

WEST HOUSE II

MASTERPLAN APPLICATION
Town of Middletown, Rhode Island
November 10, 2021



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



BARBARA SOKOLOFF ASSOCIATES
A Development and Community Planning Consulting Firm



Founded in 2001

ARCHITECTURE & COMMUNITY DESIGN

We are a mission-based firm committed to designing sustainable places that will be loved for generations

Providence, RI

NEW ENGLAND BASED, NATIONAL REACH

Union Studio has worked on projects across the U.S. and Canada. (Texas, Arkansas, Oregon, Washington State, Michigan, Virginia, New York and throughout New England)


25 Employees

ARCHITECTS, PLANNERS, DESIGNERS

Our passion for building strong communities starts here in our studio, among our friends and colleagues

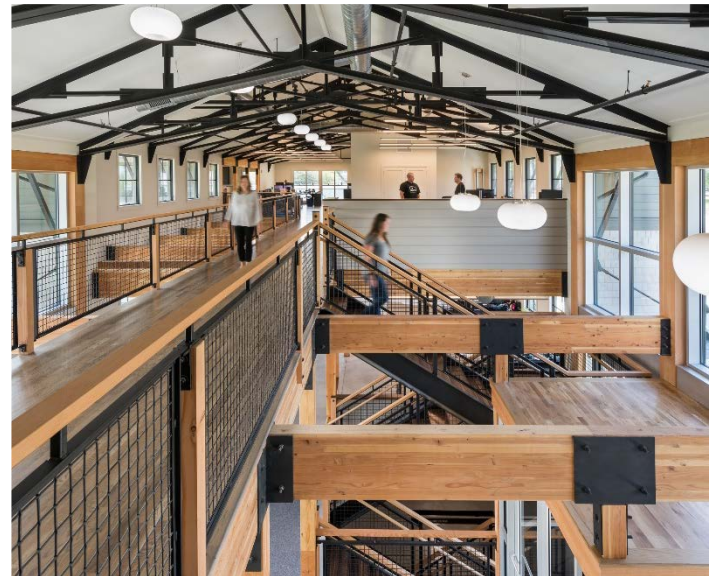
Union Studio was founded in 2001 with one overriding goal:

To use our skills as architects and urban designers to make a civic contribution to communities of all types.

A photograph of two men in a construction site. The man on the left is wearing a white long-sleeved shirt, grey pants, a dark cap, and work boots. He is holding a red tool bag. The man on the right is wearing a blue jacket, dark pants, and glasses. They are standing on a wooden floor, looking at each other. The background shows wooden framing and a staircase.

OUR MISSION

To use the power of design to enrich lives and strengthen communities.



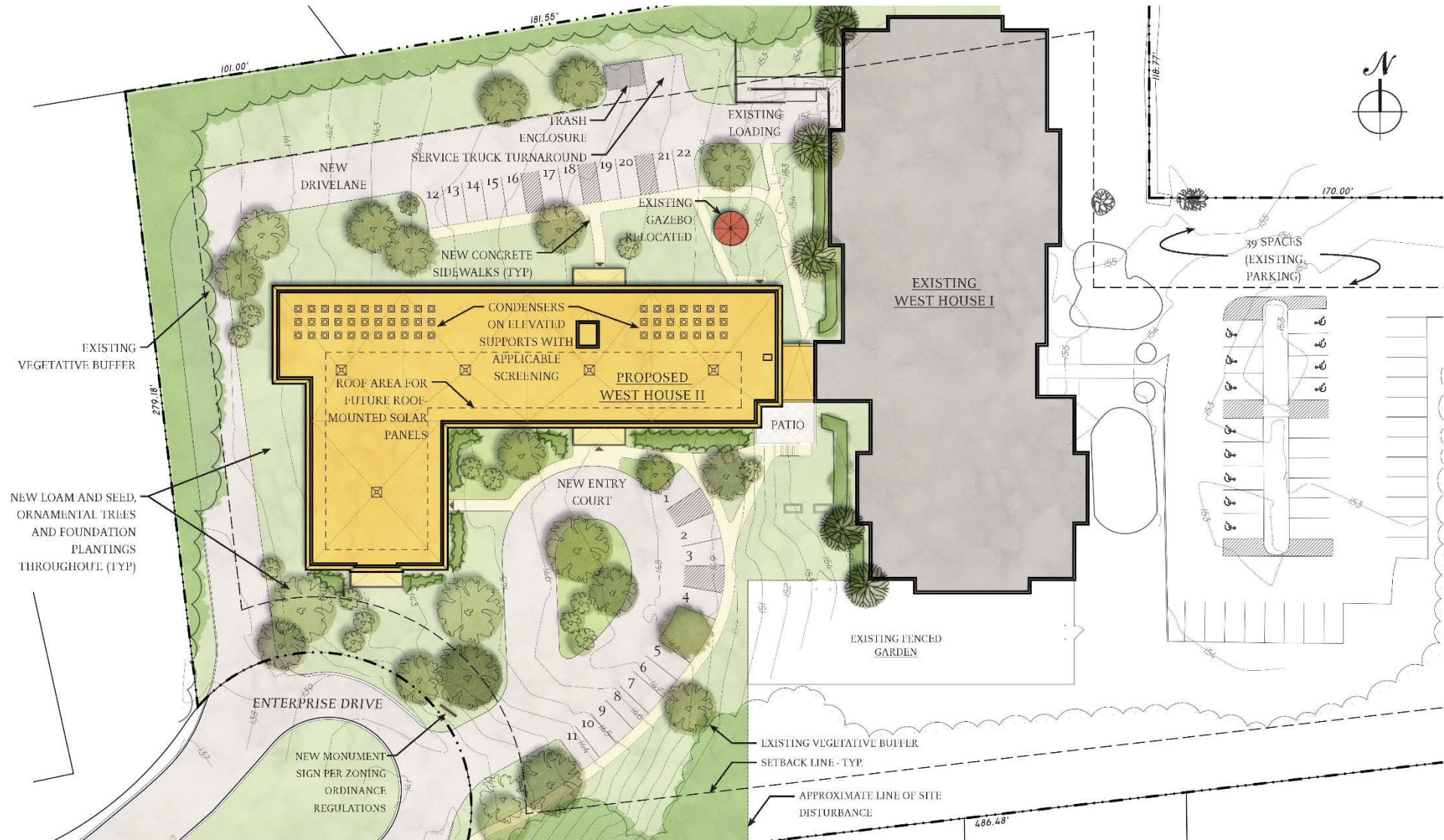
Existing Conditions

SITE CONTEXT



Site Context: The site is situated on the west side of Forest Avenue, which leads to the existing entrance to West House I. Enterprise Drive, a cul-de-sac, provides access to the site on the west side. Both streets connect to East Main Road at the south.

