

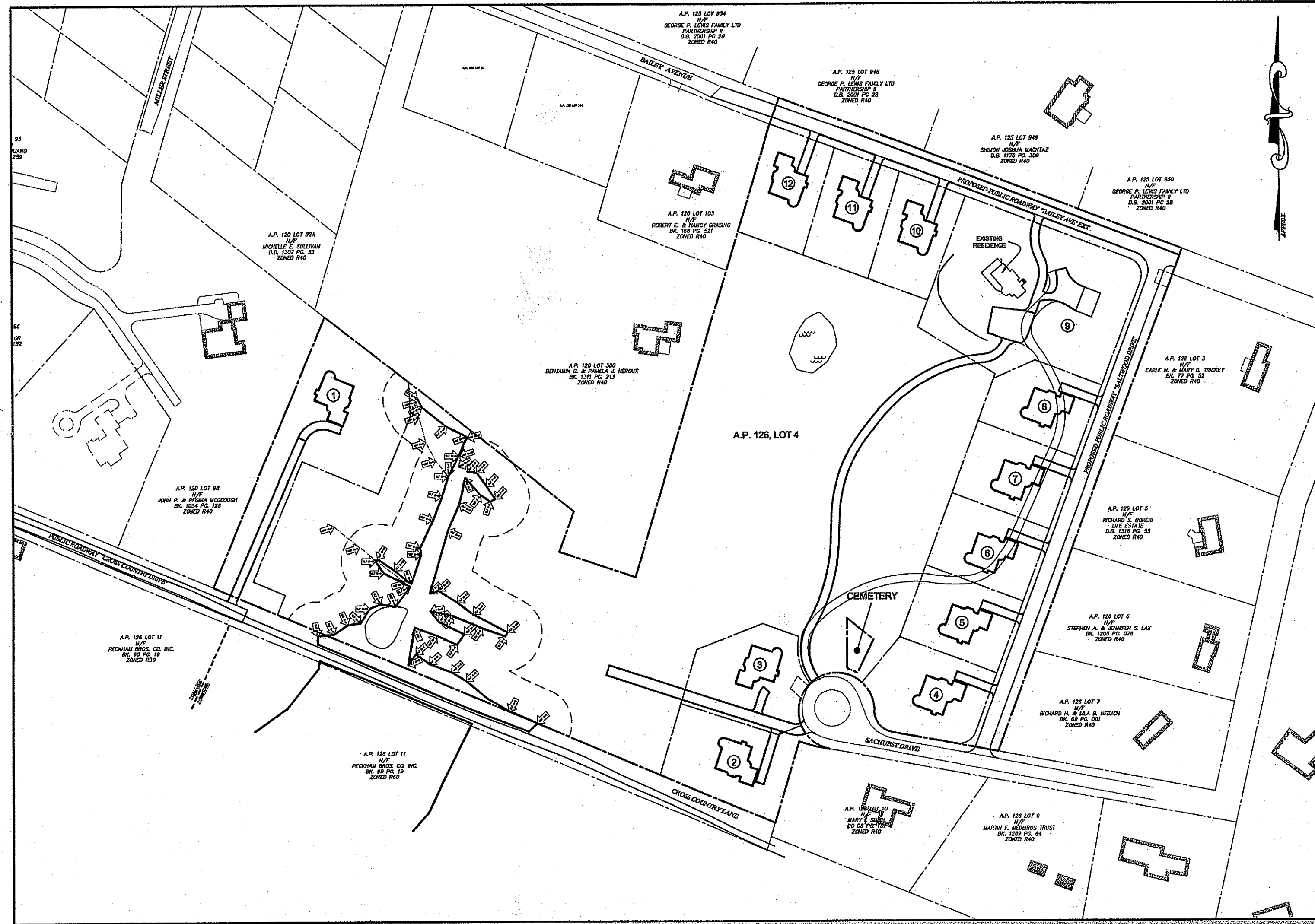
SALTWOOD FARM

MAJOR CONSERVATION SUBDIVISION

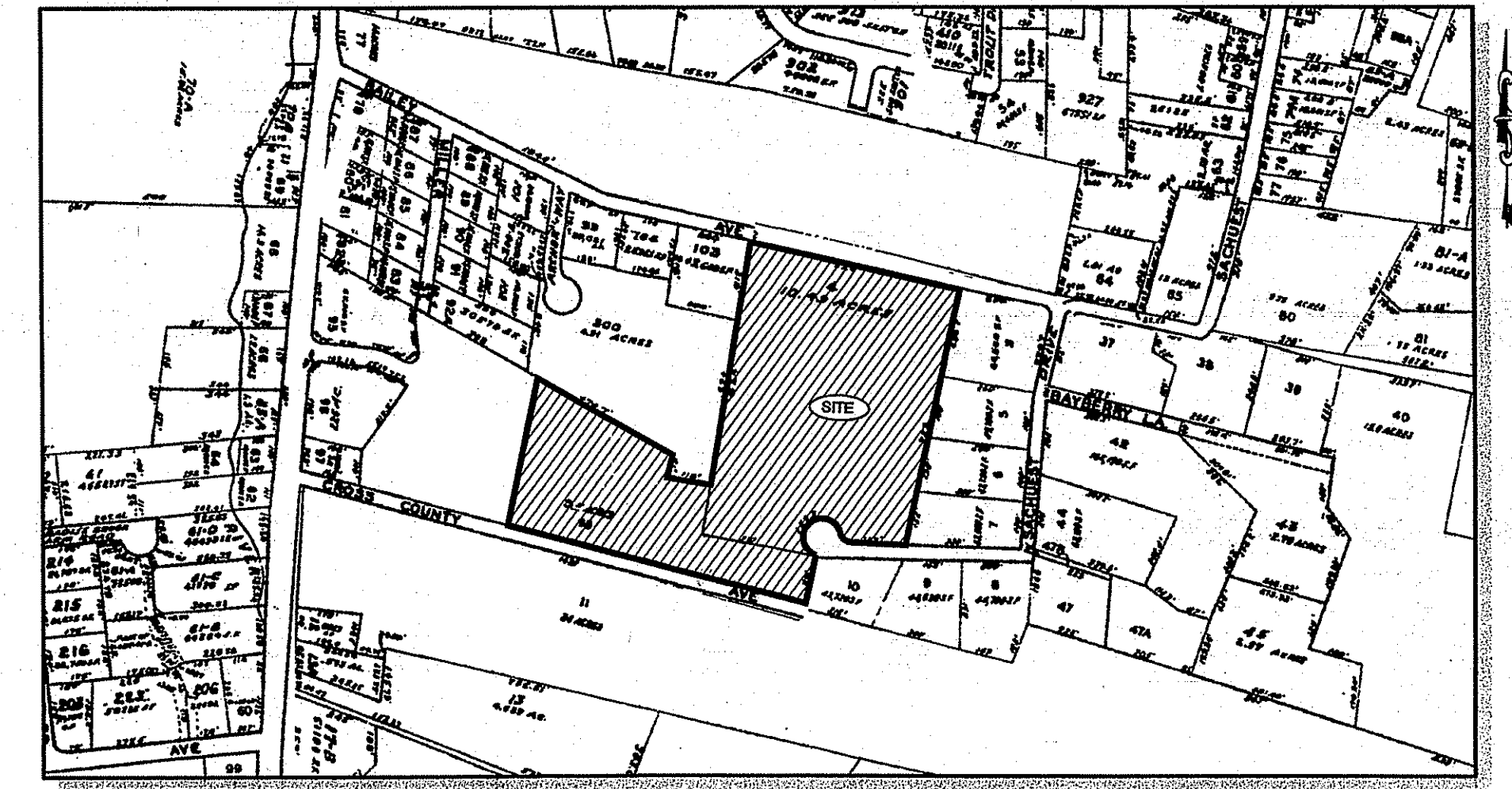
A.P. 126 LOT 4

BAILEY AVENUE AND SACHUEST DRIVE

MIDDLETOWN, RHODE ISLAND



SITE PLAN
1" = 120'

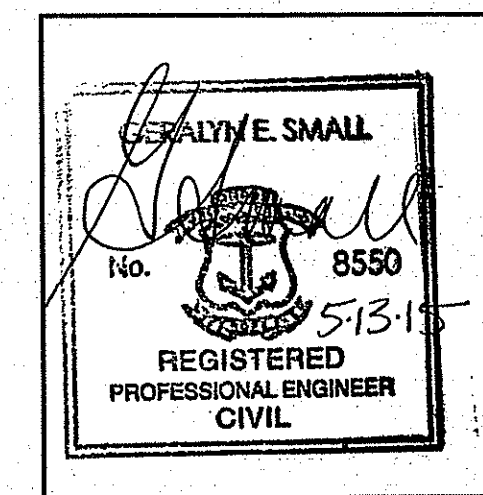


LOCUS MAP
(TAX ASSESSORS - NTS)

CLIENT/OWNER:

PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN, RHODE ISLAND
02842

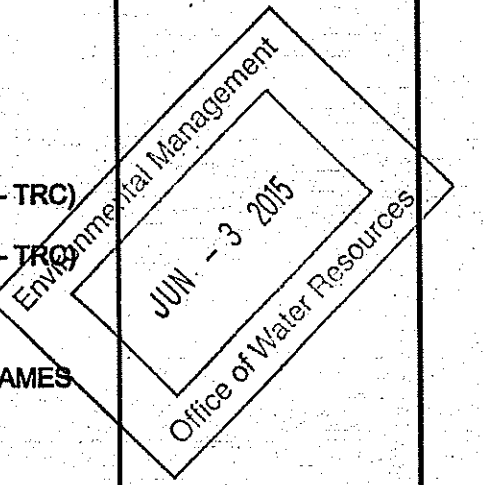
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 18 2015 FILE # 10-122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



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AGENCY:	DATE:	COMMENTS:
RIDEM WETLANDS	AUG 2008	WETLAND VERIFICATION
TOWN OF MIDDLETOWN	AUG 2008	PRELIMINARY SUBDIVISION
RIDEM WETLANDS	AUG 2009	PRELIMINARY DETERMINATION
TOWN OF MIDDLETOWN (REV)	SEP 2009	PRELIMINARY APP. SUBMISSION
RIDEM WETLANDS (REV)	OCT 2009	PRELIMINARY DETERMINATION (REVISION)
TOWN OF MIDDLETOWN (REV)	FEB 2010	PRELIMINARY APP. SUBMISSION (REVISION)
RIDEM WETLANDS	FEB 2010	PERMIT MODIFICATION
TOWN OF MIDDLETOWN (REV)	APR 2010	PRELIMINARY APP. SUBMISSION (REVISION - TRC)
RIDEM WETLANDS (REV)	APR 2010	PERMIT MODIFICATION (REVISION)
TOWN OF MIDDLETOWN (REV)	MAY 2010	PRELIMINARY APP. SUBMISSION (REVISION - TRC)
RIDEM WETLANDS (REV)	MAY 2010	PERMIT MODIFICATION (REVISION)
LOT COUNT REDUCED	JUNE 2011	TOWN PERMITTING
TOWN OF MIDDLETOWN (REV)	MAY 2012	PER FURTHER TOWN COMMENT
TOWN OF MIDDLETOWN (REV)	OCT 2012	ADD'L PROFILE, EXISTING CONDITIONS FRAMES
RIDEM WETLANDS (REV)	FEB 2013	PERMIT MODIFICATION
TOWN OF MIDDLETOWN	APR 2013	FINAL PLAN SUBMISSION
RIDEM WETLANDS (REV)	JUL 2013	PERMIT MODIFICATION
TOWN OF MIDDLETOWN	JUN 2014	FINAL PLAN REVISIONS
TOWN OF MIDDLETOWN AND RIDEM	MAY 2015	REVISIONS PER FINAL DECISION



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CIVIL • SITE • LAND DEVELOPMENT • COASTAL ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL • STRUCTURAL • RENEWABLE • SURVEYING

GENERAL NOTES:

- 1. ALL ELEVATIONS BASED ON THE NAVD 88.
2. THE SITE IS LOCATED WITHIN THE MIDDLETOWN R-40 ZONE.
3. NORTH ARROW SCALED FROM TAX ASSESSOR'S PLAT MAP.
4. THE ENTIRE SITE IS WITHIN FLOOD ZONE 'C' (AREA OF MINIMAL FLOODING) PER FEMA COMMUNITY PANEL NUMBER 445401 002 D, REVISED JUNE 16, 1992.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PERFORMED BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. IN JUNE 25 2002.
6. WETLAND FLAGGING WAS PERFORMED BY KATHLEEN P. MANGAN, INC. AND SURVEY LOCATED BY NE&C, INC. IN AUGUST 2007. WETLANDS VERIFIED BY RIDEM IN SEPTEMBER 2008 (FILE NO. 08-0237).
7. PROPERTY LINES ON THESE PLANS ARE TAKEN FROM PLAN ENTITLED, "ADMINISTRATIVE SUBDIVISION PLAN FOR SALTWOOD FARM, A.P. 126 LOTS 4, 216, 217, & 218, SACHUEST DRIVE & CROSS COUNTRY AVENUE, MIDDLETOWN, R.I.", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., DATED DECEMBER 2008, SCALE 1" = 60'.
8. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, MATERIAL, SPECIFICATIONS AND BENCHMARK AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE COMMENCING THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS WITH THE TOWN OF MIDDLETOWN. NO CONSTRUCTION IS TO COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
10. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF MIDDLETOWN AND THE RI DEPARTMENT OF TRANSPORTATION, STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2004 AND ALL CURRENT ADDENDA, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
11. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER AND OWNER.
12. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO BE MADE TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER UTILITIES NOT ON RECORD OR SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REPAIR AND REINSTATEMENT OF UTILITY SERVICES DAMAGED DURING CONSTRUCTION.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
15. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
16. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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 OF THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER."
17. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE (1-888-344-7233) AND/OR ALL LOCAL UTILITY COMPANIES).
18. SOILS INFORMATION TAKEN FROM RHODE ISLAND SOIL SURVEY GIS DATA, UPDATED 2010.

SOIL EROSION & SEDIMENT CONTROL NOTES:

GENERAL CONSTRUCTION SEQUENCE: DETAILED CONSTRUCTION SEQUENCING BY PHASE WILL BE PROVIDED IN THE STORMWATER POLLUTION PREVENTION PLAN WHICH SHALL BE SUBMITTED PRIOR TO RIDEM RIPDES PERMIT APPROVAL AND CONSTRUCTION. THE FOLLOWING GENERAL CONSTRUCTION SEQUENCE IS RECOMMENDED.

I. CONSTRUCTION SEQUENCE:

- A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
B. ESTABLISH PROPERTY LIMITS.
C. INSTALL STONE CONSTRUCTION ENTRANCE AT UTILIZED PROJECT ENTRANCES.
D. COMMENCE REMOVAL OF TREES INDICATED.
E. INSTALL HAYBALES AND SILT FENCE AS DELINEATED ON PLAN.
F. COMMENCE ROUGH GRADING.
G. BEGIN INSTALLATION OF REQUIRED DRAINAGE SYSTEM, INSTALLING ALL INLET PROTECTION SILT SACKS AS THE CONSTRUCTION OF EACH STRUCTURE IS COMPLETED.
H. CONSTRUCT LANDSCAPE AREAS AND MAINTAIN THE SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

II. GENERAL NOTES:

- A. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. 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.
B. ANY ROUGH GRADED AREAS DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
C. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
D. ALL FILL SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
E. FILL INTENDED TO SUPPORT BUILDING STRUCTURE AND CONDUCTS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
F. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 12" IN THICKNESS.
G. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LUGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
H. FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
I. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
J. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
K. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
L. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.
M. HAYBALES ARE TO BE PLACED AT CONSTRUCTION ENTRANCE DURING NON-WORKING HOURS.
N. WATER DOUSING TO AREAS OF EXPOSED SOIL DURING PERIODS OF DRY WEATHER SHALL BE USED TO MINIMIZE THE POTENTIAL FOR AIRBORNE DUST FROM CONSTRUCTION AREAS. A TACKIFIER SHALL BE USED IN PARTICULARLY DRY WEATHER IF DEEMED NECESSARY BY THE SITE ENGINEER OR THE TOWN ENGINEER.
O. ALL PAVED ROADWAYS SHALL BE SWEEPED AT REGULAR INTERVALS TO ASSIST IN DUST CONTROL.

SOIL EROSION & SEDIMENT CONTROL NOTES (CON'T):

III. VEGETATIVE PRACTICE:

- A. SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
B. 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.
C. LIMESTONE AND FERTILIZER SHALL BE APPLIED TO THE FOLLOWING RATE:
LIMESTONE: 9 TONS/ACRE
FERTILIZER: (10-10-10): 600 LBS/ACRE
D. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 112 LB/ACRE
E. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

STORMWATER MAINTENANCE SCHEDULE

- 1. GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE DETENTION BASIN, WVTSS AND SWALES IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
2. IF A MINIMUM COVERAGE OF 50% OF WVTSS IS NOT ACHIEVED IN THE PLANTED AREAS AFTER A SECOND GROWING SEASON, A REINFORCEMENT PLANTING IS REQUIRED.
3. SEDIMENT REMOVAL FROM THE WVTSS FOREBAYS SHALL OCCUR EVERY 5 TO 6 YEARS OR AFTER 50% OF THE TOTAL FOREBAY CAPACITY HAS BEEN LOST, WHICHEVER OCCURS FIRST.
4. ANNUAL MOWING OF THE WVTSS SETBACKS IS ONLY REQUIRED ALONG MAINTENANCE RIGHTS-OF-WAY. THE REMAINDER OF THE AREA MAY BE MAINTAINED PER THE CONSERVATION DEVELOPMENT OPEN SPACE AGREEMENT OF THE DEVELOPMENT.
5. WVTSS MAINTENANCE INVOLVING THE DRAINING OF THE PERMANENT POOLS SHALL ONLY BE UNDERTAKEN DURING THE DRY SEASON.
6. THE DETENTION BASIN SHALL BE MOWED AT LEAST THREE TIMES PER GROWING SEASON TO PREVENT UNWANTED GROWTH. GRASSSED SWALES SHALL BE MOWED AT LEAST ONCE PER GROWING SEASON. GRASS WITHIN SWALES SHOULD NOT BE CUT SHORTER THAN 4 INCHES IN HEIGHT.
7. BARE SPOTS AND ERODED AREAS WITHIN GRASSES SWALES MUST BE RESEEDDED IMMEDIATELY FOLLOWING OBSERVATION.
8. THE BASINS AND GRASSES SWALES SHALL BE INSPECTED AT LEAST TWICE A YEAR FOR EVIDENCE OF EROSION. AREAS WHERE EROSION PROBLEMS ARE OBSERVED SHALL BE RE-SEEDDED AND, IF DEEMED NECESSARY BY THE DESIGN ENGINEER, AN EROSION CONTROL BLANKET SHALL BE INSTALLED TO PREVENT FURTHER DAMAGE.
9. THE DETENTION BASIN SHALL BE INSPECTED FOR POOLS OF STAGNANT WATER. EVIDENCE OF PONDING CAUSED BY AN UNEVEL BASIN BOTTOM SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER, AND THE AREA SHALL BE RE-GRADED AND RESTORED TO PREVENT THE FORMATION OF HABITAT AREAS FOR NUISANCE INSECTS.
10. ANNUAL MOWING OF THE BASIN SETBACKS IS ONLY REQUIRED ALONG MAINTENANCE RIGHTS-OF-WAY. THE REMAINDER OF THE AREA MAY BE MAINTAINED PER THE CONSERVATION DEVELOPMENT OPEN SPACE AGREEMENT.
11. IF THERE IS AN OBVIOUS LOSS OF DRAINAGE FROM THE DETENTION POND, ESPECIALLY WHEN POOLS OF STORMWATER ARE EVIDENT IN THE AREA OF THE OUTLET, THE OUTLET PIPE MAY BE CLOGGED WITH SEDIMENTS. THE OUTLET PIPE SHALL BE RECONSTRUCTED ACCORDING TO THE DESIGN DETAIL REPLACING ALL FILTER FABRIC. AFTER RECONSTRUCTION THE BASIN FLOOR SHALL BE IMMEDIATELY RESEEDDED IF NECESSARY TO PREVENT EROSION. CARE SHALL BE TAKEN NOT TO DISTURB THE IMPERMEABLE LAYER BELOW THE BASIN. THIS WORK SHALL BE DONE ONLY DURING THE GROWING SEASON.
12. TRASH, LITTER AND DEBRIS SHALL BE REMOVED FROM ALL SURFACE STORMWATER FACILITIES AT LEAST FOUR TIMES A YEAR TO PREVENT BLOCKAGE OF OUTLET PIPES. IN LOCATIONS WHERE SIGNIFICANT VOLUMES OF DEBRIS ARE OBSERVED, THE DEVICES SHALL BE CAREFULLY INSPECTED TO IDENTIFY IF ANY DAMAGE HAS OCCURRED.
13. THE STRUCTURAL INTEGRITY OF ALL OUTLET STRUCTURES SHALL BE CHECKED AT LEAST TWICE A YEAR. STRUCTURAL FAULTS, CRACKED PIPES OR DAMAGED GRATES/TRASH RACKS SHALL BE REPAIRED IMMEDIATELY.
14. ALL ROADS SHALL BE SWEEPED ANNUALLY IN THE SPRING, TO REMOVE ACCUMULATED SEDIMENTS.
15. SEDIMENTS IN THE CROSS COUNTRY LANE SEDIMENT TRAPS SHALL BE REMOVED EVERY 2 YEARS.
16. MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTORS.
17. UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE BOUNDS OF THE SUBDIVISION SHALL BECOME THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE OF THE STRUCTURES AND GRASSES SWALES WITHIN THE PUBLIC RIGHTS OF WAY SHALL BECOME THE RESPONSIBILITY OF THE TOWN OF MIDDLETOWN.
18. LONG TERM MAINTENANCE OF THE WVTSS AND OVERALL DRAINAGE SYSTEM BY THE HOMEOWNER'S ASSOCIATION SHALL BE VESTED WITH A RESPONSIBLE AUTHORITY BY MEANS OF A LEGALLY BINDING AND ENFORCEABLE DOCUMENT THAT IS EXECUTED AS A CONDITION OF PLAN APPROVAL.

GRADING & DRAINAGE NOTES

- 1. NO CONTRACTOR SHALL PERFORM ANY GRADING OPERATION SO AS TO CAUSE FALLING ROCKS, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED BY THE TOWN AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
2. 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.
3. ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
4. THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
5. THE LIMITS OF THE AREA TO BE GRADED SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
6. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. THIS PROJECT SHALL REQUIRE AN RIDEM RIPDES PERMIT FOR LAND DISTURBANCE GREATER THAN ONE ACRE.
7. WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
8. TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
9. IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
10. 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.
11. GRADING SHOWN AROUND PROPOSED RESIDENCES WHICH IS NOT REQUIRED FOR PROPER SITE DRAINAGE SHOULD BE CONSIDERED ILLUSTRATIVE AND IS NOT REQUIRED. FINAL GRADING AROUND RESIDENCES WILL BE BASED ON RESIDENCE DESIGN AND LAYOUT.
12. IT IS ASSUMED THAT EACH PROPOSED RESIDENCE WILL BE PROVIDED WITH EITHER PERIMETER FOUNDATION DRAINS OR SUMP PUMPS TO DRAW WATER AWAY FROM THE STRUCTURES. THESE DEVICES ARE NOT SHOWN IN THIS PLAN SET AND WILL BE DESIGNED AS PART OF THE INDIVIDUAL LOT SITE DESIGN. THE FLOW FROM THESE DEVICES HAS BEEN DETERMINED BASED ON A ZERO-FOOT WATER TABLE AND HAS BEEN INCLUDED IN THE DRAINAGE DESIGN FOR THIS SUBDIVISION. FOUNDATION DRAINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" DIAMETER PVC PERFORATED PIPING SET IN CRUSHED STONE.
13. SLOPES SHALL BE NO GREATER THAN 10(H):1(V) DURING CONSTRUCTION.
14. BASIN WEIR WALLS SHALL BE INSTALLED PRIOR TO GENERAL GRADING OF THE DETENTION AND WET VEGETATED TREATMENT SYSTEMS.
15. WETLAND VEGETATED SYSTEMS SHALL BE CONSTRUCTED ONLY DURING THE DRY SEASON SO AS TO MINIMIZE EXCAVATION INTO AREAS WITH GROUNDWATER.
16. DRAINAGE DESIGN BASED ON 2,500 SQUARE FOOT AVERAGE RESIDENCE FOOTPRINTS ACROSS THE WATERSHEDS AREAS. THE WATERSHEDS ARE DEFINED AS FOLLOWS:

Table with 2 columns: WATERSHED and UNITS. WATERSHED 1: UNITS 10, 11 AND 12; WATERSHED 2: UNITS 4, 5, 6, 7, 8 AND 9; WATERSHED 3: UNIT 3; WATERSHED 4: UNITS 1, 2

DEVELOPMENT IN EXCESS OF THESE LIMITS WOULD NEED TO COMPLY WITH APPLICABLE TOWN ORDINANCES.

ABBREVIATIONS:

Table listing abbreviations and their meanings: AC ASPHALT PAVEMENT, ADJ ADJACENT, AP ASSESSOR'S PLAT, ACCESS ACCESSIBLE, ARCH ARCHITECT, BC BOTTOM OF CURB, BH BORING HOLE, BIT BITUMINOUS, CLR CLEARANCE, CMP CORRUGATED METAL PIPE, CMU CONCRETE MASONRY UNIT, CONC CONCRETE, CONN CONNECT, COTG CLEAN OUT TO GRADE, CF CUBIC FOOT, DEMO DEMOLISH, DI DRAIN INLET, DIA DIAMETER, DMH DRAIN MANHOLE, dp DROP PIPE, DS DOWN SPOUT, DWG DRAWING, E ELECTRIC, ELEV/ELEV ELEVATION, ELMH ELECTRIC MANHOLE, EOP EDGE OF PAVEMENT, EQ EQUAL, EXIST EXISTING, EXP EXPANSION, FFE FINISH FLOOR ELEVATION, FG FINISHED GRADE, FH FIRE HYDRANT, FT FEET, G GAS, GAL GALLON, GV GATE VALVE, INV INVERT, JT JOINT, L LENGTH, LAND LANDSCAPE, NTS NOT TO SCALE, MAX MAXIMUM, MECH MECHANICAL, MIN MINIMUM, PAVT PAVEMENT, PVC POLYVINYLCHLORIDE, R RADIUS, RC REINFORCED CONCRETE, RECONN RECONNECT, RIIB RHODE ISLAND HIGHWAY BOUND, RIDOT RI DEPARTMENT OF TRANSPORTATION, ROW RIGHT OF WAY, S SLOPE, SEWER SQUARE FEET, SHET SHEET, SMH SEWER MANHOLE, STA STATION, STRUCT STRUCTURAL, TC TOP OF CURB, TOP TOP OF SURFACE, UGT UNDERGROUND TELEPHONE, TYP TYPICAL, W WATER, W/ WITH, WVTSS WET VEGETATED TREATMENT SYSTEM

UTILITY NOTES:

- 1. ALL PROPOSED LOTS SHALL BE SUPPLIED WITH WATER FROM INDIVIDUAL PRIVATE WELLS OR FROM MUNICIPAL WATER MAINS. BOTH SOURCES HAVE BEEN SHOWN ON THESE PLANS FOR PERMITTING PURPOSES ONLY.
2. EACH RESIDENCE SHALL BE CONNECTED TO THE MUNICIPAL SEWER SYSTEM. BUILDING SEWER CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE TO THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS AND THE SPECIFICATIONS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPT.
3. ALL RESIDENCES SHALL BE 4 BEDROOM DWELLINGS.
4. ALL TELEPHONE, ELECTRICAL, AND CABLE CONNECTIONS SHOWN ON THIS PLAN MAY BE RELOCATED UPON DESIGN FROM THE APPROPRIATE UTILITY COMPANIES AND ARE TO BE INSTALLED ACCORDING TO THEIR STANDARDS AND SPECIFICATIONS.
5. UTILITIES LOCATED IN PRIVATE DRIVEWAYS, WITH THE EXCEPTION OF THE SEWER MAIN FOR WHICH A MAINTENANCE EASEMENT WILL BE GRANTED, SHALL BE MAINTAINED BY THE PROPERTY OWNERS. MAINTENANCE AND REPAIR OF THE PRIVATE DRIVEWAYS CONTAINING MUNICIPAL UTILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
6. WATER MAINS, FITTINGS AND SERVICES, COMPONENTS AND INSTALLATION SHOULD BE AS REQUIRED BY NEWPORT WATER.

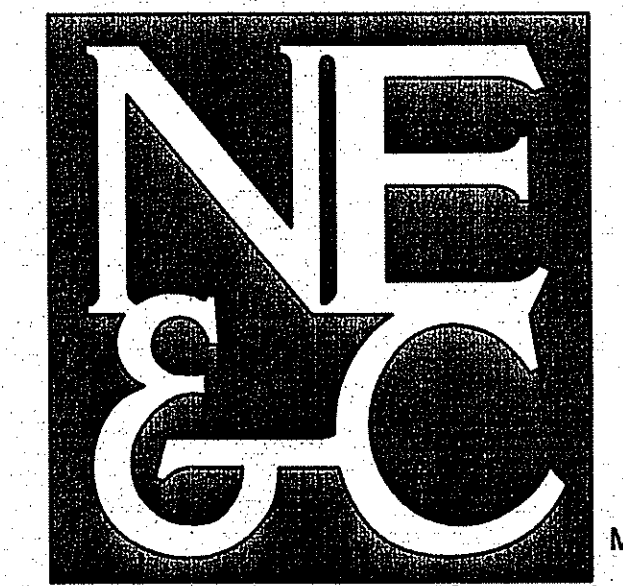
FINAL PLAN DEVELOPMENT NOTES:

- 1. THE TOWN HAS IMPLEMENTED DEVELOPMENT IMPACT FEES WHICH APPLY TO ANY NEW COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN TOWN. THE IMPACT FEES AS SPECIFIED IN TOWN CODE CHAPTER 150 WILL BE ASSESSED AT THE TIME OF DEVELOPMENT OF THE SUBDIVISION LOTS.
2. AT THE TIME OF DEVELOPMENT OF EACH LOT THE DEVELOPER WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE TOWN'S CONSTRUCTION SITE RUNOFF AND EROSION CONTROL ORDINANCE (TOWN CODE CHAPTER 151) AND THE STORM WATER MANAGEMENT ORDINANCE (CHAPTER 153), INCLUDING COMPLIANCE AND THE APPROVED STORM WATER MANAGEMENT PLAN FOR THE SUBDIVISION.

OPEN SPACE NOTE:

- 1. CONSTRUCTION OF RECREATIONAL FACILITIES INCLUDING SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURTS, AND OTHER SIMILAR STRUCTURES WILL NOT BE PERMITTED ON OPEN SPACE PARCELS.

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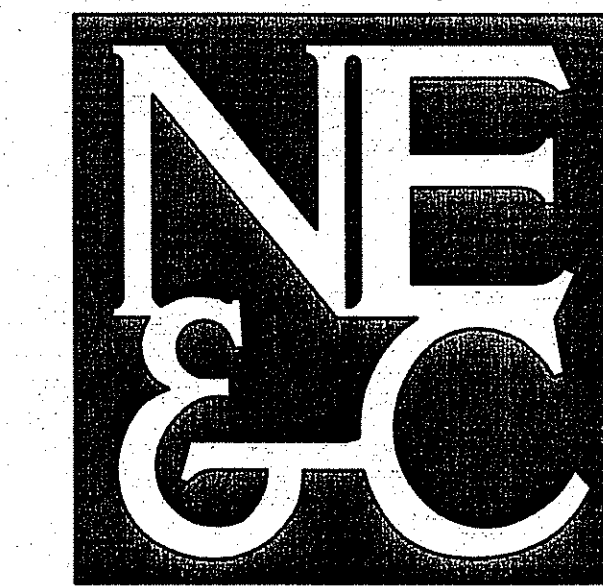
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PHONE (401) 849-0810 FAX (401) 849-4169
WWW.NORTHEASTENGINEERS.COM

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUN 18 2015 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Project Title: SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842
Client/Owner: PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI
Issued for: PERMITTING
Drawing Title: SITE / CIVIL NOTES
Drawing Number: N-1
Sheet 2 of 36
Project Number: 06088.0
Survey Index: 13 - 126 - 218
GERALD E. SMALL
No. 8550
REGISTERED PROFESSIONAL ENGINEER CIVIL
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- LEGEND:**
- PROPERTY LINE
 - - - ABUTTING PROPERTY LINE
 - STONEWALL
 - WETLAND BUFFER
 - - - WATERSHED PROTECTION DISTRICT
 - - - EDGE OF WETLANDS
 - WETLAND FLAG
 - EXISTING REBAR
 - EXISTING DRILLHOLE
 - SUBDIVISION LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE

SITE INFORMATION:

TOTAL LAND AREA =	711,710 SF±
WETLAND AREA =	22,089 SF±
EXISTING DRAINAGE POND =	4,075 SF±
AREAS OF PUBLIC UTILITY EASEMENTS =	12,577 SF±
AREAS OF STORMWATER DETENTION =	25,203 SF±
TOTAL DEVELOPABLE AREA =	647,771 SF±
YIELD FORMULA	
LOTS/UNITS = (647,771 SF * 0.8) / (40,000) =	12.9 LOTS (13 LOTS)
NUMBER OF PROPOSED LOTS =	12 LOTS
40% OPEN SPACE REQUIRED =	259,108 SF±
AREA OF OPEN SPACE LOTS =	385,193 SF±
OPEN SPACE LESS UNDERLYING SPACE WITHIN =	358,025 SF±
OPEN SPACE PROPOSED =	50%
AREA OF TRAVELWAYS IN OPEN SPACE =	8,510 SF±
10% OF REQUIRED OPEN SPACE =	27,422 SF±
TRAVELWAYS AS % OF REQ. OPEN SPACE =	3.1%
AREA OF DRAINAGE IN OPEN SPACE =	44,575 SF±
20% OF REQUIRED OPEN SPACE =	51,844 SF±
DRAINAGE AREA AS % OF REQ. OPEN SPACE =	17.2%

No.	Revision	Date	App.
5	OPEN SPACE MARKERS ADDED	MAY15	JJR
4	REVISED SEWER EASEMENT	JUL13	JJR
3	CORRECTED 20% CALCULATION	09OCT12	JJR
2	CORRECTED 20% CALCULATION	10JUL12	JJR
1	ADDED SWALES TO DRAINAGE AREAS	03JUL12	JJR

Designed By: **JJR** Drawn by: **JJR** Checked by: **---**
Scale: 1"=60' Date: **REV. APR 2013**

Project Title:
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
PERMITTING

Drawing Title:
**PROPOSED
SUBDIVISION PLAN**

Drawing Number: SD-1
Sheet 10 of 36
Project Number: 06088.0
Survey Index: 13 - 126 - 218

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OFFICE OF WATER RESOURCES
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DATED **JUN 18 2013** FILE # **10-D-0122**
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A.P. 125 LOT 948
N/F
GEORGE P. LEWIS FAMILY LTD
PARTNERSHIP II
D.B. 2001 PG 28
ZONED R40

A.P. 125 LOT 949
N/F
SHIMON JOSHUA MACKTAZ
D.B. 1175 PG. 309
ZONED R40

A.P. 125 LOT 950
N/F
GEORGE P. LEWIS FAMILY LTD
PARTNERSHIP II
D.B. 2001 PG 28
ZONED R40

A.P. 120 LOT 103
N/F
ROBERT E. & WANCY GRASING
BK. 166 PG. 521
ZONED R40

A.P. 120 LOT 300
BENJAMIN G. & PAMELA J. HEROUX
BK. 1311 PG. 213
ZONED R40

A.P. 126 LOT 3
N/F
EARLE N. & MARY D. TRICKEY
BK. 77 PG. 52
ZONED R40

A.P. 126 LOT 5
N/F
RICHARD S. BORERI
LIFE ESTATE
D.B. 1318 PG. 55
ZONED R40

A.P. 126 LOT 6
N/F
STEPHEN A. & JENNIFER S. LAX
BK. 1205 PG. 078
ZONED R40

A.P. 126 LOT 7
N/F
RICHARD H. & LILA B. NEIDICH
BK. 69 PG. 001
ZONED R40

A.P. 126 LOT 10
N/F
MARY I. SMITH
DC 96 PG. 101
ZONED R40

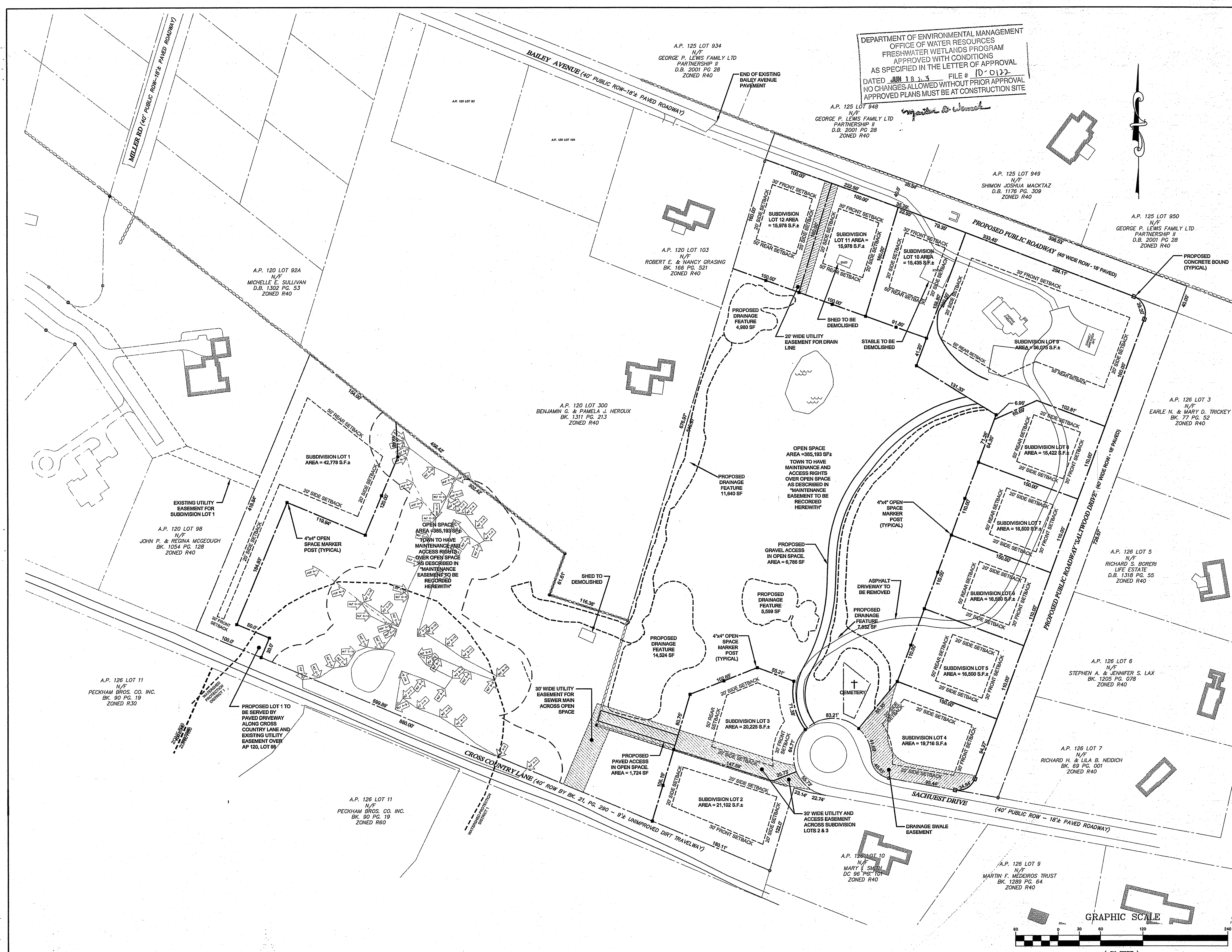
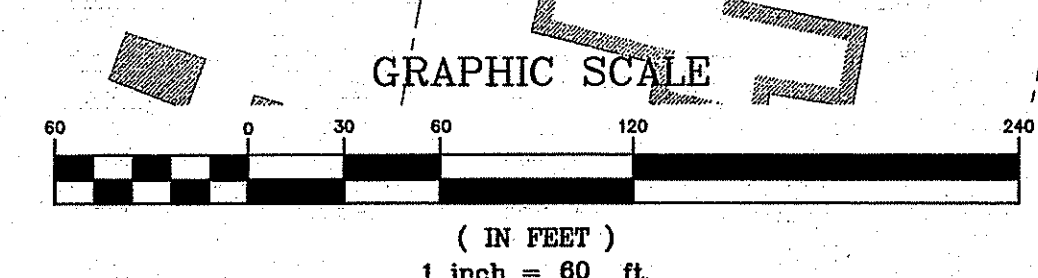
A.P. 126 LOT 9
N/F
MARTIN F. MEDEIROS TRUST
BK. 1289 PG. 64
ZONED R40

A.P. 120 LOT 92A
N/F
MICHELLE E. SULLIVAN
D.B. 1302 PG. 53
ZONED R40

A.P. 120 LOT 98
N/F
JOHN P. & REGINA MCGEOUGH
BK. 1054 PG. 128
ZONED R40

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R30

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R60





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Imperial & Associates

2	REV. SHT NUMBERING / ADJ. RIM ELS	18JUN14	
1	ADDED CROSS COUNTRY PROFILE	05OCT12	
No.	Revision	Date	App.
Designed By: JJR	Drawn by: JJR	Checked by: —	
Scale: 1"=30'	Date: REV. APR 2013		

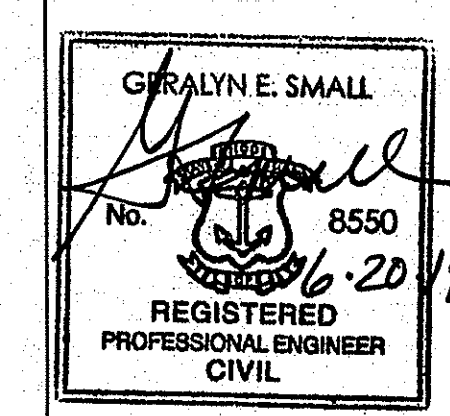
SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

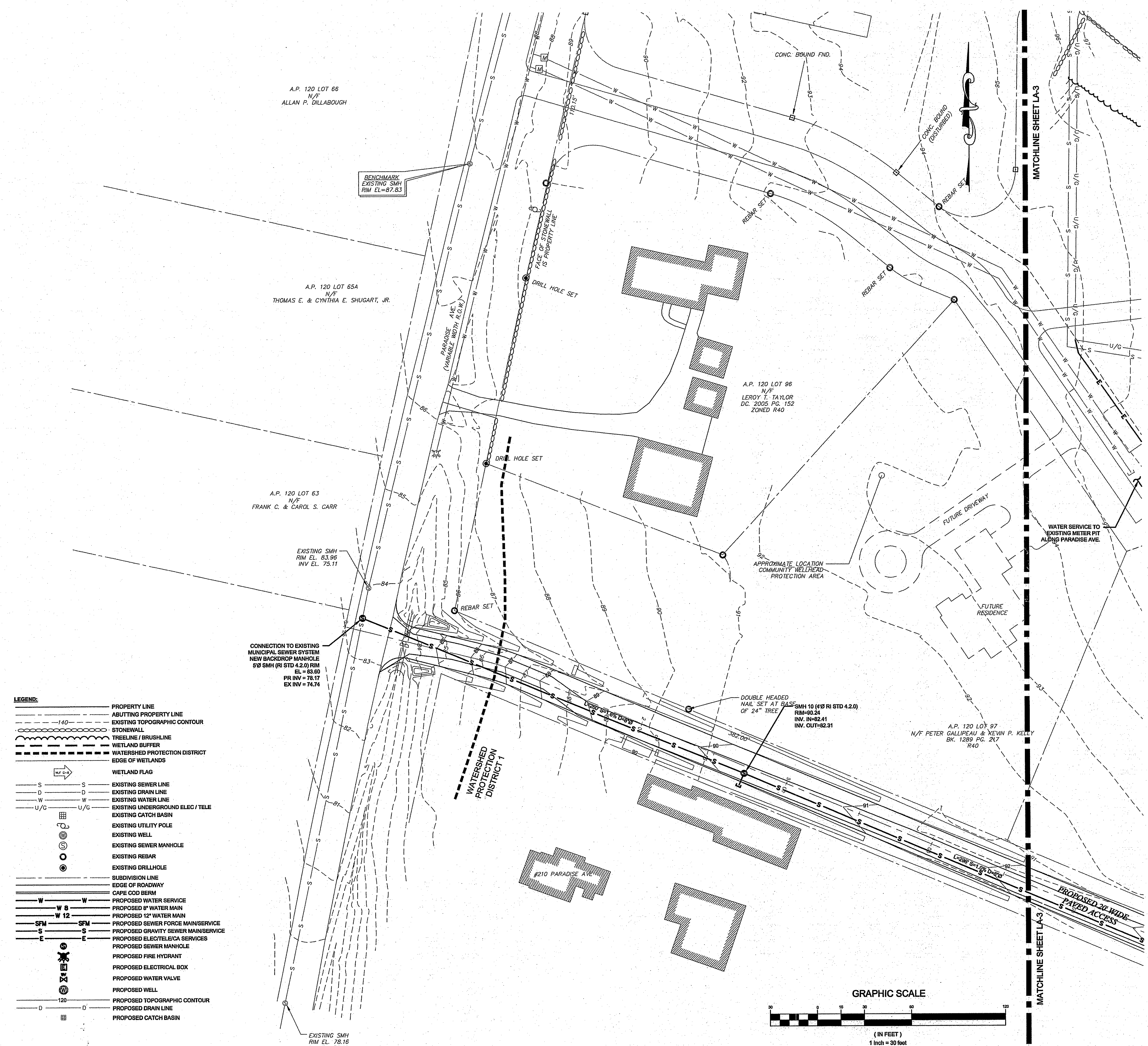
Issued for:
PERMITTING

Drawing Title:
LAYOUT AND UTILITIES SHEET 4

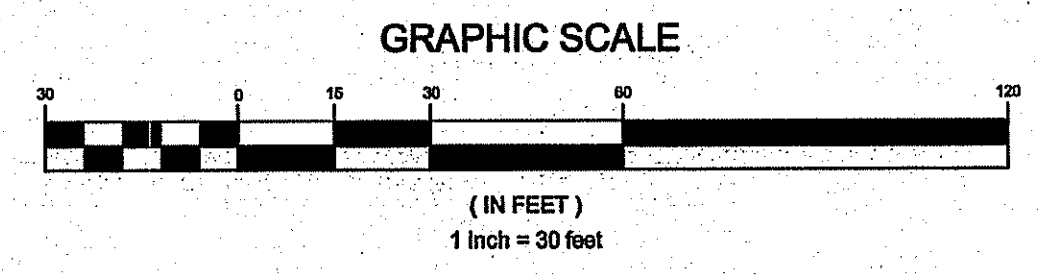
Drawing Number:
LA-4
 Sheet 14 of 36
 Project Number:
06088.0
 Survey Index:
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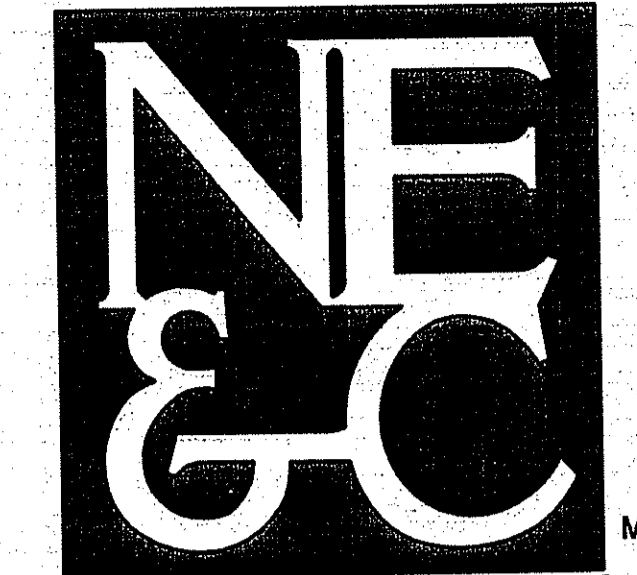


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- LEGEND:**
- PROPERTY LINE
 - - - ABUTTING PROPERTY LINE
 - - - EXISTING TOPOGRAPHIC CONTOUR
 - - - STONEWALL
 - - - TREELINE / BRUSHLINE
 - - - WETLAND BUFFER
 - - - WATERSHED PROTECTION DISTRICT
 - - - EDGE OF WETLANDS
 - WETLAND FLAG
 - S — S EXISTING SEWER LINE
 - D — D EXISTING DRAIN LINE
 - W — W EXISTING WATER LINE
 - U/G — U/G EXISTING UNDERGROUND ELEC / TELE
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - EXISTING WELL
 - EXISTING SEWER MANHOLE
 - EXISTING REBAR
 - EXISTING DRILLHOLE
 - SUBDIVISION LINE
 - EDGE OF ROADWAY
 - CAPE COD BERM
 - W — W PROPOSED WATER SERVICE
 - W 8 — PROPOSED 8" WATER MAIN
 - W 12 — PROPOSED 12" WATER MAIN
 - SFM — SFM PROPOSED SEWER FORCE MAIN/SERVICE
 - S — S PROPOSED GRAVITY SEWER MAIN/SERVICE
 - E — E PROPOSED ELEC/TELE/C SERVICES
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED ELECTRICAL BOX
 - PROPOSED WATER VALVE
 - PROPOSED WELL
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN

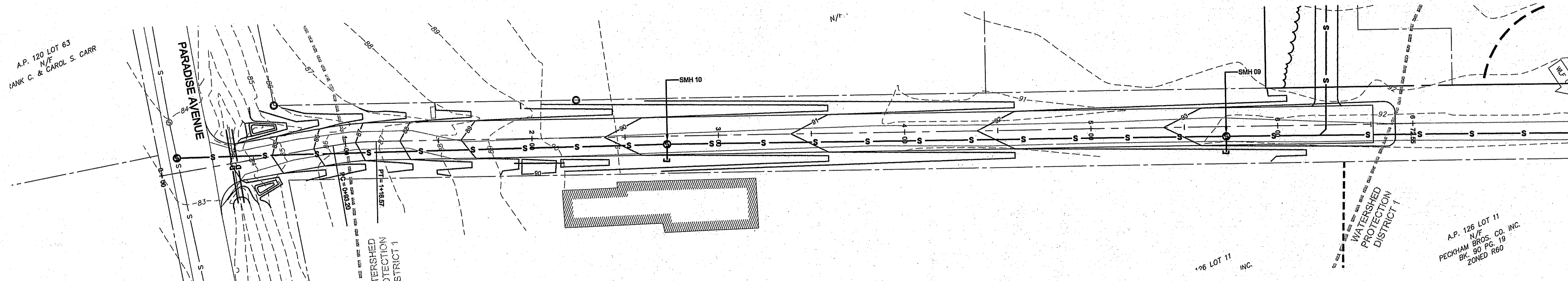




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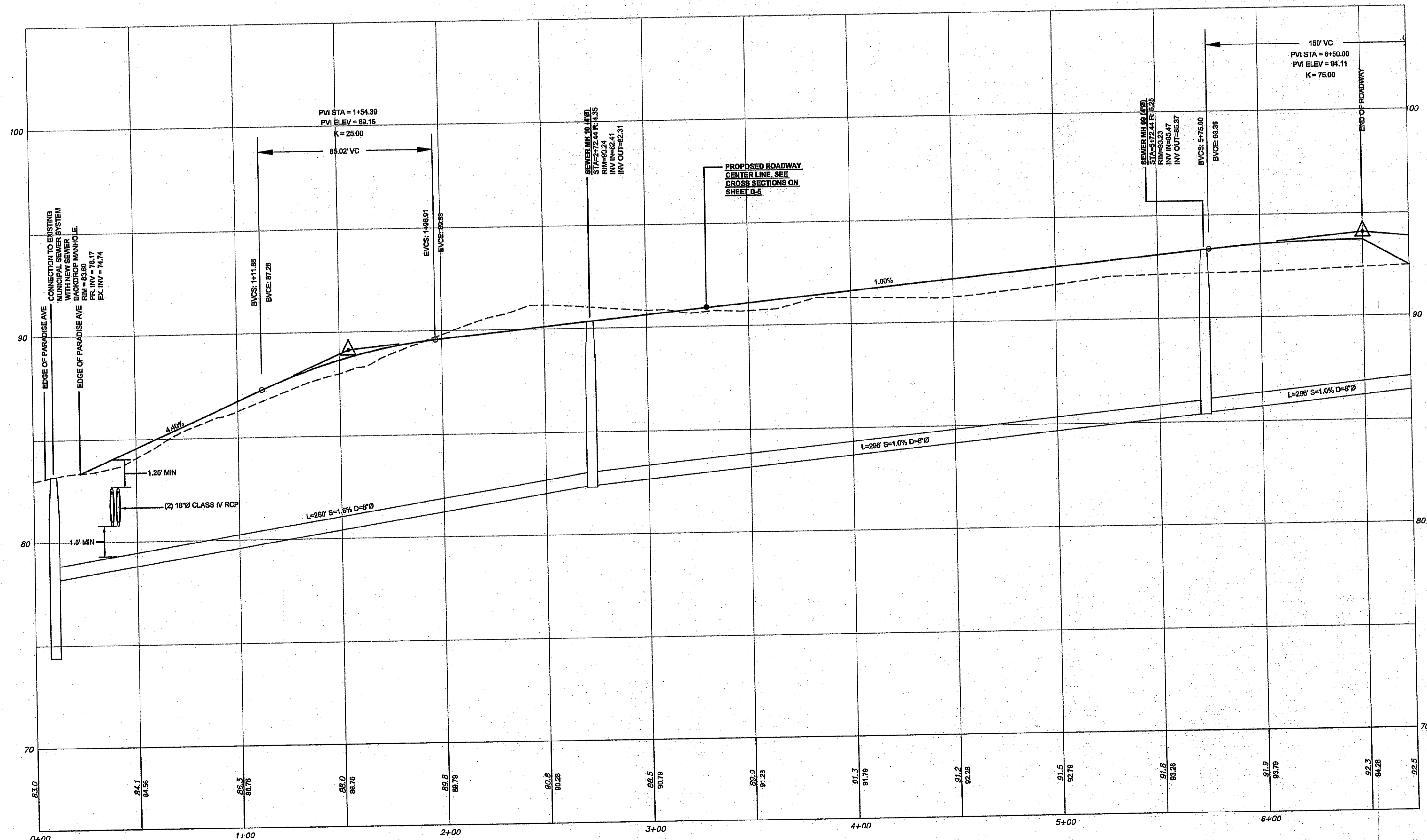
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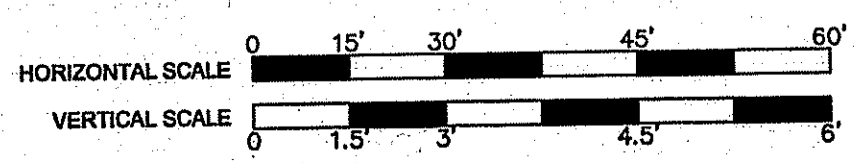
CROSS COUNTRY DRIVE: PLAN VIEW STA 0+00 -6+72 (END)
HORIZONTAL SCALE: 1"=30'

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CROSS COUNTRY DRIVE: PROFILE STA 0+00 - 6+72 (END)
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

2	CORRECTED PROFILE	19JUN14
1	ADDED CROSS COUNTRY PROFILE	05OCT12
No.	Revision	Date App.
Designed By:	JJR	Drawn by: JJR
Scale:	AS SHOWN	Date: REV. APR 2013
Project Title:	SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842	
Client/Owner:	PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI	
Issued for:	PERMITTING	
Drawing Title:	ROAD PROFILES	
Drawing Number:	P-3	
Sheet	25 of 36	
Project Number:	06088.0	
Survey Index:	13 - 126 - 218	
<p>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.</p>		

