

GENERAL NOTES:

- EXISTING CONDITIONS AND PROPERTY LINES ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN FEBRUARY AND MARCH 2020 AND PLAN ENTITLED "PLAN OF SURVEY OF EXISTING CONDITIONS", 30-32 ACACIA DRIVE SOUTH, PLANT 109NE, LOT 17700 & 178 MIDDLETOWN, RI 02842, PREPARED BY JOHN BRAGA & ASSOCIATES, INC., DATED 03/08/2021.
- SEPTIC LOCATIONS AND TOPOGRAPHIC CONTOURS TAKEN FROM PLAN INDICATED IN NOTE 1.
- VERTICAL DATUM IS PROJECT DATUM.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.
- PROJECT IS SUBJECT TO PERMITTING THROUGH THE RICRMC.
- SEWER CONNECTION SUBJECT TO TOWN APPROVAL.
- WATERSHED PROTECTION DISTRICT 1 LINE TAKEN FROM TOWN OF MIDDLETOWN GIS DATA.
- SUBJECT PARCEL FALLS WITHIN THE R20 ZONING DISTRICT.
- SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X 0.2%, AREAS OF 0.2% ANNUAL CHANCE FLOOD, VE (EL 16), COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION) BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 16, PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 44050C0181J, REVISED DATE SEPTEMBER 4, 2013.
- 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. AVAILABLE INFORMATION PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES.

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. CONTRACTOR/OWNER SHALL NOTIFY THE MIDDLETOWN BUILDING OFFICIAL IN ADVANCE OF HIS INTENT TO BEGIN CONSTRUCTION.
- CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE PROPOSED CONSTRUCTION ENTRANCE.
- INSTALL EROSION CONTROL BARRIERS AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. EROSION CONTROL BARRIERS SHALL BE IN PLACE BEFORE ANY OTHER SITE WORK IS UNDERTAKEN.
- FLAG DRAINAGE AREA SUCH THAT CONSTRUCTION DISTURBANCE IS MINIMAL. REMOVE TREES AND VEGETATION ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
- DISCONNECT EXISTING UTILITY SERVICES AND FLAG IN THE FIELD. DEMOLISH EXISTING RESIDENCE. DEBRIS MAY BE STOCKPILED ON SITE PRIOR TO BEING REMOVED AND DISPOSED OFF-SITE TO AN APPROVED LICENSED FACILITY.
- EXCAVATE AREA NECESSARY FOR NEW RESIDENCE IN ACCORDANCE WITH THE STRUCTURAL PLANS AND DETAILS. ONLY THOSE AREAS UNDER CONSTRUCTION WILL BE DISTURBED BY EARTHWORK. THE REMAINDER OF THE LOT WILL NOT BE STRIPPED OR DISTURBED UNTIL CONTRACTOR IS DONE WITH THE ADDITION AND IS READY FOR THE FINAL LAWN/LANDSCAPING INSTALLATION.
- TEMPORARY SOIL STOCKPILES SHALL BE PROTECTED WITH ADDITIONAL EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE CONTRACTOR.
- CONSTRUCT DRAINAGE AND PROPOSED UTILITY CONNECTIONS.
- ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN BUILDING OFFICIAL. COMPLETE ANY AREAS OF LANDSCAPING.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROLS, CONTRACTOR SHALL CONTACT BUILDING OFFICIAL FOR A FINAL INSPECTION.
- MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES. EROSION CONTROLS MUST BE MAINTAINED AND REMAIN IN PLACE UNTIL THE LAWN HAS RECEIVED TWO (2) MOWINGS.

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 AREA SHALL 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 SUBSIDIENCE, 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 IN LAYERS NOT TO EXCEED 12" IN THICKNESS.
- 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.
- EXCESS QUANTITIES OF SOIL WILL BE REMOVED FROM SITE BY CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

3. VEGETATIVE PRACTICE NOTES:

PERMANENT MEASURES:

- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ANY SLOPES STEEPER THAN 3:1 (SEE PLAN).
- A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2" SHALL BE REMOVED.
- THE FOLLOWING SEEDING MIXTURE SHALL BE APPLIED AT THE INDICATED RATE UNLESS OTHERWISE APPROVED BY THE MIDDLETOWN BUILDING OFFICIAL.

