OWNER/APPLICANT:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSON AVENUE
WASHINGTON, DC 20116
DEED BK. 1600 PG. 242

NOTES:

1. LOCUS SHOWN IS ASSESSORS MAP 114 LOT 129.

2. ZONING: LIMITED BUSINESS

3. PROPERTY LINES SHOWN ARE BASED ON MONUMENTS FOUND WHICH HAVE BEEN HELD AS FOUND. REBARS NOTED AT CORNERS HAVE PLASTIC CAPS BEARING THE NOTATION "NORTHEAST ENGINEERS COA #A356".

3. BEARINGS AND DISTANCES AND THE COORDINATE SYSTEM THEY ARE BASED ON ARE IN US SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83/CORS) AS DETERMINED BY GPS OBSERVATIONS MADE 01/15/2020 OF CERTAIN KEY POINTS USING THE MASSACHUSETTS DOT GPS REFERENCE SYSTEM (MA-CORS).

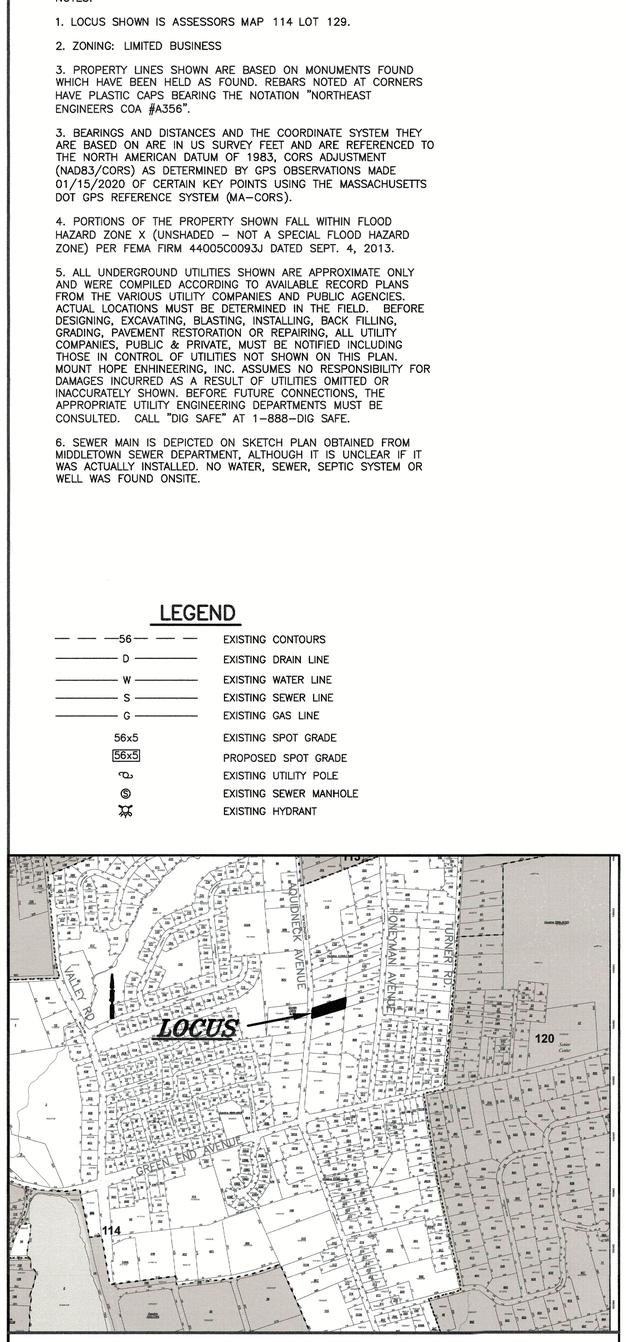
4. PORTIONS OF THE PROPERTY SHOWN FALL WITHIN FLOOD HAZARD ZONE X (UNSHADED - NOT A SPECIAL FLOOD HAZARD ZONE) PER FEMA FIRM 44005C0093J DATED SEPT. 4, 2013.

5. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. MOUNT HOPE ENHINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 1-888-DIG SAFE.

