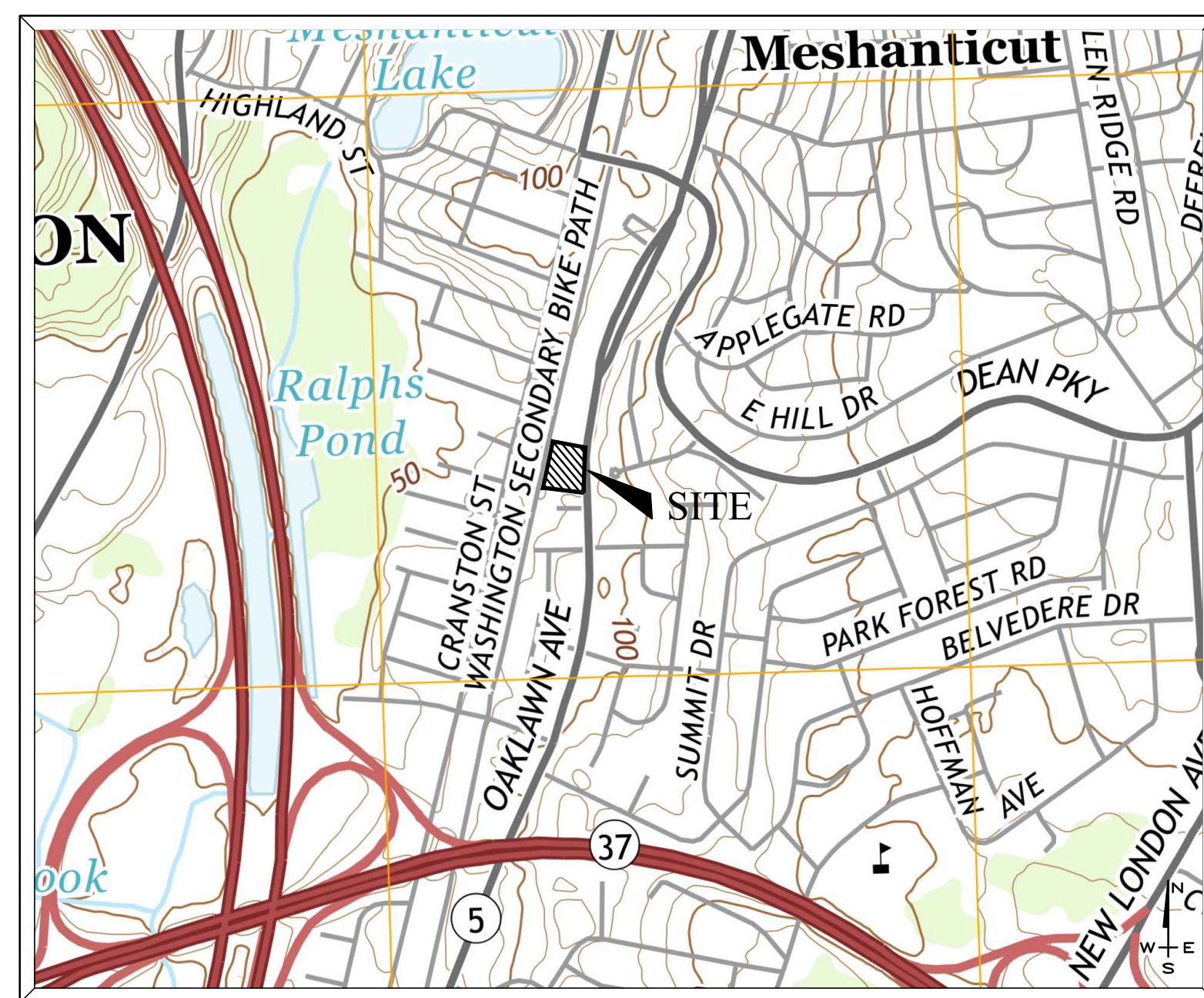


PRELIMINARY PLANS

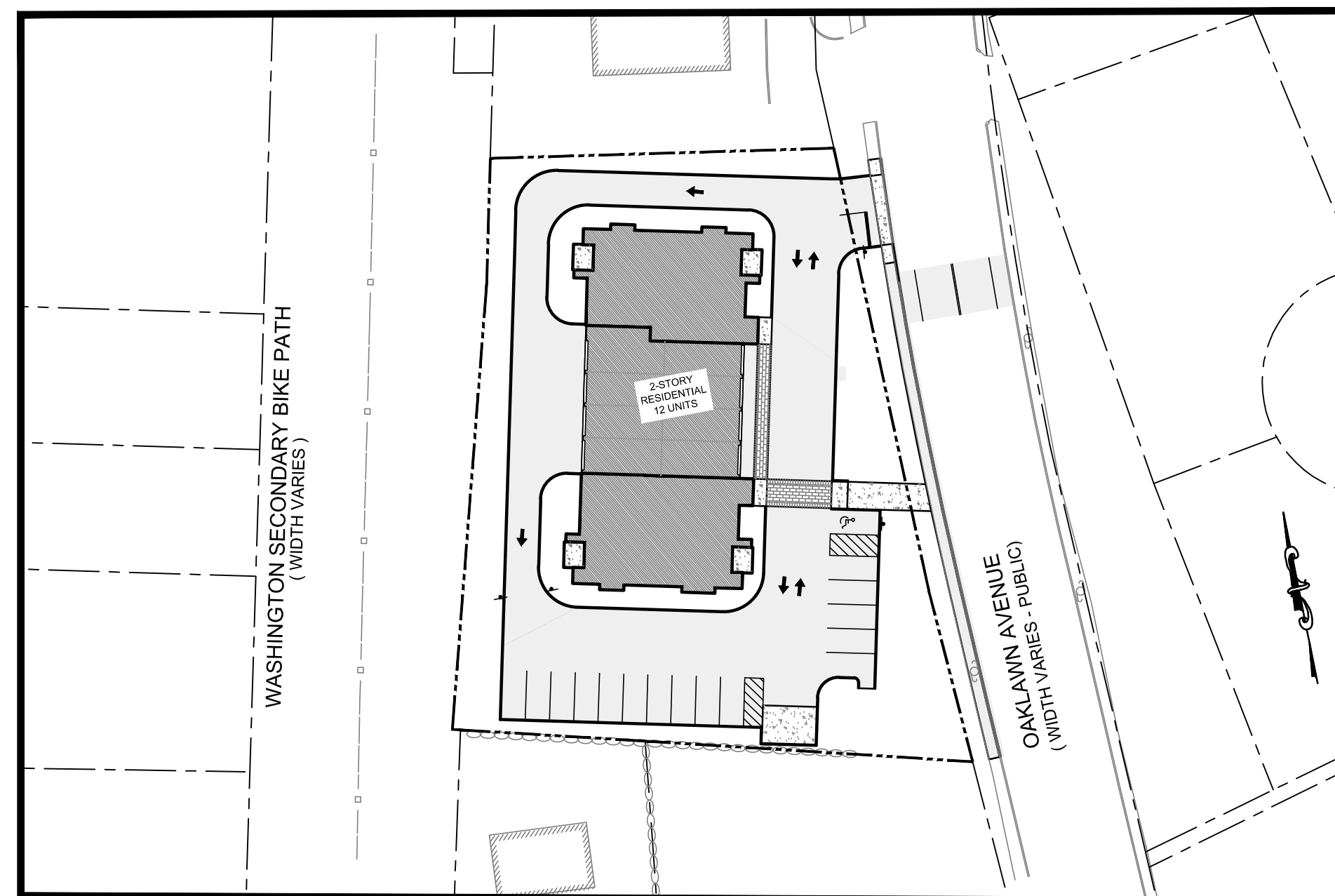
FOR:

RESIDENCES AT OAKLAWN AVE

ASSESSOR PLAT 17-3, LOT 670
 SITUATED ON:
 OAKLAWN AVENUE
 CRANSTON, RHODE ISLAND 02920



LOCUS MAP
 NOT TO SCALE

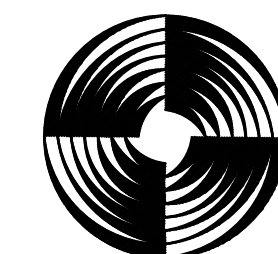


SCALE 1" = 50'

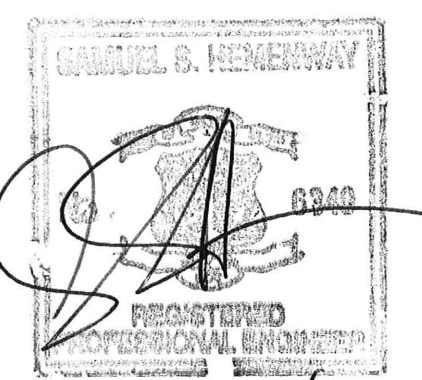
	SHEET INDEX	LAST REVISED
ECS	COVER SHEET	
C-1	EXISTING CONDITIONS PLANS	
C-2	GENERAL NOTES & LEGEND	
C-3	SITE LAYOUT PLAN	
C-4	GRADING, DRAINAGE & UTILITIES PLAN	
C-5	SOIL EROSION & SEDIMENT CONTROL PLAN	
C-6	CONSTRUCTION DETAILS-1	
C-7	CONSTRUCTION DETAILS-2	
C-8	CONSTRUCTION DETAILS-3	
C-9	CONSTRUCTION DETAILS-4	
L-1	CONSTRUCTION DETAILS-5	
L-2	LANDSCAPE PLAN	
	LANDSCAPE DETAILS	

PREPARED FOR:
 AMALGAMATED FINANCIAL EQUITIES I LLC
 1414 ATWOOD AVENUE
 JOHNSTON, RI 02919

JOB NO. 7006-00
 DATE: JANUARY 15, 2023



PREPARED BY:
GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
 85 CORLISS STREET - P.O. BOX 6145
 PROVIDENCE, RHODE ISLAND 02940
 (401) 273-6000



01.15.24

PARCEL DATA

A.P. 17-3, LOT 670
N/F
AMALGAMATED FINANCIAL EQUITIES I LLC
OAKLAWN AVENUE (ROUTE 5)
LOT AREA: 34,743 S.F.± OR 0.80 ACRES±

ZONING DATA

B-2 WITH CONDITIONS
MIN. LOT SIZE: SEE SEC.17.20.090.A.
MAX. LOT COVERAGE: 50%
MIN. FRONTAGE & LOT WIDTH: SEE SEC.17.20.090.A.
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 8'
MIN. REAR YARD: 20'
MAX. BLDG. HEIGHT: 35'

* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

STREET INDEX

THIS SITE IS LOCATED ON THE FOLLOWING STREETS:
OAKLAWN AVENUE
EZEKIEL STREET

NOTES:

- 1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 44007C03136, HAVING AN EFFECTIVE DATE OF MARCH 2, 2009.
2.) HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83
VERTICAL DATUM: NAVD 88*
* DATUM WAS DERIVED BY OBSERVED GPS, VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.
3.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
4.) ORIGINAL SURVEY COMPLETED JAN. 20, 2016.

PLAN REFERENCES:

- 1. ALTA /ACSM LAND TITLE SURVEY PLAN A.P. 17-3 LOTS 1951 & 1999 385 OAKLAWN AVENUE CRANSTON, R.I. BY WATERMAN ENGINEERING CO. SCALE 1"=30' DATED NOV. 15, 2012.
2. RHODE ISLAND STATE HIGHWAY PLAT 616.
3. THE CHARLES WALKER PLAT REPLAT OF LOTS 1 THROUGH 7 INCLUSIVE AN ADMINISTRATIVE SUBDIVISION BY W.P. SKOROPSKI A.P. 17-3 LOTS 1343, 1346, 1347 & 1379 DATED JAN. 30, 2007 PC 756 MAP 600.
4. PLAT OF HOUSE LOTS CRANSTON, R.I. BELONGING TO CHARLES WALKER SURVEYED AND PLATTED BY F.E. WATERMAN JAN. 1895 PC 135A.
5. WASHINGTON SECONDARY BIKE PATH.

LEGEND & ABBREVIATIONS

Table with 4 columns: Symbol, Description, Symbol, Description. Includes entries for UNKNOWN UTILITY LINE, ELECTRIC LINE, SEWER LINE, WATER LINE, GAS LINE, DRAINAGE LINE, LOCUS PROPERTY LINE, ASSESSOR LINE, GUARD RAIL, CHAIN LINK FENCE, TREE LINE, UNKNOWN MANHOLE, SEWER MANHOLE, DRAIN MANHOLE, ELECTRIC MANHOLE, WATER MANHOLE, CATCH BASIN, UTILITY POLE, GUY POLE, SINGLE POST SIGN, LIGHT POST, CONCRETE, BITUMINOUS, NOW/FORMERLY, ASSESSOR'S PLAN, INVERT, CHAIN LINK FENCE, SQUARE FEET, ACRES, SPOT GRADE ELEVATION, POLYVINYL CHLORIDE, CORRUGATED PLASTIC PIPE, POLYETHYLENE, HIGH-DENSITY POLYETHYLENE, REINFORCED CONCRETE PIPE.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

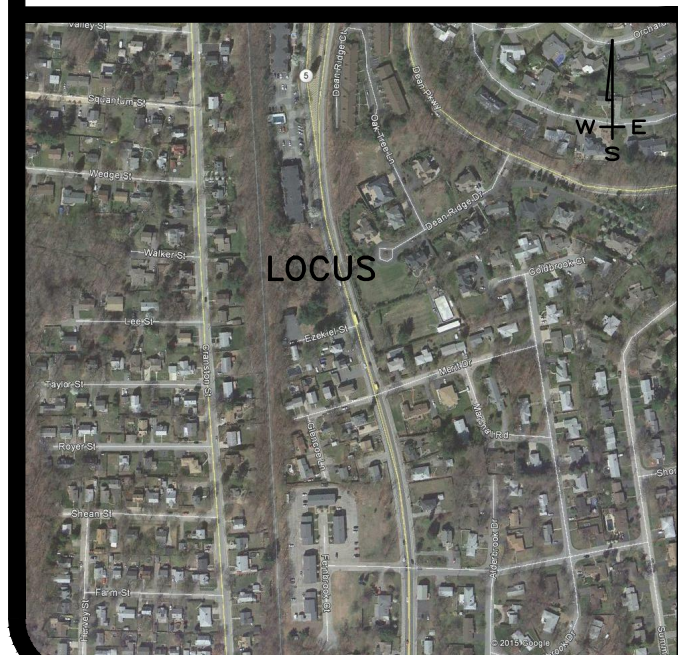
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
DATA ACCUMULATION SURVEY: TOPOGRAPHY

MEASUREMENT SPECIFICATION: CLASS I, CLASS III, CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A TOPOGRAPHIC AND PERIMETER SURVEY OF ASSESSOR'S PLAT 17-3 LOT 670 IN CRANSTON, RHODE ISLAND.

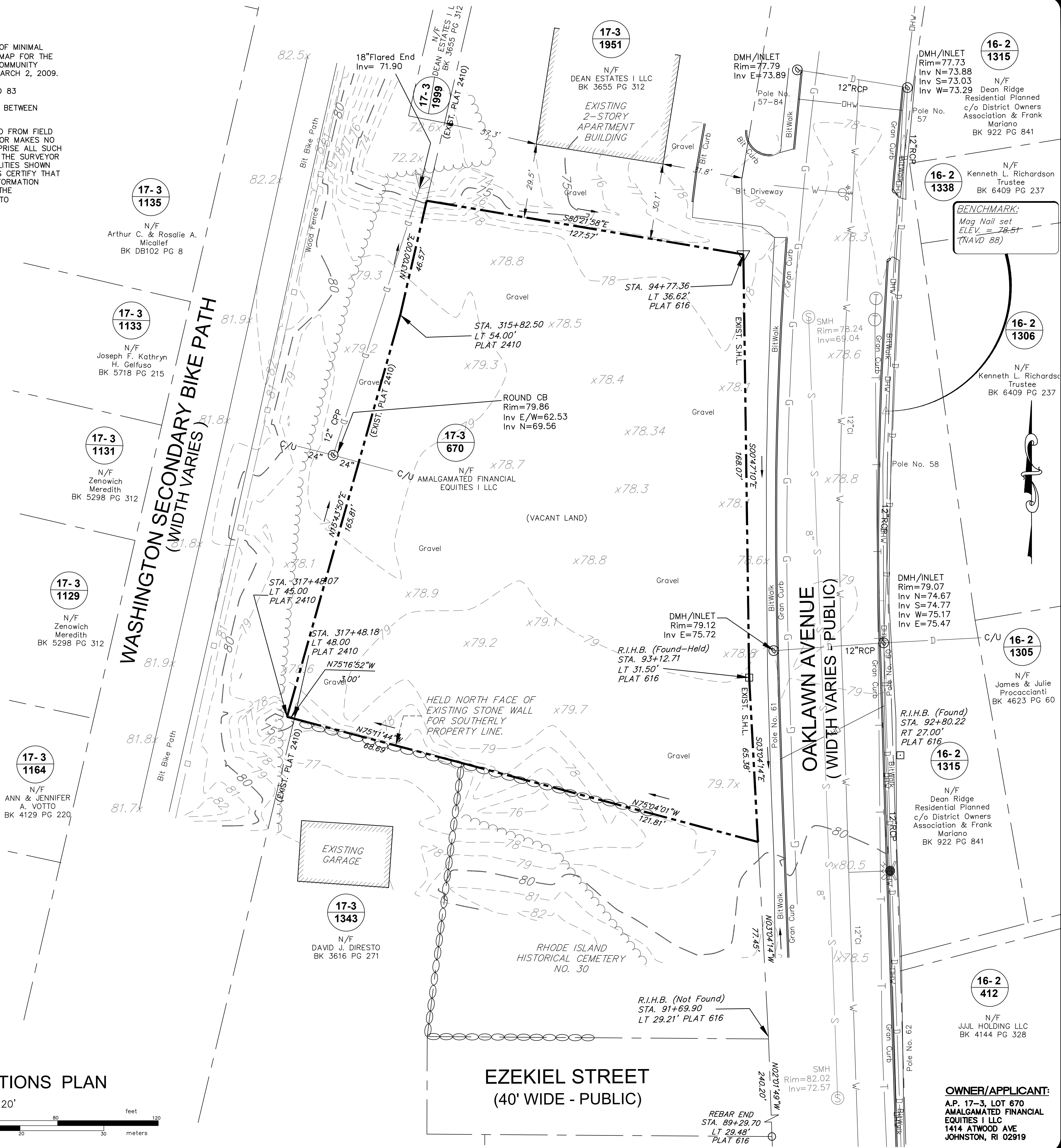
BY: Samuel A. White, Jr.
SAMUEL A. WHITE LICENSE NO. 1787
LS A59-COA

LOCUS MAP N.T.S.



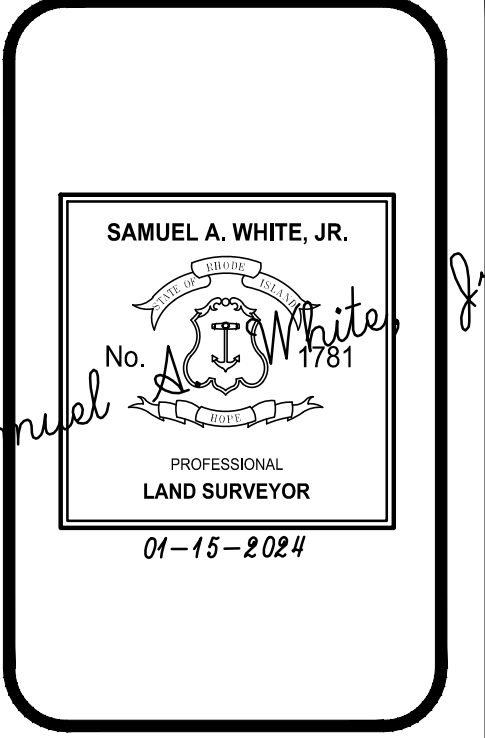
EXISTING CONDITIONS PLAN

SCALE 1" = 20'



EXISTING CONDITIONS WITH TOPOGRAPHY PROPERTY SURVEY FOR A.P. 17-3 LOT 670 SITUATED ON OAKLAWN AVENUE CRANSTON, RHODE ISLAND PREPARED FOR AMALGAMATED FINANCIAL EQUITIES I LLC

Table with 4 columns: NO., REVISION, BY, DATE. Lists 4 revisions to the drawing.



GAROFALO GAROFALO & ASSOCIATES, INC. CIVIL & STRUCTURAL ENGINEERS/SURVEYORS LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

Table with 2 columns: JOB NO., DWG. NO., SCALE, SHEET. Job No. 7006, DWG. No. 7006-00, Scale 1"=20', Sheet 1 of 1.

OWNER/APPLICANT: A.P. 17-3, LOT 670 AMALGAMATED FINANCIAL EQUITIES I LLC 1414 ATWOOD AVE JOHNSTON, RI 02919
DRAWN BY: M.J.H.
CALCS BY: S.A.W.
APPROVED: S.A.W.
DATE: JANUARY 20, 2016
ECS 1 OF 1 SHEET

LA:\2006-00-439 Oaklawn Avenue (Greene) - Cranston, RI\dwg\01-CURRENT\7006-00-ECS.dwg 01/16/2024 kyngyang 11:57

GENERAL CONSTRUCTION NOTES:

- 1. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE TRAILER AT ALL TIMES...
2. SITEWORK CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL APPROVALS HAVE BEEN SECURED...
3. THE CONTRACTOR MUST RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR...
4. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY...
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES...
6. THE CONTRACTOR MUST NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION...
7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS...
8. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL CURBS, ETC. DAMAGED DURING CONSTRUCTION...
9. THE CONTRACTOR AGREES THAT HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS THROUGHOUT CONSTRUCTION...
10. ALL MATERIALS USED FOR CONSTRUCTION MUST BE NEW AND FREE OF DEFECTS...
11. AT ALL TIMES THE CONTRACTOR MUST MAINTAIN ACCESS FOR EMERGENCY VEHICLES...
12. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC...
13. HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW...
14. ALL RI HIGHWAY BOUNDS AND PERMANENT SURVEY MARKERS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION...
15. ALL WORK WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS...
16. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES...
17. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR ALL BUILDING INFORMATION...
18. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN...
19. RESEARCH HAS BEEN PERFORMED TO CONFIRM THAT LOCAL WELLS DO NOT EXIST IN THE PROJECT VICINITY...

GENERAL UTILITY NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND ALL LOCAL AUTHORITIES & UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES...
2. ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES...
3. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES...
4. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS...
5. THE CONTRACTOR SHALL REMOVE ANY ABANDONED FOUNDATIONS, UTILITY STRUCTURES, BURIED DEBRIS ETC. WHICH INTERFERE WITH THE INSTALLATION OF THE UTILITY WORK...
6. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY (ASTM D698)...

GENERAL UTILITY NOTES CONT.:

- 7. ALL PIPING LAYOUT INDICATED ON THESE PLANS IS DIAGRAMMATIC ONLY AND DOES NOT SHOW ALL THE REQUIRED FITTINGS FOR PROPER ALIGNMENT...
8. IF DURING EXCAVATION THE TRENCH WIDTH EXCEEDS THE SUM OF THE PIPE O.D. PLUS 2'-0", PLACE AND COMPACT THE FILL TO 12" ABOVE THE PIPE...
9. PROPOSED WATER PIPING SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE WITH TYTON JOINTS...
10. GATE VALVES SHALL BE CAST IRON BODY BRONZE MOUNTED, COMPLETE WITH ROAD BOX AND SHALL CONFORM THE TO CITY OF CRANSTON WATER DIVISION REGULATIONS...
11. ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO LOCAL SPECIFICATIONS AND AS STIPULATED BY THE LOCAL FIRE MARSHALL AND/OR THE BUILDING OFFICIAL...
12. ALL SANITARY SEWER MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE INSTALLATION AND TESTING OF SANITARY SEWERS SHALL CONFORM TO THE CRANSTON SEWER DEPARTMENT AND VEOLIA WATER NORTH AMERICA REGULATIONS...
13. SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 (ASTM D-3034) PVC SEWER PIPE WITH PUSH ON RUBBER RING JOINTS...
14. SEWER LINES SHALL BE INSTALLED AT A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM ANY PROPOSED OR EXISTING WATER LINE...
15. WHENEVER SEWER LINES MUST CROSS WATER LINES, THE SEWER SHALL BE INSTALLED SO THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN...
16. WHENEVER NEW SEWER LINES CONNECT TO EXISTING SEWER MANHOLES THE CONTRACTOR SHALL REBUILD THE EXISTING SEWER MANHOLE CHANNEL TO ACCOMMODATE THE NEW CONNECTION...
17. STORM DRAINS 12" AND OVER SHALL BE SMOOTH INTERIOR WALL AND EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE...
18. GAS SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS...
19. ELECTRIC SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS...
20. TEL/CABLE SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS...
21. SITE LIGHTING ELEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY...
22. WHENEVER UTILITIES ARE TO BE INSTALLED WITHIN THE CITY OF CRANSTON PUBLIC OR PRIVATE RIGHT-OF-WAYS...

GENERAL DRAINAGE & GRADING NOTES:

- 1. ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG)'...
2. ALL GRATES AND COVERS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT...
3. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY...
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL...

SURVEY NOTE:

- 1. THE EXISTING CONDITIONS SHOW HEREON ARE TAKEN FROM PLAN "EXISTING CONDITIONS WITH TOPOGRAPHY PROPERTY SURVEY", FOR A.P. 17-3 LOT 670 SITUATED ON OAKLAWN AVENUE CRANSTON, RHODE ISLAND... PREPARED FOR GREEN CONSTRUCTION...

STORMWATER SYSTEM MAINTENANCE NOTES:

THE DRAINAGE SYSTEMS ARE TO BE MONITORED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY THE CONTRACTOR. UPON COMPLETION OF THE PROJECT THE CONTRACTOR MUST DO A FINAL FULL MAINTENANCE & CLEAN UP OF THE STORMWATER MANAGEMENT SYSTEM AND THE SITE...

CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF CONTRACTOR)

- 1. SILT BARRIER: MONITOR SILT BARRIER ON A WEEKLY BASIS AND AFTER EVERY RAIN STORM EVENT...
2. PAVED AREAS: PARKING LOTS, PUBLIC & PRIVATE ROADWAYS AND GUTTERS SHALL BE SWEEPED CLEAN...
3. CATCH BASINS: ALL CATCH BASINS SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM...
4. DRAIN MANHOLES: DRAIN MANHOLES SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM...
5. SUBSURFACE INFILTRATION BASIN (STORMTECH INFILTRATION SYSTEMS): SUBSURFACE INFILTRATION BASIN SHALL BE INSPECTED AFTER EVERY RAIN STORM...

POST CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF OWNER)

- 1. PAVED AREAS: PARKING LOTS, ROADS AND ALL ACCESS WAYS AND GUTTERS MUST BE SWEEPED CLEAN...
2. CATCH BASINS: ALL CATCH BASINS MUST BE INSPECTED AND MAINTAINED ON A BI-ANNUAL BASIS...
3. DRAIN MANHOLES: ALL DRAIN MANHOLES MUST BE INSPECTED AND MAINTAINED ON A BI-ANNUAL BASIS...
4. SUBSURFACE INFILTRATION BASINS: SUBSURFACE INFILTRATION BASIN SHALL BE INSPECTED ON A BIANNIAL BASIS...

INFILTRATION AREA CONSTRUCTION PROTECTION:

FOR THE LONG-TERM FUNCTION OF THE INFILTRATING SYSTEMS, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMP'S):

- 1. THE INFILTRATION AREAS SHALL NOT BE USED AS A CONSTRUCTION SEDIMENTATION SYSTEM...
2. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THE INFILTRATION AREA...
3. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION AREAS SHALL BE PERFORMED MANUALLY...
4. THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AND EROSION CONTROLS...