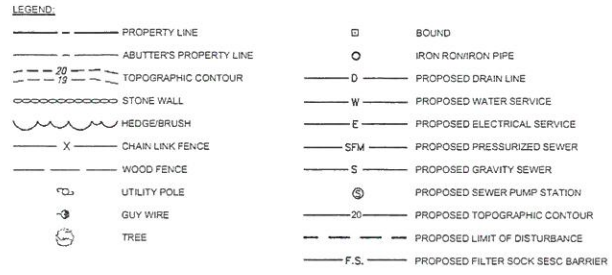
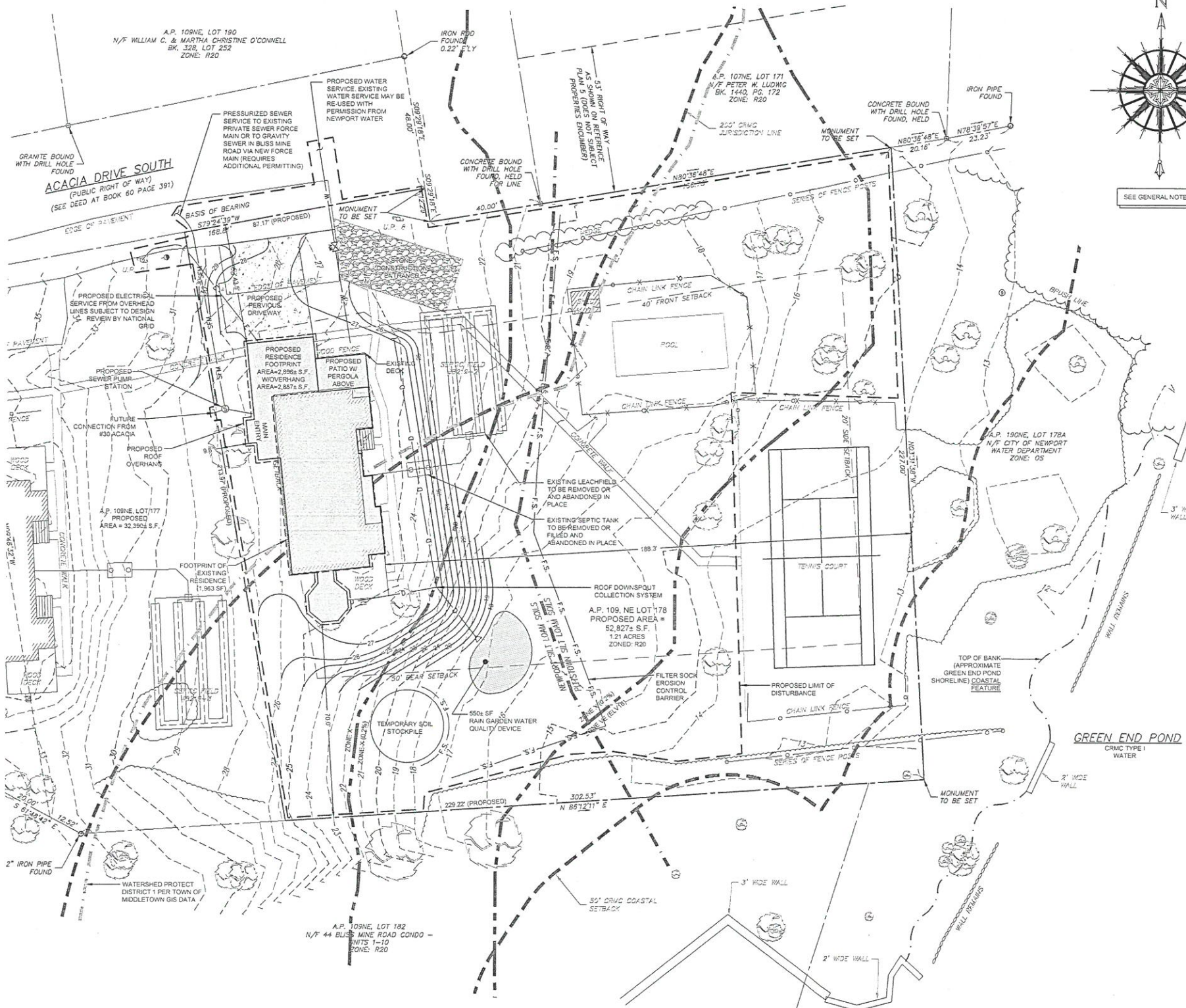
RED FESCUE:	40 LBS/ACRE
KENTUCKY BLUEGRASS:	40 LBS/ACRE
PERENNIAL RYEGRASS:	20 LBS/ACRE
- HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE
- TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

