Town of Richmond, Rhode Island
Building / Planning / Zoning Department
5 Richmond Townhouse Road, Wyoming, RI 02898
www.richmondri.com

To: Richmond Planning Board
From: Talia Jalette, MPA, Town Planner
Date: 5/24/24
RE: Request of Preserve at Boulder Hills for a Review Regarding the Phase 2B Final Plan – Major Land Development Project – Preserve at Boulder Hills III, LLC (2091 Nooseneck Hill Road, Coventry, RI 02816) and MTM Development Corporation (87A Kingstown Road, Richmond, RI 02898) for property located at Plat 5B, Lot 38 and Plat 6B, Lot 2.

Draft Language for Motion to Amend Preliminary Plan Decision Condition #5:

On Thursday, May 23, 2024, Attorney Americo Scungio provided this Department with a proposed amendment to Condition #5 of the Preliminary Plan Decision for Phase 2B. On Friday, May 24, 2024, Attorney Chris Zangari and I discussed the proposed amendment, and made some red-line changes to it. The red-line copy was provided to Attorney Scungio that same day.

I have attached Attorney Scungio's proposed draft, as well as the red-line copy that was produced as the result of Attorney Zangari and I's discussion. It is entirely possible that Attorney Scungio and his client may recommend a different motion, or an amended version of the one attached. It is also entirely possible that the Board may recommend a different motion, or an amended version of the one attached.

Ultimately, the Board will be discussing this motion at the May 28th meeting. Per Attorney Zangari, I "can grant final approval once the conditions are met", as "amending Condition #5 will get us much closer to meeting the requirements of the final plan."

FINAL PLAN APPLICATION
PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P. 5B, LOT 38
A.P. 6B, LOT 2
87 KINGSTOWN ROAD
RICHMOND, RHODE ISLAND

ISSUED FOR PERMITTING

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
MTM DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

LATEST ISSUE: MAY 16, 2024

CRAIG RICHARD CARRIGAN
No. 5692
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ______
AT: ______ M.
MAP# ______ SLIDE# ______

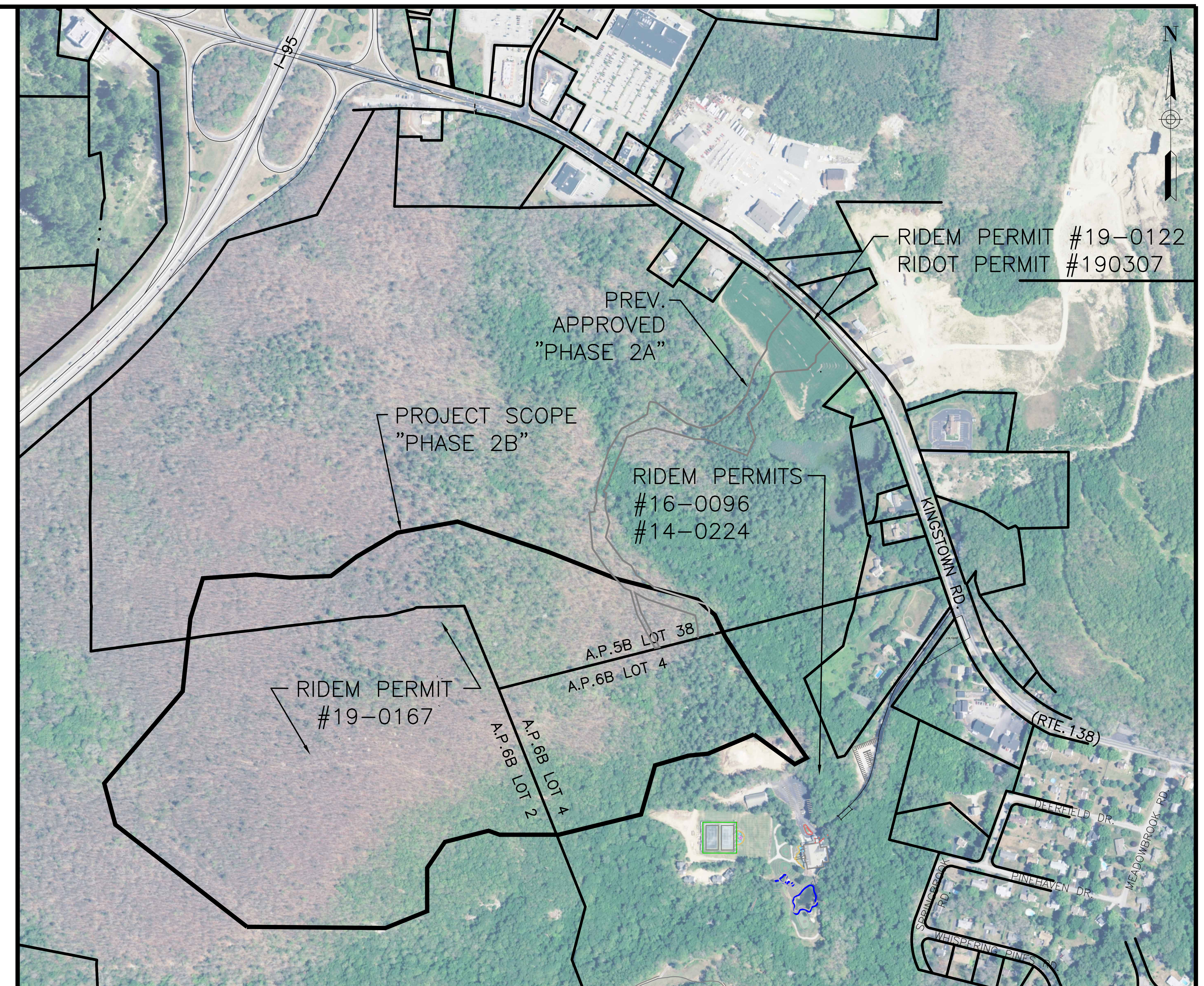
Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner



LOCATION MAP
SCALE: 1"=400'

LIST OF DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS SHEET
3. PROJECT SCOPE PLAN
4. ZONE 1: GRADING & UTILITY PLAN
5. ZONE 2: GRADING & UTILITY PLAN
6. ZONE 3: GRADING & UTILITY PLAN
7. ZONE 4: GRADING & UTILITY PLAN
8. ZONE 1: LIGHTING PLAN
9. ZONE 2: LIGHTING PLAN
10. ZONE 3: LIGHTING PLAN
11. ZONE 4: LIGHTING PLAN
12. ZONE 1: SIGNAGE PLAN
13. ZONE 2: SIGNAGE PLAN
14. ZONE 3: SIGNAGE PLAN
15. ZONE 4: SIGNAGE PLAN
16. OVERALL PLANTING PLAN
17. ZONE 1: PLANTING PLAN
18. ZONE 2: PLANTING PLAN
19. ZONE 3: PLANTING PLAN
20. ZONE 4: PLANTING PLAN
21. PLANTING DETAILS SHEET
22. SESC PLAN – 1
23. SESC PLAN – 2
24. DETAIL SHEET – 1
25. DETAIL SHEET – 2
26. ADVENTURE WAY PROFILE
27. ALEXANDER CIRCLE PROFILE
28. BUMBLEBEE TRAIL PROFILE
29. STERLING–FINN ROAD PROFILE

INCLUDED SHEETS BY OTHERS
1. SHEET 1 OF 1 SV–1 EXISTING CONDITIONS PLAT 5B LOT 38
2. SHEET 1 OF 1 SV–4 EXISTING CONDITIONS PLAT 6B LOT 2

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
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COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

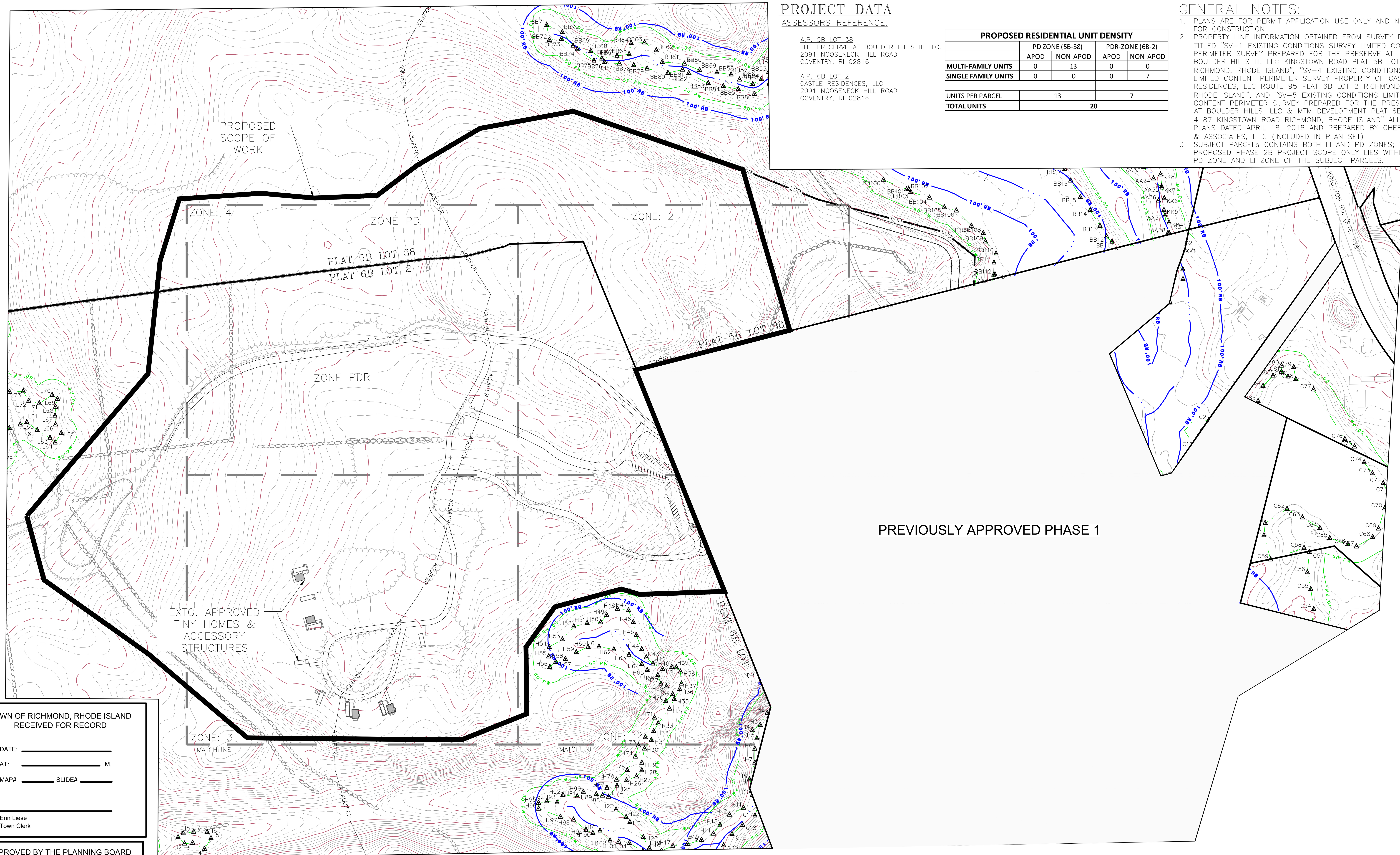
PARKING PROVIDED: 119 SPACES FOR RESIDENTS & GUESTS

REFERENCES:

1. PROPERTY LINE INFORMATION OBTAINED FROM SURVEY PLANS TITLED "SV–1 EXISTING CONDITIONS SURVEY LIMITED CONTENT PERIMETER SURVEY PREPARED FOR THE PRESERVE AT BOULDER HILLS III, LLC KINGSTOWN ROAD PLAT 5B LOT 38 RICHMOND, RHODE ISLAND", AND "SV–4 EXISTING CONDITIONS LIMITED CONTENT PERIMETER SURVEY PROPERTY OF CASTLE RESIDENCES, LLC ROUTE 95, ALL PLANS DATED APRIL 18, 2018 AND PREPARED BY CHERENZIA & ASSOCIATES, LTD,
2. EXISTING 2–FOOT CONTOURS OBTAINED FROM RIGIS LIDAR DATA.

GENERAL NOTES:

1. ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION OF LAND SURVEYORS.
2. ONLY PLANS STAMPED ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION.
3. THE LOCATION AND ELEVATION FOR ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITY SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO MTM DEVELOPMENT CORPORATION, 87 KINGSTOWN RD, RICHMOND, RHODE ISLAND 02898; (401) 539–4653.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG–SAFE (1–800–344–7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION MUST BE SUPPLIED TO DIG–SAFE, IF IT IS DIFFERENT FROM THE CALLER.
5. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.



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COVENTRY, RI 02816

A.P. 6B LOT 2
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COVENTRY, RI 02816

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TOTAL UNITS	20			

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3. SUBJECT PARCELs CONTAINS BOTH LI AND PD ZONES; THE PROPOSED PHASE 2B PROJECT SCOPE ONLY LIES WITHIN THE PD ZONE AND LI ZONE OF THE SUBJECT PARCELS.

TOWN OF RICHMOND, RHODE ISLAND
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Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

LEGEND
PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100'RIVERBANK
WETLAND EDGE
50'PERIMETER WETLANDS

GRAPHIC SCALE
150 0 75 150 300 300
(IN FEET)
1 inch = 150 ft.

EXISTING OVERALL
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 2 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
No.
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
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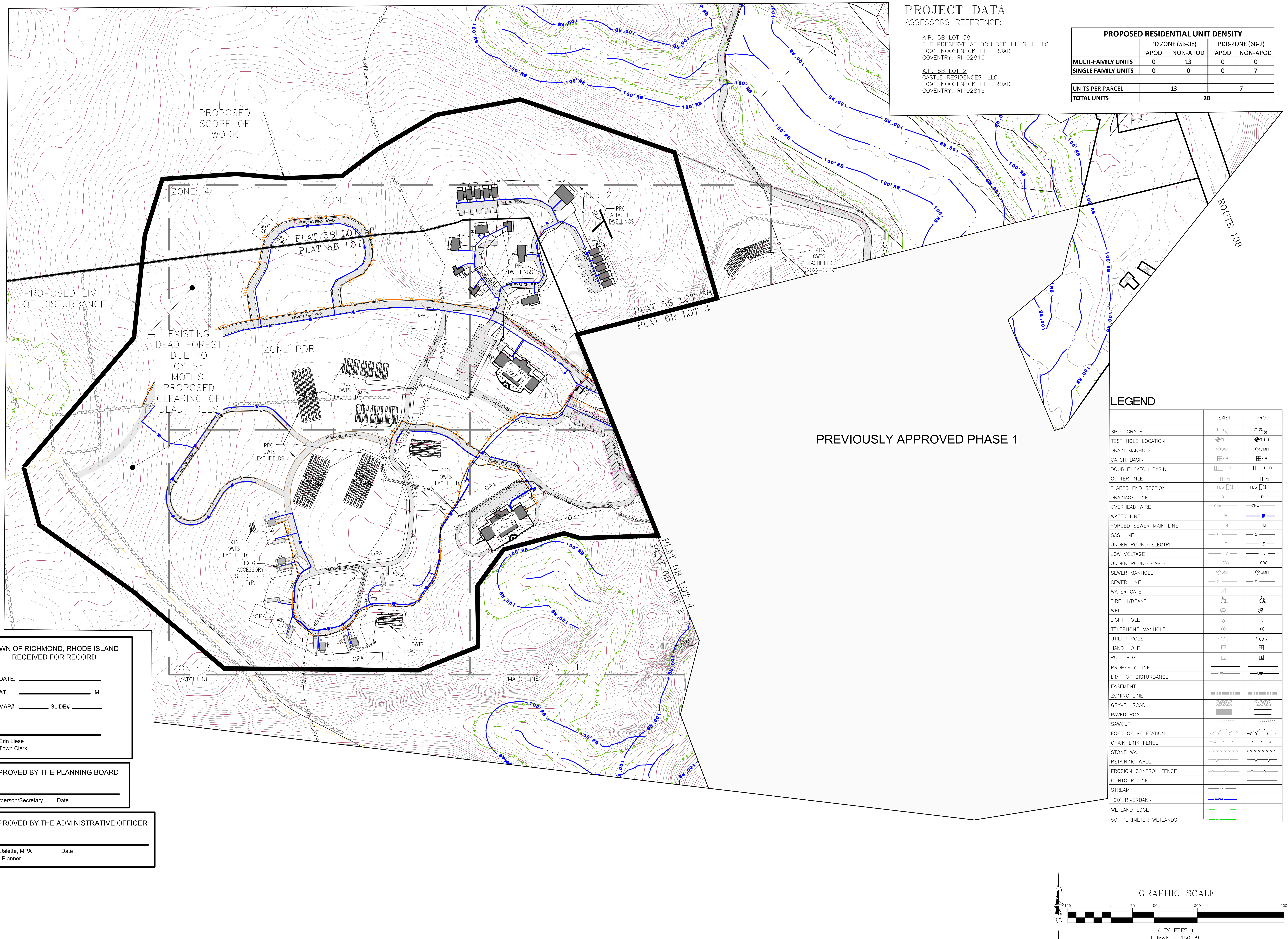

PROJECT DATA

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THE PRESERVE AT BOULDER HILLS III LLC.
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A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

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SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

LEGEND

	EXIST	PROP
SPOT GRADE	21.25 ×	21.25 ×
TEST HOLE LOCATION	TH 1	TH 1
DRAIN MANHOLE	DMH	DMH
CATCH BASIN	CB	CB
DOUBLE CATCH BASIN	DCB	DCB
GUTTER INLET	GI	GI
FLARED END SECTION	FES	FES
DRAINAGE LINE	D	D
OVERHEAD WIRE	OHW	OHW
WATER LINE	W	W
FORCED SEWER MAIN LINE	FM	FM
GAS LINE	G	G
UNDERGROUND ELECTRIC	E	E
LOW VOLTAGE	LV	LV
UNDERGROUND CABLE	CDX	CDX
SEWER MANHOLE	SMH	SMH
SEWER LINE	S	S
WATER GATE		
FIRE HYDRANT		
WELL		
LIGHT POLE		
TELEPHONE MANHOLE		
UTILITY POLE		
HAND HOLE		
PULL BOX		
PROPERTY LINE		
LIMIT OF DISTURBANCE	LOD	LOD
EASEMENT		
ZONING LINE		
GRAVEL ROAD		
PAVED ROAD		
SAWCUT		
EGED OF VEGETATION		
CHAIN LINK FENCE		
STONE WALL		
RETAINING WALL		
EROSION CONTROL FENCE		
CONTOUR LINE		
STREAM		
100' RIVERBANK	100' RB	
WETLAND EDGE		
50' PERIMETER WETLANDS	50' PW	

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Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary   Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA   Date
Town Planner

PROPOSED CONDITIONS - PROJECT SCOPE PLAN

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE:2/27/2024 SHEET 3 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
No. 5992
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
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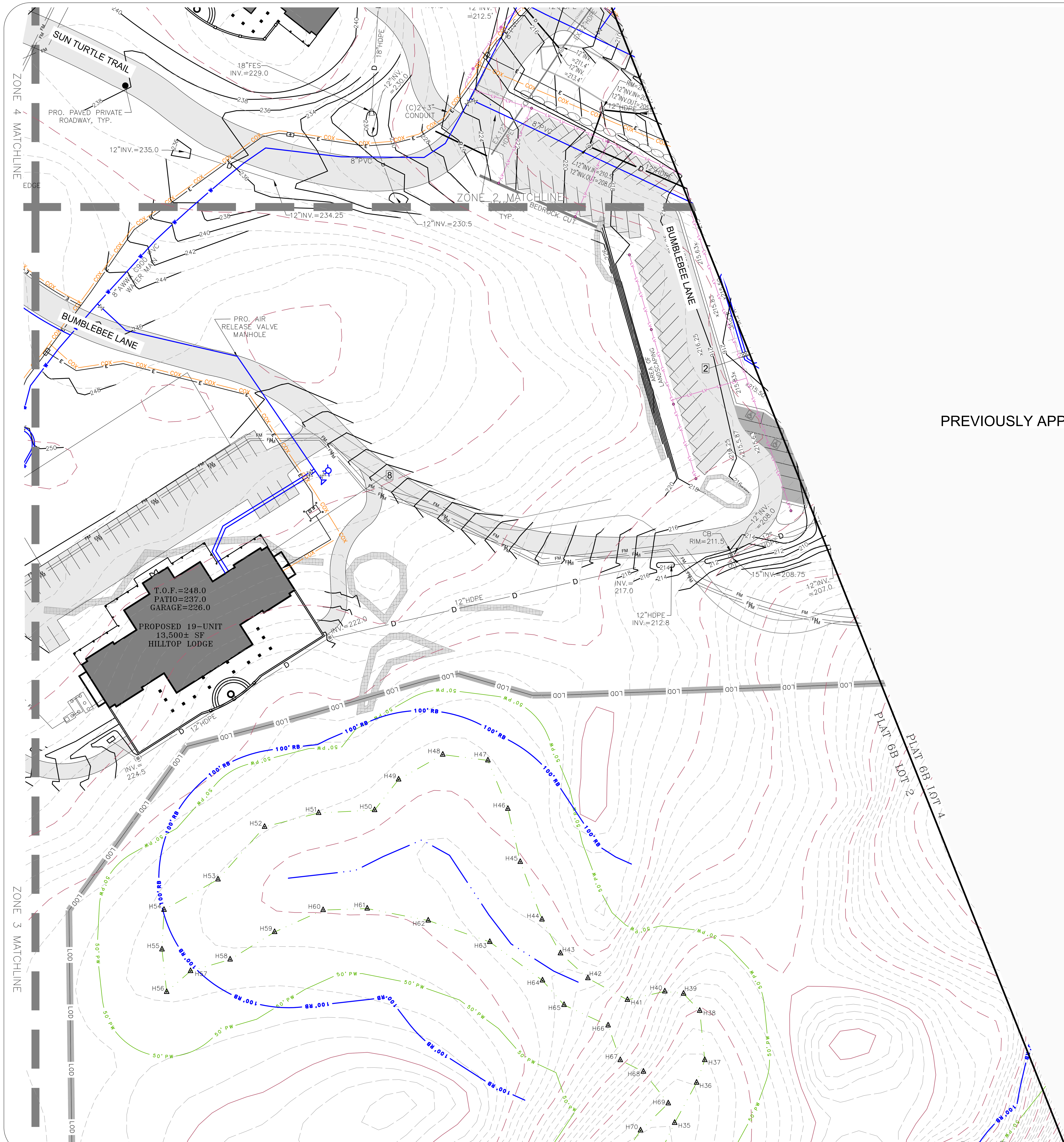

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Talia Jalette, MPA Date
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3. SUBJECT PARCELS CONTAINS BOTH LI AND PD ZONES
4. ALL ROADWAYS MAXIMUM SIDE SLOPE 3:1; UNLESS ARMORED

LEGEND

	EXIST	PROP
SPOT GRADE	21.25	21.25
TEST HOLE LOCATION	TH 1	TH 1
DRAIN MANHOLE	DMH	DMH
CATCH BASIN	CB	CB
DOUBLE CATCH BASIN	DCB	DCB
GUTTER INLET	G	G
FLARED END SECTION	FES	FES
DRAINAGE LINE	D	D
OVERHEAD WIRE	OHW	OHW
WATER LINE	W	W
FORCED SEWER MAIN LINE	FM	FM
GAS LINE	G	G
UNDERGROUND ELECTRIC	E	E
LOW VOLTAGE	LV	LV
UNDERGROUND CABLE	COX	COX
SEWER MANHOLE	SMH	SMH
SEWER LINE	S	S
WATER GATE		
FIRE HYDRANT		
WELL		
LIGHT POLE		
TELEPHONE MANHOLE		
UTILITY POLE		
HAND HOLE		
PULL BOX		
PROPERTY LINE		
LIMIT OF DISTURBANCE	LOD	LOD
EASEMENT		
ZONING LINE		
GRAVEL ROAD		
PAVED ROAD		
SAWCUT		
EGED OF VEGETATION		
CHAIN LINK FENCE		
STONE WALL		
RETAINING WALL		
EROSION CONTROL FENCE		
CONTOUR LINE		
STREAM		
100' RIVERBANK	100' RB	
WETLAND EDGE		
50' PERIMETER WETLANDS	50' PW	

QPA NOTES:

1. CONSTRUCTION VEHICLES SHALL AVOID DRIVING OVER QPA AREAS TO THE MAXIMUM EXTENT POSSIBLE. IF QPA SOILS ARE COMPACTED, THEN THE SOIL MUST BE SUITABLE AMENDED, TILLED, AND RE-VEGETATED ONCE CONSTRUCTIO IS COMPLETE TO RESTORE INFILTRATION CAPACITY.
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PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

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UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ZONE 1 GRADING & UTILITY PLAN
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 4 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

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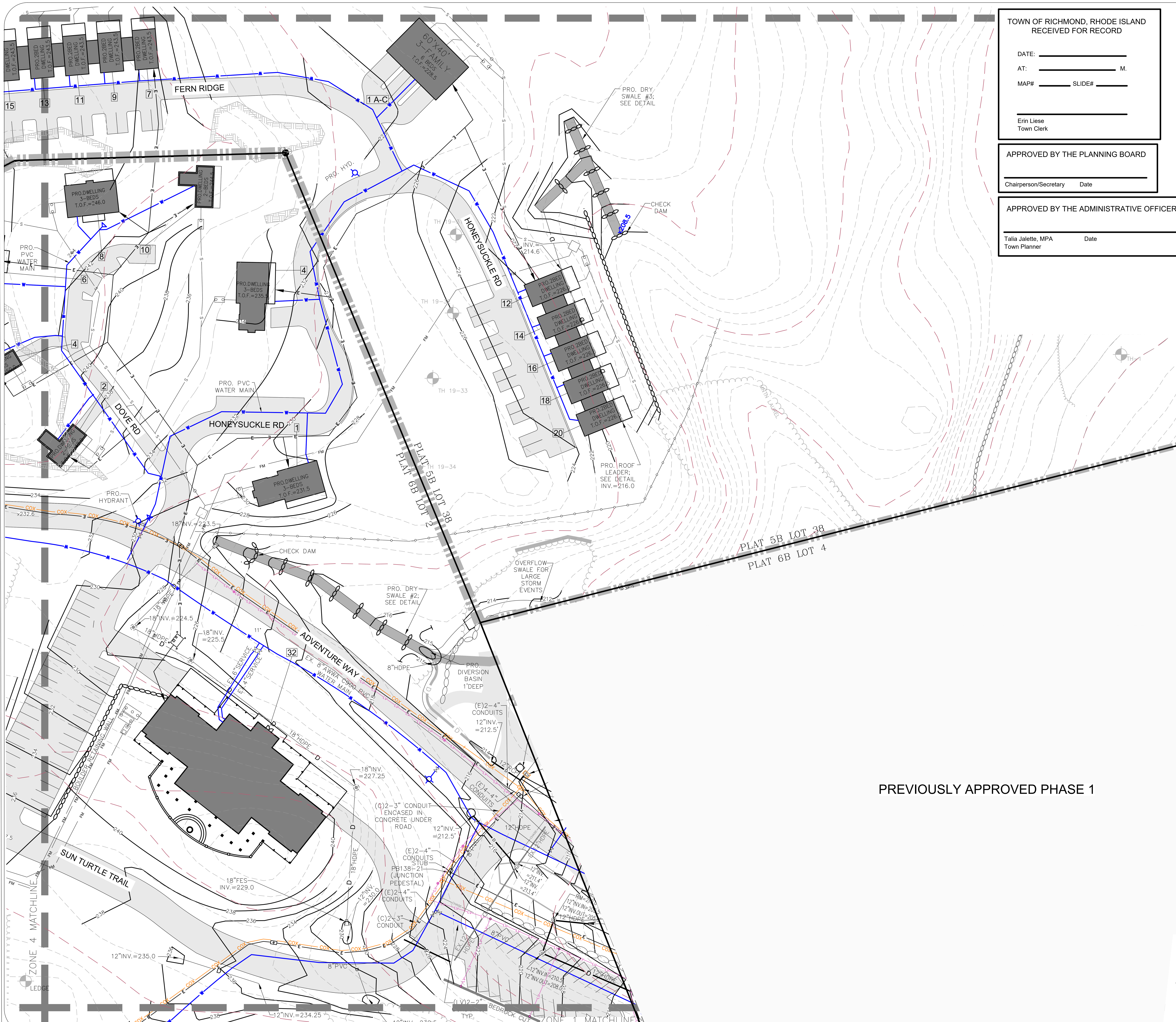

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Town Clerk

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Chairperson/Secretary Date

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Talia Jalette, MPA Date
Town Planner

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(IN FEET)
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ZONE 2 GRADING & UTILITY PLAN

