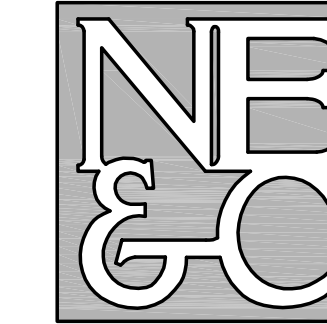


PRESCOTT POINT

PHASE 2: MULTIFAMILY DEVELOPMENT A.P. 55 LOT 1A (PORTSMOUTH) AND A.P. 104 LOT 7 (MIDDLETOWN) FREEDOM TRAIL DRIVE AND WEST MAIN ROAD (RI RT 114) MIDDLETOWN AND PORTSMOUTH, RHODE ISLAND

CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
6 VALLEY ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



ENGINEER CERTIFICATION

OWNER:

PRESCOTT POINT, LLC
C/O LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

FEBRUARY 13, 2024 PERMIT SET

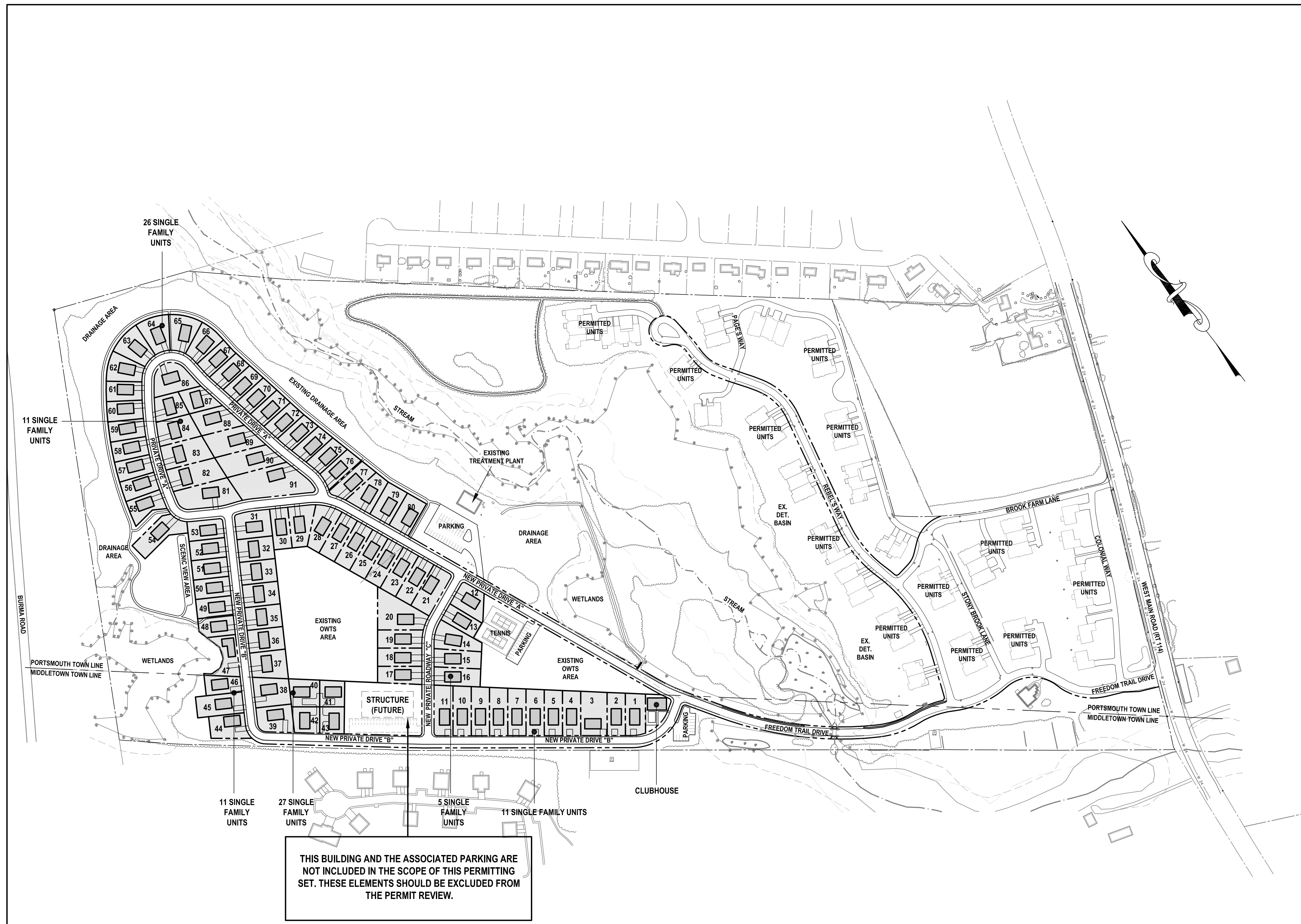
PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

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SUPPLEMENTAL PLANS

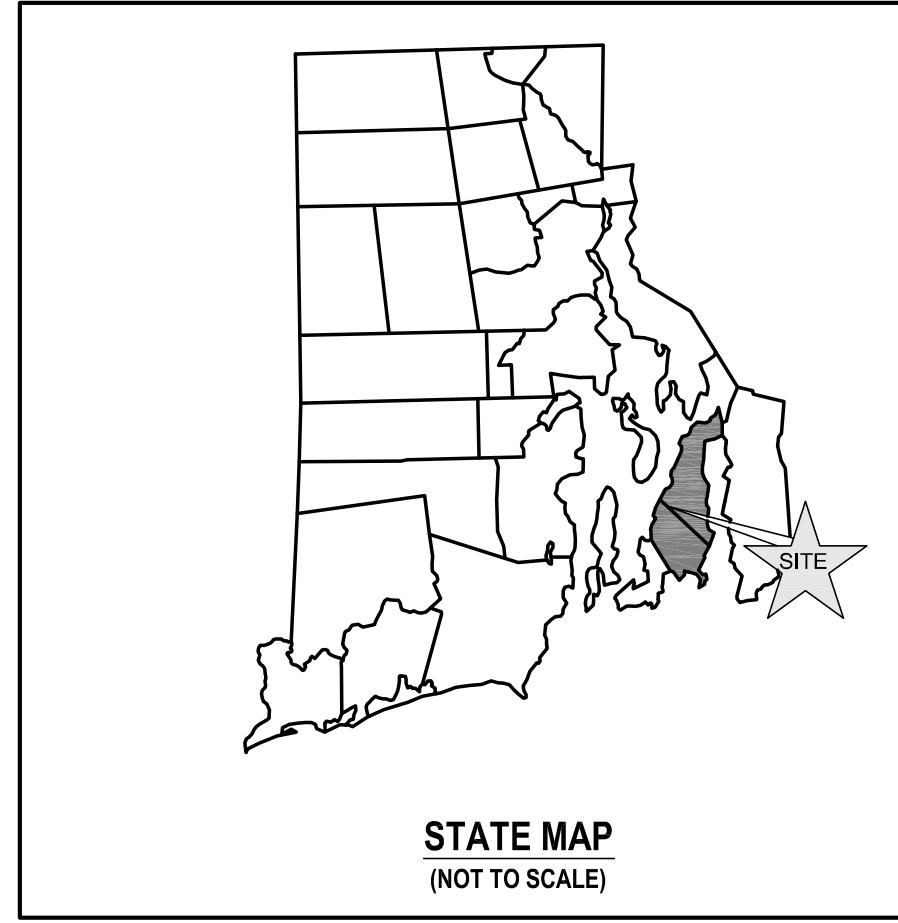
COMPREHENSIVE BOUNDARY SURVEY	SHEET L-1
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THIS BUILDING AND THE ASSOCIATED PARKING ARE NOT INCLUDED IN THE SCOPE OF THIS PERMITTING SET. THESE ELEMENTS SHOULD BE EXCLUDED FROM THE PERMIT REVIEW.

SITE PLAN

SCALE = 1"=200'



STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF PORTSMOUTH	OCT 5, 2015	PRELIMINARY PLAN SUBMISSION
TOWN OF MIDDLETOWN	DEC 18, 2015	PRELIMINARY PLAN SUBMISSION
RIDEM WETLANDS	DEC 18, 2015	PRELIMINARY DETERMINATION
RIDEM WETLANDS	FEB 18, 2016	PRELIMINARY DETERMINATION
RIDEM OWTS REVISIONS	MAY 18, 2016	
RIDEM OWTS REVISIONS	JULY 28, 2016	
RIDEM WETLANDS	AUG 2, 2016	PRELIMINARY DETERMINATION
TOWN OF PORTSMOUTH	DEC, 2016	FINAL PLAN SUBMISSION
RIDEM WETLANDS	OCT, 2018	PERMIT MODIFICATION (DRAINAGE REDESIGN)
RIDEM WETLANDS	JAN, 2019	PERMIT MODIFICATION RIDEM REVISIONS
RIDEM WETLANDS	NOV, 2021	PRELIMINARY DETERMINATION (RE-PERMIT DUE TO PERMIT EXP)
RIDEM WETLANDS	APR, 2022	RIDEM REVISIONS
TOWN OF MIDDLETOWN	SEP, 2023	
TOWN OF MIDDLETOWN	FEB, 2024	

GENERAL NOTES

- PROPERTY LINES TAKEN FROM PLAN ENTITLED "ALTA/ASCM PLAN, PORTSMOUTH A.P. 55 LOT 1A, MIDDLETOWN A.P. 104 LOT 7, WEST MAIN ROAD, PORTSMOUTH/MIDDLETOWN, RHODE ISLAND", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED JANUARY 5, 2004.
- ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- ORIGINAL TOPOGRAPHY AND SITE FEATURES TAKEN FROM AERIAL SURVEY PERFORMED BY EASTERN TOPOGRAPHICS IN OCTOBER 1998 BASED ON GROUND CONTROL BY NORTHEAST ENGINEERS & CONSULTANTS, ADDITIONAL TOPOGRAPHY AND PHASE I IMPROVEMENTS SURVEYED BY N&C IN 2007 THROUGH 2015. PROPERTY LINES AND SITE FEATURES OUTSIDE OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE INCLUDED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC. UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF PORTSMOUTH.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
- THIS PROJECT IS SUBJECT TO PERMITTING THROUGH THE TOWNS OF PORTSMOUTH AND MIDDLETOWN.
- THIS PROJECT WAS PREVIOUSLY APPROVED UNDER RIDEM WETLANDS APPLICATION 16-0112. PROJECT IS APPROVED BY RIDEM OWTS UNDER FILE NO. 1127-1489.

GRADING NOTES

- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
- ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
- THE TOWNS SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
- NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE TOWNS. PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF THE AREA TO BE GRADED SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE TOWNS.
- WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
- TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
- IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- NONCOMPLIANCE TO ANY OF THE ABOVE REQUIREMENTS SHALL MEAN IMMEDIATE SUSPENSION OF ALL WORK, AND REMEDIAL WORK SHALL COMMENCE IMMEDIATELY. ALL COSTS INCURRED SHALL BE BILLED TO THE VIOLATOR. FURTHERMORE, VIOLATORS SHALL BE SUBJECTED TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

- THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS ALONG THE SOUTHERLY PROPERTY LINE ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- LOCATION OF GAS MAIN IN FREEDOM TRAIL DRIVE TAKEN FROM PLAN BY NATIONAL GRID GAS. EXTENSION OF MAIN AND SERVICES PROVIDED SHALL BE SUBJECT TO REVIEW AND DESIGN BY NATIONAL GRID GAS.
- THE LOCATIONS OF WATER LINES AND SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
- ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- EXISTING SEWER TREATMENT PLAN SHALL BE REVISED TO PROVIDE PRETREATMENT TO SEWER FLOWS IN ORDER TO USE THE EXISTING LEACHING FIELDS FOR THE INCREASED FLOW. DESIGN OF TREATMENT PLAN USAGE TO BE PROVIDED BY OTHERS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DRAINAGE NOTES

- ALL DRAIN PIPES SHALL BE ADS-N12 TYPE IB SOILTIGHT PIPES UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL ROADWAY DRAIN STRUCTURES SHALL BE PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED ON PLANS CONFORMING TO RIDOT STANDARD 4.4.0.
- ALL DRAIN MANHOLES SHALL HAVE HEAVY DUTY COVERS CONFORMING TO RIDOT STANDARD 6.1.1.
- ALL CATCH BASINS SHALL HAVE HIGH CAPACITY BICYCLE SAFE GRATES CONFORMING TO RIDOT STANDARD 6.3.4.
- ALL CATCH BASINS WITHIN ROADWAYS SHALL HAVE OIL WATER SEPARATING HOODS PER THE DETAIL PROVIDED.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

- CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
- NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONSTRUCTION SEQUENCE:
 - DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THESE ENTRANCES.
 - DELINEATE AREAS OF EXISTING DISPOSAL FIELDS AND PROPOSED DRAINAGE BASINS / SAND FILTERS. THESE AREAS SHALL NOT BE USED FOR SOIL OR EQUIPMENT STOCKPILING AND SHALL NOT BE TRAVERSED BY CONSTRUCTION EQUIPMENT.
 - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.
 - REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE
 - DEMOLISH EXISTING FACILITY IN AREA OF CONSTRUCTION, AREAS OF EXISTING SEPTIC SYSTEMS, SEWER STRUCTURES AND MAINS SHALL NOT BE DISTURBED. EXISTING DRAINAGE STRUCTURES SHALL BE REMOVED AND MAY BE REUSED IF POSSIBLE.
 - ROUGH GRADE ROADWAYS AND DRAINAGE FEATURES.
 - EXCAVATE FOREBAYS, SAND FILTERS, AND DETENTION BASINS ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.
 - CONSTRUCT DRAINAGE CONVEYANCE UTILITIES.
 - FINAL GRADE ROADWAY AND BINDER PAVEMENT COURSE.
 - REMOVE REMAINING UNPAVED ROADWAYS AND COMPLETE LANDSCAPE AREAS.
 - REMOVE SEDIMENTS FROM SAND FILTERS, PLACE SOIL LAYER, AND INSTALL PLANTINGS.
 - TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

- NOTES:
 - DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
 - NO DRAINAGE AREAS OR DISPOSAL FIELDS SHALL BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT. THESE AREAS SHOULD BE DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
 - ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
 - ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
 - FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
 - ALL FILL SHALL BE PLACED AND COMPACTED TO 95% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
 - FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
 - FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
 - FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
 - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.

- VEGETATIVE PRACTICE:
 - SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
 - LOAM AND SEED REQUIREMENTS ARE SPECIFIED IN RIDOT L01 & L02.
 - A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2 INCHES SHALL BE REMOVED.

- TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)
 - LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
 - LIMESTONE: 3 TONS/ACRE
 - FERTILIZER: (10-10-10): 600 LBS/ACRE
 - SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
 - WINTER RYE: 100 LBS/ACRE
 - STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

- MAINTENANCE
 - DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.
 - AT A MINIMUM THE SILT FENCING, STRAW BALES AND FILTER SOCK BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
 - EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
 - SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
 - STONE APRONS SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND REESTABLISHED AS NECESSARY.
 - SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

GENERAL OWTS NOTES

- NO DRAINS OR PRESSURE WATER SUPPLY LINES EXIST OR ARE TO BE CONSTRUCTED WITHIN REGULATION DISTANCES, EXCEPT WHERE NOTED, IN THESE AREAS, SEWER, DRAIN OR WATER LINES ARE TO BE SLEEVED AS SHOWN.
- THE SYSTEM FOR THE SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND, DEPARTMENT ENVIRONMENTAL MANAGEMENT, RULES AND REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON SITE WASTEWATER TREATMENT SYSTEMS.
- THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. SINCE THIS PLAN HAS BEEN CREATED TO GAIN THE NECESSARY PERMITTING, NO CONSTRUCTION INSTALLATIONS HAVE COMMENCED. BECAUSE THIS IS NOT A "RECORD DRAWING OF AS-BUILT CONDITIONS" & NOTHING HAS BEEN INSTALLED, THE ENGINEER SIGNING & STAMPING THIS PLAN IS NOT GUARANTEEING THE OPERATION OF THE INSTALLED SEPTIC SYSTEM. UPON THE APPROVED SYSTEM INSTALLATION THE DESIGN ENGINEER WILL WITNESS, VERIFY, & CERTIFY THAT THE SYSTEM WAS INSTALLED AS SPECIFIED ON THE APPROVED PLAN.
- ALL PUMPED LINES SHALL NOT DRAIN BACK TO THE PUMP CHAMBERS AND SHALL BE INSTALLED 4 FT BELOW GRADE. PROPER COMPACTION AND FORCE MAIN INSTALLATION SHALL BE PERFORMED TO ENSURE THAT NO LOW POINTS FORM BETWEEN PUMP ORIGIN COMPONENT AND DISCHARGE DESTINATION. AIR RELIEF VALVES SHALL BE INSTALLED AS NEEDED.
- NO GARBAGE DISPOSAL UNITS SHALL BE TIED INTO THE PROPOSED PLUMBING NETWORK AS THEY ARE NOT ALLOWED TO DISCHARGE INTO THE PROPOSED SEPTIC SYSTEMS, PER THE MANUFACTURER.
- ALL FORCE MAIN PIPING SHALL BE SDR21 WITH PRESSURE RATED JOINTS AND GASKETS. JOINTS TO BE PRESSURE RATED 200 PSI AND COMPLIANT WITH VACUUM REQUIREMENTS PER ASTM D3139.
- THE PROPOSED GRAVITY SEWER COLLECTION SYSTEM SHALL BE PRESSURE/VACUUM TESTED TO ENSURE THAT SURFACE OR GROUND WATER WILL NOT ENTER THE SYSTEM.
- THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SECURING AND MAINTAINING PROPER OPERATIONS AND MAINTENANCE AGREEMENTS FOR ALL DISPOSAL FIELDS, COMMON PUMP STATIONS, GRAVITY LINES, FORCE MAINS, AND MANHOLES OF THE ENTIRE COMMON AREAS OF THE DEVELOPMENT.
- THESE PLANS ARE INTENDED AS AN ADDENDUM TO THE APPROVED OWTS PLANS. PARTS OF THE SEWAGE DISPOSAL SYSTEM NOT SHOWN ON THESE PLANS ARE INTENDED TO REMAIN AS APPROVED. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE INTENDED TO DISCHARGE INTO THE SYSTEM IDENTIFIED RIDEM #1127-1488.
- N&C MUST PROVIDE DESIGNER WITNESSING OF INSTALLATION OF ALL SEPTIC CONNECTIONS AND COMPONENTS.
- N&C SHALL SUBMIT AS-BUILT DRAWINGS AND CERTIFICATE OF CONSTRUCTION FOLLOWING THE INSTALLATION OF EACH RESIDENTIAL CONNECTION. A RECORDED OPERATION AND MAINTENANCE AGREEMENT SHALL BE SUBMITTED WITH THIS APPLICATION PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

STORMWATER MAINTENANCE NOTES

- SAND FILTER MAINTENANCE:
 - GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN EACH SAND FILTER IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
 - EACH FILTER SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTER SHALL BE REMOVED AND DISPOSED OF.
 - THE FOLLOWING SHALL ALSO BE COMPLETED ON AN ANNUAL BASIS:
 - THE SLOPES OF THE FILTERS SHOULD BE INSPECTED FOR EROSION AND GULLYING.
 - REINFORCE ANY EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT. EROSION IS PRESENT AT THE OUTLET STRUCTURES, OR ANY EXISTING RIPRAP HAS BEEN COMPROMISED.
 - ANY AREAS WITHIN THE EXTENTS OF THE FILTER THAT ARE SUBJECT TO EROSION OR GULLYING SHOULD BE REPLENISHED WITH THE ORIGINAL DESIGN MATERIAL AND RE-VEGETATED ACCORDING TO DESIGN DRAWINGS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION. EMBANKMENT STABILITY SHOULD BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS.
 - MOW THE GRASS AROUND THE PERIMETER OF AND WITHIN THE FILTERS, SEED BARE AREAS, AND REMOVE LITTER AND DEBRIS AT LEAST THREE TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN TWELVE INCHES. REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE FILTERS. ANY INVASIVE VEGETATION ENCRoACHING UPON THE PERIMETER OF THE FILTER SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FILTERS, COMPROMISING SIGHT VISIBILITY, AND/OR COMPROMISING THE ORIGINAL DESIGN INTENT. IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED, CHECK TO ENSURE THAT WATER INFILTRATES WITHIN TWO DAYS FOLLOWING STORMS.
 - SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BEDS ANNUALLY, WHEN ACCUMULATION EXCEEDS 1 INCH, OR WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY. IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6 INCHES OF SAND SHOULD BE REMOVED AND REPLACED. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THIS REMOVED SURFACE THEN THAT MATERIAL SHOULD ALSO BE REMOVED AND REPLACED UNTIL ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE FILTER MEDIA. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- SEDIMENT FOREBAY MAINTENANCE:
 - EACH FOREBAY SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FOREBAY SHOULD BE INSPECTED AT LEAST ONCE A MONTH AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS SHALL BE DISPOSED OF ONCE 25% OF THE VOLUME OF THE FOREBAY HAS ACCUMULATED.
- CONVEYANCE STRUCTURE MAINTENANCE:
 - ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIATED IMMEDIATELY.
 - CONVEYANCE PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
 - DRAINAGE STRUCTURES SUCH AS DRAIN MANHOLES AND CATCH BASINS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW. A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF NECESSARY TO DETERMINE WHETHER A STRUCTURE HAS BEEN COMPROMISED.
- RIPRAP SPILLWAY MAINTENANCE:
 - THE SPILLWAYS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.
- MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ABBREVIATIONS

AC	ASPHALT PAVEMENT
ADJ	ADJACENT
AP	ASSESSOR'S PLAT
ACCESS	ACCESSIBLE
ARCH	ARCHITECT
BC	BOTTOM OF CURB
BH	BORING HOLE
BIT	BITUMINOUS
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECT
COTG	CLEAN OUT TO GRADE
CF	CUBIC FOOT
DEMO	DEMOLISH
DI	DRAIN INLET
DIA	DIAMETER
DMH	DRAIN MANHOLE
dp	DROP PIPE
DS	DOWN SPOT
DWG	DRAWING
E	ELECTRIC
ELEVEL	ELEVATION
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
FE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FT	FEET
G	GAS
GAL	GALLON
GV	GATE VALVE
INV	INVERT
JT	JOINT
L	LENGTH
LAND	LANDSCAPE
NTS	NOT TO SCALE
MAX	MAXIMUM
MIN	MINIMUM
PAVT	PAVEMENT
PVC	POLYVINYLCHLORIDE
R	RADIUS
RC	REINFORCED CONCRETE
RECONN	RECONNECT
RIDOT	RHODE ISLAND DEPARTMENT OF TRANSPORTATION
ROW	RIGHT OF WAY
S	SLOPE, SEWER
SF	SQUARE FEET
SMT	SHEET
SMH	SEWER MANHOLE
STA	STATION
STRUCT	STRUCTURAL
TOP	TOP OF CURB
UGT	TOP OF SURFACE
TYP	TYPICAL
W	WATER
W/	WITH

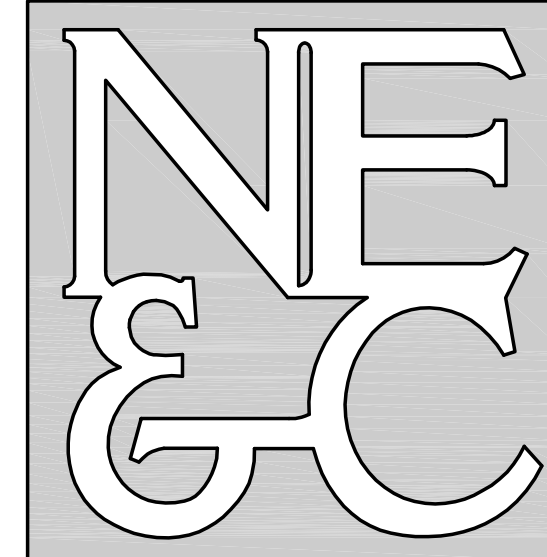
LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	ROADWAY CENTERLINE
	TOPOGRAPHIC CONTOUR
	SPOT ELEVATION
	WETLAND BOUNDARY
	WETLAND FLAG
	50' PERIMETER WETLAND LINE
	100' RIVERBANK WETLAND
	DRAIN LINE
	SEWER LINE
	GAS MAIN
	WATER MAIN
	OVERHEAD WIRES
	PRESSURIZED SEWER LINE
	WATER GATE VALVE
	HYDRANT
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	CONCRETE BOUND
	BRUSH / TREE LINE
	PROPOSED CURBING
	CONDOMINIUM UNIT LINE
	RIGHT OF WAY LINE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED DRAIN LINE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED PRESSURIZED SEWER MAIN
	PROPOSED 8" DIA. SEWER MAIN
	PROPOSED 4" DIA. SEWER SERVICE
	PROPOSED GAS MAIN / GAS SERVICE
	PROPOSED 8" DIA WATER MAIN
	PROPOSED WATER SERVICE
	PROP. US ELEC / COMM CONDUITS
	PROPOSED SEWER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED GAS VALVE
	LIMIT OF DISTURBANCE
	SILT FENCE BARRIER
	STRAW BALE BARRIER
	SILT SACK

PARKING CALCULATIONS

REQUIRED PORTSMOUTH PARKING		REQUIRED MIDDLETOWN PARKING		
1. SINGLE FAMILY (3 BEDS)	2 PER UNIT	1. 3 BEDROOM RESIDENCES	2 PER DWELLING	40 SPACES
2. MULTIFAMILY (2 BEDS)	1.5 PER UNIT / 2 GUEST PER 5	2. CLUB HOUSE	4 PER 1,000 SF	10 SPACES
3. TENNIS FACILITY	2 PER COURT			50 SPACES
TOTAL REQUIRED SPACES		TOTAL REQUIRED SPACES		50 SPACES
290 SPACES				
DESIGNATED AND AVAILABLE PARKING		DESIGNATED AND AVAILABLE PARKING		
1. DRIVEWAY SPACES (2 PER SINGLE FAMILY)	152 SPACES	1. DRIVEWAY SPACES (2 PER SINGLE FAMILY)	40 SPACES	
2. DRIVEWAY SPACES (1 PER MULTI-FAMILY)	62 SPACES	2. CLUB HOUSE LOT	12 SPACES	
3. GARAGE SPACES (1 PER MULTI-FAMILY)	62 SPACES			
4. OVER/LOW PVIOUSLY PARKING @ PLANT	42 SPACES	TOTAL AVAILABLE MIDDLETOWN SPACES		52 SPACES
TOTAL AVAILABLE PORTSMOUTH SPACES	318 SPACES			

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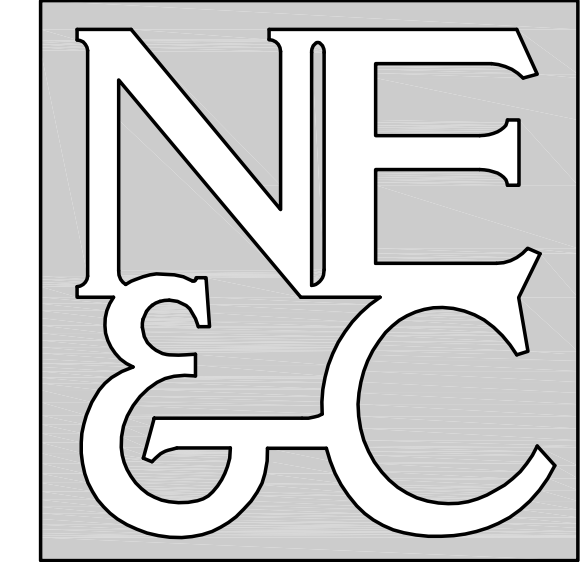


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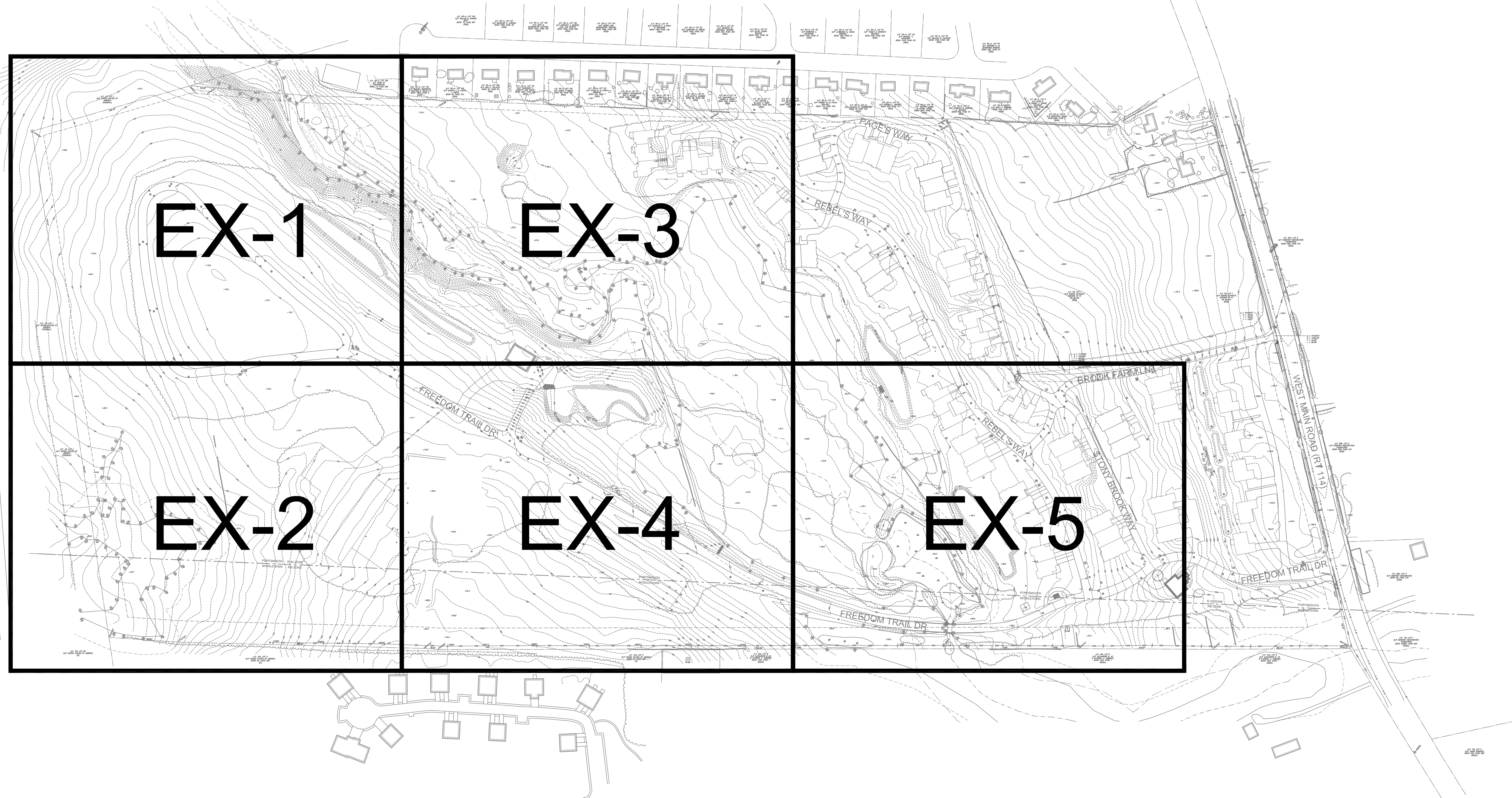
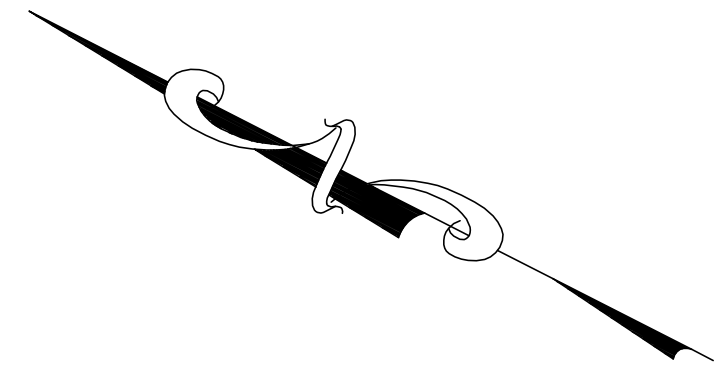
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Scale: N/A	Date: REV. 14SEP23		
Project Title:			
<p>PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)</p>			
Client/Owner:			
<p>PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840</p>			
Issued for:			
<p>PERMITTING</p>			
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<p>NOTES AND LEGEND</p>			
Drawing Number:		C-2	
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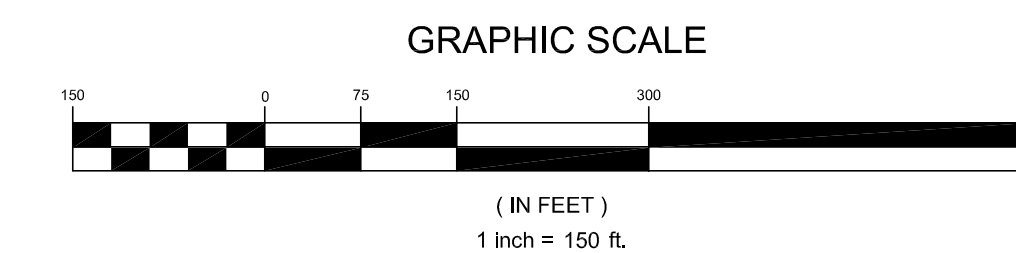


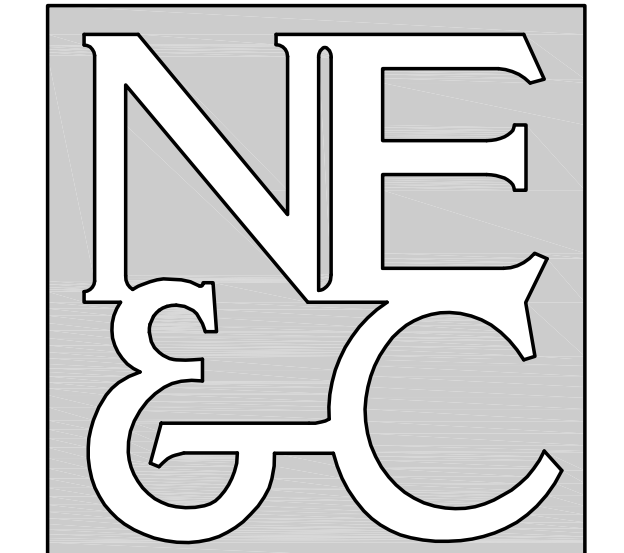
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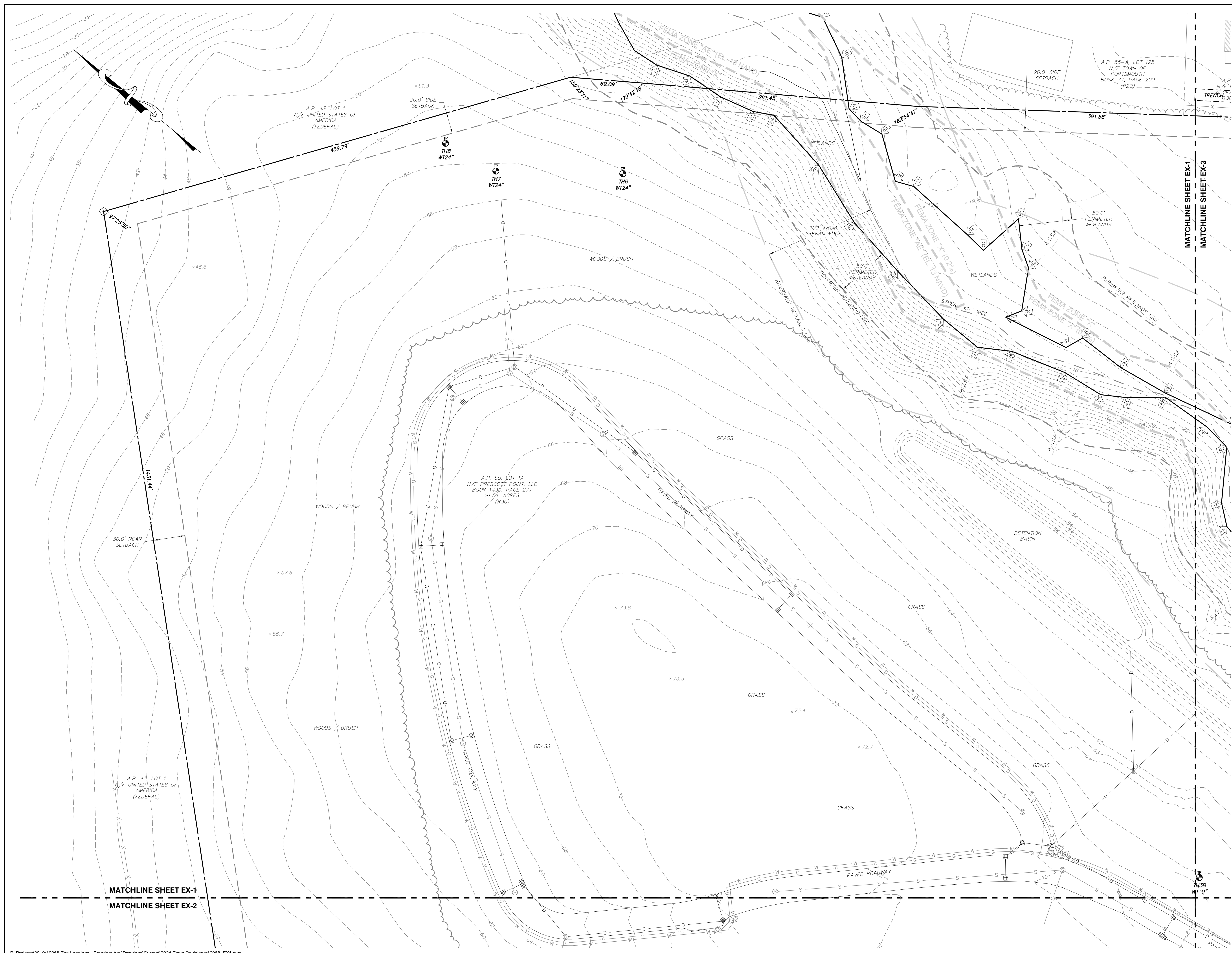
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Drawing Number: C-3		Sheet 3 of 39	
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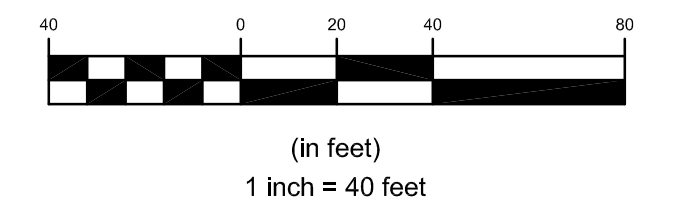
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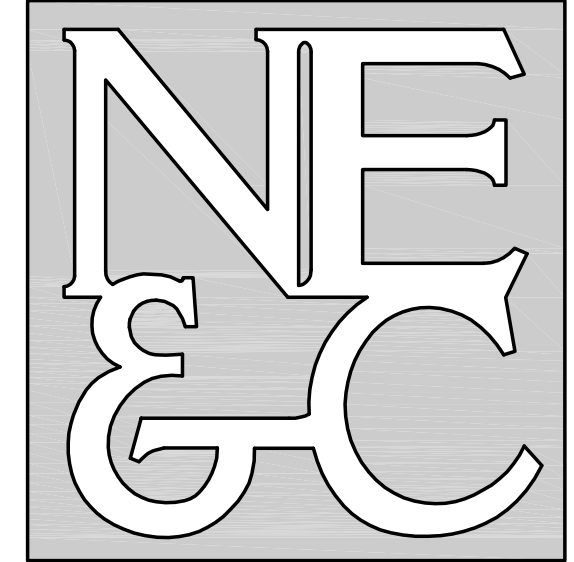
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MATCHLINE SHEET EX-3

MATCHLINE SHEET EX-1
MATCHLINE SHEET EX-2

GRAPHIC SCALE



No.	Revision	Date	App.
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Project Title:			
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WEST MAIN ROAD			
A.P. 55 LOT 1A (PORTSMOUTH)			
A.P. 104 LOT 7 (MIDDLETOWN)			
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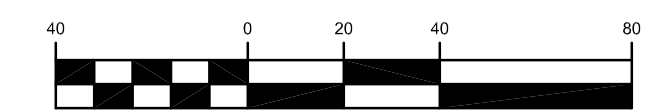


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GRAPHIC SCALE



(in feet)
 1 inch = 40 feet

No.	Revision	Date	App.