LIMESTONE:	3 TONS/ACRE
FERTILIZER:	(10-10-10) 600 LBS/ACRE
- SEED SHALL BE APPLIED AT THE FOLLOWING RATE:

WINTER RYE:	100 LBS/ACRE
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- HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

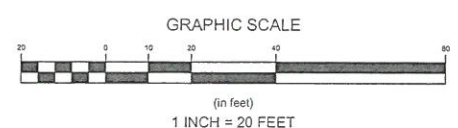
4. SHORT-TERM MAINTENANCE

- DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.
- FILTER SOCKS SHALL BE INSPECTED AS INDICATED IN THE PLAN DETAILS. AT A MINIMUM THE FILTER SOCK 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 EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
 - CONSTRUCTION ENTRANCE SHALL BE INSPECTED ON A WEEKLY BASIS. MISSING AREAS OF STONE SHALL BE REPLACED AS NECESSARY.
 - SEEDING AREAS SHALL BE FERTILIZED AND RESEED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF REVIEWING ENTITIES.
 - MAINTENANCE OF THE DRAINAGE SYSTEM DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. ONCE CONSTRUCTION OF THE SITE IS COMPLETE, MAINTENANCE OF THE SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.



CRMC LOT COVERAGE TABLE:

EXISTING STRUCTURAL LOT COVERAGE:	1,963 SF
PROPOSED STRUCTURAL LOT COVERAGE:	2,895 SF
PERCENT INCREASE:	47.49%



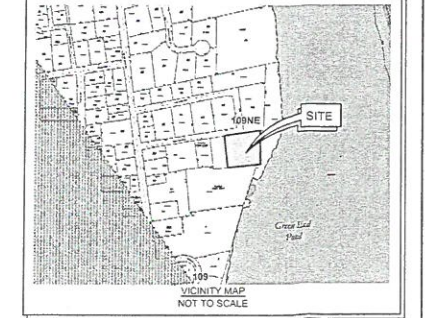
ORIGINAL

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION

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

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



ZONING INFORMATION (RESIDENTIAL SINGLE FAMILY):

	REQUIRED	PROPOSED
ZONING DISTRICT:	R20	R20
MINIMUM LOT SIZE:	20,000 SF	52,827 SF
MINIMUM LOT FRONTAGE:	120'	121.17'
MAXIMUM HEIGHT (PRINCIPAL):	35'	32'
BUILDING SETBACKS (PRINCIPAL STRUCTURE):		
MINIMUM FRONT YARD:	40'	43.5'
MINIMUM SIDE YARD:	30'	9.8'
MINIMUM REAR YARD:	50'	76.0'
MAXIMUM LOT COVERAGE:	25%	5.5%

No.	Revision	Date	App.
4	REVISED PROPOSED BUILDING	24MAY21	
3	REVISED PROPOSED BUILDING	17MAY21	
2	REVISED RESIDENCE AND GRADING	25FEB21	
1	CRMC COMMENTS	01JUN20	

Designed By: _____ Drawn by: **JJR** Checked by: **GES**
 Scale: 1"=20' Date: 17APR2020

A.P. 109NE, LOT 178
32 ACACIA DRIVE SOUTH
 MIDDLETOWN
 RHODE ISLAND

Client/Owner:
ARYN HAWKS
 74 BLISS MINE ROAD
 NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED CONDITIONS PLAN

