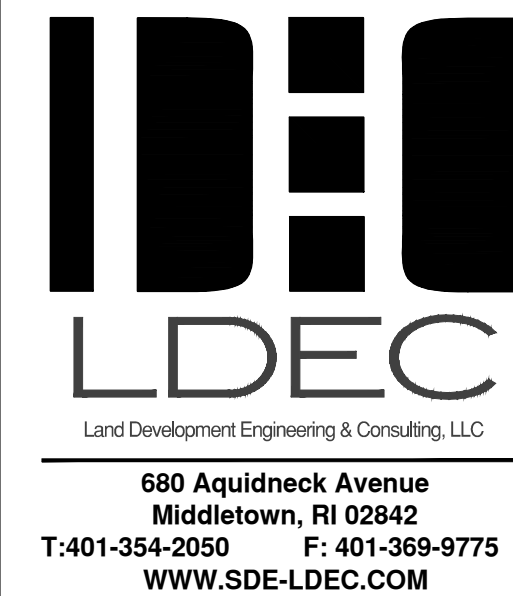


SITE REDEVELOPMENT PLANS

AQUIDNECK AVENUE Assessors Map 114 , Parcel 507 MIDDLETOWN , RHODE ISLAND FEBRURUARY 17, 2021



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS
DATE: FEBRUARY 17, 2021

DRAWN BY: RT / RLM COMPS. BY: RT / RLM CHECK BY: RLM/MER

PROJECT NO. 18116

ISSUED FOR:
PERMITTING

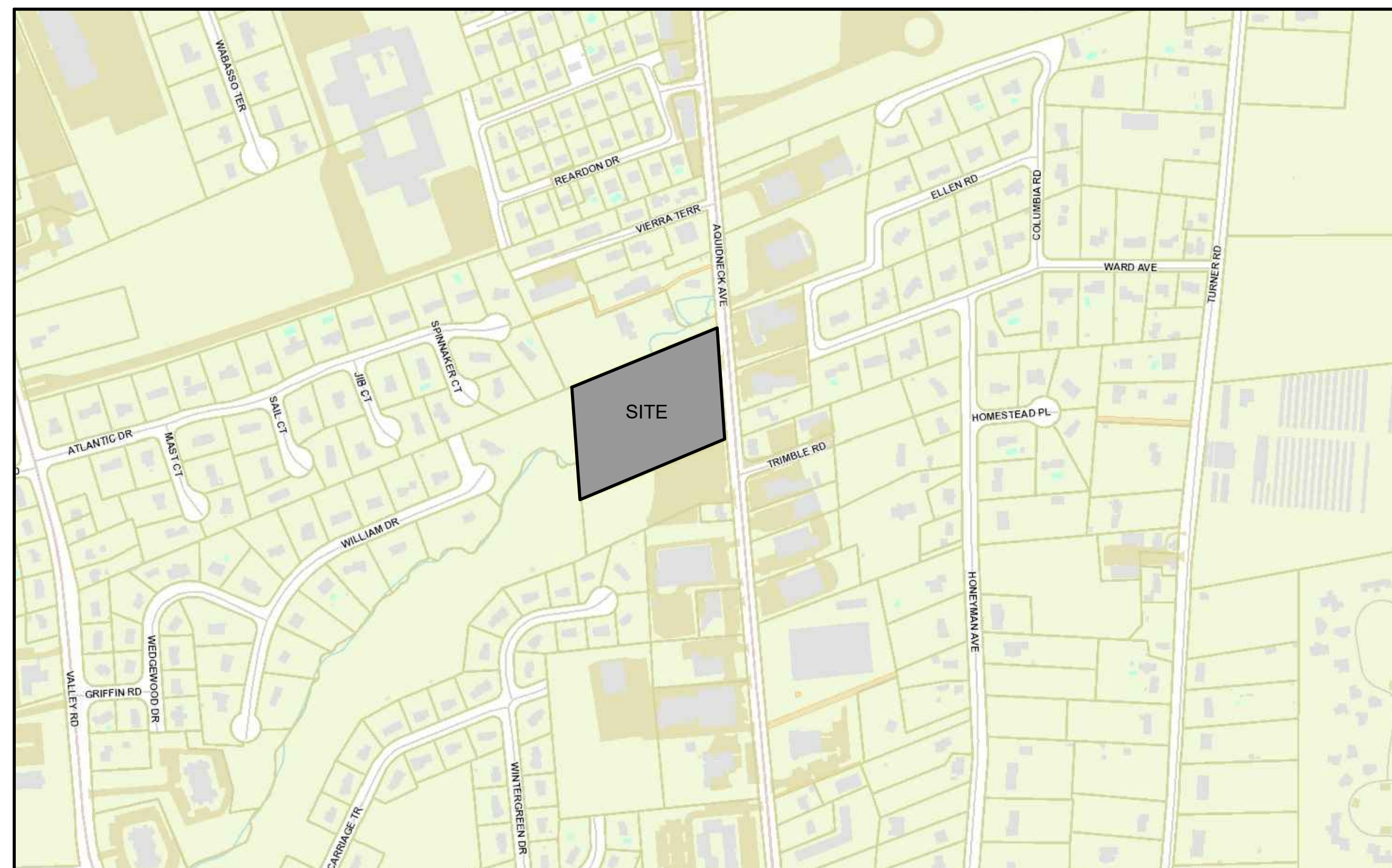


CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC.
680 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842
(401) 354-2050

SURVEYOR
LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC.
680 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842
(401) 354-2050

ARCHITECT
HERK WORKS
36 AQUIDNECK AVE.
MIDDLETOWN, RI 02842
(401) 662-7875

LANDSCAPE ARCHITECT
VERDE DESIGN + HORTICULTURE
6 DEBLOIS STREET
NEWPORT, RI 02840
(401) 619-0562



LOCUS MAP
NOT TO SCALE

PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8
CONSTRUCTION DETAILS	9 - 10

PERMIT APPROVALS:

RIDEM: APPLICATION #19-0006
RIDOT: APPLICATION #19-0219-A

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

PROPOSED SITE PLAN
AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 507
PREPARED FOR
A1 ROOFING & CONSTRUCTION COMPANY

