

AQUIDNECK COMMERCE CENTER

ASSESSOR'S PLAT 114 LOTS 129 AND 504 809, 811 & 819 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND

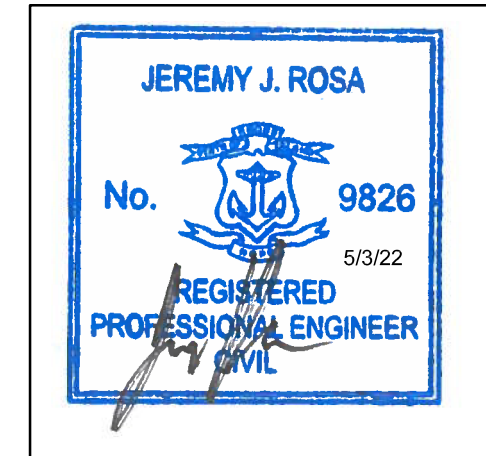
CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



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

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



ENGINEER CERTIFICATION

APPLICANT:

CCB CAPITAL AND REAL ESTATE
543 THAMES STREET
NEWPORT, RI 02840

OWNERS:

CCB CAPITAL AND REAL ESTATE &
AQUIDNECK COMMERCE CENTER, LLC
543 THAMES STREET
NEWPORT, RI 02840

LANDSCAPE ARCHITECT:

TRAVERSE LANDSCAPE ARCHITECTS
150 CHESTNUT STREET, 4TH FLOOR
PROVIDENCE, RI 02903

MAY 3, 2022 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

TITLE SHEET
EXISTING CONDITIONS PLANS
PROPOSED CONDITIONS PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN
SITE DETAILS

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEETS 5-7

PLANS BY OTHERS

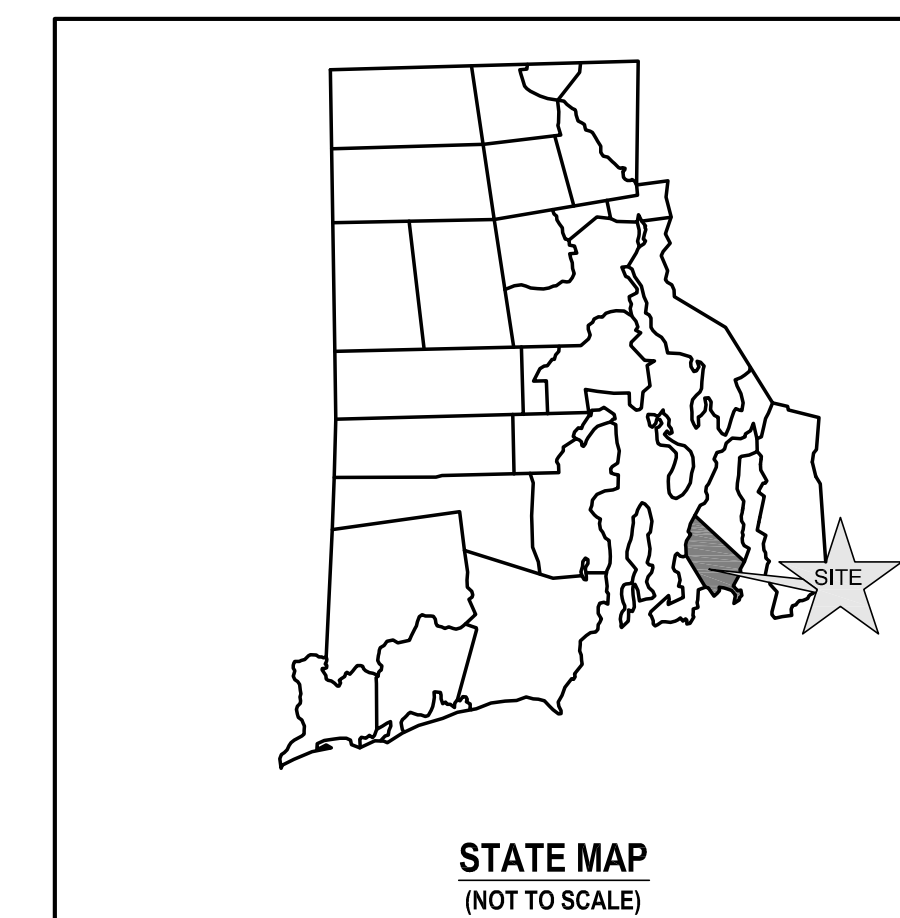
PLANTING PLAN
LANDSCAPE DETAILS
SITE LIGHTING
ADMINISTRATIVE SUBDIVISION - MERGER

SHEET LP1.21
SHEET LP3.01
SHEET LL1.21

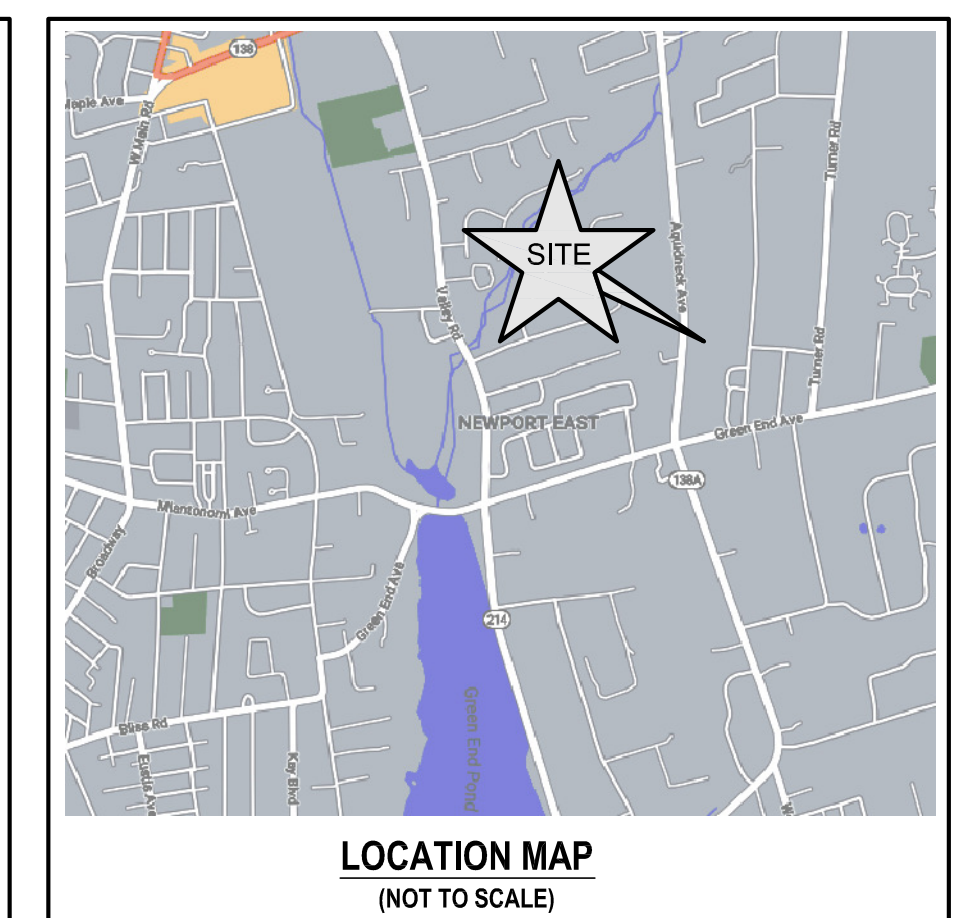


SITE PLAN

SCALE = 1"=30'



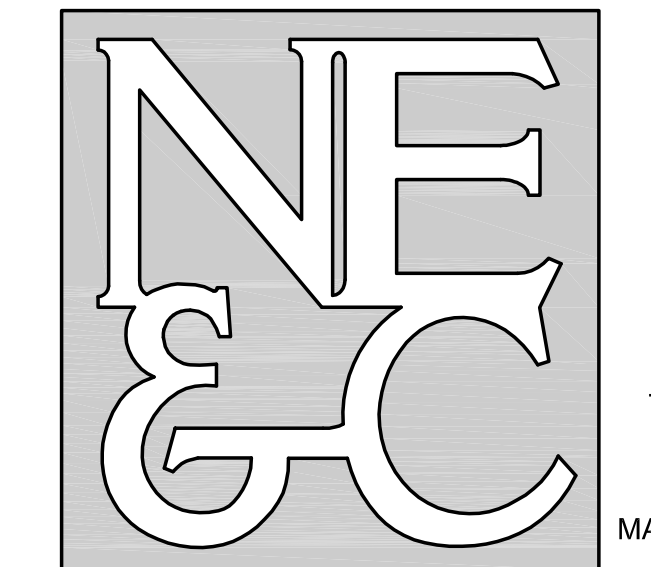
STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

| AGENCY OR REVISION | DATE: | COMMENTS: |
|------------------------------|--------------|---|
| TOWN OF MIDDLETOWN | SEP 20, 2021 | MASTER PLAN SUBMISSION |
| RIDOT | NOV 19, 2021 | PAP APPLICATION |
| RIDOT | FEB 17, 2022 | RIDOT REVISIONS |
| TOWN OF MIDDLETOWN | MAR 22, 2022 | DEVELOPMENT PLAN REVIEW |
| TOWN OF MIDDLETOWN AND RIDOT | MAY 03, 2022 | DEVELOPMENT PLAN REVIEW / RIDOT REVISIONS |



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GENERAL NOTES

- EXISTING SITE FEATURES TAKEN FROM PLAN "ADMINISTRATIVE SUBDIVISION, 809-811, 819 AQUIDNECK AVENUE, ASSESSORS PLAT 114 LOTS 129 AND 504, MIDDLETOWN, RI, DATED 7/22/21" BY DIPRETE ENGINEERING. TOPOGRAPHY TAKEN FROM TOWN OF MIDDLETOWN GIS INFORMATION.
- NORTH DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
- VERTICAL ARROW REFERENCES GRID NORTH (RISP NAD83).
- 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 UTILITIES 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 CONTRACTORS RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTORS 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 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 SURVEYORS 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 WORK WITHIN THE STATES ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
- ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-5.
- THERE WILL BE NO ADVERSE IMPACT TO THE LOCAL STREET SYSTEM OF AQUIDNECK AVENUE AND SPECIFICALLY AT THE PROPOSED SITE DRIVEWAY AS A RESULT OF THIS DEVELOPMENT, DUE TO THE LOW VOLUME OF PEAK HOUR TRAFFIC GENERATED BY THE NEW RESIDENTIAL USE (5 AMM PM TRIPS).

UTILITY NOTES

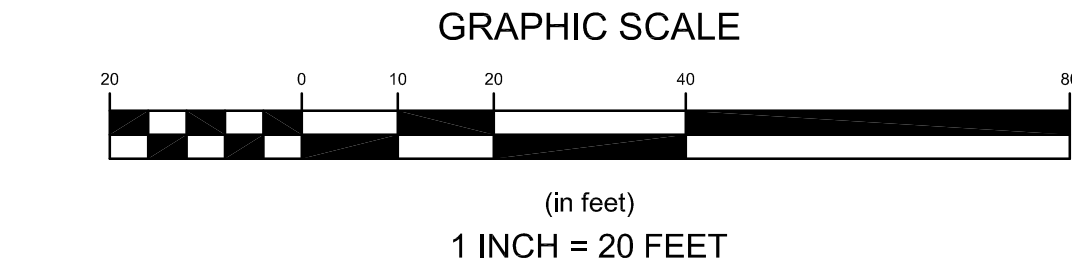
- THE LOCATION OF PROPOSED ELECTRICAL CONDUIT AND CONNECTION TO THE EXISTING OVERHEAD SERVICE IN AQUIDNECK AVENUE IS PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- THE LOCATION OF WATER SERVICE LINE IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
- ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND WHERE ALLOWABLE BY THEIR RESPECTIVE PROVIDERS.
- PROPOSED SEWER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. FINAL DESIGN OF CONNECTION TO MUNICIPAL SEWER IS SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND UNITED WATER.
- 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 HYDROTASTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- UNLESS OTHERWISE SPECIFIED, ALL ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE. THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.
- THE UTILITY WORK WITHIN THE RIDOT RIGHT OF WAY SHOWN ON THIS PLAN REQUIRES A RIDOT UTILITY PERMIT IN ADDITION TO THE PHYSICAL ALTERATION PERMIT.
- ALL IMPROVEMENTS IN THE RIDOT RIGHT OF WAY SHALL BE COORDINATED WITH THE RIGHT OF WAY IMPROVEMENTS SCHEDULED FOR CONSTRUCTION IN 2022.