PROPOSED SITE PLAN



PROPOSED FIRST FLOOR PLAN



UNITS	
FIRST FLOOR	
(1) BEDROOM:	10
(2) BEDROOM:	6
SECOND FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
THIRD FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
TOTAL UNITS: 54 UNITS	

PROPOSED SECOND & THIRD FLOORS



UNITS	
FIRST FLOOR	
(1) BEDROOM:	10
(2) BEDROOM:	6
SECOND FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
THIRD FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
TOTAL UNITS: 54 UNITS	



PROPOSED ELEVATIONS



FRONT / SOUTH ELEVATION

PROPOSED EXTERIOR

1. PNTD LP SMARTSIDE SMOOTH LAP SIDING, 8" EXPOSURE
2. PNTD LP SMARTSIDE SMOOTH LAP SIDING, 4" EXPOSURE WITH PNTD CORNERBOARDS & WINDOW TRIM
3. PRE-FINISHED ALUMINUM / CEMENTITIOUS / COMPOSITE PANELS
4. STONE VENEER AT PATIO
5. INSULATED FIBERGLASS WINDOWS & DOORS
6. PNTD STEEL FRAME PORCHES
7. EPDM ROOFING WITH INTERNAL DOWNSPOUTS & ROOF DRAINS



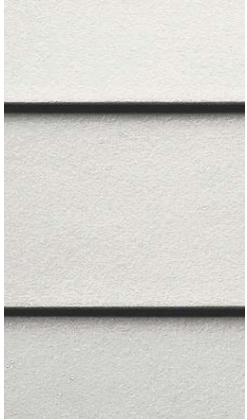
SIDE / WEST ELEVATION

PROPOSED ELEVATIONS



REAR / NORTH ELEVATION

PROPOSED ELEVATIONS – MATERIAL IMAGERY



Fiber-cement horizontal lap siding, smooth side with varied width exposures



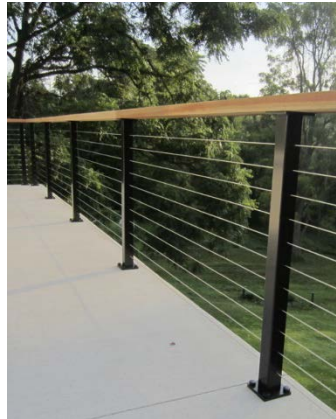
Fiberglass insulated sliding windows & doors



Pre-finished composite / aluminum / cementitious panels



Painted steel frame porches with wood & stainless-steel cable handrails



Stone veneer patio and staircase



WAIVERS (USE & DIMENSIONAL) FROM ZONING ORDINANCE

ZONING REGULATORY REQUIREMENTS				
DISTRICTS				
TOWN: Middletown, RI				
ZONING DISTRICT: OB, Office Business				
OVERLAY DISTRICT: N / A				
	REQUIRED	EXISTING	PROVIDED	NOTES
PROPERTY USE:	Office parks, light industrial, professional office buildings	Affordable Senior Housing	Affordable Senior Housing	USE VARIANCE REQUIRED
LOT SIZE AND COVERAGE				
MINIMUM LOT SIZE (sf):	40,000		200,689	
% BUILDING COVERAGE:	30%		21%	
MAXIMUM BUILDING FOOTPRINT (sf):	35,000	24,973	42,603	DIMENSIONAL VARIANCE REQUIRED
DIMENSIONAL				
MINIMUM LOT FRONTAGE (feet):	150		203.26	
MIN FRONT YARD SETBACK (feet):	25		38.94	
REAR YARD SETBACK (feet):	40		99.37	
SIDE YARD SETBACK (feet):	25		52.73	
BUILDING HEIGHT (feet):	35		40	DIMENSIONAL VARIANCE REQUIRED
PARKING				
REQUIRED SPACES (1.0 PER UNIT):	104	39	61	DIMENSIONAL VARIANCE REQUIRED
MULTI-FAMILY DWELLINGS				
ALLOWABLE DENSITY:	6,000 sf / Studio or 1-Bedroom 8,000 sf / 2-Bedroom 654,000 sf Req'd	200,689	200,689	DIMENSIONAL VARIANCE REQUIRED
OPEN SPACE REQUIREMENT:	Ratio of open space divided by floor area = 1.5	= 110,039 (proposed open space) / 124,017 (proposed floor area)	0.88	DIMENSIONAL VARIANCE REQUIRED
OFF-STREET PARKING:	25 feet (from wall of any principal bldg)		19' - 5"	DIMENSIONAL VARIANCE REQUIRED
BUILDING DESIGN AND LOCATION:	80 lineal feet without building jog		83' - 10"	DIMENSIONAL VARIANCE REQUIRED



USE: AFFORDABLE SENIOR HOUSING



FOOTPRINT: 42,603 SF



BLDG HEIGHT: 40'



PARKING: 61



DENSITY: 200,689 SF



OPEN SPACE: 0.88



OFF-STREET PARKING: 19' - 5"



BLDG DESIGN: 83' - 10"

SUBDIVISION RELIEF

1. Article 5 Section 521.1 E. 4

- Bicycle racks shall be provided, minimum 1 bicycle space per 5 automobile parking spaces or fraction thereof.
 - **No bicycle racks are proposed. Our experience at our 8 elderly housing developments comprising 294 units is that bicycle racks are not utilized at these properties. Subdivision relief requested.**

2. Article 5 Section 521.2 C

- Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval).
 - **LP Smartside Strand Lap Siding (Wood composite material) proposed. EPDM (rubber) roof proposed. Subdivision relief requested.**

3. Article 5 Section 521.2 D. 1,3

- Roof is a traditional form such as hip, gambrel, or gable OR a flat roof incorporating decorative details and/or designed to incorporate a sloped design for the portion of the roof visible from the public way, which is designed so that any mechanical equipment installed on the roof is not visible from the public way and abutting properties.
 - **Proposed roof is a flat rubber roof to allow for a sizeable roof mounted photovoltaic array. Development is pursuing Passive House energy efficiency and sustainability standard. A PV array is required to achieve Passive House certification. The proposed cornice should prevent the viewing of any mechanical equipment installed on the roof is not visible from the public way and abutting properties. Furthermore, the flat roof diminishes the impact to the views of the existing residents of West House. Subdivision relief requested.**

WAIVERS FROM ZONING ORDINANCE



NUMBER OF PARKING SPACES

REQUIRED:
1 / DWELLING UNIT
104 SPACES

PROPOSED:
0.58 / DWELLING UNIT
61 SPACES (39 EXISTING, 22 NEW)

Existing West House I parking use supports proposed parking plan and the population being served.

WAIVERS FROM ZONING ORDINANCE

EXISTING CHURCH COMMUNITY HOUSING PROPERTIES – PARKING COUNTS



BELLEVILLE HOUSE

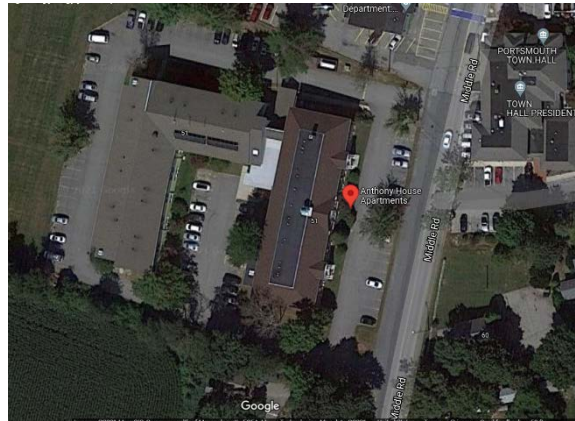
UNITS: 36 (all 1-bedroom)

EXISTING PARKING: 51 SPACES

AERIAL PHOTO COUNT: 16 SPACES USED

PROPERTY MANAGER COUNT
(11/6/2021): 30 SPACES USED

30 / 36 = 0.83 SPACES PER UNIT



ANTHONY HOUSE

UNITS: 70 (63 x 1-bedroom, 7 2-bedroom)

EXISTING PARKING: 68 SPACES

AERIAL PHOTO COUNT: 31 SPACES
USED

PROPERTY MANAGER COUNT
(11/6/2021): 47 SPACES USED

47 / 70 = 0.67 SPACES PER UNIT



HARBOR HOUSE

UNITS: 38 (10 x studio, 28 x 1-bedroom)

