

# VALLEY CROSSING

## PROPOSED 10,000 SF MEDICAL OFFICE ASSESSOR'S PLAT 107NE LOT 402B VALLEY ROAD MIDDLETOWN, RHODE ISLAND

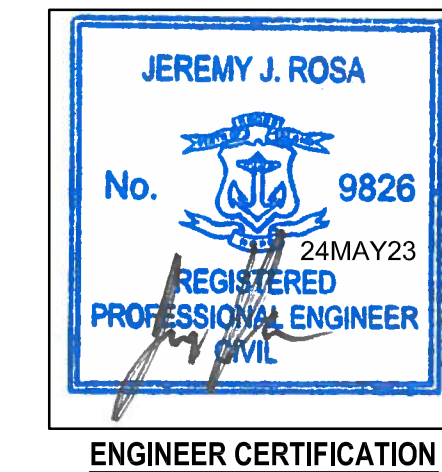
CIVIL ENGINEER:

**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

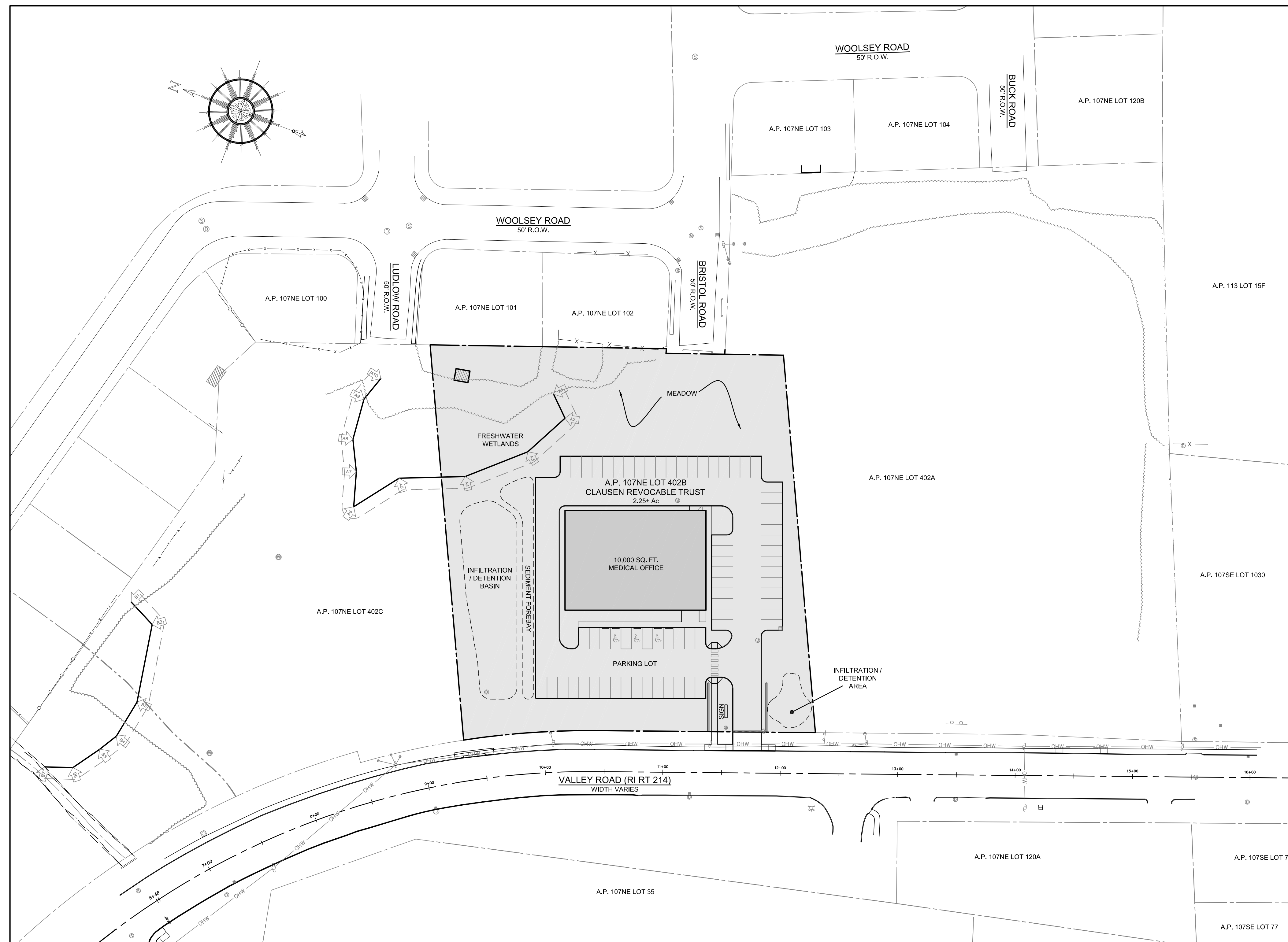


OWNER:

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

APPLICANT:

BUCCI DEVELOPMENT INC.  
PO BOX 6187  
WARWICK, RI 02887



### SITE PLAN

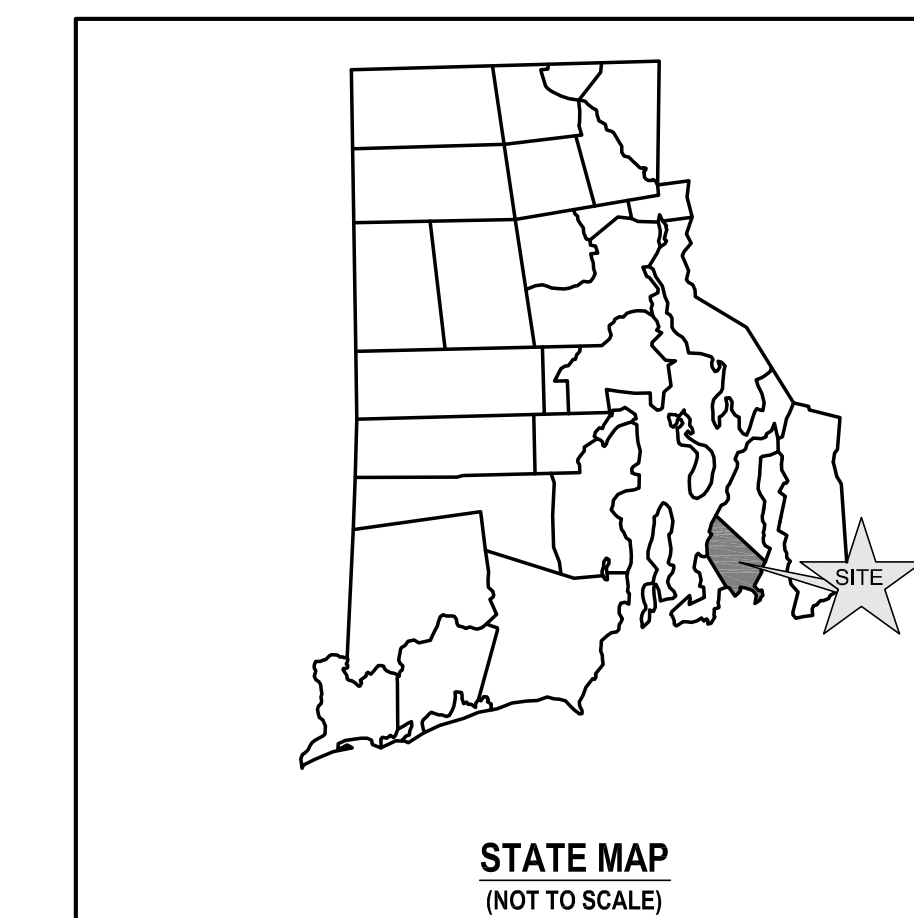
SCALE = 1"=50'

## MAY 24, 2023 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
RIDEM	FEB 22, 2023	RIPDES (SITE REDESIGN)
RIDEM	MAY 24, 2023	RESPONSE TO COMMENTS

## 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 L8A (TRAFFIC SENSITIVE LIMITED BUSINESS). ABUTTING PROPERTIES ALONG VALLEY ROAD ARE ALSO ZONED L8A, 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. AVIZINS, CPSS, PWS IN NOVEMBER 2021. MONITORING WELL WERE INSTALLED AND OBSERVED BY HOFFMAN ENGINEERING DURING FEBRUARY 2023.
- 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 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 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 (SRMC)
  - 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 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 DISINTEGRATION 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.
  - INSTALL BOX CULVERTS AT ENTRANCE FROM VALLEY ROAD.
  - 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 ON SHEET C-8.
  - ROUGH GRADE SITE, GRADE UPSTREAM SWALE AROUND CONSTRUCTION AREA AS SHOWN ON SOIL EROSION AND SEDIMENT CONTROL PLAN.
  - ROUGH GRADE REMAINDER OF SITE.
  - BEGIN BUILDING CONSTRUCTION.
  - INSTALL UTILITY SERVICES PER APPROVED DESIGNS. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED UNDER SUPERVISION BY THE PROVIDING ENTITIES.
  - INSTALL THE STORMWATER SYSTEM IN ACCORDANCE WITH THE PLANS AND DETAILS. BOTTOM OF TEMPORARY SEDIMENT TRAP SHALL BE TILLED TO ADDRESS POTENTIAL COMPACTION BEFORE FINALIZING INFILTRATION BASIN CONSTRUCTION.
  - INSTALL PAVEMENT BASE AND FINAL GRADE SITE. 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.
  - INSTALL CONCRETE SIDEWALKS.
  - REMOVE CONSTRUCTION ENTRANCE AND INSTALL BINDER PAVEMENT COURSE.
  - ESTABLISH FINAL VEGETATIVE GROWTH ON ALL DISTURBED AREAS. INSTALL PROPOSED LANDSCAPING AND SPECIFIED MEADOW AREAS.
  - INSTALL PAVEMENT TOP COURSE.
  - 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.
  - AREAS OF PROPOSED INFILTRATION BASIN 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.
  - KEEPS 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 LBS/ACRE
  - SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
    - WINTER RYE: 100 LBS/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 RESEEDDED 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 OR PRECAST CONCRETE AS NOTED ON PLANS.
- STRUCTURE ROOFTOP SHALL DISCHARGE RUNOFF TO PAVEMENT OR DIRECTLY TO INFILTRATION BASIN. ROOF LEADERS TO DISCHARGE TO CONCRETE / PAVED SURFACES OR CONCRETE SPLASH BLOCKS WHERE NECESSARY.
- TRENCH DRAIN AT ENTRANCE SHALL HAVE A CAST IRON, PEDESTRIAN SAFE GRATE.
- SWALES, 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.

## BAILEY BROOK RECEIVING WATER CONDITIONS TABLE:

NAME	BAILEY'S BROOK
STREAM ORDER	02
WATERBODY ID	R007035R-01
WB DESCRIPTION	BAILEY'S BROOK AND TRIBUTARIES
IMPAIRMENTS	MIDDLETOWN 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

## 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 GULLING. REINFORCE STONE IF EDGE INLET IS FOUND TO BE DEFICIENT. EROSION IS PRESENT AT THE WEIR, 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, OFFICE 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 GULLING. 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.
- EMBANKMENTS 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 RESEDED. ALL WORK SHALL BE CARRIED OUT BY A QUALIFIED CONTRACTOR.

- DURING INSPECTION, REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE BASIN. ANY INVASIVE VEGETATION ENCRACING 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.

### TRENCH DRAIN / 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 STRUCTURES SHALL BE INSPECTED FOR THE PRESENCE OF DEBRIS OR SEDIMENTS. SEDIMENTS SHALL BE REMOVED VIA A VACUUM TRUCK OR BY HAND. 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 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 INTERNAL STEPS OF DRAIN MANHOLE (IF ANY) 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 GULLING. 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.

## PARKING CALCULATIONS:

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

ASSUMING 6,800 SF OF QUALIFYING FLOOR AREA

6,800 SF / 100 = 68 SPACES REQUIRED

68 SPACES PROVIDED + 1 LOADING ZONE

## MEADOW NOTES

### MULCHING:

A. MULCHING SHALL BE REQUIRED ON ALL SEEDING. MULCH WILL REDUCE EROSION BEFORE GRASS OR MEADOW IS ESTABLISHED AND WILL PROMOTE MORE RAPID GROWTH AND ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED IN COMPLIANCE WITH THIS MULCHING REQUIREMENT.

B. SPREAD STRAW MULCH BY HAND OR MECHANICALLY SUCH THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE IS COVERED. MINIMUM DISTRIBUTION SHALL BE 90 POUNDS PER 1,000 SQUARE FEET.

C. STRAW MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. APPLICATIONS SHALL BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHALL BE UNIFORM IN APPEARANCE.

D. MULCH MATERIALS SHALL BE WOOD FIBER APPLIED WITH A HYDROMULCH AT 2000 LBS PER ACRE.

### SEEDING NOTES:

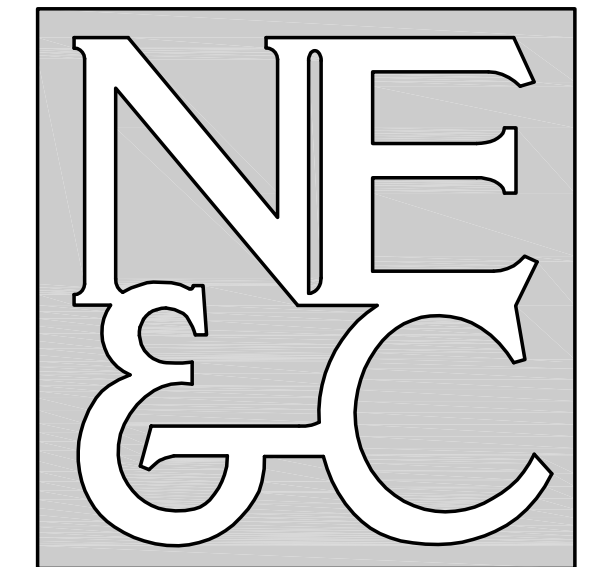
A. THE SUGGESTED SEED MIX TO BE UTILIZED SHALL BE SIMILAR TO 'LOW-GROWING WILDFLOWER AND GRASS MIX', AS SUPPLIED BY ERNST SEEDS, OR APPROVED EQUAL.

B. SEEDING RATE FOR THIS MIX SHALL BE 20-40 LBS PER ACRE.

C. PRIOR TO CONSTRUCTION, THE SUGGESTED SEED MIX SHALL BE REVIEWED AND APPROVED BY A RI REGISTERED LANDSCAPE ARCHITECT.

D. IF INSTALLING SEED UTILIZING HYDROSEEDER DEVICE, PROVIDE FIBER MULCH AND STARTER FERTILIZER MIX. IF BROADCASTING SEEDING, APPLY STARTER FERTILIZER PRIOR TO SEEDING AND TOP DRESS WITH 2-INCHES OF STRAW MULCH FOLLOWING SPREADING OF SEED.

## NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
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SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL

## TOWN OF MIDDLETOWN ZONING DATA:

ZONING DISTRICT:	L8A (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

5	SITE REDESIGN	22FEB23			
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. 22FEB23		

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

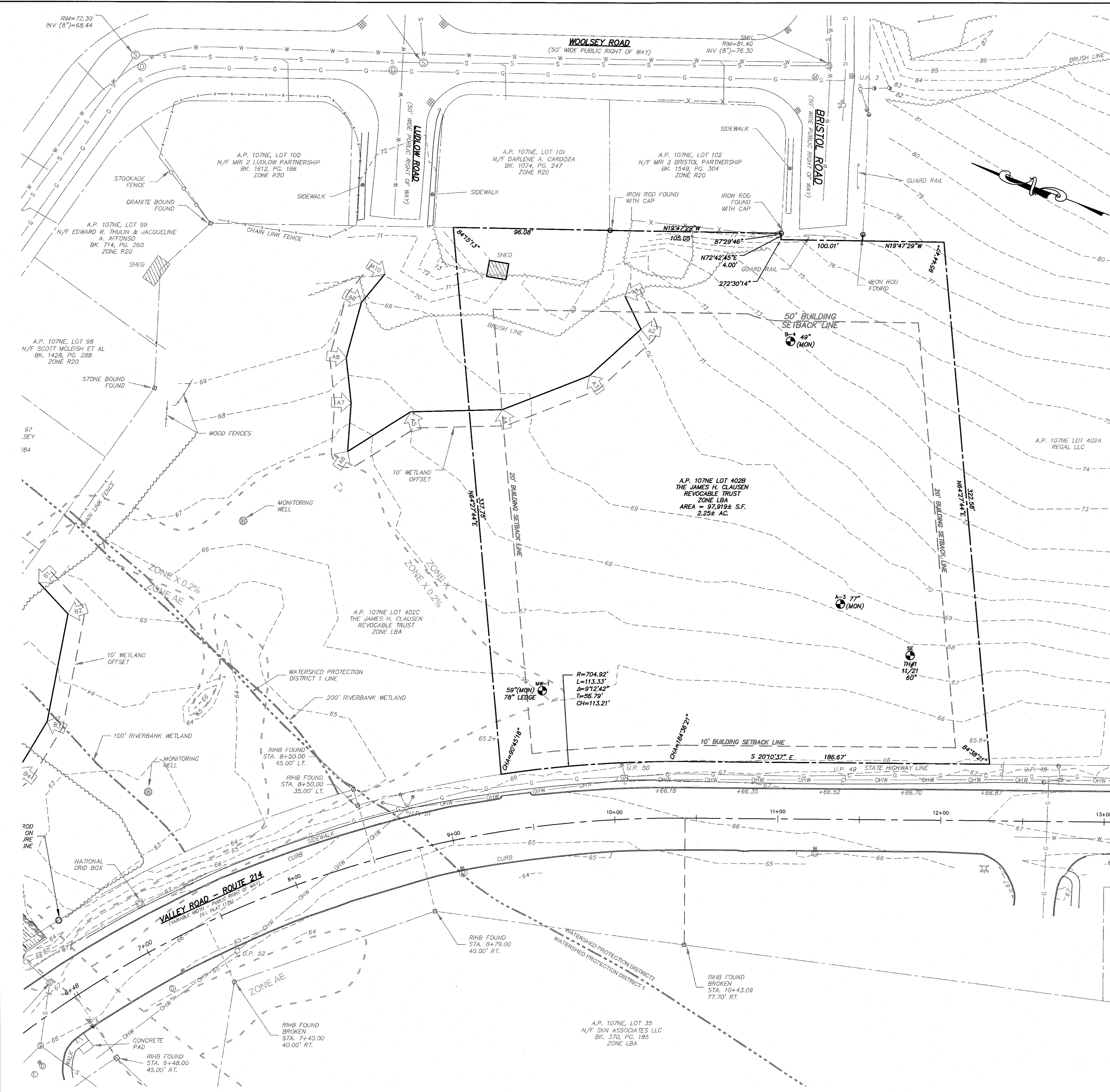
Client/Owner:  
**JAMES H. CLAUSEN REVOCABLE TRUST**  
7067 VILLA ESTELLE DRIVE  
ORLANDO, FL 32819

Issued for:  
**PERMITTING**

Drawing Title:  
**PROJECT NOTES**

Drawing Number: <b>C-2</b>
Sheet <b>2</b> of <b>9</b>
Project Number: <b>18225.5</b>
Survey Index: --

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT. WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.



