

VALLEY CROSSING

**PROPOSED 15,000 SF MEDICAL OFFICE
ASSESSOR'S PLAT 107NE LOT 402B
VALLEY ROAD
MIDDLETOWN, RHODE ISLAND**

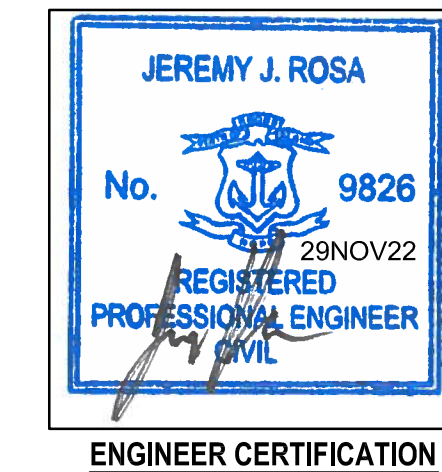
CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

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

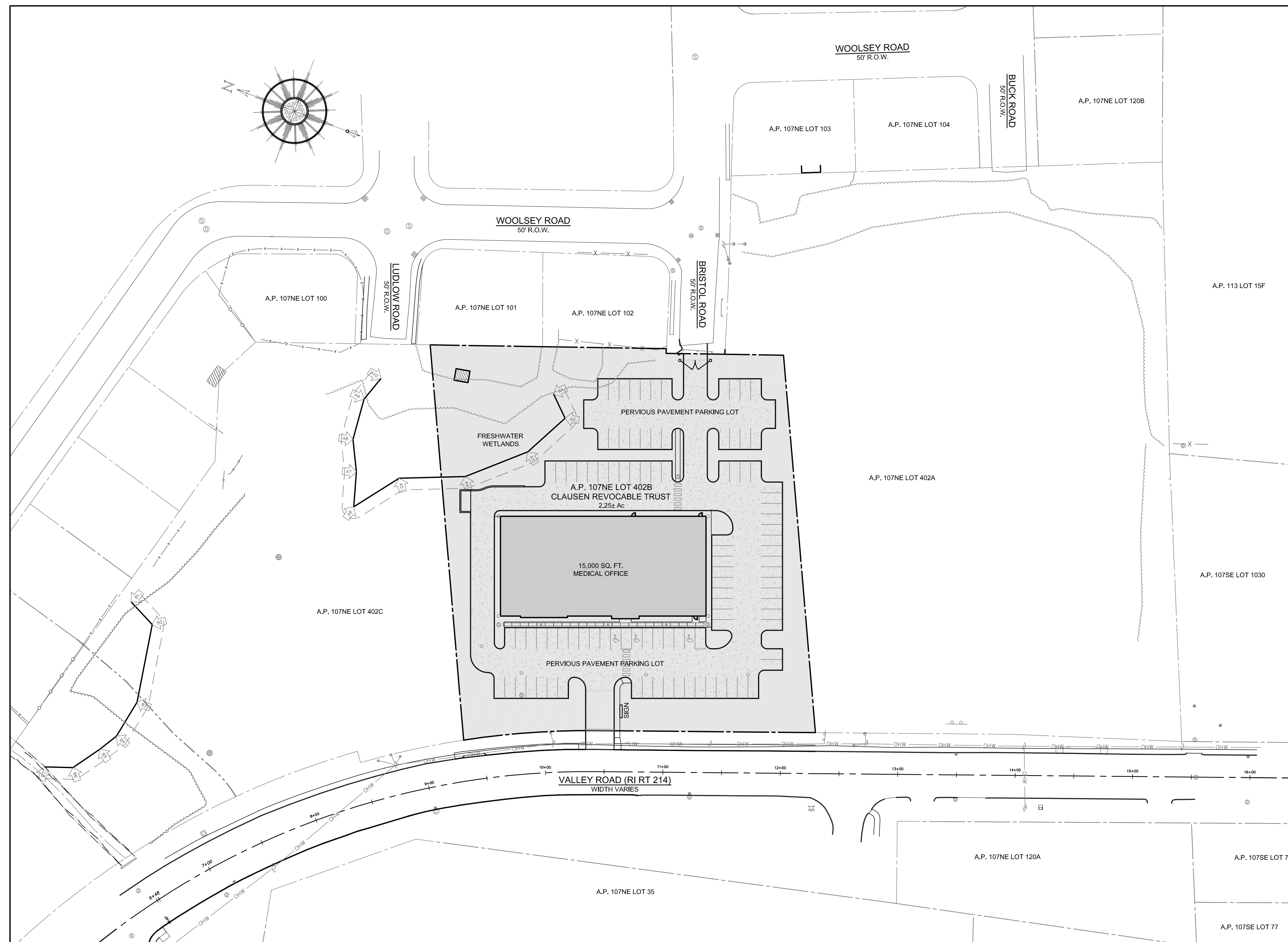


OWNER:

JAMES H. CLAUSEN
REVOCABLE TRUST
7067 VILLA ESTELLE DRIVE
ORLANDO, FL 32819

APPLICANT:

BUCCI DEVELOPMENT INC.
PO BOX 6187
WARWICK, RI 02887



SITE PLAN

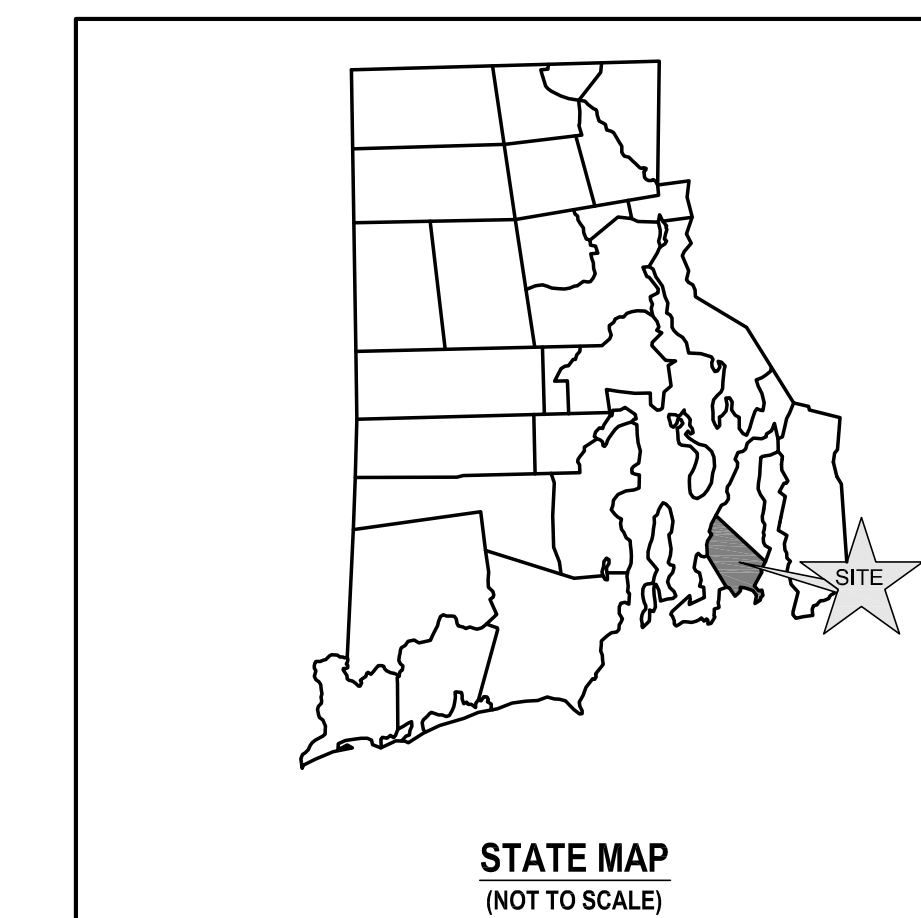
SCALE = 1"=50'

NOVEMBER 29, 2022 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

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SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
RIDEM	JUN 7, 2022	RIPDES
RIDOT	JUN 18, 2022	PAP APPLICATION
RIDEM	AUG 11, 2022	RESPONSE TO COMMENTS
RIDOT	AUG 23, 2022	RESPONSE TO COMMENTS
RIDEM	SEP 20, 2022	RESPONSE TO COMMENTS
TOWN	NOV 29, 2022	PRELIMINARY APPLICATION

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 (Rt 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 WEGBIS LAYERS, ADDITIONAL WATER MAIN INFORMATION PROVIDED BY NEWPORT WATER.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- THERE ARE FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER A DELINEATION PERFORMED BY NATURAL RESOURCES SERVICES IN JANUARY OF 2019.
- SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS, CPSS, PWS IN NOVEMBER 2021 AND MAY 2022.
- 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. RESET MONUMENTATION 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 ENGINEER 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 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 ACQUIERS, 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.

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 REVIEW AND APPROVAL OF RI ENERGY.
- THE LOCATION OF THE PROPOSED NATURAL GAS SERVICE TO THE MAIN IN BRISTOL ROAD IS PRELIMINARY. FINAL DESIGN OF THIS SERVICE IS SUBJECT TO REVIEW AND APPROVAL OF RI ENERGY.
- 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.
- PROPOSED SEWER SERVICE IS 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 GRAVITY CONNECTION TO THE MAIN SHALL BE 6 INCHES IN DIAMETER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND 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. LIMITS OF FRESHWATER WETLAND SETBACK SHALL ALSO BE FLAGGED TO PREVENT DISTURBANCE.
 - EXCAVATE TEMPORARY SEDIMENT TRAP IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER/BUILDING OFFICIAL. REFER TO DETAILS.
 - ROUGH GRADE SITE. GRADE UPSTREAM SWALE AROUND CONSTRUCTION AREA AS SHOWN ON SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - INSTALL BOX CULVERTS AT ENTRANCE FROM VALLEY ROAD.
 - EXCAVATE AND STOCKPILE MATERIAL REQUIRED FOR INSTALLATION OF PERVIOUS PAVEMENT BASE MATERIAL AND FOUNDATION CONSTRUCTION. AREAS OF PERVIOUS PAVEMENT EXCAVATION SHALL BE PROTECTED WITH ADDITIONAL EROSION CONTROL MEASURES AS SHOWN ON PLANS.
 - BEGIN BUILDING CONSTRUCTION. INSTALL ROOFTOP RUNOFF COLLECTION PIPING.
 - INSTALL UTILITY SERVICES PER APPROVED DESIGNS. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED UNDER SUPERVISION BY THE PROVIDING ENTITIES.
 - ONCE THE AREAS ADJACENT TO THE PERVIOUS PAVEMENT HAVE BEEN STABILIZED, BEGIN INSTALLING THE PERVIOUS PAVEMENT STONE LAYERS ACCORDING TO THE DETAILS PROVIDED. INSTALL PRECAST CONCRETE CURBING WHERE SHOWN ON SITE PLANS. INSTALL UNDERDRAIN AND OUTLET STRUCTURE WHILE PLACING THE CRUSHED STONE RESERVOIR.
 - INSTALL THE SUBSURFACE STORMWATER SYSTEM CONVEYANCE IN ACCORDANCE WITH THE PLANS AND DETAILS. INLETS INTO THE SYSTEM SHALL BE PROTECTED UNTIL THE CONNECTIONS TO THE ROOF DOWNSPOUTS CAN BE MADE.
 - FINAL GRADE SITE AND ESTABLISH VEGETATIVE COVERAGE. ALL NATIVE MATERIAL SHALL BE RE-GRADED ON SITE. NO MATERIAL IS TO BE REMOVED FROM THE SITE. SHOULD THE SITE WORK RESULT IN A SURPLUS OF MATERIAL, THE PROJECT ENGINEER SHALL BE CONSULTED AS TO WHERE TO PLACE THE EXCESS MATERIAL.
 - REMOVE CONSTRUCTION ENTRANCE AND INSTALL AREAS OF IMPERVIOUS BINDER PAVEMENT COURSE (IN AREA ADJACENT TO VALLEY ROAD AND BRISTOL ROAD AS SHOWN ON PLANS). INSTALL TRENCH DRAIN WHERE SHOWN ON PLAN AT VALLEY ROAD ENTRANCE.
 - INSTALL PERVIOUS PAVEMENT.
 - INSTALL CONCRETE SIDEWALKS ADJACENT TO STRUCTURE. ENSURE THAT UNDERGROUND INFILTRATION SYSTEM CLEANOUTS ARE ACCESSIBLE WITHIN SIDEWALKS.
 - ESTABLISH FINAL VEGETATIVE GROWTH ON ALL DISTURBED AREAS. INSTALL PROPOSED LANDSCAPING.
 - ENSURE THAT ROOF DOWNSPOUTS ARE CONNECTED TO INFILTRATION SYSTEM AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

2. 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.
- AREAS OF PROPOSED INFILTRATION SYSTEM AND PERVIOUS PAVEMENT 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.

3. VEGETATIVE PRACTICE:

PERMANENT MEASURES:

- SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
- LOAM AND SEED REQUIREMENTS ARE SPECIFIED IN RIDOT L01 & L02.
- A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED. THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2 INCHES SHALL BE REMOVED.

TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

- LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
 - LIMESTONE: 3 TONS/ACRE
 - FERTILIZER: (10-10-10) 600 LB/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.

4. 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 RESEDED 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 IB OR SCH40 PVC AS SHOWN ON SITE PLANS.
- DRAIN MANHOLES SHALL BE ADS NYLOPLAST DRAIN BASIN UNLESS OTHERWISE NOTED.
- STRUCTURE ROOFTOP SHALL DISCHARGE RUNOFF TO INFILTRATION SYSTEM AS SHOWN ON SHEET C-4. OVERFLOW PIPES SHALL BE TO CONCRETE SURFACES OR CONCRETE SPLASH BLOCKS WHERE NECESSARY.
- TRENCH DRAIN SHALL HAVE A CAST IRON, PEDESTRIAN SAFE GRATE.
- WET SWALE, SUBSURFACE INFILTRATION SYSTEM, AND PERVIOUS PAVEMENT 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.

STORMWATER MAINTENANCE NOTES

UNDERGROUND INFILTRATION SYSTEM 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.

- SUBSURFACE INFILTRATION CHAMBERS (STORMTECH SC310 UNITS) SHALL BE INSPECTED VIA INSPECTION PORTS AND DRAIN BASINS ANNUALLY FOR THE PRESENCE OF SEDIMENTS OR EVERY SIX (6) MONTHS FOR THE FIRST YEAR OF OPERATION. ANY SEDIMENTS WITHIN THE DRAIN BASIN SUMPS SHALL BE REMOVED BY HAND. SHOULD THE AVERAGE DEPTH OF SEDIMENTS EXCEED THREE (3) INCHES WITHIN THE INLET CHAMBERS, A CLEAN OUT SHOULD BE PERFORMED. THIS MUST BE ACCOMPLISHED BY VACUUM TRUCK OR HANDHELD VACUUM UNITS. ALL MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL AND LOCAL REGULATIONS.
- STORMWATER INLETS AND STRUCTURES SHALL BE INSPECTED ON A YEARLY BASIS. THESE INSPECTIONS SHOULD INCLUDE ASSESSING THE INTEGRITY OF THE COVERS AND THE INLET/OUTLET PIPES. DAMAGED DRAIN BASIN AND INSPECTION PORT COVERS SHALL BE REPLACED. DAMAGE TO INLET OR OUTLET PIPES SHALL BE REVIEWED BY THE DESIGN ENGINEER.
- THE CHAMBERS ARE INTENDED TO DRAIN WITHIN 72 HOURS. SHOULD THE CHAMBERS FAIL TO DRAIN WITHIN 72 HOURS, THE PROJECT ENGINEER SHOULD BE CONSULTED.

WET 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 THE SWALE SHALL BE INSPECTED FOR EROSION AND GULLYING. REINFORCE EXISTING PLANTINGS IF FOUND TO BE DEFICIENT. EROSION IS PRESENT, OR IF THE CHANNEL HAS BEEN COMPROMISED.
- SEDIMENTS SHALL BE REMOVED FROM THE 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 SWALE ARE TO BE REMOVED AND DISPOSED OF.

TRENCH DRAIN:

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 BOTTOM OF THE TRENCH SHALL BE INSPECTED FOR THE PRESENCE OF DEBRIS OR SEDIMENTS. SHOULD THE DEPTH OF MATERIAL WITHIN THE TRENCH EXCEED 50% OF THE TOTAL TRENCH DEPTH, THE SEDIMENTS SHALL BE REMOVED BY HAND. ALL MATERIAL REMOVED DISPOSED OF IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
- THE FRAME AND GRATE OF THE TRENCH DRAIN 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 OUTLET PIPE SHALL BE INSPECTED FOR DAMAGE OR OBSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY A QUALIFIED CONTRACTOR.

PERVIOUS PAVEMENT:

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).

- PERVIOUS PAVEMENT SHALL BE VACUUMED AT LEAST TWICE A YEAR, PARTICULARLY AFTER WINTER AND FALL MONTHS. A VACUUMING SHALL BE PERFORMED IF STANDING WATER IS OBSERVED.
- ENSURE THAT ADJACENT AREAS ARE STABILIZED WITH VEGETATION TO MINIMIZE ANY INCIDENTAL SEDIMENT TRANSPORT.
- APPLY DE-ICING TREATMENT DURING AND AFTER STORMS AS NECESSARY. PLOWING IS NOT RECOMMENDED. SHOVELING IS PREFERRED.
- SANDING AND SALTING OF THE PERVIOUS PAVEMENT SURFACE SHALL BE MINIMIZED.

GENERAL NOTES:

- REFER TO OPERATIONS AND MAINTENANCE DOCUMENT FOR COMPLETE SITE MAINTENANCE AND CHECKLISTS.
- 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.

