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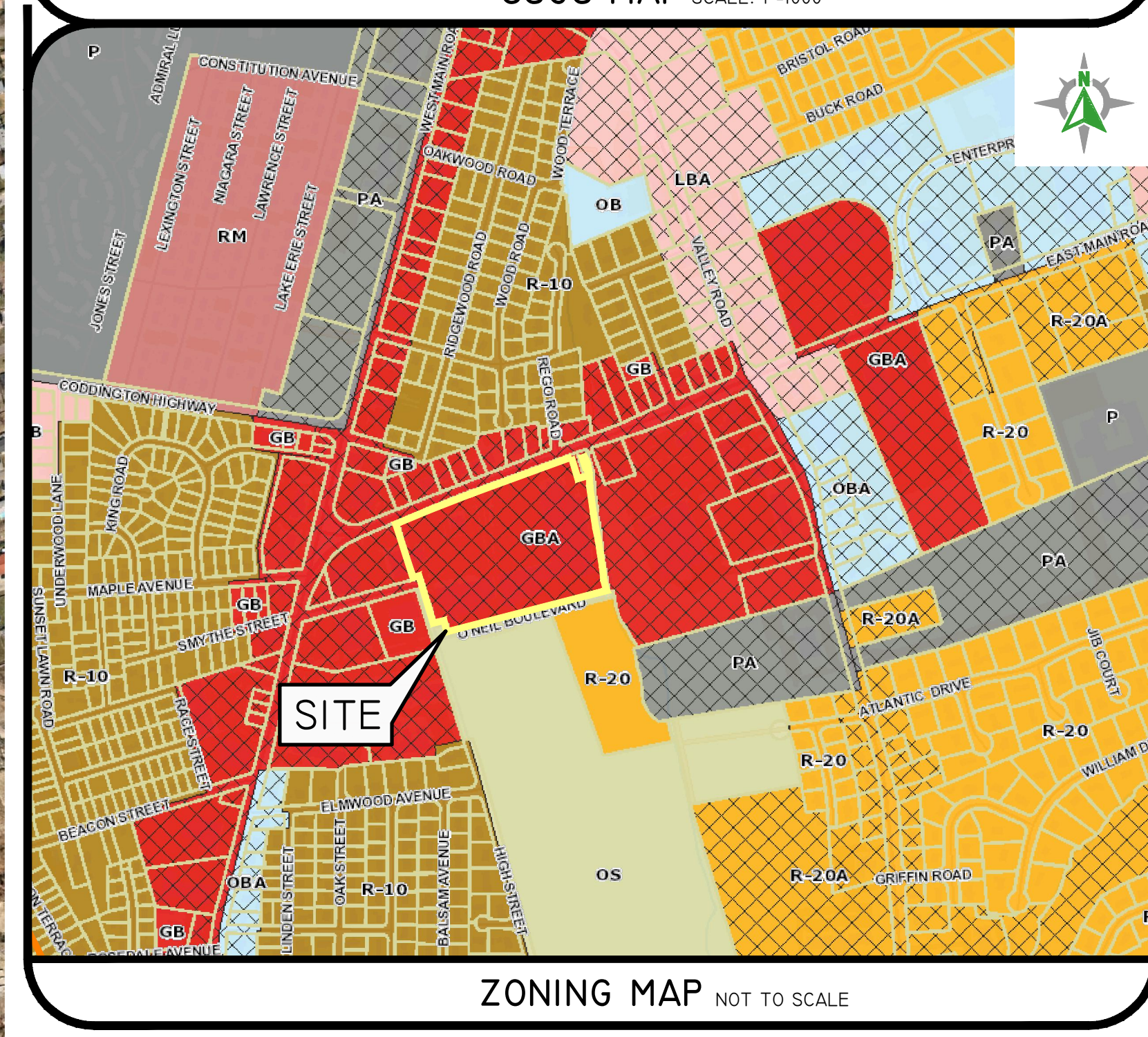
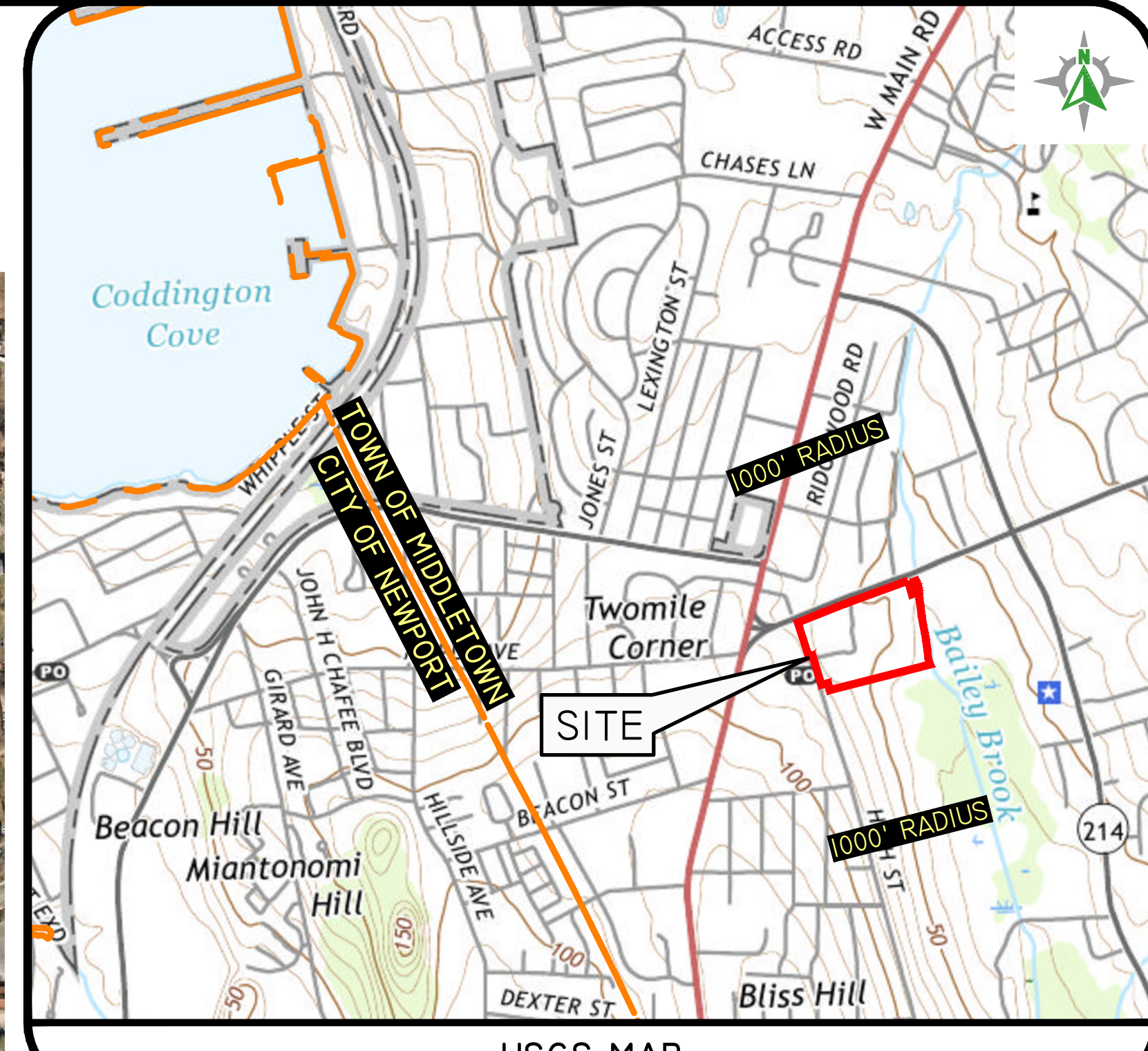


PHOTO OBTAINED FROM NEARMAP.COM
 DATE OF PHOTOGRAPHY 03-27-2021.
 SCALE: 1"=300'
 0 150' 300' 600'

DiPrete Engineering
 90 Broadway Newport, RI 02840
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Boston • Providence • Newport

MOLLY R. TITUS
 No. [Signature]
 REGISTERED PROFESSIONAL ENGINEER CIVIL

CP
 Crosspoint

THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 DIPRETE ENGINEERING OR ANY OTHER PARTY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN SET.
 THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN, MADE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE.
 DIPRETE ENGINEERING ASSUMES NO LIABILITY FOR OMAKING OR ENGINEERING ASSUMPTIONS OR FOR ANY UTILITIES NOT SHOWN ON SHEET 3.
 SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY
1	06-02-2021	PRELIMINARY PLAN REVIEW SUBMISSION	NMP
2	06-02-2021	FINAL PLAN REVIEW SUBMISSION	NMP

DESIGN BY: NMP
 DRAWN BY: SDH

AERIAL HALF-MILE & USGS
AQUIDNECK CENTRE
 ASSESSOR'S PLAT 107SE LOT 106
 MIDDLETOWN, RHODE ISLAND

PREPARED FOR:
AQUIDNECK GROUP LLC c/o CROSSPOINT ASSOCIATES, INC.
 180 WEDDAP STREET 1, SUITE 255, NEWTON, MA 02464
 TEL (608) 655-9505

DE JOB NO.: 182-006-CVAR-004-CVAR-DWG-PLATE 6-19-2022

GENERAL NOTES:

- 1. THE SITE IS LOCATED ON THE TOWN OF MIDDLETOWN ASSESSOR'S PLAT 107SE LOT 106.
2. THE SITE IS APPROXIMATELY 12.20 ACRES AND IS ZONED GBA.
3. THE OWNER OF AP 107SE LOT 106 IS:
AJQUINECK GROUP, LLC
C/O CROSSPOINT ASSOCIATES, INC.
188 NEEDHAM STREET, SUITE 255
NEWTON, MA 02464.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADED), X (SHADED), AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440005C0093J, MAP REVISED SEPTEMBER 4, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
- ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS UNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD. AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS 1 BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS 1 BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS 1 STANDARD SURVEY PLAN.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A 7.4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, TOWN OF MIDDLETOWN STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDING PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS WITHIN/PARTIALLY WITHIN:
- WATER PROTECTION DISTRICTS 1 AND 2 (TOWN)
- FLOODPLAIN OVERLAY DISTRICT (TOWN)
THE SITE IS NOT WITHIN A:
- GROUNDWATER PROTECTION AREA (RIDEM)
- NATURAL HERITAGE AREA (RIDEM)
- AQUIDNECK ISLAND SPECIAL AREA MANAGEMENT PLAN (CRMC)
9. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
- SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
- EROSION CONTROL MEASURES
- SHORT TERM MAINTENANCE
- ESTABLISHMENT OF VEGETATIVE COVER
- CONSTRUCTION POLLUTION PREVENTION
- SEQUENCE OF CONSTRUCTION
- STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
- LONG TERM MAINTENANCE
- LONG TERM POLLUTION PREVENTION
10. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.RIDOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
11. THE SITE IS SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
12. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF MIDDLETOWN'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF AN UNDERGROUND DRAINAGE FACILITY. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
13. THE SITE IMPROVEMENTS ARE PROPOSED TO BE BUILT IN ONE PHASE.
14. SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON JUNE 8, 2021.
15. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
16. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS, ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.
17. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION (AMENDED MARCH 2018) WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
18. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROLS MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISSC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. NOTE THE SOIL EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, CONDITIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
4. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
5. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
DEMOLITION NOTES:
1. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (ROD) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. ROD MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
7. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
8. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
9. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.
TRAFFIC NOTES:
1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

- AS-BUILT NOTES:
ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.
LAYOUT AND MATERIALS:
1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE PRECAST CONCRETE OR AS SHOWN ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE OR AS SHOWN ON THE PLANS.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
8. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
9. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
10. NEW PAVEMENT MARKINGS MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
REDEVELOPMENT NOTES:
1. ALL EXISTING MANHOLE COVERS, GRATES, VALVE BOXES, SHUT-OFFS, AND HAND HOLES WITHIN THE LIMIT OF WORK MUST BE RESET TO FINISHED GRADE.
2. THE CONTRACTOR MUST PROTECT AND MAINTAIN ALL BUILDINGS TO REMAIN AND ALL ACTIVE UTILITIES THAT SERVE THE BUILDINGS TO REMAIN. REFERS TO ARCHITECTURAL PLANS FOR BUILDING DEMOLITION INFORMATION.
3. ALL UTILITY STRUCTURES INDICATED TO BE ABANDONED MUST BE CUT TO FOUR FEET BELOW FINISH GRADE ELEVATION, INLETS AND OUTLETS PLUGGED WITH MORTAR, AND SEALED WITH CONCRETE, UNLESS OTHERWISE NOTED.
4. WHEN ABANDONING INACTIVE UTILITY PIPES NEAR THE PROPERTY LINE, THE CONTRACTOR MUST CAP OR PLUG IN PLACE AT THE PROPERTY LINE. WHEN REMOVING A PORTION OF EXISTING PIPE, THE CONTRACTOR MUST CAP OR PLUG BOTH ENDS REMAINING IN PLACE.
5. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION CAN BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER, WHERE POSSIBLE.
6. NO GUARANTEE IS MADE THAT THE EXISTING UTILITY SERVICE CONNECTION(S) ARE SUITABLE FOR REUSE. EXISTING UTILITY SERVICE CONNECTIONS WERE NOT FIELD VERIFIED FOR SIZE, MATERIAL, EXACT LOCATION, OR INSPECTED FOR SUITABILITY FOR REUSE. CONTRACTOR MUST EVALUATE THE SIZE, MATERIAL, LOCATION, AND SUITABILITY FOR REUSE, AND IMMEDIATELY PROVIDE WRITTEN DOCUMENTATION OF CONDITIONS TO THE OWNER/DIPRETE.

SOIL INFORMATION:
(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)
SOIL NAME DESCRIPTION
UR URBAN LAND

PERMITS AND APPROVALS:
THE CONTRACTOR MUST PERFORM ALL WORK IN COMPLIANCE WITH ALL PERMITS AND APPROVALS
THE CONTRACTOR MUST NOTIFY ALL PERMIT/APPROVAL AUTHORITIES IN ACCORDANCE WITH PERMIT REQUIREMENTS. COPIES OF ALL PERMITS AND NOTICES MUST BE KEPT ON SITE FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
THE PERMITS AND APPROVALS LISTED IN THE TABLE BELOW HAVE BEEN OBTAINED. THE CONTRACTOR MUST COORDINATE WITH THE OWNER/AHJ IF ANY QUESTIONS OR ISSUES ARISE RELATING TO THESE PERMITS AND APPROVALS.
- RIDOT PHYSICAL ALTERATION PERMIT NO. 21-18
- RIDEM RIDEPES# RIR02260
- RIDEM UIC# 002103
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS NECESSARY FOR COMPLETION OF THE CONTRACT INCLUDING, BUT NOT LIMITED TO, UTILITY PERMITS FROM THE CITY OF XXXX, NATIONAL GRID, AND ANY/all OTHER UTILITY ENTITIES. A UTILITY PERMIT IS REQUIRED FOR INSTALLATION OF ALL UTILITIES IN A STATE RIGHT-OF-WAY.
THE CONTRACTOR MUST PROVIDE THE LEVEL OF CARE NECESSARY TO ENSURE ALL IMPROVEMENTS MEET THE ADAAG. THE CONTRACTOR MUST NOTIFY THE OWNER/DIPRETE IMMEDIATELY OF ALL POTENTIAL DEVIATIONS FROM THE ADAAG IN WRITING. ANY RESOLUTION OF THE POSSIBLE DEVIATION BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER, IS DONE AT THE CONTRACTOR'S RISK.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROLS MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISSC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. NOTE THE SOIL EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, CONDITIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
3. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
4. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
5. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
DEMOLITION NOTES:
1. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (ROD) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. ROD MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
7. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
8. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
9. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.
TRAFFIC NOTES:
1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

- GRADING AND UTILITY NOTES:
1. CONSTRUCTION TO COMMENCE FALL 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH CROSSPOINT ASSOCIATES, INC. AND ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATION IS MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERSECTION WITH PROPOSED PAVEMENTS, TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF GEOTECHNICAL CONSULTANTS, INC., 201 BOSTON POST ROAD WEST, MARLBOROUGH, MA 01752 (DAN KENNEDY, PE, (508) 229-0900), WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FULL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
7. TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
8. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ON SITE.
9. ALL EXCESS SOIL, TREES, ROCKS, BOLLARDS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
10. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM/CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
11. NO STUMP DUMPS ARE PROPOSED ON SITE.
12. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
DRAINAGE:
ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP).
DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
• MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
• DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.
DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT THE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.
SANITARY SEWER:
ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
WATER:
ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH NEWPORT WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER NEWPORT WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE FIELD FIT BY NEWPORT WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH NEWPORT WATER TO ENSURE INSPECTOR IS ON SITE.
ELECTRIC/TELECOM/GAS:
PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, FULL BOXES, CONCRETE PADS, CONCRETE ENCASUREMENTS AND CONDUITS, CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES. AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.
SITE LIGHTING:
PROPOSED LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ADJUTING LAND AND STREETS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.
AMERICANS WITH DISABILITIES ACT (ADA) NOTES:
1. ALL IMPROVEMENTS MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES' (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE .15% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT).
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 4 (OR FRACTION OF 4) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.
UIC NOTES:
PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:
1. 400 FT FROM ALL PUBLIC WATER WELLS (SAND AND GRAVEL)
2. 200 FT FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FT FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FT FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FT FROM ALL OTHER SURFACE WATERS
6. 25 FT FROM ALL OWTS AND OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FT FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION. 10 FEET FROM ALL BUILDINGS IF SYSTEM IS BELOW SLAB ELEVATION
8. 10 FT FROM ALL PROPERTY LINES
9. 10 FT FROM ALL BUILDING FOOTINGS

