

CODDINGTON COVE COMMONS

FOUR BUILDING TRADESMAN CENTER (48 TOTAL UNITS)
ASSESSOR'S PLAT 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN, RHODE ISLAND

CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



ENGINEER CERTIFICATION

APPLICANT:

MELLO REALTY INC
 PO BOX 4129
 MIDDLETOWN, RI 02842

OWNER:

MELLO REALTY INC
 PO BOX 4129
 MIDDLETOWN, RI 02842

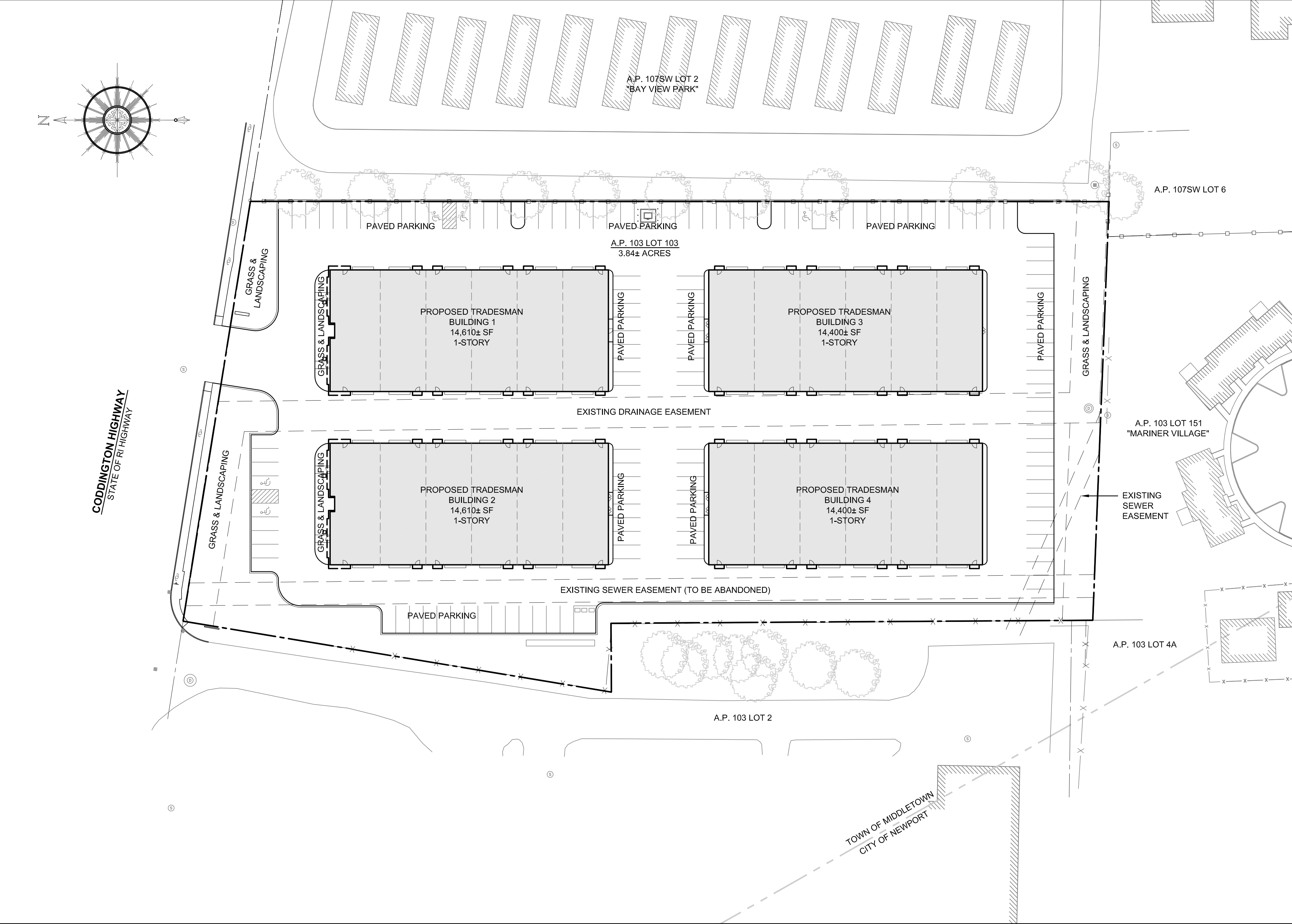
JULY 10, 2024 PERMIT SET

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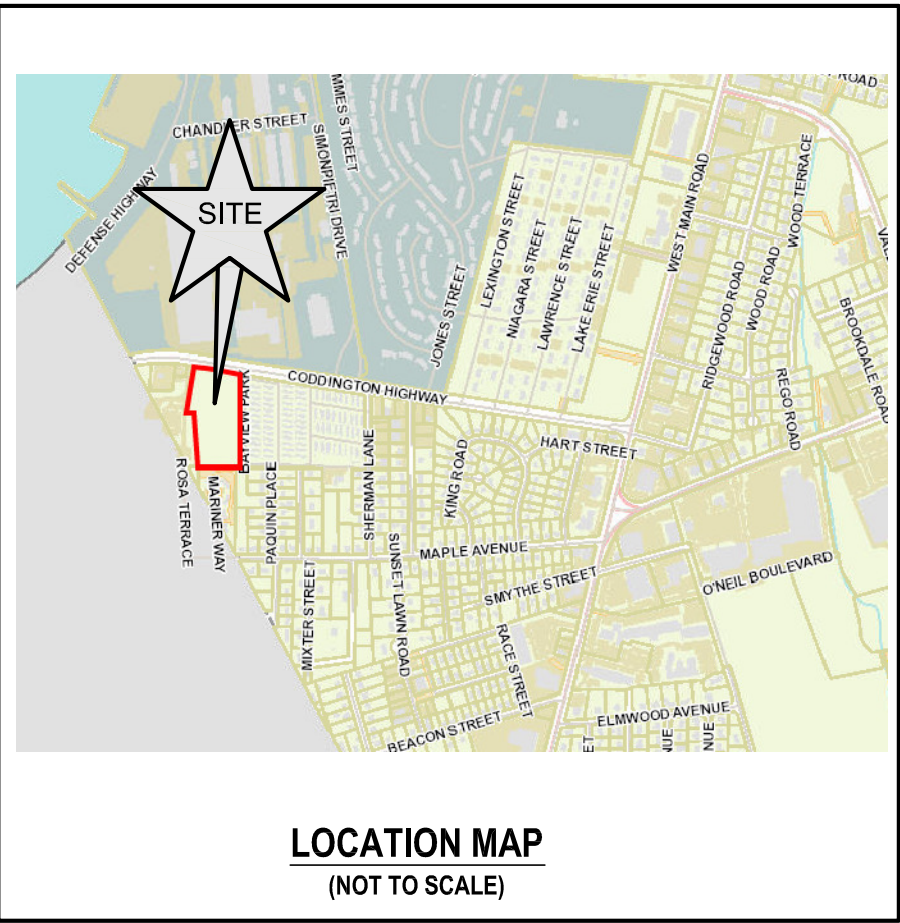


SITE PLAN

SCALE = 1"=40'



STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	MAR 6, 2024	MASTER PLAN SUBMISSION
RIDOT	APR 17, 2024	PAP APPLICATION
RIPDES	MAY 21, 2024	RIPDES APPLICATION
RIDOT	JULY 10, 2024	RESPONSE TO COMMENTS

GENERAL NOTES

- EXISTING CONDITIONS AND PROPERTY LINE SURVEY (SHEET C-3) TAKEN FROM PLAN ENTITLED "A.P. 103 LOT 103 CODDINGTON HIGHWAY & SHERMAN LANE, MIDDLETOWN, RHODE ISLAND, COMPREHENSIVE BOUNDARY SURVEY WITH EXISTING CONDITIONS AND TOPOGRAPHY" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED ON SEPTEMBER 26, 2023.
- BASE OF ELEVATIONS: NAVD88.
- PROPERTY IS ZONED LI (LIGHT INDUSTRIAL). ABUTTING PROPERTIES ALONG CODDINGTON HIGHWAY ARE ZONED MT (MOBILE HOME/TRANSIENT TRAILER) AND LB (LIMITED BUSINESS). RESIDENTIAL PROPERTIES TO THE REAR OF THE LOT ARE ZONED R-10 (HIGH DENSITY RESIDENTIAL).
- UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH INFORMATION TAKEN FROM MIDDLETOWN WEBGIS LAYERS.
- NORTH ARROW AND BASIS OF BEARING BASE ON NAD83 STATE PLANE COORDINATES AS ESTABLISHED BY GPS SURVEY.
- THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PROPERTY.
- SOIL EVALUATIONS SHOWN PERFORMED BY AMBER K. HARDY M.S. ON JANUARY 4, 2024.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE.
- 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, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC., UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
- 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.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. RESET MONUMENTATION SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN AND THE RIDOT.
- 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 TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER 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."
- THERE ARE NO SURFACE WATERS ON THE SUBJECT PROPERTY.
- THERE ARE NO HYDRIC SOILS ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN AREAS OF LEDGE OR OUTCROPPINGS ON THE SUBJECT PROPERTY.
- THERE ARE SLOPES OF 15% OR GREATER ON THE SUBJECT PROPERTY; HOWEVER, THESE SLOPES ARE LIMITED TO SOIL STOCKPILES.
- THERE ARE NO KNOWN RECREATIONAL RESOURCES ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT CONSIDERED PRIME FARMLAND SOILS PER THE RIDEM ENVIRONMENTAL RESOURCE MAPS.
- THE PROPOSED DEVELOPMENT DOES NOT LIE IN ANY OF THE FOLLOWING AREAS:
 - NATURAL HERITAGE AREAS (RIDEM)
 - CULTURAL RESOURCE AREA
 - SPECIAL AREA MANAGEMENT PLAN (SRMC)
 - GROUNDWATER AQUIFERS, STATE DESIGNATED "GROUNDWATER RESERVOIRS", RECHARGE AREAS, OR WELLHEAD PROTECTION AREAS
 - STATE, REGIONAL OR LOCAL GREENWAYS, OR GREENSPACE PRIORITIES
- THE SITE IS NOT LOCATED WITHIN A WATERSHED PROTECTION DISTRICT.
- THE SITE IS NOT SITUATED IN A COMMUNITY WELLHEAD PROTECTION AREA PER RIDEM ENVIRONMENTAL RESOURCE MAPS.
- ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
- ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.
- THIS PROJECT HAS BEEN APPROVED BY THE RIDEM OFFICE OF WATER RESOURCES UNDER WOC/STW FILE NO. 24-087 AND RIDDES FILE NO. RIR102863.

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 TOWN 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 MUNICIPALITY, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH ANY COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF DISTURBANCE 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 MUNICIPALITY.
- 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 SUBJECT TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

- THE LOCATION OF PROPOSED ELECTRICAL CONNECTION TO THE OVERHEAD SERVICES ALONG CODDINGTON HIGHWAY ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO REVIEW AND APPROVAL OF RENEERGY.
- THE PROPOSED CONNECTION TO THE EXISTING WATER SERVICE STUB IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY THE NEWPORT WATER DEPARTMENT. ALL NEW CONNECTIONS WILL REQUIRE WATER SERVICE APPLICATIONS TO THE NEWPORT DPU.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- PROPOSED SEWER SERVICE CONNECTION TO THE EXISTING STUB IS SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF MIDDLETOWN PUBLIC WORKS. ALL SEWER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN ORDINANCE RULES AND REGULATIONS FOR THE USE AND INSTALLATION OF SEWERS. NEW CONNECTION WILL REQUIRE SEWER SERVICE APPLICATION TO THE MIDDLETOWN DPW. ALL PROPOSED SERVICES SHALL BE 6 INCHES IN DIAMETER.
- 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 HYDROTTESTING 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.

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. THIS INCLUDES ALL PERMITS FROM APPLICABLE UTILITIES.
 - INSTALL BOX CULVERTS AT ENTRANCE FROM VALLEY ROAD.
 - ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA THE PROPOSED CONSTRUCTION ENTRANCE CONFORMING TO THE DETAIL PROVIDED ON SHEET C-7.
 - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS, FILTER SOCKS, STRAW WATTLE AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. THE CONTRACTOR SHALL CONFIRM WITH THE TOWN BUILDING OFFICIAL/TOWN ENGINEER WHICH TYPE OF SEDIMENTATION BARRIERS ARE PREFERRED BY THE TOWN PRIOR TO INSTALLATION.
 - CONTRACTOR TO FIELD LOCATE EXISTING SEWER AND WATER MAINS TO WHICH CONNECTIONS ARE PROPOSED PRIOR TO ANY CONSTRUCTION.
 - LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO THE REMOVAL OF ANY VEGETATION. REMOVE VEGETATION ONLY WHERE NECESSARY. ANY STUMPS TO BE GROUND OR DISPOSED OF OFF SITE. LIMITS OF FRESHWATER WETLAND SETBACK SHALL ALSO BE FLAGGED TO PREVENT DISTURBANCE
 - AREA OF INFILTRATION/DETENTION BASIN SHALL BE FLAGGED PRIOR TO ANY EARTHWORK. HEAVY EQUIPMENT AND MATERIAL STORAGE SHALL BE PROHIBITED WITHIN THESE BOUNDS.
 - EXCAVATE TEMPORARY SEDIMENT TRAP IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER/BUILDING OFFICIAL. REFER TO DETAILS ON SHEET C-8.
 - ROUGH GRADE SITE. GRADE UPSTREAM SWALE AROUND CONSTRUCTION AREA AS SHOWN ON SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - ROUGH GRADE REMAINDER OF SITE.
 - BEGIN BUILDING CONSTRUCTION.
 - INSTALL UTILITY SERVICES PER APPROVED DESIGNS. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED UNDER SUPERVISION BY THE PROVIDING ENTITIES.
 - INSTALL THE STORMWATER SYSTEM IN ACCORDANCE WITH THE PLANS AND DETAILS. BOTTOM OF TEMPORARY SEDIMENT TRAP SHALL BE FILLED TO ADDRESS POTENTIAL COMPACTION BEFORE FINALIZING INFILTRATION BASIN CONSTRUCTION.
 - INSTALL PAVEMENT BASE AND FINAL GRADE SITE. ESTABLISH VEGETATIVE COVERAGE. ALL NATIVE MATERIAL SHALL BE RE-GRADED ON SITE. NO MATERIAL IS TO BE REMOVED FROM THE SITE. SHOULD THE SITE WORK RESULT IN A SURPLUS OF MATERIAL, THE PROJECT ENGINEER SHALL BE CONSULTED AS TO WHERE TO PLACE THE EXCESS MATERIAL.
 - INSTALL CONCRETE SIDEWALKS.
 - REMOVE CONSTRUCTION ENTRANCE AND INSTALL BINDER PAVEMENT COURSE.
 - ESTABLISH FINAL VEGETATIVE GROWTH ON ALL DISTURBED AREAS. INSTALL PROPOSED LANDSCAPING AND SPECIFIED MEADOW AREAS.
 - INSTALL PAVEMENT TOP COURSE.
 - MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

2. 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.
- AREAS OF PROPOSED INFILTRATION BASIN SHALL NOT BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT.
- 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.

3. VEGETATIVE PRACTICE:

PERMANENT MEASURES:

- 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.

4. 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 RIPRAP 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 RE-ESTABLISHED AS NECESSARY.
- SEEDED AREAS WILL BE FERTILIZED AND RESEEDDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

DRAINAGE NOTES

- ALL DRAIN PIPES SHALL BE ADS-N12 TYPE IB OR SCH40 PVC AS SHOWN ON SITE PLANS.
- DRAIN MANHOLES SHALL BE ADS NYLOPLAST DRAIN BASIN OR PRECAST CONCRETE AS NOTED ON PLANS.
- STRUCTURE ROOFTOP SHALL DISCHARGE RUNOFF TO PAVEMENT OR DIRECTLY TO INFILTRATION BASIN. ROOF LEADERS TO DISCHARGE TO CONCRETE / PAVED SURFACES OR CONCRETE SPLASH BLOCKS WHERE NECESSARY.
- TRENCH DRAIN AT ENTRANCE SHALL HAVE A CAST IRON, PEDESTRIAN SAFE GRATE.
- SWALES, SEDIMENT FOREBAY, AND INFILTRATION BASIN SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS PROVIDED. ANY DISCREPANCIES OR INCONGRUENCIES WITH THE EXISTING SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

STORMWATER MAINTENANCE NOTES

- REFER TO OPERATIONS AND MAINTENANCE DOCUMENT FOR MANAGEMENT OF STORMWATER SYSTEM FOLLOWING CONSTRUCTION.
- 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 OWNERS.

PARKING CALCULATIONS:

PER THE ZONING OFFICER, THE APPROPRIATE STANDARD TO APPLY IS "PERSONAL SERVICES".

THE REQUIREMENT IS 3 SPACES PER 1,000 SQ. FT. OF GROSS LEASABLE FLOOR AREA.

TOTAL FLOOR SPACE IS 58,020 SQ. FT.

58,020 SQ. FT. / 1,000 x 3 = 174 SPACES REQUIRED

129 SPACES PROVIDED

RECEIVING WATER CONDITIONS TABLE:

NAME	CODDINGTON COVE
WATERBODY ID	RH07030E-01A
WB DESCRIPTION	CODDINGTON COVE WATERS NORTH OF A LINE FROM BUOY (FLR) BELL 14 TO BISHOP ROCK AND SOUTHEAST OF A LINE FROM BUOY (FLR) BELL 14 THROUGH NUN BUOY 16 AT CODDINGTON POINT AND ITS EXTENSION TO THE END OF THE CODDINGTON COVE BREAKWATER, NEWPORT, MIDDLETOWN, SEDIMENT BIOASSAY
IMPAIRMENTS	
TMLO	NONE
WATER QUALITY STANDARD	SB
303D CATEGORY	5
SRPW	NO
STORMWATER POT. IMPAIR.	NO
STORMWATER CONFIRM IMPAIR.	NO

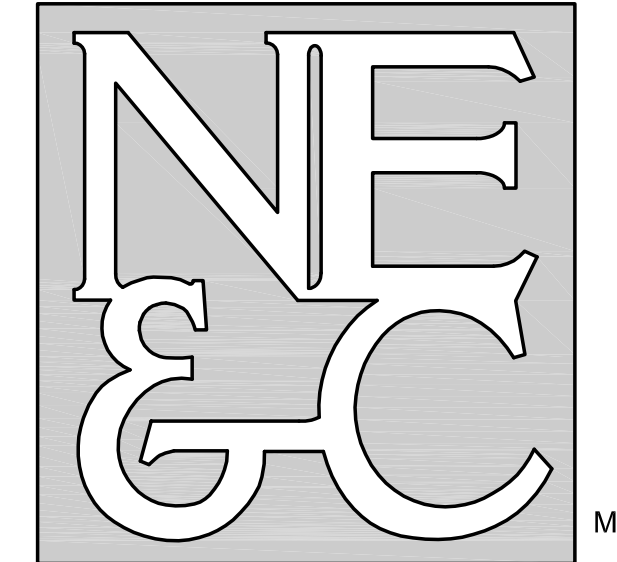
TOWN OF MIDDLETOWN ZONING DATA:

ZONING DISTRICT:	L12 (LIGHT INDUSTRIAL - ADJACENT TO RESIDENTIAL)
MINIMUM LOT AREA:	40,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FEET
MINIMUM BUILDING SETBACK:	
FRONT YARD	10 FEET
SIDE YARD	35 FEET
REAR YARD	40 FEET
MAXIMUM LOT COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	40 FEET

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.

NORTHEAST ENGINEERS & CONSULTANTS, INC.