DIMENSIONAL REGULATION

| REQUIREMENT | REQUIRED | PROPOSED (NEW BUILDING) |
|----------------------------|--------------|-------------------------|
| MINIMUM LOT SIZE | 20,000 SQ FT | 84,907 SQ FT |
| MINIMUM LOT FRONTAGE | 300 FT | 294.67 FT |
| MINIMUM FRONT YARD SETBACK | 5 FT | 48.80 FT |
| MINIMUM REAR YARD SETBACK | 10 FT | 95.1 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT | 34.2 / 104.4 FT |
| FROM ADJ. RES. ZONE | 50 SF | N/A |
| FROM ADJ. RES. BUILDING | 100 FT | 63.3 |
| MAXIMUM BUILDING HEIGHT* | | |
| PRIMARY | 40 FT | > 40 FT |
| ACCESSORY | 20 FT | N/A |
| MAXIMUM LOT COVERAGE | 35% | 20.1% |

PARKING CALCULATIONS

| RESIDENTIAL UNITS | OFFICE SPACE | TOTAL SPACES REQUIRED | TOTAL SPACES PROVIDED |
|--------------------|---------------------------------|-----------------------|-----------------------|
| -12 UNITS | -15,000 SQ. FT. GLA | 69 SPACES | 74 SPACES |
| -2 SPACES PER UNIT | -3 SPACES PER 1,000 SQ. FT. GLA | | |
| 24 SPACES REQUIRED | 45 SPACES REQUIRED | | |
| | | | |



LEGEND:

- PROPERTY LINE
- BUTTER'S PROPERTY LINE
- STONE WALL
- TOPOGRAPHIC CONTOUR
- CHAIN LINK FENCE
- SOIL CATEGORY BOUNDARY
- WATER MAIN
- GAS MAIN
- SEWER MAIN
- OVERHEAD WIRE
- DRAINAGE SWALE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- UTILITY POLE
- GUY WIRE
- SIGN
- IRON PIPE / ROD
- GRANITE BOUND
- PROPOSED BUILDING SETBACK
- 100' PROPOSED TOPOGRAPHIC CONTOUR
- D PROPOSED DRAIN LINE
- S PROPOSED SEWER SERVICE
- W PROPOSED WATER SERVICE
- G PROPOSED GAS SERVICE
- E PROPOSED US ELEC SERVICE
- RELOCATED STONE WALL
- PROPOSED LIGHT POLE
- RIDOT STANDARD DETAIL CALLOUT
- PROPOSED PAVEMENT CUT AND MATCH

| No. | Revision | Date | App. |
|-----|---------------------------------------|---------|------|
| 3 | RIDOT REVISIONS | 03MAY22 | |
| 2 | RIDOT REVISIONS | 17FEB22 | |
| 1 | MASTER PLAN REVISIONS AND LIGHT POSTS | 21JAN22 | |

Designed by: **JJR** Drawn by: **JJR** Checked by: **GES**
 Scale: 1"=20' Date: 23NOV21

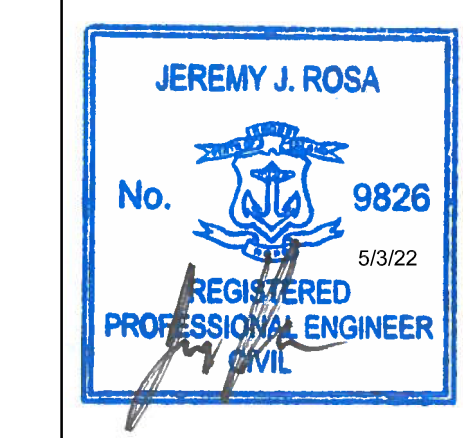
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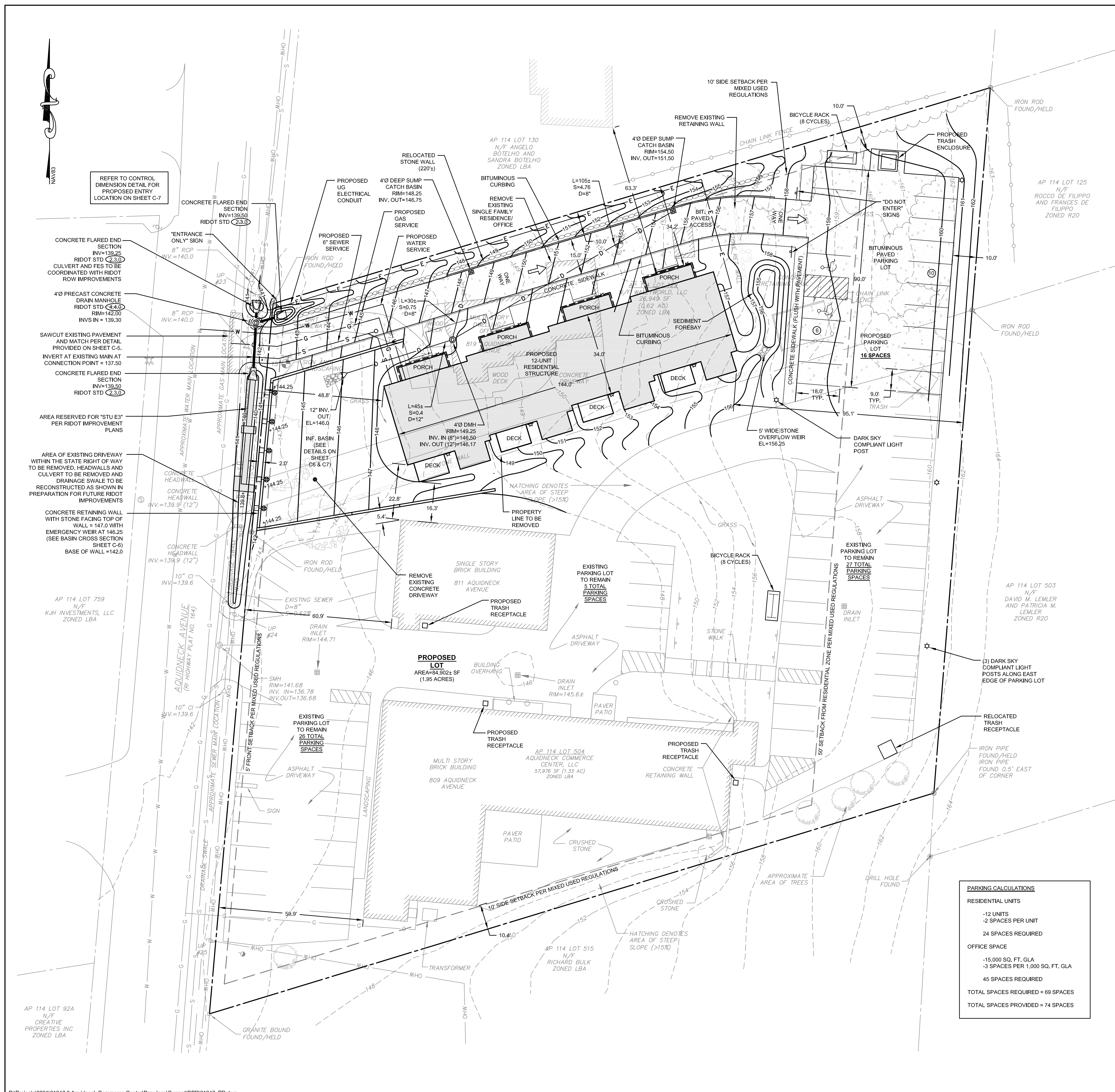
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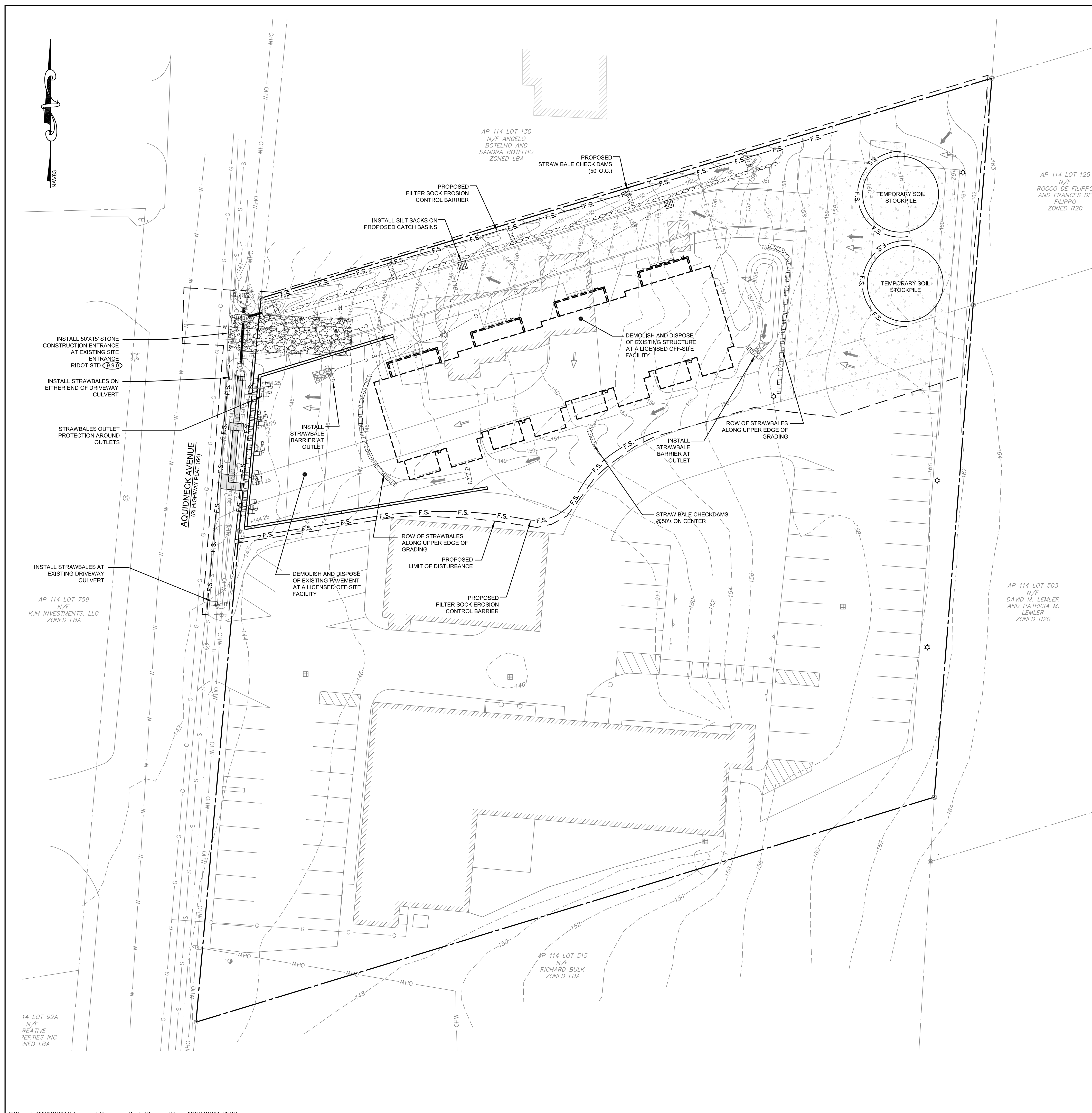
PROPOSED SITE PLAN

Drawing Number: **C-3**
 Sheet **3** of **7**
 Project Number: **21247.0**
 Survey Index: **13 - 129 - 53**



OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.





- CONSTRUCTION SEQUENCE:**
- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
 - CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE EXISTING STABILIZED ENTRANCES. WHEN NECESSARY A STABILIZED CONSTRUCTION ENTRANCE MAY BE CONSTRUCTED AS SHOWN ON THIS PLAN.
 - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR HAY BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES.
 - REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
 - DEMOLISH EXISTING STRUCTURES AND REMOVE EXISTING PAVEMENT.
 - ROUGH GRADE SITE.
 - CONSTRUCT INFILTRATION BASIN ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.
 - CONSTRUCT BUILDING AND UTILITIES.
 - FINAL GRADING AND BINDER PAVEMENT COURSE.
 - CONSTRUCT LANDSCAPED AREAS.
 - TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.
- SITE MAINTENANCE**
- DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED AS FOLLOWS:
- AT A MINIMUM THE SILT FENCING, HAY 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.
 - IF INSTALLED, THE CONSTRUCTION ENTRANCE SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.

- 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: 2 TONS/ACRE
- FERTILIZER: (10-10-10): 600 LBS/ACRE
 - SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
- WINTER RYE: 100 LBS/ACRE
 - HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

- 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.
 - 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.
 - NO DRAINAGE AREAS SHALL BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT. THESE AREAS SHOULD BE DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
 - ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
 - ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
 - FILL INTENDED TO SUPPORT BUILDING STRUCTURES 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.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.
 - ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND TOWN OF MIDDLETOWN.
 - 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.