PARKING CALCULATIONS:

1 PER 100 SF FLOOR AREA OF EXAMINATION, TREATING ROOM, OFFICE, AND WAITING (MINIMUM OF 4 SPACES)

ASSUMING 10,000 SF OF QUALIFYING FLOOR AREA

10,000 SF / 100 = 100 SPACES REQUIRED

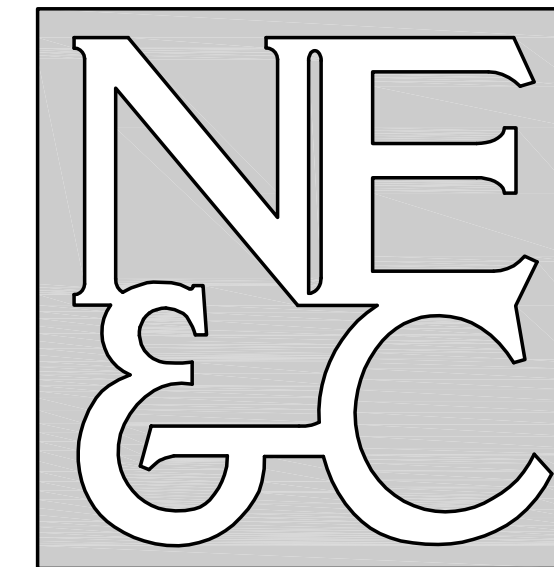
BAILEY BROOK RECEIVING WATER CONDITIONS TABLE:

NAME	BAILEY'S BROOK
STREAM ORDER	02
WATERBODY ID	RN07035R-01
WB DESCRIPTION	BAILEY'S BROOK AND TRIBUTARIES
	MIDDLETOWN
IMPAIRMENTS	ENTEROCOCCUS; PHOSPHOROUS; LEAD
TMDL	ENTEROCOCCUS
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

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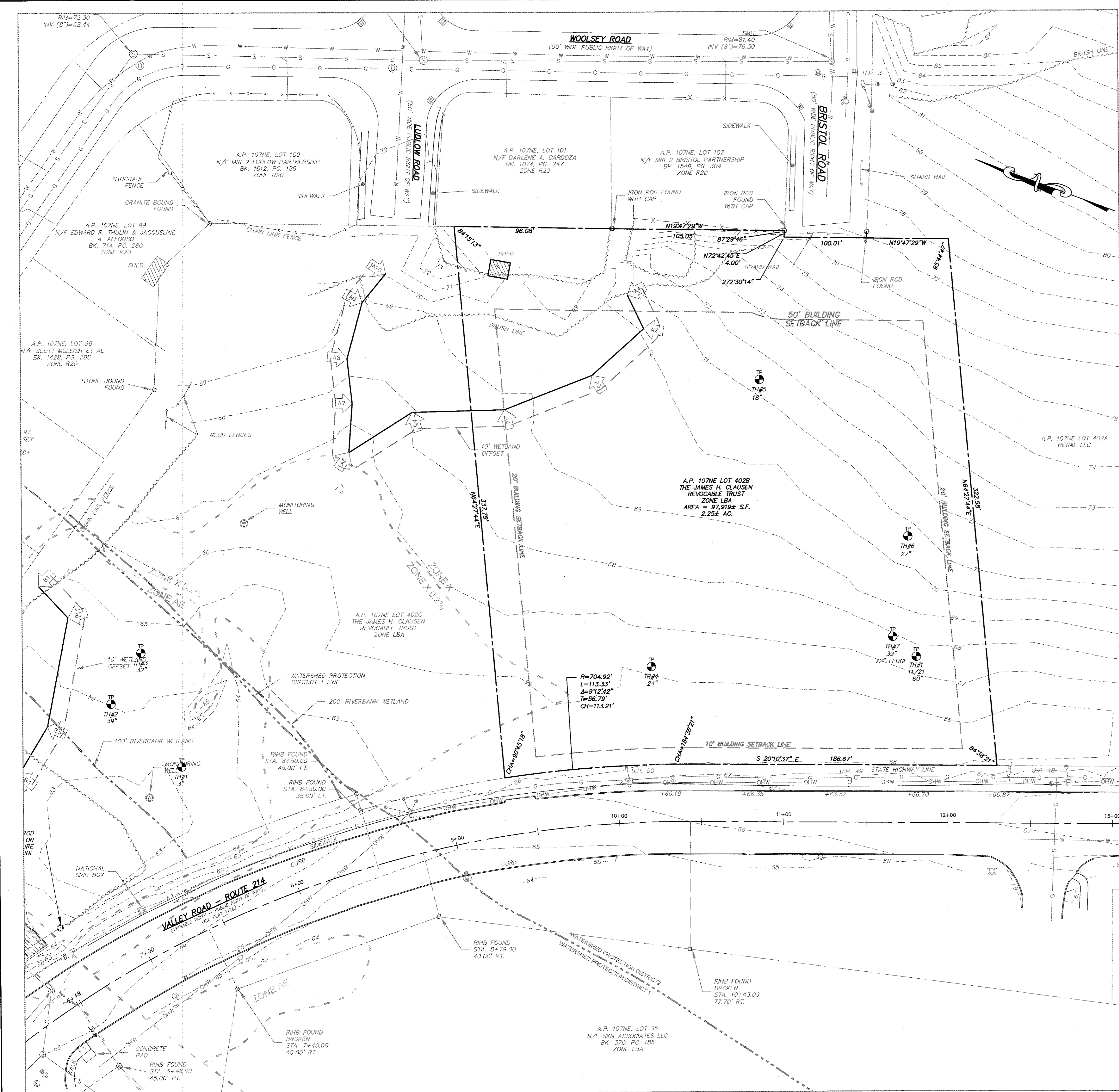


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4	PRELIMINARY APPLICATION	07NOV22	
3	RESPONSE TO RIDOT COMMENTS	23AUG22	
2	RESPONSE TO RIDEM COMMENTS	11AUG22	
1	PAP APPLICATION	18JUN22	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	N/A	Date:	REV. 07NOV22
Project Title:			
VALLEY CROSSING A.P. 107NE LOT 402B VALLEY ROAD MIDDLETOWN RHODE ISLAND			
Client/Owner:			
JAMES H. CLAUSEN REVOCABLE TRUST 7067 VILLA ESTELLE DRIVE ORLANDO, FL 32819			
Issued for:			
PERMITTING			
Drawing Title:			
PROJECT NOTES			
Drawing Number:		C-2	
Sheet		2 of 9	
Project Number:		18225.5	
Survey Index:		-- --	
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NOTE:

- EXISTING CONDITIONS AND PROPERTY LINE SURVEY 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: NAVD83.
- PROPERTY IS ZONED LBA (TRAFFIC SENSITIVE LIMITED BUSINESS). ADJUTING PROPERTIES ALONG VALLEY ROAD ARE ALSO ZONED LBA. RESIDENTIAL PROPERTIES TO THE REAR OF THE LOT ARE ZONED R-20 (HIGH DENSITY RESIDENTIAL).
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- REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.
- 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:

- 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.

LEGEND:

---	PROPERTY LINE
- - - -	ABUTTER'S PROPERTY LINE
---86---	TOPOGRAPHIC CONTOUR
- - - -	ZONING BUILDING SETBACK
---	STONE WALL
x x x x	CHAIN LINK FENCE
o o o o	STOCKADE FENCE
---	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
⊡	GUY WIRE
⊢	HYDRANT
⊣	GAS SHUT OFF
⊤	SIGN
⊥	BOUND
⊦	IRON ROD
⊧	SOIL EVALUATION LOCATION

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-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 26, 2016, AS FOLLOWS:

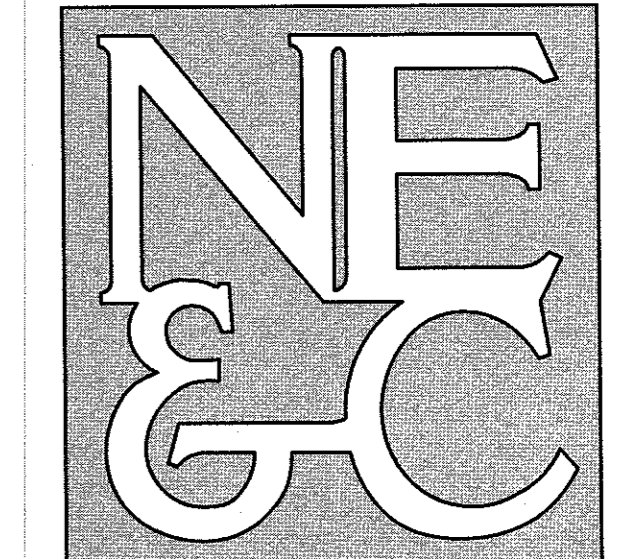
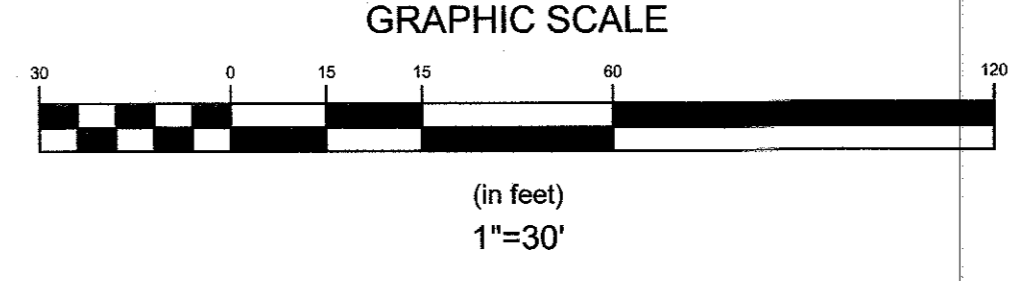
TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY (SEE GENERAL NOTE 8) DATA ACCUMULATION (EXISTING CONDITIONS)	MEASUREMENT SPECIFICATION: CLASS I CLASS III
--	---

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 402B AND TO SHOW EXISTING CONDITIONS AT THE SITE.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE 11/18/2022
SEALED
COA NO. 1865



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3	PRELIMINARY APPLICATION	07NOV22			
2	RESPONSE TO RIDEM COMMENTS	11AUG22			
1	PAP APPLICATION	16JUN22			
No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	1"=30'	Date:	REV. 11AUG22		

Project Title:
VALLEY CROSSING
A.P. 107NE LOT 402B
VALLEY ROAD
MIDDLETOWN
RHODE ISLAND

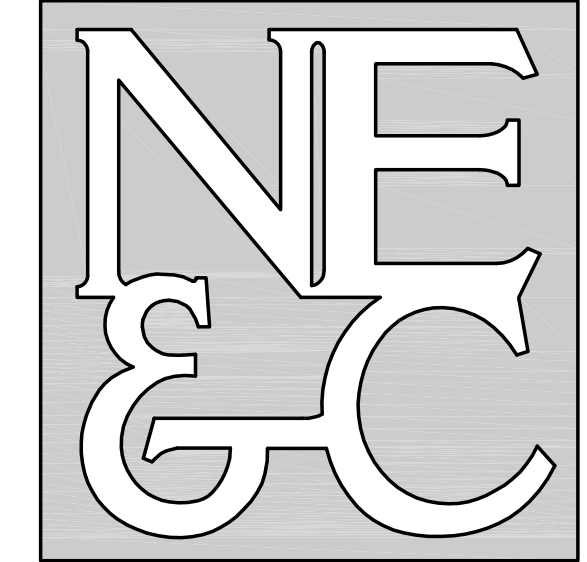
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Drawing Title:
EXISTING CONDITIONS PLAN

Drawing Number:	C-3
Sheet	3 of 9
Project Number:	18225.5
Survey Index:	-

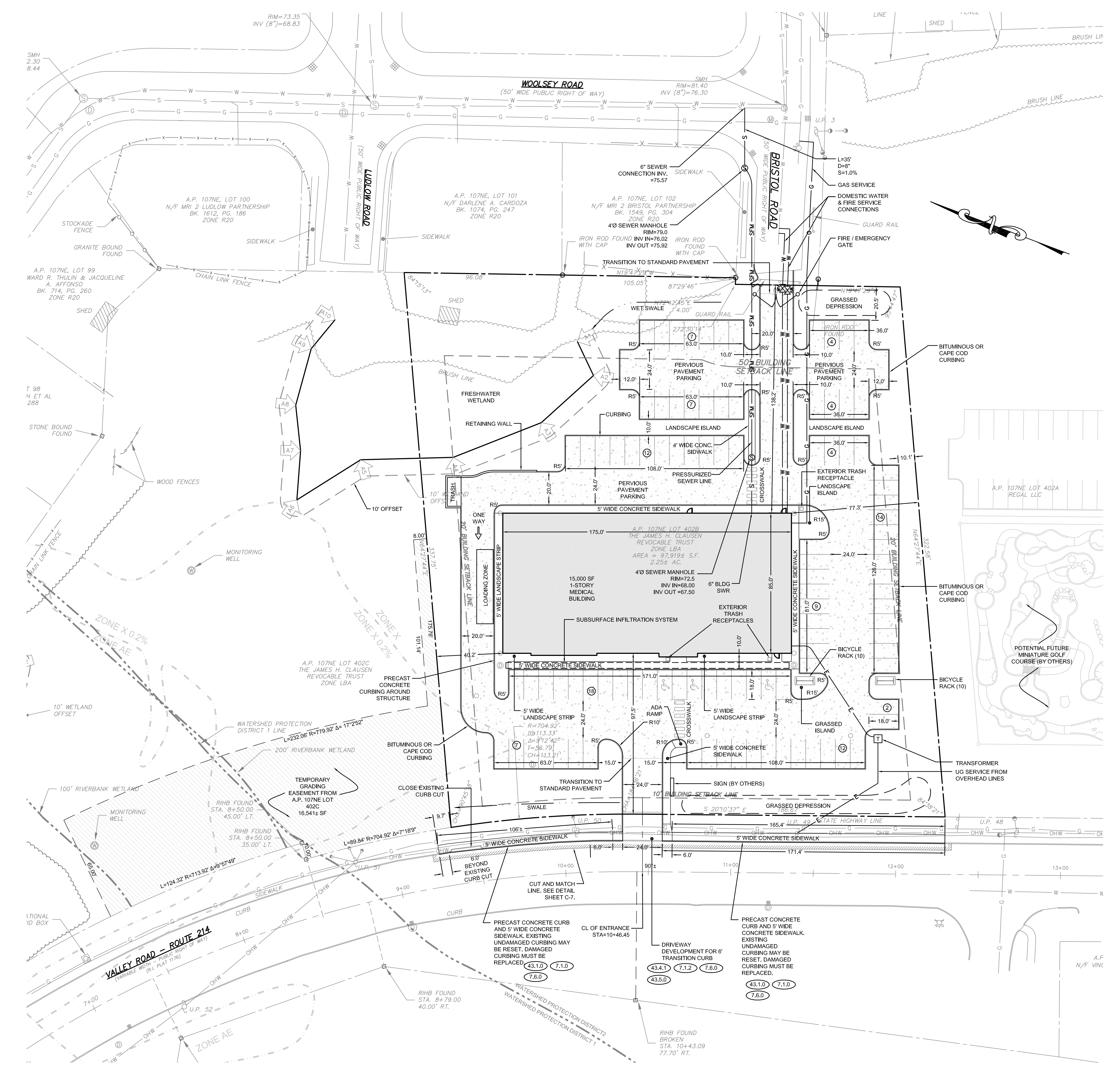
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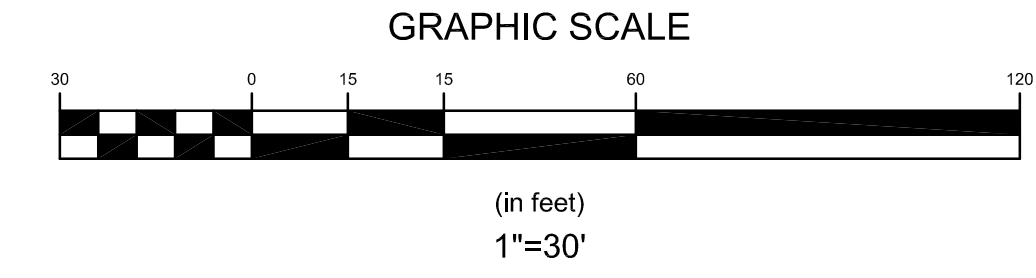


LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- ZONING BUILDING SETBACK
- STONE WALL
- x-x-x- CHAIN LINK FENCE
- STOCKADE FENCE
- 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
- ⊕ GUY WIRE
- ⊕ HYDRANT
- ⊕ GAS SHUT OFF
- ⊕ SIGN
- ⊕ BOUND
- ⊕ IRON ROD
- PROPOSED CURBING
- W PROPOSED WATER SERVICE
- E PROPOSED UG ELEC SERVICE
- S PROPOSED SEWER SERVICE
- G PROPOSED GAS SERVICE

NOTE:

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10. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.



RIDOT NOTES:

1. 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.L. STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
3. ANY UTILITY WORK PROPOSED ON THIS PLAN OR IN THE FUTURE WITHIN THE STATE RIGHT OF WAY MUST BE APPLIED FOR UNDER A SEPARATE RIDOT UTILITY PERMIT.
4. ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.

No.	Revision	Date	App.
5	PRELIMINARY SUBMISSION	29NOV22	
4	ADDED FIRE SERVICE CONNECTION	12OCT22	
3	RESPONSE TO RIDOT COMMENTS	23AUG22	
2	RESPONSE TO RIDOT COMMENTS	11AUG22	
1	PAP APPLICATION	18JUN22	

Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	1"=30'	Date:	REV. 07NOV22		

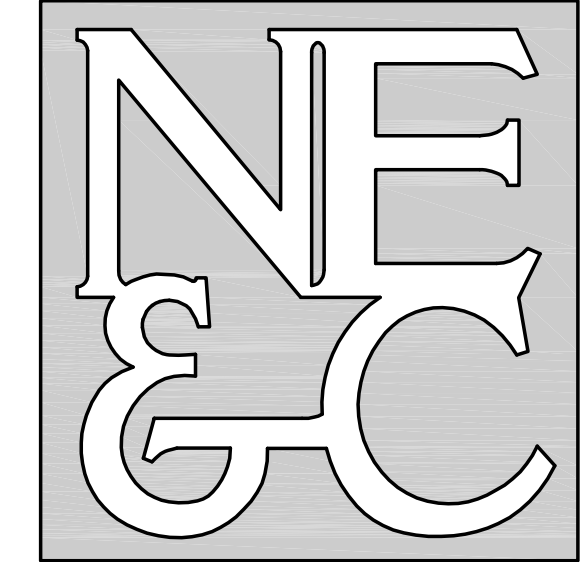
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Drawing Title:
LAYOUT AND UTILITY PLAN

	Drawing Number:	C-4
	Sheet	4 of 9
	Project Number:	18225.5

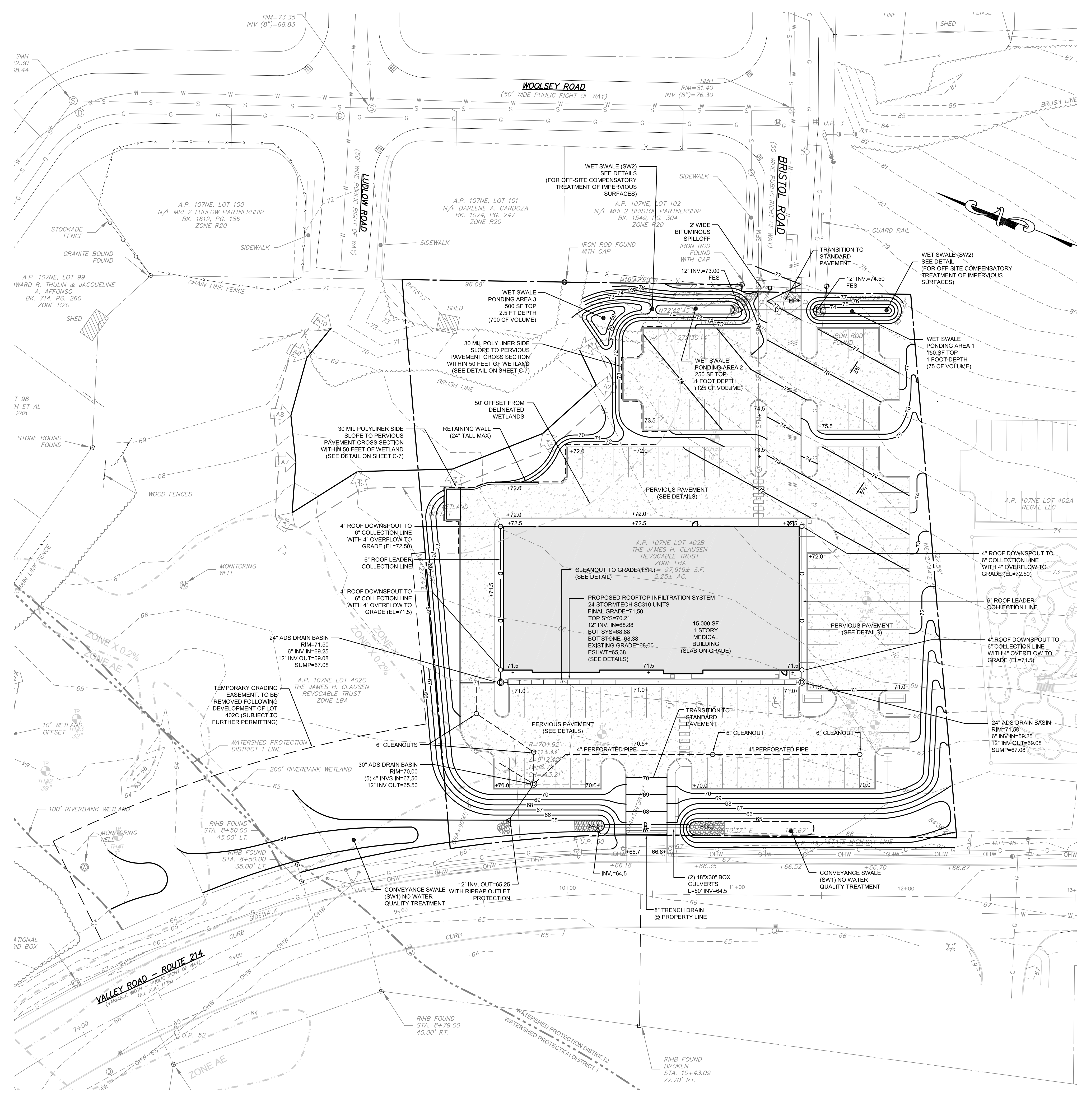
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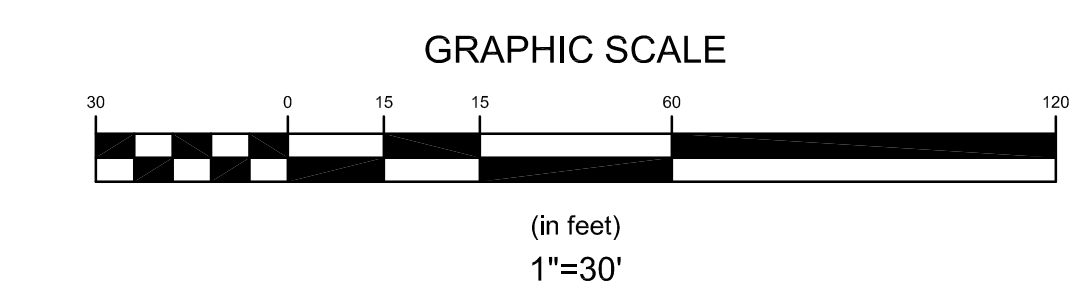