SITE PLAN LEGEND (RIDOT):

Table with 2 columns: Symbol and Description. Includes items like AFC ADJUST FRAME AND COVER, BCP BITUMINOUS CONCRETE PAVEMENT, CM CUT AND MATCH PAVEMENT, 4W 4" PAVEMENT MARKINGS, 12W 12" PAVEMENT MARKINGS, 4.2.0 PRECAST 4'-0" ROUND MANHOLE, 4.4.0 PRECAST 4'-0", 5'-0", OR 6'-0" ROUND CATCH BASIN, 6.2.1 HEAVY-DUTY ROUND FRAME AND COVER, 7.1.0 PRECAST CONCRETE CURB, 7.1.1 3'-0" PRECAST CONCRETE TRANSITION CURB, 7.1.2 6'-0" PRECAST CONCRETE TRANSITION CURB, 7.1.4 PRECAST CONCRETE 2'-0" RADIUS CORNER, 7.3.0 GRANITE CURB, 7.6.0 CURB SETTING DETAIL, 8.4.0 PAVED WATERWAY, 9.9.0 CONSTRUCTION ENTRANCE, 20.1.0 PAVEMENT MARKING ARROWS AND ONLY, 43.1.0 CEMENT CONCRETE SIDEWALK, 43.2.0 BITUMINOUS CONCRETE SIDEWALK, 43.4.1 DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB, 43.5.0 CEMENT CONCRETE DRIVEWAYS, 47.1.1 TRANSVERSE PAVEMENT CUT AND MATCH, SACK SILT SACK INVERT PROTECTION

SITE LEGEND

Table with 3 columns: EXISTING, NEW, DESCRIPTION. Lists various symbols and line types for features like CENTERLINE (LAYOUT), STORM DRAIN, ELECTRIC (UNDERGROUND), FIRE SERVICE, FOOTING DRAIN, GAS, OVERHEAD WIRE, PROPERTY LINE, SANITARY SEWER, SITE LIGHTING SERVICE, TELEPHONE, WATER, CONTOUR, SPOT GRADE, CAPE COD BERM, PRECAST CONC. CURB, PRECAST SLOPED MOUNT. CURB, SLOPED GRANITE CURB, VERTICAL GRANITE CURB, CHAINLINK FENCE (CLF), STOCKADE FENCE (STKF), BORING LOCATION, CATCH BASIN, DOUBLE GRATE CATCH BASIN, CONCRETE THRUST BLOCK, DRAIN MANHOLE, FLARED END STRUCTURE, SEWER MANHOLE, WATER SERVICE, UTILITY POLE, FIRE HYDRANT, GATE VALVE AND CURB BOX, HANDICAP SYMBOL (PRKG. SPACE), SIGN, WETLAND, SOIL EVALUATION LOCATION, TEST PIT LOCATION, FIRE DEPARTMENT CONNECTION, POST INDICATOR VALVE (PIV), ELECTRIC MANHOLE (EMH), TELEPHONE MANHOLE (TMH), TRANSFORMER PAD, GENERATOR PAD, GROUND CLEANOUT, SIGHT LIGHT POLE, TRAFFIC FLOW DIRECTION, LIMIT OF DISTURBANCE, COMPOST SILT SOCKS, PAVEMENT SAWCUT & MATCH TO EXISTING, RIDOT STD DETAIL REFERENCE.

ABBREVIATIONS

Table with 2 columns: Symbol and Description. Includes CI CAST IRON PIPE, CLDI CEMENT LINED DUCTILE IRON PIPE, CLF CHAINLINK FENCE, CTE POINT OF CONNECTION TO EXISTING, D.I. DUCTILE IRON PIPE, ESHWT ESTIMATED SEASONAL HIGH WATER TABLE, ETR EXISTING TO REMAIN, EX EXISTING, F&I FURNISH AND INSTALL, HDPE HIGH DENSITY POLYETHYLENE PIPE, INV. INVERT ELEVATION, MTE MATCH TO EXISTING, NIC NOT IN CONTRACT, NTS NOT TO SCALE, PVC POLYVINYL CHLORIDE PIPE, RCP REINFORCED CONCRETE PIPE, VF VERIFY IN FIELD, WQS WATER QUALITY STRUCTURE

GENERAL NOTES & LEGEND FOR A.P. 17-3 LOT 670 SITUATED ON OAKLAWN AVENUE CRANSTON, RHODE ISLAND AMALGAMATED FINANCIAL EQUITIES I LLC PREPARED FOR

Table with 4 columns: NO., REVISION, BY, DATE. Lists revision history with 5 entries.

CAROFALO GAROFALO & ASSOCIATES, INC. CIVIL & STRUCTURAL ENGINEERS/SURVEYORS LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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85 CORLISS STREET P.O. BOX 6145 PROVIDENCE, R.I. 02940 TEL. 401-273-6000

Table with 2 columns: Job Info and Drawn/Check Info. Includes JOB NO., DWG. NO., SCALE, DRAWN BY, CHECK BY, APPROVED, DATE.

SHEET C-1

DEVELOPMENT SUMMARY
A.P. 17-3, LOT 670
EX. ZONING: B-2 WITH CONDITIONS

DESCRIPTION	REQUIRED	PROPOSED
SITE DATA		
LAND USE	MULTI-FAM	MULTI-FAM
MIN. LAND AREA	49,000 SF	±34,743 S.F.(1)
MIN. LOT FRONTAGE	80'	±233.45'
MIN. FRONT YARD BUILDING SETBACK	25'	±35'
MIN. SIDE YARD BUILDING SETBACK	8'	±26.5'
MIN. REAR YARD BUILDING SETBACK	20'	±36.1'
MAX. BLDG HEIGHT	35'	<35'
MAX. LOT COVERAGE (STRUCTURE)	50%	±23% (2)
PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
RESIDENTIAL: 2 PER UNIT	24 SPACES	24 SPACES (3)
LANDSCAPE REQUIREMENT (TOTAL OF DEVELOPMENT)	15%	>15%

TABLE NOTES:

- PER SECTION 17.20.090.A:
MIN. LOT AREA CAL: = (1 DU) x 6,000 GSF
+(9 DU) x 4,000 GSF
+(2 DU) x 3,500 GSF
= 49,000 GSF (REQUIRED)***

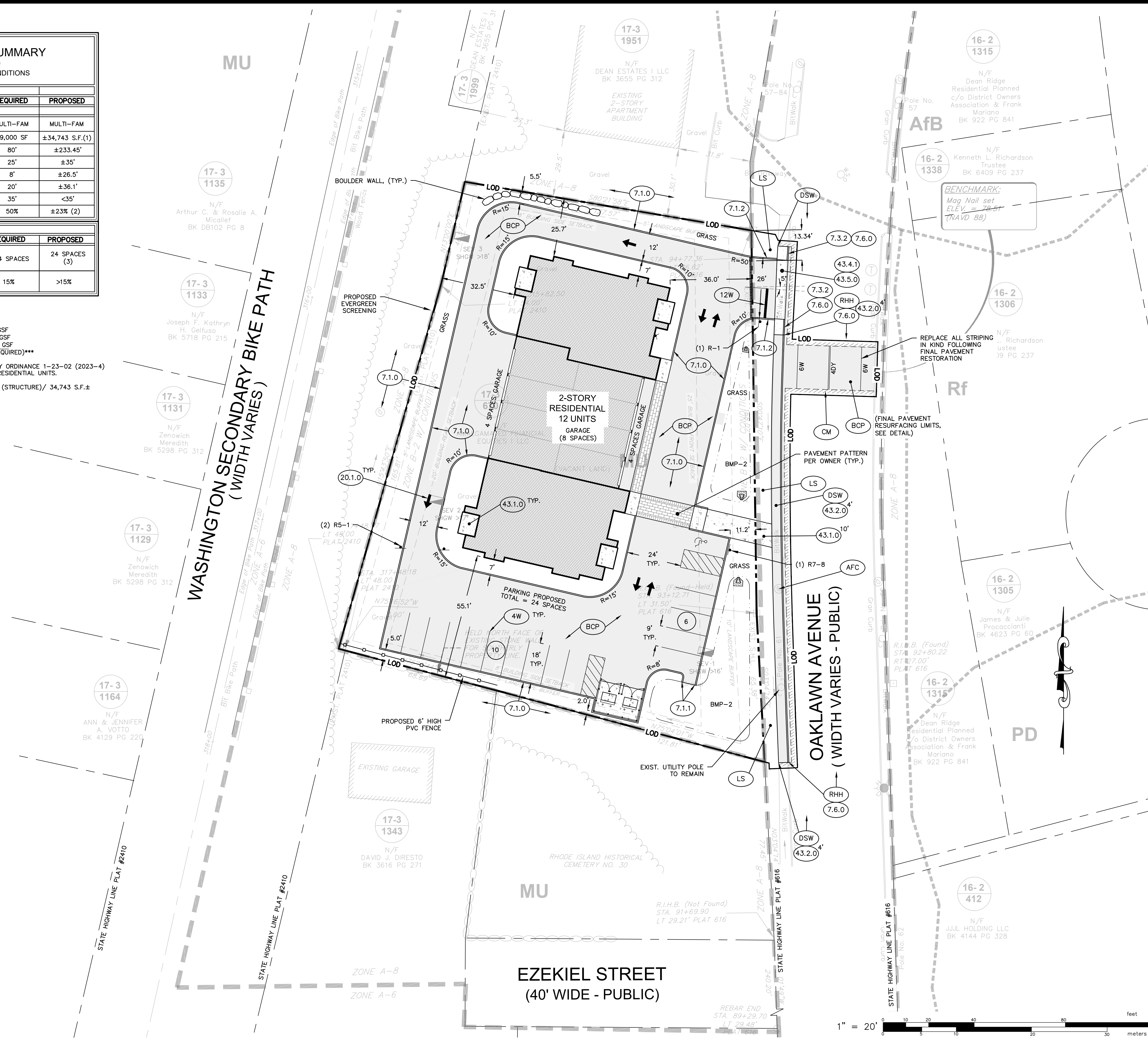
*** RELIEF WAS GRANTED FOR MIN. LOT AREA BY ORDINANCE 1-23-02 (2023-4) ON MARCH 29, 2023 ALLOWING DENSITY OF 12 RESIDENTIAL UNITS.

- MAX. LOT COVERAGE REQUIRED: 7,895 S.F. ± (STRUCTURE) / 34,743 S.F. ± (TOTAL LOT AREA) = 23%
- PARKING INCLUDES (8) GARAGE SPACES.

SOIL LEGEND

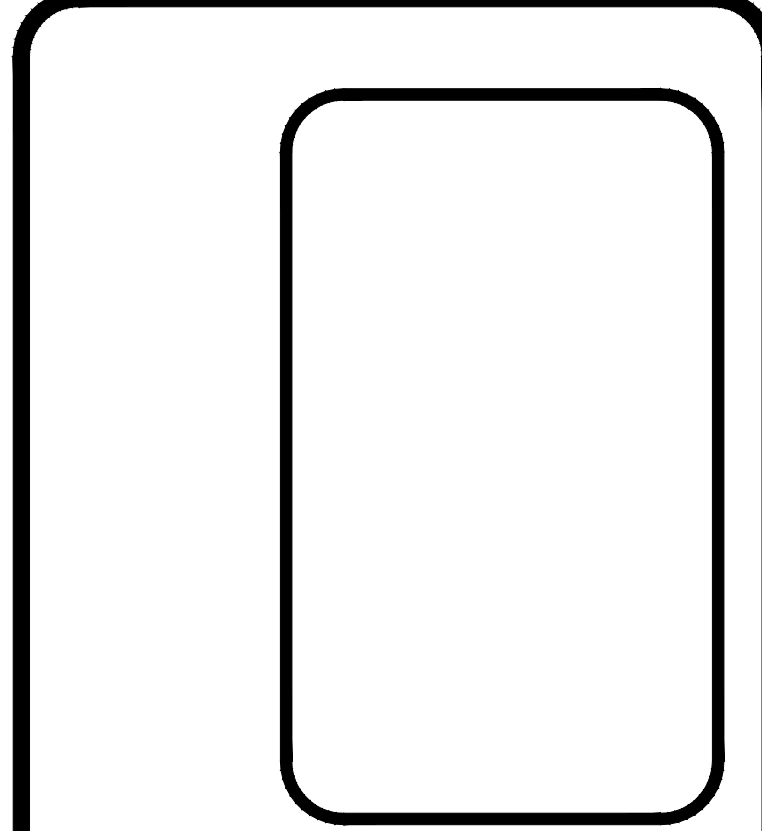
MU MERRIMAC- URBAN LAND COMPLEX,
0 TO 8 PERCENT SLOPES

L:\2006-00_439 oaklawn_census (green). - cranston - current\2006-00-base.dwg 01/16/2024 - kyngiang 1315



SITE LAYOUT PLAN
FOR
A.P. 17-3 LOT 670
SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
PREPARED FOR
AMALGAMATED FINANCIAL
EQUITIES I LLC

NO.	REVISION	BY	DATE
1	RIDEM COMMENT REVISIONS	R.A.S.	8/7/23
2	RIDOT COMMENT REVISIONS	R.A.S.	8/18/23
3	RIDOT COMMENT REVISIONS	R.A.S.	10/23/23
4	RIDEM COMMENT REVISIONS	R.A.S.	11/07/23
5	RIDOT COMMENT REVISIONS	R.A.S.	12/01/23



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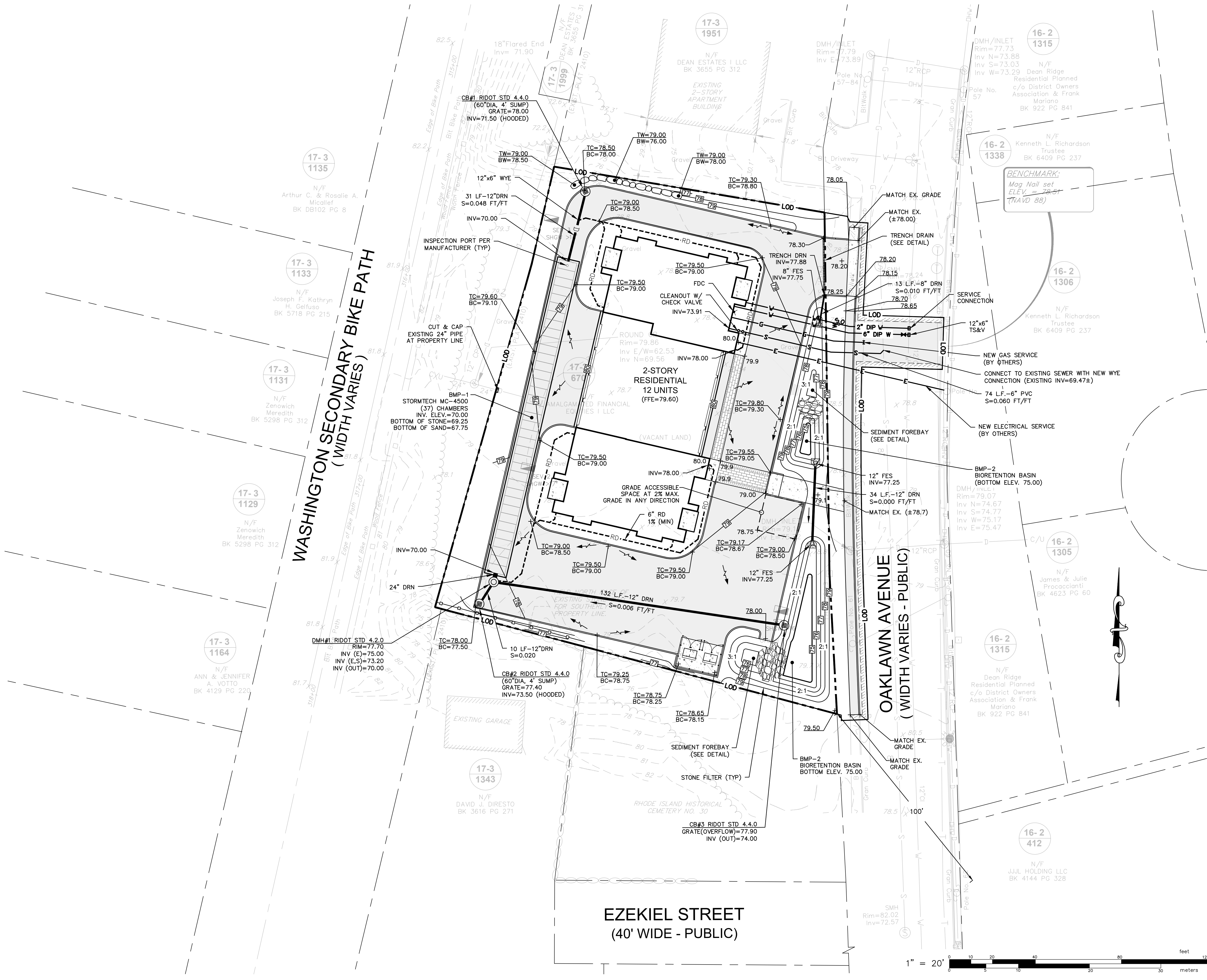
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JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-00-Base.dwg	CHECK BY S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: APRIL, 2023

SHEET
C-2
4 OF 11 SHEETS

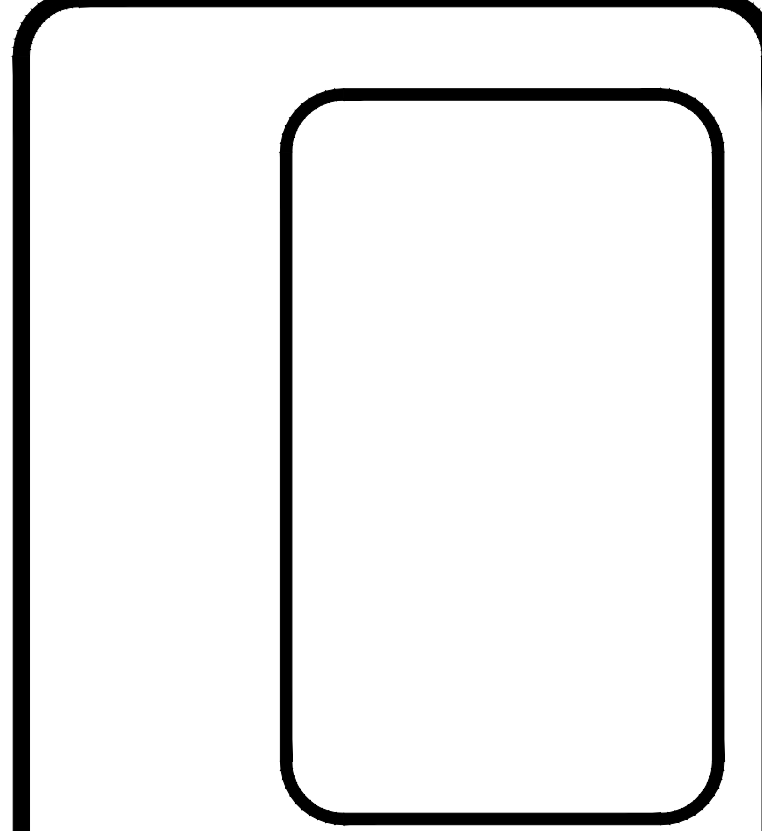


L:\7006-00_439 Oaklawn Avenue (Greene) - Cranston, RI\Map\01-Current\7006-00-Base.dwg 01/16/2024 kjyngang 11:44



GRADING, DRAINAGE & UTILITIES PLAN
 FOR
A.P. 17-3 LOT 670
 SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
 PREPARED FOR
AMALGAMATED FINANCIAL EQUITIES I LLC

NO.	REVISION	BY	DATE
1	RIDEM COMMENT REVISIONS	R.A.S.	8/7/23
2	RIDOT COMMENT REVISIONS	R.A.S.	8/18/23
3	RIDOT COMMENT REVISIONS	R.A.S.	10/23/23
4	RIDEM COMMENT REVISIONS	R.A.S.	11/07/23
5	RIDOT COMMENT REVISIONS	R.A.S.	11/20/23



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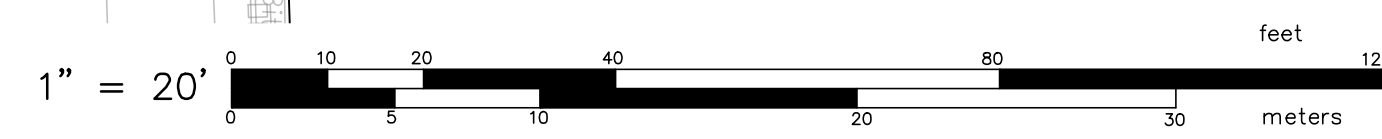
Garofalo & Associates ©
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JOB NO. 7006-00	DRAWN BY R.A.S.
DWG. NO. 7006-00-Base.dwg	CHECK BY S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: APRIL, 2023

SHEET

C-3

5 OF 11 SHEETS



SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (SILT SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. PERFORM SITEWORK DEMOLITION.
4. BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED.
5. INSTALL DRAINAGE SYSTEM. INSTALL SEDIMENT PROTECTION IMMEDIATELY AFTER INSTALLATION.
6. INSTALL BMPs IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
7. COMPLETE SITE GRADING.
8. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
9. FLUSH AND/OR REPAIR DRAINAGE AREAS AS NEEDED.
10. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM:

1. DENUED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

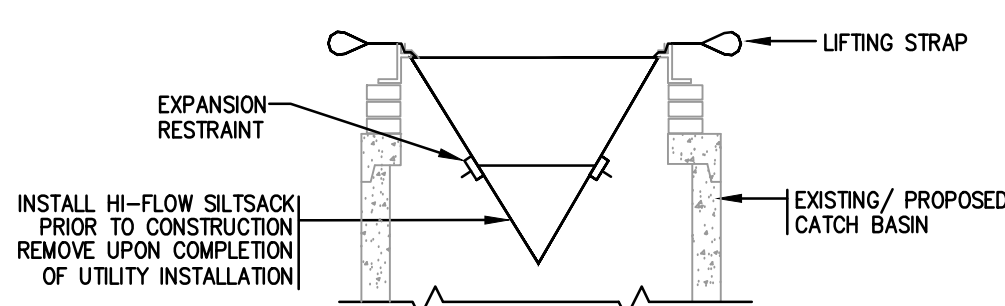
TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
 11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
 12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTFENCE. (SEE DETAIL)
 13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

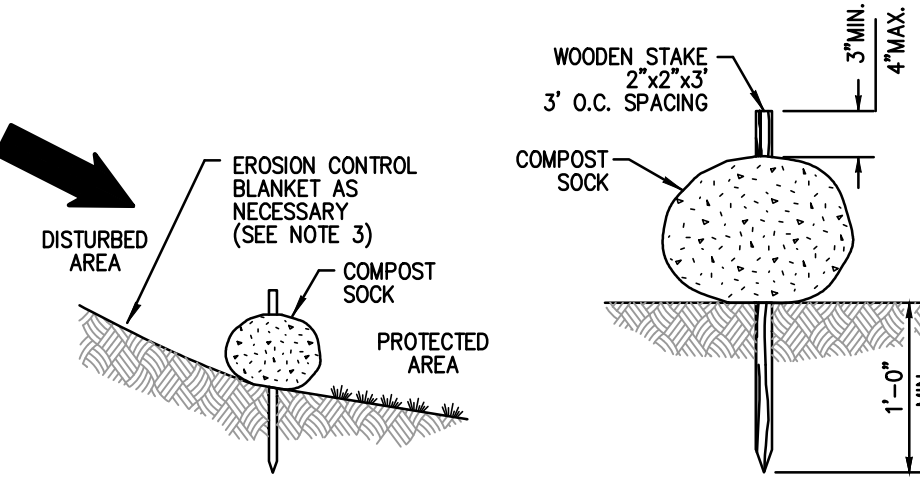
SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
3. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
6. ADDITIONAL SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.



SILTSACK® AT CATCH BASIN DETAIL

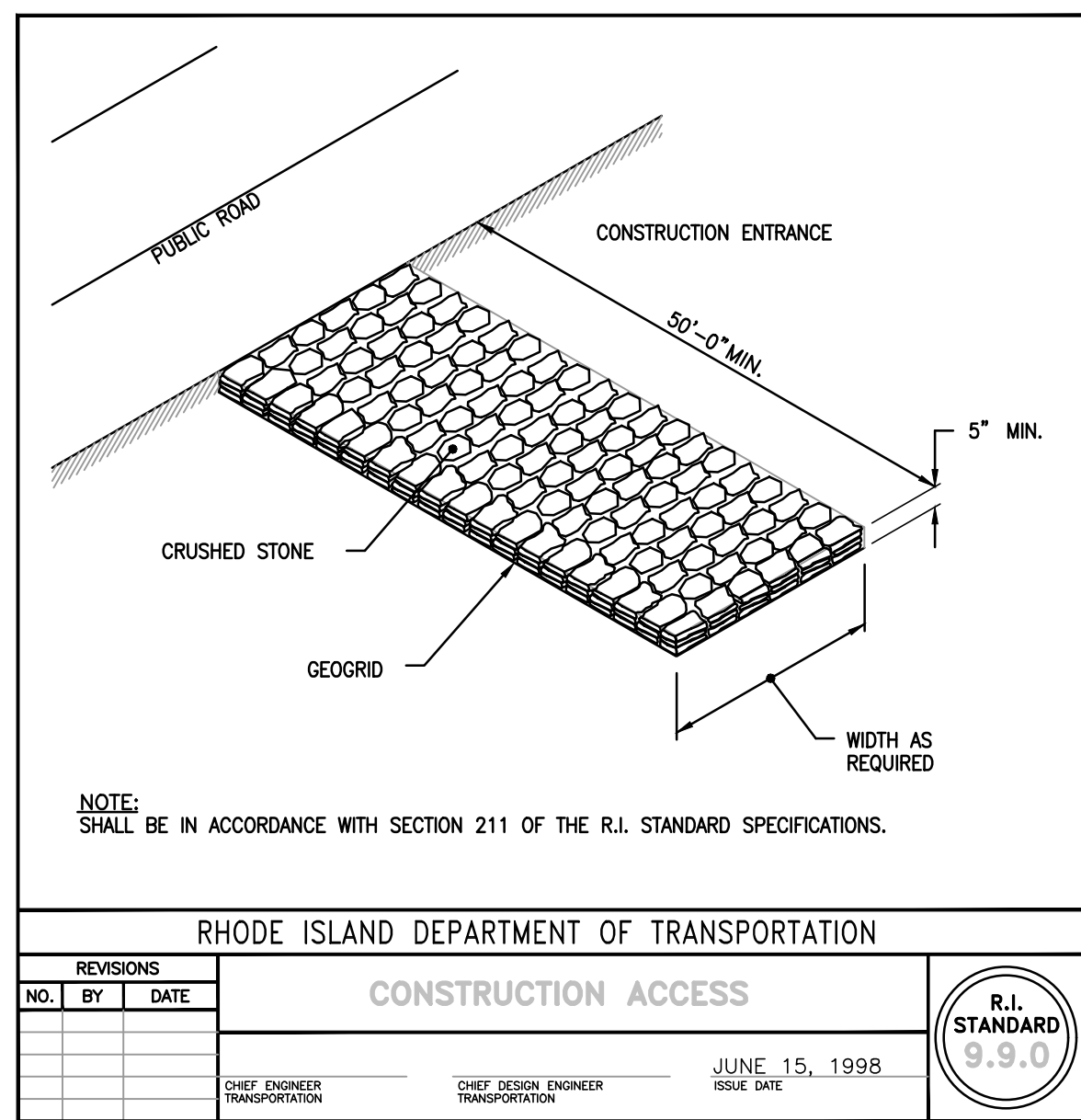
NOT TO SCALE



- NOTES:**
1. COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER.
 2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
 4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
 5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.