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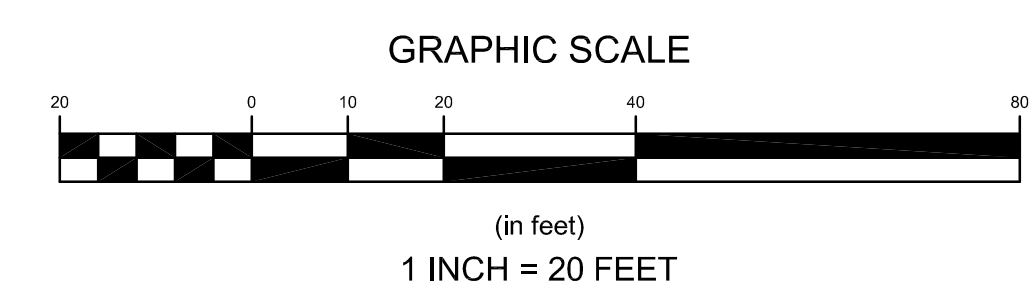
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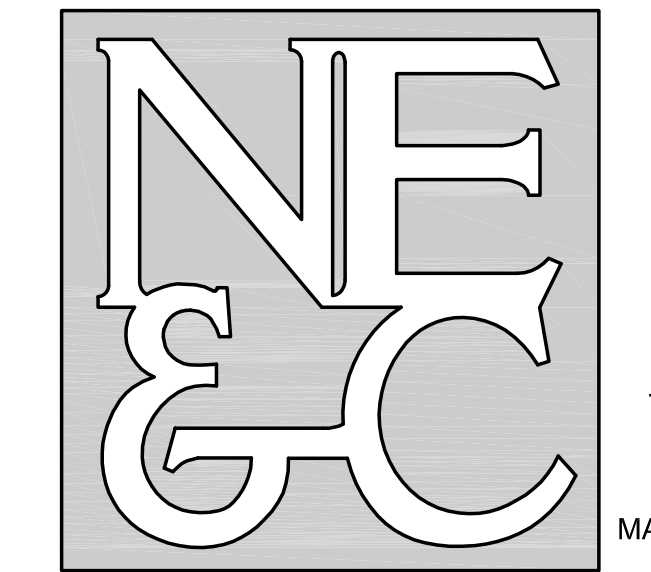
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LEGEND:

| | |
|---------|-------------------------------------|
| --- | PROPERTY LINE |
| - - - - | ABUTTER'S PROPERTY LINE |
| - - - - | TOPOGRAPHIC CONTOUR |
| W | WATER MAIN |
| G | GAS MAIN |
| S | SEWER MAIN |
| OHW | OVERHEAD WIRE |
| --- | DRAINAGE SWALE |
| ⊙ | SEWER MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | HYDRANT |
| ⊙ | UTILITY POLE |
| ⊙ | GUY WIRE |
| ⊙ | SIGN |
| ⊙ | IRON PIPE / ROD |
| ⊙ | GRANITE BOUND |
| - - - - | PROPOSED TOPOGRAPHIC CONTOUR |
| D | PROPOSED DRAIN LINE |
| S | PROPOSED SEWER SERVICE |
| W | PROPOSED WATER SERVICE |
| G | PROPOSED GAS SERVICE |
| E | PROPOSED UG ELEC SERVICE |
| ⊙ | RELOCATED STONE WALL |
| ⊙ | PROPOSED LIGHT POLE |
| ⊙ | RIDOT STANDARD DETAIL CALLOUT |
| F.S. | FILTER SOCK EROSION CONTROL BARRIER |
| --- | STRAW BALE EROSION CONTROL BARRIER |
| --- | PROPOSED LIMIT OF DISTURBANCE |
| --- | EXISTING DRAINAGE PATTERN |
| --- | PROPOSED DRAINAGE PATTERN |

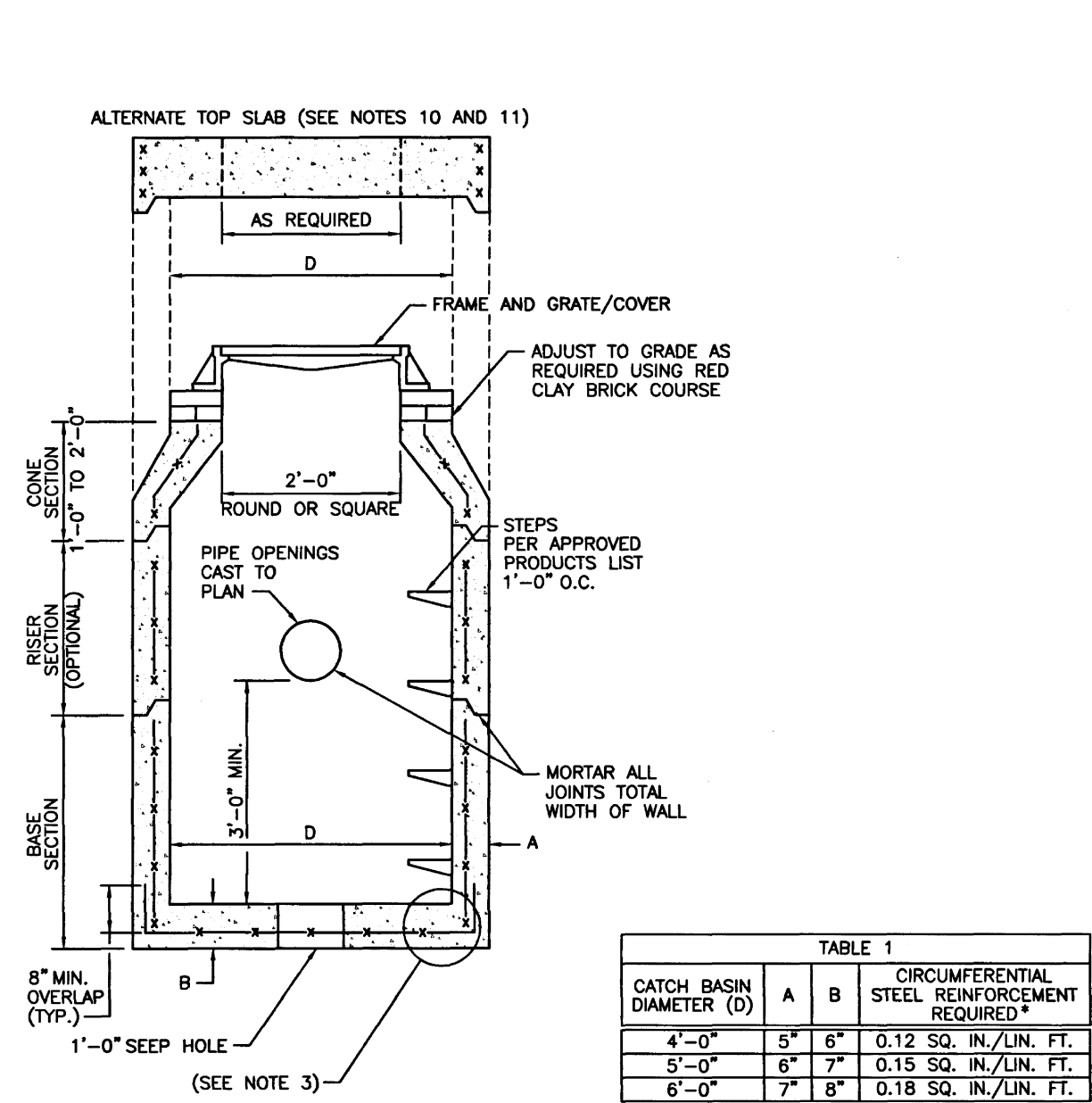
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|---|---|-----------|---------|
| 2 | RIDOT REVISIONS | 03MAY22 | |
| 1 | RIDOT REVISIONS | 17FEB22 | |
| No. | Revision | Date | App. |
| Designed By: | JJR | Drawn by: | JJR |
| Checked by: | GES | Date: | 23NOV21 |
| Scale: | 1"=20' | Date: | 23NOV21 |
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| Issued for: | PERMITTING | | |
| Drawing Title: | SOIL EROSION & SEDIMENT CONTROL PLAN | | |
| Drawing Number: | C-4 | | |
| Sheet | 4 | of | 7 |
| Project Number: | 21247.0 | | |
| Survey Index: | 13 - 129 - 53 | | |
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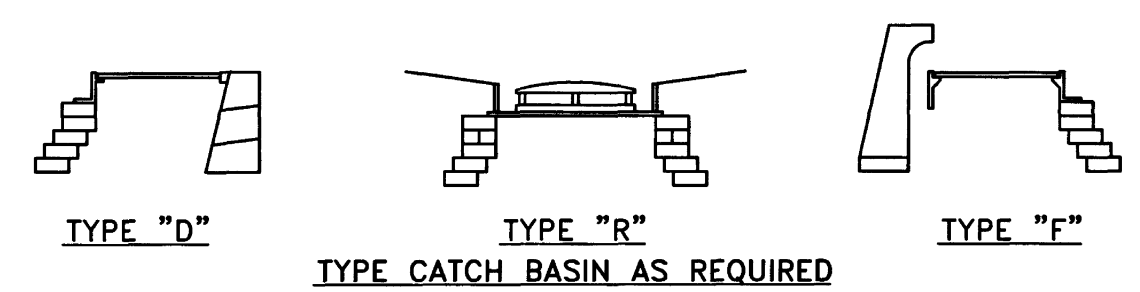
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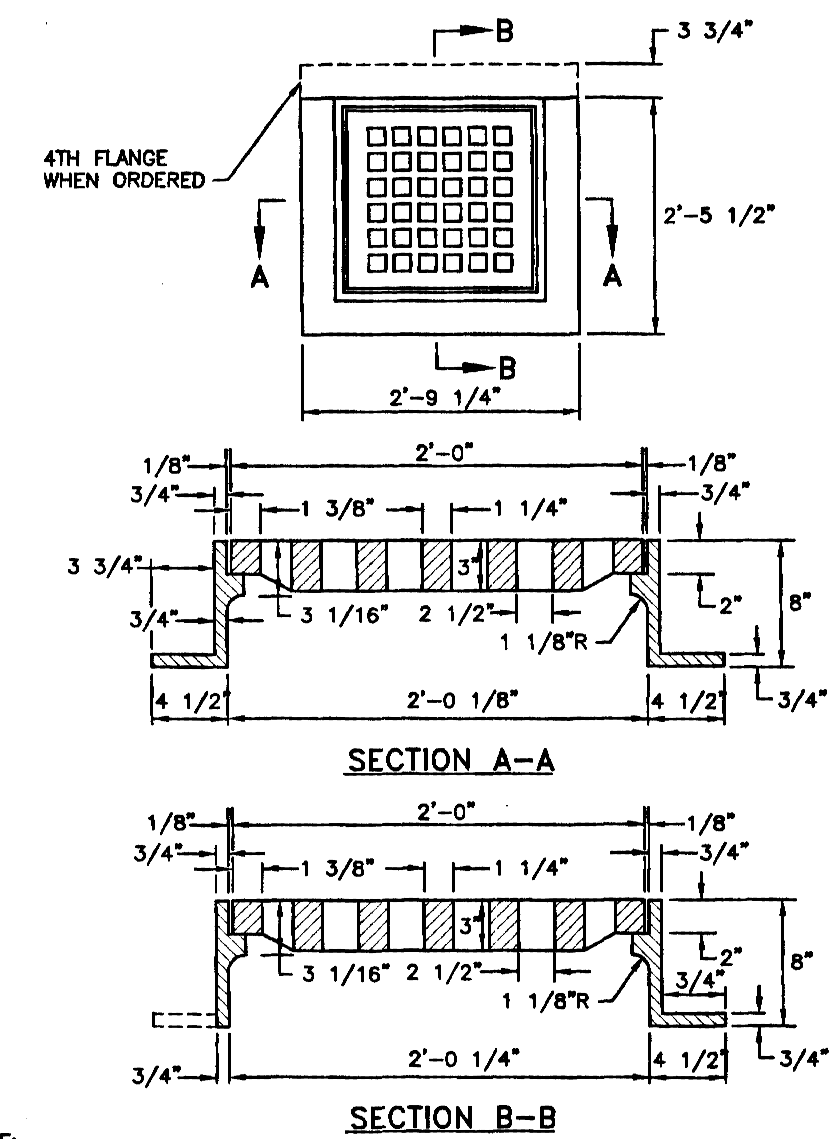
| CATCH BASIN DIAMETER (D) | CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED* | |
|--------------------------|---|----|
| | A | B |
| 4'-0" | 5" | 6" |
| 5'-0" | 6" | 7" |
| 6'-0" | 7" | 8" |

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



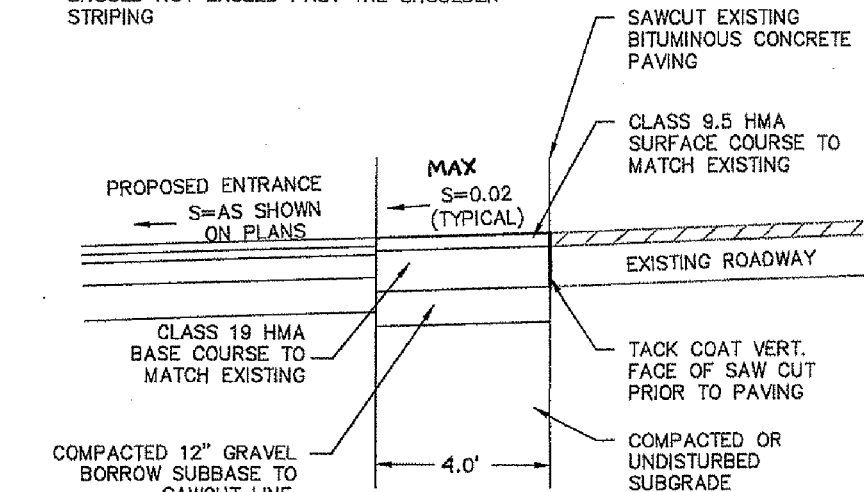
- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 - SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 - ONE FOUR 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.
 - FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
 - THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
 - ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 - ALTERNATE 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 DRAIN MANHOLE (RIDOT 4.4.0)
SCALE: NOT TO SCALE



