

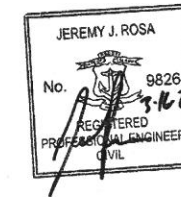
# "HAPPY VALLEY" SUBDIVISION

**3 LOT COMMERCIAL SUBDIVISION  
ASSESSOR'S PLAT 107NE LOT 402  
VALLEY ROAD (RI RT 214)  
MIDDLETOWN, RHODE ISLAND**

CIVIL ENGINEER: NORTHEAST ENGINEERS & CONSULTANTS, INC.



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



OWNERS:

REGAL, LLC 40  
ROGER WILLIAMS COURT  
PORTSMOUTH, RI 02871

JAMES H. CLAUSEN REVOCABLE TRUST  
7067 VILLA ESTELLE DRIVE  
ORLANDO, FL 32819

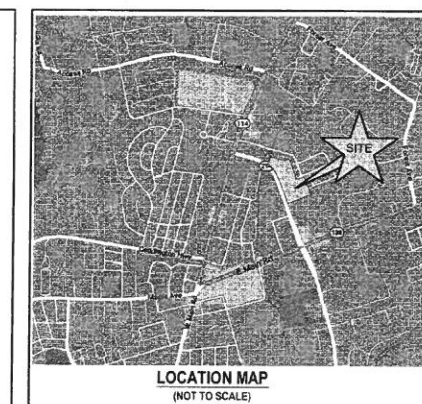
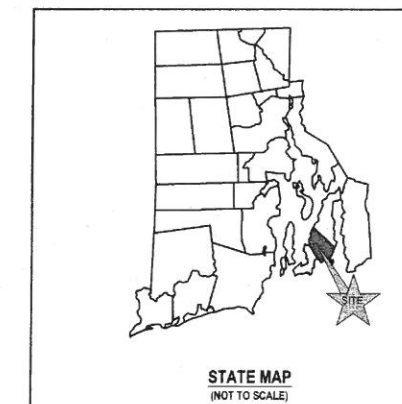
## MARCH 11, 2021 PERMIT SET

### PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

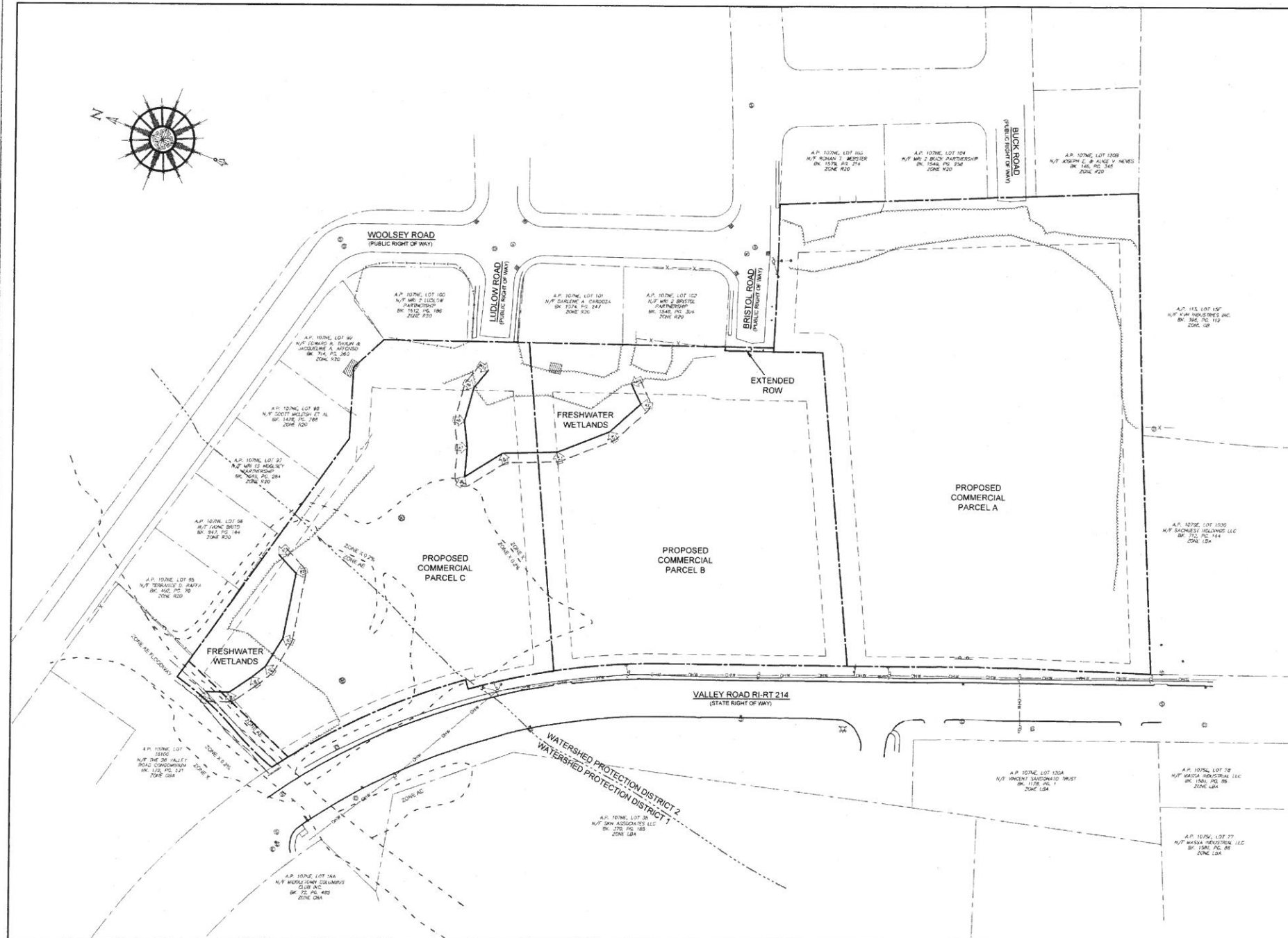
TITLE SHEET  
PROJECT NOTES AND LEGEND  
EXISTING CONDITIONS  
CONVENTIONAL SUBDIVISION PLAN  
SEWER CONNECTION PROFILES