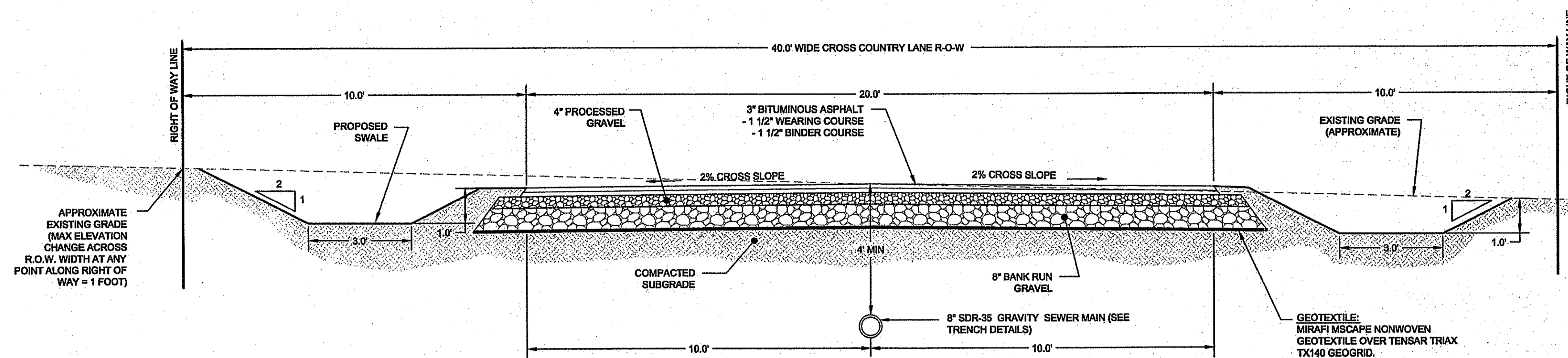




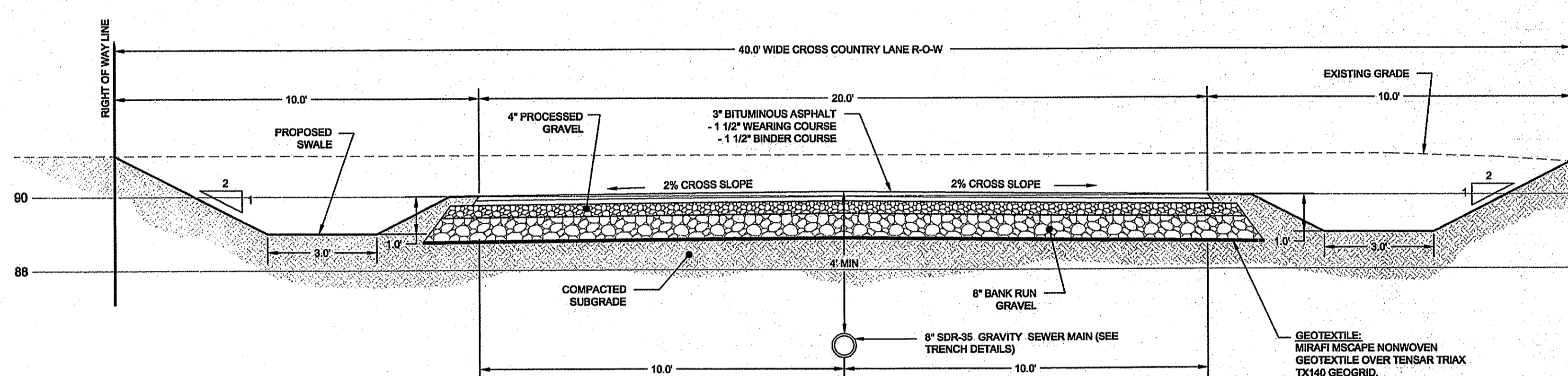
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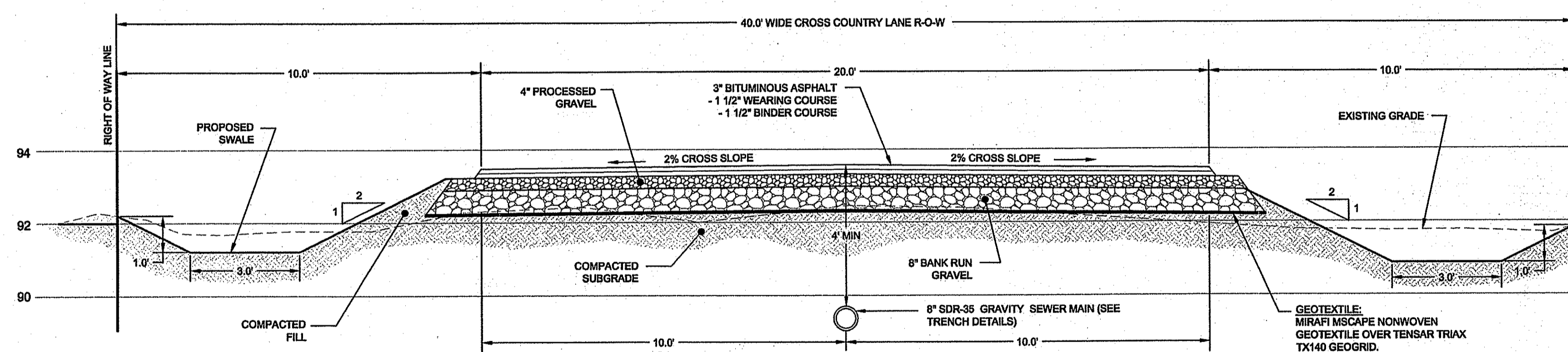
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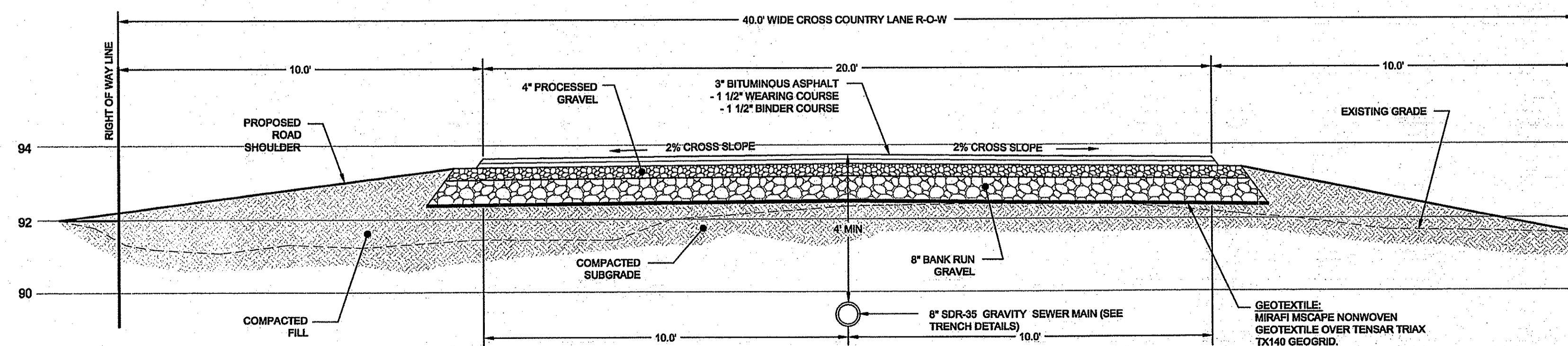
CROSS SECTION: CROSS COUNTRY LANE SECTION 1 (TYPICAL SECTION)
 SCALE: 1"=2.5'



CROSS SECTION: CROSS COUNTRY LANE SECTION 2 (STA: 2+50)
 SCALE: 1"=2.5'



CROSS SECTION: CROSS COUNTRY LANE SECTION 3 (STA: 6+00)
 SCALE: 1"=2.5'



CROSS SECTION: CROSS COUNTRY LANE SECTION 4 (END OF ROAD STA: 6+51)
 SCALE: 1"=2.5'

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[Signature]

1		ADDED SHEET	18JUN14
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Scale:	AS SHOWN	Date:	REV. APR 2013
Project Title:			
SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842			
Client/Owner:			
PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI			
Issued for:			
PERMITTING			
Drawing Title:			
SITE DETAILS			
Drawing Number:			
D-5			
Sheet 31 of 36			
Project Number:			
06088.0			
Survey Index:			
13 - 126 - 218			
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SALTWOOD FARM

MAJOR CONSERVATION SUBDIVISION

A.P. 126 LOT 4

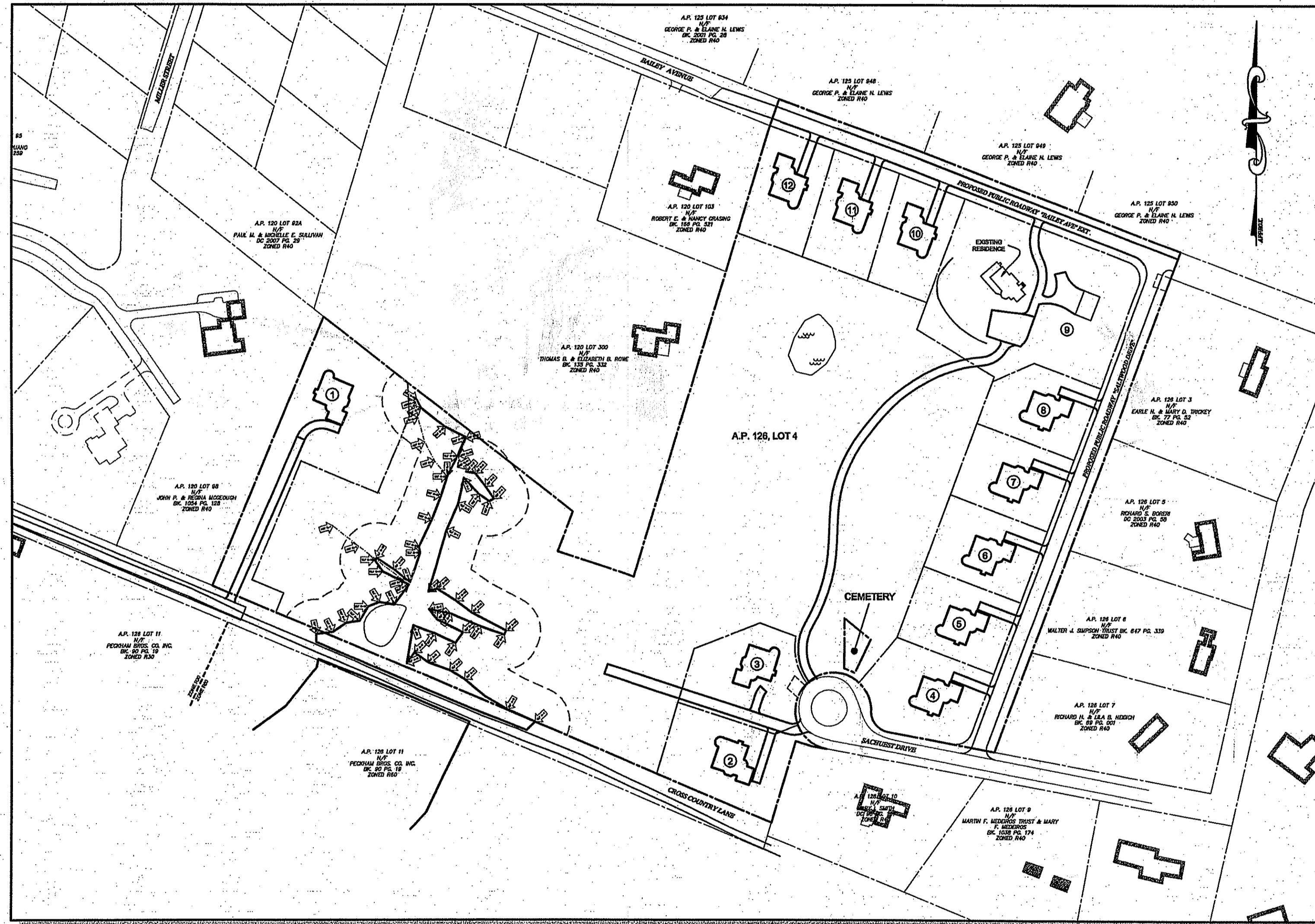
BAILEY AVENUE AND SACHUEST DRIVE

MIDDLETOWN, RHODE ISLAND

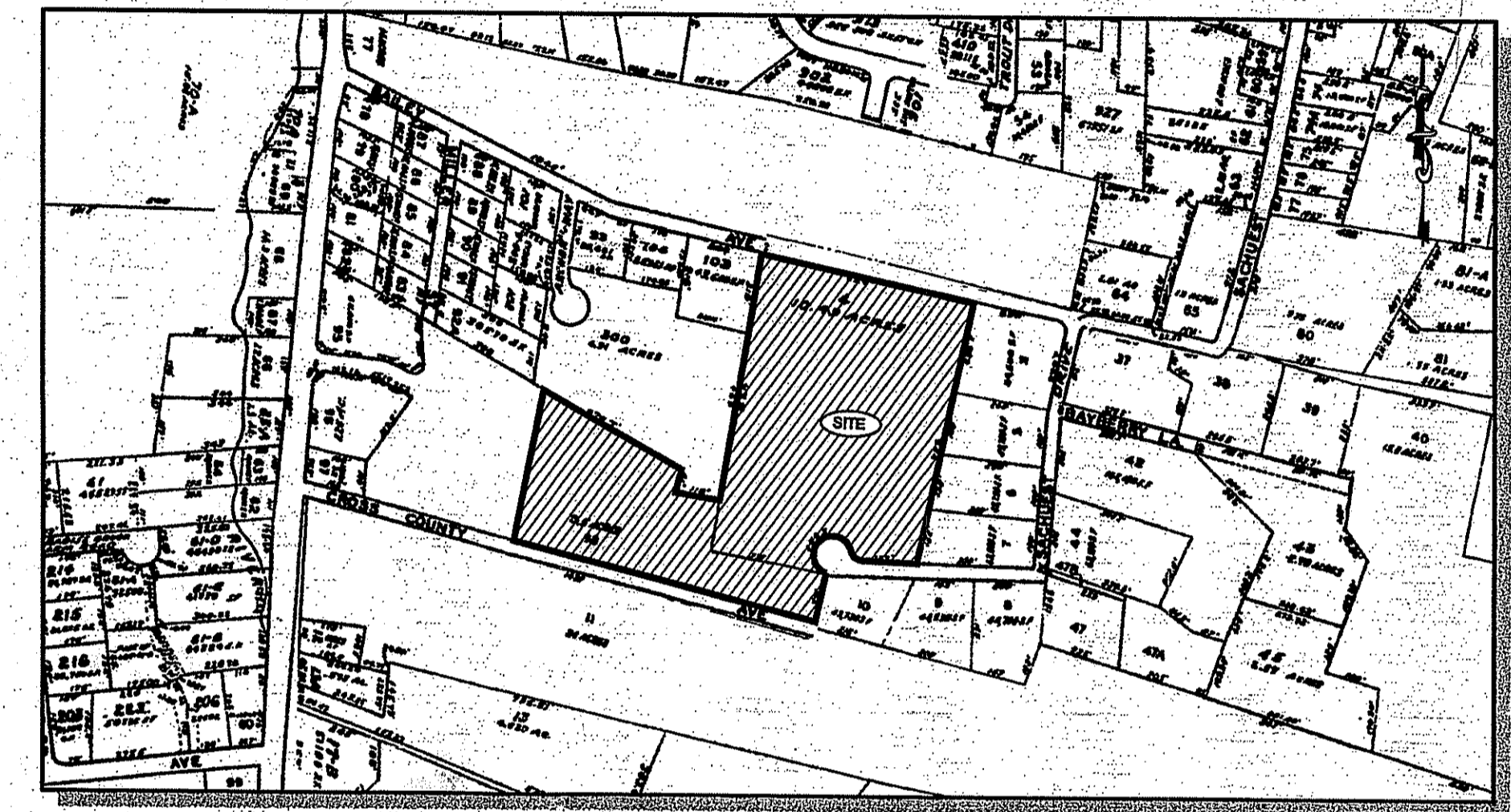
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Martin D. Wenzel

EXCELLENCE IN ENGINEERING



SITE PLAN
 1" = 120'



LOCUS MAP
 (TAX ASSESSORS - NTS)

CLIENT/OWNER:

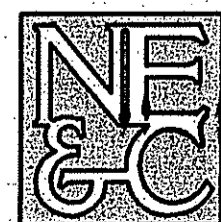
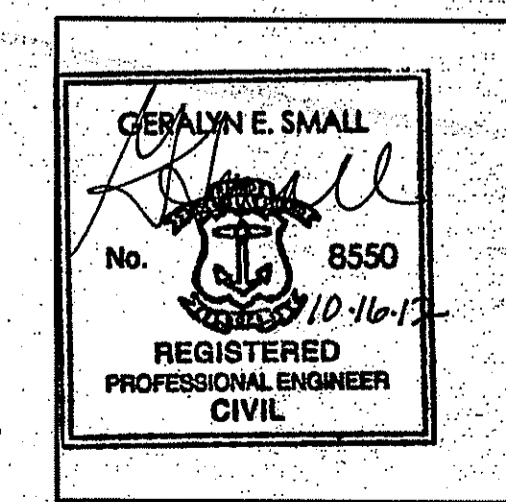
PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN, RHODE ISLAND
 02842

SHEET INDEX

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INDEX PLAN (PROPOSED CONDITIONS)	SHEET 4
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SUBDIVISION PLAN	SHEET 10
LAYOUT AND UTILITIES	SHEETS 11-14
GRADING AND DRAINAGE	SHEETS 15-18
SOIL EROSION AND SEDIMENT CONTROL	SHEETS 19-22
ROAD PROFILES	SHEETS 23-25
WATER MAIN EXTENSION	SHEET 26
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CONSTRUCTION PHASING PLAN	SHEET 31
RECORD PHASING PLANS	SHEETS 32-35

SUBMISSION SUMMARY

AGENCY:	DATE:	COMMENTS:
RIDEM WETLANDS	AUG 2008	WETLAND VERIFICATION
TOWN OF MIDDLETOWN	AUG 2009	PRELIMINARY SUBDIVISION
RIDEM WETLANDS	AUG 2009	PRELIMINARY DETERMINATION
TOWN OF MIDDLETOWN (REV)	SEP 2009	PRELIMINARY APP. SUBMISSION
RIDEM WETLANDS (REV)	OCT 2009	PRELIMINARY DETERMINATION (REVISION)
TOWN OF MIDDLETOWN (REV)	FEB 2010	PRELIMINARY APP. SUBMISSION (REVISION)
RIDEM WETLANDS	FEB 2010	PERMIT MODIFICATION
TOWN OF MIDDLETOWN (REV)	APR 2010	PRELIMINARY APP. SUBMISSION (REVISION - TRC)
RIDEM WETLANDS (REV)	APR 2010	PERMIT MODIFICATION (REVISION)
TOWN OF MIDDLETOWN (REV)	MAY 2010	PRELIMINARY APP. SUBMISSION (REVISION - TRC)
RIDEM WETLANDS (REV)	MAY 2010	PERMIT MODIFICATION (REVISION)
LOT COUNT REDUCED	JUNE 2011	TOWN PERMITTING
TOWN OF MIDDLETOWN (REV)	MAY 2012	PER FURTHER TOWN COMMENT
TOWN OF MIDDLETOWN (REV)	OCT 2012	ADD'L PROFILE, EXISTING CONDITIONS FRAMES



NORTHEAST ENGINEERS & CONSULTANTS, INC.
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GENERAL NOTES:

- ALL ELEVATIONS BASED ON THE NAVD 88.
- THE SITE IS LOCATED WITHIN THE MIDDLETOWN R-40 ZONE.
- NORTH ARROW SCALED FROM TAX ASSESSOR'S PLAT MAP.
- THE ENTIRE SITE IS WITHIN FLOOD ZONE 'C' (AREA OF MINIMAL FLOODING) PER FEMA COMMUNITY PANEL NUMBER 445401 002 D, REVISED JUNE 16, 1992.
- TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PERFORMED BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. IN JUNE 25 2002.
- WETLAND FLAGGING WAS PERFORMED BY KATHLEEN P. MANGAN, INC. AND SURVEY LOCATED BY NE&C, INC. IN AUGUST 2007. WETLANDS VERIFIED BY RIDEM IN SEPTEMBER 2008 (FILE NO. 08-0237).
- PROPERTY LINES ON THESE PLANS ARE TAKEN FROM PLAN ENTITLED, "ADMINISTRATIVE SUBDIVISION PLAN FOR SALTWOOD FARM, A.P. 126 LOTS 4, 216, 217, & 218, SACHUEST DRIVE & CROSS COUNTRY AVENUE, MIDDLETOWN, R.I., PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., DATED DECEMBER 2006, SCALE 1" = 60'.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, MATERIAL SPECIFICATIONS AND BENCHMARK AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE COMMENCING THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS WITH THE TOWN OF MIDDLETOWN. NO CONSTRUCTION IS TO COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF MIDDLETOWN AND THE RI DEPARTMENT OF TRANSPORTATION, STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2004 AND ALL CURRENT APPENDA, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER AND OWNER.
- THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO BE MADE TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER UTILITIES NOT ON RECORD OR SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REPAIR AND REINSTATEMENT OF UTILITY SERVICES DAMAGED DURING CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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 OF THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER."
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE (1-888-344-7233) AND/OR ALL LOCAL UTILITY COMPANIES).
- SOILS INFORMATION TAKEN FROM RHODE ISLAND SOIL SURVEY GIS DATA, UPDATED 2010.

SOIL EROSION & SEDIMENT CONTROL NOTES:

GENERAL CONSTRUCTION SEQUENCING: DETAILED CONSTRUCTION SEQUENCING BY PHASE WILL BE PROVIDED IN THE STORMWATER POLLUTION PREVENTION PLAN WHICH SHALL BE SUBMITTED PRIOR TO RIDEM RIDPES PERMIT APPROVAL AND CONSTRUCTION. THE FOLLOWING GENERAL CONSTRUCTION SEQUENCE IS RECOMMENDED.

I. CONSTRUCTION SEQUENCE:

- DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ESTABLISH PROPERTY LIMITS.
- INSTALL STONE CONSTRUCTION ENTRANCE AT UTILIZED PROJECT ENTRANCES.
- COMMENCE REMOVAL OF TREES INDICATED.
- INSTALL HAYBALES AND SILT FENCE AS DELINEATED ON PLAN.
- COMMENCE ROUGH GRADING.
- BEGIN INSTALLATION OF REQUIRED DRAINAGE SYSTEM, INSTALLING ALL INLET PROTECTION SILT SACKS AS THE CONSTRUCTION OF EACH STRUCTURE IS COMPLETED.
- CONSTRUCT LANDSCAPE AREAS AND MAINTAIN THE SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

II. GENERAL NOTES:

- DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. 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.
- ANY ROUGH GRADED AREAS 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 AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
- FILL INTENDED TO SUPPORT BUILDING STRUCTURE AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
- ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 12" IN THICKNESS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LUGS, 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 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 UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.
- HAYBALES ARE TO BE PLACED AT CONSTRUCTION ENTRANCE DURING NON-WORKING HOURS.
- WATER DOUSING TO AREAS OF EXPOSED SOIL DURING PERIODS OF DRY WEATHER SHALL BE USED TO MINIMIZE THE POTENTIAL FOR AIRBORNE DUST FROM CONSTRUCTION AREAS. A TACKIFIER SHALL BE USED IN PARTICULARLY DRY WEATHER IF DEEMED NECESSARY BY THE SITE ENGINEER OR THE TOWN ENGINEER.
- ALL PAVED ROADWAYS SHALL BE SWEEPED AT REGULAR INTERVALS TO ASSIST IN DUST CONTROL.

SOIL EROSION & SEDIMENT CONTROL NOTES (CONT):

III. VEGETATIVE PRACTICE:

- SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
- 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.
- LIMESTONE AND FERTILIZER SHALL BE APPLIED TO THE FOLLOWING RATE:
LIMESTONE: 6 TONS/ACRE
FERTILIZER: (10-10-10): 600 LBS/ACRE
- SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 112 LB/ACRE
- HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

STORMWATER MAINTENANCE SCHEDULE

- GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE DETENTION BASIN, WYVSS AND SWALES IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
- IF A MINIMUM COVERAGE OF 50% OF WYVSS IS NOT ACHIEVED IN THE PLANTED AREAS AFTER A SECOND GROWING SEASON, A REINFORCEMENT PLANTING IS REQUIRED.
- SEDIMENT REMOVAL FROM THE WYVTS FOREBAYS SHALL OCCUR EVERY 5 TO 6 YEARS OR AFTER 50% OF THE TOTAL FOREBAY CAPACITY HAS BEEN LOST, WHICHEVER OCCURS FIRST.
- ANNUAL MOWING OF THE WYVTS SETBACKS IS ONLY REQUIRED ALONG MAINTENANCE RIGHTS-OF-WAY. THE REMAINDER OF THE AREA MAY BE MAINTAINED PER THE CONSERVATION DEVELOPMENT OPEN SPACE AGREEMENT OF THE DEVELOPMENT.
- WYVTS MAINTENANCE INVOLVING THE DRAINING OF THE PERMANENT POOLS SHALL ONLY BE UNDERAKEN DURING THE DRY SEASON.
- THE DETENTION BASIN SHALL BE MOWED AT LEAST THREE TIMES PER GROWING SEASON TO PREVENT UNWANTED GROWTH. GRASSED SWALES SHALL BE MOWED AT LEAST ONCE PER GROWING SEASON. GRASS WITHIN SWALES SHOULD NOT BE CUT SHORTER THAN 4 INCHES IN HEIGHT.
- BARE SPOTS AND ERODED AREAS WITHIN GRASSES SWALES MUST BE RESEEDDED IMMEDIATELY FOLLOWING OBSERVATION.
- THE BASINS AND GRASSES SWALES SHALL BE INSPECTED AT LEAST TWICE A YEAR FOR EVIDENCE OF EROSION. AREAS WHERE EROSION PROBLEMS ARE OBSERVED SHALL BE RE-SEEDDED AND, IF DEEMED NECESSARY BY THE DESIGN ENGINEER, AN EROSION CONTROL BLANKET SHALL BE INSTALLED TO PREVENT FURTHER DAMAGE.
- THE DETENTION BASIN SHALL BE INSPECTED FOR POOLS OF STAGNANT WATER. EVIDENCE OF PONDING CAUSED BY AN UNLEVEL BASIN BOTTOM SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER, AND THE AREA SHALL BE RE-GRADED AND RESTORED TO PREVENT THE FORMATION OF HABITAT AREAS FOR NUISANCE INSECTS.
- ANNUAL MOWING OF THE BASIN SETBACKS IS ONLY REQUIRED ALONG MAINTENANCE RIGHTS-OF-WAY. THE REMAINDER OF THE AREA MAY BE MAINTAINED PER THE CONSERVATION DEVELOPMENT OPEN SPACE AGREEMENT.
- IF THERE IS AN OBVIOUS LOSS OF DRAINAGE FROM THE DETENTION POND, ESPECIALLY WHEN POOLS OF STORMWATER ARE EVIDENT IN THE AREA OF THE OUTLET, THE OUTLET PIPE MAY BE CLOGGED WITH SEDIMENTS. THE OUTLET PIPE SHALL BE RECONSTRUCTED ACCORDING TO THE DESIGN DETAIL REPLACING ALL FILTER FABRIC. AFTER RECONSTRUCTION THE BASIN FLOOR SHALL BE IMMEDIATELY RESEEDDED IF NECESSARY TO PREVENT EROSION. CARE SHALL BE TAKEN NOT TO DISTURB THE IMPERMEABLE LAYER BELOW THE BASIN. THIS WORK SHALL BE DONE ONLY DURING THE GROWING SEASON.
- TRASH, LITTER AND DEBRIS SHALL BE REMOVED FROM ALL SURFACE STORMWATER FACILITIES AT LEAST FOUR TIMES A YEAR TO PREVENT BLOCKAGE OF OUTLET PIPES. IN LOCATIONS WHERE SIGNIFICANT VOLUMES OF DEBRIS ARE OBSERVED, THE DEVICES SHALL BE CAREFULLY INSPECTED TO IDENTIFY IF ANY DAMAGE HAS OCCURRED.
- THE STRUCTURAL INTEGRITY OF ALL OUTLET STRUCTURES SHALL BE CHECKED AT LEAST TWICE A YEAR. STRUCTURAL FAULTS, CRACKED PIPES OR DAMAGED GRATES/TRASH RACKS SHALL BE REPAIRED IMMEDIATELY.
- ALL ROADS SHALL BE SWEEPED ANNUALLY IN THE SPRING, TO REMOVE ACCUMULATED SEDIMENTS.
- SEDIMENTS IN THE CROSS COUNTRY LANE SEDIMENT TRAPS SHALL BE REMOVED EVERY 2 YEARS.
- MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTORS.
- UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE BOUNDS OF THE SUBDIVISION SHALL BECOME THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE OF THE STRUCTURES AND GRASSES SWALES WITHIN THE PUBLIC RIGHTS OF WAY SHALL BECOME THE RESPONSIBILITY OF THE TOWN OF MIDDLETOWN.
- LONG TERM MAINTENANCE OF THE WYVTS AND OVERALL DRAINAGE SYSTEM BY THE HOMEOWNERS ASSOCIATION SHALL BE VESTED WITH A RESPONSIBLE AUTHORITY BY MEANS OF A LEGALLY BINDING AND ENFORCEABLE DOCUMENT THAT IS EXECUTED AS A CONDITION OF PLAN APPROVAL.

GRADING & DRAINAGE NOTES

- NO CONTRACTOR SHALL PERFORM ANY GRADING OPERATION SO AS TO CAUSE FALLING ROCKS, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED BY THE TOWN AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
- 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.
- THE LIMITS OF THE AREA TO BE GRADED 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. THIS PROJECT SHALL REQUIRE AN RIDEM RIDPES PERMIT FOR LAND DISTURBANCE GREATER THAN ONE ACRE.
- 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.
- GRADING SHOWN AROUND PROPOSED RESIDENCES WHICH IS NOT REQUIRED FOR PROPER SITE DRAINAGE SHOULD BE CONSIDERED ILLUSTRATIVE AND IS NOT REQUIRED. FINAL GRADING AROUND RESIDENCES WILL BE BASED ON RESIDENCE DESIGN AND LAYOUT.
- IT IS ASSUMED THAT EACH PROPOSED RESIDENCE WILL BE PROVIDED WITH EITHER PERIMETER FOUNDATION DRAINS OR SUMP PUMPS TO DRAW WATER AWAY FROM THE STRUCTURES. THESE DEVICES ARE NOT SHOWN IN THIS PLAN SET AND WILL BE DESIGNED AS PART OF THE INDIVIDUAL LOT SITE DESIGN. THE FLOW FROM THESE DEVICES HAS BEEN DETERMINED BASED ON A ZERO-FOOT WATER TABLE AND HAS BEEN INCLUDED IN THE DRAINAGE DESIGN FOR THIS SUBDIVISION. FOUNDATION DRAINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" DIAMETER PVC PERFORATED PIPING SET IN CRUSHED STONE.
- SLOPES SHALL BE NO GREATER THAN 10(H):1(V) DURING CONSTRUCTION.
- BASIN WEIR WALLS SHALL BE INSTALLED PRIOR TO GENERAL GRADING OF THE DETENTION AND WET VEGETATED TREATMENT SYSTEMS.
- WETLAND VEGETATED SYSTEMS SHALL BE CONSTRUCTED ONLY DURING THE DRY SEASON SO AS TO MINIMIZE EXCAVATION INTO AREAS WITH GROUNDWATER.
- DRAINAGE DESIGN BASED ON 2,500 SQUARE FOOT AVERAGE RESIDENCE FOOTPRINTS ACROSS THE WATERSHEDS AREAS. THE WATERSHEDS ARE DEFINED AS FOLLOWS:

WATERSHED 1: UNITS 10, 11 AND 12
 WATERSHED 2: UNITS 4, 5, 6, 7, 8 AND 9
 WATERSHED 3: UNIT 3
 WATERSHED 4: UNITS 1, 2

DEVELOPMENT IN EXCESS OF THESE LIMITS WOULD NEED TO COMPLY WITH APPLICABLE TOWN ORDINANCES.

ABBREVIATIONS:

AC	ASPHALT PAVEMENT
ADJ	ADJACENT
AP	ASSESSOR'S PLAT
ACCESS	ACCESSIBLE
ARCH	ARCHITECT
BC	BOTTOM OF CURB
BH	BORING HOLE
BIT	BITUMINOUS
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECT
COTG	CLEAN OUT TO GRADE
CF	CUBIC FOOT
DEMO	DEMOLISH
DI	DRAIN INLET
DIA	DIAMETER
DMH	DRAIN MANHOLE
dp	DROP PIPE
DS	DOWN SPOUT
DWG	DRAWING
E	ELECTRIC
ELEV/EL	ELEVATION
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FT	FEET
G	GAS
GAL	GALLON
GV	GATE VALVE
INV	INVERT
JOINT	JOINT
L	LENGTH
LAND	LANDSCAPE
NTS	NOT TO SCALE
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
PAVT	PAVEMENT
PVC	POLYVINYLCHLORIDE
R	RADIUS
RC	REINFORCED CONCRETE
RECONN	RECONNECT
RIBD	RHODE ISLAND HIGHWAY BOUND
RIDOT	RI DEPARTMENT OF TRANSPORTATION
ROW	RIGHT OF WAY
S	SLOPE, SEWER
SF	SQUARE FEET
SHT	SHEET
SMH	SEWER MANHOLE
STA	STATION
STRUCT	STRUCTURAL
TC	TOP OF CURB
TOP	TOP OF SURFACE
UGT	UNDERGROUND TELEPHONE
TYP	TYPICAL
W	WATER
W/	WITH
WVTS	WET VEGETATED TREATMENT SYSTEM

UTILITY NOTES:

- ALL PROPOSED LOTS SHALL BE SUPPLIED WITH WATER FROM INDIVIDUAL PRIVATE WELLS OR FROM MUNICIPAL WATER MAINS. BOTH SOURCES HAVE BEEN SHOWN ON THESE PLANS FOR PERMITTING PURPOSES ONLY.
- EACH RESIDENCE SHALL BE CONNECTED TO THE MUNICIPAL SEWER SYSTEM. BUILDING SEWER CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE TO THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS AND THE SPECIFICATIONS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPT.
- ALL RESIDENCES SHALL BE 4 BEDROOM DWELLINGS.
- ALL TELEPHONE, ELECTRICAL, AND CABLE CONNECTIONS SHOWN ON THIS PLAN MAY BE RELOCATED UPON DESIGN FROM THE APPROPRIATE UTILITY COMPANIES AND ARE TO BE INSTALLED ACCORDING TO THEIR STANDARDS AND SPECIFICATIONS.
- UTILITIES LOCATED IN PRIVATE DRIVEWAYS, WITH THE EXCEPTION OF THE SEWER MAIN FOR WHICH A MAINTENANCE EASEMENT WILL BE GRANTED, SHALL BE MAINTAINED BY THE PROPERTY OWNERS. MAINTENANCE AND REPAIR OF THE PRIVATE DRIVEWAYS CONTAINING MUNICIPAL UTILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- WATER MAINS, FITTINGS AND SERVICES, COMPONENTS AND INSTALLATION SHOULD BE AS REQUIRED BY NEWPORT WATER.

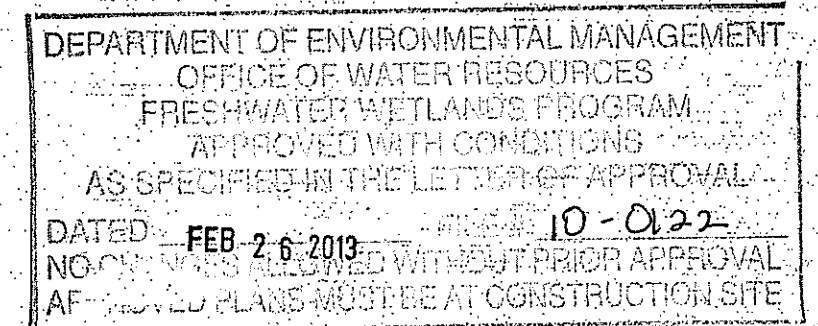
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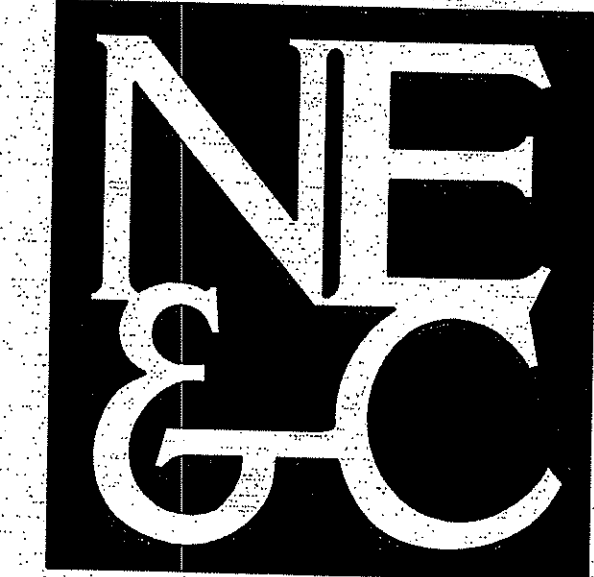
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Martin D. Wencel

No.	Revision	Date	App.
Designed By: JJR	Drawn by: JJR	Checked by: —	
Scale:	Date: REV. MAY 2012		
Project Title:			
SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842			
Client/Owner:			
PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI			
Issued for:			
PERMITTING			
Drawing Title:			
SITE / CIVIL NOTES			
Drawing Number:			
N-1			
Sheet 2 of 35			
Project Number:			
06088.0			
Survey Index:			
13 - 126 - 218			
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS DIVISION
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB. 26, 2013 FILE # 10-DJ22
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Signature of D. Wenzel

1	SHEET ADDED	OCT12
No.	Revision	Date App.
Designed By: JJR	Drawn by: JJR	Checked by: —
Scale: 1"=80'	Date: REV. MAY 2012	

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

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Drawing Title:
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	Drawing Number:	LA-1
	Sheet	3 of 35
	Project Number:	06088.0
	Survey Index:	13 - 126 - 218

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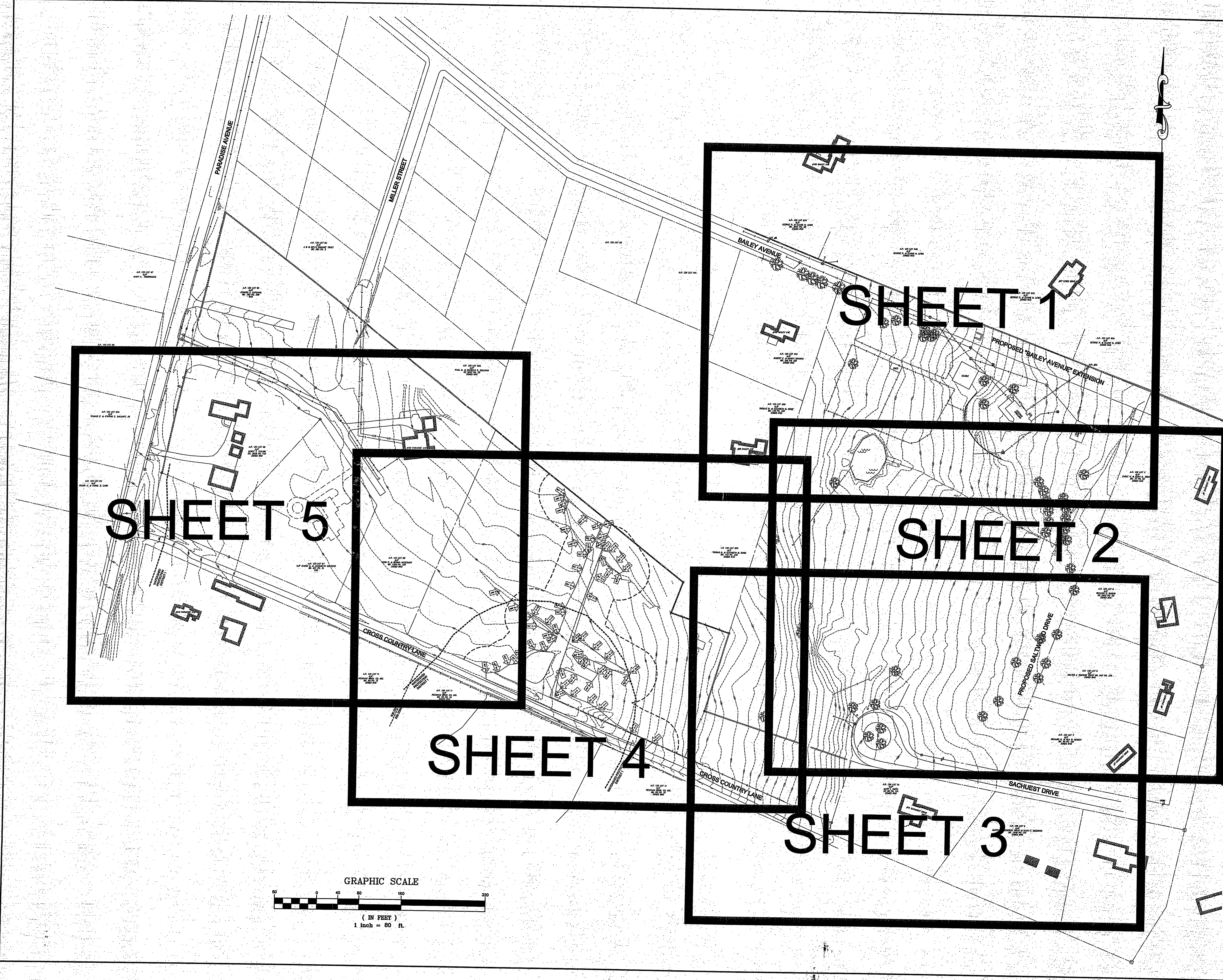
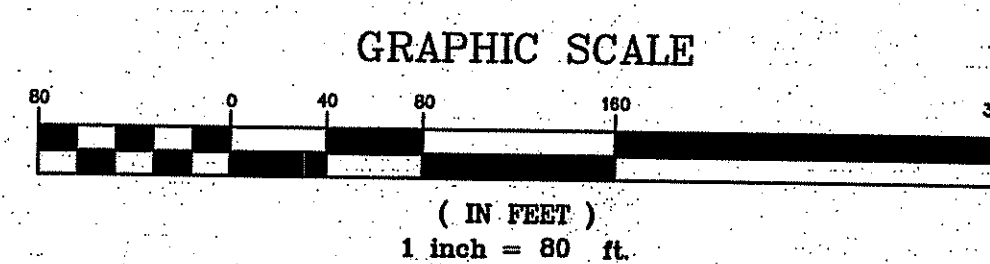
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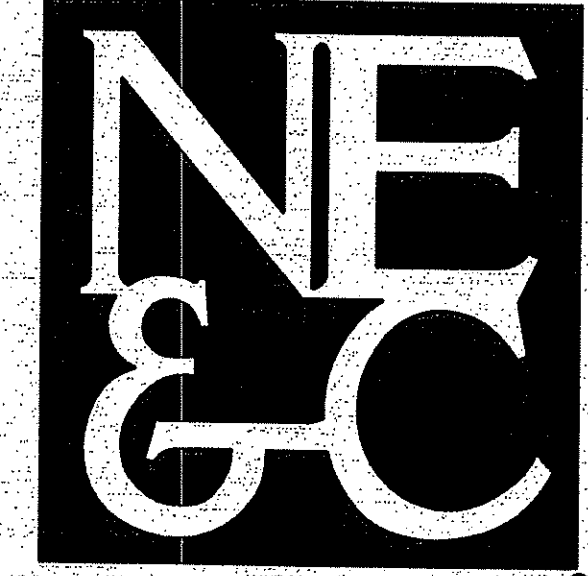
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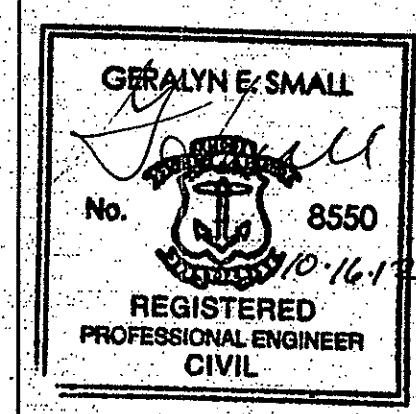
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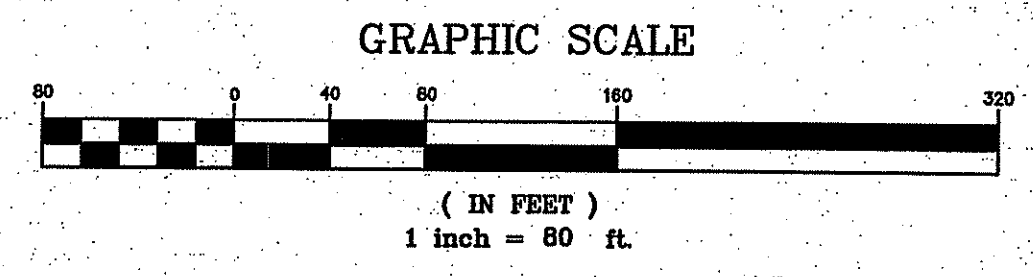
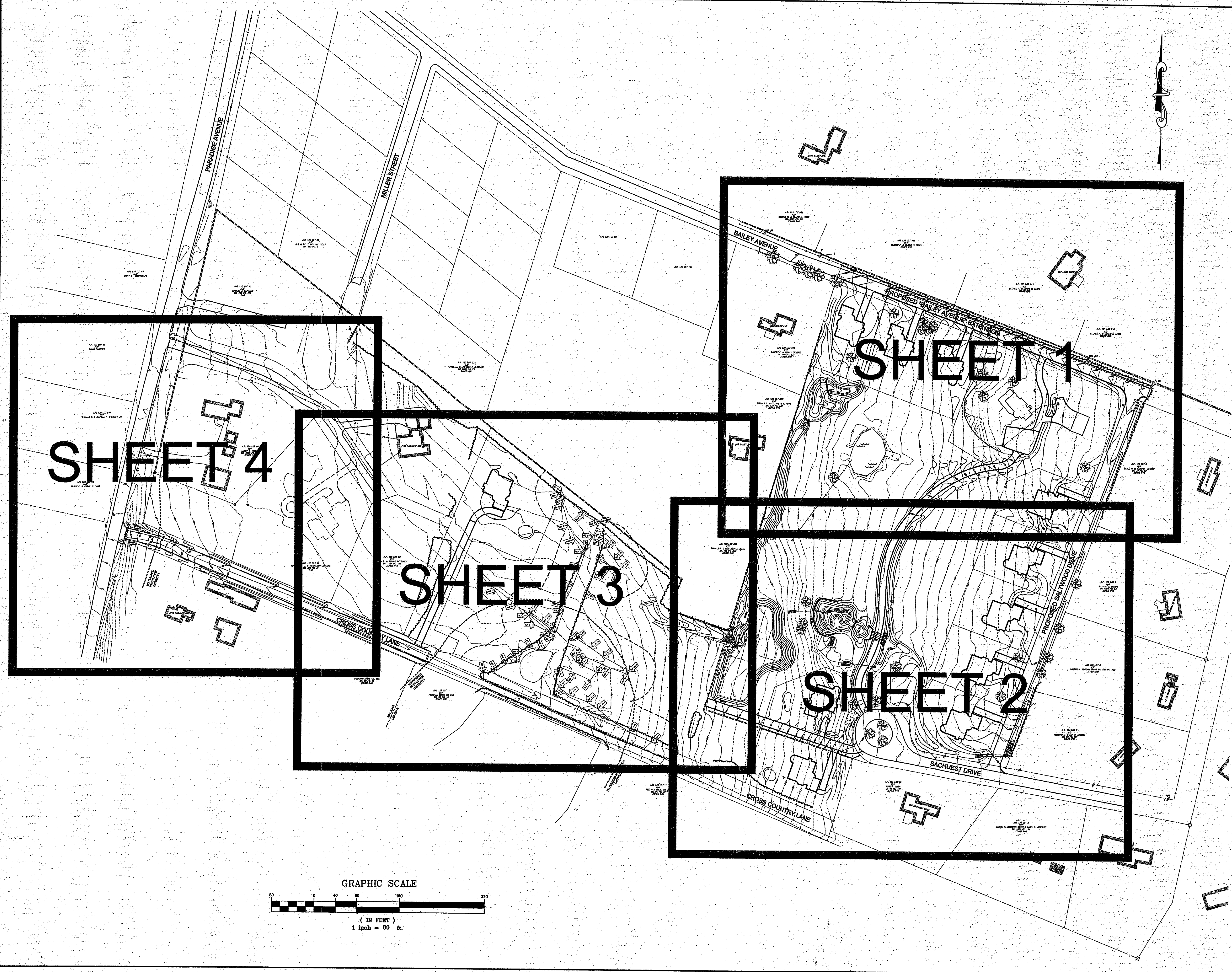
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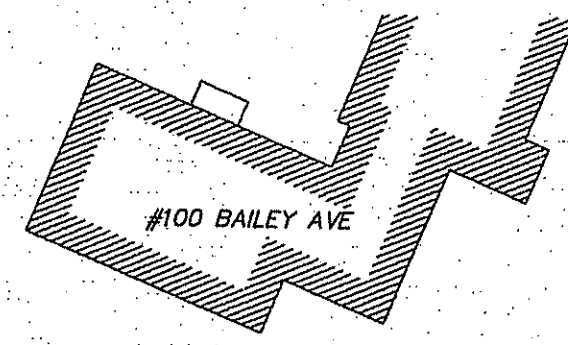
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OFFICE OF WATERWAYS
PERMITTING DIVISION
AS SPECIFIED IN PARAGRAPH 10-012.2
DATED FEB 26 2013 FILE # 10-012.2
NO CHANGES ALLOWED WITHOUT PERMITTING DIVISION APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION PERMITTING DIVISION
Martin D. Wenzel

1	SHEET RENUMBERED	11OCT12
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Project Title:		
SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842		
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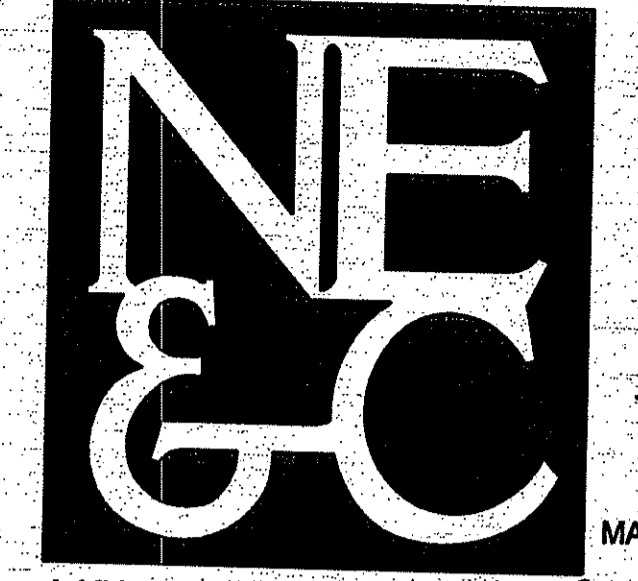




DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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 FRESHWATER WETLANDS PROGRAM
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 AS SPECIFIED IN THE LETTER OF APPROVAL
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Master D. Wenzel

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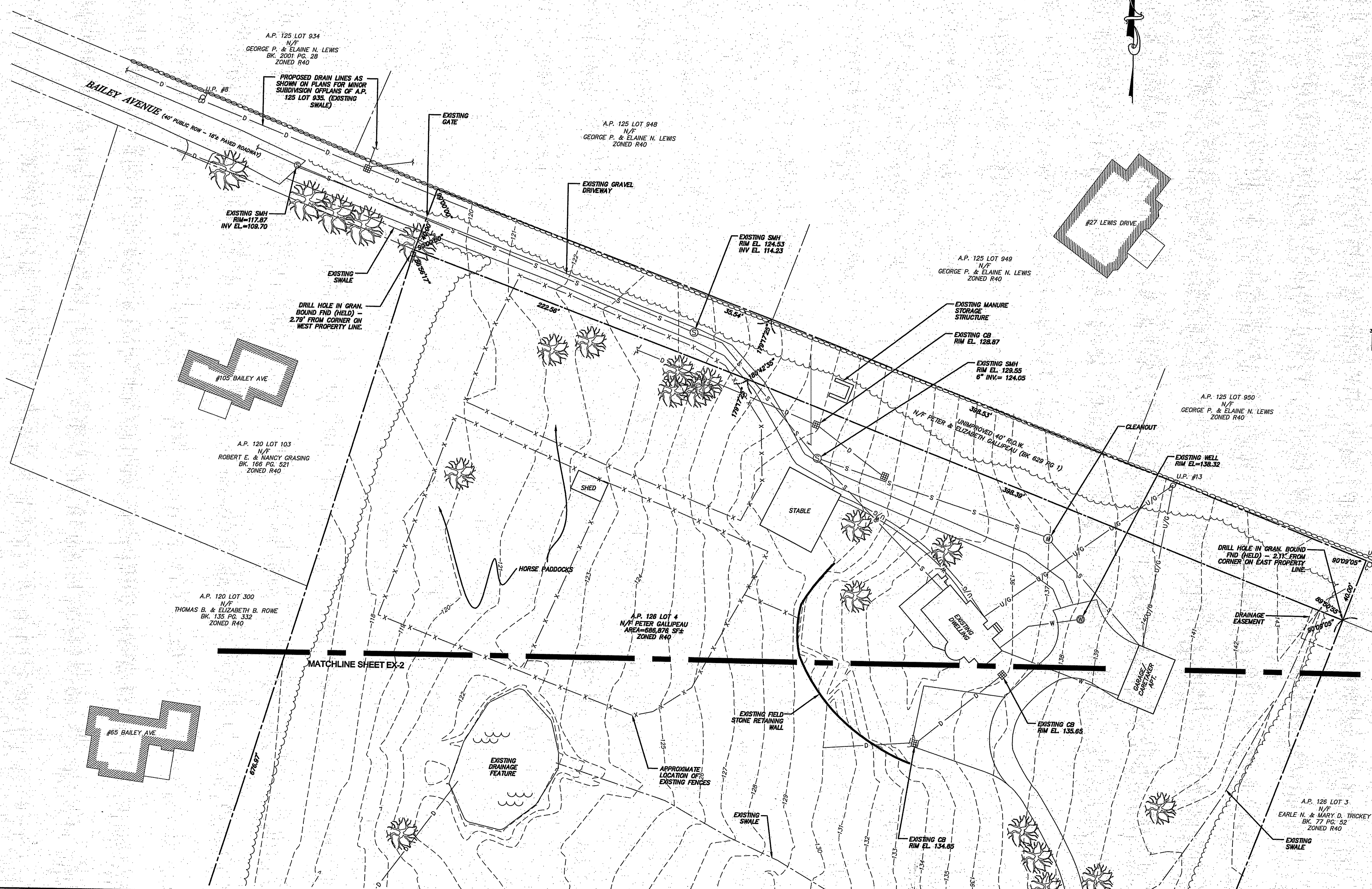
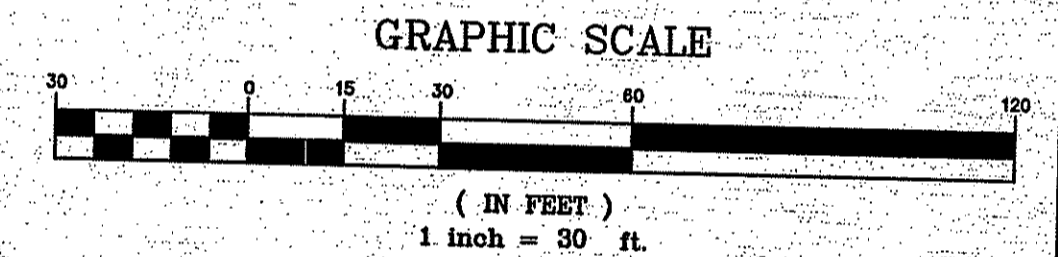
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 MATERIALS TESTING

A KNOWLEDGE CORPORATION®

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
 PHONE (401) 849-0810 FAX (401) 848-4169
 WWW.NORTHEASTENGINEERS.COM

LEGEND:

---	PROPERTY LINE
- - -	ABUTTING PROPERTY LINE
- - -	EASEMENT
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE/BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
X	FENCELINE
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC/TELE
U/G	EXISTING CATCH BASIN
○	EXISTING UTILITY POLE
○	EXISTING WELL
○	EXISTING SEWER MANHOLE
○	EXISTING REBAR
○	EXISTING DRILLHOLE



No.	Revision	Date	App.
1	REVISED INDEX FRAMES	11OCT12	

Designed By: JJR Drawn by: JJR Checked by: ---
 Scale: 1"=30' Date: REV. MAY 2012

SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

Issued for:
PERMITTING

Drawing Title:
**EXISTING
 CONDITIONS
 SHEET 1**

Drawing Number:
EX-1

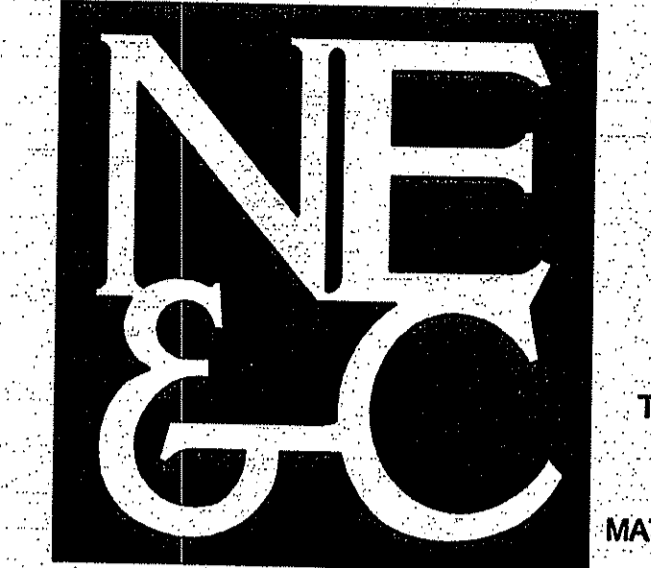
Sheet **5** of **35**

Project Number:
06088.0

Survey Index:
13 - 126 - 218

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

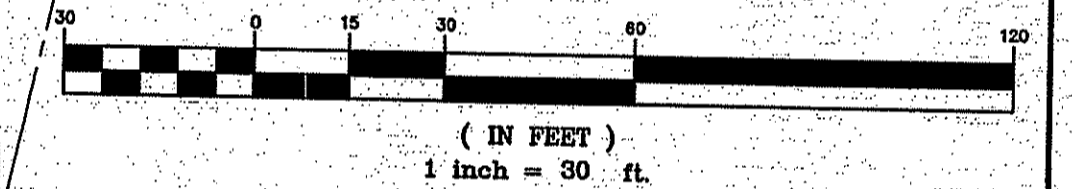
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LEGEND:

- PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- - - EASEMENT
- - - EXISTING TOPOGRAPHIC CONTOUR
- - - STONEWALL
- - - TREELINE / BRUSHLINE
- - - WETLAND BUFFER
- - - WATERSHED PROTECTION DISTRICT
- - - EDGE OF WETLANDS
- WETLAND FLAG
- X-X-X FENCELINE
- S-S-S EXISTING SEWER LINE
- D-D-D EXISTING DRAIN LINE
- W-W-W EXISTING WATER LINE
- U/G-U/G EXISTING UNDERGROUND ELEC / TELE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING SEWER MANHOLE
- EXISTING REBAR
- EXISTING DRILLHOLE

GRAPHIC SCALE



No.	Revision	Date	App.
1	REVISED INDEX FRAMES	11OCT12	

Designed By: JJR Drawn by: JJR Checked by: ---
Scale: 1"=30' Date: REV. MAY 2012
Project Title:

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

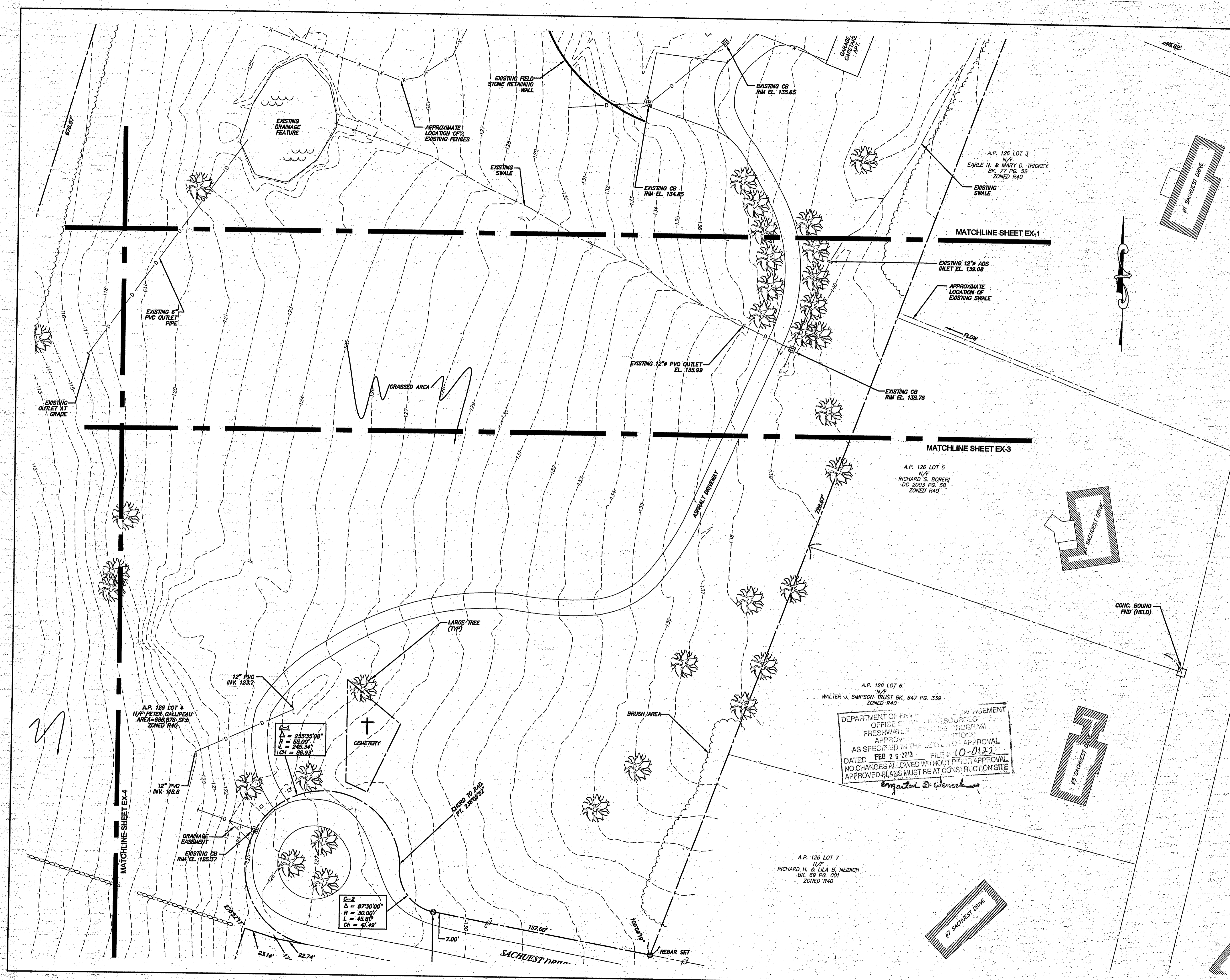
Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
PERMITTING

Drawing Title:
**EXISTING
CONDITIONS
SHEET 2**

	Drawing Number: EX-2
	Sheet 6 of 35
	Project Number: 06088.0
	Survey Index: 13 - 126 - 218

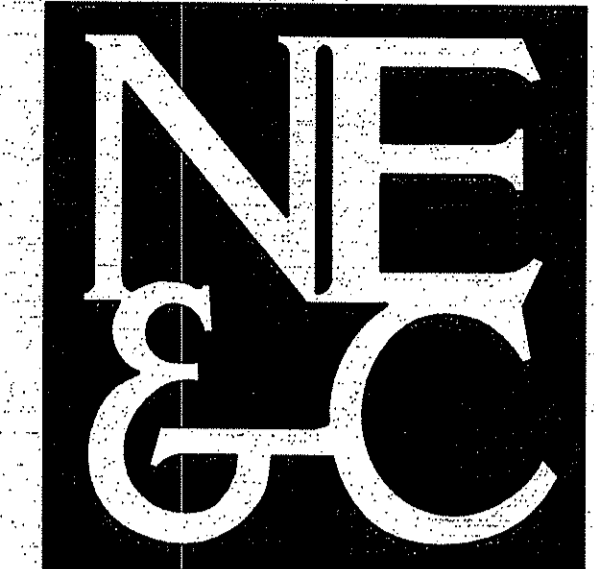
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER PERMITTING PROGRAM
APPROVAL
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Matthew D. Wenzel

C-1
Δ = 255°33'00"
R = 55.00'
L = 245.34'
Ch = 88.63'

C-2
Δ = 87°30'00"
R = 30.00'
L = 45.60'
Ch = 41.49'



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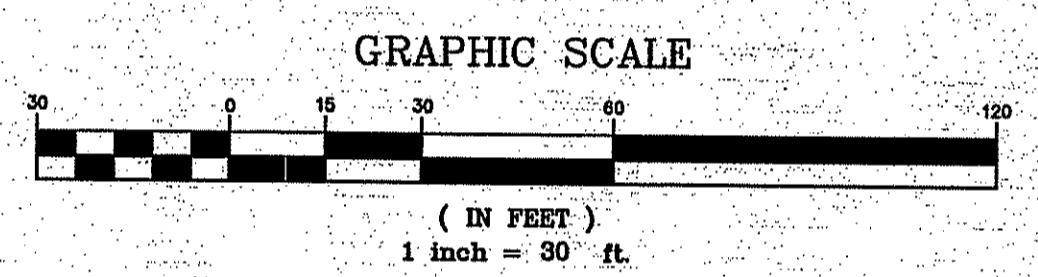
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LEGEND:

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- - - TREE LINE / BRUSHLINE
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- - - WETLAND FLAG
- - - FENCELINE
- - - EXISTING SEWER LINE
- - - EXISTING DRAIN LINE
- - - EXISTING WATER LINE
- - - EXISTING UNDERGROUND ELEC / TELE
- - - EXISTING CATCH BASIN
- - - EXISTING UTILITY POLE
- - - EXISTING WELL
- - - EXISTING SEWER MANHOLE
- - - EXISTING REBAR
- - - EXISTING DRILLHOLE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
PROTECTIVE WETLANDS PROGRAMS
APPLICATED WITH LETTER OF APPROVAL
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-DT-25
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wenzel



REVISED INDEX FRAMES		11OCT12
No.	Revision	Date App.
Designed By:	JJR	Drawn by: JJR
Scale:	1"=30'	Date: REV. MAY 2012
Checked by:		

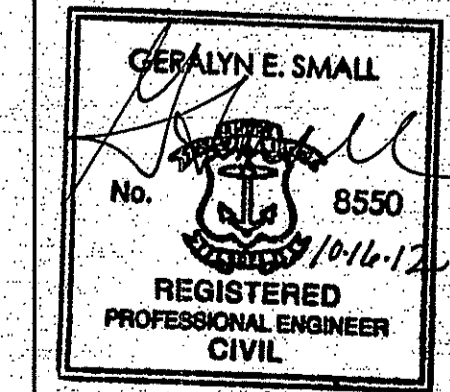
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

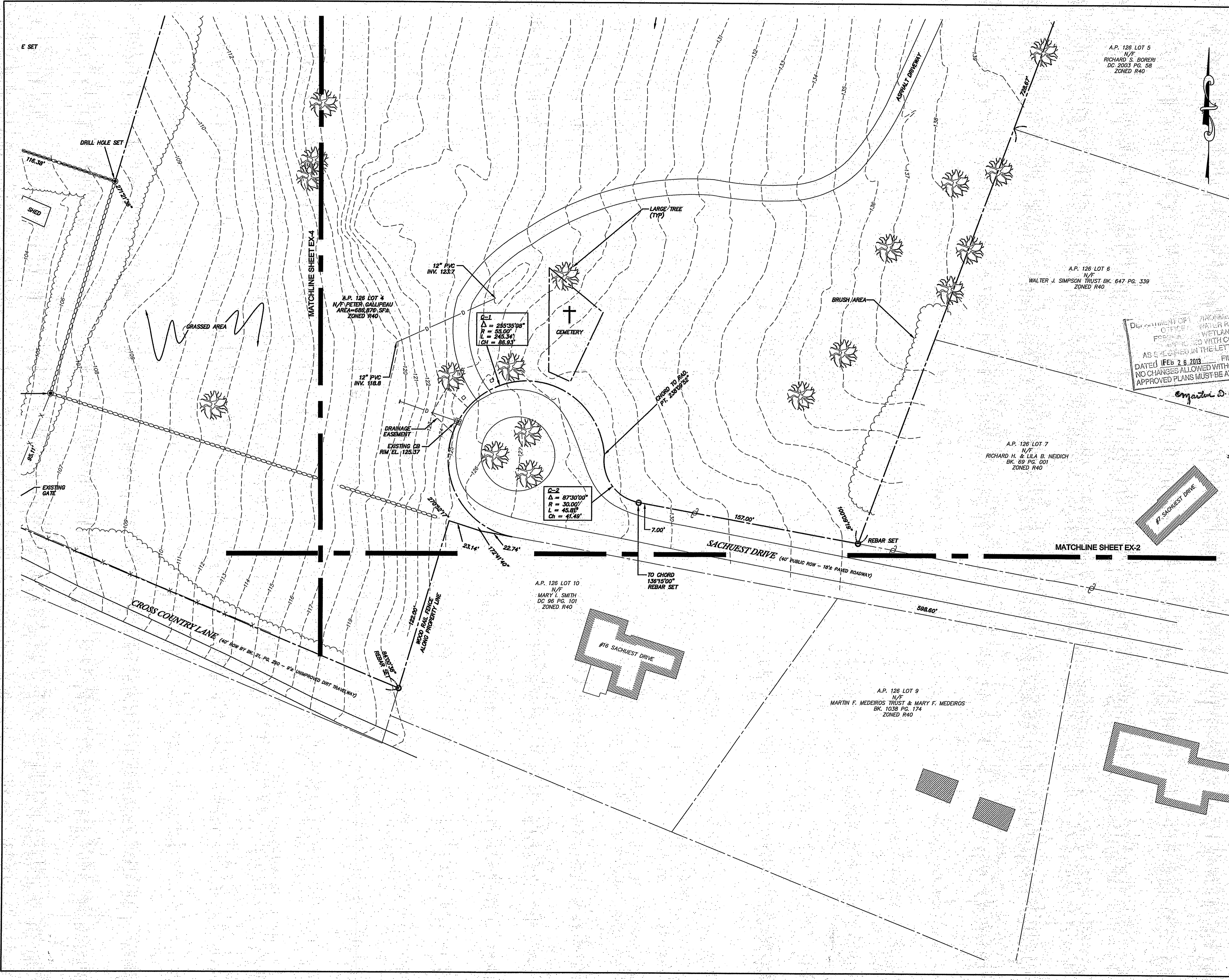
Issued for:
PERMITTING

Drawing Title:
**EXISTING
CONDITIONS
SHEET 3**

Drawing Number:	EX-3
Sheet	7 of 35
Project Number:	06088.0
Survey Index:	13 - 126 - 218



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E SET

MATCHLINE SHEET EX-4

MATCHLINE SHEET EX-2

C-1
Δ = 285°35'00"
R = 55.00'
L = 245.34'
Ch = 86.93'

C-2
Δ = 87°30'00"
R = 30.00'
L = 45.81'
Ch = 41.49'

A.P. 126 LOT 4
N/F PETER GALLIPEAU
AREA=686,876 SF
ZONED R40

A.P. 126 LOT 6
N/F
WALTER J. SIMPSON TRUST BK. 647 PG. 339
ZONED R40

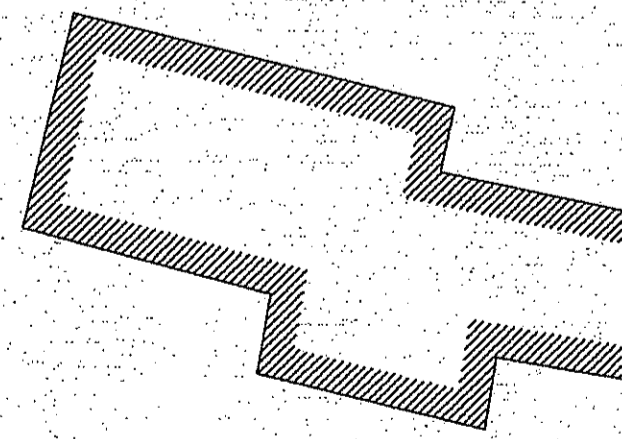
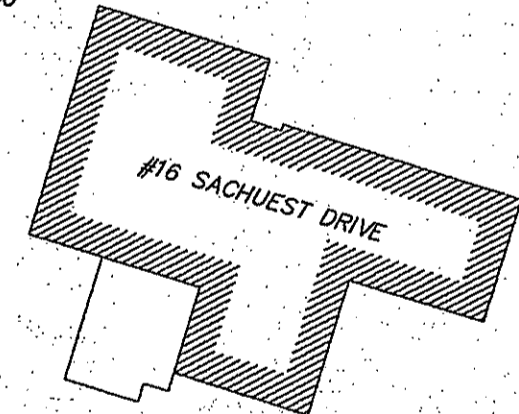
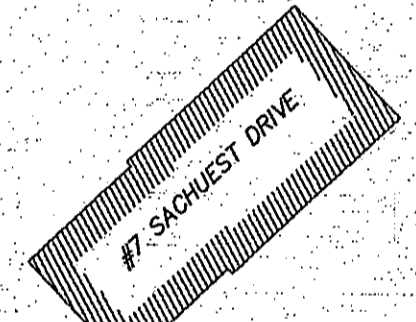
A.P. 126 LOT 7
N/F
RICHARD H. & LILA B. NEIDICH
BK. 69 PG. 001
ZONED R40

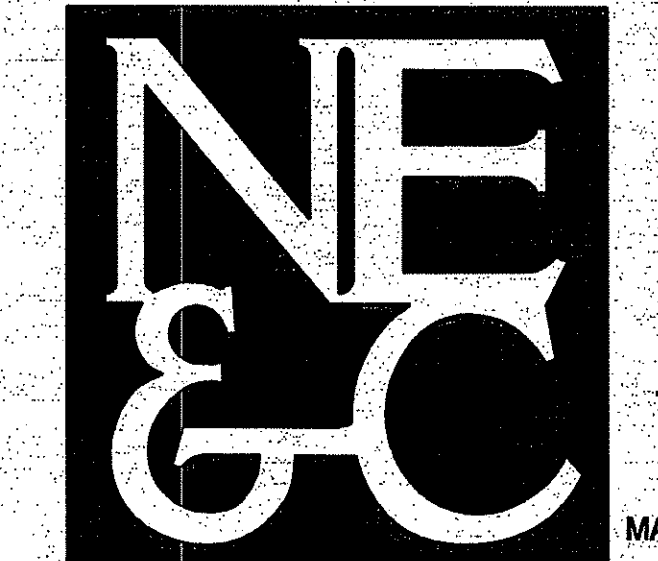
A.P. 126 LOT 10
N/F
MARY I. SMITH
DC 96 PG. 101
ZONED R40

A.P. 126 LOT 9
N/F
MARTIN F. MEDEIROS TRUST & MARY F. MEDEIROS
BK. 1038 PG. 174
ZONED R40

CROSS COUNTRY LANE (40' ROW BY BK. 21, PG. 260 - 8 1/2' UNIMPROVED DIRT TRAILWAY)

SACHUEST DRIVE (40' PUBLIC ROW - 18' PAVED ROADWAY)





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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED AT CONSTRUCTION SITE

Gregory D. Wenzel

LEGEND:

---	PROPERTY LINE
---	ADJUTING PROPERTY LINE
---	EASEMENT
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
X X X	FENCELINE
S S S	EXISTING SEWER LINE
D D D	EXISTING DRAIN LINE
W W W	EXISTING WATER LINE
U/G U/G	EXISTING UNDERGROUND ELEC / TELE
---	EXISTING CATCH BASIN
---	EXISTING UTILITY POLE
---	EXISTING WELL
---	EXISTING SEWER MANHOLE
---	EXISTING REBAR
---	EXISTING DRILLHOLE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

1	REVISED INDEX FRAMES	11OCT12			
No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	---
Scale:	1"=30'	Date:	REV. MAY 2012		
Project Title:					

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

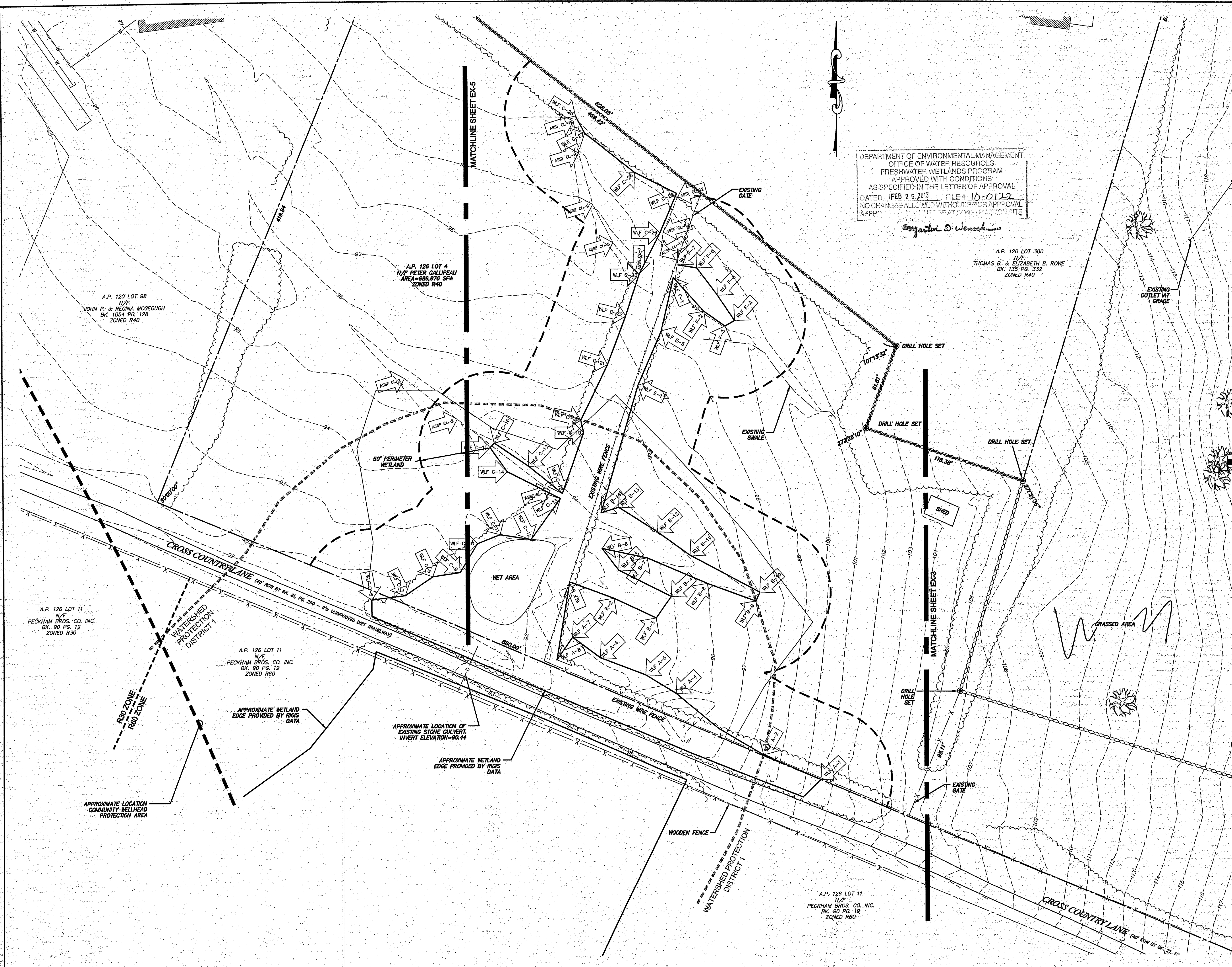
Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
PERMITTING

Drawing Title:
**EXISTING
CONDITIONS
SHEET 4**

	Drawing Number:	EX-4
	Sheet	8 of 35
	Project Number:	06088.0
	Survey Index:	13 - 126 - 218

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A.P. 120 LOT 98
N/F
JOHN P. & REGINA MCCOUGH
BK. 1054 PG. 12B
ZONED R40

A.P. 126 LOT 4
N/F PETER GALLIPEAU
AREA=686,876 SF±
ZONED R40

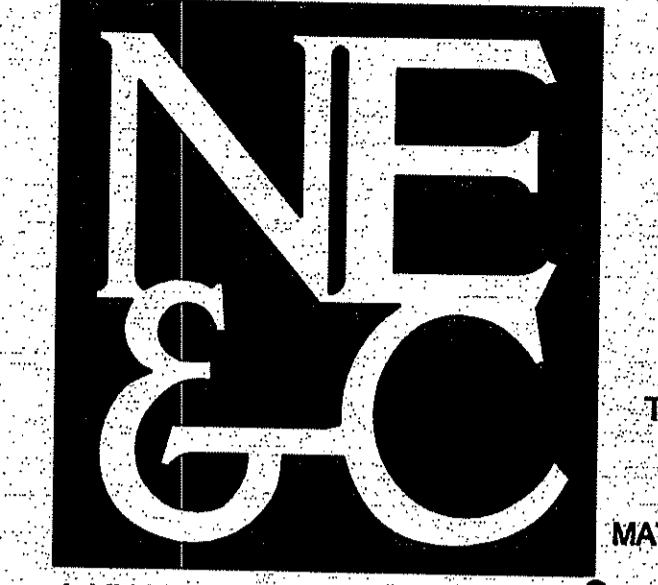
A.P. 120 LOT 300
N/F
THOMAS B. & ELIZABETH B. ROWE
BK. 135 PG. 332
ZONED R40

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R30

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R60

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R60

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MATERIALS TESTING

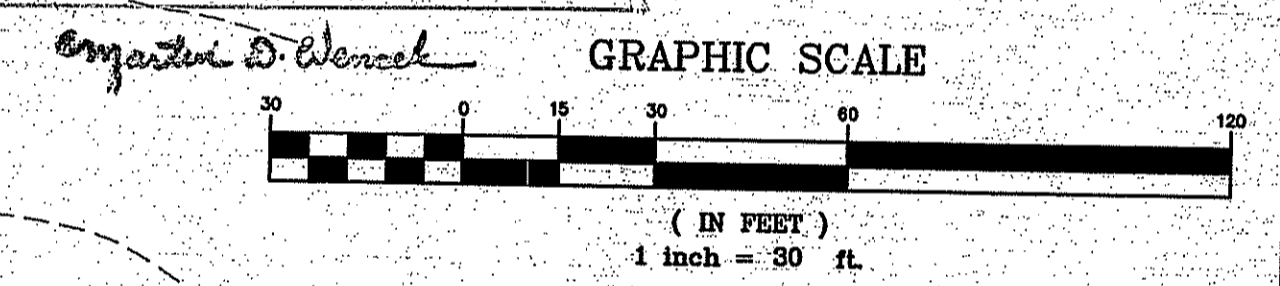
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LEGEND:

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- - - EASEMENT
- - - EXISTING TOPOGRAPHIC CONTOUR
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- TREELINE / BRUSHLINE
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- WETLAND FLAG
- X X X FENCELINE
- S S S EXISTING SEWER LINE
- D D D EXISTING DRAIN LINE
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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DATED FEB 26 2013 FILE # 10-0122
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE



No.	Revision	Date	App.
1	REVISED INDEX FRAMES	11OCT12	

Designed By: JJR Drawn by: JJR Checked by: ---
Scale: 1"=30' Date: REV. MAY 2012

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
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MIDDLETOWN RI

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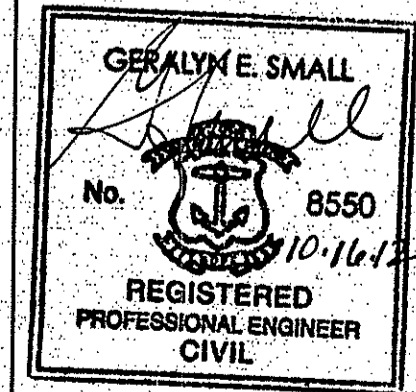
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**EXISTING
CONDITIONS
SHEET 5**

Drawing Number:
EX-5

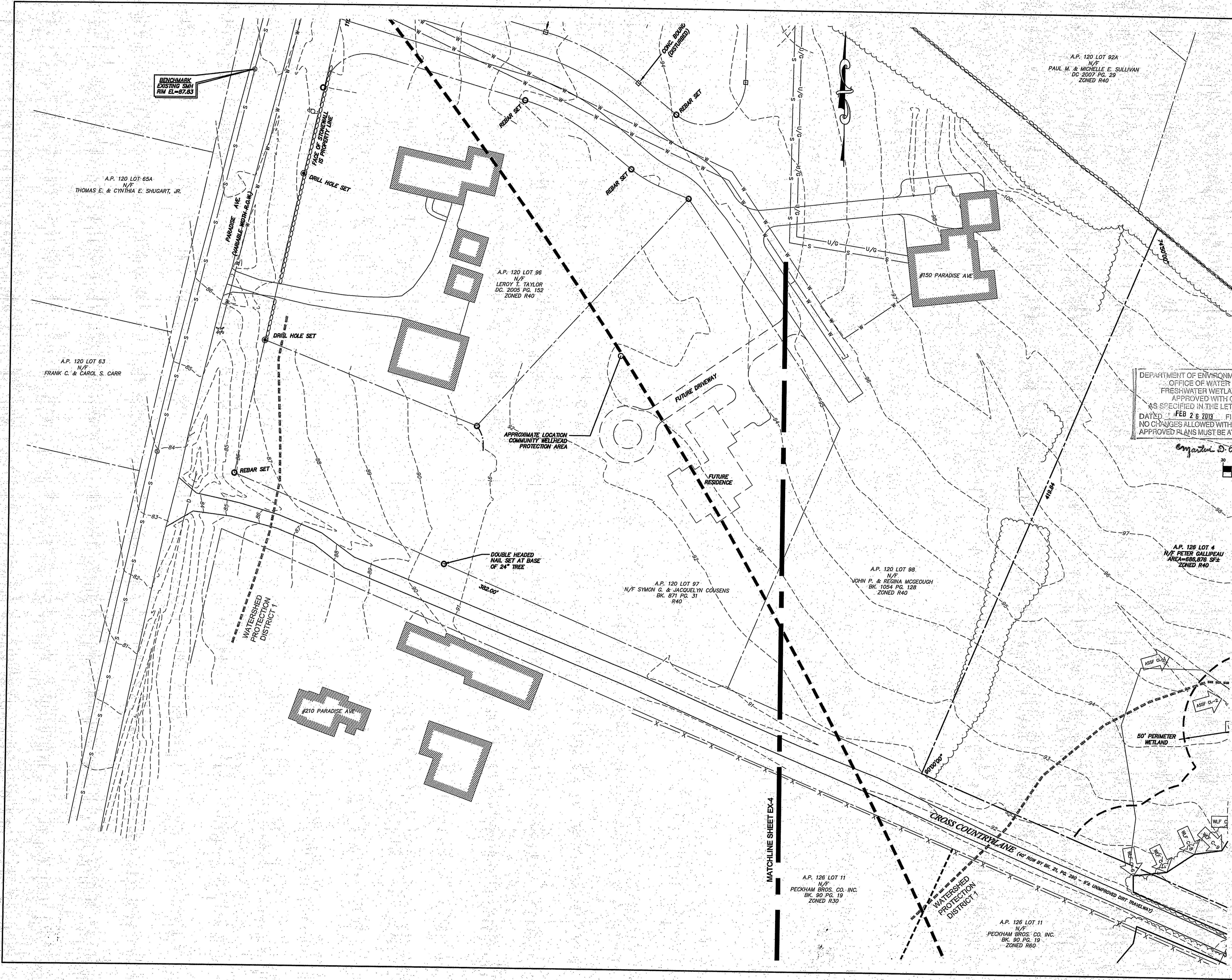
Sheet **9** of **35**

Project Number:
06088.0

Survey Index:
13 - 126 - 218



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 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
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 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 26 2013 FILE # 10-0122
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Ernest D. Wenzel

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

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 MATERIALS TESTING

LEGEND:

- PROPERTY LINE
- ABUTTING PROPERTY LINE
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- WETLAND BUFFER
- WATERSHED PROTECTION DISTRICT
- EDGE OF WETLANDS
- WETLAND FLAG
- EXISTING REBAR
- EXISTING DRILLHOLE
- SUBDIVISION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE

SITE INFORMATION:

TOTAL LAND AREA = 711,719 SF±
 WETLAND AREA = 22,093 SF±
 EXISTING DRAINAGE POND = 4,075 SF±
 AREAS OF PUBLIC UTILITY EASEMENTS = 12,577 SF±
 AREAS OF STORMWATER DETENTION = 20,293 SF±
 TOTAL DEVELOPABLE AREA = 647,719 SF±

YIELD FORMULA
 LOTS/UNIT = (647,719 SF ± 0.8) / (40,000) = 12.9 LOTS (13 LOTS)
 NUMBER OF PROPOSED LOTS = 12 LOTS

40% OPEN SPACE REQUIRED = 256,108 SF±
 AREA OF OPEN SPACE LOTS = 385,199 SF±
 OPEN SPACE LESS UNDEV. SPACE WITHIN = 389,025 SF±
 OPEN SPACE PROPOSED = 60%

AREA OF TRAVELWAYS IN OPEN SPACE = 8,510 SF±
 10% OF REQUIRED OPEN SPACE = 27,422 SF±
 TRAVELWAYS AS % OF REQ. OPEN SPACE = 3.1%

AREA OF DRAINAGE IN OPEN SPACE = 44,575 SF±
 20% OF REQUIRED OPEN SPACE = 51,844 SF±
 DRAINAGE AREA AS % OF REQ. OPEN SPACE = 17.2%

3	CORRECTED 20% CALCULATION	05OCT12	JJR
2	CORRECTED 20% CALCULATION	10JUL12	JJR
1	ADDED SWALES TO DRAINAGE AREAS	03JUL12	JJR
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Scale:	1"=60'	Date:	REV. MAY 2012
Checked by:			

SALTWOOD FARM
 A.P. 126 LOT 4
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 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

Issued for:
PERMITTING

PROPOSED SUBDIVISION PLAN

Drawing Number:
SD-1

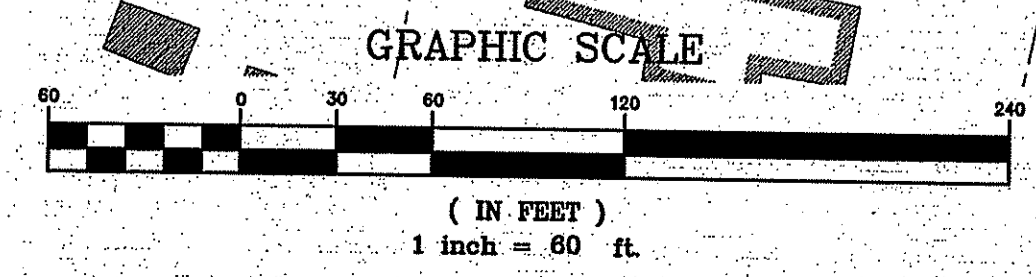
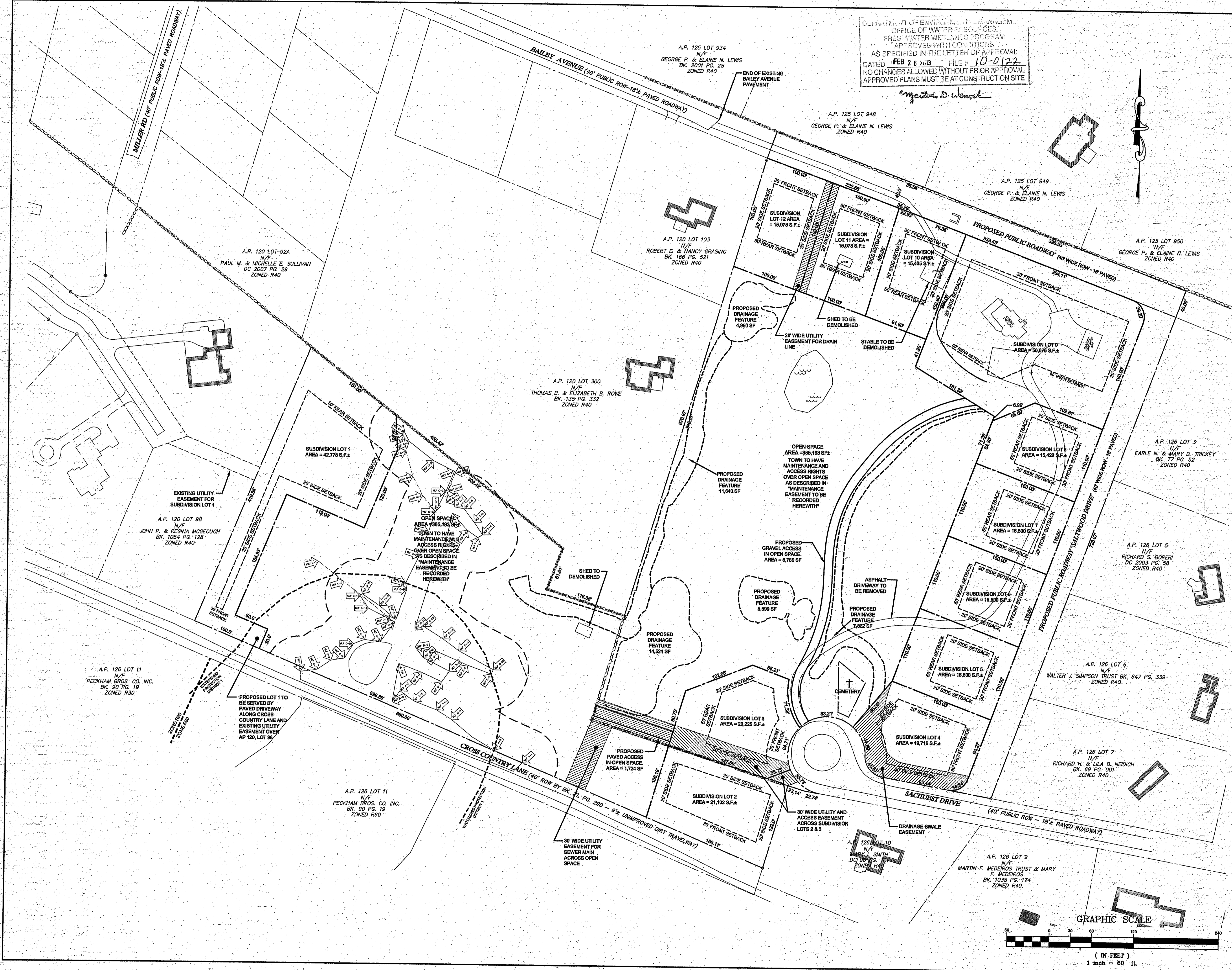
Sheet **10** of **35**

Project Number:
06088.0

Survey Index:
13 - 126 - 218

GERALYN E. SMALL
 No. 8550
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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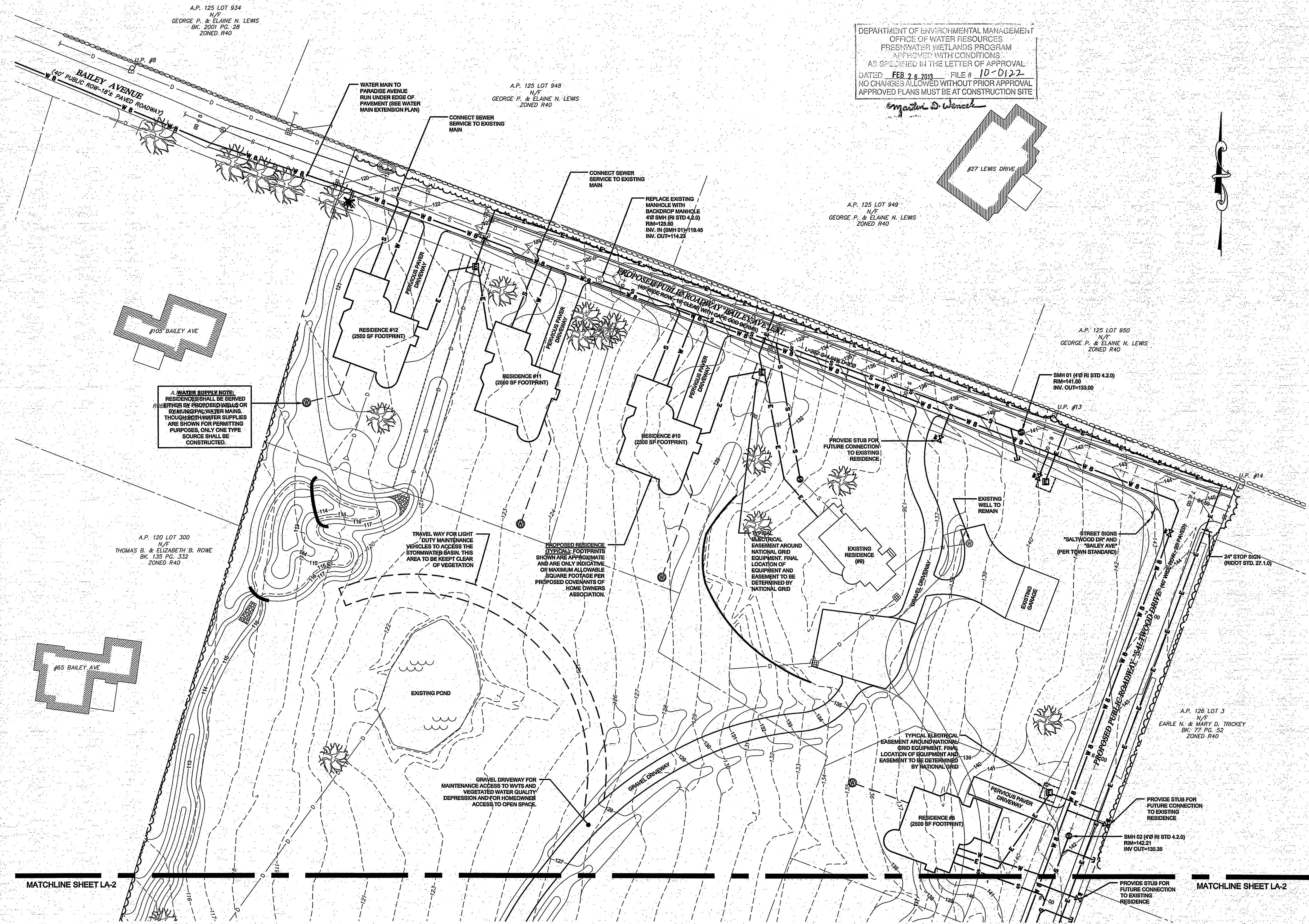
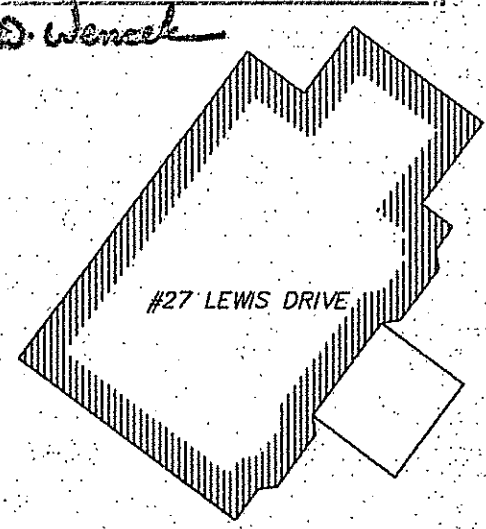
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WWW.NORTHEASTENGINEERS.COM

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	WETLAND FLAG
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	EXISTING WATER LINE
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	EXISTING CATCH BASIN
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	EXISTING WELL
	EXISTING SEWER MANHOLE
	EXISTING REBAR
	EXISTING DRILLHOLE
	SUBDIVISION LINE
	EDGE OF ROADWAY
	CAPE COD BERM
	PROPOSED WATER SERVICE
	PROPOSED 8" WATER MAIN
	PROPOSED 12" WATER MAIN
	PROPOSED SEWER FORCE MAIN/SERVICE
	PROPOSED GRAVITY SEWER MAIN/SERVICE
	PROPOSED ELEC/TELE/CA SERVICES
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED ELECTRICAL BOX
	PROPOSED WATER VALVE
	PROPOSED WELL
	PROPOSED TOPOGRAPHIC CONTOUR
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
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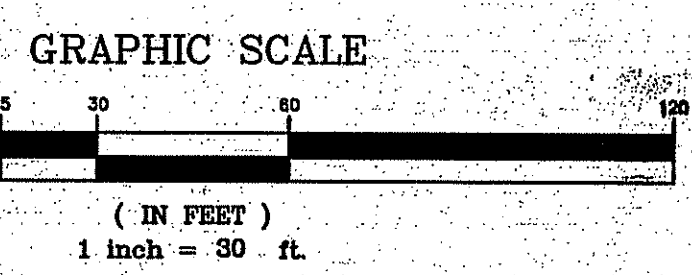
A WATER SUPPLY NOTE:
RESIDENCES SHALL BE SERVED
EITHER BY PROPOSED WWSMS OR
BY MUNICIPAL WATER MAINS.
THOUGH BOTH WATER SUPPLIES
ARE SHOWN FOR PERMITTING
PURPOSES, ONLY ONE TYPE
SOURCE SHALL BE
CONSTRUCTED.

PROPOSED RESIDENCE
FOOTPRINTS
SHOWN ARE APPROXIMATE
AND ARE ONLY INDICATIVE
OF MAXIMUM ALLOWABLE
SQUARE FOOTAGE PER
PROPOSED COVENANTS OF
HOME OWNERS
ASSOCIATION.

TRAVEL WAY FOR LIGHT
DUTY MAINTENANCE
VEHICLES TO ACCESS THE
STORMWATER BASIN. THIS
AREA TO BE KEPT CLEAR
OF VEGETATION.

GRAVEL DRIVEWAY FOR
MAINTENANCE ACCESS TO WYTS AND
VEGETATED WATER QUALITY
DEPRESSION AND FOR HOMEOWNER
ACCESS TO OPEN SPACE.

TYPICAL ELECTRICAL
EASEMENT AROUND NATIONAL
GRID EQUIPMENT. FINAL
LOCATION OF EQUIPMENT AND
EASEMENT TO BE DETERMINED
BY NATIONAL GRID



1	SHEET RENUMBERED	OCT12
No.	Revision	Date App.
Designed By:	JJR	Drawn by: JJR
Checked by:		
Scale:	1"=30'	Date: REV. MAY 2012

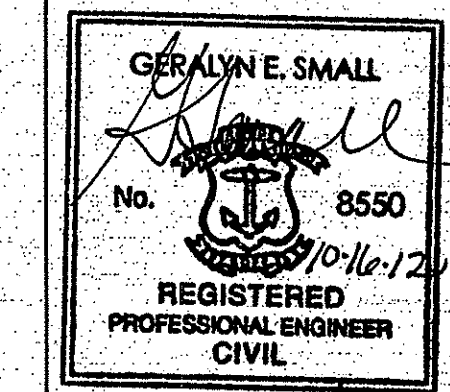
Project Title:
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
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Drawing Title:
**LAYOUT
AND UTILITIES
SHEET 1**

Drawing Number: LA-1
Sheet 11 of 35
Project Number: 06088.0
Survey Index: 13 - 126 - 218



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A.P. 125 LOT 934
N/F
GEORGE P. & ELAINE N. LEWIS
BK. 2001 PG. 28
ZONED R40

A.P. 125 LOT 948
N/F
GEORGE P. & ELAINE N. LEWIS
ZONED R40

A.P. 125 LOT 949
N/F
GEORGE P. & ELAINE N. LEWIS
ZONED R40

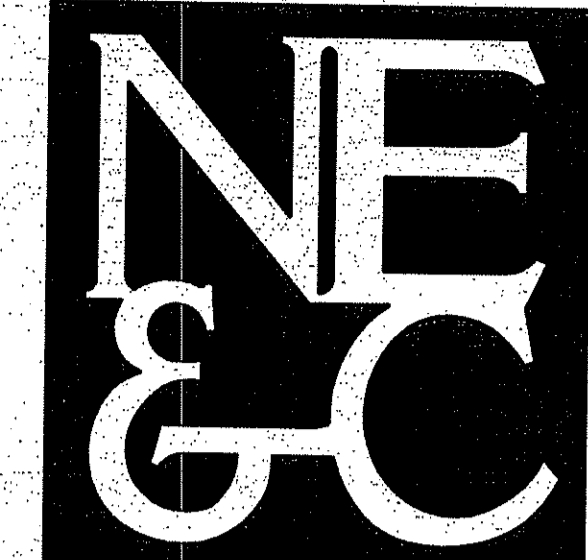
A.P. 125 LOT 950
N/F
GEORGE P. & ELAINE N. LEWIS
ZONED R40

A.P. 120 LOT 300
N/F
THOMAS B. & ELIZABETH B. ROWE
BK. 135 PG. 332
ZONED R40

A.P. 126 LOT 3
N/F
EARLE N. & MARY D. TRICKEY
BK. 77 PG. 52
ZONED R40

MATCHLINE SHEET LA-2

MATCHLINE SHEET LA-2



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LEGEND:

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXISTING TOPOGRAPHIC CONTOUR
	STONE WALL
	TREELINE / BRUSHLINE
	WETLAND BUFFER
	WATERSHED PROTECTION DISTRICT EDGE OF WETLANDS
	WETLAND FLAG
	EXISTING SEWER LINE
	EXISTING DRAIN LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELEC / TELE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING SEWER MANHOLE
	EXISTING REBAR
	EXISTING DRILLHOLE
	SUBDIVISION LINE
	EDGE OF ROADWAY
	CAPE COD BERM
	PROPOSED WATER SERVICE
	PROPOSED 8" WATER MAIN
	PROPOSED 12" WATER MAIN
	PROPOSED SEWER FORCE MAIN/SERVICE
	PROPOSED GRAVITY SEWER MAIN/SERVICE
	PROPOSED ELEC/TELE/CA SERVICES
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED ELECTRICAL BOX
	PROPOSED WATER VALVE
	PROPOSED WELL
	PROPOSED TOPOGRAPHIC CONTOUR
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Smarter D. Wenzel

WATER SUPPLY NOTE:
RESIDENCES SHALL BE SERVED
EITHER BY PROPOSED WELLS OR
BY MUNICIPAL WATER MAINS.
THOUGH BOTH WATER SUPPLIES
ARE SHOWN FOR PERMITTING
PURPOSES, ONLY ONE TYPE
SOURCE SHALL BE
CONSTRUCTED.

PROPOSED RESIDENCE
(TYPICAL) FOOTPRINTS
SHOWN ARE APPROXIMATE
AND ARE ONLY INDICATIVE
OF MAXIMUM ALLOWABLE
SQUARE FOOTAGE PER
PROPOSED COVENANTS OF
HOME OWNERS
ASSOCIATION.

#150 PARADISE AVE

#65 BAILEY AVE

A.P. 120 LOT 97
MON G. & JACQUELYN COVENS
BK. 871 PG. 31
R40

A.P. 120 LOT 98
N/F
JOHN P. & REGINA MCGEOUGH
BK. 1054 PG. 128
ZONED R40

A.P. 120 LOT 300
N/F
THOMAS B. & ELIZABETH B. ROWE
BK. 135 PG. 332
ZONED R40

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R30

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R60

SEWER TRENCH WORK WITHIN WETLAND BUFFER AREAS
(SHADED AREA SHOWN) TO BE COMPLETED BETWEEN
JULY 1 AND OCT 31. PRECONSTRUCTION CONTOURS
SHALL BE RESTORED AND AREA REVEGETATED
IMMEDIATELY AFTER INSTALLATION. CONTRACTOR
SHALL EXERCISE BEST MANAGEMENT PRACTICES FOR
DEWATERING TRENCH DURING INSTALLATION. TRENCH
SHALL BE BACKFILLED WITH EXCAVATED MATERIAL TO
AVOID SUBDRAINING OF WETLAND. REFER TO
TRENCHING DETAIL SPECIFIC FOR CONSTRUCTION IN
VICINITY OF WETLAND.

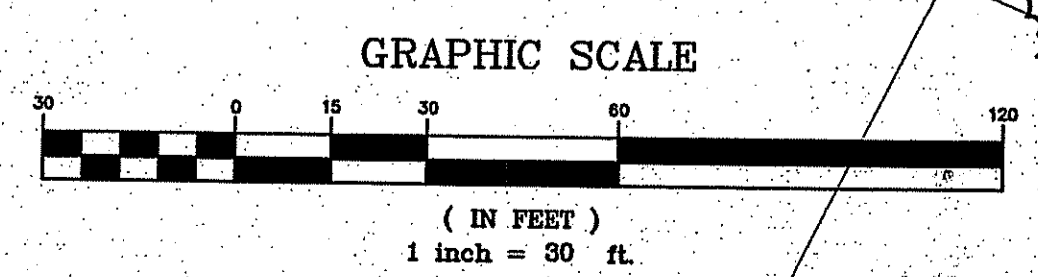
EXISTING STONE CULVERT TO BE REMOVED DURING
CONSTRUCTION OF SEWER TRENCH. SHOULD CULVERT
BE IN USE AT TIME OF CONSTRUCTION, TEMPORARY
BRIDGING OR PUMPED CONVEYANCE MUST BE
IMPLEMENTED TO PROPERLY DRAIN WATER FROM THE
NORTH SIDE OF CROSS COUNTRY LANE TO THE SOUTH
SIDE. CULVERT TO BE REPLACED WITH A 12\"/>

SMH 08 (4\"/>

SMH 08 (4\"/>

PAVED DRIVEWAY FOR
MAINTENANCE ACCESS TO
DETENTION POND AND
HOMEOWNER TO ACCESS TO
OPEN SPACE.

ELECTRICAL
AROUND MAT
EQUIPMENT. FINAL
TO BE DETERMINED
BY NAT.