Drawing Number:
C-2

Sheet **2** of **3**

Project Number:
19192.0

Survey Index:
13-109NE-177 & 178

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FRONT ELEVATION
NTS



REAR ELEVATION
NTS

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drawing title: PROPOSED FRONT & REAR ELEVATIONS

sheet number

A1

ORIGINAL

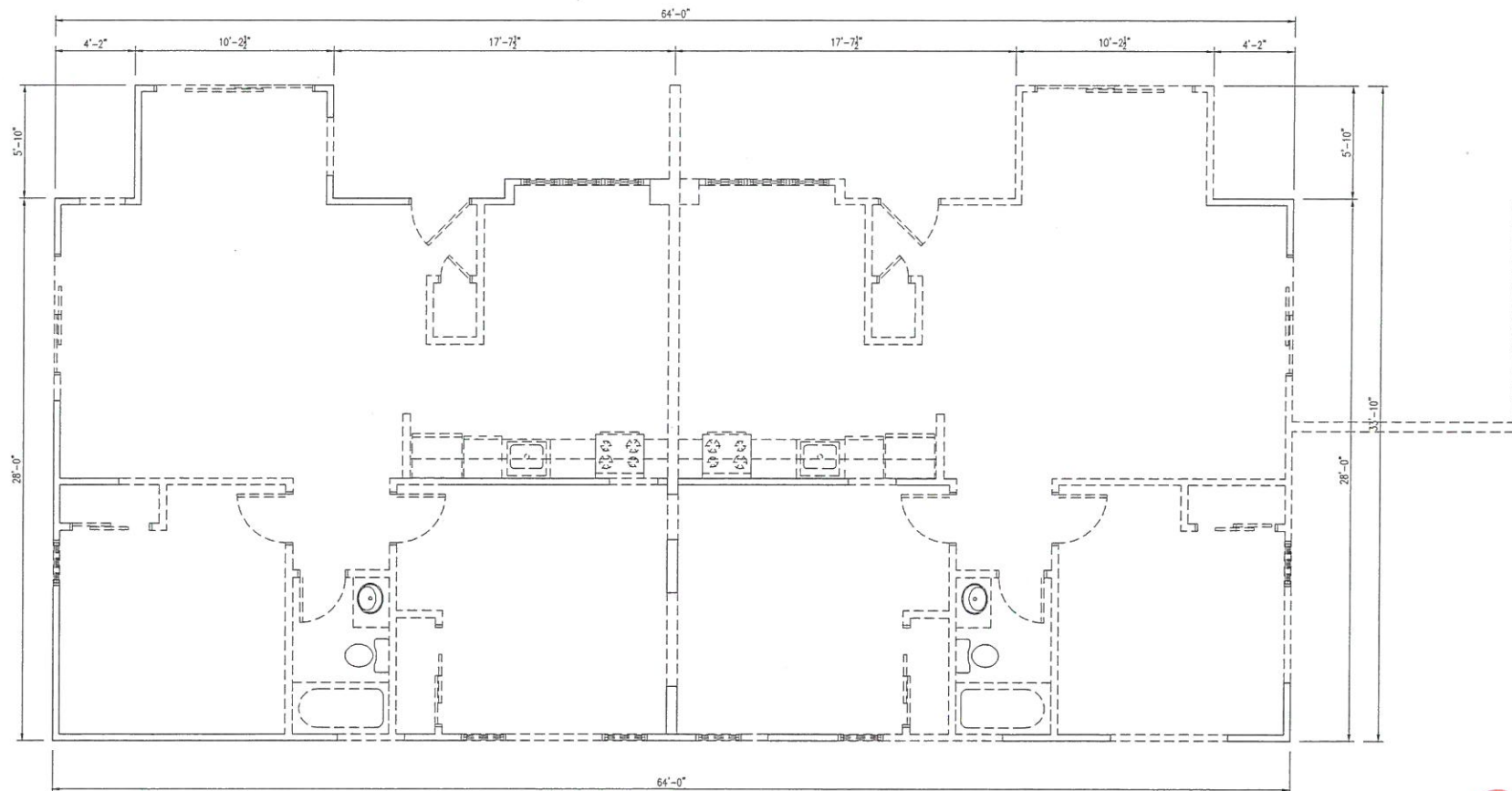
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LEFT ELEVATION
NTS



