

SITE REDEVELOPMENT PLANS NEWPORT COUNTY REGIONAL YMCA

792 VALLEY ROAD
Assessors Map 115, Parcel 1
MIDDLETOWN, RHODE ISLAND

APRIL 2023

REVISED: JUNE 1, 2023

CIVIL ENGINEER

LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
1700 WEST MAIN ROAD, SUITE 8
MIDDLETOWN, RI 02842
(401) 354-2050

SURVEYOR

LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
1700 WEST MAIN ROAD, SUITE 8
MIDDLETOWN, RI 02842
(401) 354-2050

ARCHITECT

VISION 3 ARCHITECTS
225 CHAPMAN STREET
PROVIDENCE, RI 02905

GEOTECHNICAL ENGINEER

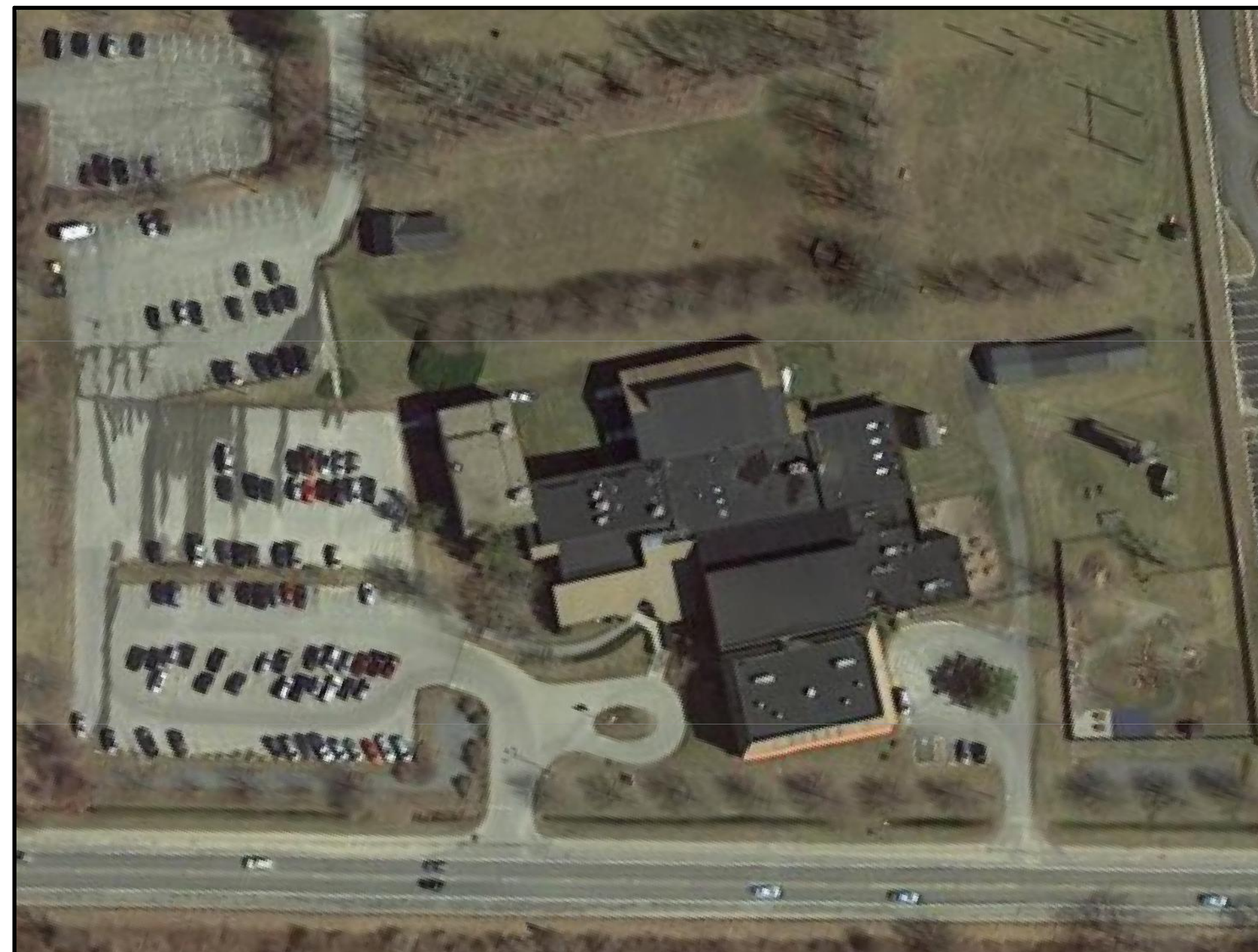
SAGE ENVIRONMENTAL
172 ARMISTICE BOULEVARD
PAWTUCKET, RI 02860

TRAFFIC CONSULTANT

BETA GROUP, INC.
701 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865

WETLAND CONSULTANT

NATURAL RESOURCE SERVICES, INC.
180 TINKHAM LANE
HARRISVILLE, RI 02830



PLAN INDEX

<u>TITLE</u>	<u>SHEET NO.</u>
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ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO
RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE
CONSTRUCTION, Amended August 2013 and STANDARD
DETAILS, June 15, 1998, as amended by revision.



207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1.	5/9/2023	GENERAL REVISIONS PER TOWN COMMENTS UPDATED ZONING AND PARKING TABLES	MER
2.	6/1/2023		MER

PLAN REVISIONS

DATE: APRIL 7, 2023

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 20014

ISSUED FOR: PERMITTING



SITE REDEVELOPMENT PLANS
792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 115, PARCEL 1
PREPARED FOR
NEWPORT COUNTY REGIONAL YMCA

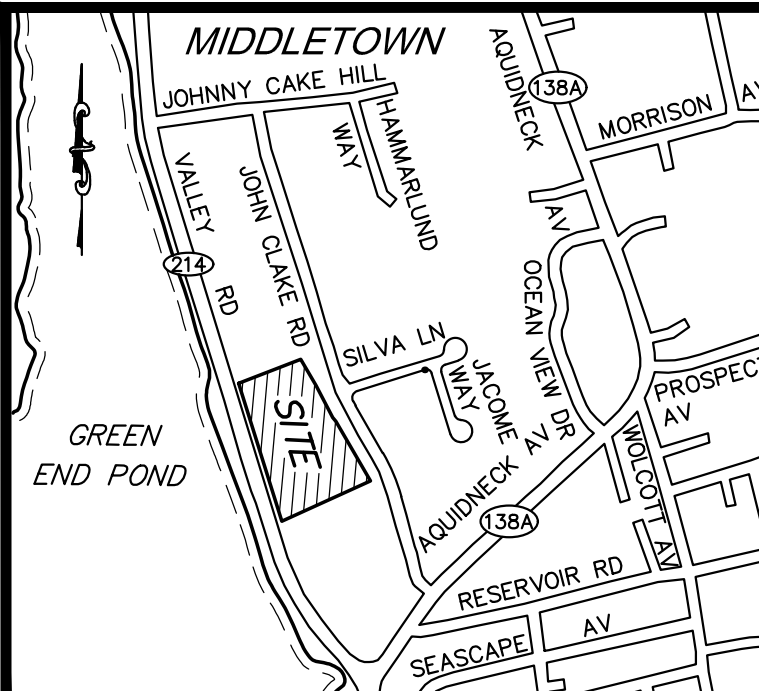
DRAWING TITLE:

COVER

SCALE: **NTS**

SHEET NO.

1 of 10



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 BETWEEN FEBRUARY 24, 2020 AND MAY 5, 2023, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III
 TOPOGRAPHIC SURVEY ACCURACY CLASS T-1

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

TO ESTABLISH THE PROPERTY LINES OF THE EXISTING PARCEL (ASSESSORS MAP 115, PARCEL 1) AND TO PROVIDE AN EXISTING CONDITIONS PLAN TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS. THE PLAN HAS BEEN UPDATED TO INCLUDE THE CURRENT PLANIMETRIC SITE IMPROVEMENTS FROM PHASE I CONSTRUCTION. AT THE TIME OF THIS REVISED PLAN (5/5/2023) PHASE I CONSTRUCTION WAS STILL IN PROGRESS.

BY *Robert L. Mason*
 ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA

NOTES:

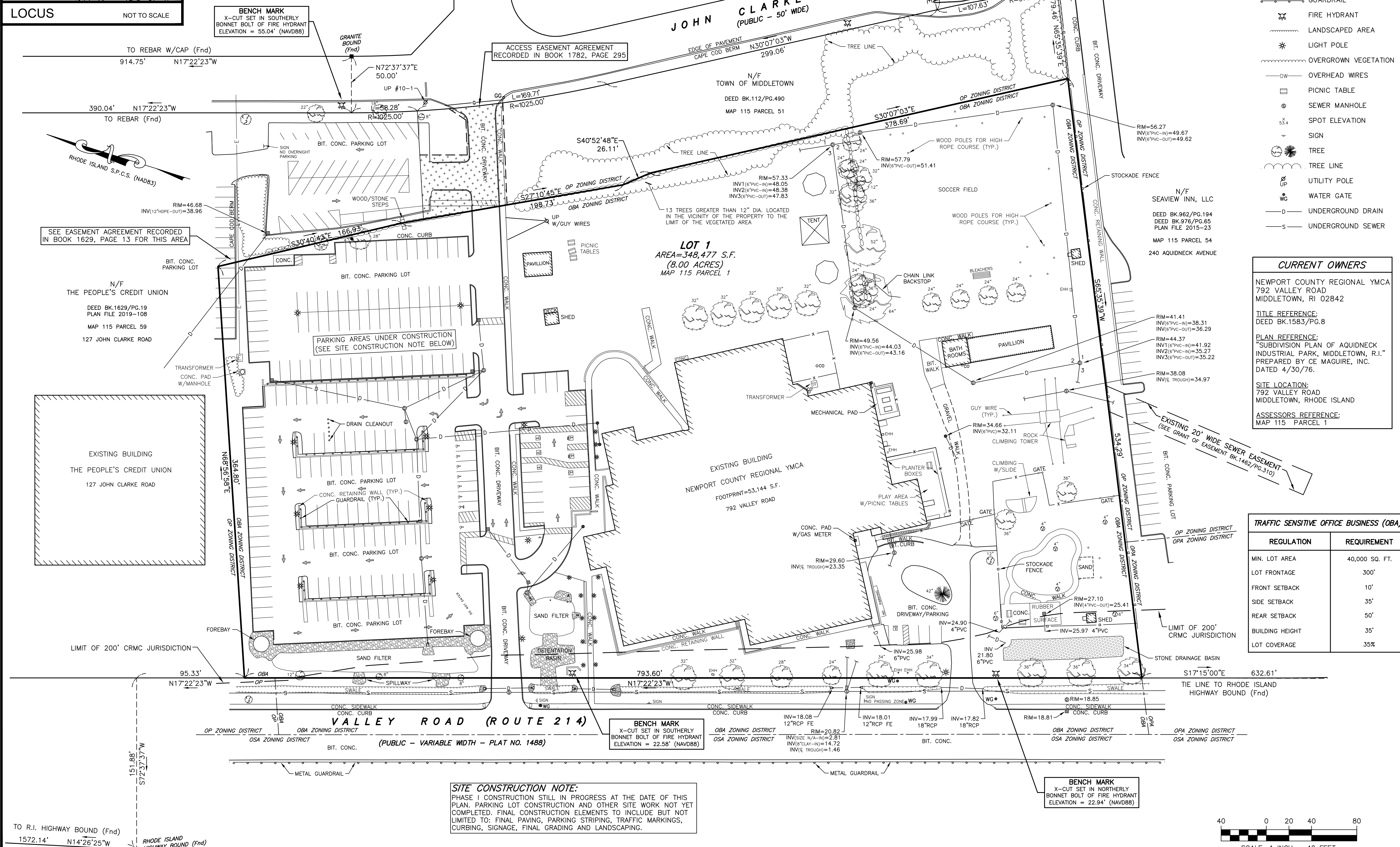
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN FEBRUARY 24, 2020 AND APRIL 28, 2023 AND SUPPLEMENTED WITH INFORMATION OBTAINED FROM AERIAL IMAGES.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 44005CO181J (EFFECTIVE DATE SEPTEMBER 4, 2013).
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

LEGEND

- BIT. CONC. BITUMINOUS CONCRETE
- BUSH/SHRUB
- CONC. CONCRETE
- CLEAN OUT
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC HANDHOLE
- GAS GATE
- GUARDRAIL
- FIRE HYDRANT
- LANDSCAPED AREA
- LIGHT POLE
- OVERGROWN VEGETATION
- OVERHEAD WIRES
- PICNIC TABLE
- SEWER MANHOLE
- SPOT ELEVATION
- SIGN
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- UNDERGROUND DRAIN
- UNDERGROUND SEWER

LOCUS

NOT TO SCALE



LOT 1
 AREA=348,477 S.F.
 (8.00 ACRES)
 MAP 115 PARCEL 1

CURRENT OWNERS
 NEWPORT COUNTY REGIONAL YMCA
 792 VALLEY ROAD
 MIDDLETOWN, RI 02842
 TITLE REFERENCE:
 DEED BK.1583/Pg.8
 PLAN REFERENCE:
 "SUBDIVISION PLAN OF AQUINECK INDUSTRIAL PARK, MIDDLETOWN, R.I." PREPARED BY CE MAGUIRE, INC. DATED 4/30/76.
 SITE LOCATION:
 792 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS REFERENCE:
 MAP 115 PARCEL 1

TRAFFIC SENSITIVE OFFICE BUSINESS (OBA)	
REGULATION	REQUIREMENT
MIN. LOT AREA	40,000 SQ. FT.
LOT FRONTAGE	300'
FRONT SETBACK	10'
SIDE SETBACK	35'
REAR SETBACK	50'
BUILDING HEIGHT	35'
LOT COVERAGE	35%

SITE CONSTRUCTION NOTE:
 PHASE I CONSTRUCTION STILL IN PROGRESS AT THE DATE OF THIS PLAN. PARKING LOT CONSTRUCTION AND OTHER SITE WORK NOT YET COMPLETED. FINAL CONSTRUCTION ELEMENTS TO INCLUDE BUT NOT LIMITED TO: FINAL PAVING, PARKING STRIPING, TRAFFIC MARKINGS, CURBING, SIGNAGE, FINAL GRADING AND LANDSCAPING.