SHEET L-1  
SHEET L-2  
SHEET L-3  
SHEET L-4  
SHEET L-5



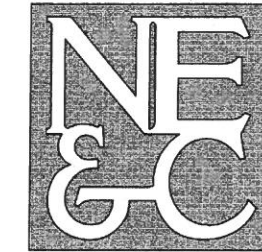
### SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE	COMMENTS
TOWN OF MIDDLETOWN	MARCH 9, 2020	PRELIMINARY AND FINAL PLAN
TOWN OF MIDDLETOWN	JUNE 3, 2020	PRELIMINARY AND FINAL PLAN
TOWN OF MIDDLETOWN	JUNE 17, 2020	PRELIMINARY AND FINAL PLAN
TOWN OF MIDDLETOWN	MARCH 11, 2021	FINAL PLAN



### SITE PLAN

SCALE = 1"=60'



A KNOWLEDGE CORPORATION

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM

**PLAN NOTES**

- EXISTING CONDITION ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JANUARY 2019.
- VERTICAL DATUM IS NAVD88.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE, AND SUPPLEMENTED WITH INFORMATION MIDDLETOWN WEBGIS LAYERS.
- SUBJECT PARCEL FALLS WITHIN THE LBA TRAFFIC SENSITIVE LIMITED BUSINESS DISTRICT.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)
- WETLAND AREAS OBSERVED AND SHOWN ON PLAN PER FRESHWATER WETLAND DELINEATION BY NATURAL RESOURCE SERVICES, INC. JANUARY 8, 2019.
- WATERSHED PROTECTION DISTRICT 1 LINE OBTAINED FROM THE TOWN OF MIDDLETOWN INTERACTIVE GEOGRAPHICAL INFORMATION SYSTEM (WEBGIS) WATER DATA LAYER AND SHOULD BE CONSIDERED APPROXIMATE.
- SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X, ZONE X 2%, ZONE AE AND FLOODWAY AREA IN ZONE AE, OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 44005C0093J, WHICH BEARS A REVISED DATE OF SEPTEMBER 4, 2013, AND IS IN A SPECIAL FLOOD HAZARD AREA.