ABBREVIATIONS LEGEND:
ADA AMERICANS WITH DISABILITY ACT
AHJ AUTHORITY HAVING JURISDICTION
AP ASSESSOR'S PLAT
ARCH ARCHITECT
BC BOTTOM OF CURB
BT BOTTOM OF TRESTHOLE
BIT BITUMINOUS (BERM)
BIO BIOTRENTION
BS BASEMENT SLAB ELEVATION
BW FINISHED GRADE AT BOTTOM OF WALL
CB CATCH BASIN
C CALCULATED
CL CENTERLINE
C (CAD) CHORD ANGLE
CLDIP CONCRETE LINED DUCTILE IRON PIPE
CO CLEAN OUT
CONC CONCRETE
CO (DEED) DEED
DCB DOUBLE CATCH BASIN
DI DROP INLET
DMH DRAINAGE MANHOLE
DP DETENTION POND
ELEV ELEVATION
EOP EDGE OF PAVEMENT
ESC EROSION AND SEDIMENT CONTROL
EX EXISTING
FED FLARED END SECTION
FFC FINISH FLOOR ELEVATION
GS GARAGE SLAB ELEVATION
GW GROUND WATER TABLE
HW HEADWALL
HC HIGH CAPACITY CATCH BASIN GRATE
HDPE HIGH DENSITY POLYETHYLENE
ID INLINE DRAIN
INV INVERT
IP INFILTRATION POND
LARCH LANDSCAPE ARCHITECT
LF LINEAR FEET
LWD LIMIT OF DISTURBANCE
LP LIGHT POLE
(M) MEASURED
MEP MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER
N/F NOW OR FORMERLY
OHW OVERHEAD WIRE
PE POLYETHYLENE
P PROPERTY LINE
P PROFPOSED
PVC POLYVINYL CHLORIDE
R RADIUS
R&D REMOVE AND DISPOSE
RCP REINFORCED CONCRETE PIPE
RHOB RHODE ISLAND
RHB HIGHWAY BOUND
RL ROOF LEADER
ROW RIGHT-OF-WAY
S SLOPE
SD SUBDRAIN
SED SEDIMENT FOREBAY
SF SQUARE FOOT
SFL STATE FREEWAY LINE
SFM SEWER FORCE MAIN
SG SLAB ON GRADE ELEVATION
SHL STATE HIGHWAY LINE
SMH SEWER MANHOLE
SNDF SAND FILTER
SS SIDE SLOPE
STA STATION
TC TOP OF CURB
TD TRENCH DRAIN
TF TOP OF FOUNDATION
TRANS TRANSITION
TW TOP OF WALL (FINISHED)
GRADE AT TOP OF WALL)
TYP TYPICAL
UDS UNDERGROUND
DETENTION SYSTEM
UIS UNDERGROUND
INFILTRATION SYSTEM
UP UTILITY POLE
LW LINEAR FEET
WO WALKOUT ELEVATION
WQ WATER QUALITY
↑GWO↑
↑GWR↑
↑GWR↑
↑SHA↑
↑CMP↑
↑NCWP↑

EXISTING LEGEND:
(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
PROPERTY LINE
ASSESSORS LINE
BUILDING
BRUSHLINE
TREE LINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
OVERHEAD WIRES
DRAINAGE LINE
SOILS LINES
50' PERIMETER WETLAND
100' RIVERBANK WETLAND
200' RIVERBANK WETLAND
FEMA BOUNDARY
STREAM
WETLAND LINE & FLAG
STATE HIGHWAY LINE
STATE FREEWAY LINE
GROUNDWATER OVERLAY
GROUNDWATER RECHARGE AREA
GROUNDWATER RESERVOIR
NATURAL HERITAGE
COMMUNITY WELLHEAD PROTECTION
NON-COMMUNITY WELLHEAD PROTECTION

PROPOSED LEGEND:
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
PROPERTY LINE
BUILDING SETBACKS
CHAIN LINK FENCE
GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 8.
RETAINING WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SLOPE ELEVATION
EDGE OF PAVEMENT
BITUMINOUS BERM
CONCRETE CURB (RIDOT STD 7.1.0)
BUILDING FOOTPRINT
BUILDING OVERHANG
ASPHALT PAVEMENT
MILL & OVERLAY PAVEMENT AREA
HEAVY DUTY CONCRETE
CONCRETE
ASPHALT SIDEWALK
SAWCUT LINE
SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
DOUBLE LIGHT
OVERHANGING LIGHT
ACCESSIBLE PARKING SPACE SYMBOLS
BUILDING INGRESS/EGRESS
PARKING COUNT
DRAINAGE LINE
PERFORATED SUBDRAIN
SWALE
SEWER FORCE MAIN
GAS LINE
WATER LINE
HYDRANT ASSEMBLY
WATER SHUT OFF
WATER VALVE
THRUST BLOCK
SEWER LINE
OVERHEAD WIRE
ELECTRIC, TELEPHONE, CABLE LINE
LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL
SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
UNDERGROUND INFILTRATION OUTLINE
POND ACCESS
RIFRAP
SAND FILTER
BIO RETENTION
CATCH BASIN
DOUBLE CATCH BASIN
MANHOLE
FLARED END SECTION
HEADWALL

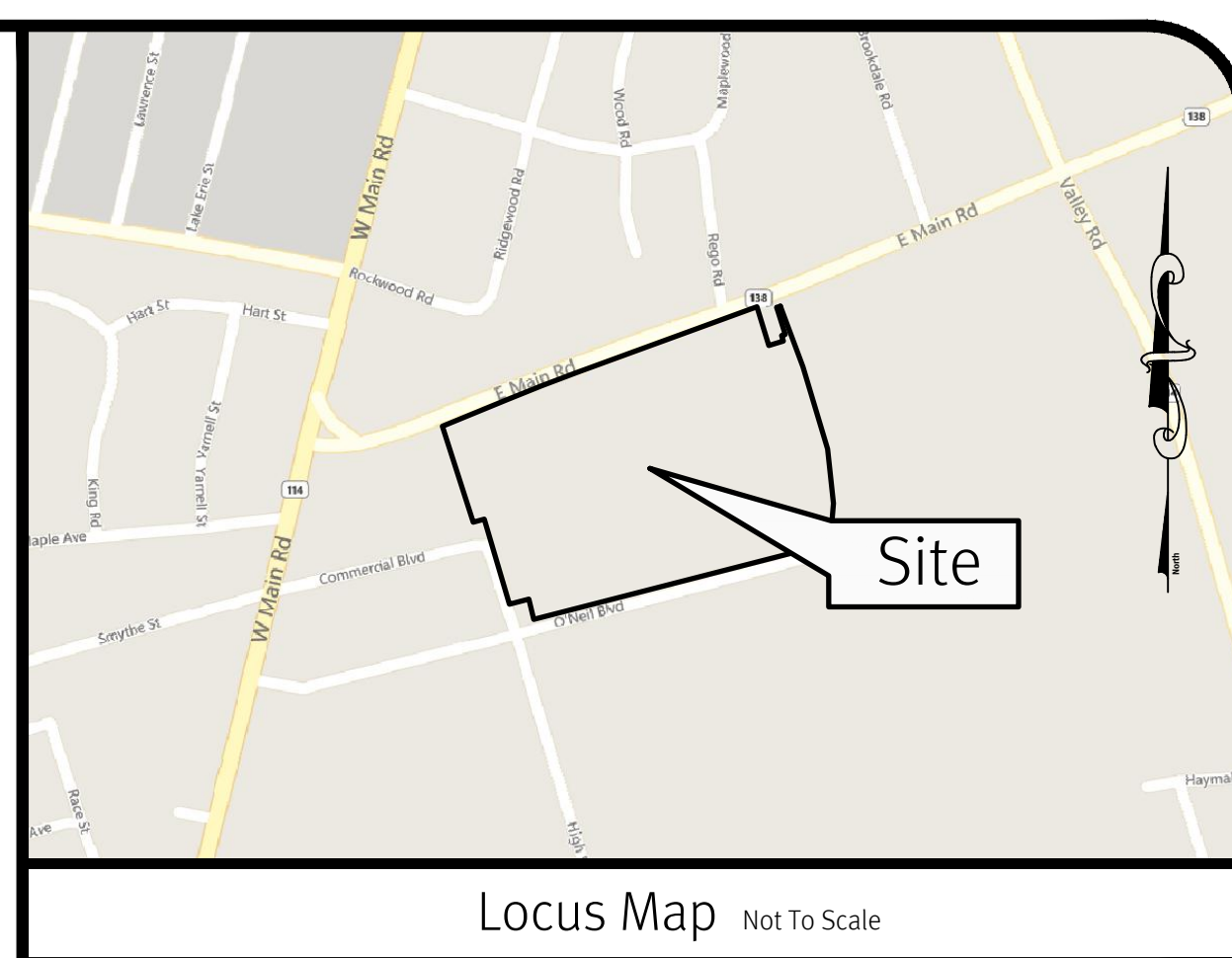
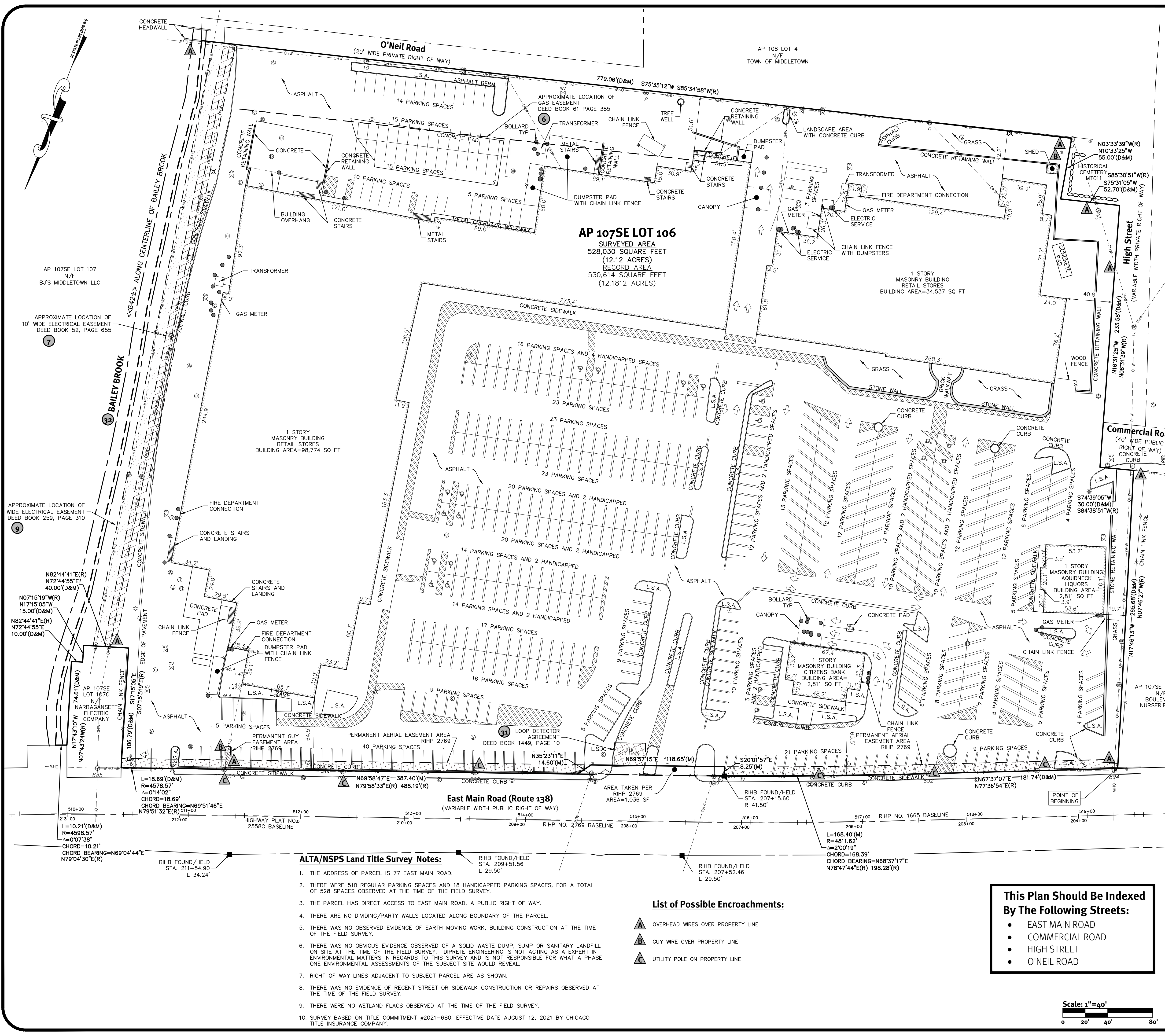
GRADING AND UTILITY NOTES:

- 1. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
2. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF GEOTECHNICAL CONSULTANTS, INC., 201 BOSTON POST ROAD WEST, MARLBOROUGH, MA 01752 (DAN KENNEDY, PE, (508) 229-0900), WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FULL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
7. TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
8. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ON SITE.
9. ALL EXCESS SOIL, TREES, ROCKS, BOLLARDS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
10. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE BERM/CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
11. NO STUMP DUMPS ARE PROPOSED ON SITE.
12. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
DRAINAGE:
ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP).
DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
• MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
• DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.
DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT THE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.
SANITARY SEWER:
ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
WATER:
ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH NEWPORT WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER NEWPORT WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE FIELD FIT BY NEWPORT WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH NEWPORT WATER TO ENSURE INSPECTOR IS ON SITE.
ELECTRIC/TELECOM/GAS:
PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, FULL BOXES, CONCRETE PADS, CONCRETE ENCASUREMENTS AND CONDUITS, CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES. AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.
SITE LIGHTING:
PROPOSED LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ADJUTING LAND AND STREETS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.
AMERICANS WITH DISABILITIES ACT (ADA) NOTES:
1. ALL IMPROVEMENTS MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES' (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE .15% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT).
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 4 (OR FRACTION OF 4) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.
UIC NOTES:
PROPOSED UNDERGROUND DRAINAGE SYSTEM MEETS ALL THE FOLLOWING UIC MINIMUM SETBACK REQUIREMENTS:
1. 400 FT FROM ALL PUBLIC WATER WELLS (SAND AND GRAVEL)
2. 200 FT FROM ALL PUBLIC WATER WELLS (BEDROCK)
3. 200 FT FROM ALL SURFACE DRINKING WATER SUPPLY IMPOUNDMENTS
4. 100 FT FROM ALL PRIVATE DRINKING WATER WELLS
5. 100 FT FROM ALL OTHER SURFACE WATERS
6. 25 FT FROM ALL OWTS AND OTHER GROUNDWATER DISCHARGE SYSTEMS
7. 25 FT FROM ALL BUILDING FOUNDATIONS IF SYSTEM IS ABOVE SLAB ELEVATION. 10 FEET FROM ALL BUILDINGS IF SYSTEM IS BELOW SLAB ELEVATION
8. 10 FT FROM ALL PROPERTY LINES
9. 10 FT FROM ALL BUILDING FOOTINGS

SITE CALLOUTS LEGEND:
7.1.0 RIDOT STD PRECAST CONCRETE CURB
20.1.0 PAVEMENT MARKINGS ARROWS AND ONLY
4.W 4" PAINTED WHITE MARKINGS
4.WL4S 4" WHITE STRIPING 2" ON CENTER AT 45°
12W STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
ADAR ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
ADAV VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
C.WX CROSSWALK PAVEMENT MARKINGS, SOLID 2" WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)

PROPOSED LEGEND:
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
PROPERTY LINE
BUILDING SETBACKS
CHAIN LINK FENCE
GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 8.
RETAINING WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SLOPE ELEVATION
EDGE OF PAVEMENT
BITUMINOUS BERM
CONCRETE CURB (RIDOT STD 7.1.0)
BUILDING FOOTPRINT
BUILDING OVERHANG
ASPHALT PAVEMENT
MILL & OVERLAY PAVEMENT AREA
HEAVY DUTY CONCRETE
CONCRETE
ASPHALT SIDEWALK
SAWCUT LINE
SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
DOUBLE LIGHT
OVERHANGING LIGHT
ACCESSIBLE PARKING SPACE SYMBOLS
BUILDING INGRESS/EGRESS
PARKING COUNT

UTILITY NOTE:
ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPAN



Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	ASSASSOR'S PLAT	▲/△	NAIL FOUND/SET
AP	NOW OR FORMERLY	●/◎	DRILL HOLE FOUND/SET
N/F	DEED	■/□	IRON ROD/PIPE FOUND/SET
(D)	MEASURED	⊙	BOUND FOUND/SET
(M)	CHORD ANGLE	⊙	SIGN
(CA)	HANDICAPPED	⊙	BOLLARD
HC	LANDSCAPE AREA	⊙	SOIL EVALUATION
L.S.A.	PROPERTY LINE	⊙	CATCH BASIN
	ASSESSORS LINE	⊙	DOUBLE CATCH BASIN
	TREELINE	⊙	DMH
	GUARDRAIL	⊙	DRAINAGE MANHOLE
	FENCE	⊙	FLARED END SECTION
	RETAINING WALL	⊙	GUY POLE
	STONE WALL	⊙	ELECTRIC MANHOLE/HANDHOLE
	MINOR CONTOUR LINE	⊙	UTILITY/POWER POLE
	MAJOR CONTOUR LINE	⊙	LIGHTPOST
	WATER LINE	⊙	SEWER/SEPTIC MANHOLE
	SEWER LINE	⊙	SEWER VALVE
	SEWER FORCE MAIN	⊙	CLEANOUT
	GAS LINE	⊙	HYDRANT
	ELECTRIC LINE	⊙	IRRIGATION VALVE
	DRAINAGE LINE	⊙	WATER VALVE
		⊙	WELL
		⊙	MONITORING WELL
		⊙	UNKNOWN MANHOLE
		⊙	GAS VALVE
		⊙	METAL FLAG
		⊙	BENCH MARK
		⊙	SHRUB
		⊙	TREE

- General Notes:**
1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 107SE, LOT 106 IN THE TOWN OF MIDDLETOWN, NEWPORT COUNTY, RHODE ISLAND.
 2. THE OWNER PER DEED BOOK 606, PAGE 143 IS AQUINECK GROUP LLC.
 3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE AE PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440050093J, DATED SEPTEMBER 4, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
 4. THE PARCEL IS ZONED GB BASED ON TOWN OF PORTSMOUTH GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
 5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MARCH 26, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
 6. PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-11 FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
 7. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18-11 SUBSECTION 2C.