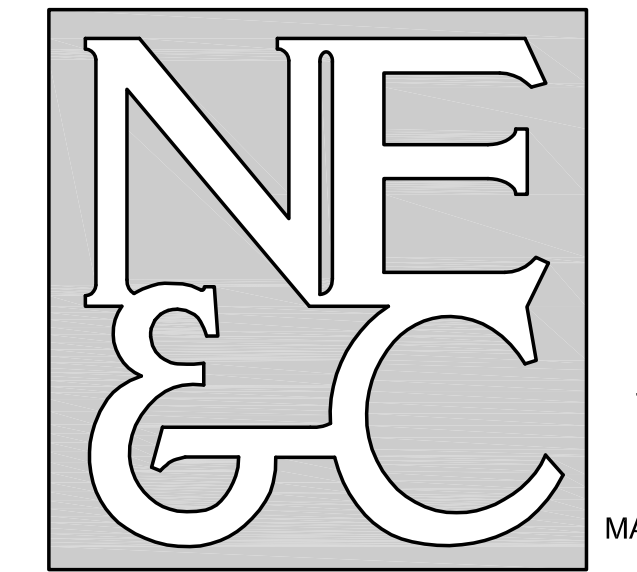


A KNOWLEDGE CORPORATION®

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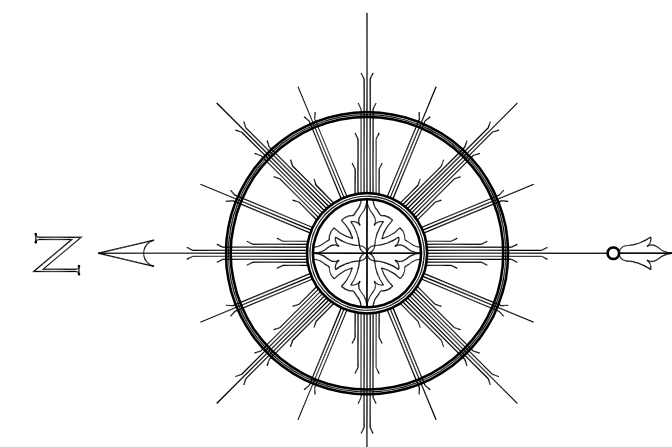
- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

1		RIDOT PAPA RESPONSE		10JUL23	
No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	N/A	Date:	17APR24		
Project Title:					
CODDINGTON COVE COMMONS A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND					
Client/Applicant:			Owner:		
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842			MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		
Issued for:					
PERMITTING					
Drawing Title:					
PROJECT NOTES					
Drawing Number:					
C-2					
Sheet 2 of 11					
Project Number:					
23099.2					
Survey Index:					
13 - 103 - 103					
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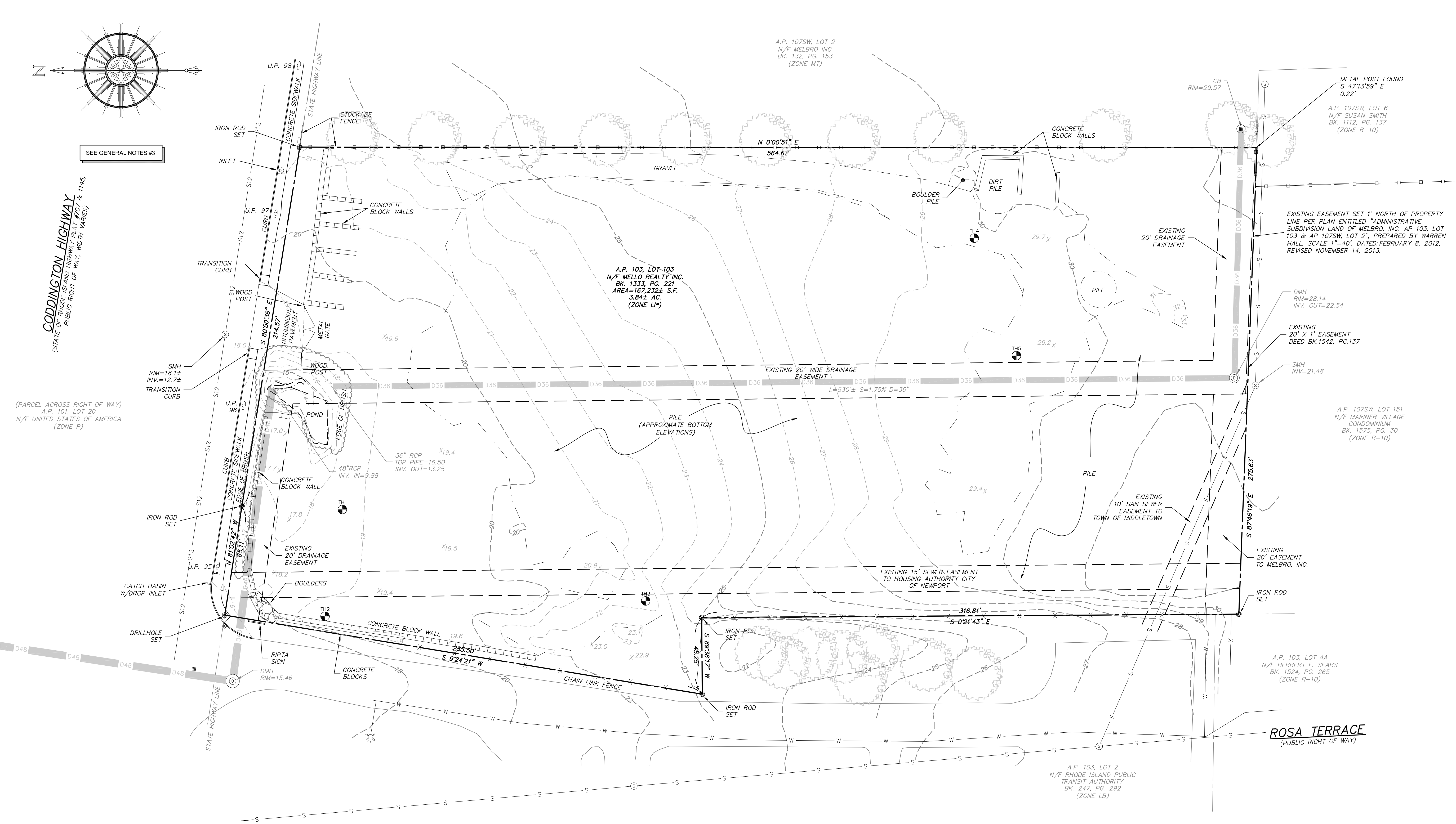
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
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WWW.NORTHEASTENGINEERS.COM



SEE GENERAL NOTES #3

CODDINGTON HIGHWAY
(STATE OF RHODE ISLAND HIGHWAY #707 & 1145)
PUBLIC RIGHT OF WAY (WIDTH VARIES)

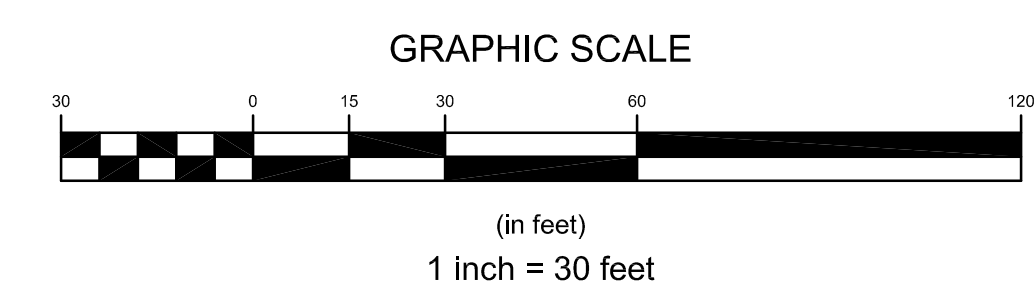
(PARCEL ACROSS RIGHT OF WAY)
A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(ZONE P)



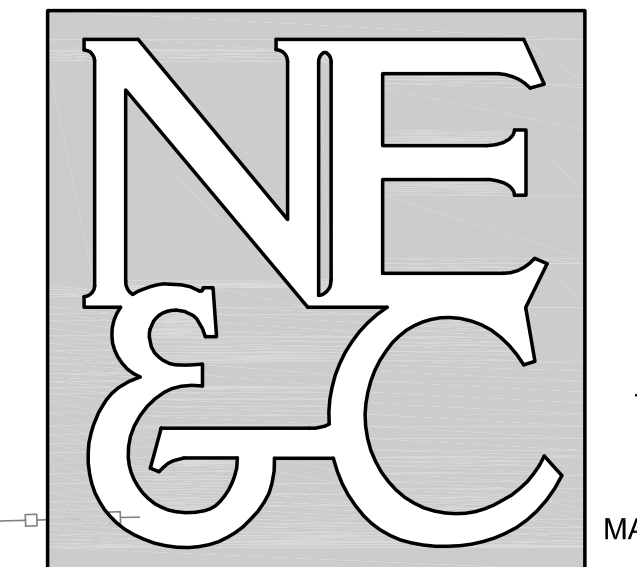
- LEGEND:**
- PROPERTY LINE
 - - - ABUTTER'S PROPERTY LINE
 - - - TOPOGRAPHIC CONTOUR
 - - - EDGE OF PILE
 - - - CHAIN LINK FENCE
 - - - STOCKADE FENCE
 - - - BRUSH LINE
 - ⊙ DRAIN MANHOLE
 - ⊞ CATCH BASIN
 - ⊕ UTILITY POLE
 - ⊖ SIGN
 - 29.7x SPOT ELEVATION
 - ⊙ DRILLHOLE
 - ⊙ IRON ROD
 - D.36 36" DRAIN LINE
 - D.48 48" DRAIN LINE
 - S SEWER LINE
 - W WATER LINE
 - - - EASEMENT LINE
 - ⊙ SOIL EVALUATION

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 - PROPERTY IS ZONED LI (ABUTTING RESIDENTIAL).
 - REFER TO SHEET C-2 FOR COMPLETE PROJECT NOTES.

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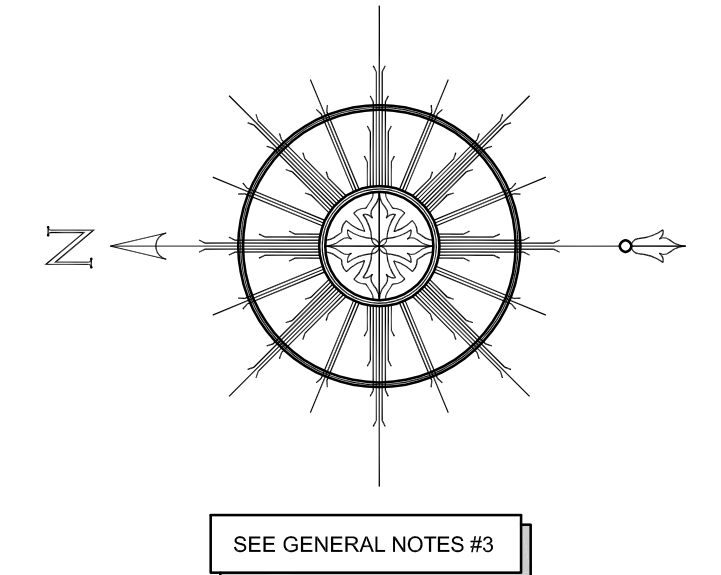


No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	17APR24
Project Title:			
CODDINGTON COVE COMMONS A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND			
Client/Applicant:		Owner:	
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	
Issued for:			
PERMITTING			
Drawing Title:			
EXISTING CONDITIONS PLAN			
Drawing Number:		C-3	
Sheet 3 of 11		Project Number:	
		23099.2	
Survey Index:		13 - 103 - 103	
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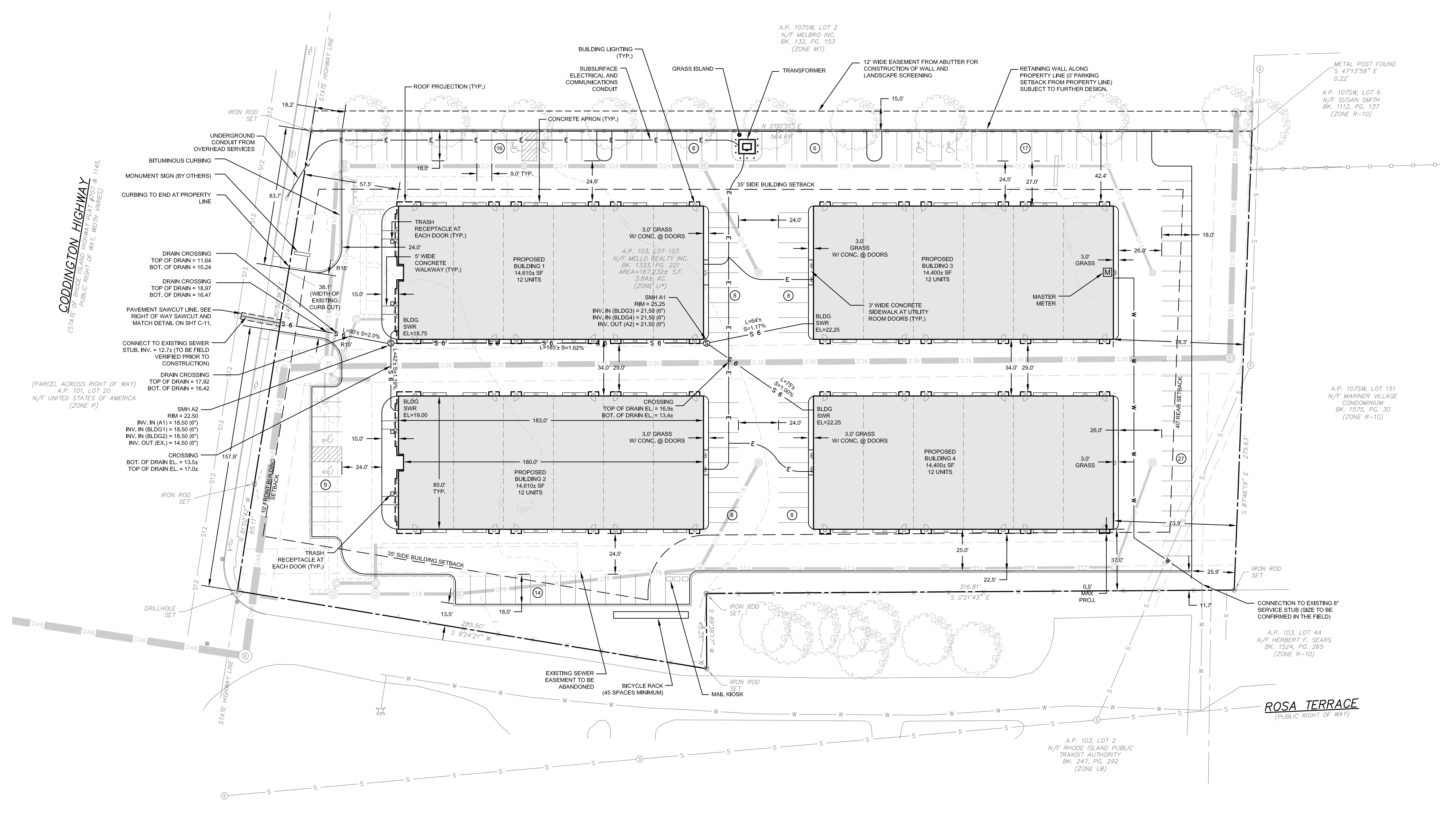


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SEE GENERAL NOTES #3



CODDINGTON HIGHWAY
(STATE OF RHODE ISLAND HIGHWAY #103 & #146)
PUBLIC RIGHT OF WAY, WIDTH & PARSE

(PARCEL ACROSS RIGHT OF WAY)
A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(ZONE P)

A.P. 107SW, LOT 151
N/F MARNER VILLAGE
CONDOMINIUM
BK. 1575, PG. 30
(ZONE R-10)

ROSA TERRACE
(PUBLIC RIGHT OF WAY)

LEGEND:

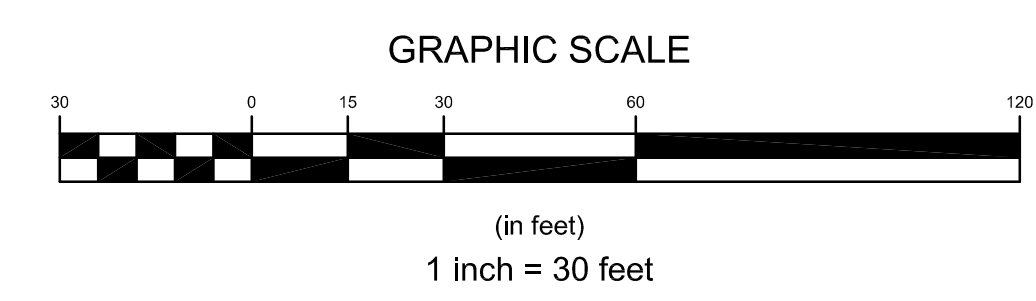
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---	ABUTTER'S PROPERTY LINE	---	PROPOSED WATER LINE
-X-	CHAIN LINK FENCE	⊙	PROPOSED SEWER MANHOLE
-□-	STOCKADE FENCE	---	PROPOSED BUILDING SETBACK
⊙	DRAIN MANHOLE	---	PROPOSED 12" DRAIN LINE
⊙	CATCH BASIN	---	PROPOSED 18" DRAIN LINE
⊙	UTILITY POLE	---	PROPOSED 24" DRAIN LINE
⊙	SIGN	---	PROPOSED 36" DRAIN LINE
⊙	DRILLHOLE	---	PROPOSED 48" DRAIN LINE
⊙	IRON ROD	⊙	PROPOSED CATCH BASIN
---	36" DRAIN LINE	⊙	PROPOSED DRAIN STRUCTURE
---	48" DRAIN LINE	⊙	PROPOSED BUILDING LIGHTING
---	SEWER LINE	---	
---	WATER LINE	---	
---	EASEMENT LINE		

MIDDLETOWN DIMENSIONAL REQUIREMENTS
ZONE: LI (LIGHT INDUSTRIAL)

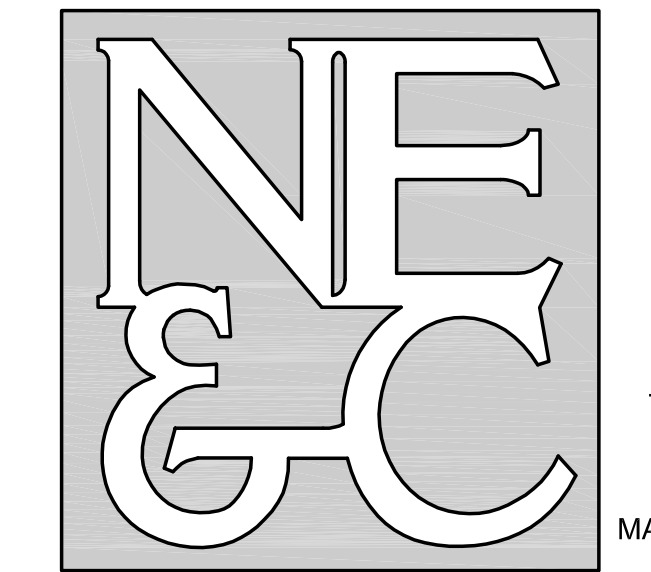
	REQUIRED	PROPOSED
MINIMUM LAND AREA = 40,000 SQUARE FEET	40,000 SQUARE FEET	167,232 SQUARE FEET
MINIMUM FRONTAGE = 80 FEET	80 FEET	280+ FEET
FRONT SIDE SETBACKS	10 FEET	57.5 FEET
REAR SIDE SETBACKS	35 FEET	35.0 / 41.9 FEET
MAXIMUM HEIGHT	40 FEET	73.9 FEET
MAXIMUM LOT COVERAGE	35%	TBD
GREEN SPACE	25%	34.7%

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 - REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

- RIDOT NOTES:**
- ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
 - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
 - ANY UTILITY WORK PROPOSED ON THIS PLAN OR IN THE FUTURE WITHIN THE STATE RIGHT OF WAY MUST BE APPLIED FOR UNDER A SEPARATE RIDOT UTILITY PERMIT.
 - ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.
 - REFER TO TRAFFIC REPORT FOR TRAFFIC IMPACT ANALYSIS.

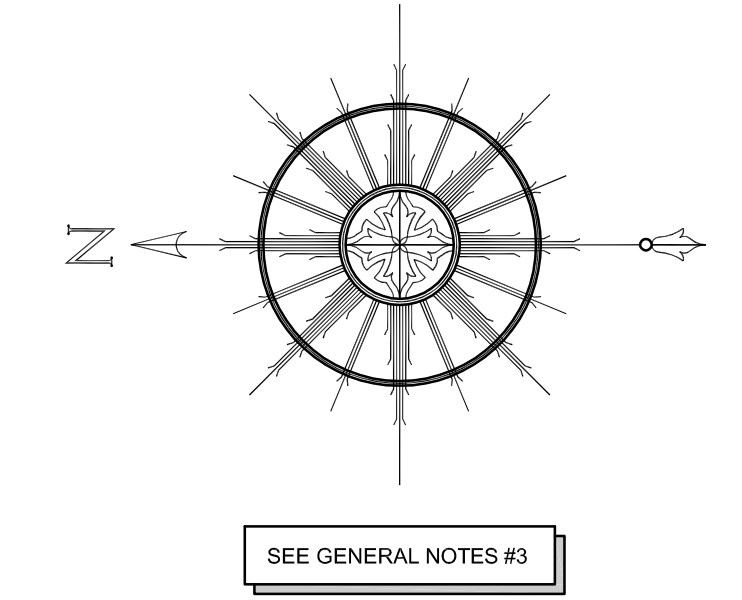


2	RIDOT PAPA RESPONSE	10JUL24	
1	REVISE OFFSITE EASEMENT AND WATER LINES	17APR24	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	17APR24
Scale:	1"=30'	Date:	17APR24
Project Title:			
CODDINGTON COVE COMMONS A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND			
Client/Applicant:		Owner:	
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	
Issued for:			
PERMITTING			
Drawing Title:			
LAYOUT AND UTILITY PLAN			
Drawing Number:		C-4	
Sheet 4 of 11		Project Number: 23099.2	
Survey Index:		13 - 103 - 103	
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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3	RIDOT PAPA RESPONSE	10JUL24	
2	REVISE DRAINAGE CALLOUTS	21MAY24	
1	REVISE WATER LINES	17APR24	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	21MAY24

CODDINGTON COVE COMMONS
A.P. 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN RHODE ISLAND

Client/Applicant:	MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	Owner:	MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842
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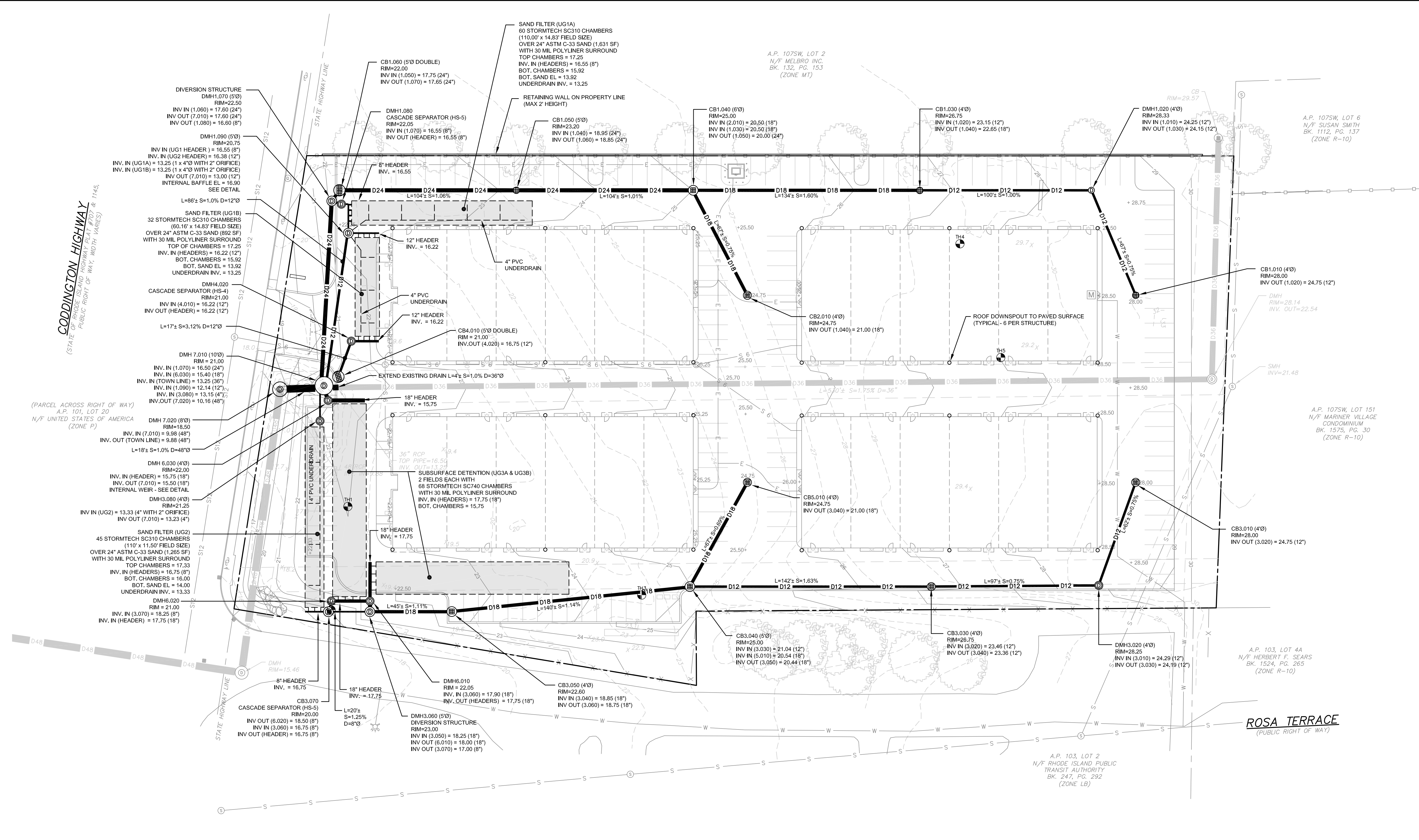
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DRAINAGE PLAN