- GENERAL NOTES:**
- 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-7, 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). 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 4405050093J LAST REVISED SEPTEMBER 4, 2015.
  - 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.)
  - 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-7, 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
-66-	TOPOGRAPHIC CONTOUR
---	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
CHW	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
⊕	MONITORING WELL LOCATION

**SURVEYOR'S CERTIFICATION:**

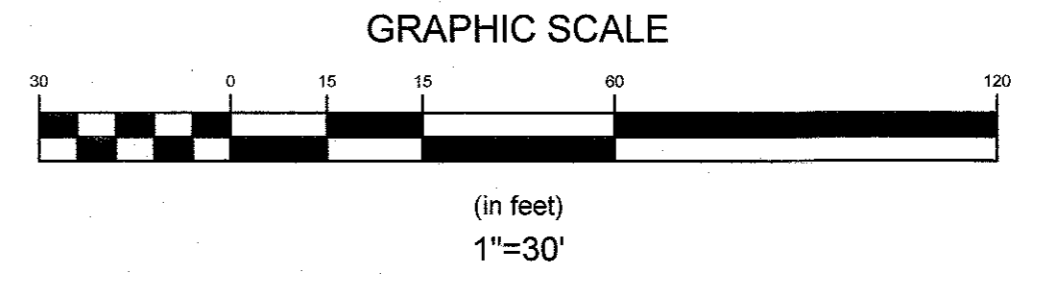
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

**TYPE OF SURVEY:**  
 COMPREHENSIVE BOUNDARY SURVEY (SEE GENERAL NOTE 11)  
 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 5/25/23  
 COA NO. A355



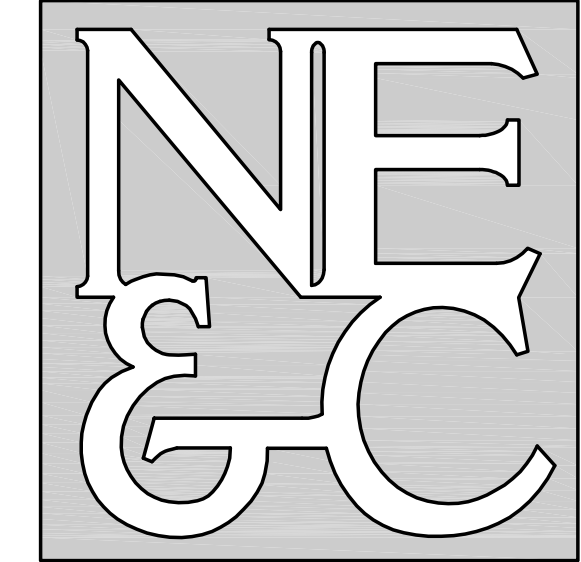
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**SITE/CIVIL  
 LAND PLANNING  
 WATERFRONT  
 SURVEYING  
 GEOTECHNICAL  
 ENVIRONMENTAL  
 TRANSPORTATION  
 STRUCTURAL**

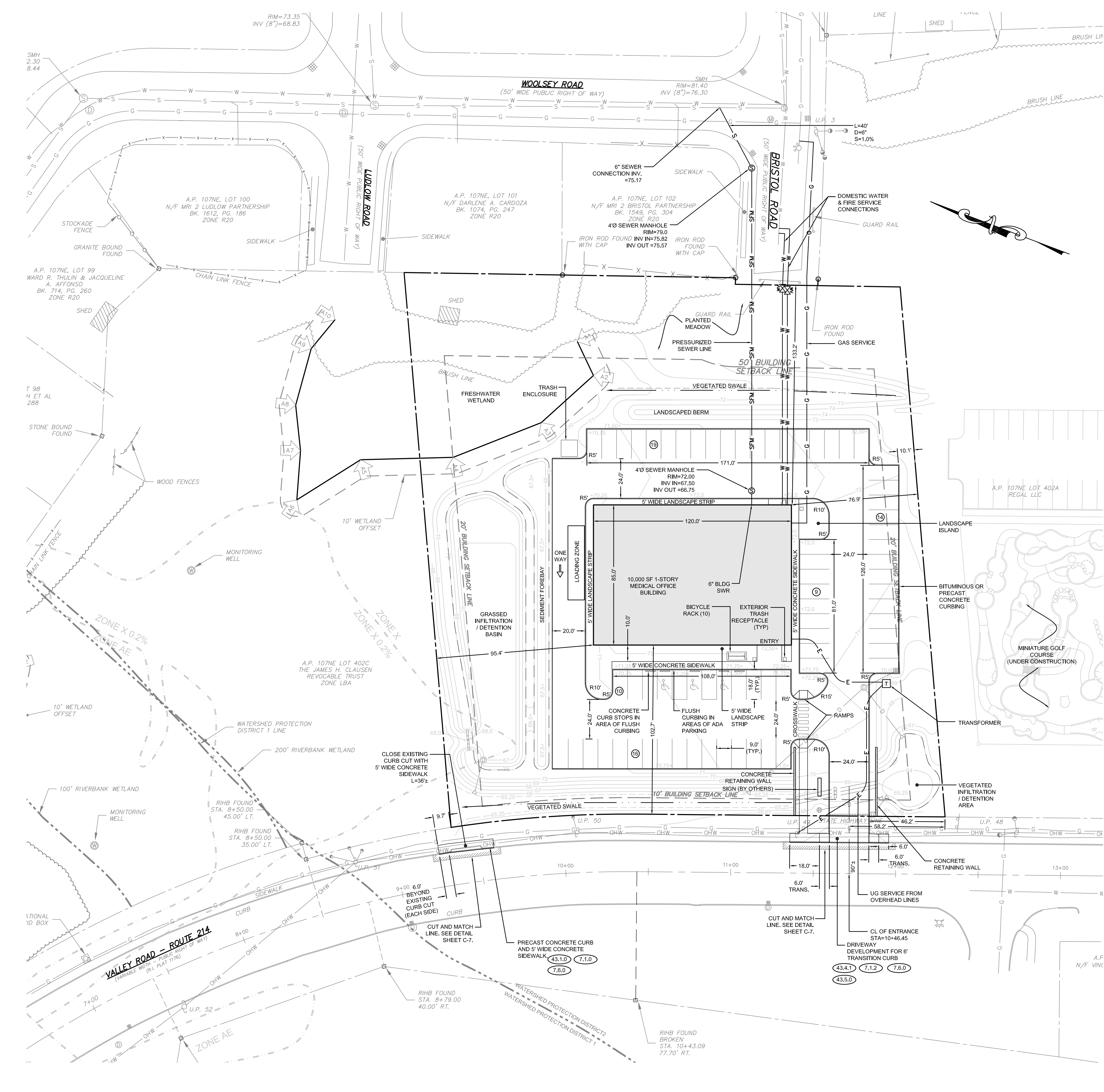
3	PRELIMINARY APPLICATION	07NOV22			
2	RESPONSE TO RIDEM COMMENTS	11AUG22			
1	PAP APPLICATION	18JUN22			
No.	Revision	Date	App.		
Designed by:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	1"=30'	Date:	REV. 11AUG22		
Project Title:	<b>VALLEY CROSSING A.P. 107NE LOT 402B VALLEY ROAD MIDDLETOWN RHODE ISLAND</b>				
Client/Owner:	<b>JAMES H. CLAUSEN REVOCABLE TRUST 7067 VILLA ESTELLE DRIVE ORLANDO, FL 32819</b>				
Issued for:	PERMITTING				
Drawing Title:	<b>EXISTING CONDITIONS PLAN</b>				
Drawing Number:	<b>C-3</b>				
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
- o-o-o-o STOCKKADE 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:

- 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.
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- SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINS, CPSS, PWS IN NOVEMBER 2021. MONITORING WELLS MEASURED BY HOFFMAN ENGINEERING IN FEBRUARY OF 2023.
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- REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

RIDOT NOTES:

- 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.
- 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.
- ALL DISTURBED AREAS WITHIN THE RIDOT R.O.W. SHALL BE LOAMED AND SEEDED. REFER TO VEGETATIVE PRACTICE NOTES ON SHEET C-2.

No.	Revision	Date	App.
7	RIDEM COMMENTS	24MAY23	
6	SITE REDESIGN	22FEB23	
5	PRELIMINARY SUBMISSION	29NOV22	
4	ADDED FIRE SERVICE CONNECTION	12OCT22	
3	RESPONSE TO RIDOT COMMENTS	23AUG22	
2	RESPONSE TO RIDEM COMMENTS	11AUG22	
1	PAP APPLICATION	18JUN22	

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

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

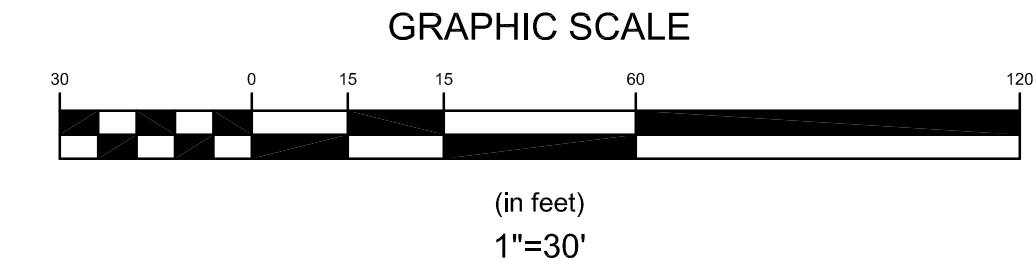
Issued for:  
**PERMITTING**

Drawing Title:  
**LAYOUT AND UTILITY PLAN**

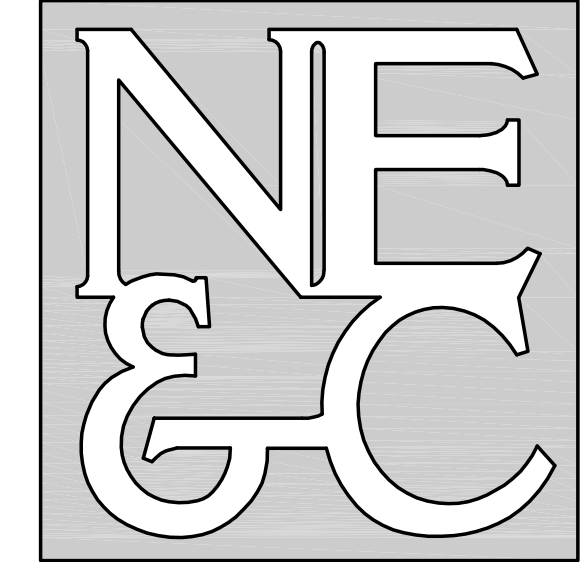
Drawing Number:	<b>C-4</b>
Sheet	<b>4 of 9</b>
Project Number:	<b>18225.5</b>
Survey Index:	



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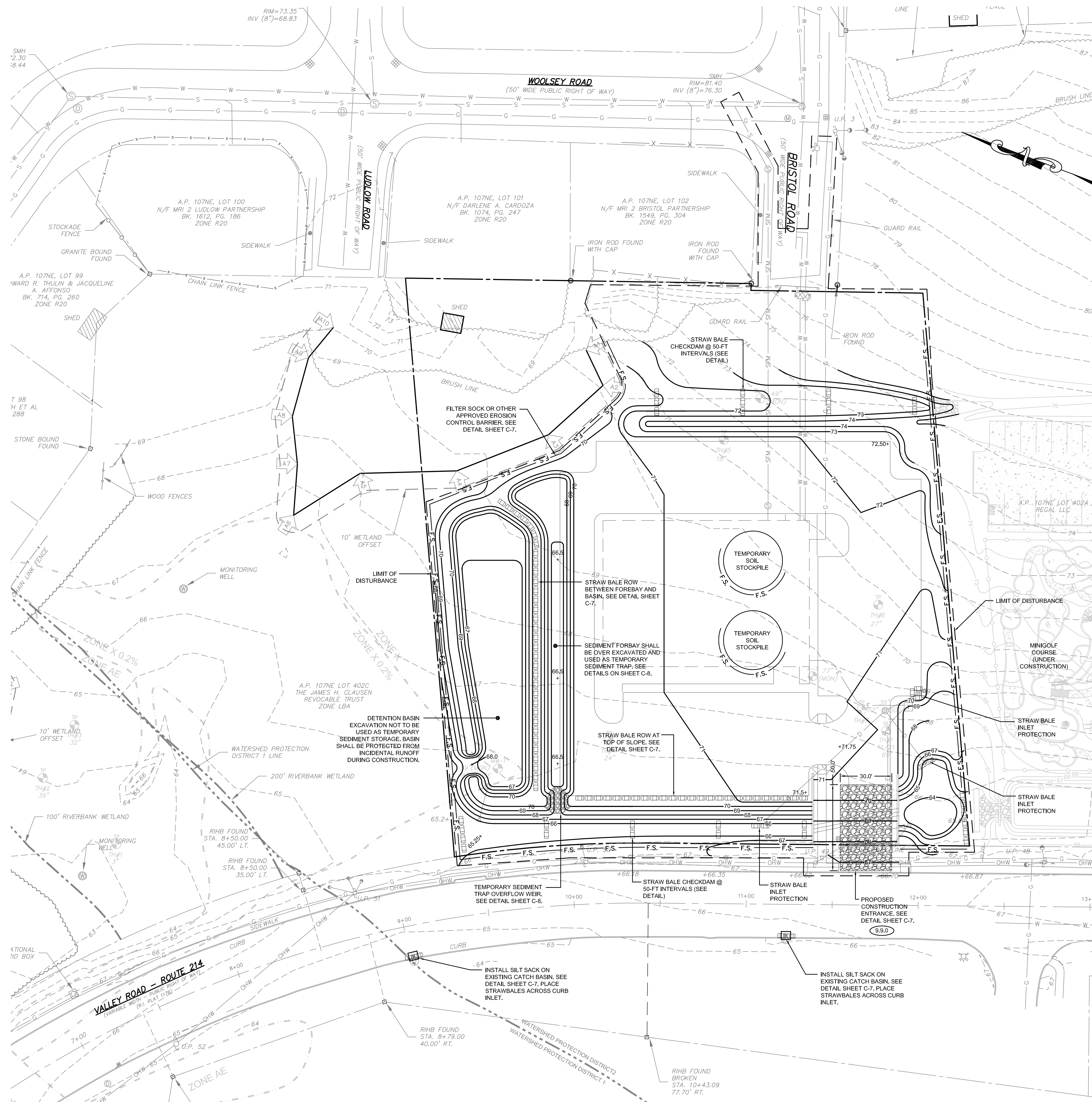






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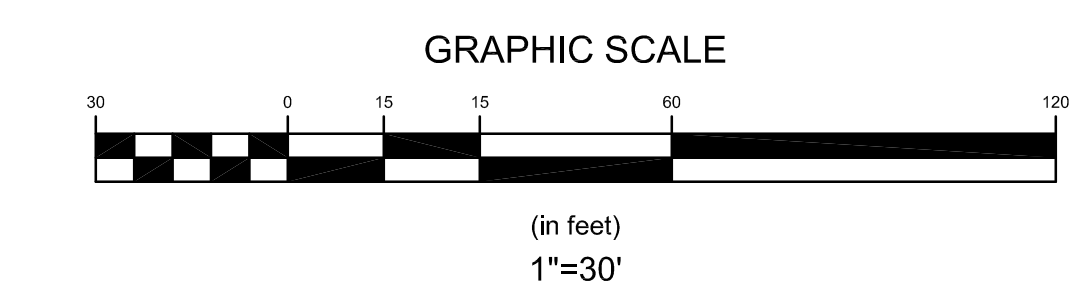


LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- 86- TOPOGRAPHIC CONTOUR
- STONE WALL
- 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
- ⊕ 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 (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 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. SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44005C0093J LAST REVISED SEPTEMBER 4, 2013.
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9. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.



