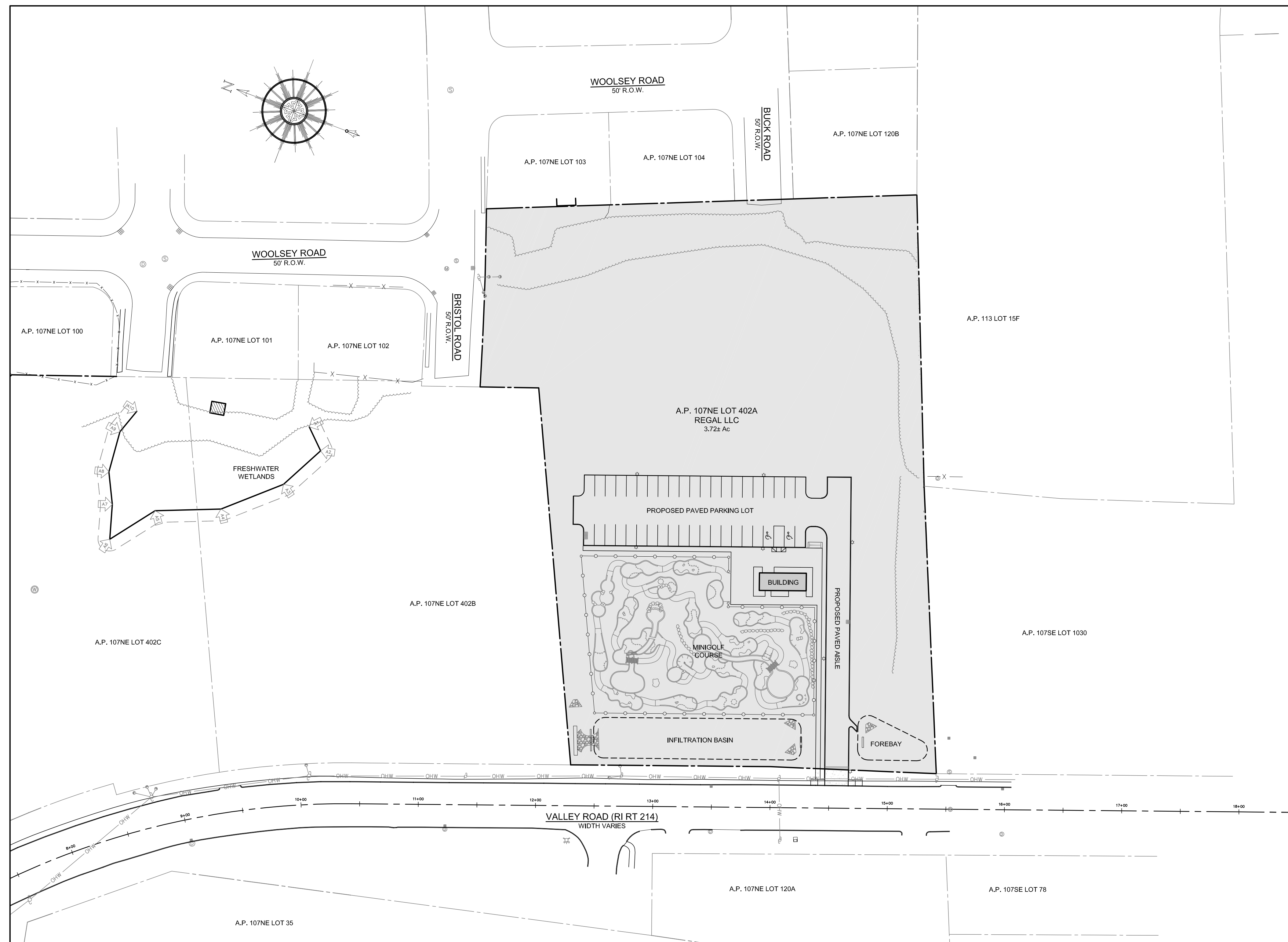


# VALLEY ROAD MINI GOLF

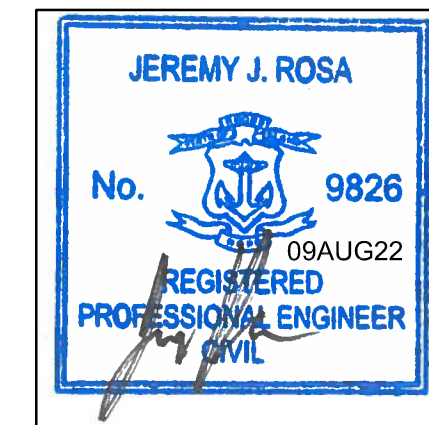
**ASSESSOR'S PLAT 107NE LOT 402A  
VALLEY ROAD  
MIDDLETOWN, RHODE ISLAND**



## SITE PLAN

SCALE = 1"=50'

**CIVIL ENGINEER:** NORTHEAST ENGINEERS & CONSULTANTS, INC.



ENGINEER CERTIFICATION

**APPLICANT:**

MR. DEREK SAVAS  
PO BOX 4340  
MIDDLETOWN, RI 02842

**OWNER:**

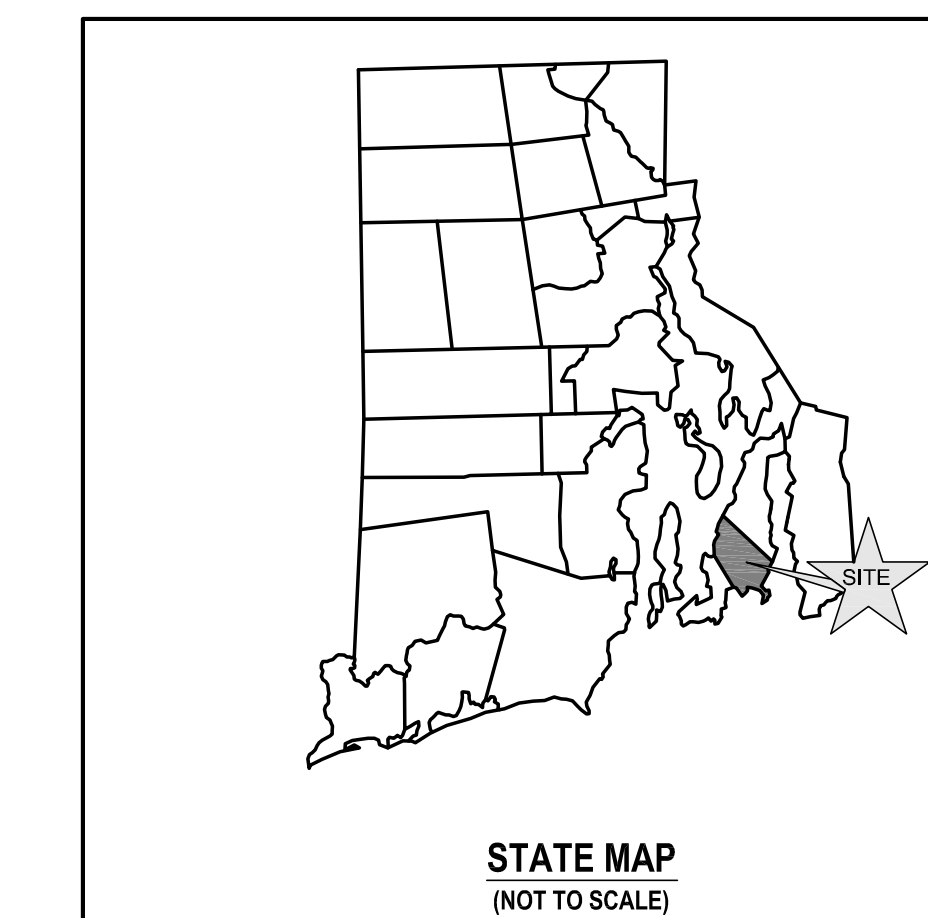
REGAL, LLC  
40 ROGER WILLIAMS CT  
PORTSMOUTH, RI 02871

## AUGUST 9, 2022 PERMIT SET

### PLAN INDEX

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#### SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
RIDOT / RIDEM	MAR 19, 2022	RIDOT PAP, RIPDES
RIDOT	JUN 14, 2022	RIDOT PAP REVISIONS
TOWN OF MIDDLETOWN	AUG 9, 2022	DEVELOPMENT PLAN REVIEW

## GENERAL NOTES

- EXISTING CONDITIONS AND PROPERTY LINE SURVEY (SHEET 3) TAKEN FROM "HAPPY VALLEY SUBDIVISION, 3 LOT COMMERCIAL SUBDIVISION, ASSESSOR'S PLAT 107NE LOT 402, VALLEY ROAD (RI RT 214), MIDDLETOWN, RHODE ISLAND, MARCH 11, 2021 PERMIT SET, SHEETS L-1 THROUGH L-5", THE APPROVED FINAL SUBMISSION SET FOR THIS DEVELOPMENT. THE BOUNDARY PLANS OF SURVEY WITHIN THIS SET ARE COMPREHENSIVE, CLASS I, DOCUMENTS PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED IN APRIL OF 2021.
- BASE OF ELEVATIONS: NAVD88.
- PROPERTY IS ZONED LBA (TRAFFIC SENSITIVE LIMITED BUSINESS). ABUTTING PROPERTIES ALONG VALLEY ROAD ARE ALSO ZONED LBA, RESIDENTIAL PROPERTIES TO THE REAR OF THE LOT ARE ZONED R-20 (HIGH DENSITY RESIDENTIAL).
- UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH INFORMATION TAKEN FROM MIDDLETOWN WEGIS LAYERS, ADDITIONAL WATER MAIN INFORMATION PROVIDED BY NEWPORT WATER.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER A DELINEATION PERFORMED BY NATURAL RESOURCES SERVICES IN JANUARY OF 2019. THERE ARE NO FRESHWATER WETLAND REGULATED SETBACKS ON THE SUBJECT PROPERTY.
- SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS, CPSS, PWS IN NOVEMBER 2021.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44005C0093J LAST REVISED SEPTEMBER 4, 2013.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC., UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION, ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN AND THE RIDOT.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER."
- THERE ARE NO SURFACE WATERS ON THE SUBJECT PROPERTY.
- THERE ARE NO HYDRIC SOILS ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN AREAS OF LEDGE OR OUTCROPPINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO SLOPES OF 15% OR GREATER ON THE SUBJECT PROPERTY.
- THERE ARE NO SOILS ON THE SUBJECT PROPERTY KNOWN TO HAVE A SEASONAL HIGH WATER TABLES LESS THAN 3.5 FEET AS IDENTIFIED BY SOIL EVALUATION.
- THERE ARE NO KNOWN RECREATIONAL RESOURCES ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS CONSIDERED PRIME FARMLAND SOILS PER THE RIDEM ENVIRONMENTAL RESOURCE MAPS.
- THE PROPOSED DEVELOPMENT DOES NOT LIE IN ANY OF THE FOLLOWING AREAS:
  - NATURAL HERITAGE AREAS (RIDEM)
  - CULTURAL RESOURCE AREA
  - SPECIAL AREA MANAGEMENT PLAN (CRMC)
  - GROUNDWATER AQUIFERS, STATE DESIGNATED "GROUNDWATER RESERVOIRS", RECHARGE AREAS, OR WELLHEAD PROTECTION AREAS
  - STATE, REGIONAL OR LOCAL GREENWAYS, OR GREENSPACE PRIORITIES
- ALL WORK WITHIN THE TOWN RIGHT OF WAY (BRISTOL ROAD) WILL CONFORM TO THE TOWN DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- THE SITE IS LOCATED WITHIN WATERSHED PROTECTION DISTRICT ZONE 2.
- THE SITE IS NOT SITUATED IN A COMMUNITY WELLHEAD PROTECTION AREA PER RIDEM ENVIRONMENTAL RESOURCE MAPS.
- 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.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
- ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.
- PROJECT WAS APPROVED BY RIDEM UNDER FILE NUMBERS WOC/STW 22-050 AND RIR102335.
- PROJECT WAS APPROVED BY RIDOT FOR PHYSICAL ALTERATION PERMIT UNDER FILE NO. 22-38.

## GRADING NOTES

- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
- ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
- THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
- NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE MUNICIPALITY, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH ANY COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF DISTURBANCE SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE MUNICIPALITY.
- WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
- TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
- IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- NONCOMPLIANCE TO ANY OF THE ABOVE REQUIREMENTS SHALL MEAN IMMEDIATE SUSPENSION OF ALL WORK, AND REMEDIAL WORK SHALL COMMENCE IMMEDIATELY. ALL COSTS INCURRED SHALL BE BILLED TO THE VIOLATOR. FURTHERMORE, VIOLATORS SHALL BE SUBJECT TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

## UTILITY NOTES

- THE LOCATION OF PROPOSED ELECTRICAL CONNECTION TO THE OVERHEAD SERVICES ALONG VALLEY ROAD ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- THE PROPOSED CONNECTION TO THE WATER MAIN IN BRISTOL ROAD IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY THE NEWPORT WATER DEPARTMENT. ALL NEW CONNECTIONS WILL REQUIRE WATER SERVICE APPLICATIONS TO THE NEWPORT DPW.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- THE PROPOSED SEWER SERVICE REQUIRES AN EASEMENT FROM THE ABUTTER. PROPOSED SERVICE AND EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF MIDDLETOWN PUBLIC WORKS. ALL SEWER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN ORDINANCE RULES AND REGULATIONS FOR THE USE AND INSTALLATION OF SEWERS; NEW CONNECTION WILL REQUIRE SEWER SERVICE APPLICATION TO THE MIDDLETOWN DPW. THE NEW CONNECTION SHALL BE 9 INCHES IN DIAMETER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTASTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

## SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONSTRUCTION SEQUENCE:
  - DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. THIS INCLUDES ALL PERMITS FROM APPLICABLE UTILITIES.
  - ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA THE PROPOSED CONSTRUCTION ENTRANCE CONFORMING TO THE DETAIL PROVIDED ON SHEET C-7.
  - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS, FILTER SOCKS, STRAW WATTLE AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. THE CONTRACTOR SHALL CONFIRM WITH THE TOWN BUILDING OFFICIAL/TOWN ENGINEER WHICH TYPE OF SEDIMENTATION BARRIERS ARE PREFERRED BY THE TOWN PRIOR TO INSTALLATION.
  - CONTRACTOR TO FIELD LOCATE EXISTING SEWER AND WATER MAINS TO WHICH CONNECTIONS ARE PROPOSED PRIOR TO ANY CONSTRUCTION.
  - LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO THE REMOVAL OF ANY VEGETATION. REMOVE VEGETATION ONLY WHERE NECESSARY. ANY STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
  - EXCAVATE FOREBAY AND INFILTRATION BASIN IN ACCORDANCE WITH THE PLANS AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER/BUILDING OFFICIAL. THESE DEPRESSIONS SHALL BE USED AS TEMPORARY SEDIMENT TRAPS SHOULD THEY BE REQUIRED DURING CONSTRUCTION. A TEMPORARY STONE WEIR SHALL BE CONSTRUCTED IN THE INFILTRATION BASIN EXCAVATION IN THE VICINITY OF THE FUTURE CONCRETE WEIR.
  - ROUGH GRADE SITE, GRADE UPSTREAM SWALE AROUND CONSTRUCTION AREA AS SHOWN ON PLANS.
  - INSTALL UTILITY SERVICES PER APPROVED DESIGNS. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED UNDER SUPERVISION BY THE PROVIDING ENTITIES.
  - INSTALL THE STORMWATER SYSTEM CONVEYANCE IN ACCORDANCE WITH THE PLANS AND DETAILS. INSTALLATION SHALL BE PERFORMED AT THE LOWEST POINT AND WORK SHALL PROGRESS UPSTREAM.
  - CONSTRUCT STRUCTURE AND MINIATURE GOLF COURSE.
  - INSTALL DRIVEWAY AND PARKING LOT BASE MATERIAL. FINALIZE STRUCTURE AND GOLF COURSE.
  - FINAL GRADE SITE AND INSTALL BINDER PAVEMENT COURSE. INSTALL CURBING PER DETAILS PROVIDED (PRECAST CONCRETE PER RIDOT STANDARD IN ROW AND PRECAST CONCRETE OR BITUMINOUS CONCRETE IN PARKING AREAS).
  - REMOVE SEDIMENTS FROM INFILTRATION BASIN AND FOREBAY. BOTTOM OF DEVICES SHALL BE TILLED TO A DEPTH OF 36 INCHES TO RESTORE ANY LOST INFILTRATION CAPACITY. ANY IMPORTED MATERIAL USED TO SUPPLEMENT THE INTERIOR, NON-BERM, AREAS OF THE BASIN SHALL BE SAND OR A % SAND LOAM MIX.
  - ESTABLISH FINAL VEGETATIVE GROWTH ON ALL DISTURBED AREAS. INSTALL PROPOSED LANDSCAPING.
  - INSTALL TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.
- NOTES:
  - DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
  - AREA OF PROPOSED INFILTRATION BASIN OR FOREBAY SHALL NOT BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT.
  - ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
  - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
  - ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
  - FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
  - ALL FILL SHALL BE PLACED AND COMPACTED TO 95% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
  - FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
  - FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
  - FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
  - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
  - ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
  - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.
- VEGETATIVE PRACTICE:  
PERMANENT MEASURES:
  - SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
  - LOAM AND SEED REQUIREMENTS ARE SPECIFIED IN RIDOT L 01 & L 02.
  - A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2 INCHES SHALL BE REMOVED.TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)
  - LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
    - LIMESTONE: 2 TONS/ACRE
    - FERTILIZER: (10-10-10) 600 LBS/ACRE
  - SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
    - WINTER RYE: 100 LB/ACRE
    - STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.
- MAINTENANCE  
DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.
  - AT A MINIMUM THE SILT FENCING, STRAW BALES AND FILTER SOCK BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
  - EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
  - SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
  - STONE RIPRAP SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
  - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND RE-ESTABLISHED AS NECESSARY.
  - SEEDED AREAS WILL BE FERTILIZED AND RESEEDS AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

## DRAINAGE NOTES

- ALL DRAIN PIPES SHALL BE ADS-N12 TYPE 1B OR SCH80 PVC AS SHOWN ON SITE PLANS.
- ALL DRAIN MANHOLES AND CATCH BASINS SHALL BE PRECAST CONCRETE STRUCTURES CONFORMING TO RIDOT STANDARDS PROVIDED IN THIS PLAN SET UNLESS OTHERWISE NOTED.
- STRUCTURE ROOFTOP SHALL DISCHARGE RUNOFF TO CATCH BASIN AS SHOWN ON SHEET C-4.
- DRY SWALE, SEDIMENT FOREBAY, AND INFILTRATION BASIN SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS PROVIDED, ANY DISCREPANCIES OR INCONGRUENCIES WITH THE EXISTING SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

## PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

- CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
- NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

## STORMWATER MAINTENANCE NOTES

### SEDIMENT FOREBAY MAINTENANCE:

GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). THE MAINTENANCE OBJECTIVES FOR THIS DEVICE INCLUDE MONITORING THE COLLECTED SEDIMENT VOLUME AND MAINTAINING STRUCTURAL INTEGRITY.

- THE SLOPES OF A FOREBAY SHALL BE INSPECTED FOR EROSION AND GULLYING. REINFORCE EXISTING INLET RIPRAP IF RIPRAP IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OUTFALLS, OR THE EXISTING RIPRAP HAS BEEN COMPROMISED.
- ALL STRUCTURAL COMPONENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, TRASH RACKS, ACCESS GATES, VALVES, PIPES, WEIR WALLS, ORIFICE STRUCTURES, AND SPILLWAY STRUCTURES SHALL BE INSPECTED AND ANY DEFICIENCIES SHOULD BE RESOLVED.
- SEDIMENT SHALL BE REMOVED FROM A FOREBAY WHEN THE DEPTH HAS BEEN REDUCED BY 50%. ALL MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL AND LOCAL REGULATIONS.