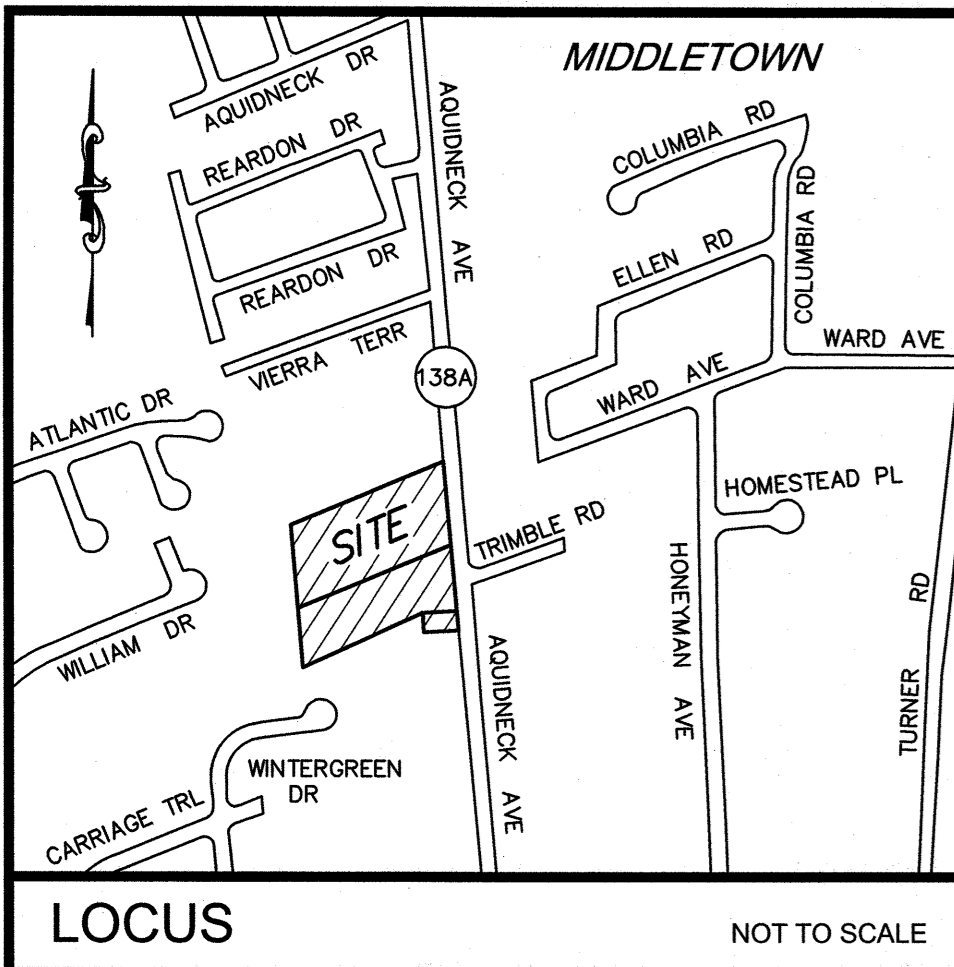
DRAWING TITLE:

COVER

SCALE: **NOT TO SCALE**

SHEET NO.

1 OF 10



LOCUS NOT TO SCALE

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. BETWEEN AUGUST 25, 2018 AND SEPTEMBER 6, 2018.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0093 J (MAP REVISED SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
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TRAFFIC SENSITIVE LIMITED BUSINESS (LBA) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	300 FT.
FRONT SETBACK	10 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	35%

CURRENT OWNER

A-1 ROOFING & CONSTRUCTION, LLC
29J BLISS ROAD
NEWPORT, RI 02840

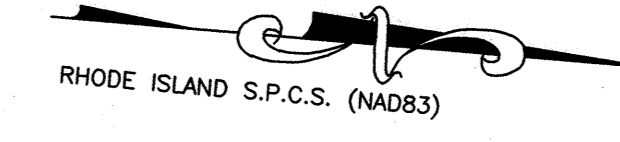
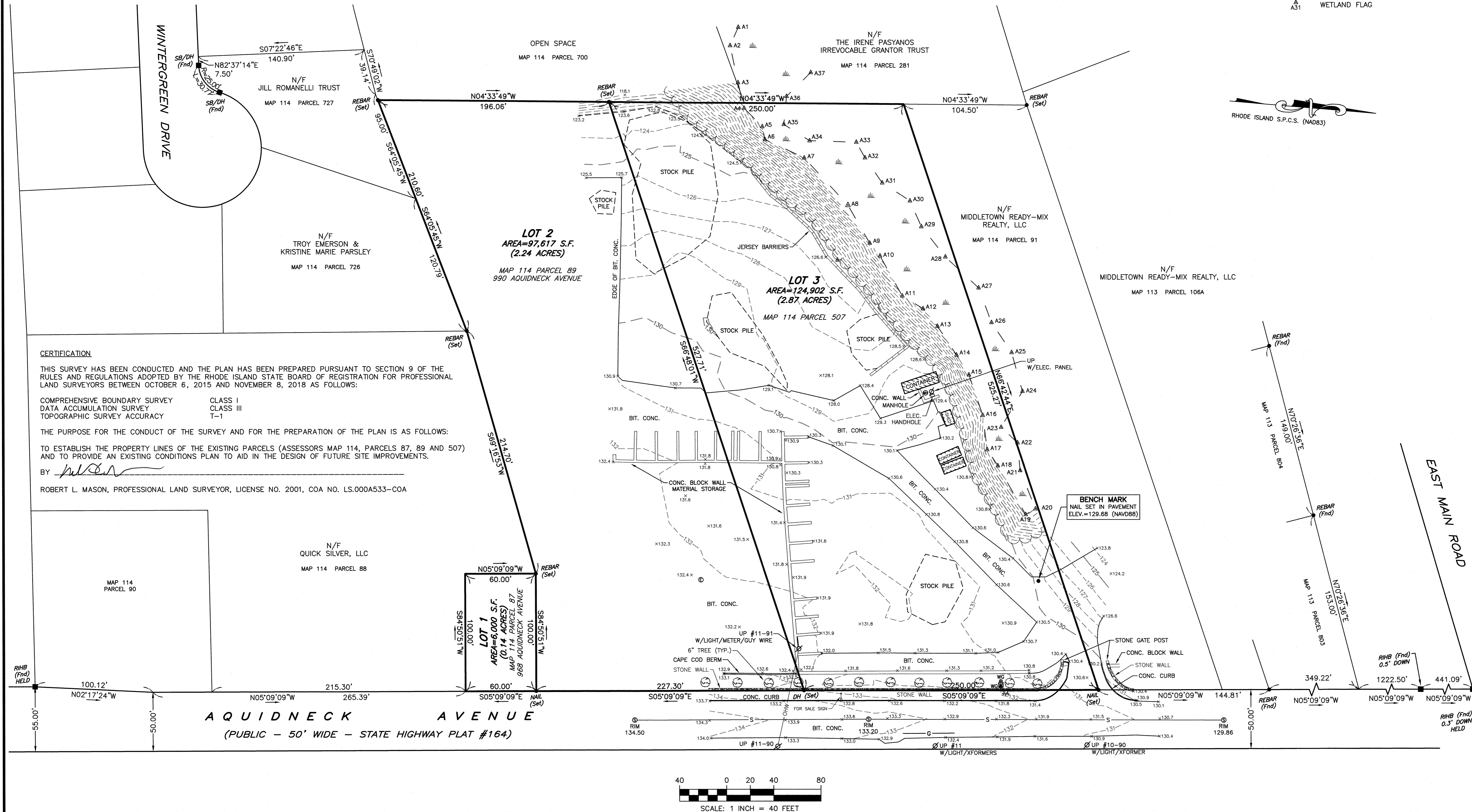
TITLE REFERENCE:
DEED BK.1577/PG.127

