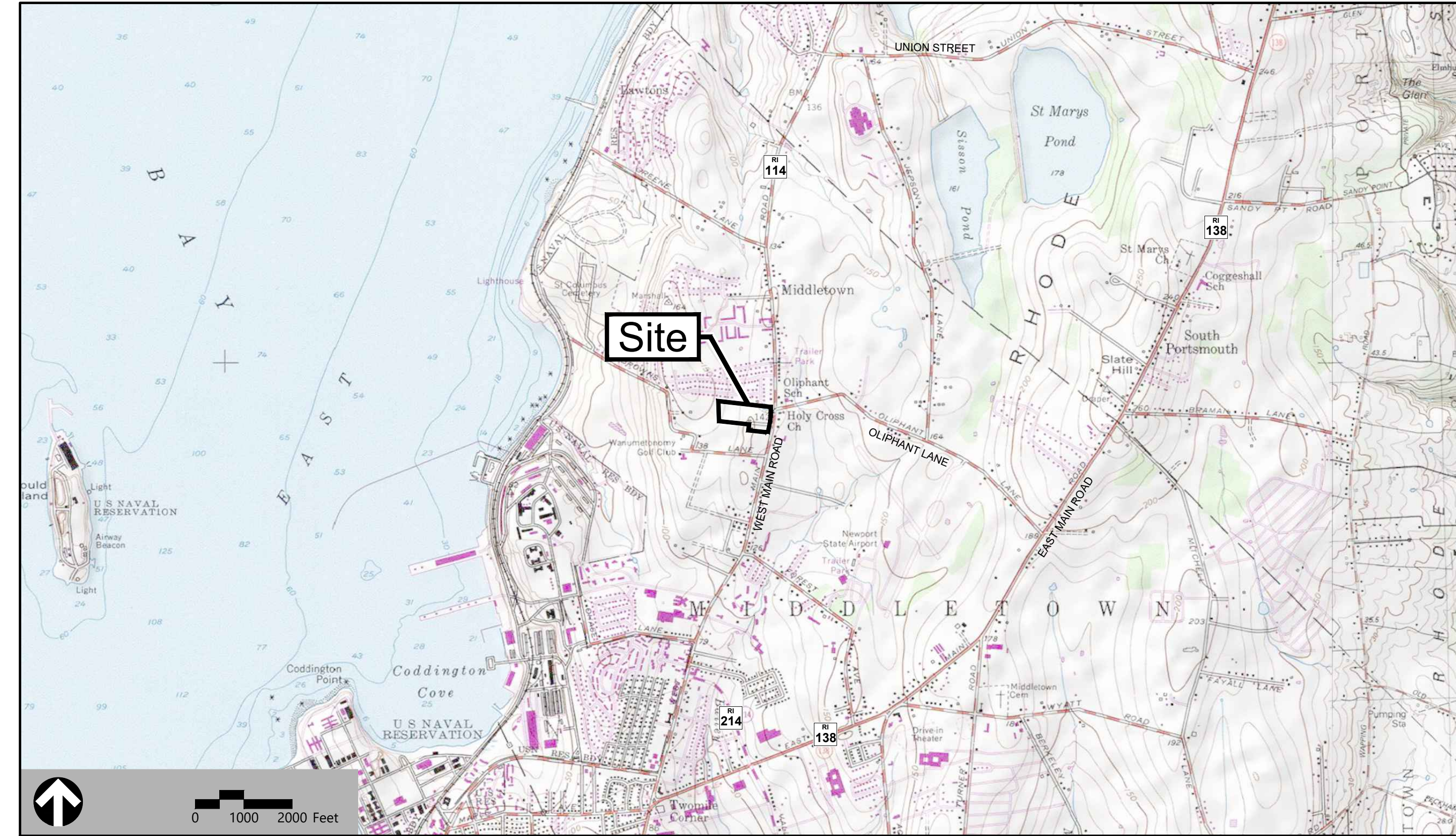


Site Plans

Issued for Permits
 Date Issued April 18, 2022
 Latest Issue June 6, 2022

Proposed Redevelopment

1400 West Main Road
 Middletown, Rhode Island



Owner

CGRI Middletown, LLC
 1414 Atwood Avenue
 Johnston, RI 02919

Applicant

Carpionato Group, LLC
 1414 Atwood Avenue
 Johnston, RI 02919

Assessor's Plat: 106
Lot: 53A

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend And General Notes	June 6, 2022
C2.00	Layout and Materials Plan	June 6, 2022
C3.00	Grading and Drainage Plan	June 6, 2022
C4.00	Utility Plan	June 6, 2022
C5.01	Site Details 1	June 6, 2022
C5.02	Site Details 2	June 6, 2022
C5.03	Site Details 3	June 6, 2022
SESC-1	Soil Erosion and Sediment Control - General Notes & Details	June 6, 2022
SESC-2	Soil Erosion and Sediment Control - Site Plan	June 6, 2022
L1.00	Planting Plan	April 18, 2022
L2.00	Planting Details	April 18, 2022
SL-1	Photometric Site Plan	June 6, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
1	Existing Conditions Survey for Benny's AP 106, Lot 53A	10/01/2019
2	Existing Conditions Survey for Benny's AP 106, Lot 53A	04/06/2018





1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

Exist.	Prop.	Exist.	Prop.	
				PROPERTY LINE
				PROJECT LIMIT LINE
				RIGHT-OF-WAY/PROPERTY LINE
				EASEMENT
				BUILDING SETBACK
				PARKING SETBACK
				BASELINE
				CONSTRUCTION LAYOUT
				ZONING LINE
				TOWN LINE
				LIMIT OF DISTURBANCE
				GRAVEL ROAD
				EDGE OF PAVEMENT
				BITUMINOUS BERM
				BITUMINOUS CURB
				CONCRETE CURB
				CURB AND GUTTER
				EXTRUDED CONCRETE CURB
				MONOLITHIC CONCRETE CURB
				PRECAST CONC. CURB
				SLOPED GRAN. EDGING
				VERT. GRAN. CURB
				LIMIT OF CURB TYPE
				SAWCUT
				BUILDING
				BUILDING ENTRANCE
				LOADING DOCK
				BOLLARD
				DUMPSTER PAD
				SIGN
				DOUBLE SIGN
				STEEL GUARDRAIL
				WOOD GUARDRAIL
				PATH
				TREE LINE
				WIRE FENCE
				FENCE
				STOCKADE FENCE
				STONE WALL
				RETAINING WALL
				STREAM / POND / WATER COURSE
				DETENTION BASIN
				HAY BALES
				SILT FENCE
				SILT SOCK / STRAW WATTLE
				MINOR CONTOUR
				MAJOR CONTOUR
				PARKING COUNT
				COMPACT PARKING STALLS
				DOUBLE YELLOW LINE
				STOP LINE
				CROSSWALK
				ACCESSIBLE CURB RAMP
				ACCESSIBLE PARKING
				VAN-ACCESSIBLE PARKING
				MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
E	ELEVATION
EL	ELEVATION
ELV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GT	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General	
1.	CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2.	CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3.	ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4.	AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) SHALL RECEIVE 4 INCHES LOAM AND SEED.
5.	WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6.	WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7.	UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8.	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9.	AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10.	IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11.	CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12.	DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13.	CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14.	THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE RIDGES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND RIDEM JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH RIDEM AND PREPARE A SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN IN ACCORDANCE WITH RIDEM REGULATIONS.
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.	CURB RADI ARE 3 FEET UNLESS OTHERWISE NOTED.
3.	CURBING SHALL BE PRECAST CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4.	SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5.	PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6.	PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
Demolition	
1.	CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2.	EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3.	CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4.	THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNDISCOVERED OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5.	UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
Erosion Control	
1.	SEE SOIL EROSION AND SEDIMENT CONTROL PLANS SESC-1 AND SESC-2.
Existing Conditions Information	
1.	BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY GAROFALO AND ASSOCIATES, AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY GAROFALO AND ASSOCIATES, DURING FEBRUARY AND APRIL OF 2018.
2.	TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 88.
3.	GEOTECHNICAL DATA INCLUDING BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM GZA.
Document Use	
1.	THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2.	CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3.	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 SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
4.	PAVEMENTS AND CONCRETE SURFACES: FLUSH
5.	ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
6.	LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
7.	THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
8.	CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
9.	UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN: A. DOMESTIC WATER PIPES SHALL BE AS REQUIRED BY NEWPORT WATER DIVISION B. FIRE PROTECTION WATER PIPES SHALL BE DUCTILE IRON PIPE C. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE D. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE
10.	CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMARK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
11.	CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
12.	ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
13.	PROPOSED SERVICES TO NEW BUILDINGS WILL BE PROVIDED FROM EXISTING SITE UTILITY SERVICES UNLESS OTHERWISE INDICATED.

Proposed Redevelopment

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Middletown, Rhode Island

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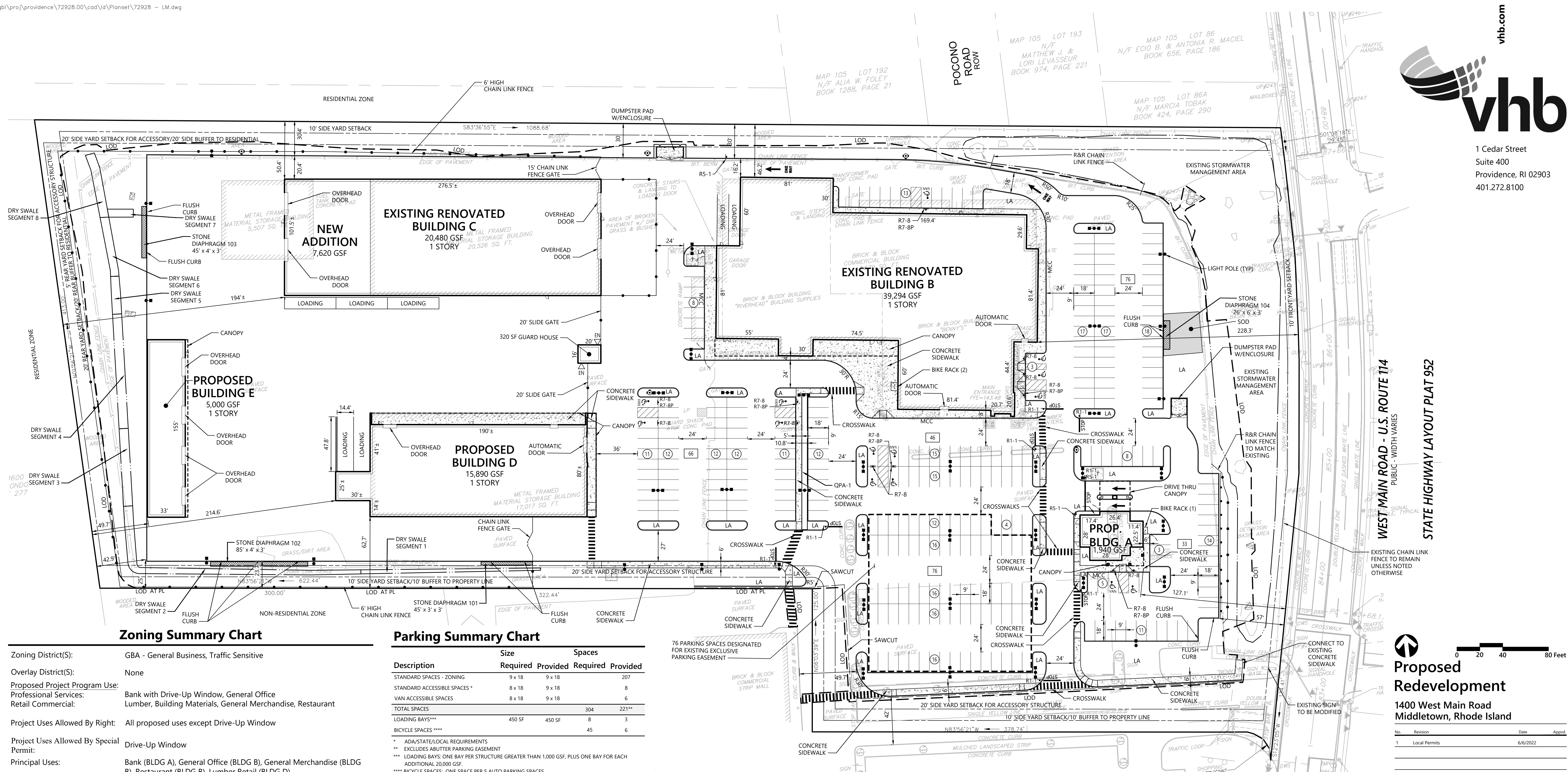
Not For Construction

Drawing Title
Legend and General Notes

Professional Engineer Seal for Renee L. Codega, No. 6517, Registered Professional Engineer.

Sheet 1 of 7

Project Number 72928.00



Zoning Summary Chart

Zoning District(S):	GBA - General Business, Traffic Sensitive		
Overlay District(S):	None		
Proposed Project Program Use:	Bank with Drive-Up Window, General Office		
Professional Services:	Lumber, Building Materials, General Merchandise, Restaurant		
Retail Commercial:			
Project Uses Allowed By Right:	All proposed uses except Drive-Up Window		
Project Uses Allowed By Special Permit:	Drive-Up Window		
Principal Uses:	Bank (BLDG A), General Office (BLDG B), General Merchandise (BLDG C), Restaurant (BLDG D), Lumber Retail (BLDG E)		
Accessory Uses:	Drive-Up Window (BLDG A), Lumber Storage Buildings (BLDG C and E)		

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES - ZONING	9 x 18	9 x 18	207	
STANDARD ACCESSIBLE SPACES *	8 x 18	9 x 18	8	
VAN ACCESSIBLE SPACES	8 x 18	9 x 18	6	
TOTAL SPACES			304	221**
LOADING BAYS***	450 SF	450 SF	8	3*
BICYCLE SPACES****			45	6

* ADA/STATE/LOCAL REQUIREMENTS
 ** EXCLUDES ABUTTER PARKING EASEMENT
 *** LOADING BAYS: ONE BAY PER STRUCTURE GREATER THAN 1,000 GSF. PLUS ONE BAY FOR EACH ADDITIONAL 20,000 GSF.
 **** BICYCLE SPACES: ONE SPACE PER 5 AUTO PARKING SPACES

Parking Requirements - Zoning:

Building Type	Area	Spacings	Requirement	Provided
BANK (BUILDING A)	1,940 SF	4.0 SPACES / 1,000	=	8 SPACES
OFFICE (BUILDING B)	17,000 SF	3.0 SPACES / 1,000	=	51 SPACES
RESTAURANT (BUILDING C)	300 PEOPLE	1.0 SPACES / 3	=	100 SPACES
RETAIL (BUILDING D)	16,294 SF	4.0 SPACES / 1,000	=	66 SPACES
WAREHOUSE/STORAGE (BUILDINGS C AND E)	10 EMPLOYEES	1.0 SPACES / 2	=	5 SPACES
WAREHOUSE/STORAGE (BUILDINGS C AND E)	10 VEHICLES	1.0 SPACES / 1	=	10 SPACES
RETAIL/COMMERCIAL (BUILDING D)	15,890 SF	4.0 SPACES / 1,000	=	64 SPACES
TOTAL PARKING REQUIRED				304 SPACES

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE
RS-1	30"	30"	DO NOT ENTER

Notes

- THE PROJECT REQUIRES A SPECIAL PERMIT FOR THE DRIVE-UP WINDOW ACCESSORY USE AT THE BANK.
- THE PROJECT WILL REQUIRE THE FOLLOWING VARIANCES FROM THE SUBDIVISION REGULATIONS, SECTION 521.
 - LOCATION OF OFF-STREET PARKING. GREATER THAN 50 SPACES ARE LOCATED BETWEEN THE BUILDING AND STREET. EXISTING NON-COMFORMANCE.
 - PARKING LOT SIZE. PARKING SHALL BE BROKEN UP INTO SMALLER LOTS SEPARATED BY A MINIMUM 10 FOOT LANDSCAPED STRIP.
 - BICYCLE SPACES
 - LANDSCAPE BUFFER OF 10 FEET ALONG ALL PROPERTY LINES. EXISTING NON-COMFORMANCE ALONG SOUTHERN PROPERTY LINE ALONG MAIN ENTRANCE DRIVE.
 - LANDSCAPE BUFFER OF 10 FEET BETWEEN BUILDING AND DRIVES OR PARKING.
 - TREES SHALL BE A MINIMUM OF 4-INCH CALIBER DBH AND 7 FEET TALL.
- THE PROJECT WILL REQUIRE THE FOLLOWING VARIANCES FROM THE ZONING ORDINANCE.
 - PRINCIPLE BUILDING HEIGHT.
 - ACCESSORY BUILDING HEIGHT.
 - MAXIMUM BUILDING FOOTPRINT SHALL NOT EXCEED 35,000 SQUARE FEET. BUILDING B IS AN EXISTING NON-COMFORMING BUILDING.
 - PROPERTY LINE BUFFER OF 10 FEET MINIMUM. EXISTING NON-COMFORMANCE ALONG SOUTHERN PROPERTY LINE ALONG MAIN ENTRANCE DRIVE.
 - NUMBER OF PARKING SPACES.
 - NUMBER OF LOADING SPACES.
 - PYLON SIGN SIZE.

Zoning Regulation Requirements	Required	Existing	Provided
MINIMUM LOT AREA	12,000 SF	486,254 SF	486,254 SF
FRONTAGE	100 Feet	554 Feet	554 Feet
FRONT YARD SETBACK	10 Feet	229 Feet	127 Feet
SIDE YARD SETBACK	10 Feet	47 Feet	46 Feet
SIDE YARD SETBACK - ACCESSORY STRUCTURE	20 Feet	51 Feet	50 Feet
REAR YARD SETBACK	20 Feet	243 Feet	214 Feet
REAR YARD SETBACK - ACCESSORY STRUCTURE	5 Feet	145 Feet	49 Feet
MINIMUM LOT WIDTH	100 Feet	478 Feet	478 Feet
MAXIMUM BUILDING HEIGHT - PRINCIPAL STRUCTURE	40 Feet	<40 Feet	Bldg A < 40 Feet Bldg B = 42.15 Feet Bldg D < 40 Feet
MAXIMUM BUILDING HEIGHT - ACCESSORY STRUCTURE	20 Feet	30 Feet	Bldg C = 26.0 Feet Bldg E = 29.5 Feet
MAXIMUM BUILDING COVERAGE	25.0 %	17.8 %	19.9 %
MAXIMUM BUILDING FOOTPRINT FOR ONE BUILDING	35,000 SF	43,667 SF	39,294 SF
PLANTED LANDSCAPE PERCENTAGE	25.0 %	20.1 %	26.1 %
BUFFER TO PROPERTY LINE	10 Feet	0 Feet	0 Feet
BUFFER BETWEEN LOADING/PARKING AND RESIDENTIAL*	20 Feet	30 Feet	30 Feet
BUFFER BETWEEN PARKING AND BUILDING	10 Feet	0 Feet	6 Feet

* CONTAINING A DOUBLE ROW OF COMPACT EVERGREEN



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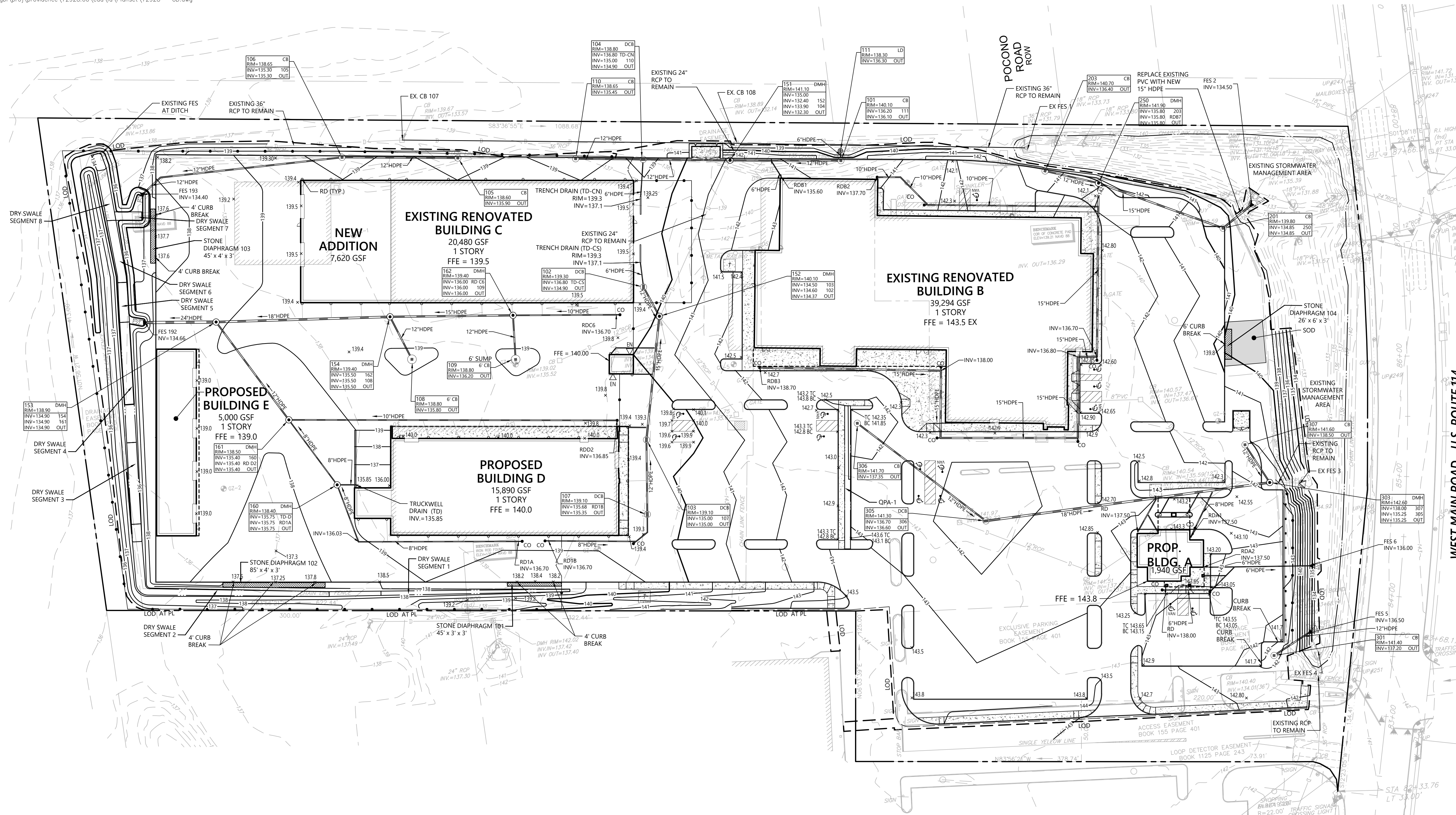
Not For Construction

Layout and Materials Plan

Renée L. Codega
 No. 6517
 REGISTERED PROFESSIONAL ENGINEER
 Drawing Number: C2.00
 Sheet 2 of 7
 Project Number: 72928.00

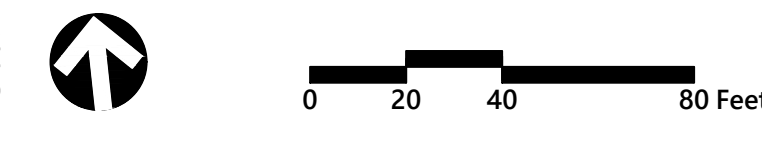


1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



NOTE: EXISTING DRAINAGE TO BE REMOVED UNLESS OTHERWISE NOTED HEREIN.