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Project Title:
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 A.P. 55 LOT 1A (PORTSMOUTH)
 A.P. 104 LOT 7 (MIDDLETOWN)

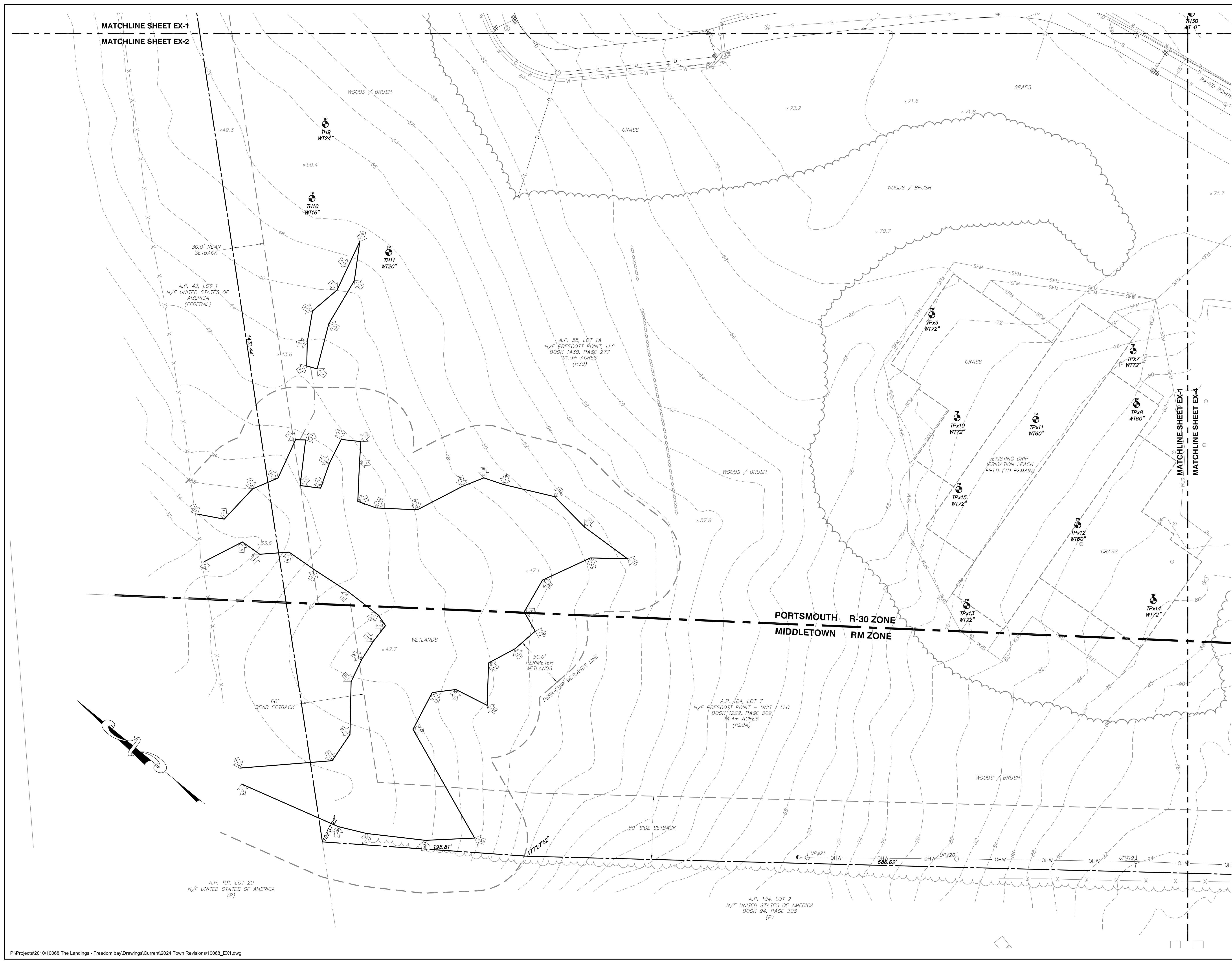
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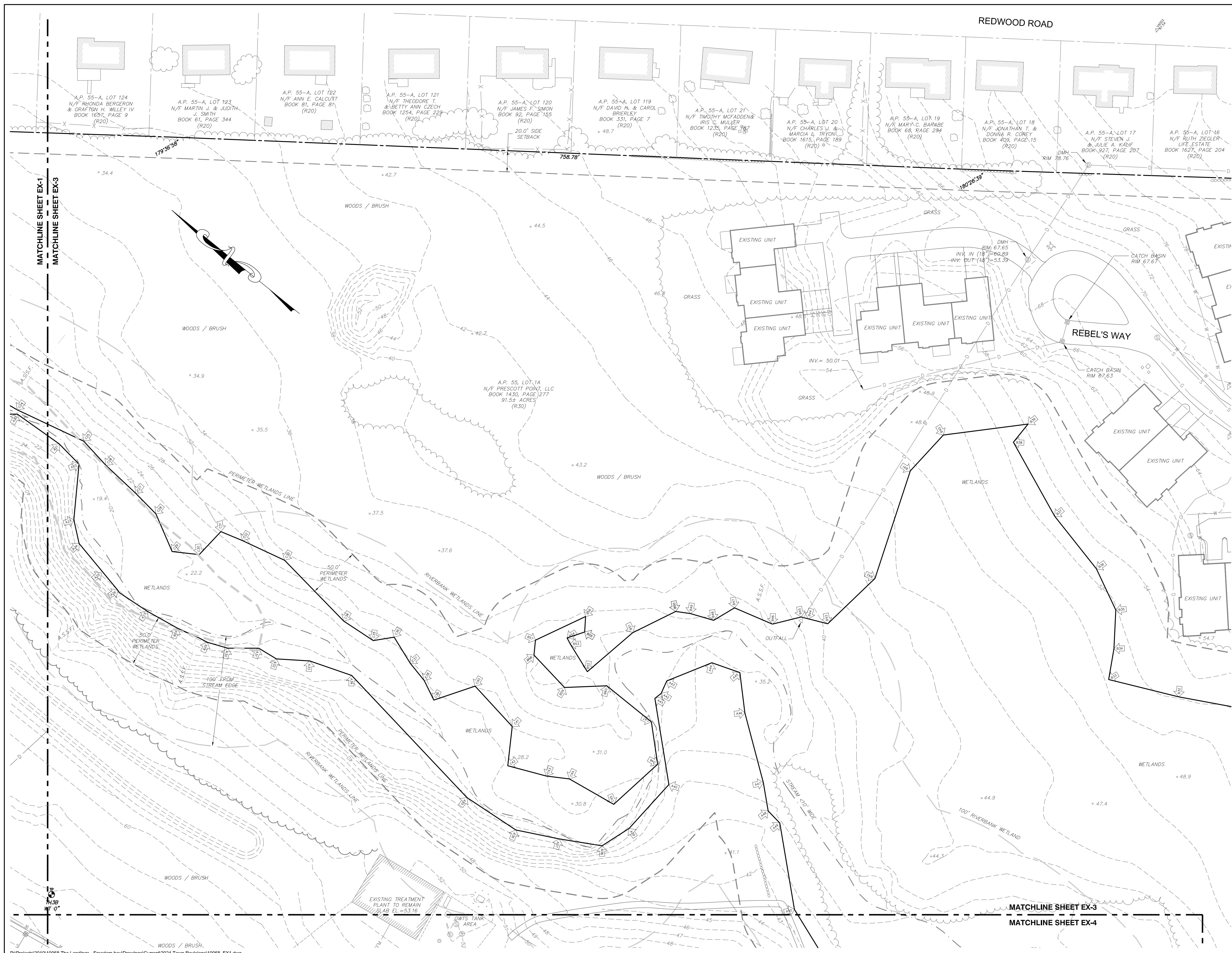
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Drawing Title:
EXISTING
CONDITIONS
SHEET 2

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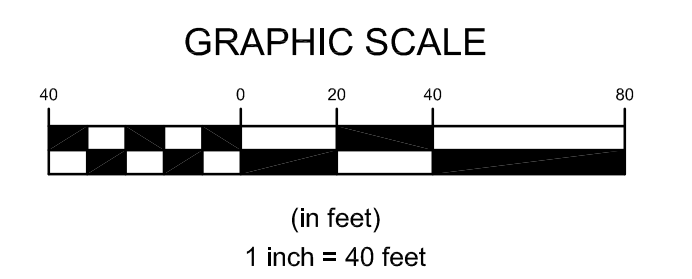


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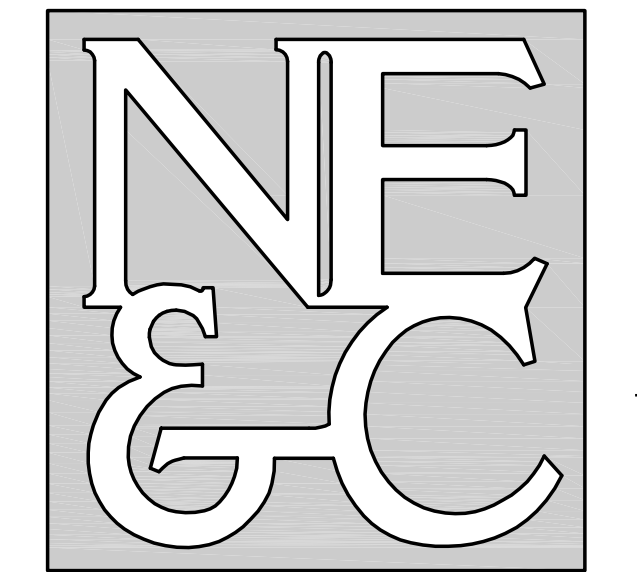
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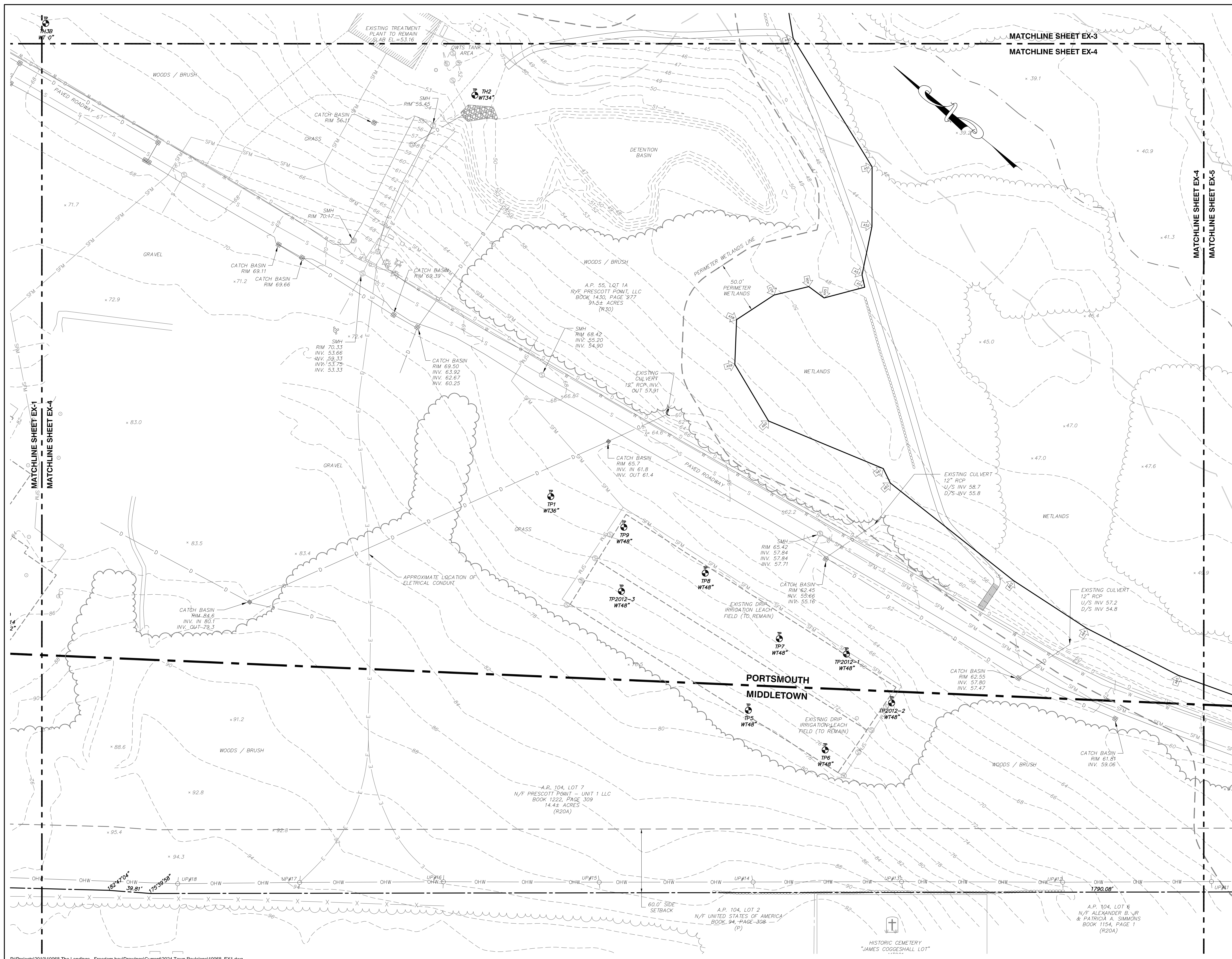
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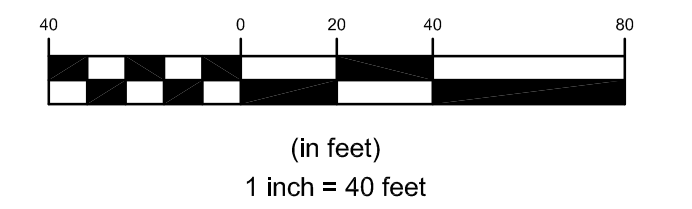
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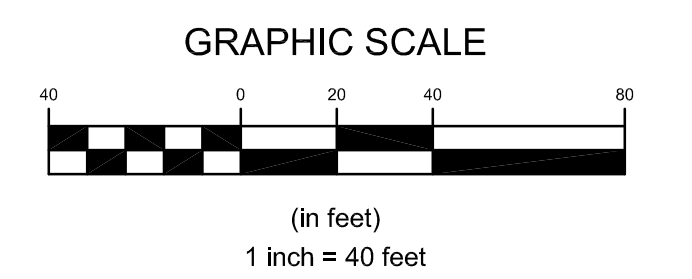


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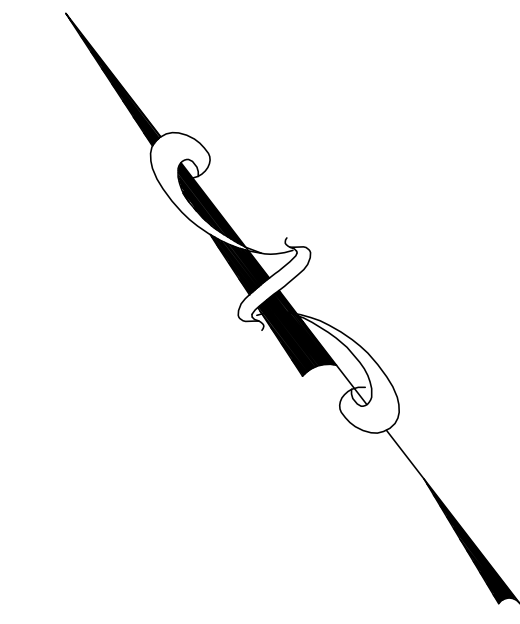
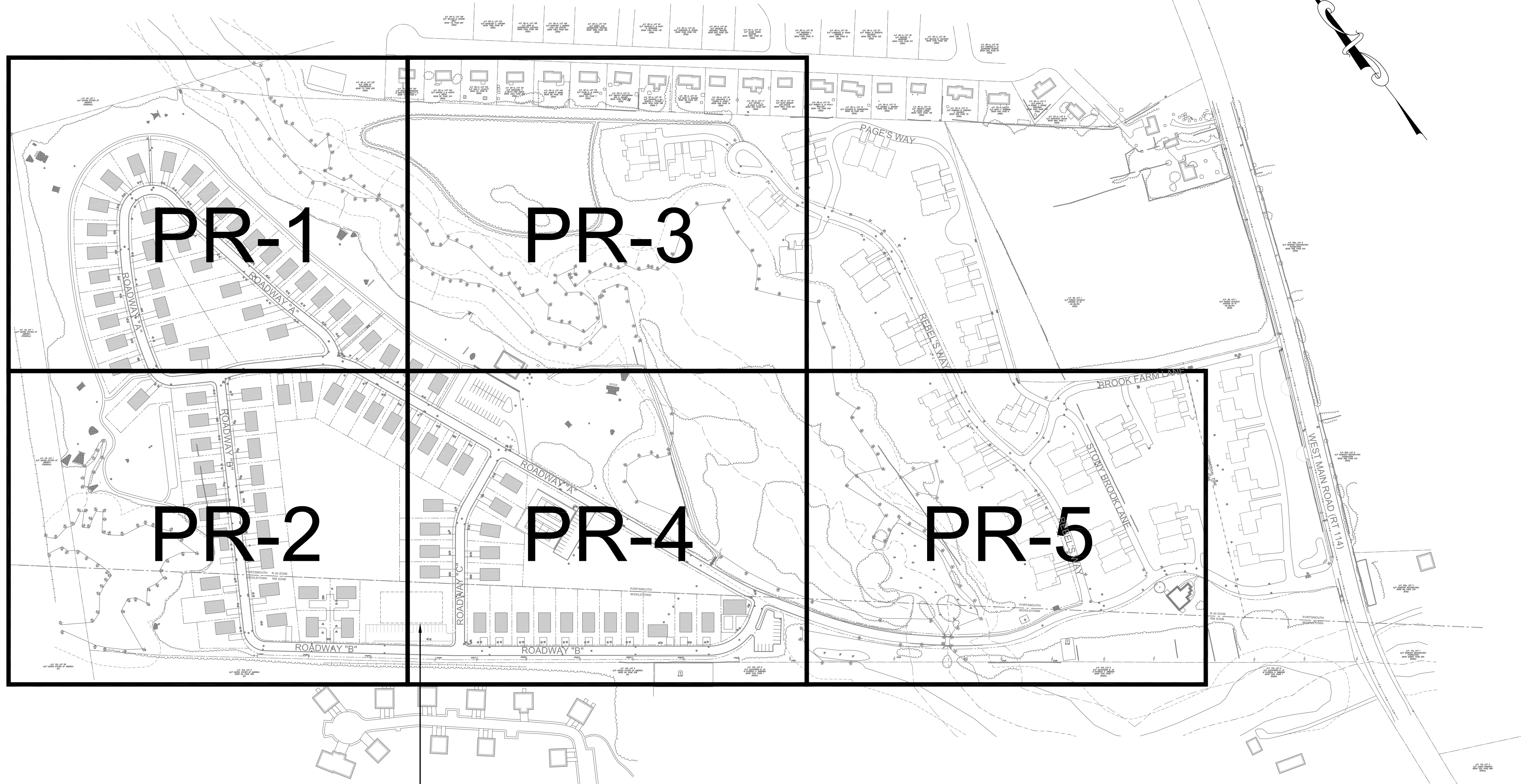
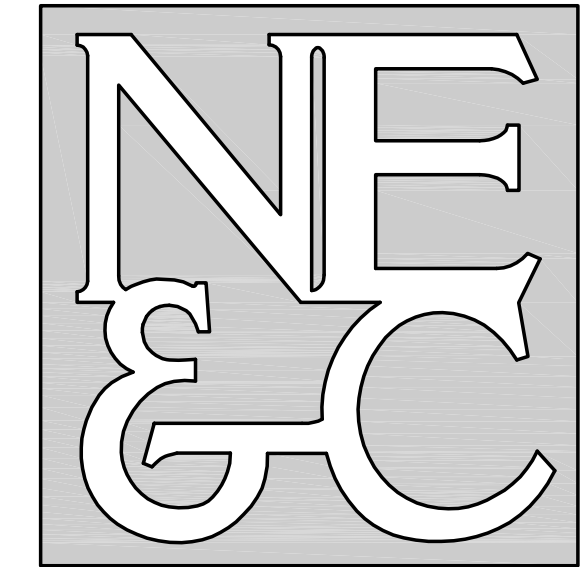
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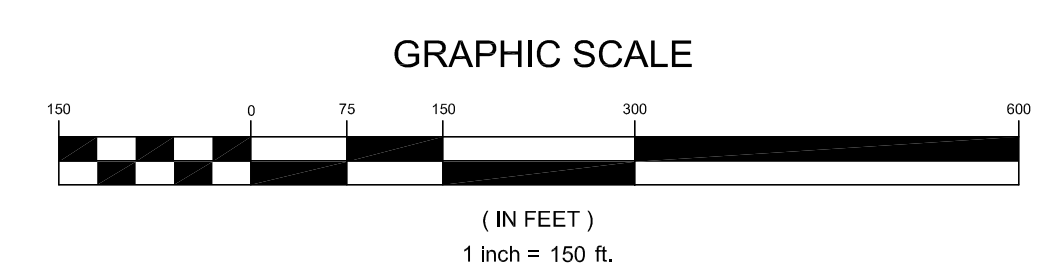


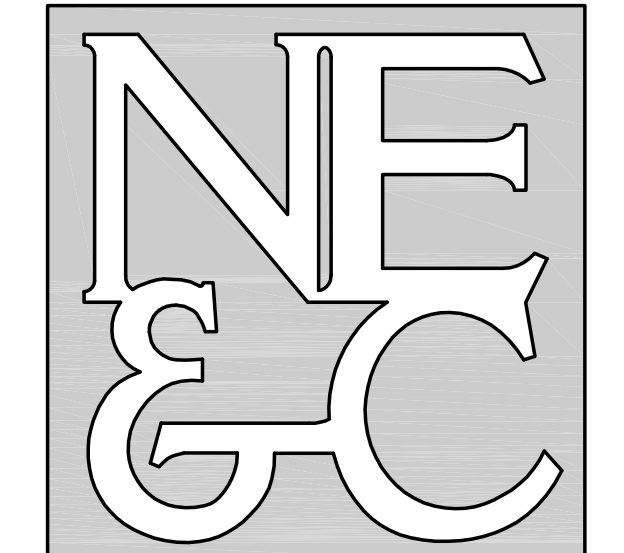
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Drawing Number:		C-8	
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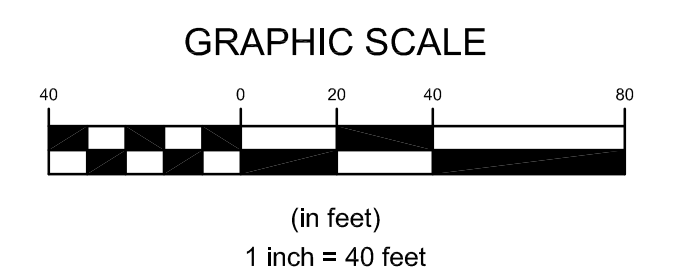
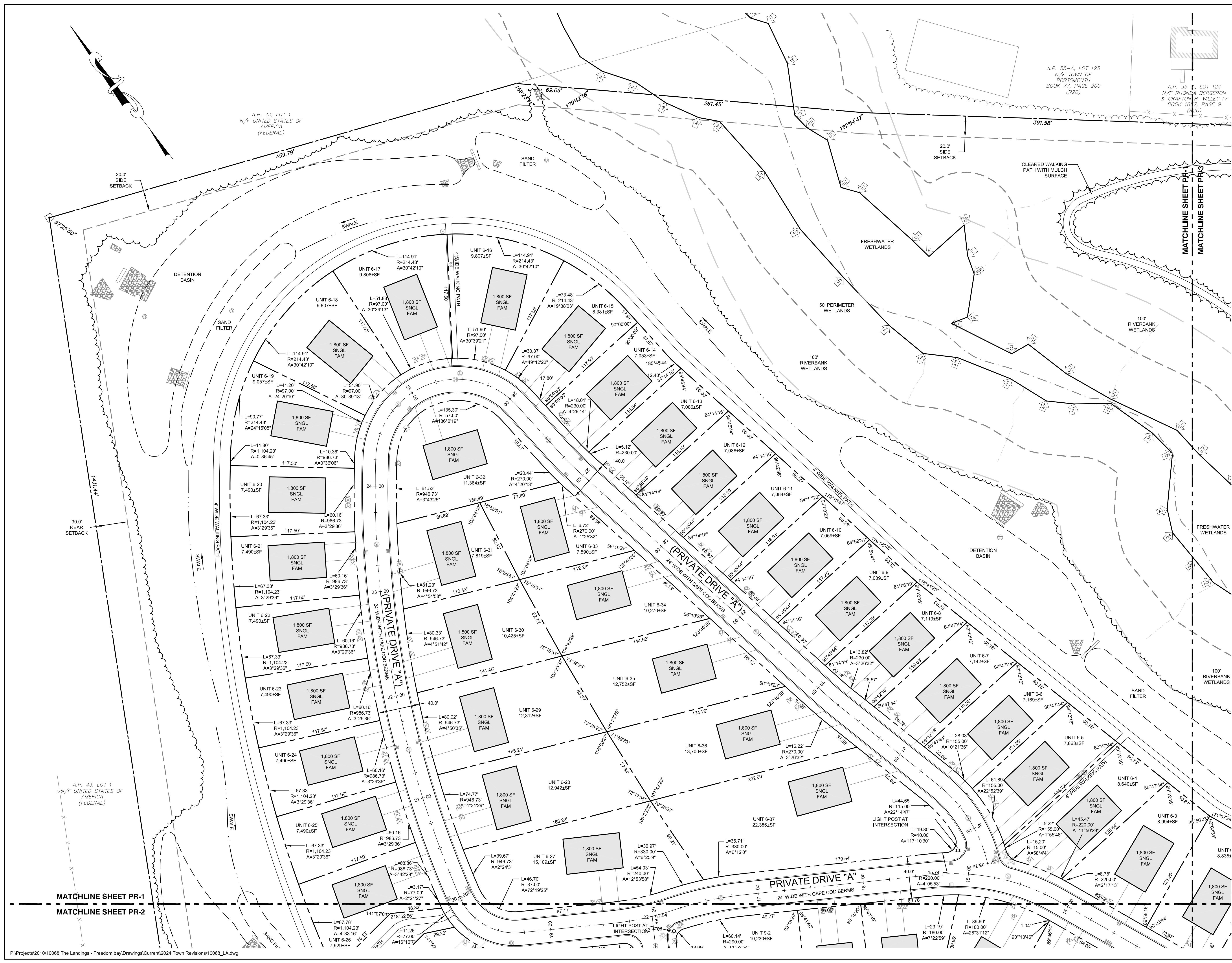
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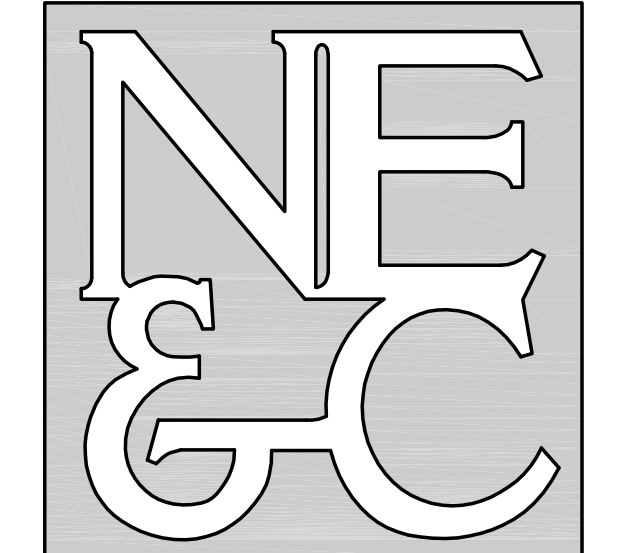
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Drawing Number:		C-10	
Sheet		10 of 39	
Project Number:		15129.0	
Survey Index:			
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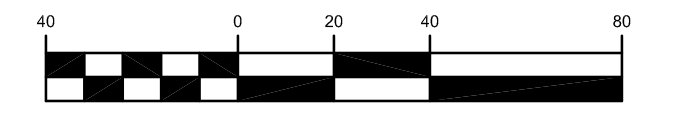
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MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-2

MATCHLINE SHEET PR-1

GRAPHIC SCALE



(in feet)
1 inch = 40 feet

No.	Revision	Date	App.

Designed by: JJR/GES Drawn by: JJR Checked by: GES
Scale: 1"=40' Date: REV. 13FEB24

Project Title:
**PRESCOTT POINT
WEST MAIN ROAD**
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
**PROPOSED LAYOUT
PLAN
SHEET 2**

Drawing Number:
C-11

Sheet 11 of 39

Project Number:
15129.0

Survey Index:
-

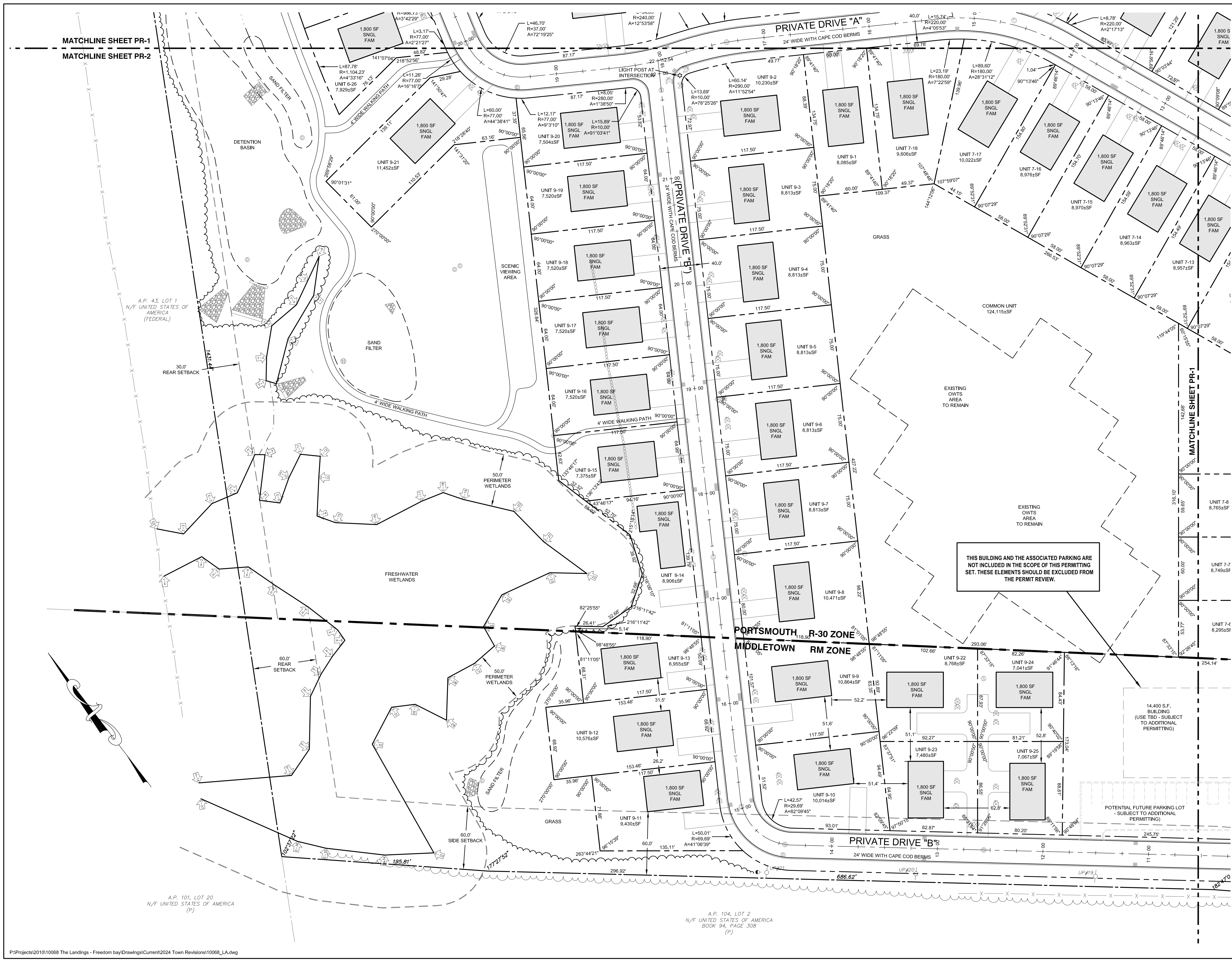
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14,400 S.F. BUILDING (USE TBD - SUBJECT TO ADDITIONAL PERMITTING)

POTENTIAL FUTURE PARKING LOT - SUBJECT TO ADDITIONAL PERMITTING

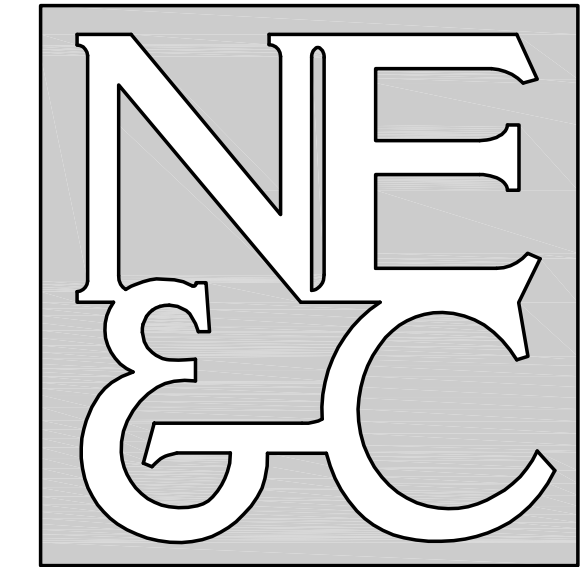
PORTSMOUTH R-30 ZONE
MIDDLETOWN RM ZONE



A.P. 43 LOT 1
N/F UNITED STATES OF AMERICA
(FEDERAL)

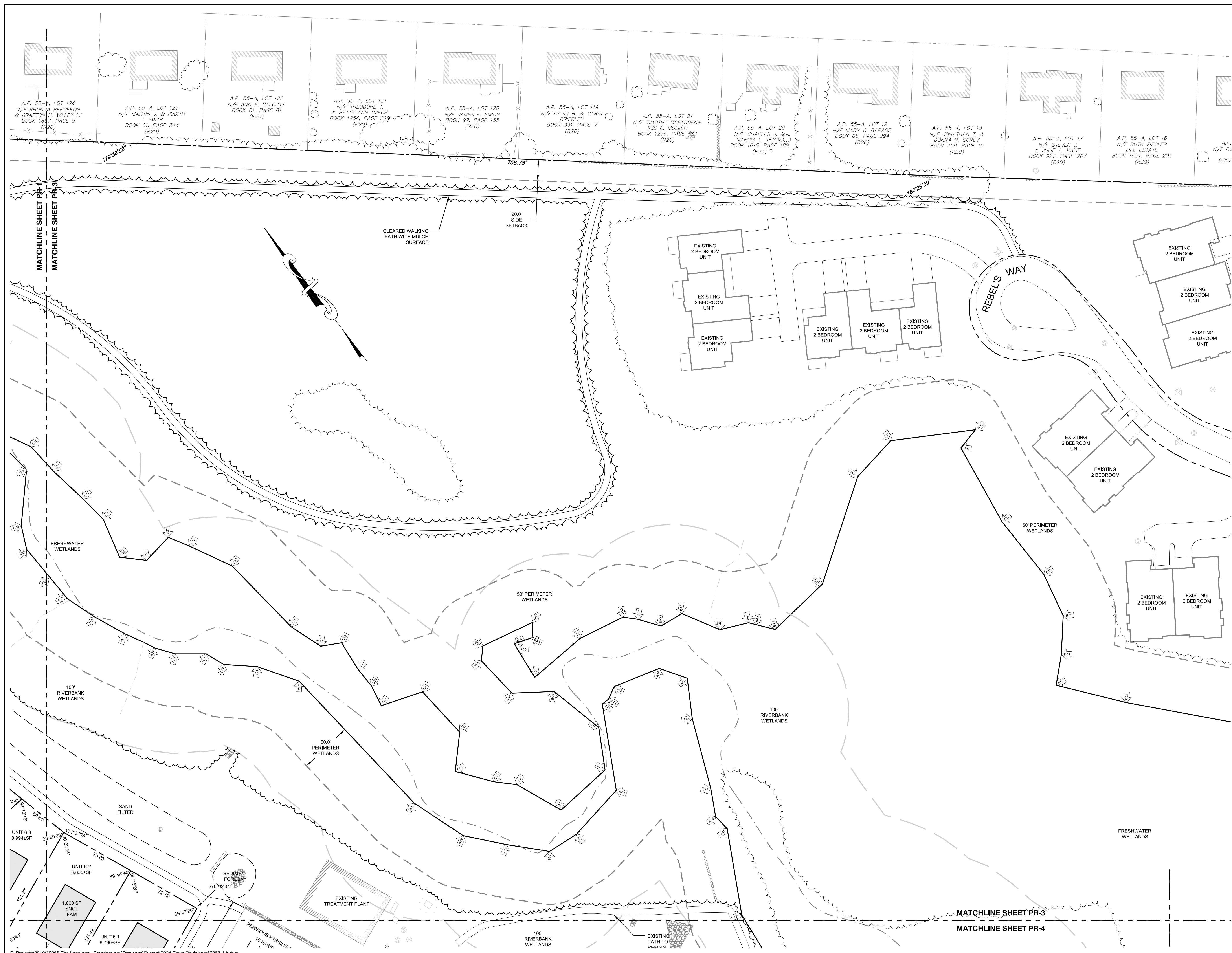
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N/F UNITED STATES OF AMERICA
(P)

A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)

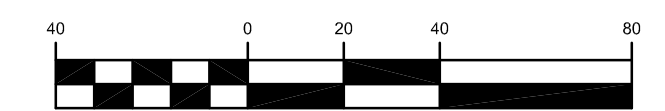


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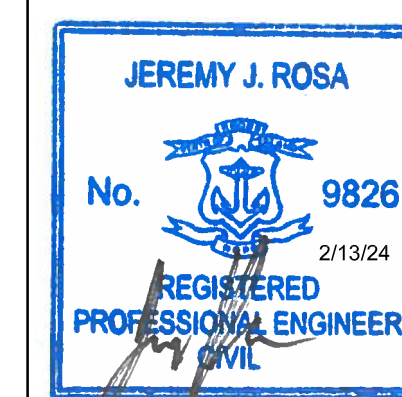


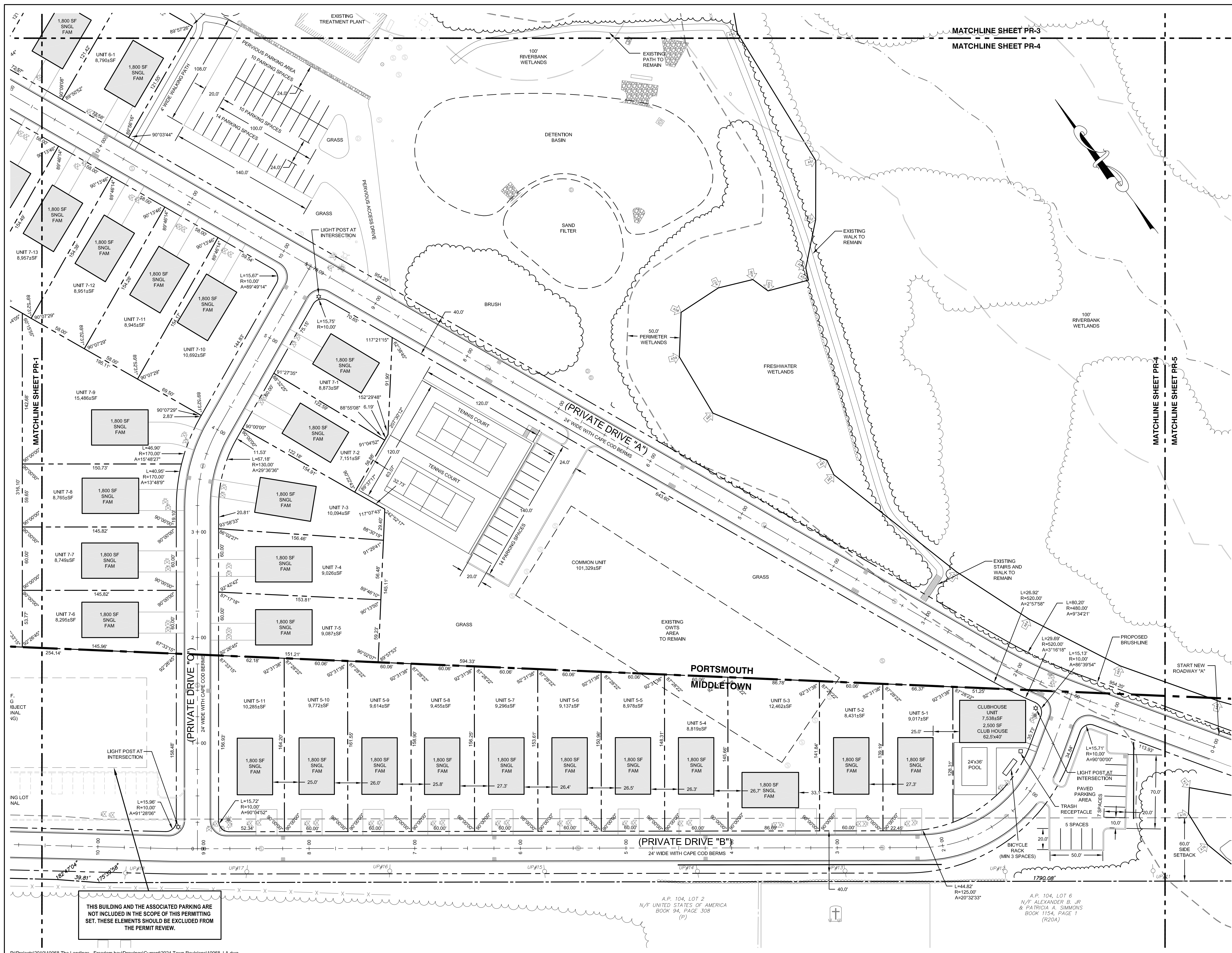
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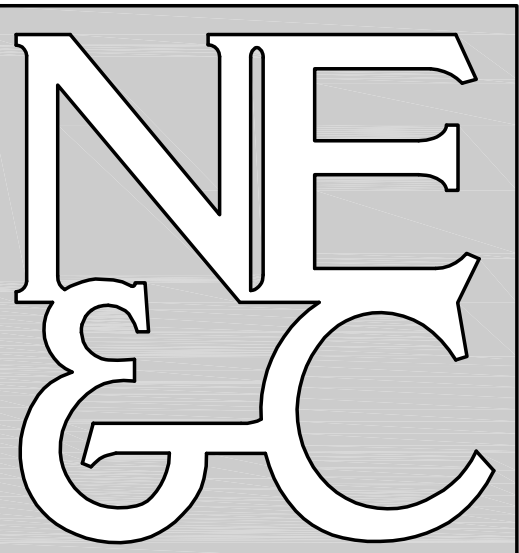
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
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Scale: 1"=40'		Date: REV. 13FEB24	
Project Title:			
PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED LAYOUT PLAN SHEET 3			
Drawing Number:		C-12	
Sheet		12 of 39	
Project Number:		15129.0	
Survey Index:		-	
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			