### INFILTRATION BASIN:

GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES).

- THE SLOPES OF THE BASIN SHALL BE INSPECTED FOR EROSION AND GULLYING. ANY ERODED AREAS SHALL BE REPAIRED AND REINFORCED WITH A SEEDING OF GRASS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION.
- REINFORCE INLET AREAS WITH EROSION CONTROL BLANKETS OR STONE OVER A BED OF FILTER FABRIC IF EROSION IS FOUND.
- ALL MATERIAL, INCLUDING ANY TRASH, DEBRIS, AND SEDIMENTS WITHIN THE EXTENTS OF A BASIN SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. SHOULD EXCESSIVE SEDIMENTS BE FOUND WITHIN THE BASIN, THE OWNER SHOULD CONSIDER MORE FREQUENT SWEEPING OF THE PARKING LOT OR MORE INTENSIVE MAINTENANCE OF THE CATCH BASINS.
- THE CONCRETE OVERFLOW WEIR SHALL BE INSPECTED FOR STRUCTURAL FAULTS. IN PARTICULAR, IT SHOULD BE DETERMINED THAT SETTLING OF THE STRUCTURE HAS NOT OCCURRED. IN ADDITION, IT SHOULD BE DETERMINED IF ANY STORMWATER IS ESCAPING THE BASIN AROUND THE SIDES OF THE CONCRETE WEIR. ANY FAULTS SHALL BE CORRECTED IMMEDIATELY. ALL WORK SHALL BE CARRIED OUT BY A QUALIFIED CONTRACTOR.
- EMANKMENTS OF THE BASIN SHALL BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS. PEST CONTROL WILL BE REQUIRED SHOULD EVIDENCE OF BURROWING ANIMALS BE REQUIRED. ANY EVIDENCE OF GROUNDWATER SEEPAGE SHALL BE BROUGHT TO THE ATTENTION OF A LICENSED ENGINEER IMMEDIATELY.
- IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED OR IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THE BASIN SHALL BE TILLED TO A DEPTH OF EIGHTEEN (18) INCHES AND RESEEDED. ALL WORK SHALL BE CARRIED OUT BY A QUALIFIED CONTRACTOR.
- THE INSPECTOR SHALL ENSURE THAT THE GRASS AROUND THE PERIMETER OF AND WITHIN A BASIN HAS BEEN MOWED AT LEAST THREE TIMES PER GROWING SEASON, FOLLOWING EACH MOWING, BARE AREAS SHOULD BE SEEDED. THE INTENTION IS TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN TWELVE INCHES.
- DURING INSPECTION, REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE BASIN. ANY INVASIVE VEGETATION ENCROACHING UPON THE PERIMETER OF THE BASIN SHALL BE PRUNED OR REMOVED.
- INSPECT STONE SPILLWAY FROM OUTLET WEIR. MISSING STONE SHALL BE REPLACED IN KIND. SHOULD EVIDENCE OF STONE TRANSPORT BE FOUND, THE REPLACEMENT STONE SHALL BE OF A LARGER DIAMETER.

### CATCH BASIN / DRAIN MANHOLE:

GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES).

- THE SUMP OF A CATCH BASIN SHALL BE INSPECTED FOR THE PRESENCE OF DEBRIS OR SEDIMENTS. SHOULD THE DEPTH OF MATERIAL WITHIN THE SUMP EXCEED 50% OF THE TOTAL SUMP DEPTH, THE SEDIMENTS SHALL BE REMOVED VIA A VACUUM TRUCK. ALL MATERIAL REMOVED SHALL BE REMOVED BY THE OPERATOR AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE RIDEM REGULATIONS. ANY LARGE DEBRIS WHICH COULD POTENTIALLY OBSTRUCT THE OUTFLOW PIPE SHALL BE REMOVED IMMEDIATELY. SHOULD EXCESS SEDIMENTS AND DEBRIS BE ENCOUNTERED, THE OWNER SHOULD CONSIDER MORE FREQUENT SWEEPING.
- THE FRAME AND GRATES OF THE CATCH BASINS SHALL BE INSPECTED FOR DAMAGE. DAMAGE MAY INCLUDE BLOCKAGE OF THE GRATE OPENINGS, OR A COMPROMISE OF THE SAFETY OF THE DEVICE. STRUCTURAL FAULTS SHALL BE REPAIRED BY A QUALIFIED CONTRACTOR.
- THE INTERNAL STEPS SHALL BE INSPECTED FOR DAMAGE. DANGEROUS OR DAMAGED RUNGS SHALL BE REPAIRED BY A QUALIFIED CONTRACTOR.
- THE OUTLET PIPES SHALL BE INSPECTED FOR DAMAGE OR OBSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY A QUALIFIED CONTRACTOR.

### DRY SWALE:

GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES).

- THE SIDE SLOPES OF A SWALE SHALL BE INSPECTED FOR EROSION AND GULLYING. REINFORCE EXISTING GRASS PLANTINGS IF FOUND TO BE DEFICIENT, EROSION IS PRESENT, OR THE CHANNEL HAS BEEN COMPROMISED.
- SEDIMENT SHALL BE REMOVED FROM A SWALE WHEN THE DESIGN DEPTH HAS BEEN REDUCED BY 25%. ALL MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- INVASIVE PLANTS WHICH REDUCE THE CAPACITY OR INTEGRITY OF THE SWALES ARE TO BE REMOVED AND DISPOSED OF.

### GENERAL NOTES:

- MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

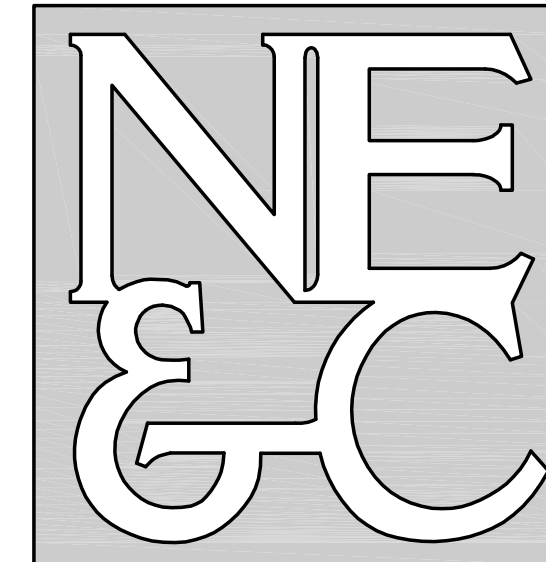
## BAILEY BROOK RECEIVING WATER CONDITIONS TABLE:

NAME	BAILEY'S BROOK
STREAM ORDER	02
WATERBODY ID	RH07035R-01
WB DESCRIPTION	BAILEY'S BROOK AND TRIBUTARIES
IMPAIRMENTS	MIDDLETOWN
TMDL	ENTEROCOCCUS; PHOSPHOROUS; LEAD
WATER QUALITY STANDARD	AA
303D CATEGORY	5
FISHERY TYPE	WARM
SRPW	DRINKING WATER SUPPLY
STORMWATER POT. IMPAIR.	YES
STORMWATER CONFIRM IMPAIR.	YES

## TOWN OF MIDDLETOWN ZONING DATA:

ZONING DISTRICT:	LBA (TRAFFIC SENSITIVE LIMITED BUSINESS)
MINIMUM LOT AREA:	20,000 SQ. FT.
MINIMUM LOT WIDTH:	300 FEET
MINIMUM BUILDING SETBACK:	
FRONT YARD	10 FEET
SIDE YARD	20 FEET
REAR YARD	50 FEET
MAXIMUM LOT COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	40 FEET

## NORTHEAST ENGINEERS & CONSULTANTS, INC.

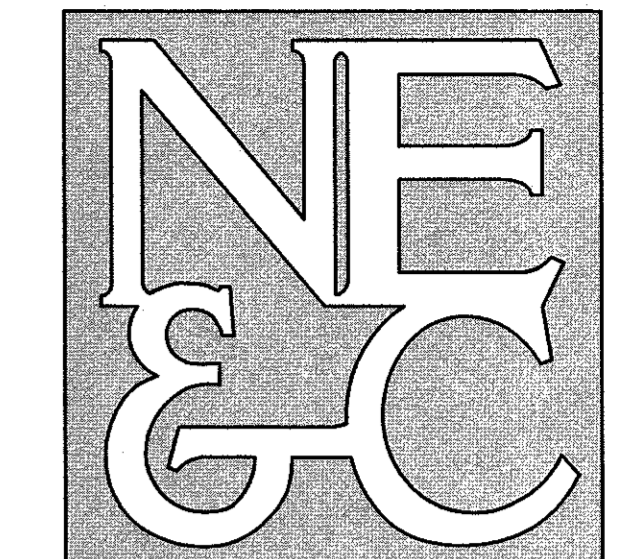


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SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL

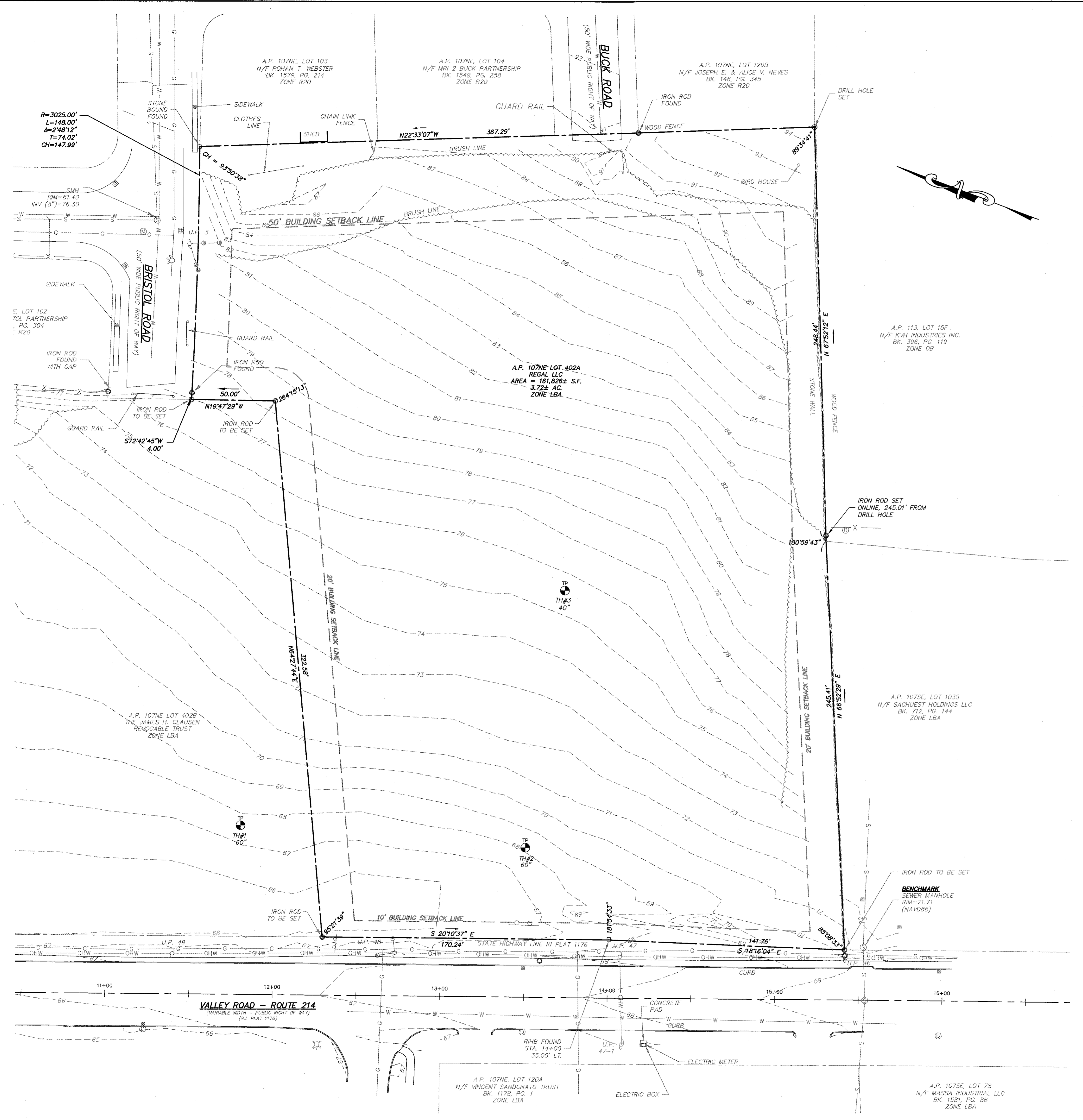
2	DEVELOPMENT PLAN REVIEW	09AUG22	
1	RIDOT REVISIONS	14JUN22	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	19MAR22
Scale:	N/A	Date:	19MAR22
Project Title:			
<b>VALLEY ROAD MINI GOLF</b> A.P. 107NE LOT 402A VALLEY ROAD MIDDLETOWN RHODE ISLAND			
Client:	DEREK SAVAS PO BOX 4340 MIDDLETOWN, RI 02842	Owner:	REGAL, LLC 40 ROGER WILLIAMS CT PORTSMOUTH, RI 02871
Issued for:	PERMITTING		
Drawing Title:	PROPOSED NOTES		
Drawing Number:	C-2		
Sheet	2	of	9
Project Number:	18225.2		
Survey Index:	-	-	-
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 LAND PLANNING  
 WATERFRONT  
 SURVEYING  
 GEOTECHNICAL  
 ENVIRONMENTAL  
 TRANSPORTATION  
 STRUCTURAL



LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- 86 --- TOPOGRAPHIC CONTOUR
- ZONING BUILDING SETBACK
- STONE WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- BRUSH LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- OHW --- OVERHEAD WIRE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- HYDRANT
- GAS SHUT OFF
- SIGN
- BOUND
- IRON ROD
- SOIL EVALUATION LOCATION

GENERAL NOTES:

1. BASE OF ELEVATIONS: NAVD83.
2. UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH INFORMATION TAKEN FROM MIDDLETOWN WEBGIS LAYERS. ADDITIONAL WATER MAIN INFORMATION PROVIDED BY NEWPORT WATER.
3. NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
4. THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER A DELINEATION PERFORMED BY NATURAL RESOURCES SERVICES IN JANUARY OF 2019. THERE ARE NO FRESHWATER WETLAND REGULATED SETBACKS ON THE SUBJECT PROPERTY.
5. SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS, CPSS, PWS IN NOVEMBER 2021.
6. SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44005C0093J LAST REVISED SEPTEMBER 4, 2013.
7. THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, NORTHEAST ENGINEERS & CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

PLAN REFERENCES:

1. PLAN ENTITLED "HAPPY VALLEY SUBDIVISION, 3 LOT COMMERCIAL SUBDIVISION, ASSESSOR'S PLAT 107NE LOT 402, VALLEY ROAD (RI RT 214), MIDDLETOWN, RHODE ISLAND, MARCH 11, 2021 PERMIT SET, SHEETS L-1 THROUGH L-5, THE APPROVED FINAL SUBMISSION SET FOR THIS DEVELOPMENT. THE BOUNDARY PLANS OF SURVEY WITHIN THIS SET ARE COMPREHENSIVE, CLASS I, DOCUMENTS PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED IN APRIL OF 2021.

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY (SEE GENERAL NOTE 8)  
 DATA ACCUMULATION (EXISTING CONDITIONS) CLASS III

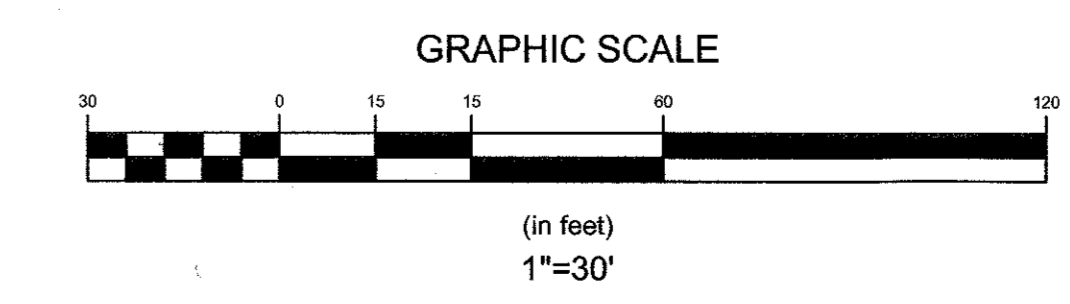
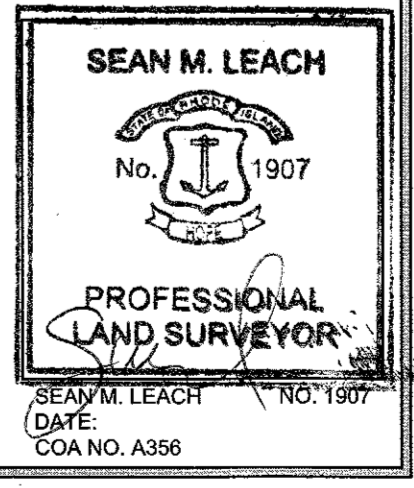
MEASUREMENT SPECIFICATION: CLASS III

STATEMENT OF PURPOSE:

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

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 107NE LOT 402A AND TO SHOW EXISTING CONDITIONS AT THE SITE.