WEST MAIN ROAD - U.S. ROUTE 114
PUBLIC - WIDTH VARIES
STATE HIGHWAY LAYOUT PLAT 952



Proposed Redevelopment

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Designed by	Checked by
SAP	AEC
Issued for	Date
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Not For Construction
Drawing Title
Grading and Drainage Plan

Project Number
72928.00

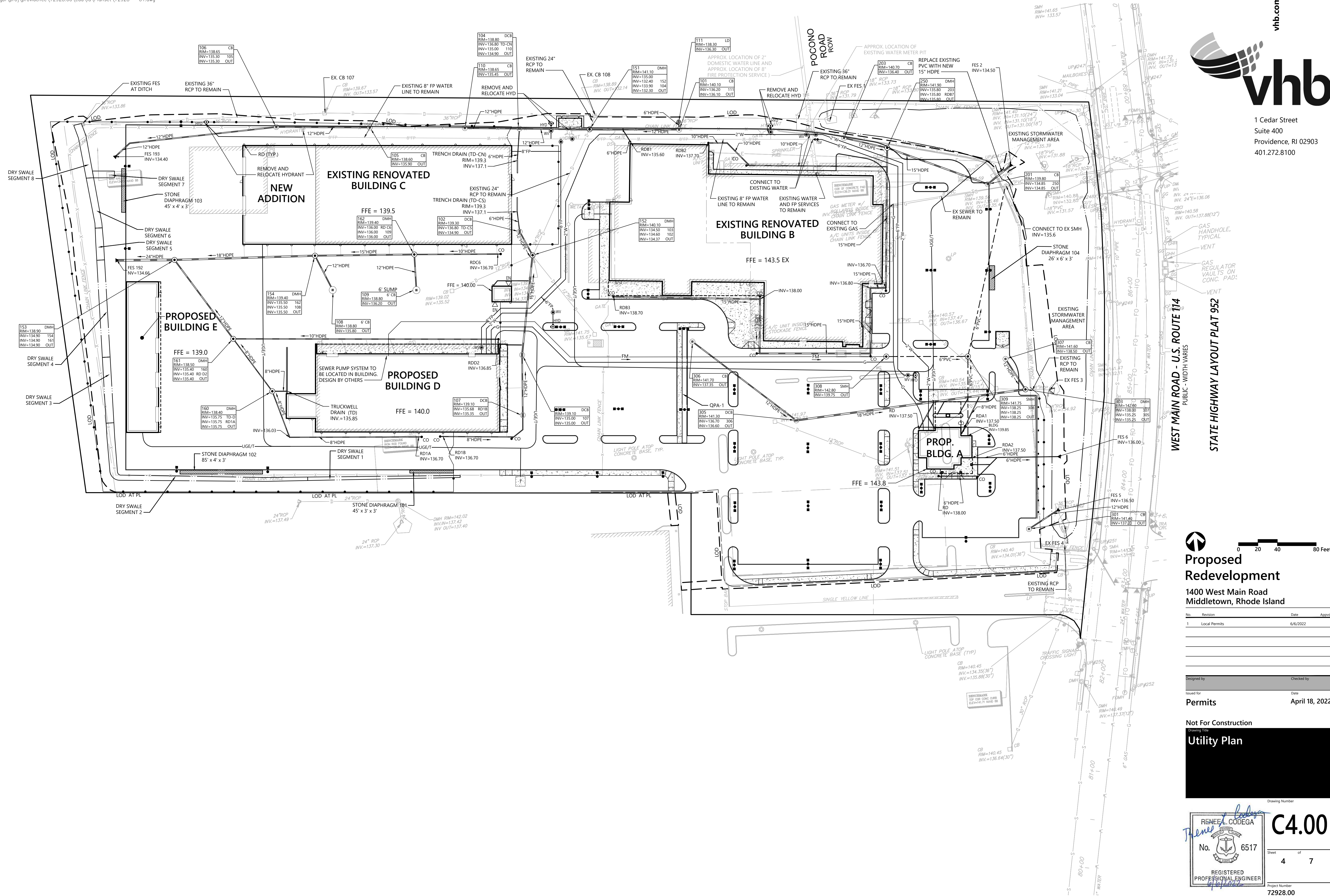
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3 of 7

Drawing Number
C3.00

REGISTERED PROFESSIONAL ENGINEER
RENEE L. CODEGA
No. 6517

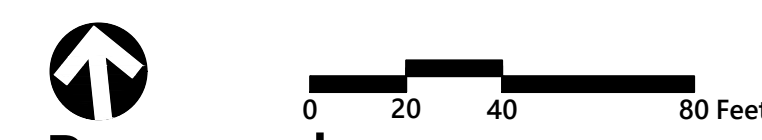


1 Cedar Street
Suite 400
Providence, RI 02903
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WEST MAIN ROAD - U.S. ROUTE #14
PUBLIC - WIDTH VARIES

STATE HIGHWAY LAYOUT PLAT 952



Proposed Redevelopment

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Designed by: _____ Checked by: _____
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Not For Construction
 Drawing Title
Utility Plan

Project Number
72928.00

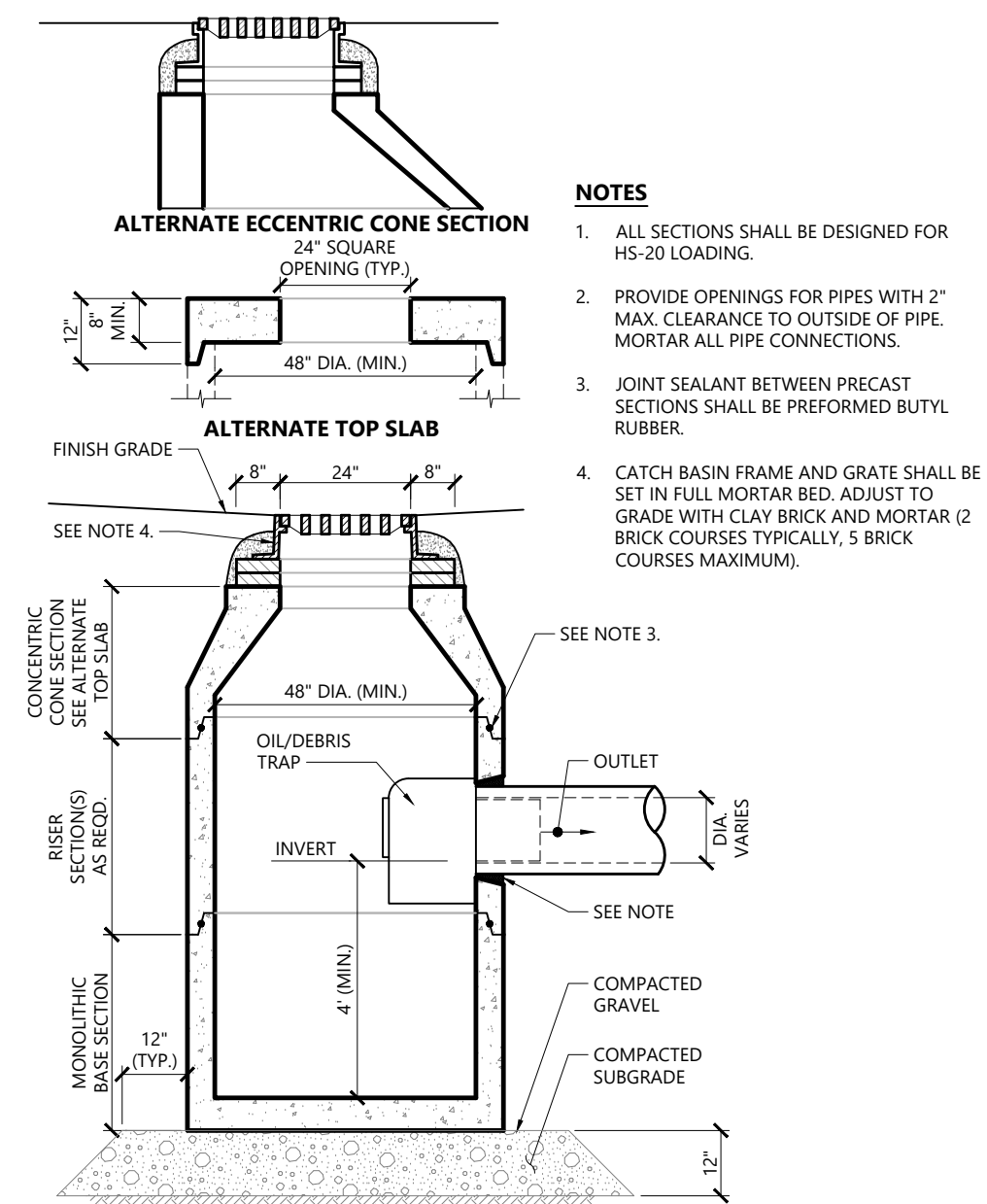
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4 of 7

REGISTERED PROFESSIONAL ENGINEER
 RENEW L. CODEGA
 No. 6517

C4.00

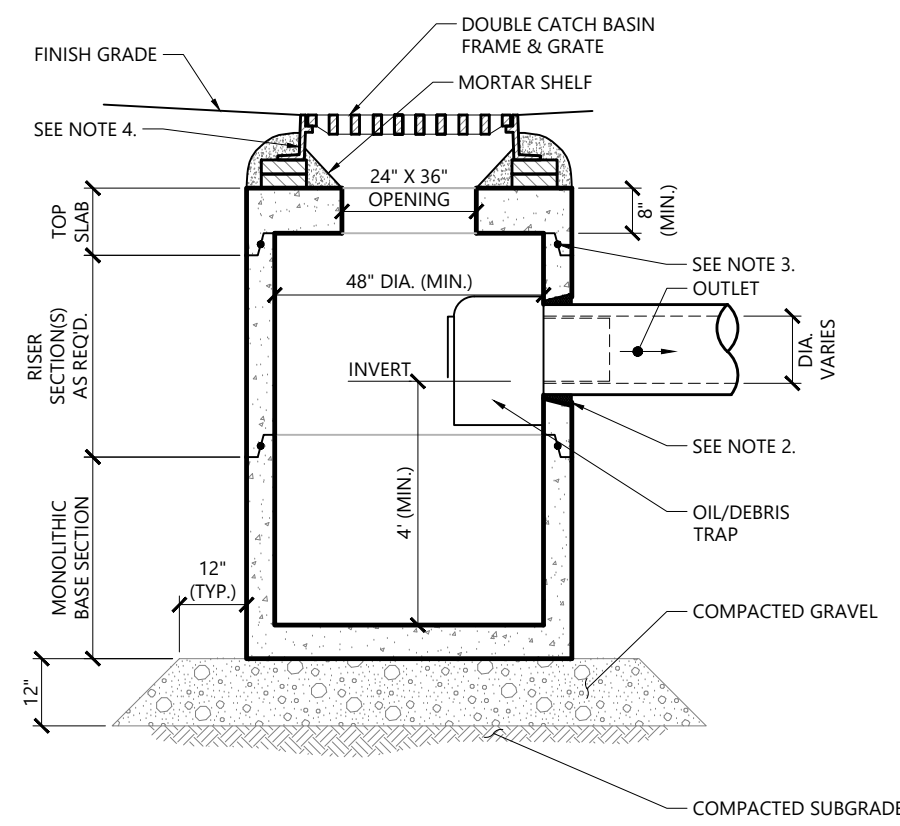


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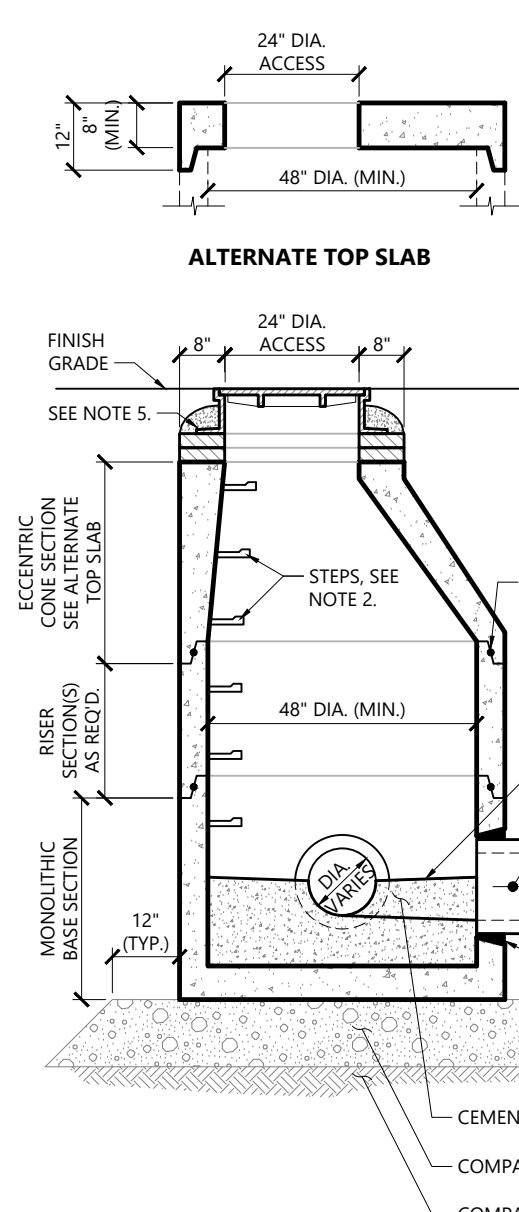
- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_101



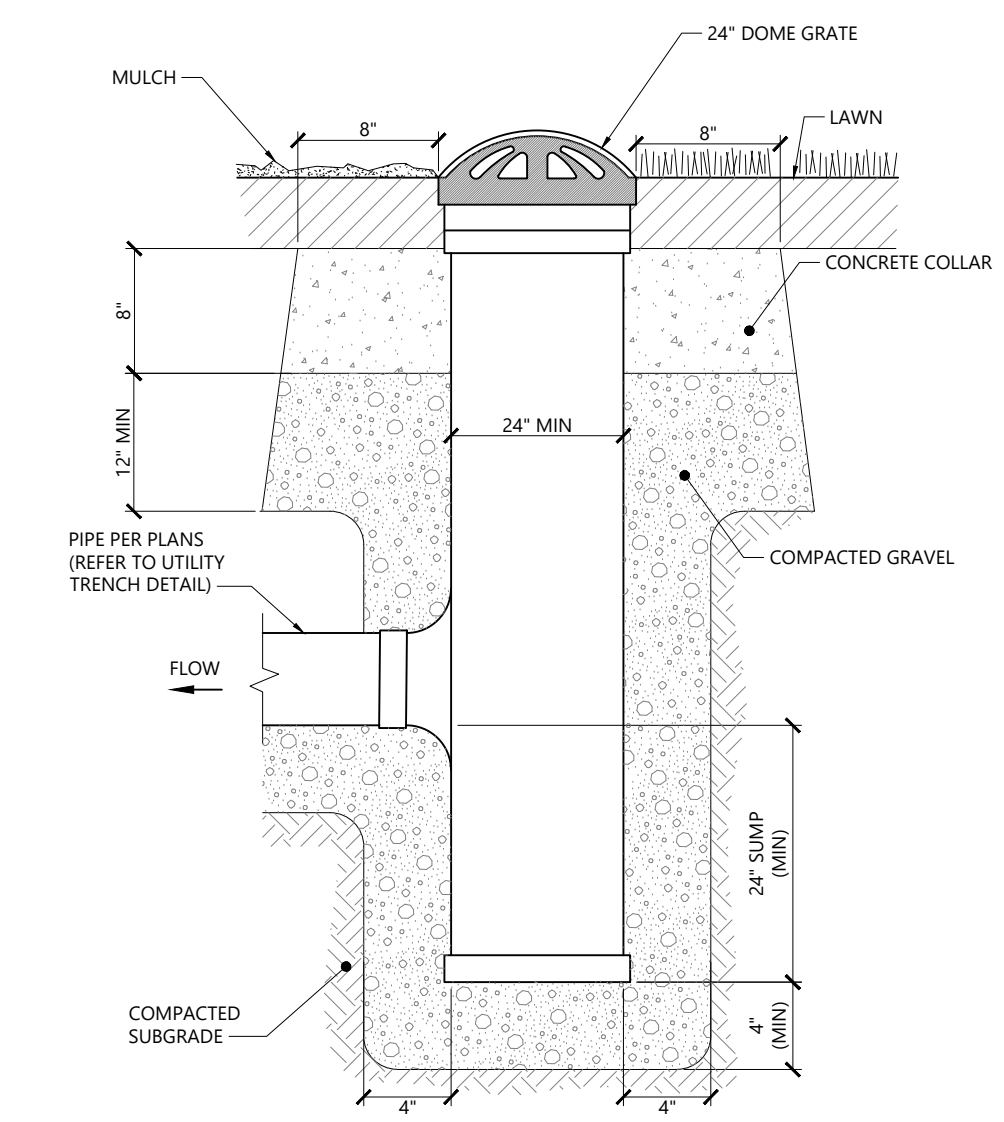
- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
 4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Double Grate Catch Basin (DCB) with Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_103



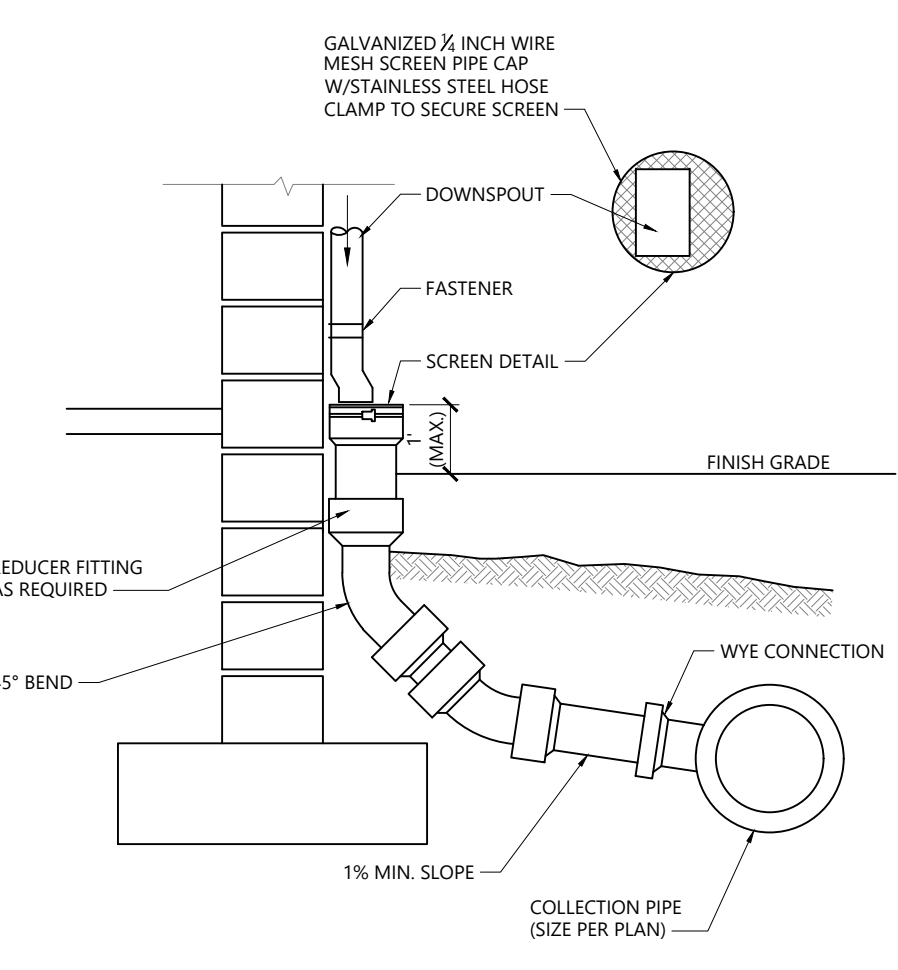
- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115

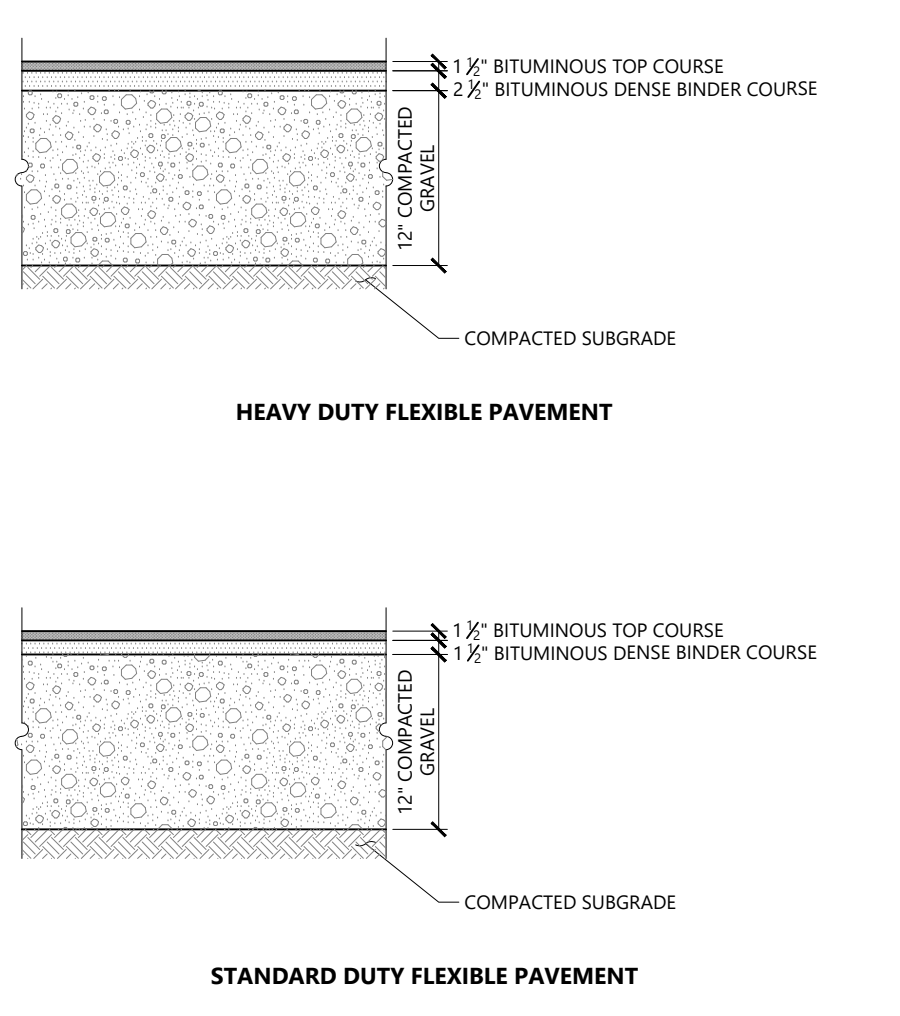
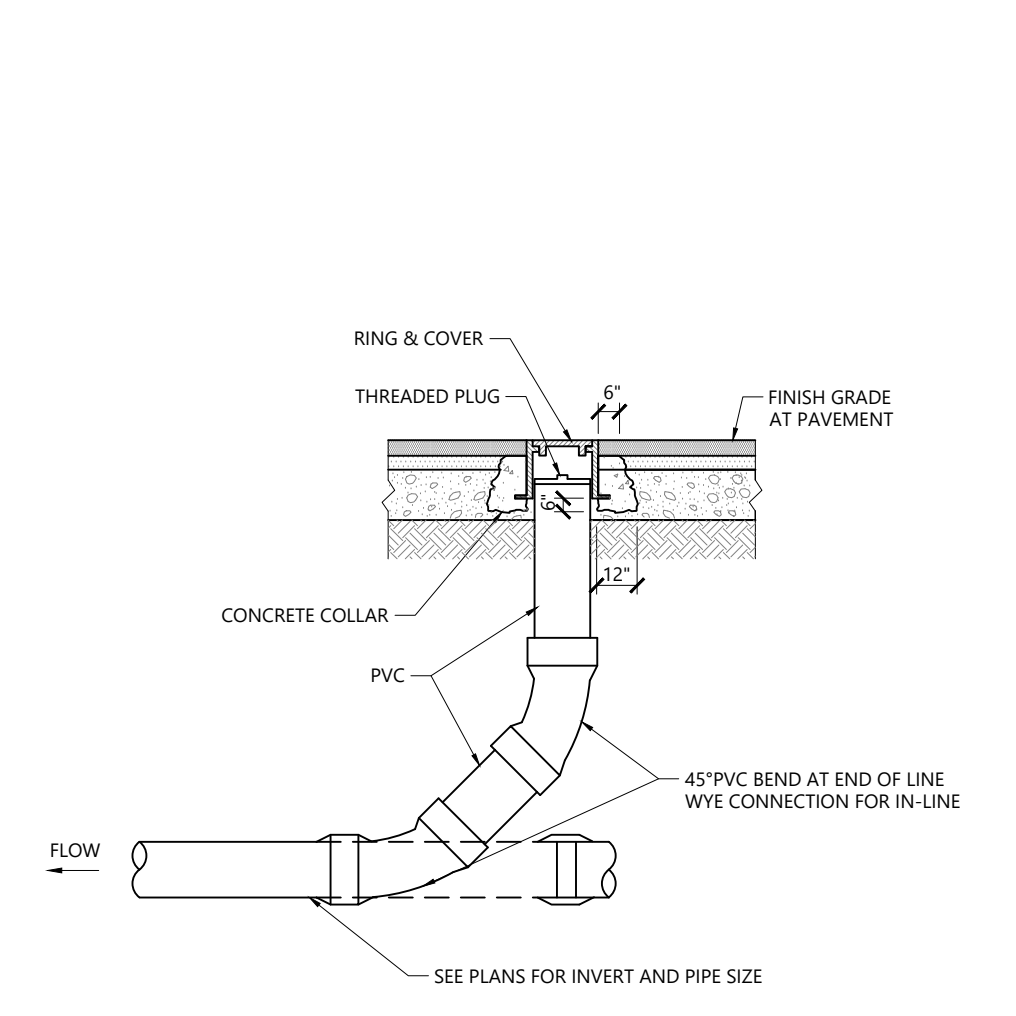


- NOTES:**
1. LANDSCAPE DRAINS SHALL BE NYLOPLAST 24" MIN. DRAIN BASIN, OR APPROVED EQUAL.

