PERSONAL.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A LINE OF STAKED STRAW WATTLE AND OR HAYBALES, WILL BE PLACED AT ALL CONSTRUCTION TOE OF SLOPES IN THE AREA OF ROADWAY, PONDS, LANDSCAPED AREAS, AND ALONG PERIMETER OF PROJECT LIMIT OF DISTURBANCE WHERE INDICATED ON PROJECT PLANS.

RESERVE EROSION CONTROL DEVICES SHALL BE STOCKPILED ON SITE IN THE EVENT OF EMERGENCIES AND SHALL BE LOCATED 100' FROM REGULATED WETLAND RESOURCE AREAS.

THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS FOR THE PROPER STORAGE AND/OR REMOVAL OF DEBRIS ON SITE TO AVOID UNNECESSARY ACCUMULATION ON SITE.

DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM DOWNSTREAM UP AND CONSTRUCTION SHALL INCLUDE THE PLACEMENT OF STONE AT THE FLARED PIPE ENDS AND OUTLET STRUCTURE INLETS AND OUTLETS AS SHOWN ON PROJECT PLANS.

IN STREAM CONTROLS SUCH AS HAYBALE CHECK DAMS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION.

TO PROTECT THE INFILTRATION SURFACES (BENEATH AND ADJACENT TO THE RECHARGE SYSTEMS) FROM DEGRADATION BY CONSTRUCTION ACTIVITIES INCLUDE:

- 1. PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
- 2. PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
- 3. PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES INTO THESE FACILITIES.
- 4. PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED, UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

SOLAR ARRAY CONSTRUCTION

- 1. HEAVY EQUIPMENT SHALL NOT BE USED IN SOLAR ARRAY GRASSED AREA TO MINIMIZE SOIL COMPACTION.
- 2. IF COMPACTION CANNOT BE AVOIDED AND OCCURS, CONTRACTOR SHALL TILL OR AERATE THE AREAS.
- 3. PRESERVE TOPSOIL ON THE SITE TO THE MAXIMUM EXTENT FEASIBLE; SEE SITE PLAN FOR THE LOCATION(S) WHERE TOPSOIL IS TO BE STOCKPILED FOR LATER USE.

CONSTRUCTION INSPECTION

THE ENGINEER SHALL BE CALLED ON SITE DURING THE CONSTRUCTION OF THE INFILTRATION BASIN, SAND FILTER AND UNDERGROUND INFILTRATION SYSTEM.

THE ENGINEER SHALL BE ON SITE DURING THE CONSTRUCTION AND LAYOUT OF ALL OUTLET STRUCTURES.

THE ENGINEER SHALL PERFORM FREQUENT INSPECTION OF THE STORMWATER SYSTEM DURING CONSTRUCTION, WITH CLEANING AND MAINTENANCE AS WARRANTED. DURING ACTIVE CONSTRUCTION PERIODS, WEEKLY INSPECTION IS REQUIRED.

IF CONSTRUCTION IS SUSPENDED (E.G., OVER THE WINTER), THEN MONTHLY INSPECTIONS ARE REQUIRED. IN ADDITION, THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL, TO INSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SEDIMENT ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.

ROUGH GRADING

DURING GRADING, THE POTENTIAL FOR EROSION IS HIGH. DURING GRADING OPERATIONS, DISTURBED SLOPES WILL BE MULCHED AND VEGETATION ESTABLISHED TO PREVENT SEDIMENT EROSION TO THE SATISFACTION OF THE ENGINEER.

GRAVEL

A. GRAVEL BORROW BASE COURSE:

GRAVEL SHALL MEET THE GRADATION REQUIREMENTS OF THE RIDOT STANDARD SPECIFICATIONS:	
SIEVE SIZE	PERCENT FINER BY WEIGHT
1/2"	50 - 85
NO.4	40 - 75
NO 40	8 - 28
NO 200	0 - 10

CLEAN SCREENED LOAM

- 1. LOAM SHALL CONSIST OF SCREENED FERTILE, LOOSE, FRIABLE FINE SANDY LOAM OR SANDYLOAM FREE OF SUBSOIL, REFUSE, STAMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN ONE INCH (1 ") IN ANY DIMENSION AND WHICH WILL PREVENT HEALTHY PLANT GROWTH. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN FIVE PERCENT (5%) NOR MORE THAN TWENTY PERCENT (20%) AS DETERMINED BY WET COMBUSTION METHOD (CHROMIC ACID REDUCTION). THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE INTENDED SOURCE OF LOAM TO BE EMPLOYED AT LEAST TWO (2) WEEKS PRIOR TO THE INTENDED TIME OF USE TO ALLOW TIME FOR SAMPLING.
- 2. LOAM SHALL POSSESS GOOD FILTRATION AND PERMEABILITY RATES, AND SHALL POSSESS A MECHANICAL ANALYSIS WHERE: N 85% OF SAND SIZE IS 0.5 TO 1.0 MM AND N 95% OF SAND MIX IS BETWEEN 0.5 AND 2.0 MM AND NO MORE THAN 5% OF MIX IS LESS THAN 0.5 MM.
- 3. ACIDITY RANGE OF APPROXIMATELY PH 5.5 TO 7.5 WHEN TESTED ACCORDING TO METHODS OF TESTING OR A.O.A.C. AND ORGANIC CONTENT NOT LESS THAN 5% NOR MORE THAN 20% AS DETERMINED BY WET COMBUSTION METHOD (CHROMIC ACID REDUCTION).

GRADING AND SPREADING LOAM

- 1. REMOVE ALL DEBRIS AND OTHER INORGANIC MATERIALS ON ANY PREPARED SUBGRADES, AND RESHAPE AND DRESS ANY DAMAGED OR ERODED SLOPES, SWALES, AND OTHER AREAS. SCARIFY AND LOOSEN SUBGRADE TO A FRIABLE CONDITION IN ANY AREAS WHERE COMPACTION MAY HAVE OCCURRED. LOAM SHALL NOT BE PLACED UNTIL SUBGRADE IS IN SUITABLE CONDITION AND FREE OF EXCESSIVE MOISTURE OR FROZEN MATERIALS.
- 2. LOAM SHALL BE SPREAD AS REQUIRED ON ALL DISTURBED AND BARE AREAS TO PRODUCE A TOTAL DEPTH OF 6" AS SHOWN ON THE PLAN. FILL ALL DEPRESSIONS IN EXISTING GRADES WITH SUITABLE FILL MATERIAL AS SPECIFIED PRIOR TO SPREADING LOAM, THEN SHAPE AND FINISH GRADE TO DEPTH OF LOAM REQUIRED.
- 3. AREA SHALL BE PROGRESSIVELY FINE GRADED AND MACHINE AND HAND RAKED, WITH LOAM ADDED AS REQUIRED TO CORRECT DEPRESSIONS AND OTHER IRREGULARITIES, TO PRODUCE SMOOTH AND UNBROKEN FINISH GRADES AND THE DEPTH OF LOAM REQUIRED.


PLANTING NOTES:

- 1. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL FEDERAL ,STATE, AND LOCAL REGULATIONS AND SHALL OBTAIN ANY NECESSARY PERMITS.
- 2. IN ACCORDANCE WITH DIG-SAFE LAW, THE CONTRACTOR SHALL CONTACT DIG SAFE AT (1-888-344-7233 OR 811) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY/ALL UTILITY DAMAGE AT NOT COST TO THE OWNER.
- 3. ALL EXISTING TREES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO MATERIALS SHALL BE STOP AND PLACED AROUND EACH PLANT OR GROUP OF PLANTS. BARRIERS SHALL BE A MINIMUM OF FOUR FEET (4') HIGH AND SHALL BE A DURABLE MATERIAL.
- 4. ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS INDICATED ON THE PLANS. ALL DIMENSIONS ARE CONSIDERED PARALLEL OR PERPENDICULAR UNLESS INDICATED ON THE PLANS. ANY DISCREPANCIES SHALL BE NOTIFIED TO THE OWNER IMMEDIATELY.
- 5. LOAM MOVED SHALL BE RETAINED AND DISTRIBUTED ON THE SITE IN ACCORDANCE WITH THE PLANS. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIALS. NEW LOAM IF REQUIRED SHALL BE FERTILE,FRIABLE MEDIUM TEXTURED SANDY LOAM FREE OF STUMPS, STONES, ROOTS AND OTHER MATTER ONE INCH (1") OR GREATER IN DIAMETER. THE PH SHALL BE BETWEEN 5.5 AND 7.5.
- 6. GRASS PREPARATION: ALL DEBRIS AND INORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE. PRIOR TO THE SPREADING OF ANY LOAM, AREAS SHALL BE RESHAPED AND DRESSED WITH CLEAN LOAM AS REQUIRED TO OBTAIN A SMOOTH SURFACE. SUBGRADE TO BE SCARIFIED AND LOOSEN IN AREAS WHERE COMPACTION HAS OCCURRED. LOAM TO BE SPREAD TO A DEPTH OF SIX INCHES (6"). A STARTER FERTILIZER (10-20-10) AT A RATE OF 20LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40LBS. PER 1000 SQUARE FEET. THE LOAM SHALL BE ROLLED TO CREATE A SMOOTH SURFACE.
- 7. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE SEED MIXTURE SHALL BE AS DETAILED ON LOAM AND SEED DETAIL ON SITE DETAIL SHEET 3 8 OF 8.
- 8. ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION AT NO COST TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT AND APPROVAL OF THE OWNER.

MAJOR LAND DEVELOPMENT
FINAL PLAN
CONSTRUCTION NOTES

PAUL D. CARLSON

No. 7142



REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROFESSIONAL SEAL

"BRONCO TERRACE"

EAST AVENUE, BURRIVILLE, RI

ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC

1849 OLD LOUSQUISSETT PIKE, LINCOLN, RI

JOB # 21-063

SCALE: NTS


DRAWN BY: PDC

DATE: MARCH 3, 2022

REVISED: 11-30-22 APPROVED PLANS

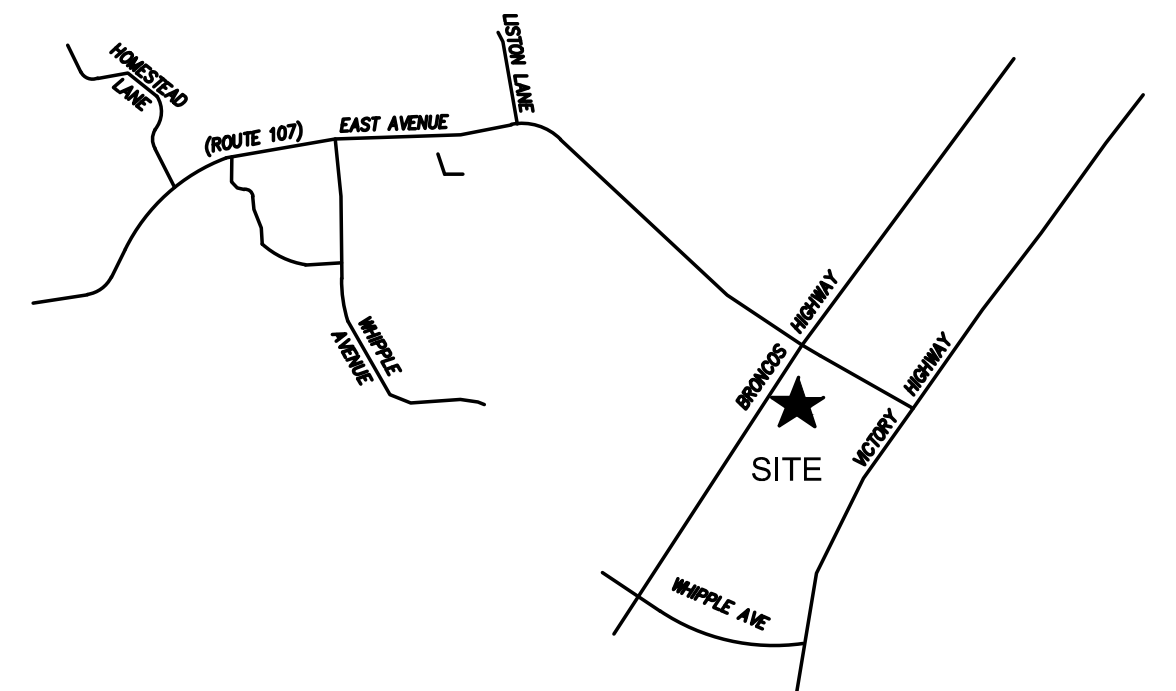
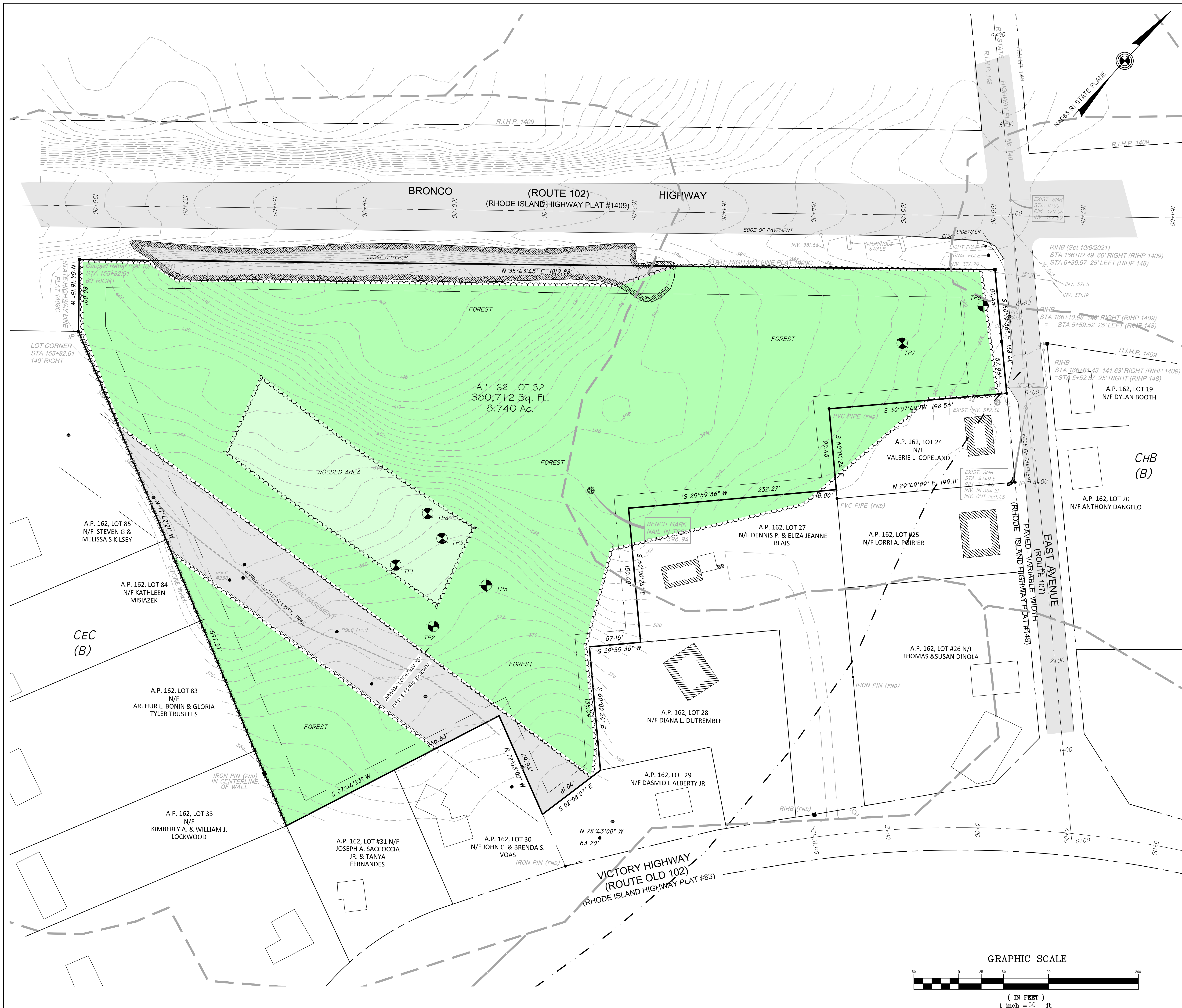


Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.



501 Great Road (Unit 104)
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2870
Web Address: insiteengineers.com

SHEET
2
OF 12



LOCATION (NOT TO SCALE) MAP

ZONING DISTRICT:

VC (VILLAGE COMMERCIAL)

MIN. LOT AREA:	NONE
MIN. FRONTAGE:	NONE
MIN BUILDING SETBACKS:	
FRONT:	35'
SIDE	15'
REAR	30'

*SETBACK WHEN ADJACENT TO "R" OR "F" ZONE, OTHERWISE NO REQUIREMENT.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY, 2022 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY
TYPE OF SURVEY: DATA ACCUMULATION SURVEY
VERTICAL MEASUREMENT SPECIFICATION: V-3

MEASUREMENT SPECIFICATION: CLASS I
MEASUREMENT SPECIFICATION: CLASS III
TOPOGRAPHIC ACCURACY CLASS: T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION OF THE PLAT IS AS FOLLOWS:

1. TO REPORT A PROFESSIONAL OPINION REGARDING THE LOCATION OF PROPERTY BOUNDARIES.
2. TO DEPICT AND REPORT THE RELATIVE POSITIONS OF EXISTING PHYSICAL OBJECTS AND EXISTING SITE CONDITIONS.
3. TO CREATE AN EXISTING CONDITIONS BASE PLAN FOR CONTEMPLATION OF DESIGNED CONSTRUCTION OR OTHER IMPROVEMENTS TO THE SITE.