- Plan References:**
1. RHODE ISLAND STATE HIGHWAY PLAT NO. 2769
 2. RHODE ISLAND STATE HIGHWAY PLAT NO. 2558C
 3. RHODE ISLAND STATE HIGHWAY PLAT NO. 1665
 4. RHODE ISLAND STATE HIGHWAY PLAT NO. 430
 5. ALTA/ACSM LAND TITLE SURVEY AQUINECK SHOPPING CENTER 89 EAST MAIN ROAD LOT 106, MAP 170 SE TOWN OF MIDDLETOWN, NEWPORT COUNTY, RHODE ISLAND, SCALE 1"=40', DATED AUGUST 31, 2011. PLAN BY CONTROL POINT ASSOCIATES, INC.
 6. PLAN OF MERGED LAND FROM PORTION OF LOT 4 AP 108 TO LOT 107 AP 107 SE EAST MAIN ROAD AND VALLEY ROAD MIDDLETOWN, RHODE ISLAND, SCALE 1"=60', DATED JUNE 6, 1997. PLAN BY WARREN HALL, CIVIL ENGINEER.
 7. KEMPAWAR SUBDIVISION OF LAND AP 108, LOTS 1 & 4 HIGH STREET AND ADELAIDE AVE. MIDDLETOWN, RHODE ISLAND, SCALE 1"=100'. DATED JUNE 4, 2004. PLAN BY WARREN HALL, CIVIL ENGINEER.

Surveyor's Certificate:

TO: CROSSPOINT ASSOCIATES, CHICAGO TITLE INSURANCE COMPANY, AND EASTERN BANK, ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2019. DATE OF PLAT OR MAP: OCTOBER 25, 2021

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

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

ROBERT G. BABCOCK, RIPLS #2504, COA #S.00004160

10/25/21

ALTA/NSPS Land Title Survey Notes:

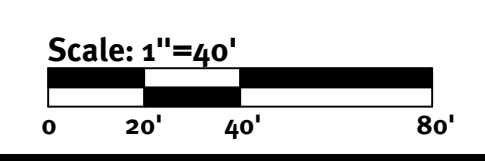
1. THE ADDRESS OF PARCEL IS 77 EAST MAIN ROAD.
2. THERE WERE 510 REGULAR PARKING SPACES AND 18 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 528 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
3. THE PARCEL HAS DIRECT ACCESS TO EAST MAIN ROAD, A PUBLIC RIGHT OF WAY.
4. THERE ARE NO DIVIDING/PARTY WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
5. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
6. THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT ACTING AS AN EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
7. RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
9. THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY.
10. SURVEY BASED ON TITLE COMMITMENT #2021-680, EFFECTIVE DATE AUGUST 12, 2021 BY CHICAGO TITLE INSURANCE COMPANY.

List of Possible Encroachments:

- ▲ OVERHEAD WIRES OVER PROPERTY LINE
- GUY WIRE OVER PROPERTY LINE
- ⊙ UTILITY POLE ON PROPERTY LINE

This Plan Should Be Indexed By The Following Streets:

- EAST MAIN ROAD
- COMMERCIAL ROAD
- HIGH STREET
- O'NEIL ROAD



Diprete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-641-6006 www.diprete-eng.com

Boston • Providence • Newport

ALTA/NSPS Land Title Survey
Aquineck Center
Middletown, Rhode Island

Crosspoint Associates
300 Third Avenue Suite 2, Wallingham, Massachusetts 02515
tel (508) 655-0595 fax (978) 890-6600

CLIENT: Crosspoint Associates
DATE: 10/25/21
DRAWN BY: A.I.F.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

SHEET 4 OF 12

Schedule A Description

A CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE SOUTHERLY SIDE OF EAST MAIN ROAD, IN THE TOWN OF MIDDLETOWN, COUNTY OF NEWPORT, AND THE STATE OF RHODE ISLAND AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF EAST MAIN ROAD, SAID POINT BEING FORTY-ONE (41.00) FEET OPPOSITE AND SOUTHERLY FROM STATION 519+28.21 ON THE BASELINE AS ESTABLISHED BY RHODE ISLAND STATE HIGHWAY PLAT NO. 1665 FILED IN THE OFFICE OF THE TOWN CLERK IN THE TOWN OF MIDDLETOWN IN FEBRUARY, 1973;

THENCE N77° -36'-54"E ALONG A STATE HIGHWAY LINE AS ESTABLISHED BY SAID STATE HIGHWAY PLAT NO. 1665 A DISTANCE OF ONE HUNDRED EIGHTY-ONE AND SEVENTY FOUR HUNDREDTHS (181.74) FEET TO A POINT, SAID POINT BEING OPPOSITE AND FORTY-ONE (41.00) FEET SOUTHERLY FROM P.T. STATION 517+46.47 ON SAID BASELINE;

THENCE EASTERLY ALONG A STATE HIGHWAY LINE AS ESTABLISHED BY SAID STATE HIGHWAY PLAT NO. 1665, CURVING SOUTHERLY ALONG AN ARC HAVING A RADIUS OF 4811.62 FEET, SUBTENDING AN ANGLE OF 2° -21' -40", A CHORD BEARING OF N78° -47'-44"E, AND A DISTANCE OF ONE HUNDRED NINETY-EIGHT AND TWENTY EIGHT HUNDREDTHS (198.28) FEET TO A POINT, SAID POINT BEING OPPOSITE AND FOR-ON (41.00) FEET SOUTHERLY FROM P. C. STATION 515 + 46.50 ON SAID BASELINE;

THENCE N79° -58'-33"E ALONG A STATE HIGHWAY LINE AS ESTABLISHED BY SAID STATE HIGHWAY PLAT NO. 1665 A DISTANCE OF FOUR HUNDRED EIGHTY-EIGHT AND NINETEEN HUNDREDTHS (488.19) FEET TO A POINT, SAID POINT BEING OPPOSITE AND FORTY-ONE (41.00) FEET SOUTHERLY FROM P.T. STATION 510+58.31 ON SAID BASELINE;

THENCE EASTERLY ALONG A STATE HIGHWAY LINE AS ESTABLISHED BY SAID STATE HIGHWAY PLAT NO. 1665, CURVING SOUTHERLY ALONG AN ARC HAVING A RADIUS OF 4578.57 FEET, SUBTENDING AN ANGLE OF 0° -14'-02", A CHORD BEARING OF N79° -51' -32"E AND A DISTANCE OF EIGHTEEN AND SIXTY-NINE HUNDREDTHS (18.69) FEET TO A POINT;

THENCE S7° -15'-19"E, BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF NEWPORT ELECTRIC CORP., A DISTANCE OF ONE HUNDRED SIX AND SEVENTY-NINE HUNDREDTHS (106.79) FEET TO A POINT;

THENCE N82° -44'-41" E, BOUNDED NORTHERLY BY SAID NEWPORT ELECTRIC CORP. LAND A DISTANCE OF FORTY AND NO HUNDREDTHS (40.0) FEET TO A POINT.

THENCE N7° -15' -19"W, BOUNDED NORTHERLY BY SAID NEWPORT ELECTRIC CORP. LAND A DISTANCE OF FIFTEEN AND NO HUNDREDTHS (15.00) FEET TO A POINT;

THENCE N82° -44' -41" E, BOUNDED NORTHERLY BY SAID NEWPORT ELECTRIC CORP. LAND A DISTANCE OF TEN AND NO HUNDREDTHS (10.00) FEET TO A POINT;

THENCE N7° -43'-24"W, BOUNDED WESTERLY BY SAID NEWPORT ELECTRIC CORP. LAND A DISTANCE OF SEVENTY-FOUR AND SIXTY-ONE HUNDREDTHS (74.61) FEET TO A POINT;

THENCE EASTERLY, CURVING SOUTHERLY ALONG AN ARC HAVING A RADIUS OF 4598.57 FEET, SUBTENDING AN ANGLE OF 0° -7'-38", A CHORD BEARING OF N79° -04'-30"E, ALONG A STATE HIGHWAY LINE AS ESTABLISHED BY THE AFOREMENTIONED STATE HIGHWAY PLAT NO. 16665 A DISTANCE OF TEN AND TWENTY-ONE HUNDREDTHS (10.21) FEET TO A POINT, SAID POINT BEING THE CENTERLINE OF BAILEY BROOK;

THENCE GENERALLY SOUTHWESTERLY ALONG THE CENTERLINE OF BAILEY BROOK, BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF DANIEL G. KAMIN TO A POINT, SAID POINT FORMING A TIE LINE BEARING OF S0° -39'-00"W WITH THE PREVIOUS POINT DESCRIBED, SAID LINE HAVING A DISTANCE OF SIX HUNDRED FORTY AND TWENTY-TWO HUNDREDTHS (640.22) FEET;

THENCE S85° -34'-58"W, BOUNDED SOUTHERLY BY O'NEIL ROAD A DISTANCE OF SEVEN HUNDRED SEVENTY-NINE AND SIX HUNDREDTHS (779.06) FEET TO A POINT;

THENCE N03° -33'-39"W, BOUNDED WESTERLY BY HIGH STREET A DISTANCE OF FIFTY-FIVE AND NO HUNDREDTHS (55.00) FEET TO A POINT;

THENCE S85° -30'-51" W, BOUNDED WESTERLY BY SAID HIGH STREET A DISTANCE OF FIFTY-TWO AND SEVENTY HUNDREDTHS (52.70) FEET TO A POINT;

THENCE N06° -31' -39"W, BOUNDED WESTERLY BY HIGH STREET A DISTANCE OF TWO HUNDRED THIRTY-THREE AND FIFTY-EIGHT HUNDREDTHS (233.58) FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF HIGH STREET AND THE NORTHERLY LINE OF COMMERCIAL ROAD;

THENCE S84° -38'-51" W, BOUNDED SOUTHERLY BY COMMERCIAL ROAD A DISTANCE OF THIRTY AND NO HUNDREDTHS (30.00) FEET TO A POINT;

THENCE N07° -46'-27"W, BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF BOULEVARD NURSERIES A DISTANCE OF TWO HUNDRED SIXTY-FIVE AND SIXTY-EIGHT HUNDREDTHS (265.68) FEET TO THE POINT AND PLACE OF BEGINNING.

THE HEREIN DESCRIBED PARCEL CONTAINS 530,614 SQUARE FEET (12,181 ACRES), MORE OR LESS, OF LAND.

SUBJECT TO AND TOGETHER WITH THE BENEFIT OF CERTAIN ACCESS AND SERVICE ROADS, INCLUDING HIGH STREET, COMMERCIAL STREET AND O'NEIL ROAD, SO-CALLED, FOR PURPOSES OF INGRESS AND EGRESS TO THE DEMISED PREMISES.

SURVEYORS NOTE: LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT, AND DEPICTED ABOVE, DOES NOT INCLUDE THE HIGHWAY TAKING AND CONFIGURATION OF HIGHWAY PLAT #2769.

Schedule B Exceptions:

GRANT - AQUIDNECK GROUP TO NEWPORT ELECTRIC CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED APRIL 30, 1987 AND RECORDED IN VOLUME 171 AT PAGE 144 OF THE MIDDLETOWN LAND EVIDENCE RECORDS AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY LOCATED AT THE AQUIDNECK SHOPPING CENTER EAST MAIN ROAD, MIDDLETOWN, R.I. FOR AQUIDNECK GROUP, LLC, NEWPORT, R.I." PREPARED BY SUGRUE & ASSOC., INC., CIVIL ENGINEERS & LAND SURVEYORS, 1038 HARTFORD PIKE, NORTH SCITUATE, R.I., DATED AUGUST 29, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON AUGUST 31, 2001 AT 12:13 P.M. AS DOCUMENT #03178 AND PLAN #2001-24. RESPONSE: AFFECTS SUBJECT PARCEL, LOCATION OF UTILITY IMPROVEMENTS UNKNOWN.

EASEMENT - KEMPENAAR REAL ESTATE, INC. TO TOWN OF MIDDLETOWN, DATED DECEMBER 8, 1956 AND RECORDED IN VOLUME 59 AT PAGE 437 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SEWER MAIN AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY LOCATED AT THE AQUIDNECK SHOPPING CENTER EAST MAIN ROAD, MIDDLETOWN, R.I. FOR AQUIDNECK GROUP, LLC, NEWPORT, R.I." PREPARED BY SUGRUE & ASSOC., INC., CIVIL ENGINEERS & LAND SURVEYORS, 1038 HARTFORD PIKE, NORTH SCITUATE, R.I., DATED AUGUST 29, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON AUGUST 31, 2001 AT 12:13 P.M. AS DOCUMENT #03178 AND PLAN #2001-24. RESPONSE: AFFECTS LOT 107.

EASEMENT - KEMPENAAR REAL ESTATES, INC. TO TOWN OF MIDDLETOWN, DATED DECEMBER 8, 1956 AND RECORDED IN VOLUME 59 AT PAGE 439 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SEWER MAIN AS AFFECTED BY A RELEASE OF EASEMENT FROM THE TOWN OF MIDDLETOWN TO AQUIDNECK GROUP DATED JUNE 20, 1994 AND RECORDED JUNE 27, 1994 IN VOLUME 351 AT PAGE 193 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, AS SHOWN ON THE SURVEY ENTITLED "AL TA/ ACSM LAND TITLE SURVEY LOCATED AT THE AQUIDNECK SHOPPING CENTER EAST MAIN ROAD, MIDDLETOWN, R.I. FOR AQUIDNECK GROUP, LLC, NEWPORT, R.I." PREPARED BY SUGRUE & ASSOC., INC., CIVIL ENGINEERS & LAND SURVEYORS, 1038 HARTFORD PIKE, NORTH SCITUATE, R.I., DATED AUGUST 29, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON AUGUST 31, 2001 AT 12:13 P.M. AS DOCUMENT #03178 AND PLAN #2001-24. RESPONSE: PARCEL A AFFECTS LOT 4, PARCEL B RELEASED PER VOLUME 351, PAGE 193.

AGREEMENT BY AND BETWEEN AQUIDNECK SHOPPING CENTER, INC. TO NEWPORT ELECTRIC CORPORATION, DATED JANUARY 29, 1958 AND RECORDED IN VOLUME 61 AT PAGE 369 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, AS AMENDED BY SUPPLEMENTAL AGREEMENT DATED APRIL 14, 1958 AND RECORDED IN VOLUME 61 AT PAGE 496, WHEREIN A NEW PLAT IS SUBSTITUTED FOR THE ORIGINAL PLAT; AS AFFECTED BY A PARTIAL RELEASE OF EASEMENT FROM THE NEWPORT ELECTRIC CORPORATION TO AQUIDNECK GROUP DATED JULY 21, 1994 AND RECORDED IN BOOK 353 AT PAGE 247 OF SAID RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, PARTIAL RELEASE OF EASEMENT PER BOOK 353, PAGE 274, LOCATION OF UTILITY IMPROVEMENTS UNKNOWN.

