

CAMPOS RESIDENTIAL SUBDIVISION

**5 LOT SUBDIVISION WITH AN EXTENSION OF A PUBLIC ROW
ASSESSOR'S PLAT 120 LOTS 68-A & 68-B
SERENITY DRIVE
MIDDLETOWN, RHODE ISLAND**

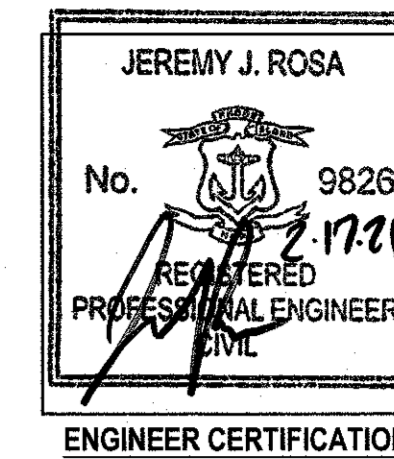
CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

A KNOWLEDGE CORPORATION
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PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



OWNER:

MR. JUAN CAMPOS
162 BROADWAY, UNIT 1
NEWPORT, RI 02840

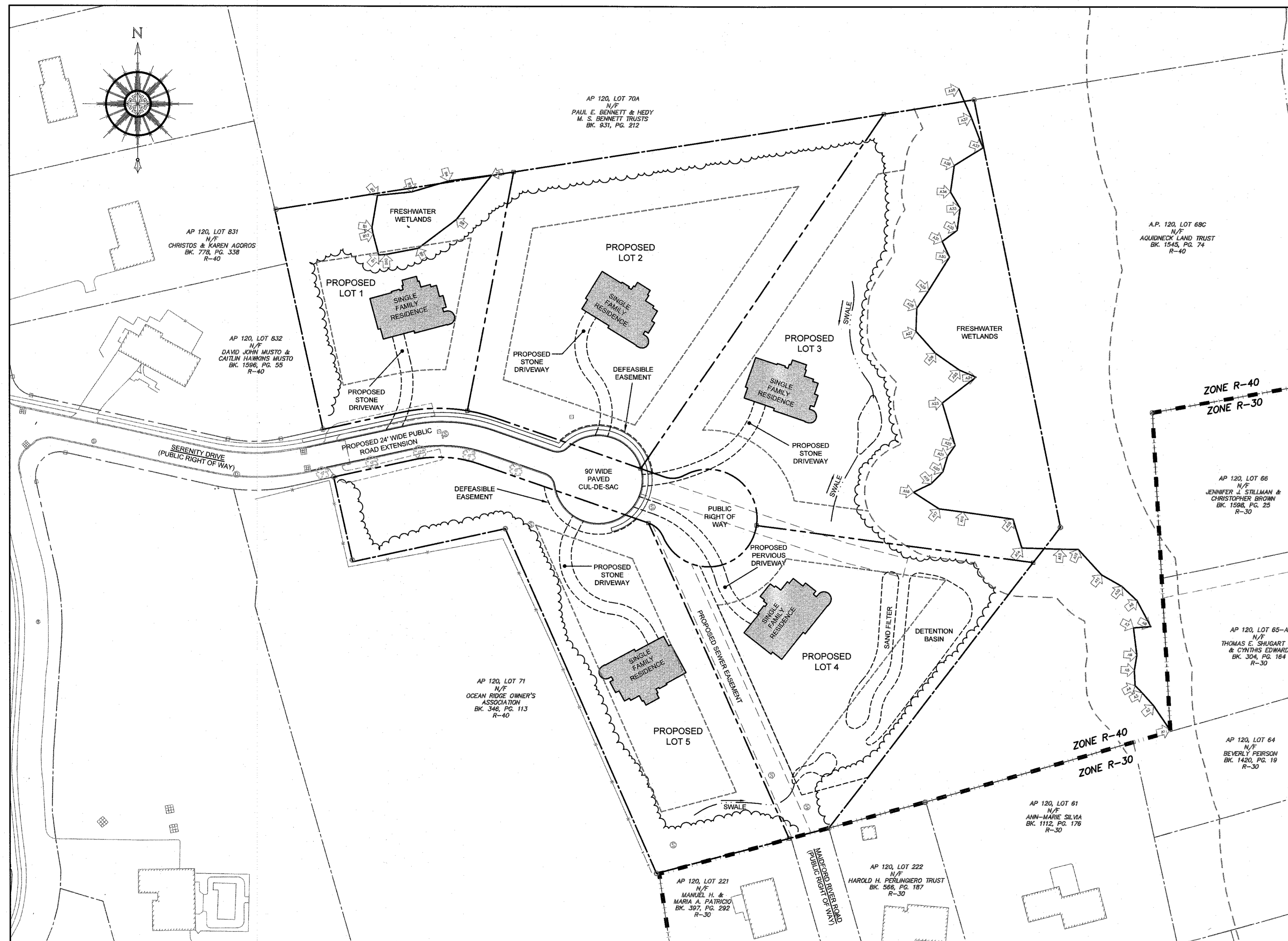
FEBRUARY 17, 2021 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

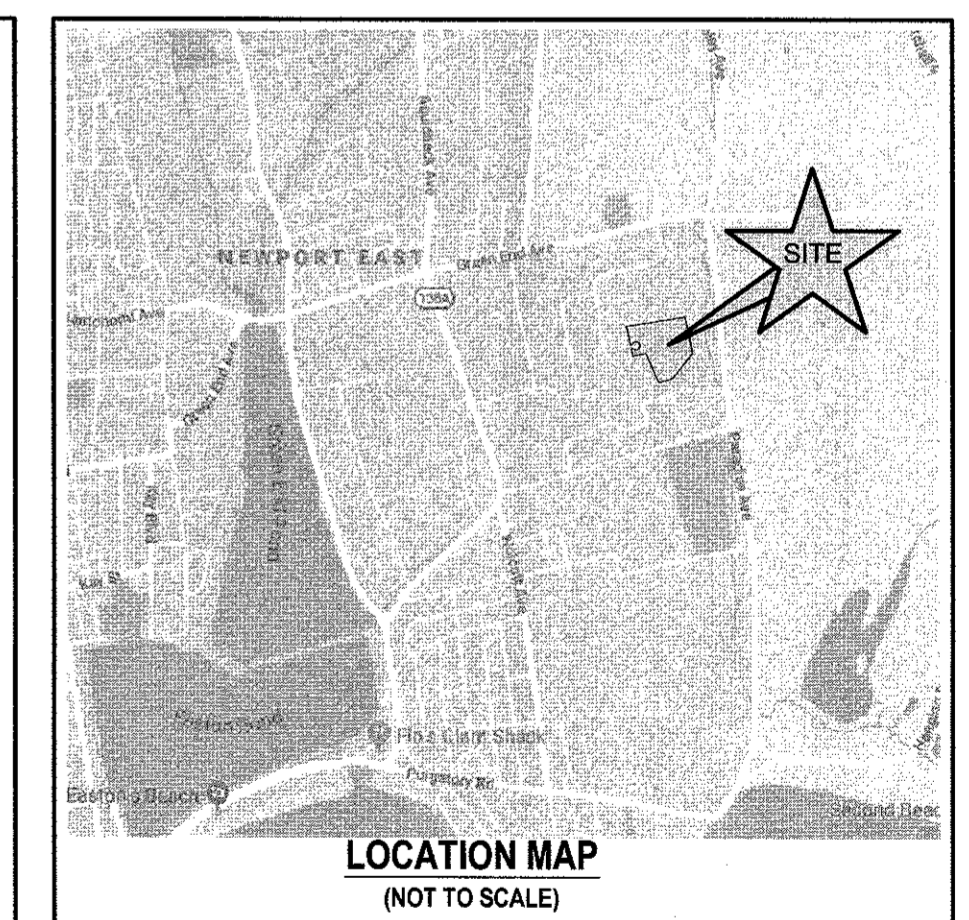
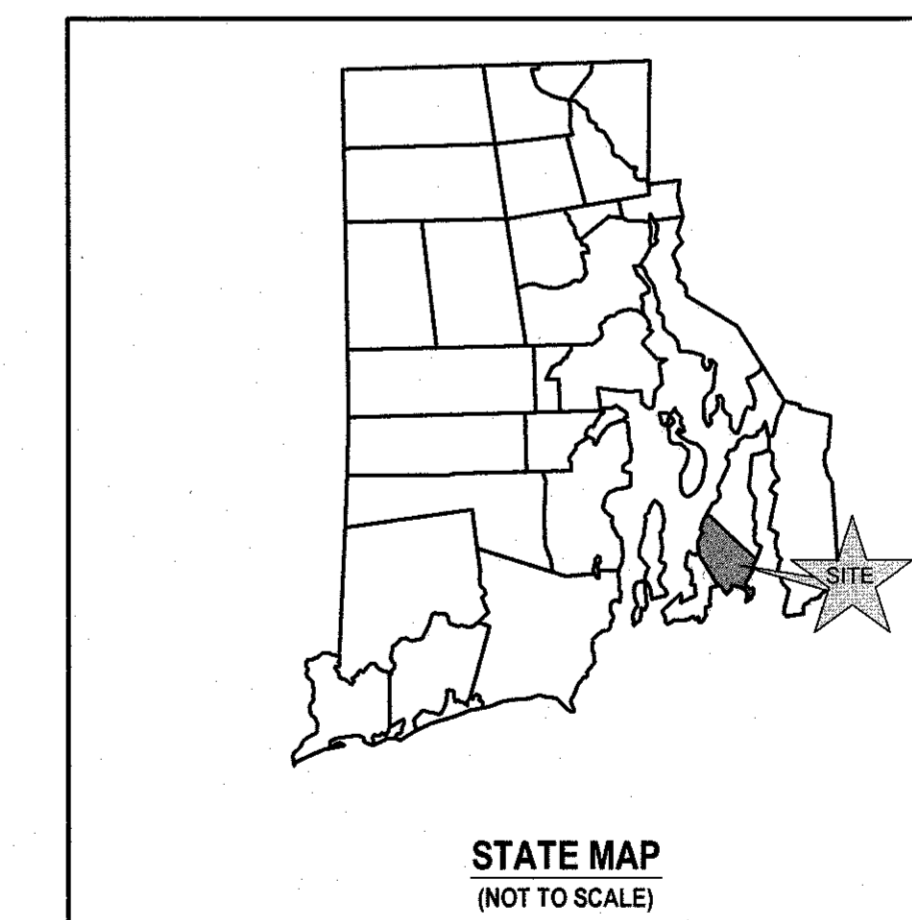
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SITE PLAN

SCALE = 1"=60'



SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	NOV 20, 2019	MASTER PLAN SUBMISSION
TOWN OF MIDDLETOWN	FEB 19, 2020	MASTER PLAN SUBMISSION
RIDEM	MAY, 2020	WETLANDS VERIFICATION
RIDEM	NOV 20, 2020	RIPDES AND FW WETLANDS
RIDEM	FEB 17, 2021	REVISED PER COMMENTS

GENERAL NOTES

- EXISTING CONDITIONS SURVEY (SHEET 3) IS THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MAY 2020.
- BASE OF ELEVATIONS: NAVD88.
- PROPERTIES ARE ZONED R40 (MEDIUM DENSITY RESIDENTIAL), ABUTTING PROPERTIES ARE ALSO ZONED R40 (MEDIUM DENSITY RESIDENTIAL).
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION. THE BASIS OF BEARING BEING FROM AN IRON ROD FOUND ONLINE AND A DRILL HOLE FOUND, AS SPECIFIED ON PLAN WITH NOTE REFERENCE, HAVING A BEARING OF N 85°27'21" E AND A DISTANCE OF 840.53'.
- SOIL EVALUATIONS SHOWN PERFORMED BY OTHERS FOR THE APPROVED 2016 SUBDIVISION "SERENITY FARM". SOIL INFORMATION SHOWN TAKEN FROM THE TOWN OF MIDDLETOWN GIS DATA.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE, AS SHOWN ON FEMA FORM 44050C0094H LATEST REVISED MARCH 5, 2010.
- 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 UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES).
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC. UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS OR CHANGES BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
- DEVIATIONS OR SHALL BE FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE 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 TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
- THERE ARE DELINEATED FRESHWATER WETLANDS ON THE SUBJECT PROPERTY.
- THERE ARE FRESHWATER WETLAND REGULATED SETBACKS ON THE SUBJECT PROPERTY.
- THERE ARE NO SURFACE WATERS ON THE SUBJECT PROPERTY.
- THERE ARE HYDRIC SOILS ON THE SUBJECT PROPERTY. THESE SOILS ARE LIMITED TO FLAGGED WETLANDS AND REGULATED PERIMETER WETLANDS.
- THERE ARE NO KNOWN AREAS OF LEDGE OR OUTCROPPINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO SLOPES OF 15% OR GREATER ON THE SUBJECT PROPERTY.
- ALL SOILS ON THE SUBJECT PROPERTY ARE INDICATED AS HAVING A SEASONAL HIGH WATER TABLES LESS THAN 3.5 FEET AS IDENTIFIED BY SOIL EVALUATION AND ARE CONSIDERED LOW PERMEABILITY SOILS.
- THERE ARE NO KNOWN RECREATIONAL RESOURCES ON THE SUBJECT PROPERTY.
- THE MAJORITY OF THE SUBJECT PROPERTY IS CONSIDERED PRIME FARMLAND SOILS.
- THE PROPOSED DEVELOPMENT DOES NOT LIE IN ANY OF THE FOLLOWING AREAS:
 - NATURAL HERITAGE AREAS (RIDEM)
 - CULTURAL RESOURCE AREA
 - SPECIAL AREA MANAGEMENT PLAN (SRMC)
 - GROUNDWATER ACQUIFERS, STATE DESIGNATED "GROUNDWATER RESERVOIRS", RECHARGE AREAS, OR WELLHEAD PROTECTION AREAS
 - STATE, REGIONAL OR LOCAL GREENWAYS, OR GREENSPACE PRIORITIES
- ALL WORK WITHIN THE TOWN RIGHT OF WAYS WILL CONFORM TO THE TOWN OF MIDDLETOWN SPECIFICATIONS.
- THE SITE IS LOCATED WITHIN WATERSHED PROTECTION DISTRICT ZONE 2.
- THE SITE IS SITUATED IN A COMMUNITY WELLHEAD PROTECTION AREA PER RIDEM ENVIRONMENTAL RESOURCE MAPS.
- MASTER PLAN DECISION CONDITION:** ALL NEW LOTS WILL BE REQUIRED TO COMPLY WITH THE PROVISIONS OF THE TOWN'S STORMWATER MANAGEMENT ORDINANCE (CHAPTER 153) AND CONSTRUCTION SITE RUNOFF AND EROSION CONTROL (CHAPTER 151).
- MASTER PLAN DECISION CONDITION:** ALL NEW LOTS WILL BE SUBJECT TO THE TOWN'S DEVELOPMENT IMPACT FEES, TOWN CODE CHAPTER 150.
- MASTER PLAN DECISION CONDITION:** DUE TO THE PROXIMITY TO THE MAIDFORD RIVER, MINIMAL USE OF FERTILIZER AND LAWN CHEMICALS IS RECOMMENDED.
- MASTER PLAN DECISION CONDITION:** THE APPLICANT SHALL COMPLY WITH THE TOWN'S STONE WALL PRESERVATION ORDINANCE REGARDING EXISTING WALLS ON THE PROPERTY AND THE RESTORATION OF THE SEGMENT OF STONE WALL AT THE END OF MAIDFORD RIVER ROAD WHICH WAS PREVIOUSLY REMOVED.
- MASTER PLAN DECISION CONDITION:** THE PROPOSED DWELLING TO BE CONSTRUCTED ON PROPOSED LOT 3 SHALL BE LOCATED AS FAR TO THE WEST AS POSSIBLE TO LIMIT POTENTIAL IMPACT ON THE ADJACENT WETLANDS.