Marc Nyberg MARCH 3, 2022
MARC NYBERG, PLS REGISTERED PROFESSIONAL LAND SURVEYOR / DATE
RHODE ISLAND PLS NO: 1797 RHODE ISLAND C.O.A. NO.: LS.000A468.COA

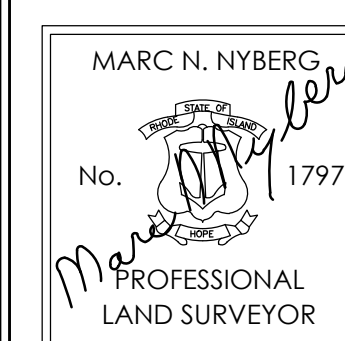
MAJOR LAND DEVELOPMENT
FINAL SUBMISSION
EXISTING CONDITIONS PLAN

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

JOB # 21-063	SCALE: 1" = 50'	DRAWN BY: PDC	DATE: MARCH 3, 2022
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REVISID: 11-30-22 APPROVED PLANS



PROFESSIONAL SEAL



501 Great Road (Unit 104)
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2870
Web Address: InsiteEngineers.com

SHEET
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OF 12



LOCATION (NOT TO SCALE) MAP

NOTES:

- PERMANENT SEEDING TO BE AMERICAN MEADOWS IN SOLAR FARM COLOR SEED MIX OR EQUIVALENT.
- SEED DISTURBED GROUND OUTSIDE FENCED AREA WITH NEW ENGLAND PLANTS, NEW ENGLAND CONSERVATION WILDLIFE MIX OR EQUIVALENT APPROVED BY OWNER.
- FINAL LOCATION AND TYPE OF ALL ELECTRICAL EQUIPMENT, WIRES, POLES, INVERTERS, ETC TO BE DETERMINED BY ELECTRICAL CONTRACTOR AND APPROVED BY OWNER ALL ELECTRICAL CONNCTIONS AND DISTRIBUTION WITHIN THE FACILITY SHALL BE UNDERGROUND. ALL UNDERGROUND ELECTRIC NOT SHOWN.
- FINAL NUMBER AND LOCATION SOLAR MODULES TO BE DESIGNED BY OTHERS AND MAY VARY AS NEEDED. ALL MODULES SHALL BE OUTSIDE BUILDING SETBACK. MAX PANEL SHALL NOT EXCEED 12 FEET.
- EXTERIOR LIGHTING NOT PROPOSED.
- SINAGE INDICATING MANUFACTURES IDENTIFICATION, INSTALLERS IDENTIFICATION, EQUIPMENT INFORMATION, INDICATION OF OWNERSHIP, AND APPROPRIATE WARNING STATEMENTS SHALL BE POSTED ON OR NEAR THE SOLAR MODULES IN A CLEAR VISIBLE MANNER AND SHALL COMPLY WITH PREVAILING REGULATIONS.
- WARNING/DANGER SINGAGE TO BE INSTALLED AT 300 FT INTERVALS AND NO TRESPASSING SIGN TO BE INSTALLED AT 100 FT INTERVALS WITH MIN (1) SIGN EACH FENCE SIDE AROUND THE FULL INSTALLATION PERIMETER.

PARKING ASSUMPTIONS:

SEC. 30-156 -

OFFICE: 1 SPACE / 250 SF
RESTARUANT: 1 SPACE / 5 PATRONS

PARKING SPACE

OFFICE: 4,980 SF / 250 SF = 20 SPACES
RESTARUANT: 100 PATRONS / 5 PATRONS = 20 SPACES

REQUIRED: 40 SPACES
PROPOSED: 44 SPACES

TREE TYPE:

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
AR	8	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B	2.5"-3" CAL.

MAJOR LAND DEVELOPMENT
FINAL PLAN
LAYOUT PLAN (PHASE 1)

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

JOB # 21-063
SCALE: 1"= 40'
DRAWN BY: PDC
DATE: MARCH 3, 2022

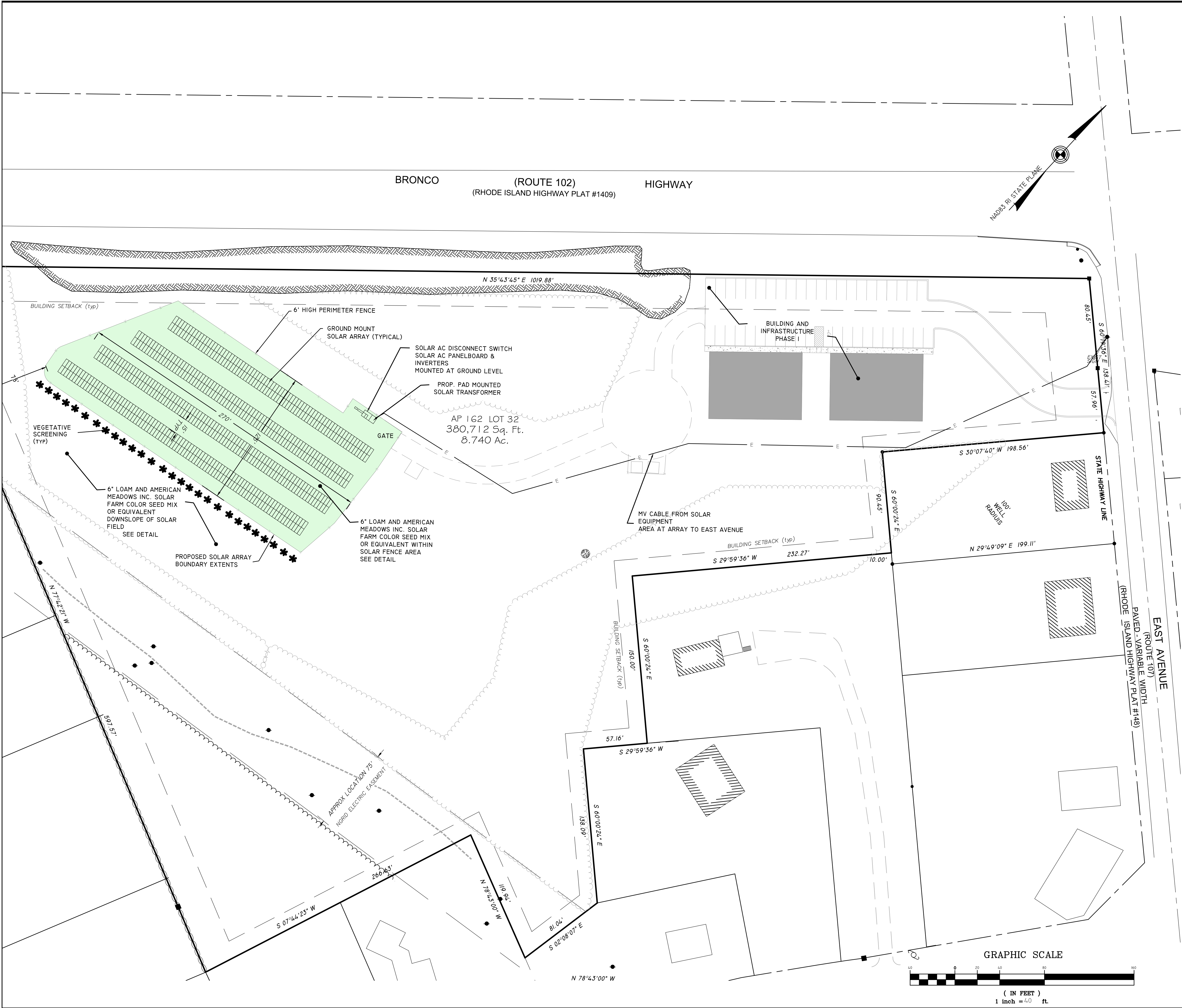
REVISED: 11-30-22 APPROVED PLANS

PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL
PROFESSIONAL SEAL

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SHEET 4 OF 12



LOCATION (NOT TO SCALE) MAP

NOTES:

- PERMANENT SEEDING TO BE AMERICAN MEADOWS IN SOLAR FARM COLOR SEED MIX OR EQUIVALENT.
- SEED DISTURBED GROUND OUTSIDE FENCED AREA WITH NEW ENGLAND PLANTS, NEW ENGLAND CONSERVATION WILDLIFE MIX OR EQUIVALENT APPROVED BY OWNER.
- FINAL LOCATION AND TYPE OF ALL ELECTRICAL EQUIPMENT, WIRES, POLES, INVERTERS, ETC TO BE DETERMINED BY ELECTRICAL CONTRACTOR AND APPROVED BY OWNER ALL ELECTRICAL CONNECTIONS AND DISTRIBUTION WITHIN THE FACILITY SHALL BE UNDERGROUND. ALL UNDERGROUND ELECTRIC NOT SHOWN.
- FINAL NUMBER AND LOCATION SOLAR MODULES TO BE DESIGNED BY OTHERS AND MAY VARY AS NEEDED. ALL MODULES SHALL BE OUTSIDE BUILDING SETBACK. MAX PANEL SHALL NOT EXCEED 12 FEET.
- EXTERIOR LIGHTING NOT PROPOSED.
- SINAGE INDICATING MANUFACTURES IDENTIFICATION, INSTALLERS IDENTIFICATION, EQUIPMENT INFORMATION, INDICATION OF OWNERSHIP, AND APPROPRIATE WARNING STATEMENTS SHALL BE POSTED ON OR NEAR THE SOLAR MODULES IN A CLEAR VISIBLE MANNER AND SHALL COMPLY WITH PREVAILING REGULATIONS.
- WARNING/DANGER SINAGE TO BE INSTALLED AT 300 FT INTERVALS AND NO TRESPASSING SIGN TO BE INSTALLED AT 100 FT INTERVALS WITH MIN (1) SIGN EACH FENCE SIDE AROUND THE FULL INSTALLATION PERIMETER.

PARKING ASSUMPTIONS:

SEC. 30-156 -

OFFICE:	1 SPACE / 250 SF
RESTAURANT:	1 SPACE / 5 PATRONS

PARKING SPACE

OFFICE:	4,980 SF / 250 SF = 20 SPACES
RESTAURANT:	100 PATRONS / 5 PATRONS = 20 SPACES

REQUIRED: 40 SPACES
PROPOSED: 44 SPACES

TREE TYPE:

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
AR	8	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B	2.5"-3" CAL.

MAJOR LAND DEVELOPMENT
FINAL PLAN
LAYOUT PLAN (PHASE 2)

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

JOB # 21-063	SCALE: 1"= 40'	DRAWN BY: PDC	DATE: MARCH 3, 2022
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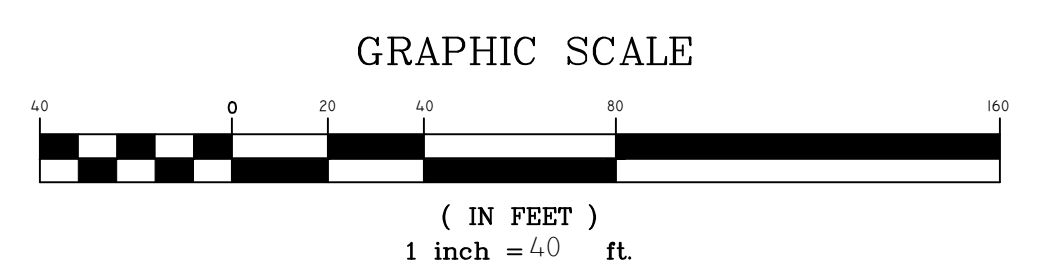
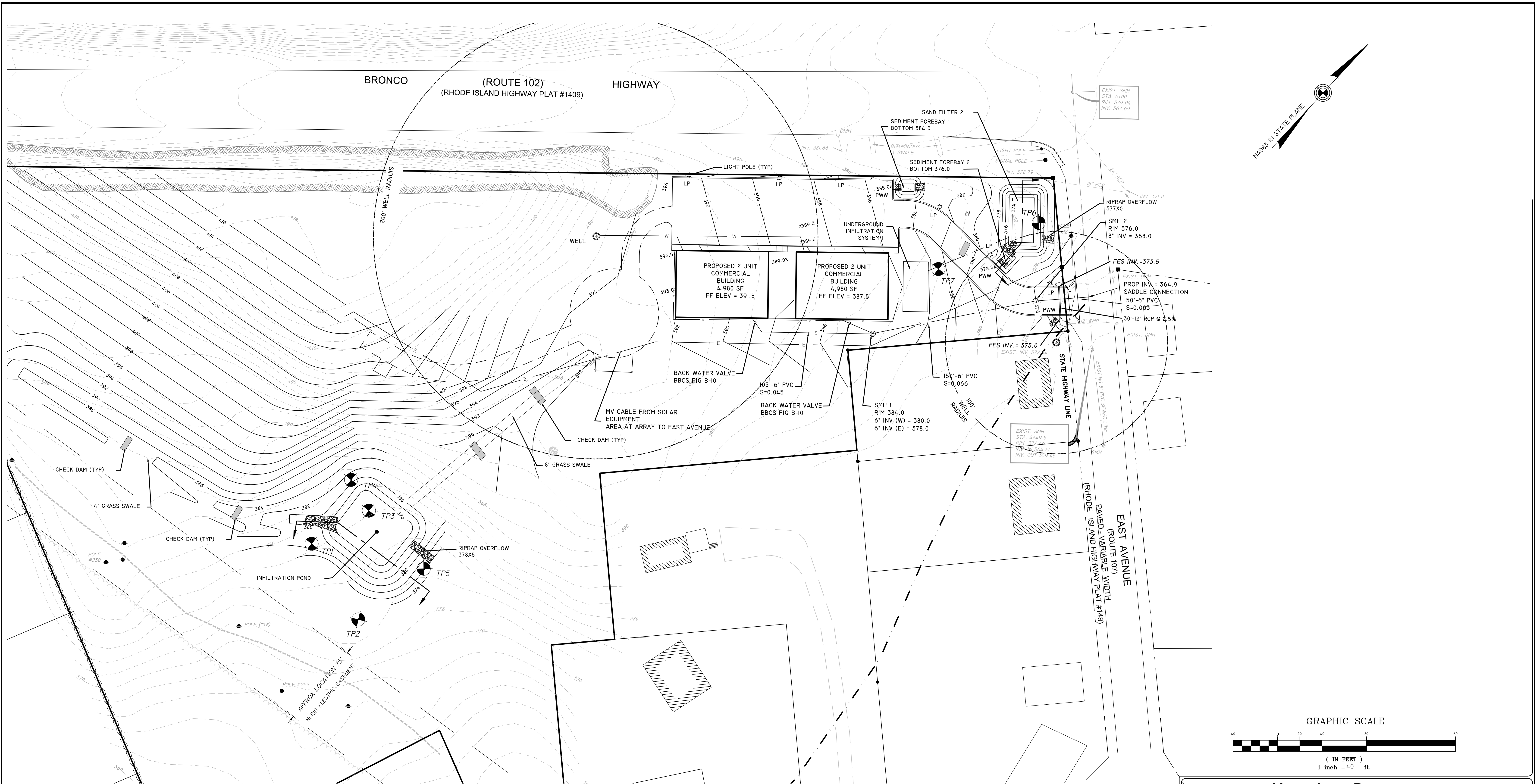
REVISED: 11-30-22 APPROVED PLANS

PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL
PROFESSIONAL SEAL

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SHEET
5
OF 12



DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH1	1-18-2022	0 - 6	A	SL	10YR3/3	-	-	
		6 - 30	B	SL	10YR4/6	-	-	
		30 - 80	C	SL	10YR5/2	-	-	ROCK
SEASONAL HIGH GROUND WATER: 60", WEEPING 60"								
DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH2	1-18-2022	0 - 7	A	SL	10YR3/3	-	-	
		7 - 36	B	CB/SL	10YR4/6	-	-	
		36 - 96	C	G/SL	5YR5/2	-	-	ROCK
SEASONAL HIGH GROUND WATER: 84", WEEPING 84"								
DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH3	1-18-2022	0 - 6	A	SL	10YR3/3	-	-	
		6 - 34	B	SL	10YR4/6	-	-	
		34 - 86	C	SL	5YR5/3	-	-	ROCK
SEASONAL HIGH GROUND WATER: 74", WEEPING 74"								

DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH4	1-18-2022	0 - 5	A	SL	10YR3/3	-	-	
		5 - 40	B	SL	10YR4/6	-	-	
		40 - 120	C	SL	5YR5/3	-	-	
SEASONAL HIGH GROUND WATER: 82", WEEPING 94"								
DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH5	1-18-2022	0 - 6	A	SL	10YR3/3	-	-	
		6 - 24	B	SL	10YR4/6	-	-	
		24 - 132	C	SL	5YR5/3	7.5YB5/8 48"	-	
SEASONAL HIGH GROUND WATER: 48", WEEPING 52"								
DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH6	1-18-2022	0 - 6	A	SL	10YR2/2	-	-	
		6 - 36	B	SL	10YR5/8	7.5YB5/8 48"	-	NOT CONSISTENT MMP
		36 - 114	C	SL	5YR5/3	-	-	
SEASONAL HIGH GROUND WATER: 100", WEEPING 100"								
DEEP OBSERVATION HOLE LOG							PERFORMED BY: MARC NYBERG, PLS	
#	Date	Depth (in.)	Horizon	Soil Texture (USDA)	Color	Redox	Other (Consistency, Structure, etc.)	
TH7	1-18-2022	0 - 5	A	SL	10YR2/2	-	-	
		5 - 26	B	SL	10YR5/8	-	-	
		26 - 86	C	SL	5YR5/3	-	-	ROCK
SEASONAL HIGH GROUND WATER: 72", WEEPING NONE"								