Drawing Title:

	Drawing Number: C-5 Sheet 5 of 11 Project Number: 23099.2 Survey Index: 13 - 103 - 103
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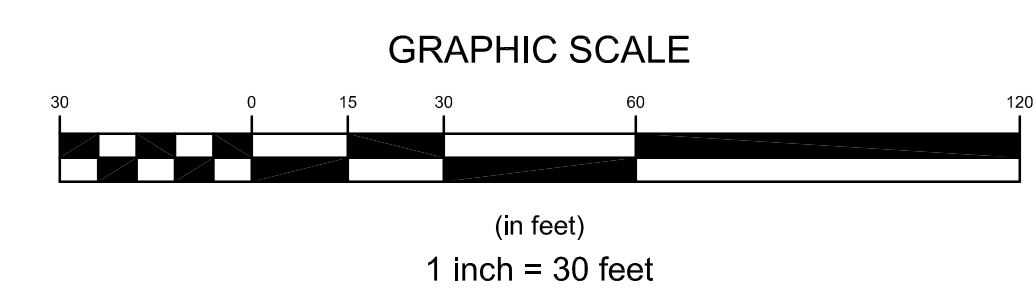
	PROPERTY LINE		PROPOSED SEWER LINE
	ABUTTER'S PROPERTY LINE		PROPOSED WATER LINE
	TOPOGRAPHIC CONTOUR		PROPOSED SEWER MANHOLE
	CHAIN LINK FENCE		PROPOSED 12" DRAIN LINE
	STOCKADE FENCE		PROPOSED 18" DRAIN LINE
	DRAIN MANHOLE		PROPOSED 24" DRAIN LINE
	CATCH BASIN		PROPOSED 36" DRAIN LINE
	UTILITY POLE		PROPOSED 48" DRAIN LINE
	SIGN		PROPOSED CATCH BASIN
	SPOT ELEVATION		PROPOSED DRAIN STRUCTURE
	36" DRAIN LINE		PROPOSED TOPOGRAPHIC CONTOUR
	48" DRAIN LINE		PROPOSED SPOT ELEVATION
	SEWER LINE		
	WATER LINE		
	SOIL EVALUATION		

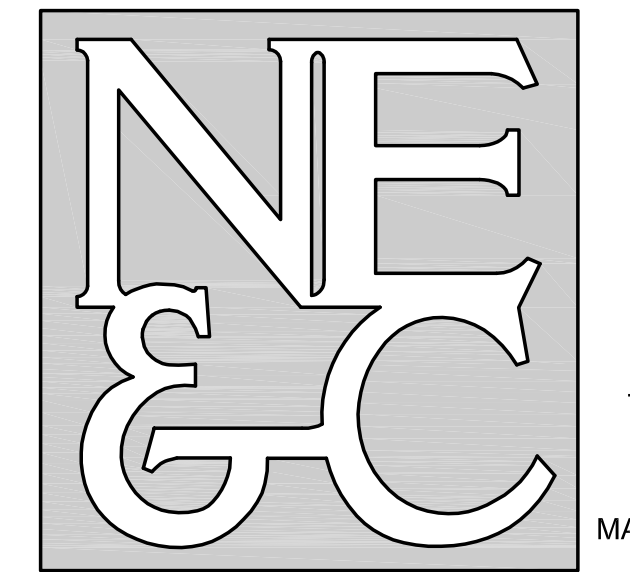
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DRAINAGE NOTES:

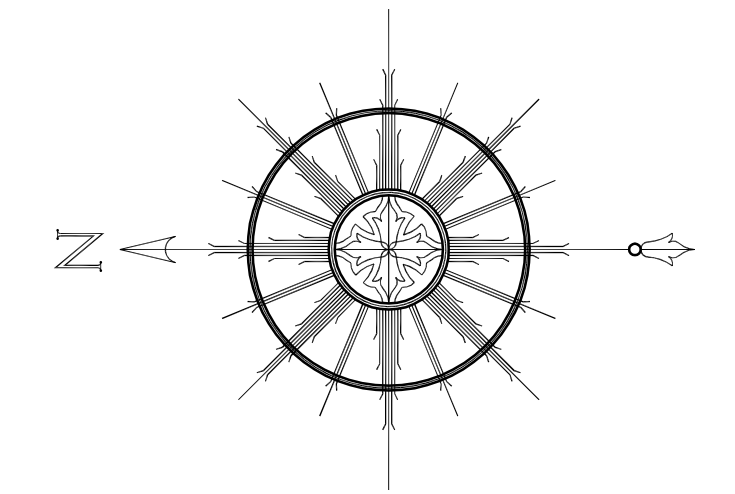
- ALL PROPOSED DRAIN PIPING OUTSIDE OF TOWN EASEMENT SHALL BE ADS N-12 SOILTIGHT PIPE OR APPROVED EQUIVALENT.
- ALL PROPOSED EXTENSIONS OF TOWN DRAIN LINE IN EASEMENT SHALL BE RCP CLASS III PIPE.
- ALL DRAIN MANHOLES AND CATCH BASINS SHALL BE PRECAST CONCRETE PER THE DETAILS PROVIDED.
- SUBSURFACE SAND FILTER AND DETENTION SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS PROVIDED.



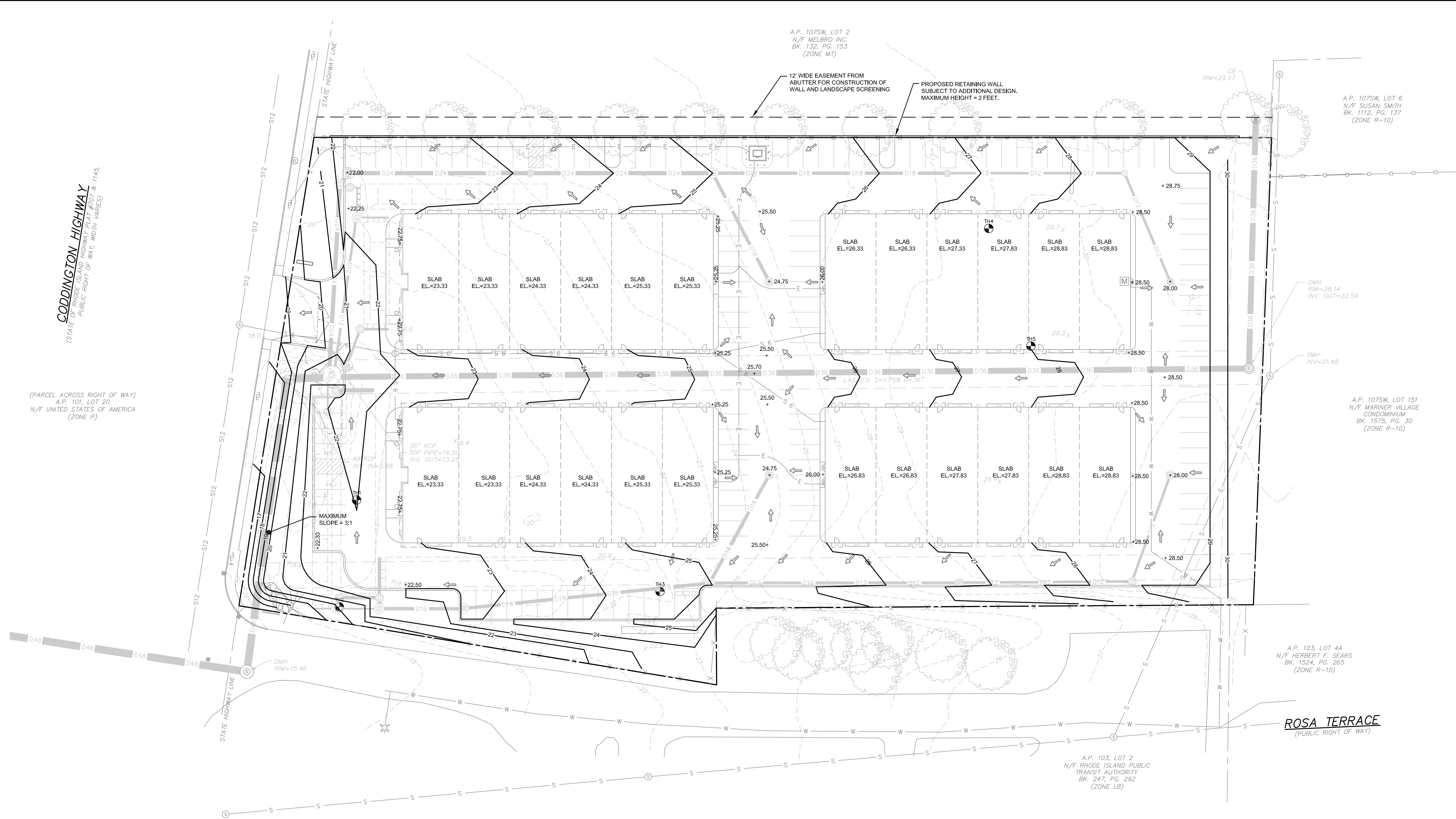


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SEE GENERAL NOTES #3



Coddington Highway
(STATE OF RHODE ISLAND HIGHWAY PLANS LOT 107 & 1145)
PUBLIC RIGHT OF WAY, WIDTH VARIED

(PARCEL ACROSS RIGHT OF WAY)
A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(ZONE P)

A.P. 103, LOT 4A
N/F HERBERT F. SEARS
BK. 1524, PG. 265
(ZONE R-10)

ROSA TERRACE
(PUBLIC RIGHT OF WAY)

A.P. 103, LOT 2
N/F RHODE ISLAND PUBLIC
TRANSIT AUTHORITY
BK. 247, PG. 292
(ZONE LB)

LEGEND:	
	PROPERTY LINE
	ABUTTER'S PROPERTY LINE
	TOPOGRAPHIC CONTOUR
	CHAIN LINK FENCE
	STOCKADE FENCE
	DRAIN MANHOLE
	CATCH BASIN
	UTILITY POLE
	SIGN
	SPOT ELEVATION
	36" DRAIN LINE
	48" DRAIN LINE
	SEWER LINE
	WATER LINE
	SOIL EVALUATION
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED 12" DRAIN LINE
	PROPOSED 18" DRAIN LINE
	PROPOSED 24" DRAIN LINE
	PROPOSED 36" DRAIN LINE
	PROPOSED 48" DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN STRUCTURE
	PROPOSED TOPOGRAPHIC CONTOUR
	PROPOSED SPOT ELEVATION
	SURFACE FLOW ARROW

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2	RIDOT PAPA RESPONSE	10JUL24	
1	REVISE OFFSITE EASEMENT AND WATER LINES	17APR24	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	17APR24

Project Title:
CODDINGTON COVE COMMONS
A.P. 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN
RHODE ISLAND

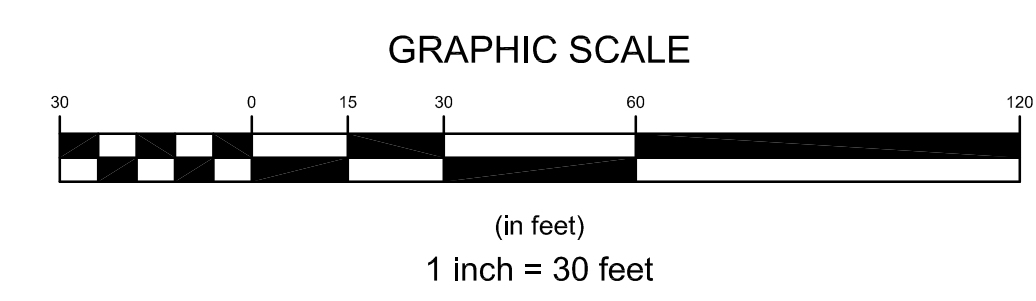
Client/Applicant: MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	Owner: MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842
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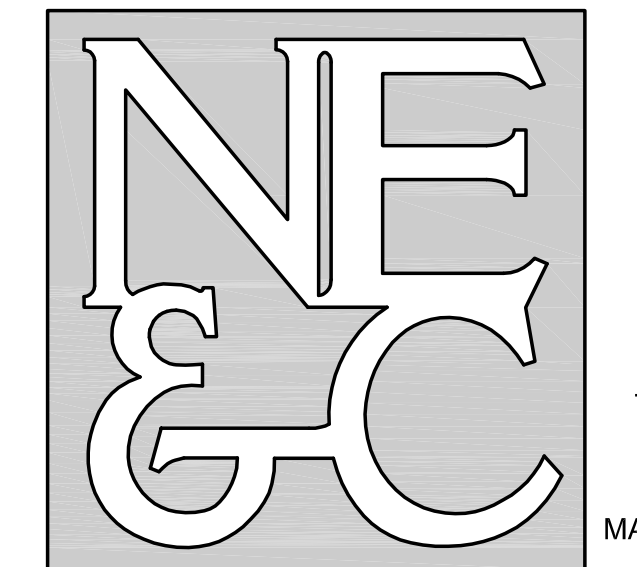
Issued for:
PERMITTING

Drawing Title:
GRADING PLAN

	Drawing Number: C-6
	Sheet 6 of 11
	Project Number: 23099.2
	Survey Index: 13 - 103 - 103

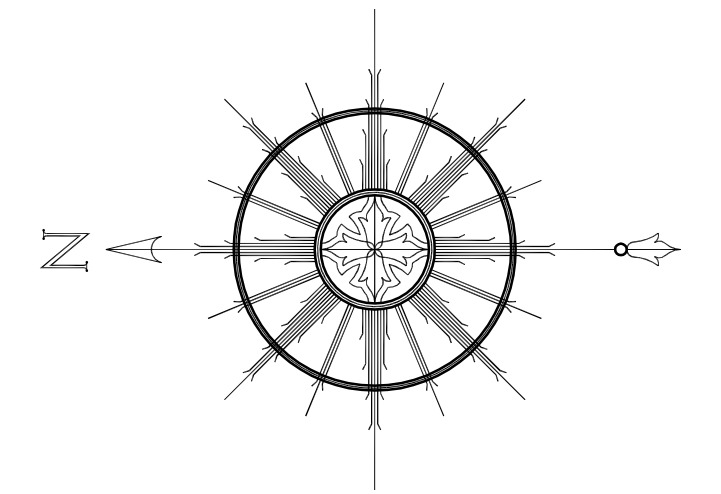
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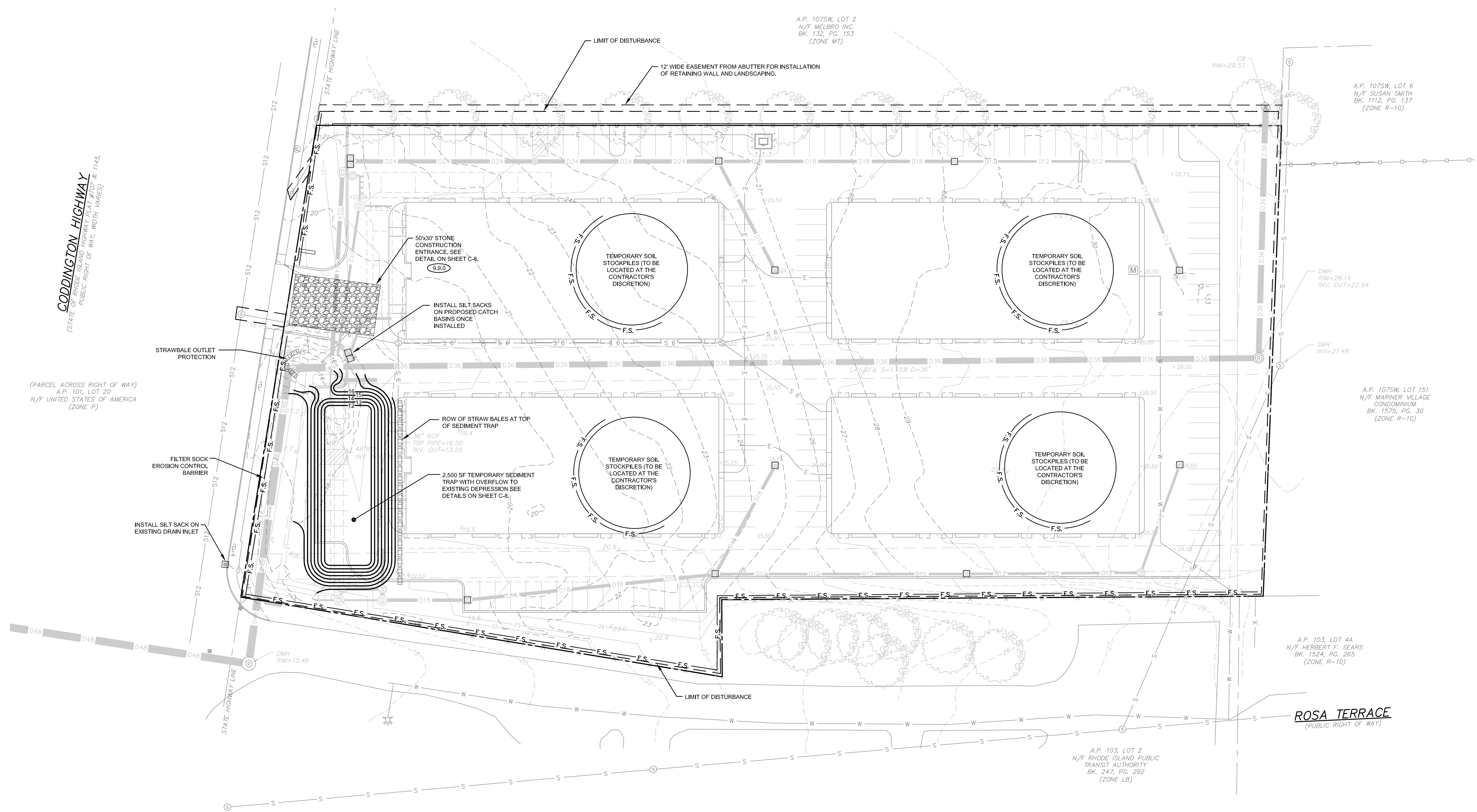


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SEE GENERAL NOTES #3



CODDINGTON HIGHWAY
(STATE OF RHODE ISLAND HIGHWAY PLANNING DIVISION & 1145)
PUBLIC RIGHT OF WAY, WIDTH VARIES

(PARCEL ACROSS RIGHT OF WAY)
A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(ZONE P)

A.P. 107SW, LOT 2
N/F MELBRO, INC.
BK. 132, PG. 153
(ZONE MT)

A.P. 107SW, LOT 6
N/F SUSAN SMITH
BK. 112, PG. 137
(ZONE R-10)

A.P. 107SW, LOT 151
N/F MARINER VILLAGE
CONDOMINIUM
BK. 125, PG. 30
(ZONE R-10)

A.P. 103, LOT 4A
N/F HERBERT F. SEARS
BK. 1524, PG. 265
(ZONE R-10)

A.P. 103, LOT 2
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TRANSIT AUTHORITY
BK. 247, PG. 292
(ZONE LB)

ROSA TERRACE
(PUBLIC RIGHT OF WAY)

LEGEND:	
---	PROPERTY LINE
---	ABUTTER'S PROPERTY LINE
---	TOPOGRAPHIC CONTOUR
X	CHAIN LINK FENCE
□	STOCKADE FENCE
⊙	DRAIN MANHOLE
■	CATCH BASIN
⊕	UTILITY POLE
+	SIGN
29.7	SPOT ELEVATION
D36	36" DRAIN LINE
D48	48" DRAIN LINE
S	SEWER LINE
W	WATER LINE
⊙	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
⊙	PROPOSED SEWER MANHOLE
D12	PROPOSED 12" DRAIN LINE
D18	PROPOSED 18" DRAIN LINE
D24	PROPOSED 24" DRAIN LINE
D36	PROPOSED 36" DRAIN LINE
D48	PROPOSED 48" DRAIN LINE
⊙	PROPOSED CATCH BASIN
⊕	PROPOSED DRAIN STRUCTURE
+100.00	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED SPOT ELEVATION
---	PROPOSED LIMIT OF DISTURBANCE
F.S.	PROPOSED EROSION CONTROL BARRIER
□	PROPOSED STRAWBALE BARRIER

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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	17APR24

Project Title:
CODDINGTON COVE COMMONS
A.P. 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN
RHODE ISLAND