EXISTING PARKING: 37 SPACES

AERIAL PHOTO COUNT: 17 SPACES
USED

PROPERTY MANAGER COUNT
(11/6/2021): 24 SPACES USED

24 / 38 = 0.63 SPACES PER UNIT

WAIVERS FROM ZONING ORDINANCE

EXISTING CHURCH COMMUNITY HOUSING PROPERTIES – PARKING COUNTS



MUMFORD MANOR

UNITS: 34 (all 1-bedroom)

EXISTING PARKING: 16 SPACES

AERIAL PHOTO COUNT: 16 SPACES USED

PROPERTY MANAGER COUNT (11/6/2021): 22 SPACES USED

22 / 34 = 0.64 SPACES PER UNIT



WEST HOUSE

UNITS: 50 (50 x 1-bedroom)

EXISTING PARKING: 145 SPACES

AERIAL PHOTO COUNT: 19 SPACES USED

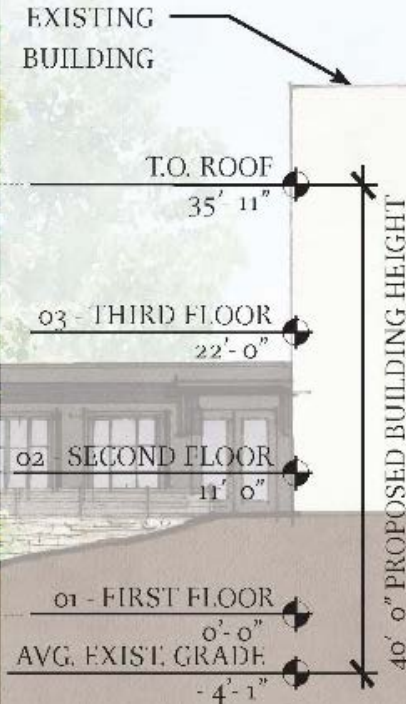
PROPERTY MANAGER COUNT (11/6/2021): 29 SPACES USED

29 / 50 = 0.58 SPACES PER UNIT

WAIVERS FROM ZONING ORDINANCE



FRONT / SOUTH ELEVATION



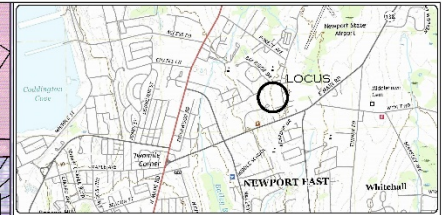
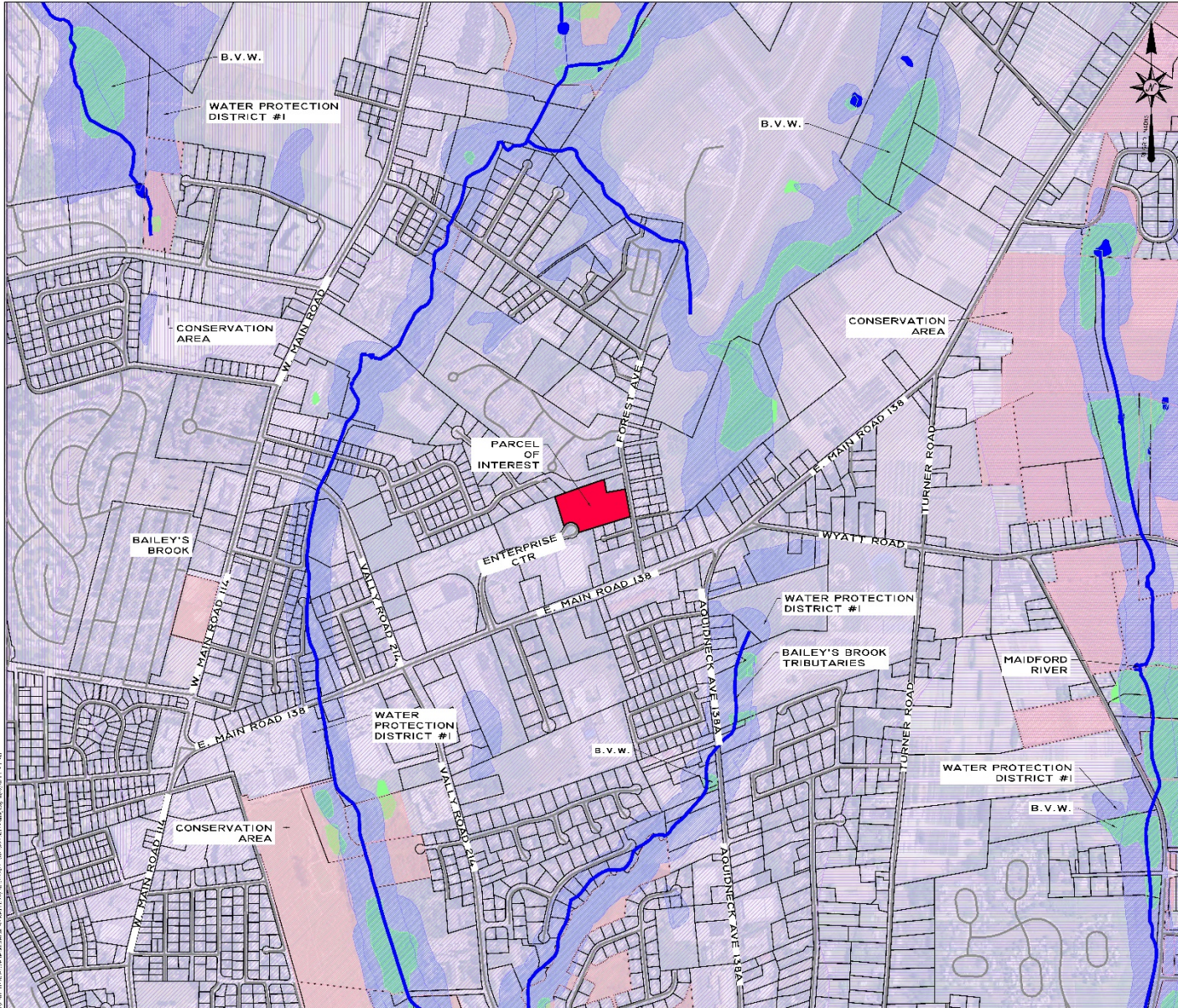
MAXIMUM BUILDING HEIGHT

REQUIRED: 35'
PROPOSED: 40'

Building height is defined in the zoning ordinance as being measured from the average existing grade elevation where the foundation of the structure is proposed. Building height shall be measured to the top of the highest point of the existing or proposed roof or structure.

When taking average grade across entire foundation (WHI & WHII) the average existing grade is +/- 150'-6". Proposed FF level of WHII is 150'-0". T.O. Roof would be at 31' - 4", within allowable building height.

CIVIL

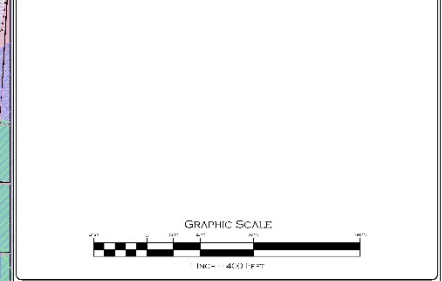


LOCUS (NOT TO SCALE) MAP

- GENERAL NOTES:**
1. LOT 6138 IS DESIGNATED AS LOT 6 ON P. DELETION/ASSESSORS MAP 13
 2. ZONING DISTRICT: DR - OFFICE BUSINESS
 3. OWNER OF RECORD: WEST HOUSE CORPORATION, C/O PHELPS & HOOPER INC., WARWICK, RI 02886, BOX 0004501373
 4. SITE IS 60' DEEP TO THE FLOOD FLOOR (CEILING OF 1ST FLOOR) ELEVATED 42.51 FEET. THE FLOOD FLOOR IS 2.51 FEET ABOVE THE FLOOD FLOOR.