1	ADDED CROSS COUNTRY PROFILE	05OCT12	
No.	Revision	Date	App.
Designed by:	JJR	Drawn by:	JJR
Checked by:		Scale:	1"=30'
Date:	REV. MAY 2012		

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

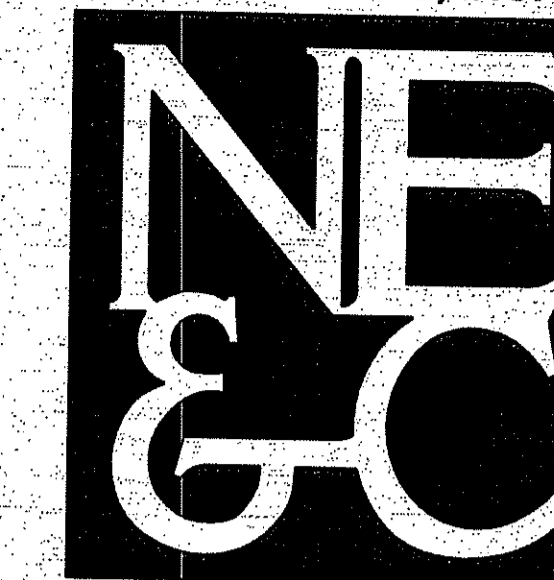
Issued for:
PERMITTING

Drawing Title:
**LAYOUT
AND UTILITIES
SHEET 3**

	Drawing Number: LA-3 Sheet 13 of 35 Project Number: 06088.0 Survey Index: 13-126-218
--	---

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LEGEND:

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	EXISTING TOPOGRAPHIC CONTOUR
	STONEWALL
	TREELINE / BRUSHLINE
	WETLAND BUFFER
	WATERSHED PROTECTION DISTRICT
	EDGE OF WETLANDS
	WETLAND FLAG
	EXISTING SEWER LINE
	EXISTING DRAIN LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELEC. / TELE
	EXISTING CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING SEWER MANHOLE
	EXISTING REBAR
	EXISTING DRILLHOLE
	SUBDIVISION LINE
	EDGE OF ROADWAY
	CAPE COD BERM
	PROPOSED WATER SERVICE
	PROPOSED 8" WATER MAIN
	PROPOSED 12" WATER MAIN
	PROPOSED SEWER FORCE MAIN/SERVICE
	PROPOSED GRAVITY SEWER MAIN/SERVICE
	PROPOSED ELECTRIC/TELECOM SERVICES
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED ELECTRICAL BOX
	PROPOSED WATER VALVE
	PROPOSED WELL
	PROPOSED TOPOGRAPHIC CONTOUR
	PROPOSED DRAIN LINE
	PROPOSED CATCH BASIN

1	ADDED CROSS COUNTRY PROFILE	05OCT12	
No.	Revision	Date	App.
Designed by:	JJR	Drawn by:	JJR
Checked by:			
Scale:	1"=30'	Date:	REV: MAY 2012

Project Title:
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

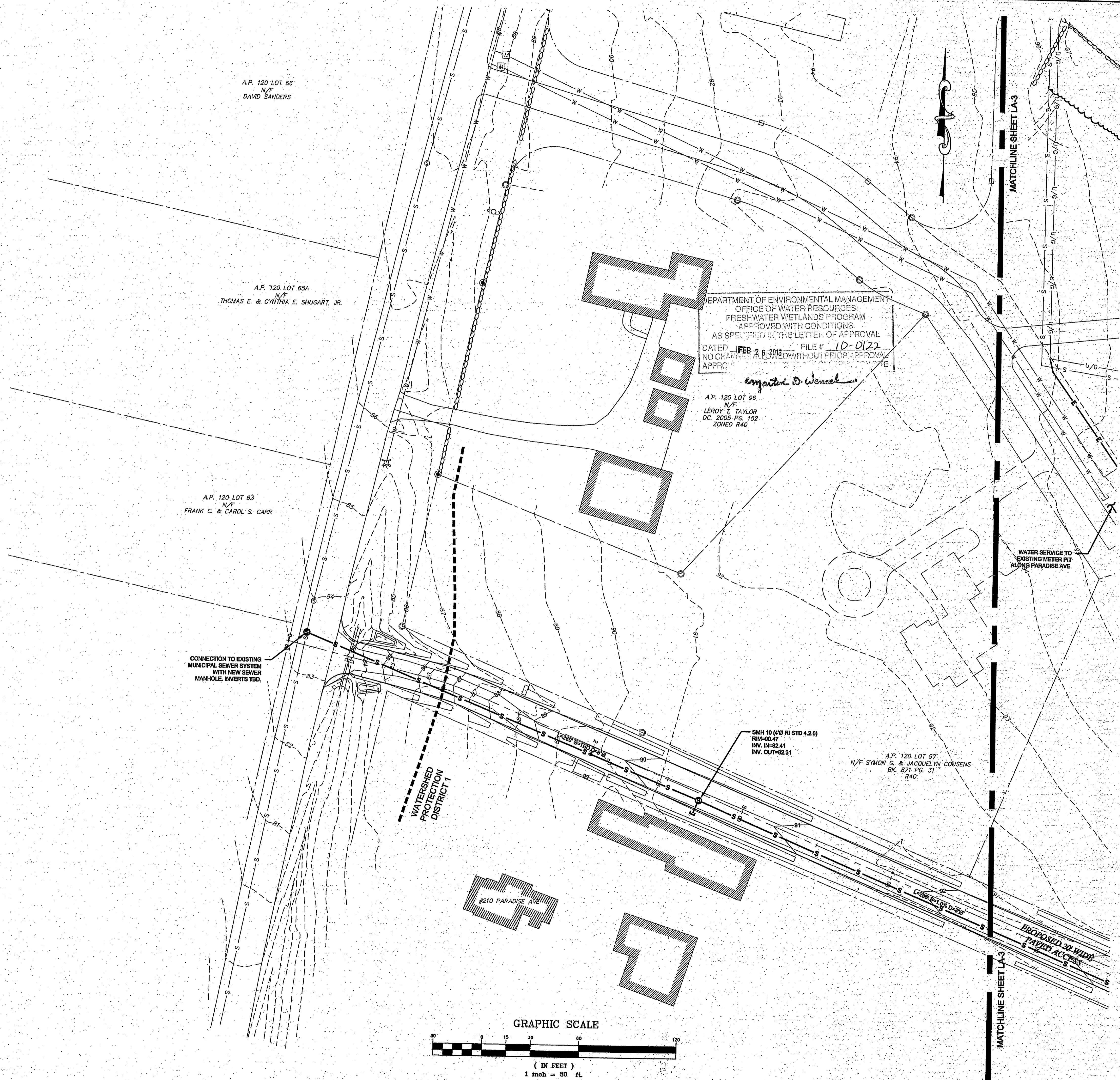
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P.O. BOX 4286
MIDDLETOWN RI

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Drawing Title:
**LAYOUT
AND UTILITIES
SHEET 4**

	Drawing Number:	LA-4
	Sheet:	14 of 35
	Project Number:	06088.0
	Survey Index:	13-126-218

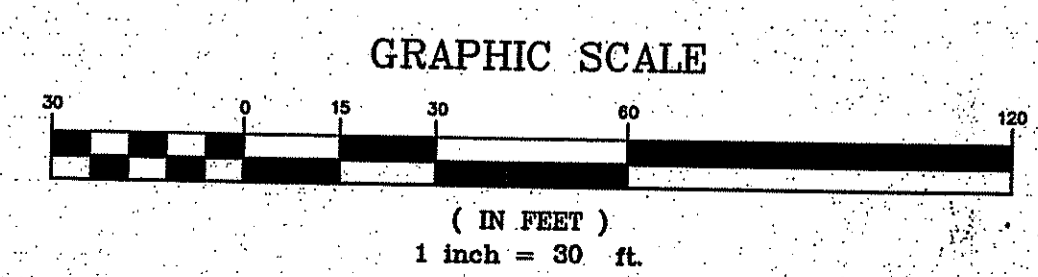
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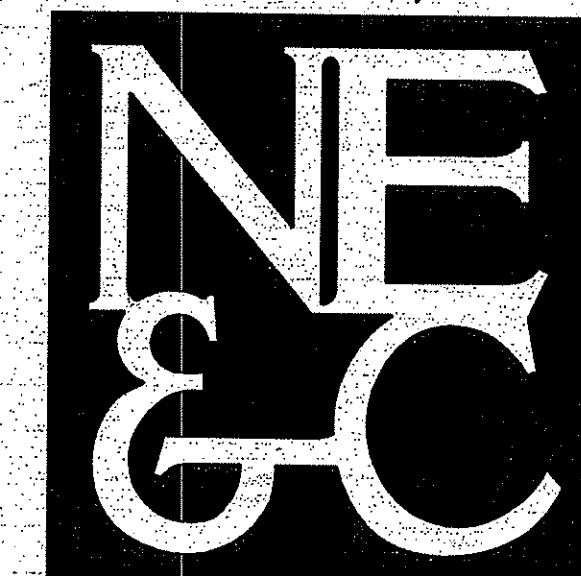


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 28 2013 FILE # 10-D122
NO CHANGES WITHOUT PRIOR APPROVAL
APPROVED: *Ernest D. Wenzel*

A.P. 120 LOT 96
N/F
LEROY T. TAYLOR
DC. 2005 PG. 152
ZONED R40

A.P. 120 LOT 97
N/F SYMON C. & JACQUELYN COUSENS
BK. B71 PG. 31
R40





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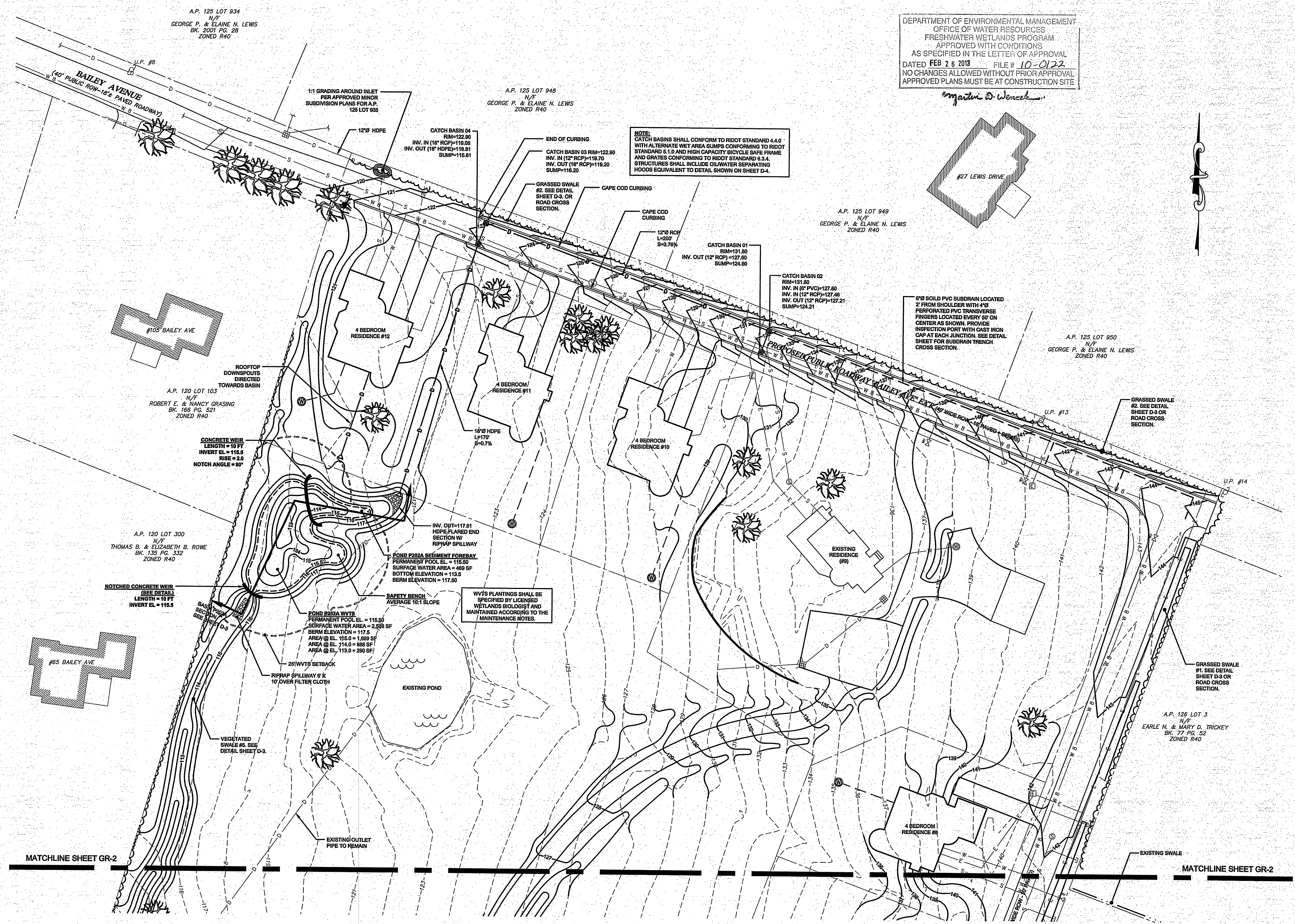
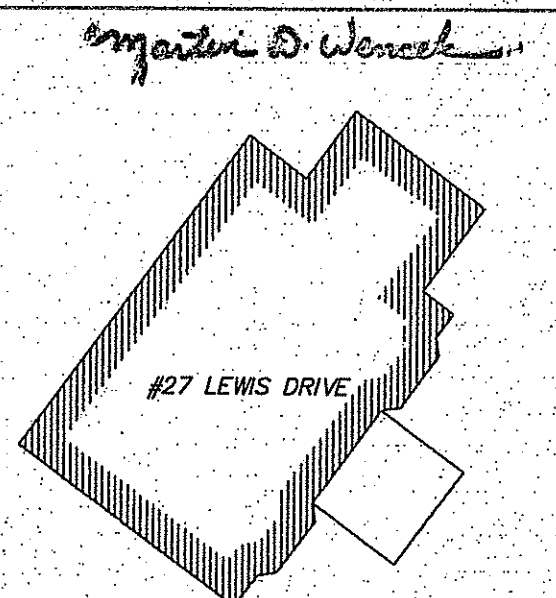
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LEGEND:

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC / TELE
⊕	EXISTING CATCH BASIN
⊕	EXISTING UTILITY POLE
⊕	EXISTING WELL
⊕	EXISTING SEWER MANHOLE
⊕	EXISTING REBAR
⊕	EXISTING DRILLHOLE
---	SUBDIVISION LINE
W	PROPOSED WATER SERVICE
W.8	PROPOSED 8" WATER MAIN
W.12	PROPOSED 12" WATER MAIN
SFM	PROPOSED SEWER FORCE MAIN/SERVICE
S	PROPOSED GRAVITY SEWER MAIN/SERVICE
E	PROPOSED ELECT/TELE/CA SERVICES
⊕	PROPOSED SEWER MANHOLE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED ELECTRICAL BOX
⊕	PROPOSED WATER VALVE
⊕	PROPOSED WELL
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PATH OF SWALE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



1	SHEET RENUMBERED	OCT12
No.	Revision	Date
Designed By: JJR	Drawn by: JJR	Checked by: ---
Scale: 1"=30'	Date: REV. MAY 2012	

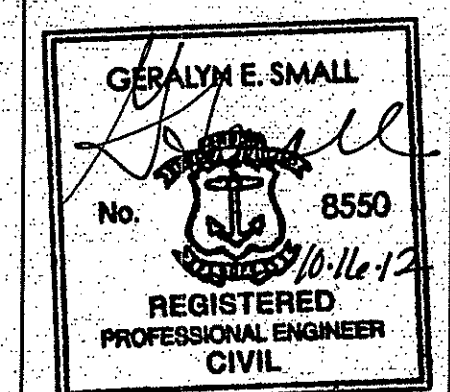
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

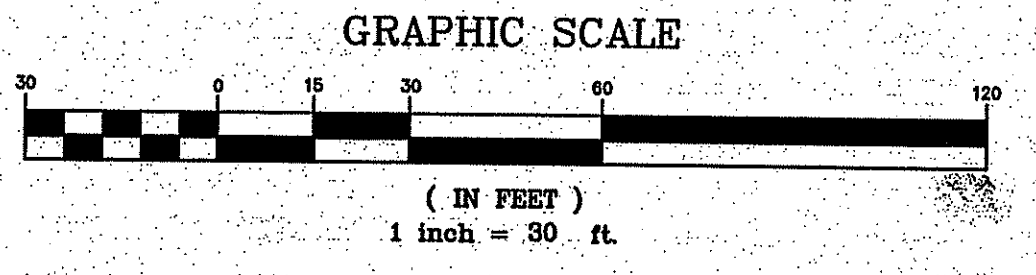
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Drawing Title:
GRADING AND DRAINAGE SHEET 1

Drawing Number:
GR-1
Sheet 15 of 35
Project Number:
06088.0
Survey Index:
13 - 126 - 218

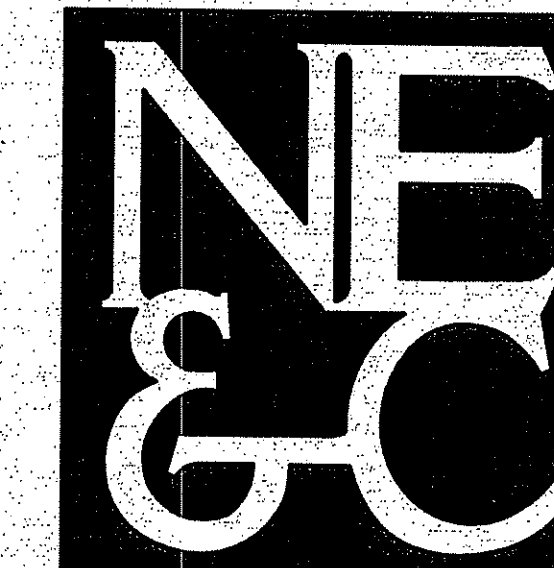


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MATCHLINE SHEET GR-2

MATCHLINE SHEET GR-2



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LEGEND:

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONE WALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC / TELE
---	EXISTING CATCH BASIN
---	EXISTING UTILITY POLE
---	EXISTING WELL
---	EXISTING SEWER MANHOLE
---	EXISTING REBAR
---	EXISTING DRILLHOLE
---	SUBDIVISION LINE
---	PROPOSED WATER SERVICE
---	PROPOSED 8" WATER MAIN
---	PROPOSED 12" WATER MAIN
---	PROPOSED SEWER FORCE MAINSERVICE
---	PROPOSED GRAVITY SEWER MAINSERVICE
---	PROPOSED ELECTRIC SERVICES
---	PROPOSED SEWER MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED ELECTRICAL BOX
---	PROPOSED WATER VALVE
---	PROPOSED WELL
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PATH OF SWALE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESH WATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122-W-8
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Medeiros

1	SHEET RENUMBERED	OCT12
No.	Revision	Date
Designed By:	JJR	Drawn by: JJR
Scale:	1"=30'	Date: REV. MAY 2012
Project Title:	SALTWOOD FARM	

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

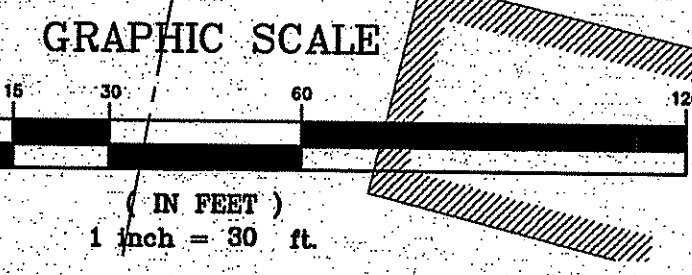
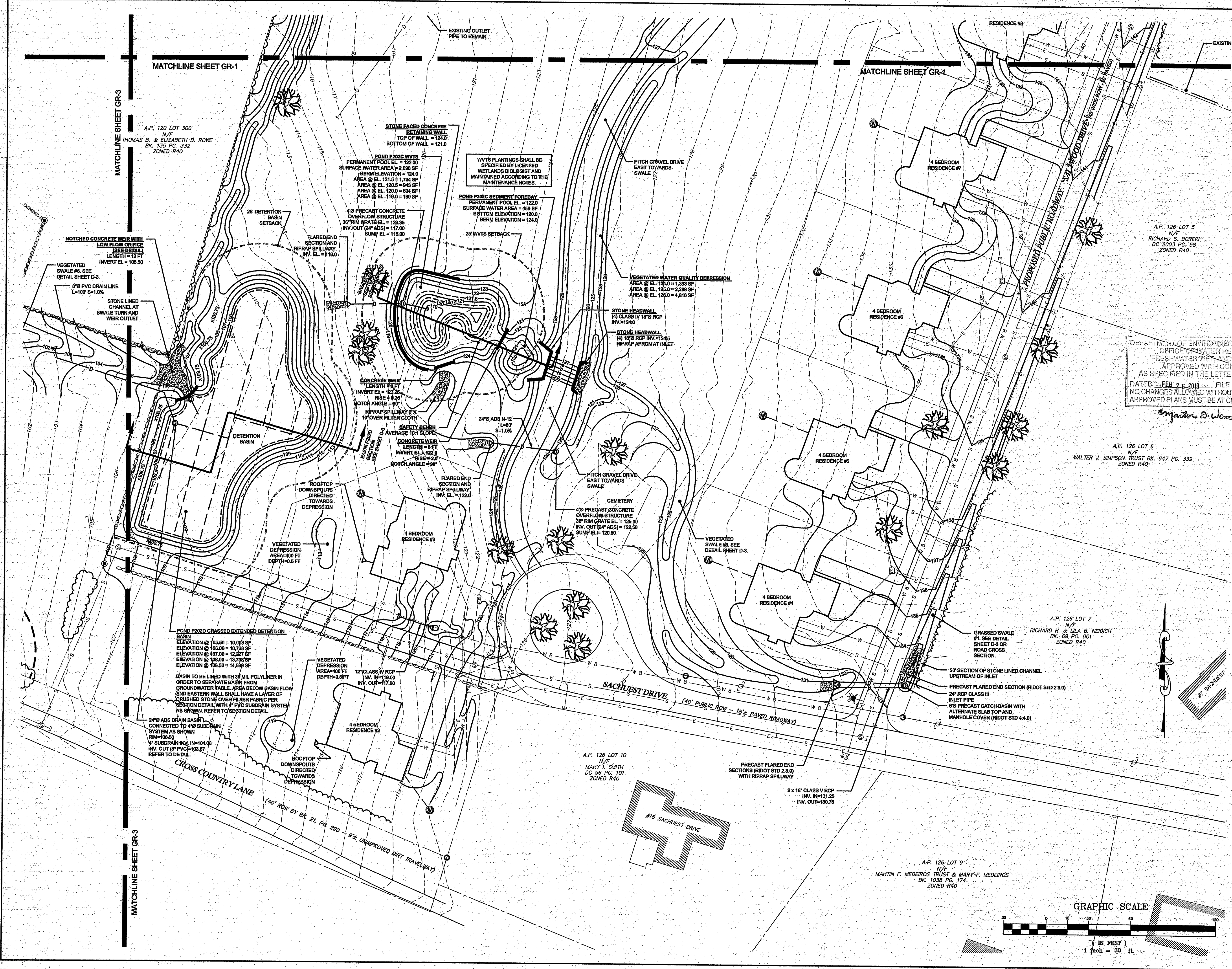
Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

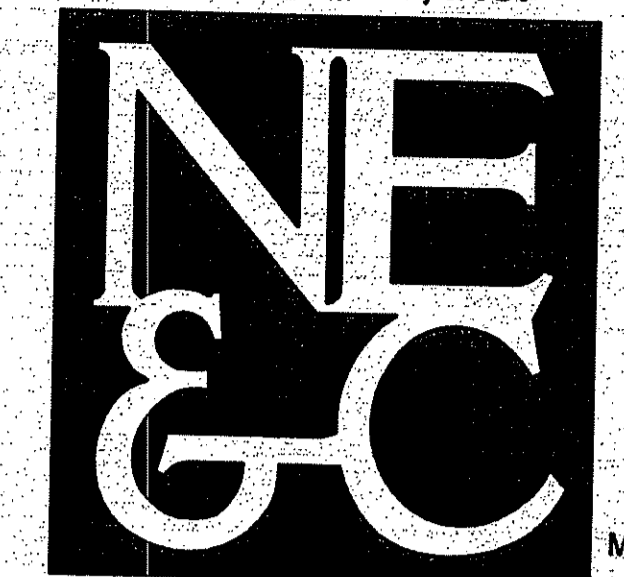
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GRADING AND DRAINAGE SHEET 2

Drawing Number:	GR-2
Sheet	16 of 35
Project Number:	06088.0
Survey Index:	13 - 126 - 218

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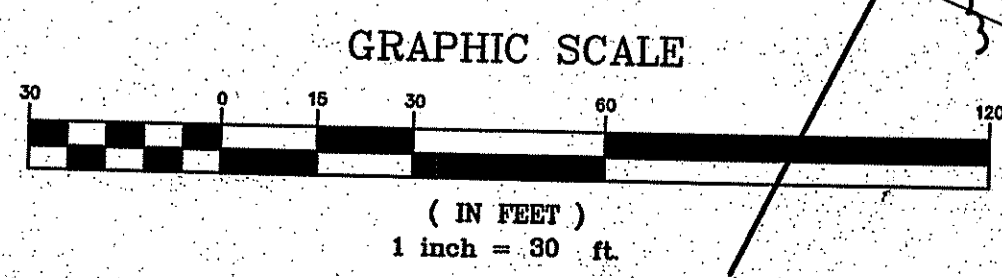
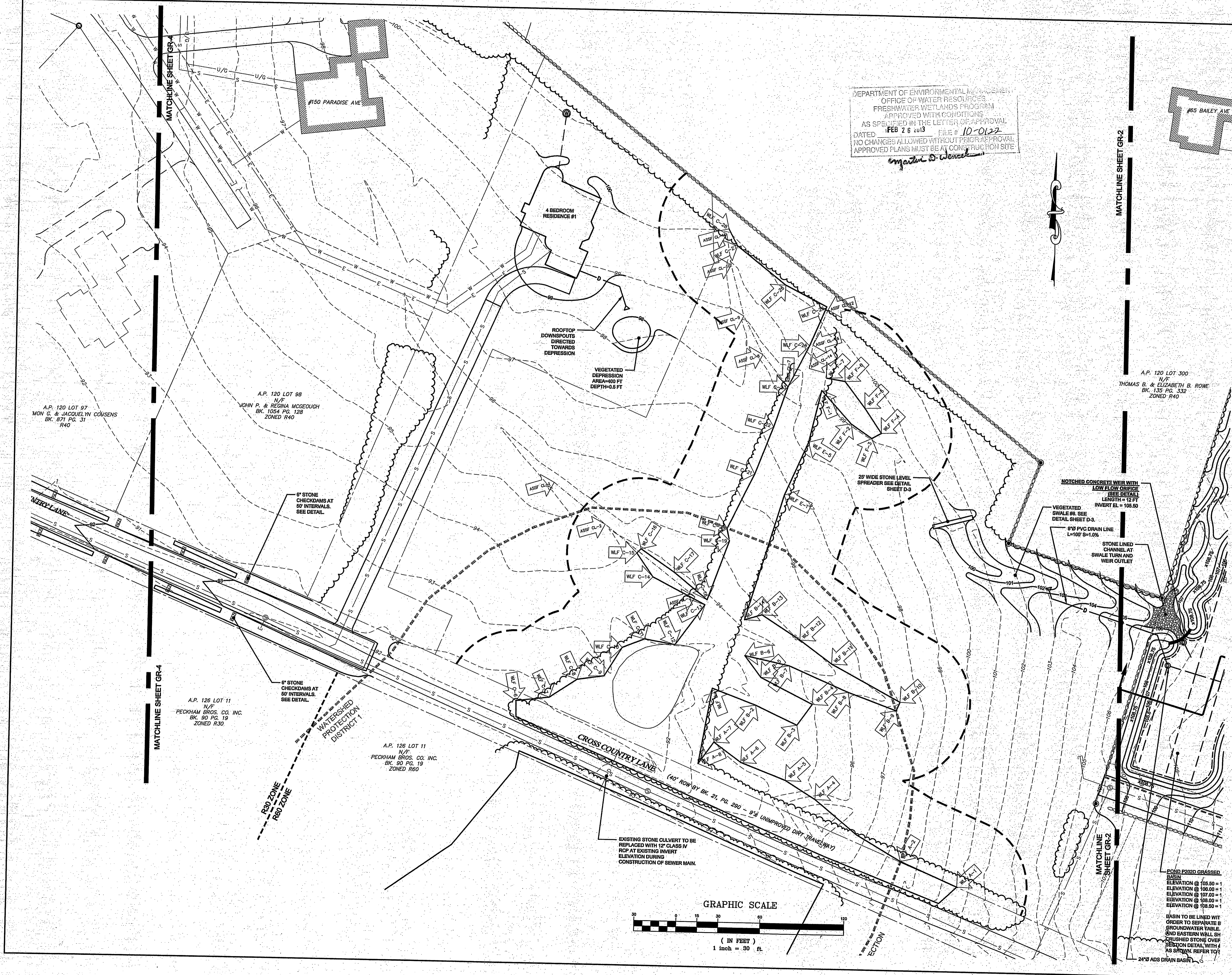
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LEGEND:

---	PROPERTY LINE
- - - -	ADJUTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC / TELE
---	EXISTING CATCH BASIN
---	EXISTING UTILITY POLE
---	EXISTING WELL
---	EXISTING SEWER MANHOLE
---	EXISTING REBAR
---	EXISTING DRILLHOLE
---	SUBDIVISION LINE
W 8	PROPOSED WATER SERVICE
W 12	PROPOSED 8" WATER MAIN
SFM	PROPOSED 12" WATER MAIN
S	PROPOSED SEWER FORCE MAIN/SERVICE
E	PROPOSED GRAVITY SEWER MAIN/SERVICE
---	PROPOSED ELEC/TELE/CA SERVICES
---	PROPOSED SEWER MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED ELECTRICAL BOX
---	PROPOSED WATER VALVE
---	PROPOSED WELL
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PATH OF SWALE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Matthew D. Woodcock



1	ADDED CROSS COUNTRY PROFILE	05OCT12
No.	Revision	Date
Designed By:	JJR	Drawn by: JJR
Checked by:		
Scale:	1"=30'	Date: REV. MAY 2012

Project Title:
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

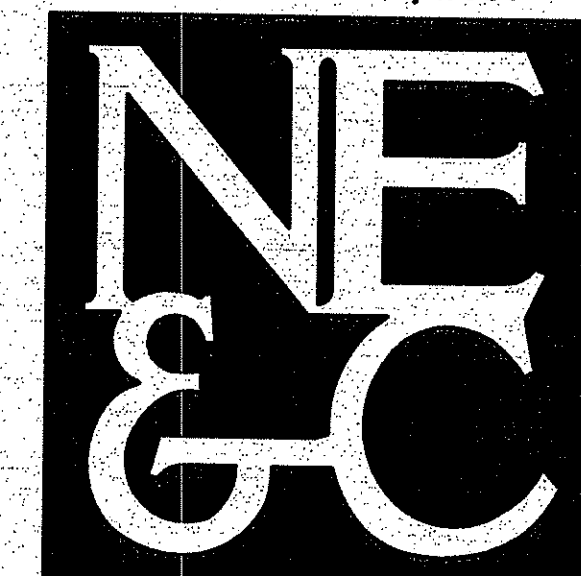
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P.O. BOX 4286
MIDDLETOWN RI

Issued for:
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Drawing Title:
GRADING AND DRAINAGE SHEET 3

	Drawing Number:	GR-3
	Sheet	17 of 35
	Project Number:	06088.0
	Survey Index:	13 - 126 - 218

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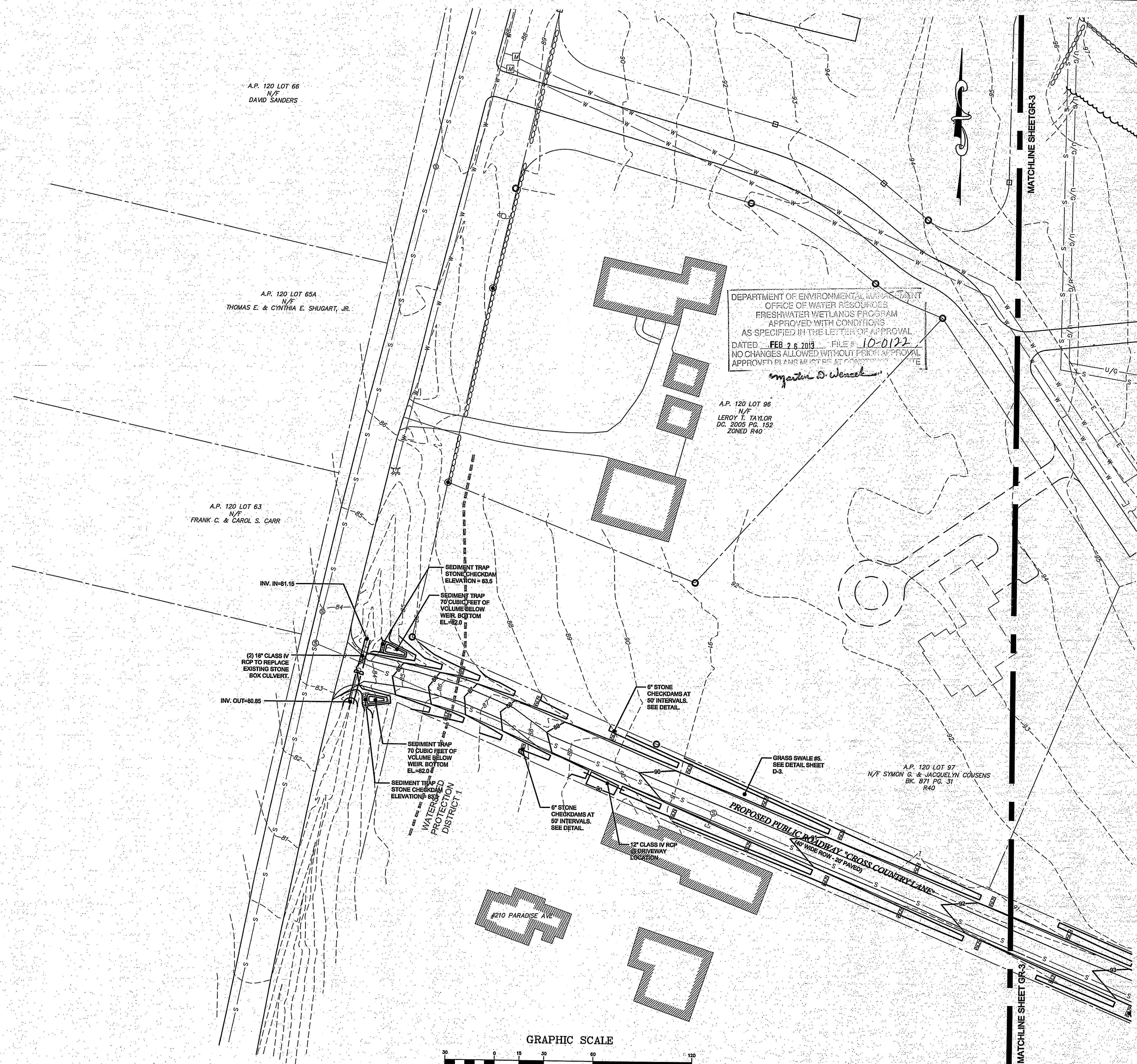
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- STRUCTURAL
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LEGEND:

- PROPERTY LINE
- - - - - ABUTTING PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- STONEWALL
- TREELINE / BRUSHLINE
- WETLAND BUFFER
- WATERSHED PROTECTION DISTRICT
- EDGE OF WETLANDS
- WETLAND FLAG
- EXISTING SEWER LINE
- EXISTING DRAIN LINE
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELEC / TELE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING SEWER MANHOLE
- EXISTING REBAR
- EXISTING DRILLHOLE
- SUBDIVISION LINE
- PROPOSED WATER SERVICE
- PROPOSED 8" WATER MAIN
- PROPOSED 12" WATER MAIN
- PROPOSED SEWER FORCE MAIN/SERVICE
- PROPOSED GRAVITY SEWER MAIN/SERVICE
- PROPOSED ELEC/TELE/CA SERVICES
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRICAL BOX
- PROPOSED WATER VALVE
- PROPOSED WELL
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED DRAIN LINE
- PATH OF SWALE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
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 DATED FEB 26 2013 FILE # 10-0122
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT COMPLY WITH THE

Martin D. Wenczel

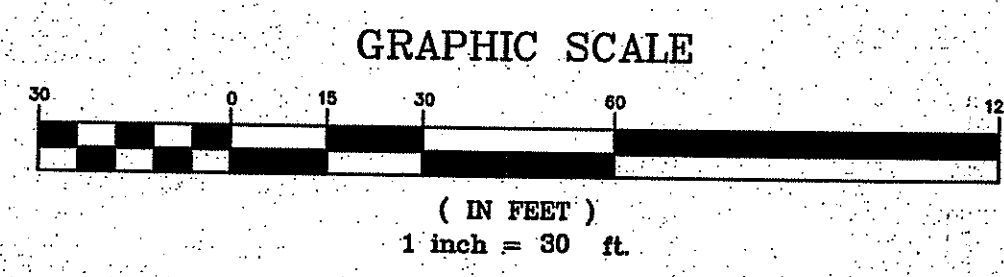
A.P. 120 LOT 96
 N/F
 LEROY T. TAYLOR
 DC. 2005 PG. 152
 ZONED R40

A.P. 120 LOT 66
 N/F
 DAVID SANDERS

A.P. 120 LOT 65A
 N/F
 THOMAS E. & CYNTHIA E. SHUGART, JR.

A.P. 120 LOT 63
 N/F
 FRANK C. & CAROL S. CARR

A.P. 120 LOT 97
 N/F SYMON G. & JACQUELYN COUSENS
 BK. 871 PG. 31
 R40



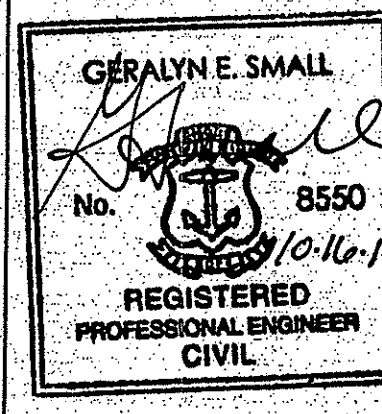
1	ADDED CROSS COUNTRY PROFILE	05OCT12
No.	Revision	Date
Designed By: JJR	Drawn by: JJR	Checked by: ---
Scale: 1"=30'	Date: REV. MAY 2012	

SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
 PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

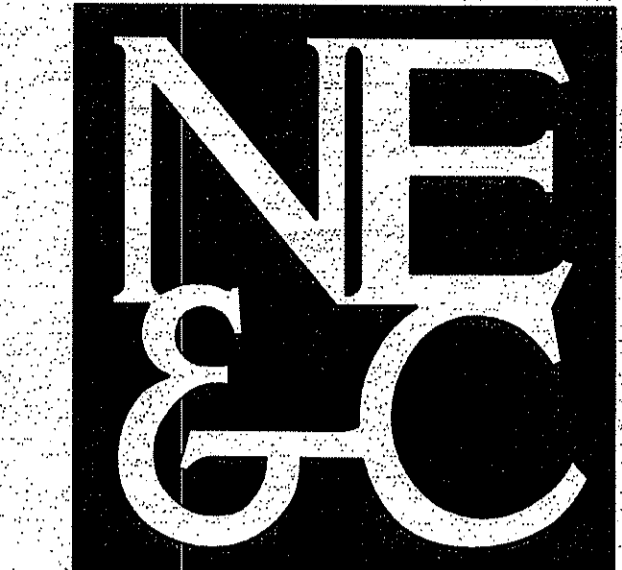
Issued for:
 PERMITTING

Drawing Title:
**GRADING
 AND DRAINAGE
 SHEET 4**



Drawing Number:
GR-4
 Sheet 18 of 35
 Project Number:
06088.0
 Survey Index:
13 - 126 - 218

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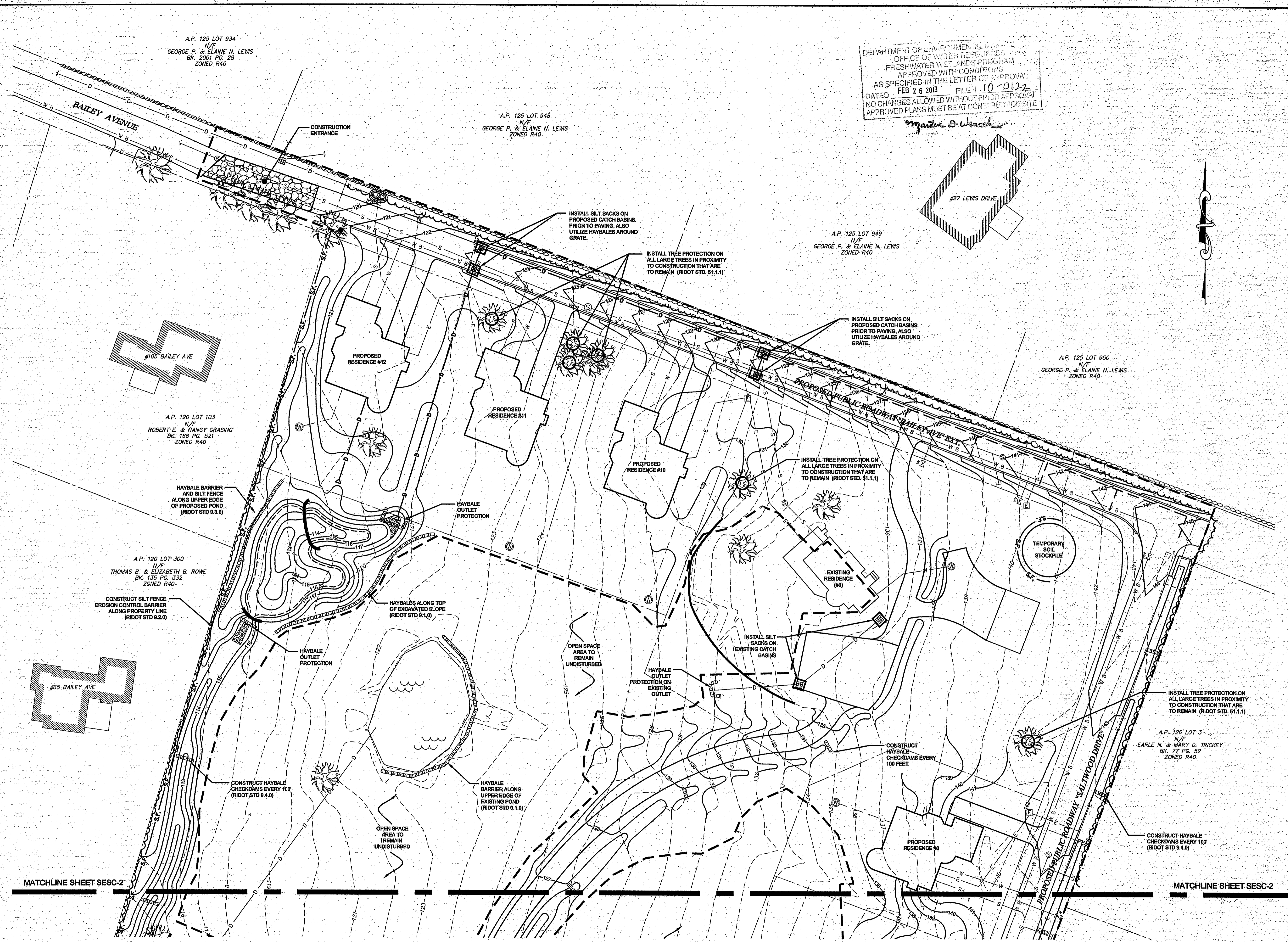
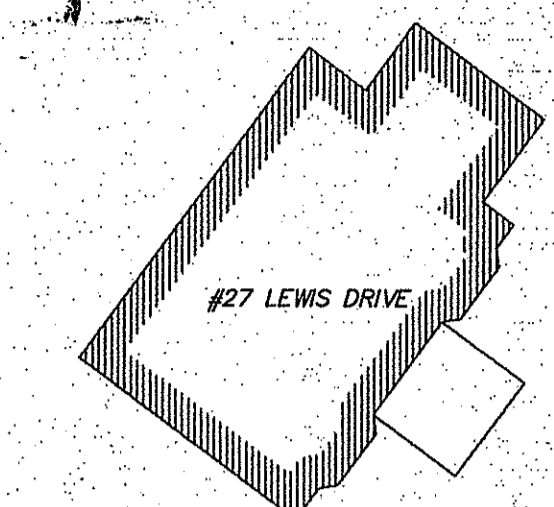
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LEGEND:

---	PROPERTY LINE
- - - -	ADJUTING PROPERTY LINE
~ ~ ~ ~	EXISTING TOPOGRAPHIC CONTOUR
—	STONEWALL
—	TREELINE / BRUSHLINE
—	WETLAND BUFFER
—	WATERSHED PROTECTION DISTRICT
—	EDGE OF WETLANDS
—	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC. / TELE
—	EXISTING CATCH BASIN
—	EXISTING WELL
—	EXISTING SEWER MANHOLE
—	EDGE OF ROADWAY
—	CAPE COD BERM
W	PROPOSED WATER SERVICE
W 8"	PROPOSED 8" WATER MAIN
W 12"	PROPOSED 12" WATER MAIN
SFM	PROPOSED SEWER FORCE MAIN/SERVICE
S	PROPOSED GRAVITY SEWER MAIN/SERVICE
E	PROPOSED ELECT/ELEC SERVICES
—	PROPOSED SEWER MANHOLE
—	PROPOSED FIRE HYDRANT
—	PROPOSED ELECTRICAL BOX
—	PROPOSED WATER VALVE
—	PROPOSED WELL
—	PROPOSED TOPOGRAPHIC CONTOUR
D	PROPOSED DRAIN LINE
—	PROPOSED CATCH BASIN
—	PROPOSED CATCH MANHOLE
S-E	SILT FENCE/LIMIT OF DISTURBANCE
S-F	SILT FENCE/LIMIT OF DISTURBANCE
—	HAY BALES
—	LIMIT OF DISTURBANCE

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Martin D. Wencel



1	SHEET RENUMBERED	OCT12
No.	Revision	Date App.

Designed By: JJR Drawn by: JJR Checked by: —
Scale: 1"=30' Date: REV. MAY 2012

Project Title:
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

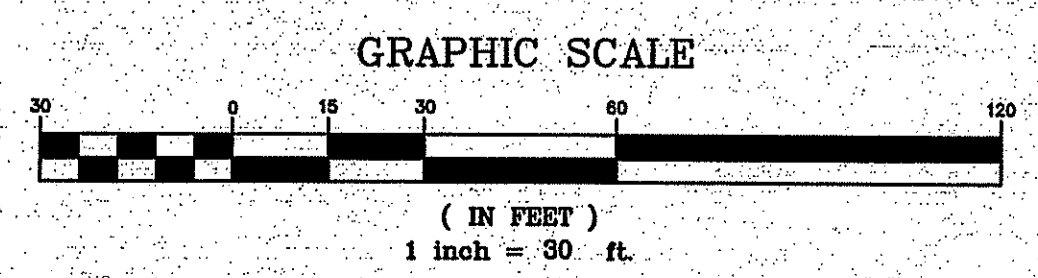
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P.O. BOX 4286
MIDDLETOWN RI

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Drawing Title:
**SOIL EROSION
AND SEDIMENT
CONTROL
SHEET 1**

	Drawing Number:	SESC-1
	Sheet	19 of 35
	Project Number:	06088.0
	Survey Index:	13 - 126 - 218

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MATCHLINE SHEET SESC-2

MATCHLINE SHEET SESC-2



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---	PROPERTY LINE
- - - -	ABUTTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WETLAND PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC / TELE
---	EXISTING CATCH BASIN
---	EXISTING WELL
---	EXISTING SEWER MANHOLE
---	EDGE OF ROADWAY
---	CAPE COD BERM
W 8	PROPOSED WATER SERVICE
W 12	PROPOSED 8" WATER MAIN
---	PROPOSED 12" WATER MAIN
SFM	PROPOSED SEWER FORCE MAIN/SERVICE
S	PROPOSED GRAVITY SEWER MAIN/SERVICE
E	PROPOSED ELECTRIC/CO SERVICES
---	PROPOSED SEWER MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED ELECTRICAL BOX
---	PROPOSED WATER VALVE
---	PROPOSED WELL
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE
S.F.	SILT FENCE/LIMIT OF DISTURBANCE
---	HAY BALES
---	LIMIT OF DISTURBANCE

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Signature of Daniel W. Wenzel

1	SHEET RENUMBERED	OCT12
No.	Revision	Date App.
Designed By:	JJR	Drawn by: JJR
Scale:	1"=30'	Date: REV. MAY 2012
Project Title:		

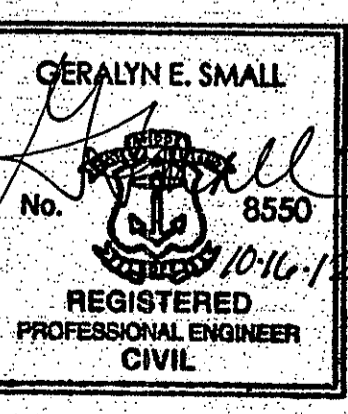
SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
 PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

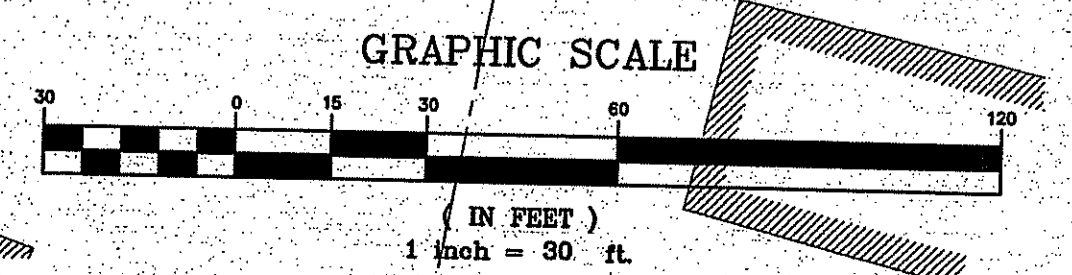
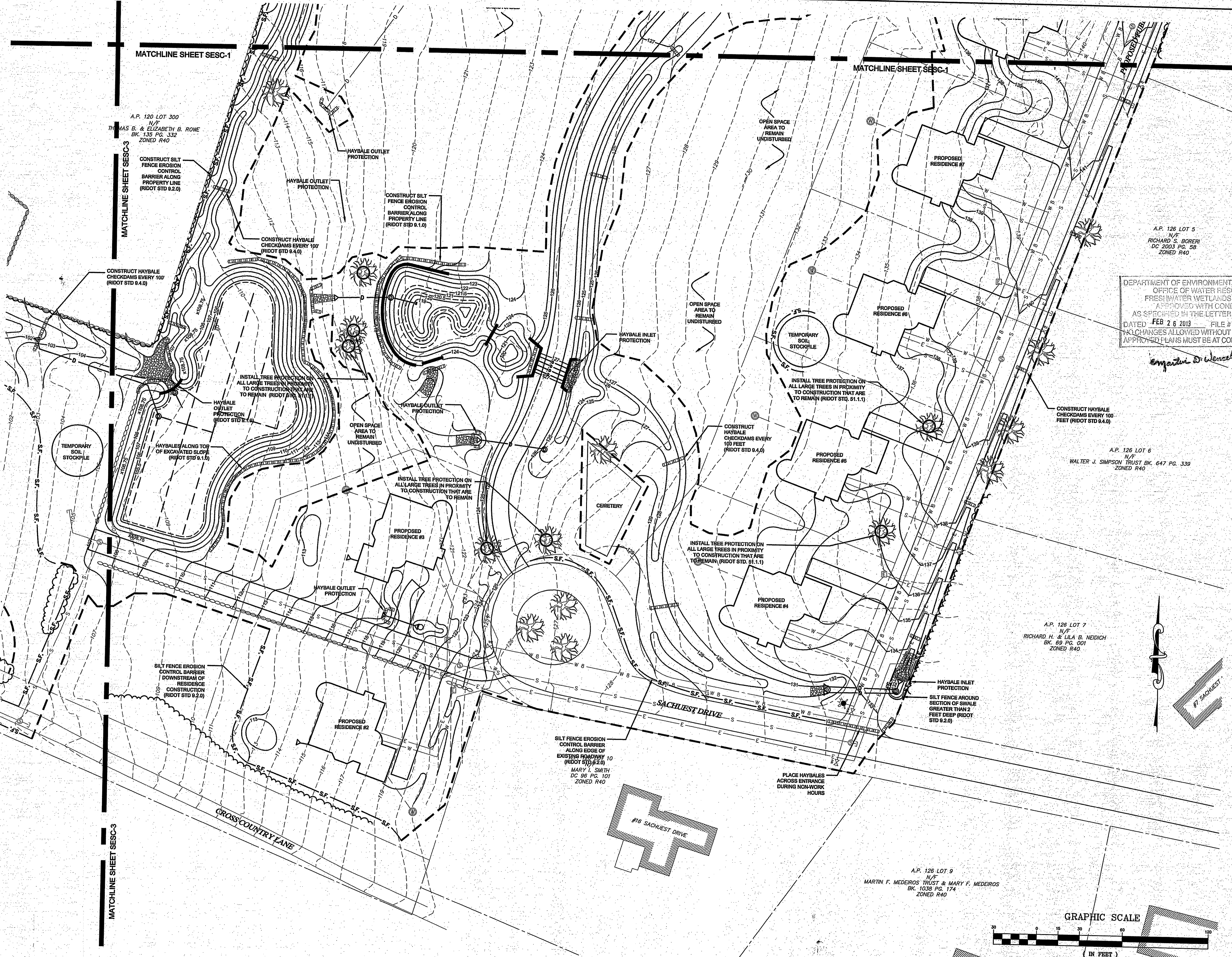
Issued for:
 PERMITTING

Drawing Title:
**SOIL EROSION
 AND SEDIMENT
 CONTROL
 SHEET 2**

Drawing Number:
SESC-2
 Sheet 20 of 35
 Project Number:
06088.0
 Survey Index:
13 - 126 - 218



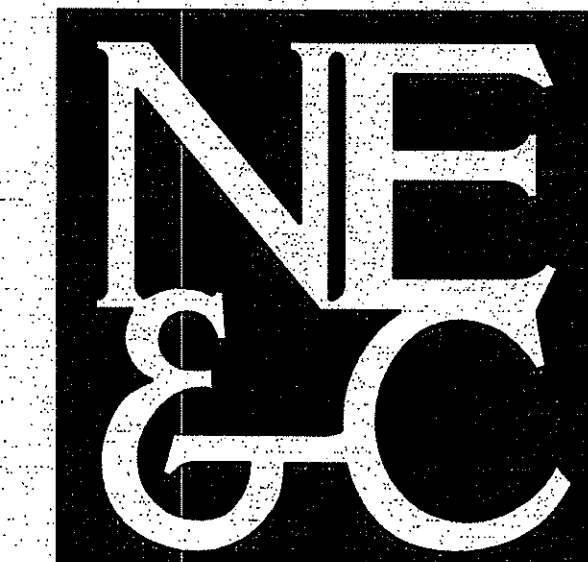
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---	ABUTTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC / TELE
---	EXISTING CATCH BASIN
---	EXISTING WELL
---	EXISTING SEWER MANHOLE
---	EDGE OF ROADWAY
---	CAPE COD BERM
W	PROPOSED WATER SERVICE
W 8	PROPOSED 8" WATER MAIN
W 12	PROPOSED 12" WATER MAIN
SFM	PROPOSED SEWER FORCE MAIN/SERVICE
S	PROPOSED GRAVITY SEWER MAIN/SERVICE
E	PROPOSED ELEC/TELE/CA SERVICES
---	PROPOSED SEWER MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED ELECTRICAL BOX
---	PROPOSED WATER VALVE
---	PROPOSED WELL
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE
S.F.	SILT FENCE/LIMIT OF DISTURBANCE
---	HAY BALES
---	LIMIT OF DISTURBANCE

1	ADDED CROSS COUNTRY PROFILE	05OCT12
No.	Revision	Date
App.		
Designed By:	JJR	Drawn by: JJR
Checked by:		
Scale:	1"=30'	Date: REV. MAY 2012
Project Title:		

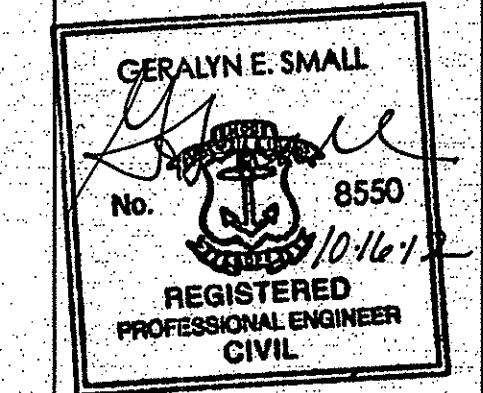
SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
 PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

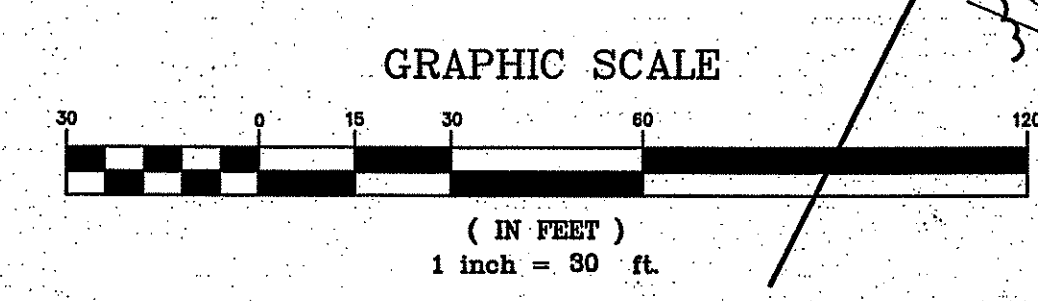
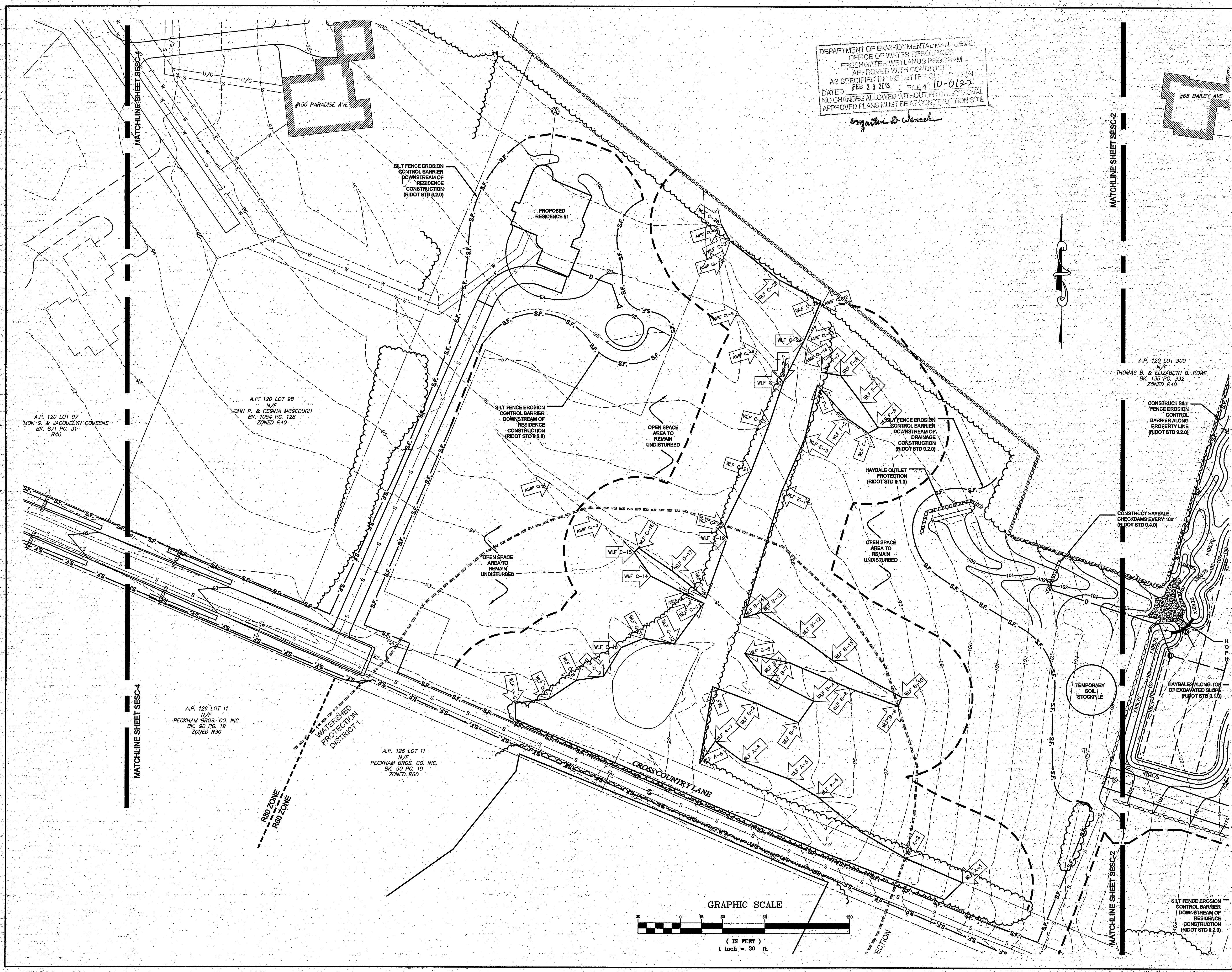
Issued for:
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Drawing Title:
**SOIL EROSION
 AND SEDIMENT
 CONTROL
 SHEET 3**