SITE LOCATION:
968 AQUIDNECK AVENUE (MAP 114 PARCEL 87)
990 AQUIDNECK AVENUE (MAP 114 PARCEL 89)
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 114 PARCEL 87 (968 AQUIDNECK AVENUE)
MAP 114 PARCEL 89 (990 AQUIDNECK AVENUE)
MAP 114 PARCEL 507 (VACANT LOT)

LEGEND

- ⊕ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ SPOT ELEVATION
- SB/DH STONE BOUND W/DRILL HOLE
- RIHB RHODE ISLAND HIGHWAY BOUND
- TREE
- TREE LINE
- UP UTILITY POLE
- G UNDERGROUND GAS
- S UNDERGROUND SEWER
- ⊕ W/WG WATER GATE
- ⊕ W/M/PIT WATER METER PIT
- ⊕ WETLANDS
- ⊕ W/FLAG WETLAND FLAG



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN OCTOBER 6, 2015 AND NOVEMBER 8, 2018 AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
DATA ACCUMULATION SURVEY CLASS III
TOPOGRAPHIC SURVEY ACCURACY T-1

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

TO ESTABLISH THE PROPERTY LINES OF THE EXISTING PARCELS (ASSESSORS MAP 114, PARCELS 87, 89 AND 507) AND TO PROVIDE AN EXISTING CONDITIONS PLAN TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY *Robert L. Mason*
ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533--COA

NO.	DATE	DESCRIPTION	APPROVED
1	6/19/19	ADDITIONAL MONUMENTS SET	

DATE: NOVEMBER 8, 2018

DRAWN BY: RLM COMPS BY: RLM CHECK BY: RLM/MER

PROJECT NO. 18116

ISSUED FOR:

EXISTING CONDITIONS PLAN
990 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCELS 87, 89 & 507
PREPARED FOR
A-1 ROOFING & CONSTRUCTION, LLC

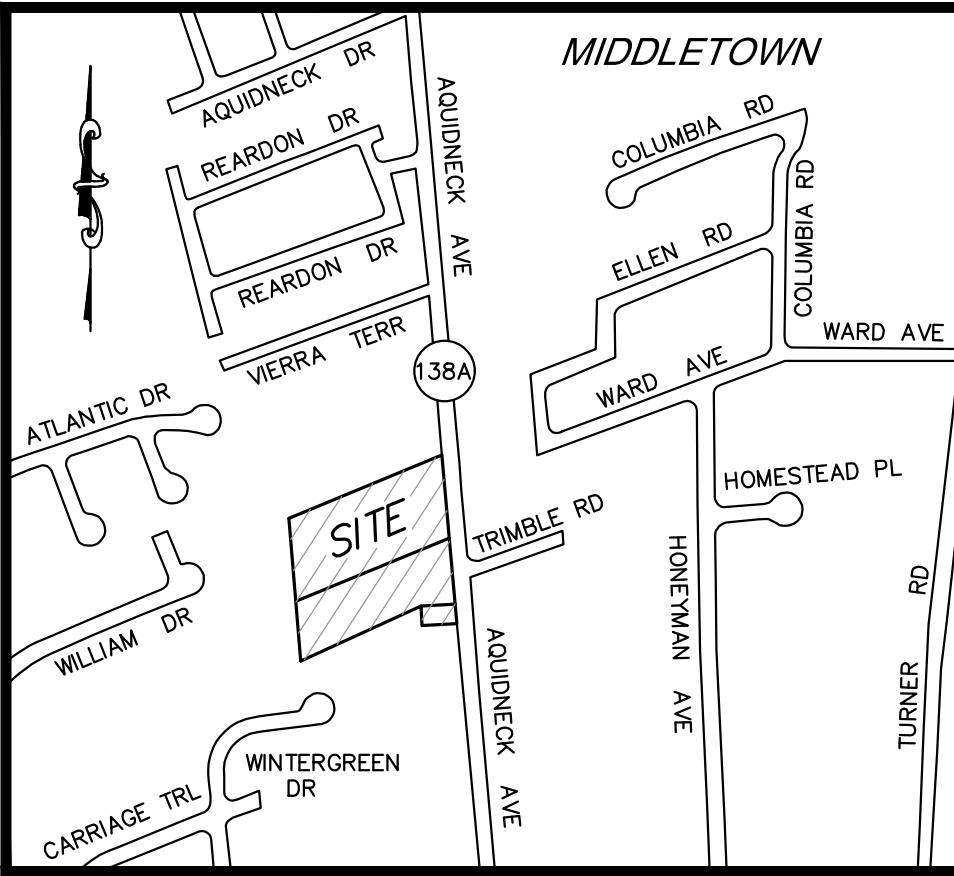
DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1" = 40'

SHEET NO.

2 of 10



LOCUS NOT TO SCALE

CURRENT OWNER
 A-1 ROOFING & CONSTRUCTION, LLC
 29 1/2 BLISS ROAD
 NEWPORT, RI 02840

TITLE REFERENCE:
 DEED BK.1577/PG.127

SITE LOCATION:
 AQUIDNECK AVENUE (MAP 114 PARCEL 507)
 MIDDLETOWN, RHODE ISLAND

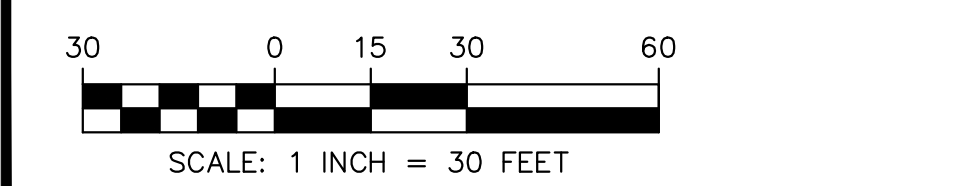
ASSESSORS REFERENCE:
 MAP 114 PARCEL 507