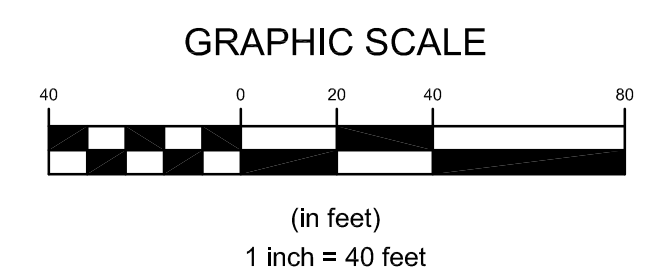
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 STRUCTURAL

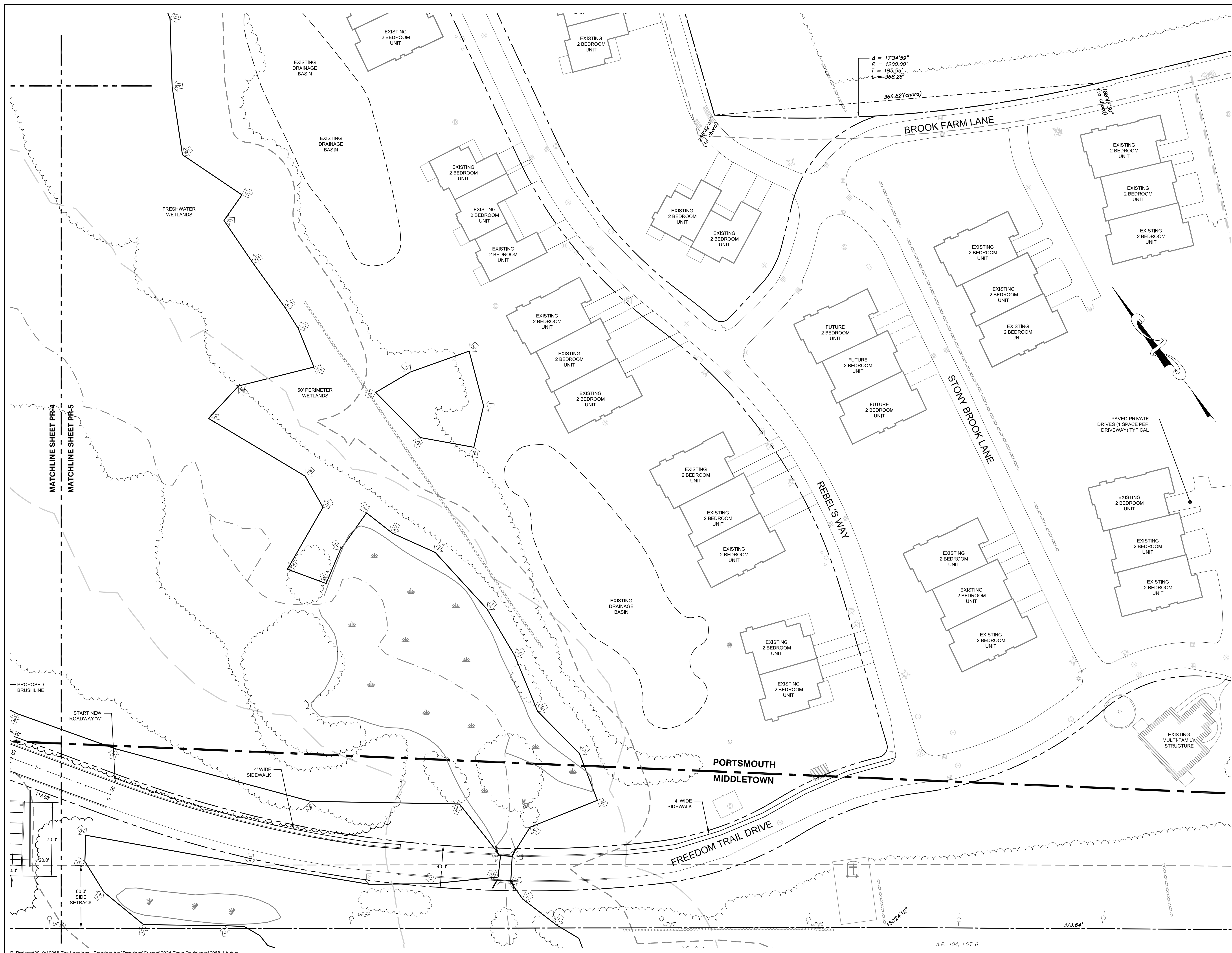


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Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED LAYOUT PLAN SHEET 4			
Drawing Number:		C-13	
Sheet		13 of 39	
Project Number:		15129.0	
Survey Index:			
			
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>			

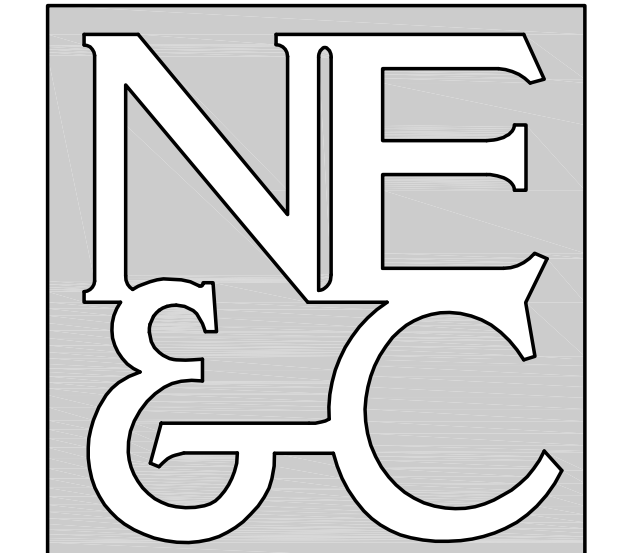
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A.P. 104, LOT 2
 N/F UNITED STATES OF AMERICA
 BOOK 94, PAGE 308
 (P)

A.P. 104, LOT 6
 N/F ALEXANDER & JR
 & PATRICIA A. SIMMONS
 BOOK 1154, PAGE 1
 (R20A)



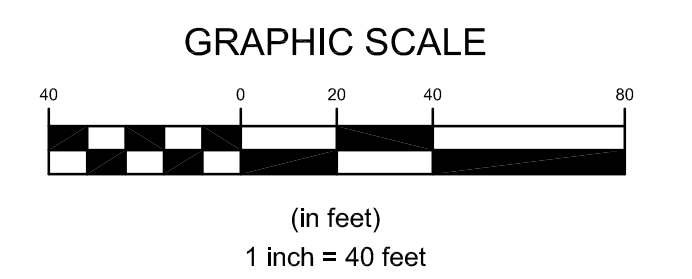
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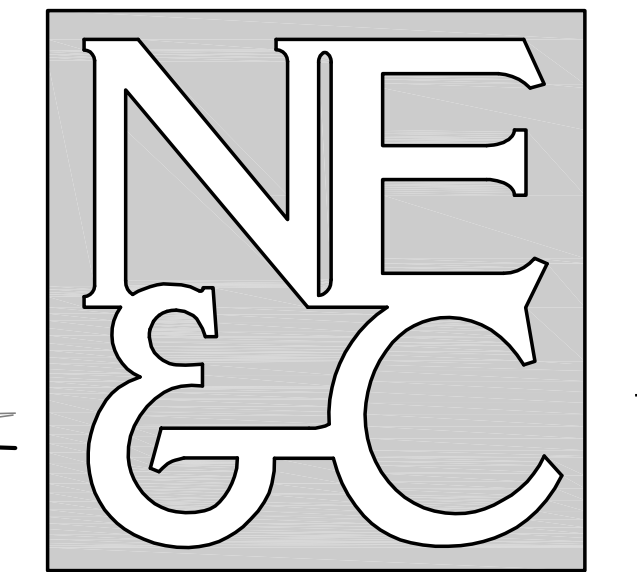
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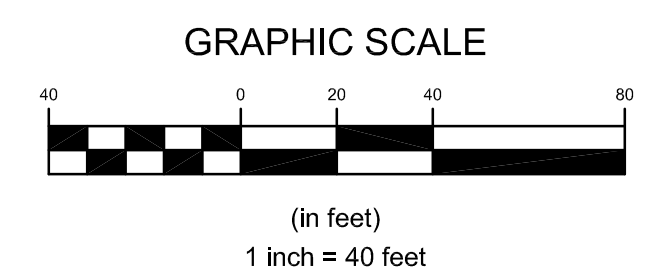
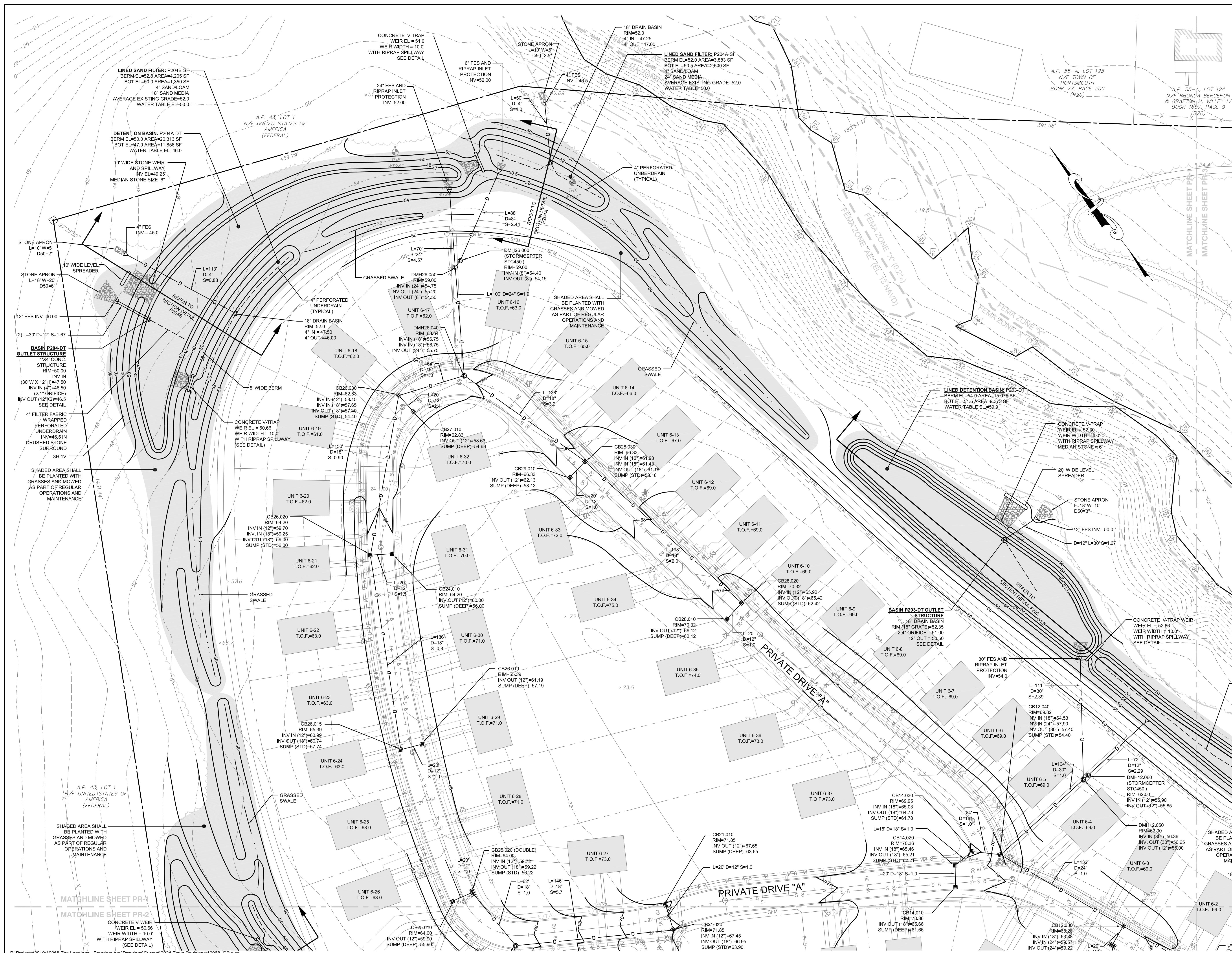
No.	Revision	Date	App.
	Designed By: JJR/GES	Drawn by: JJR	Checked by: GES
Scale: 1"=40'		Date: REV. 13FEB24	
Project Title:			
PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED LAYOUT PLAN SHEET 5			
Drawing Number:		C-14	
Sheet		14 of 39	
Project Number:		15129.0	
Survey Index:			
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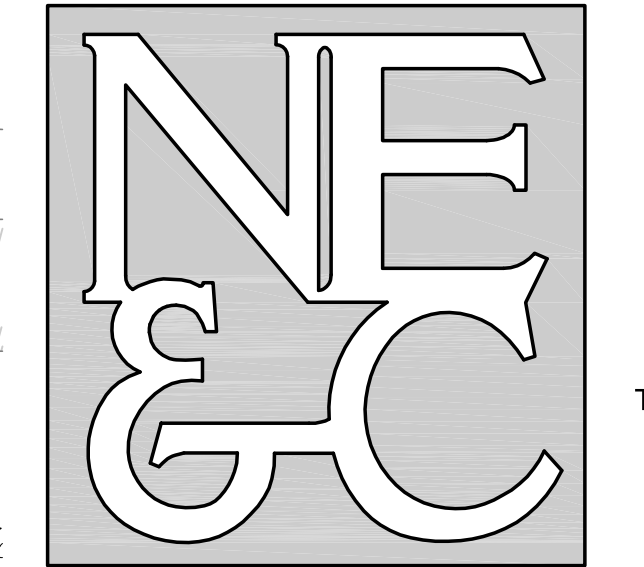
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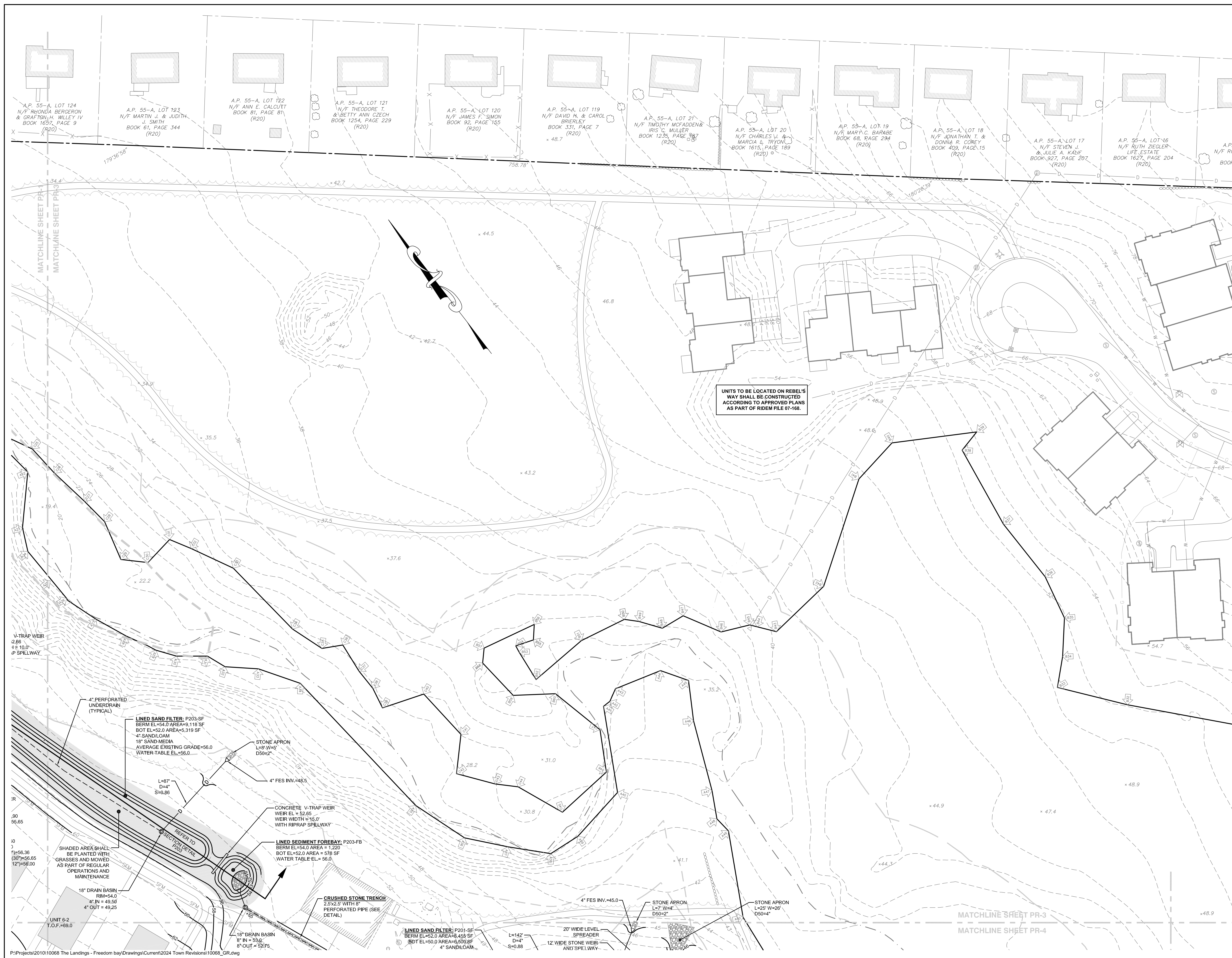


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Scale: 1"=40'		Date: REV. 13FEB24	
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Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
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Drawing Number:		C-15	
Sheet		15 of 39	
Project Number:		15129.0	
Survey Index:			
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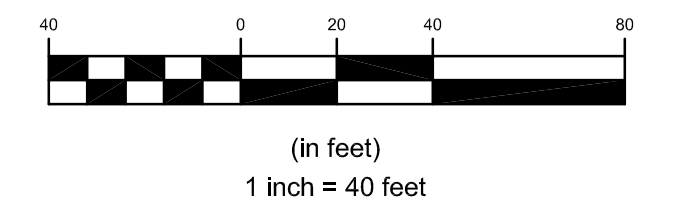


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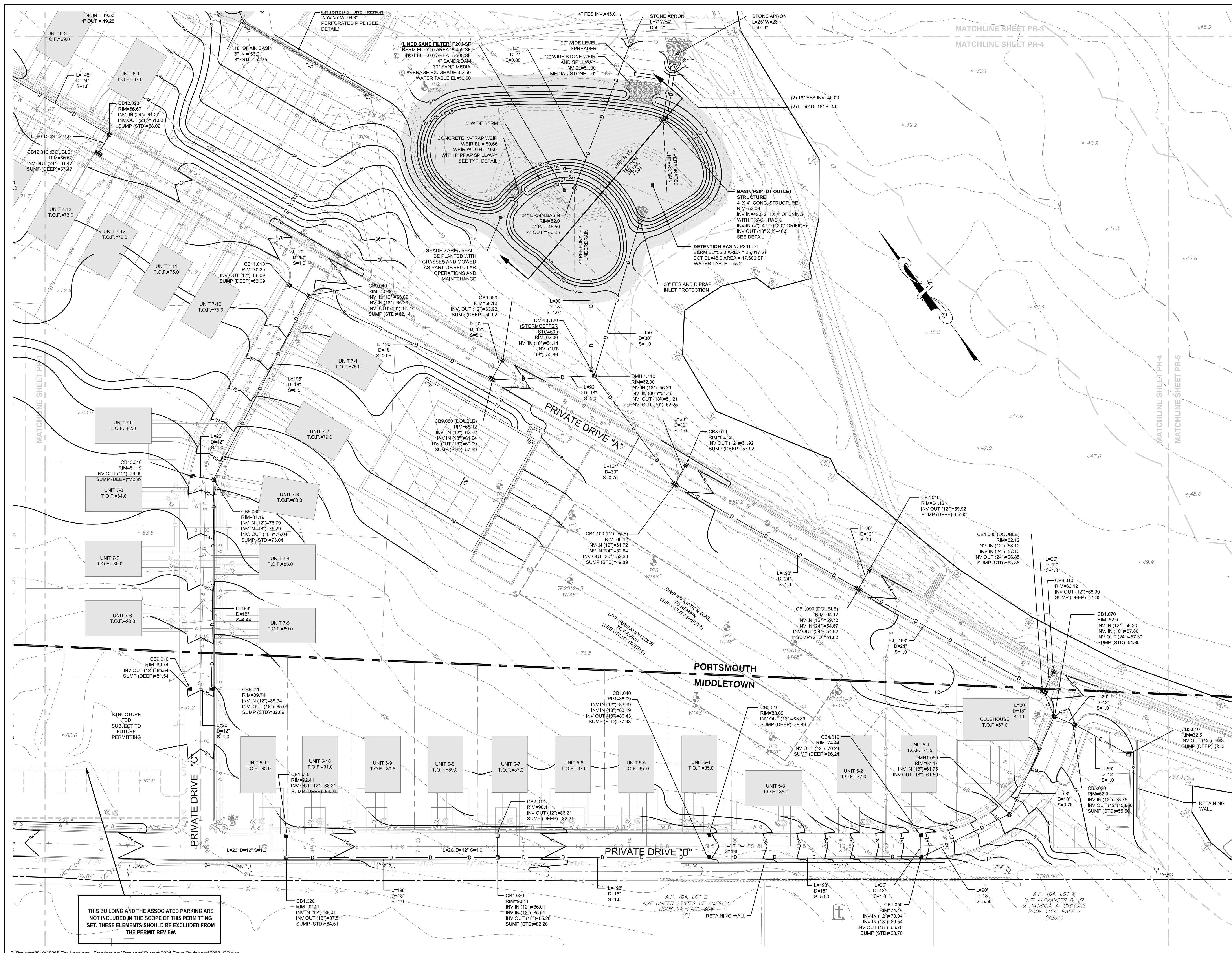
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Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED GRADING AND DRAINAGE PLAN SHEET 3			
Drawing Number:		C-17	
Sheet 17 of 39		Project Number:	
		15129.0	
Survey Index:			
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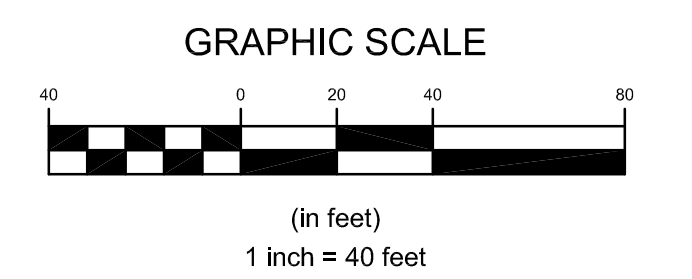


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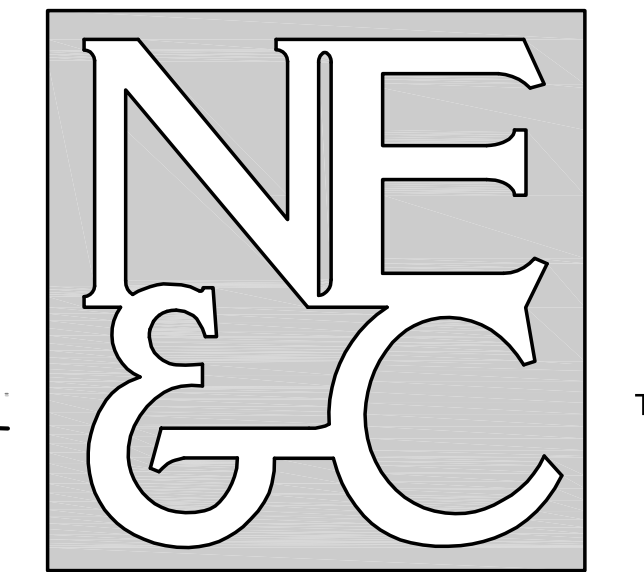
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- TRANSPORTATION
- STRUCTURAL

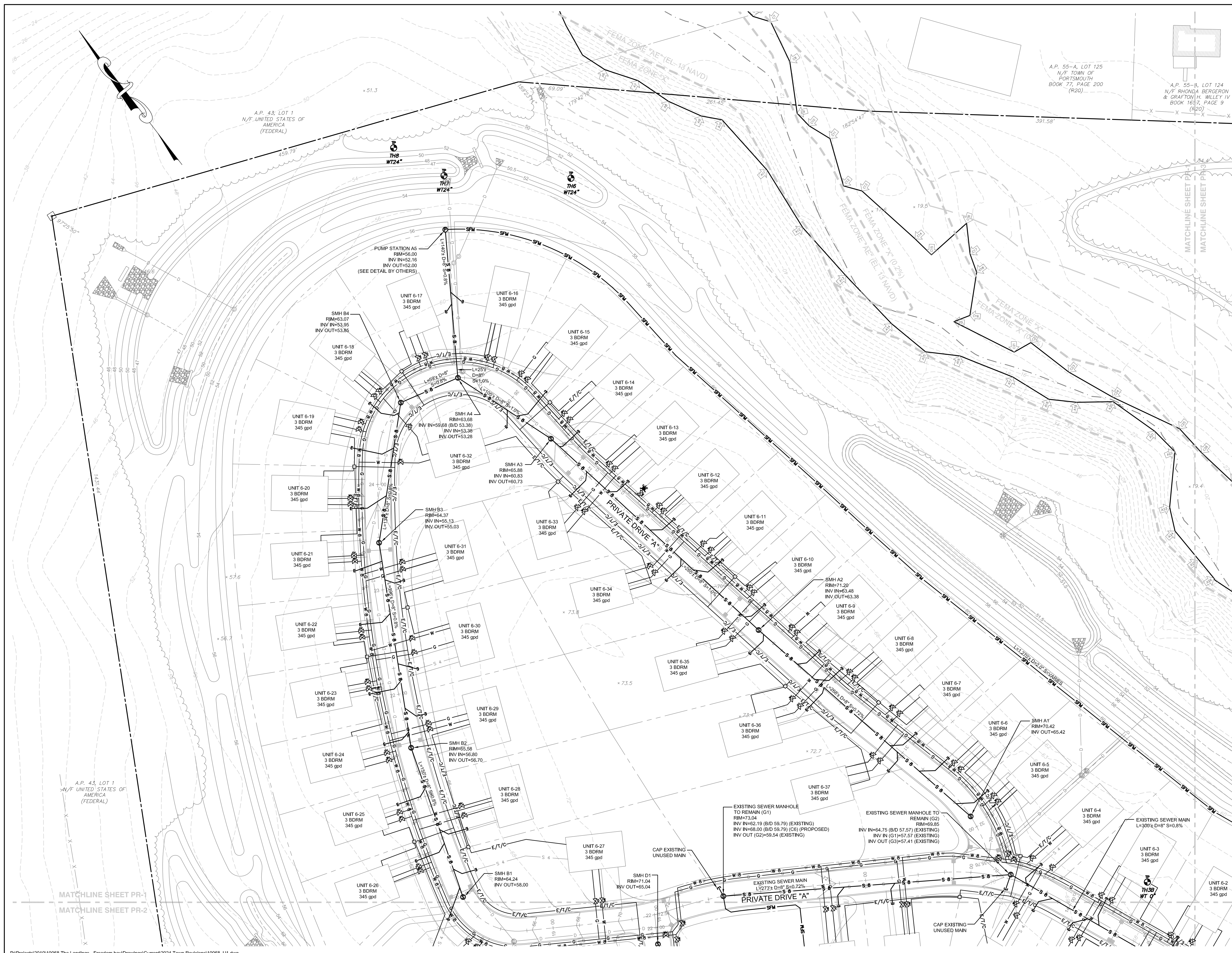


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Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
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Drawing Number:		C-18	
Sheet		18 of 39	
Project Number:		15129.0	
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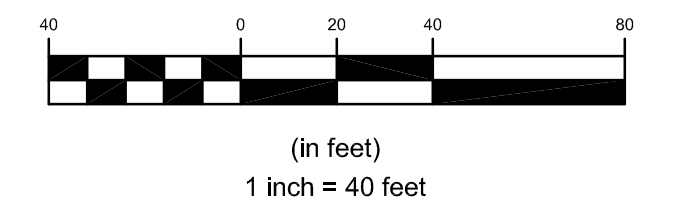
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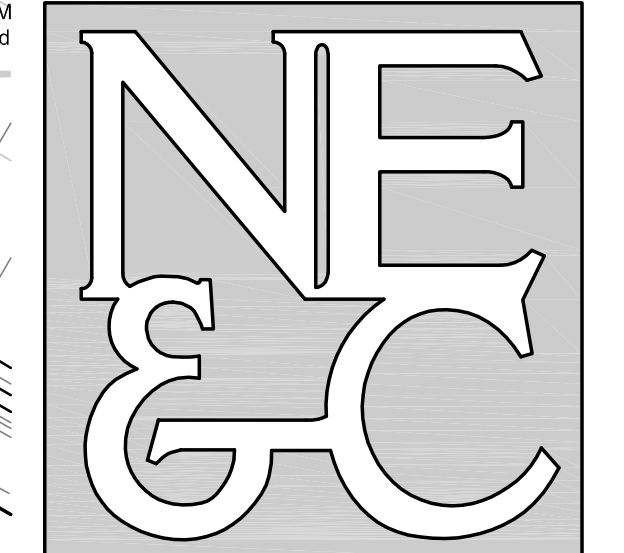


REFER TO OWT'S NOTES ON SHEET 2

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PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED UTILITY PLAN SHEET 1			
Drawing Number:		C-19	
Sheet		19 of 39	
Project Number:		15129.0	
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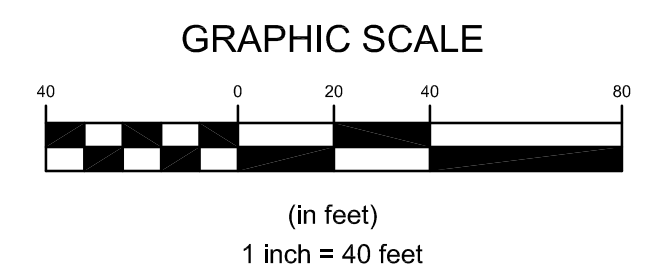
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- TRANSPORTATION
- STRUCTURAL

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 MATCHLINE SHEET PR-2

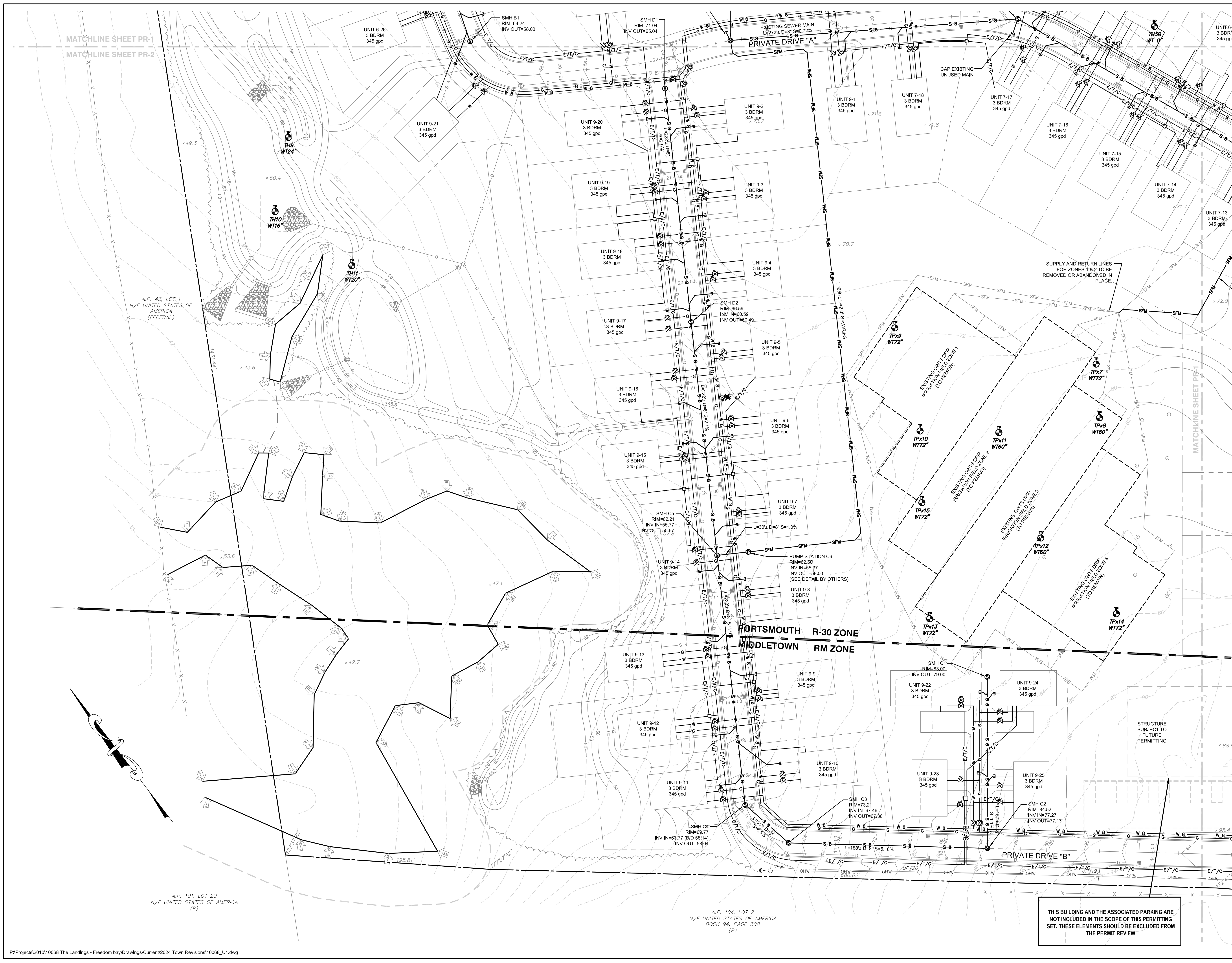
MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-1

REFER TO OWTS NOTES ON SHEET 2



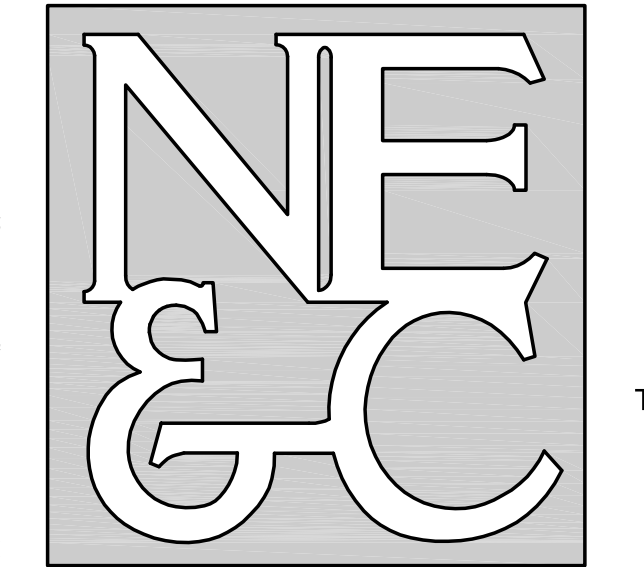
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Issued for:			
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Drawing Title:			
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Project Number:		15129.0	
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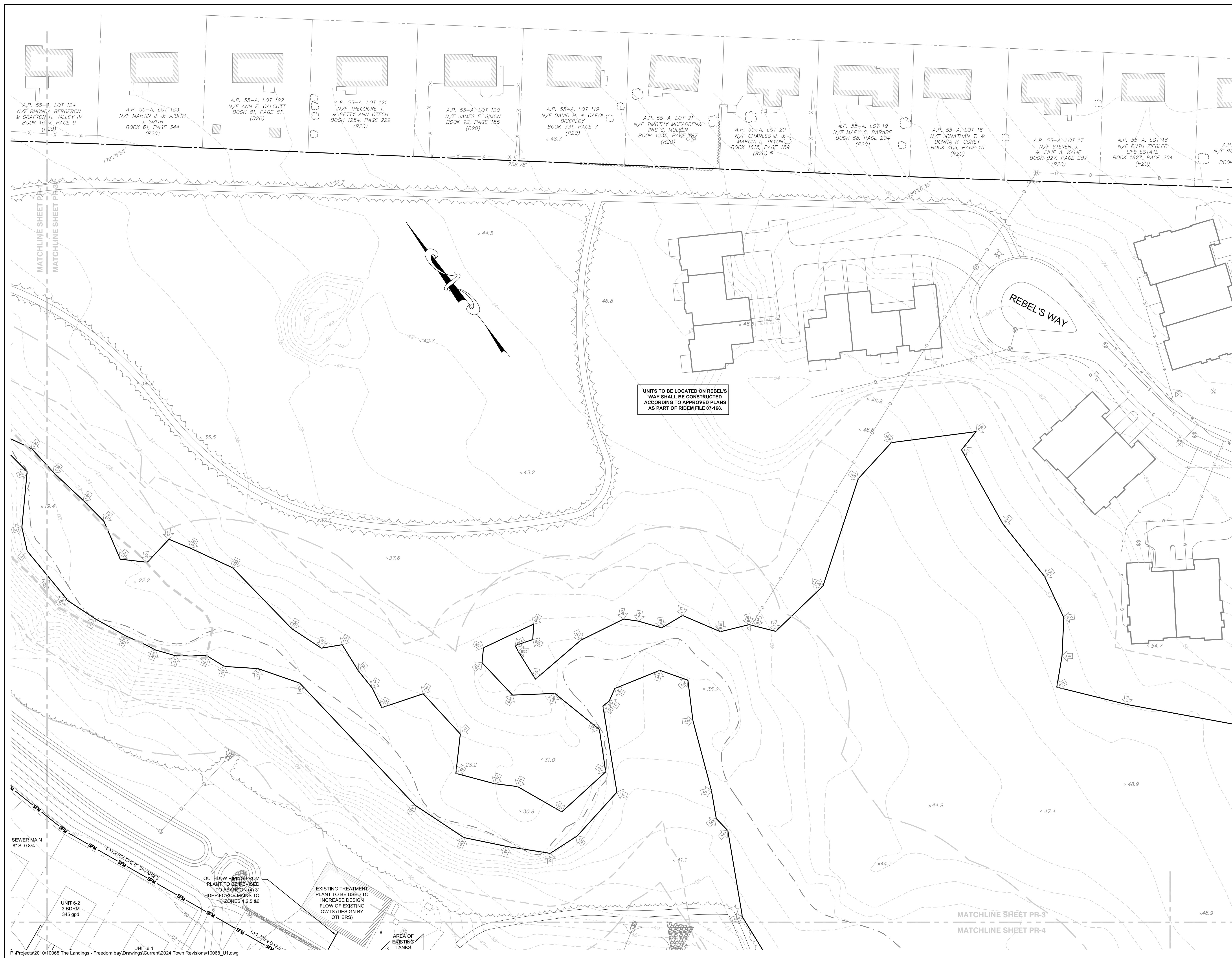
A.P. 101, LOT 20
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 (P)

A.P. 104, LOT 2
 N/F UNITED STATES OF AMERICA
 BOOK 94, PAGE 308
 (P)



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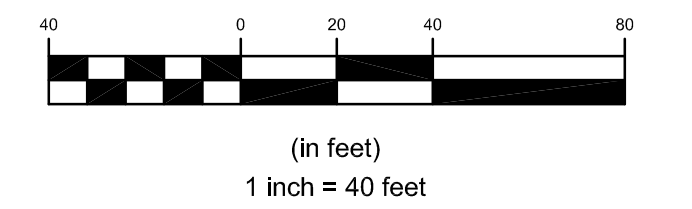
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UNITS TO BE LOCATED ON REBEL'S WAY SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS AS PART OF RIDEM FILE 07-168.