**PLAN REFERENCES**

- PLAN ENTITLED "MIDDLETOWN VALLEY ROAD FROM WEST MAIN ROAD R.I. ROUTE 114 TO GREEN END AVENUE", RHODE ISLAND DEPARTMENT OF PUBLIC WORKS DIVISION OF ROADS AND BRIDGES PLAT NO. 1176, SHEET 3 OF 7, SCALE 40 FEET PER INCH.
- PLAN ENTITLED "SUBDIVISION PLAN", ALLEN SHERS AND JAMES CLAUSEN C/O SHERS REALTY TRUST 1165 WEST MAIN ROAD MIDDLETOWN, R.I., PREPARED BY NARRAGANSETT ENGINEERING, SCALE 1"=40', DATED APRIL 4, 1960.
- PLAN ENTITLED "PLAN OF LAND IN MIDDLETOWN, RHODE ISLAND PREPARED FOR GILBANE PROPERTIES, INC.", PREPARED BY VANASSE/HANGEN ENGINEERING, INC., SCALE 1"=50', DATED JULY 28, 1986. PLAN RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORDS IN PLANNING BOOK 13 AT PAGE 303.
- PLAN ENTITLED "MERGER OF LOTS 401 & 402 PLAT 107NE INTO A SINGLE LOT DESIGNATED LOT A FOR ALLEN SHERS AND JAMES CLAUSEN C/O SHERS REALTY TRUST 1165 WEST MAIN RD. MIDDLETOWN, RI", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE 1"=40', DATED NOVEMBER 13, 1991.
- PLAN ENTITLED "SUBDIVISION FOR VALLEY ROAD PARTNERSHIP", MIDDLETOWN, R.I. OWNER MARY ETHEL REIS, PREPARED BY BOARDMAN ASSOCIATES, SCALE 1"=40', DATED JUNE 1987.
- PLAN ENTITLED "SITE PLAN OF LAND IN MIDDLETOWN, RHODE ISLAND FOR ANCHORAGE ASSOCIATES", PREPARED BY P.S. MANCINI JR., P.E., SCALE 1"=20', DATED NOVEMBER 4, 1985.
- PLAN ENTITLED "COMMODORE PERRY VILLAGE, MIDDLETOWN RHODE ISLAND", PREPARED BY CHARLES A. MAQUIRE & ASSOCIATES, SCALE 1"=60', DATED AUGUST 31, 1954. PLAN RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORDS IN PLAT BOOK 9 AT PAGES 18 AND 19.
- PLAN ENTITLED "PROPOSED SUBDIVISION PROPERTY OF MANUEL FREITAS, MIDDLETOWN, RHODE ISLAND", PREPARED BY LEON M. SHAW, SCALE 1"=100', DATED JULY 18, 1967. PLAN RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORDS IN PLAT BOOK 10 AT PAGE 13.
- PLAN ENTITLED "PROPERTY LINE PLAN", A.P. 170NE, LOT 16-B 6 VALLEY ROAD MIDDLETOWN, RI, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE 1"=20', DATED SEPTEMBER 29, 2004.
- PLAN ENTITLED "ALTA/ACSM LAND TITLE PLAN", A.P. 107NE, LOT 402 VALLEY ROAD MIDDLETOWN, RHODE ISLAND, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE 1"=40', DATED FEBRUARY, FEBRUARY 6 2019.

**SEWER NOTE**

- THE PROPOSED SEWER LINES ALONG LUDLOW ROAD AND BRISTOL ROAD INTENDED TO SERVE THE PROPOSED LOTS WILL BE DESIGNATED AS PRIVATE FROM THE CONNECTIONS WITH THE EXISTING SEWER MAIN IN WOOLSEY ROAD TO THE SUBJECT LOTS.

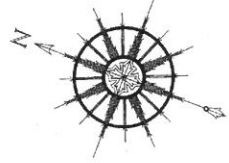
**TOWN OF MIDDLETOWN ZONING DATA**

ZONING DISTRICT: LBA TRAFFIC SENSITIVE LIMITED BUSINESS DISTRICT	
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH & FRONTAGE	300 FT.
MINIMUM PRIMARY SETBACKS	
FRONT YARD	10 FT.
SIDE YARD	20 FT.
REAR YARD	50 FT.
MAXIMUM LOT COVERAGE	
MAXIMUM BUILDING HEIGHT	35% 40 FT.