LEGEND:

- PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- - - TOPOGRAPHIC CONTOUR
- STONE WALL
- x x x CHAIN LINK FENCE
- o o o STOCKADE FENCE
- o o o GUARD RAIL
- BRUSH LINE
- G GAS LINE
- S SEWER LINE
- W WATER LINE
- OHW OVERHEAD WIRE
- ⊕ ELECTRIC MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
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- ⊙ UTILITY POLE
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- ⊙ HYDRANT
- ⊙ GAS SHUT OFF
- ⊙ SIGN
- ⊕ BOUND
- ⊙ BOUND
- ⊙ IRON ROD
- ⊙ SOIL EVALUATION LOCATION
- PROPOSED CURBING
- W PROPOSED WATER SERVICE
- E PROPOSED UG ELEC SERVICE
- S PROPOSED SEWER SERVICE
- G PROPOSED GAS SERVICE
- 70- PROPOSED TOPOGRAPHIC CONTOUR
- +75.0 PROPOSED SPOT ELEVATION
- D PROPOSED DRAIN LINE
- ⊙ PROPOSED DRAIN MANHOLE

NOTE:

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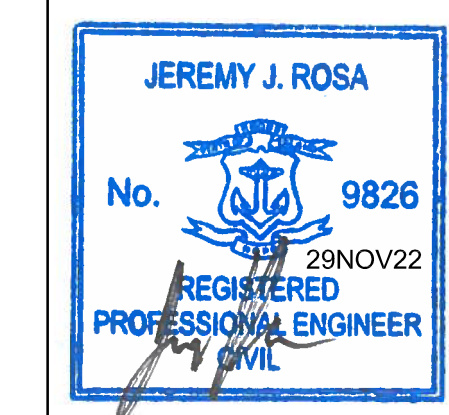
5	PRELIMINARY SUBMISSION	29NOV22	
4	RESPONSE TO RIDEM COMMENTS	20SEP22	
3	RESPONSE TO RIDOT COMMENTS	23AUG22	
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1	PAP APPLICATION	18JUN22	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	1"=30'	Date:	REV. 07NOV22

Project Title:
VALLEY CROSSING
A.P. 107NE LOT 402B
 VALLEY ROAD
 MIDDLETOWN
 RHODE ISLAND

Client/Owner:
JAMES H. CLAUSEN REVOCABLE TRUST
 7067 VILLA ESTELLE DRIVE
 ORLANDO, FL 32819

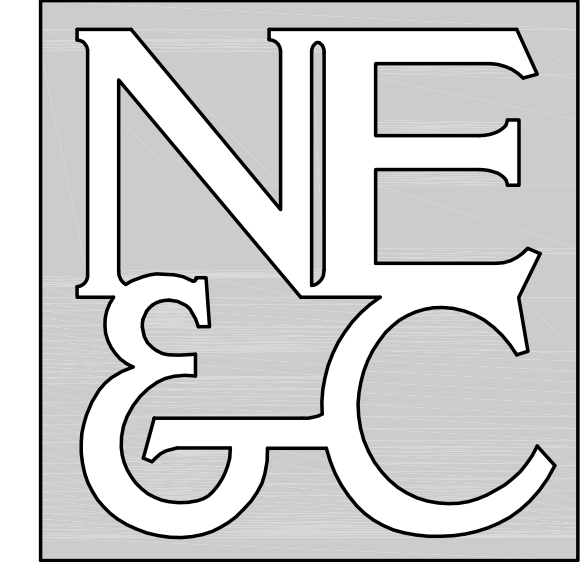
Issued for:
 PERMITTING

Drawing Title:
GRADING AND DRAINAGE PLAN



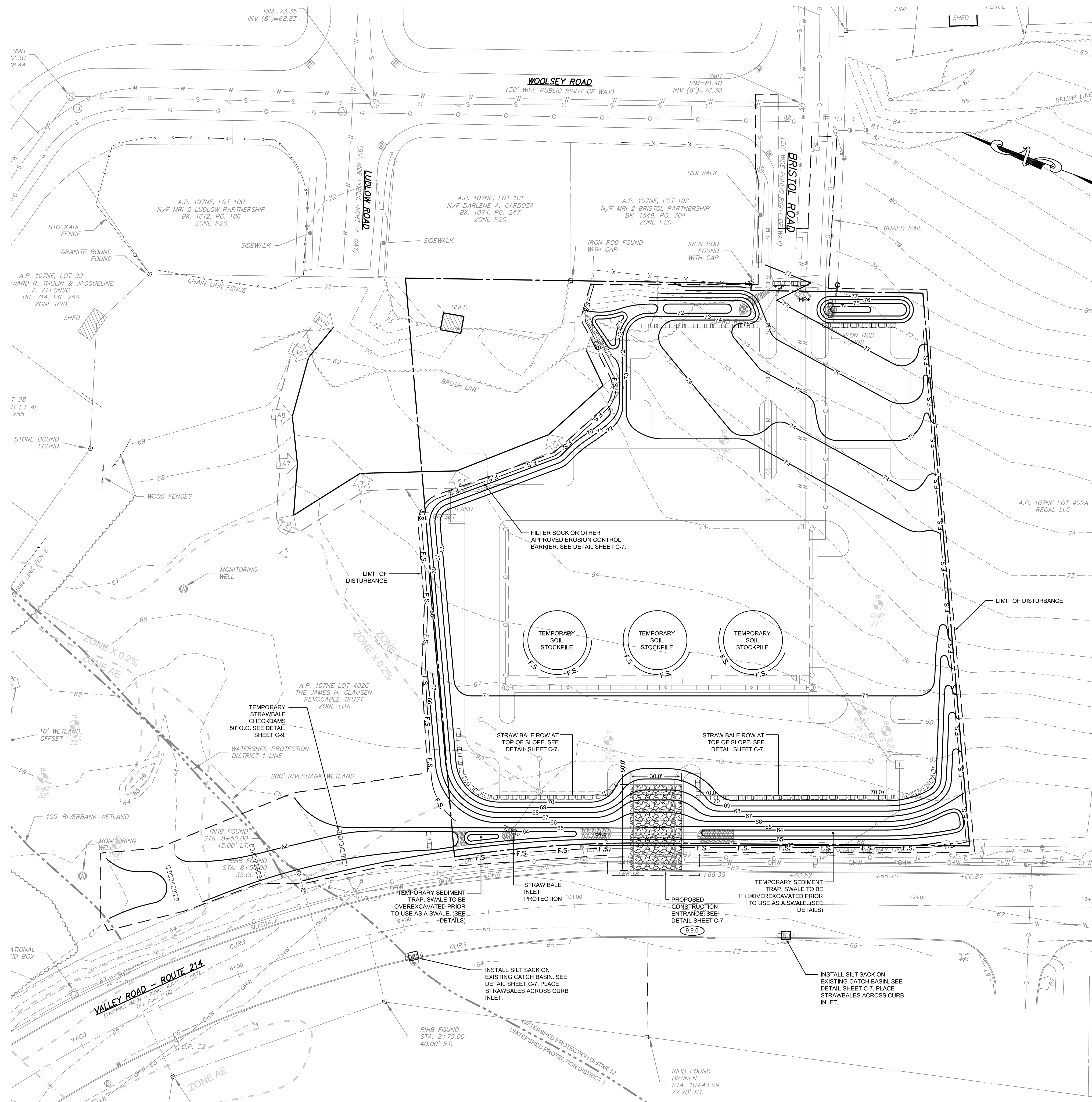
Drawing Number:
C-5
 Sheet **5** of **9**
 Project Number:
18225.5
 Survey Index:
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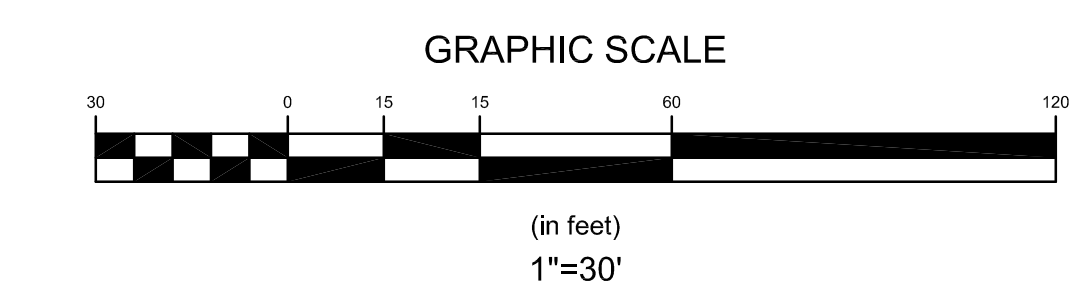


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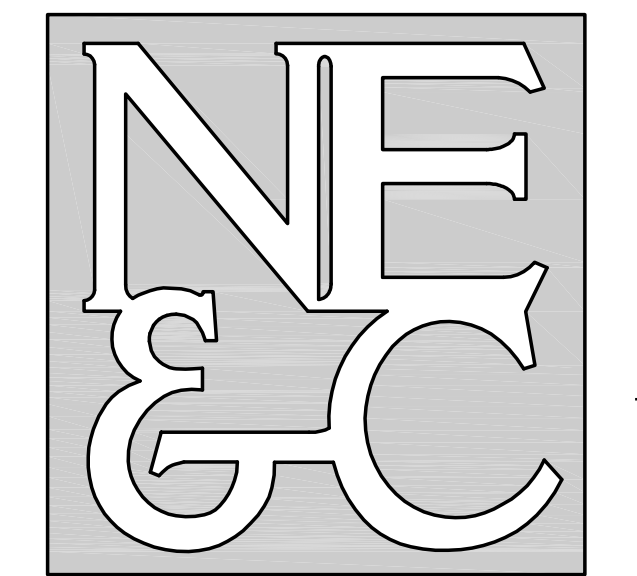
- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- 86- TOPOGRAPHIC CONTOUR
- STONE WALL
- x-x-x- CHAIN LINK FENCE
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- GUARD RAIL
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- ⊕ HYDRANT
- ⊕ GAS SHUT OFF
- ⊕ SIGN
- ⊕ BOUND
- ⊕ IRON ROD
- ⊕ SOIL EVALUATION LOCATION
- PROPOSED WATER SERVICE
- PROPOSED UG ELEC SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED CONSTRUCTION GRADING
- F.S. PROPOSED EROSION CONTROL BARRIER
- PROPOSED STRAWBALE BARRIERS
- PROPOSED LIMIT OF DISTURBANCE

NOTE:

1. EXISTING CONDITIONS AND PROPERTY LINE SURVEY TAKEN FROM "HAPPY VALLEY SUBDIVISION, 3 LOT COMMERCIAL SUBDIVISION, ASSESSOR'S PLAT 107NE LOT 402, VALLEY ROAD (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 1 DOCUMENTS PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED IN APRIL OF 2021.
2. BASE OF ELEVATIONS: NAVD88.
3. 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).
4. UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH INFORMATION TAKEN FROM MIDDLETOWN WEBSIS LAYERS. ADDITIONAL WATER MAIN INFORMATION PROVIDED BY NEWPORT WATER.
5. NORTH ARROW REFERENCES GRID NORTH (RISD NAD83).
6. THERE ARE FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER A DELINEATION PERFORMED BY NATURAL RESOURCES SERVICES IN JANUARY OF 2019.
7. SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS, CPSS, PWS IN NOVEMBER 2021 AND MAY 2022.
8. SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44005C0093J LAST REVISED SEPTEMBER 4, 2013.
9. 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.)
10. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.



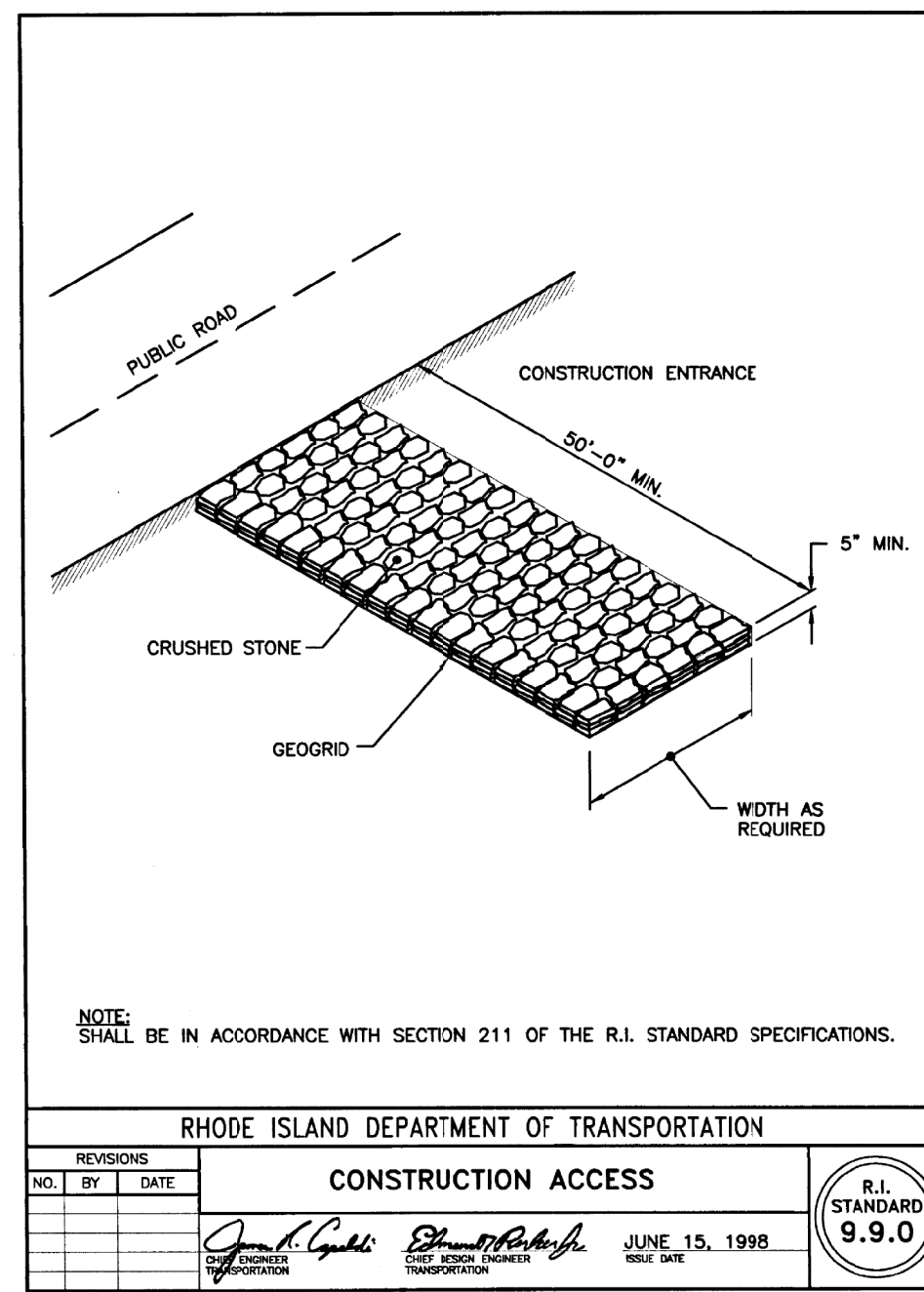
4	PRELIMINARY SUBMISSION	07NOV22	
3	RIDOT REVISIONS	23AUG22	
2	RIDEM REVISIONS	11AUG22	
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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	REV. 07NOV22
Project Title:			
VALLEY CROSSING A.P. 107NE LOT 402B VALLEY ROAD MIDDLETOWN RHODE ISLAND			
Client/Owner:			
JAMES H. CLAUSEN REVOCABLE TRUST 7067 VILLA ESTELLE DRIVE ORLANDO, FL 32819			
Issued for:			
PERMITTING			
Drawing Title:			
SOIL EROSION AND SEDIMENT CONTROL PLAN			
Drawing Number:		C-6	
Sheet		6 of 9	
Project Number:		18225.5	
Survey Index:			
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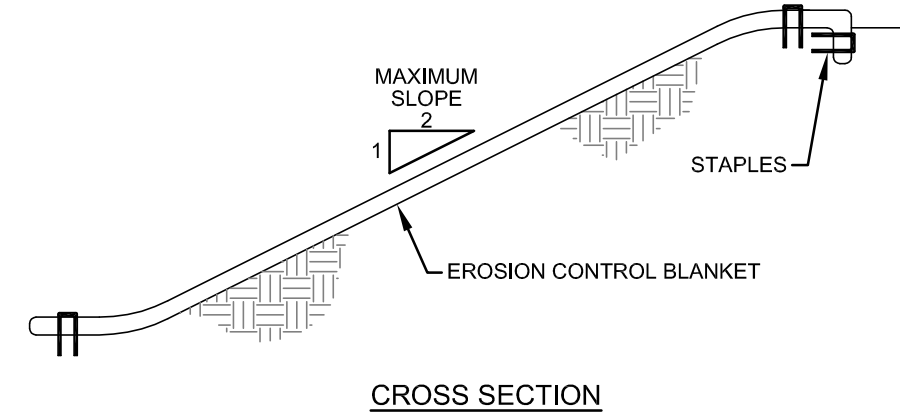
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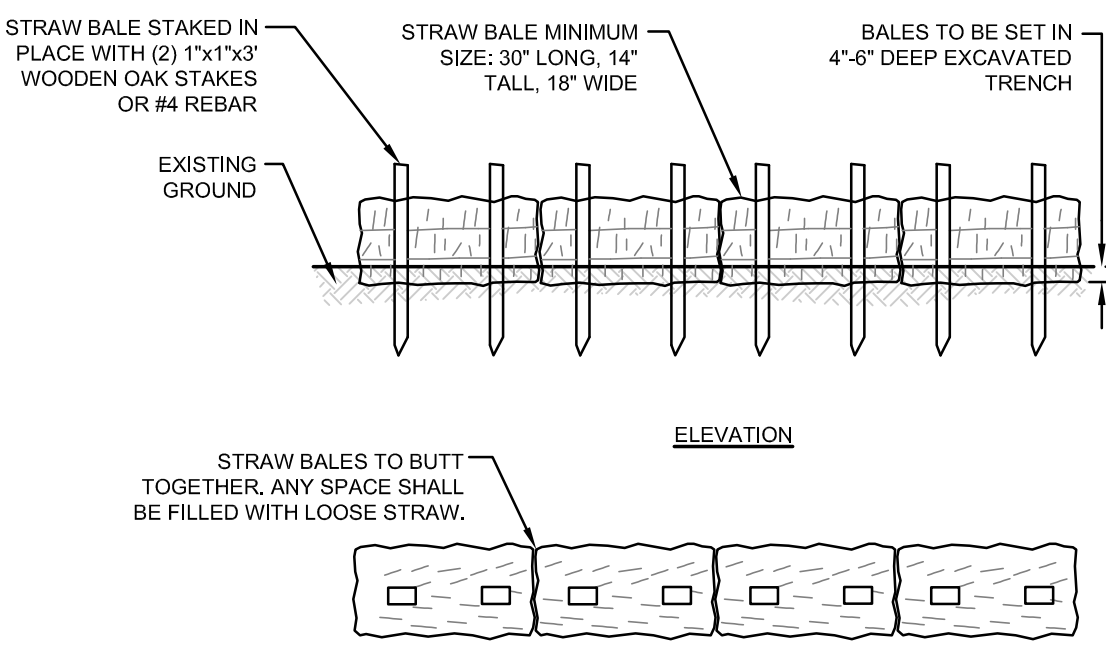


RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
CONSTRUCTION ACCESS		
NO.	BY	DATE



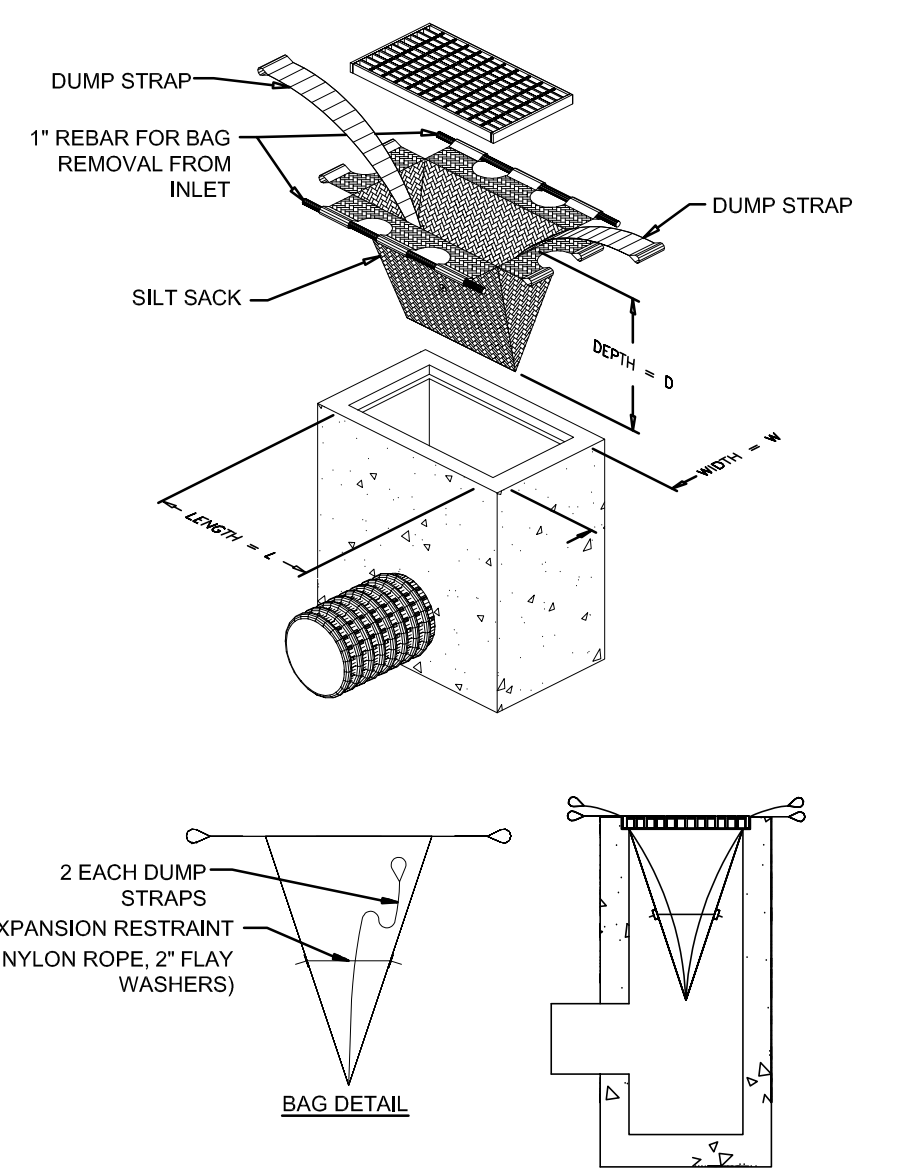
- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
 4. THE EDGES OF 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



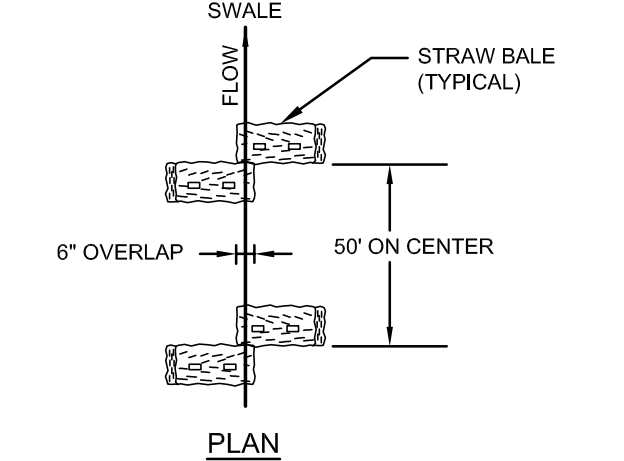
- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
 2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT 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

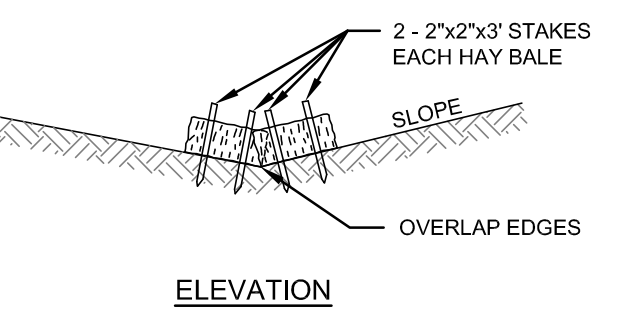


- MAINTENANCE SCHEDULE:**
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
 2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
 3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED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

SILT SACK DETAIL
SCALE: NOT TO SCALE

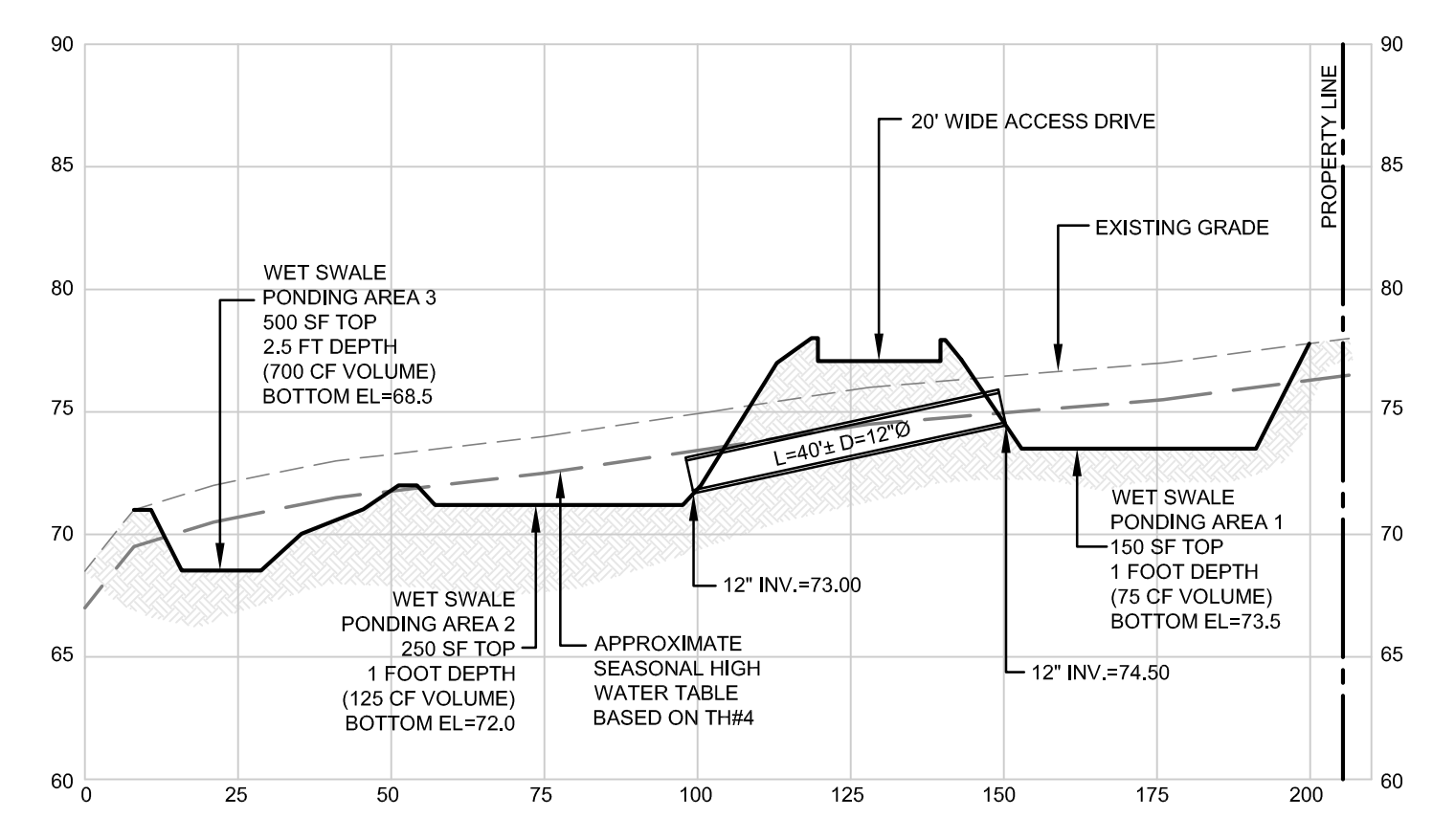


PLAN

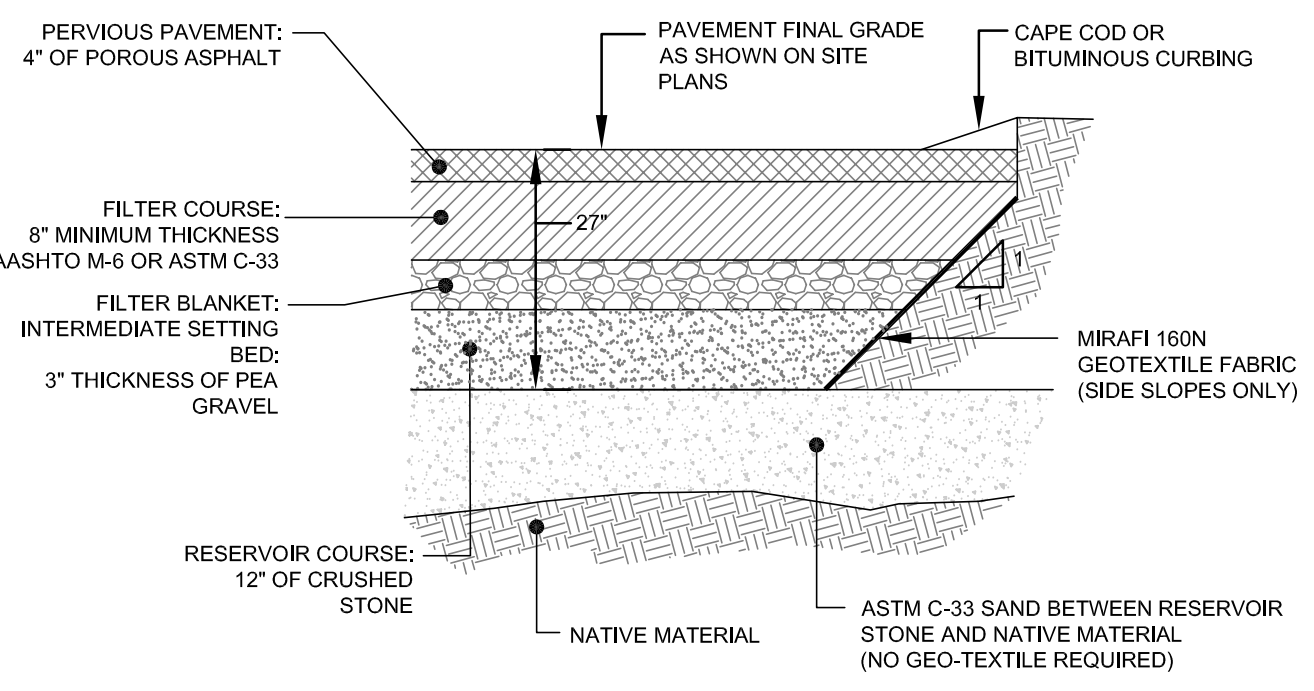


ELEVATION

STRAW BALE CHECK DAM
SCALE: NOT TO SCALE

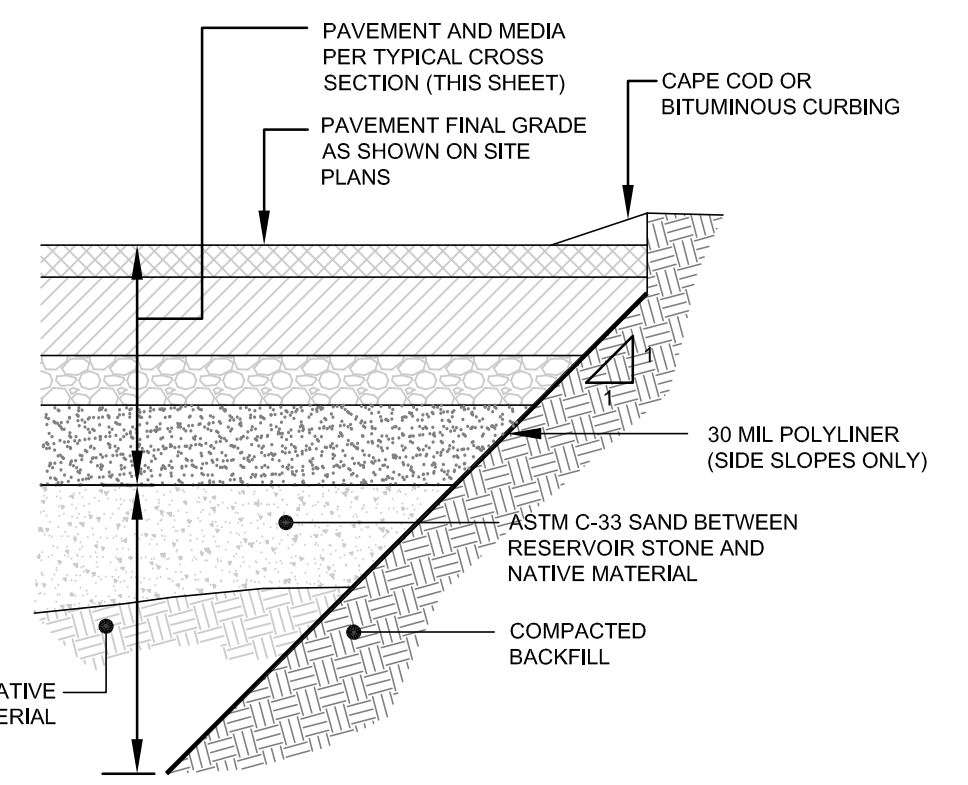


WET SWALE (SW2) LONGITUDINAL SECTION
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE 1"=7.5'

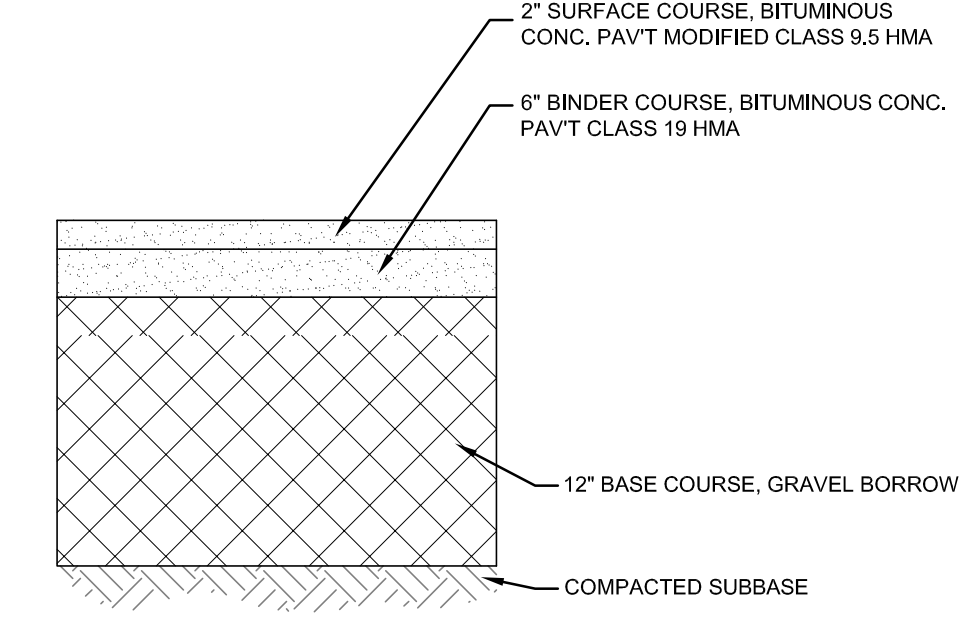


U.S. STANDARD SIEVE SIZE	PERCENT PASSING	
	FILTER COURSE (RIDOT M.01.02.1)	RESERVOIR COURSE (AASHTO No.3)
6"	100	100
2 1/2"	-	90-100
2"	-	35-70
1 1/2"	-	0-15
1"	-	-
3/4"	-	0-5
1/2"	-	-
3/8"	-	-
#4	75-100	-
#8	-	-
#200	0-12	-