*Sean M. Leach*



2	DEVELOPMENT PLAN REVIEW	09AUG22	
1	RIDOT REVISIONS	14JUN22	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	1"=30'	Date:	19MAR22

Project Title:  
**VALLEY ROAD MINI GOLF**  
**A.P. 107NE LOT 402A**  
 VALLEY ROAD  
 MIDDLETOWN  
 RHODE ISLAND

Client:	DEREK SAVAS PO BOX 4340 MIDDLETOWN, RI 02842	Owner:	REGAL, LLC 40 ROGER WILLIAMS CT PORTSMOUTH, RI 02871
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Drawing Title:  
**EXISTING CONDITIONS PLAN**

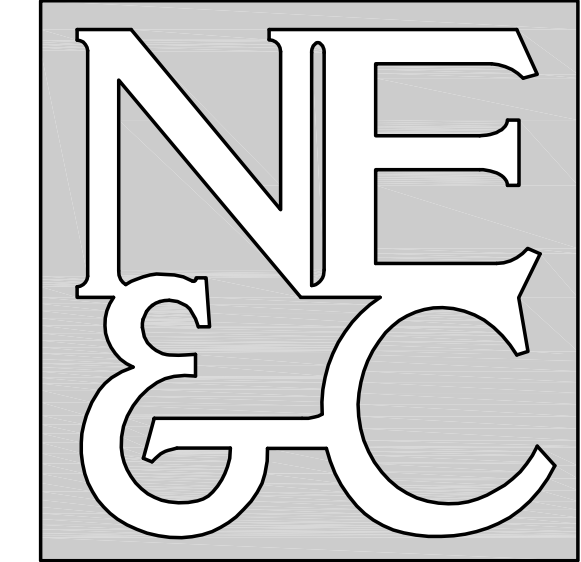
Drawing Number:  
**C-3**

Sheet **3** of **9**

Project Number:  
**18225.2**

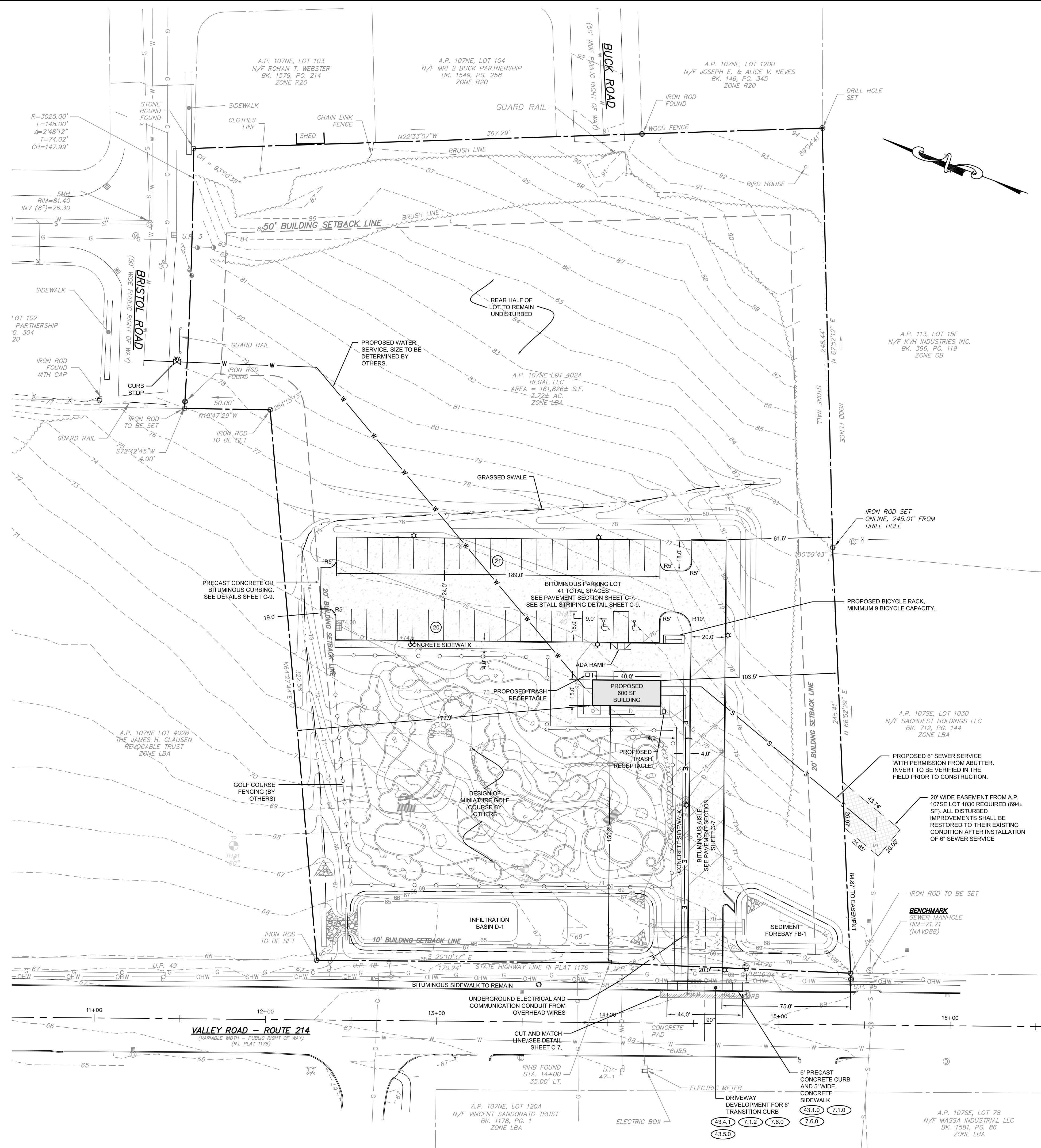
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**PARKING CALCULATIONS:**

MINI-GOLF COURSE 1.25 SPACES PER HOLE PLUS 2 FOR EMPLOYEES	24.5 SPACES
GENERAL RETAIL/COMMERCIAL 4 SPACES PER 1,000 SF	24 SPACES
	27 SPACES REQUIRED

**LEGEND:**

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- ZONING BUILDING SETBACK
- STONE WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARD RAIL
- BRUSH LINE
- GAS LINE
- SEWER LINE
- WATER LINE
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- IRON ROD
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- PROPOSED CURBING
- PROPOSED WATER SERVICE
- PROPOSED UG ELEC SERVICE
- PROPOSED LIGHTING
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE

**TOWN OF MIDDLETOWN ZONING DATA:**

ZONING DISTRICT:	LBA (TRAFFIC SENSITIVE LIMITED BUSINESS)	REQUIRED	PROPOSED
MINIMUM LOT AREA:		20,000 SQ. FT.	161,826 SQ. FT.
MINIMUM LOT WIDTH:		300 FEET	312 FEET
MINIMUM BUILDING SETBACK:		10 FEET	150.2 FEET
		20 FEET	172.9 / 103.5 FEET
		50 FEET	317.8 FEET
MAXIMUM LOT COVERAGE:		35%	0.3%
MAXIMUM BUILDING HEIGHT:		40 FEET	18.27 FEET*

\* ABOVE AVERAGE EXISTING GRADE

2	DEVELOPMENT PLAN REVIEW	09AUG22	
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Checked by:	GES	Date:	19MAR22
Scale:	1"=30'	Date:	19MAR22
Project Title:	VALLEY ROAD MINI GOLF A.P. 107NE LOT 402A VALLEY ROAD MIDDLETOWN RHODE ISLAND		

Client:	DEREK SAVAS PO BOX 4340 MIDDLETOWN, RI 02842	Owner:	REGAL, LLC 40 ROGER WILLIAMS CT PORTSMOUTH, RI 02871
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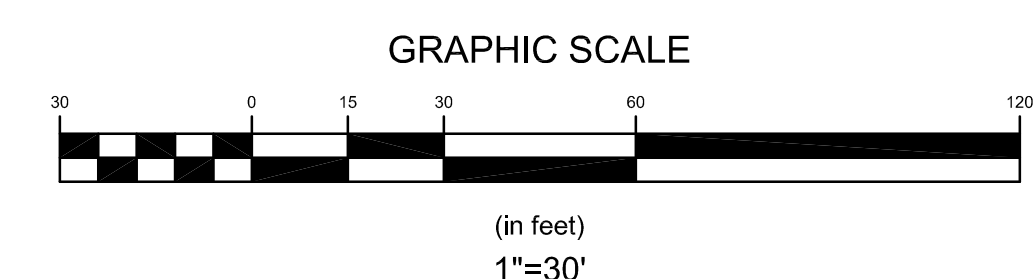
**PROPOSED LAYOUT AND UTILITY PLAN**

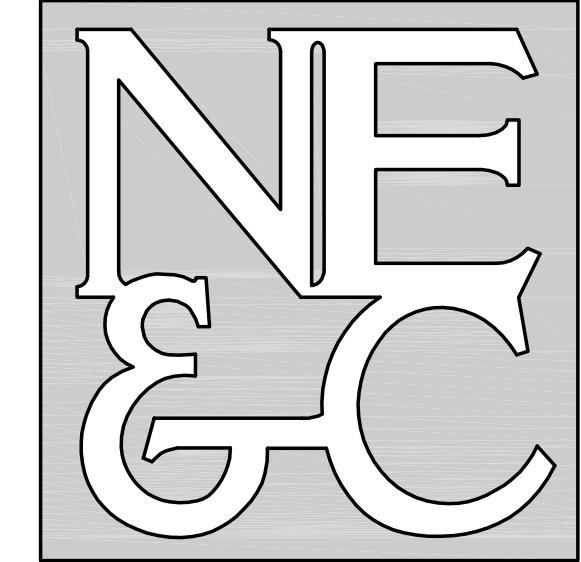
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Issued for:	PERMITTING		
Drawing Title:	PROPOSED LAYOUT AND UTILITY PLAN		
Drawing Number:	C-4		
Sheet	4	of	9
Project Number:	18225.2		
Survey Index:			



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- NOTE:**
- ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
  - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
  - ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.
  - TRIP GENERATION - THE MINIGOLF LAND USE IS A SEASONAL RECREATIONAL BUSINESS TYPICALLY OPEN DURING THE WARMER MONTHS OF MAY THROUGH OCTOBER, OR APPROXIMATELY SIX (6) MONTHS OF THE YEAR IN THE NORTHEAST REGION. DURING THE OFF-SEASON PERIODS (6 MONTHS) THE SITE IS ANTICIPATED TO GENERATE LITTLE TO NO DAILY TRAFFIC. WHEN IN OPERATION THE GREATEST IMPACT OF SITE RELATED TRAFFIC WOULD BE LIMITED TO THE DAILY AFTERNOON PEAK HOUR AS THIS USE IS NOT OPEN DURING THE MORNING COMMUTER PERIOD WHERE IT TYPICALLY OPENS MID TO LATE MORNING AND RUNS THROUGH THE LATE EVENING HOURS.
- DURING THE AFTERNOON PEAK HOUR THIS LAND USE, BASED UPON ITE CODE 431 IS ESTIMATED TO GENERATE A TOTAL OF SIX (6) VEHICLE TRIPS (2 ENTERING/4 EXITING). THEREFORE, IT CAN BE CONCLUDED THAT THERE WILL BE NO ADVERSE IMPACT TO THE LOCAL STREET SYSTEM OF VALLEY ROAD AND SPECIFICALLY AT THE PROPOSED SITE DRIVEWAY INTERSECTION AS A RESULT OF THIS DEVELOPMENT DUE TO THE LOW VOLUME OF PEAK HOUR TRAFFIC GENERATED BY THE RECREATIONAL LAND USE (6 TRIPS).
- ANY UTILITY WORK WITHIN THE RIDOT RIGHT OF WAY SHOWN OR NOT SHOWN ON THIS PLAN REQUIRES A RIDOT UTILITY PERMIT IN ADDITION TO THE PHYSICAL ALTERATION PERMIT.
  - SIGHT DISTANCES - THE HORIZONTAL ALIGNMENT OF VALLEY ROAD ADJACENT TO THE SITE CAN BE DEFINED AS GENERALLY STRAIGHT TO THE SOUTH WITH A GRADUAL HORIZONTAL CURVE TO THE NORTH EXTENDING TO WEST MAIN ROAD. THE VERTICAL ALIGNMENT IS GENERALLY LEVEL WITH A GRADUAL NORTH TO SOUTH INCLINE. THESE PHYSICAL FEATURES PROVIDE SIGHT DISTANCES IN EXCESS OF 600 FEET TO THE NORTH AND SOUTH. THESE VALUES ARE GREATER THAN AASHTO'S RECOMMENDED MINIMUM STOPPING SIGHT DISTANCE OF 250 FEET AND ARE SUFFICIENT FOR SPEEDS IN EXCESS OF 50 MPH, ALLOWING FOR SAFE AND ADEQUATE ACCESS.
  - REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

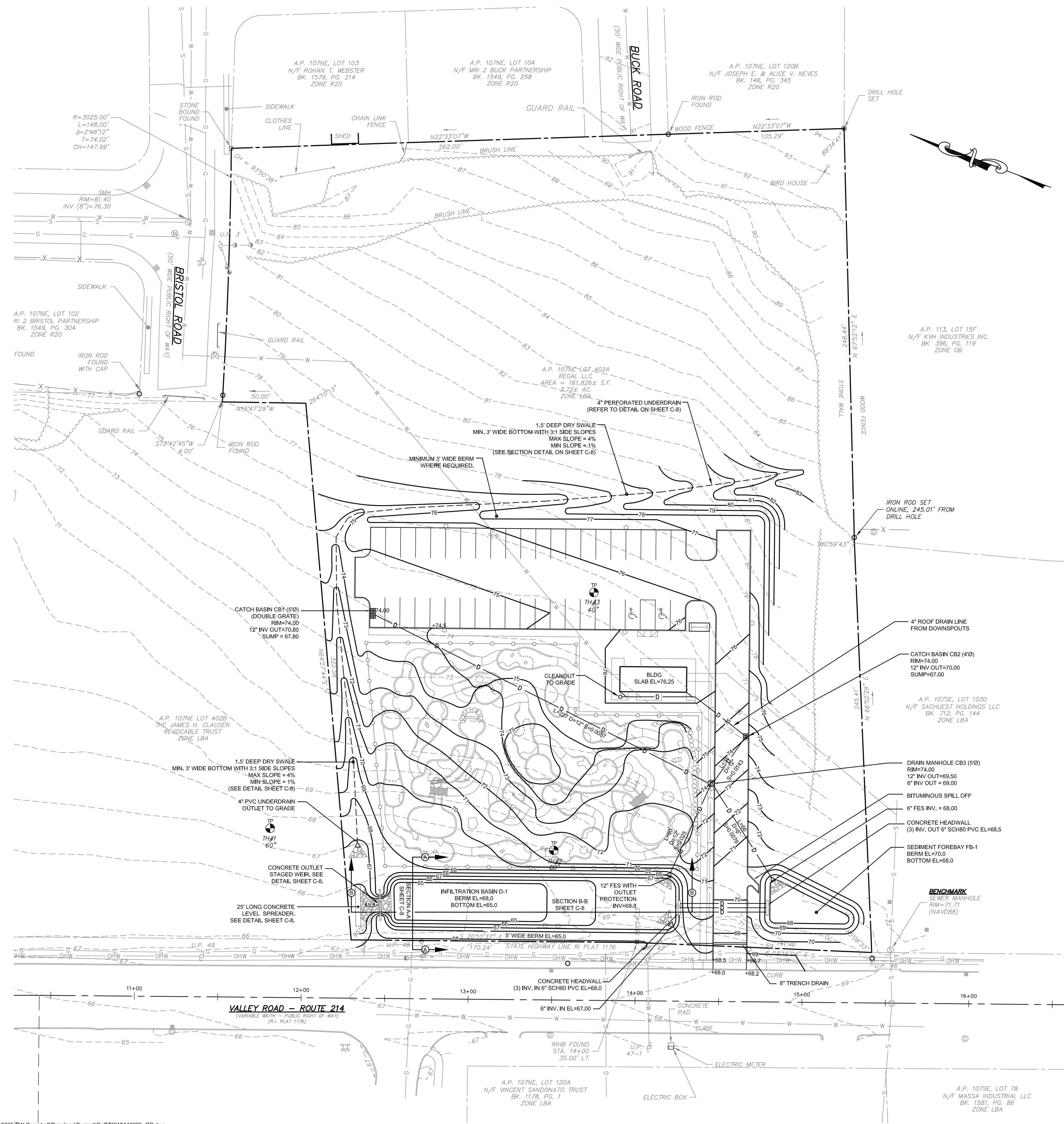




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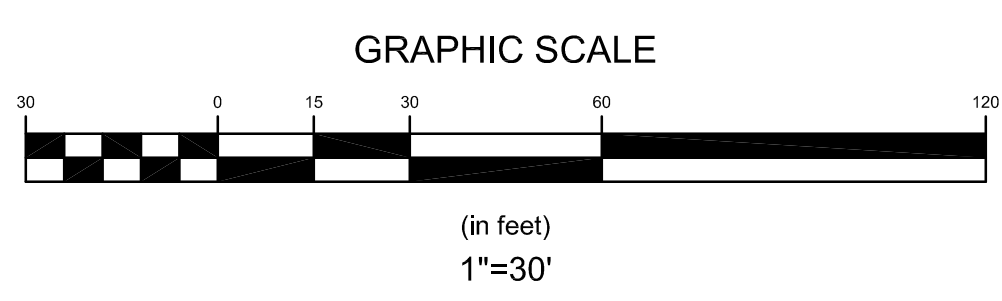
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- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL



- LEGEND:**
- PROPERTY LINE
  - ABUTTER'S PROPERTY LINE
  - - - TOPOGRAPHIC CONTOUR
  - - - ZONING BUILDING SETBACK
  - STONE WALL
  - x - x - CHAIN LINK FENCE
  - o - o - STOCKADE FENCE
  - - - GUARD RAIL
  - - - BRUSH LINE
  - - - GAS LINE
  - - - SEWER LINE
  - - - WATER LINE
  - - - OVERHEAD WIRE
  - ⊙ ELECTRIC MANHOLE
  - ⊙ SEWER MANHOLE
  - ⊙ DRAIN MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ UTILITY POLE
  - ⊙ GUY WIRE
  - ⊙ HYDRANT
  - ⊙ GAS SHUT OFF
  - ⊙ SIGN
  - ⊙ BOUND
  - ⊙ IRON ROD
  - ⊙ SOIL EVALUATION LOCATION
  - - - PROPOSED CURBING
  - - - PROPOSED WATER SERVICE
  - - - PROPOSED UG ELEC SERVICE
  - ⊙ PROPOSED LIGHTING
  - - - PROPOSED TOPOGRAPHIC CONTOUR
  - +68.1 PROPOSED SPOT ELEVATION
  - - - PROPOSED DRAIN LINE
  - ⊙ PROPOSED CATCH BASIN
  - ⊙ PROPOSED DRAIN MANHOLE

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



2	DEVELOPMENT PLAN REVIEW	09AUG22	
1	RIDOT REVISIONS	14JUN22	
No.	Revision	Date	App.
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Checked by:	GES	Date:	19MAR22
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<b>VALLEY ROAD MINI GOLF</b>			
A.P. 107NE LOT 402A			
VALLEY ROAD MIDDLETOWN RHODE ISLAND			

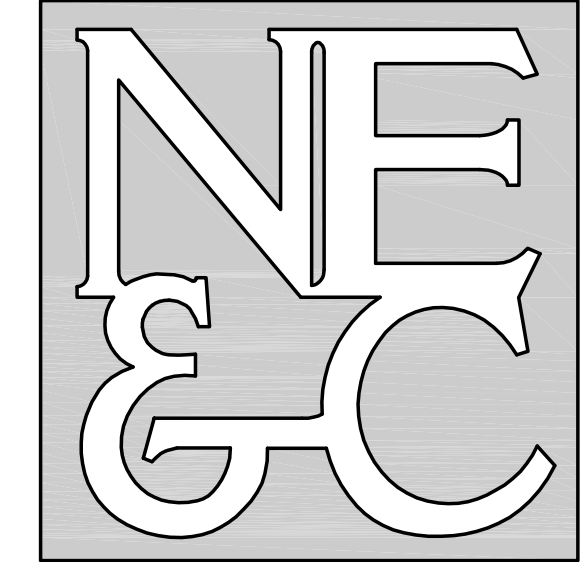
Client:	DEREK SAVAS PO BOX 4340 MIDDLETOWN, RI 02842	Owner:	REGAL, LLC 40 ROGER WILLIAMS CT PORTSMOUTH, RI 02871
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**PROPOSED GRADING AND DRAINAGE PLAN**

	Drawing Number: <b>C-5</b>
	Sheet <b>5</b> of <b>9</b>
	Project Number: <b>18225.2</b>
	Survey Index: -