**LEGEND**

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- PROPOSED PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- FEMA BOUNDARY
- WATERSHED PROTECTION LINE
- 100' & 200' RIVERBANK WETLAND
- ZONING BUILDING SETBACK
- 10' WETLAND OFFSET
- BROOK
- STONE WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- BRUSH LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- OVERHEAD WIRE
- ⊕ ELECTRIC MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ MANHOLE (UNKNOWN)
- CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ HYDRANT
- ⊙ GAS SHUT OFF
- ⊙ SIGN
- ⊙ WETLAND FLAG
- ⊙ MONITORING WELL
- BOUND
- IRON ROD
- RIHB RHODE ISLAND HIGHWAY BOUND

2	TOWN REVISIONS	11MAR21	
1	TOWN REVISIONS	03JUN20	
No.	Revision	Date	App.
Designed By:	Drawn by: VAL	Checked by: MST	
Scale:	1"=40'	Date:	11MAR20
Project Title:			
<b>HAPPY VALLEY COMMERCIAL SUBDIVISION</b>			
A.P. 107NE, LOT 402 VALLEY ROAD MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
JAMES H. CLAUSEN REVOCABLE TRUST 7067 VILLA ESTELLE DRIVE ORLANDO, FL 32819 REGAL, LLC 40 ROGER WILLIAMS COURT PORTSMOUTH, RI 02871			
Issued for:			
PERMITTING			
Drawing Title:			
<b>SUBDIVISION NOTES &amp; LEGEND</b>			
Drawing Number:		<b>L-2</b>	
Sheet		2 of 5	
Project Number:		18225.1	
Survey Index:		13 107NE 402	
<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>			

