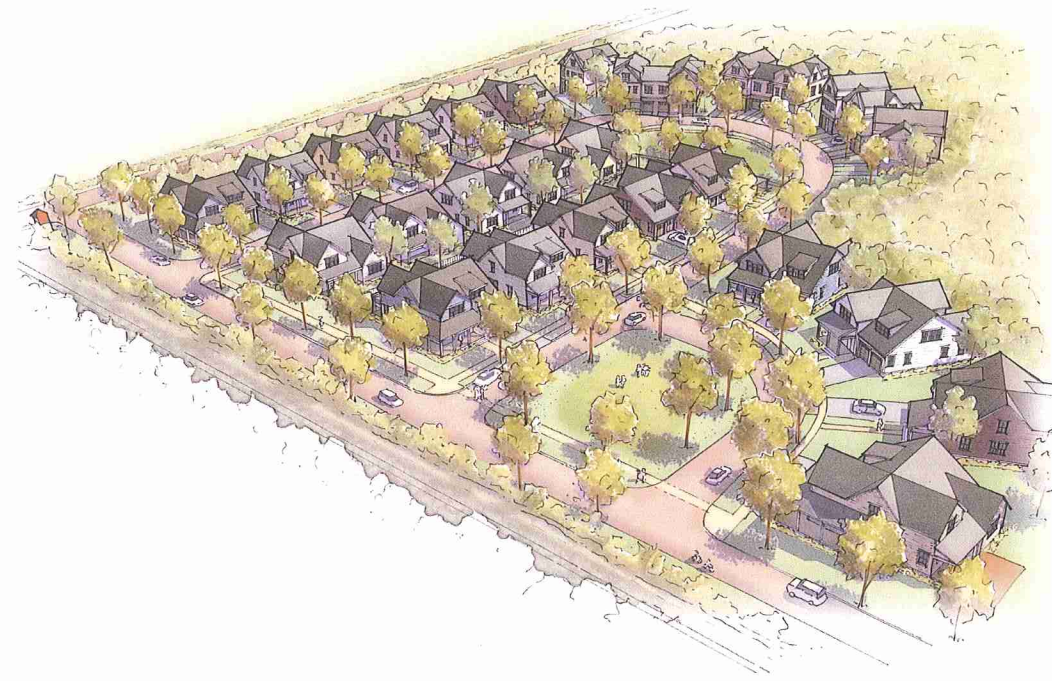


MASTER PLAN SUBMISSION

WILLOW LANE

LOCATED ON WILLOW LANE
PORTSMOUTH, RHODE ISLAND

ASSESSOR'S PLAT 26 LOT 10 &
ASSESSOR'S PLAT 22 LOTS 2-4



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GENERAL NOTES:

- 1. THE SITE IS LOCATED ON THE TOWN OF PORTSMOUTH ASSESSOR'S PLAT 26 LOT 10.
2. THE SITE IS APPROXIMATELY 6.38 ACRES AND IS ZONED HX.
3. THE OWNER OF AP 26 LOT 10 IS: AQUINECK COUNTRY CLUB INC
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (UNSHADED) AND X (SHADED).
5. THE BOUNDARY SHOWN IN THIS PLAN SET IS COMPILED FROM DOCUMENTS OF RECORD AND IS NOT TO BE CONSIDERED AS A BOUNDARY SURVEY.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A 1-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
8. THE SITE IS NOT WITHIN A: GROUNDWATER PROTECTION AREA (RDIM), NATURAL HERITAGE AREA (RDIM), GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
9. THE SITE IS WITHIN: AQUINECK ISLAND SAMP (CRMC), SHORELINE CHANGE SAMP (CRMC)
10. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-HR-150-5-3.2A).
11. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A PLAN SET:
12. THIS PLAN SET IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE COMMUNITY SEPTIC.
13. PROPOSED PRIVATE LANE IS TO BE 22' WIDE WITH 20' WIDE PAVEMENT (0' TRAVEL LANES AND 1' BERM ON EACH SIDE).
14. THE DRAINAGE SYSTEM IS DESIGNED TO MEET/ WILL MEET THE TOWN OF PORTSMOUTH SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS.
15. BORINGS AND BORING LOGS, TEST PITS, SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON JULY 2, 2019.
16. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING ON THE GROUND SURVEY ON AUGUST 24, 2021.
17. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE.
18. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS.
19. SOIL INFORMATION:

Table with 2 columns: SOIL NAME, DESCRIPTION. Rows include MERRIMAC SANDY LOAM, NEWPORT SILT LOAM, LEAF SANDY LOAM, and FERRIC FERRALIN.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

- 1. ALL IMPROVEMENTS MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES' (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.045 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS, THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT).
4. A MINIMUM 5'x5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSSES.
5. FOR EVERY 6' OR FRACTION OF 6' ADA PARKING SPACES, AT LEAST ONE OF 2 VAN PARKING SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION.
4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

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

DEMOLITION NOTES:

- 1. CONTRACTOR MUST NOTIFY 'DIG SAFE' AT 800 (1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
4. ANY EXISTING BUILDINGS AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (RSD) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
6. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
7. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED).
8. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REMOVED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
9. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
10. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

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

AS-BUILT NOTES:

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

RIDOT NOTES:

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

GRADING, DRAINAGE, AND UTILITY NOTES:

- 1. CONSTRUCTION TO COMMENCE SPRING 2024 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH THE DESIGN AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FINAL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE.
10. ALL EXCESS SOIL, TREES, ROCKS, Boulders, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 5' BITUMINOUS BERM. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM ELEVATION. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE GRADE, UNLESS OTHERWISE NOTED.
12. NO STUMP DUMPS ARE ALLOWED ON SITE.
13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST IMMEDIATELY NOTIFY DIPRETE ENGINEERING OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND DIPRETE ENGINEERING, IS DONE AT THE CONTRACTOR'S RISK.
14. CONTRACTOR MUST PROVIDE SUMP CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
15. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
16. ALL RESIDENTIAL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM OF 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE.
17. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE:

- ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP). DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.
DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
• CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4.0, 4. DIAMETER
• CATCH BASINS MUST HAVE 3 FT SURPS WITH NOOPE HOLES.
• SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
• DOUBLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
• HIGH CAPACITY CATCH BASIN GRATES: RIDOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
• DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
• MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED. SEE NOTES BELOW FOR COVER TYPE SELECTION.
• ALL OUTLET CONTROL STRUCTURES (OCS) AND DRAINAGE MANHOLES WITH INTERNAL WEIRS MUST USE FLAT TOP STRUCTURE COVER.
• FOR ALL OTHER DRAINAGE STRUCTURES: IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE APPROPRIATE STRUCTURE TOP REQUIRED (E.G. CONE TOP, FLAT TOP ETC) TO MEET THE DESIGN PARAMETERS AS SHOWN ON THESE PLANS, INCLUDING (BUT NOT LIMITED TO) THE RELATIONSHIP BETWEEN FINISH SURFACE ELEVATION/ DEPTH TO PIPE INVERTS AND MEETING MANUFACTURER/ AHJ REQUIREMENTS & SPECIFICATIONS.

UTILITY NOTES:

- ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH PORTSMOUTH WATER & FIRE DISTRICT REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE TOWN OF PORTSMOUTH RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH PORTSMOUTH WATER & FIRE DISTRICT REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

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

SITE LIGHTING:

LIGHTING TO BE INSTALLED ON PROPOSED DWELLING UNITS.