BENCH MARK
 X-CUT SET IN NORTHERLY BONNET BOLT OF FIRE HYDRANT ELEVATION = 22.94' (NAVD88)

BENCH MARK
 X-CUT SET IN SOUTHERLY BONNET BOLT OF FIRE HYDRANT ELEVATION = 22.58' (NAVD88)

BENCH MARK
 X-CUT SET IN SOUTHERLY BONNET BOLT OF FIRE HYDRANT ELEVATION = 55.04' (NAVD88)

NO.	DATE	DESCRIPTION
1	5/5/23	BUILDING ADDITION AND PROGRESS SITE IMPROVEMENTS FROM PHASE I CONSTRUCTION

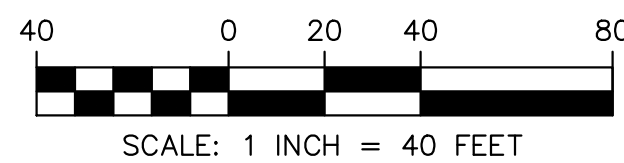
DATE: MARCH 19, 2020
 DRAWN BY: RLM COMPS. BY: RLM CHECK BY: RLM/MER
 PROJECT NO. 20014

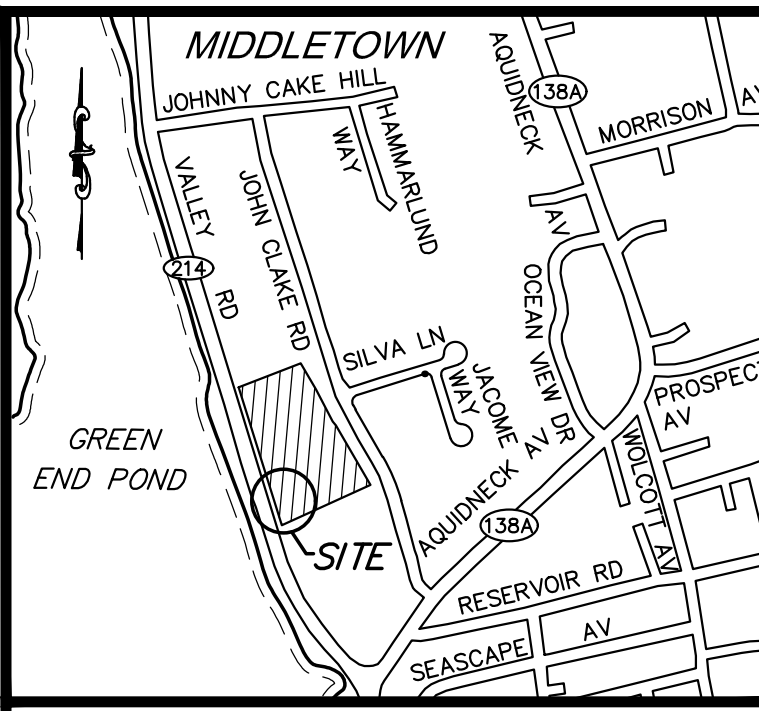
ISSUED FOR:

EXISTING CONDITIONS PLAN
 792 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 115, PARCEL 1
 PREPARED FOR
 NEWPORT COUNTY REGIONAL YMCA

DRAWING TITLE:
EXISTING CONDITIONS

SCALE: **1" = 40'**
 SHEET NO.





LOCUS NOT TO SCALE

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CURRENT OWNERS

NEWPORT COUNTY REGIONAL YMCA
792 VALLEY ROAD
MIDDLETOWN, RI 02842

TITLE REFERENCE:
DEED BK.1583/Pg.8

PLAN REFERENCE:
"SUBDIVISION PLAN OF AQUIDNECK INDUSTRIAL PARK, MIDDLETOWN, R.I." PREPARED BY CE MAGUIRE, INC. DATED 4/30/76.

SITE LOCATION:
792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 115 PARCEL 1

TRAFFIC SENSITIVE OFFICE BUSINESS (OBA)	
REGULATION	REQUIREMENT
MIN. LOT AREA	40,000 SQ. FT.
LOT FRONTAGE	300'
FRONT SETBACK	10'
SIDE SETBACK	35'
REAR SETBACK	50'
BUILDING HEIGHT	35'
LOT COVERAGE	35%

NOTE:

FOR FULL SITE EXISTING CONDITIONS AND PROPERTY LINE INFORMATION SEE PLANS FILED WITH THE FOLLOWING PERMITS:

DEM PERMIT:
DEM APPROVAL LETTER RECEIVED NOVEMBER 8, 2021.
WQC FILE NO.: 20-121
UIC FILE NO.: 001988
RIPDES FILE NO.: RIR102074

RI DOT PERMIT:
RI DOT PHYSICAL ALTERATION PERMIT APPLICATION NO.: 200623-B
RI DOT APPROVAL 8/18/2020

CRMC PERMIT:
CRMC APPLICATION NO.: 2021-04-039
GRANTED JUNE 9, 2021

MIDDLETOWN PLANNING BOARD:
DPR APPROVAL: 1/19/2021

CERTIFICATION

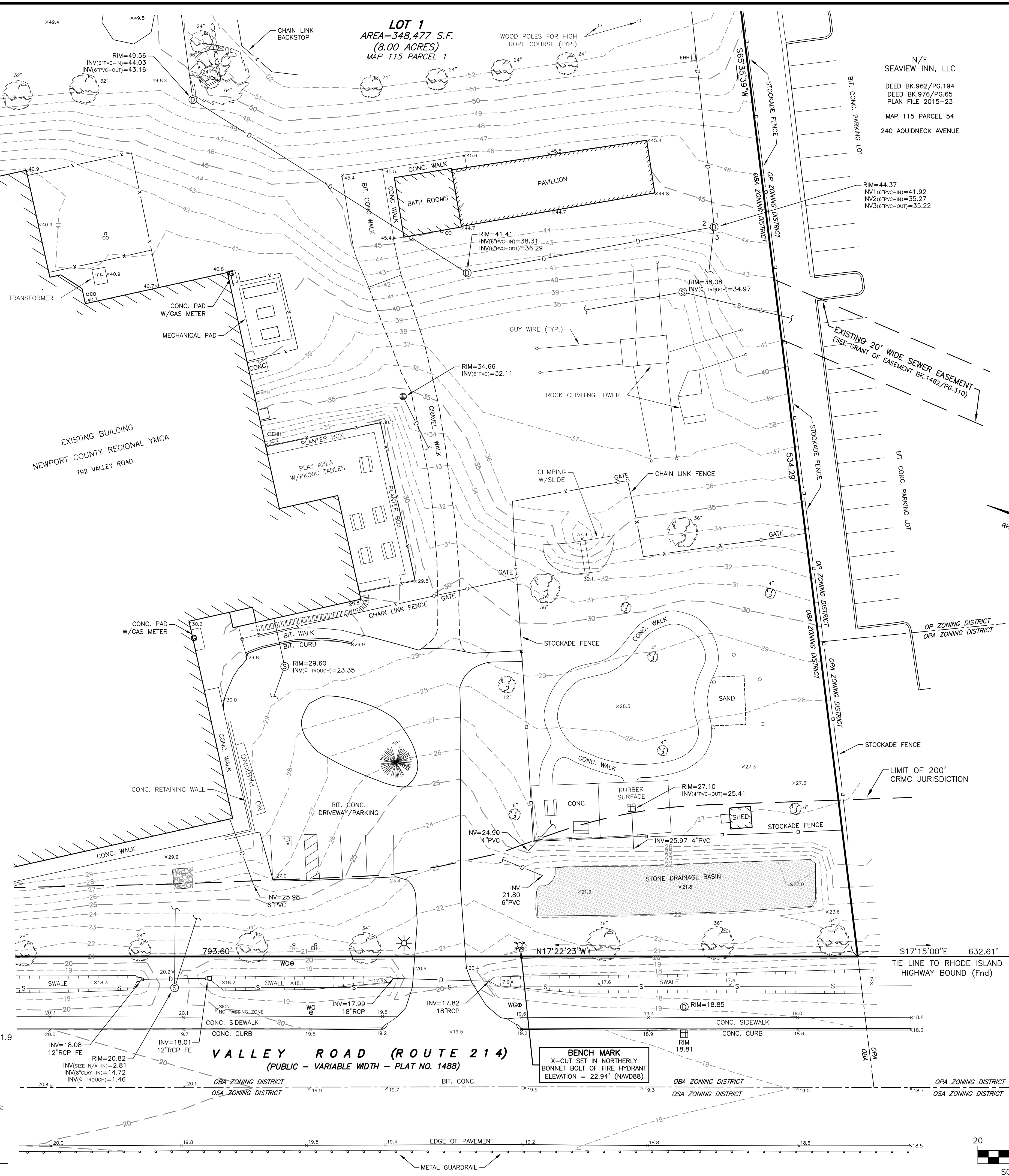
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DATA ACCUMULATION SURVEY CLASS III
TOPOGRAPHIC SURVEY ACCURACY CLASS T-1

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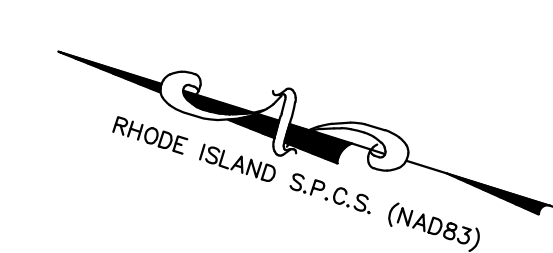
TO ESTABLISH THE PROPERTY LINES OF THE EXISTING PARCEL (ASSESSORS MAP 115, PARCEL 1) AND TO PROVIDE AN EXISTING CONDITIONS PLAN TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY *Robert L. Mason*
ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA



LEGEND

- BIT. CONC. BITUMINOUS CONCRETE
- BUSH/SHRUB
- CONC. CONCRETE
- CLEAN OUT
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC HANDHOLE
- GAS GATE
- GUARDRAIL (METAL)
- FIRE HYDRANT
- LANDSCAPED AREA
- LIGHT POLE
- OVERGROWN VEGETATION
- OVERHEAD WIRES
- PICNIC TABLE
- SEWER MANHOLE
- SPOT ELEVATION
- SIGN
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- UNDERGROUND DRAIN
- UNDERGROUND SEWER



N/F
SEAVIEW INN, LLC
DEED BK.962/Pg.194
DEED BK.976/Pg.65
PLAN FILE 2015-23
MAP 115 PARCEL 54
240 AQUIDNECK AVENUE

RIM=44.37
INV(6" PVC-N)=41.92
INV(6" PVC-N)=35.27
INV(6" PVC-OUT)=35.22

RIM=41.41
INV(6" PVC-N)=38.31
INV(6" PVC-OUT)=36.29

RIM=34.66
INV(6" PVC)=32.11

RIM=38.08
INV(6" PVC THROUGH)=34.97

RIM=29.60
INV(6" THROUGH)=23.35

RIM=27.10
INV(4" PVC-OUT)=25.41

INV=24.90
4" PVC

INV=25.97
4" PVC

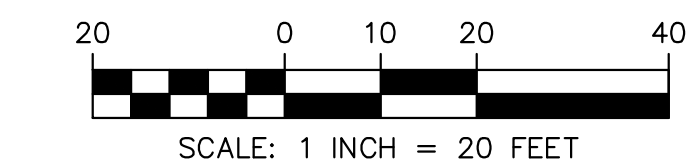
INV=21.80
6" PVC

INV=17.99
18" RCP

INV=17.82
18" RCP

RIM=20.82
INV(SIZE N/A-N)=2.81
INV(SIZE N/A-N)=14.72
INV(6" THROUGH)=1.46

BENCH MARK
X-CUT SET IN NORTHERLY
BONNET BOLT OF FIRE HYDRANT
ELEVATION = 22.94' (NAVD88)



NO.	DATE	DESCRIPTION
1	5/5/23	PHASE I CONSTRUCTION ADDITIONS; TREE SIZES; ZONING DISTRICTS

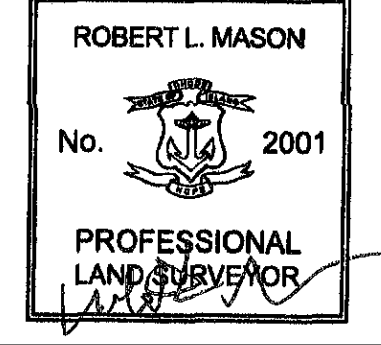
PLAN REVISIONS

DATE: DECEMBER 7, 2022

DRAWN BY: RLM COMPS. BY: RLM CHECK BY: RLM/MER

PROJECT NO. 20014

ISSUED FOR:



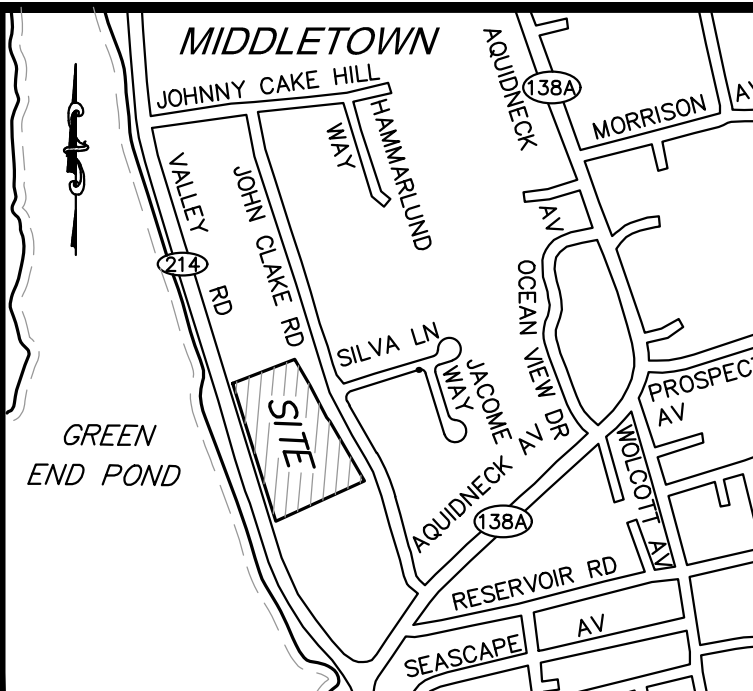
EXISTING CONDITIONS PLAN
792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 115, PARCEL 1
PREPARED FOR
NEWPORT COUNTY REGIONAL YMCA

DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1" = 20'
SHEET NO.

2A OF 10



NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN FEBRUARY 24, 2020 AND MARCH 18, 2020.
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- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
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LOCUS NOT TO SCALE

LEGEND

BIT. CONC.	BUSH/SHRUB	CONC.	CLEAN OUT	CATCH BASIN	DRAIN MANHOLE	ELECTRIC HANDHOLE	GAS GATE	GUARDRAIL (METAL)	FIRE HYDRANT	LANDSCAPED AREA	LIGHT POLE	OVERGROWN VEGETATION	OVERHEAD WIRES	PICNIC TABLE	SEWER MANHOLE	SPOT ELEVATION	SIGN	TREE	TREE LINE	UTILITY POLE	WATER GATE	UNDERGROUND DRAIN	UNDERGROUND SEWER
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TRAFFIC SENSITIVE OFFICE BUSINESS (OBA)			
REGULATION	REQUIREMENT	EXISTING (INCLUDING PHASE 1)	PROPOSED (DAYCARE ADDITION)
MIN. LOT AREA	40,000 SQ. FT.	348476 SQ. FT.	348476 SQ. FT.
LOT FRONTAGE	300'	793.6	793.6
FRONT SETBACK	10'	28.3	114.1
SIDE SETBACK	35'	171.7	129.6
REAR SETBACK	50'	163.6	275.7
BUILDING HEIGHT	35'	***33.37	*21.68'
LOT COVERAGE	35%	15.3%	16.6%
GREEN SPACE %	35%	**51.7%	48.3%

*AN EXISTING AVERAGE GRADE OF 30.9 WAS DETERMINED FROM THE PROPOSED DAYCARE FOOTPRINT BUILDING HEIGHT IS 21.68' + 31.0' (FEE) = 52.68'
 **PHASE 1 OF THE SITE IS STILL UNDER CONSTRUCTION AND SOME AREAS ARE NOT YET COMPLETED.
 ***RELATED TO PHASE 1 BUILDING ADDITIONS ONLY AS OBTAINED FROM AN ON THE GROUND SURVEY.

