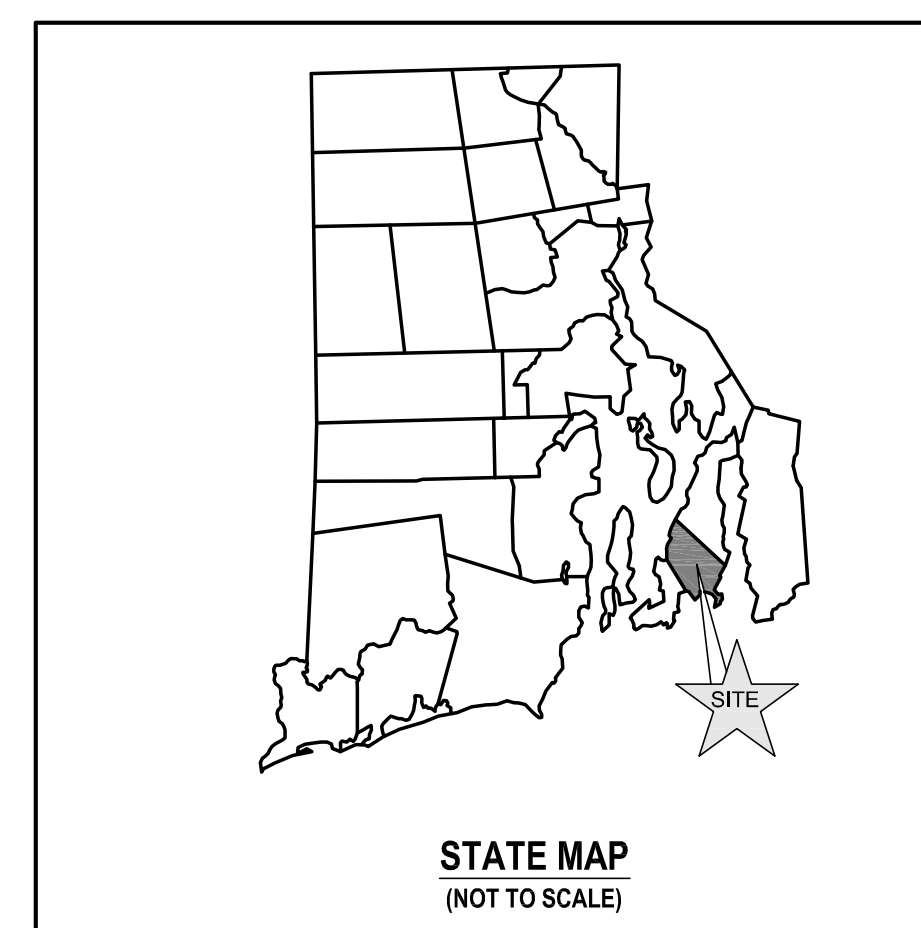
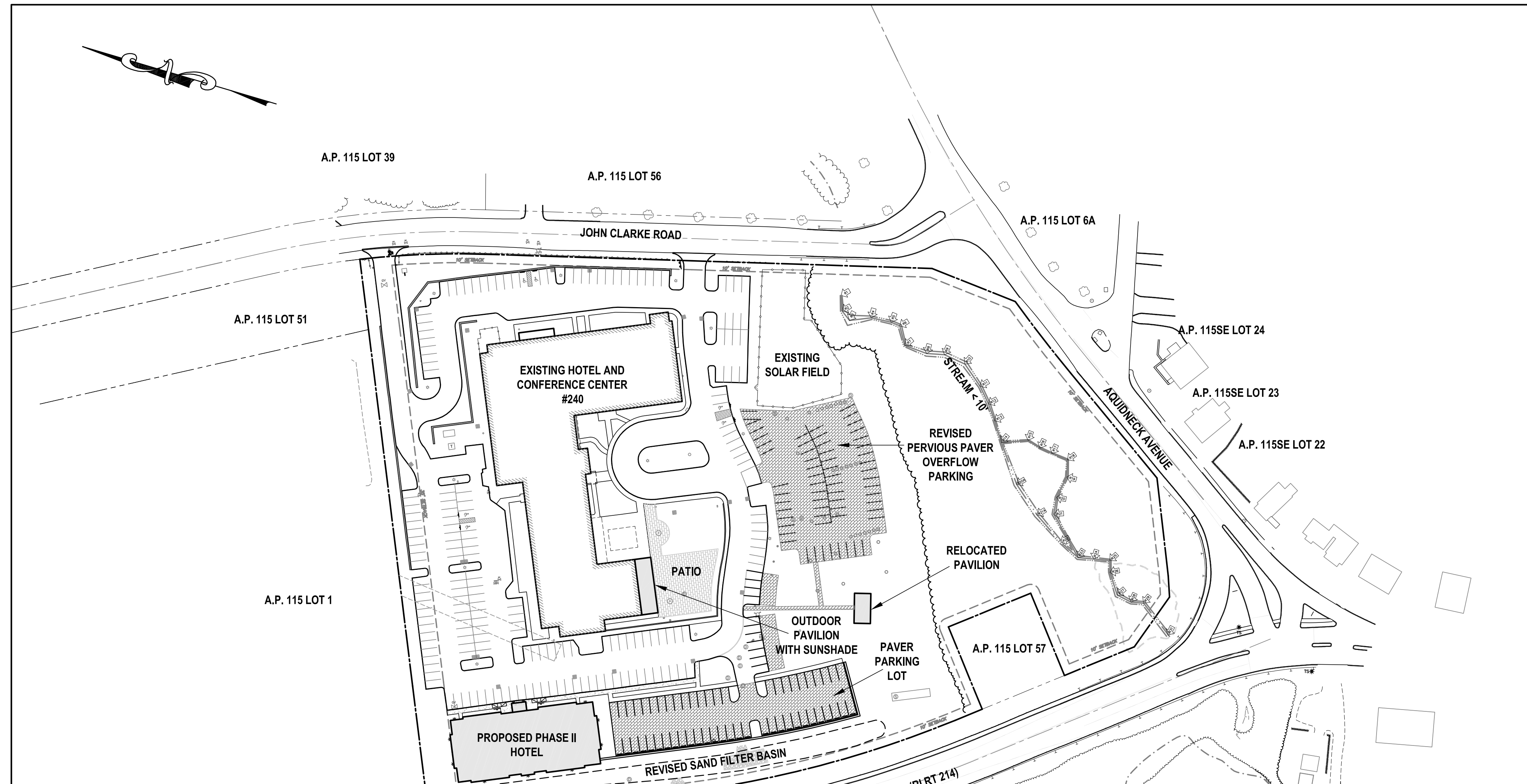


WYNDHAM NEWPORT HOTEL: PHASE II

FORMERLY SEAVIEW INN (CAMBRIA SUITES) RIDEM FILE NO. 14-0053

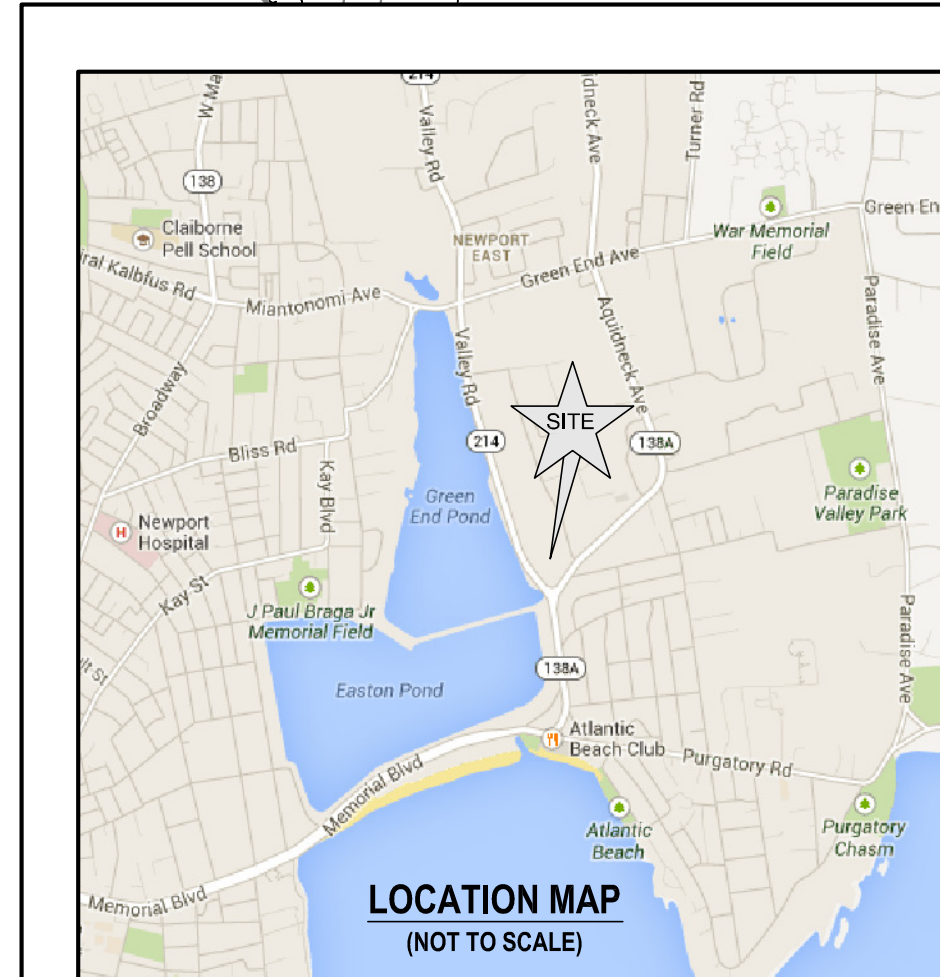
PLAT 115 LOT 54

#240 AQUIDNECK AVENUE (JOHN CLARKE ROAD AND VALLEY ROAD)
MIDDLETOWN, RHODE ISLAND 02842



SITE PLAN

SCALE = 1"=80'



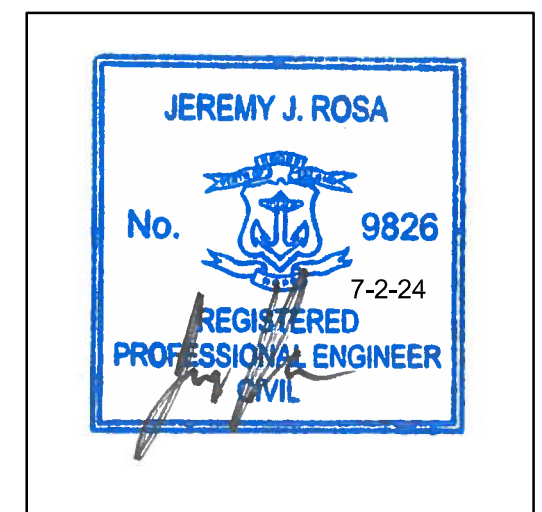
CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
6 VALLEY ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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



ENGINEER CERTIFICATION

PREPARED FOR:

SEAVIEW INN LLC
240 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842

JULY 2, 2024 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

- TITLE SHEET
- SITE / CIVIL NOTES
- EXISTING CONDITIONS SHEET
- PROPOSED CONDITIONS SHEET
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- SHEET 1
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SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
RIDOT PAPA AND RIDEM RIPDES	NOV. 22, 2022	
RIDEM	MAY 11, 2023	RESPONSE TO COMMENTS
TOWN OF MIDDLETOWN	SEP 18, 2023	RESPONSE TO COMMENTS
RIDOT	DEC 11, 2023	PAP APPLICATION
RIDOT	MAR 13, 2024	RESPONSE TO COMMENTS
TOWN OF MIDDLETOWN	JUL 2, 2024	

GENERAL NOTES

- PROPERTY LINE, NORTH ARROW, AND EDGE OF ROADS TAKEN FROM PLAN ENTITLED, "PLAN OF LAND A.P. 115 LOTS 5, 53, 54, & 55, AQUIDNECK CORPORATE PARK", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED 19AUG08.
- TOPOGRAPHIC CONTOURS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CENTERLINE OF STREAM FLAGGED IN AUGUST 2013 BY GIFFORD DESIGN GROUP.
- PHASE I IMPROVEMENTS WERE FIELD LOCATED BY NE&C IN OCTOBER AND NOVEMBER OF 2017 AND JULY OF 2024.
- THE ENTIRE SITE IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOODING, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAN PER FIRM 44005C0181J. THE ADJACENT GREEN END POND HAS A ZONE AE FLOOD ELEVATION OF 16 AND IS CONNECTED TO THE SITE VIA A CULVERT SITUATED BELOW THIS FLOOD ELEVATION. IT CAN BE EXPECTED THAT DURING A 100-YEAR FLOOD EVENT THE FLOODING WILL SURCHARGE THIS CULVERT AND FLOOD THE SITE UP TO THIS ELEVATION. THIS FLOODLINE HAS BEEN SHOWN ON THE PLANS AS A ZONE AE (EL 15).
- THE SITE IS LOCATED PARTIALLY WITH THE MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1.
- 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).
- PHASE 1 OF THIS DEVELOPMENT WAS PERMITTED UNDER WETLAND APPLICATION NO. 14-0052, RIDGES NO. RIR101133, UIC NO. 001601 AND RIDOT PAPA NO. 140319, PHASE 2 OF THIS DEVELOPMENT WAS PERMITTED UNDER WETLANDS APPLICATION NO. 22-0499.
- 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.
- 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.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
- 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 ENGINEERS 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."
- ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
- THIS PROJECT WAS APPROVED BY RIDOT UNDER PAP APPLICATION 23-163.

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 TOWN OF MIDDLETOWN, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF THE AREA TO BE GRADED 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 TOWN OF MIDDLETOWN.
- WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
- TEMPORARY EROSION CONTROL 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 SUBJECTED TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

- THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING SERVICES ARE PRELIMINARY.
- THE LOCATION OF PROPOSED GAS SERVICE CONNECTION TO THE EXISTING SERVICE IS PRELIMINARY. FINAL DESIGN OF THE GAS SERVICE IS SUBJECT TO APPROVAL BY RI ENERGY.
- THE LOCATIONS OF WATER SERVICE CONNECTIONS TO THE EXISTING SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
- ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- PROPOSED SEWER SERVICE CONNECTION TO EXISTING SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- 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 HYDROTESTING 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.
- UNLESS OTHERWISE SPECIFIED, ANY ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE. THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.