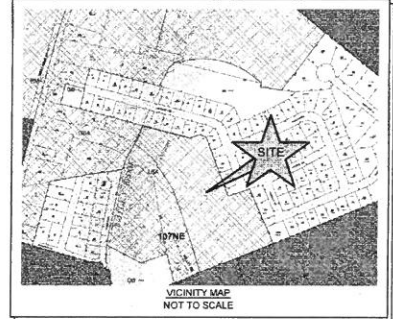


**NORTHEAST ENGINEERS & CONSULTANTS, INC.**

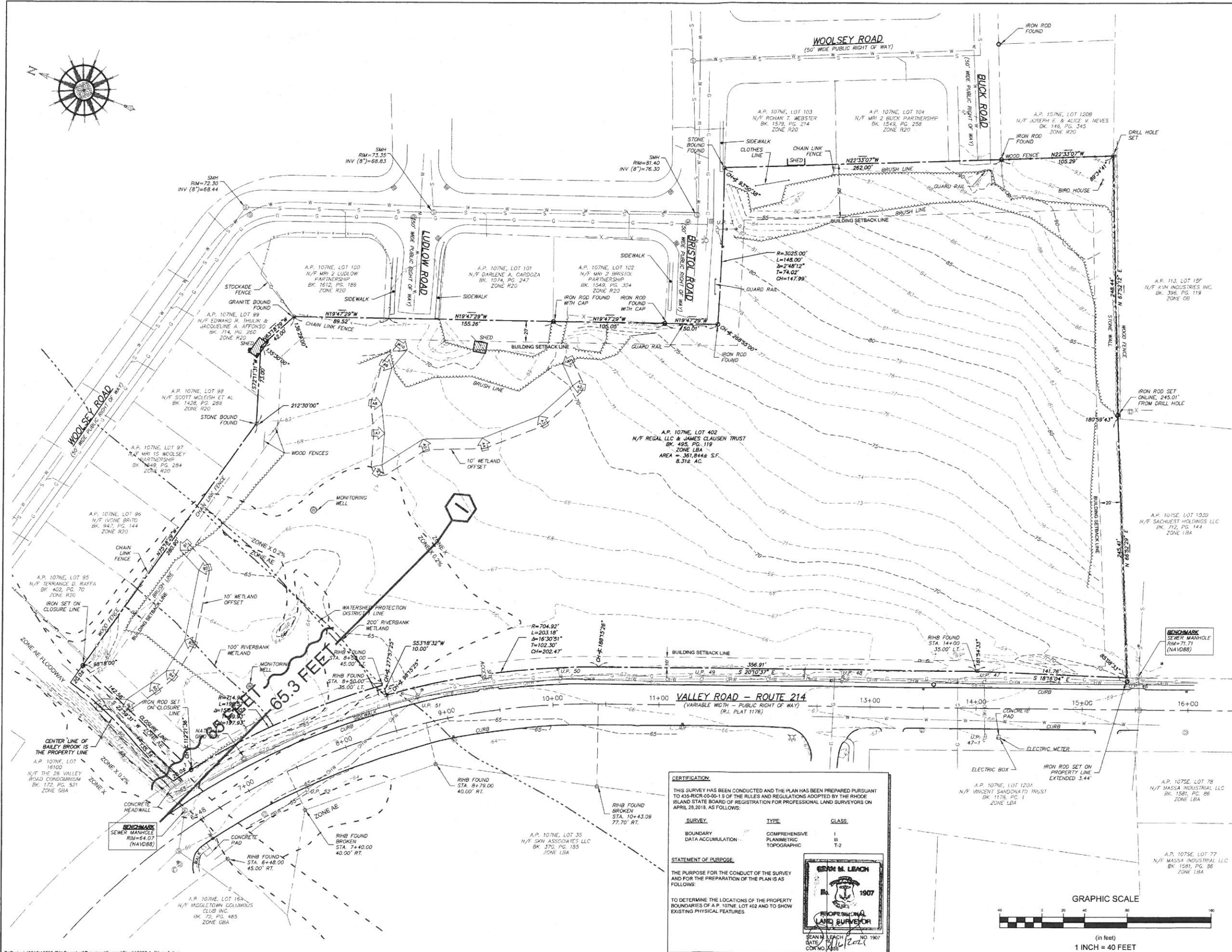
**NE & C**

A KNOWLEDGE CORPORATION

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
 PHONE (401) 849-0810 FAX (401) 846-4169  
 WWW.NORTHEASTENGINEERS.COM



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



**GENERAL NOTES:**  
 1. REFER TO PROJECT NOTES AND LEGEND ON SHEET L-2

2	TOWN REVISIONS	11MAR21	
1	TOWN REVISIONS	17JUN20	
No.	Revision	Date	App.
Designed By:	Drawn by: VAL	Checked by: MST	
Scale:	1"=40'	Date:	11MAR20

**HAPPY VALLEY  
 COMMERCIAL SUBDIVISION**  
 A.P. 107NE, LOT 402  
 VALLEY ROAD  
 MIDDLETOWN, RHODE ISLAND

Client/Owner:  
**JAMES H. CLAUSEN REVOCABLE TRUST**  
 7067 VILLA ESTELLE DRIVE  
 ORLANDO, FL 32819  
**REGAL, LLC 40 ROGER**  
 WILLIAMS COURT  
 PORTSMOUTH, RI 02871

Issued for:  
**PERMITTING**

**EXISTING CONDITIONS  
 PLAN**

Drawing Number:	<b>L-3</b>
Sheet	<b>3 of 5</b>
Project Number:	<b>18225.1</b>
Survey Index:	<b>13 -107NE- 402</b>

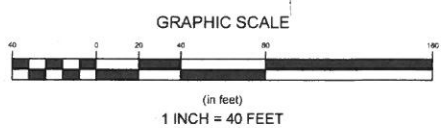
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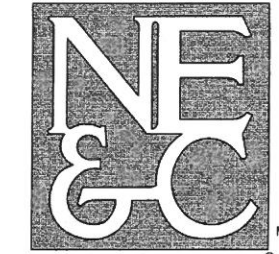
**CERTIFICATION**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 23, 2019, AS FOLLOWS:

<b>SURVEY:</b>	<b>TYPE:</b>	<b>CLASS:</b>
BOUNDARY	COMPREHENSIVE	I
DATA ACCUMULATION	PLANIMETRIC	T-2
	TOPOGRAPHIC	

**STATEMENT OF PURPOSE**  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO DETERMINE THE LOCATIONS OF THE PROPERTY BOUNDARIES OF A.P. 107NE, LOT 402 AND TO SHOW EXISTING PHYSICAL FEATURES.