GRADING NOTES

- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
- ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
- THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
- NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE MUNICIPALITY, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF DISTURBANCE SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE MUNICIPALITY.
- WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
- TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
- IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- NONCOMPLIANCE TO ANY OF THE ABOVE REQUIREMENTS SHALL MEAN IMMEDIATE SUSPENSION OF ALL WORK, AND REMEDIAL WORK SHALL COMMENCE IMMEDIATELY. ALL COSTS INCURRED SHALL BE BILLED TO THE VIOLATOR. FURTHERMORE, VIOLATORS SHALL BE SUBJECT TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

- THE LOCATIONS OF PROPOSED ELECTRICAL CONNECTION TO THE EXISTING UNDERGROUND CONDUITS IN COMPTON VIEW DRIVE ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- THE PROPOSED CONNECTION TO THE WATER MAIN IN COMPTON VIEW DRIVE IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY THE NEWPORT WATER DEPARTMENT. ALL NEW CONNECTIONS FOR THE RESIDENCES WILL REQUIRE WATER SERVICE APPLICATIONS TO THE NEWPORT DPU.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- THE PROPOSED SEWER MAIN AND EASEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF MIDDLETOWN PUBLIC WORKS. ALL SEWER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "TOWN OF MIDDLETOWN ORDINANCE RULES AND REGULATIONS FOR THE USE AND INSTALLATION OF SEWERS". ALL NEW CONNECTIONS WILL REQUIRE SEWER SERVICE APPLICATIONS TO THE MIDDLETOWN DPW. ALL NEW RESIDENTIAL CONNECTIONS SHALL BE 6 INCHES IN DIAMETER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND 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.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONSTRUCTION SEQUENCE:
 - DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THIS INCLUDES ALL PERMITS FROM APPLICABLE UTILITIES.
 - ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA THE PROPOSED CONSTRUCTION ENTRANCE CONFORMING TO THE DETAIL PROVIDED.
 - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS, FILTER SOCKS, STRAW WATTLE AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. THE CONTRACTOR SHALL CONFORM WITH THE TOWN BUILDING OFFICIAL/TOWN ENGINEER WHICH TYPE OF SEDIMENTATION BARRIERS ARE PREFERRED BY THE TOWN PRIOR TO INSTALLATION.
 - CONTRACTOR TO FIELD LOCATE EXISTING SEWER AND WATER MAINS TO WHICH CONNECTIONS ARE PROPOSED PRIOR TO ANY CONSTRUCTION.
 - LOCATE AND DISCONNECT EXISTING PRIVATE SEWER MAIN IN THE LOCATION SHOWN ON PLANS. REMOVE TOP SECTIONS OF INDICATED STRUCTURES. REMOVE OR ABANDON REMAINDER OF PRIVATE SEWER SYSTEM IN PLACE.
 - LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO THE REMOVAL OF ANY VEGETATION. REMOVE VEGETATION ONLY WHERE NECESSARY. ANY STUMPS TO BE GROUND OR DISPOSED OF OFF-SITE.
 - EXCAVATE SAND FILTER AND DETENTION BASIN IN ACCORDANCE WITH THE PLANS AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER/BUILDING OFFICIAL. THIS DEPRESSION SHALL BE USED AS A TEMPORARY SEDIMENT TRAP SHOULD ONE BE REQUIRED DURING CONSTRUCTION. A TEMPORARY STONE WEIR SHALL BE CONSTRUCTED IN THE DETENTION BASIN EXCAVATION IN THE VICINITY OF THE FUTURE CONCRETE WEIR.
 - ROUGH GRADE SITE AND EXCAVATE FOR ROAD BASE.
 - INSTALL UTILITY MAINS PER APPROVED DESIGNS. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED UNDER SUPERVISION BY THE PROVIDING UTILITIES.
 - INSTALL THE STORMWATER SYSTEM CONVEYANCE IN ACCORDANCE WITH THE PLANS AND DETAILS. INSTALLATION SHALL BE PERFORMED AT THE LOWEST POINT AND WORK SHALL PROGRESS UPSTREAM.
 - INSTALL ROAD BASE MATERIAL. INSTALLATION TO CONFORM TO THE STANDARDS OF THE MIDDLETOWN DPW.
 - FINAL GRADE SITE AND INSTALL BINDER PAVEMENT COURSE. INSTALLATION TO CONFORM TO THE STANDARDS OF THE MIDDLETOWN DPW. INSTALL CURBING PER DETAILS PROVIDED.
 - REMOVE SEDIMENTS FROM SAND FILTER EXCAVATION, EXCAVATE AND INSTALL LINER, UNDERDRAIN, AND SAND MEDIA. COMPLETE SAND FILTER CONSTRUCTION.
 - REMOVE SEDIMENTS AND EXCAVATE 12" BELOW FINAL BASIN BOTTOM ELEVATION. COMPLETE BASIN CONSTRUCTION PER THE DETAILS PROVIDED.
 - ESTABLISH FINAL VEGETATIVE GROWTH ON ALL DISTURBED AREAS. INSTALL STREET TREES AND ANY OTHER PROPOSED LANDSCAPING.
 - INSTALL TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.
 - RESIDENTIAL LOT CONSTRUCTION SHALL BE COMPLETED BY THE FUTURE OWNERS.

2. NOTES:
 - DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
 - AREA OF PROPOSED INFILTRATION SYSTEM SHALL NOT BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT.
 - ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
 - ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
 - FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
 - ALL FILL SHALL BE PLACED AND COMPACTED TO 95% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
 - FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
 - FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
 - FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
 - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.

3. VEGETATIVE PRACTICE:
 - SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
 - LOAM AND SEED REQUIREMENTS ARE SPECIFIED IN RIDOT L 01 & L 02.
 - A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2 INCHES SHALL BE REMOVED.
- TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)
 - LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
 - LIMESTONE: 3 TONS/ACRE
 - FERTILIZER: (10-10-10), 600 LBS/ACRE
 - SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
 - WINTER RYE: 100 LBS/ACRE
 - STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE

4. MAINTENANCE

DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.

 - AT A MINIMUM THE SILT FENCING, STRAW BALES AND FILTER SOCK BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
 - EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
 - SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF-SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
 - STONE RIPRAP SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
 - IF INSTALLED, THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND RE-ESTABLISHED AS NECESSARY.
 - SEEDED AREAS WILL BE FERTILIZED AND RESEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

DRAINAGE NOTES

- ALL DRAIN PIPES WITHIN THE PUBLIC ROAD EXTENSION SHALL BE CLASS III RCP. ALL OTHER DRAIN PIPES SHALL BE ADS-N12 TYPE IB OR SCH40 PVC UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL DRAIN MANHOLES AND CATCH BASINS SHALL BE PRECAST CONCRETE STRUCTURES CONFORMING TO RIDOT STANDARDS PROVIDED IN THIS PLAN SET UNLESS OTHERWISE NOTED.
- RESIDENCE ROOFTOP SHALL DISCHARGE RUNOFF TO GRADE. NO ADDITIONAL STORMWATER MEASURES ARE REQUIRED.
- WET SWALES, SAND FILTER, AND DETENTION BASIN SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS PROVIDED. ANY DISCREPANCIES OR INCONGRUENCIES WITH THE EXISTING SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

- CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
- NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

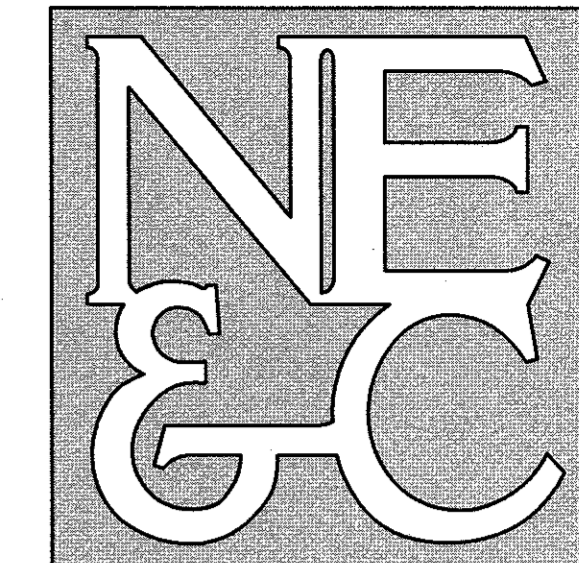
STORMWATER MAINTENANCE NOTES

- SAND FILTER MAINTENANCE:
 - GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE SAND FILTER IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
 - THE FILTER SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.9 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTER SHALL BE GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE SAND FILTER IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
 - THE FOLLOWING SHALL ALSO BE COMPLETED ON AN ANNUAL BASIS:
 - THE SLOPES OF THE FILTER SHOULD BE INSPECTED FOR EROSION AND GULLING.
 - REINFORCE ANY EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OUTLET STRUCTURES, OR ANY EXISTING RIPRAP HAS BEEN COMPROMISED.
 - THE UNDERDRAIN RISER OR OVERFLOW OUTLET STRUCTURE SHALL BE INSPECTED FOR LEAKY JOINTS OR CRUSHED LINES. UNDERDRAIN AND OUTLET PIPE SHALL BE CLEAN AND FREE OF MATERIALS THAT CAN REDUCE FLOW.
 - ANY AREAS WITHIN THE EXTENTS OF THE FILTER THAT ARE SUBJECT TO EROSION OR GULLING SHOULD BE REPLISHED 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 FILTER. 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 FILTER. ANY INVASIVE VEGETATION ENCRACING UPON THE PERIMETER OF THE FILTER SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FILTERS, 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 ANNUALLY, WHEN ACCUMULATION EXCEEDS 1 INCH, OR WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY. 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 MEDIA. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- CONVEYANCE STRUCTURE MAINTENANCE:
 - ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIATED IMMEDIATELY.
 - CONVEYANCE PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL 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.
- SEDIMENTS AND TRASH SHALL BE REMOVED FROM SWALES ON AN ANNUAL BASIS. EXCESSIVE VEGETATION THAT NEGATIVELY AFFECTS THE HYDRAULIC EFFICIENCY OF THE SWALE SHALL BE PRUNED OR REMOVED. ANY EXPOSED SOIL SHALL BE REINFORCED WITH NEW PLANTINGS IMMEDIATELY AFTER DISTURBANCE.
- MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNERS.

ABBREVIATIONS

AC	ADJACENT	ASPHALT PAVEMENT
ADJ	AP	ASSESSOR'S PLAT
AP	ACCESS	ACCESSIBLE
ARCH	ARCHITECT	ARCHITECT
BC	BOTTOM OF CURB	BOTTOM OF CURB
BH	BORING HOLE	BORING HOLE
BIT	BITUMINOUS	BITUMINOUS
BLR	CLAMP	CLAMP
CMP	CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT	CONCRETE MASONRY UNIT
CONC	CONCRETE	CONCRETE
CONN	CONNECT	CONNECT
COTG	CLEAN OUT TO GRADE	CLEAN OUT TO GRADE
CF	CUBIC FOOT	CUBIC FOOT
DEMOL	DEMOLISH	DEMOLISH
DI	DRAIN INLET	DRAIN INLET
DIA	DIAMETER	DIAMETER
DMH	DRAIN MANHOLE	DRAIN MANHOLE
dp	DROP PIPE	DROP PIPE
DS	DOWN SPOUT	DOWN SPOUT
DWG	DRAWING	DRAWING
E	ELECTRIC	ELECTRIC
ELEV	ELEVATION	ELEVATION
EMH	ELECTRIC MANHOLE	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT	EDGE OF PAVEMENT
EQ	EQUAL	EQUAL
EXIST	EXISTING	EXISTING
EXP	EXPANSION	EXPANSION
FEE	FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
FG	FINISHED GRADE	FINISHED GRADE
FH	FIRE HYDRANT	FIRE HYDRANT
FT	FEET	FEET
G	GAS	GAS
GAL	GALLON	GALLON
GV	GATE VALVE	GATE VALVE
INV	INVERT	INVERT
JT	JOINT	JOINT
L	LENGTH	LENGTH
LAND	LANDSCAPE	LANDSCAPE
NTS	NOT TO SCALE	NOT TO SCALE
MAX	MAXIMUM	MAXIMUM
MECH	MECHANICAL	MECHANICAL
MIN	MINIMUM	MINIMUM
PAVT	PAVEMENT	PAVEMENT
PVC	POLYVINYLCHLORIDE	POLYVINYLCHLORIDE
R	RADIUS	RADIUS
RC	REINFORCED CONCRETE	REINFORCED CONCRETE
RECONN	RECONNECT	RECONNECT
RIBB	RHODE ISLAND HIGHWAY BOUND	RHODE ISLAND HIGHWAY BOUND
RIDOT	RHODE ISLAND DEPARTMENT OF TRANSPORTATION	RHODE ISLAND DEPARTMENT OF TRANSPORTATION
ROW	RIGHT OF WAY	RIGHT OF WAY
S	SLOPE, SEWER	SLOPE, SEWER
SF	SQUARE FEET	SQUARE FEET
SHT	SHEET	SHEET
SMH	SEWER MANHOLE	SEWER MANHOLE
STA	STATION	STATION
STRUCT	STRUCTURAL	STRUCTURAL
TC	TOP OF CURB	TOP OF CURB
TOP	TOP OF SURFACE	TOP OF SURFACE
UGT	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
TYP	TYPICAL	TYPICAL
W	WATER	WATER
W	WITH	WITH
WMM	WELDED WIRE MESH	WELDED WIRE MESH

NORTHEAST ENGINEERS & CONSULTANTS, INC.

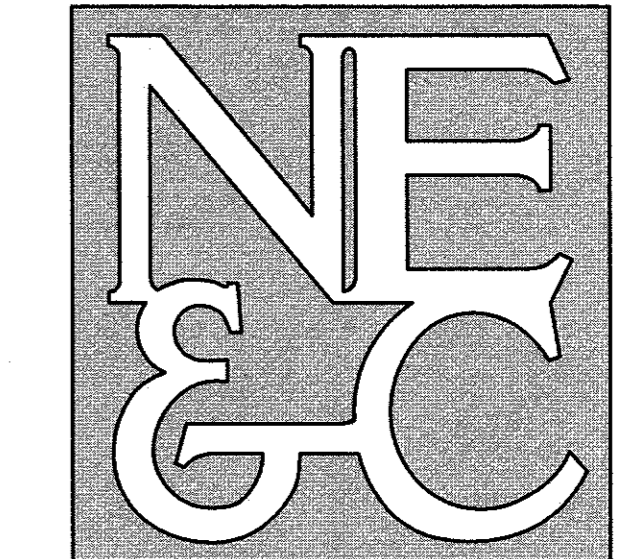


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- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