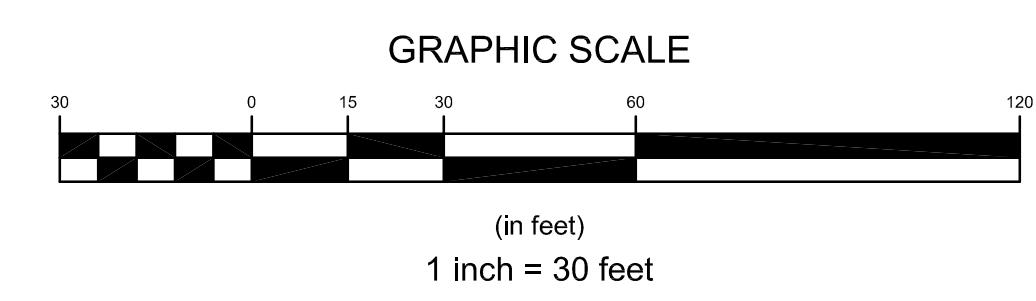
Client/Applicant: MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	Owner: MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842
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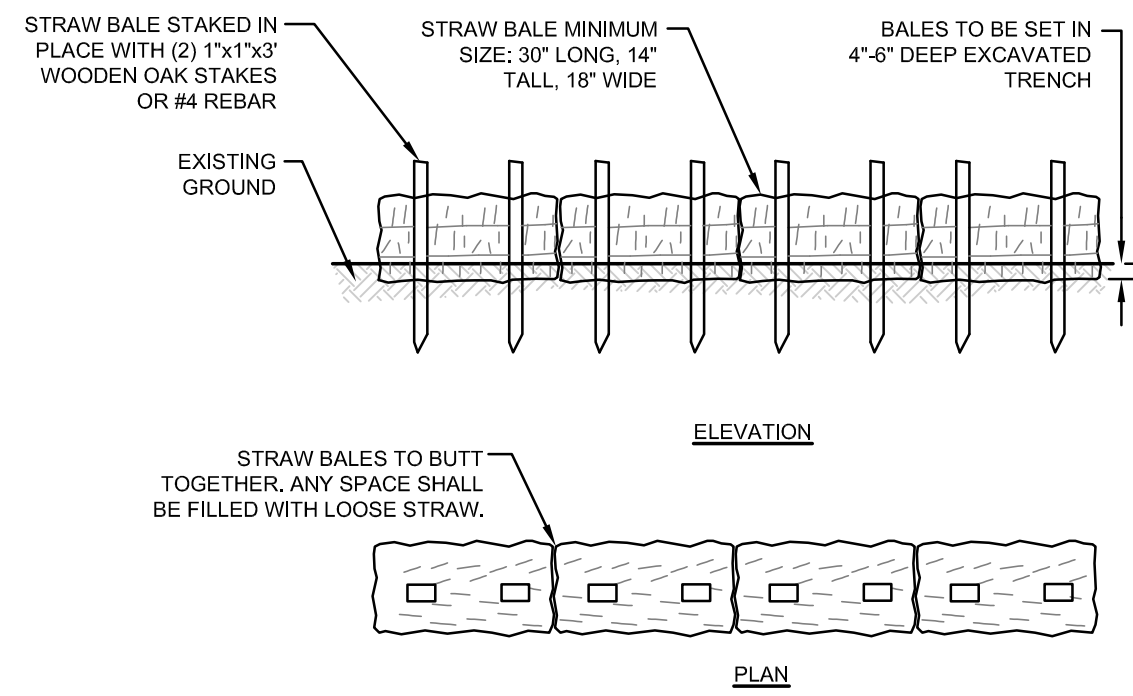
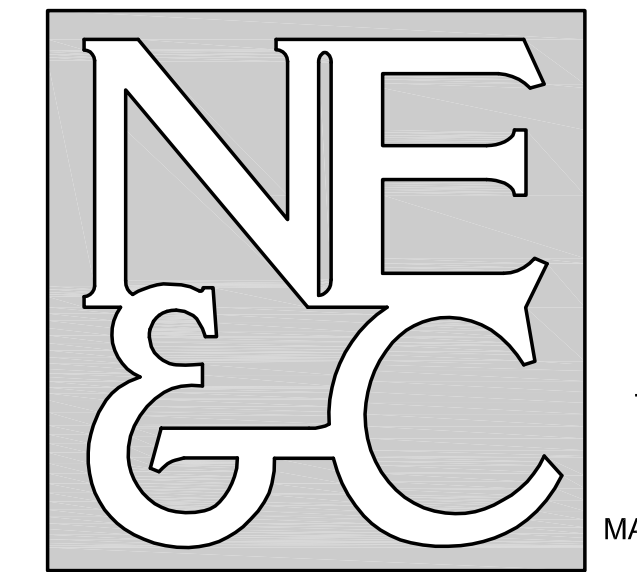
Issued for:
PERMITTING

Drawing Title:
SOIL EROSION AND SEDIMENT CONTROL

	Drawing Number: C-7
	Sheet 7 of 11
	Project Number: 23099.2
	Survey Index: 13 - 103 - 103

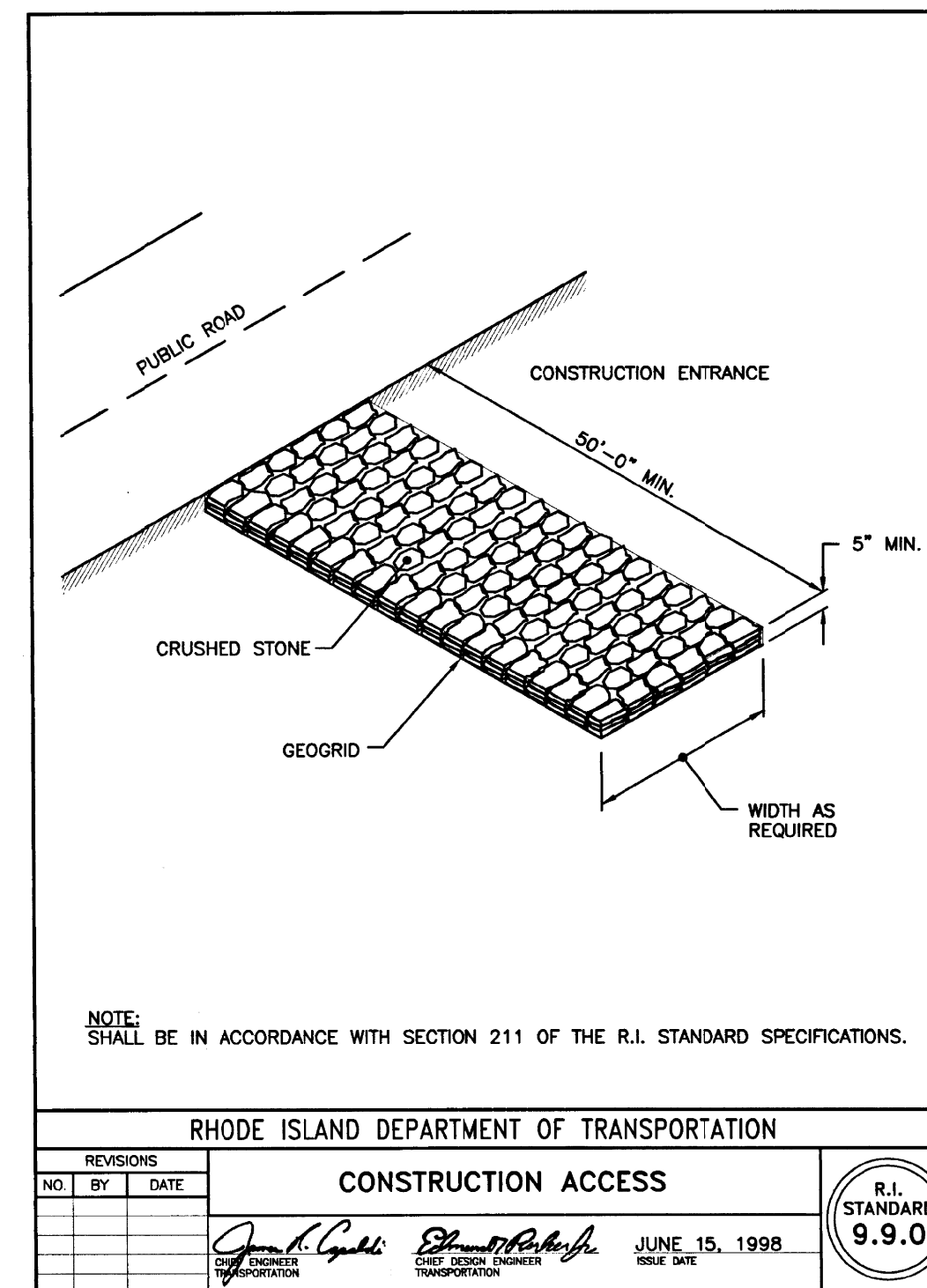
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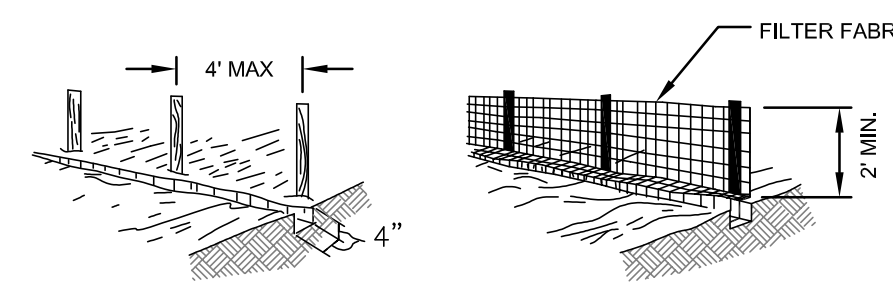
- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
 2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT 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

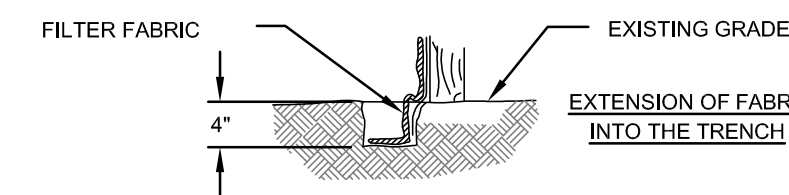


NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

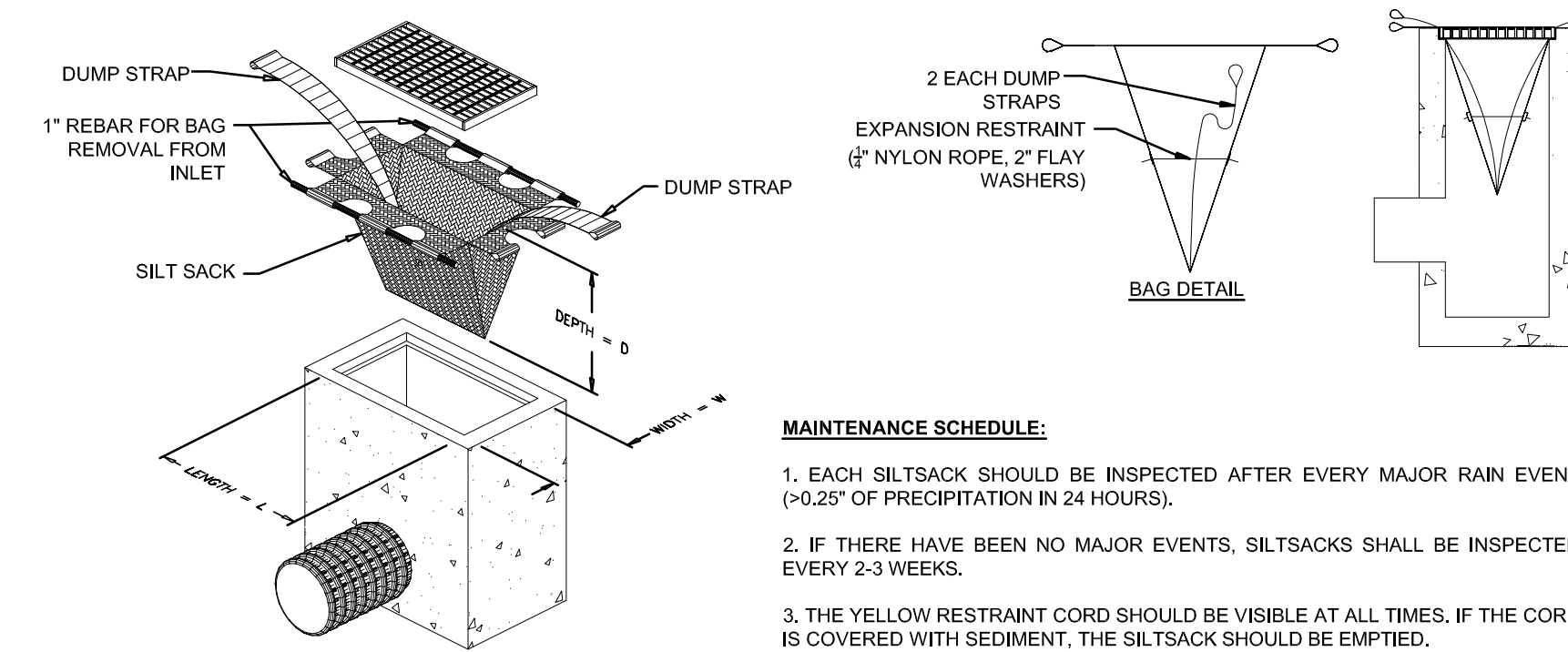
REVISIONS			RHODE ISLAND DEPARTMENT OF TRANSPORTATION	
NO.	BY	DATE	CONSTRUCTION ACCESS	



1. SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. STAPLE FILTER FABRIC TO THE POSTS AND EXTEND INTO TRENCH.
3. BACK FILL AND COMPACT THE EXCAVATED SOIL INTO THE TRENCH.

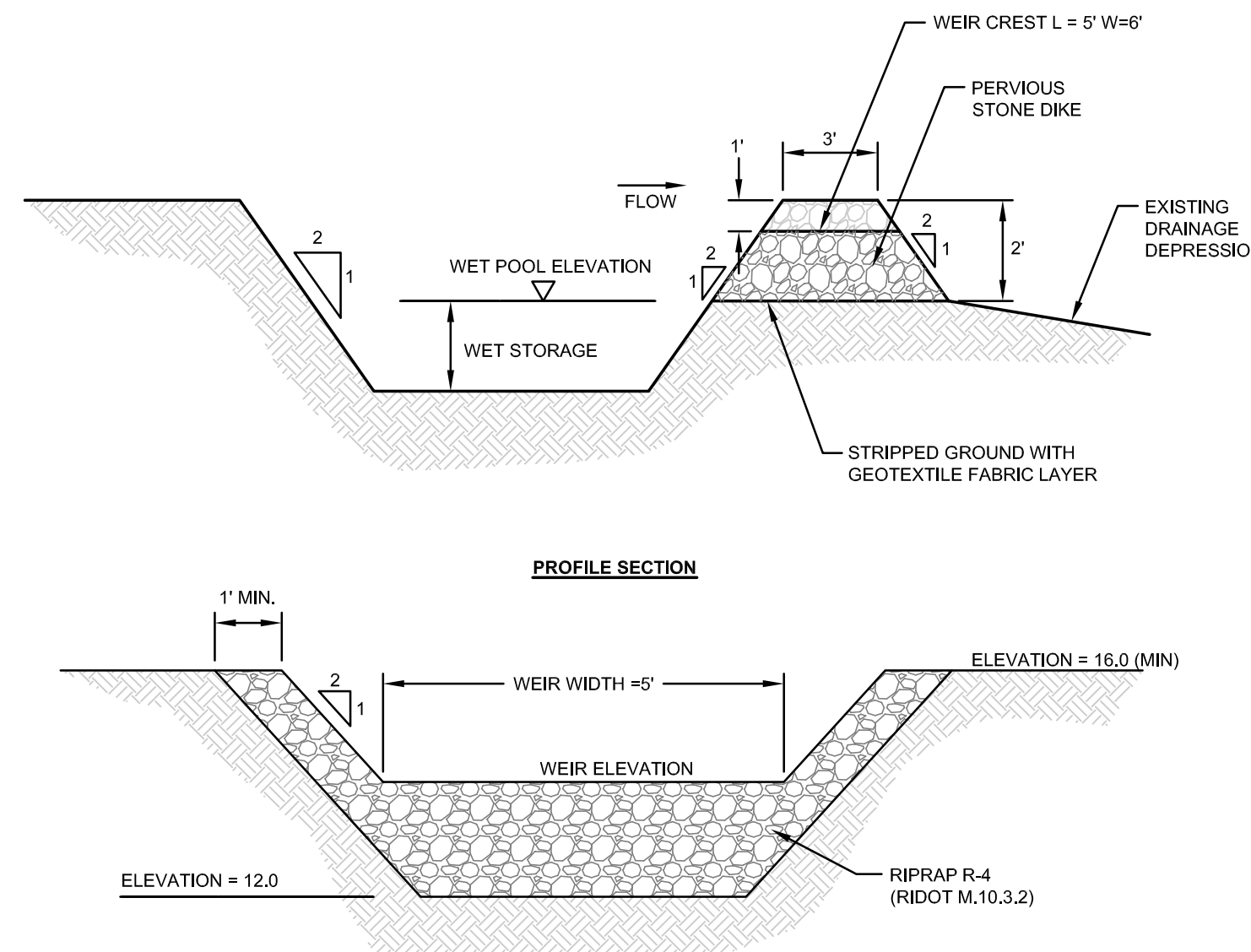


SILT FENCE EROSION CONTROL BARRIER
SCALE: NOT TO SCALE

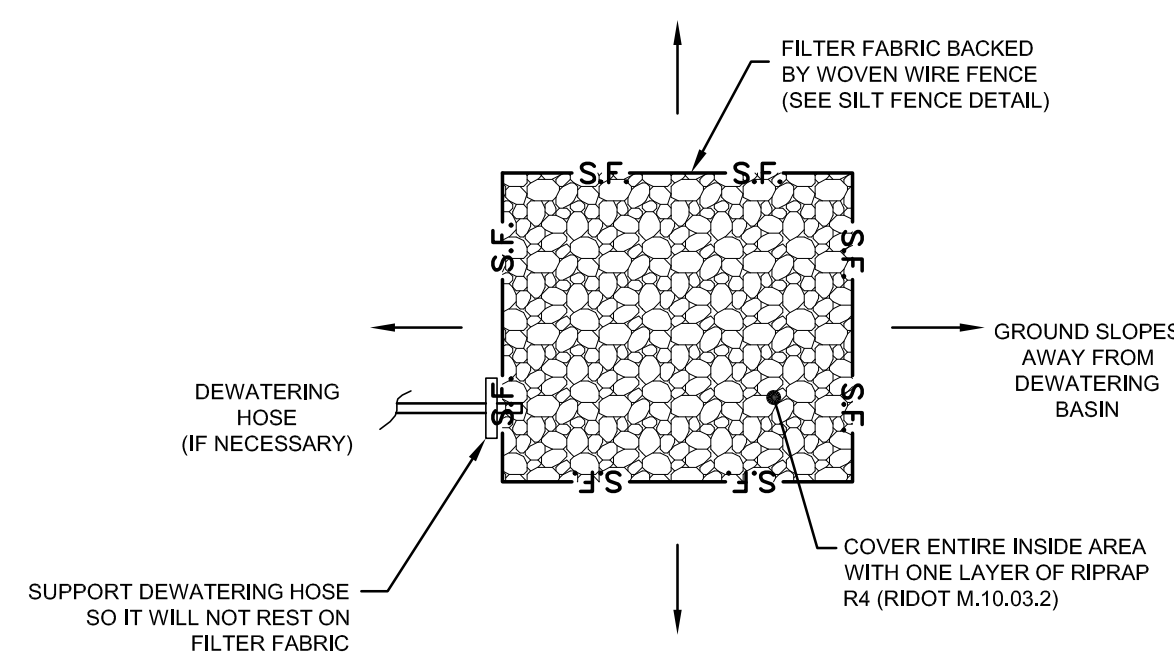


- MAINTENANCE SCHEDULE:**
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
 2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
 3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED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