Landscape Drain (LD) 9/17
N.T.S. Source: VHB LD_197



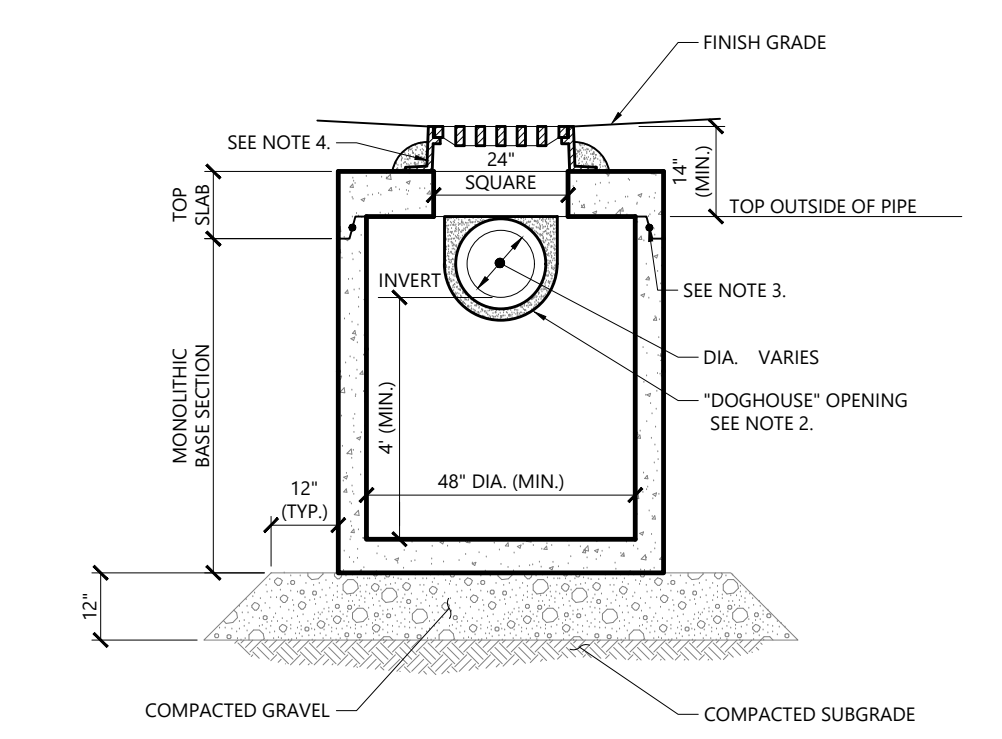
Downspout Rain Leader 1/16
N.T.S. Source: VHB LD_195



- NOTES**
- PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

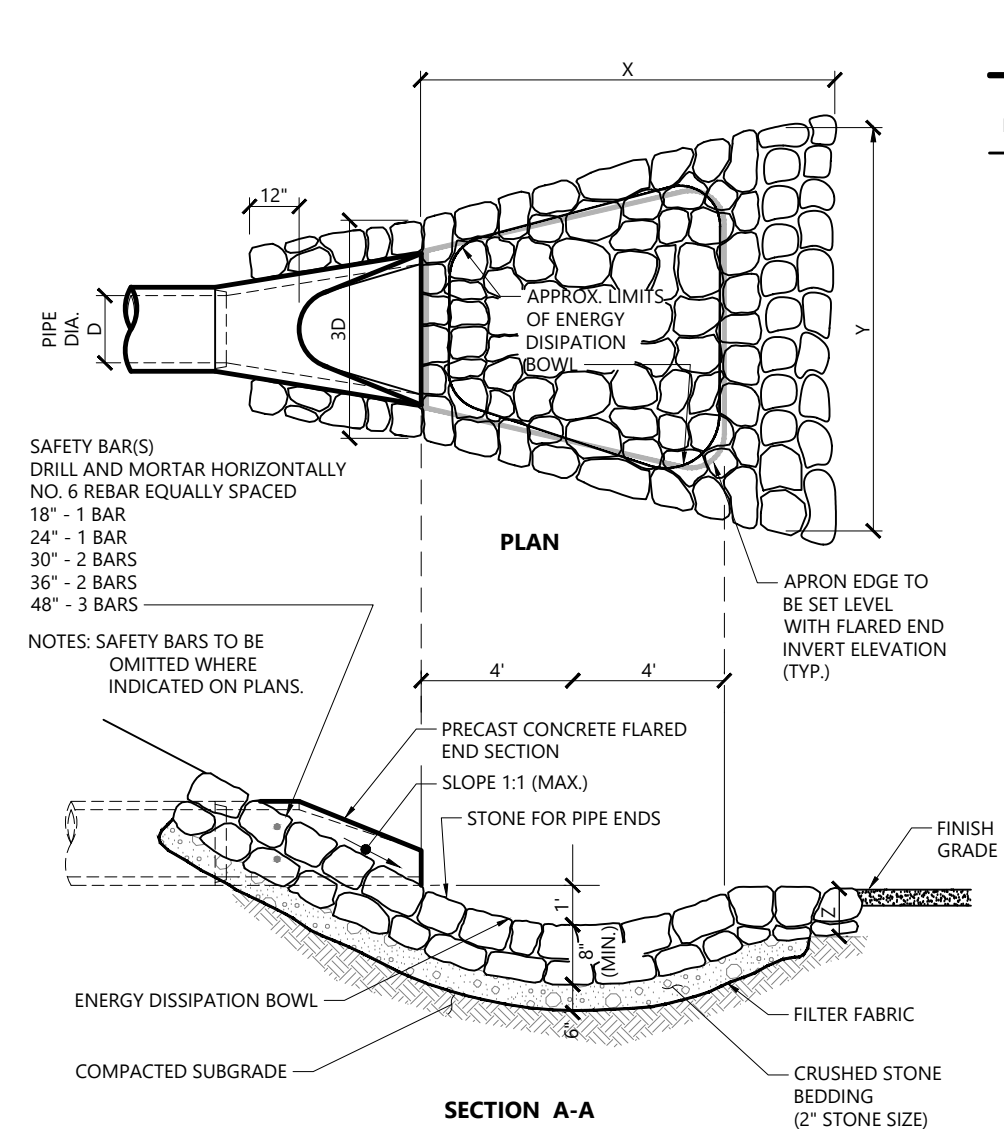
Cleanout - Paved Area 1/16
N.T.S. Source: VHB LD_303

Bituminous Concrete Pavement Sections 1/16
N.T.S. Source: VHB LD_430



- NOTES**
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
 5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

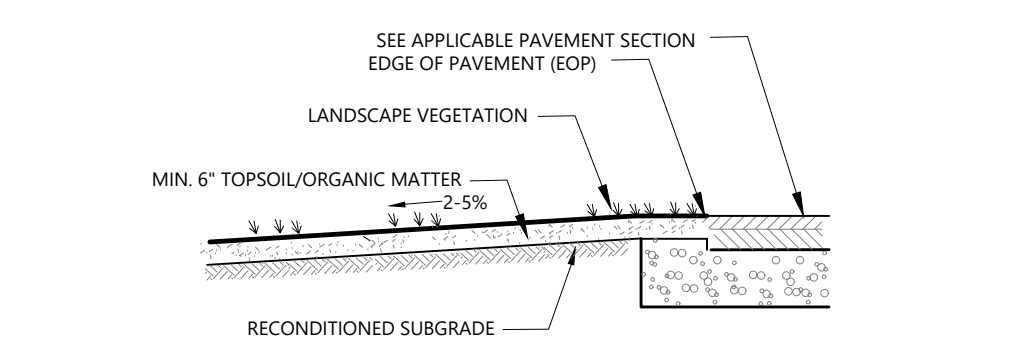
Catch Basin (CB) Shallow Cover 1/16
N.T.S. Source: VHB LD_104



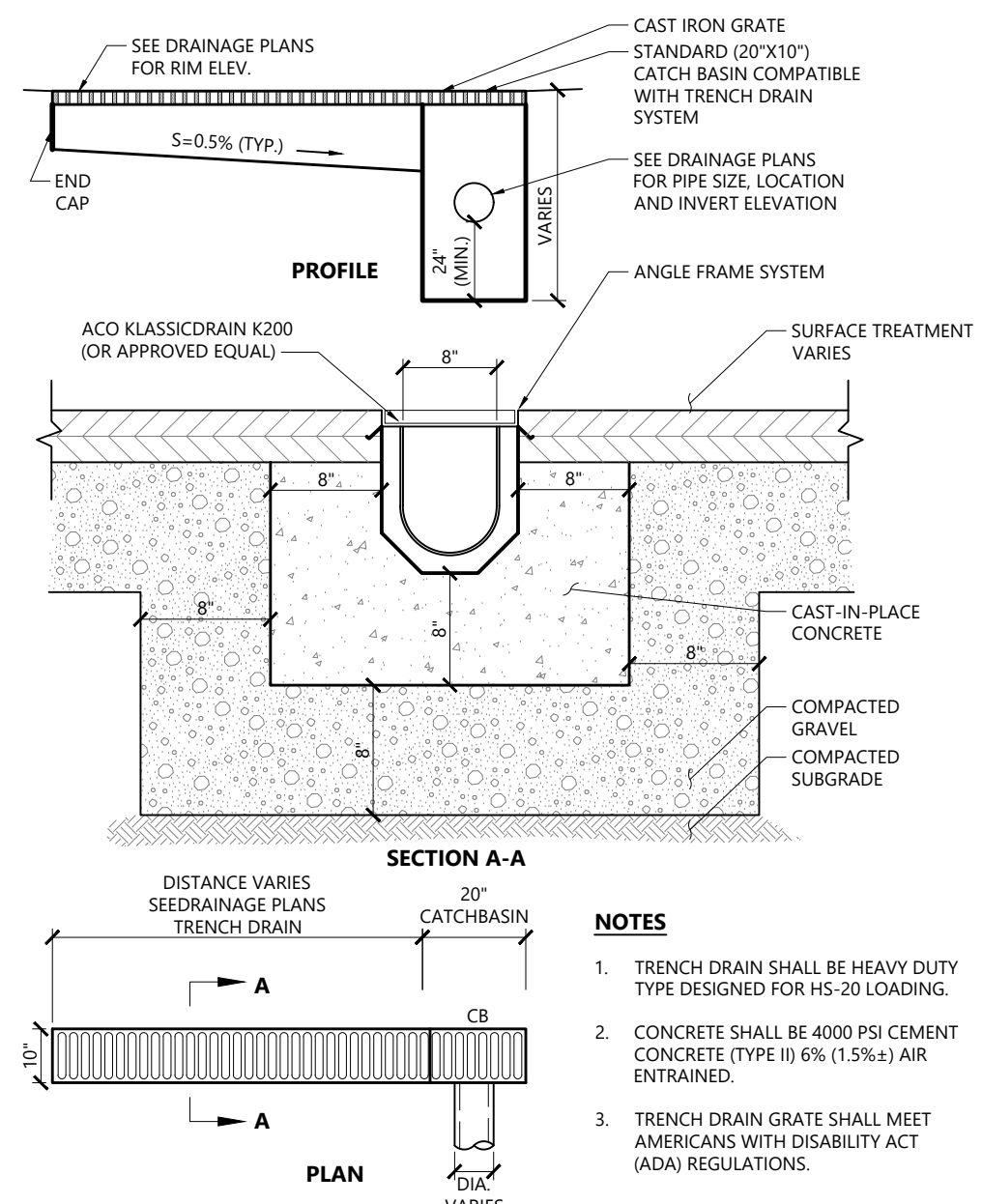
RIPRAP STONE				
FES NO.	X	Y	STONE DIA. (D50) (IN)	
192	8.5	4	6	
193	4.0	4	6	
2	11.0	12.25	6	
5	6.0	6.5	6	
6	6.0	6.5	6	

- NOTES:**
1. SAFETY BARS (S) DRILL AND MORTAR HORIZONTALLY NO. 6 REBAR EQUALLY SPACED
 2. 18" - 1 BAR
 3. 24" - 1 BAR
 4. 30" - 2 BARS
 5. 36" - 2 BARS
 6. 48" - 3 BARS
 7. NOTES: SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
 8. PRECAST CONCRETE FLARED END SECTION SLOPE 1:1 (MAX.)
 9. STONE FOR PIPE ENDS
 10. ARRON EDGE TO BE SET LEVEL WITH FLARED END INVERT ELEVATION (TYP.)
 11. ENERGY DISSIPATION BOWL
 12. FILTER FABRIC
 13. CRUSHED STONE BEDDING (2" STONE SIZE)

Flared End Section (FES) with Stone Protection 3/19
N.T.S. Source: VHB REV LD_134

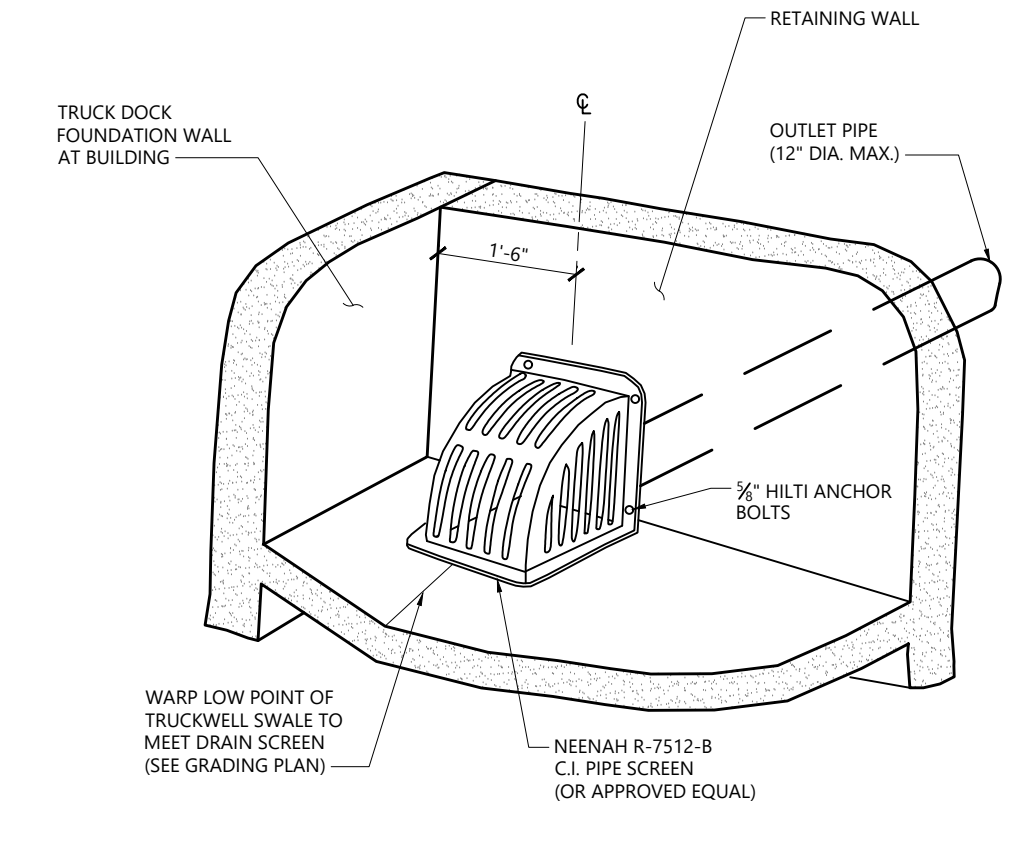


Qualified Pervious Area (QPA) 1/16
N.T.S. Source: VHB REV LD_350

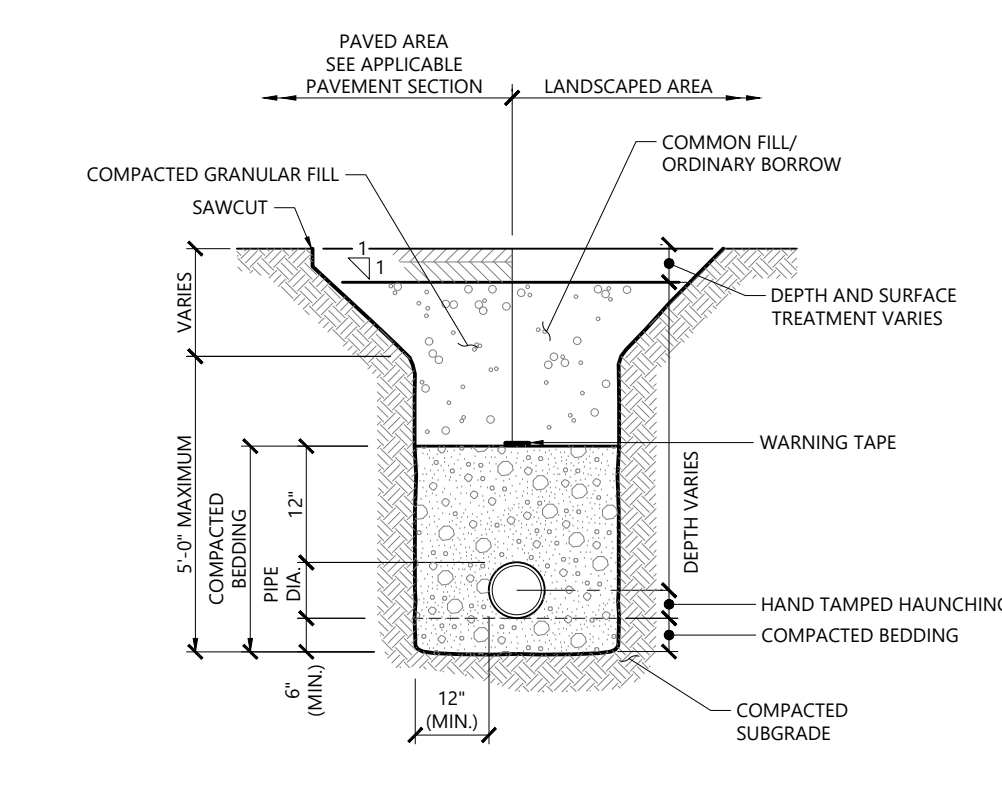


- NOTES**
1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
 2. CONCRETE SHALL BE 4000 PSI CEMENT CONCRETE (TYPE II) 6% (1.5%) AIR ENTRAINED.
 3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS.

Trench Drain 12/19
N.T.S. Source: VHB LD_190-A



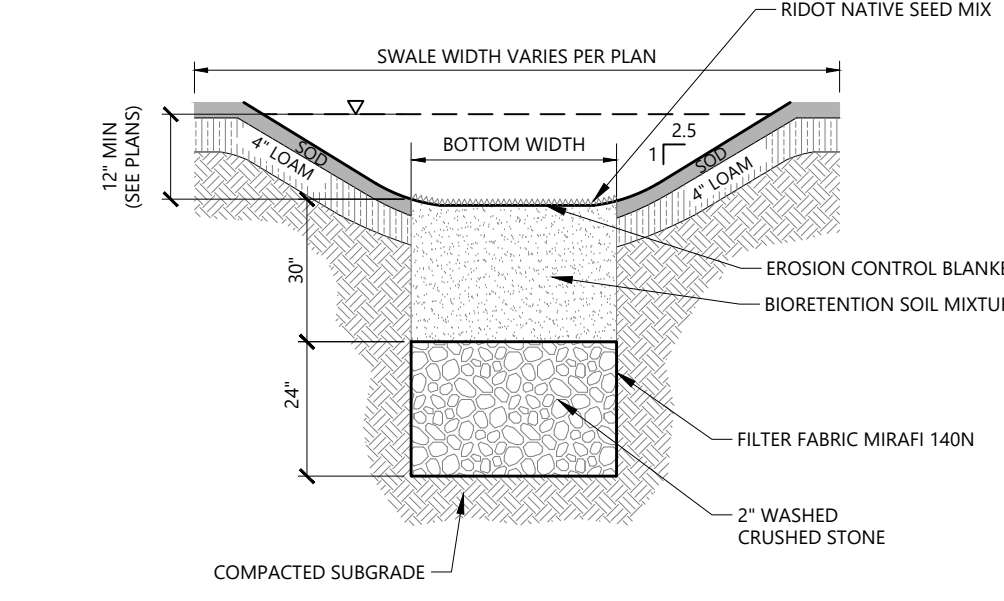
Truckwell Drain 1/16
N.T.S. Source: VHB REV LD_191



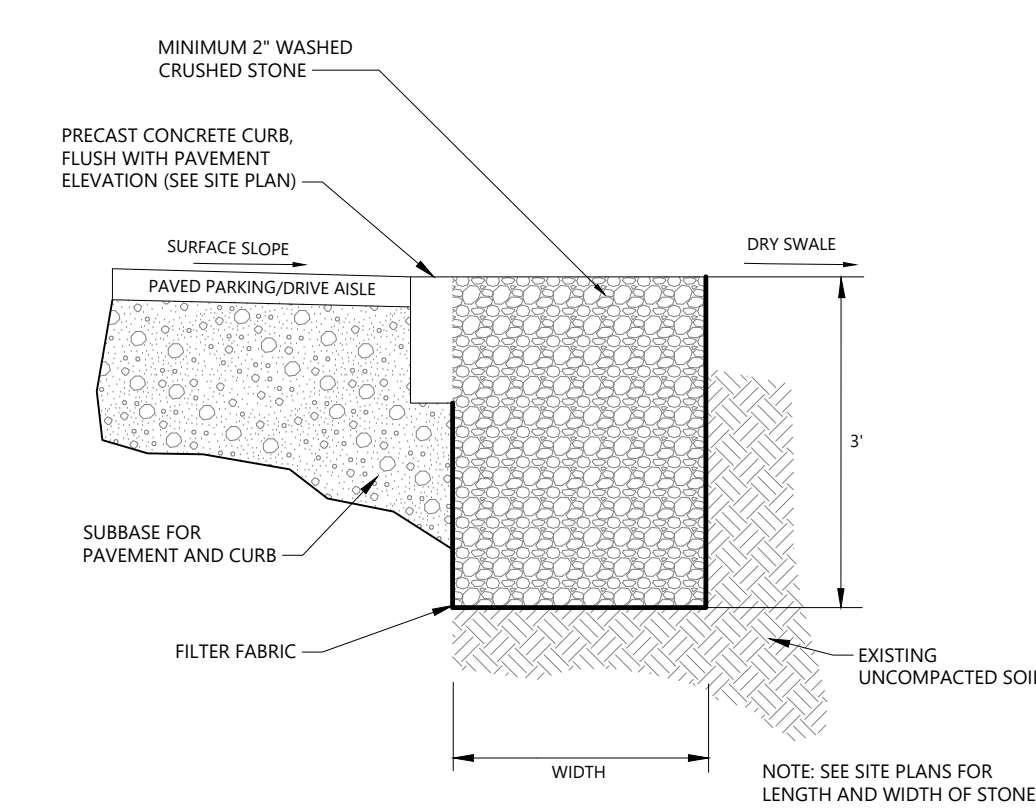
- NOTES**
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench 1/16
N.T.S. Source: VHB REV LD_300