No.	Revision	Date	App.
6	RIDEM REVISIONS	24MAY23	
5	SITE REDESIGN	22FEB23	
4	PRELIMINARY SUBMISSION	07NOV22	
3	RIDOT REVISIONS	23AUG22	
2	RIDEM REVISIONS	11AUG22	
1	PAP APPLICATION	18JUN22	

Designed By: **JJR** Drawn by: **JJR** Checked by: **GES**  
Scale: 1"=30' Date: **REV. 22FEB23**

**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**

**JEREMY J. ROSA**  
No. **9826**  
24MAY23  
**REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL**

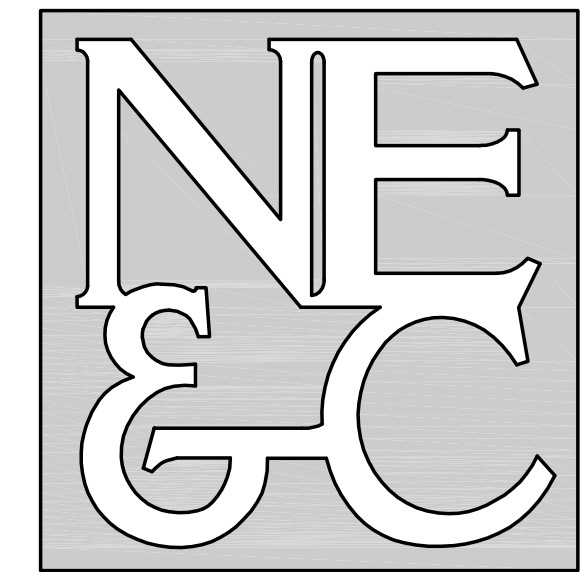
Drawing Number:  
**C-6**

Sheet **6** of **9**

Project Number:  
**18225.5**

Survey Index:  
-

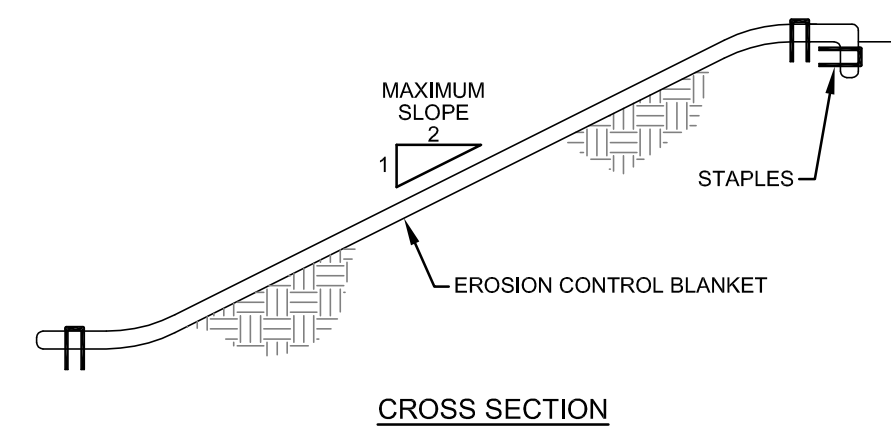
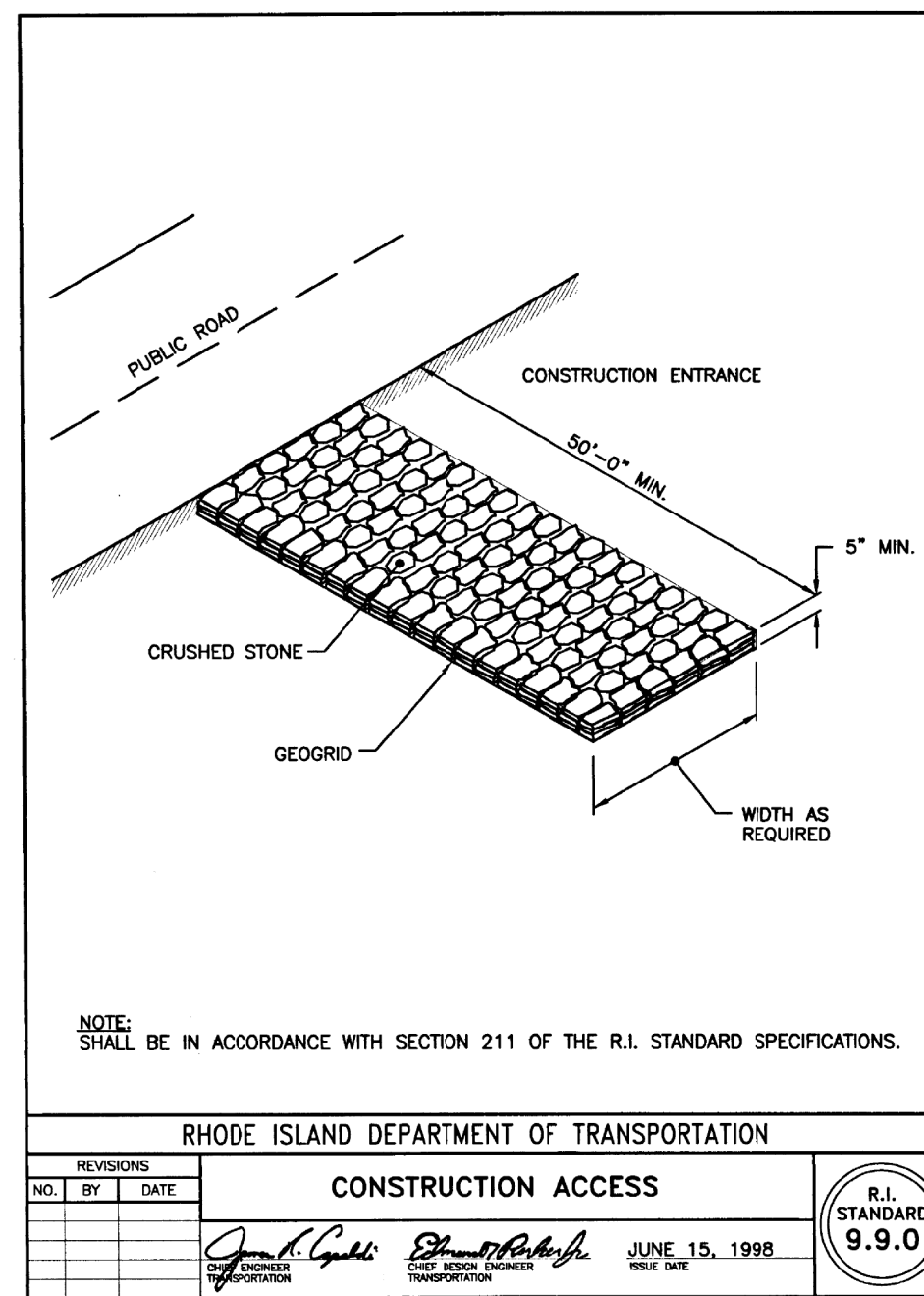
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LAND PLANNING  
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STRUCTURAL

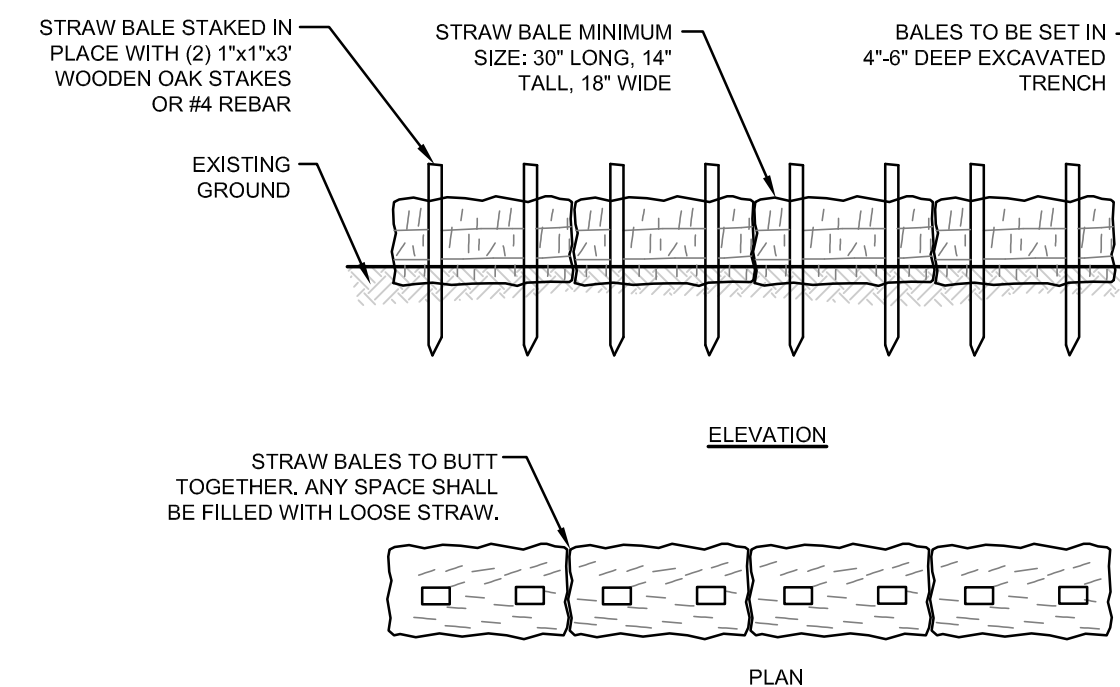


**NOTES:**

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

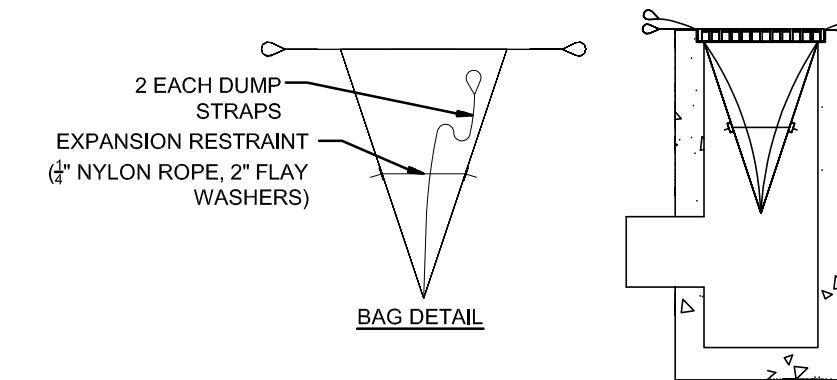
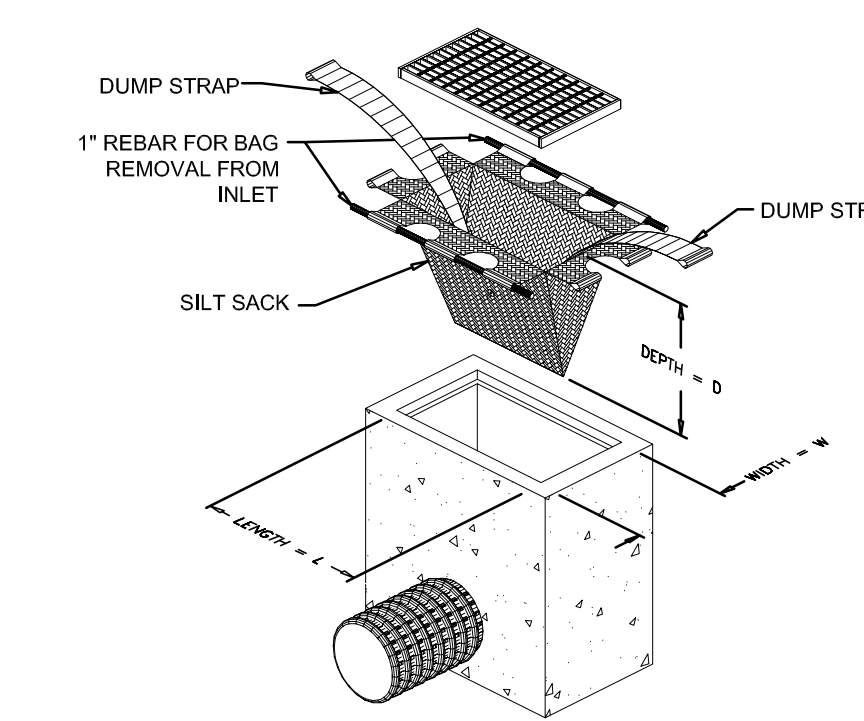


**NOTES:**

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

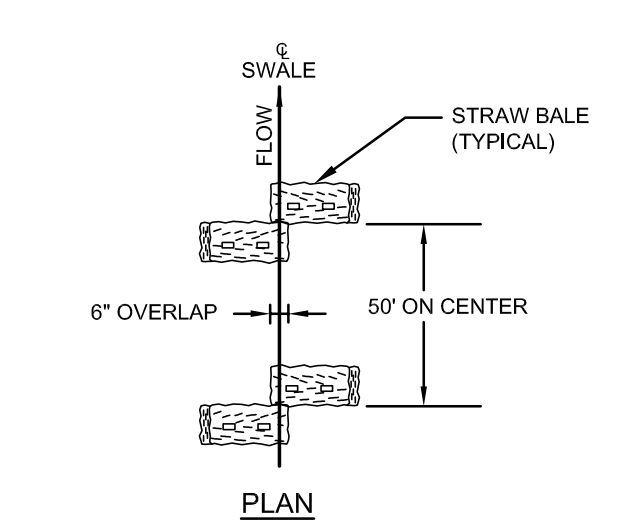


**MAINTENANCE SCHEDULE:**

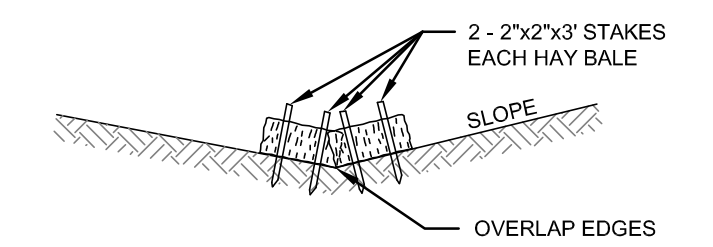
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK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