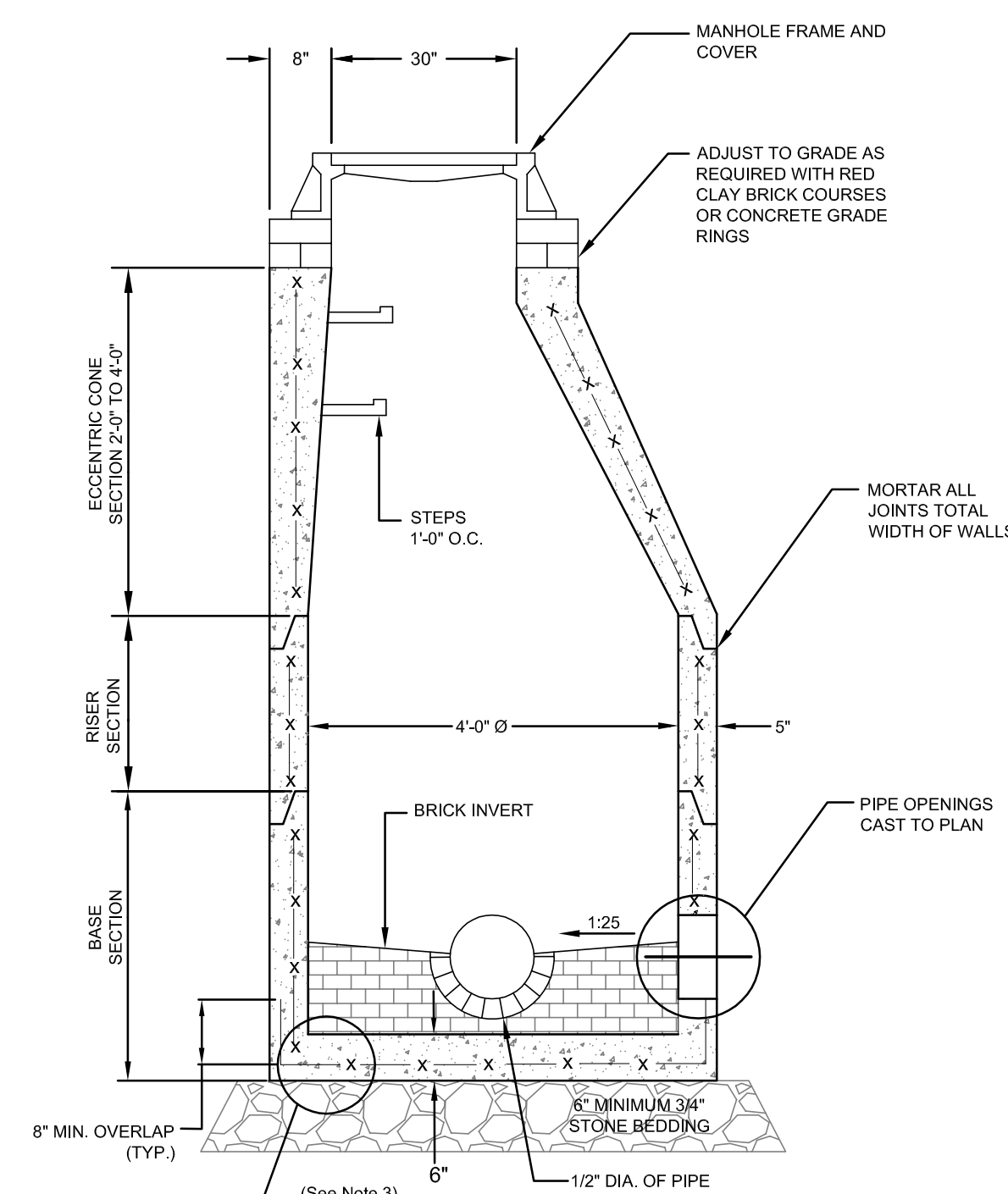
SILT SACK DETAIL
SCALE: NOT TO SCALE



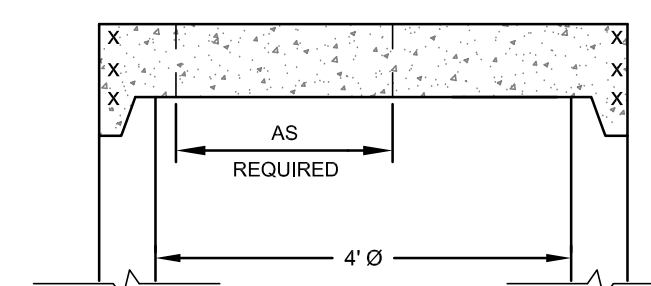
SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE



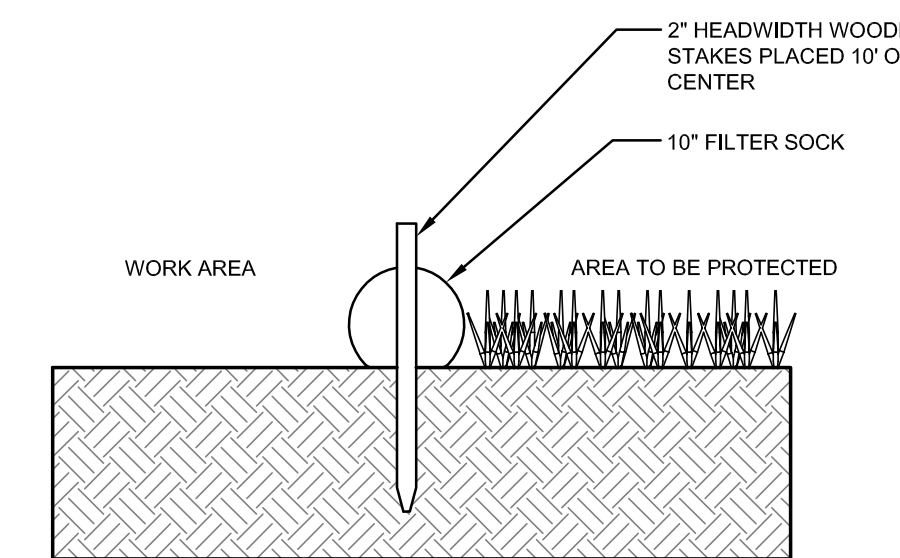
TYPICAL DEWATERING BASIN
SCALE: NOT TO SCALE



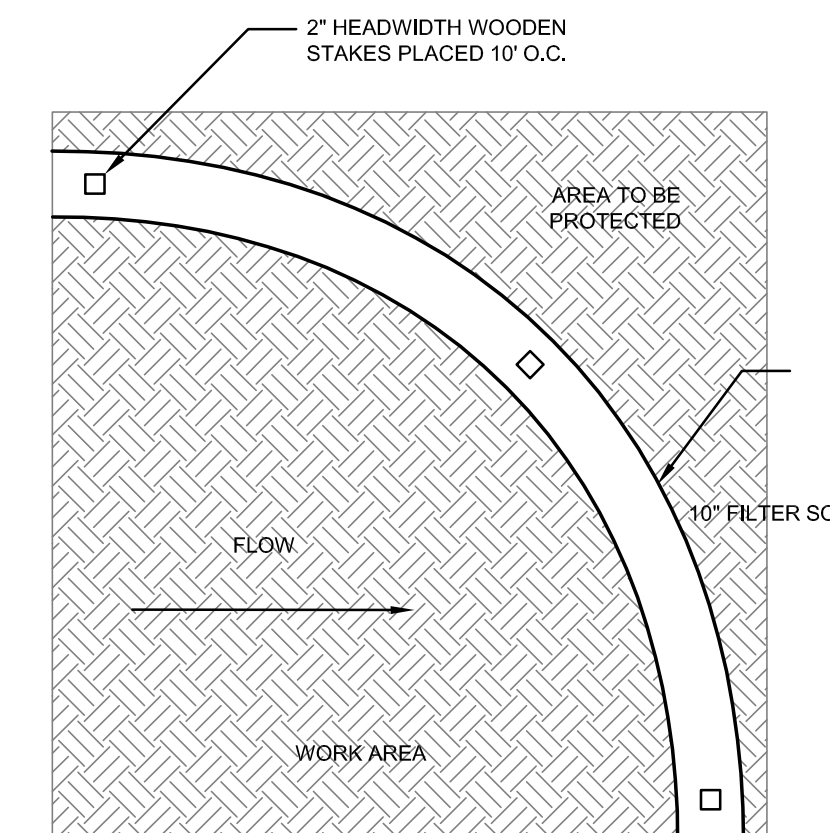
PRECAST SEWER MANHOLE DETAIL
SCALE: NOT TO SCALE



- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE RIDOT STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN./LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION 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.
 10. BENCHING TO SLOPE AT NOT LESS THAN 1:30, NOT MORE THAN 1:12.



SECTION VIEW



TOP VIEW

10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE

No.	Revision	Date	App.

Designed By: JJR Drawn by: JJR Checked by: GES
 Scale: AS SHOWN Date: 17APR24

Project Title:

CODDINGTON COVE COMMONS
 A.P. 103 LOT 103
 300 CODDINGTON HIGHWAY
 MIDDLETOWN
 RHODE ISLAND

Client/Applicant: MELLO REALTY INC, PO BOX 4129, MIDDLETOWN, RI 02842

Owner: MELLO REALTY INC, PO BOX 4129, MIDDLETOWN, RI 02842

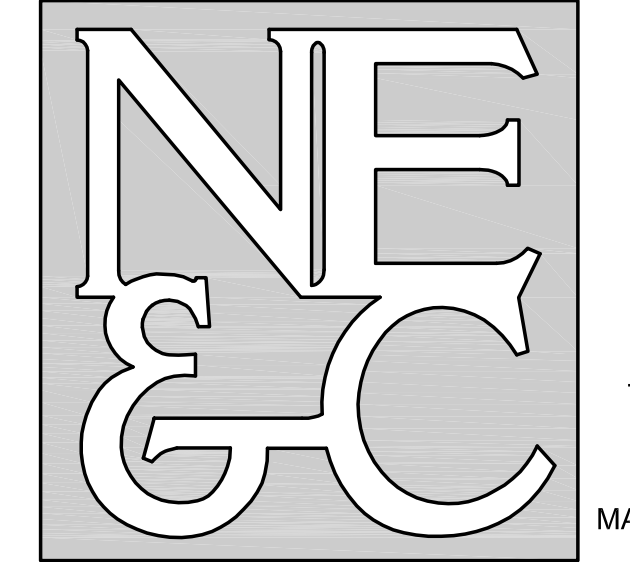
Issued for: PERMITTING

Drawing Title:

SITE DETAILS 1

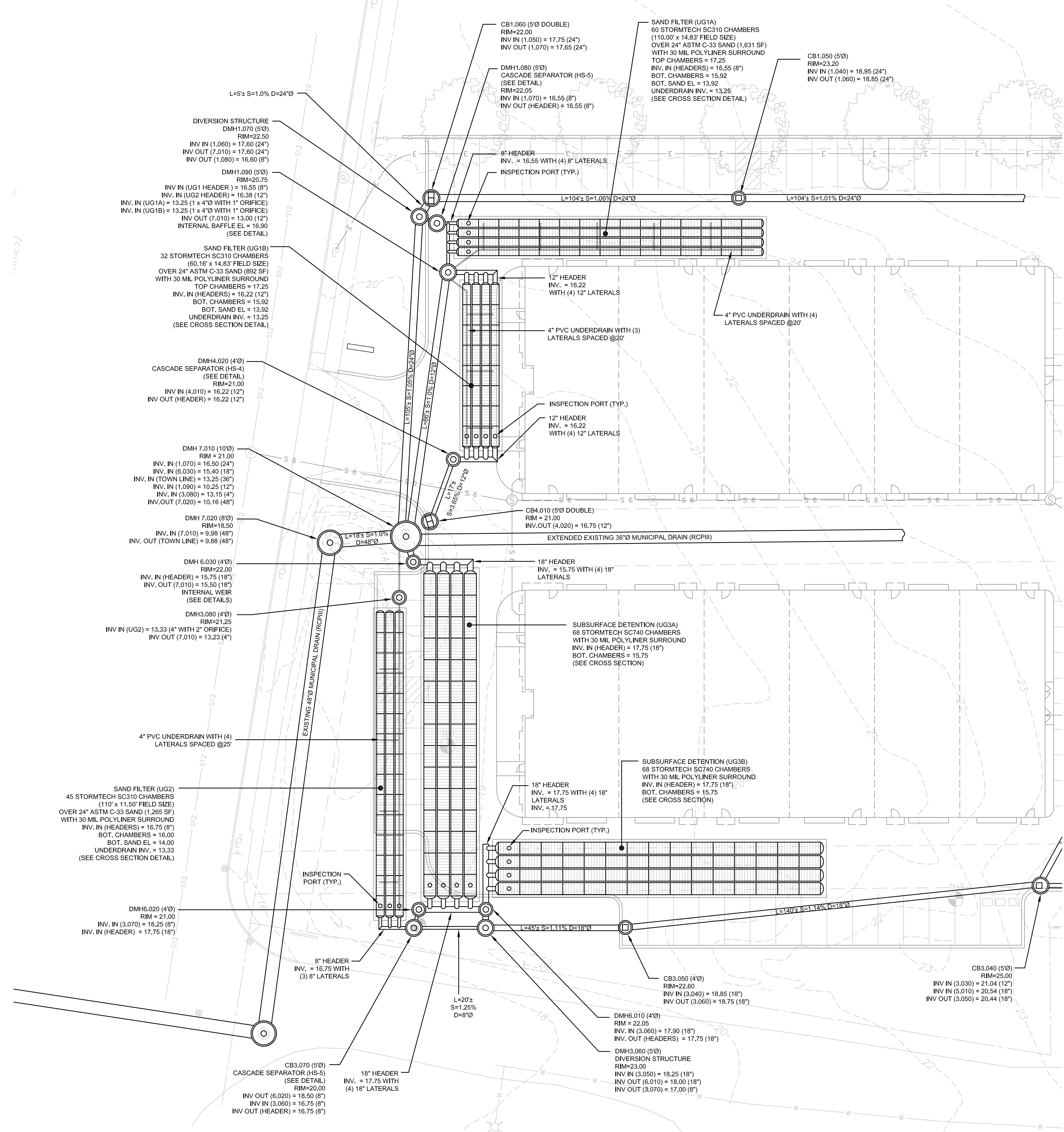
Drawing Number: **C-8**
 Sheet **8** of **11**
 Project Number: **23099.2**
 Survey Index: **13 - 103 - 103**

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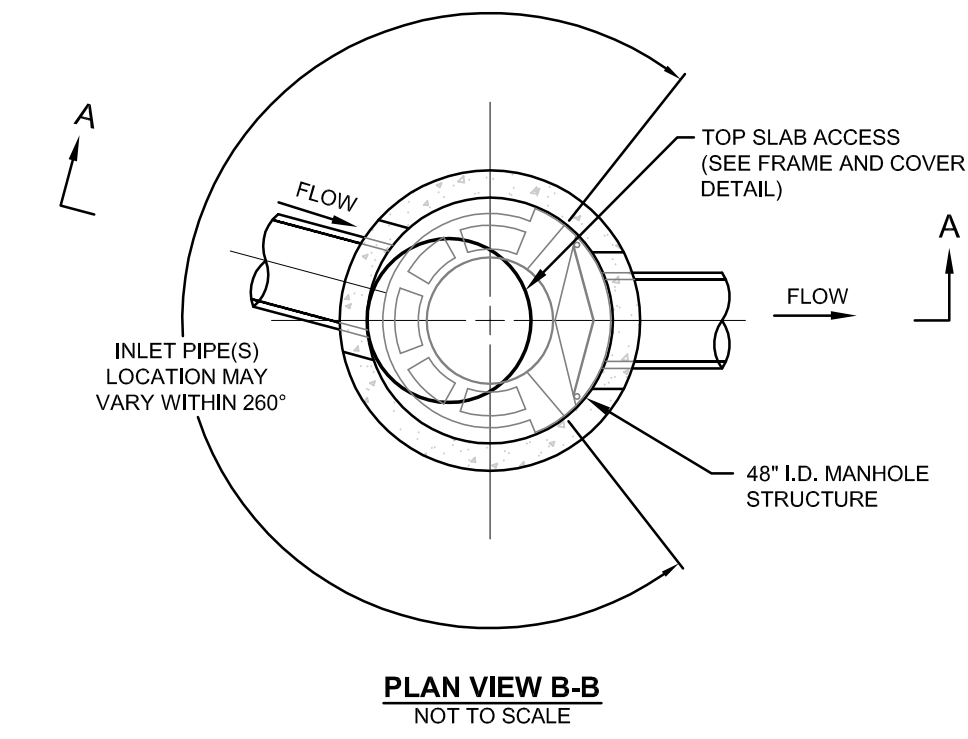


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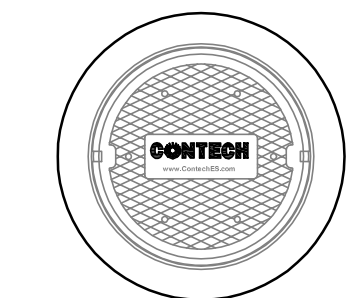
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
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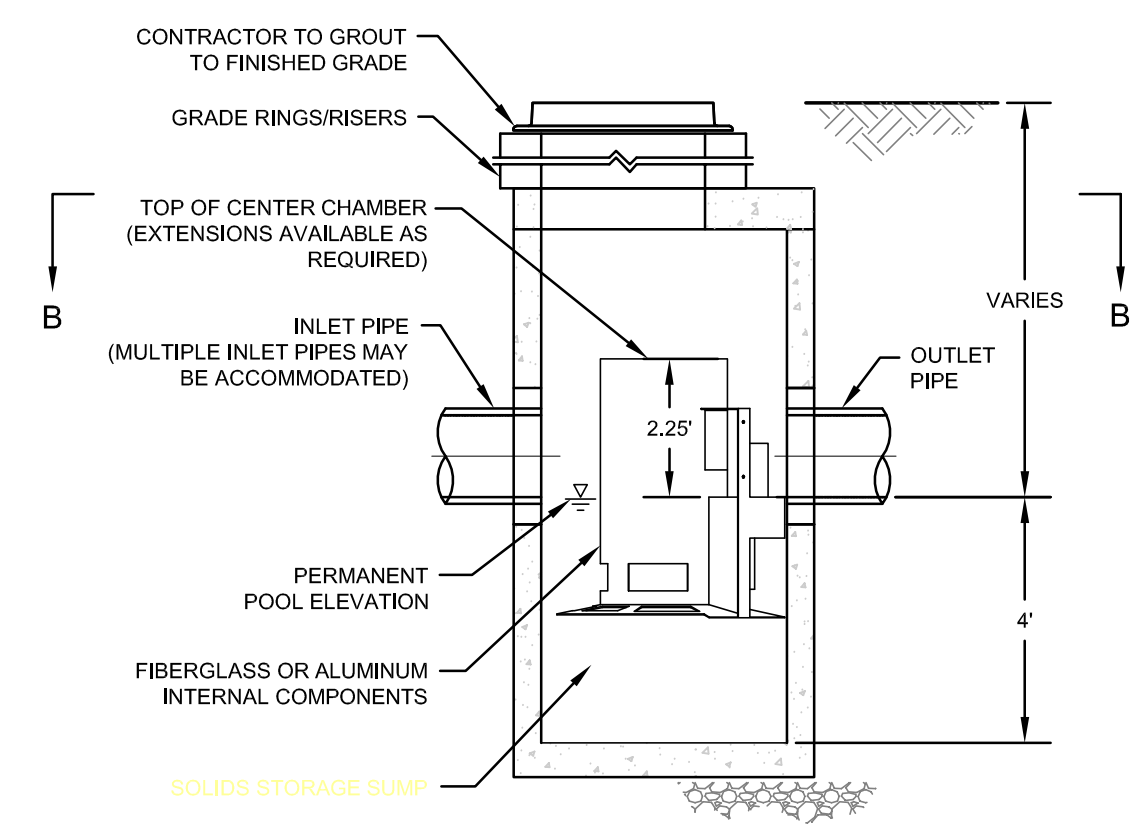
STORMWATER SYSTEM DETAIL VIEW
HORIZONTAL SCALE: 1" = 20'



PLAN VIEW B-B
NOT TO SCALE

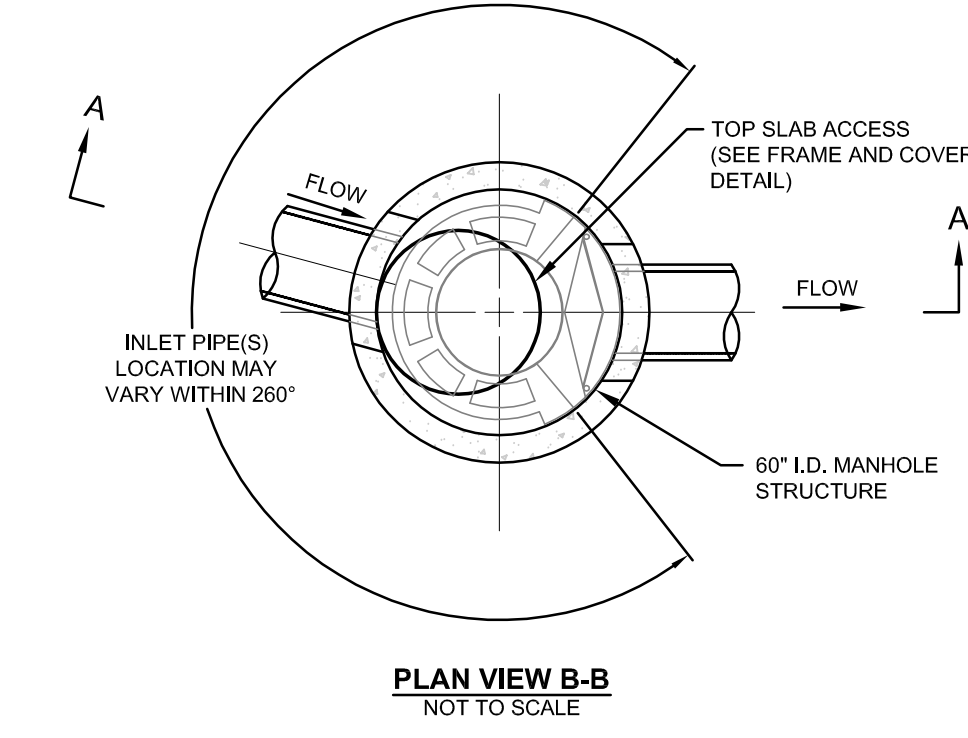


FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

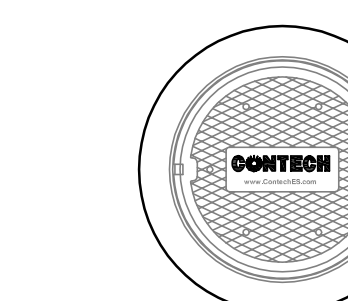


ELEVATION A-A
NOT TO SCALE

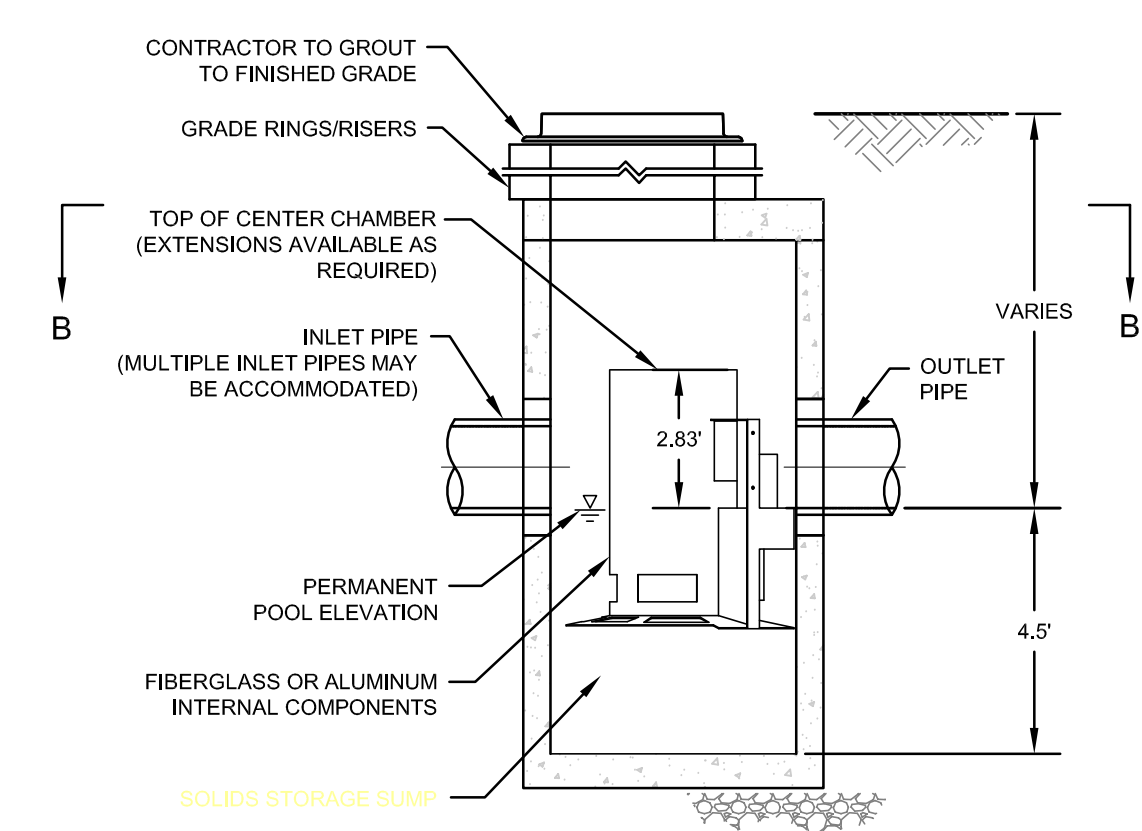
CASCADE SEPARATOR MODEL CS-4 DETAIL
SCALE: NOT TO SCALE



PLAN VIEW B-B
NOT TO SCALE



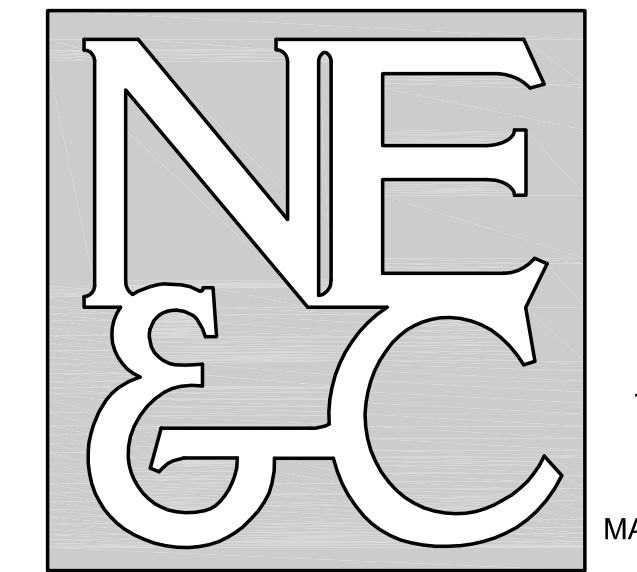
FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