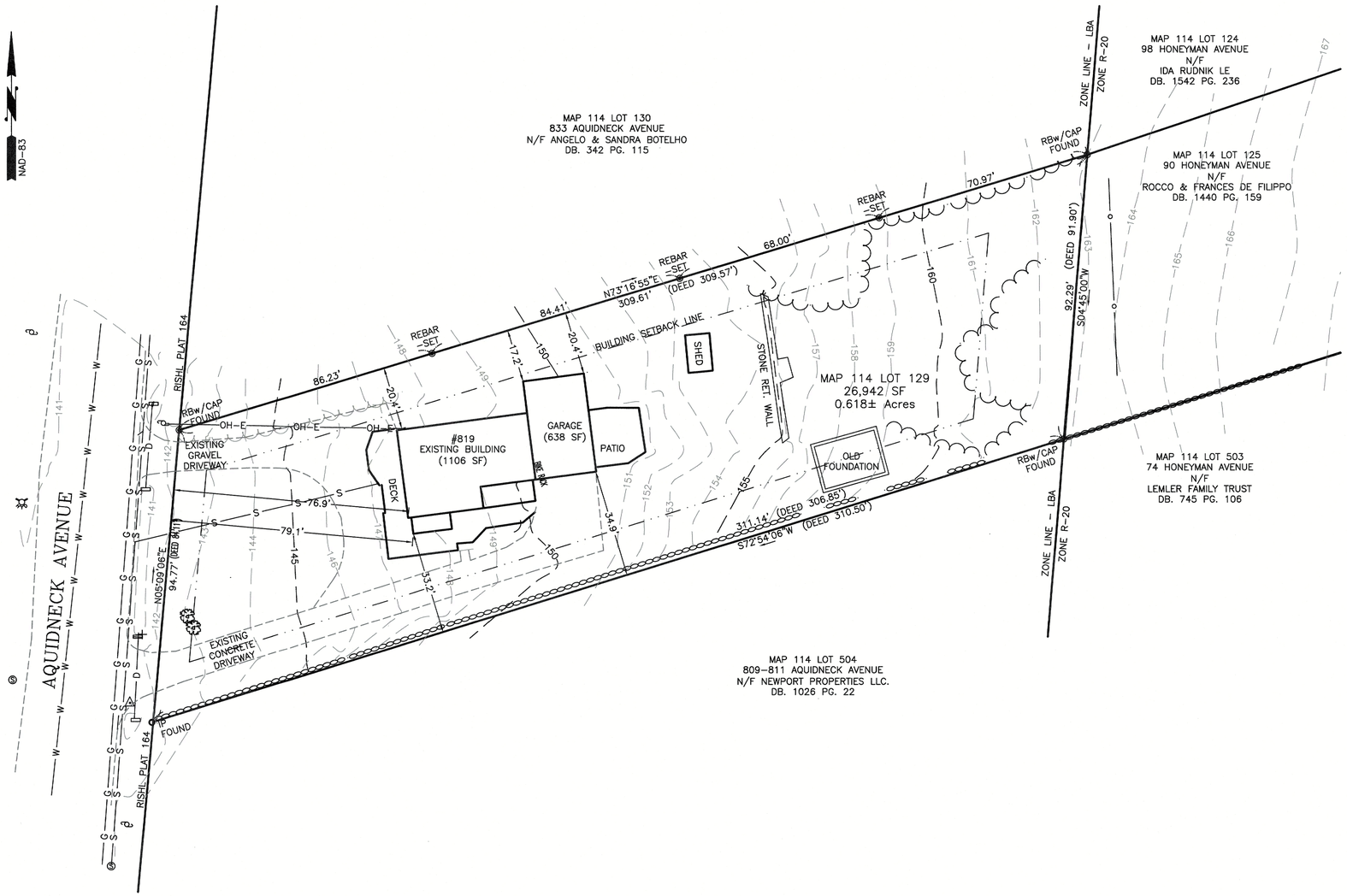
6. SEWER MAIN IS DEPICTED ON SKETCH PLAN OBTAINED FROM MIDDLETOWN SEWER DEPARTMENT, ALTHOUGH IT IS UNCLEAR IF IT WAS ACTUALLY INSTALLED. NO WATER, SEWER, SEPTIC SYSTEM OR WELL WAS FOUND ONSITE.

LEGEND

56	EXISTING CONTOURS
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
G	EXISTING GAS LINE
56x5	EXISTING SPOT GRADE
56x5	PROPOSED SPOT GRADE
	EXISTING UTILITY POLE
S	EXISTING SEWER MANHOLE
	EXISTING HYDRANT



LOCUS MAP



20 0 20 40 60 Feet
SCALE 1"=20'

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN COMPLY WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE ON APRIL 1, 1994 REVISED FEB. 28, 2010.

PER SECTION 1.00, THE TYPES(S) OF SURVEY DEPICTED ARE AS FOLLOWS: RESURVEY-DEPENDANT.

PER SECTION 2.00, THE MEASUREMENT STANDARD(S) EMPLOYED IN THE CONDUCT OF THE SURVEY ARE AS FOLLOWS:
HORIZONTAL: CLASS I
VERTICAL: CLASS V-3
THE PURPOSE(S) FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN ARE
AS FOLLOWS: ADMINISTRATIVE SUBDIVISION
BY

ROBERT A. PERRUZZI
No. 1950
PROFESSIONAL LAND SURVEYOR

R.A.P. 4/07/2021
Name Date P.L.S. [No.] 1950 COA LS-728

SCALE: 1" = 20'
DATE: 02/07/2020
DWG. BY: R.A.P.
REVISED: 1/8/2021, 04/07/2021
DWG. NO.: 2020-104
JOB NO.: 2020-104

TODD CHAPLIN
REGISTERED PROFESSIONAL ENGINEER

TITLE: EXISTING CONDITIONS

PROJECT: 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Mount Hope ENGINEERING, Inc.
CIVIL/ENVIRONMENTAL SERVICES
1788 G.A.R. Highway Swansea, MA 02777
ph. 508-379-1234 fax. 508-379-0727