SITE CONTEXT MAP LEGEND:

FACE OF STREETS	
WETLANDS	
SURFACE WATER	
WATER PROTECTION DISTRICT #1	
CONSERVATION LAND	
ROADS	
UNDERPASS/VIADUCT/WATERSHED	
SOIL ZONING ISLAND - HIGH W. L. ST-AMT C OCEAN WATERS ED.	
SANDWICH MESH WATERSHED	

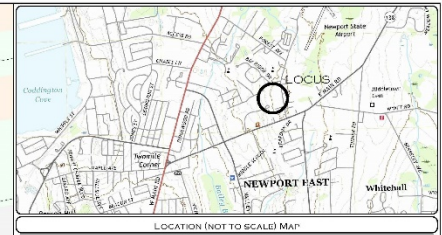


SITE CONTEXT MAP

	"WEST HOUSE II - AFFORDABLE SENIOR HOUSING"			
	417 FOREST AVENUE, MIDDLETOWN RI, 02842 Assessors Map 113 Lot 6			
APPLICANT: THE WEST HOUSE CORPORATION C/O PHILIP PROPERTY MGMT. INC., WARWICK, RI 02886				
JOB #	SCALE	DRAWN BY	DATE	
21038	1" = 400'	LJC	OCTOBER 23, 2021	
REVISION:				

	100 PROVISIONS COMPLEX SUITE 110 1150 Fall River Turnpike, Fall River, MA 01924 Phone: 508-251-4520 Fax: 508-251-4528 100@ansite.com Website: www.ansite.com		SHEET 2 OF 8
	PROFESSIONAL ENGINEERS ARCHITECTS SURVEYORS Practice with Integrity, Certainty.		

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GENERAL NOTES:

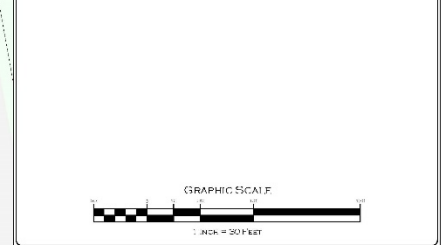
1. LOT SHOWN IS DESIGNATED AS LOT 5 ON P.0010426 TOWN ASSASSORS MAP 113
2. ZONING DISTRICT: R-100 - OFFICE BUSINESS
3. OWNER OF RECORD: WEST HOUSE CORPORATION
C/O PHOENIX PROPERTY MGMT. INC.
WARWICK, RI 02886
BOOK 3358 PAGE 230
4. SITE IS NOT LOCATED IN FEMA FLOOD ZONE (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD ZONE MAP EFFECTIVE ON SEPTEMBER 8, 2001

DIMENSIONAL ZONING REQUIREMENTS:

MINIMUM AREA	MINIMUM FRONTAGE	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	PARKING BUILDING HEIGHT	PARKING BUILDING COVERAGE
40,000 S.F.	100'	25'	25'	40'	35'	10%
200,000 S.F.	200'	50'	50'	60'	40'	20%

PARKING BREAKDOWN:

- 102 TOTAL PARKING AND PARKING LOT STREET PARKING REQUIREMENTS FOR RESIDENT HOUSING - 102 SPACES PER 100 UNITS INCLUDING 10% HANDICAPPED PARKING SPACES
- 102 DWELLING UNITS, 50 WEST HOUSE B + 54 WEST HOUSE Z = 102 UNITS TOTAL
- 102 UNITS x 1.00% = 102 PARKING SPACES
- 10% HANDICAPPED PARKING SPACES = 10 HANDICAPPED PARKING SPACES
- 102 UNITS x 1.00% = 102 PARKING SPACES
- 10% HANDICAPPED PARKING SPACES = 10 HANDICAPPED PARKING SPACES

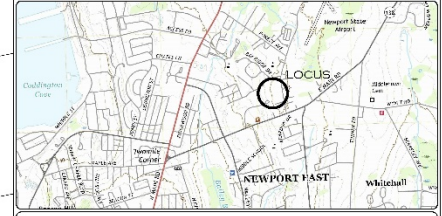
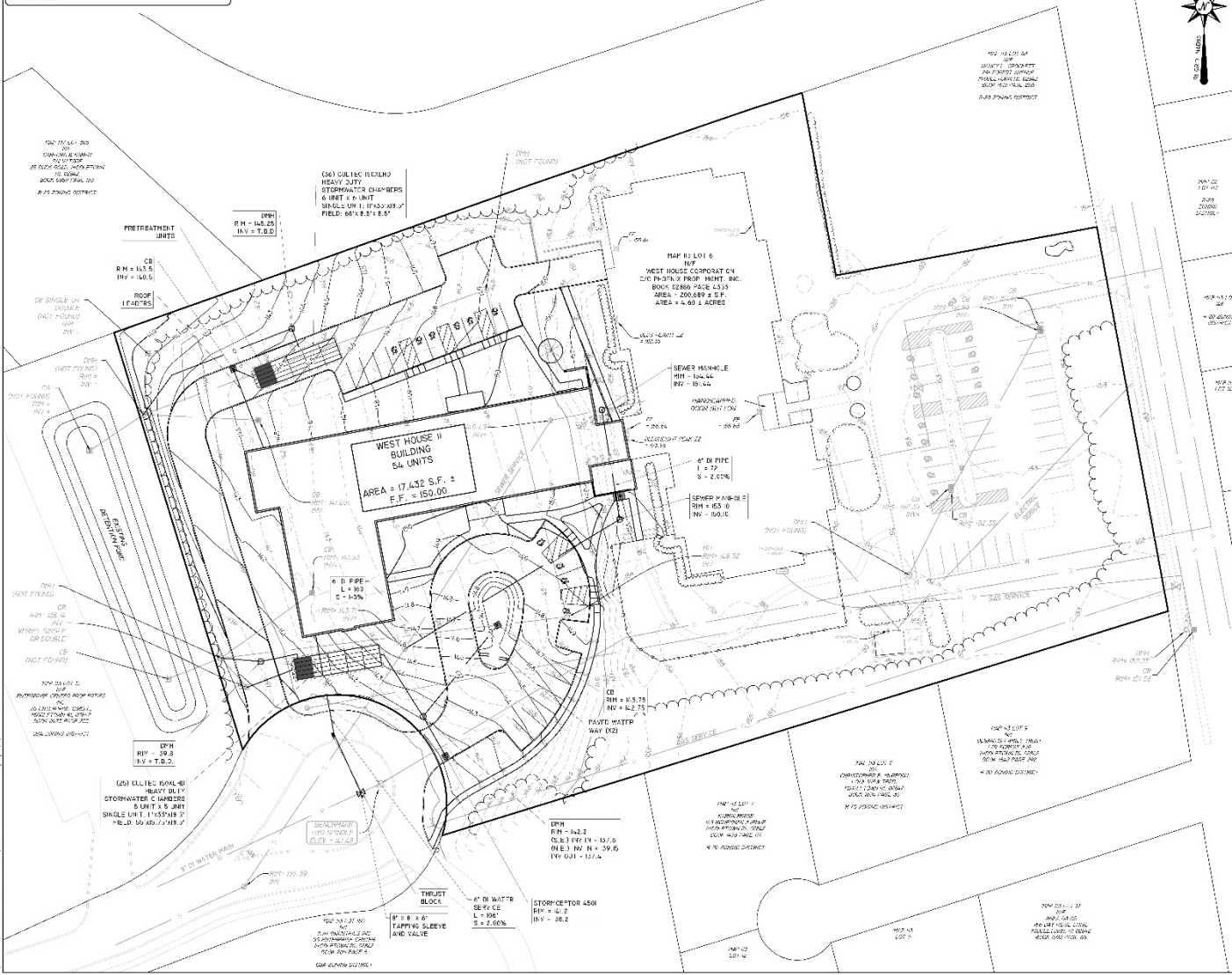