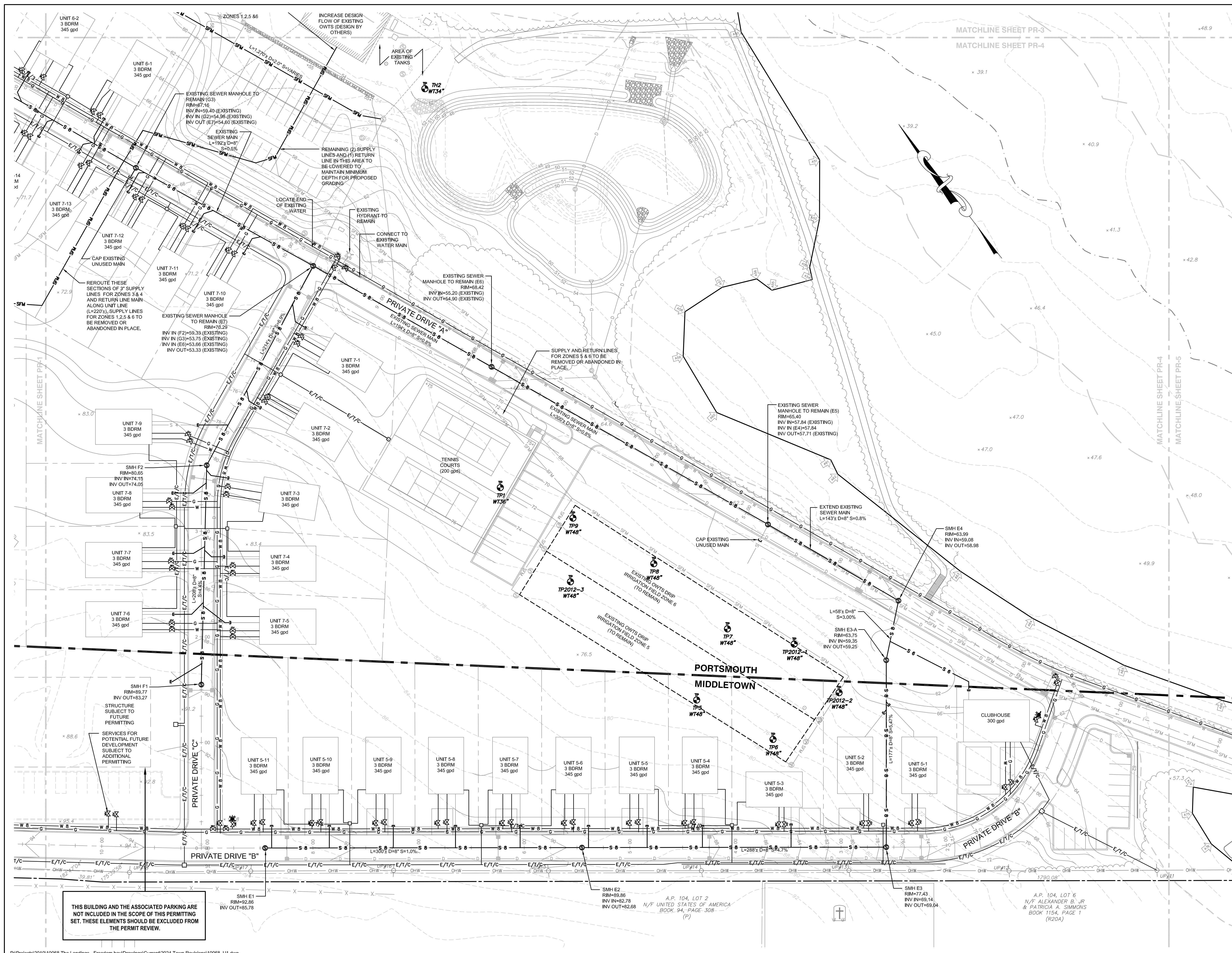
REFER TO OWT'S NOTES ON SHEET 2

GRAPHIC SCALE



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PERMITTING			
Drawing Title:			
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Drawing Number:		C-21	
Sheet		21 of 39	
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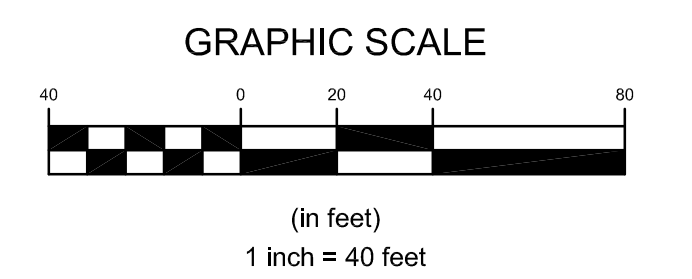
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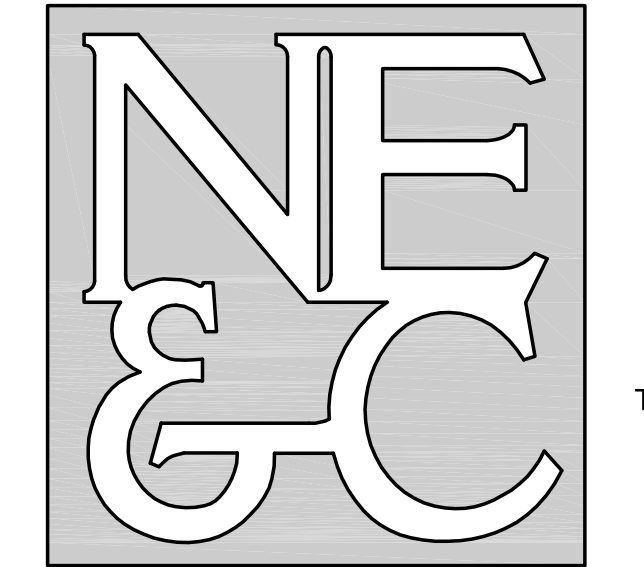
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REFER TO OWTs NOTES ON SHEET 2



No.	Revision	Date	App.
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Project Title:			
PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED UTILITY PLAN SHEET 4			
Drawing Number:		C-22	
Sheet 22 of 39		Project Number:	
		15129.0	
Survey Index:			
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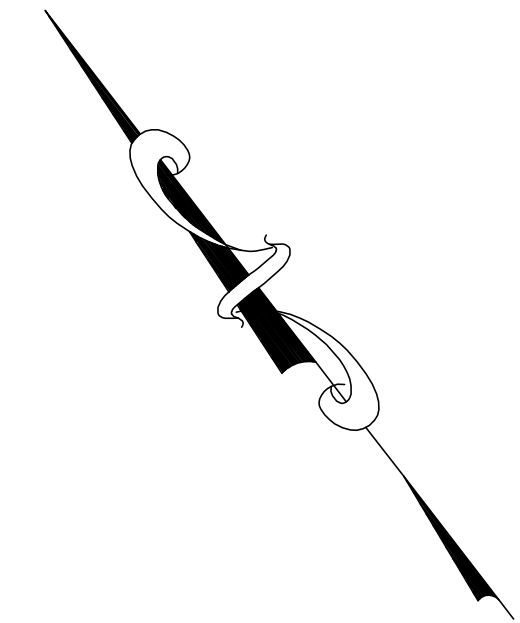
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- WATERFRONT
- SURVEYING
- GEOTECHNICAL
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- TRANSPORTATION
- STRUCTURAL

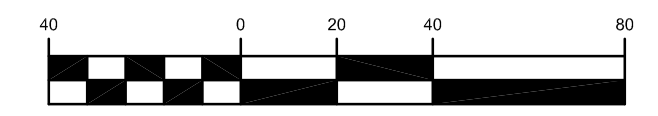
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REFER TO OWTS NOTES ON SHEET 2

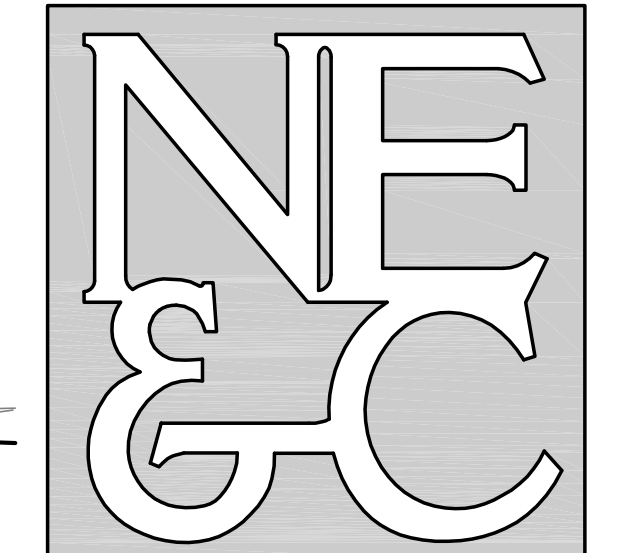
GRAPHIC SCALE



(in feet)
1 inch = 40 feet

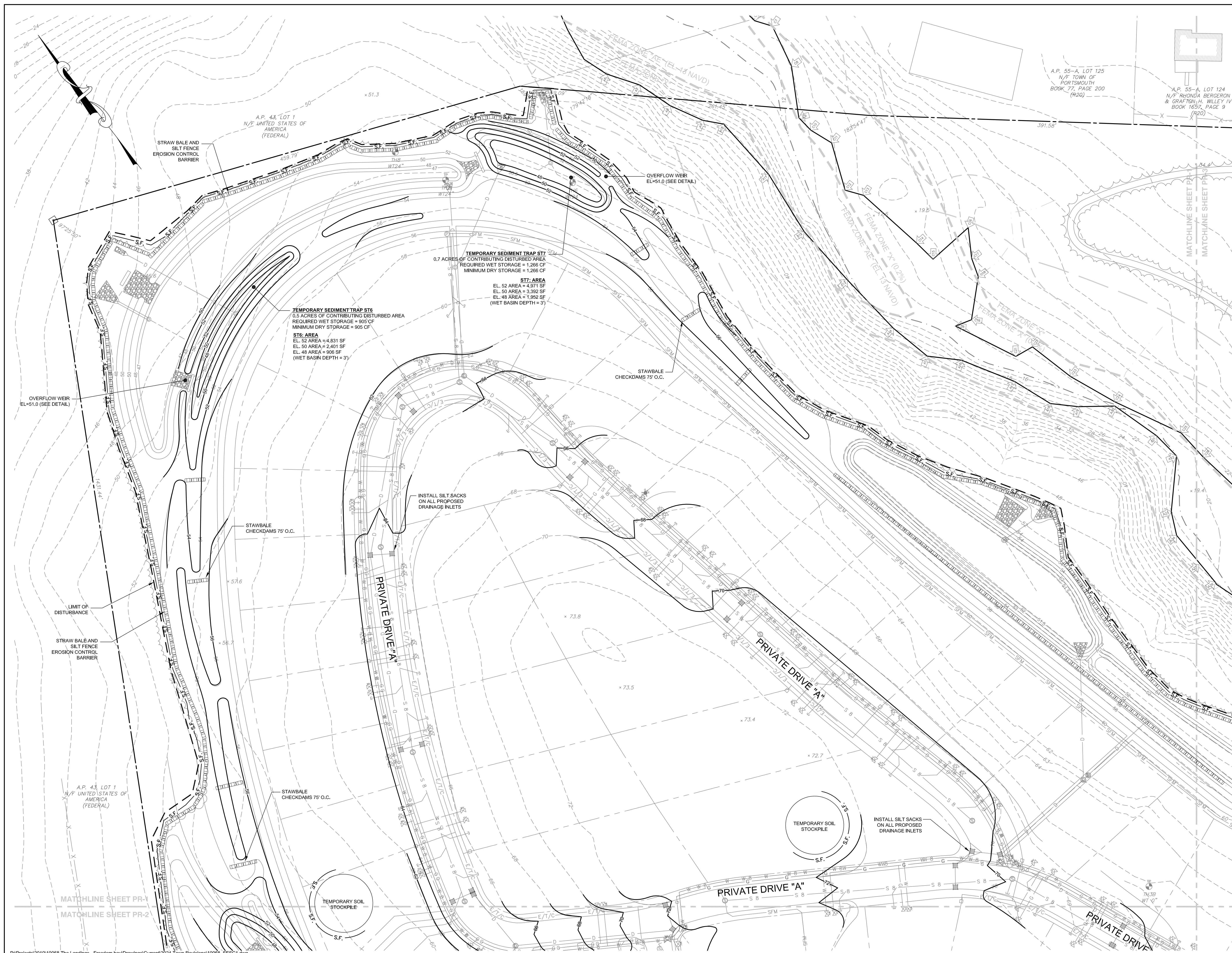
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Scale: 1"=40'		Date: REV. 13FEB24	
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PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED UTILITY PLAN SHEET 5			
Drawing Number:		C-23	
Sheet		23 of 39	
Project Number:		15129.0	
Survey Index:		-	
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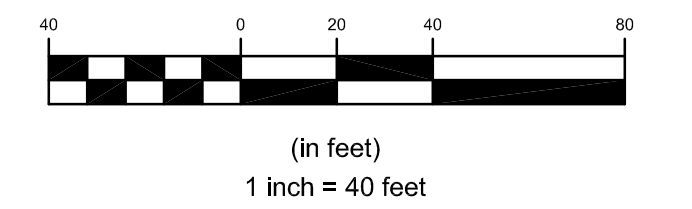


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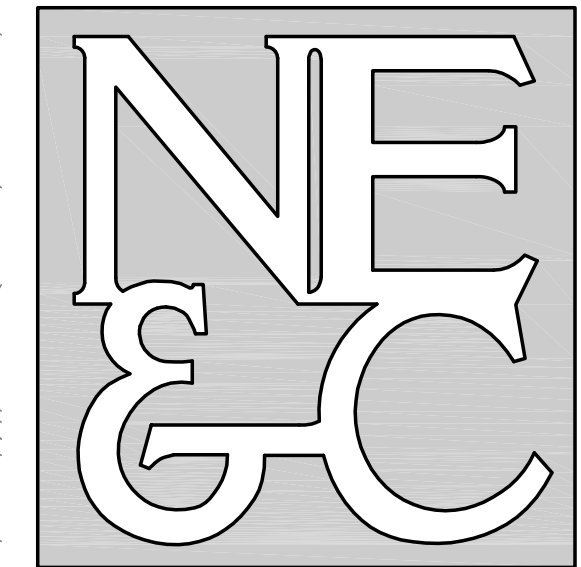
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GRAPHIC SCALE



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Issued for:			
PERMITTING			
Drawing Title:			
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Drawing Number:		C-24	
Sheet		24 of 39	
Project Number:		15129.0	
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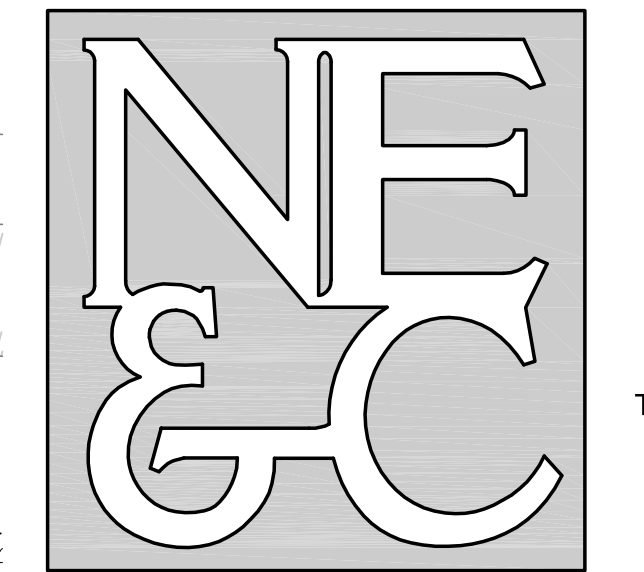


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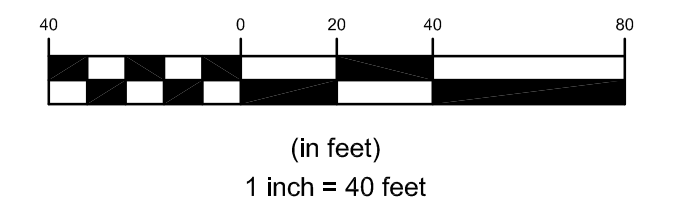


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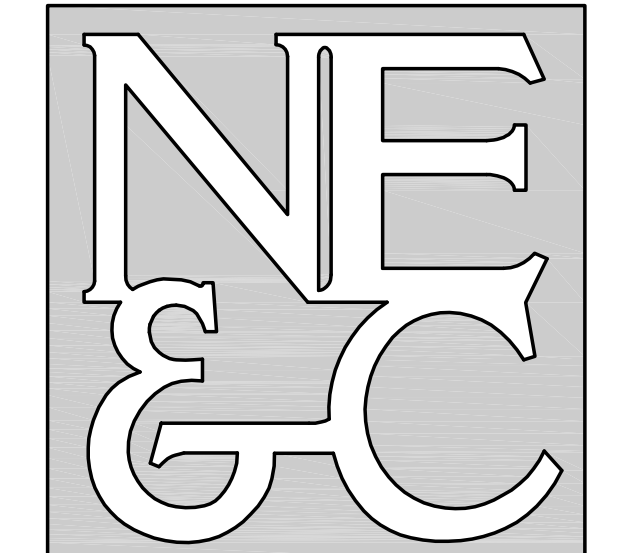
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Issued for:			
PERMITTING			
Drawing Title:			
CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 3			
Drawing Number:		C-26	
Sheet		26 of 39	
Project Number:		15129.0	
Survey Index:		-	
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$\Delta = 1/34.54'$
 $R = 1200.00'$
 $T = 185.59'$
 $L = 368.28'$

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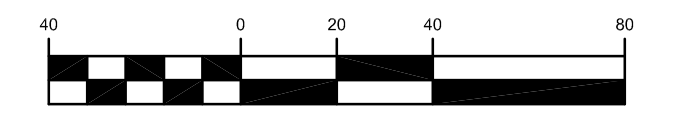


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(in feet)
1 inch = 40 feet

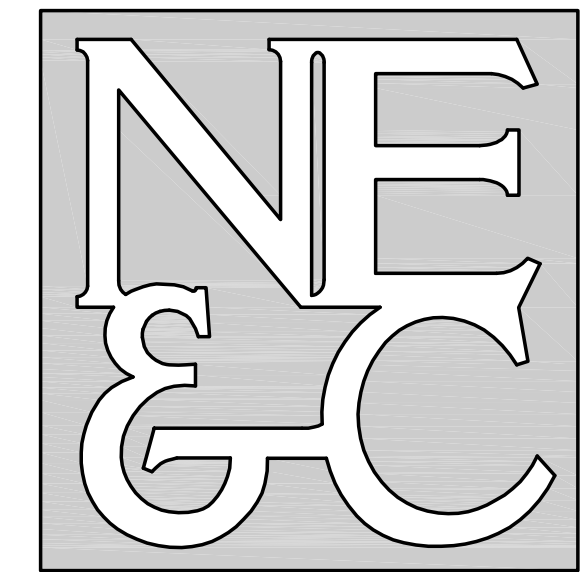
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PERMITTING			
Drawing Title:			
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Drawing Number:		C-28	
Sheet		28 of 39	
Project Number:		15129.0	
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TEMPORARY SEDIMENT TRAP ST1
 2.6 ACRES OF CONTRIBUTING DISTURBED AREA
 REQUIRED WET STORAGE = 4,703 CF
 MINIMUM DRY STORAGE = 4,703 CF
 ST1 AREAS
 EL. 64 AREA = 9,043 SF
 EL. 62 AREA = 7,290 SF
 EL. 60 AREA = 5,641 SF
 (WET BASIN DEPTH = 3')

50'x25' CONSTRUCTION
 ENTRANCE TO BE INSTALLED
 IF PAVEMENT IS REMOVED
 DOWN TO ERODIBLE SURFACE

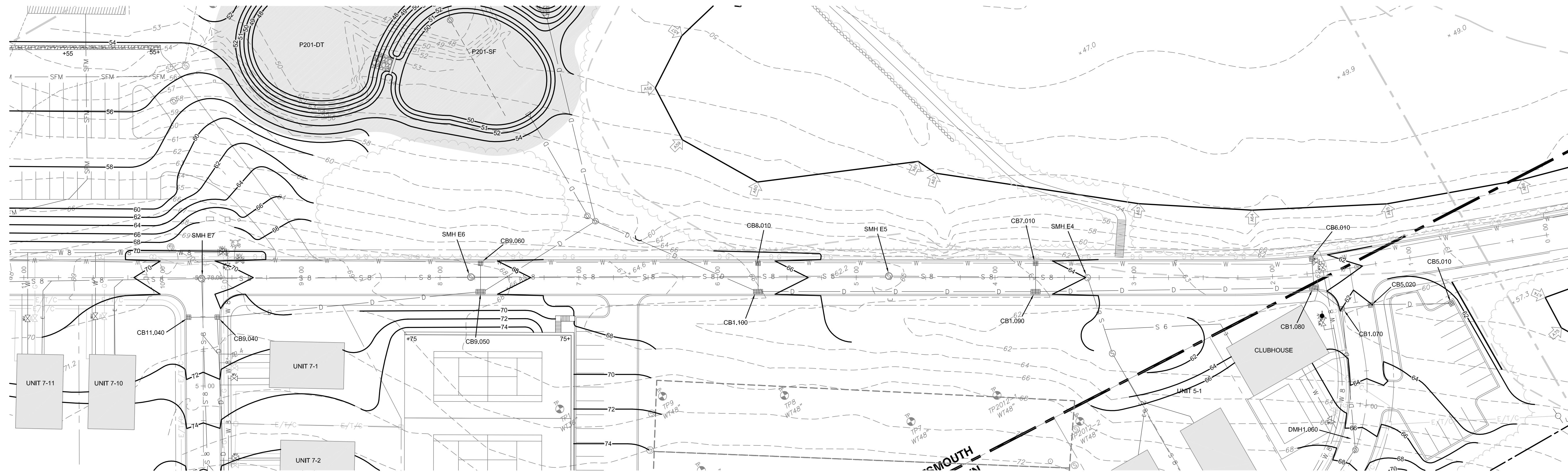
PORTSMOUTH
 MIDDLETOWN

A.P. 104, LOT 6
 N/F ALEXANDER B. JR
 & PATRICIA A. SIMMONS
 BOOK 1154, PAGE 1
 (R20A)

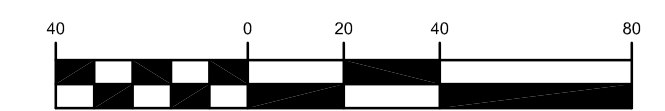


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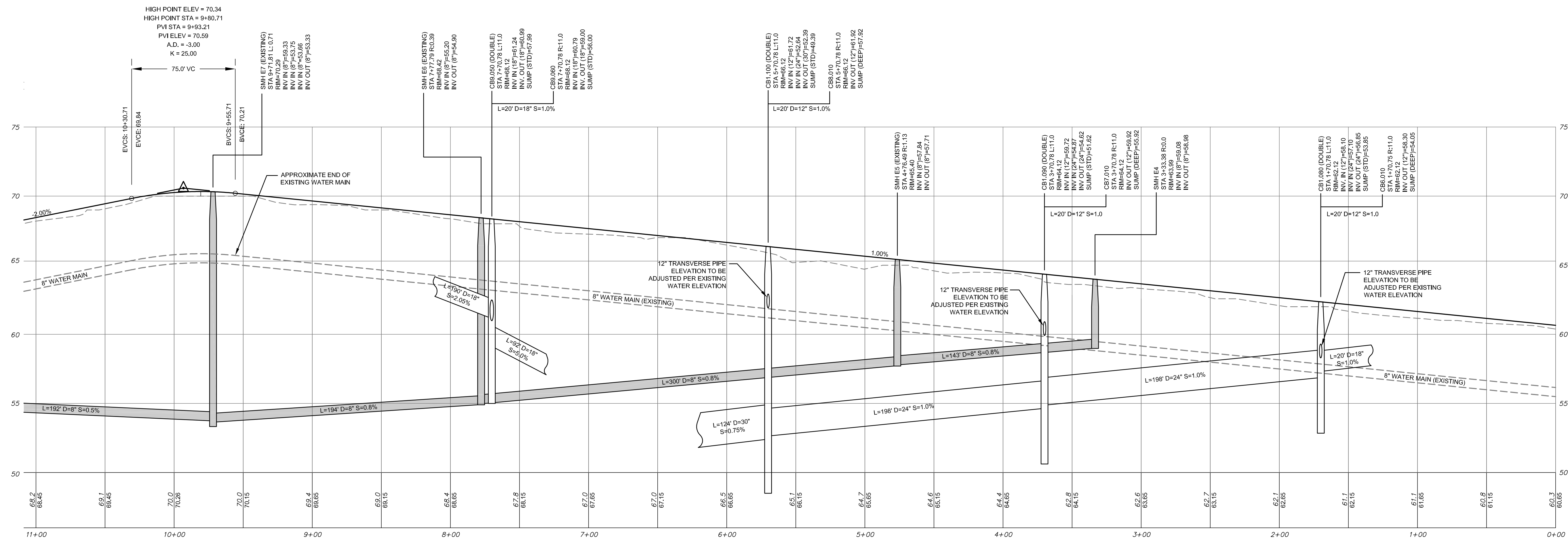
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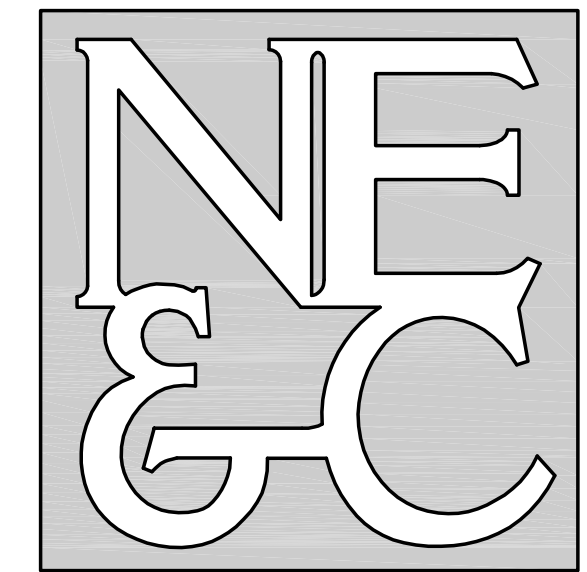
GRAPHIC SCALE



(in feet)
1 inch = 40 feet

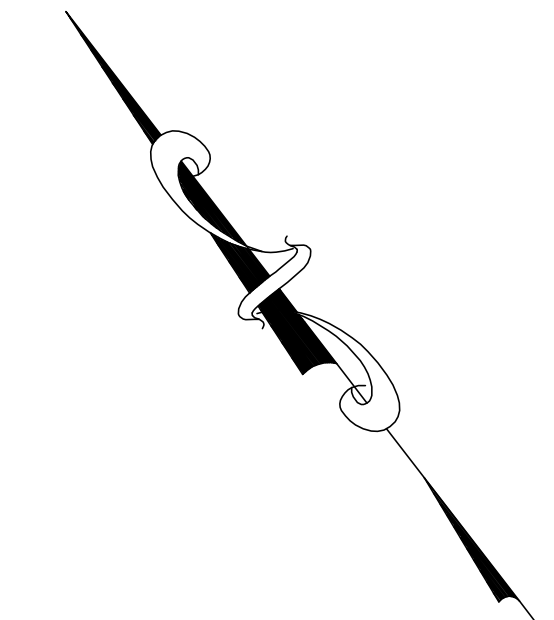


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Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED PRIVATE DRIVE "A" PROFILE STA 0+00 TO 11+00			
		Drawing Number:	
		C-29	
		Sheet 29 of 39	
		Project Number:	
		15129.0	
		Survey Index:	
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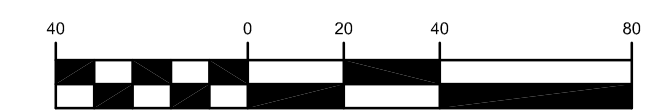


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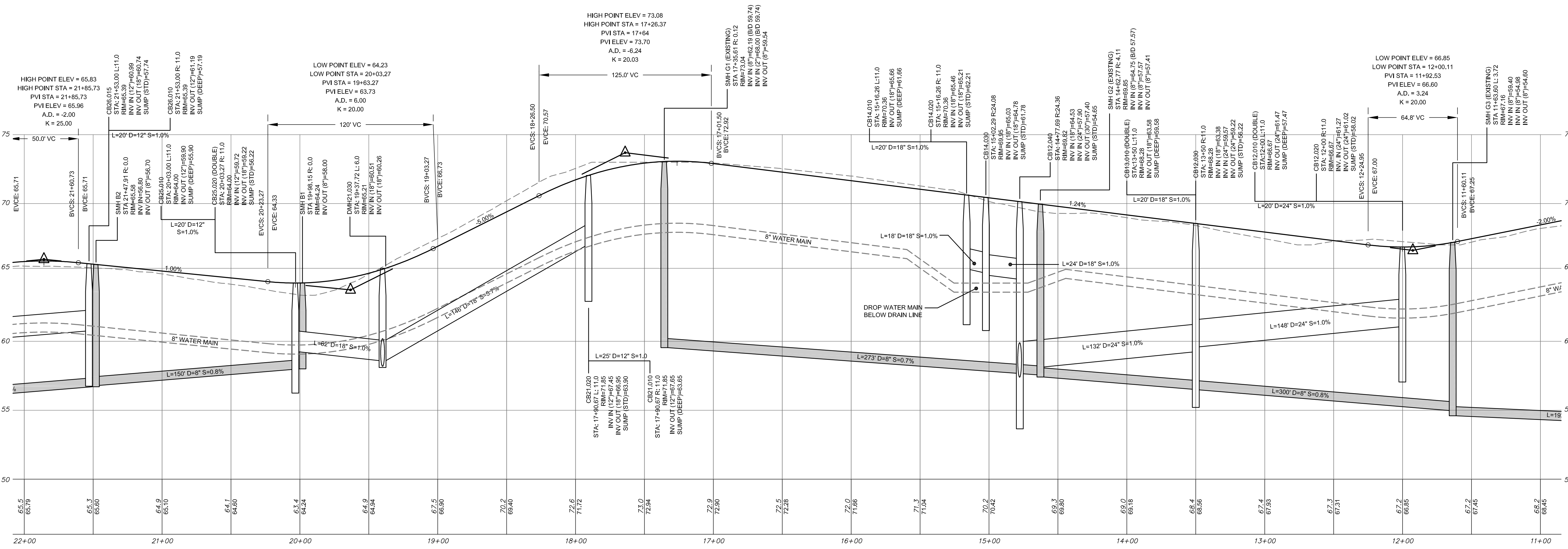
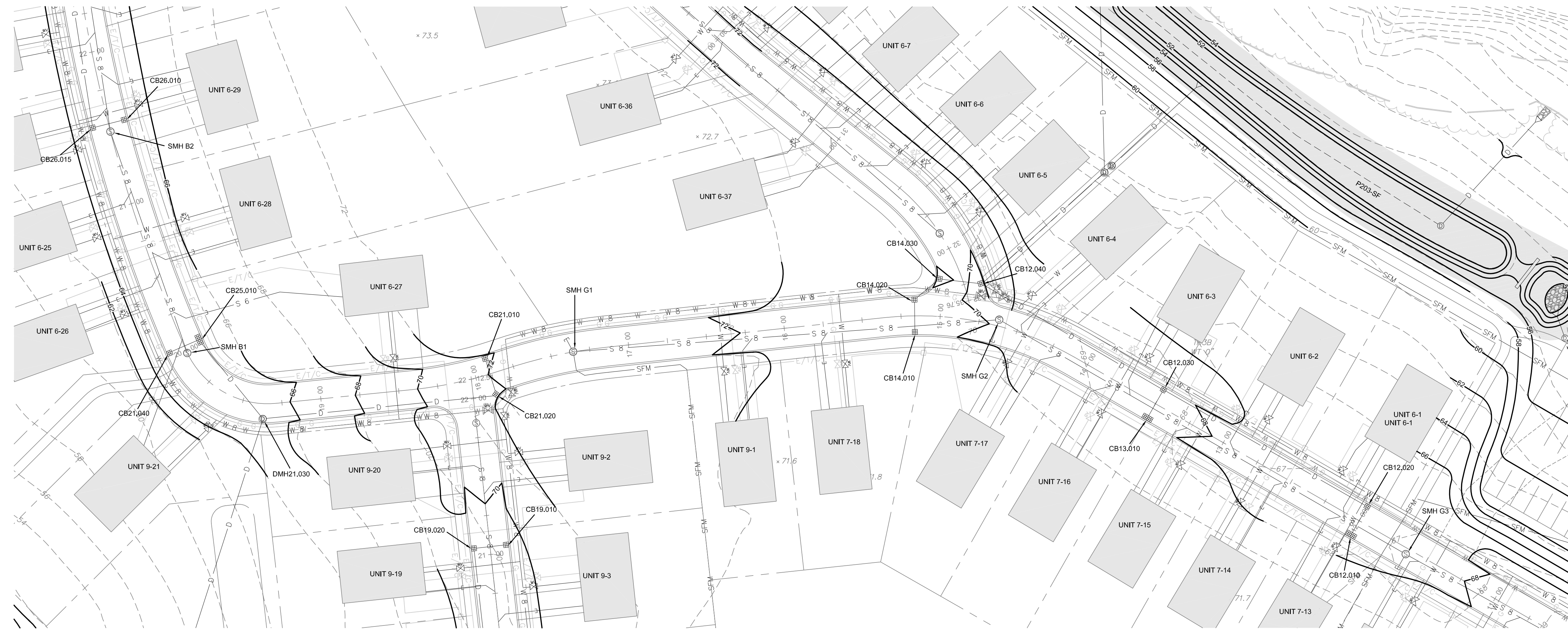
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(in feet)
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No.	Revision	Date	App.
1	Revised	13FEB24	GES

Designed By: JJR/GES Drawn by: JJR Checked by: GES
Scale: 1"=40' Date: REV. 13FEB24

Project Title:
**PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)**

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

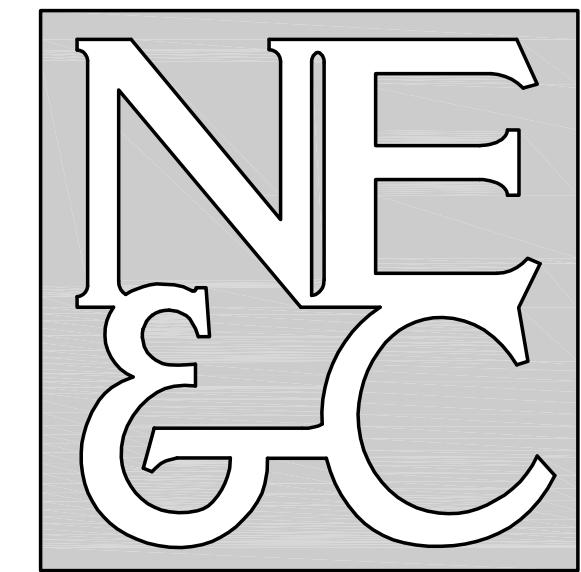
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Drawing Title:
**PROPOSED
PRIVATE DRIVE "A"
PROFILE
STA 11+00 TO 22+00**

Drawing Number:
C-30

Sheet 30 of 39
Project Number:
15129.0
Survey Index:
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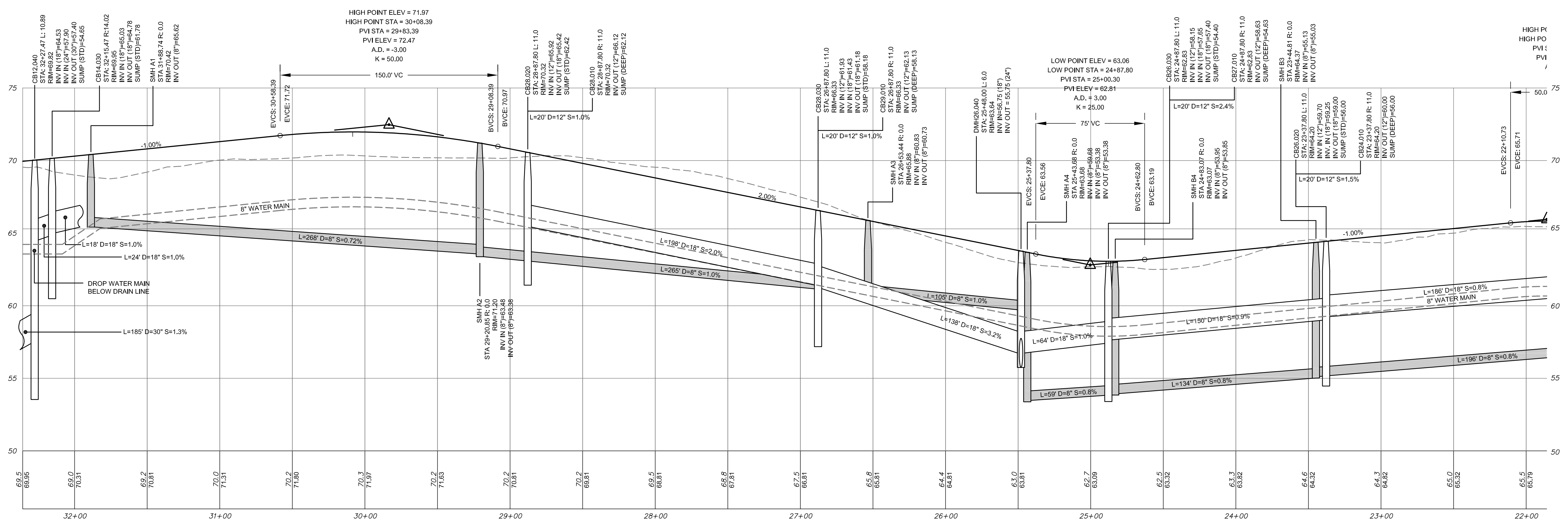
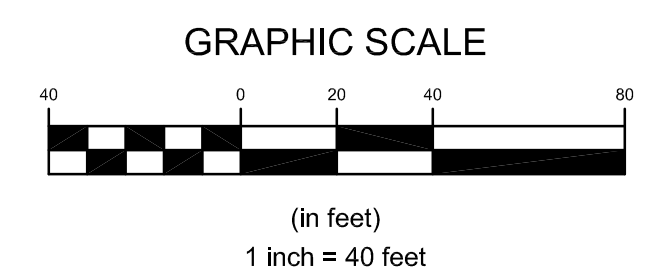
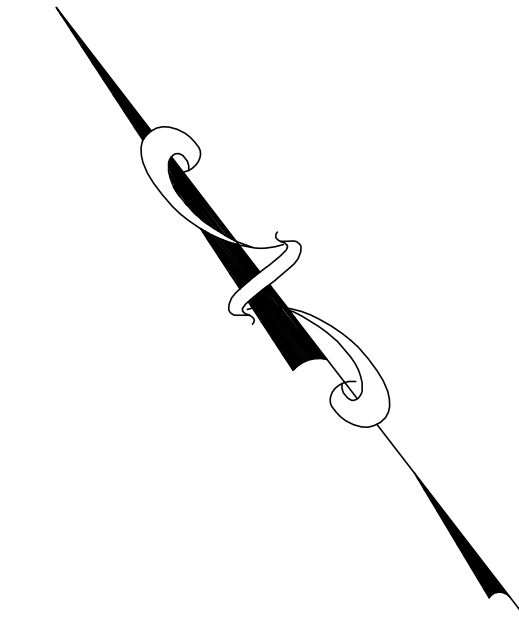
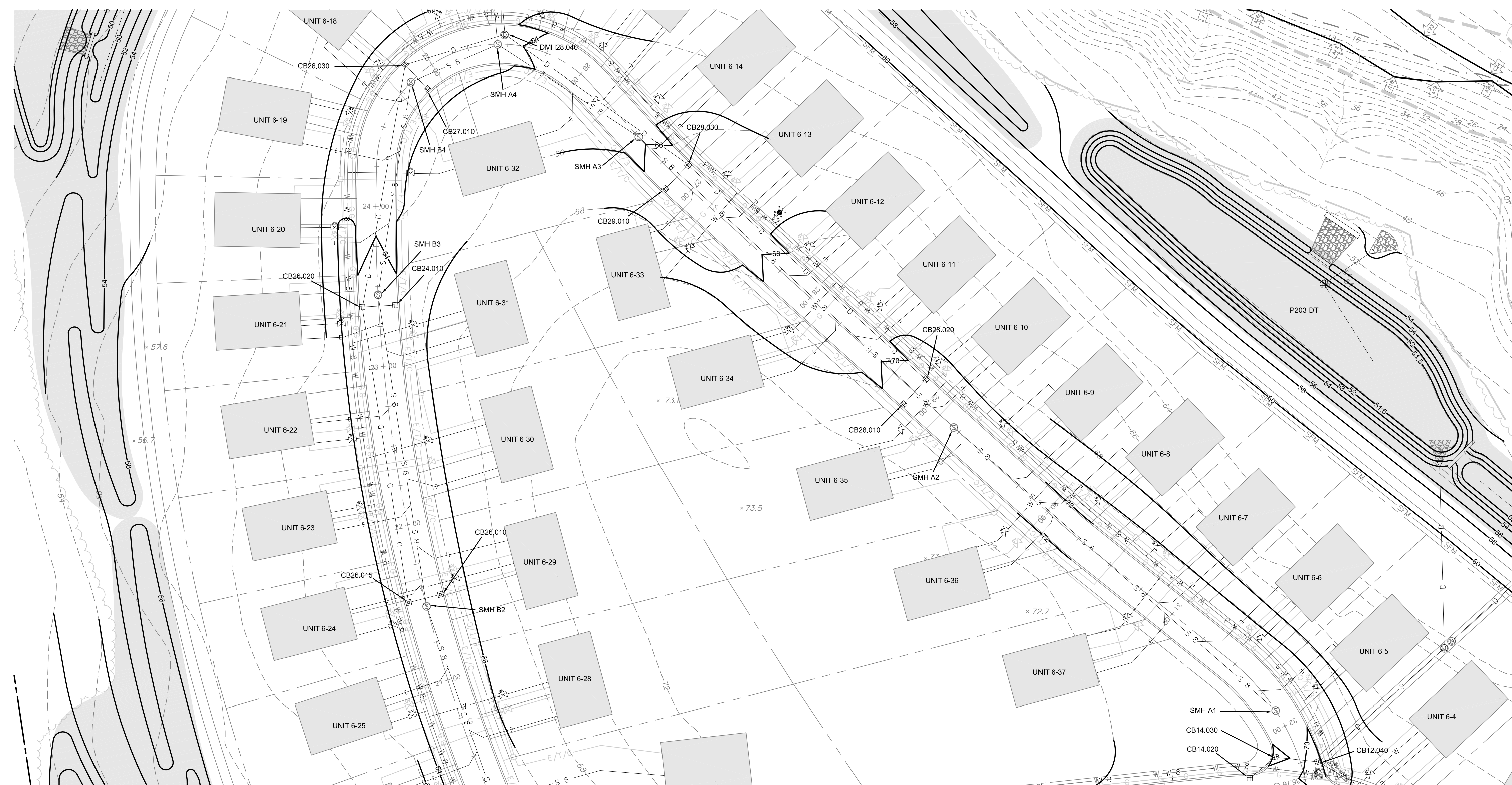
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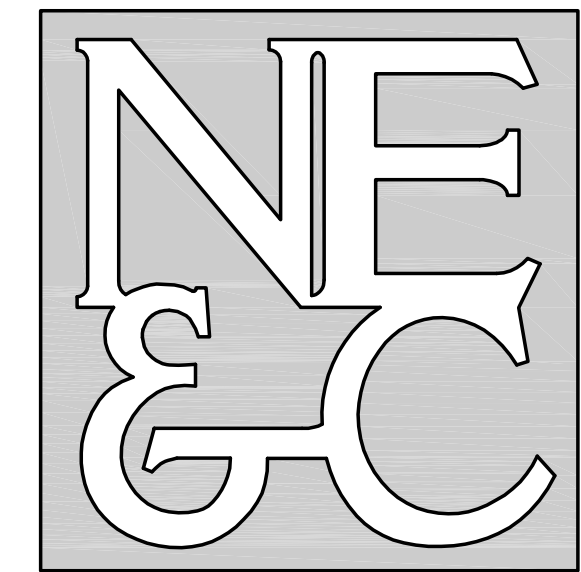
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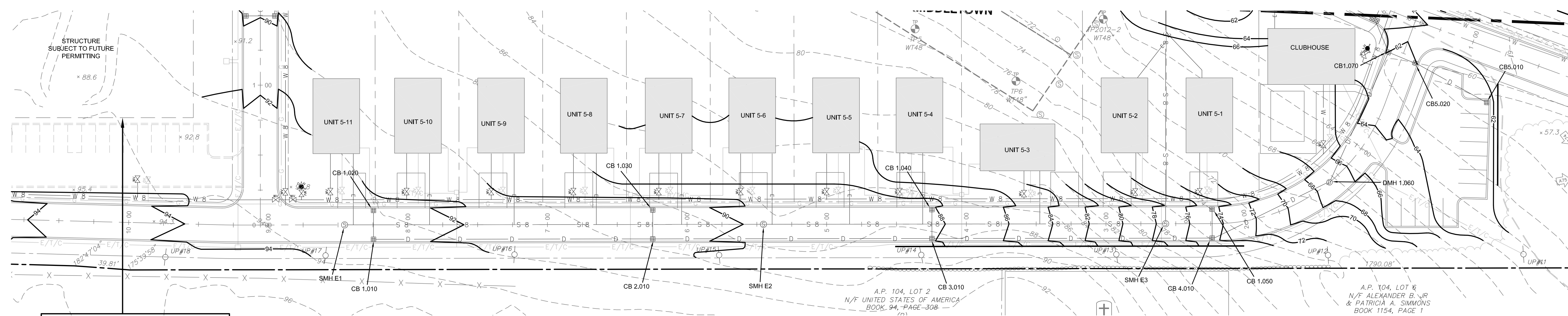
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Scale: 1"=40'		Date: REV. 13FEB24	
Project Title: PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: PROPOSED PRIVATE DRIVE "A" PROFILE STA 22+00 TO END			
Drawing Number: C-31		Sheet 31 of 39	
No. 9826 REGISTERED PROFESSIONAL ENGINEER 2/13/24		Project Number: 15129.0	
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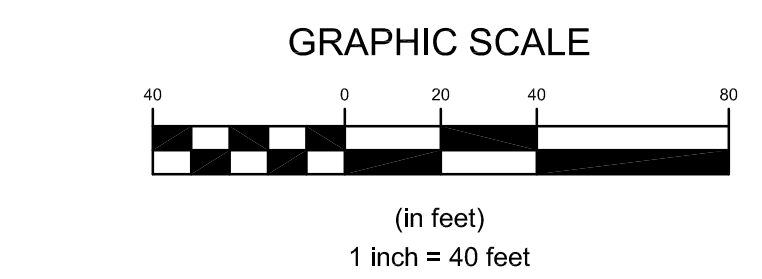
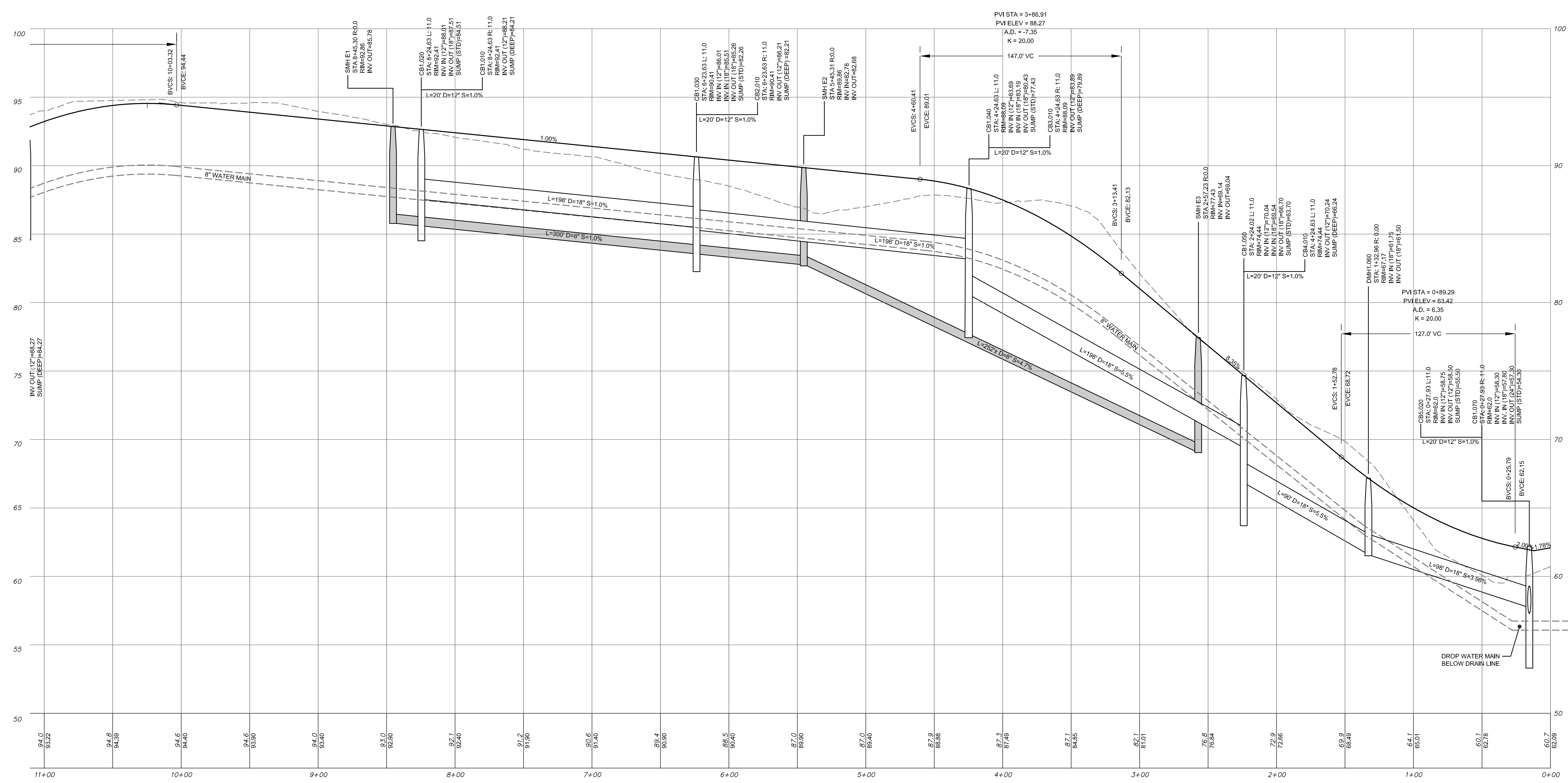
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 A.P. 55 LOT 1A (PORTSMOUTH)
 A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
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 c/o LANDINGS REAL ESTATE GROUP
 543 THAMES STREET
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 PERMITTING