Drawing Number:	SESC-3
Sheet	21 of 35
Project Number:	06088.0
Survey Index:	13-126-218



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MATCHLINE SHEET SESC-4

MATCHLINE SHEET SESC-2

MATCHLINE SHEET SESC-2

MATCHLINE SHEET SESC-4

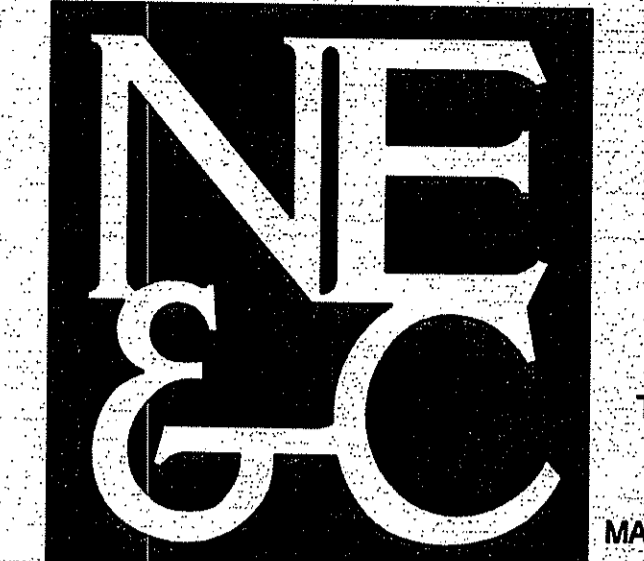
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MATCHLINE SHEET SESC-4

MATCHLINE SHEET SESC-4

MATCHLINE SHEET SESC-4



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---	PROPERTY LINE
- - -	ADJUTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	140
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/G	EXISTING UNDERGROUND ELEC / TELE
---	EXISTING CATCH BASIN
---	EXISTING WELL
---	EXISTING SEWER MANHOLE
---	EDGE OF ROADWAY
---	CAPE COD BERM
W 8	PROPOSED WATER SERVICE
W 12	PROPOSED 8" WATER MAIN
W 12	PROPOSED 12" WATER MAIN
SFM	PROPOSED SEWER FORCE MAIN/SERVICE
S	PROPOSED GRAVITY SEWER MAIN/SERVICE
E	PROPOSED ELEC/TELE/CA SERVICES
---	PROPOSED SEWER MANHOLE
---	PROPOSED FIRE HYDRANT
---	PROPOSED ELECTRICAL BOX
---	PROPOSED WATER VALVE
---	PROPOSED WELL
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE
S.F.	SILT FENCE/LIMIT OF DISTURBANCE
---	HAY BALES
---	LIMIT OF DISTURBANCE

1	ADDED CROSS COUNTRY PROFILE	05OCT12
No.	Revision	Date
Designed by: JJR	Drawn by: JJR	Checked by: ---
Scale: 1"=30'	Date: REV. MAY 2012	

SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

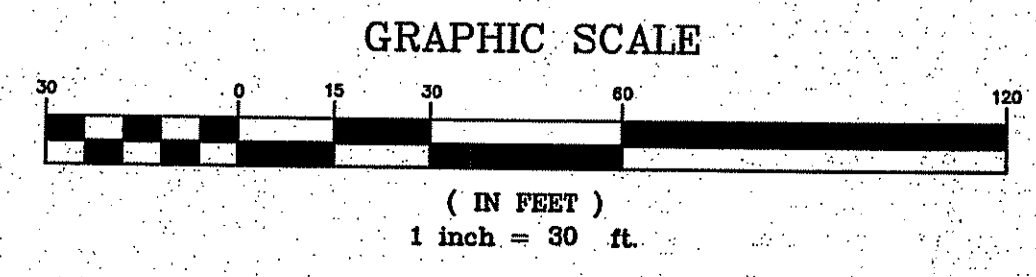
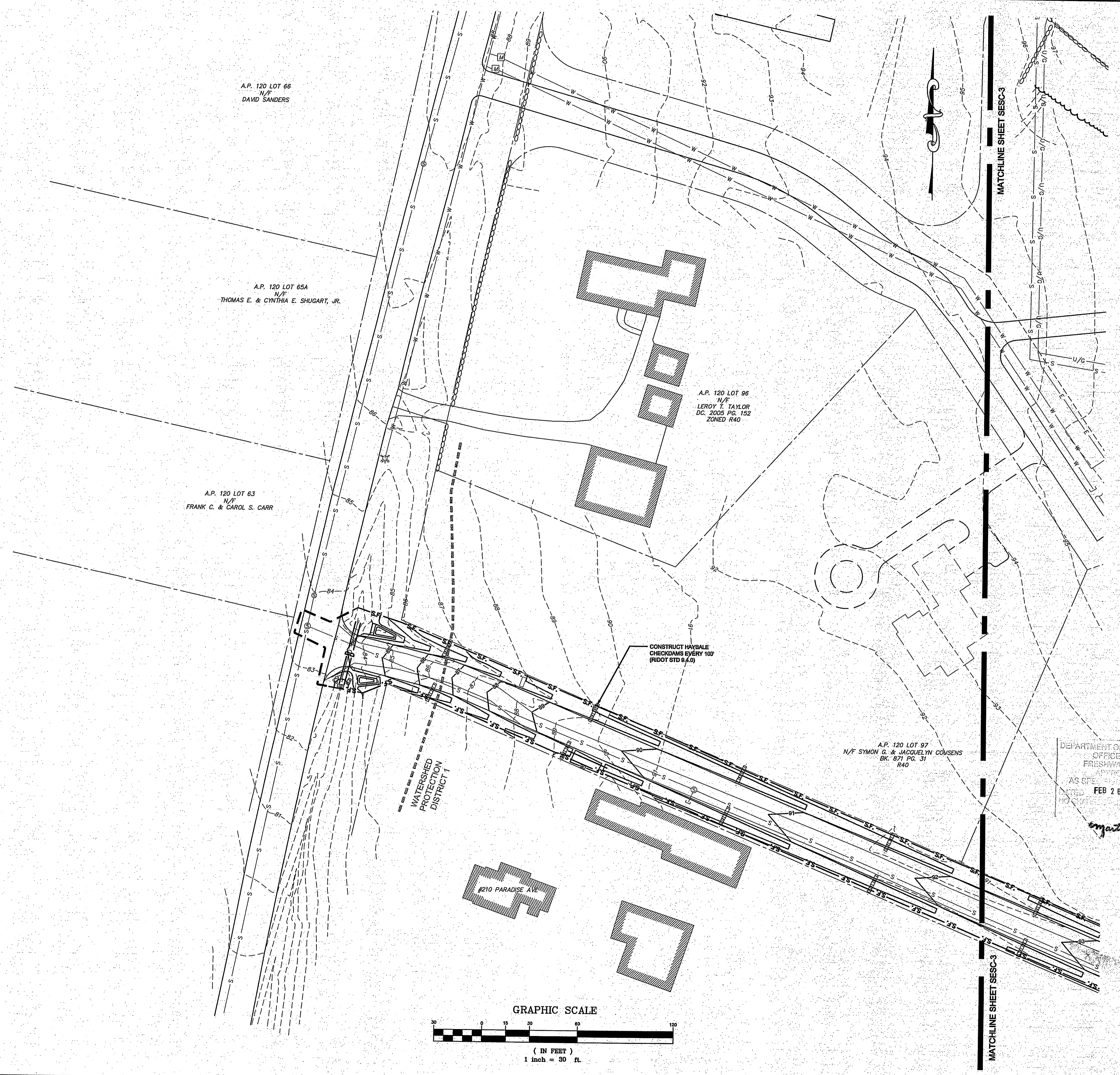
Client/Owner: **PETER GALLIPEAU**
 P.O. BOX 4286
 MIDDLETOWN RI

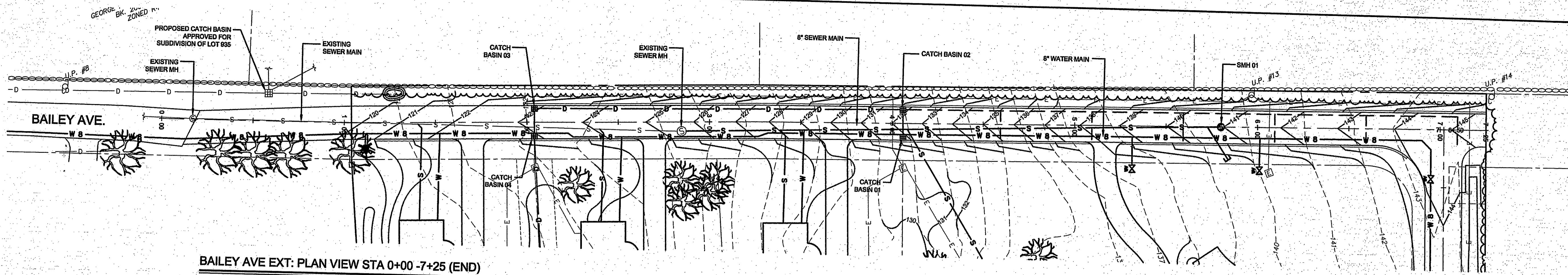
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 OFFICE OF WATER RESOURCES
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 AS SPECIFIED IN THE PERMITTING DIVISION
 FEB 26 2012
 PERMITTING

Drawing Title: **SOIL EROSION AND SEDIMENT CONTROL SHEET 4**

	Drawing Number:	SESC-4
	Sheet	22 of 35
	Project Number:	06088.0
	Survey Index:	13 - 126 - 218

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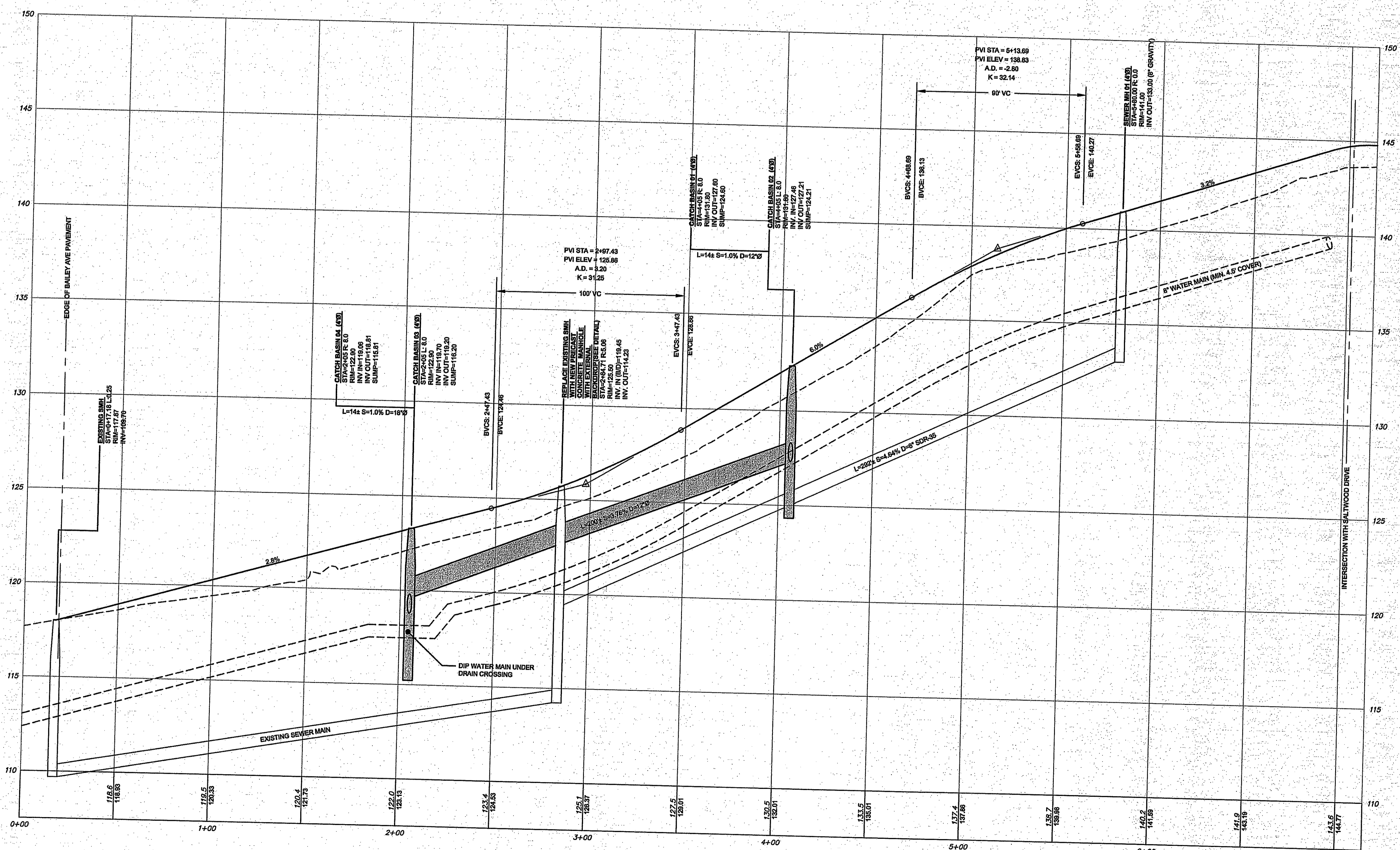
BAILEY AVE EXT: PLAN VIEW STA 0+00 - 7+25 (END)
 HORIZONTAL SCALE: 1"= 30'

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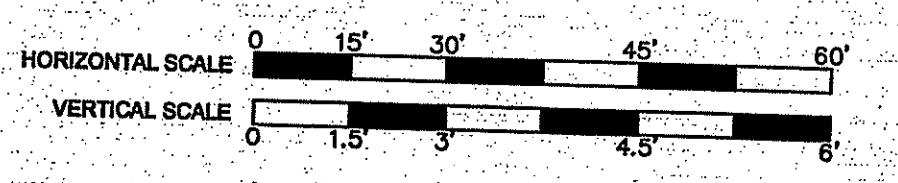


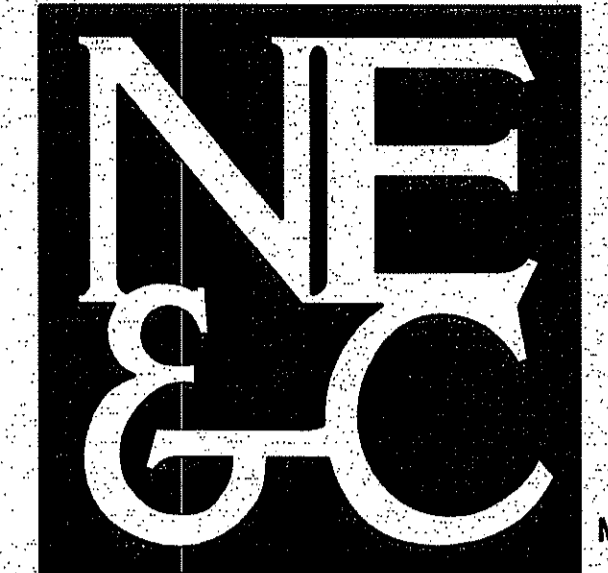
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 HORIZONTAL SCALE: 1"= 30'
 VERTICAL SCALE: 1"= 3'

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Matthew D. Wenzel

1	SHEET RENUMBERED	OCT12
No.	Revision	Date App.
Designed By: JJR	Drawn by: JJR	Checked by: ---
Scale: AS SHOWN	Date: REV. MAY 2012	
Project Title:		
SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842		
Client/Owner:		
PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI		
Issued for:		
PERMITTING		
Drawing Title:		
ROAD PROFILES		
Drawing Number:		P-1
Sheet		23 of 35
Project Number:		06088.0
Survey Index:		13 - 126 - 218
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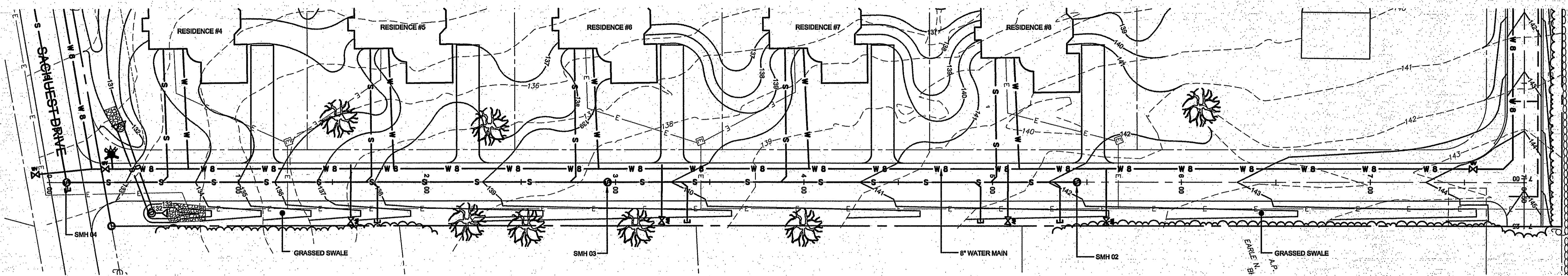




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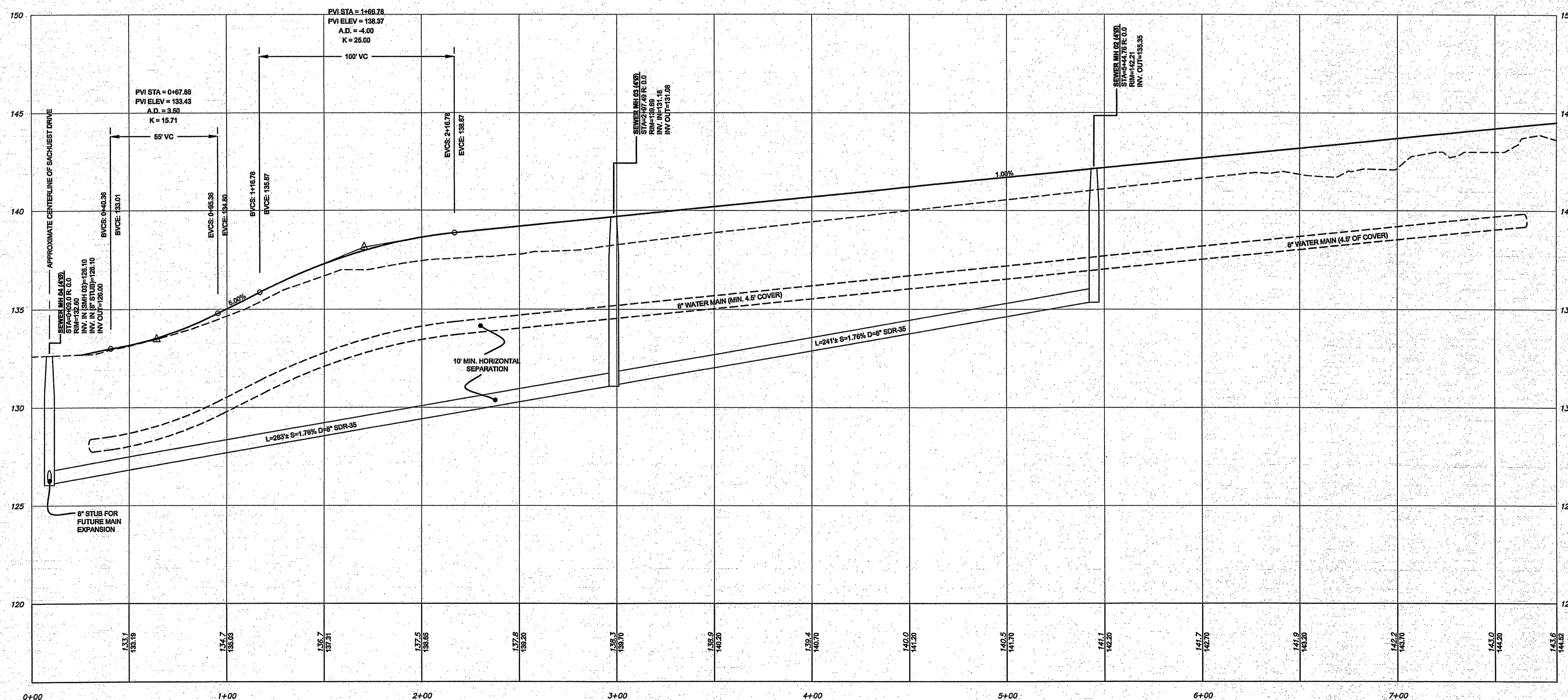
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 ENVIRONMENTAL
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 STRUCTURAL
 MATERIALS TESTING



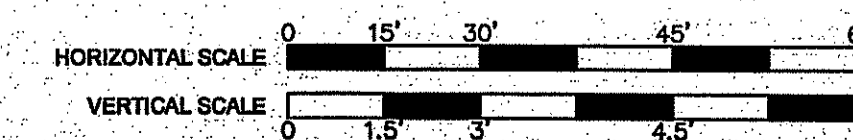
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HORIZONTAL SCALE: 1" = 30'



SALTWOOD DRIVE: PROFILE STA 0+00 - 7+81 (END)

HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 3'



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 25 FILE # 10-0122
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED FOR THE STATE OF RHODE ISLAND

Margaret D. Wenzel

SHEET RENUMBERED			OCT12	
No.	Revision	Date	App.	
1				

Designed By: JJR Drawn by: JJR Checked by: _____
 Scale: AS SHOWN Date: REV. MAY 2012

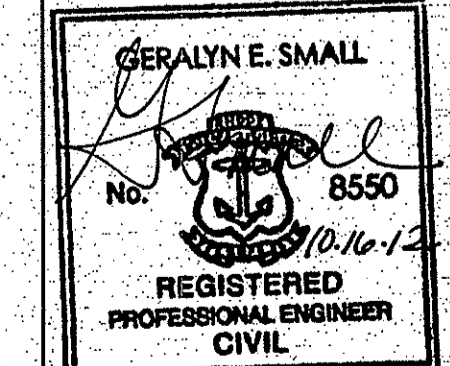
Project Title:
SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

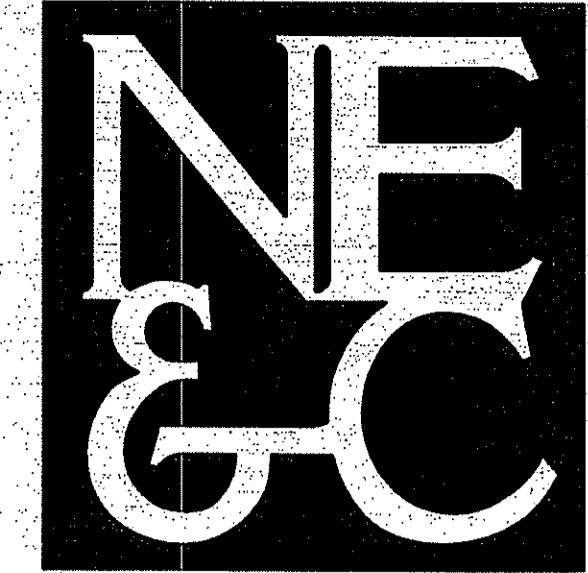
Issued for:
 PERMITTING

Drawing Title:
**ROAD
 PROFILES**

Drawing Number: P-2
Sheet 24 of 35
Project Number: 06088.0
Survey Index: 13 - 126 - 218



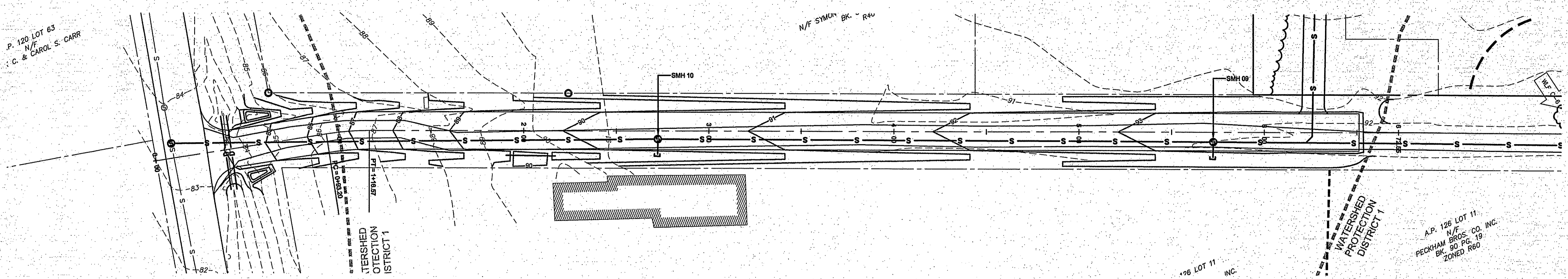
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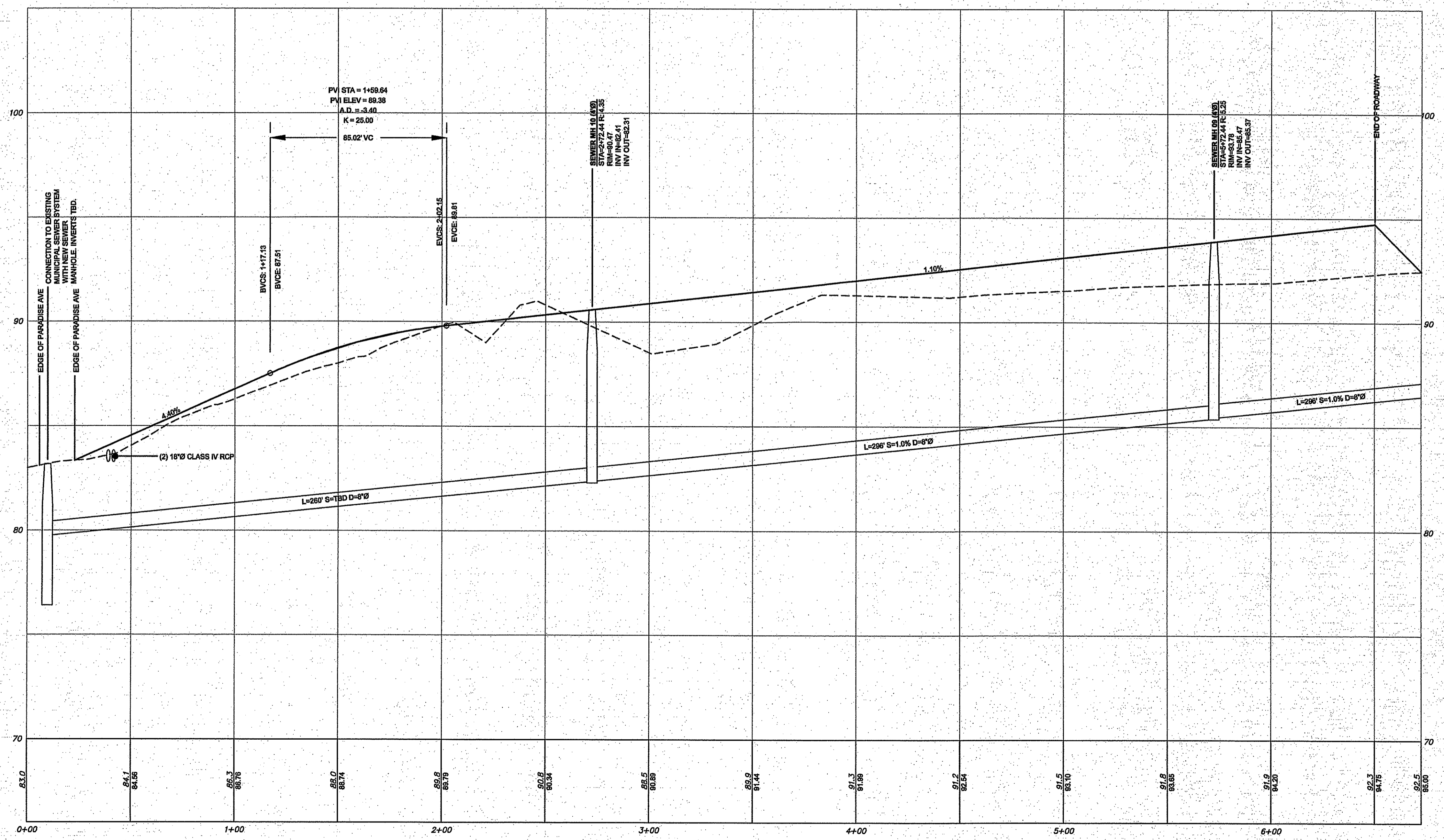
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CROSS COUNTRY DRIVE: PLAN VIEW STA 0+00 - 6+72 (END)
HORIZONTAL SCALE: 1"=30'

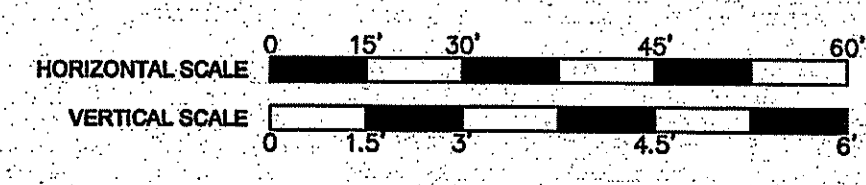


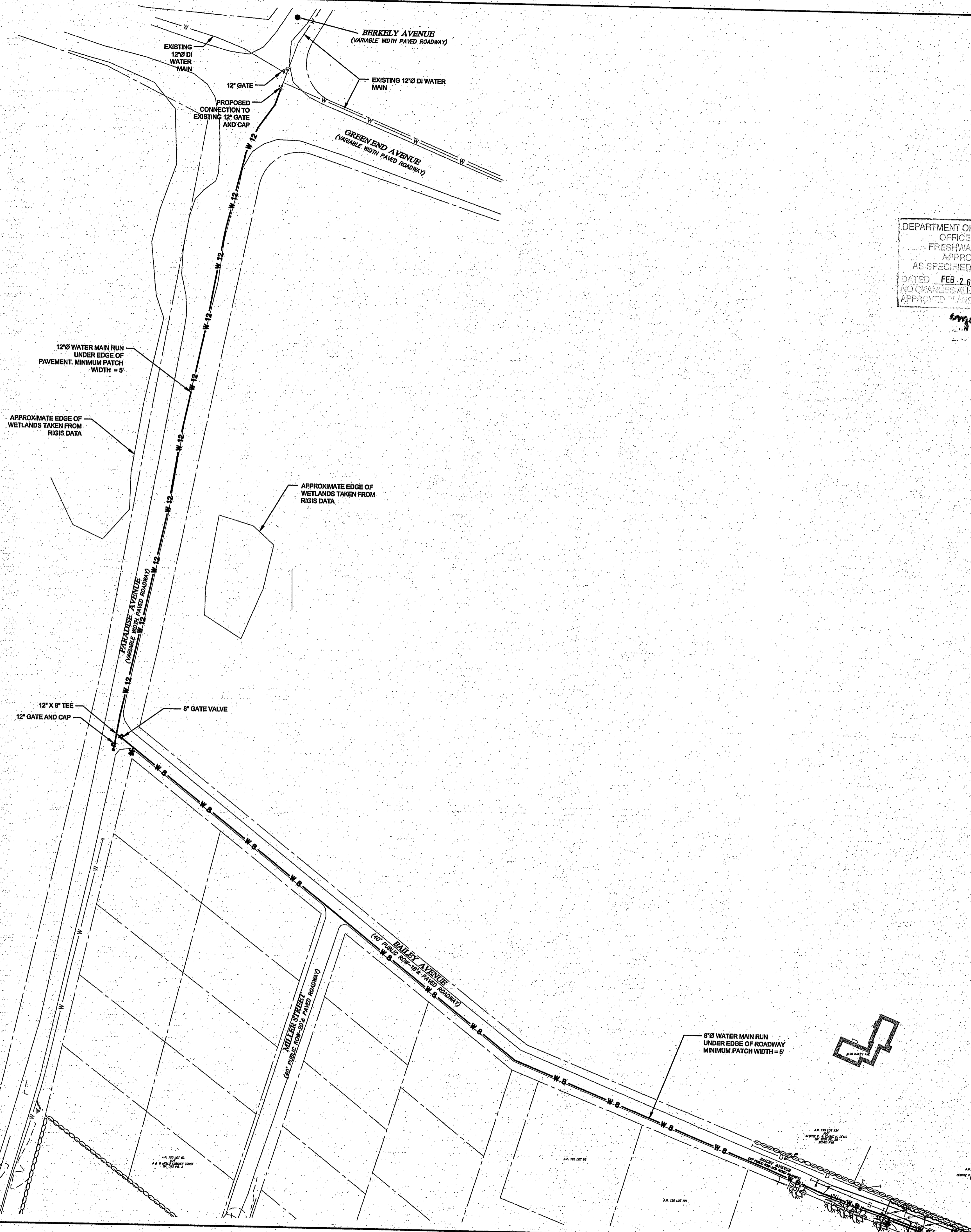
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VERTICAL SCALE: 1"=3'

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OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED BY PERMIT NO. W-1957-01
DATED FEB 28 2012 PER 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Ernestine D. Wenzel

1	ADDED CROSS COUNTRY PROFILE	05OCT12	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Scale:	AS SHOWN	Date:	REV. MAY 2012
Project Title:			
SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842			
Client/Owner:			
PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI			
Issued for:			
PERMITTING			
Drawing Title:			
ROAD PROFILES			
Drawing Number:		P-3	
Sheet:		25 of 35	
Project Number:		06088.0	
Survey Index:		13 - 126 - 218	
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 DATED FEB 26 2013 FILE # 10-0122
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED BY AUTHORITY BE AT CONSTRUCTION SITE
Angela D. Wenzel

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- STRUCTURAL
- MATERIALS TESTING

LEGEND:

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	EXISTING TOPOGRAPHIC CONTOUR
---	STONEWALL
---	TREELINE / BRUSHLINE
---	WETLAND BUFFER
---	WATERSHED PROTECTION DISTRICT
---	EDGE OF WETLANDS
---	WETLAND FLAG
S	EXISTING SEWER LINE
D	EXISTING DRAIN LINE
W	EXISTING WATER LINE
U/C	EXISTING UNDERGROUND ELEC / TELE
U/C	EXISTING CATCH BASIN
○	EXISTING UTILITY POLE
○	EXISTING WELL
○	EXISTING SEWER MANHOLE
○	EXISTING REBAR
○	EXISTING DRILLHOLE
---	SUBDIVISION LINE
---	EDGE OF ROADWAY
---	CAPE COD BERM
W B	PROPOSED WATER SERVICE
W 12	PROPOSED 8" WATER MAIN
W 12	PROPOSED 12" WATER MAIN
SFM	PROPOSED SEWER FORCE MAIN SERVICE
S	PROPOSED GRAVITY SEWER MAIN SERVICE
E	PROPOSED ELEC/TELE/CA SERVICES
○	PROPOSED SEWER MANHOLE
○	PROPOSED FIRE HYDRANT
○	PROPOSED ELECTRICAL BOX
○	PROPOSED WATER VALVE
○	PROPOSED WELL
D	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED DRAIN LINE
---	PROPOSED CATCH BASIN

1	SHEET RENUMBERED	OCT12			
No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	---
Scale:	1"=80'	Date:	REV. MAY 2012		

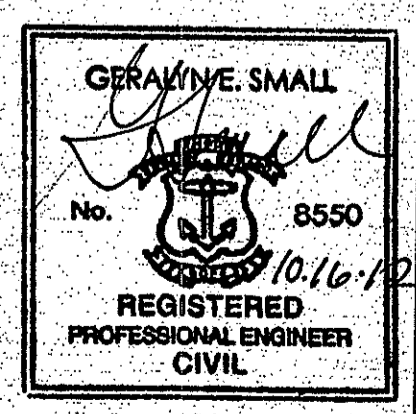
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Client/Owner:
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 P.O. BOX 4286
 MIDDLETOWN RI

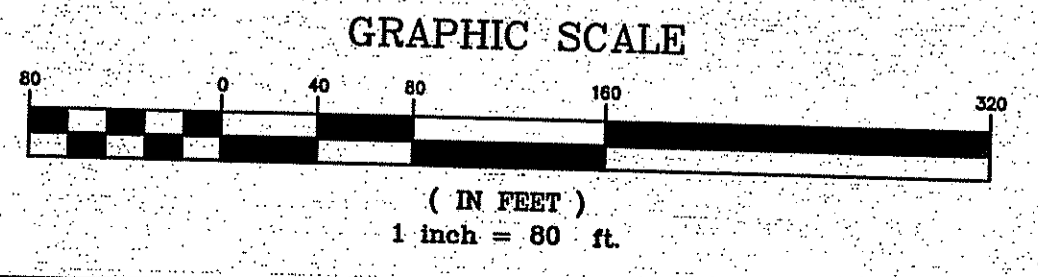
Issued for:
PERMITTING

Drawing Title:
**WATER MAIN
 EXTENSION PLAN**

Drawing Number: W-1	
Sheet: 26 of 35	Project Number: 06088.0
Survey Index: 13 - 126 - 218	

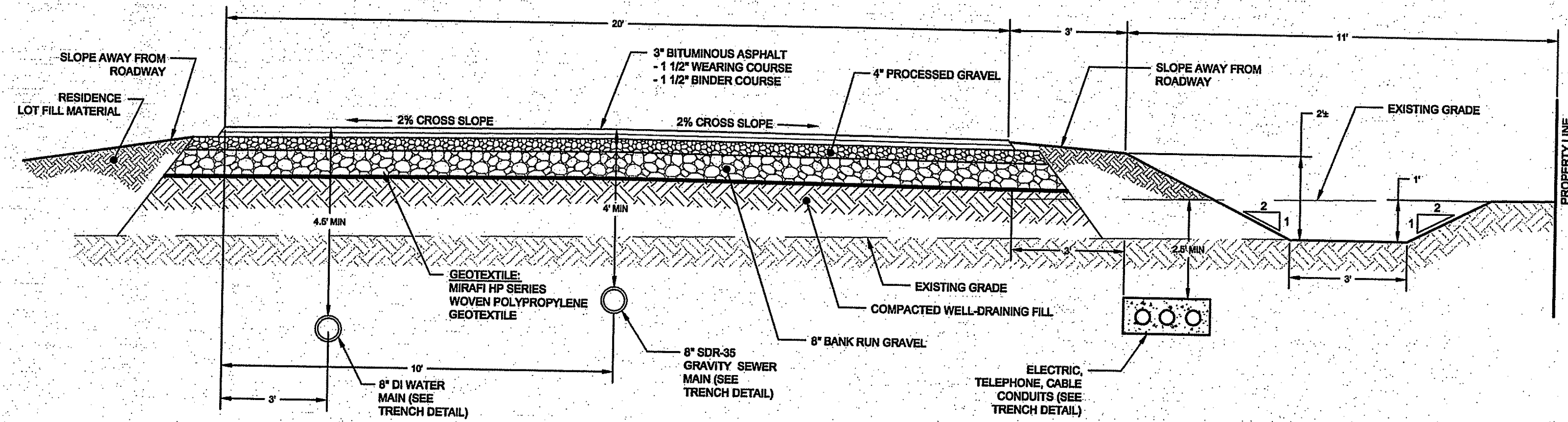


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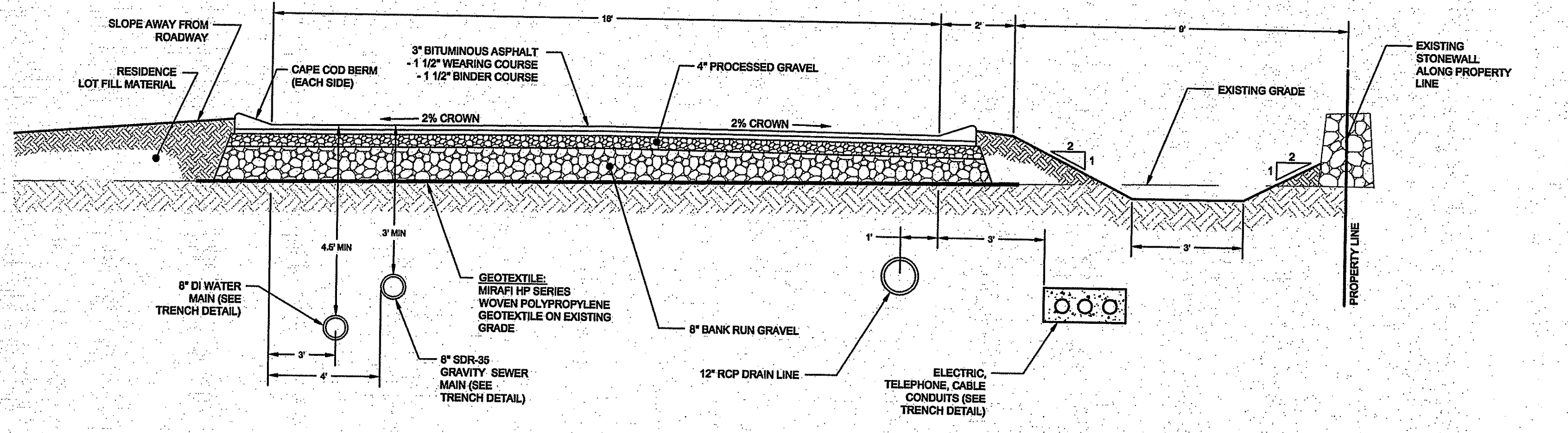




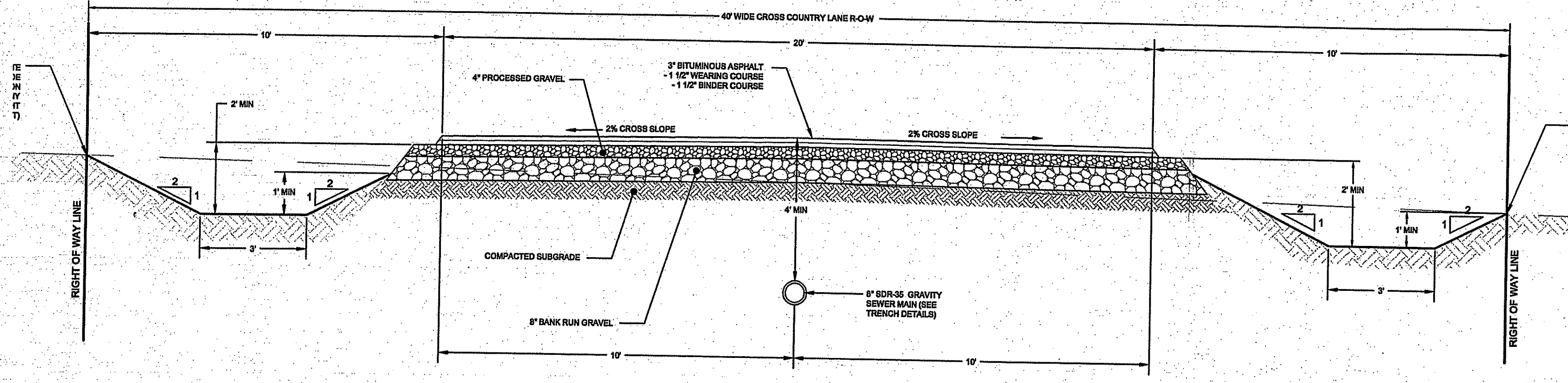
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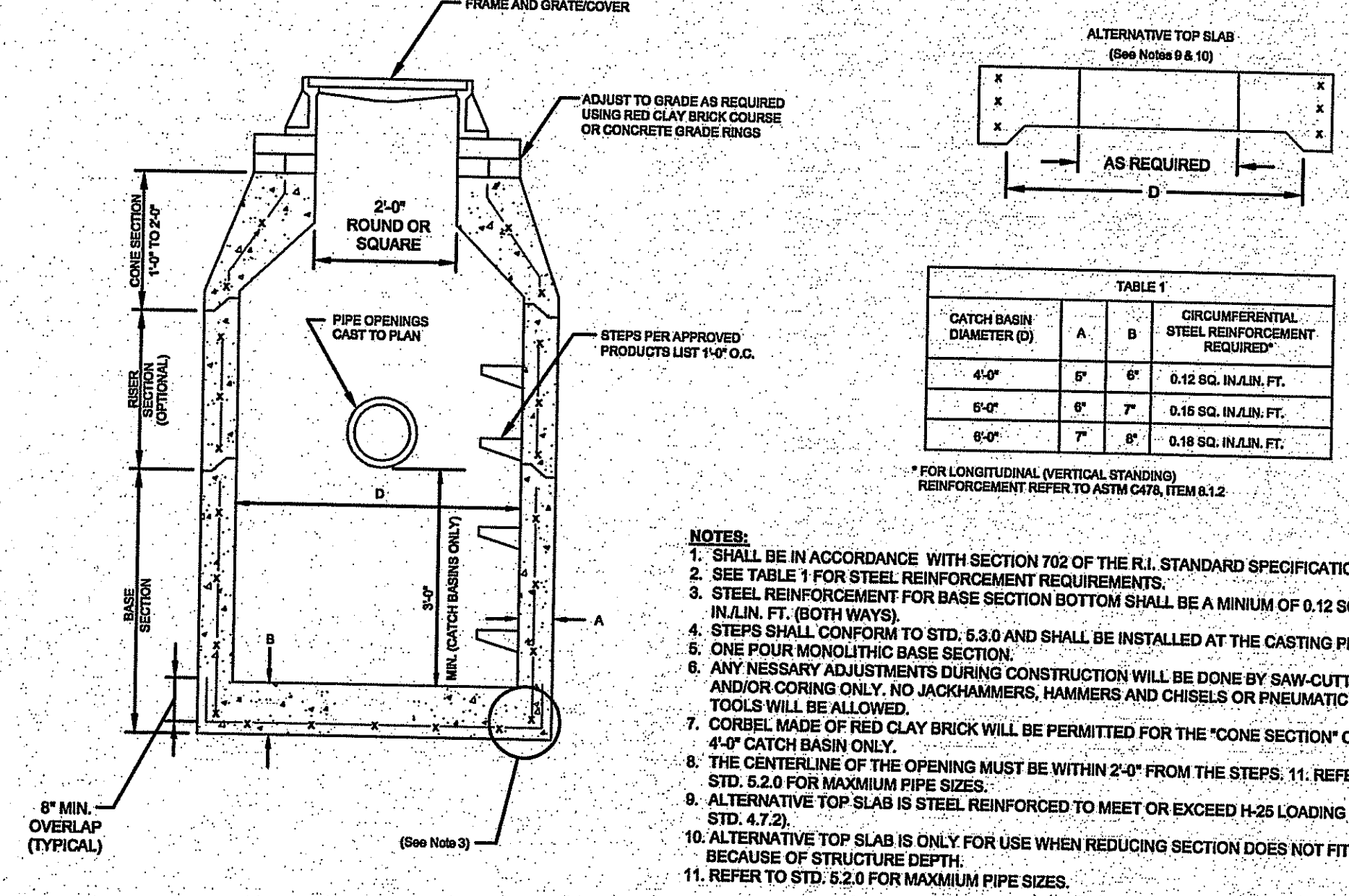
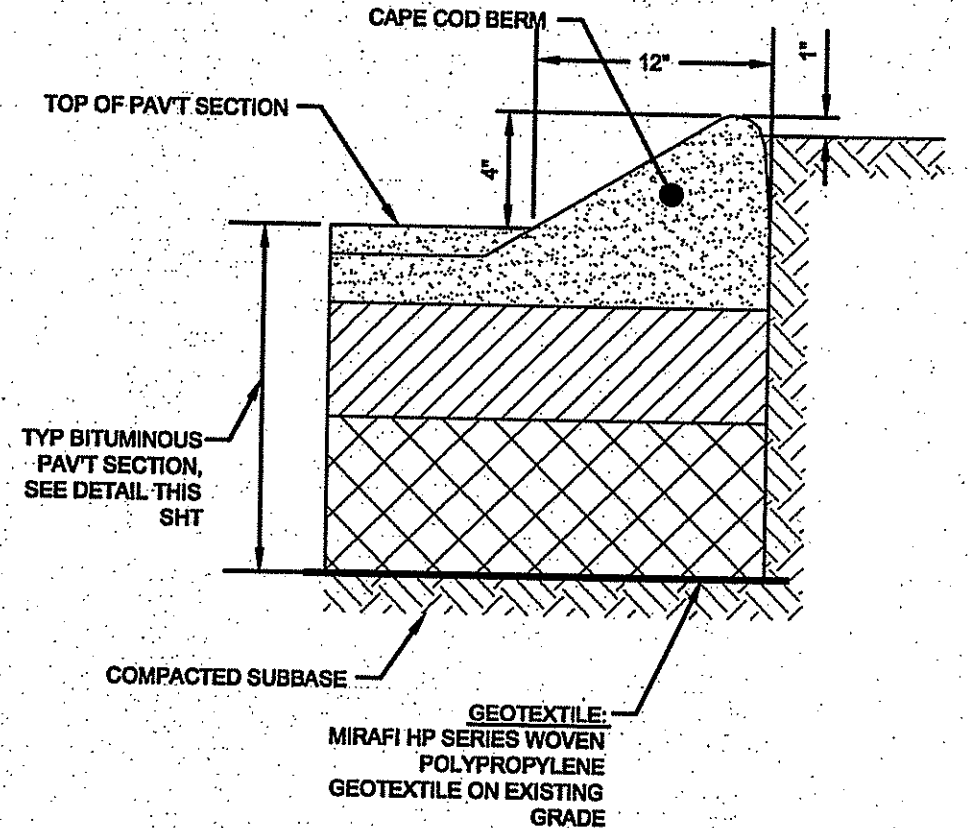
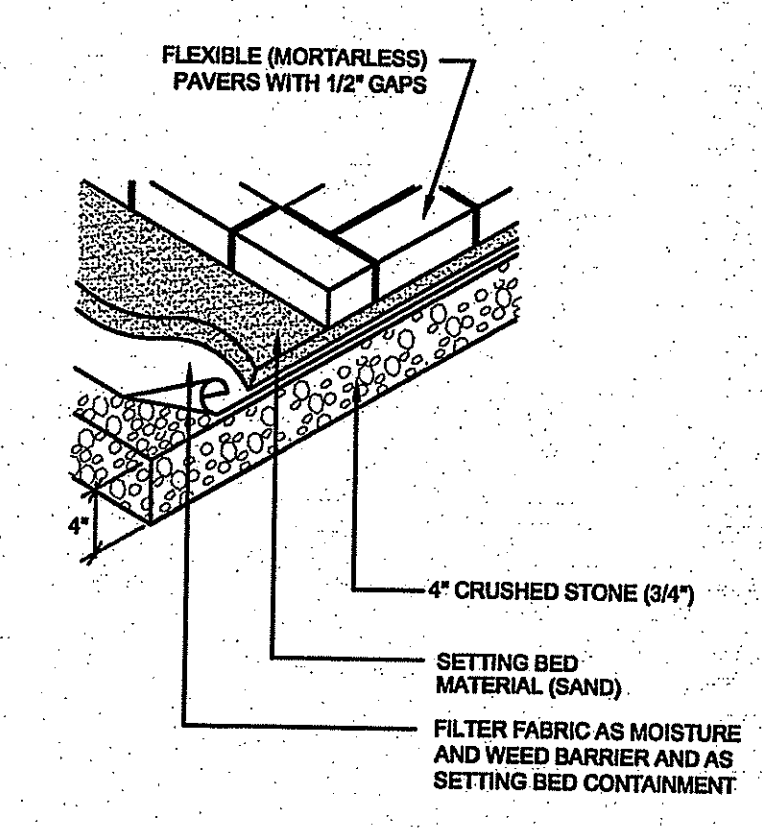
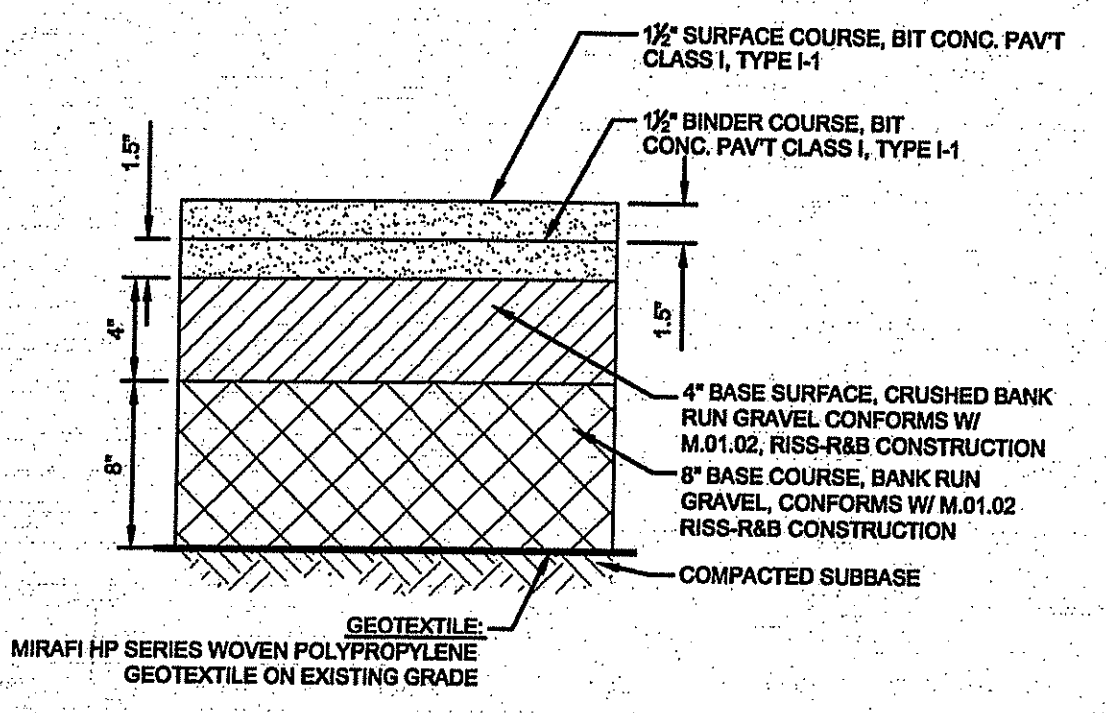
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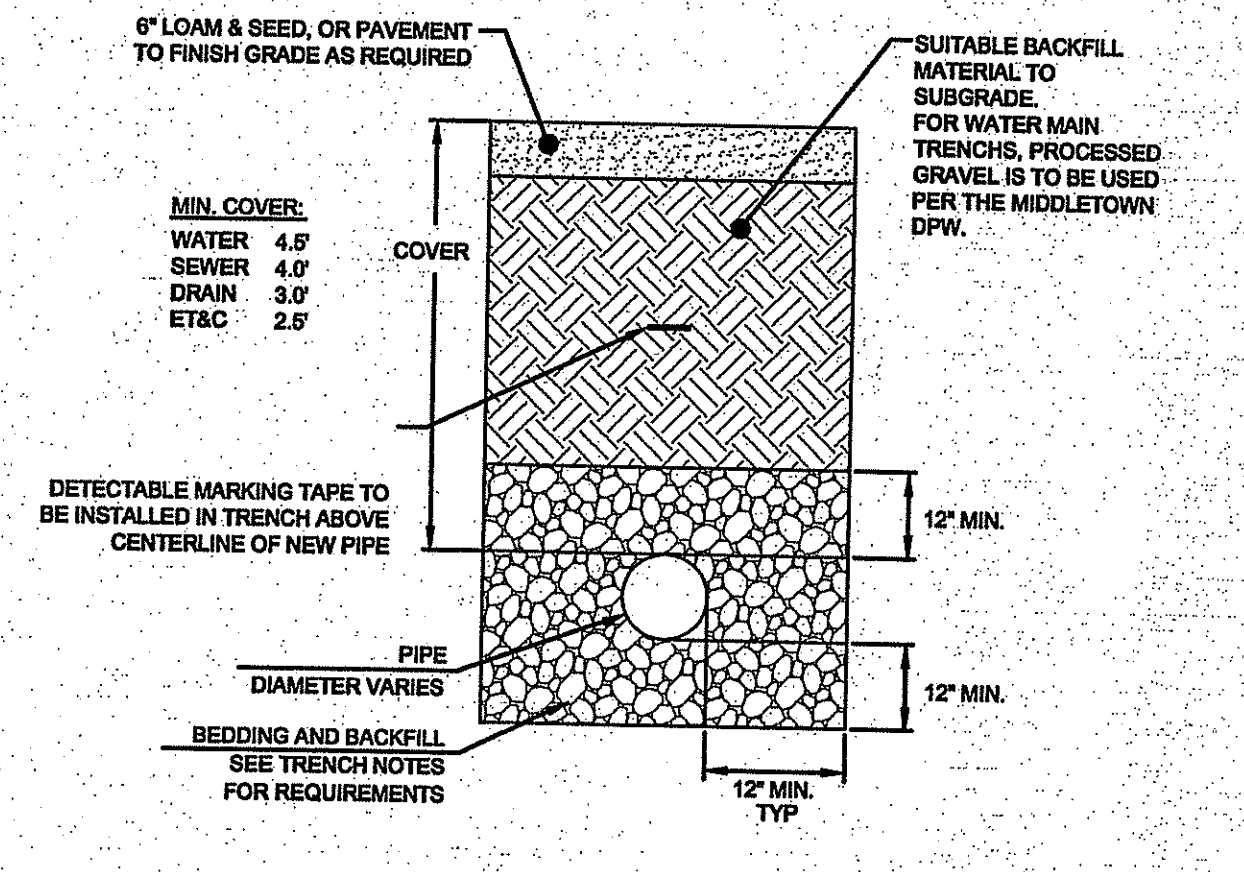
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SCALE: 1"=2.5'