EASEMENT - AQUIDNECK SHOPPING CENTER, INC. TO NEWPORT GAS LIGHT CO., DATED JANUARY 24, 1958 AND RECORDED IN VOLUME 61 AT PAGE 385 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GAS MAINS WITHIN SUBJECT PREMISES AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY LOCATED AT THE AQUIDNECK SHOPPING CENTER EAST MAIN ROAD, MIDDLETOWN, R.I. FOR AQUIDNECK GROUP, LLC, NEWPORT, R.I." PREPARED BY SUGRUE & ASSOC., INC., CIVIL ENGINEERS & LAND SURVEYORS, 1038 HARTFORD PIKE, NORTH SCITUATE, R.I., DATED AUGUST 29, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON AUGUST 31, 2001 AT 12:13 P.M. AS DOCUMENT #03178 AND PLAN #2001-24. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.

EASEMENT - KEMPENAAR REAL ESTATE, INC. TO NEWPORT ELECTRIC CORPORATION, DATED MAY 15, 1953 AND RECORDED IN VOLUME 52 AT PAGE 655 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING POLES AND WIRES, ETC. AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY LOCATED AT THE AQUIDNECK SHOPPING CENTER EAST MAIN ROAD, MIDDLETOWN, R.I. FOR AQUIDNECK GROUP, LLC, NEWPORT, R.I." PREPARED BY SUGRUE & ASSOC., INC., CIVIL ENGINEERS & LAND SURVEYORS, 1038 HARTFORD PIKE, NORTH SCITUATE, R.I., DATED AUGUST 29, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON AUGUST 31, 2001 AT 12:13 P.M. AS DOCUMENT #03178 AND PLAN #2001-24. RESPONSE: AFFECTS SUBJECT PARCEL, APPROXIMATE LOCATION SHOWN ON SURVEY.

AGREEMENT BY AND BETWEEN AQUIDNECK SHOPPING CENTER, INC. AND CITY OF NEWPORT, DATED AUGUST 22, 1957 AND RECORDED IN VOLUME 61 AT PAGE 849 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, TO SUPPLY WATER TO THE SHOPPING CENTER, UPON CONDITIONS THAT AQUIDNECK SHOPPING CENTER, INC. CONSTRUCTS A WATER DISTRIBUTION SYSTEM PURSUANT TO PLANS AND SUBJECT TO THE CITY'S APPROVAL, AQUIDNECK SHOPPING CENTER, INC. TO CONVEY TITLE TO THE MAINS TO THE CITY AND GRANT A PERMANENT EASEMENT TO MAINTAIN THE SAME. RESPONSE: AFFECTS SUBJECT PARCEL, LOCATION OF UTILITY IMPROVEMENTS UNKNOWN.

GRANT - KEMPENAAR REAL ESTATE, INC. TO NEWPORT ELECTRIC CORPORATION AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, DATED OCTOBER 11, 1991 AND RECORDED IN VOLUME 259 AT PAGE 310 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.

RESTRICTION AGREEMENT WITH MIDDLETOWN ASSOCIATES, LLC WITH RESPECT TO SHAW'S SUPERMARKETS, INC. AND CHRISTMAS TREE SHOPS, RECORDED WITH THE MIDDLETOWN LAND EVIDENCE RECORDS IN BOOK 452 AT PAGE 280, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST THE HANDICAPPED PERSONS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED OCTOBER 13, 1999 AND RECORDED IN BOOK 522 AT PAGE 237 ON OCTOBER 13, 1999 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

PERMIT FROM THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, DATED FEBRUARY 18, 1999 AND RECORDED WITH THE MIDDLETOWN LAND EVIDENCE RECORDS ON MARCH 4, 1999 IN BOOK 498 AT PAGE 173. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

EASEMENT TO THE TOWN OF MIDDLETOWN DATED JUNE 2, 1994 AND RECORDED JUNE 27, 1994 IN BOOK 351 AT PAGE 194 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY LOCATED AT THE AQUIDNECK SHOPPING CENTER EAST MAIN ROAD, MIDDLETOWN, R.I. FOR AQUIDNECK GROUP, LLC, NEWPORT, R.I." PREPARED BY SUGRUE & ASSOC., INC., CIVIL ENGINEERS & LAND SURVEYORS, 1038 HARTFORD PIKE, NORTH SCITUATE, R.I., DATED AUGUST 29, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON AUGUST 31, 2001 AT 12:13 P.M. AS DOCUMENT #03178 AND PLAN #2001-24. RESPONSE: AFFECTS SUBJECT PARCEL, PLAN REFERENCED IN DEED NOT PROVIDED FOR REVIEW.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED MAY 17, 2000 AND RECORDED IN BOOK 542 AT PAGE 318 ON MAY 17, 2000 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN PLANNING BOARD SITTING AS TOWN CENTER REVIEW COMMITTEE DATED AUGUST 21, 2000 AND RECORDED IN BOOK 556 AT PAGE 211 ON AUGUST 30, 2000 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW RECORDED IN BOOK 562 AT PAGE 217 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED MARCH 28, 2001 AND RECORDED IN BOOK 579 AT PAGE 74 ON MARCH 28, 2001 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED MAY 23, 2001 AND RECORDED IN BOOK 590 AT PAGE 232 ON MAY 23, 2001 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED MAY 23, 2001 AND RECORDED IN BOOK 590 AT PAGE 237 ON MAY 23, 2001 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED MAY 23, 2001 AND RECORDED IN BOOK 590 AT PAGE 239 ON MAY 23, 2001 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED JUNE 12, 2002 AND RECORDED IN BOOK 662 AT PAGE 119 ON JUNE 12, 2002 WITH THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED JANUARY 14, 2004 AND RECORDED IN BOOK 820 AT PAGE 122 ON JANUARY 14, 2004 WITH MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

ACCESS AGREEMENT BETWEEN THE TOWN OF MIDDLETOWN AND AQUIDNECK GROUP, LLC DATED DECEMBER 27, 2005 AND RECORDED IN BOOK 965 AT PAGE 170 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

DECISION BY THE TOWN OF MIDDLETOWN ZONING BOARD OF REVIEW DATED AND RECORDED APRIL 13, 2008 IN BOOK 1102 AT PAGE 15 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

ORDER OF APPROVAL ISSUED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DATED APRIL 9, 2008 AND RECORDED IN BOOK 1112 AT PAGE 202 ON JULY 7, 2008 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

PERMIT FROM THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, DATED SEPTEMBER 10, 2002 AND RECORDED WITH THE MIDDLETOWN LAND EVIDENCE RECORDS ON SEPTEMBER 30, 2002 IN BOOK 684 AT PAGE 235. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

LEASE BY AND BETWEEN THE AQUIDNECK GROUP AND AQUIDNECK DRUG CVS, INC., AS EVIDENCED BY A MEMORANDUM DATED MAY 26, 2000 AND RECORDED IN BOOK 542 AT PAGE 230 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, AS AFFECTED BY A RENT COMMENCEMENT - LEASE TERM LETTER DATED OCTOBER 12, 2000 AND RECORDED OCTOBER 19, 2001 IN BOOK 614 AT PAGE 143 AND AS AFFECTED BY SUBORDINATION AGREEMENT DATED AUGUST 31, 2001 AND RECORDED OCTOBER 19, 2001 IN BOOK 614 AT PAGE 129 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

LEASE BY AND BETWEEN JOHN J. EGAN, JAMES F. CARLIN, WILLIAM P. EGAN AND EARNEST E. SELER, A RHODE ISLAND GENERAL PARTNERSHIP DOING BUSINESS UNDER THE FIRM NAME AND STYLE OF THE AQUIDNECK GROUP AND CHRISTMAS TREE SHOPS, INC. DATED JULY 5, 1985 AND RECORDED IN BOOK 159 AT PAGE 88 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, AS AFFECTED BY FIRST AMENDMENT TO SHORT FORM OF LEASE BY AND BETWEEN AQUIDNECK GROUP, LLC AND CHRISTMAS TREE SHOPS, INC. RECORDED FEBRUARY 15, 2004 IN BOOK 901 AT PAGE 228 AND RE-RECORDED WITH ATTACHMENTS AUGUST 3, 2004 IN BOOK 935 AT PAGE 256 OF THE MIDDLETOWN LAND EVIDENCE RECORDS; AS AMENDED BY SECOND AMENDMENT DATED JANUARY 22, 2010 AND RECORDED FEBRUARY 4, 2010 IN BOOK 1182 AT PAGE 59 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

LEASE BY AND BETWEEN JOHN J. EGAN, JAMES F. CARLIN, WILLIAM P. EGAN AND EARNEST E. SELER, A RHODE ISLAND GENERAL PARTNERSHIP DOING BUSINESS UNDER THE FIRM NAME AND STYLE OF THE AQUIDNECK GROUP AND CHRISTMAS TREE SHOPS, INC. DATED JULY 5, 1985 AND RECORDED IN BOOK 159 AT PAGE 88 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, AS AFFECTED BY FIRST AMENDMENT TO SHORT FORM OF LEASE BY AND BETWEEN AQUIDNECK GROUP, LLC AND CHRISTMAS TREE SHOPS, INC. RECORDED FEBRUARY 15, 2004 IN BOOK 901 AT PAGE 228 AND RE-RECORDED WITH ATTACHMENTS AUGUST 3, 2004 IN BOOK 935 AT PAGE 256 OF THE MIDDLETOWN LAND EVIDENCE RECORDS; AS AMENDED BY SECOND AMENDMENT DATED JANUARY 22, 2010 AND RECORDED FEBRUARY 4, 2010 IN BOOK 1182 AT PAGE 59 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

LEASE BY AND BETWEEN AQUIDNECK GROUP AND SHAW'S SUPERMARKETS, INC. AS EVIDENCED BY A NOTICE OF LEASE DATED OCTOBER 1, 1992 AND RECORDED DECEMBER 8, 1992 IN BOOK 296 AT PAGE 38 OF THE MIDDLETOWN LAND EVIDENCE RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

LEASE BY AND BETWEEN THE AQUIDNECK GROUP AND AAA SOUTH CENTRAL NEW ENGLAND AS EVIDENCED BY A MEMORANDUM OF LEASE DATED OCTOBER 31, 1991 AND RECORDED NOVEMBER 14, 1991 IN BOOK 261 AT PAGE 289 OF THE MIDDLETOWN LAND EVIDENCE RECORDS, AS AFFECTED BY SUBORDINATION AGREEMENT DATED AUGUST 31, 2001 AND RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN ON OCTOBER 19, 2001 AT 8:13 A.M. IN BOOK 614 AT PAGE 182. RESPONSE: AFFECTS SUBJECT PARCEL, NOT PLOTTABLE.

PERMANENT LOOP DETECTOR EASEMENT IN FAVOR OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION DATED OCTOBER 22, 2015 AND RECORDED IN BOOK 1449, PAGE 7 OF THE MIDDLETOWN LAND RECORDS. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.

RIGHTS OF OTHERS IN AND TO ANY BROOKS OR STREAMS RUNNING THROUGH OR ALONG THE LAND. RESPONSE: BAILEY BROOK SHOWN ON SURVEY

RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS FOR THE BENEFIT OF: RESPONSE: NO UNRECORDED LEASES PROVIDED, NOT A SURVEY MATTER.

MATTERS SHOWN ON THAT SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY, AQUIDNECK CENTER, MIDDLETOWN, R.I." PREPARED BY DIPRETE ENGINEERING, TWO STAFFORD COURT, CRANSTON, R.I., DATED _____, AS FOLLOWS: a. OVERHEAD WIRES OVER PROPERTY LINE; b. GUY WIRE OVER PROPERTY LINE; AND c. UTILITY POLE ON PROPERTY LINE. RESPONSE: ALL MATTERS SHOWN ON SURVEY.

Surveyor's Certificate:

TO: CROSSPOINT ASSOCIATES, CHICAGO TITLE INSURANCE COMPANY, AND EASTERN BANK, ITS SUCCESSORS AND ASSIGNS

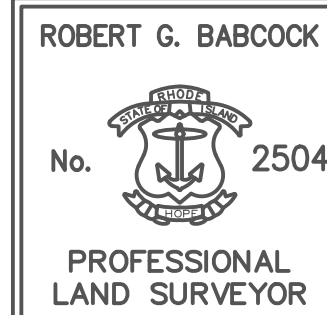
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2019. DATE OF PLAT OR MAP: OCTOBER 25, 2021

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: CLASS I

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

Signature of Robert G. Babcock, dated 10/25/21. ROBERT G. BABCOCK, RIPLS #2504, COA #L5.000A160



ALTA/NSPS Land Title Survey Aquidneck Center Middletown, Rhode Island

Crosspoint Associates 300 Third Avenue Suite 2, Wallingham, Massachusetts 02515 tel (508) 655-0595 fax (781) 890-6600

CLIENT: Crosspoint Associates

Drawn By: A.I.F.

Table with 4 columns: No., Date, Description, D.P.

Table with 4 columns: No., Date, Description, D.P.

DiPrete Engineering logo and contact information: Two Stafford Court Cranston, RI 02920 tel 401-943-1000 fax 401-641-6006 www.diprete-eng.com

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z:\demain\projects\2162-004-aquidneck-center\unocsd.dwg (img) 2162-004-alta.dwg Plotter: 10/25/2021



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	GBA-TRAFFIC SENSITIVE BUSINESS	531,568 SF (12.20 ACRES)
MINIMUM FRONTAGE AND LOT WIDTH:	LARGE-SCALE SHOPPING CENTER	868.25'
	80,000 SF	200' (300' FOR TRAFFIC SENSITIVE AREAS)
MINIMUM FRONT:		10'
MINIMUM SIDE YARD:		50'
MINIMUM REAR YARD:		50'
MAXIMUM STRUCTURE HEIGHT:		40'
MAXIMUM LOT BUILDING COVERAGE:		25%
LANDSCAPE BUFFER STRIP FRONT:	25' FOR SHOPPING CENTERS	0' (SAME AS EXISTING)
LANDSCAPE BUFFER STRIP SIDE & REAR:	20' FOR SHOPPING CENTERS	15' (SIDE)

DEVELOPMENT DATA:

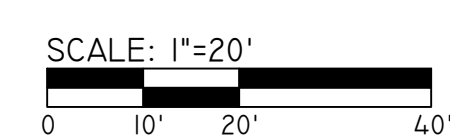
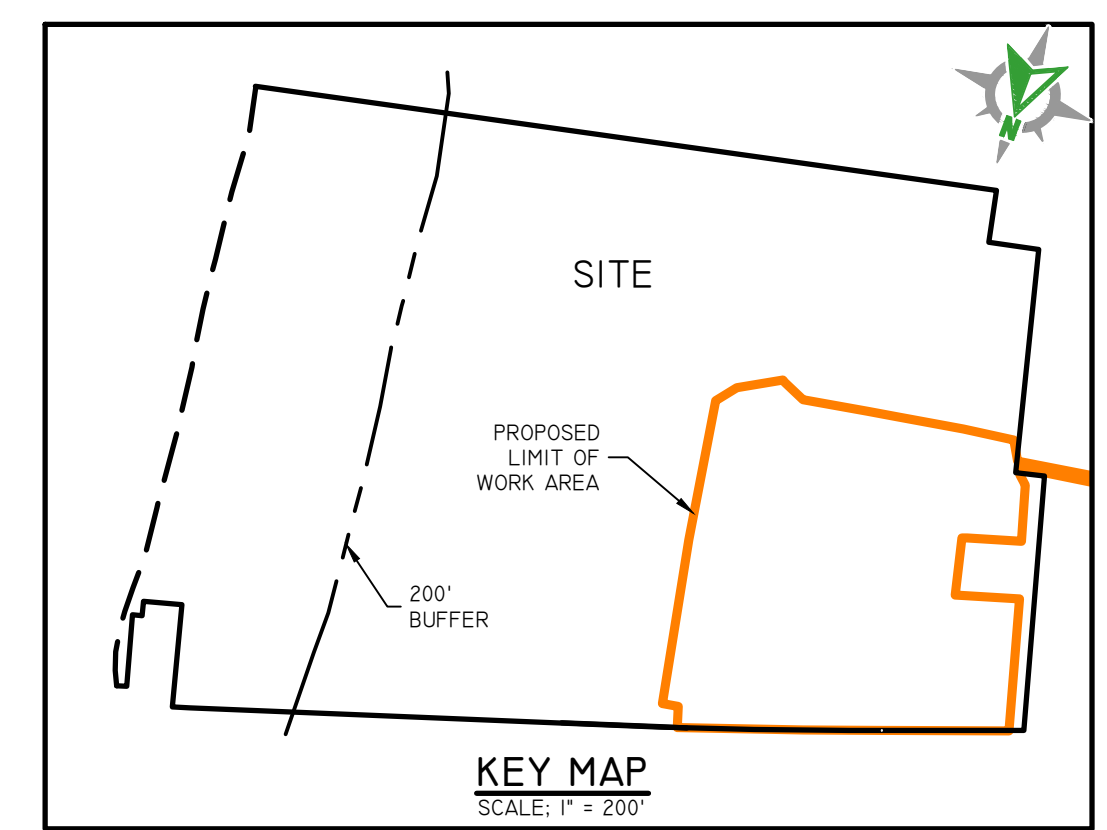
TOTAL SITE AREA:	12.20 ACRES (531,568 SF)
EXISTING TOTAL BUILDING AREA*	157,020 SF * (INCLUDES TENANT STORAGE)
EXISTING TOTAL BUILDING FOOTPRINT:	138,192 SF
PROPOSED BUILDING AREA:	2,210 SF
TOTAL LOT BUILDING COVERAGE:	138,192 + 2,210 / 531,568 SF = 26.4%
TOTAL SEATING (INDOOR/OUTDOOR):	52 SEATS

PARKING REGULATIONS:

PARKING USE:	LARGE SCALE SHOPPING CENTER
PARKING REQUIREMENT:	2.5 SPACES FOR EACH 1,000 SF OF GROSS LEASABLE FLOOR AREA (GLFA)
EXISTING PARKING SPACES **:	523 SPACES (INCLUDES 22 ADA SPACES)
PARKING CALCULATION:	157,020 + 2,210 / 1,000 SF = 159.23 159.23 X 2.5 = 398.08 = 399 SPACES REQUIRED
REQUIRED PARKING SPACES PER ZONING:	399 SPACES
REQUIRED PARKING SPACES PER LEASE:	504 SPACES
PARKING SPACES PROVIDED **:	512 SPACES + 11 CART CORRAL SPACES

* PROVIDED BY CROSSPOINT
 ** CALCULATED BASED ON REFERENCE PLAN

GLFA DEFINITION: THE TOTAL FLOOR AREA OF A COMMERCIAL OR INDUSTRIAL BUILDING DESIGNED FOR OCCUPANCY AND EXCLUSIVE USE BY A TENANT, INCLUDING MEZZANINES AND UPPER FLOORS, IF ANY, AND EXCLUDING STAIRS, ELEVATOR SHAFTS, AIR SHAFTS, PUBLIC TOILETS, UTILITY AND MECHANICAL EQUIPMENT AREAS WHICH ARE USED SOLELY FOR THE MAINTENANCE OF THE BUILDING.