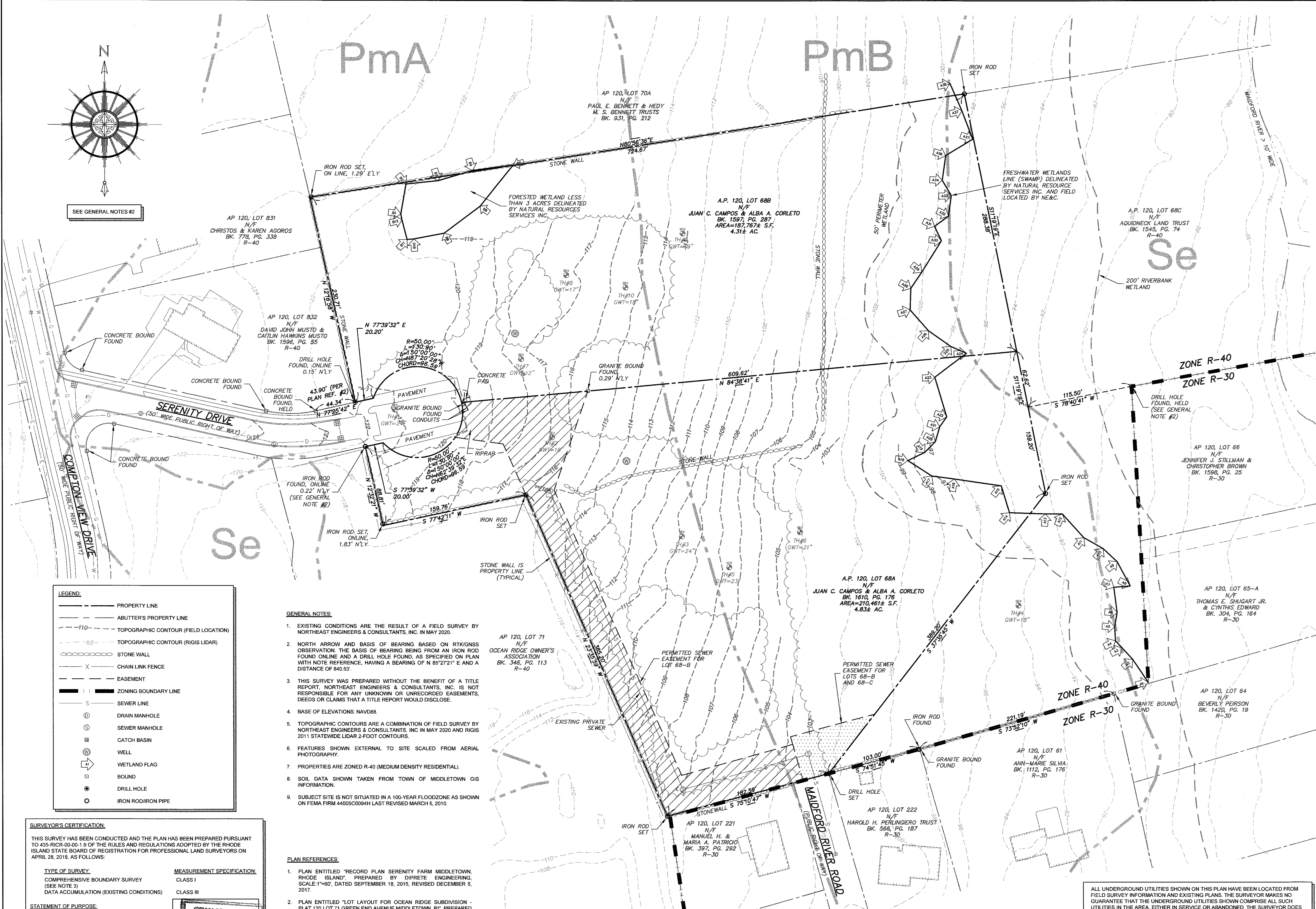
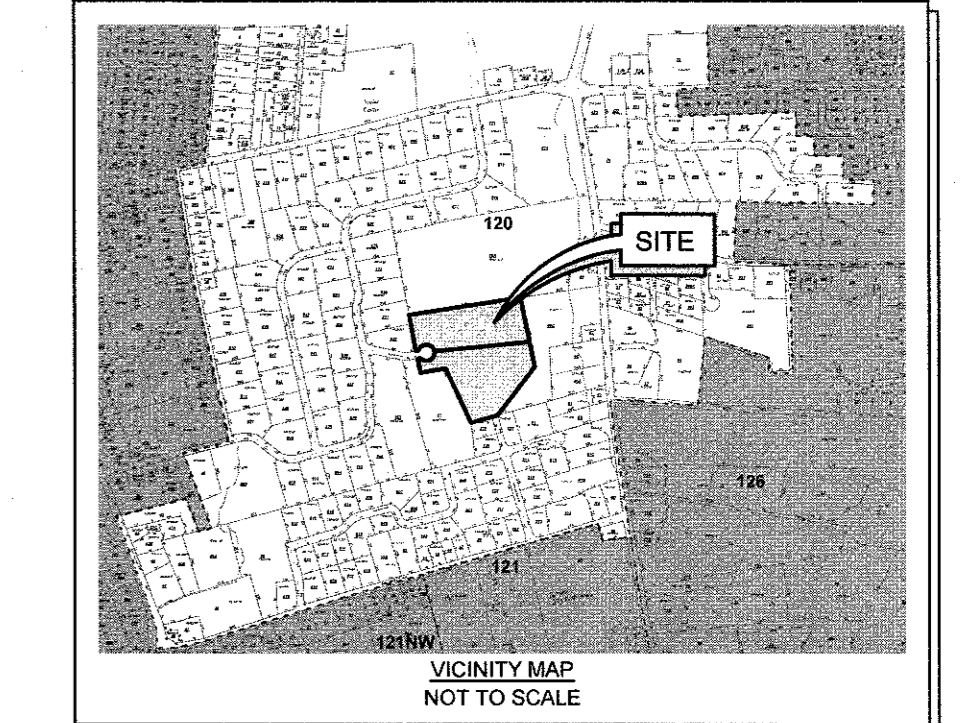
2	PRELIMINARY PLAN REVISIONS	14APR21	
1	CORRECTED TYPO	17FEB21	
No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: GES	
Scale:	N/A	Date:	20NOV20
Project Title:			
CAMPOS SUBDIVISION A.P. 120 LOTS 68-A & 68-B SERENITY DRIVE MIDDLETOWN RHODE ISLAND			
Client/Owner:			
MR. JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROJECT NOTES			
Drawing Number:			
C-2			
Sheet 2 of 11			
Project Number:			
19187.0			
Survey Index:			
- 120 - 68A & B			
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LEGEND

---	PROPERTY LINE
---	ABUTTER'S PROPERTY LINE
-110-	TOPOGRAPHIC CONTOUR (FIELD LOCATION)
-05-	TOPOGRAPHIC CONTOUR (RIGIS LIDAR)
○	STONE WALL
X	CHAIN LINK FENCE
- - -	EASEMENT
---	ZONING BOUNDARY LINE
S	SEWER LINE
⊕	DRAIN MANHOLE
⊕	SEWER MANHOLE
⊕	CATCH BASIN
⊕	WELL
⊕	WETLAND FLAG
□	BOUND
○	DRILL HOLE
○	IRON ROD/IRON PIPE

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MAY 2020.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION. THE BASIS OF BEARING BEING FROM AN IRON ROD FOUND ONLINE AND A DRILL HOLE FOUND, AS SPECIFIED ON PLAN WITH NOTE REFERENCE, HAVING A BEARING OF N 85°27'21" E AND A DISTANCE OF 840.53'.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NORTHEAST ENGINEERS & CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- BASE OF ELEVATIONS: NAVD88.
- TOPOGRAPHIC CONTOURS ARE A COMBINATION OF FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MAY 2020 AND RIGIS 2011 STATEWIDE LIDAR 2-FOOT CONTOURS.
- FEATURES SHOWN EXTERNAL TO SITE SCALED FROM AERIAL PHOTOGRAPHY.
- PROPERTIES ARE ZONED R-40 (MEDIUM DENSITY RESIDENTIAL).
- SOIL DATA SHOWN TAKEN FROM TOWN OF MIDDLETOWN GIS INFORMATION.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 44005C0094H LAST REVISED MARCH 5, 2010.

PLAN REFERENCES:

- PLAN ENTITLED "RECORD PLAN SERENITY FARM MIDDLETOWN, RHODE ISLAND" PREPARED BY DIPRETE ENGINEERING, SCALE: 1"=60', DATED SEPTEMBER 18, 2015, REVISED DECEMBER 5, 2017.
- PLAN ENTITLED "LOT LAYOUT FOR OCEAN RIDGE SUBDIVISION - PLAT 120 LOT 71 GREEN END AVENUE MIDDLETOWN, RI" PREPARED BY BOARDMAN ASSOCIATES AND RECORDED JANUARY 13, 1994 IN THE LAND EVIDENCE RECORDS OF MIDDLETOWN, RHODE ISLAND.
- PLAN ENTITLED "PLAN OF PECKHAM ACRES (SECTION 'A') PROSPECT AND PARADISE AVENUE, MIDDLETOWN, RHODE ISLAND", PREPARED BY C. ROBERT LYNCH P.E., SCALE: 1"=40', DATED APRIL 1981, RECORDED IN THE TOWN CLERK'S OFFICE IN TOWN OF MIDDLETOWN.
- PLAN ENTITLED "REPLAT OF PARADISE BROOK FARM MIDDLETOWN, R.I. PREPARED FOR ANTHONY HARRAKA 60 DOWNE PARKWAY RUMFORD, R.I. 02916" DATED OCTOBER 7, 1988, REVISED MAY 17, 1990, RECORDED IN PLAT BOOK 16 AT PAGE 81 OF THE MIDDLETOWN LAND EVIDENCE RECORDS.

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY:
 COMPREHENSIVE BOUNDARY SURVEY
 (SEE NOTE 3)
 DATA ACCUMULATION (EXISTING CONDITIONS)

MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III

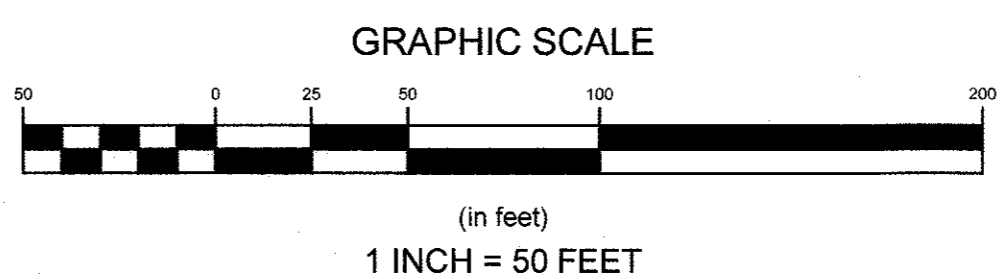
STATEMENT OF PURPOSE:

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

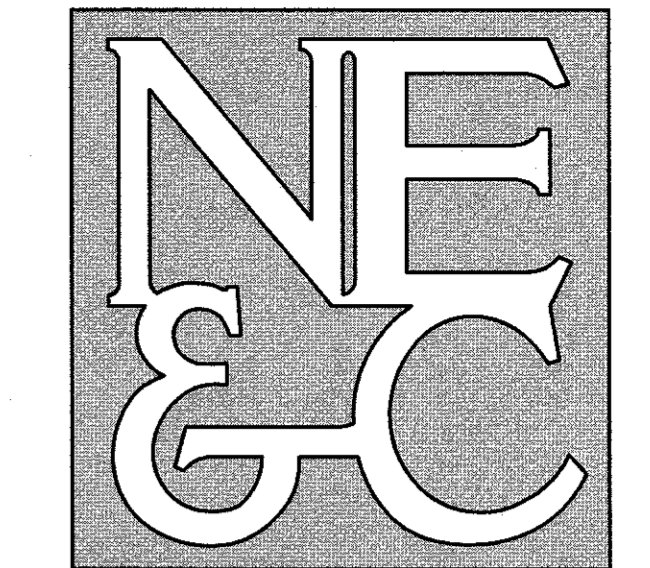
TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 120, LOTS 68A & 68B AND TO SHOW EXISTING CONDITIONS AT THE SITE.

SEAN M. LEACH
 PROFESSIONAL LAND SURVEYOR
 NO. 1907
 COA NO. A356

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)



No.	Revision	Date	App.
Designed By:	Drawn by:	VAL	Checked by: SML
Scale:	1"=50'	Date:	20NOV20
Project Title:			
CAMPOS SUBDIVISION A.P. 120, LOTS 68-A & 68-B SERENITY DRIVE MIDDLETOWN RHODE ISLAND			
Client/Owner:			
MR. JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
COMPREHENSIVE BOUNDARY SURVEY WITH EXISTING CONDITIONS			
Drawing Number:		C-3	
Sheet		3 of 11	
Project Number:		19187.1	
Survey Index:		13 - 120 - 68A & 68B	
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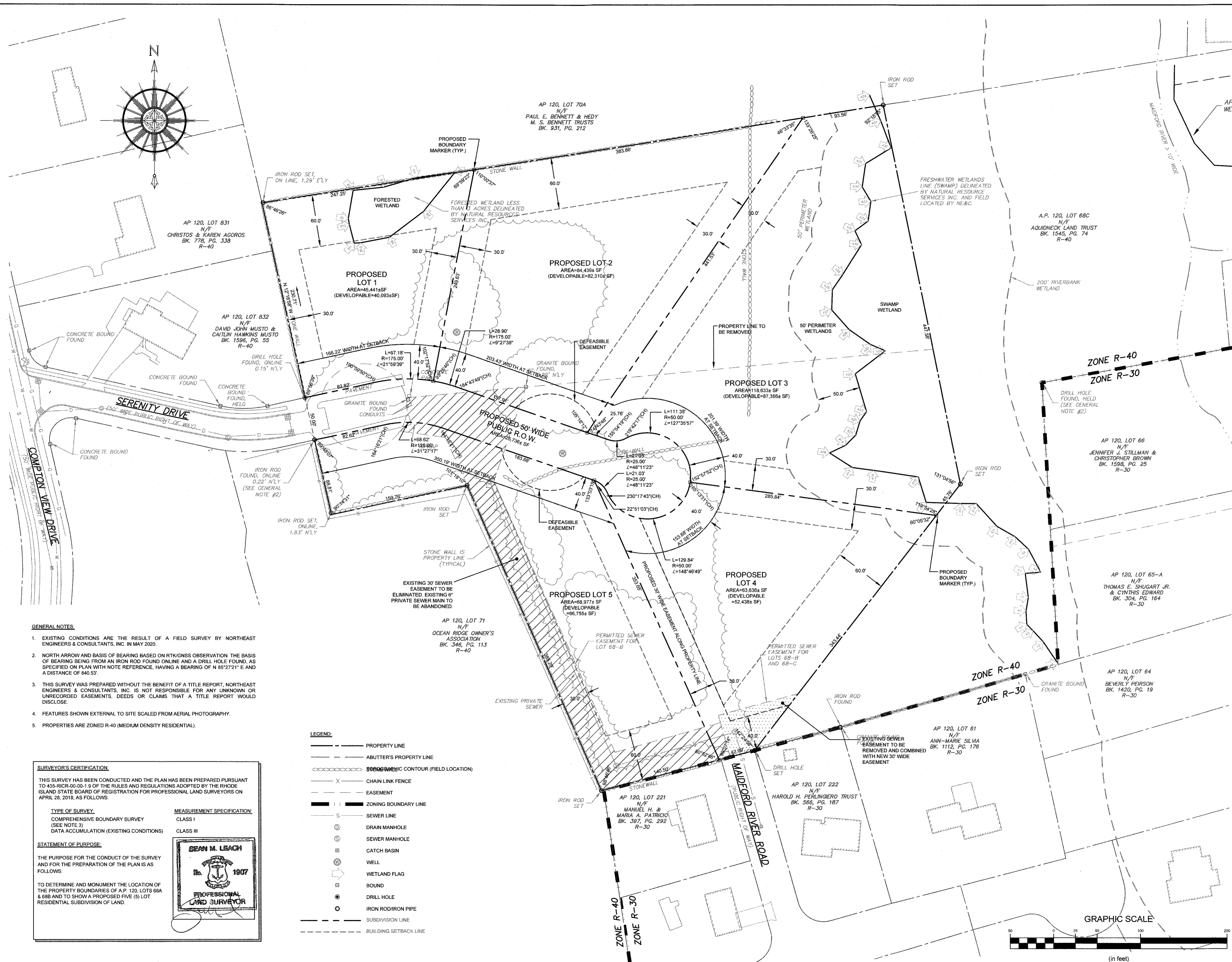
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- STRUCTURAL

ZONING DATA TABLE R-40 ZONE (STANDARD SUBDIVISION)	
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	150 FT.
MINIMUM SETBACKS	
FRONT LINE	40 FT.
SIDE LINE	30 FT.
REAR LINE	60 FT.
ACCESSORY SIDE	30 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT.
DEVELOPABLE LAND AREA	
TOTAL LAND AREA	406,864 SF
AREA TO BE EXCLUDED	
WETLAND AREA	36,513 SF
FLOOD ZONE	0 SF
STREET R.O.W.	25,738 SF
DRAINAGE/EASEMENTS	25,641 SF
TOTAL	87,892 SF
DEVELOPABLE LAND AREA	318,972 SF
MAXIMUM YIELD	
DEVELOPABLE AREA	318,972 SF
MAXIMUM NUMBER OF UNITS (CONVENTIONAL)	
318,972 / 40,000 SF	8 UNITS
NUMBER OF LOTS PROPOSED	5 UNITS

No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	20NOV20
Scale:	1"=50'	Date:	20NOV20
Project Title:			
CAMPOS SUBDIVISION			
A.P. 120 LOTS 68-A & 68-B			
SERENITY DRIVE MIDDLETOWN RHODE ISLAND			
Client/Owner:			
MR. JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
SUBDIVISION PLAN			
Drawing Number:			C-4
Sheet			4 of 11
Project Number:			19187.0
Survey Index:			- 120 - 68A & B
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- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MAY 2020.
 - NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION. THE BASIS OF BEARING BEING FROM AN IRON ROD FOUND ONLINE AND A DRILL HOLE FOUND, AS SPECIFIED ON PLAN WITH NOTE REFERENCE, HAVING A BEARING OF N 85°27'21" E AND A DISTANCE OF 840.53'.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, NORTHEAST ENGINEERS & CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
 - FEATURES SHOWN EXTERNAL TO SITE SCALED FROM AERIAL PHOTOGRAPHY.
 - PROPERTIES ARE ZONED R-40 (MEDIUM DENSITY RESIDENTIAL).

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-0118 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

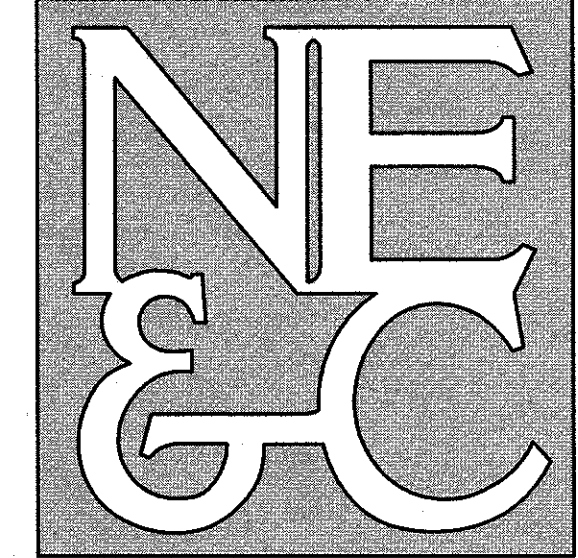
TYPE OF SURVEY:
 COMPREHENSIVE BOUNDARY SURVEY (SEE NOTE 3)
 DATA ACCUMULATION (EXISTING CONDITIONS)

MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 120, LOTS 68A & 68B AND TO SHOW A PROPOSED FIVE (5) LOT RESIDENTIAL SUBDIVISION OF LAND.