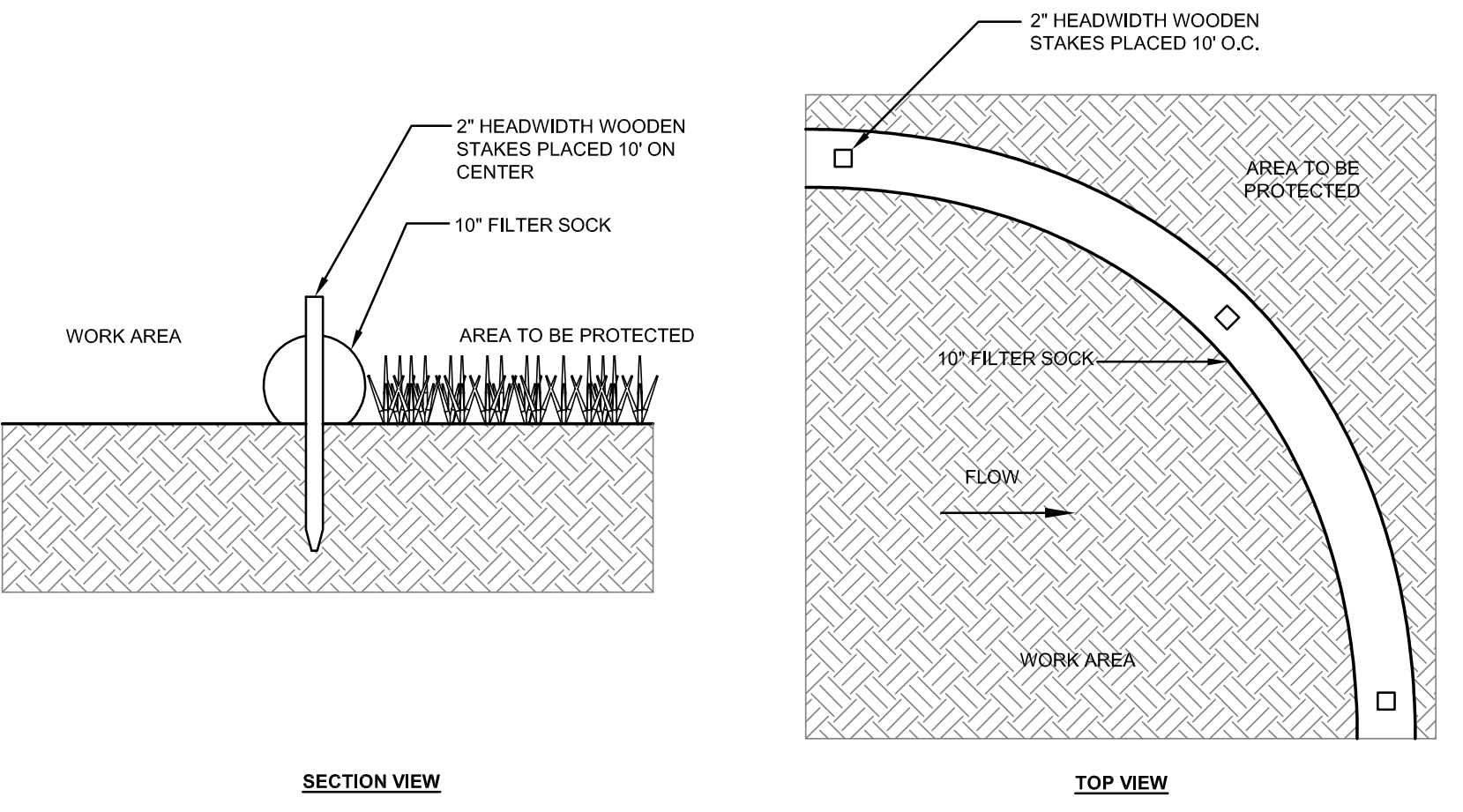
TYPICAL PERVIOUS PAVEMENT SECTION
SCALE: NOT TO SCALE



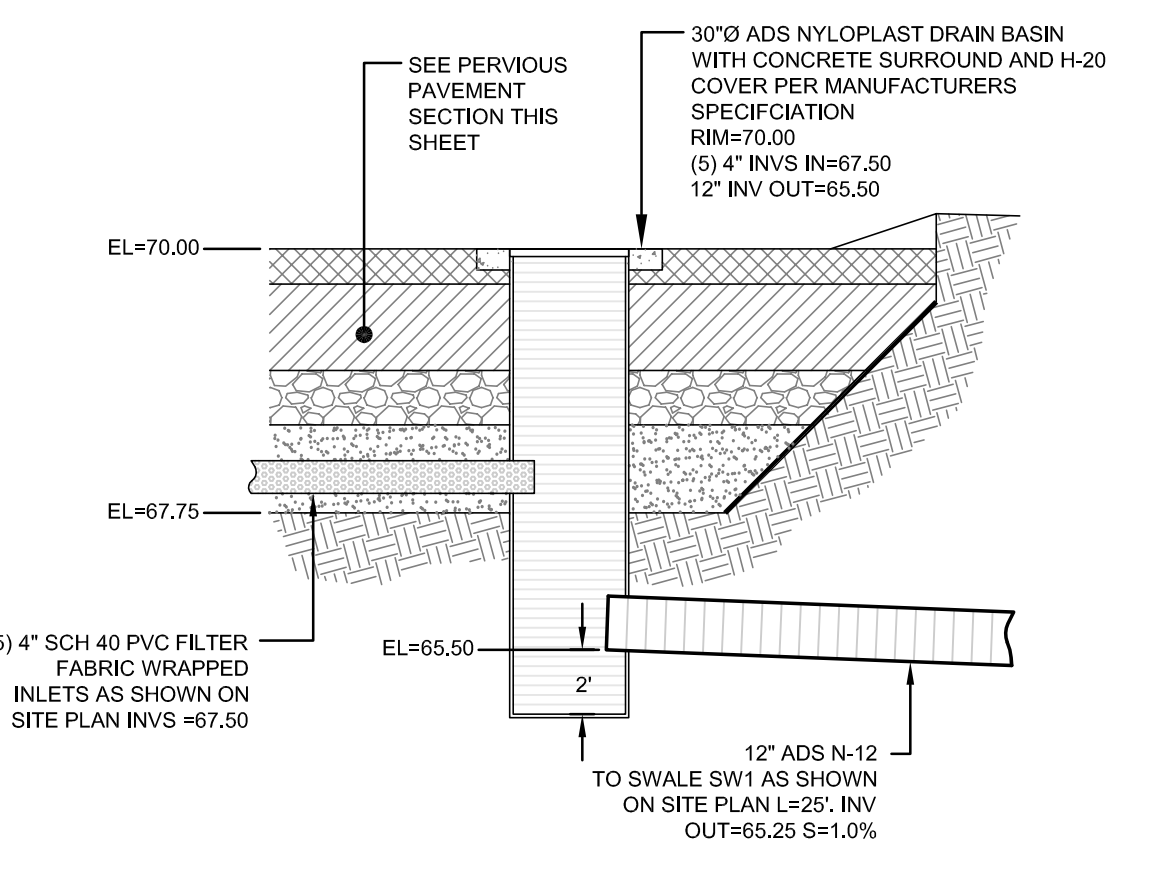
PERVIOUS PAVEMENT SECTION WITHIN 50- FEET OF FRESHWATER WETLANDS (CURBING)
SCALE: NOT TO SCALE



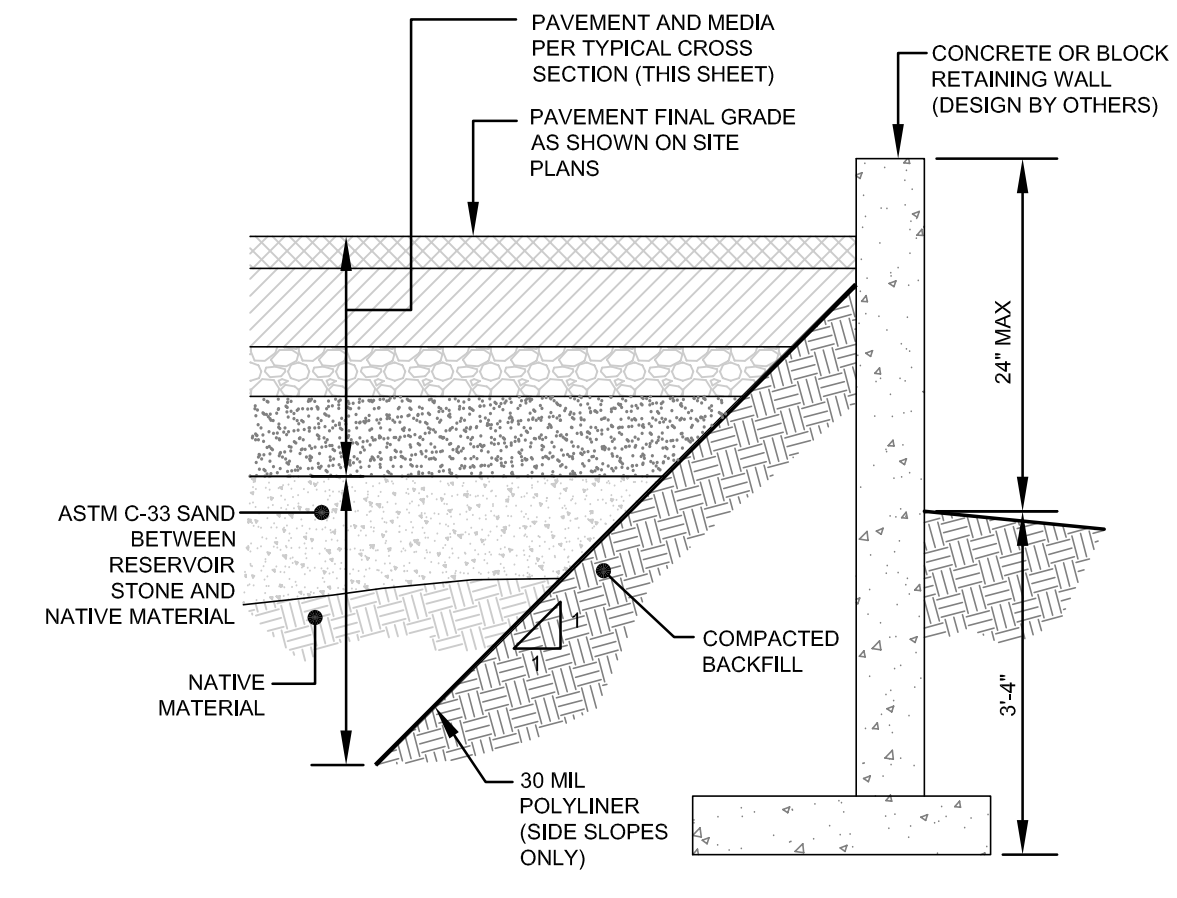
BITUMINOUS PAVEMENT SECTION (RIDOT)
SCALE: NOT TO SCALE



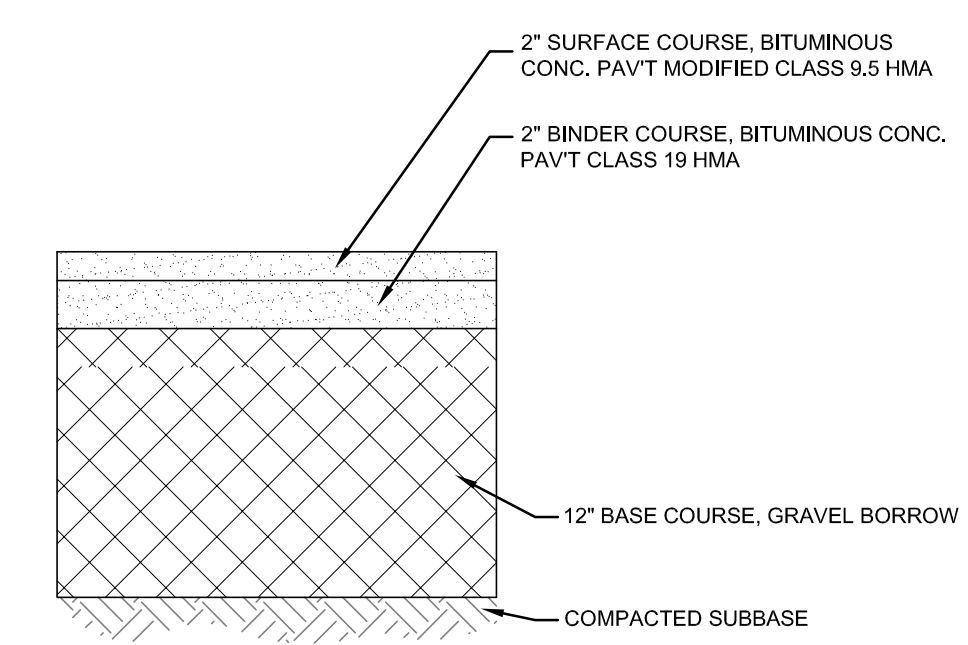
10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE



PERVIOUS PAVEMENT OUTLET STRUCTURE
SCALE: NOT TO SCALE

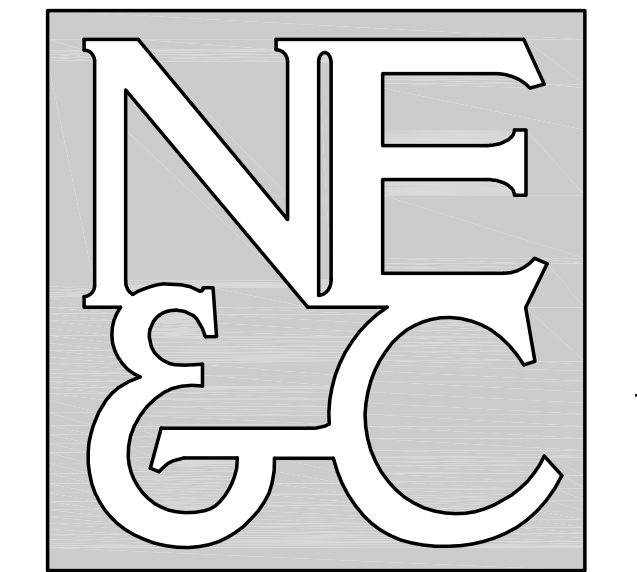


PERVIOUS PAVEMENT SECTION WITHIN 50- FEET OF FRESHWATER WETLANDS (RETAINING WALL)
SCALE: NOT TO SCALE



BITUMINOUS PAVEMENT SECTION (ON-SITE)
SCALE: NOT TO SCALE

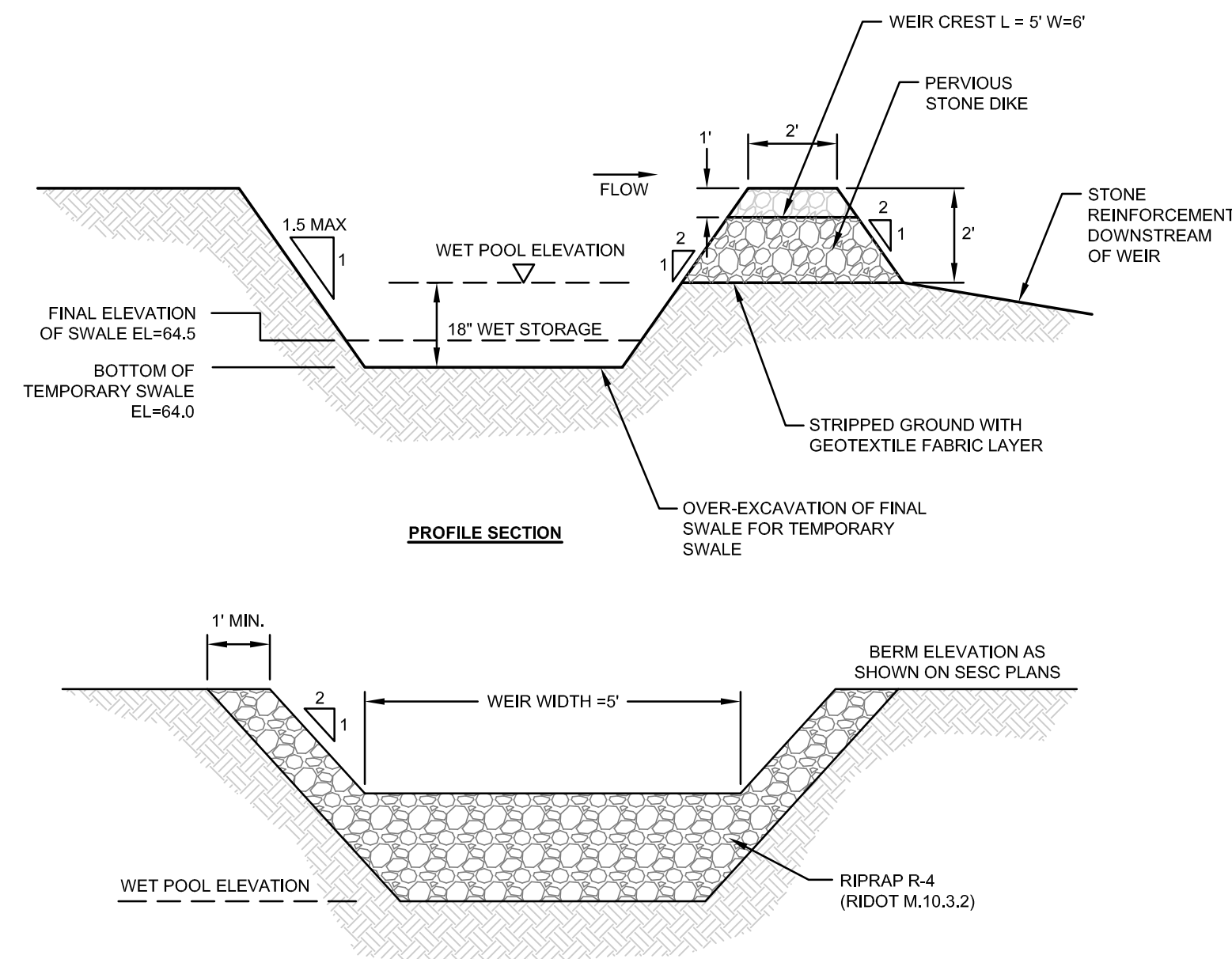
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JAMES H. CLAUSEN REVOCABLE TRUST 7067 VILLA ESTELLE DRIVE ORLANDO, FL 32819			
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PERMITTING			
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SITE DETAILS SHEET 1			
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		18225.5	
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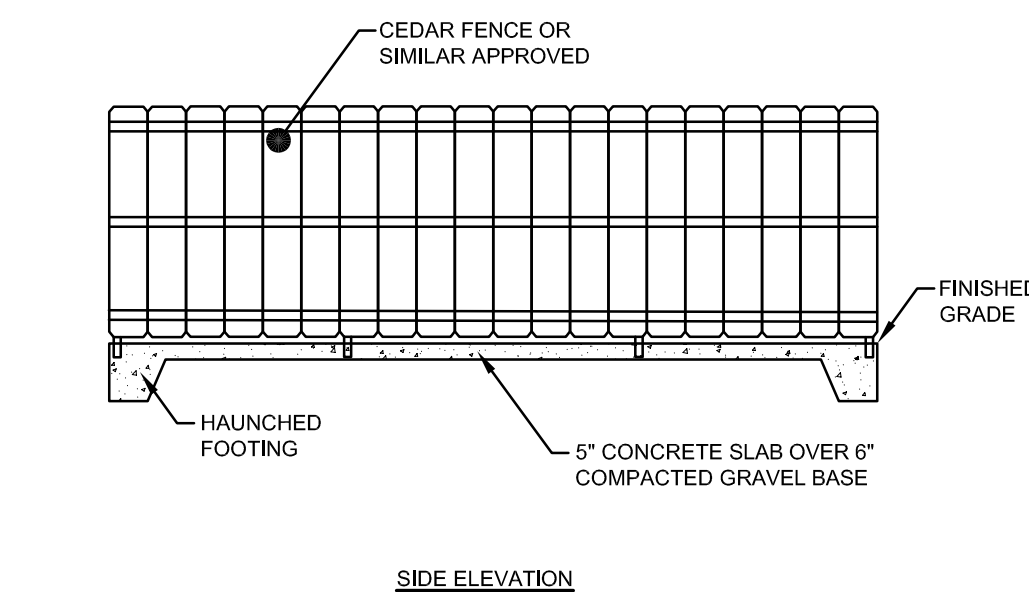
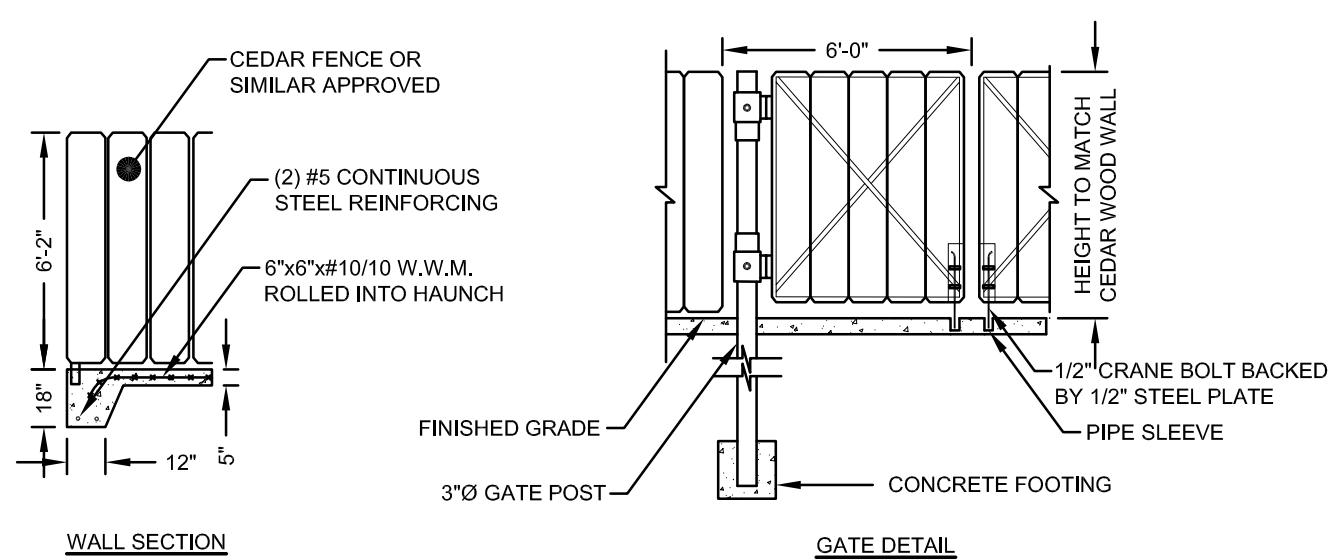
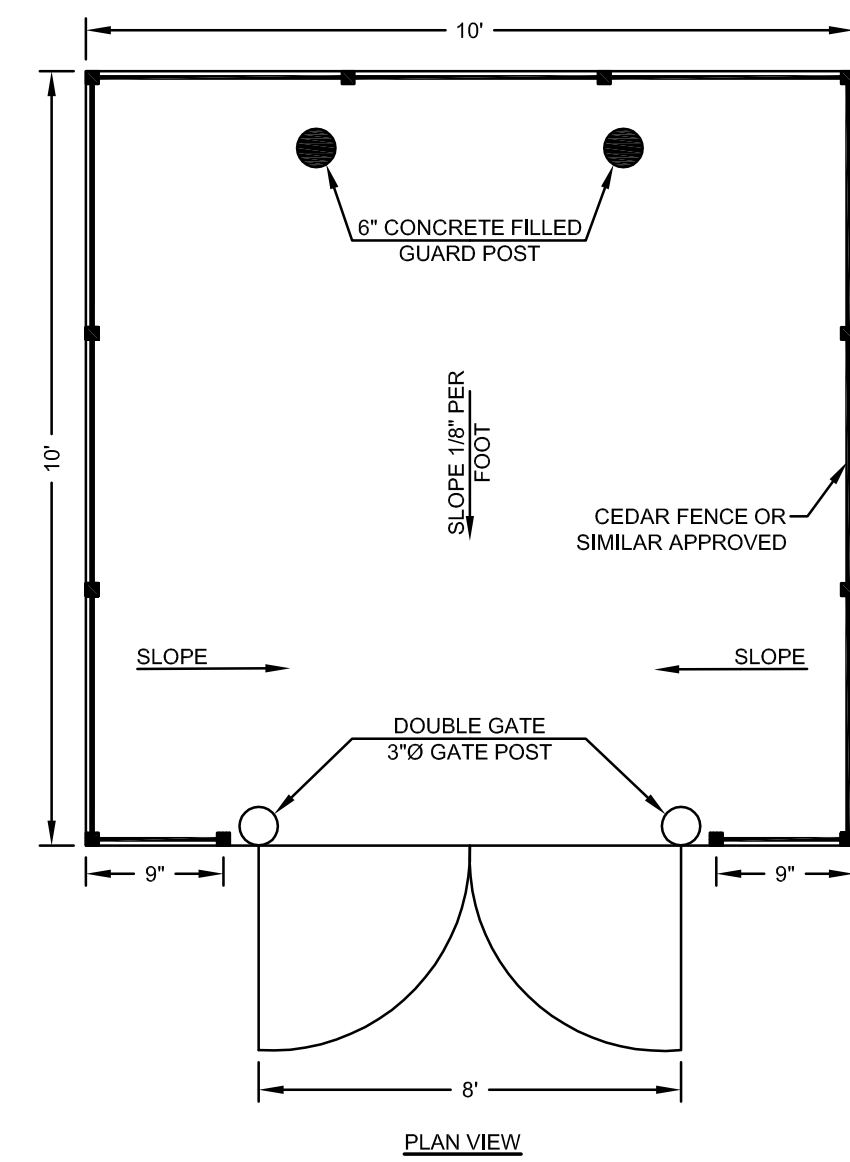
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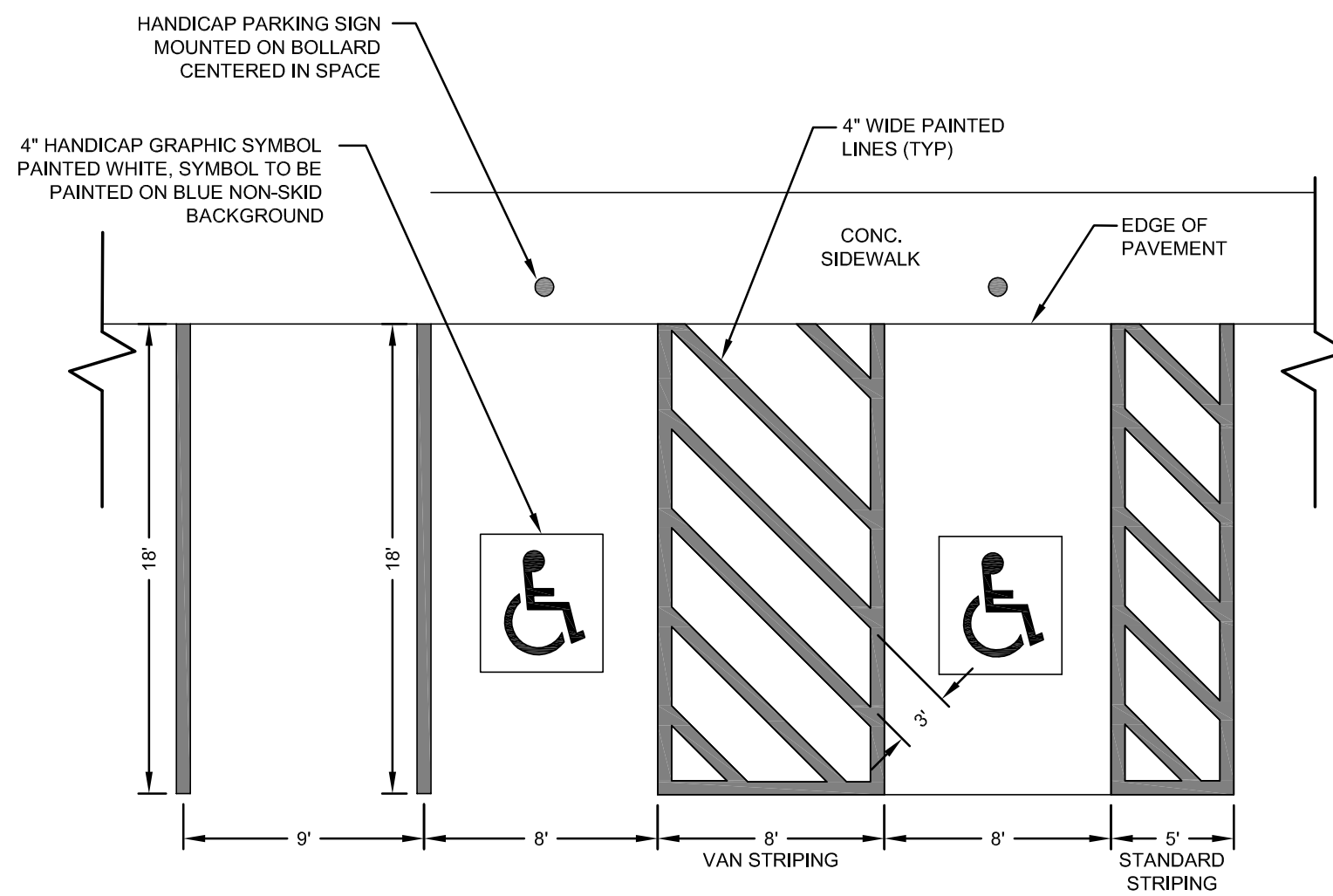
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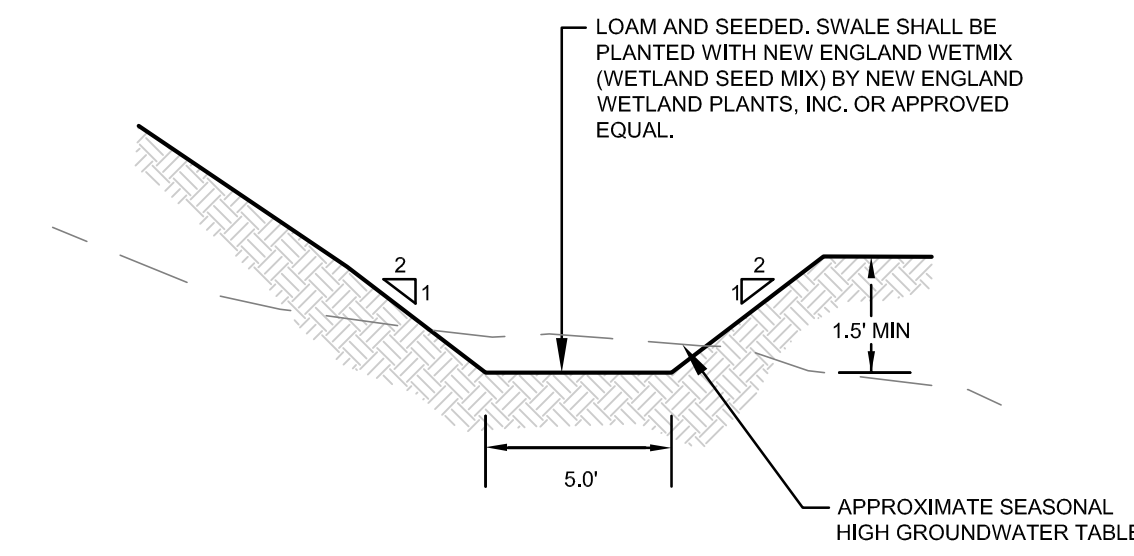
TEMPORARY SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE



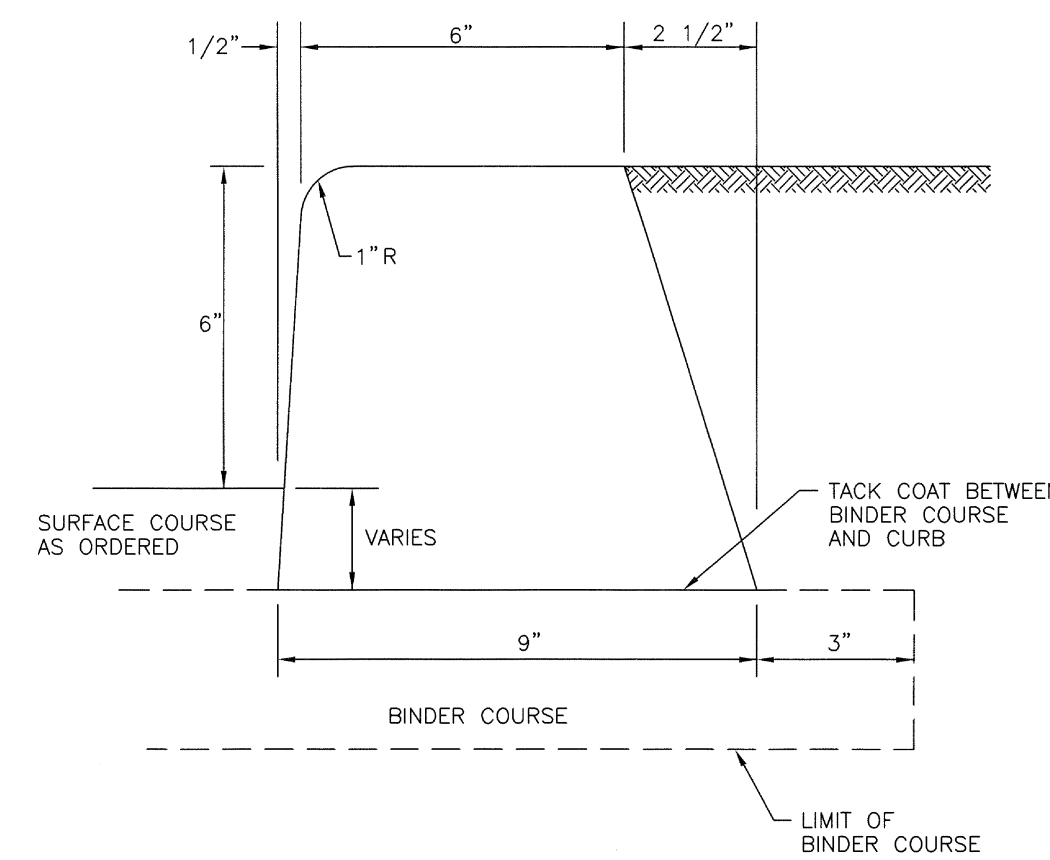
TYPICAL TRASH ENCLOSURE
ARCHITECT MAY PROVIDE ALTERNATE DESIGN
SCALE: NOT TO SCALE