ABBREVIATIONS LEGEND:

Table with 2 columns: Abbreviation, Description. Includes ADA (Americans with Disability Act), AHJ (Authority Having Jurisdiction), AP (Assessor's Plat), ARCH (Architect), BC (Bottom of CURB), BT (Bottom of TRESTHOLE), BIT (Bituminous (BERM)), BIO (Biotretention), BS (Basement Slab Elevation), BW (Finished Grade at Bottom of Wall), CB (Catch Basin), CA (Calculated), CL (Centerline), CH (Chord Angle), CLDIP (Concrete Lined Ductile Iron Pipe), CO (Clean Out), CONC (Concrete), (D) (Deed), DCB (Double Catch Basin), DI (Drop Inlet), DMH (Drainage Manhole), DP (Detention Pond), ELEV (Elevation), EOP (Edge of Pavement), ESC (Erosion and Sediment Control), EX (Existing), FES (Flared End Section), FFE (Finish Floor Elevation), GS (Garage Slab Elevation), GWT (Ground Water Table), HW (Headwall), HC (High Capacity Catch Basin Grate), HOPE (High Density Polyethylene), IN (Inline Drain), INV (Invert), IP (Infiltration Pond), LARCH (Landscape Architect), LF (Linear Feet), LOD (Limit of Disturbance), LP (Light Pole), (M) (Measured), MEP (Mechanical/Electrical/ Plumbing Engineer), N/F (Now or Formerly), OHW (Overhead Wire), PE (Polyethylene), PL (Property Line), PR (Proposed), PVC (Polyvinyl Chloride), R (Radius), R&D (Remove and Dispose), RCP (Reinforced Concrete Pipe), RHIS (Rhode Island), RHB (Highway Bound), RL (Road Leader), ROW (Right-of-Way), S (Slope), SD (Subdrain), SED (Sediment Forebay), SF (Square Foot), SPL (State Freeway Line), SFM (Sewer Force Main), SG (Slab on Grade Elevation), SHL (State Highway Line), SMH (Sewer Manhole), SNDF (Sand Filter), SS (Side Slope), STA (Station), TC (Top of CURB), TD (Trench Drain), TF (Top of Foundation), TRANS (Transition), TW (Top of Wall (Finished)), GRADE AT TOP OF WALL), TYP (Type), UDS (Underground), UIS (Underground), IFS (Infiltration System), UP (Utility Pole), WQ (Walkout Elevation), WQ (Water Quality).

LAYOUT AND MATERIALS:

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE BITUMINOUS BERM, OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE, OR AS LABELED ON THE PLANS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION, REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET. THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY MODIFICATIONS OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, ETC.
7. THE HOUSES SHOWN ARE SCHEMATIC AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
8. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
9. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNER. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
10. ALL GUARDRAIL ON-SITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.7 OF THE ASHUTO ROADSIDE DESIGN GUIDE. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE DESIGN ENGINEER IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL SLOPES WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE, AND ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT. THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
11. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
12. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
13. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF ASHUTO M24.8 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

EXISTING LEGEND:

Table with 2 columns: Symbol, Description. Includes symbols for Property Line, Assessors Line, Building, Brushline, Tree Line, Guardrail, Fence, Retaining Wall, Stone Wall, Minor Contour Line, Major Contour Line, Water Line, Sewer Line, Sewer Force Main, Gas Line, Electric Line, Overhead Wires, Drainage Line, Soils Lines, 25' Buffer, 50' Buffer, 75' Buffer, 100' Buffer, 150' Buffer, 200' Buffer, FEMA Boundary, Stream, Wetland Line & Flag, State Highway Line, State Freeway Line, Wetland Line & Flag, State Highway Line, State Freeway Line, Wetland Line & Flag, State Highway Line, State Freeway Line, Wetland Line & Flag, State Highway Line, State Freeway Line.

PROPOSED LEGEND:

Table with 2 columns: Symbol, Description. Includes symbols for Property Line, Building Setbacks, Chainlink Fence, Guardrail, Minor Contour Line, Major Contour Line, Spot Elevation, Edge of Pavement, Bituminous Berm, Concrete CURB, Monolithic Concrete, Building Footprint, Building Overhang, Asphalt Pavement, Heavy Duty Asphalt Pavement, Heavy Duty Concrete, Mill and Overlay, Concrete, Asphalt Sidewalk, Sawcut Line, Sign, Accessible Parking Space Symbols, Building Ingress/Egress, Drainage Line, Perforated Subdrain, Swale, Sewer Force Main, Gas Line, Water Line, Hydrant Assembly, Water Shut Off, Water Valve, Thrust Block, Sewer Line, Overhead Wire, Electric, Telephone, Cable, Limit of Disturbance/ Limit of Clearing, Slopes Steeper Than 3:1 (2:1 OR 1:1 SLOPES), Underground Infiltration Outline, Pond Access, Riprap, Sand Filter, Catch Basin, Double Catch Basin, Drainage Manhole, Flared End Section, Headwall, Sewer Manhole, Single Light, Double Light, Overhanging Light.

NOTE: THIS PLAN SET MUST BE REPRODUCED IN COLOR

UTILITY NOTE:

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

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

PERMIT NOTE:

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

DiPrete Engineering logo and contact information: Two Stafford Court, Cranston, RI 02920, tel: 401-943-1000, fax: 401-943-6006, www.diprete-eng.com

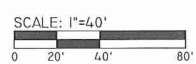
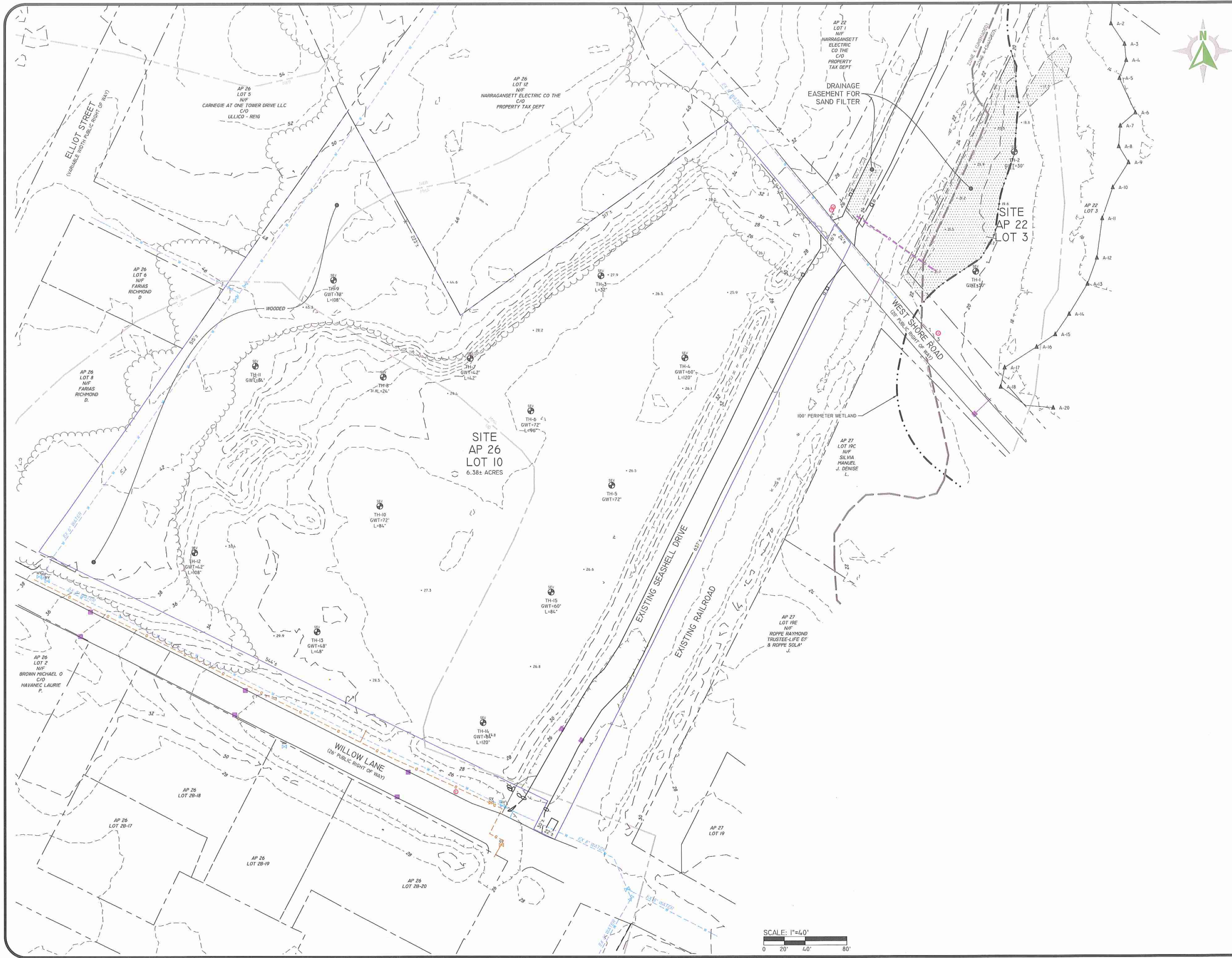
UNION STUDIO logo and text: ARCHITECTURE & COMMUNITY DESIGN

MOLLY R. TITUS logo and text: REGISTERED PROFESSIONAL ENGINEER CIVIL

Table with 2 columns: Description, Date. Includes entries for DATE, TIME, PLACE, and DESCRIPTION.