DRAWING NO.
1 OF 4

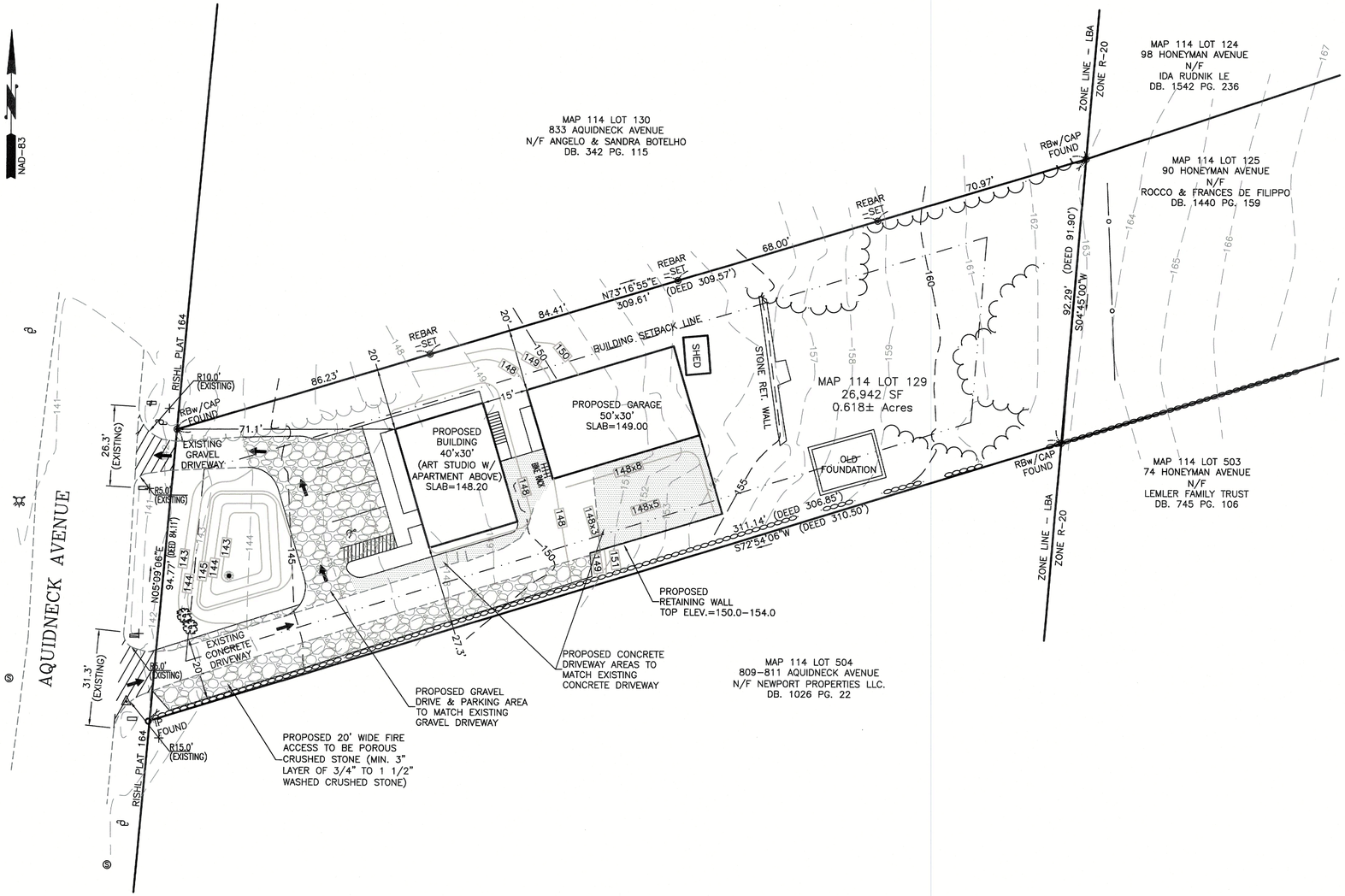
OWNER/APPLICANT:
JOHN WALLACE
260 FISCHER CIRCLE
PORTSMOUTH, RI 02871
DEED BK. 1629 PG. 169

TOWN OF MIDDLETOWN ZONING REGULATIONS

DISTRICT: LB LIMITED BUSINESS (SINGLE FAMILY USE LISTED)
AREA: 10,000 sf MIN.
FRONTAGE/WIDTH: 100' MIN.
SETBACKS
FRONT: 10'
SIDE: 15'
REAR: 30'
ACCESSORY
SIDE: 20'
REAR 10'
MAX. COVERAGE 25%

