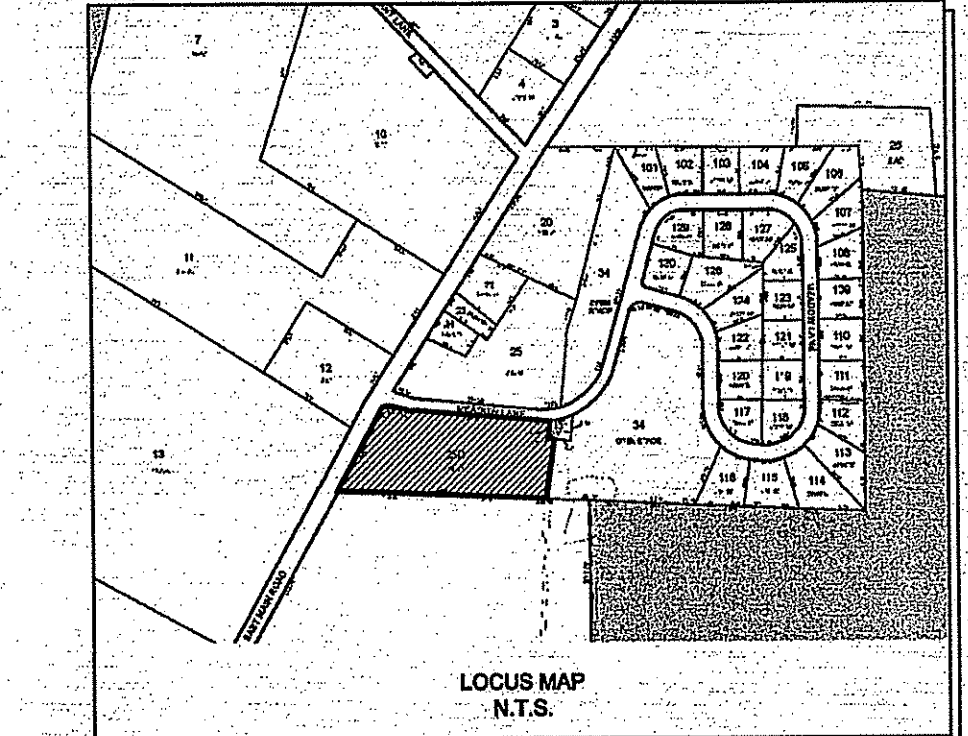


- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

A KNOWLEDGE CORPORATION®
 55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
 PHONE (401) 849-0810 FAX (401) 846-4169
 WWW.NORTHEASTENGINEERS.COM



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

DATE: / /
 BY: REGISTERED PROFESSIONAL LAND SURVEYOR

No.	Revision	Date	App.
3	RIDEM COMMENT	27APR12	
2	RIDEM COMMENT	07NOV11	

Designed By: Drawn by: JJR Checked by:
 Scale: 1" = 30' Date: JULY 28, 2011

Project Title:
NUNES PROPERTIES, LTD.
A.P. 118, LOT 25B
EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

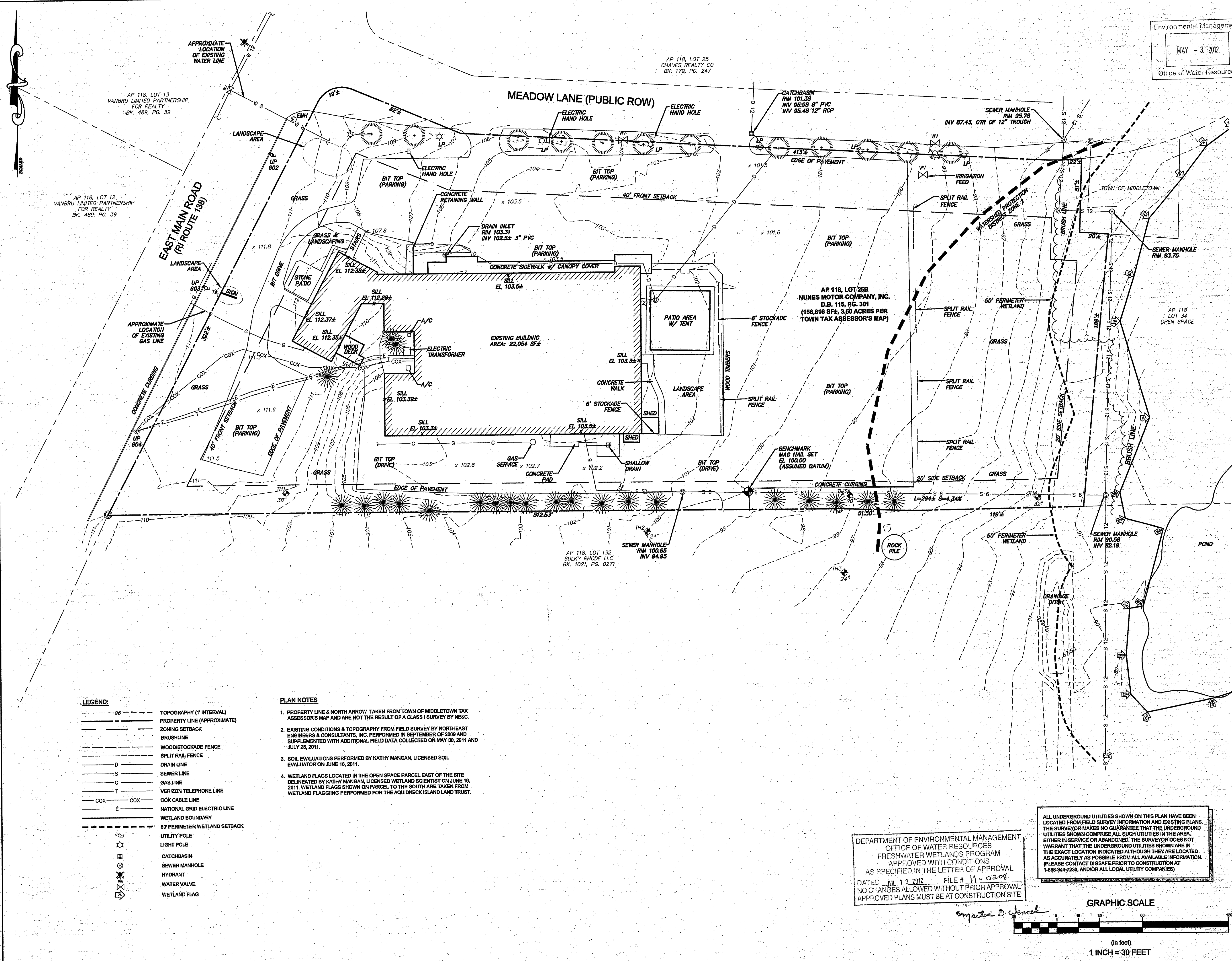
Client/Owner:
NUNES PROPERTIES, LTD.