GENERAL NOTES AND LEGEND: WILLOW LANE, ASSASSOR'S PLAT 22 LOT 3 & ASSASSOR'S PLAT 22 LOTS 2-4, PORTSMOUTH, RHODE ISLAND. PREPARED FOR: AQUINECK COUNTRY CLUB, INC., 95 SQUANDETT CROSSROADS, SUITE 203, CRANSTON, RI 02920. TEL: 401-944-5900

Z:\GEMIN\PROJECTS\2020-2019\WILLOW LANE_CARNIGIE_ABBY\AUTOCAD DRAWINGS\2020-2019\PLAN\DWG_P\UTTER 4/12/2023



EXISTING ANALYSIS PLAN

WILLOW LANE
ASSESSOR'S PLAT 22 LOT 3 & ASSESSOR'S PLAT 22 LOTS 2-4
PORTSMOUTH, RHODE ISLAND

PREPARED FOR:
AQUIDNECK COUNTRY CLUB, INC.
95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
TEL 401-944-5900

SHEET 4 OF 13

THIS PLAN WAS PREPARED FOR THE CONSTRUCTION OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS STATED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES SHOWN ON THIS PLAN. ONLY THE ENGINEER ASSURES AND ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT PLANS BY ANY OTHER PARTY. PROFESSIONAL ENGINEERING ASSOCIATION OF RHODE ISLAND. ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES SHOWN ON THIS PLAN. ONLY THE ENGINEER ASSURES AND ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
0	10/03/2023	MASTER PLAN SUBMISSION	DESIGN BY: N.M.P.
			DRAWN BY: N.M.P.



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tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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FRONT ELEVATION
(UNITS 1-6, 15-28)

- TYPICAL EXTERIOR MATERIALS:**
- 25 YR ASPHALT SHINGLE ROOF
 - PRE-DIPPED CEDAR SHAKES AND/OR CEMENTITIOUS CLAPBOARD SIDING
 - SMOOTH COMPOSITE RUNNING TRIM AND CORNERBOARDS
 - SMOOTH MDO PANELS
 - WINDOW CASINGS WITH PVC SUBSILL
 - DOUBLE HUNG WOOD WINDOWS WITH METAL CLAD EXTERIOR, LOW-E GLAZING AND DIVIDED LITES
 - PNTD, SOLID WOOD ENTRY DOORS
 - STONE VENEER
 - STEEL CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOOR WITH LITES
 - ALUMINUM GUTTERS AND DOWNSPOUTS
 - COMPOSITE DECKING
 - PVC BRACKETS AND CORBELS
 - PVC POST AND RAILING SYSTEMS
 - DARK-SKY COMPLIANT LIGHT FIXTURES



FRONT ELEVATION
(UNITS 7 & 14)

- TYPICAL EXTERIOR MATERIALS:**
- 25 YR ASPHALT SHINGLE ROOF
 - PRE-DIPPED CEDAR SHAKES AND/OR CEMENTITIOUS CLAPBOARD SIDING
 - SMOOTH COMPOSITE RUNNING TRIM AND CORNERBOARDS
 - SMOOTH MDO PANELS
 - WINDOW CASINGS WITH PVC SUBSILL
 - DOUBLE HUNG WOOD WINDOWS WITH METAL CLAD EXTERIOR, LOW-E GLAZING AND DIVIDED LITES
 - PNTD, SOLID WOOD ENTRY DOORS
 - STONE VENEER
 - STEEL CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOOR WITH LITES
 - ALUMINUM GUTTERS AND DOWNSPOUTS
 - COMPOSITE DECKING
 - PVC BRACKETS AND CORBELS
 - PVC POST AND RAILING SYSTEMS
 - DARK-SKY COMPLIANT LIGHT FIXTURES

WILLOW LANE PORTSMOUTH

TYPICAL UNITS - ELEVATIONS

OCTOBER 27, 2021

SCALE: 1/8" = 1'-0"



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FRONT ELEVATION
(UNITS 8-13)

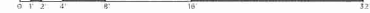
- TYPICAL EXTERIOR MATERIALS:**
- 25 YR ASPHALT SHINGLE ROOF
 - PRE-DIPPED CEDAR SHAKES AND/OR CEMENTITIOUS CLAPBOARD SIDING
 - SMOOTH COMPOSITE RUNNING TRIM AND CORNERBOARDS
 - SMOOTH MDO PANELS
 - WINDOW CASINGS WITH PVC SUBSILL
 - DOUBLE HUNG WOOD WINDOWS WITH METAL CLAD EXTERIOR, LOW-E GLAZING AND DIVIDED LITES
 - PNTD, SOLID WOOD ENTRY DOORS
 - STONE VENEER
 - STEEL CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOOR WITH LITES
 - ALUMINUM GUTTERS AND DOWNSPOUTS
 - COMPOSITE DECKING
 - PVC BRACKETS AND CORBELS
 - PVC POST AND RAILING SYSTEMS
 - DARK-SKY COMPLIANT LIGHT FIXTURES

WILLOW LANE PORTSMOUTH

HILLSIDE DUPLEX UNITS - ELEVATIONS

OCTOBER 27, 2021

SCALE: 1/8" = 1'-0"



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ELEVATIONS

WILLOW LANE
ASSESSOR'S PLAT 22 LOT 3 & ASSESSOR'S PLAT 22 LOTS 2-4
PORTSMOUTH, RHODE ISLAND

PREPARED FOR:
AQUIDNECK COUNTRY CLUB, INC.
95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
TEL 401-944-5900

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NO.	DATE	DESCRIPTION	S.I.
1	10-27-2021	MASTER PLAN SUBMISSION	S.E.
2	10-27-2021	MASTER PLAN SUBMISSION	S.E.

DESIGN BY: N.M.P.
DRAWN BY: N.M.P.

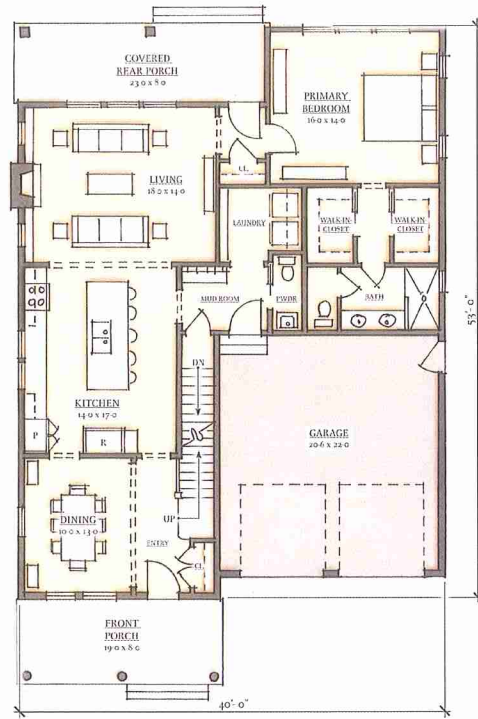


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tel 401-943-1000 fax 401-944-6006 www.diprete-eng.com

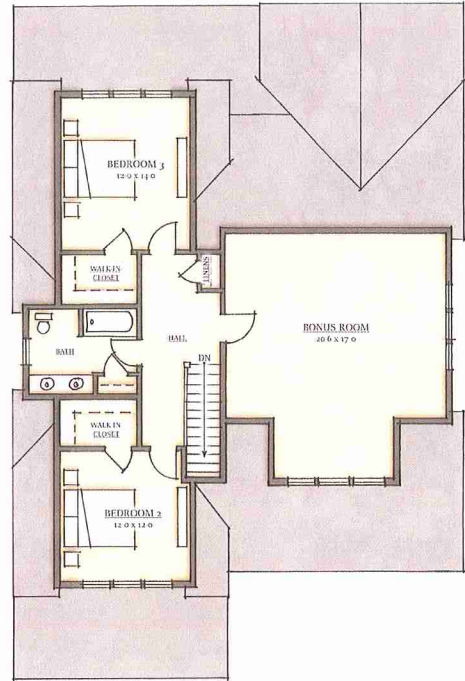
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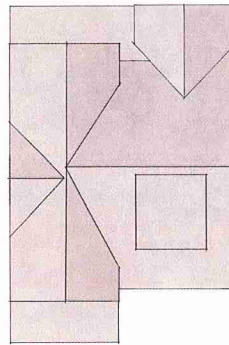
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GROUND FLOOR



SECOND FLOOR



ROOF PLAN
SCALE: 1/16" = 1'

All dimensions, layouts, and areas are at the concept level and will be refined at the time of construction documentation.