- LEGEND**
- ⊗ FIRE HYDRANT
 - ⊙ SEWER MANHOLE
 - ⊙ SPOT ELEVATION
 - ▣ STONE BOUND W/DRILL HOLE
 - ▣ STONE BOUND (RHODE ISLAND HIGHWAY BOUND)
 - ⊕ TEST HOLE
 - 🌳 TREE
 - TREE LINE
 - UTILITY POLE
 - G UNDERGROUND GAS
 - S UNDERGROUND SEWER
 - ⊕ WATER GATE
 - ⊕ WATER METER PIT
 - ▨ WETLANDS
 - A31 WETLAND FLAG

THE SITE IS LOCATED WITHIN THE TOWN OF MIDDLETOWN'S ZONE 1 WATERSHED PROTECTION DISTRICT

UTILITY & DRAINAGE WORK NOTES:

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. BETWEEN AUGUST 25, 2018 AND SEPTEMBER 6, 2018.
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 - THERE IS NO 100 YEAR FLOOD PLAIN BOUNDARY OR BASE FLOOD ELEVATION (BFE) LOCATED ON THE SUBJECT PROPERTY OR IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. THIS WAS DETERMINED BY A CLASS 1 SURVEY WHICH INCLUDED A TOPOGRAPHICAL SURVEY CORRELATING TO THE STATE PLANE COORDINATE SYSTEM (DATUM: NAVD88) AND SUBJECT FEMA MAPPING.
 - WETLAND LINE DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON AUGUST 16, 2018

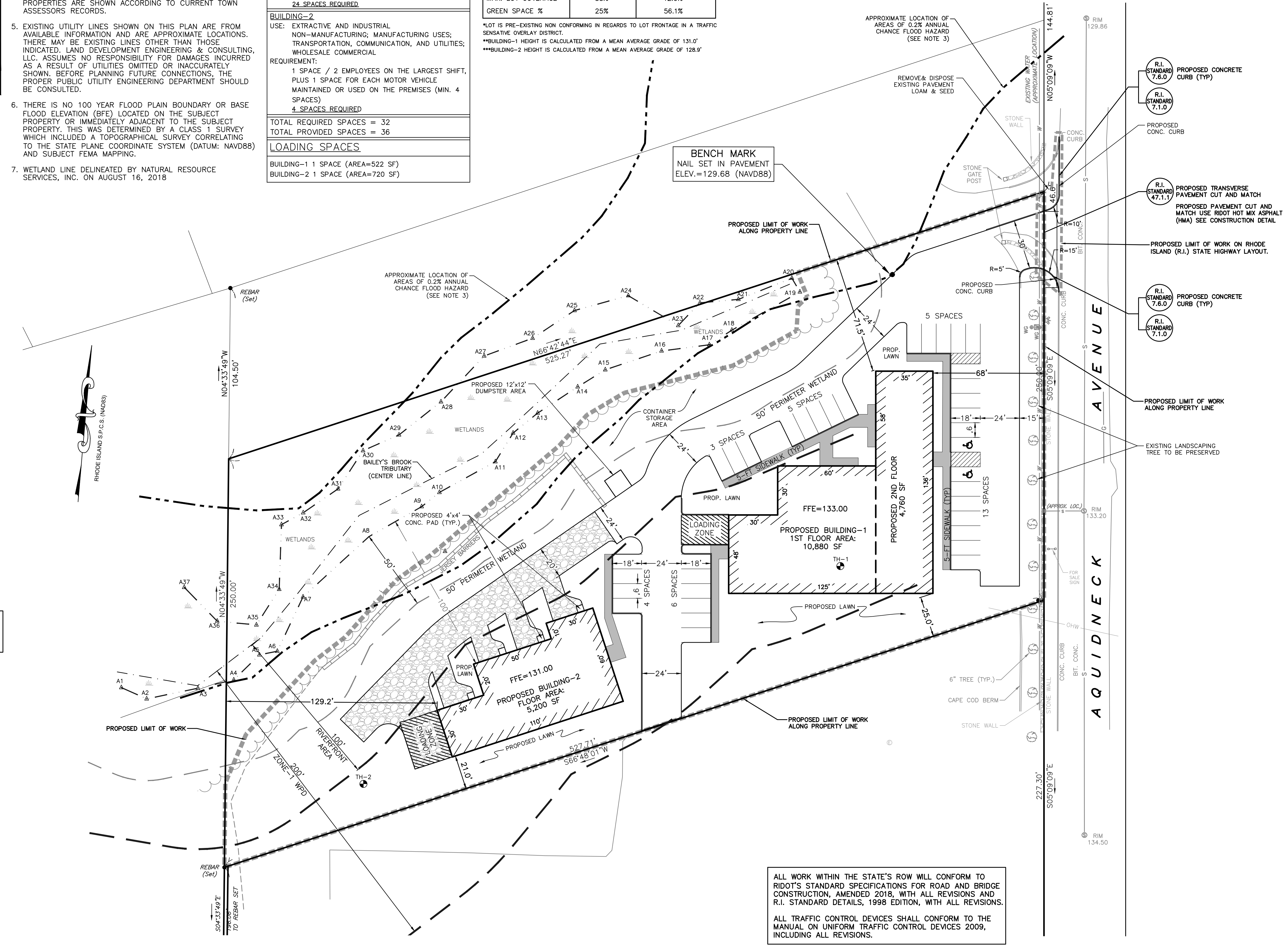
PARKING TABLE

BUILDING-1	USE: EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING; MANUFACTURING USES; TRANSPORTATION, COMMUNICATION, AND UTILITIES; WHOLESALE COMMERCIAL
REQUIREMENT:	1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MIN. 4 SPACES)
USE:	OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
REQUIREMENT:	4 SPACE / 1,000 GFA (7,984 SF / 1,000) X 4 = 24 SPACES REQUIRED
BUILDING-2	USE: EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING; MANUFACTURING USES; TRANSPORTATION, COMMUNICATION, AND UTILITIES; WHOLESALE COMMERCIAL
REQUIREMENT:	1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT, PLUS 1 SPACE FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES (MIN. 4 SPACES)
USE:	OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
REQUIREMENT:	4 SPACE / 1,000 GFA (7,984 SF / 1,000) X 4 = 24 SPACES REQUIRED
TOTAL REQUIRED SPACES =	32
TOTAL PROVIDED SPACES =	36
LOADING SPACES	
BUILDING-1 1 SPACE (AREA=522 SF)	
BUILDING-2 1 SPACE (AREA=720 SF)	

