



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 849-4027 | MiddletownRI.com

To: William J. Nash, Jr., Chairman
Planning Board members

From: Ron Wolanski, Town Planner

Date: October 1, 2024

Re: **Public Hearing** - Application of 72 Johnny Cake Hill, LLC for Development Plan Review for modification to a previously approved plan for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601.

This item was continued to the October 9th meeting with the agreement of the applicant after the attorney for an abutting property owner raised some concerns about the proposed revisions to the approved plans and site work completed to date. Please see the attached letter previously provided. It has since been confirmed that some vegetation that was to be retained on the property per the approved landscape plan for the project has been removed. I have asked the applicant to provide a revised landscape plan for Planning Board consideration. That plan has yet to be provided.

The applicant is requesting approval to modify a previously approved plan for construction of a new 15,000+/- square foot wholesale commercial/office building at 72 Johnnycake Hill Road, located in the Office Park (OP) zoning district. The new building will be located to the rear of the existing building on the property. The requested modifications are exclusively related to the exterior design of the proposed building, particularly exterior siding and roofing materials. However, as noted above, since site work completed to date is not in compliance with the approved landscape plan, a revised landscape plan must now be made part of this request. The project was initially approved on March 8, 2023. Please see the attached prior decision approving the project. The conditions of approval applied at that time, as well as any additional conditions the Board requires would apply to the modified project.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on September 4th. Building design and materials were discussed. Following its review, the committee voted unanimously to forward a positive recommendation to the Planning Board, subject to the Planning Board's consideration of the requested waivers.

Requested waivers:

Based on the submitted revised building plans it appears that the applicant will require the following waivers from the commercial development design standards of section 521 of the

Regulations, or must provide confirmation that the project is in compliance. The need for additional waivers will be determined upon submission of the revised landscape plan. The following waivers are based on the new building design and are in addition to waivers previously granted.

1. Section 521.2.A.2 – Street side façade does not consist of an unarticulated blank wall, does not consist of an unbroken series of garage doors, and no unbroken plane of a wall exceeds forty feet without a minimum 4 feet wide architectural design feature. Proposed street side façade consists of an unarticulated blank wall and walls exceed forty feet without a 4 feet wide design feature.
2. Section 521.2.B.1 – Windows and glass doors occupy between 20% and 60% of façade visible from the public way. No windows are proposed on the street-facing façade.
3. Section 521.2.C – Building sidings, roofs, and trim shall be constructed of traditional materials. Substitute materials may include fiber cement board, composite that resemble traditional materials, standing seam metal roofs, and non-flammable siding (Use of non-traditional or substitute materials require Planning Board or Administrative Officer approval). Building exteriors include a metal roof, metal siding, and PVC trim.

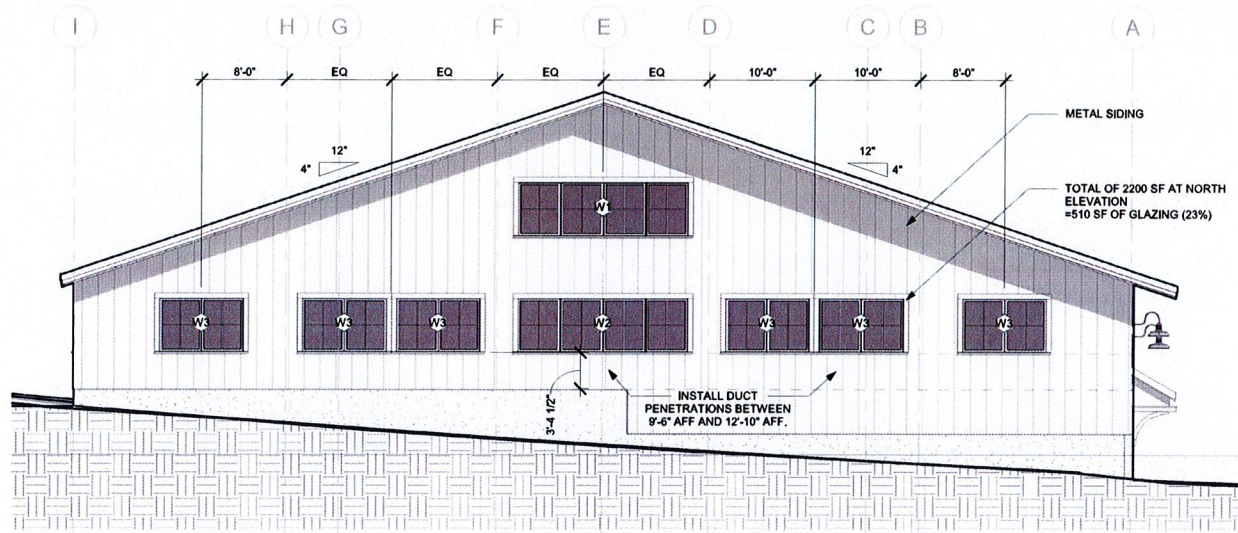
Required findings:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

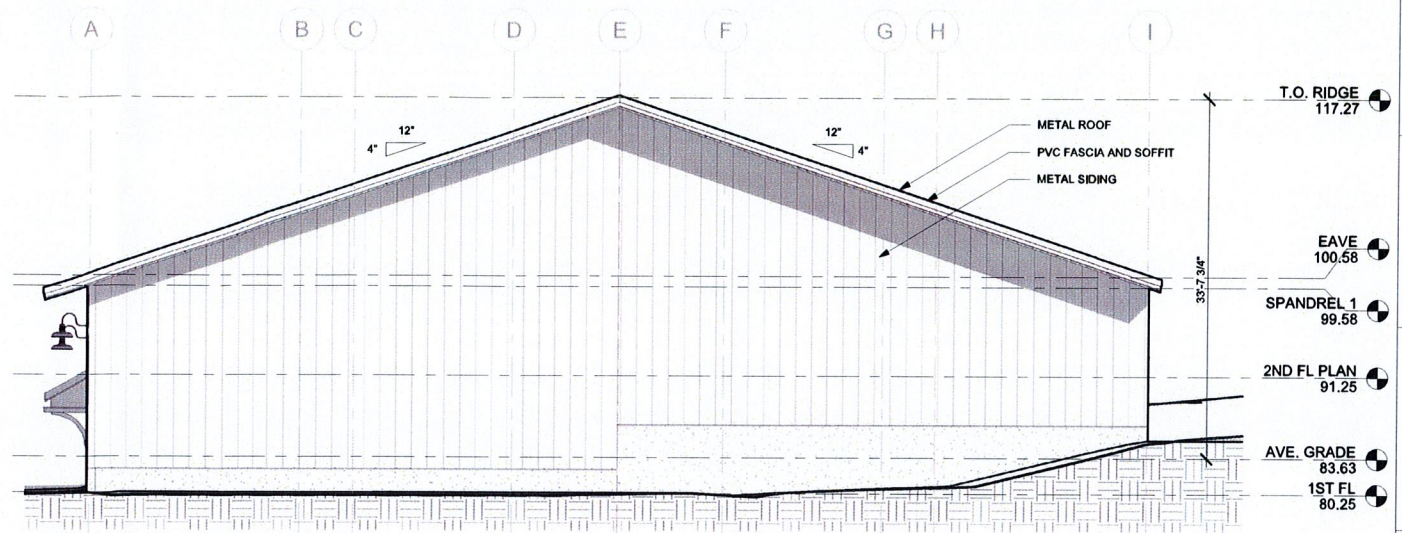
- (1) The granting of approval will not result in conditions inimical to the public health, safety and welfare;
- (2) The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- (3) The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
- (4) The plans for such project are consistent with the Comprehensive Plan; and
- (5) Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.

Cc: Applicant

72 JOHNNYCAKE HILL RD
MIDDLETOWN RI 02842

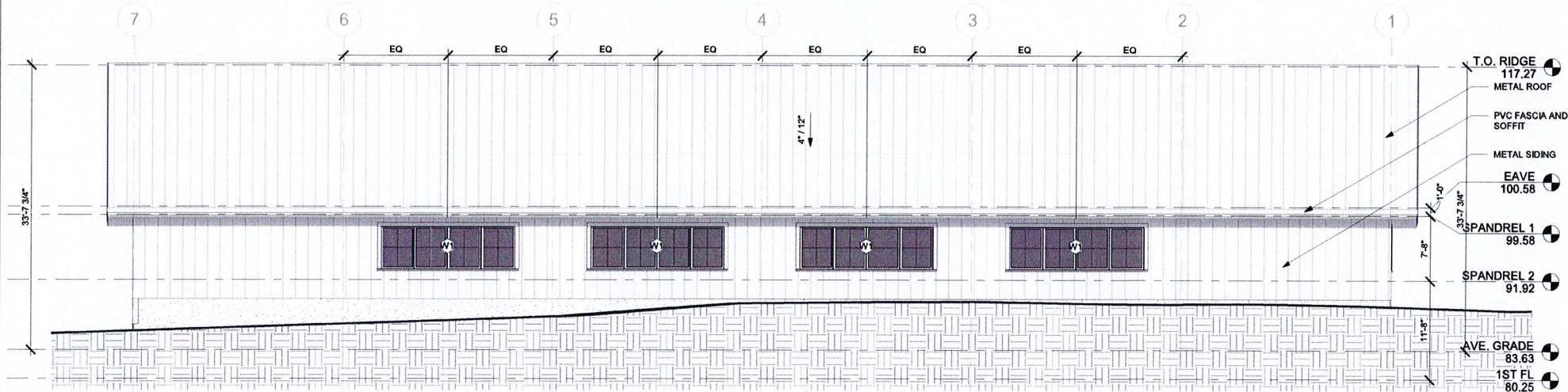


1 NORTH ELEVATION PROPOSED
1/8" = 1'-0"

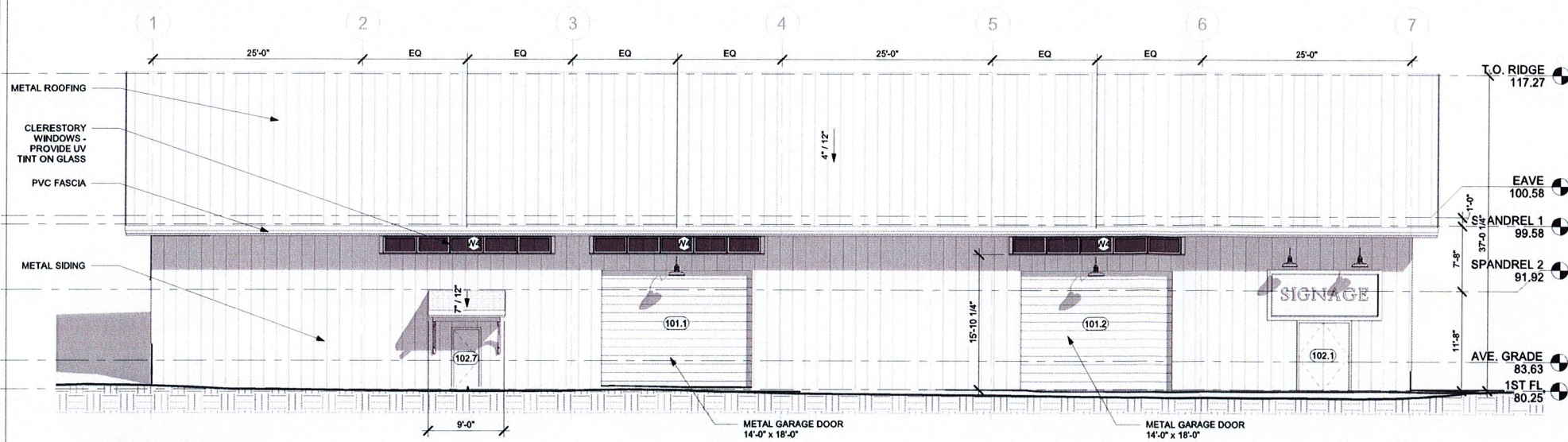


2 SOUTH ELEVATION PROPOSED
1/8" = 1'-0"

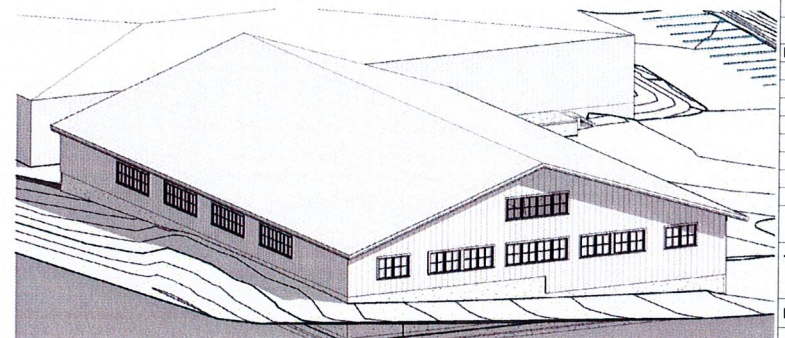
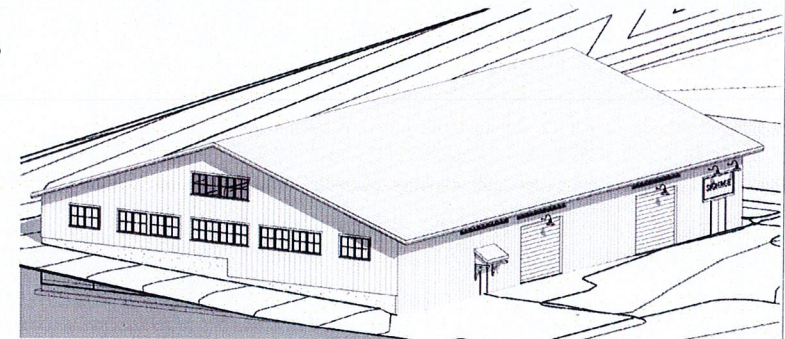
WINDOW SCHEDULE						
TYPE	COUNT	Description	OPERATION	WIDTH	HEIGHT	Comments
W1	5	4 MULLED UNITS	FIXED	16'-0"	5'-0"	PROVIDE UV PROTECTION
W2	1	4 MULLED UNITS	FIXED	16'-0"	5'-0"	FALSE WINDOWS (SOLID WALL ALONG INTERIOR), SPANDREL GLASS
W3	6	2 MULLED UNITS	FIXED	8'-0"	5'-0"	FALSE WINDOWS (SOLID WALL ALONG INTERIOR), SPANDREL GLASS
W4	3	5 MULLED UNITS	FIXED	20'-0"	2'-0"	PROVIDE UV PROTECTION



3 EAST ELEVATION PROPOSED
1/8" = 1'-0"



4 WEST ELEVATION PROPOSED
1/8" = 1'-0"



REVISIONS:

No.	Description	Date

PERMIT SET
TITLE: EXTERIOR ELEVATIONS
DATE: 07-26-2024
JOB NO.: 2211
DRAWING NO.:

LAW OFFICES

MOORE, VIRGADAMO & LYNCH, LTD.

97 JOHN CLARKE ROAD

MIDDLETOWN, RI 02842

TELEPHONE 401-846-0120

FAX 401-848-0234

CORNELIUS C. MOORE

1916 - 1970

SALVATORE L. VIRGADAMO

1940 - 1986

JEREMIAH C. LYNCH, JR.

1957 - 1987

JEREMIAH C. LYNCH III

BARBARA A. BARROW

STEPHEN A. HAIRE, OF COUNSEL

WILLIAM W. HARVEY II, OF COUNSEL

September Ninth
Two Thousand Twenty-Four

Middletown Planning Board
c/o Ronald Wolanski
350 East Main Road
Middletown, RI 02842

Re: 72 Johnnycake Lane, LLC, 72 Johnnycake Lane

Dear Members of the Board:

Please be advised that this office represents 12 Julia Court, LLC, owner of the property at 12 Julia Court. Lynette and Trey Snider are the members of the limited liability company and occupy 12 Julia Court as their second home.

On behalf of our client, we object to the applicant's request for modifications to previously approved plans. My client and the prior owner negotiated an acceptable design minimizing the need for design standards waivers. The proposed modifications ignore the abutter's comments, which were incorporated into this Board's prior approval. In addition to modifying the previously approved material and design, the present applicant disregarded the landscaping plan that was incorporated into the prior approval. Specifically, the applicant removed the landscape buffers provided in the approved application. The present owner removed a tress and vegetative buffer on the north side of the subject premises.

We request the application be continued to October 9, 2024.

With best wishes,

Sincerely yours,

MOORE, VIRGADAMO & LYNCH, LTD.

By


Jeremiah C. Lynch, III

JCL

cc. David P. Martland, Esq.



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

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Notice of Planning Board Recommendation

To: James Miller, Chairman
Middletown Zoning Board of Review

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: March 10, 2023

Re: Application of GG Properties, LLC for Development Plan Review for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601.

During its meeting of March 8, 2023, the Planning Board considered the above referenced application. At the conclusion of the public hearing, the Board voted 7-0-0 to forward a positive recommendation on the application, including the requested waivers, to the Zoning Board of Review. The plans subject to this review and recommendation include the following:

- Site plans prepared by Land Development Engineering & Consulting, LLC, dated January 3, 2023.
- Building elevations by: Herk Works Architecture, dated 3/07/2023;
- Landscaping plan by Verde Design & Horticulture, dated 2/08/2023.

The positive recommendation is subject to the following recommended conditions of approval:

1. Prior to permitting, the utility plan shall be revised to show existing and proposed sewer service to the property, including a new manhole on the property to provide separate services to the two buildings, subject to the approval of the DPW director.
2. Prior to permitting, the applicant shall address all comments contained in the review memo from Crossman Engineering dated January 23, 2023 (attached), subject to the satisfaction of the Town Engineer, with the exception of item 9.
3. The Town Engineer will consult with Crossman Engineering regarding comment 9 contained in the review memo from Crossman Engineering dated January 23, 2023. Prior to permitting, the applicant will address comments regarding the O&M plan as determined necessary by the Town Engineer.
4. Prior to permitting, the applicant shall revise the landscape plan as necessary to address comments contained in both the February 27, 2023 correspondence and the February 28, 2023 correspondence from the Middletown Tree Commission (attached).
5. The building will be constructed using exterior building and roofing materials as present to the Planning Board on building elevations dated 3/07/2023.

6. Prior to permitting the north facade building elevation plan shall be revised to provide at least 20% of the façade area made-up of windows.