LAYOUT PLAN

	"WEST HOUSE II - AFFORDABLE SENIOR HOUSING" 417 FORT ST AVENUE, MIDTOWN RI, 02847 ASSESSORS MAP 113 LOT 5	
	APPLICANT: THE WEST HOUSE CORPORATION C/O PHOENIX PROPERTY MGMT. INC. WARWICK, RI 02886	
JOB # 21-0303 SCALE: 1" = 30' DRAWN BY: L.J.G. REVISION:	DATE: OCTOBER 20, 2021	
InSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.		1000 Professional Center, Suite 1 1500 River Street, Pawtucket, RI 02861 Phone: (401) 291-4200 Fax: (401) 291-4888 1000-432-0000 Website: www.itsite.com

DISCLAIMER:
ELEVATIONS ASSOCIATED WITH ALL COLLECT UNITS, STORMCOLLECTORS, CATCH BASINS, MAN HOLES, AND OTHER DRAINAGE RELATED STRUCTURES ARE SUBJECT TO CHANGE AFTER THE COMPLETION OF A ON SITE SOIL ANALYSIS.

NOT TO SCALE
AS SHOWN
SEE EXHIBIT 10



LOCAT ON (NOT TO SCALE) MAP

- GENERAL NOTES:**
- LOT 113 IS DESIGNATED AS LOT 1 ON P. 101 OF THE 2019 ASSESSORS MAP 113
 - 2019-10-01-21-00 - CIVIL BUSINESS
 - OWNER OF RECORD: WEST HOUSE CORPORATION, C/O PHILIP A. HENRY REALTY INC., WARWICK, RI 02886, BOX 4054 P037 30
 - SET BACKS: 10' FRONT, 10' REAR, 10' SIDE (MIN. 5' FROM DRIVE); 10' FROM DRIVE; 10' FROM DRIVE; 10' FROM DRIVE

DIMENSIONAL ZONING REQUIREMENTS:

MIN. CLEARANCE	MIN. CLEARANCE	MIN. CLEARANCE	MIN. CLEARANCE
MIN. CLEARANCE	MIN. CLEARANCE	MIN. CLEARANCE	MIN. CLEARANCE
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GRAPHIC SCALE

1 INCH = 20 FEET

GRADING DRAINAGE & UTILITY PLAN

PAUL D. CARSON
NO. 7142
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

"WEST HOUSE II - AFFORDABLE SENIOR HOUSING"
417 FOREST AVENUE, MIDDLETOWN RI, 02842
ASSESSORS MAP 113 LOT 113

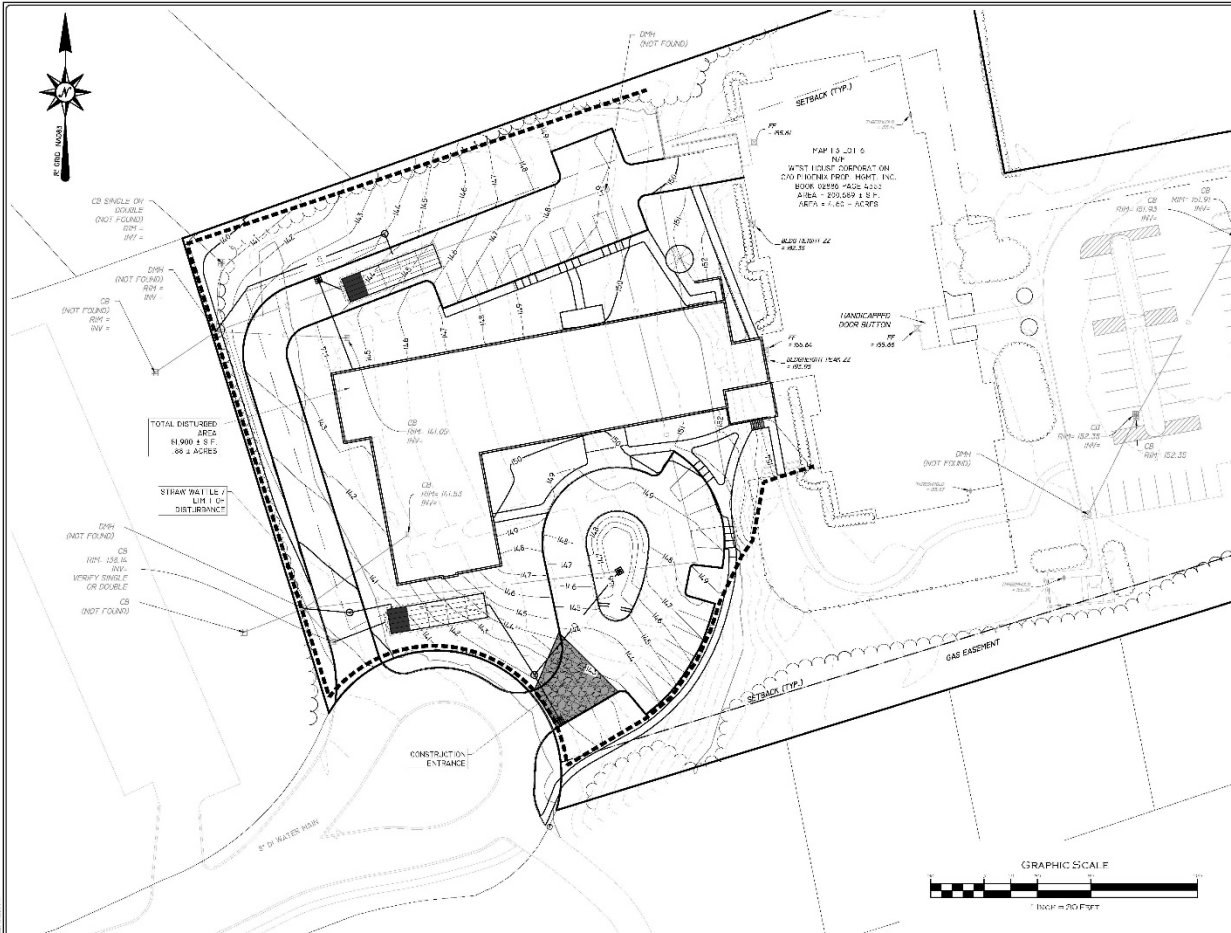
APPLICANT: THE WEST HOUSE CORPORATION
C/O PHILIP A. HENRY REALTY INC., WARWICK, RI 02886

JOB # 21-0358
SCALE: 1" = 20'-0"
DATE: OCTOBER 23, 2024

REVISIONS

AN SITE Engineering Services LLC
PROFESSIONAL ENGINEERS & SURVEYORS
1150 The Forum, Warwick, RI 02886
Phone: (401) 863-4500 Fax: (401) 863-4508
Web: an-site.com