PERMIT NOTES:

- DEM PERMIT: DEM APPROVAL LETTER RECEIVED NOVEMBER 8, 2021. WOC FILE NO.: 20-121 UIC FILE NO.: 001988 RIPDES FILE NO.: RIR102074
- DEM MODIFICATION APPROVAL MARCH 14, 2023.
- RI DOT PERMIT: RI DOT PHYSICAL ALTERATION PERMIT APPLICATION NO.: 200623-B RI DOT APPROVAL 8/18/2020
- CRMC PERMIT: CRMC APPLICATION NO.: 2021-04-039 GRANTED JUNE 9, 2021.
- MIDDLETOWN PLANNING BOARD: DPR APPROVAL: 1/19/2021
- ZONING BOARD VARIANCE: ZONING BOARD VARIANCE RELIEF GRANTED ON MARCH 6, 2021 RECORDED: APRIL 6, 2021 DOC: 00001316, BOOK: 1710, PAGE: 303
- ZONING BOARD SPECIAL USE PERMIT: ZONING BOARD SPECIAL USE PERMIT GRANTED ON MARCH 6, 2021 RECORDED: APRIL 6, 2021 DOC: 00001317, BOOK: 1710, PAGE: 307

DRAINAGE WORK NOTES:

- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

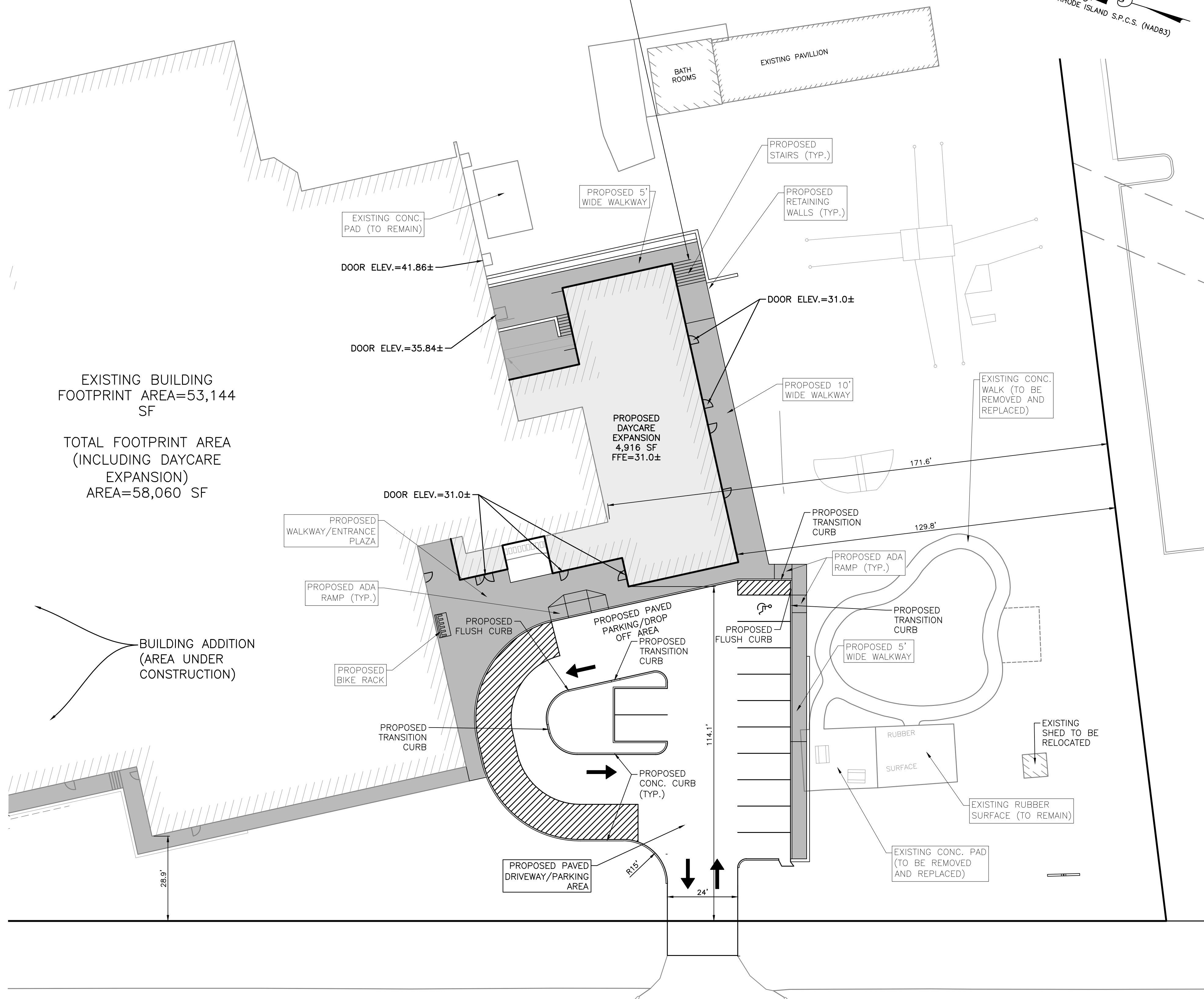
UTILITY WORK NOTES:

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND LATEST R.I. STANDARD DETAILS WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

PARKING TABLE	
EXISTING BUILDING USE: HEALTH CLUB REQUIREMENT: 1 SPACE/250 SF OF GFA PLUS 5 EMPLOYEE SPACES 52,711 SF/250 SF + 5 = 216 SPACES TOTAL SPACES = 216 (REQUIRED)	
PROPOSED BUILDING ADDITION USE: CHILD CARE CENTERS REQUIREMENT: 2 SPACES/CLASSROOM PROPOSED 6 CLASSROOMS (*1 EXISTING CLASSROOM) REQUIRED SPACES = 12 SPACES	
**EXISTING SPACES **36 SPACES OFF-SITE (127 JOHN CLARKE) **220 SPACES ON-SITE (792 VALLEY ROAD) TOTAL SPACES: **256	
PROPOSED SPACES 36 SPACES OFF-SITE (127 JOHN CLARKE) 228 SPACES ON-SITE (792 VALLEY ROAD) TOTAL SPACES: 264	
*1 EXISTING DAYCARE CLASSROOM TO REMAIN (PARKING PROVIDED IN MAIN PARKING AREA AS PART OF PHASE 1 PERMITTING)	
** EXISTING PARKING COUNT REFLECTS TEMPORARY SPACES.	

LOADING SPACES	
1 SPACE + 1 SPACE/20,000SF	1 + 52,711/20,000 = 3.64
EXISTING	PROPOSED
4 SPACES	4 SPACES

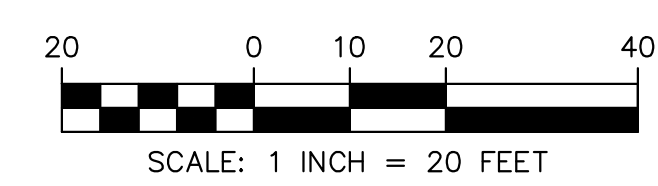
CURRENT OWNERS	
NEWPORT COUNTY REGIONAL YMCA 792 VALLEY ROAD MIDDLETOWN, RI 02842	
TITLE REFERENCE: DEED BK.1583/Pg.8	
PLAN REFERENCE: "SUBDIVISION PLAN OF AQUINECK INDUSTRIAL PARK, MIDDLETOWN, R.I." PREPARED BY CE MAGUIRE, INC. DATED 4/30/76.	
SITE LOCATION: 792 VALLEY ROAD MIDDLETOWN, RHODE ISLAND	
ASSESSORS REFERENCE: MAP 115 PARCEL 1	



EXISTING BUILDING FOOTPRINT AREA=53,144 SF
 TOTAL FOOTPRINT AREA (INCLUDING DAYCARE EXPANSION) AREA=58,060 SF

BUILDING ADDITION (AREA UNDER CONSTRUCTION)

VALLEY ROAD (ROUTE 214)
 (PUBLIC - VARIABLE WIDTH - PLAT NO. 1488)



LDEC
 Land Development Engineering & Consulting, LLC
 207 High Point Avenue, Unit 6
 Portsmouth, RI 02871
 T: 401-354-2050 F: 401-369-9775
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	5/9/2023	GENERAL REVISIONS PER TOWN COMMENTS
2.	6/1/2023	UPDATED ZONING AND PARKING TABLES

PLAN REVISIONS

DATE: APRIL 7, 2023

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO: 20014

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE REDEVELOPMENT PLANS
 792 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
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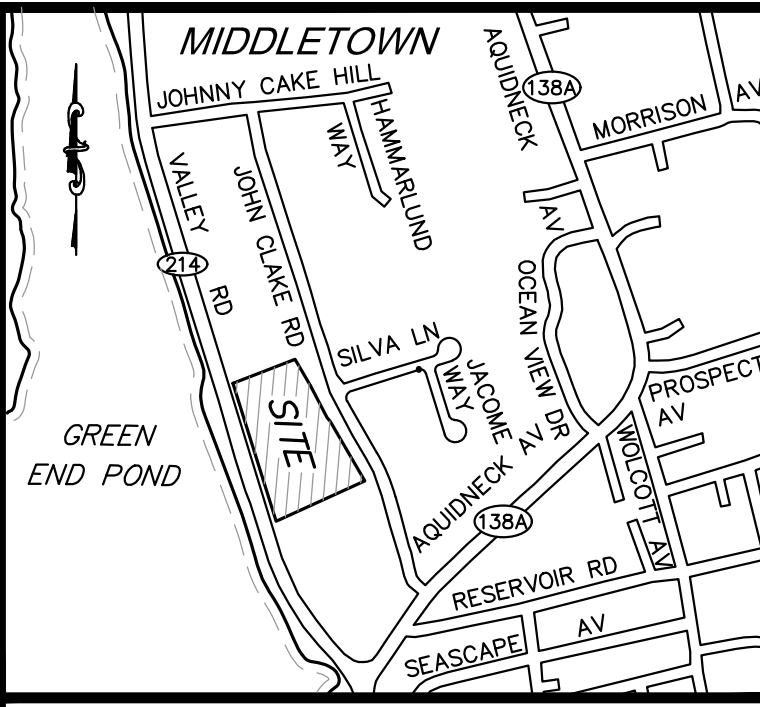
DRAWING TITLE:

SITE PLAN

SCALE: 1" = 20'

SHEET NO.

3 of 10



LOCUS NOT TO SCALE

NOTES:

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LEGEND

- | | | |
|---------------|---------------------|----------------------|
| BIT. CONC. | BITUMINOUS CONCRETE | OVERGROWN VEGETATION |
| CONC. | CONCRETE | OVERHEAD WIRES |
| CLEAN OUT | CATCH BASIN | PICNIC TABLE |
| DRAIN MANHOLE | ELECTRIC HANDHOLE | SEWER MANHOLE |
| GAS GATE | GUARDRAIL (METAL) | SPOT ELEVATION |
| FIRE HYDRANT | LANDSCAPED AREA | SIGN |
| LIGHT POLE | | TREE |
| | | TREE LINE |
| | | UTILITY POLE |
| | | WATER GATE |
| | | UNDERGROUND DRAIN |
| | | UNDERGROUND SEWER |

SOIL DATA

SOIL EVALUATION PERFORMED ON: 6/3/2020 BY MICHAEL E. RUSSELL, P.E. FROM LDEC.

TP-1	TP-2	TP-3
0" TOPSOIL	0" CRUSHED STONE	0" CRUSHED STONE
12" SANDY LOAM	36" SANDY LOAM	36" SANDY LOAM
24" SANDY LOAM		
GROUNDWATER: 66"	GROUNDWATER: 36"	GROUNDWATER: 36"

*TEST PITS 1, 2 AND 3 ARE LOCATED ON THE NORTH PORTION OF THE PROPERTY AND ARE SHOWN ON THE ORIGINAL SITE PLAN SET AS PART OF PVIOUS PERMITS (SEE PERMIT NOTES)

SOIL EVALUATION PERFORMED ON: 1/6/2023 BY MICHAEL E. RUSSELL, P.E. FROM LDEC.

TP-4	TP-5
0" FILL (SOME CONSTRUCTION DEBRIS)	0" CRUSHED STONE (STONE DETENTION BASIN)
60" SANDY LOAM	NO GROUNDWATER OBSERVED (BOTTOM OF STONE)
GROUNDWATER: 108"	42"

REFER TO LABORATORY RESULTS FOR TEST PIT 4 IN APPENDIX-2 IN THE STORMWATER MANAGEMENT REPORT

PERMIT NOTES:

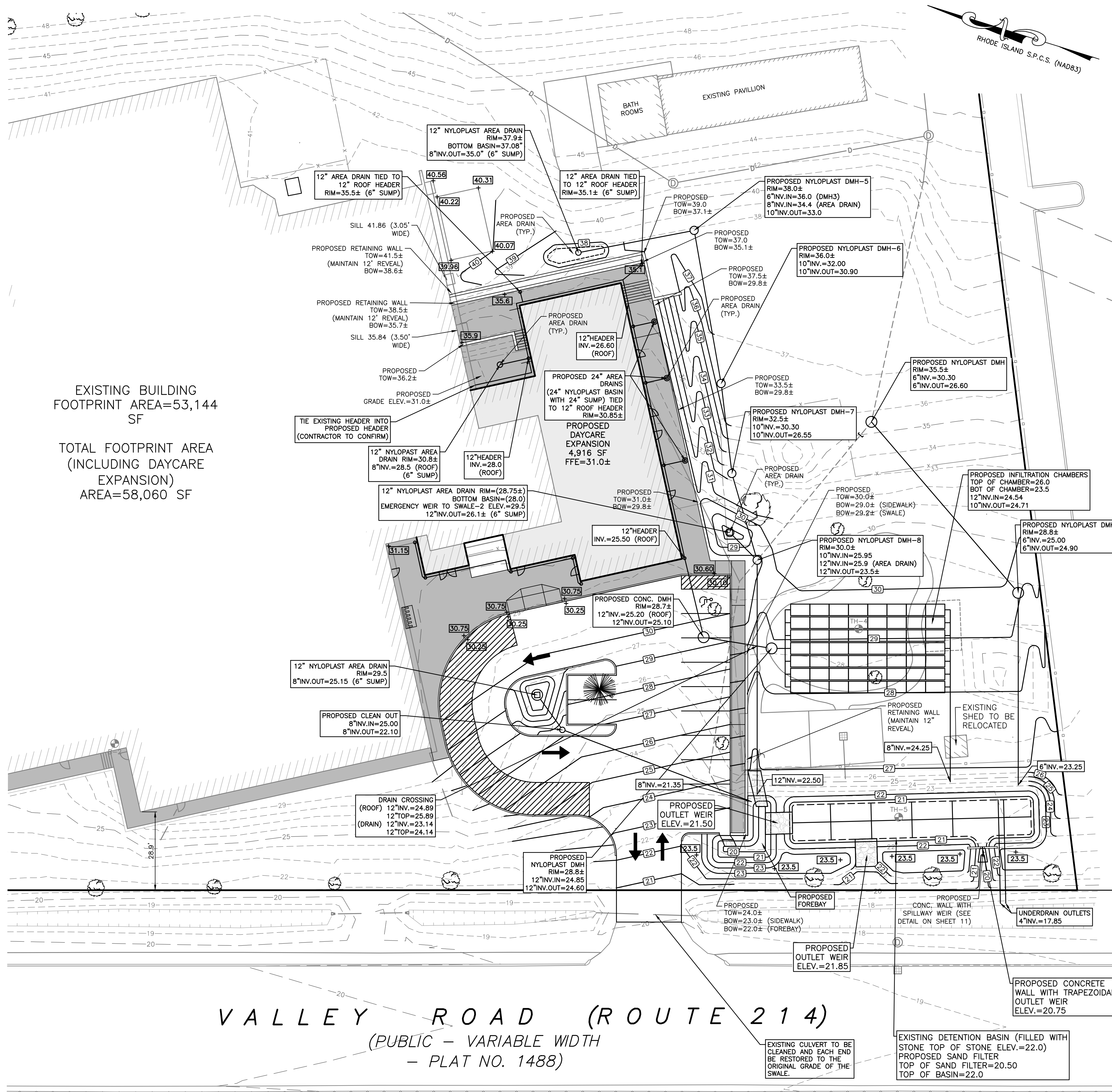
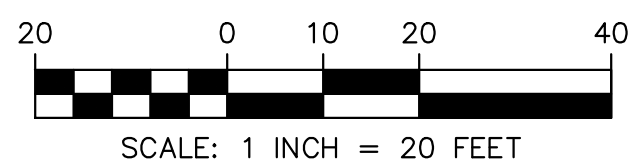
- DEM PERMIT:
DEM APPROVAL LETTER RECEIVED NOVEMBER 8, 2021.
WQC FILE NO.: 20-121
UIC FILE NO.: 001988
RIPDES FILE NO.: RIR102074
- RI DOT PERMIT:
RI DOT PHYSICAL ALTERATION PERMIT APPLICATION NO.: 200623-B
RI DOT APPROVAL 8/18/2020
- CRMC PERMIT:
CRMC APPLICATION NO.: 2021-04-039
GRANTED JUNE 9, 2021.
- MIDDLETOWN PLANNING BOARD:
DPR APPROVAL: 1/19/2021
- ZONING BOARD VARIANCE:
ZONING BOARD VARIANCE RELIEF GRANTED ON MARCH 6, 2021
RECORDED: APRIL 6, 2021 DOC: 00001316, BOOK: 1710, PAGE: 303
- ZONING BOARD SPECIAL USE PERMIT:
ZONING BOARD SPECIAL USE PERMIT GRANTED ON MARCH 6, 2021
RECORDED: APRIL 6, 2021 DOC: 00001317, BOOK: 1710, PAGE: 307