BOTTOM WIDTH		
SEGMENT NO.	START WIDTH (FT)	END WIDTH (FT)
1	2.0	3.5
2	3.5	8.0
3	8.0	8.0
4	8.0	8.0
5	8.0	7.5
6	7.5	7.5
7	7.0	7.0
8	7.5	8.0



Dry Swale 1/16
N.T.S. Source: VHB REV LD_354



Stone Diaphragm 1/16
N.T.S. Source: VHB REV LD_354

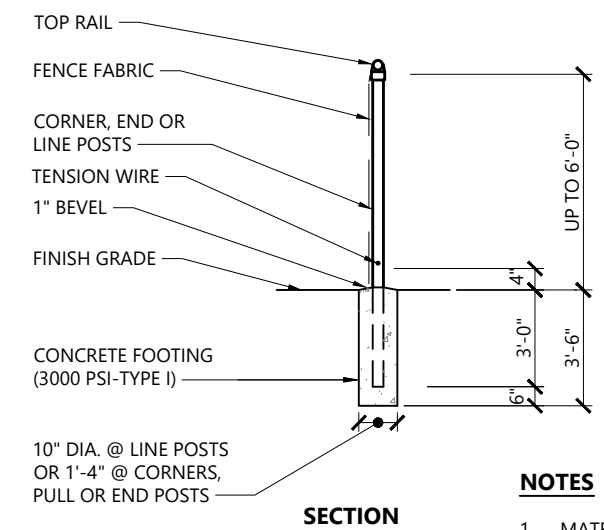
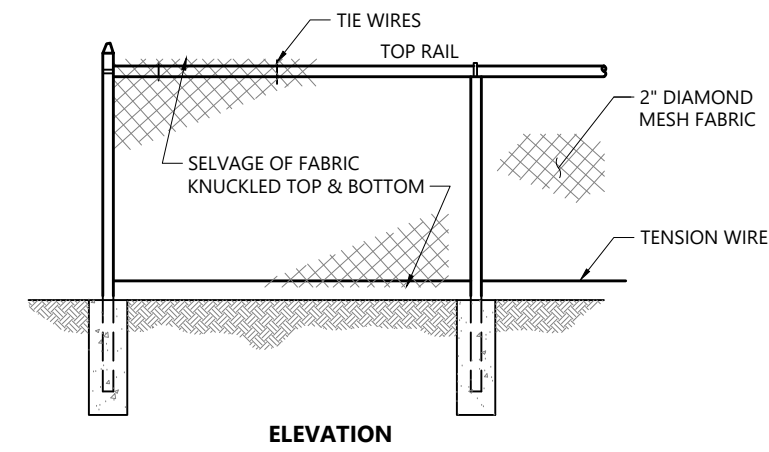
Proposed Redevelopment
1400 West Main Road
Middletown, Rhode Island

No.	Revision	Date	Aspd.
1	Local Permits	6/6/2022	

Designed by **SAP** Checked by **AEC**
Issued for **Permits** Date **April 18, 2022**

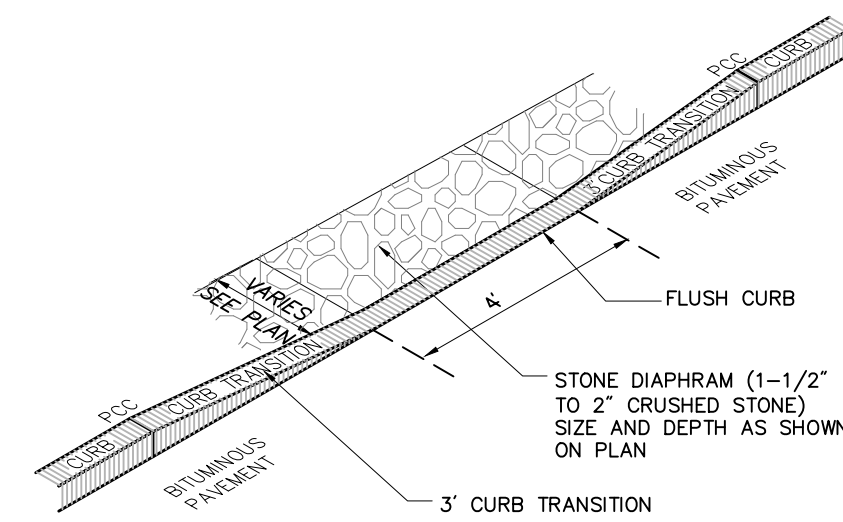
Not For Construction
Drawing Title **Site Details 1**
Drawing Number

REGISTERED PROFESSIONAL ENGINEER
RENEE L. CODEGA
No. **6517**
Sheet **5** of **7**
Project Number **72928.00**



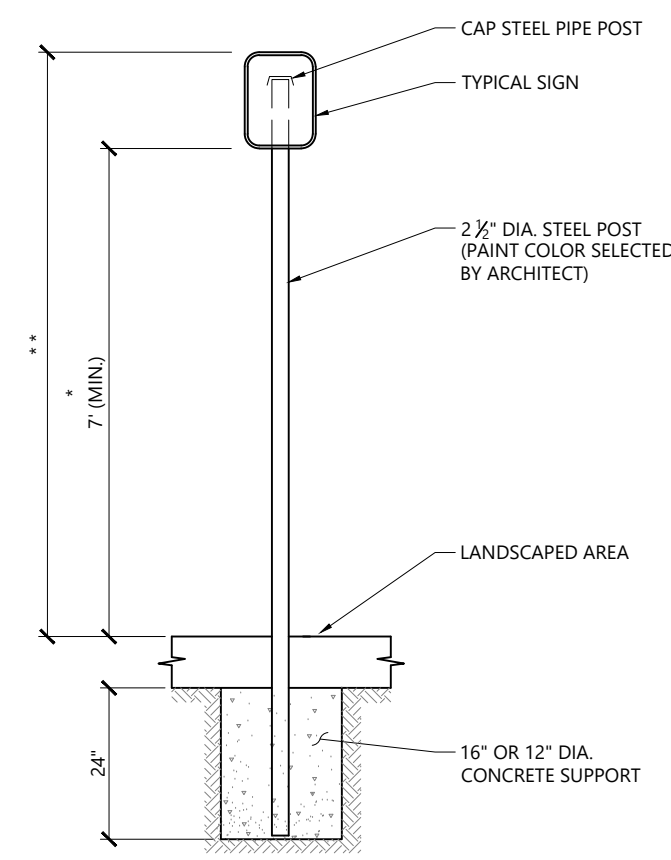
NOTES
1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

Chain Link Fence up to 6' 1/16
N.T.S. Source: VHB LD_481



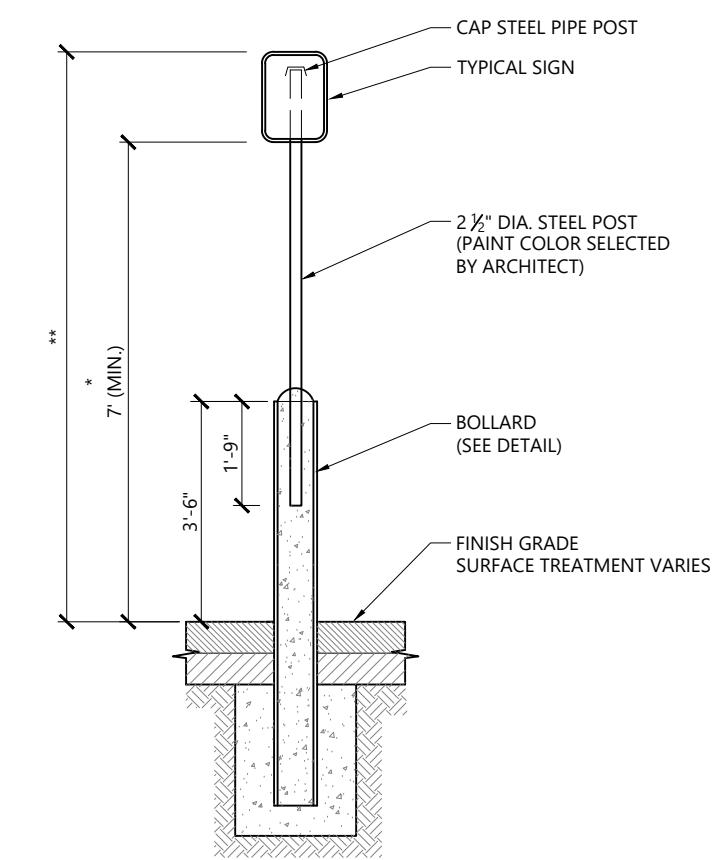
1. TOP OF STONE SHALL BE SET 2 INCHES BELOW CURB ELEVATION.

Flush Curb at Curb Break 1/16
N.T.S. Source: VHB REV LD_500 rev



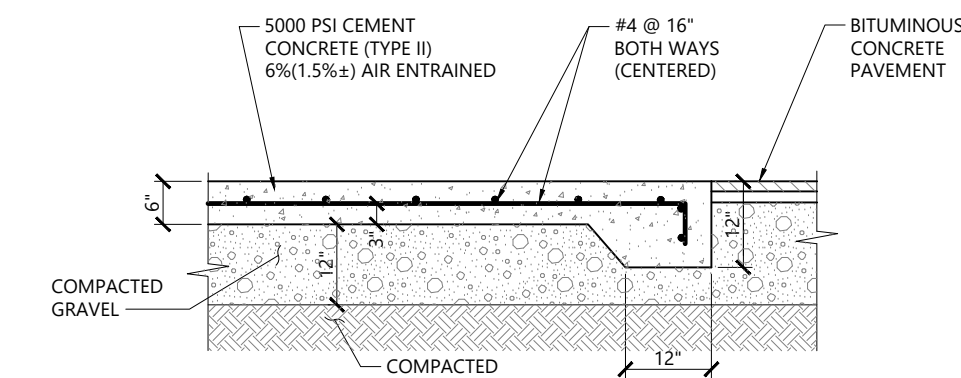
* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
** THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign Post - Type 'A' 1/16
N.T.S. Source: VHB LD_701



* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
** THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

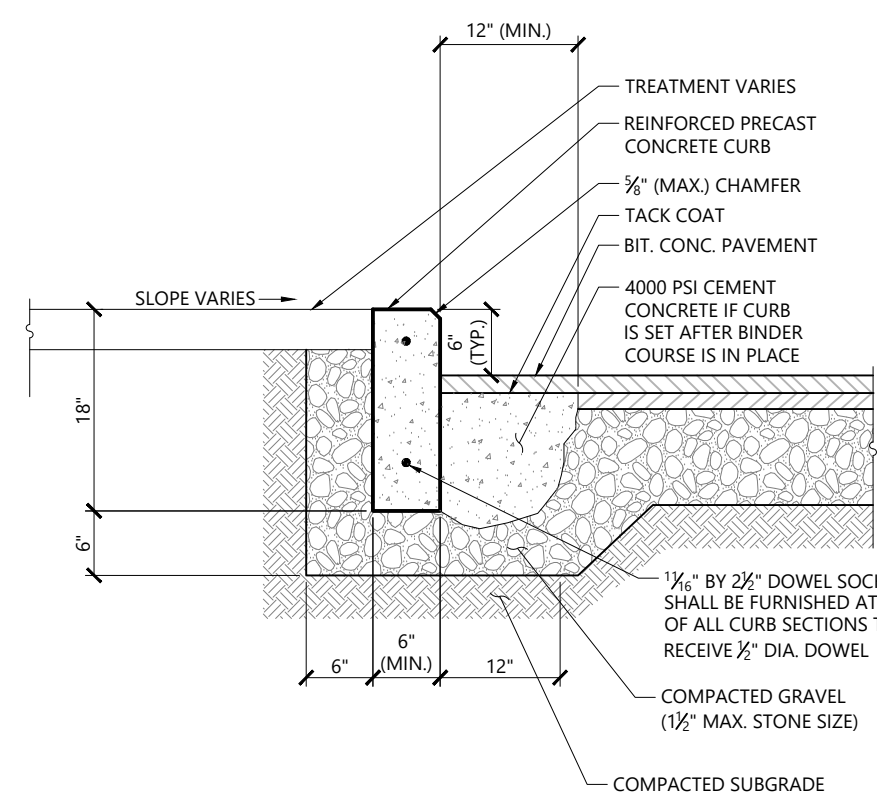
Bollard Mounted Sign 1/16
N.T.S. Source: VHB LD_703



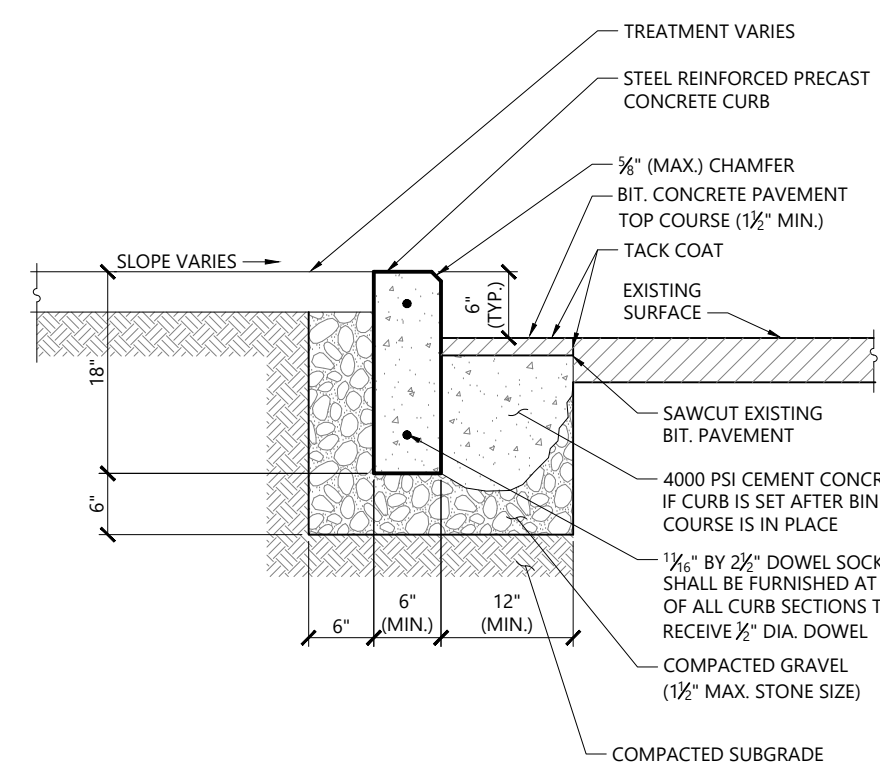
NOTES

1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

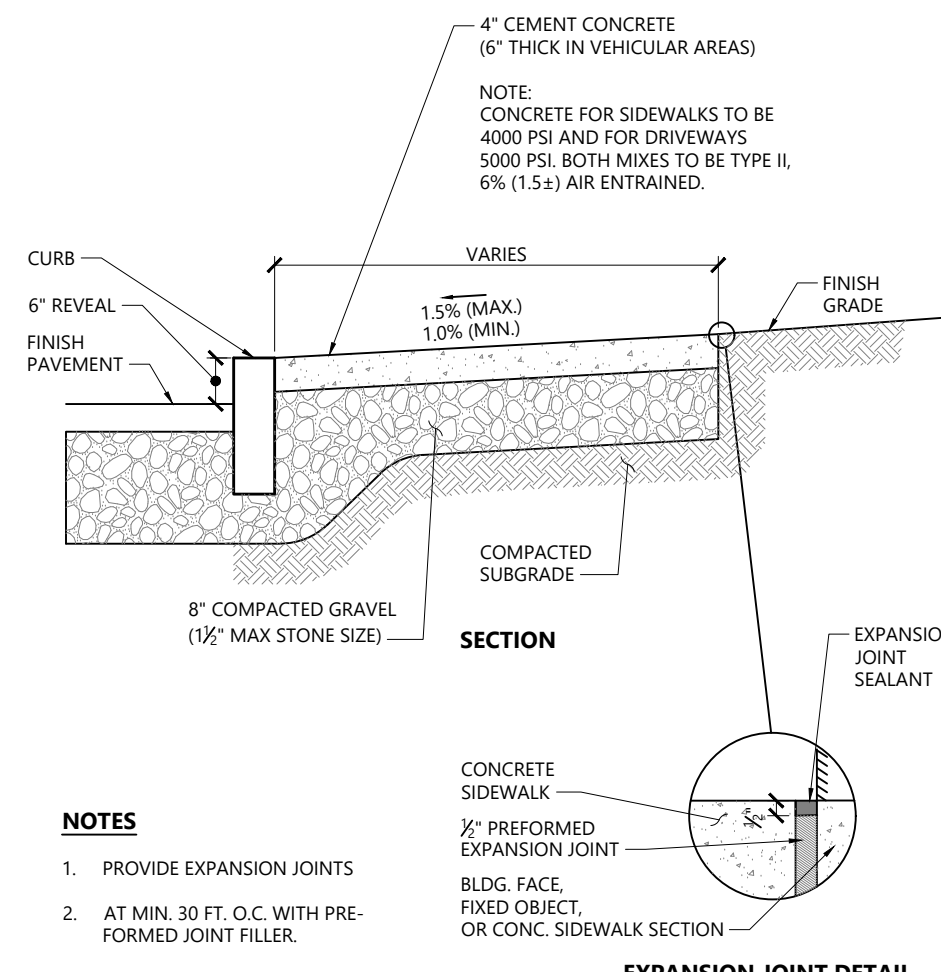
Dumpster Pad 1/16
N.T.S. Source: VHB LD_710



Precast Concrete Curb (PCC) 1/16
N.T.S. Source: VHB LD_404



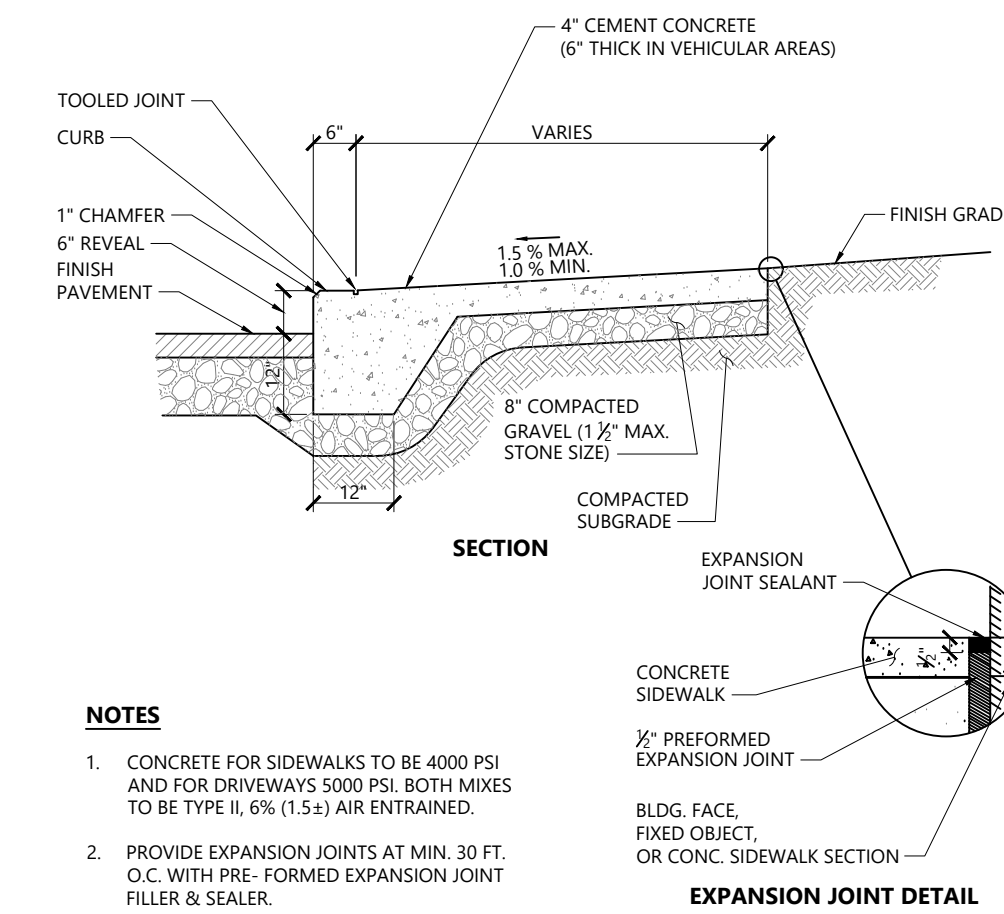
Precast Concrete Curb (PCC) Set In Existing Pavement 1/16
N.T.S. Source: VHB LD_405



NOTES

1. PROVIDE EXPANSION JOINTS
2. AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

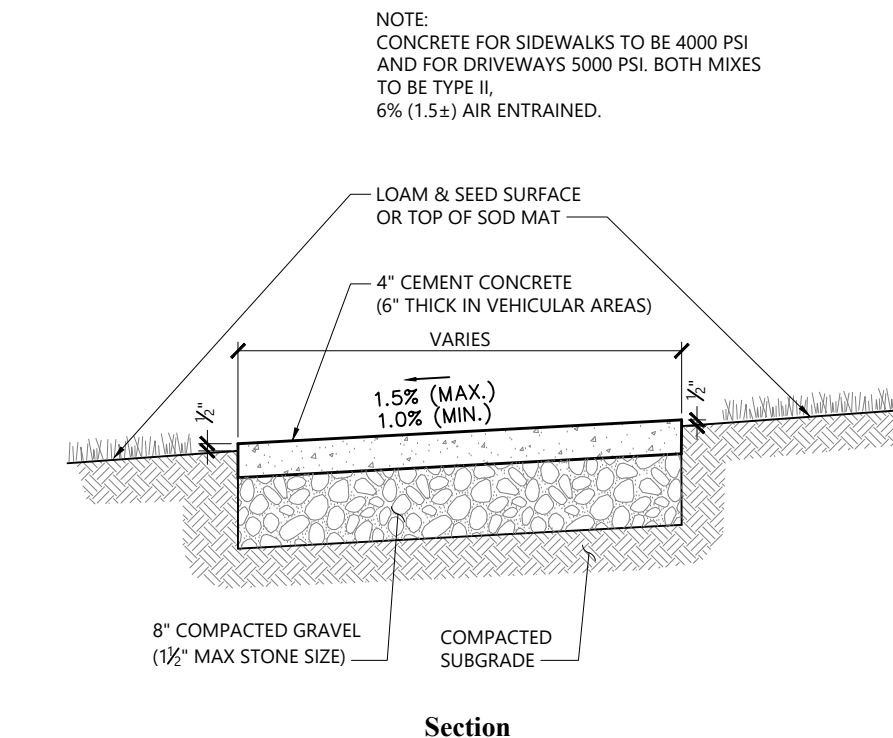
Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420



NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5%) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