TRAFFIC SENSITIVE LIMITED BUSINESS (LBA) ZONING DISTRICT

REGULATION	REQUIREMENT	PROPOSED
MIN. LOT AREA	20,000 SQ. FT.	124,902 SQ. FT.
LOT FRONTAGE	300 FT.	*250 FT.
FRONT SETBACK	10 FT.	68 FT.
SIDE SETBACK	20 FT.	21.0 FT.
REAR SETBACK	50 FT.	129.3 FT.
MAX. BUILDING HEIGHT	35 FT.	BLDG-1 34.75 FT.** BLDG-2 17.02 FT.***
MAX. LOT COVERAGE	35%	12.9%
GREEN SPACE %	25%	56.1%

*LOT IS PRE-EXISTING NON CONFORMING IN REGARDS TO LOT FRONTAGE IN A TRAFFIC SENSITIVE OVERLAY DISTRICT.
 **BUILDING-1 HEIGHT IS CALCULATED FROM A MEAN AVERAGE GRADE OF 131.0'
 ***BUILDING-2 HEIGHT IS CALCULATED FROM A MEAN AVERAGE GRADE OF 128.9'



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LDEC
 Land Development Engineering & Consulting, LLC

680 Aquidneck Avenue
 Middletown, RI 02842
 T: 401-354-2050 F: 401-369-9775
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

DATE: FEBRUARY 17, 2021
 DRAWN BY: RT/RLM COMPS. BY: RT/RLM CHECK BY: RLM/MER
 PROJECT NO: 18116

ISSUED FOR: **PERMITTING**

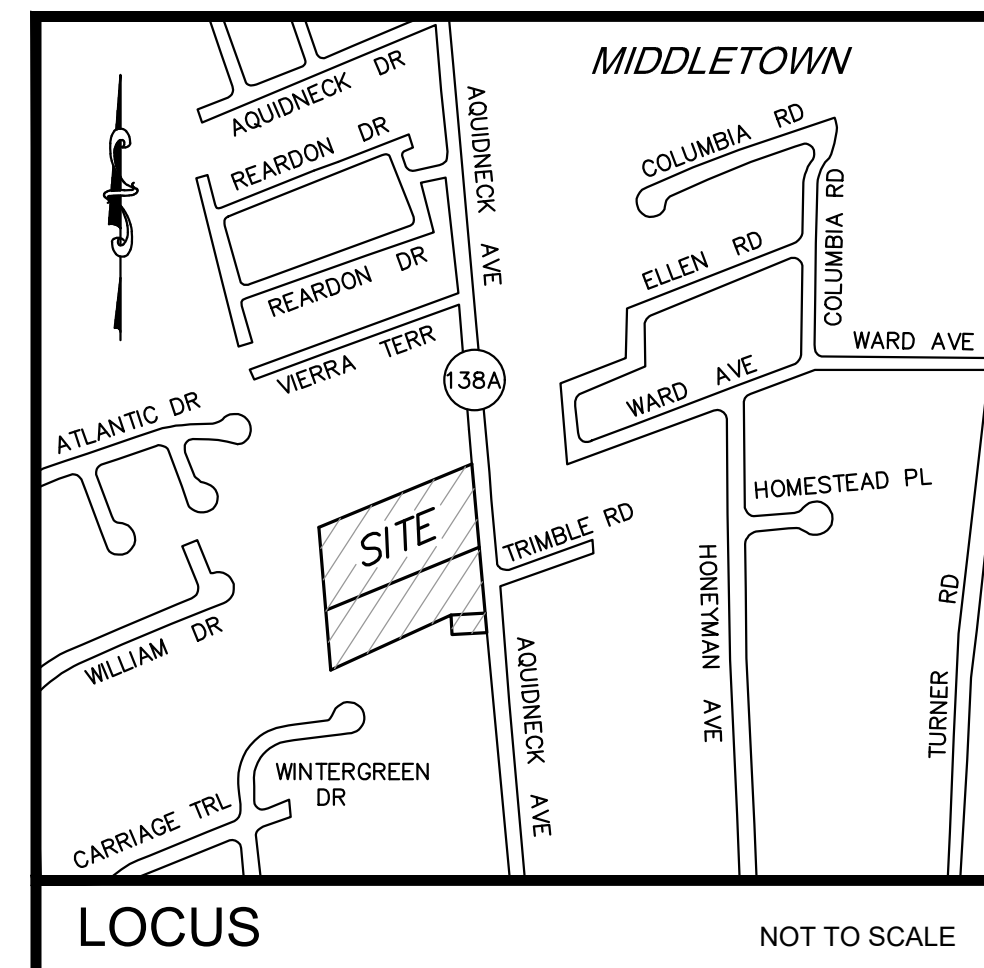
MICHAEL E. RUSSELL
 No. 7958
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

PROPOSED SITE PLAN
 AQUIDNECK AVENUE
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 114, PARCEL 507
 PREPARED FOR: A1 ROOFING & CONSTRUCTION COMPANY

DRAWING TITLE: **SITE LAYOUT PLAN**

SCALE: **1" = 30'**

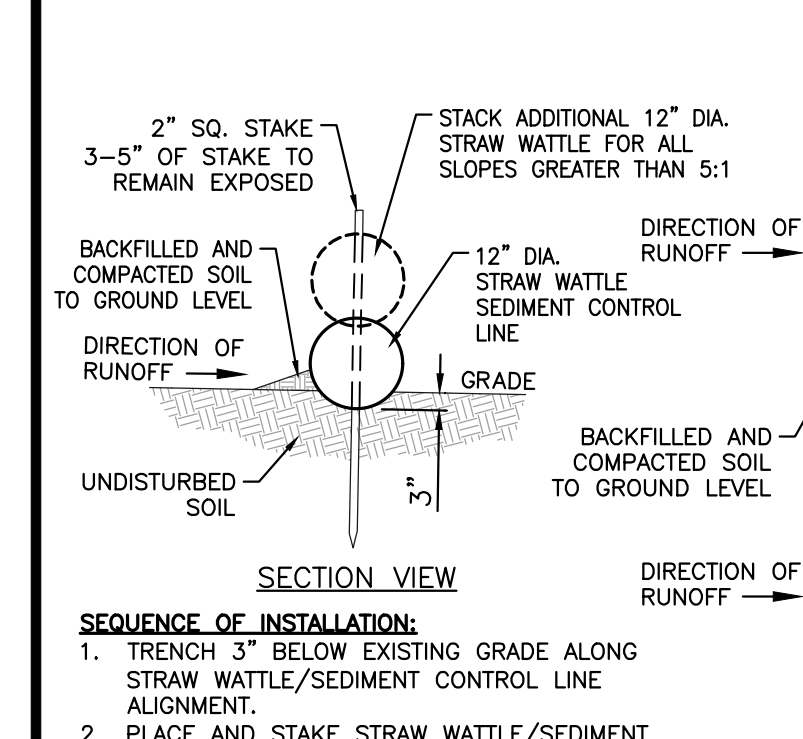
SHEET NO. **3 OF 10**



LOCUS NOT TO SCALE

UTILITY & DRAINAGE WORK NOTES:

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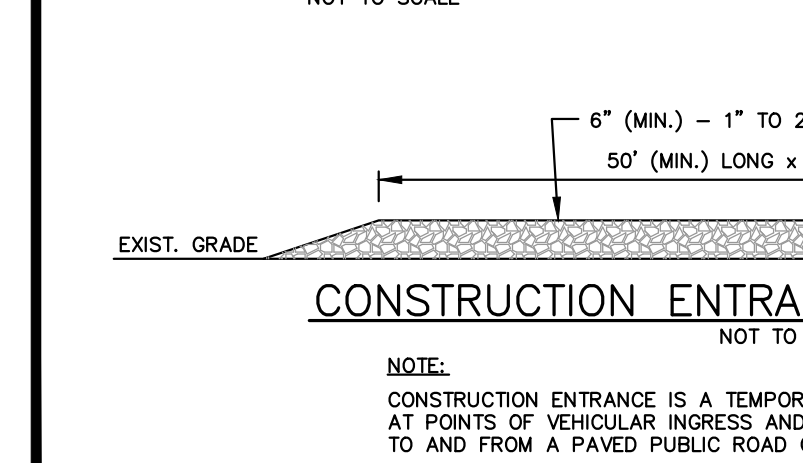
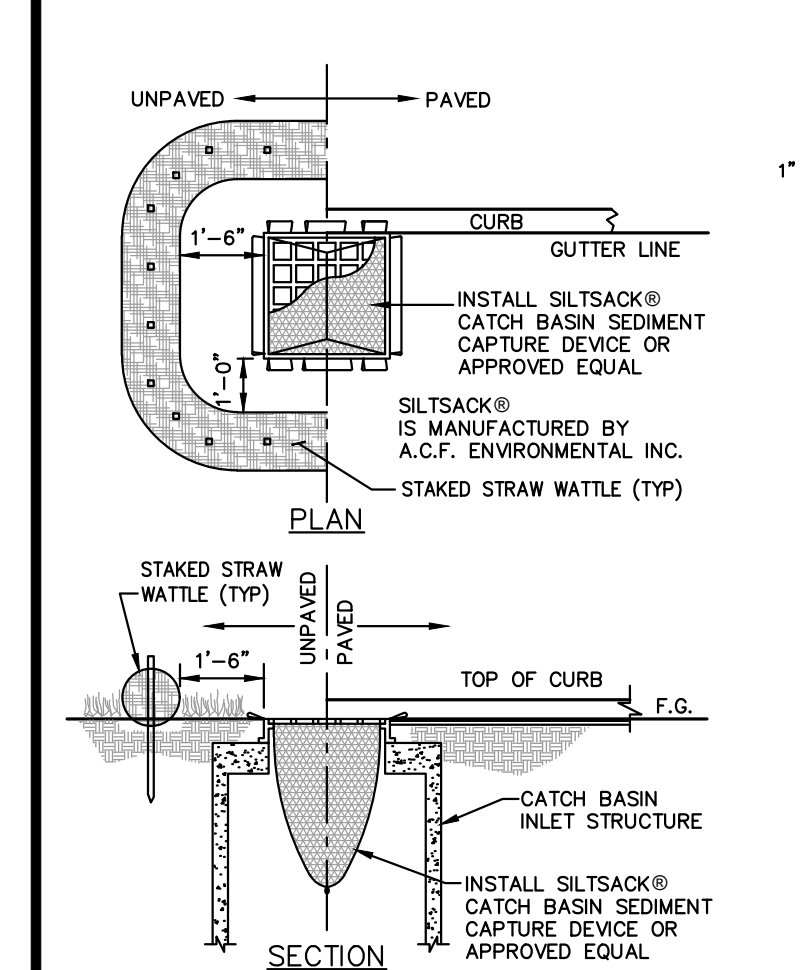
SEQUENCE OF INSTALLATION:

- TRENCH 3" BELOW EXISTING GRADE ALONG STRAW WATTLE/SEDIMENT CONTROL LINE ALIGNMENT.
- PLACE AND STAKE STRAW WATTLE/SEDIMENT CONTROL LINES AS SHOWN.
- ABUT ADJACENT CHAIR LOGS TIGHTLY.
- BACKFILL AND COMPACT EXCAVATED MATERIAL.

SPACING FOR SLOPE INSTALLATION:

- 1:1 SLOPES = 10 FT. APART
- 2:1 SLOPES = 20 FT. APART
- 3:1 SLOPES = 30 FT. APART
- 4:1 SLOPES = 40 FT. APART

STACKED WATTLES REQUIRED FOR SLOPES GREATER THAN 5:1



SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- INSTALLATION SEQUENCE**
- INSTALL SILT FENCE AND HAYBALES AS SHOWN ON PLAN.
 - CLEAR AND GRUB SITE.
 - CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.
 - THE FOLLOWING ACTIVITIES SHALL TAKE PLACE IMMEDIATELY FOLLOWING CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES: PLACEMENT OF LOAM AND GRASS SEED, INSTALLATION OF GEOWEB SLOPE STABILIZATION.
 - THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASIS AND FOLLOWING ALL RAINFALL EVENTS UNTIL A MINIMUM 75% GRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSION FROM OCCURRING.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
 - AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
 - DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET, IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
 - THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
 - WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
 - WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
 - INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
 - WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
 - CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY DRIVEWAY WIDTH WIDE BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM EXISTING ACCESS DRIVEWAY.
 - DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

LEGEND

- FIRE HYDRANT
- SEWER MANHOLE
- SPOT ELEVATION
- STONE BOUND W/DRILL HOLE
- STONE BOUND (RHODE ISLAND HIGHWAY BOUND)
- TEST HOLE
- TREE
- TREE LINE
- UTILITY POLE
- UNDERGROUND GAS
- UNDERGROUND SEWER
- WATER GATE
- WATER METER PIT
- WETLANDS
- WETLAND FLAG

NOTES:

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- WETLAND LINE DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON AUGUST 16, 2018