SEAN M. LEACH
 No. 1907
 PROFESSIONAL LAND SURVEYOR

- LEGEND:**
- PROPERTY LINE
 - - - - - ADJUTER'S PROPERTY LINE
 - SPRING/AROMATIC CONTOUR (FIELD LOCATION)
 - X CHAIN LINK FENCE
 - - - - - EASEMENT
 - ZONING BOUNDARY LINE
 - S SEWER LINE
 - ⊙ DRAIN MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ WELL
 - ⊙ WETLAND FLAG
 - ⊙ BOUND
 - ⊙ DRILL HOLE
 - IRON ROD/IRON PIPE
 - - - - - SUBDIVISION LINE
 - - - - - BUILDING SETBACK LINE



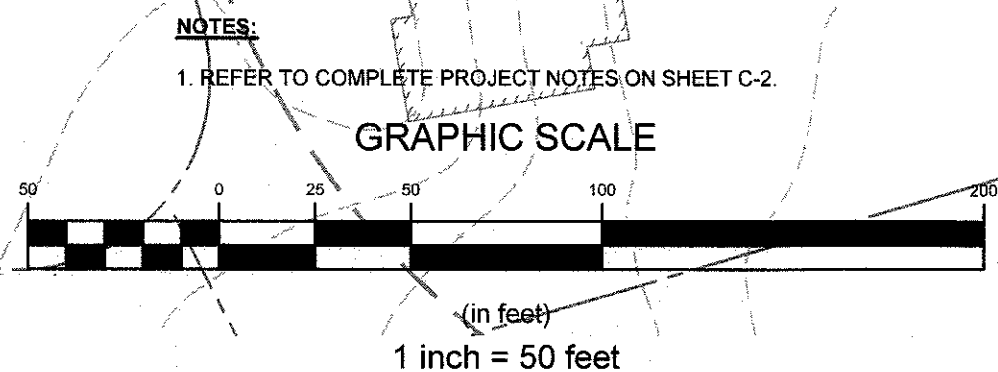
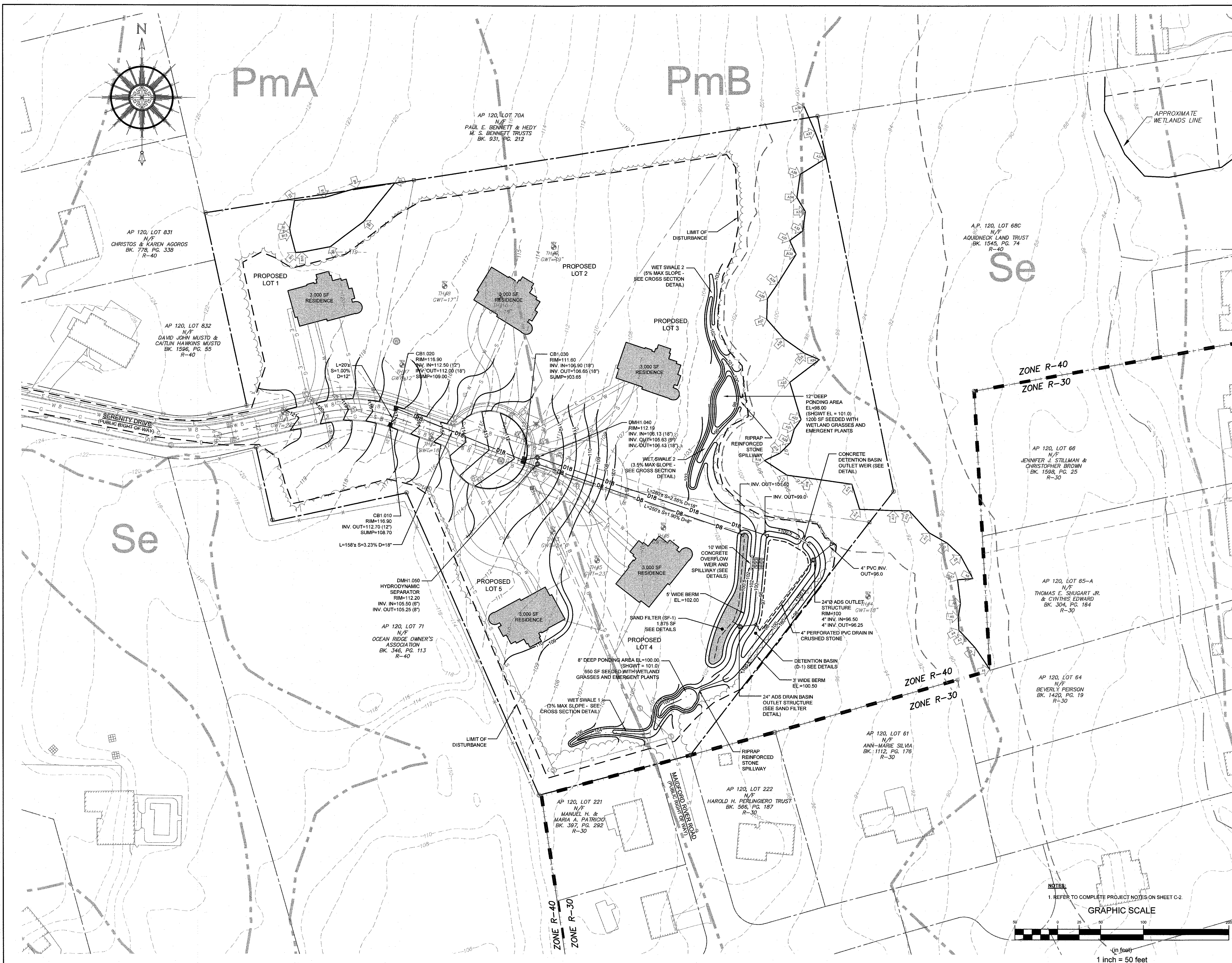
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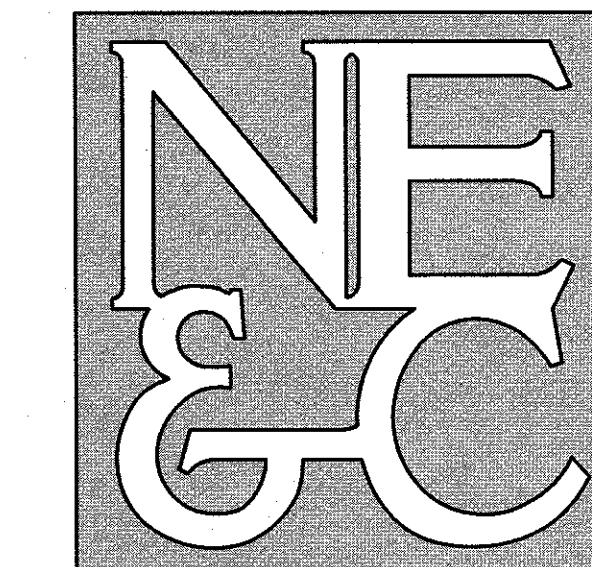
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LEGEND:

	PROPERTY LINE
	ABUTTER'S PROPERTY LINE
	TOPOGRAPHIC CONTOUR (FIELD LOCATION)
	TOPOGRAPHIC CONTOUR (RIGIS LIDAR)
	8" WATER MAIN
	WATER SERVICE
	8" SEWER MAIN
	6" SEWER SERVICE
	GAS MAIN / SERVICE
	ELEC / COM CONDUITS
	WATER GATE VALVE / ROAD BOX
	GAS VALVE / SHUTOFF VALVE
	SEWER MANHOLE
	PROPOSED TOPOGRAPHY
	PROPOSED SPOT ELEVATION
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED SWALE

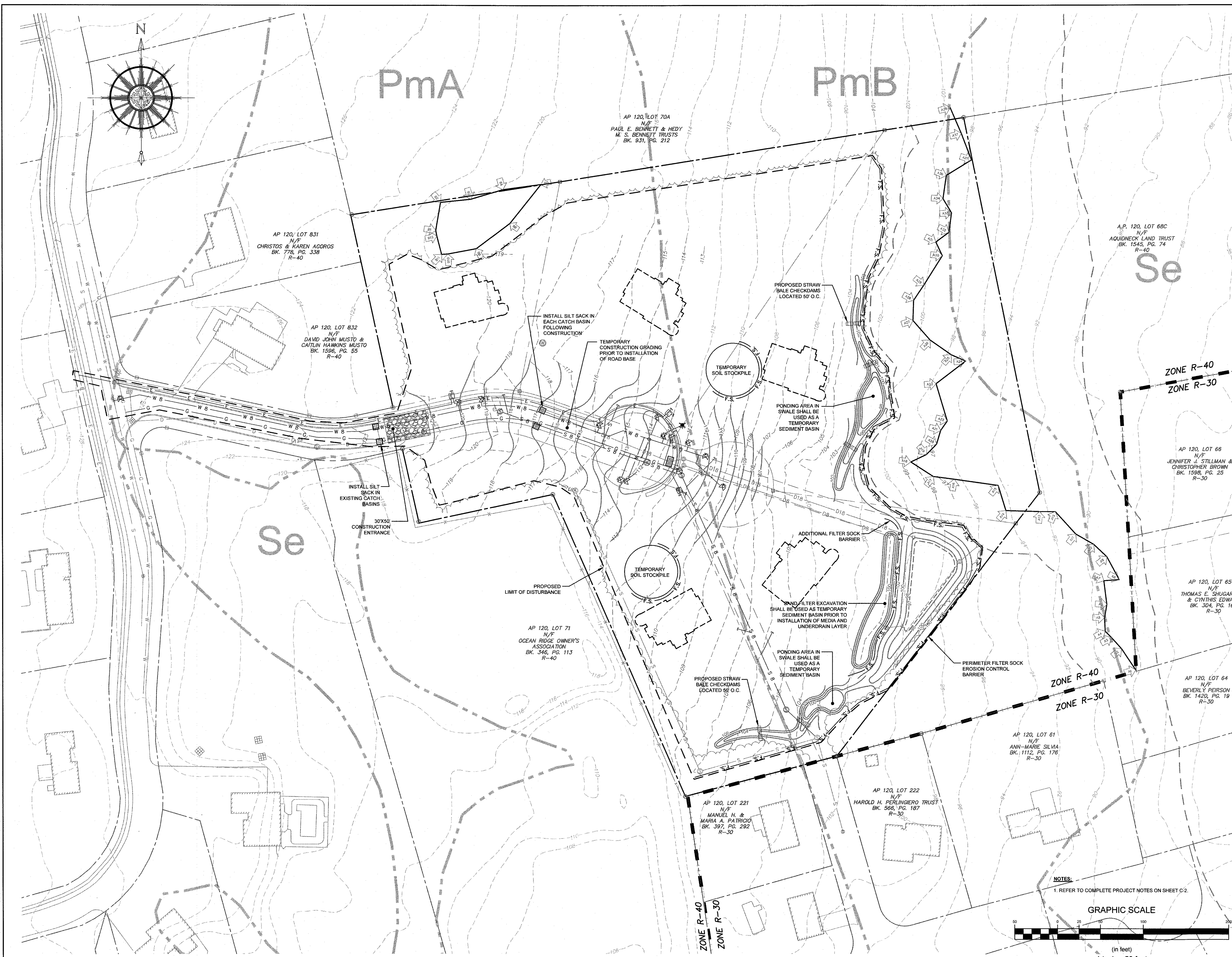
1	RIDEM REVISIONS	17FEB21	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:		Checked by:	GES
Scale:	1"=50'	Date:	20NOV20
Project Title:			
CAMPOS SUBDIVISION A.P. 120 LOTS 68-A & 68-B SERENITY DRIVE MIDDLETOWN RHODE ISLAND			
Client/Owner:			
MR. JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED GRADING AND DRAINAGE PLAN			
Drawing Number:		C-6	
Sheet		6 of 11	
Project Number:		19187.0	
Survey Index:		- 120 - 68A & B	
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LEGEND:

- PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- 110- TOPOGRAPHIC CONTOUR (FIELD LOCATION)
- 85- TOPOGRAPHIC CONTOUR (RIGIS LIDAR)
- W 8 8" WATER MAIN
- S 8 8" SEWER MAIN
- G GAS MAIN / SERVICE
- E ELEC / COM CONDUITS
- ⊗ WATER GATE VALVE / ROAD BOX
- ⊕ GAS VALVE / SHUTOFF VALVE
- ⊙ SEWER MANHOLE
- ▣ PROPOSED CATCH BASIN
- ⊙ PROPOSED DRAIN MANHOLE
- - - F.S. PROPOSED EROSION CONTROL BARRIER
- - - PROPOSED LIMIT OF DISTURBANCE
- - - 100 PROPOSED CONSTRUCTION GRADING
- ▤ PROPOSED STRAW BALES

RIDEM REVISIONS		17FEB21	
No.	Revision	Date	App.
1			

Designed By: JJR Drawn by: JJR Checked by: GES
Scale: 1"=50' Date: 20NOV20

CAMPOS SUBDIVISION
A.P. 120 LOTS 68-A & 68-B
SERENITY DRIVE
MIDDLETOWN
RHODE ISLAND

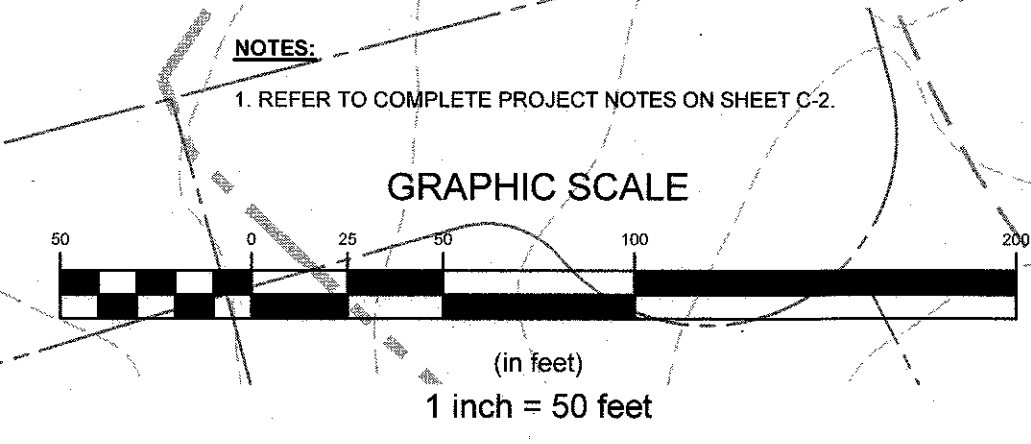
Client/Owner:
MR. JUAN CAMPOS
162 BROADWAY, UNIT 1
NEWPORT, RI 02840

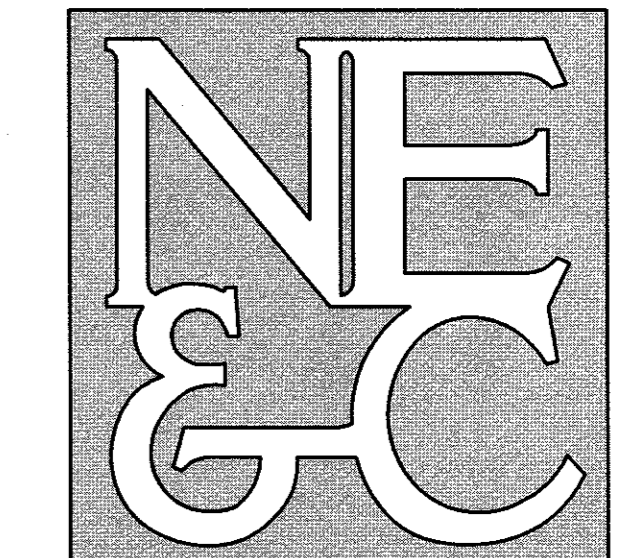
Issued for:
PERMITTING

Drawing Title:
**PROPOSED
SOIL EROSION AND
SEDIMENT CONTROL PLAN**

	Drawing Number: C-7
	Sheet 7 of 11
	Project Number: 19187.0
	Survey Index: - 120 - 68A & B