Waivers from the commercial development design standards of Section 521 of the *Middletown Rules and Regulations Regarding the Subdivision and Development of Land* that the Planning Board recommends be granted are as follows:

1. **Section 521.1.A** - Buildings should be located so as to create a safe, pleasant walking environment and efficient pedestrian circulation pattern. Building placement, orientation and massing should be planned to promote more active pedestrian-scaled commercial design, with ample opportunities for walking and bicycling, as well as private motor vehicles and to promote the use of public transportation; and **Section 521.1.B.3** - Circulation shall be designed to provide safe and efficient access for pedestrians, automobiles, and emergency vehicles into and throughout the site, including designated pedestrian walkways and crosswalks. Pedestrian access to the site from the public way and neighboring properties shall be provided. **Pedestrian access from the public right-of-way to interior of site, including sidewalks and crosswalks, is not provided.**
2. **Section 521.2.A.2** – Street side façade does not consist of an unarticulated blank wall, does not consist of an unbroken series of garage doors, and no unbroken plane of a wall exceeds forty feet without a break of at least 48” in plane. **Proposed design of the street facing façade exceeds forty feet without a break in the plane.**
3. **Section 521.2.B.1** – Windows occupy between 20% and 60% of façade visible from the public way. **No windows are on the street-facing façade.**
4. **Section 521.2.B.2** – Where consistent with overall building design, windows are of true or simulated divided-light design (double-hung windows preferred). **Proposed design does not comply.**
5. **Section 521.2.C** – Building exteriors and roofs shall be constructed of, or resemble, traditional materials such as wooden clapboards, shingles, patterned shingles, brick, or stone. **Building exteriors include use of synthetic materials, including fiber cement board and batten siding.**
6. **Section 521.3.D.1** – Landscaped buffer at least 10’ is provided along all property lines. **Not provided for the westerly property line where there is existing parking. This is an existing situation.**
7. **Section 521.3.D.3** – A landscaped buffer at least 10’ wide and a minimum 5’ planting strip is provided between buildings and parking lots/driveways. **Landscaped buffer provided at southerly and westerly elevation does not meet 10’ wide minimum. 5’ planting strip is not fully provided at the westerly elevation.**
8. **Section 521.3.F.1** – Deciduous street trees. **Not provided. This is an existing situation. Development activity is proposed to the rear of the existing building.**
9. **Section 521.3.F.2** – Parking lot trees. **Not provided. This is an existing situation.**

Findings made:

1. The granting of approval will not result in conditions inimical to the public health, safety and welfare;
2. The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;

3. The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
4. The plans for such project are consistent with the Comprehensive Plan; and
5. Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.



Paul A. Croce, Chairman
Middletown Planning Board

cc. Applicant
Town Clerk
Building/Zoning Official

From: [Karen Day](#)
To: [Ronald Wolanski](#); [Paul Croce](#)
Cc: [Karen Day](#); [Bill Di Marco](#); [Bob Johnson](#); [Alan Kirby](#); [Karen Barbera](#); [BJ Northup-Owen](#); [Chuck DiTucci](#)
Subject: Review of Landscape Plans for Amended Washville Carwash (#3), Jonnycake Hill Road commercial building, Self-storage building Valley Road
Date: Monday, February 27, 2023 12:10:39 PM

Good morning gentlemen,

The Tree Commission met on February 23rd and reviewed the 3 landscape plans presented.

1. A third revised plan for the Washville Carwash was reviewed.. We had previously reviewed plans developed on 3/22/22, 11/21/22, and now 2/15/22. We have 2 concerns.

- In the 2 previous plans presented, there are 4 acer rubrums with additional understory plantings along the back property line. We supported this plan. The most recent plans presented (2/15/23) now show these trees and understory plantings removed and replaced with arborvitae. We have serious concerns about the potential for deer damage at that location and also with the creation of a monoculture which is not in line with best practice.
- After our review of the 11/21/22 plans we mentioned we would like to see a more staggered pattern of planting to create a more natural aesthetic. We received an email from the developer saying this would be done. The new staggered planting pattern is not reflected in the 2/15/23 plans.

We are seeking clarification as to why the acer rubrums and other plantings were removed and replaced with arborvitae and if the plantings will be staggered.

2. A plan for an additional building at 72 Jonnycake Hill Road was reviewed. As the existing vegetation is remaining and arborvitae plantings are to be added, we have no concerns except for the use of "Little bunny" fountain grass in a commercial setting. The landscapers on our Commission feel it is not long lived and may struggle and suggest perhaps sesleria autumnalis as a possible alternative.

3. A plan for the self-storage development on Valley Road was reviewed. Our chief concern is the use of a large number of arborvitae along the property line with the Police Station. This area is a common area for deer and these plantings are prone to deer damage. Also, the creation of a monoculture is a concern. We repeat our suggestion on the use of 'Little bunny' fountain grass in a commercial area.

Thank you for all you do.

Karen

From: [Karen Day](#)
To: [Alan Kirby](#); [Paul A Croce](#)
Cc: [Ronald Wolanski](#); [Bill Di Marco](#); [Bob Johnson](#); [Karen Barbera](#); [BJ Cisco Owen](#); [Chuck DiTucci](#)
Subject: Re: Review of Landscape Plans for Amended Washville Carwash (#3), Jonnycake Hill Road commercial building, Self-storage building Valley Road
Date: Tuesday, February 28, 2023 11:19:52 PM

Hi Paul,

What Alan said! . We are afraid of arborvitae in an area with deer and that area has a significant deer population. The 'Little bunny' fountain grass is a concern because they are short lived and difficult in a commercial area where they may not get close attention.

Sorry about the confusion! Hope this is clearer.

Karen

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, February 28, 2023, 8:38 PM, Alan Kirby <kirbhort@aol.com> wrote:

An upright juniper like a chinensis or scopulorum variety would be more deer resistant than arborvitae.
The comment on the "Little Bunny" meant to replace it with Sesleria autumnalis.

Alan

On Tuesday, February 28, 2023 at 05:57:49 PM EST, Paul A Croce <fjijmail@cox.net> wrote:

Thank you, Karen, for these comments on your reviews. With respect to the comments on the Valley Road self-storage facility, did you mean that the "Little Bunny" fountain grass should be considered instead of the arborvitae, or in addition to the arborvitae? Did you make suggestions to the project team on how to eliminate the monoculture?

Paul

On Feb 27, 2023, at 12:10 PM, Karen Day <ride_1189@yahoo.com> wrote:

Good morning gentlemen,

The Tree Commission met on February 23rd and reviewed the 3 landscape plans presented.

1. A third revised plan for the Washville Carwash was reviewed.. We had previously reviewed plans developed on 3/22/22, 11/21/22, and now 2/15/22.



CROSSMAN ENGINEERING

Consulting Engineers & Surveyors

Civil • Transportation • Environmental • Site Planning • Surveying • Permitting

REVIEW MEMORANDUM

To: Ronald M. Wolanski, AICP and Warren Hall, PE, PLS
Director of Planning & Town Engineer
Economic Development

From: Steven Cabral
Crossman Engineering

Date: January 23, 2023

Re: Commercial Site Redevelopment
Plat 114, Lot 601
72 Johnnycake Hill Road
Middletown, RI

RECORDED: Mar 13, 2023 12:58P
DOC #: 00000319
RECEIPT #: 66242
WENDY J. W. MARSHALL, TOWN Clerk
TOWN of MIDDLETOWN, RI

Upon review of the Site Plans and Stormwater Management Report for the proposed commercial redevelopment, we offer the following comments.

- 1. Redevelopment:** The site plans indicate that the existing parking lot grades will be adjusted with a pavement overlay only. We concur that the overlay of the existing pavement would not be classified as "redevelopment" and would not require stormwater improvements, according to the RI Stormwater Manual. The limits of the overlay versus full pavement installation need to be identified on the plan.
- 2. Soil Evaluations:** A seasonal highwater table (SHWT) of approx. 10 ft was used for designing the infiltration systems and appear to be based upon observed groundwater levels. The provided Soil Evaluations did not mention that A, B or C horizons, Redox or indicators of Seasonal highwater table. Also, RIDEM GIS data suggests a SHWT in the area of approx. 2 ft, therefore clarification of how the SHWT estimate was made is recommended. Also, typically the A and B horizons would need to be removed to obtain the desired infiltration.
- 3. Existing Conditions:** The existing building's rooftop appeared to be excluded from the watershed analysis. A few questions: Where is Discharge point of the existing roof drain, where does the 4-inch drain in rear of the parcel originate and where does the existing CB in rear discharge?
- 4. Depression at CB-1:** The outlet for the proposed depression used in the calculations is a 12-inch orifice discharging into a 4-inch drain. A trash rack or screen is recommended to minimize clogging of the 4-inch pipe. Also, in the calculations there is a 10-ft wide overflow at elevation 80.1. This weir should be defined on the plan.
- 5. UIC 1:** The system width shown on the Plan View Detail (sheet 9) indicates 34.75-ft, as opposed to the design width of 44.25-ft in the calculations. Also, the manifold pipe sizes should be identified.
- 6. UIC 2:** The system width shown on the Plan View Detail (sheet 9) indicates 34.75-ft, as opposed to the design width of 30-ft in the calculations. Also, the manifold pipe sizes should be identified.
- 7. Clean-outs:** Observation ports/cleanouts are recommended at ends of all UIC rows.
- 8. Point discharge:** Both UICs have overflows pipes that will discharge towards the abutter. Can the overflow outlets be positioned to drain into the parking area without increasing flow rates?
- 9. Maintenance:** The long-term O&M for the UICs and drainage system was not provided.

151 Centerville Road, Warwick, RI 02886
103 Commonwealth Avenue, North Attleboro, MA 02763

401-738-5660
508-695-1700

COMMERCIAL SITE DEVELOPMENT PLANS

72 JOHNNYCAKE HILL ROAD
ASSESSORS MAP 114, PARCEL 601

Middletown , Rhode Island

JANUARY 3, 2023

JANUARY 22, 2024



LDEC
Land Development Engineering & Consulting, LLC

207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T:401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	1/22/2024	GENERAL REVISIONS PER PLANNING BOARD CONDITIONS AND TOWN COMMENTS
		MER
		APPROVED

PLAN REVISIONS

DATE: JANUARY 3, 2023

DRAWN BY: SJE	DESIGN BY: SJE	CHECK BY: MER
------------------	-------------------	------------------

PROJECT NO. 22085

ISSUED FOR:
PERMITTING



COMMERCIAL SITE
DEVELOPMENT PLANS
72 JOHNNYCAKE HILL ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 601
PREPARED FOR
GG PROPERTIES, LLC

DRAWING TITLE:

COVER PLAN

SCALE: 1" = 30'

SHEET NO.

1 OF 9

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



LOCUS MAP

CIVIL ENGINEER

LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

SURVEYOR OF RECORD

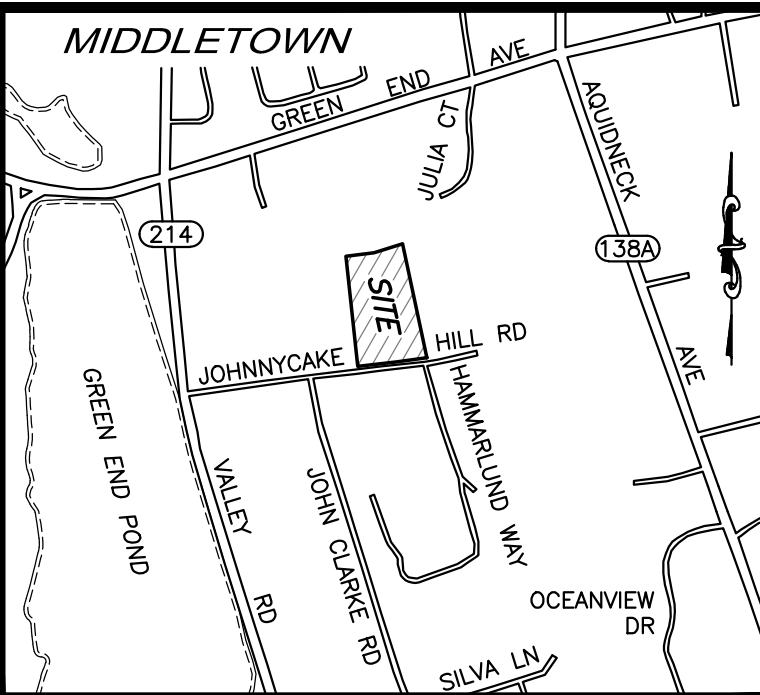
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

ARCHITECT

HERK WORKS ARCHITECTURE
36 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842
(401) 662-7875

LANDSCAPE ARCHITECT

VERDE DESIGN + HORTICULTURE
89 DR. MARCUS WHEATLAND BLVD.
NEWPORT, RI 02840
(401) 619-0562



LOCUS NOT TO SCALE

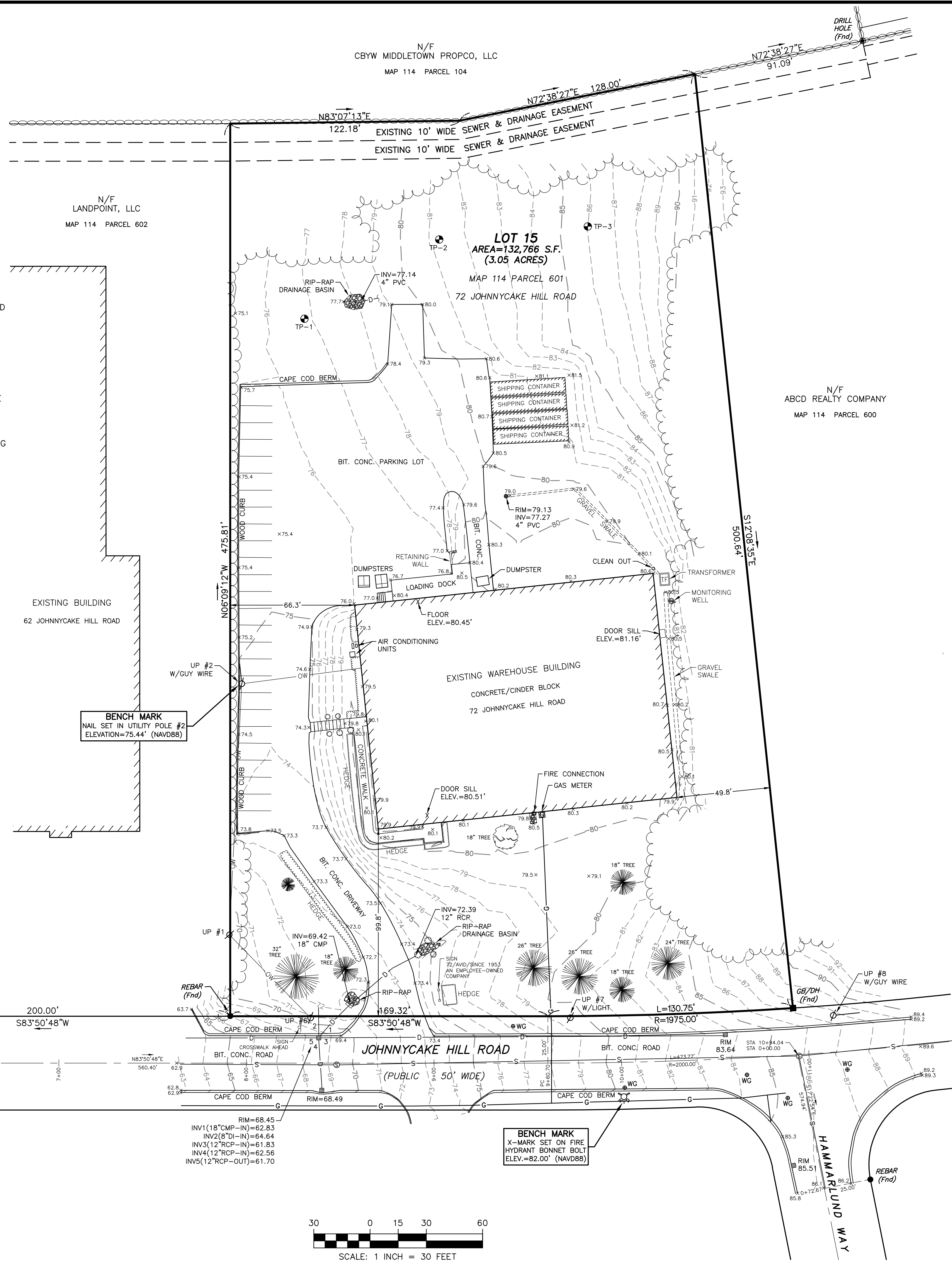


NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN SEPTEMBER 16, 2022 AND OCTOBER 31, 2022 AND SUPPLEMENTED WITH RECORD INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN 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 EFFECTIVE DATE 9/4/2013).
- 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.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

CURRENT OWNER	
GG PROPERTIES, LLC 715 PEQUOT AVENUE SOUTHPORT, CT 06890	
TITLE REFERENCE: DEED BK.1779/PG.22	
PLAN REFERENCE: SUBDIVISION PLAN, AQUIDNECK INDUSTRIAL PARK, MIDDLETOWN RHODE ISLAND, APRIL 30, 1976 BY C.E. MAGUIRE, INC. (PARCEL 15)	
SITE LOCATION: 72 JOHNNYCAKE HILL ROAD MIDDLETOWN, RHODE ISLAND	
ASSESSORS REFERENCE: MAP 114 PARCEL 601	

OFFICE PARK (OP) ZONING DISTRICT		
REGULATION	REQUIREMENT	
MIN. LOT AREA	40,000 SQ. FT.	
LOT FRONTAGE	150'	
FRONT SETBACK	10'	
SIDE SETBACK	35'	
REAR SETBACK	40'	
MAX. BUILDING HEIGHT	40'	
MAX. LOT COVERAGE	35%	



LEGEND

- BUSH/SHRUB
- BIT. CONC.
- CATCH BASIN
- FIRE HYDRANT
- GRANITE BOUND W/DRILL HOLE
- LANDSCAPING
- SEWER MANHOLE
- SPOT ELEVATION
- STONE WALL
- TEST PIT
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- OVERHEAD WIRES
- UNDERGROUND DRAIN
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND WATER

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN SEPTEMBER 16, 2022 AND JANUARY 26, 2024, AS FOLLOWS:

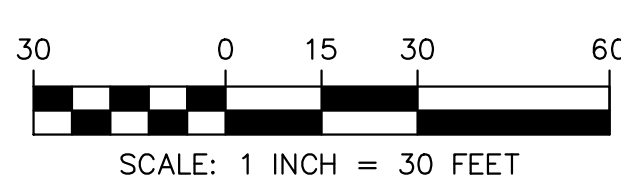
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	T-1

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

TO PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 114, PARCEL 601) 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

RIM=68.45
INV1(18" CMP-IN)=62.83
INV2(8" DI-IN)=64.64
INV3(12" RCP-IN)=61.83
INV4(12" RCP-IN)=62.56
INVS(12" RCP-OUT)=61.70



NO.	DATE	DESCRIPTION
1	1/26/24	UNDERGROUND DRAIN LINES AND INVERTS

PLAN REVISIONS

DATE: NOVEMBER 2, 2022

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

PROJECT NO. 22085

ISSUED FOR:



EXISTING CONDITIONS PLAN
72 JOHNNYCAKE HILL ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 601

PREPARED FOR
GG PROPERTIES, LLC

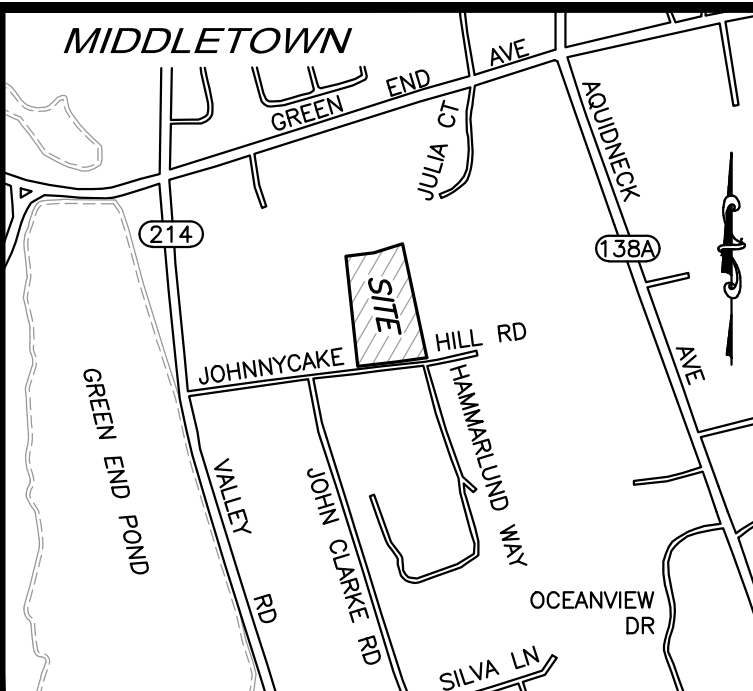
DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1" = 30'

SHEET NO.