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

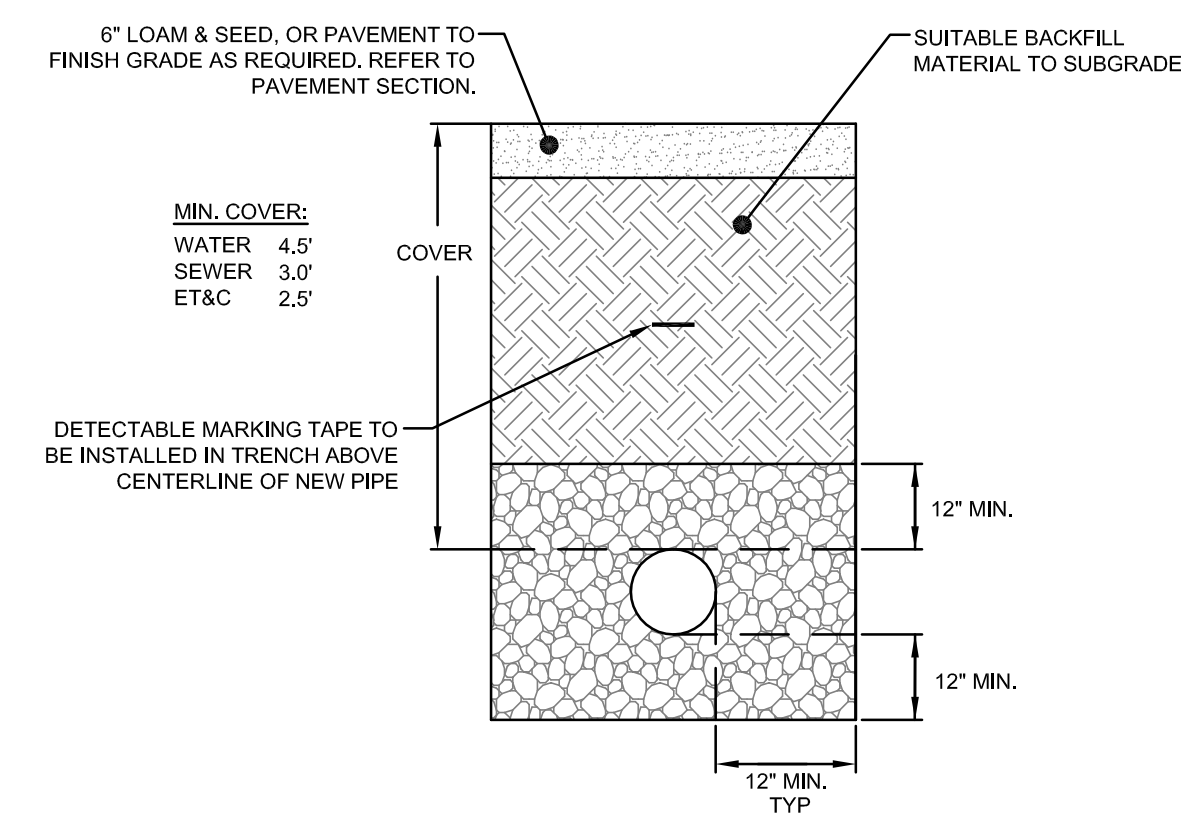
- NOTE:
- MINIMUM COMPACTION FOR GRAVEL SUB-BASE OR SUBGRADE: 95% MODIFIED PROCTOR.
 - NO WORK SHOULD BE DONE OUTSIDE OF THE PROJECT SITE. PAVEMENT SHOULD MATCH WHERE NOTED ON THE SITE PLANS.
 - WHEN MATCHING EXISTING PAVEMENT THE LONGITUDINAL CUT AND MATCH SECTION SHOULD NOT EXCEED PAST THE SHOULDER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



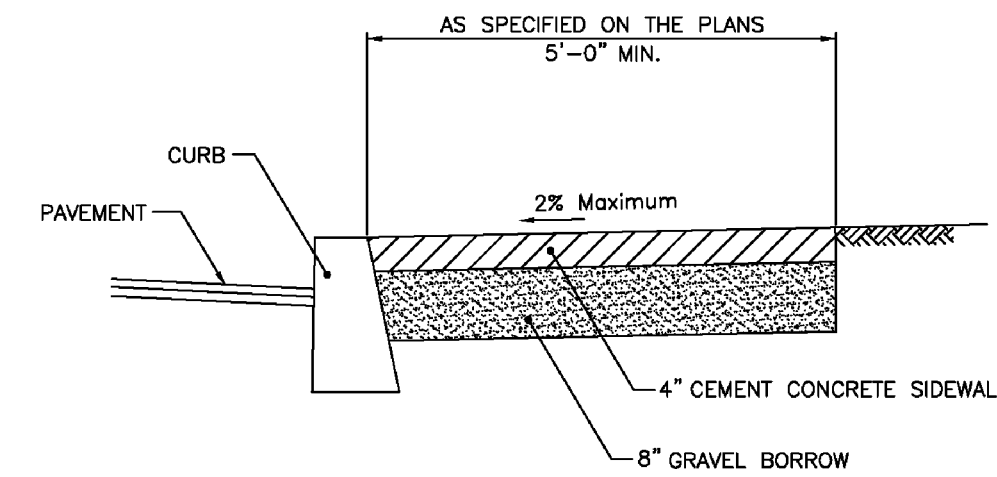
RIGHT OF WAY SAWCUT & MATCH DETAIL
SCALE: NOT TO SCALE

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 1B (SOILTIGHT) UNLESS OTHERWISE INDICATED.
- ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
- ALL NEW SEWER MANHOLES SHALL HAVE KOR-N-SEAL CONNECTIONS, TYPICAL OR EQUAL.
- 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 AND NEWPORT WATER RULES AND REGULATIONS.
- WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVE-INS AND SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.

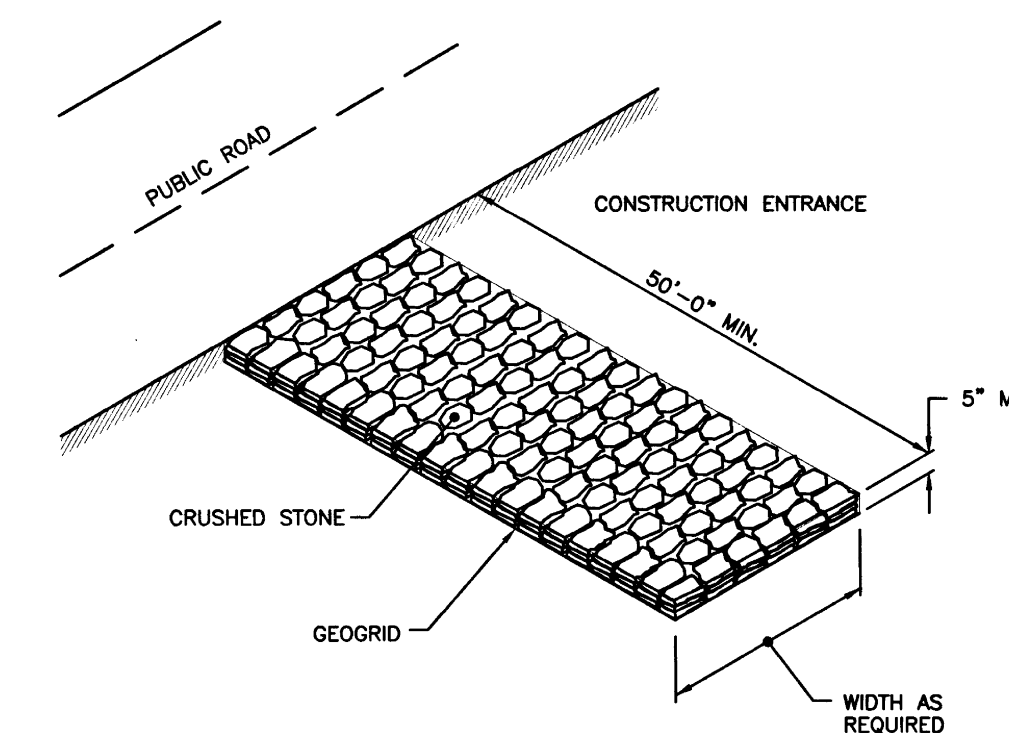


UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE



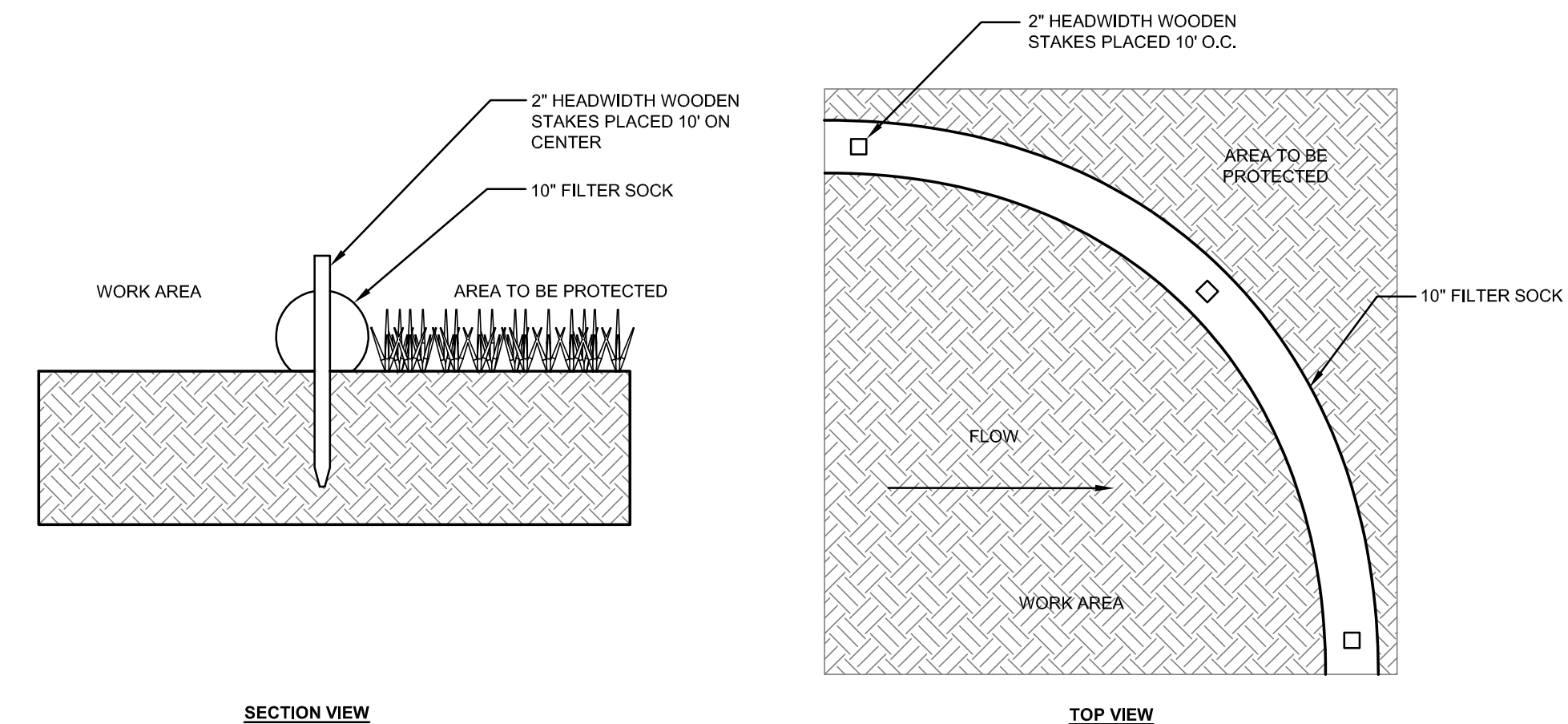
- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 - FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