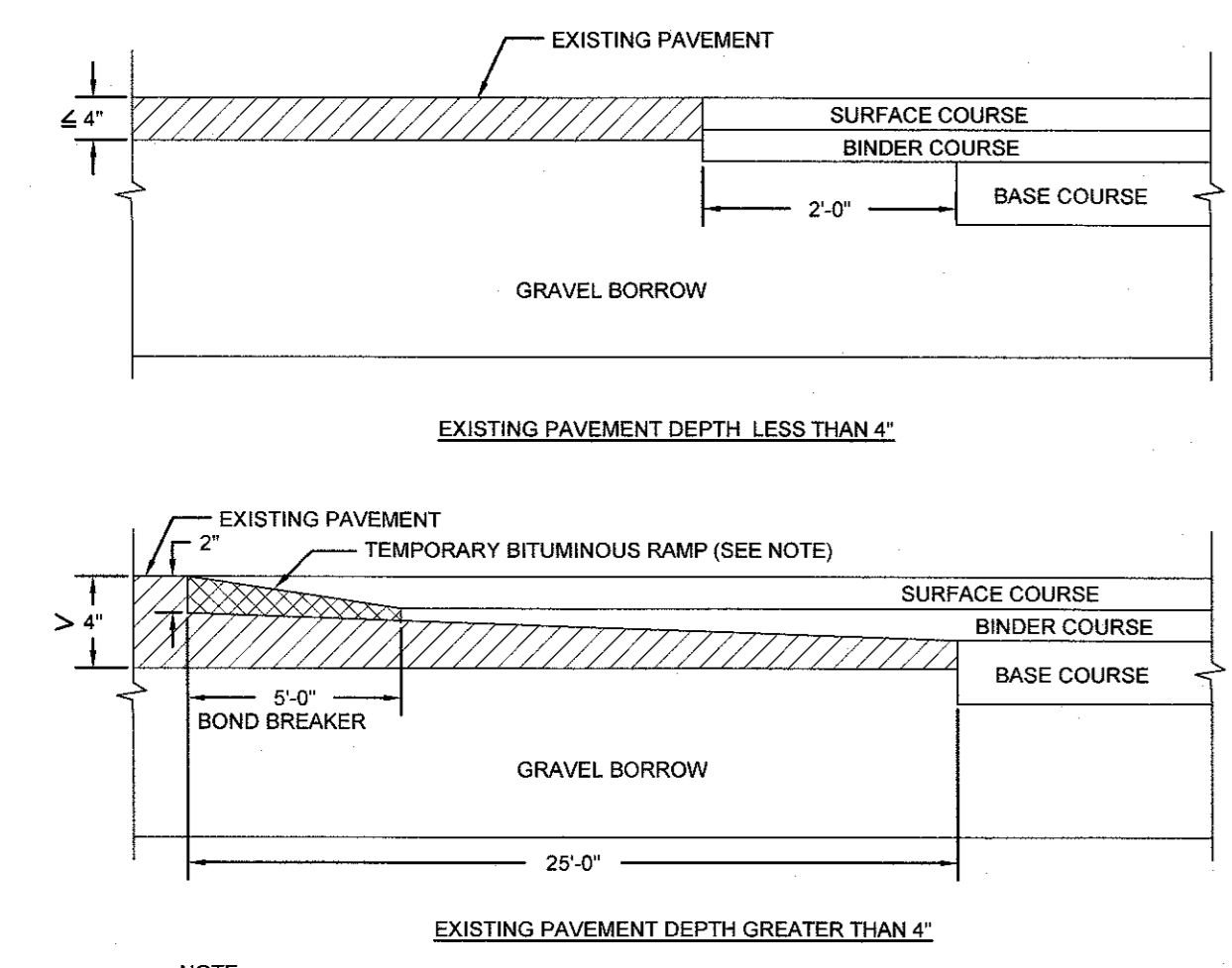
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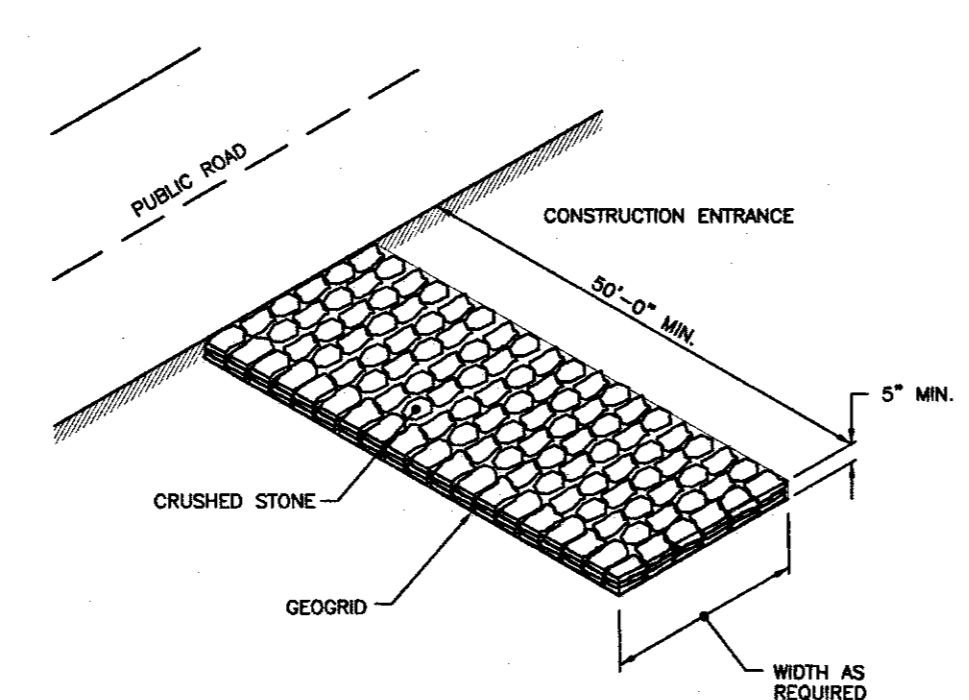
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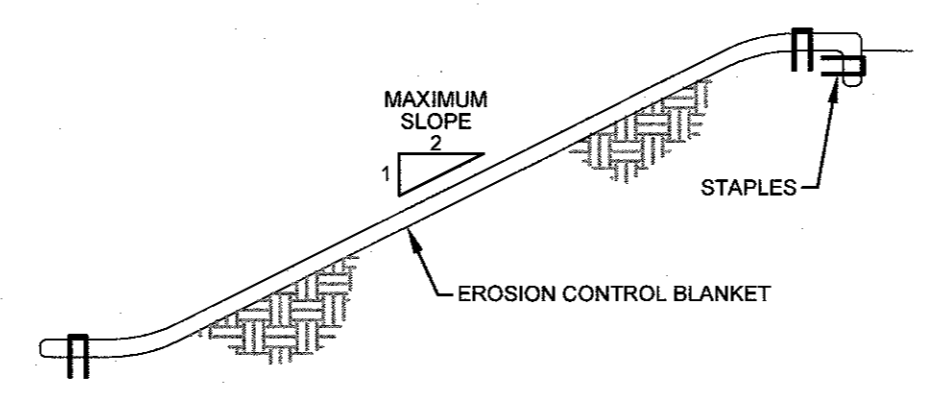
NOTE:
A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE TEMPORARY RAMP. PRIOR TO THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

TYPICAL CUT AND MATCH PAVEMENT DETAIL (RIDOT 47.1.1)
SCALE: NOT TO SCALE



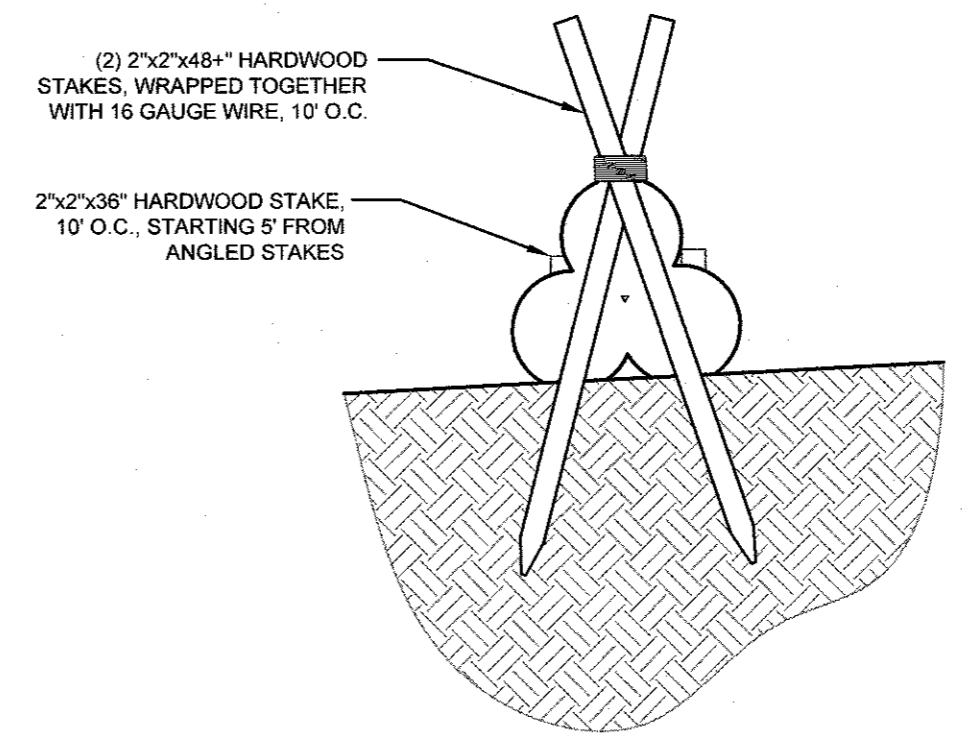
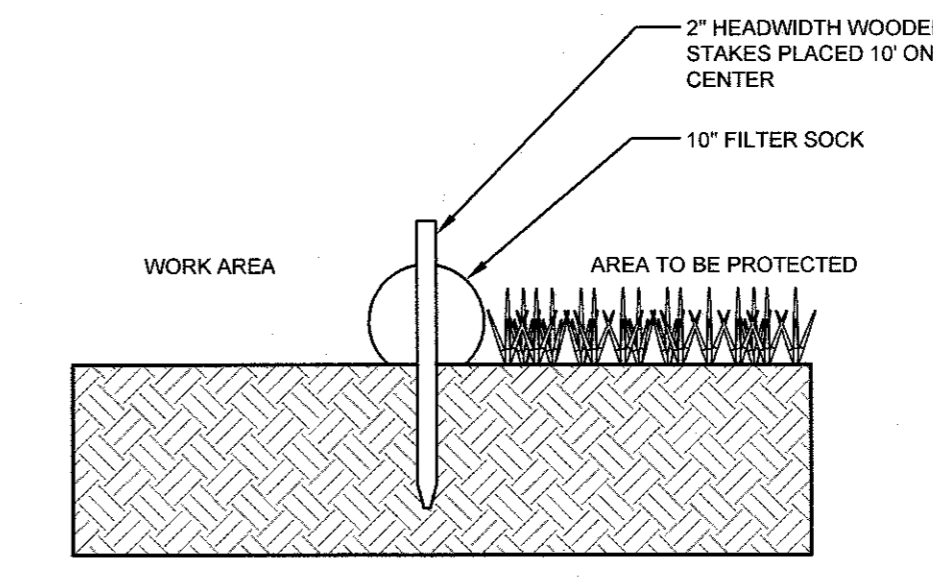
NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

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

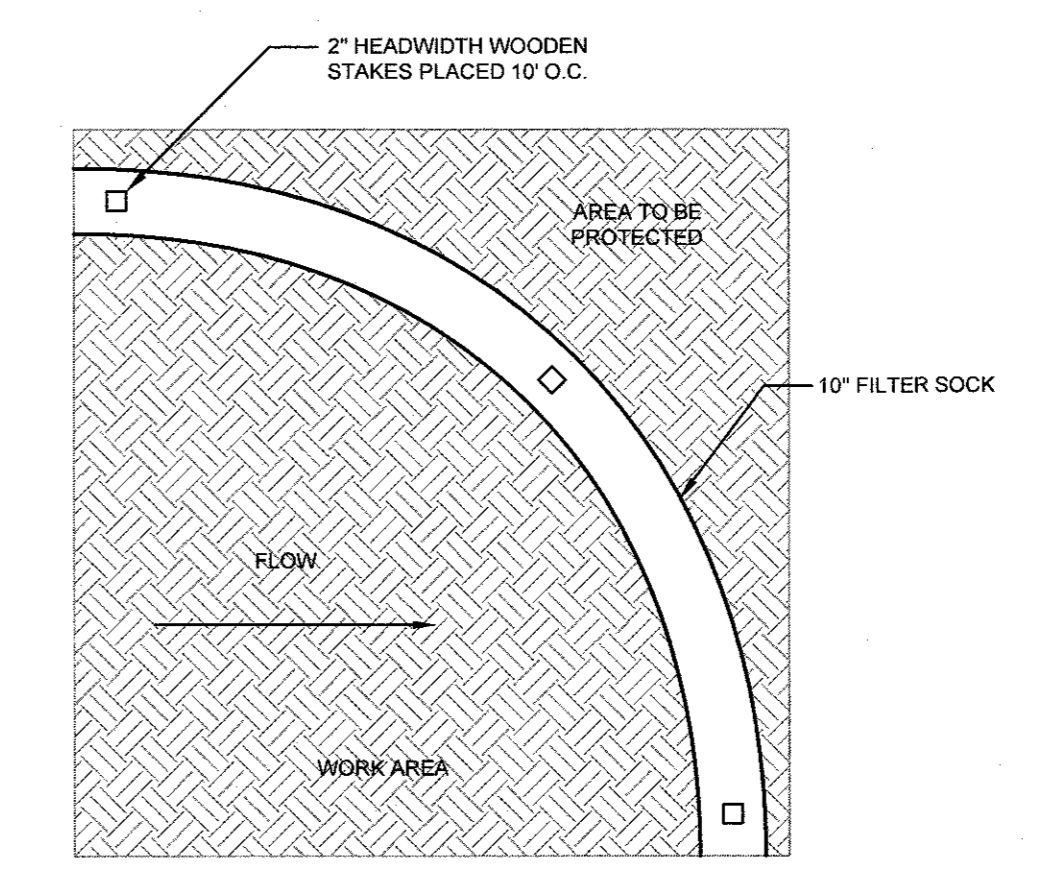


- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

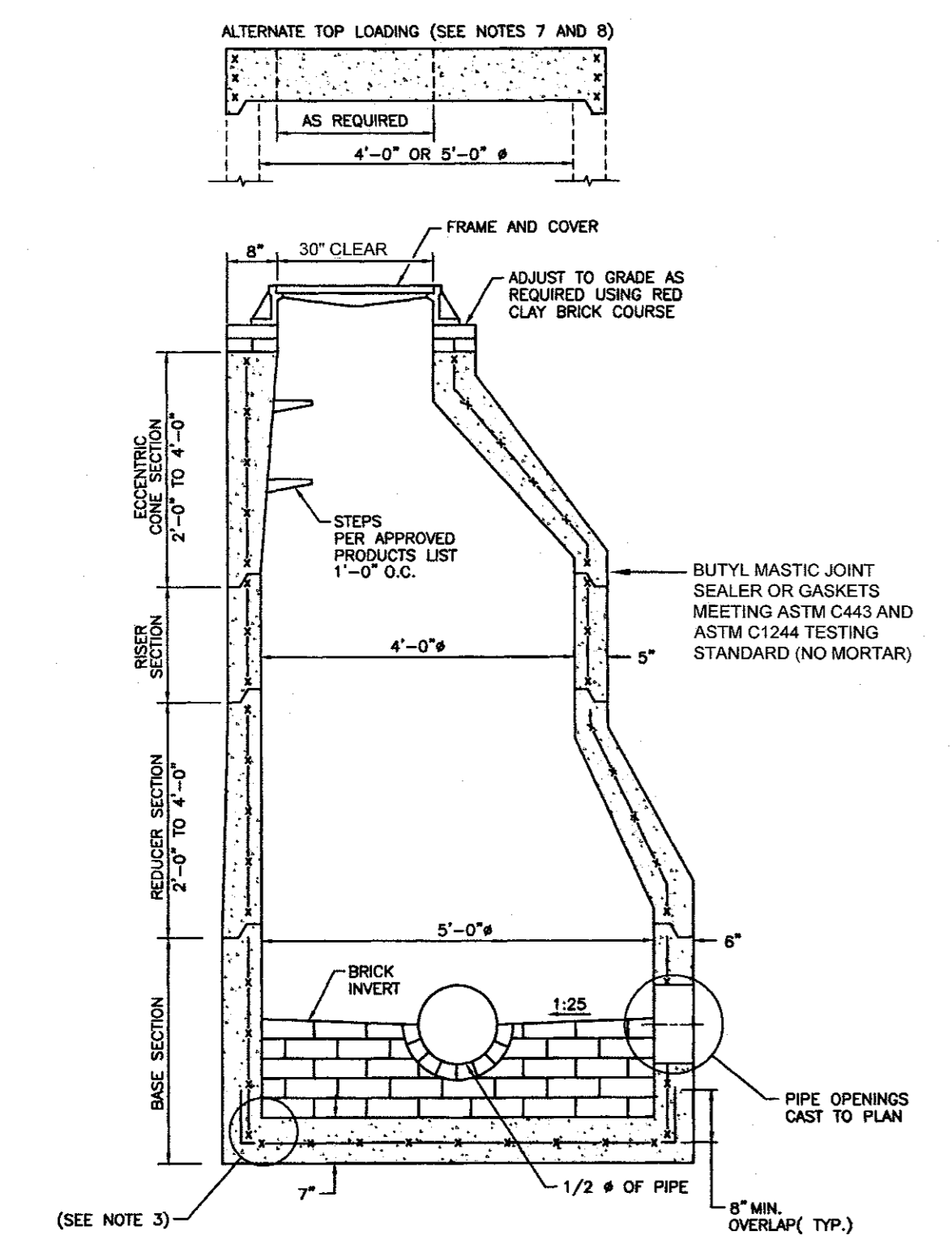
EROSION CONTROL BLANKET
SCALE: NOT TO SCALE