CURRENT OWNER

A-1 ROOFING & CONSTRUCTION, LLC
29 BLISS ROAD
NEWPORT, RI 02840

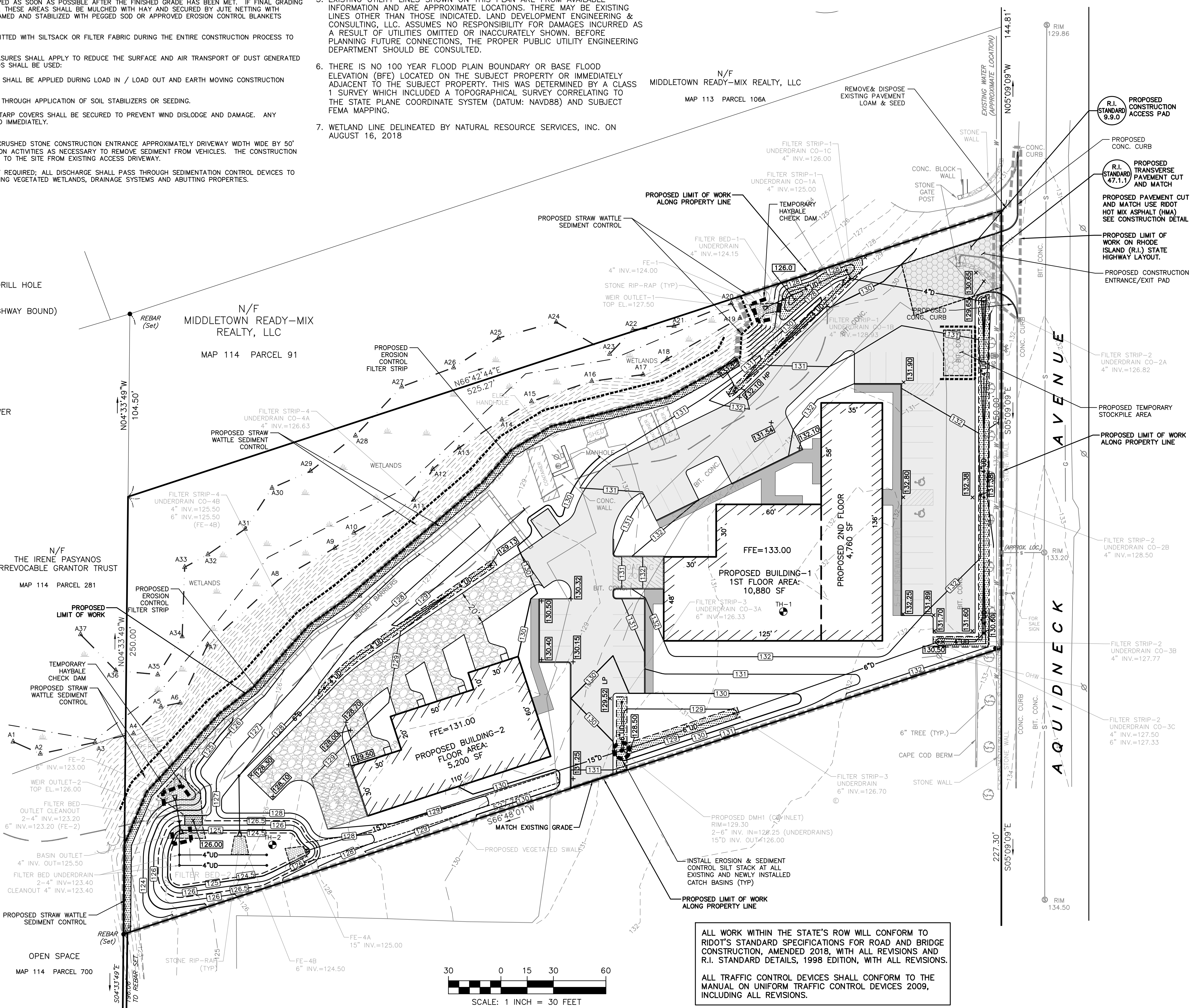
TITLE REFERENCE:
DEED BK.1577/PG.127

SITE LOCATION:
AQUIDNECK AVENUE (MAP 114 PARCEL 507)
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 114 PARCEL 507

THE SITE IS LOCATED WITHIN THE TOWN OF MIDDLETOWN'S ZONE 1 WATERSHED PROTECTION DISTRICT

LDEC
Land Development Engineering & Consulting, LLC
680 Aquidneck Avenue
Middletown, RI 02842
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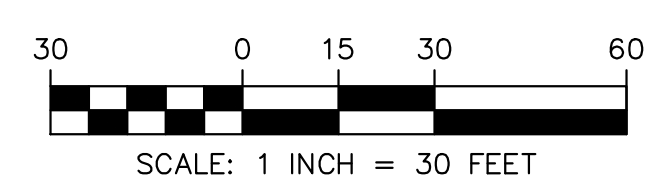
MICHAEL E. RUSSELL
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REGISTERED PROFESSIONAL ENGINEER (CIVIL)

PROPOSED SITE PLAN
AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCELS 507
PREPARED FOR
A1 ROOFING & CONSTRUCTION COMPANY