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.
- THE 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.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION SEQUENCE:

- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- REMOVE LOAM AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE AREA OF CONSTRUCTION VIA THIS ENTRANCE.
- INSTALL FILTER SOCKS, SILT FENCES, SILT SACKS, CHECK DAMS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.
- REMOVE VEGETATION ONLY WHERE NECESSARY. ANY STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
- REVISE SAND FILTER PER DETAILS AND NOTES. ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER. THIS WORK INCLUDES THE RESHAPING OF THE PONDING AREA, THE REVISION TO THE CONCRETE WEIR, THE INSTALLATION OF THE ORIFICE OUTLET CAP, AND THE INSTALLATION OF A STONE OVERFLOW WEIR.
- EXCAVATE AREA OF PROPOSED PHASE II STRUCTURE, COORDINATE WITH BUILDING FOUNDATION INSTALLATION AS NECESSARY TO SUPPORT EXISTING PARKING LOT.
- CONSTRUCT PHASE 2 STRUCTURE FOUNDATION.
- CONNECT UTILITY SERVICES TO EXISTING SERVICES IN COORDINATION WITH PROVIDING ENTITIES.
- COMPLETE PHASE 2 STRUCTURE CONSTRUCTION.
- INSTALL ADJACENT PHASE 2 IMPROVEMENTS. THESE IMPROVEMENTS TO INCLUDE SIDEWALKS, AREAS OF EXPANDED PAVED PARKING, AREAS OF IMPERVIOUS OVERFLOW PAVER PARKING.
- REMOVE AND STOCKPILE LOAM IN AREA OF RETAINING WALL AND CONSTRUCTION. ENSURE THAT ADDITIONAL EROSION CONTROLS ARE IN PLACE BETWEEN WALL AND REVISED SAND FILTER PRIOR TO ANY EXCAVATION OR STRIPPING. COORDINATE WORK WITH INSTALLATION OF PERVIOUS PAVER OUTLET STRUCTURE. ENSURE THAT INSTALLATION OF WALL DOES NOT COMPROMISE THE EXISTING SEWER SERVICE IN THE VICINITY.
- PROGRESS WALL CONSTRUCTION AND BACKFILL SLOPE WITH SUITABLE MATERIAL. REFER TO EARTHWORK NOTES BELOW FOR MATERIAL AND COMPACTION REQUIREMENTS.
- ONCE BACKFILL AREA HAS REACHED THE BOTTOM OF THE PERVIOUS PAVER RESERVOIR LEVEL ELEVATION (REFER TO DETAILS), BEGIN PREPARATION TO INSTALLED PAVER STONE LAYERS. THESE PREPARATIONS INCLUDE ENSURING THAT ADJACENT WORK IS COMPLETED AND STABILIZED. VEGETATED AREAS SHALL THOROUGHLY STABILIZED WITH GRASS OR OTHER PLANTINGS AS APPROPRIATE. ADDITIONAL STRAW BALES SHALL BE PLACED UPSTREAM OF THE PERVIOUS PAVER STONE AREA TO MINIMIZE INCIDENTAL SEDIMENTATION.
- INSTALL FILTER FABRIC AND RESERVOIR STONE LAYER WITH PERFORATED PIPE SYSTEM AS SHOWN ON SITE PLANS. CONNECT PERFORATED PIPE SYSTEM TO OUTLET STRUCTURE. ENSURE THAT UNDERDRAIN SYSTEM IS FULLY FUNCTIONAL PRIOR TO PLACEMENT OF ADDITIONAL STONE LAYERS. MONITOR DRAIN DOWN TIME DURING RAIN EVENTS. SHOULD THE SYSTEM FAIL TO DRAIN WITHIN 24 HOURS, NOTIFY DESIGN ENGINEER PRIOR TO FURTHER WORK
- INSTALL FILTER FABRIC OVER RESERVOIR STONE AND INSTALL PEASTONE LAYER, SAND LAYER, AND CHOKER COURSE. EACH LAYER SHALL BE FULLY PLACED AND LEVELED BEFORE THE NEXT LAYER IS ADDED.
- ONCE CHOKER COURSE HAS BEEN PLACED AND LEVELED, THE PAVERS MAY BE INSTALLED. CONTRACTOR TO ENSURE THAT PAVERS MEET THE CRITERIA INDICATED IN THE DETAILS PROVIDED IN THIS SET. PAVER VOID MATERIAL SHALL BE COMPACTED WITH A MINIMUM 5,000 LB. PLATE COMPACTOR
- AFTER PAVERS HAVE BEEN INSTALLED, THE TOP BLOCKS OF THE RETAINING WALL WITH THE GUARD RAILS MAY BE INSTALLED. INSTALL CONCRETE CAR STOPS WHERE SHOWN ON SITE PLANS.
- REMOVE EROSION CONTROL MEASURES AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

2. EARTHWORK 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.
- NO DRAINAGE AREAS OR PERVIOUS PAVEMENT AREAS SHALL BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT. THESE AREAS SHOULD BE DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
- 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, RETAINING WALLS 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 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.
- TEMPORARY EROSION CONTROLS MAY BE MOVED OR SUPPLEMENTED DURING CONSTRUCTION AT THE CONTRACTORS DISCRETION IN ORDER TO BEST PROTECT SPECIFIC AREAS OF WORK. IN PARTICULAR, IT IS CRITICAL THAT AREAS OF PERVIOUS PAVER CONTRUBION BE ISOLATED FROM SEDIMENTATION.
- 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 L1 & L2.
- 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
F. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. SEEC 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 EROSION CONTROL 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.
- ANY TEMPORARY EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS. NOTE THAT NO FINAL GRADES ARE TO EXCEED 3:1 SLOPES.
- 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.
- EROSION CONTROL BARRIERS SHALL BE MOVED OR REINFORCED AS NECESSARY DEPENDING ON THE AREAS OF THE SITE CURRENTLY IN PROGRESS.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND REESTABLISHED AS NECESSARY.
- SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

ZONING: OPA DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN AREA:	40,000 SF	442,267 SF	442,134 SF
MIN FRONTAGE:	150 FT	745 FT	745 FT
MAX LOT COVERAGE:	35 %	9.5 %	12.2 %
MAX HEIGHT:	40 FT	NM	NM
FRONT YARD SETBACK:	10 FT	58.6 / 184.8 FT	58.6 / 214 FT
SIDE YARD SETBACK:	35 FT	120.8 FT	35.0 FT
REAR YARD SETBACK:	40 FT	N/A	N/A
SIDE ACCESS, SETBACK:	25 FT	N/A	N/A
REAR ACCESS, SETBACK:	10 FT	N/A	N/A

STORMWATER MAINTENANCE NOTES:

REFER TO OPERATIONS AND MAINTENANCE DOCUMENT PROVIDED TO SATISFY THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT, DESIGN, AND INSTALLATION RULES MINIMUM STANDARD #11 FOR FREQUENCY OF MAINTENANCE AND CHECKLISTS OF REQUIRED MAINTENANCE.

1. SAND FILTER MAINTENANCE:

- THE SLOPES OF THE FILTERS SHOULD BE INSPECTED FOR EROSION AND GULLING.
- REINFORCE EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OVERFLOW SPILLWAYS, OR THE EXISTING RIPRAP HAS BEEN COMPROMISED.
- THE DRAIN BASINS ON-LINE TO THE UNDERDRAINS SHALL BE INSPECTED FOR LEAKY JOINTS OR CRUSHED LINES. UNDERDRAIN AND OUTLET PIPE SHALL BE CLEAN AND FREE OF MATERIALS THAT CAN REDUCE FLOW.
- THE OUTLET OF THE UNDERDRAINS SHALL BE CHECKED FOR EROSION AND/OR DETERIORATION OF THE STONE OUTLET PROTECTION.
- ANY AREAS WITHIN THE EXTENT OF THE FILTERS THAT ARE SUBJECT TO EROSION OR GULLING SHOULD BE REPLENISHED WITH THE ORIGINAL DESIGN MATERIAL AND RE-VEGETATED ACCORDING TO DESIGN DRAWINGS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION. EMBANKMENT STABILITY SHOULD BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS.
- MOW THE GRASS AROUND THE PERIMETER OF AND WITHIN THE FILTERS. SEED BARE AREAS, AND REMOVE LITTER AND DEBRIS AT LEAST THREE TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN TWELVE INCHES. REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE FILTERS. ANY INVASIVE VEGETATION ENCRACING UPON THE PERIMETER OF THE FILTERS SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBTING ACCESS TO THE FACILITIES. COMPROMISING SIGHT VISIBILITY, AND/OR COMPROMISING THE ORIGINAL DESIGN INTENT. IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED, CHECK TO ENSURE THAT WATER INFILTRATES WITHIN TWO DAYS FOLLOWING STORMS.
- SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH. IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6 INCHES OF SAND SHOULD BE REMOVED AND REPLACED. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THIS REMOVED SURFACE THEN THAT MATERIAL SHOULD ALSO BE REMOVED AND REPLACED UNTIL ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE FILTER CHAMBER. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

2. CONVEYANCE STRUCTURE MAINTENANCE:

- ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED FOR EVIDENCE OF CLOGGING OR RAPID RELEASE OF FLOW.
- ANY ROOF LEADERS AND COLLECTOR PIPES SHOULD BE INSPECTED FOR ANY STRUCTURAL FAULTS. ANY FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
- ROOF RUNOFF STRUCTURES SUCH AS GUTTERS AND DOWNSPOUTS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW. A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF NECESSARY TO DETERMINE WHETHER A STRUCTURE HAS BEEN COMPROMISED.

3. PERVIOUS PAVEMENT:

- PERVIOUS PAVEMENT SHALL BE VACUUMED AT LEAST TWICE A YEAR, PARTICULARLY AFTER WINTER AND FALL MONTHS. A VACUUMING SHALL BE PERFORMED IF STANDING WATER IS OBSERVED.
- ENSURE THAT ADJACENT AREAS ARE STABILIZED WITH VEGETATION TO MINIMIZE ANY INCIDENTAL SEDIMENT TRANSPORT.
- APPLY DE-ICING TREATMENT DURING AND AFTER STORMS AS NECESSARY. PLOWING IS NOT RECOMMENDED. SHOVELING IS PREFERRED.
- SANDING AND SALTING OF THE PERVIOUS PAVEMENT SURFACE SHALL BE MINIMIZED.

4. RIPRAP SPILLWAY MAINTENANCE:

- THE SPILLWAY SHOULD BE INSPECTED FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.

5. MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

PARKING CALCULATIONS:

REQUIRED PARKING PER APPROVED ORIGINAL PHASE 1 PARKING:

HOTEL ROOMS	1 PER UNIT PLUS 5
- 143 UNITS	148 SPACES REQUIRED

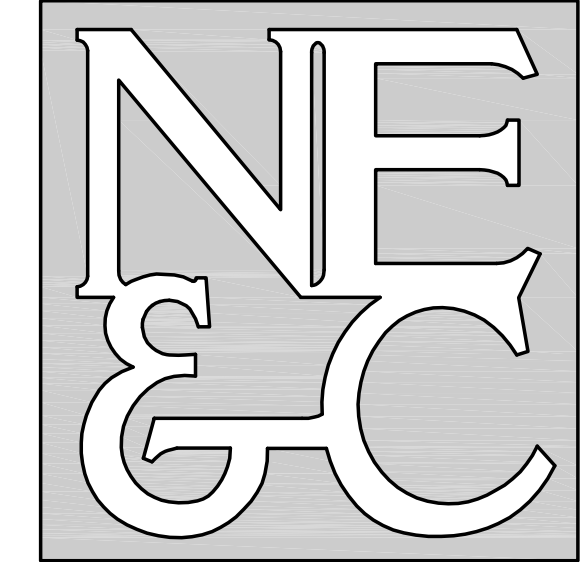
REQUIRED PARKING FOR PHASE 2 UNDER CURRENT ZONING ORDINANCE:

HOTEL ROOMS	1 PER UNIT PLUS 4
- 72 UNITS	76 SPACES REQUIRED

TOTAL SPACES REQUIRED: 224 SPACES

TOTAL SPACES PROVIDED: 303 SPACES

NORTHEAST ENGINEERS & CONSULTANTS, INC.

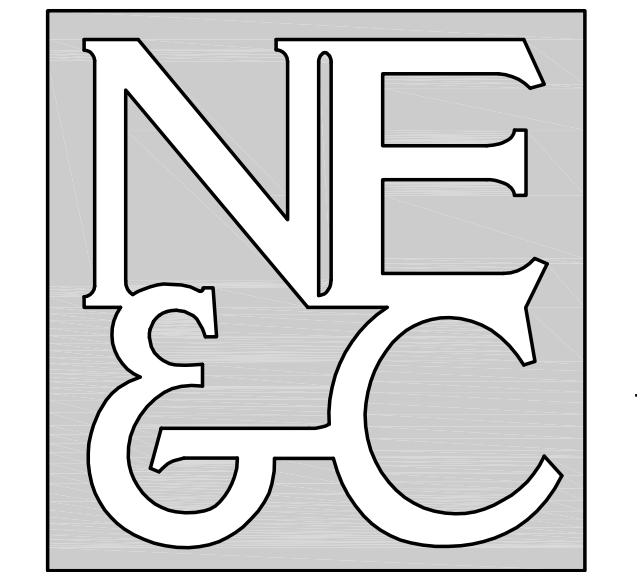


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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

3	TOWN SUBMISSION	2JUL24			
2	TOWN SUBMISSION	18SEP23			
1	RESPONSE TO RIDEM COMMENTS	11MAY23			
No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	N/A	Date:	22NOV22		
Project Title:					
WYNDHAM NEWPORT HOTEL (PHASE II) A.P. 115 LOT 54 #240 AQUIDNECK AVENUE (JOHN CLARKE ROAD & VALLEY ROAD) MIDDLETOWN, RHODE ISLAND					
Client/Owner:					
SEAVIEW INN LLC 240 AQUIDNECK AVENUE MIDDLETOWN, RI 02842					
Issued for:					
PERMITTING					
Drawing Title:					
PROJECT NOTES					
Drawing Number:					
C-2					
Sheet 2 of 8					
Project Number:					
09001.0					
Survey Index:					
- -					
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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NOTES:

- PROPERTY LINE, NORTH ARROW, AND EDGE OF ROADS TAKEN FROM PLAN ENTITLED, "PLAN OF LAND A.P. 115 LOTS 5, 53, 54, & 55, AQUIDNECK CORPORATE PARK", A CLASS 1 SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED 19AUG08.
- TOPOGRAPHIC CONTOURS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- PHASE I IMPROVEMENTS WERE FIELD LOCATED BY NE&C IN OCTOBER AND NOVEMBER OF 2017 AND JULY OF 2024.
- THE ENTIRE SITE IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOODING, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 44005C0181J. THE ADJACENT GREEN END POND HAS A ZONE AE FLOOD ELEVATION OF 15 AND IS CONNECTED TO THE SITE VIA A CULVERT SITUATED BELOW THIS FLOOD ELEVATION. IT CAN BE EXPECTED THAT DURING A 100-YEAR FLOOD EVENT THE FLOODING WILL SURCHARGE THIS CULVERT AND FLOOD THE SITE UP TO THIS ELEVATION. THIS FLOODLINE HAS BEEN SHOWN ON THE PLANS AS A ZONE AE (EL. 15).
- THE SITE IS LOCATED PARTIALLY WITHIN THE MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1.
- 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.)
- PHASE 1 OF THIS DEVELOPMENT WAS PERMITTED UNDER WETLAND APPLICATION NO. 14-0052, RIDDES NO. RR101133, UIC NO. 001601 AND RIDOT PAPA NO. 140319. PHASE 2 OF THIS DEVELOPMENT WAS PERMITTED UNDER WETLANDS APPLICATION 22-0495.
- BRUSHLINE ADJACENT TO STREAM FIELD LOCATED BY NE&C ON 4/19/23.
- REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