LEGEND

56	EXISTING CONTOURS
56	PROPOSED CONTOURS
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
G	EXISTING GAS LINE
56x5	EXISTING SPOT GRADE
56x5	PROPOSED SPOT GRADE
	EXISTING UTILITY POLE
	EXISTING SEWER MANHOLE
	EXISTING HYDRANT
	PROPOSED CONCRETE AREA
	PROPOSED GRAVEL AREA



20 0 20 40 60 Feet
SCALE 1"=20'

EXISTING LOT COVERAGE

EXISTING BUILDING: 1106 SF
EXISTING GARAGE: 638 SF
TOTAL BUILDING COVERAGE: 1744 SF

EXISTING LOT COVERAGE: 1744 SF / 26942 SF=.065 x 100%=6.5%

PROPOSED LOT COVERAGE

PROPOSED BUILDING: 1200 SF
PROPOSED GARAGE: 1500 SF
TOTAL BUILDING COVERAGE: 2700 SF

PROPOSED LOT COVERAGE: 2700 SF / 26942 SF=.100 x 100%=10.0%

SCALE: 1" = 20'
DATE: 07/25/2020
DWG. BY: R.A.P.
REVISED: 01/8/2021, 02/24/2021, 04/07/2021
DWG. NO.: 2020-104
JOB NO.: 2020-104

TODD CHAPLIN
REGISTERED PROFESSIONAL ENGINEER

TITLE: PROPOSED SITE PLAN

PROJECT 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Mount Hope ENGINEERING, Inc.
CIVIL/ENVIRONMENTAL SERVICES
1788 G.A.R. Highway ph. 508-379-1234
Swansea, MA 02777 fax 508-379-0727

DRAWING NO.
2 OF 4

OWNER/APPLICANT:
JOHN WALLACE
260 FISCHER CIRCLE
PORTSMOUTH, RI 02871
DEED BK. 1629 PG. 169

GENERAL NOTES

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE RI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED ON MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS JUNE 21, 2019 EDITION WITH ALL REVISIONS.

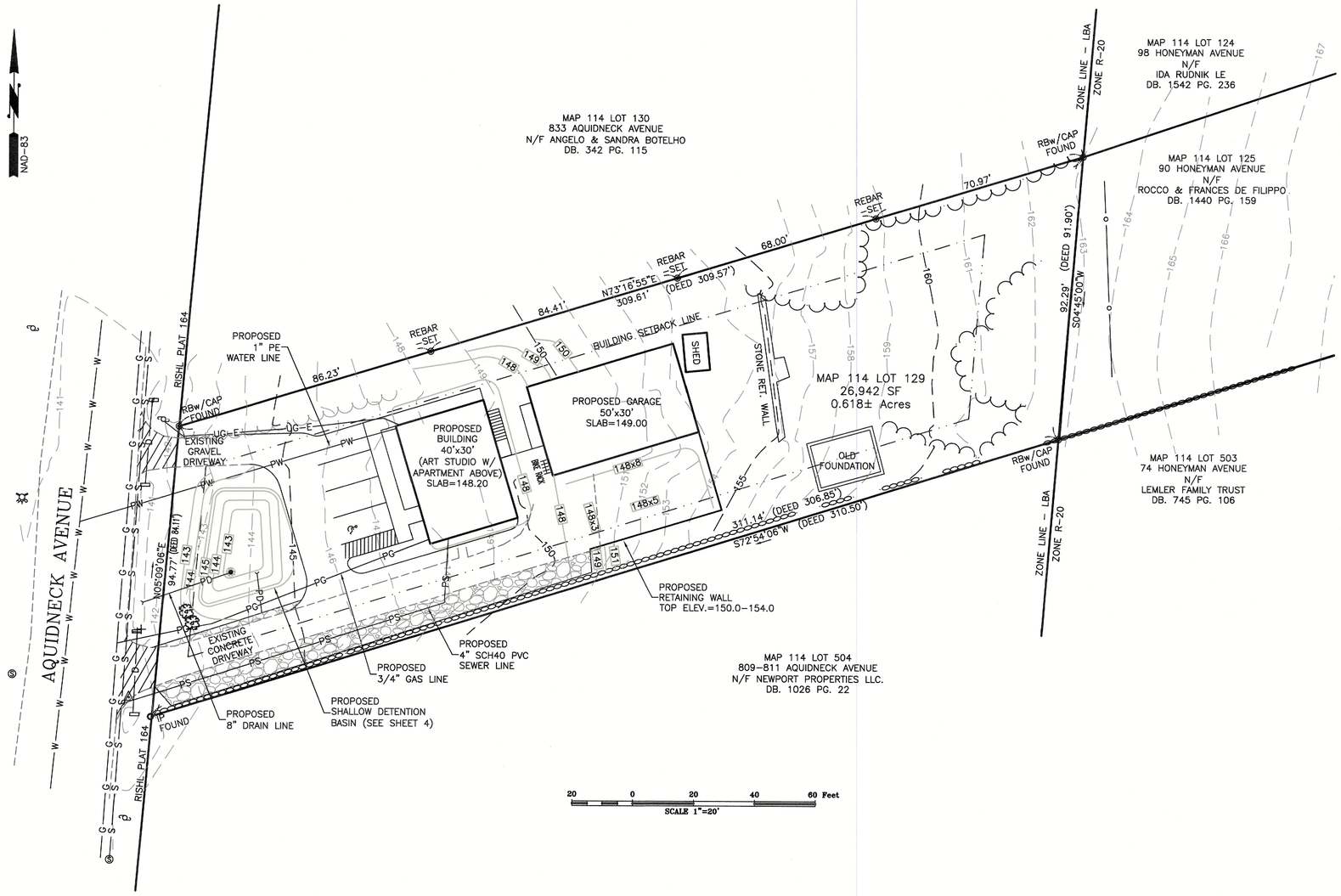
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