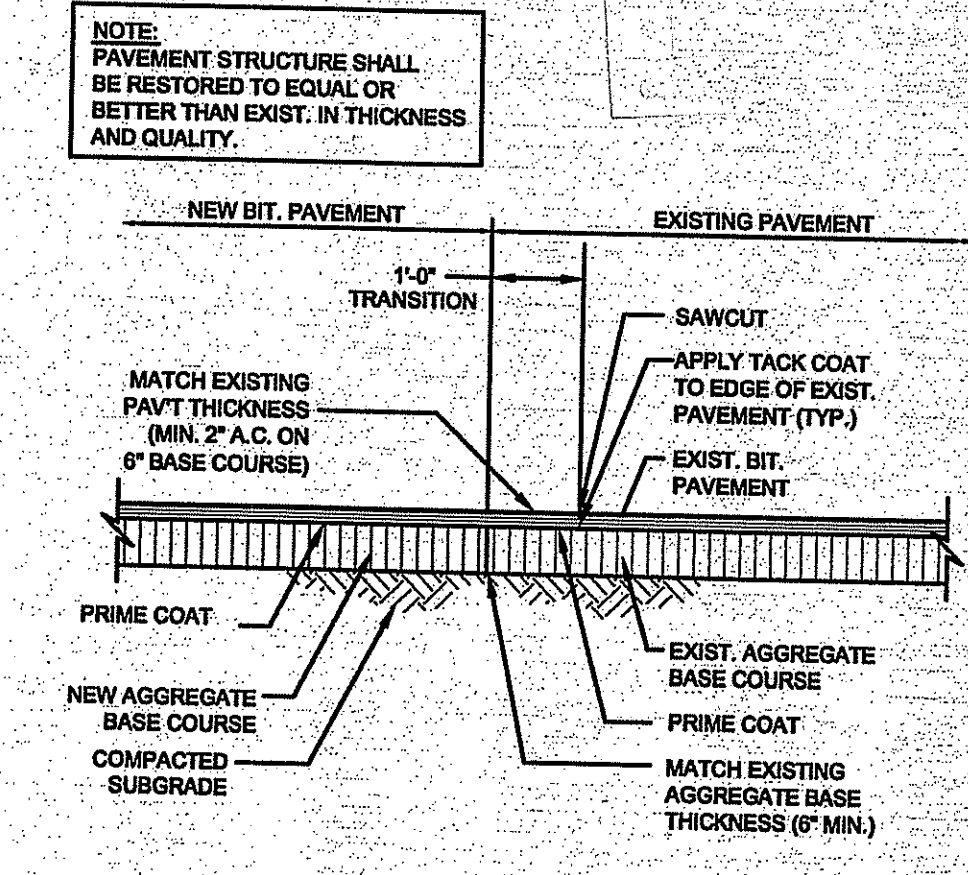
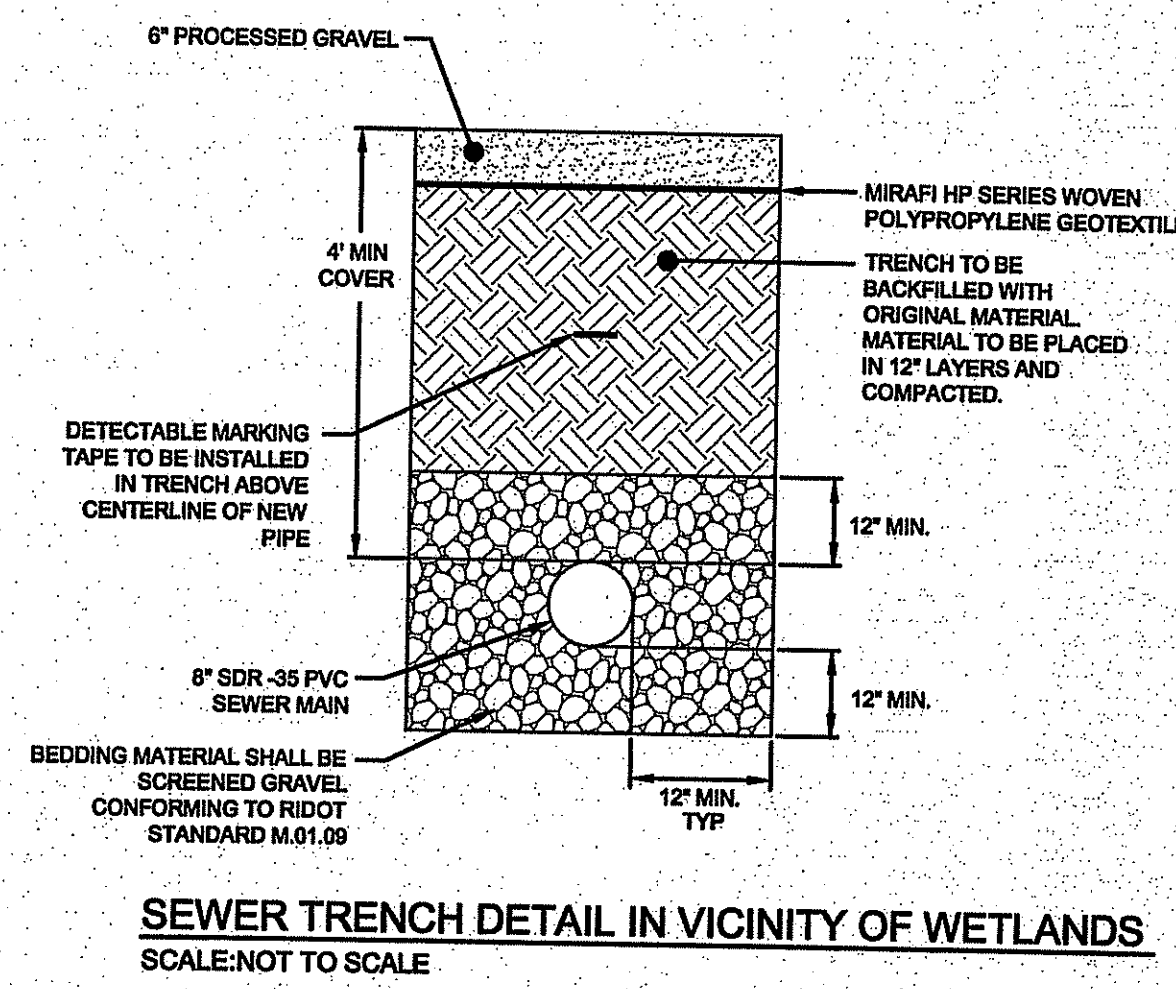
CROSS SECTION: CROSS COUNTRY LANE
SCALE: 1"=2.5'



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



- NOTES:**
1. UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
 2. TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
 3. SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
 4. ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE DR 35, OR SIMILAR APPROVED. 8" DIA MAINS - 6" DIA SERVICES.
 5. ALL DRAIN PIPES SHALL BE RCP CLASS III TYPES UNLESS OTHERWISE INDICATED.
 6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM 879.
 7. ALL NEW SEWER MANHOLES SHALL HAVE KOR-N-SEAL CONNECTIONS, TYPICAL OR EQUAL.
 8. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T99). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER, AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER. FOR WATER MAIN TRENCHES, BACKFILL MATERIAL SHALL BE COMPRESSED ONLY OF PROCESSED GRAVEL PER THE MIDDLETOWN DPW.
 9. 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.
 10. WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 30". THIS MATERIAL MUST CONFORM TO AASHTO M8 REQUIREMENTS.
 11. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT RULES AND REGULATIONS.



SMOOTH RIDING CONNECTION DETAIL
NOT TO SCALE

1	SHEET RENUMBERED	OCT12
No.	Revision	Date App.
Designed By:	JJR	Drawn by: JJR
Scale:	AS SHOWN	Date: REV. MAY 2012
Project Title:	SALTWOOD FARM	

A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122
MATERIAL ALLOWED WITHOUT PERMITS APPROVAL

SITE DETAILS

Drawing Number:
D-1

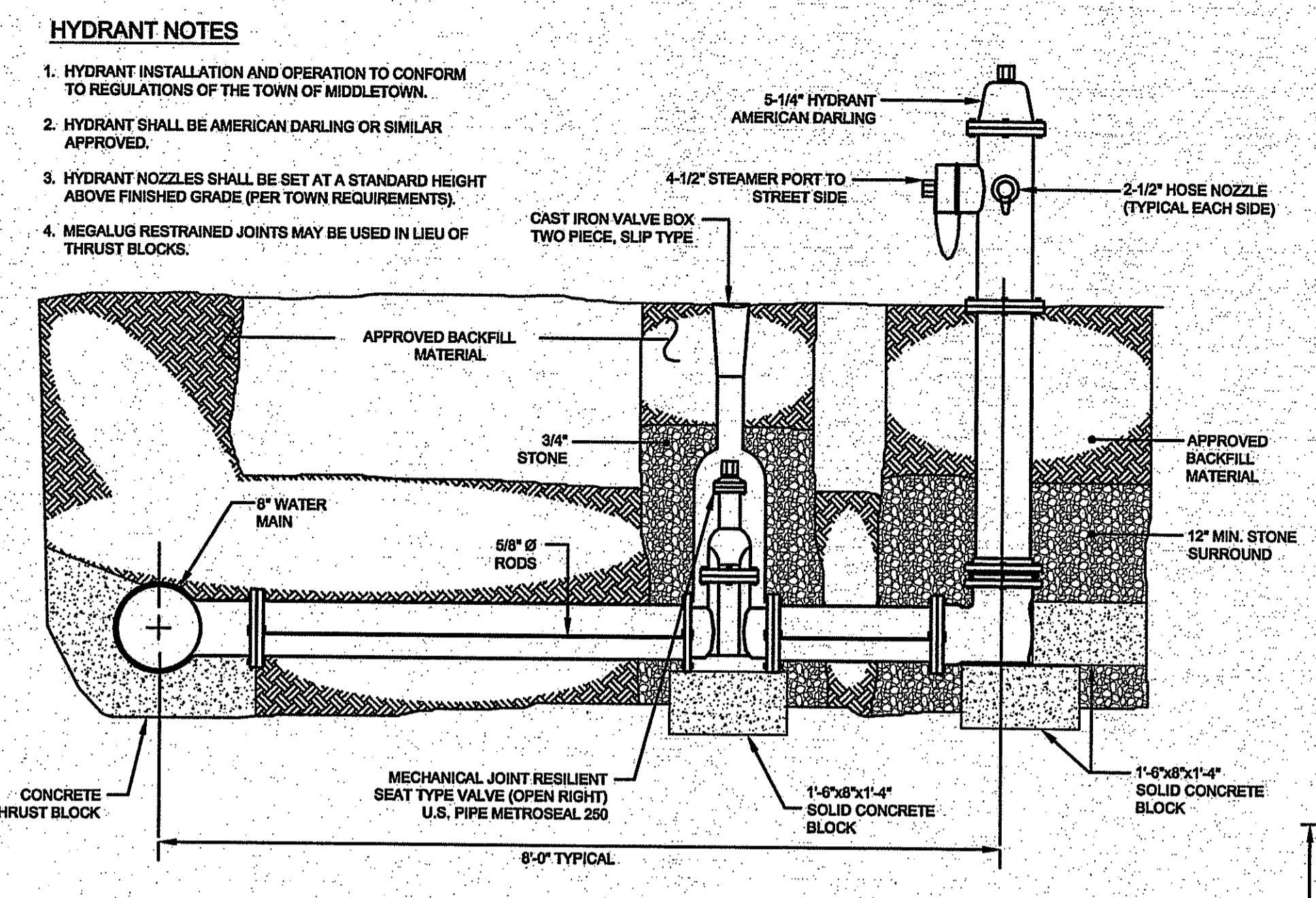
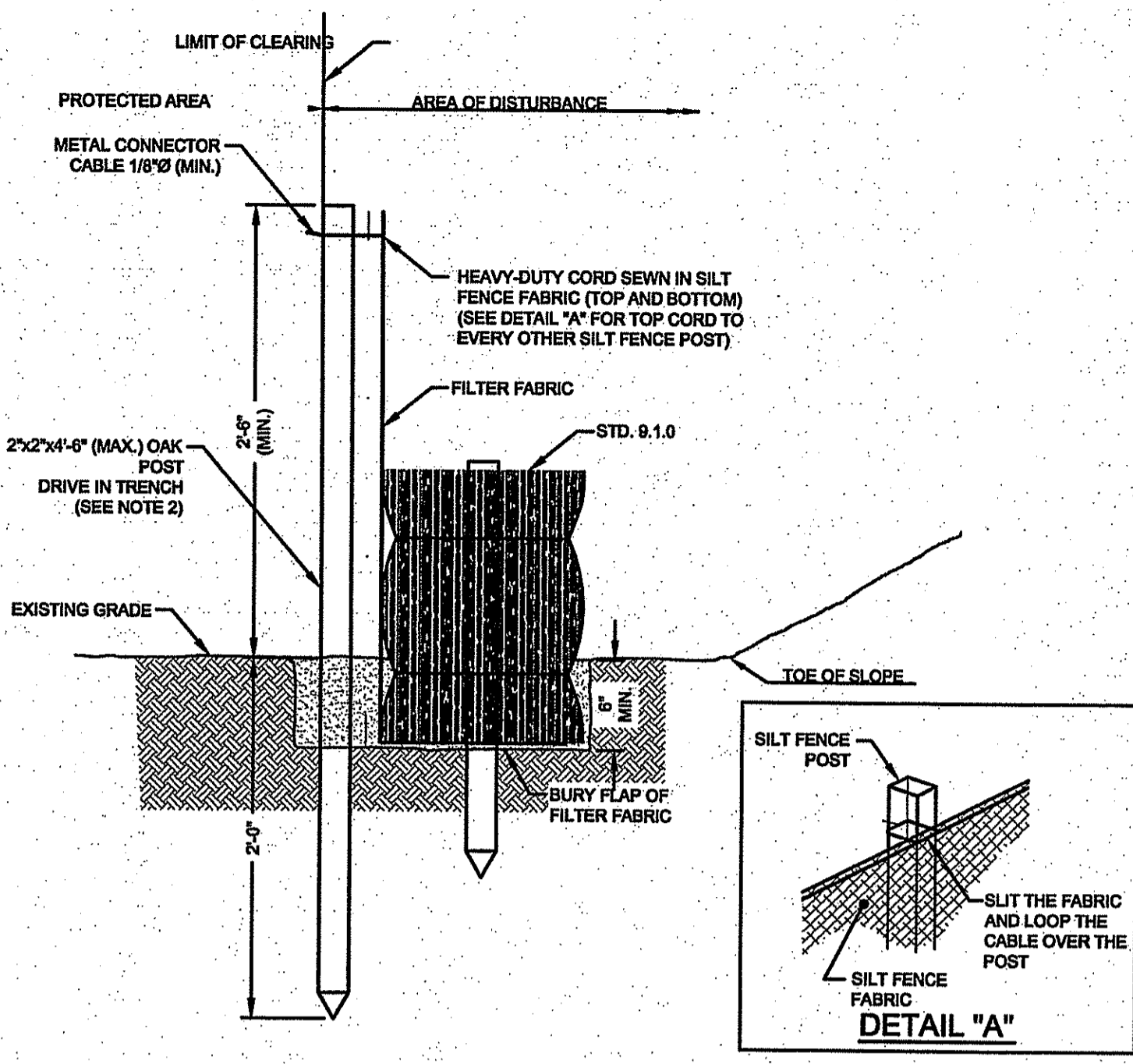
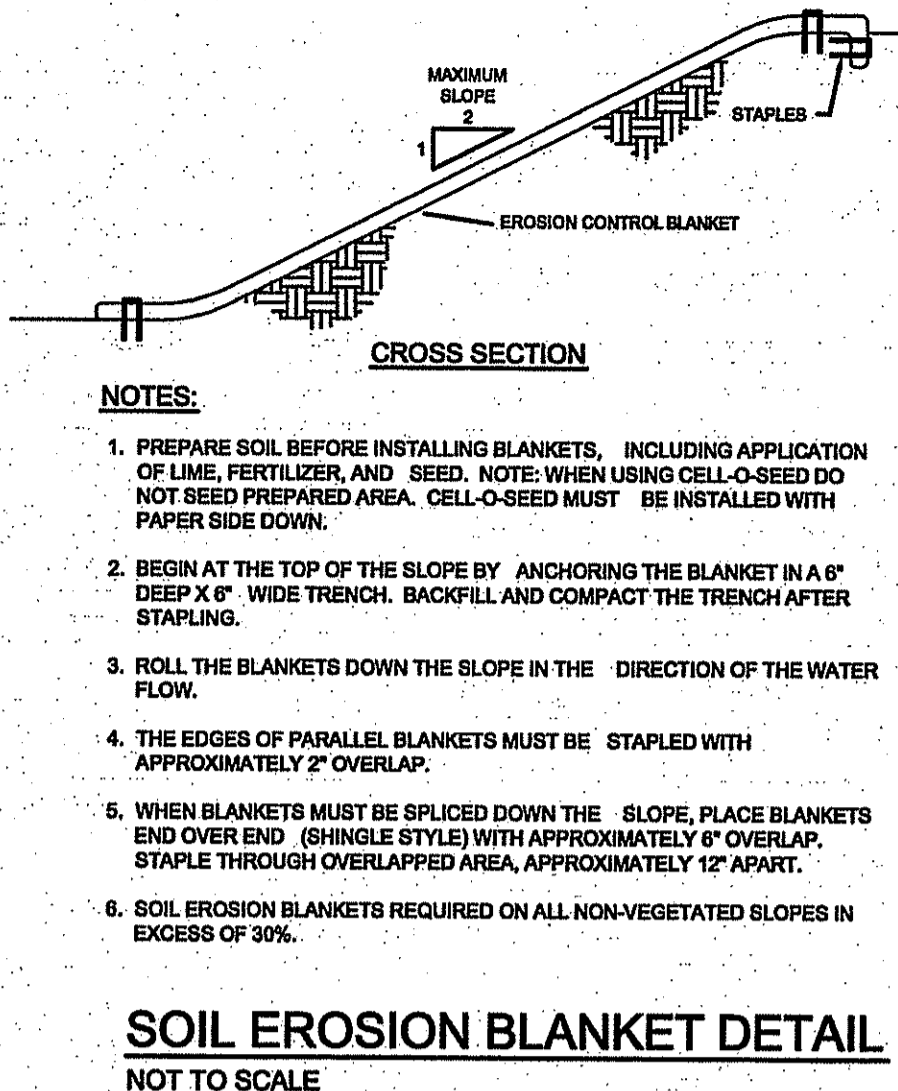
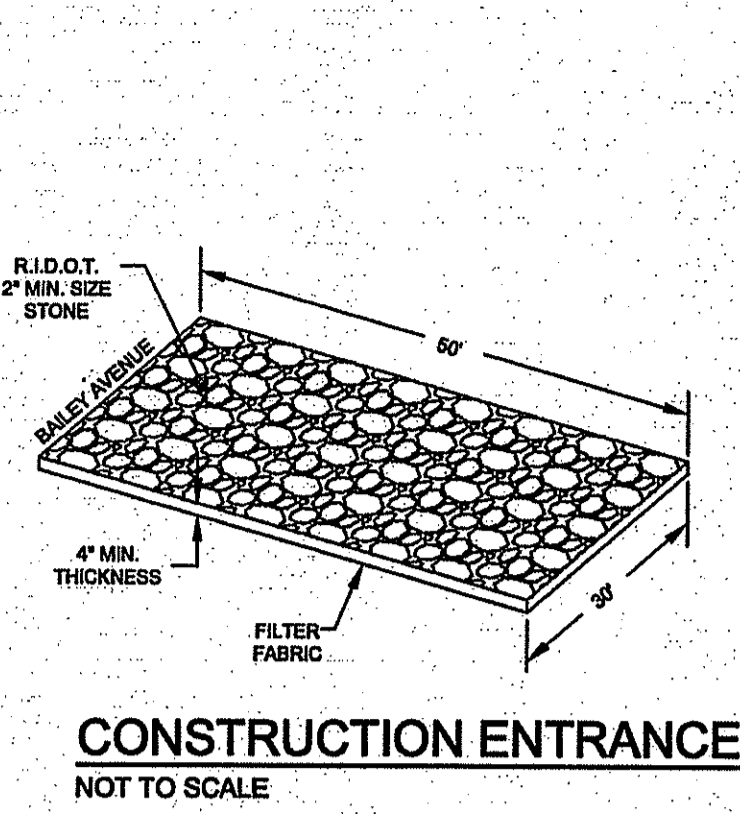
Sheet 27 of 35

Project Number:
06088.0

Survey Index:
13-126-218

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No. 8550
REGISTERED PROFESSIONAL ENGINEER CIVIL



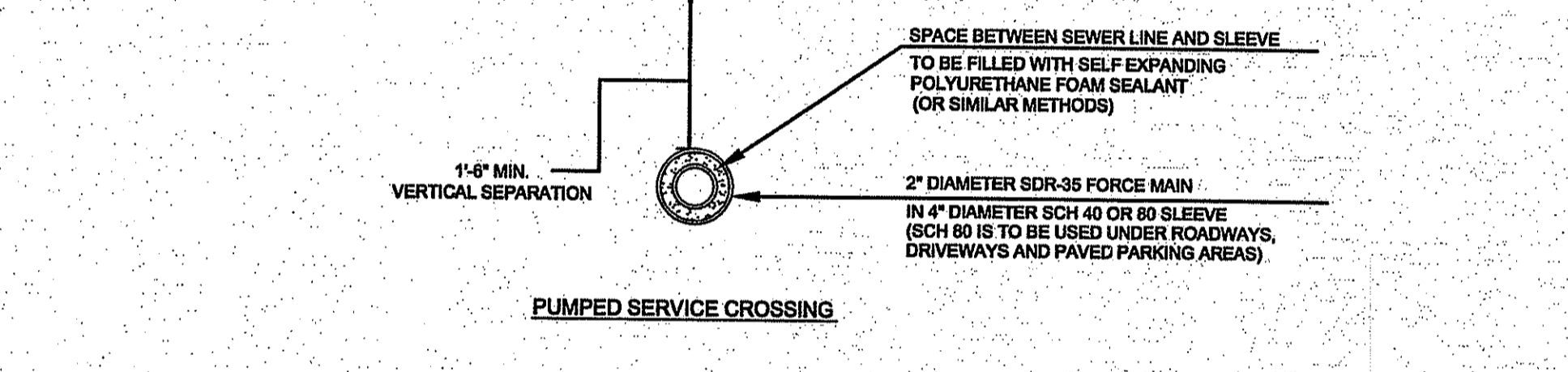
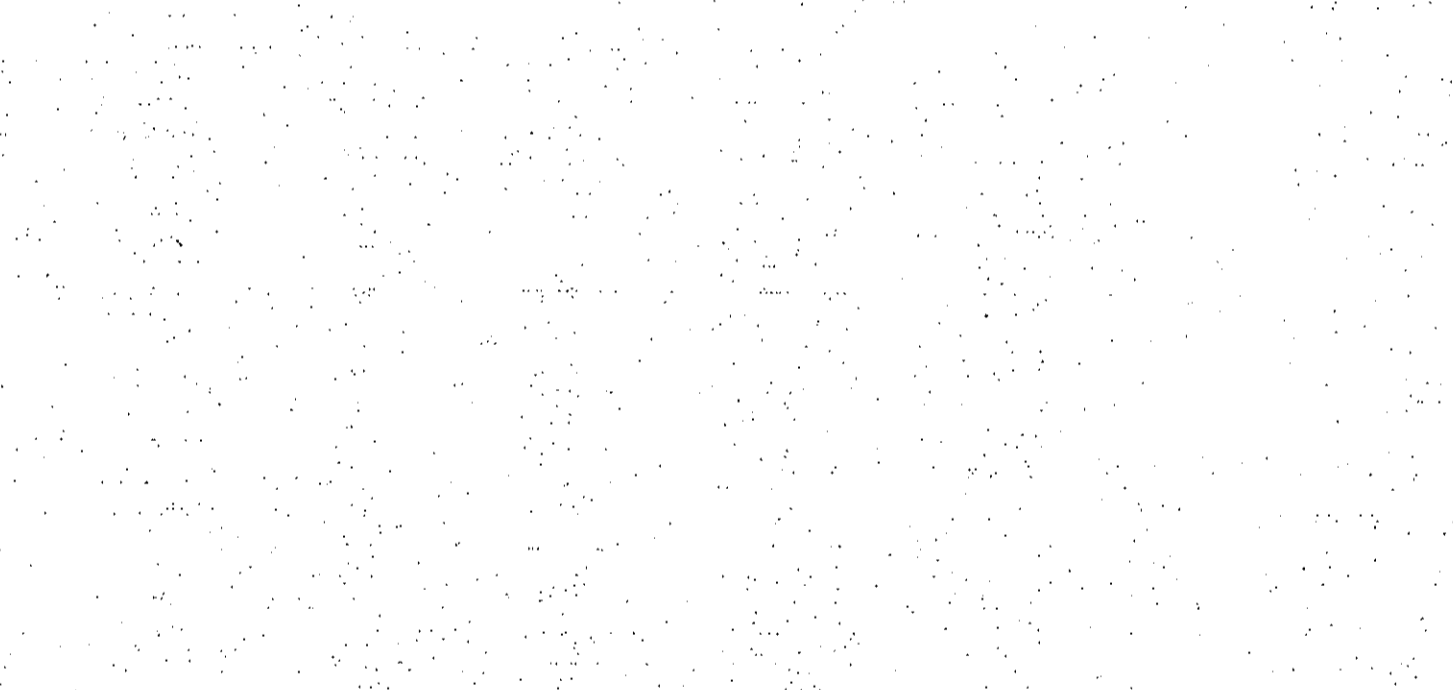
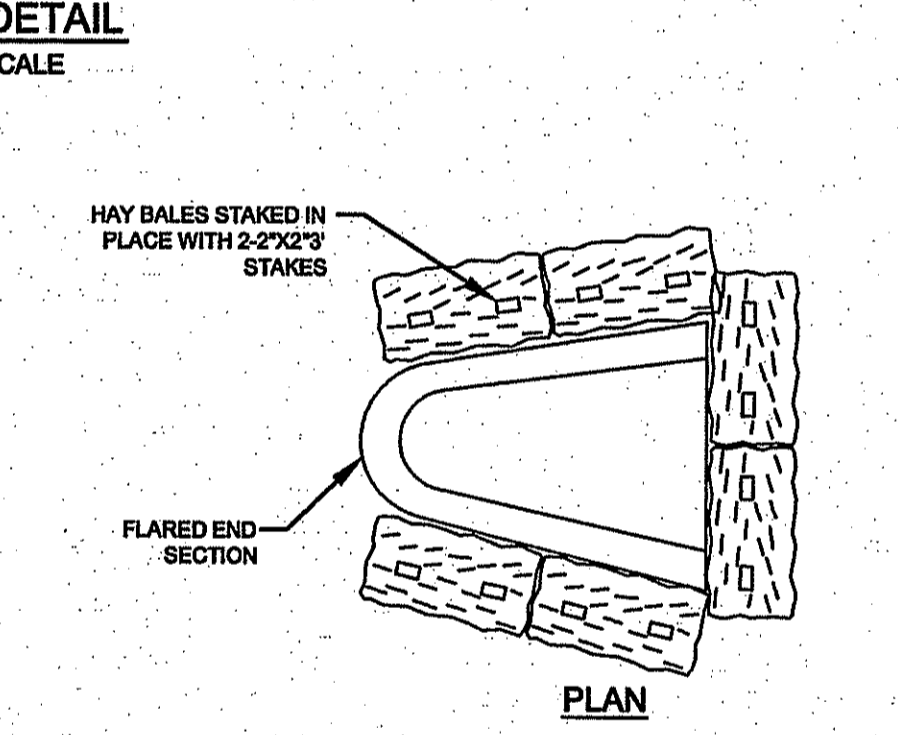
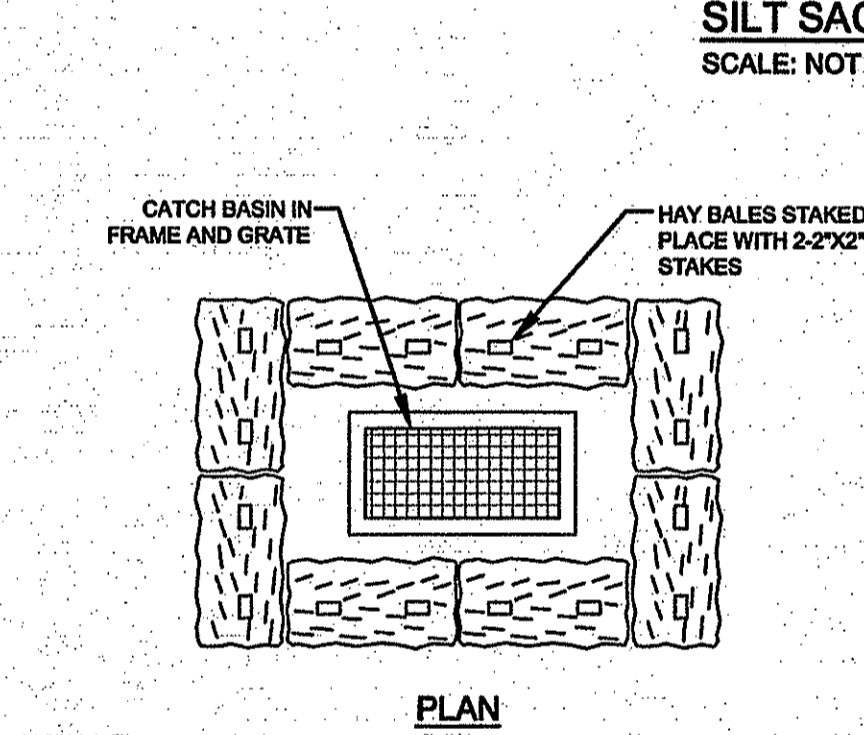
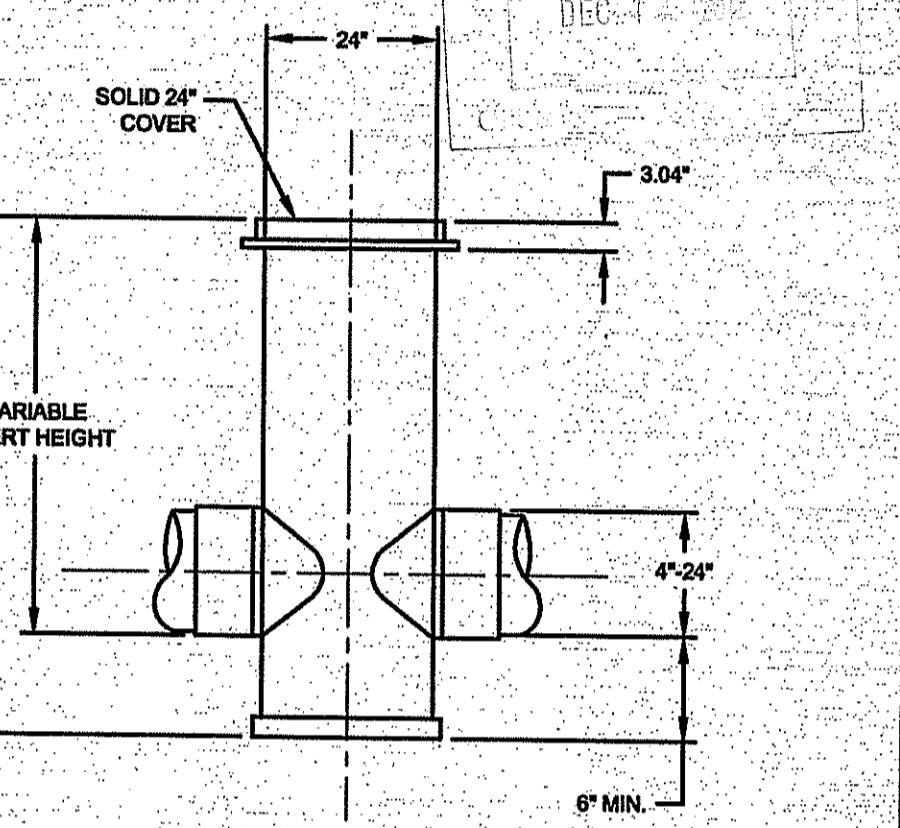
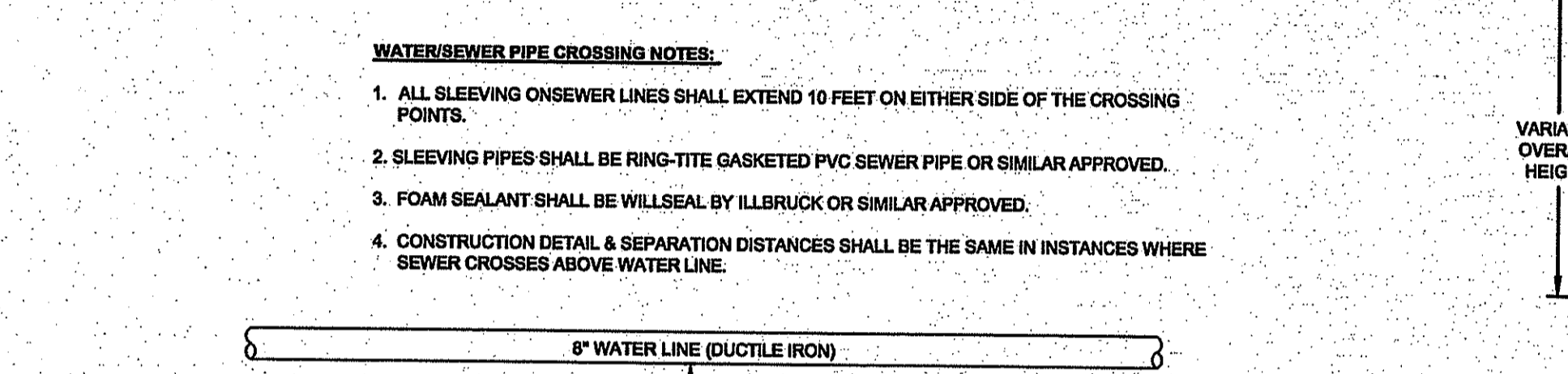
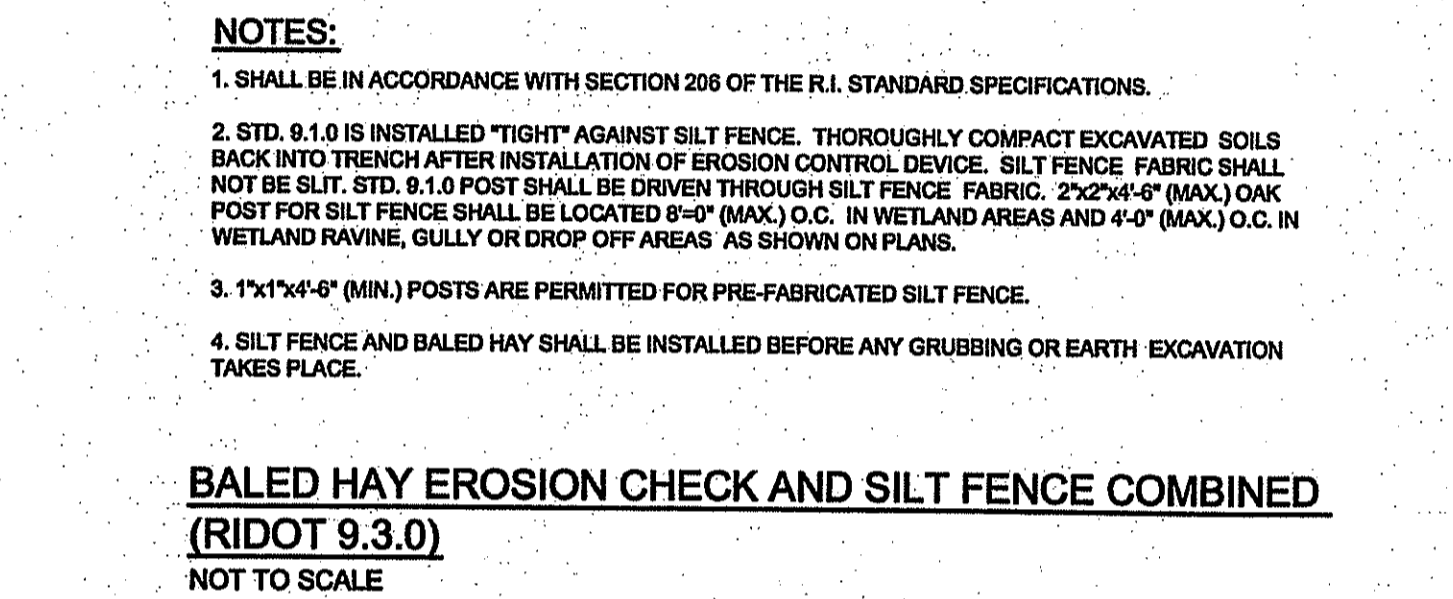
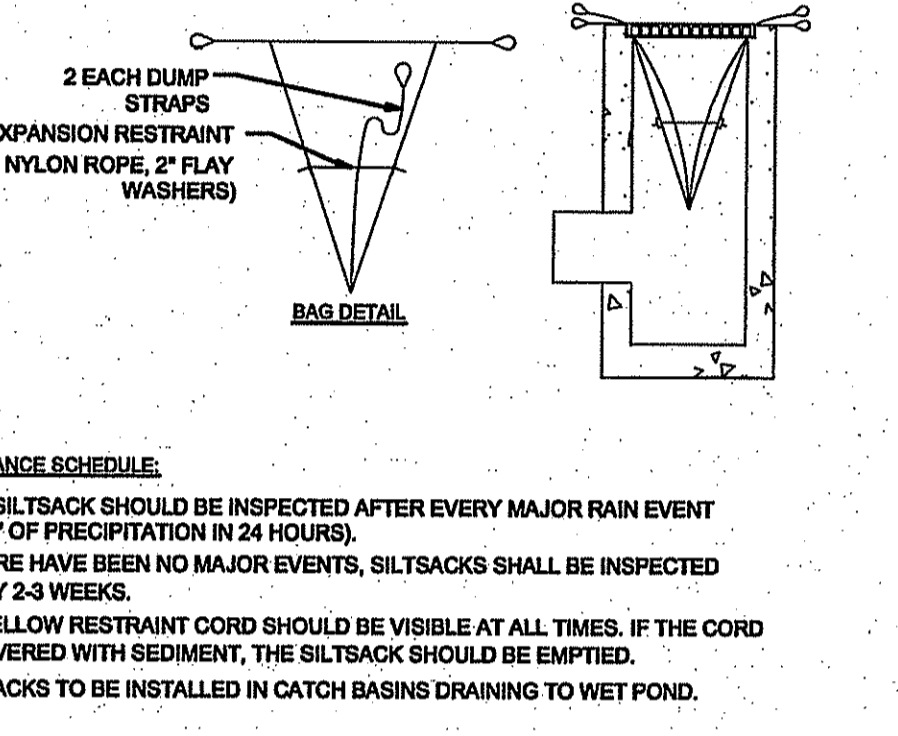
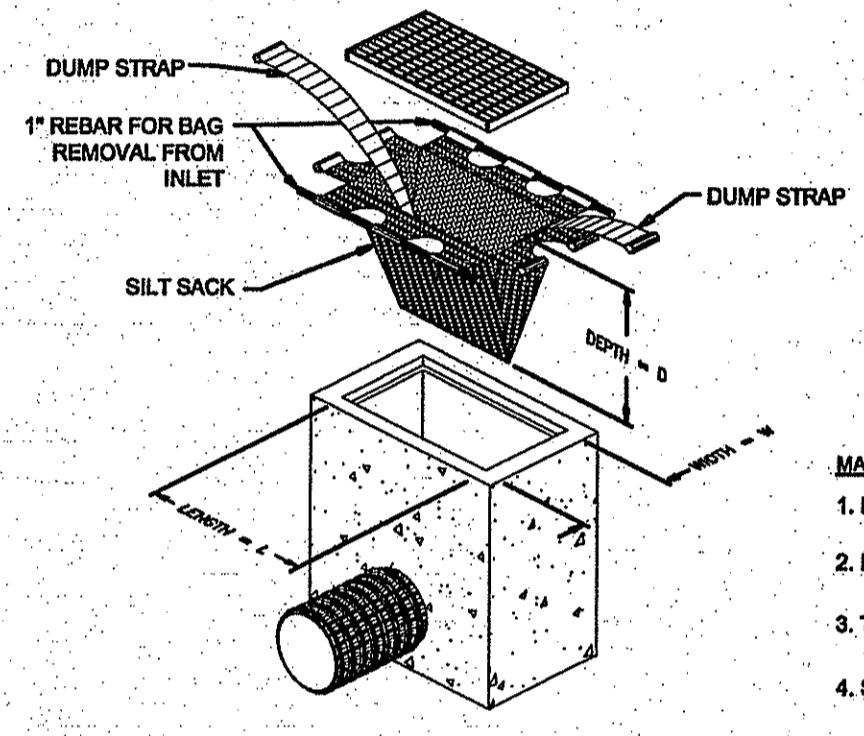
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SHEET RENUMBERED Oct 12

No. Revision Date App.

Designed By: JJR Drawn by: JJR Checked by: ---

Scale: AS SHOWN Date: REV. MAY 2012

Project Title:

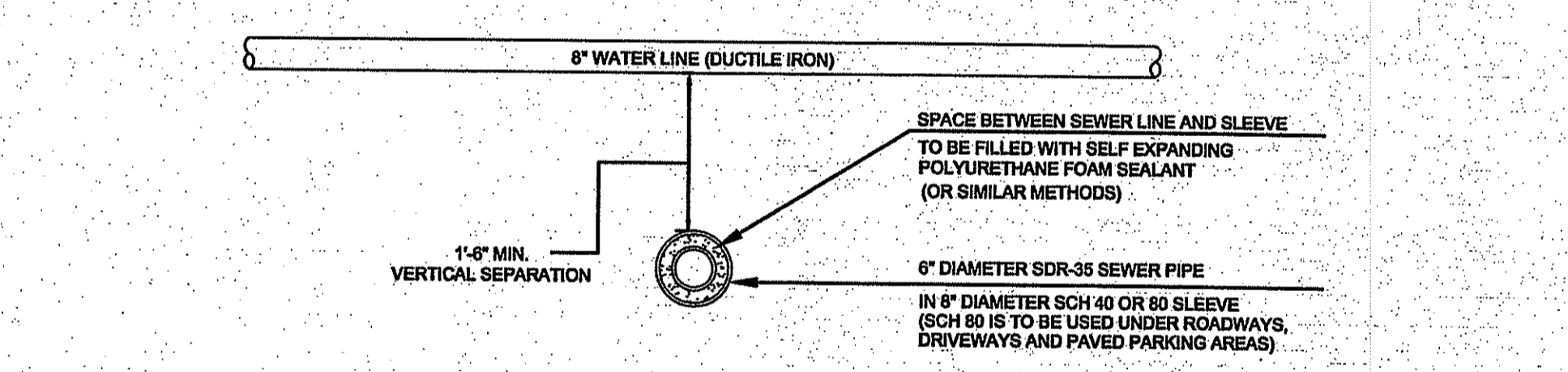
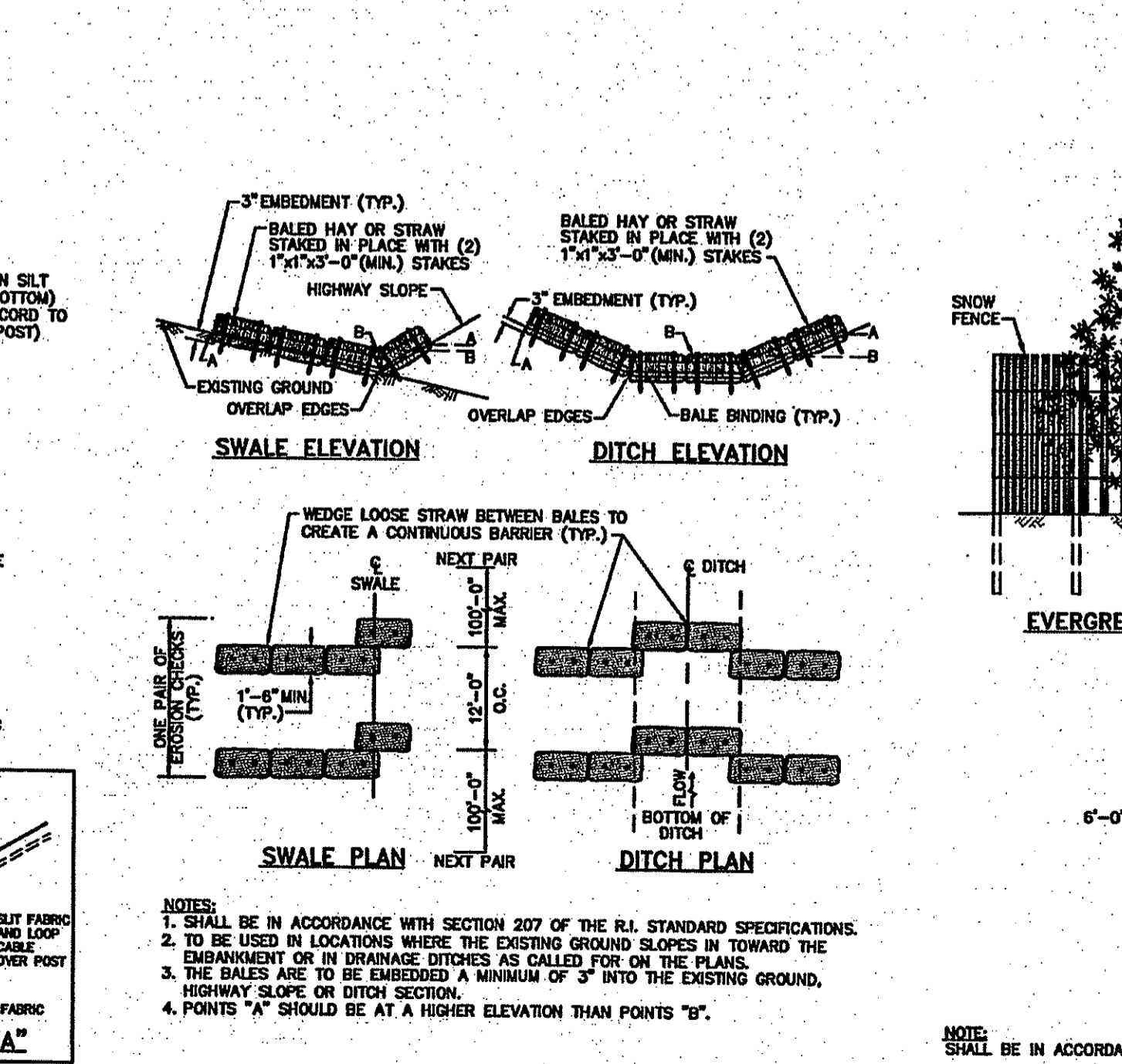
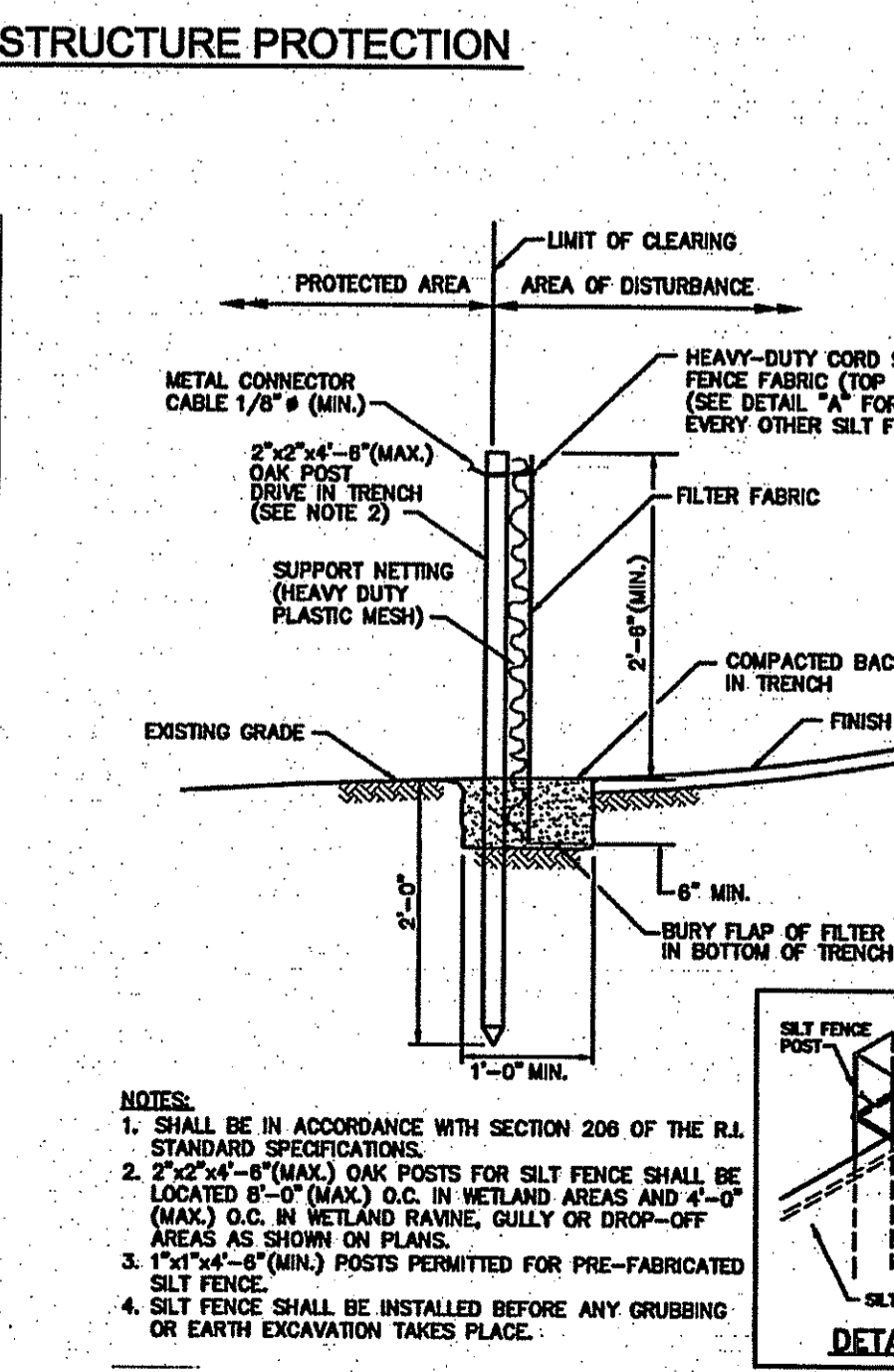
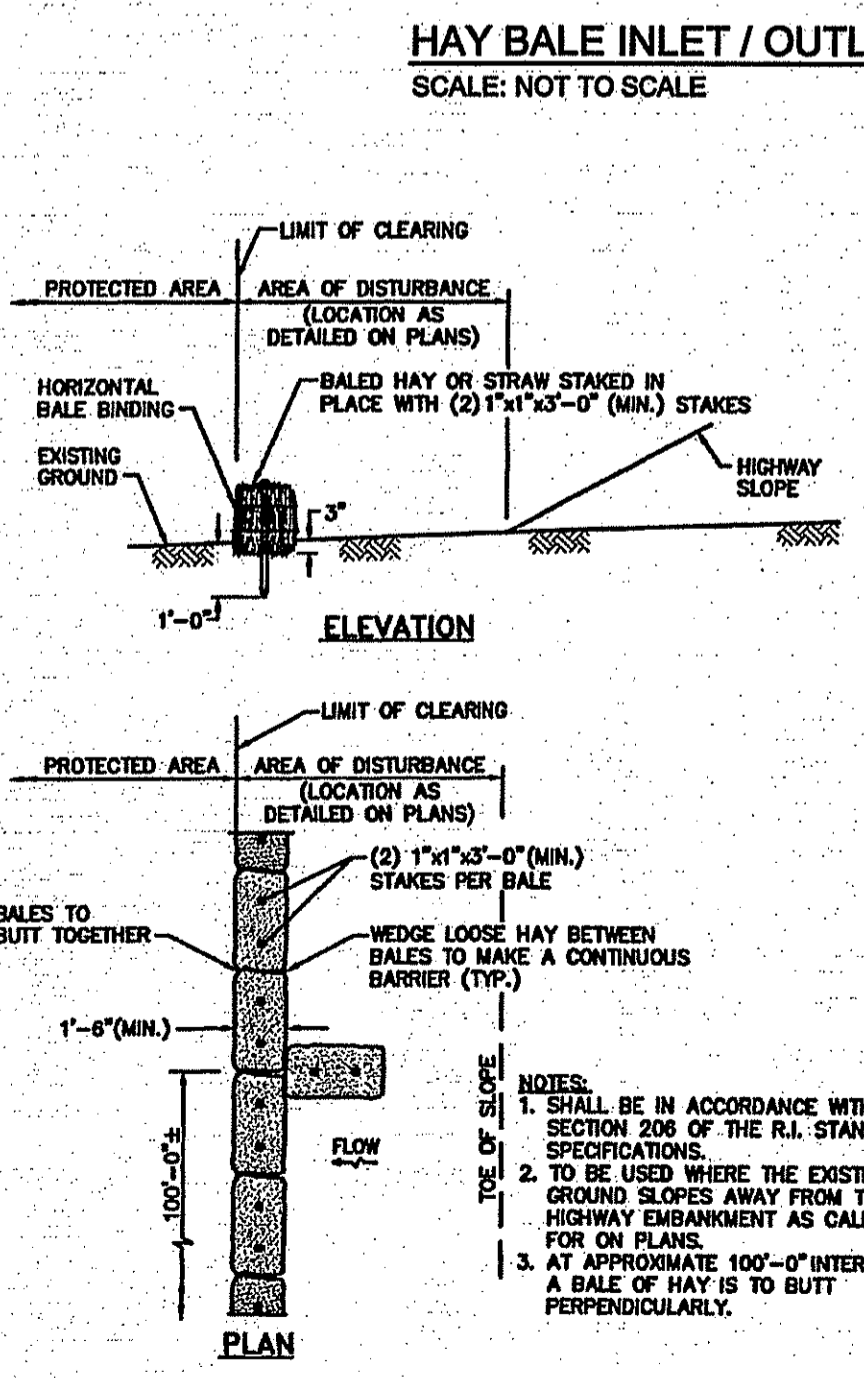
SALTWOOD FARM
A.P. 126 LOT 4
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AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:

PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN, RI

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APPROVED WITH CONDITIONS
PERMITTING APPROVAL
AS SPECIFIED IN THE PERMIT # 10-0122
DATED FEB 26 2013