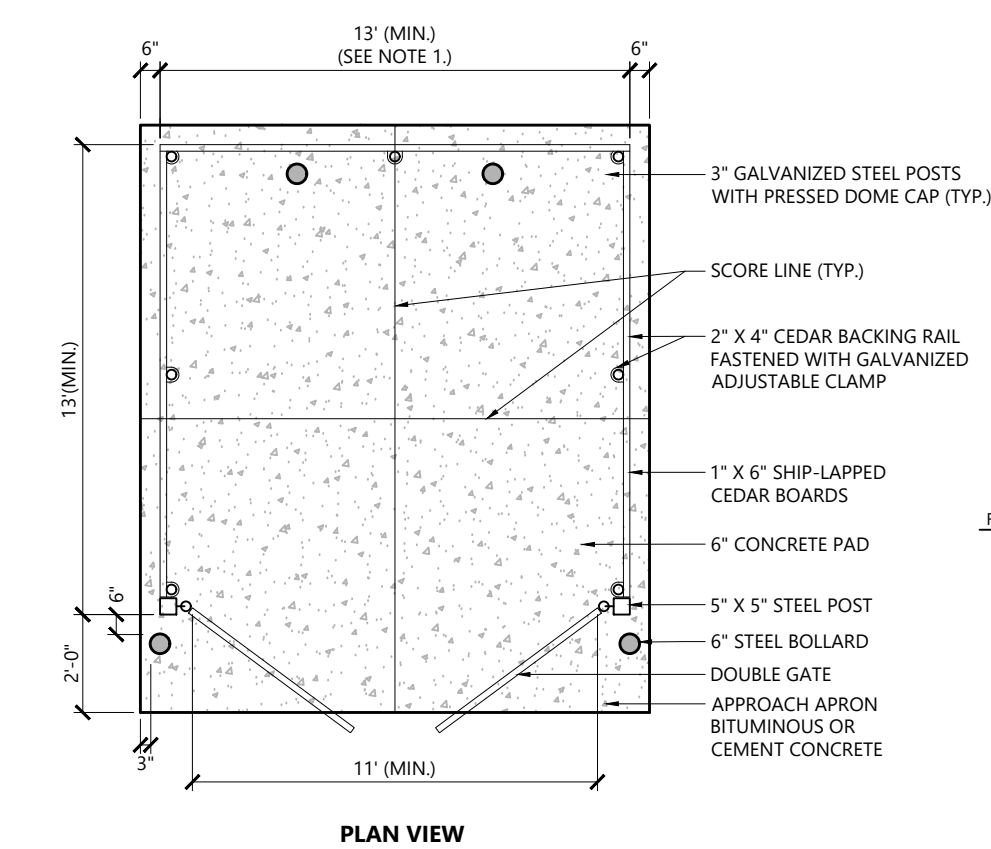
Monolithic Concrete Curb (MCC) & Sidewalk 1/16
N.T.S. Source: VHB LD_421



NOTES

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

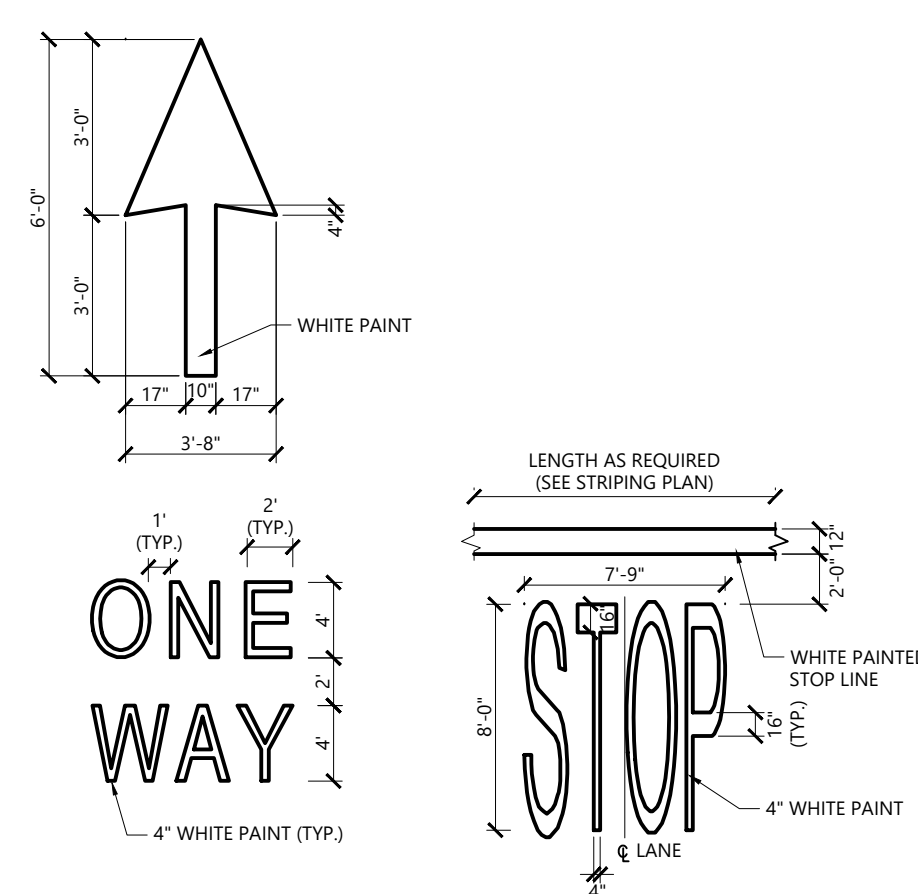
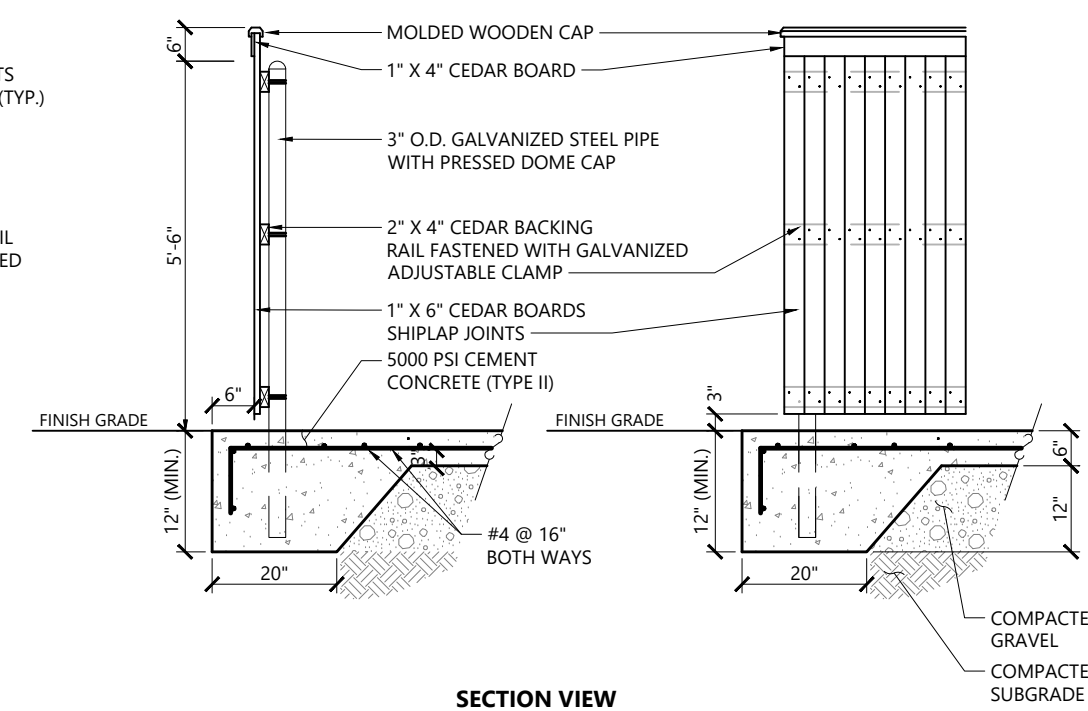
Concrete Sidewalk in Landscape Area 1/16
N.T.S. Source: VHB LD_426



NOTES

1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.

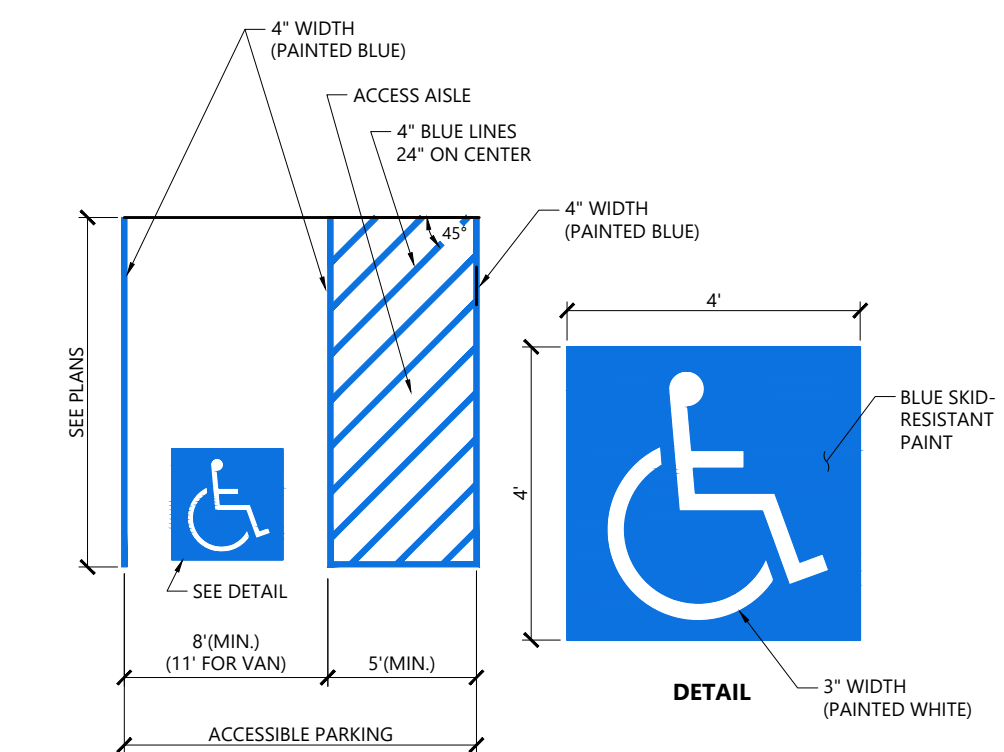
Dumpster Pad w/ Enclosure 1/16
N.T.S. Source: VHB REV LD_713



NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

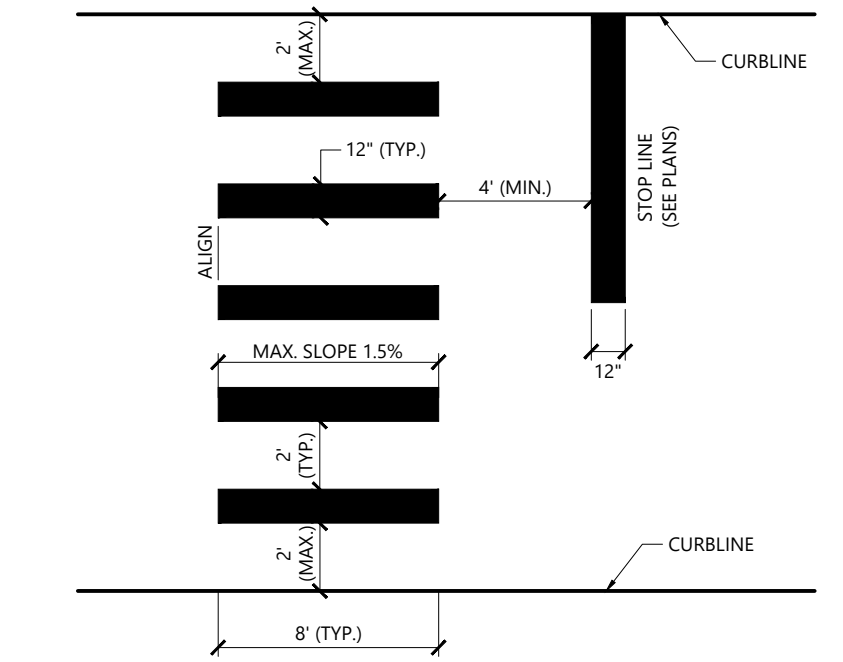
Painted Pavement Markings - On Site 1/16
N.T.S. Source: VHB LD_554



NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8" STALL WIDTH REFERS TO 8" CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

Accessible Parking Space 1/16
N.T.S. Source: VHB LD_552



NOTES

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk 1/16
N.T.S. Source: VHB LD_553

Proposed Redevelopment
1400 West Main Road
Middletown, Rhode Island

No.	Revision	Date	Appr.
1	Local Permits	6/6/2022	

Designed by **SAP** Checked by **AEC**
Issued for _____ Date _____
Permits April 18, 2022

Not For Construction
Drawing Title
Site Details 2

Drawing Number
RENEE L. CODEGA
No. **6517** of _____
Sheet **6** of **7**
REGISTERED PROFESSIONAL ENGINEER
Project Number
72928.00



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
4. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
8. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
9. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE RIPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND RIDEM JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A NOTICE OF INTENT WITH THE RIDEM AND PREPARE AND MAINTAIN A SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH THE RIPDES REGULATIONS.
10. STAGING AND STOCKPILE AREAS SHALL NOT BE LOCATED WITHIN ANY WETLAND AND ABUTTING RESOURCE AREA AND SHALL BE LOCATED WITHIN THE LOD.
11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND INSTALLING THE FOLLOWING ITEMS ON SITE AND REDLINING THE PLAN FOR RECORD KEEPING PURPOSES AS REQUIRED BY THE RIPDES PERMIT:
a. BUILDING MATERIALS STAGING AREAS.
b. STOCKPILE AREAS. EROSION CONTROLS SHALL BE PLACED AT THE BASE OF ALL STOCKPILES
c. DESIGNATED WASHOUT AND REFUELING AREAS.
d. TEMPORARY SEDIMENT BASIN AREAS.

Erosion Control

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES DAILY, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. A CROSS SLOPE SHALL BE PLACED ON THE STABILIZED CONSTRUCTION EXIT TO DIRECT RUNOFF TO AN ONSITE SETTLING AREA. IF DEEMED NECESSARY AFTER CONSTRUCTION BEGINS, A WASH PAD MAY BE INCLUDED TO WASH OFF VEHICLE WHEELS BEFORE LEAVING THE PROJECT SITE.
7. TEMPORARY SEDIMENT BASINS WILL BE DESIGNED EITHER AS EXCAVATIONS OR BERMED STORMWATER DETENTION STRUCTURES THAT WILL RETAIN RUNOFF FOR A SUFFICIENT PERIOD OF TIME TO ALLOW SUSPENDED SOIL PARTICLES TO SETTLE OUT PRIOR TO DISCHARGE. BASINS WILL BE LOCATED AS DETERMINED BY THE CONTRACTOR BASED ON CONSTRUCTION NEEDS. POINT OF DISCHARGE FROM SEDIMENT BASINS WILL BE STABILIZED TO MINIMIZE EROSION.
8. VEGETATIVE SLOPE STABILIZATION WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR STEEPER. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING, A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.
9. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATION OR OTHER EARTH DISTURBANCE ACTIVITIES ARE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT BE RESUMED FOR A PERIOD EXCEEDING FOURTEEN (14) CALENDAR DAYS. STABILIZATION MUST BE COMPLETED USING VEGETATIVE STABILIZATION MEASURES WHERE POSSIBLE.
10. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15TH SHALL BE SEEDED BY THAT DATE. ANY SUCH AREAS WHICH DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION BY NOVEMBER 15TH MUST BE STABILIZED THROUGH THE USE OF NON-VEGETATIVE EROSION CONTROL MEASURES. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15TH TO APRIL 15TH CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THE DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE STABILIZED WITHIN FIVE (5) WORKING DAYS.

Swale Protection During Construction

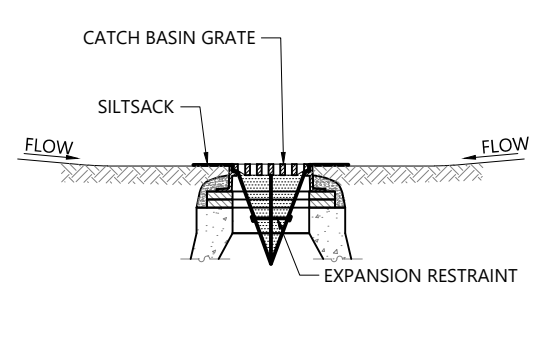
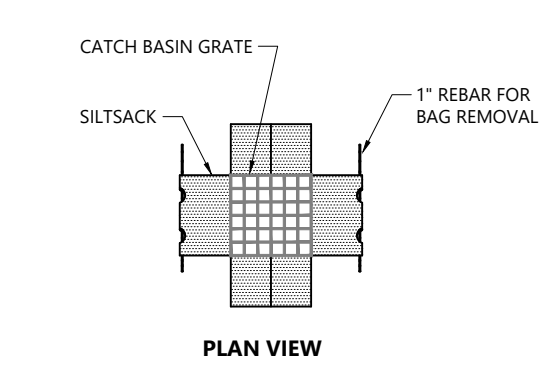
FOR THE LONG-TERM FUNCTION OF THE SWALE, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):

- 1. THESE AREAS SHALL NOT BE USED AS CONSTRUCTION SEDIMENTATION SYSTEMS.
2. ALL STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THESE AREAS.
3. CONSTRUCTION EQUIPMENT, VEHICULAR, AND STOCKPILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THESE AREAS. THE SUBGRADE BENEATH SHALL NOT BE COMPACTED.
4. EXCAVATION FOR CONSTRUCTION OF THESE SYSTEMS SHALL BE PERFORMED MANUALLY OR BY HYDRAULIC EXCAVATOR OR SOME OTHER SIMILAR MEANS TO ENSURE THAT THE EQUIPMENT IS NOT IN DIRECT CONTACT WITH THE NATURAL FILTRATION EARTH MATERIAL AND DOES NOT CAUSE COMPACT OF THE SUBGRADE.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE SYSTEMS TO PREVENT THE USE OF THESE AREAS FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES. THE FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.
6. THE SWALE SHALL BE PROTECTED WITH EROSION CONTROL BLANKETS IMMEDIATELY UPON INSTALLATION TO PREVENT CLOGGING OF FILTER MATERIALS. THESE AREAS SHALL NOT BE USED AS SEDIMENTATION OR DEWATERING BASINS.

Erosion Control Maintenance Requirements

SITE OWNERS AND OPERATORS MUST ENSURE THAT ALL EROSION, RUNOFF, SEDIMENT, AND POLLUTION PREVENTION CONTROLS REMAIN IN EFFECTIVE OPERATING CONDITION AND ARE PROTECTED FROM ACTIVITIES THAT WOULD REDUCE THEIR EFFECTIVENESS. SITE OWNERS AND OPERATORS MUST ALSO ENSURE THAT ALL EROSION, RUNOFF, SEDIMENT, AND POLLUTION PREVENTION CONTROLS ARE INSPECTED AT THE REQUIRED FREQUENCY REQUIREMENTS LISTED BELOW. IF THE DESIGNATED SITE INSPECTOR FINDS A PROBLEM (I.E. EROSION, RUNOFF, SEDIMENT OR POLLUTION PREVENTION CONTROLS REQUIRE REPLACEMENT, REPAIR, OR MAINTENANCE), THE OWNER AND OPERATOR MUST ENSURE THAT THE NECESSARY REPAIRS OR MODIFICATIONS ARE MADE IN ACCORDANCE WITH THE FOLLOWING:

- 1. INITIATE WORK TO FIX THE PROBLEM IMMEDIATELY AFTER DISCOVERING THE PROBLEM, AND COMPLETE SUCH WORK BY THE CLOSE OF THE NEXT WORK DAY, IF THE PROBLEM DOES NOT REQUIRE SIGNIFICANT REPAIR OR REPLACEMENT, OR IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE.
2. WHEN INSTALLATION OF A NEW CONTROL OR A SIGNIFICANT REPAIR IS NEEDED, SITE OWNERS AND OPERATORS MUST ENSURE THAT THE NEW OR MODIFIED CONTROL PRACTICE IS INSTALLED AND MADE OPERATIONAL BY NO LATER THAN SEVEN (7) CALENDAR DAYS FROM THE TIME OF DISCOVERY WHERE FEASIBLE. IF IT IS INFEASIBLE TO COMPLETE THE INSTALLATION OR REPAIR WITHIN SEVEN (7) CALENDAR DAYS, THE REASONS WHY IT IS INFEASIBLE MUST BE DOCUMENTED IN THE SESC PLAN ALONG WITH THE SCHEDULE FOR INSTALLING THE STORMWATER CONTROL(S) AND MAKING IT OPERATIONAL AS SOON AS PRACTICABLE AFTER THE 7-DAY TIMEFRAME. WHERE THESE ACTIONS RESULT IN CHANGES TO ANY OF THE STORMWATER CONTROL MEASURES OUTLINED IN THE SESC PLAN, SITE OWNERS AND OPERATORS MUST MODIFY THE SESC PLAN ACCORDINGLY WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETING THIS WORK IN ACCORDANCE WITH THE FOLLOWING:
a. THE OWNER AND OPERATOR SHALL AMEND THE SESC PLAN WITHIN SEVEN (7) DAYS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR OTHER PROCEDURE WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS, OR IF THE SESC PLAN PROVES TO BE INEFFECTIVE IN ACHIEVING ITS OBJECTIVES. IN ADDITION, THE SESC PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW OPERATOR THAT WILL IMPLEMENT A COMPONENT OF THE SESC PLAN. THE AMENDED SESC PLAN MUST BE KEPT ON FILE AT THE CONSTRUCTION SITE AND ANY SESC PLAN MODIFICATIONS MUST BE DOCUMENTED. ANY AMENDMENTS TO CONTROL MEASURES WHICH INVOLVED THE PRACTICE OF ENGINEERING, MUST FIRST BE REVIEWED, SIGNED, AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF RHODE ISLAND.
3. IF CORRECTIVE ACTIONS ARE REQUIRED, THE SITE OWNER AND OPERATOR MUST ENSURE THAT ALL CORRECTIVE ACTIONS ARE DOCUMENTED ON THE INSPECTION REPORT IN WHICH THE PROBLEM WAS FIRST DISCOVERED. THESE CORRECTIVE ACTIONS MUST BE DOCUMENTED, SIGNED, AND DATED BY THE SITE OPERATOR ONCE ALL NECESSARY REPAIRS HAVE BEEN COMPLETED.
4. SOIL EROSION AND SEDIMENT CONTROL INSPECTION REQUIREMENTS
MINIMUM FREQUENCY - EACH OF THE FOLLOWING AREAS MUST BE INSPECTED BY OR UNDER THE SUPERVISION OF THE OWNER AND OPERATOR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAINFALL PER TWENTY-FOUR (24) HOUR PERIOD AND/OR AFTER A SIGNIFICANT AMOUNT OF RUNOFF:
a. ALL AREAS THAT HAVE BEEN CLEARED, GRADED, OR EXCAVATED AND THAT HAVE NOT YET COMPLETED STABILIZATION;
b. ALL STORMWATER EROSION, RUNOFF, AND SEDIMENT CONTROL MEASURES (INCLUDING POLLUTION PREVENTION PRACTICES) INSTALLED AT THE SITE TO COMPLY WITH THIS PERMIT;
c. CONSTRUCTION MATERIAL, UNSTABILIZED SOIL STOCKPILES, WASTE, BORROW, OR EQUIPMENT STORAGE, AND MAINTENANCE AREAS THAT ARE COVERED BY THIS PERMIT AND ARE EXPOSED TO PRECIPITATION;
d. ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE, INCLUDING TEMPORARY DRAINAGE WAYS DESIGNED TO DIVERT, CONVEY, AND/OR TREAT STORMWATER;
e. ALL POINTS OF DISCHARGE FROM THE SITE;
f. ALL LOCATIONS WHERE TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES HAVE BEEN IMPLEMENTED.
g. ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