RIGHT ELEVATION
NTS



DEMOLITION PLAN
1/4" = 1'-0"

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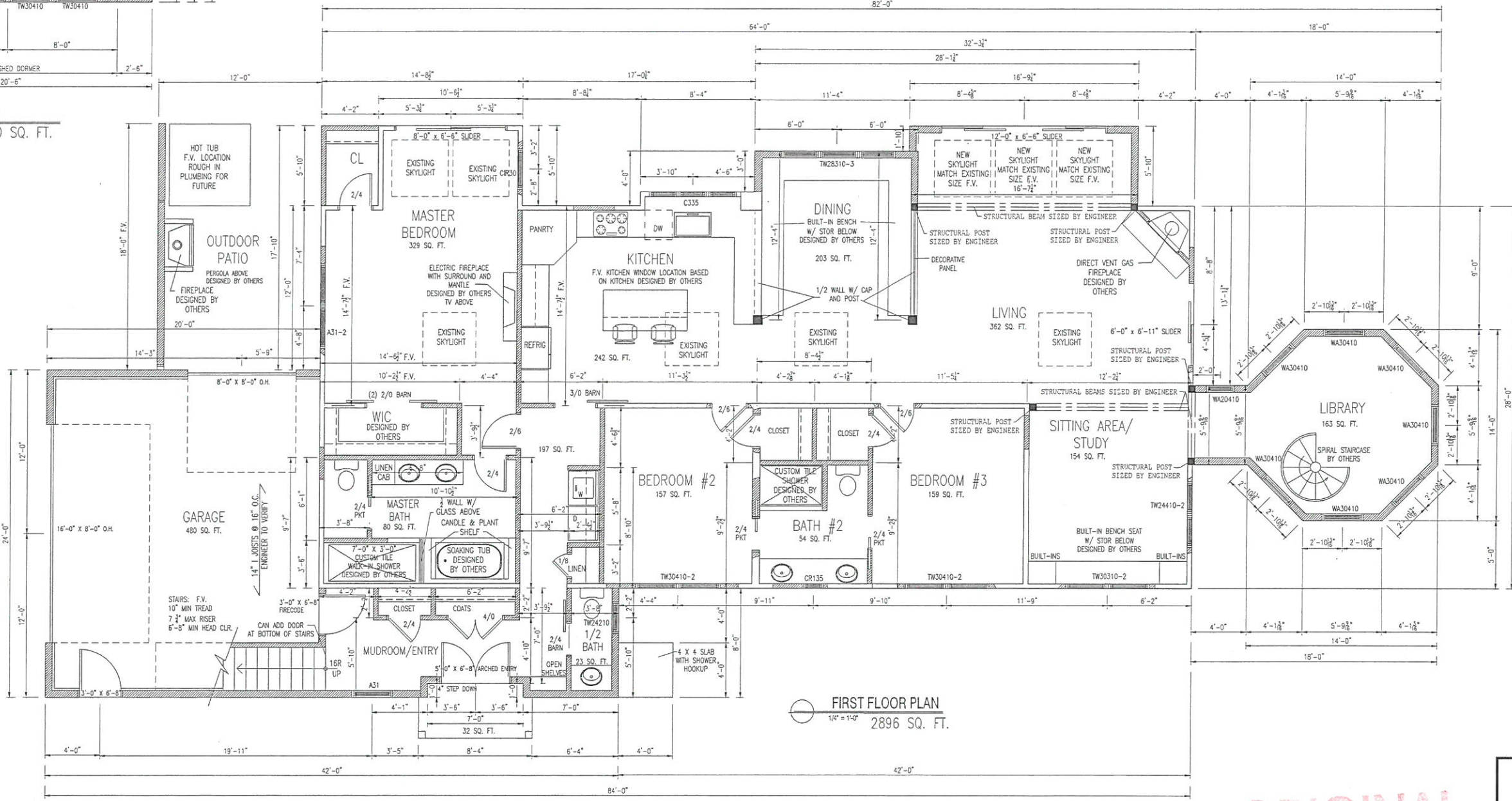