Drawing Title: AS ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



SmartSite SITE DETAILS

Drawing Number: D-2

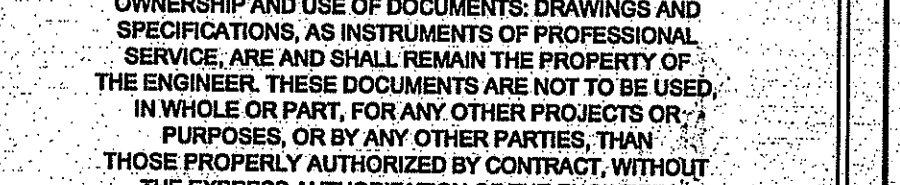
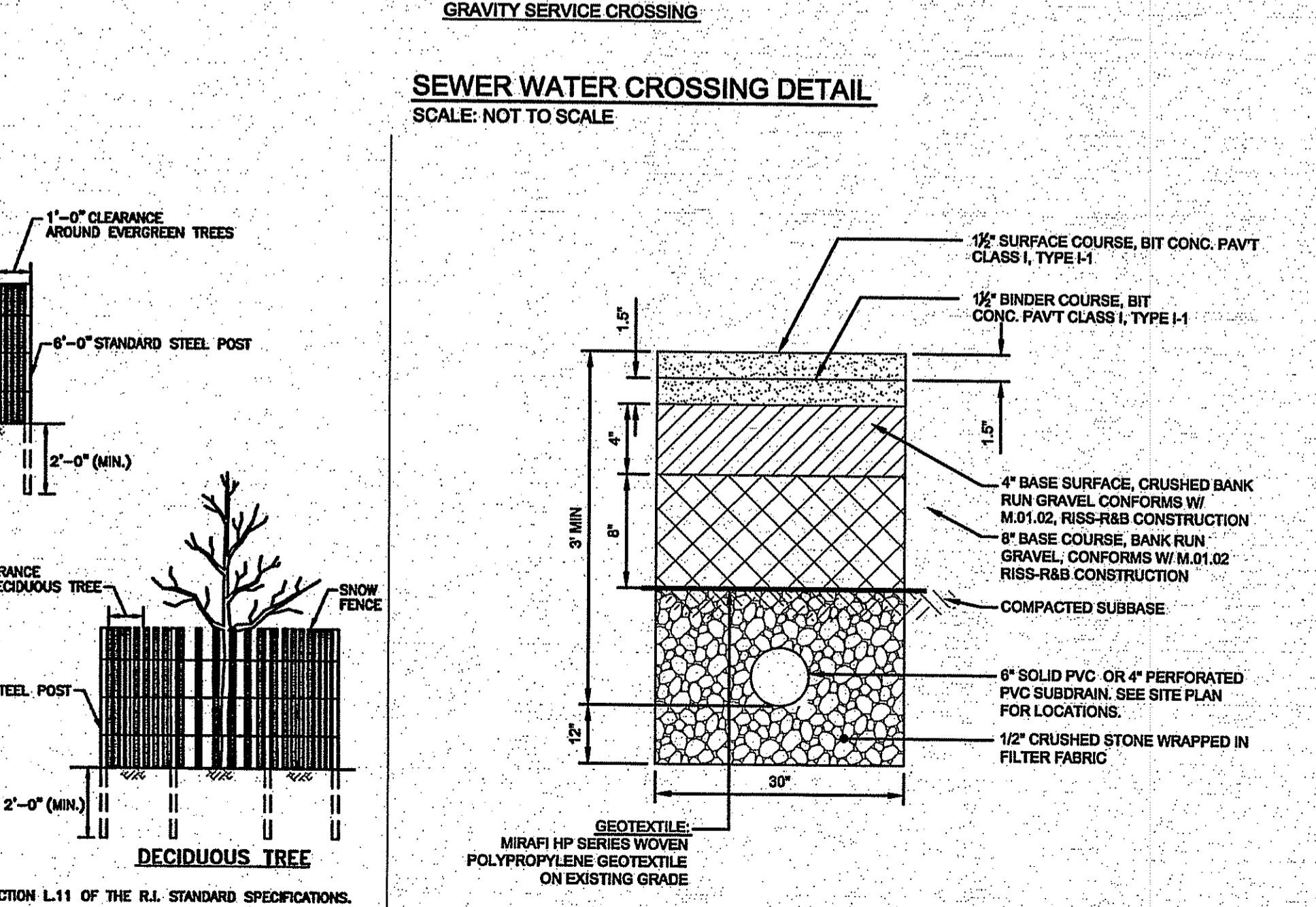
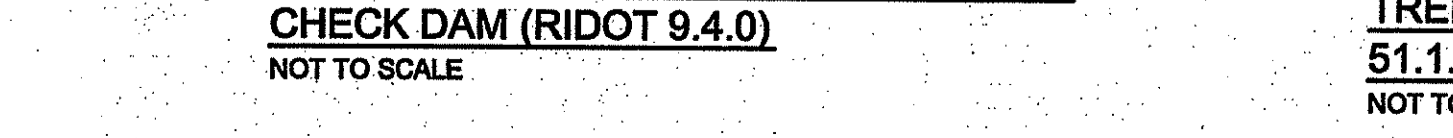
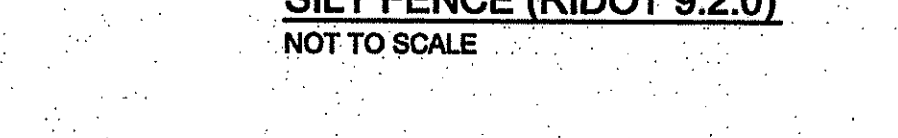
Sheet 28 of 35

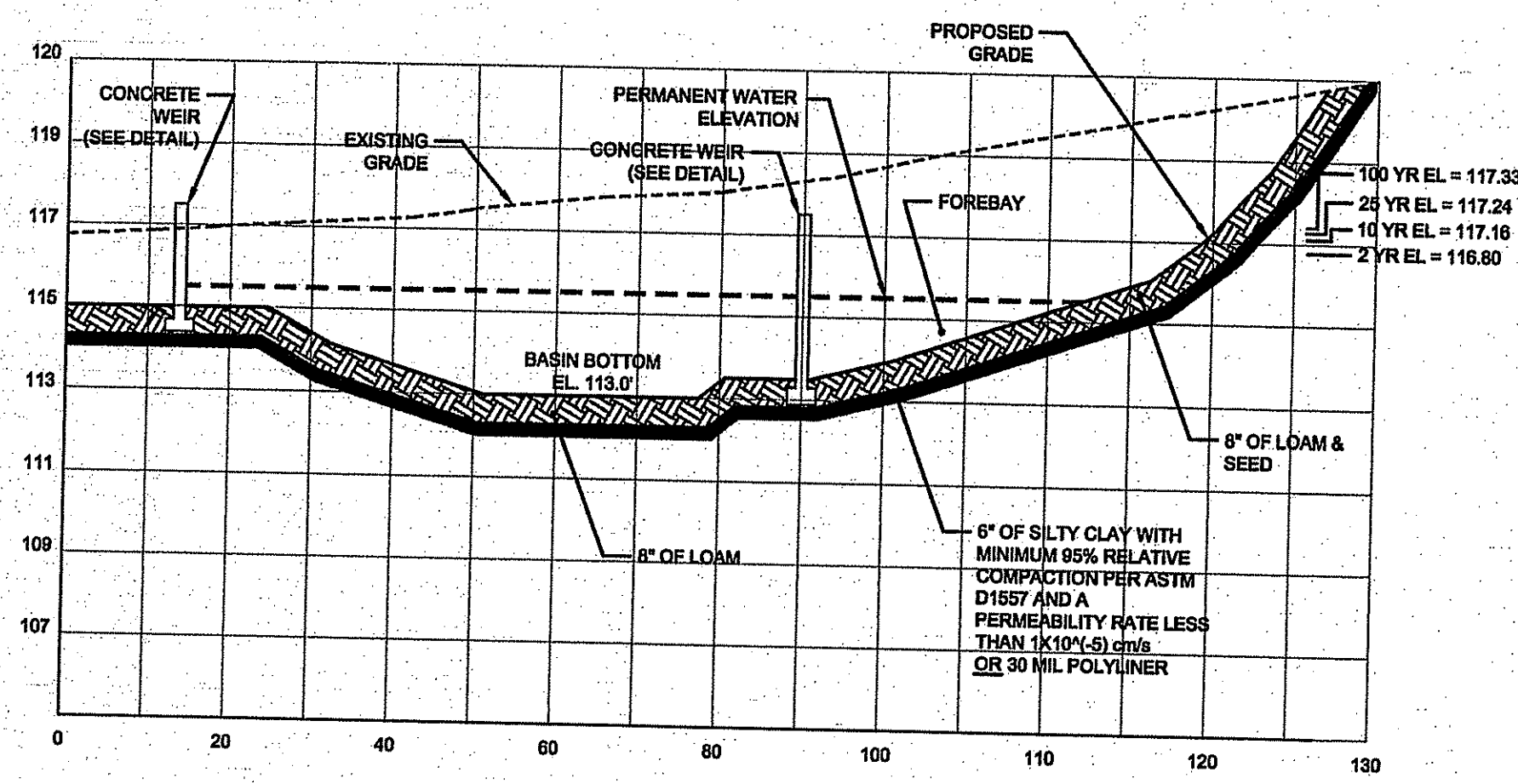
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Survey Index: 13-126-218

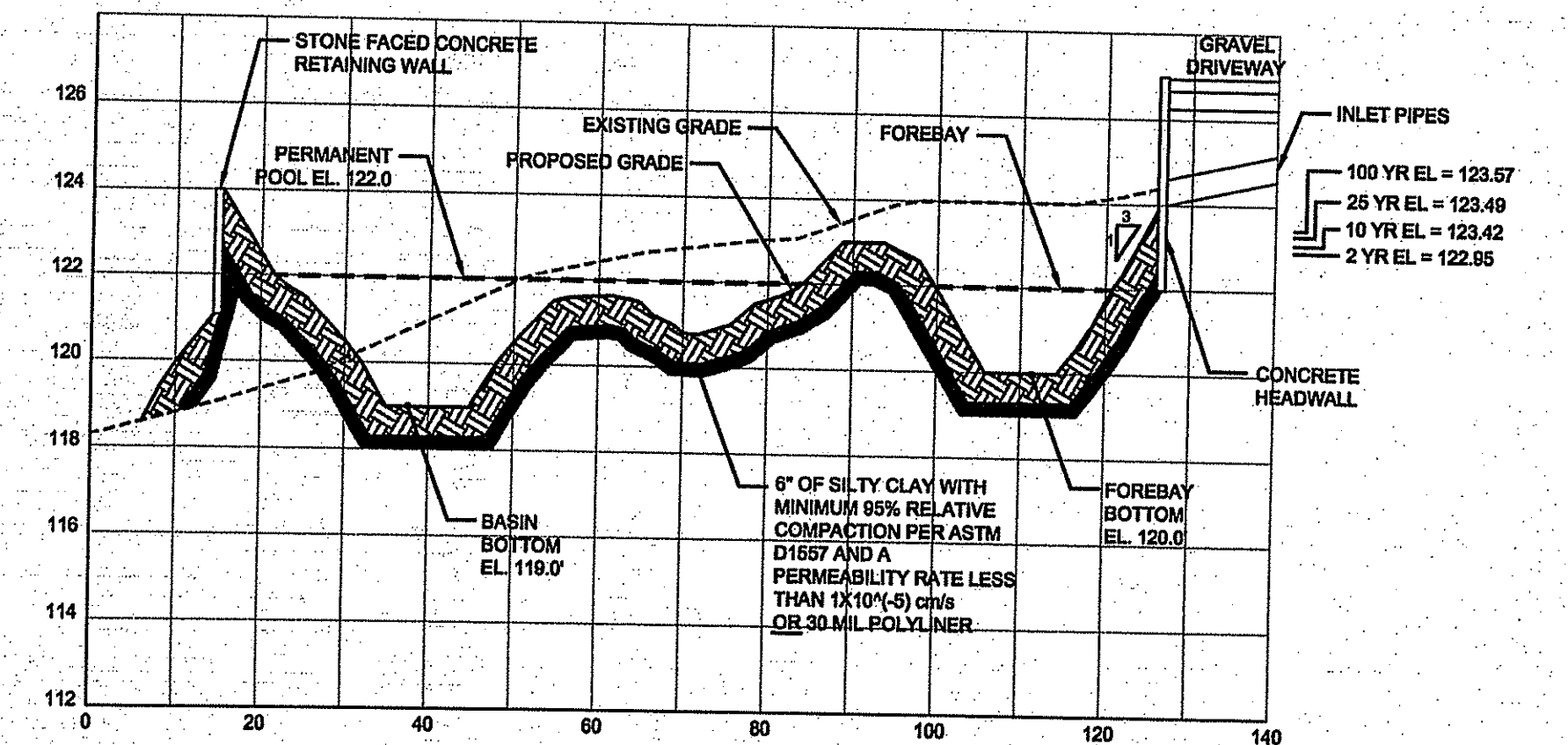
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CIVIL

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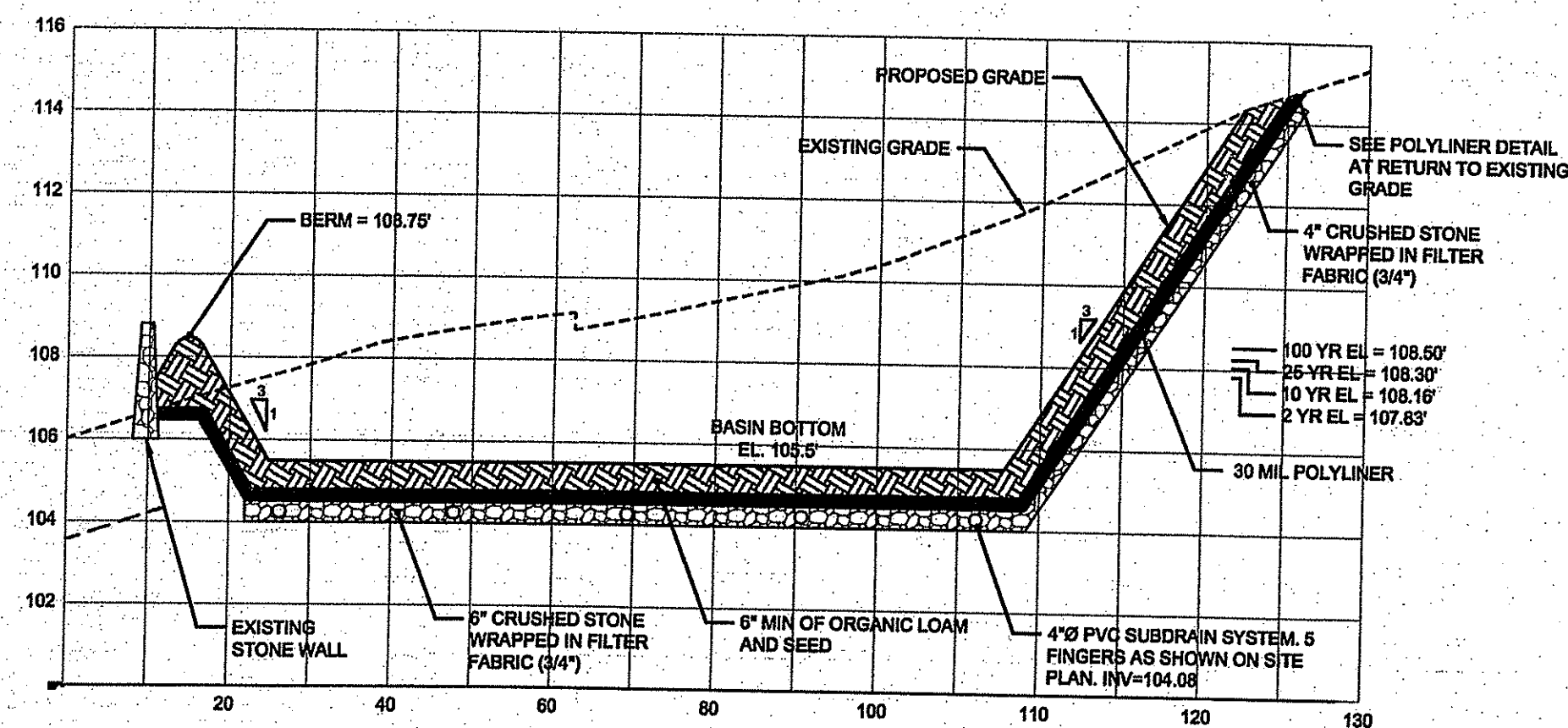




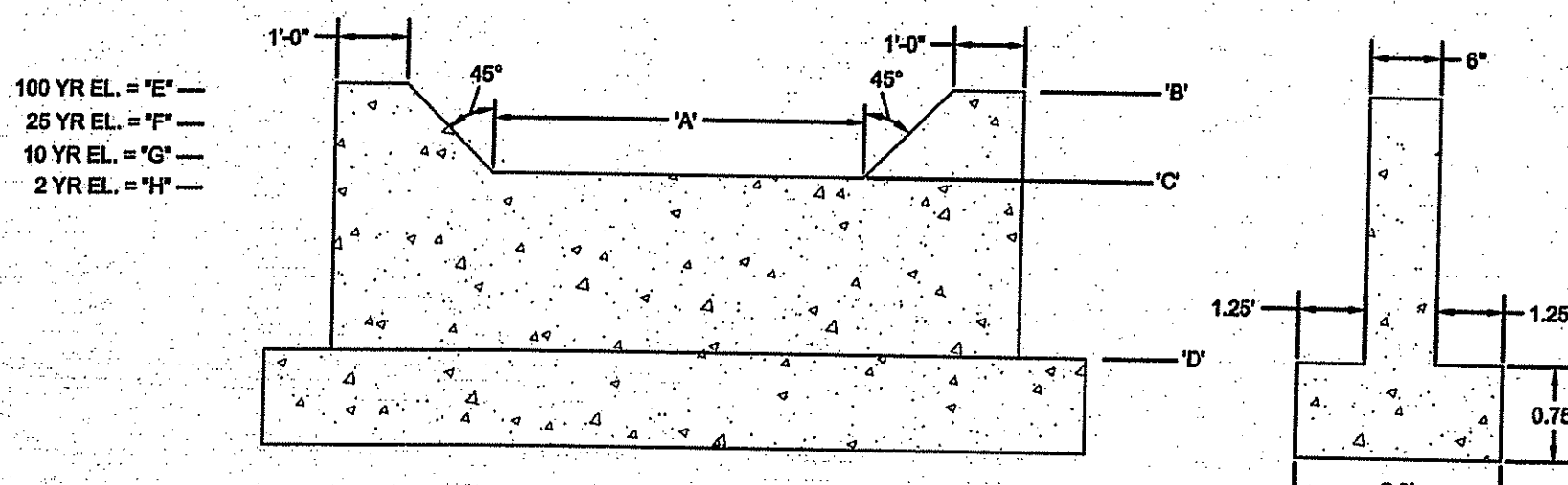
DETENTION BASIN P202A SECTION
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE 1"=2'



DETENTION BASIN P202C SECTION
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE 1"=2'



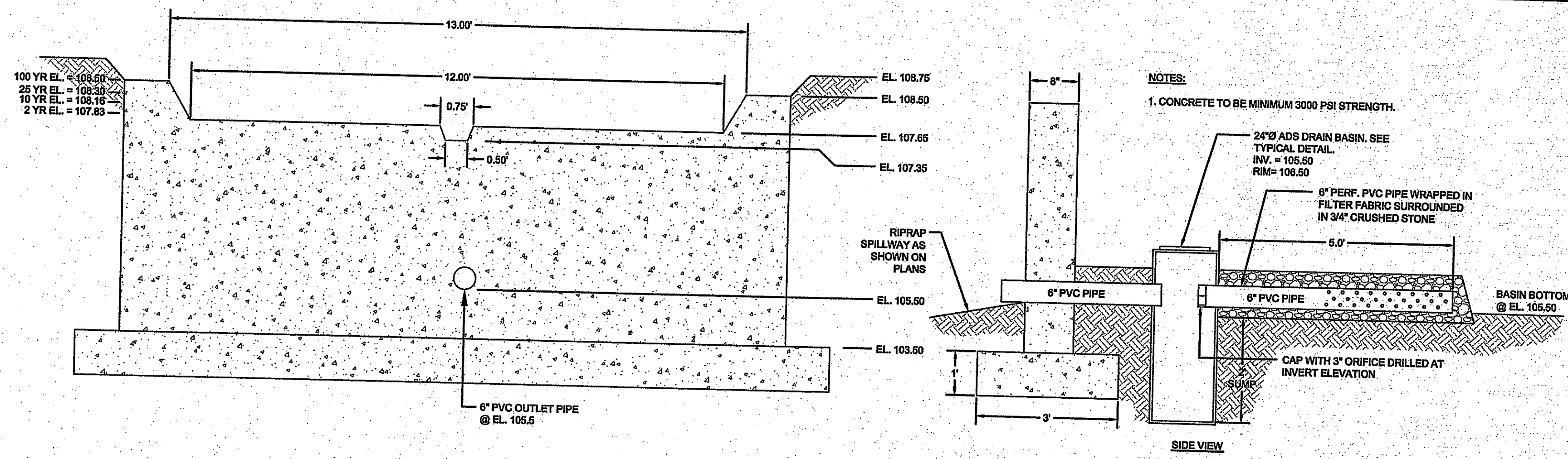
DETENTION BASIN P202D SECTION
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE 1"=2'



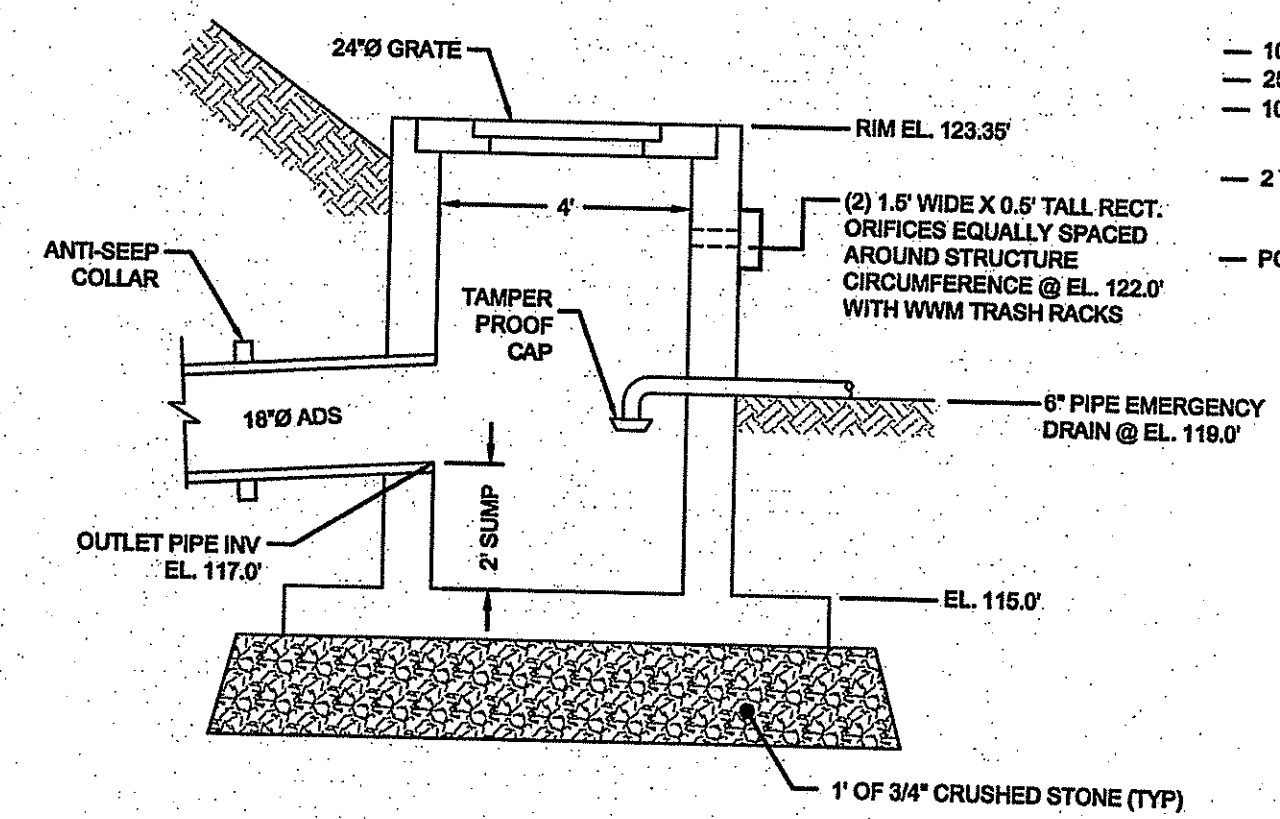
NOTES:
1. CONCRETE TO BE MINIMUM 3000 PSI STRENGTH.

STRUCTURE	'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'
P202A FOREBAY WEIR	10'-0"	117.5	115.5	113.0	117.33	117.24	117.18	116.80
P202C FOREBAY WEIR	8'-0"	124.0	122.0	120.0	123.57	123.49	123.42	122.85
P202A OVERFLOW WEIR	8'-0"	124.0	123.25	122.0	117.33	117.24	117.18	116.80

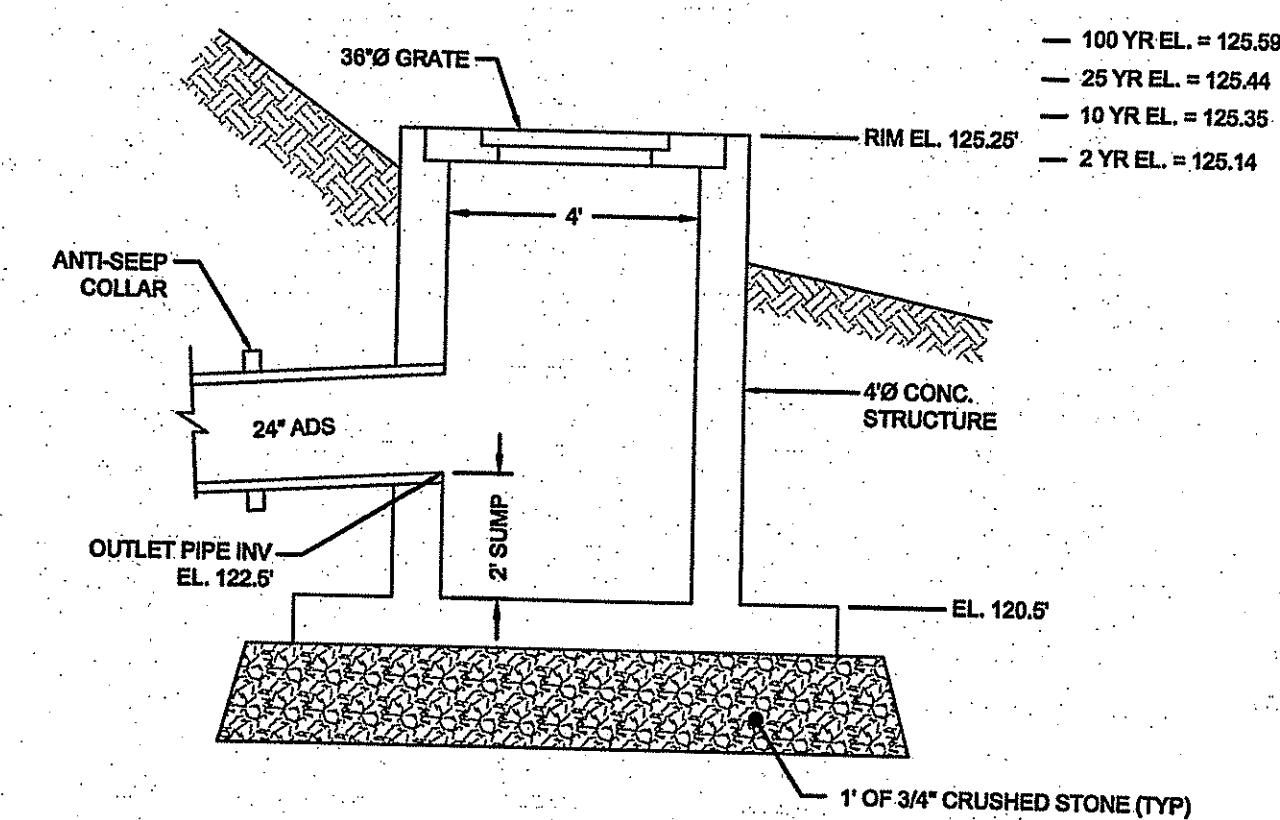
TYPICAL CONCRETE WEIR
NOT TO SCALE



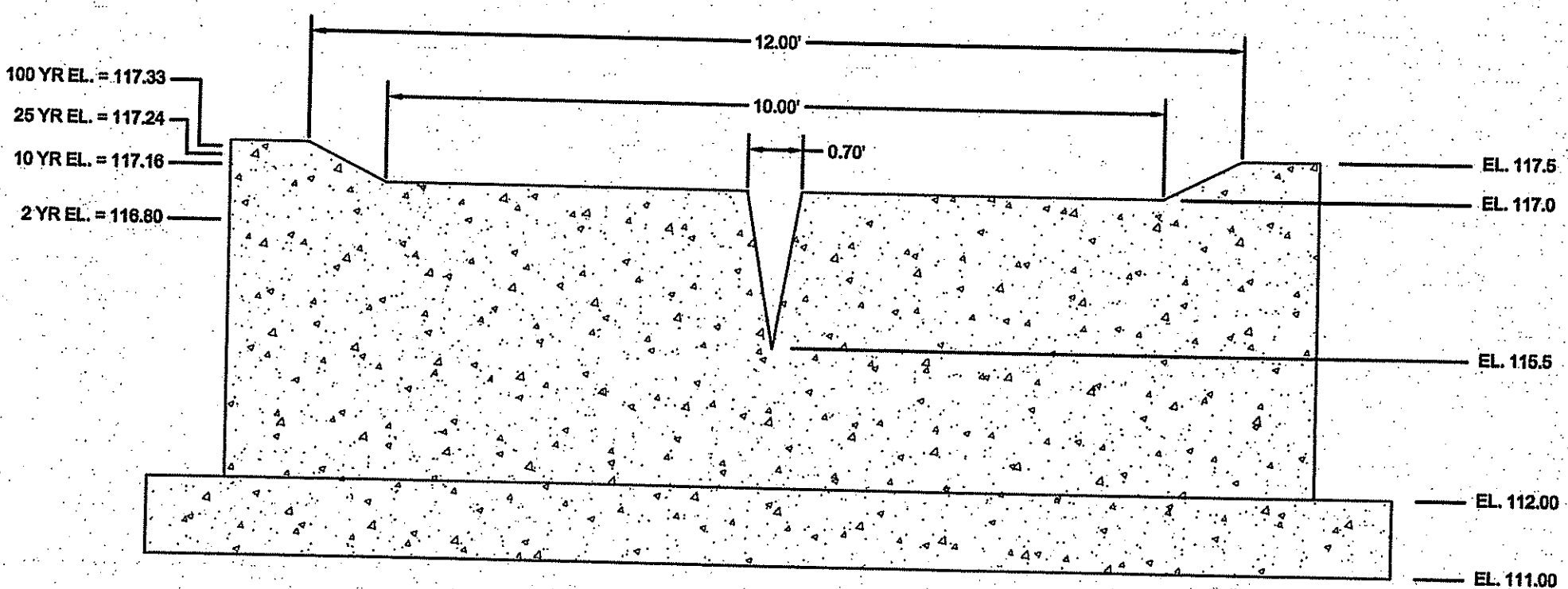
POND P202D OUTLET WEIR
NOT TO SCALE



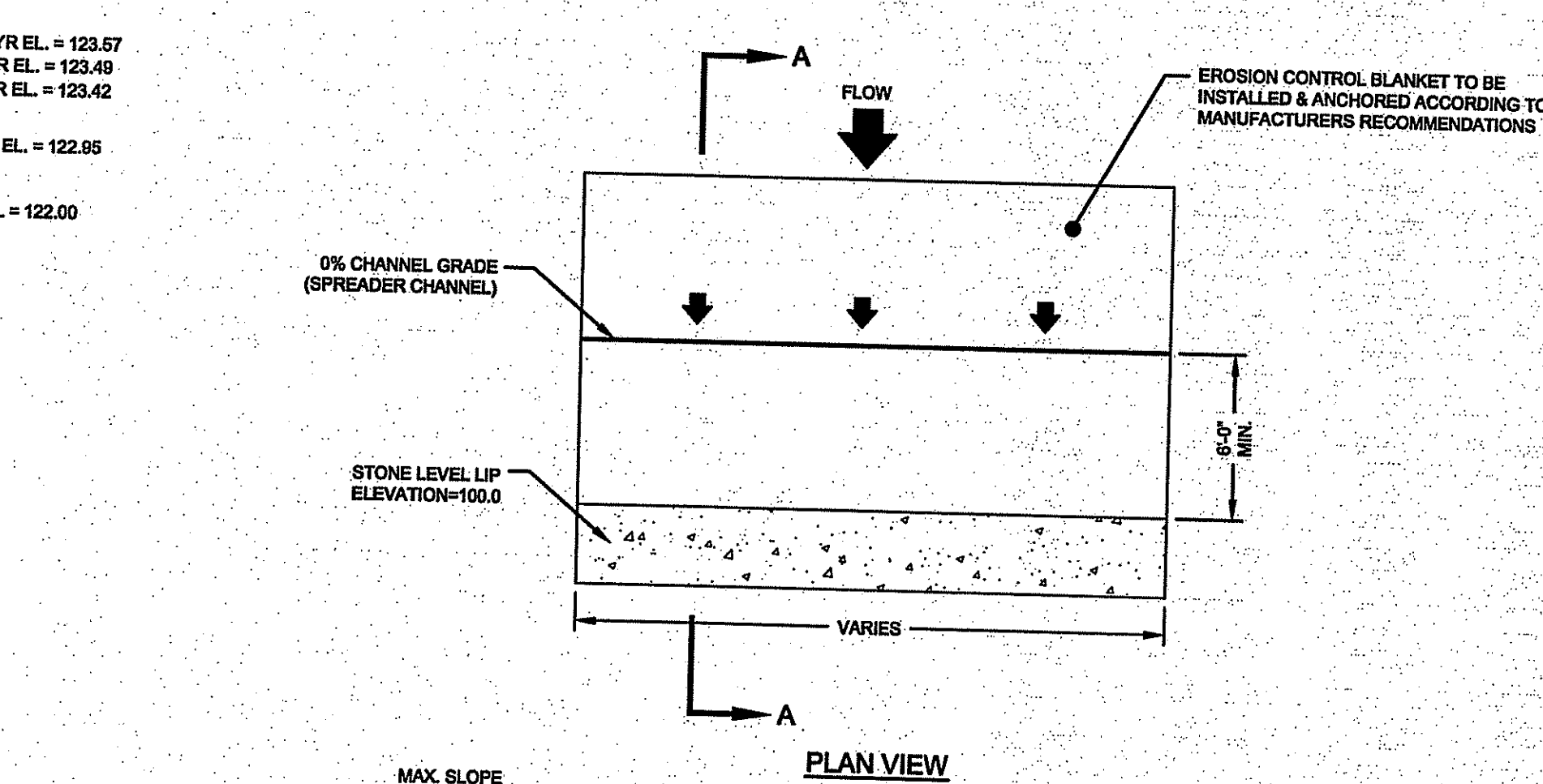
POND P202C PRIMARY OUTLET
NOT TO SCALE



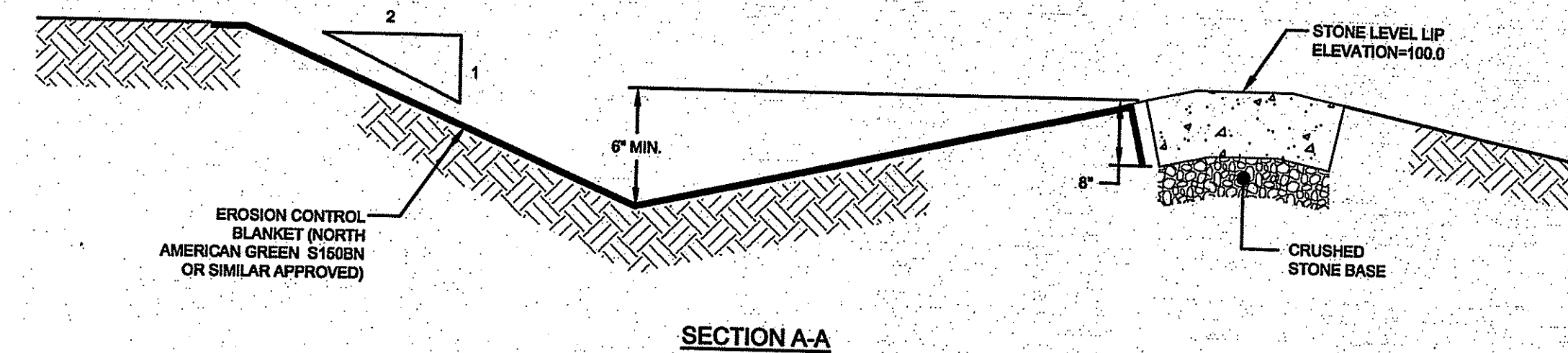
VEGETATED SWALE OVERFLOW STRUCTURE
NOT TO SCALE



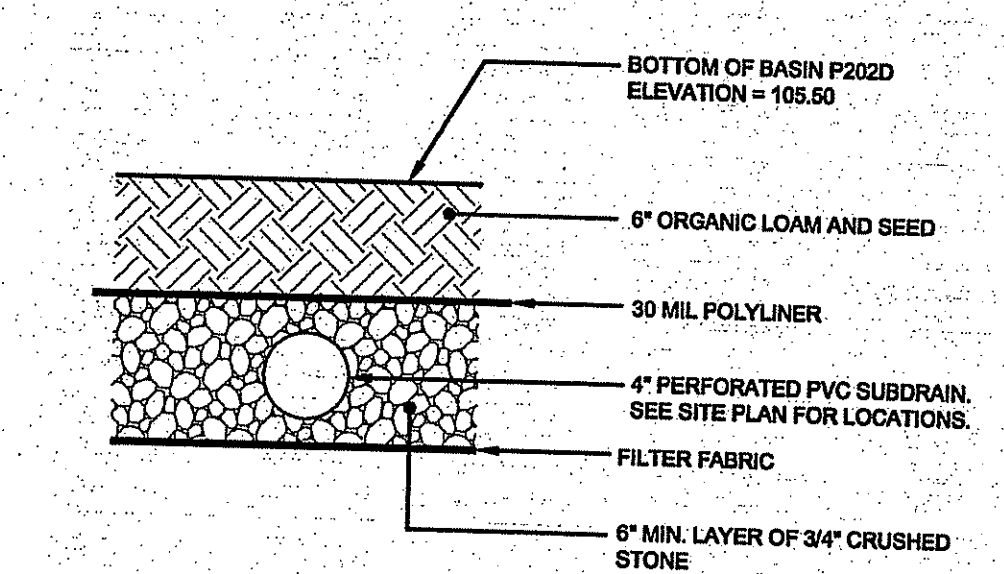
P202A OUTLET WEIR
NOT TO SCALE



LEVEL SPREADER DETAIL
SCALE: NOT TO SCALE



SECTION A-A
SCALE: NOT TO SCALE



BASIN P202D SUBDRAIN CROSS SECTION DETAIL
SCALE: NOT TO SCALE

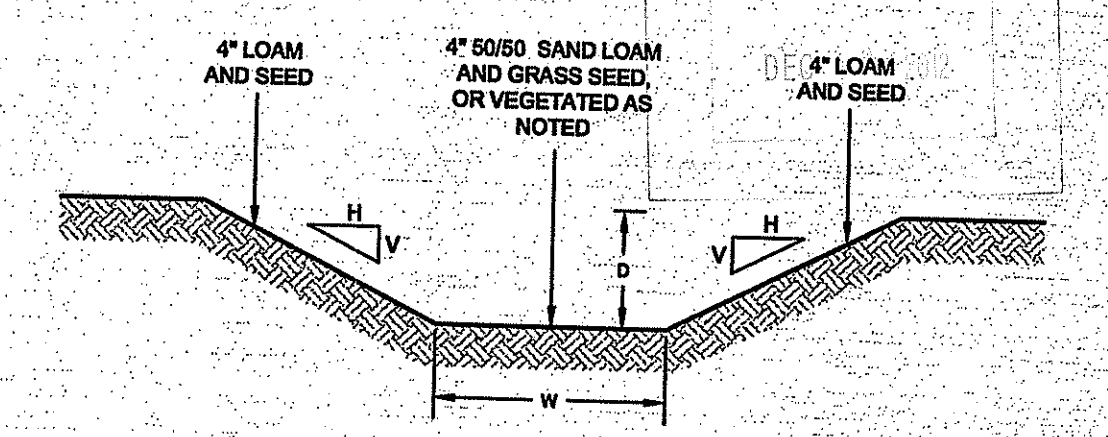
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SWALE ID	H (FT)	V (FT)	W (FT)	D (FT)	VEGETATED (Y/N)
1	2	1	3	1.5	N
2	2	1	3	1.5	N
3	3	1	5	1.5	Y
4	3	1	5	1.5	Y
5	3	1	3	1.5	Y
6	3	1	6	1.5	Y

* BANKS OF VEGETATED SWALES SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" CLEAN LOAM TO FINISHED GRADE AND SEEDED WITH NEW ENGLAND RESTORATION/EROSION CONTROL MIX (MOIST SITE FORMULATION) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL. SPREADING RATE SHALL BE 35 LBS PER ACRE.

CROSS SECTION: SWALES
SCALE: 1"=2.5'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Angela D. Wenzel

1	SHEET RENUMBERED	OCT12
No.	Revision	Date
1	1	10/12
2	2	11/12
3	3	12/12
4	4	01/13
5	5	02/13
6	6	03/13
7	7	04/13
8	8	05/13
9	9	06/13
10	10	07/13
11	11	08/13
12	12	09/13
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94	94	07/20
95	95	08/20
96	96	09/20
97	97	10/20
98	98	11/20
99	99	12/20
100	100	01/21

Designed By: JJR Drawn by: JJR Checked by: JJR
Scale: AS SHOWN Date: REV. MAY 2012
Project Title: SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner: PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for: PERMITTING

Drawing Title: SITE DETAILS

Drawing Number: D-3
Sheet 29 of 35
Project Number: 06088.0
Survey Index: 13-126-218

GERALD E. SMALL
No. 8550
REGISTERED PROFESSIONAL ENGINEER
CIVIL

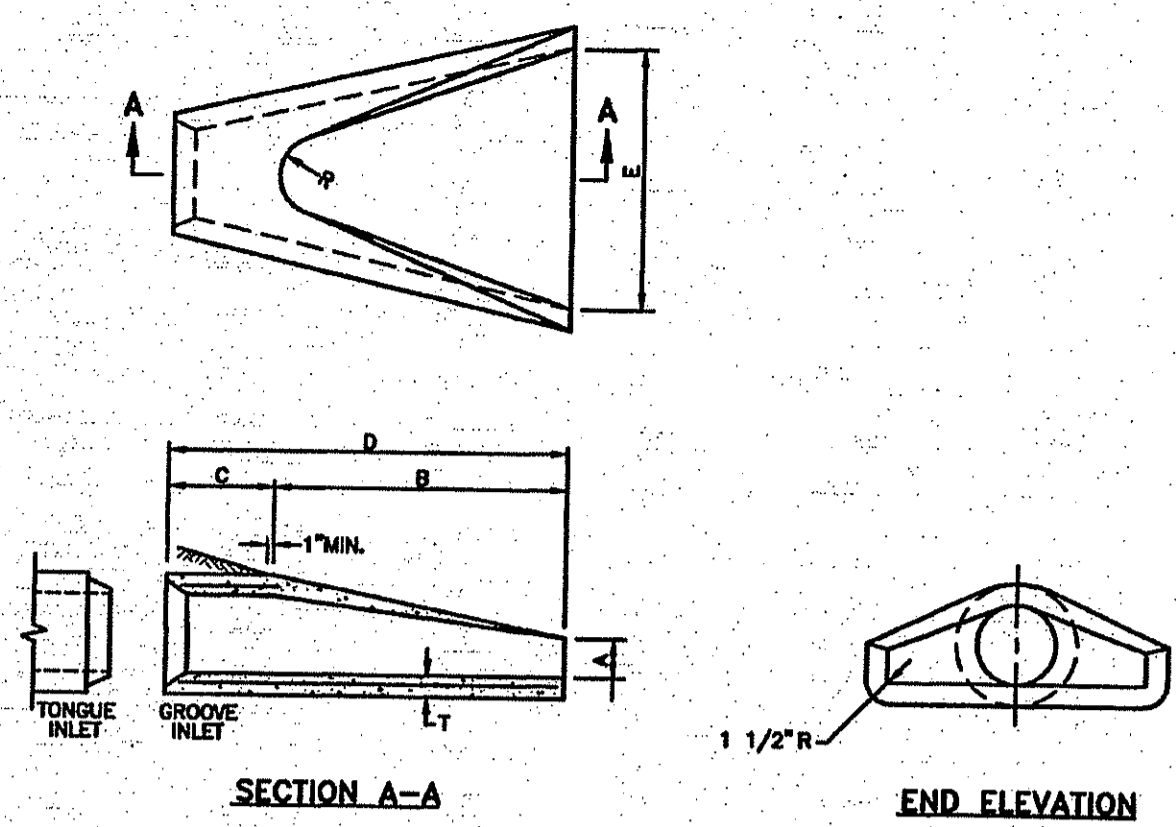
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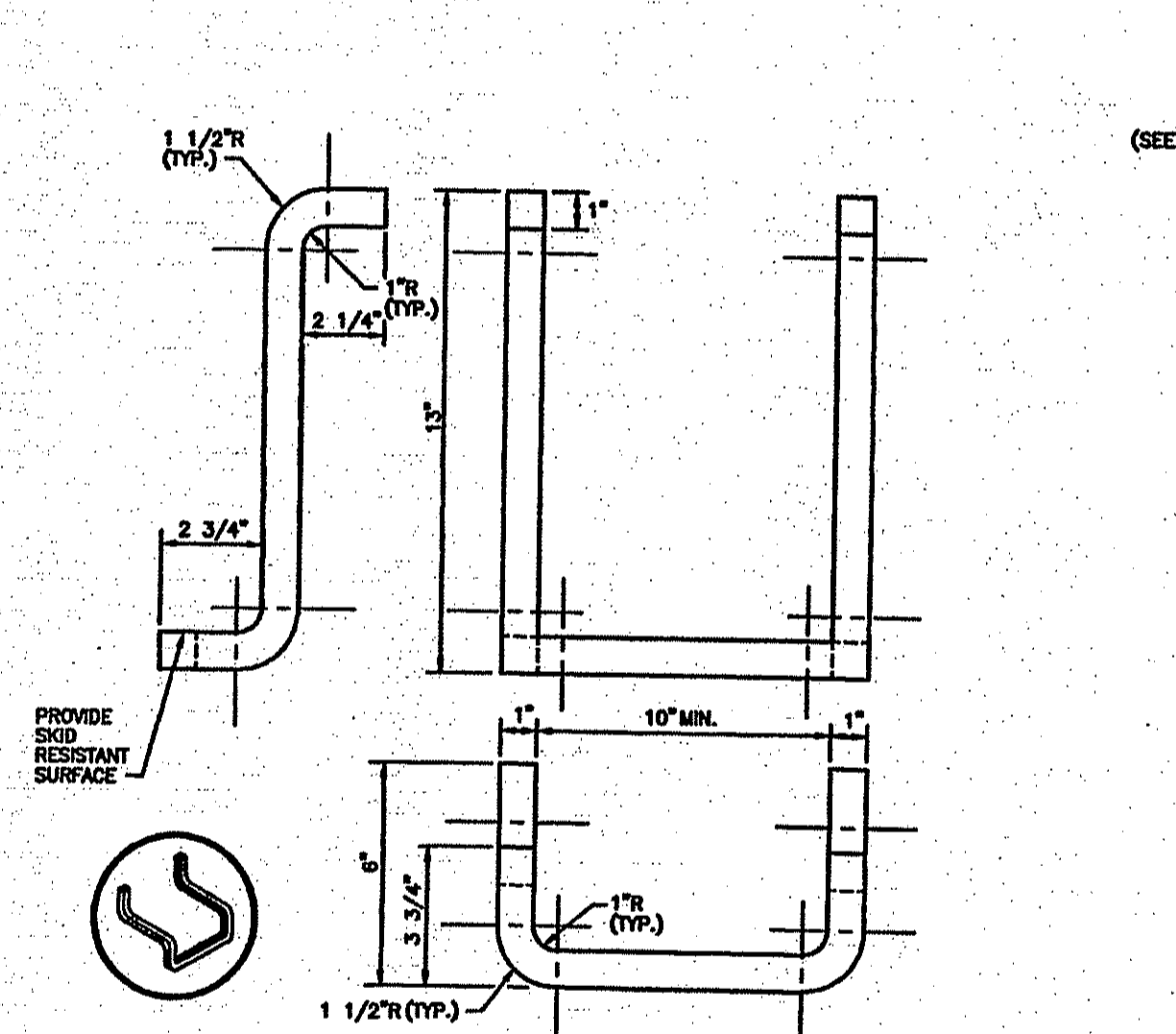
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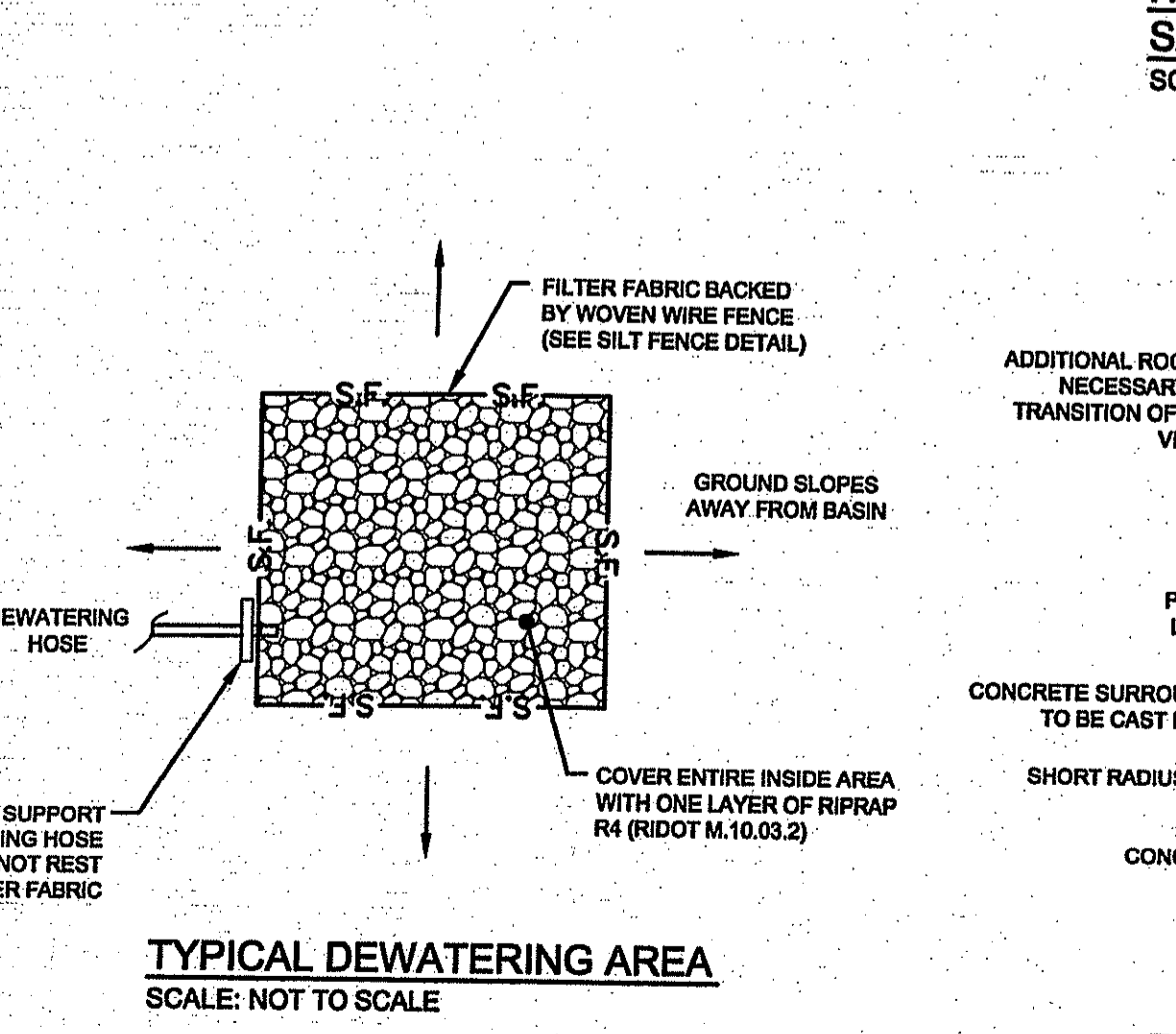


DIMENSIONS								REINFORCEMENT
DIA.	A	B	C	D	E	T		ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN./FT.)
1'-0"	4"	2'-0"	4'-0"	7/8"	2'-0"	9"	2"	0.048
1'-3"	6"	2'-3"	3'-10"	6'-1"	2'-6"	11"	2 1/4"	0.054
1'-6"	8"	2'-6"	3'-10"	6'-1"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-9"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072
2'-6"	1'-0"	4'-0"	1'-7 3/4"	6'-1 3/4"	5'-0"	1'-3"	3 1/2"	0.084
3'-0"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	6'-0"	1'-2"	4"	0.096
3'-6"	1'-6"	5'-3"	2'-11"	6'-2"	6'-8"	1'-10"	4 1/2"	0.108
4'-0"	2'-0"	6'-0"	2'-2"	6'-2"	7'-0"	1'-10"	5"	0.120
4'-6"	2'-3"	6'-5"	2'-11"	6'-4"	7'-6"	2'-0"	5 1/2"	0.132
5'-0"	2'-6"	7'-0"	3'-3"	6'-3"	8'-0"	2'-0"	6"	0.144

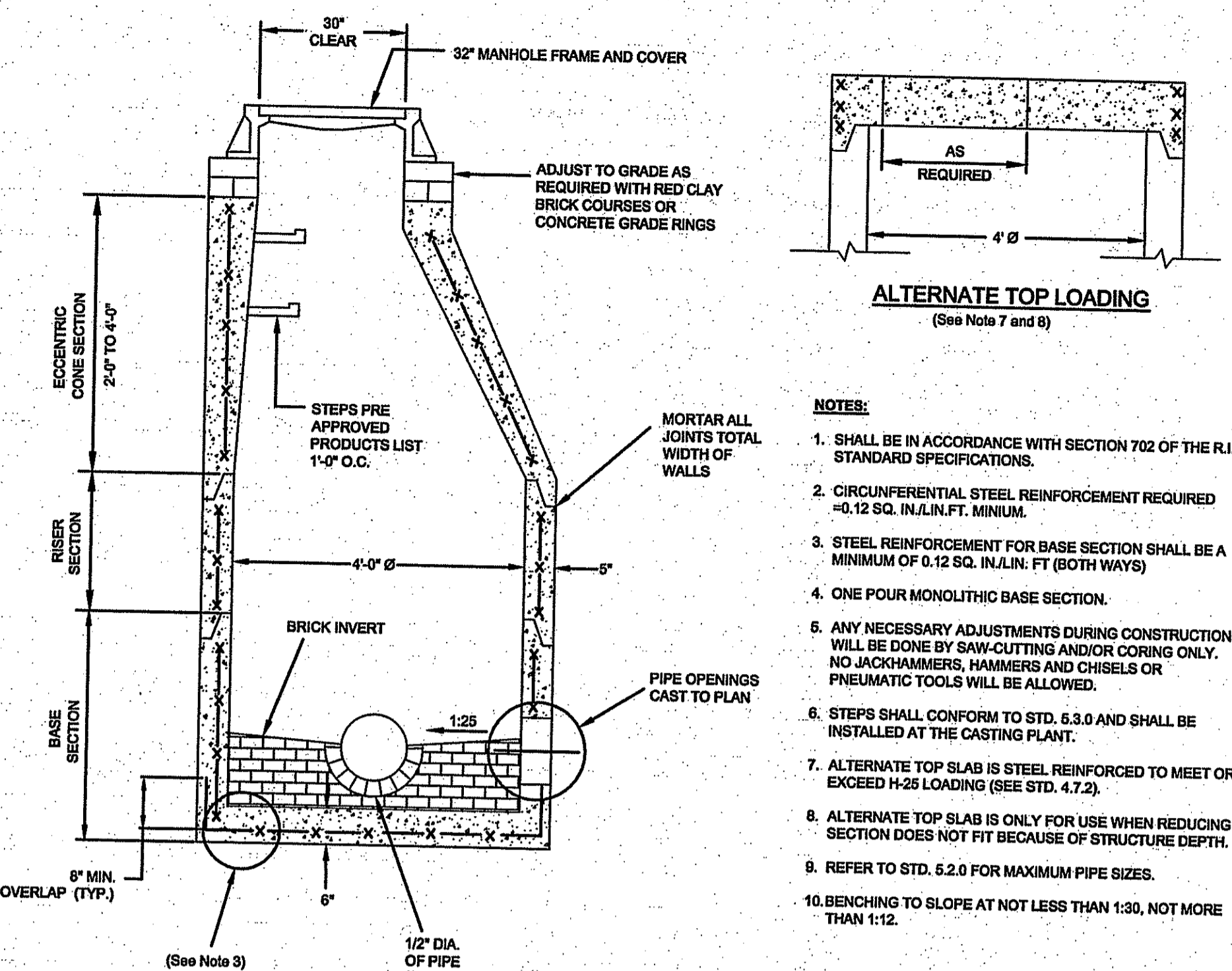
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.
PRECAST CONCRETE FLARED END SECTION (RIDOT 2.3.0)
SCALE: NOT TO SCALE