SQUARE FOOTAGE TOTALS

Total Heated - 2,088 sf (2,538 w/ Bonus)
First Floor Heated - 1,433 sf
Second Floor Heated - 655 sf
Optional Bonus Room - 450 sf

WILLOW LANE PORTSMOUTH

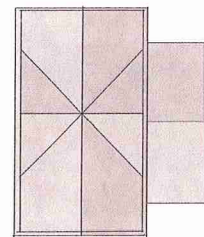
TYPICAL UNITS - FLOOR PLANS

OCTOBER 27, 2021

SCALE: 1/8" = 1'-0"



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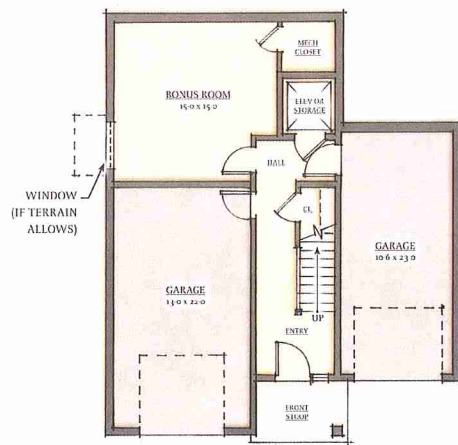


ROOF PLAN
SCALE: 1/16" = 1'

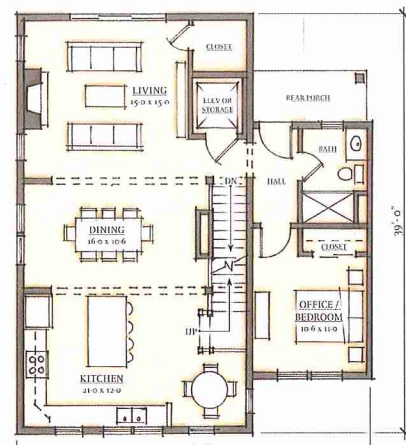
All dimensions, layouts, and areas are at the concept level and will be refined at the time of construction documentation.

SQUARE FOOTAGE TOTALS

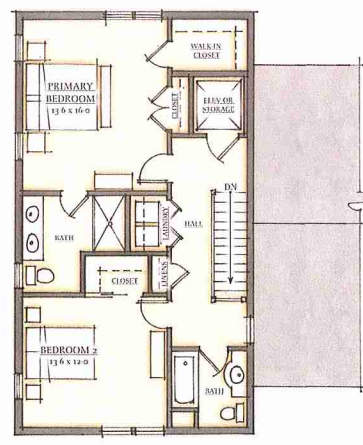
Total Heated - 2,226 sf (2,486 w/ Bonus)
Ground Floor Heated - 276 sf
Second Floor Heated - 1,122 sf
Third Floor Heated - 828 sf
Optional Bonus Room - 260 sf



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

WILLOW LANE PORTSMOUTH

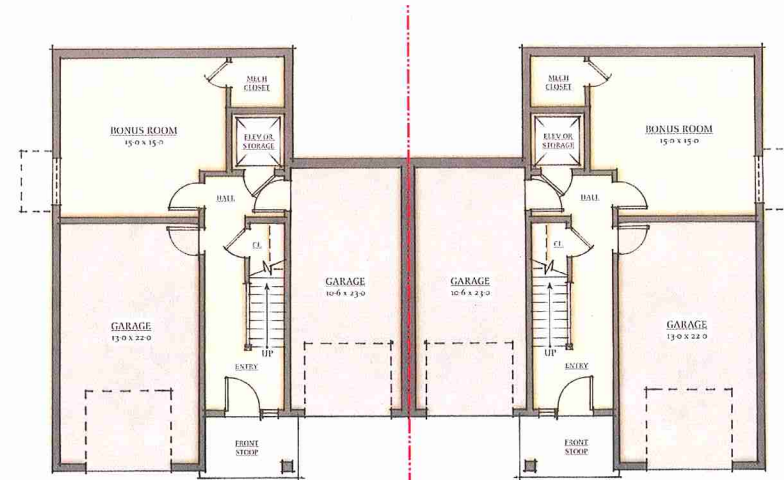
HILLSIDE UNITS - FLOOR PLANS

OCTOBER 27, 2021

SCALE: 1/8" = 1'-0"



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AS DUPLEX, PLAN MIRRORED AND ATTACHED ALONG SHORT WALL

2:08PM\PROJECTS\0601-0609 WILLOW LANE CARRIAGE ARCHITECTURAL DRAWINGS\0601-0609-PLAN-FLOOR-PLANS-PORTSMOUTH-4/10/2023

FLOOR PLANS

WILLOW LANE
ASSESSOR'S PLAT 22 LOT 3 & ASSESSOR'S PLAT 22 LOTS 2-4
PORTSMOUTH, RHODE ISLAND

PREPARED FOR:
AQUIDNECK COUNTRY CLUB, INC.
95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
TEL 401-944-5900

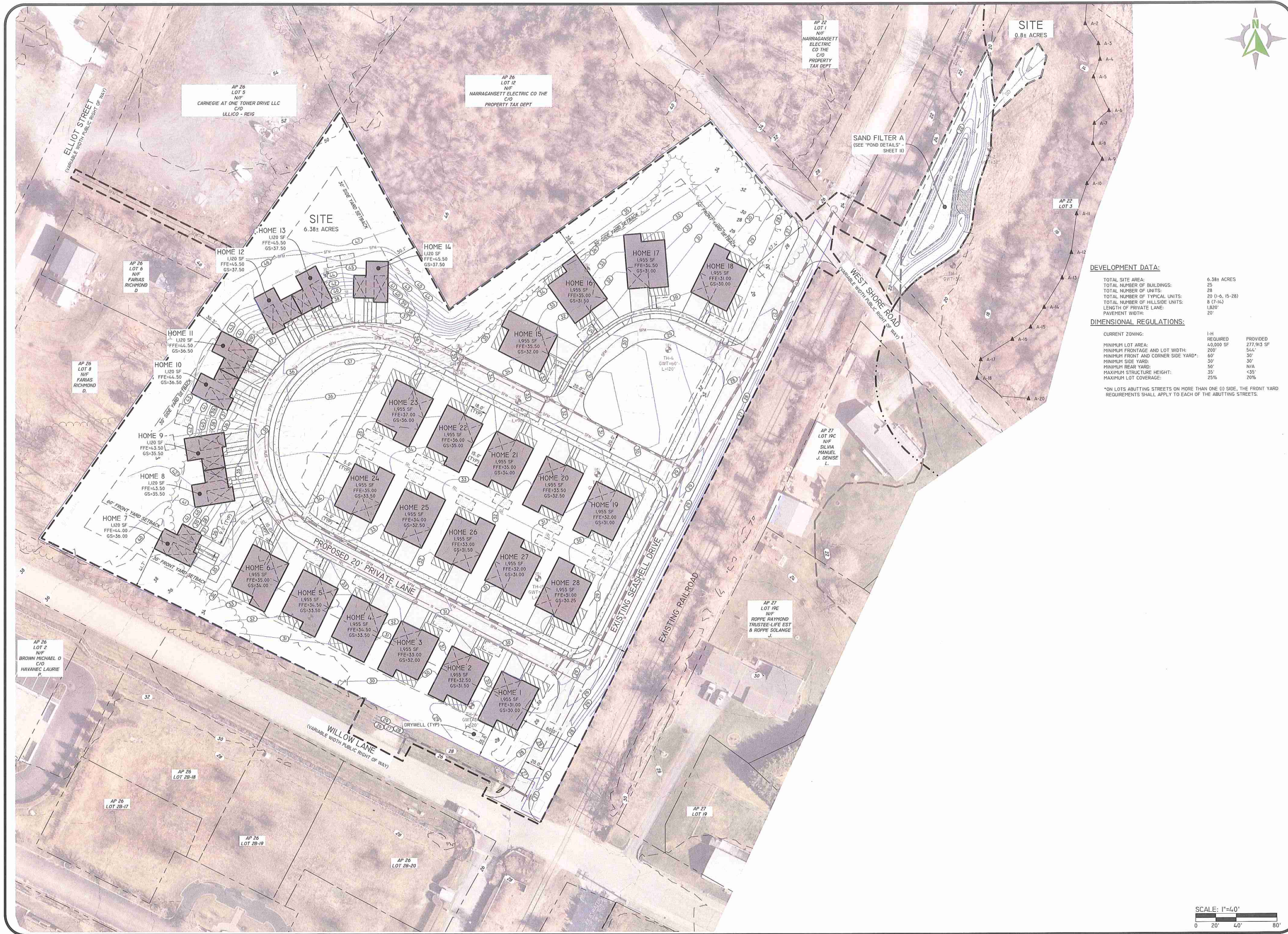
DATE: 10/27/2021
DRAWN BY: N.M.P.
DESIGN BY: N.M.P.
BY: [Signature]
S.E. [Signature]

