

SITE DEVELOPMENT PLAN

FOR

ASSESSORS MAP 113 PARCEL 19A

100 & 102 VALLEY ROAD

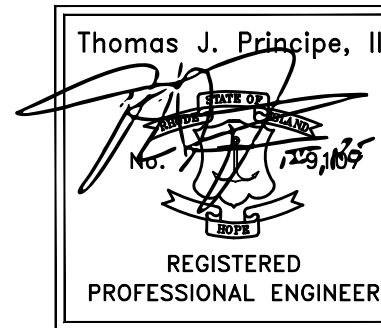
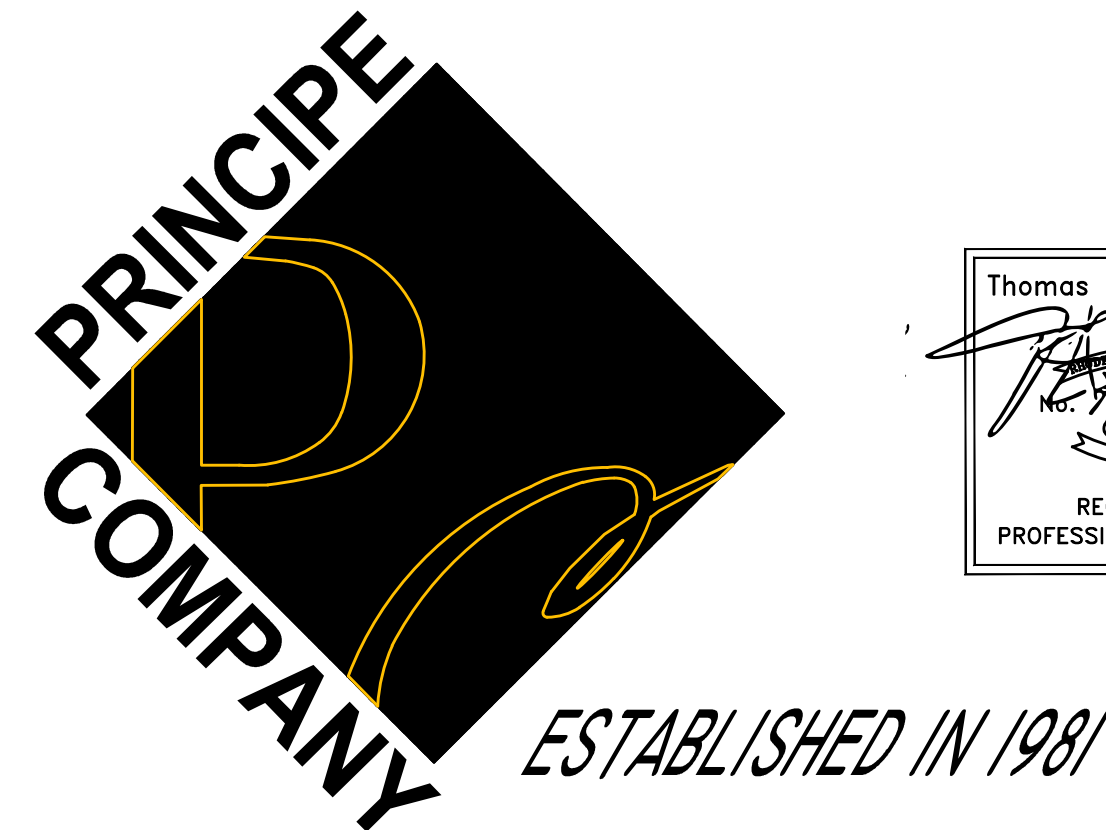
MIDDLETOWN, RHODE ISLAND



LOCUS MAP
SCALE: 1"=1000'

LIST OF DRAWINGS

1. TITLE
 2. SITE CONTEXT
 3. EXISTING CONDITIONS SURVEY PLAN
 4. SITE DEVELOPMENT
 5. DETAILS
- STAMPED LANDSCAPE PLAN (BY VERDE DESIGN)



PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

PO BOX 298
TIVERTON, RHODE ISLAND 02878
401.816.5385
INFO@PRINCIPEENGINEERING.COM
WWW.PRINCIPEENGINEERING.COM

DATE: DECEMBER 07, 2020
REVISED: 4/27/21
REVISED: 8/25/21
REVISED: 10/27/21

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND CLASS I BOUNDARY SURVEY PERFORMED BY MJ GASTON & ASSOCIATES, LLC ON FEBRUARY 18, 2020.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44005C 0093 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
4. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
5. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. MJ GASTON AND ASSOCIATES, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

OWNER & APPLICANT

ENDEAVOR HOLDINGS, LLC
51 LONG WHARF MALL
NEWPORT, RI 02840

ZONING REQUIREMENTS:

THE SITE IS IN ZONED OBA BUSINESS
OTHER PERMITTED USES IN THE OBA
ZONING DISTRICT

DEED REFERENCE:

BK.1559/PG.0296

PROFESSIONAL SERVICES DEVELOPMENT
GENERAL PROFESSIONAL OFFICES
PERMITTED IN THE BUSINESS DISTRICT

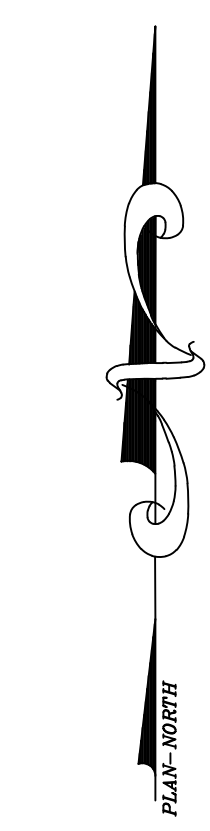
PLAN REFERENCE:

SURVEY (NON-OFFICIAL) PLAN
ENTITLED "SURVEY AND SITE
PLAN"
DATE: MARCH 23, 2020

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	51,400 S.F.
LOT WIDTH/FRONTAGE	300 FT.	100.37 FT.
FRONT YARD SETBACK	10 FT.	49.2 FT.
REAR YARD SETBACK	50 FT.	275 FT.
SIDE YARD SETBACK	35 FT.	16.9 FT.
MAX. BLD. COVERAGE RATIO	35%	8.70%

SITE LOCATION:
100 & 102 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 113 PARCEL 19A



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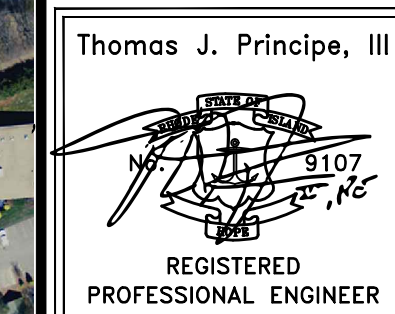
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SITE CONTEXT