COMPOST SILT SOCK DETAIL

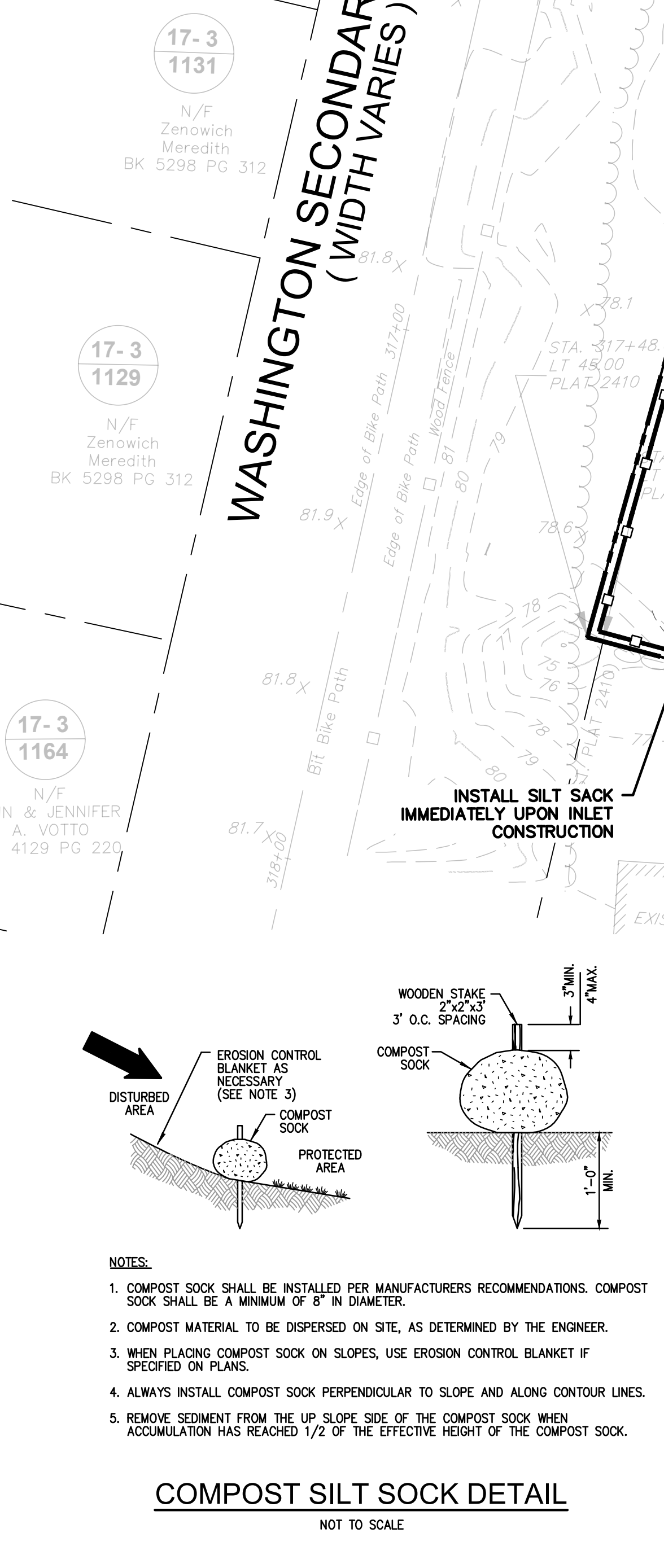
NOT TO SCALE



CONSTRUCTION ACCESS

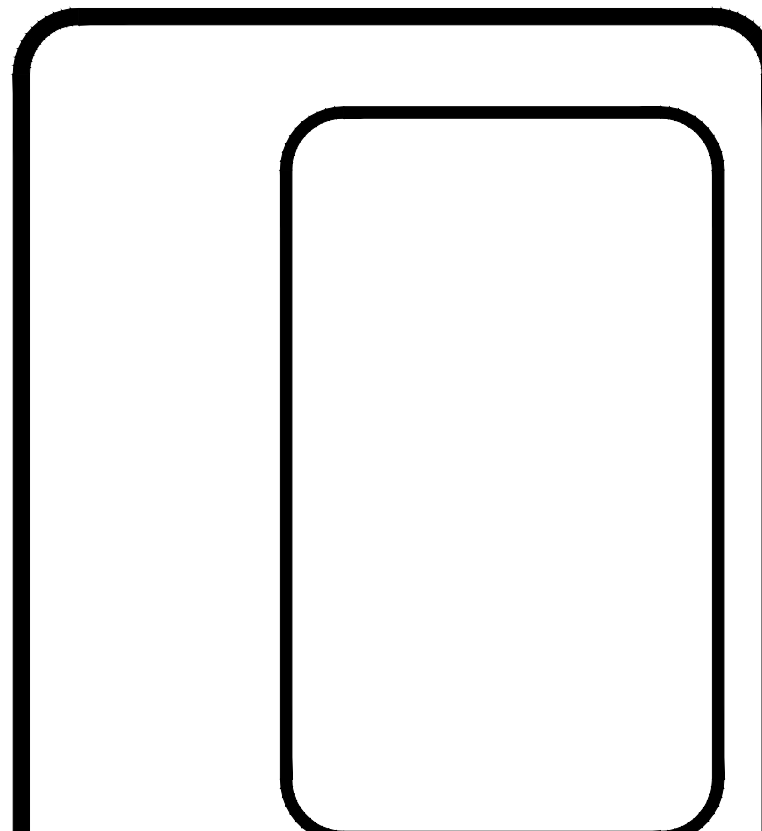
NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
 CHIEF DESIGN ENGINEER: Joseph F. Kathryn, N/F, Joseph F. Kathryn, H. Gelfuso, BK 5718 PG 215
 CHIEF DESIGN ENGINEER: Joseph F. Kathryn, N/F, Joseph F. Kathryn, H. Gelfuso, BK 5718 PG 215
 ISSUE DATE: JUNE 15, 1998
 R.I. STANDARD 9.9.0



SOIL EROSION AND SEDIMENT CONTROL PLAN
 FOR
A.P. 17-3 LOT 670
 SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
 PREPARED FOR
AMALGAMATED FINANCIAL EQUITIES I LLC

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5	RIDOT COMMENT REVISIONS	R.A.S.	12/01/23



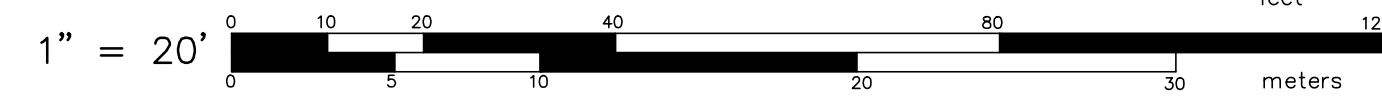
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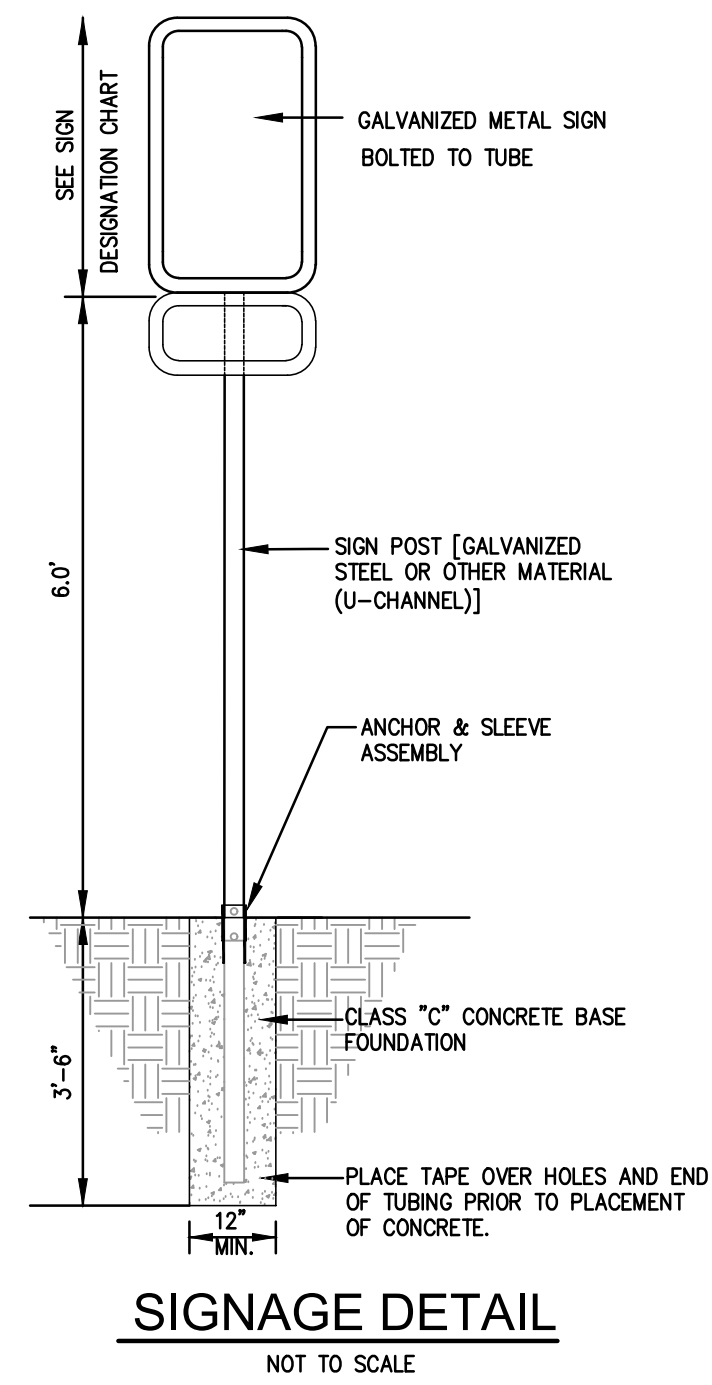
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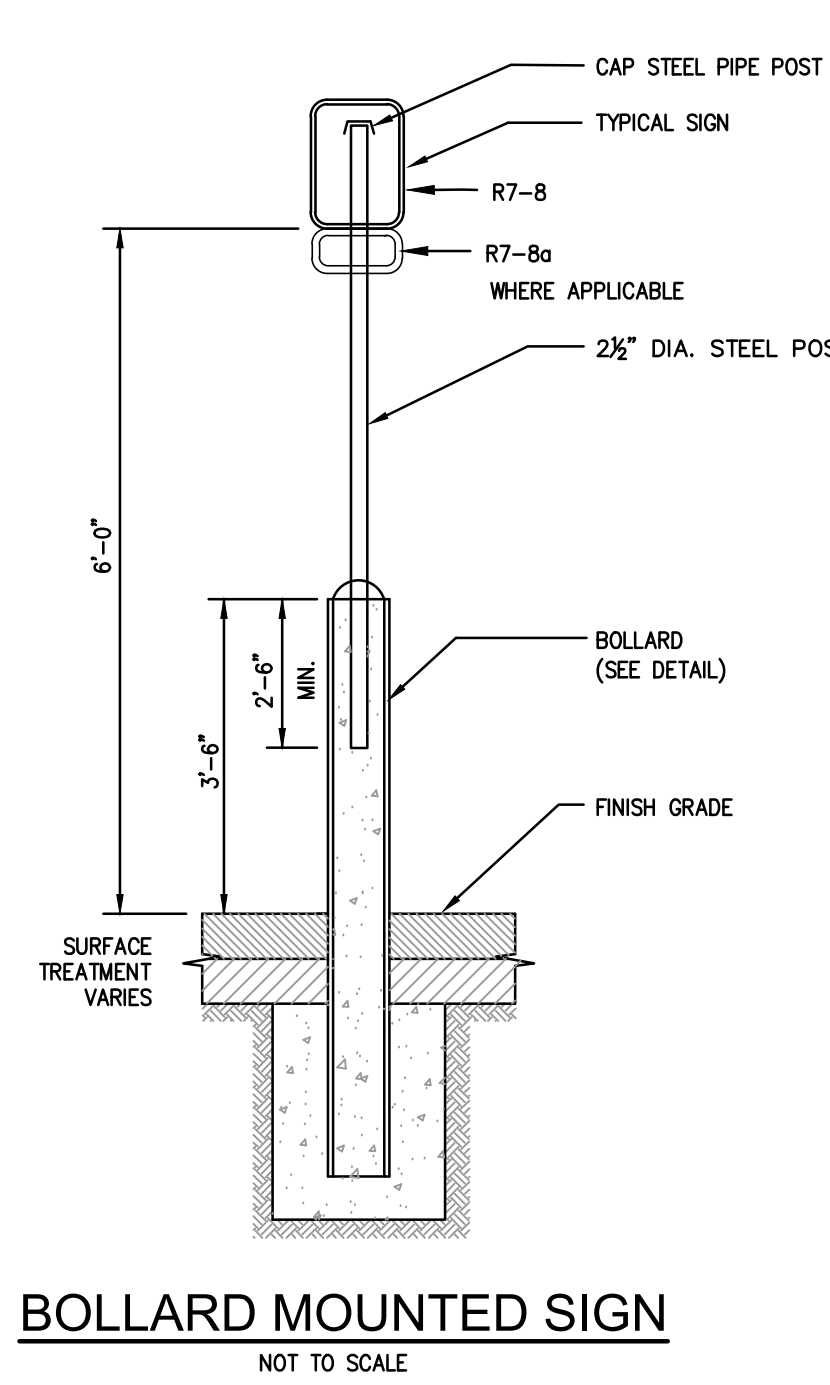
JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-00-SESC.dwg	CHECK BY S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: APRIL, 2023

SHEET
C-4
 6 OF 11 SHEETS

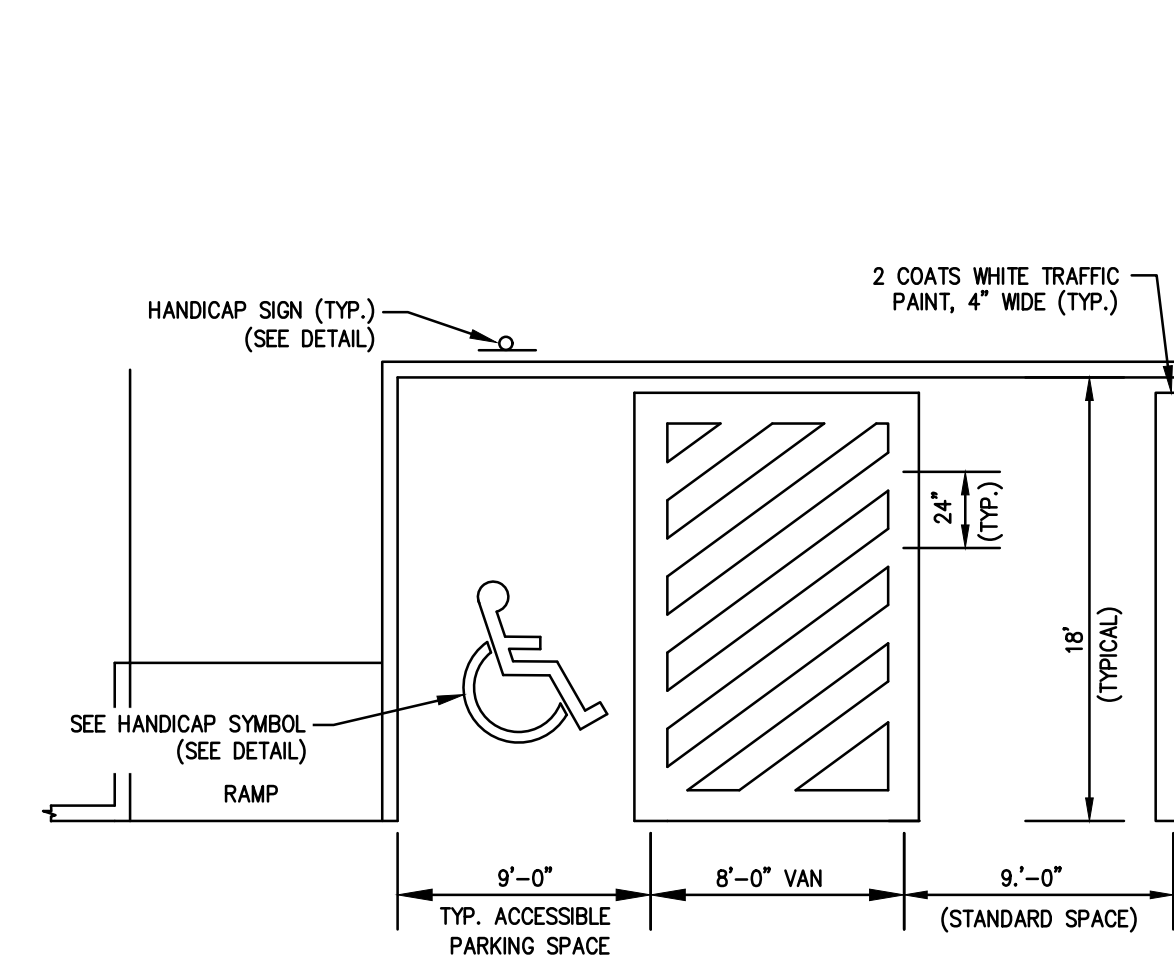




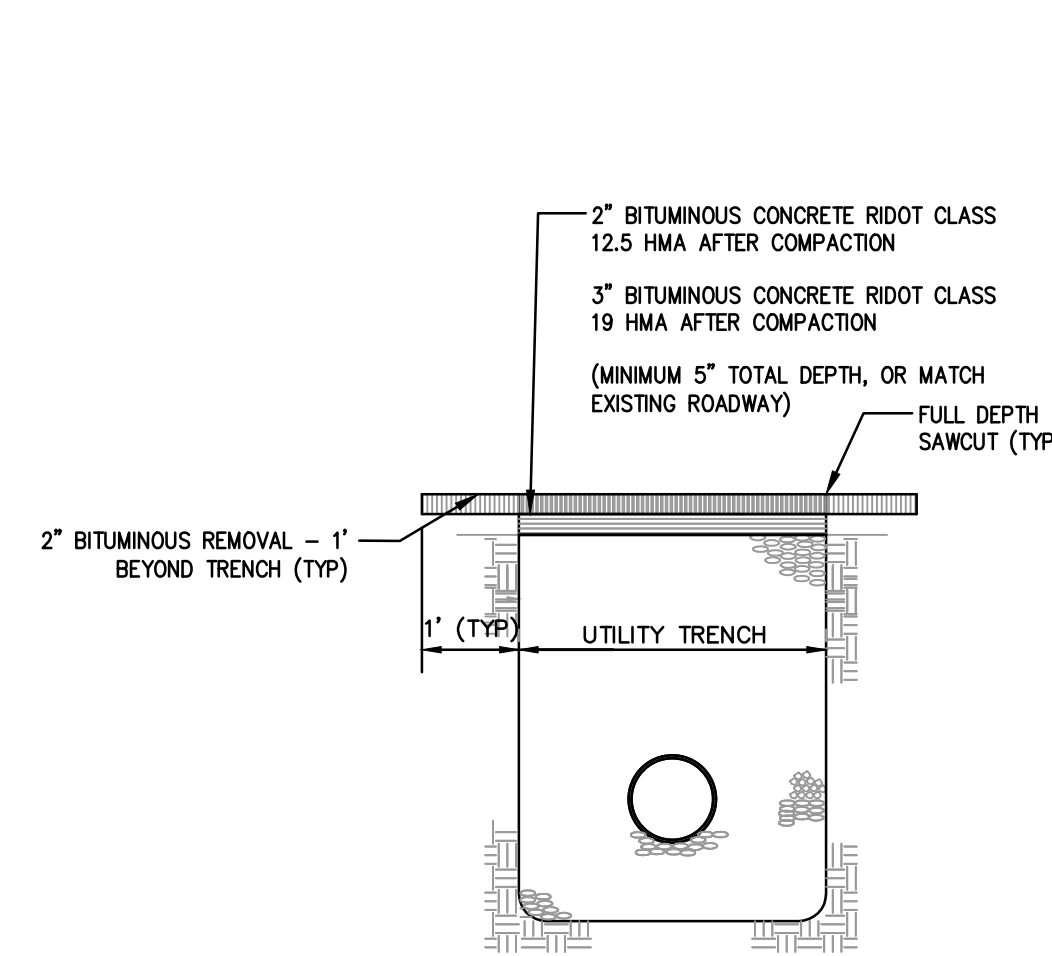
SIGNAGE DETAIL
NOT TO SCALE



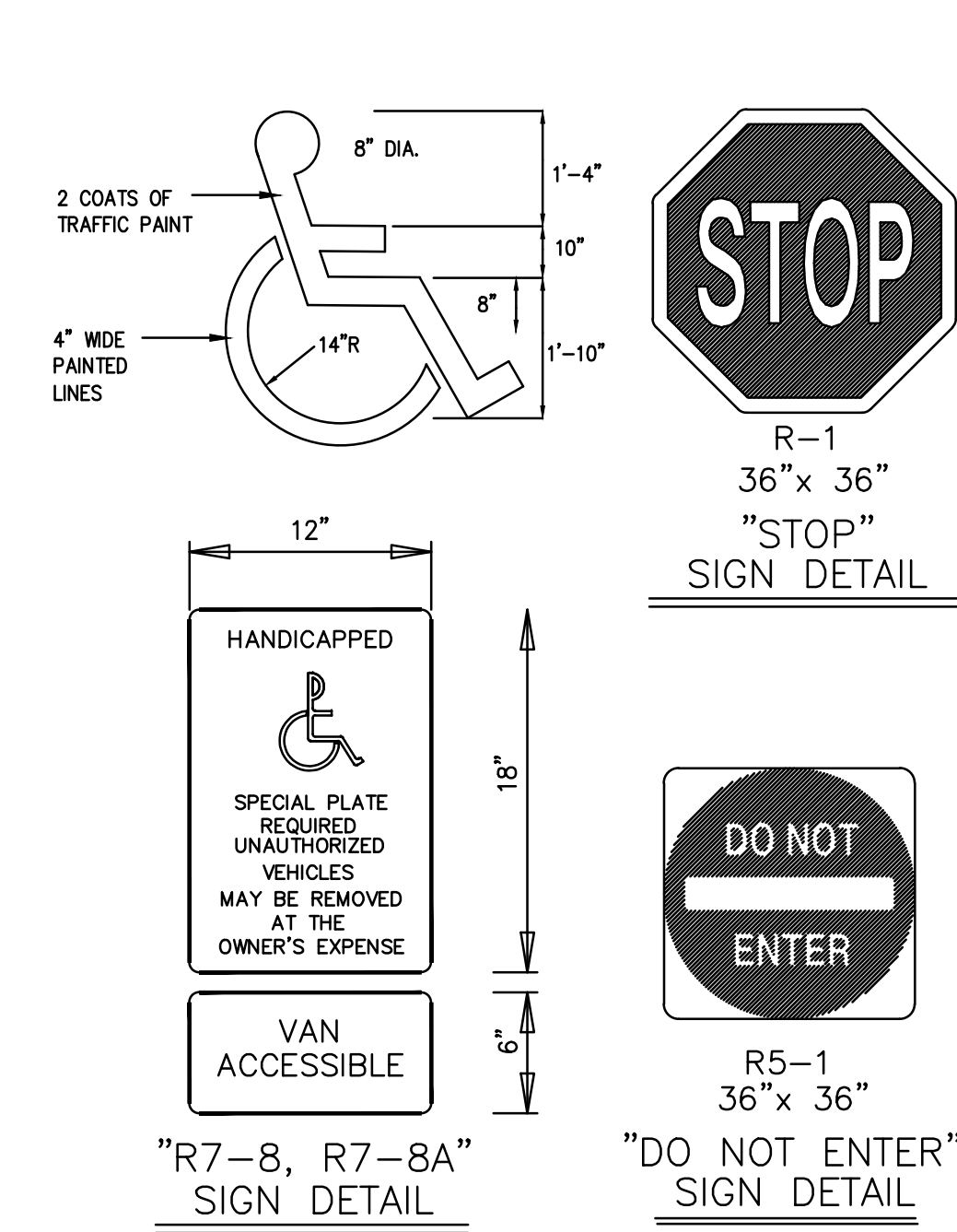
BOLLARD MOUNTED SIGN
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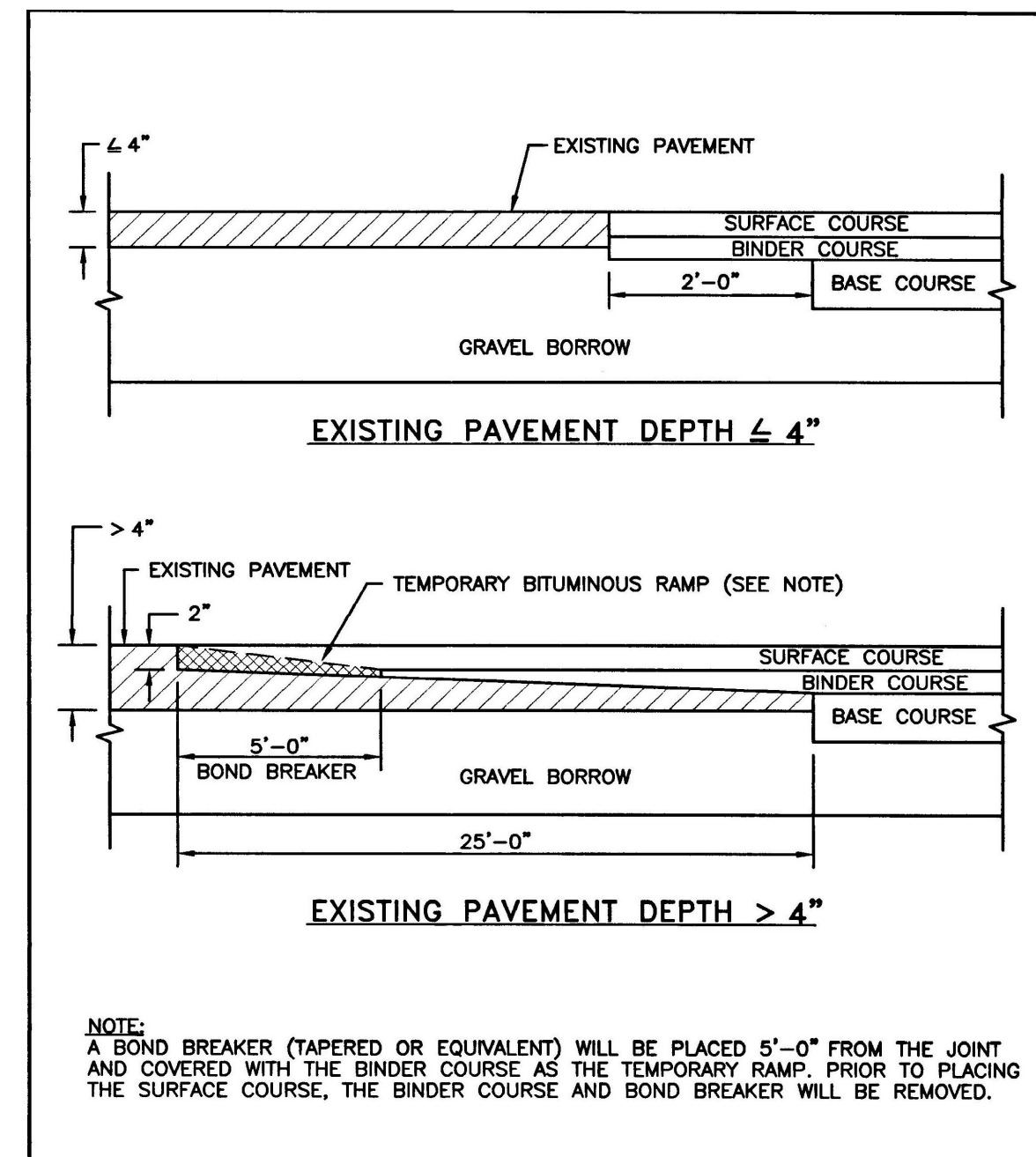
PAVEMENT STRIPING DETAIL
NOT TO SCALE