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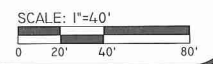
DEVELOPMENT DATA:

TOTAL SITE AREA:	6.38± ACRES
TOTAL NUMBER OF BUILDINGS:	28
TOTAL NUMBER OF UNITS:	28 (1-6, 15-28)
TOTAL NUMBER OF TYPICAL UNITS:	8 (7-14)
LENGTH OF PRIVATE LANE:	1,820'
PAVEMENT WIDTH:	20'

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	I-H	REQUIRED	PROVIDED
MINIMUM LOT AREA:	44,000 SF	277,013 SF	S/A*
MINIMUM FRONTAGE AND LOT WIDTH:	200'	60'	30'
MINIMUM FRONT AND CORNER SIDE YARD*:	60'	30'	30'
MINIMUM SIDE YARD:	50'	30'	N/A
MINIMUM REAR YARD:	50'	35'	<35'
MAXIMUM STRUCTURE HEIGHT:	35'	25%	20%
MAXIMUM LOT COVERAGE:	25%		

*ON LOTS ABUTTING STREETS ON MORE THAN ONE (1) SIDE, THE FRONT YARD REQUIREMENTS SHALL APPLY TO EACH OF THE ABUTTING STREETS.



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DATE: 01/13/2023
 SUBMISSION: MASTER PLAN SUBMISSION
 DRAWN BY: N.M.P.
 DESIGN BY: N.M.P.

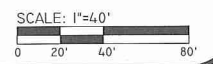
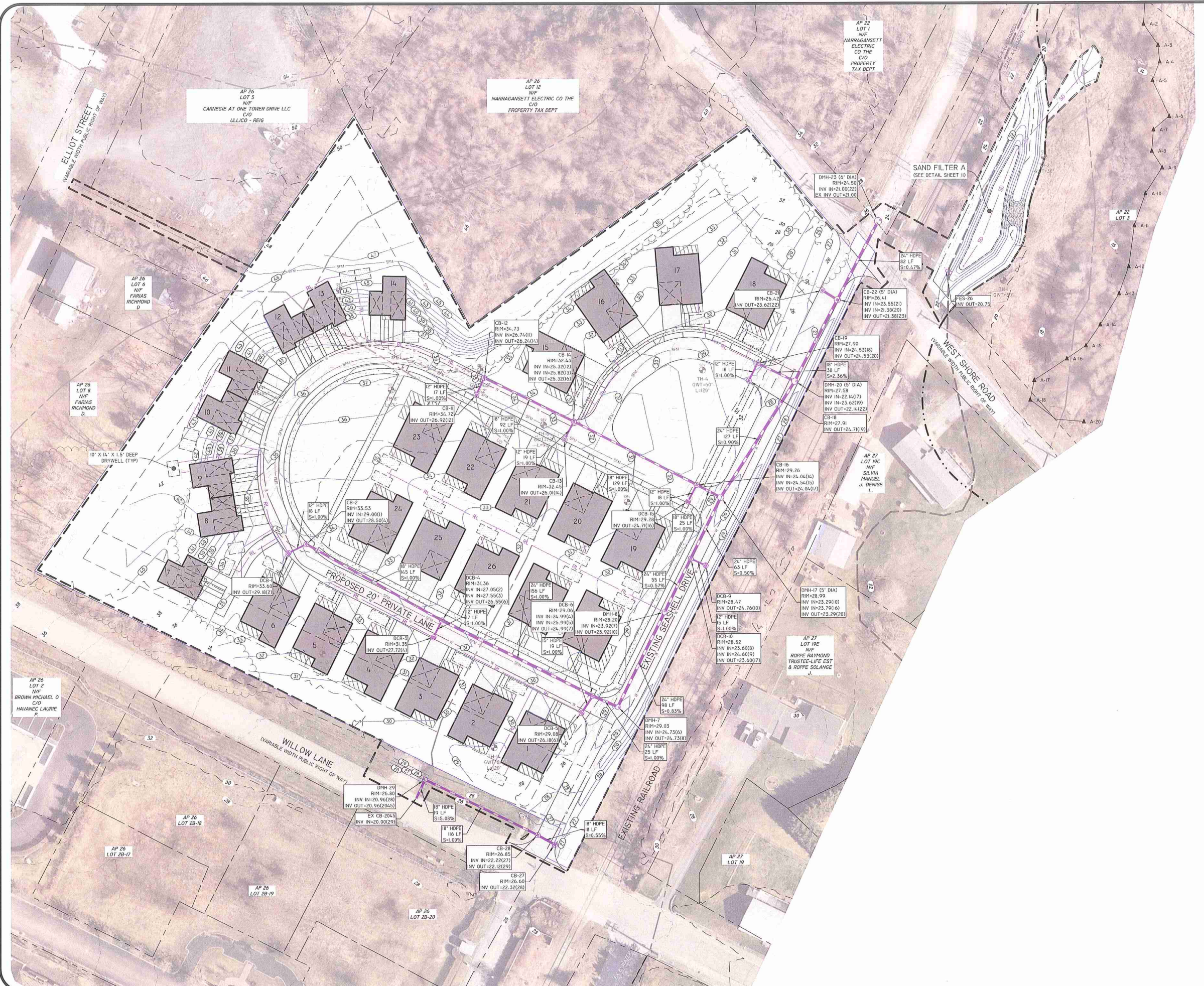
PREPARED FOR:
AQUIDNECK COUNTRY CLUB, INC.
 95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
 TEL: 401-944-5900

GRADING PLAN
 WILLOW LANE
 ASSESSOR'S PLAT 22 LOT 3 & ASSESSOR'S PLAT 22 LOTS 2-4
 PORTSMOUTH, RHODE ISLAND

Z:\MECHANICAL\PROJECTS\020-049 WILLOW LANE CARNEGIE ABBY\AUTOCAD DRAWINGS\020-049-PLAN.DWG PLATTES 1-12/2023

THE JOB NO. 020-049 IS THE PROPERTY OF DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEVELOPMENT\2024\WILLOW LANE CARNegie ABBY\AUTOCAD DRAWINGS\00-00-00-PLAN.DWG PLOTTER: 4/12/2023



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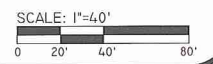
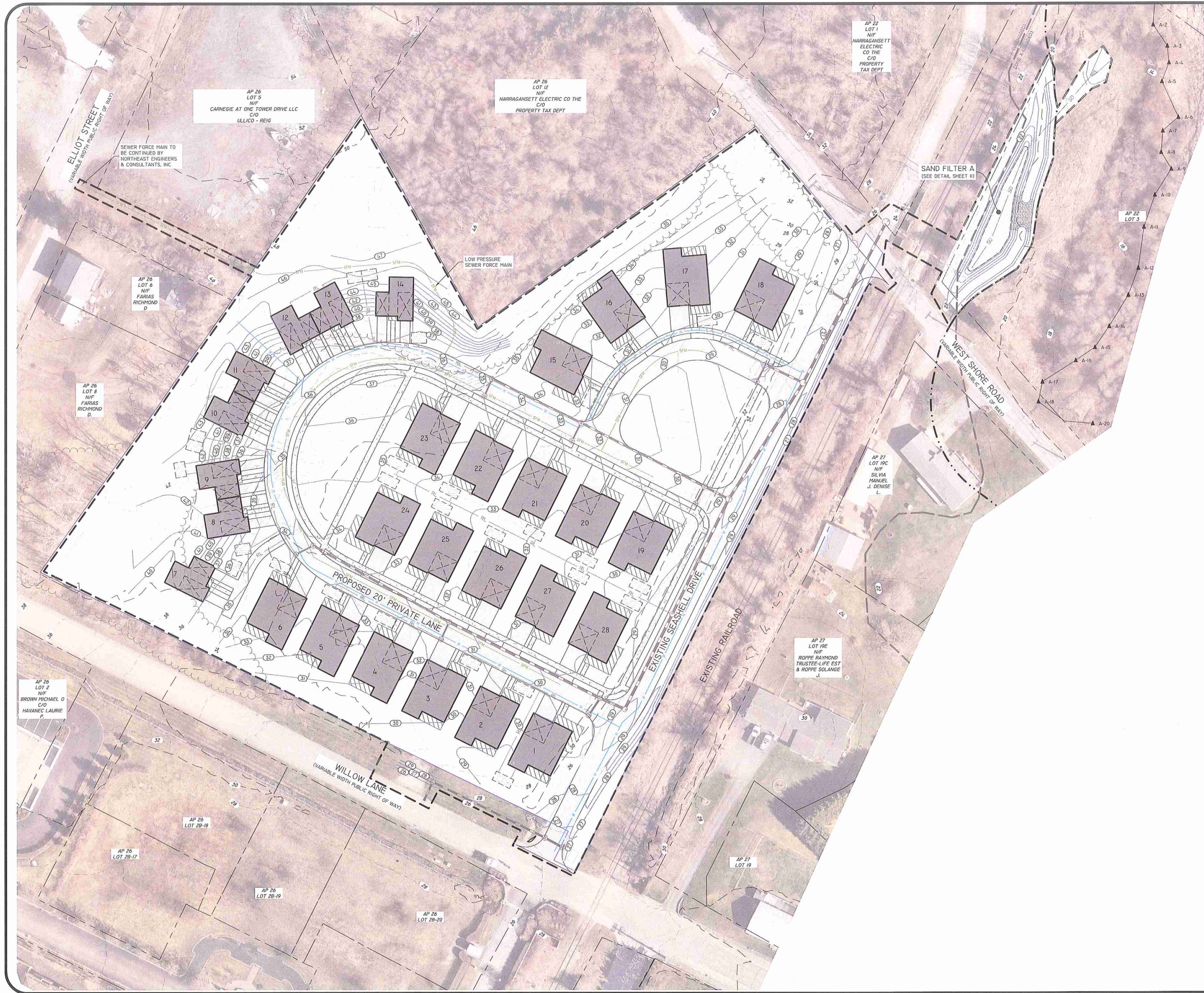
UNION STUDIO
 ARCHITECTURE & COMMUNITY DESIGN