SHEET 5 OF 8



OPERATION & MAINTENANCE PLAN NOTES:
 THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONAL AND MAINTENANCE PLAN FOR EACH UNIT. FOR MOST HOUSES II - AFFORDABLE SENIOR HOUSING DATE: 1/10.
 THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONAL MAINTENANCE PLAN FOR EACH UNIT. FOR MOST HOUSES II - AFFORDABLE SENIOR HOUSING DATE: 1/10.
 THE MAINTENANCE AND REPAIRS ON THE EXISTING ROADWAY WILL INCLUDE THE FOLLOWING ELEMENTS:
 CONSTRUCTION TRUCKS SHALL BE LIMITED TO ONE ACCESS POINT ON EACH LOT WHERE A CURBED DRIVEWAY CONNECTION IS AVAILABLE. ENTRANCE SHALL BE INSTALLED IN THE AREA OF THE PERMANENT DRIVEWAY TO ENSURE THAT TRUCKS AND OTHER VEHICLES DO NOT TRAVEL ONTO THE ROADWAY. IF THIS IS INDICATED, IT SHALL BE REMOVED IMMEDIATELY.
 GENERAL MAINTENANCE OF EROSION CONTROL ELEMENTS INCLUDING BRUSHING, SEEDING, TRIMMING AND REPAIRS, SHALL BE DONE AS REQUIRED.
 STORMCEPTED INFILTRATION FACILITY AND CATCH BASIN WILL BE INSPECTED SEMI-ANNUALLY BY THE OWNER AND WILL BE MAINTAINED AS FOLLOWS:
 RUN PLAN OF STORMCEPTED FACILITIES SHALL BE MAINTAINED AND REPAIRED ON A SEMI-ANNUAL BASIS IN ORDER TO KEEP THE FACILITIES AND TOWNSHIP INFILTRATION FACILITY FUNCTIONING PROPERLY.
 ALL STORMCEPTED FACILITIES MUST HAVE AN OPERATION AND MAINTENANCE PLAN TO ENSURE THAT SYSTEMS FUNCTION AS DESIGNED.
 THE OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMCEPTED FACILITIES AND ALL OF ITS APPLICANCES. THE FOLLOWING MAINTENANCE PROGRAM SHALL BE IMPLEMENTED:
 A. WATER QUALITY INLETS (STORMCEPTOR) - WQI
 1. THE WQI SHALL BE INSPECTED MONTHLY TO ASSURE THEY ARE FUNCTIONING PROPERLY AND CLEAN BY REMOVAL OF DEBRIS AND SAND FROM THE PERIMETER. CLEANING SHALL BE PERFORMED BY USE OF A VACUUM TRUCK OR OTHER METHOD AS RECOMMENDED BY THE WQI MANUFACTURER.
 2. OPERATION AND PERFORMANCE RECORDS (IF APPLICABLE) SHALL BE PROPERLY MAINTAINED AND STORED IN ACCORDANCE WITH THE WQI USER MANUAL TO CATCH BASIN RECORDS.
 3. OPERATION AND PERFORMANCE RECORDS (IF APPLICABLE) SHALL BE PROPERLY MAINTAINED AND STORED IN ACCORDANCE WITH THE WQI USER MANUAL TO CATCH BASIN RECORDS.
 4. ALL INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL. RECORDS OF THE WQI MANUFACTURER SHALL BE KEPT FOR A PERIOD OF TWO (2) YEARS AND SHALL BE MADE AVAILABLE UPON REQUEST.
 B. UNDERGROUND INFILTRATION SYSTEM
 1. THE INFILTRATION SYSTEM SHALL BE INSPECTED AT LEAST EVERY SIX MONTHS AND AFTER EVERY MAJOR OVERTRAIN THE NEXT YEAR TO ASSURE THEY ARE FUNCTIONING PROPERLY.
 2. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY.
 3. CLEANING SHALL BE PERFORMED BY USE OF A VACUUM TRUCK OR OTHER METHOD AS RECOMMENDED BY THE WQI MANUFACTURER.
 4. OPERATION AND PERFORMANCE RECORDS (IF APPLICABLE) SHALL BE PROPERLY MAINTAINED AND STORED IN ACCORDANCE WITH THE WQI USER MANUAL TO CATCH BASIN RECORDS.
 5. IF THE INFILTRATION FACILITY FAILS TO DRAIN WITHIN 24 HOURS FROM A QUALIFIED PROFESSIONAL SHALL ACCESS THE DEVICE AND PROVIDE RECOMMENDATIONS FOR CORRECTIVE ACTIONS, AND THE OWNER SHALL TAKE IMMEDIATE ACTION TO IMPLEMENT THESE RECOMMENDATIONS TO RESTORE THE INFILTRATION FUNCTION.
 6. ALL INSPECTION AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL. RECORDS OF THE WQI MANUFACTURER SHALL BE KEPT FOR A PERIOD OF TWO (2) YEARS AND SHALL BE MADE AVAILABLE UPON REQUEST.
 THE OWNER SHALL KEEP A WRITTEN RECORD OF INSPECTION DATES AND FINDINGS, MAINTENANCE OPERATIONS, AND ALL REPAIRS. AN INSPECTION/MANAGEMENT CHECKLIST SHALL BE USED IN THE SPECIFIED INSPECTIONS. RECORDS OF INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR AT LEAST TWO (2) YEARS AND AVAILABLE ON REQUEST TO THE TOWNSHIP FOR INSPECTION BY THE APPROPRIATE TOWNSHIP AGENCY.

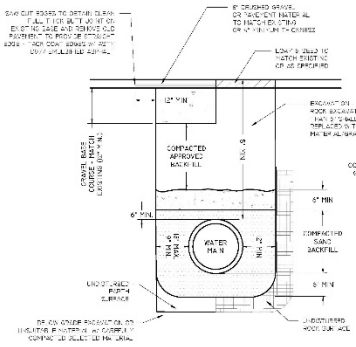
EROSION & SEDIMENT CONTROL NOTES:
 1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION ON GRADE. CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION TRUCKS ENTER AND OUT OF PROJECT AREA DURING STABILIZATION OF ALL REPAIRED AND SOIL STOCKPILE AREAS WILL BE PAINTED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP OF WARWICK REGULATIONS FOR EROSION CONTROL. MEASURES SHALL BE MAINTAINED AND IMPROVED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
 3. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION IF IT IS DEEMED NECESSARY BY THE TOWNSHIP OR TOWN AGENCIES.
 4. THE LOT SHALL BE REQUIRED TO MAINTAIN EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION. ADDITIONAL MEASURES WILL BE REQUIRED TO PREVENT SEDIMENT DISCHARGE INTO THE STREET, AND DRAINAGE SYSTEMS.
 5. SEEDING MEASURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
 KENTUCKY BLUE GRASS - 45
 CRYSTINE ST. PEEPER - 45
 PERMANENT FIVE CAGES - 10
 SEED TO BE APPLIED AT A RATE OF 2.0 / 1000 S.F. PLANTING SEASONS SHALL BE FROM OCTOBER 15 TO OCTOBER 15 AFTER OVERTRAIN 3 AREAS NOT OVERTRAIN SHALL BE APPLIED WITH OVERTRAIN FALL. MAY. SEED CRYSTINE ST. PEEPER, CRYSTINE ST. PEEPER OR WOODEN CRYSTINE ST. PEEPER TO CONTROL EROSION.
 6. AREAS LEFT BARE FROM FINISH GRADING AND STABILIZATION SHALL BE COVERED WITH A MINIMUM QUANTITY OF PERMANENT RYE GRASS APPLIED TO A RATE OF 2.0 / 1000 S.F. AT A RATE OF 100% INSTANT GRASSING TO BE USED TO STABILIZE AREAS. PERMANENT RYE GRASS SHALL BE APPLIED AS SEEDS FOR PROTECTION AT A RATE OF 30.00 / 1000 S.F. FOR GRASS PERMANENTLY PLANTED ACCORDING TO THE TOWNSHIP OF WARWICK REGULATIONS AT A RATE OF 15.00 / 1000 S.F. FOR AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANNING SCENARIOS SHALL BE COVERED WITH AN AIR BERRY WOOD OR PINK GRASS PASTURE. TREATING WITH LIME NITROGEN PER TON. APPLICATION RATE OF 100-100 LBS / 1000 S.F.
 7. CONTRACTOR SHALL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INCLUDING ALL DISTURBED AREAS ON THE CONSTRUCTION SITE. THE REQUIREMENTS AND OBJECTIVES OF THE PLAN AND NOTIFICATION OF THE TOWNSHIP AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE EROSION AND SEDIMENT CONTROL PLAN BY THE TOWNSHIP TO THE LAND IS TRANSFERRED.
 8. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY TOWNSHIP APPROVAL TO INSTALL AND MAINTAIN THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. FURTHER INSPECTION OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE TOWNSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL MEASURES. THE TOWNSHIP SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL MEASURES. THE TOWNSHIP SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL MEASURES.
 9. STOCKPILE OF SOIL SHALL BE SURROUNDED BY A SEEDING BARRIERS. SOIL STOCKPILE SHALL BE BARE FOR MORE THAN FIVE (5) DAYS SHALL BE COVERED WITH EROSION CONTROL MEASURES OR BARE FOR MORE THAN FIVE (5) DAYS. FILTER FABRIC SHALL BE USED IN PLACE OF BARE SOIL. SOIL STOCKPILE SHALL NOT EXCEED 24".
 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOIL AND AVOID CONSTRUCTION ON DRY WEATHER. DUST CONTROL SHALL BE USED TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
 11. SEDIMENT SHALL BE REMOVED ONCE THE WALKING BEGINS TO AVOID THE HEIGHT OF THE 5:1 FENCE OR HAY BALE, OR 5:1 FENCE.
 12. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROL MEASURES.
 13. DISTURBED AREAS REMAINING BARE FOR MORE THAN 15 DAYS SHALL BE STABILIZED.
 14. ALL FACILITIES USED AS EROSION CONTROL MEASURES SHALL BE MAINTAINED AND IMPROVED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
 15. AFTER THE MAINTENANCE PERIOD HAS BEEN COMPLETED, THE TOWNSHIP'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE COLLECTION DURING THE PROJECTS CONSTRUCTION.