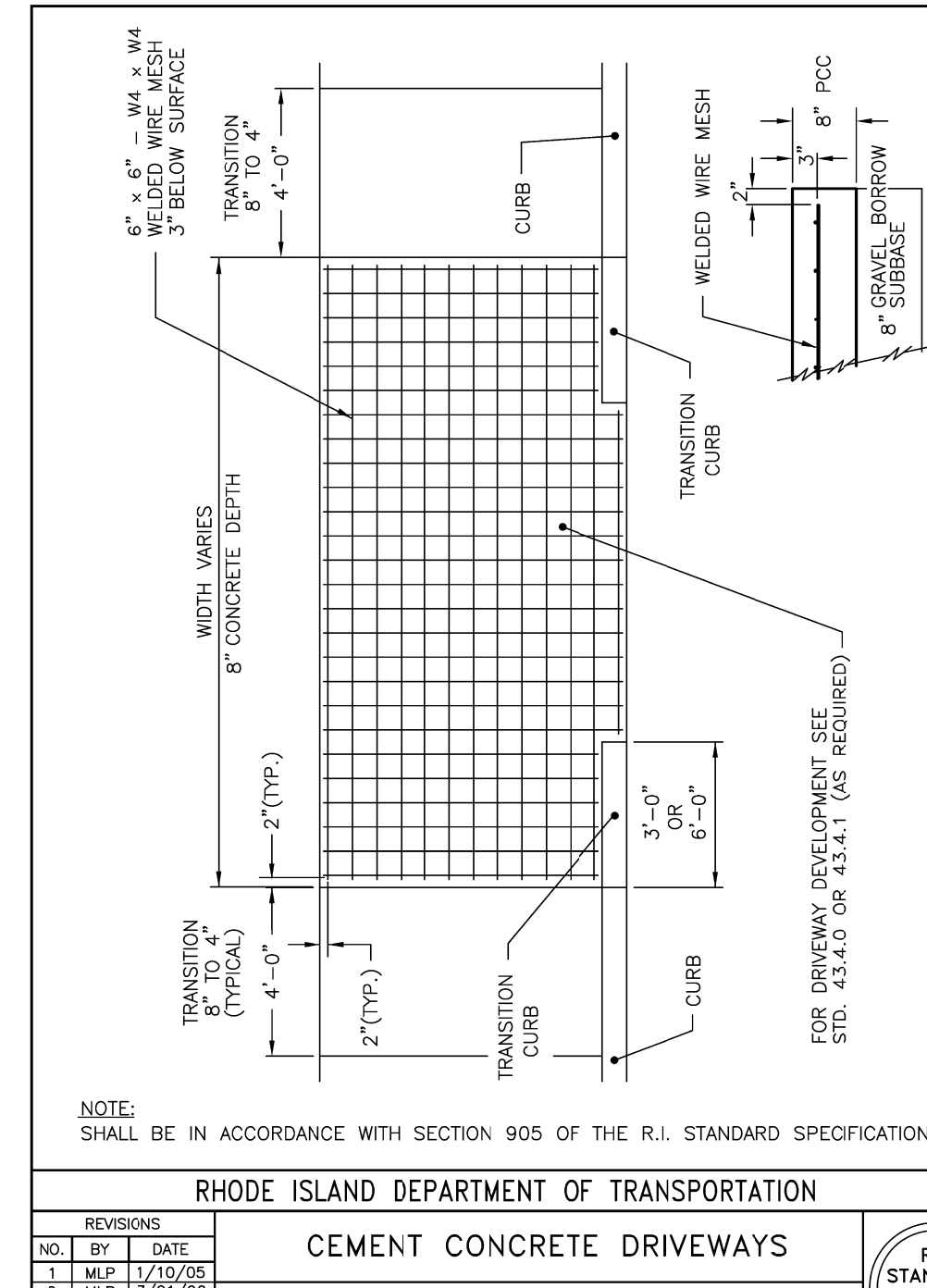
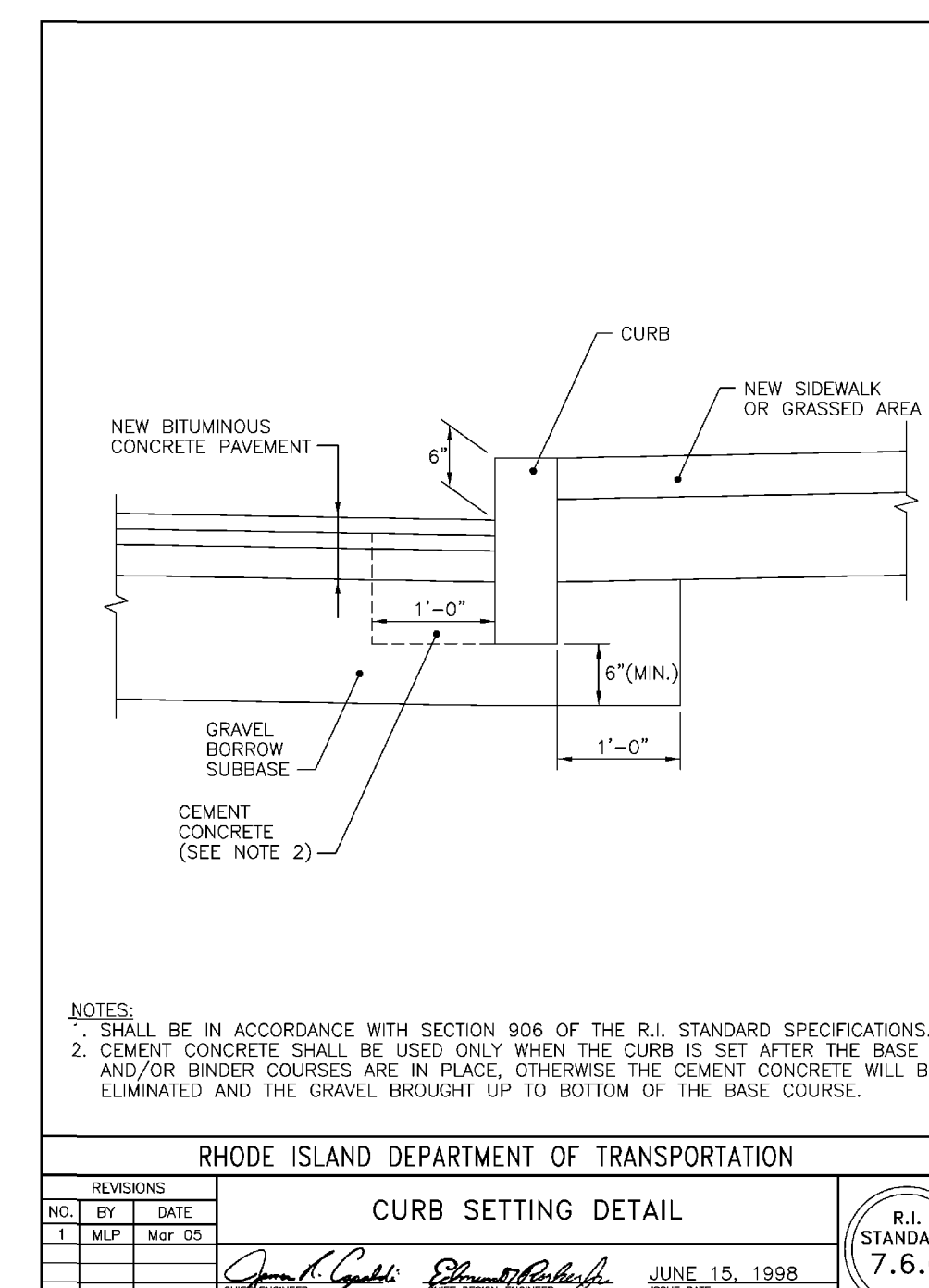
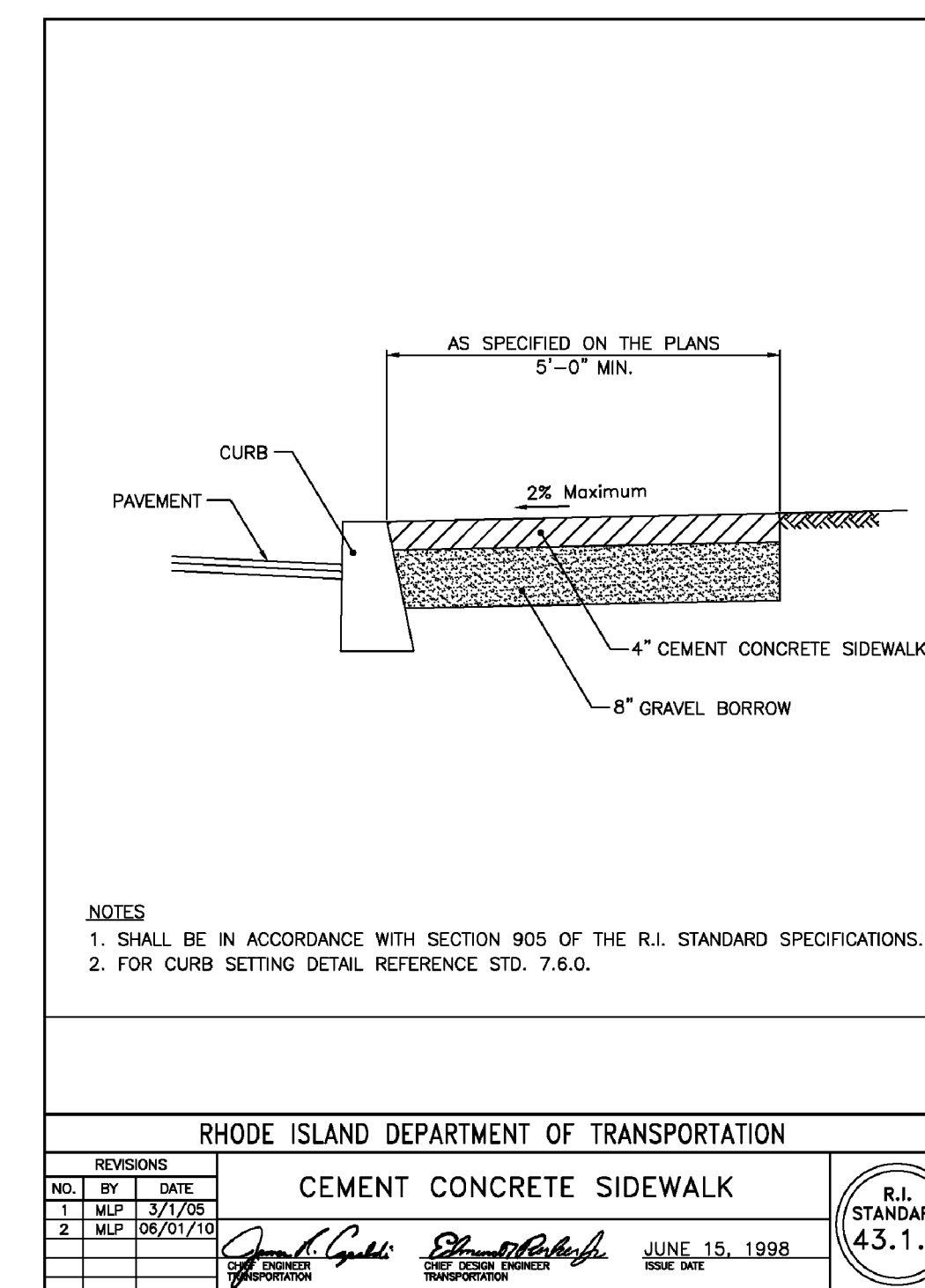
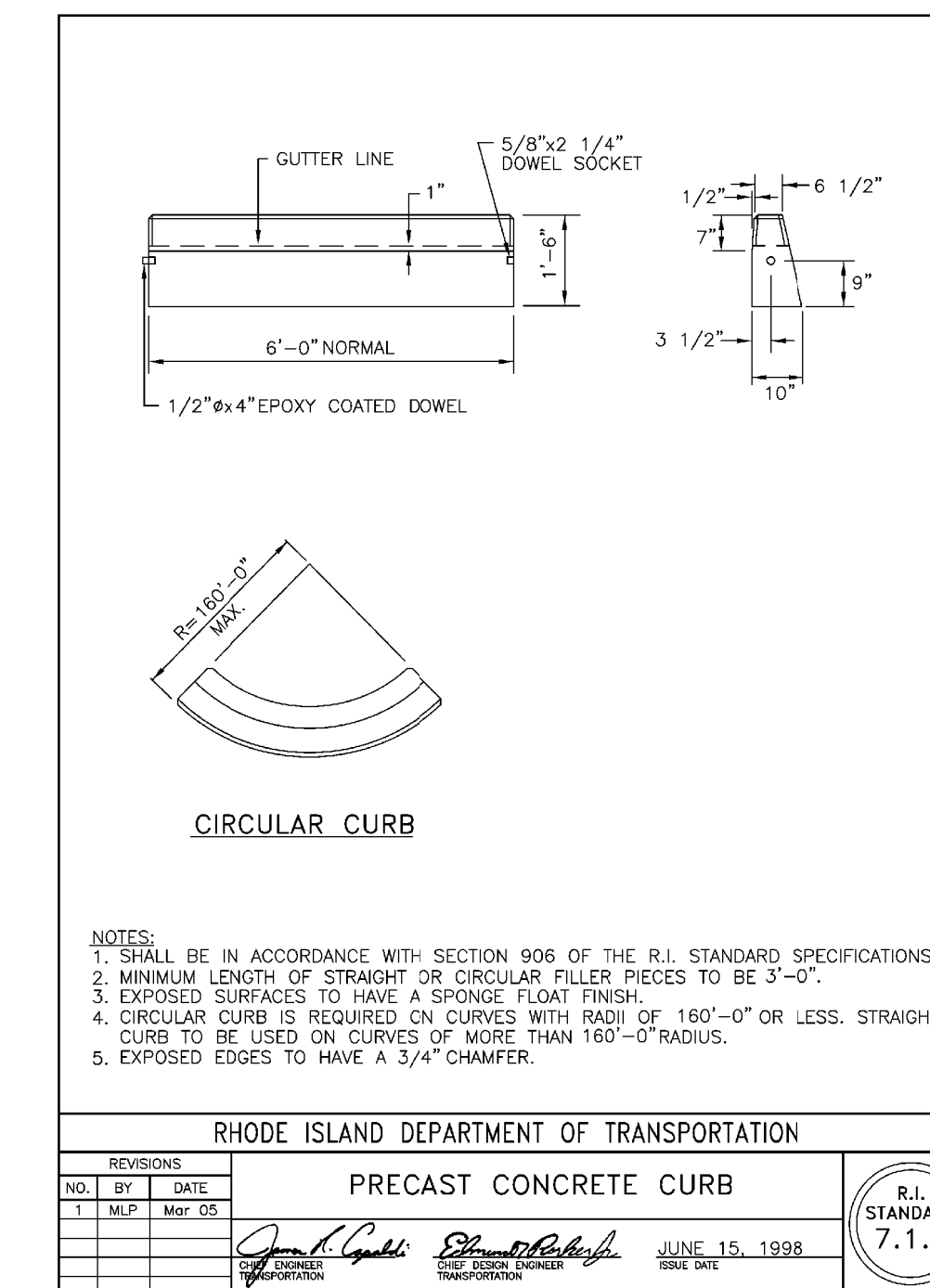
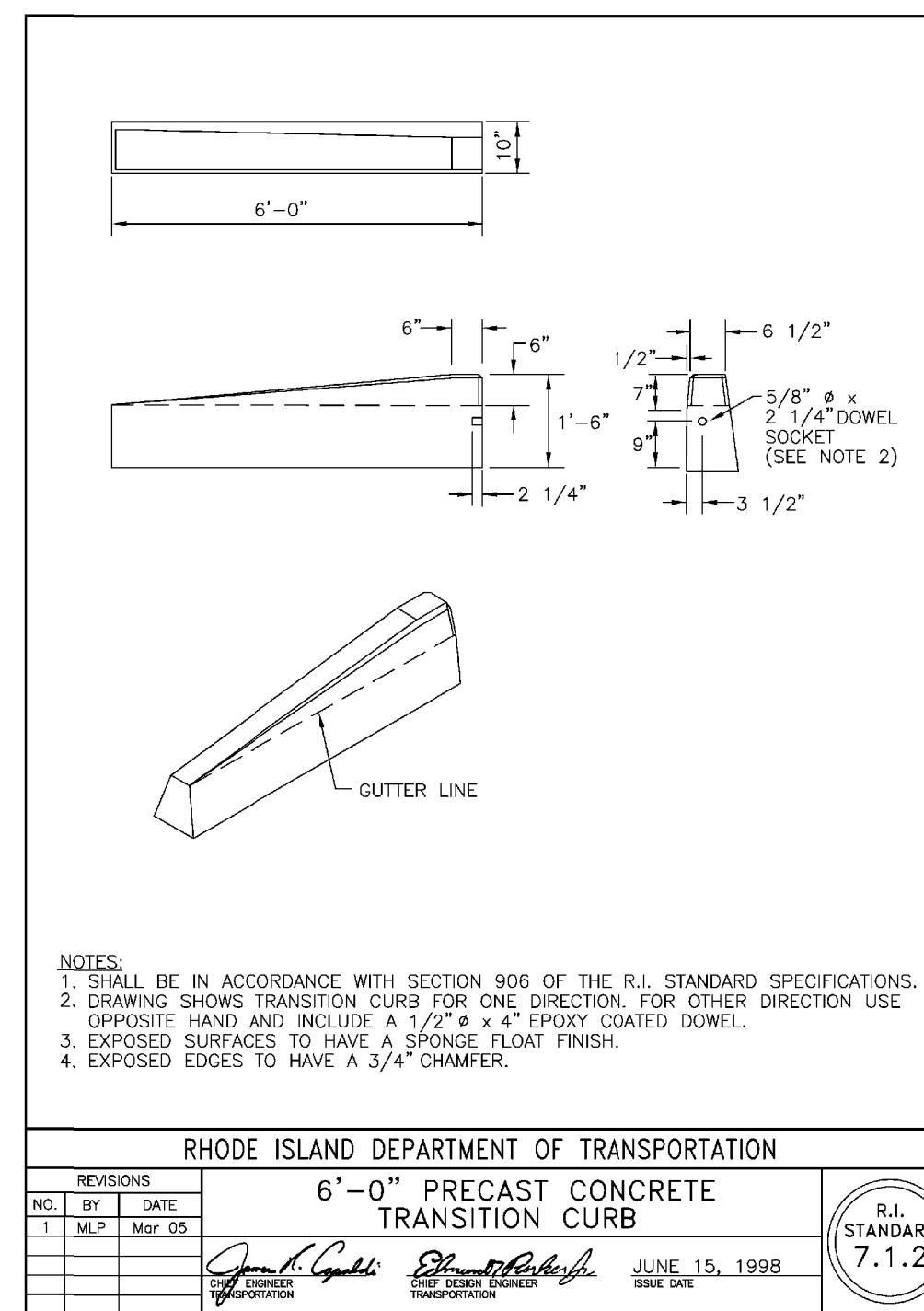
PARKING STALL STRIPING
SCALE: NOT TO SCALE



TYPICAL WET SWALE (SW2) SECTION
SCALE: NOT TO SCALE



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



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5	PRELIMINARY SUBMISSION	07NOV22	
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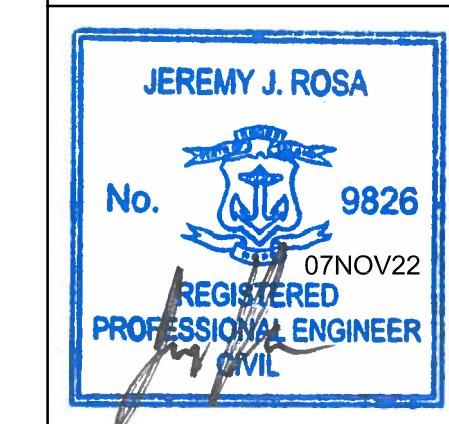
Designed By: **JJR** Drawn by: **JJR** Checked by: **GES**
Scale: **AS SHOWN** Date: **REV. 07NOV22**

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

Client/Owner:
JAMES H. CLAUSEN REVOCABLE TRUST
7067 VILLA ESTELLE DRIVE
ORLANDO, FL 32819

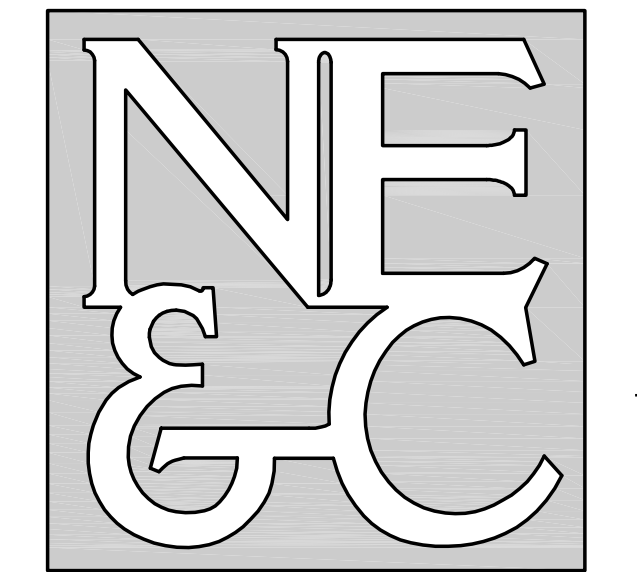
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Drawing Title:
**SITE DETAILS
SHEET 2**



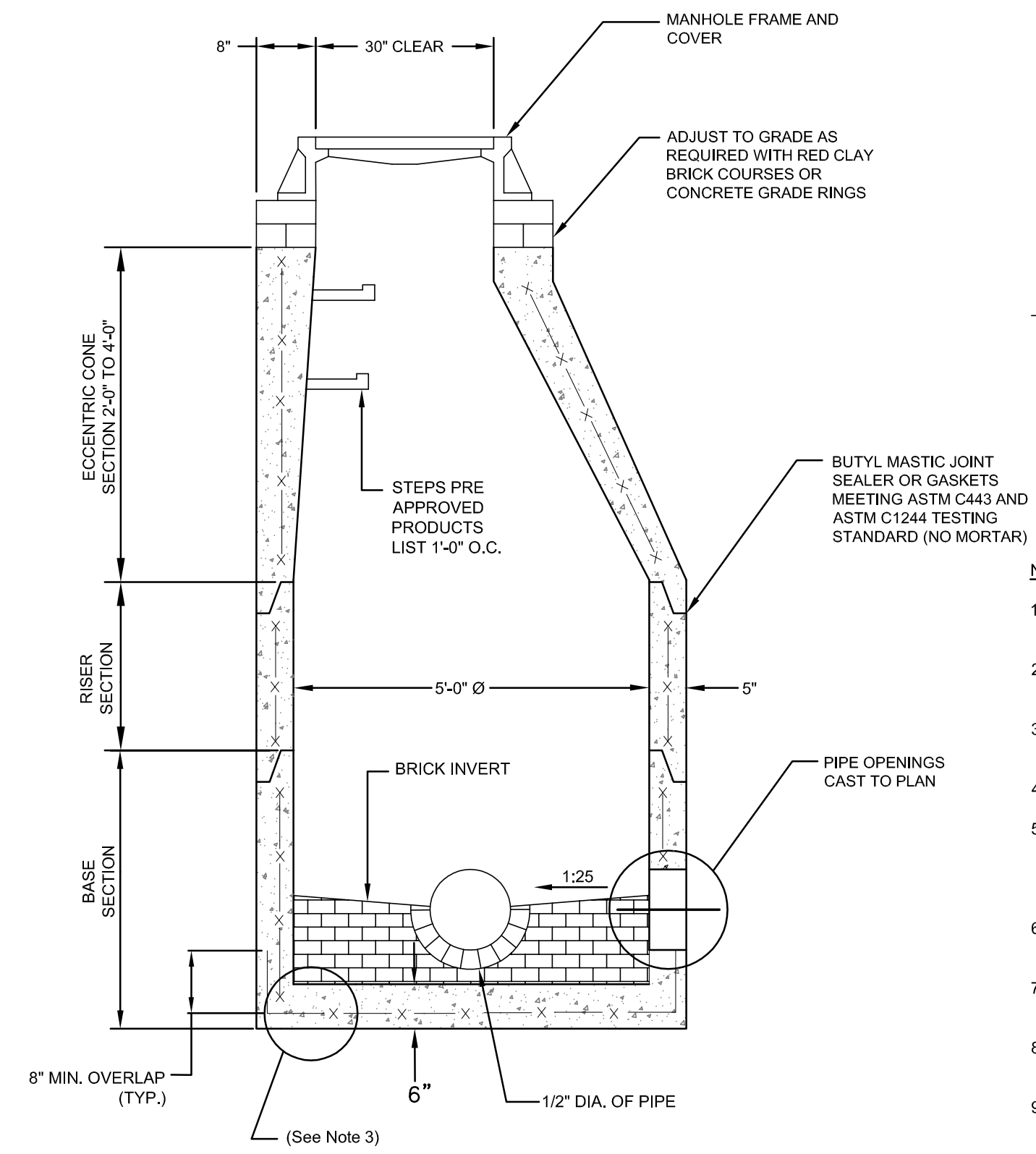
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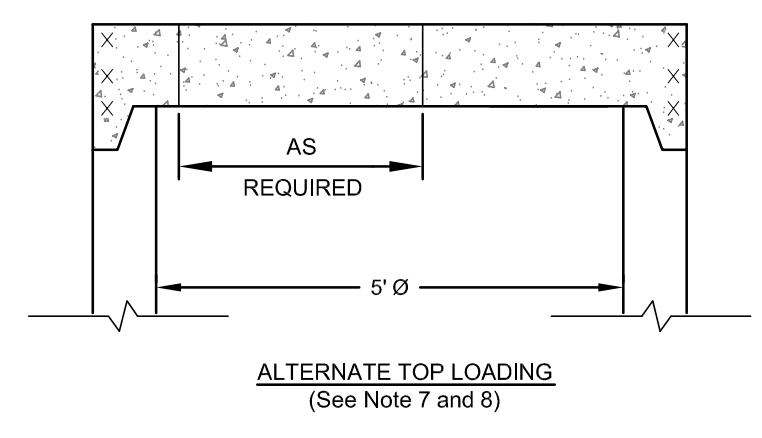