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NO.	MOUNTING	TYPE	WATTAGE	QUANTITY	VOLTAGE
S4	CREE LIGHTING	ARE-EDG-3M-AA-08-E-UL-BK-525-ML	15' POLE	LED	133	N/A	120
SA2	CREE LIGHTING	ARE-EDG-3M-AA-08-E-UL-BK-525-ML	15' POLE	LED	266	N/A	120
NOTES: 1. LED FIXTURES SHALL COMPLY WITH UTILITY INCENTIVE PROGRAMS AND REBATES APPLIED. 2. E.C. TO COORDINATE WITH LIGHTING REP FOR MODEL OF LIGHTING TO BE SELECTED. SHALL BE RATED TO HOLD WEIGHT OF FIXTURE. 3. E.C. TO PROVIDE ALL ACCESSORIES AND HARDWARE REQUIRED FOR A COMPLETE AND OPERATIONAL LIGHTING SYSTEM. 4. ALL LIGHTING ALONG NORTH SIDE WILL BE INSTALLED WITH BACK LIGHT SHIELDS.							
Statistics							
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	
Light Trespass	0.1 fc	1.8 fc	0.0 fc	N/A	N/A	0.1:1	
Parking - General Area	4.4 fc	11.3 fc	1.7 fc	6.6:1	2.6:1	0.4:1	

MAJOR LAND DEVELOPMENT
FINAL PLAN
GRADING, DRAINAGE, & UTILITY PLAN

PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL
PROFESSIONAL SEAL

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

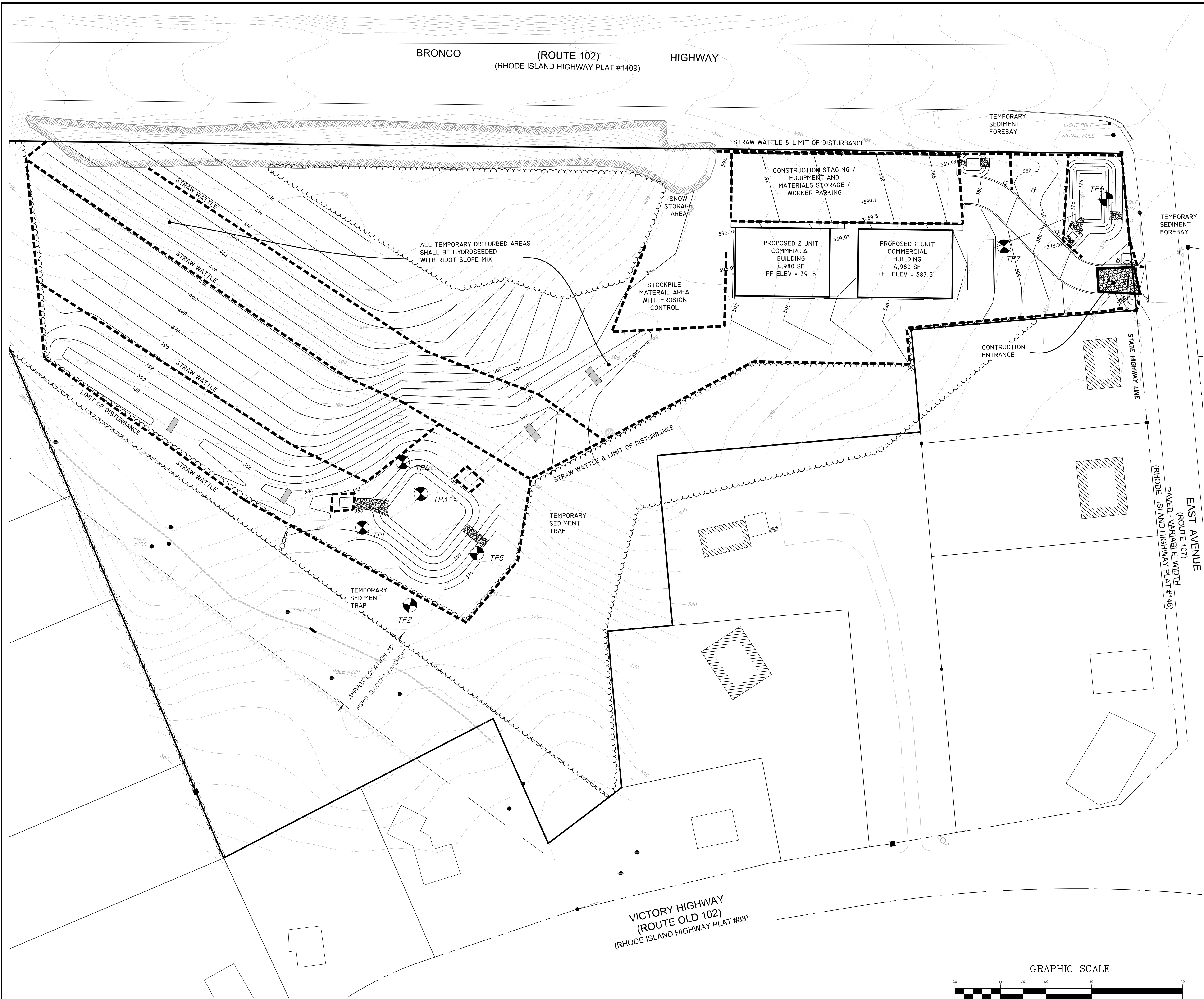
JOB # 21-063
SCALE: 1"= 40'
REVISED: 1-30-22 FINAL PLANS

DRAWN BY: PDC
DATE: MARCH 3, 2022

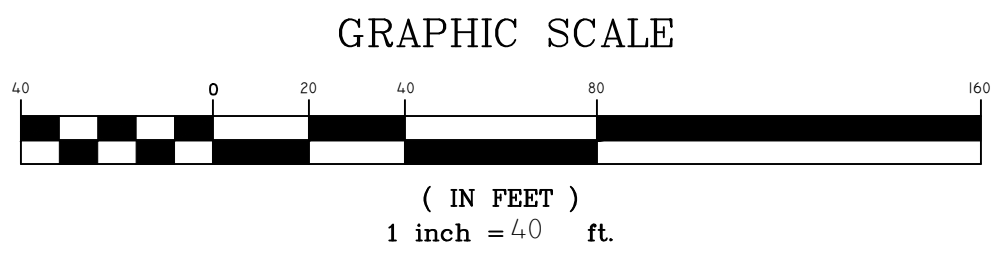
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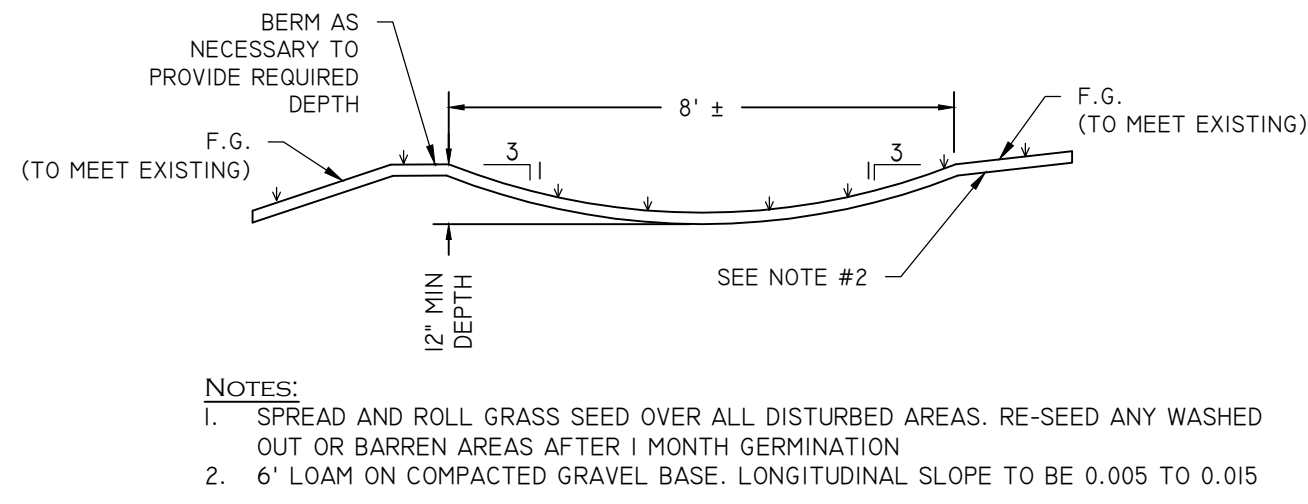
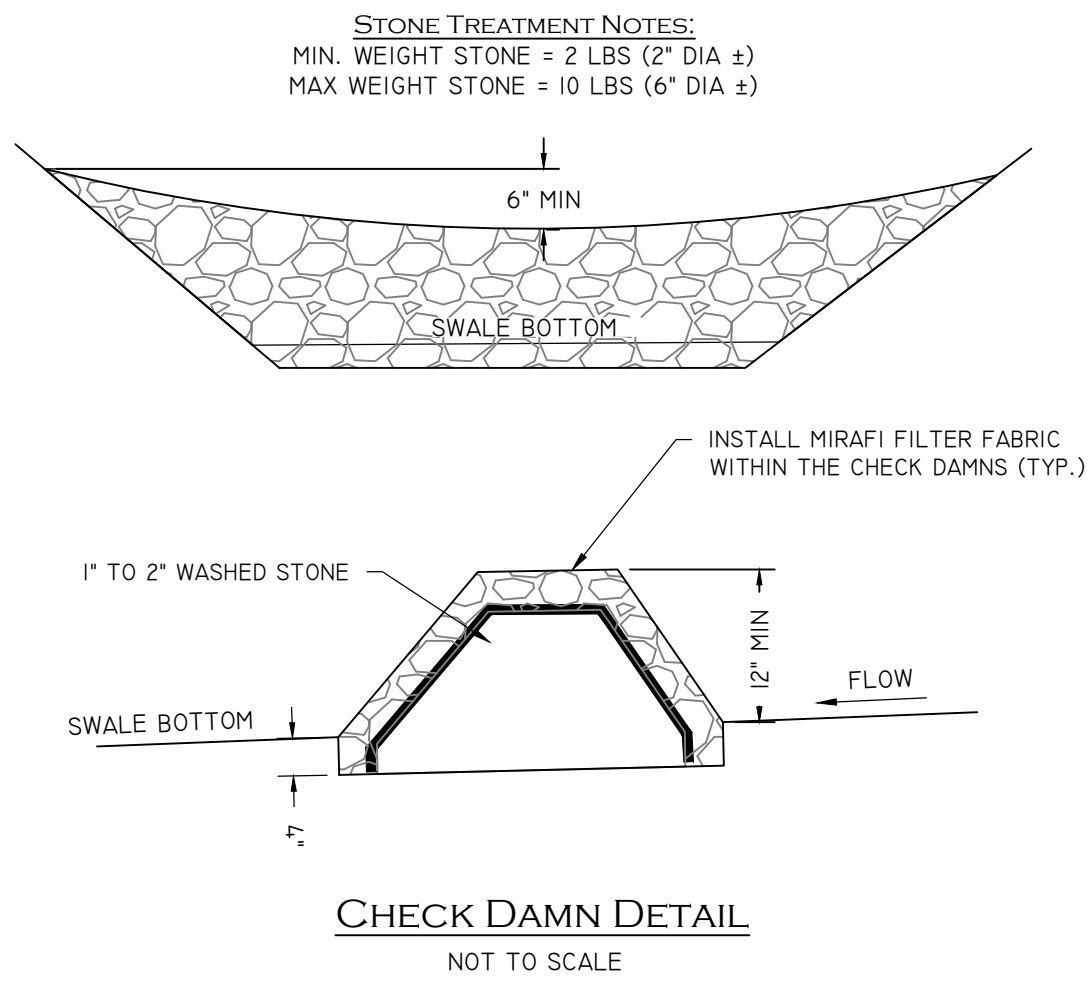
501 Great Road (Unit 104)
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Web Address: InsiteEngineers.com

SHEET
6
OF 12

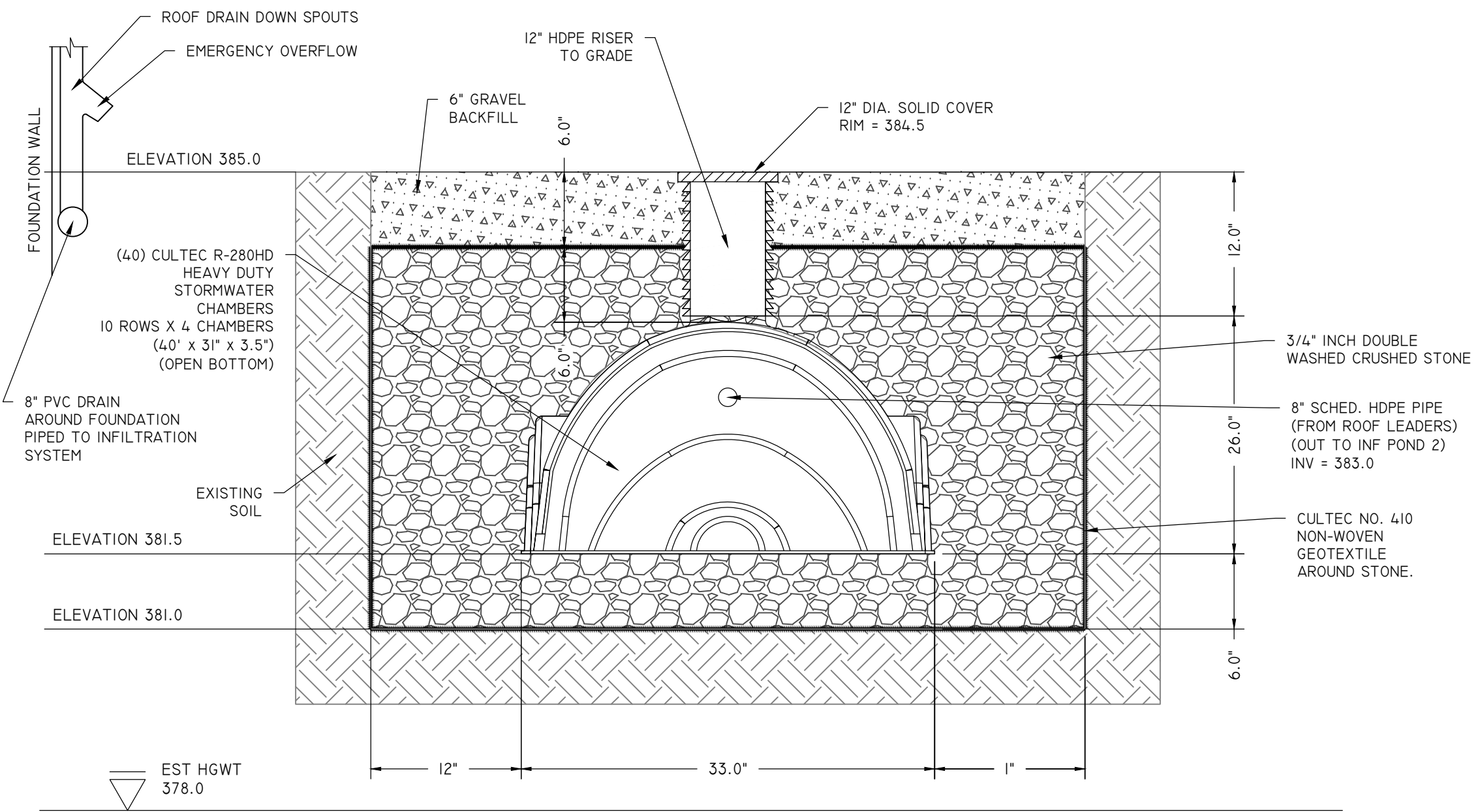


MAJOR LAND DEVELOPMENT FINAL PLAN EROSION SEDIMENT CONTROL PLAN			
	"BRONCO TERRACE" EAST AVENUE, BURRIVILLE, RI ASSESSORS MAP 162 LOT 32		
	APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC 1849 OLD LOUSQUISSET PIKE, LINCOLN, RI		
	JOB # 21-063	SCALE: 1" = 40'	DRAWN BY: PDC
	DATE: MARCH 3, 2022		
REVISED: 11-30-22 APPROVED PLANS			
		501 Great Road (Unit 104) North Smithfield, RI 02896 Phone: (401) 762-2870 Fax: (401) 762-2870 Web Address: InsiteEngineers.com	