PYRAMID SECTION VIEW (FOR HIGH FLOW CONDITIONS)

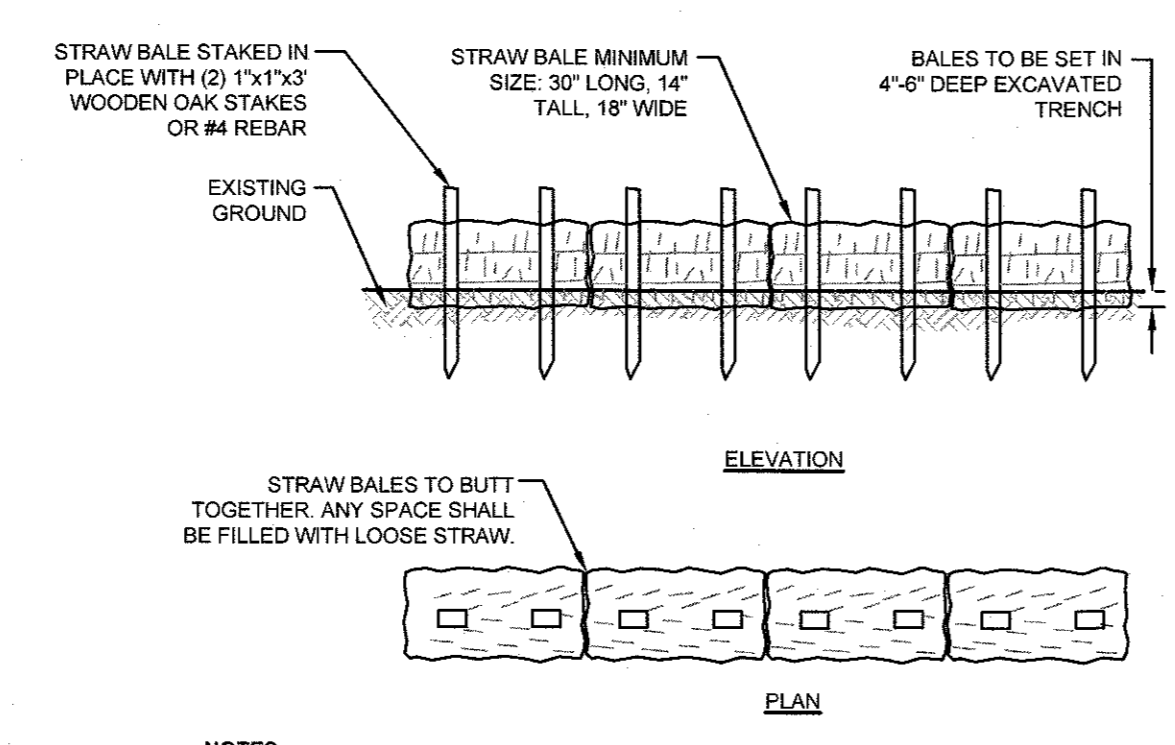


10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE



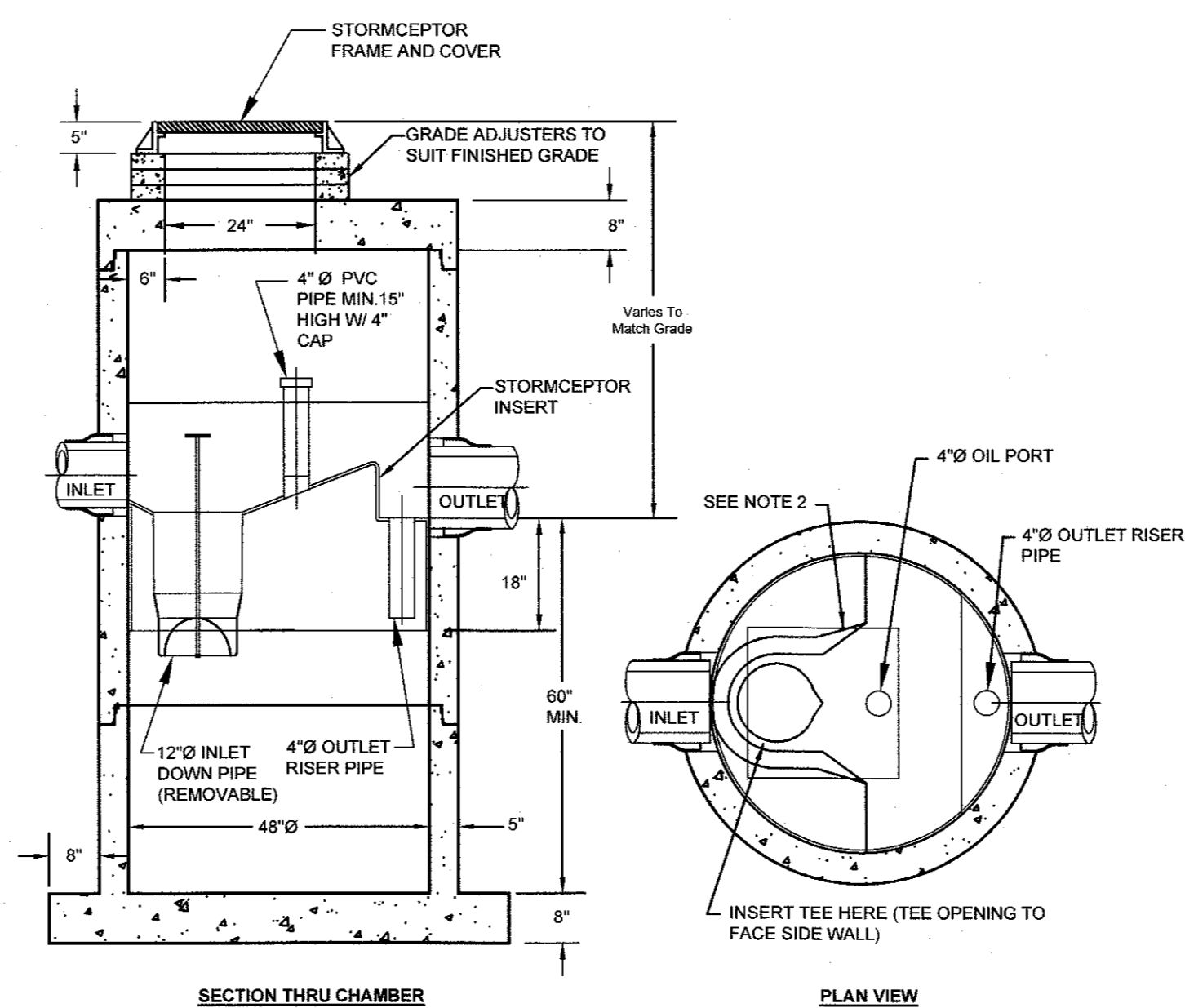
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.15 SQ. IN./LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. ONE POUR MONOLITHIC BASE SECTION.
 5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
 6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.0).
 8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST CONCRETE SEWER MANHOLE (RIDOT 4.2.1)
SCALE: NOT TO SCALE



- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
 2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT THE PRODUCT IS FREE OF ANY NOXIOUS WEEDS.
 3. STAKES SHALL BE DRIVEN THROUGH STAKES AT A SLIGHT UPSTREAM ANGLE TO PREVENT BALE FROM OVERTURNING.
 4. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES AFTER INSTALLATION.
 5. MATERIAL EXCAVATED FROM TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED.

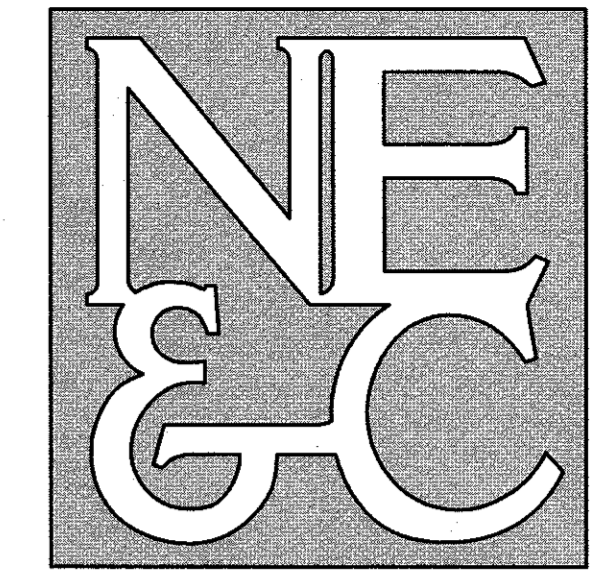
BALED STRAW EROSION CONTROL BARRIER
SCALE: NOT TO SCALE



- NOTES:**
1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5726780, #5753115, #5849181, #6058785, #6371690.

STC 450i PRECAST CONCRETE STORMCEPTOR (450 U.S. GALLON CAPACITY)
SCALE: NOT TO SCALE

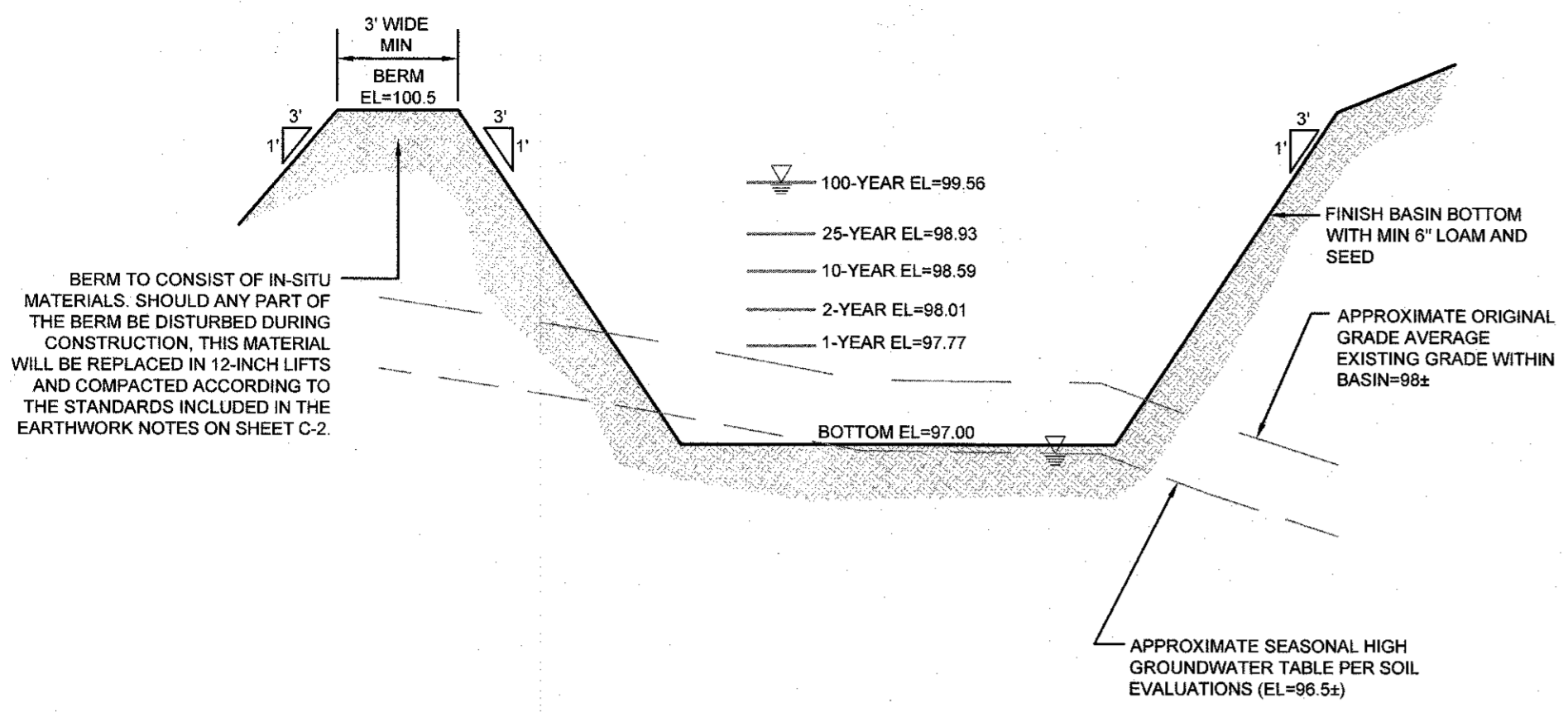
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	AS SHOWN
Date:	20NOV20	Project Title:	CAMPOS SUBDIVISION A.P. 120 LOTS 68-A & 68-B SERENITY DRIVE MIDDLETOWN RHODE ISLAND
Client/Owner:	MR. JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840		
Issued for:	PERMITTING		
Drawing Title:	SITE DETAILS		
Drawing Number:	C-9		
Sheet	9 of 11		
Project Number:	19187.0		
Survey Index:	- 120 - 68A & B		
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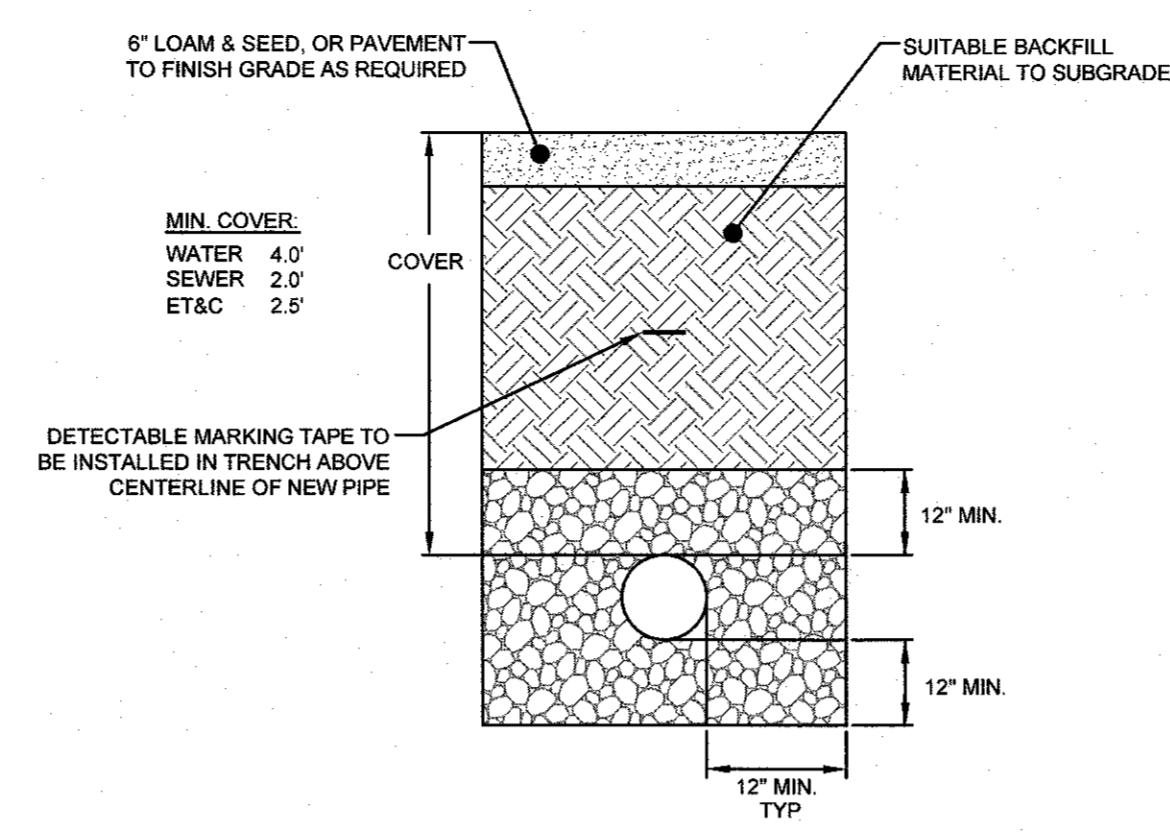
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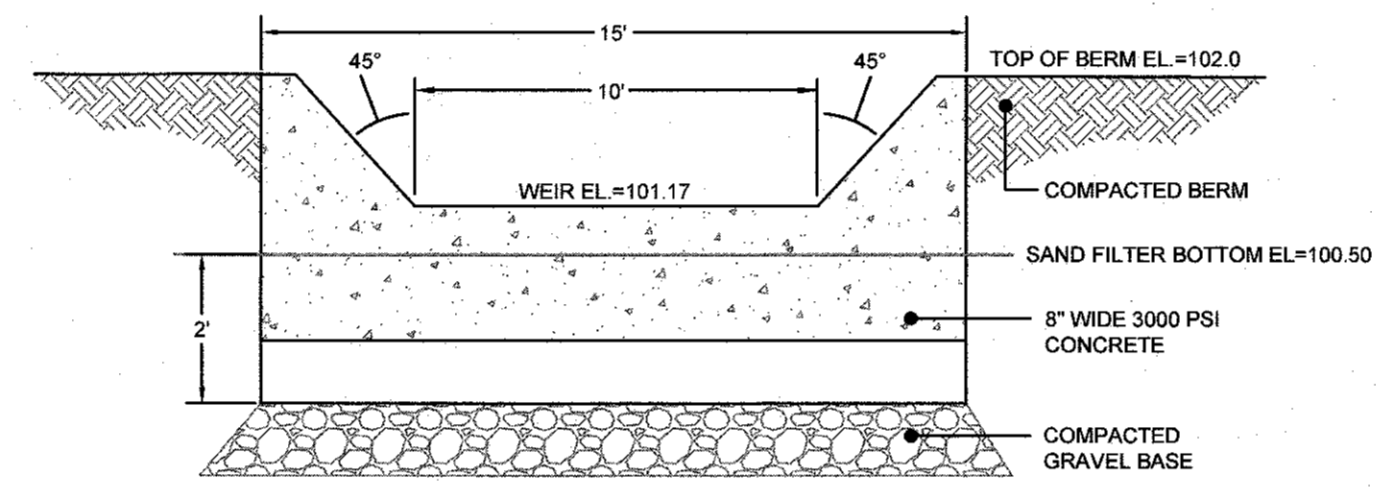