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

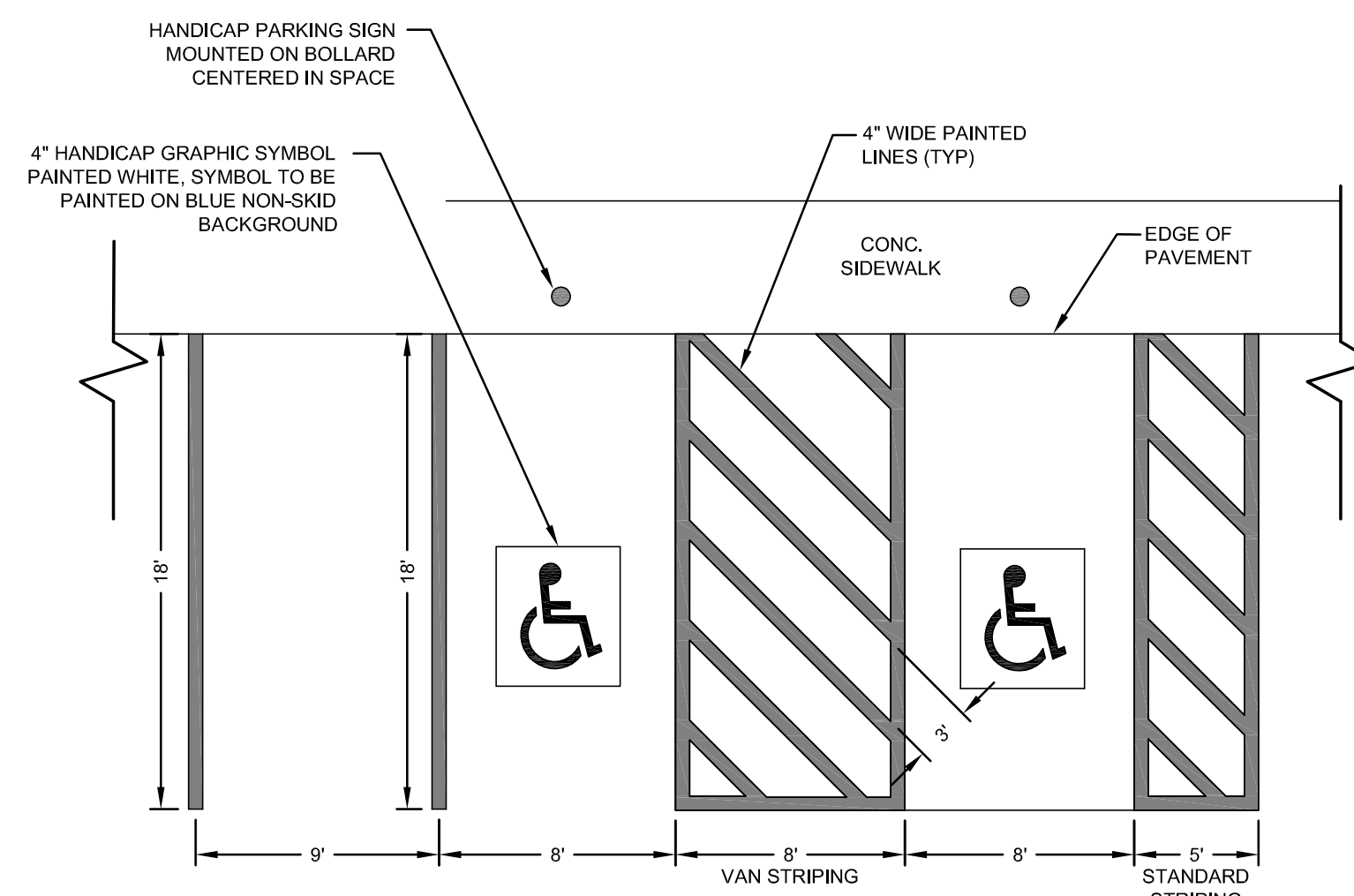


- NOTE:
- SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

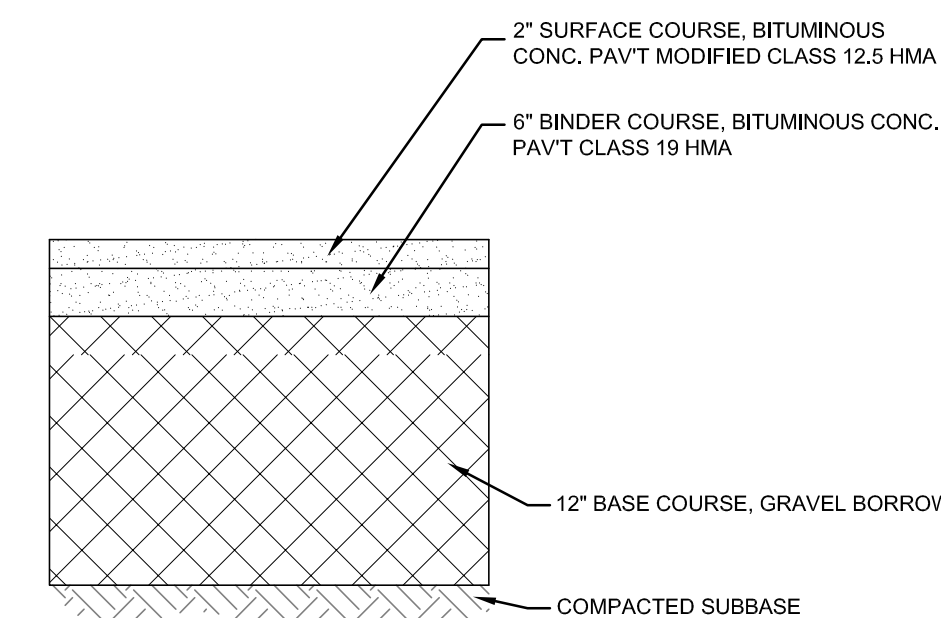
CONSTRUCTION ACCESS (RIDOT 9.9.0)
SCALE: NOT TO SCALE



10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE



PARKING STALL STRIPING
SCALE: NOT TO SCALE



- NOTE: THIS PAVEMENT SECTION IS APPLICABLE ONLY TO WORK PERFORMED WITHIN THE RIDOT RIGHT OF WAY.

TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE

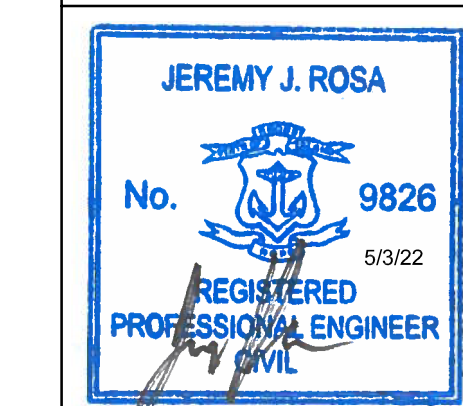
| 2 | RIDOT REVISIONS | 03MAY22 | |
|--------------|-----------------|-----------|---------|
| 1 | RIDOT REVISIONS | 17FEB22 | |
| No. | Revision | Date | App. |
| Designed By: | JJR | Drawn by: | JJR |
| Checked by: | GES | Date: | 23NOV21 |

Project Title:
AQUIDNECK COMMERCE CENTER
AP 114 LOTS 129 & 504
809, 811, 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Applicant:
CCB CAPITAL AND REAL ESTATE
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
DETAILS SHEET 1



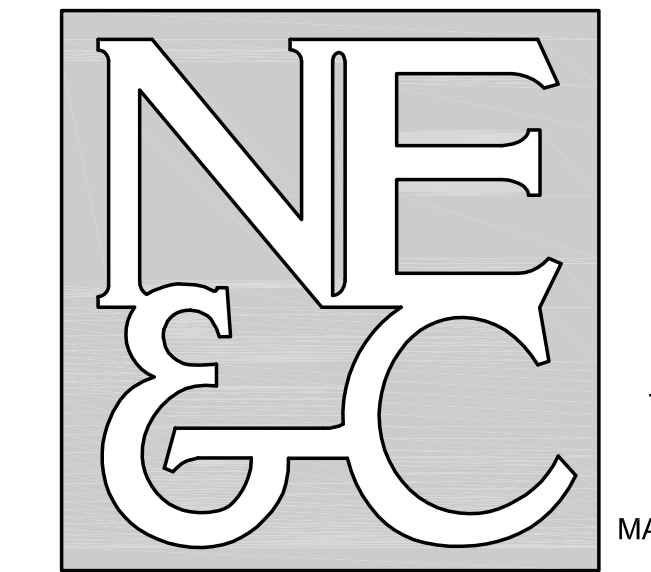
Drawing Number:
C-5

Sheet **5** of **7**

Project Number:
21247.0

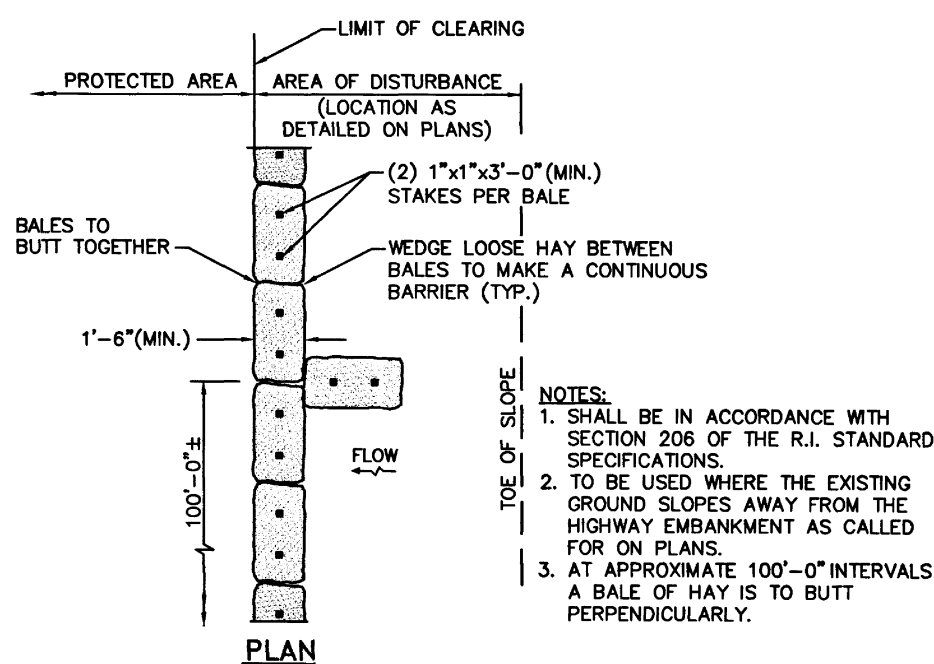
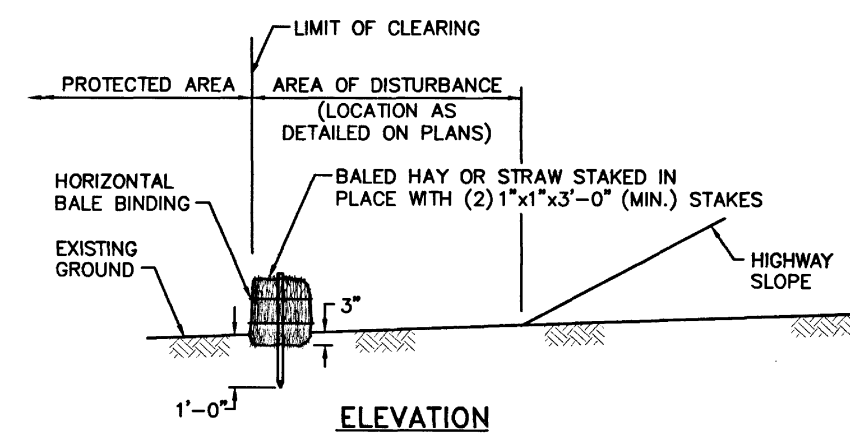
Survey Index:
13 - 129 - 53

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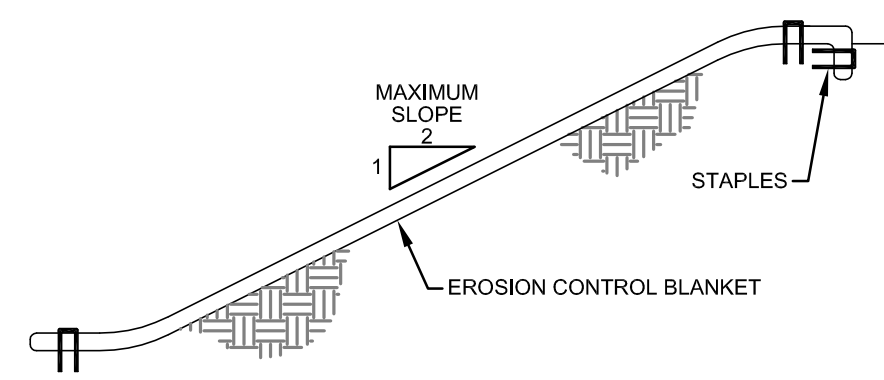