THIS PLAN AND THESE NOTES ARE FOR CONSTRUCTION PURPOSES AND SHALL BE USED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEER'S DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

NO.	DATE	DESCRIPTION	BY	S.I.
0	10-13-2023	MASTER PLAN SUBMISSION		
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DRAINAGE PLAN
WILLOW LANE
 ASSESSOR'S PLAT 22 LOT 3 & ASSESSOR'S PLAT 22 LOTS 2-4
 PORTSMOUTH, RHODE ISLAND
 PREPARED FOR:
AQUIDNECK COUNTRY CLUB, INC.
 95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
 TEL: 401-944-5900

Z:\05\MAINPROJECTS\04-09 WILLOW LANE CARNEIGE ABBY\AUTOCAD DRAWINGS\04-09-PLAN DWG PLOTTED 7/13/2023



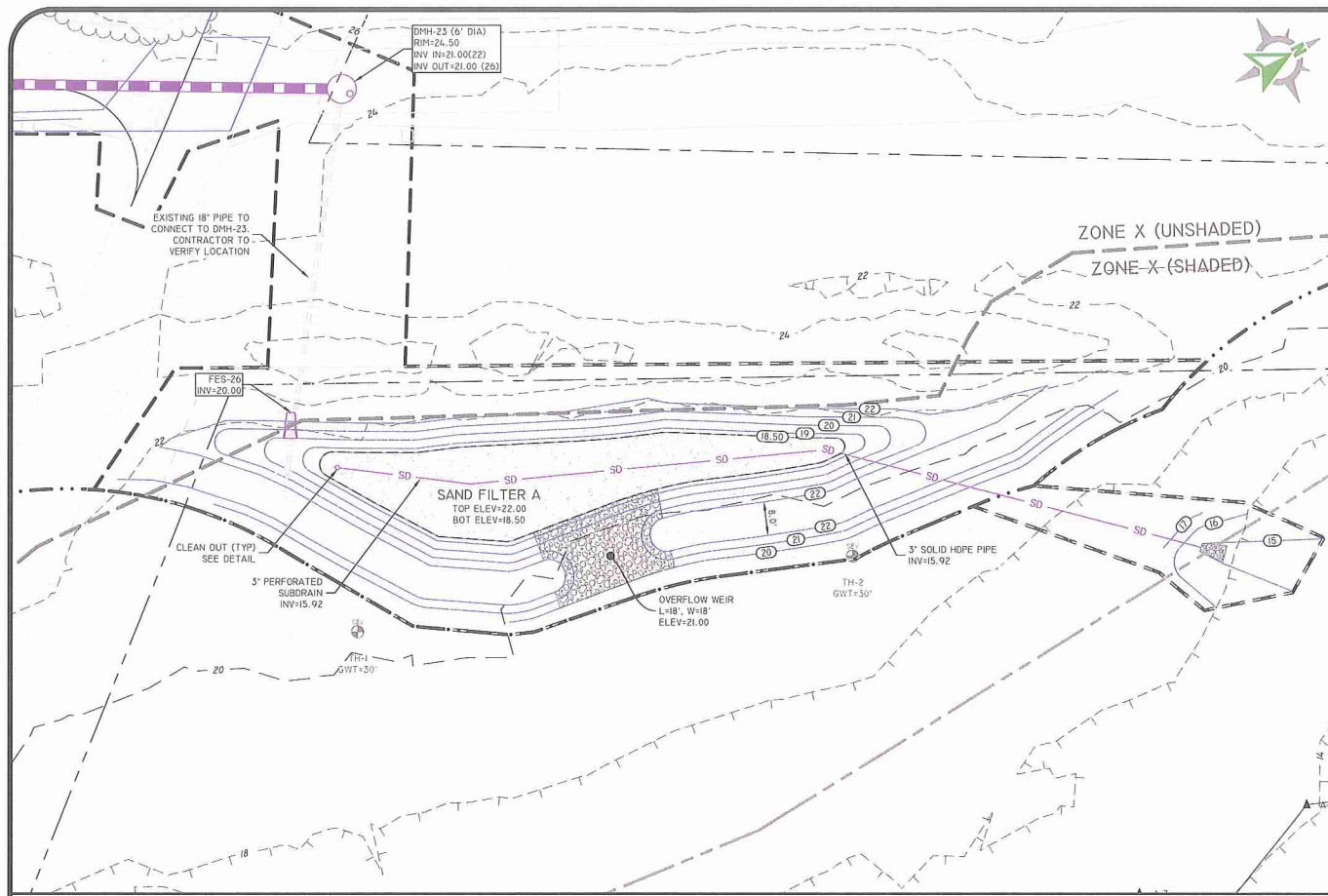
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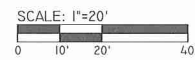
THIS PLAN SET WAS PREPARED FOR CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	DATE	DESCRIPTION	BY:
0	04-13-2023	MASTER PLAN SUBMISSION	N.M.P.
1	04-13-2023	MASTER PLAN SUBMISSION	N.M.P.
2	04-13-2023	MASTER PLAN SUBMISSION	N.M.P.

UTILITIES PLAN
WILLOW LANE
 ASSESSOR'S PLAT 22 LOT 3 & ASSESSOR'S PLAT 22 LOTS 2-4
 PORTSMOUTH, RHODE ISLAND
 PREPARED FOR:
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 95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
 TEL 401-944-5900

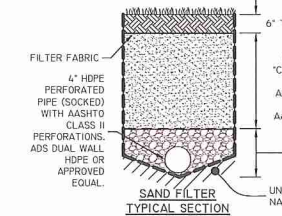


SAND FILTER A

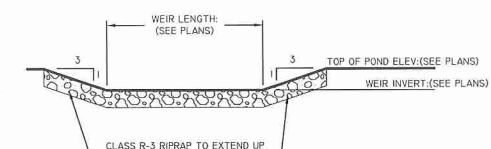
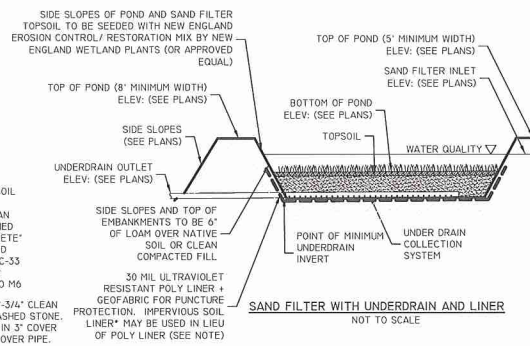