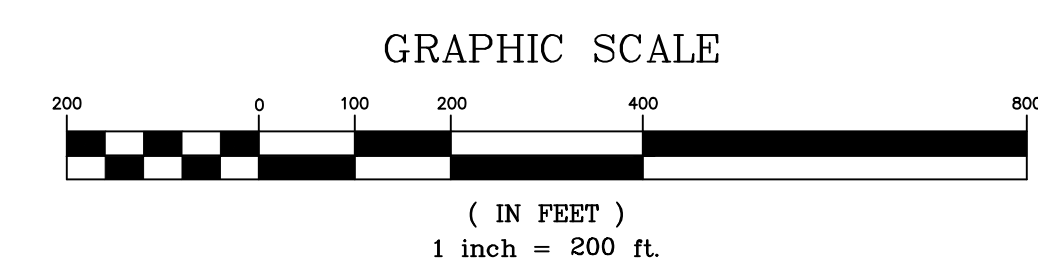


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REVISIONS

No.	DATE	DRWN	CHKD
1	4/27/21	TJP	TJP
2	8/27/21	KAB	TJP
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SITE DEVELOPMENT PLAN
FOR
ASSESSORS MAP 113 PARCEL 19A
100 & 102 VALLEY ROAD
IN
MIDDLETOWN, RHODE ISLAND



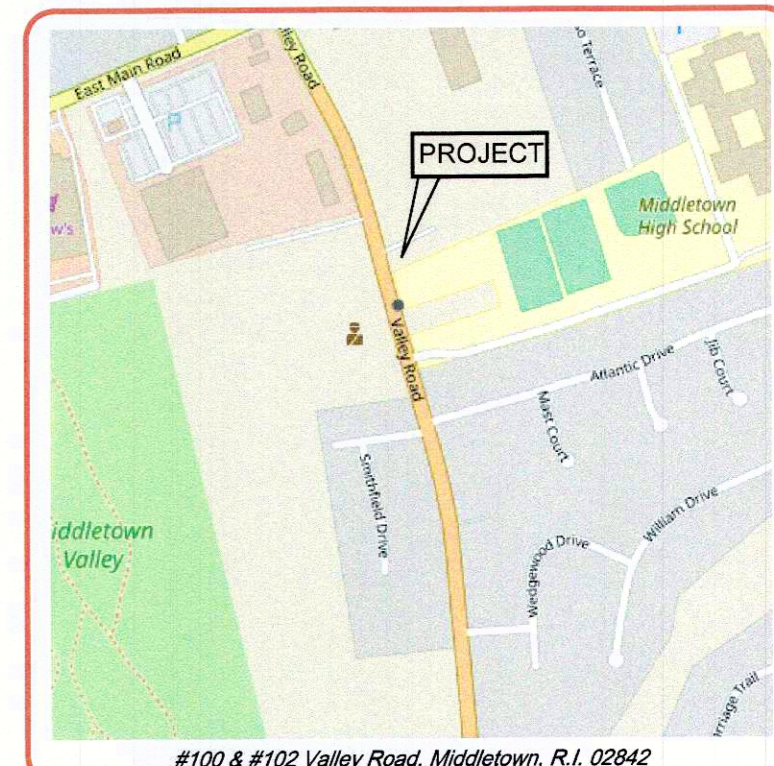
SCALE: 1" = 200'	SHEET NO: 2 OF 5
DRAWN BY: JRM	DESIGN BY: JRM
DATE: 12/03/2020	CHECKED BY: TJP
	PROJECT NO.: LD-2020-4

REFERENCES:

- 1.) PLAN: "PROPOSED SUBDIVISION OF LOT 19A - AP 113 MIDDLETOWN, R.I. APRIL, 1952 OWNED BY D.E.D. ASSOCIATES VALLEY RD. MIDDLETOWN, R.I. DRAWN BY ISLAND ENGINEERING 2 NARRAGANSETT AVE. JAMESTOWN, R.I." (PB#13, PG#155).
- 2.) PLAN: "SUBDIVISION PLAN EAST MAIN & VALLEY RDS. MIDDLETOWN, R.I. H & W REALTY CO, INC." DATED MARCH 19, 1979 BY GILBERT & MOLONEY. (PB#13, PG#31).
- 3.) PLAN: "PLAN OF LAND FOR CHERYL SZCZEPANIAK BEING ASSESSOR'S PLATE 113 LOT 116 88 VALLEY ROAD MIDDLETOWN, RHODE ISLAND MAY 29, 2013" DWG# 130107 BY M.J. GASTON & ASSOCIATES. (UNRECORDED)
- 4.) PLAN: "PLAN OF PROPERTY TO BE CONVEYED TO THE TOWN OF MIDDLETOWN FOR THE VALLEY ROAD WIDENING SCALE 1"=50' FEBRUARY 4, 1959" (LE "MISC. MAPS" DRAWER).
- 5.) STATE HIGHWAY PLAT NO. 1176
- 6.) RIDOT FIELD BOOK NO. 2312, INSERT NO.1 PAGE #38-43
- 7.) DEEDS: VOL/PG; 1559/296; 372/70; 1453/212; 1427/187; 1147/291; 1443/217; 147/184; 143/291; 62/565.
- 8.) TOWN OF MIDDLETOWN TAX ASSESSOR'S PLAT 113.