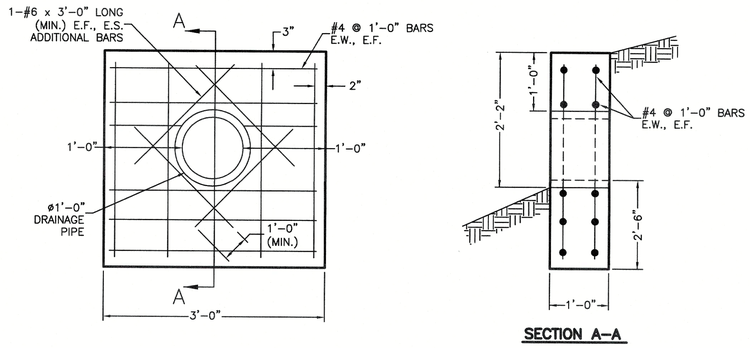
3. ALL UTILITY WORK ON THE SITE MAY REQUIRE AN APPROVAL AND PERMIT FROM THE UTILITY HOLDER AND THE CONTRACTOR SHALL OBTAIN SUCH APPROVALS AND PERMITS FROM THE INDIVIDUAL UTILITY PRIOR TO ANY CONSTRUCTION ON THE SITE. ANY SEPARATE REQUIREMENTS OR CONDITIONS REQUIRED OF THE UTILITY SHALL BE ADHERED TO AND ANY CONFLICTS SHALL BE BROUGHT TO THE OWNERS ATTENTION.

4. TRAFFIC STATEMENT: PER ITE TRIP GENERATION MANUAL VOLUMES 2 AND 3, 7TH EDITION.

   EXISTING 3 BEDROOM SINGLE FAMILY DWELLING TRIP RANGE 4.21–21.86, AVE 9.57. PLUS CAR DETAILING UNDEFINED IN ITE MANUAL.

   PROPOSED ONE BEDROOM DWELLING (1/3 OF EXISTING DWELLING) PLUS POTTERY STUDIO (ARTS AND CRAFTS PER ITE MANUAL) TRIP RANGE 4.9–7.5, AVE 6.21. THEREFORE IT WOULD APPEAR THAT TRAFFIC IMPACTS WILL NOT BE INCREASED AND NO ADVERSE IMPACTS WOULD BE ANTICIPATED.





CONCRETE HEADWALLS FOR PIPE CULVERTS

RI STANDARD 2.1.0 AS PER RHODE ISLAND DEPARTMENT OF TRANSPORTATION

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE RI STANDARD SPECIFICATIONS.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.
3. 1'–0" COMPACTED GRAVEL UNDER HEADWALL.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.

LEGEND

56	EXISTING CONTOURS
56	PROPOSED CONTOURS
D	EXISTING DRAIN LINE
PD	PROPOSED DRAIN LINE
S	EXISTING SEWER LINE
PS	PROPOSED SEWER LINE
D	EXISTING DRAIN LINE
PD	PROPOSED DRAIN LINE
G	EXISTING GAS LINE
PG	PROPOSED GAS LINE
	PROPOSED SILT FENCE
56x5	EXISTING SPOT GRADE
56x5	PROPOSED SPOT GRADE
	EXISTING UTILITY POLE
S	EXISTING SEWER MANHOLE
	EXISTING HYDRANT

SCALE: 1" = 20'
DATE: 07/25/2020
DWG. BY: R.A.P.
REVISED: 10/15/2020, 01/08/2021, 02/24/2021, 04/07/2021
DWG. NO.: 2020–104
JOB NO.: 2020–104

TODD CHAPLIN
REGISTERED PROFESSIONAL ENGINEER

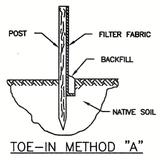
TITLE: UTILITIES PLAN

PROJECT: 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

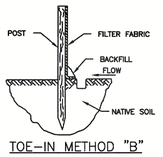
Mount Hope ENGINEERING, Inc.
CIVIL/ENVIRONMENTAL SERVICES
1788 G.A.R. Highway ph. 508–379–1234
Swansea, MA 02777 fax 508–379–0727

