

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**

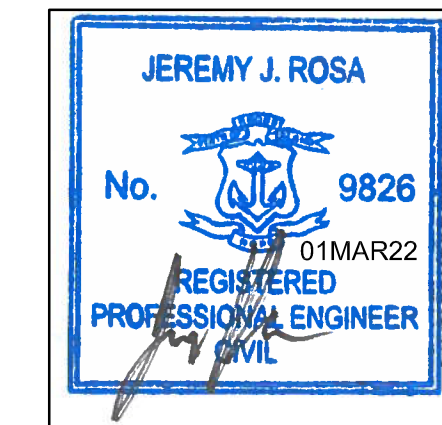
CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



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

A KNOWLEDGE CORPORATION
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ENGINEER CERTIFICATION

OWNER:

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NEWPORT, RI 02840

MARCH 01, 2022 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

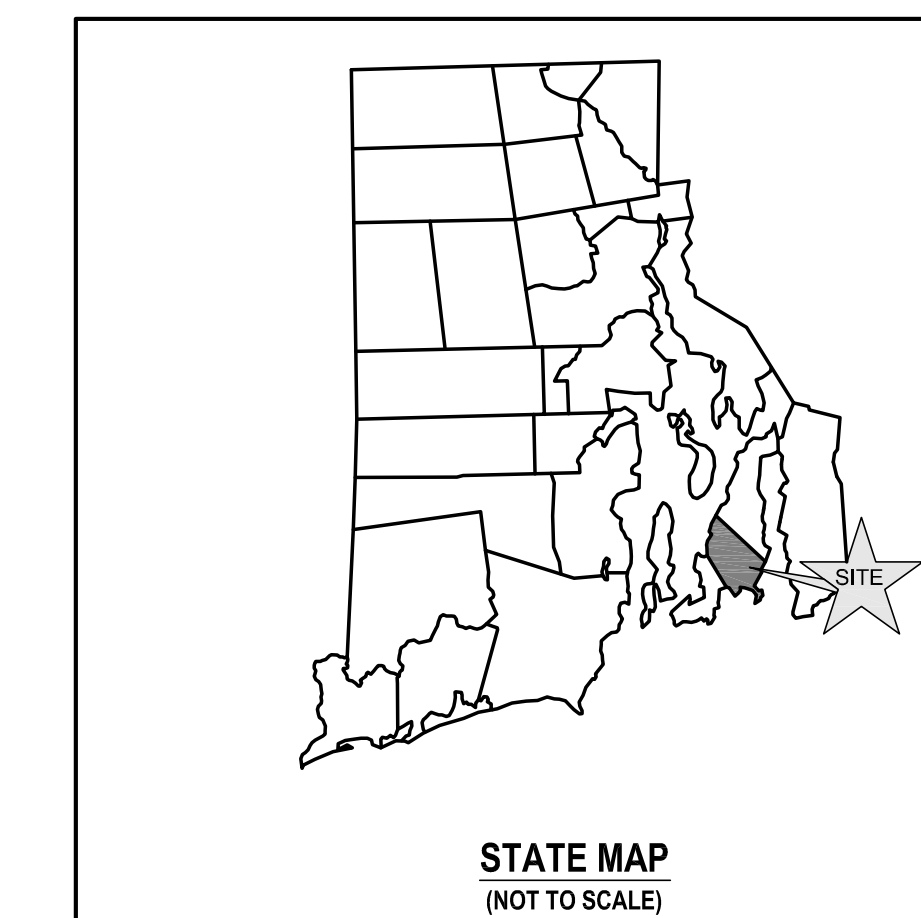
- TITLE SHEET
- PROJECT NOTES
- EXISTING CONDITIONS
- PROPOSED SUBDIVISION PLAN
- PROPOSED LAYOUT AND UTILITY PLAN
- PROPOSED GRADING AND DRAINAGE PLAN
- PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLAN
- PROPOSED ROAD PROFILE
- PROPOSED DETAILS

- SHEET 1
- SHEET 2
- SHEET 3
- SHEET 4
- SHEET 5
- SHEET 6
- SHEET 7
- SHEET 8
- SHEETS 9-11

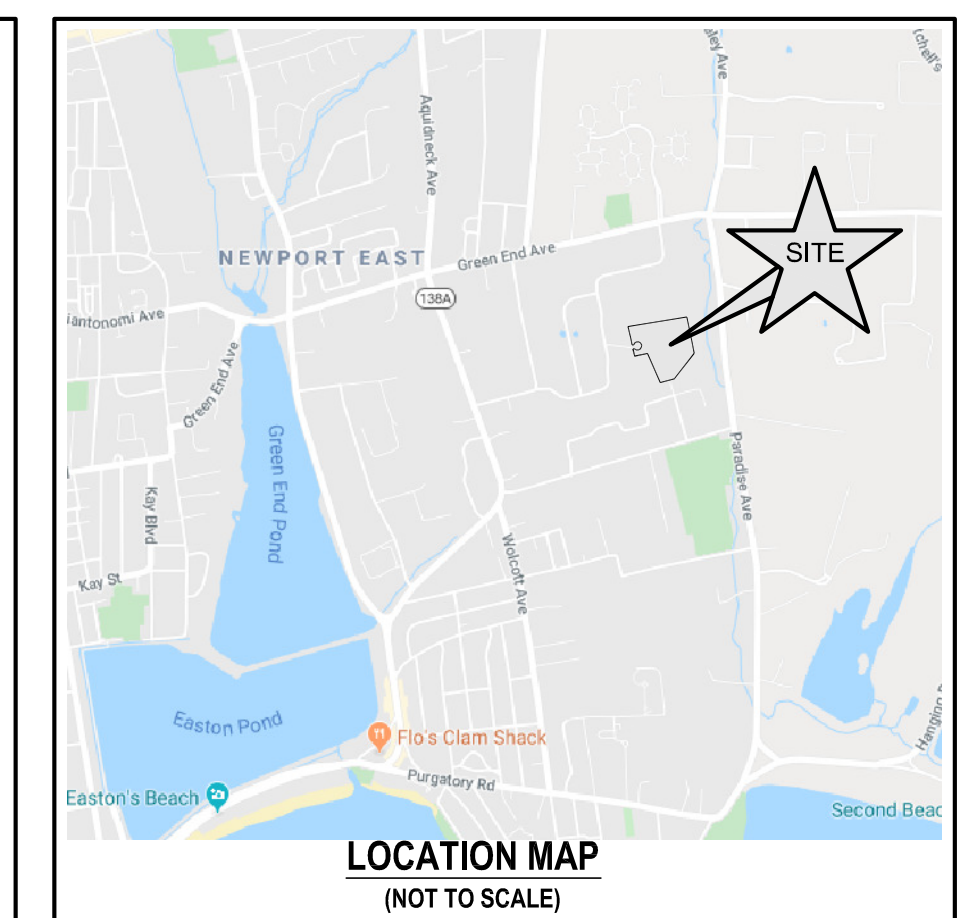


SITE PLAN

SCALE = 1"=60'



STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

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	RPDES AND FW WETLANDS
RIDEM	FEB 17, 2021	REVISED PER COMMENTS
TOWN OF MIDDLETOWN	AUG 10, 2021	PRELIMINARY PLAN REVISIONS
TOWN OF MIDDLETOWN	SEP 29, 2021	PRELIMINARY PLAN REVISIONS
TOWN OF MIDDLETOWN	NOV 15, 2021	PRELIMINARY PLAN REVISIONS
TOWN OF MIDDLETOWN	MAR 01, 2022	PRELIMINARY PLAN REVISIONS

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). ADJUTING 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 FIRM 44005C0094H LAST 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 AT 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 SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
- DEVIATIONS OR CHANGES 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 (CRMC)
 - GROUNDWATER AQUIFERS, 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 DPW.
- 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.
- PROPOSED UTILITIES TRENCHES SHALL BE CONSTRUCTED WITH TRENCH DAMS AT 100-FT INTERVALS PER DETAIL PROVIDED.

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 CONFIRM 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 ENTITIES.
 - 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.
- 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.
- 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 L01 & L02.
 - 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.
- 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.
 - SEEDD AREAS WILL BE FERTILIZED AND RESEEDD 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.

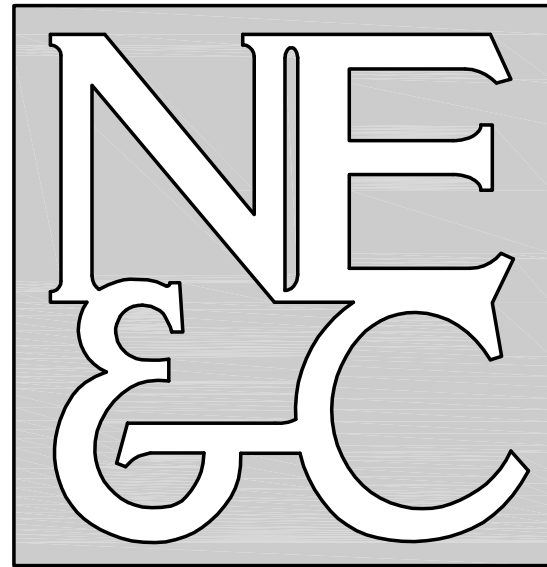
STORMWATER MAINTENANCE NOTES

- 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 II PRECIPITATION EVENT (2.8 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 GULLYING.
 - 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 GULLYING 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 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 ENCRUACHING 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 REMEDIED 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 HOMEOWNER'S ASSOCIATION.