OWNER OF RECORD:
Endeavor Holdings, LLC
51 Long Wharf Mall
Newport, R.I. 02840

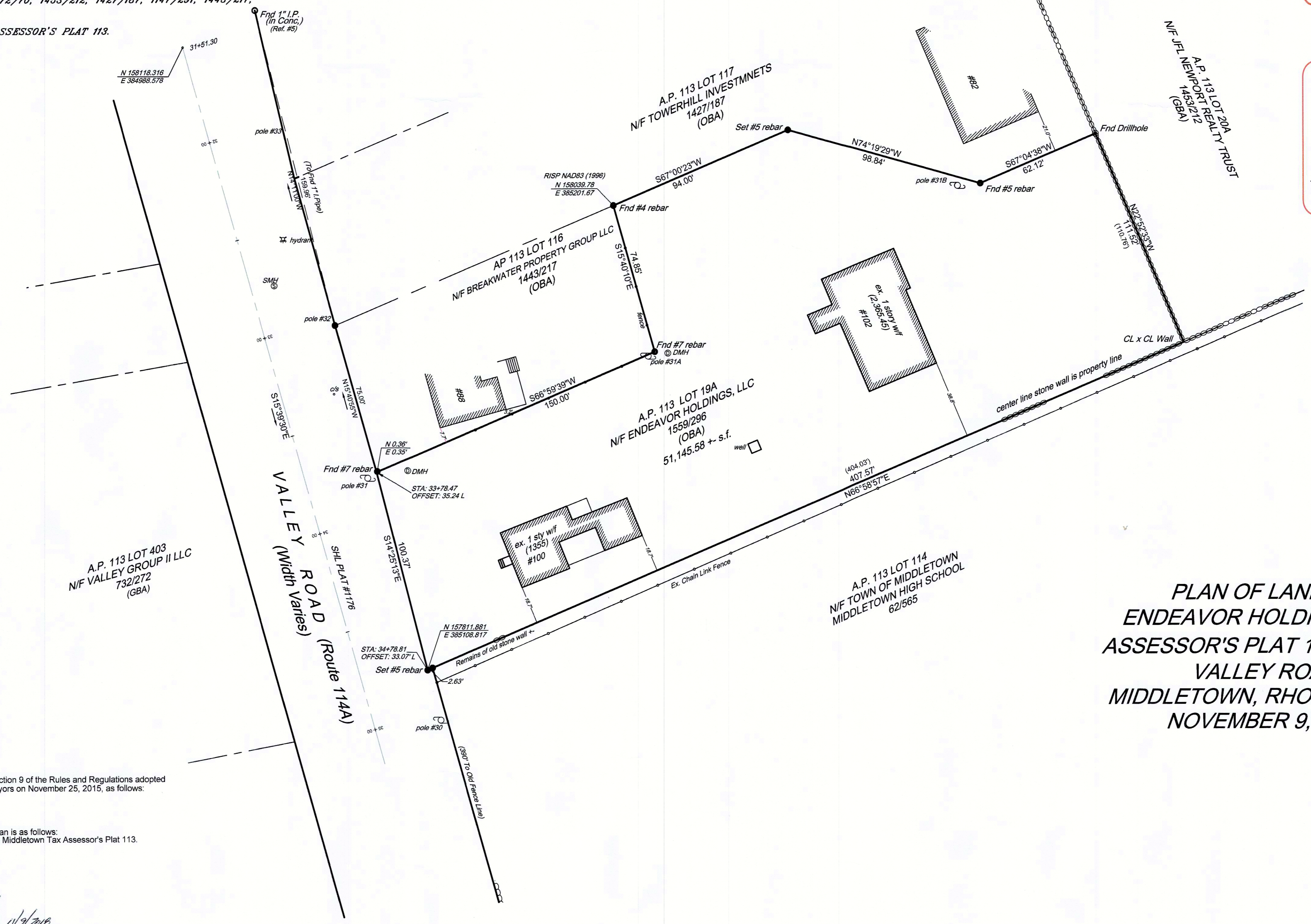
LAND SPACE REQUIREMENTS:
ZONING DISTRICT: OBA
Office Business (Traffic Sensitive)
USE: Other Permitted Uses
MIN. LOT AREA: 40,000 s.f.
MIN. YARD DIMENSIONS:
front: 10'
side: 35' (18.7)
rear: 50'
MIN. LOT WIDTH: 150' (100.37')
MAX. LOT COVERAGE: 35% (7%)



LOCUS MAP

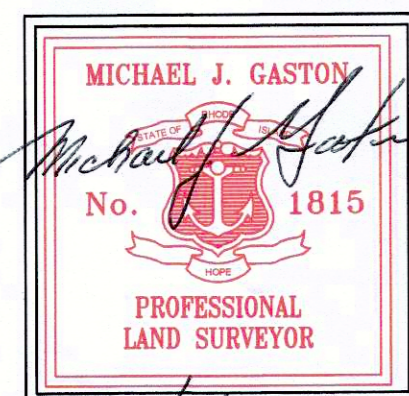
LEGEND

- - FOUND STONE BOUND
- - SET #5 STEEL REBAR
- - FOUND IRON PIPE
- - FOUND RI HIGHWAY BOUND
- - FOUND STEEL REBAR
- N/F - NOW OR FORMERLY
- - EXISTING FENCE
- - OVERHEAD WIRES
- - EXISTING STONE WALL
- XX - RECORD LOT NUMBER

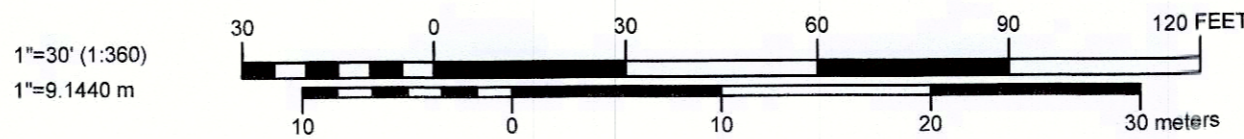


**PLAN OF LAND OF
ENDEAVOR HOLDINGS, LLC
ASSESSOR'S PLAT 113 LOT 19A
VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
NOVEMBER 9, 2018**

CERTIFICATION:
This survey has been conducted and the plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:
Type of Survey: Measurement Specification:
Limited Content Boundary Class I
Data Accumulation Class III
The purpose for the conduct of the survey and for preparation of the plan is as follows:
To determine and delineate the boundary lines of Lot 19A as shown on Middletown Tax Assessor's Plat 113.
And to show the existing structures and building setbacks thereon.