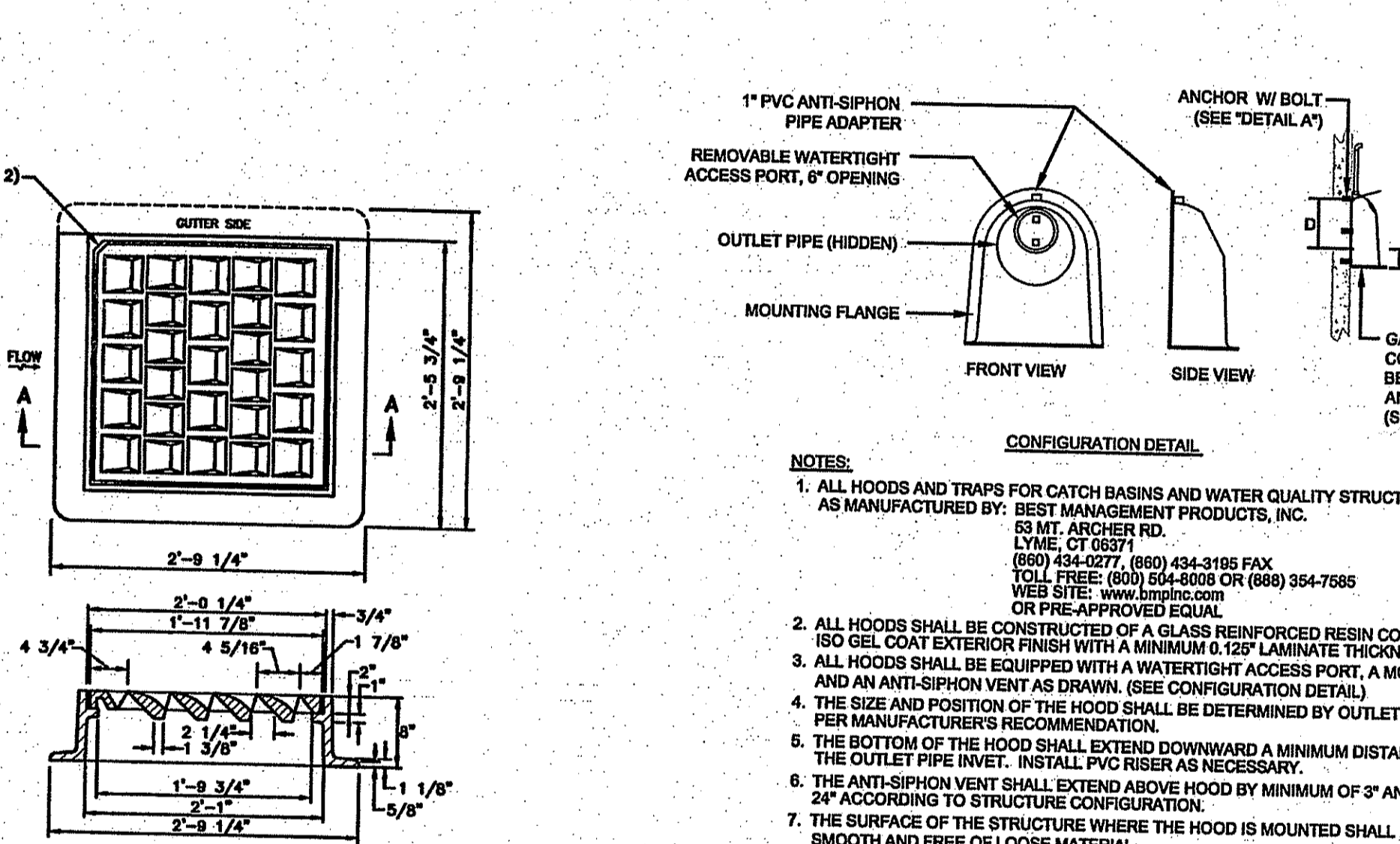
NOTE: 1. STEPS SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. CROSS SECTION AREA MAY BE REDUCED UPON SUBMISSION OF CERTIFIED LOAD TESTS.
3. STOCK SHOWN IS 1" SQUARE WHICH MAY BE REPLACED BY 1" DIAMETER.
CATCH BASIN AND MANHOLE STEP (RIDOT 5.3.0)
SCALE: NOT TO SCALE



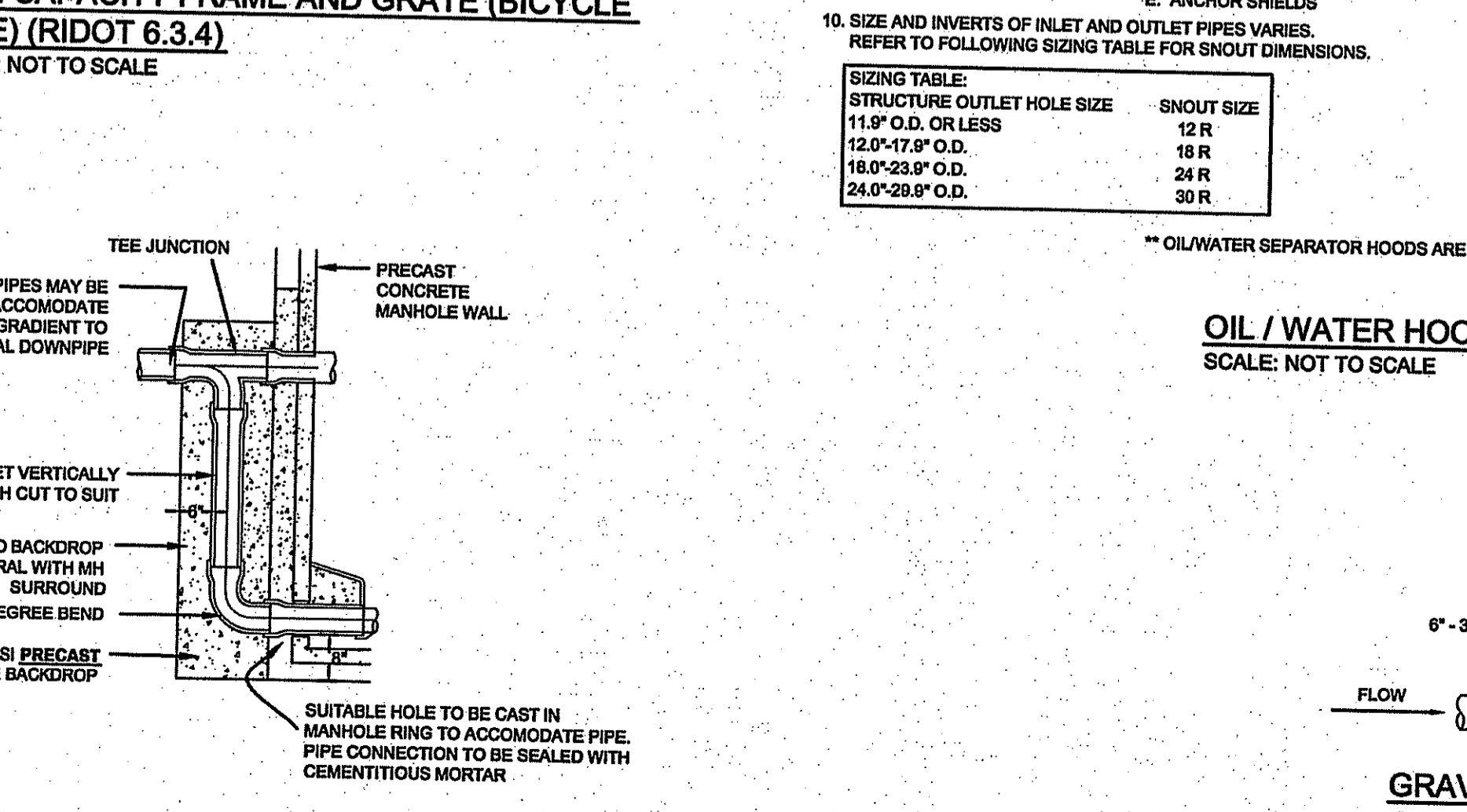
TYPICAL DEWATERING AREA
SCALE: NOT TO SCALE



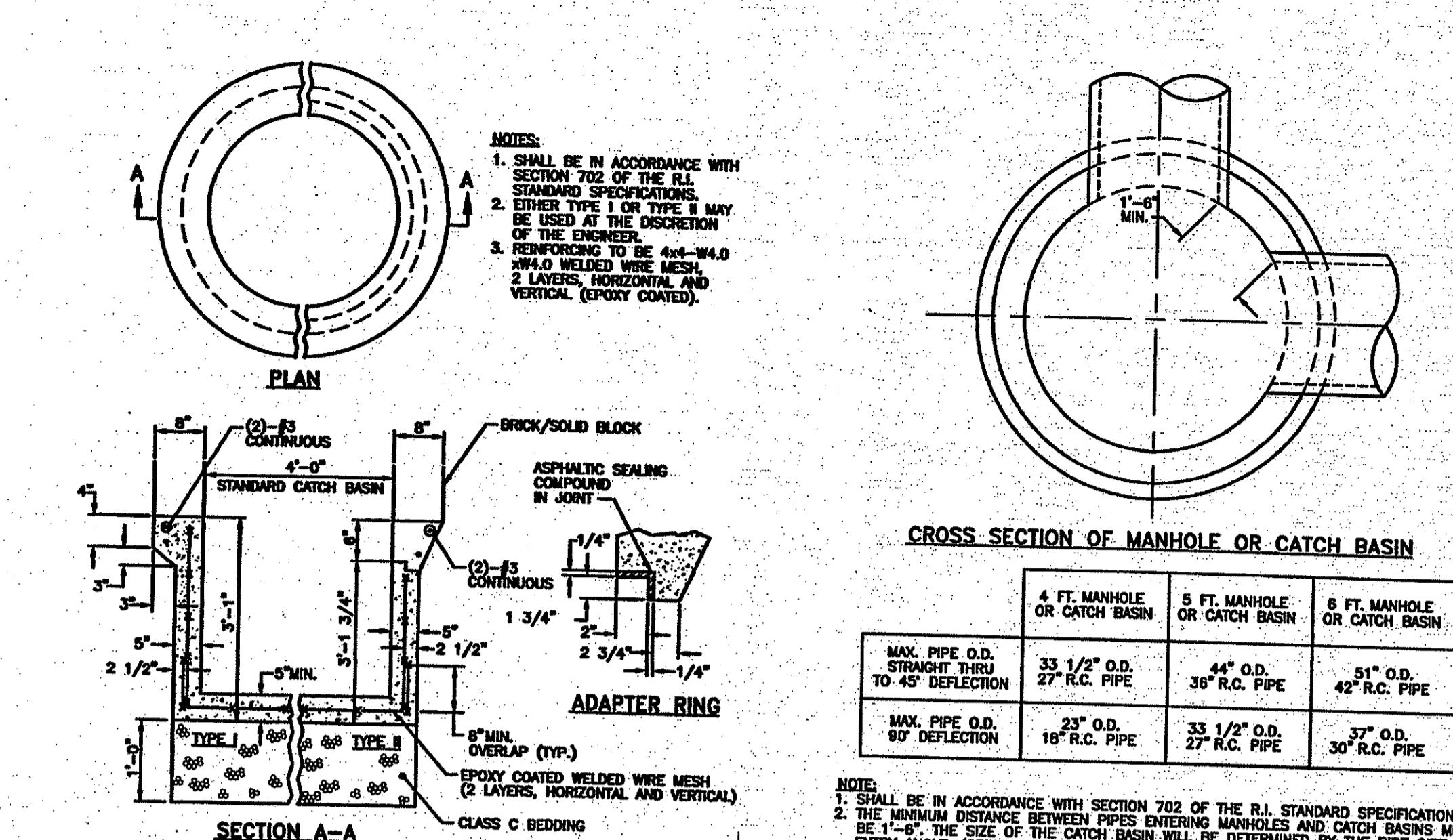
PRECAST SEWER MANHOLE DETAIL (RIDOT 4.2.0)
SCALE: NOT TO SCALE



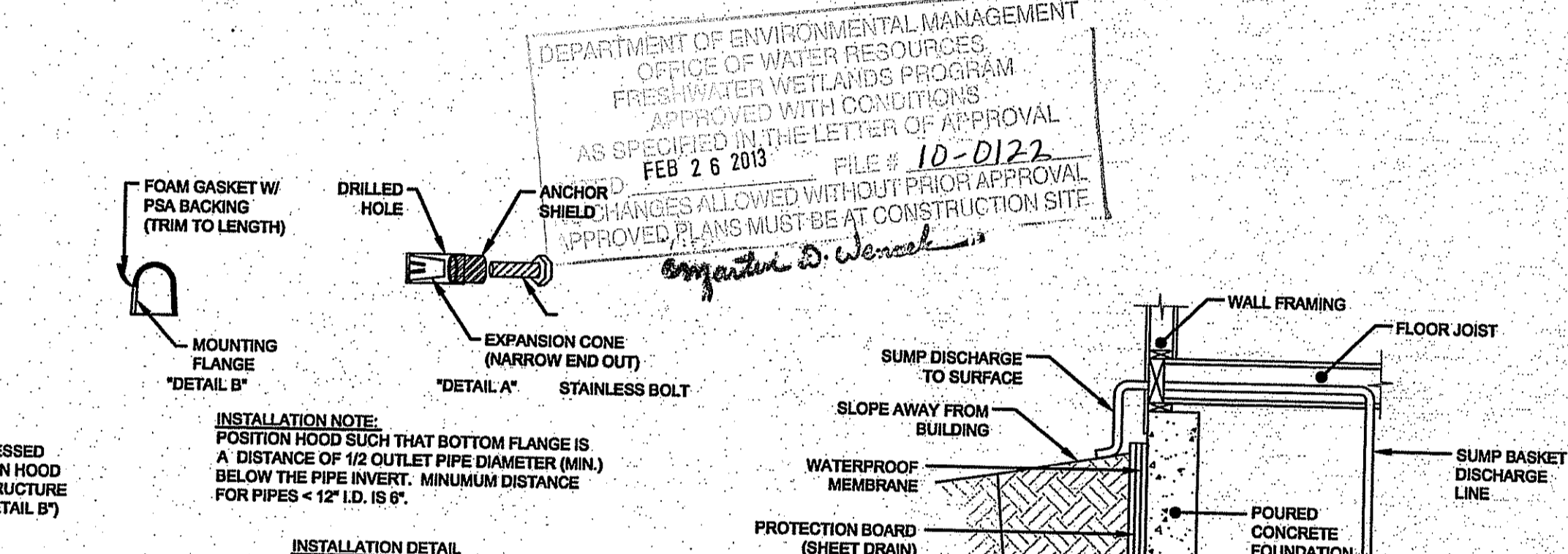
NOTE: 1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEYS.
HIGH CAPACITY FRAME AND GRATE (BICYCLE SAFE) (RIDOT 6.3.4)
SCALE: NOT TO SCALE



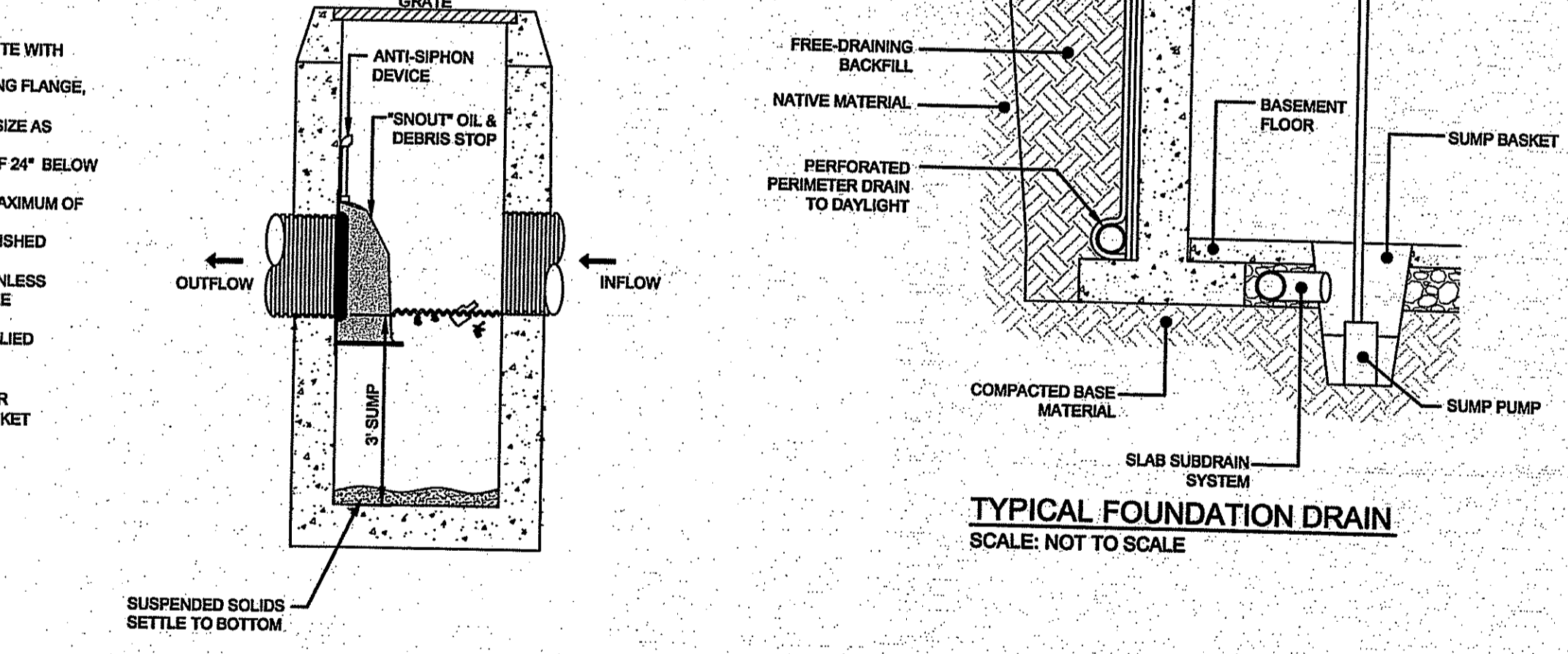
PRECAST EXTERNAL BACKDROP TO MANHOLE
SCALE: NOT TO SCALE



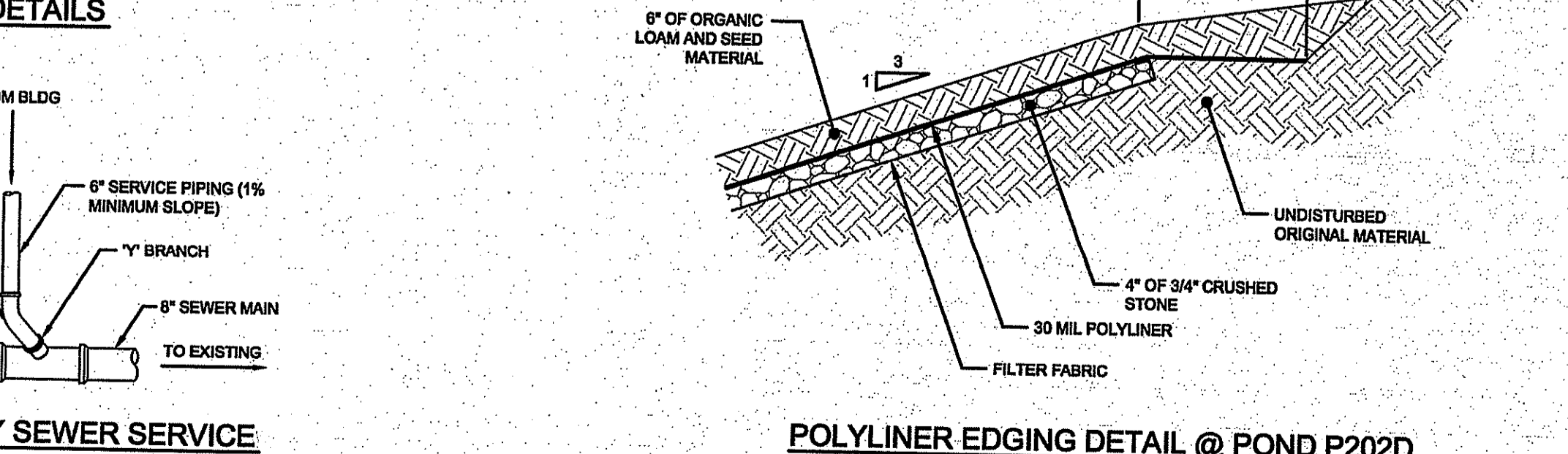
PRECAST CONCRETE SUMP FOR ROUND CATCH BASINS (WET AREAS) (RIDOT 5.1.0)
SCALE: NOT TO SCALE



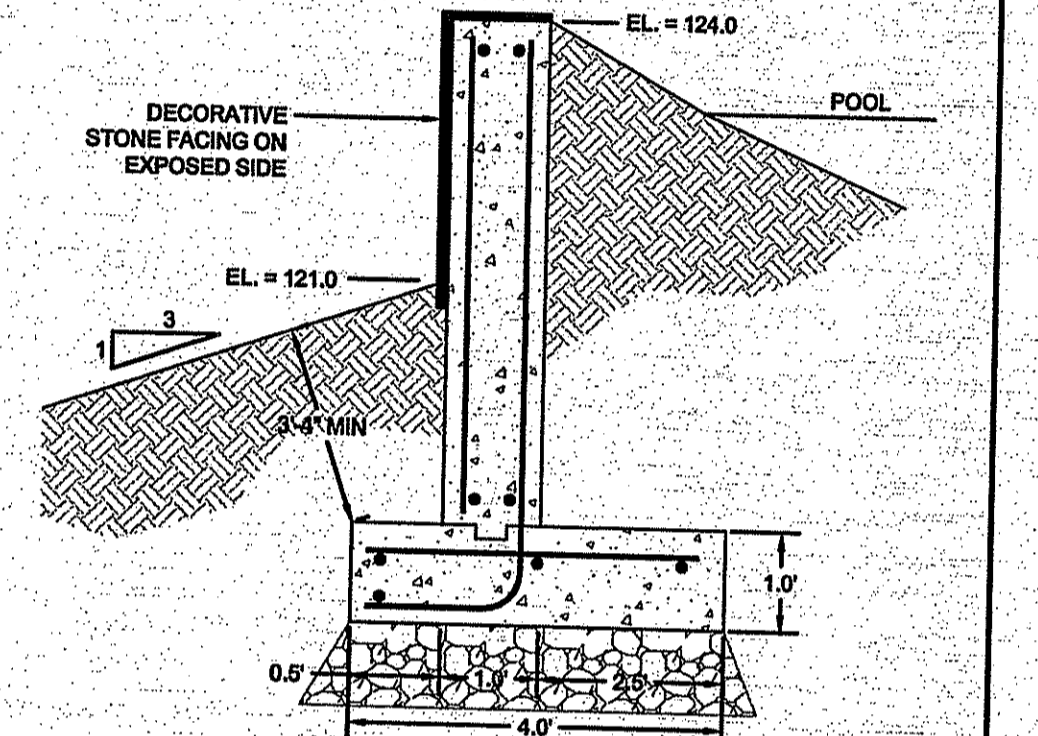
TYPICAL FOUNDATION DRAIN
SCALE: NOT TO SCALE



OIL / WATER HOOD DETAILS
SCALE: NOT TO SCALE



GRAVITY SEWER SERVICE CONNECTION DETAIL
SCALE: NOT TO SCALE



POND P202C TYPICAL WALL SECTION
SCALE: NOT TO SCALE

2	SHEET RENUMBERED	OCT12
1	TOWN COMMENTS	12/11
No.	Revision	Date App.
Designed By:	JJR	Drawn by: JJR
Scale:	AS SHOWN	Date: REV. MAY 2012
Project Title:	SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842	
Client/Owner:	PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI	
Issued for:	PERMITTING	
Drawing Title:	SITE DETAILS	

Drawing Number: **D-4**
Sheet **30** of **35**
Project Number: **06088.0**
Survey Index: **13-126-218**

GRALYN E. SMALL
No. 8550
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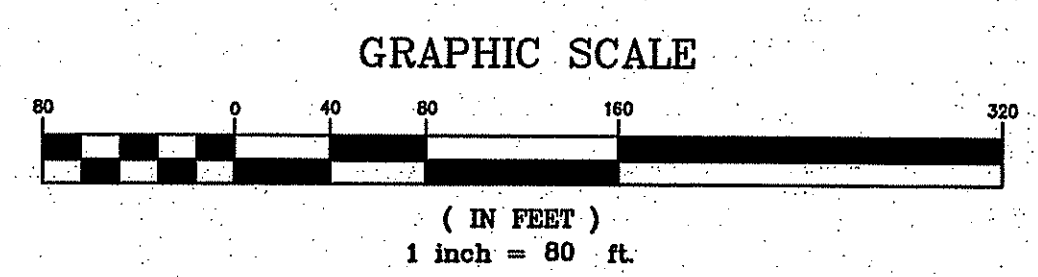
- PHASE 1:**
- WATER MAIN EXTENSION FROM GREEN END AVENUE TO END OF BAILEY AVE. EXTENSION.
 - SEWER MAIN EXTENSION FROM END OF BAILEY AVE.
 - RESIDENTIAL UNITS #9-12
 - BAILEY AVE EXTENSION AND ASSOCIATED DRAINAGE
 - BASIN P202A (WET VEGETATED TREATMENT SYSTEM)
 - BASIN P202D (EXTENDED DETENTION BASIN)
 - SWALE ALONG PROPERTY LINE TO WETLANDS
 - UTILITY CONNECTIONS FOR UNITS

- PHASE 3:**
- WATER MAIN EXTENSION FROM BAILEY AVE. EXTENSION TO SACHUEST DRIVE
 - SEWER MAIN FROM SALTWOOD DRIVE, TO CROSS COUNTRY LANE TO END OF PHASE 1 MAIN
 - RESIDENTIAL UNITS #4-8
 - OPEN SPACE ACCESS DRIVE THROUGH TO UNIT 9
 - SALTWOOD DRIVE AND ASSOCIATED DRAINAGE
 - BASIN P202C WET VEGETATED TREATMENT SYSTEM)
 - SWALE ALONG EASTERN PROPERTY LINE
 - UTILITY CONNECTIONS FOR UNITS
 - OPEN SPACE ACCESS DRIVE FOR SEWER MAIN ACCESS AND DRAINAGE MAINTENANCE

- PHASE 2:**
- CROSS COUNTRY LANE IMPROVEMENTS
 - SEWER MAIN FROM PARADISE AVE.
 - UTILITY CONNECTIONS FOR UNIT #1
 - ACCESS EASEMENT TO SACHUEST DRIVE

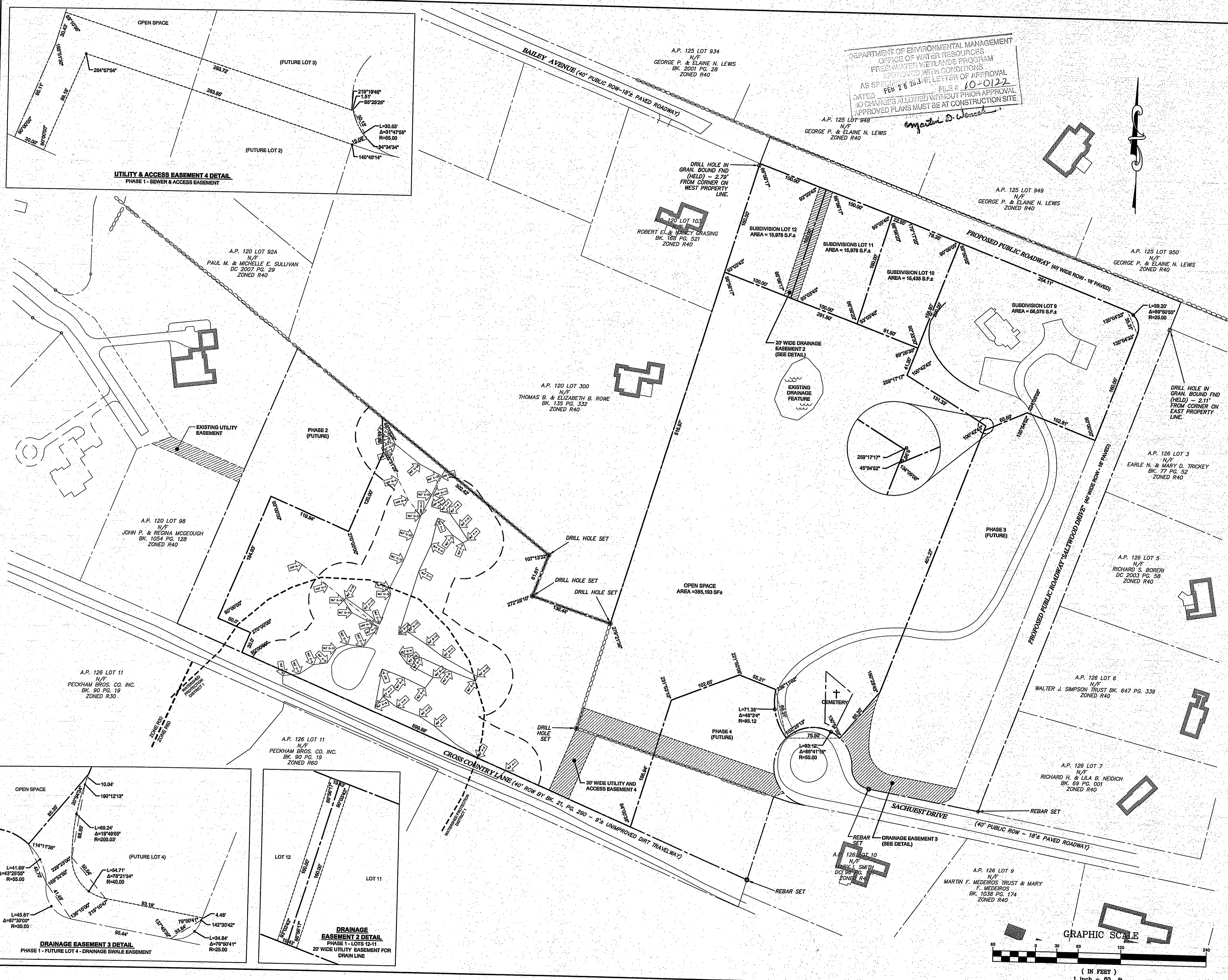
NOTE:
FINAL PLAT(S) FOR EACH PHASE MAY BE SUBMITTED INDEPENDENTLY FOR FINAL REVIEW, APPROVAL AND RECORDING IN THE LAND EVIDENCE RECORDS.

- PHASE 4:**
- WATER MAIN EXTENSION FROM SACHUEST DRIVE TO REMAINING UNITS
 - RESIDENTIAL UNITS #2-3
 - UTILITY CONNECTIONS FOR UNITS



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE: FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Martin D. Wenzel

1	SHEET RENUMBERED	OCT12
No.	Revision	Date App.
Designed by: JJR	Drawn by: JJR	Checked by: —
Scale: 1"=80'	Date: REV. MAY 2012	
Project Title:		
SALTWOOD FARM A.P. 126 LOT 4 SACHUEST DRIVE, BAILEY AVENUE AND CROSS COUNTRY LANE MIDDLETOWN, RI 02842		
Client/Owner:		
PETER GALLIPEAU P.O. BOX 4286 MIDDLETOWN RI		
Issued for:		
PERMITTING		
Drawing Title:		
CONSTRUCTION PHASING PLAN		
Drawing Number:		CP-1
Sheet		31 of 35
Project Number:		06088.0
Survey Index:		13 - 126 - 218
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 26 2013 FILE # 10-0122
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Smart & Wenzel

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- LEGEND:**
- PROPERTY LINE
 - - - ABUTTING PROPERTY LINE
 - STONEWALL
 - - - WETLAND BUFFER
 - WATERSHED PROTECTION DISTRICT
 - EDGE OF WETLANDS
 - WETLAND FLAG
 - EXISTING REBAR
 - EXISTING DRILLHOLE
 - - - SUBDIVISION LINE
 - - - EASEMENT LINE

THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: / /

BY: REGISTERED PROFESSIONAL LAND SURVEYOR

2	SHEET RENUMBERED	OCT12
1	TOWN COMMENTS	12/11
No.	Revision	Dats
Designed By: JJR	Drawn by: JJR	Checked by: —
Scale: 1"=60'	Date: REV. MAY 2012	

SALTWOOD FARM
 A.P. 126 LOT 4
 SACHUEST DRIVE, BAILEY AVENUE
 AND CROSS COUNTRY LANE
 MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
 P.O. BOX 4286
 MIDDLETOWN RI

Issued for:
PERMITTING

Drawing Title:
**RECORD PLAN
 PHASE 1**

Drawing Number:
RP-1

Sheet **32** of **35**

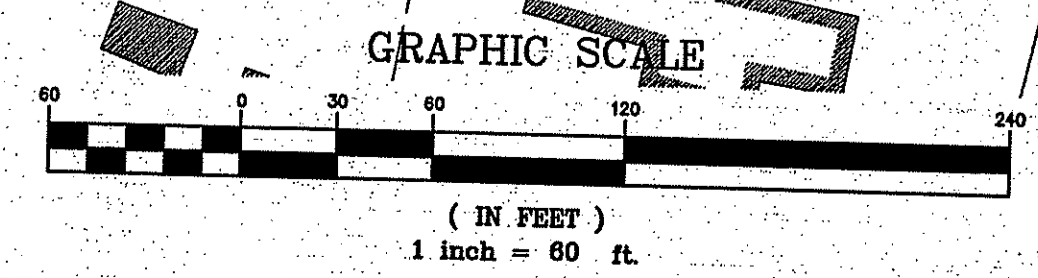
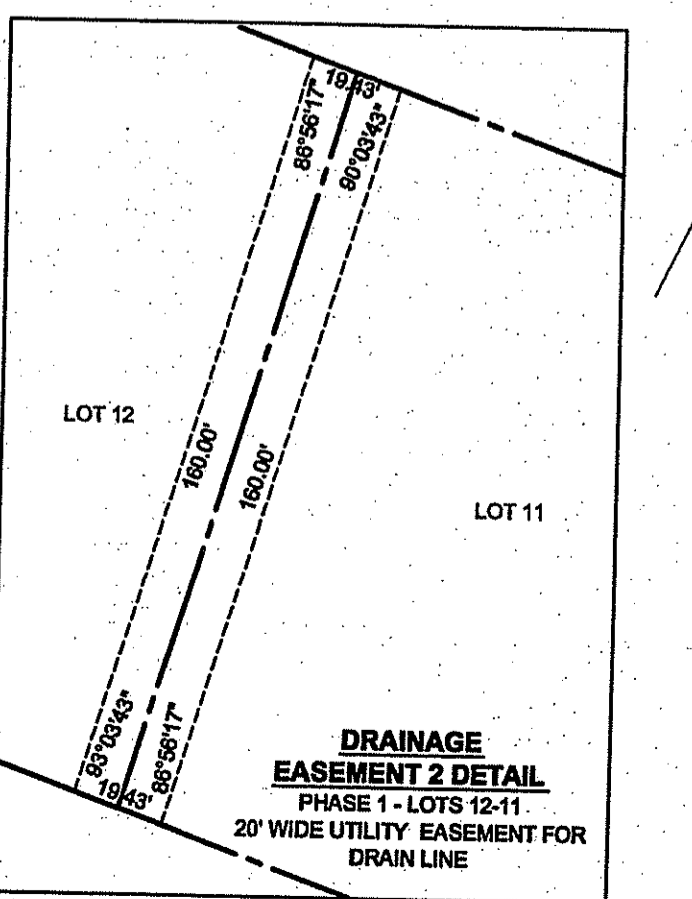
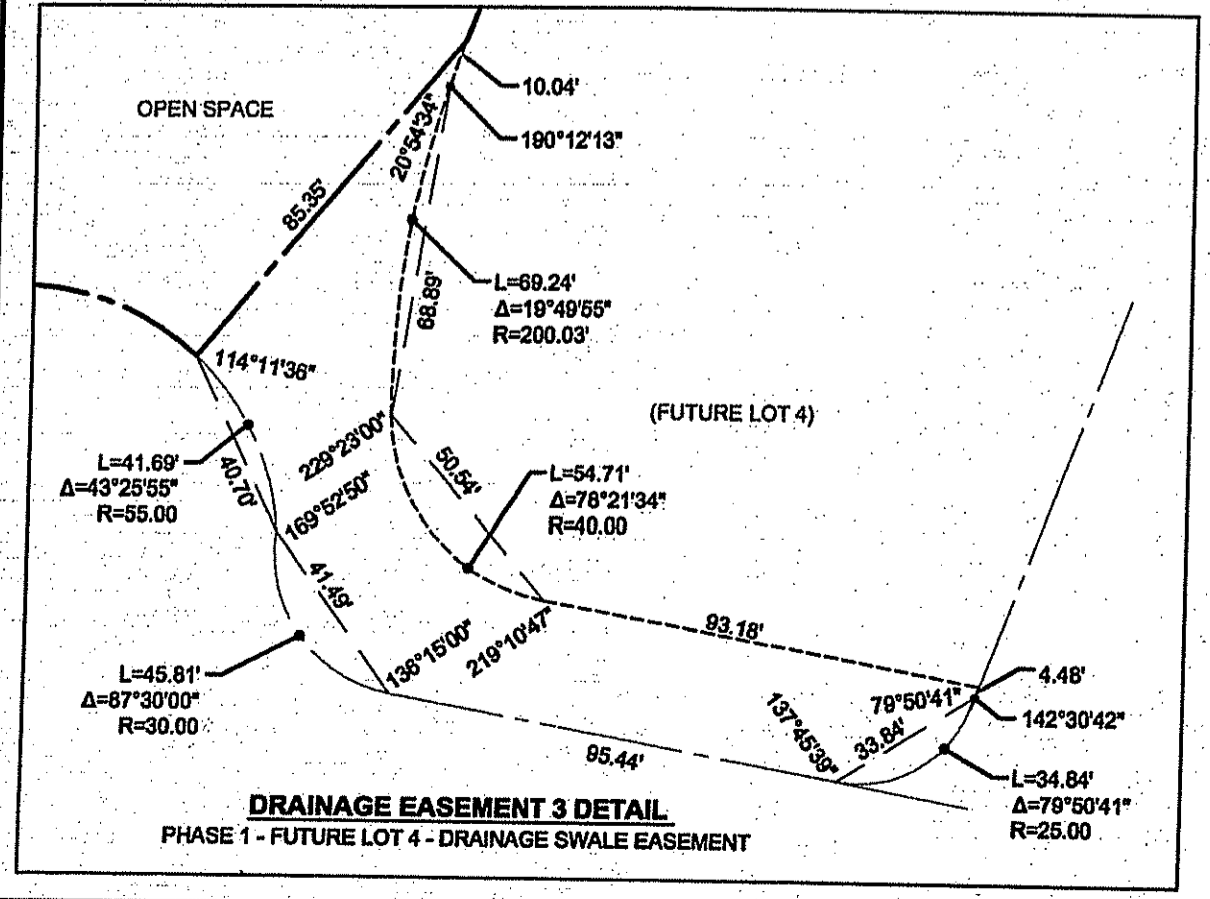
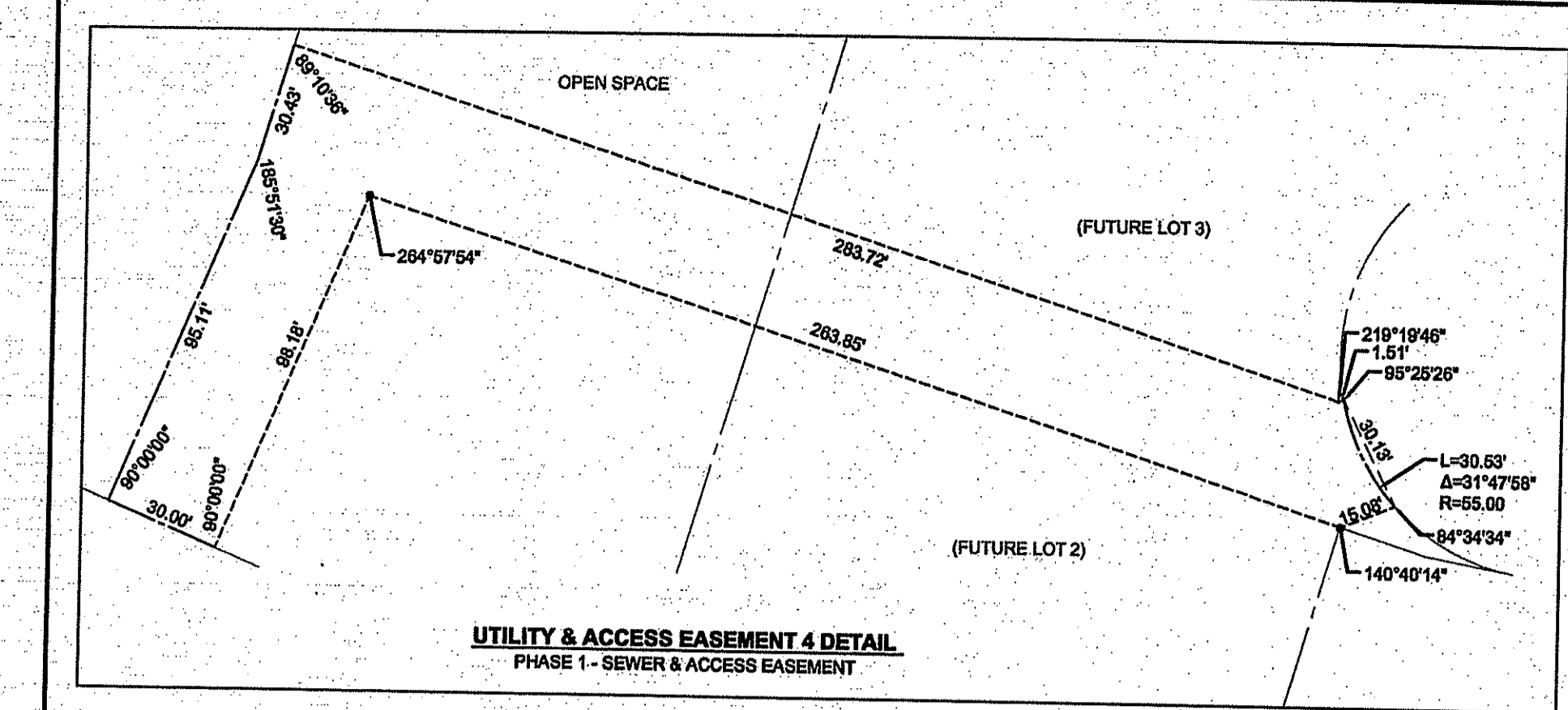
Project Number:
06088.0

Survey Index:
13-126-218

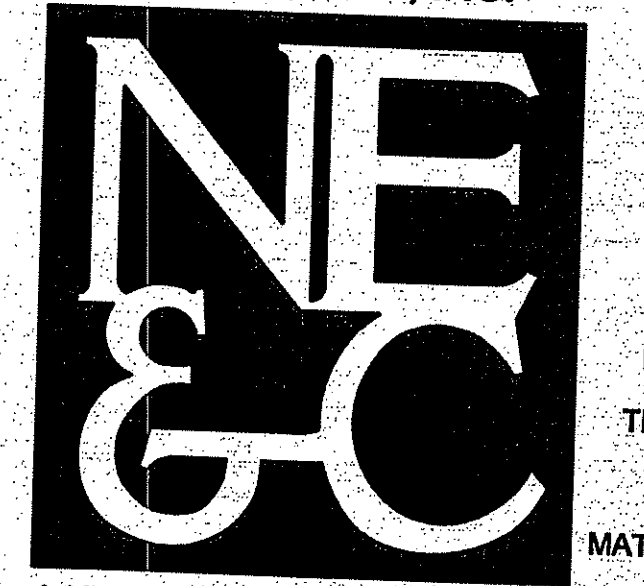
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UTILITY & ACCESS EASEMENT 4 DETAIL
 PHASE 1 - SEWER & ACCESS EASEMENT



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PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

LEGEND:

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	STONEWALL
	WETLAND BUFFER
	WATERSHED PROTECTION DISTRICT
	EDGE OF WETLANDS
	WETLAND FLAG
	EXISTING REBAR
	EXISTING DRILLHOLE
	SUBDIVISION LINE
	EASEMENT LINE

THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: / /

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

1	SHEET RENUMBERED	OCT12
No.	Revision	Date
Designed by: JJR	Drawn by: JJR	Checked by: _____
Scale: 1"=60'	Date: REV. MAY 2012	

SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
PERMITTING

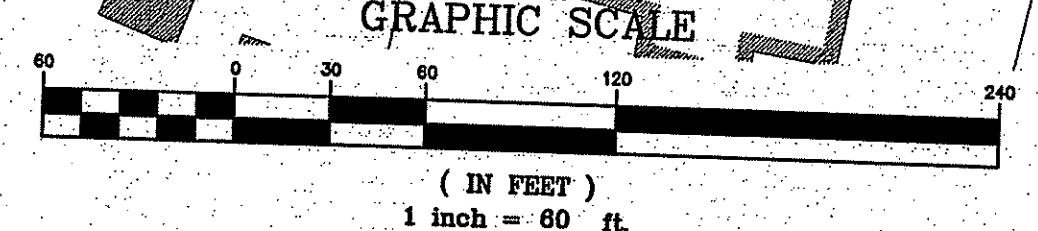
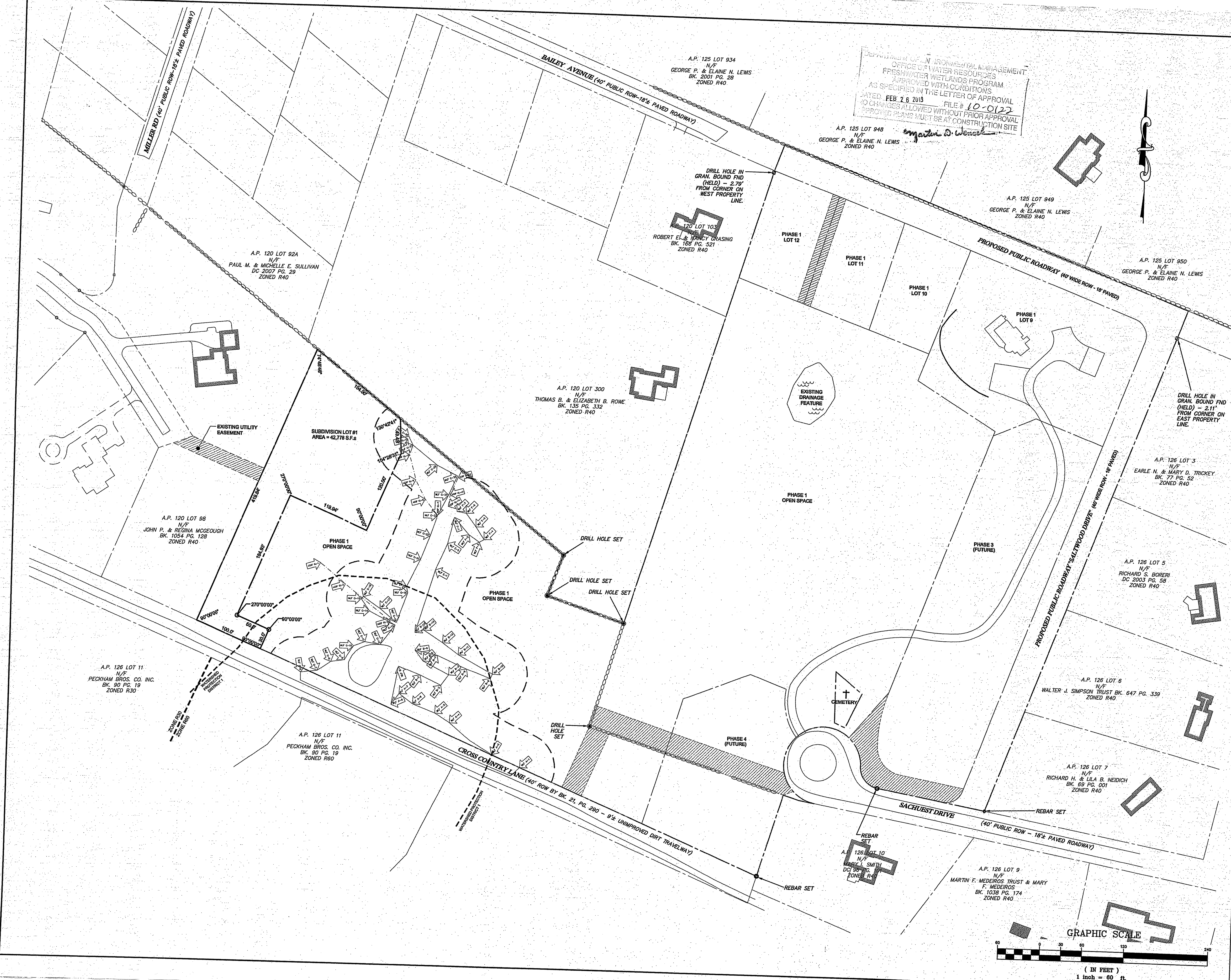
Drawing Title:
**RECORD PLAN
PHASE 2**

	Drawing Number:	RP-2
	Sheet	33 of 35
	Project Number:	06088.0
	Survey Index:	13 - 126 - 218

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 26 2013 FILE # 10-0122
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Signature: Margaret D. Wenzel



NORTHEAST ENGINEERS & CONSULTANTS, INC.



SITE/CIVIL
LAND PLANNING
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SURVEYING
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No.	Revision	Date App.
Designed by:	JJR	Drawn by: JJR
Checked by:		
Scale:	1"=60'	Date: REV. MAY 2012

Project Title:
SALTWOOD FARM
A.P. 126 LOT 4
SACHUEST DRIVE, BAILEY AVENUE
AND CROSS COUNTRY LANE
MIDDLETOWN, RI 02842

Client/Owner:
PETER GALLIPEAU
P.O. BOX 4286
MIDDLETOWN RI

Issued for:
PERMITTING

Drawing Title:
**RECORD PLAN
PHASE 3**

Drawing Number:	RP-3
Sheet	34 of 35
Project Number:	06088.0
Survey Index:	13 - 126 - 218

GERALYN E. SMALL
No. 8550
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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A.P. 125 LOT 948
N/F
GEORGE P. & ELAINE N. LEWIS
ZONED R40

A.P. 125 LOT 949
N/F
GEORGE P. & ELAINE N. LEWIS
ZONED R40

A.P. 125 LOT 950
N/F
GEORGE P. & ELAINE N. LEWIS
ZONED R40

A.P. 120 LOT 300
N/F
THOMAS B. & ELIZABETH B. ROWE
BK. 135 PG. 332
ZONED R40

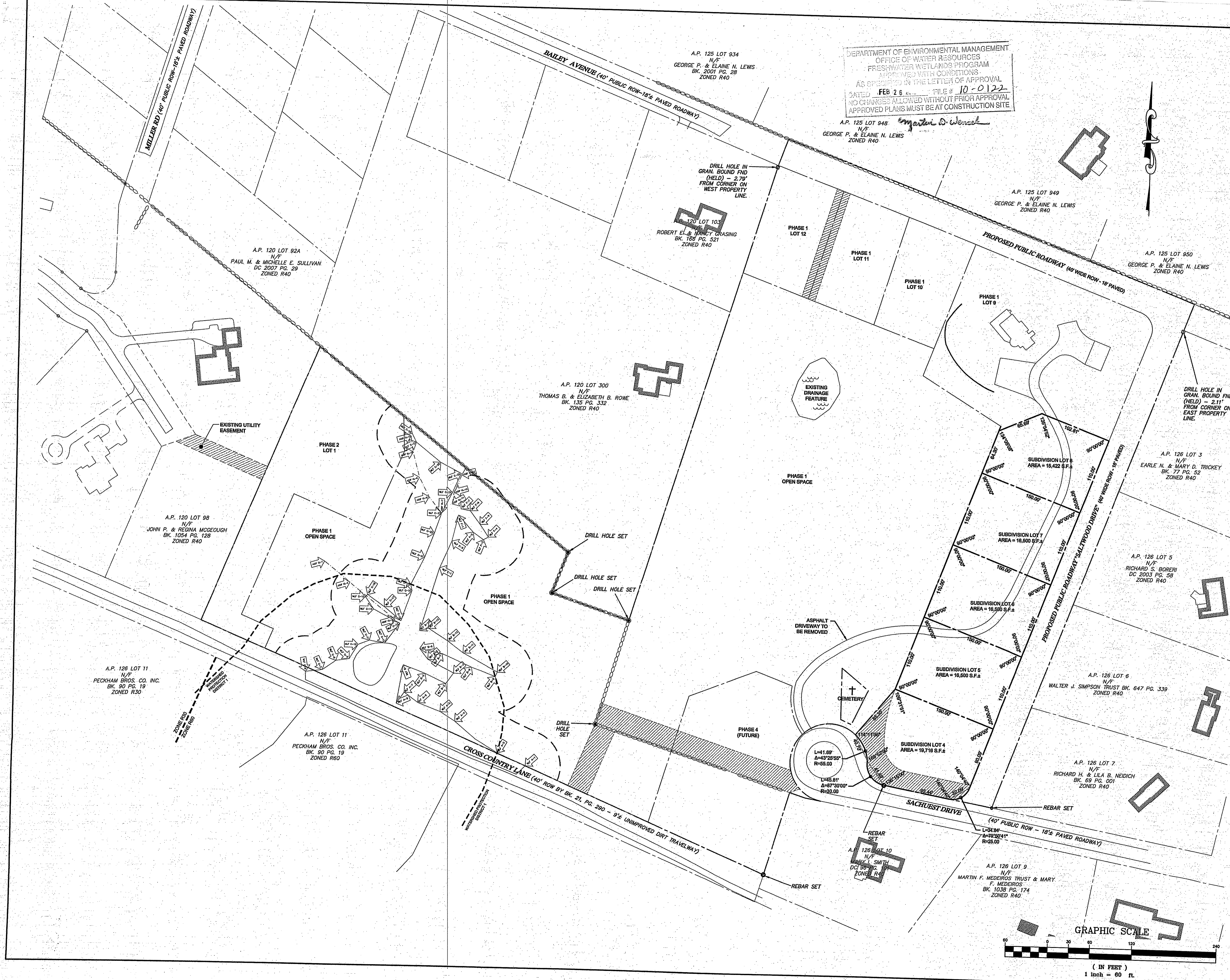
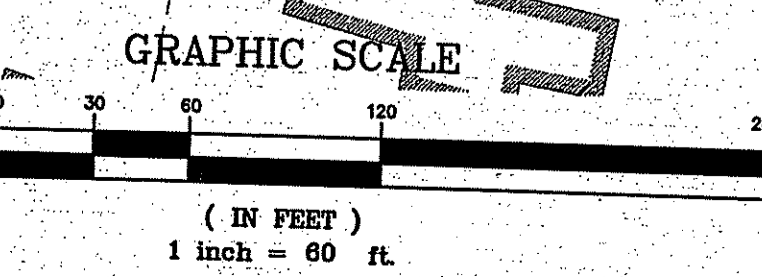
A.P. 120 LOT 92A
N/F
PAUL M. & MICHELLE E. SULLIVAN
DC 2007 PG. 29
ZONED R40

A.P. 120 LOT 98
N/F
JOHN P. & REGINA MCGEOUGH
BK. 1054 PG. 128
ZONED R40

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R30

A.P. 126 LOT 11
N/F
PECKHAM BROS. CO. INC.
BK. 90 PG. 19
ZONED R60

A.P. 126 LOT 9
N/F
MARTIN F. MEDEIROS TRUST & MARY
F. MEDEIROS
BK. 1036 PG. 174
ZONED R40



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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 PHASE 4**

Drawing Number:
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Sheet **35** of **35**

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