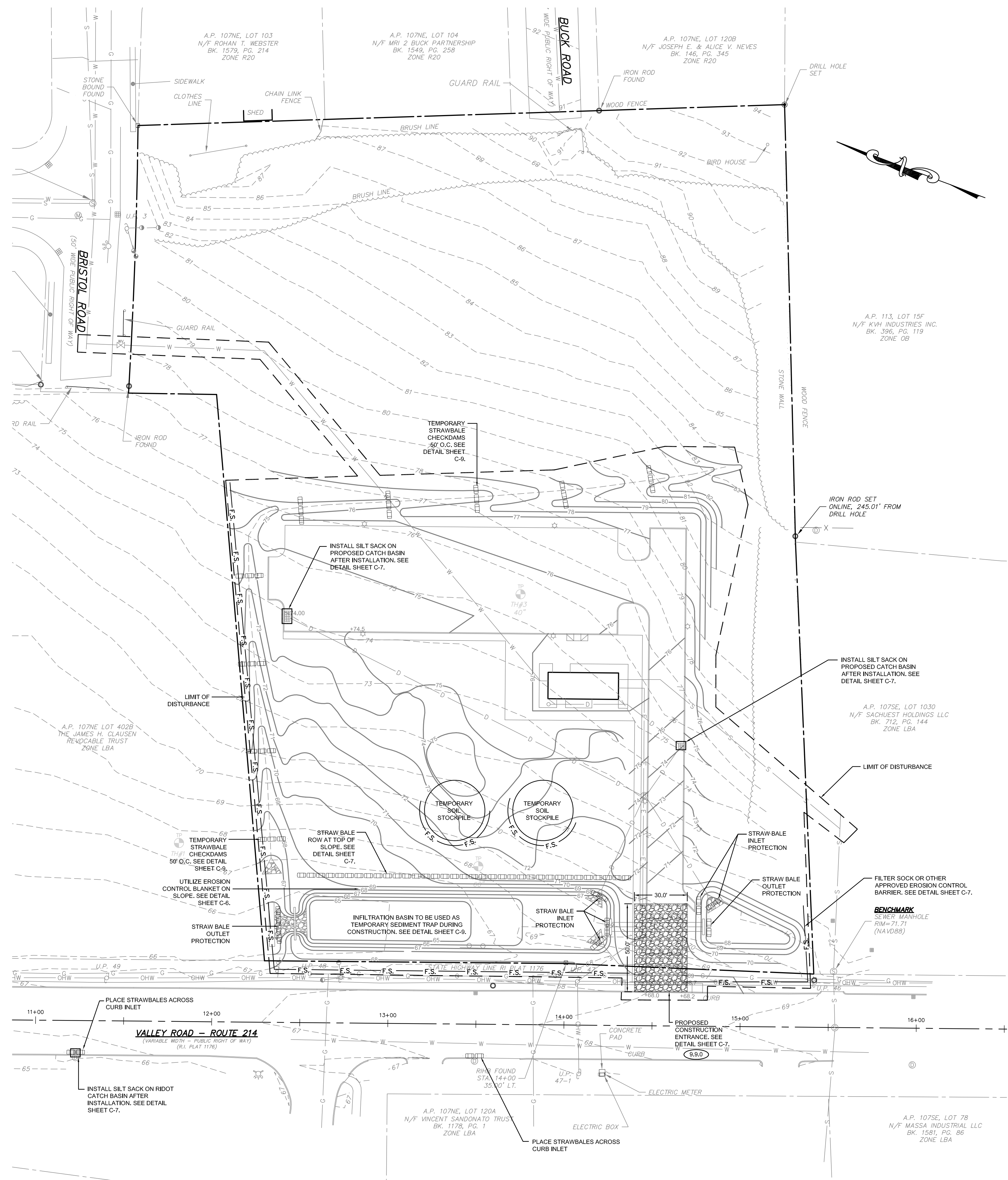
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- TRANSPORTATION
- STRUCTURAL

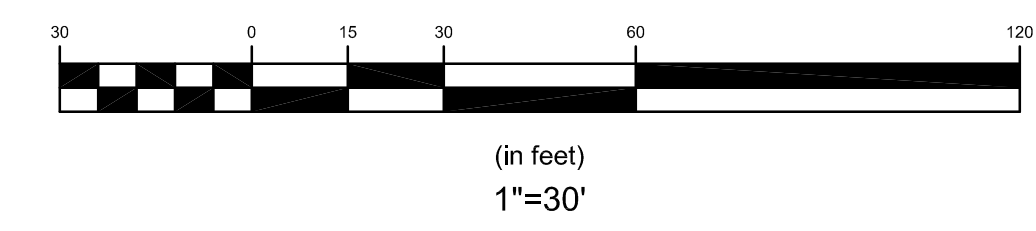


**LEGEND:**

- PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- - - 86 - - - TOPOGRAPHIC CONTOUR
- - - ZONING BUILDING SETBACK
- - - STONE WALL
- x - x - CHAIN LINK FENCE
- o - o - STOCKADE FENCE
- o - o - GUARD RAIL
- - - BRUSH LINE
- G - GAS LINE
- S - SEWER LINE
- W - WATER LINE
- - - OHW - OVERHEAD WIRE
- ⊕ - ELECTRIC MANHOLE
- ⊙ - SEWER MANHOLE
- ⊕ - DRAIN MANHOLE
- ⊕ - CATCH BASIN
- ⊕ - UTILITY POLE
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- ⊕ - SIGN
- ⊕ - BOUND
- ⊕ - IRON ROD
- ⊕ - SOIL EVALUATION LOCATION
- - - PROPOSED CURBING
- - - PROPOSED WATER SERVICE
- - - PROPOSED UG ELEC SERVICE
- ⊕ - PROPOSED LIGHTING
- - - 68 - - - PROPOSED TOPOGRAPHIC CONTOUR
- +68.1 - PROPOSED SPOT ELEVATION
- - - D - PROPOSED DRAIN LINE
- ⊕ - PROPOSED CATCH BASIN
- ⊕ - PROPOSED DRAIN MANHOLE
- - - F.S. - PROPOSED EROSION CONTROL BARRIER
- ⊕ - PROPOSED STRAWBALE BARRIERS
- - - PROPOSED LIMIT OF DISTURBANCE

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

**GRAPHIC SCALE**



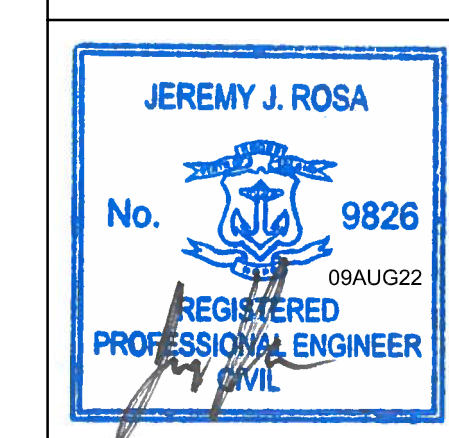
2	DEVELOPMENT PLAN REVIEW	09AUG22	
1	RIDOT REVISIONS	14JUN22	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	19MAR22

Project Title:  
**VALLEY ROAD MINI GOLF**  
 A.P. 107NE LOT 402A  
 VALLEY ROAD  
 MIDDLETOWN  
 RHODE ISLAND

Client:	DEREK SAVAS PO BOX 4340 MIDDLETOWN, RI 02842	Owner:	REGAL, LLC 40 ROGER WILLIAMS CT PORTSMOUTH, RI 02871
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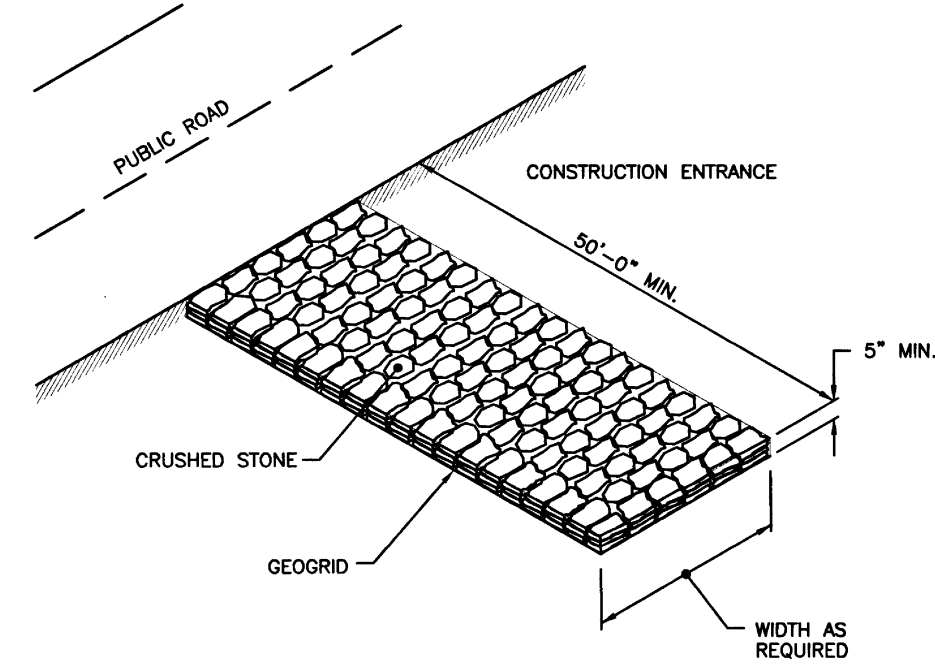
Issued for:  
 PERMITTING

Drawing Title:  
**PROPOSED SOIL EROSION  
 AND SEDIMENT CONTROL PLAN**



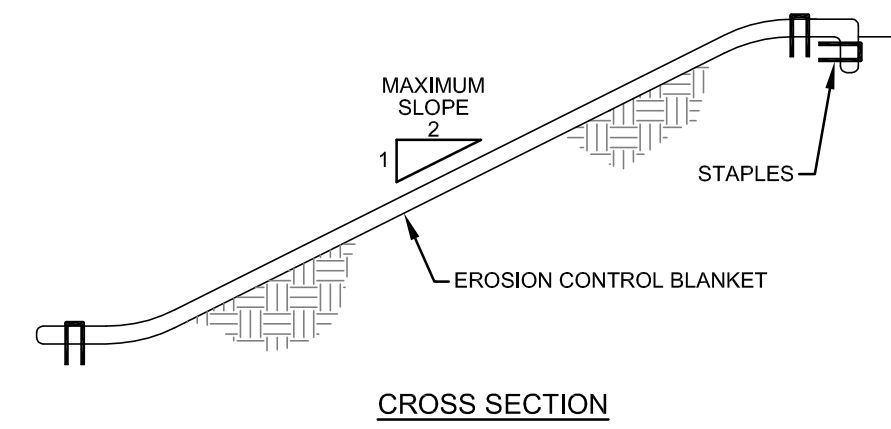
Drawing Number:	<b>C-6</b>
Sheet	6 of 9
Project Number:	<b>18225.2</b>
Survey Index:	-

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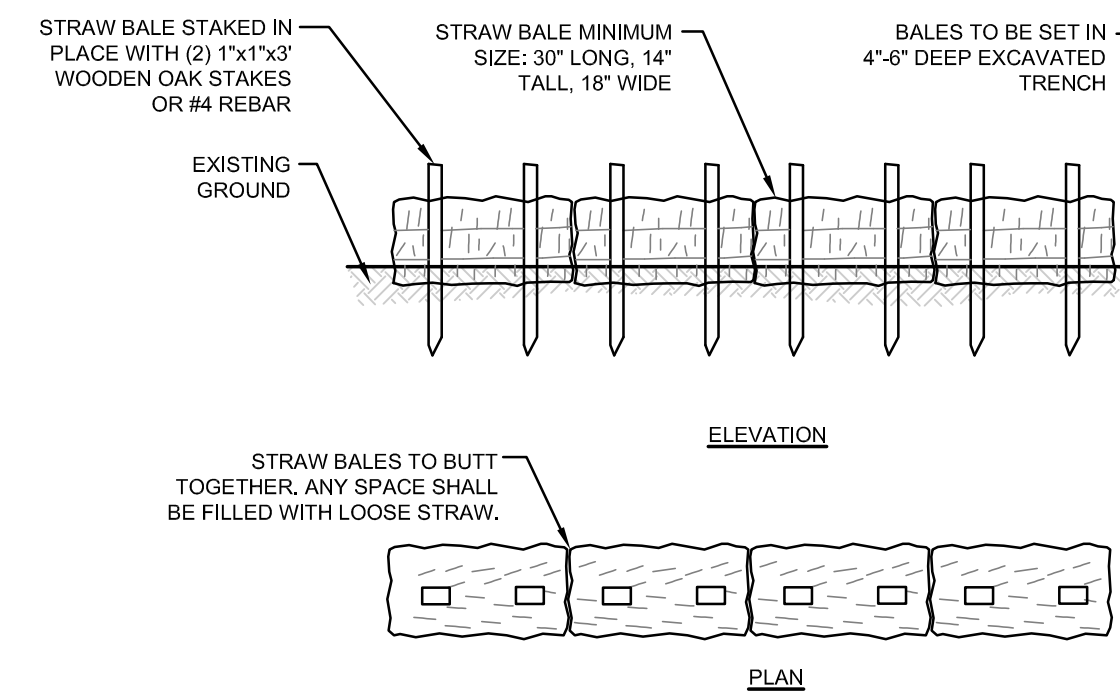
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

**STONE CONSTRUCTION ACCESS (RIDOT 9.9.0)**  
SCALE: NOT TO SCALE



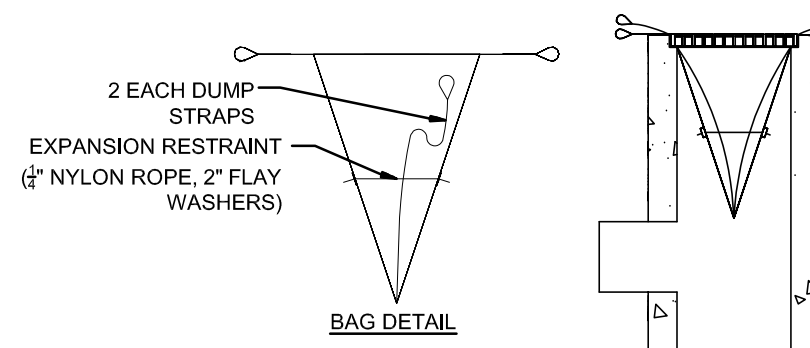
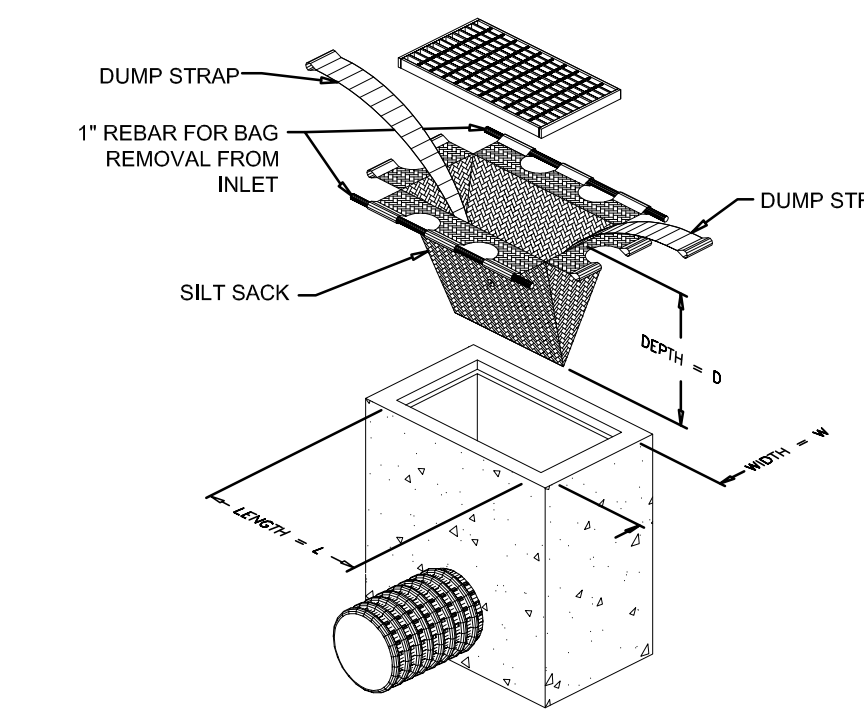
- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
  2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
  4. THE EDGES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

**EROSION CONTROL BLANKET**  
SCALE: NOT TO SCALE



- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
  2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT THE PRODUCT IS FREE OF ANY NOXIOUS WEEDS.
  3. STAKES SHALL BE DRIVEN THROUGH STAKES AT A SLIGHT UPSTREAM ANGLE TO PREVENT BALE FROM OVERTURNING.
  4. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES AFTER INSTALLATION.
  5. MATERIAL EXCAVATED FROM TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED.

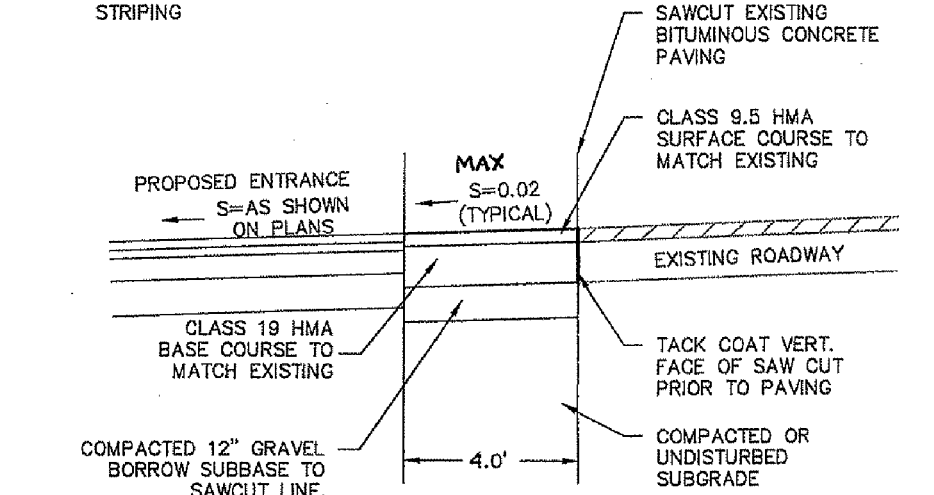
**BALED STRAW EROSION CONTROL BARRIER**  
SCALE: NOT TO SCALE



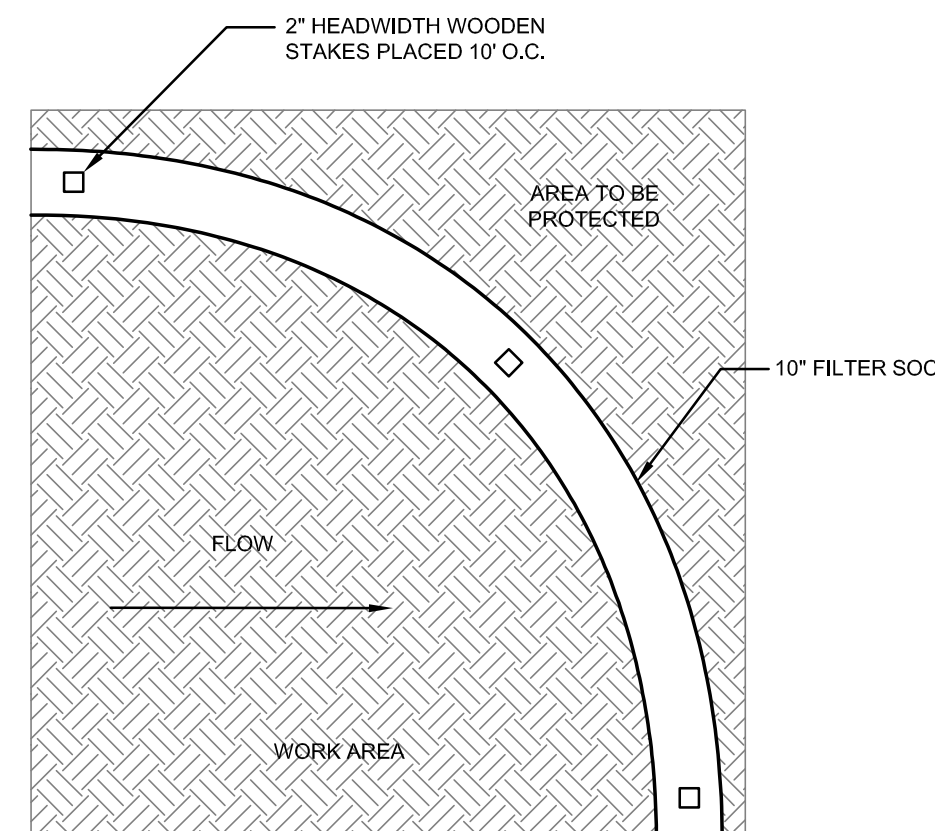
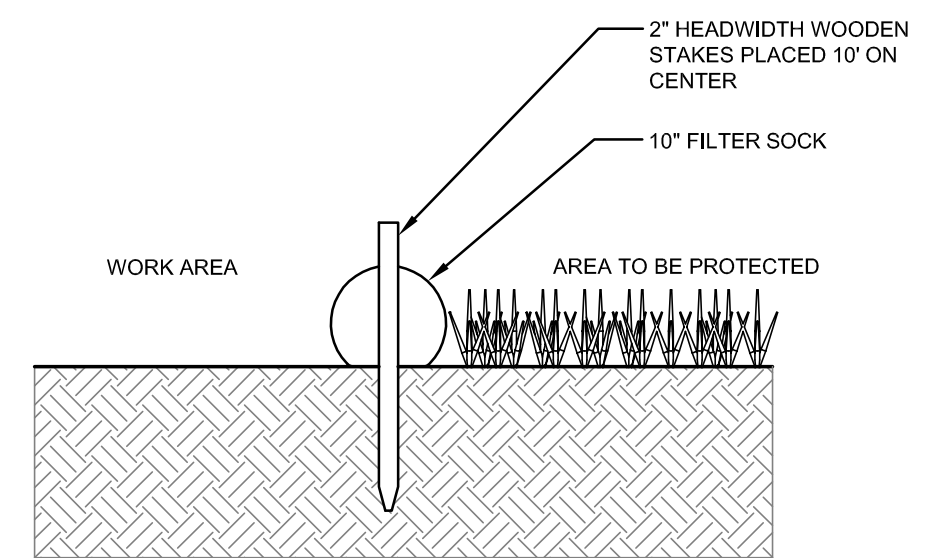
- MAINTENANCE SCHEDULE:**
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
  2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
  3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED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