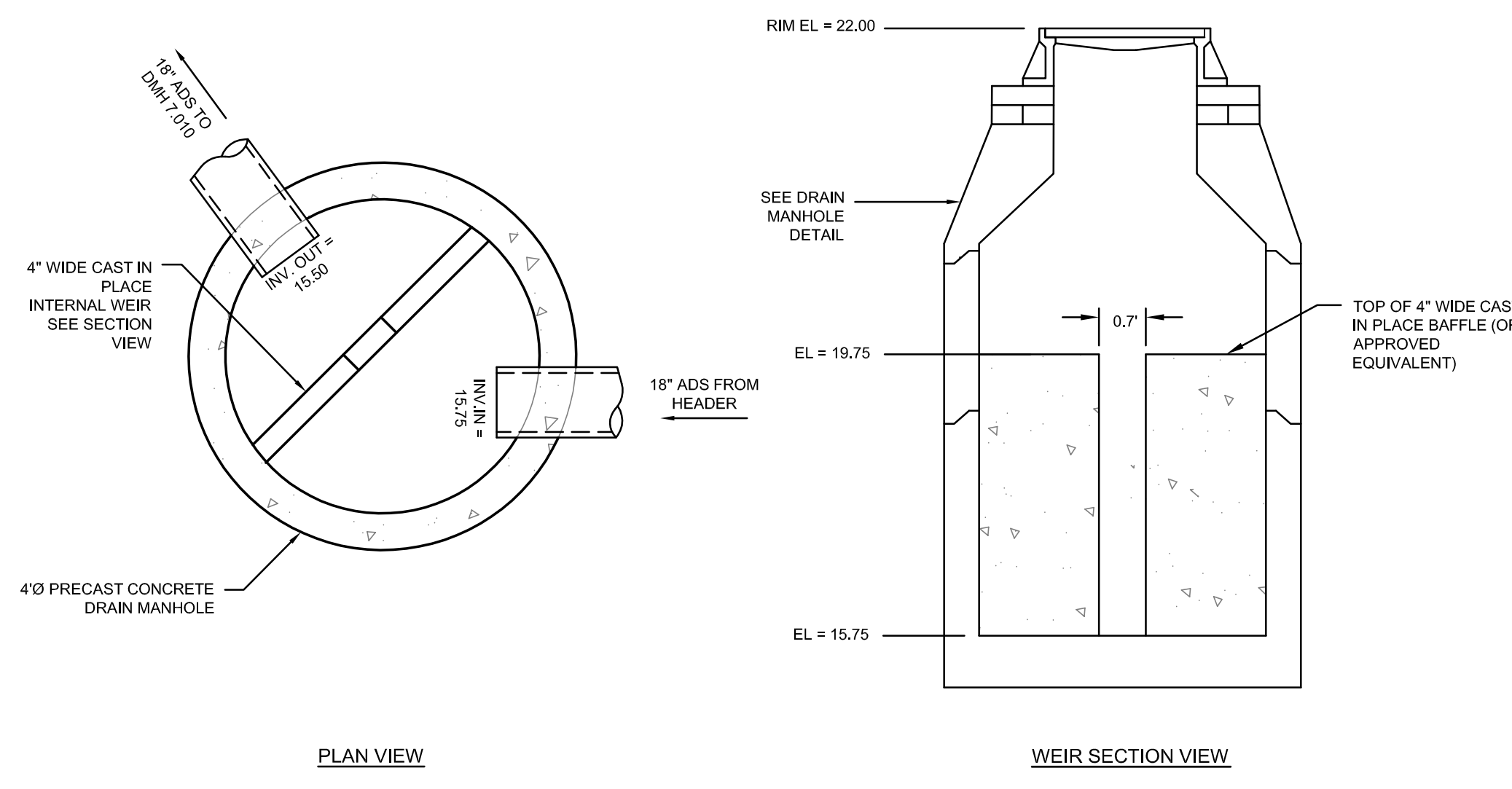
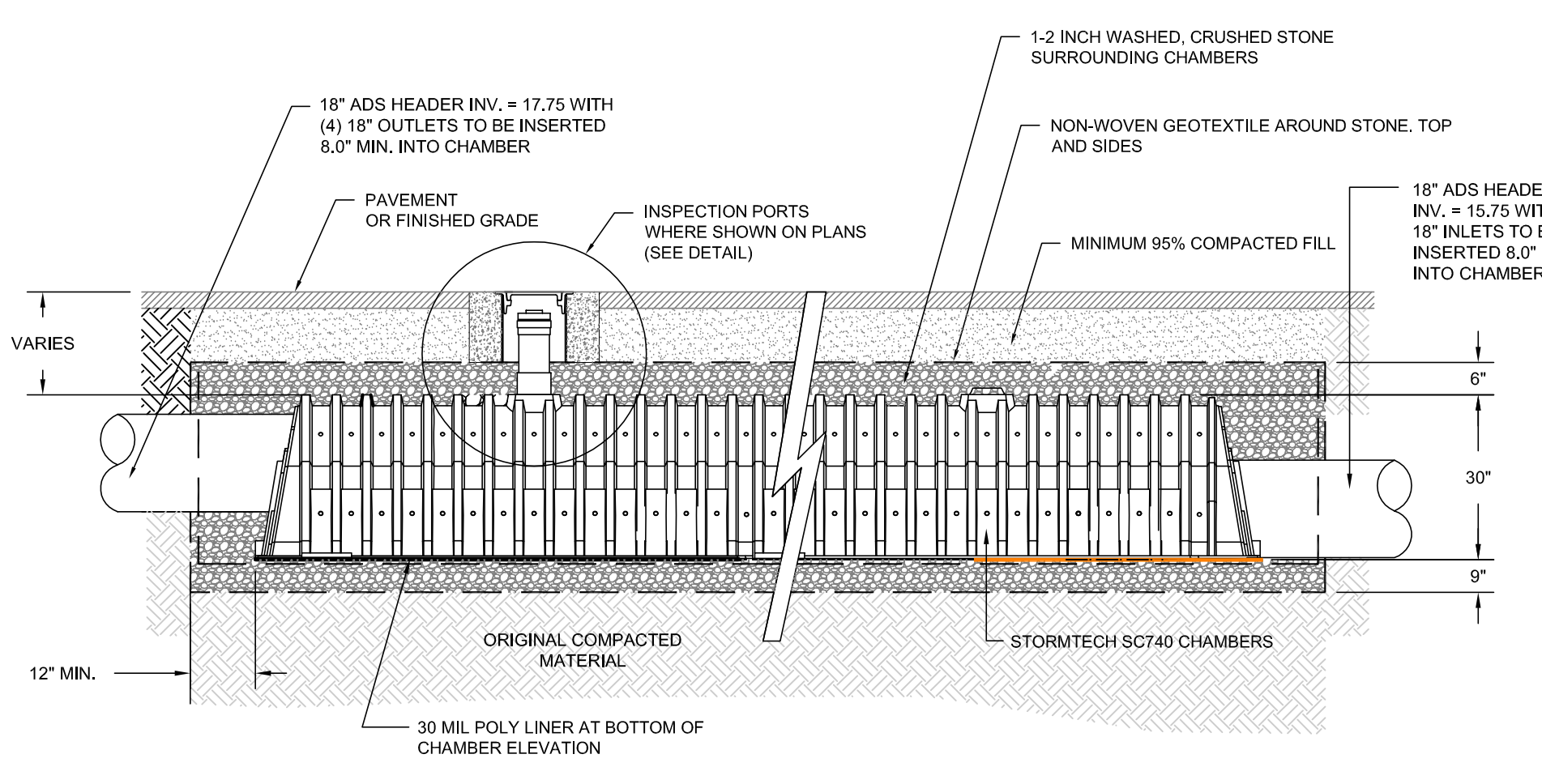
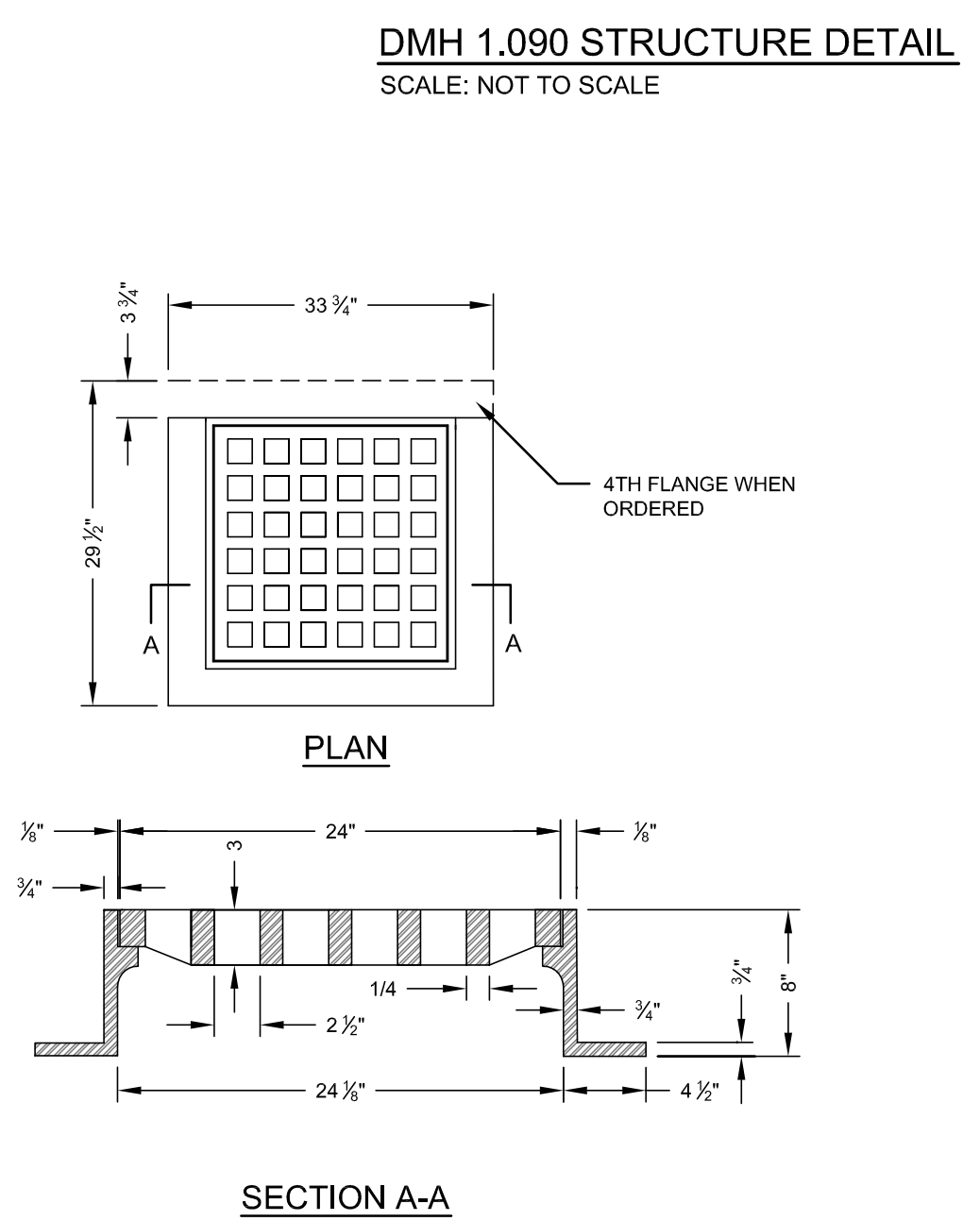
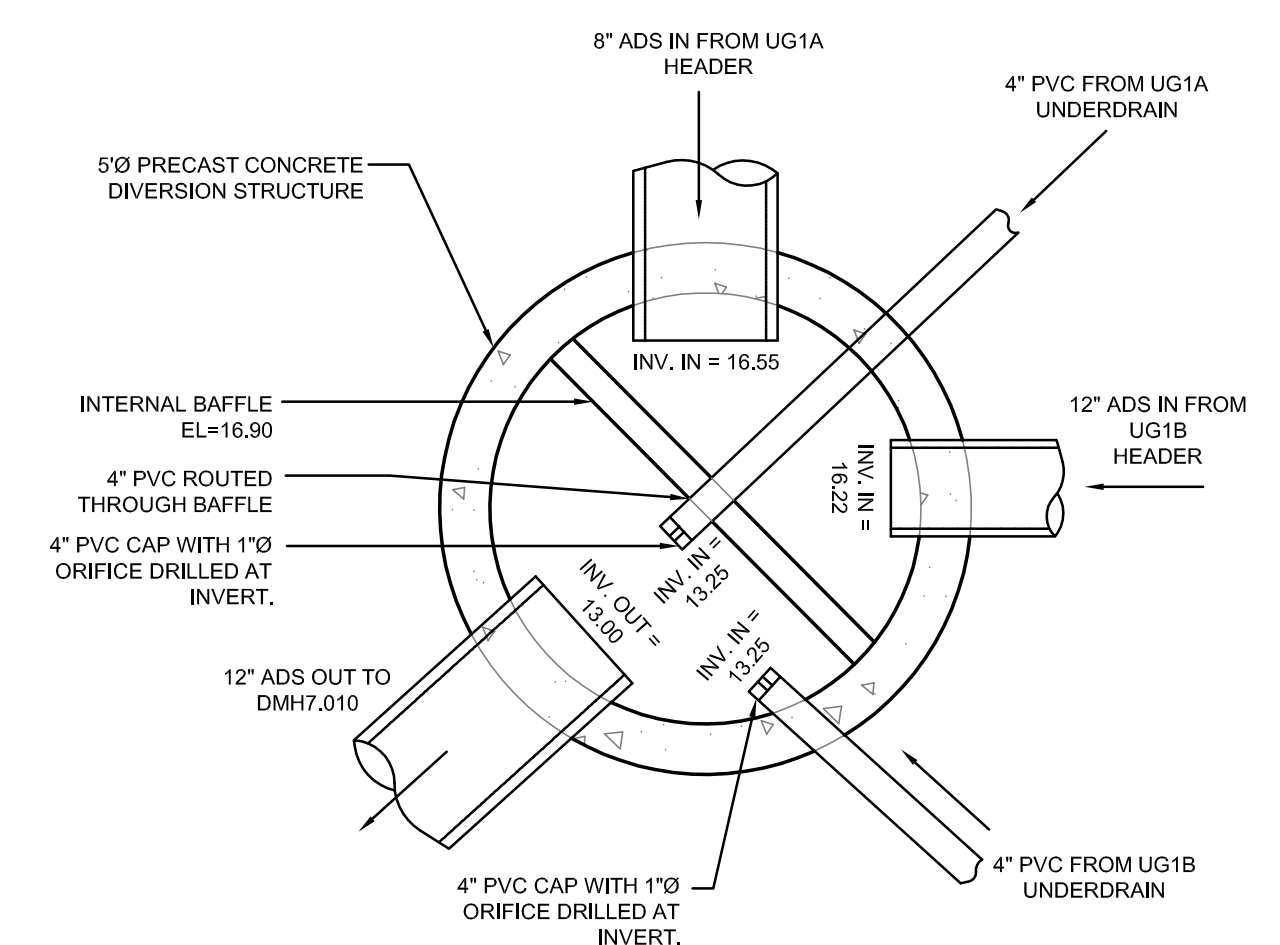
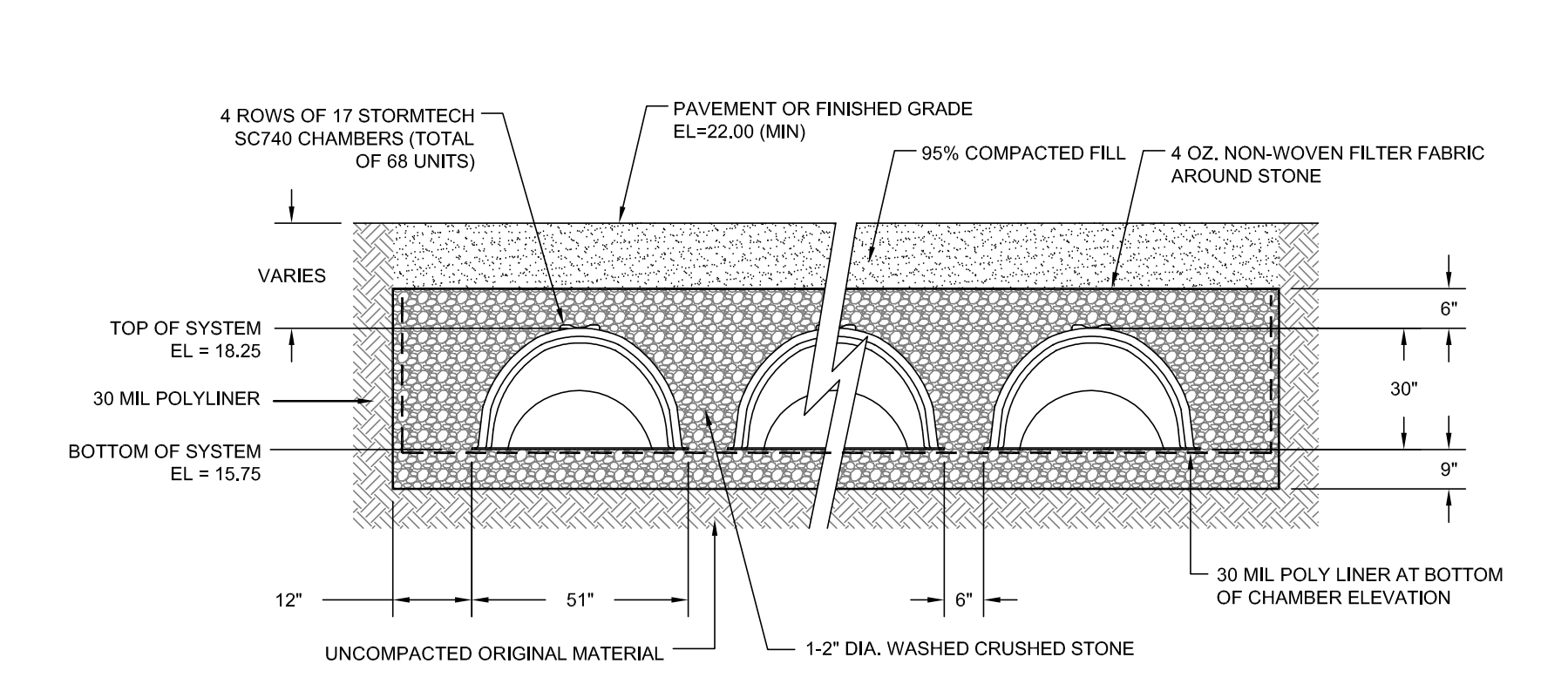
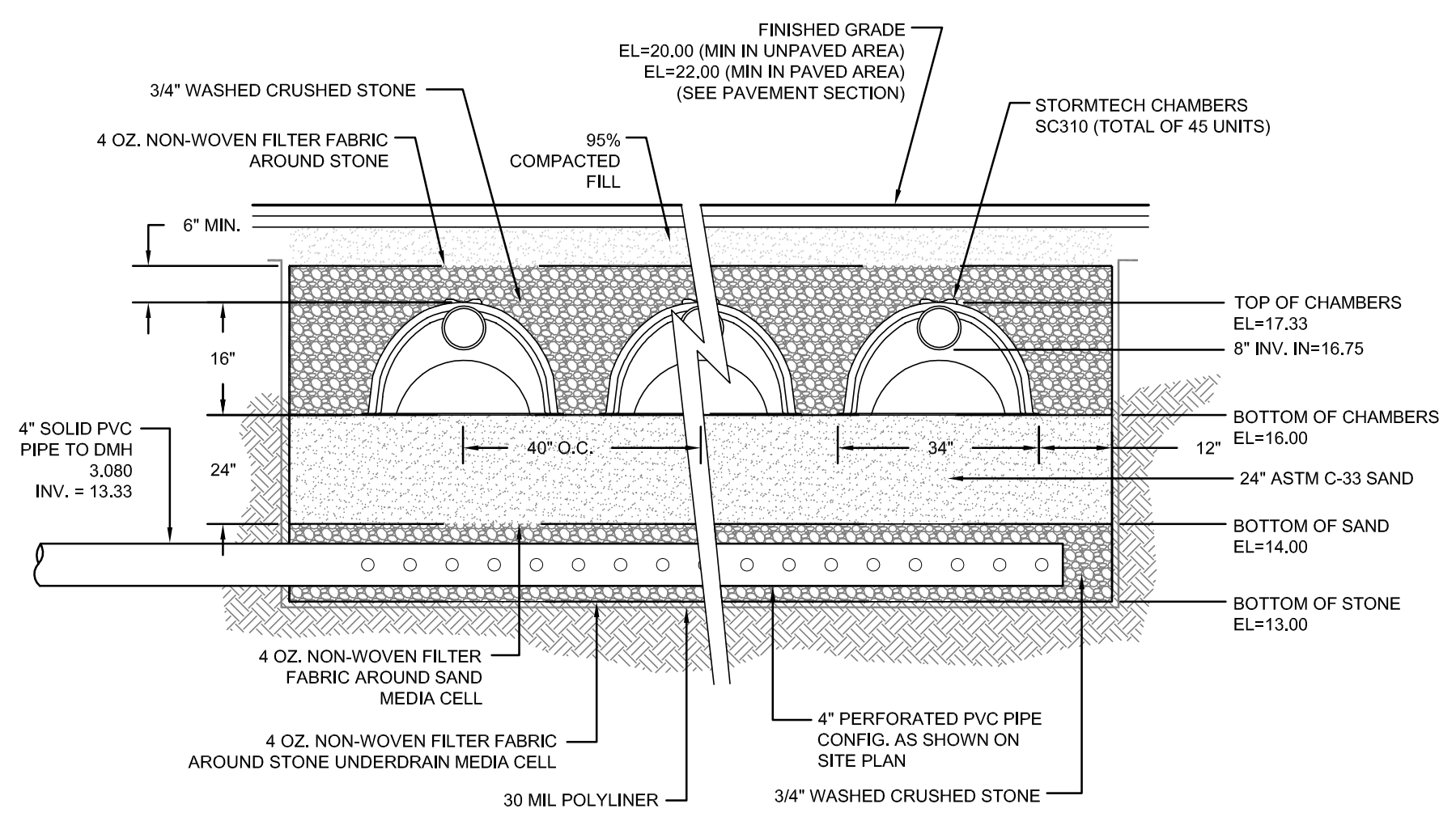
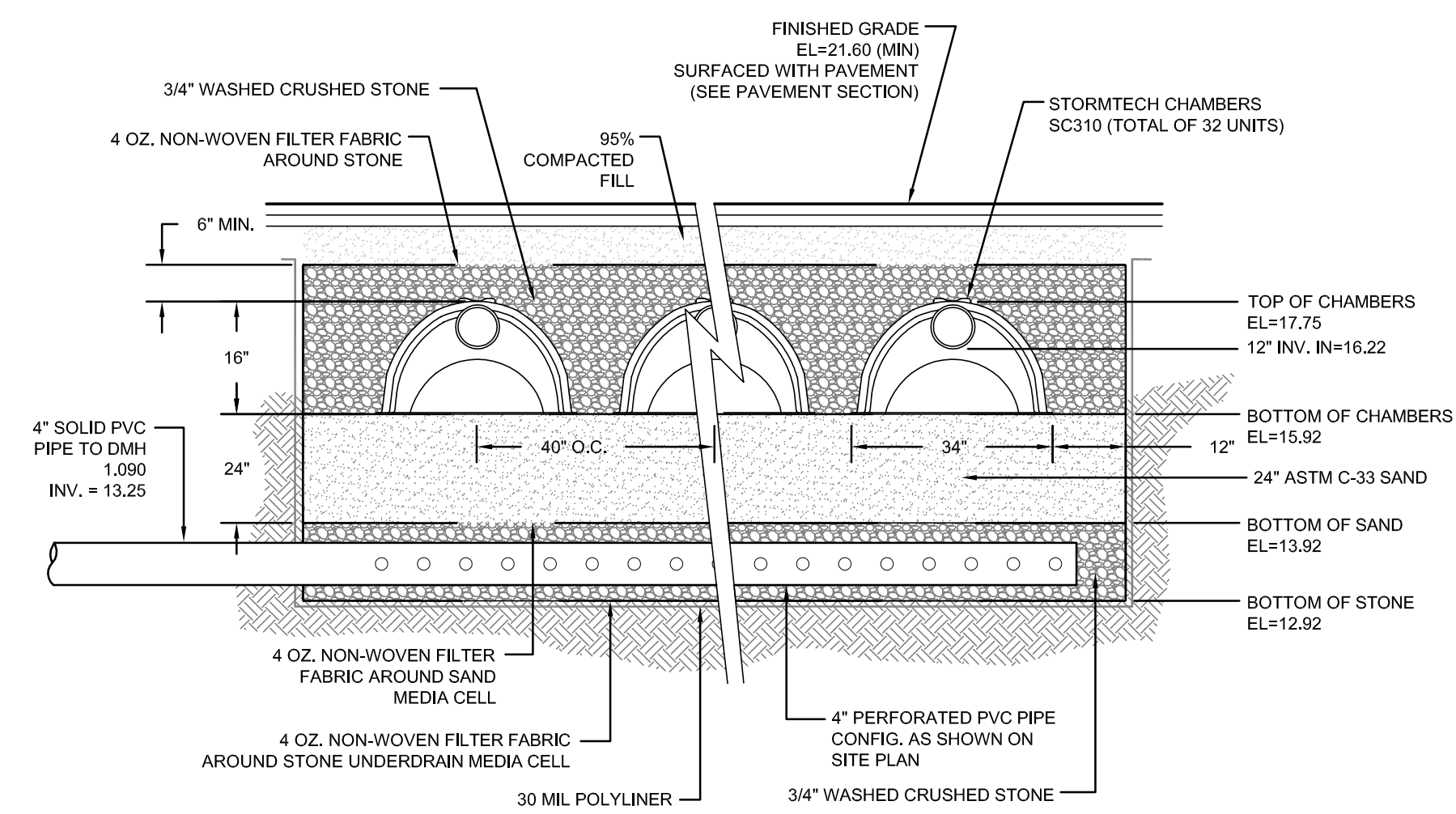
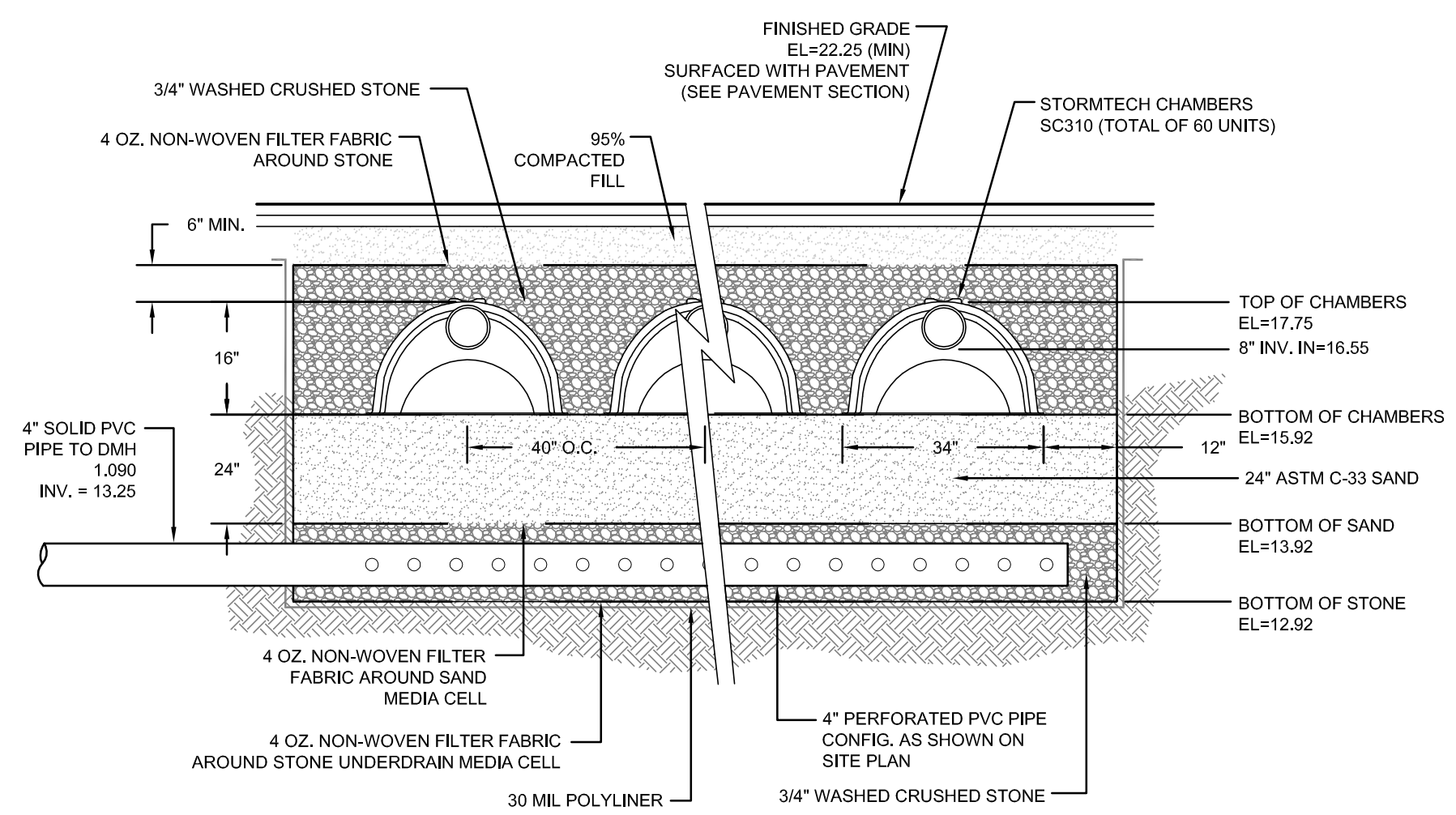
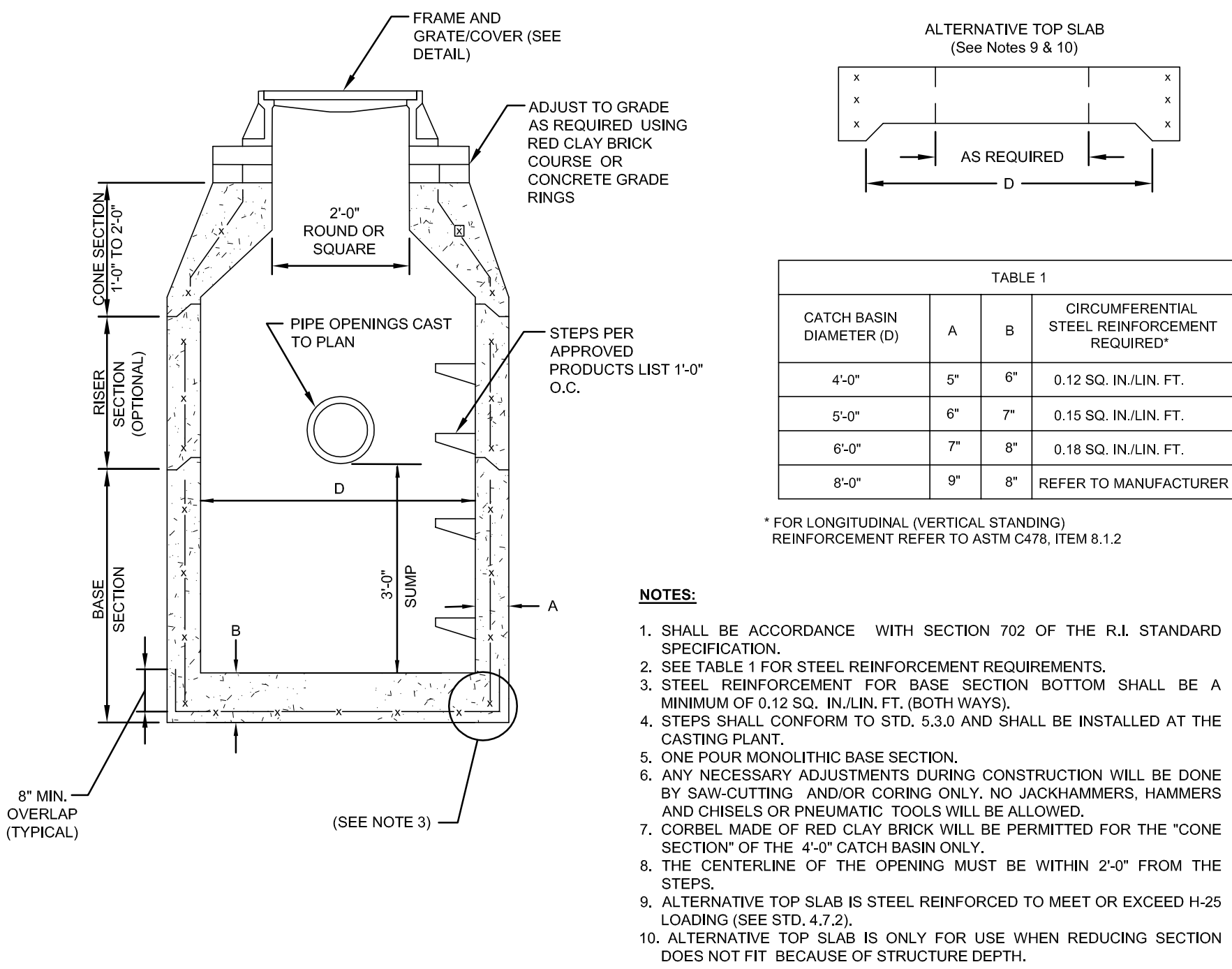
CASCADE SEPARATOR MODEL CS-5 DETAIL
SCALE: NOT TO SCALE