DRAINAGE WORK NOTES:

- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

UTILITY WORK NOTES:

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
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- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



VALLEY ROAD (ROUTE 214)
(PUBLIC - VARIABLE WIDTH
- PLAT NO. 1488)

LDEC
Land Development Engineering & Consulting, LLC
207 High Point Avenue, Unit 6
Plymouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	5/6/2023	UPDATED ZONING AND PARKING TABLES
2.	6/1/2023	GENERAL REVISIONS PER TOWN COMMENTS

PLAN REVISIONS

DATE: APRIL 7, 2023

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 20014

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

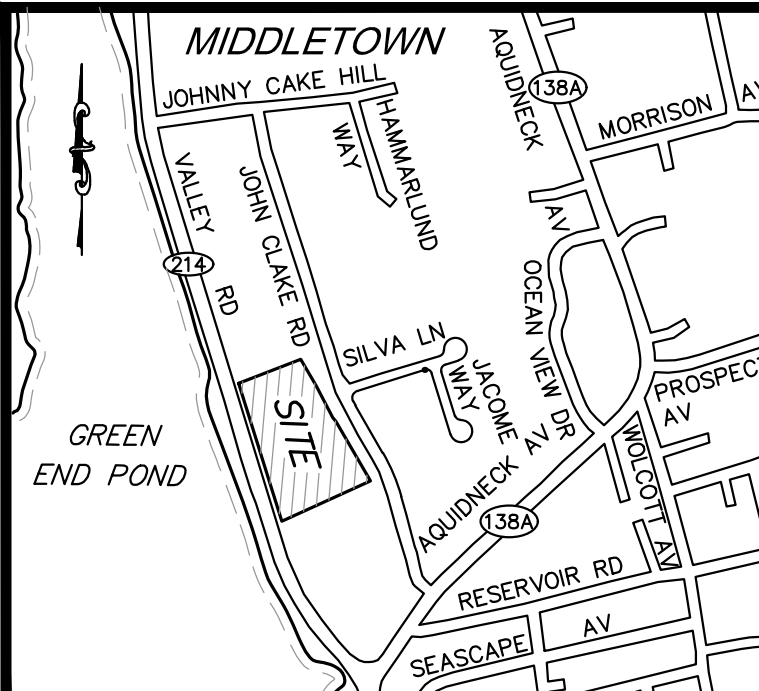
SITE REDEVELOPMENT PLANS
792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 115, PARCEL 1
PREPARED FOR
NEWPORT COUNTY REGIONAL YMCA

DRAWING TITLE:

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

SHEET NO.



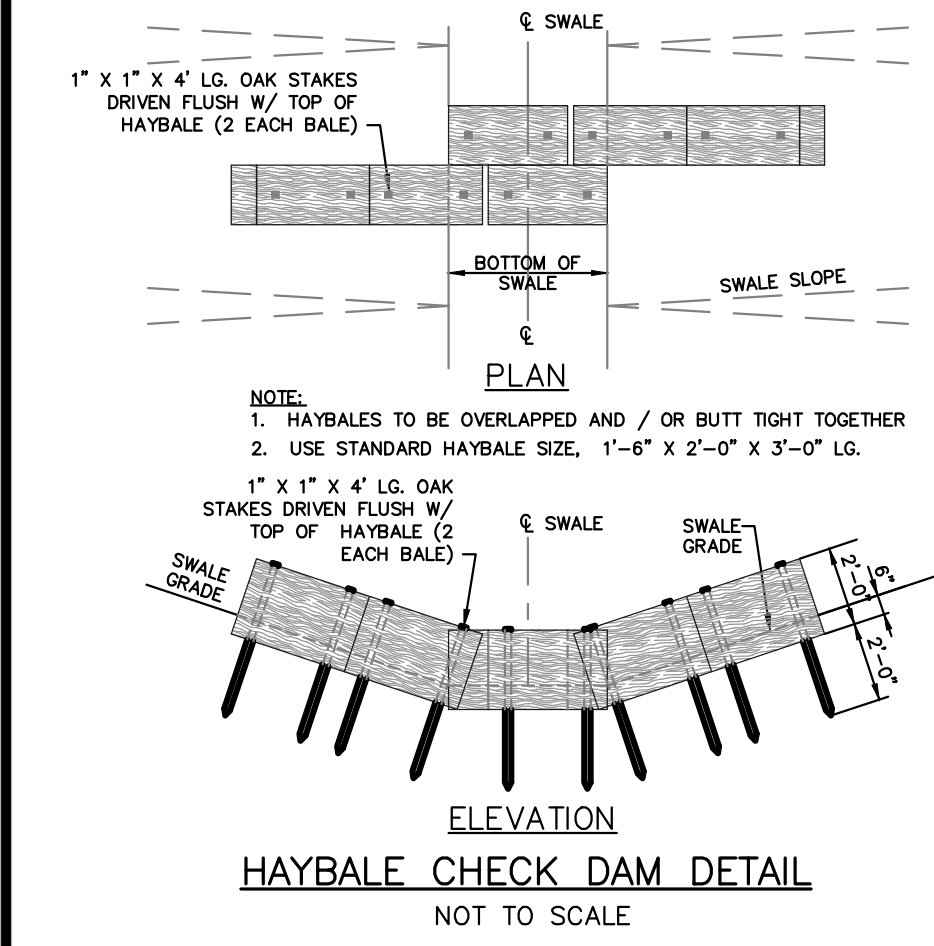
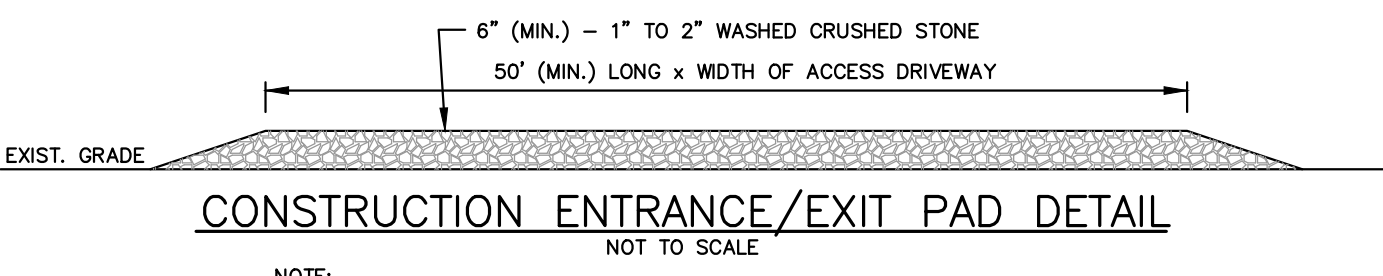
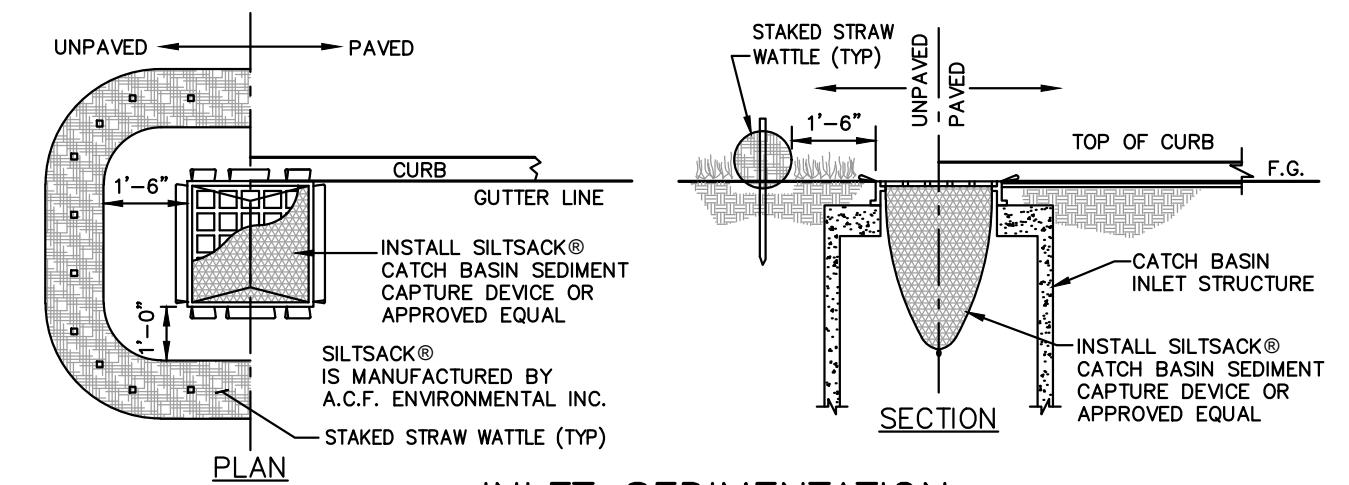
NOTES:

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- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 44005C0181J (EFFECTIVE DATE SEPTEMBER 4, 2013).
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LOCUS NOT TO SCALE

LEGEND

- BIT. CONC. BITUMINOUS CONCRETE
- BUSH/SHRUB
- CONC. CONCRETE
- CLEAN OUT
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC HANDHOLE
- GAS GATE
- GUARDRAIL (METAL)
- FIRE HYDRANT
- LANDSCAPED AREA
- LIGHT POLE
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- SPOT ELEVATION
- SIGN
- TREE
- TREE LINE
- UTILITY POLE
- WATER GATE
- UNDERGROUND DRAIN
- UNDERGROUND SEWER

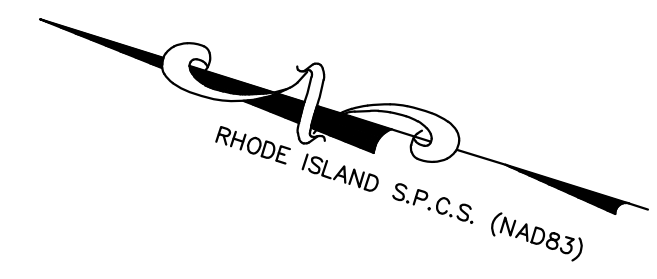
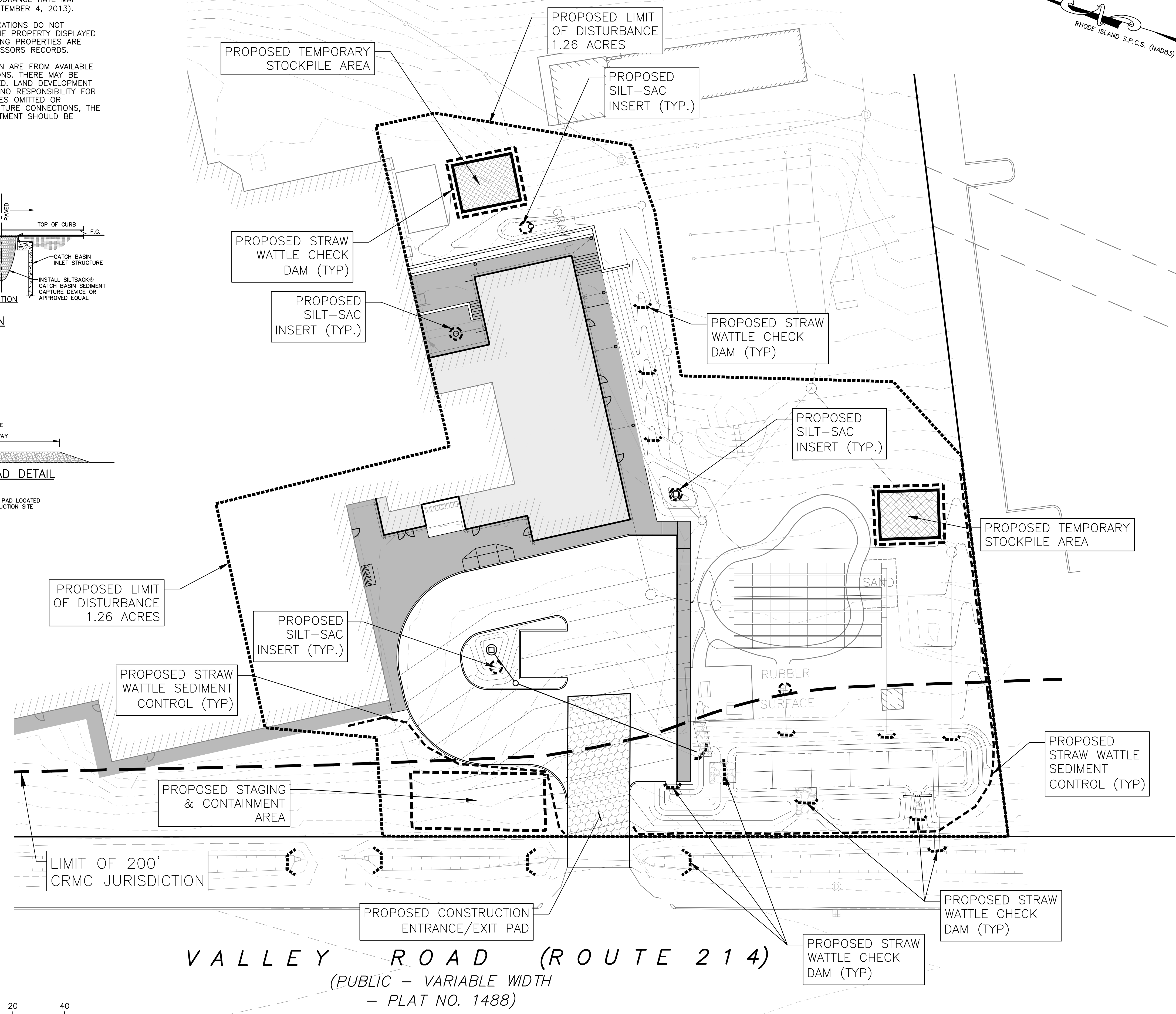
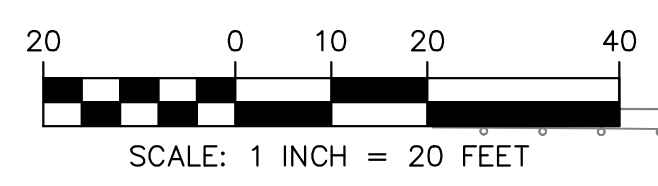