CONSTRUCTION PROCEDURES AND SCHEDULING
 THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION. HE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHOWING ALL WORK AS REQUIRED BY THE TOWNSHIP OR THE STATE.
 THE CONTRACTOR SHALL ORGANIZE THE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF ALL SLOPES, PERIMETER CONTROLS BEHIND AND ADJACENT TO THE PROJECT LINE.
 PRIOR TO ANY CONSTRUCTION ON SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHOWING ALL WORK AS REQUIRED BY THE TOWNSHIP OR THE STATE.
 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A FIVE (5) FOOT WATERSHED WILL BE PLACED AT ALL CONSTRUCTION TOE SLOPES IN THE AREA OF HANDRAILS, GRASSED AREAS, AND ADJACENT TO THE PROJECT LINE TO PREVENT EROSION AND SEDIMENTATION ON ADJACENT PROPERTIES.
 EROSION CONTROL DEVICES SHALL BE STOCKPILED ON SITE IN THE EVENT OF EMERGENCIES AND SHALL BE LOCATED 100' FROM REGULATED WETLAND RESOURCE AREAS.
 THE CONTRACTOR SHALL MAKE ALL NECESSARY REVISIONS FOR THE PROJECT BEFORE ANY REMOVAL OF DEBRIS ON SITE TO AVOID UNNECESSARY COMPACTON ON SITE.
 DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM CORRECT HEAD AND CONSTRUCTION SHALL INCLUDE THE PROTECTION OF STRUCTURE FROM COLLAPSE AND OVERTOPPING.

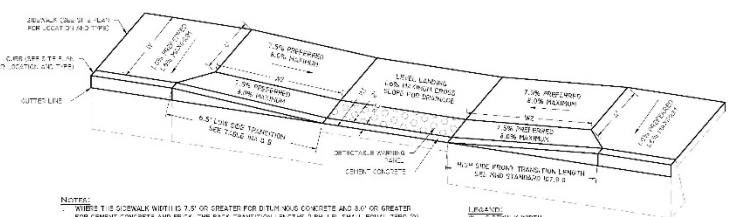
INLETS AND OUTLETS AS SHOWN ON PROJECT PLANS.
 IN STREAM CONTROLS SUCH AS KEY SALES OF BOX COPS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION (IF NEEDED).
INFILTRATION SURFACE PROTECTION
 TO PROTECT THE INFILTRATION SURFACES BEHIND AND ADJACENT TO THE RECHARGE SYSTEMS FROM DEBRIS OR BY CONSTRUCTION ACTIVITIES INCLUDE:
 1. REMOVE DEEP TROTTOIRS OR VA FLOOR PERMANENTLY PRIOR TO SETTING WITH NO SUBSEQUENT REPAIR DURING SURFACE.
 2. PREVENT COLLAPSE OR CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION OF VEHICLES.
 3. PREVENT OR EXCESSIVE COMPACTON BY CONSTRUCTION OF VEHICLES.
 4. PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION OR MAINTENANCE ACTIVITIES INTO THESE FACILITIES.
 5. PREVENT OR COLLAPSE OF STRUCTURES INTO THESE FACILITIES UNDER THE CONTINUING AREAS BE STABILIZED, UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

CONSTRUCTION INSPECTION
 THE ENGINEER SHALL BE ON SITE DURING THE CONSTRUCTION OF THE INFILTRATION SYSTEM STRUCTURES.
 THE ENGINEER SHALL BE ON SITE DURING THE CONSTRUCTION AND LAYOUT OF ALL OUTLET STRUCTURES.
 THE ENGINEER SHALL PERFORM VISUAL INSPECTION OF THE STORMWATER SYSTEM DURING CONSTRUCTION WITH CLEANING AND PERFORMANCE AS WARRANTED. DURING ACTIVE CONSTRUCTION RECORDS, VISUAL INSPECTION IS REQUIRED.
 IF CONSTRUCTION IS SUSPENDED FOR MORE THAN 30 DAYS, THE ENGINEER SHALL PERFORM VISUAL INSPECTION AS REQUIRED. IN ADDITION, THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL TO ASSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SETBACK ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.
ROUGH GRADING
 DURING GRADING, THE POTENTIAL FOR EROSION IS HIGH. DURING GRADING OPERATIONS, DISTURBED AREAS SHALL BE HELD AND RESTORATION ESTABLISHED TO PREVENT SEDIMENT FROM THE SATURATION OF THE SOILS.