1	REVISE DRAINAGE CALLOUTS	21MAY24	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	21MAY24
Project Title:			
CODDINGTON COVE COMMONS A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN, RHODE ISLAND			
Client/Applicant:	MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	Owner:	MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842
Issued for:	PERMITTING		
Drawing Title:			
SITE DETAILS 2			
Drawing Number:		C-9	
Sheet		9 of 11	
Project Number:		23099.2	
Survey Index:		13 - 103 - 103	
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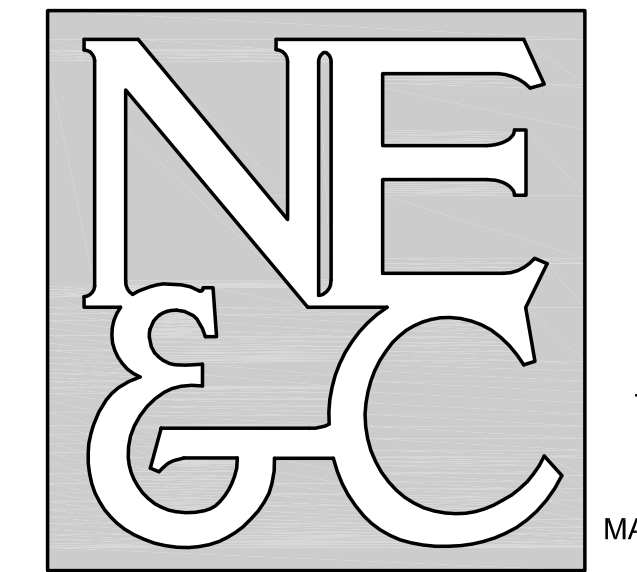


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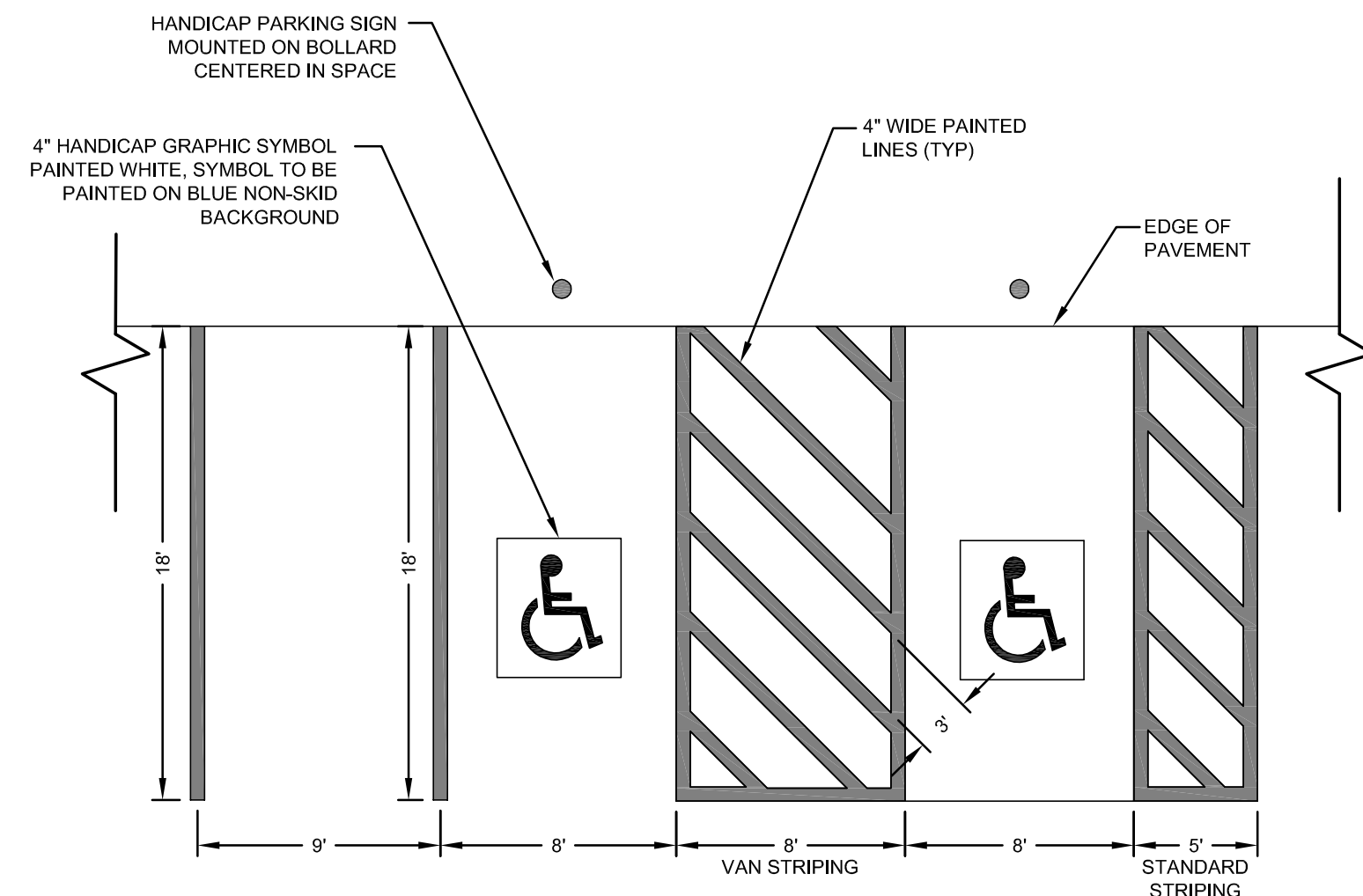