4	TOWN SUBMISSION	02JUL24	
3	RIDOT COMMENTS	13MAR24	
2	TOWN SUBMISSION	18SEP23	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	22NOV22

Project Title:
WYNDHAM NEWPORT HOTEL
 (PHASE II)
 A.P. 115 LOT 54
 #240 AQUIDNECK AVENUE
 (JOHN CLARKE ROAD & VALLEY ROAD)
 MIDDLETOWN, RHODE ISLAND

Client/Owner:
 SEAVIEW INN LLC
 240 AQUIDNECK AVENUE
 MIDDLETOWN, RI 02842

Issued for:
 PERMITTING

Drawing Title:
EXISTING CONDITIONS

JEREMY J. ROSA
 No. 9826
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

Drawing Number:
C-3

Sheet **3** of **8**

Project Number:
09001.0

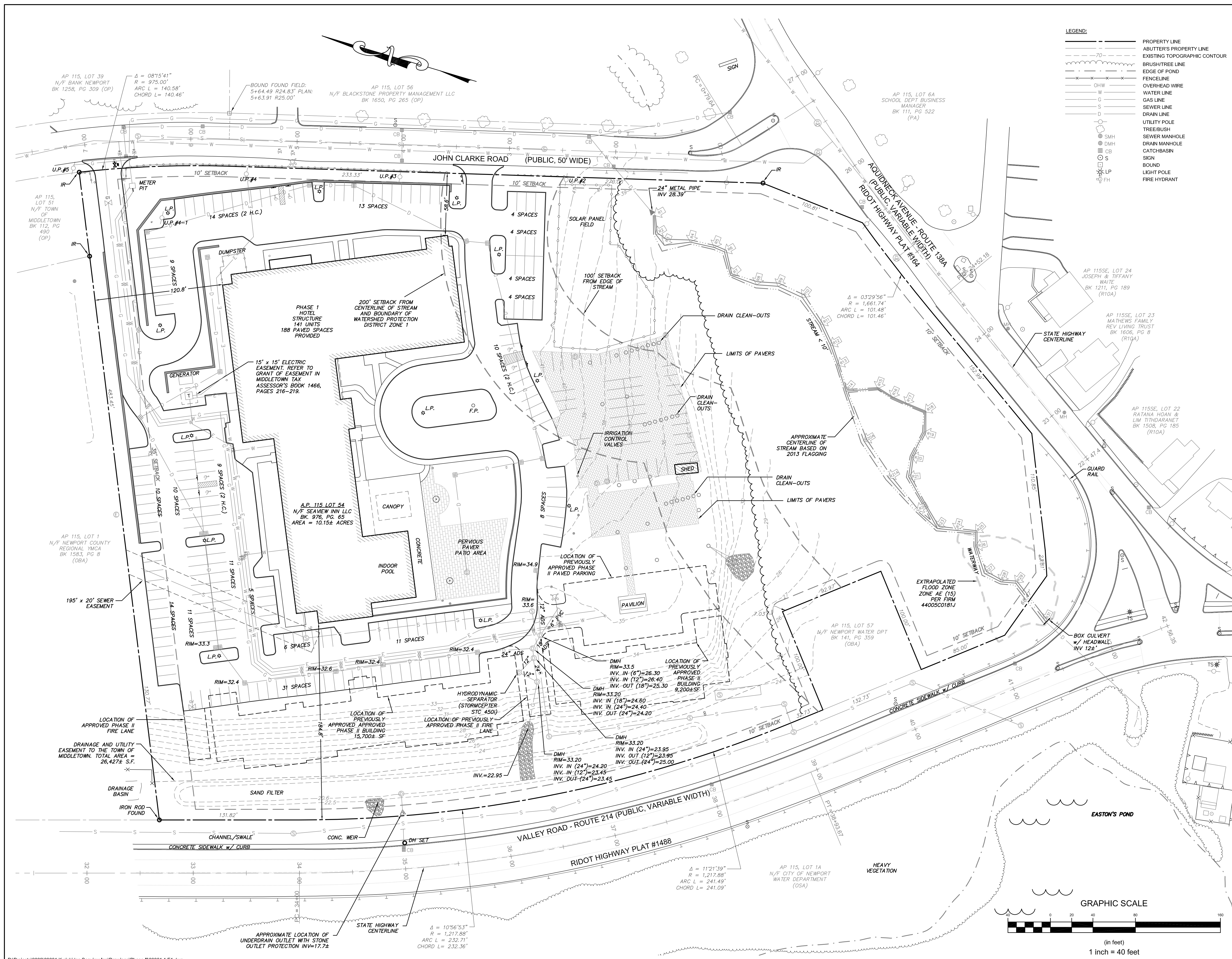
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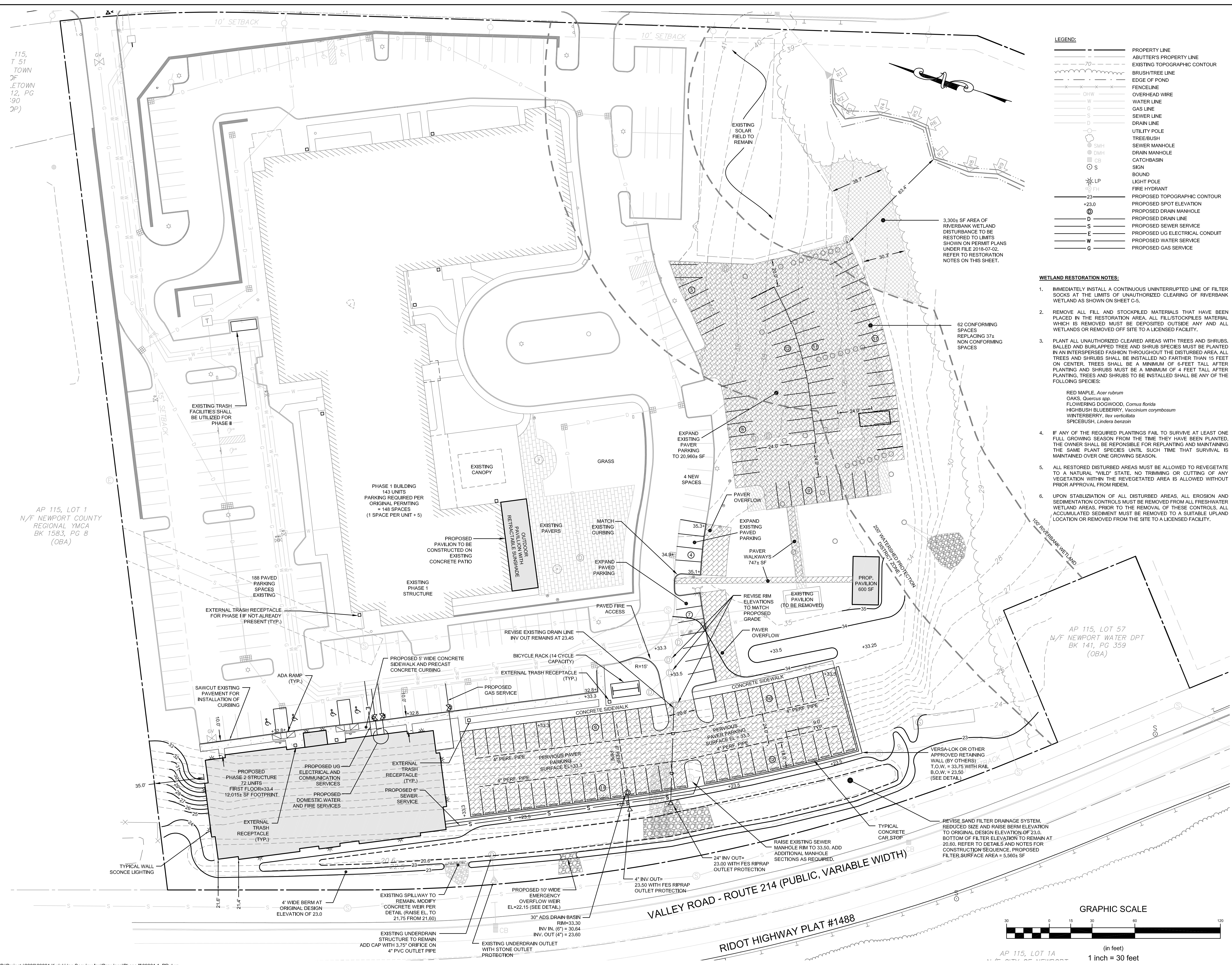
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- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL

LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- FENCELINE
- OVERHEAD WIRE
- OHW
- W
- G
- S
- D
- SMH
- DMH
- CB
- S
- LP
- FH

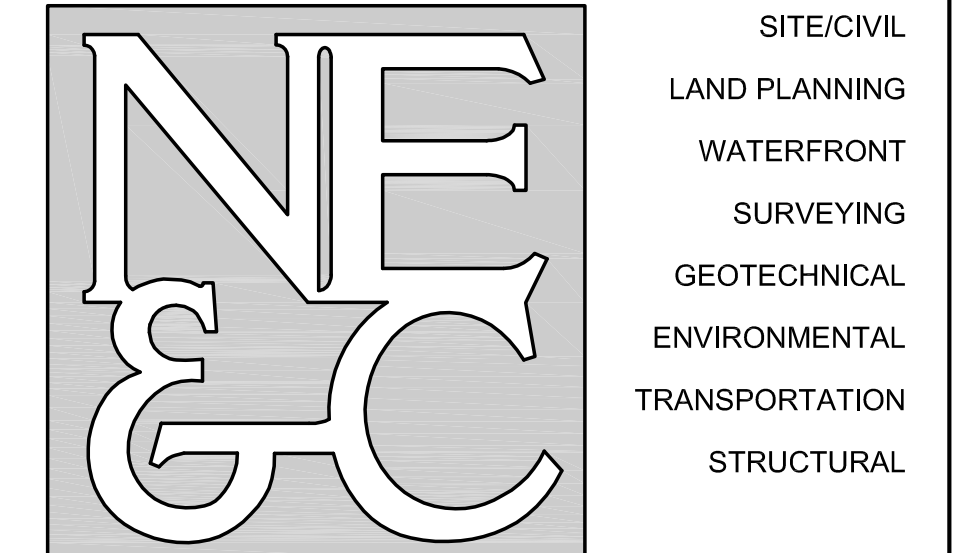




- LEGEND:**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - - - EXISTING TOPOGRAPHIC CONTOUR
 - BRUSH/TREE LINE
 - EDGE OF POND
 - FENCELINE
 - OVERHEAD WIRE
 - WATER LINE
 - GAS LINE
 - SEWER LINE
 - DRAIN LINE
 - UTILITY POLE
 - TREE/BUSH
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - CB CATCHBASIN
 - S SIGN
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED DRAIN MANHOLE
 - PROPOSED DRAIN LINE
 - PROPOSED SEWER SERVICE
 - PROPOSED UG ELECTRICAL CONDUIT
 - PROPOSED WATER SERVICE
 - PROPOSED GAS SERVICE

- WETLAND RESTORATION NOTES:**
- IMMEDIATELY INSTALL A CONTINUOUS UNINTERRUPTED LINE OF FILTER SOCKS AT THE LIMITS OF UNAUTHORIZED CLEARING OF RIVERBANK WETLAND AS SHOWN ON SHEET C-5.
 - REMOVE ALL FILL AND STOCKPILED MATERIALS THAT HAVE BEEN PLACED IN THE RESTORATION AREA. ALL FILL/STOCKPILED MATERIAL WHICH IS REMOVED MUST BE DEPOSITED OUTSIDE ANY AND ALL WETLANDS OR REMOVED OFF SITE TO A LICENSED FACILITY.
 - PLANT ALL UNAUTHORIZED CLEARED AREAS WITH TREES AND SHRUBS. BALLED AND BURLAPPED TREE AND SHRUB SPECIES MUST BE PLANTED IN AN INTERSPERSED FASHION THROUGHOUT THE DISTURBED AREA. ALL TREES AND SHRUBS SHALL BE INSTALLED NO FARTHER THAN 15 FEET ON CENTER. TREES SHALL BE A MINIMUM OF 6-FEET TALL AFTER PLANTING. TREES AND SHRUBS TO BE INSTALLED SHALL BE ANY OF THE FOLLOWING SPECIES:
 RED MAPLE, *Acer rubrum*
 OAKS, *Quercus* spp.
 FLOWERING DOGWOOD, *Cornus florida*
 HIGHBUSH BLUEBERRY, *Vaccinium corymbosum*
 WINTERBERRY, *Ilex verticillata*
 SPICEBUSH, *Lindera benzoin*
 - IF ANY OF THE REQUIRED PLANTINGS FAIL TO SURVIVE AT LEAST ONE FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE RESPONSIBLE FOR REPLANTING AND MAINTAINING THE SAME PLANT SPECIES UNTIL SUCH TIME THAT SURVIVAL IS MAINTAINED OVER ONE GROWING SEASON.
 - ALL RESTORED DISTURBED AREAS MUST BE ALLOWED TO REVEGETATE TO A NATURAL "WILD" STATE. NO TRIMMING OR CUTTING OF ANY VEGETATION WITHIN THE REVEGETATED AREA IS ALLOWED WITHOUT PRIOR APPROVAL FROM RIDEM.
 - UPON STABILIZATION OF ALL DISTURBED AREAS, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED FROM ALL FRESHWATER WETLAND AREAS. PRIOR TO THE REMOVAL OF THESE CONTROLS, ALL ACCUMULATED SEDIMENT MUST BE REMOVED TO A SUITABLE UPLAND LOCATION OR REMOVED FROM THE SITE TO A LICENSED FACILITY.