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
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87A KINGSTOWN RD.
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SCALE: AS SHOWN DATE: 2/27/2024 SHEET 5 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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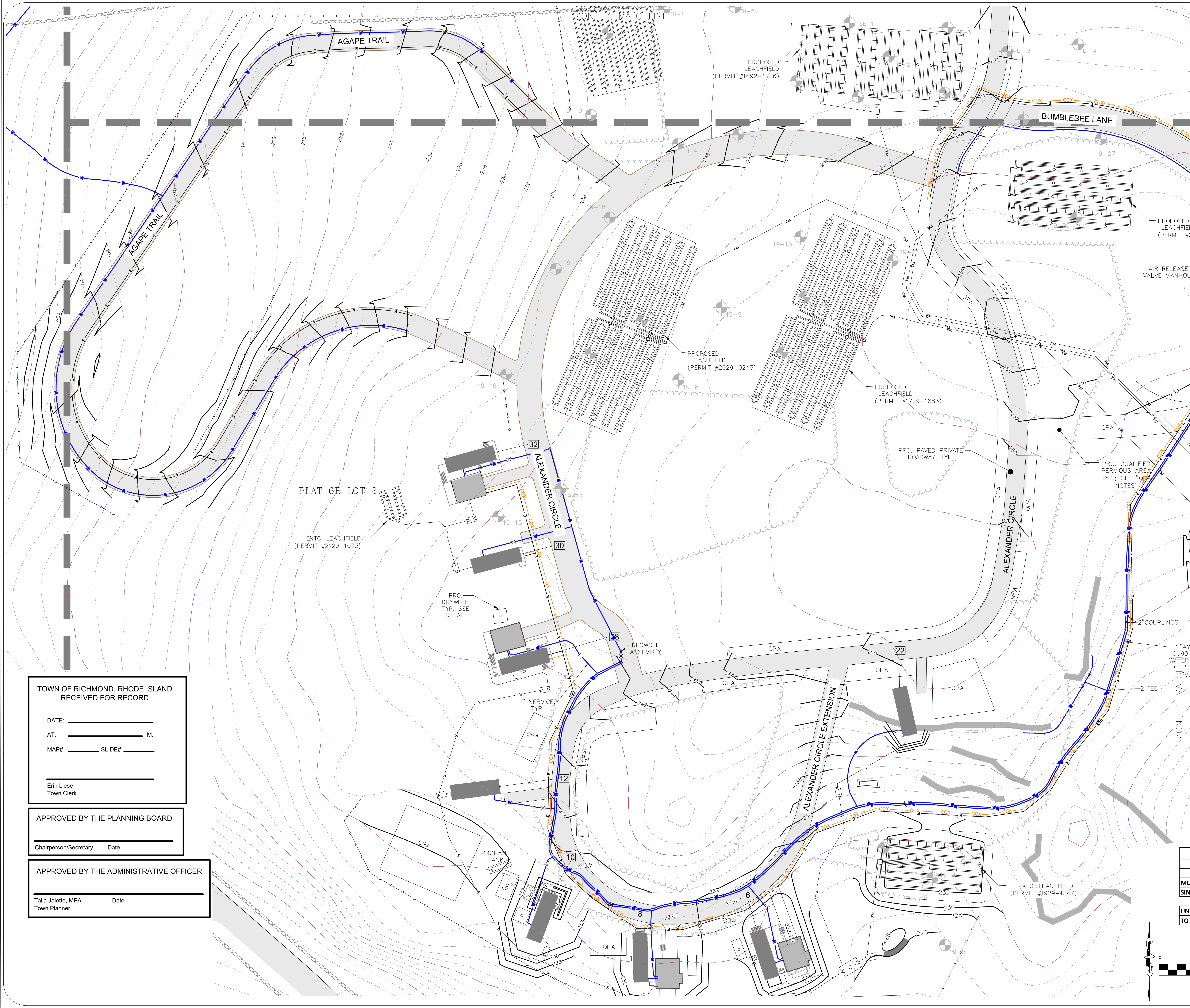

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GENERAL NOTES:

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2. PROPERTY LINE INFORMATION OBTAINED FROM SURVEY PLANS TITLED "SV-1 EXISTING CONDITIONS SURVEY LIMITED CONTENT PERIMETER SURVEY PREPARED FOR THE PRESERVE AT BOULDER HILLS III, LLC KINGSTOWN ROAD PLAT 5B LOT 38 RICHMOND, RHODE ISLAND", "SV-4 EXISTING CONDITIONS LIMITED CONTENT PERIMETER SURVEY PROPERTY OF CASTLE RESIDENCES, LLC ROUTE 95 PLAT 6B LOT 2 RICHMOND, RHODE ISLAND", AND "SV-5 EXISTING CONDITIONS LIMITED CONTENT PERIMETER SURVEY PREPARED FOR THE PRESERVE AT BOULDER HILLS, LLC & MTM DEVELOPMENT PLAT 6B LOT 4 87 KINGSTOWN ROAD RICHMOND, RHODE ISLAND" ALL PLANS DATED APRIL 18, 2018 AND PREPARED BY CHERENZIA & ASSOCIATES, LTD, (INCLUDED IN PLAN SET)
3. SUBJECT PARCELS CONTAINS BOTH LI AND PD ZONES
4. ALL ROADWAYS MAXIMUM SIDE SLOPE 3:1; UNLESS ARMORED

LEGEND

	EXIST	PROP
SPOT GRADE	21.25	21.25
TEST HOLE LOCATION	TH 1	TH 1
DRAIN MANHOLE	DMH	DMH
CATCH BASIN	CB	CB
DOUBLE CATCH BASIN	DCB	DCB
GUTTER INLET	G	G
FLARED END SECTION	FES	FES
DRAINAGE LINE	D	D
OVERHEAD WIRE	OHW	OHW
WATER LINE	W	W
FORCED SEWER MAIN LINE	FM	FM
GAS LINE	G	G
UNDERGROUND ELECTRIC	E	E
LOW VOLTAGE	LV	LV
UNDERGROUND CABLE	COX	COX
SEWER MANHOLE	SMH	SMH
SEWER LINE	S	S
WATER GATE		
FIRE HYDRANT		
WELL		
LIGHT POLE		
TELEPHONE MANHOLE		
UTILITY POLE		
HAND HOLE		
PULL BOX		
PROPERTY LINE		
LIMIT OF DISTURBANCE	LOD	LOD
EASEMENT		
ZONING LINE		
GRAVEL ROAD		
PAVED ROAD		
SAWCUT		
EGED OF VEGETATION		
CHAIN LINK FENCE		
STONE WALL		
RETAINING WALL		
EROSION CONTROL FENCE		
CONTOUR LINE		
STREAM		
100' RIVERBANK	100' RB	
WETLAND EDGE		
50' PERIMETER WETLANDS	50' PW	

QPA NOTES:

1. CONSTRUCTION VEHICLES SHALL AVOID DRIVING OVER QPA AREAS TO THE MAXIMUM EXTENT POSSIBLE. IF QPA SOILS ARE COMPACTED, THEN THE SOIL MUST BE SUITABLE AMENDED, TILLED, AND RE-VEGETATED ONCE CONSTRUCTIO IS COMPLETE TO RESTORE INFILTRATION CAPACITY.
2. THE SLOPE OF THE QPA MUST BE LESS THAN OR EQUAL TO 5.0%
3. THE QPA MUST BE INSPECTED YEARLY TO ENSURE NO BUILD-UP OF SEDIMENT. IF THERE IS ACCUMULATION OF SEDIMENT, THEN THE SEDIMENT SHALL BE REMOVED AND THE QPA SHALL BE RESTORED.

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ZONE 3 GRADING & UTILITY PLAN
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 6 OF 29

REVISIONS:

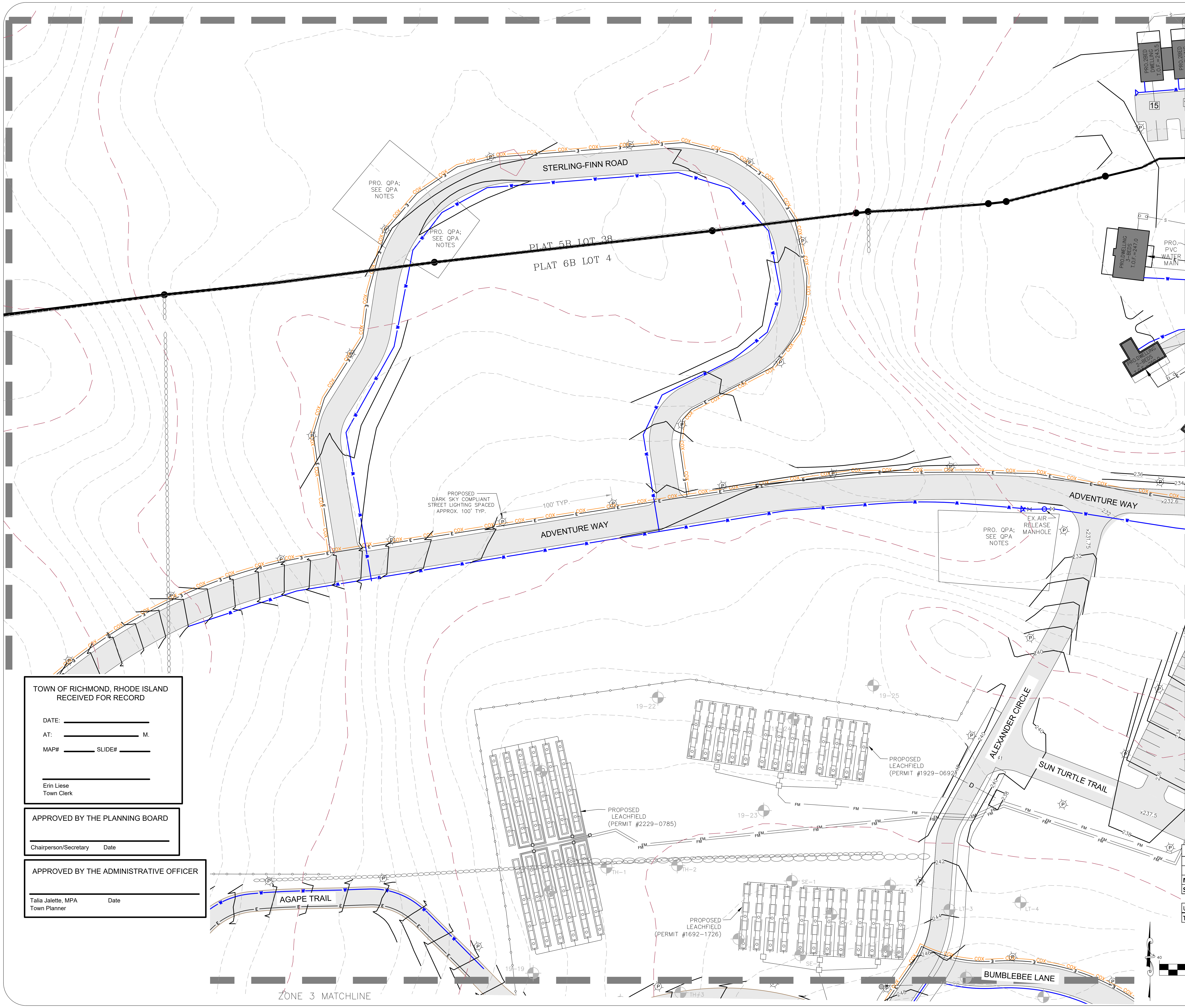
NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

GENERAL NOTES:

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	EXIST	PROP
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TEST HOLE LOCATION	TH 1	TH 1
DRAIN MANHOLE	DMH	DMH
CATCH BASIN	CB	CB
DOUBLE CATCH BASIN	DCB	DCB
GUTTER INLET	GI	GI
FLARED END SECTION	FES	FES
DRAINAGE LINE	D	D
OVERHEAD WIRE	OHW	OHW
WATER LINE	W	W
FORCED SEWER MAIN LINE	FM	FM
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LOW VOLTAGE	LV	LV
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SEWER MANHOLE	SMH	SMH
SEWER LINE	S	S
WATER GATE		
FIRE HYDRANT		
WELL		
LIGHT POLE		
TELEPHONE MANHOLE		
UTILITY POLE		
HAND HOLE		
PULL BOX		
PROPERTY LINE		
LIMIT OF DISTURBANCE	LOD	LOD
EASEMENT		
ZONING LINE		
GRAVEL ROAD		
PAVED ROAD		
SAWCUT		
EGED OF VEGETATION		
CHAIN LINK FENCE		
STONE WALL		
RETAINING WALL		
EROSION CONTROL FENCE		
CONTOUR LINE		
STREAM		
100' RIVERBANK	100' RB	
WETLAND EDGE		
50' PERIMETER WETLANDS	50' PW	

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PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ZONE 4 GRADING & UTILITY PLAN
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 7 OF 29

REVISIONS:

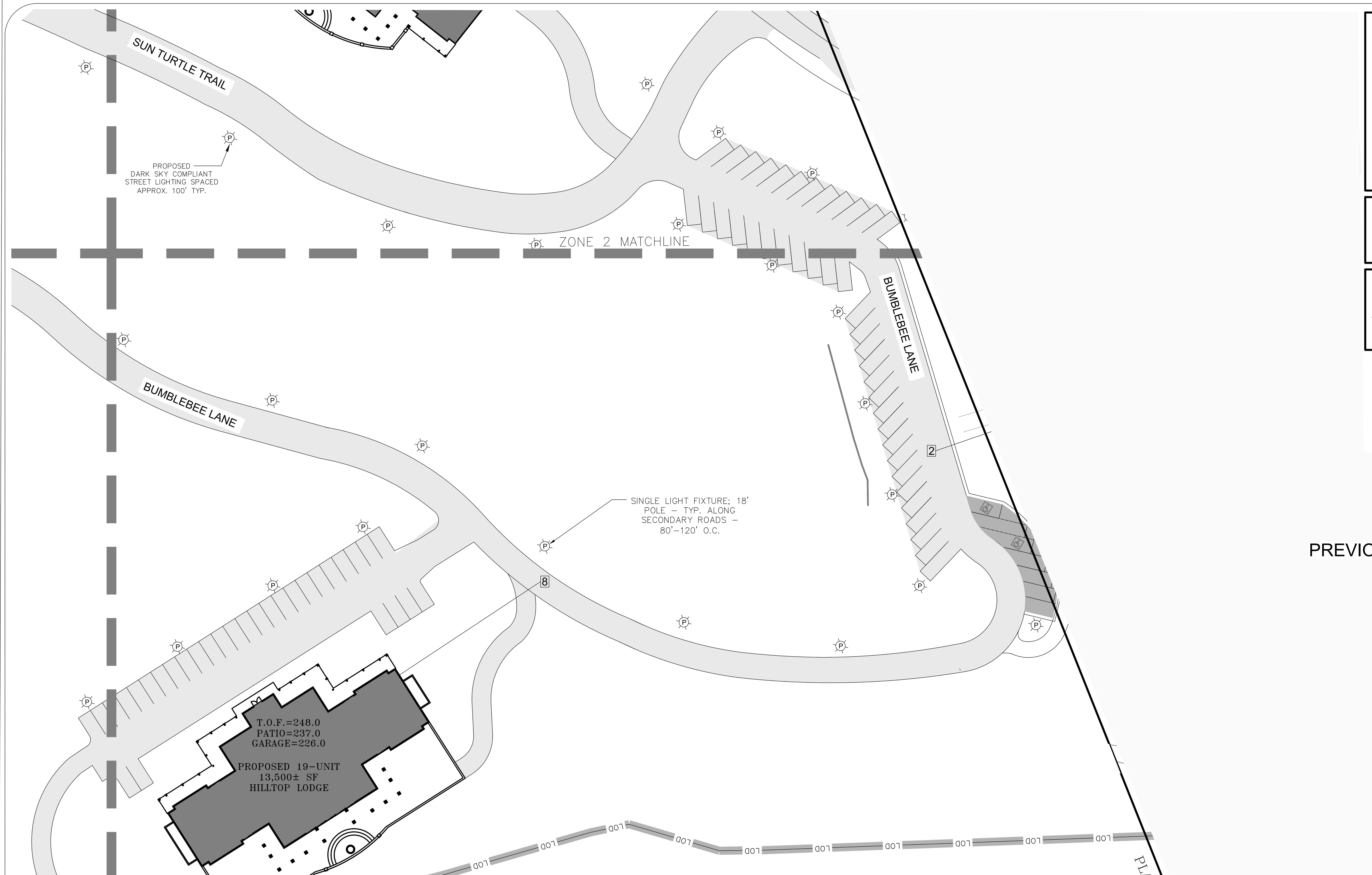
NO.	DATE	DESCRIPTION	BY

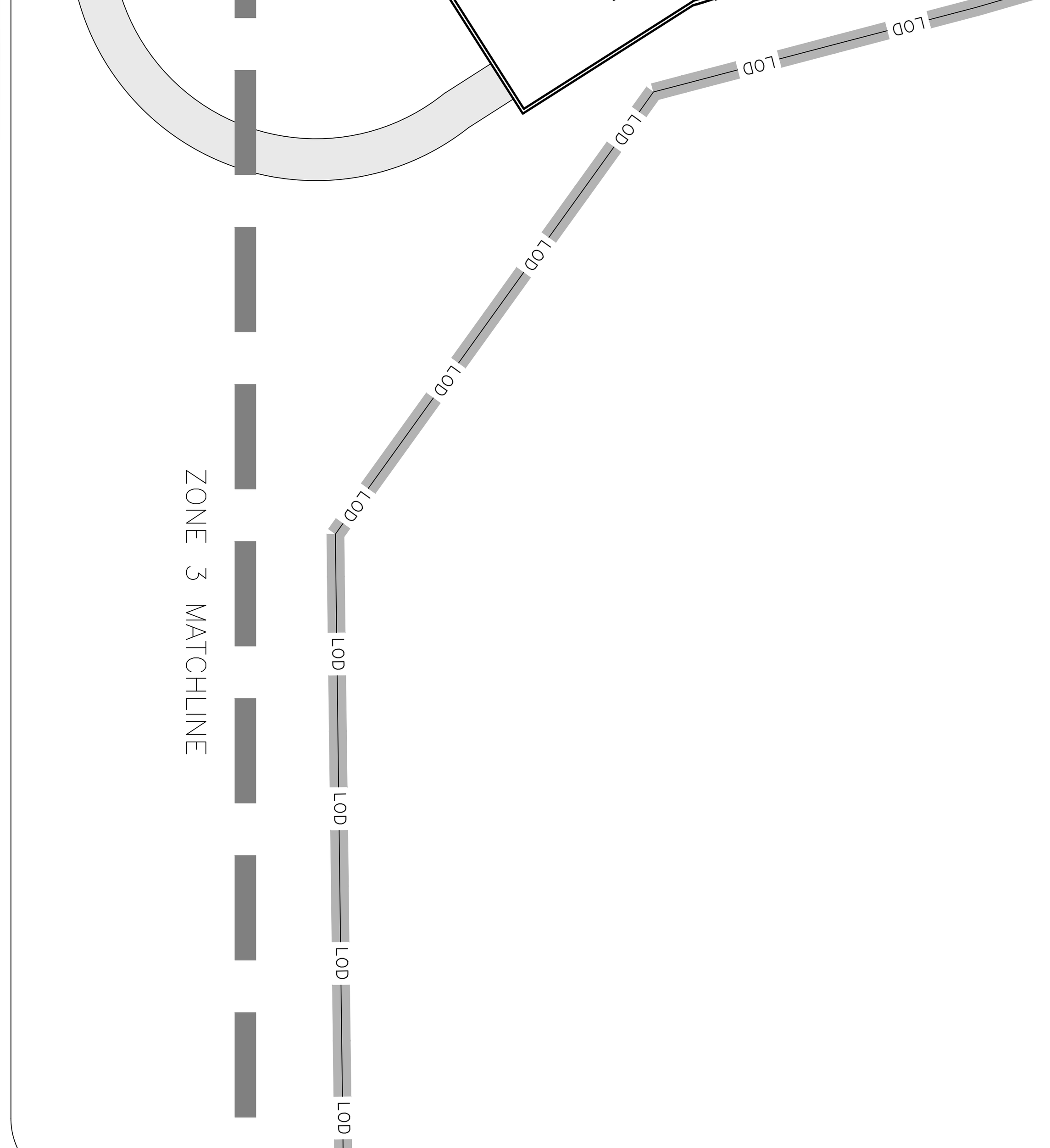
JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865





CALIFORNIA 1

NLS LIGHTING

SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.

* Using Architectural Arm 4 (AA4)

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

CALIFORNIA BOLLARD

NLS LIGHTING

BOLLARD + LANDSCAPE LIGHTING

The California Bollard is a combination of security, style and Vandal resistance that blends into any pathway enviroment.

The California Bollard is constructed of heavy duty cast aluminum top, bars, and fitter. Extruded Aluminum Shaft available in 36", 42", 60", and 96" heights. Base cover is heavy duty cast aluminum.

With 16 LED offering, the California Bollard is able to range from 10 to 56 watts at a beautiful Type 2, 3, 4 and 5 light distribution. Kelvin temperature offering of (warm) 3000, (neutral) 4000 and (cool) 5000 is available.

It is finished with 3-5 mils of rich-textured powder coat and stainless steel hardware. Conforms to the strictest Made in America standards—designed, tooled, fabricated and assembled in the USA.

MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PAVED ROAD
- STREAM
- 100' RIVERBANK
- WETLAND EDGE
- 50' PERIMETER WETLANDS

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ______ SLIDE# ______

____
Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

____
Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

____
Talia Jalette, MPA Date
Town Planner

LEGEND

	EXIST	PROP
LIGHT POLE	(P)	(P)
BOLLARD	(B)	(B)

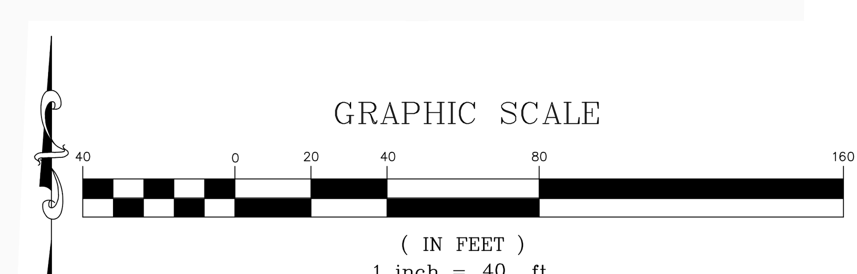
PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816



PROPOSED LIGHTING PLAN - ZONE 1

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

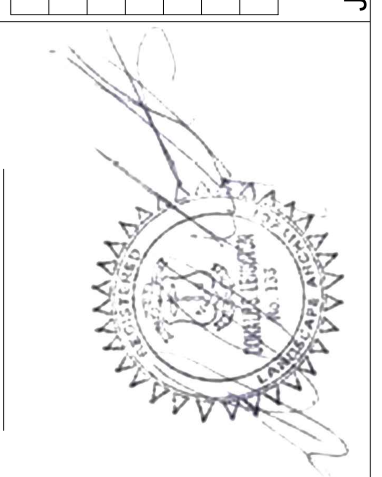
SCALE: AS SHOWN DATE: 2/27/2024 SHEET 8 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:



CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

LEGEND

PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100'RIVERBANK
WETLAND EDGE
50'PERIMETER WETLANDS

NLS LIGHTING — CALIFORNIA 1

SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.


* Using Architectural Arm 4 (AA4)

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

NLS LIGHTING — CALIFORNIA BOLLARD

BOLLARD + LANDSCAPE LIGHTING

The California Bollard is a combination of security, style and Vandal resistance that blends into any pathway enviroment.

The California Bollard is constructed of heavy duty cast aluminum top, bars, and fitter. Extruded Aluminum Shaft available in 36", 42", 60", and 96" heights. Base cover is heavy duty cast aluminum.

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It is finished with 3-5 mils of rich-textured powder coat and stainless steel hardware. Conforms to the strictest Made in America standards—designed, tooled, fabricated and assembled in the USA.

MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LEGEND

	EXIST	PROP
LIGHT POLE	(P)	(P)
BOLLARD	(B)	(B)

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PROPOSED LIGHTING PLAN - ZONE 2

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 9 OF 29

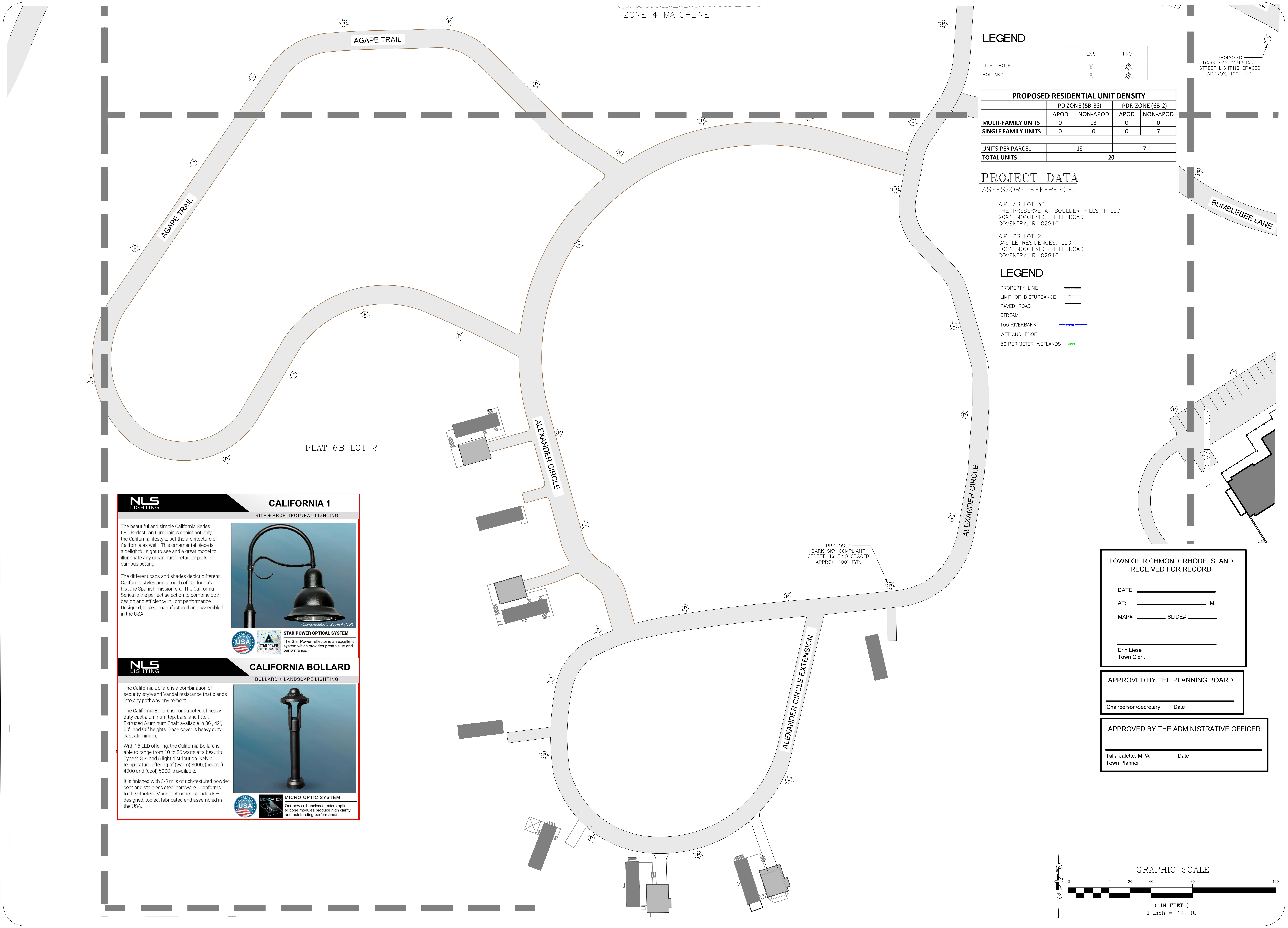
REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



LEGEND

	EXIST	PROP
LIGHT POLE	(P)	(P)
BOLLARD	(B)	(B)

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	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
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TOTAL UNITS	**20**			

PROJECT DATA

ASSESSORS REFERENCE:

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A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (LOD)
- PAVED ROAD
- STREAM
- 100'RIVERBANK (100' RB)
- WETLAND EDGE
- 50'PERIMETER WETLANDS (50' PW)

NLS LIGHTING

CALIFORNIA 1

SITE + ARCHITECTURAL LIGHTING

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PROUDLY MADE IN THE USA

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NLS LIGHTING

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PROUDLY MADE IN THE USA

MICROPTICS

MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PROPOSED LIGHTING PLAN - ZONE 3

FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
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COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 10 OF 29

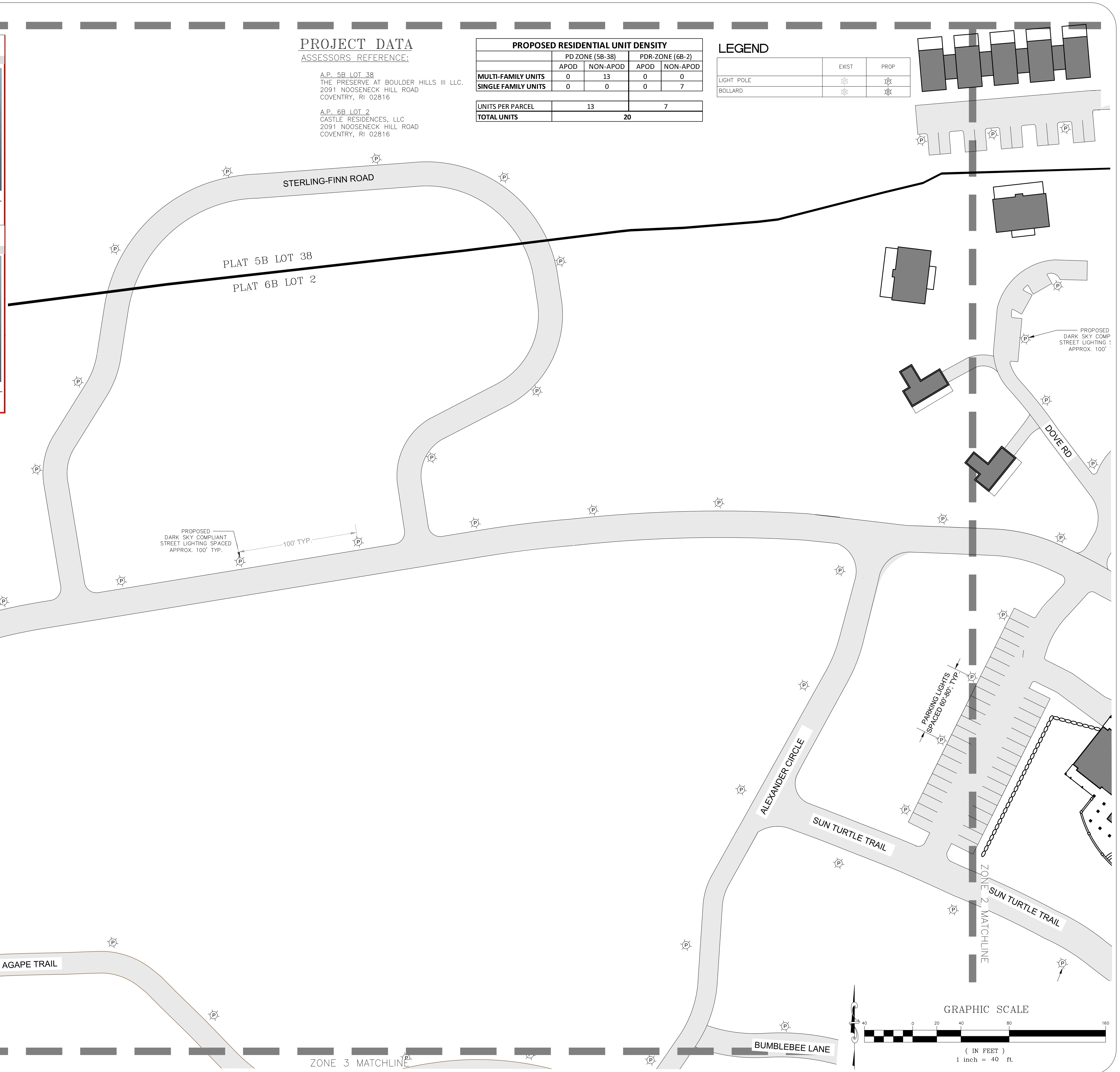
REVISIONS:

NO.	DATE	DESCRIPTION	BY

REGISTRATIONS:

JOB NO.