DRAINAGE WORK NOTES:

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- THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

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PLAN REVISIONS

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PROJECT NO. 20014

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SITE REDEVELOPMENT PLANS
792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 115, PARCEL 1
PREPARED FOR
NEWPORT COUNTY REGIONAL YMCA

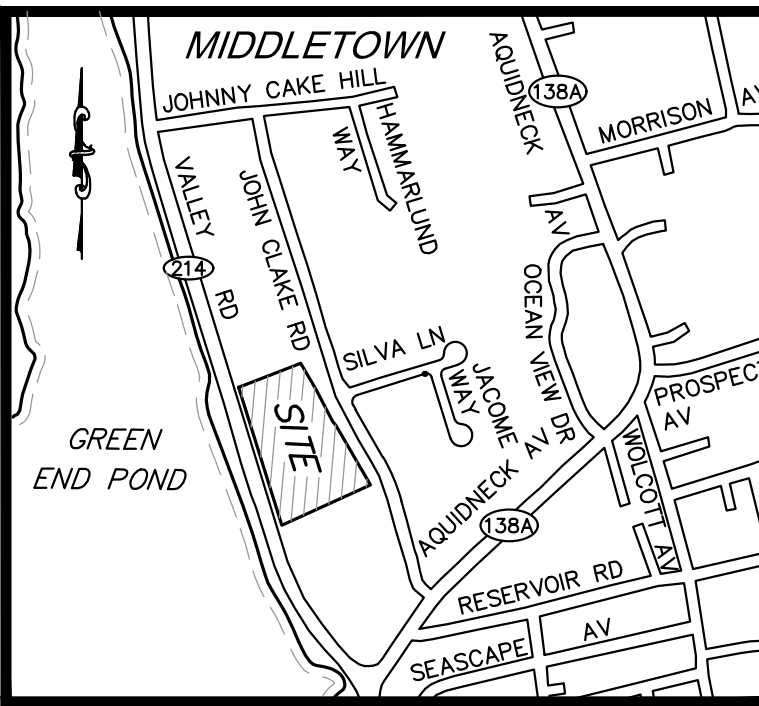
DRAWING TITLE:

EROSION CONTROL PLAN

SCALE: 1" = 20'

SHEET NO.

5 of 10



LOCUS NOT TO SCALE

LEGEND

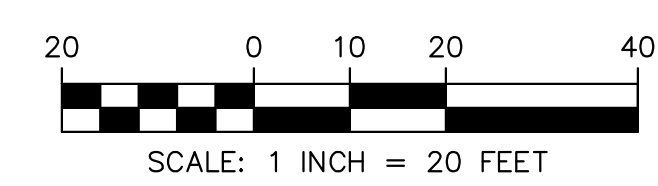
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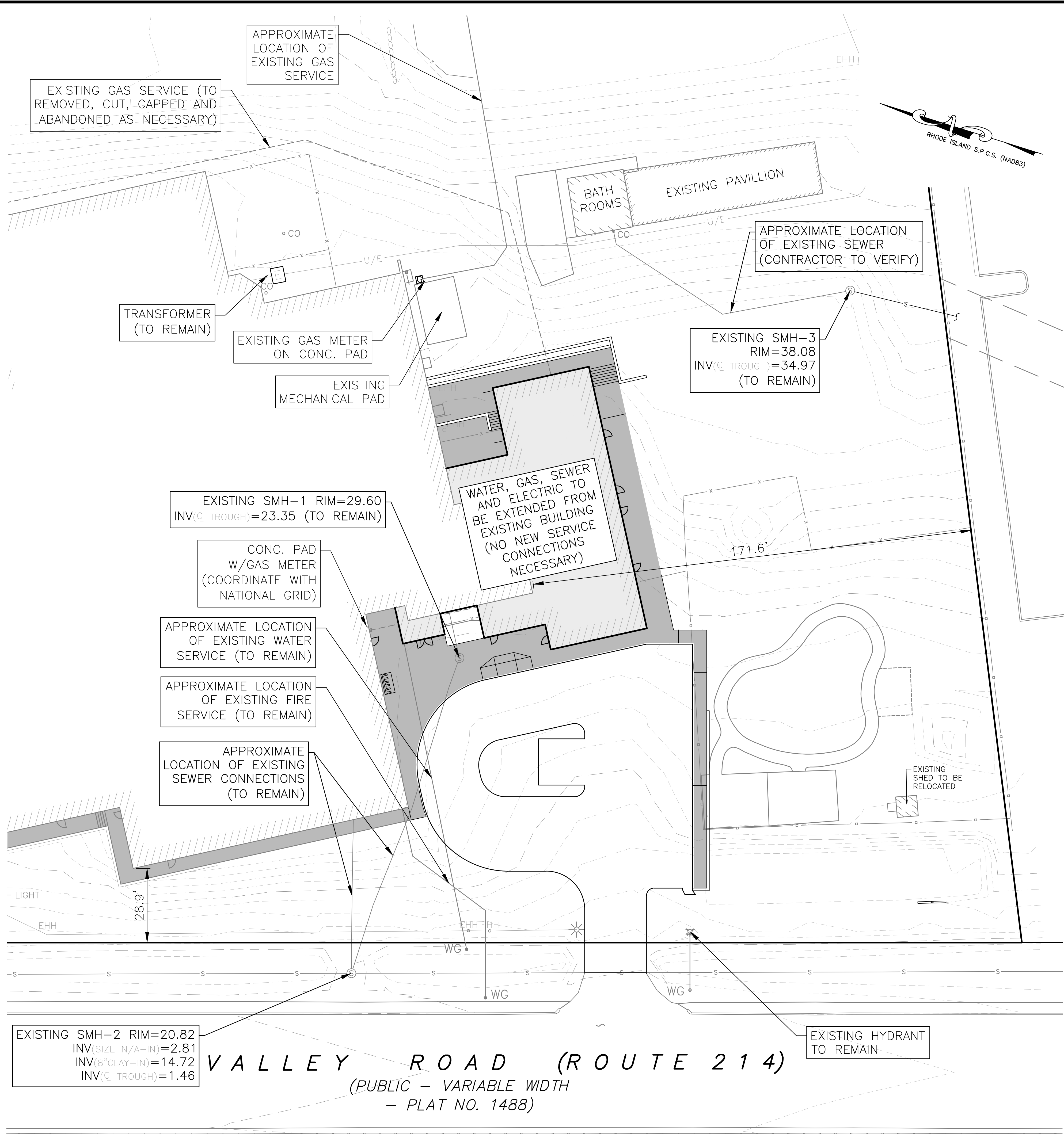
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PLAN REVISIONS

DATE: APRIL 7, 2023

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: MER

PROJECT NO. 20014

ISSUED FOR: PERMITTING



SITE REDEVELOPMENT PLANS
 792 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 115, PARCEL 1
 PREPARED FOR
 NEWPORT COUNTY REGIONAL YMCA

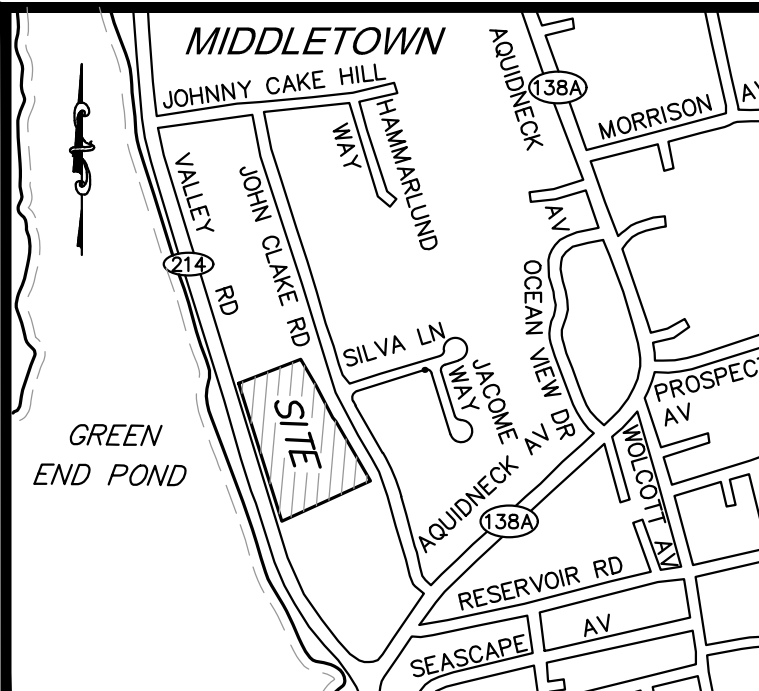
DRAWING TITLE:

UTILITY PLAN

SCALE: 1" = 20'

SHEET NO.

6 of 10



LOCUS NOT TO SCALE

LEGEND

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- BUSH/SHRUB
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Atlas Wall Pak Pro

WPM3LED 43 Watt LED Wall Pak

Specifications	WPM3LED	WPM3LED	WPM3LED	WPM3LED
Lumens	5025	5025	5025	5272
Watts	43.19	43.19	43.19	43.20
Lumens/Watt	116.35	116.35	116.35	121.96
CRI	80	80	80	80
CCF	3000	4000	4500	5000
DLC Prod. ID	PW20W0	PST160V	PVNA2LO	PL100S4

Alpha Series LED

Professional Grade

Dimensions: 7.12" x 6.32" x 3.12"

ATLAS LIGHTING PRODUCTS, INC.

100-849-8485 | FAX: 1-855-847-2764 | www.atlasled.com

3110C LED IMPACT RESISTANT ROUND BOLLARD DOME TOP

LED IP65

Specifications:

- EPA: 100
- Dia: 9"
- Dia^h: 22.9 mm
- H: 41.12"
- Wt: 12.16 mm
- Weight: 9.15 mm

Mounting: 41.12" x 38" LCL

HYDREL

9144 Deering Avenue, Second Floor • Chatsworth, CA 91311 • www.hydrrel.com
Phone: 866.533.9901 • Fax: 866.533.5291

TYPICAL BOLLARD LIGHTING DETAIL NOT TO SCALE

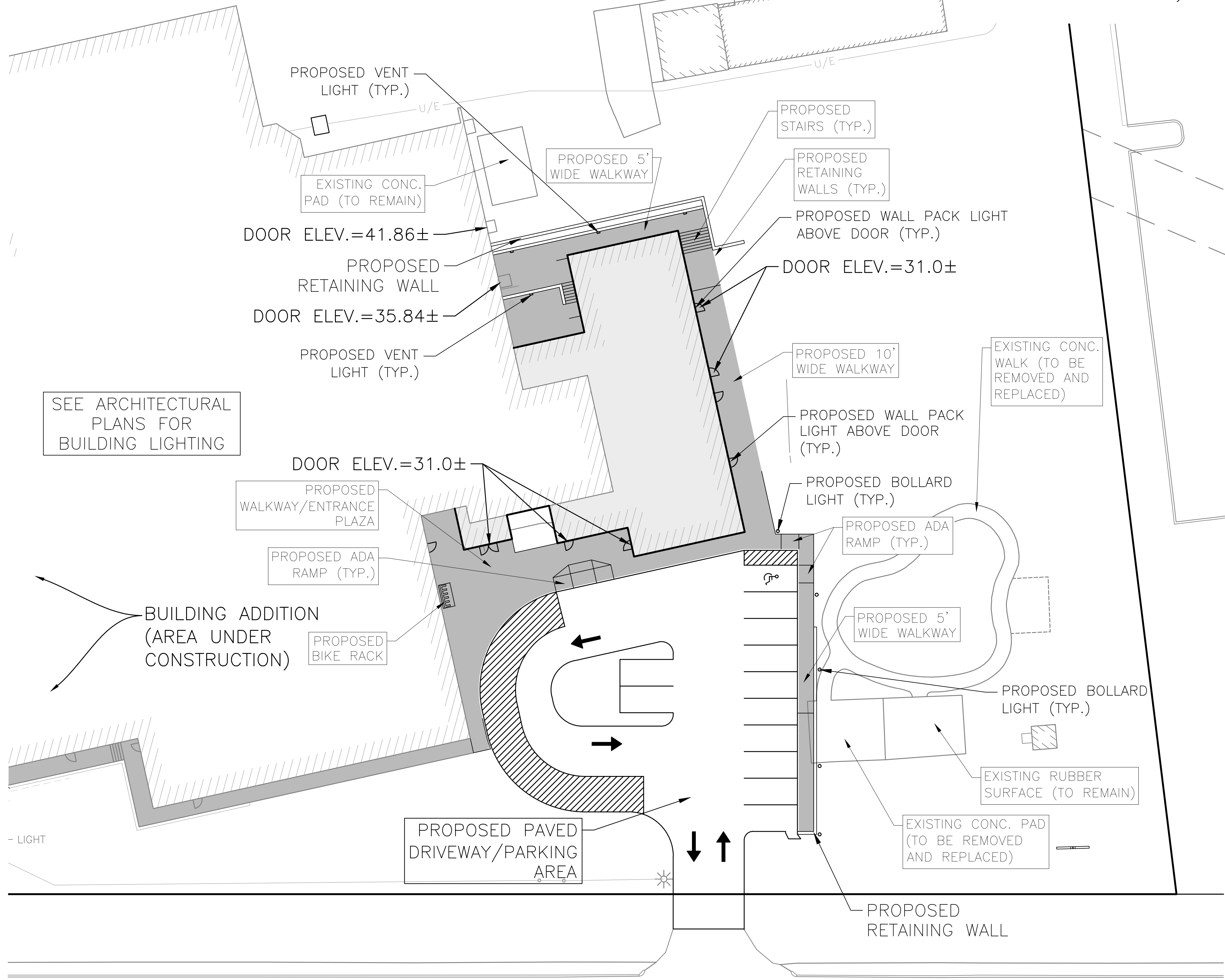
BRICK LIGHTS - OUTDOOR & INDOOR

Cast aluminum housing with black aluminum louver. Three 1/2" IP conduit entries. For wood, brick, masonry and poured concrete installations. Refer to diagram for size. UL listed for wet locations.

P6802-31 Black IC Rated. One 7w 2-pin twin compact fluorescent lamp, G23 base.

P6803-30 White
P6803-31 Black
Therma-Gard protection. One 25w 120V 16-1/2" intermediate base.

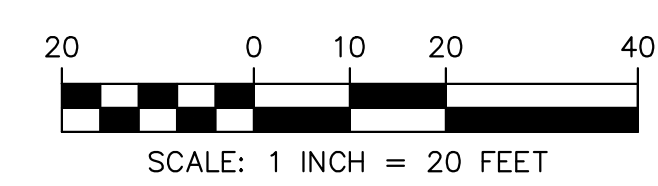
P6805-31 Black
One 120v 15w 2-pin twin CFL GX23 base.