**SILT SACK DETAIL**

SCALE: NOT TO SCALE



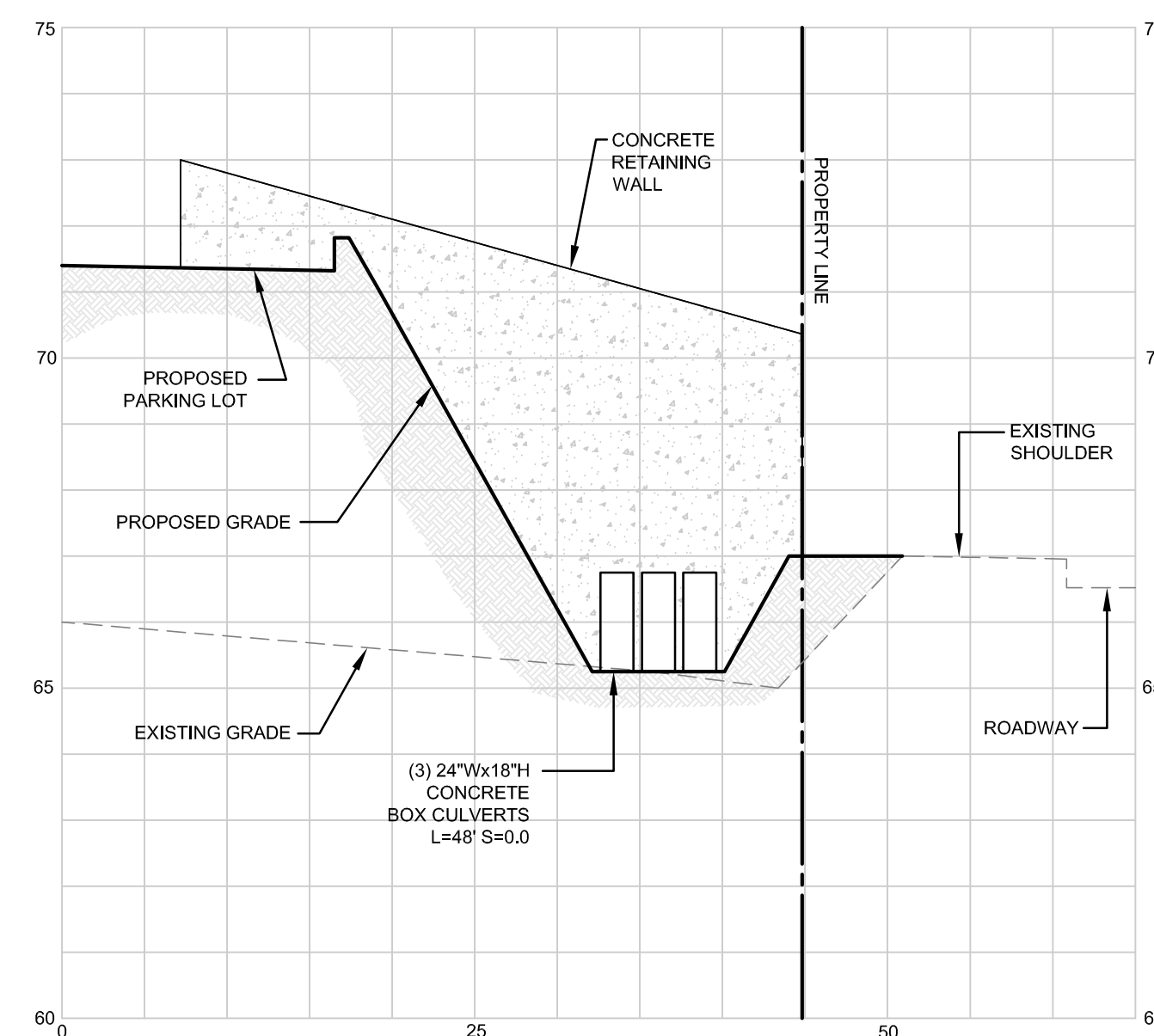
**PLAN**



**ELEVATION**

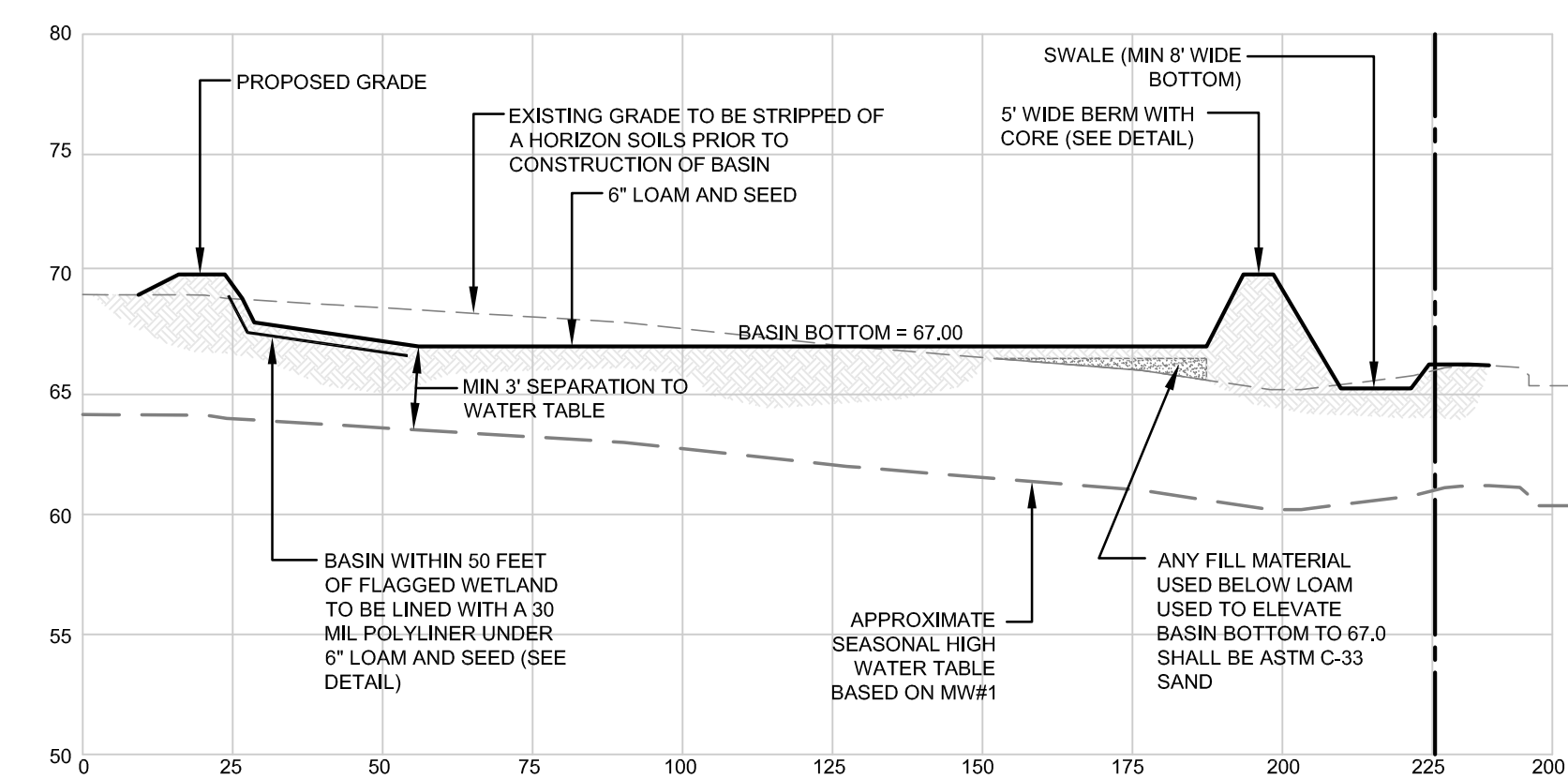
**STRAW BALE CHECK DAM**

SCALE: NOT TO SCALE



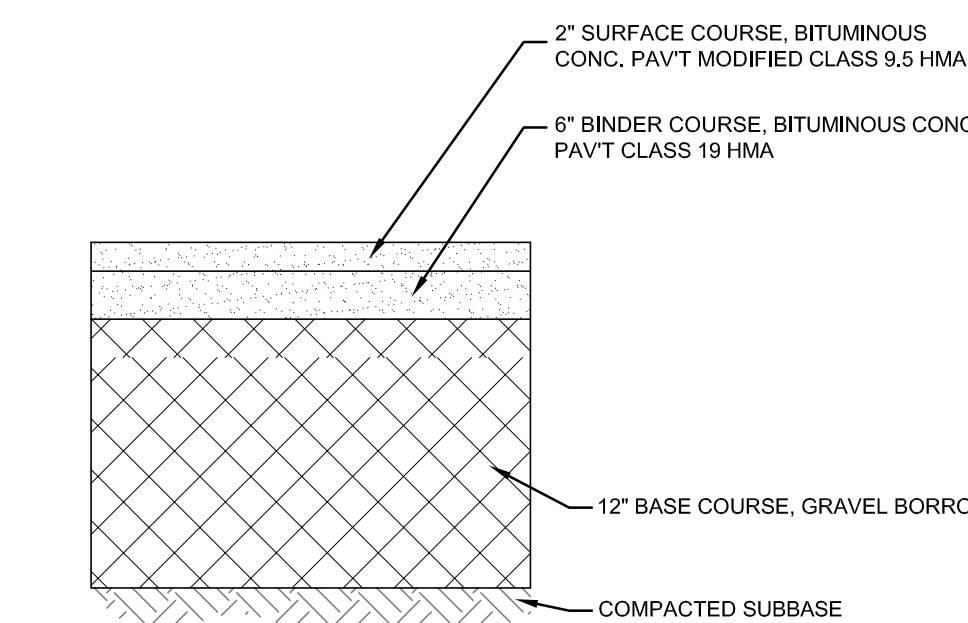
**SECTION A-A: FRONT SWALE @ RETAINING WALL**

HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE 1"=2.5'



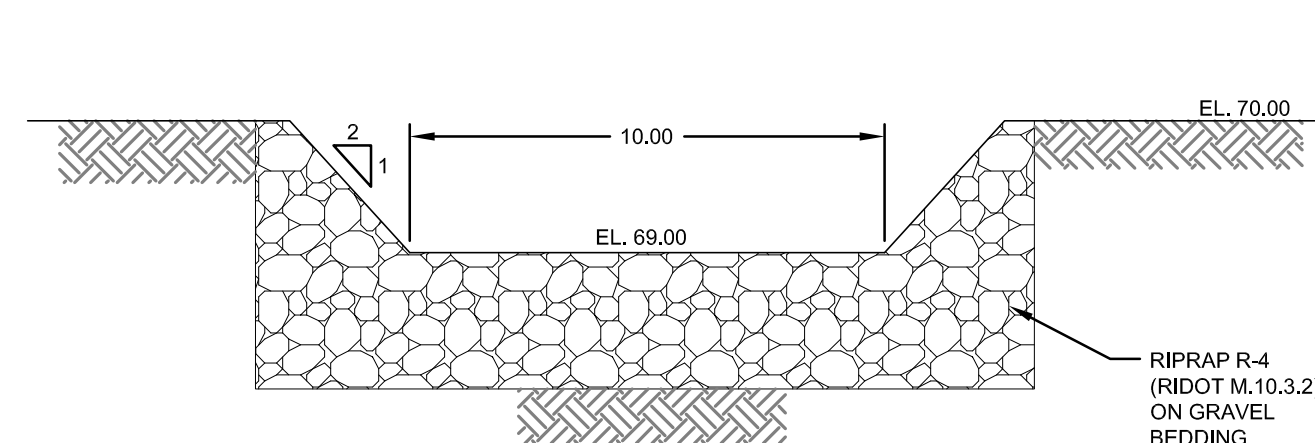
**SECTION B-B: INFILTRATION / DETENTION BASIN D-3**

HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE 1"=7.5'



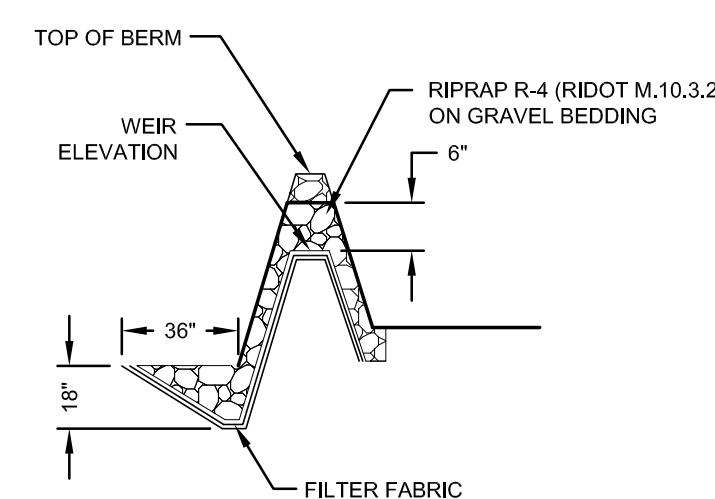
**BITUMINOUS PAVEMENT SECTION (RIDOT)**

SCALE: NOT TO SCALE



**FOREBAY OVERFLOW STONE WEIR DETAIL**

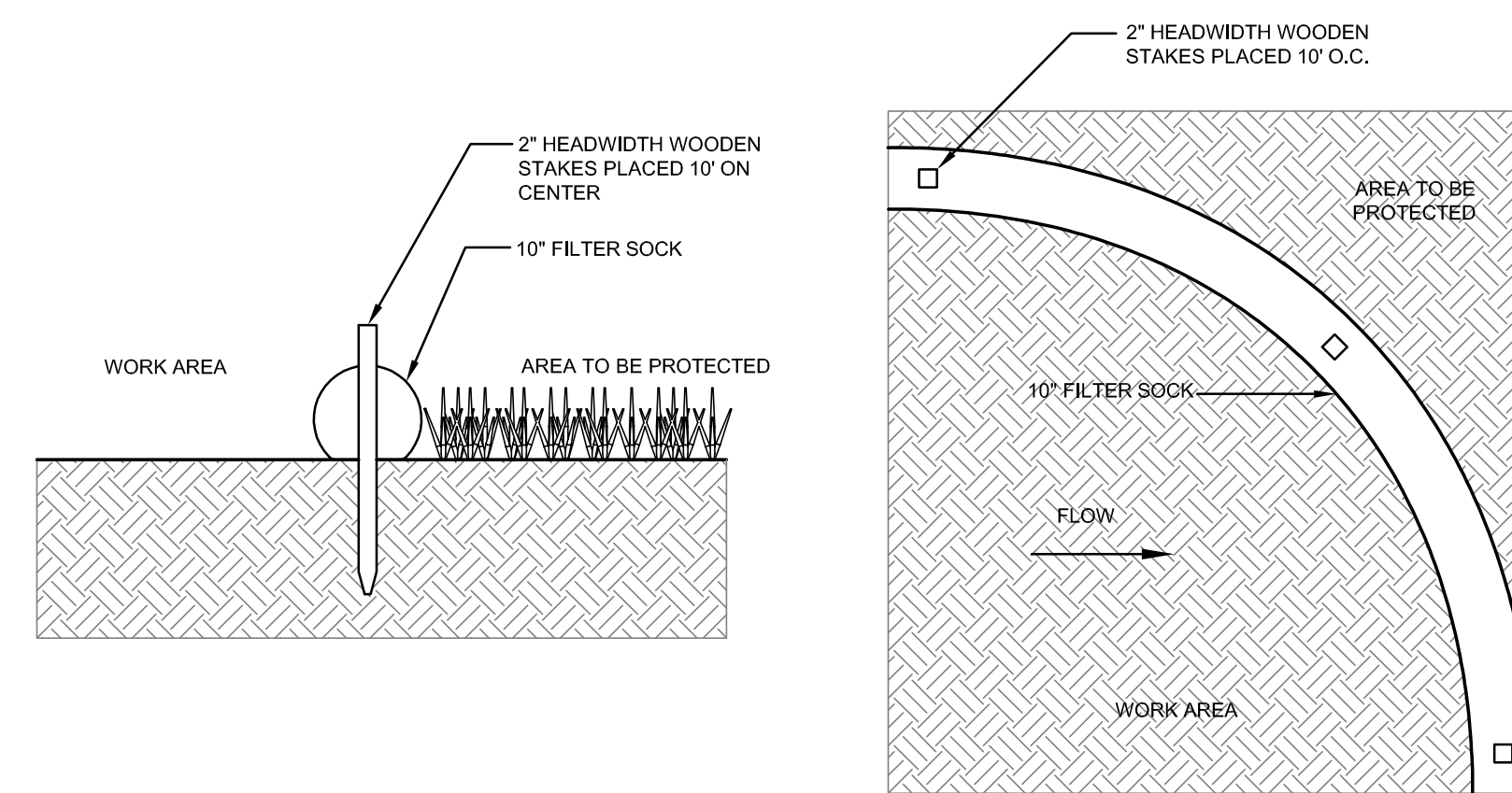
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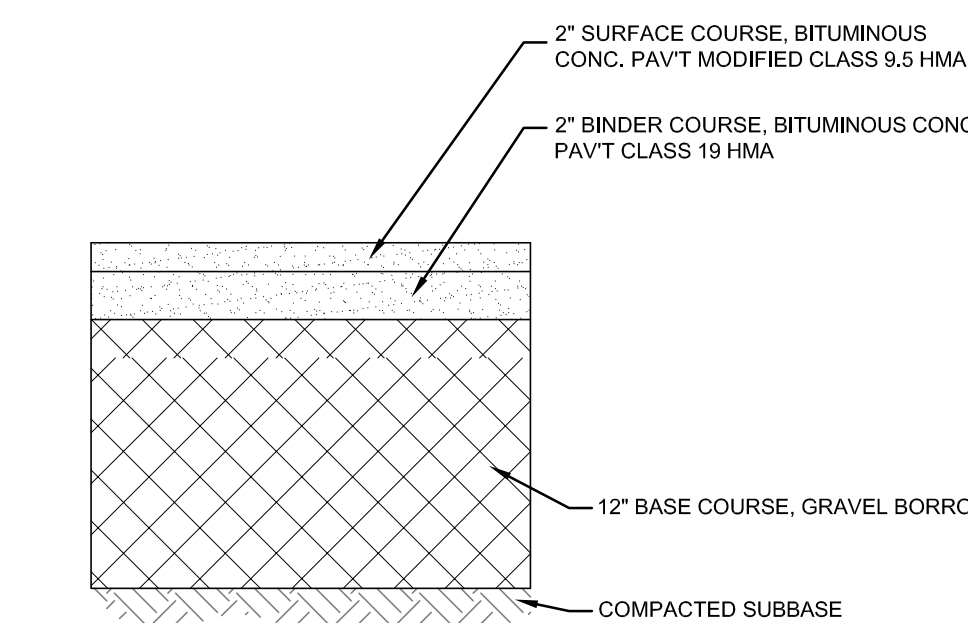
**SECTION VIEW**

**10" FILTER SOCK DETAIL**

SCALE: NOT TO SCALE



**TOP VIEW**



**BITUMINOUS PAVEMENT SECTION (ON-SITE)**

SCALE: NOT TO SCALE

7	RIDEM REVISIONS	24MAY23	
6	SITE REDESIGN	22FEB23	
5	PRELIMINARY SUBMISSION	07NOV22	
4	RIDEM REVISIONS	20SEP22	
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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	REV. 22FEB23