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



CALIFORNIA 1

NLS LIGHTING

SITE + ARCHITECTURAL LIGHTING

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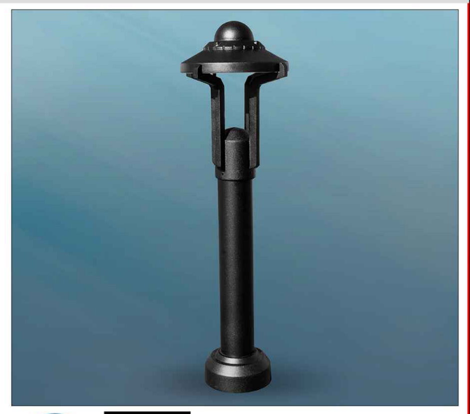

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LEGEND

PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100'RIVERBANK
WETLAND EDGE
50'PERIMETER WETLANDS

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

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SINGLE FAMILY UNITS	0	0	0	7
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TOTAL UNITS	20			

LEGEND

	EXIST	PROP
LIGHT POLE	(P)	(P)
BOLLARD	(B)	(B)

TOWN OF RICHMOND, RHODE ISLAND
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AT: ____________ M.

MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

PROPOSED LIGHTING PLAN -ZONE 4
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 11 OF 29

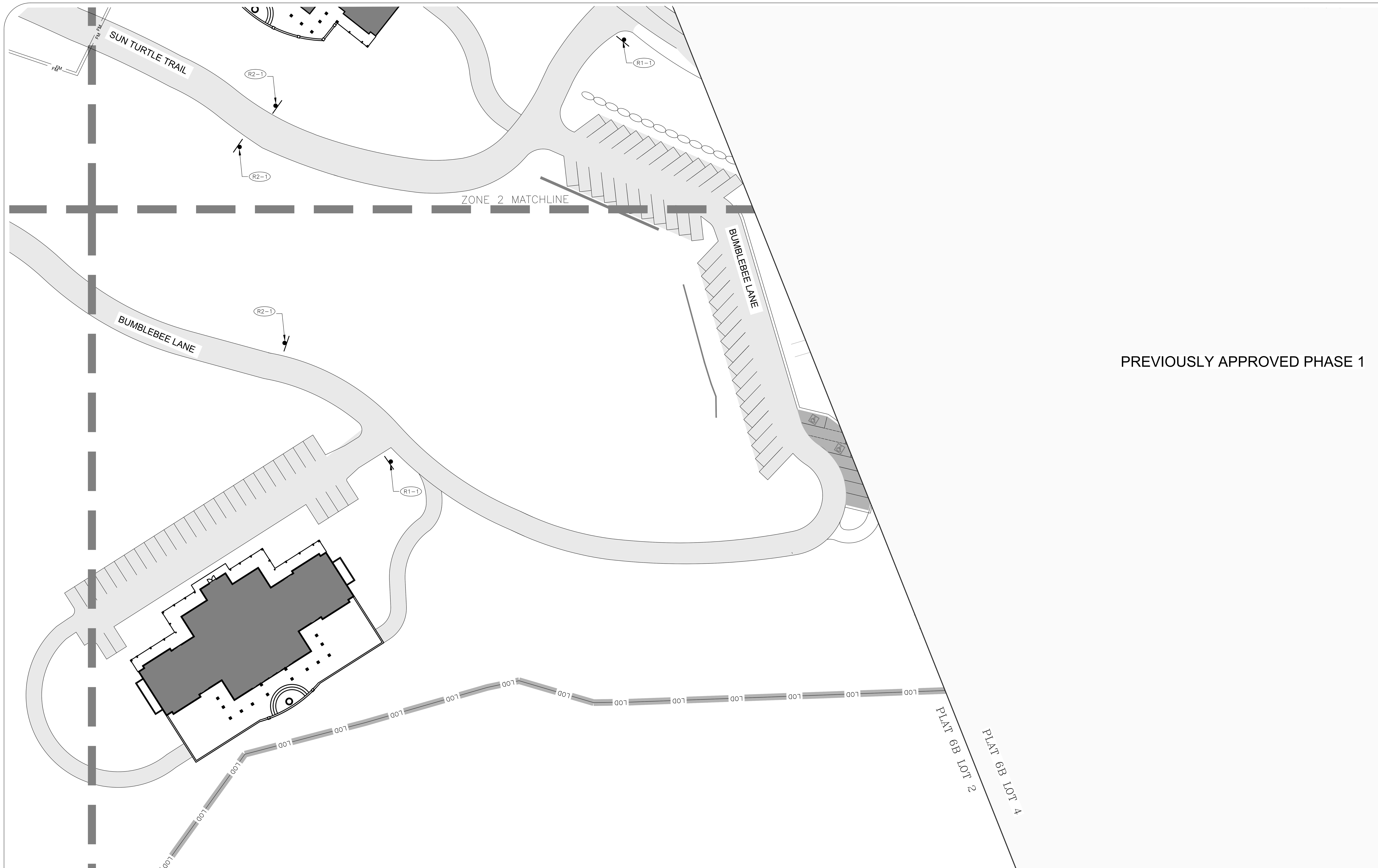
REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

SIGN SUMMARY

MUTCD SIGN	GRAPHIC	SIZE	MOUNTING TYPE
R1-1	STOP	30" X 30"	STD. BREAKAWAY
R1-2	YIELD	24" X 24"	STD. BREAKAWAY
R2-1	SPEED LIMIT 25	18" X 24"	STD. BREAKAWAY
W1-2L	CURVE LEFT	24" X 24"	STD. BREAKAWAY
W1-2R	CURVE RIGHT	24" X 24"	STD. BREAKAWAY

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PAVED ROAD
- STREAM
- 100'RIVERBANK
- WETLAND EDGE
- 50'PERIMETER WETLANDS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PROPOSED SIGNAGE PLAN - ZONE 1
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 12 OF 29

REVISIONS:

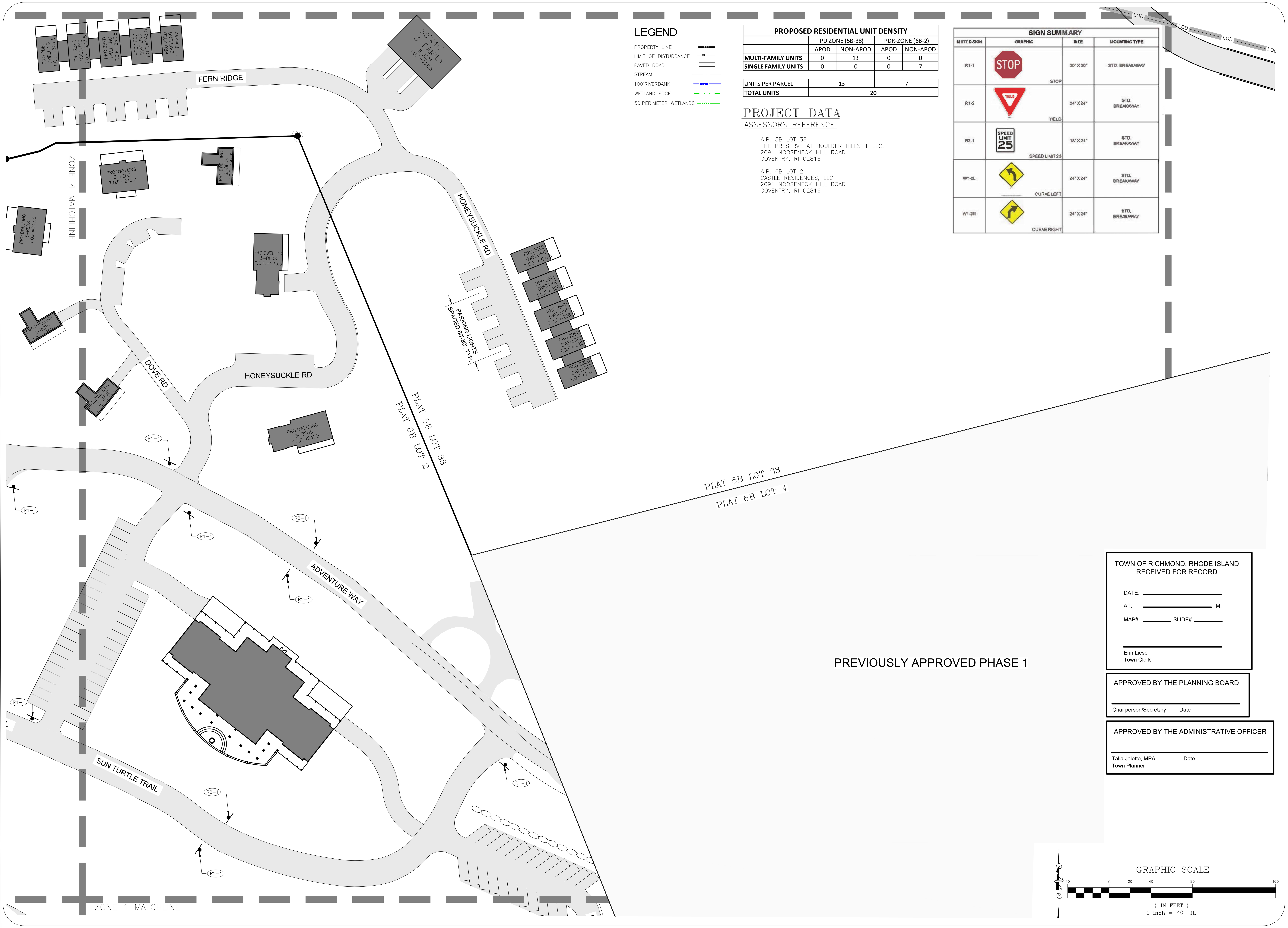
NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PAVED ROAD
- STREAM
- 100'RIVERBANK
- WETLAND EDGE
- 50'PERIMETER WETLANDS

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

SIGN SUMMARY			
MUTCD SIGN	GRAPHIC	SIZE	MOUNTING TYPE
R1-1	STOP	30" X 30"	STD. BREAKAWAY
R1-2	YIELD	24" X 24"	STD. BREAKAWAY
R2-1	SPEED LIMIT 25	18" X 24"	STD. BREAKAWAY
W1-2L	CURVE LEFT	24" X 24"	STD. BREAKAWAY
W1-2R	CURVE RIGHT	24" X 24"	STD. BREAKAWAY

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

PROPOSED SIGNAGE PLAN - ZONE 2

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 13 OF 29

REVISIONS:

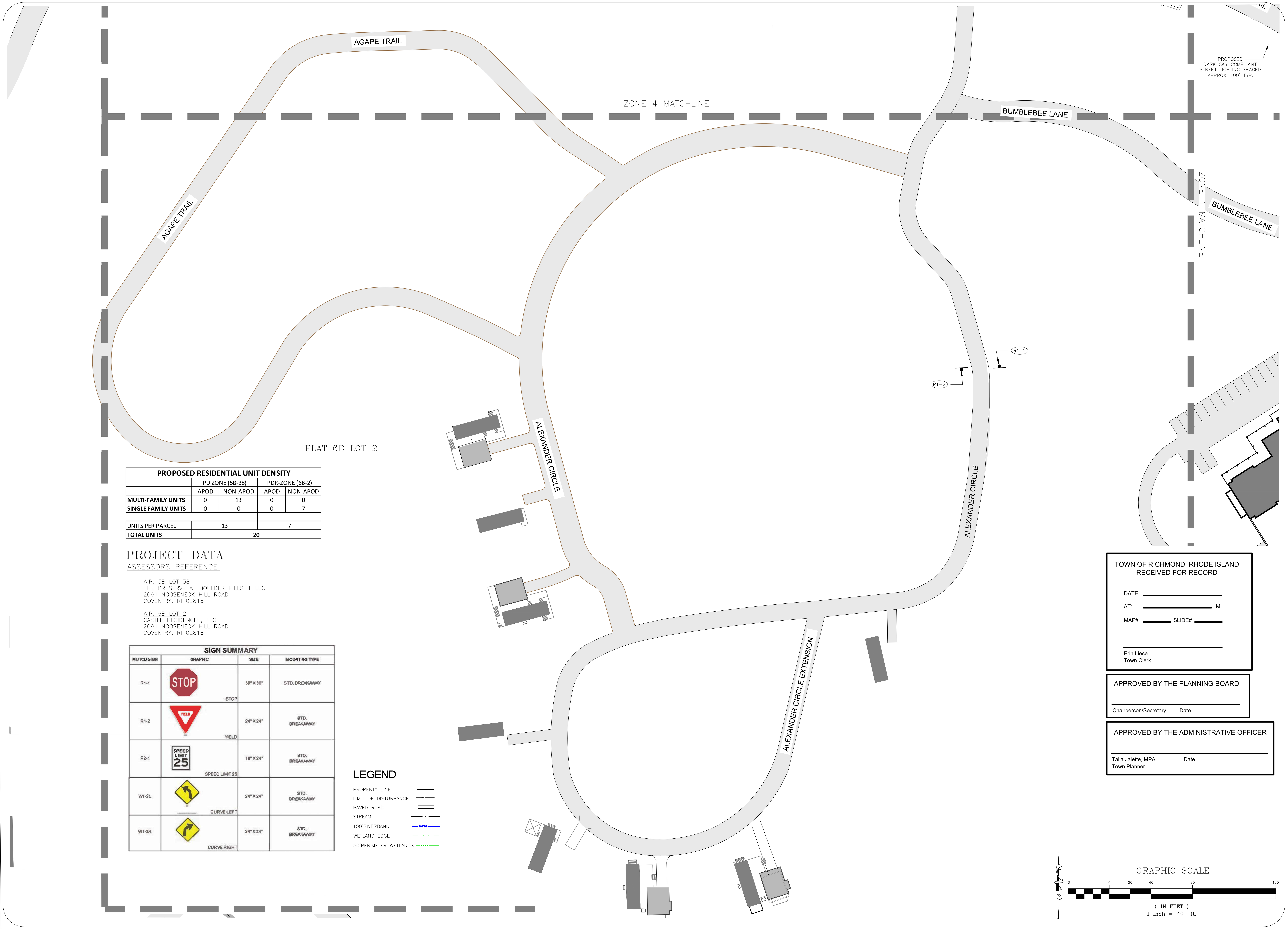
NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
No.
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

SIGN SUMMARY			
MUTCD SIGN	GRAPHIC	SIZE	MOUNTING TYPE
R1-1	STOP	30" X 30"	STD. BREAKAWAY
R1-2	YIELD	24" X 24"	STD. BREAKAWAY
R2-1	SPEED LIMIT 25	18" X 24"	STD. BREAKAWAY
W1-2L	CURVE LEFT	24" X 24"	STD. BREAKAWAY
W1-2R	CURVE RIGHT	24" X 24"	STD. BREAKAWAY

LEGEND

PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100'RIVERBANK
WETLAND EDGE
50'PERIMETER WETLANDS

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ________ SLIDE# ________

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

PROPOSED SIGNAGE PLAN - ZONE 3
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 14 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

SIGN SUMMARY			
MUTCD SIGN	GRAPHIC	SIZE	MOUNTING TYPE
R1-1	STOP	30" X 30"	STD. BREAKAWAY
R1-2	YIELD	24" X 24"	STD. BREAKAWAY
R2-1	SPEED LIMIT 25	18" X 24"	STD. BREAKAWAY
W1-2L	CURVE LEFT	24" X 24"	STD. BREAKAWAY
W1-2R	CURVE RIGHT	24" X 24"	STD. BREAKAWAY

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

LEGEND

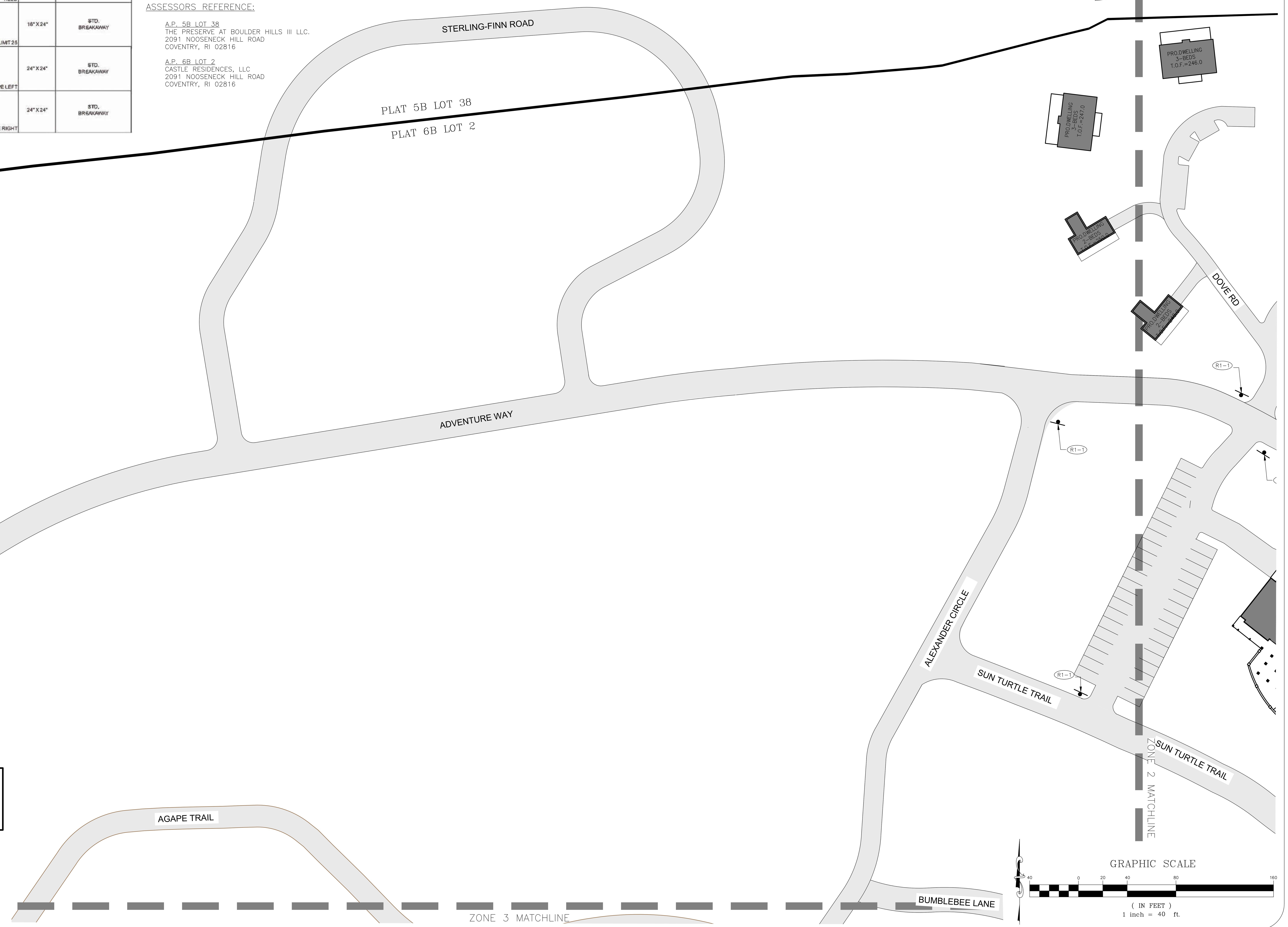
PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100'RIVERBANK
WETLAND EDGE
50'PERIMETER WETLANDS

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816



TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ________

AT: ________ M.

MAP# ____ SLIDE# ____

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

PROPOSED SIGNAGE PLAN - ZONE 4

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 15 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ______

AT: ______ M.

MAP# ______ SLIDE# ______

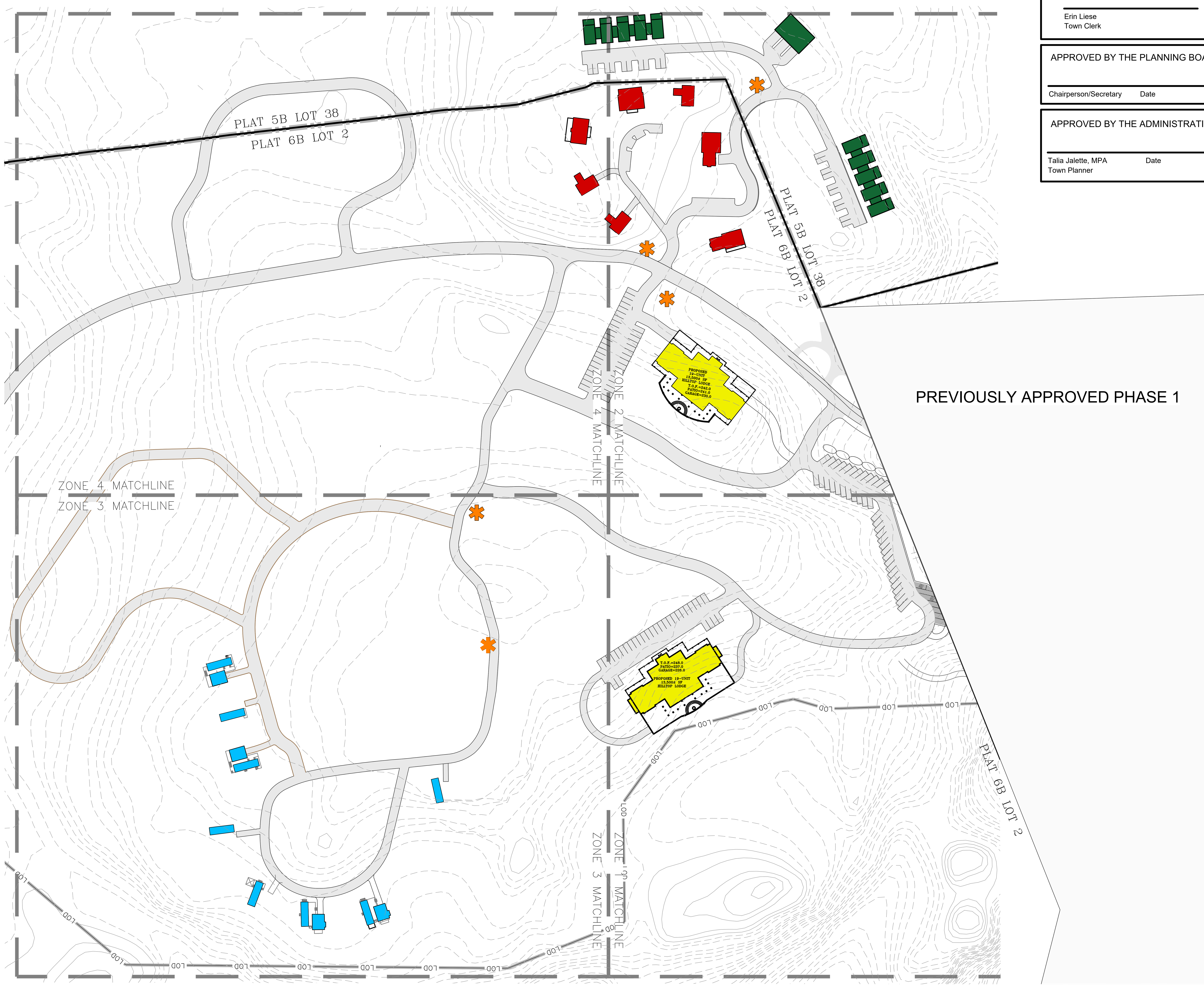
Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner



INTRODUCTION TO THE LANDSCAPE PLANS

THE PHASE 2 PLANTING PLANS ON SHEET L-1 THROUGH L5 ARE SHOWN IN PHOTOGRAPHS AND DESCRIPTIONS OF HOW PHASE 1 LANDSCAPE DESIGNS WHERE IMPLEMENTED FOR BUILDING TYPES (SINGLE FAMILY, MULTI-FAMILY AND HILLTOP LODGE). TINY HOMES WERE NOT PART OF PHASE 1 BUT ON SHEET L-4 THERE ARE EXAMPLES OF COMPLETED LANDSCAPE DESIGNS FOR 5 OF THE HOMES. THE DESIGN APPROACH WAS SIMILAR TO SINGLE FAMILY HOMES IN PHASE 1 WHERE FOUNDATION PLANTINGS AROUND THE BUILDING IS A MIX OF NATIVE AND ORNAMENTAL PLANTS OFFERING DENSE COLORFUL SEASONAL INTEREST AND LOCATING KEY DECIDUOUS TREES FOR SHADE AND EVERGREENS FOR PRIVACY.

THE DESIGN APPROACH FOR ALL PERIMETER PLANTINGS OF EVERY HOUSING TYPE IS TO BLEND THE HOME AND YARD SPACE BACK INTO A WOODLAND SETTING. THE GYPSY MOTH INFESTATION, THE WOODLAND SETTING HAS TRANSFORMED FROM MAINLY OAK TREES TO WHITE PINES ACTUALLY ASSIST IN CREATING MORE PRIVACY BETWEEN INDIVIDUAL UNITS AS WELL AS THE DIFFERENT HOUSING TYPES. THE PHASE 2B PLANTING SELECTION WILL USE VAROUS EVERGREENS LIKE SPRUCE, FIR, CEDAR AND CRYPTOMERIA TO PROVIDE A DIVERSITY OF EVERGREENS ALONG WITH DECIDUOUS TREES LIKE BIRCH AND MAPLE TO BOLSTER THE SURVIVING STANDS OF OAK.

UNDERSTORY PLANTINGS OF DOGWOOD, CLETHRA, WINTERBERRY, VIBURNUMS WILL BE USED TO RE-ESTABLISH THE EDGE CONDITIONS BETWEEN WOODLAND AND FIELD AREAS, GRASSES AND FERNS WILL BE ENCOURAGED TO GROW BACK INTO DISTURBED AREAS CREATED BY CONSTRUCTION AND OR HARVESTING THE DEAD OAK. LARGER AREAS OF DISTURBANCE WILL BE HYDROSEEDED WITH EITHER A MEADOW SEED MIX FOR FIELD AREAS OR A SLOPE SEED MIX FOR STEEP GRADES. BOTH SEED MIXES HAVE BEEN VERY SUCCESFUL IN PHASE 1. (SEE BELOW)

EXAMPLE OF SLOPE SEED MIX

EXAMPLE OF MEADOW SEED MIX

HOUSING KEY
- SINGLE FAMILY
- MULTI-FAMILY
- HILLTOP LODGE
- TINY HOMES
- WAYFINDING SIGNAGE

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PAVED ROAD
- STREAM
- 100'RIVERBANK
- WETLAND EDGE
- 50'PERIMETER WETLANDS

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PROPOSED PLANTING PLAN - OVERALL
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 16 OF 29

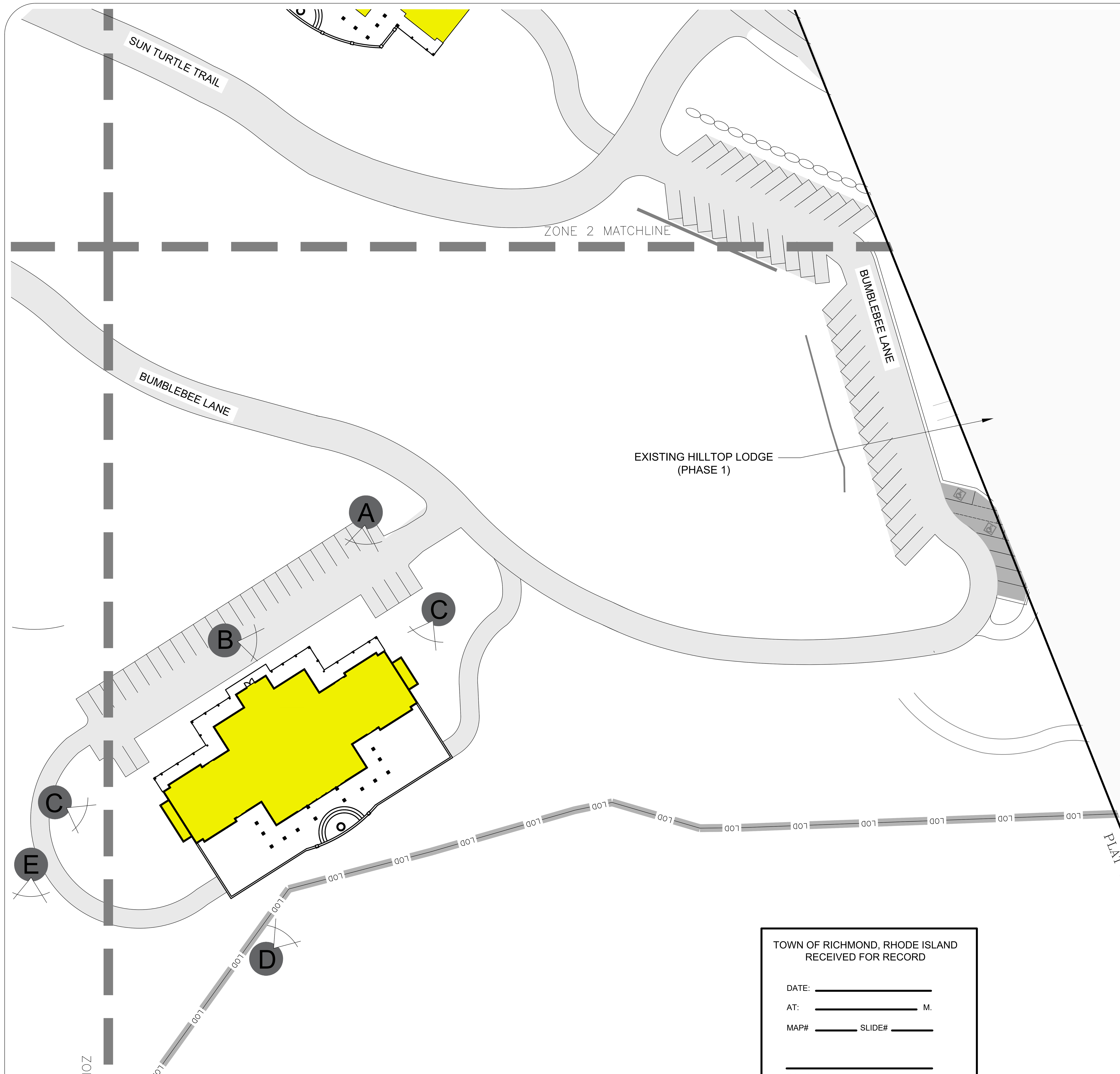
REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

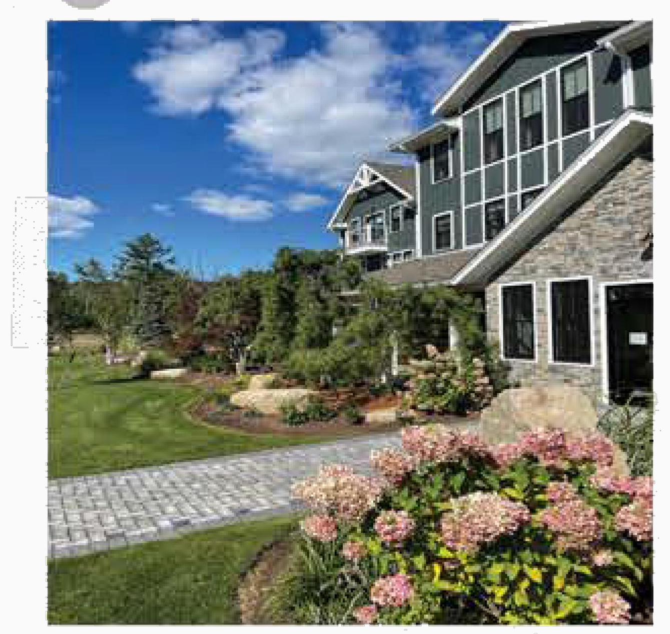
REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



A

THE HILLTOP LODGE IS ONE OF THE LARGEST BUILDINGS AT THE PRESERVE REQUIRING A SIZABLE FOOTPRINT FOR BOTH STRUCTURE AND PARKING LOT. THE SELECTED PLANTINGS IN AND AROUND THE SITE USE AN ABUNDANCE OF DECIDUOUS AND EVERGREEN TREES TO BRING DOWN THE SCALE OF THE BUILDING'S HEIGHT AND EVENTUALLY HELP BRING BACK A FORESTED SETTING THE RIVER BIRCH CLUMPS AND FASTIGIA EVERGREENS (WHICH HAVE A VERTICAL CHARACTERISTIC) ARE IDEAL FOR PLACING CLOSER TO THE BUILDING AND MIXING IN WITH THE LOWER SHRUB LAYER.