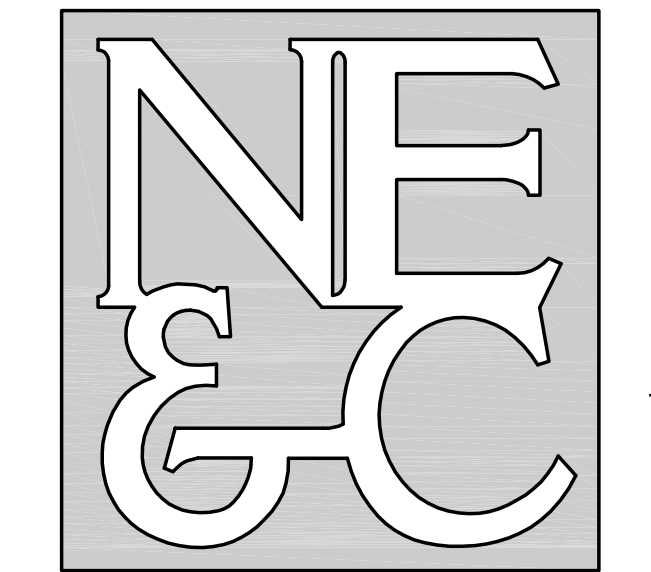
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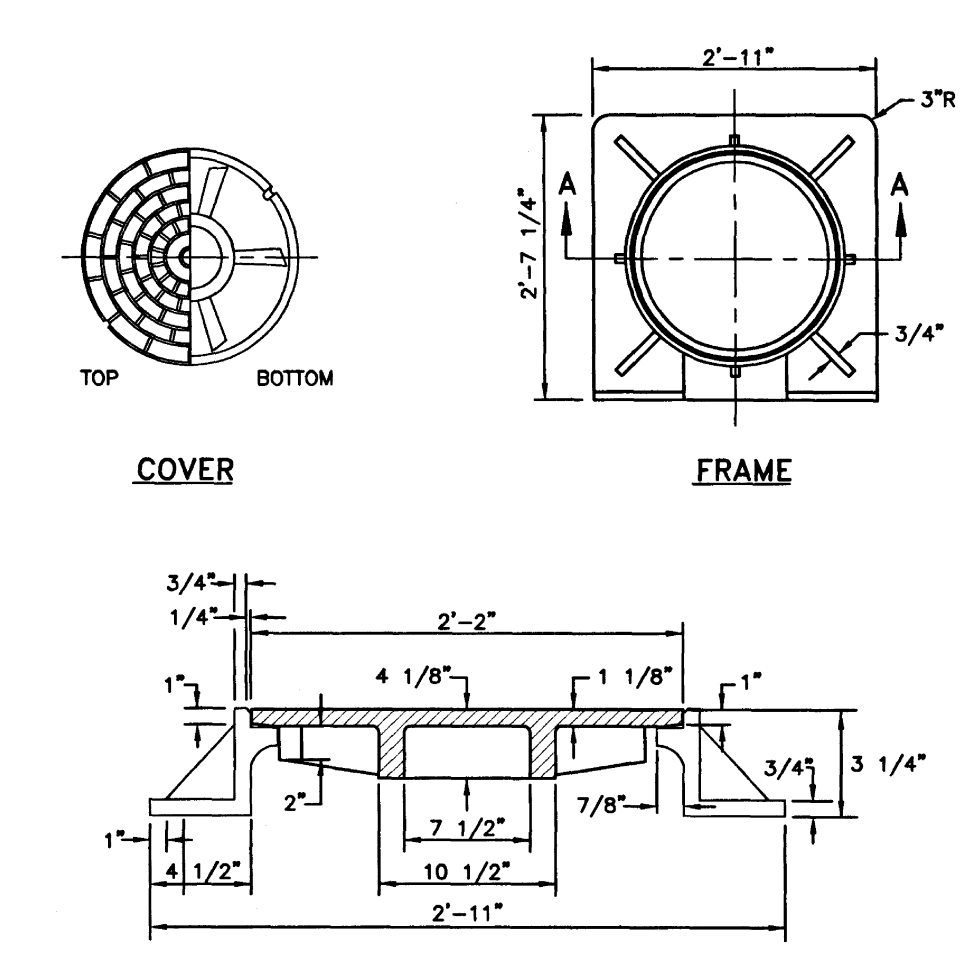
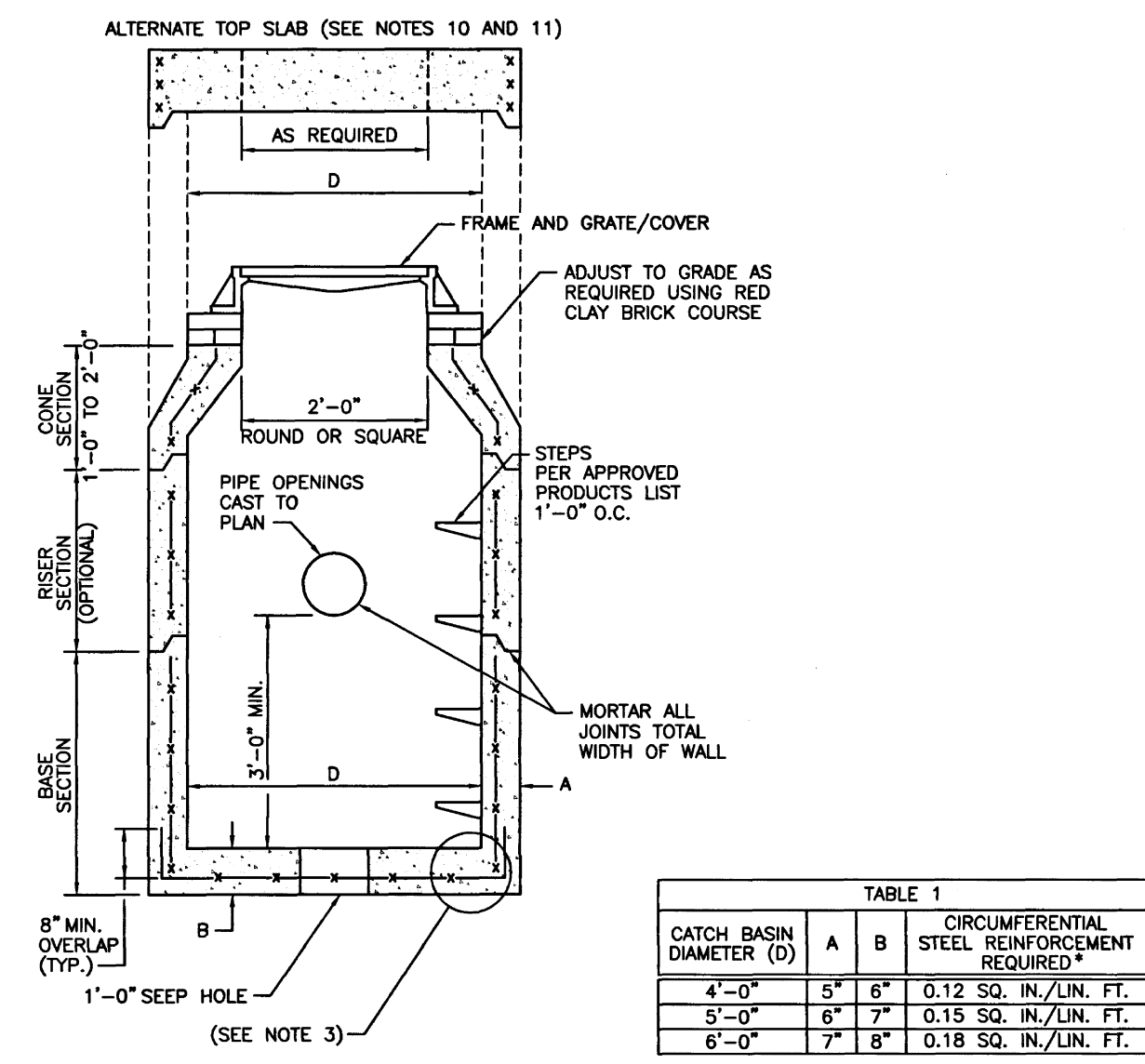
- NOTES:**
- PROPERTY LINE, NORTH ARROW, AND EDGE OF ROADS TAKEN FROM PLAN ENTITLED, "PLAN OF LAND A.P. 115 LOTS 5, 63, 54, & 55, AQUIDNECK CORPORATE PARK", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED 19AUG08.
 - TOPOGRAPHIC CONTOURS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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 - PHASE 1 OF THIS DEVELOPMENT WAS PERMITTED UNDER WETLANDS APPLICATION NO. 1440552, RIDEM NO. RRI01133, LIC NO. 0010591 AND RIDOT PAPA NO. 140319. ALL STORMWATER QUALITY AND MITIGATION DEVICES FOR PHASE 2 WERE CONSTRUCTED AS PART OF PHASE 1. PHASE 2 OF THIS DEVELOPMENT WAS PERMITTED UNDER WETLANDS APPLICATION 22-0499.
 - REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

4	TOWN SUBMISSION	02JUL24	
3	RIDOT REVISIONS	13MAR24	
2	ADDED LIGHTING REVISIONS FOR TOWN SUB.	02JAN24	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	22NOV22
Scale:	1"=30'	Date:	22NOV22
Project Title:			
WYNDHAM NEWPORT HOTEL			
(PHASE II)			
A.P. 115 LOT 54			
#240 AQUIDNECK AVENUE			
(JOHN CLARKE ROAD & VALLEY ROAD)			
MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
SEAVIEW INN LLC			
240 AQUIDNECK AVENUE			
MIDDLETOWN, RI 02842			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED CONDITIONS			
Drawing Number:		C-4	
Sheet		4 of 8	
Project Number:		09001.0	
Survey Index:			
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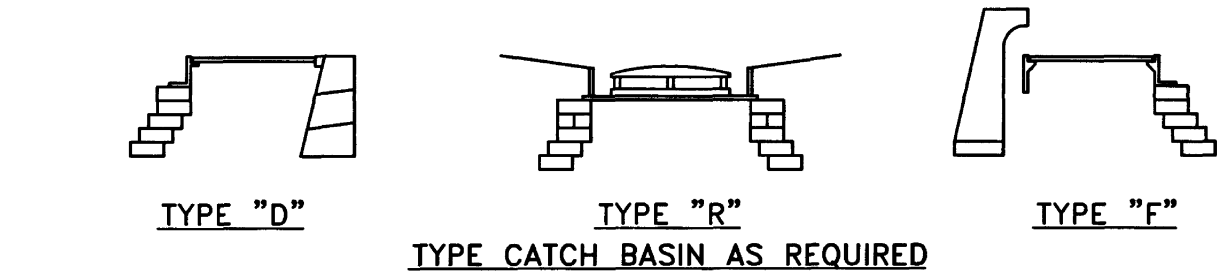
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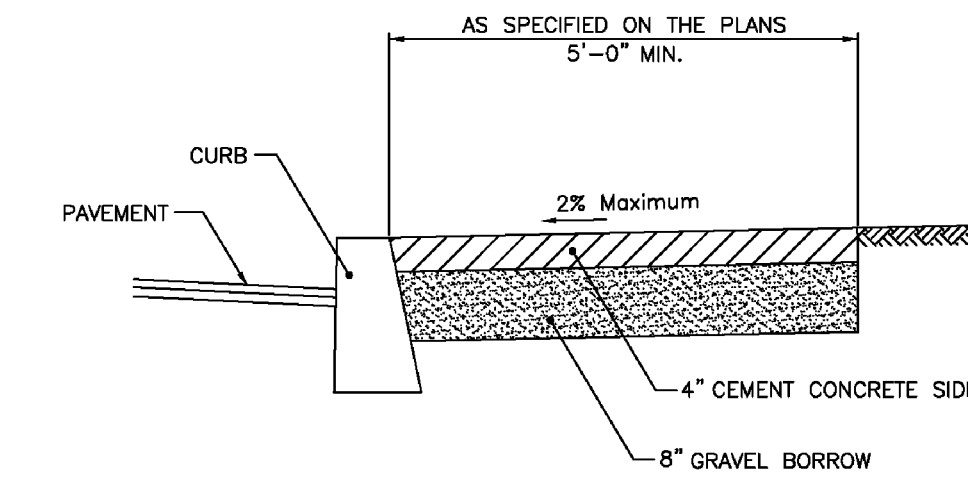
NOTES:
1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. FRAME AND COVER SEATS TO BE MACHINE FINISH.

HEAVY DUTY SQUARE FRAME AND ROUND COVER (RIDOT 6.1.1)
SCALE: NOT TO SCALE



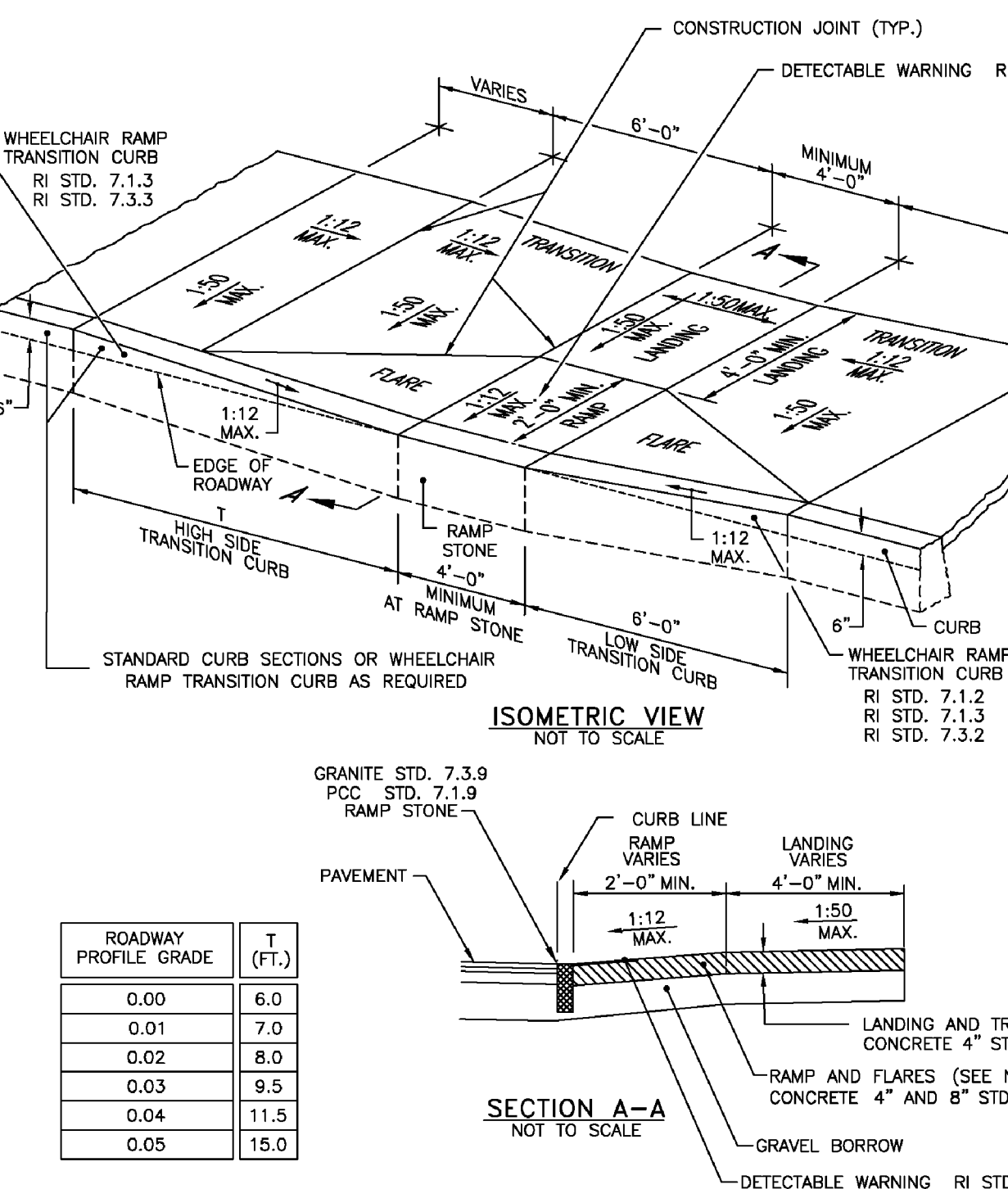
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
5. ONE POUR MONOLITHIC BASE SECTION.
6. 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.
7. CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
8. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST ROUND DRAIN MANHOLE (RIDOT 4.4.0)
SCALE: NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