VALLEY ROAD (ROUTE 214)
(PUBLIC - VARIABLE WIDTH - PLAT NO. 1488)

- DRAINAGE WORK NOTES:**
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MICHAEL E. RUSSELL

No. 7956

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE REDEVELOPMENT PLANS

792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 115, PARCEL 1

PREPARED FOR
NEWPORT COUNTY REGIONAL YMCA

DRAWING TITLE:
LIGHTING PLAN

SCALE: 1" = 40'

SHEET NO.
7 of 10

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
- TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
- SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

LANDSCAPE REQUIREMENTS (TOWN OF MIDDLETOWN)

EXISTING VEGETATION (TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS)
 16 EXISTING TREES WITHIN PHASE 1 AREA
 TREES HAVING GREATER THAN 18" DBH THAT CANNOT BE PRESERVED ARE REPLACED WITH TWO TREES OF AT LEAST 4" DBH

PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.
 TOTAL PHASE 1 PROJECT AREA = 212,250 SF
 REQUIRED LANDSCAPE AREA = 53,063 SF (25% OF PROJECT AREA)
 PROVIDED LANDSCAPE AREA = 58,225 SF (±27% OF PROJECT AREA)

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

BUFFERS
 A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT)
 FOR ALL USES, A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.
 A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP, IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS

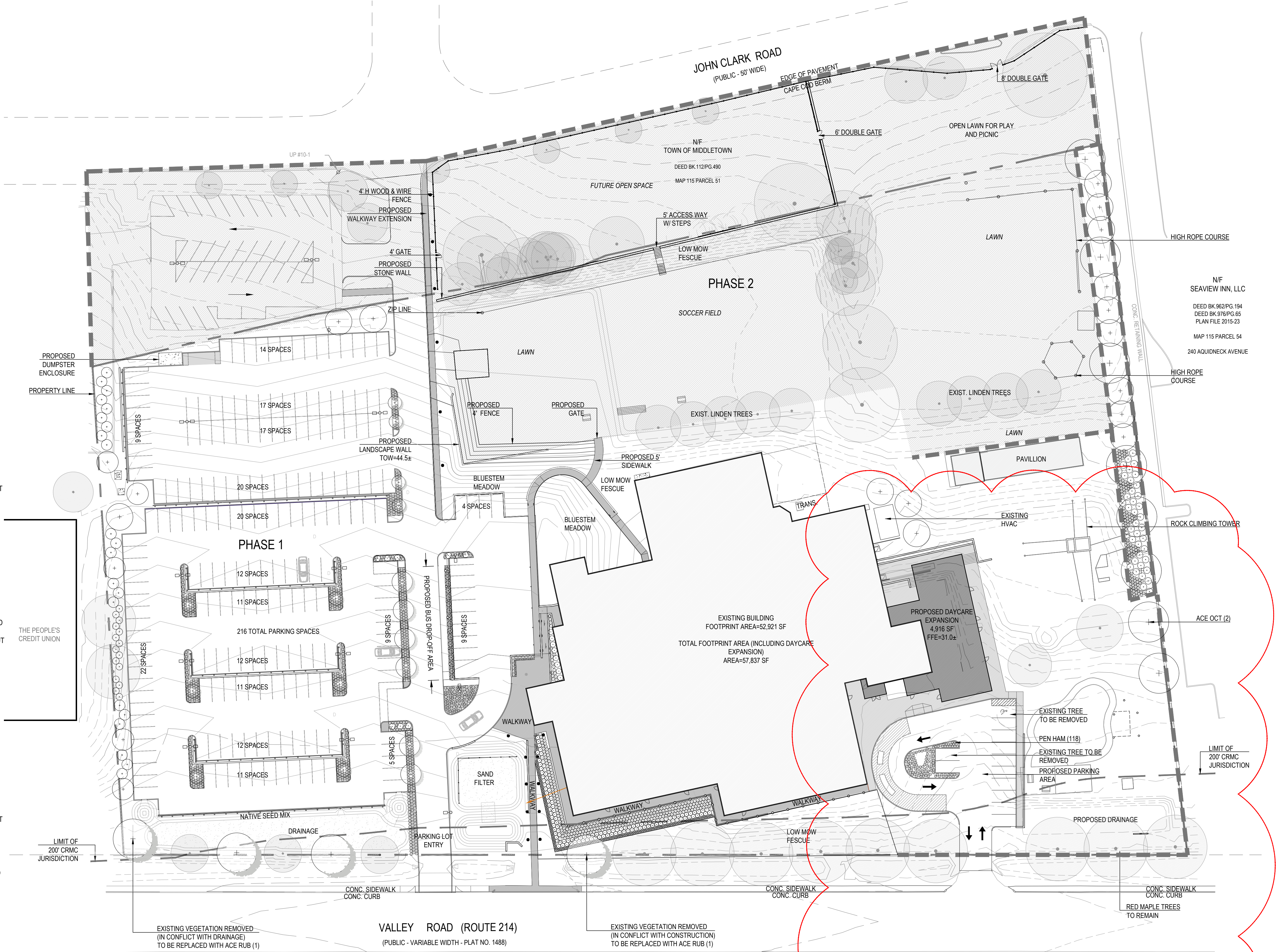
PLANTINGS
 PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE

TREES
 DECIDUOUS TREES - 31 TREES PROPOSED
 PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS
 PLANTED IN STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB.
 SPACED NO FURTHER THEN 30' ON CENTER
 A MINIMUM OF 4" DBH AT TIME OF PLANTING

PARKING LOT TREES - 43 TREES REQUIRED, 24 TREES PROPOSED, 5 TREES EXISTING
 MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
 TREES AT LEAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
 SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA

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

MAINTENANCE
 FOR LARGER PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED
 LANDSCAPE MAINTENANCE PLANS ARE REQUIRED BY SECTION 523, AND PERFORMANCE AND MAINTENANCE GUARANTEES ARE REQUIRED UNDER ARTICLE 7.

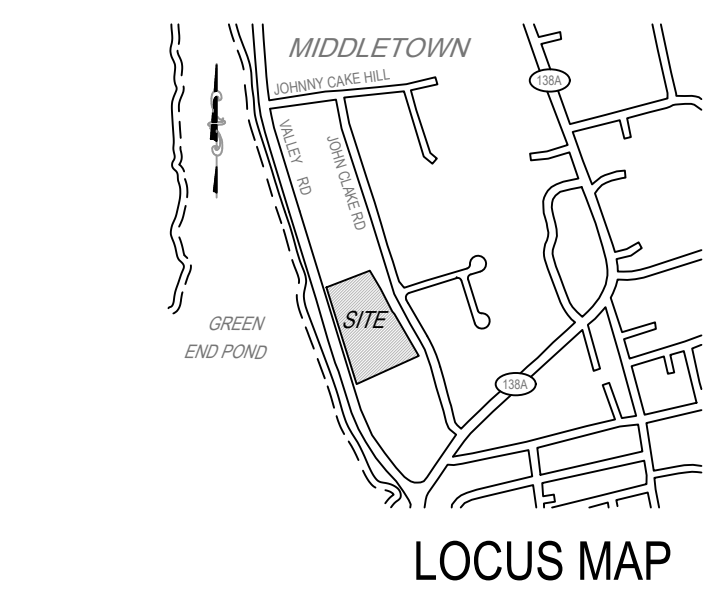


PLANT LIST

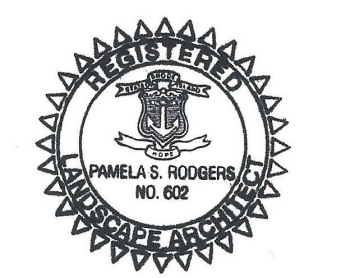
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
ACE OCT	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2	4" CAL.
PEN HAM	PENNISSETUM A. 'HAMEL'	DWARF FOUNTAIN GRASS	118	1 GAL. CONT.
(Circle)		EXISTING TREE TO BE REMOVED		

VERDE DESIGN + HORTICULTURE
 89 DR MARCUS WHEATLAND BLVD
 NEWPORT RI 02840
 O. 401 619-0562
 verdegarden@gmail.com

CIVIL ENGINEER
 LDEC
 1700 WEST MAIN ROAD
 MIDDLETOWN RI
 401 354 2050



YMCA
 792 VALLEY ROAD
 MIDDLETOWN, RI



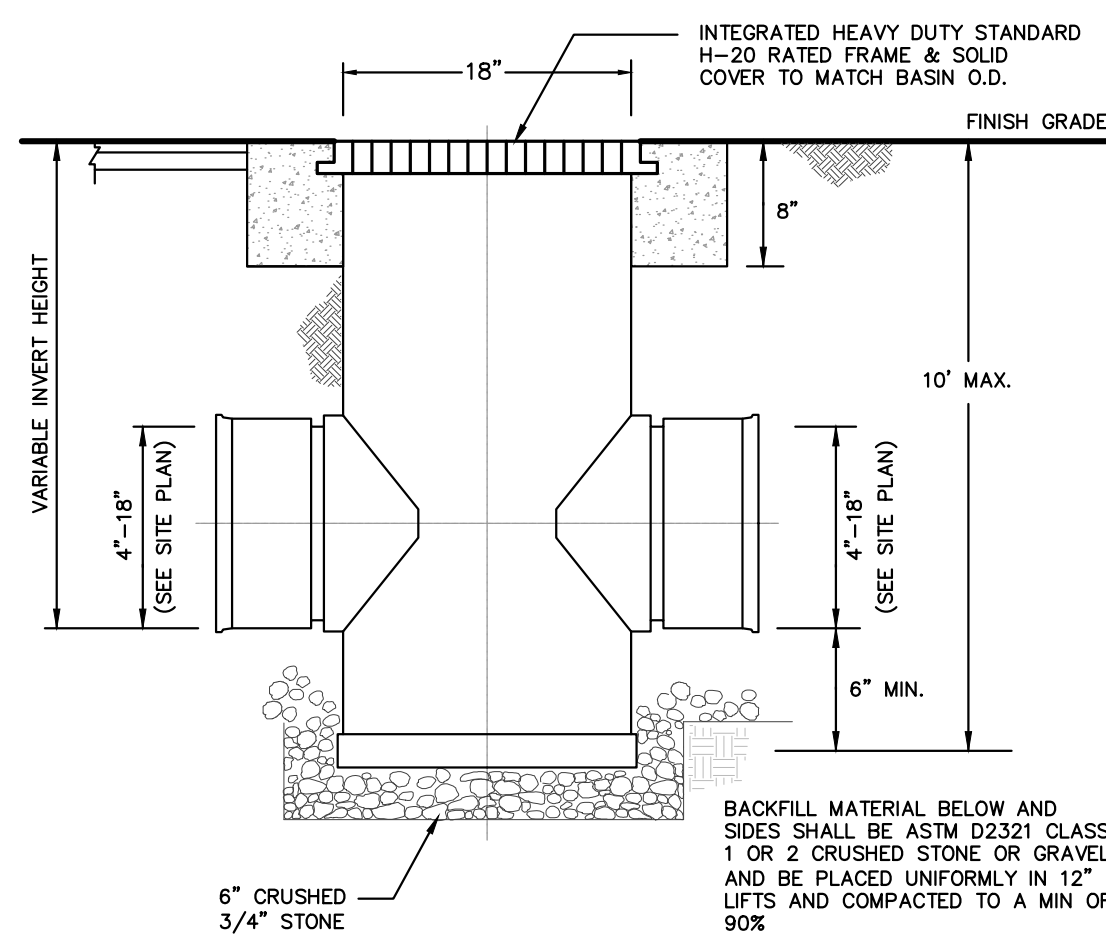
PROJECT NUMBER: 19.028
 DRAWN BY: KD
 CHECKED BY: PR
 SCALE: 1"=40'-0"
 DATE: 05.24.2023

REVISIONS:

NO.	DATE	DESCRIPTION
1	05.24.2023	DAYCARE LANDSCAPE

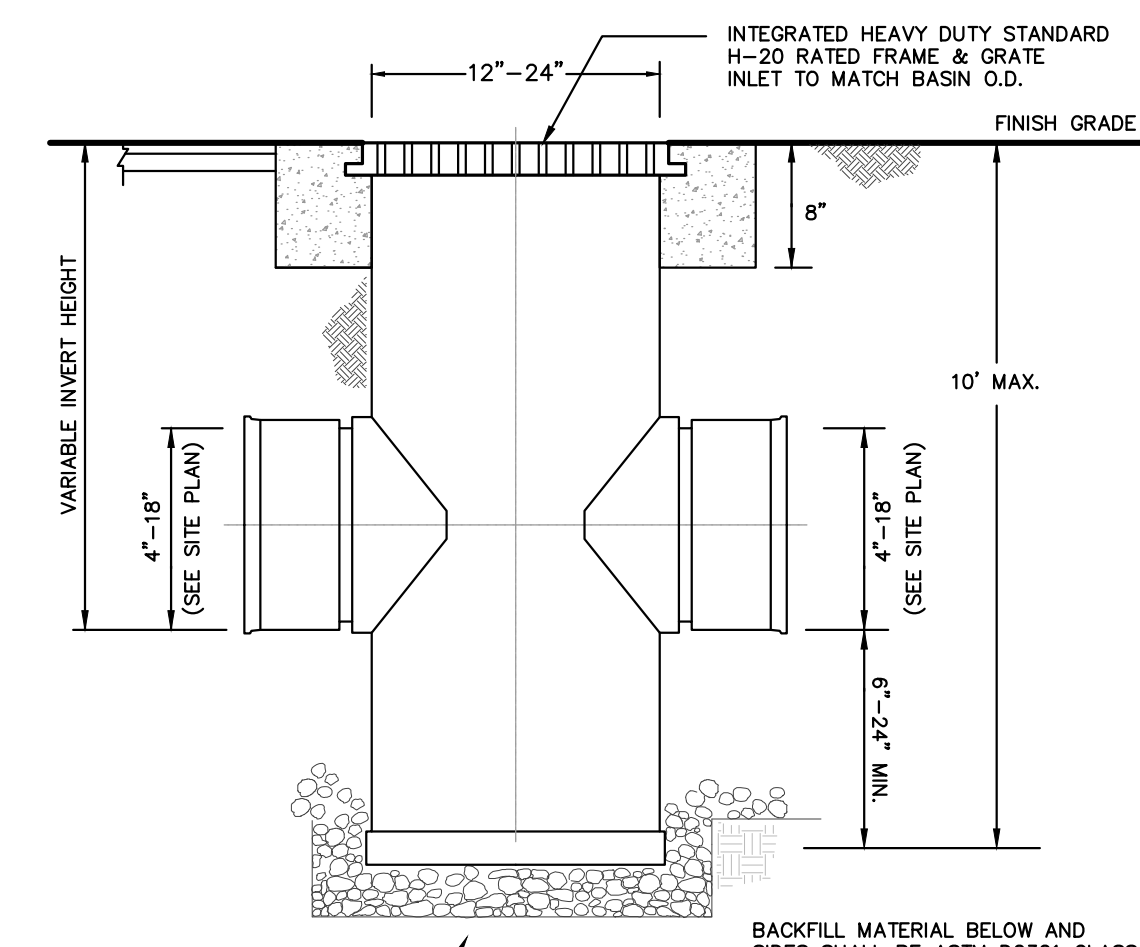
LANDSCAPE PLAN





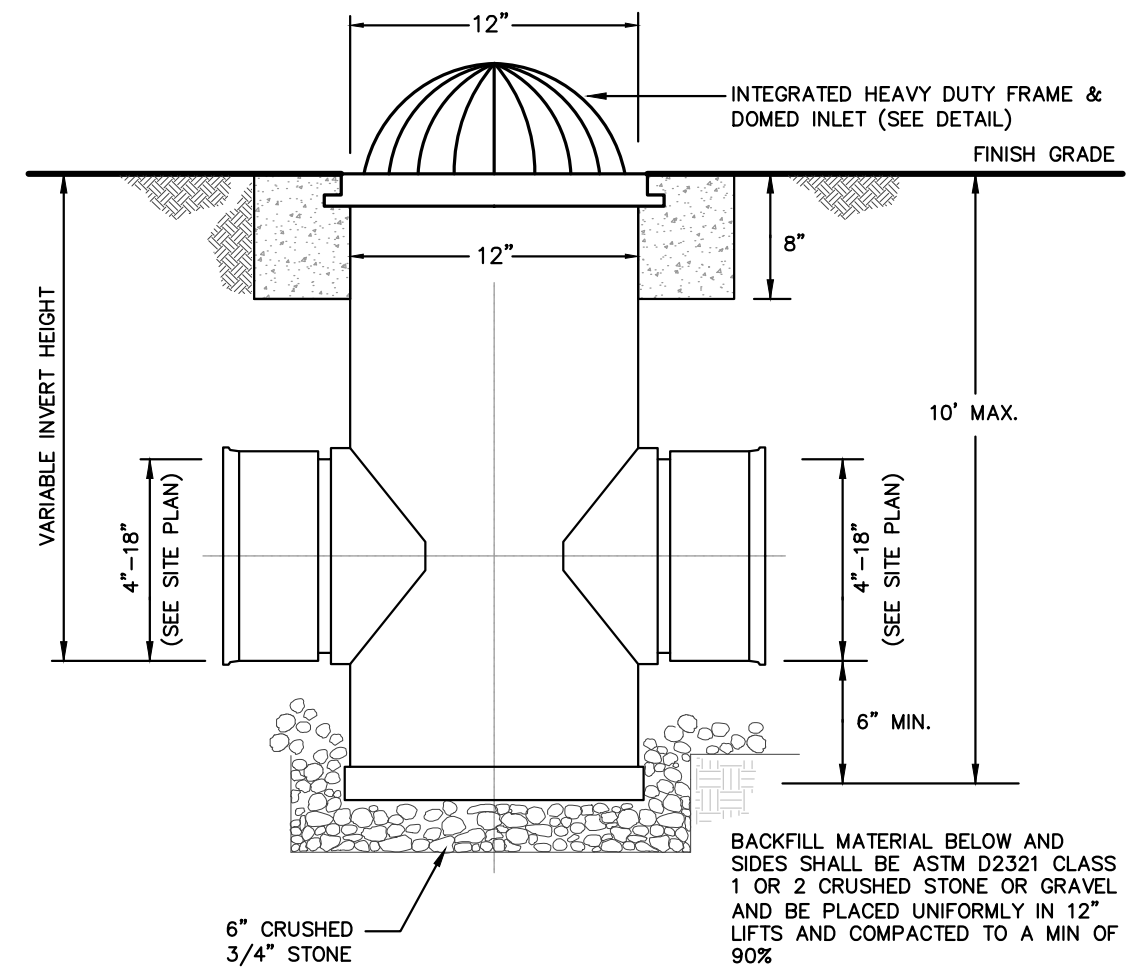
**TYPICAL DRAIN MANHOLE DETAIL
NYLOPLAST DRAIN BASIN**

- NOTES:**
1. ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
 2. FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 3. CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



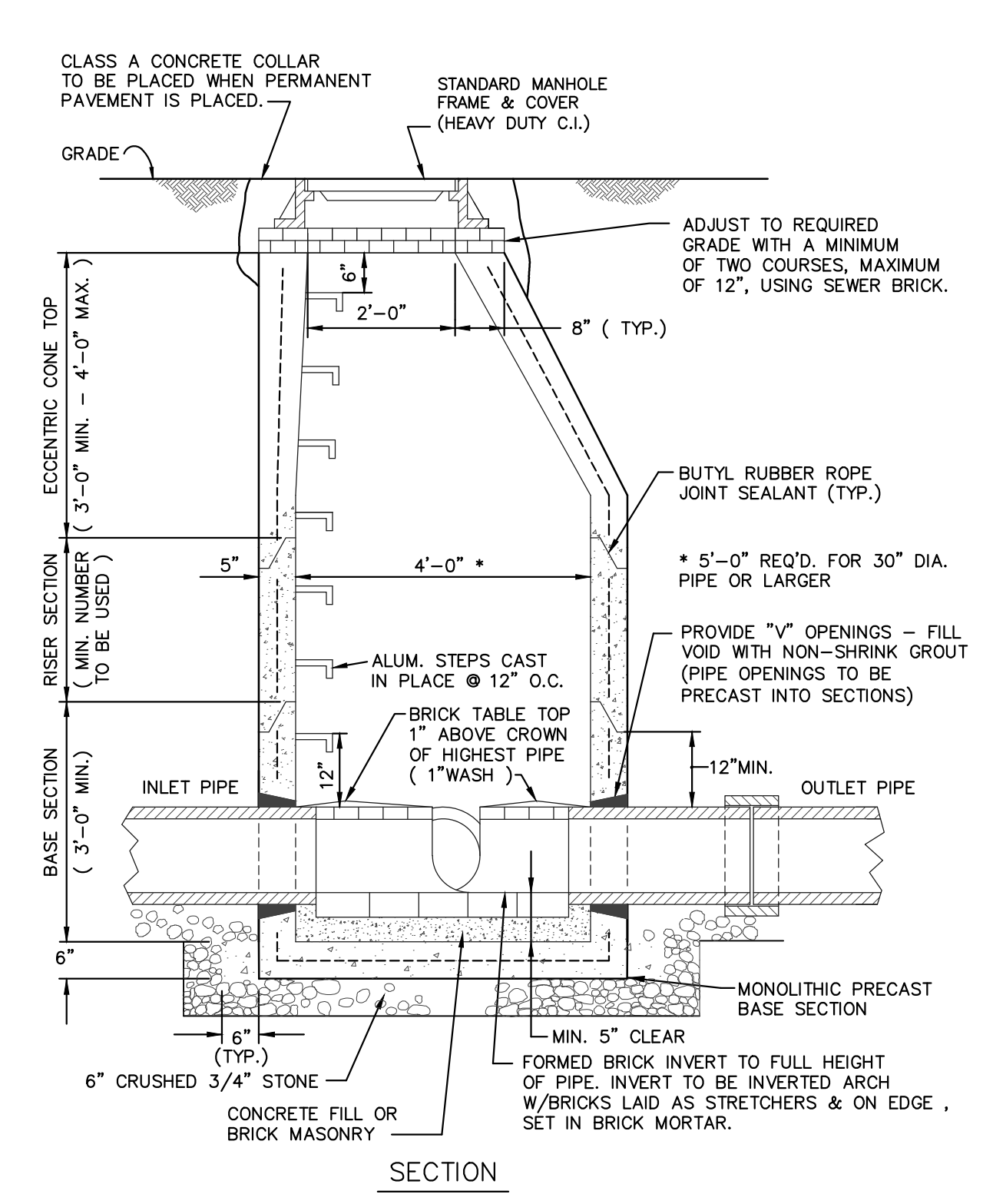
**SIDEWALK AREA DRAIN WITH SUMP DETAIL
NYLOPLAST DRAIN BASIN**

- NOTES:**
1. ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
 2. FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 3. CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



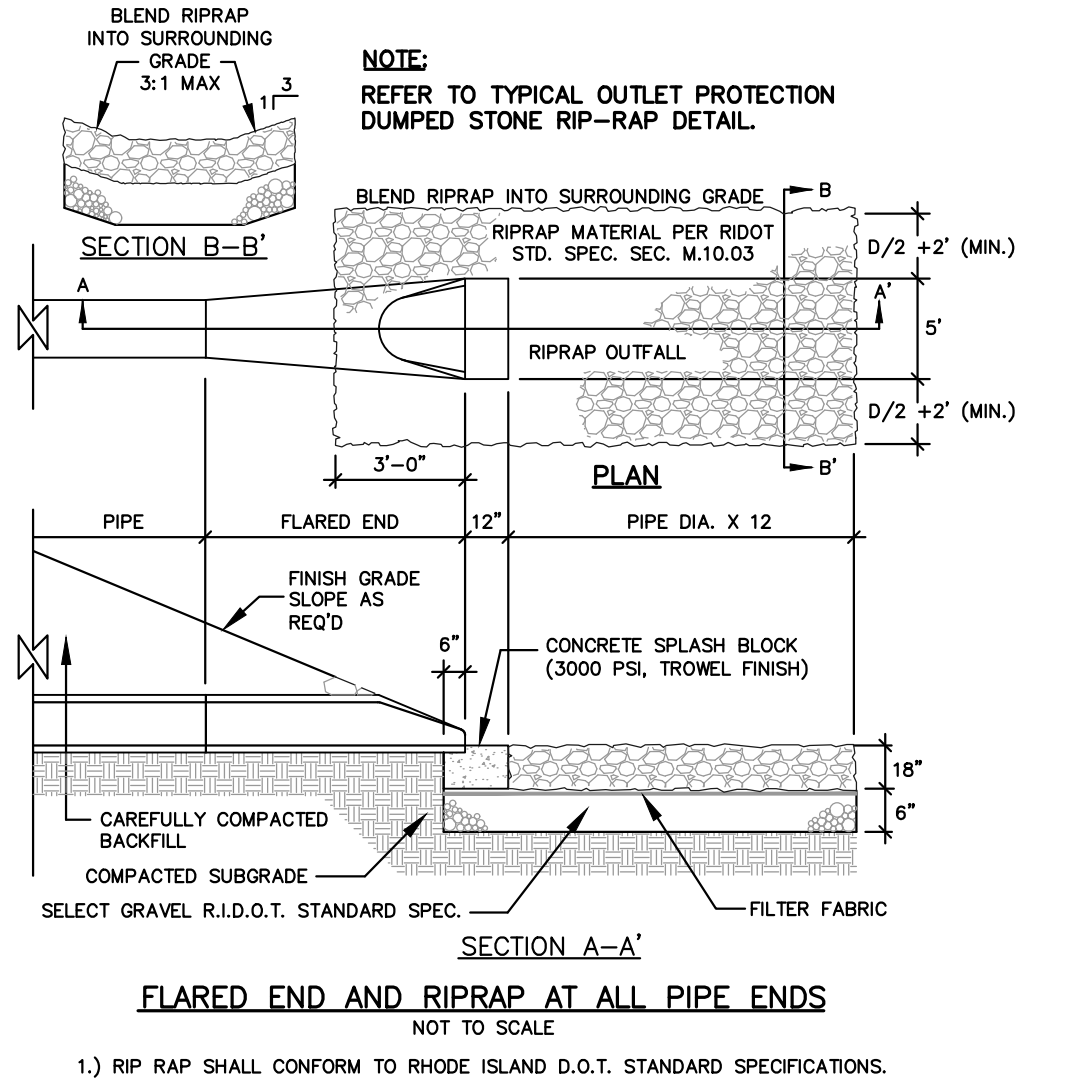
**TYPICAL LAWN AREA DRAIN DETAIL
NYLOPLAST DRAIN BASIN**

- NOTES:**
1. ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
 2. FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 3. CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



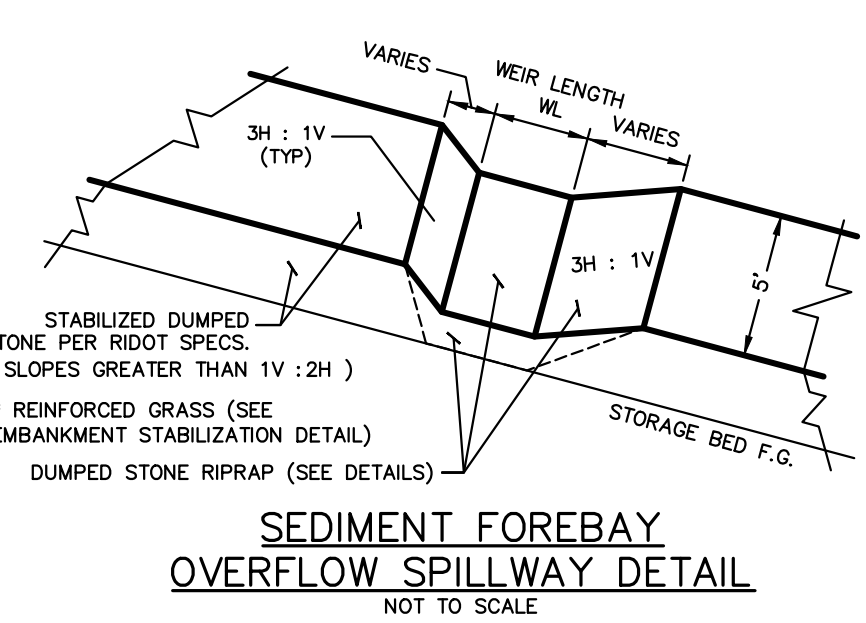
PRECAST CONCRETE DMH DETAIL

- NOTES:**
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 2. USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
 3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 4. ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



FLARED END AND RIPRAP AT ALL PIPE ENDS

- 1.) RIP RAP SHALL CONFORM TO RHODE ISLAND D.O.T. STANDARD SPECIFICATIONS.



**SEDIMENT FOREBAY
OVERFLOW SPILLWAY DETAIL**

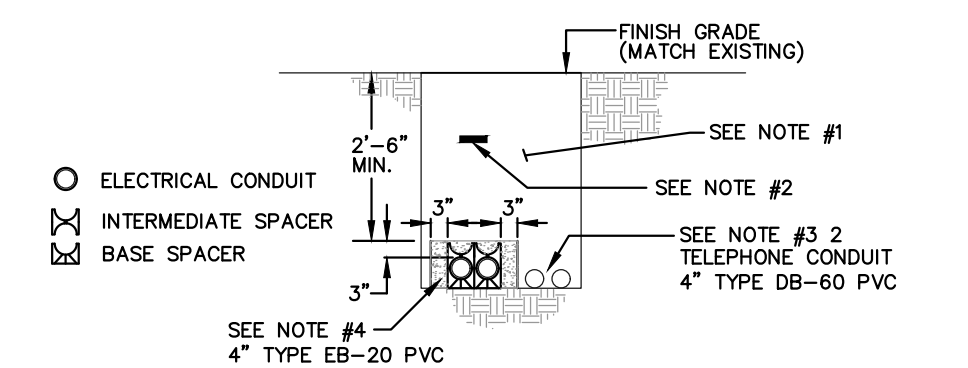
- NOT TO SCALE

DRAINAGE WORK NOTES:

1. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.
2. THERE ARE NO STORMWATER IMPACTS TO THE STATE HIGHWAY LAYOUT. ALL STORMWATER IMPACTS FROM THIS DEVELOPMENT HAVE BEEN MITIGATED ON SITE.