ABBREVIATIONS

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

NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

5	REVISED PER TOWN COMMENTS	15NOV21	
4	REVISED PER TOWN COMMENTS	29SEP21	
3	PRELIMINARY PLAN REVISIONS	10AUG21	
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

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

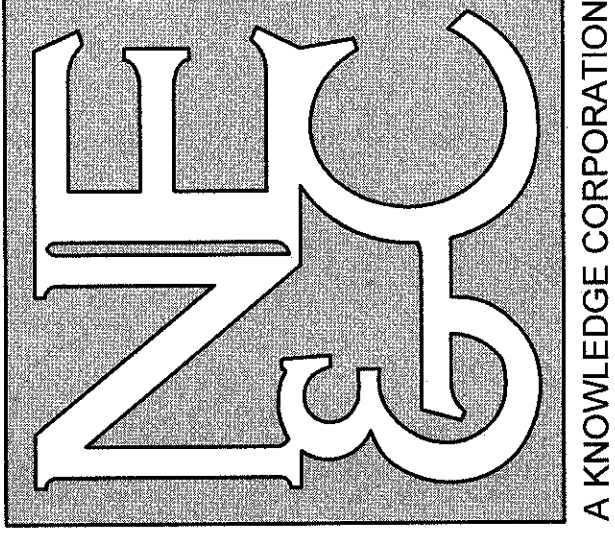
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Drawing Title:	PROJECT NOTES

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ZONING DATA TABLE R-40 ZONE (STANDARD SUBDIVISION)	
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	150 FT.
MINIMUM SETBACKS	40 FT.
FRONT LINE	50 FT.
REAR LINE	30 FT.
ACCESSORY SIDE	30 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT.
DEVELOPABLE LAND AREA	
TOTAL LAND AREA	406,884 SF
AREA TO BE EXCLUDED	
WETLAND AREA	36,513 SF
STREET R.O.W.	28,804 SF
DRAINAGE EASEMENTS	25,641 SF
TOTAL	90,958 SF
DEVELOPABLE LAND AREA	
DEVELOPABLE AREA	315,926 SF
MAXIMUM YIELD	315,926 SF
DEVELOPABLE AREA	315,926 SF
MAXIMUM NUMBER OF UNITS (CONVENTIONAL)	8 UNITS
315,926 / 40,000 SF	8 UNITS
NUMBER OF LOTS PROPOSED	6 UNITS

No.	Revision	Date	App.
4	REVISED PER TOWN COMMENTS	01MAR22	
3	REVISED PER TOWN COMMENTS	12NOV21	
2	REVISED PER TOWN COMMENTS	12OCT21	
1	PRELIMINARY PLAN REVISIONS	29SEP21	
1	PRELIMINARY PLAN REVISIONS	10AUG21	

Designed by: **JJR** Drawn by: **JJR** Checked by: **GES**
Scale: **1"=50'** Date: **REV. 01MAR22**

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

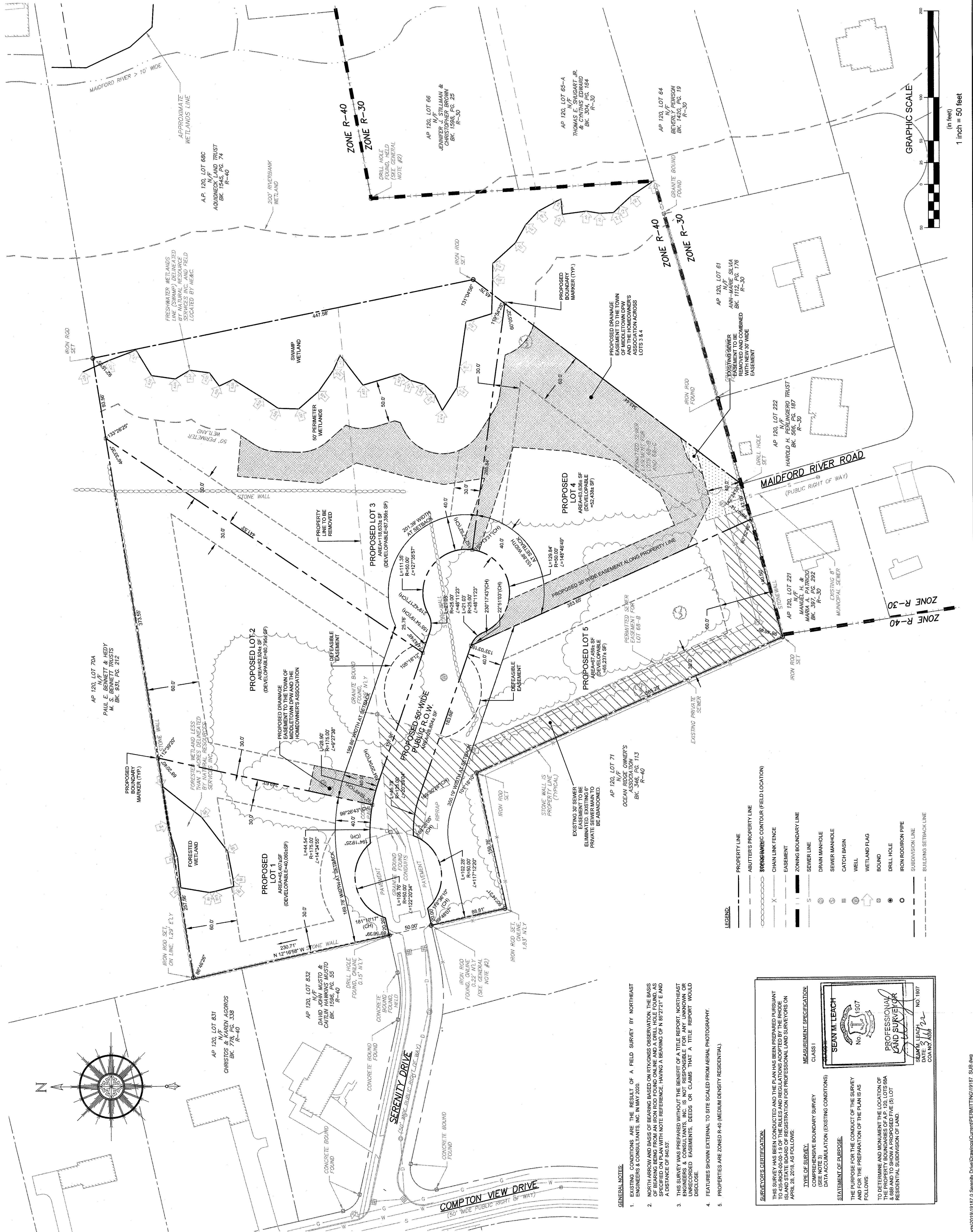
Client/Owner:
MR. JUAN CAMPOS
162 BROADWAY, UNIT 1
NEWPORT, RI 02840

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 STIKONSS 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 87°27'21" E AND A DISTANCE OF 860.53'
 - 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).

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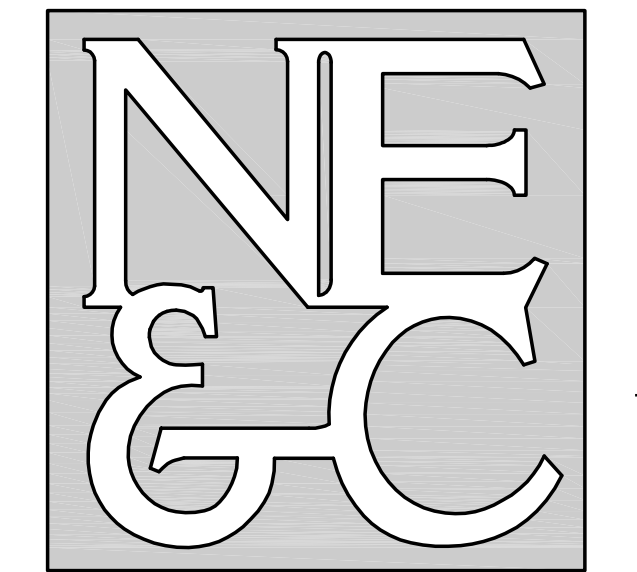
—	PROPERTY LINE
- - -	ADJUTER'S PROPERTY LINE
—	ABUTTER'S PROPERTY LINE (FIELD LOCATION)
—	CHAIN LINK FENCE
—	EASEMENT
—	ZONING BOUNDARY LINE
—	SEWER LINE
—	DRAIN MANHOLE
—	SEWER MANHOLE
—	CATCH BASIN
—	WELL
—	WETLAND FLAG
—	BOUND
—	DRILL HOLE
—	IRON ROD/IRON PIPE
—	SUBDIVISION LINE
—	BUILDING SETBACK LINE

SURVEYOR'S CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT, CHAPTER 56-28, R.I. CODE, AS AMENDED, AND THE REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

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

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 PROPOSED LOTS 68A & 68B AND TO SHOW A PROPOSED FIVE (5) LOT RESIDENTIAL SUBDIVISION OF LAND.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 3/11/22
COA No. 1907



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LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- 110- TOPOGRAPHIC CONTOUR (FIELD LOCATION)
- 88- TOPOGRAPHIC CONTOUR (RIGIS LIDAR)
- ZONING BOUNDARY LINE
- SEWER LINE
- ⊕ DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ WELL
- ⊕ WETLAND FLAG
- ⊕ BOUND
- ⊕ DRILL HOLE
- ⊕ IRON ROD/IRON PIPE
- W 8" 8" WATER MAIN
- W 8" WATER SERVICE
- S 8" 8" SEWER MAIN
- S 6" 6" SEWER SERVICE
- G GAS MAIN / SERVICE
- E ELEC / COM CONDUITS
- ⊕ WATER GATE VALVE / ROAD BOX
- ⊕ GAS VALVE / SHUTOFF VALVE
- ⊕ SEWER MANHOLE

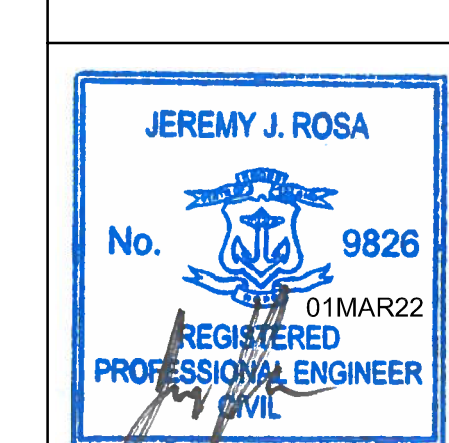
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3	REVISED PER TOWN COMMENTS	29SEP21	
2	PRELIMINARY PLAN REVISIONS	10AUG21	
1	RIDEM REVISIONS	17FEB21	
No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: GES	
Scale:	1"=50'	Date:	REV 01MAR22