CEMENT CONCRETE SIDEWALK (RIDOT 43.1.0)
SCALE: NOT TO SCALE

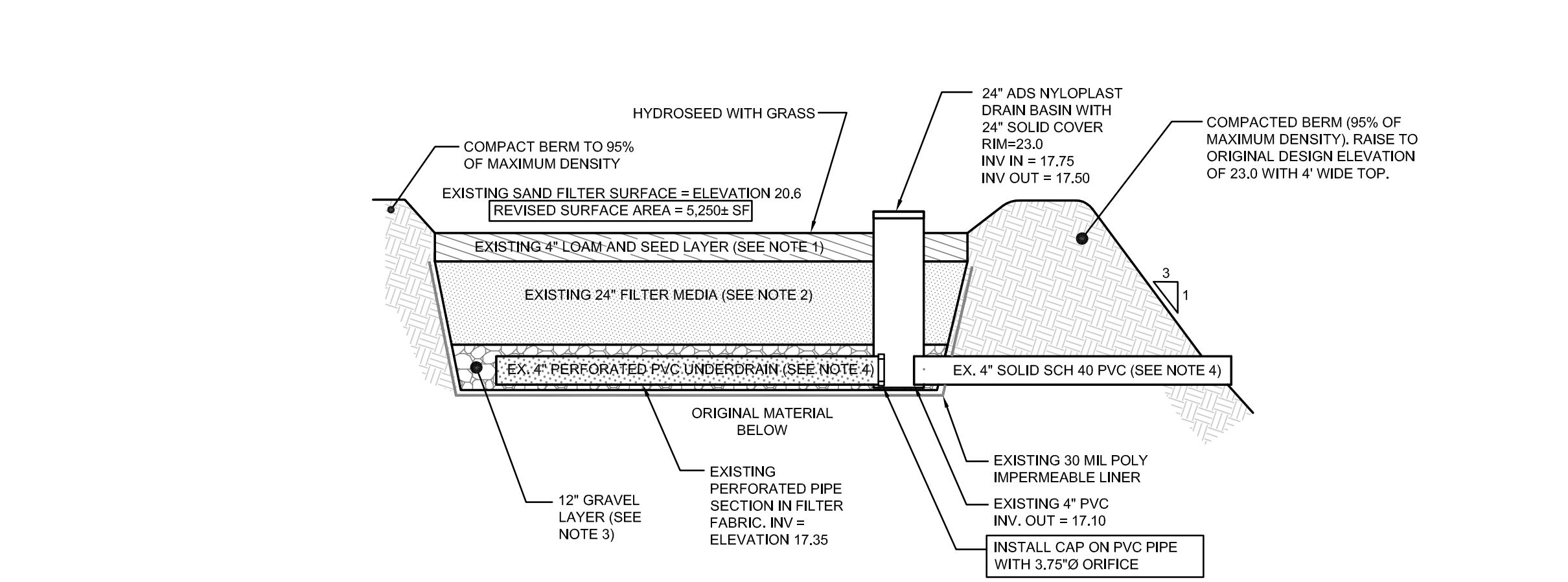


NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP SHALL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
4. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT BE STEEPER THAN 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
9. WHERE THE ROAD PROFILE EXCEEDS 5% THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
15. DETECTABLE WARNINGS TO BE PAID FOR UNDER SECTION 942 OF THE R.I. STANDARD SPECIFICATIONS.
16. 6" CONCRETE DEPTH FOR RADIUS WHEELCHAIR RAMPS ONLY. USE 4" DEPTH FOR TANGENT (MID-BLOCK) LOCATIONS.

PRECAST CONCRETE (RIDOT 43.3.0)
SCALE: NOT TO SCALE

PRECAST CONCRETE CURB (RIDOT 7.1.0)
SCALE: NOT TO SCALE

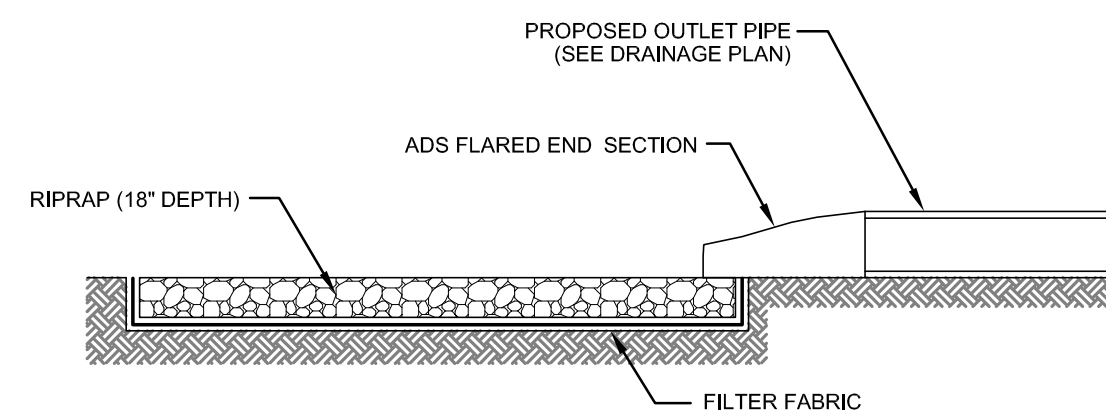
PRECAST TRANSITION CURB (RIDOT 7.1.1)
SCALE: NOT TO SCALE



SAND FILTER NOTES:
1. SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.
2. SAND FILTER SAND IS CLEAN AASHTO M-6 OR ASTM C-33 CONCRETE SAND (0.02" TO 0.04").
3. UNDERDRAIN GRAVEL SHALL CONFORM TO AASHTO M-43, 0.25" TO 0.75". MATERIAL MUST BE WASHED CLEAN GRAVEL.
4. UNDERDRAIN IS A SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D-1785 OR AASHTO M-278. PERFORATIONS ARE 3/8" @ 6" ON CENTER.
5. IMPERMEABLE LINER IS A 30 MIL POLY-LINER.

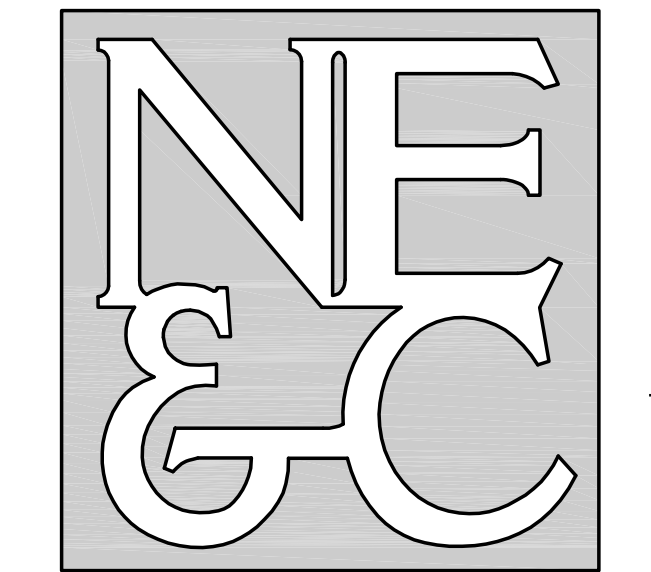
CONSTRUCTION SEQUENCE:
1. PRIOR TO ANY WORK ON THE SAND FILTER, THE FILTER SURFACE AREA TO BE DELINEATED IN THE FIELD BY THE ENGINEER. THIS AREA SHALL BE PROTECTED BY STRAW BALES AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. THIS AREA OF THE FILTER IS NOT TO BE DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT ANY STAKING OF THE BALES IS NOT TO PENETRATE THE UNDERLYING POLY LINER.
2. ALONG THE PERIMETER OF THE FILTER SIDES TO BE MODIFIED (THE AREA ADJACENT TO THE PROPOSED STRUCTURE) THE FILTER SURFACE SHALL BE TRENCHED ON THE OUTSIDE OF THE STRAW BALE BARRIERS TO EXPOSE THE 30-MIL POLY-LINER. THIS WORK SHALL BE COMPLETED BY HAND. SECTIONS OF PLYWOOD MAY BE USED AS TEMPORARY SHEETING TO RETAIN SAND MEDIA DURING TRENCHING OPERATIONS.
3. ALONG THE REVISED LIMITS OF THE SAND FILTER SURFACE, THE POLY LINER SHALL BE CUT. NEW SECTIONS OF LINER SHALL BE WELDED TO THE CUT LINE TO FORM THE NEW VERTICAL BARRIER. THE NEW VERTICAL SECTIONS SHALL BE WELDED ALONG THE BOTTOM CUT LINE, AND ALONG THE SIDES AS NECESSARY TO FORM A COMPLETE CELL CAPABLE OF RETAINING THE SAND MEDIA.
4. ONCE THE POLY LINER WORK HAS BEEN COMPLETED, ANY SAND MEDIA WITHIN THE FILTER THAT WAS DISPLACED OR REMOVED SHALL BE REPLACED WITH LIKE MATERIAL ACCORDING TO THE NOTES ABOVE, ANY SAND MEDIA THAT WAS REMOVED FROM THE FILTER SHALL NOT BE RE-USED.
5. AREAS OF THE ORIGINAL SAND FILTER OUTSIDE THE WORK AREA MAY BE ABANDONED OR REMOVED AS NECESSARY FOR CONSTRUCTION OF THE STRUCTURE.
6. LOAM AROUND THE BERM OF THE SAND FILTER SHALL BE TEMPORARILY STRIPPED AND STOCKPILED.
7. THE ELEVATION OF THE BERM SHALL BE THEN GRADED TO MATCH THE ORIGINAL DESIGN ELEVATION OF 23.0. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE EARTHWORK NOTES PROVIDED ON SHEET C-2.
8. THE EMERGENCY STONE WEIR SHALL BE INSTALLED PER THE DETAIL SHOWN ON SHEET C-8.
9. THE BERM SHALL BE LOAMED USING THE STOCKPILED MATERIAL AND RE-SEEDDED.
10. THE PROPOSED WORK ON THE SAND FILTER SHALL BE COMPLETED IN THE MINIMUM TIME NECESSARY TO MINIMIZE THE NUMBER OF RAINFALL EVENTS THAT OCCUR WHILE THE SURFACE OF THE SAND FILTER MAY BE COMPROMISED.
11. SHOULD ANY RAINFALL EVENTS OCCUR DURING THE CONSTRUCTION OF THE SAND FILTER WHICH CAUSE TRANSPORT OF SAND MEDIA OR COMPROMISE THE BERM, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO ADDRESS ANY NECESSARY REPAIRS.
12. FOLLOWING THIS WORK, THE CONCRETE WEIR SHALL BE MODIFIED PER THE DETAIL PROVIDED ON SHEET C-8.
13. THE ORIFICE CAP SHALL THEN BE INSTALLED ON THE PERFORATED INLET PIPE INTO THE OUTLET STRUCTURE AS SHOWN IN THE DETAIL ABOVE.