No.	Revision	Date	App.
Designed By: JUR	Drawn by: JUR	Checked by: GES	
Scale: AS SHOWN	Date: 17APR24		
Project Title:			
CODDINGTON COVE COMMONS			
A.P. 103 LOT 103 300 CODDINGTON HIGHWAY MIDDLETOWN RHODE ISLAND			
Client/Applicant:		Owner:	
MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842		MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	
Issued for:			
PERMITTING			
Drawing Title:			
SITE DETAILS 3			
Drawing Number:		C-10	
Sheet 10 of 11		Project Number: 23099.2	
Survey Index:		13 - 103 - 103	
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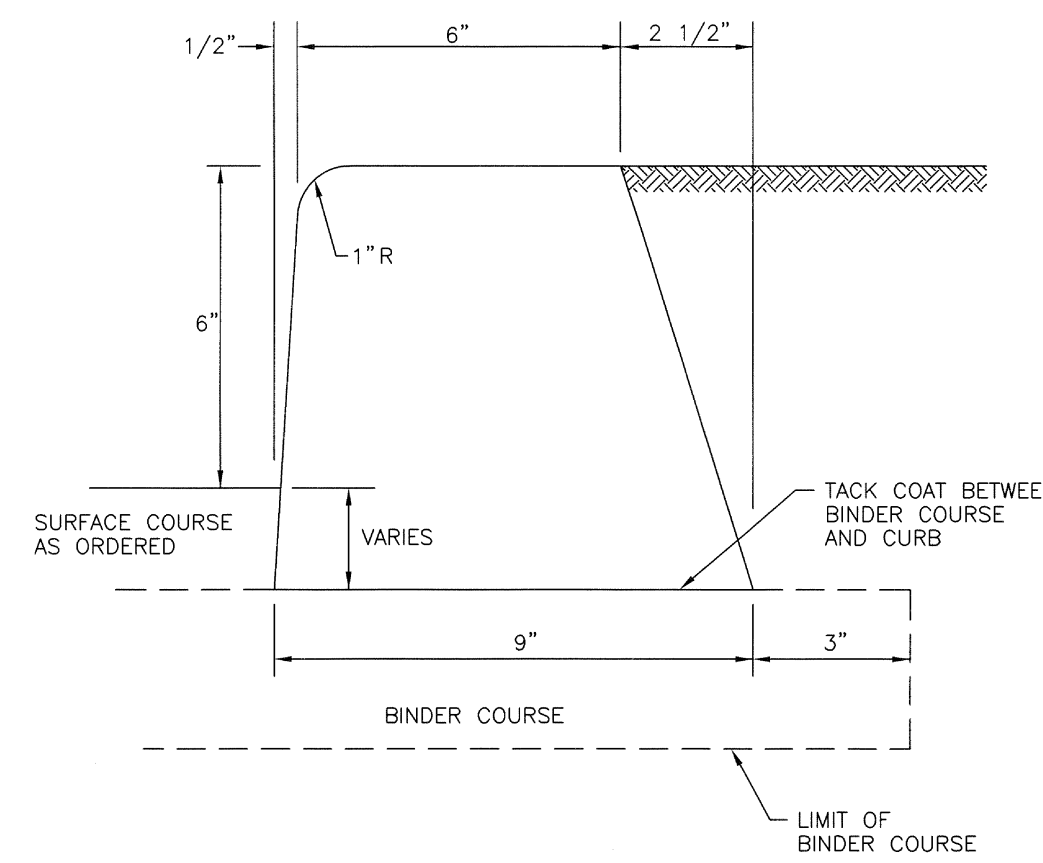


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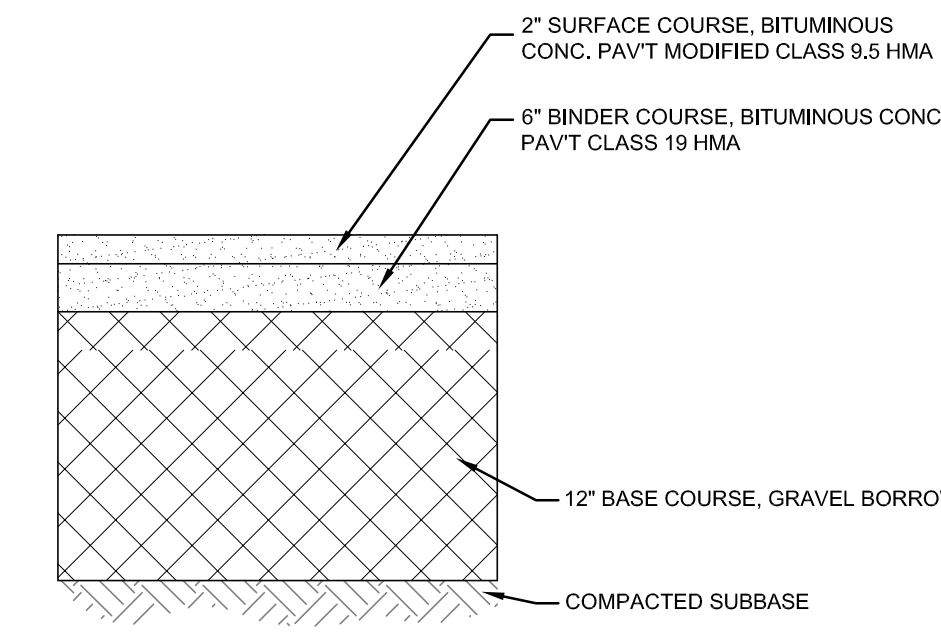
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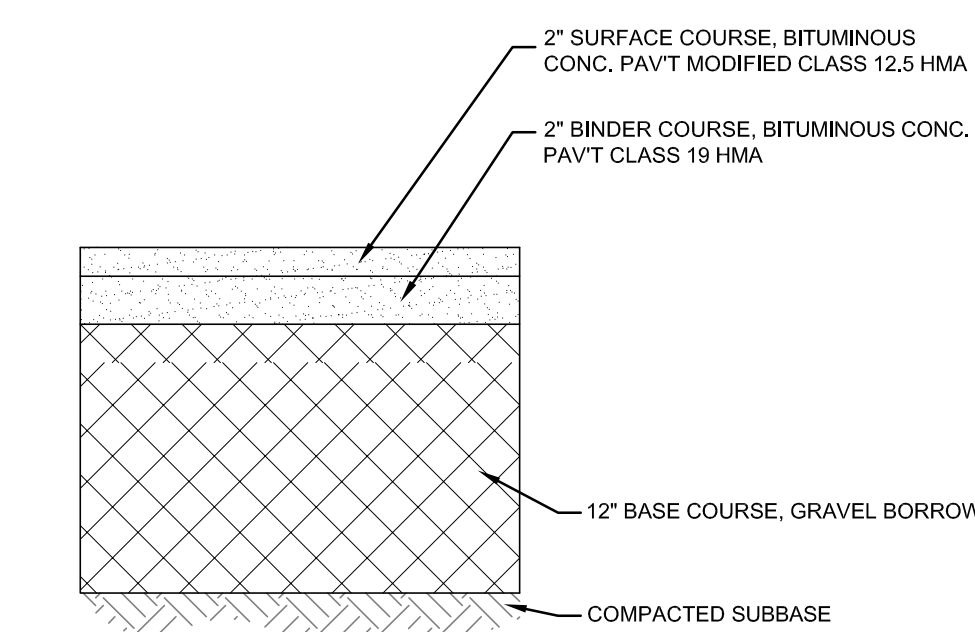
PARKING STALL STRIPING
SCALE: NOT TO SCALE



BITUMINOUS CONCRETE CURB
SCALE: NOT TO SCALE

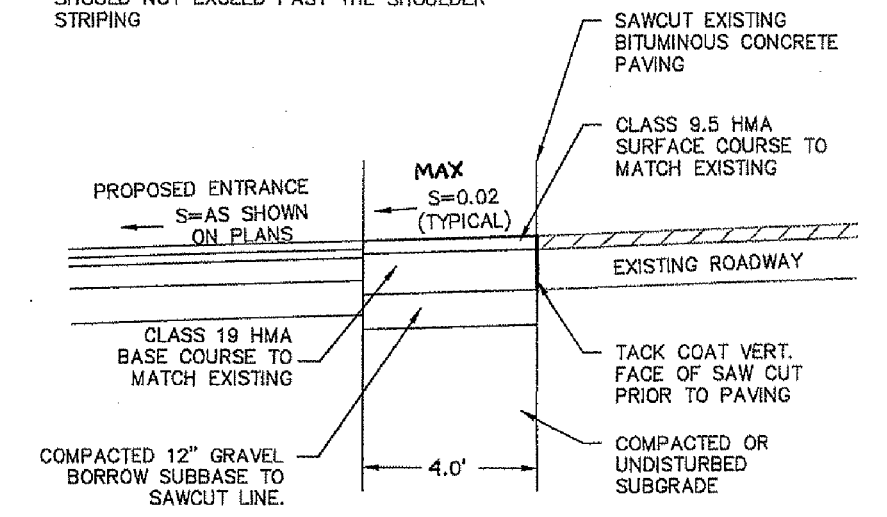


BITUMINOUS PAVEMENT SECTION (RIDOT)
SCALE: NOT TO SCALE

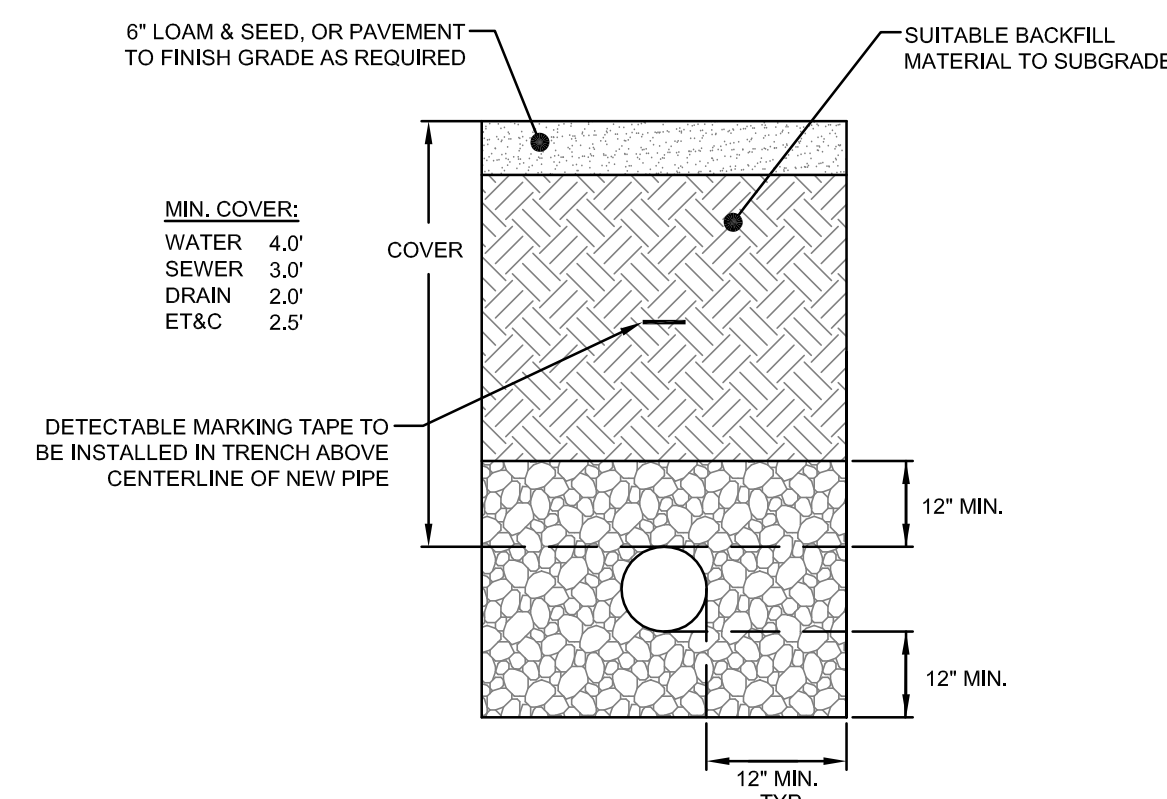


BITUMINOUS PAVEMENT SECTION (ON-SITE)
SCALE: NOT TO SCALE

- NOTE:
1. MINIMUM COMPACTION FOR GRAVEL SUB-BASE OR SUBGRADE: 95% MODIFIED PROCTOR
 2. NO WORK SHOULD BE DONE OUTSIDE OF THE PROJECT SITE. PAVEMENT SHOULD MATCH WHERE NOTED ON THE SITE PLANS.
 3. WHEN MATCHING EXISTING PAVEMENT THE LONGITUDINAL CUT AND MATCH SECTION SHOULD NOT EXCEED PAST THE SHOULDER STRIPING



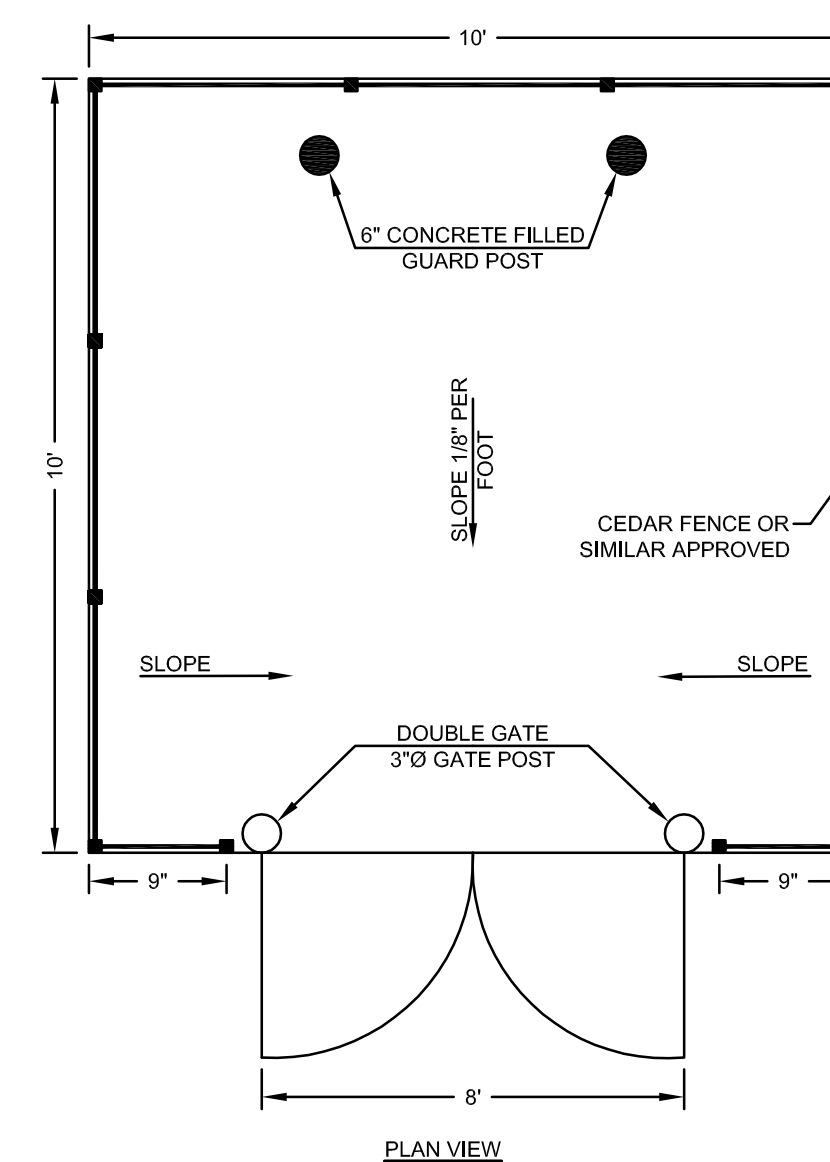
RIGHT OF WAY SAWCUT & MATCH DETAIL
SCALE: NOT TO SCALE



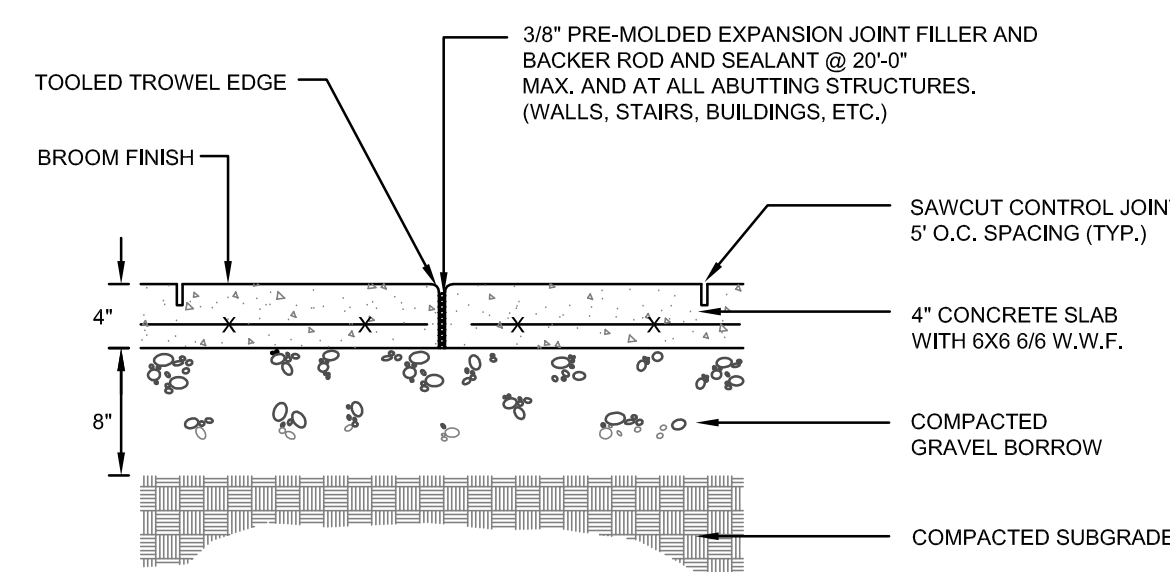
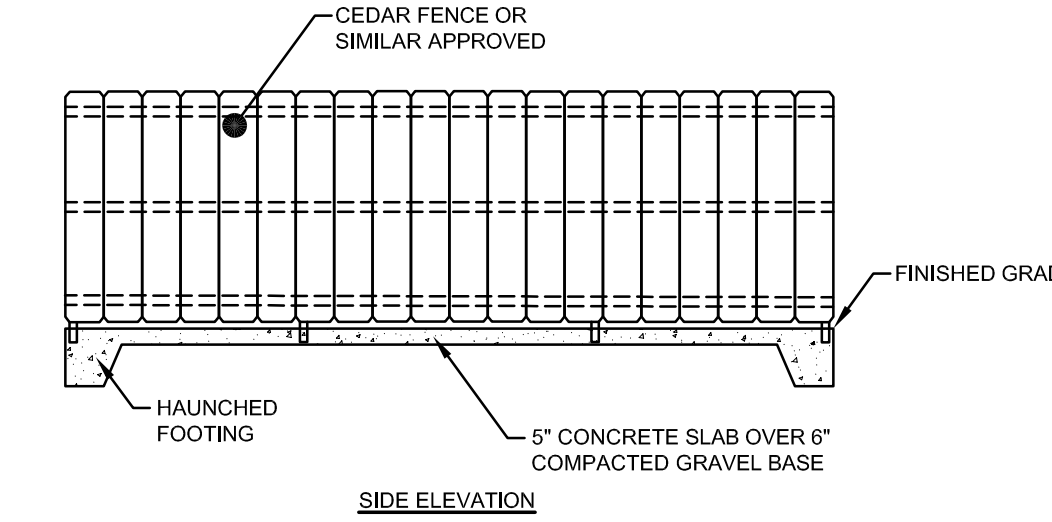
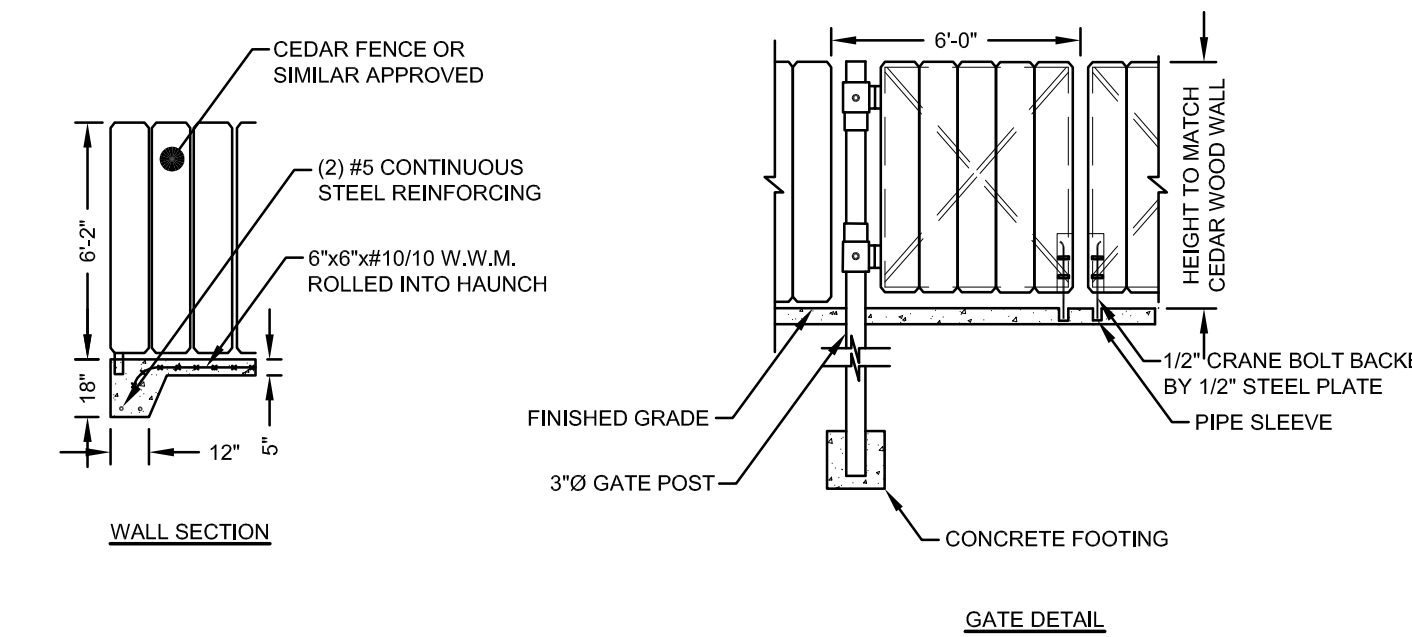
UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE

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.01.09 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 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, CAVE-INS AND SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.



TYPICAL TRASH ENCLOSURE
ARCHITECT MAY PROVIDE ALTERNATE DESIGN
SCALE: NOT TO SCALE



NOTE: LANDSCAPE ARCHITECT MAY SPECIFY ALTERNATE CONCRETE WALKWAY SECTION. FINAL WALKWAY SPECIFICATION MUST BE APPROVED BY OWNER.

INTERIOR CONCRETE WALKWAY SECTION
SCALE: NOT TO SCALE

1	RIDOT PAPA RESPONSE	10JUL24	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	17APR24

Project Title:
CODDINGTON COVE COMMONS
A.P. 103 LOT 103
300 CODDINGTON HIGHWAY
MIDDLETOWN
RHODE ISLAND

Client/Applicant: MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842	Owner: MELLO REALTY INC PO BOX 4129 MIDDLETOWN, RI 02842
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Issued for:
PERMITTING

Drawing Title:
SITE DETAILS 4

	Drawing Number: C-11 Sheet 11 of 11 Project Number: 23099.2 Survey Index: 13 - 103 - 103
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