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

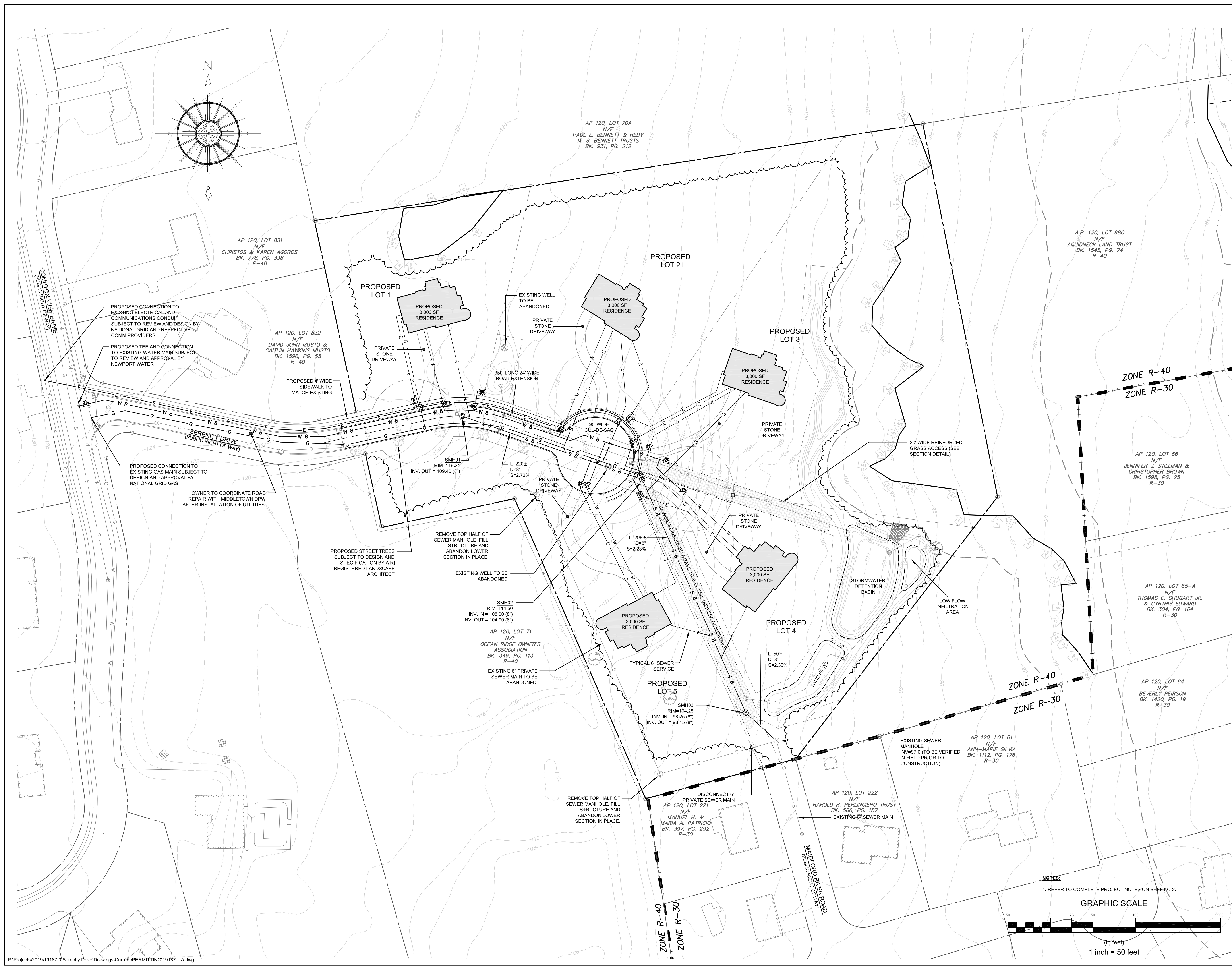
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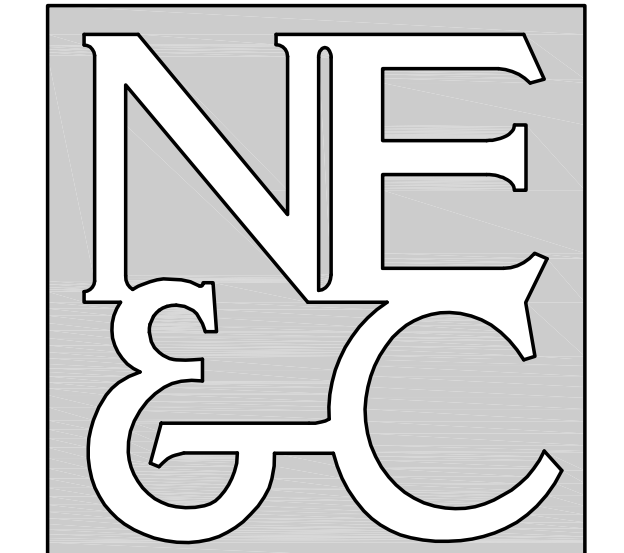
PROPOSED LAYOUT AND UTILITY PLAN



Drawing Number:
C-5
Sheet **5** of **11**
Project Number:
19187.0
Survey Index:
- 120 - 68A & B

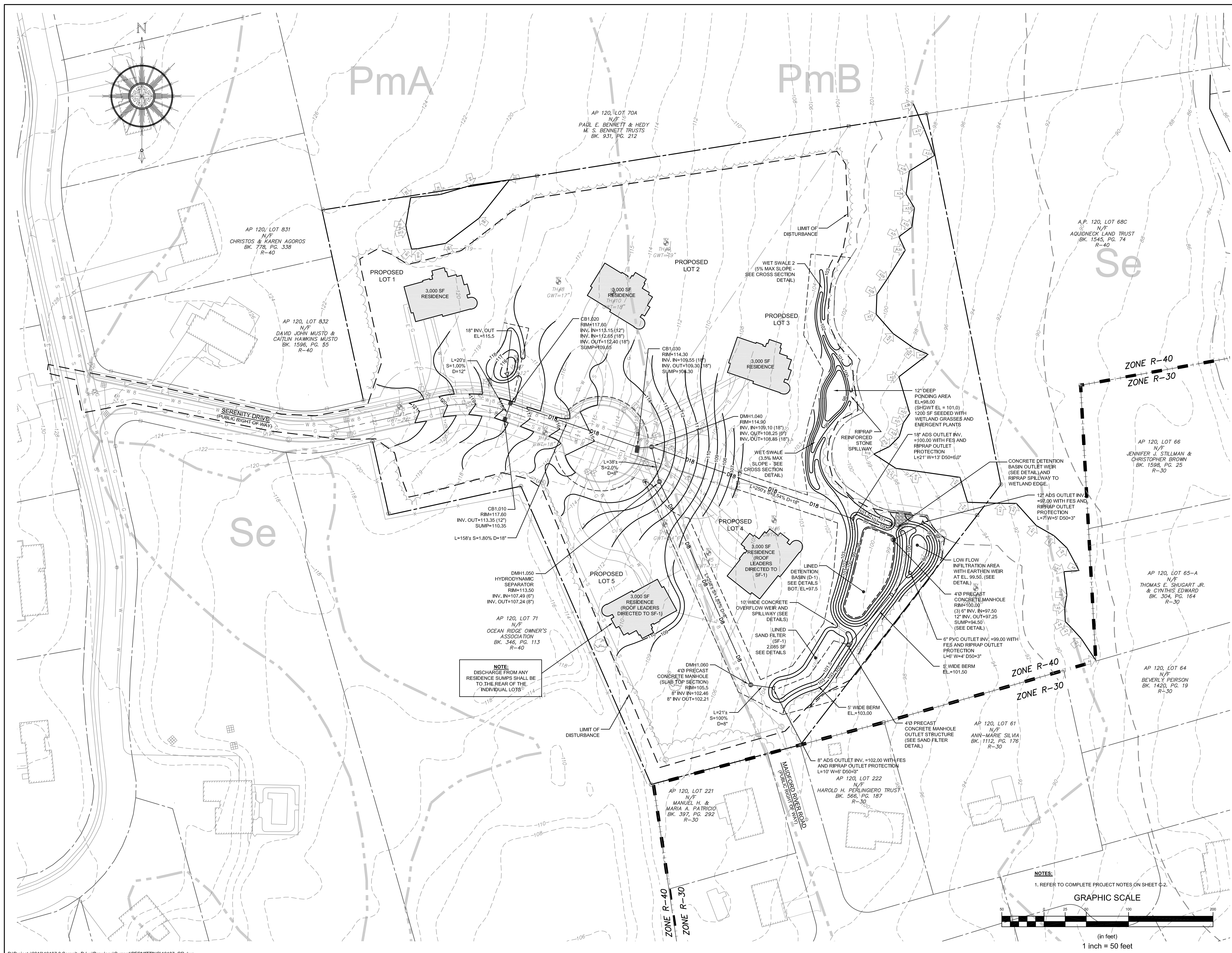
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LEGEND:

- PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- - - 110 - TOPOGRAPHIC CONTOUR (FIELD LOCATION)
- - - 88 - TOPOGRAPHIC CONTOUR (RIGIS LIDAR)
- W 8 8" WATER MAIN
- W WATER SERVICE
- S 8 8" SEWER MAIN
- S 6 6" SEWER SERVICE
- G GAS MAIN / SERVICE
- E ELEC / COM CONDUITS
- Water Gate Valve / Road Box
- Gas Valve / Shutoff Valve
- ⊙ SEWER MANHOLE
- PROPOSED TOPOGRAPHY
- +100.0 PROPOSED SPOT ELEVATION
- PROPOSED CATCH BASIN
- ⊙ PROPOSED DRAIN MANHOLE
- PROPOSED SWALE

6	PRELIMINARY PLAN REVISIONS	01MAR22	
5	PRELIMINARY PLAN REVISIONS	15NOV21	
4	PRELIMINARY PLAN REVISIONS	12OCT21	
3	PRELIMINARY PLAN REVISIONS	29AUG21	
2	PRELIMINARY PLAN REVISIONS	10AUG21	
1	RIDEM REVISIONS	17FEB21	