DETENTION BASIN SECTION
SCALE: NOT TO SCALE

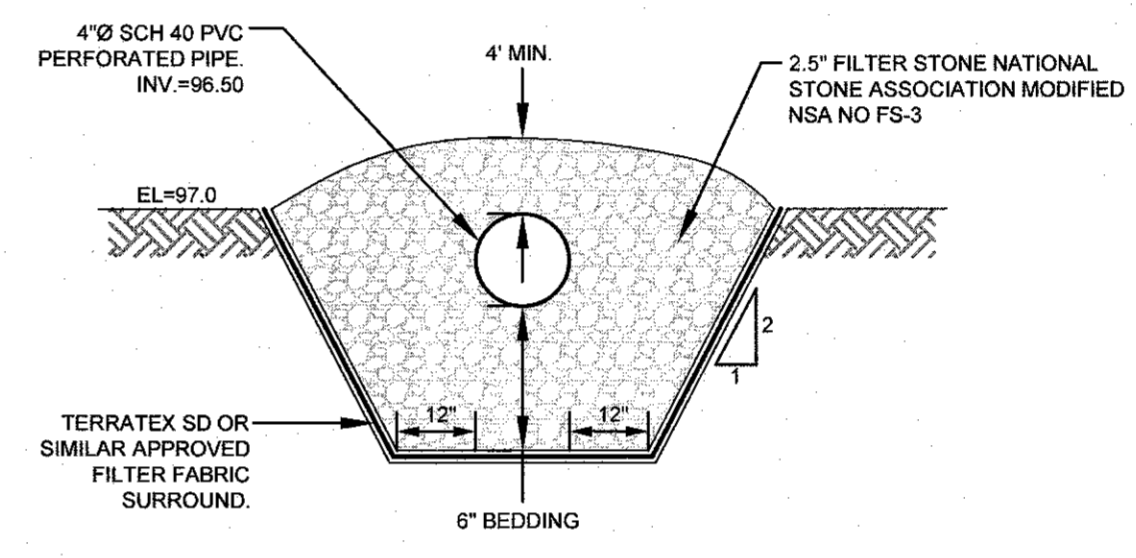


UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE

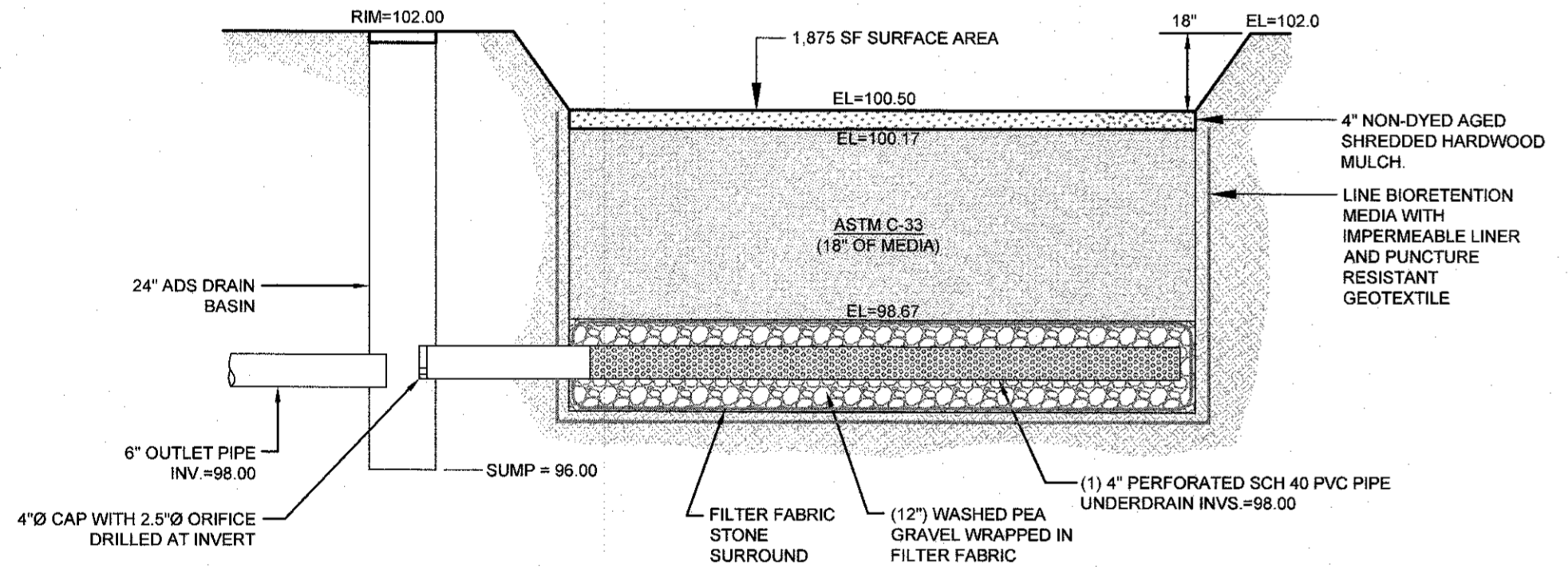
- TRENCH NOTES:**
- UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
 - TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
 - SEWER AND DRAIN 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 M6 REQUIREMENTS.
 - UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT.
 - 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.



SAND FILTER CONCRETE WEIR DETAIL
SCALE: NOT TO SCALE

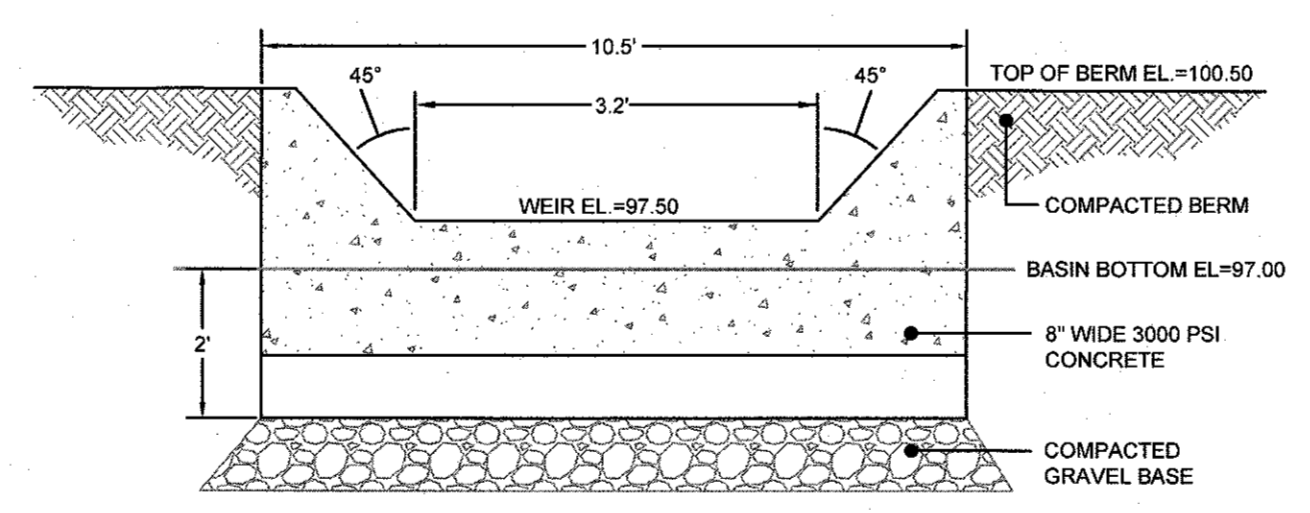


DETENTION BASIN DRAIN CROSS SECTION
SCALE: NOT TO SCALE

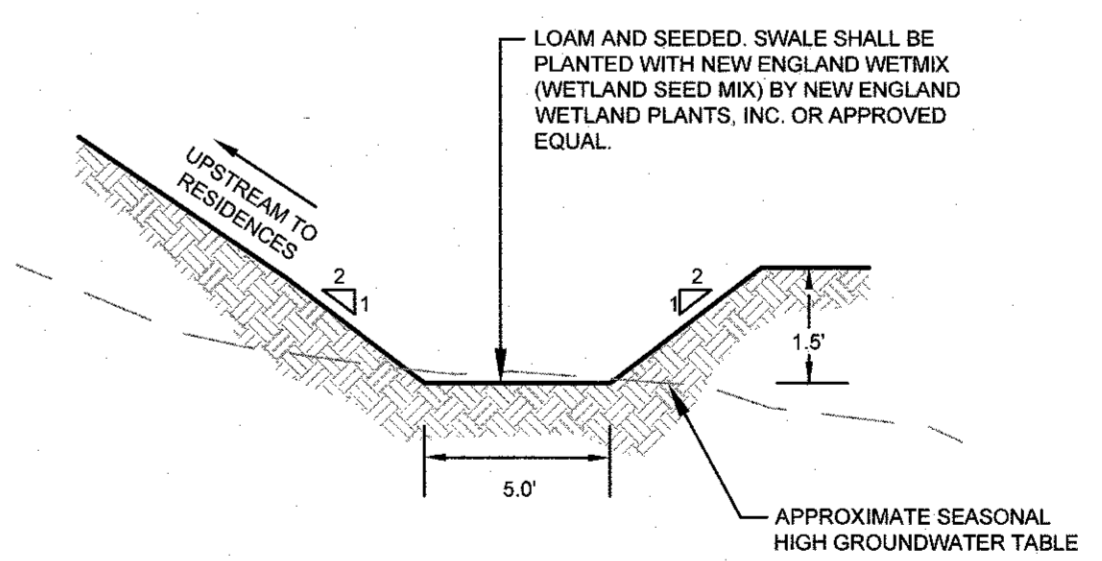


- SAND FILTER NOTES:**
- SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.
 - SAND FILTER SAND TO BE CLEAN AASHTO M-6 OR ASTM C-33 CONCRETE SAND (0.02" TO 0.04"). SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO ROCK DUST CAN BE USED AS SAND.
 - UNDERDRAIN GRAVEL SHALL CONFORM TO AASHTO M-43, 0.25" TO 0.75". MATERIAL MUST BE WASHED CLEAN GRAVEL.
 - UNDERDRAIN SHALL BE SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D-1785 OR AASHTO M-278. PERFORATIONS SHALL BE 3/8" @ 6" ON CENTER. PIPE SHALL HAVE 3" OF GRAVEL OVER PIPE. PIPE TO BE WRAPPED IN GEOTEXTILE FABRIC CONFORMING TO FLOWRATE INDICATED IN NOTE 5.
 - IMPERMEABLE LINER MAY BE ONE OF THE FOLLOWING: (A) MIN. OF 6 INCHES OF CLAYSOIL (MINIMUM 15% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC), (B) A 30 MIL POLY-LINER (C) BENTONITE

SAND FILTER WITH UNDERDRAIN CROSS SECTION
SCALE: NOT TO SCALE



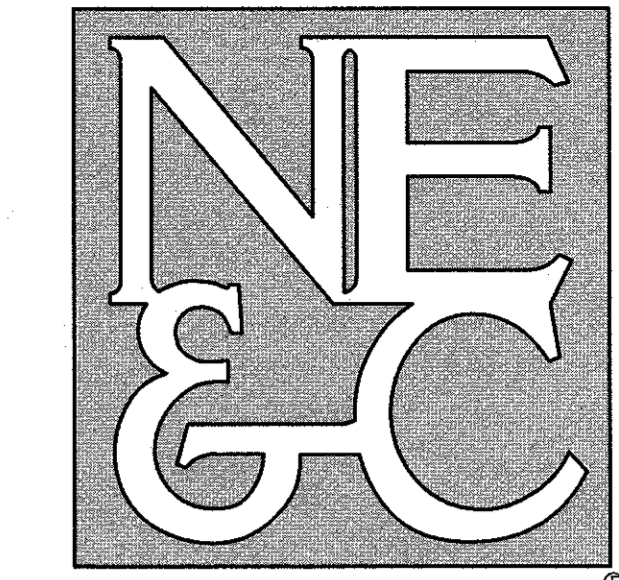
DETENTION BASIN CONCRETE WEIR DETAIL
SCALE: NOT TO SCALE



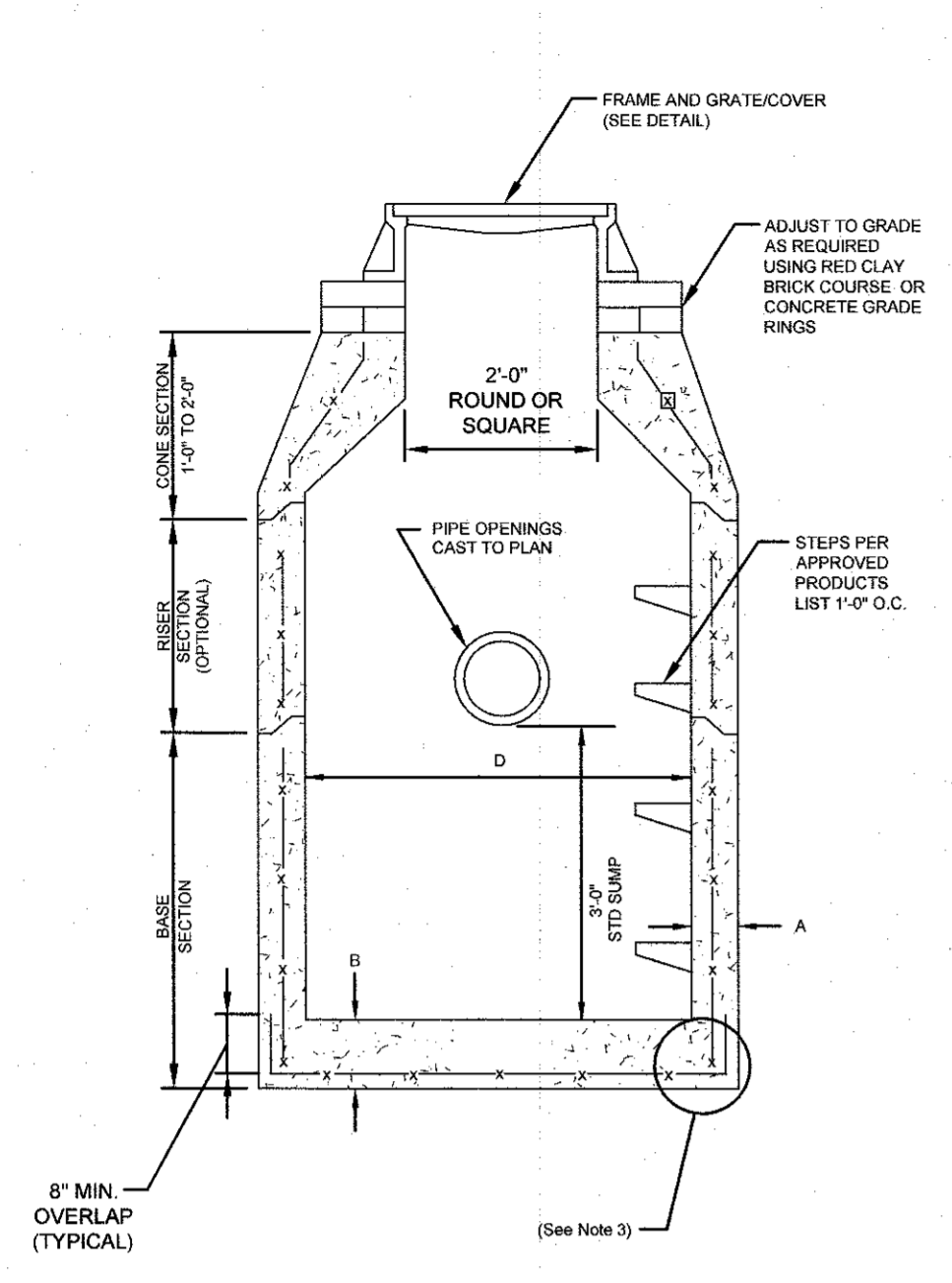
WET SWALES TO BE CONSTRUCTED DOWNSTREAM OF RESIDENCES AS SHOWN ON SITES PLANS.