PAVEMENT RESURFACE
NOT TO SCALE

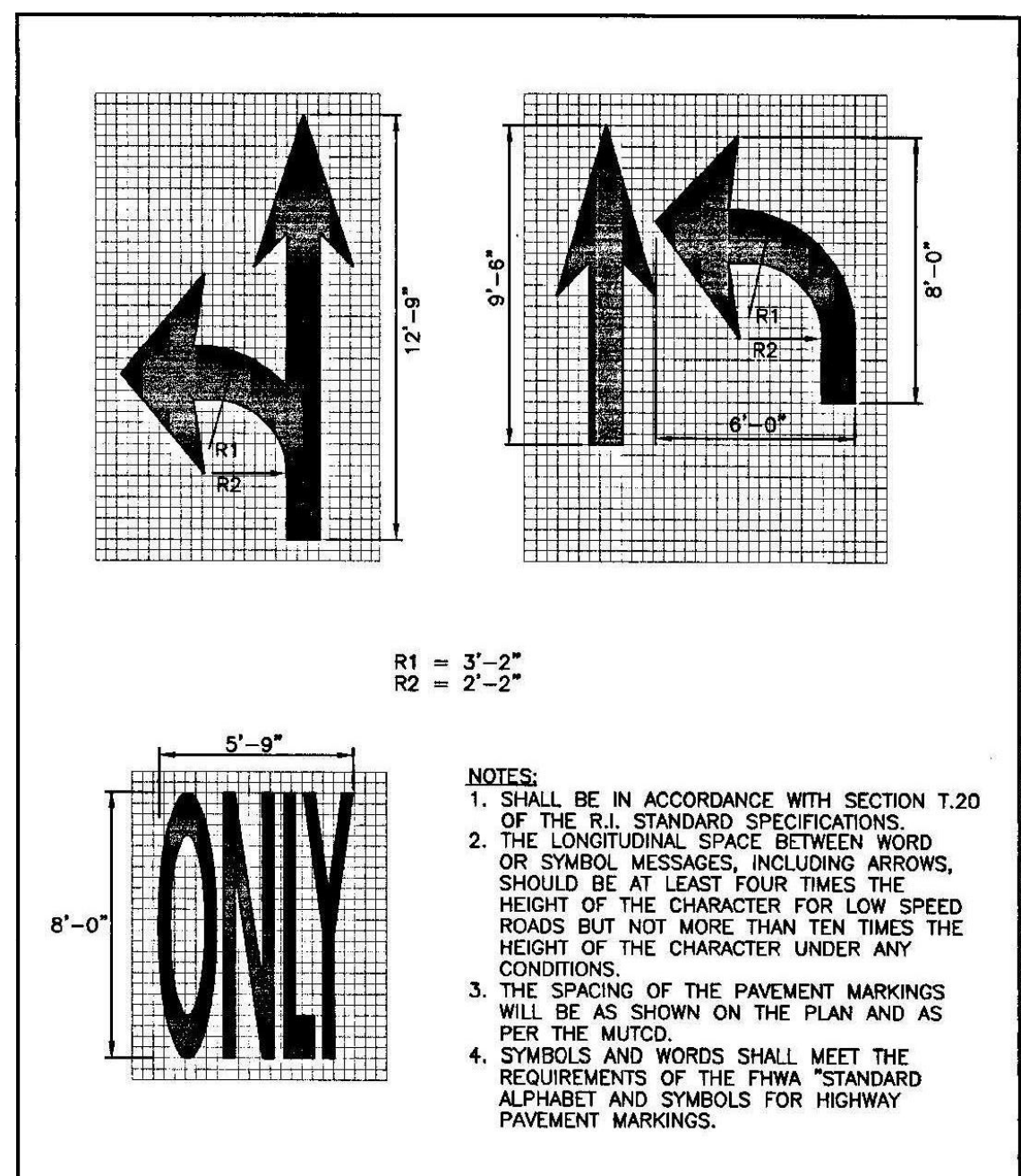


HANDICAP SYMBOL
NOT TO SCALE



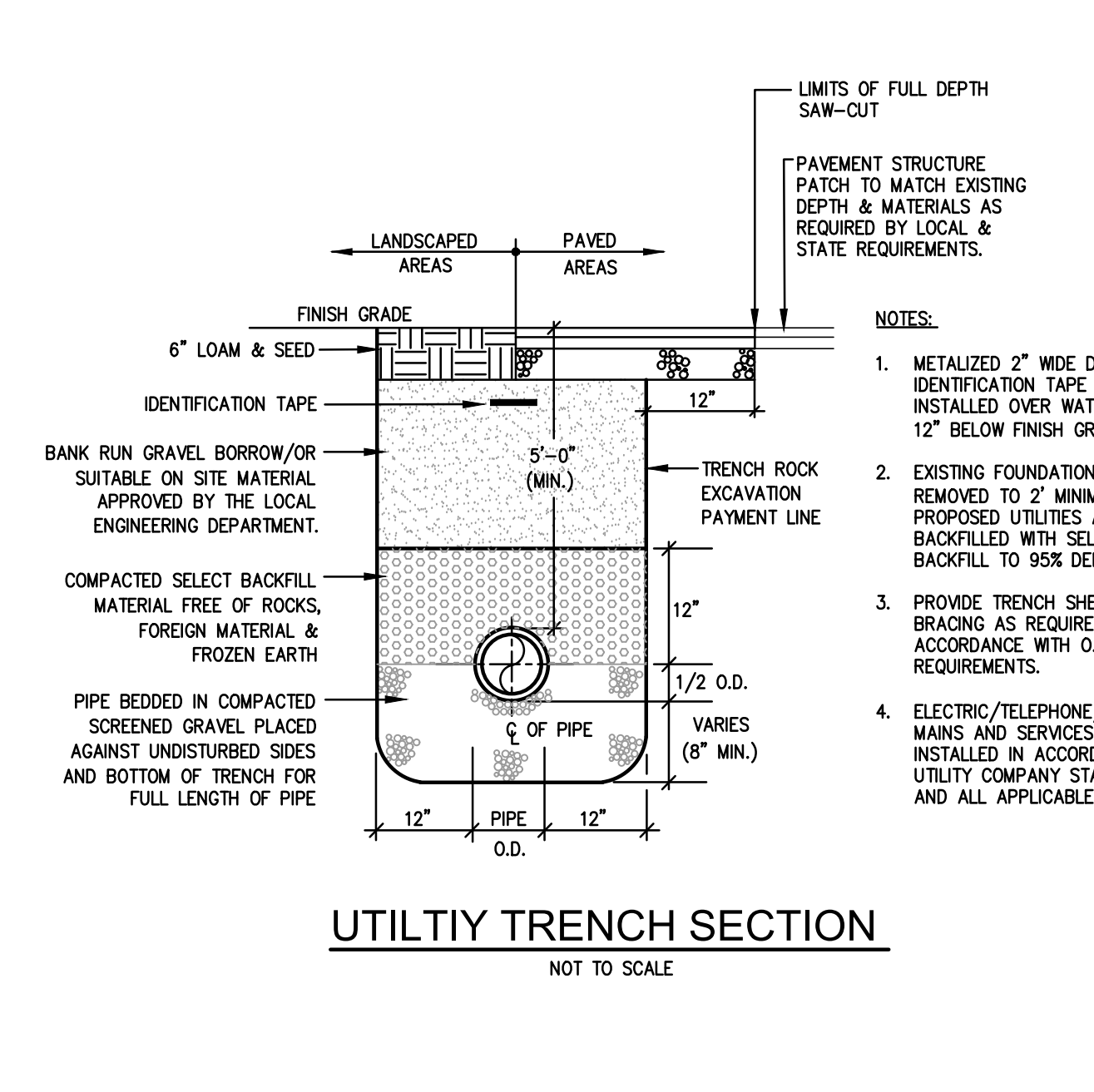
REVISIONS		
NO.	BY	DATE

**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
TRANSVERSE PAVEMENT
CUT AND MATCH**



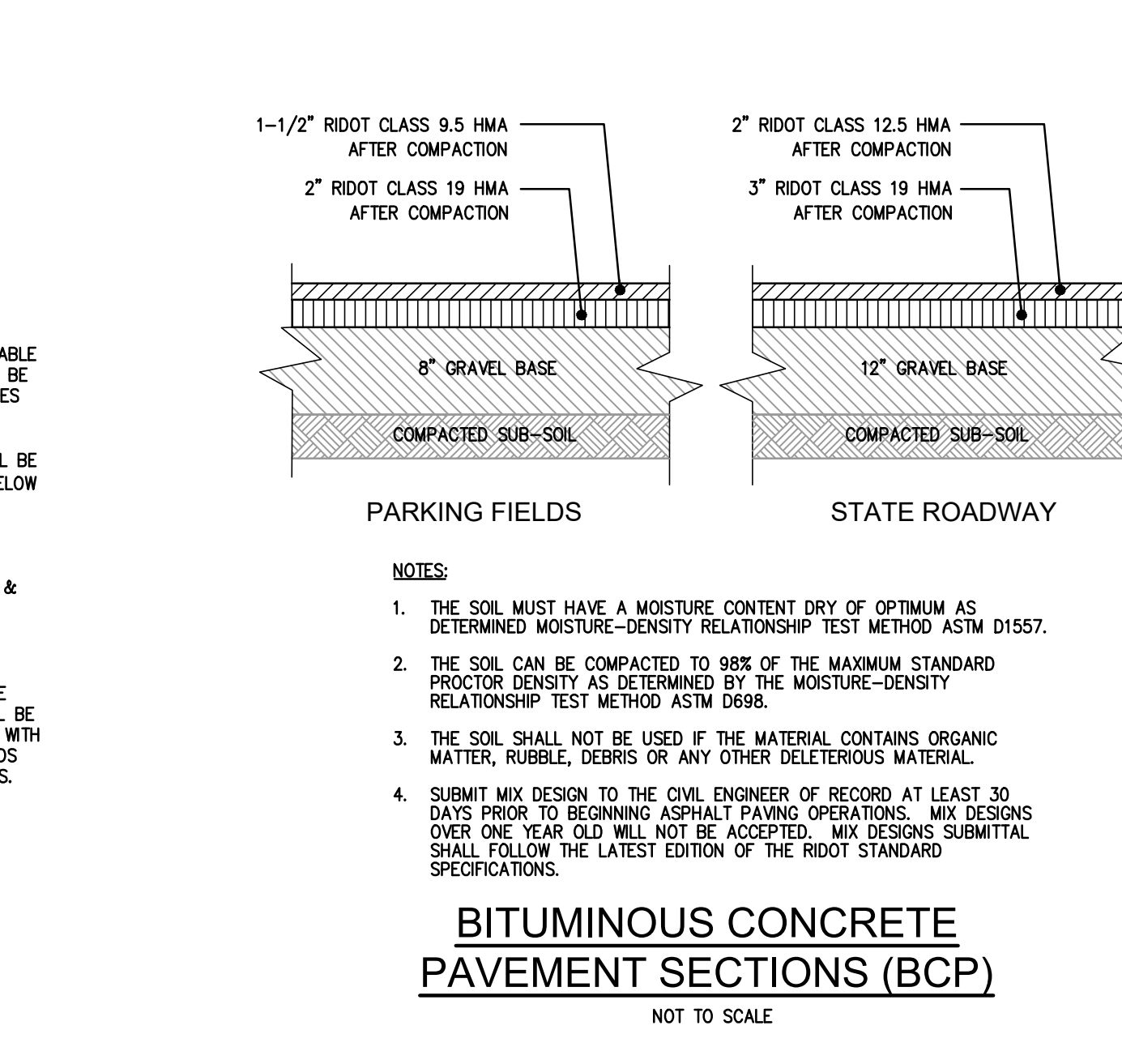
REVISIONS		
NO.	BY	DATE

**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PAVEMENT MARKINGS
ARROWS AND ONLY**



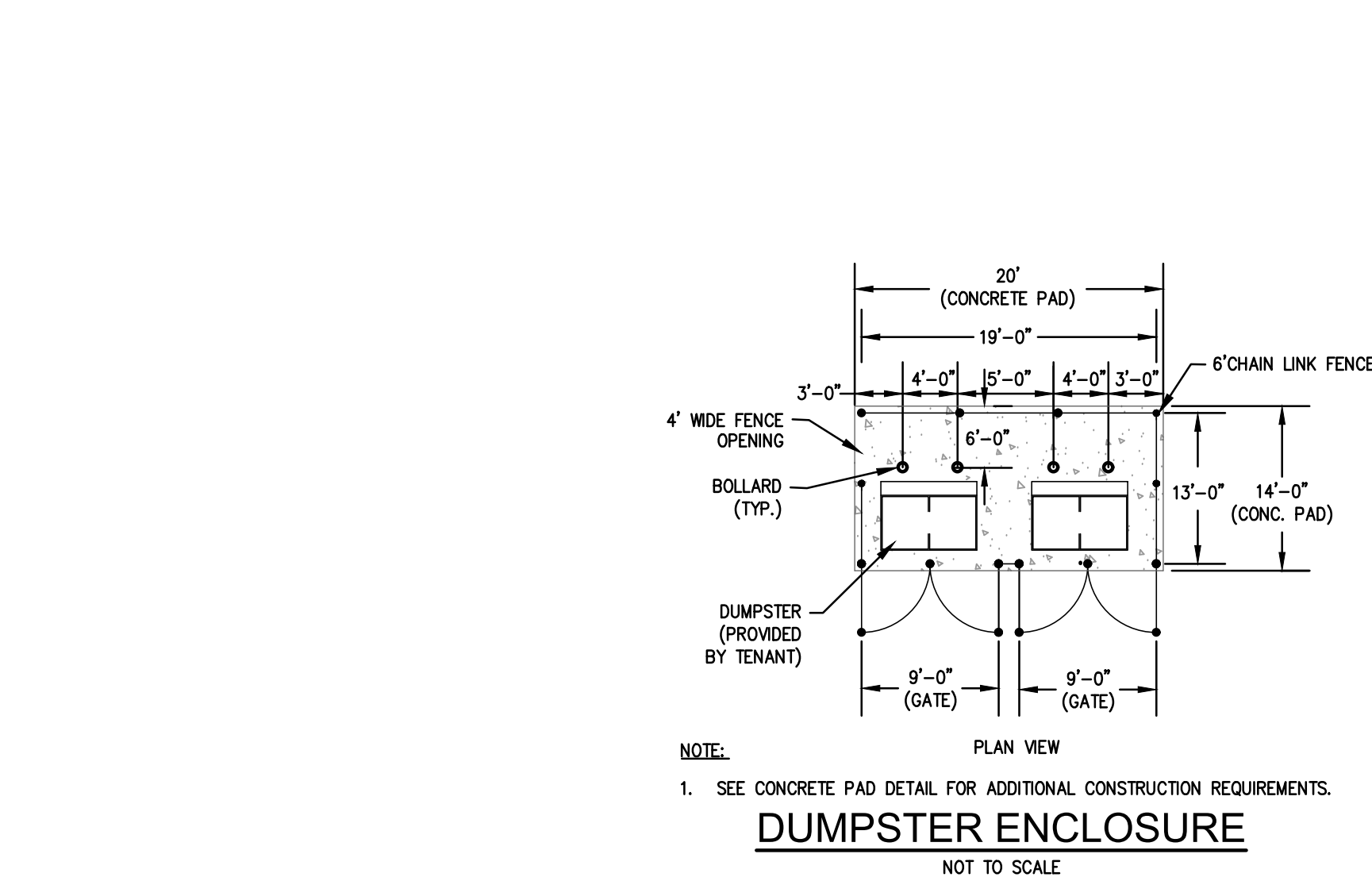
REVISIONS		
NO.	BY	DATE

**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
UTILITY TRENCH SECTION**

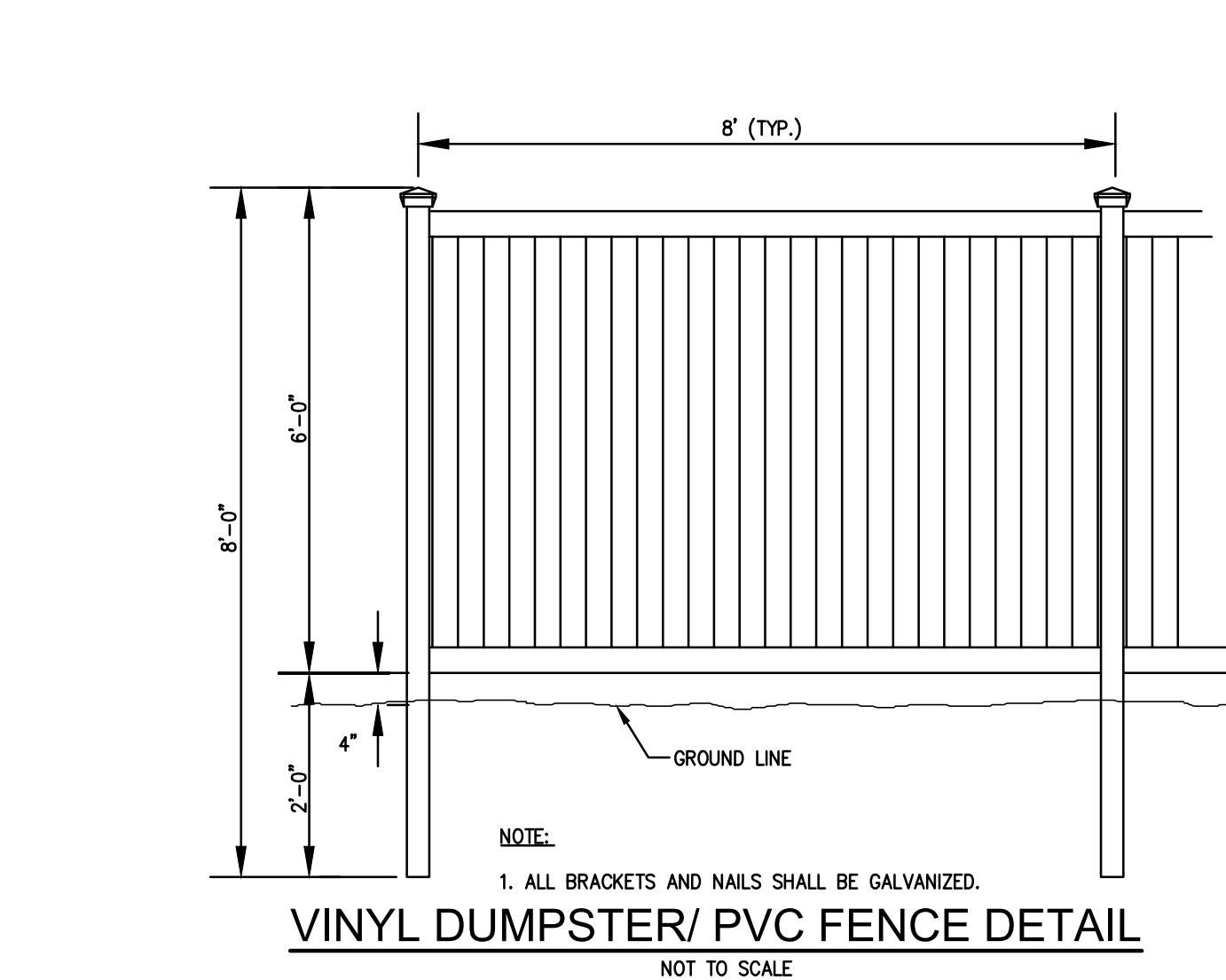


REVISIONS		
NO.	BY	DATE

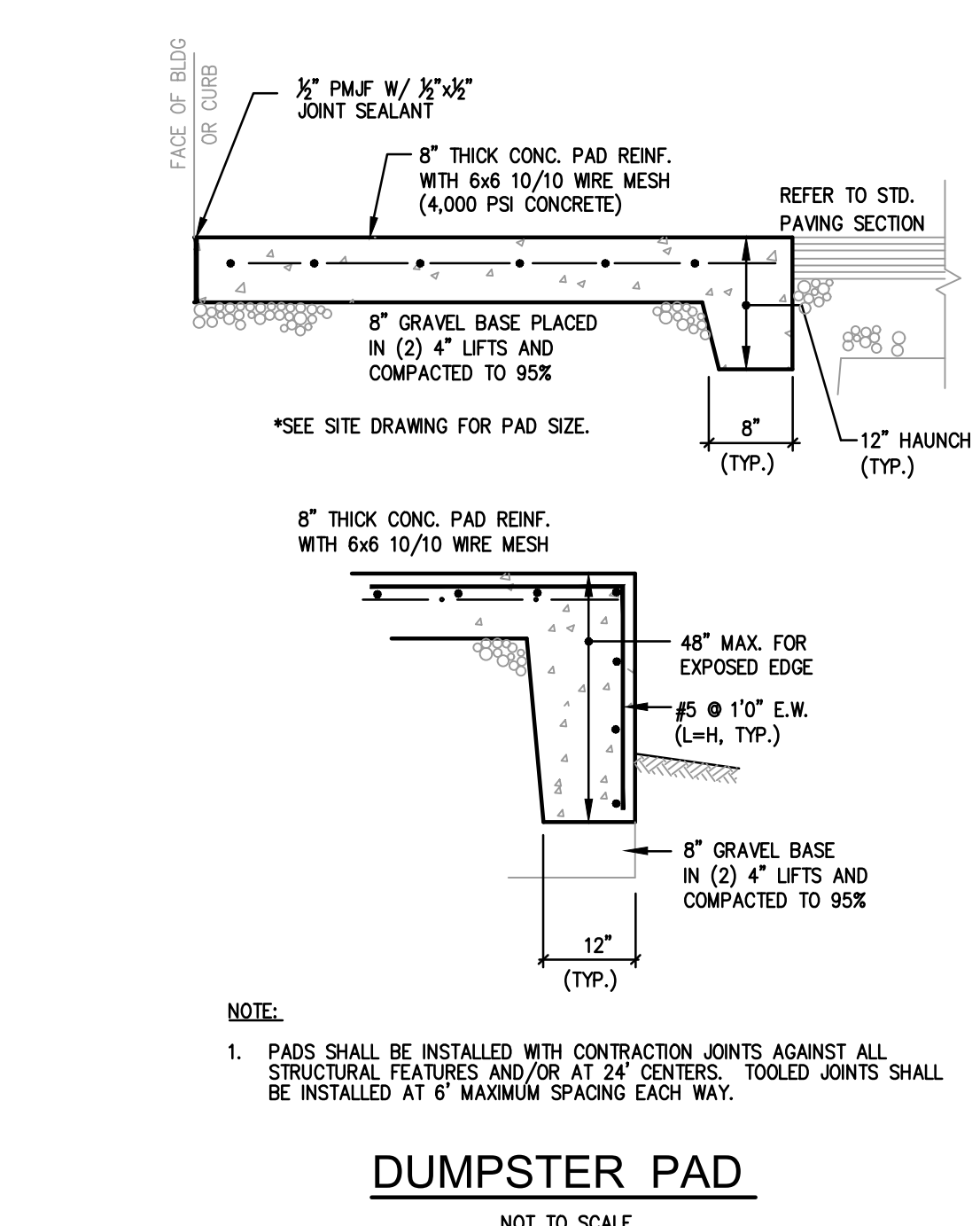
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BITUMINOUS CONCRETE
PAVEMENT SECTIONS (BCP)**



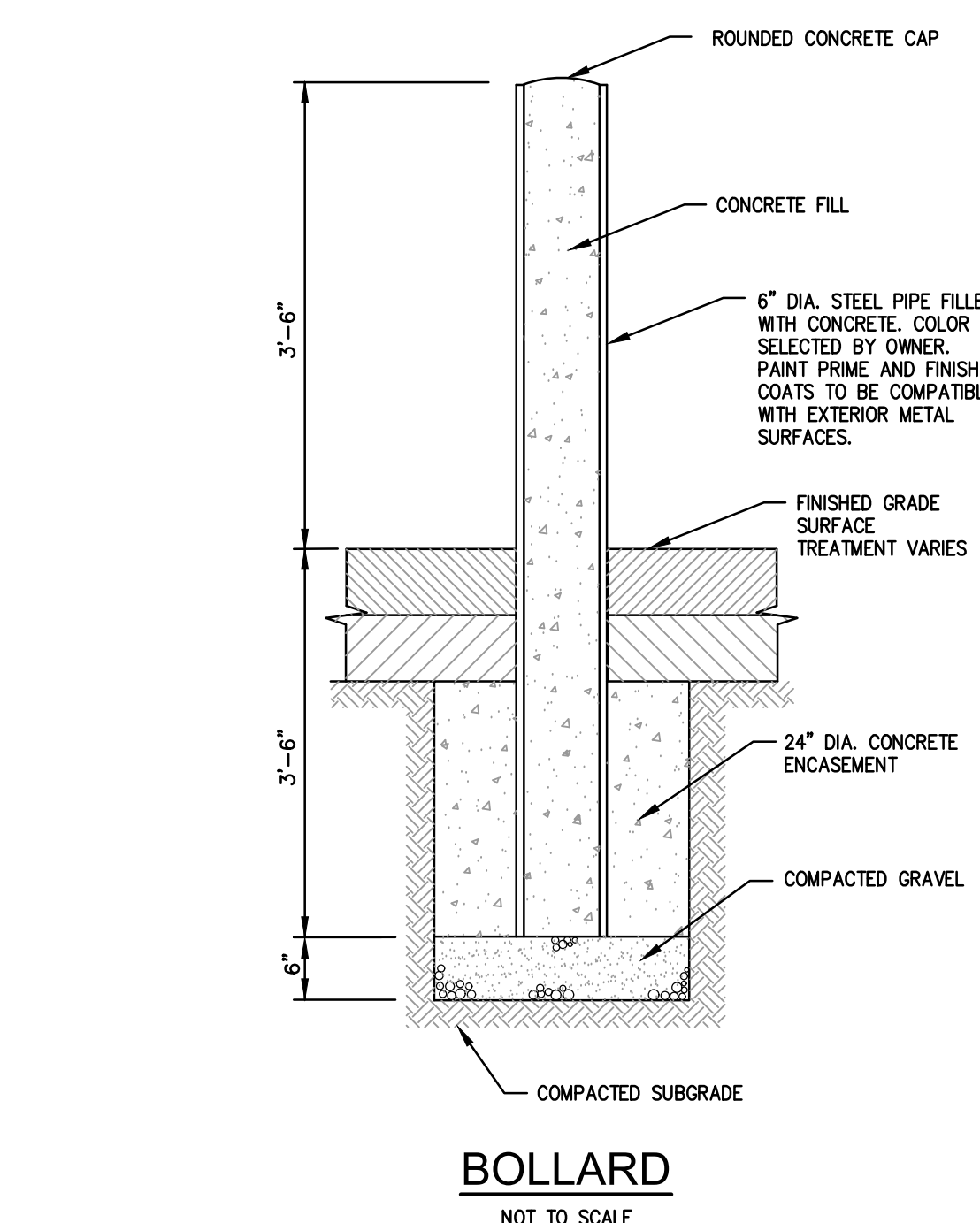
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NOT TO SCALE



VINYL DUMPSTER/ PVC FENCE DETAIL
NOT TO SCALE



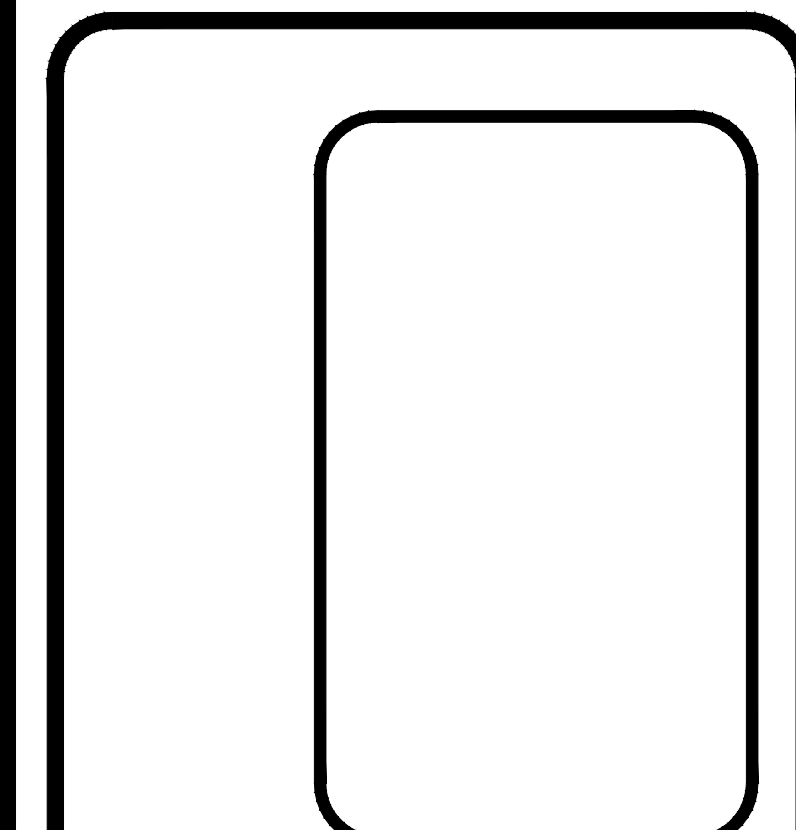
DUMPSTER PAD
NOT TO SCALE



BOLLARD
NOT TO SCALE

CONSTRUCTION DETAILS -1
FOR
A.P. 17-3 LOT 670
SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
PREPARED FOR
AMALGAMATED FINANCIAL
EQUITIES I LLC

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JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-00-Det.dwg	CHECK BY S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: APRIL, 2023

SHEET
C-5
7 OF 11 SHEETS

L:\7006-00_439 Oaklawn Avenue (Greenlee) - Cranston, RI\img\01-Curren\7006-00-Det.dwg, 01/15/2024, kjygyang 13:12

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PRECAST CONCRETE CURB
 R.I. STANDARD 7.1.0
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. Mjr 05
 2 M.L.P. Sep 2012

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADIUS OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
3'-0" PRECAST CONCRETE TRANSITION CURB
 R.I. STANDARD 7.1.1
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. Mjr 05
 2 M.L.P. Sep 2012

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL. (SEE NOTE 2)
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 5. LEFT AND RIGHT SECTIONS SHALL BE INSTALLED AS REQUIRED.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
GRANITE CURB
 R.I. STANDARD 7.3.0
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. Mjr 2005
 2 M.L.P. Sep 2012

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER MAY BE QUARRY SPLIT.
 3. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR PIECES TO BE 3'-0".
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
6'-0" GRANITE TRANSITION CURB
 R.I. STANDARD 7.3.2
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. Mjr 2005
 2 M.L.P. Sep 2012

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. THE CONTRACTOR MAY CUT EXISTING CURB SECTIONS AS REQUIRED TO MEET THIS DETAIL AND THE R.I. STANDARD SPECIFICATIONS, WHERE OLD CURBING IS BEING REUSED.
 3. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER MAY BE QUARRY SPLIT.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CURB SETTING DETAIL
 R.I. STANDARD 7.6.0
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. Mjr 05

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CEMENT CONCRETE SIDEWALK
 R.I. STANDARD 4.3.1.0
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. 3/7/05
 2 M.L.P. 06/07/10

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BITUMINOUS CONCRETE SIDEWALK
 R.I. STANDARD 4.3.2.0
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. 3/7/05
 2 M.L.P. 06/07/10

NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
 R.I. STANDARD 4.3.4.1
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. 3/7/05
 2 M.L.P. 6/27/08

NOTE:
 SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CEMENT CONCRETE DRIVEWAYS
 R.I. STANDARD 4.3.5.0
 JUNE 15, 1998

REVISIONS:
 NO. BY DATE
 1 M.L.P. 3/7/05
 2 M.L.P. 7/27/08
 3 M.L.P. 6/07/10

NOTE:
 SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.