DRAWING NO.
3 OF 4

OWNER/APPLICANT:
JOHN WALLACE
260 FISCHER CIRCLE
PORTSMOUTH, RI 02871
DEED BK. 1629 PG. 169

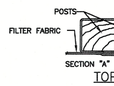


TOE-IN METHOD "A"

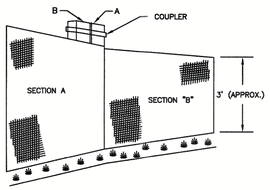


TOE-IN METHOD "B"

TOE IN METHODS

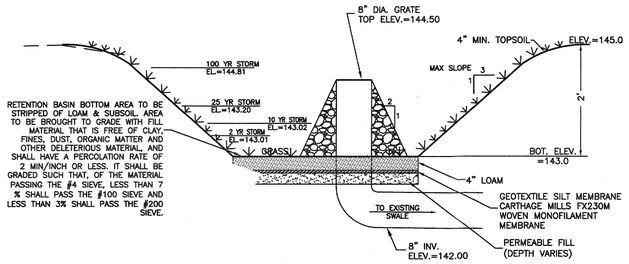


TOP VIEW



JOINING SECTIONS OF SILT FENCE

SILT FENCE DETAIL
NOT TO SCALE



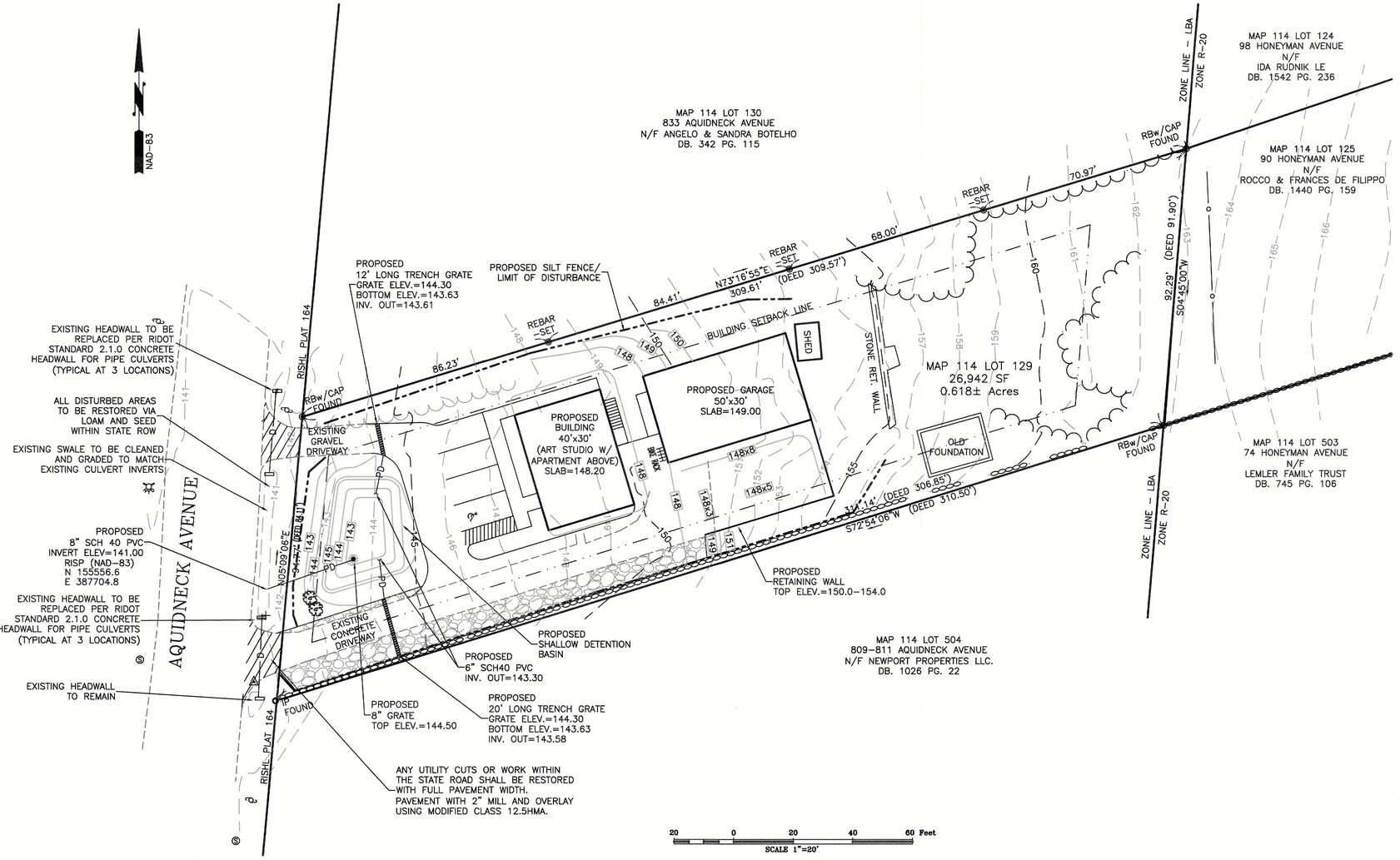
SHALLOW BASIN TREATMENT SYSTEM WITH OUTLET DEVICE
NOT TO SCALE

SHALLOW BASIN CONSTRUCTION NOTES

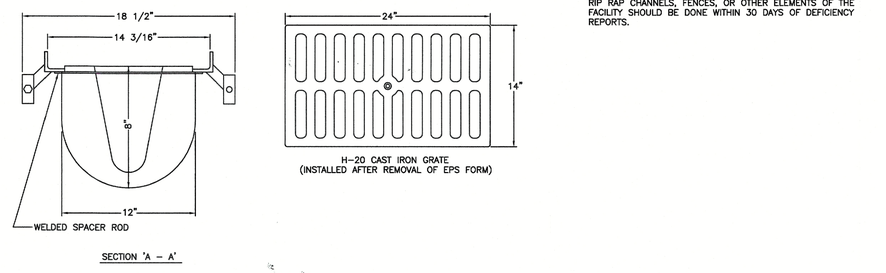
1. THE ENTIRE AREA OF THE PROPOSED BASIN SHOULD BE ROPED OFF TO PREVENT COMPACTION OF THE UNDERLYING SOILS BY HEAVY EQUIPMENT. THE BASIN SHOULD BE EXCAVATED WITH LIGHT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF SOILS BENEATH THE BASIN FLOOR OR SIDE SLOPES. IF HEAVY EQUIPMENT IS USED, THE INFILTRATION CAPACITY OF UNDERLYING SOILS WILL BE SEVERELY REDUCED, RESULTING IN BASIN FAILURE AND COSTLY REMEDIATION EFFORTS. LIGHT EARTH-MOVING EQUIPMENT DOES NOT INCLUDE BULLDOZERS OR STANDARD SIZE PAYLOADERS.
2. PROPER SOIL EROSION AND SEDIMENT CONTROL METHODS MUST BE USED DURING AND AFTER DEVELOPMENT OF THE SITE.
3. THE ENTIRE BASIN SHOULD BE PLANTED WITH HARDY GRASSES CONSISTING OF A MIXTURE OF CREEPING RED FESCUE (45%), KENTUCKY BLUE GRASS (30%), RED TOP (10%), PERENNIAL RYE GRASS (15%). SEED SHALL HAVE A MINIMUM GERMINATION OF 85 % AND A MINIMUM PURITY OF 90%. SEED SHALL BE SOWED UNIFORMLY TO THE ENTIRE AREA AT AN APPLICATION RATE OF 200 POUNDS PER ACRE.