2 OF 9



NOTES:

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LOCUS NOT TO SCALE

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)
 4 SPACES REQUIRED

USE: OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
 REQUIREMENT:
 3 SPACE / 1,000 GFA (2,600 SF / 1,000) X 3 = 8
 12 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)
 4 SPACES REQUIRED

USE: OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS
 REQUIREMENT:
 3 SPACE / 1,000 GFA (2,000 SF / 1,000) X 3 = 6
 10 SPACES REQUIRED

TOTAL REQUIRED SPACES = 22
 TOTAL PROVIDED SPACES = 26 (EXISTING)

OFFICE PARK (OP) ZONING DISTRICT			
REGULATION	REQUIREMENT	EXISTING	PROPOSED (NEW BLDG.)
MIN. LOT AREA	40,000 SQ. FT.	132,766 SQ. FT.	132,766 SQ. FT.
LOT FRONTAGE	150 FT.	300 FT.	300 FT.
FRONT SETBACK	10 FT.	99.8 FT.	99.8 FT.
SIDE SETBACK	35 FT.	49.8 FT.	35.3 FT.
REAR SETBACK	40 FT.	250.9 FT.	55.9 FT.
MAX. BUILDING HEIGHT	40 FT.	-	*32.3'
MAX. LOT COVERAGE	35%	14.0%	23.4%
GREEN SPACE %	25%	81.5%	69.7%

*BUILDING HEIGHT CALCULATED FROM MEAN AVERAGE GRADE = 83.8

CURRENT OWNER
 GG PROPERTIES, LLC
 715 PEQUOT AVENUE
 SOUTHPORT, CT 06890

TITLE REFERENCE:
 DEED BK.1779/PG.22

PLAN REFERENCE:
 SUBDIVISION PLAN, AQUIDNECK INDUSTRIAL PARK, MIDDLETOWN RHODE ISLAND, APRIL 30, 1976 BY C.E. MAGUIRE, INC. (PARCEL 15)

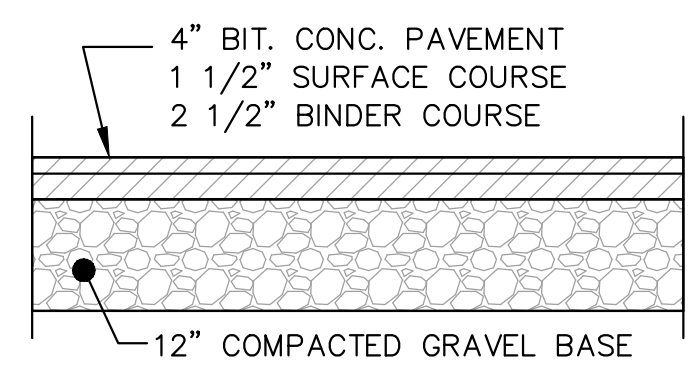
SITE LOCATION:
 72 JOHNNYCAKE HILL ROAD
 MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
 MAP 114 PARCEL 601

LOADING SPACES	
1 SPACE + 1 SPACE/20,000SF	1 + 34,216/20,000 = 2.7
EXISTING	PROPOSED
0 SPACES	3 SPACES

LEGEND

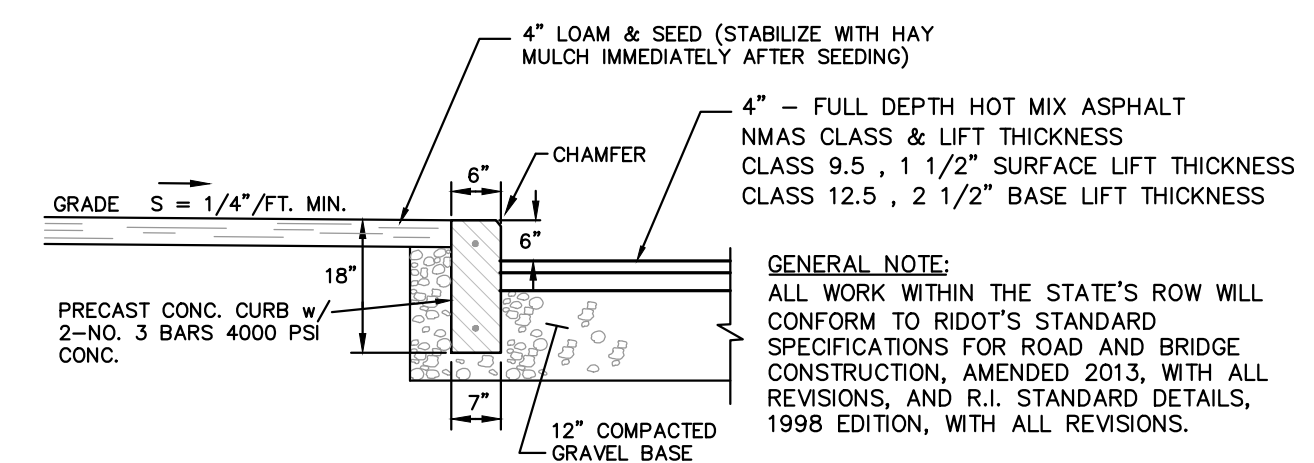
- BUSH/SHRUB
- BIT. CONC BITUMINOUS CONCRETE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- GB/DH GRANITE BOUND W/DRILL HOLE
- LANDSCAPING
- ⊙ SEWER MANHOLE
- ⊙ SPOT ELEVATION
- STONE WALL
- ⊙ TEST PIT
- TREE
- TREE LINE
- ⊕ UTILITY POLE
- ⊕ WG WATER GATE
- OW OVERHEAD WIRES
- D UNDERGROUND DRAIN
- G UNDERGROUND GAS
- S UNDERGROUND SEWER
- W UNDERGROUND WATER



TYPICAL BITUMINOUS CONCRETE PAVEMENT
 NOT TO SCALE

NOTES:

- CONTRACTOR TO PREP AND RECLAIM EXISTING PAVEMENT AS NECESSARY FOR THE PURPOSES OF APPLYING A PAVEMENT OVERLAY.
- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 932 AND SECTION 934.03.1 OF THE R.I. STANDARD SPECIFICATIONS.
- BITUMINOUS CONCRETE PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.03 OF THE R.I. STANDARD SPECIFICATIONS.
- DEPTH(S) OF NEW MATERIALS SHALL MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, BINDER COURSE, AND SURFACE COURSE.
- BITUMINOUS CONCRETE SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06 AND RIDOT SECT. 401.03.11

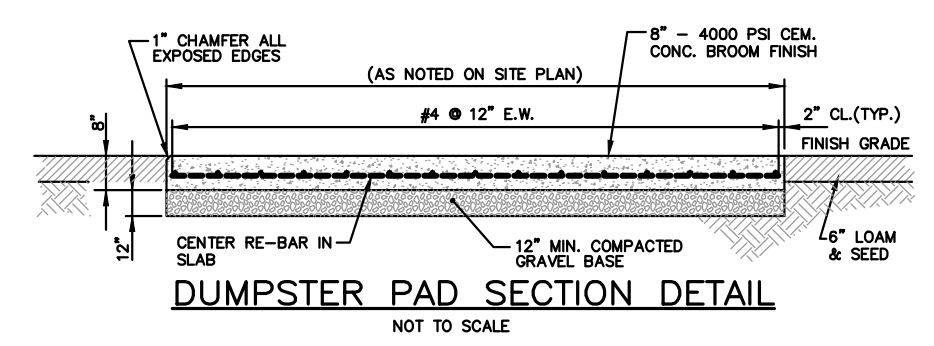


PAVEMENT & PRECAST CONCRETE CURB DETAIL
 NOT TO SCALE

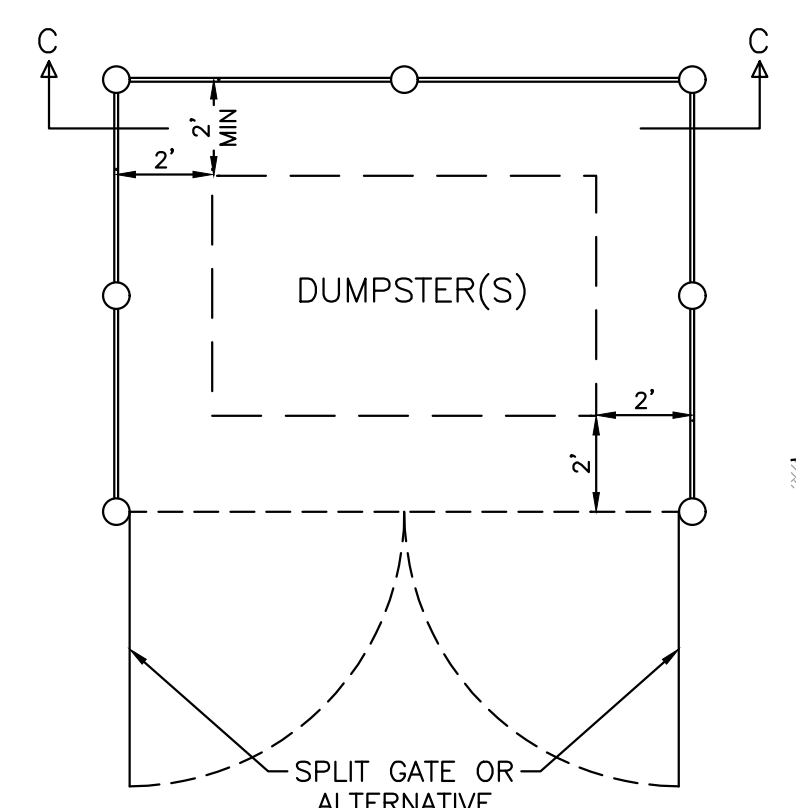
NOTES:

- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06 AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
- 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:
 GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

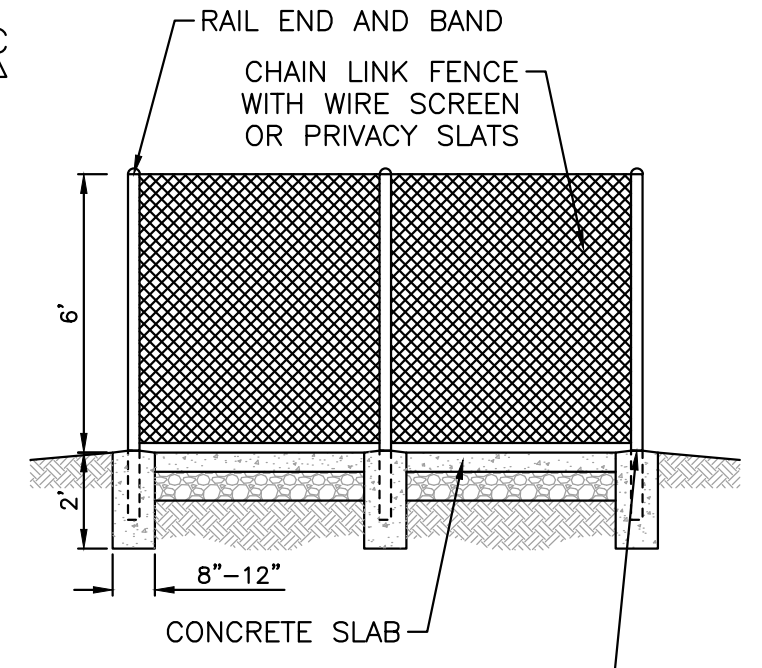
SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 50	8-28	
NO. 200	0-10	



DUMPSTER PAD SECTION DETAIL
 NOT TO SCALE

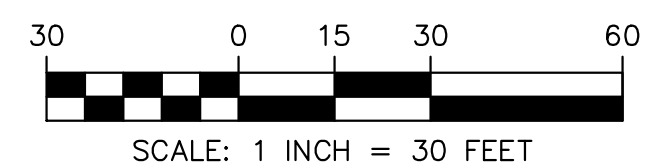
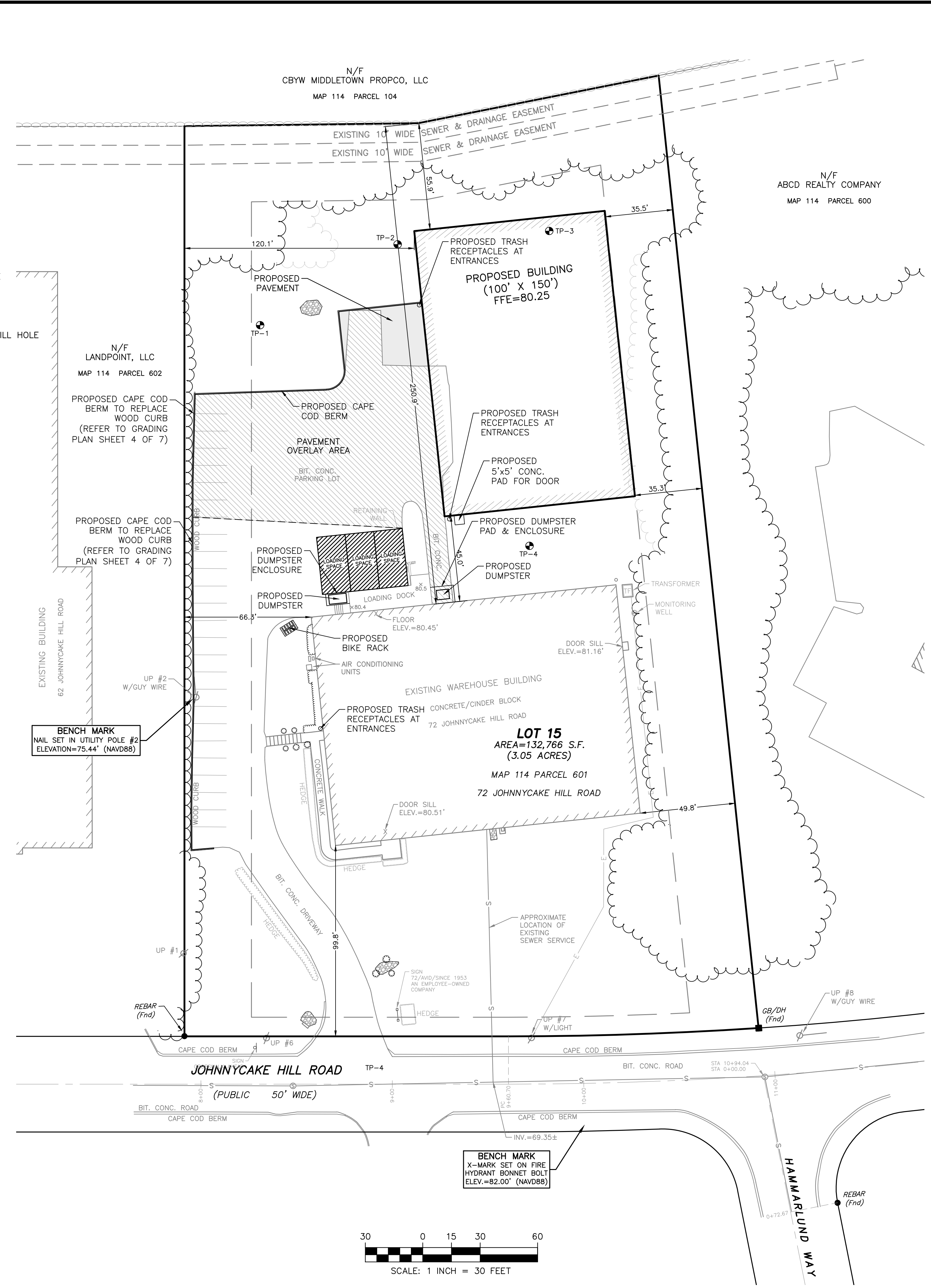


PLAN VIEW



SECTION C-C

DUMPSTER ENCLOSURE DETAIL
 NOT TO SCALE



SCALE: 1 INCH = 30 FEET



207 High Point Avenue, Unit 6
 Portsmouth, RI 02871
 T: 401-354-2050 F: 401-369-9775
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	1/22/2024	GENERAL REVISIONS PER PLANNING BOARD CONDITIONS AND TOWN COMMENTS

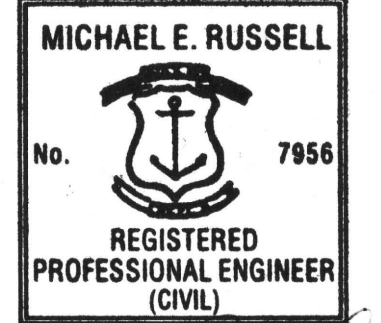
PLAN REVISIONS

DATE: JANUARY 3, 2023

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO: 22085

ISSUED FOR: PERMITTING



COMMERCIAL SITE DEVELOPMENT PLANS
 72 JOHNNYCAKE HILL ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 114, PARCEL 601
 PREPARED FOR GG PROPERTIES, LLC

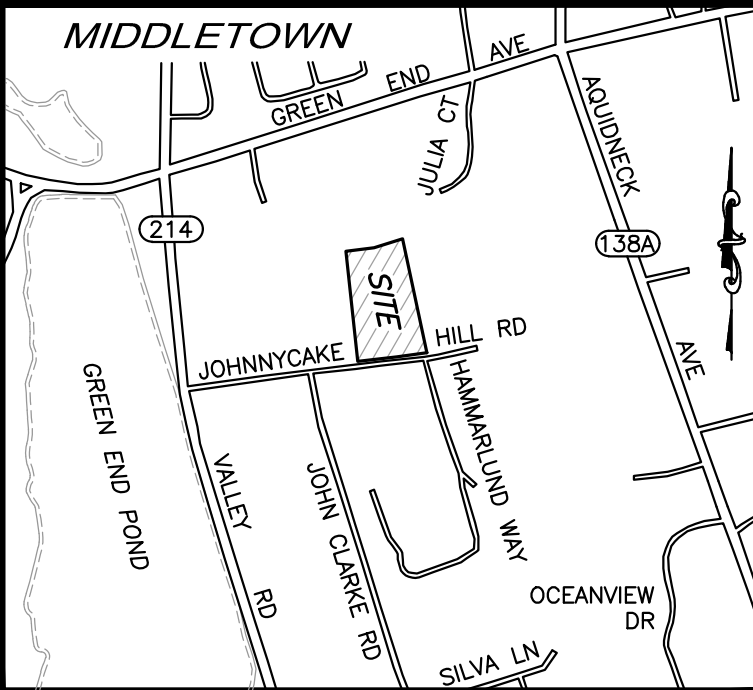
DRAWING TITLE:

SITE PLAN

SCALE: 1" = 30'

SHEET NO.