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

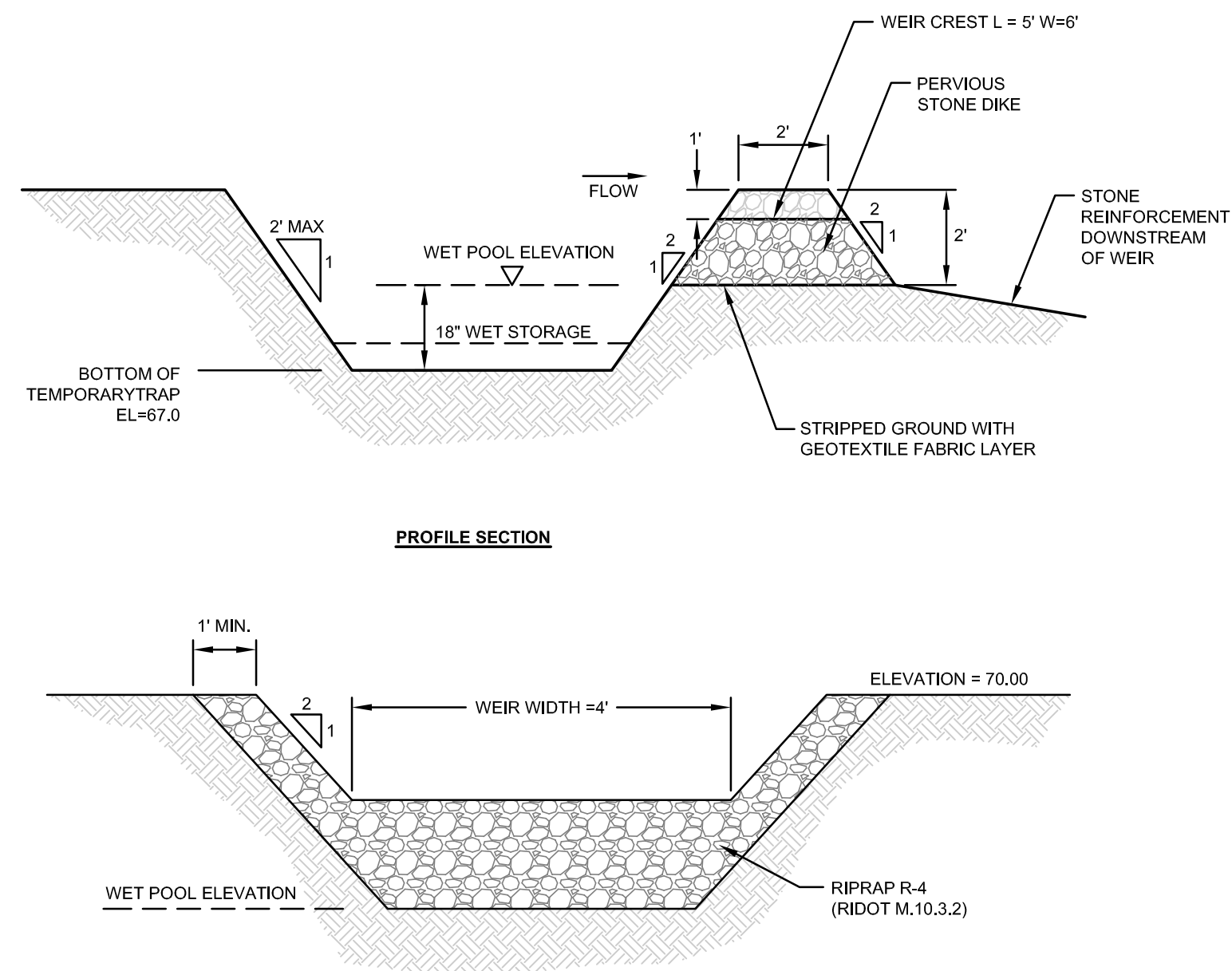
Client/Owner:  
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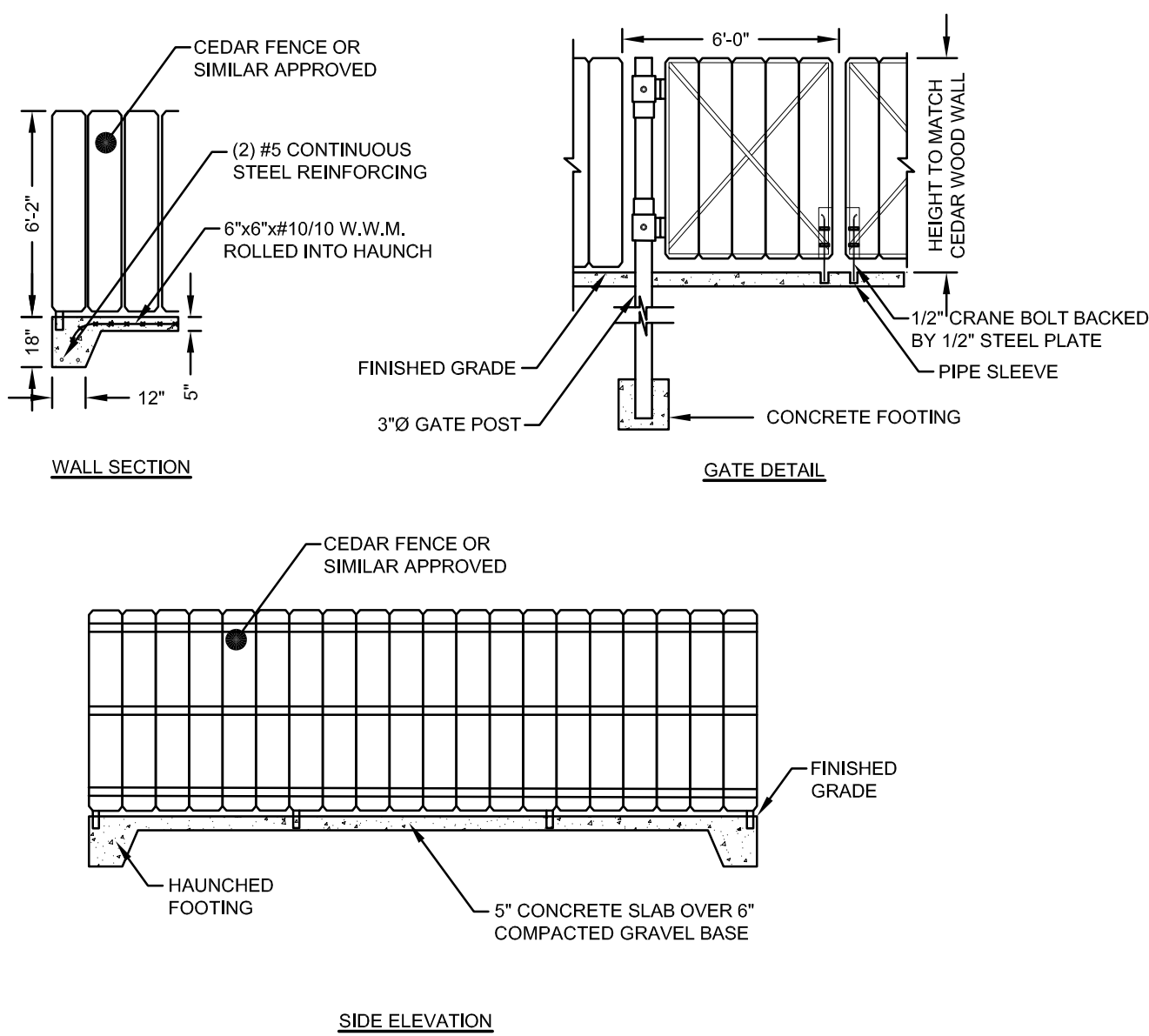
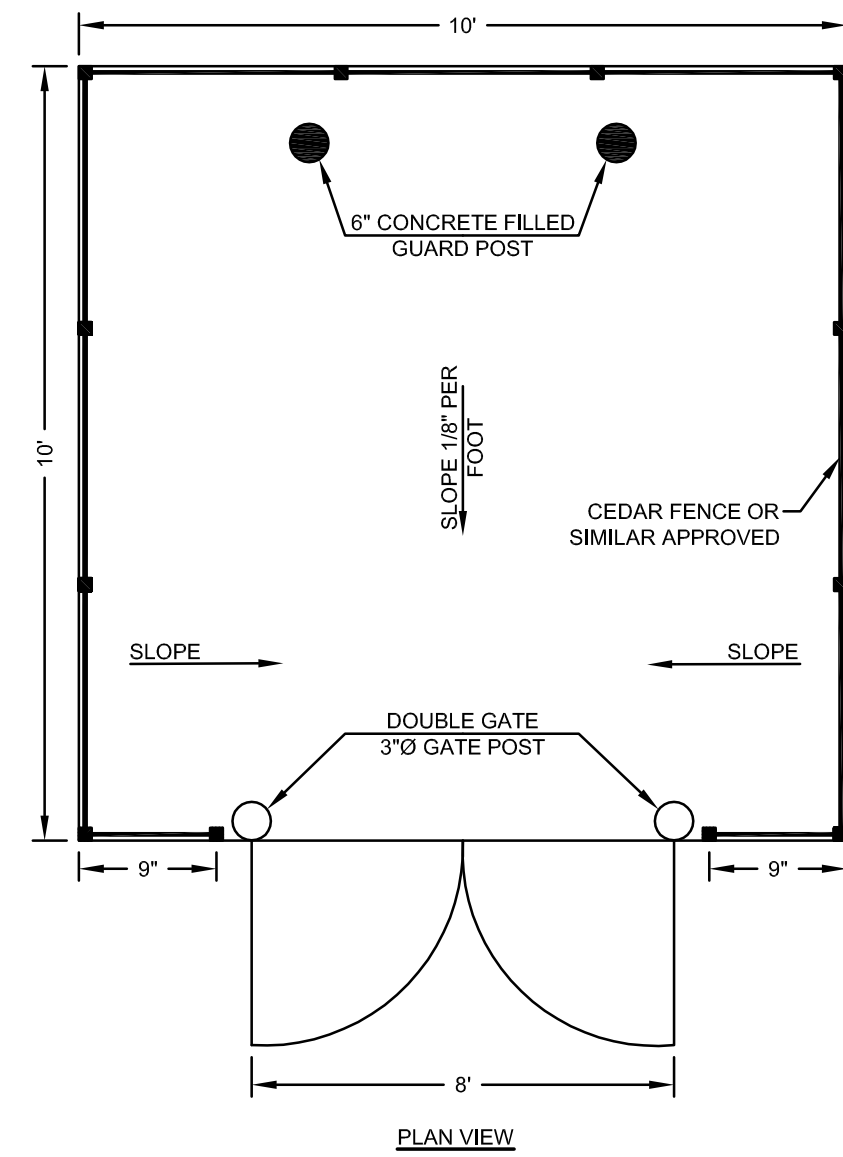
Drawing Title:  
**SITE DETAILS**  
SHEET 1

	Drawing Number:	<b>C-7</b>
	Sheet	<b>7</b> of <b>9</b>
	Project Number:	<b>18225.5</b>
	Survey Index:	-

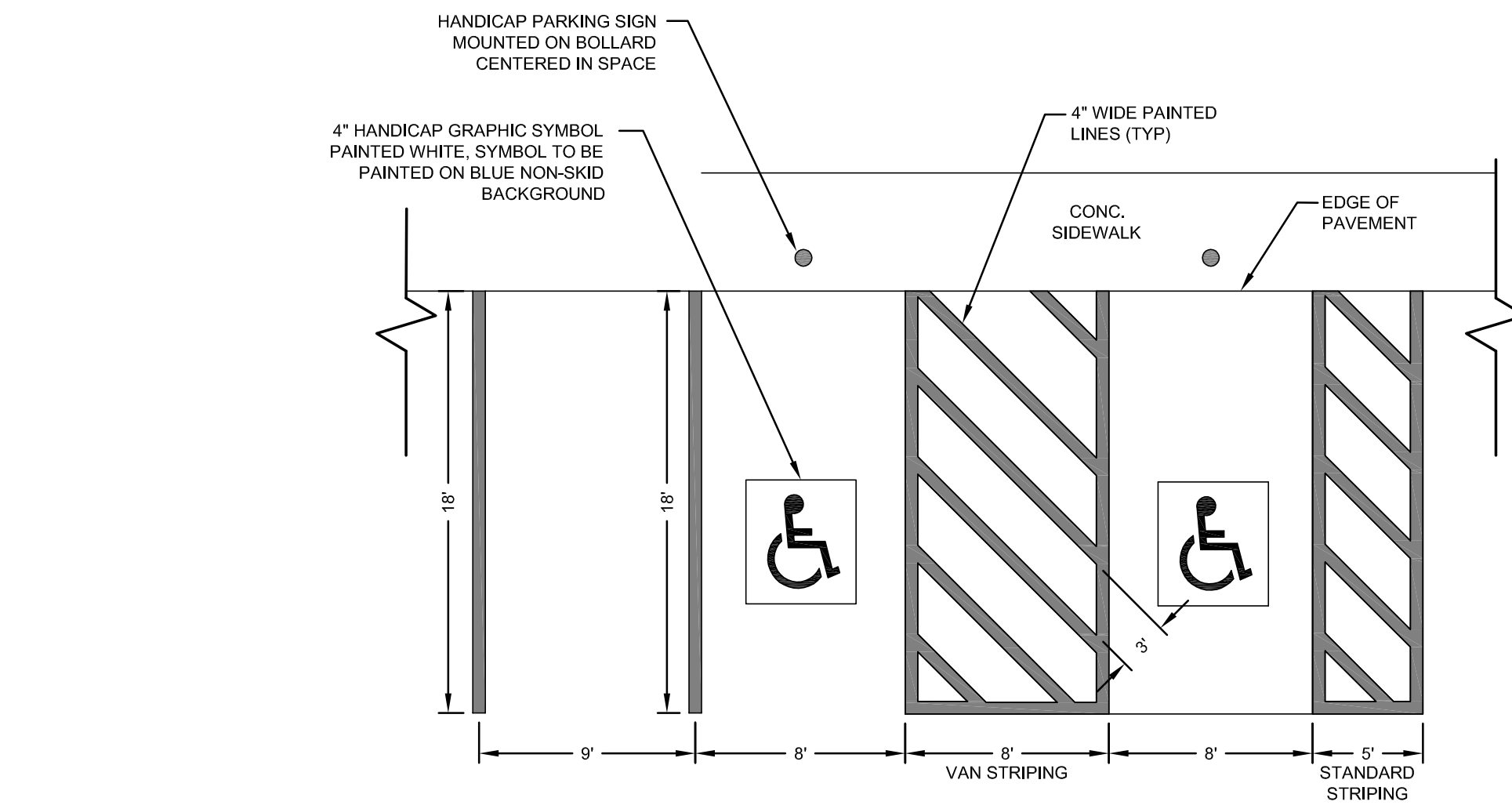
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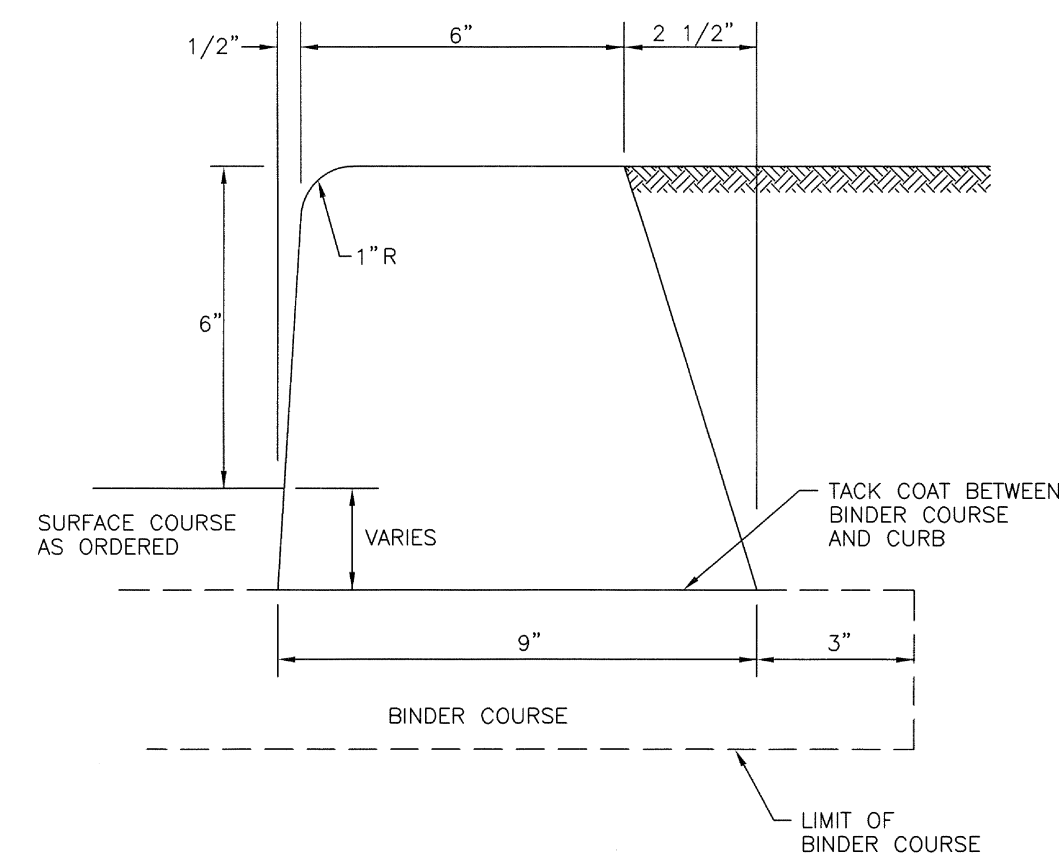
**TEMPORARY SEDIMENT TRAP DETAILS**  
SCALE: NOT TO SCALE