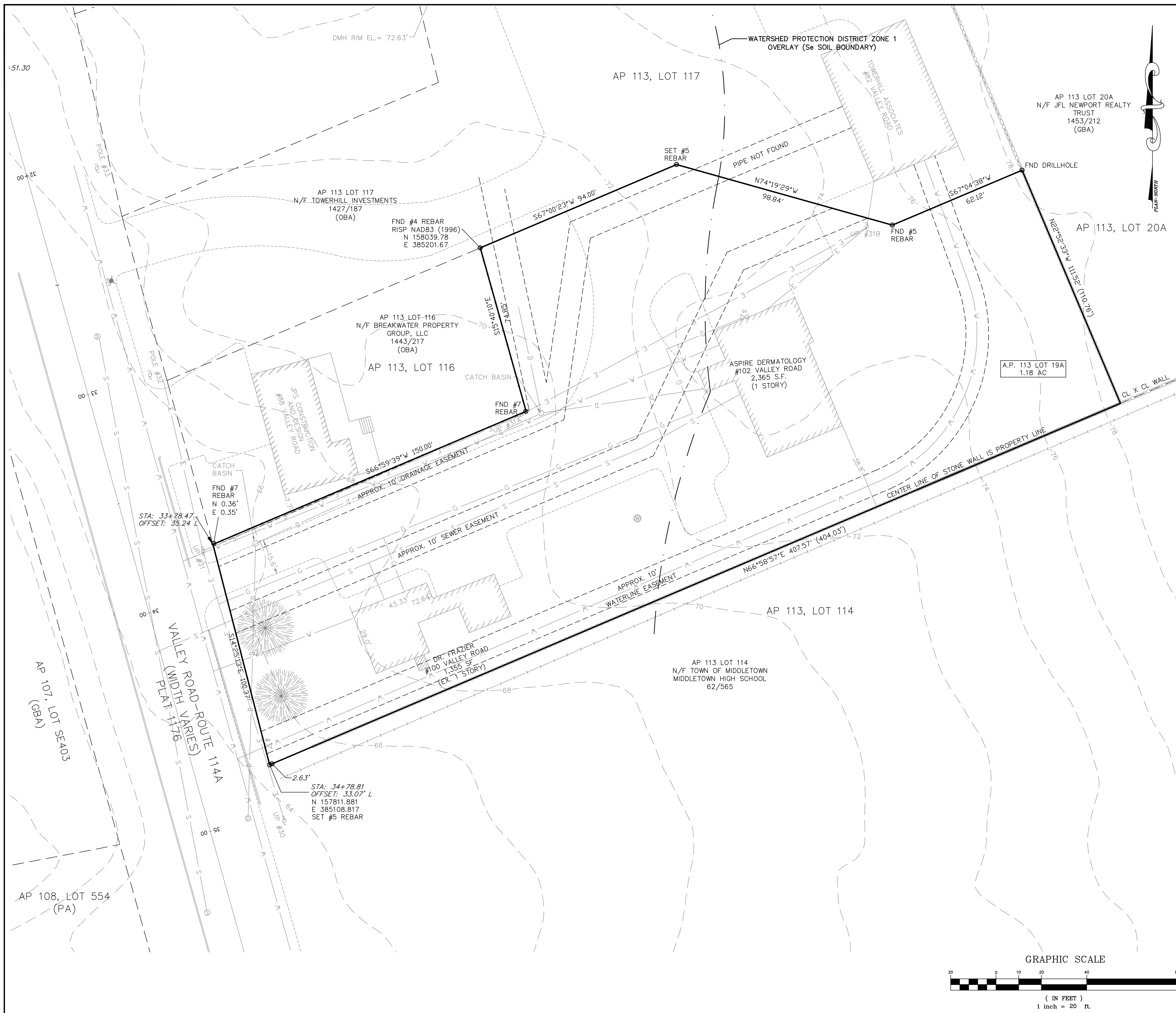
By: *Michael J. Gaston 11/9/2018*
Michael J. Gaston, PLS#1815
C.O.A. No. 723



**MJ GASTON & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS**
453 Turner Road
Middletown, Rhode Island 02842
Tel: 401-743-5859
mjgaston_pls@cox.net

DRAWN BY: MJG	DATE: November 2, 2018
SCALE: 1" = 30'	DRAWING NO: 180134-1
JOB NO: G-180100	SHEET: 1 OF 1
REVISION NO:	DATE:
REVISION NO:	DATE:
FILE: Green_D2_c3d.dwg; Fb# 25, Pg...	

STREET FILE INDEX:
Valley Road (public)



LEGEND

- EXISTING STONE WALL
- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN LINE
- EXISTING CATCH BASIN
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- EXISTING ELECTRIC (OVERHEAD)
- EXISTING UTILITY POLE
- EXISTING EASEMENT LINE
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED RETAINING WALL
- PROPOSED CLEARING LIMIT
- PROPOSED WATER GATE
- PROPOSED LIGHT POST
- PROPOSED STONE WALL
- PROPOSED SPOT GRADE

SOILS:

PmB - PITTSFORD SILT LOAM, 3-8% SLOPES
 Se - STISSING SILT LOAM

EXISTING BUILDING COVERAGE:

100 VALLEY ROAD (DR. FRAZIER) = 1,355 SF
 102 VALLEY ROAD (ASPIRE) = 2,365.45 SF
 TOTAL EXISTING STRUCTURE COVERAGE = 3,720.45
 TOTAL EX. LOT COVERAGE (%) 3,720.45 / 51,400 = 7.24% COVERAGE

EXISTING IMPERVIOUS COVERAGE:

TOTAL EXISTING STRUCTURE COVERAGE = 3,720.45 S.F.
 EXISTING BITUMINOUS CONCRETE DRIVEWAY = 14,000 S.F.
 TOTAL EXISTING IMPERVIOUS COVERAGE = 17,720.45 S.F.

NOTES:

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 NEWPORT, RI 02840

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THE SITE IS IN ZONED OBA BUSINESS
 OTHER PERMITTED USES IN THE OBA ZONING DISTRICT

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BK.1559/PG.0296

PLAN REFERENCE:

SURVEY (NON-OFFICIAL) PLAN ENTITLED "SURVEY AND SITE PLAN"
 DATE: MARCH 23, 2020

SITE LOCATION:

100 & 102 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:

MAP 113 PARCEL 19A

PROFESSIONAL SERVICES DEVELOPMENT
 GENERAL PROFESSIONAL OFFICES
 PERMITTED IN THE BUSINESS DISTRICT

	REQUIRED
LOT AREA	40,000 S.F.
LOT WIDTH/FRONTAGE	300 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	50 FT.
SIDE YARD SETBACK	35 FT.
MAX. BLD. COVERAGE RATIO	35%