4. THE ENTIRE BASIN MUST BE STABILIZED WITH A DENSE LAYER OF GRASS IMMEDIATELY FOLLOWING BASIN CONSTRUCTION. THIS MAY REQUIRE THE ADDITION OF 4-6 INCHES OF A LOAMY SOIL SUBSTRATE TO PROMOTE GOOD VEGETATIVE GROWTH AND INFILTRATION. THE ADDITION OF LOAMY SOIL TO THE BASIN MUST BE FACTORED INTO THE OVERALL VOLUME REQUIREMENT. TURF-TYPE TALL FESCUES OR REED CANARY GRASS ARE THE PREFERRED GRASSES BECAUSE OF THEIR TOLERANCE TO A VARIETY OF ENVIRONMENTAL CONDITIONS, AESTHETICALLY PLEASING FORM, NITROGEN SCAVENGING CAPABILITIES, AND EASE OF MAINTENANCE.
5. THE BASIN FLOOR SHOULD BE GRADED AS FLAT AS POSSIBLE (ZERO SLOPE) TO PROMOTE UNIFORM PONDING AND EXFILTRATION OF RUNOFF. THE BASIN FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW PRIOR TO SEEDING OPERATIONS TO PROMOTE INFILTRATION IN THE SURFACE LAYERS.
6. THE MAXIMUM ALLOWABLE SLOPE LEADING TO THE BASIN FLOOR SHALL BE 3:1 TO FACILITATE MOWING AND OTHER MAINTENANCE OPERATIONS.
7. BASIN SHOULD NOT RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTING WATERSHED AREA HAS BEEN STABILIZED WITH VEGETATION AND OTHER SOIL EROSION AND SEDIMENT CONTROL TECHNIQUES. FAILURE TO DO SO WILL RESULT IN EXCESSIVE QUANTITIES OF SEDIMENT TO ENTER THE BASIN AND RESULT IN PREMATURE FAILURE OF THE BASIN.