Drawing Title:
**PROPOSED
 PRIVATE DRIVE "B"
 PROFILE**
 STA 0+00 TO 11+00

Drawing Number:
C-32

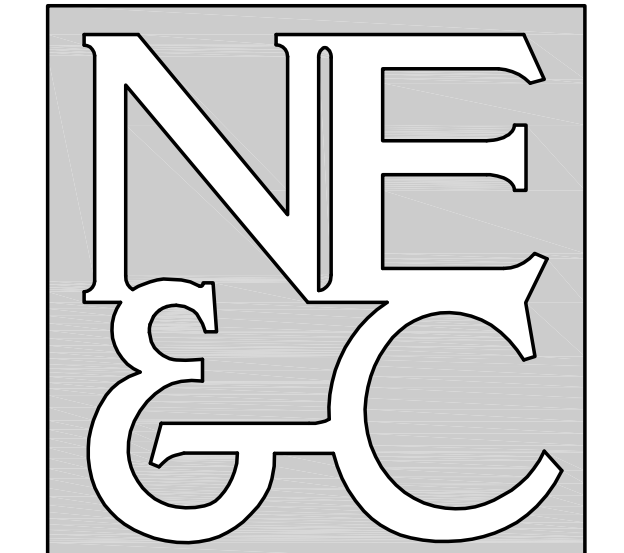
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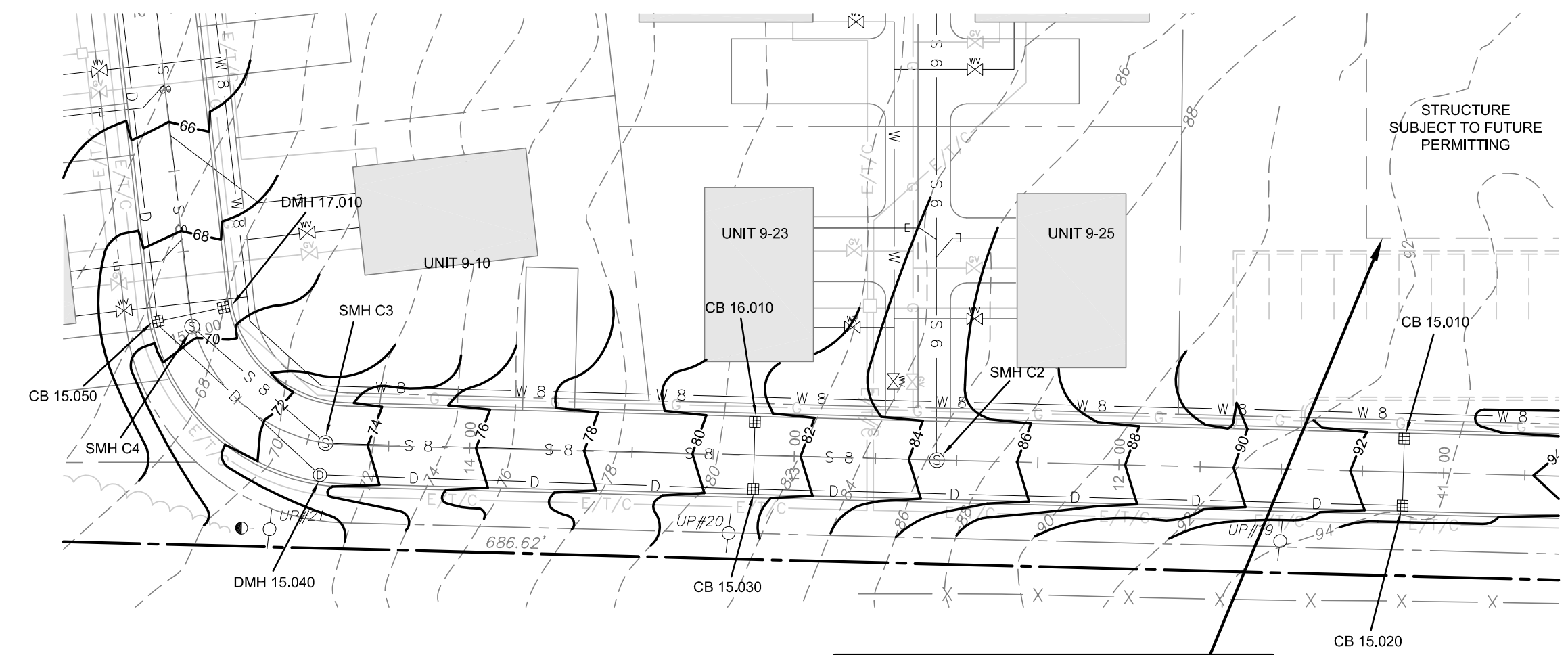
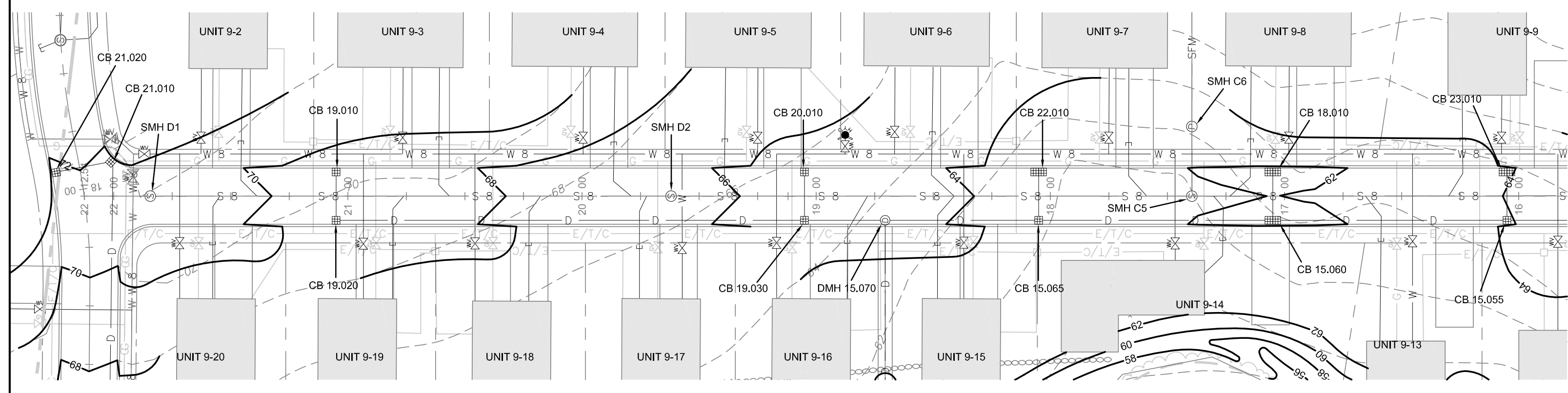


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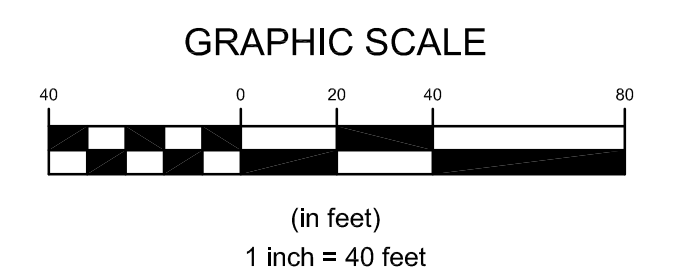
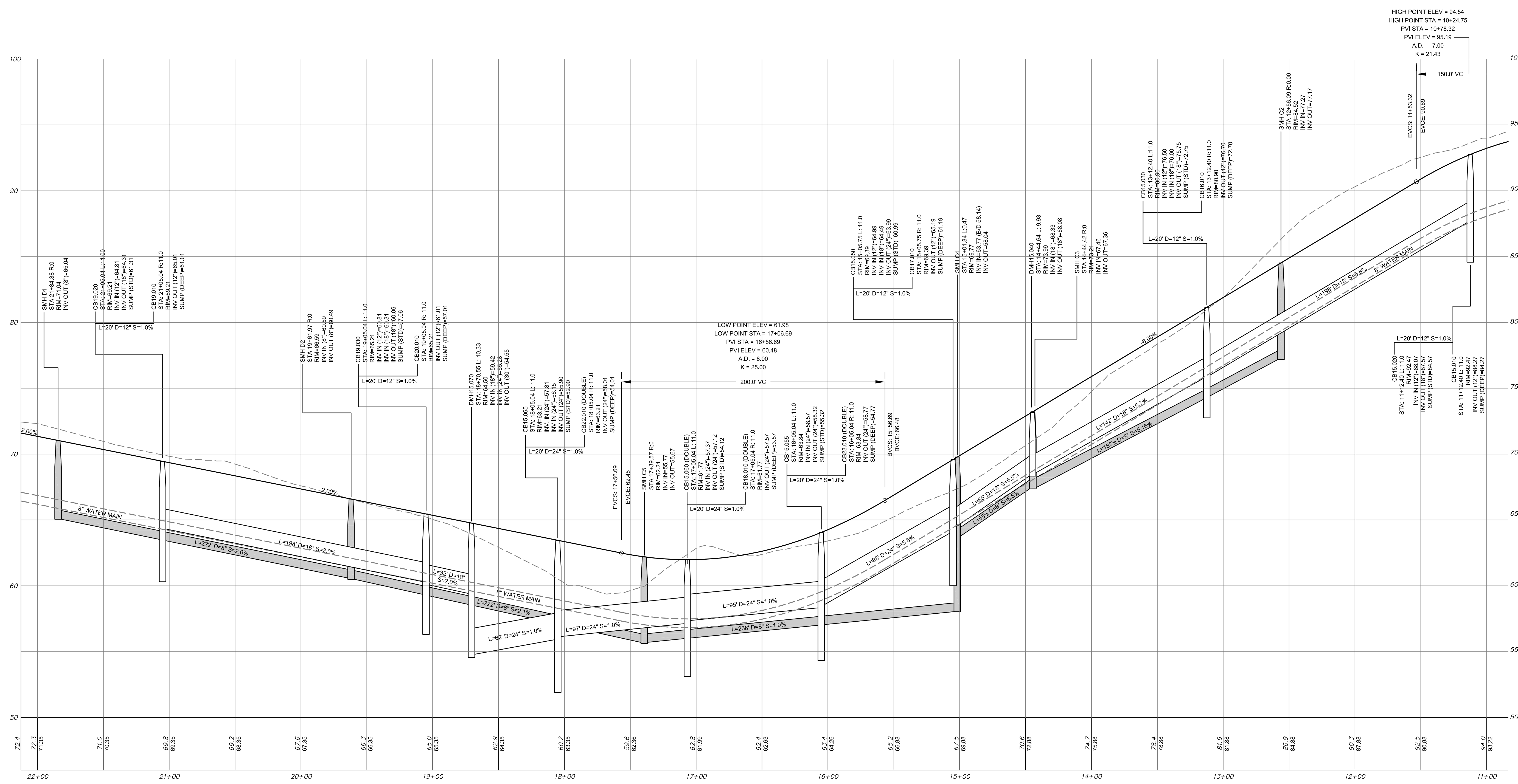


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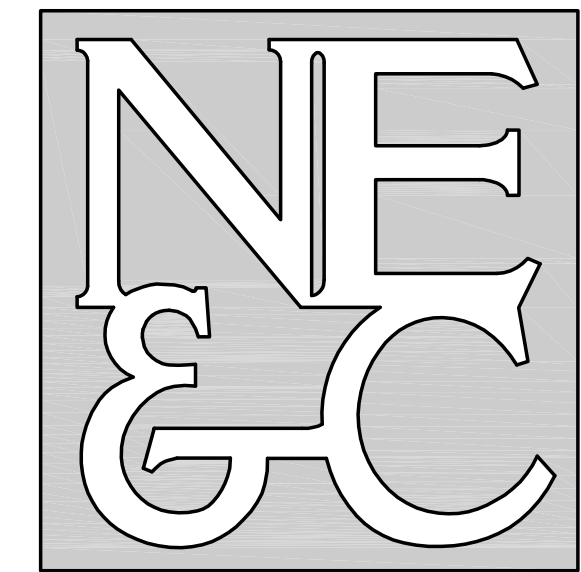
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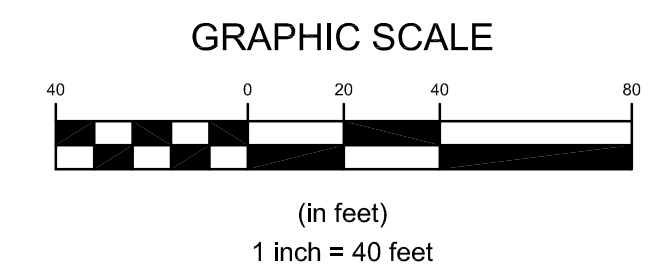
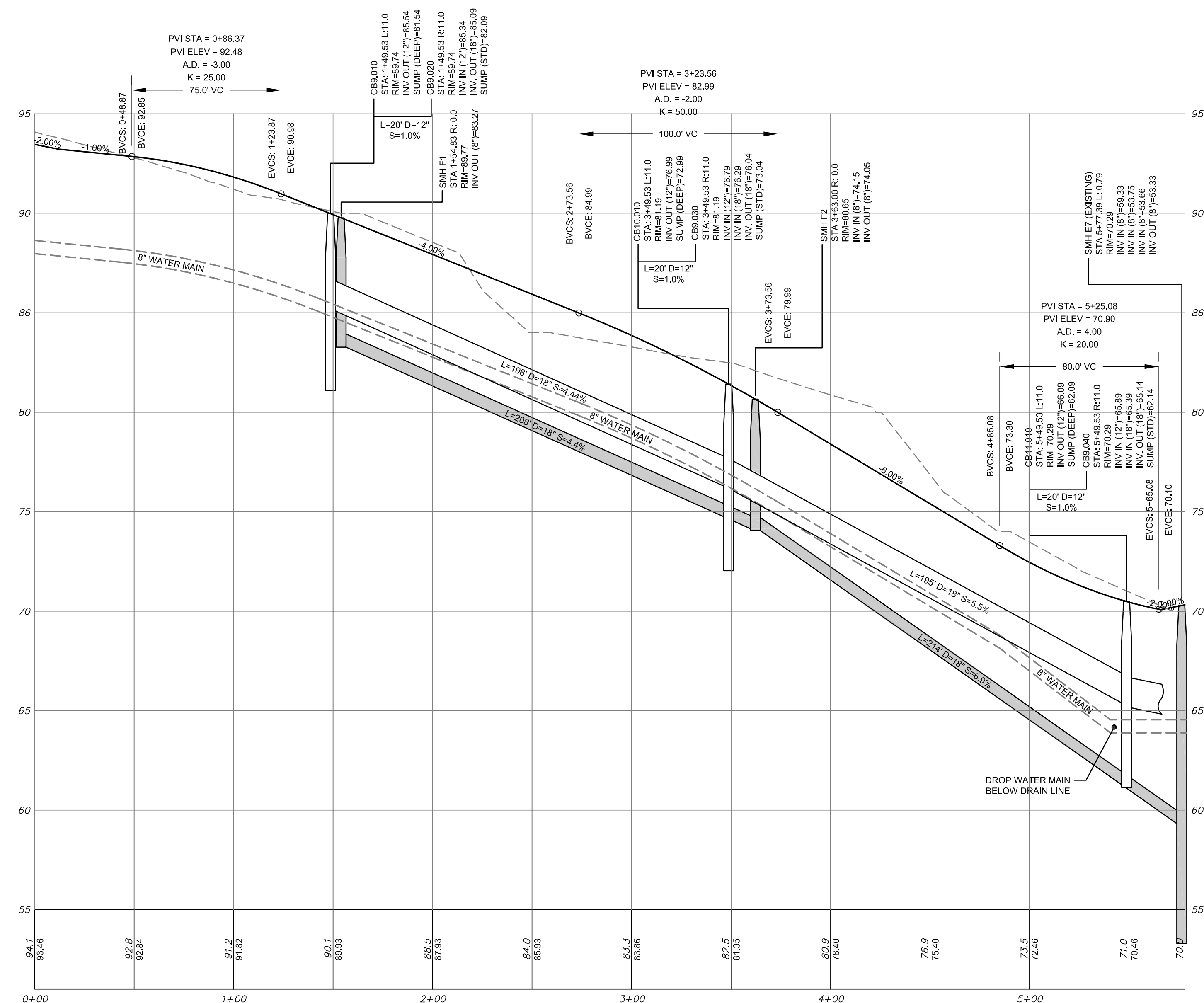
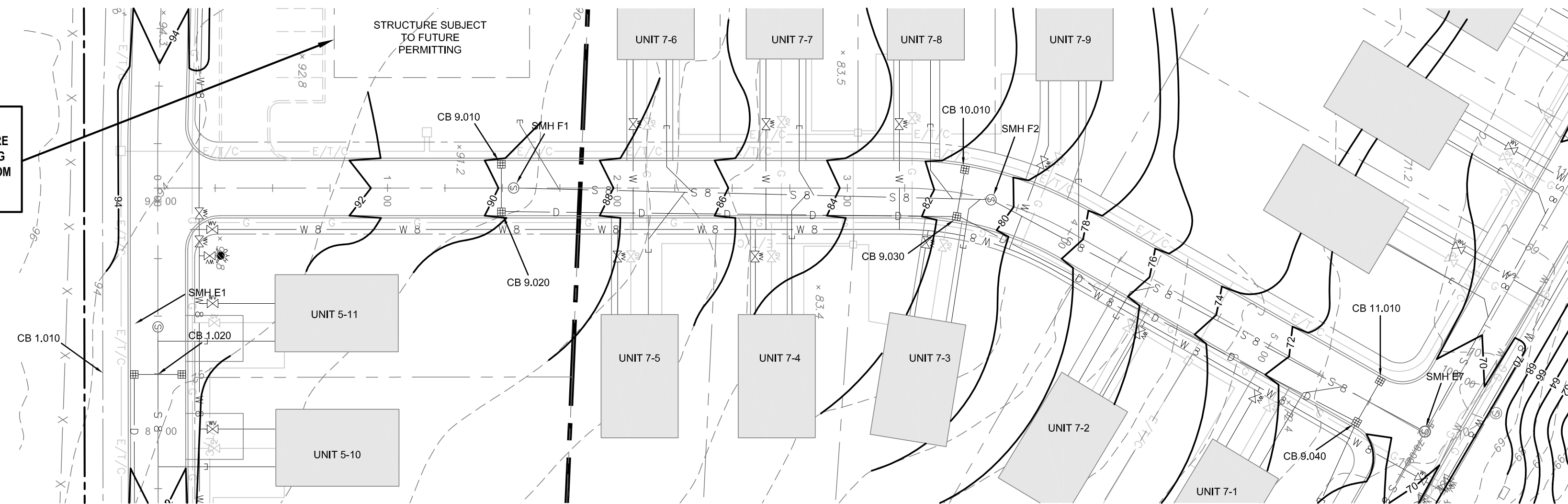
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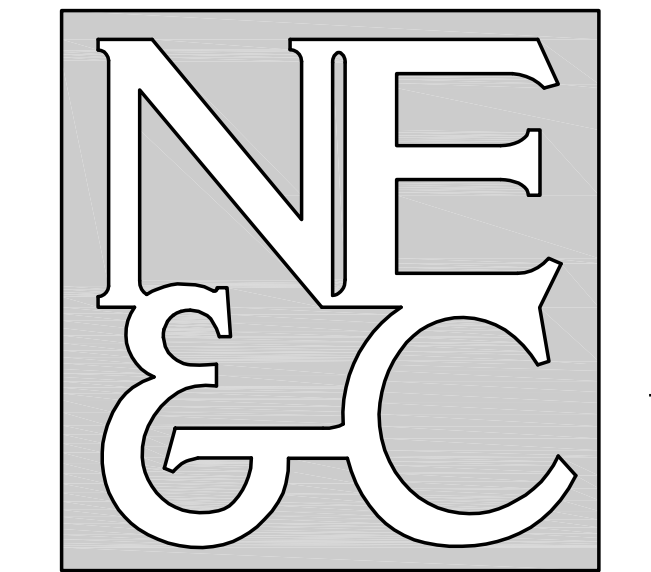
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THIS BUILDING AND THE ASSOCIATED PARKING ARE NOT INCLUDED IN THE SCOPE OF THIS PERMITTING SET. THESE ELEMENTS SHOULD BE EXCLUDED FROM THE PERMIT REVIEW.



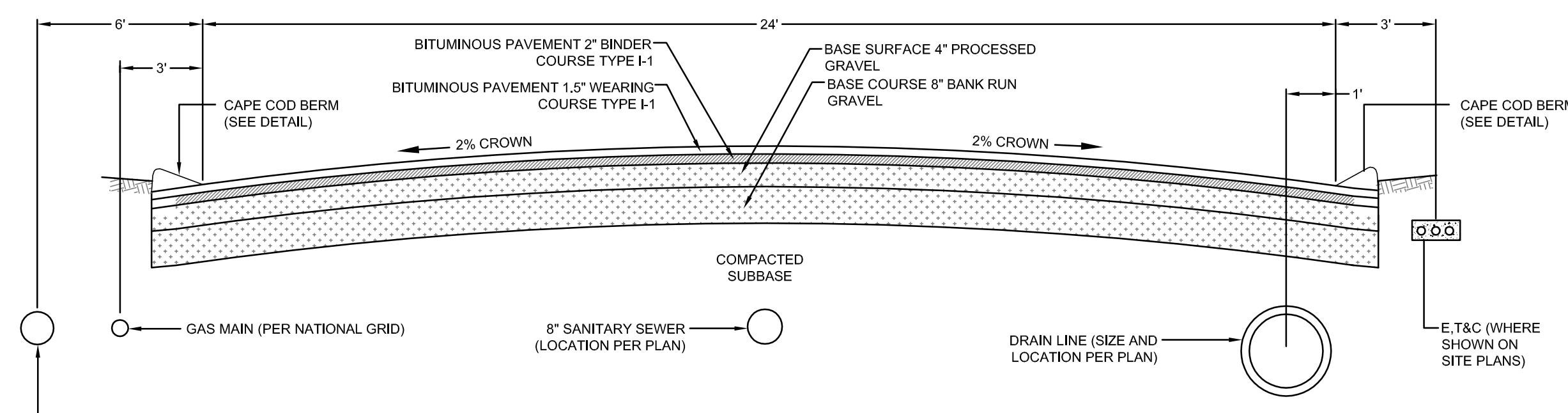
No.	Revision	Date	App.
Designed By: JJR/GES Drawn by: JJR Checked by: GES			
Scale: 1"=40'		Date:	REV. 13FEB24
Project Title: PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: PROPOSED PRIVATE DRIVE "C" PROFILE STA 0+00 TO END			
	Drawing Number: C-34		
	Sheet 34 of 39		
	Project Number: 15129.0		
	Survey Index: -		
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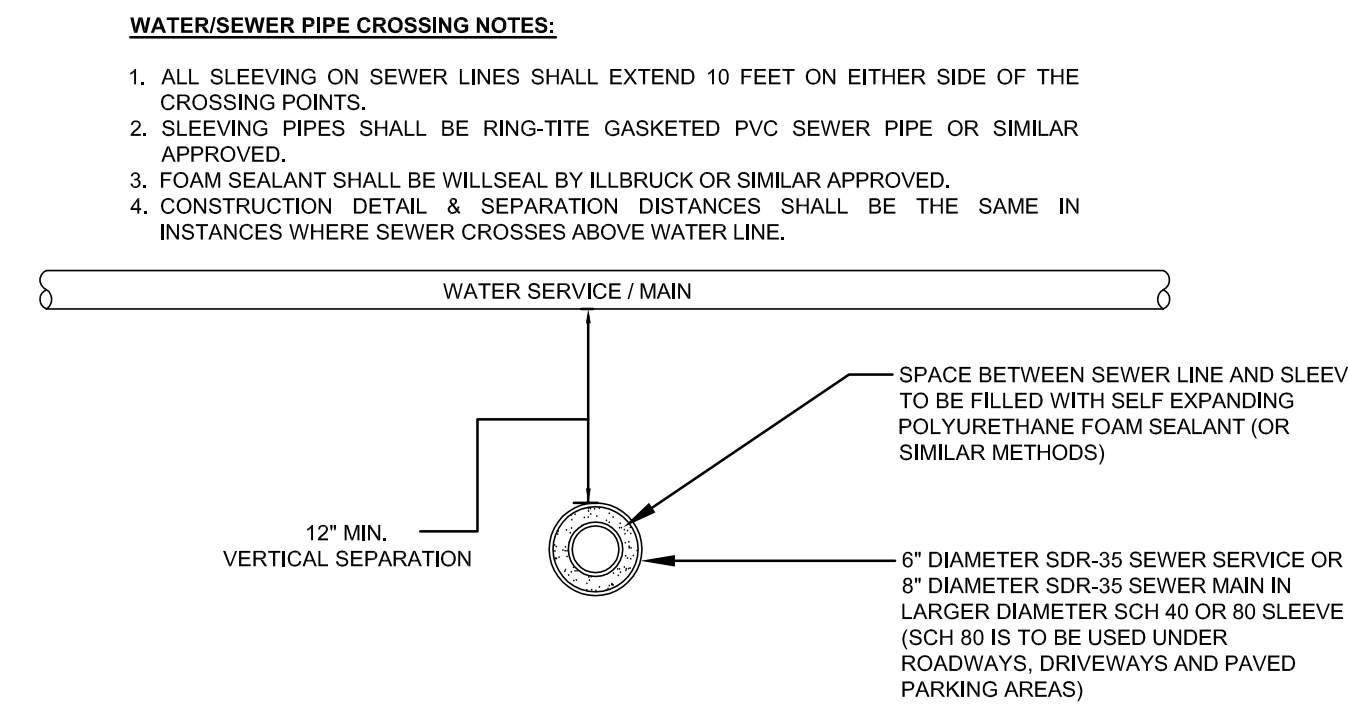
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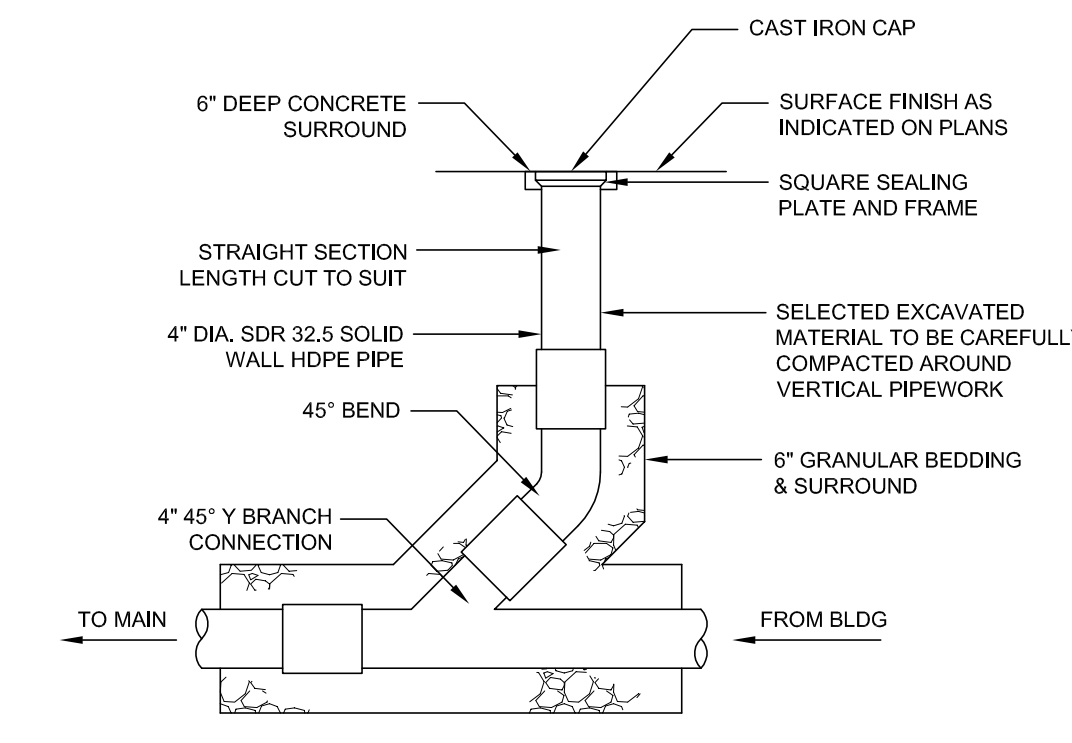
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL



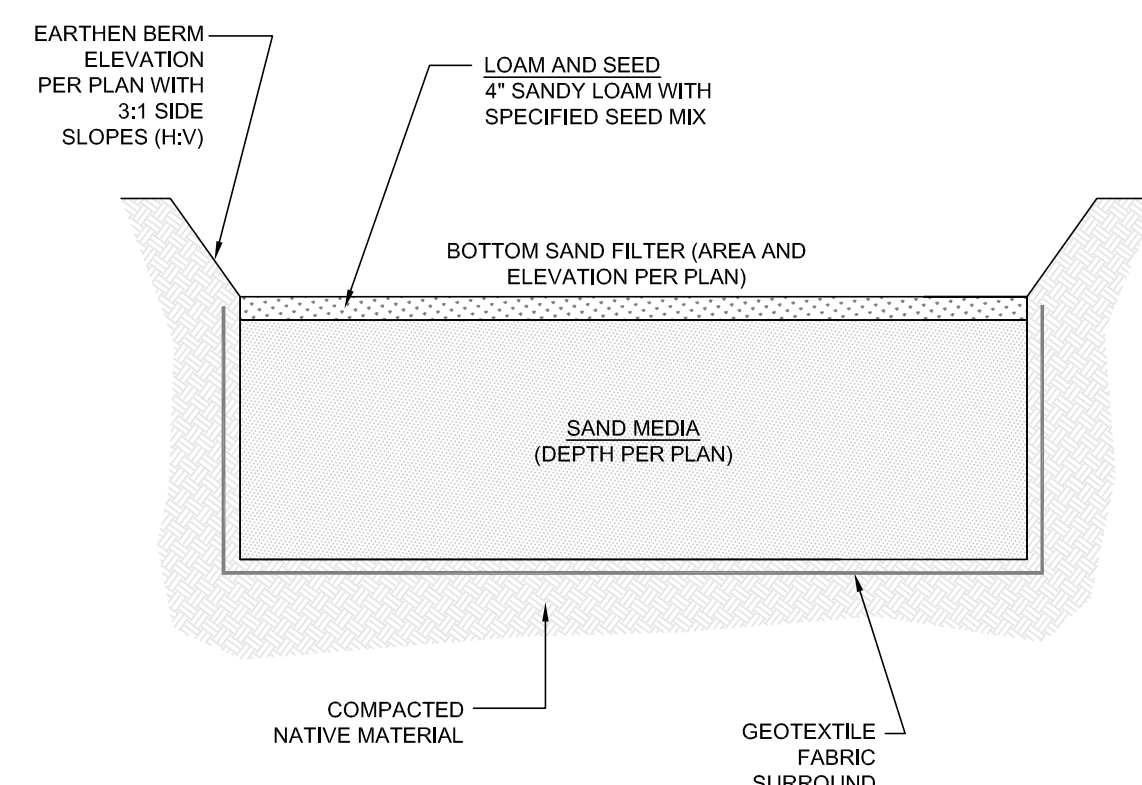
TYPICAL ROAD SECTION
SCALE: NOT TO SCALE



SEWER WATER CROSSING DETAIL
SCALE: NOT TO SCALE



CLEAN OUT DETAIL
SCALE: NOT TO SCALE



TYPICAL SAND FILTER SECTION
SCALE: NOT TO SCALE

- NOTES:**
- SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETLAK (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.
 - PLANTINGS MUST BE DENSE AND COVER THE ENTIRETY OF THE FILTER SURFACE.
 - SAND FILTER SAND TO BE CLEAN ASHTO M-6 OR ASTM C-33 CONCRETE SAND (0.02\"/>

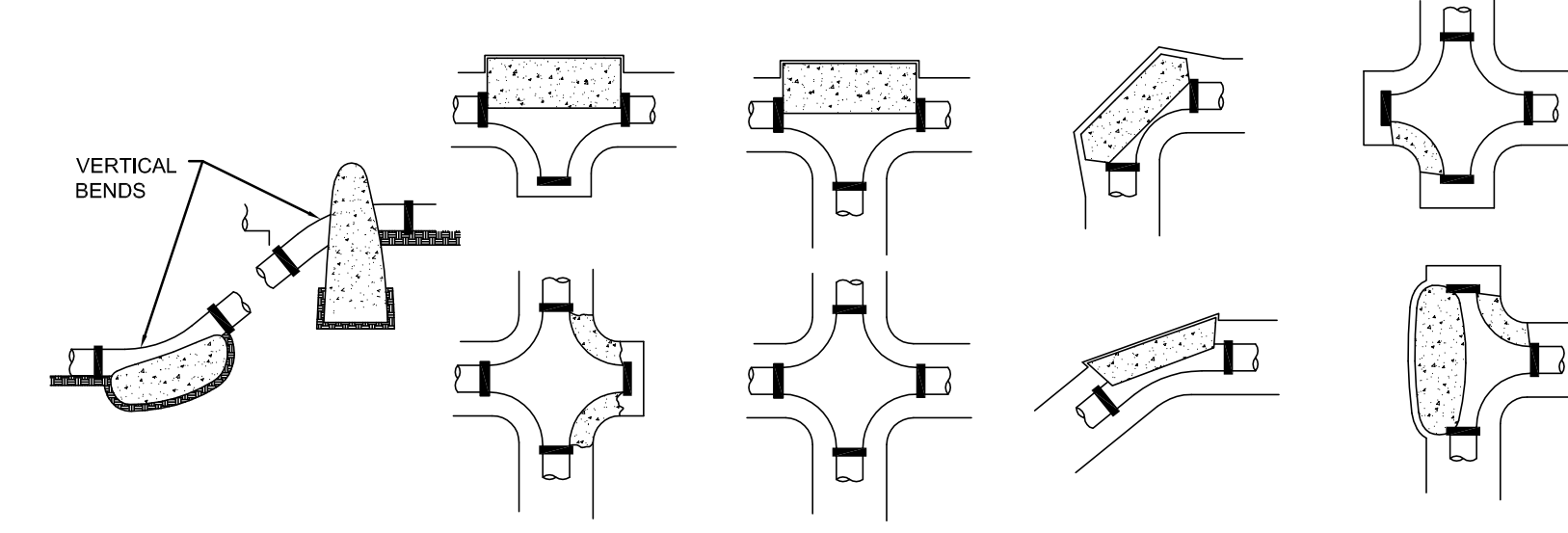
RESTRAINED LENGTH TABLE

PIPE SIZE	FIXTURE	REQ'D RESTRAINED LENGTH
8"	CAP	40'
8"	90° BEND	19' IN EACH DIRECTION
8"	45° BEND	8' IN EACH DIRECTION
8"	22.5° BEND	4' IN EACH DIRECTION
8"	11.25° BEND	2' IN EACH DIRECTION

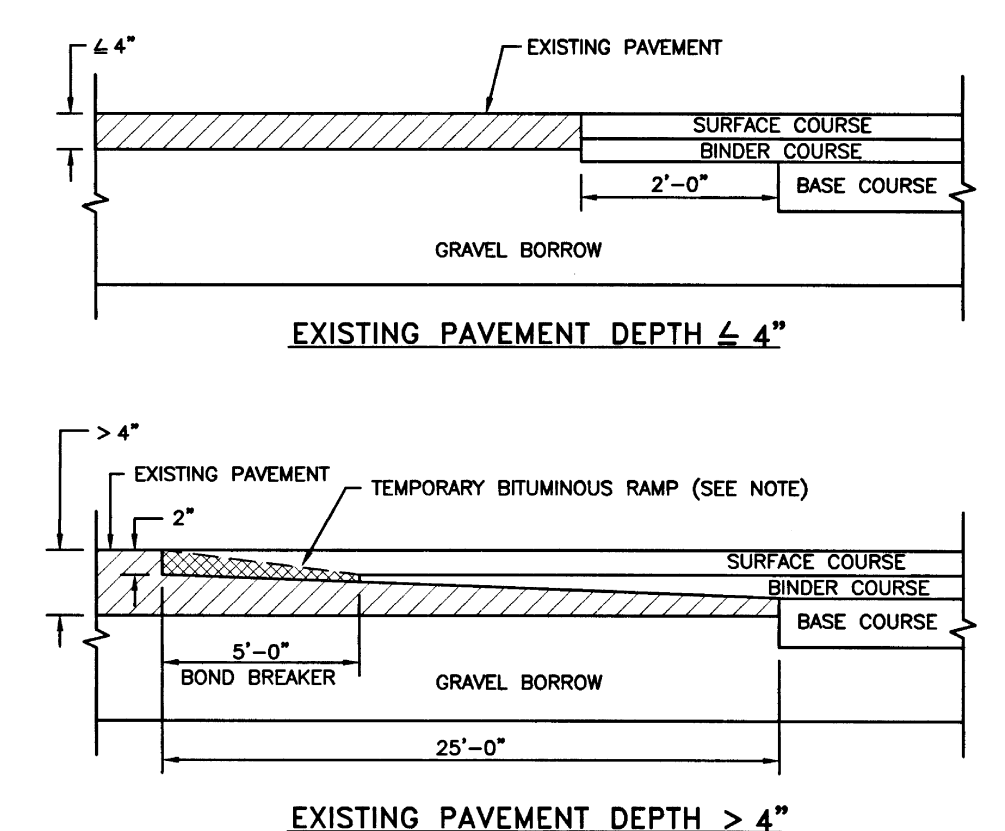
SQUARE FEET OF CONCRETE THRUST BLOCKING ON UNDISTURBED MATERIAL

REACTION TYPE	PIPE SIZE	
	6"	8"
A 90°	5.5	21.6
B 180°	3.9	15.0
C 45°	3.0	11.7
D 22-1/2°	1.5	5.9
E 11-1/4°	0.8	3.0

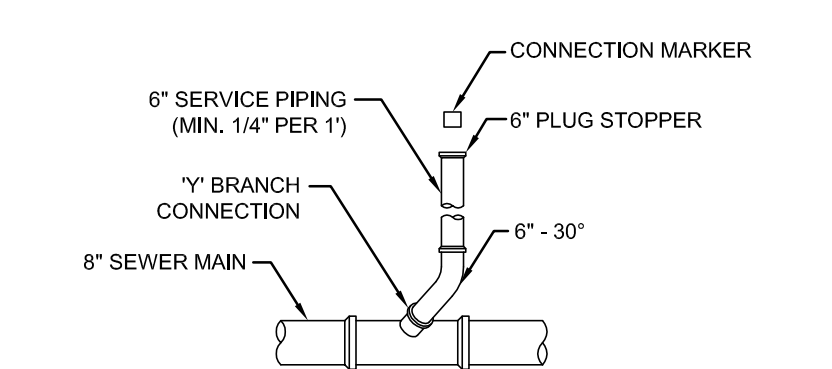
- NOTES:**
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 - ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 - WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKING.