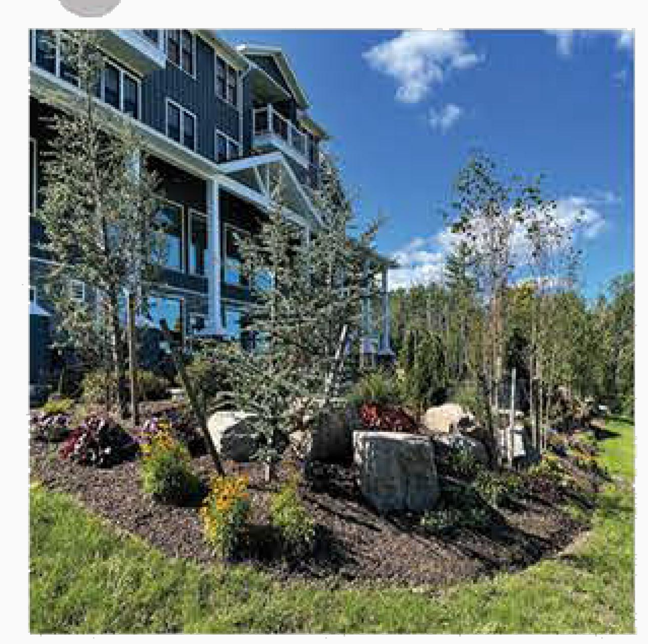


B

FLOWERING SHRUBS OF HYDRANGEA AND VIBURNUM PROVIDE COLOR AND INTEREST ALONG WITH THE CREATIVE PLACEMENT OF LARGE ROCKS AND BOULDERS THAT HAVE BEEN FOUND ON SITE.

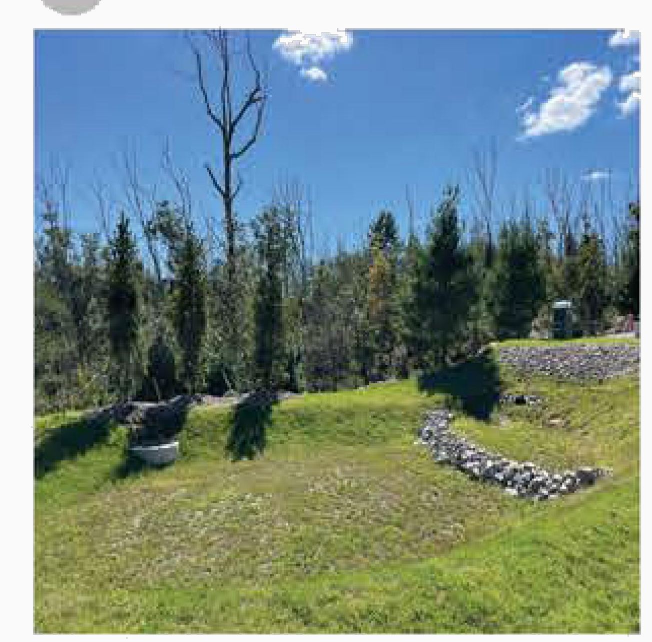
C

UTILITY AREAS ARE SIZABLE FOR THIS STRUCTURE SO A VARIETY OF LOW TO MEDIUM HEIGHT EVERGREENS ARE USED TO SCREEN A.C. UNITS AND BACK-UP GENERATORS. HOLLIES INKBERRY AND FASTIGIA SPRUCE WILL SCREEN THESE AREAS FROM PUBLIC VIEW BUT ARE PLACED AT A DISTANCE TO MAINTAIN PROPER AIR FLOW.



D

STEEP SLOPE CONDITIONS WHERE MOWING IS DIFFICULT ARE PLANTED WITH CLUSTERS OF BIRCH WITH SOME ORNAMENTAL EVERGREENS (BLUE ATLAS CEDAR) ALONG WITH LARGE BOULDERS TO MAINTAIN THE PLANTING POCKETS ALONG THE SLOPES.



E

DOWN SLOPE OPEN AREAS ARE PLANTED AND USED AS STORM WATER BASINS. MEADOW MIX HYDROSEEDING IS USED PRIMARILY WITH PERIMETER AREAS PLANTED WITH GREEN SPRUCE AND WHITE PINE SO THE ROOT GROWTH STABILIZES THE MAN MADE EMBANKMENTS.

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PAVED ROAD
- STREAM
- 100'RIVERBANK
- WETLAND EDGE
- 50'PERIMETER WETLANDS

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

HOUSING KEY

- SINGLE FAMILY
- MULTI-FAMILY
- HILLTOP LODGE
- TINY HOMES
- WAYFINDER SIGNAGE

NOTE: PHOTOGRAPHS ON THIS SHEET ARE EXAMPLES OF THE INTENDED LANDSCAPE DESIGN FOR PHASE 2B. ALL PHOTOS ARE FROM THE COMPLETED PHASE 1 DEVELOPMENT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PROPOSED PLANTING PLAN - ZONE 1
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 17 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

REGISTRATIONS:

JOB NO.

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ________ SLIDE# ________

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

LEGEND

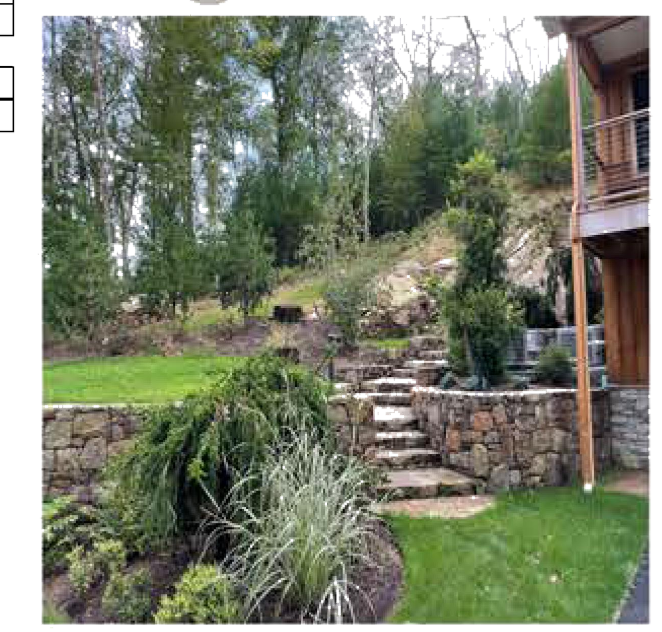
PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100' RIVERBANK
WETLAND EDGE
50' PERIMETER WETLANDS

HOUSING KEY

- SINGLE FAMILY
- MULTI-FAMILY
- HILLTOP LODGE
- TINY HOMES
- WAYFINDING SIGNAGE

MULTI-FAMILY DWELLING

A

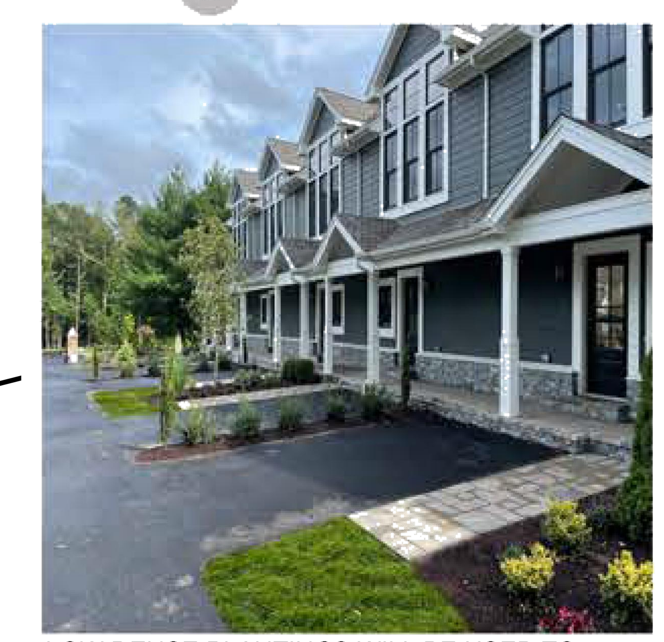


3 FAMILY UNITS HAVE ADDITIONAL HEIGHT BECAUSE OF GARAGE AREAS SO HEAVY USE OF DECIDUOUS AND SOME EVERGREENS TREES WILL BRING SCALE TO THE STRUCTURES AND ASSIST WITH BLENDING THE LANDSCAPE INTO A FORESTED SURROUNDING.

B

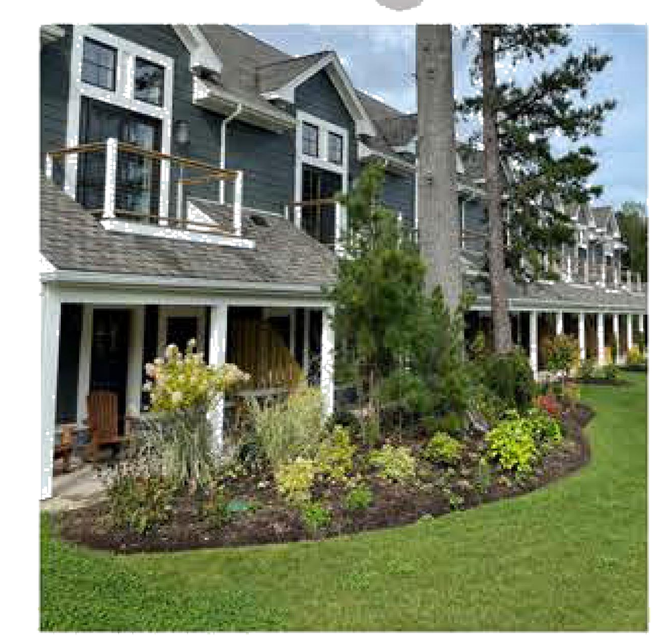
UTILITY AREAS ARE LARGER FOR 3 FAMILY UNITS SO A VARIETY OF LOW TO MEDIUM HEIGHT EVERGREENS WILL BE USED FOR SCREENING. CRYTOMERIA IS ANOTHER TALL THICK EVERGREEN THAT WILL BE USED ALONG WITH WHITE PINE TO REPLANT DISTURBED AREAS CAUSED BY CONSTRUCTION. UNDERSTORY PLANTINGS OF DOGWOOD TREES WILL ALSO BE USED WHERE LIGHT CONDITIONS ALLOW SO COLOR AND INTEREST CAN BE PART OF THE WOODLAND EDGE. NATURAL GROUNDCOVERS OF FERN AND CLETHRA WILL BE ENCOURAGED AND LAWN AREAS WILL BE RESTICTED TO OUTDOOR LIVING SPACES CLOSEST TO THE HOMES.

C



LOW DENSE PLANTINGS WILL BE USED TO PROVIDE SCREENING BETWEEN PARKING AREAS FOR THE 5 PLEX BUILDING. BECAUSE OF THE COMPACT CONDITIONS OF THE PARKING AREA LARGE DECIDUOUS TREES WILL BE PLANTED ALONG EDGE OF ENTRY DRIVE TO PROVIDE SHADE RELIEF.

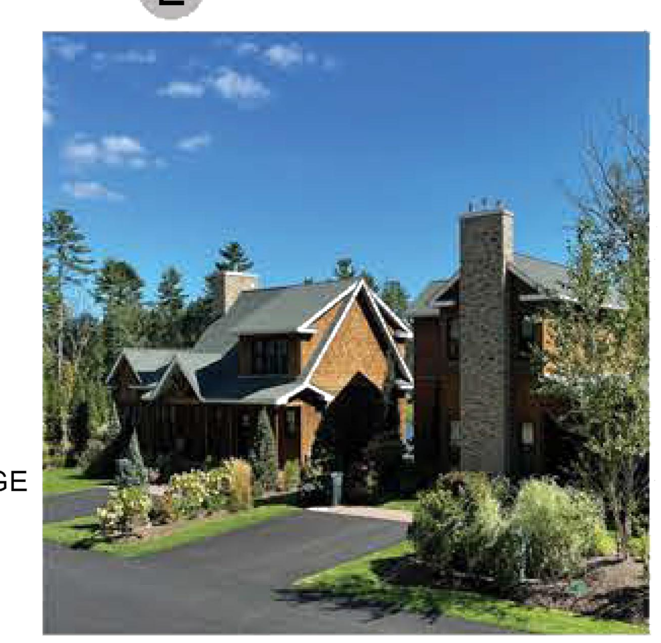
D



THE REAR YARDS WILL INCORPORATE EXISTING VEGETATION WHERE SUITABLE FOR NATURALIZED PLANTING OF CLETHRA, VIBURNUM, WITH WITCHHAZEL, DOGWOOD AND GROUNDCOVERS OF FERN AND LOW BUSH BLUEBERRIES.

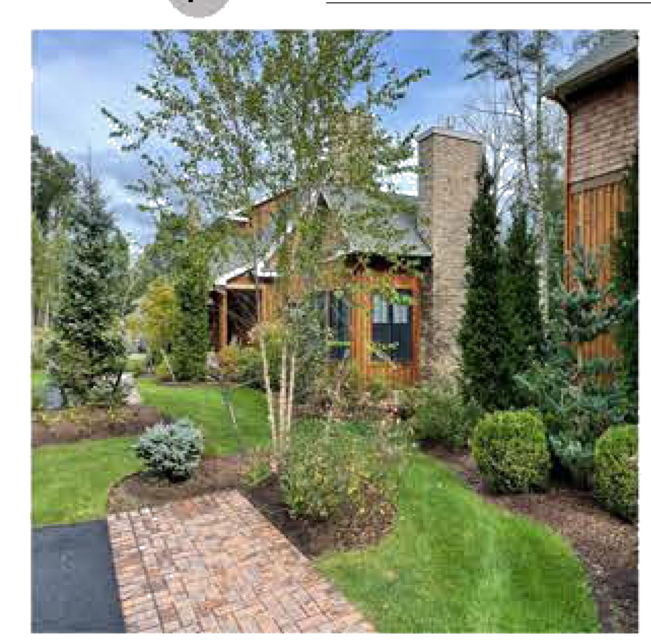
SINGLE FAMILY DWELLING

E



SINGLE FAMILY LOT HAVE A ROBUST MIX OF FLOWERING SHRUBS AND DECIDUOUS TREES WHICH PROVIDE SEASONAL COLOR AND INTEREST ALONG WITH WELCOMED RELIEF OF SHADE. DENSE PLANTINGS ALSO SCREEN THE PARKING AREAS BETWEEN HOMES AND ADD THE OVERAL STREET SCAPE.

F



HERITAGE BIRCH CLUMPS MIXED WITH A VARIETY OF FASTIGIA (UPRIGHT GROWTH HABIT) EVERGREENS (SPRUCE,BLUE ATLAS CEDER, ARBORVITAE) ANCHOR ALL THE CORNERS OF BUILDINGS AND/OR PARKING AREAS PROVIDING A SENSE OF ESTABLISHMENT TO THE NEW HOME. UNDERSTORY OF PERENNIALS AND VARIETIES OF ORNAMENTAL GRASSES GIVE EACH ENTRANCE AREAS THEIR OWN UNIQUE APPEARANCE.

G

NEARBY ROADS ARE HEAVILY SCREENED WITH SIMILAR PLANTS MATERIALS (AS B) BUT PRIVET HEDGES ARE ALSO INCORPORATED BECAUSE THE GROWTH HABIT CAN BE CONTROLLED IN BOTH HEIGHT AND WIDTH MAKING IT IDEAL FOR PRIVACY SCREENS IN CONFINED SPACES.

NOTE: PHOTOGRAPHS ON THIS SHEET ARE EXAMPLES OF THE INTENDED LANDSCAPE DESIGN FOR PHASE 2B. ALL PHOTOS ARE FROM THE COMPLETED PHASE 1 DEVELOPMENT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PROPOSED PLANTING PLAN - ZONE 2
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 18 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

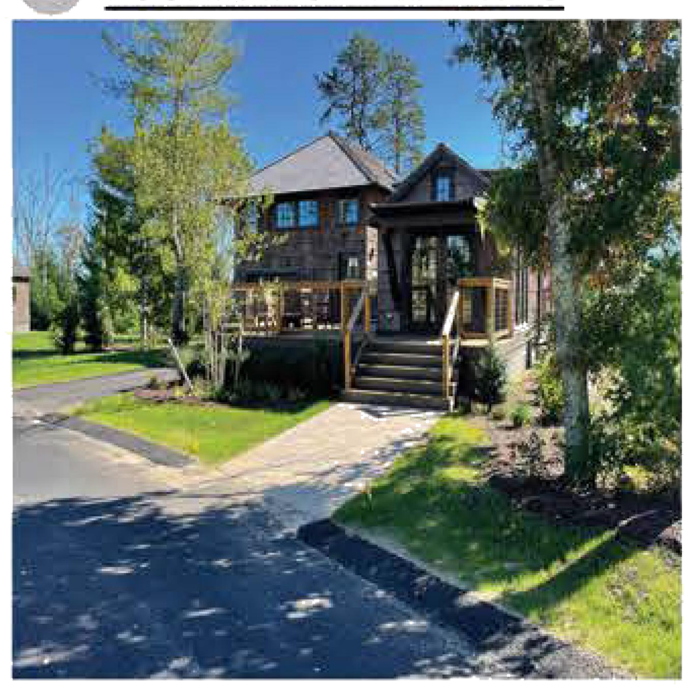
TYNY HOMES (A-C)

REVEGETATION (D-G)

A PERIMETER PLANTING

PERIMETER PLANTING STARTS WITH REESTABLISHING THE EXISTING GRADE THAT WAS DISTURBED BY ANY CONSTRUCTION SO THAT EXISTING TREES (MOSTLY PINES AND SOME OAKS) CAN CONTINUE TO GROW IN AND AROUN THE HOME. THE OUTER AREAS ARE HYDROSEEDED WITH A MEADOW (LOW BUSH BLUEBERR, FERN) TO REESTABLIS THEMSELVES.

B FOUNDATION PLANTING



FOUNDATION PLANTING INCORPORATES A MIX OF TREES AND SHRUBS THAT PROVIDE PRIVACY AND REESTABLISHES A WOODLAND SETTING. HOLLY AND INKBERRY ARE USED AS THE DOMINANT EVERGREENS, WITH HYDRANGEA, GRASSES AND PERENNIALS PROVIDING A COLOR AT THE ENTRANCE WAY. SMALL LAWN AREA AROUND THE HOME ARE SODDED SO BEDLINES ARE QUICKLY ESTABLISHED, AND MULCHED BEDS STAY FREE OF GRASS SEED.

C LANDSCAPE MAINTENANCE

LANDSCAPE MAINTENANCE OF PLANT MATERIALS STARTS IMMEDIATELY AFTER PLANTING WITH PRUNNING OF BOTH NEW AND ESTABLISHED TREES. IRRAGATION SYSTEMS OVER BOTH FIELD AREAS AND LAWNS. ONCE THE FIELDS ARE ESTABLISHED THE IRRIGATION WILL BE SHUT OFF. COVER BOTH FIELD AREAS AND LAWNS.

D WOODLAND

REVEGETATION OF NEAR BY WOODLAND IS MOSTLY BECAUSE OF THE DECLINE OF THE OAK TREES CAUSED BY THE GYPSY MOTH. WHILE NATIVE WHITE PINES HAVE BEEN QUICK TO REESTABLISH THEMSELVES, NEW PLANTINGS OF SPRUCE AND BIRCH HAVE BEEN INSTALLED TO PROVIDE A GREATER VERIETY IN THE REFORESTATION.

E OPEN FIELDS

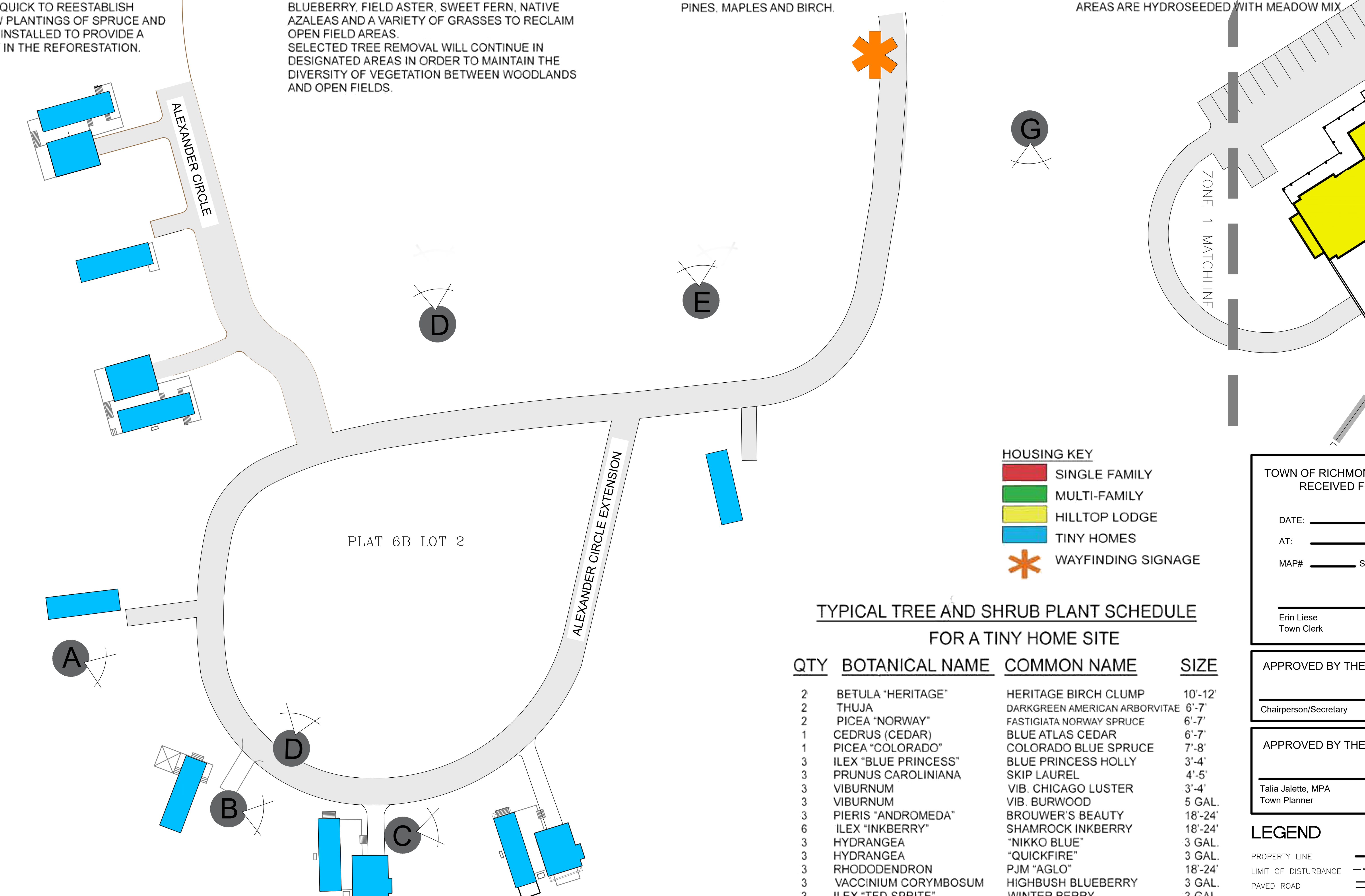
THE LOSS OF THE CANOPY SHADE FROM THE DENSE OAK STANDS HAS OFFERED NEW OPPORTUNITIES FOR FERNS, LOW BUSH, BLUEBERRY, FIELD ASTER, SWEET FERN, NATIVE AZALEAS AND A VARIETY OF GRASSES TO RECLAIM OPEN FIELD AREAS.
SELECTED TREE REMOVAL WILL CONTINUE IN DESIGNATED AREAS IN ORDER TO MAINTAIN THE DIVERSITY OF VEGETATION BETWEEN WOODLANDS AND OPEN FIELDS.

F FOREST MANAGEMENT

DEAD OAK TREES ARE GATHERED ALONG "HAUL ROADS" THAT MINIMIZE DISTURBANCE TO THE NEW GROWTH OF WHITE PINES ALONG WITH SOME RED PINES, MAPLES AND BIRCH.

G UTILITY ROADS

UTILITY CORRIDORS HAVE BEEN MANAGED TO MINIMIZE THE LOSS OF HEALTHY TREES AND ONCE ALL UNDERGROUND WORK IS COMPLETE BARE AREAS ARE HYDROSEEDED WITH MEADOW MIX.



TYPICAL TREE AND SHRUB PLANT SCHEDULE FOR A TINY HOME SITE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
2	BETULA "HERITAGE"	HERITAGE BIRCH CLUMP	10'-12'
2	THUJA	DARKGREEN AMERICAN ARBORVITAE	6'-7'
2	PICEA "NORWAY"	FASTIGIATA NORWAY SPRUCE	6'-7'
1	CEDRUS (CEDAR)	BLUE ATLAS CEDAR	6'-7'
1	PICEA "COLORADO"	COLORADO BLUE SPRUCE	7'-8'
3	ILEX "BLUE PRINCESS"	BLUE PRINCESS HOLLY	3'-4'
3	PRUNUS CAROLINIANA	SKIP LAUREL	4'-5'
3	VIBURNUM	VIB. CHICAGO LUSTER	3'-4'
3	VIBURNUM	VIB. BURWOOD	5 GAL.
3	PIERIS "ANDROMEDA"	BROUWER'S BEAUTY	18'-24'
6	ILEX "INKBERRY"	SHAMROCK INKBERRY	18'-24'
3	HYDRANGEA	"NIKKO BLUE"	3 GAL.
3	HYDRANGEA	"QUICKFIRE"	3 GAL.
3	RHODODENDRON	PJM "AGLO"	18'-24'
3	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3 GAL.
3	ILEX "TED SPRITE"	WINTER BERRY	3 GAL.
12	MISCANTHUS	(ASSORTED GRASSES)	2-3 GAL.