No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	REV 01MAR22

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

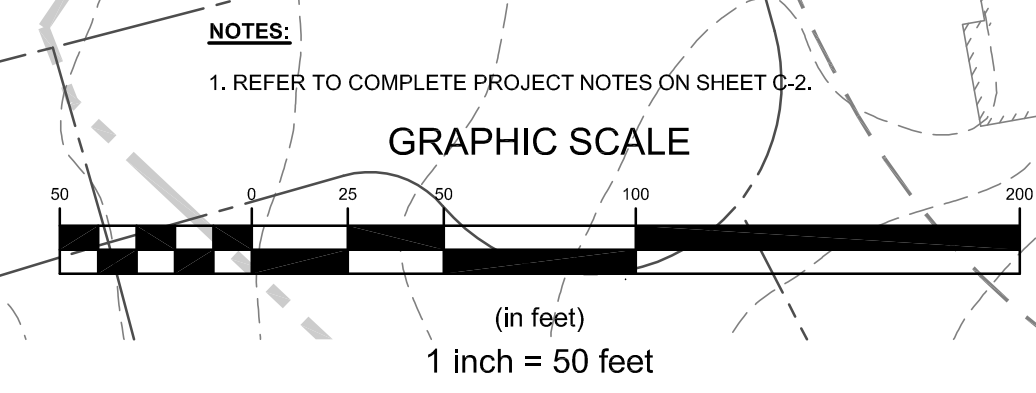
Client/Owner:
MR. JUAN CAMPOS
162 BROADWAY, UNIT 1
NEWPORT, RI 02840

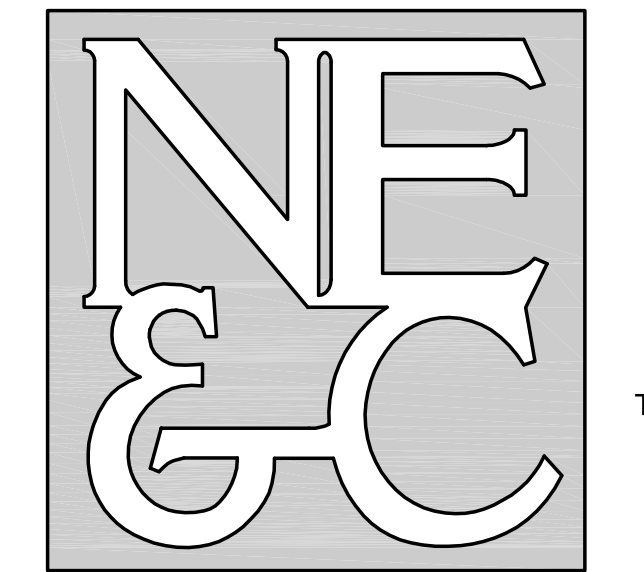
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Drawing Title:
PROPOSED GRADING AND DRAINAGE PLAN

	Drawing Number:	C-6
	Sheet	6 of 11
	Project Number:	19187.0
	Survey Index:	- 120 - 68A & B

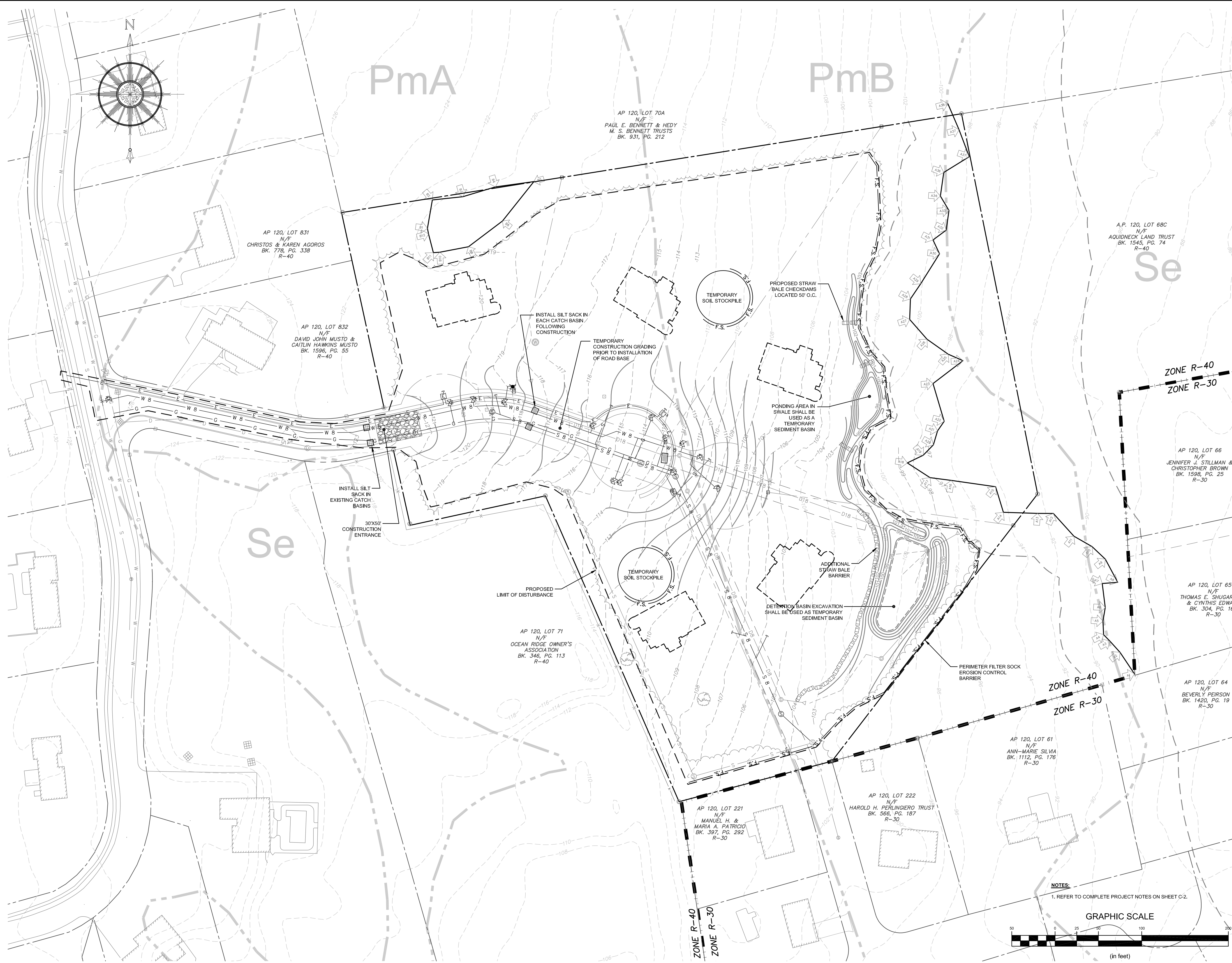
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LEGEND:

- 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

4	REVISED PER TOWN COMMENT	01MAR22	
3	REVISED PER TOWN COMMENT	15NOV21	
2	REVISED PER TOWN COMMENT	29SEP21	
1	RIDEM REVISIONS	17FEB21	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	REV 01MAR22

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:
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Drawing Title:
PROPOSED
SOIL EROSION AND
SEDIMENT CONTROL PLAN