DiPrete Engineering
 90 Broadway Newport, RI 02840
 tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com

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MOLLY R. TITUS
 No. [Signature]
 REGISTERED PROFESSIONAL ENGINEER CIVIL

CP Crosspoint

THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING IS A MEMBER OF THE CROSSPOINT GROUP OF COMPANIES.
 REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING, INC., PROVIDES PROFESSIONAL ENGINEERING SERVICES FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THIS PLAN AND DESIGN.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY NOTE ON SHEET 5.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10-02-2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NMP	
2				
3				

DESIGN BY: NMP

SITE LAYOUT PLAN
AQUIDNECK CENTRE
 ASSESSOR'S PLAT 107SE LOT 106
 MIDDLETOWN, RHODE ISLAND

PREPARED FOR:
AQUIDNECK GROUP LLC c/o CROSSPOINT ASSOCIATES, INC.
 180 NEEDHAM STREET 1, SUITE 255, NEWTON, MA 02464
 TEL (608) 655-9505

DE JOB NO.: 218-2024-001. COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **7** OF 12

Z:\DEPMAN\PROJECTS\2182-001_AQUIDNECK CENTER\AUTOCAD DRAWINGS\2182-001-PLAN-DWG-PLN-1.DWG PLN1.TB 6/19/2022

Bike Rack Details

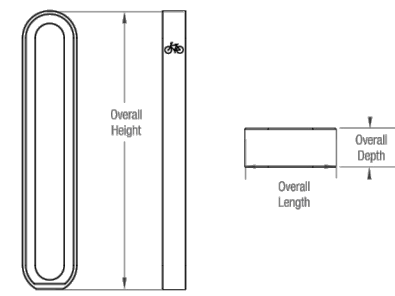


OLYMPIA™ BIKE RACK

The Olympia Bike Rack's smooth, fluid curves combined with the strength that comes with solid corrosion-resistant cast aluminum construction make this rack a perfect choice for parks, corporate campuses and more. Its stand-alone, space-saving design allows for an unlimited number of configuration options for ultimate design flexibility.

MATERIAL & FINISHES	INSTALLATION & MAINTENANCE
<p>MATERIAL</p> <ul style="list-style-type: none"> Body is made of corrosion-resistant cast aluminum with a powdercoat finish. <p>FINISHES</p> <ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal castings, glass powdercoats are not offered for cast components. 	<p>INSTALLATION</p> <ul style="list-style-type: none"> Olympia Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and torque-resistant stainless steel screws are included. <p>MAINTENANCE</p> <ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

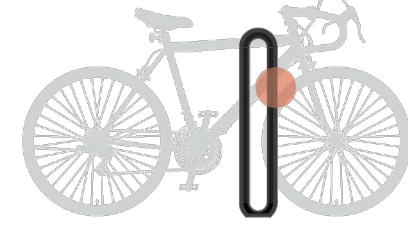
NOMINAL DIMENSIONS



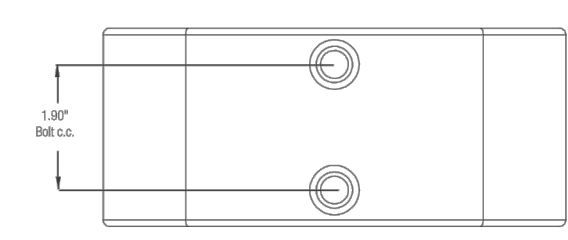
OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
7' (218 mm)	3' (91 mm)	35.6" (904 mm)	22.2 lbs (10.1 kg)

LOCKING POINT AND CONFIGURATION EXAMPLES

The Olympia Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.



A standard U-lock can be locked at this location to meet APSP guidelines for security and functionality.

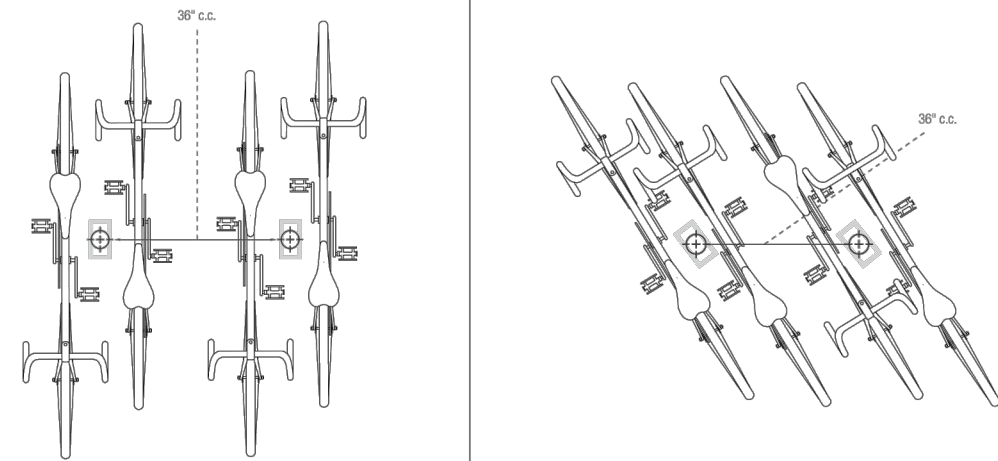


FORMS+SURFACES™

NOTE: NOT FOR CONSTRUCTION

OLYMPIA™ BIKE RACK

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



CONFIGURATION EXAMPLE A

CONFIGURATION EXAMPLE B

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Olympia Bike Rack Environmental Data Sheet for detailed environmental impact information.
- Olympia's aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no-VOC, non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
OR01Y	Olympia Bike Rack

PRODUCT OPTIONS

The following options are available for an upcharge

- Premium Texture Colors from Forms+Surfaces Powdercoat Chart
- Custom RAL powdercoat color

LEAD TIME: 4 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at 800.451.0410 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, powdercoat color for body casting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

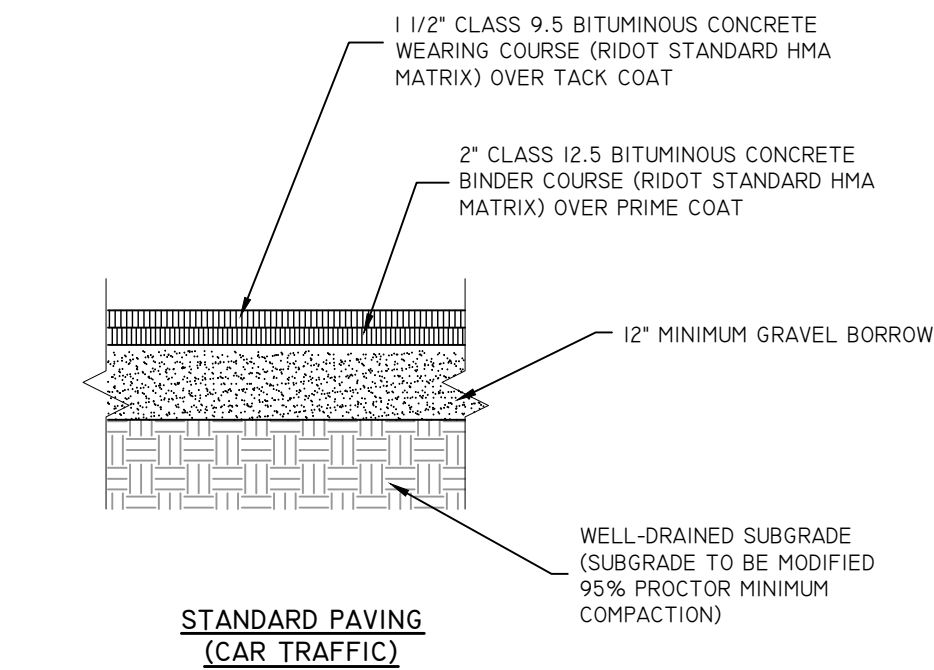
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BIKE RACK DETAILS 58

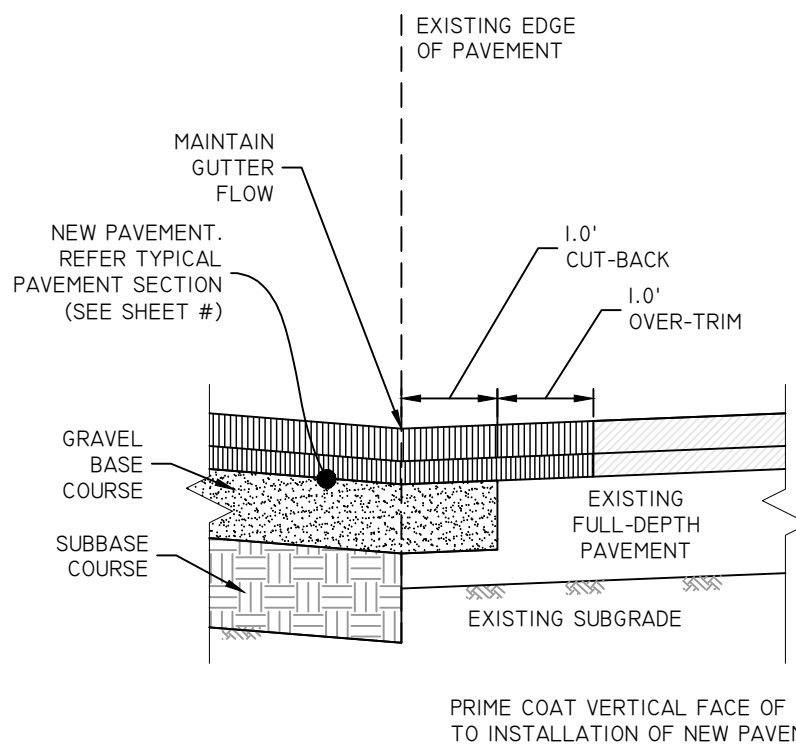
BICYCLE RACK DETAIL

NOT TO SCALE



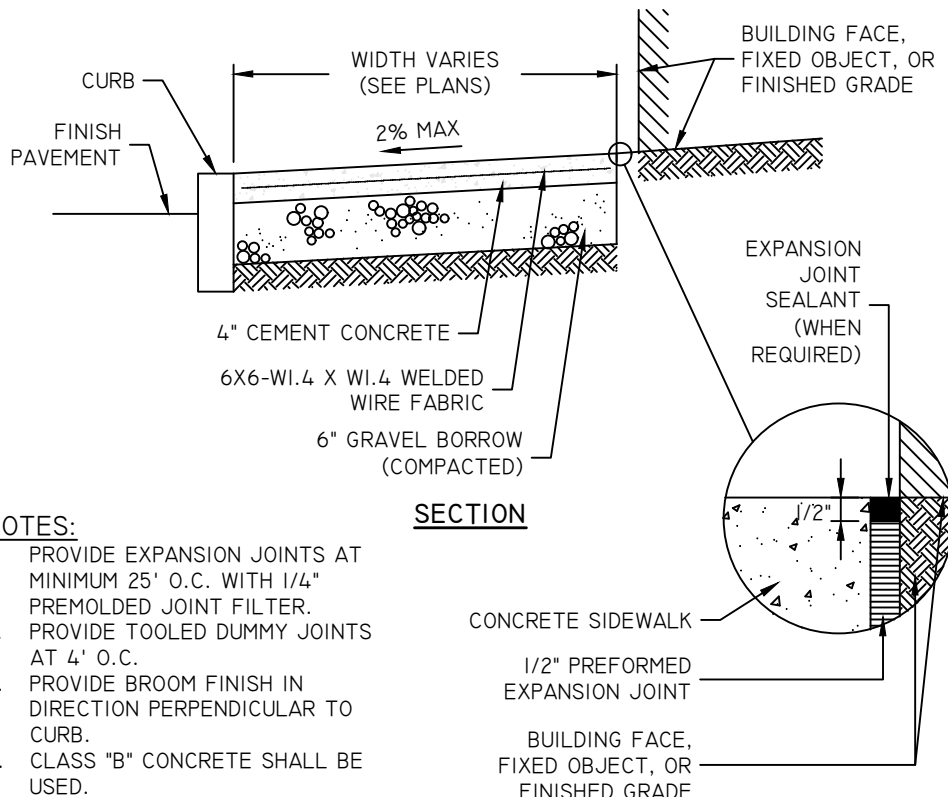
TYPICAL PAVEMENT SECTION

NOT TO SCALE



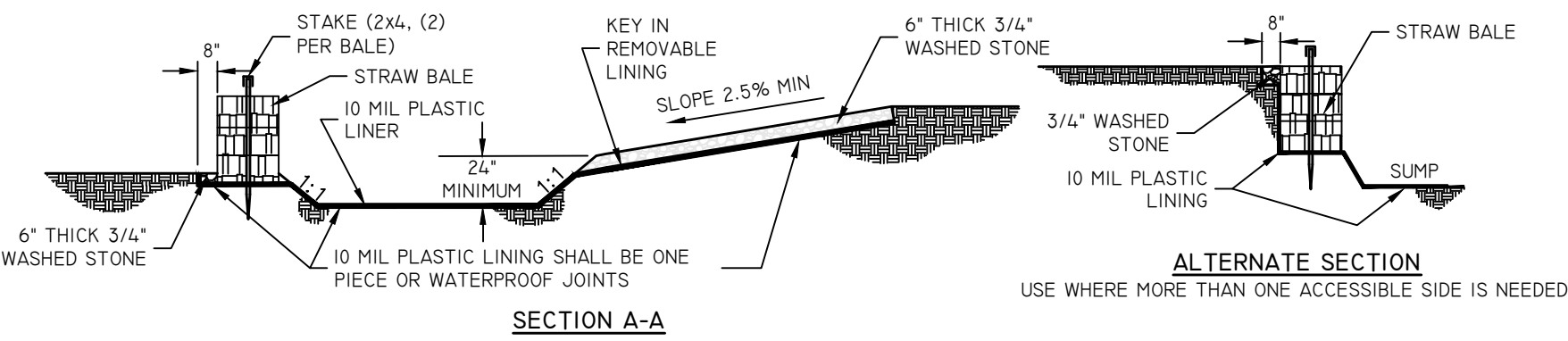
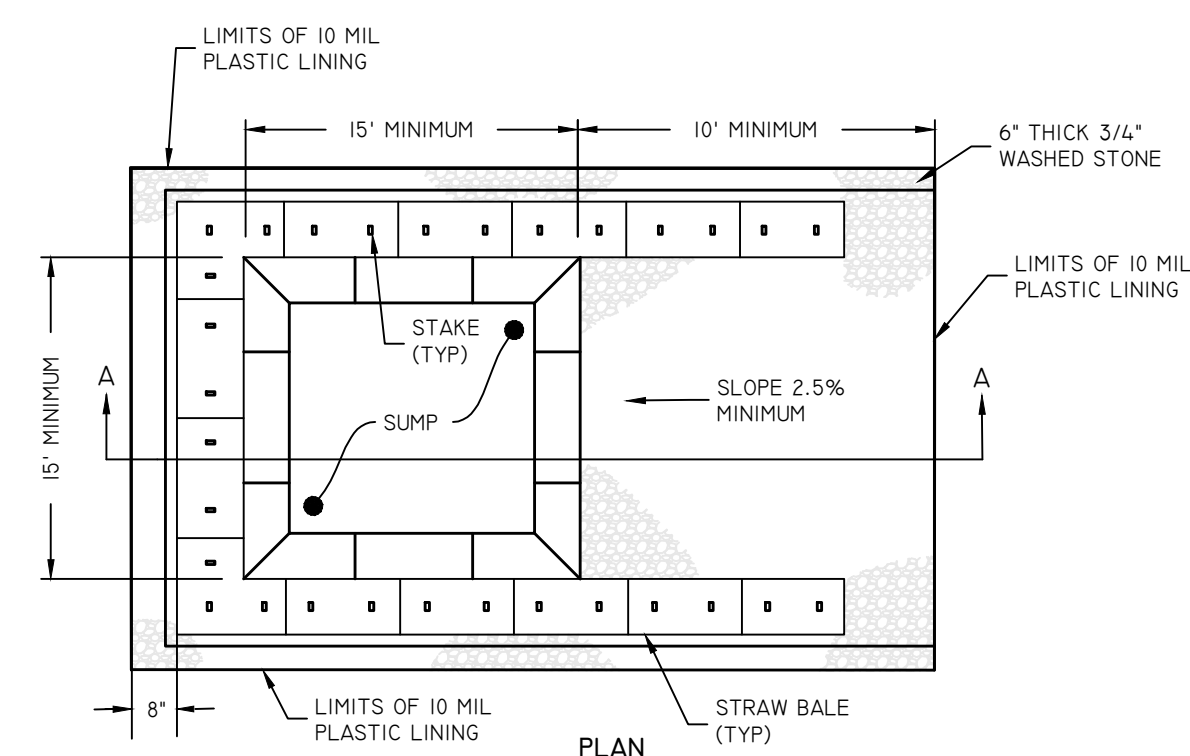
PAVEMENT TIE-IN DETAIL