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ______ SLIDE# ______

____
Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

____
Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

____
Talia Jalette, MPA Date
Town Planner

LEGEND

PROPERTY LINE
LIMIT OF DISTURBANCE
PAVED ROAD
STREAM
100'RIVERBANK
WETLAND EDGE
50'PERIMETER WETLANDS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PROPOSED PLANTING PLAN - ZONE 3
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 19 OF 29

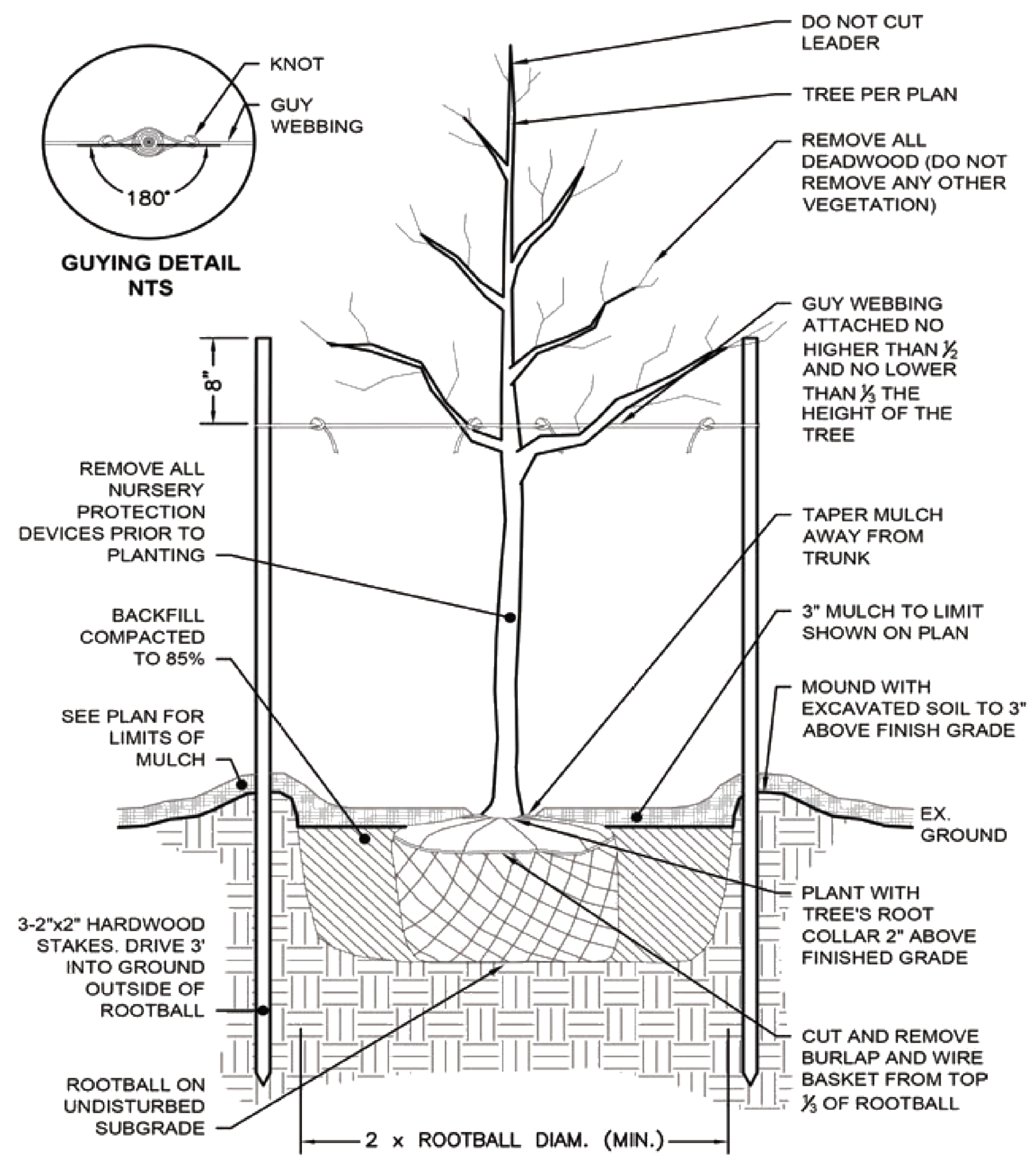
REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

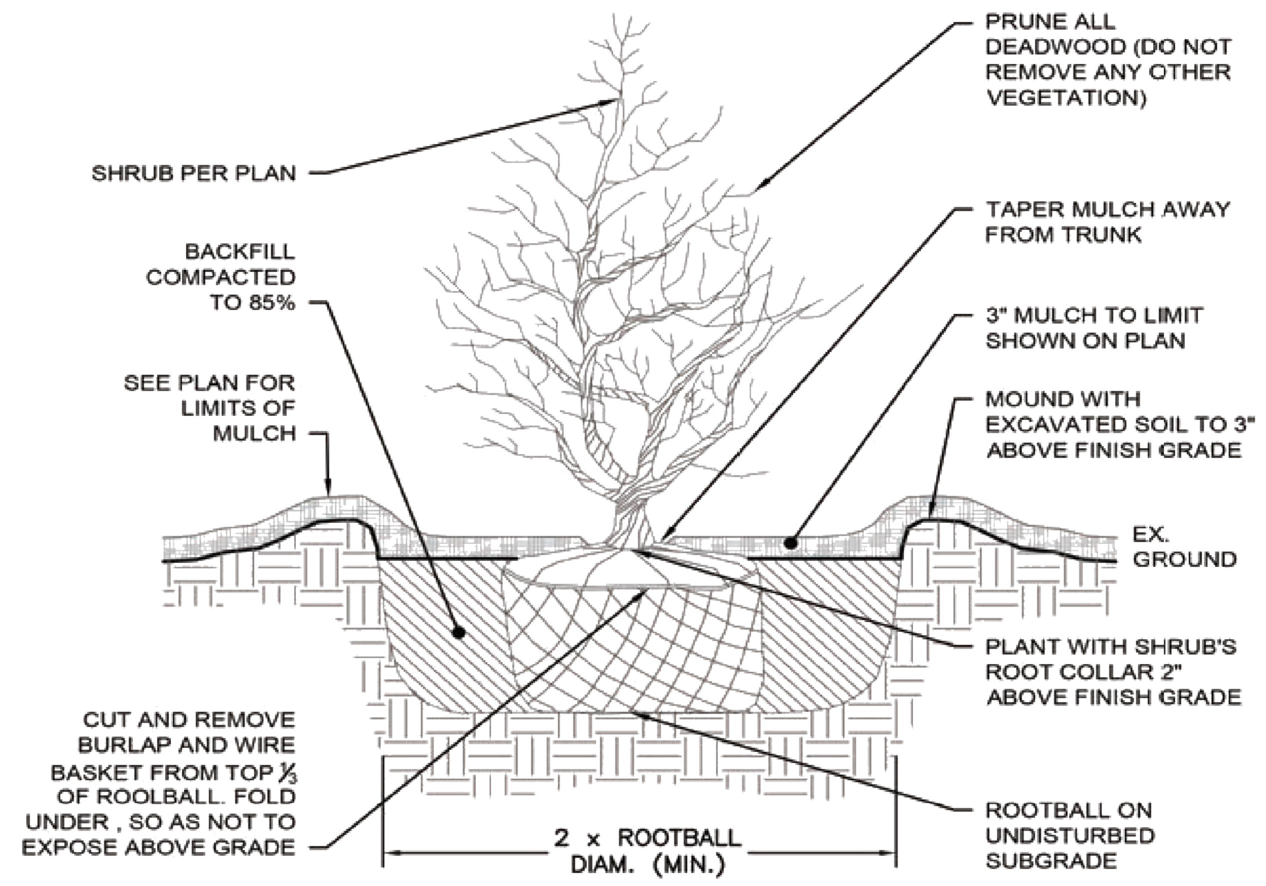
REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

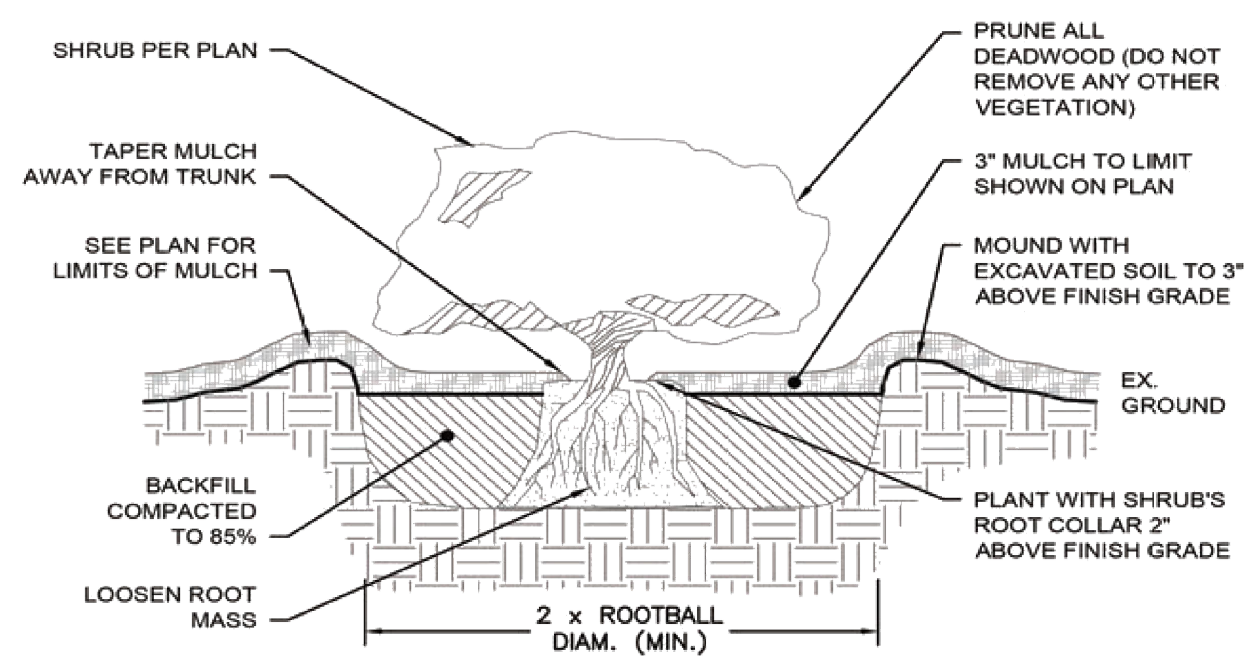


NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

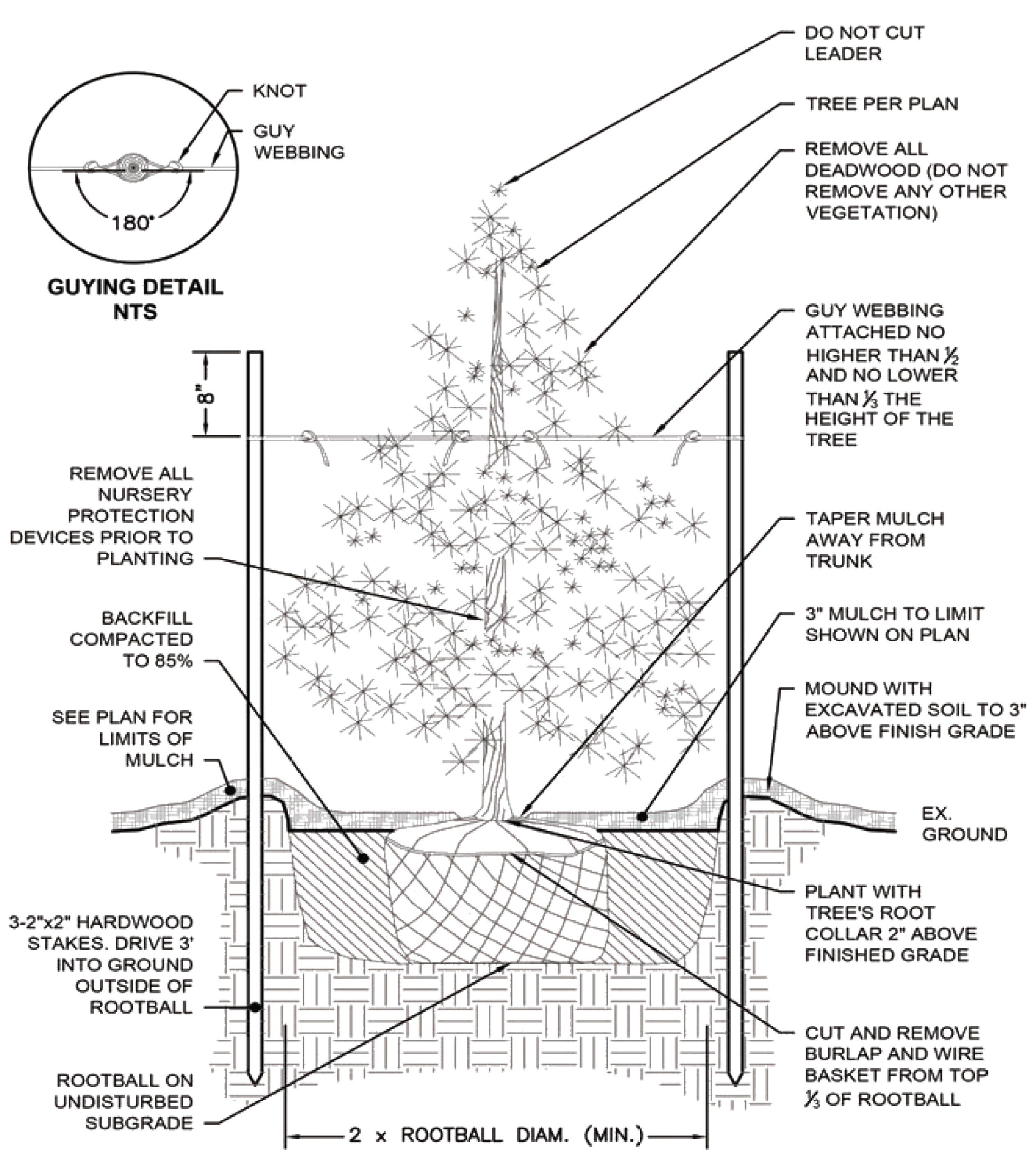
DECIDUOUS TREE STAKING & PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

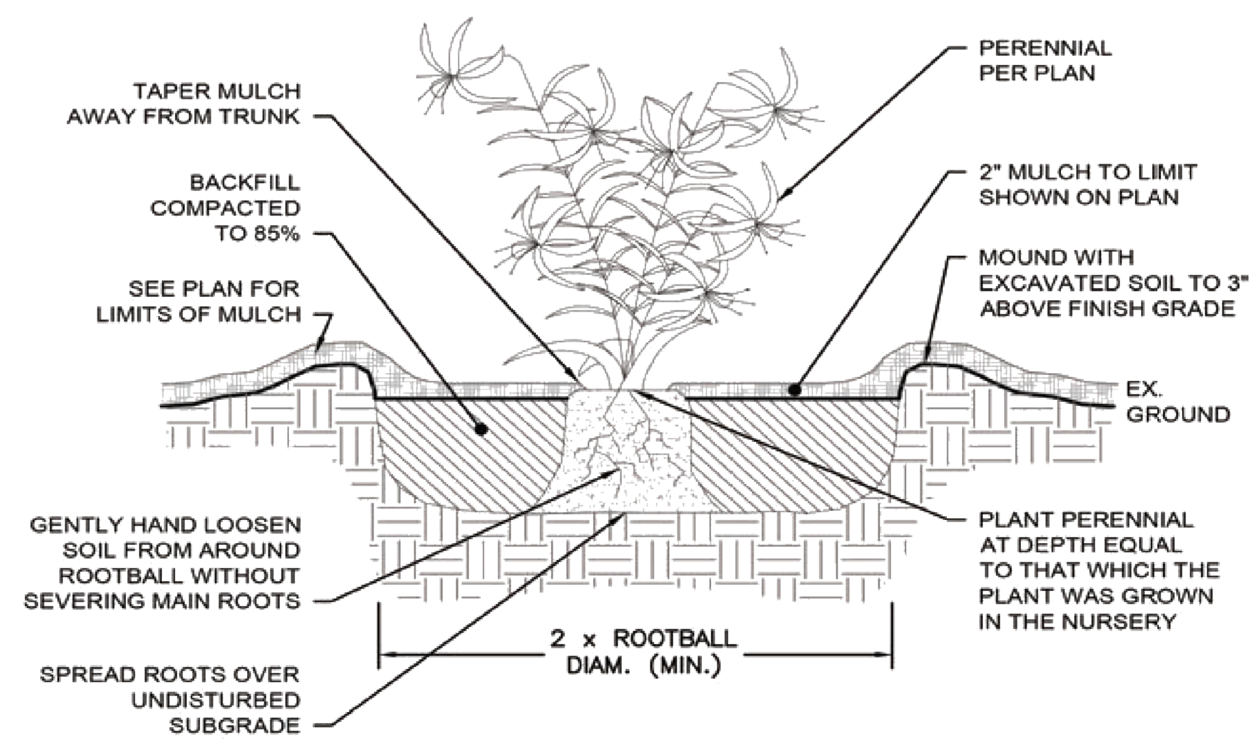


CONTAINER GROWN SHRUB PLANTING
NOT TO SCALE

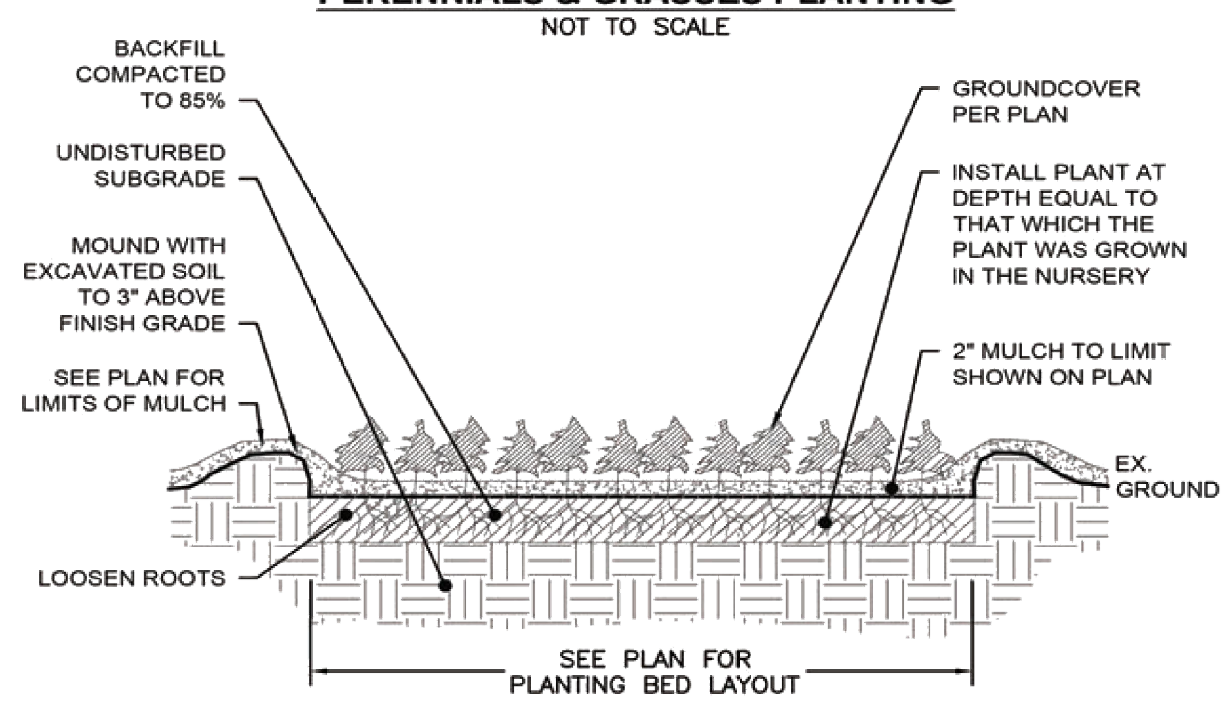


NOTE:
AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

EVERGREEN TREE STAKING & PLANTING
NOT TO SCALE



PERENNIALS & GRASSES PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING
NOT TO SCALE

ROCKS/BOULDERS

THE SITE CONDITIONS HAS AN ABUNDANCE OF "WEATHERED" ROCKS AND PLACED AS VISUAL ANCHORS AMONGST THE PLANTING BEDS.

LARGE SLAB BOULDERS WILL BE USED AT KEY AREAS FOR IDENTIFYING VARIOUS LOCATIONS.

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

HYDROSEED MIX

NEW ENGLAND WILDFLOWER MIX:
APPLICATION RATE: 23 LBS / ACRE (1,900 SF / LB)
Little Bluestem (Schizachyrium scoparium),
Red Fescue (Festuca rubra),
Indian Grass (Sorghastrum nutans),
Partridge Pea (Chamaecrista fasciculata),
Canada Wild Rye (Elymus canadensis),
Virginia Wild Rye (Elymus virginicus),
Blue Vervain (Verbena hastata),
Butterfly Milkweed (Asclepias tuberosa),
Narrowleafed Blue Eyed Grass (Sisyrinchium angustifolium),
Black Eyed Susan (Rudbeckia hirta),
New England Aster (Symphyotrichum novae-angliae),
Spiked Gayfeather/ Marsh Blazing Star (Liatris spicata),
Starved/Calico Aster (Aster lateriflorus/Symphyotrichum lateriflorum),
Early Goldenrod (Solidago juncea),
Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum)

PROJECT DATA
ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PROPOSED PLANTING PLAN
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 20 OF 29

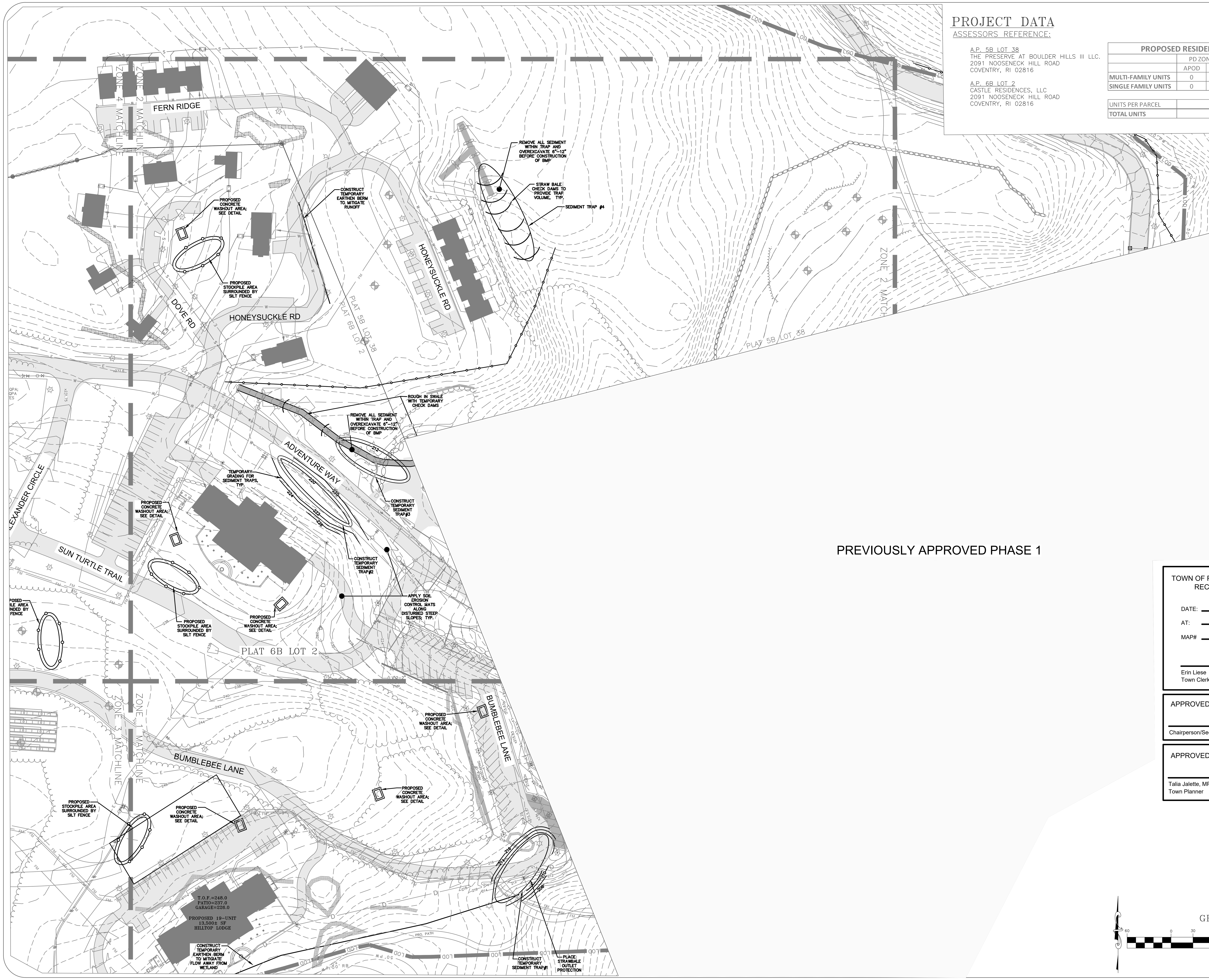
REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

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TOTAL UNITS	**20**			

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- PAVED ROAD
- STREAM
- 100' RIVERBANK
- WETLAND EDGE
- 50' PERIMETER WETLANDS

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SESC PLAN - 1

FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
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COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 21 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER
No.

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

TOWN OF RICHMOND, RHODE ISLAND
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DATE: ____________

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Town Clerk

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Chairperson/Secretary Date

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Talia Jalette, MPA Date
Town Planner

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
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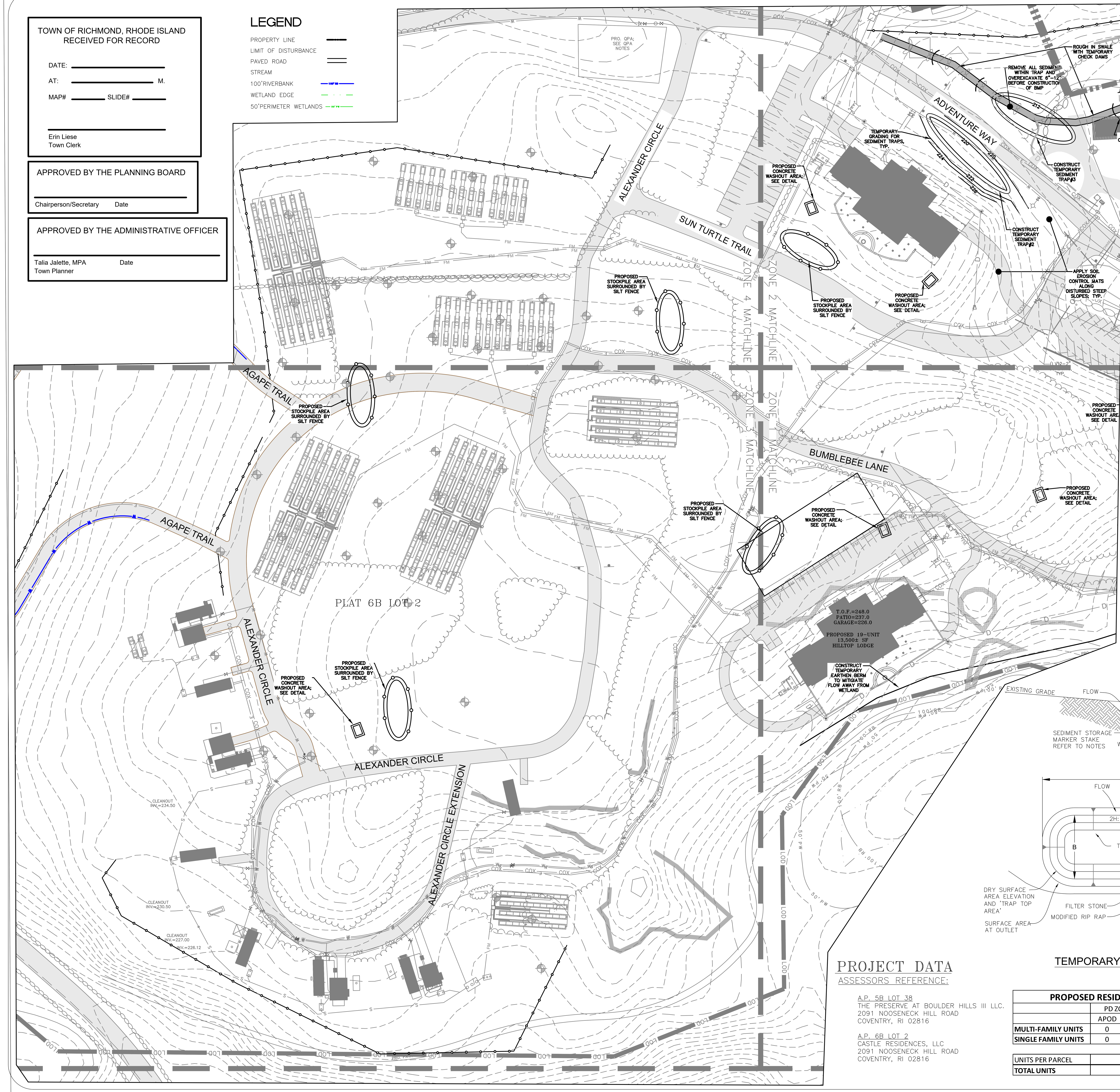


GENERAL NOTES:

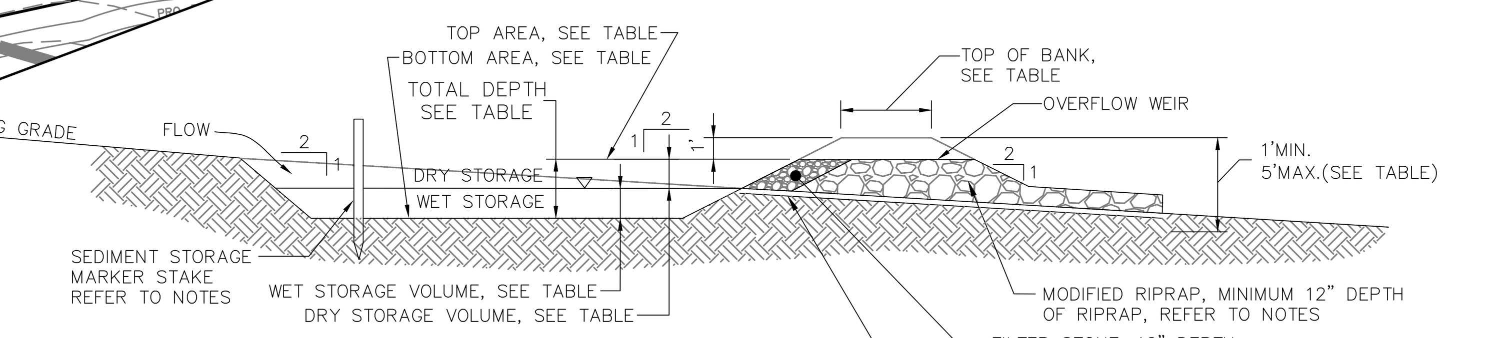
1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES.
2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STOKE DIKE WITH A CORE OF MODIFIED RIP RAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO FIVE FEET.
8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.
9. MODIFIED RIP RAP SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2 AND BE R-4 GRADE RIPRAP.
10. FILTER STONE SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I COLUMN V FILTER STONE.

INSPECTION, MAINTENANCE AND REMOVAL REQUIREMENTS:

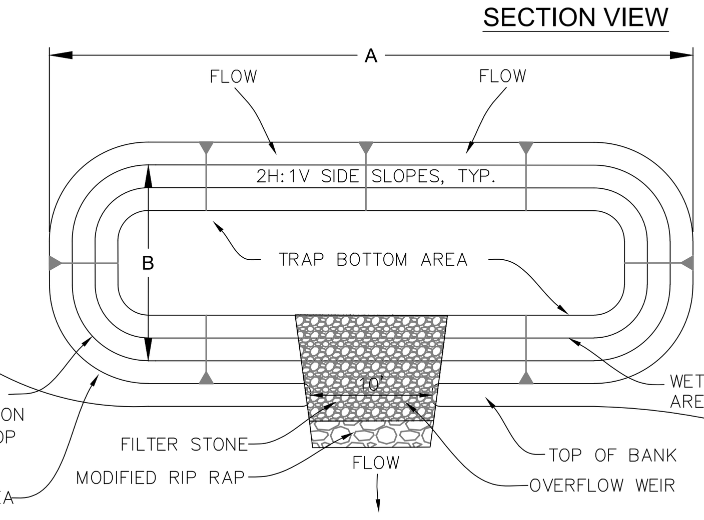
1. INSTALL SEDIMENT STORAGE STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OF CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

1. CLEAR GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN 3 INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9 INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES, SEEDING FOR TEMPORARY VEGETATION COVER, SEEDING FOR PERMANENT VEGETATIVE COVER, OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.