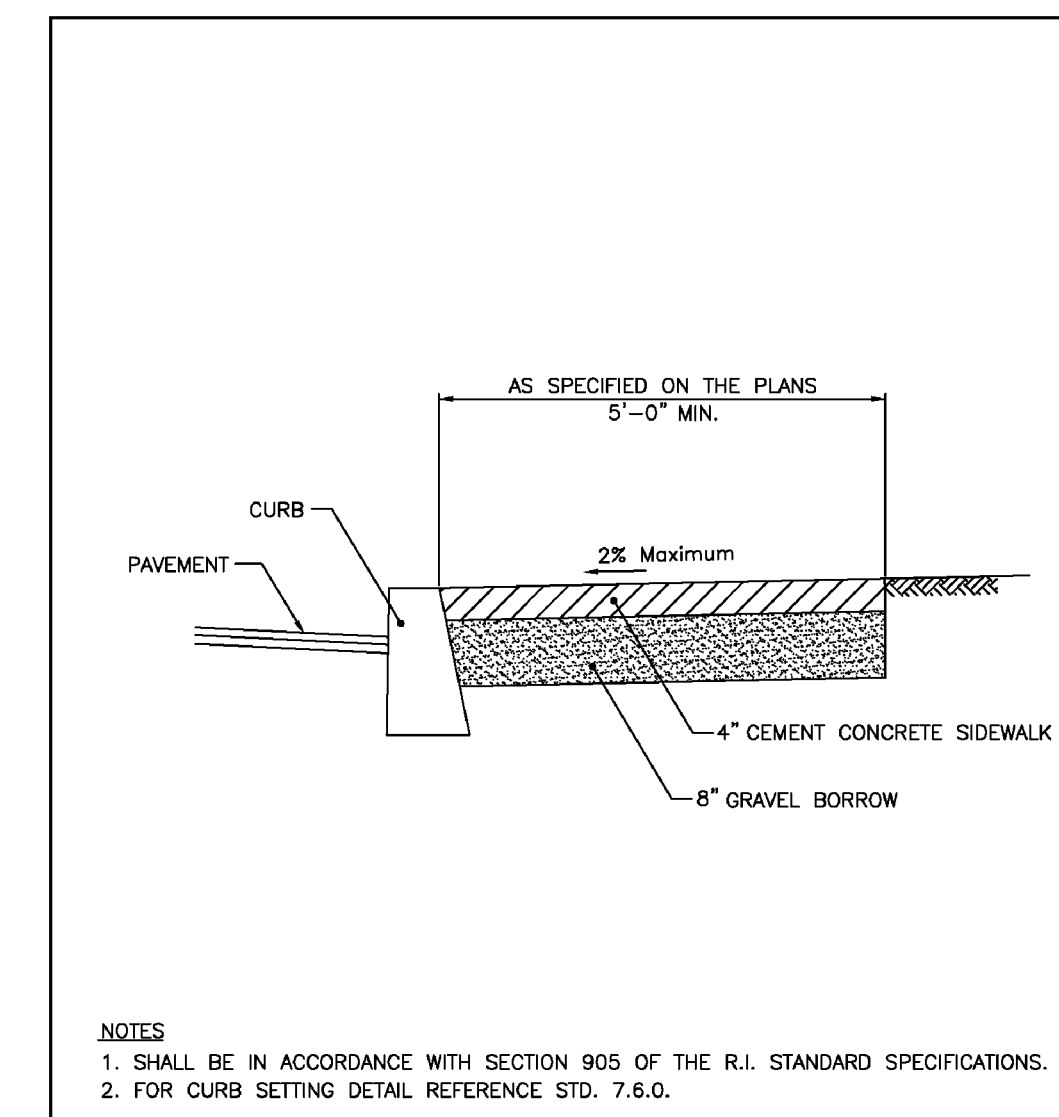
**TYPICAL TRASH ENCLOSURE**  
ARCHITECT MAY PROVIDE ALTERNATE DESIGN  
SCALE: NOT TO SCALE



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



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

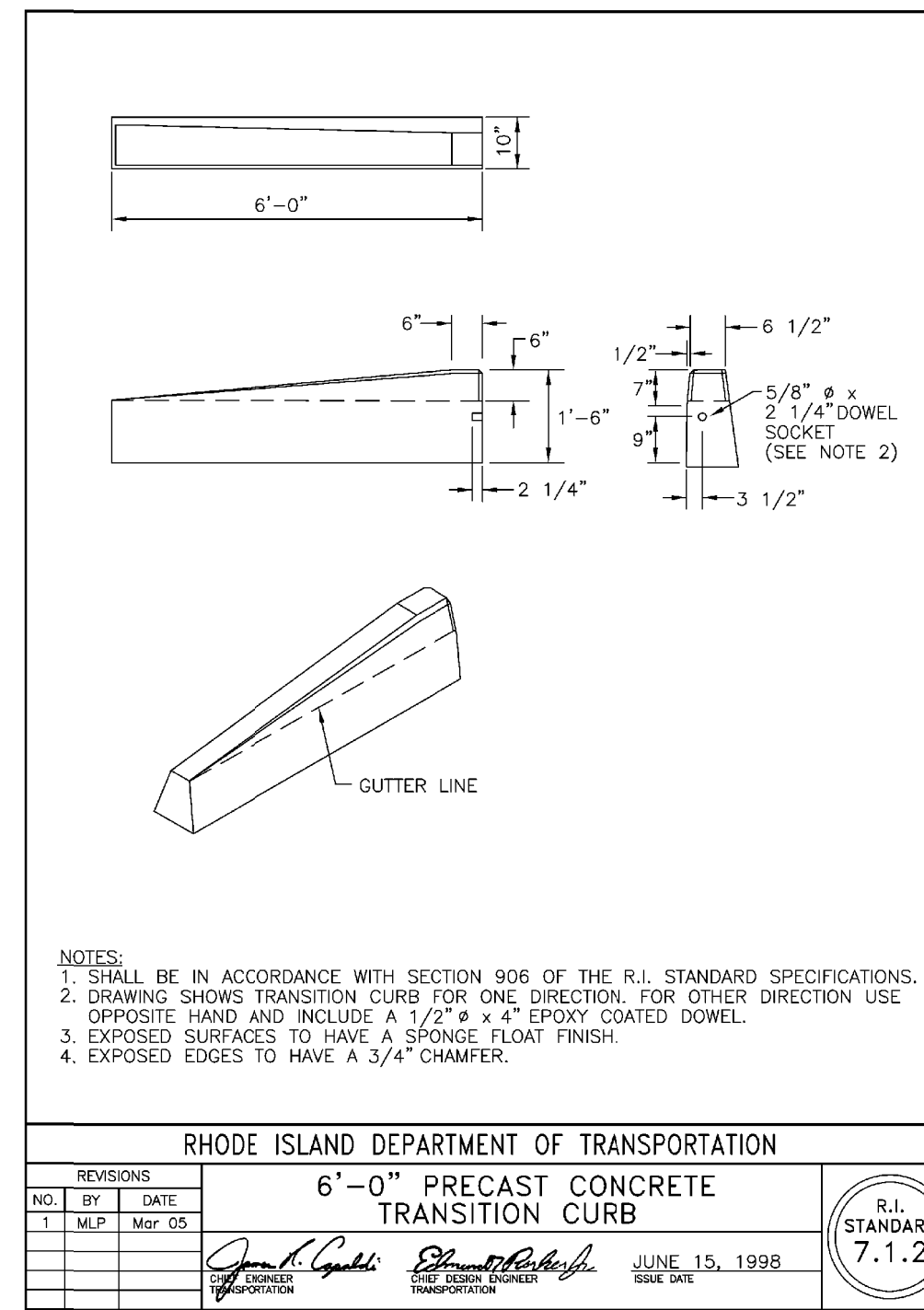


RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	
1	M.P.	3/17/05	
2	M.P.	05/01/10	