EROSION & SEDIMENT CONTROL PLAN			
		"WEST HOUSE II - AFFORDABLE SENIOR HOUSING" 417 FORDS AVENUE, MIDWICHOWN NJ, 07243 ASSESSORS MAP 113.01.05	
APPLICANT: THE WEST HOUSE CORPORATION C/O PHOENIX PROPERTY MGMT. INC. WARWICK, RI 02880			
JOB # 21-0303	SCALE: 1" = 30'	DRAWN BY: LUG	DATE: OCTOBER 20, 2021
REVISIONS:			
			SHEET 6 OF 8

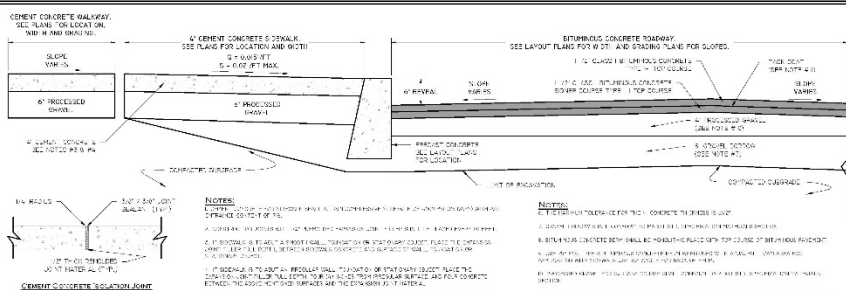


TYPICAL WALL MAIN / GAS MAIN TRENCH DETAIL
NOT TO SCALE

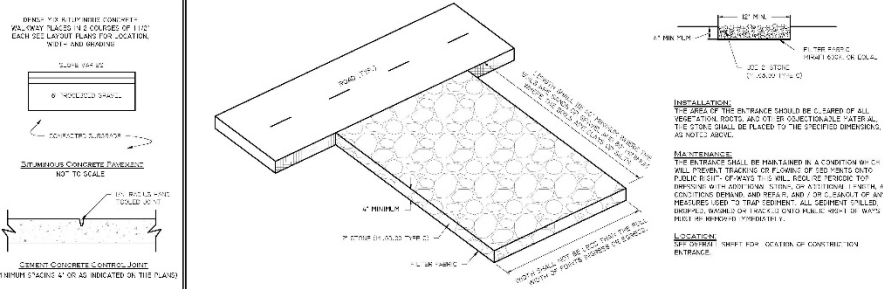


- NOTES:**
1. CURB IS 6" MINIMUM WIDTH (6" IS GREATER FOR 8" DIA. V.G.G. CONCRETE AND 8" IS GREATER FOR CONCRETE AND REBAR. THE BACK TRANSITION FRACTURE IS 3/8" DIA. SINGLE ROW 2#8 @ 20".
 2. TRANSITION CURB SHALL BE PART OF THE HANG OFF RAMP WORK.

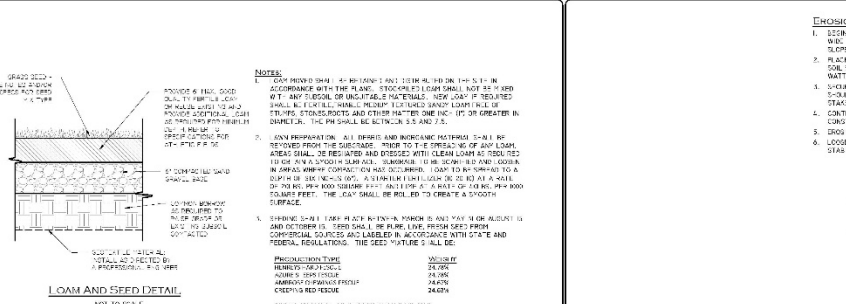
WHEELCHAIR RAMP DETAIL
NOT TO SCALE



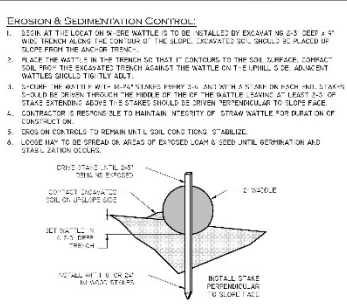
PAVEMENT, SIDEWALK AND WALKWAY DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



LOAM AND SEED DETAIL
NOT TO SCALE



STRAW WATTLE (OR SILT SOCK) DETAIL
NOT TO SCALE

DETAIL SHEET (1 OF 2)

"WEST HOUSE II - AFFORDABLE SENIOR HOUSING"
417 FORT ST AVENUE, MIDTOWN RI, 02847
ASSESSORS MAP 113 LOT 6

APPLICANT: THE WEST HOUSE CORPORATION
C/O PHOENIX PROPERTY MGMT, INC. WARWICK, RI 02880

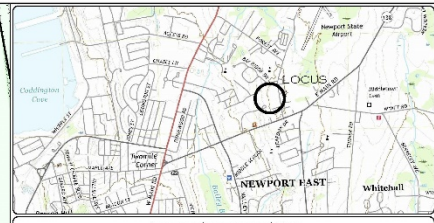
PAUL D. CARLSON
REGISTERED PROFESSIONAL ENGINEER
PHOTOGRAPHIC SEAL

JOB # 21-0303
SCALE: N.T.S.
DRAWN BY: LUG
DATE: OCTOBER 20, 2021

IN SITE
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SHEET 7 OF 8



WATERSHED ANALYSIS LEGEND:

- PRE-WATERSHED AREA: [Purple Box]
- POST-WATERSHED AREA: [Pink Box]
- SOIL GROUPS: [Blue Box]
- LINE OF CONCENTRATION: [Red Box]
- FORESTED AREA: [Light Green Box]
- GRASS AREA: [Light Green Box]
- PAVEMENT AREA: [Grey Box]
- RUBBING AREA: [Orange Box]

WATERSHED CALCULATIONS:

Post Watershed Analysis				
Post	Road	Pavement	Total (A.I.) Total (percent)	
Post 1	15,769	1,688	23,467	0.623282828
Post 2	9,276	4,099	13,911	0.376717171
UC 1	2,880	13,867	16,857	0.386883471
Total	28,925.00	30,244.00	59,229.00	1.35972

Change in Impervious Area (I.A.)

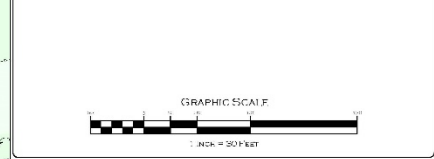
	Pre Totals (S.F.)	Post Totals (S.F.)	Difference	% Change
Area 1	37,251	23,467	-13,784	-37.02%
Area 2	30,173	13,911	-16,262	-53.91%
UC	2,871	16,857	13,986	74.17%
Other	7,225	30,227	23,002	319.94%

Water Quality: WQ₂ + 1' (0.17) (Feet³)

	1' (1")	WQ ₂ (1")	Additional Treatment Needed	WQ ₂ Req (1")
Post 1	37,251	3,094.25	26.39%	819.29
Post 2	30,173	2,414.42	-3.85%	-97.63
UC 1	12,922	1,075.79	100.00%	3,276.79
Total	79,950.00	6,584.46	26.66%	3,788.45

Recharge: Rev - 1' (1") (1") (Feet³)

	1' (1")	Rev (1")	Additional Treatment	Rev Req (1")
Post 1	37,251	776.26	20.85%	209.82
Post 2	30,173	276.00	-3.86%	-94.41
UC 1	12,922	204.30	100.00%	209.30
Total	79,950.00	1,256.56	28.66%	784.71



POST WATERSHED ANALYSIS MAP

PAUL D. CARROLL
No. 7142
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

"WEST HOUSE II - AFFORDABLE SENIOR HOUSING"
417 FORT ST AVENUE, MILFORD TOWN RI, 02884
ASSESSORS MAP 113 L07 6

APPLICANT: THE WEST HOUSE CORPORATION
C/O PHOENIX PROPERTY MGMT. INC. WARWICK, RI 02886

JOB # 211038 SCALE 1"=30' DRAWN BY: LJC DATE 02/06/2021
REVIEWED:

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15000 River Avenue, Suite 124 (277)
Phone: (301) 296-8500 Fax: (301) 296-4558
Web Address: in-site.com

SHEET 2 OF 2

WEST HOUSE II

THANK YOU

November 10, 2021



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



BARBARA SOKOLOFF ASSOCIATES
A Development and Community Planning Consulting Firm