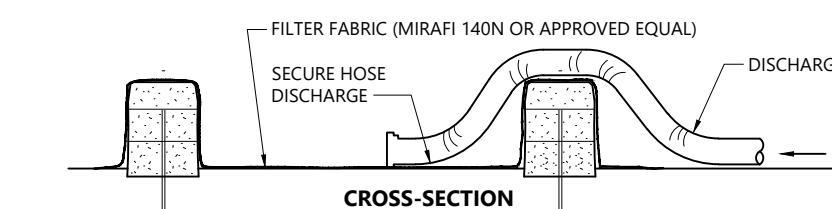
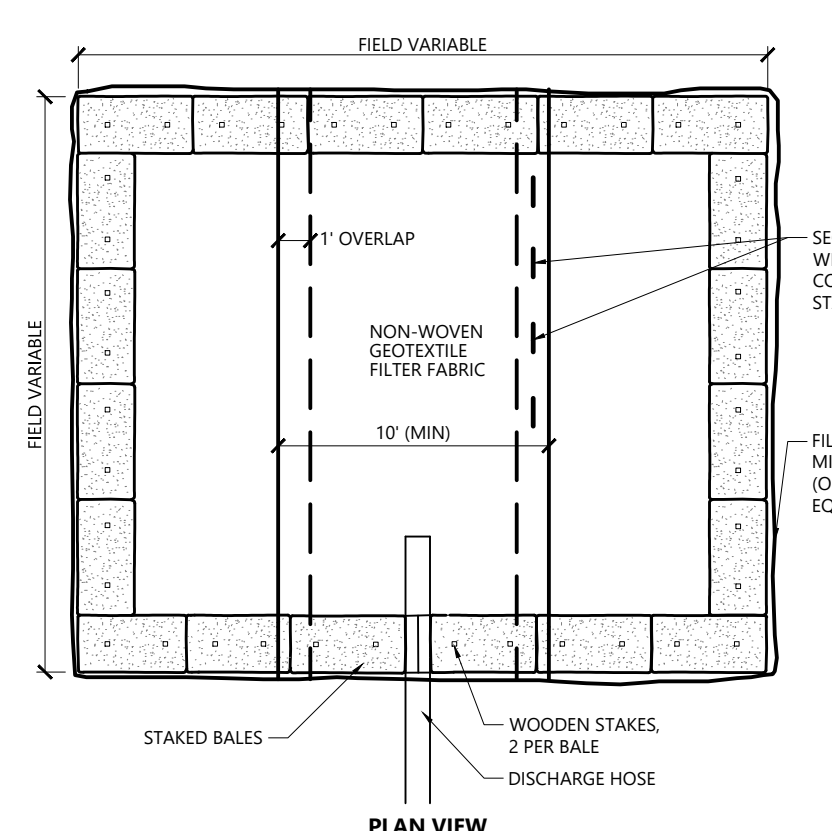


NOTES

- 1. INSTALL SILTSAK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN, BEFORE COMMENCING WORK OR IN PAVED AREAS. AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSAK.
3. SILTSAK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Siltsock Sediment Trap

N.T.S. Source: VHB 1/16 LD_674

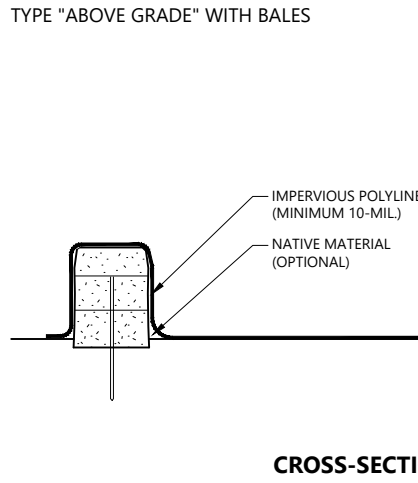
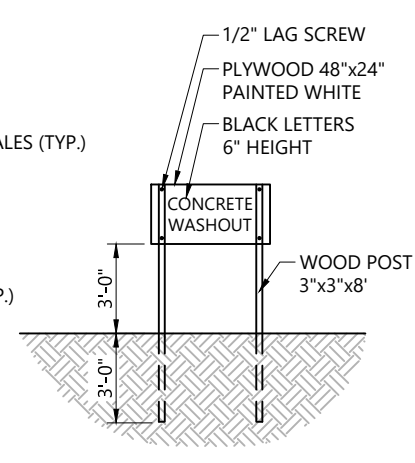
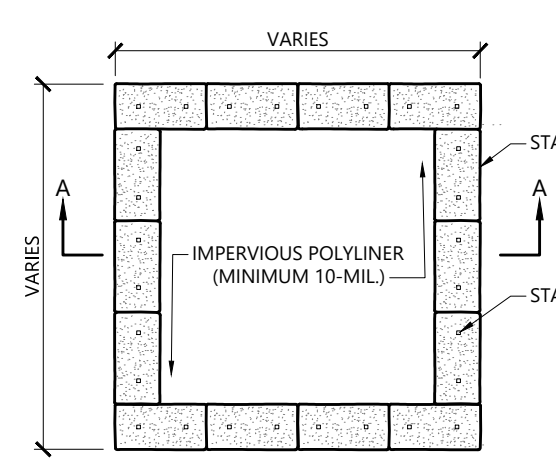


NOTES

- 1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.

Dewatering Straw Bale Basin

N.T.S. Source: VHB 1/16 LD_690

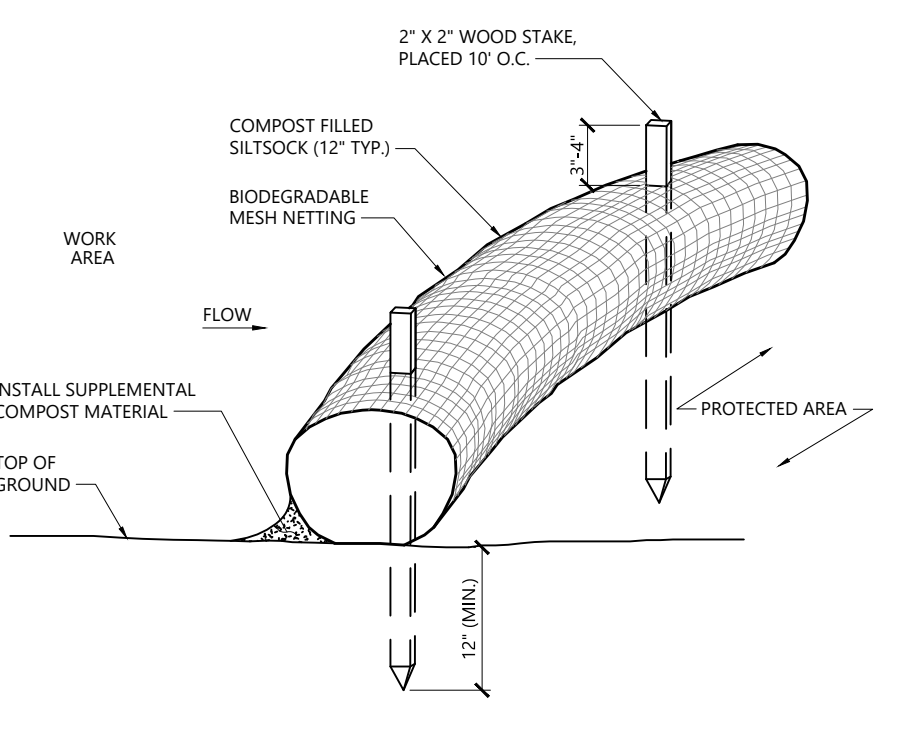


NOTES

- 1. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR BASED ON SITE CONDITIONS.
2. KEEP AS FAR FROM DRAINAGE CHANNELS AND WETLAND AREAS AS PRACTICAL.
3. SUMPS TO BE CLEANED AND WASTE CONCRETE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF WORK.

Concrete Washout

N.T.S. Source: VHB 12/17 LD_680

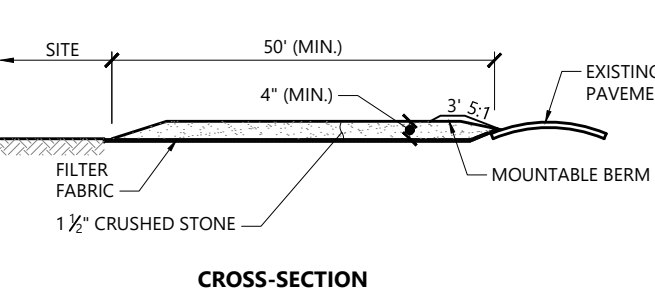
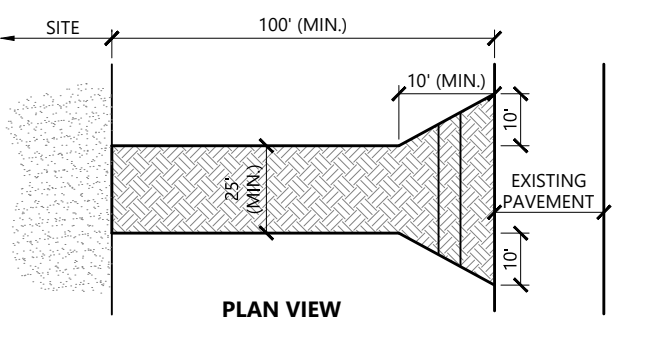


NOTES

- 1. SILTSAK SHALL BE FILTREXX SILTSAK, OR APPROVED EQUAL.
2. SILTSAKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSAK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFF-SITE.

Siltsock - Erosion Control Barrier

N.T.S. Source: VHB 1/16 LD_658

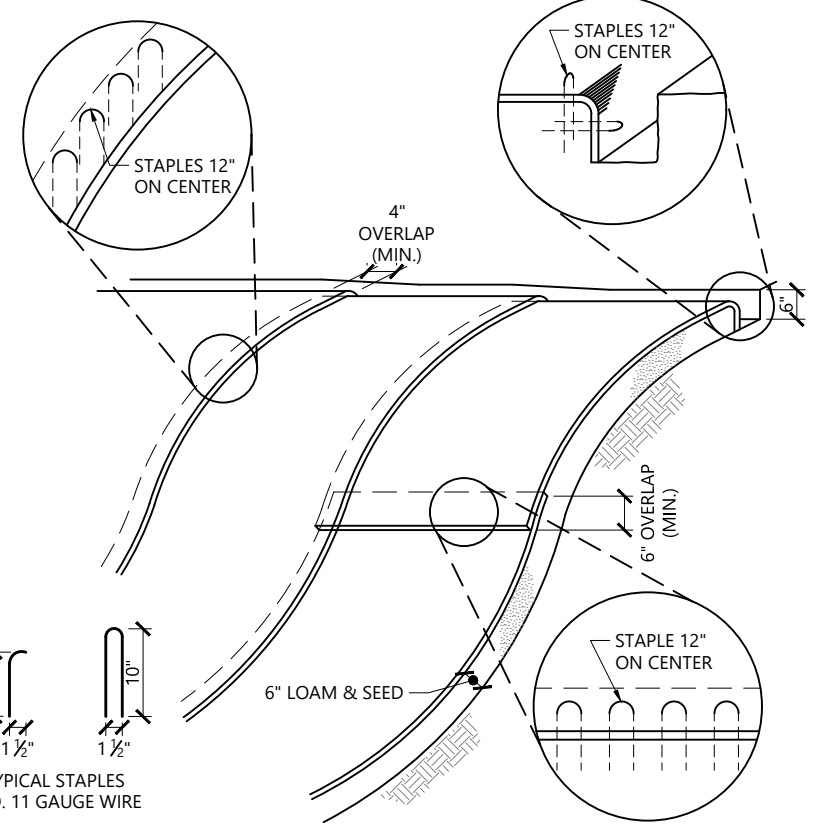


NOTES

- 1. CONTRACTOR TO PROVIDE STABILIZED CONSTRUCTION EXIT AT ALL LOCATIONS USED DURING CONSTRUCTION.
2. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
3. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLS, DISPIPER, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
4. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

N.T.S. Source: VHB 1/16 LD_682



NOTES

- 1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6' DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

N.T.S. Source: VHB 10/20 LD_680

Proposed Redevelopment

1400 West Main Road
Middletown, Rhode Island

Table with 4 columns: No., Revision, Date, Apprd. Row 1: 1, Local Permits, 6/6/2022

Table with 2 columns: Designed by, Checked by. Row 1: SAP, AEC

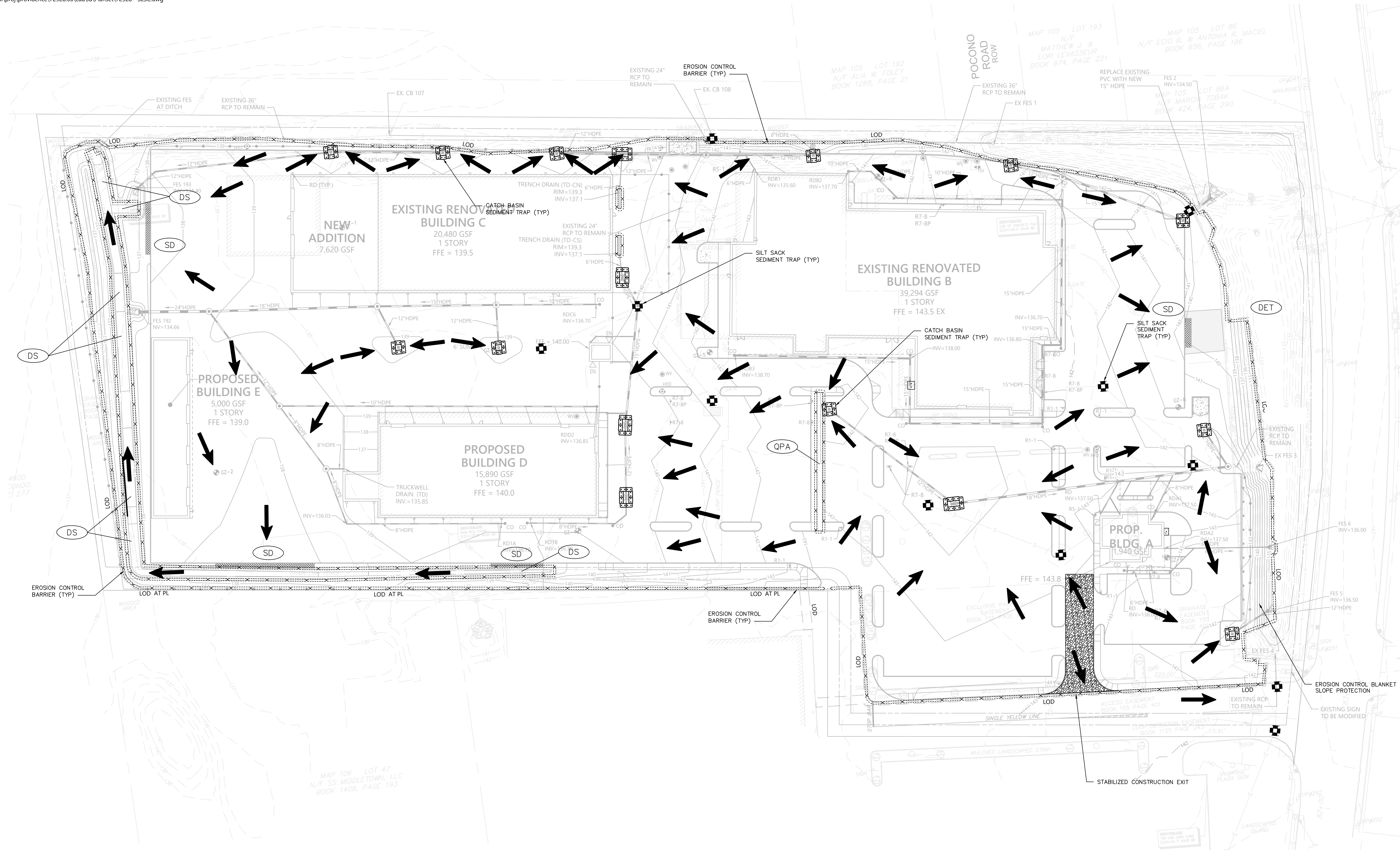
Permits April 18, 2022

Not For Construction Soil Erosion and Sediment Control-General Notes & Details

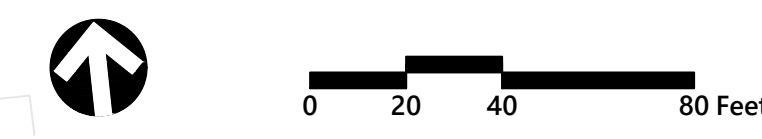
Professional Engineer stamp for Renee L. Codega, No. 6517, SESC-1

Notes:

- REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION AND GUIDELINES.
- TOTAL SITE AREA = 11.16 ACRES. TOTAL SITE DISTURBANCE = 9.30 ACRES.
- LOCATION OF RECEIVING WATERS: BAILEY'S BROOK.
- NO PORTION OF THE SITE FALLS WITHIN OR DIRECTLY DISCHARGES TO A NATURAL HERITAGE AREA (NHA), OR OTHERWISE IMPACTS THREATENED SPECIES OR HABITATS.
- STOCKPILING MUST BE WITHIN PROJECT LIMIT OF WORK BUT OUTSIDE THE BMP AREAS SHOWN ON THE PLANS AND SUCH THAT CONSTRUCTION VEHICLES DO NOT DRIVE OVER THESE AREAS TO ACCESS THE STOCKPILES.
- WASHOUT AND REFUELING AREAS MUST BE WITHIN PROJECT LIMITS BUT OUTSIDE THE BMP AREAS LISTED BELOW AND SHOWN ON THE PLANS.
- ANY DISTURBED AREA OF GREATER THAN ONE ACRE WITH ONE COMMON DRAINAGE LOCATION IS REQUIRED TO UTILIZE STRUCTURAL SEDIMENT CONTROLS MEETING THE REQUIREMENTS OF THE RI SESC HANDBOOK IN ORDER TO RETAIN SEDIMENT ONSITE, IN ACCORDANCE WITH THE RISDISM.
- SILT SACK SEDIMENT TRAPS TO BE INSTALLED AT ALL EXISTING CATCH BASINS UNTIL THEY ARE REMOVED.
- ALL NEW CATCH BASINS TO BE PROTECTED BY EROSION CONTROL BARRIERS IMMEDIATELY AFTER INSTALLATION.



WEST MAIN ROAD - U.S. ROUTE 114
PUBLIC - WIDTH VARIES



Proposed Redevelopment
1400 West Main Street
Middletown, Rhode Island

No.	Revision	Date	Appr.
1	Local Permits	6/6/2022	

Designed by: SAP Checked by: AEC
Issued for: Permits Date: April 18, 2022

Not Approved for Construction
Soil Erosion and Sediment Control-
Site Plan

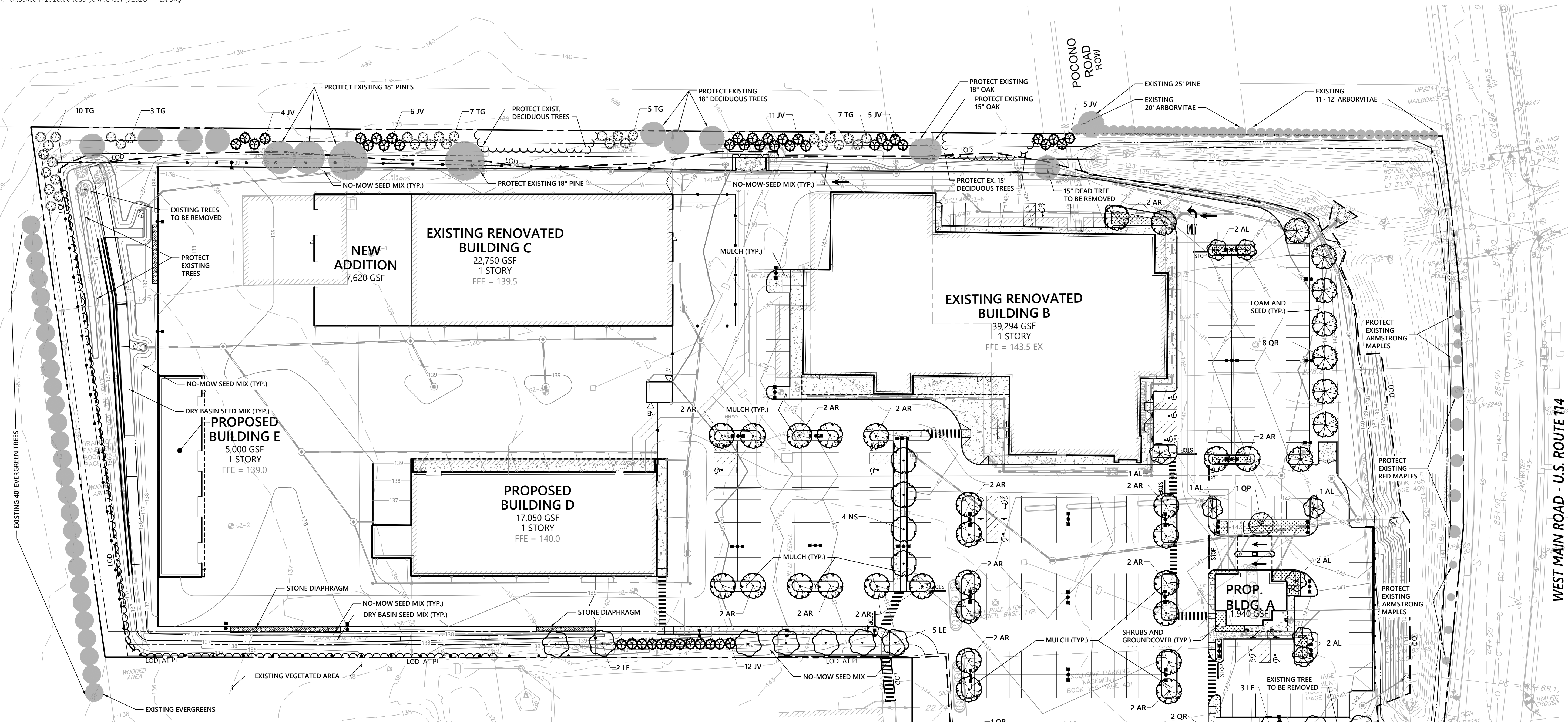
Renew L. Codega
No. 6517
REGISTERED PROFESSIONAL ENGINEER
Project Number: 72928.00

SESC-2
Sheet 2 of 2

- ← PROPOSED CONSTRUCTION STORMWATER RUNOFF FLOW PATH
- BEST MANAGEMENT PRACTICES (BMP)**
- DET SURFACE DETENTION BASIN
 - SD STONE DIAPHRAGM
 - DS DRY SWALE
 - QPA QUALIFYING PERVIOUS AREA



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



WEST MAIN ROAD - U.S. ROUTE 114
PUBLIC - WIDTH VARIES
STATE HIGHWAY LAYOUT PLAT 952



Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRILLPIE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWN AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWN AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Seed Mixtures:

- AREAS INDICATED AS "DRY BASIN" ARE TO BE SEEDDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- AREAS INDICATED AS "NO-MOW" ARE TO BE SEEDDED WITH NO-MOW LAWN SEED MIX AS MANUFACTURED BY PRAIRIE NURSERIES, INC. P.O. BOX 306, WESTFIELD, WI 53964 (800) 476-9453, www.PRAIRIE.NURSERY.COM, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	35	Acer rubrum 'Red Sunset'	Red Sunset Maple	2 1/2 - 3" CAL
LE	10	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	2 1/2 - 3" CAL
NS	4	Nyssa sylvatica 'Black Tupelo'	Sour Gum	2 1/2 - 3" CAL
QP	1	Quercus palustris	Pin Oak	2 1/2 - 3" CAL
QR	11	Quercus rubra	Red Oak	2 1/2 - 3" CAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JV	43	Juniperus virginiana	Eastern Red Cedar	6' - 7' HT.
TG	32	Thuja plicata 'Green Giant'	Western Red Cedar	6' - 7' HT.

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AL	8	Amelanchier laevis	Allegheny Serviceberry	2 1/2 - 3" CAL.

SHRUBS AND GROUNDCOVERS SHALL BE A SELECTION OF:

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	Azalea x Renee Michelle	Renee Michelle Azalea	18-24" HT.
	Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	2-2 1/2' HT.
	Fothergilla gardenii	Dwarf Fothergilla	18-24" HT.
	Ilex glabra 'Shamrock'	Shamrock Inkberry	18-24" HT.
	Leucothoe fontanesiana	Drooping Leucothoe	#2 POT
	Rhododendron Cunninghams Blush	Cunninghams Blush Rhod.	2 - 2 1/2' HT.
	Spiraea japonica 'Little Princess'	Little Princess Spirea	18-24" SPD
	Viburnum plic. Tomentosum 'Shasta'	'Shasta' Viburnum	2 - 2 1/2' HT.