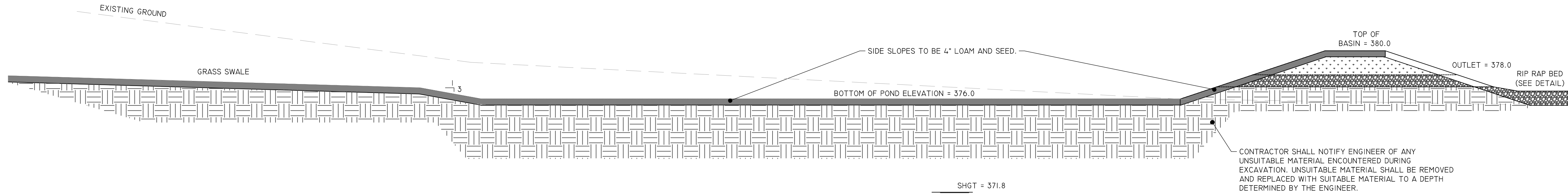




**GRASSED SWALE
CONVEYANCE ONLY**
NOT TO SCALE

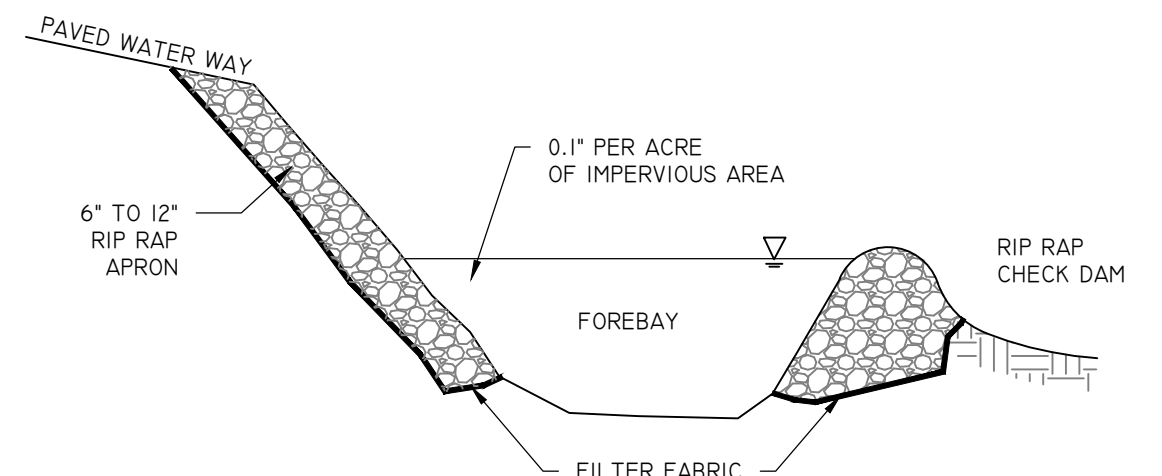


INFILTRATION SYSTEM CROSS SECTION
NOT TO SCALE



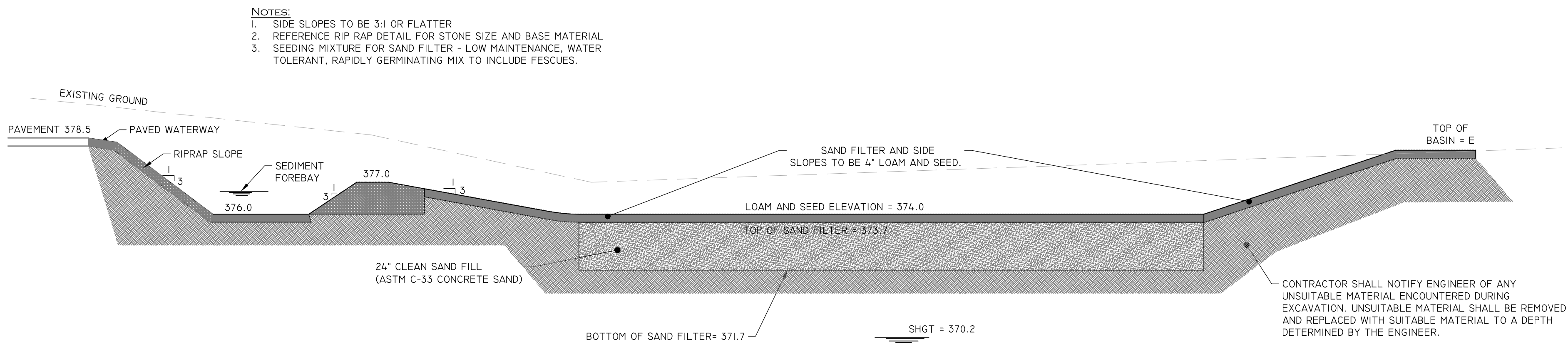
BASIN #	SHGT "A"	SEPERATION	BOTTOM OF BASIN "D"	TOP OF BASIN "E"	OUTLET "F"	1 YR EL	10 YR EL	100 YR EL
INFILTRATION BASIN 1	371.8	4.2	376.0	380.0	378.5	376.1	377.9	378.9

INFILTRATION BASIN SECTION
1"=5'



FOREBAY #	GWT "A"	SEPERATION	BOTTOM "D"	TOP "E"	OUTLET "F"
FOREBAY 1	380.0	4.0	384.0	385.0	384.5
FOREBAY 2	371.7	4.3	376.0	378.0	377.5

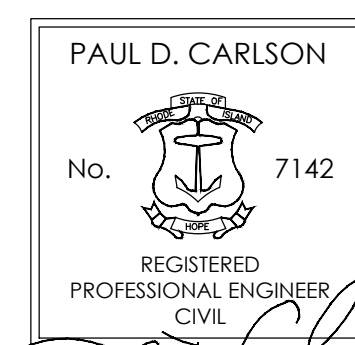
SEDIMENT FOREBAY - SECTION
NOT TO SCALE



BASIN #	SHGT "A"	SEPERATION	BOTTOM OF FILTER "D"	TOP OF BASIN "E"	OUTLET "F"	1 YR EL	10 YR EL	100 YR EL
SAND FILTER 1	370.2	1.5	371.7	378.1	376.5	373.6	376.1	377.1

SAND FILTER SECTION
1"=5'

**MAJOR LAND DEVELOPMENT
FINAL PLAN
SITE DETAILS PLAN 1**



"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: **ANDROMEDA ESTATES PARTNERS, LLC**
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

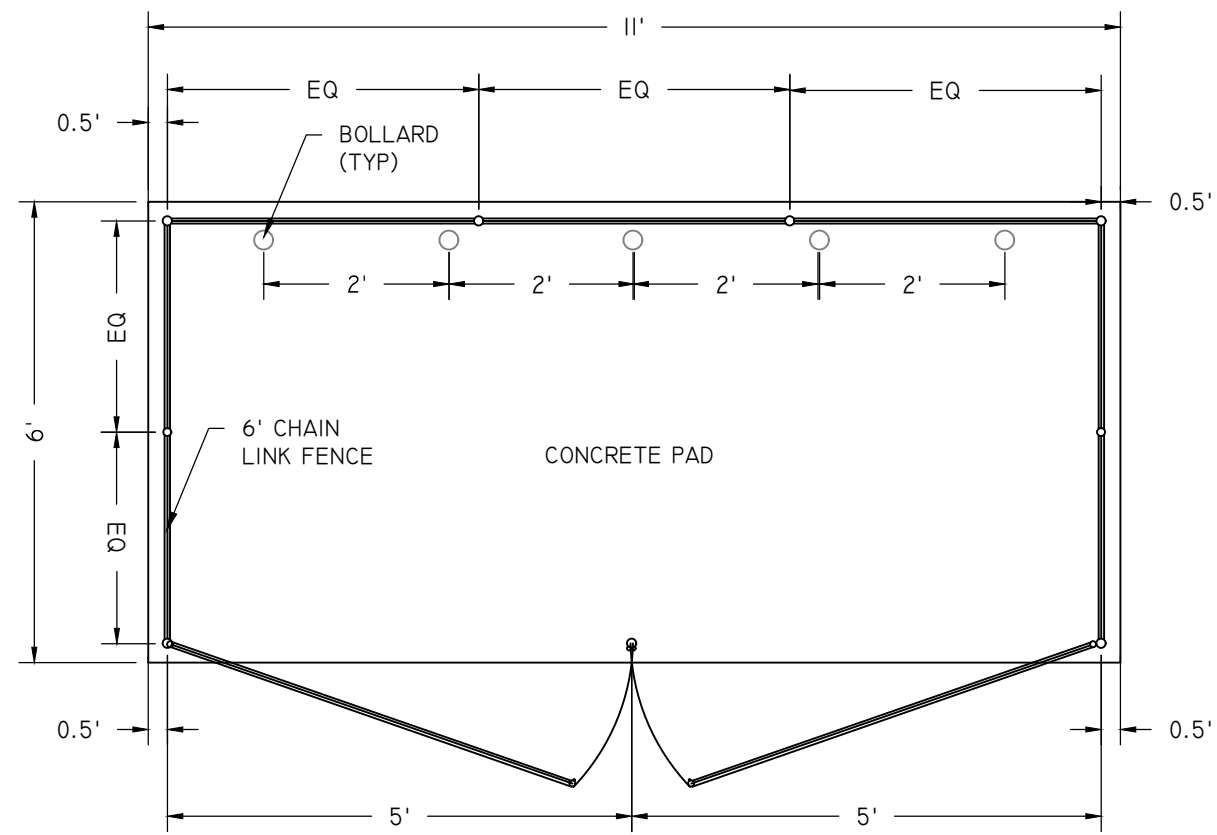
JOB # **21-063** SCALE: **NTS** DRAWN BY: **PDC** DATE: **MARCH 3, 2022**

REVISED: **11-30-22 APPROVED PLANS**

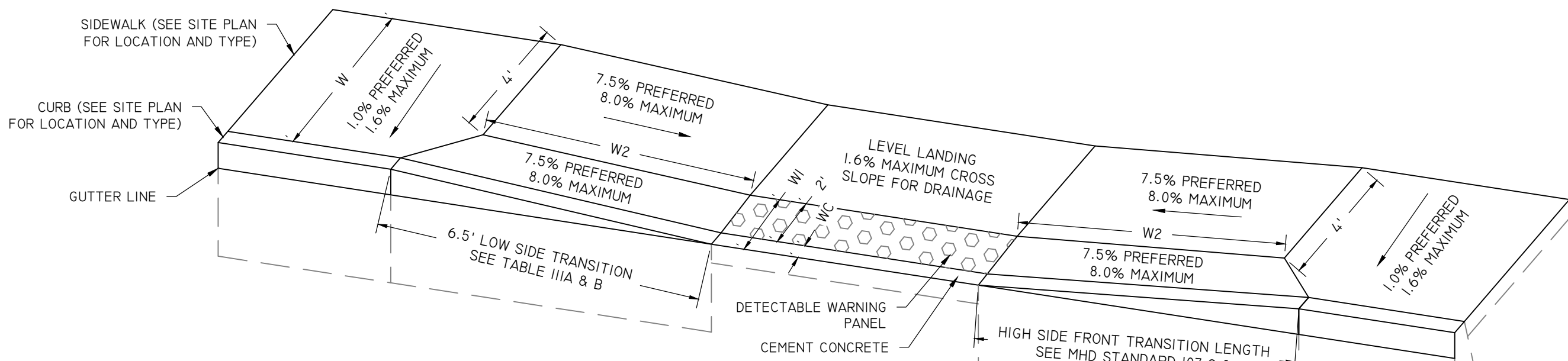


501 Great Road (Unit 104)
North Smithfield, RI 02896
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Web Address: insiteengineers.com

**SHEET
8
OF 12**



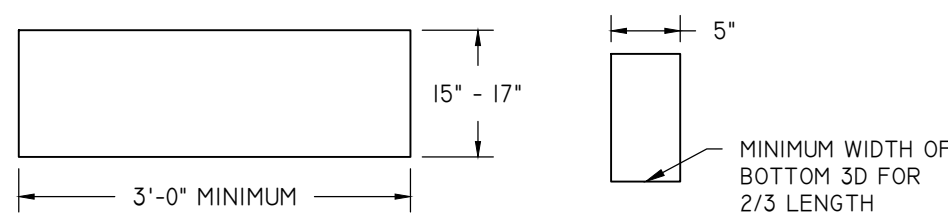
DUMPSTER PAD AND ENCLOSURE DETAIL
NOT TO SCALE



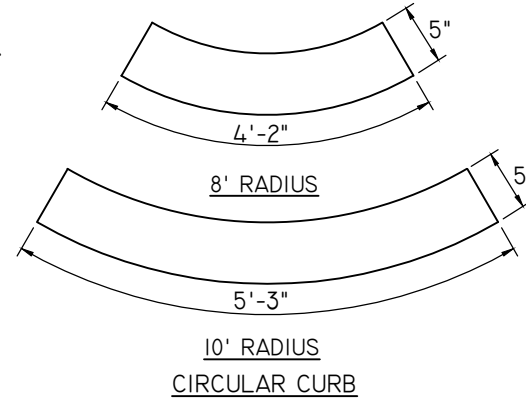
- NOTES:
- WHERE THE SIDEWALK WIDTH IS 7.5' OR GREATER FOR BITUMINOUS CONCRETE AND 8.0' OR GREATER FOR CEMENT CONCRETE AND BRICK, THE BACK TRANSITION LENGTHS (LBH, LBL SHALL EQUAL ZERO (0). THEREFORE THE DIAGONAL SCORE LINE SHALL MEET THE BACK CORNERS OF THE WHEELCHAIR RAMP. IT SHOULD BE NOTED THAT THE RAMP SLOPE SHALL BE LESS THAN 11.0' FOR BITUMINOUS CONCRETE AND GREATER THAN 8.0' TO LESS THAN 11.0' FOR CEMENT CONCRETE AND BRICK.
 - TRANSITION CURB SHALL BE PART OF THE HANDICAP RAMP WORK.

LEGEND:
W = SIDEWALK WIDTH
W1 = PERPENDICULAR RAMP LENGTH
W2 = PARALLEL RAMP LENGTH
WC = CURB WIDTH

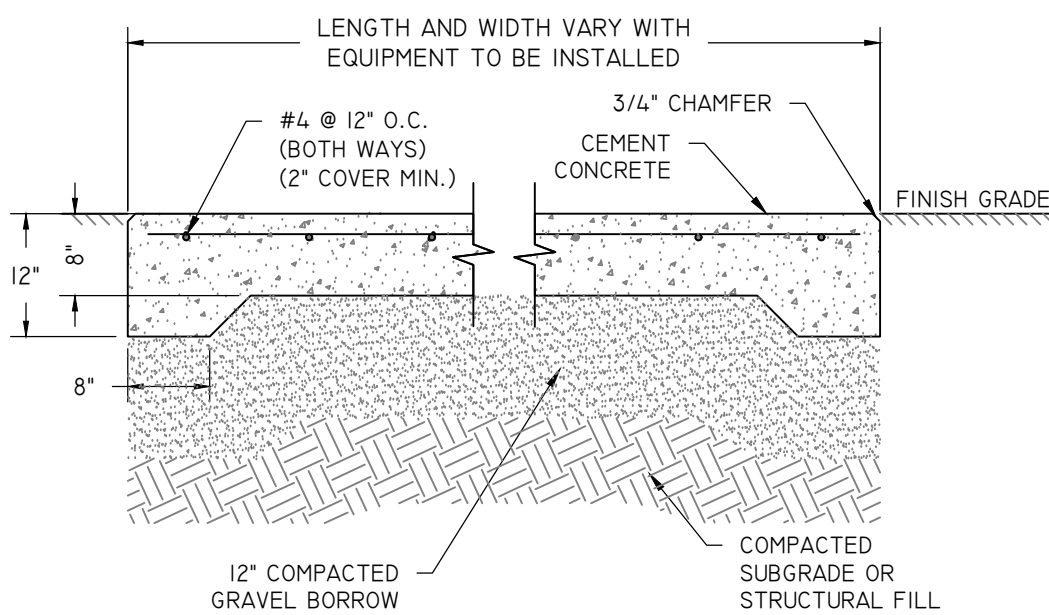
WHEELCHAIR RAMP DETAIL
NOT TO SCALE



- NOTES:
- MAXIMUM LENGTHS USING 8' & 10' RADII, WITH 90° ANGLE, ARE 4'-2" AND 5'-3" RESPECTIVELY.
 - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 - TOP SURFACE TO BE DRESSED BY SAW.
 - CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 100' OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 100' RADIUS.