EXISTING CONDITIONS

Thomas J. Principe, III

 REGISTERED PROFESSIONAL ENGINEER

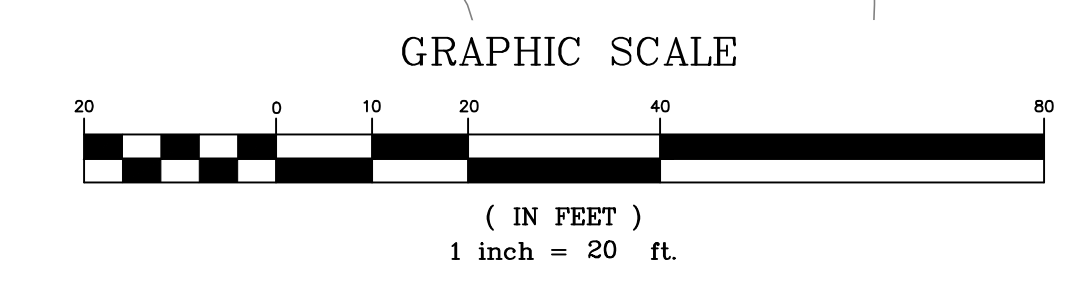
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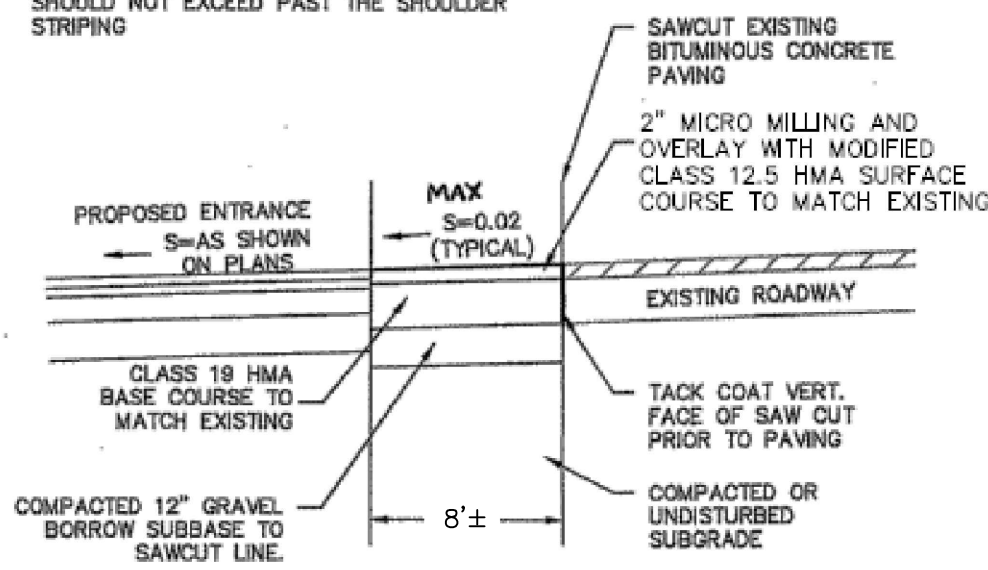
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100 & 102 VALLEY ROAD
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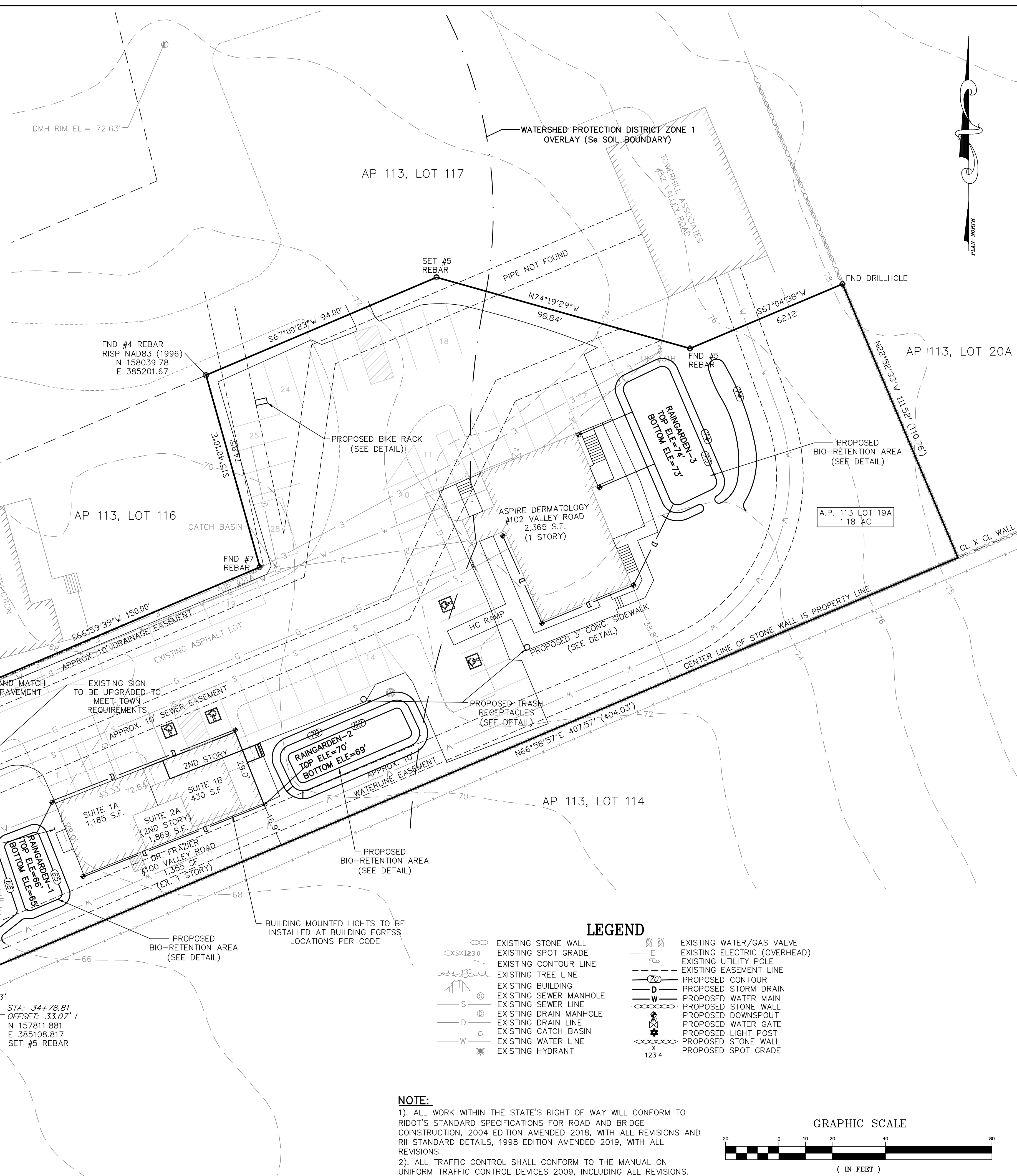
SCALE: 1" = 20' SHEET NO: 3 OF 5
 DRAWN BY: JRM DESIGN BY: JRM CHECKED BY: TJP
 DATE: 12/03/2020 PROJECT NO.: LD-2020-4



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



ENTRANCE ACCESS SAWCUT & MATCH DETAIL
NOT TO SCALE



EXISTING BUILDING COVERAGE:
100 VALLEY ROAD (SOUTHWEST) = 1,355 SF
102 VALLEY ROAD (ASPIRE) = 2,365 SF
TOTAL EXISTING STRUCTURE COVERAGE = 3,720
TOTAL EX. LOT COVERAGE (%) 3,720 / 51,400 = 7.24% COVERAGE

PROPOSED BUILDING COVERAGE:
PROPOSED STRUCTURE ADDITIONAL FOOTPRINT = 752 S.F.
TOTAL PROPOSED BUILDING COVERAGE = 3,720 + 752 = 4,472 SF
TOTAL PROPOSED LOT COVERAGE 4,472 / 51,400 = 8.70% COVERAGE

EXISTING IMPERVIOUS COVERAGE:
TOTAL EXISTING STRUCTURE COVERAGE = 3,720 S.F.
EXISTING BITUMINOUS CONCRETE DRIVEWAY = 14,000 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE = 17,720 S.F.