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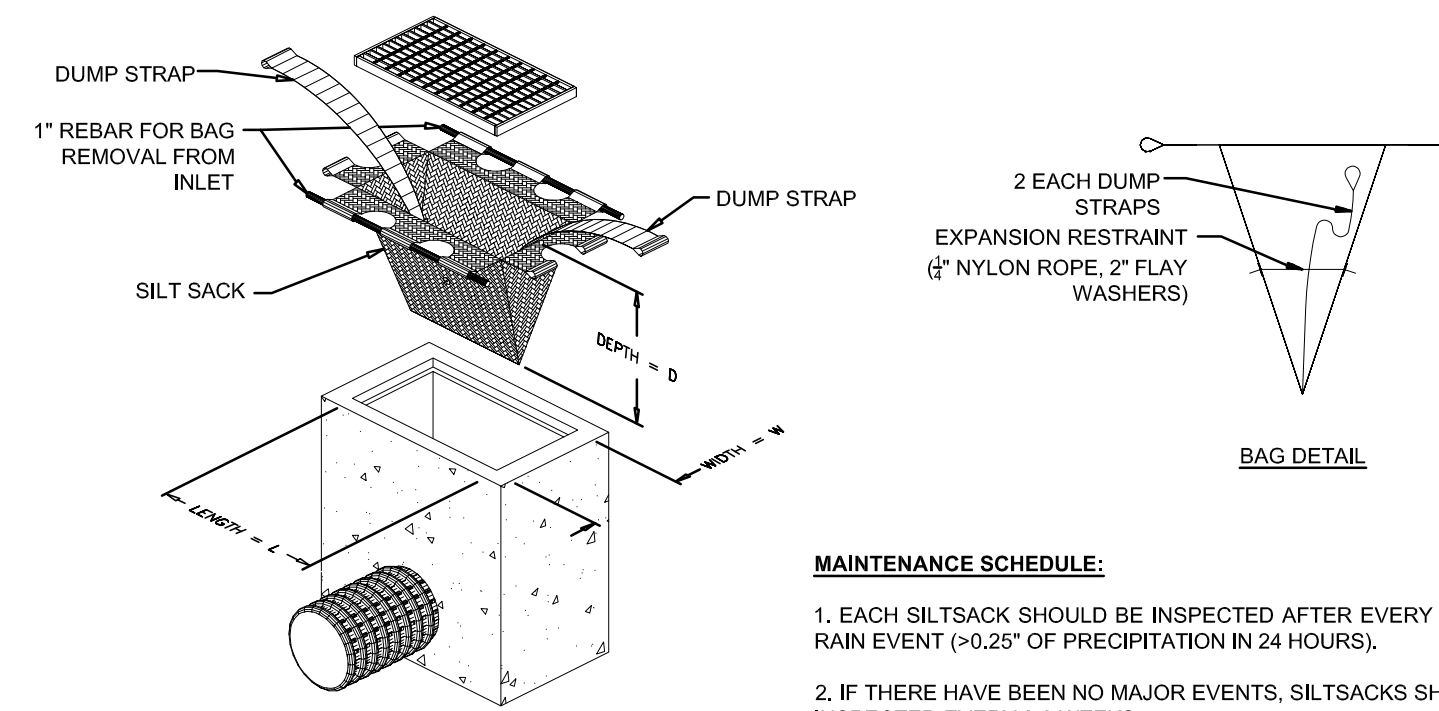
BALED HAY EROSION CHECK (RIDOT 9.1.0)
SCALE: NOT TO SCALE



CROSS SECTION

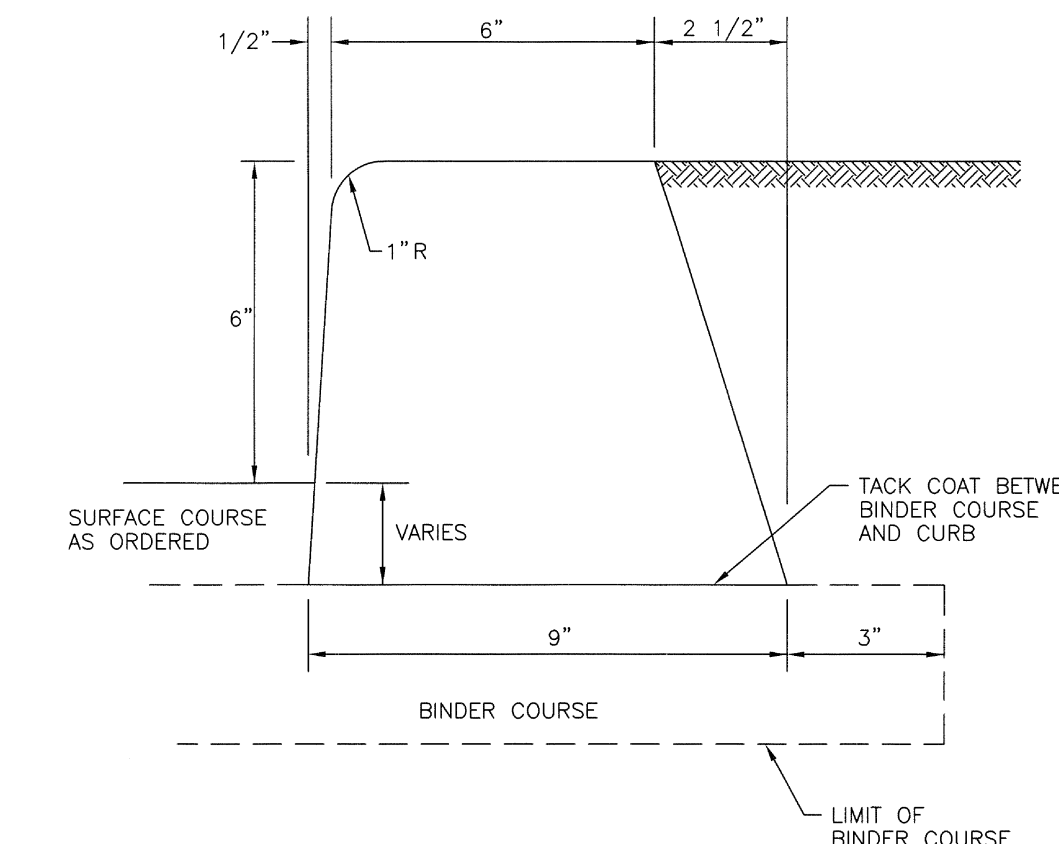
- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 8" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
SCALE: NOT TO SCALE



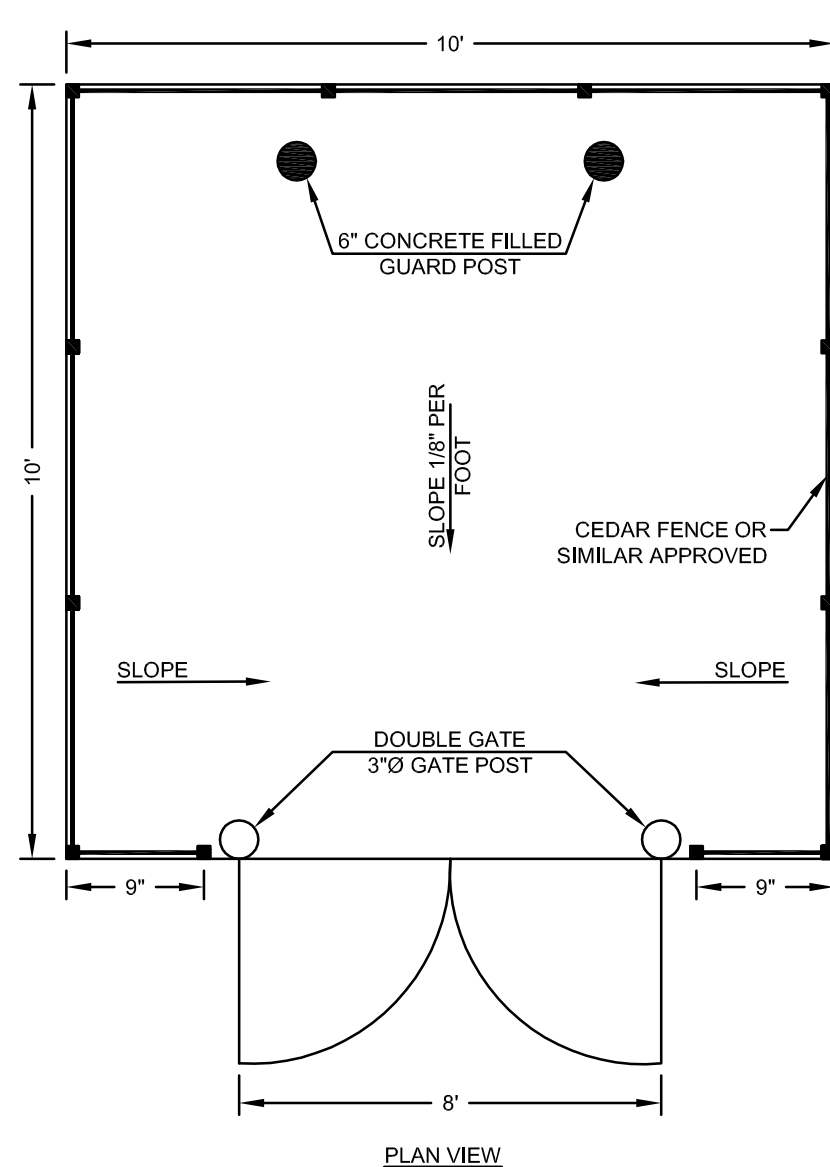
- MAINTENANCE SCHEDULE:**
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
 2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
 3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED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

SILT SACK DETAIL
SCALE: NOT TO SCALE

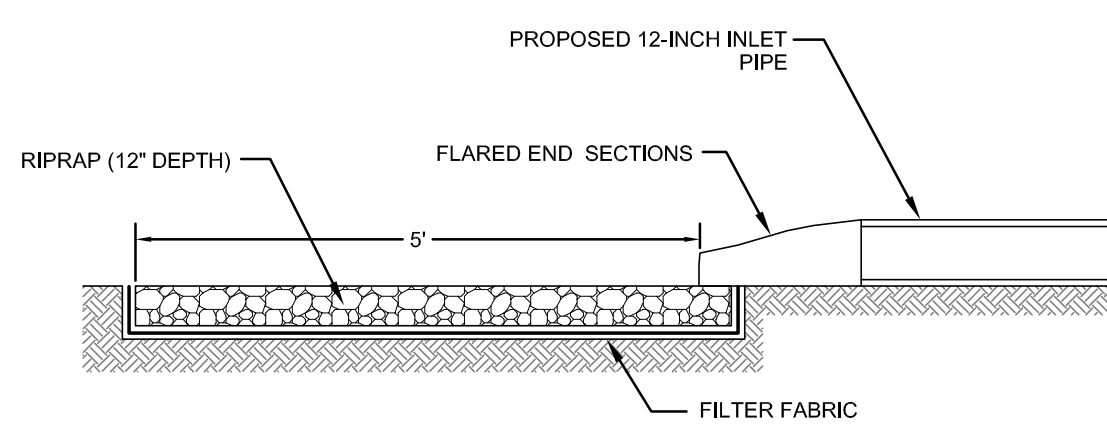
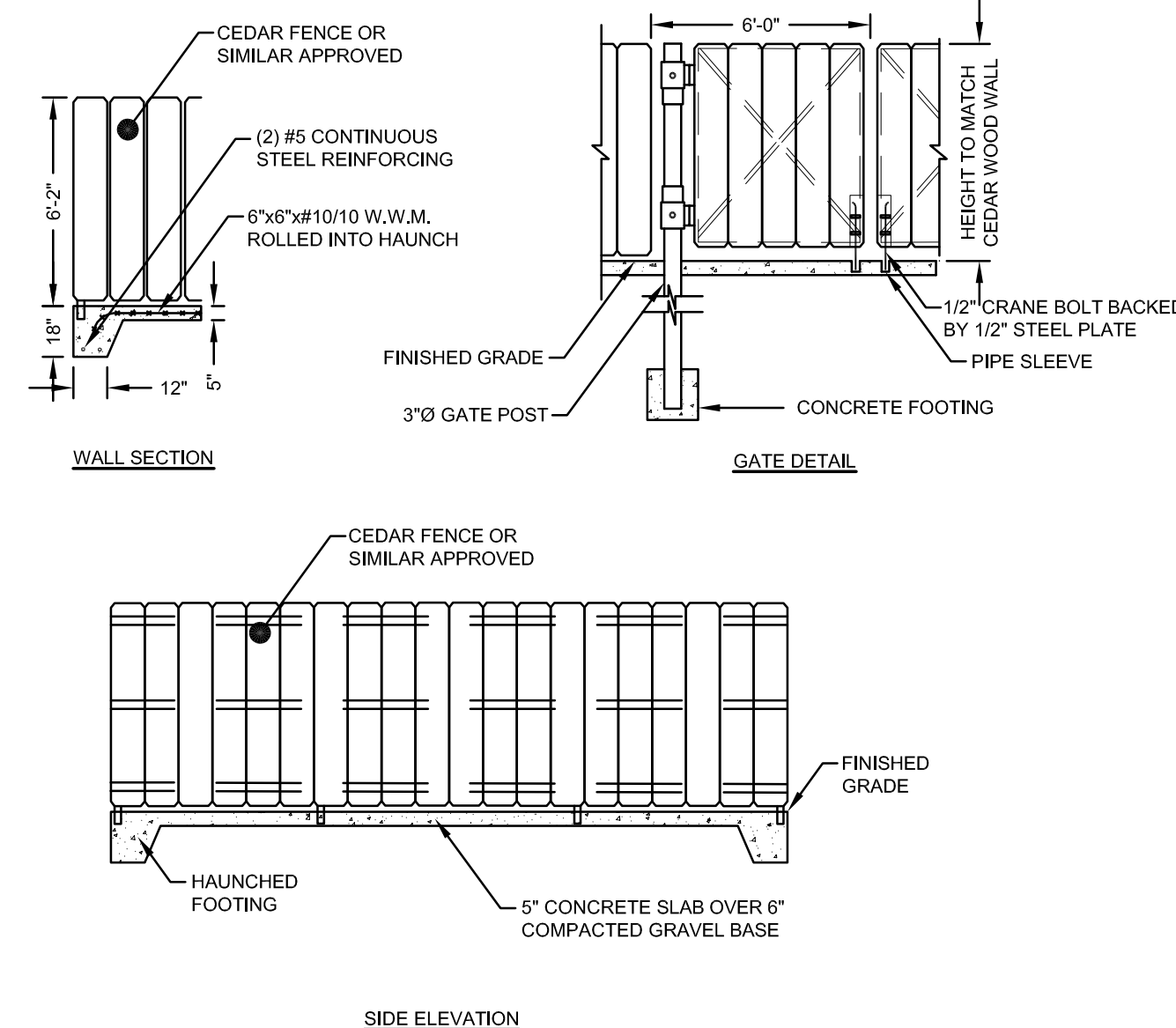


NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.