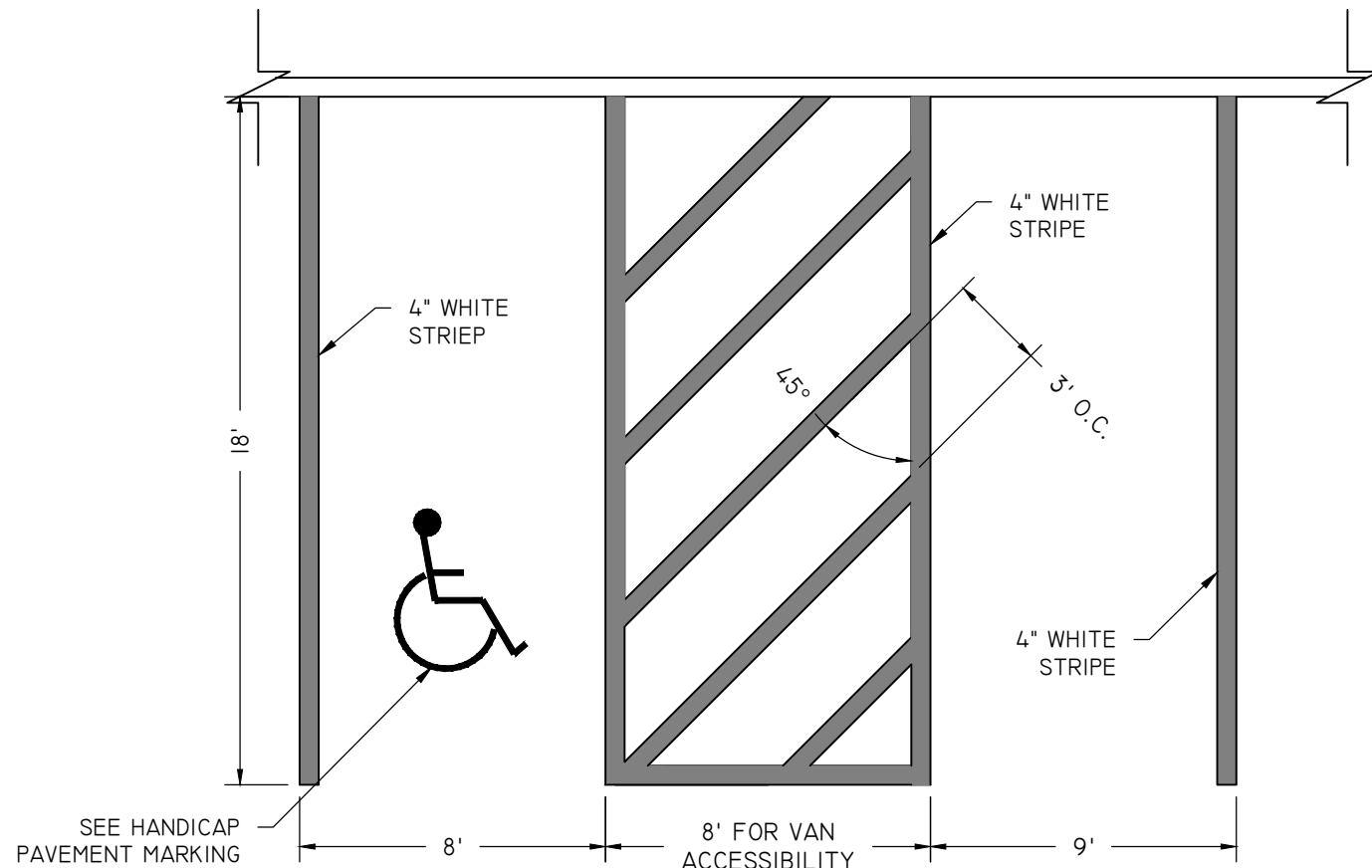


PRECAST CONCRETE CURB
NOT TO SCALE



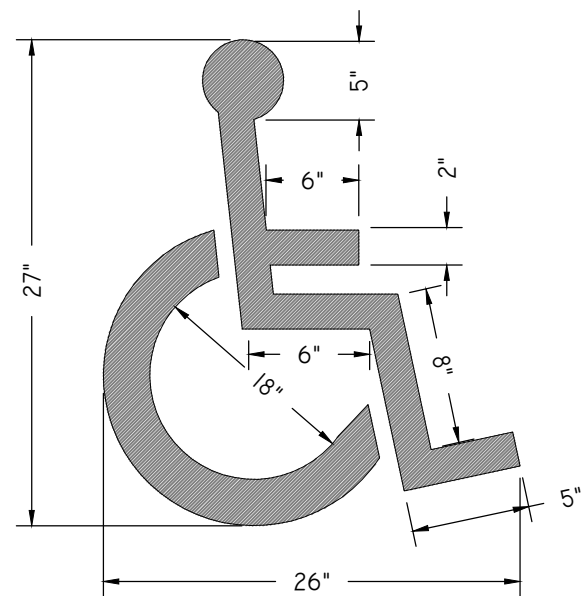
- NOTES:
- DIMENSIONS VARY
 - SURFACE OF PAD TO MATCH ADJACENT BITUMINOUS SURFACE.
 - CEMENT CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. (28 DAYS)
 - FOR LOCATION OF PADS SEE LAYOUT PLAN.
 - FILLING OF THE SITE SHOULD BE ACCOMPLISHED WITH STRUCTURAL FILL

CEMENT CONCRETE PAD
NOT TO SCALE



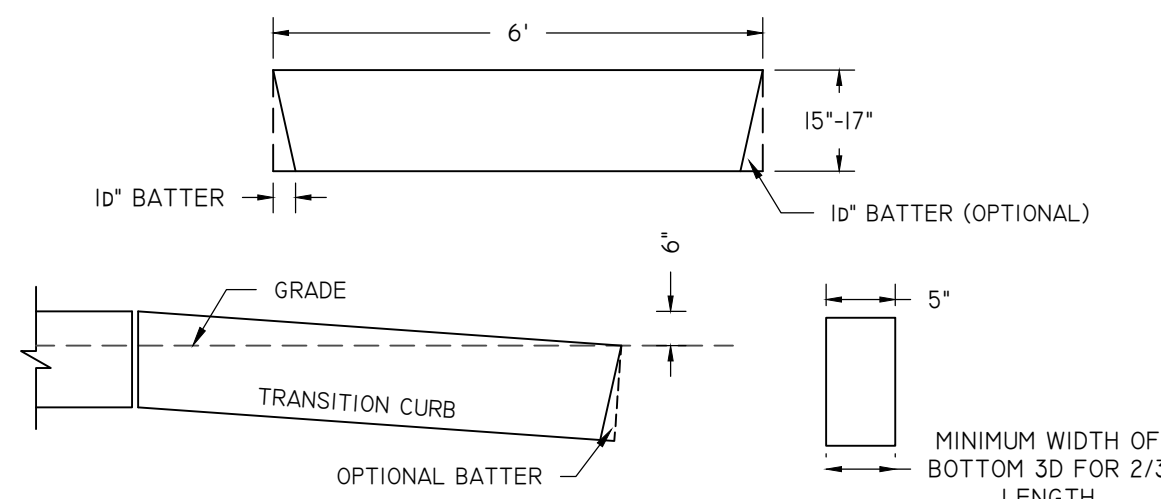
- NOTES:
- WHERE STALLS ABUT SIDEWALK, PARKING SIGNS SHOULD BE PLACED AT BACK EDGE OF SIDEWALK.

HANDICAP PARKING AND STANDARD STALLS
NOT TO SCALE



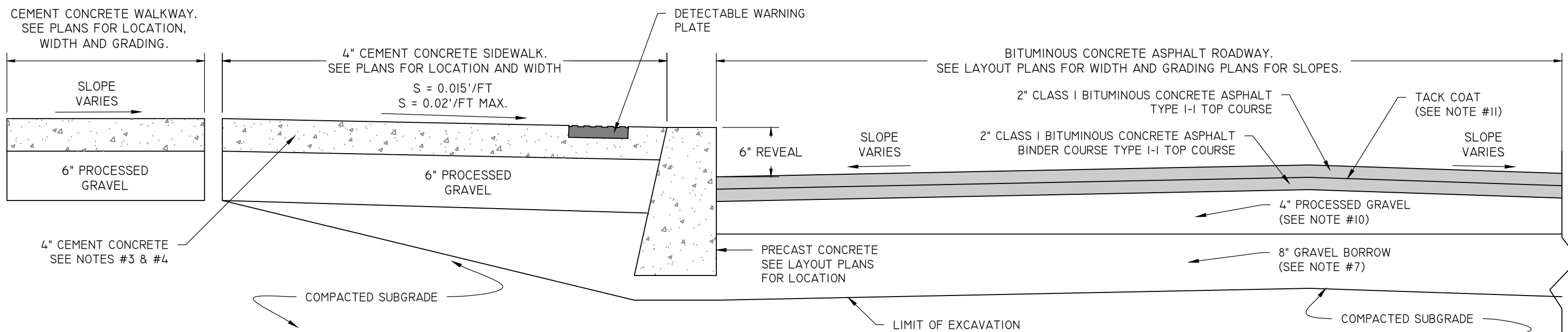
- NOTES:
- ALL HANDICAP PARKING AND SIGNALS SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD

HANDICAP PAVEMENT MARKING
NOT TO SCALE



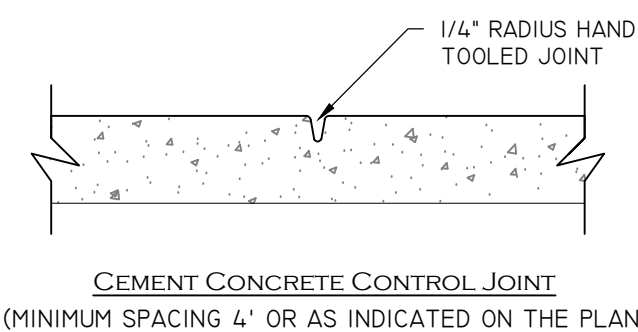
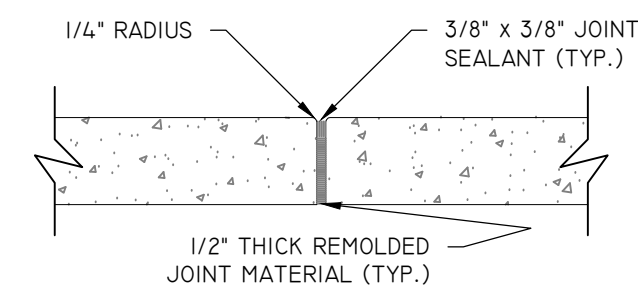
- NOTES:
- TOP SURFACE TO BE DRESSED BY SAW OR TOOL.

6' PRECAST TRANSITION CURB
NOT TO SCALE



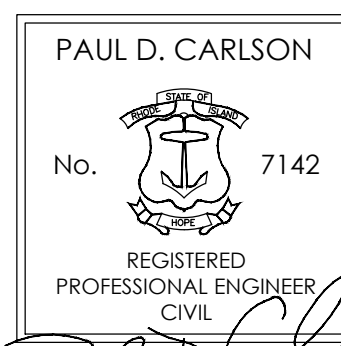
- NOTES:
- CEMENT CONCRETE FOR SIDEWALK SHALL ATTAIN COMPRESSIVE STRENGTH OF 4000 PSI (28 DAYS) WITH AIR ENTRAINMENT CONTENT OF 7%.
 - CONSTRUCTION JOINTS WITH 1/4" PREMOLDED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 20 FEET.
 - IF SIDEWALK IS TO ABUT A SMOOTH WALL, FOUNDATION OR STATIONARY OBJECT, PLACE THE EXPANSION JOINT FILLER FULL DEPTH, BETWEEN SIDEWALK CONCRETE AND SURFACE OF WALL, FOUNDATION OR STATIONARY OBJECT.
 - IF SIDEWALK IS TO ABUT AN IRREGULAR WALL, FOUNDATION OR STATIONARY OBJECT, PLACE THE EXPANSION JOINT FILLER FULL DEPTH, FOUR (4) INCHES FROM IRREGULAR SURFACE, AND POUR CONCRETE BETWEEN THE ABOVE MENTIONED SURFACES AND THE EXPANSION JOINT MATERIAL.
 - THE FORCING OF PREMOLDED EXPANSION JOINT FILLER INTO FRESHLY PLACED CONCRETE WILL NOT BE ALLOWED.

- NOTES:
- THE MAXIMUM TOLERANCE FOR THE 4" CONCRETE THICKNESS IS 1/2".
 - GRAVEL BORROW SHALL CONFORM TO RIDOT STD. SPECIFICATION MATERIALS SECTION
 - BITUMINOUS CONCRETE BERM SHALL BE MONOLITHIC PLACE WITH TOP COURSE OF BITUMINOUS PAVEMENT.
 - USE 75° FOR TYPE A BITUMINOUS CONCRETE BERM WHEN USED WITH ADJACENT LOAM AREA FOR APPLICATION WITH SIDEWALK USE 90° ANGLE FOR BACK OF BERM.
 - PROCESSED GRAVEL FOR SUBBASE COURSE SHALL CONFORM TO RIDOT STD. SPECIFICATION MATERIALS SECTION
 - MACHINE APPLIED TACK COAT SHALL BE APPLIED ON TOP OF BINDER COURSE BEFORE FINAL PAVEMENT. TACK COAT SHALL CONFORM TO RIDOT. STD. SPECIFICATIONS MATERIALS SECTION



PAVEMENT, SIDEWALK AND WALKWAY DETAIL
NOT TO SCALE

MAJOR LAND DEVELOPMENT
FINAL PLAN
SITE DETAILS PLAN 2



"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

JOB #

21-063

SCALE:

NTS

DRAWN BY:

PDC

DATE:

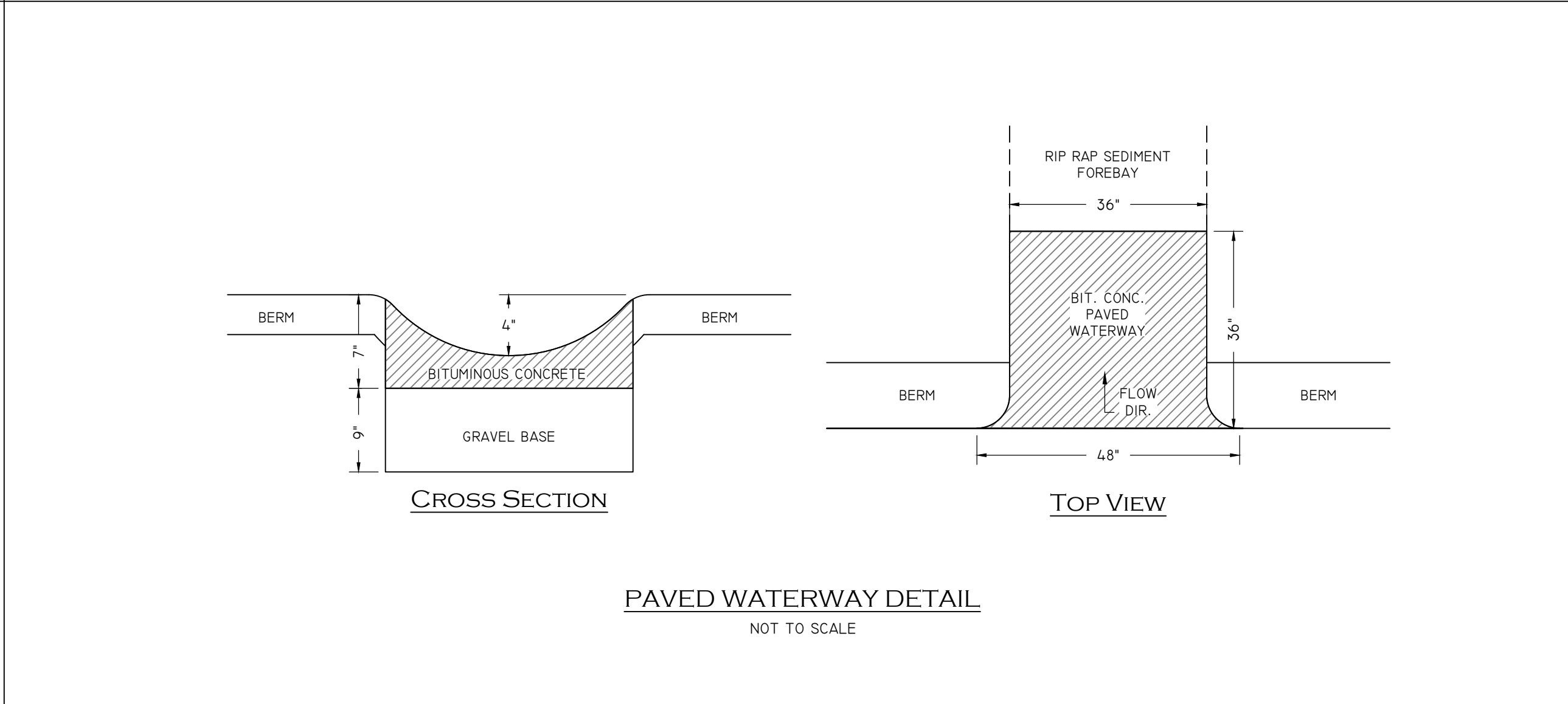
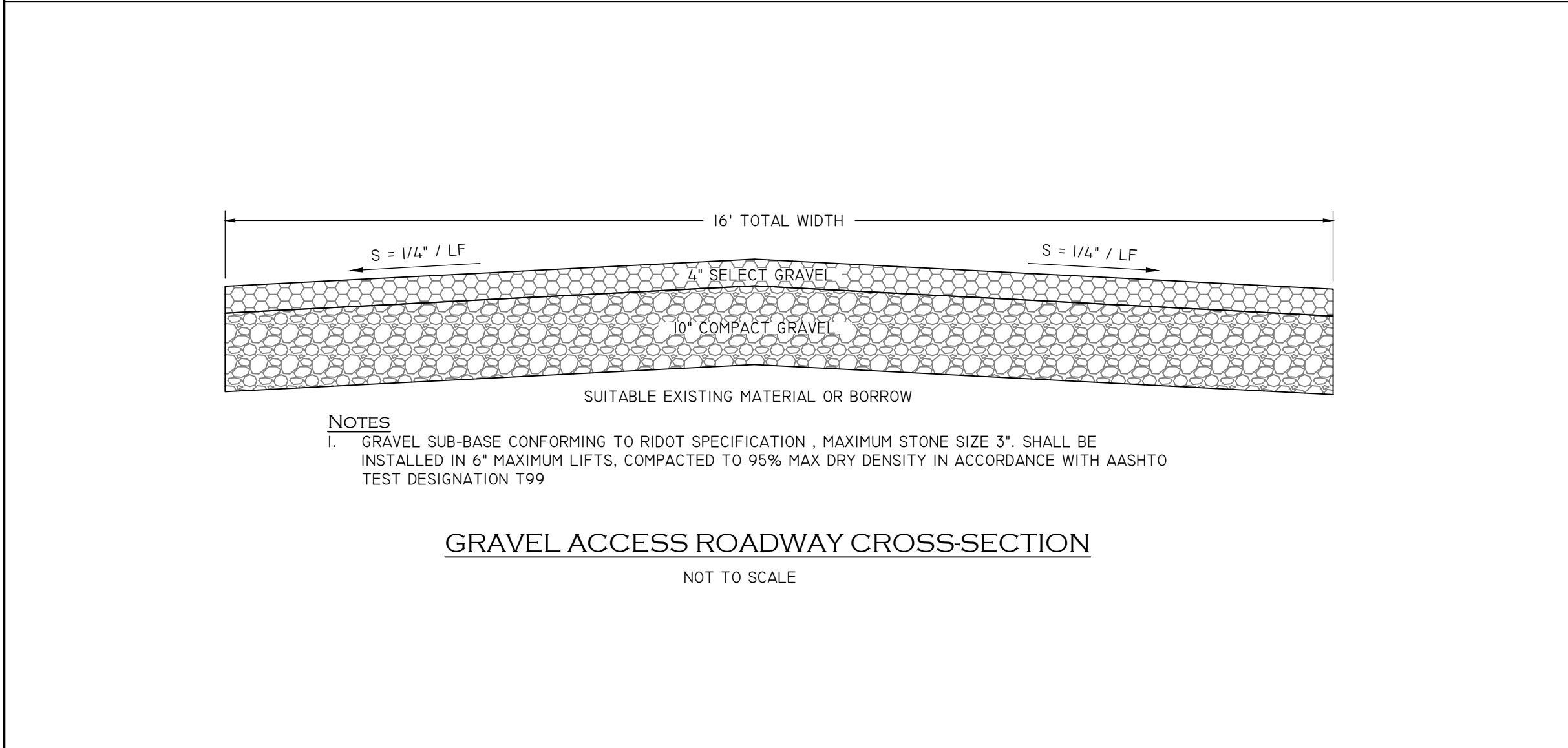
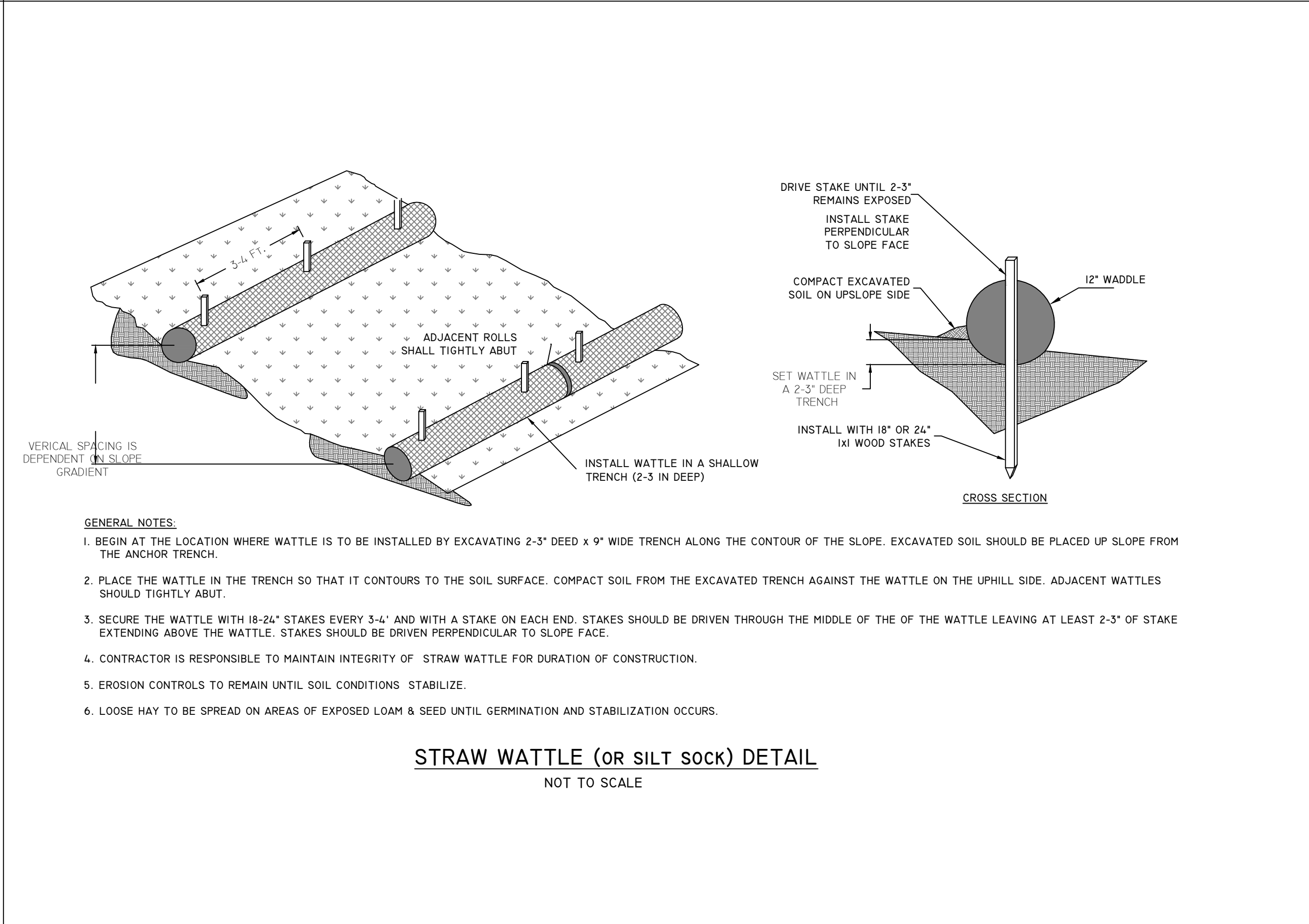
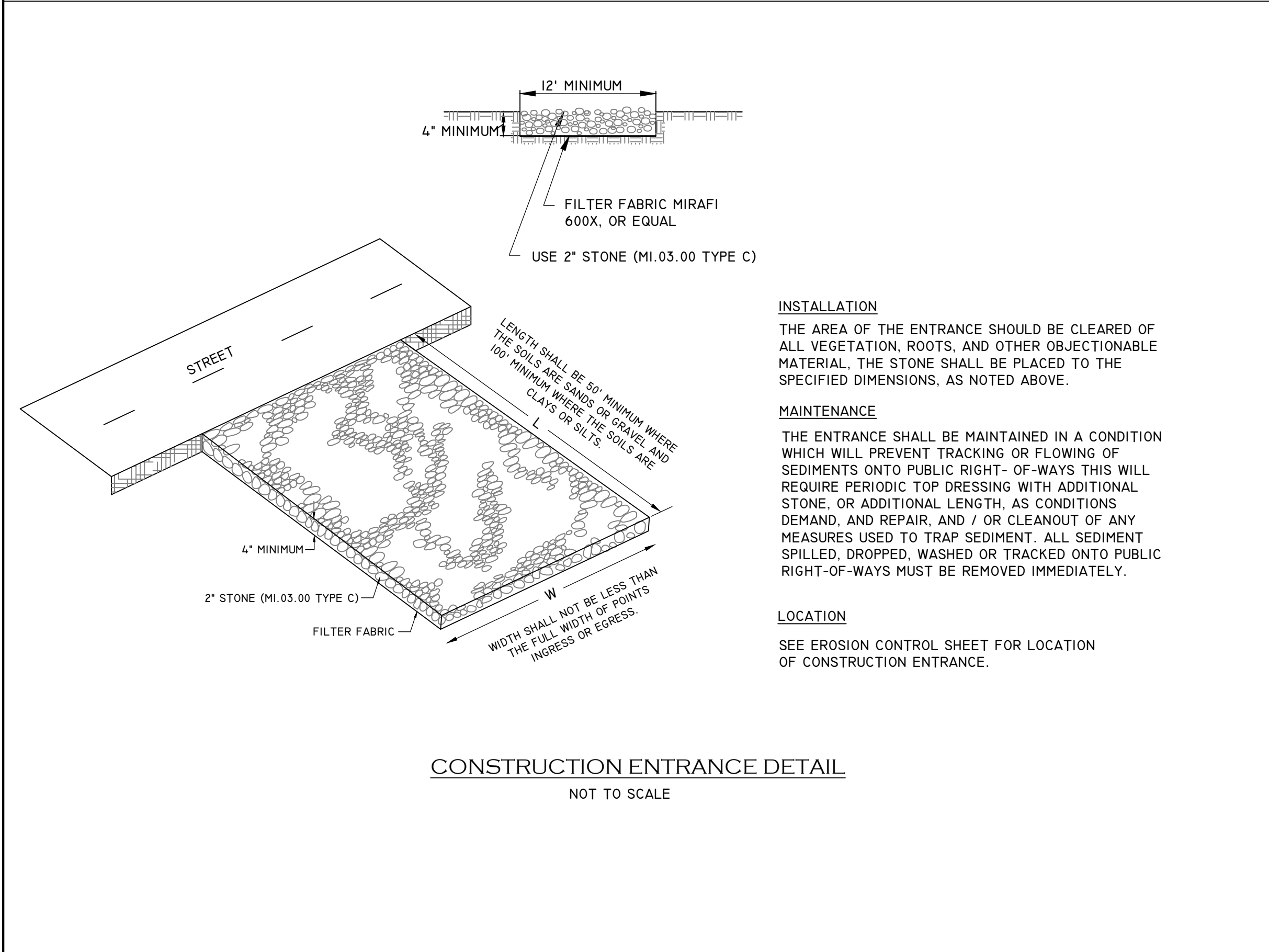
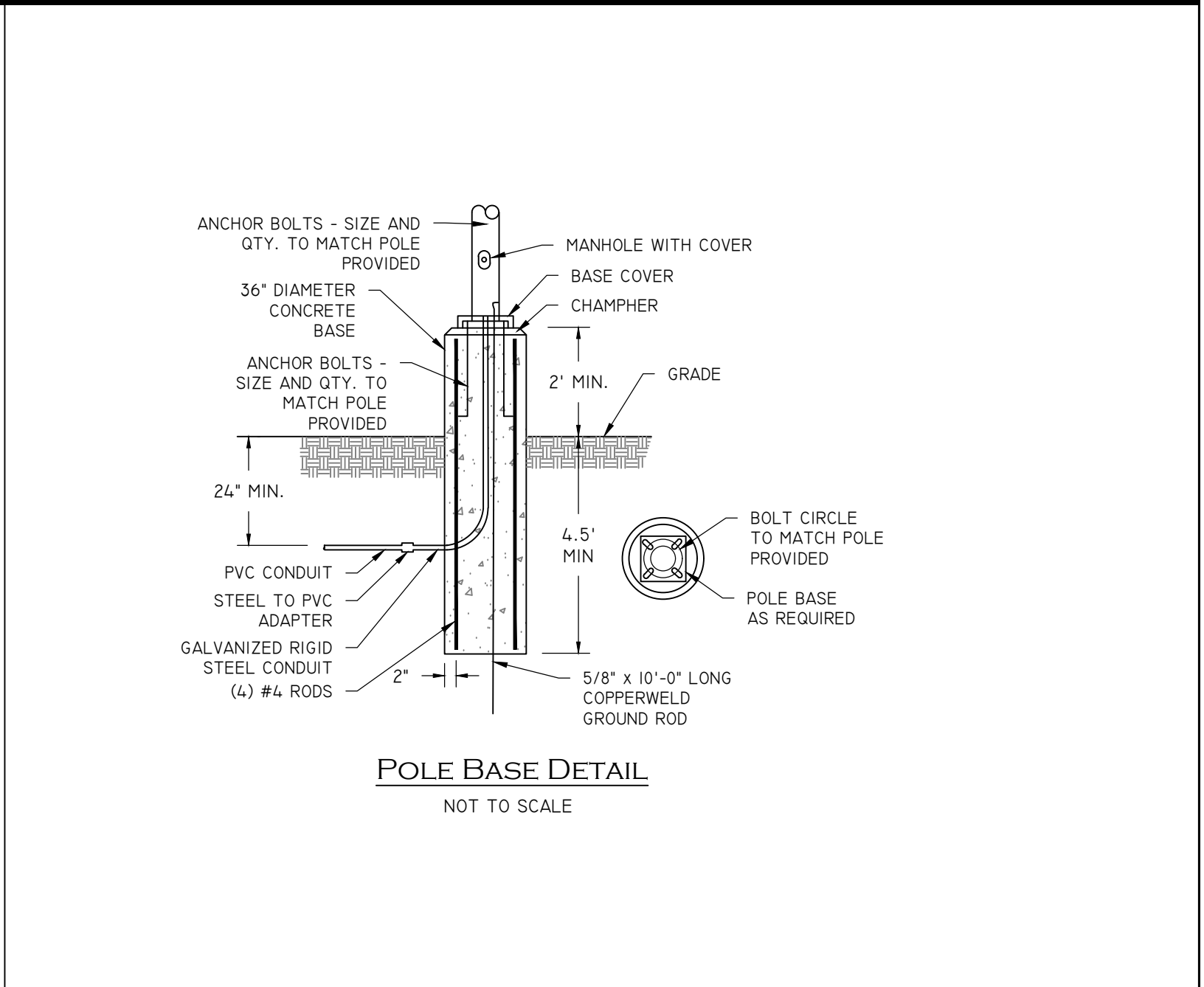
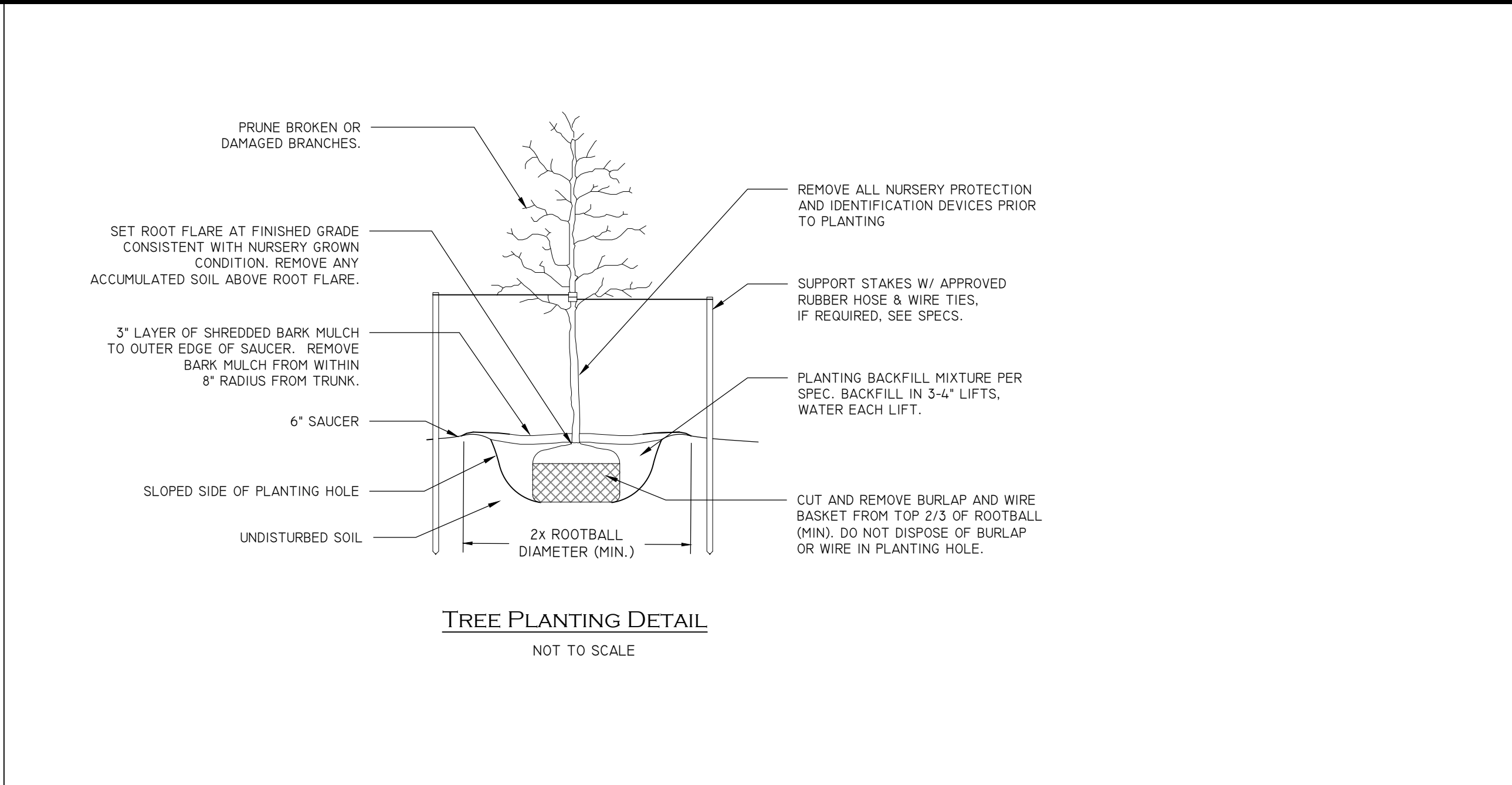
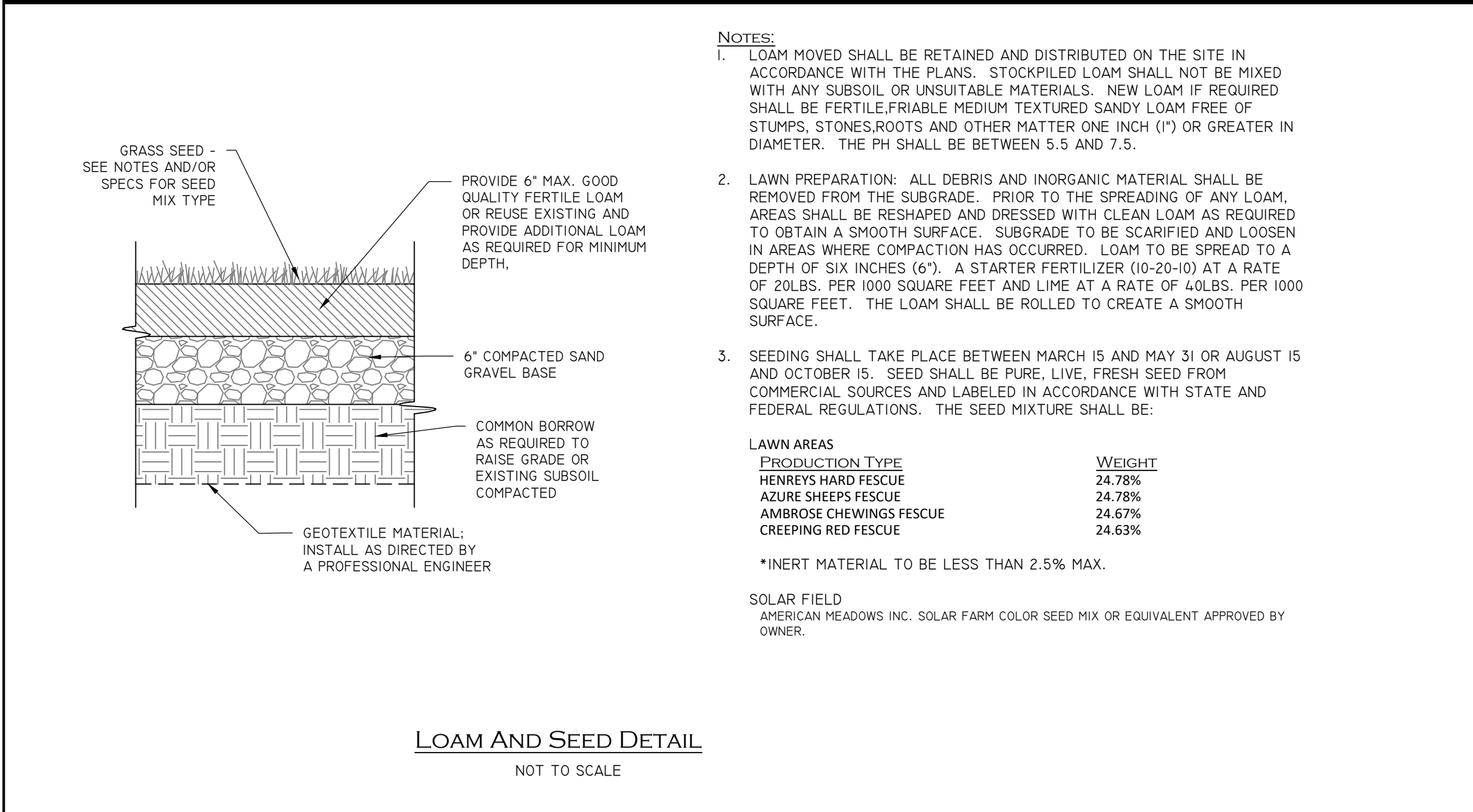
MARCH 3, 2022