MODIFIED LINED SAND FILTER CROSS SECTION
SCALE: NOT TO SCALE



BASIN OUTLET FLARED END SECTION
SCALE: NOT TO SCALE

2	TOWN SUBMISSION	18SEP23	
1	REVISIONS AND RESPONSE TO RIDEM COMMENTS	11MAY23	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	22NOV22
Project Title:			
WYNDHAM NEWPORT HOTEL (PHASE II) A.P. 115 LOT 54 #240 AQUIDNECK AVENUE (JOHN CLARKE ROAD & VALLEY ROAD) MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
SEAVIEW INN LLC 240 AQUIDNECK AVENUE MIDDLETOWN, RI 02842			
Issued for:			
PERMITTING			
Drawing Title:			
SITE DETAILS 1			
Drawing Number:		C-6	
Sheet		6 of 8	
Project Number:		09001.0	
Survey Index:		-	
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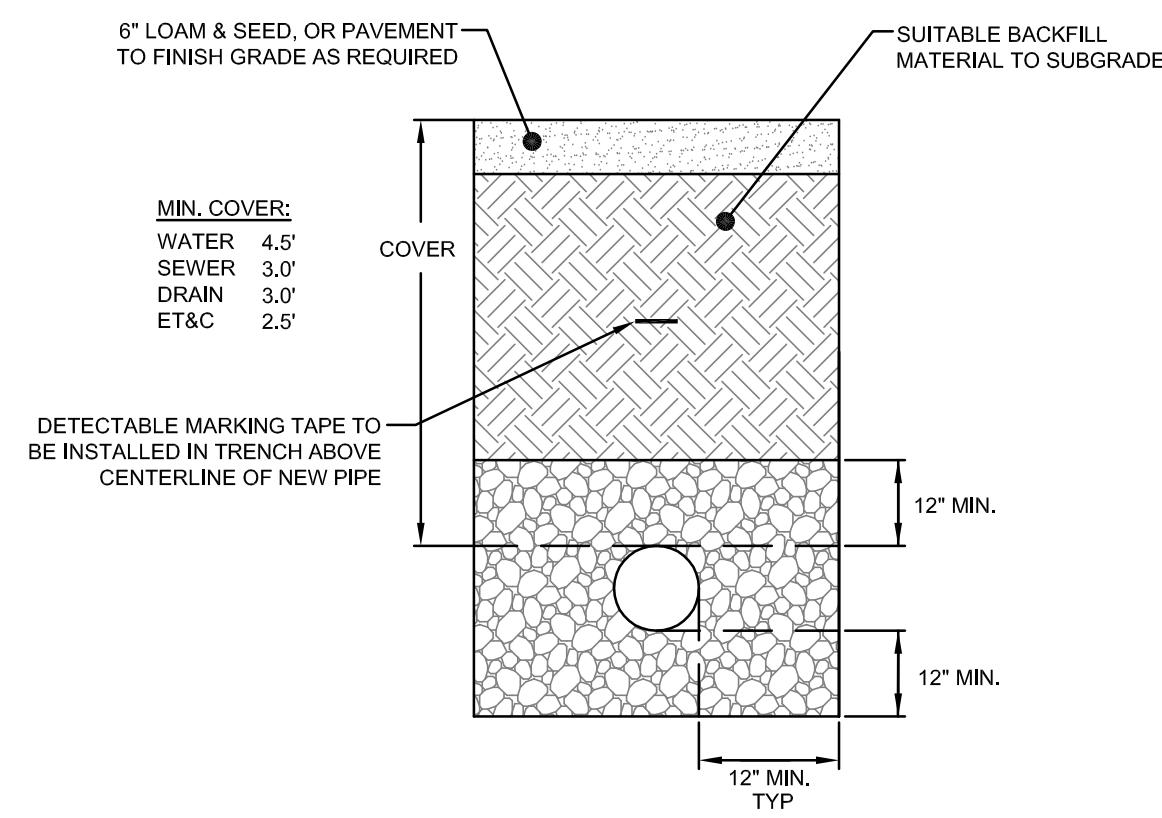
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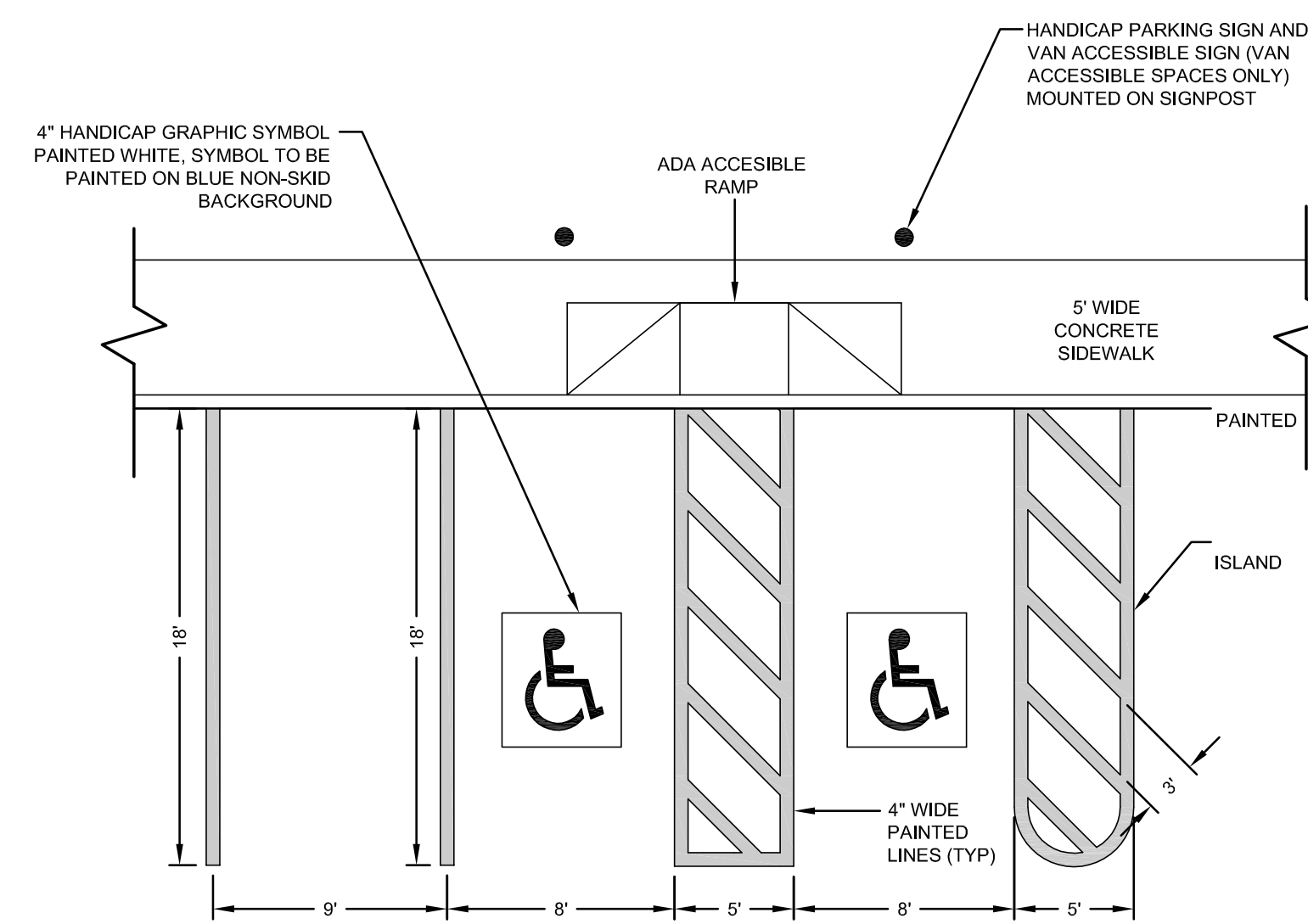
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

TRENCH NOTES:

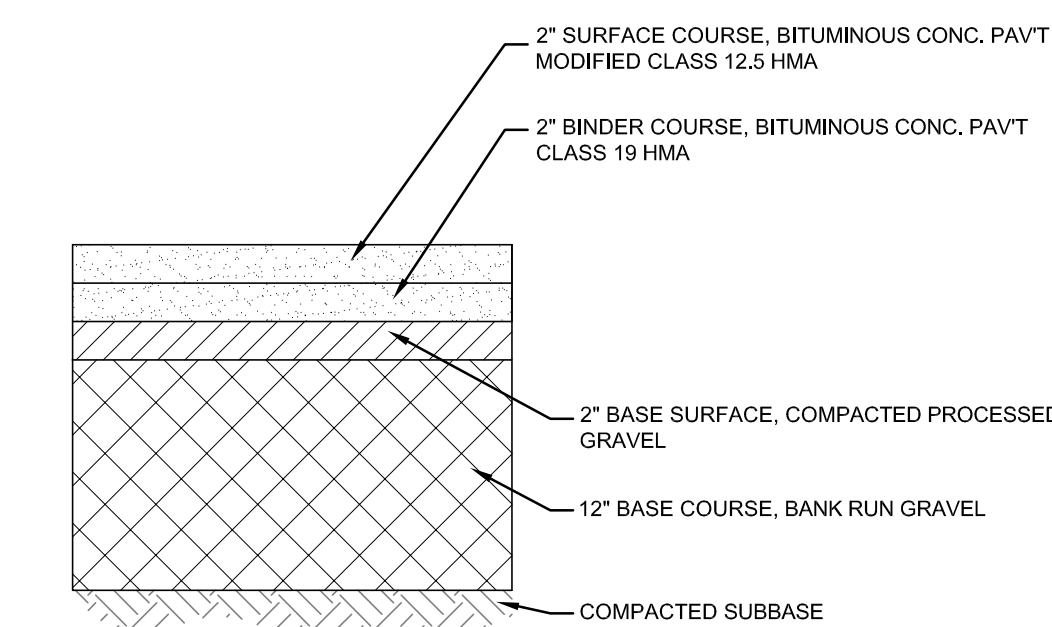
- UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
- TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
- SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
- ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE SDR 35, OR SIMILAR APPROVED.
- ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOILTIGHT) UNLESS OTHERWISE INDICATED.
- ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
- 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.
- 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.
- WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M8 REQUIREMENTS.
- UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT AND NEWPORT WATER RULES AND REGULATIONS.
- 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.



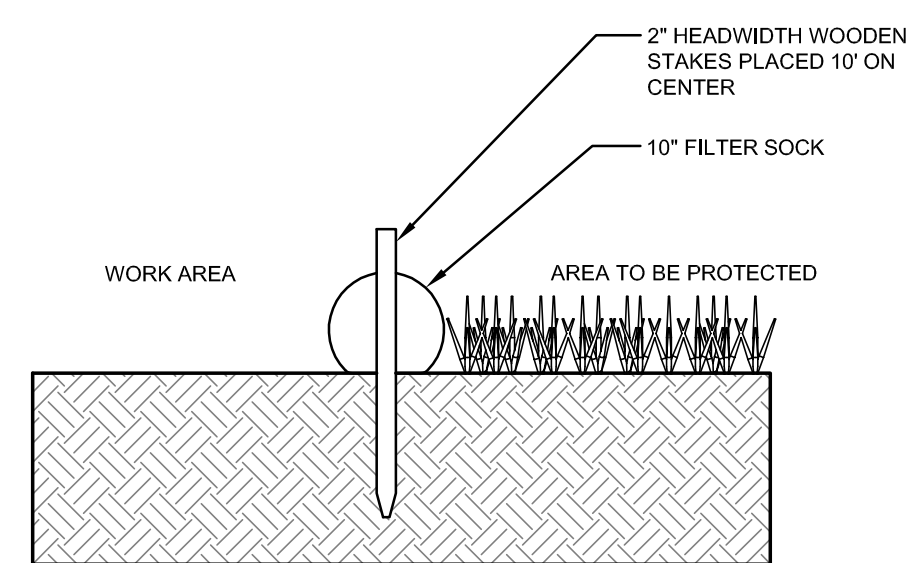
UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE



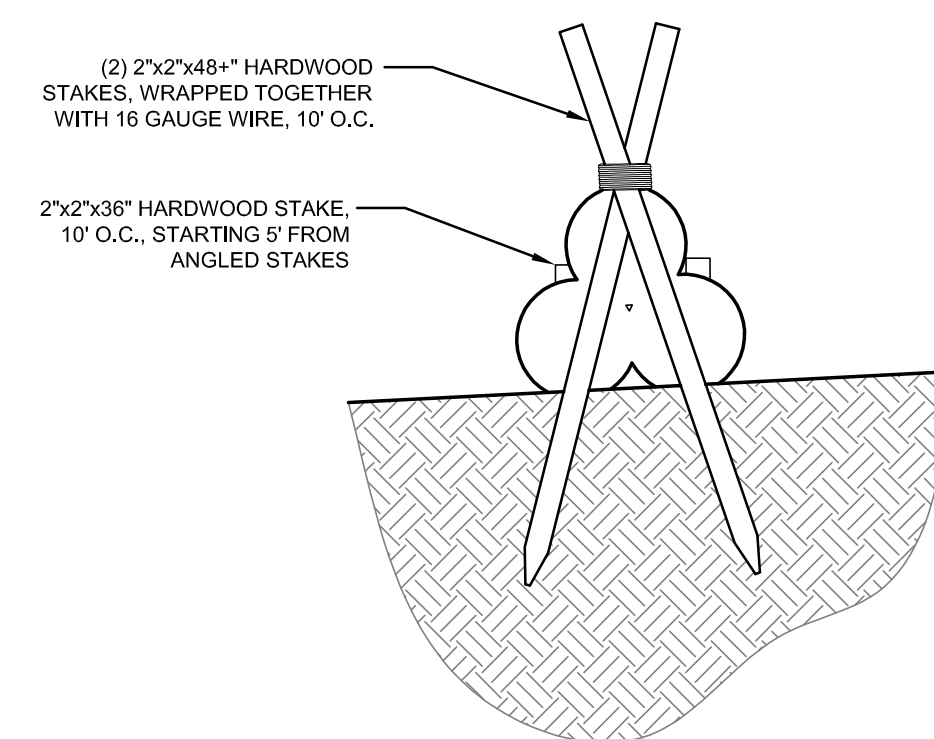
PARKING STALL STRIPING
SCALE: NOT TO SCALE



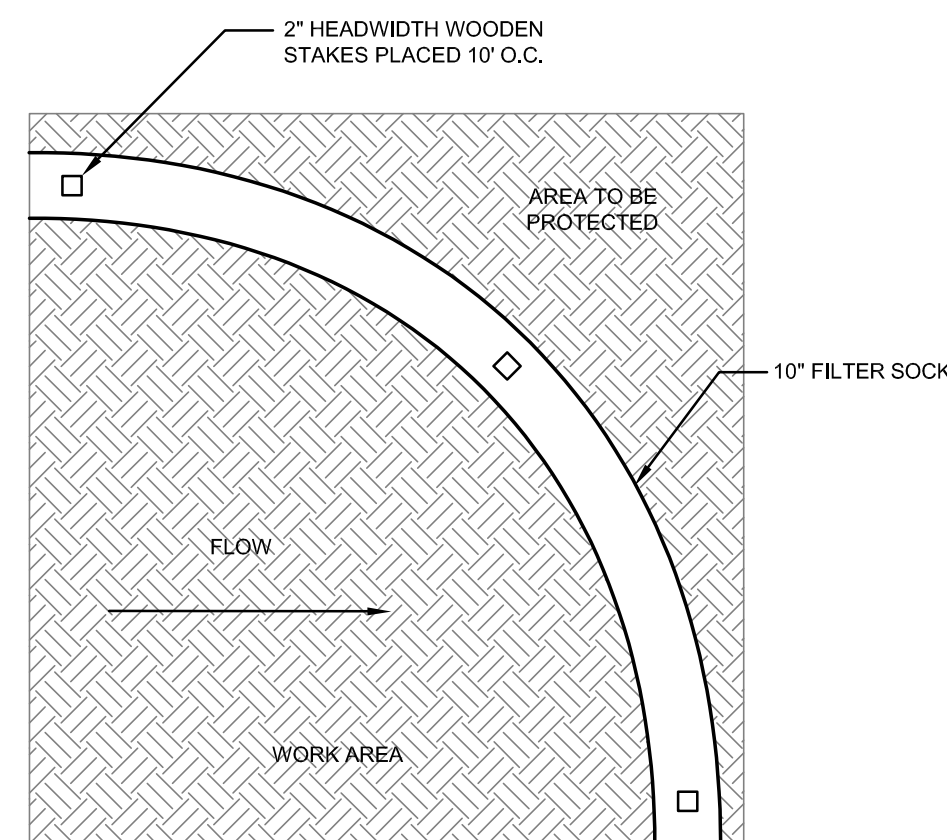
TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE



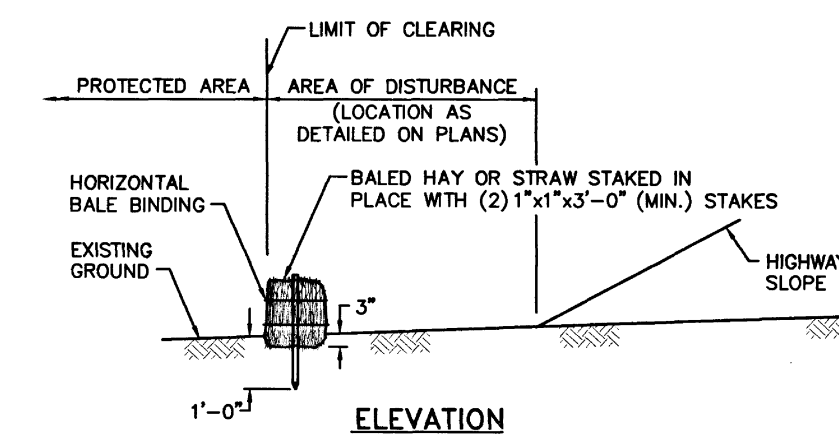
SECTION VIEW



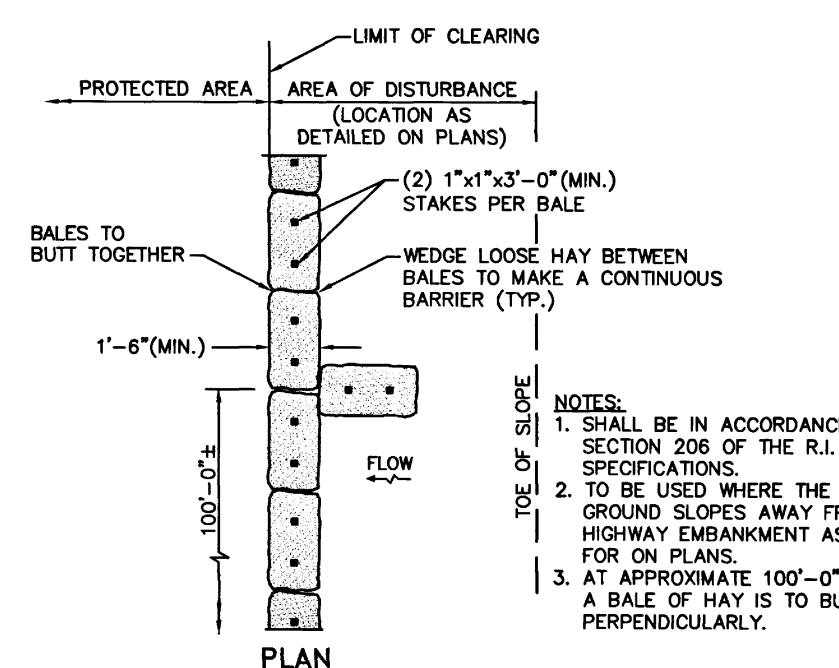
PYRAMID SECTION VIEW (FOR HIGH FLOW CONDITIONS)



10\"/>

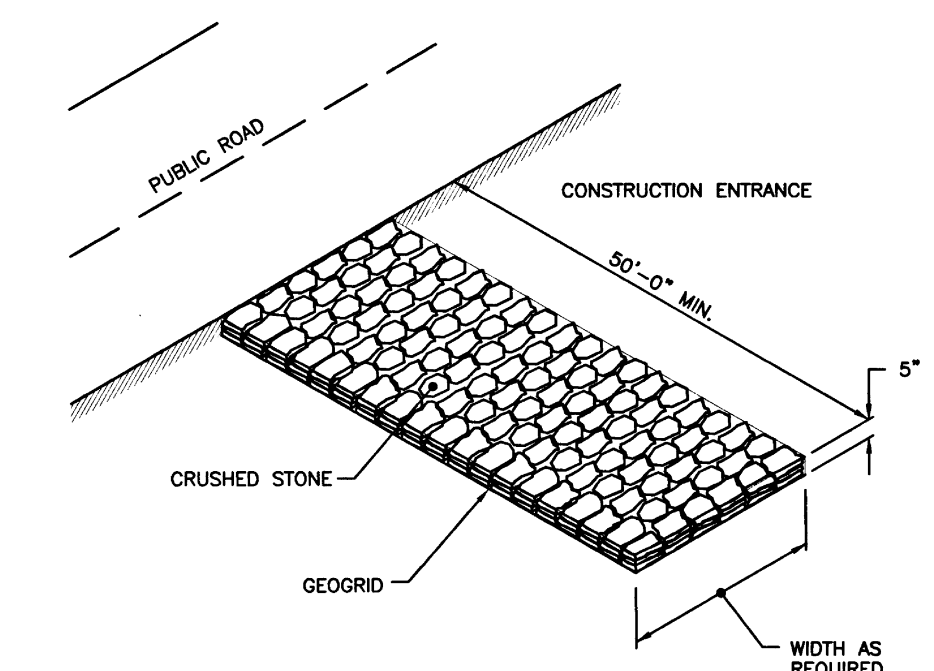


ELEVATION



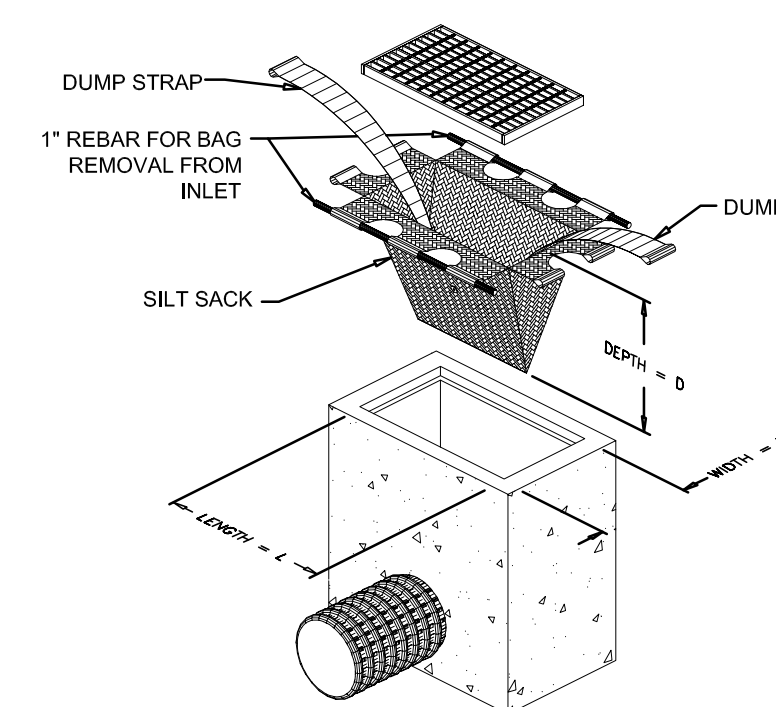
PLAN

BALED STRAW EROSION CHECK (RIDOT 9.1.0)
SCALE: NOT TO SCALE



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

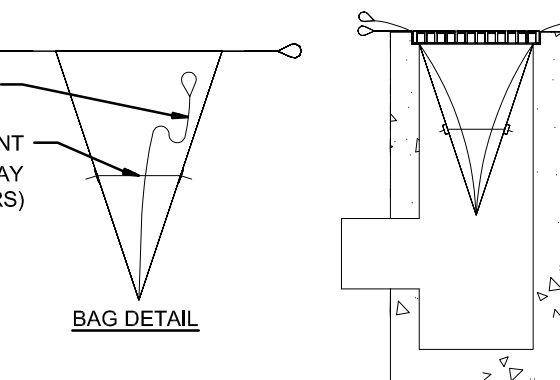
STONE CONSTRUCTION ACCESS (RIDOT 9.9.0)
SCALE: NOT TO SCALE



SILT SACK DETAIL
SCALE: NOT TO SCALE

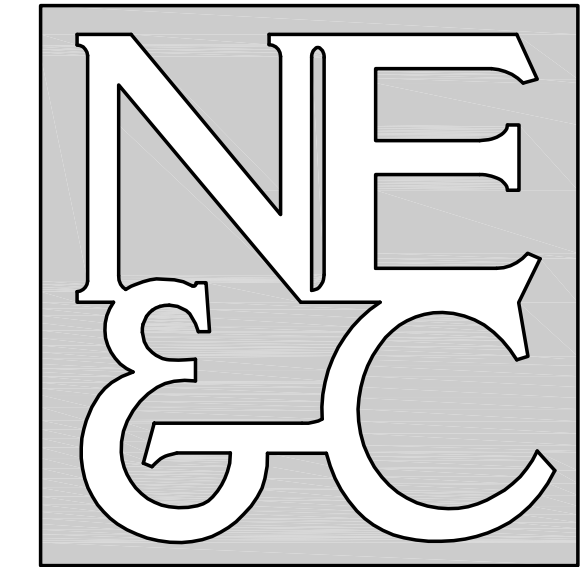
MAINTENANCE SCHEDULE:

- EACH SILT SACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25\"/>



BAG DETAIL

2	TOWN SUBMISSION	18SEP23	
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Checked by:	GES	Date:	22NOV22
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WYNDHAM NEWPORT HOTEL (PHASE II)			
A.P. 115 LOT 54 #240 AQUIDNECK AVENUE (JOHN CLARKE ROAD & VALLEY ROAD) MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
SEAVIEW INN LLC 240 AQUIDNECK AVENUE MIDDLETOWN, RI 02842			
Issued for:			
PERMITTING			
Drawing Title:			
SITE DETAILS 2			
Drawing Number:		C-7	
Sheet		7 of 8	
Project Number:		09001.0	
Survey Index:		-	
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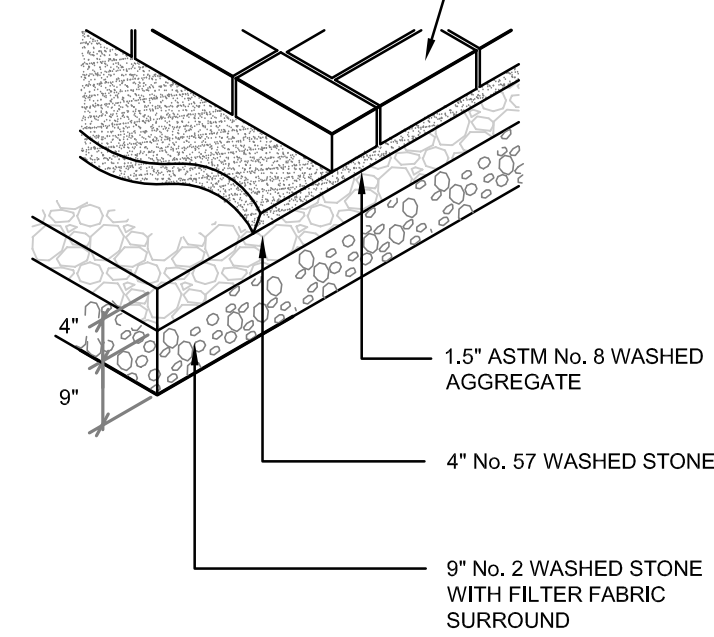