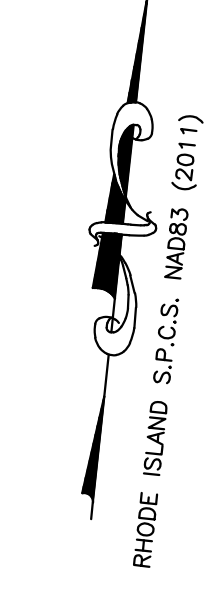
3 OF 9



LOCUS NOT TO SCALE

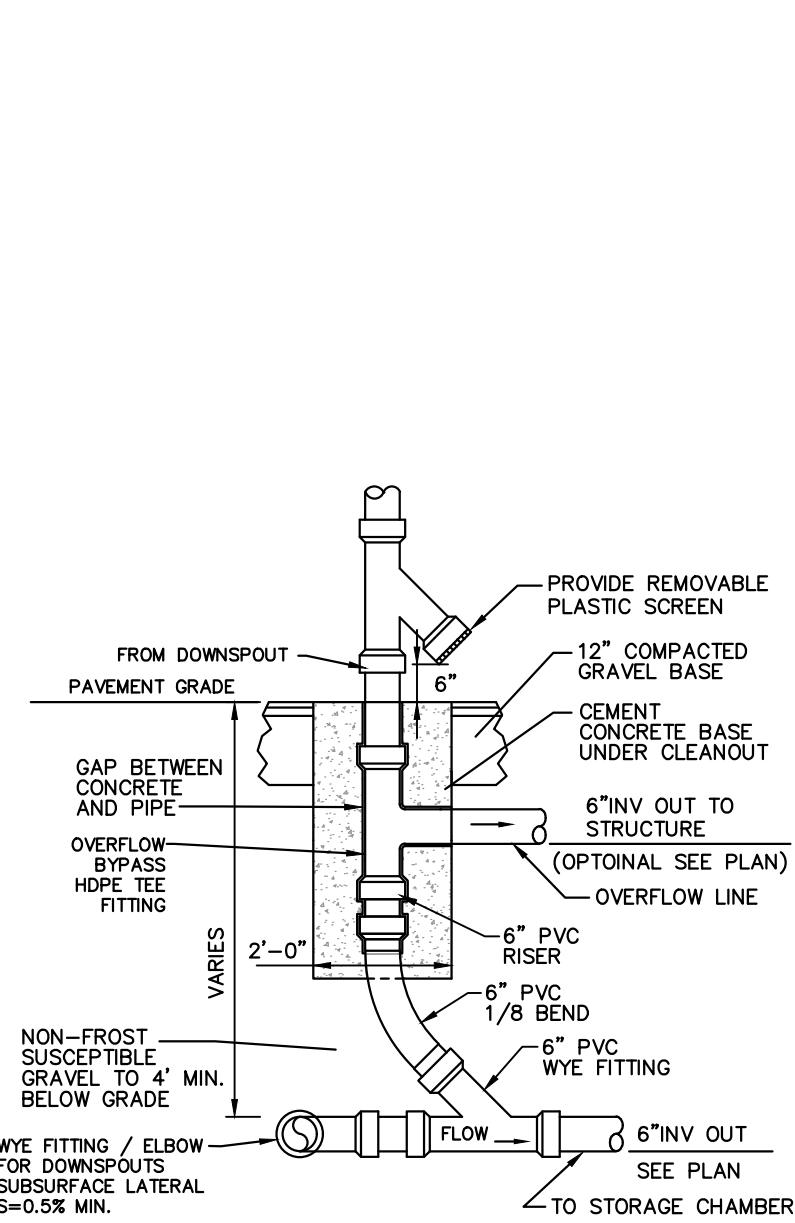
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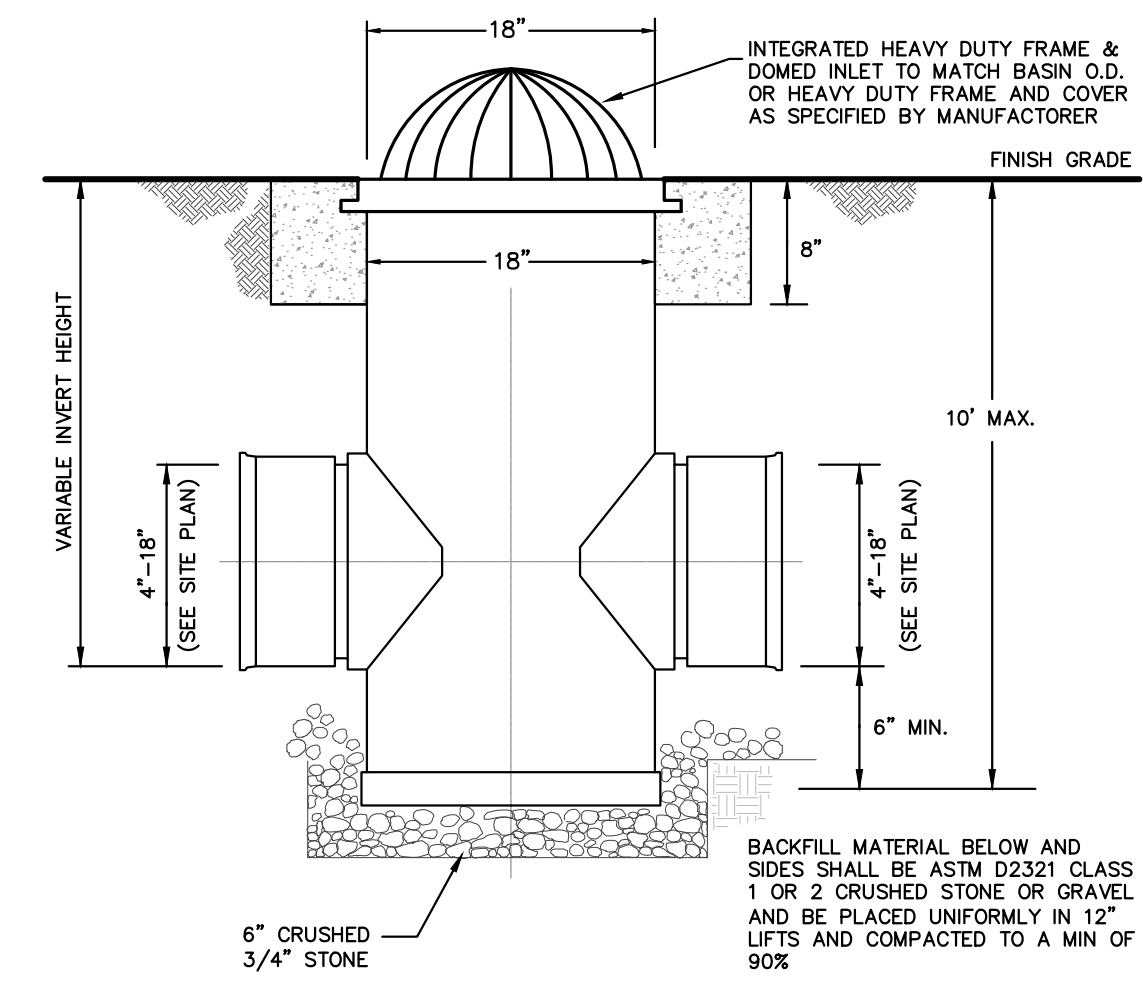


LEGEND

- BUSH/SHRUB
- BIT. CONC.
- CATCH BASIN
- FIRE HYDRANT
- GRANITE BOUND W/DRILL HOLE
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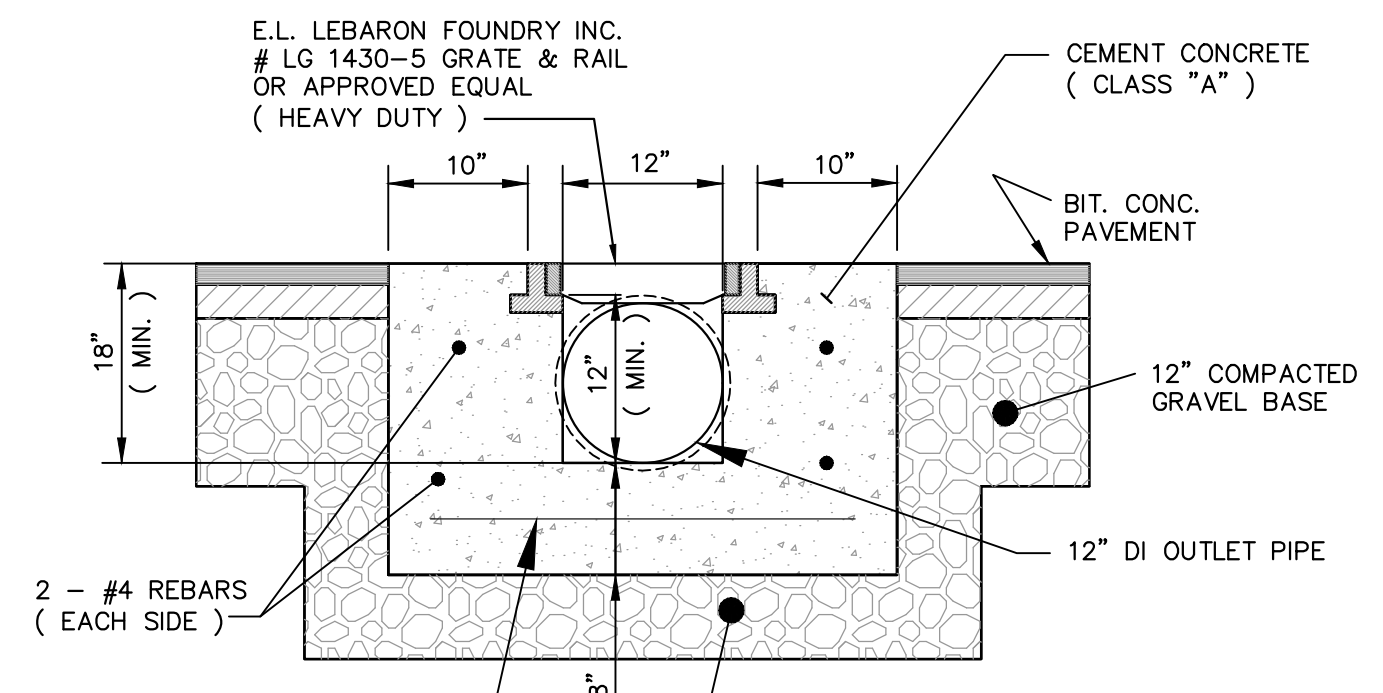


DOWNSPOUT CONNECTION & OVERFLOW DETAIL
NOT TO SCALE



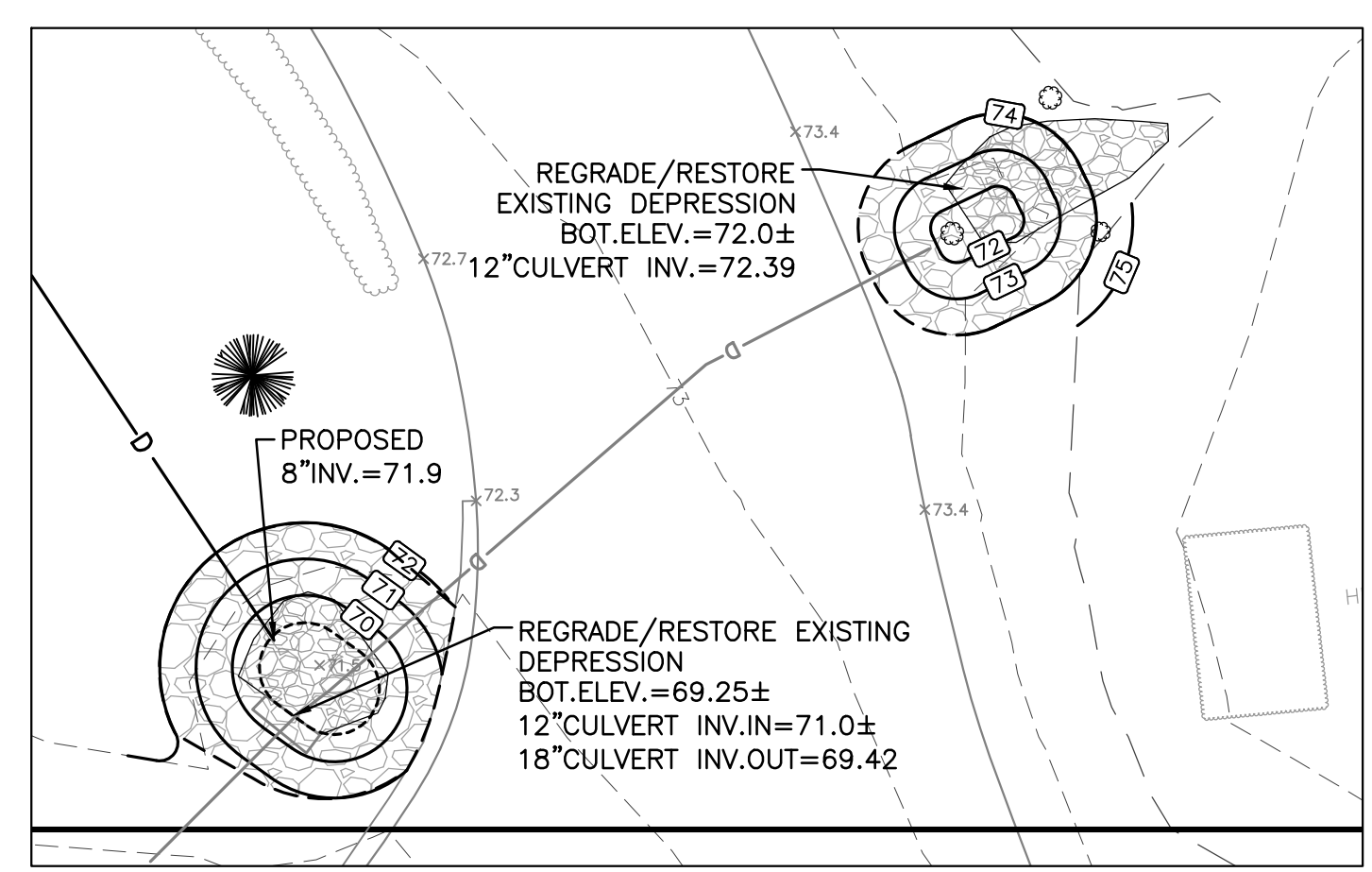
TYPICAL NYLOPLAST DRAIN BASIN / MANHOLE DETAIL

- NOTES:**
- ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
 - FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 - CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM

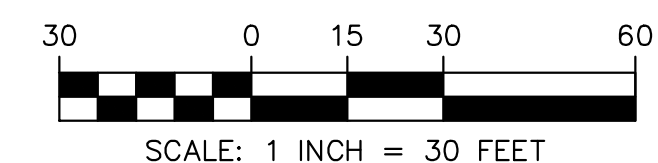
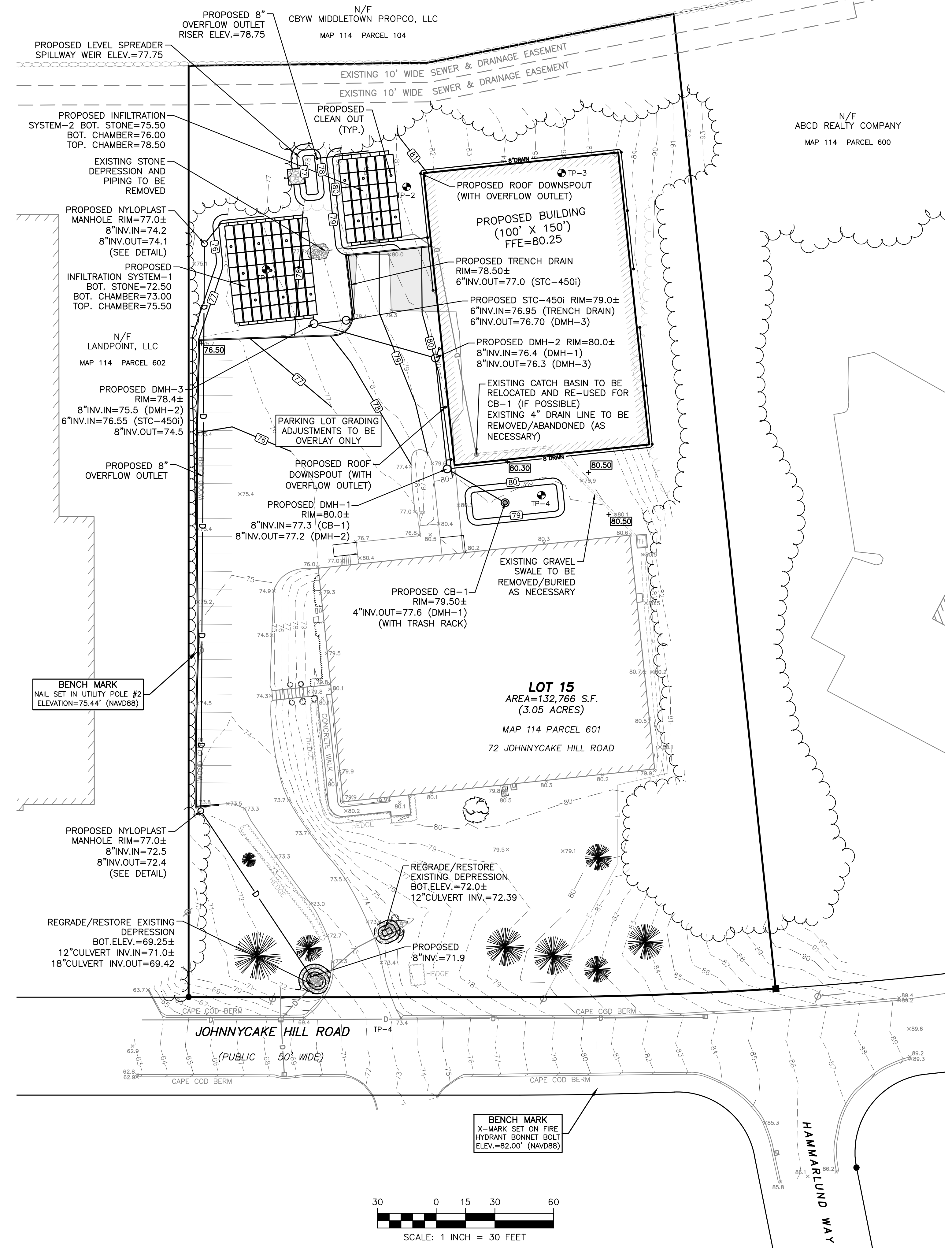


TRENCH DRAIN DETAIL
NOT TO SCALE

- NOTE:**
REBAR TO HAVE A MIN. 3" CONC. COVER



DRIVEWAY DEPRESSIONS & CULVERT BLOW-UP
SCALE: 1"=10"



SCALE: 1 INCH = 30 FEET



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NO.	DATE	DESCRIPTION	APPROVED
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DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

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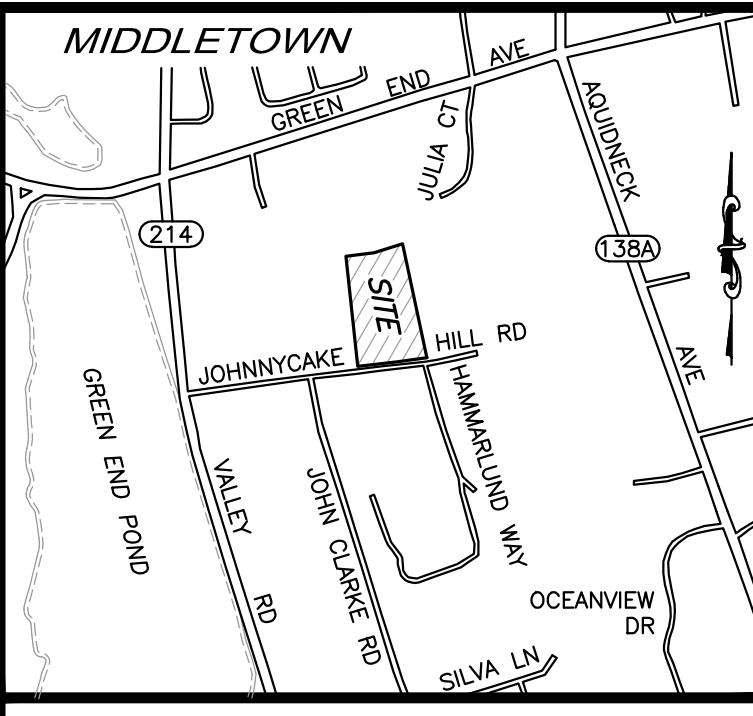


COMMERCIAL SITE DEVELOPMENT PLANS
72 JOHNNYCAKE HILL ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 601
PREPARED FOR GG PROPERTIES, LLC

DRAWING TITLE:
GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

SHEET NO.