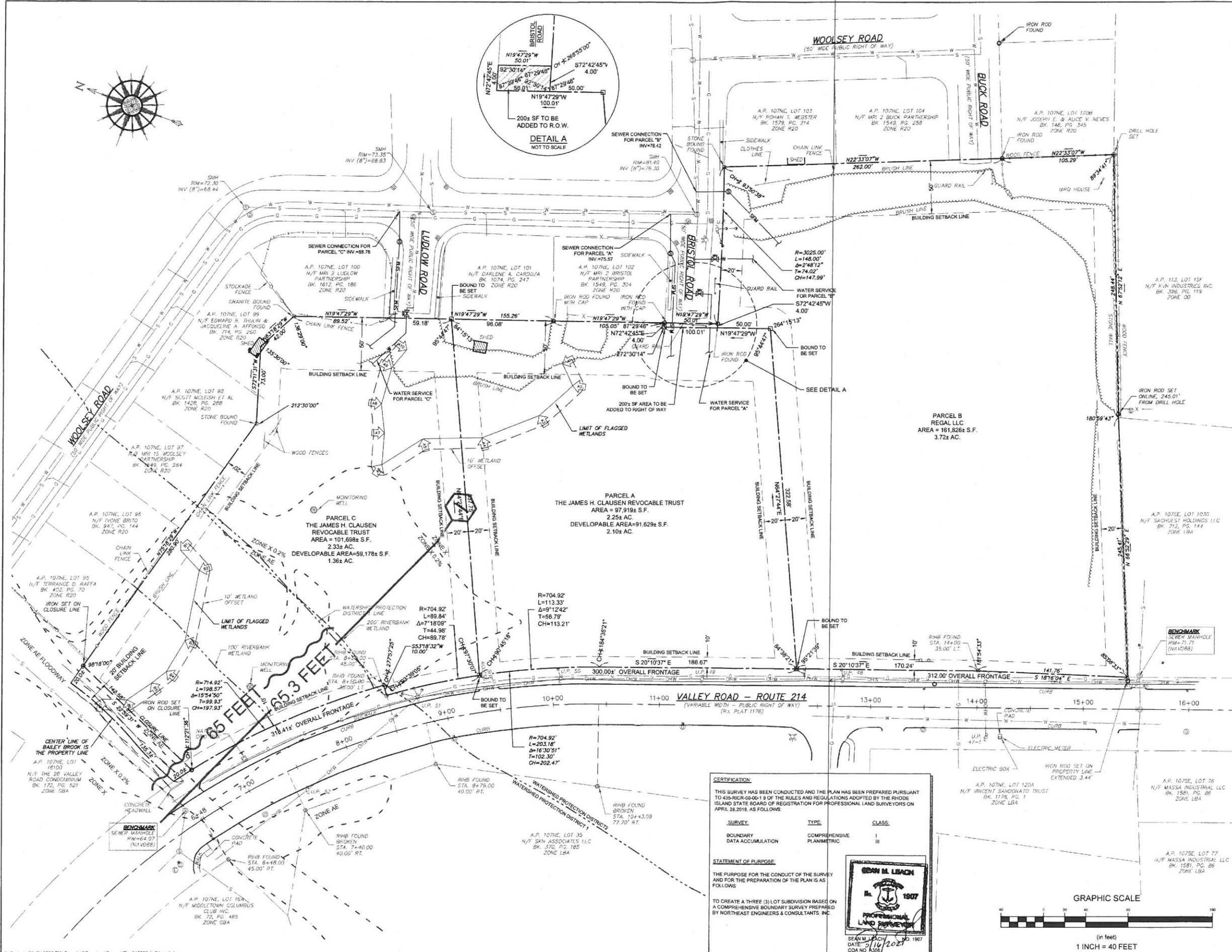
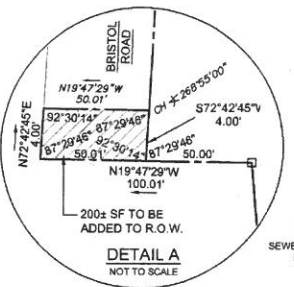
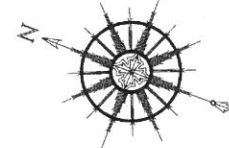
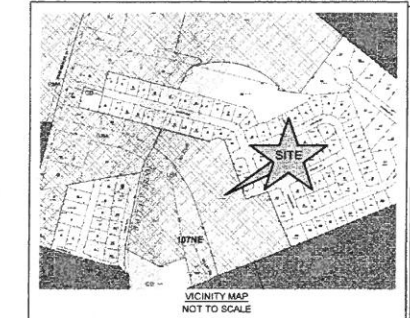
**SEAN M. LEACH**  
 PROFESSIONAL LAND SURVEYOR  
 R.I. 1907  
 DATE: 04/11/2021  
 CO NO: 148





A KNOWLEDGE CORPORATION

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



GENERAL NOTES  
1. REFER TO PROJECT NOTES AND LEGEND ON SHEET L-2.