DRAWING TITLE:
EROSION CONTROL PLAN

SCALE: 1" = 30'
SHEET NO. **5 OF 10**

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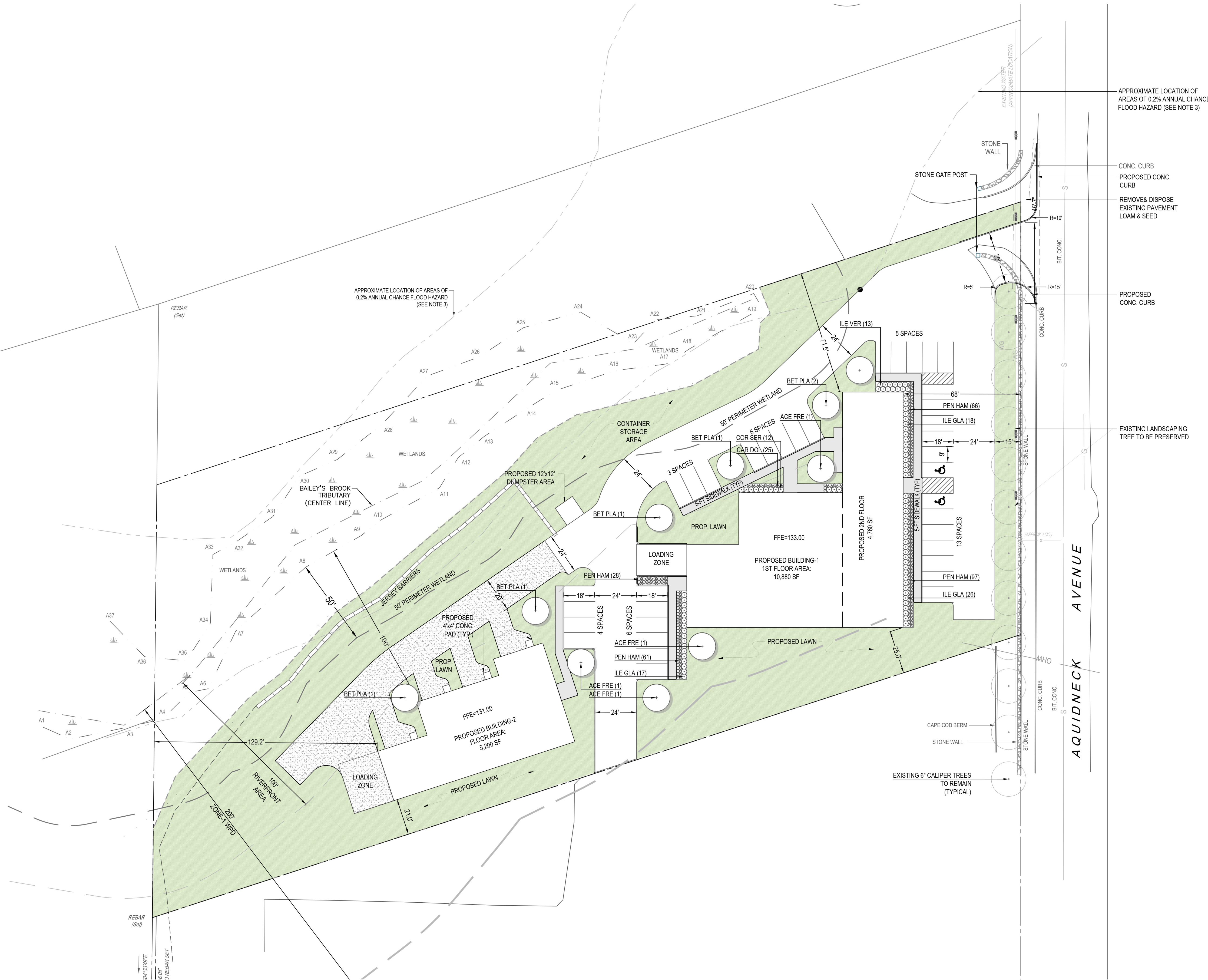


GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL CONDUCT PRELIMINARY INVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATION TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES MAY BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
4. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERMEN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
9. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
11. TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
13. LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.



APPROXIMATE LOCATION OF AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD (SEE NOTE 3)

CONC. CURB
PROPOSED CONC. CURB

REMOVE & DISPOSE EXISTING PAVEMENT LOAM & SEED

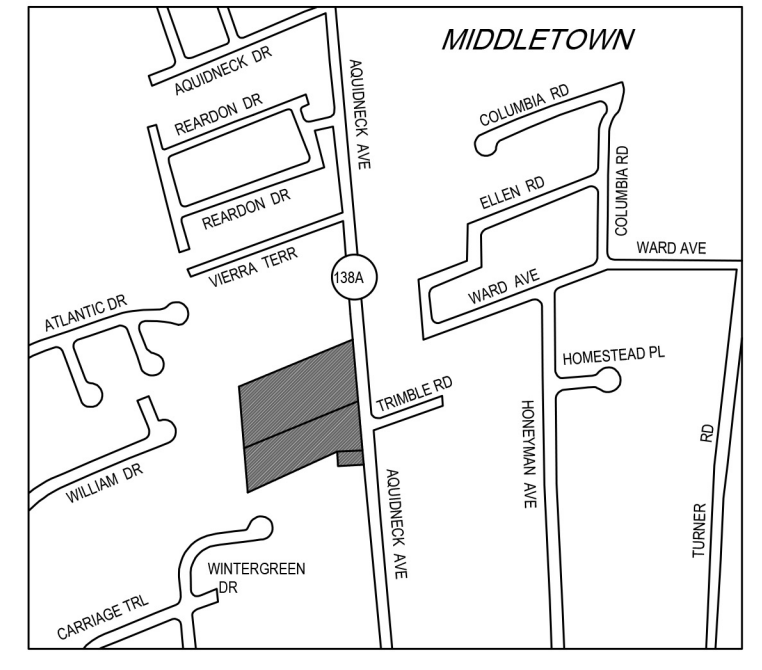
PROPOSED CONC. CURB

EXISTING LANDSCAPING TREE TO BE PRESERVED



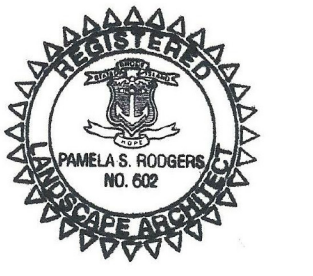
VERDE DESIGN + HORTICULTURE
89 DR MARCUS WHEATLAND BLVD
NEWPORT RI 02840
O. 401 619-0562
verdegarden@gmail.com

CIVIL ENGINEER
LDEC
1700 WEST MAIN ROAD
MIDDLETOWN RI
401 354 2050



LOCUS MAP

A1 ROOFING & CONSTRUCTION CO.
990 AQUIDNECK AVENUE
MIDDLETOWN, RI



PROJECT NUMBER: 21.990
DRAWN BY: PR
CHECKED BY: PR
SCALE: 1"=30'
DATE: 02.17.2021

PLANTING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
ACE FRE	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG RED MAPLE	4	3.5" CAL.
BET PLA	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE	6	3.5" CAL.
SHRUBS				
COR SER	CORNUS SERICEA 'KELSEY'	DWARF RED OISER DOGWOOD	12	5 GAL. CONT.
ILE GLA	ILEX GLABRA 'SHAMROCK'	INKBERRY	61	2.5" B&B
ILE VER	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY	13	5 GAL. CONT.
GRASSES + FERNS				
CAR DOL	CAREX DOLICHOSTACHYA 'KAGA NISHIKI'	GOLDEN FOUNTAINS	25	1 GAL. CONT.
PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN'	FOUNTAIN GRASS	282	1 GAL. CONT.
SOD 'BLACK BEAUTY', HYDRO SEED, OR APPROVED EQUAL			37482	SF

EXISTING TREE TO REMAIN



PERMIT SET

LANDSCAPE PLAN

L1.0