PROPOSED IMPERVIOUS COVERAGE:
PROPOSED STRUCTURE INCREASE IN TOTAL COVERAGE = 752 S.F.
WALKWAYS = 1,120 SF
BITUMINOUS PAVEMENT = 6,853 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE = 7,973 SF NET (INCREASE)

PARKING REQUIREMENTS:
OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS - 3 SPACES FOR EACH 1,000 S.F. OF GROSS FLOOR AREA
MEDICAL AND DENTAL OFFICES - 1 SPACE FOR EACH 100 S.F. OF FLOOR AREA OF EXAMINATION, TREATMENT, OFFICE

GROSS OFFICE FLOOR AREA = 3,484 S.F. SUITE 1A = 1,185 SF
MINIMUM PARKING REQUIRED = 10.45 SPACES SUITE 1B = 430 SF
19 SPACES PROVIDED SUITE 2A = 1,869 SF
ASPIRE = 2,365 SF

GROSS MEDICAL FLOOR AREA (ASPIRE) = 2,365 S.F.
MINIMUM PARKING REQUIRED = 23.65 SPACES
28 SPACES PROVIDED

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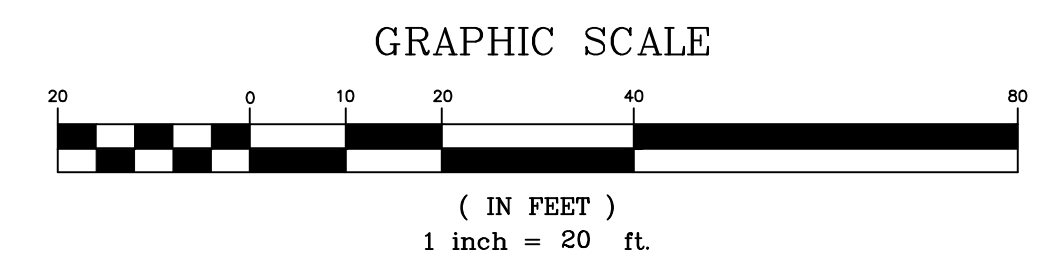
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ASSESSORS REFERENCE:
MAP 113 PARCEL 19A

- LEGEND**
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 - EXISTING UTILITY POLE
 - EXISTING EASEMENT LINE
 - PROPOSED CONTOUR
 - PROPOSED STORM DRAIN
 - PROPOSED WATER MAIN
 - PROPOSED STONE WALL
 - PROPOSED DOWNSPOUT
 - PROPOSED WATER GATE
 - PROPOSED LIGHT POST
 - PROPOSED STONE WALL
 - PROPOSED SPOT GRADE

- NOTE:**
- 1). ALL WORK WITHIN THE STATE'S RIGHT OF WAY WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION AMENDED 2018, WITH ALL REVISIONS AND RI STANDARD DETAILS, 1998 EDITION AMENDED 2019, WITH ALL REVISIONS.
 - 2). ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



SITE DEVELOPMENT / RI DOT PAPA

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

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SHEET NO: 4 OF 5
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VEGETATIVE COVER AND PLANTING

- THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
 - TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH MASSACHUSETTS SPECIFICATIONS.
 - THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE | % BY WEIGHT | SEEDING DATE |
|---------------------|-------------|------------------------|
| CREEPING RED FESCUE | 70 | |
| ASTORIA BENTGRASS | 5 | APRIL 1 – JUNE 15 |
| BIRDFOOT TREFOIL | 15 | AUGUST 15 – OCTOBER 15 |
| PERENNIAL RYE GRASS | 10 | |
- APPLICATION RATE – 100 LBS PER ACRE
- SEED MIX SHALL BE INOCULATED WITHIN 24 – HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
- IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
 - THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

- PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
- CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
- EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
- THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
- TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF HAY, STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
- STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%), STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY HAY BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
- THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
- TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
- IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
- EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
- SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
- ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M.18.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:
 - MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)

MIXTURE:	% BY WEIGHT:
RED FESCUE	75
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
TOTAL:	100 lbs/Ac.
 - UNMOWED AREA OR INFREQUENTLY MOWED (ALL SLOPES GREATER THAN 3:1)

MIXTURE:	% BY WEIGHT:
RED FESCUE	75
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
BIRDFOOT TREFOIL	15
TOTAL:	100 lbs/Ac.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 – 4,000 lbs/Ac.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

MIXTURE:	lbs./1,000 S.F.
ANNUAL RYEGRASS	1.0 – 1.5
PERENNIAL RYEGRASS	1.0 – 1.5
SUDAN GRASS	0.7 – 1.0
MILLET	0.7 – 1.0
WINTER RYE	3.0
OATS	0.5 – 3.0
KEEPING COVER GRASS	0.5 – 5.0
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
- THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER. SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

ORDER OF PROCEDURE:

PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY HAYBALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).

ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.

IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.

TEMPORARY HAYBALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.

HAYBALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.

EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.

ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.

DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.

SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.

CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.

ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT.