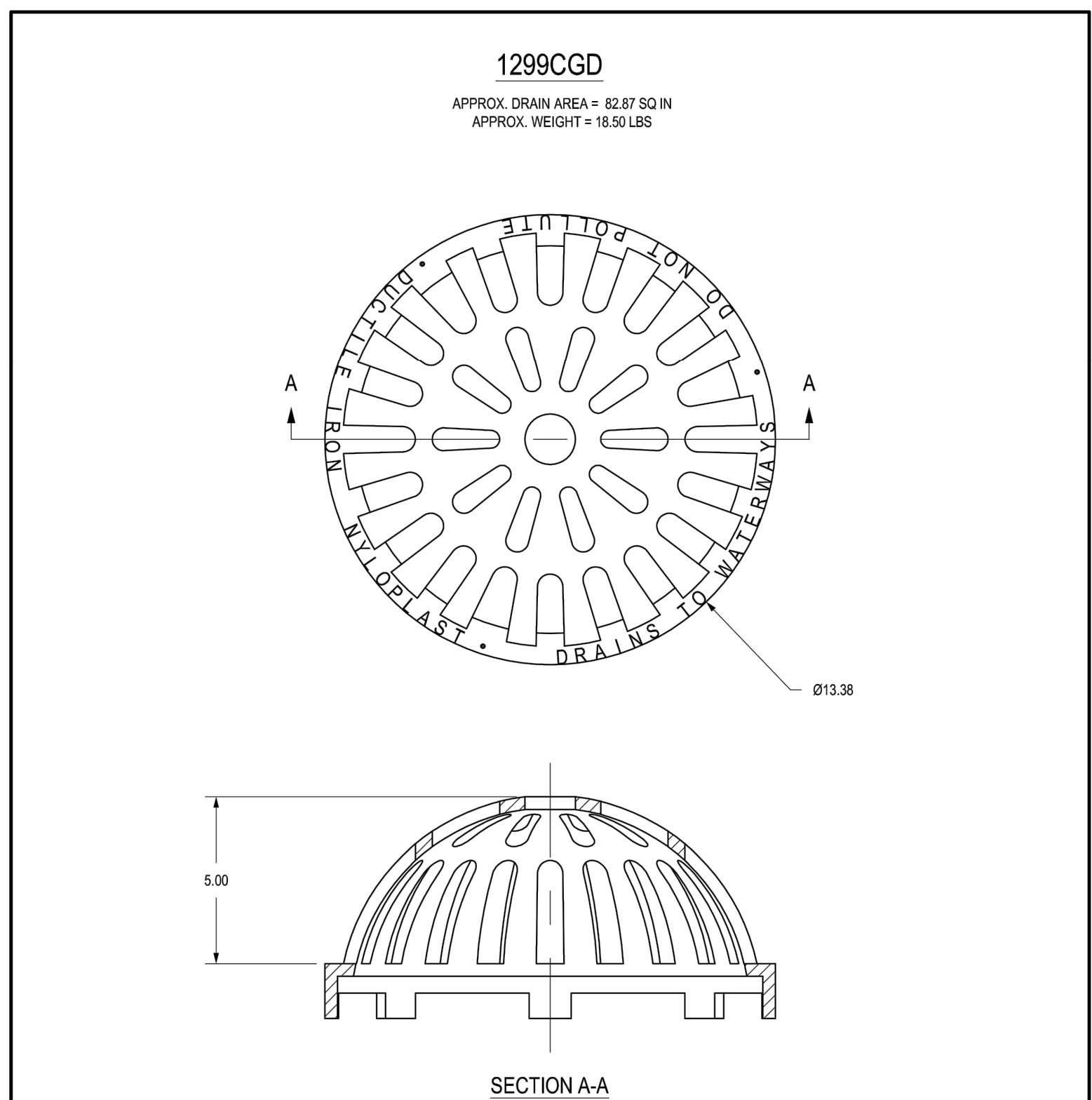
ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.



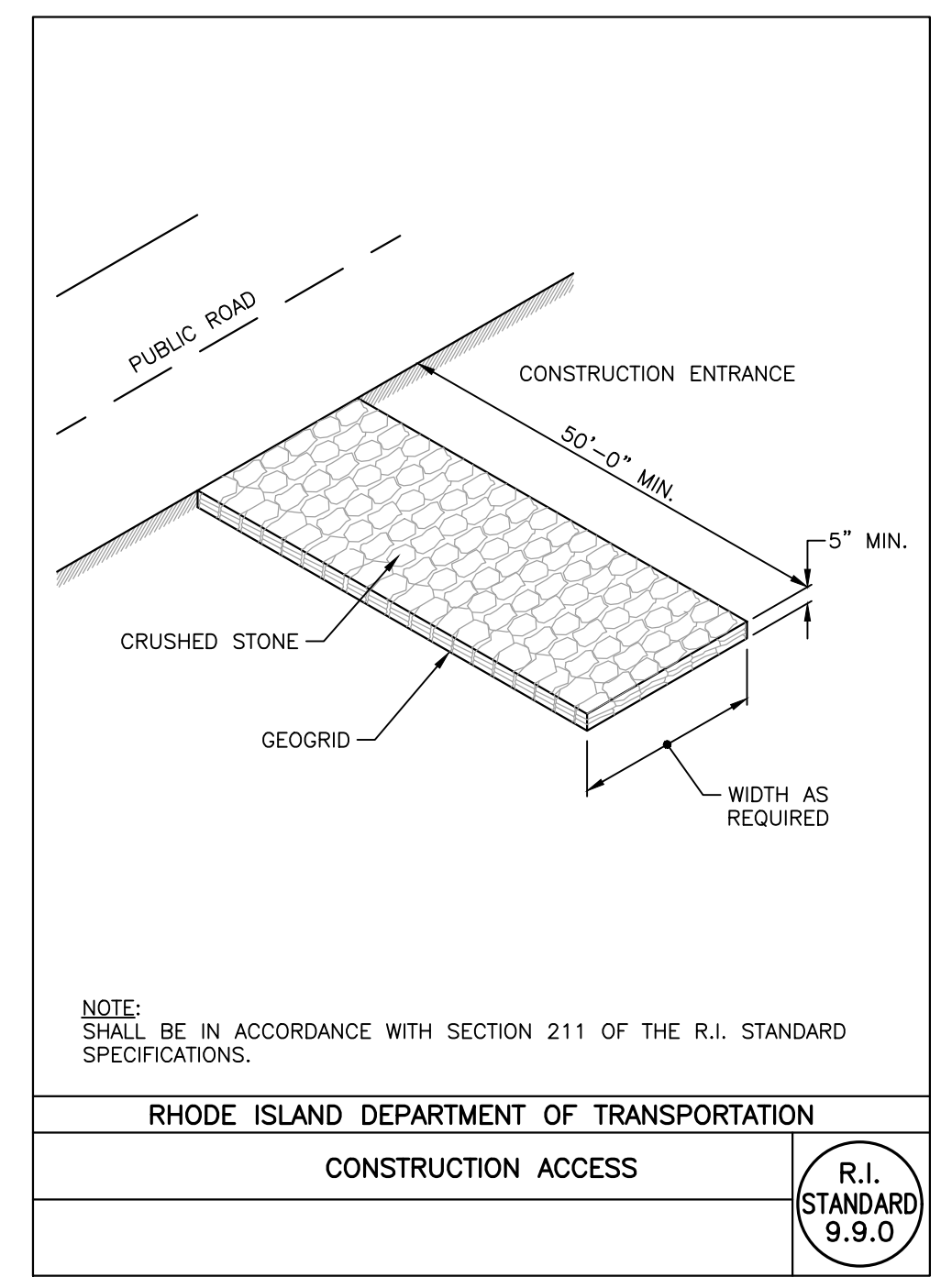
**ELECTRIC & TELEPHONE PRIMARY
SERVICE DETAIL**

- NOTES:**
- (1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASHES, CINDERS, SHELL, OR FROZEN MATERIAL.
 - (2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
 - (3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:
COMMUNICATION - 3" OF CONCRETE ENCASUREMENT
WATER, GAS, SEWER - 12" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.
 - (4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 6 INCHES; CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 021.



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOCKING DEVICE AVAILABLE UPON REQUEST

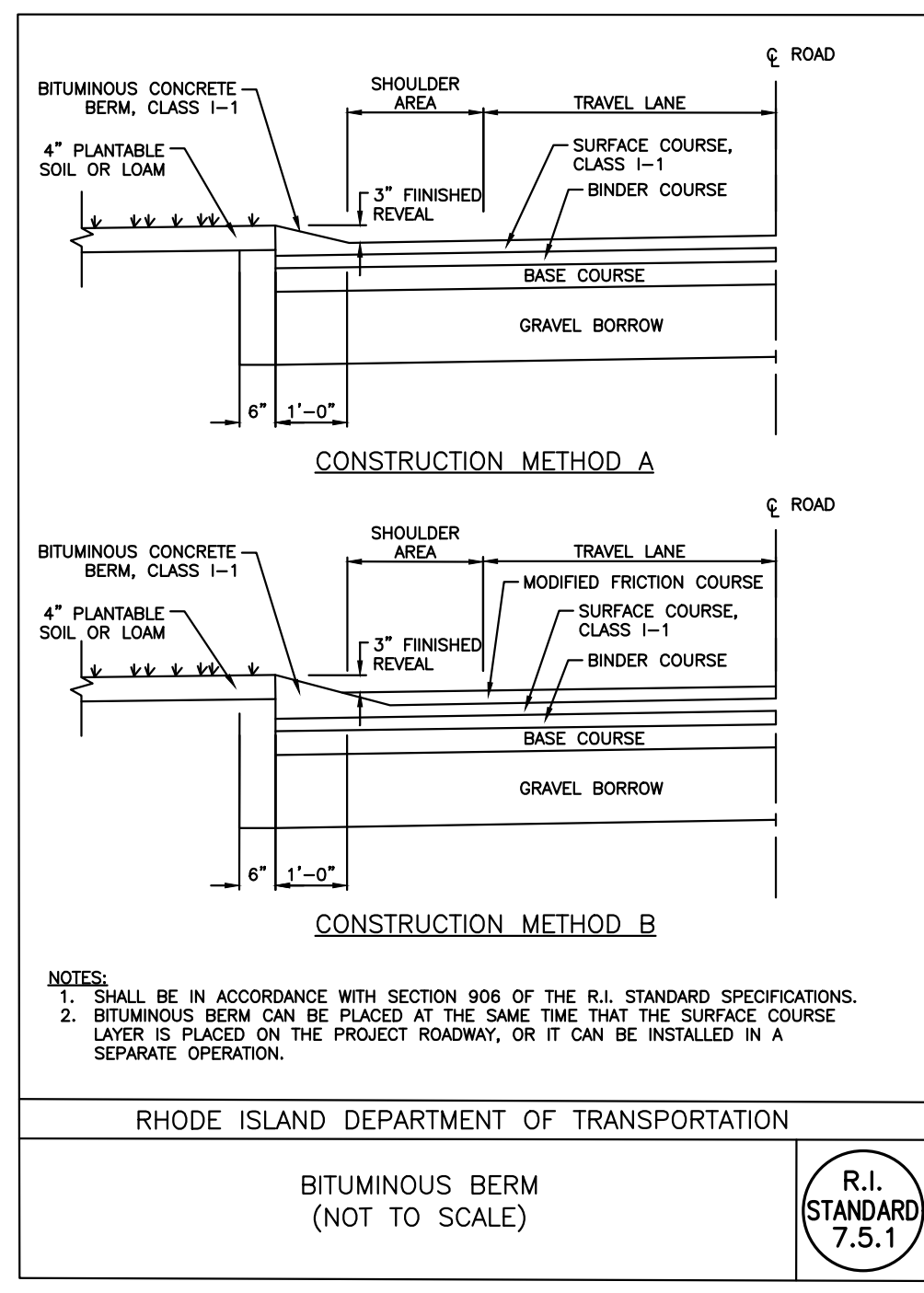
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DATE: 03-08-06	PROJECT NO. NAME:	TITLE: 12 IN DOME GRATE	DWG NO.: 7901-110-026
REVISED BY: CCA	DATE: 08-30-13	SCALE: 1:4	SHEET: 1 OF 1
DWG SIZE: A			REV: E



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CONSTRUCTION ACCESS**

NOT TO SCALE

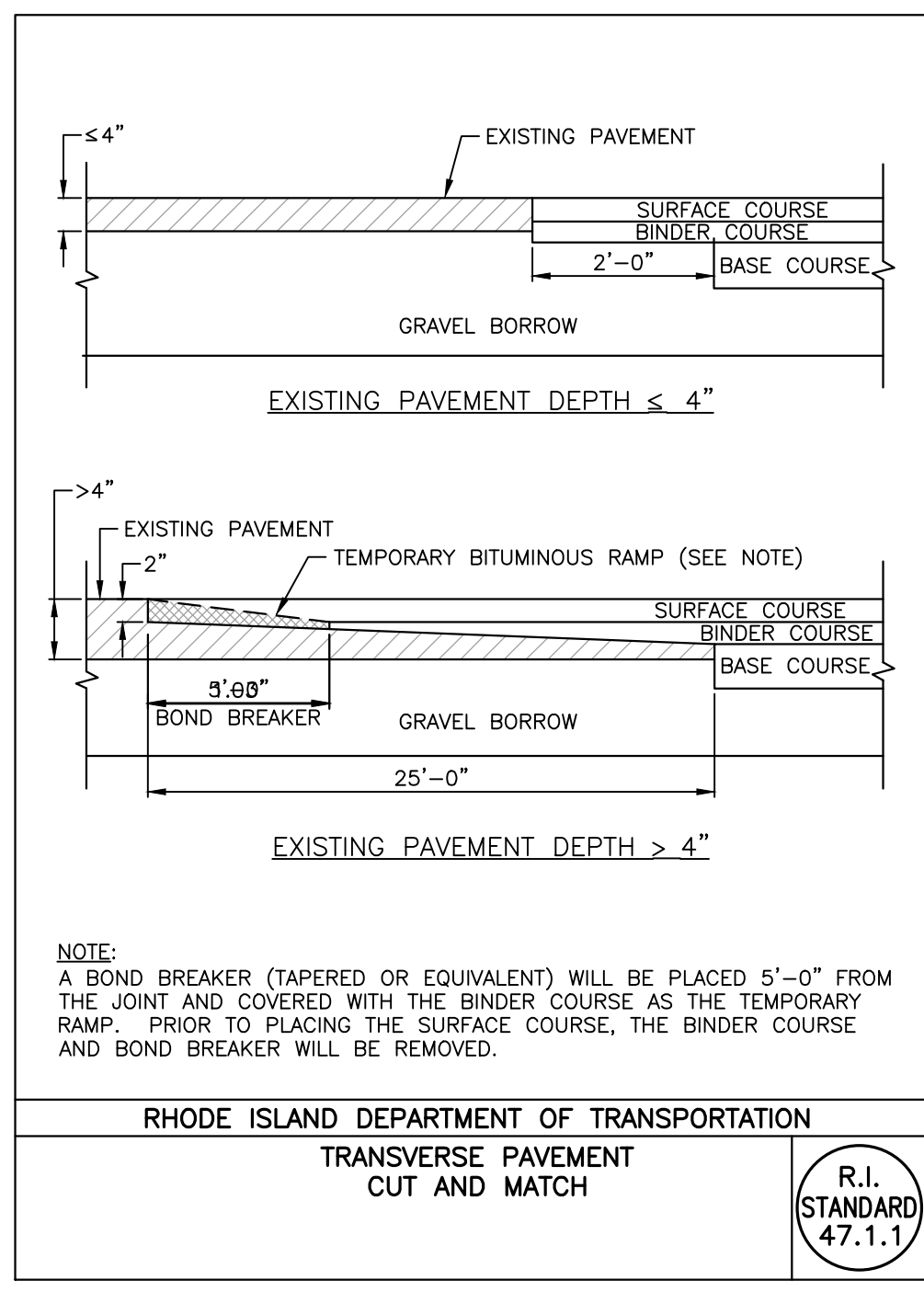
R.I. STANDARD 9.9.0



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BITUMINOUS BERM**

NOT TO SCALE

R.I. STANDARD 7.5.1



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION
TRANSVERSE PAVEMENT
CUT AND MATCH**

NOT TO SCALE

R.I. STANDARD 47.1.1

LDEC
Land Development Engineering & Consulting, LLC

207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION
1.	5/2/2023	UPDATED ZONING AND PARKING TABLES
2.	6/1/2023	GENERAL REVISIONS PER TOWN COMMENTS

PLAN REVISIONS

DATE: APRIL 7, 2023

DRAWN BY: SJE
COMPS BY: SJE
CHECK BY: MER

PROJECT NO: 20014

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

CONSTRUCTION DETAILS

792 VALLEY ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 115, PARCEL 1

PREPARED FOR
NEWPORT COUNTY REGIONAL YMCA

DRAWING TITLE:
**CONSTRUCTION
DETAILS**

SCALE: NOT TO SCALE

SHEET NO.
9 of 10