SECTION VIEW



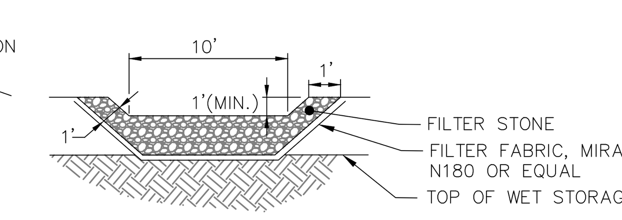
PLAN VIEW

TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE

REQUIRED SEDIMENT TRAP VOLUME: 3618 CU.FT. PER ACRE OF DISTURBED LAND

SEDIMENT TRAP DATA:	TRAP#1	TRAP#2	TRAP#3	TRAP#4
TOTAL DISTURBED AREA, AC	2.1	1.6	2.0	2.0
REQUIRED TRAP VOLUME, CF	7600	5800	7250	7250
LENGTH (A), FT	115	140	115	115
WIDTH (B), FT	40	27	40	40
WET STORAGE DEPTH, FT	1.0	1.0	1.0	1.0
DRY STORAGE DEPTH, FT	1.0	1.0	1.0	1.0
TOTAL DEPTH (WET/DRY), FT	2.0	2.0	2.0	2.0
TRAP BOTTOM AREA, SF	3800	2900	3800	3800
TRAP TOP AREA, SF	3800	2900	3800	3800
TOTAL VOLUME PROVIDED, CF	7600	5800	7600	7600



OVERFLOW WEIR SECTION

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SESC PLAN - 2
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 22 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

GENERAL EROSION CONTROL NOTES:

1. THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED AUG. 2013, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2013 STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION WEB PAGE. THESE SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
2. LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48–HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG–SAFE (1–800–344–7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG–SAFE, IF IT IS DIFFERENT FROM THE CALLER.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, LOCAL (TOWN/CITY) GOVERNMENT AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
5. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
6. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D–1557 (MODIFIED PROCTOR TEST).
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. ALL AREAS NOT TO BE DEVELOPED THAT ARE COMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY TILLING THE TOP 12" OF SOIL.

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

1. ALL STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN–PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
2. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01, AS AMENDED.
3. THE SEED MIX SHALL BE INOCULATED WITHIN 24–HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
4. THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREEPING RED FESCUE	70	APRIL 1 – JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 – OCT.
BIRDFOOT TREEFOIL	15	
PERENNIAL RYEGRASS	10	

APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

5. ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR SHALL BE REPAIRED AND/OR RESEEDED.
6. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
7. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
8. STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND STOCKPILE SHALL ALSO BE SEEDED AND/OR STABILIZED. THE STOCKPILES SHALL BE SURROUNDED BY STACKED STRAW BALES AND/OR SILT FENCE.
9. ON SLOPES STEEPER THAN 30% MULCH APPLICATIONS SHALL BE TACKED DOWN BY "CRIMPING" OR "TRACKING".
10. TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
11. ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON–SITE OCCUPANCY.
12. PLANTINGS SHALL BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
13. SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
14. ALL DISTURBED AREAS MUST BE SEEDED OR PLANTED WITHIN THE CONSTRUCTION SEASON.
15. TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
16. ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDED OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDED.
17. SLOPES CONSTRUCTED AT, OR STEEPER THAN, 15% SHALL HAVE TEMPORARY EROSION CONTROL MATTING UTILIZED AS A SUPPORTIVE METHOD IN ADDITION TO THE METHODS DESCRIBED ABOVE UNLESS IN THE CASE WHERE PERMANENT TURF REINFORCEMENT MATS ARE INSTALLED IMMEDIATELY UPON CONSTRUCTION OF THE SLOPE. IN NO CASE SHALL STEEP SLOPES BE LEFT UNPROTECTED.
18. ALL PROPOSED INLETS AND OUTLETS SHALL BE PROTECTED WITH TURF REINFORCEMENT AS PROPOSED ON THE PLANS AND/OR STRAW BALE INLET AND OUTLET PROTECTION DEVICES. SEE DETAILS.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE TOWN ZONING ORDINANCES; RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AMENDED MARCH 2015 AS PREPARED BY THE RIDEM AND CRMC; AND RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK AS PREPARED BY RHODE ISLAND STATE CONSERVATION COMMITTEE, REVISED 2014, (AS REVISED).

23. EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING THE ROADWAYS, ROADWAY DRAINAGE SYSTEMS, ADJACENT PROPERTY, WETLANDS, PERIMETER WETLANDS, AND RIVERBANK WETLANDS.
24. STAKED STRAW BALES AND/OR SILT FENCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND AS REQUIRED TO PREVENT SEDIMENTATION INTO PERIMETER AND RIVERBANK WETLANDS.
25. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
26. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEEDED OR PROTECTED BY THAT DATE. ANY SUCH AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION, AS DETERMINED BY THE RESIDENT ENGINEER OR ENVIRONMENTAL INSPECTOR, BY NOVEMBER 15 OF ANY CALENDAR YEAR, MUST BE STABILIZED THROUGH THE USE OF EROSION CONTROL MATTING OR STRAW MULCH, IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK OR AS DIRECTED BY THE RESIDENT ENGINEER OR INSPECTOR. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15 THROUGH APRIL 15, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE RESTABILIZED WITHIN 5 WORKING DAYS. ANY WORK TO CORRECT PROBLEMS RESULTING FROM FAILURE TO COMPLY WITH THIS PROVISION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE WILL BE NO SEPARATE PAYMENT FOR THIS PROVISION, IT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OPERATIONS. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 2 WEEKS OF FINAL GRADING.
27. PREPARE TEMPORARY SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH 'RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" AS PREPARED BY THE RHODE ISLAND STATE CONSERVATION COMMITTEE, REVISED 2014, (AS REVISED).

SEED MIX:
ANNUAL RYE GRASS 1.5 LBS/1,000 SQ. FT.

28. TEMPORARY TREATMENTS TO STABILIZE EXPOSED SOILS SHALL CONSIST OF 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 WHEN SOILS ARE EXPOSED FOR TWO WEEKS OR MORE OR AS ORDERED BY THE RESIDENT ENGINEER OR OWNER AT NO ADDITIONAL COST.
29. STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 4,000 LBS/ACRE.
30. ALL NEW STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.
31. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
32. ADDITIONAL STRAW BALES/SILT FENCE OR OTHER TREATMENTS SHALL BE PROVIDED AS DIRECTED BY ENGINEER, RIDEM OR LOCAL REPRESENTATIVES AT NO ADDITIONAL COST.
33. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION CONTROL DEVICES AFTER EVERY RAIN STORM EVENT AND EVERY 7 DAYS (WHICH EVER COMES FIRST). ANY SOIL MIGRATION PAST THE DEVICES SHALL BE REMOVED AND THE SOIL EROSION CONTROL DEVICES SHALL BE RE–ESTABLISHED TO PREVENT SOIL EROSION. ALL ACCUMULATED SEDIMENT IN FRONT OF THE DEVICES SHALL BE REMOVED AFTER EVERY RAIN STORM EVENT.
34. ALL DISTURBED SOIL AREAS SHALL BE PROTECTED AGAINST SOIL EROSION BY PLACEMENT OF STRAW BALES AND/OR SILT FENCE ON THE DOWN GRADIENT SIDE OF THE DISTURBED AREA(S). SHOULD THE VOLUME AND/OR RATE OF STORMWATER RUNOFF BE TOO GREAT FOR A SINGLE DEVICE, THEN MULTIPLE DEVICES ARE REQUIRED SUCH AS SILT FENCE BACKED–UP WITH STRAW BALES. THESE ADDITIONAL DEVICES ARE NOT SHOWN ON THE PLAN BUT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
35. AT THE END OF THE PROJECT CONSTRUCTION ALL SEDIMENT IN MANHOLE SUMPS AND WITHIN ANY DRAINAGE STRUCTURE OR BMP SHALL BE REMOVED.

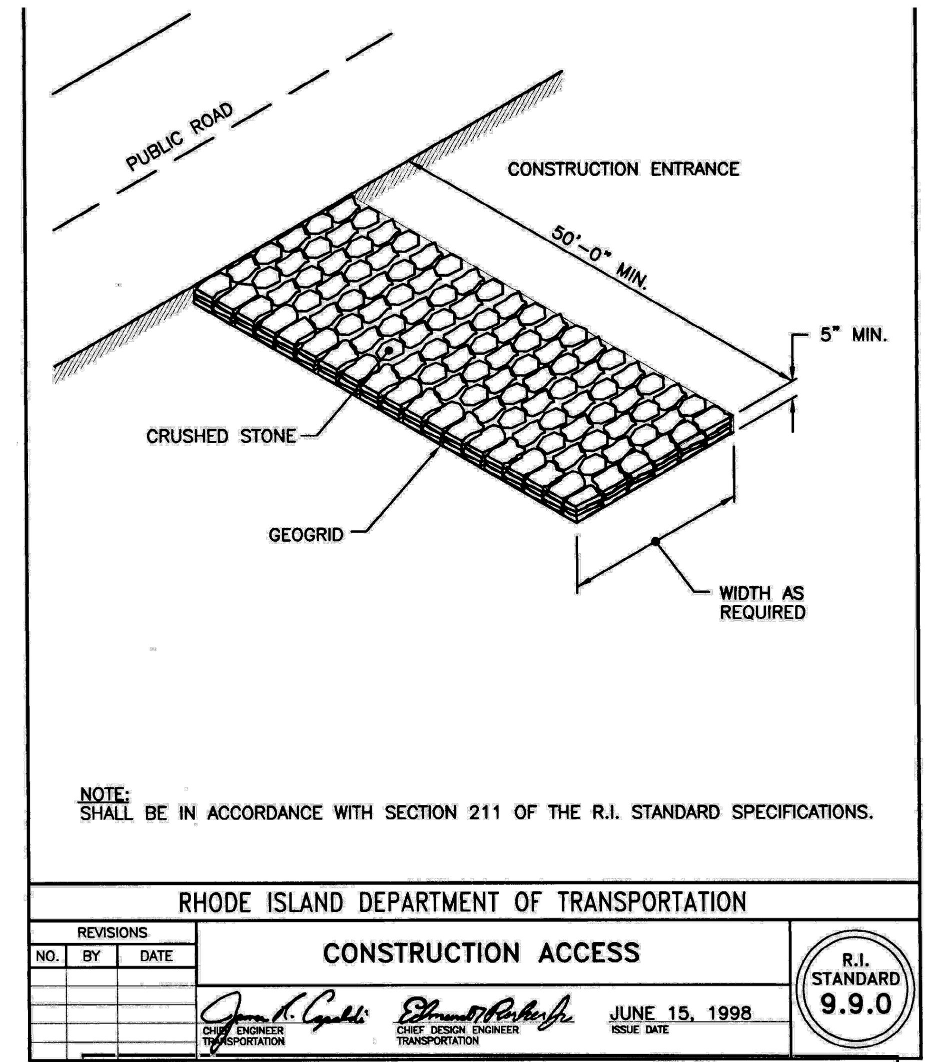
SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

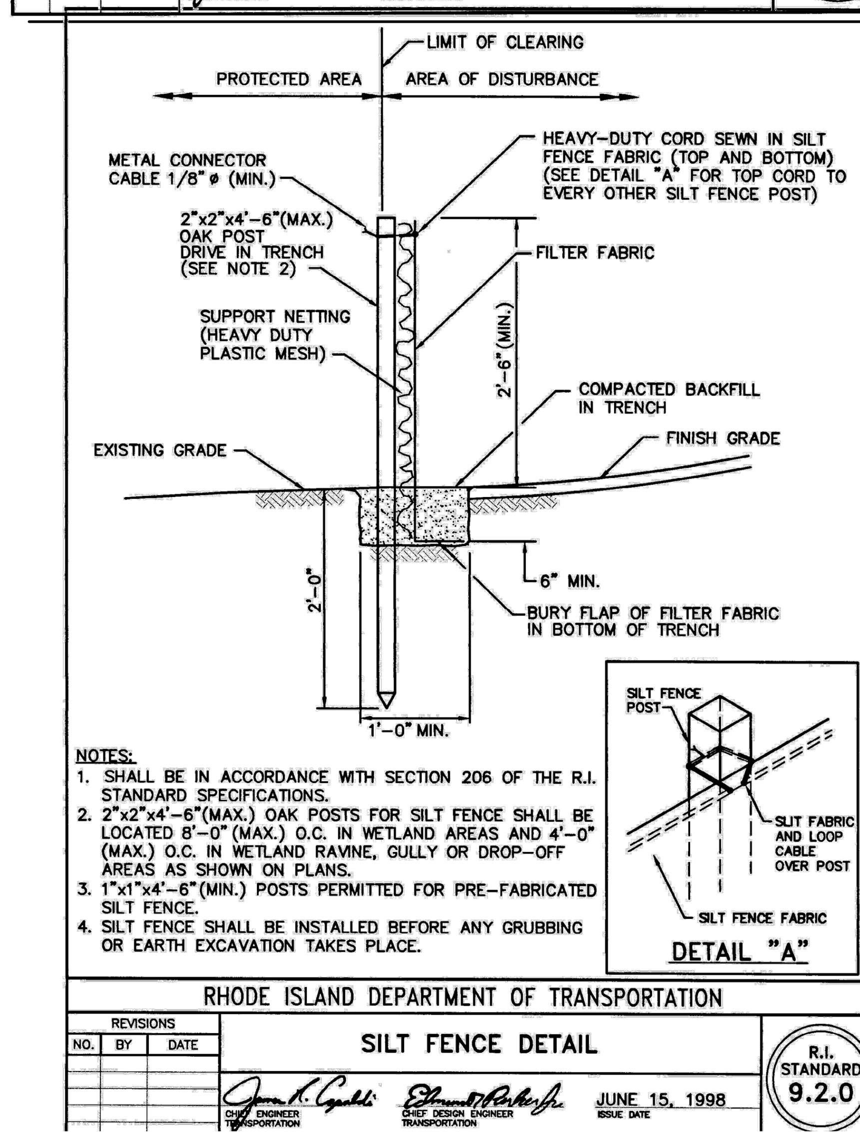
1. CONTRACTOR TO REFER TO RIDEM RIPDES SOIL EROSION AND SEDIMENT CONTROL (SESC) REPORT AS WELL AS THESE DRAWINGS.
2. INSTALL SEDIMENTATION PROTECTION DEVICES IN EXISTING CATCHBASINS AND INLET STRUCTURES.
3. SURVEY AND STAKE LIMIT OF DISTURBANCE FOR PLACEMENT OF SEDIMENTATION CONTROL DEVICES.
4. PLACE PERIMETER SEDIMENTATION CONTROL DEVICES, SEE DETAILS. IN NO CASE SHALL THE LIMIT OF WORK EXTEND BEYOND THE SEDIMENTATION CONTROL DEVICES.
5. CONSTRUCT CONSTRUCTION ENTRANCE DEVICES LOCATED ALONG ROUTE 138, SEE DETAIL.
6. CLEAR AND GRUB AREA WITHIN THE LIMIT OF DISTURBANCE.
7. CONSTRUCT TEMPORARY SEDIMENT TRAPS.
8. CLEAR AND ROUGH GRADE ROADS AND BUILDING SITES.
   8.1. INSTALL AND COMPACT GRAVEL BASE COURSE FOR ROADS.
9. EXCAVATE AND POUR BUILDING FOUNDATION
10. CONSTRUCT UTILITIES (SEWER, WATER, DRAINAGE, ETC...)
    10.1. ENSURE THAT DRAIN MANHOLE GRATES ARE ABOVE GRADE TO ENSURE NO RUNOFF ENTERS INTO DRAINAGE SYSTEM.
11. POUR BITUMINOUS CONCRETE BASE COURSE.
12. FINISH REMAINDER OF CONSTRUCTION AND PAVE BITUMINOUS CONCRETE SURFACE COURSE.
13. REMOVE TEMPORARY SOIL EROSION DEVICES.
14. CLEAN OUT ALL DRAINAGE BASINS AND STRUCTURES AS NEEDED. REMOVE AND DISPOSE ALL ACCUMULATED SEDIMENT IN A SUITABLE AREA.

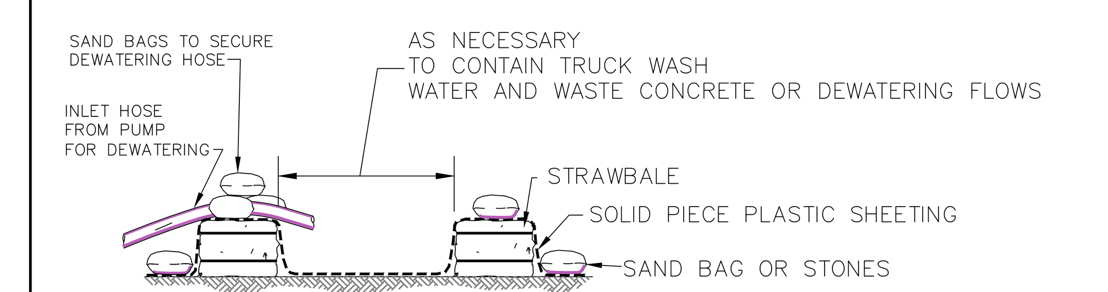
1. REFERENCE IS MADE TO APPENDIX G 'POLLUTION PREVENTION AND SOURCE CONTROLS' OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AMENDED 2015. THIS DOCUMENT SHALL BE REFERENCED WHEN IMPLEMENTING THE POLLUTION PREVENTION TECHNIQUES. A BRIEF SUMMARY OF THE TECHNIQUES IS PROVIDED BELOW, REFER TO THE ABOVE REFERENCE FOR ALL TECHNIQUES TO BE IMPLEMENTED.
2. SOLID WASTE CONTAINMENT:
   A. OWNER TO PROVIDE TRASH CONTAINER. CONTAINER TO HAVE A COVER TO PREVENT TRASH FROM BLOWING OUT.
   B. SWEEP STREET/PARKING AREA ANNUALLY.
3. HAZARDOUS MATERIALS CONTAINMENT:
   A. CONTRACTOR TO STORE ALL HAZARDOUS MATERIALS INSIDE STORAGE LOCKERS OR OTHER APPROVED METHODS WHICH HAVE SECONDARY CONTAINMENT SYSTEMS.
   B. SECONDARY CONTAINMENT MUST BE INCLUDED WHEREVER SPILLS MIGHT OCCUR (E.G. FUELING AND HAZARDOUS MATERIAL TRANSFER AND LOADING AREAS).
4. ROADS AND PARKING AREA MANAGEMENT:
   A. SWEEP STREET/PARKING AREA ANNUALLY.
   B. USE DEICING CHEMICALS AND SAND JUDICIOUSLY SINCE THEY CAUSE WATER QUALITY PROBLEMS. PROVIDE AND SPREAD IN ACCORDANCE WITH APPENDIX G RECOMMENDATIONS.
   C. PLOW SNOW AND STORE ACCUMULATED SNOW PILES AWAY FROM SAND FILTER SYSTEM AND SEDIMENT FOREBAY.
      * DEBRIS SHOULD BE CLEANED FROM THE SITE PRIOR USING THE SITE FOR SNOW DISPOSAL.
      * DEBRIS SHOULD BE CLEARED FROM THE SITE AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON.
   D. ONLY USE ASPHALT BASED SEALANTS WHEN SEALING THE PAVEMENTS. DO NOT USE COAL–TAR BASED SEALANTS SINCE THESE ARE MORE TOXIC.
5. SEPTIC SYSTEM:
   A. NO SEPTIC SYSTEMS PROPOSED.
6. LAWN, GARDEN, AND LANDSCAPE MANAGEMENT:
   A. LAWN CONVERSION – REDUCE THE AMOUNT OF LAWN BY REPLANTING LAWN WITH GARDEN BEDS CONTAINING FLOWERS/SHRUBS. LAWNS REQUIRE MORE MAINTENANCE THAN FLOWER BEDS.
   B. SOIL BUILDING – MAINTAIN A HEALTHY LAWN BY TESTING SOIL FOR pH, FERTILITY, COMPACTION, TEXTURE, AND EARTH WORM CONTENT.
   C. GRASS SELECTION – SELECT DROUGHT TOLERANT GRASS SPECIES. REFER TO APPENDIX G FOR ADDTIOINAL INFORMATION.
   D. MOWING AND THATCH MANAGEMENT – KEEP GRASS HEIGHT HIGH SUCH AS 2 TO 3 INCHES IN HEIGHT. THIS WILL REDUCE WEED GROWTH.
   E. FERTILIZATION – MINIMIZE FERTILIZATION. FERTILIZE NO MORE THAN TWICE A YEAR. APPLY CAREFULLY SO FERTILIZER DOES NOT SPREAD ONTO IMPERVIOUS SURFACES. REFRAIN FROM THE USE OF PHOSPHATE BASED FERTILIZERS. REFERT TO APPENDIX G FOR ADDITIONAL INFORMATION.
   F. WEED MANAGEMENT – NEVER USE CHEMICAL HERBICIDES TO ELIMINATE OR CONTROL WEEDS. OWNER SHALL REMOVE WEEDS BY PULLING OR DIGGING OUT. REFER TO APPENDIX G FOR ADDITIONAL INFORMATION.
   G. PEST MANAGEMENT – LIMIT PESTICIDE USE. CHOOSE PESTICIDES THAT POSE THE LEAST RISK TO HUMAN HEALTH AND THE ENVIRONMENT. REFER TO APPENDIX G FOR ADDITIONAL INFORMATION.
   H. SENSIBLE IRRIGATION – WATER NO MORE THAN 1" PER WEEK. USE DROUGHT–RESISTANT GRASSES. CUT GRASS AT 2–3 INCHES.

SEDIMENTATION CONTROL PROGRAM:

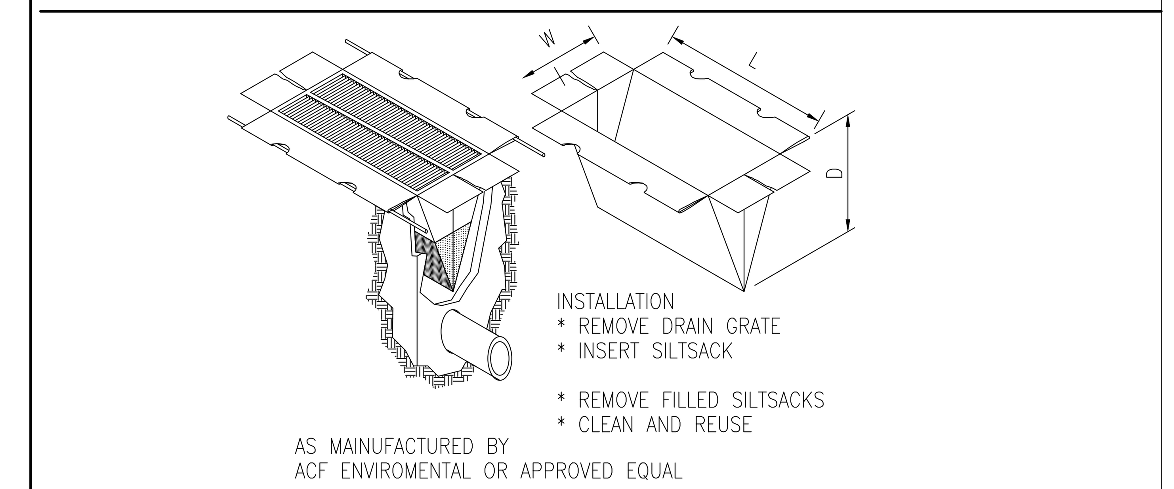
1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN–OFF FLOW DURING STORMS.
3. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
4. 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 STORMWATER FLOWAGE.
5. ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
6. SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION (SILT SACS, STRAW BALES, TEMPORARY DITCHES, ETC).
7. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
   7.1. THE INSTALLATION OF AN EROSION CONTROL FENCE IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
   7.2. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD STRAW MULCH.
   7.3. CATCH BASINS WILL BE PROTECTED WITH SILT SACS & STRAW BALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
   7.4. OUTFALLS ARE TO BE PROTECTED BY STRAW BALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
   7.5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
8. THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
9. UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. SEDIMENT FOREBAY AND SAND FILTER SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED
10. AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH STRAW BALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
11. STRAW BALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADIENT DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
12. ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
13. INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
14. CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
    14.1. CHECK DAMS SHALL BE INSTALLED EVERY 20 FEET ALONG THE PROPOSED SWALE.
    14.2. SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE–HALF THE DAM HEIGHT.







CONCRETE WASHOUT & DEWATERING BASIN
NOT TO SCALE



SILT SAC
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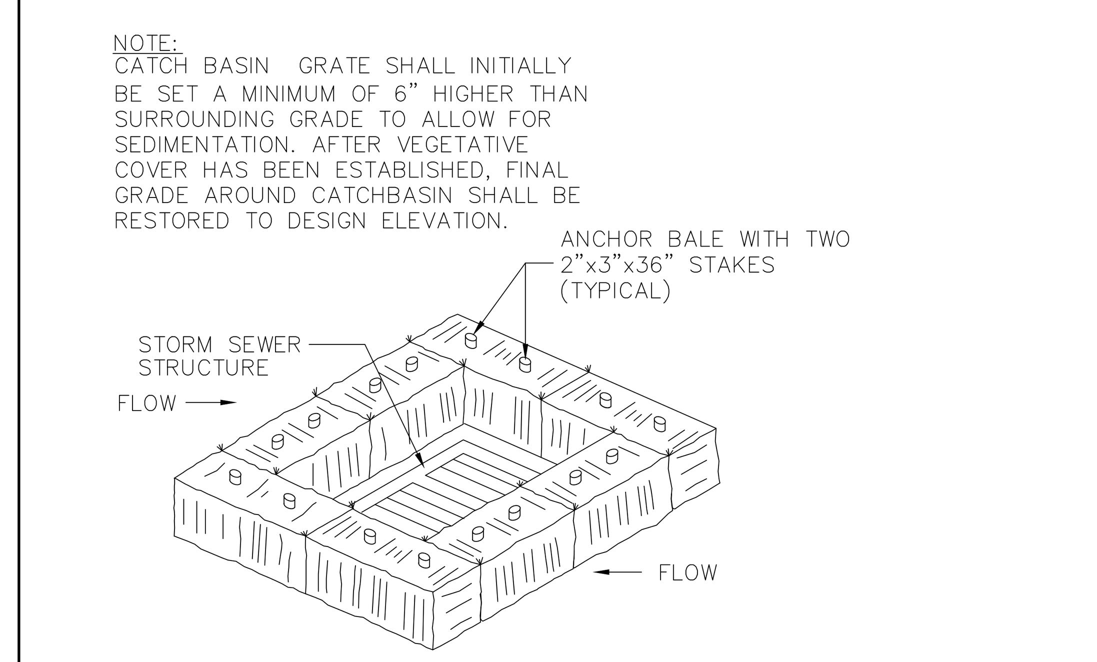
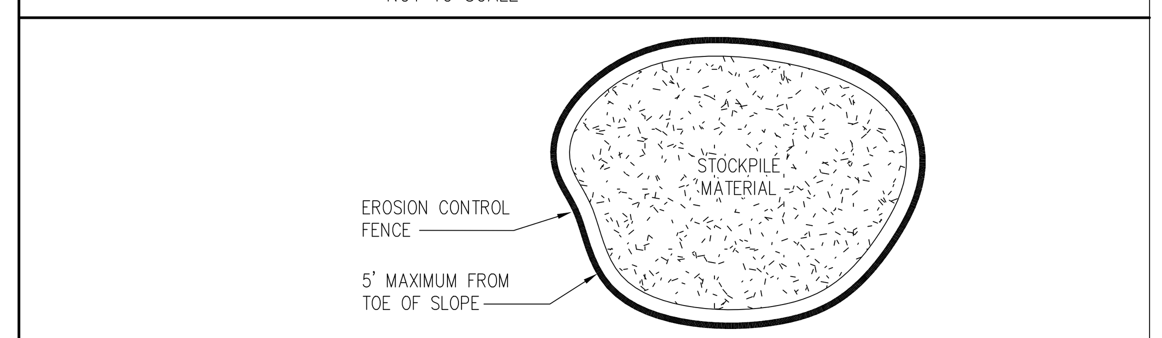


STRAW BALE CATCH BASIN PROTECTION
NOT TO SCALE



STOCKPILE DETAIL
NOT TO SCALE

TEST HOLE DATA

TH#	DATE	SOIL DATA			SHWT DEPTH	TOTAL DEPTH
D-1	2/15/2016	A	0 - 6"	SL	10'	12'
		B	6" - 20"	SL		
		C	20" - 144"	S/GCOS		
D-2	2/15/2016	A	0 - 8"	SL	10'	12'
		B	8" - 24"	SL		
		C	24" - 144"	S/GCOS		
D-3	2/15/2016	A	0 - 7"	FSL	10'	10'
		B	7" - 26"	FSL		
		C	26" - 120"	VGS/CBGS		
D-4	2/15/2016	A	0 - 7"	FSL	10'	10'
		B	7" - 30"	FSL		
		C	30" - 120"	CB,VGCOS/S		
D-6	2/15/2016	A	0 - 10"	SIL	10'	12'
		B	10" - 24"	SIL		
		C	24" - 32"	SIL		
		2C	32" - 108"	GLS		
D-7	2/15/2016	A	0 - 5"	FSL	10'	12'
		B	5" - 13"	SL		
		C	13" - 144"	VGS		
D-8	2/15/2016	A	0 - 8"	FSL	10'	12'
		B	8" - 15"	GSL		
		C	15" - 144"	GS/S		
D-13	2/16/2016	C	0" - 144"	VGCOS/COS	10'	12'
D-14	2/16/2016	A	0 - 6"	FSL	10'	12'
		B	6" - 20"	GFSL		
		C	20" - 144"	VGCOS/COS		
D-16	2/16/2016	A	0 - 2"	FSL	2'	8'
		B	2" - 24"	FSL		
		C	24" - 96"	VFSL		

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	**20**			

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

DETAILS - 1
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 23 OF 29

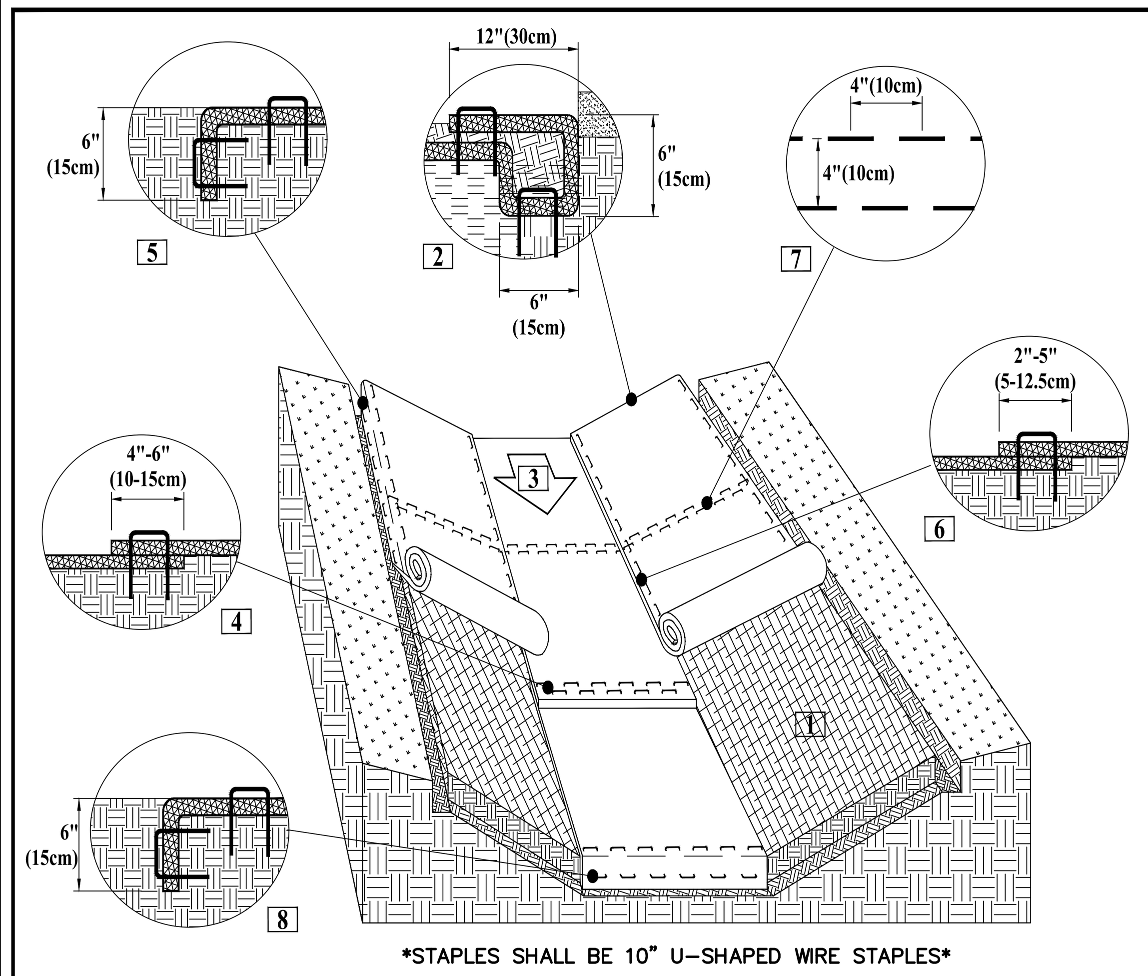
REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:
CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



STAPLES SHALL BE 10" U-SHAPED WIRE STAPLES

CRITICAL POINTS
A. Overlaps and Seams
B. Projected Water Line
C. Channel Bottom/Side Slope Vertices

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

**In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

Drawing Not To Scale

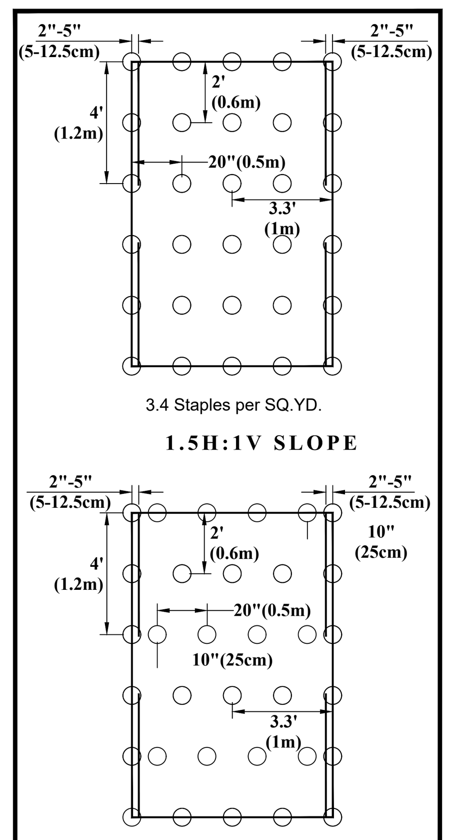
CHANNEL INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use ShoreMax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/stakes approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. Place consecutive RECPs end-over-end (Shingle style) with a 4"-6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/stakes approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 -12m) intervals. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapling.

NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. Poseyville, IN 47633
PH: 800-722-2040
www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17



3.4 Staples per SQ.YD.

1.5H:1V SLOPE

3.75 Staples per SQ.YD.

SWALE

STAPLE PATTERN GUIDE

Drawing Not To Scale

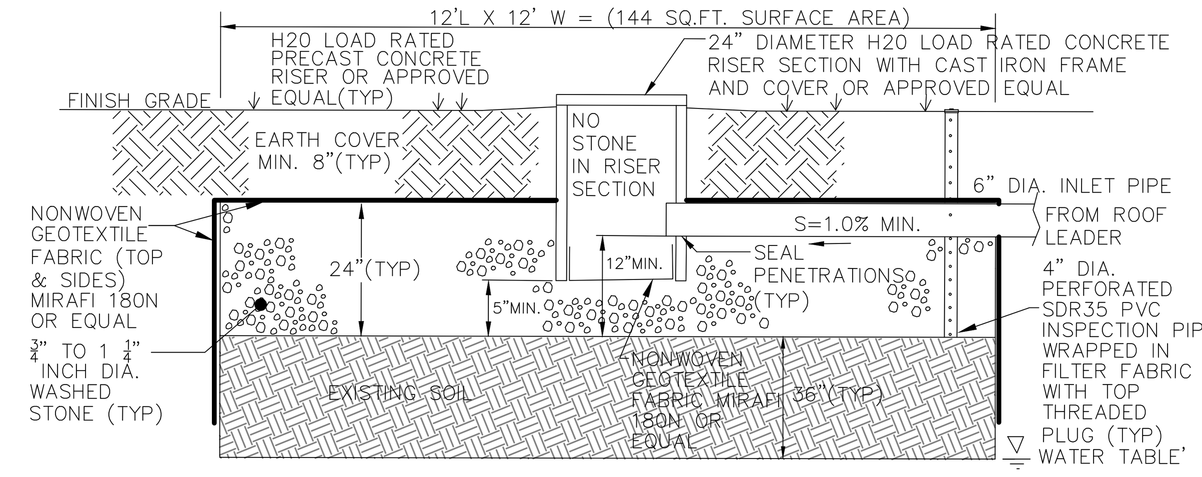
NORTH AMERICAN GREEN
5401 St. Wendel - Cynthiana Rd. Poseyville, IN 47633
PH: 800-722-2040
www.nagreen.com

NORTH AMERICAN GREEN SC-250 TURF REINFORCEMENT MAT

DRY SWALE #1 TURF REINFORCEMENT MAT DETAILS

OR APPROVED EQUAL

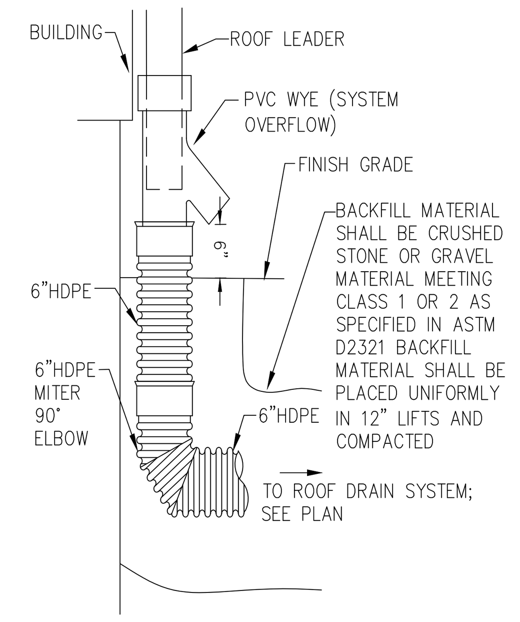
NOT TO SCALE



TYP. ACCESSORY STRUCTURE DRYWELL SECTION VIEW

NOT TO SCALE

TYPICAL NOTES:
1. CRUSHED STONE SHALL BE CLEAN WITH NO FINES.
2. CRUSHED STONE SHALL BE WRAPPED WITH FABRIC ON TOP & SIDES.
3. SCARIFY BOTTOM PRIOR TO PLACEMENT OF SAND AND STONE.
4. PIPE ROOF RUNOFF FROM DOWNSPOUTS (WHERE INDICATED) TO DRYWELL TO MAXIMUM EXTENT POSSIBLE.
5. DO NOT ALLOW SEDIMENT LAIDEN RUNOFF TO ENTER DRYWELL.
6. 6" PIPE SHALL BE HDPE OR APPROVED EQUAL, MINIMUM SLOPE = 1.0% (⅛" PER FOOT).
7. DRY WELLS PROVIDE 96 CUBIC FEET OF VOLUME; PROVIDING WQV FOR UP 1,150 SF OF ROOFTOP.



NOTE:
FOR PIPE BELOW A PAVED SURFACE: A MIN. OF 12" OF BACKFILL MATERIAL IS REQUIRED OVER THE TOP OF THE PIPE CROWN MEASURED FROM THE BOTTOM OF THE PAVEMENT.

ROOF LEADER DETAIL

NOT TO SCALE

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

TOWN OF RICHMOND, RHODE ISLAND
RECEIVED FOR RECORD

DATE: ______
AT: ______ M.
MAP# ______ SLIDE# ______

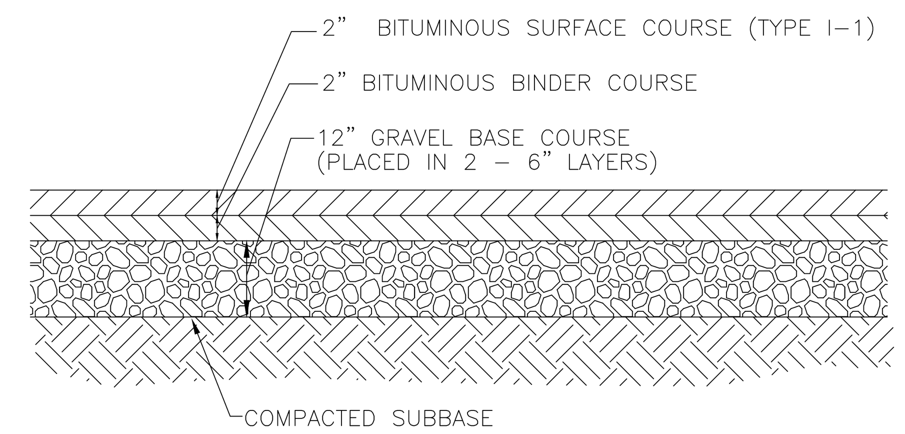
Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

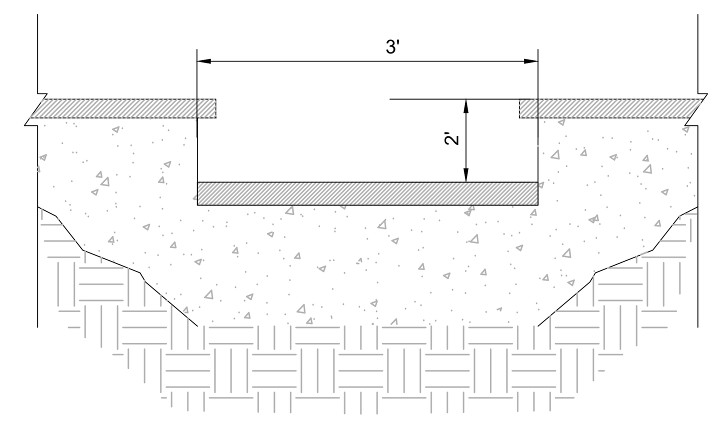
APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner



SITE DRIVEWAYS AND PARKING AREAS

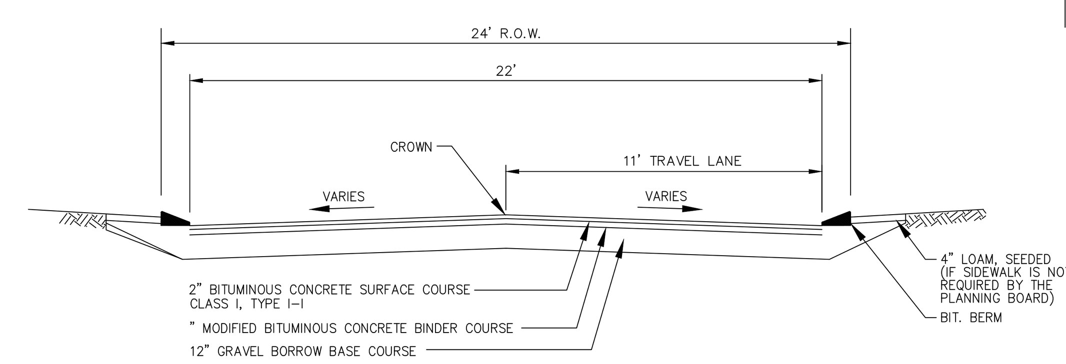
NOT TO SCALE



TYP. WEIR DETAIL-ELEVATION VIEW LOOKING UPSTREAM

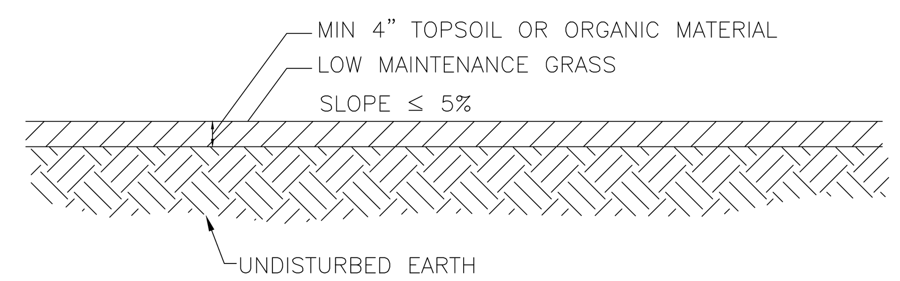
NOT TO SCALE

OR APPROVED EQUAL



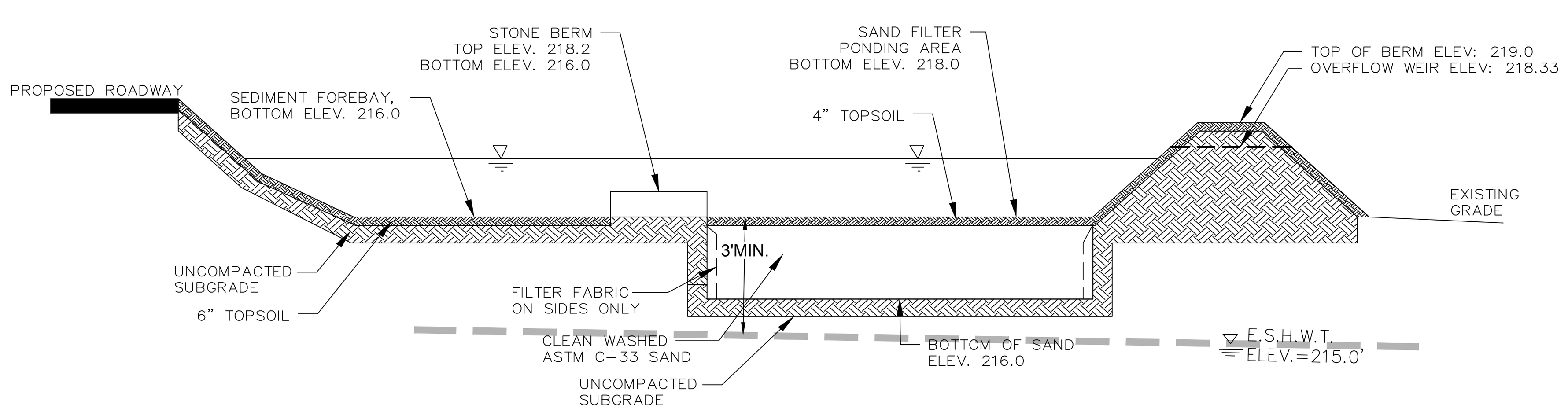
TYPICAL ROAD SECTION

NOT TO SCALE



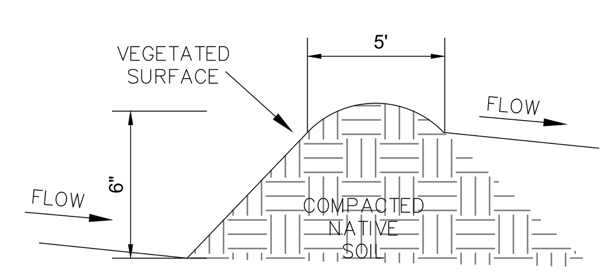
TYP. QUALIFIED PERVIOUS AREA

NOT TO SCALE



SAND FILTER#2 SYSTEM DETAIL

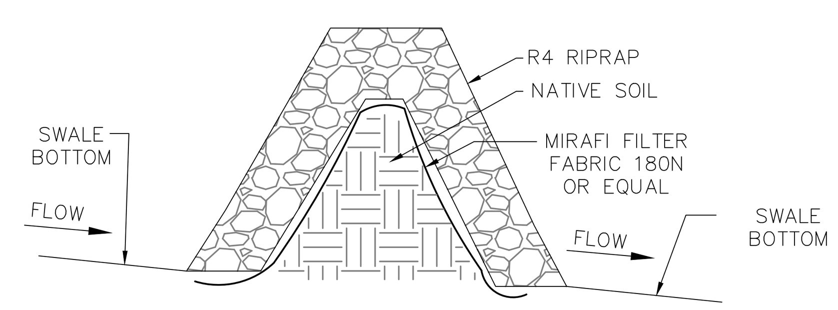
NOT TO SCALE



SPREADER DESIGN CALCS
L = Q/(V*D)
10YR STORM:
Q = 2.0 CFS
V = 1.0 FPS
D = 2" DEPTH
L = 12' (MIN.)
PROPOSED L = 25' > 12' MIN.

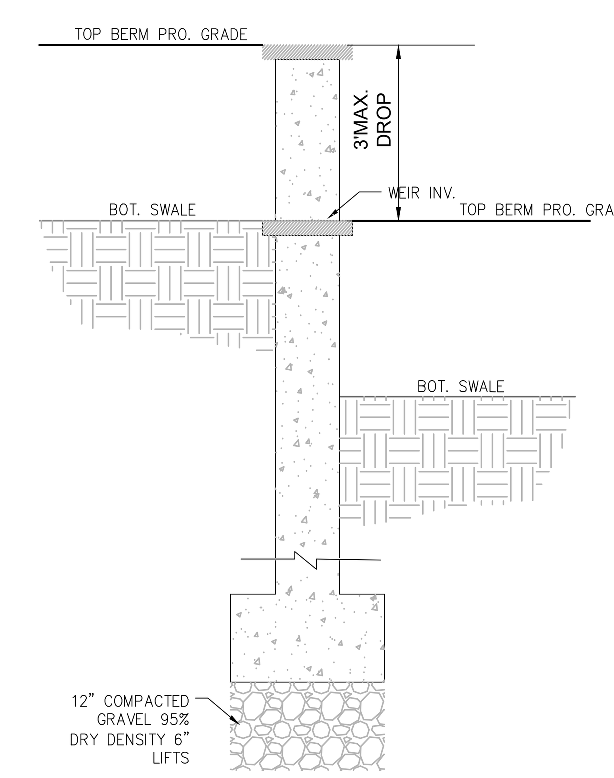
LEVEL SPREADER DETAIL

NOT TO SCALE



RIPRAP CHECK DAMS SECTION VIEW

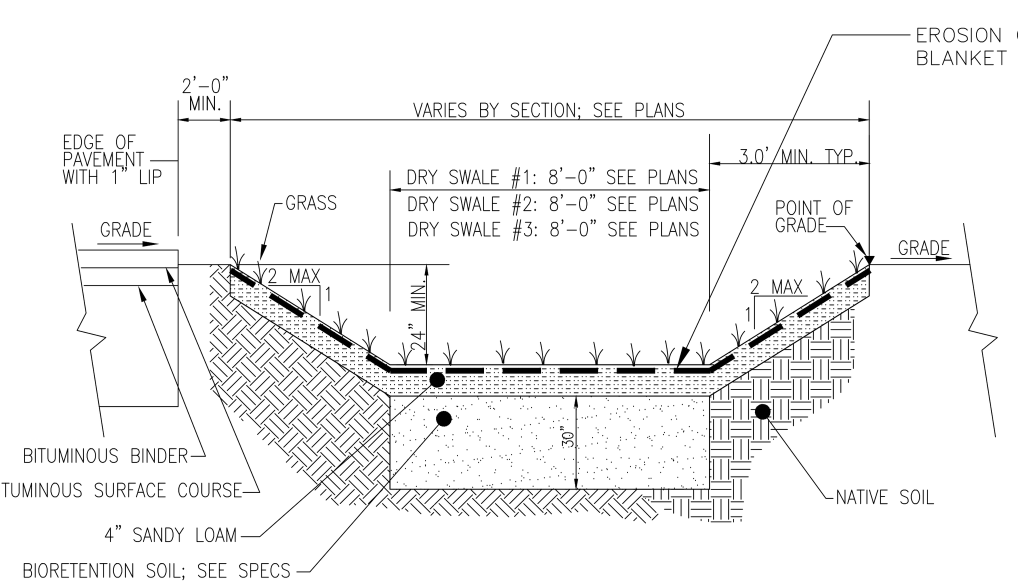
NOT TO SCALE



TYP. WEIR DETAIL-SECTION VIEW

NOT TO SCALE

OR APPROVED EQUAL



TYPICAL DRY SWALE SECTION VIEW

NOT TO SCALE

BIORETENTION SOIL SPEC.:

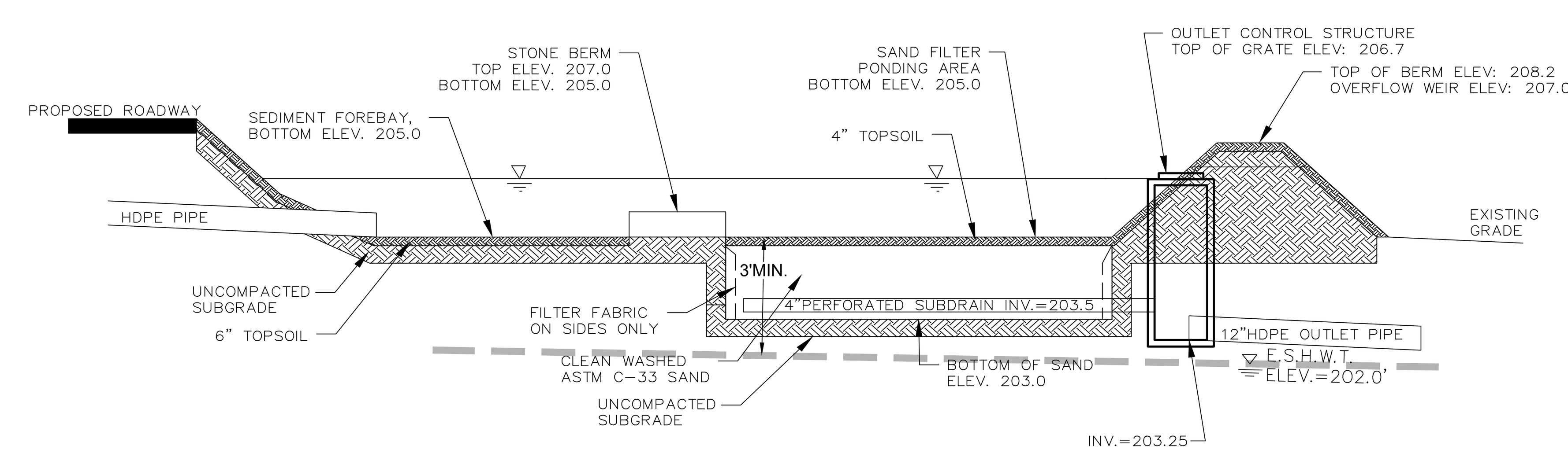
1. BIORETENTION SOIL MIX (BY VOLUME):

SAND	85 TO 88%
ORGANIC MATTER	3 TO 5%
SILT	0 TO 12%
CLAY	0 TO 2%

2. THE BIORETENTION SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OTHER WOODY MATERIAL OVER 1" IN DIAMETER, OR BRUSH/SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE SOIL SHOULD BE IN LIFTS OF 6 INCHES, LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET).

DRY SWALE & VEGETATED SWALE MAINTENANCE NOTES:

1. OPEN CHANNEL PRACTICES SHALL BE INSPECTED ANNUALLY AND AFTER STORMS OF GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT.
2. SEDIMENT BUILD-UP WITHIN THE BOTTOM OF THE CHANNEL SHALL BE REMOVED WHEN GREATER THAN OR EQUAL TO 3" DEPTH OF SEDIMENT HAS BEEN ACCUMULATED IN THE CHANNEL.
3. ERODED SIDE SLOPES AND CHANNEL BOTTOMS SHALL BE STABILIZED AS NECESSARY.
4. IN THE ABSENCE OF EVIDENCE OF CONTAMINATION, REMOVED DEBRIS MAY BE TAKEN TO A LANDFILL OR OTHER PERMITTED FACILITY.
5. SEDIMENT TESTING MAY BE REQUIRED PRIOR TO SEDIMENT DISPOSAL WHEN CONTAMINATION IS PRESENT.
6. VEGETATION SHALL BE MOWED AS REQUIRED TO MAINTAIN GRASS HEIGHTS IN THE 4-6 INCH RANGE, WITH MANDATORY MOWING ONCE GRASS HEIGHTS EXCEED 10 INCHES.
7. IF THE SURFACE OF THE DRY SWALE BECOMES CLOGGED TO THE POINT THAT STANDING WATER IS OBSERVED ON THE SURFACE 48 HOURS AFTER PRECIPITATION EVENTS, THE BOTTOM SHALL BE ROTOTILLED OR CULTIVATED TO BREAK UP ANY HARD-PACKED SEDIMENT, AND THEN RESEEDED.
8. EVERY FIVE YEARS, THE CHANNEL BOTTOM SHOULD BE SCRAPED TO REMOVE SEDIMENT AND TO RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE, AND SHOULD BE SEEDED TO RESTORE GROUND COVER.
9. DURING INSPECTION, ANY STRUCTURAL COMPONENTS OF THE SYSTEM, INCLUDING TRASH RACKS, VALVES, PIPES, AND SPILLWAY STRUCTURES, SHOULD BE CHECKED FOR PROPER FUNCTION. ANY CLOGGED OPENINGS SHOULD BE CLEANED OUT AND REPAIRS SHOULD BE MADE WHERE NECESSARY.



SAND FILTER#1 SYSTEM DETAIL

NOT TO SCALE

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
No. 5892
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.

CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

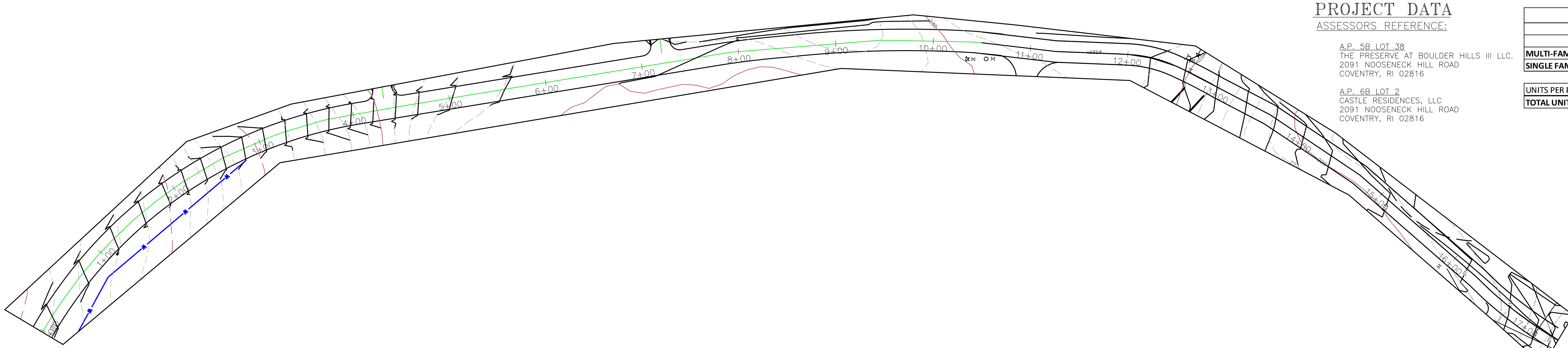
DETAILS - 2

FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P.5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 24 OF 29



PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY				
	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

TOWN OF RICHMOND, RHODE ISLAND RECEIVED FOR RECORD

DATE: ____________________

AT: ____________________ M.

MAP# ________ SLIDE# ________

Erin Liese
Town Clerk

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

APPROVED BY THE ADMINISTRATIVE OFFICER

Talia Jalette, MPA Date
Town Planner

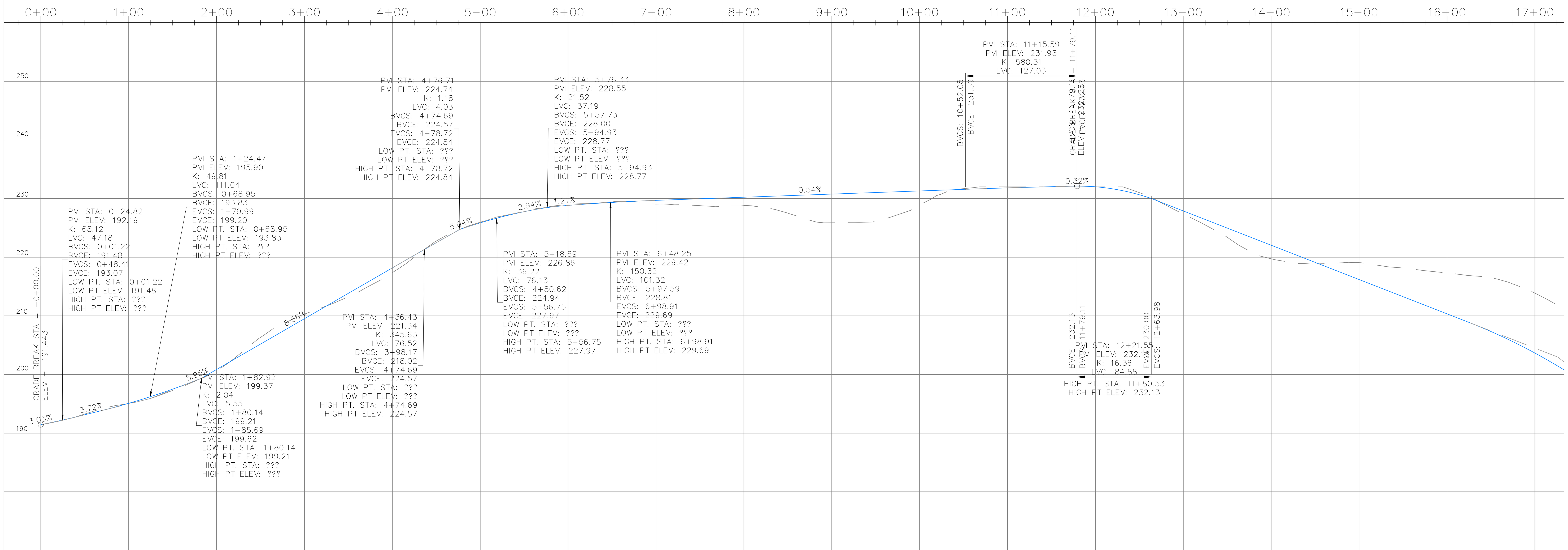
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PROFILE SCALE:
HORIZ.: 1"=60'
VERT.: 1"=6'

ADVENTURE WAY PROFILE



REVISIONS:

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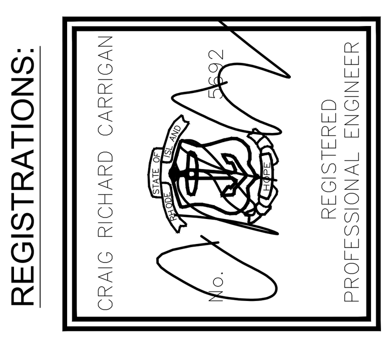
JOB NO.