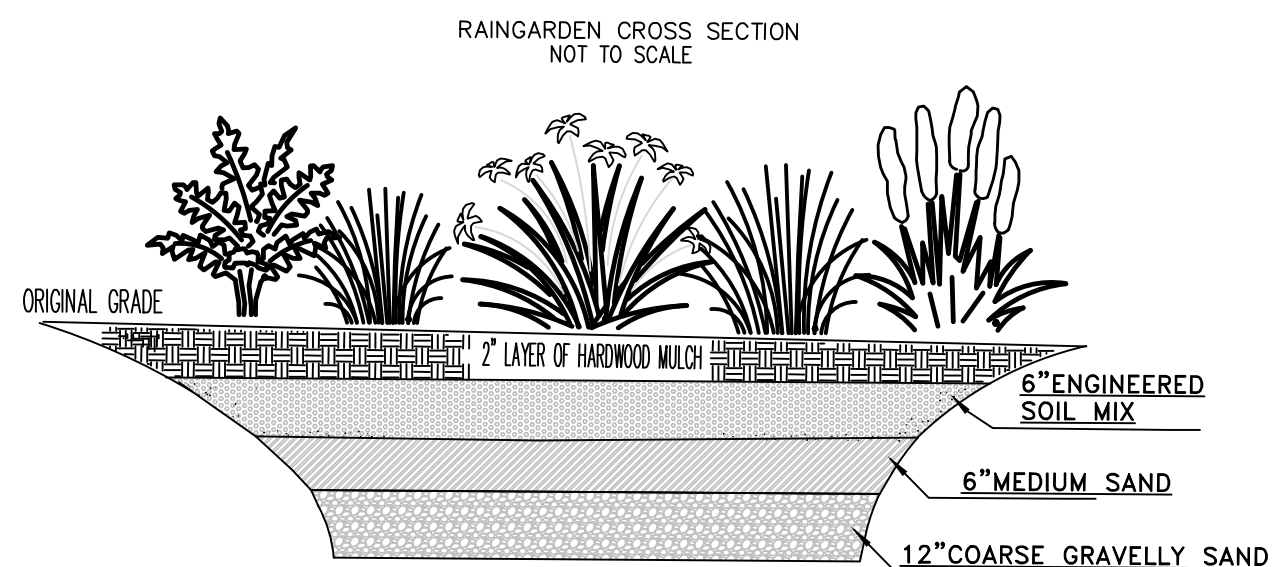
ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).

REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.

GENERAL NOTES:

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF MIDDLETOWN.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

**ROOF RUNOFF
BIO-RETENTION DETAIL
NOT TO SCALE**



PLANT SPECIES TO BE USED

BOTANICAL NAME	COMMON NAME
ASTER DIVARICATUS	WHITE WOOD ASTER
CAREX CRINITA	FRINGED SEDGE
IRIS VERSICOLOR	BLUE FLAG IRIS
LOBELIA CARDINALIS	CARDINAL FLOWER
OSMUNDA CINNAMOMEA	CINNAMON FERN

*PLANT SPECIES IN ONE GALLON CONTAINERS TO BE INSTALLED AT 3" O.C. IN GROUPS OF THREE WITHIN EACH RAINGARDEN.

***RAINGARDEN ENGINEERED SOIL MIX:**
A UNIFORM MIX SHALL BE IMPORTED TO THE SITE CONSISTING OF:

- 40% SAND (ASTM D 422)
- 20-30% SAND LOAM TOPSOIL
- MIN. 3% ORGANIC MATERIAL
- <5% CLAY
- <500 PPM SOLUBLE SALTS
- 30-40% COMPOST WITHOUT BIOSOLIDS
- pH 5.5-6.5
- FREE OF STONES & ORGANIC MATTER >2"
- FREE OF ANY SYNTHETIC MATERIAL

RAIN GARDEN REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH
REMOVE ANY INVASIVE SPECIES PLANTS

ANNUALLY:

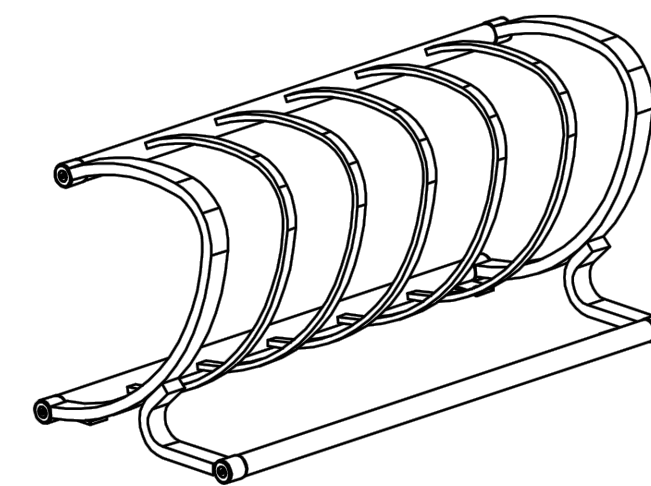
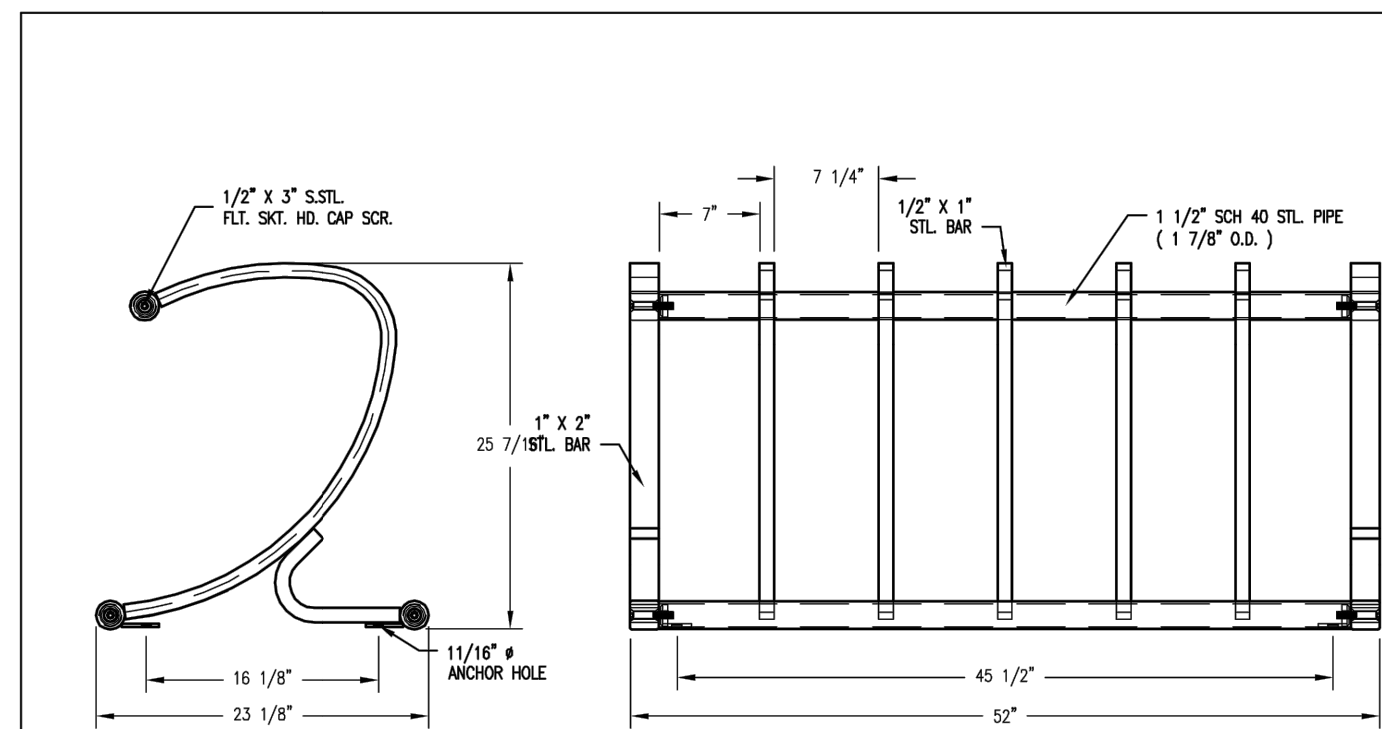
MULCH- SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION-SPRING
REMOVE DEAD VEGETATION-FALL OR SPRING
PRUNE-SPRING

AS NEEDED:

REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.