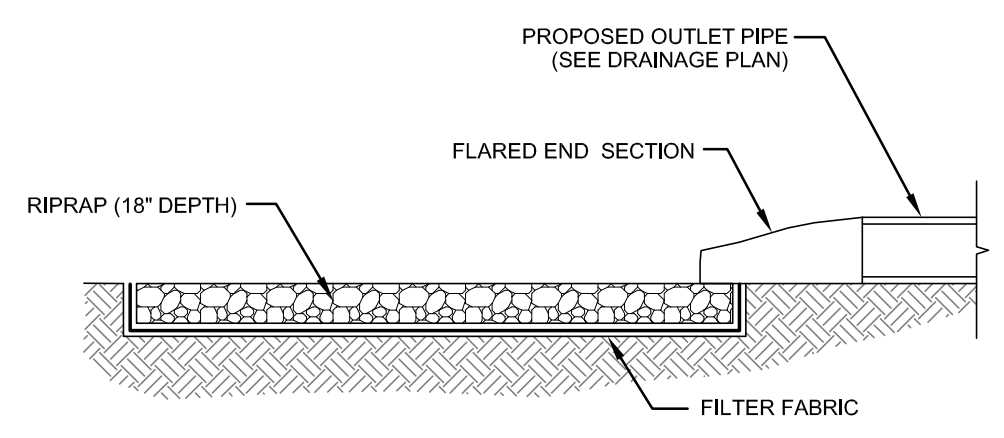
THRUST BLOCKING DETAIL
SCALE: NOT TO SCALE



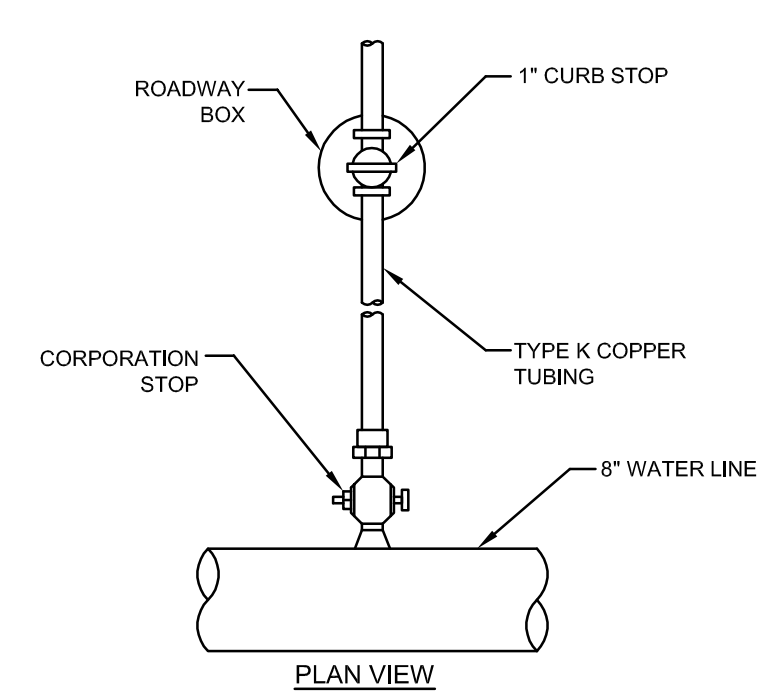
TRANSVERSE PAVEMENT CUT AND MATCH (RIDOT 47.1.1)
SCALE: NOT TO SCALE



6\"/>

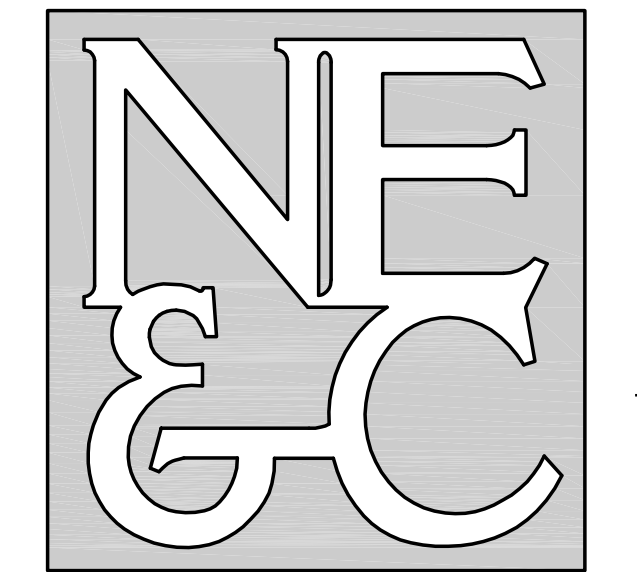


BASIN OUTLET FLARED END SECTION
SCALE: NOT TO SCALE



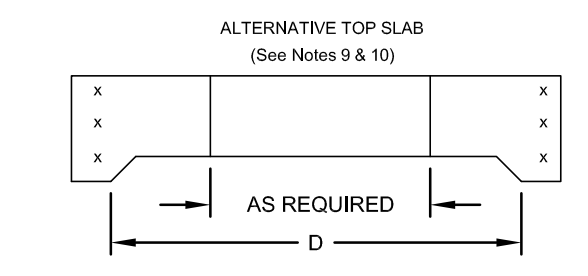
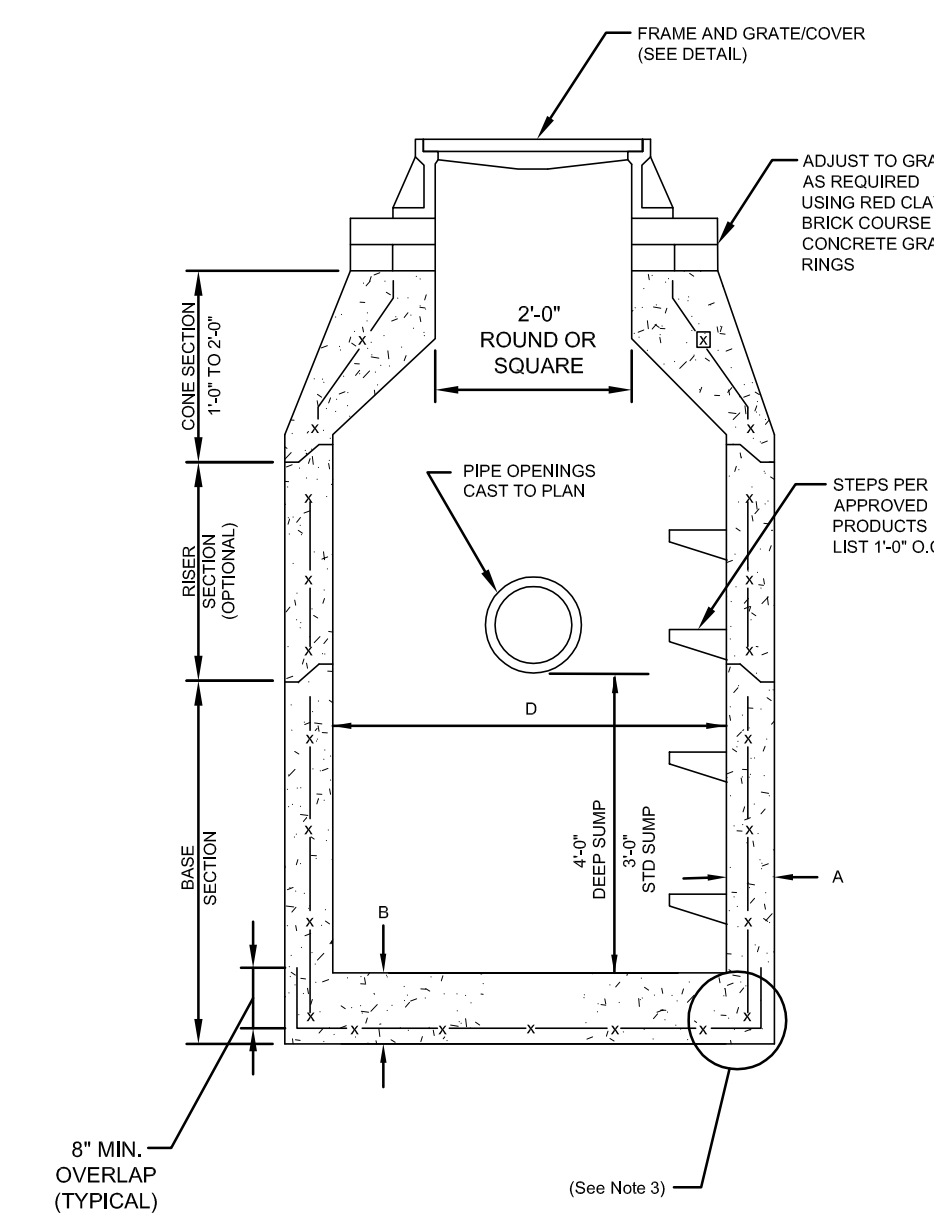
WATER SERVICE CURB STOP
SCALE: NOT TO SCALE

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Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: PROPOSED DETAIL SHEET 1			
Drawing Number: C-35		Sheet 35 of 39	
Project Number: 15129.0		Survey Index: -	
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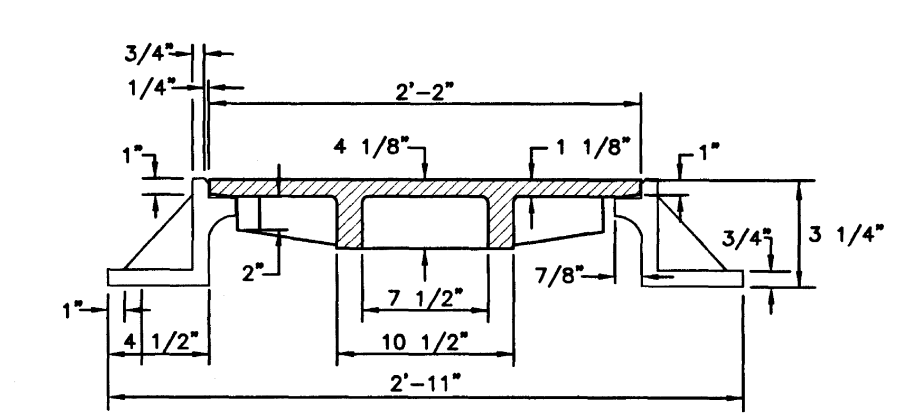
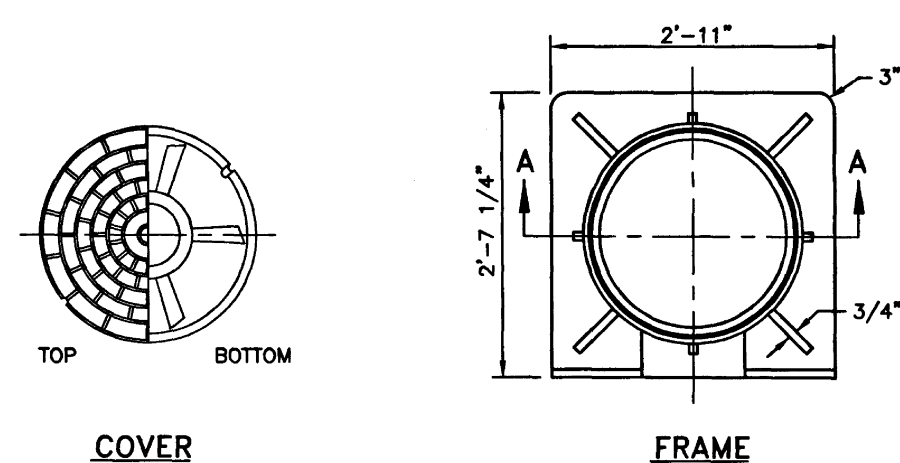
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CATCH BASIN DIAMETER (D)	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*	
	A	B
4'-0"	5"	6"
5'-0"	6"	7"
6'-0"	7"	8"
8'-0"	9"	8"

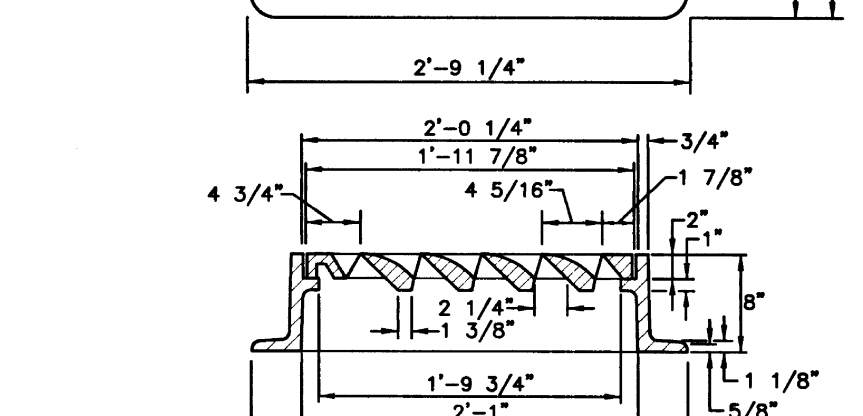
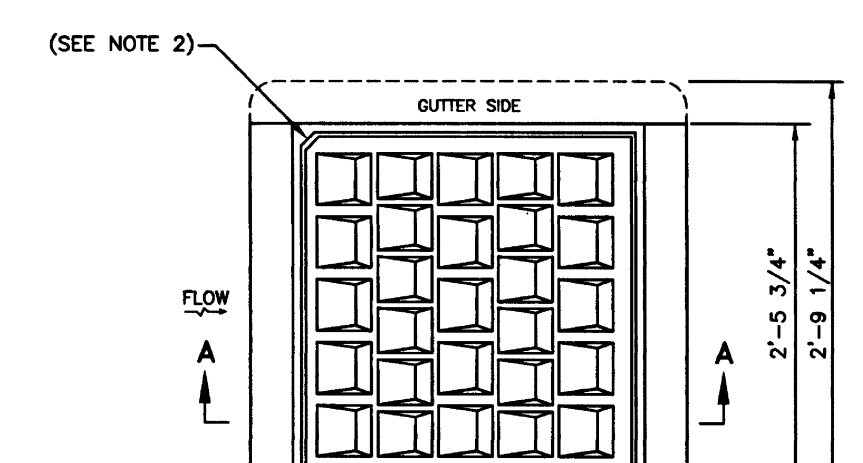
- NOTES:**
- SHALL BE ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATION.
 - SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 - ONE POUR MONOLITHIC BASE SECTION.
 - ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
 - CORSEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
 - THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
 - ALTERNATIVE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 - ALTERNATIVE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 - REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST ROUND CATCH BASIN & DRAIN MANHOLE (RIDOT 4.4.0)
SCALE: NOT TO SCALE



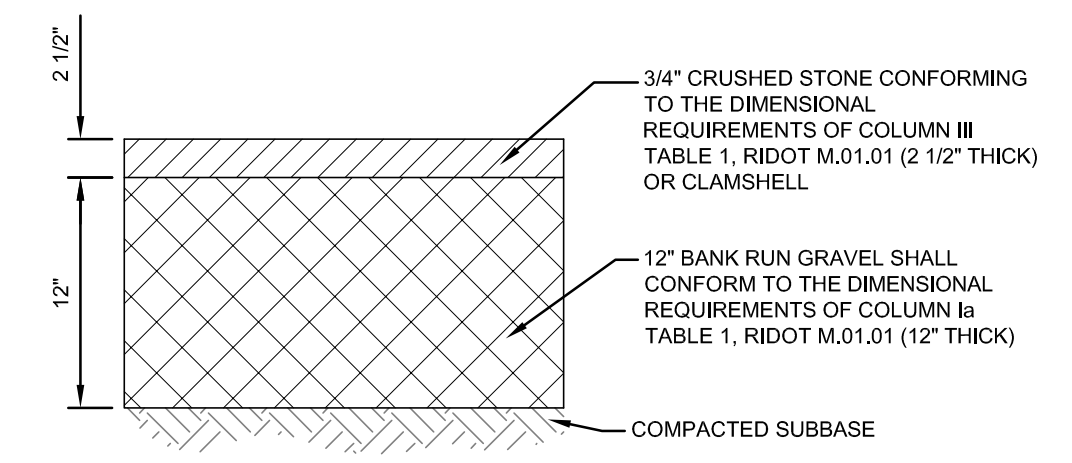
- NOTES:**
- FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 - FRAME AND COVER SEATS TO BE MACHINE FINISH.

HEAVY DUTY SQUARE FRAME AND ROUND COVER (RIDOT 6.1.1)
SCALE: NOT TO SCALE

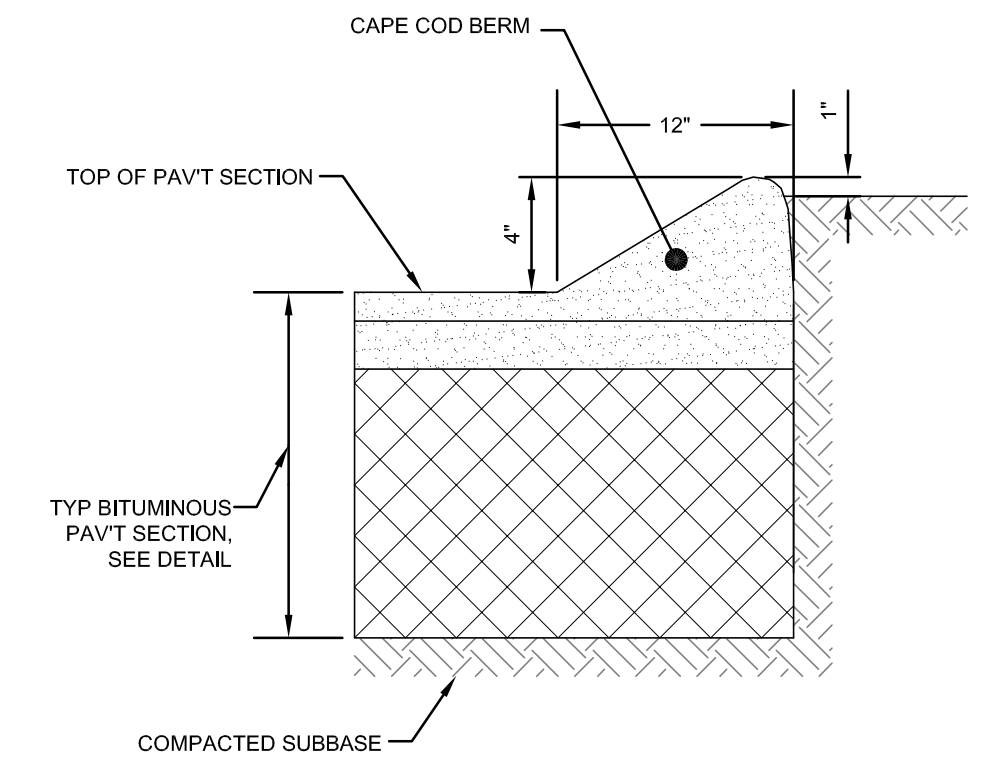


- NOTES:**
- FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 - THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEYED FRAME.

HIGH CAPACITY BICYCLE SAFE FRAME AND GRATE (RIDOT 6.3.4)
SCALE: NOT TO SCALE

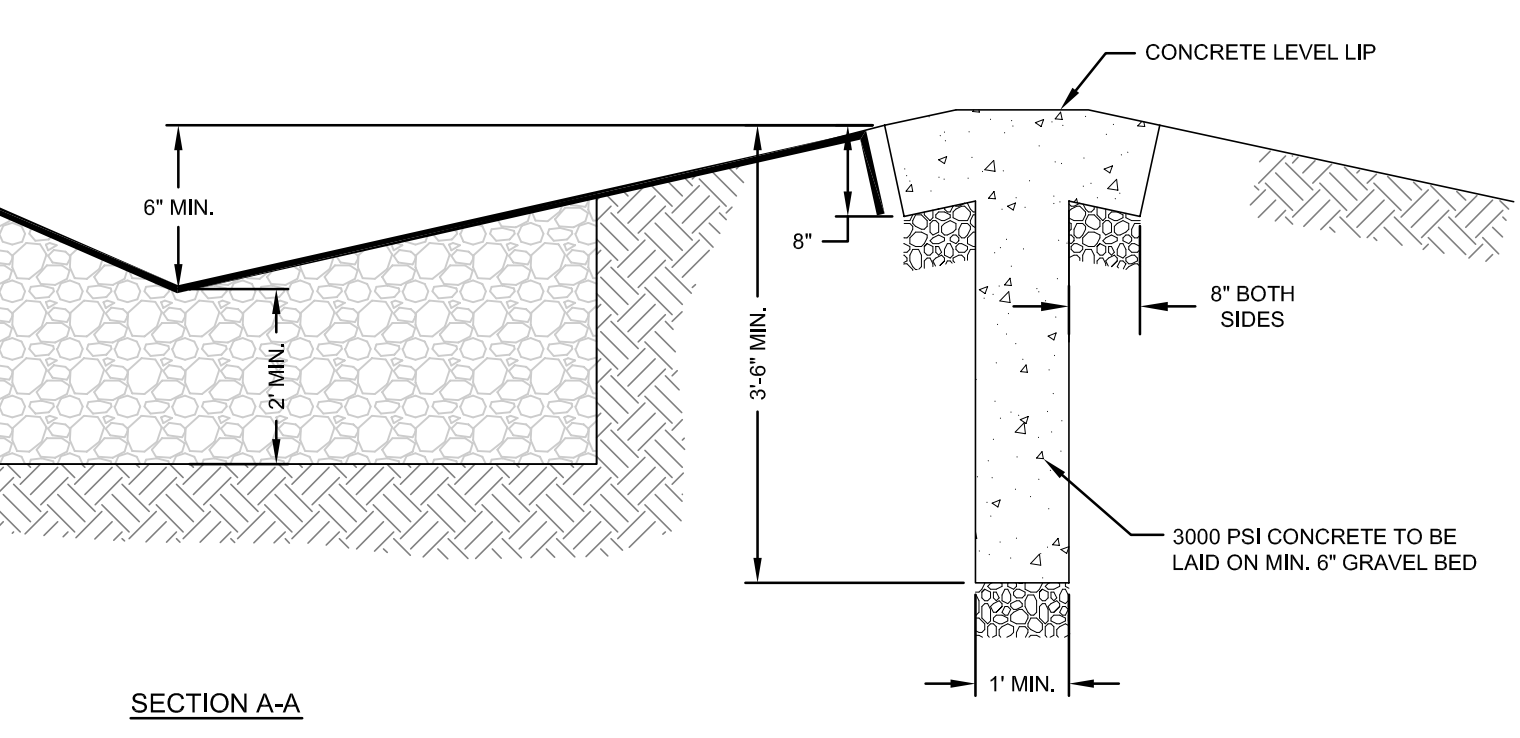
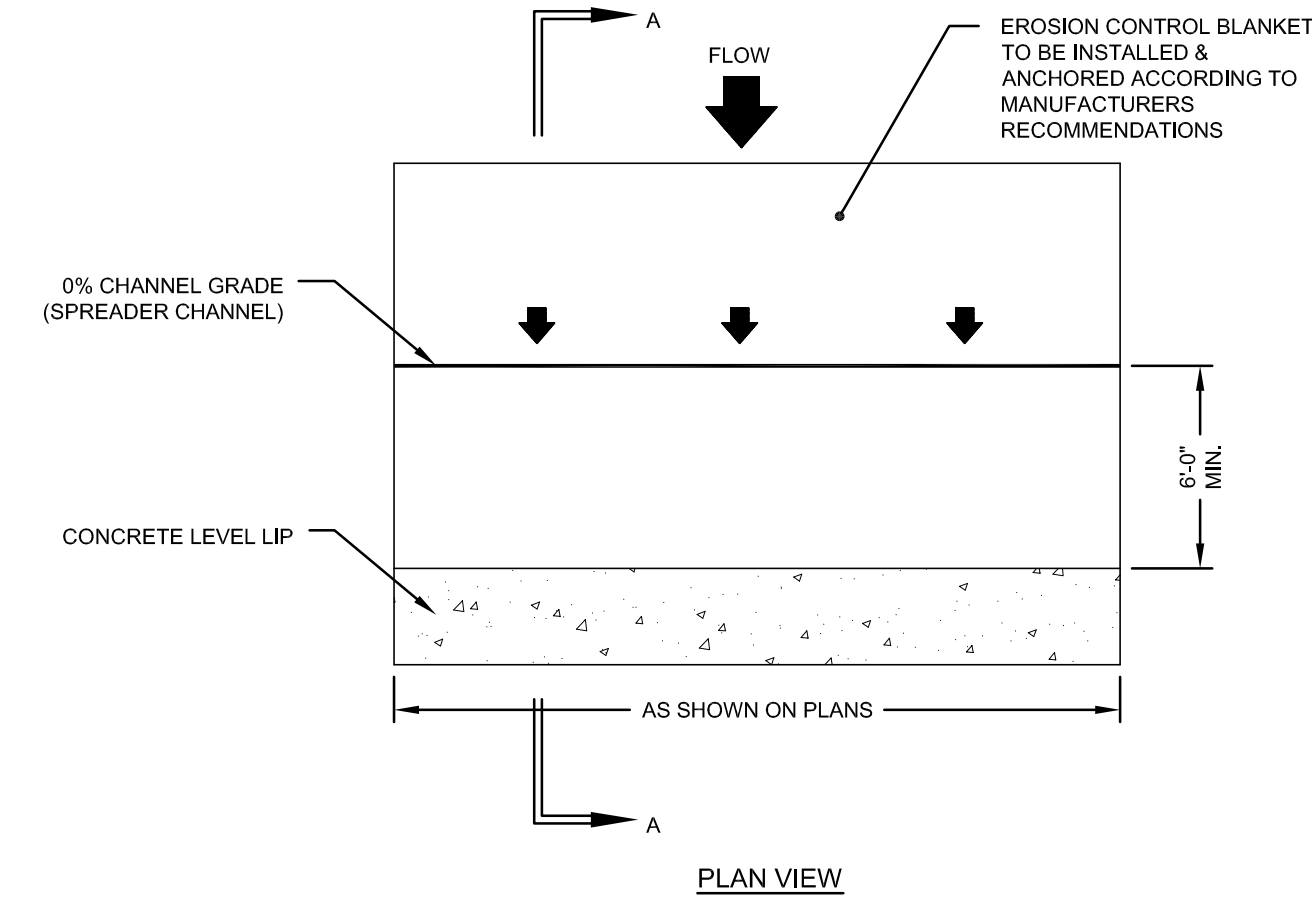


TYPICAL PERVIOUS PARKING SECTION
SCALE: NOT TO SCALE

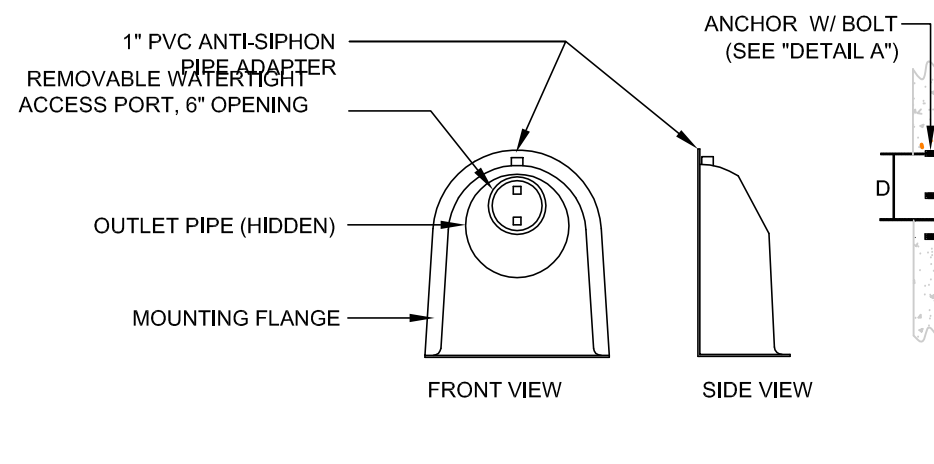


TYPICAL CAPE COD BERM
SCALE: NOT TO SCALE

- LEVEL SPREADER NOTES:**
- LEVEL SPREADER IS TO BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL MATERIAL)
 - THE ENTRANCE TO THE LEVEL SPREADER MUST BE SHAPED IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0% SLOPE CHANNEL.
 - THE RIPRAP APRON FROM THE ENTRANCE PIPE MAY BE EXTENDED TO PROTECT THE LEVEL SPREADER CHANNEL.
 - EXCEPT FOR THE ENTRANCE CHANNEL, ALL SIDES OF THE SPREADER CHANNEL SHALL BE AT LEAST 6 INCHES HIGHER THAN THE ELEVATION OF THE LEVEL LIP.

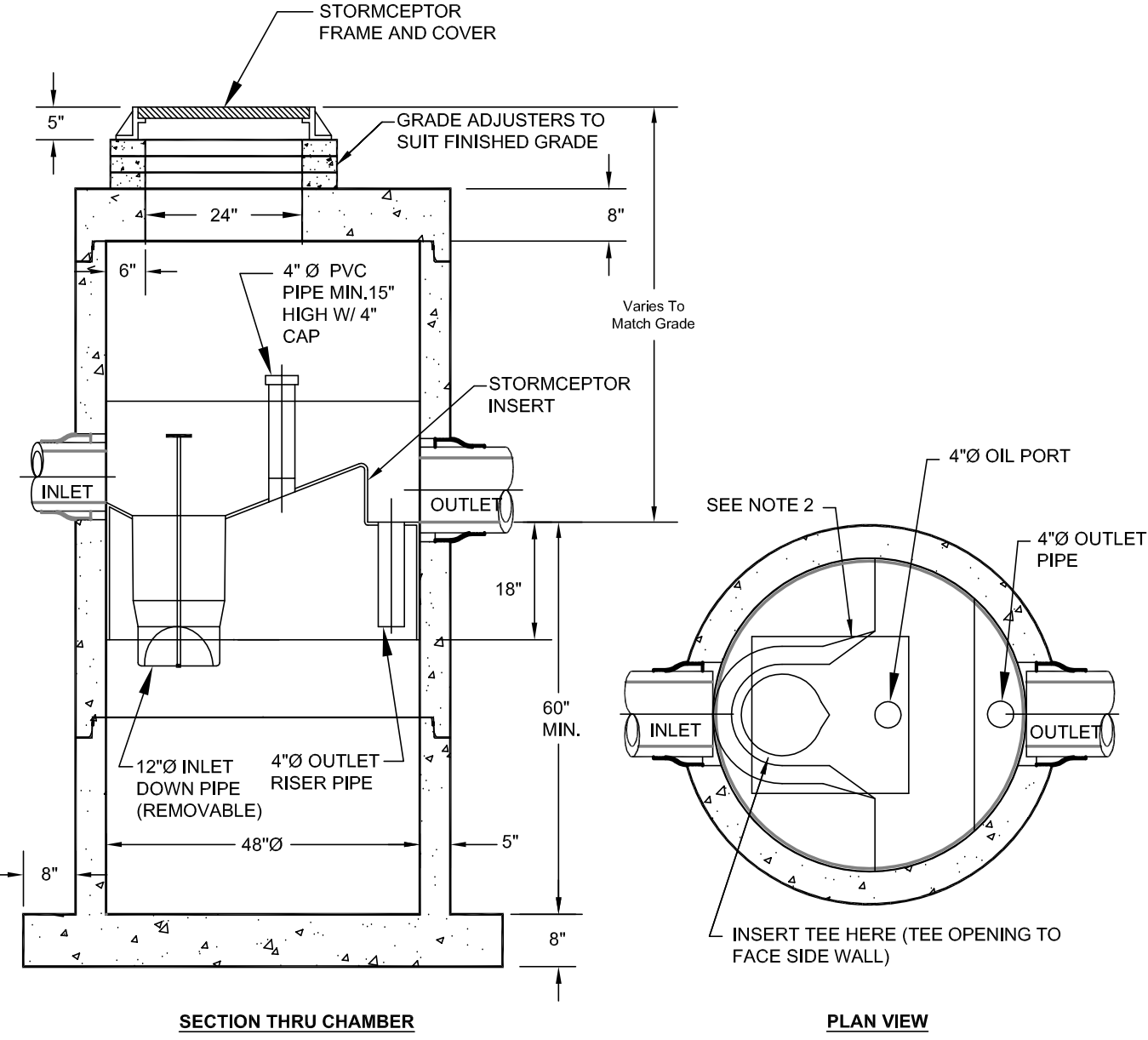
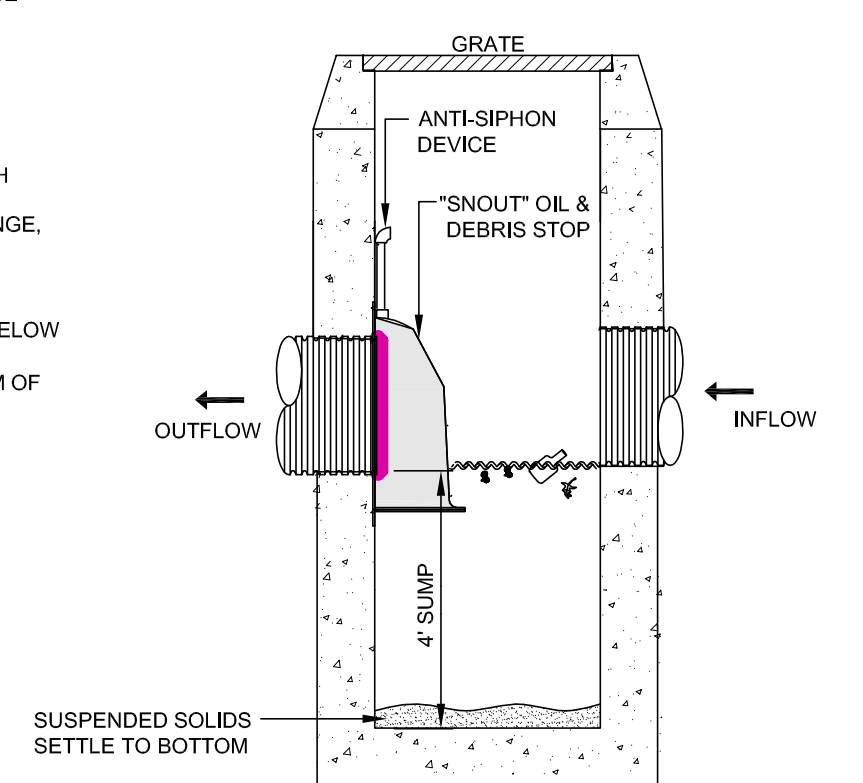
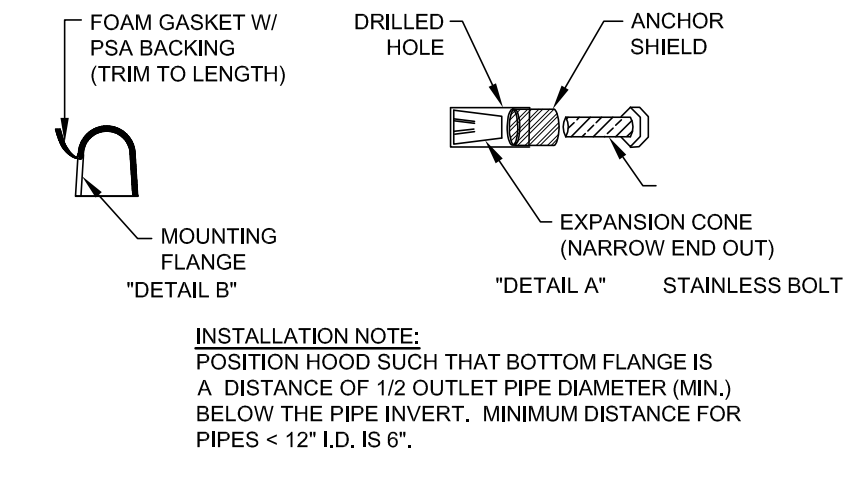


LEVEL SPREADER DETAIL
SCALE: NOT TO SCALE
REFER TO SITE PLANS FOR REQUIRED LENGTHS



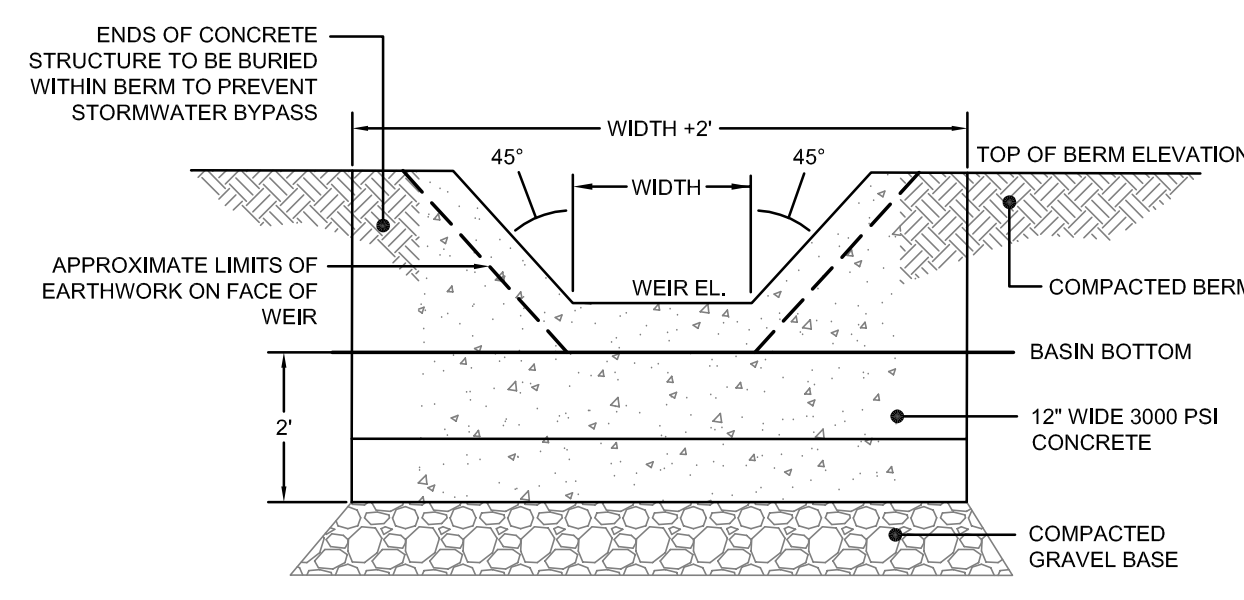
- NOTES:**
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 33 MT. ARCHER RD. LYME, CT 06371 (860) 434-9277 (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7585 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
 - ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125\"/>
 - ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 - THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
 - THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE OF 24\"/>
 - THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3\"/>
 - THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
 - THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8\"/>
 - INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
 - INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING D. 3/8\"/>
 - SIZE AND INVERTS OF INLET AND OUTLET PIPES VARIES. REFER TO MANUFACTURER'S SIZING TABLE FOR SNOOT DIMENSIONS.