**CEMENT CONCRETE SIDEWALK**

R.I. STANDARD 4.3.1.0

JUNE 15, 1998

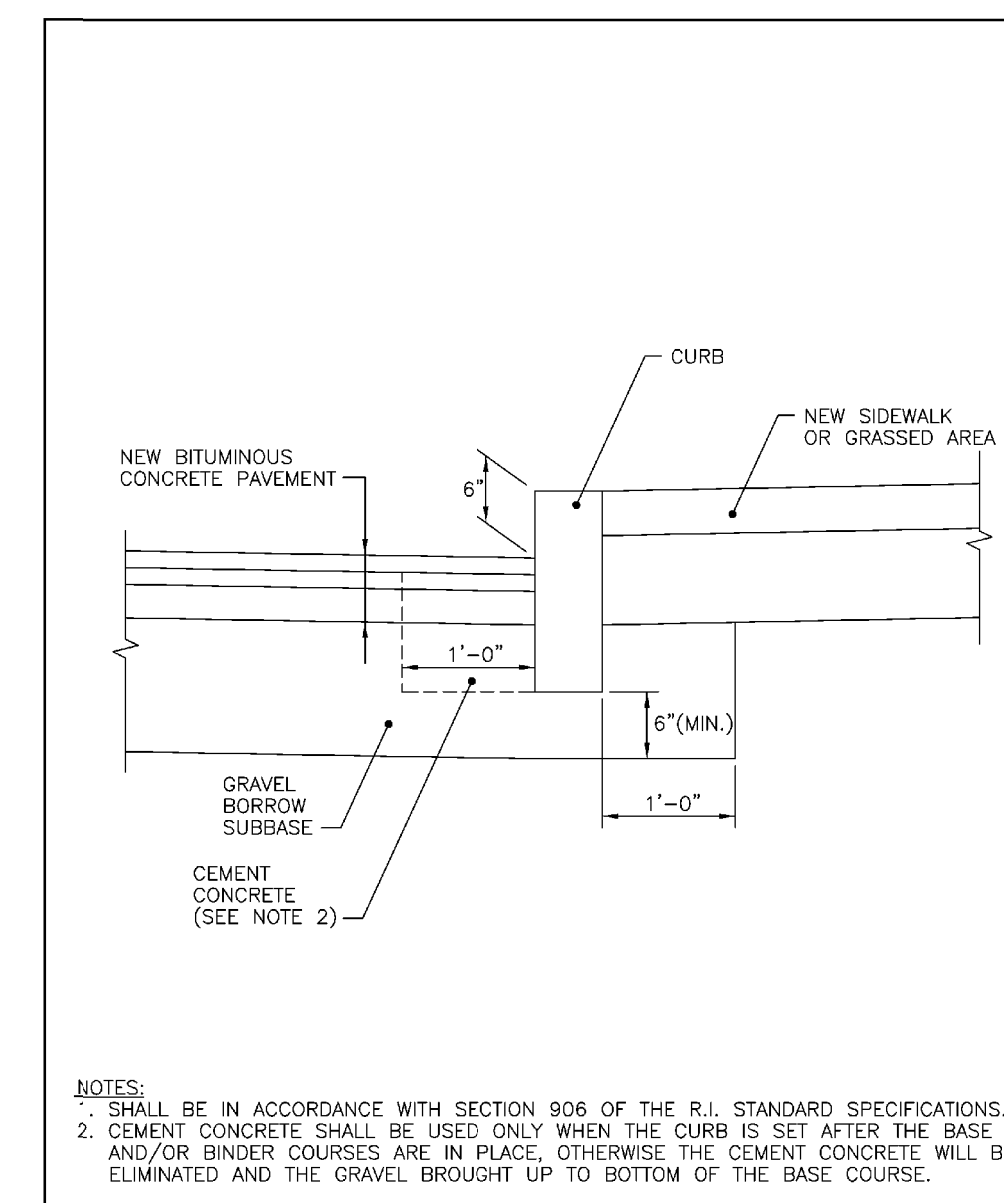


RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	
1	M.P.	Mar. 05	

**6'-0" PRECAST CONCRETE TRANSITION CURB**

R.I. STANDARD 7.1.2

JUNE 15, 1998

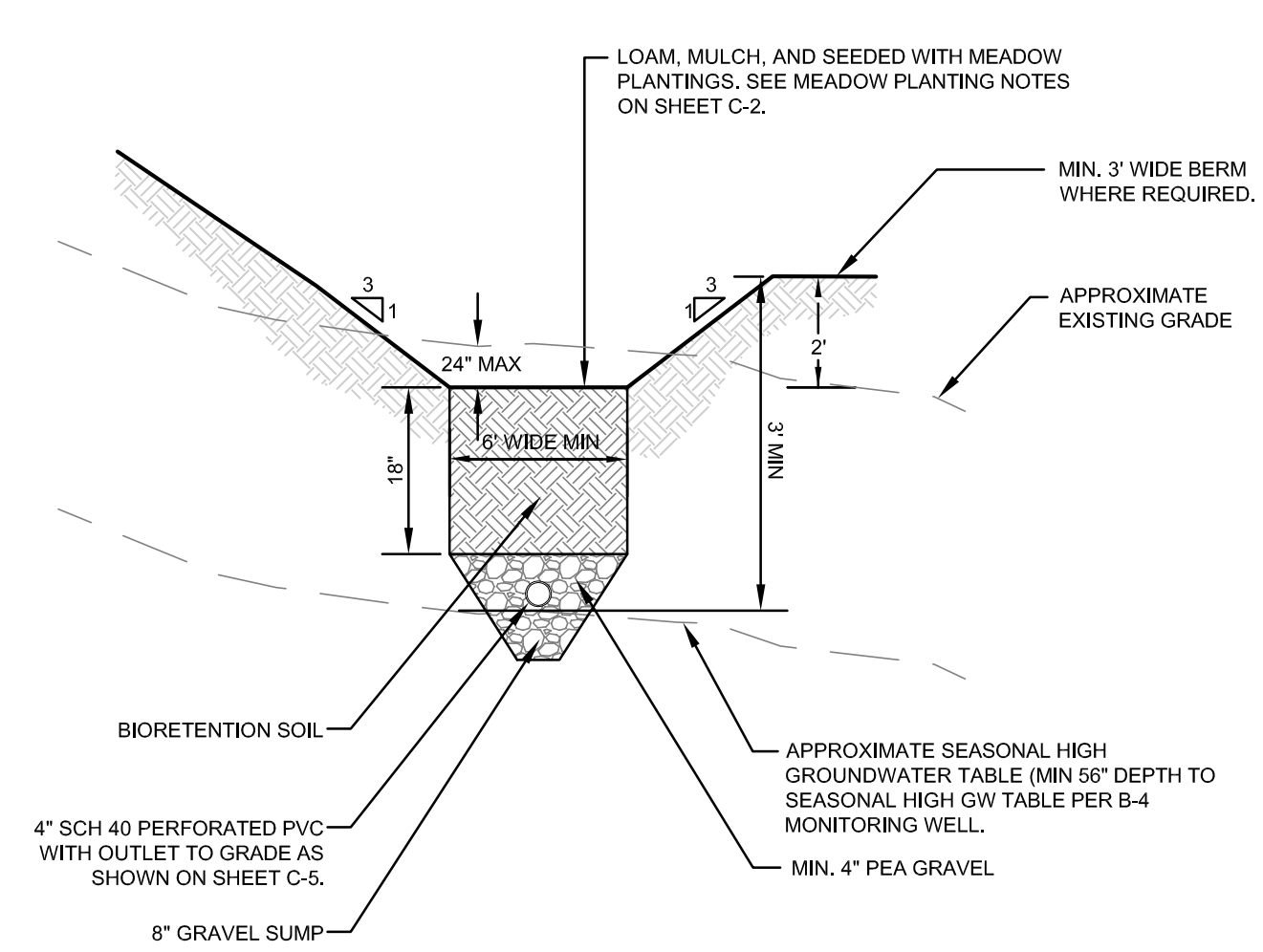


RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	
1	M.P.	Mar. 05	

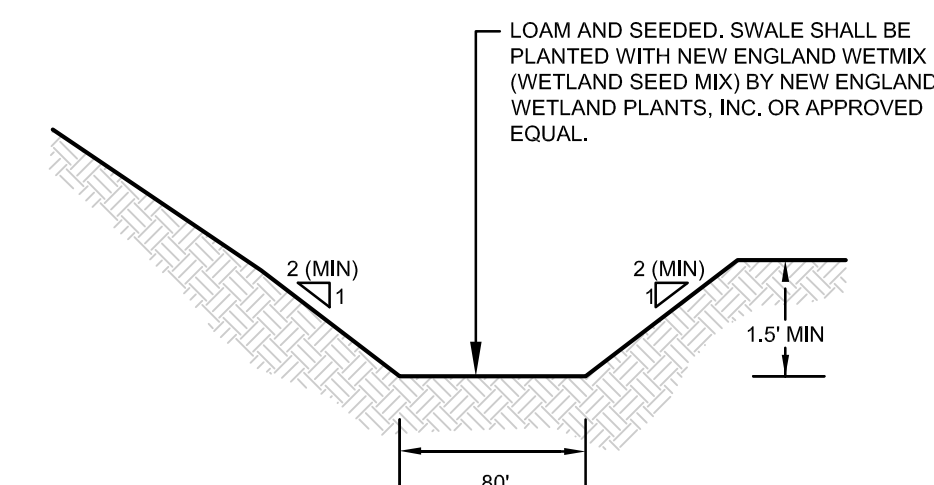
**CURB SETTING DETAIL**

R.I. STANDARD 7.6.0

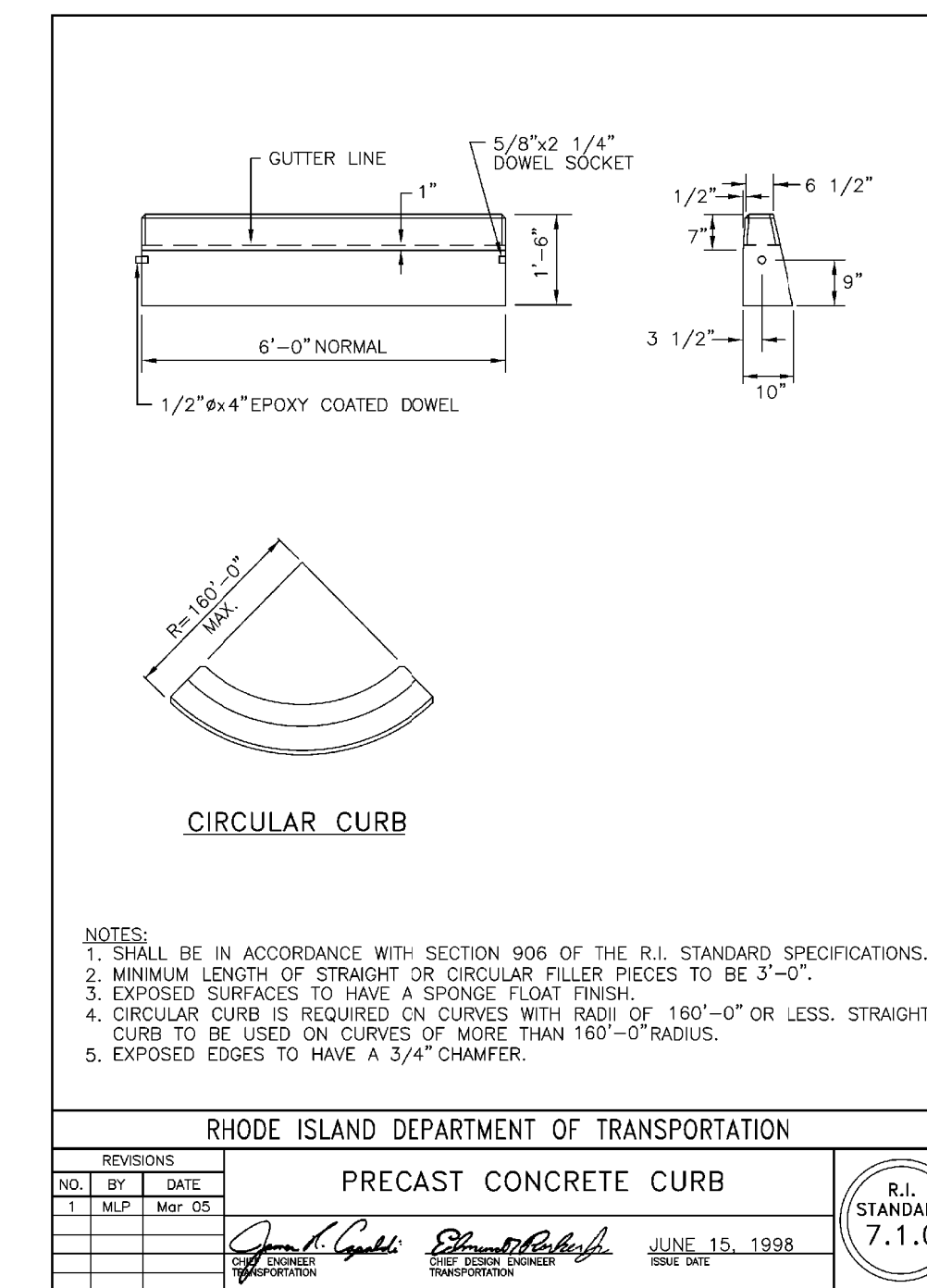
JUNE 15, 1998



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



**FRONT PROPERTY SWALE (R1) SECTION**  
SCALE: NOT TO SCALE

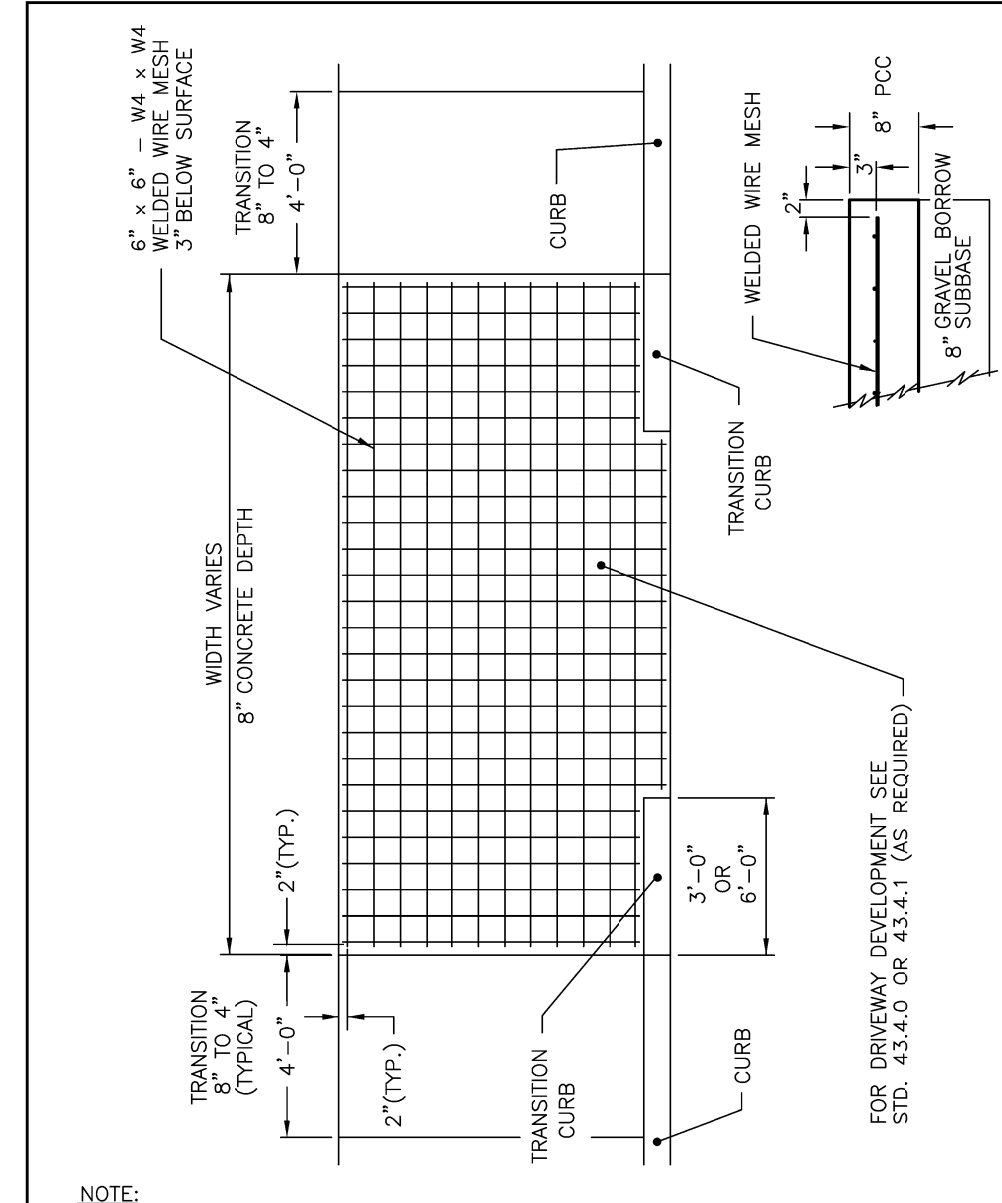


RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	
1	M.P.	Mar. 05	

**PRECAST CONCRETE CURB**

R.I. STANDARD 7.1.0

JUNE 15, 1998



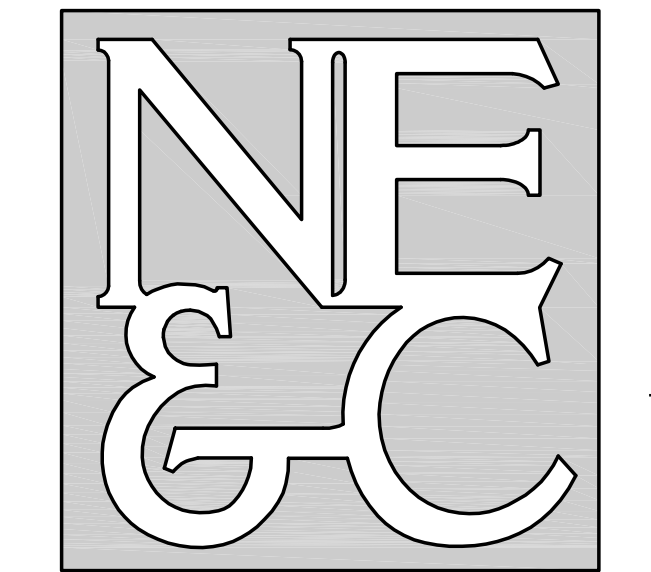
RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
NO.	BY	DATE	
1	M.P.	1/10/05	
2	M.P.	1/27/06	
3	M.P.	3/25/10	

**CEMENT CONCRETE DRIVEWAYS**

R.I. STANDARD 43.5.0

JUNE 15, 1998

NORTHEAST ENGINEERS & CONSULTANTS, INC.



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TRANSPORTATION  
STRUCTURAL

No.	Revision	Date	App.
7	RIDEM REVISIONS	24MAY23	
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4	RIDEM REVISIONS	20SEP22	
3	RIDOT REVISIONS	23AUG22	
2	RIDEM REVISIONS	11AUG22	

Designed By: **JJR** Drawn by: **JJR** Checked by: **GES**

Scale: **AS SHOWN** Date: **REV. 22FEB23**

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

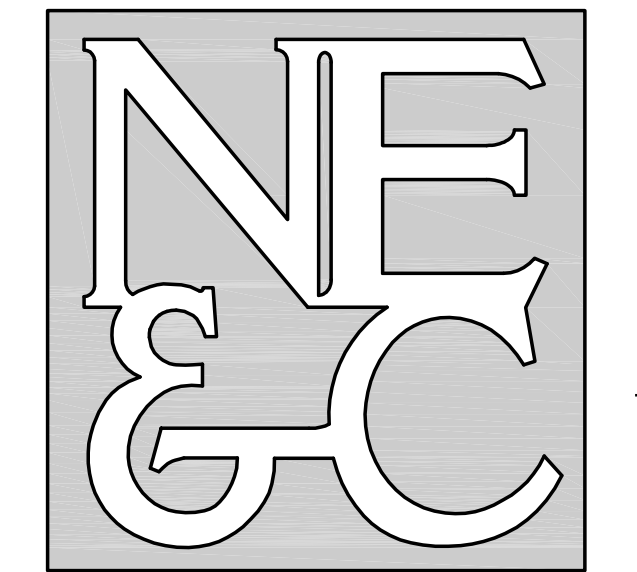
Client/Owner:  
**JAMES H. CLAUSEN REVOCABLE TRUST**  
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ORLANDO, FL 32819

Issued for:  
**PERMITTING**

Drawing Title:  
**SITE DETAILS SHEET 2**

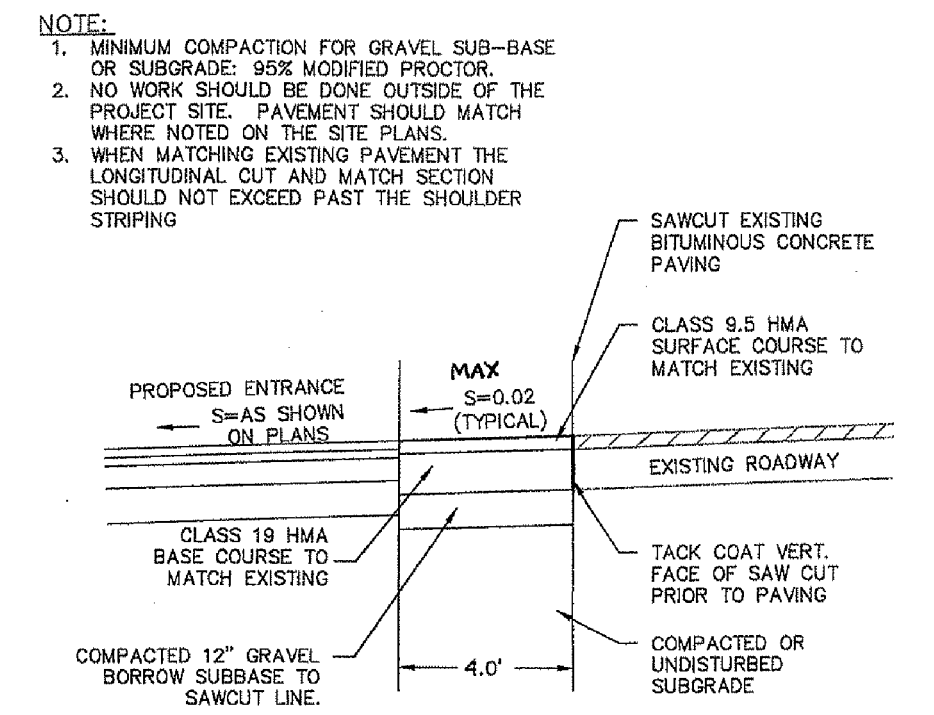
	Drawing Number: <b>C-8</b>
	Sheet <b>8</b> of <b>9</b>
	Project Number: <b>18225.5</b>
	Survey Index: -

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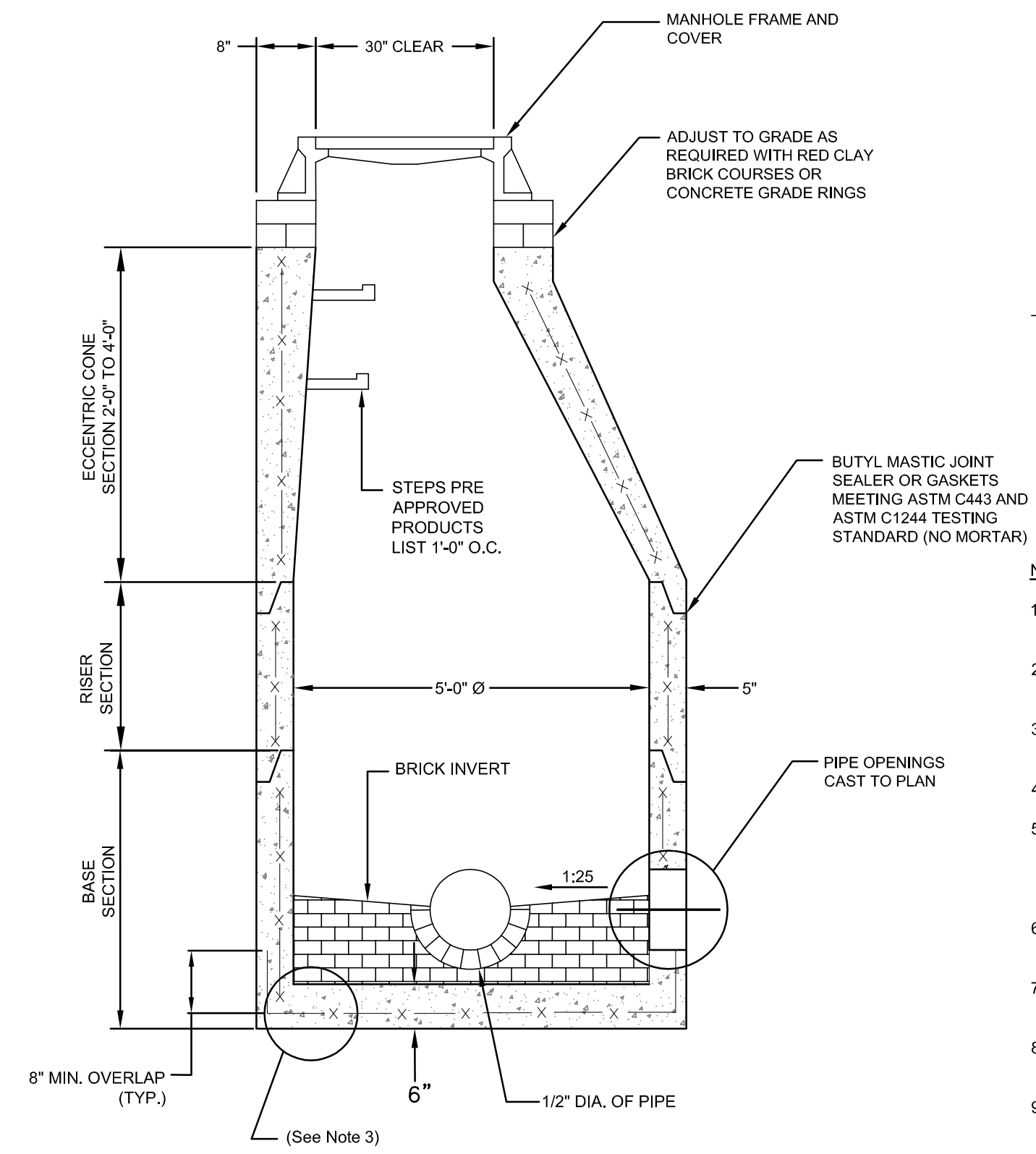