Drawing Number:
C-7

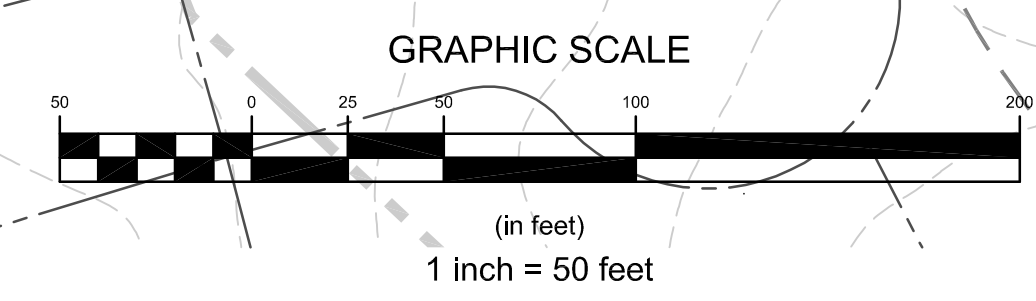
Sheet **7** of **11**

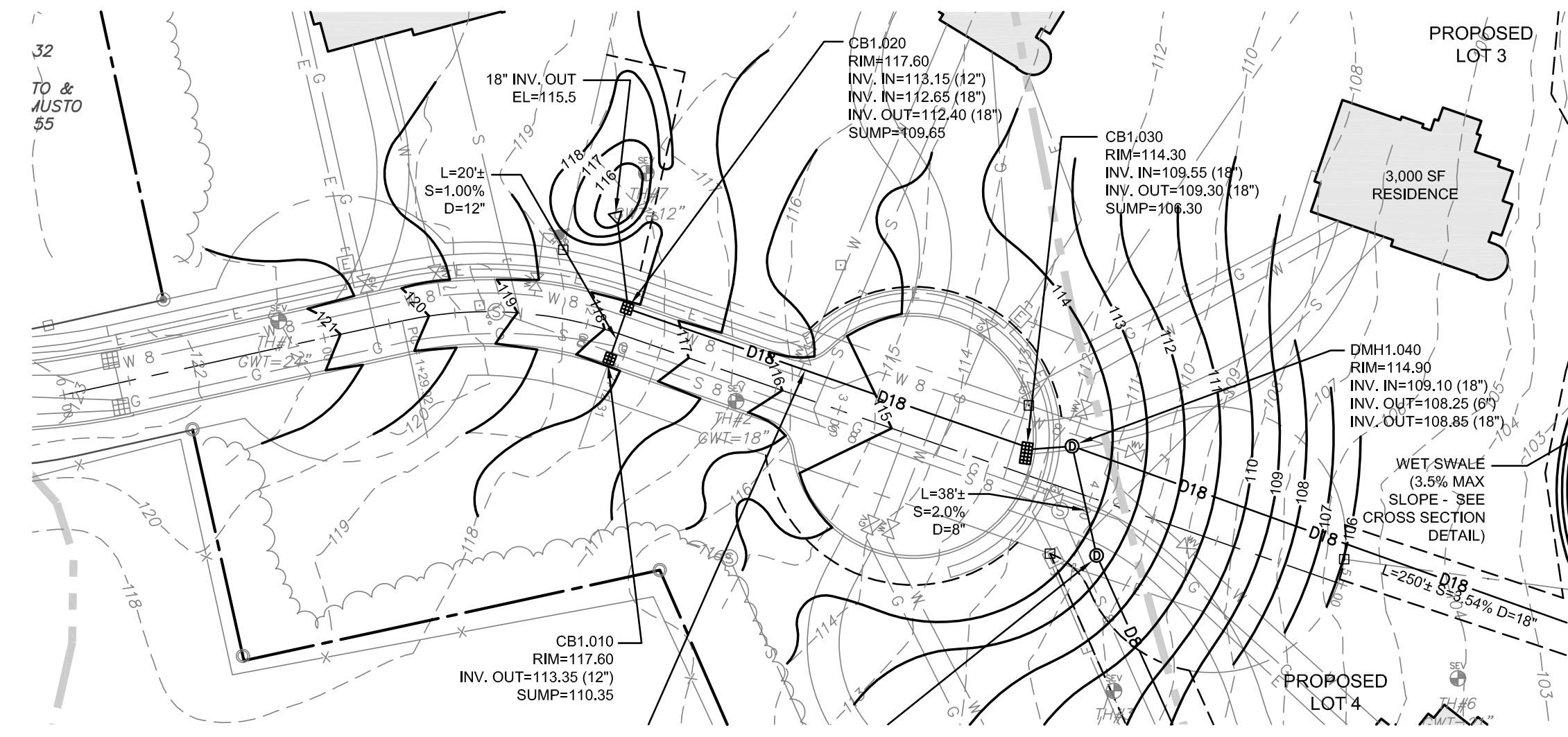
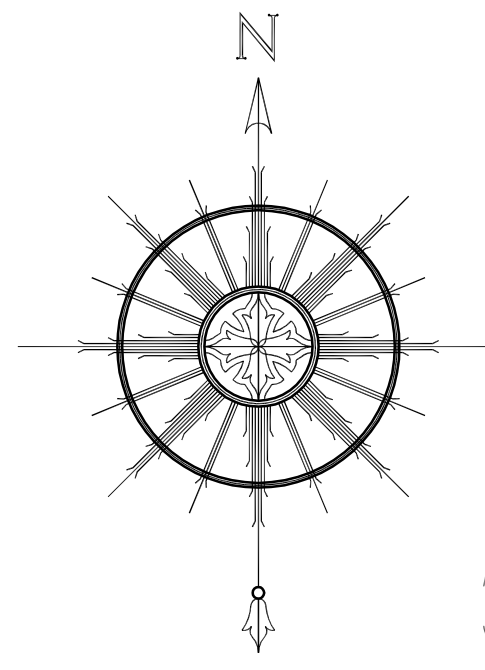
Project Number:
19187.0

Survey Index:
- 120 - 68A & B

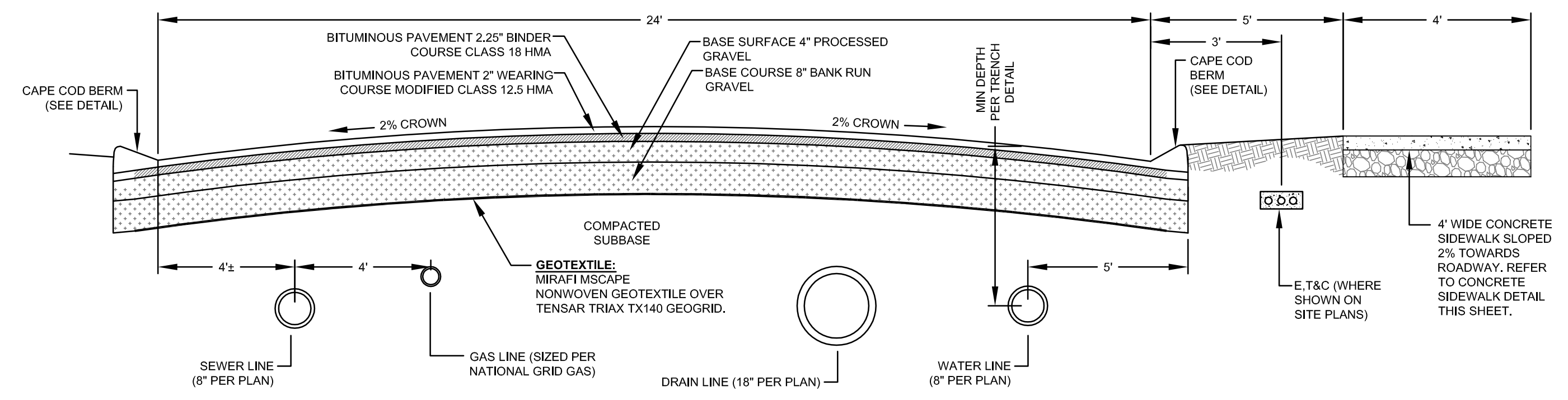
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NOTES:
1. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

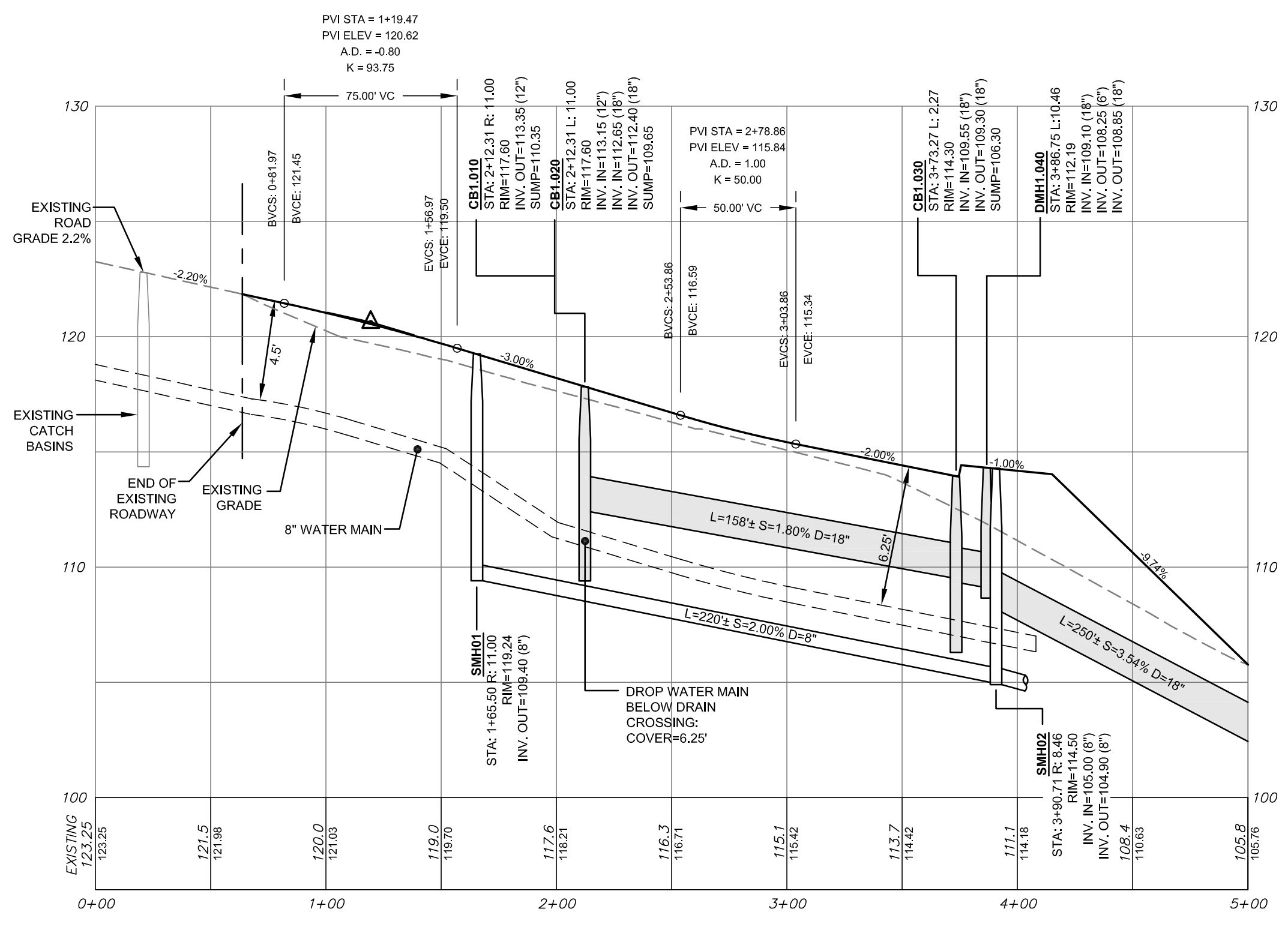




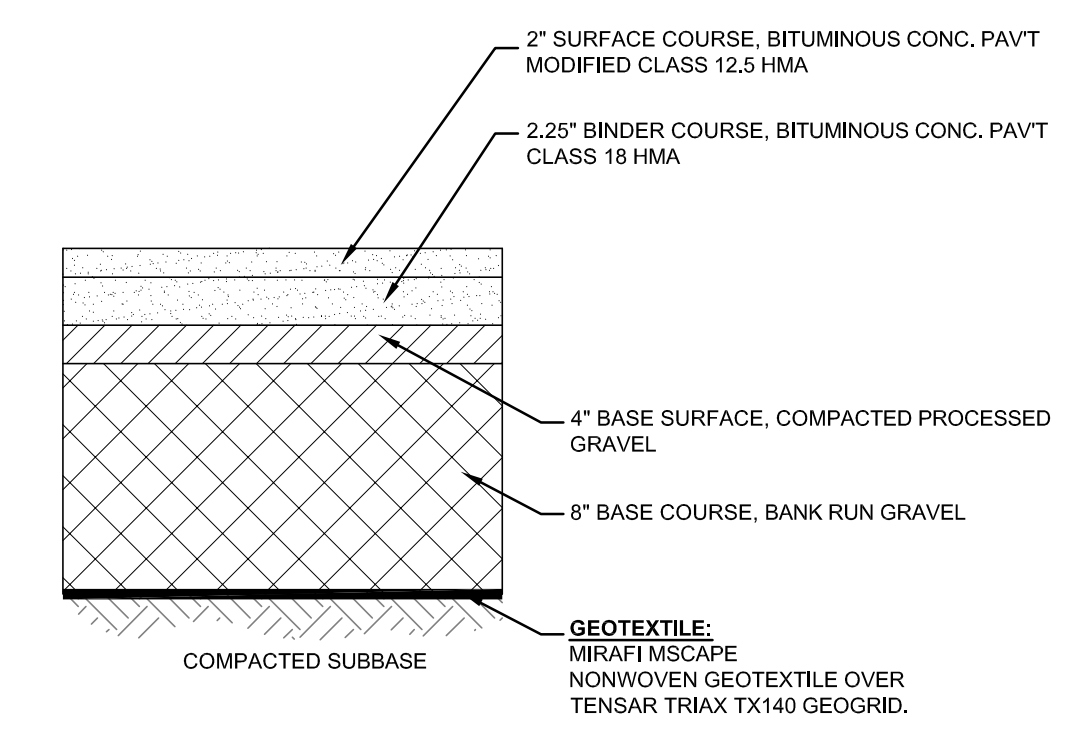
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 VERTICAL SCALE: 1"=5'