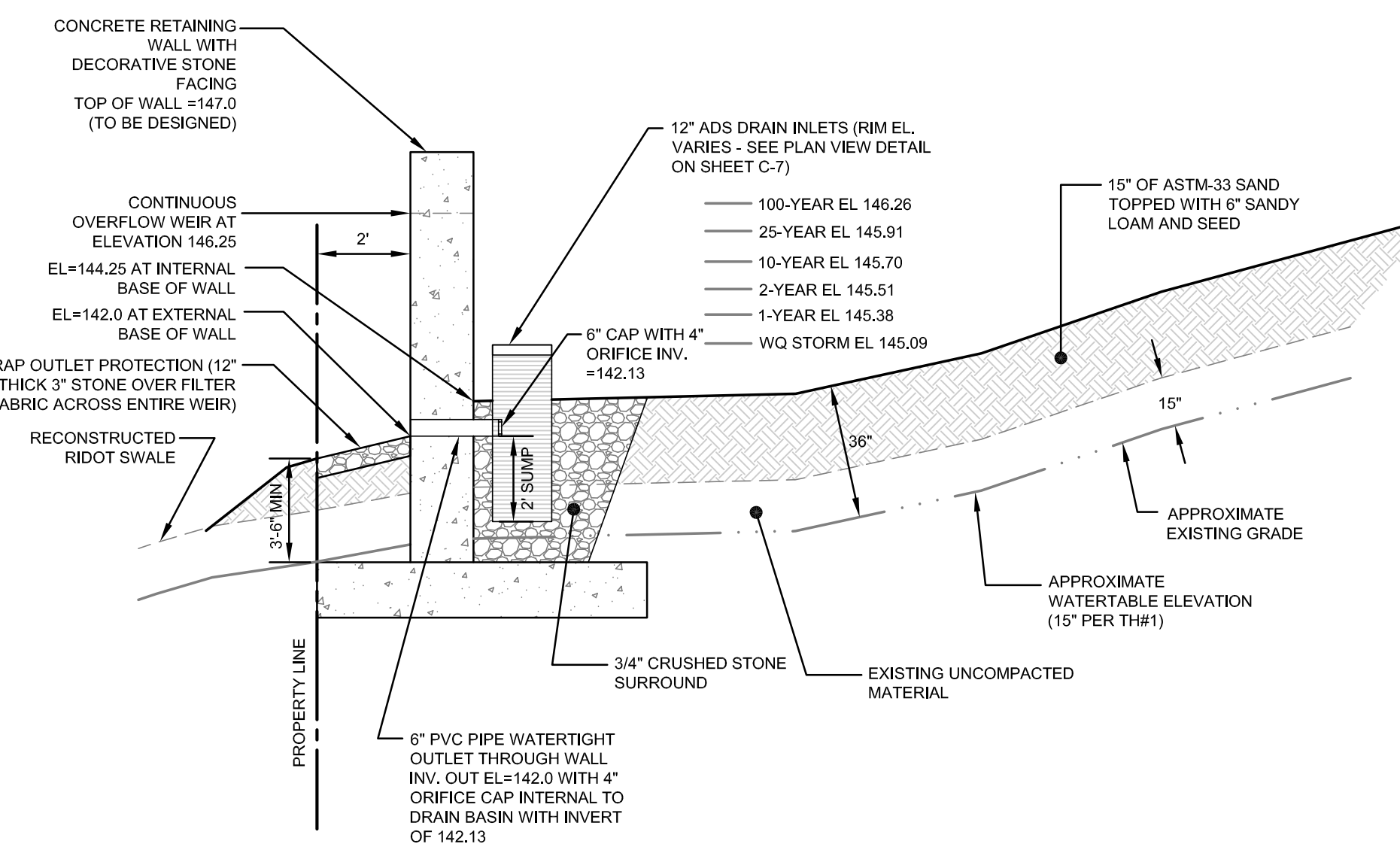
BITUMINOUS CONCRETE CURB (RIDOT 7.5.0)
SCALE: NOT TO SCALE



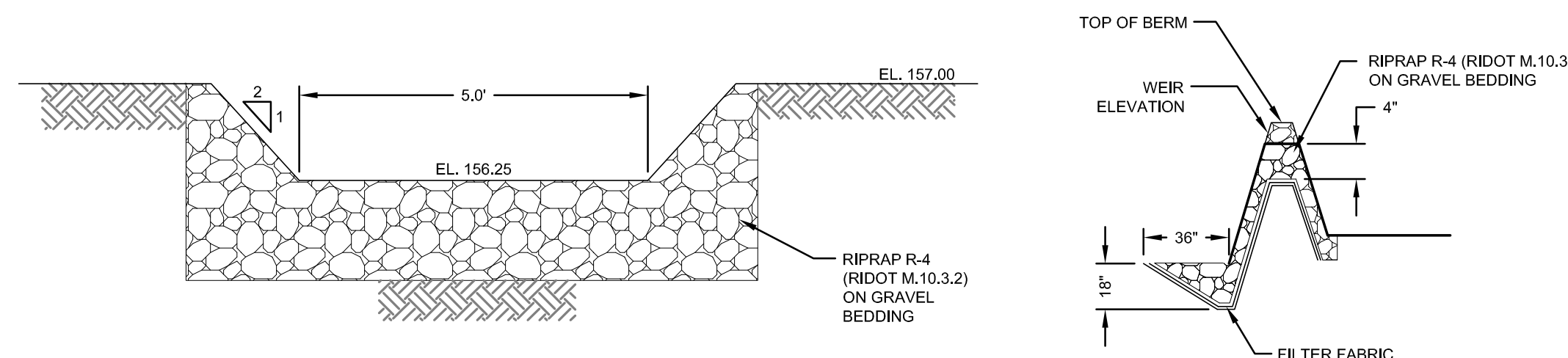
TYPICAL TRASH ENCLOSURE
ARCHITECT MAY PROVIDE ALTERNATE DESIGN
SCALE: NOT TO SCALE



BASIN INLET RIPRAP PROTECTION
SCALE: NOT TO SCALE



INFILTRATION BASIN SECTION
SCALE: NOT TO SCALE



FOREBAY STONE WEIR DETAIL
SCALE: NOT TO SCALE

| 2 | RIDOT REVISIONS | 03MAY22 | |
|--------------|-----------------|-----------|---------|
| 1 | RIDOT REVISIONS | 17FEB22 | |
| No. | Revision | Date | App. |
| Designed By: | JJR | Drawn by: | JJR |
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Project Title:
AQUIDNECK COMMERCE CENTER
AP 114 LOTS 129 & 04
809, 811, 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

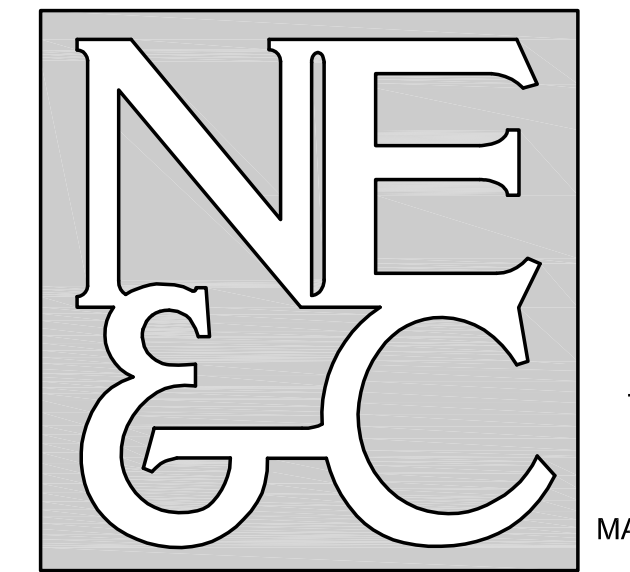
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Drawing Title:
DETAILS SHEET 2

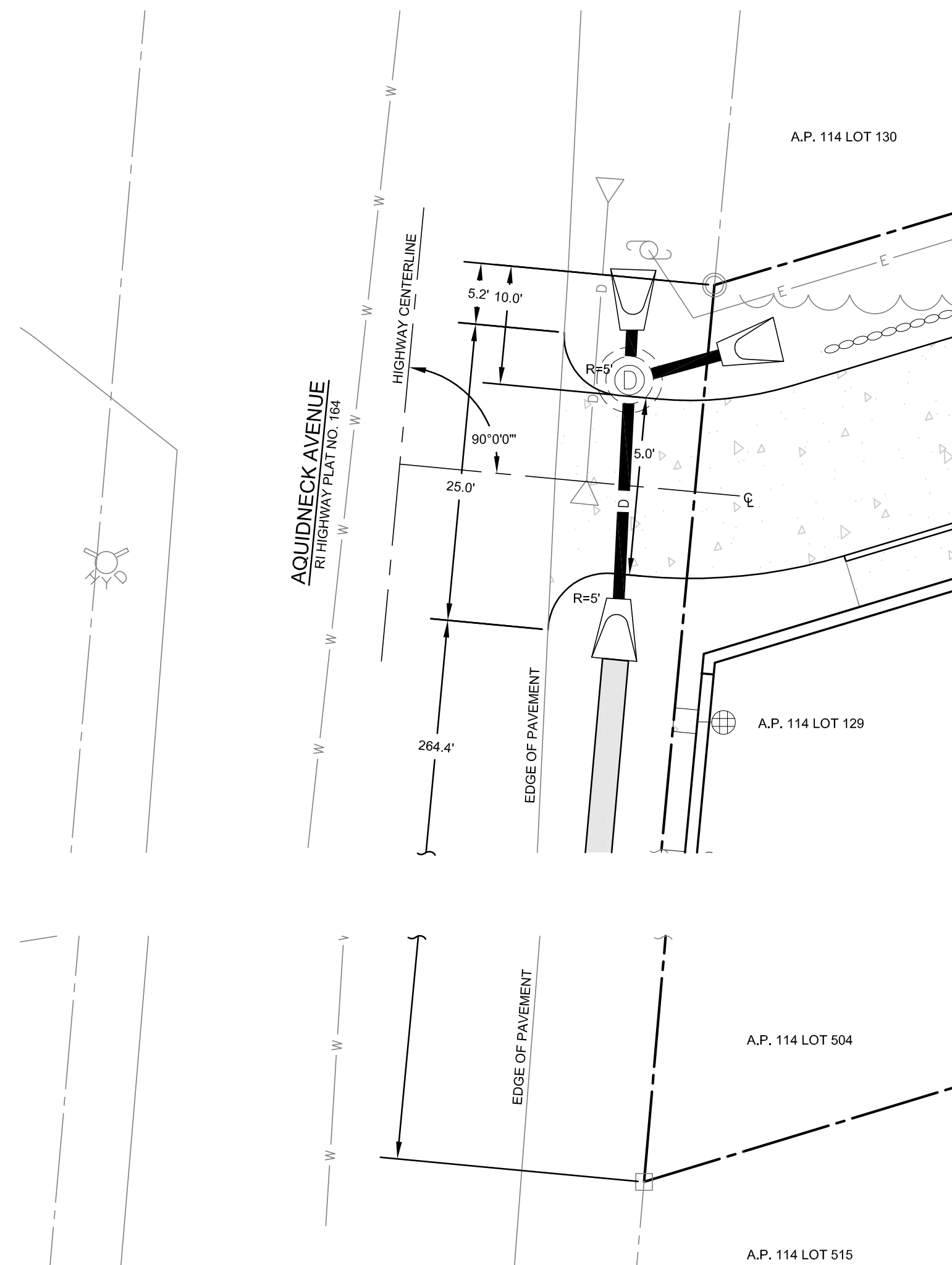
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| | Drawing Number: | C-6 |
| | Sheet | 6 of 7 |
| | Project Number: | 21247.0 |
| | Survey Index: | 13 - 129 - 53 |