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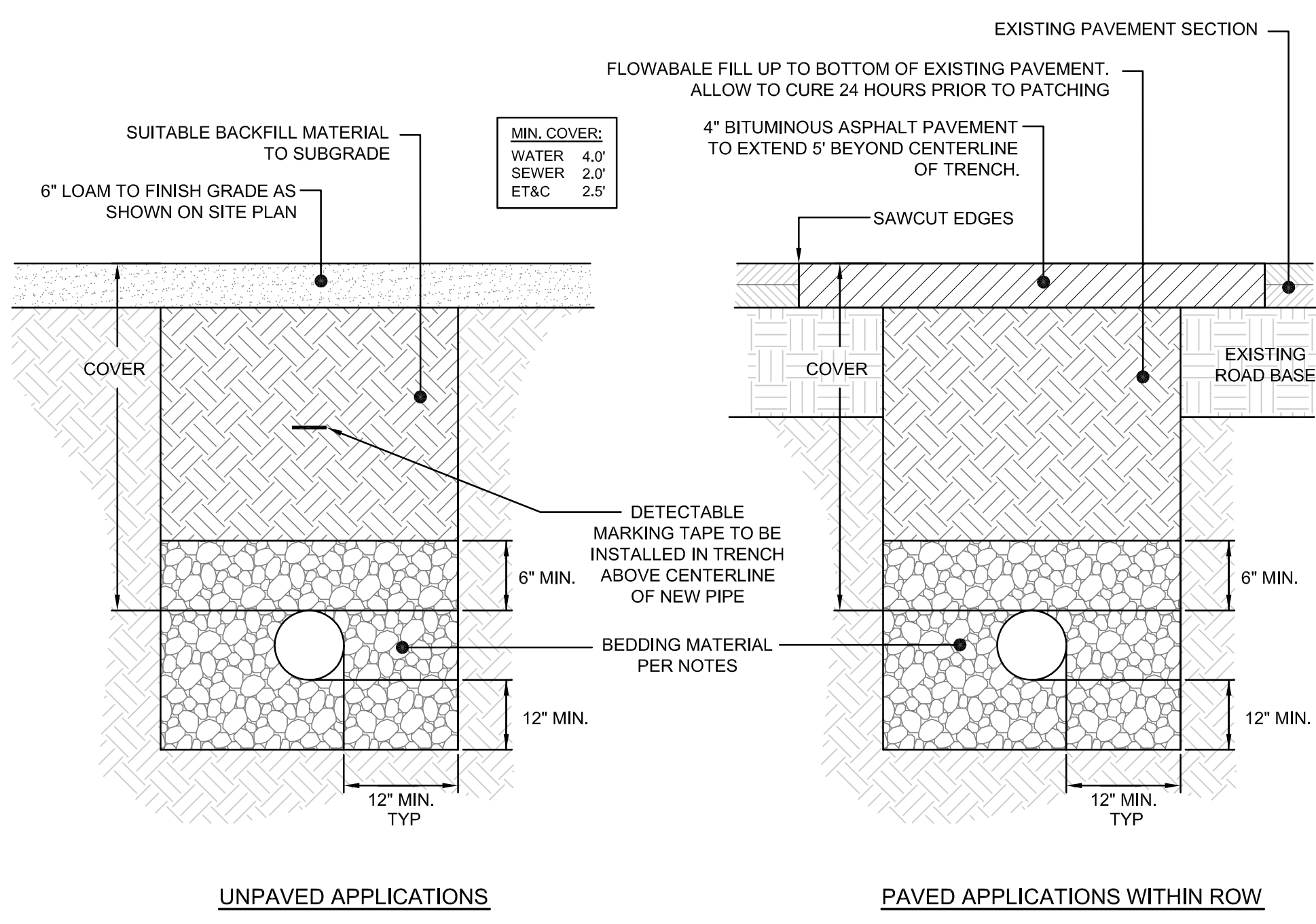


RIGHT OF WAY SAWCUT & MATCH DETAIL  
SCALE: NOT TO SCALE

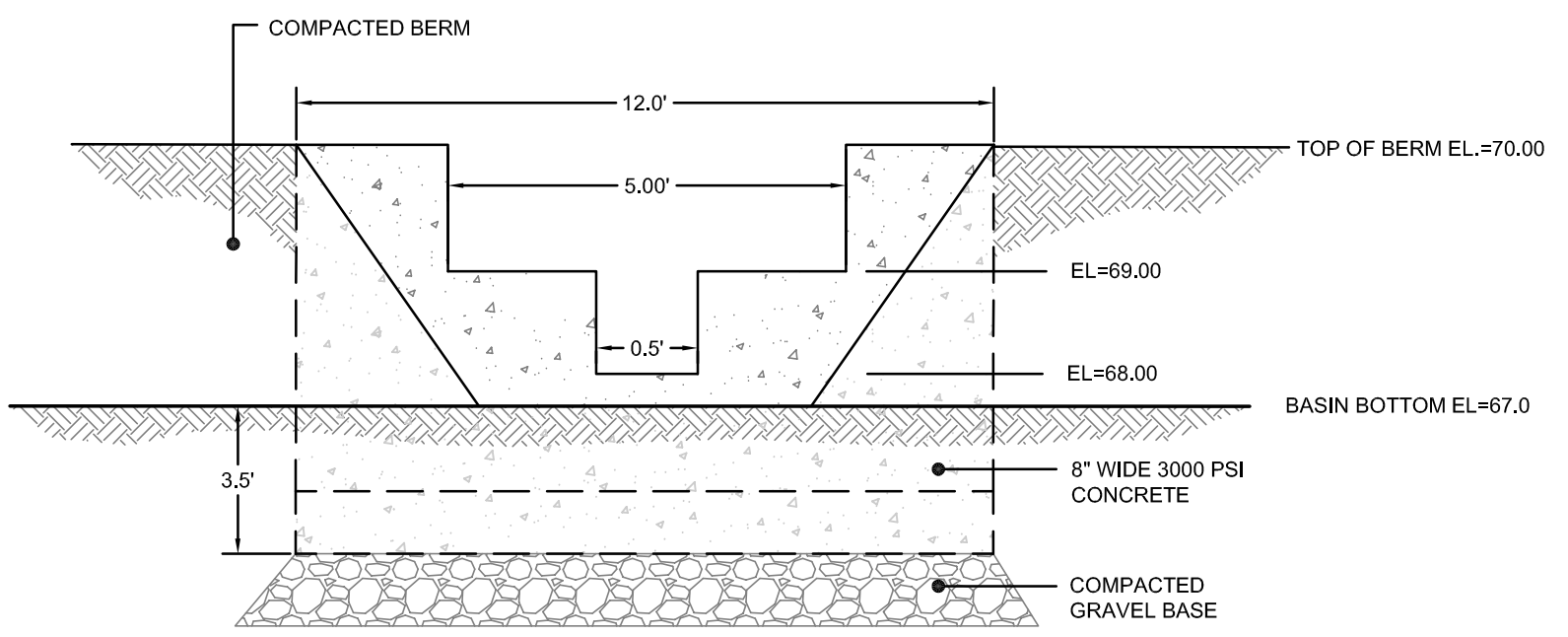


- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  - CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN./LIN. FT. MINIMUM.
  - STEEL REINFORCEMENT FOR BASE SECTION SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS)
  - ONE POUR MONOLITHIC BASE SECTION.
  - 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.

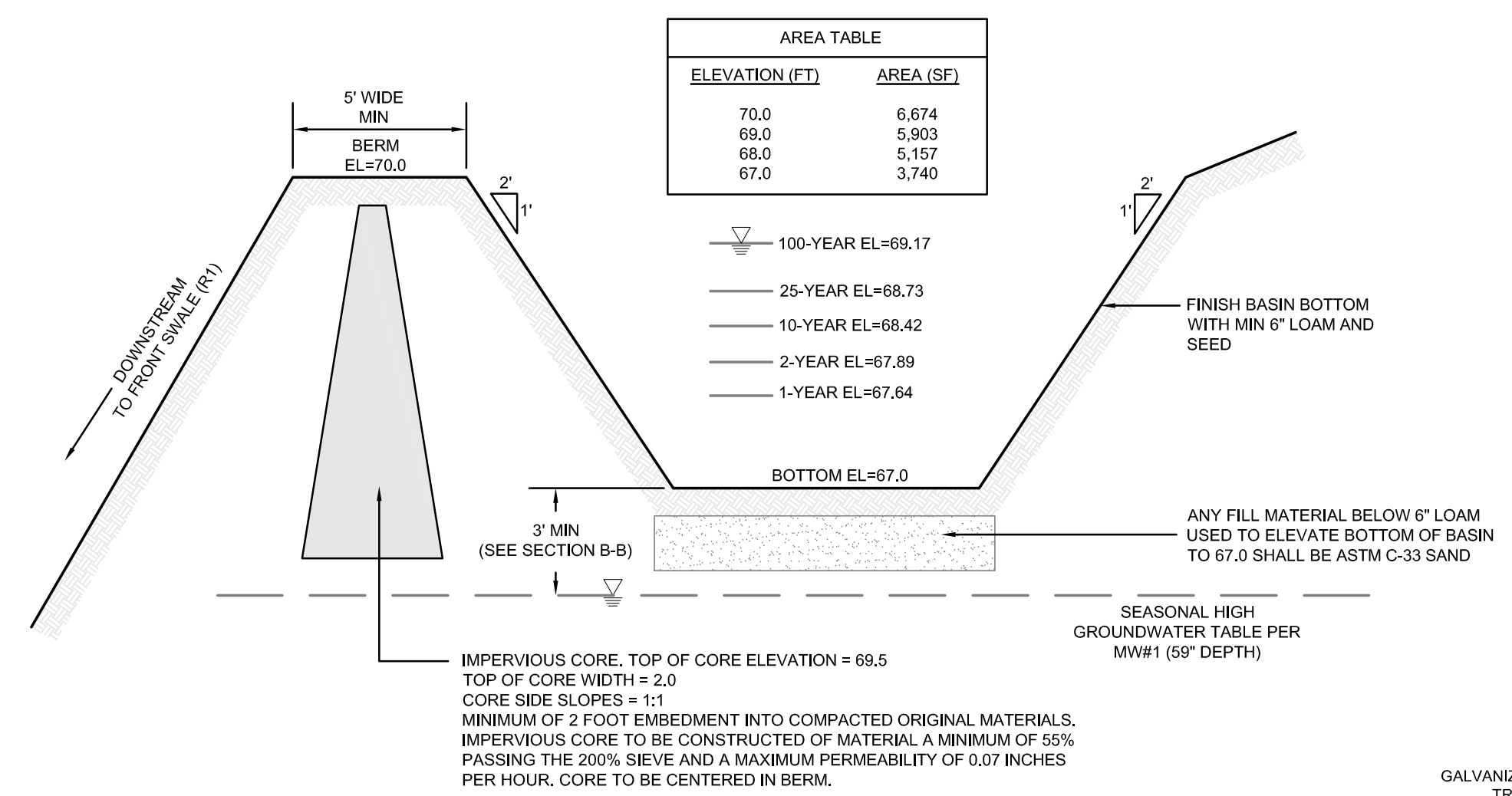
PRECAST CONCRETE SEWER MANHOLE  
SCALE: NOT TO SCALE



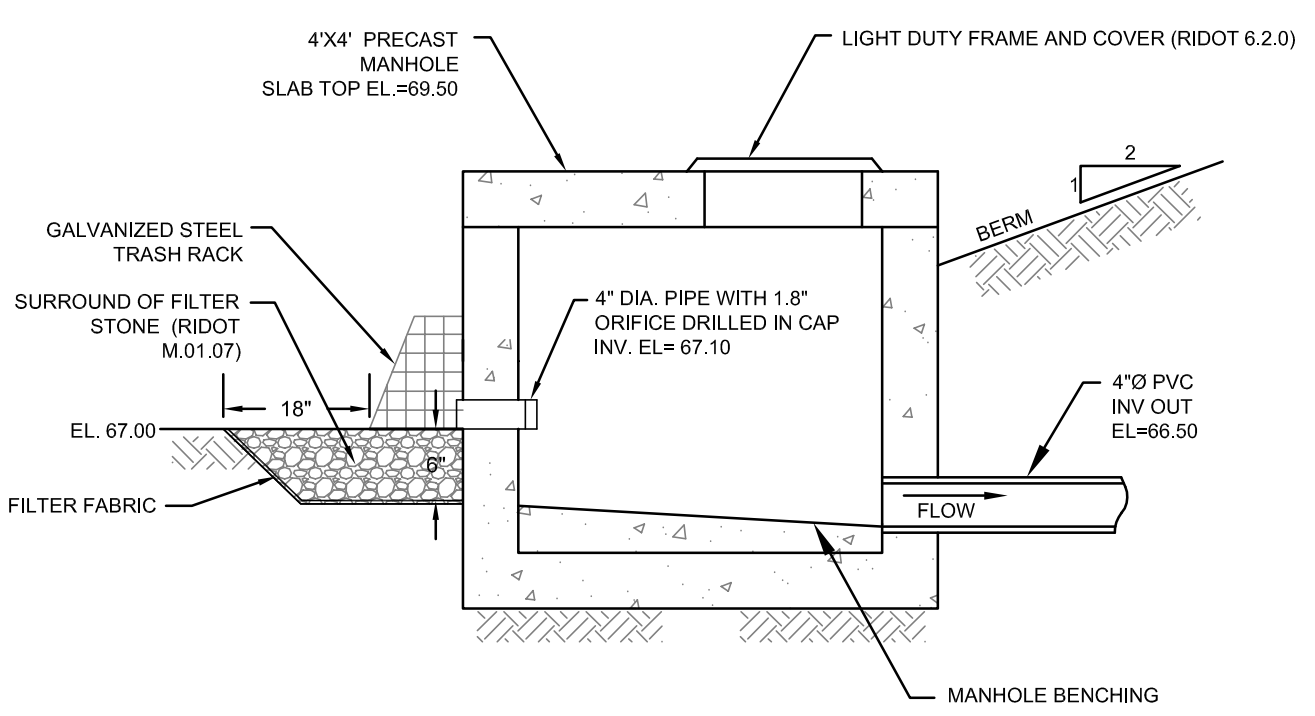
UTILITY TRENCH DETAIL  
SCALE: NOT TO SCALE



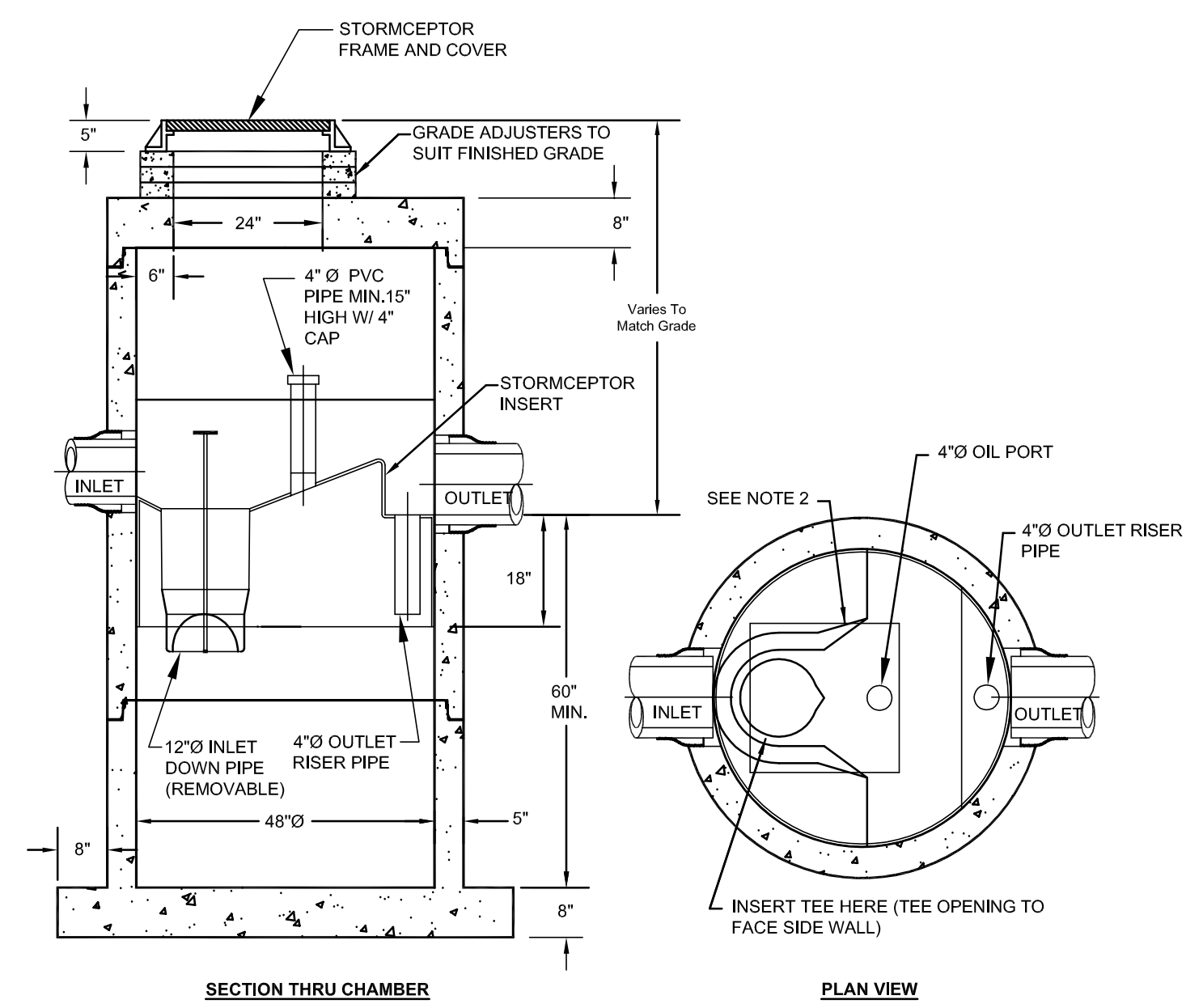
INFILTRATION / DETENTION BASIN D-3  
CONCRETE WEIR DETAIL  
SCALE: NOT TO SCALE



INFILTRATION / DETENTION BASIN D-3  
BERM SECTION WITH ELEVATION TABLE  
SCALE: NOT TO SCALE



INFILTRATION / DETENTION BASIN D-3  
OUTLET STRUCTURE DETAIL  
SCALE: NOT TO SCALE



- NOTES:**
- THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
  - THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.

STC 450i PRECAST CONCRETE STORMCEPTOR  
(450 U.S. GALLON CAPACITY)  
SCALE: NOT TO SCALE

No.	Revision	Date	App.
6	RIDEM REVISIONS	24MAY23	
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4	PRELIMINARY SUBMISSION	07NOV22	
3	RIDOT REVISIONS	23AUG22	
2	RIDEM REVISIONS	10AUG22	
1	PAP APPLICATION	18JUN22	

Designed By: **JJR** Drawn by: **JJR** Checked by: **GES**  
Scale: **AS SHOWN** Date: **REV. 22FEB23**

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

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ORLANDO, FL 32819**

Issued for:  
**PERMITTING**

Drawing Title:  
**SITE DETAILS  
SHEET 3**

	Drawing Number: <b>C-9</b>
	Sheet <b>9</b> of <b>9</b>
	Project Number: <b>18225.5</b>
	Survey Index: -

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