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SHEET
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**MAJOR LAND DEVELOPMENT
FINAL PLAN
SITE DETAIL PLAN 3**

PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL
PROFESSIONAL SEAL

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

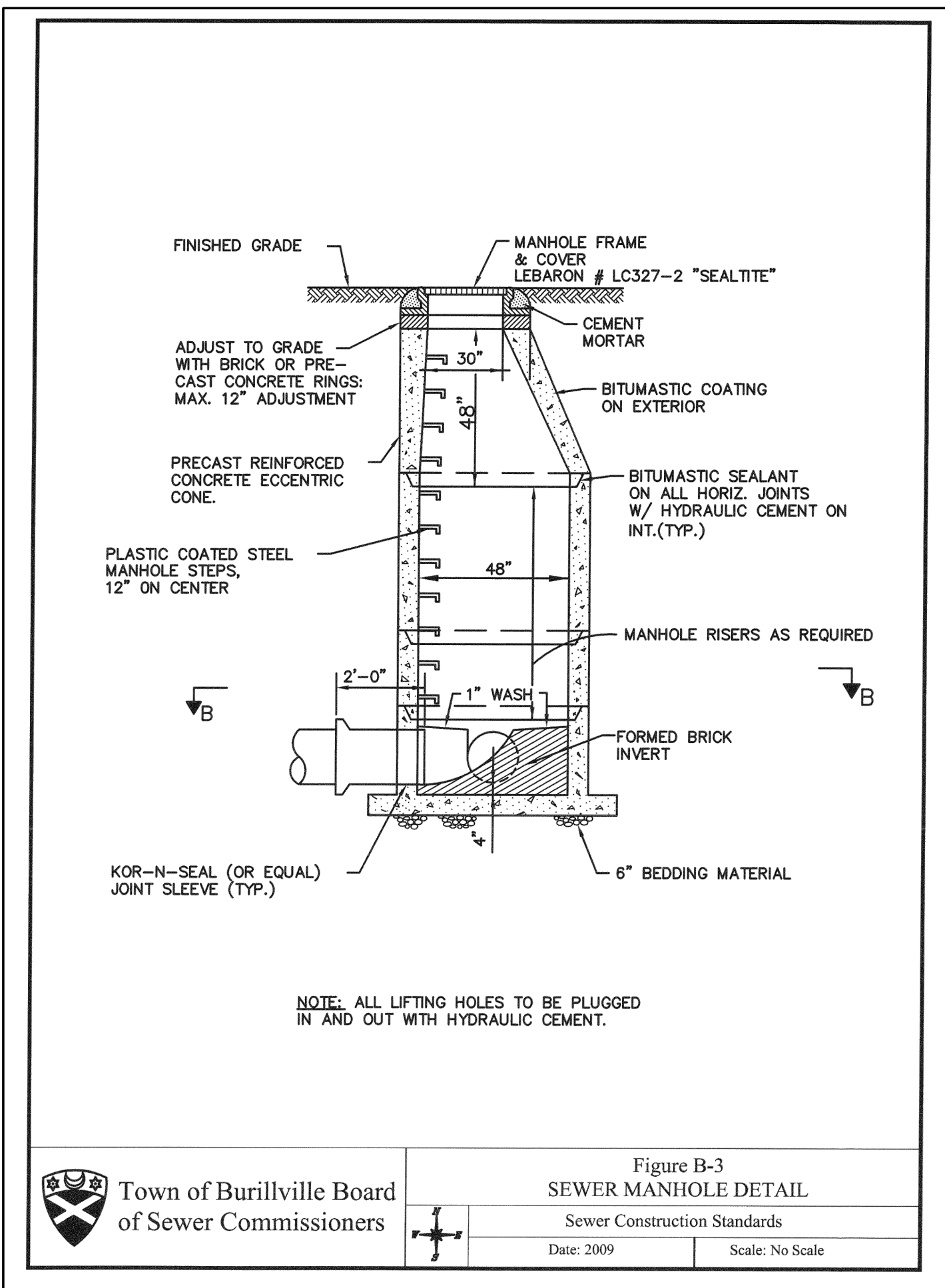
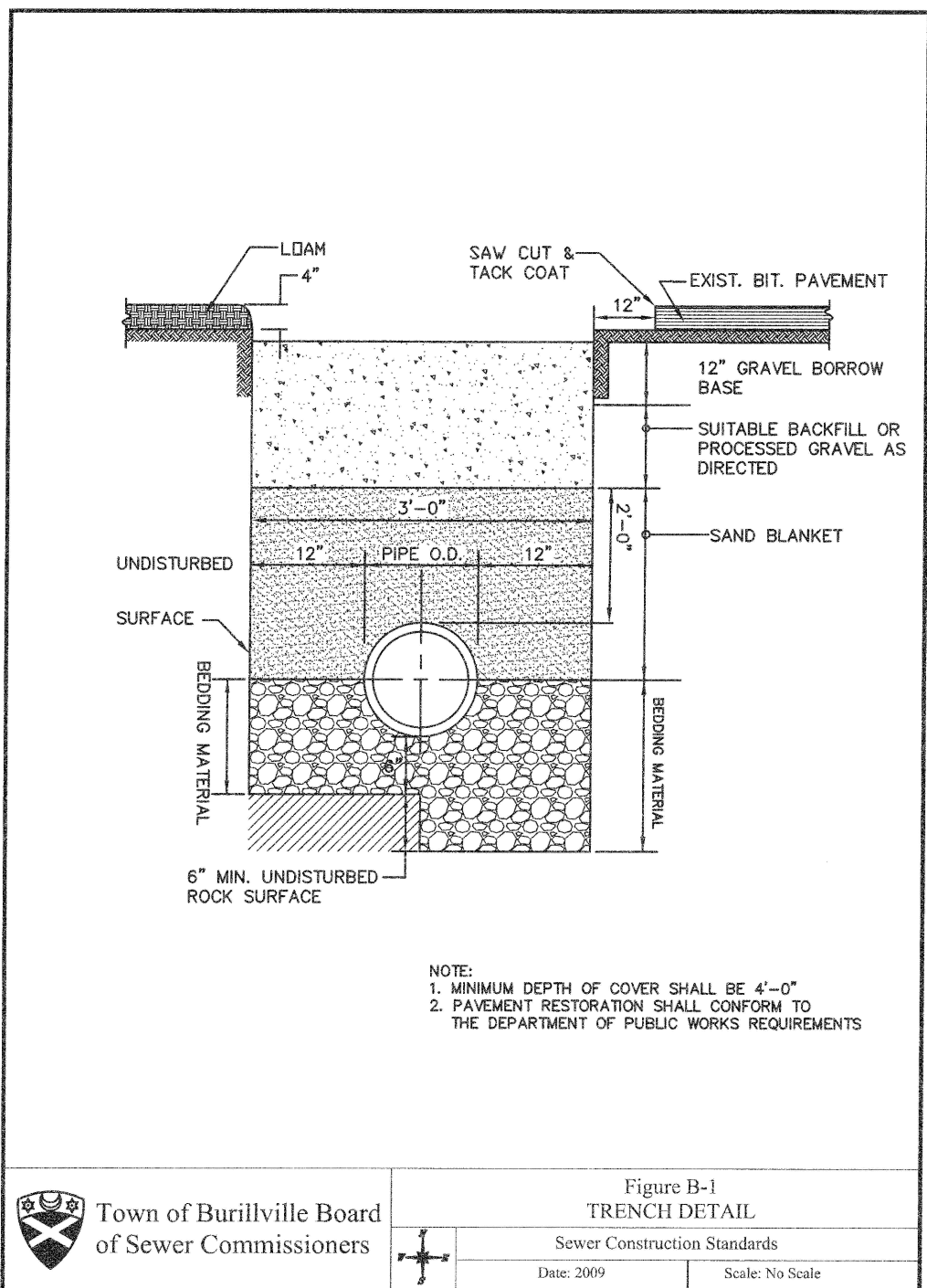
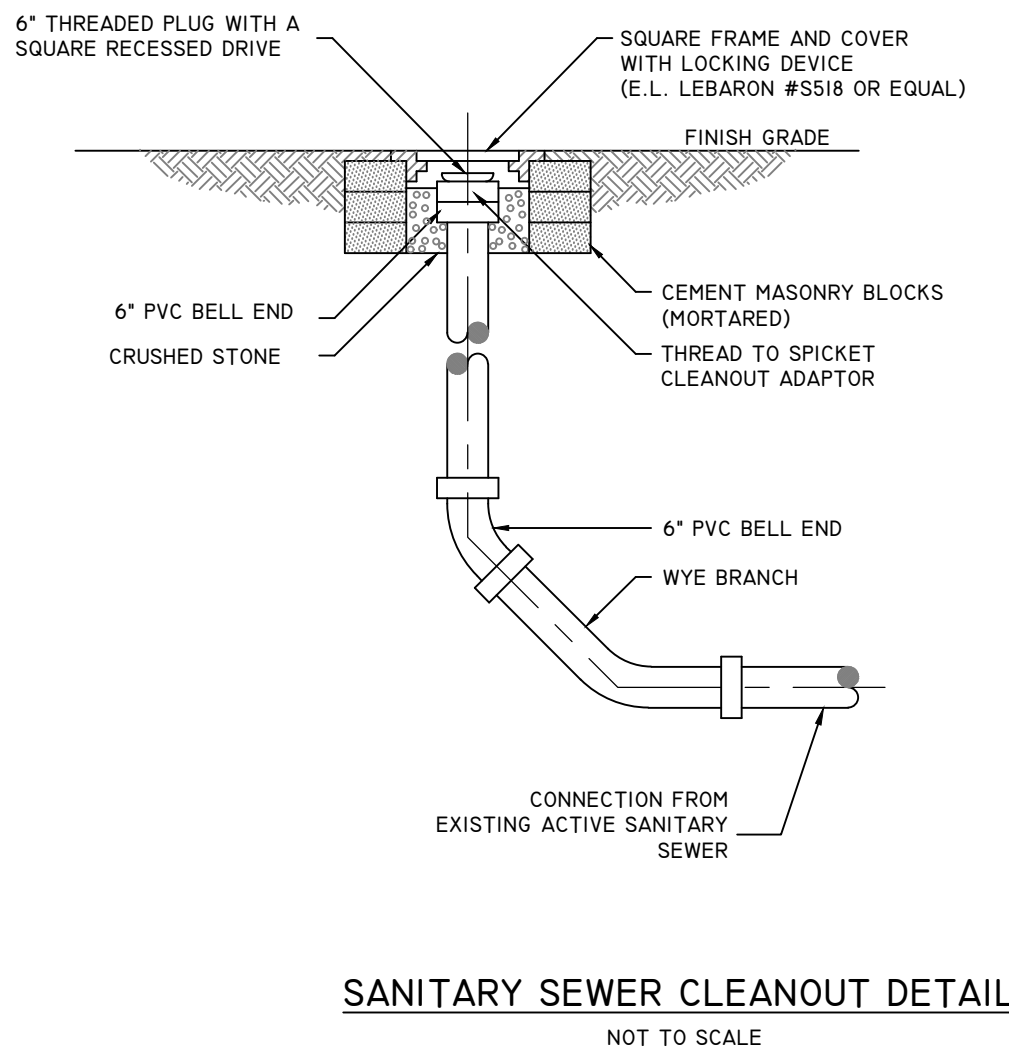
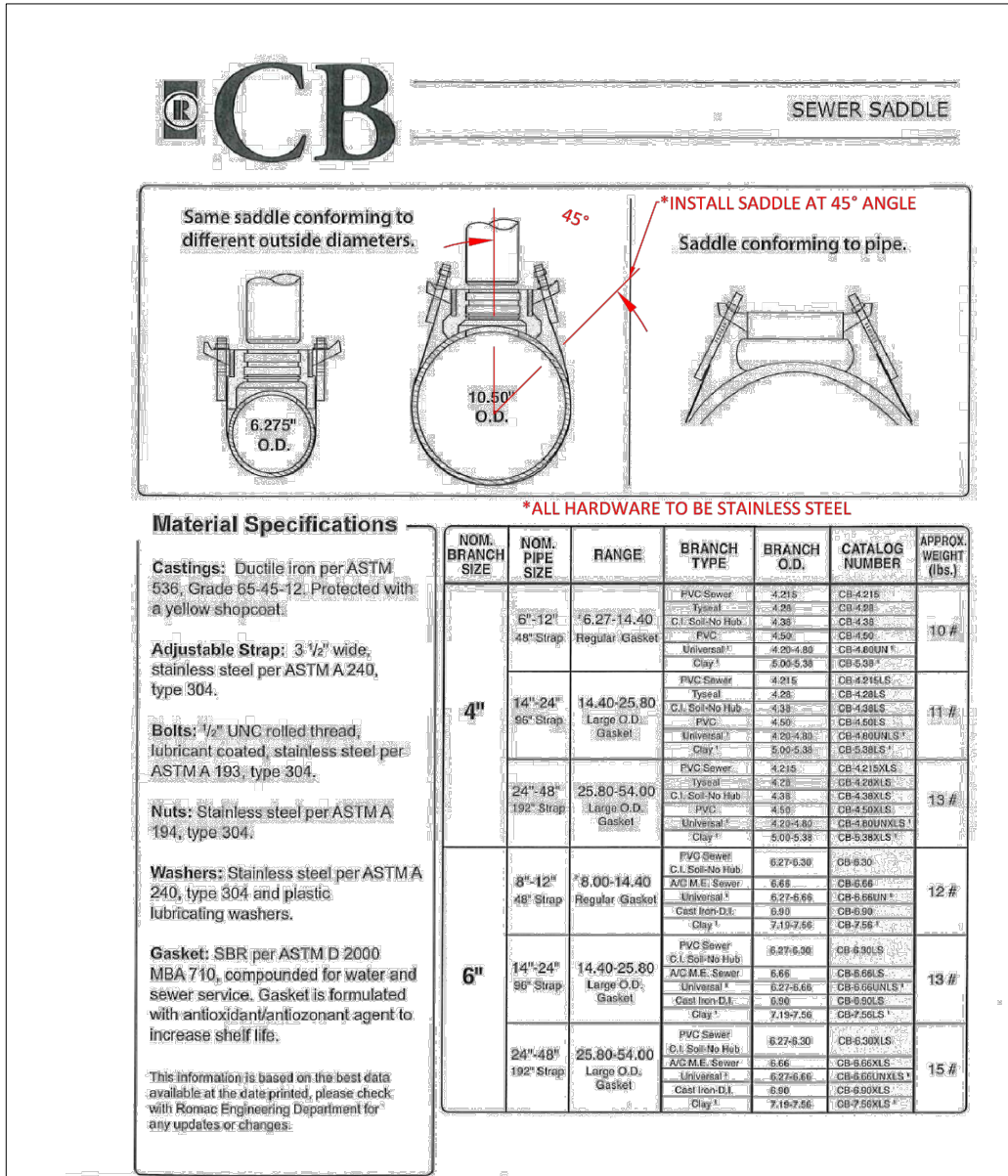
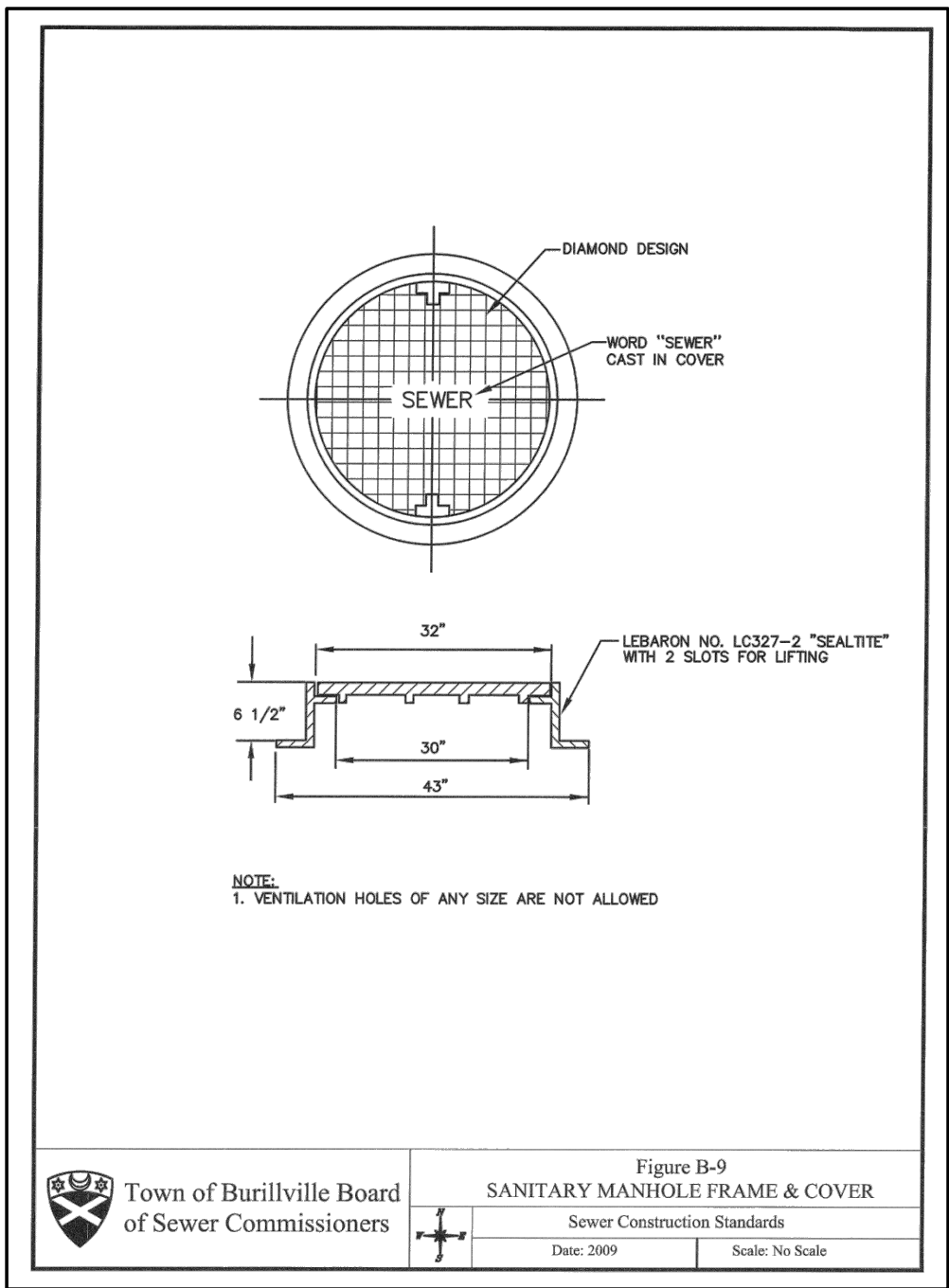
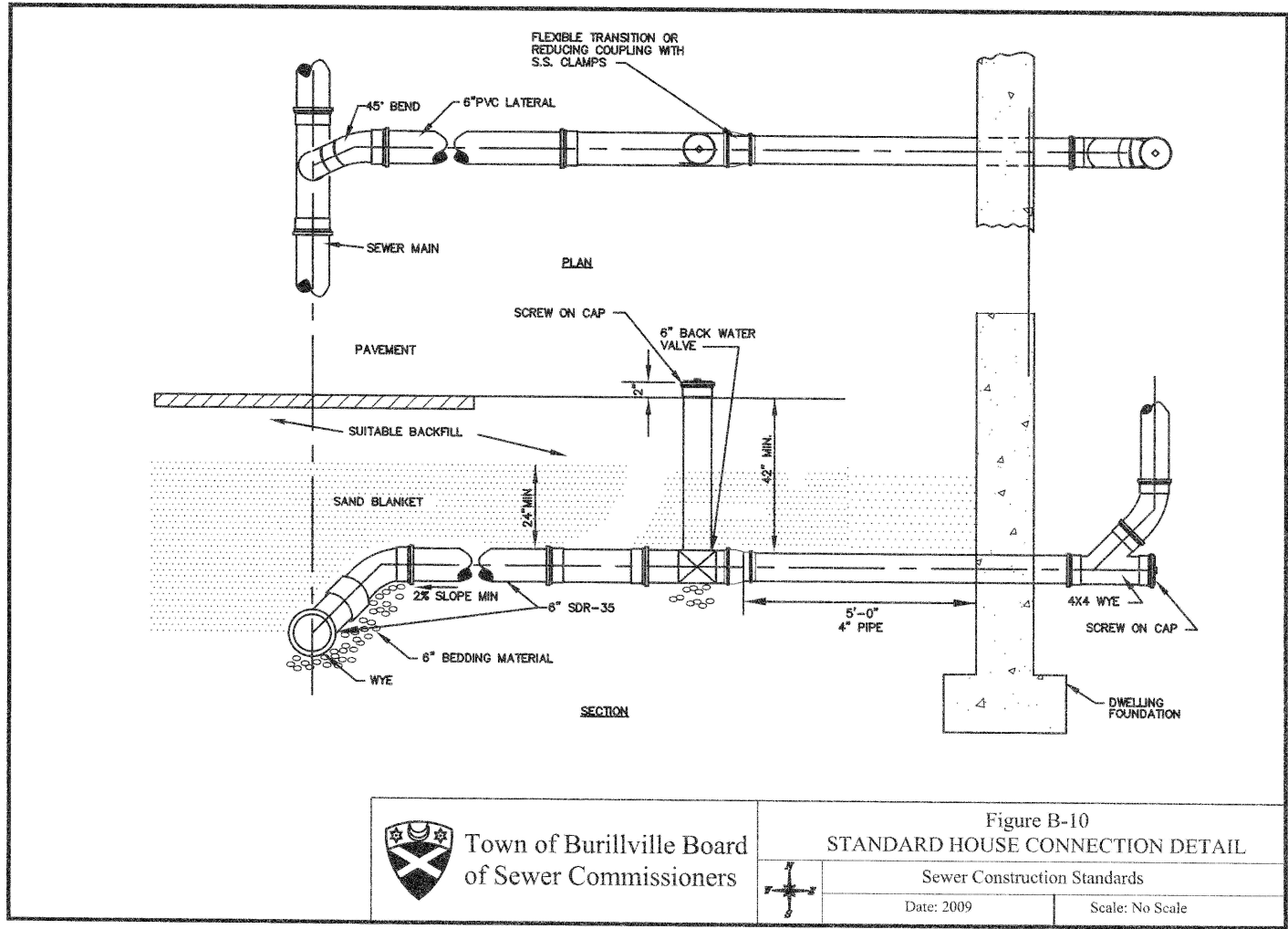
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MAJOR LAND DEVELOPMENT
FINAL PLAN
SITE DETAILS PLAN 4