**SILT SACK DETAIL**  
SCALE: NOT TO SCALE

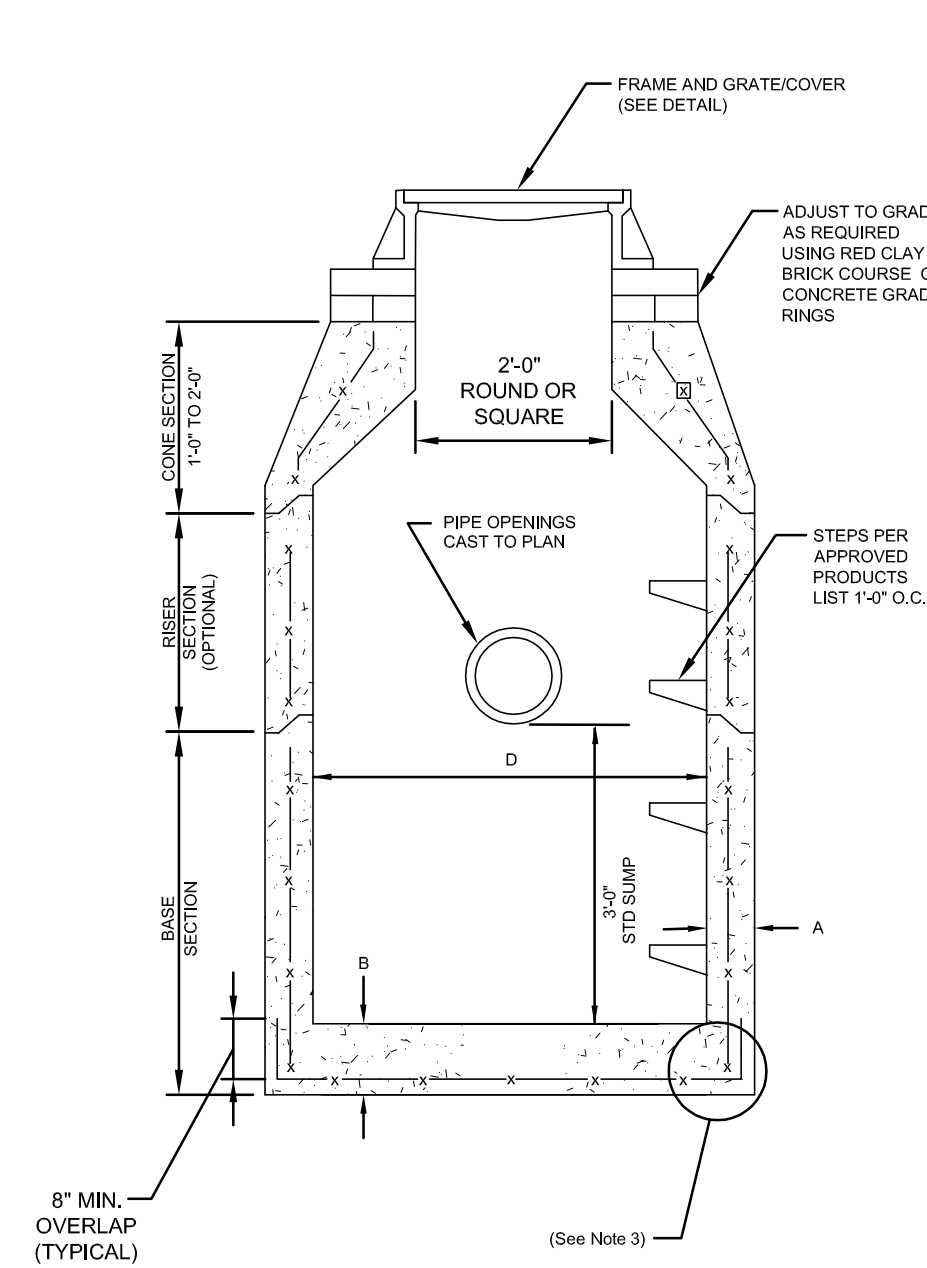
- NOTE:**
1. MINIMUM COMPACTION FOR GRAVEL SUB-BASE OR SUBGRADE: 98% MODIFIED PROCTOR.
  2. NO WORK SHOULD BE DONE OUTSIDE OF THE PROJECT SITE. PAVEMENT SHOULD MATCH WHERE NOTED ON THE SITE PLANS.
  3. WHEN MATCHING EXISTING PAVEMENT THE LONGITUDINAL CUT AND MATCH SECTION SHOULD NOT EXCEED PAST THE SHOULDER STRIPING.



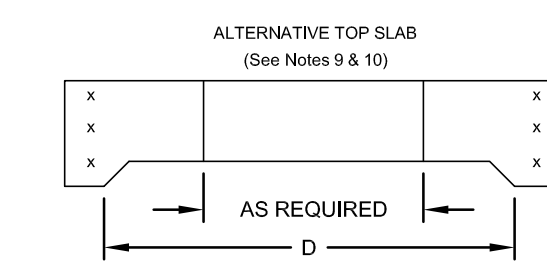
**RIGHT OF WAY SAWCUT & MATCH DETAIL**  
SCALE: NOT TO SCALE



**10" FILTER SOCK DETAIL**  
SCALE: NOT TO SCALE

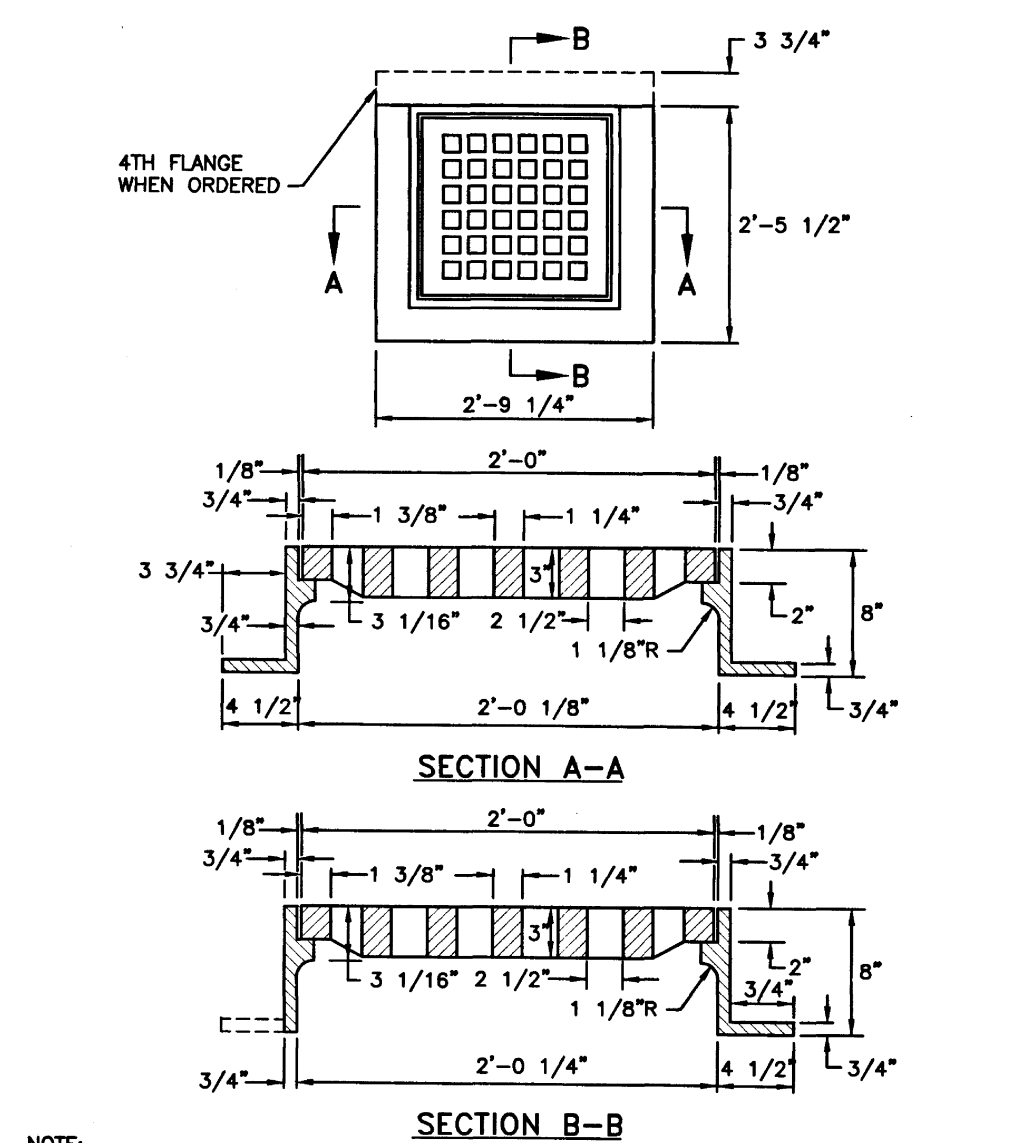


**PRECAST ROUND CATCH BASIN & DRAIN MANHOLE (RIDOT 4.4.0)**  
SCALE: NOT TO SCALE



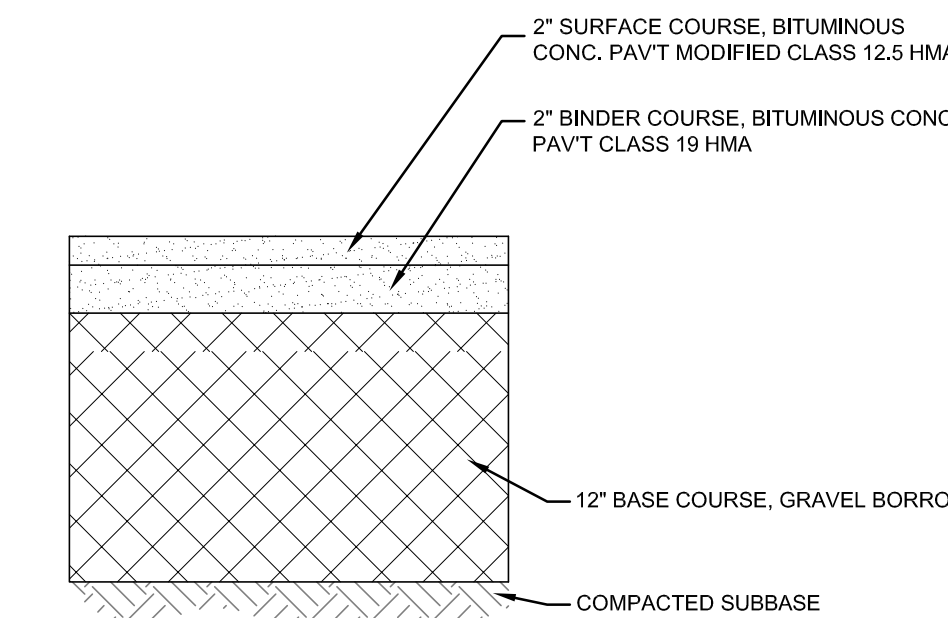
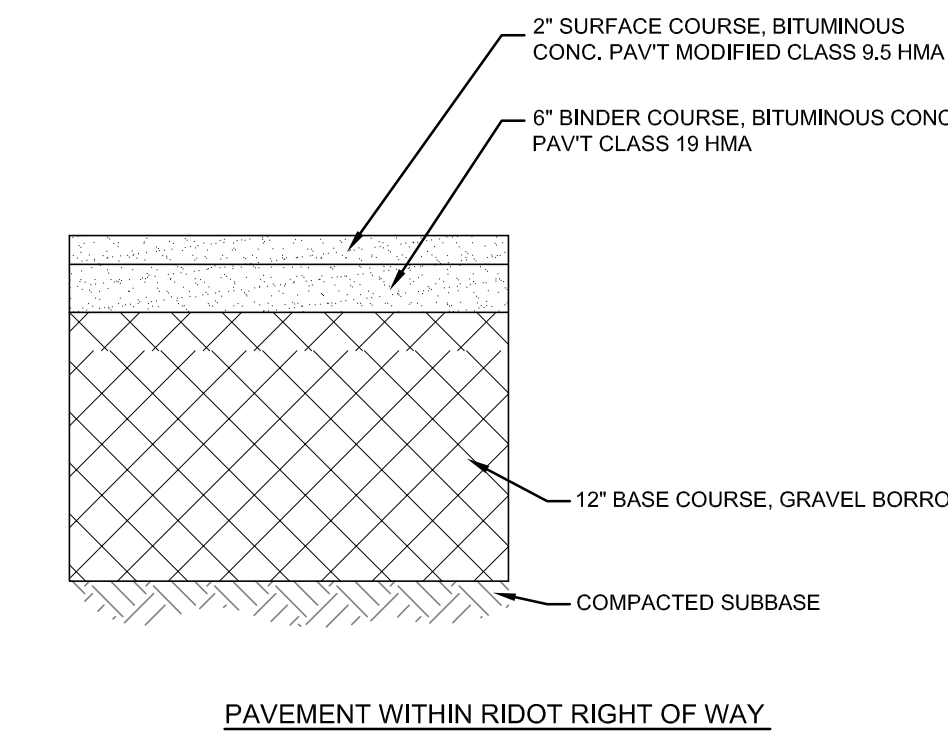
CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*
4'-0"	5"	6"	0.12 SQ. IN./LN. FT.
5'-0"	6"	7"	0.15 SQ. IN./LN. FT.
6'-0"	7"	8"	0.18 SQ. IN./LN. FT.
8'-0"	9"	8"	REFER TO MANUFACTURER

- NOTES:**
1. SHALL BE ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATION.
  2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
  3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LN. FT. (BOTH WAYS).
  4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
  5. ONE POUR MONOLITHIC BASE SECTION.
  6. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
  7. CORBEL MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
  8. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
  9. ALTERNATIVE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
  10. ALTERNATIVE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
  11. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.



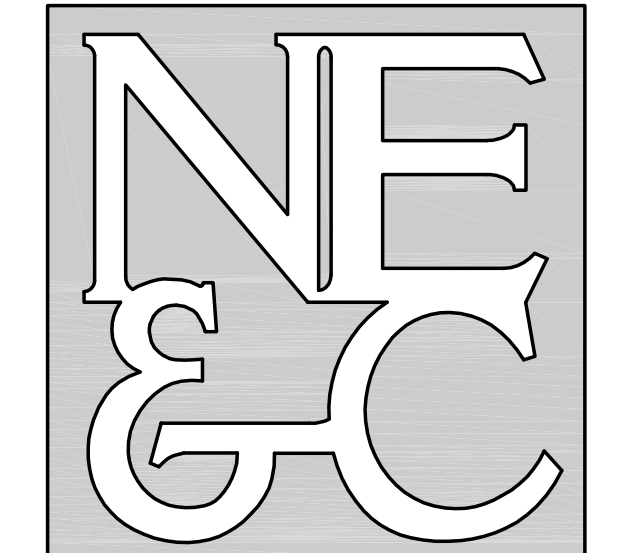
NOTE: FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.