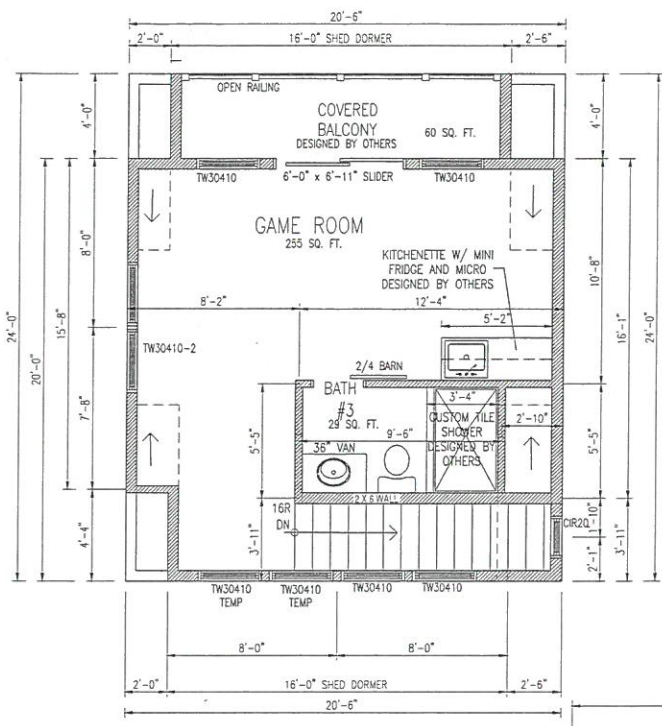
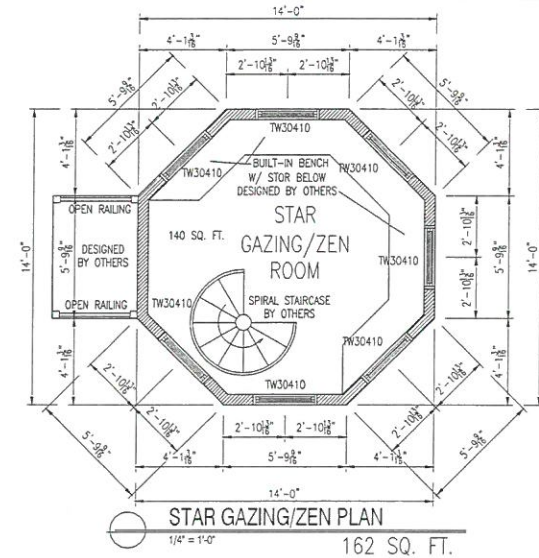
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revisions:

project: HAWKS REMODEL
drawing title: PROPOSED SIDE ELEVATIONS AND DEMO PLAN

sheet number: A2

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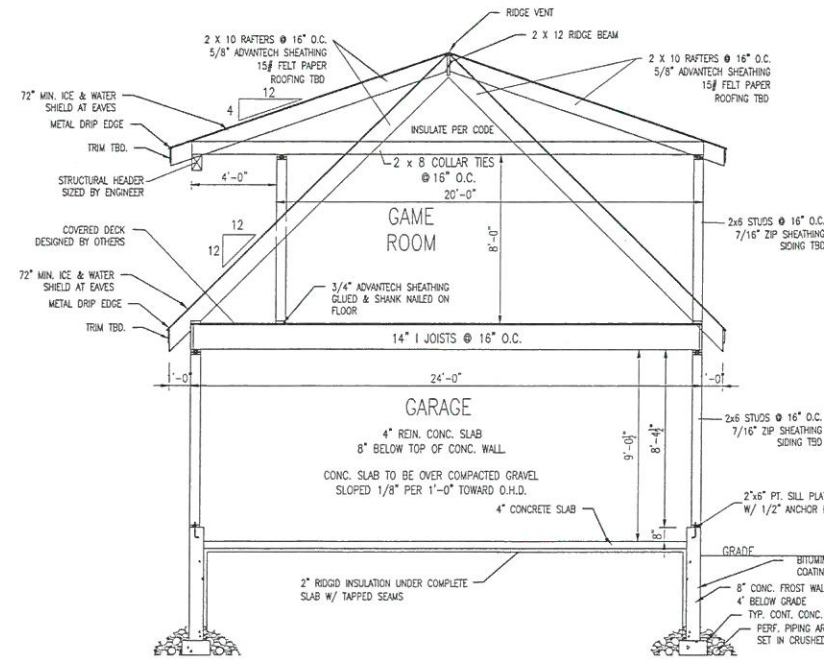
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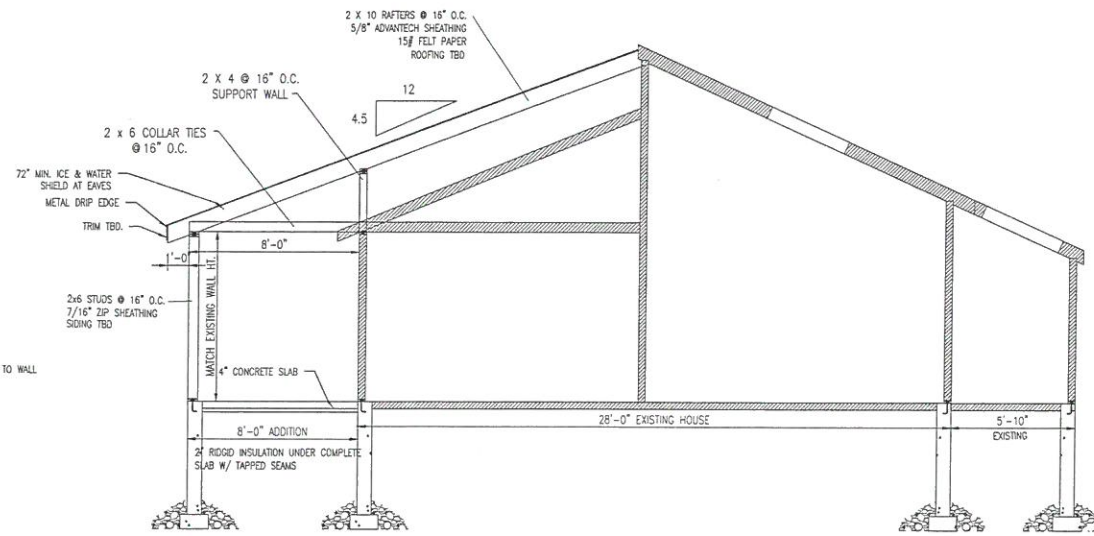
project		HAWKS REMODEL	
drawing title		PROPOSED FIRST FLOOR PLAN & SECOND FLOOR PLANS	
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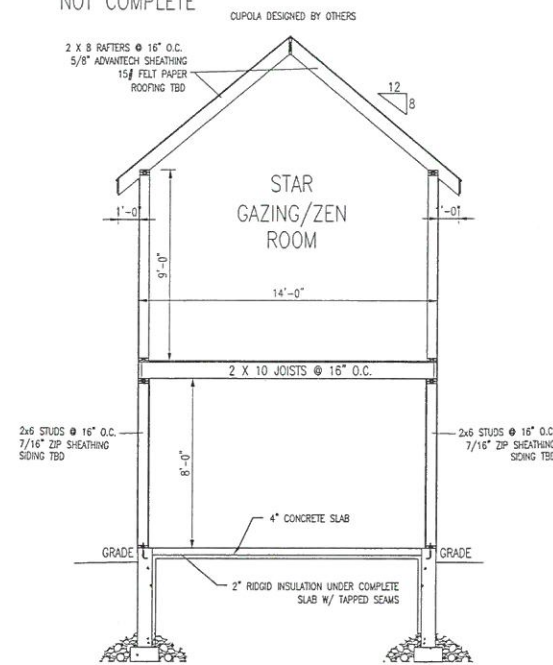


GARAGE SECTION (NOT COMPLETE)
1/4" = 1'-0"



EXISTING HOUSE W/ MUDROOM/ENTRY ADDITION
1/4" = 1'-0"

SEE ELEVATIONS
NOT COMPLETE



PARTIAL LIGHTHOUSE SECTION
1/4" = 1'-0"

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HAWKS REMODEL

PROPOSED SECTIONS
ENGINEER TO GIVE DETAILED PLANS

A5
sheet number

ORIGINAL