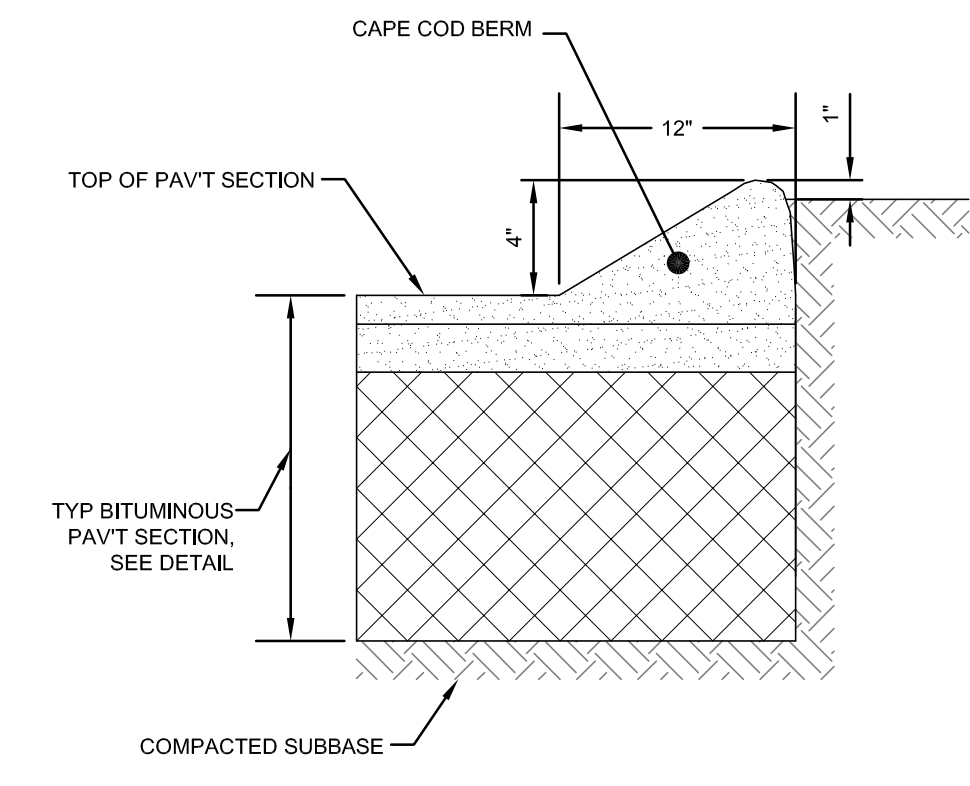
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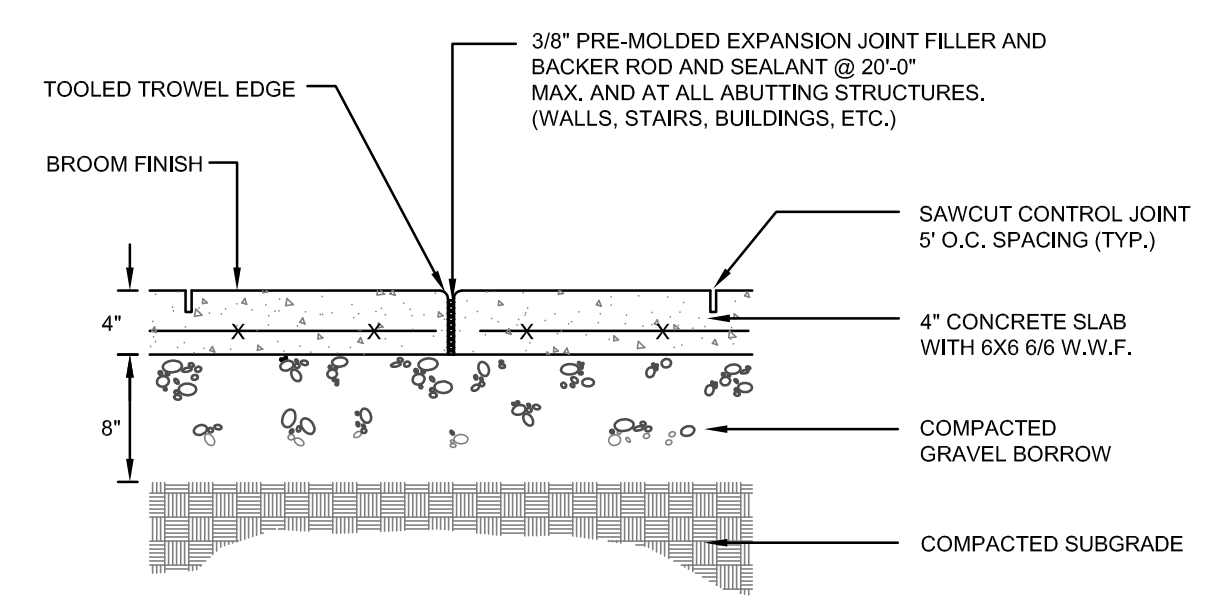
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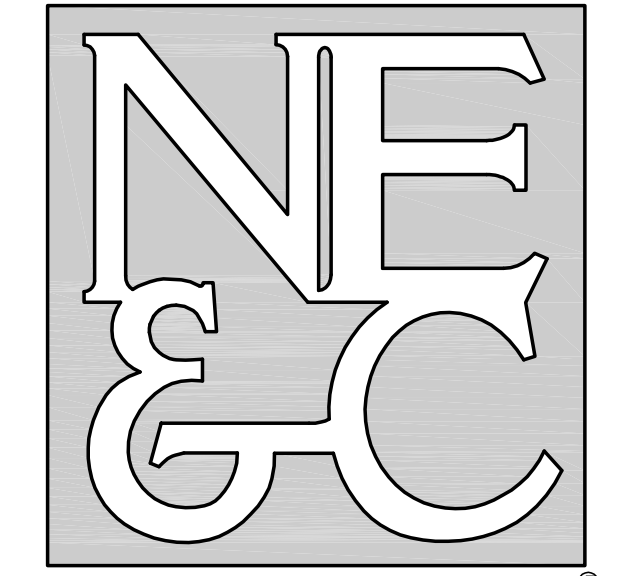
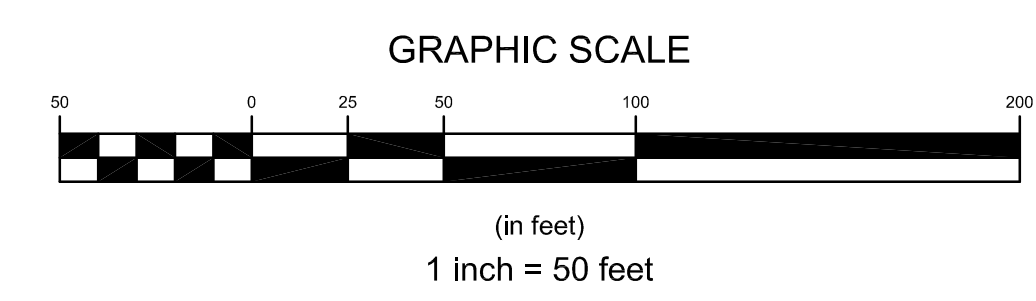
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TYPICAL CAPE COD BERM
 SCALE: NOT TO SCALE



CONCRETE WALKWAY SECTION
 SCALE: NOT TO SCALE



6	REVISED PER TOWN COMMENTS	01MAR22	
5	REVISED PER TOWN COMMENTS	25OCT21	
4	REVISED PER TOWN COMMENTS	12OCT21	
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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	AS SHOWN	Date:	REV. 01MAR22

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:
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Drawing Title:
PROPOSED ROAD PROFILE

JEREMY J. ROSA
 No. 19826
 01MAR22
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