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



**BITUMINOUS PAVEMENT SECTIONS**  
SCALE: NOT TO SCALE

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2	DEVELOPMENT PLAN REVIEW	09AUG22	
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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	19MAR22

Project Title:  
**VALLEY ROAD MINI GOLF**  
A.P. 107NE LOT 402A  
VALLEY ROAD  
MIDDLETOWN  
RHODE ISLAND

Client: DEREK SAVAS  
PO BOX 4340  
MIDDLETOWN, RI 02842

Owner: REGAL, LLC  
40 ROGER WILLIAMS CT  
PORTSMOUTH, RI 02871

Issued for: PERMITTING

Drawing Title:  
**PROPOSED SITE DETAILS**

Jeremy J. Rosa  
No. 9826  
09AUG22  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

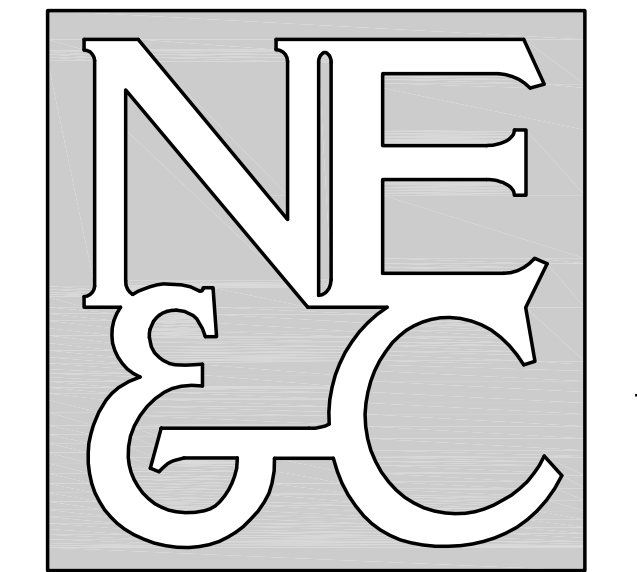
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Sheet **7** of **9**

Project Number: **18225.2**

Survey Index: -

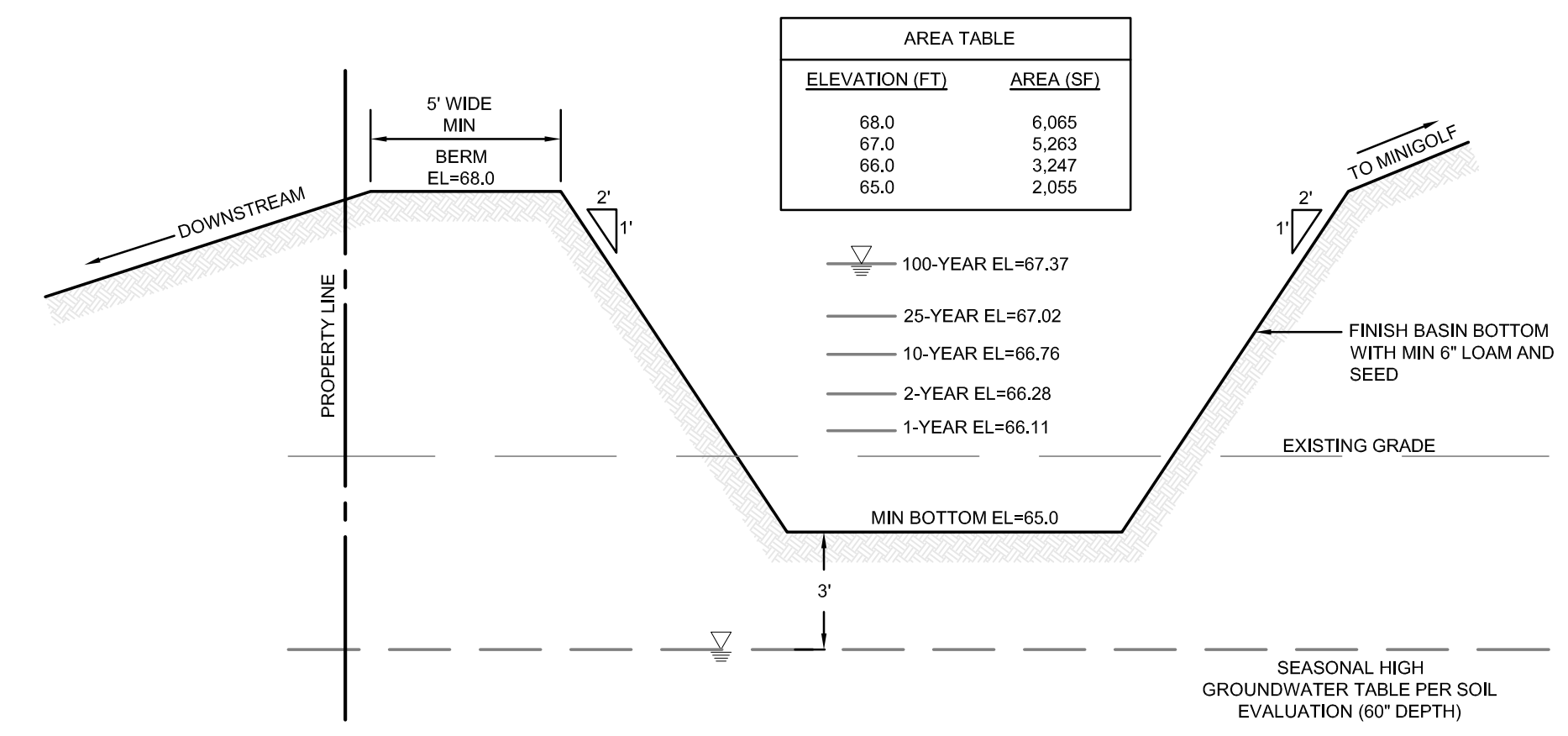
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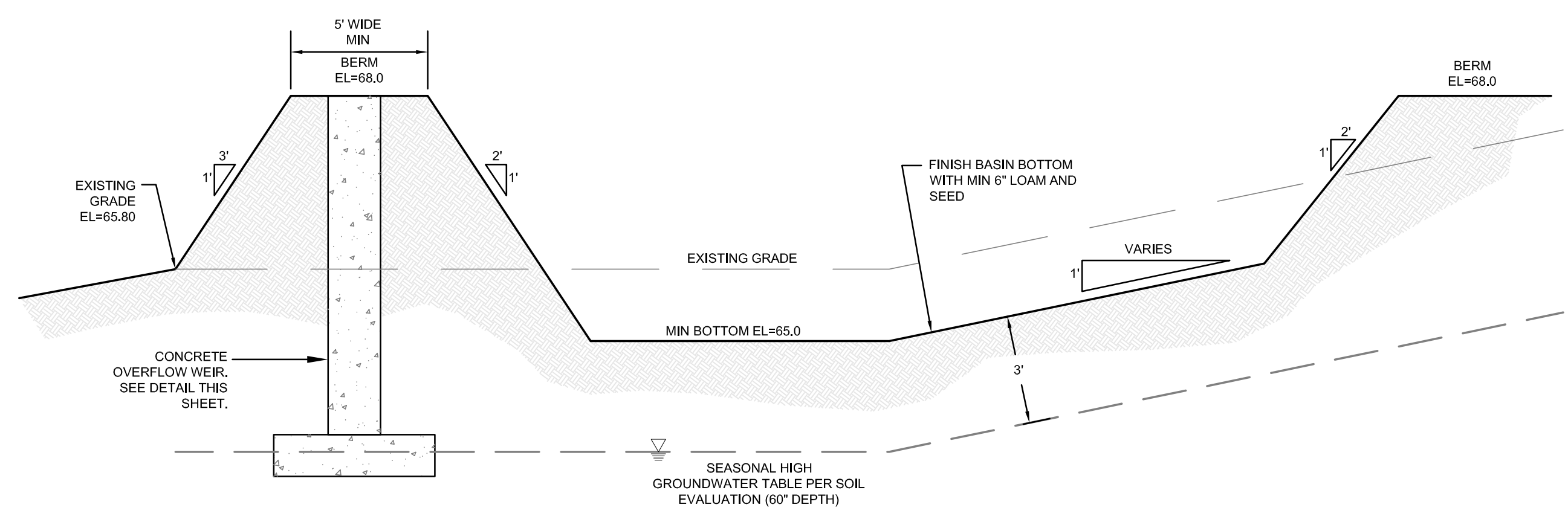
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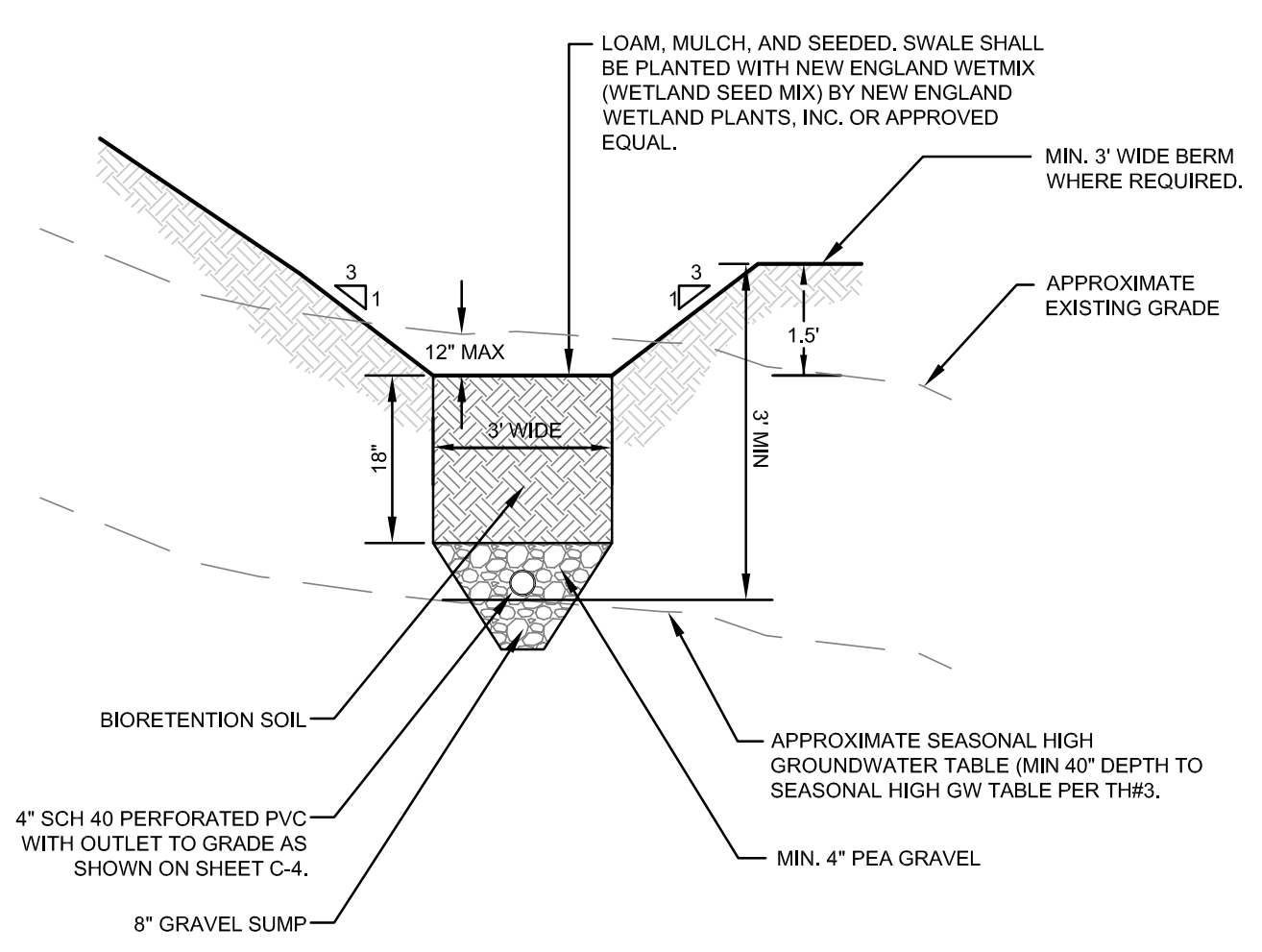
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ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL



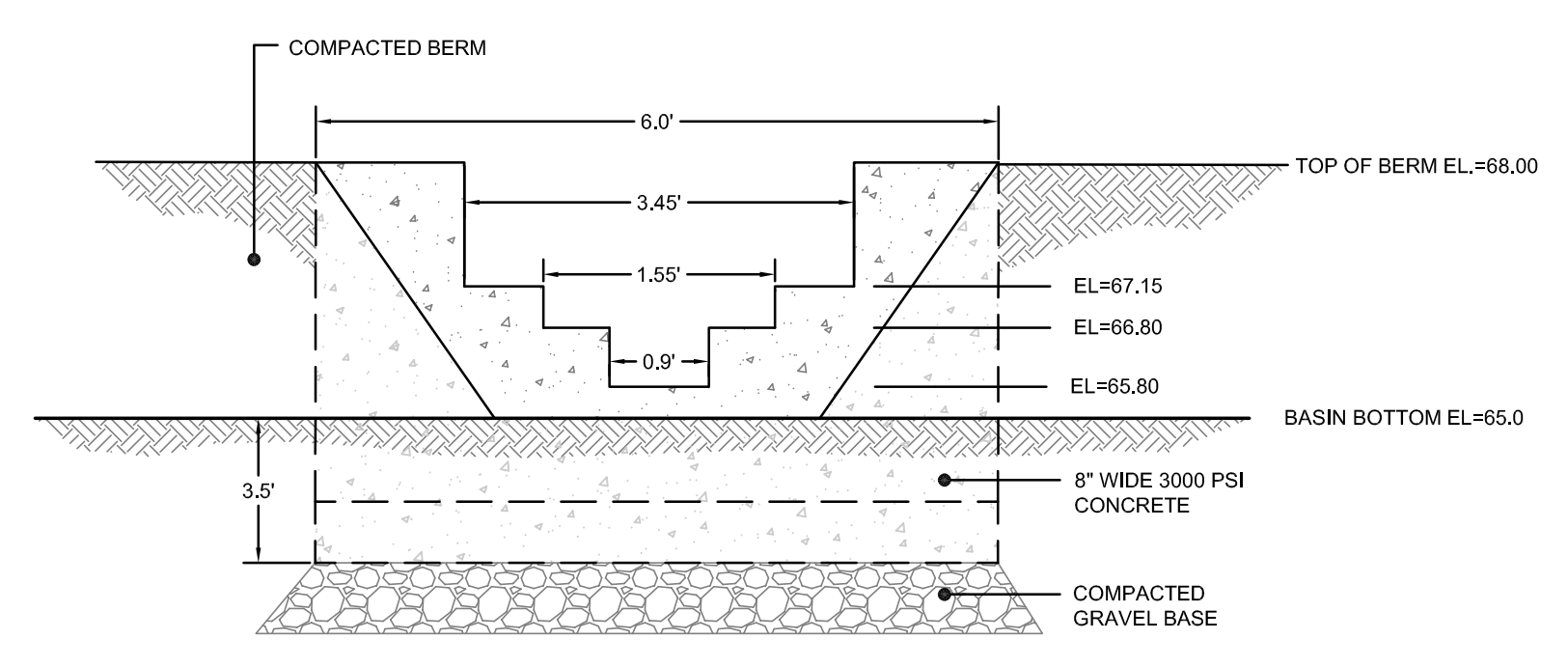
**INFILTRATION BASIN SECTION A-A**  
SCALE: NOT TO SCALE



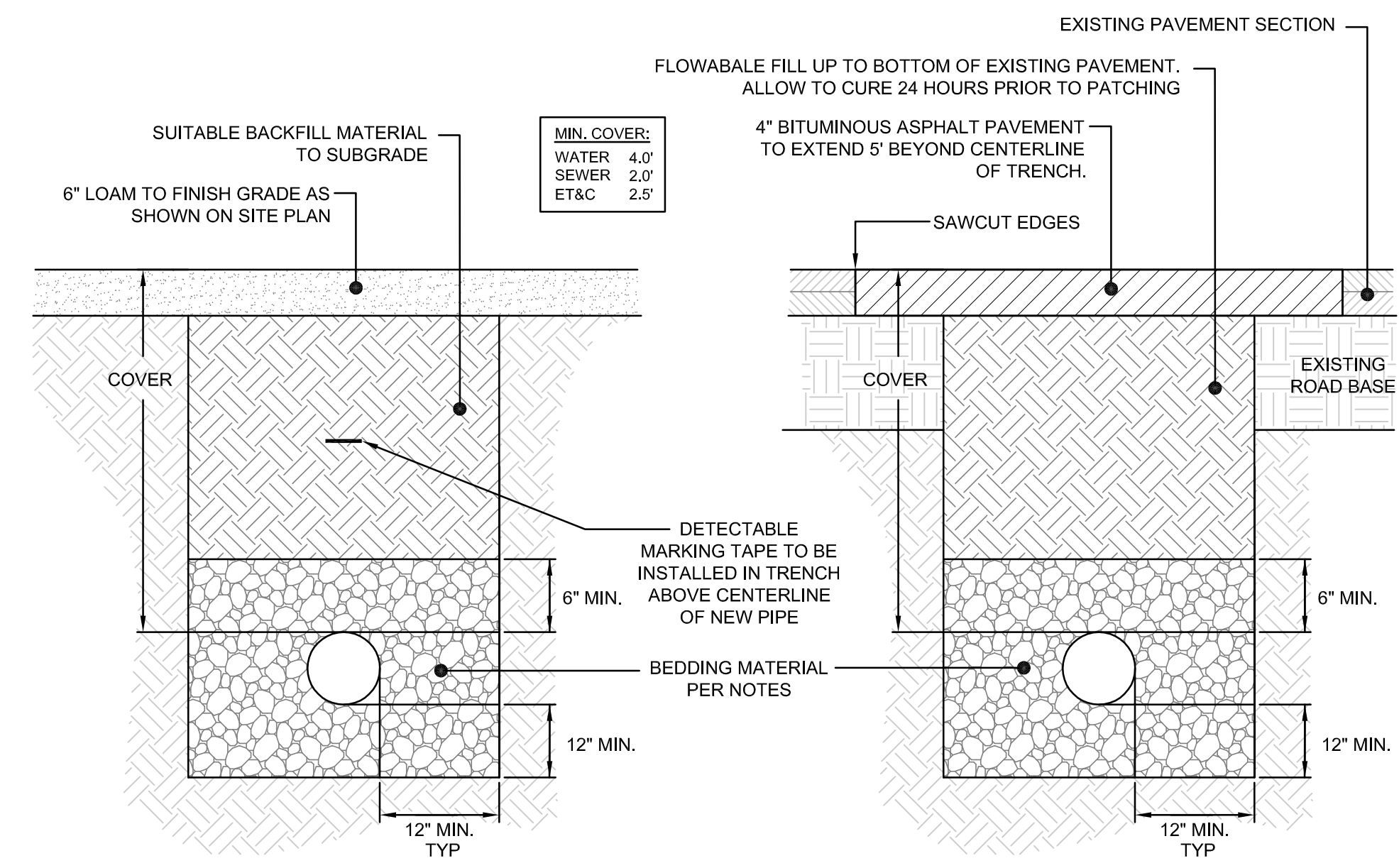
**INFILTRATION BASIN SECTION B-B**  
SCALE: NOT TO SCALE



**GRASSED (DRY) SWALE CROSS SECTION**  
SCALE: NOT TO SCALE

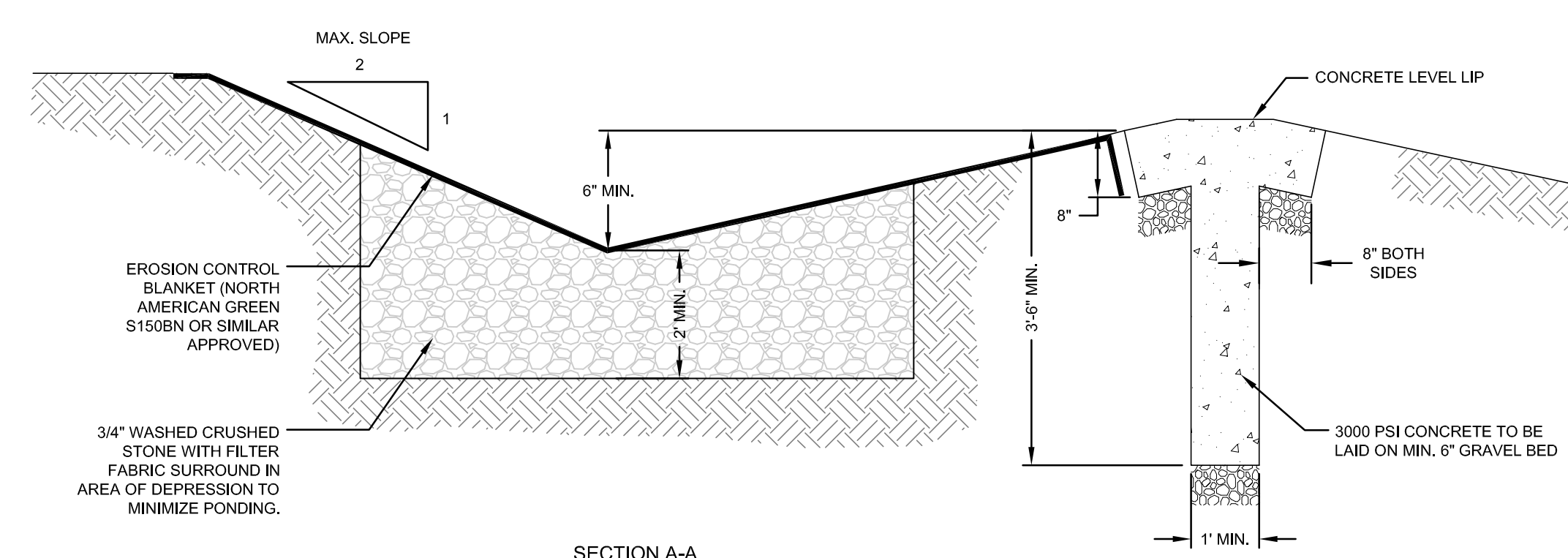
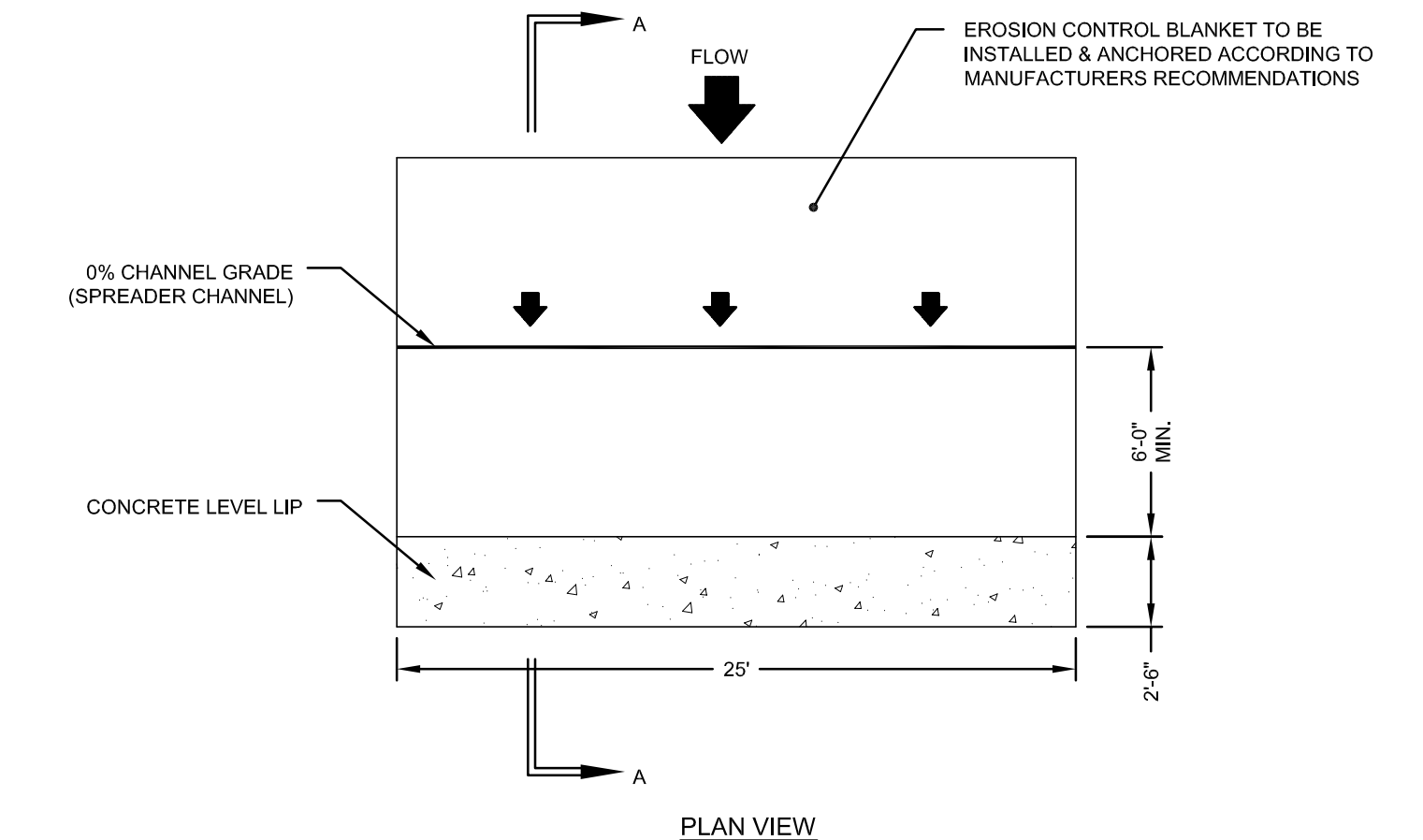


**DETENTION BASIN CONCRETE WEIR DETAIL**  
SCALE: NOT TO SCALE



**UTILITY TRENCH DETAIL**  
SCALE: NOT TO SCALE

- LEVEL SPREADER NOTES:**
1. LEVEL SPREADER IS TO BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL MATERIAL)
  2. THE ENTRANCE TO THE LEVEL SPREADER MUST BE SHAPED IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0% SLOPE CHANNEL.
  3. THE RIPRAP APRON FROM THE ENTRANCE PIPE MAY BE EXTENDED TO PROTECT THE LEVEL SPREADER CHANNEL.
  4. EXCEPT FOR THE ENTRANCE CHANNEL, ALL SIDES OF THE SPREADER CHANNEL SHALL BE AT LEAST 6-INCHES HIGHER THAN THE ELEVATION OF THE LEVEL LIP.

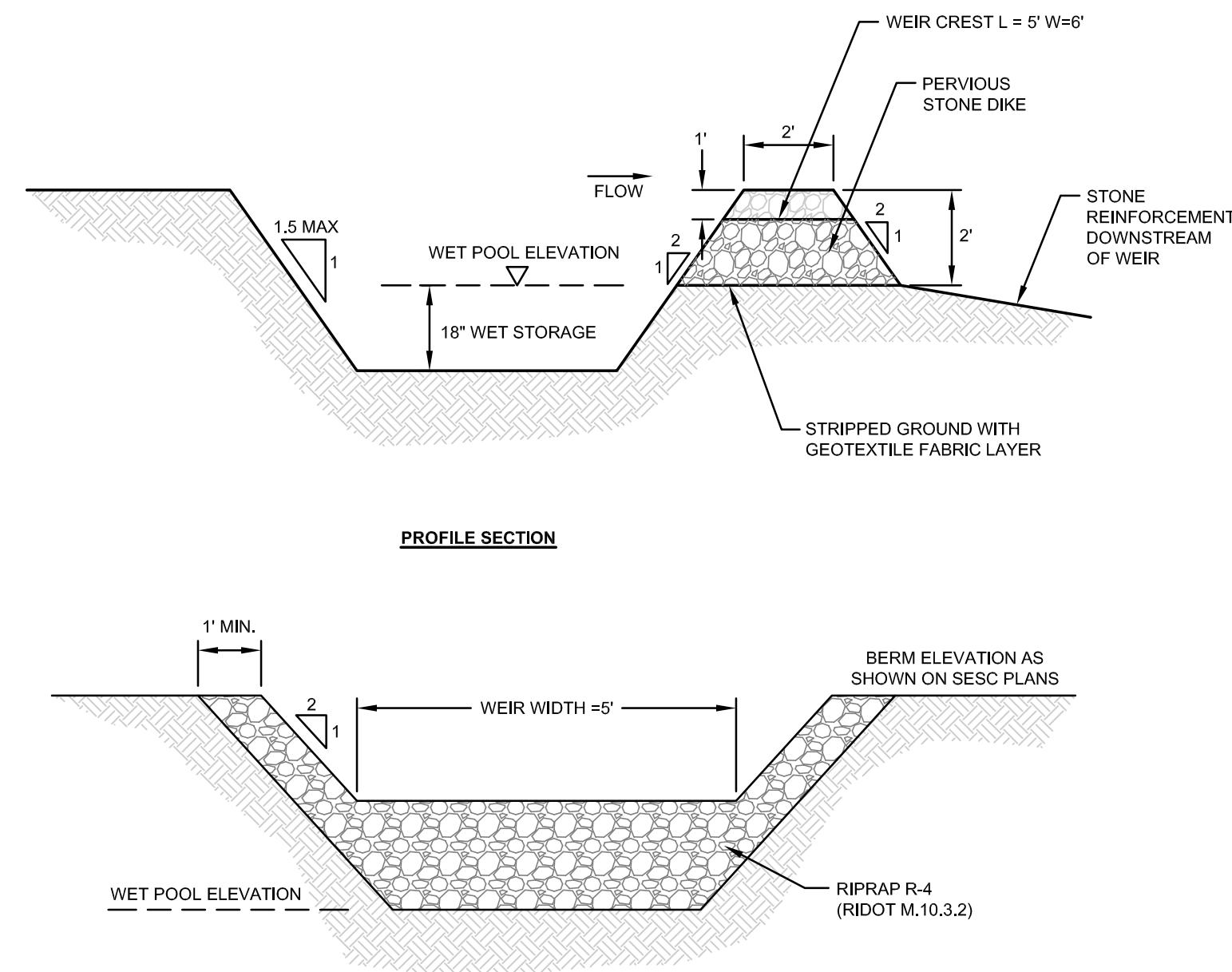


**LEVEL SPREADER DETAIL**  
SCALE: NOT TO SCALE

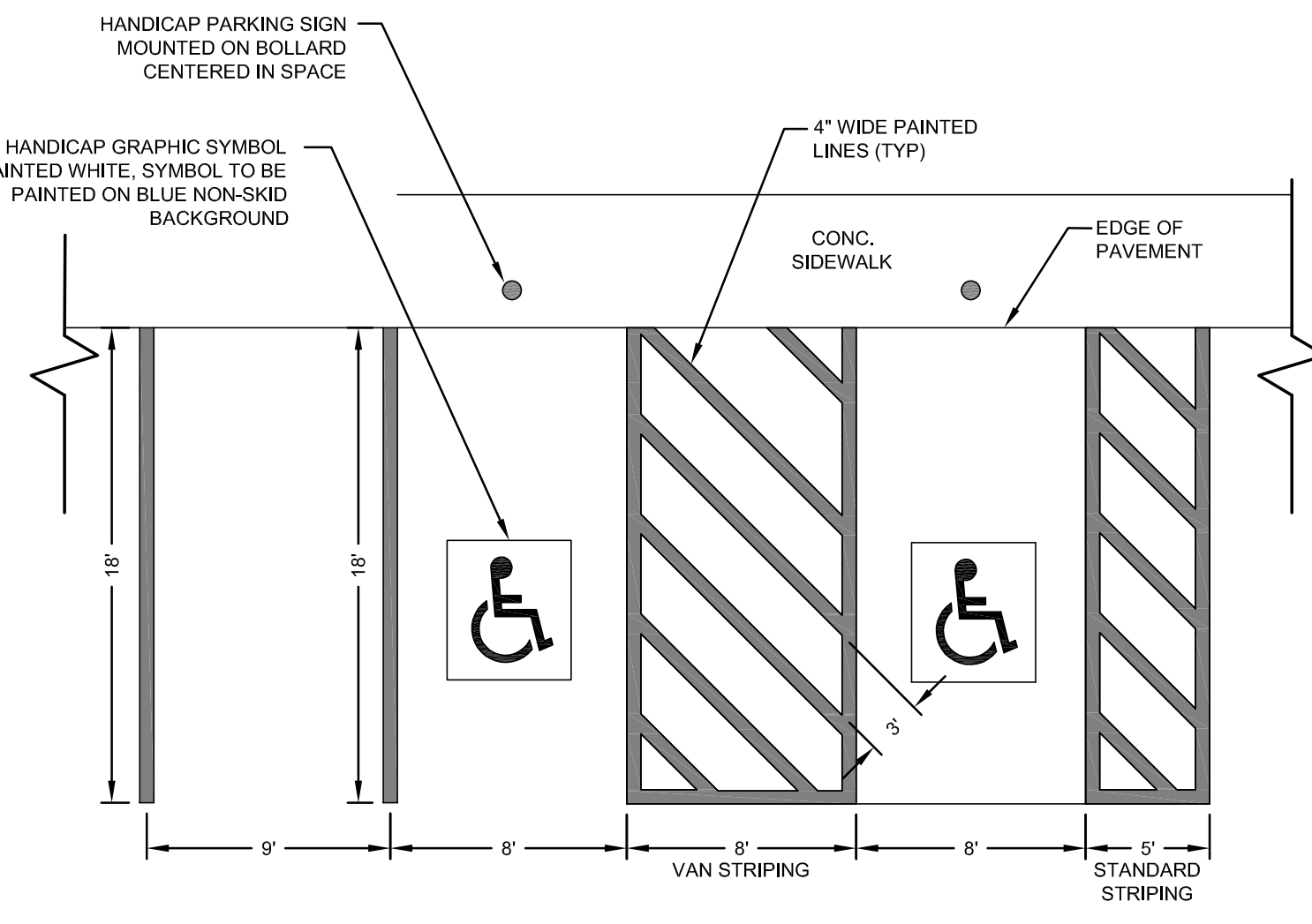
**TRENCH NOTES:**

1. UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
2. TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
3. SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
4. ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE SDR 35, OR SIMILAR APPROVED.
5. ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOILTIGHT) UNLESS OTHERWISE INDICATED.
6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
7. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12\"/>

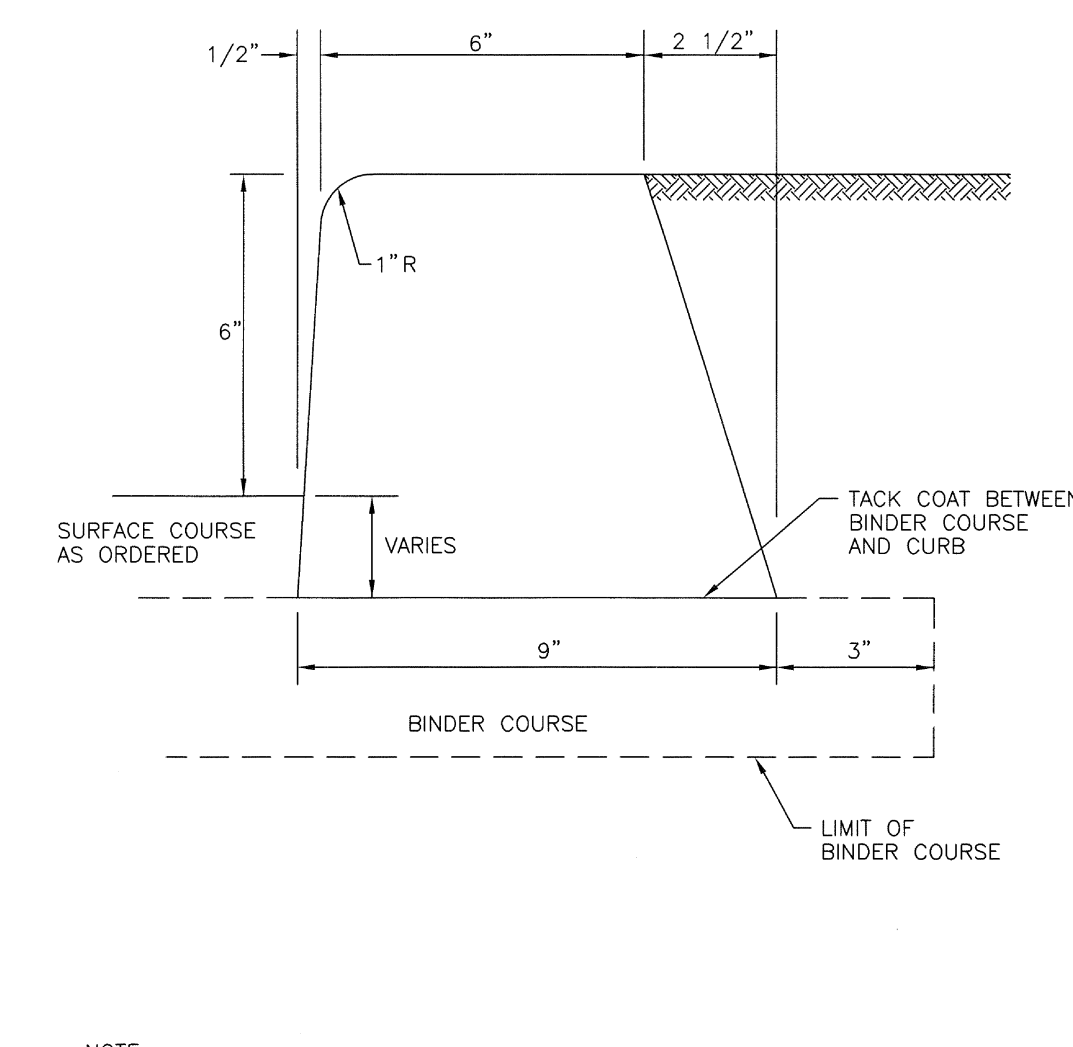
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<b>VALLEY ROAD MINI GOLF</b> A.P. 107NE LOT 402A VALLEY ROAD MIDDLETOWN RHODE ISLAND			
Client:	DEREK SAVAS PO BOX 4340 MIDDLETOWN, RI 02842	Owner:	REGAL, LLC 40 ROGER WILLIAMS CT PORTSMOUTH, RI 02871
Issued for:	PERMITTING		
Drawing Title:			
<b>PROPOSED SITE DETAILS</b>			
Drawing Number:		C-8	
Sheet		8 of 9	
Project Number:		18225.2	
Survey Index:		-	
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**TYPICAL TEMPORARY SEDIMENT TRAP DETAILS**  
SCALE: NOT TO SCALE

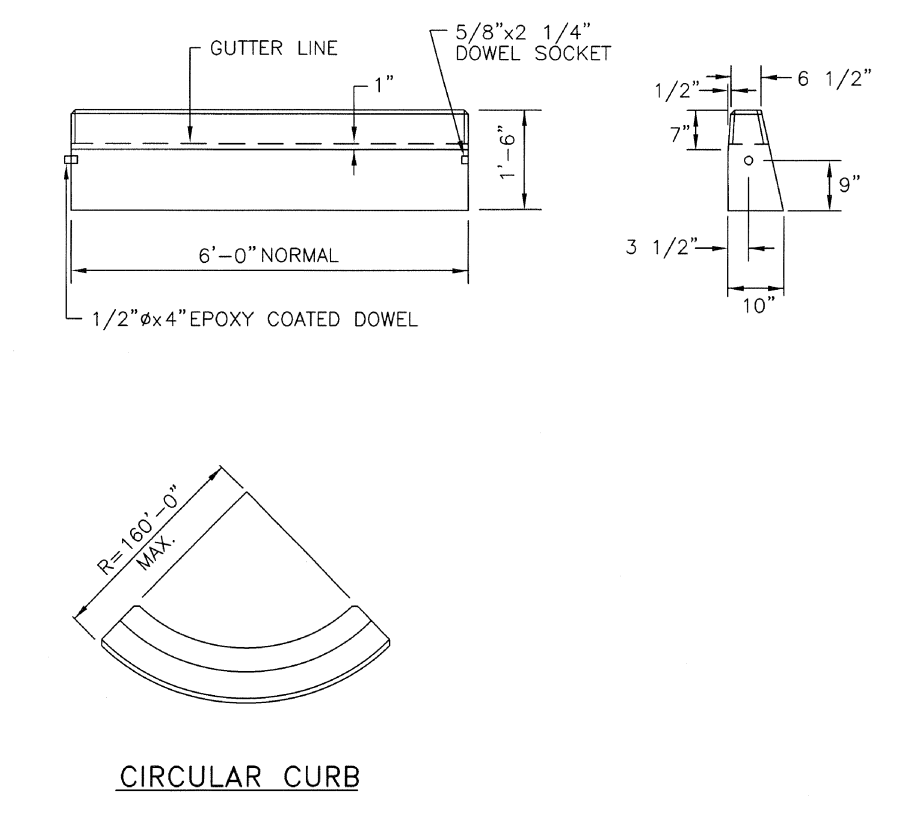


**PARKING STALL STRIPING**  
SCALE: NOT TO SCALE



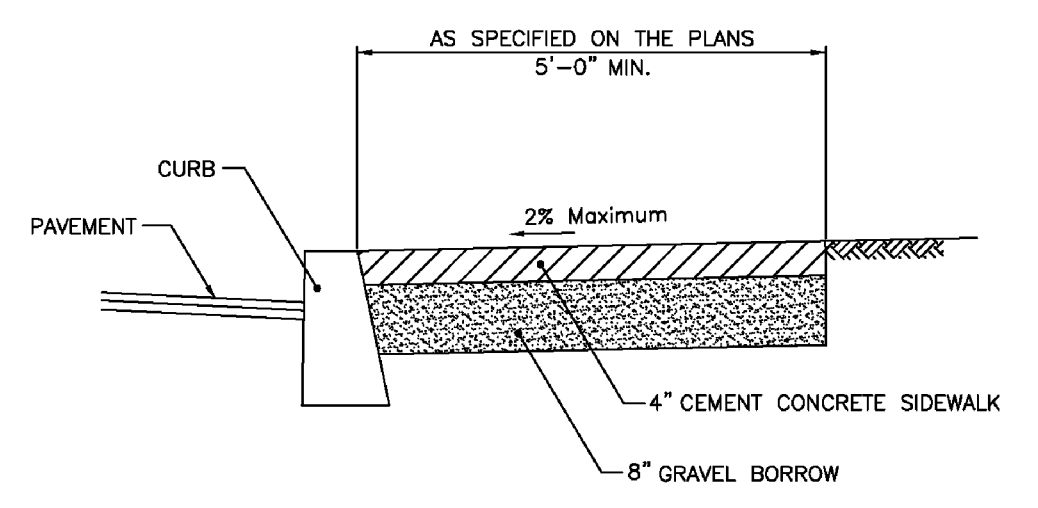
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.