NOT TO SCALE



CONCRETE SIDEWALK

NOT TO SCALE



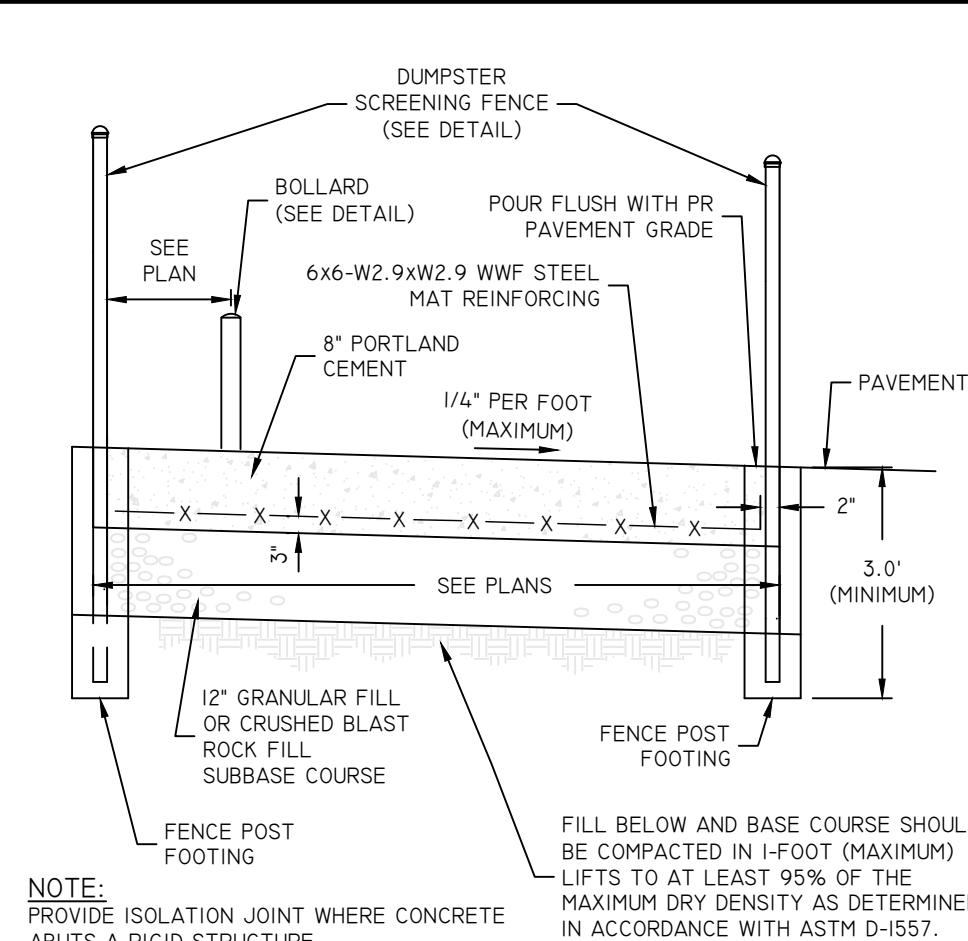
WASHOUT SIGN

CONCRETE WASHOUT AREA

NOT TO SCALE

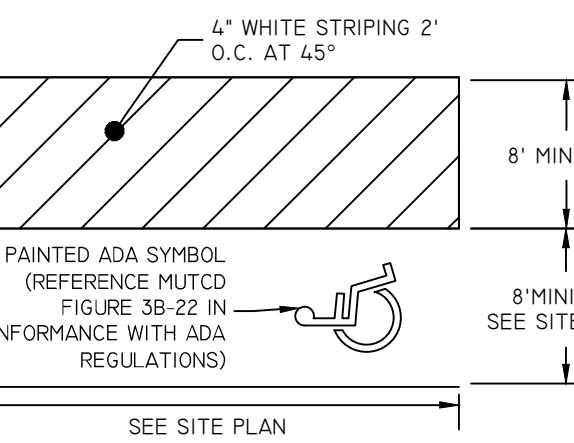
NOTES:

- PIT IS SPECIFICALLY DESIGNED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
- WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
- FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
- FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
- SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
- CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
- MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.



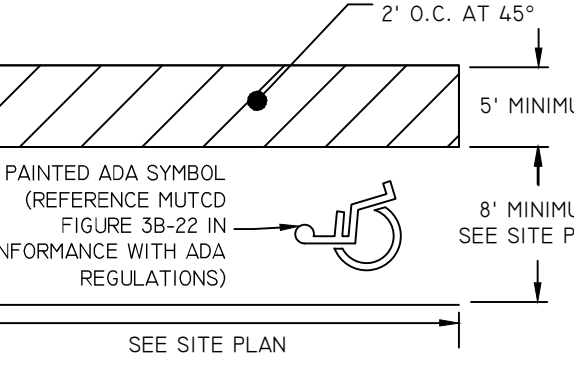
CONCRETE DUMPSTER PAD WITH BOLLARDS AND FENCE

NOT TO SCALE



TYPICAL VAN ACCESSIBLE PARKING SPACE

NOT TO SCALE

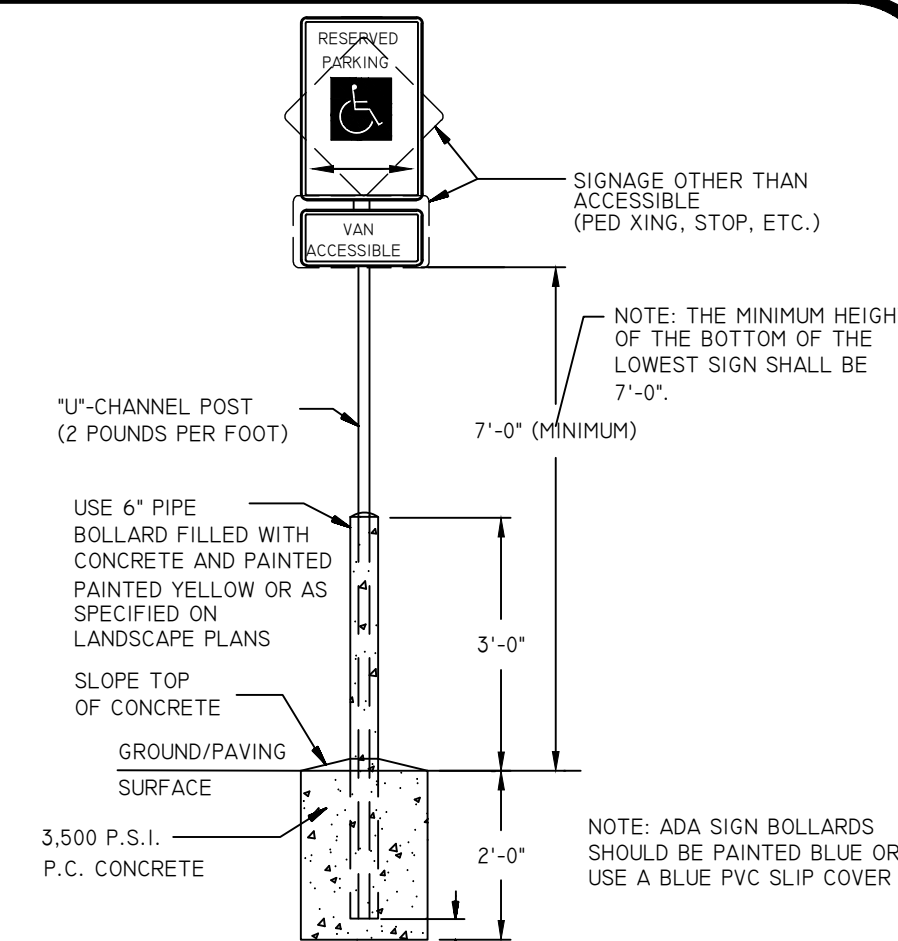


TYPICAL ACCESSIBLE PARKING SPACES

NOT TO SCALE

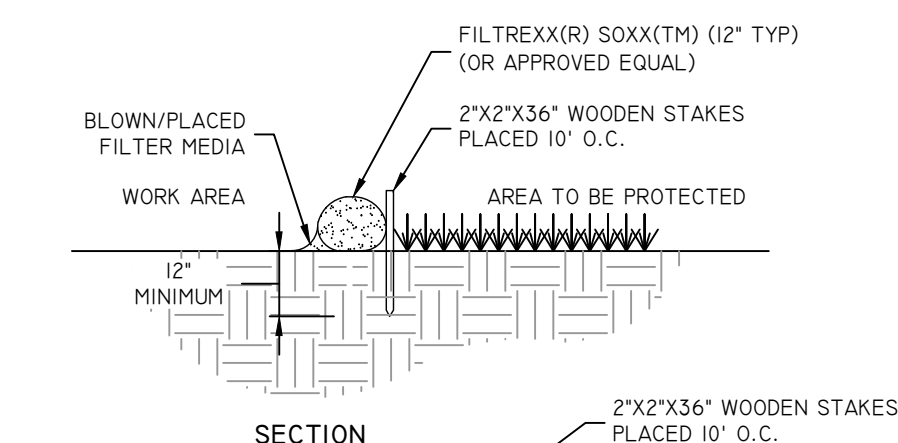
NOTES:

- ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
- APPLY 2 COATS OF TRAFFIC TYPE PAINT. NOT LESS THAN FIVE DAYS AFTER THE LAYING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
- FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/STENCILING OF PAINTED ADA SYMBOL MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.



BOLLARD MOUNTED SIGN DETAIL

NOT TO SCALE

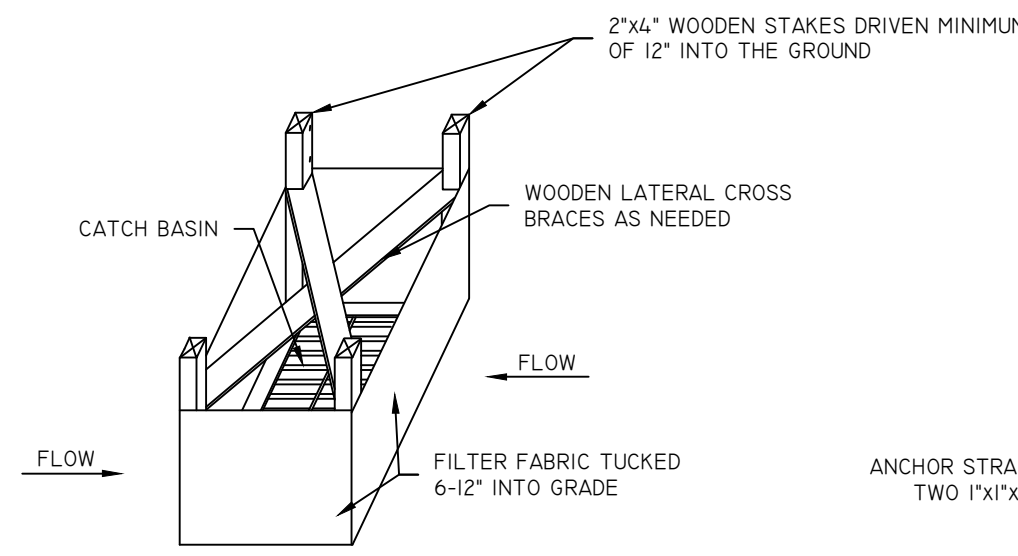


NOTES:

- ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
- FILTRER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
- STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
- SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
- CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)

NOT TO SCALE



SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

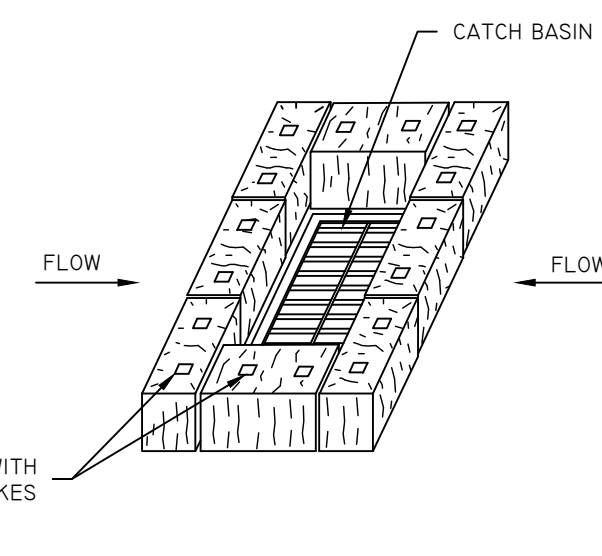
NOT TO SCALE

NOTES:

- STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
- SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
- REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

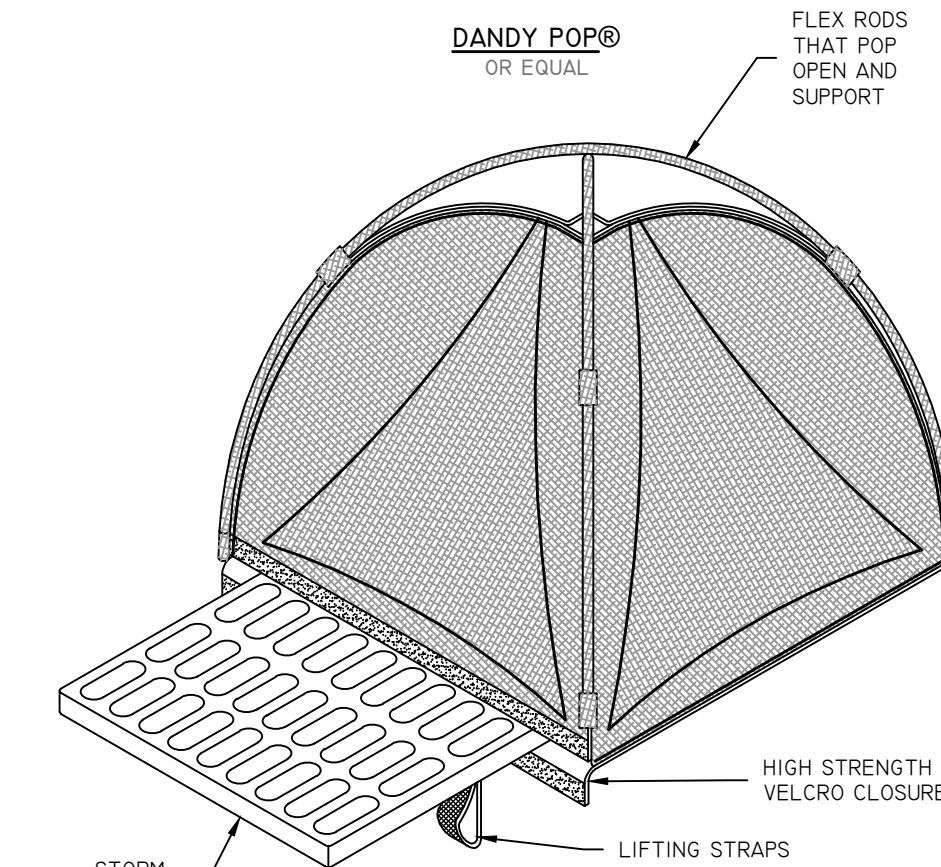
CATCH BASIN EROSION CONTROL

NOT TO SCALE



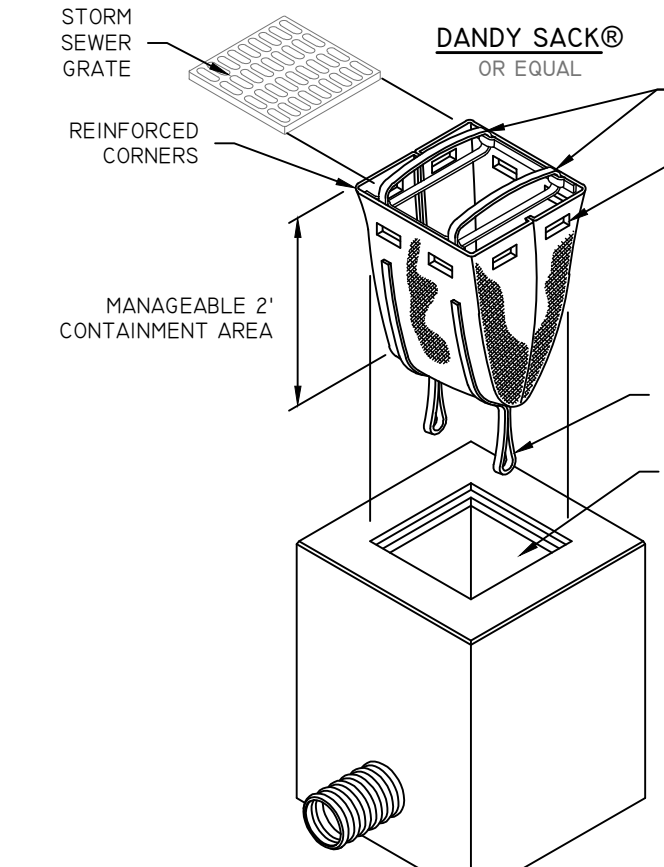
STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOT TO SCALE



INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



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MOLLY R. TITUS
 No. [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

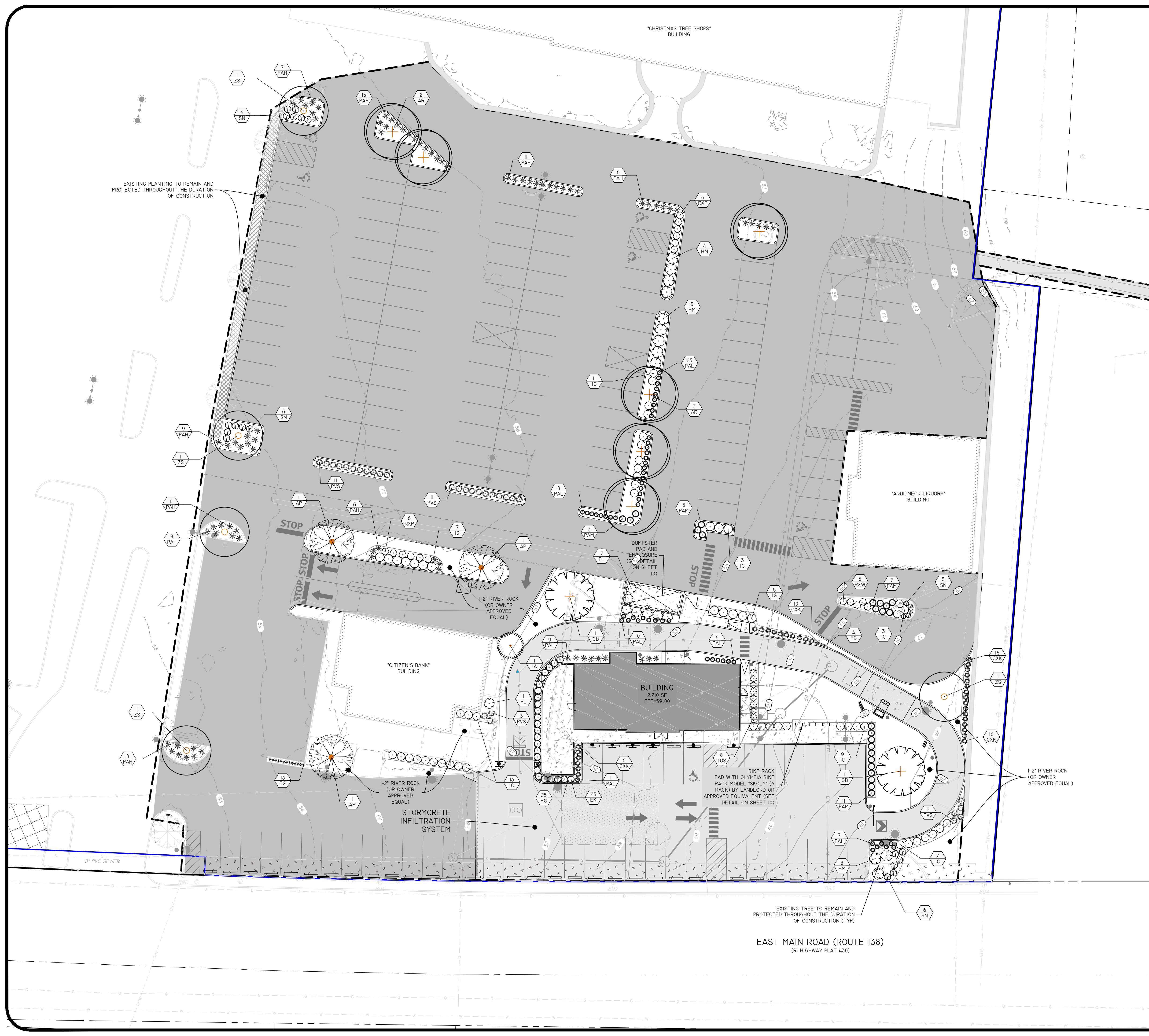
CP
 Crosspoint

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 DIPRETE ENGINEERING IS A MEMBER OF THE FORMS+SURFACES GROUP.
 REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING, INC., 90 BROADWAY, NEWPORT, RI 02840. TEL: 401-619-5890 FAX: 401-464-6006 WWW.DIPRETE-ENG.COM
 THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, SURVEYING, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND DESIGN AND CONSTRUCTION OF THE PROJECT.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION.
 DESIGN BY: SDH

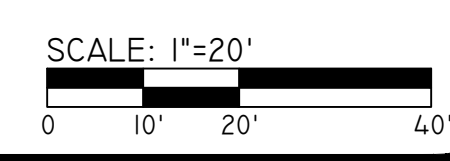
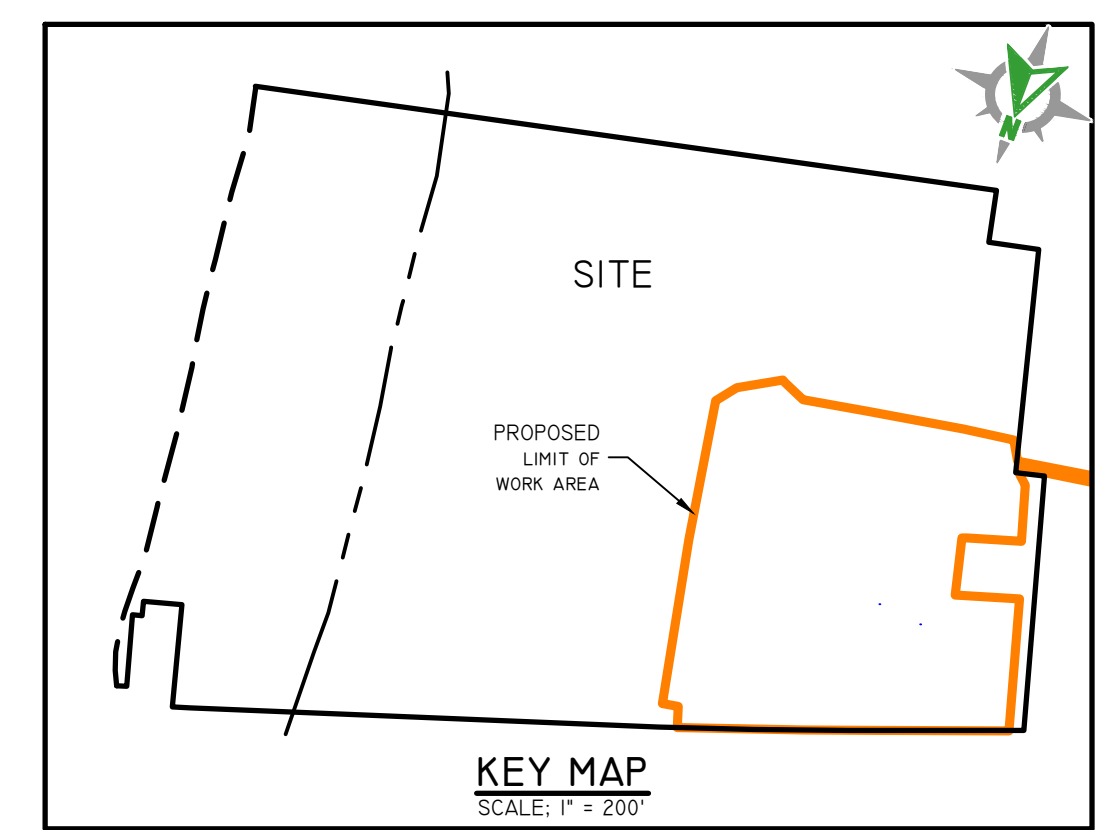
DATE: 10/26/2022
 REVIEW: [Signature]
 DESIGN BY: SDH

DETAIL SHEET
AQUIDNECK CENTRE
 ASSESSOR'S PLAT 107SE LOT 106
 MIDDLETOWN, RHODE ISLAND
 PREPARED FOR:
AQUIDNECK GROUP LLC c/o CROSSPOINT ASSOCIATES, INC.
 180 WEDDAP STREET 1, SUITE 255, NEWTON, MA 02464
 TEL: (603) 655-9505

Z:\DEPARTMENT\PROJECTS\182-000_AQUIDNECK CENTER\AUTOCAD DRAWINGS\182-000-LAND\DWG PLANTING 6/19/2022

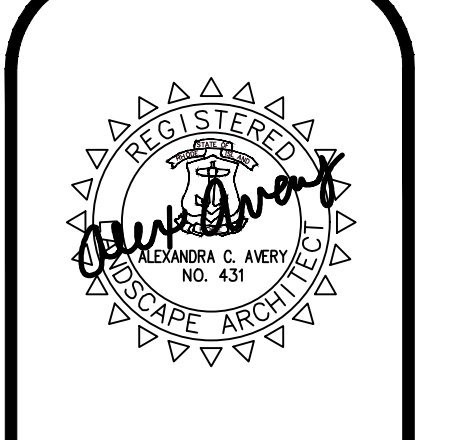


- PLANTING NOTES:**
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
 - CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
 - ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
 - PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
 - ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
 - CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
 - ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED. GRAVEL IS PROPOSED IN SOME PORTIONS OF THE SITE.
 - TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
 - CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
 - RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
 - ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
 - LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
 - IRRIGATION BY OWNER/OTHERS.
 - THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.



DiPrete Engineering
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THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.

DIPRETE ENGINEERING IS A MEMBER OF PLANS ON A DIPRETE GROUP. DIPRETE GROUP IS A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY DISTURBANCE OF UTILITIES. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
1	10/20/2021	LEVEL CURRENT PLAN REVIEW SUBMISSION	NJP
2			BT
3			DESIGN BY: NNP

LANDSCAPE PLAN

AQUIDNECK CENTRE
 ASSESSOR'S PLAT 107SE LOT 106
 MIDDLETOWN, RHODE ISLAND

PREPARED FOR:
AQUIDNECK GROUP LLC c/o CROSSPOINT ASSOCIATES, INC.
 180 WEDDAP STREET 1, SUITE 255, NEWTON, MA 02464
 TEL (608) 655-9505

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SHEET 11 OF 12

PLANT SCHEDULE

TREES *	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	AP	3	Acer palmatum `Bloodgood`	Bloodgood Japanese Maple	B & B	4" cal
	AR	6	Acer rubrum `Red Sunset`	Red Sunset Swamp Maple	B & B	4" cal
	GB	2	Ginkgo biloba `Autumn Gold`	Maidenhair Tree	B&B/ Male	4" cal
	ZS	5	Zelkova serrata `Green Vase`	Sawleaf Zelkova	B & B	4" cal
EVERGREENS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	IA	1	Ilex opaca `Jersey Knight`	American Holly	6` HT MIN	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	EK	25	Euonymus kiautschovicus `Manhattan`	Manhattan Euonymus	3` HT MIN	
	HM	12	Hydrangea macrophylla `Endless Summer` TM	Bailmer Hydrangea	5 gal	
	IC	43	Ilex crenata `Helerii`	Heler Japanese Holly	5 gal	
	IG	15	Ilex glabra `Shamrock`	Inkberry	3-4` HT	
	PL	8	Prunus laurocerasus `Schipkaensis`	Schipka Cherry Laurel	4` HT	
	RXP	12	Rosa x `Pink Knockout`	Pink Knockout Rose	3 gal	
	RXW	5	Rosa x `White-Out`	White-Out Rose	3 gal	
	SN	5	Spiraea nipponica `Snowmound`	Snowmound Spirea	1 gal	
		18	Spiraea nipponica `Snowmound`	Snowmound Spirea	5 gal	
	TOS	8	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	6` HT MIN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	CXK	32	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal	
	FG	42	Festuca glauca `Elijah Blue`	Blue Fescue	1 gal	
	PVS	30	Panicum virgatum `Shenendoah`	Burgundy Switch Grass	1 gal	
	PAH	84	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	1 gal	
	PAL	55	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass	1 gal	
	PAM	24	Pennisetum alopecuroides `Moudry`	Oriental Fountain Grass	1 gal	

* TREES MUST BE A MINIMUM OF 7' TALL AT TIME OF INSTALLATION.

**Town of Middletown
Zoning Section 521.3 Landscaping**

A. EXISTING VEGETATION TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS (WHENEVER POSSIBLE). TREES HAVING GREATER THAN 18" DBH ARE PRESERVED (WHENEVER POSSIBLE). TREES HAVING GREATER THAN 18" DBH THAT CANNOT BE PRESERVED ARE REPLACED WITH TWO TREES OF AT LEAST 4" DBH.

EXISTING TREES SHALL PRESERVED WHERE FEASIBLE.

B. AMOUNT REQUIRED PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.

PROJECT AREA = 0.581 ACRES	EXISTING	PROPOSED	DIFFERENCE
IMPERVIOUS PROJECT AREA	0.533 ACRES	0.426 ACRES	0.107 ACRE DECREASE
PERCENT PERVIOUS PROJECT AREA	4.8%	26.7% > 25%	21.9% INCREASE

C. SCREENING SCREENING ELEMENTS SUCH AS PLANTINGS, STONE WALLS, BERMS AND/OR FENCES (OR A COMBINATION) PROVIDED ALONG ALL PROPERTY LINES.

EXISTING PLANTINGS AND WALLS ALONG PROPERTY LINE TO REMAIN AND ARE OUTSIDE LIMIT OF WORK.

D. BUFFERS

1. A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT).

EXISTING BUFFER TO REMAIN.

2. ALONG LOT LINES ABUTTING RESIDENTIAL PROPERTIES OR USES FOR ALL USES, A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED. FOR LARGE SCALE SHOPPING CENTERS, A LANDSCAPED BUFFER AT LEAST 50' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.

THERE ARE NO EXISTING LOT LINES THAT ABUT RESIDENTIAL PROPERTY WITHIN THE LIMITS OF THE PROJECT.

3. A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP, IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS.

EXISTING BUFFER BETWEEN EXISTING BUILDINGS AND PARKING LOTS/DRIVEWAYS TO REMAIN. A WAIVER IS REQUESTED FOR THE PROPOSED BUILDING.

E. PLANTINGS PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE.

PLANTINGS ARE NONINVASIVE SPECIES AND PRIMARILY NATIVE TO RHODE ISLAND.

F. TREES

1. DECIDUOUS STREET TREES: PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS. PLANTED IN PLANTER STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB. SPACED NO FURTHER APART THAN 30' ON CENTER. A MINIMUM OF 4" DBH AT TIME OF PLANTING.

EXISTING CONDITIONS ALONG EAST MAIN ROAD TO REMAIN.

2. PARKING LOT TREES

MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES. TREES AT LEAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING SURROUNDED BY AT LEAST 25 FT² OF PERMEABLE UNPAVED AREA.

AT LEAST ONE TREE HAS BEEN PROVIDED FOR EVERY 5 PARKING SPACES. TREES SHALL BE THE APPROPRIATE CALIBER PER "THE AMERICAN STANDARD FOR NURSERY STOCK" (SEE GENERAL NOTE #4) AT TIME OF PLANTING AND SURROUNDED BY AT LEAST 25 FT² OF PERMEABLE UNPAVED AREA.