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 POT
	Panicum 'Shenandoah'	Shenandoah Switch Grass	#2 POT
	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	#2 POT

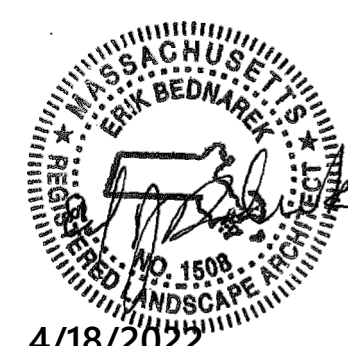
PERENNIALS AND GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	#1 POT
	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1 POT
	Vinca minor	Common Periwinkle	flats of 30

Proposed Redevelopment
1400 West Main Road
Middletown, Rhode Island

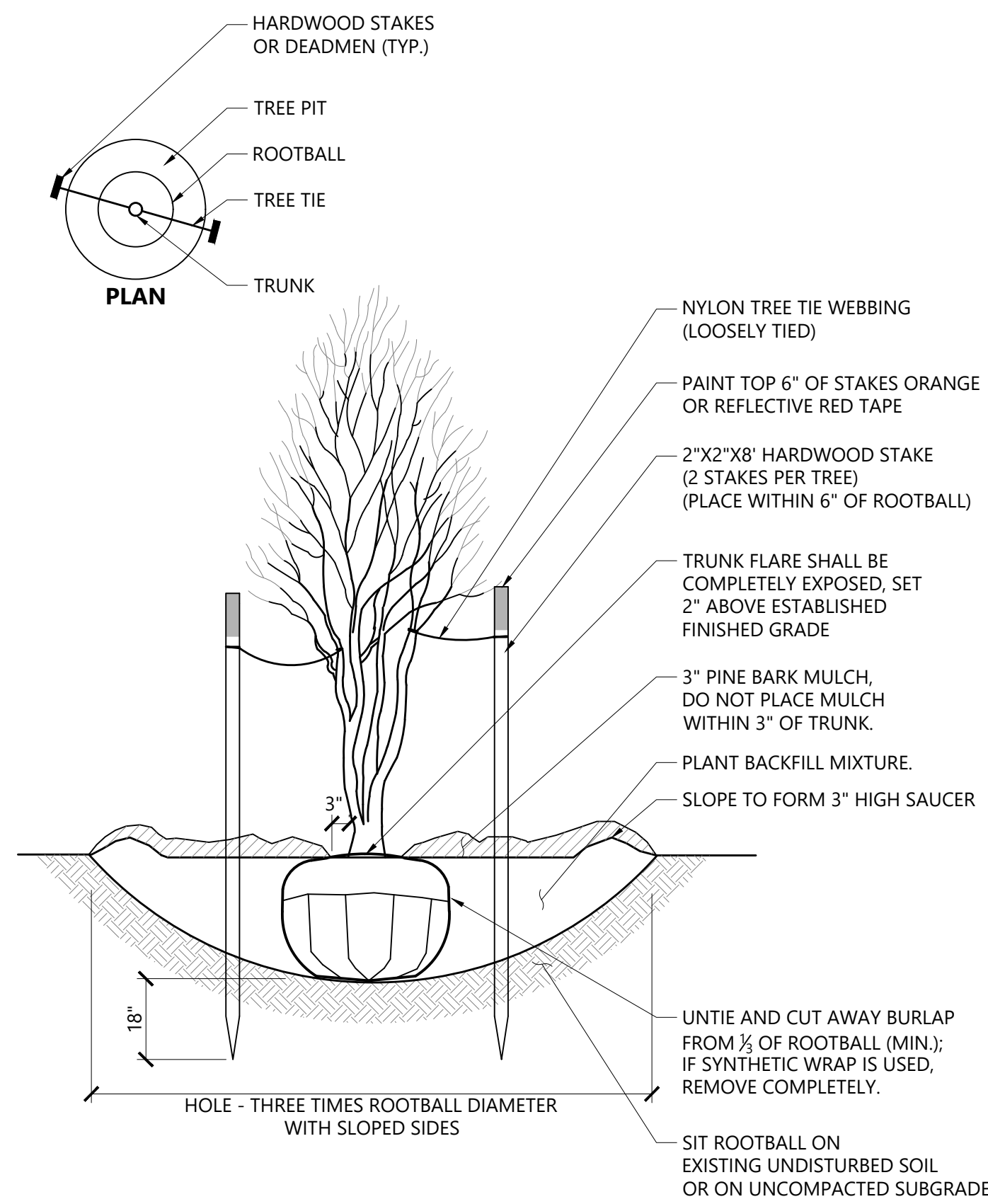
No.	Revision	Date	App'd.

Designed by _____ Checked by _____
Issued for _____ Date _____
Permits April 18, 2022

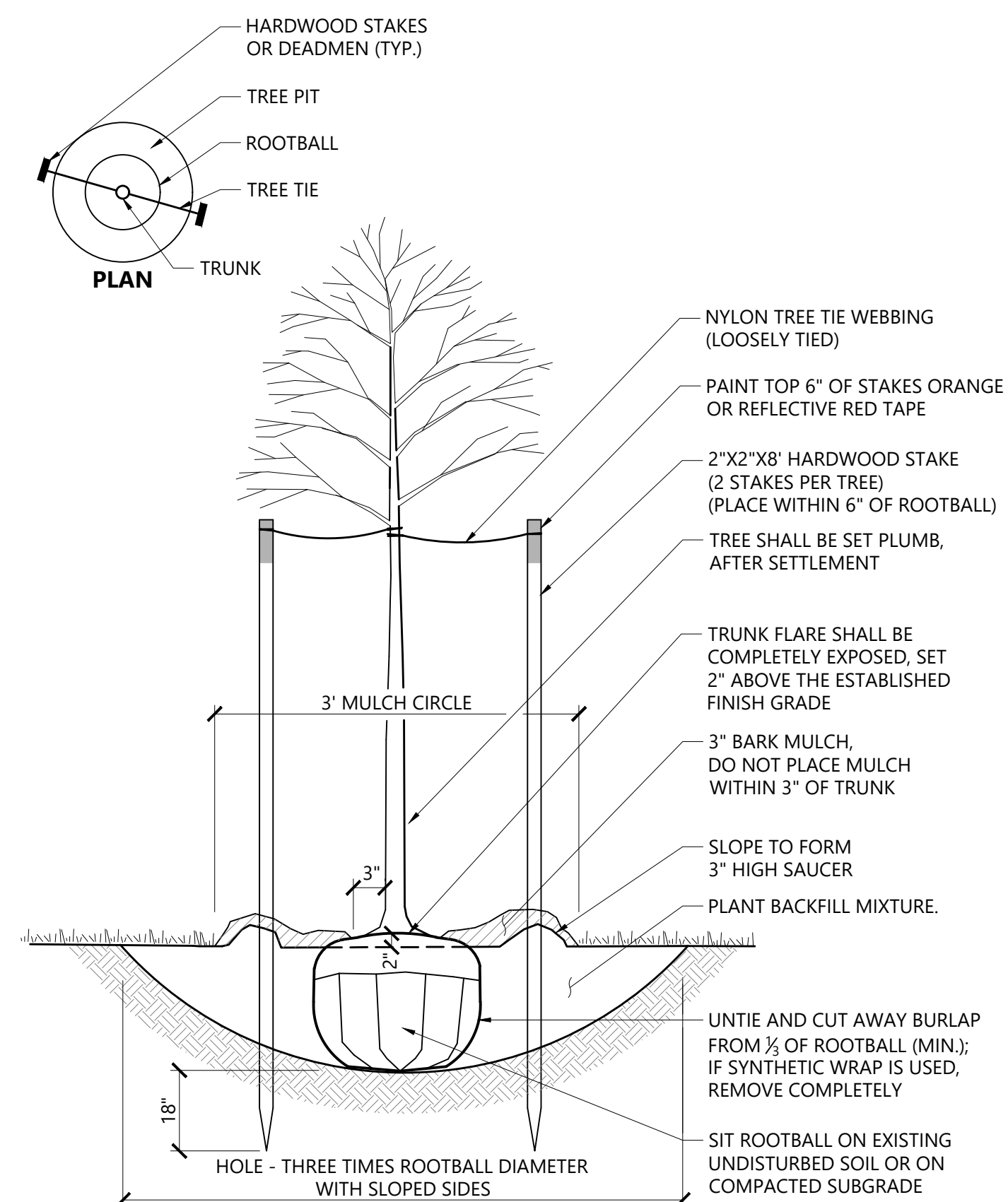
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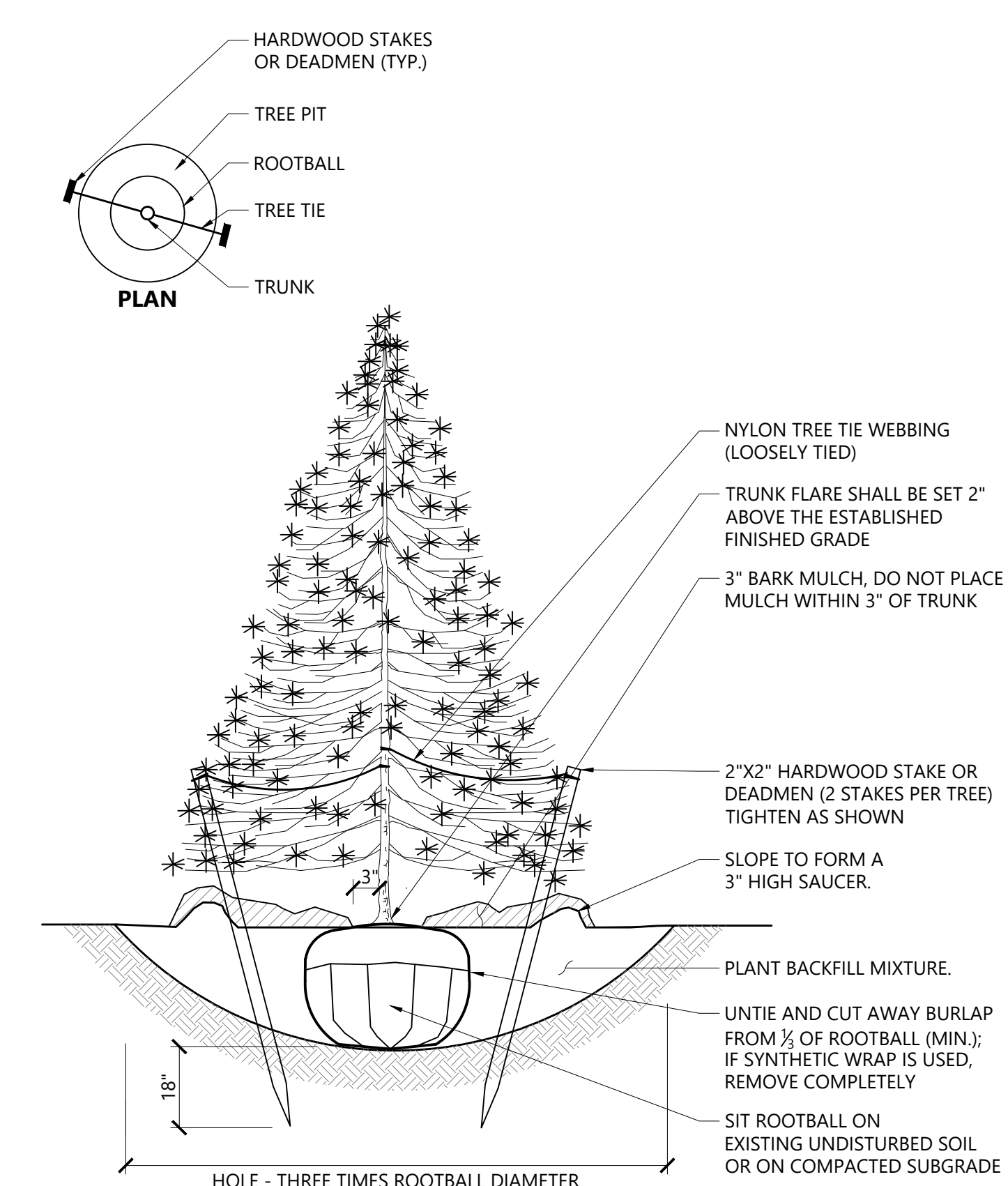
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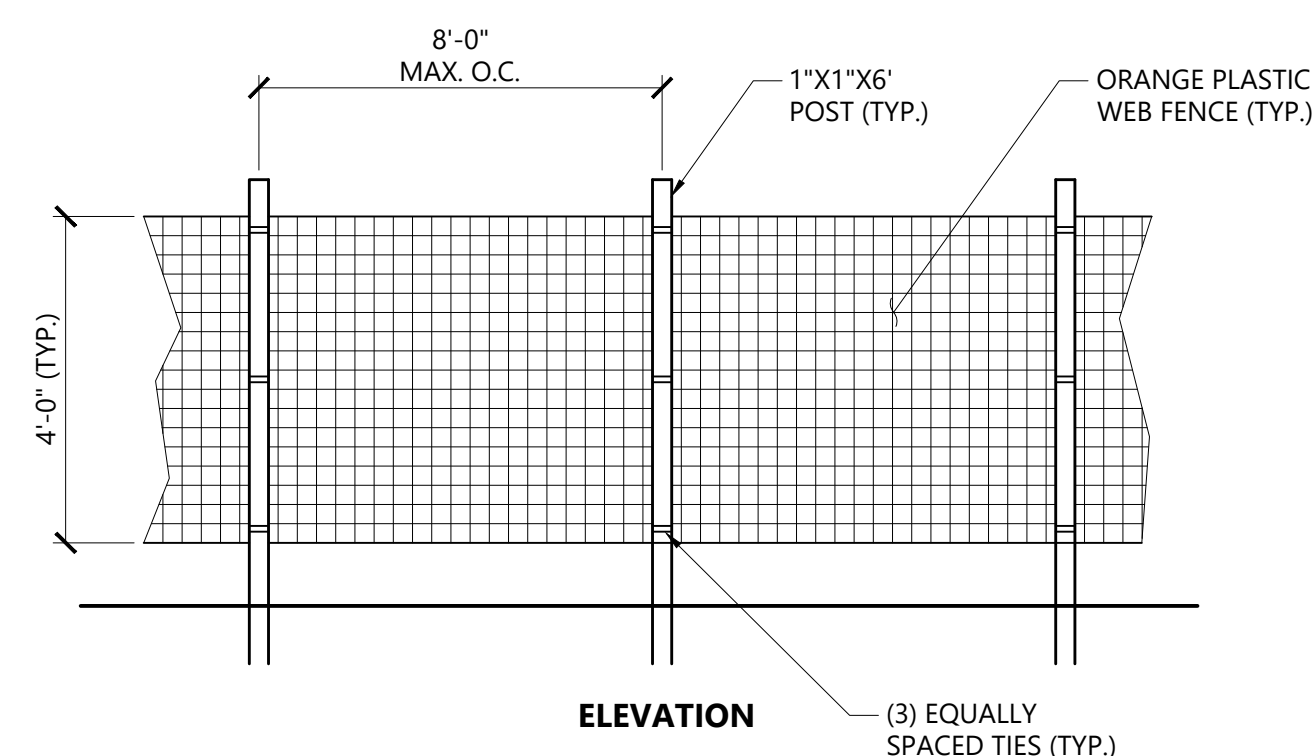
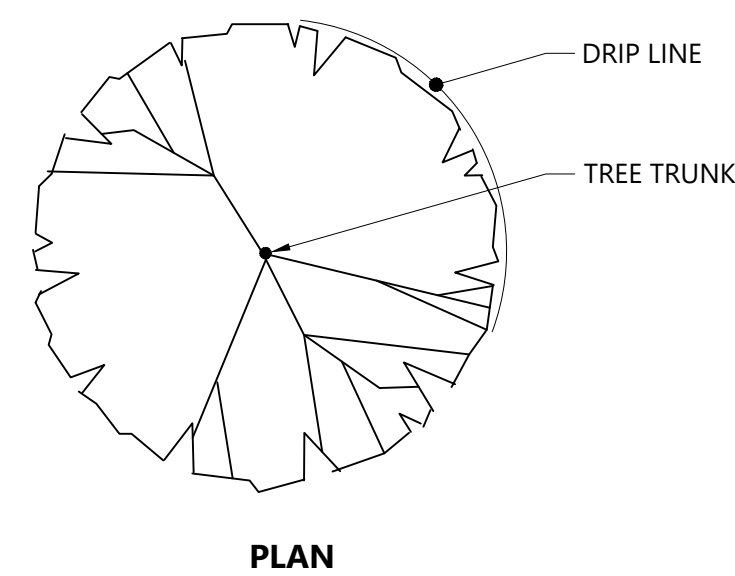
Multistem Tree Planting 9/21
N.T.S. Source: VHB LD_606



Tree Planting (For Trees Under 4" Caliper) 9/21
N.T.S. Source: VHB LD_602

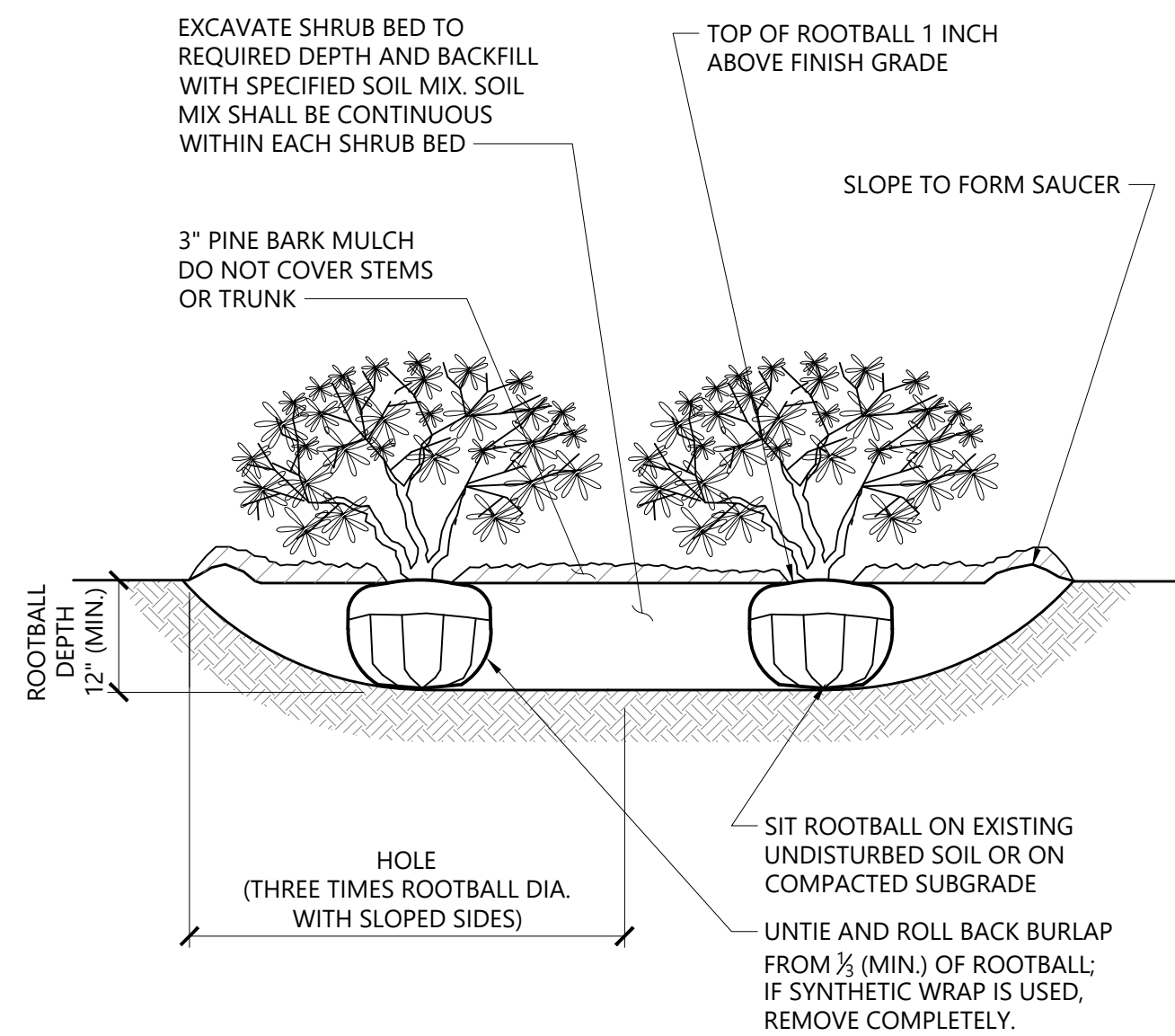


Evergreen Tree Planting 9/21
N.T.S. Source: VHB LD_604



- NOTES**
- INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16
N.T.S. Source: VHB REV LD_610

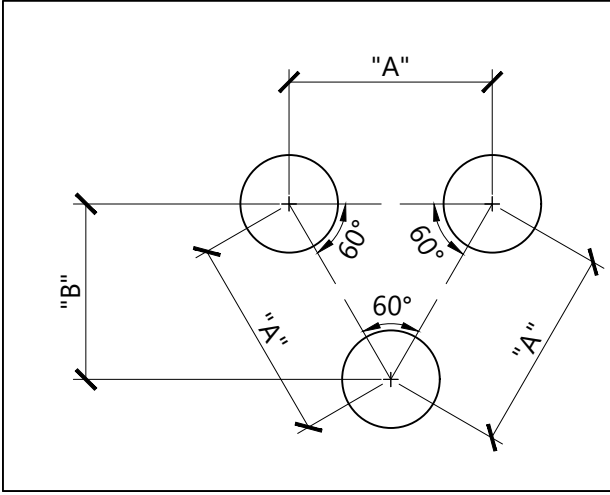
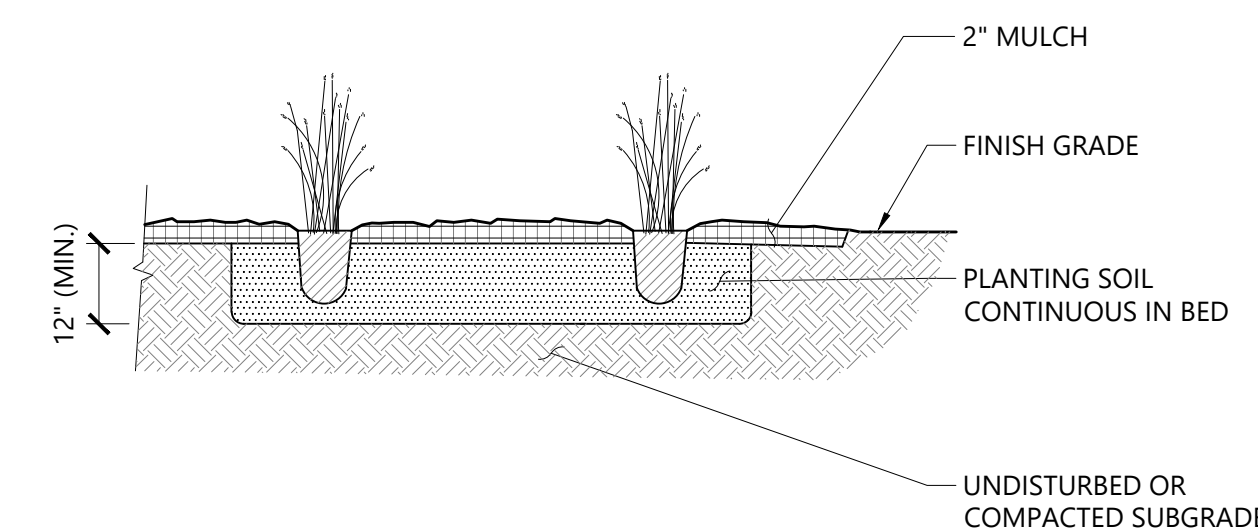


- NOTES**
- LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601

PLANT SPACING

PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

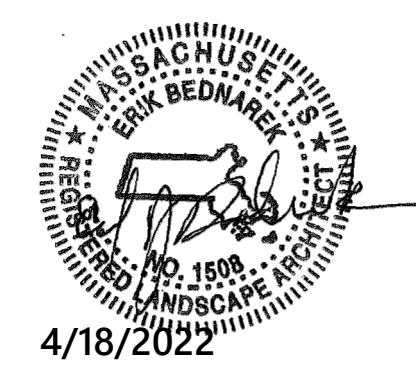
Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618

Proposed Redevelopment
1400 West Main Road
Middletown, Rhode Island

No.	Revision	Date	App'd.