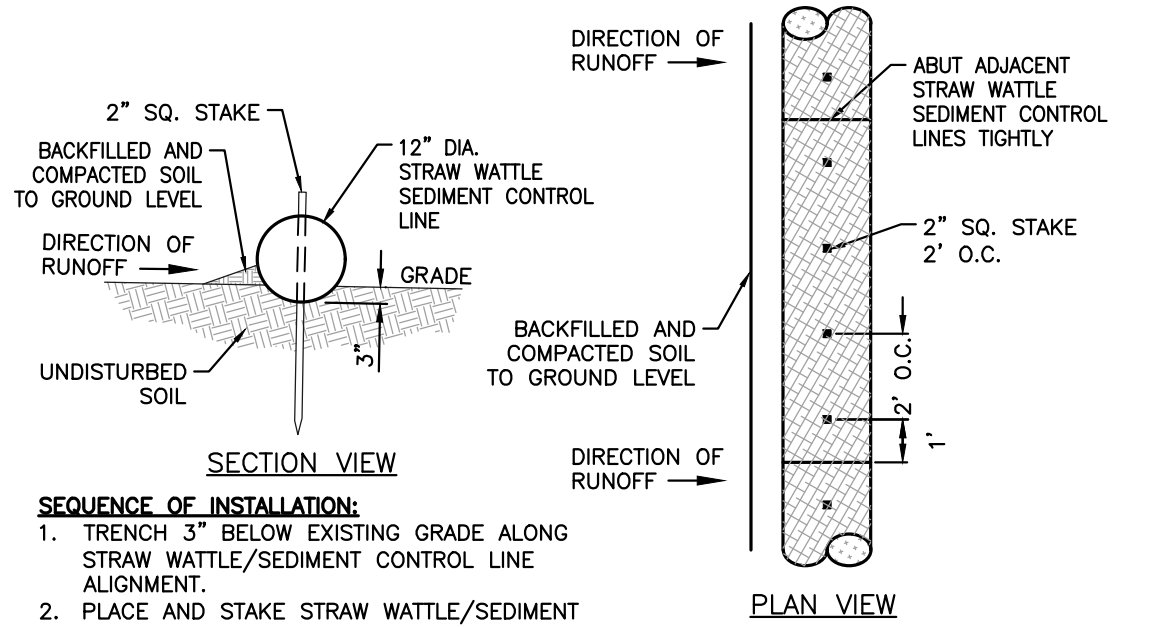
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LOCUS NOT TO SCALE

LEGEND

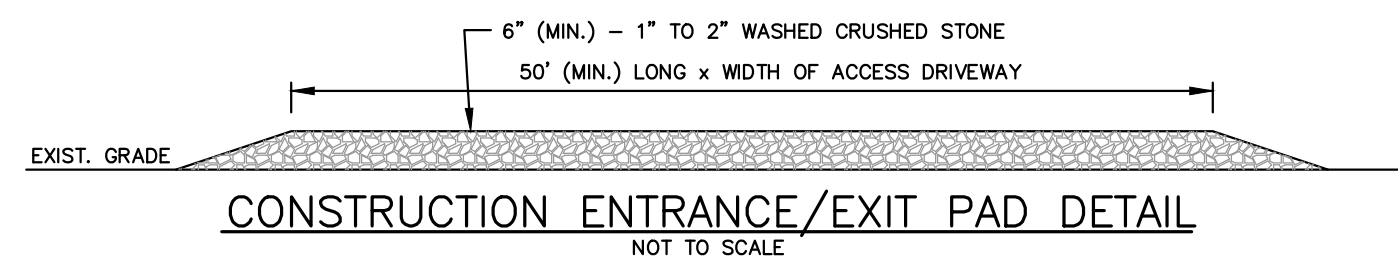
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- BIT. CONC
- CATCH BASIN
- FIRE HYDRANT
- GRANITE BOUND W/DRILL HOLE
- LANDSCAPING
- SEWER MANHOLE
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- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- OVERHEAD WIRES
- UNDERGROUND DRAIN
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND WATER



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 CHOR LOGS TIGHTLY.
- BACKFILL AND COMPACT EXCAVATED MATERIAL.

TYPICAL EROSION/SEDIMENT CONTROL STRAW WATTLE DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE/EXIT PAD DETAIL
NOT TO SCALE

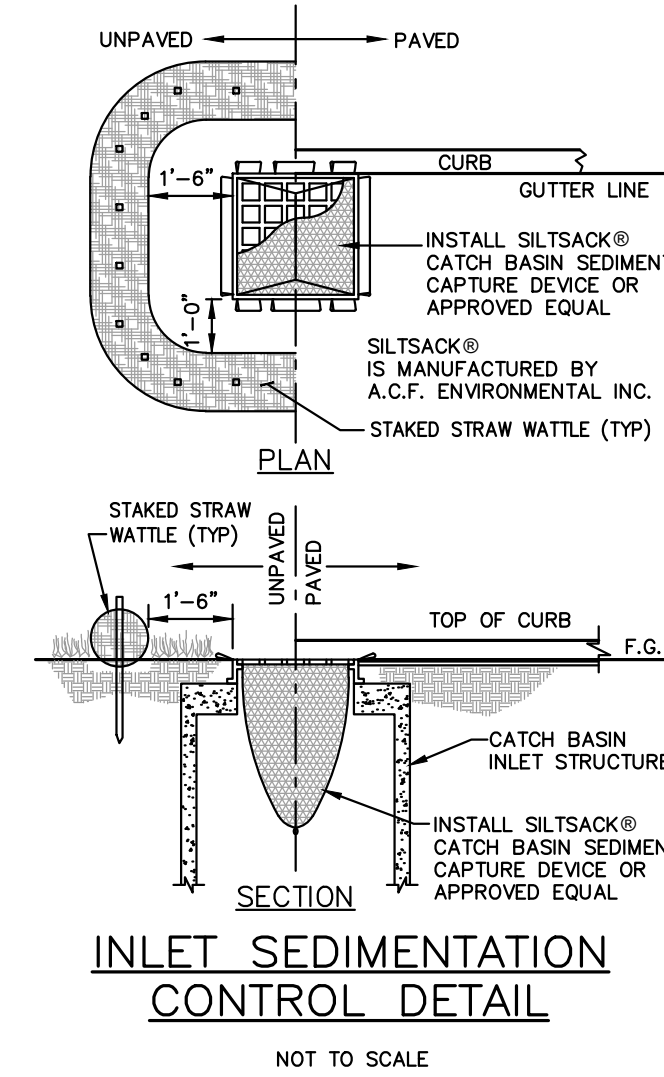
NOTE:
CONSTRUCTION ENTRANCE IS A TEMPORARY STONE - STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

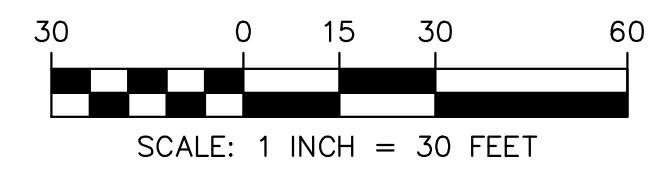
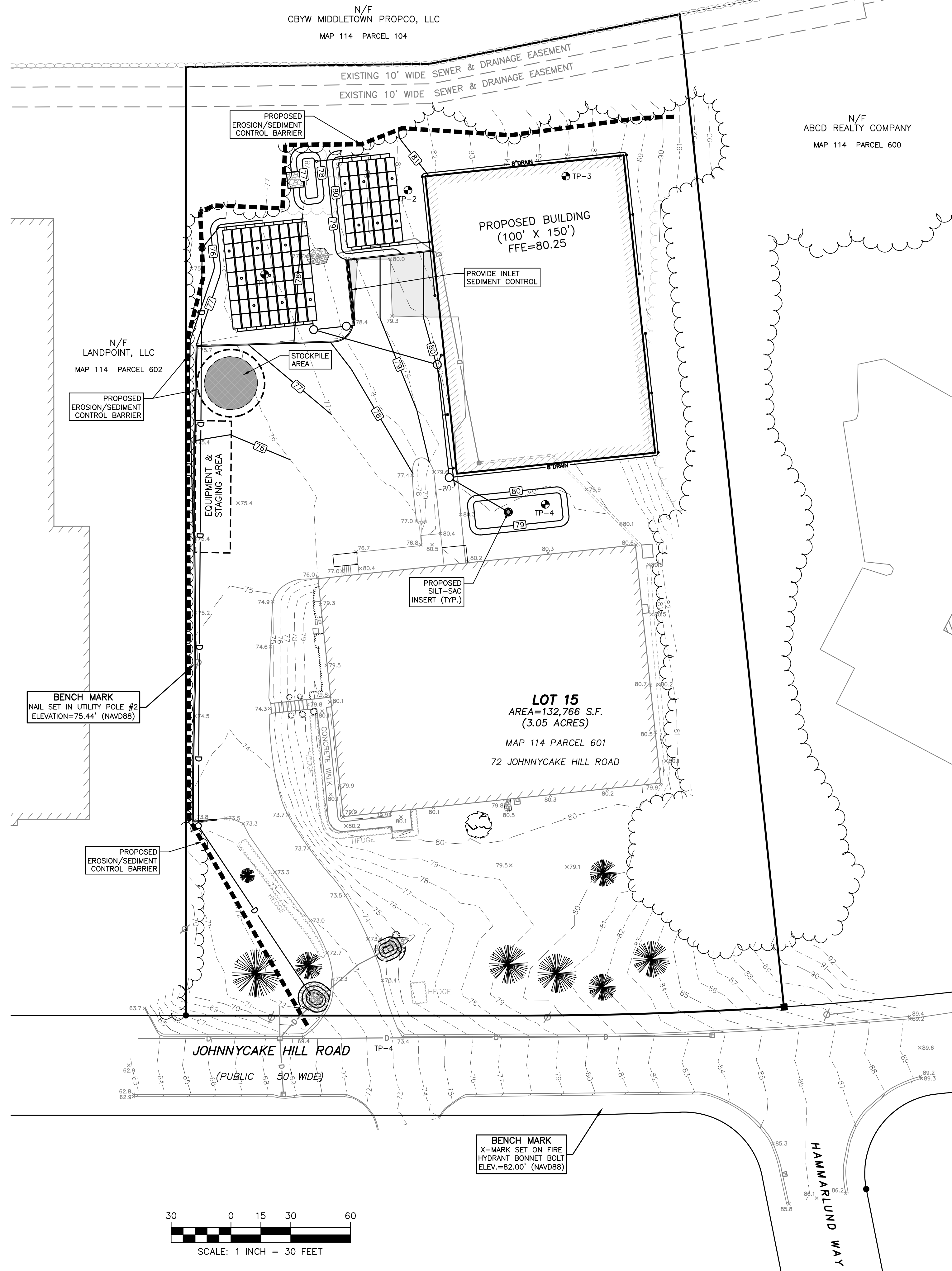
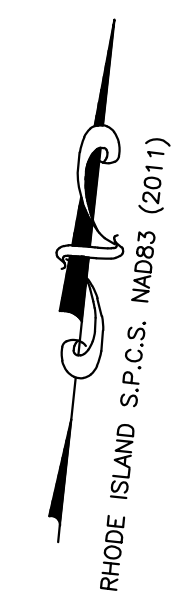
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- 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 SOO 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 ABUTTING PROPERTIES.

NOTES:

- ALL INFILTRATION BASINS SHALL BE PROTECTED WITH BARRIER DELINEATION THROUGHOUT CONSTRUCTION.
- CONSTRUCTION EQUIPMENT AND MATERIAL STOCKPILES SHALL BE PLACED IN AREAS DESIGNATED ON THIS PLAN.
- CONSTRUCTION VEHICLE ACCESS, PARKING & EQUIPMENT STAGING SHALL BE IN DESIGNATED AREAS.



INLET SEDIMENTATION CONTROL DETAIL
NOT TO SCALE



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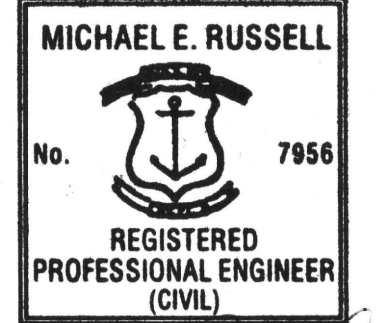
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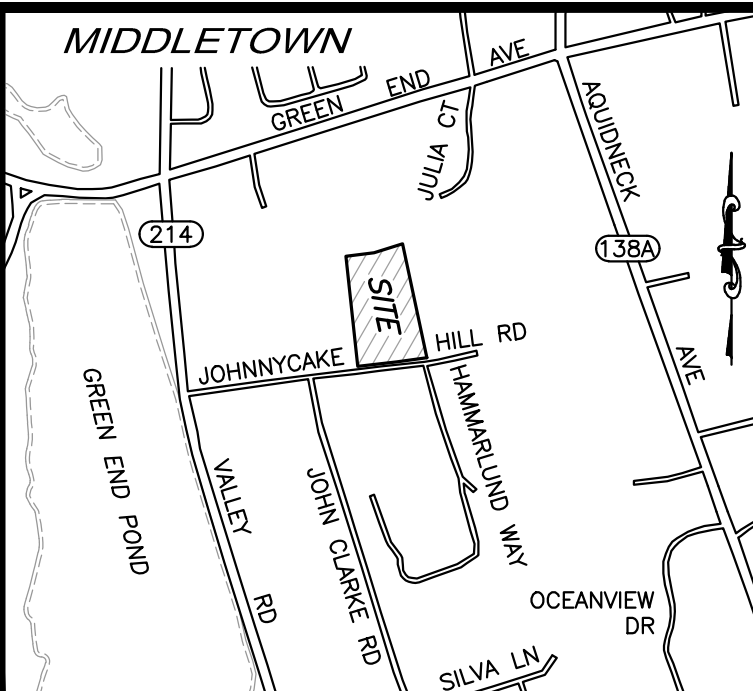


COMMERCIAL SITE DEVELOPMENT PLANS
72 JOHNNYCAKE HILL ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 601
PREPARED FOR GG PROPERTIES, LLC

DRAWING TITLE:
EROSION CONTROL PLAN

SCALE: **1" = 30'**

SHEET NO.
5 OF 9



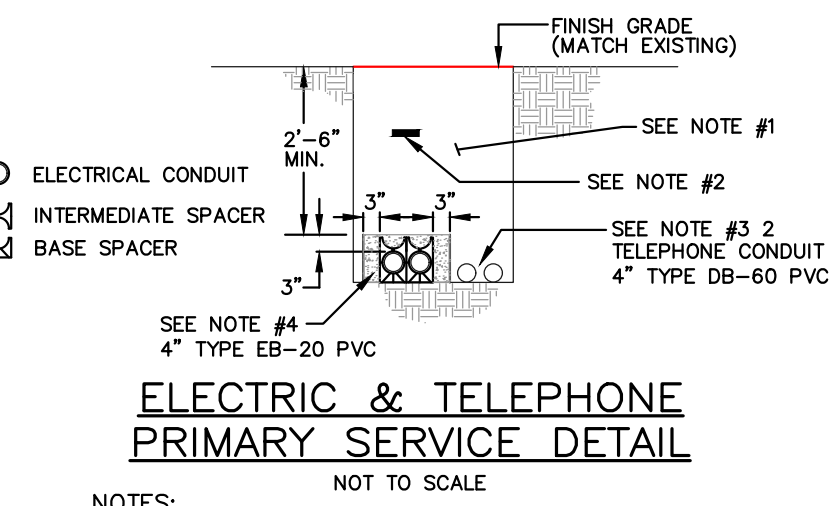
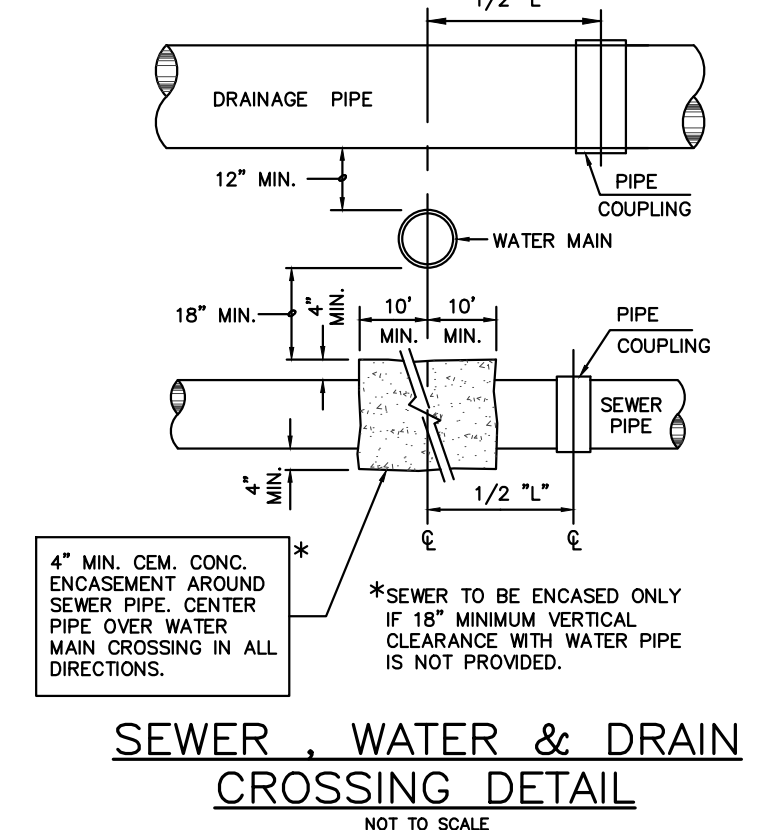
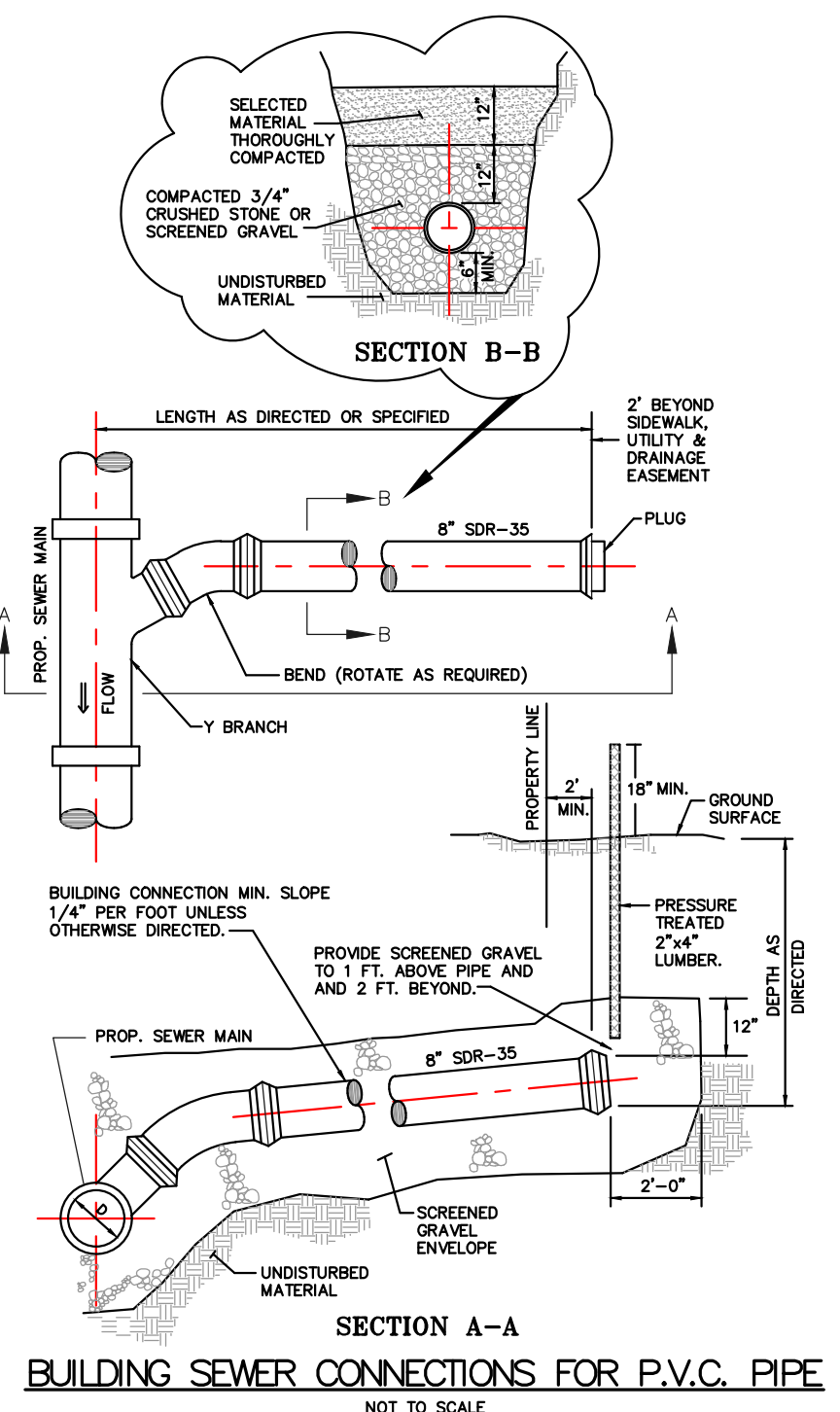
NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN SEPTEMBER 16, 2022 AND OCTOBER 31, 2022 AND SUPPLEMENTED WITH RECORD INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN 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 EFFECTIVE DATE 9/4/2013).
- 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.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- FIRE SERVICE APPURTENANCES TO BE COORDINATED WITH NEWPORT WATER
- TAPPING SLEEVE SHALL BE IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND NEWPORT UTILITIES REQUIREMENTS & SPECIFICATIONS.