CONSTRUCTION DETAILS - 2
 FOR
 A.P. 17-3 LOT 670
 SITUATED ON
 OAKLAWN AVENUE
 CRANSTON, RHODE ISLAND
 PREPARED FOR
 AMALGAMATED FINANCIAL
 EQUITIES I LLC

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5	RIDOT COMMENT REVISIONS	R.A.S.	12/01/23

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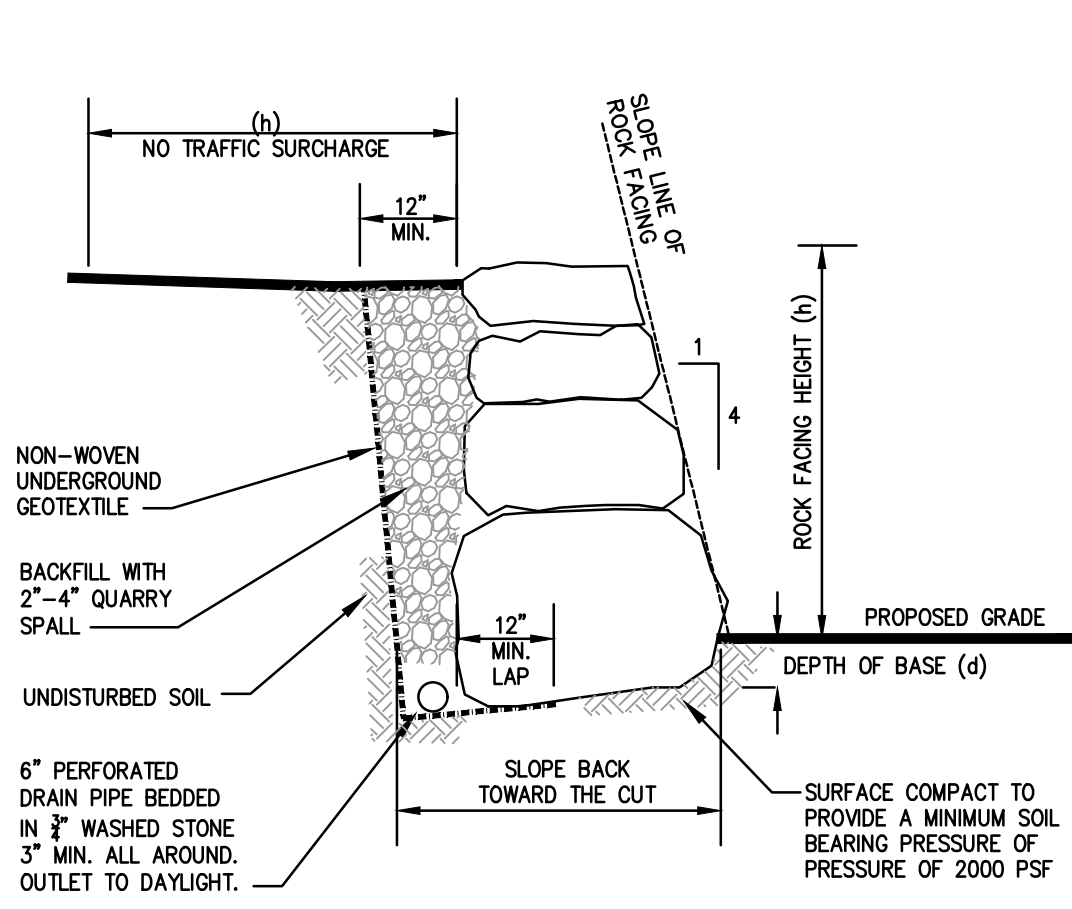
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JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-00-Det.dwg	CHECK BY S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: APRIL, 2023

SHEET

C-6

8 OF 11 SHEETS



DIMENSIONAL TABLE

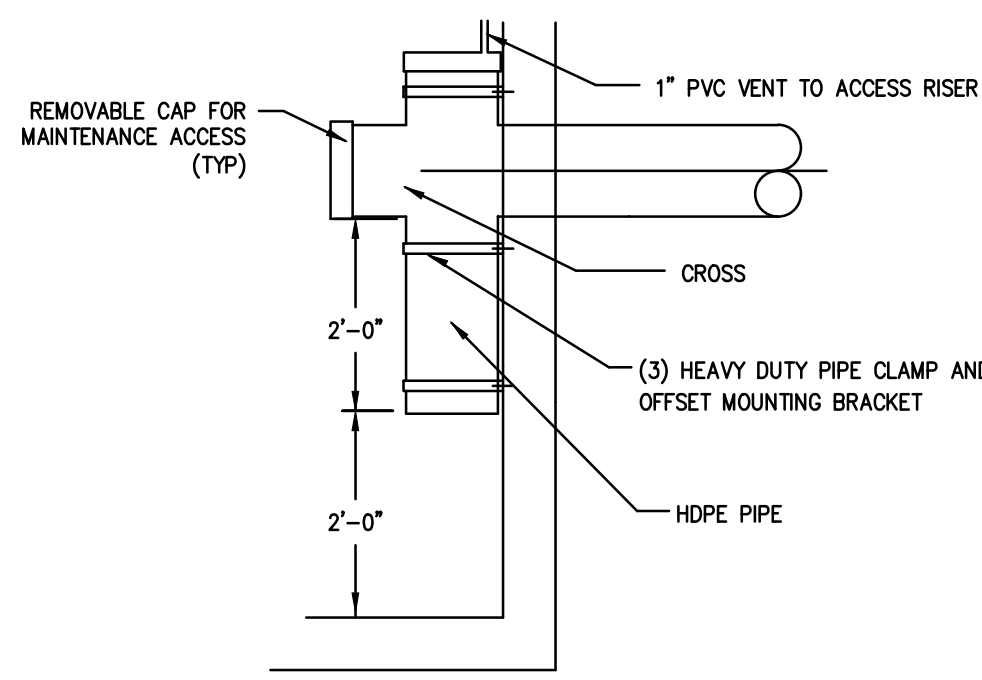
(h)	(d)	SIZE (BASE)	SIZE (TOP)
2 FEET	3 INCHES	2-MAN	1-MAN
4 FEET	6 INCHES	3-MAN	2-MAN
6 FEET	9 INCHES	4-MAN	2-MAN
8 FEET	12 INCHES	5-MAN	2-MAN

NOTES:
 1. USE THE FOLLOWING TABLE WHEN REFERRING TO LARGER SIZE ROCKS AND BOULDERS.

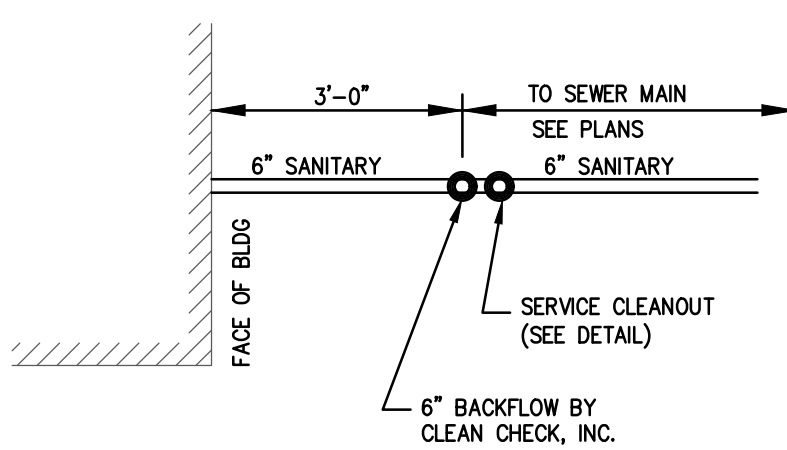
ROCK SIZE	ROCK WEIGHT	AVG. DIMENSIONS
ONE MAN	50 - 200LBS	12" - 18"
TWO MAN	200 - 700LBS	18" - 28"
THREE MAN	700 - 2,000LBS	28" - 36"
FOUR MAN	2,000 - 4,000LBS	36" - 48"
FIVE MAN	4,000 - 6,000LBS	48" - 54"

2. FOR HEIGHTS LESS THAN OR EQUAL TO 3', PERFORATED DRAIN MAY BE ELIMINATED WHERE FREE DRAINING BACKFILL PROVIDES FOR WATER FLOW THROUGH WALL.

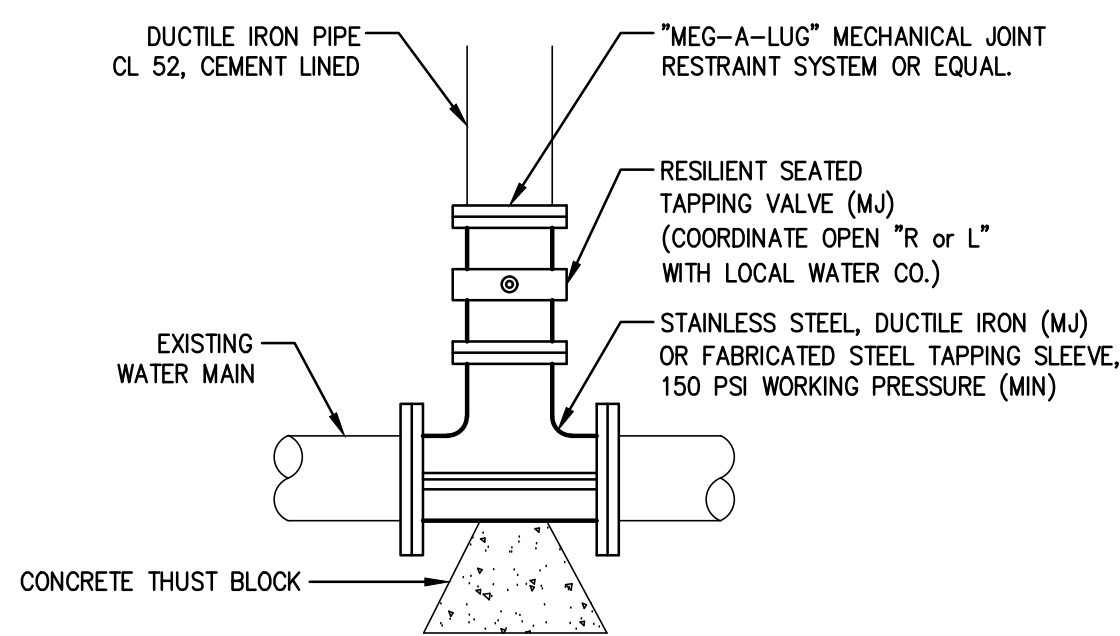
BOULDER WALL
NOT TO SCALE



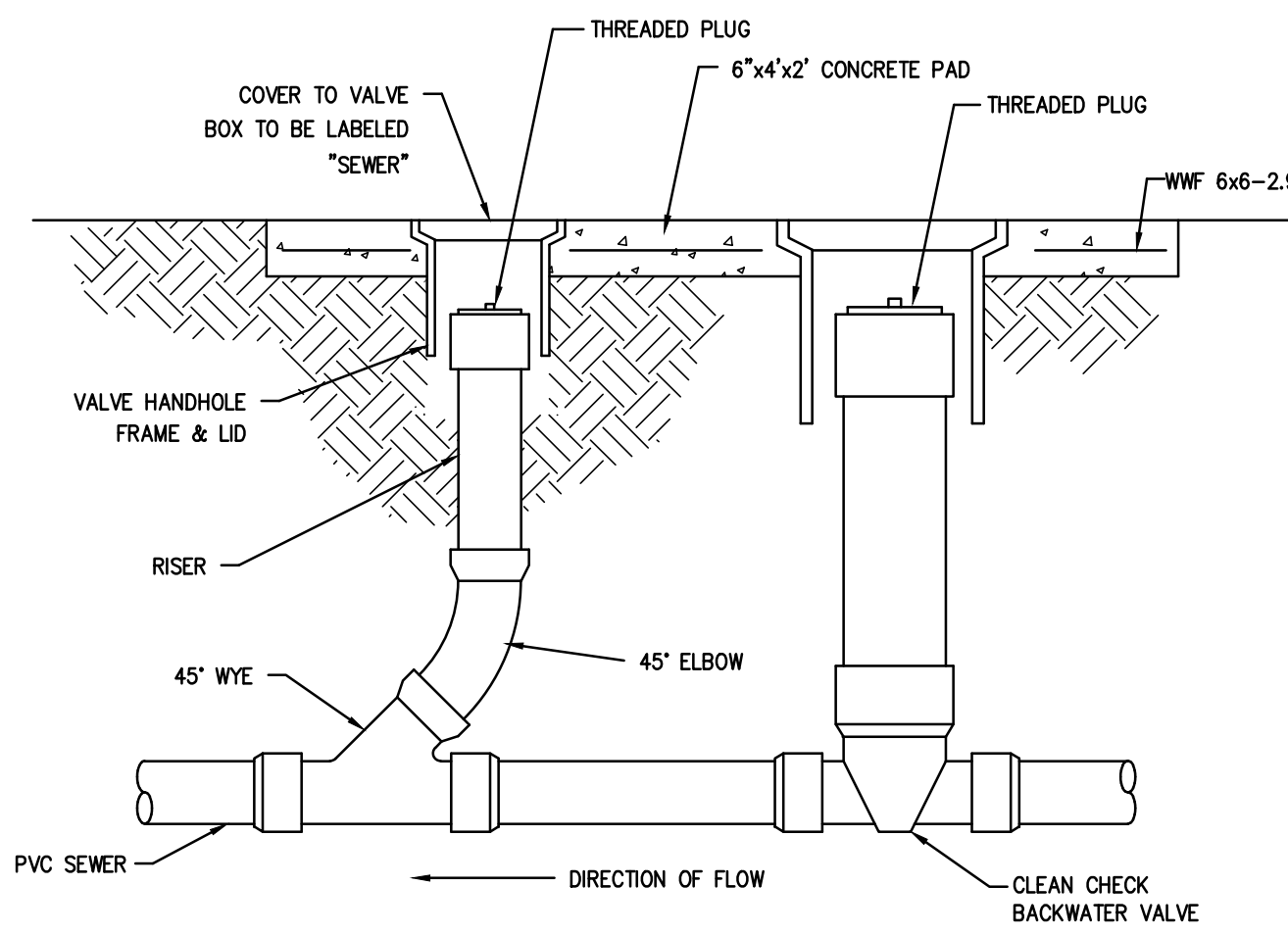
OIL/WATER SEPARATOR ELBOW
NOT TO SCALE



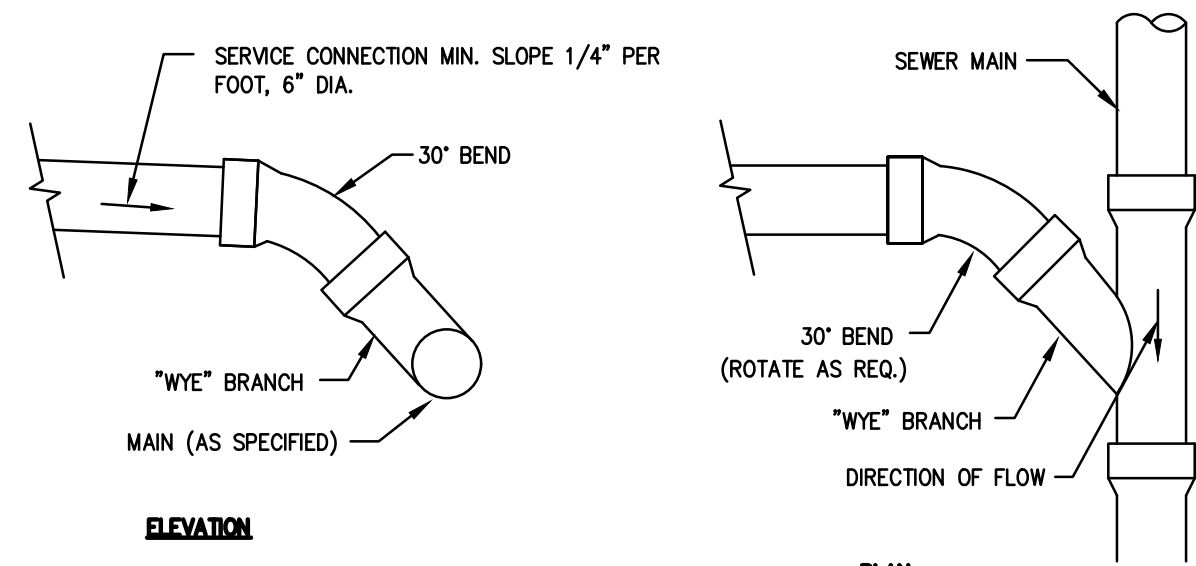
PLAN VIEW OF BACKFLOW/CLEANOUT
NOT TO SCALE



TYPICAL TAPPING SLEEVE & VALVE
NOT TO SCALE



SEWER CLEANOUT W/ CHECK VALVE
NOT TO SCALE

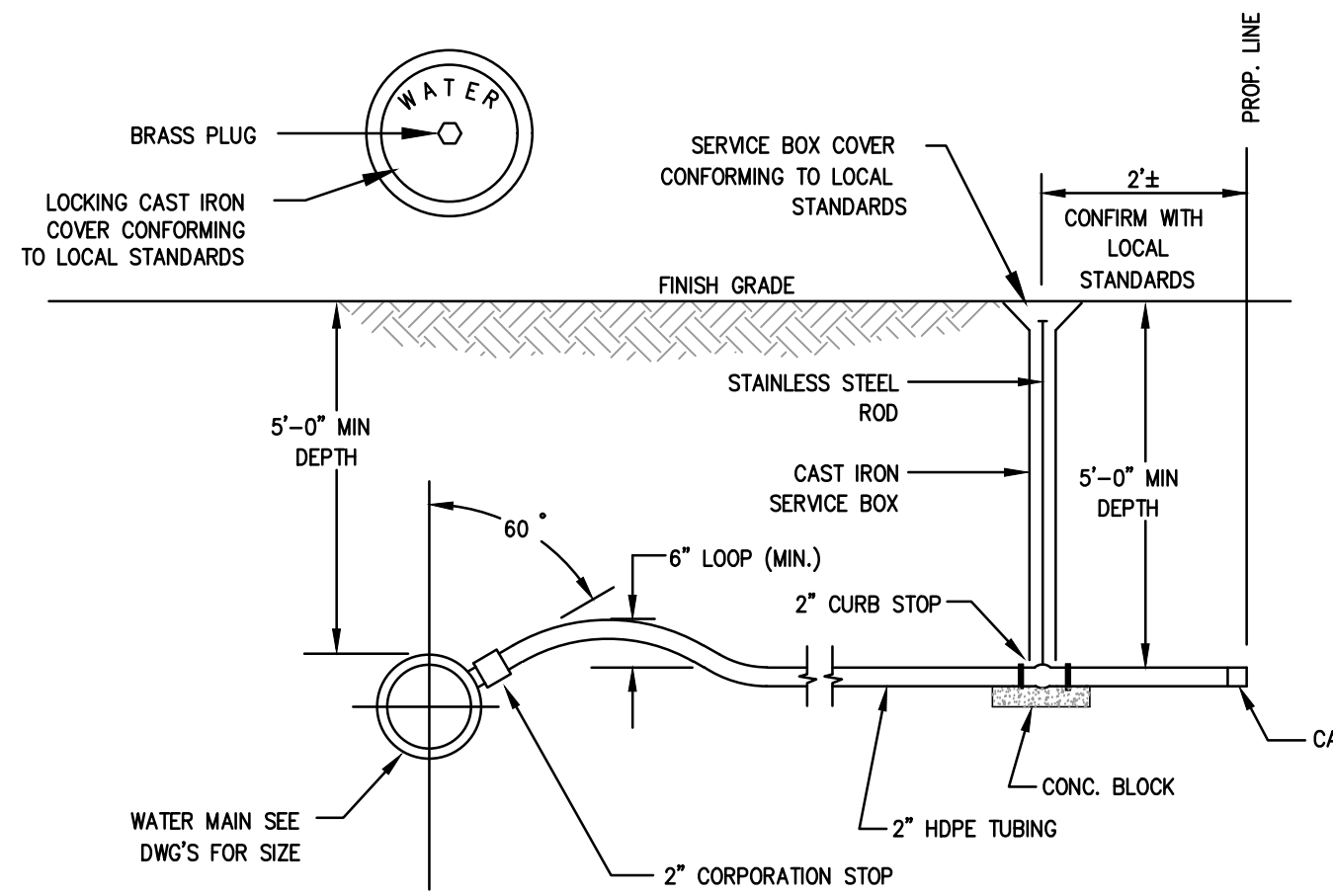


ELEVATION

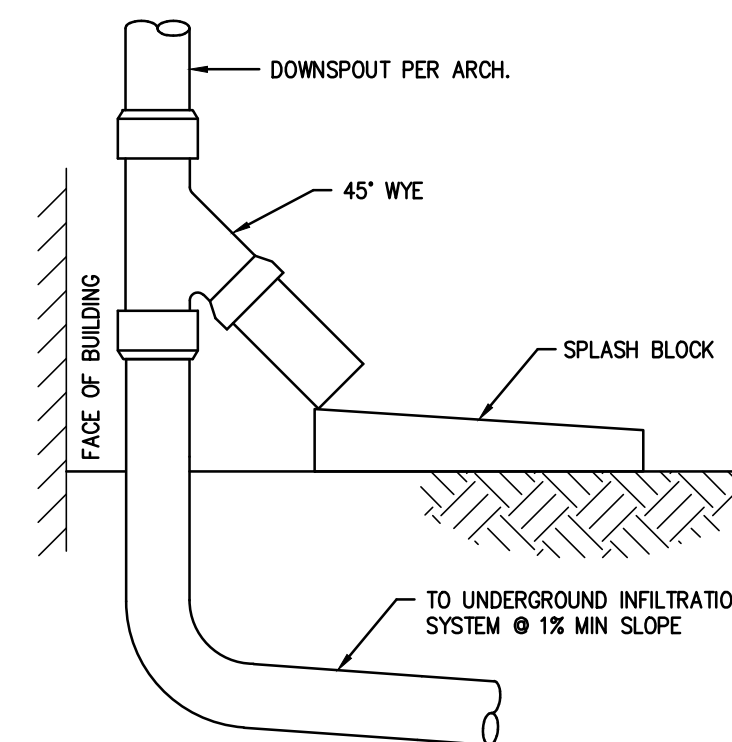
PLAN

NOTES:
 1. PIPE AND FITTING MATERIALS TO BE PVC SDR35, MEETING ASTM 3034 FOR USE WITH SANITARY SEWER SYSTEMS.
 2. REFER TO 'TRENCH SECTION (SEWER)' FOR TRENCHING REQUIREMENTS.