Designed by _____ Checked by _____
Issued for _____ Date _____
Permits April 18, 2022

Not For Construction
Drawing Title
Planting Details

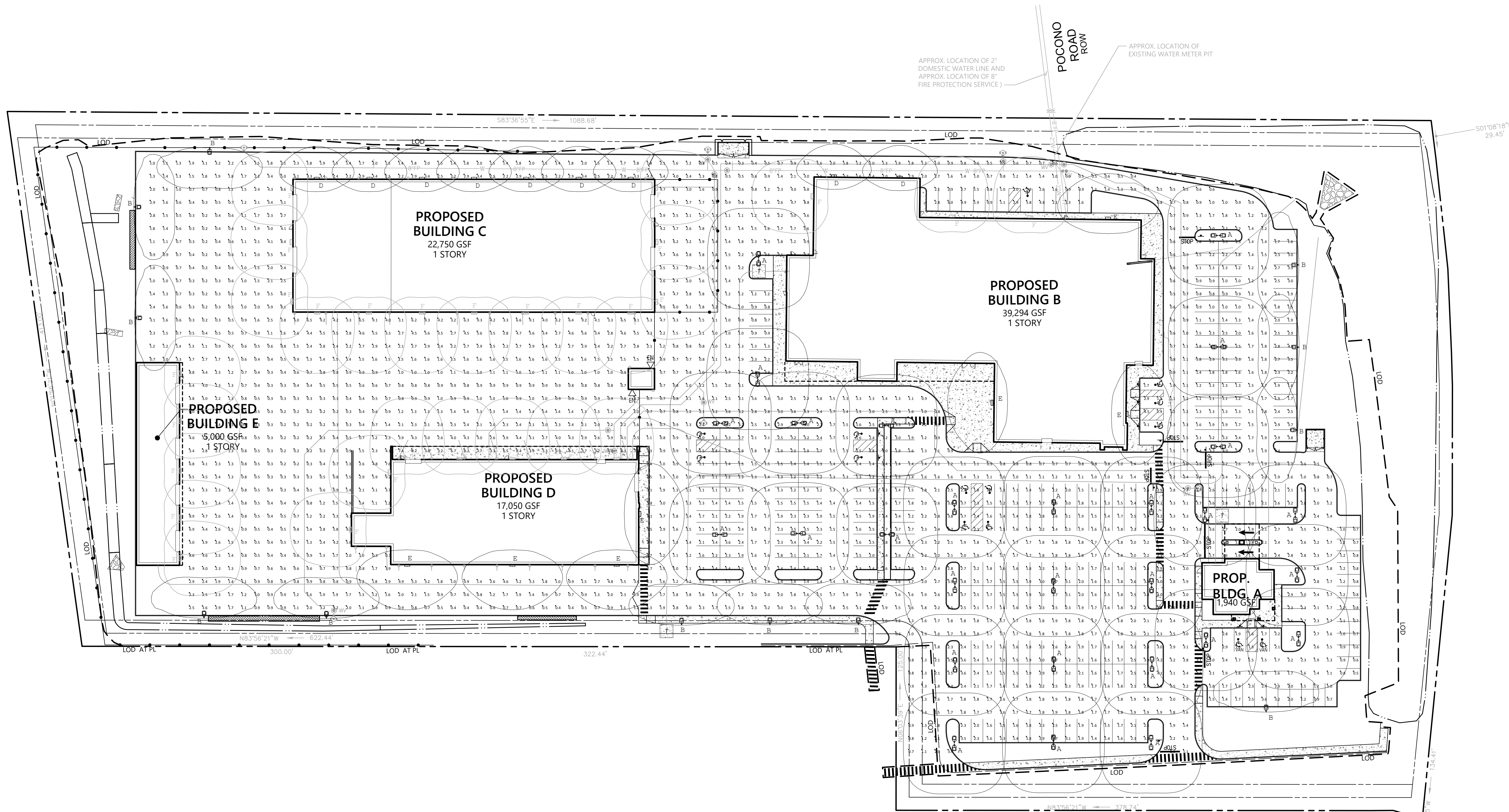


L2.00
Sheet 2 of 2
Project Number 72928.00
4/18/2022



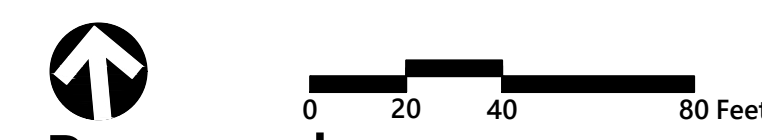
1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

EA ENGINEERING ADVANTAGE, INC.
880 MAIN STREET 5TH FLOOR
WALTHAM, MASSACHUSETTS 02451
PHONE: (617) 288-3969



WEST MAIN ROAD - U.S. ROUTE 114
PUBLIC - WIDTH VARIES

STATE HIGHWAY LAYOUT PLAT 952



Proposed Redevelopment

1400 West Main Road
Middletown, Rhode Island

No.	Revision	Date	App'd.

Designed by _____ Checked by _____

Issued for _____ Date _____

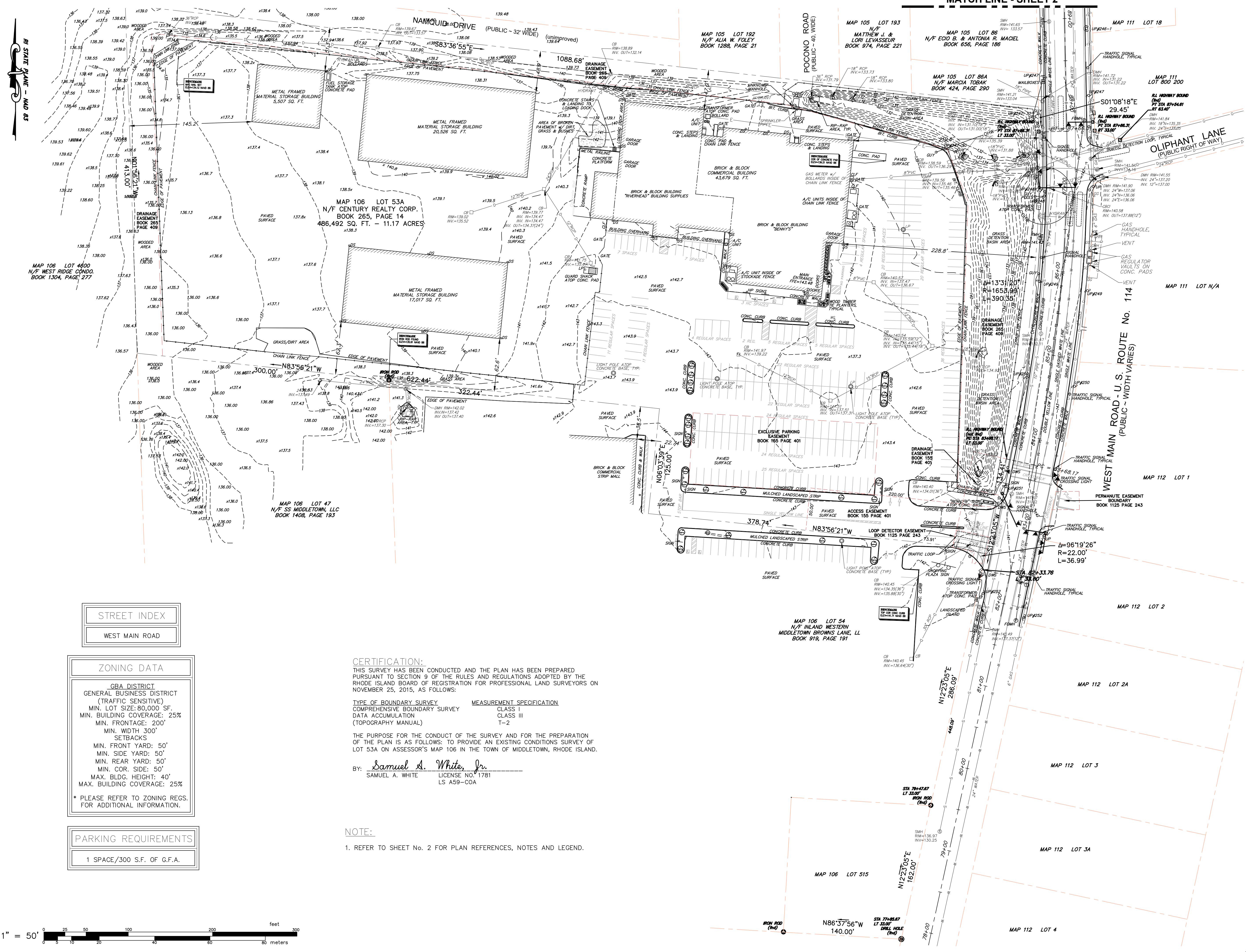
Local Permits June 6, 2022

Not For Construction
Drawing Title
Photometric Site Plan
Drawing Number _____

- LIGHTING PLAN NOTES:**
- "POST-APPROVAL ALTERATIONS, INCLUDING EQUIPMENT SUBSTITUTIONS, TO APPROVED LIGHTING PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN PRIOR TO INSTALLATION."
 - "THE TOWN RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND, IF NECESSARY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWN."

Symbol	Qty	Label	Description	Arrangement	IES Class	MH	CCT	LLF	Lum. Lumens	Lum. Watts	Filename
	28	A	Leotek: AR13-48N-MV-WW-5-XX-055	Back-Back	Type VS	20	3000K	0.850	5419	39	AR13-48N-MV-WW-5-XX-055 S.ies
	12	B	Leotek: AR13-48N-MV-WW-3-XX-080-BLS	Single	Type III	20	3000K	0.850	4556	52	AR13-48N-MV-WW-3-XX-080-BLS S.ies
	9	D	Leotek: ES1-24H-MV-WW-W-XX-350	SINGLE	Type III	15	3000K	0.850	3301	30	IES ES1-24H-MV-WW-W-XX-350 082115.ies
	7	E	Leotek: ES1-48H-MV-WW-W-XX-530	SINGLE	Type III	15	3000K	0.850	8826	83.3	IES ES1-48H-MV-WW-W-XX-530 082715.ies
	28	F	Leotek: ES1-48H-MV-WW-FT-XX-530	SINGLE	Type IV	15	3000K	0.850	8752	81.39	IES ES1-48H-MV-WW-FT-XX-530 082715.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking - Bldg A	Illuminance	Fc	2.1	4.3	0.5	4.1	8.6
Parking - Bldg B	Illuminance	Fc	1.9	4.5	0.5	3.8	9.0
Parking - Bldg C	Illuminance	Fc	2.1	9.7	0.6	3.5	16.2
Parking - Bldg D	Illuminance	Fc	1.9	8.1	0.7	2.7	11.6
Service Drive	Illuminance	Fc	1.9	6.0	0.3	6.2	20.0
Lumber Yard	Illuminance	Fc	2.0	9.3	0.2	10.0	46.5
Property Line	Illuminance	Fc	0.1	0.6	0.0	N.A.	N.A.



MATCH LINE - SHEET 2

RI STATE PLANE - MAD 83

STREET INDEX

WEST MAIN ROAD

ZONING DATA

<p>GBA DISTRICT GENERAL BUSINESS DISTRICT (TRAFFIC SENSITIVE) MIN. LOT SIZE: 80,000 SF. MIN. BUILDING COVERAGE: 25% MIN. FRONTAGE: 200' MIN. WIDTH 300' SETBACKS MIN. FRONT YARD: 50' MIN. SIDE YARD: 50' MIN. REAR YARD: 50' MIN. COR. SIDE: 50' MAX. BLDG. HEIGHT: 40' MAX. BUILDING COVERAGE: 25%</p>
--

* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

PARKING REQUIREMENTS

1 SPACE/300 S.F. OF G.F.A.

CERTIFICATION:
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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION	CLASS III
(TOPOGRAPHY MANUAL)	T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN EXISTING CONDITIONS SURVEY OF LOT 53A ON ASSESSOR'S MAP 106 IN THE TOWN OF MIDDLETOWN, RHODE ISLAND.

BY: Samuel A. White, Jr.
SAMUEL A. WHITE LICENSE NO. 1781
LS A59-COA

NOTE:
1. REFER TO SHEET No. 2 FOR PLAN REFERENCES, NOTES AND LEGEND.

EXISTING CONDITIONS SURVEY
FOR
BENNY'S
AP 106 LOT 53A
SITUATED ON
1400 WEST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
PREPARED FOR
CARPIONATO GROUP, LLC

NO.	REVISION	BY	DATE
1	EXTENDED PLAN TO SQUANTUM DRIVE, SHEET-2	DRD	4/6/18
2	MISC. ADDITIONS	SAW	10/1/19

SAMUEL A. WHITE, JR.
No. 1781
PROFESSIONAL LAND SURVEYOR
04-24-2018

GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

Garofalo & Associates ©
These drawings are the property of the engineer/surveyor and have been prepared for the owner; for this to be used for any other purpose, location of owner without written direction of this owner or one of its directors.

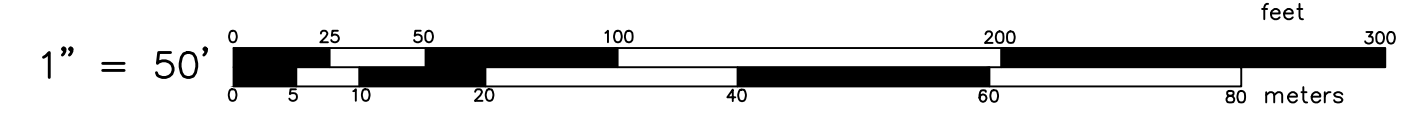
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 7130.10	DRAWN BY DRD
DWG. NO. 7130-10 ECS	CALCS BY SAW
SCALE: 1"=50'	APPROVED SAW
	DATE: FEBRUARY 2018

SHEET

1

OF 2 SHEETS



st Main Street - Middletown, RI
LOCUS AREA

LOCUS MAP
 N.T.S.

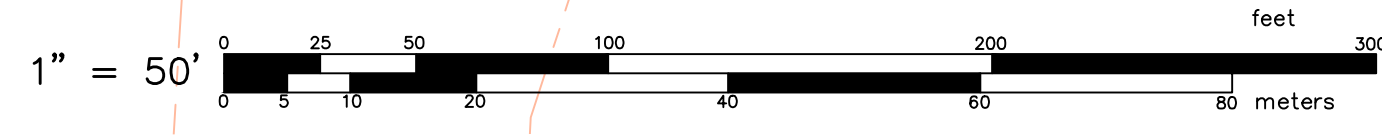
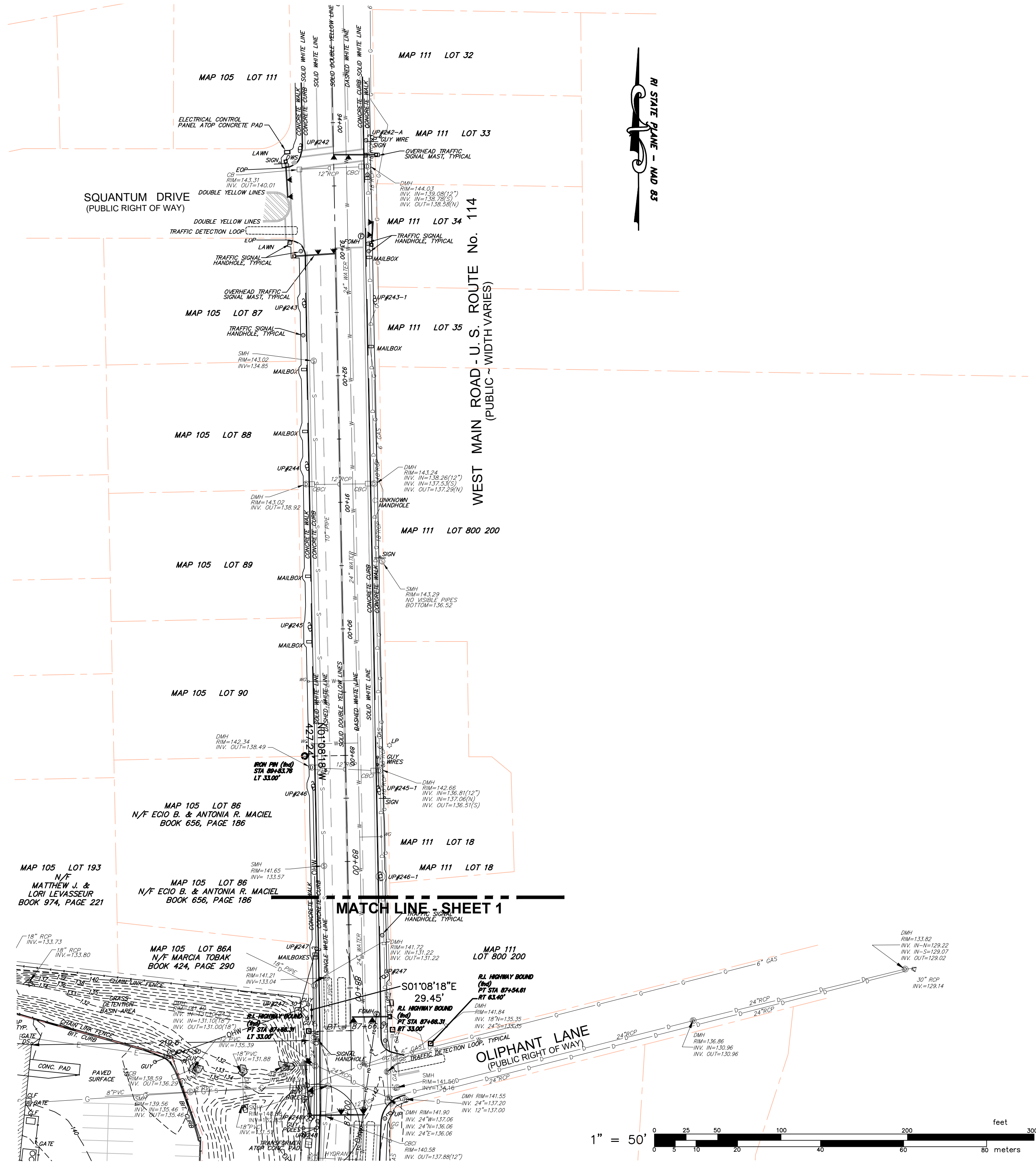
PLAN REFERENCES:

1. STATE HIGHWAY PLAT 952 AND 2379
2. "ALTA/ACSM LAND TITLE SURVEY A.P. 106 LOT 515 BROWN'S LANE AND WEST MAIN ROAD MIDDLETOWN, RI BY CATALDO ASSOCIATES INC. DATED DEC. 27 2004 REVISED APRIL 28 2005.
3. "CORRECTIVE FINAL PLAT STARWOOD WASSERMAN MINOR SUBDIVISION PLAN" BY CATALDO ASSOCIATES DATED JAN 2002 REVISED MAY 11, 2005.
4. WESTRIDGE CONDOMINIUMS FAIRWAY DRIVE MIDDLETOWN RI BOOK 196 PAGE 293
5. SUBDIVISION NO.1 BIRCHWOOD MANOR PLAT BOOK 5 PAGE 26

NOTES:

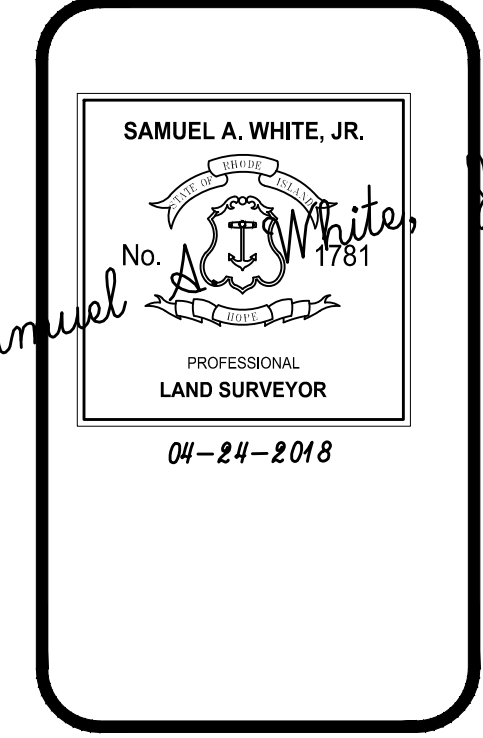
1. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF MIDDLETOWN, RHODE ISLAND, NEWPORT COUNTY, MAP NO. 44005C0091J, HAVING AN EFFECTIVE DATE OF SEPTEMBER 4, 2013.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
3. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83
 VERTICAL DATUM: NAVD 88*
 * DATUM WAS DERIVED BY OBSERVED GPS ORTHOMETRIC HEIGHTS VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.

LEGEND & ABBREVIATIONS			
	UNKNOWN UTILITY LINE		UTILITY POLE
	ELECTRIC LINE		GUY POLE
	SEWER LINE		SINGLE POST SIGN
	WATER LINE		DOUBLE POST SIGN
	GAS LINE		HANDICAP PARKING STRIPING
	DRAINAGE LINE		LIGHT POST
	TELEPHONE LINE		DETECTABLE WARNING STRIP
	VERIZON LINE		BOLLARD
	COMMUNICATION LINE		CURB INLET
	FIBER OPTIC LINE		SPOT GRADE ELEVATION
	OVERHEAD WIRES		CONCRETE
	FIBER OPTICS LINE		BITUMINOUS
	LOCUS PROPERTY LINE		NOW/FORMERLY ASSESSOR'S PLAN
	ASSESSOR LINE		INVERT
	EASEMENT LINE		CHAIN LINK FENCE
	STATE HIGHWAY LINE		CATCH BASIN CURB INLET
	CHAIN LINK FENCE		DOUBLE CATCH BASIN
	TRAFFIC SIGNAL POLE (MAST-ARM)		DOUBLE CATCH BASIN CURB INLET
	TRAFFIC DETECTION LOOP		HANDICAPPED
	TELEPHONE MANHOLE		LIGHT POLE
	UNKNOWN MANHOLE		SLOPED GRANITE CURB
	SEWER MANHOLE		VERTICAL CONCRETE CURB
	DRAIN MANHOLE		VERTICAL CONCRETE CURB
	ELECTRIC MANHOLE		BITUMINOUS SLOPED CURB
	ELECTRIC HANDHOLE		SLOPED CONCRETE CURB
	FIBER OPTIC MANHOLE		TOP OF CURB
	TRAFFIC SIGNAL HANDHOLE		BOTTOM OF CURB
	CATCH BASIN		EDGE OF PAVEMENT
	GAS GATE		GRANITE BOUND/DRILL HOLE
	GAS HANDHOLE		IRON PIN or PIPE
	WATER GATE/SHUT OFF		FOUND
	HYDRANT		SQUARE FEET
	IRRIGATION CONTROL VALVE		ACRES
	CONCRETE or GRANITE BOUND		CORRUGATED PLASTIC PIPE
	DRILL HOLE		POLYETHYLENE
	IRON PIN or PIPE		HIGH-DENSITY POLYETHYLENE
			POLYVINYL CHLORIDE
			DOWN SPOUT



EXISTING CONDITIONS SURVEY
 FOR
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 SITUATED ON
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85 CORLISS STREET
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 PROVIDENCE, RI 02940
 TEL. 401-273-6000

Garofalo & Associates, Inc. These drawings are the property of the engineer/surveyor and have been prepared for the project at this site and are not to be used for any other purpose, location or owner without written consent of this owner or one of its directors.

JOB NO. 7130.10	DRAWN BY DRD
DWG. NO. 7130-10 ECS	CALCS BY SAW
SCALE: 1"=50'	APPROVED SAW
	DATE: FEBRUARY 2018

SHEET
2
 OF 2 SHEETS