2	TOWN REVISIONS	11MAR21	
1	TOWN REVISIONS	17JUN20	
No.	Revision	Date	App
Designed By:	Drawn by:	VAL	Checked by: MST
Scale:	1"=40'	Date:	11MAR20

Project Title:  
**HAPPY VALLEY COMMERCIAL SUBDIVISION**  
A.P. 107NE, LOT 402  
VALLEY ROAD  
MIDDLETOWN, RHODE ISLAND

Client/Owner:  
JAMES H. CLAUSEN REVOCABLE TRUST  
7067 VILLA ESTELLE DRIVE  
ORLANDO, FL 32819  
REGAL, LLC  
40 ROGER WILLIAMS COURT  
PORTSMOUTH, RI 02871

Issued for:  
PERMITTING

Drawing Title:  
**MINOR SUBDIVISION PLAN**

Drawing Number:	L-4
Sheet	4 of 5
Project Number:	18225.1
Survey Index:	13 107NE 402

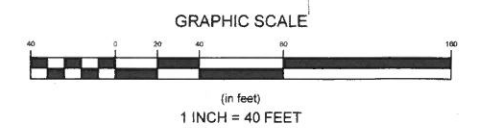
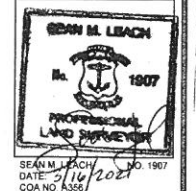
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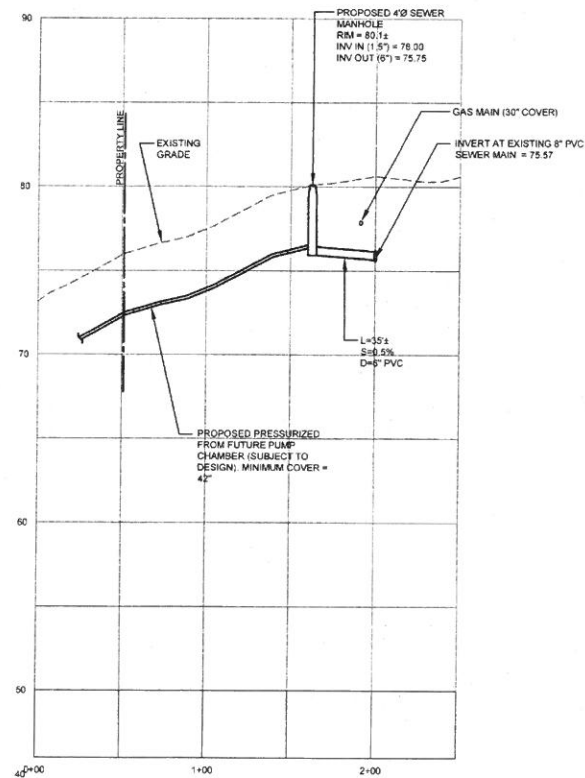
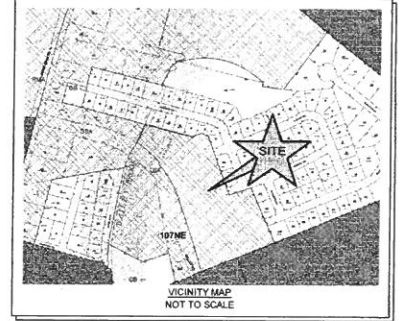
**CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-01-B OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