DESCRIPTION	SNDF-A
TOP OF POND ELEVATION	22.00
100 YEAR STORM ELEVATION	21.76
10 YEAR STORM ELEVATION	21.49
1 YEAR STORM ELEVATION	19.20
WG STORM ELEVATION	18.89
BOTTOM OF POND ELEVATION	18.50
TOP SOIL DEPTH	0.5'
SAND DEPTH	1.5'
MINIMUM UNDERDRAIN INVERT	15.92
UNDERDRAIN OUTLET ELEVATION	15.92
BOTTOM OF SAND ELEVATION	16.50
SEASONAL HIGH GWT ELEVATION	16.50
SOIL EVALUATION	TH-1

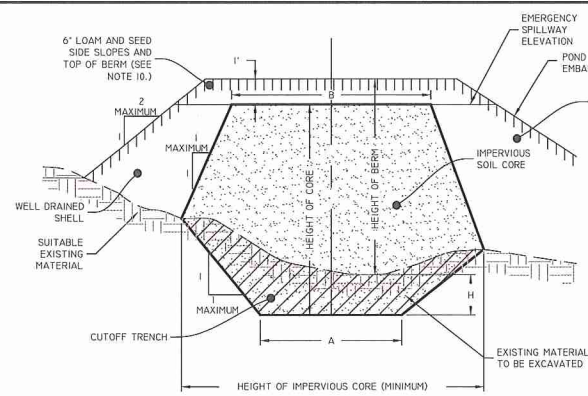
*NOTE: SOIL LINER SHALL BE 1" MINIMUM THICKNESS AND HAVE A MAXIMUM PERMEABILITY OF 0.03 FT/DAY (1"10"-5 CM/SEC). LINER MAY BE COMPRISED OF NATIVE MATERIALS WITH MIN OF 90% PASSING THE #200 SIEVE OR CLAY WITH A MINIMUM OF 15% PASSING THE #200 SIEVE. SOIL LINER TO EXTEND UP SIDES TO EXISTING GRADE AT A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



SAND FILTER BMP SYSTEM
NOT TO SCALE



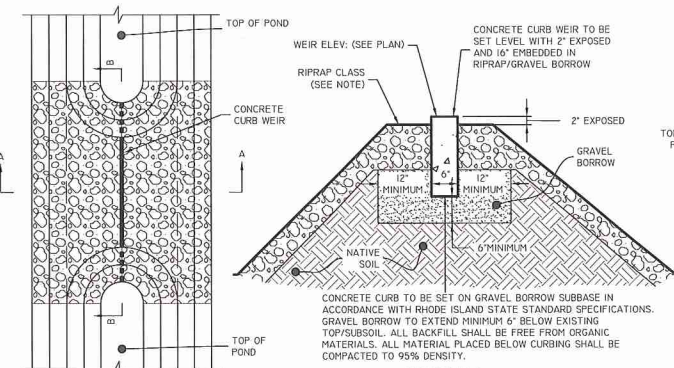
OVERFLOW WEIR
NOT TO SCALE



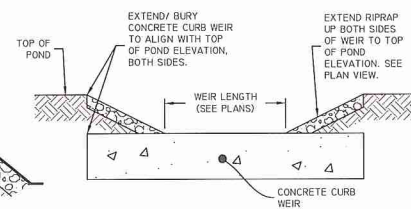
POND EARTHEN EMBANKMENT
NOT TO SCALE

BERM HEIGHT (FT)	TOP WIDTH OF CORE - B (FT)
0-5.5	8.2
6.6-9.8	9.2
9.9-13.1	9.8
13.2-16.4	10.8
16.5-19.7	11.5

- NOTES:
1. IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL POND EMBANKMENTS.
 2. IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 95% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.00005 CM/SEC.
 3. WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #200 SIEVE.
 4. MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
 5. THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
 6. THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'-8", AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
 7. SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
 8. IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUT OFF TRENCH CAN BE REDUCED TO 1'X1' (A&H).
 9. COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
 10. SIDE SLOPE OF POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
 11. THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
 12. ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.
 13. ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND AHJ WHERE REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.



SECTION A-A
CURB OUTLET WEIR
NOT TO SCALE



SECTION B-B
NOT TO SCALE

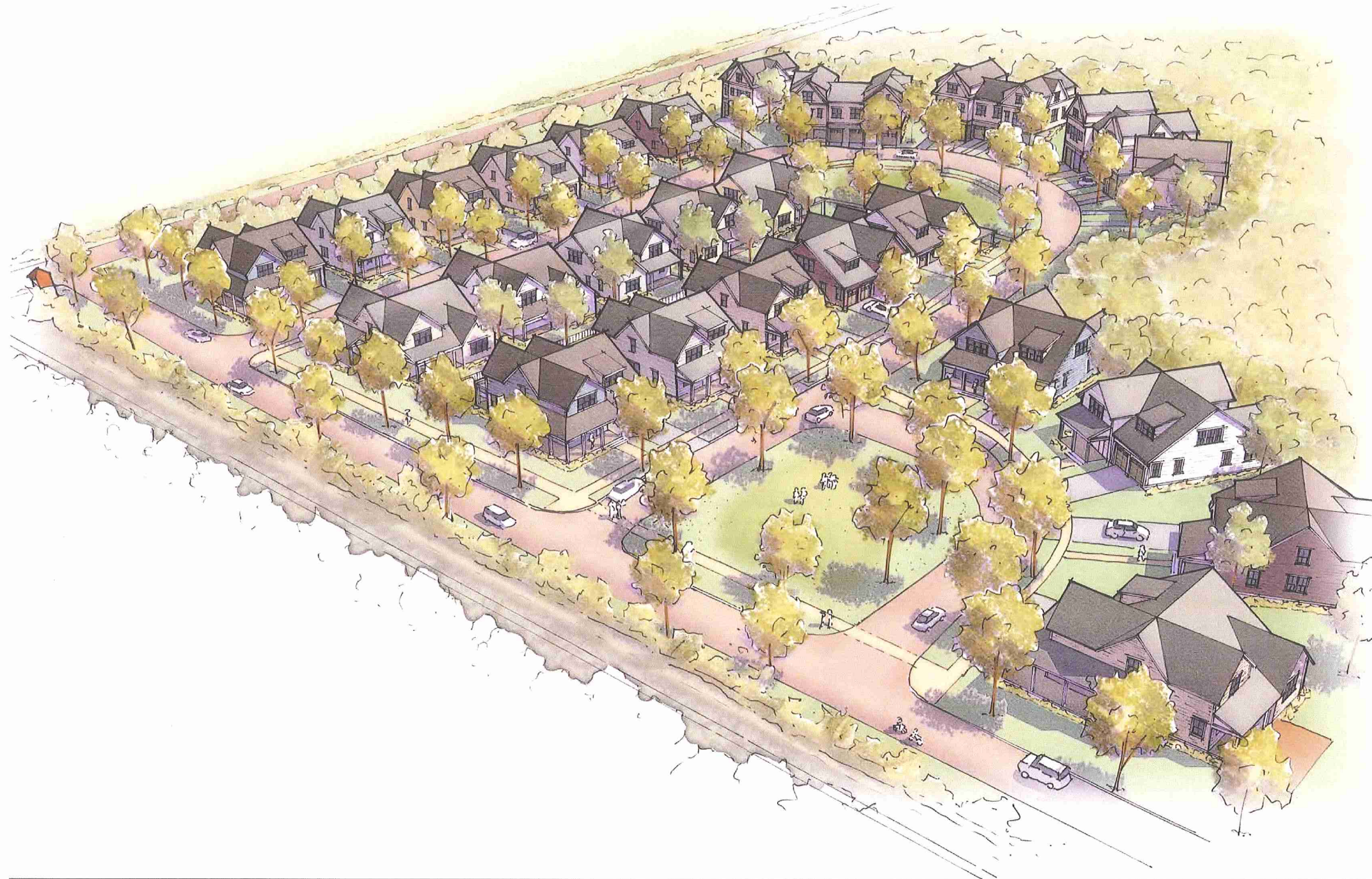
NOTE: ALL RIPRAP FOR CURB OUTLET WEIRS TO BE CLASS R-3 UNLESS NOTED OTHERWISE.