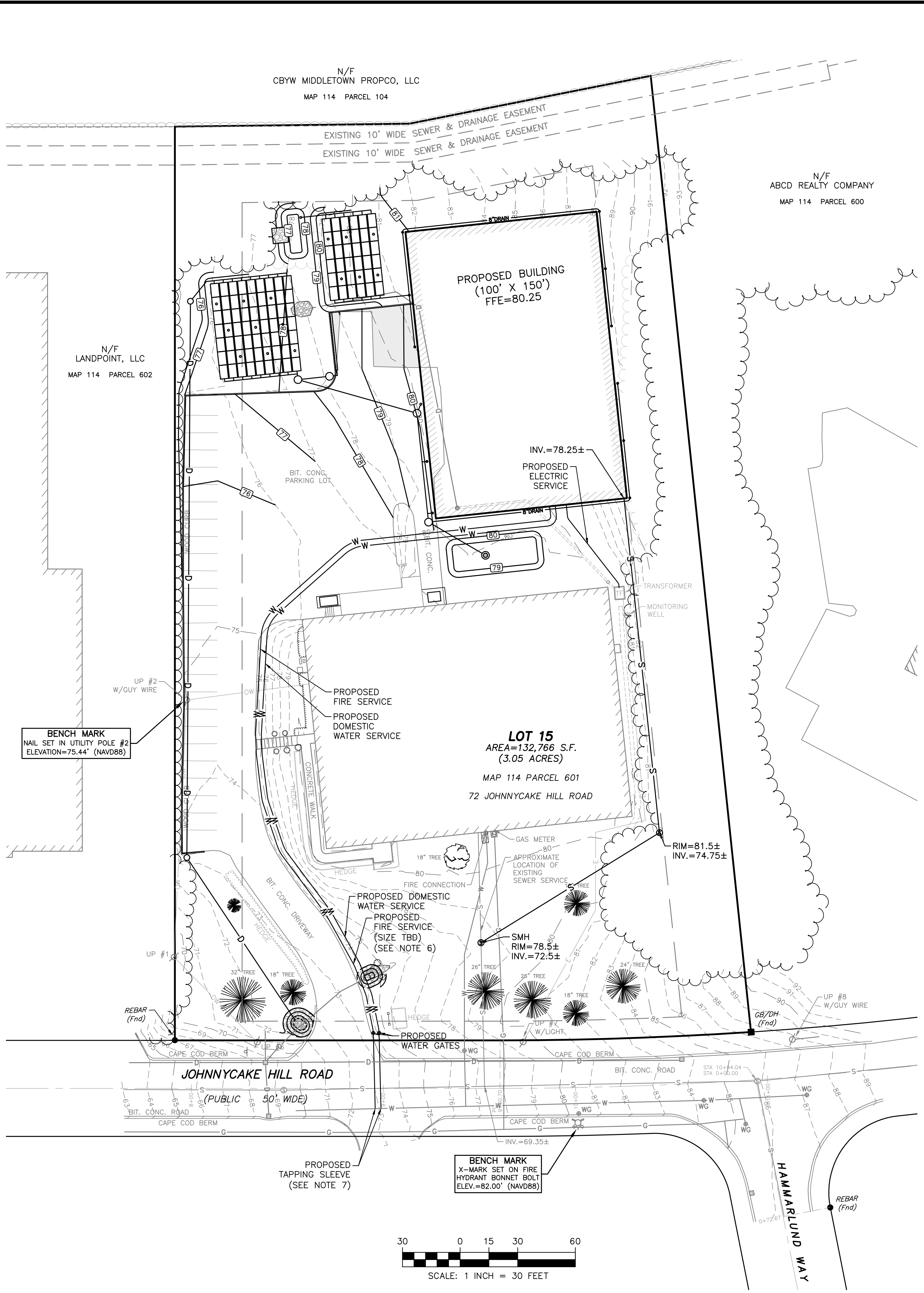
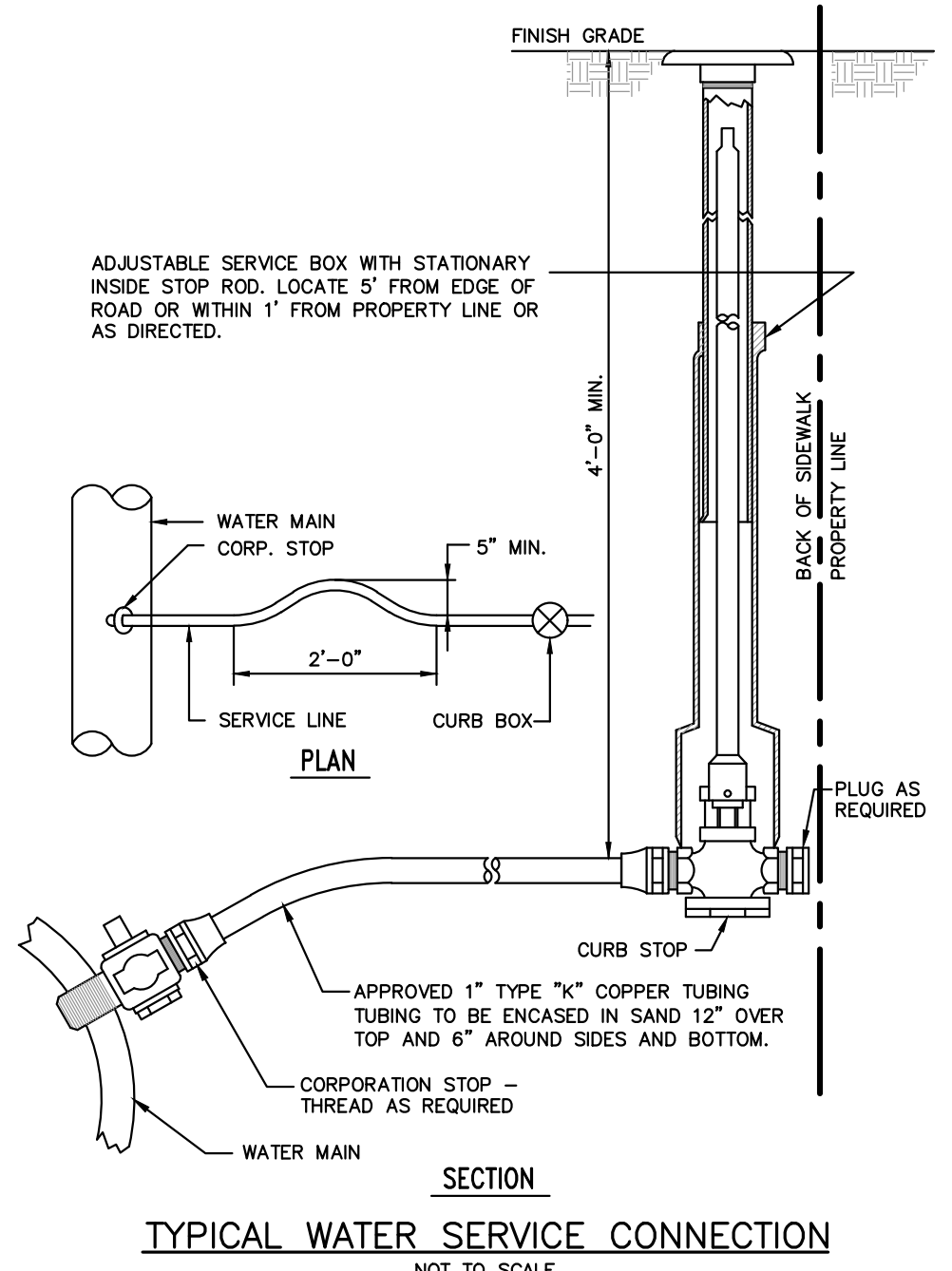
LOCUS NOT TO SCALE

LEGEND

- BUSH/SHRUB
- BIT. CONC
- CATCH BASIN
- FIRE HYDRANT
- GRANITE BOUND W/DRILL HOLE
- LANDSCAPING
- SEWER MANHOLE
- SPOT ELEVATION
- STONE WALL
- TEST PIT
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- OVERHEAD WIRES
- UNDERGROUND DRAIN
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND WATER



- NOTES:**
- BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CONDS, SHELL, OR FROZEN MATERIAL.
 - WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
 - MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:
COMMUNICATION - 3" OF CONCRETE ENCASEMENT
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
 - 24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.
 - CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 0211.



www.romac.com • 1-800-426-9341

HDPE "BP" ALL STAINLESS STEEL SEWER SADDLE

MATERIAL SPECIFICATIONS

SHELL AND LUGS: Stainless steel per ASTM A 240, type 304.

NECK: Stainless steel per ASTM A 240, type 304; Sch 10 pipe

BOLTS: 5/8" UNC rolled thread, stainless steel per ASTM A 193, type 304. Fasteners coated to prevent galling.

NUTS: Heavy hex, stainless steel per ASTM A 194, type 304.

WASHERS: Flat washers are stainless steel per ASTM A 240, type 304; spring washers are special "spring" grade of stainless steel and plastic lubricating washers.

GASKETS: SBR per ASTM D 2000 MAA 610, compounded for water and sewer service. Other compounds available on request.

A ROMAC ORIGINAL

NOM. BRANCH SIZE	NOM. PIPE SIZE	OUTSIDE DIAMETER	BRANCH O.D.	CATALOG NUMBER	LIST PRICE	WEIGHT (lbs.)
4"	6"	6.63	4.50	BP-6.63 x 4.50	\$652.90	14.5 #
	8"	8.63	4.50	BP-8.63 x 4.50	711.75	14.8 #
	10"	10.75	4.50	BP-10.75 x 4.50	780.58	15.3 #
6"	8"	8.63	6.63	BP-8.63 x 6.63	860.28	15.8 #
	10"	10.75	6.63	BP-10.75 x 6.63	929.11	15.8 #
	12"	12.75	6.63	BP-12.75 x 6.63	972.33	16.3 #

Other sizes are available on request - P.O.A.

Branch to Neck Connection: This connection can be made with Romac's Style SS-11 Repair Clamp (or any other standard coupling). See Page 9-3.

TO ORDER: Sewer main O.D. x branch O.D. Indicate if for above ground application.
EXAMPLE: For a sewer main O.D. of 8.63" and branch O.D. of 4.50", order: BP - 8.63 x 4.50

LDEC
Land Development Engineering & Consulting, LLC

207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	1/22/2024	GENERAL REVISIONS PER PLANNING BOARD CONDITIONS AND TOWN COMMENTS

DATE: JANUARY 3, 2023
DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER
PROJECT NO. 22085

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

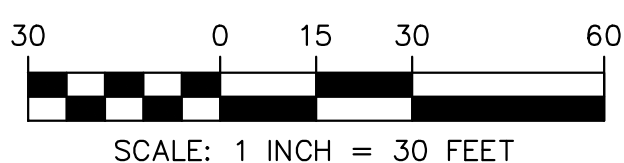
COMMERCIAL SITE DEVELOPMENT PLANS
72 JOHNNYCAKE HILL ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 601

PREPARED FOR: GG PROPERTIES, LLC

DRAWING TITLE: UTILITY PLAN

SCALE: 1" = 30'

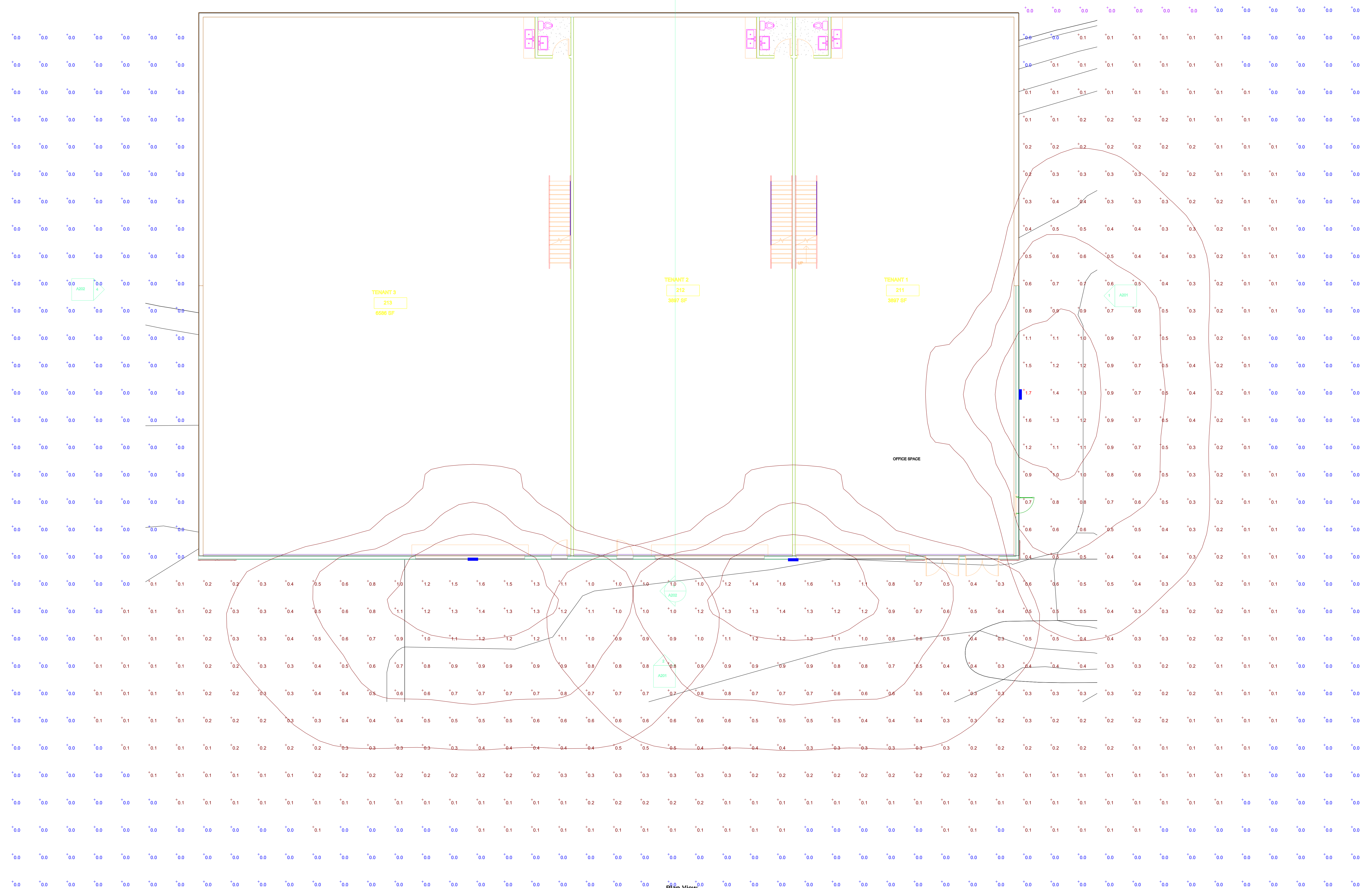
SHEET NO. 6 OF 9





Schedule									
Symbol	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	
		3	Holophane	HLWPC2 P10 40K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium mounted at 15'AFG	3017	0.95	28	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Paved Area	+	0.2 fc	1.7 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 8ft

72 Johnnycake Hill Rd.
Middletown, RI

Designer
Date 01/09/2023
Scale Not to Scale
Drawing No. Summary

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
- 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.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- 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.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
- 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.
- 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.
- LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
- SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
- 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.