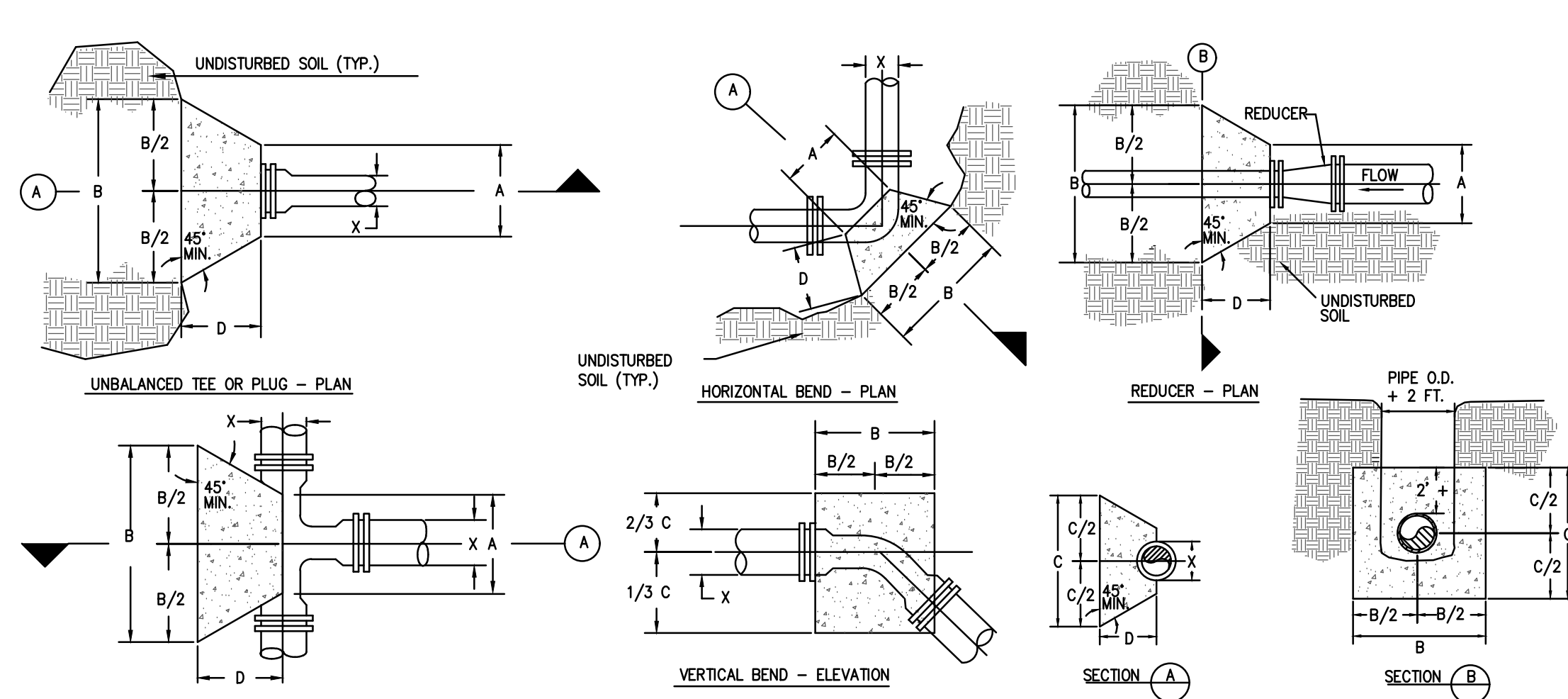
SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE



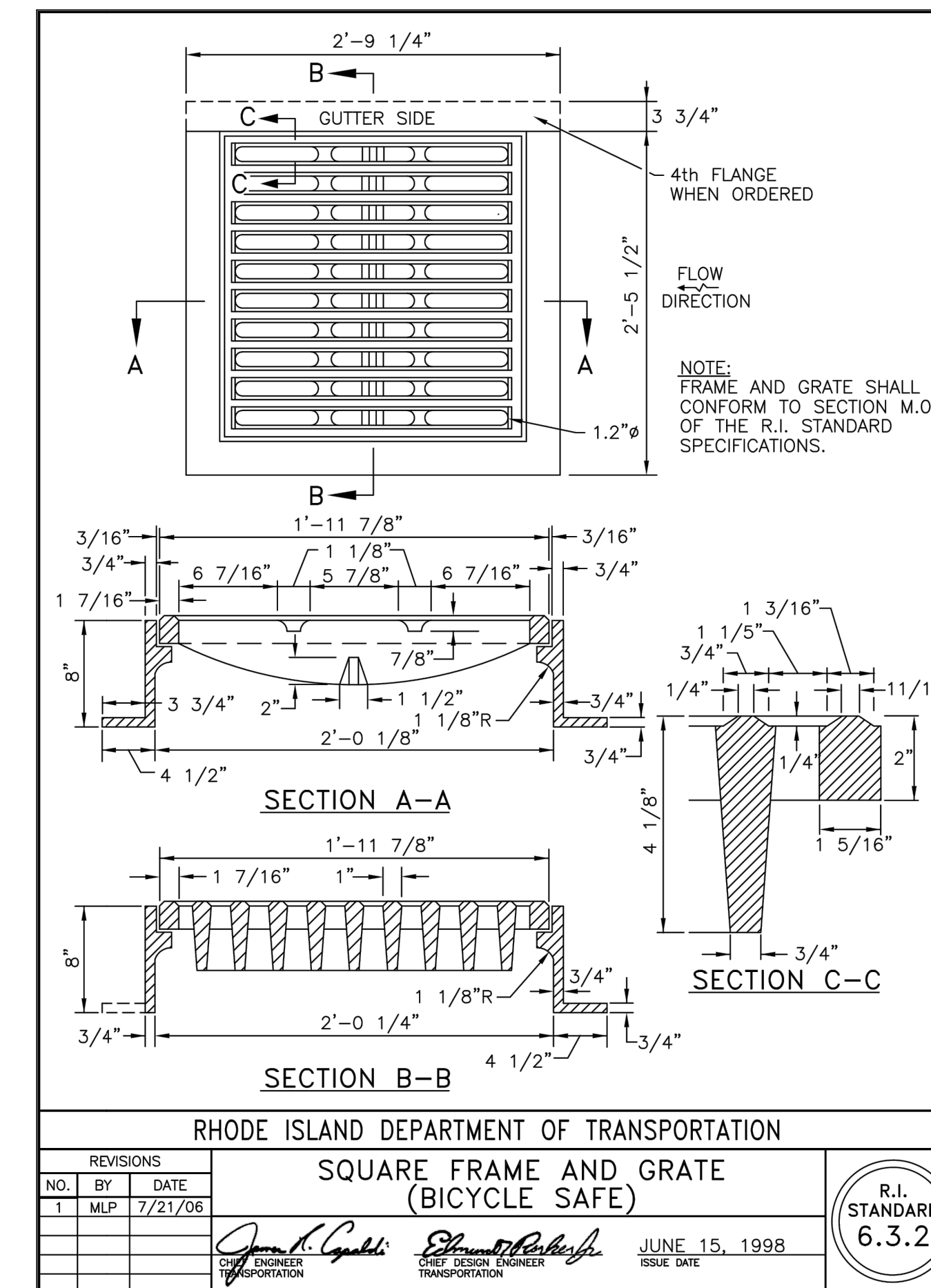
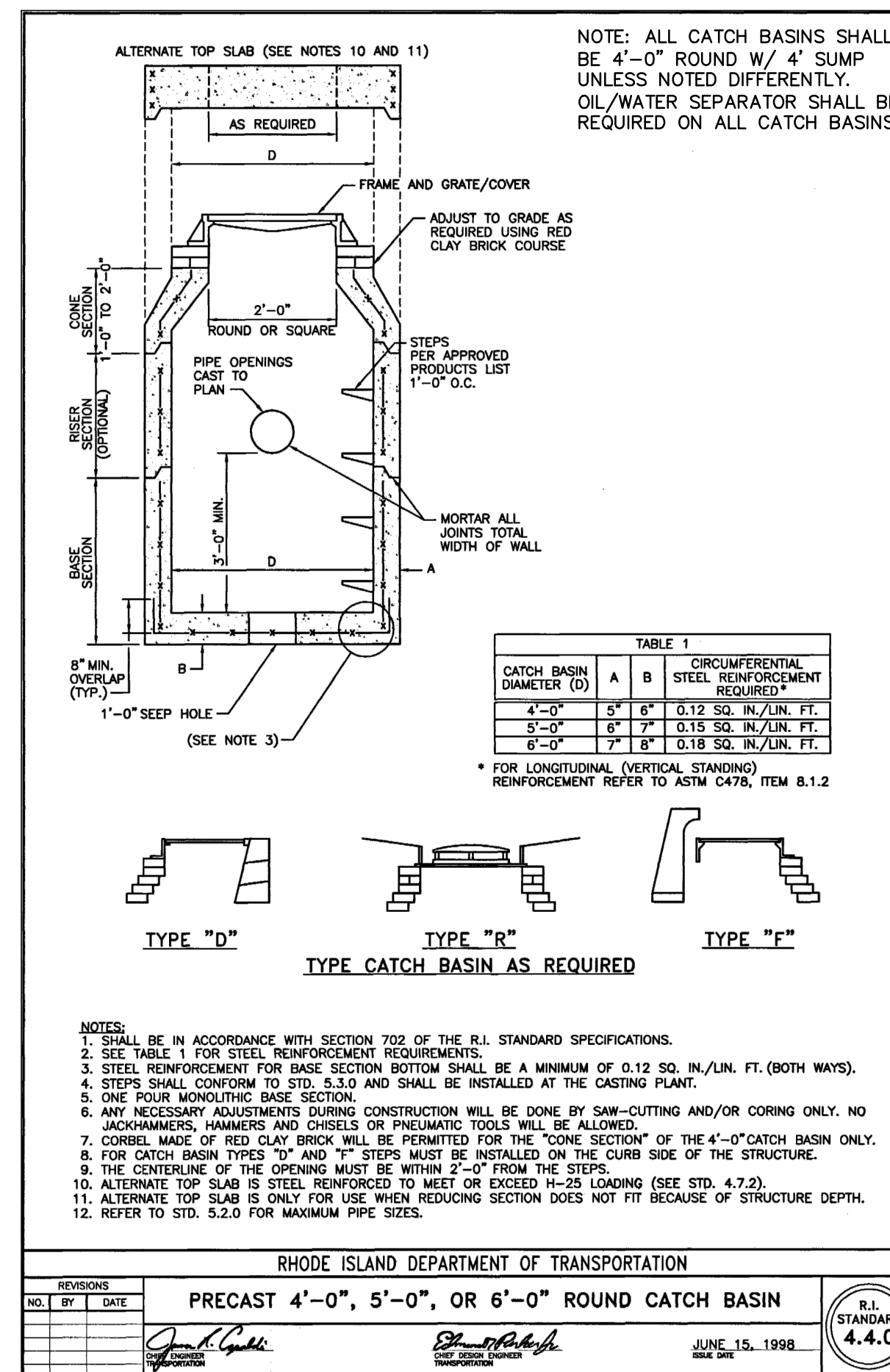
DOWNSPOUT CONNECTION WITH OVERFLOW
NOT TO SCALE



THRUST BLOCK DETAILS
NOT TO SCALE

Line Pressure = 150 PSI Soil Pressure = 2000 PSF						Line Pressure = 150 PSI Soil Pressure = 2000 PSF						Line Pressure = 150 PSI Soil Pressure = 2000 PSF					
Pipe Size X	A	B	C	D	VOL. CONC.	Pipe Size X	A	B	C	D	VOL. CONC.	Pipe Size X	A	B	C	D	VOL. CONC.
90 DEGREE BEND						22-1/2 DEGREE BEND						TEE & PLUG					
6"	0'-10"	1'-11"	1'-11"	1'-6"	4± CF	6"	0'-10"	1'-0"	1'-0"	1'-0"	1± CF	6"	0'-10"	1'-8"	1'-8"	1'-3"	3± CF
8"	0'-10"	2'-7"	2'-7"	1'-6"	7± CF	8"	0'-10"	1'-4"	1'-4"	1'-0"	1.5± CF	8"	0'-10"	2'-2"	2'-2"	1'-3"	4± CF
12"	0'-10"	3'-10"	3'-10"	1'-6"	14± CF	12"	0'-10"	2'-0"	2'-0"	1'-0"	3± CF	12"	0'-10"	3'-3"	3'-3"	1'-3"	8± CF
45 DEGREE BEND						11-1/4 DEGREE BEND						NOTES:					
6"	0'-10"	1'-6"	1'-6"	1'-0"	2± CF	6"	0'-10"	0'-10"	0'-10"	1'-0"	0.7± CF	1. BLOCKING SHALL BE CLASS B(AE) CONCRETE. "SACRETE" WILL NOT BE ALLOWED.					
8"	0'-10"	1'-11"	1'-11"	1'-0"	3± CF	8"	0'-10"	1'-0"	1'-0"	1'-0"	1± CF	2. 50lb FELT PAPER TO BE PLACED BETWEEN CONCRETE AND ALL PIPE SURFACES.					
12"	0'-10"	2'-10"	2'-10"	1'-0"	5± CF	12"	0'-10"	1'-6"	1'-6"	1'-0"	2± CF						

THRUST BLOCK DIMENSIONS



CONSTRUCTION DETAILS - 3
 FOR
A.P. 17-3 LOT 670
 SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
 PREPARED FOR
AMALGAMATED FINANCIAL
EQUITIES I LLC

NO.	REVISION	BY	DATE
1	RIDEM COMMENT REVISIONS	R.A.S.	8/7/23
2	RIDOT COMMENT REVISIONS	R.A.S.	8/18/23
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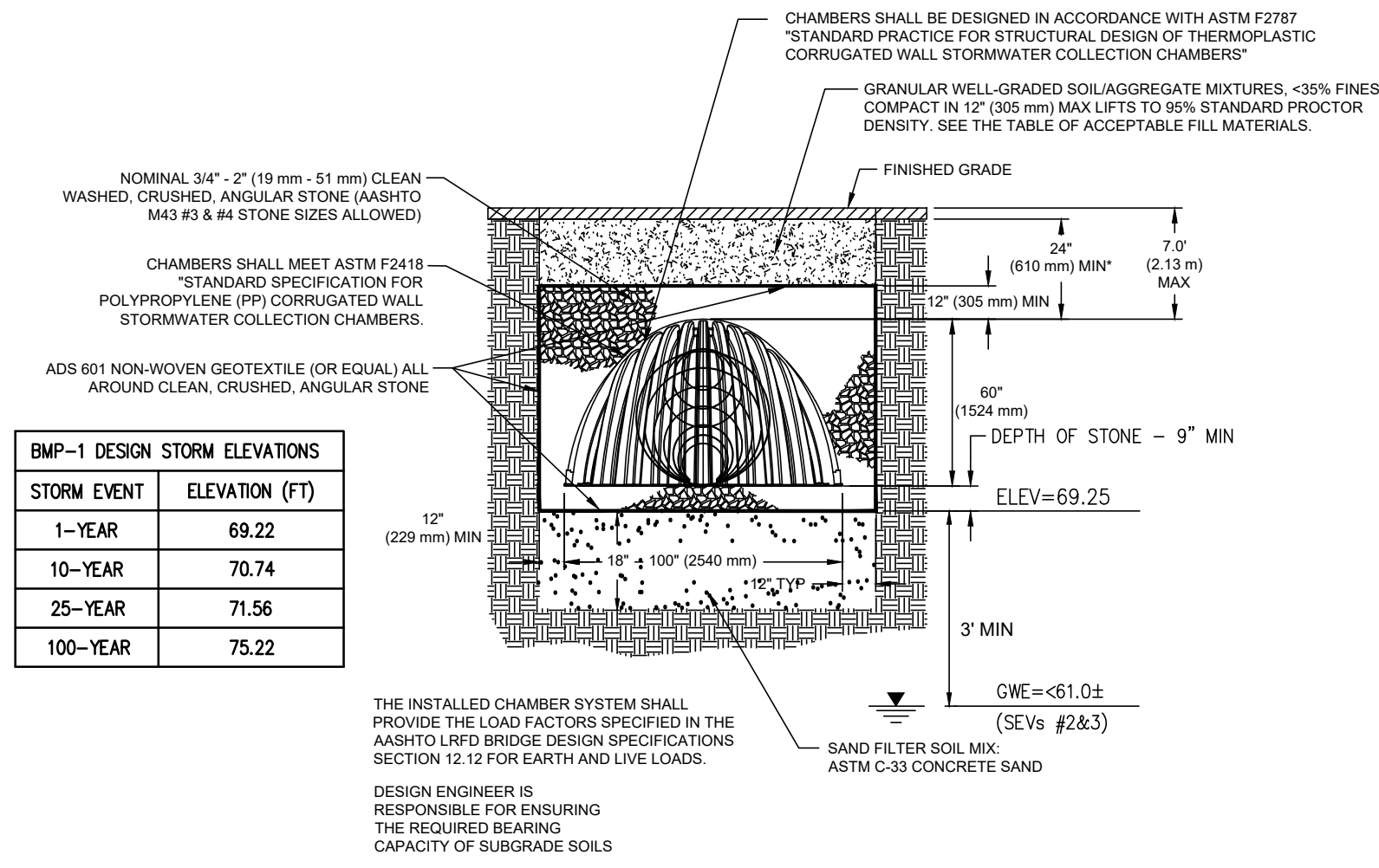
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DWG. NO. 7006-00-Det.dwg
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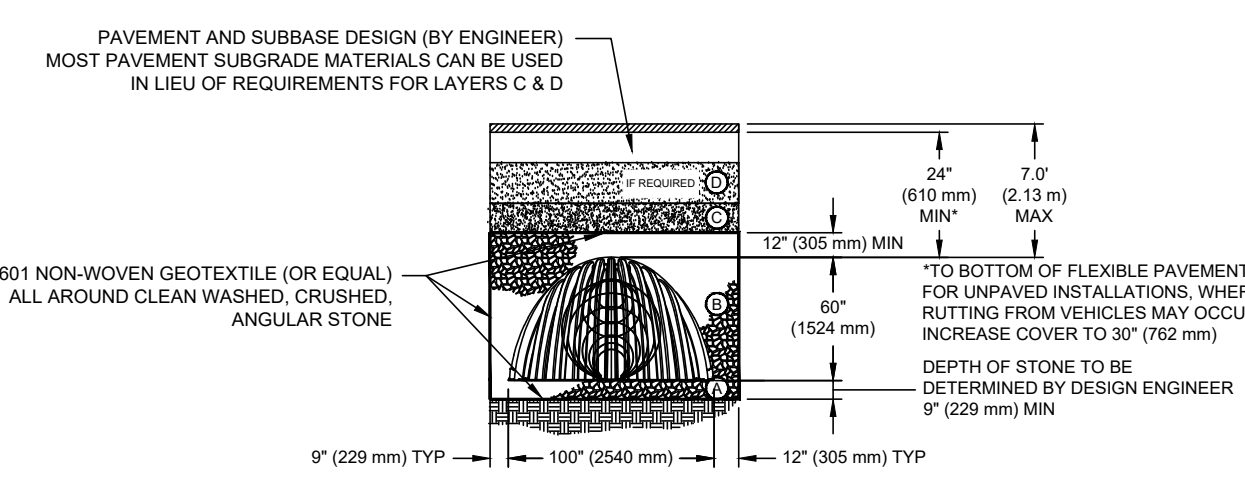
DRAWN BY K.Y.Y.
CHECK BY S.H.H.
APPROVED S.B.G.
DATE: APRIL, 2023

C-7

L:\7006-00_439 Oaklawn Avenue (Greenlee) - Cranston, RI\Drawings\01-Current\7006-00-Det.dwg, 01/15/2024, kygyang, 13:12



**BMP-1
MC-4500 TYP CROSS SECTION**
NOT TO SCALE

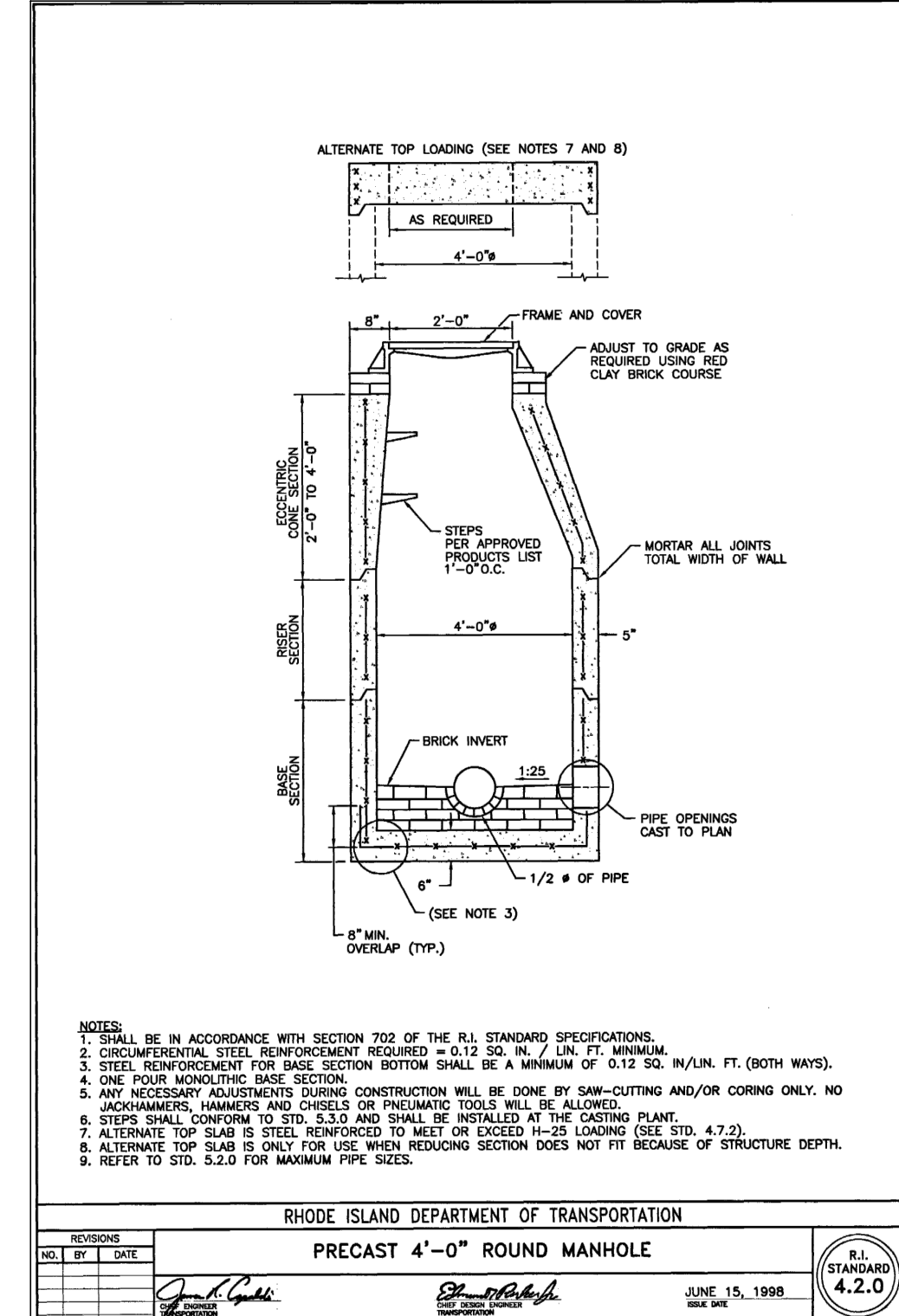
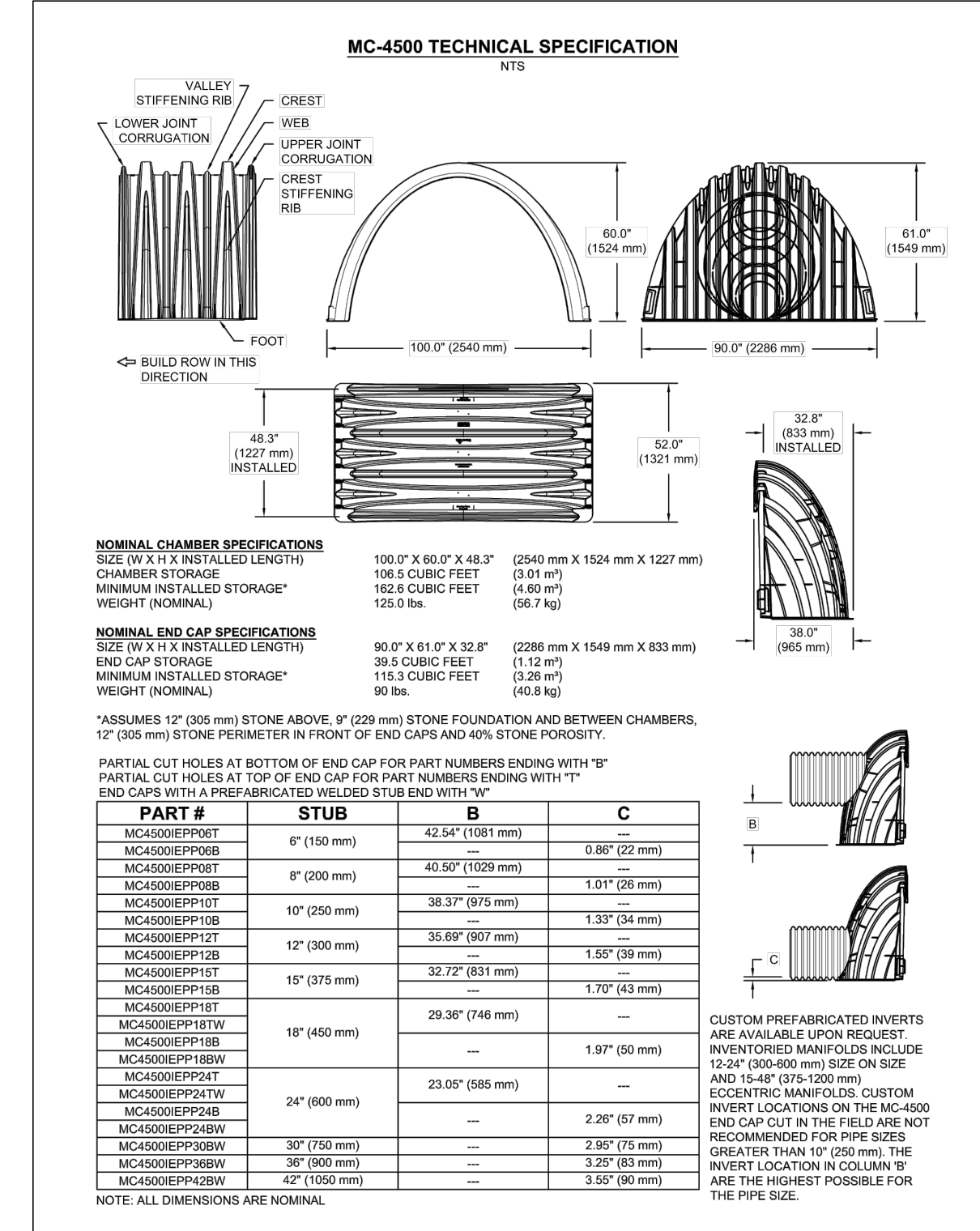


**ACCEPTABLE FILL MATERIALS
STORMTECH CHAMBER SYSTEMS**
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

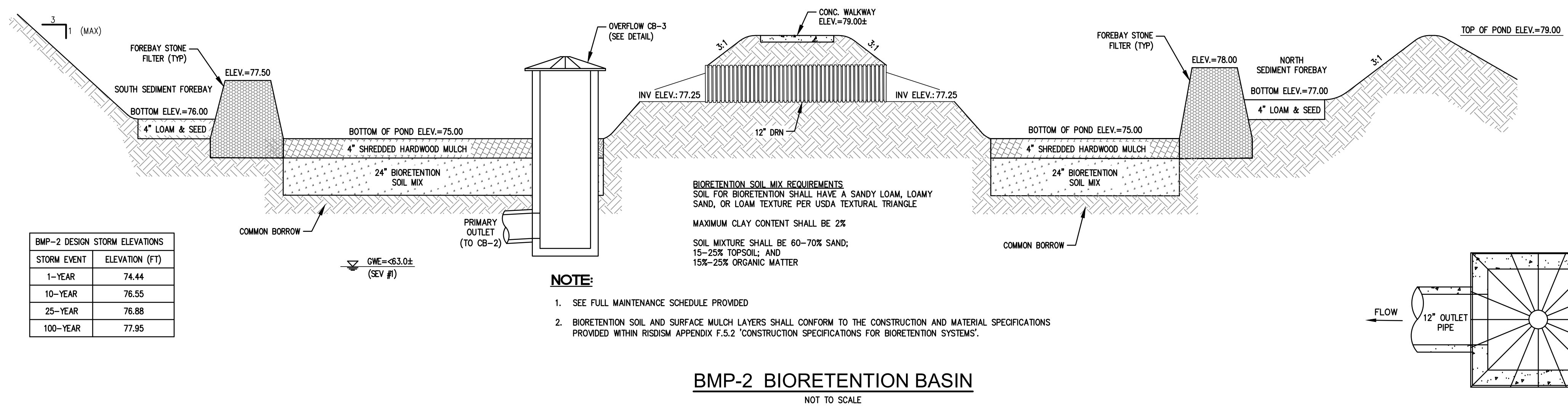
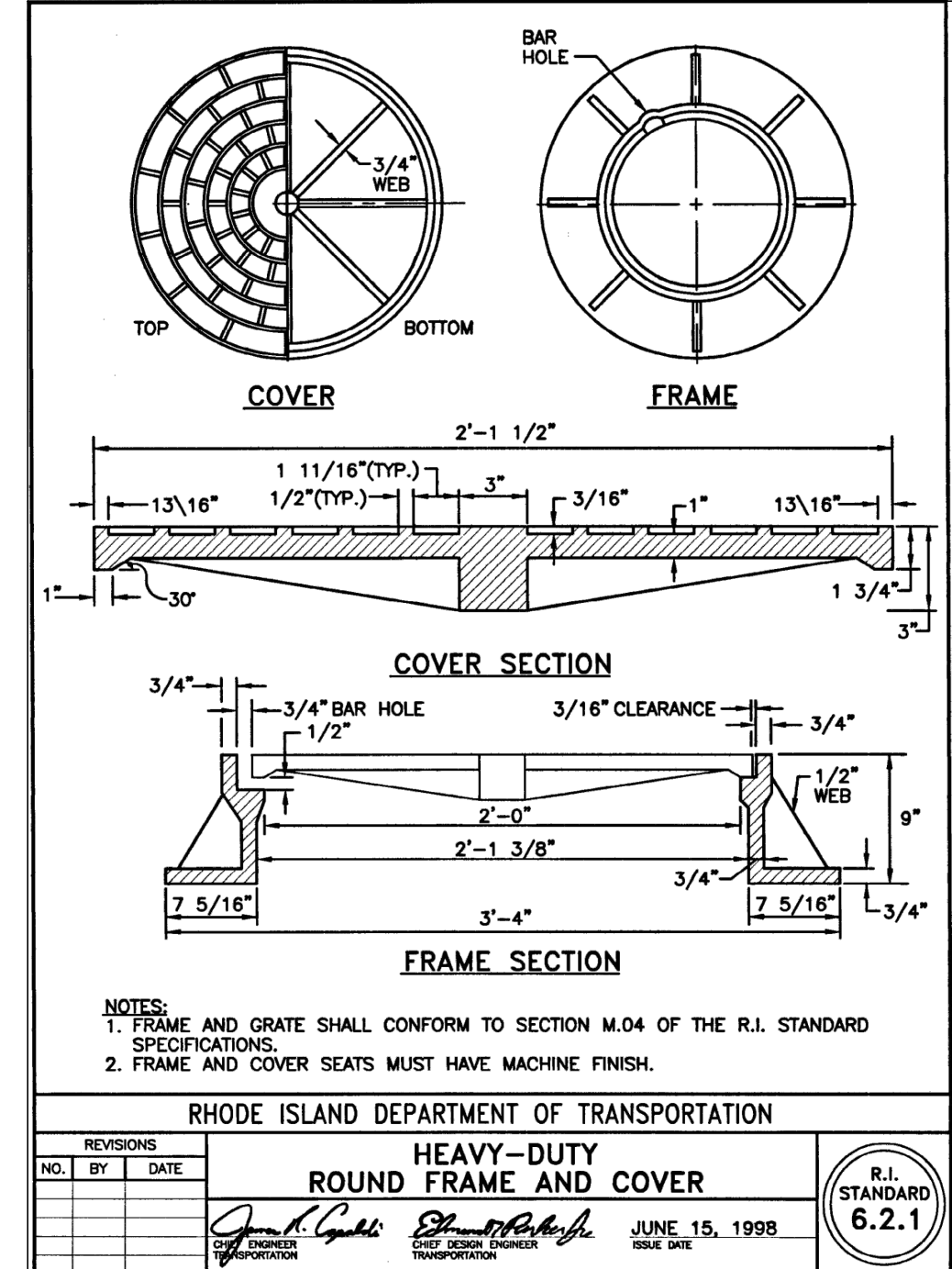
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION ¹	COMPACTION/DENSITY REQUIREMENT
(D) FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B) LAYER TO 24" (610 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES, MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 24" (610 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (305 mm) MAX LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
(B) EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN WASHED, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH (19 - 51 mm)	3, 4	NO COMPACTION REQUIRED.
(A) FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN WASHED, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH (19 - 51 mm)	3, 4	PLACE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY ¹ .