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

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DESIGN BY: N.M.P.
DRAWN BY: N.M.P.
DATE: 05-15-2023
DESCRIPTION: MASTER PLAN SUBMISSION

Z:\DHAN\PROJECTS\041010 WILLOW LANE GARNERIE ARBY\AUTOCAD DRAWINGS\041010-CAR.DWG PLOT DATE: 1/13/2023



WILLOW LANE PORTSMOUTH

PERSPECTIVE VIEW

OCTOBER 27, 2021

NOT TO SCALE



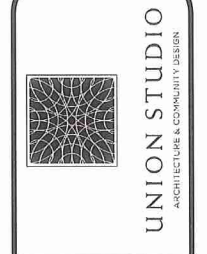
PERSPECTIVE VIEW

WILLOW LANE
 ASSessor's PLAT 22 & ASSessor's PLAT 22 LOTS 2-4
 PORTSMOUTH, RHODE ISLAND

PREPARED FOR:
AQUIDNECK COUNTRY CLUB, INC.
 95 SOCKANOSSETT CROSSROADS, SUITE 202, CRANSTON, RI 02920
 TEL. 401-944-5900

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NO.	DATE	DESCRIPTION	S.R.	BY:
1	10-27-2021	MASTER PLAN SUBMISSION		
DRAWN BY: N.M.P. DESIGN BY: N.M.P.				



Diprete Engineering
 Two Stafford Court, Cranston, RI 02920
 tel. 401-943-1000 fax. 401-664-6006 www.diprete-eng.com
 Boston • Providence • Newport

NOTES:

GENERAL:

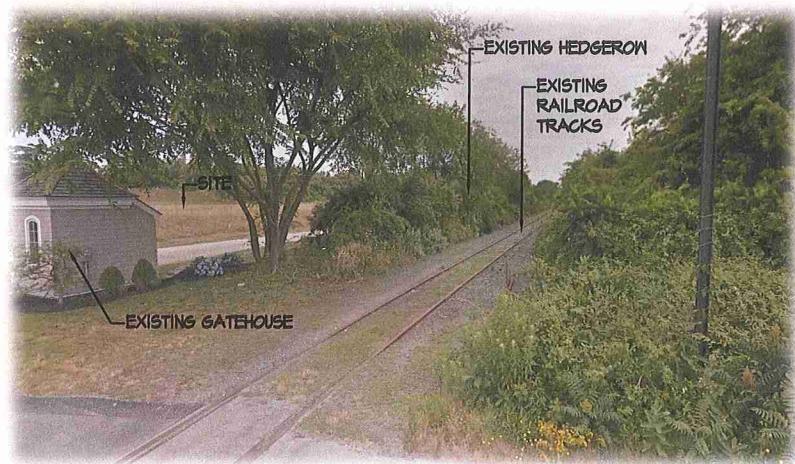
1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERS, TITLED 0401-049-ALLS-SEND-OCLT-20210104, DATED OCTOBER 14, 2021, AND FROM OBSERVATIONS PERFORMED BY JOHN C. CARTER & CO.
2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR PERMITTING ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-944-1233.



PROPOSED 6' HIGH FENCE WITH PLANTINGS TO MIRROR EXISTING HEDGE ON OPPOSITE SIDE OF WILLOW LANE

WILLOW LANE

1 LOOKING WEST



EXISTING HEDGEROW

EXISTING RAILROAD TRACKS

EXISTING GATEHOUSE

2 LOOKING NORTH

SAMPLE PLANT LIST

TREES

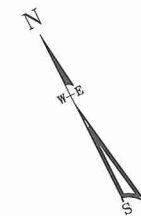
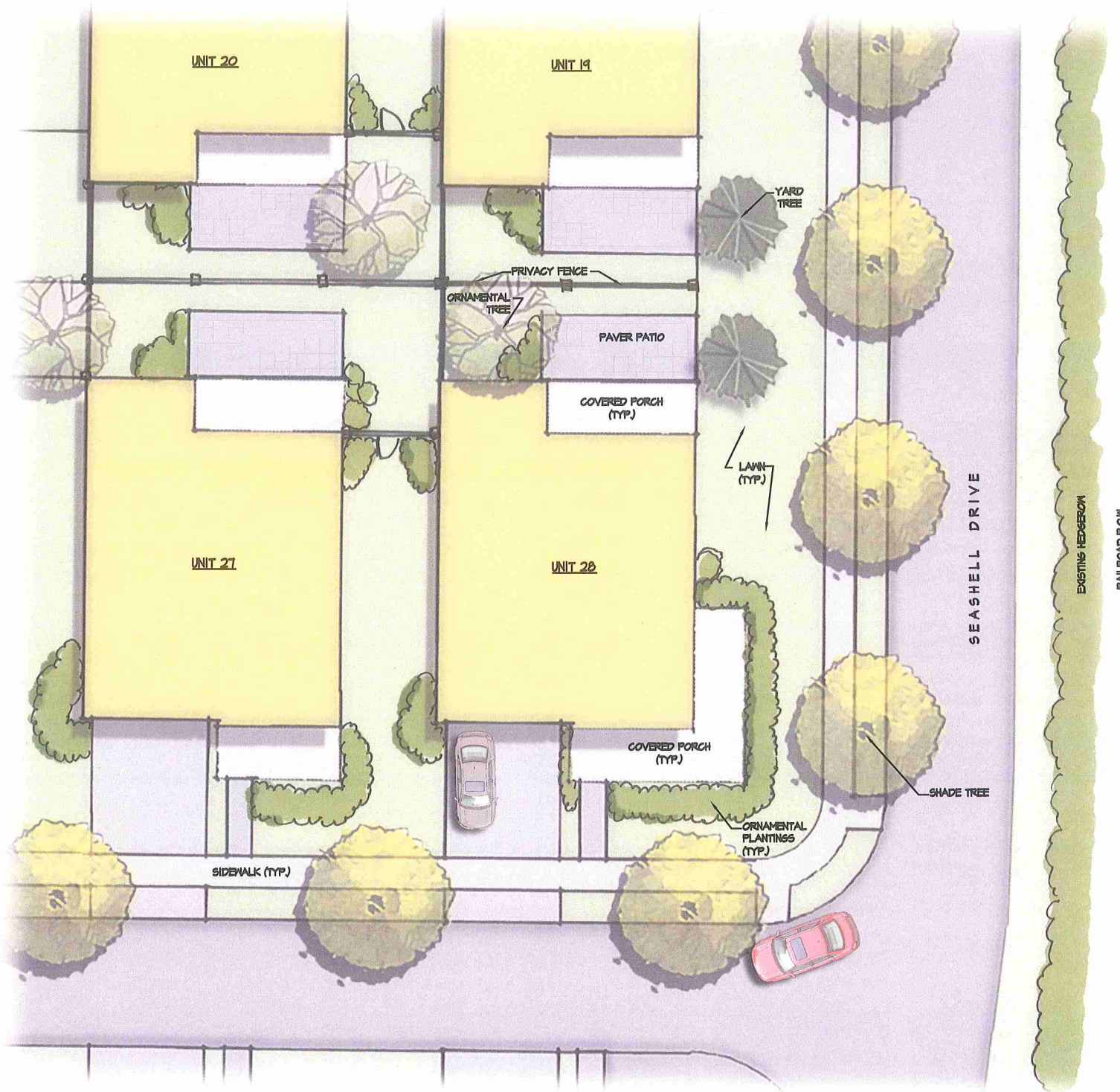
- ACER RUBRUM
- ACER PSEUDOPLATANUS
- AMELANCHIER CANADENSIS
- GLEDITSIA TRIACANTHOS
- QUERCUS PALUSTRIS

- RED MAPLE
- SYCAMORE MAPLE
- SHADBLON SERVICEBERRY
- HONEYLOCUST
- PIN OAK

SHRUBS / PERENNIAL

- CLETHRA ALNIFOLIA
- HYDRANGEA MACROPHYLLA
- ILEX GLABRA
- MORELLA PENSYLVANICA
- PANICUM VIRGATUM
- PHYSOCARPUS OPULIFOLIUS

- SUMMERSWEET
- MOPHEAD HYDRANGEA
- INKBERRY HOLLY
- BAYBERRY
- SWITCHGRASS
- NINEBARK



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Two Stafford Court Cranston, RI 02920
Tel 401-943-5000 Fax 401-941-6006 www.diprete-eng.com

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JOHN C. CARTER & COMPANY, INC.
LANDSCAPE ARCHITECTURE
980 Boman Neck Road
Narragansett, RI 02882
(401)783-5500



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NO.	DATE	DESCRIPTION	BY:
01	08-26-2021	TOWN SUBMISSION	J.C.C.
DRAWN BY: L.M.V.			DESIGN BY: J.C.C.

LANDSCAPE PLAN

WILLOW LANE
ASSESSOR'S PLAT 26 LOT 10
PORTSMOUTH, RHODE ISLAND

PREPARED FOR:
CROSSROADS CAPITAL FUND VI, LLC
95 SOCKANOSSETT CROSSROADS, SUITE 203, CRANSTON, RI 02920
TEL 401-944-5920