OIL / WATER HOOD DETAILS
SCALE: NOT TO SCALE



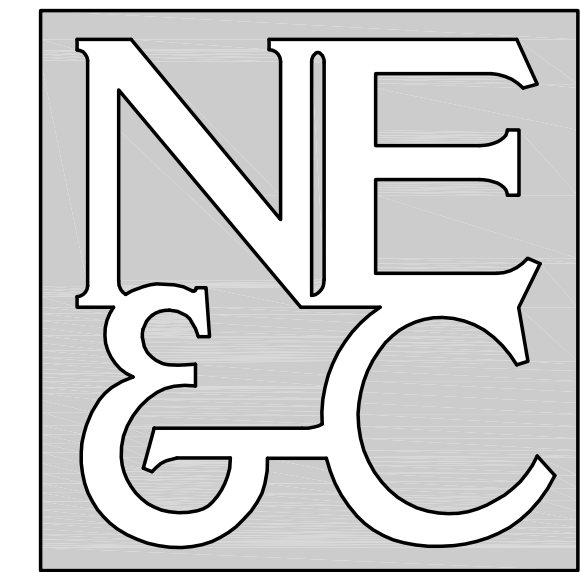
- NOTES:**
- THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 - THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
 - THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

STC 450I PRECAST CONCRETE STORMCEPTOR (450 U.S. GALLON CAPACITY)
SCALE: NOT TO SCALE



CONCRETE V-TRAP WEIR DETAIL
SCALE: NOT TO SCALE

No.	Revision	Date	App.
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PRESCOTT POINT WEST MAIN ROAD			
A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: PROPOSED DETAIL SHEET 2			
		Drawing Number: C-36	
		Sheet 36 of 39	
		Project Number: 15129.0	
		Survey Index: -	
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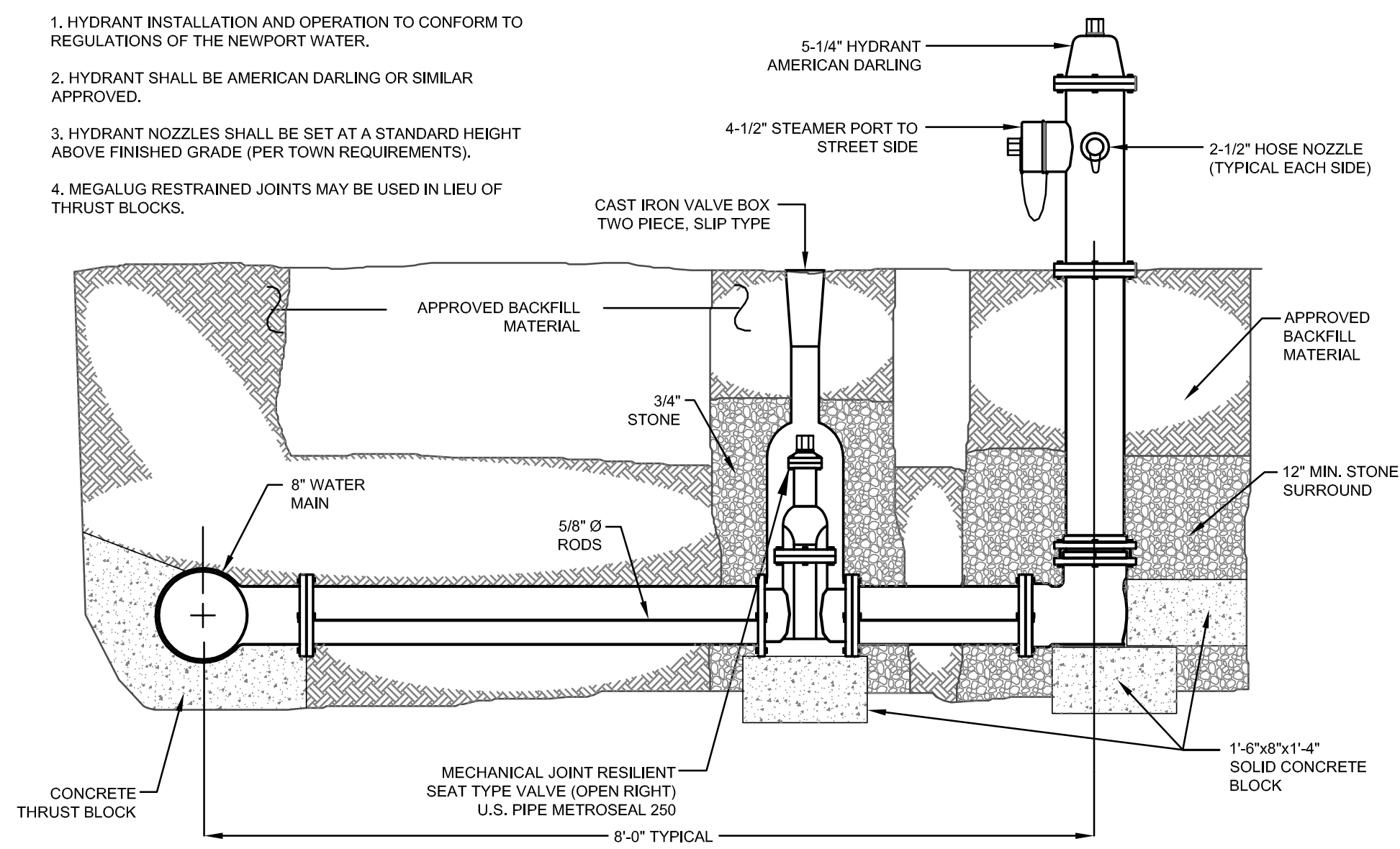


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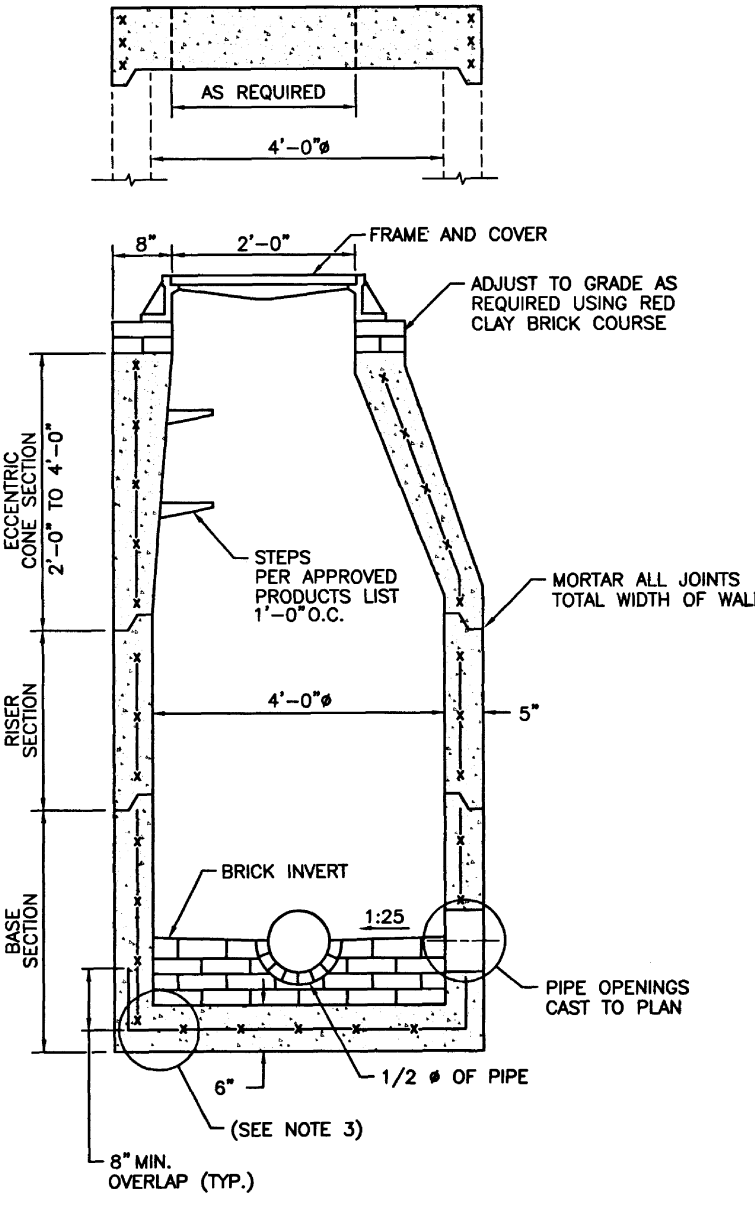
HYDRANT NOTES

1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE NEWPORT WATER.
2. HYDRANT SHALL BE AMERICAN DARLING OR SIMILAR APPROVED.
3. HYDRANT NOZZLES SHALL BE SET AT A STANDARD HEIGHT ABOVE FINISHED GRADE (PER TOWN REQUIREMENTS).
4. MEGALUG RESTRAINED JOINTS MAY BE USED IN LIEU OF THRUST BLOCKS.



FIRE HYDRANT DETAIL
SCALE: NOT TO SCALE

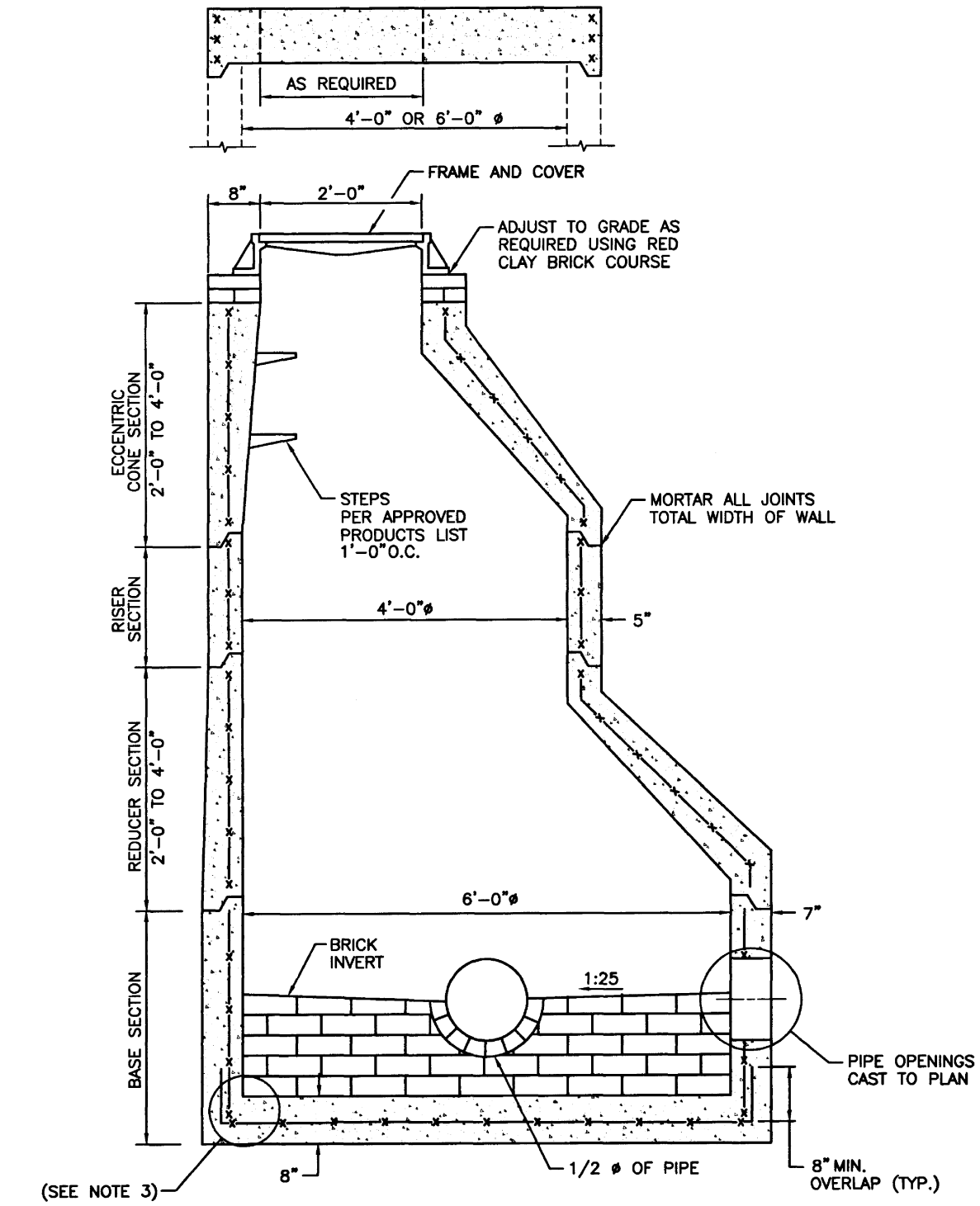
ALTERNATE TOP LOADING (SEE NOTES 7 AND 8)



- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. ONE POUR MONOLITHIC BASE SECTION.
 5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
 6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

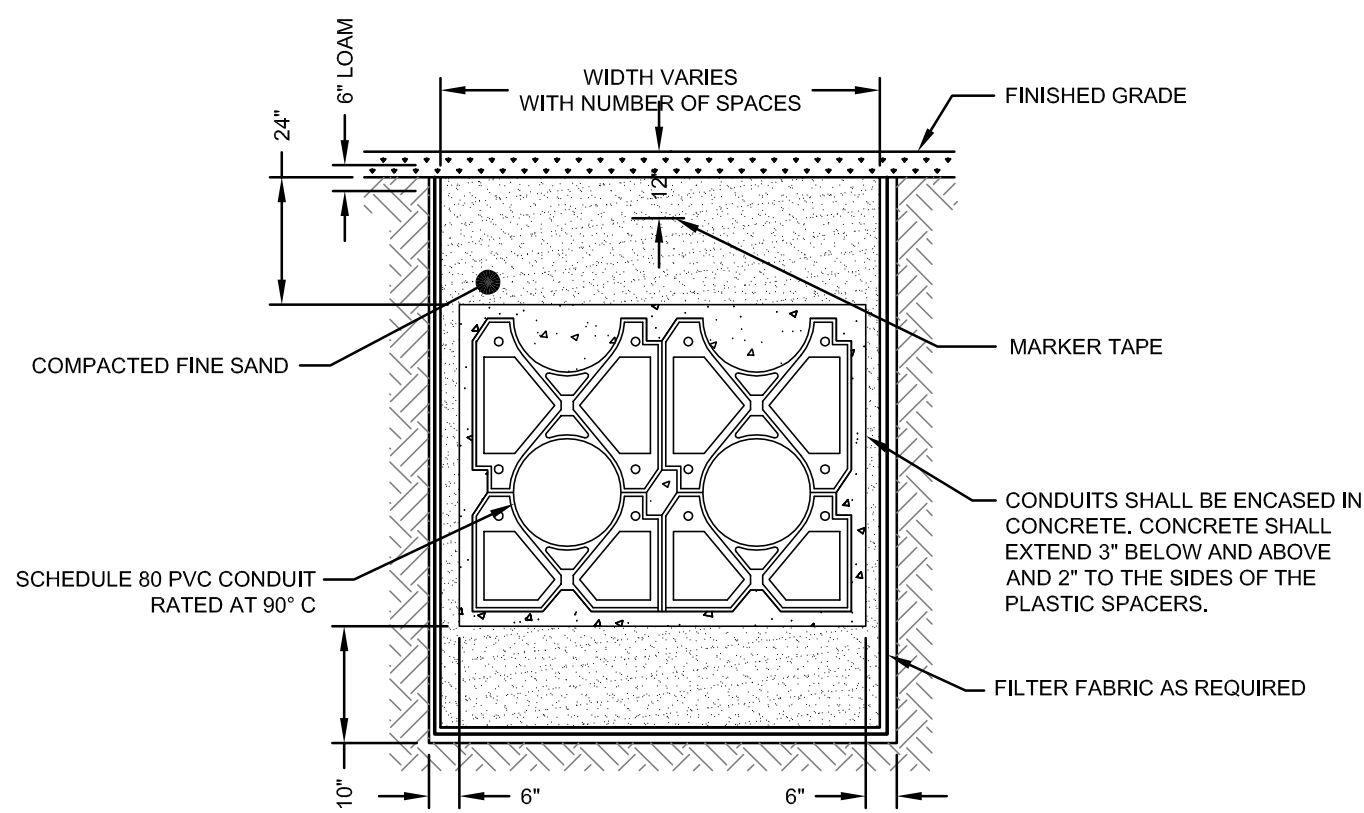
PRECAST 4'-0" ROUND MANHOLE DETAIL (RIDOT 4.2.0)
SCALE: NOT TO SCALE

ALTERNATE TOP LOADING (SEE NOTES 7 AND 8)

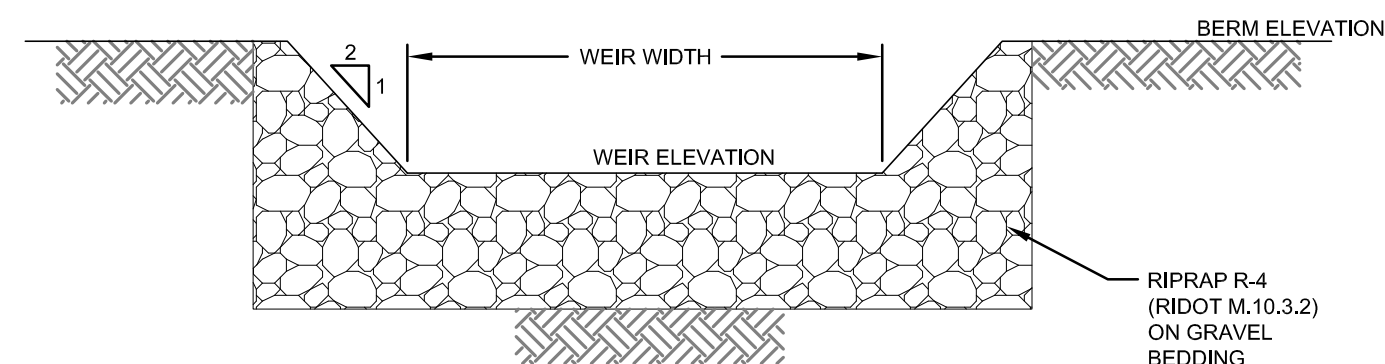


- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.15 SQ. IN. / LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
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 9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 6'-0" ROUND MANHOLE DETAIL (RIDOT 4.2.2)
SCALE: NOT TO SCALE

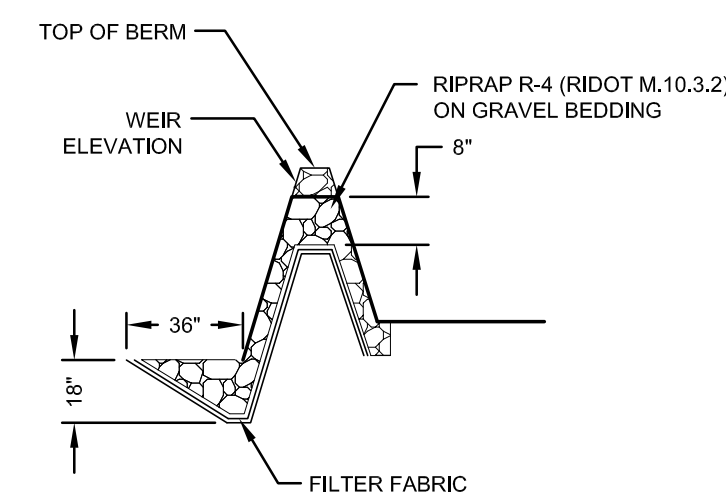


CONDUIT TRENCH CROSS SECTION
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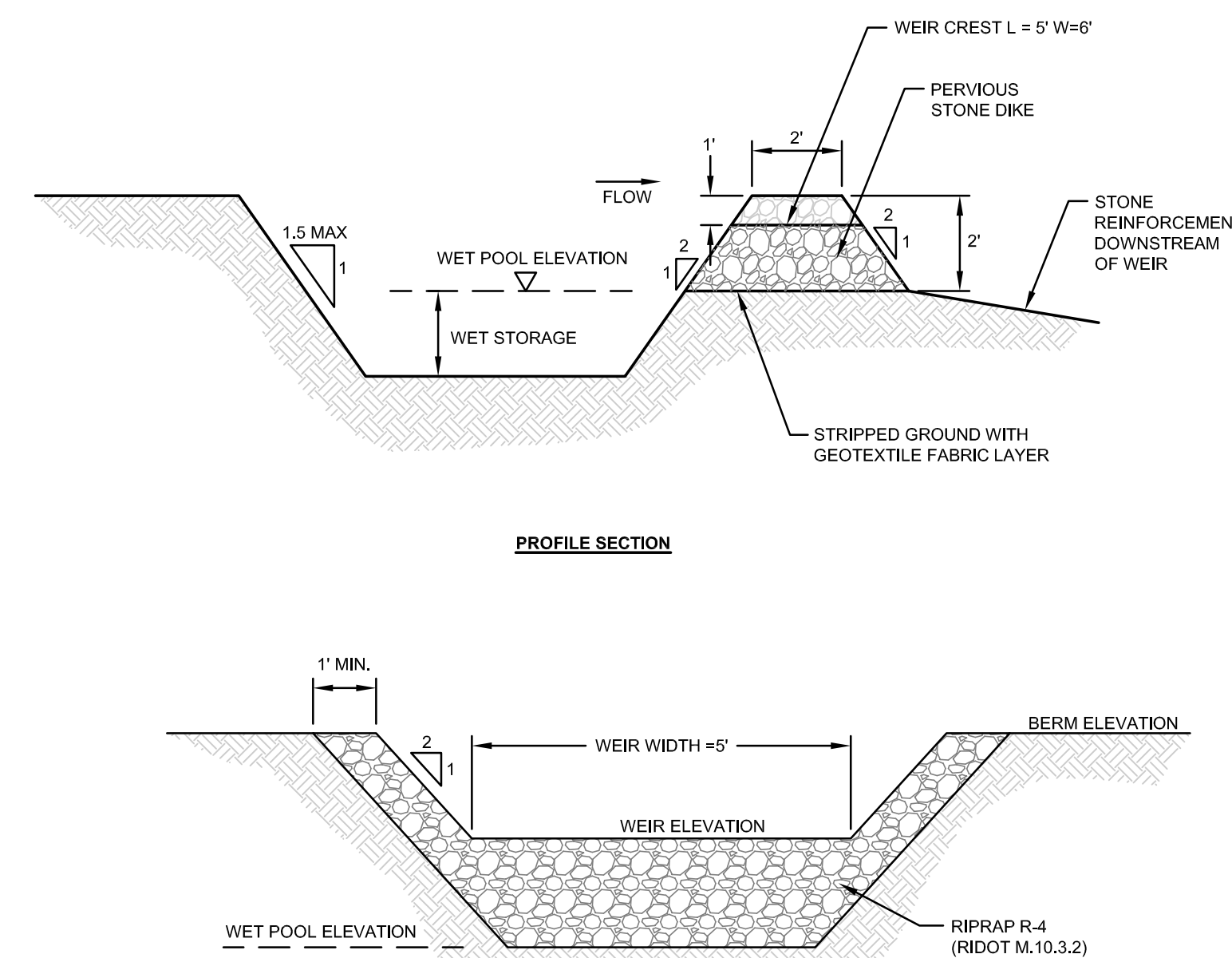


NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION, TOP OF BERM ELEVATION, AND WEIR WIDTH

STONE WEIR DETAIL
SCALE: NOT TO SCALE

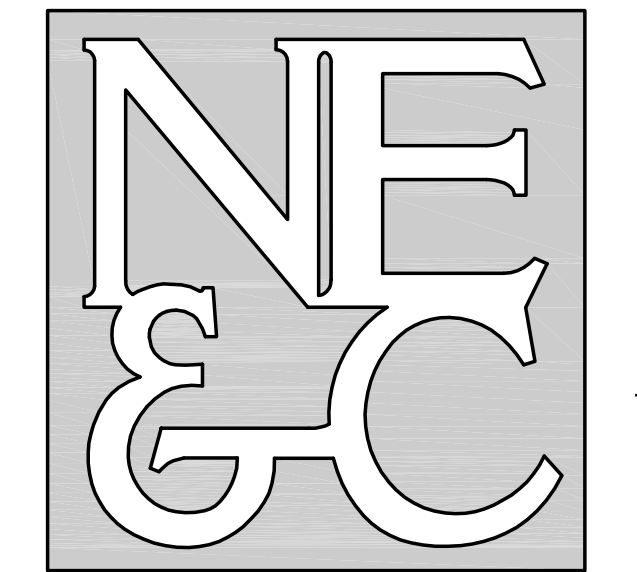


TYPICAL SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE



TYPICAL SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE

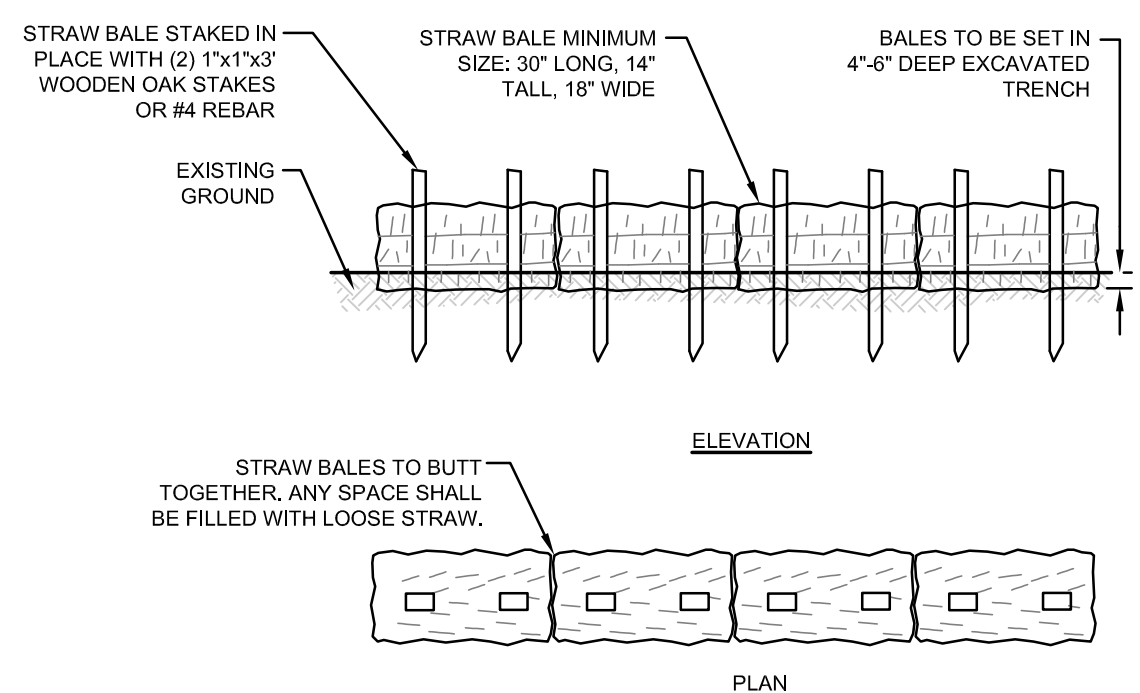
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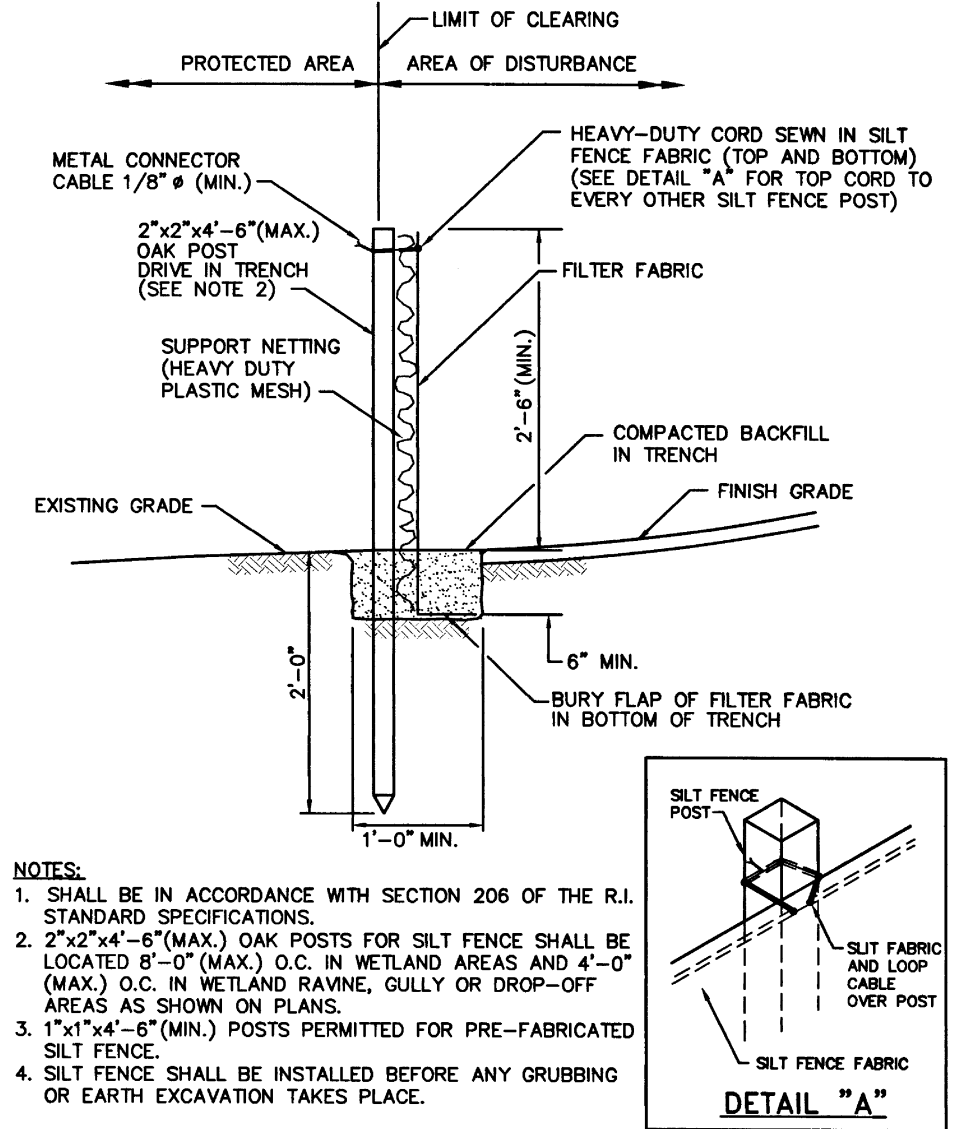
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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL



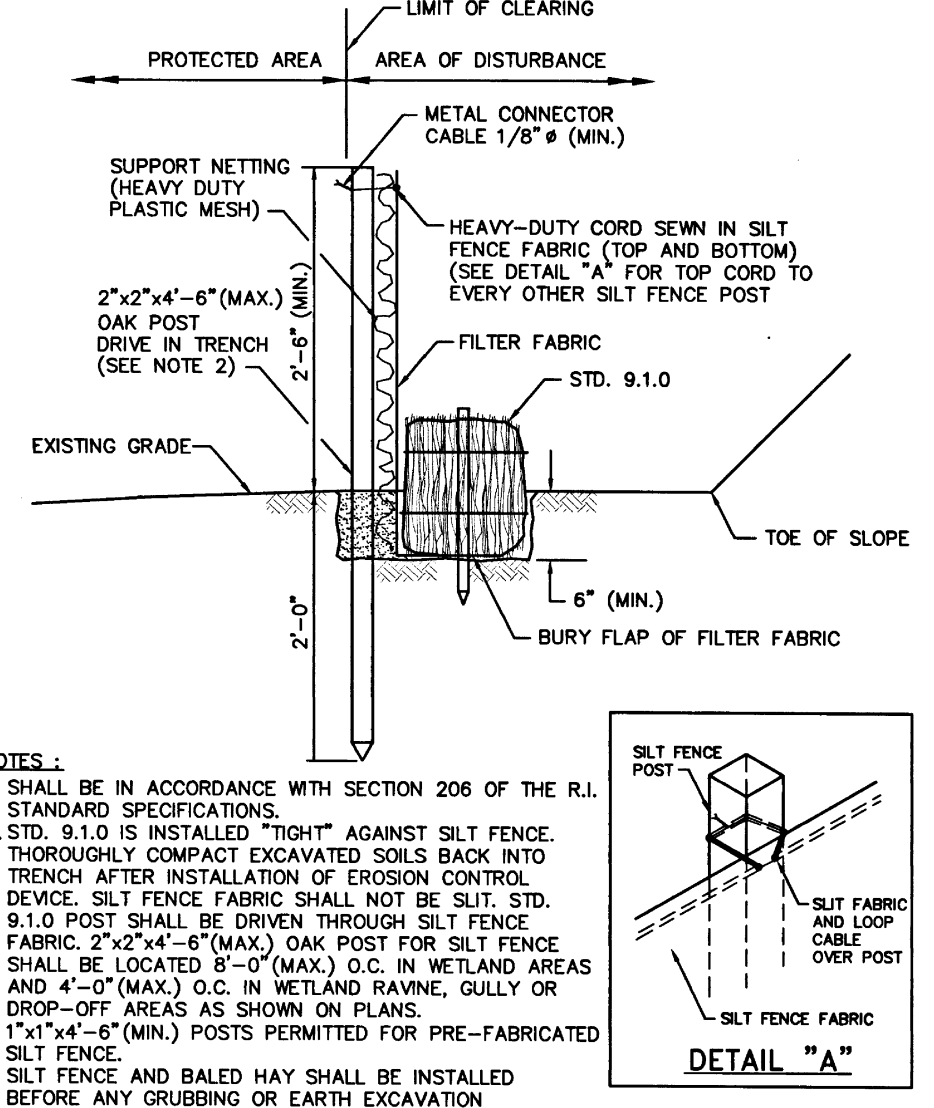
- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
 2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT THE PRODUCT IS FREE OF ANY NOXIOUS WEEDS.
 3. STAKES SHALL BE DRIVEN THROUGH STAKES AT A SLIGHT UPSTREAM ANGLE TO PREVENT BALE FROM OVERTURNING.
 4. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES AFTER INSTALLATION.
 5. MATERIAL EXCAVATED FROM TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED.