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

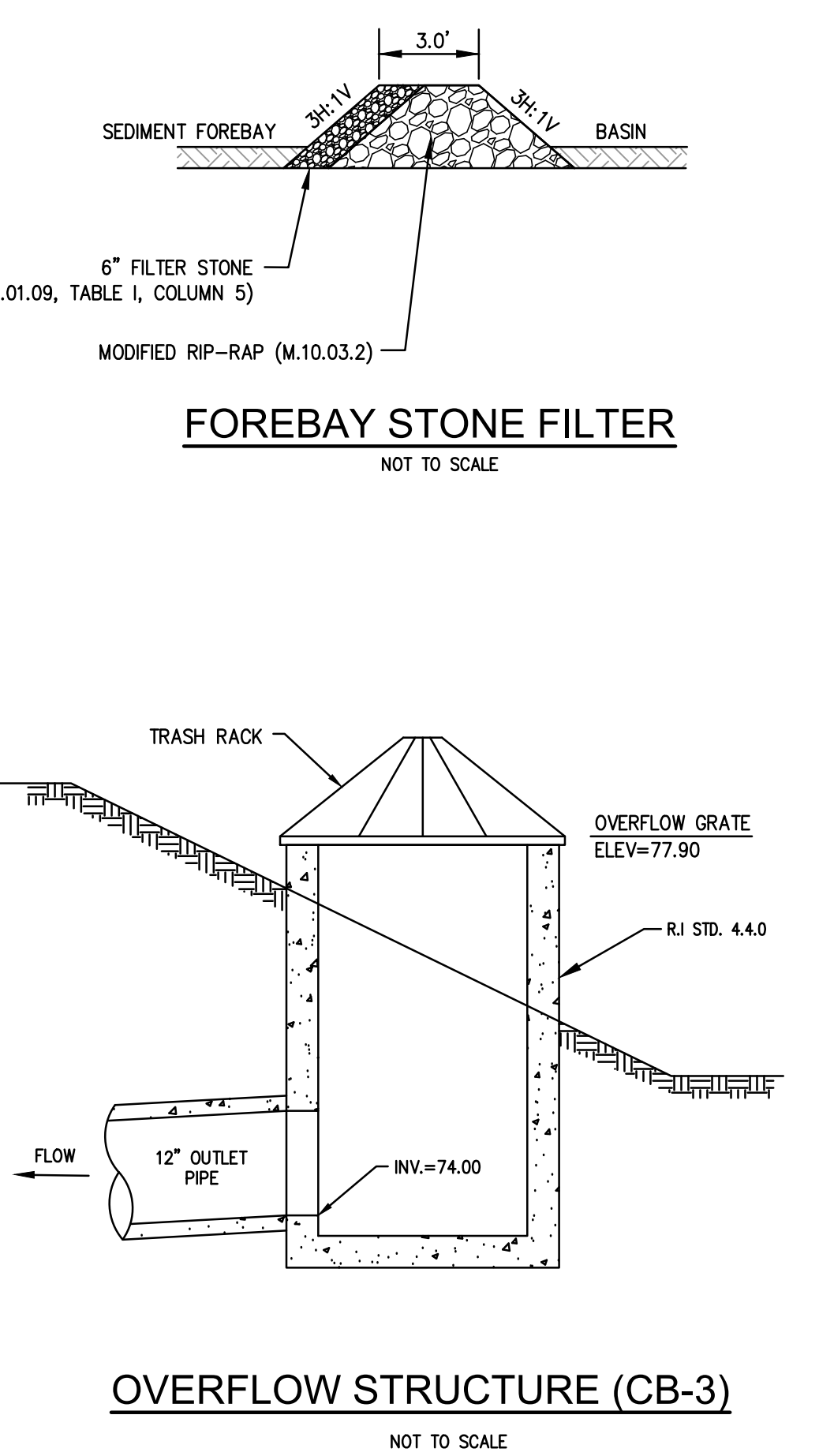


STORMWATER CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F 2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



BMP-2 BIORETENTION BASIN
NOT TO SCALE



OVERFLOW STRUCTURE (CB-3)
NOT TO SCALE

CONSTRUCTION DETAILS -4
FOR
A.P. 17-3 LOT 670
SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
PREPARED FOR
AMALGAMATED FINANCIAL
EQUITIES I LLC

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2	RIDOT COMMENT REVISIONS	R.A.S.	8/18/23
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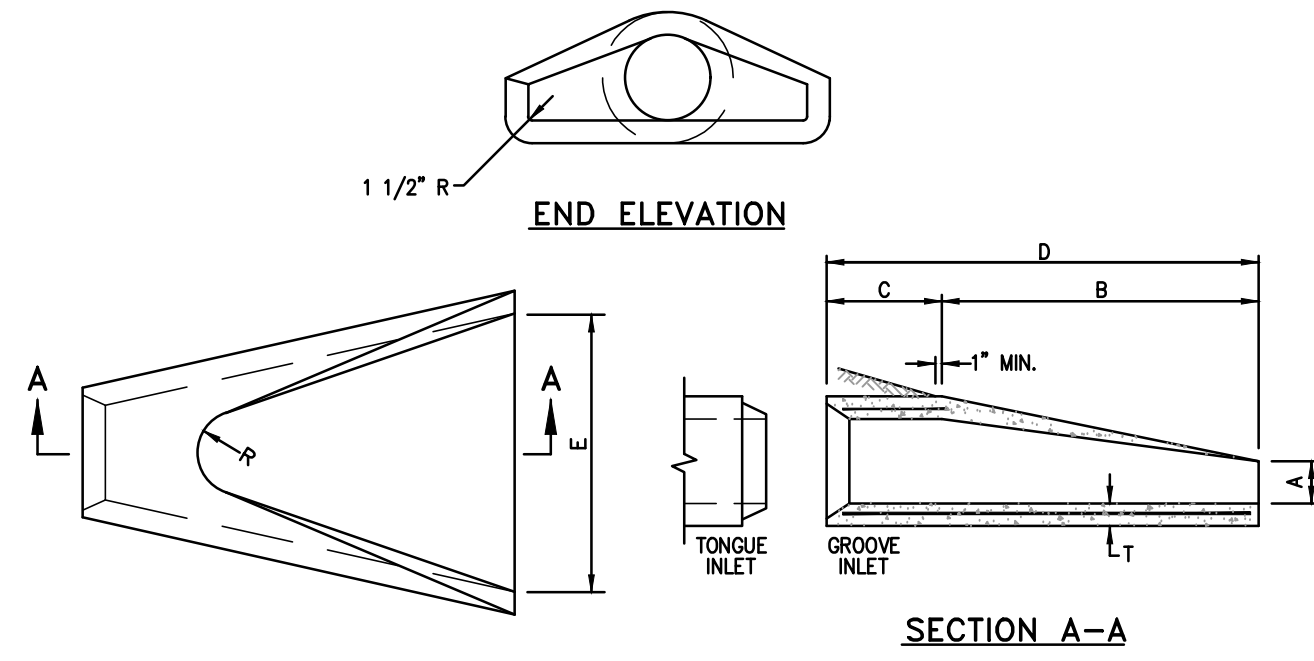
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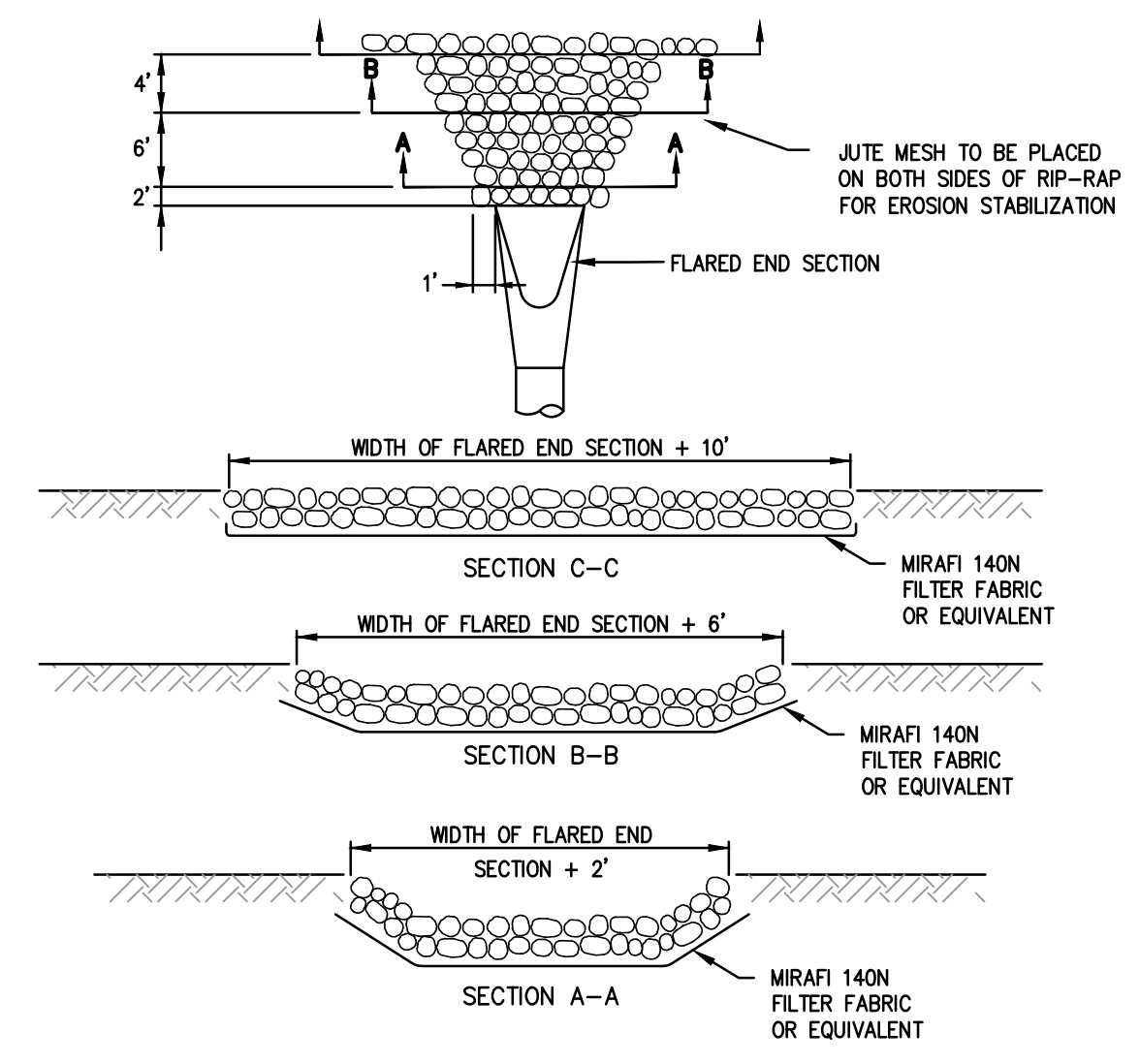
10 OF 11 SHEETS



DIA.	DIMENSIONS							REINFORCEMENT
	A	B	C	D	E	R	T	ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN./FT.)
1'-0"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	2"	0.048
1'-3"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	2 1/4"	0.054
1'-6"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072
2'-6"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	1'-3"	3 1/2"	0.084
3'-0"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	1'-8"	4"	0.096
3'-6"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	1'-10"	4 1/2"	0.108
4'-0"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	1'-10"	5"	0.120
4'-6"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	2'-0"	5 1/2"	0.132
5'-0"	2'-6"	5'-0"	3'-3"	8'-3"	8'-0"	2'-0"	6"	0.144

NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.

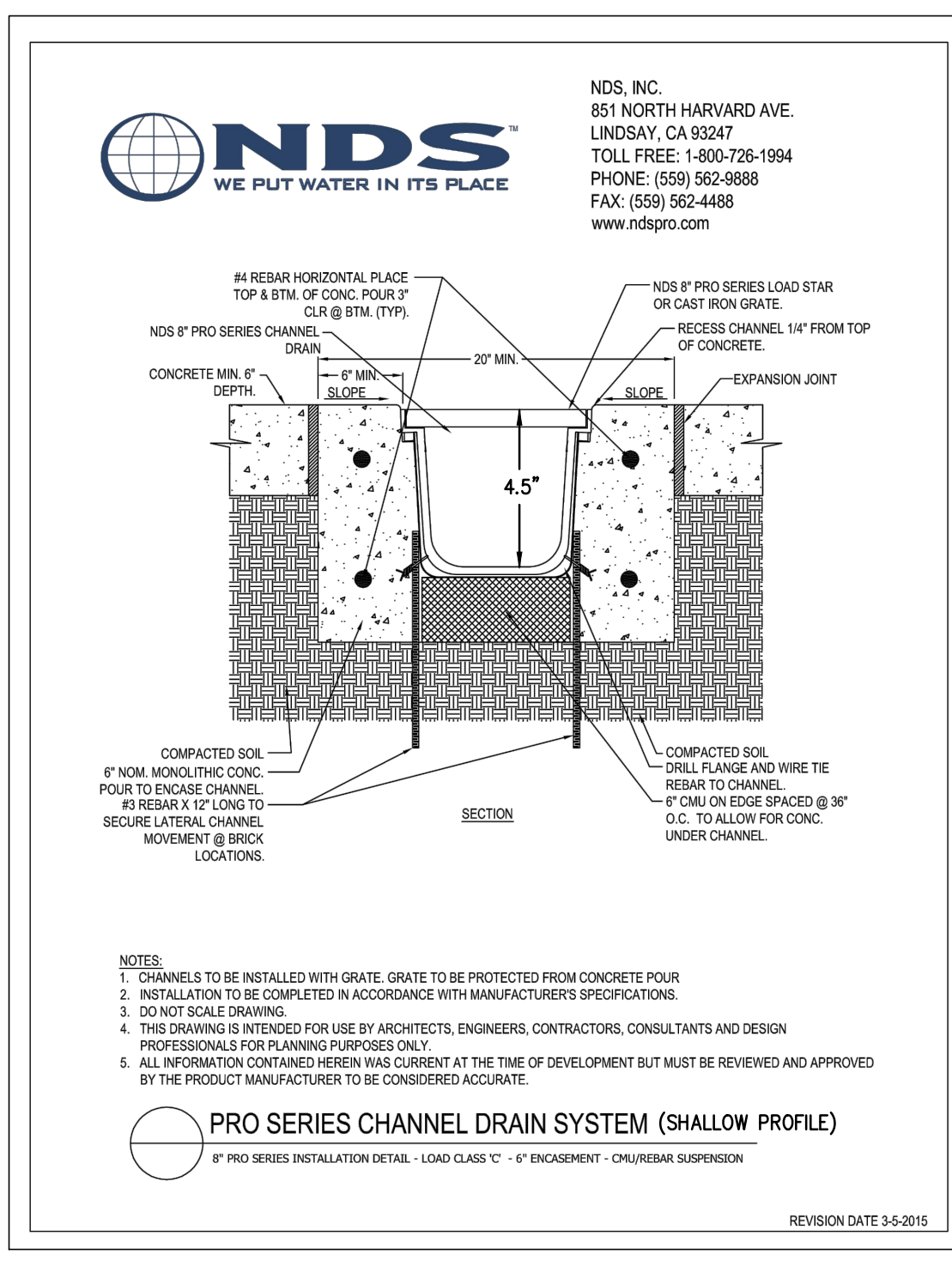
PRECAST CONCRETE FLARED END SECTION
NOT TO SCALE (RIDOT STD. 2.3.0)



NOTES:

- UNLESS OTHERWISE SPECIFIED, CLASS "C" RIP-RAP IS TO BE USED FOR ALL FLARED ENDS.
- DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS.
- UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.
- USE ONLY SECTION A-A FOR ROOF DRAINS.

RIP RAP AT FLARED END SECTION
NOT TO SCALE



TECHNICAL SPECIFICATIONS

8" Pro Series Grate

Part #: 838
Material: High Impact Glass Reinforced Nylon
Color: Light Gray
Use for 8" Pro Series Channel
Grate Opening: 1/2" x 5-3/4"
Open Surface Area: 30.85 Sq. Inches Per Foot.
Head Pressure / Flow rate:
1" = 133.47 GPM per Foot
0.5" = 94.37 GPM per Foot
Weight Per Each: 3.89 lbs.
UV inhibitor

Class C
• Loads of 176-325 psi.
• Recommended for heavy-duty pneumatic tire forklifts and tractor trailers at speeds less than 20 m.p.h., H-20 rated.

ADA Compliant

851 North Harvard Avenue
Lindsay, CA 93247
951-261-1994

Visit ndspro.com for specs, detail drawings, and color studies.

L:\7006-00_439 Oaklawn Avenue (Greene) - Cranston, RI\Map\01-Current\7006-00-Det.dwg, 01/15/2024, kjygyong 13:13

CONSTRUCTION DETAILS -5
FOR
A.P. 17-3 LOT 670
SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
PREPARED FOR
AMALGAMATED FINANCIAL
EQUITIES I LLC

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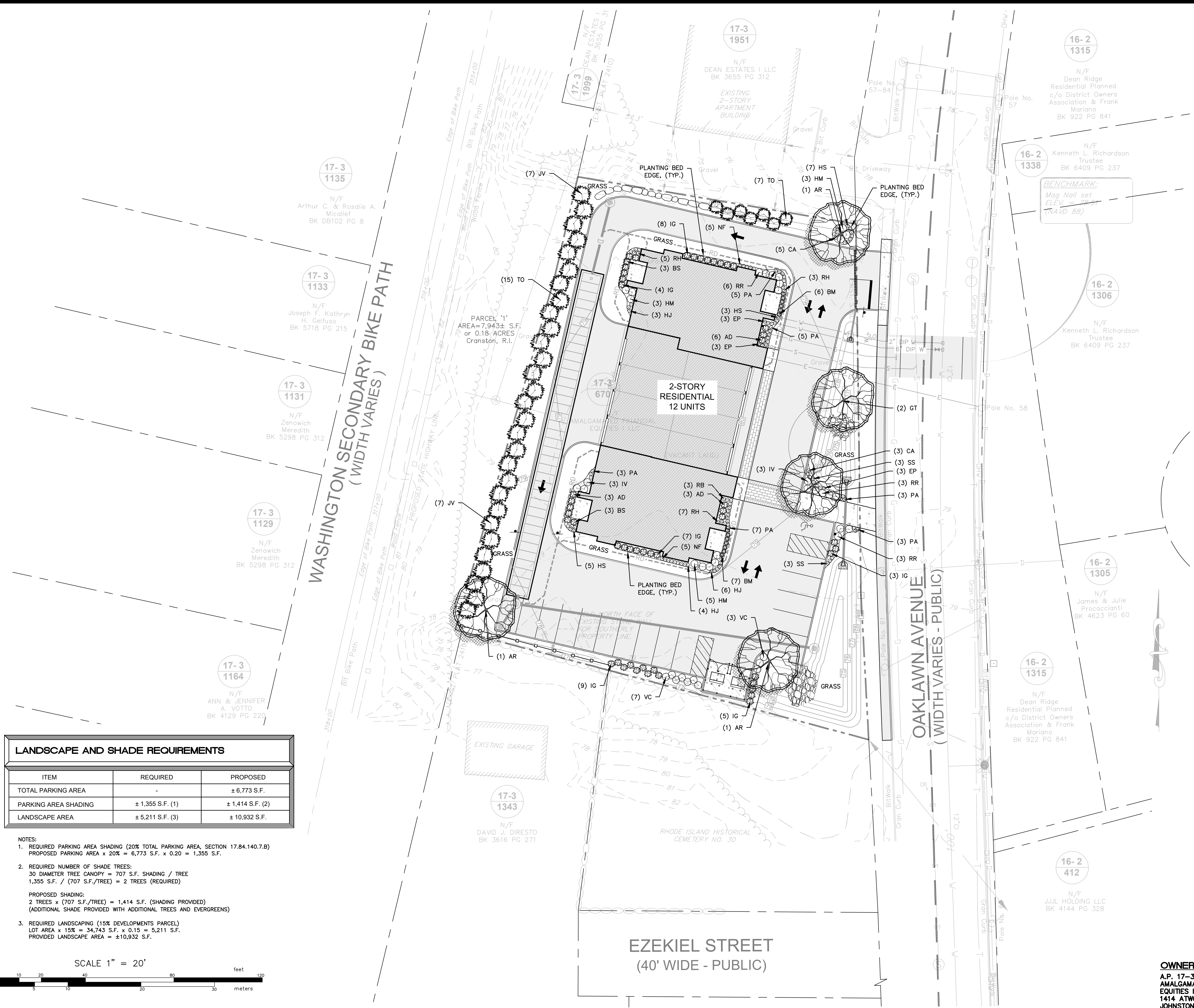
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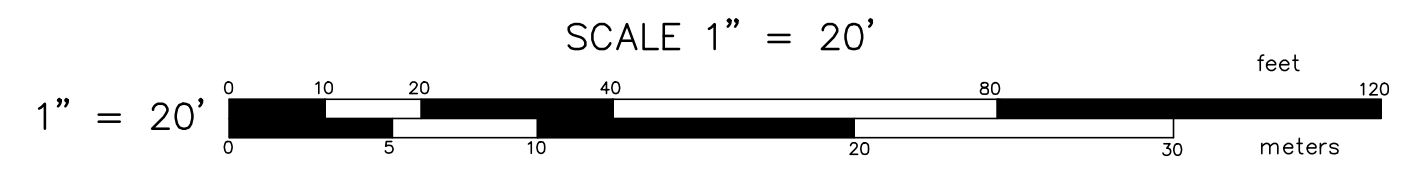
11 OF 11 SHEETS

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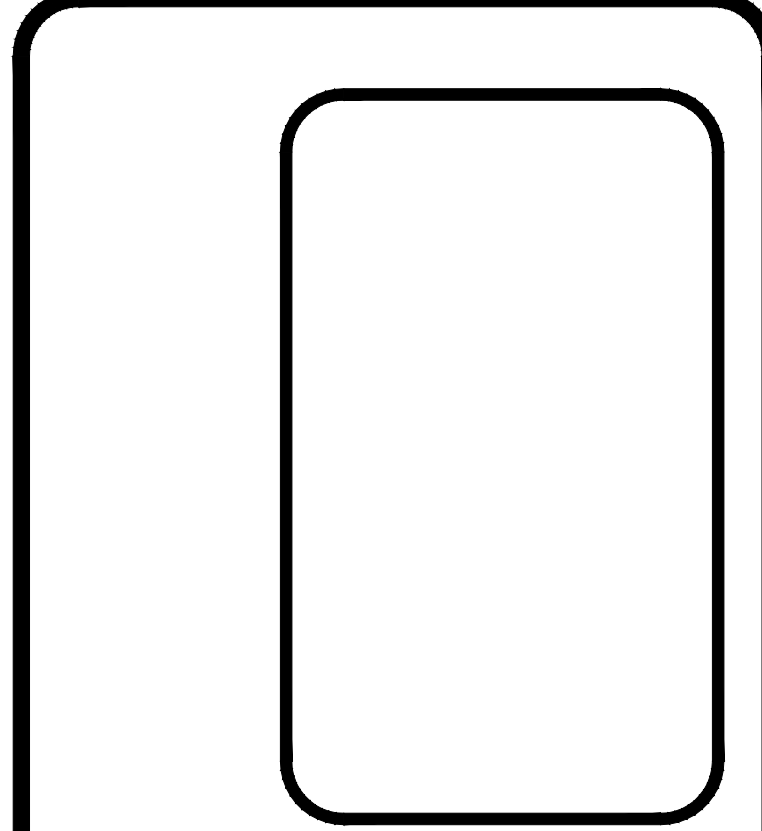
LANDSCAPE AND SHADE REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
TOTAL PARKING AREA	-	± 6,773 S.F.
PARKING AREA SHADING	± 1,355 S.F. (1)	± 1,414 S.F. (2)
LANDSCAPE AREA	± 5,211 S.F. (3)	± 10,932 S.F.

- NOTES:
- REQUIRED PARKING AREA SHADING (20% TOTAL PARKING AREA, SECTION 17.84.140.7.B)
 PROPOSED PARKING AREA x 20% = 6,773 S.F. x 0.20 = 1,355 S.F.
 - REQUIRED NUMBER OF SHADE TREES:
 30 DIAMETER TREE CANOPY = 707 S.F. SHADING / TREE
 1,355 S.F. / (707 S.F./TREE) = 2 TREES (REQUIRED)
 PROPOSED SHADING:
 2 TREES x (707 S.F./TREE) = 1,414 S.F. (SHADING PROVIDED)
 (ADDITIONAL SHADE PROVIDED WITH ADDITIONAL TREES AND EVERGREENS)
 - REQUIRED LANDSCAPING (15% DEVELOPMENTS PARCEL)
 LOT AREA x 15% = 34,743 S.F. x 0.15 = 5,211 S.F.
 PROVIDED LANDSCAPE AREA = ±10,932 S.F.