LANDSCAPE REQUIREMENTS (TOWN OF MIDDLETOWN)

EXISTING VEGETATION
TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS
TREES HAVING GREATER THAN 18" DBH ARE PRESERVED

PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.
TOTAL PROJECT AREA = 132,766 SF
REQUIRED LANDSCAPE AREA = 33,192 SF
PROVIDED LANDSCAPE AREA = 72,946 SF

SCREENING
SCREENING ELEMENT SUCH AS PLANTINGS, STONE WALLS, BERMS, AND/OR FENCES (OR A COMBINATION)
PROVIDED ALONG ALL PROPERTY LINES

BUFFERS
A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT)
FOR ALL USES. A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.
A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP,
IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS

PLANTINGS
PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE

TREES
DECIDUOUS TREES - 0 PROPOSED
PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS
PLANTED IN STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB.
SPACED NO FURTHER THEN 30' ON CENTER
A MINIMUM OF 4" DBH AT TIME OF PLANTING

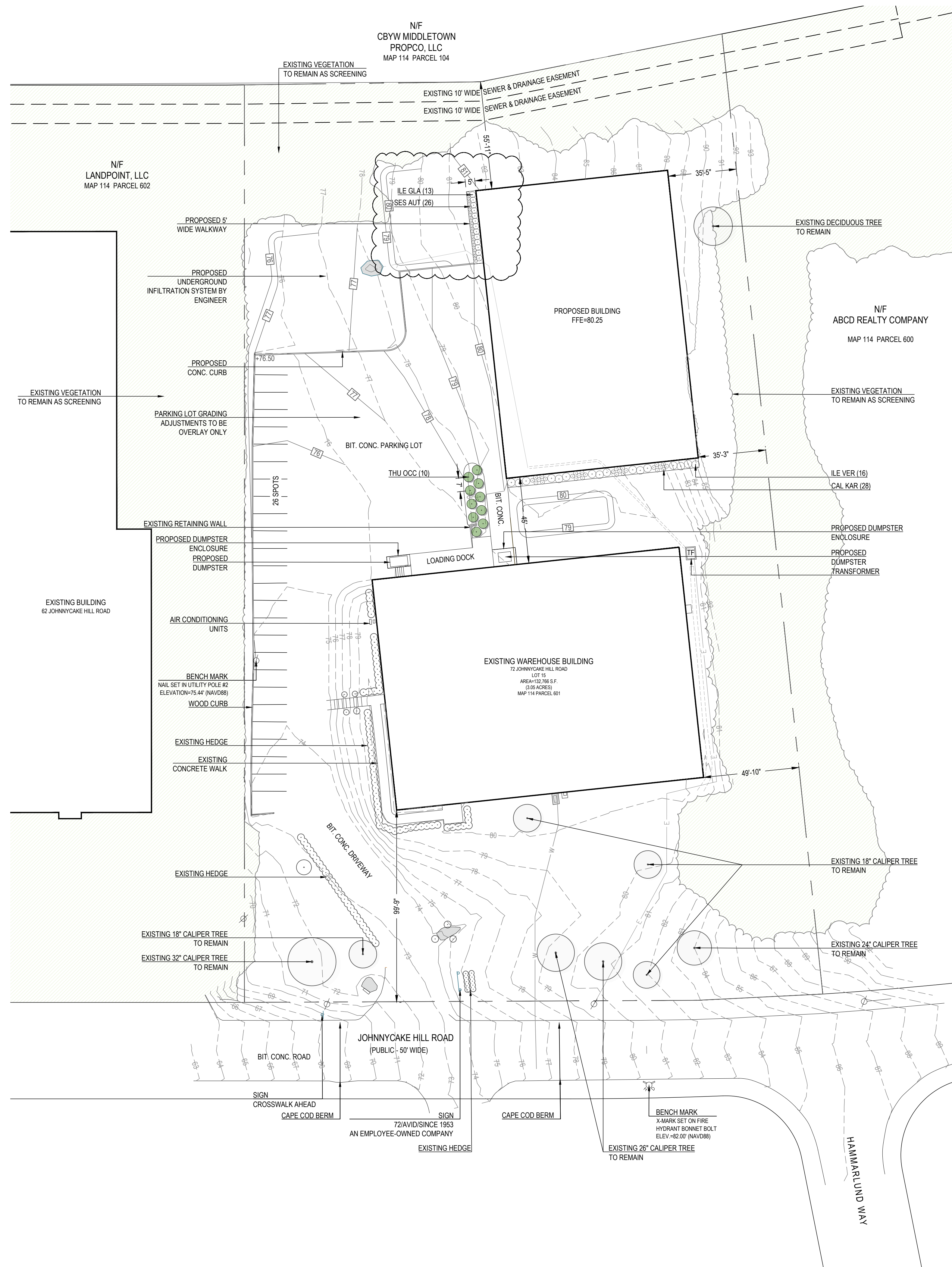
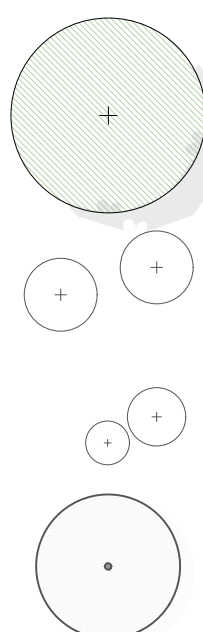
PARKING LOT TREES - 0 TREES REQUIRED, NO NEW PARKING PROSED
MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
TREES AT EAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA

SCENIC VIEWS
SCENIC VIEWS AND HISTORICALLY SIGNIFICANT LANDSCAPE FEATURES PRESERVED TO THE MAXIMUM EXTENT REASONABLY POSSIBLE
CONSISTENT WITH TOWN CODE CHAPTER 96: TREE PRESERVATION AND PROTECTION
CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS

MAINTENANCE
FOR LARGER PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED
LANDSCAPE MAINTENANCE PLANS ARE REQUIRED BY SECTION 523, AND PERFORMANCE AND MAINTENANCE GUARANTEES ARE REQUIRED
UNDER ARTICLE 7.

PLANTING LEGEND

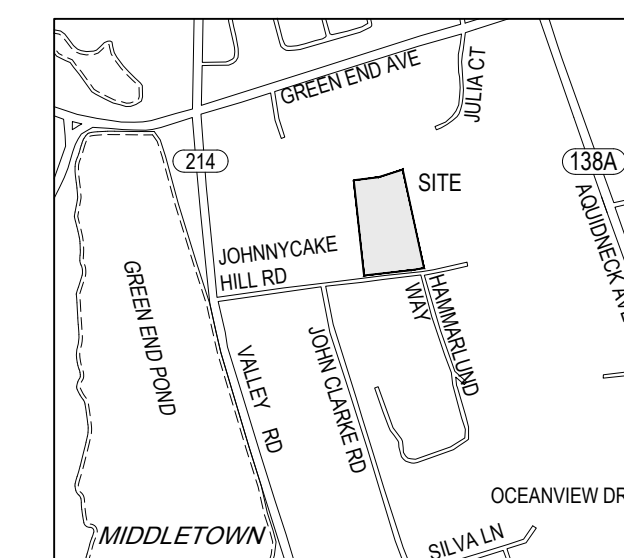
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
EVERGREENS					
THU OCC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	10	7/8" B&B	7' O.C.
SHRUBS					
ILE GLA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	13	5 GAL.	36"
ILE VER	ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	16	7 GAL.	48"
GRASSES					
CAL KAR	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER GRASS	28	1 GAL.	24"
SES AUT	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	26	1 GAL.	16"



VERDE DESIGN + HORTICULTURE
18 WILDFLOWER LANE
JAMESTOWN, RI 02835
O. 401-619-0562
verdegarden@gmail.com

ARCHITECT
CORDTSEN DESIGN
SPENCER CORDTSEN MCCOMBE, AIA, LEED AP
42 WEST MAIN ROAD
MIDDLETOWN, RI 02842
401-619-4889

CIVIL ENGINEER
LDEC
LAND DEVELOPMENT ENGINEERING
& CONSULTING LLC
207 HIGH POINT AVE. UNIT 6
PORTSMOUTH, RI 02871
401-354-2050



72 JOHNNYCAKE HILL RD
MIDDLETOWN, RI
MAP 114, PARCEL 601



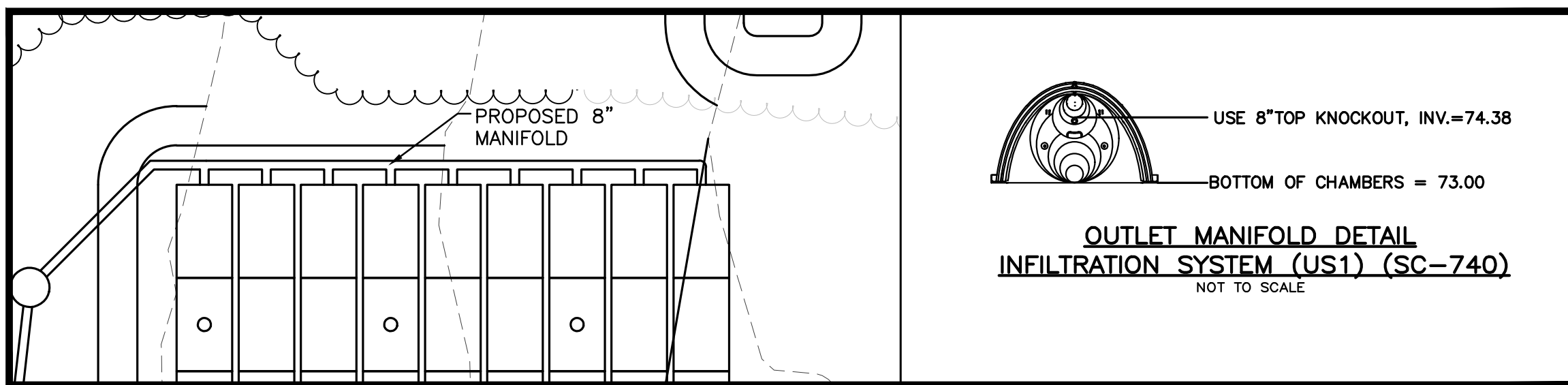
PROJECT NUMBER: 23.072
DRAWN BY: MS
CHECKED BY: PR
SCALE: 1" = 30'-0"
DATE: 01.29.2024

REVISIONS:

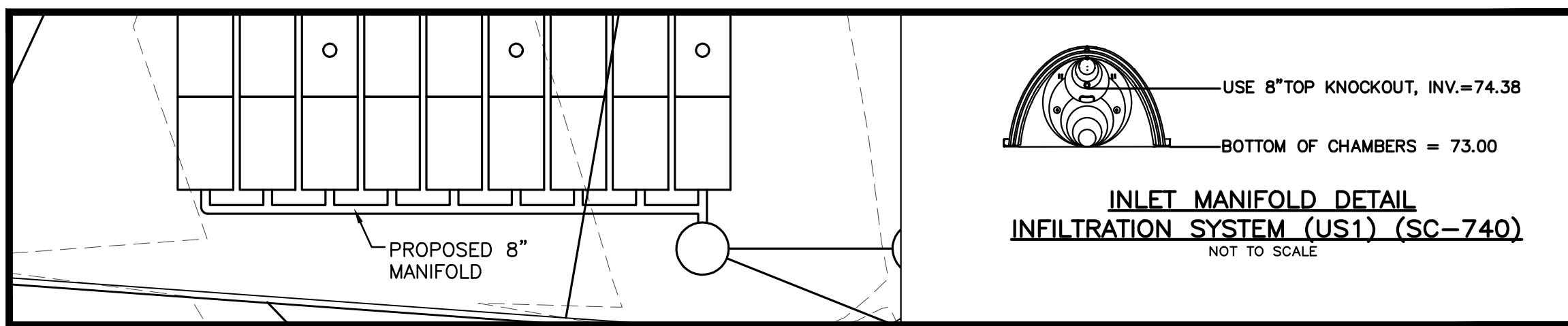
01.29.2024	CHANGE GRASS TO SES AUT

PLANTING PLAN

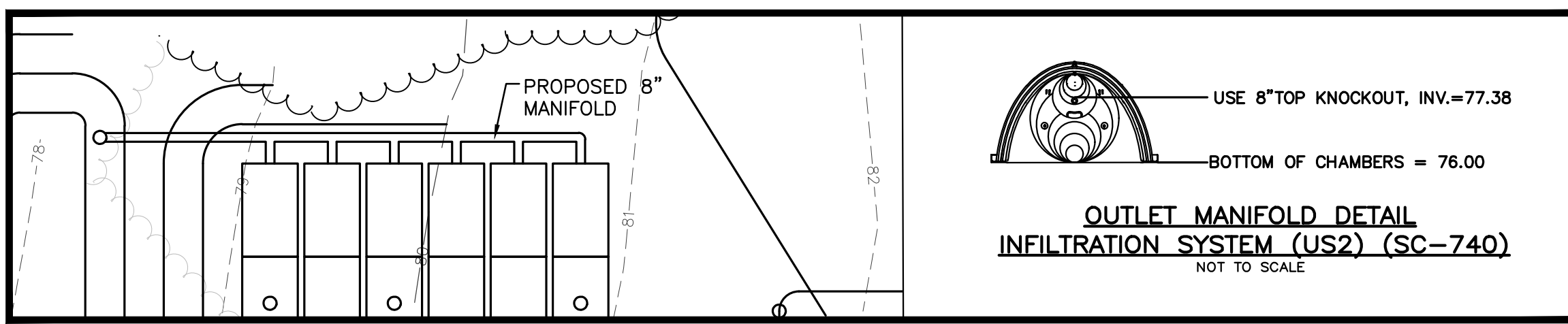




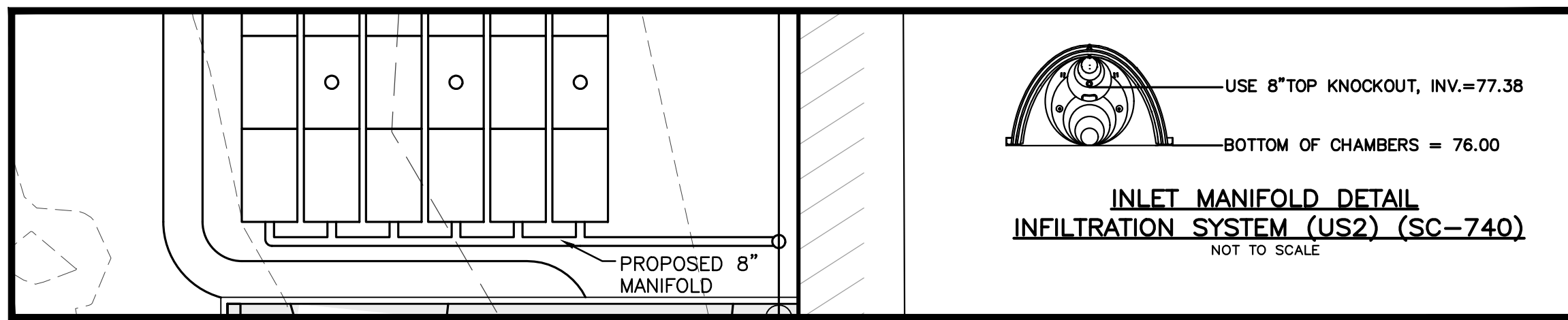
USE 8" TOP KNOCKOUT, INV.=74.38
 BOTTOM OF CHAMBERS = 73.00
OUTLET MANIFOLD DETAIL
INFILTRATION SYSTEM (US1) (SC-740)
 NOT TO SCALE



USE 8" TOP KNOCKOUT, INV.=74.38
 BOTTOM OF CHAMBERS = 73.00
INLET MANIFOLD DETAIL
INFILTRATION SYSTEM (US1) (SC-740)
 NOT TO SCALE



USE 8" TOP KNOCKOUT, INV.=77.38
 BOTTOM OF CHAMBERS = 76.00
OUTLET MANIFOLD DETAIL
INFILTRATION SYSTEM (US2) (SC-740)
 NOT TO SCALE



USE 8" TOP KNOCKOUT, INV.=77.38
 BOTTOM OF CHAMBERS = 76.00
INLET MANIFOLD DETAIL
INFILTRATION SYSTEM (US2) (SC-740)
 NOT TO SCALE

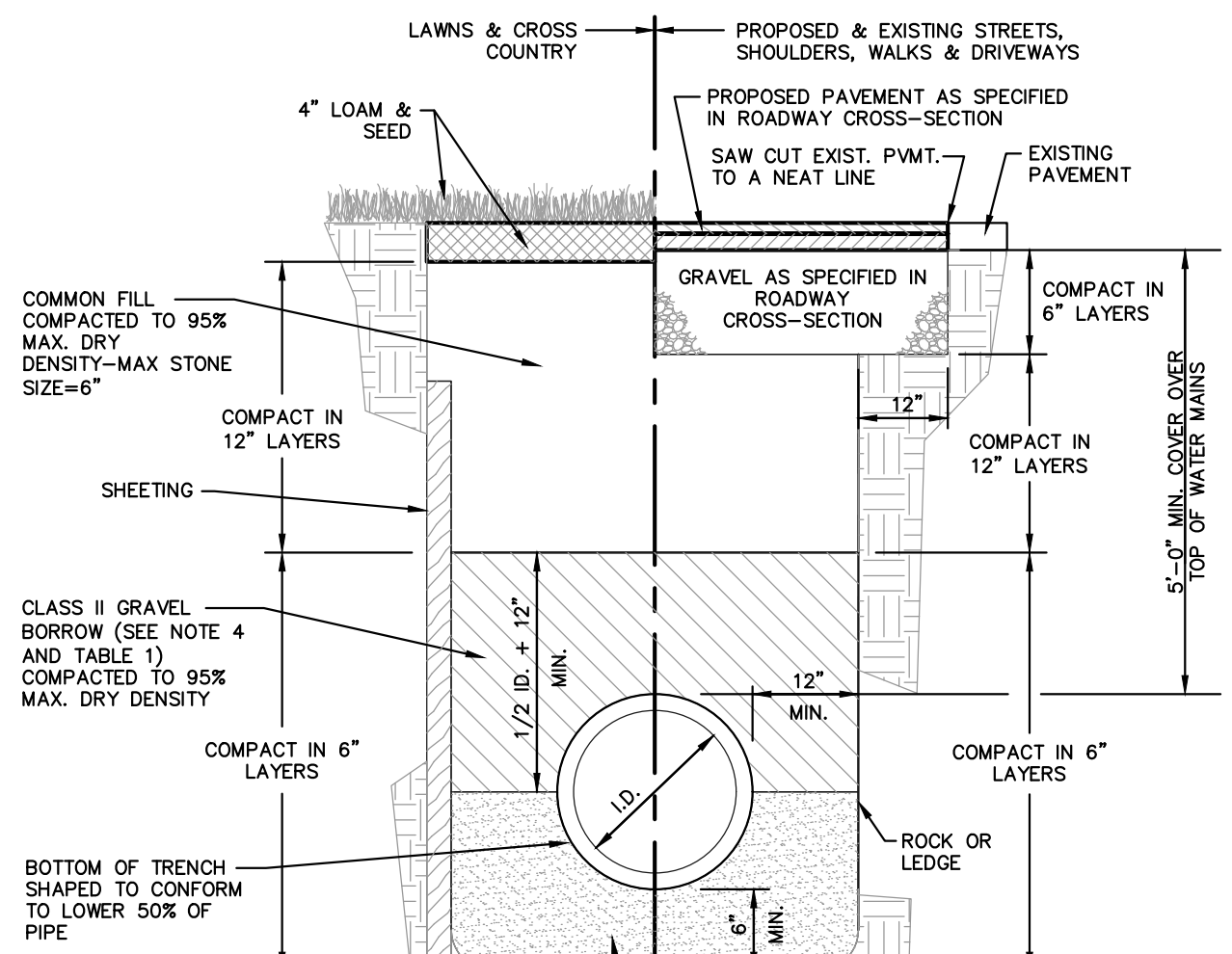
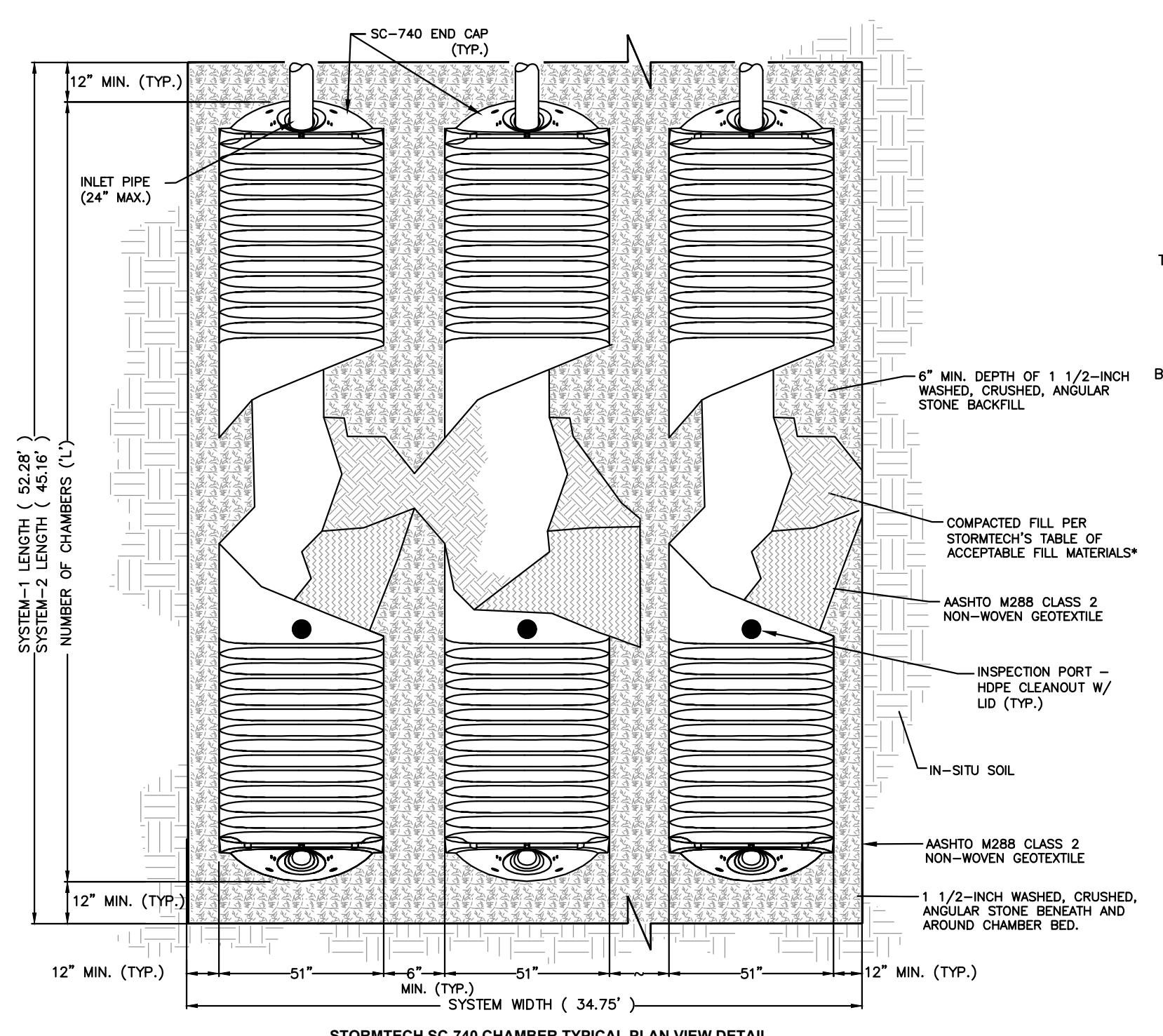