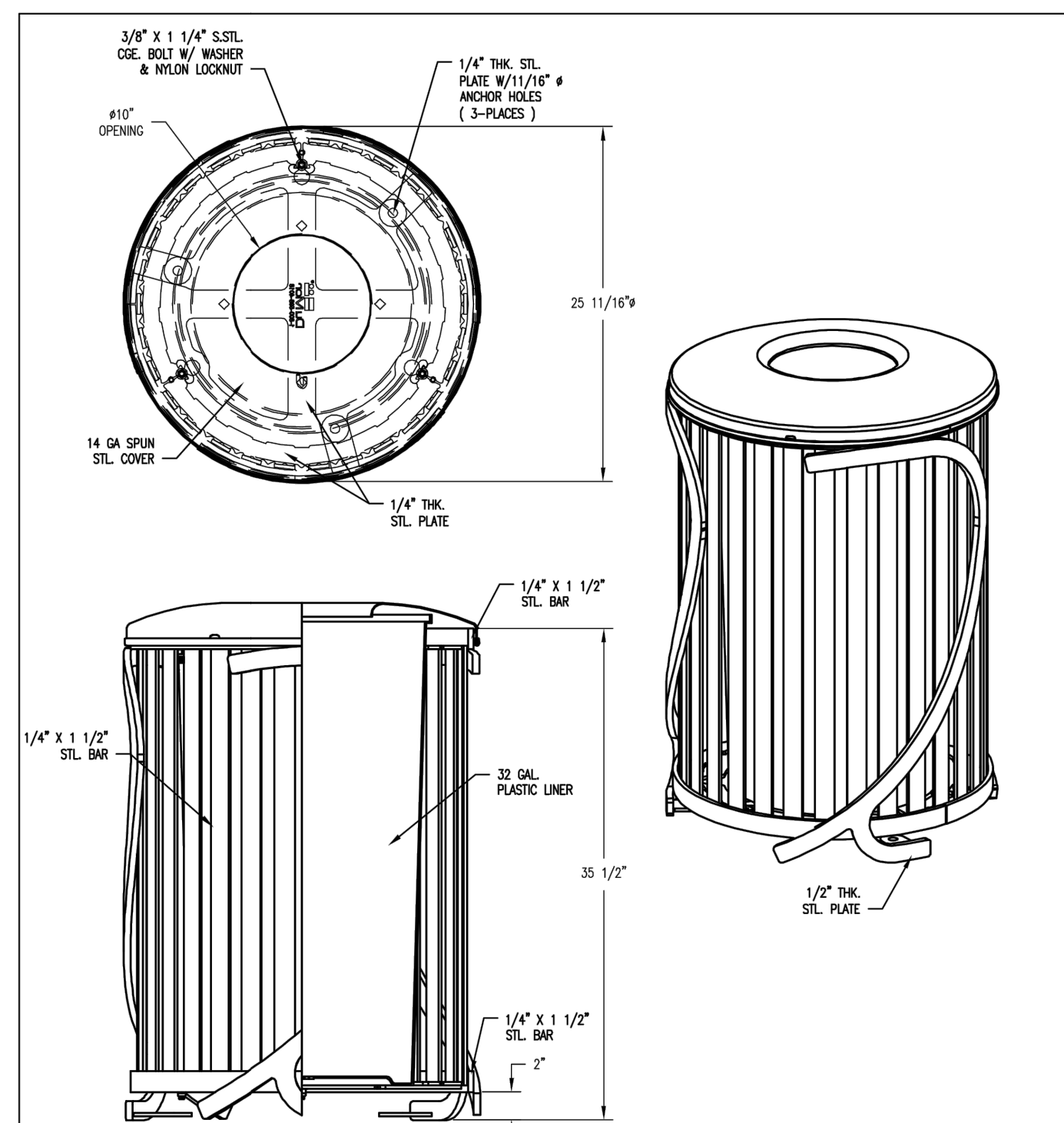
SEE SEPARATE LANDSCAPE MAINTENANCE DOCUMENT FOR OTHER LANDSCAPE ITEMS ON SITE, AS PREPARED BY VDH, DATED AUGUST 30, 2021.



ONE BIKE RACK PER FIVE CAR SPACES IS REQUIRED; 28 CAR SPACES PROVIDED REQUIRES 5.6 BIKE SPACES; 6 PROVIDED.

- NOTES:**
- ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. (COLOR: BLACK)
 - 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	BIKE RACK	DATE DRAWN : 08/26/13 DRAWN BY : ESS DATE REV. : 00/00/00 REV. BY : XXX	REV. : A	DRAWING NUMBER : 466-60	SHEET
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TRASH SHALL NOT BE ALLOWED TO ACCUMULATE BEYOND THE CAPACITY OF EACH RECEPTACLE AND SHALL BE CHECKED WEEKLY FOR COMPLIANCE AND DISPOSAL.

- NOTES:**
- ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING. (COLOR: BLACK)
 - 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 - RECEPTACLE FULLY ASSEMBLED AT FACTORY.

DuMor, inc.	RECEPTACLE	DATE DRAWN : 08/30/13 DRAWN BY : ESS DATE REV. : 00/00/00 REV. BY : XXX	REV. : A	DRAWING NUMBER : 465-32VS-FTO	SHEET 1 OF 2
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DETAILS

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

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REVISIONS

DATE	DRWN	CHKD
4/27/21	TJP	TJP
8/25/21	KAB	TJP
10/27/21	KAB	TJP

SITE DEVELOPMENT PLAN
FOR
ASSESSORS MAP 113 PARCEL 19A
100 & 102 VALLEY ROAD
IN
MIDDLETOWN, RHODE ISLAND

SCALE: NOT TO SCALE	SHEET NO: 5 OF 5
DRAWN BY: JRM	DESIGN BY: JRM
CHECKED BY: TJP	DATE: 12/03/2020
PROJECT NO.: LD-2020-4	