**BITUMINOUS CONCRETE CURB**  
SCALE: NOT TO SCALE  
NOT APPLICABLE TO WORK WITHIN RIDOT RIGHT OF WAY



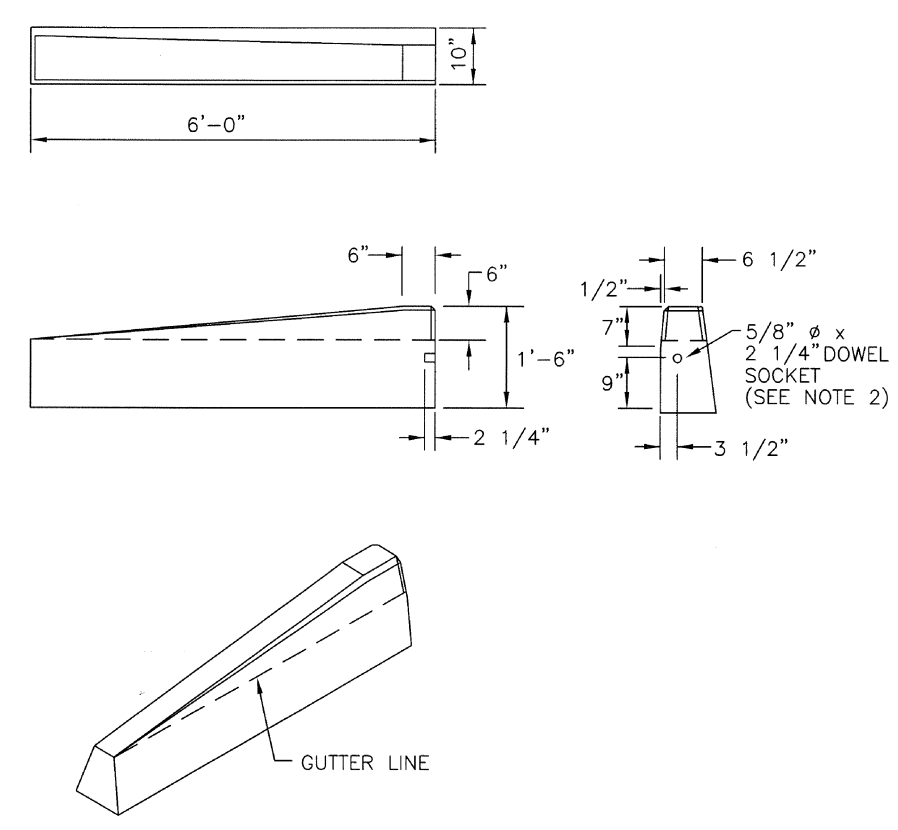
NOTES:  
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.  
2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0\"/>

**PRECAST CONCRETE CURB (RIDOT STD 7.1.0)**  
SCALE: NOT TO SCALE



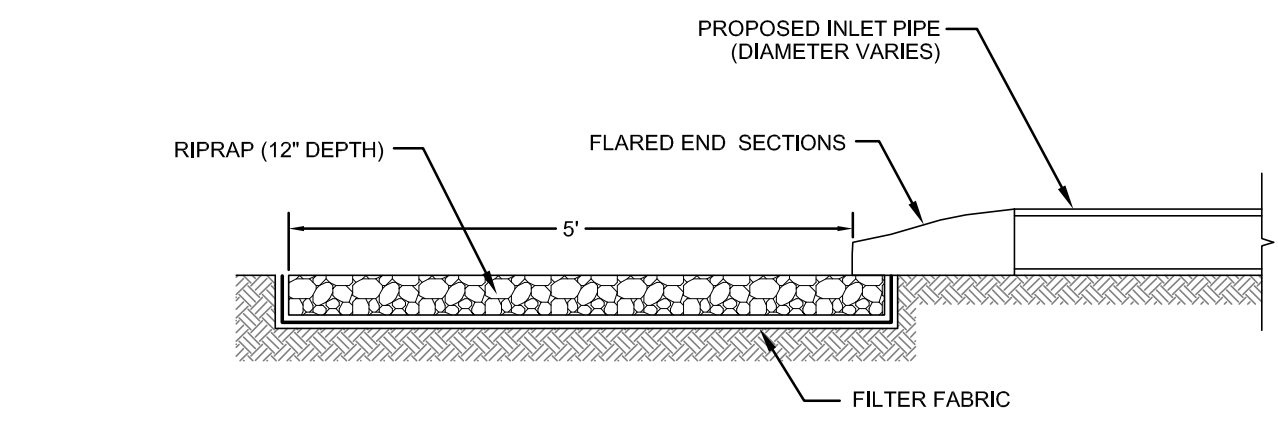
NOTES:  
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.  
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

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

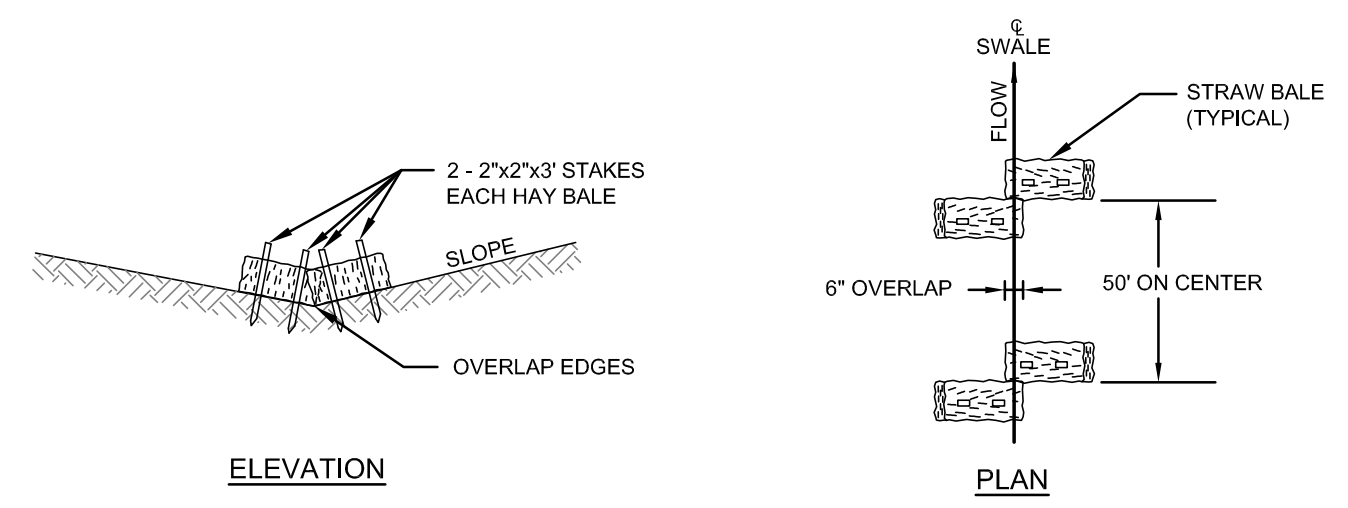


NOTES:  
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.  
2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2\"/>

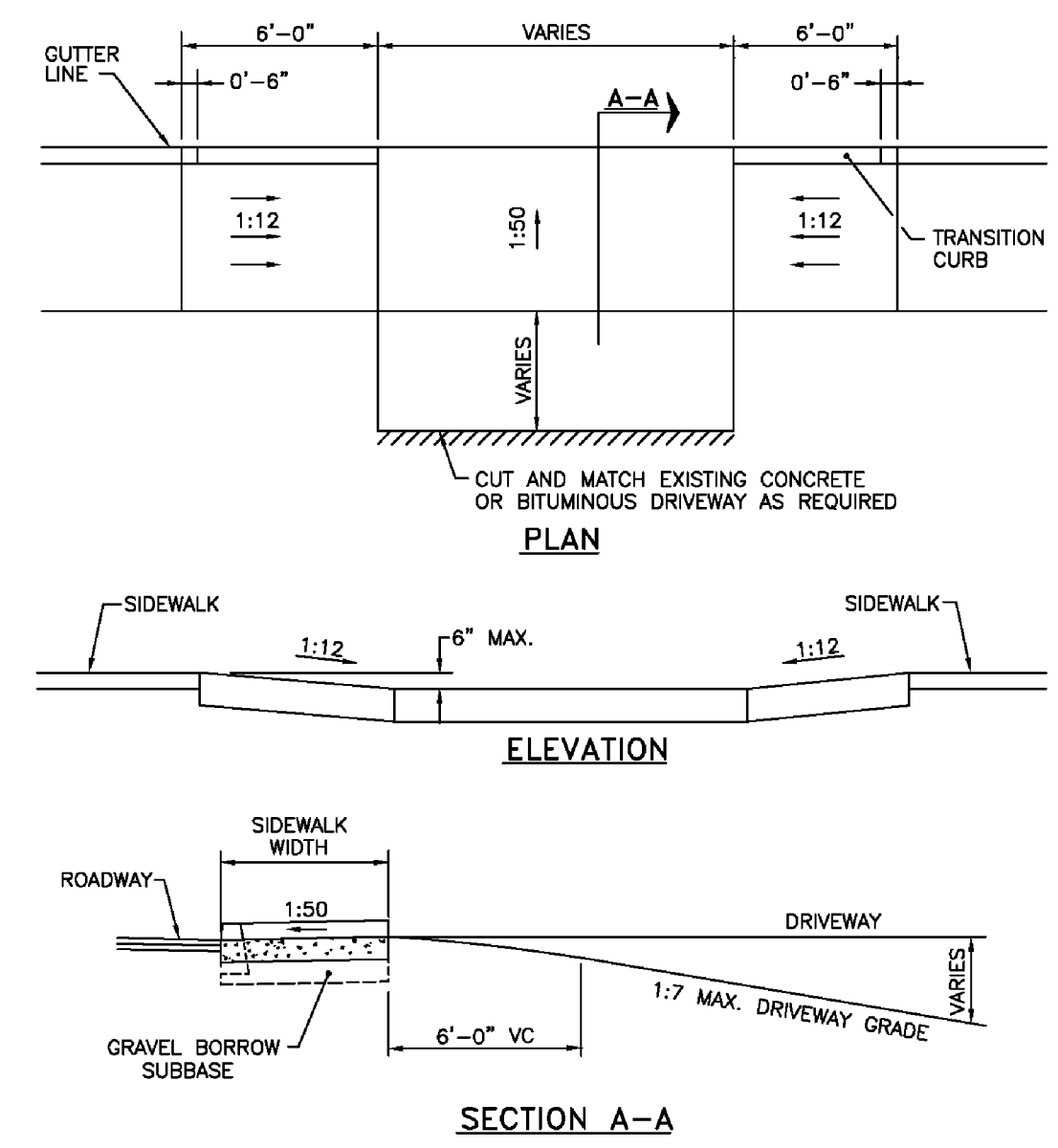
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**INLET RIPRAP PROTECTION**  
SCALE: NOT TO SCALE

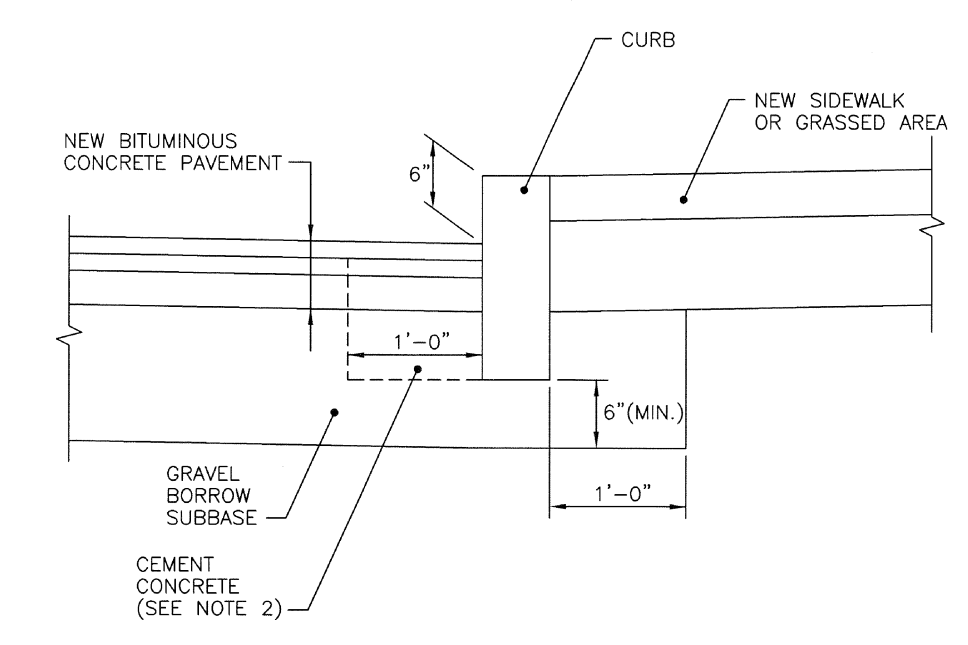


**STRAW BALE CHECK DAM**  
SCALE: NOT TO SCALE



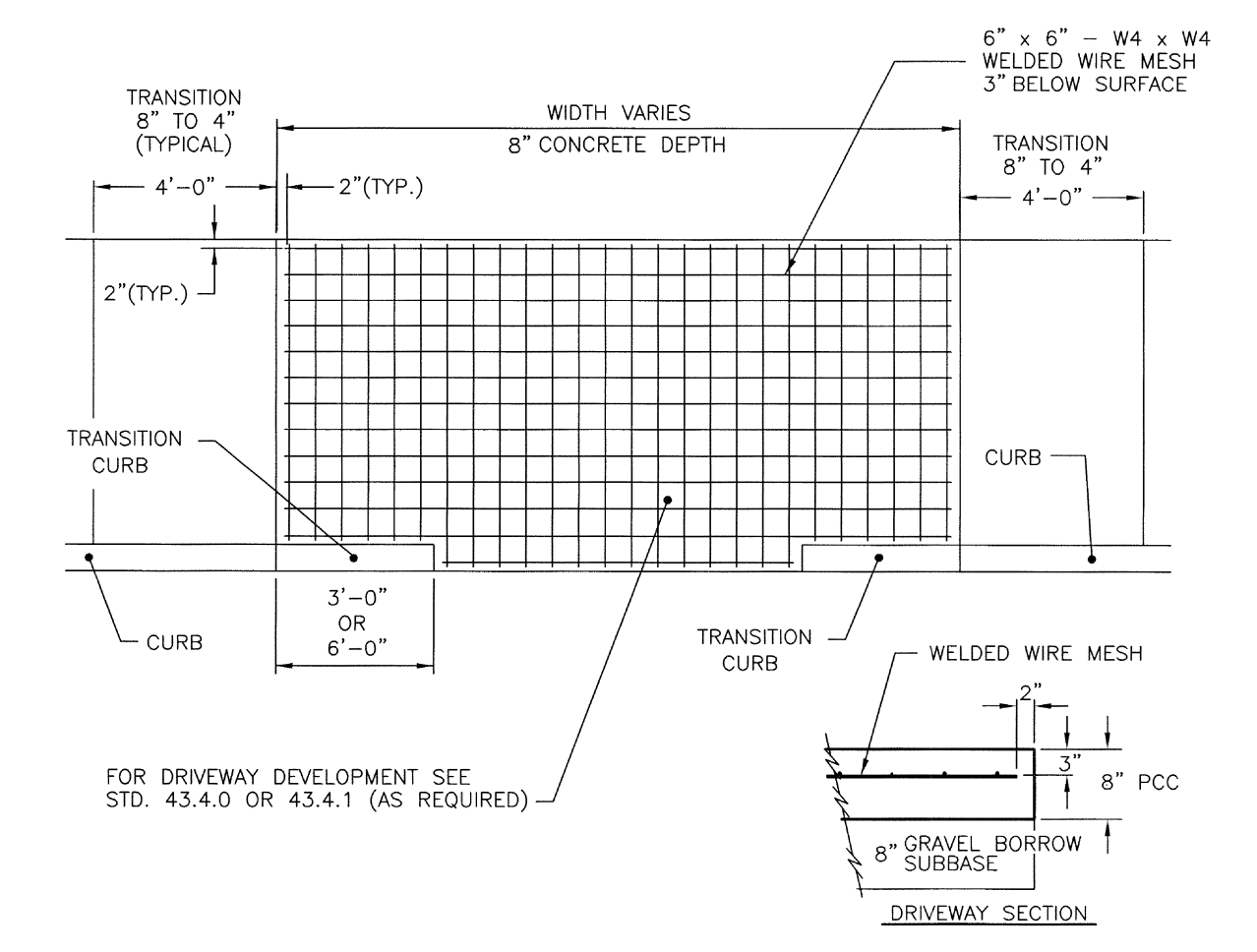
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.

**DRIVEWAY DEVELOPMENT FOR 6\"/>**



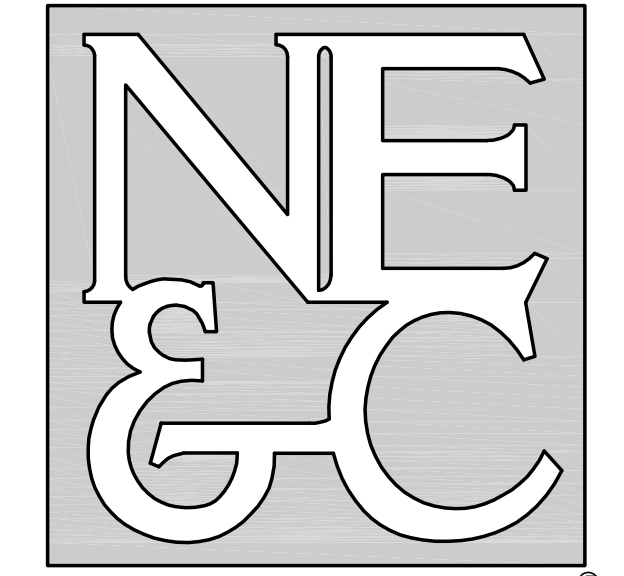
NOTES:  
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.  
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

**CURB SETTING DETAIL (RIDOT STD 7.6.0)**  
SCALE: NOT TO SCALE



NOTE: SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I.I. STANDARD SPECIFICATIONS.

**CEMENT CONCRETE DRIVEWAYS (RIDOT STD 43.5.0)**  
SCALE: NOT TO SCALE



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