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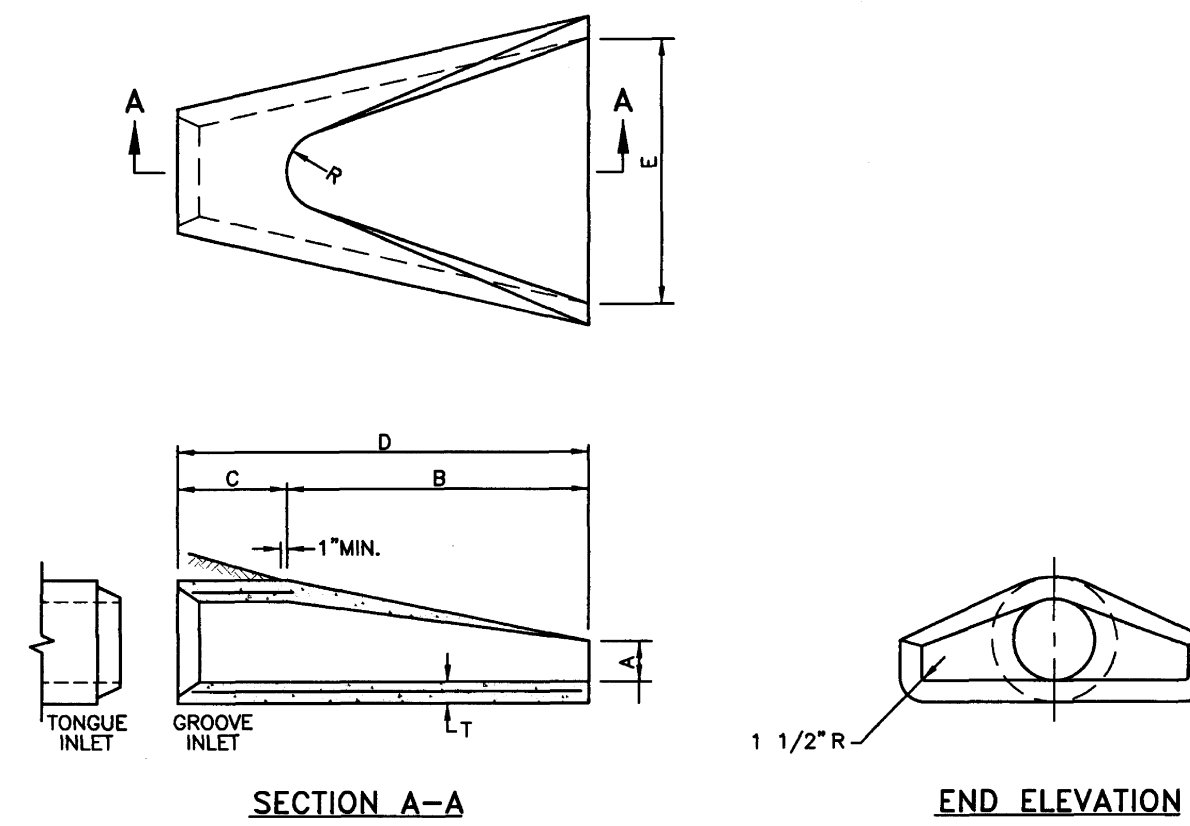


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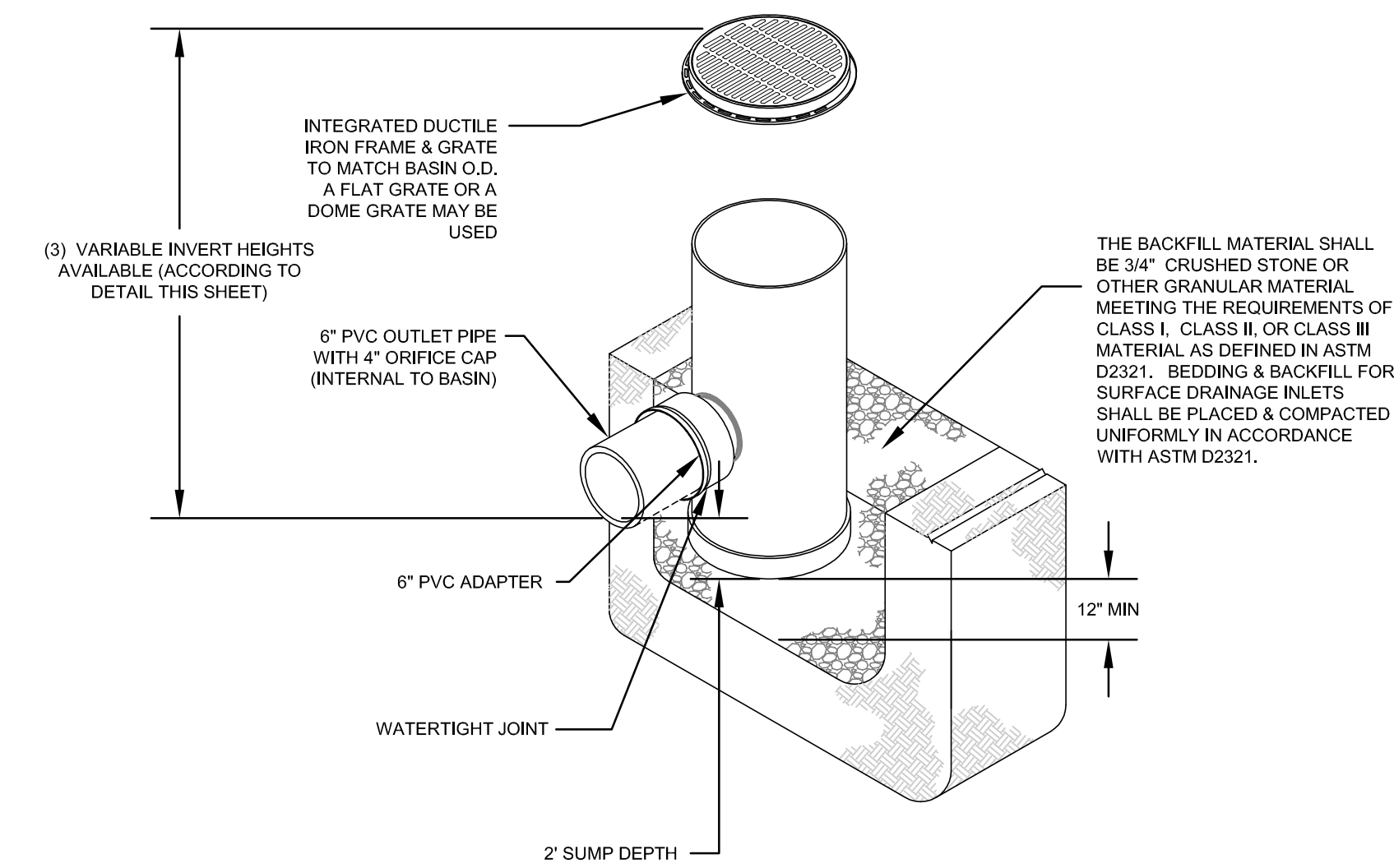
PROPOSED DRIVEWAY CONTROL DIMENSIONS
SCALE: 1"=10'



| DIA. | DIMENSIONS | | | | | | | REINFORCEMENT |
|-------|------------|-----------|------------|-----------|-------|--------|--------|---|
| | A | B | C | D | E | R | T | ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN./FT.) |
| 1'-0" | 4" | 2'-0" | 4'-0" | 7/8" | 2'-0" | 9" | 2" | 0.048 |
| 1'-3" | 6" | 2'-3" | 3'-10" | 6'-1" | 2'-6" | 11" | 2 1/4" | 0.054 |
| 1'-6" | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" | 12" | 2 1/2" | 0.060 |
| 2'-0" | 9 1/2" | 3'-7 1/2" | 2'-6" | 6'-1 1/2" | 4'-0" | 1'-2" | 3" | 0.072 |
| 2'-6" | 1'-0" | 4'-6" | 1'-7 3/4" | 6'-1 3/4" | 5'-0" | 1'-3" | 3 1/2" | 0.084 |
| 3'-0" | 1'-3" | 5'-3" | 2'-10 3/4" | 6'-1 3/4" | 6'-0" | 1'-8" | 4" | 0.096 |
| 3'-6" | 1'-9" | 5'-3" | 2'-11" | 6'-2" | 6'-6" | 1'-10" | 4 1/2" | 0.108 |
| 4'-0" | 2'-0" | 6'-0" | 2'-2" | 6'-2" | 7'-0" | 1'-10" | 5" | 0.120 |
| 4'-6" | 2'-3" | 5'-5" | 2'-11" | 6'-4" | 7'-6" | 2'-0" | 5 1/2" | 0.132 |
| 5'-0" | 2'-6" | 5'-0" | 3'-3" | 6'-3" | 8'-0" | 2'-0" | 6" | 0.144 |

NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.

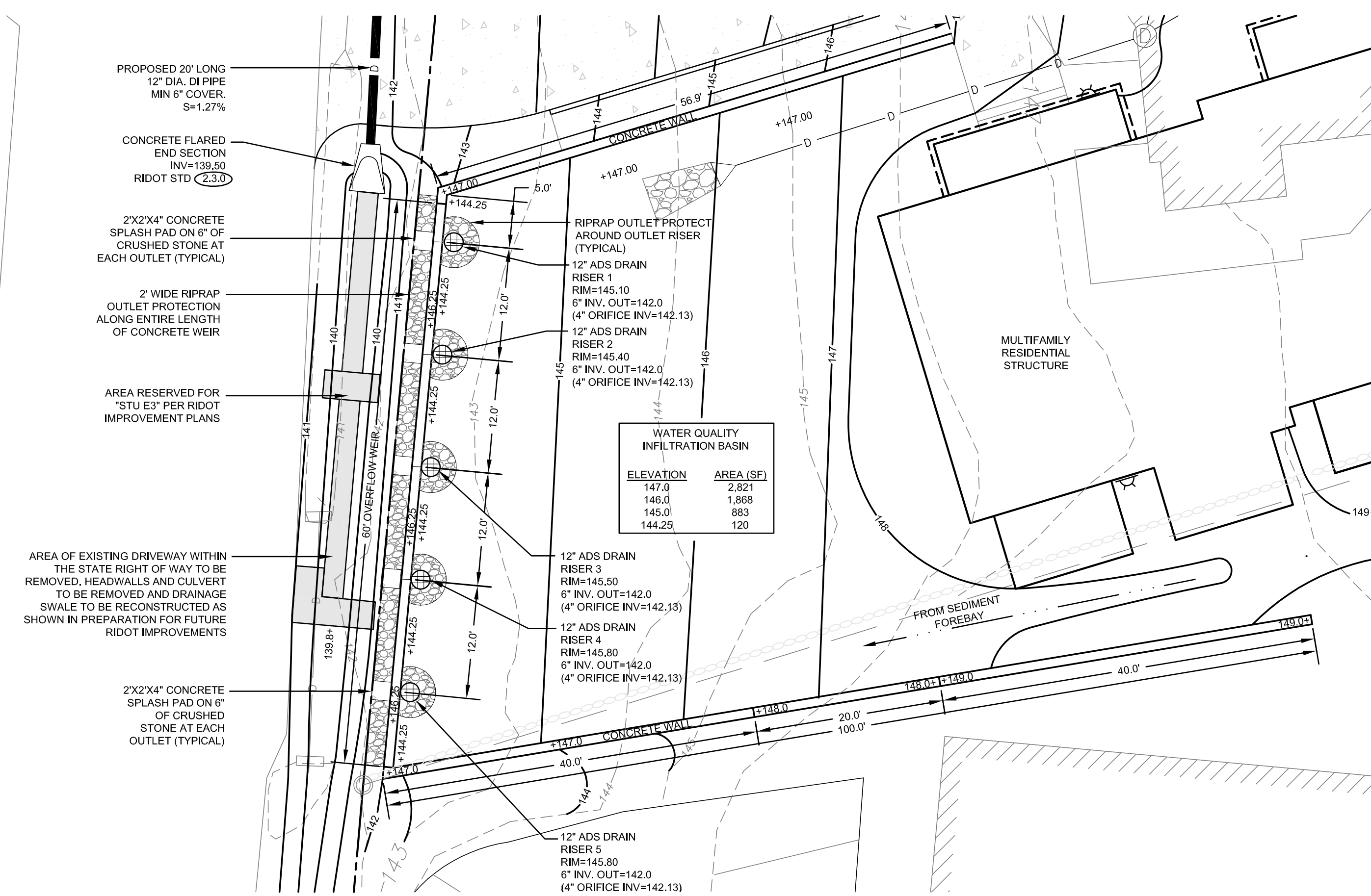
PRECAST CONCRETE FLARED END SECTION (RIDOT 2.3.0)
SCALE: NOT TO SCALE



NOTES:

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

12" ADS DRAIN BASIN DETAIL
SCALE: NOT TO SCALE



PROPOSED INFILTRATION BASIN DETAIL (PLAN VIEW)
SCALE: 1"=10'

| 2 | RIDOT REVISIONS | 03MAY22 | |
|--------------|-----------------|-----------|---------|
| 1 | RIDOT REVISIONS | 17FEB22 | |
| No. | Revision | Date | App. |
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Project Title:
AQUIDNECK COMMERCE CENTER
AP 114 LOTS 129 & 504
809, 811, 819 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Applicant:
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Drawing Title:
DETAILS SHEET 3

| | | |
|--|-----------------|---------------|
| | Drawing Number: | C-7 |
| | Sheet | 7 of 7 |
| | Project Number: | 21247.0 |
| | Survey Index: | 13 - 129 - 53 |

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