PAUL D. CARLSON
No. 7142
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROFESSIONAL SEAL

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

JOB # 21-063

SCALE: NTS

DRAWN BY: PDC

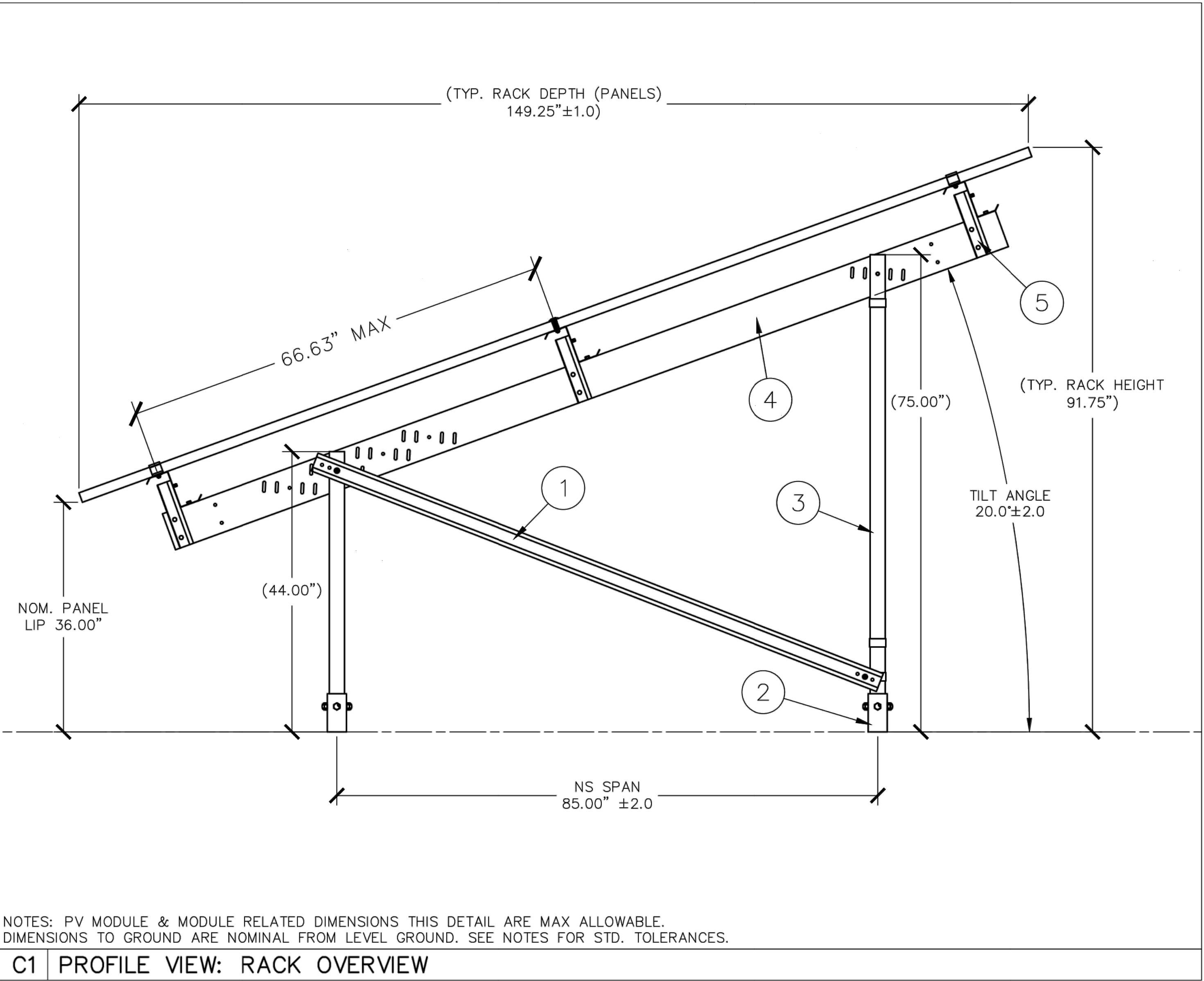
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PARTS LIST (BALLOONS THIS SHEET)			
ITEM	DESCRIPTION	SHAPE	DETAIL / SHEET
1	KNEE BRACE	CEE	B2 / S.200
2	GROUND SCREW	POST	E1 / S.201
3	ANCHOR POST	POST	C1 / S.200
4	NS CHORD	CEE	D2 / S.200
5	ROLL BAR	MIXED	A2 / S.200
6	TRANSVERSE BRACE	ZEE	C2 / S.500
7	ZEE PURLIN	ZEE	E2 / S.200
8	CABLE BRACE	CABLE	G2/ S.500

- NOTES:
- STANDARD FRONT LIP HEIGHT AND TILT ANGLES MEASURED FROM LEVEL GROUND
 - ANCHOR TESTING, WHERE REQUIRED, SHALL BE DONE ACCORDING TO THE "QUICK TEST METHOD" PER ASTM D1143 & D3689.
 - PRINT DIMENSIONS: DIMENSIONS SHOWN REFLECT POST HEIGHTS ON LEVEL GROUND. ON UNEVEN TERRAIN, REAR ANCHOR HEIGHT WILL BE DICTATED BY FRONT LIP HEIGHT, PANEL TILT, AND NORTH/SOUTH ANCHOR SPACING.
 - ADDITIONAL TOLERANCES: POST PLUMBNESS SHOULD BE WITHIN ±2"
 - SPECIAL INSPECTIONS (WHERE REQUIRED):

SPECIAL INSPECTIONS ARE NOT REQUIRED BY AP ALTERNATIVES OR THE STRUCTURAL ENGINEER OF RECORD, THE JDI GROUP, WHERE REQUIRED BY OWNER, CUSTOMER, AND/OR AUTHORITY HAVING JURISDICTION, MINIMUM INSPECTION SHALL FOLLOW IBC OR LOCAL AHJ SPECIAL INSPECTIONS GUIDELINES, PER NOTES AND TABLE BELOW

5.1. ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER/CUSTOMER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.

5.2. FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMERS EXPENSE.

5.3. SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED.

SPECIAL INSPECTION & TESTING SCHEDULE (WHEN REQUIRED, SEE ABOVE)		
	CONTINUOUS	PERIODIC
STRUCTURAL STEEL FABRICATION		
MATERIAL IDENTIFICATION		x
HIGH STRENGTH BOLTS - MATERIAL IDENTIFICATION OF BOLTS, NUTS, & WASHERS		x
WELD FILLER MATERIALS - IDENTIFICATION AND CONFIRMATION OF COMPLIANCE WITH DESIGN DOCUMENTS		x
STRUCTURAL STEEL ERECTION		
MATERIAL IDENTIFICATION		x
INSTALLATION OF HIGH STRENGTH BOLTS		x
WELDED CONNECTIONS		x
MEMBER SIZES AND PLACEMENT		x
GENERAL CONFORMANCE WITH DESIGN DOCUMENTS		x
DRIVEN DEEP FOUNDATION-ELEMENTS		
VERIFY ELEMENT MATERIALS, SIZE, LENGTHS COMPLY WITH DESIGN DOCUMENTS	x	
DETERMINE CAPACITIES OF TEST ELEMENTS & CONDUCT ADDITIONAL LOAD TESTS, AS REQ.	x	
OBSERVE DRIVING OPERATIONS, MAINTAIN RECORDS	x	
VERIFY PLACEMENT LOCATIONS & PLUMBNESS	x	
HELICAL PILE FOUNDATIONS		
RECORD INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH.	x	

THIS TABLE PER IBC 2015, SEC. 1705

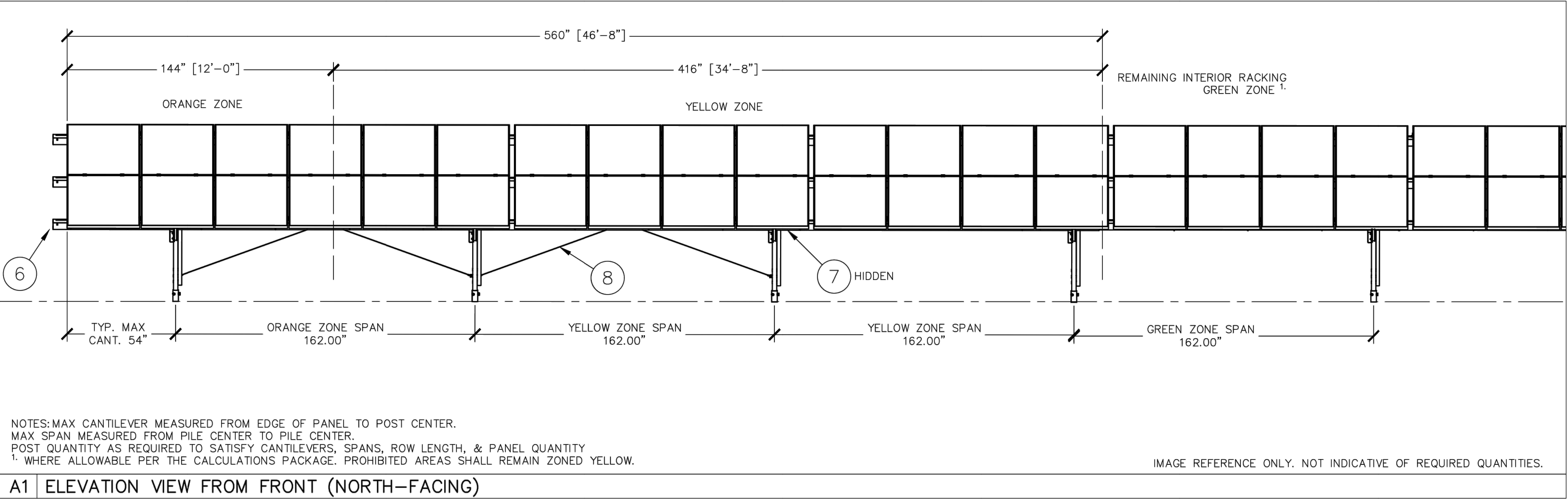


IMAGE REFERENCE ONLY. NOT INDICATIVE OF REQUIRED QUANTITIES.

MAJOR LAND DEVELOPMENT
FINAL PLAN
SOLAR RACKING SYSTEM (PHASE 2)

PAUL D. CARLSON
No. 7142
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROFESSIONAL SEAL

"BRONCO TERRACE"
EAST AVENUE, BURRIVILLE, RI
ASSESSORS MAP 162 LOT 32

APPLICANT: ANDROMEDA ESTATES PARTNERS, LLC
1849 OLD LOUSQUISSET PIKE, LINCOLN, RI

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