REGISTRATIONS:



PROPOSED ROAD PROFILE - ADVENTURE WAY

FINAL PLAN APPLICATION - PHASE 2B

THE PRESERVE AT BOULDER HILLS

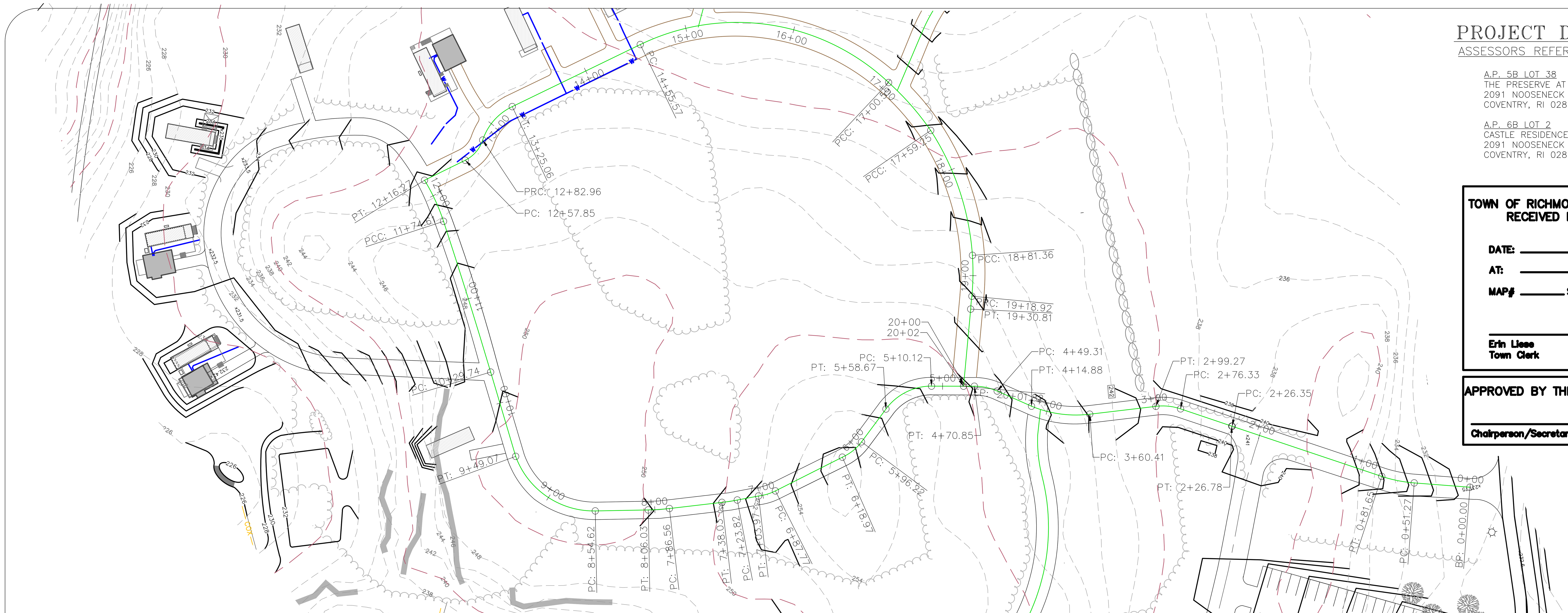
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/24 SHEET 25 OF 29

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7
UNITS PER PARCEL	13		7	
TOTAL UNITS	20			

TOWN OF RICHMOND, RHODE ISLAND RECEIVED FOR RECORD

DATE: ____________

AT: ____________ M.

MAP# ________ SLIDE# ________

Erin Liese
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

Shaun Lacey, AICP Date
Town Planner

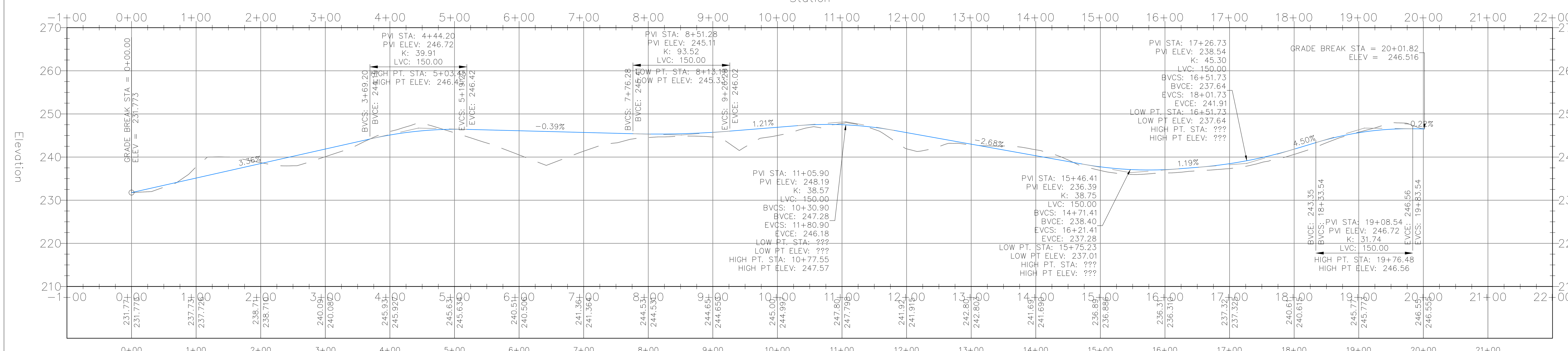
APPROVED BY THE PLANNING BOARD

Chairperson/Secretary Date

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PROFILE SCALE:
HORIZ.: 1"=80'
VERT.: 1"=6'



REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

PROPOSED ROAD PROFILE - 'ADVENTURE WAY'

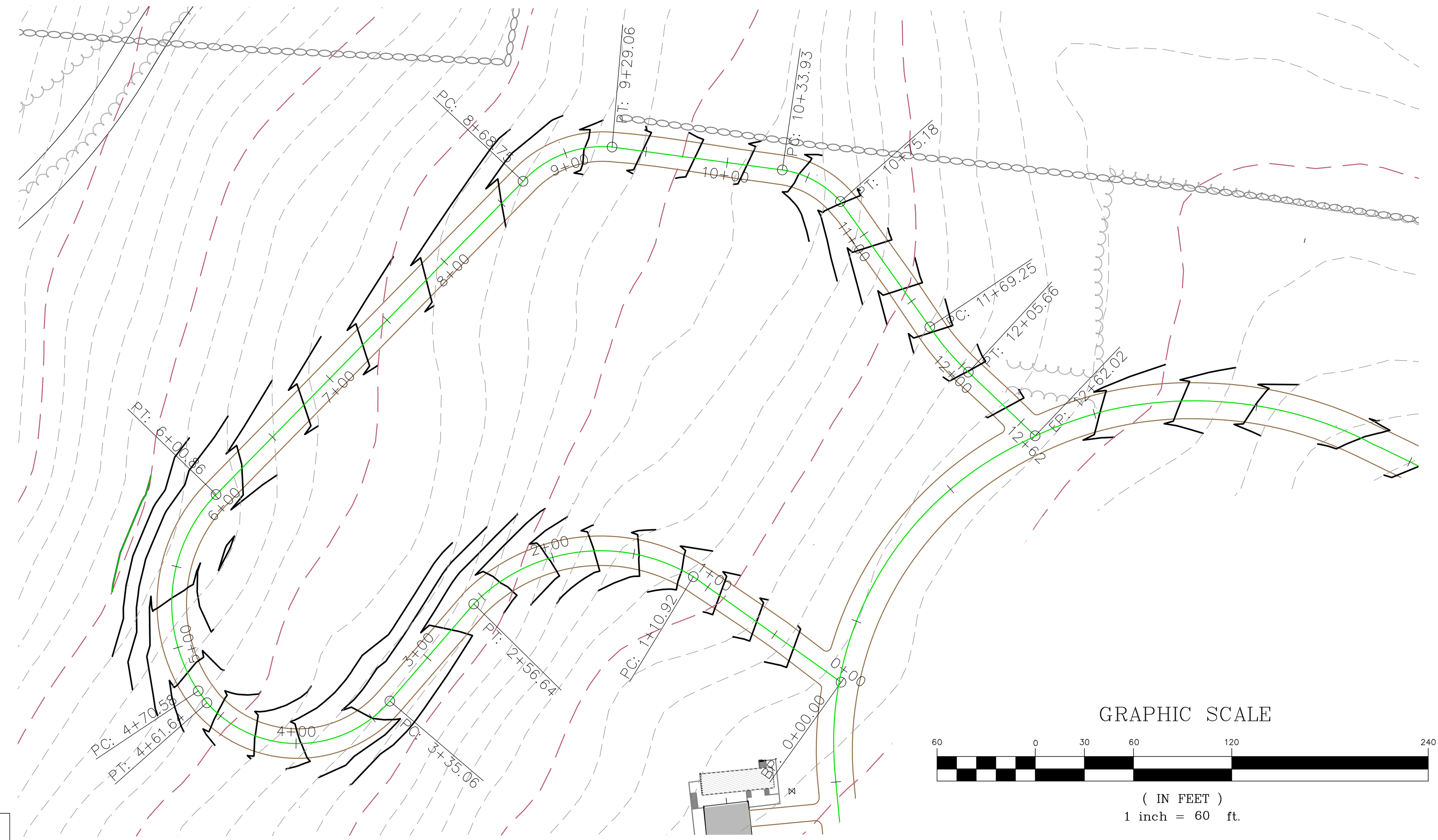
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/24 SHEET 26 OF 29

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY				
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TOTAL UNITS	20	

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Erin Liese
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

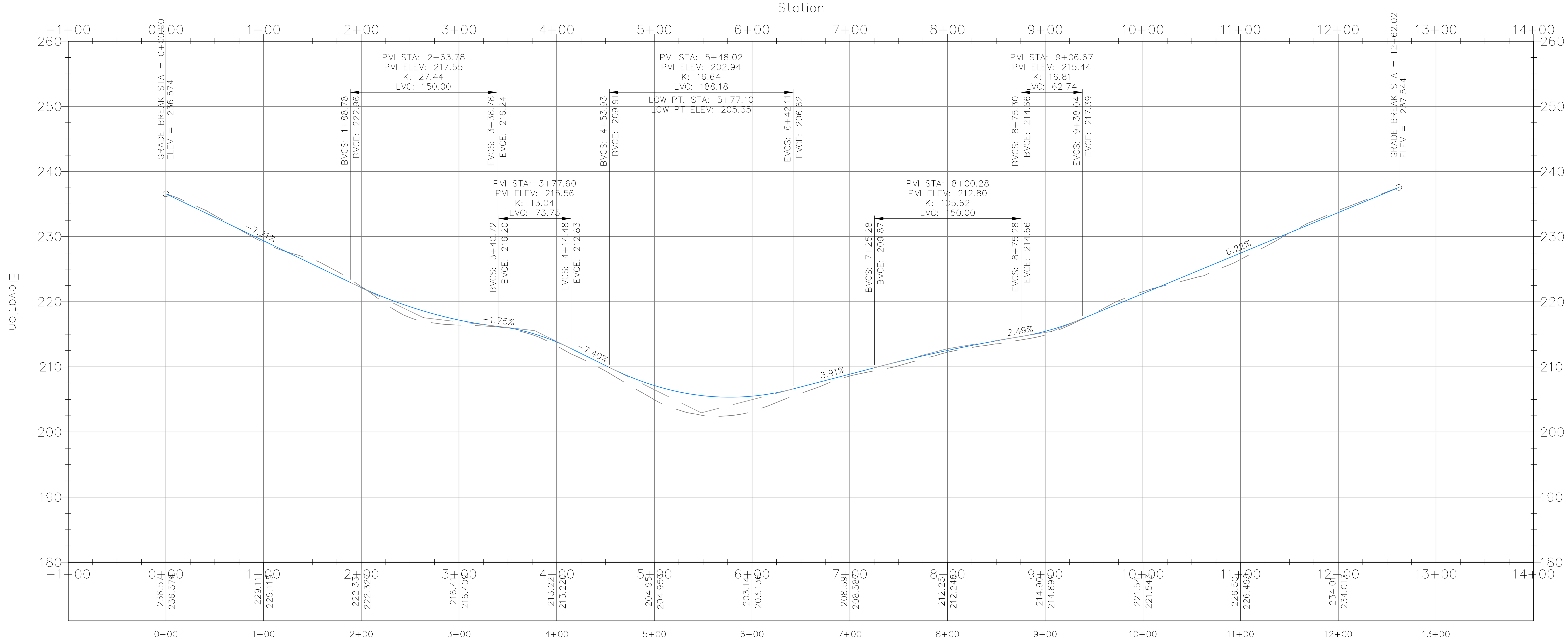
Shaun Lacey, AICP — Date
Town Planner

APPROVED BY THE PLANNING BOARD

Chairperson/Secretary — Date

PROFILE SCALE:
HORIZ.: 1"=60'
VERT.: 1"=6'

Agape Trail PROFILE



PROPOSED ROAD PROFILE - 'AGAPE TRAIL'
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 27 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

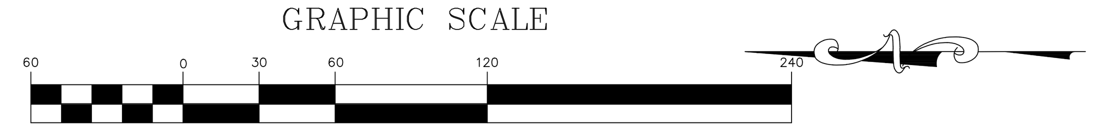
JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

GRAPHIC SCALE



PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

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AT: ______________ M.

MAP# ________ SLIDE# ________

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Erin Liese
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

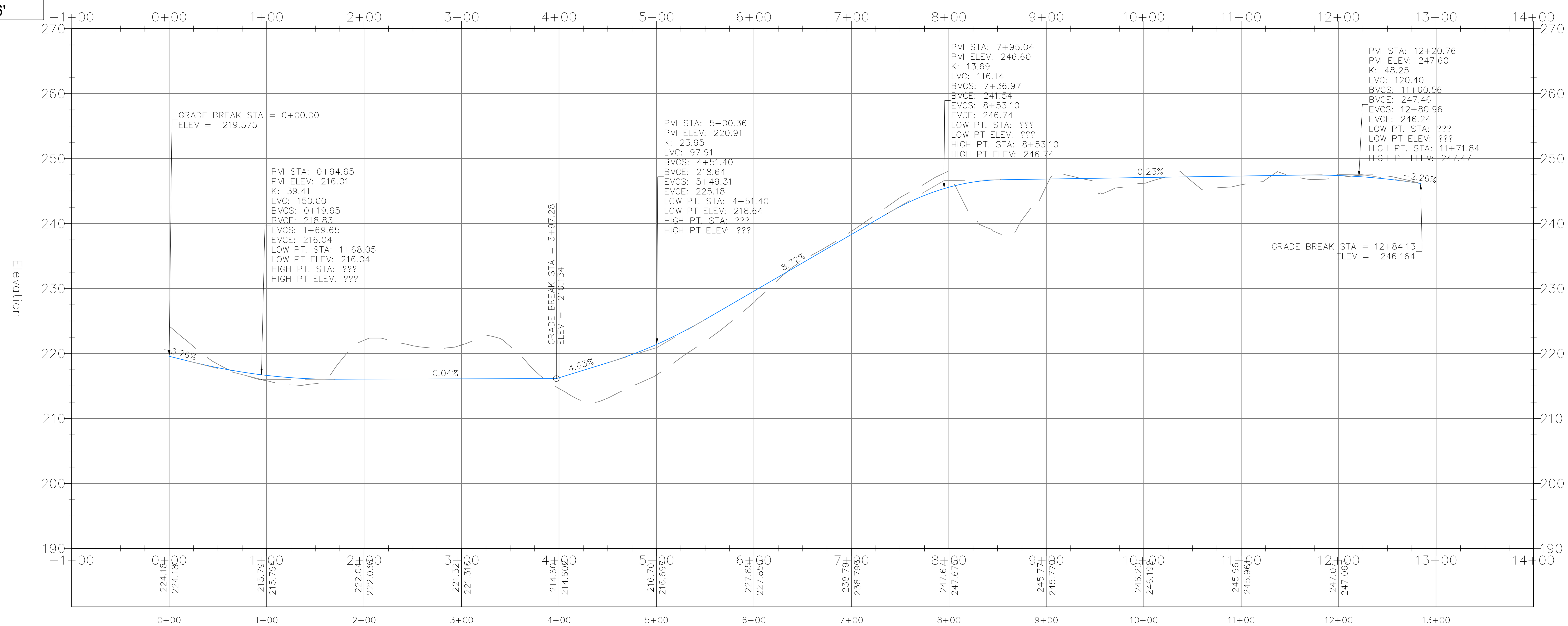
____
Talia Jalette, MPA Date
Town Planner

APPROVED BY THE PLANNING BOARD

____
Chairperson/Secretary Date

PROFILE SCALE:
HORIZ.: 1"=60'
VERT.: 1"=6'

Bumblebee Trail PROFILE



REVISIONS:

NO.	DATE	DESCRIPTION	BY

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

PROPOSED ROAD PROFILE - BUMBLEBEE TRAIL
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

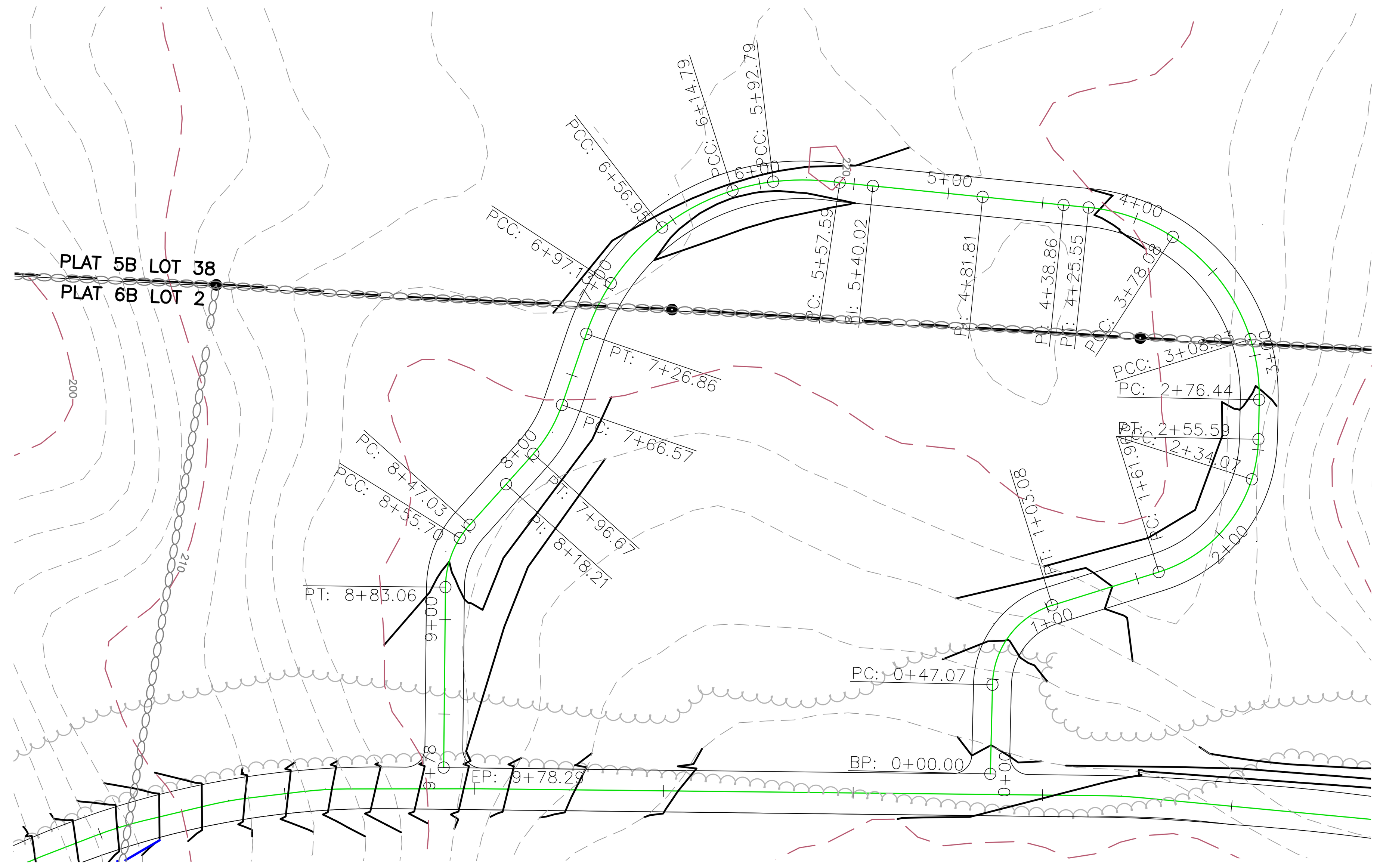
OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/2024 SHEET 28 OF 29

JOB NO.

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865



PROFILE SCALE:

HORIZ.: 1"=60'
VERT.: 1"=6'

PROJECT DATA

ASSESSORS REFERENCE:

A.P. 5B LOT 38
THE PRESERVE AT BOULDER HILLS III LLC.
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

A.P. 6B LOT 2
CASTLE RESIDENCES, LLC
2091 NOOSENECK HILL ROAD
COVENTRY, RI 02816

PROPOSED RESIDENTIAL UNIT DENSITY

	PD ZONE (5B-38)		PDR-ZONE (6B-2)	
	APOD	NON-APOD	APOD	NON-APOD
MULTI-FAMILY UNITS	0	13	0	0
SINGLE FAMILY UNITS	0	0	0	7

UNITS PER PARCEL	13	7
TOTAL UNITS	20	

TOWN OF RICHMOND, RHODE ISLAND RECEIVED FOR RECORD

DATE: ____________
AT: ____________ M.
MAP# ______ SLIDE# ______

Erin Liese
Town Clerk

APPROVED BY THE ADMINISTRATIVE OFFICER

Shaun Lacey, AICP — Date
Town Planner

APPROVED BY THE PLANNING BOARD

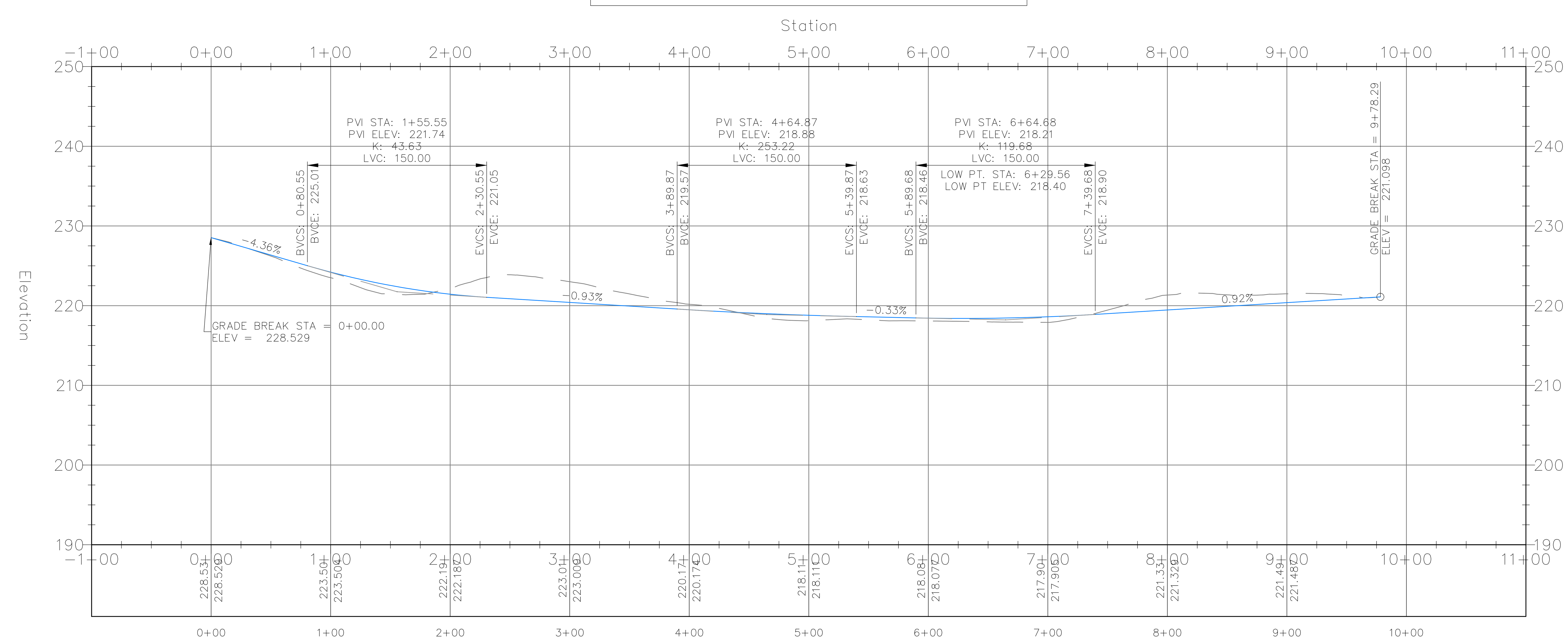
Chairperson/Secretary — Date

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STERLING–FINN ROAD PROFILE



PROPOSED ROAD PROFILE - 'STERLING-FINN ROAD'
FINAL PLAN APPLICATION - PHASE 2B
THE PRESERVE AT BOULDER HILLS
A.P. 5B, LOT 38 KINGSTOWN ROAD RICHMOND, RI 02898

OWNER:
THE PRESERVE AT BOULDER HILLS III, LLC
2091 NOOSENECK HILL RD.
COVENTRY, RI 02816

APPLICANT:
M.T.M. DEVELOPMENT CORPORATION
87A KINGSTOWN RD.
RICHMOND, RI 02898

SCALE: AS SHOWN DATE: 2/27/24 SHEET 29 OF 29

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO.

REGISTRATIONS:

CRAIG RICHARD CARRIGAN
REGISTERED PROFESSIONAL ENGINEER

CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
86 BROOK FARM ROAD SOUTH
WAKEFIELD, RI 02879
PHONE: (401) 789-6865

Condition #5 of the Preliminary Plan Decision Phase 2B The Preserve at Boulder Hills, 87 Kingstown Road, AP 5B Lot 38 and AP6B Lot 2 dated January 11, 2022, is hereby amended in its entirety as follows:

5. The applicant shall comply with the inclusionary zoning ordinance requirements concerning the twenty (20) residential units set forth in this approval which are subject to said inclusionary zoning ordinance as follows:

A. Prior to Final Plan approval the applicant shall elect one of the methods of housing production set forth in the inclusionary ordinance to comply with the inclusionary zoning ordinance to provide for one affordable unit.

B. Upon application for the seventh (7^{th}) building permit the applicant shall elect one of the methods of housing production set forth in the inclusionary ordinance to comply with the inclusionary zoning ordinance to provide for one affordable unit.

C. Upon application for the thirteenth (13^{th}) building permit the applicant shall elect one of the methods of housing production set forth in the inclusionary ordinance to comply with the inclusionary zoning ordinance to provide for one affordable unit.

Condition #5 of the Preliminary Plan Decision Phase 2B The Preserve at Boulder Hills, 87 Kingstown Road, AP 5B Lot 38 and AP6B Lot 2 dated January 11, 2022, is hereby amended in its entirety as follows:

5. The applicant shall comply with the inclusionary zoning ordinance requirements concerning the twenty (20) residential units set forth in this approval which are subject to said inclusionary zoning ordinance as follows:

A. Prior to Final Plan approval the applicant shall elect one of the methods of housing production set forth in the inclusionary ordinance to comply with the inclusionary zoning ordinance to provide for one affordable unit. The applicant shall identify and designate a deed restricted affordable unit that conforms to all applicable state laws and local ordinances. In the alternative, the applicant may chose to tender a payment in-lieu of the construction and development of an affordable unit. If the applicant tenders a payment in-lieu of construction and development of an affordable unit, that payment shall be made upon the filing of an application for a building permit for the first of the twenty (20) residential units..

B. Upon the filing of the building permit application for the seventh (7^{th}) building permit, the applicant shall elect one of the methods of housing production set forth in the inclusionary ordinance to comply with the inclusionary zoning ordinance to provide for one affordable unit. The applicant shall identify and designate a deed restricted affordable unit that conforms to all applicable state laws and local ordinances. In the alternative, the applicant may chose to tender a payment in-lieu of the construction and development of an affordable unit. If the applicant tenders a payment in-lieu of construction and development of an affordable unit, that payment shall be made upon the filing of an application for a building permit of the seventh (7) residential unit.

~~B.~~C.

~~C.~~D. Upon the filing of the building permit application for the thirteenth (13^{th}) building permit the applicant shall elect one of the methods of housing production set forth in the inclusionary ordinance to comply with the inclusionary zoning ordinance to provide for one affordable unit. The applicant shall identify and designate a deed restricted affordable unit that conforms to all applicable state laws and local ordinances. In the alternative, the applicant may chose to tender a payment in-lieu of the construction and development of an affordable unit. If the applicant tenders a payment in-lieu of construction and development of an affordable unit, that payment shall be made upon the filing of an application for a building permit of the thirteenth (13) residential unit.