LANDSCAPE PLAN
 FOR
 A.P. 17-3 LOT 670
 SITUATED ON
 OAKLAWN AVENUE
 CRANSTON, RHODE ISLAND
 PREPARED FOR
 AMALGAMATED FINANCIAL
 EQUITIES I LLC

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L-1

OWNER/APPLICANT:
 A.P. 17-3, LOT 670
 AMALGAMATED FINANCIAL
 EQUITIES I LLC
 1414 ATWOOD AVE
 JOHNSTON, RI 02919

1 OF 2 SHEETS

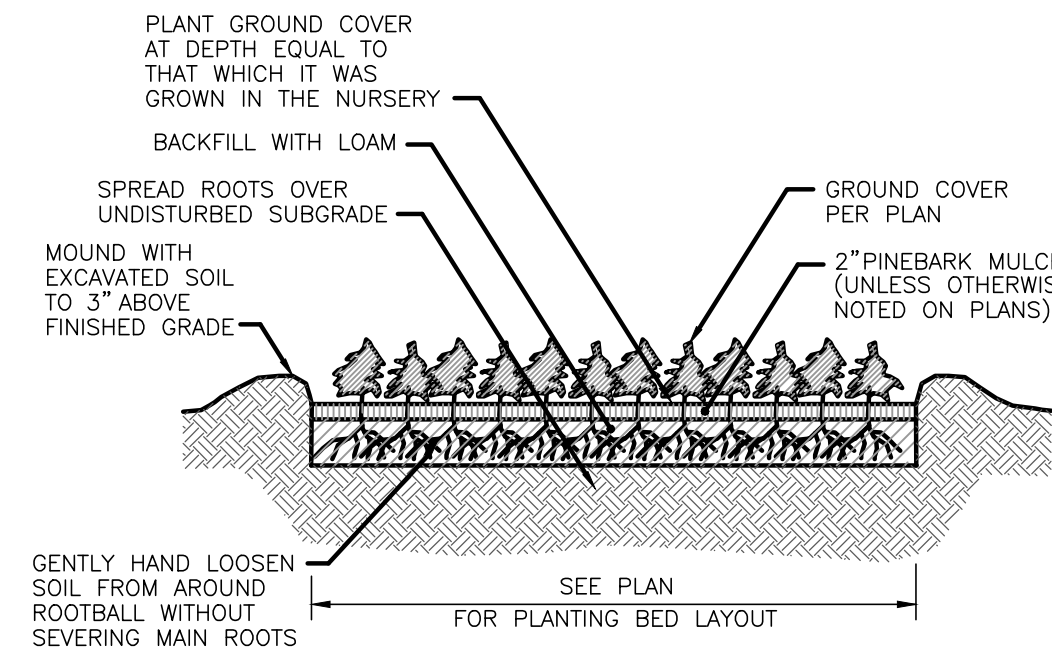
GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL MEET THE AMERICAN OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF THE FIRST YEAR ENDS DURING THE DORMANT PERIOD, THE GUARANTEE SHALL EXTEND TO THE START OF THE NEXT LEAFING. DURING THE ONE-YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL EMPLOY ACCEPTED HORTICULTURAL PRACTICES TO KEEP THE PLANTS INSTALLED IN LIVING, HEALTHY CONDITION. FOLLOWING THE ONE-YEAR GUARANTEE PERIOD THE OWNER/OWNERS SHALL INSPECT ALL PLANT MATERIAL FOR HEALTHY ORNAMENTAL QUALITY. AT THAT TIME SHOULD ANY PLANT MATERIAL BE FOUND IN INADEQUATE HEALTH THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE THE PLANT IN KIND AND PROVIDE A ONE-YEAR GUARANTEE FOR THE REPLACEMENT PLANT.
4. INSTALL ALL PLANT MATERIAL AS SHOWN IN DETAILS.
5. STAKE ALL TREES OVER 5' AS SHOWN ON DETAILS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
6. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFFSET LOCATION, UNLESS OTHERWISE INDICATED ON THE PLANS.
7. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT.
8. LAYOUT: ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SQUARE (PARALLEL OR PERPENDICULAR) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND/OR IN THE FIELD, OR ON CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
9. PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREES OF OTHER PLANT SPECIMENS WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. CONTACT OWNER/LANDSCAPE ARCHITECT BEFORE REMOVING ANY SPECIMEN OF THIS TYPE UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
10. PRUNING: THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
11. UTILITIES: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL UTILITY DAMAGE INCLUDING DAMAGE THAT MAY OCCUR TO NEW UTILITIES. THE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. DISTURBED AREAS: ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.
13. DRAINAGE SYSTEMS: CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEAN-OUT OF ALL CATCH BASINS, MANHOLES, AND/OR OTHER DRAINAGE FEATURES ON THE SITE WHICH HAVE ACCUMULATED SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES.

LOAM AND SEEDING

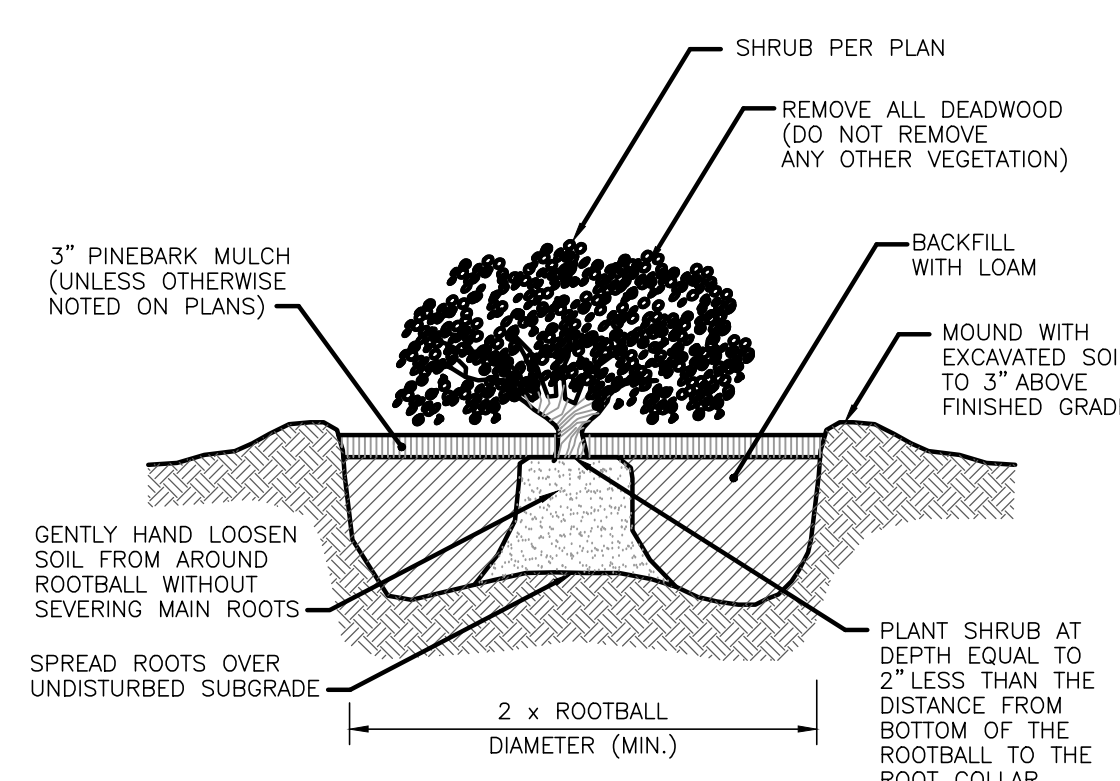
APPLICATION OF LOAM AND SEED SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

1. LOAM MATERIAL TO BE FURNISHED SHALL CONSIST OF SCREENED LOOSE, FRIABLE, FINE SANDY LOAM OR SANDY LOAM, AS DEFINED BY THE USDA'S SOIL CONSERVATION SERVICE IN THE SOIL SURVEY MANUAL ISSUED IN 1993, FREE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN 1/2-INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 5 PERCENT NOR MORE THAN 20 PERCENT OF THE LOAM AS DETERMINED BY LOSS-ON-IGNITION OF OVEN DRIED SAMPLES THAT HAVE BEEN DRAWN BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED OR DIRECTED. THE LOAM SHALL HAVE AN ACIDITY RANGE OF 5.5 PH TO 7.6 PH.
2. LOAM MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RETAINED AND DISTRIBUTED WITHIN THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIAL. ALL EXISTING LOAM REMAINS THE PROPERTY OF THE OWNER.
3. LOAM SHALL BE SPREAD TO A DEPTH OF 4" IN SEEDING AREAS AND PLACED TRUE TO LINES AND GRADES SHOWN ON THE PLANS.
4. THE LOAMED SURFACE SHALL BE GRADED, AND ALL ROOTS, SODS, WEEDS, COBBLES OR STONES WITH ANY DIMENSION GREATER THAN 1 INCH SHALL BE REMOVED AND LEGALLY DISPOSED OF. AFTER SHAPING AND GRADING, ALL TRUCKS AND OTHER EQUIPMENT NOT REQUIRED TO PERFORM SEEDING, MULCHING OR MOWING OPERATIONS SHALL BE EXCLUDED FROM THE LOAMED AREAS.
5. LIME (GROUND OR PELLETIZED) SHALL BE APPLIED DRY AND SPREAD EVENLY OVER THE ENTIRE SURFACE TO BE SEED. UNLESS OTHERWISE SPECIFIED, THE APPLICATION RATE SHALL BE 1 TON PER ACRE. RAKING SHALL BE COMPLETED AFTER THE FERTILIZER HAS BEEN APPLIED.
6. ALL SEED DELIVERED TO THE JOB SHALL BE IN CONTAINERS LABELED IN ACCORDANCE WITH PROVISIONS OF THE RHODE ISLAND SEED ACT OF 1956 (VOLUME 8, TITLE 2, CHAPTER 6) AND ITS AMENDMENTS AS PROVIDED FOR AGRICULTURAL SEED OFFERED FOR SALE. ONLY THE CURRENT YEARS SEED SHALL BE ACCEPTED.
7. SEED SHALL BE APPLIED ONLY DURING THE FOLLOWING DATES:
 SPRING SEEDING: MARCH 15 TO MAY 31,
 FALL SEEDING: AUGUST 15 TO OCTOBER 15.
8. THE CONTRACTOR SHALL WATER ALL SEEDED AREAS AND RESEED AS NECESSARY FOR A PERIOD OF 2-MONTHS OR UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND APPROVAL HAS BEEN MADE BY THE OWNER/LANDSCAPE ARCHITECT.



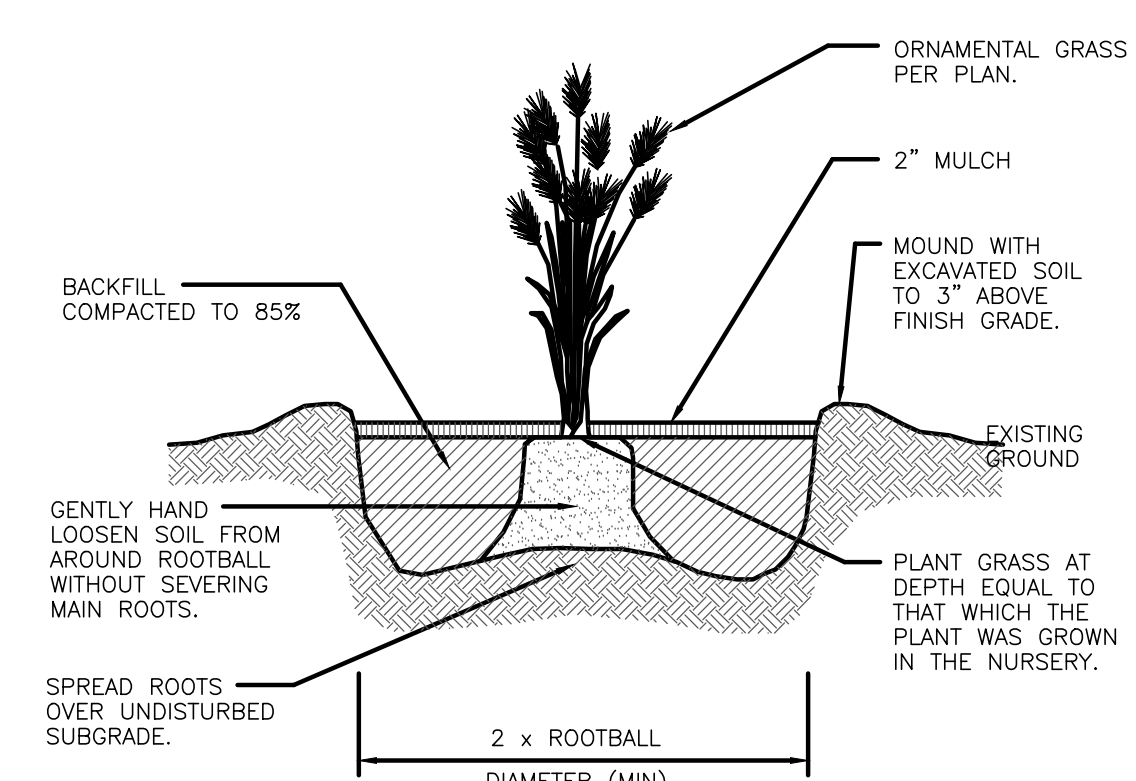
Ground Cover Planting Detail

NOT TO SCALE

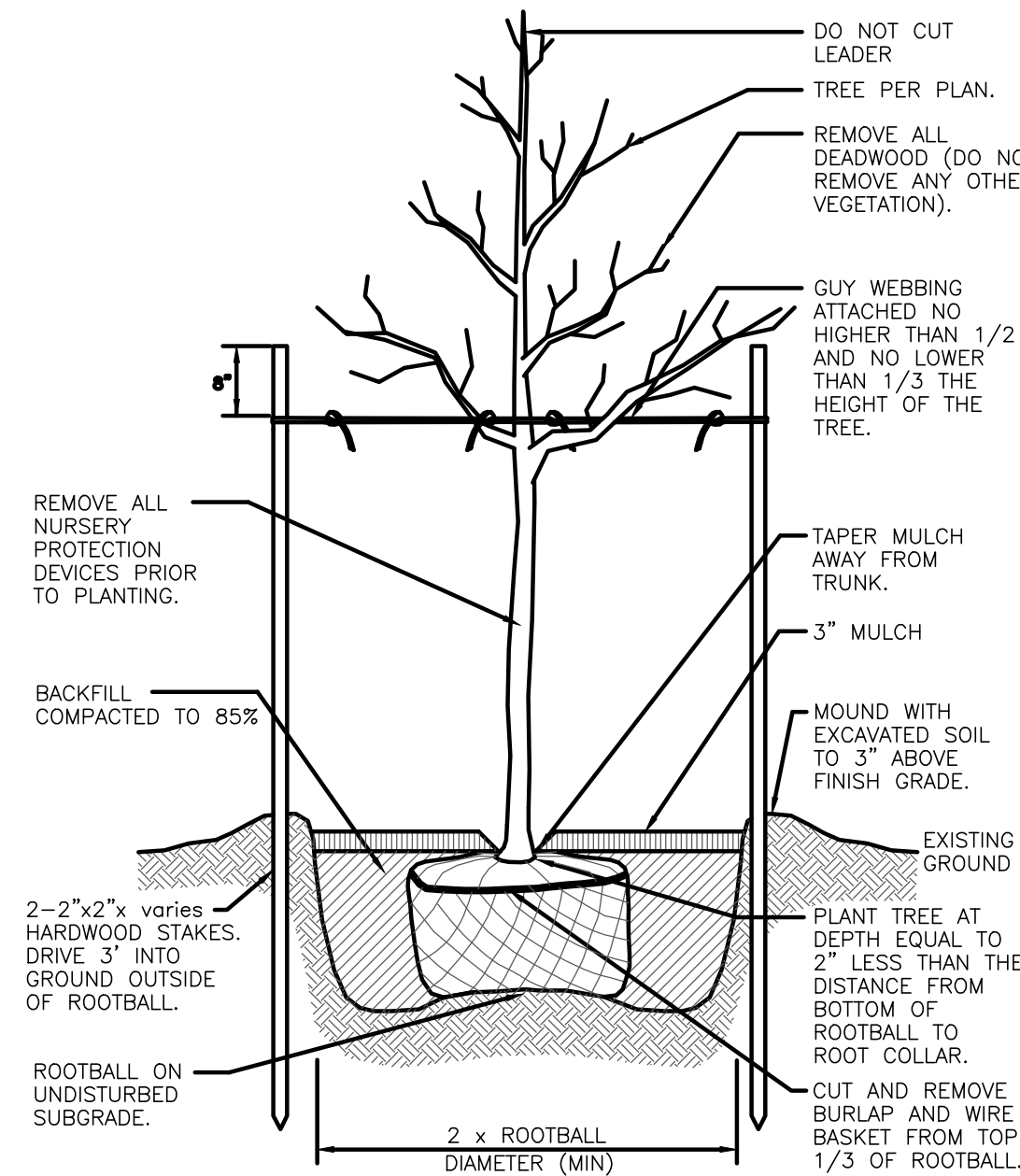


Container Grown Shrub and Perennial Planting Detail

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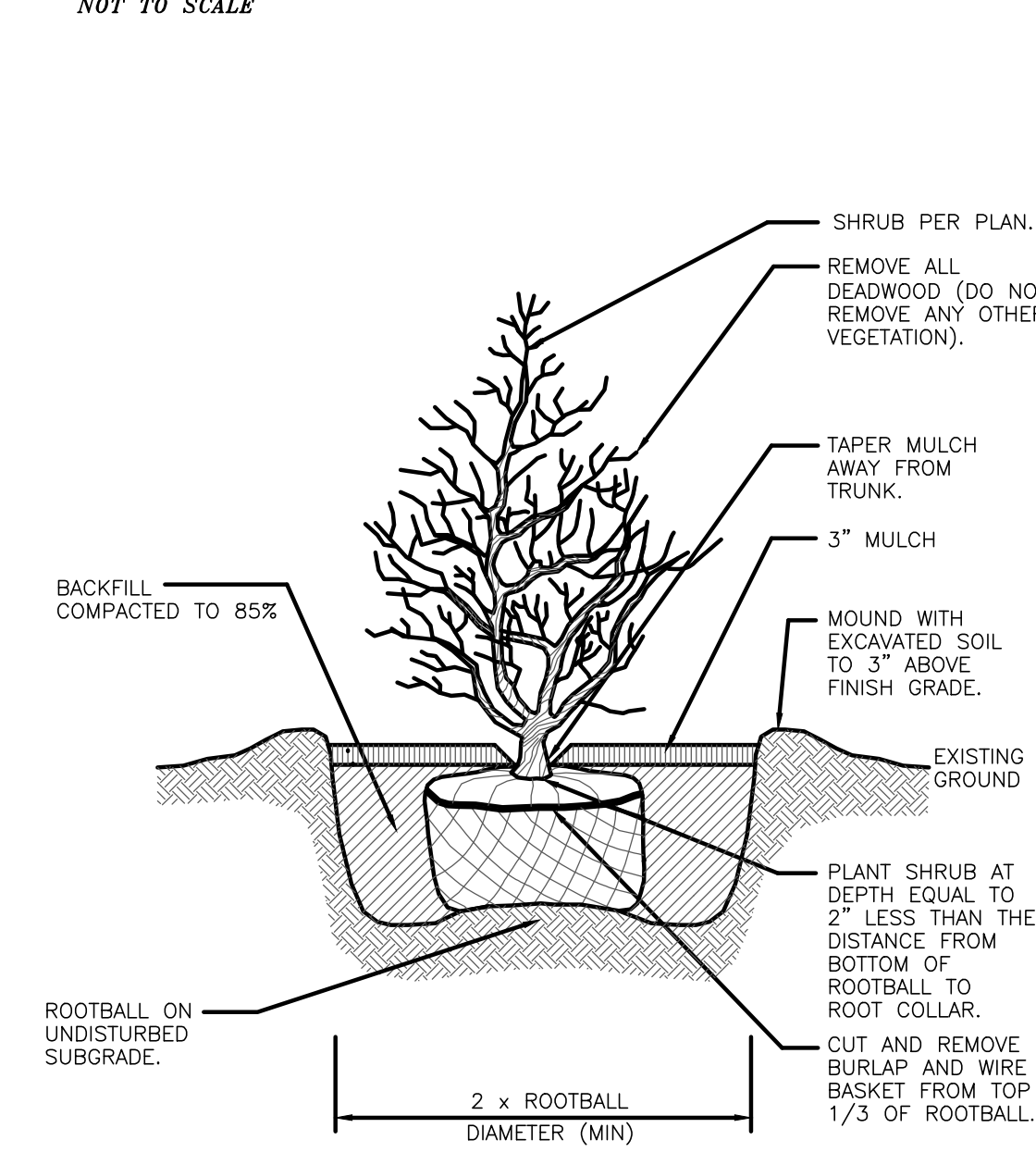


Perennial Planting Detail



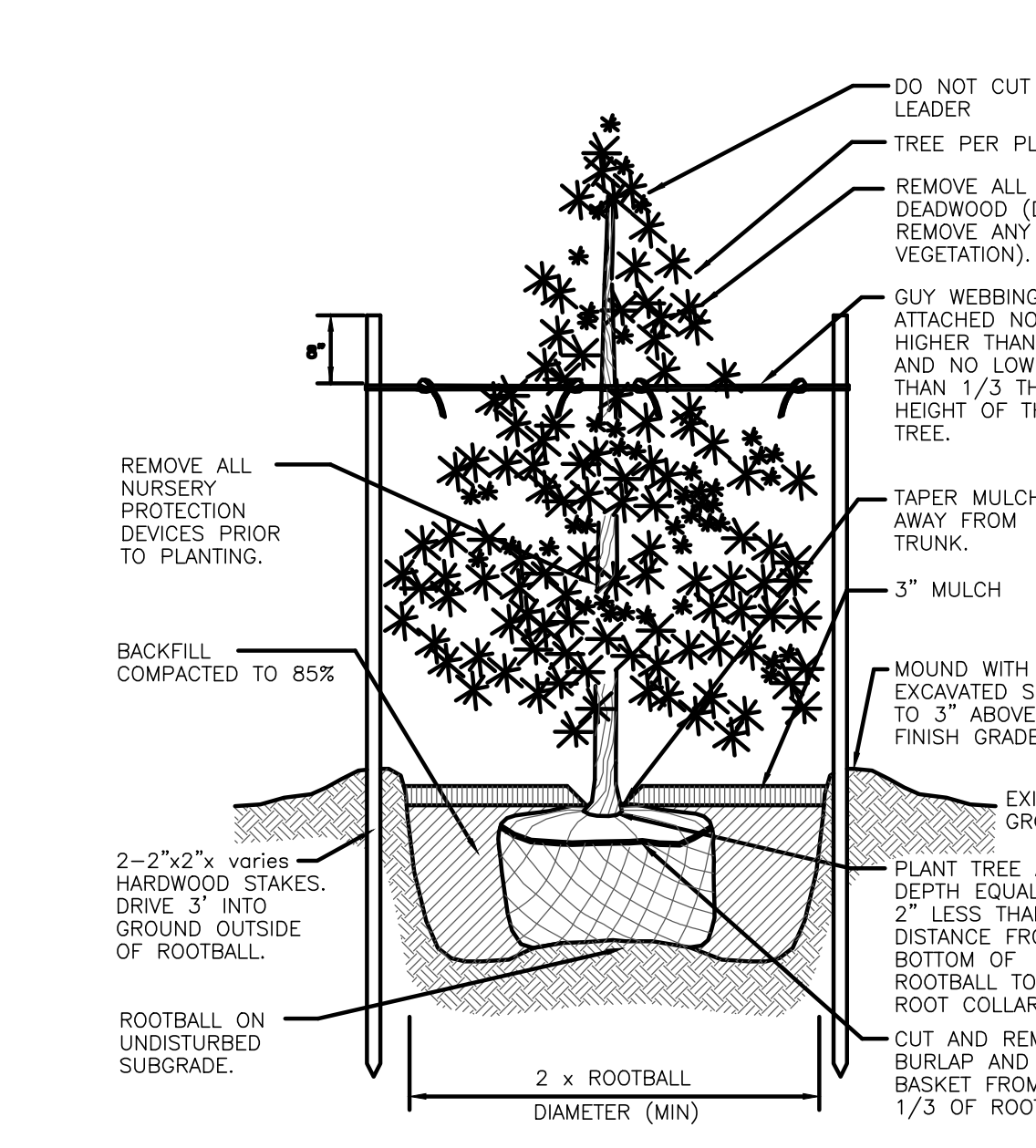
Canopy Tree Planting Detail

NOT TO SCALE



B & B Shrub Planting Detail

NOT TO SCALE



Evergreen Tree Planting Detail

NOT TO SCALE

PLANT LIST:

CANOPY TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	3	2'-2.5' CAL	
GT	GLEDTISIA TRIACANTHOS 'SKYCOLE' THORNLESS HONEY LOCUST SKYLINE	2	2'-2.5' CAL	

EVERGREEN TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
TO	THUJA OCCIDENTALIS 'GREEN GIANT' GREEN GIANT ARBORVITAE	22	7'-8' CLUMP	
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	14	7'-8' CLUMP	

EVERGREEN/ DECIDUOUS SHRUBS				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AD	RHOODENDRON 'DELAWARE VALLEY WHITE' WHITE DELAWARE VALLEY AZALEA	12	# 3 CONTAINER	
BM	BUXUS MICRO 'WINTER GEM' WINTER GEM BOXWOOD	13	# 3 CONTAINER	
BS	BUXUSSEMPERVIRENS 'DEE RUNK' DEE RUNK BOXWOOD	6	# 3 CONTAINER	
HM	HYDRANGEA M. 'ENDLESS SUMMER' ENDLESS SUMMER HYDRANGEA	11	# 3 CONTAINER	
IG	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	36	# 3 CONTAINER	
IV	ILEX VERTICILLATA 'RED SPRITE' RED SPRITE WINTERBERRY	6	# 3 CONTAINER	
RR	ROSA 'RADCON KNOCK OUT PINK' PINK KNOCK OUT ROSE	12	# 3 CONTAINER	
VC	VIBURNUM CARLESII 'COMPACTUM' COMPACT KREANSPICE VIBURNUM	10	# 3 CONTAINER	

PERENNIALS/GROUNDCOVERS/ VINES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
CA	CALAMAGROSTIS A. 'KARL FOERSYER' FEATHER REED GRASS	8	#2 CONTAINER	
EP	ECHINACEA PURPUREA PURPLE CONEFLOWER	9	#2 CONTAINER	
HJ	HEMEROCALLIS 'JOAN SENIOR DAYLILY' JOAN SENIOR DAYLILY	13	#2 CONTAINER	
H5	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	15	#2 CONTAINER	
NF	NEPETA X FASSENII 'WALKERS LOW' WALKERS LOW CATMINT	10	#2 CONTAINER	
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY DWARF FOUNTAIN GRASS	26	#2 CONTAINER	
RH	RUDEBECKIA HIRTA BLACK EYED SUSAN	15	#2 CONTAINER	
SS	SCHIZACHYRIUM SCOPARILUM LITTLE BLUESTEM	6	#2 CONTAINER	

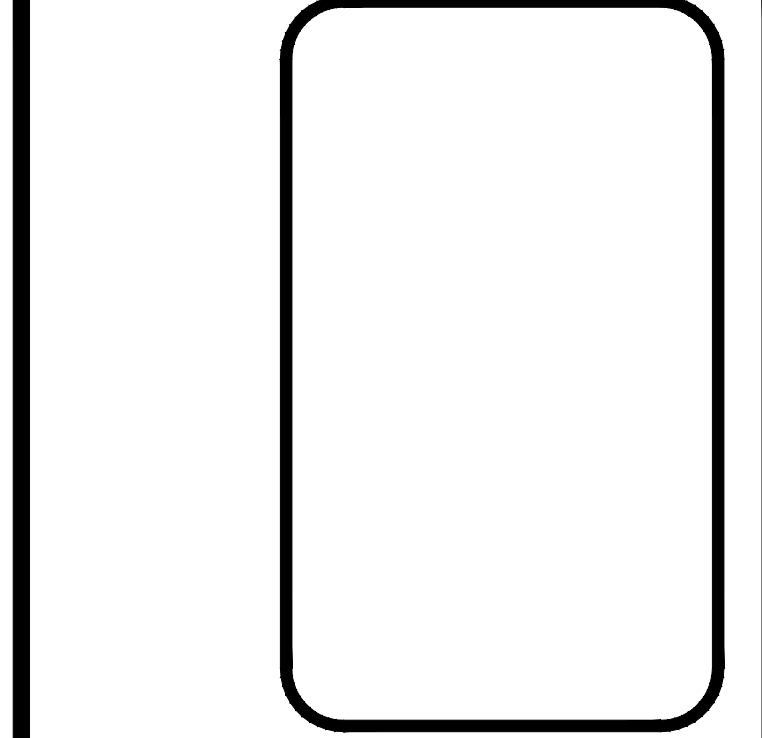
GENERAL SEEDING MIX (L&S)

	PERCENT BY WEIGHT	PERCENT BY VOLUME
CHEWINGS FESCUE IMPROVED VARIETIES	30	85
KENTUCKY BLUEGRASS IMPROVED VARIETIES	30	90
PERENNIAL RYEGRASS IMPROVED VARIETIES	40	90

APPLICATION RATE: 200 LBS / ACRE

LANDSCAPE DETAILS
FOR
A.P. 17-3 LOT 670
SITUATED ON
OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
PREPARED FOR
AMALGAMATED FINANCIAL
EQUITIES I LLC

NO.	REVISION	BY	DATE



GAROFALO
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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-00-LAND	CHECK BY S.H.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: JANUARY, 2023

SHEET

L-2

2 OF 2 SHEETS