PARKING LOT TREE REQUIREMENT: 1 PER 5 SPACES

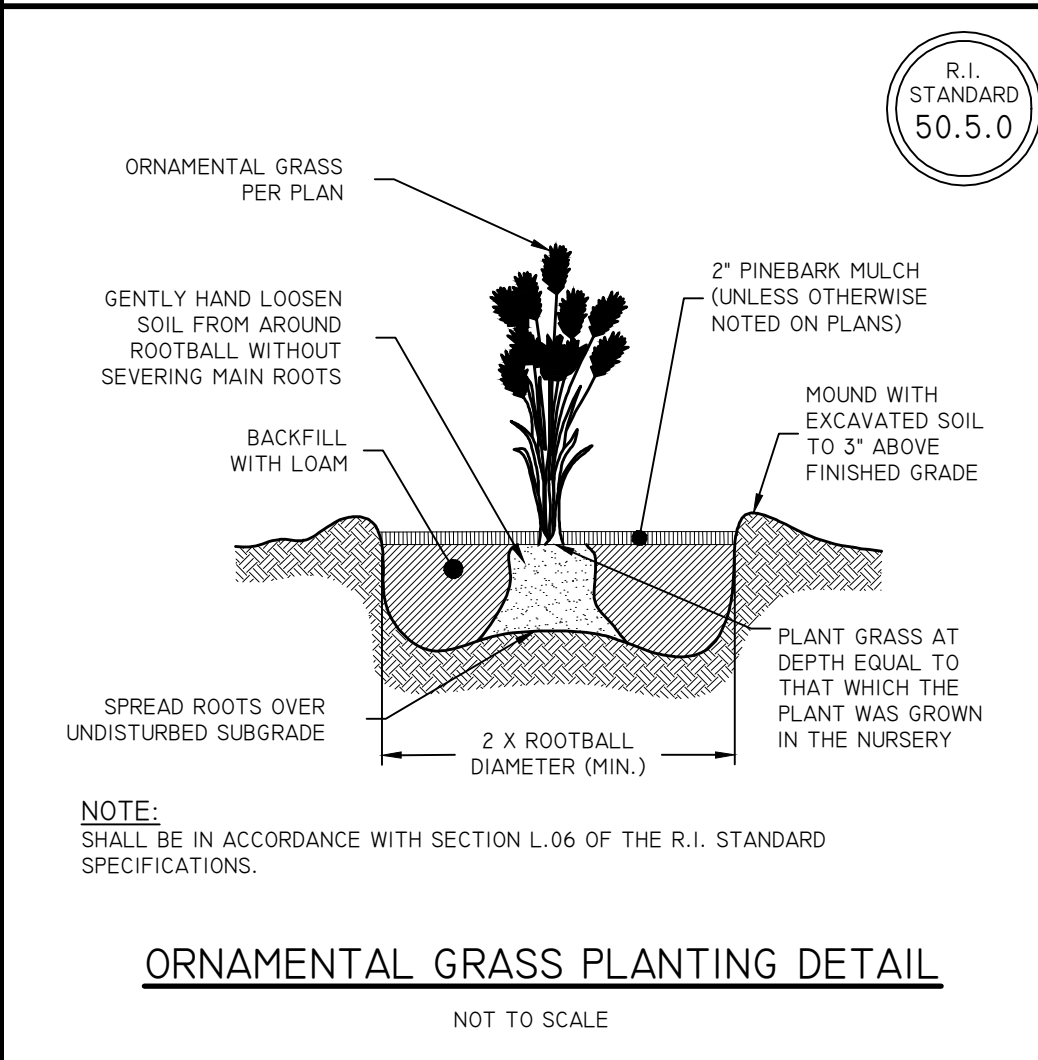
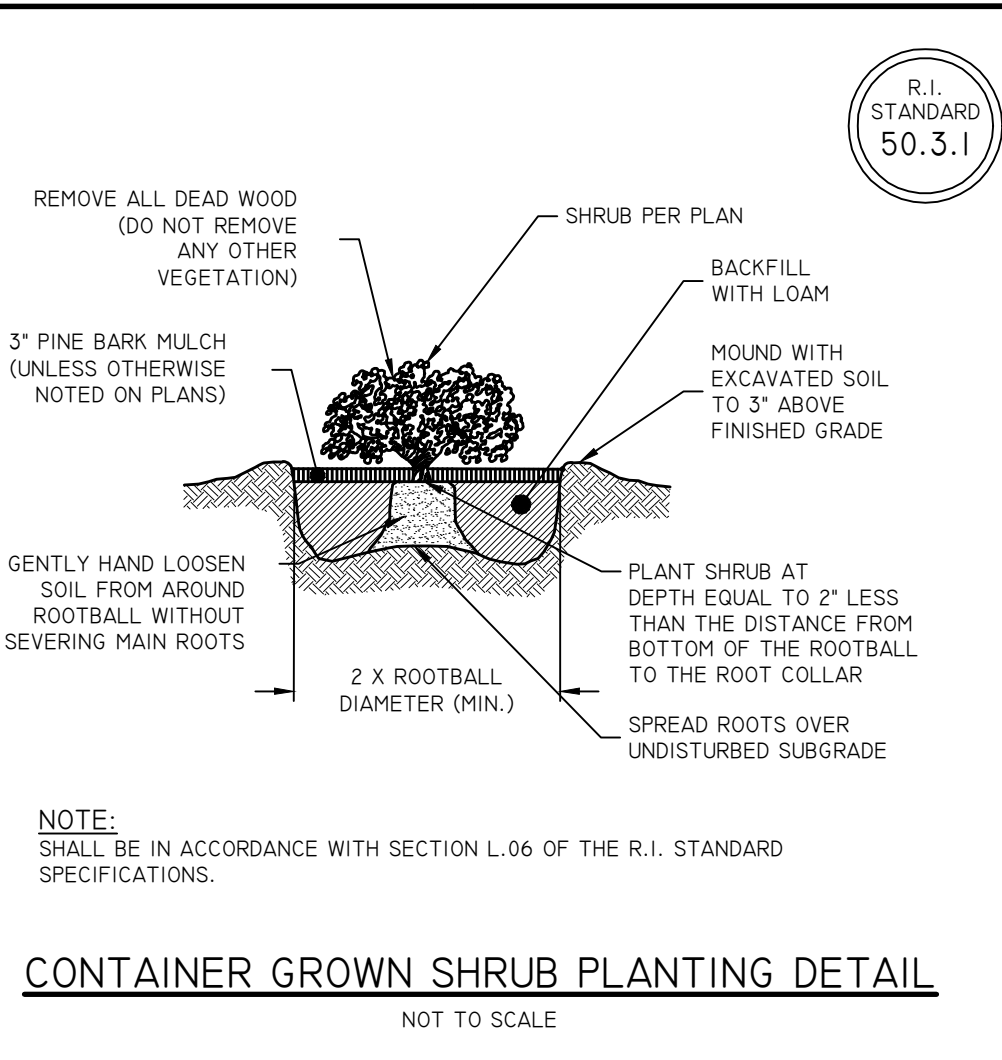
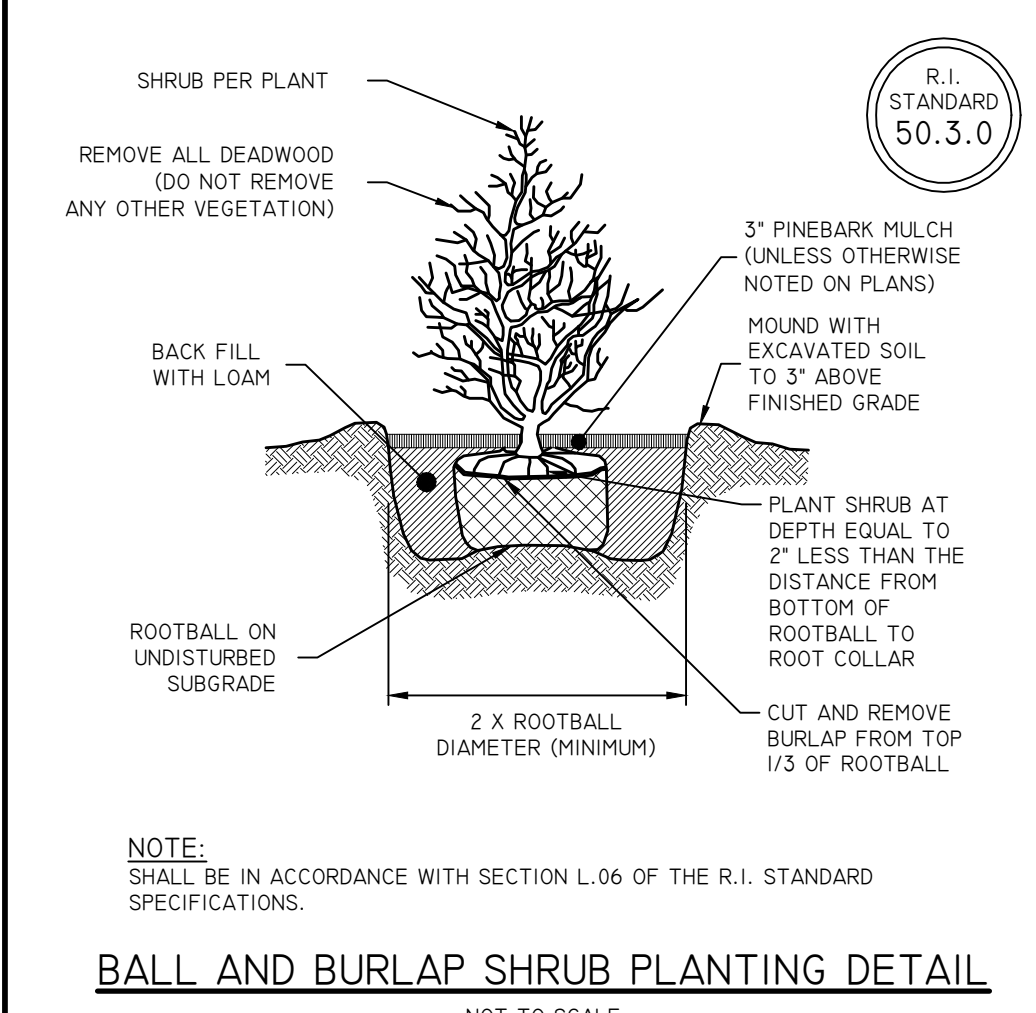
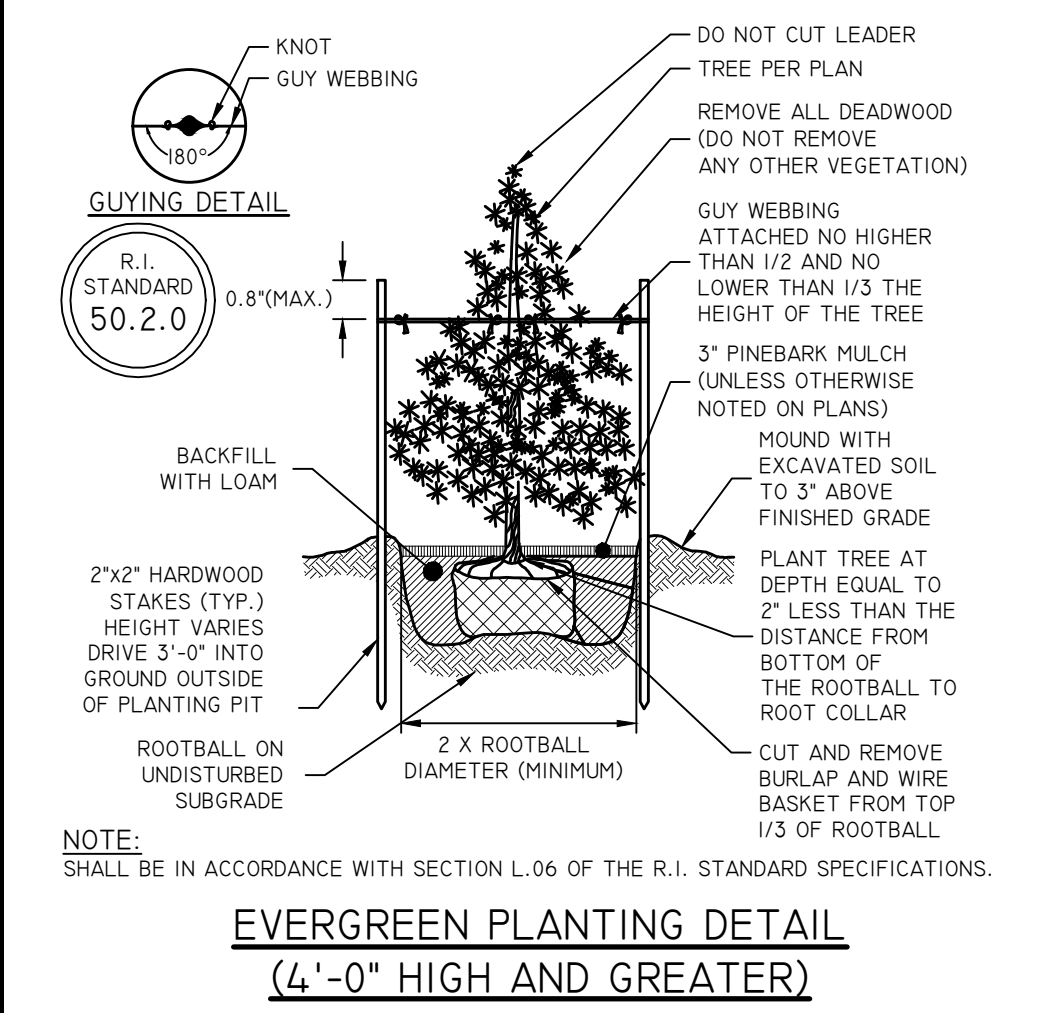
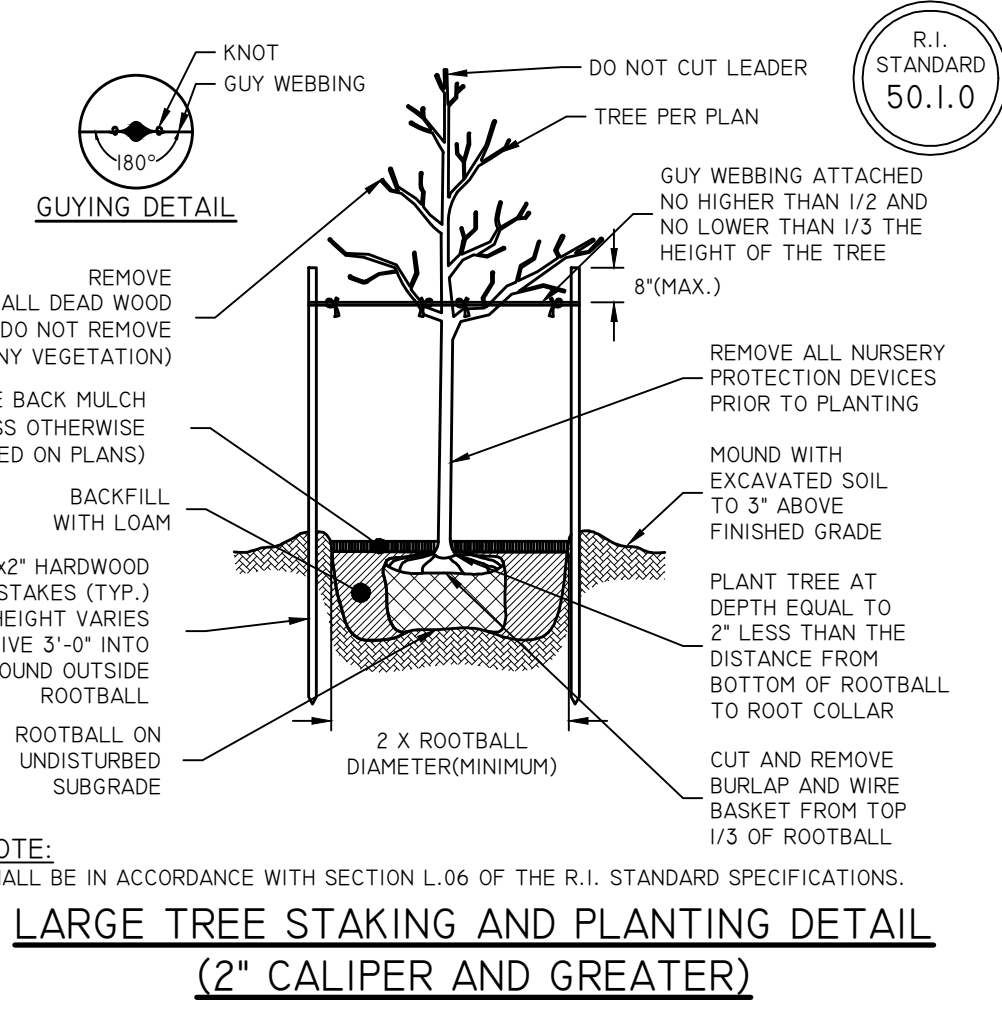
PARKING SPACES:	EXISTING	PROPOSED	DIFFERENCE
REQ. PARKING TREES:	198	163	35 FEWER SPACES
PARKING LOT TREES:	11	16	7 FEWER REQUIRED
			5 MORE TREES (31.25% INCREASE)

G. SCENIC VIEWS SCENIC VIEWS AND HISTORICALLY SIGNIFICANT LANDSCAPE FEATURES PRESERVED TO THE MAXIMUM EXTENT REASONABLY POSSIBLE. CONSISTENT WITH TOWN CODE CHAPTER 96: TREE PRESERVATION AND PROTECTION (SEE CHECKLIST). CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS (SEE CHECKLIST).

NOT APPLICABLE

H. MAINTENANCE FOR LARGE PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED

NOT APPLICABLE



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REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY
NO. 431

CP
Crosspoint

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DATE: 06/20/2022
SCALE: AS SHOWN
DRAWN BY: SDH
CHECKED BY: SDH
DESIGN BY: NMP

LANDSCAPE NOTES & DETAILS

AQUIDNECK CENTRE
ASSESSOR'S PLAT 107SE LOT 106
MIDDLETOWN, RHODE ISLAND

PREPARED FOR:
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