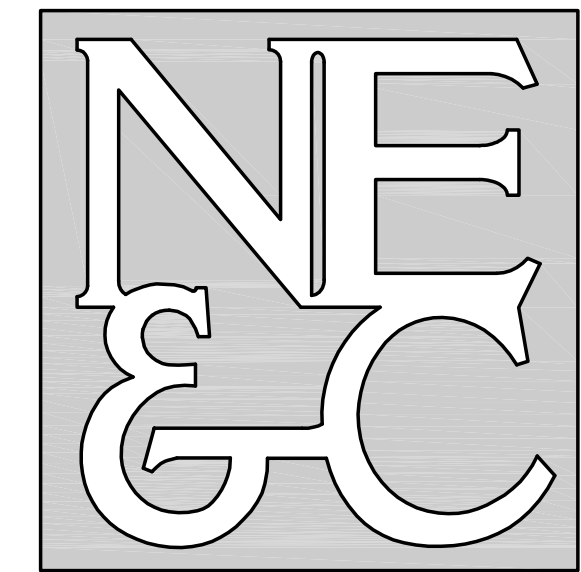
Drawing Number:
C-8

Sheet **8** of **11**

Project Number:
19187.0

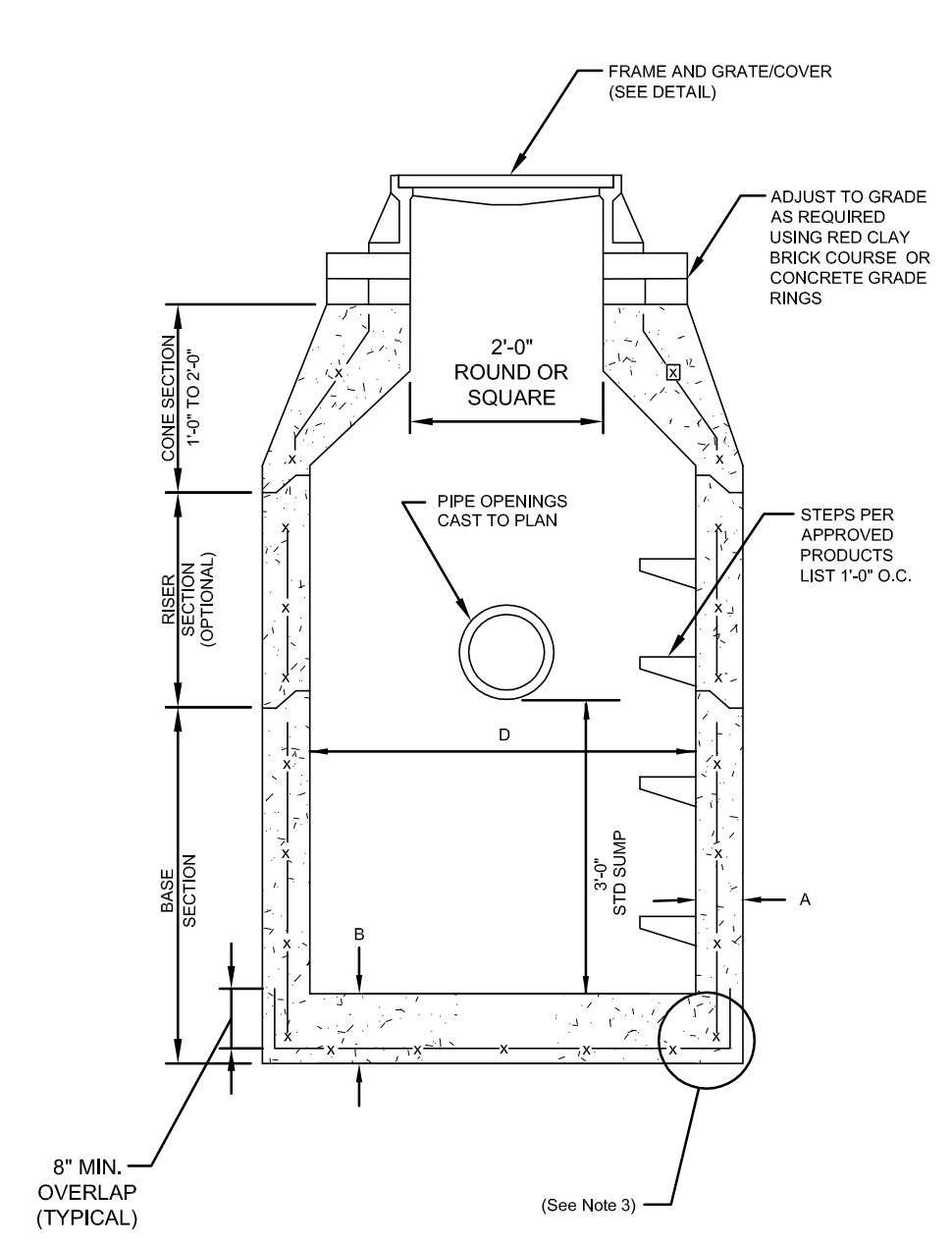
Survey Index:
- 120 - 68A & B

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ALTERNATIVE TOP SLAB
(See Notes 9 & 10)

AS REQUIRED

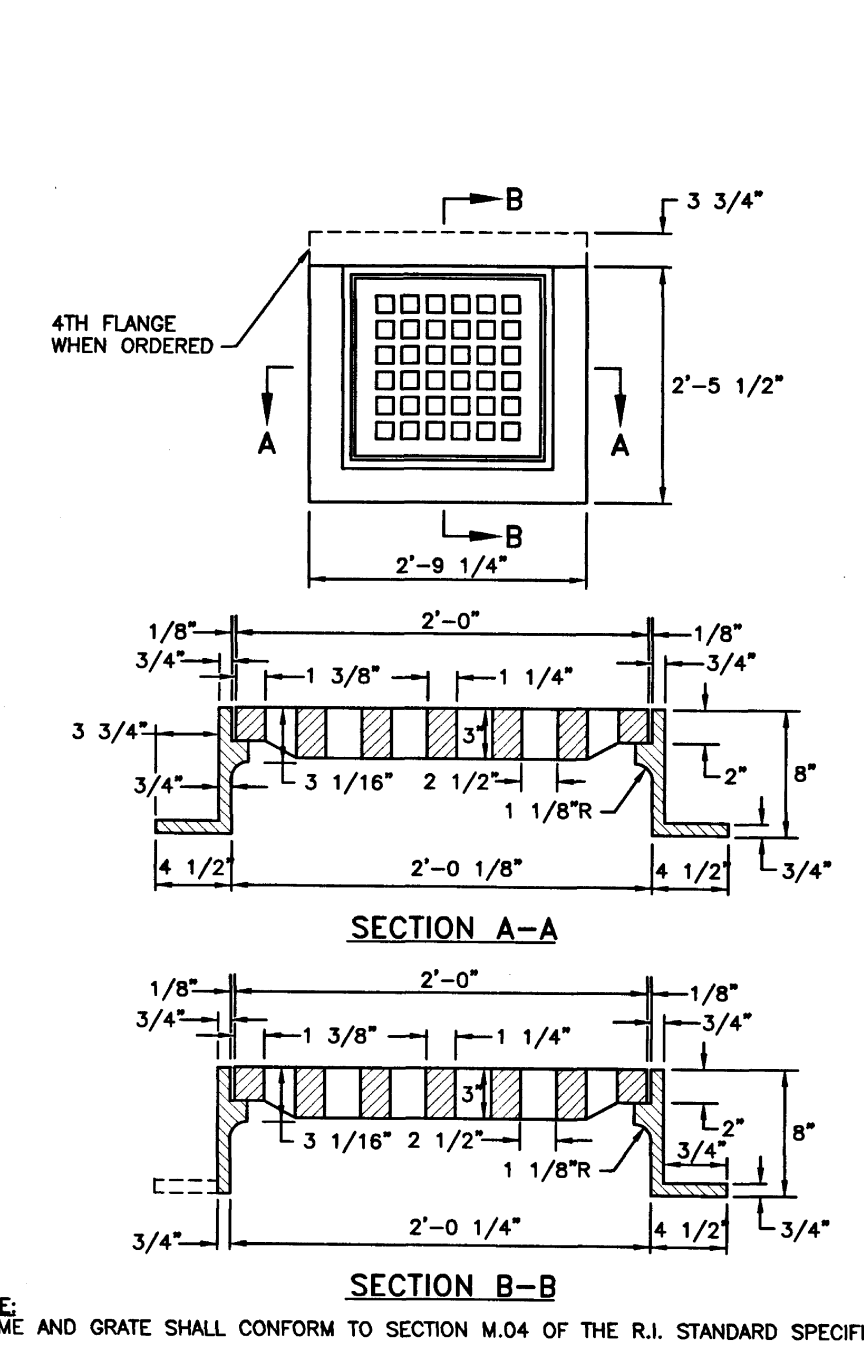
D

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

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

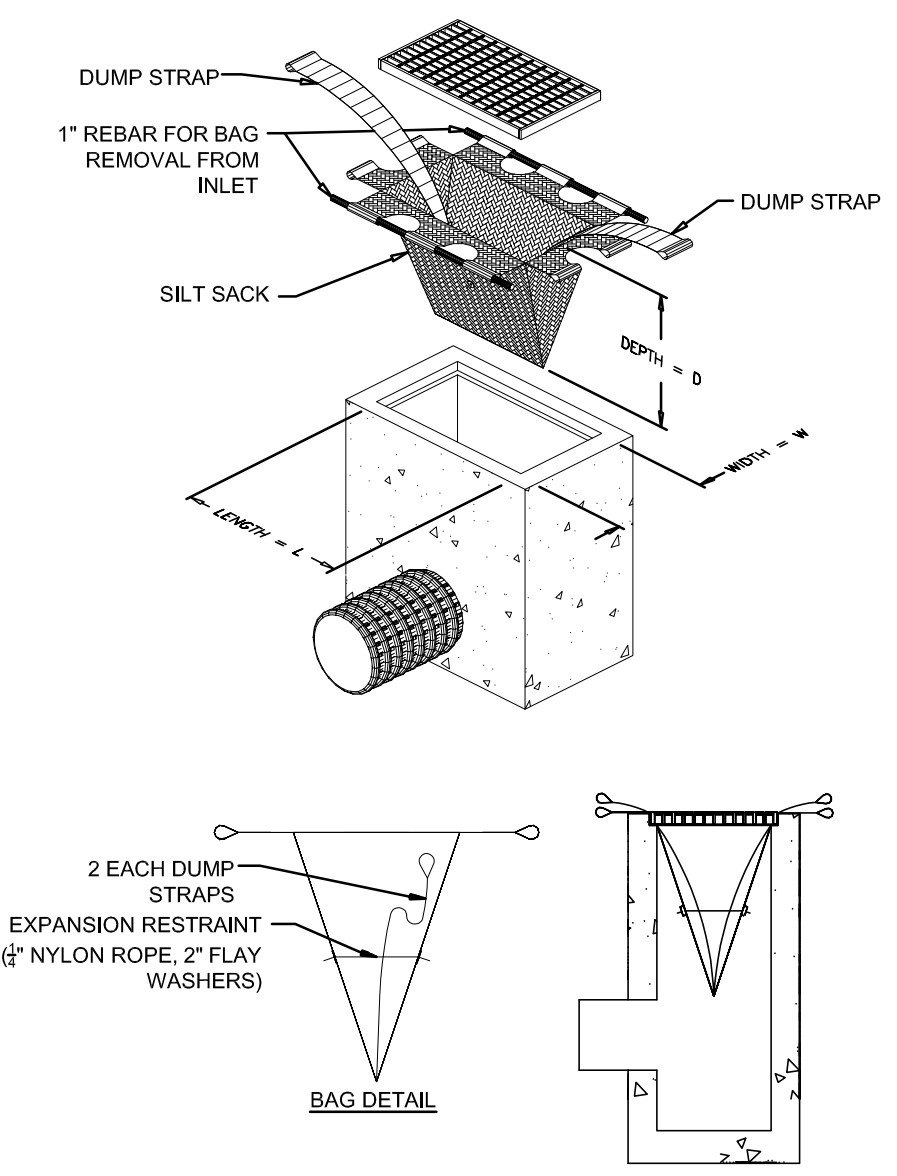
- NOTES:**
- SHALL BE ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATION.
 - SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED 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.
 - CORSEL, 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