TABLE 1	
NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 16	1
18 AND LARGER	1-1/2

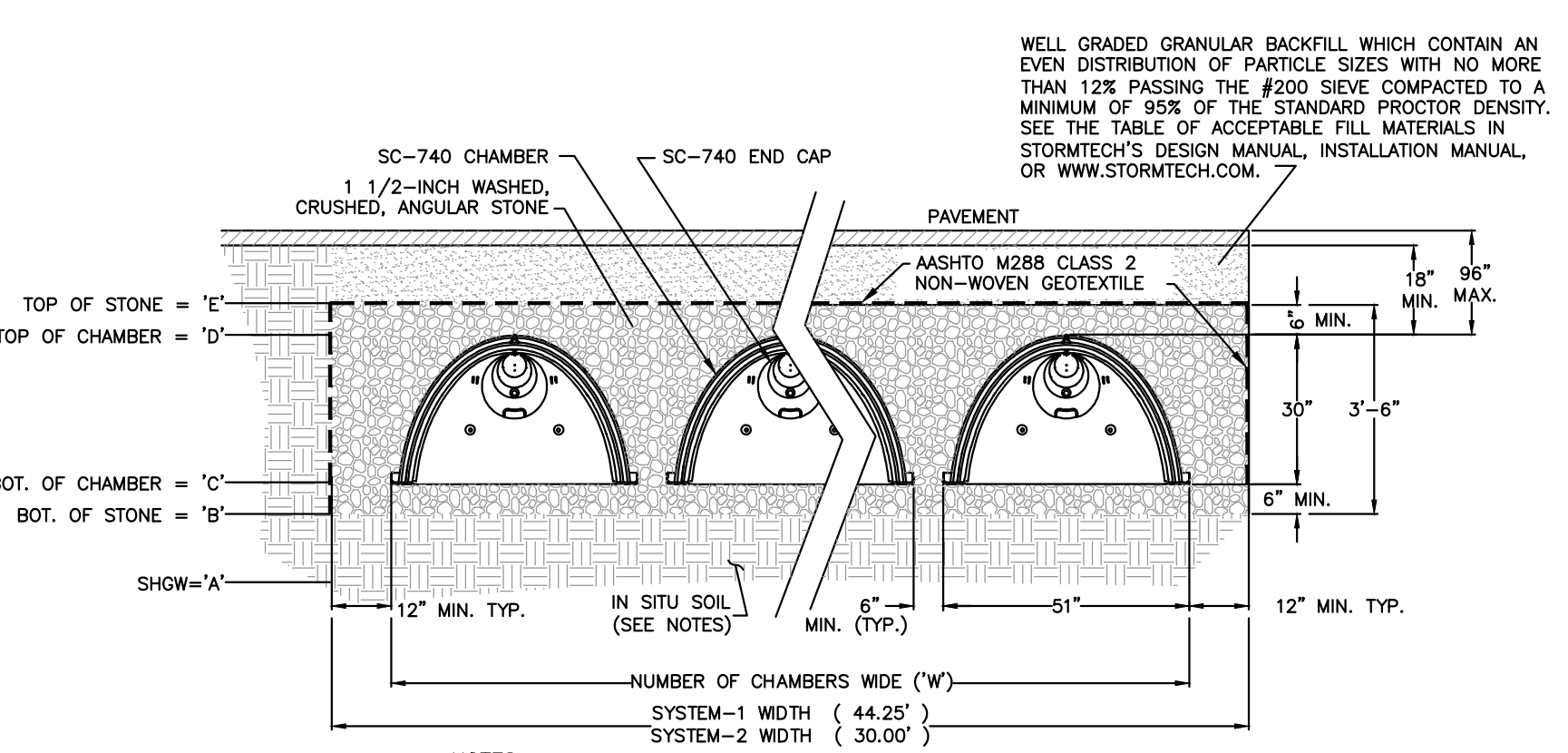
- NOTES:**
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
 - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
 - CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE, THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
 - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

TP-1		TP-2	
0"	47.3	0"	47.3
30"	46.3	30"	46.3
48"	45.0	48"	45.0
120"	38.3	120"	38.3
TP-3		TP-4	
0"	47.3	0"	47.3
12"	46.3	18"	46.3
18"	45.0	24"	45.0
72"	38.3	72"	38.3

SOIL NOTES
 SOIL EVALUATION PERFORMED BY
 MICHAEL E. RUSSELL ON OCTOBER 17,
 2022 & NOVEMBER 8, 2022.

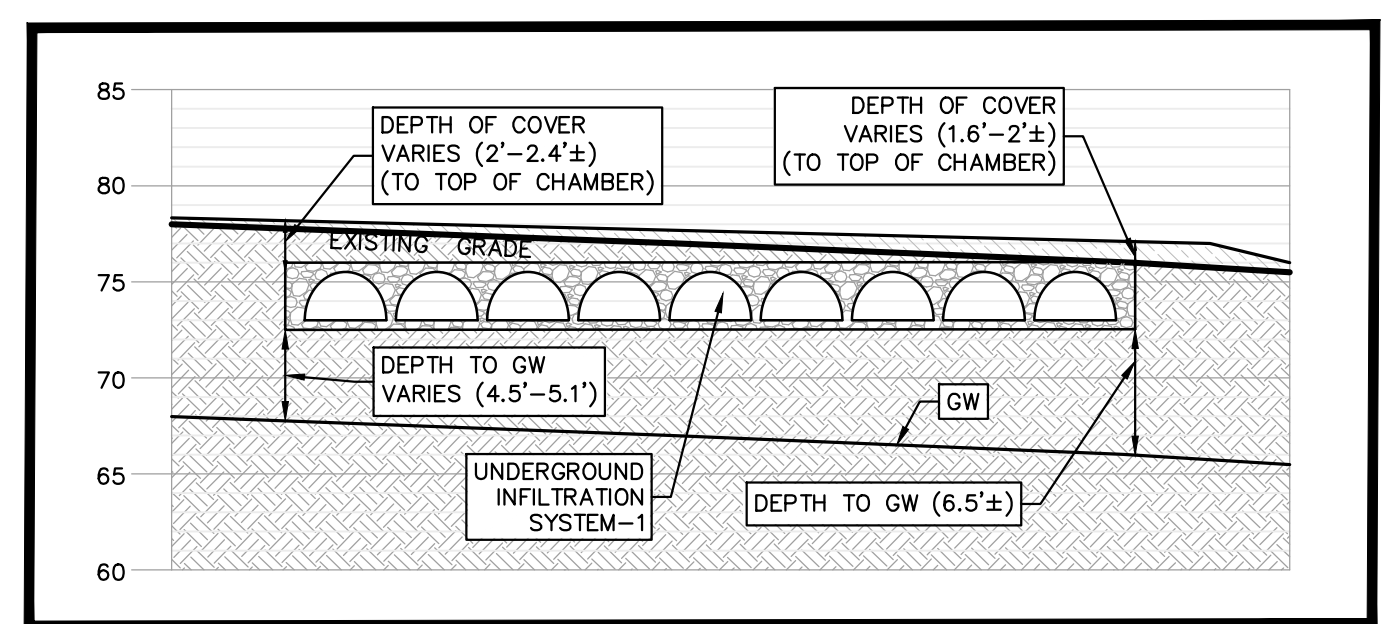


STORMTECH INFILTRATION SYSTEM-1&2 DETAIL
 NOT TO SCALE

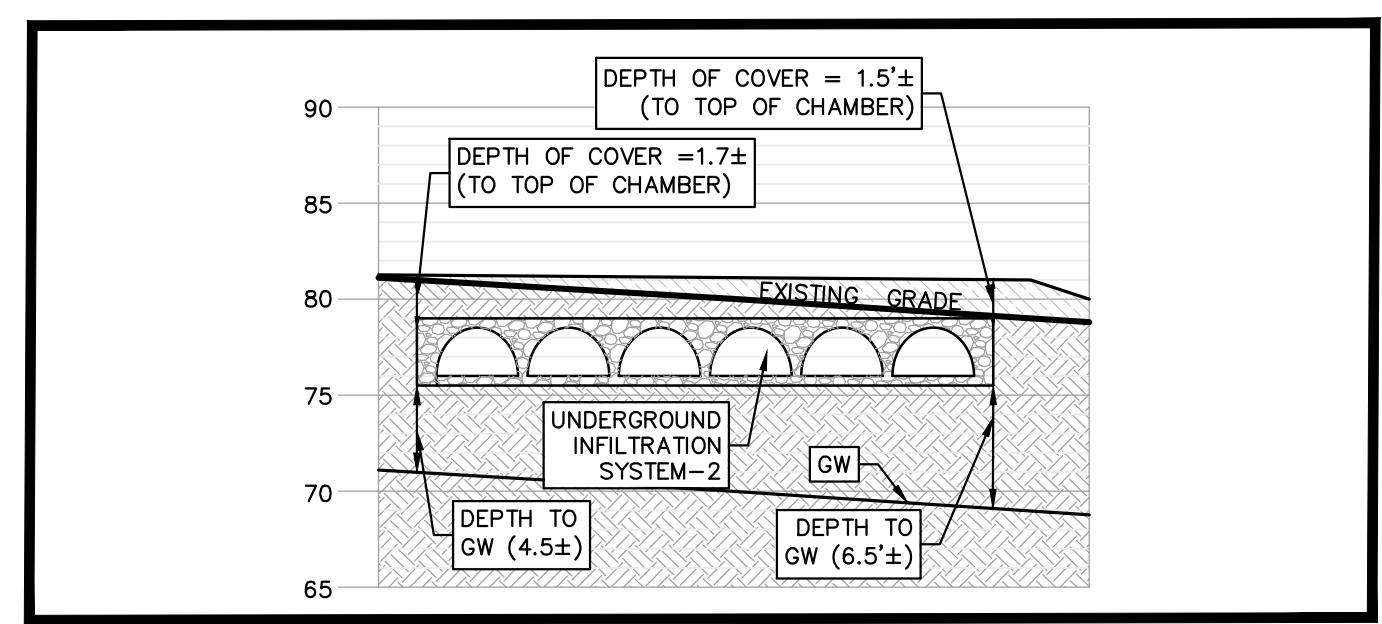


STORMTECH INFILTRATION SYSTEM-1&2 SC-740 DETAIL
 NOT TO SCALE

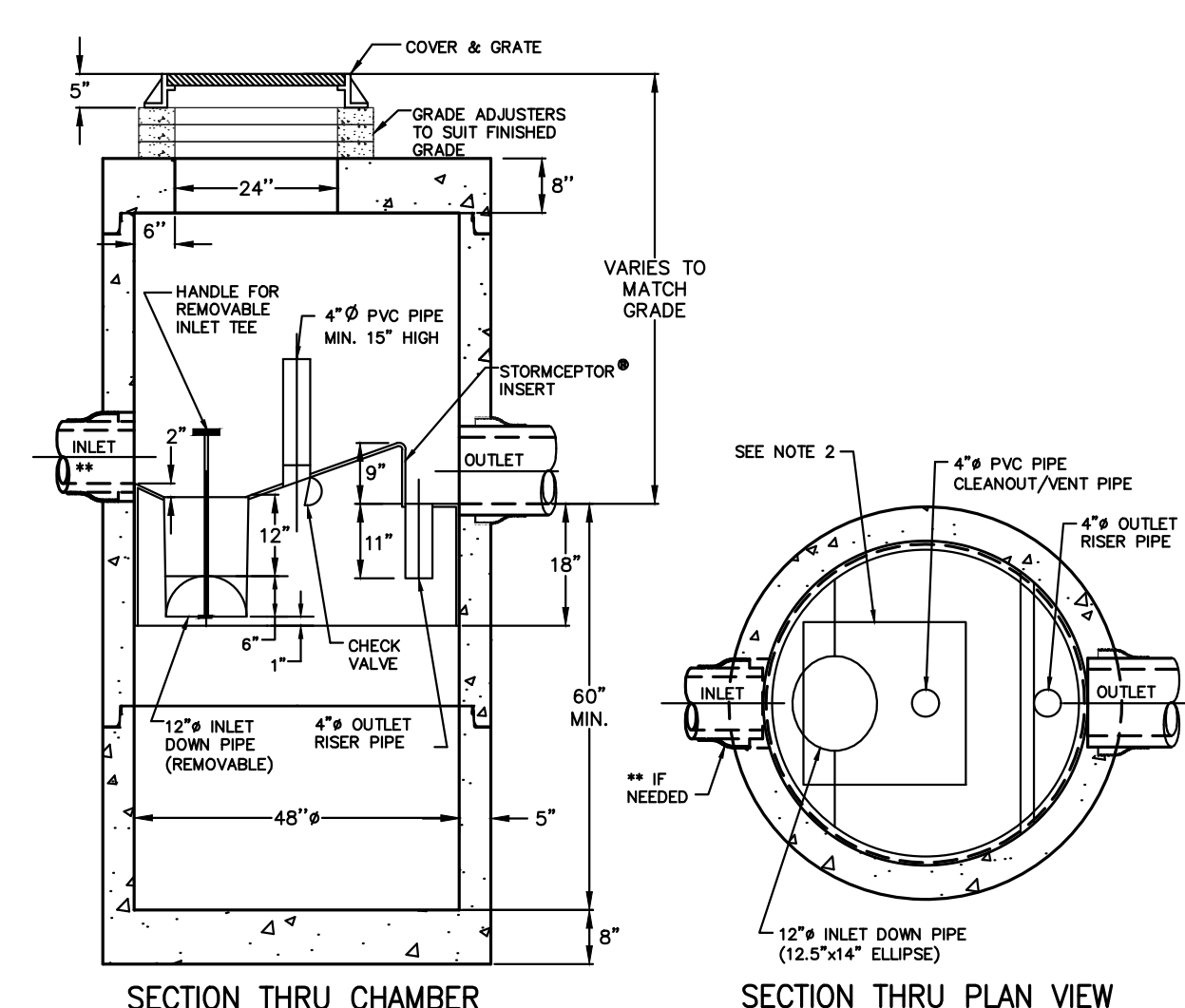
UNDERGROUND INFILTRATION SYSTEM (US1)										
UNDERGROUND SYSTEM	TEST HOLE	EXISTING ELEV.	SHOW ELEV. 'A'	BOT. OF STONE 'B'	BOT. OF CHAMBER 'C'	TOP OF CHAMBER 'D'	TOP OF STONE 'E'	NUMBER OF CHAMBERS WIDE 'W'	NUMBER OF CHAMBERS LONG 'L'	TOTAL NUMBER OF CHAMBERS
1	TH-1	78.0	68.0 (120")	72.50	73.00	75.50	76.00	9	7	63
2	TH-2	81.0	71.0 (120")	75.50	76.00	78.50	79.00	6	6	36



INFILTRATION SYSTEM-1 SOIL PROFILE DETAIL
 NOT TO SCALE



INFILTRATION SYSTEM-2 SOIL PROFILE DETAIL
 NOT TO SCALE



- NOTES:**
- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 - THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/ VENT PIPE.
 - THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6088765, #6371690.
 - THIS IS A GENERAL ARRANGEMENT DRAWING CONSULT LOCAL REPRESENTATIVE FOR SPECIAL CONDITIONS.

CSR Hydro Conduit
STC 450i Precast Concrete Stormceptor®
 (450 US Gallon Capacity)
STORMCEPTOR
 NOT TO SCALE

NO.	DATE	DESCRIPTION
1.	1/22/2024	GENERAL REVISIONS PER PLANNING BOARD CONDITIONS AND TOWN COMMENTS

PLAN REVISIONS

DATE: JANUARY 3, 2023

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO: 22085

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

COMMERCIAL SITE DEVELOPMENT PLANS
 72 JOHNNYCAKE HILL ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 114, PARCEL 601
 PREPARED FOR
 GG PROPERTIES, LLC

DRAWING TITLE:

CONSTRUCTION DETAILS

SCALE: **AS NOTED**

SHEET NO.