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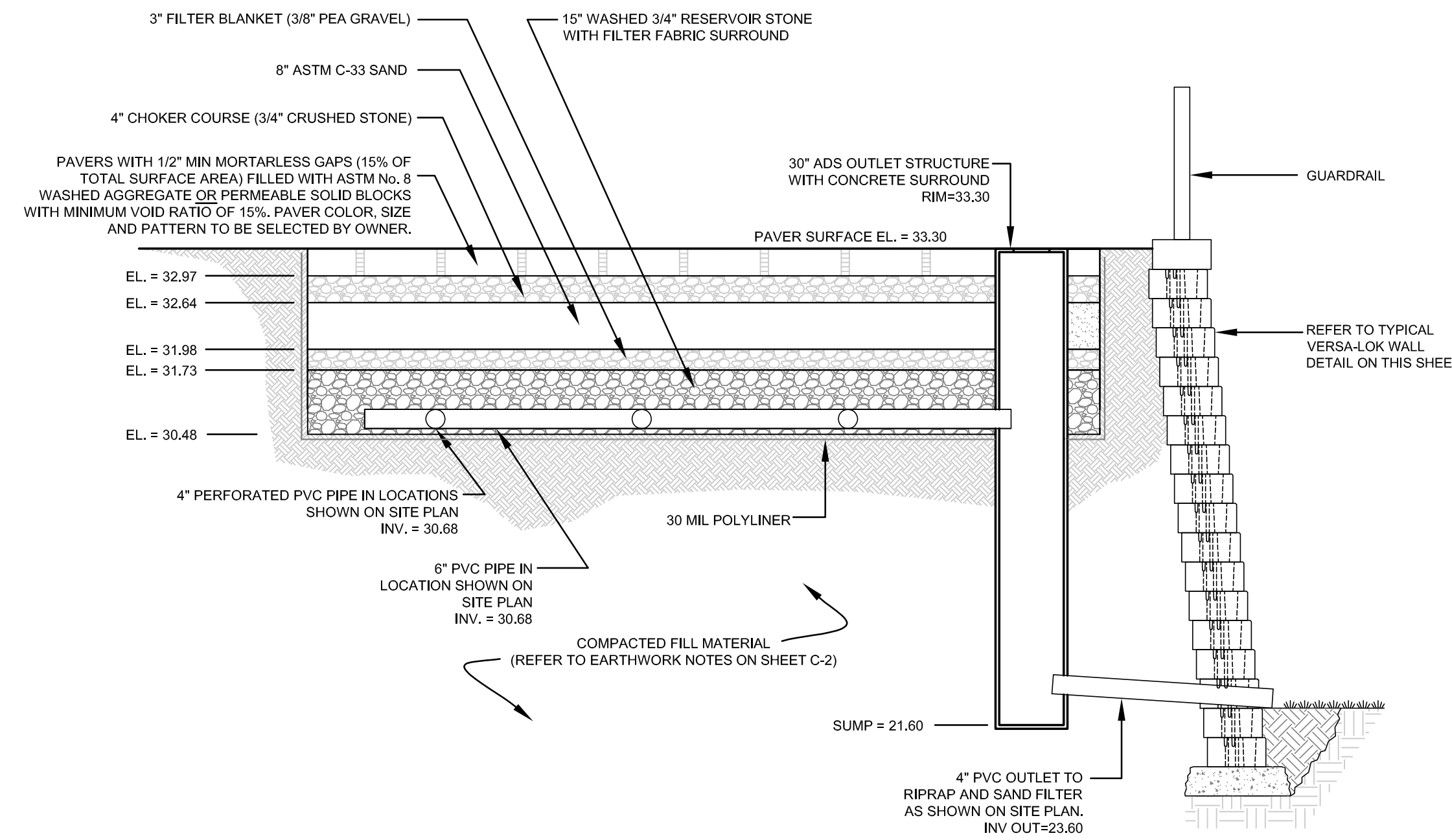
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SITE/CIVIL
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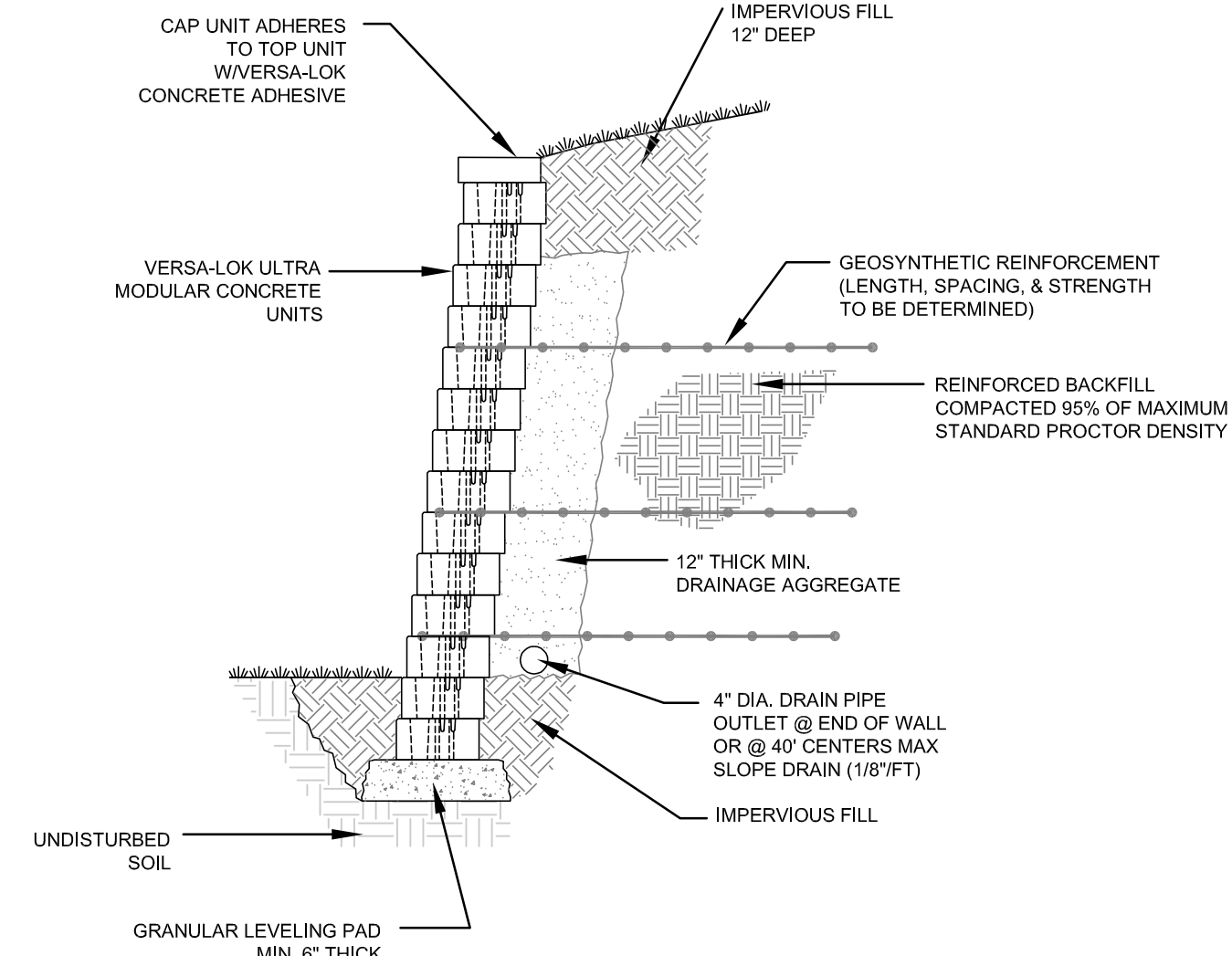
PAVERS WITH 1/2" MIN MORTARLESS GAPS (15% OF TOTAL SURFACE AREA) FILLED WITH ASTM No. 8 WASHED AGGREGATE OR PERMEABLE SOLID BLOCKS WITH MINIMUM VOID RATIO OF 15%. PAVES COLOR, SIZE AND PATTERN TO BE SELECTED BY OWNER.



NOTE: PAVES VOID MATERIAL SHALL BE COMPACTED WITH A MINIMUM 5,000 LB. PLATE COMPACTOR.

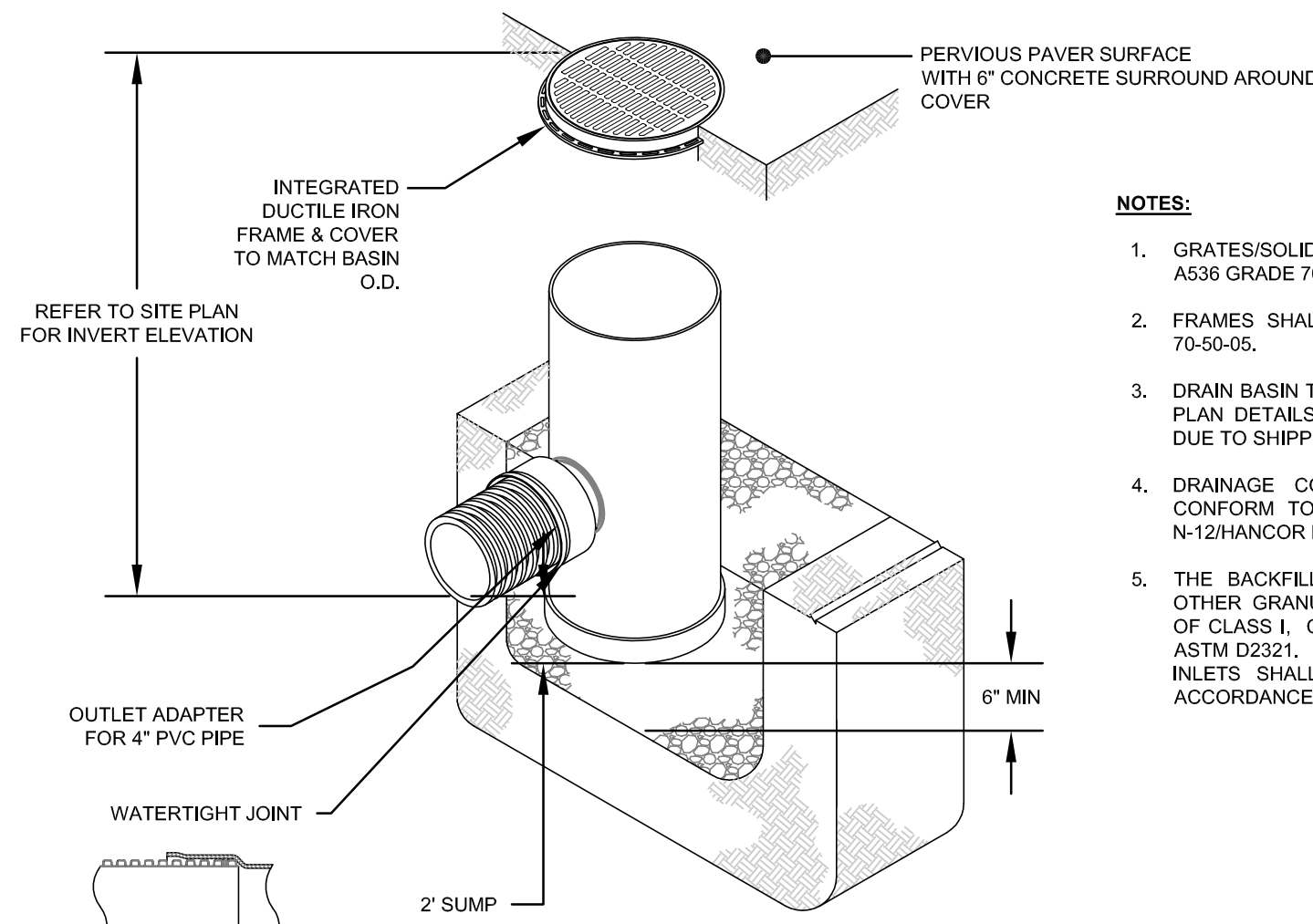


NEW PERVIOUS PAVER PARKING LOT CROSS SECTION
SCALE: NOT TO SCALE



TYPICAL SECTION FOR VERSA LOK RETAINING WALL
HORIZONTAL SCALE: NOT TO SCALE
WALL SUBJECT TO FURTHER DESIGN

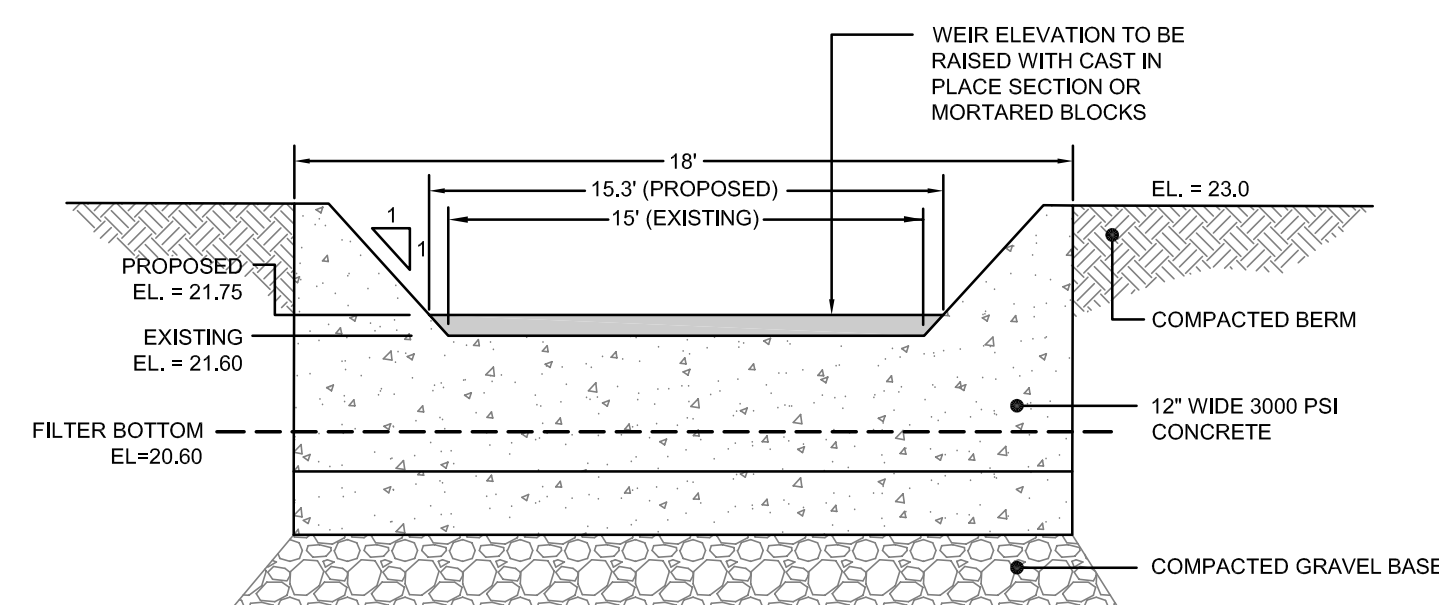
PERVIOUS PAVER SECTION FOR REVISIONS TO EXISTING PAVER LOT
SCALE: NOT TO SCALE
THIS DETAIL SHALL ONLY BE USED FOR REVISIONS TO EXISTING PAVER LOT. REFER TO SUPPLEMENTAL DETAILS ON THIS SHEET FOR NEW PAVER LOT CROSS SECTION.



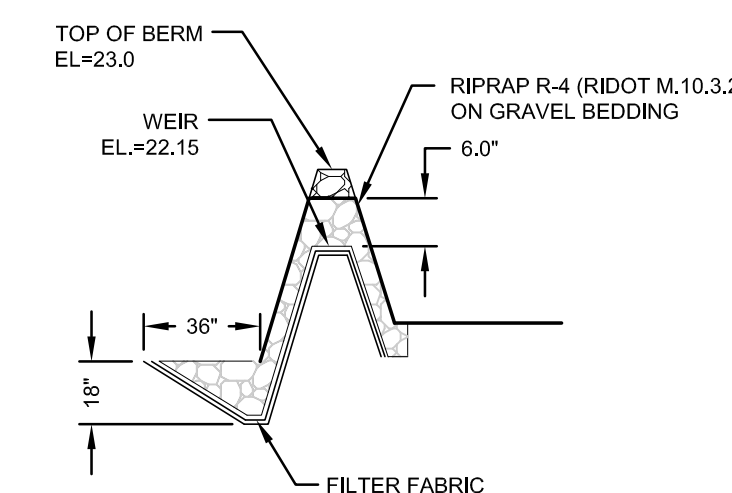
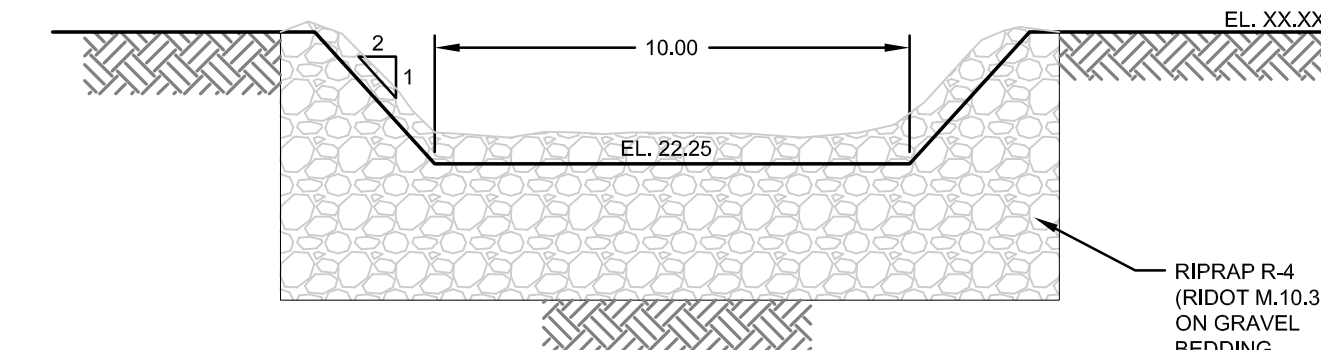
30" ADS DRAIN BASIN DETAIL
SCALE: NOT TO SCALE

NOTES:

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



SAND FILTER WEIR MODIFICATION DETAIL
SCALE: NOT TO SCALE



SAND FILTER STONE WEIR DETAIL
SCALE: NOT TO SCALE

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