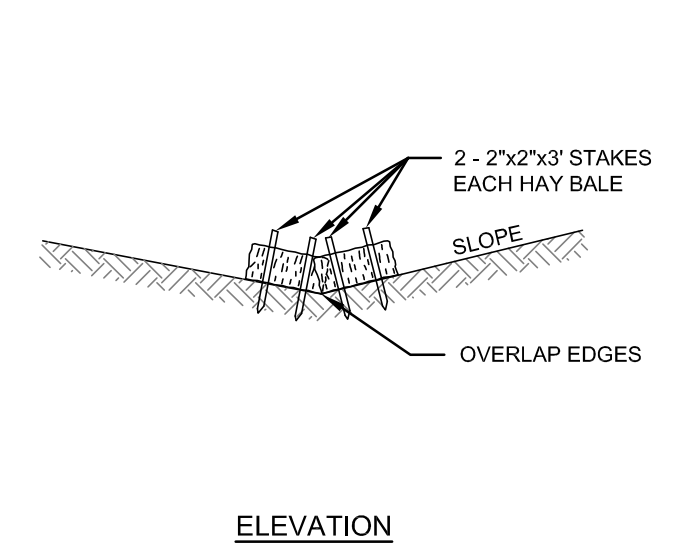
NOTE: FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.

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

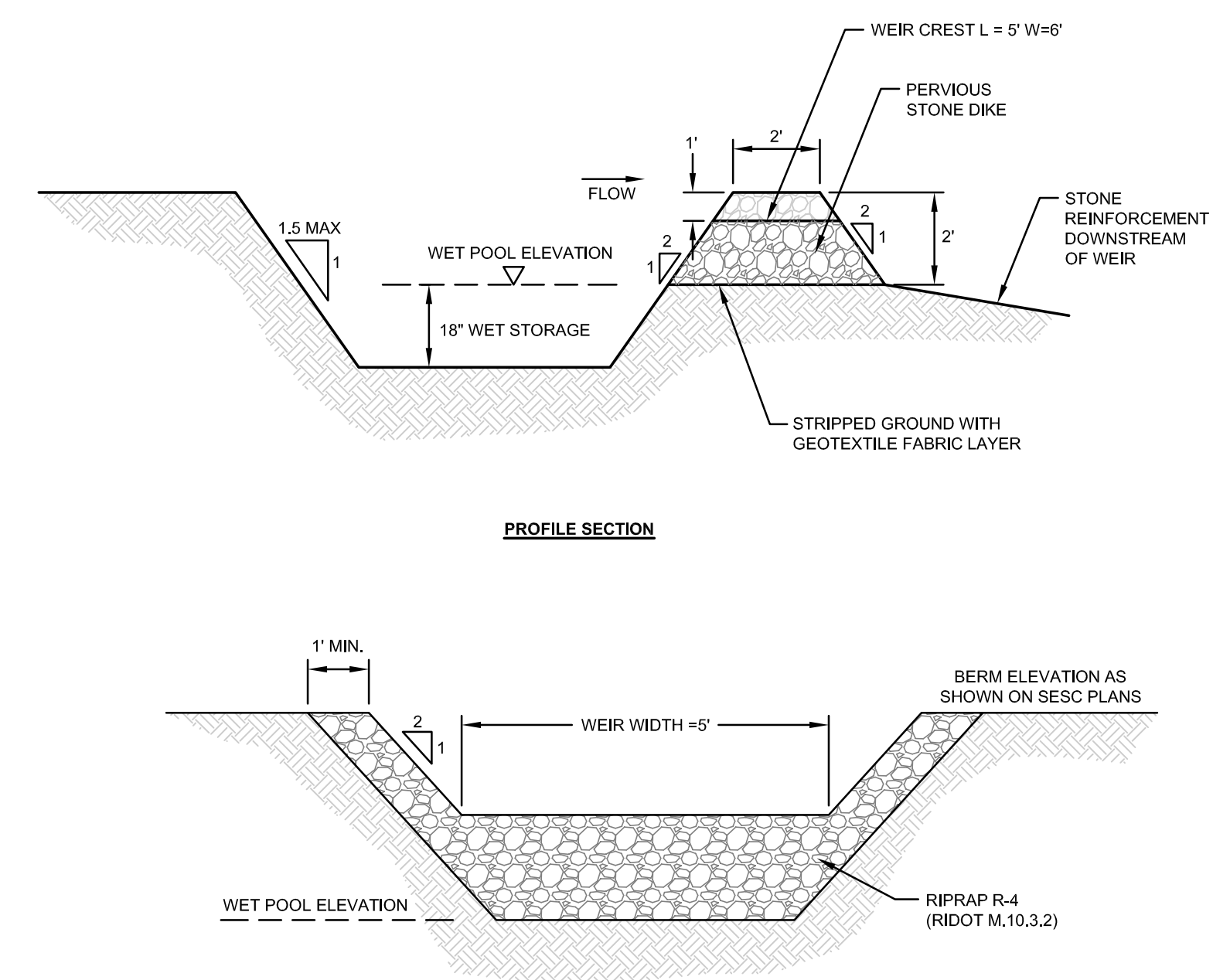


- MAINTENANCE SCHEDULE:**
- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
 - IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
 - THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH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

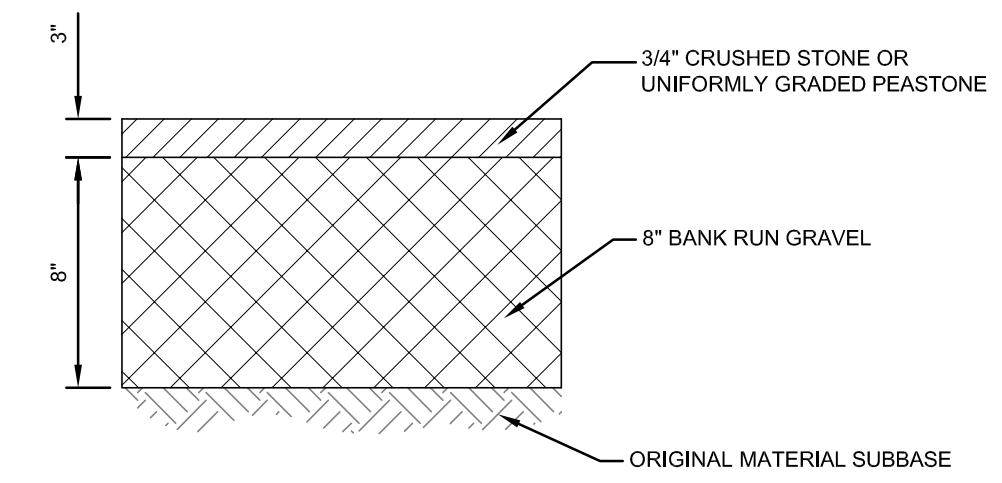
SILT SACK DETAIL
SCALE: NOT TO SCALE



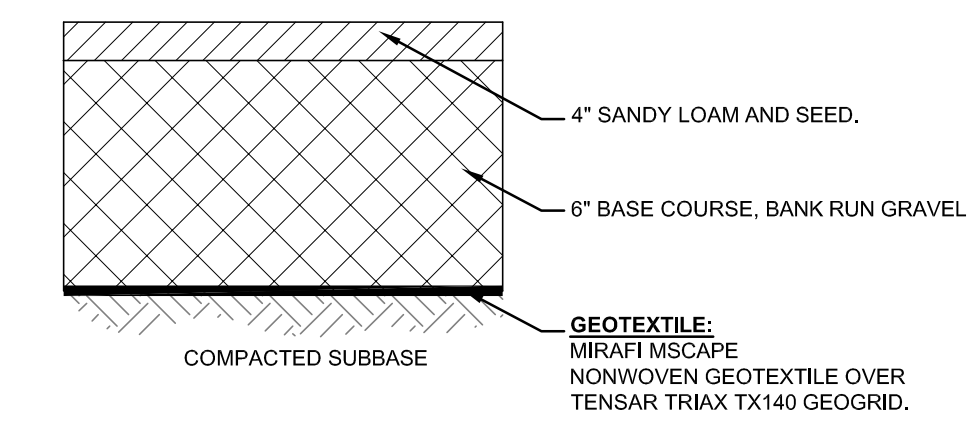
STRAW BALE CHECK DAM
SCALE: NOT TO SCALE



TYPICAL TEMPORARY SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE



TYPICAL PERVIOUS DRIVEWAY SECTION
SCALE: NOT TO SCALE



TYPICAL REINFORCED GRASS SECTION
SCALE: NOT TO SCALE

2	PRELIMINARY PLAN REVISIONS	10AUG21	
1	RIDEM REVISIONS	17FEB21	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	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-11	
		Sheet 11 of 11	
		Project Number:	
		19187.0	
		Survey Index:	
		- 120 - 68A & B	
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