VEGETATED (WET) SWALE CROSS SECTION
SCALE: NOT TO SCALE

1	RIDEM REVISIONS	17FEB21	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	AS SHOWN	Date:	20NOV20
Project Title:			
CAMPOS SUBDIVISION A.P. 120 LOTS 68-A & 68-B SERENITY DRIVE MIDDLETOWN RHODE ISLAND			
Client/Owner:			
MR. JUAN CAMPOS 162 BROADWAY, UNIT 1 NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
SITE DETAILS			
Drawing Number:		C-10	
Sheet		10 of 11	
Project Number:		19187.0	
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ALTERNATIVE TOP SLAB
(See Notes 9 & 10)

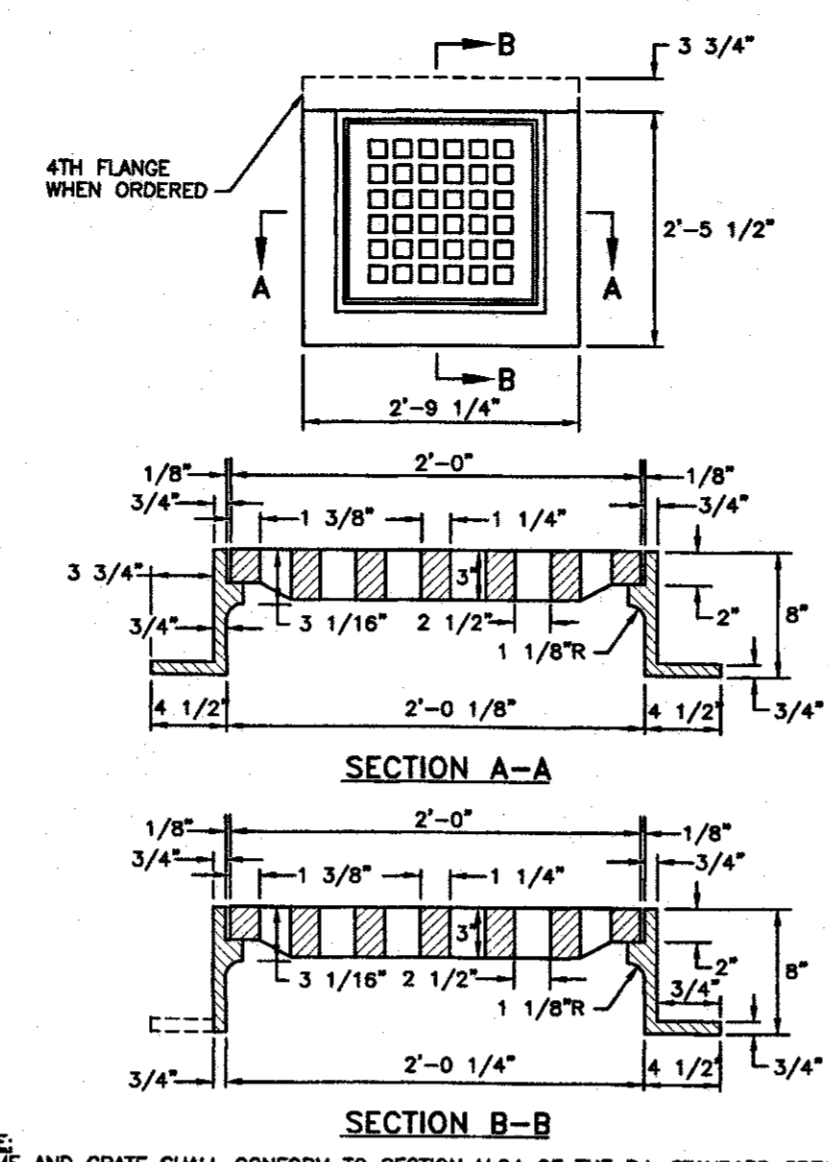
AS REQUIRED

CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*
4'-0"	5"	6"	0.12 SQ. IN./IN. FT.
5'-0"	6"	7"	0.15 SQ. IN./IN. FT.
6'-0"	7"	8"	0.18 SQ. IN./IN. FT.
8'-0"	9"	8"	REFER TO MANUFACTURER

*FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2

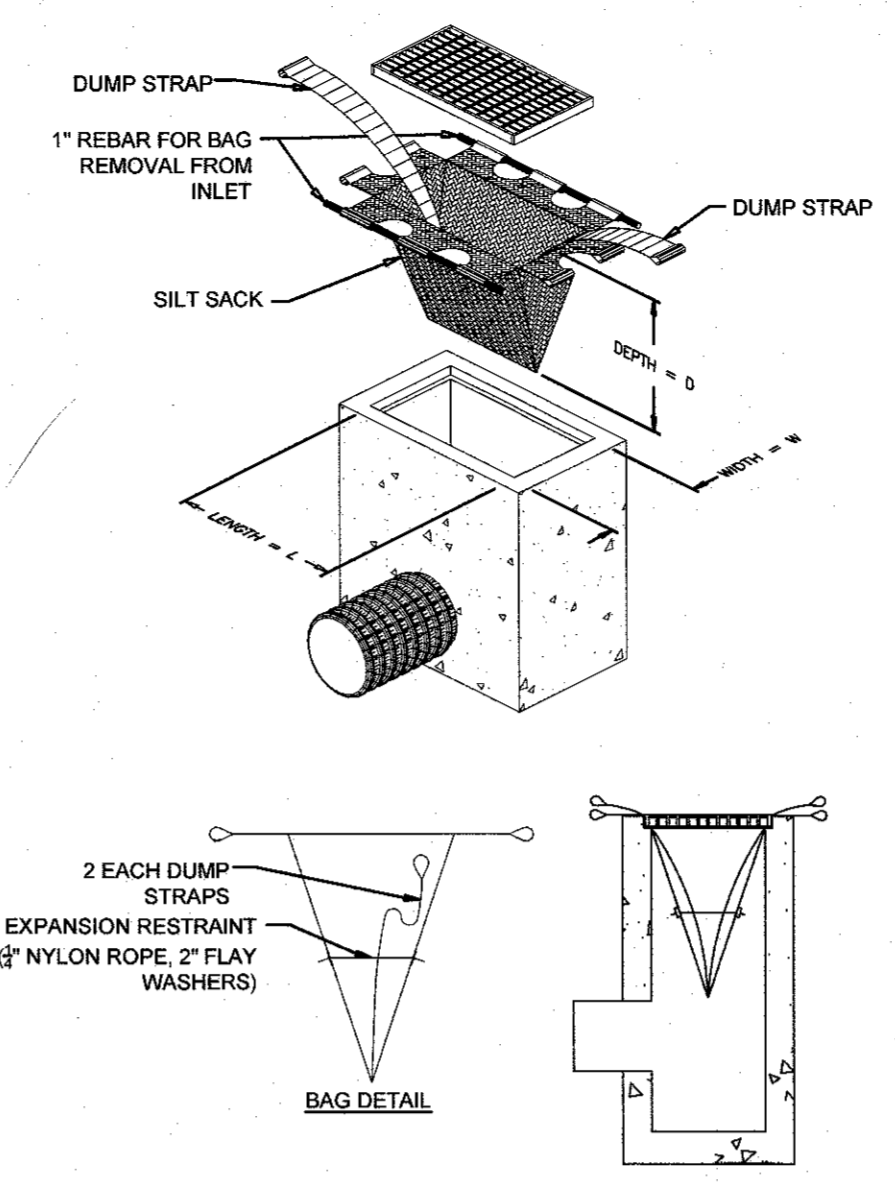
- NOTES:**
- SHALL BE ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATION.
 - SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./IN. FT. (BOTH WAYS).
 - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED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

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



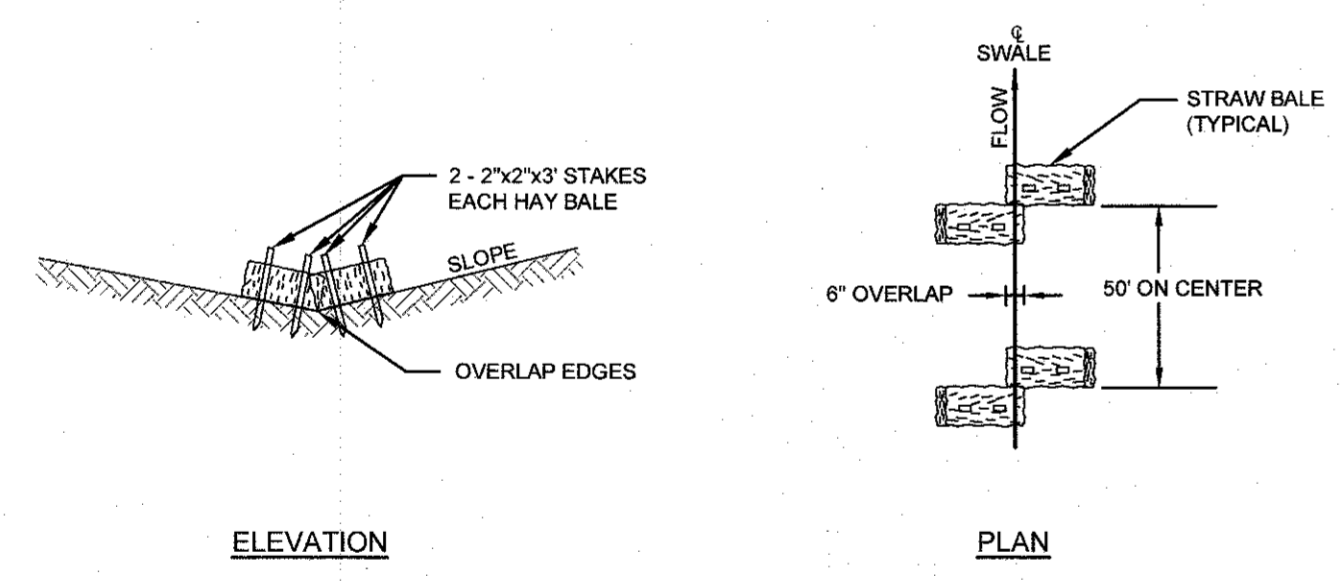
NOTE: FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.

SQUARE FRAME AND GRATE (RIDOT 6.3.0)
SCALE: NOT TO SCALE

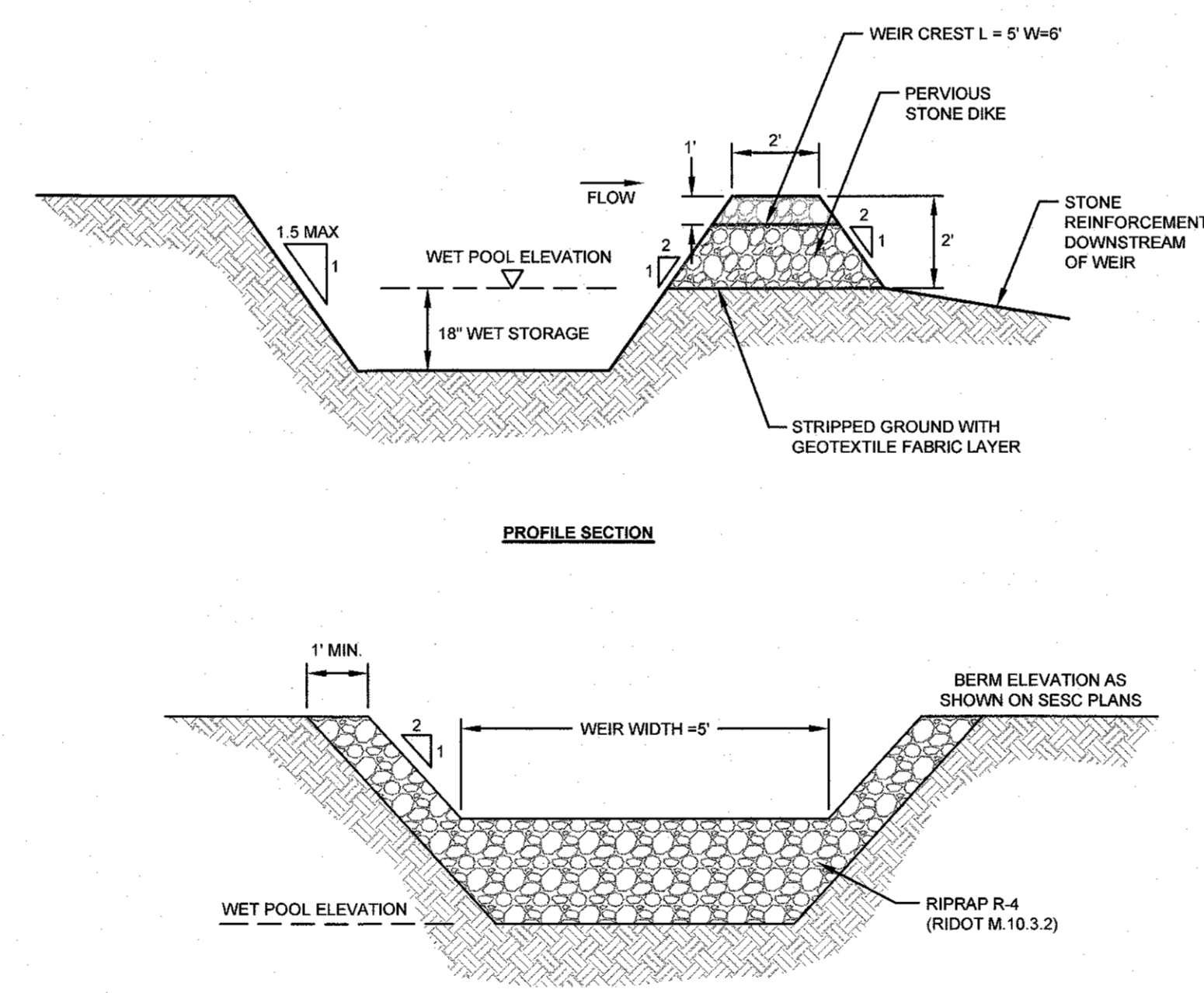


- MAINTENANCE SCHEDULE:**
- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
 - IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
 - THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH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

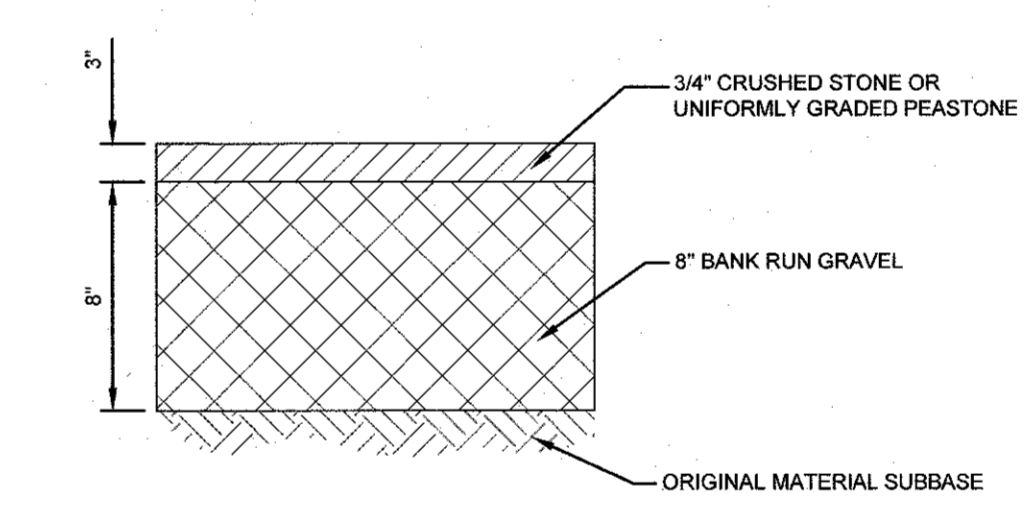
SILT SACK DETAIL
SCALE: NOT TO SCALE



STRAW BALE CHECK DAM
SCALE: NOT TO SCALE



TYPICAL TEMPORARY SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE



TYPICAL PERVIOUS DRIVEWAY SECTION
SCALE: NOT TO SCALE

1	RIDEM REVISIONS	17FEB21	
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