SHALLOW BASIN MAINTENANCE NOTES

1. GRASSES MUST BE PLANTED AROUND AND WITHIN THE BASIN IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE THE SLOPES AND PREVENT EROSION.
2. SIDE SLOPES, EMBANKMENTS AND THE UPPER STAGE OF THE BASIN SHOULD BE MOWED AT LEAST ONCE PER GROWING SEASON TO PREVENT UNWANTED WOODY GROWTH.
3. ALL TRASH AND FLOATABLE DEBRIS SHOULD BE REMOVED FROM THE FACILITY DURING ROUTINE MOWING AND/OR AT LEAST TWICE PER YEAR.
4. INSPECTION OF THE BASIN AND ALL STRUCTURES SHOULD BE PERFORMED ON AN ANNUAL BASIS, PREFERABLY DURING A STORM EVENT.
5. TREES OR SHRUBS SHOULD NOT BE PLANTED ON ANY IMPOUNDING EMBANKMENTS. GRASSES SHOULD BE THE ONLY ACCEPTABLE VEGETATION FOR PLANTING AND STABILIZING IMPOUNDING EMBANKMENTS.
6. SEDIMENTS SHOULD BE REMOVED FROM THE BASIN IMMEDIATELY FOLLOWING SITE STABILIZATION AND THEREAFTER. ACCUMULATED SEDIMENTS SHOULD BE REMOVED MORE FREQUENTLY IF THE SEDIMENT STORAGE CAPACITY OF THE FOREBAY AREA IS WITHIN THE LAST 10% OF IT'S AVAILABLE CAPACITY. SEDIMENT REMOVAL WITHIN THE BASIN SHOULD RESTORE THE ORIGINAL CAPACITY AND DESIGN DEPTH.
7. THE GRASSED AREAS OF THE BASIN SHOULD BE INSPECTED AT LEAST TWICE A YEAR TO CHECK FOR EROSION PROBLEMS. PROBLEM AREAS MUST BE RESEEDED IMMEDIATELY TO STABILIZE EXPOSED SOILS, THEREBY PREVENTING EROSION.
8. REPAIRS OR REPLACEMENT OF RIP-RAP CHANNEL, STONE CHECK-DAMS, OR OTHER ELEMENTS OF THE BASIN SHOULD BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
9. EVENTUALLY, THE INFILTRATION CAPACITY OF THE BASIN WILL DECREASE REQUIRING DEEP TILLING OF THE BASIN FLOOR EVERY SEVERAL YEARS (5-10) TO RESTORE THE ORIGINAL INFILTRATION RATE. TILLING SHOULD BE DONE WHEN THERE IS AN OBVIOUS LOSS OF INFILTRATION, ESPECIALLY WHEN STANDING WATER IS PRESENT IN THE BASIN FOR MORE THAN 72 HOURS AFTER A RAINFALL EVENT. TILLING CAN BE ACCOMPLISHED WITH A ROTARY TILLER OR DISC HARROW, AND IN SOME CASES THE ADDITION OR ORGANIC MATTER OR SAND WILL ASSIST IN RESTORING INFILTRATION CAPACITY. AFTER TILLING, BASIN FLOORS MUST BE RESEEDED IMMEDIATELY TO PREVENT EROSION OF THE BASIN BOTTOM (DURING APPROPRIATE GROWING PERIOD).



20 0 20 40 60 Feet
SCALE 1"=20'



SECTION 'A - A'

TRENCH DRAIN WITH GRATE DETAIL
NOT TO SCALE

GENERAL MAINTENANCE REQUIREMENTS FOR TRENCH DRAINS:

1) ALL TRASH AND LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ALL TRENCH DRAINS.

2) SEDIMENTS SHOULD BE REMOVED FROM ANY TRENCH DRAIN IMMEDIATELY FOLLOWING SITE STABILIZATION AND THEREAFTER.

3) INSPECTIONS OF ALL TRENCH DRAINS SHOULD OCCUR ON AN ANNUAL BASIS TO CHECK FOR DEBRIS REMOVAL (SEDIMENT AND HYDROCARBONS) AND STRUCTURAL INTEGRITY OR DAMAGE.

4) REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY SHOULD BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS.

LEGEND

56	EXISTING CONTOURS
56	PROPOSED CONTOURS
D	EXISTING DRAIN LINE
PD	PROPOSED DRAIN LINE
S	EXISTING SEWER LINE
PS	PROPOSED SEWER LINE
D	EXISTING DRAIN LINE
PD	PROPOSED DRAIN LINE
G	EXISTING GAS LINE
PG	PROPOSED GAS LINE
	PROPOSED SILT FENCE
56x5	EXISTING SPOT GRADE
56x5	PROPOSED SPOT GRADE
	EXISTING UTILITY POLE
S	EXISTING SEWER MANHOLE
	EXISTING HYDRANT

SCALE: 1" = 20'
DATE: 10/21/2020
DWG. BY: R.A.P.
REVISED: 1/8/2021, 04/07/2021
DWG. NO.: 2020-104
JOB NO.: 2020-104

TODD CHAPLIN
No. 5555
REGISTERED PROFESSIONAL ENGINEER

TITLE: *STORMWATER & EROSION CONTROL PLAN*

PROJECT: 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Mount Hope ENGINEERING, Inc.
CIVIL/ENVIRONMENTAL SERVICES
1788 G.A.R. Highway ph. 508-379-1234
Swansea, MA 02777 fax 508-379-0727

DRAWING NO.
4 OF 4