SURVEY	TYPE	CLASS
BOUNDARY DATA ACCUMULATION	COMPREHENSIVE PLANIMETRIC	I

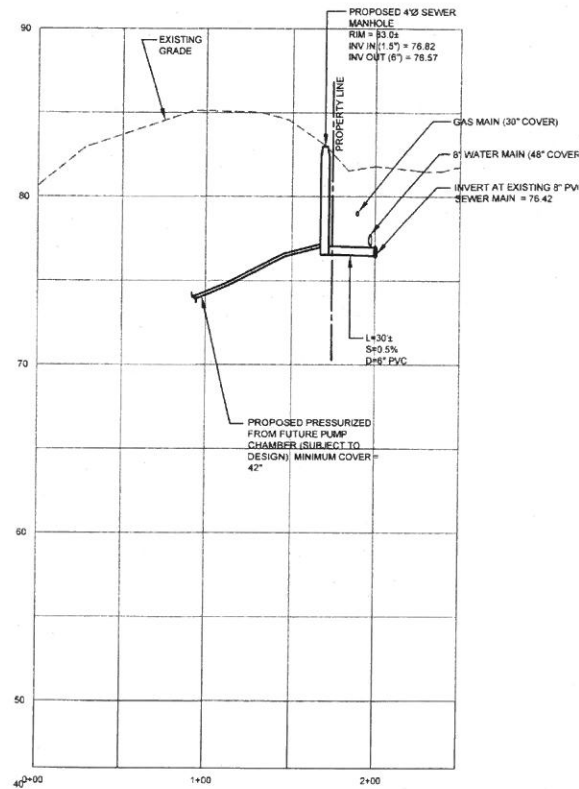
**STATEMENT OF PURPOSE**  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO CREATE A THREE (3) LOT SUBDIVISION BASED ON A COMPREHENSIVE BOUNDARY SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC.

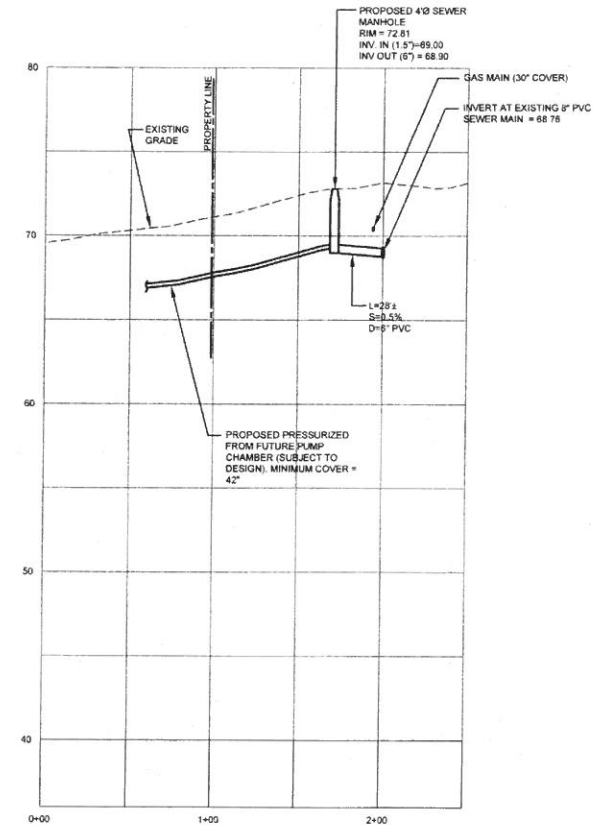




**PARCEL "A" SEWER CONNECTION PROFILE**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'  
(REFER TO SITE PLAN)



**PARCEL "B" SEWER CONNECTION PROFILE**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'  
(REFER TO SITE PLAN)



**PARCEL "C" SEWER CONNECTION PROFILE**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE 1"=4'  
(REFER TO SITE PLAN)

- PROFILE NOTES:**
- EXISTING UTILITY DEPTHS HAVE BEEN ASSUMED TO BE PER TYPICAL CONSTRUCTION STANDARDS
  - EXISTING UTILITY DEPTHS SHOULD BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION

No.	Revision	Date	App
Designed By:	Drawn by: JJR	Checked by: GES	
Scale:	AS SHOWN	Date:	03/JUN/20
Project Title:			
<b>HAPPY VALLEY COMMERCIAL SUBDIVISION</b>			
A.P. 107NE, LOT 402 VALLEY ROAD MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
JAMES H. CLAUSEN REVOCABLE TRUST 7067 VILLA ESTELLE DRIVE ORLANDO, FL 32819 REGAL, LLC 40 ROGER WILLIAMS COURT PORTSMOUTH, RI 02871			
Issued for:			
PERMITTING			
Drawing Title:			
<b>PROPOSED SEWER PROFILE</b>			
Drawing Number:		L-5	
Sheet:		5 of 5	
Project Number:		18225.1	
Survey Index:		13 -107NE- 402	
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