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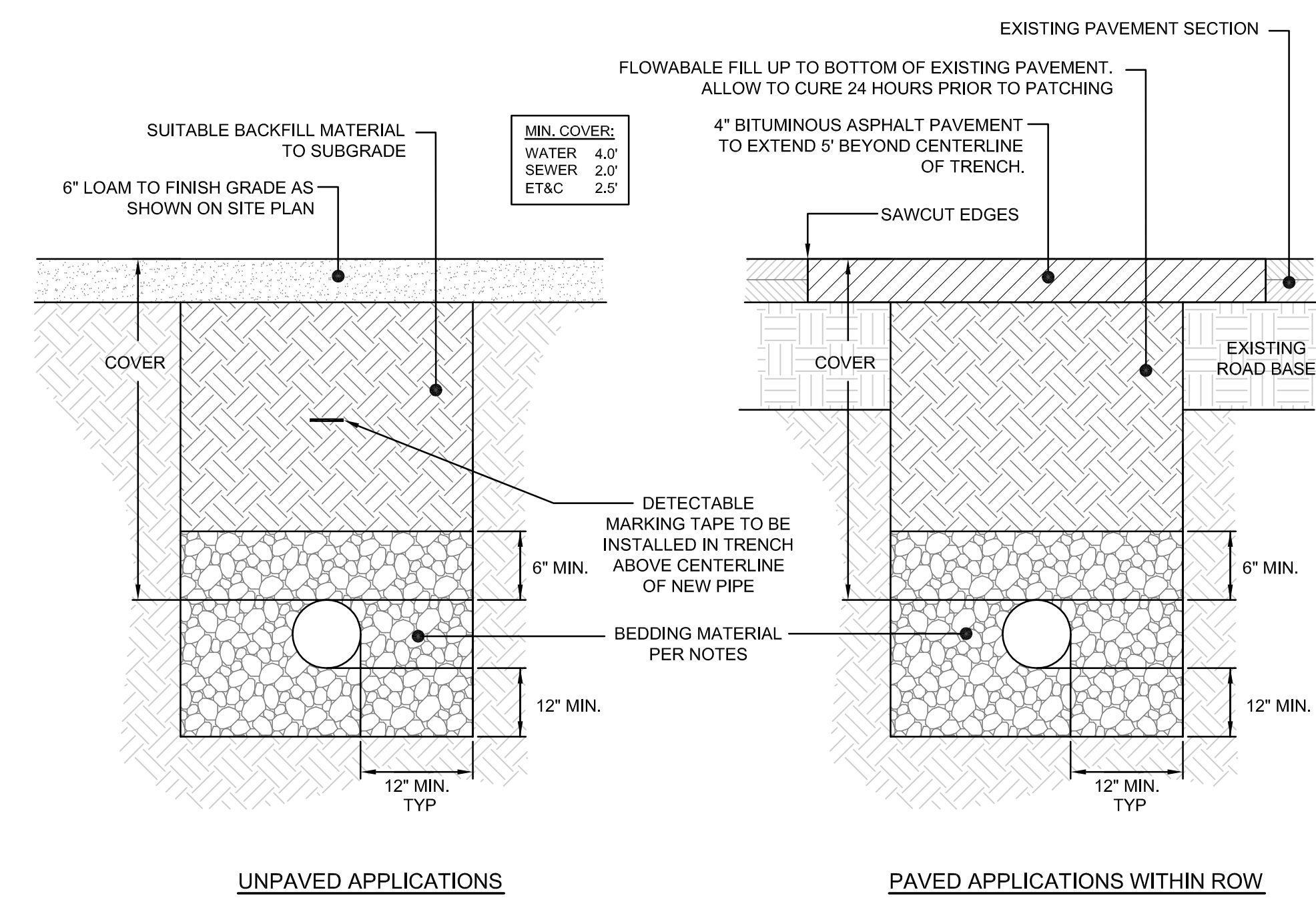
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PRECAST CONCRETE SEWER MANHOLE
SCALE: NOT TO SCALE

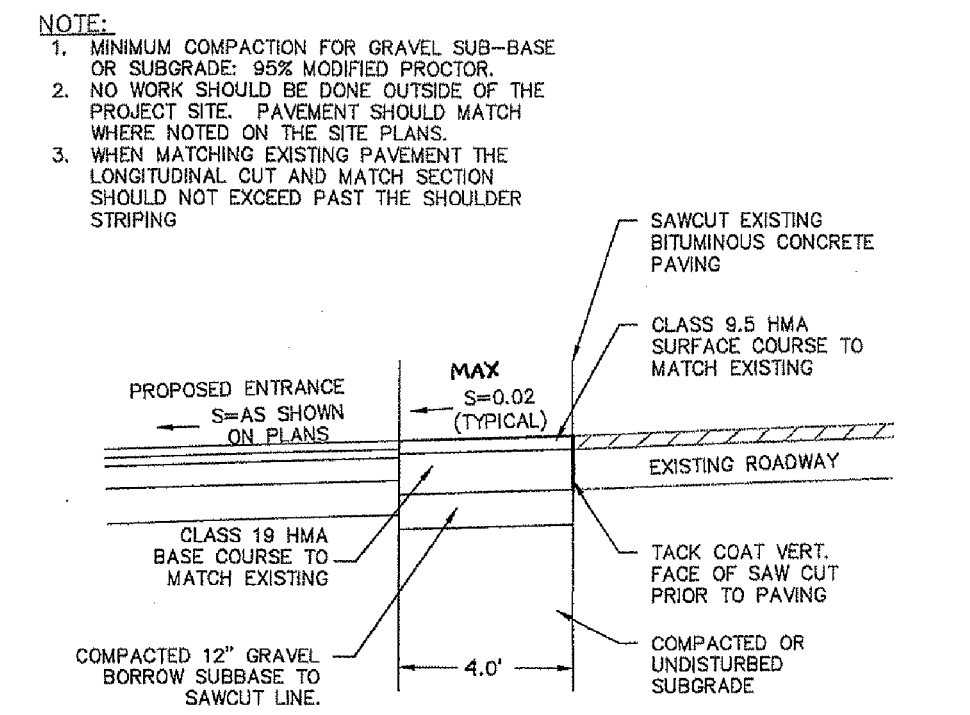


- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 - CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN./LIN. FT. MINIMUM.
 - STEEL REINFORCEMENT FOR BASE SECTION SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS)
 - ONE POUR MONOLITHIC BASE SECTION.
 - ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
 - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 - ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 - ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 - BENCHING TO SLOPE AT NOT LESS THAN 1:30, NOT MORE THAN 1:12.

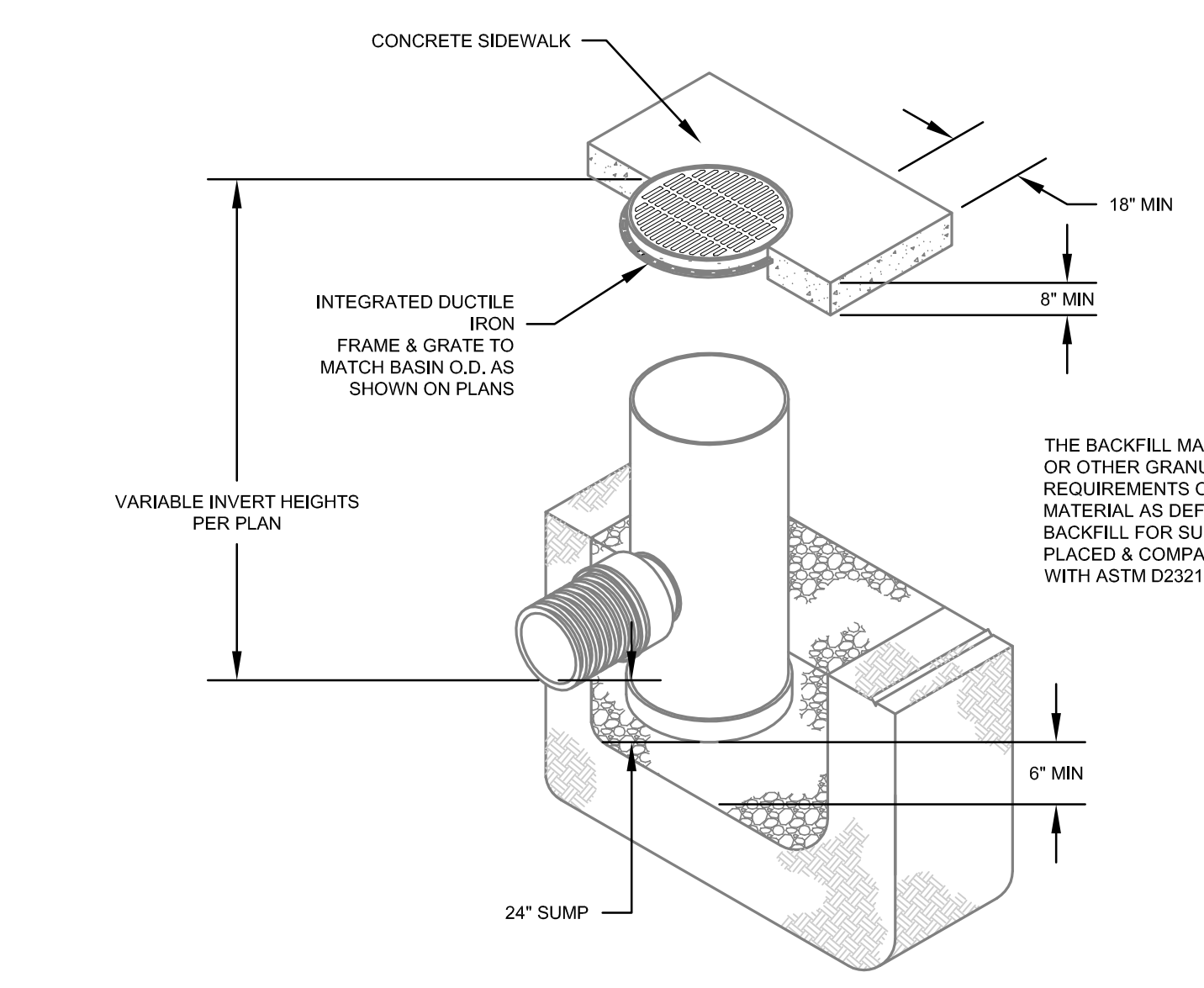


UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE

- TRENCH NOTES:**
- UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
 - TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
 - SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
 - ALL PVC SEWER PIPES SHALL BE IPEX RING-TYPE SDR 35, OR SIMILAR APPROVED.
 - ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOILTIGHT) UNLESS OTHERWISE INDICATED.
 - ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F878.
 - BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY. INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
 - SEWER AND DRAINAGE PIPE TRENCHES SHALL BE BEDDED WITH CRUSHED STONE OR SCREENED GRAVEL. THESE MATERIALS MUST CONFORM TO RIDOT STANDARD M.01.09 TYPE II MATERIAL.
 - WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8", THIS MATERIAL MUST CONFORM TO AASHTO M6 REQUIREMENTS.
 - UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT.
 - WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVE-INS AND SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.

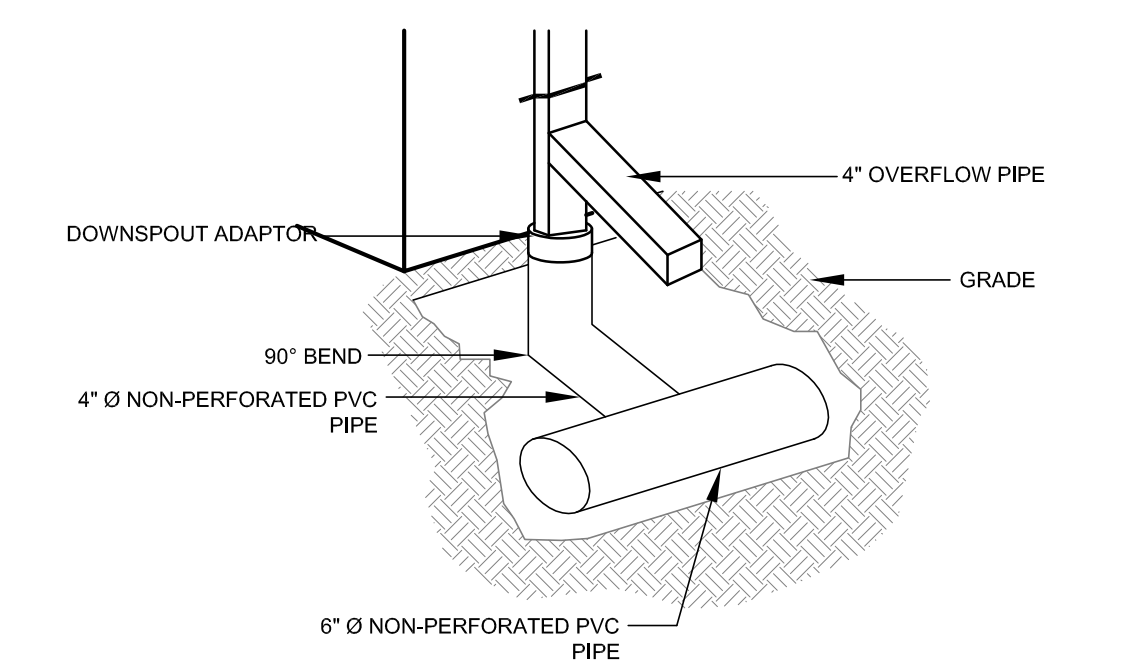


RIGHT OF WAY SAWCUT & MATCH DETAIL
SCALE: NOT TO SCALE

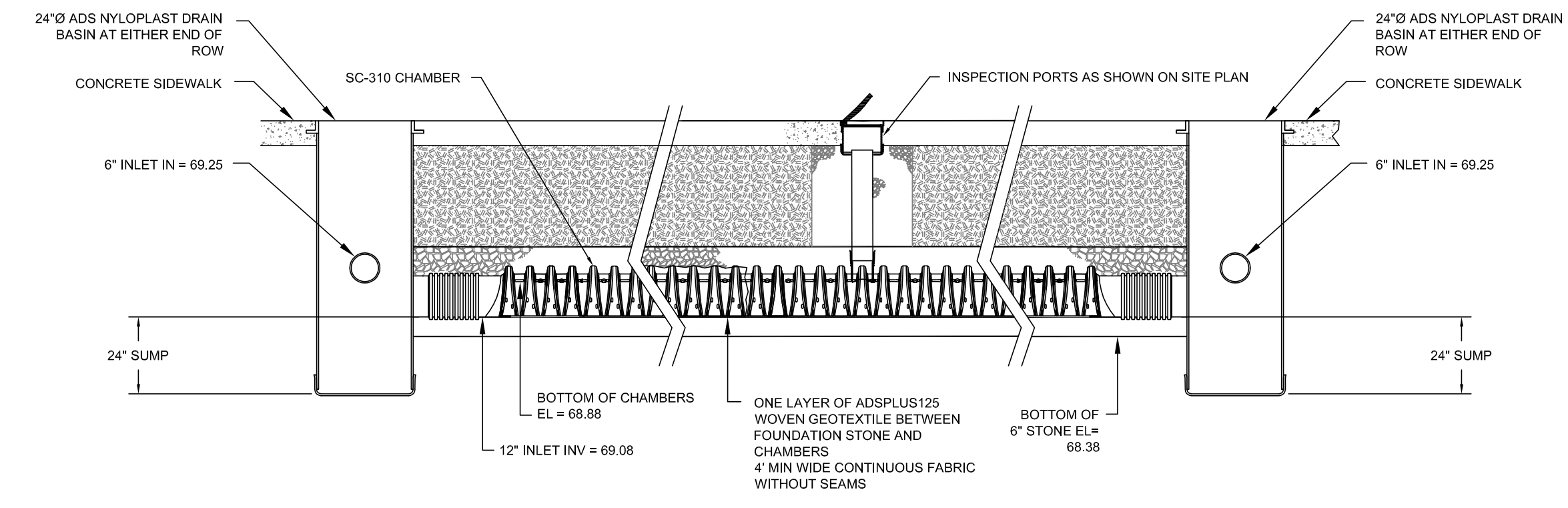


ADS DRAIN BASIN DETAIL (W/ CONCRETE SURROUND)
SCALE: NOT TO SCALE

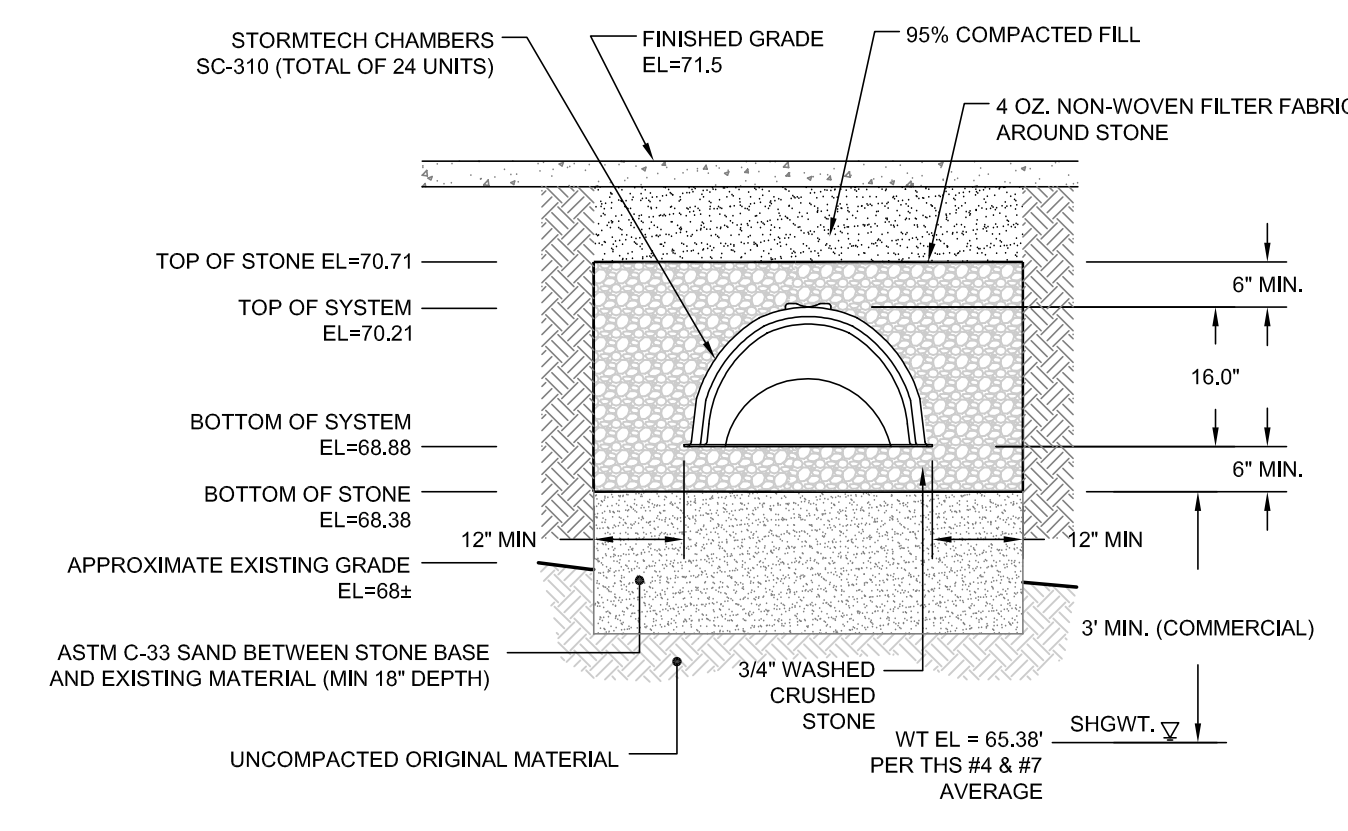
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



ROOF DOWNSPOUT DETAIL
SCALE: NOT TO SCALE



STORMTECH INFILTRATION SYSTEM PROFILE
SCALE: NOT TO SCALE



STORMTECH INFILTRATION SYSTEM SECTION
SCALE: NOT TO SCALE

4	PRELIMINARY SUBMISSION	07NOV22	
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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	REV. 07NOV22

VALLEY CROSSING
A.P. 107NE LOT 402B
VALLEY ROAD
MIDDLETOWN
RHODE ISLAND

Client/Owner:
JAMES H. CLAUSEN REVOCABLE TRUST
7067 VILLA ESTELLE DRIVE
ORLANDO, FL 32819

Issued for:
PERMITTING

Drawing Title:
SITE DETAILS SHEET 3

	Drawing Number:	C-9
	Sheet	9 of 9
	Project Number:	18225.5
	Survey Index:	-

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