BALED STRAW EROSION CONTROL BARRIER
SCALE: NOT TO SCALE



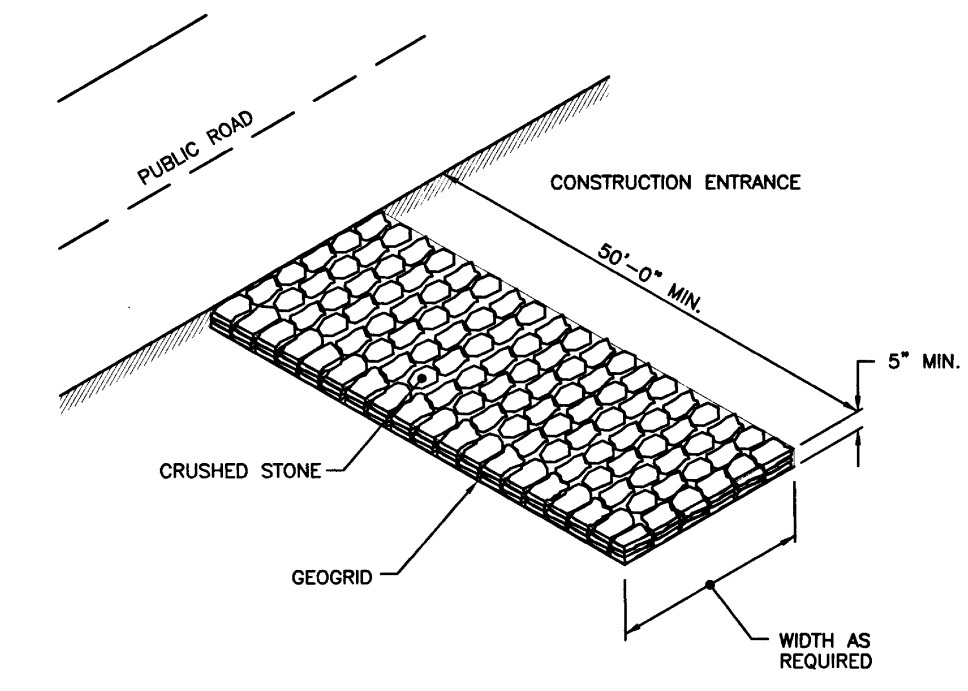
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 2. 2"x2"x4'-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVIDNE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 3. 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

SILT FENCE EROSION CHECK (RIDOT 9.2.0)
SCALE: NOT TO SCALE



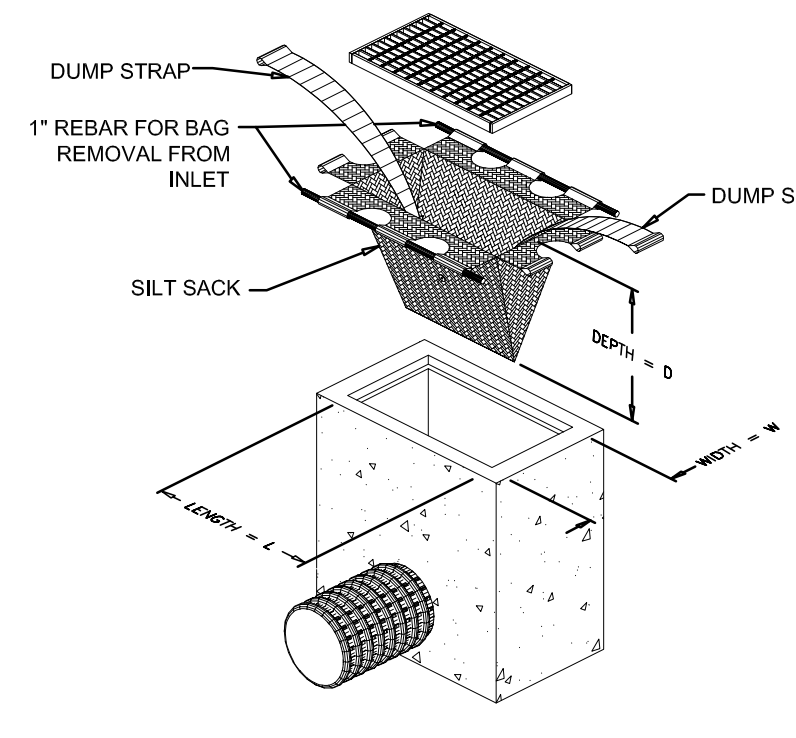
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 2. STD. 9.1.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE. THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICE. SILT FENCE FABRIC SHALL NOT BE SLIT. STD. 9.1.0 POST SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2"x2"x4'-6" (MAX.) OAK POST FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVIDNE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 3. 1"x1"x4'-6" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 4. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

BALED HAY EROSION CHECK AND SILT FENCE COMBINED (RIDOT 9.3.0)
SCALE: NOT TO SCALE



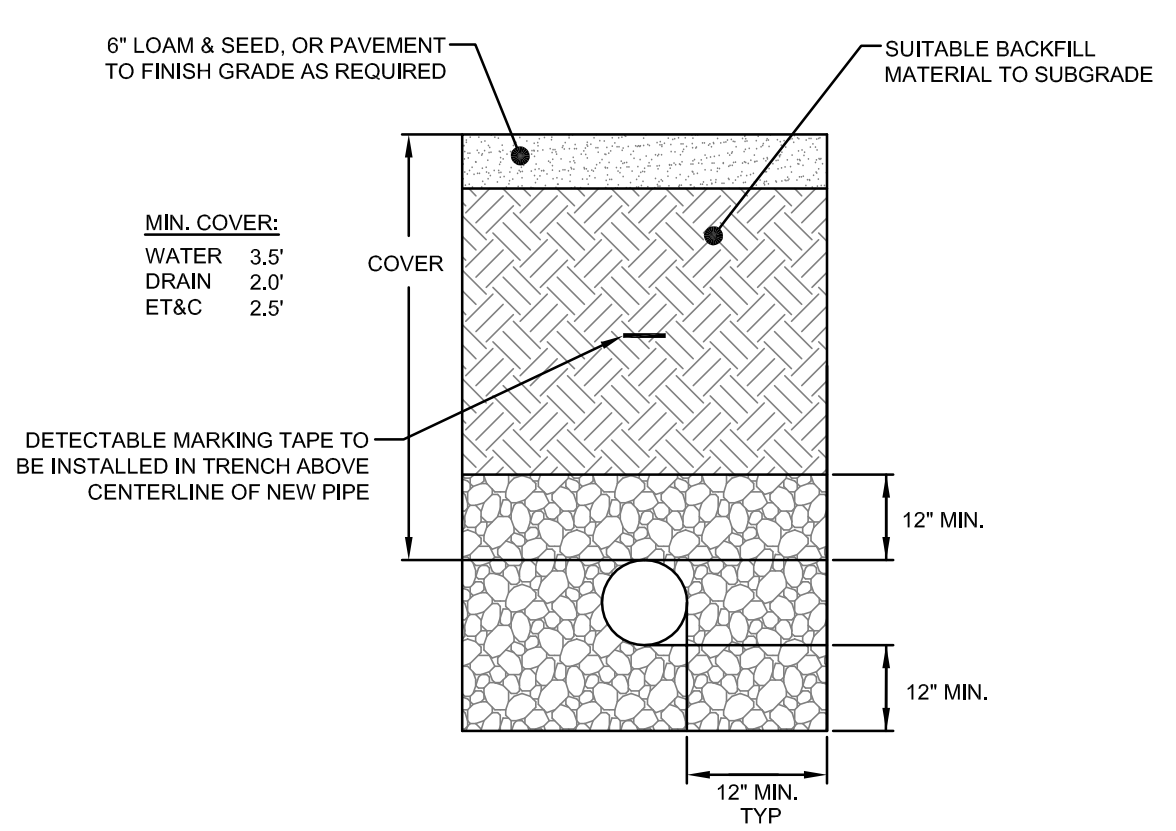
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

STONE CONSTRUCTION ACCESS (RIDOT 9.9.0)
SCALE: NOT TO SCALE



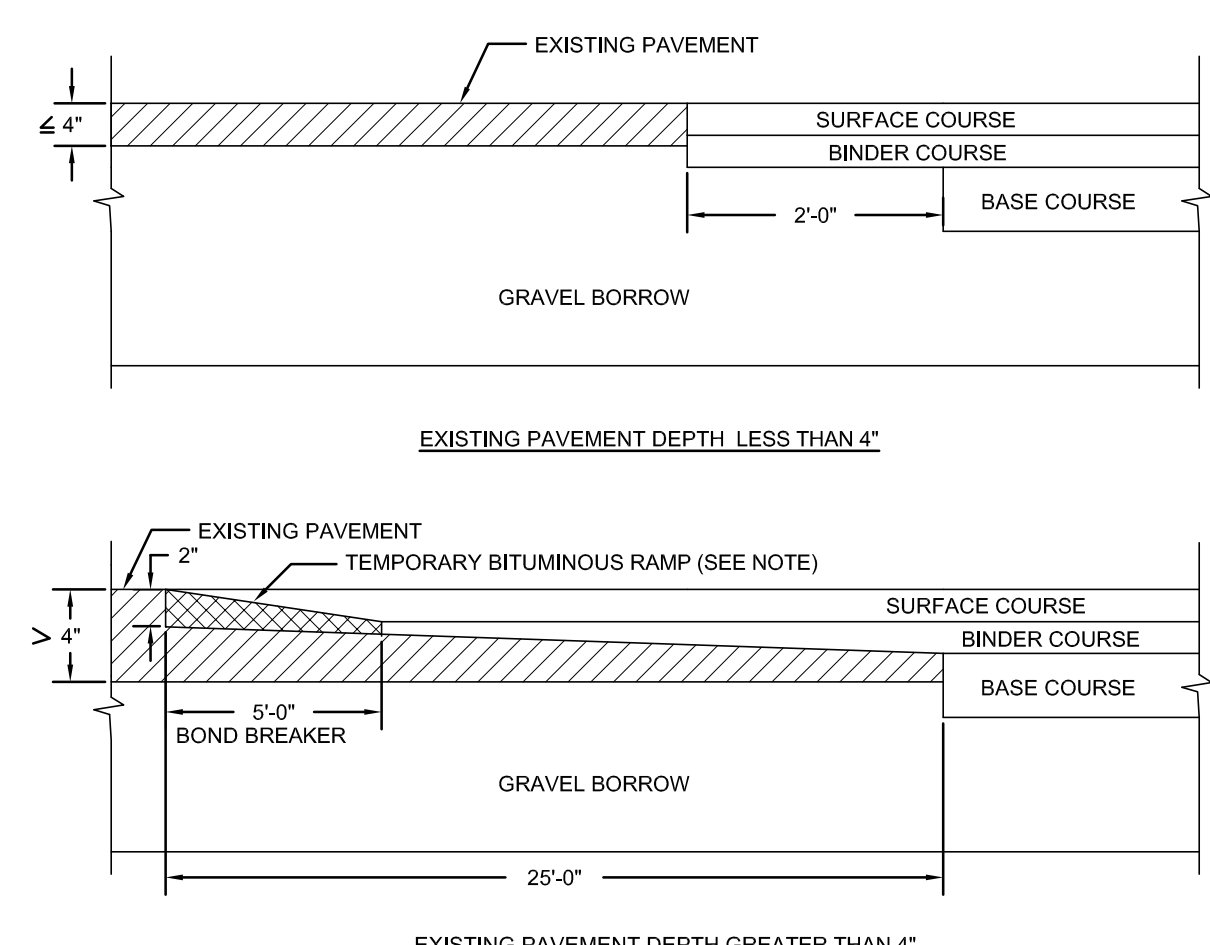
- MAINTENANCE SCHEDULE:**
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
 2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
 3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILT SACK DETAIL
SCALE: NOT TO SCALE



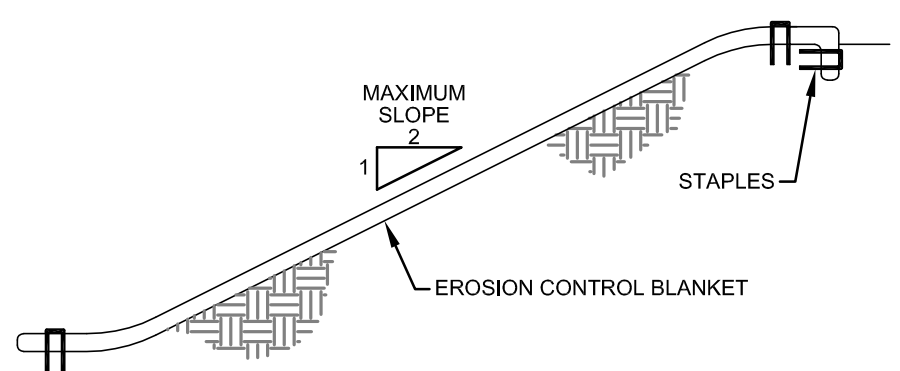
UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE

- TRENCH NOTES:**
1. UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
 2. TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
 3. SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
 4. ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE SDR 35, OR SIMILAR APPROVED.
 5. ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOILTIGHT) UNLESS OTHERWISE INDICATED.
 6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
 7. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY. INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
 8. SEWER AND DRAINAGE PIPE TRENCHES SHALL BE BEDDED WITH CRUSHED STONE OR SCREENED GRAVEL. THESE MATERIALS MUST CONFORM TO RIDOT STANDARD M.91.09 TYPE II MATERIAL.
 9. WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M6 REQUIREMENTS.
 10. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF PORTSMOUTH / TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT AND NEWPORT WATER RULES AND REGULATIONS.
 11. WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVENS AND SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.



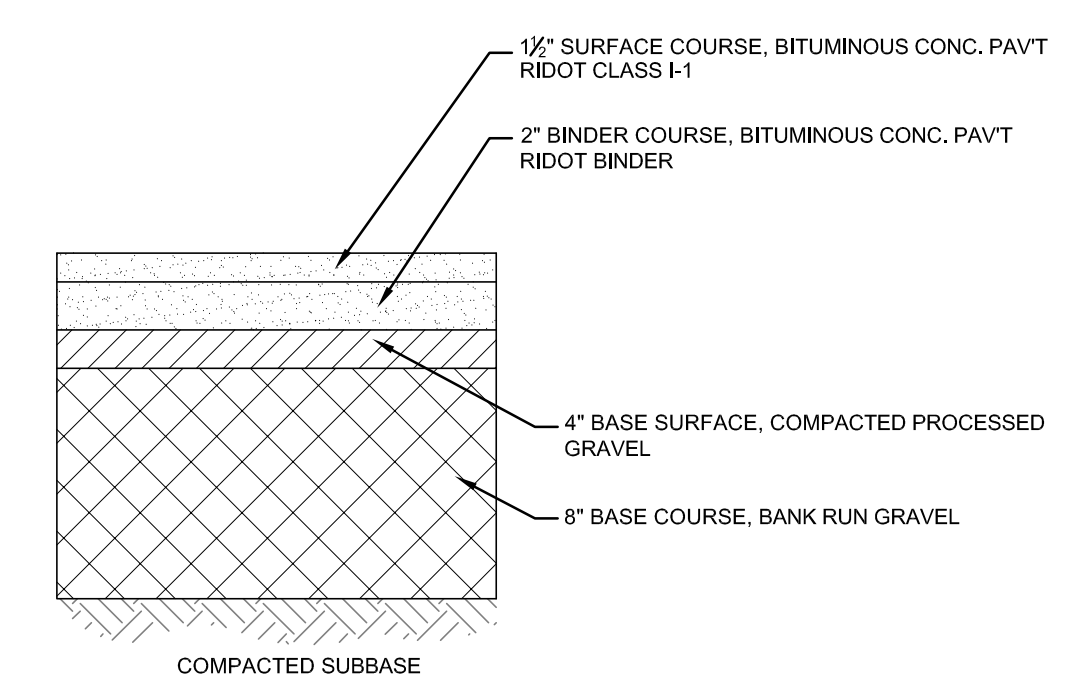
NOTE:
A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE TEMPORARY RAMP. PRIOR TO THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

TYPICAL CUT AND MATCH PAVEMENT DETAIL (RIDOT 47.1.1)
SCALE: NOT TO SCALE



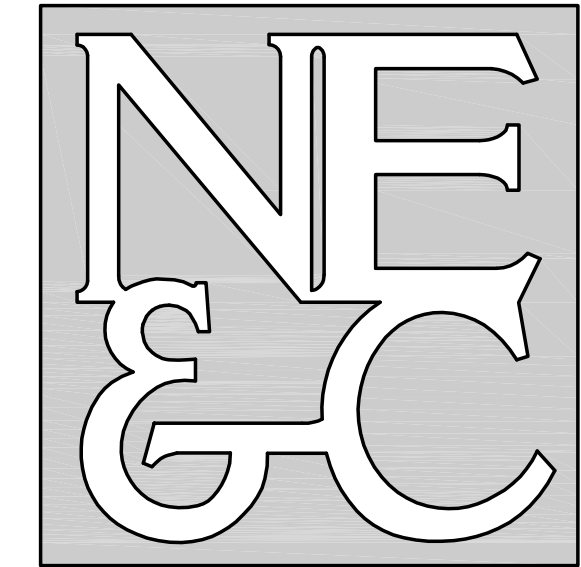
- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
SCALE: NOT TO SCALE



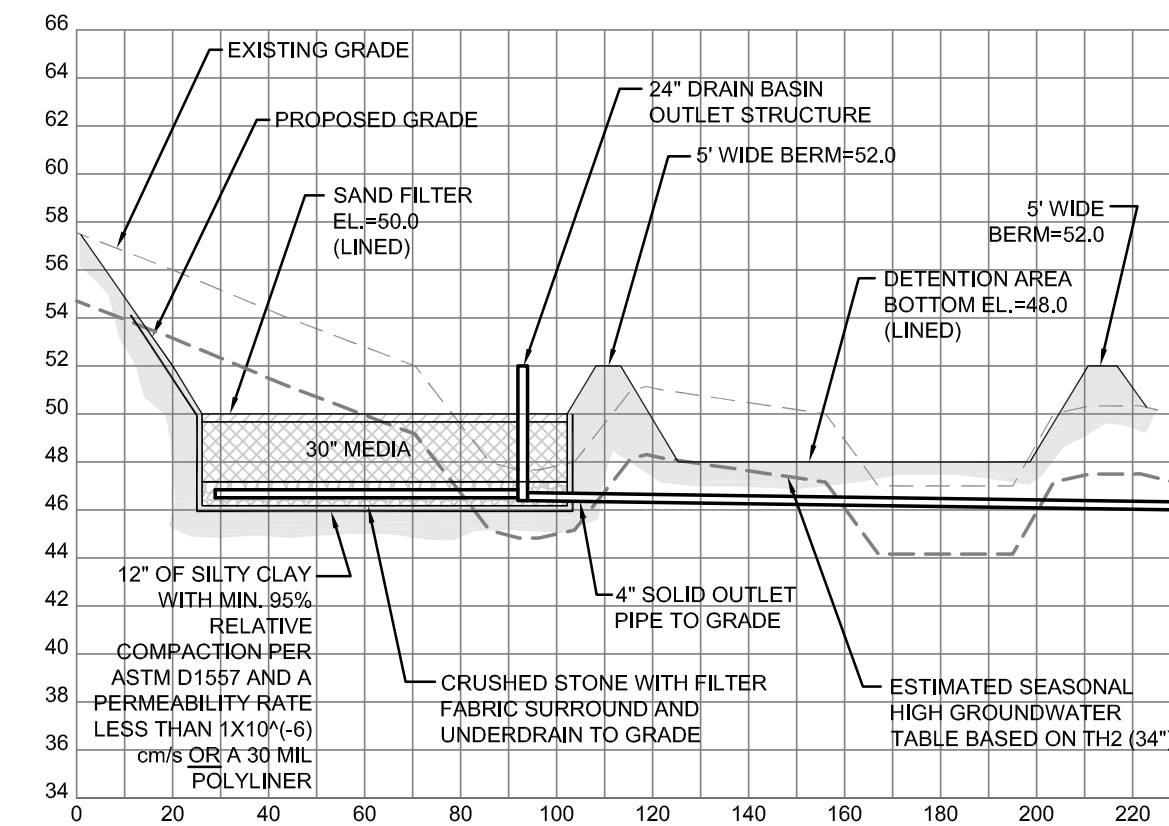
TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE

No.	Revision	Date	App.
Designed By:	JJR/GES	Drawn by:	JJR
Checked by:	GES	Date:	REV. 13FEB24
Project Title:			
PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED DETAIL SHEET 4			
Drawing Number:		C-38	
Sheet		38 of 39	
Project Number:		15129.0	
Survey Index:		-	
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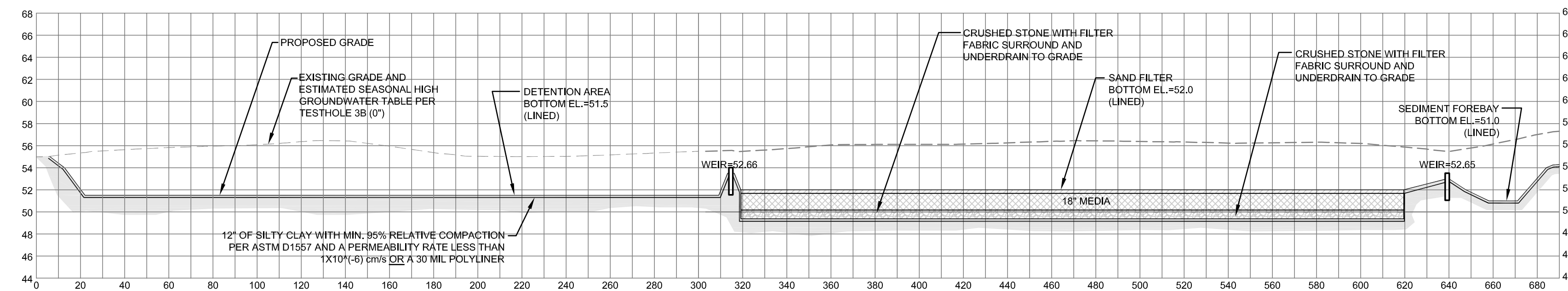


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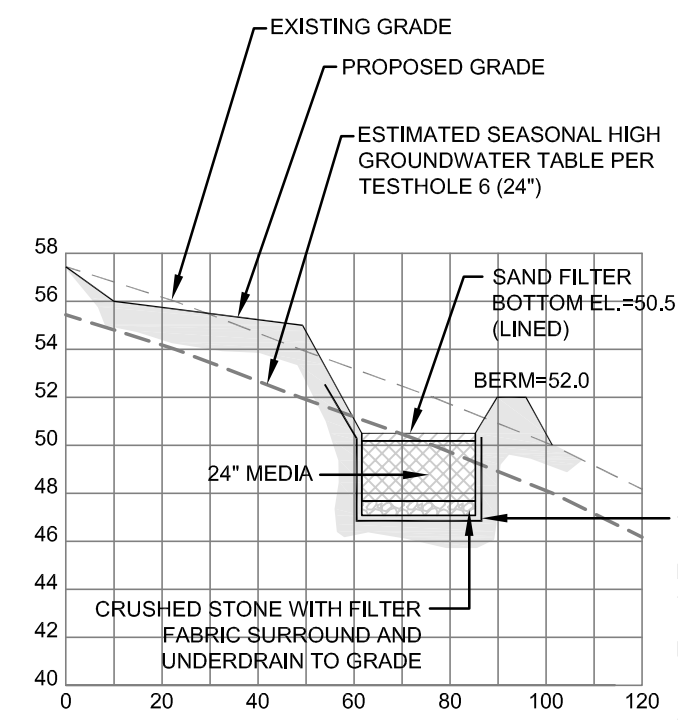
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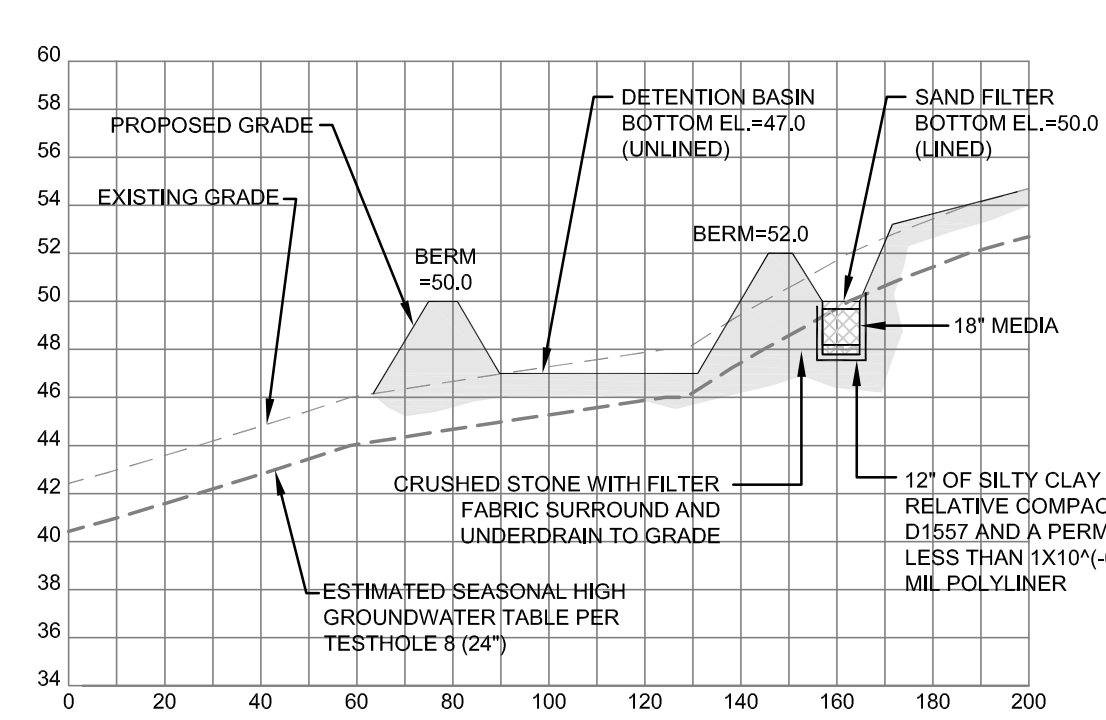
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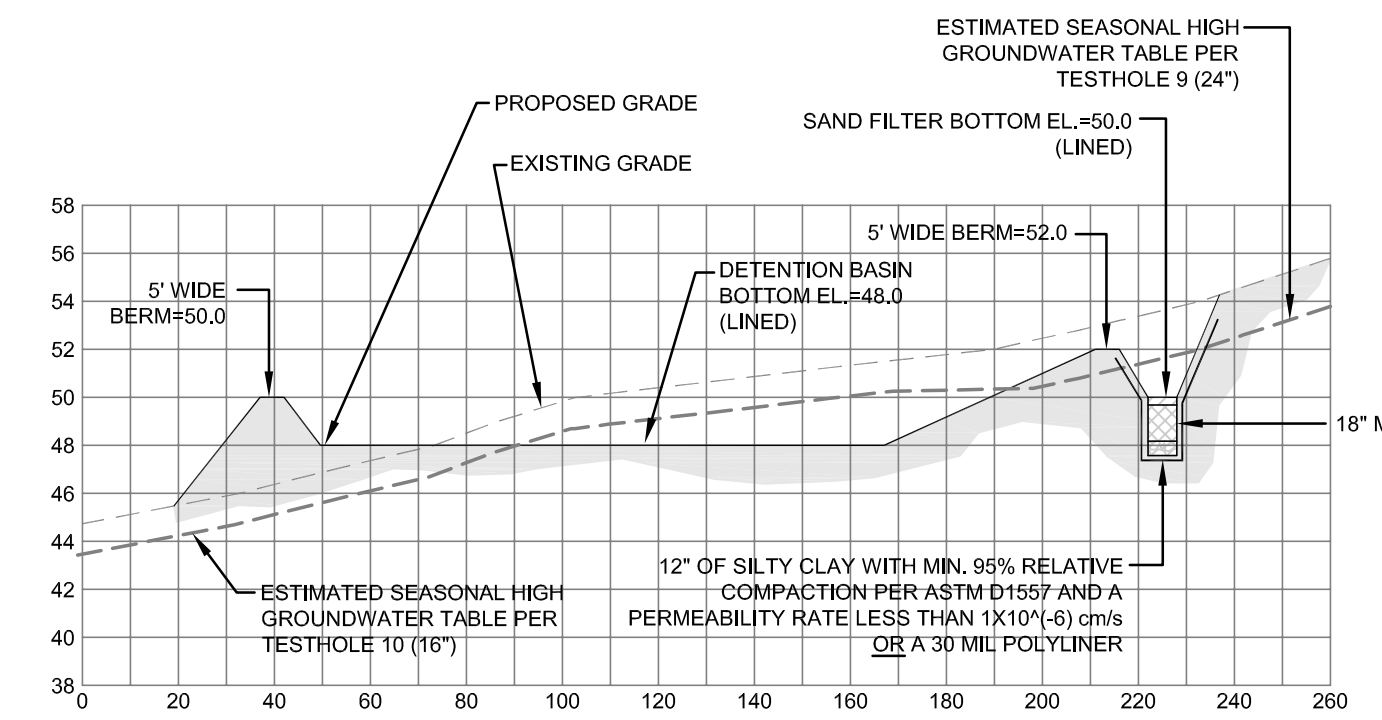
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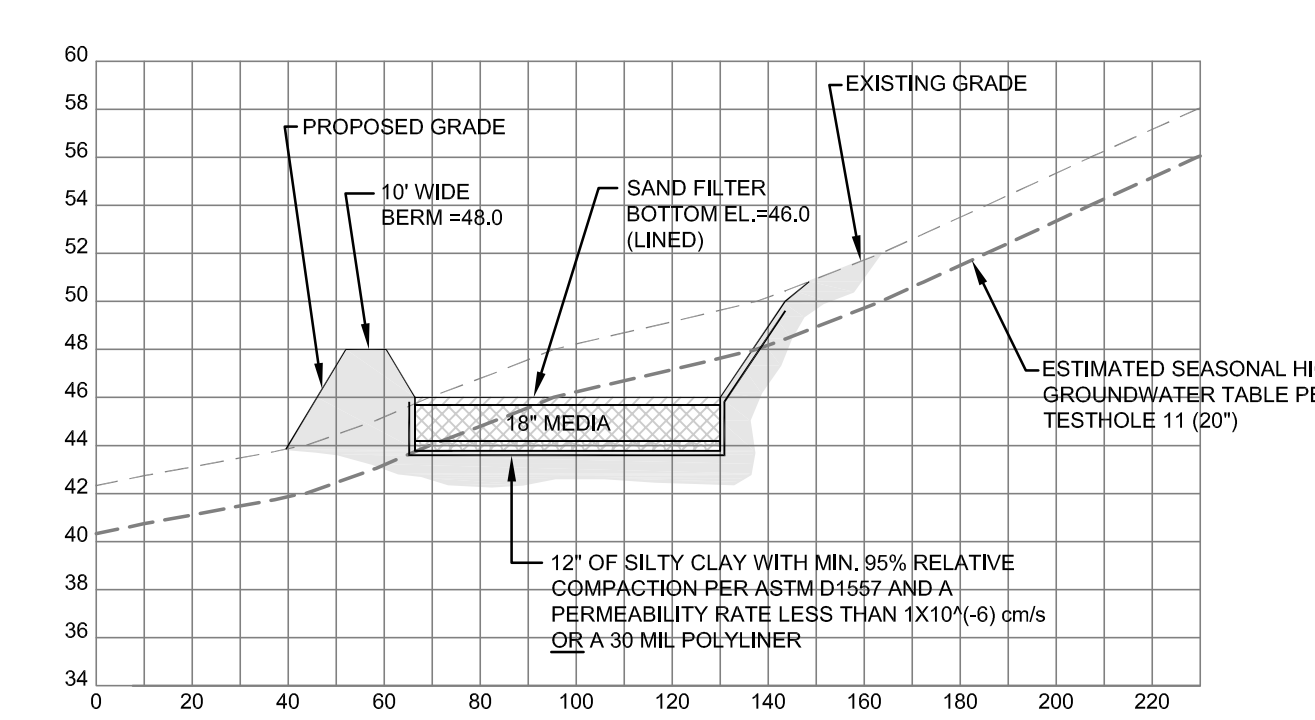
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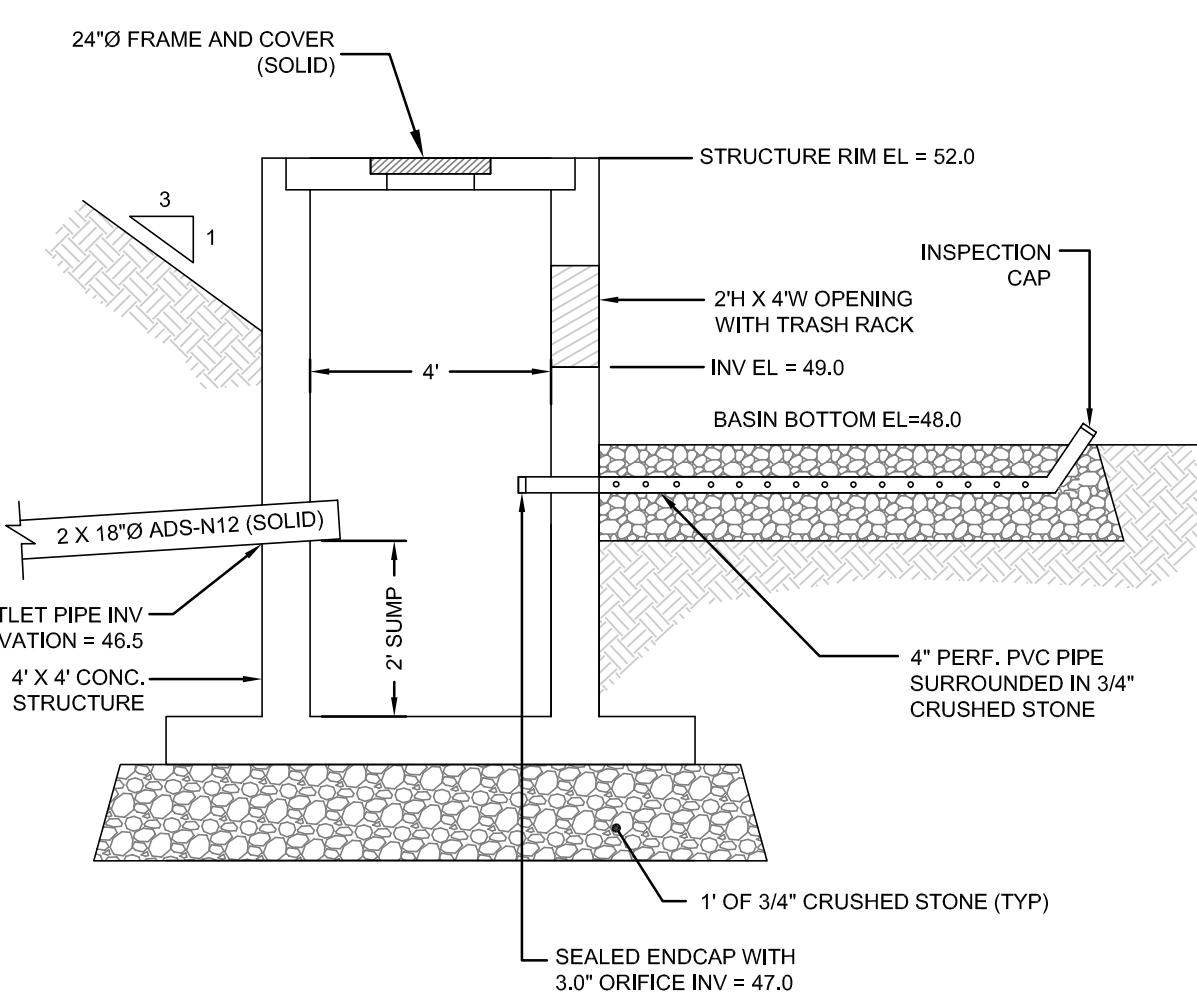
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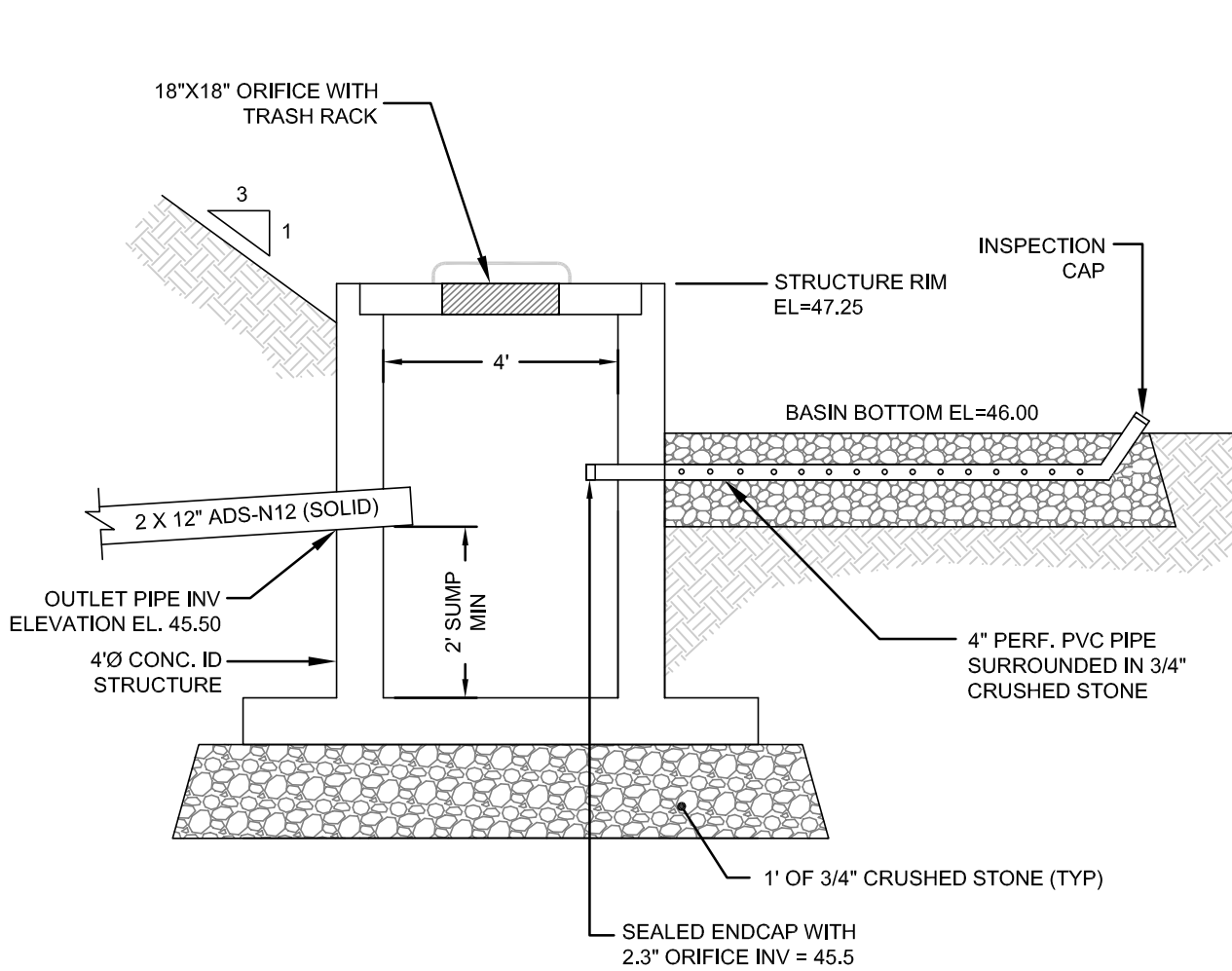
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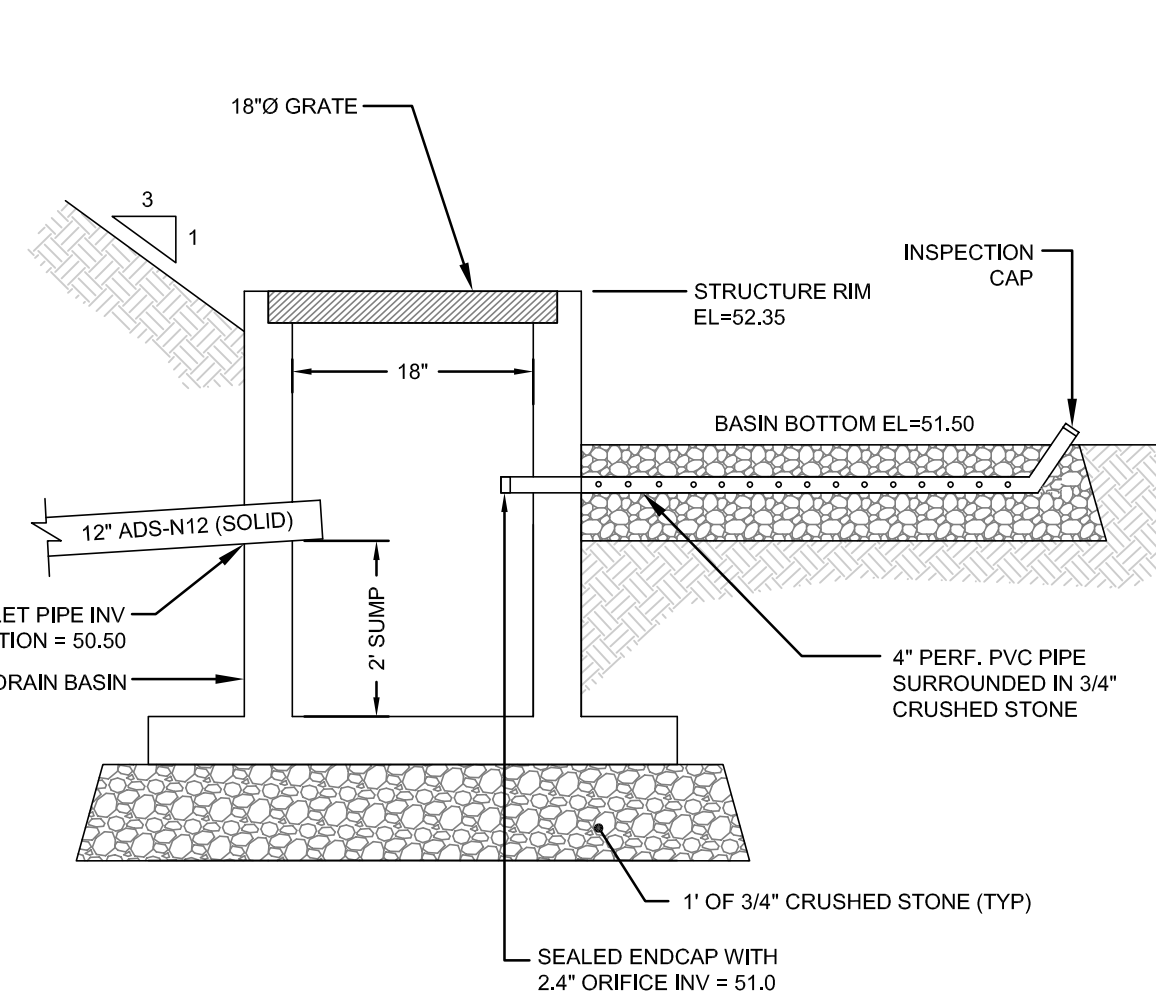
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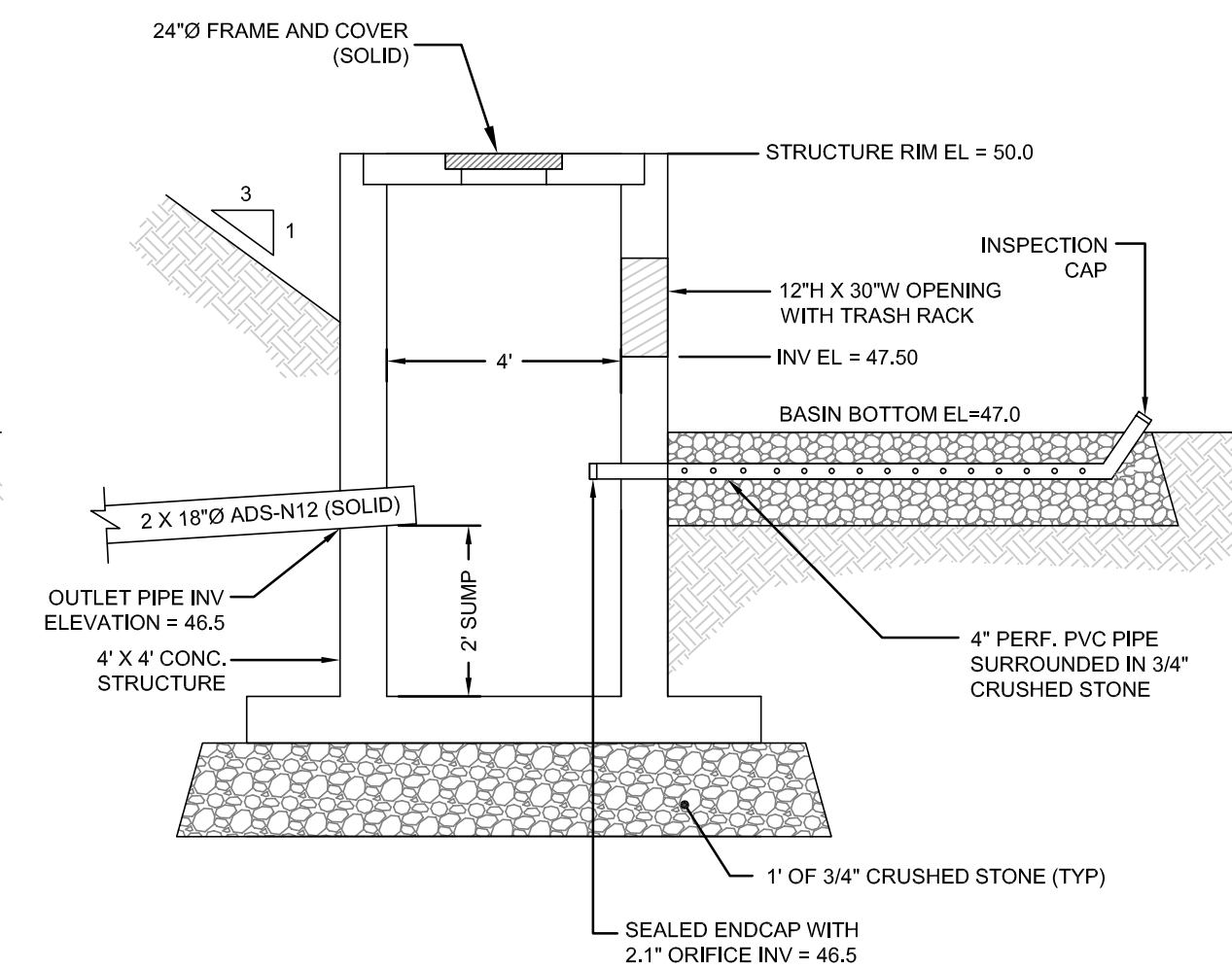
BASIN P201-DT OUTLET STRUCTURE
SCALE: NOT TO SCALE



BASIN P202-DT OUTLET STRUCTURE
SCALE: NOT TO SCALE



BASIN P203-DT OUTLET STRUCTURE
SCALE: NOT TO SCALE



BASIN P204-DT OUTLET STRUCTURE
SCALE: NOT TO SCALE

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