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS PLAN

Drawing Number: **EX-1**
 Sheet 1 of 4
 Project Number: **09074.0**
 Survey Index:

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

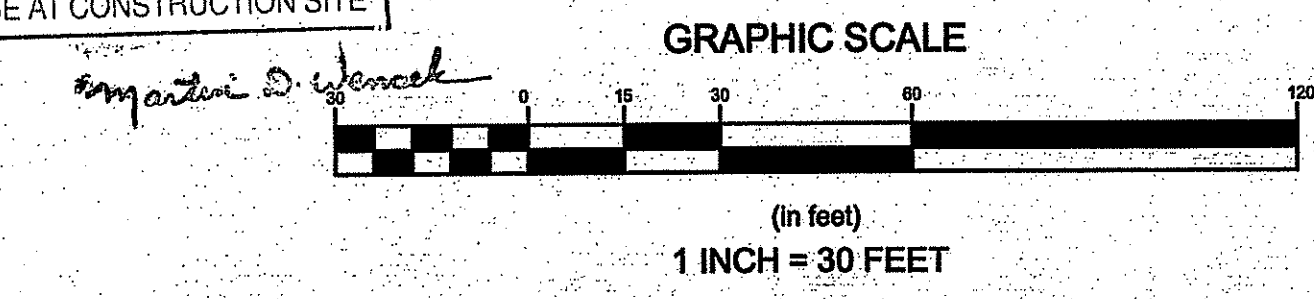


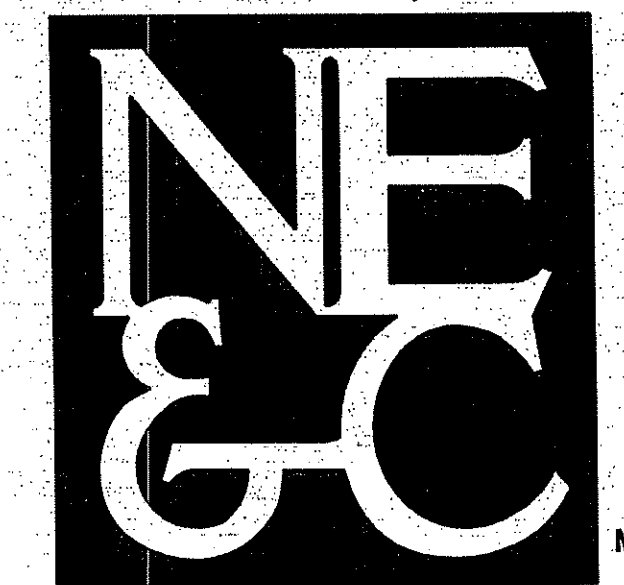
- LEGEND:**
- TOPOGRAPHY (1' INTERVAL)
 - PROPERTY LINE (APPROXIMATE)
 - ZONING SETBACK
 - BRUSHLINE
 - WOOD/STOCKADE FENCE
 - SPLIT RAIL FENCE
 - D DRAIN LINE
 - S SEWER LINE
 - G GAS LINE
 - T VERIZON TELEPHONE LINE
 - COX COX CABLE LINE
 - E NATIONAL GRID ELECTRIC LINE
 - WETLAND BOUNDARY
 - 50' PERIMETER WETLAND SETBACK
 - UTILITY POLE
 - LIGHT POLE
 - CATCHBASIN
 - SEWER MANHOLE
 - HYDRANT
 - WATER VALVE
 - WETLAND FLAG

- PLAN NOTES**
- PROPERTY LINE & NORTH ARROW TAKEN FROM TOWN OF MIDDLETOWN TAX ASSESSOR'S MAP AND ARE NOT THE RESULT OF A CLASS I SURVEY BY NE&C.
 - EXISTING CONDITIONS & TOPOGRAPHY FROM FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. PERFORMED IN SEPTEMBER OF 2009 AND SUPPLEMENTED WITH ADDITIONAL FIELD DATA COLLECTED ON MAY 30, 2011 AND JULY 28, 2011.
 - SOIL EVALUATIONS PERFORMED BY KATHY MANGAN, LICENSED SOIL EVALUATOR ON JUNE 16, 2011.
 - WETLAND FLAGS LOCATED IN THE OPEN SPACE PARCEL EAST OF THE SITE DELINEATED BY KATHY MANGAN, LICENSED WETLAND SCIENTIST ON JUNE 16, 2011. WETLAND FLAGS SHOWN ON PARCEL TO THE SOUTH ARE TAKEN FROM WETLAND FLAGGING PERFORMED FOR THE AQUINECK ISLAND LAND TRUST.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED JUL 13 2012 FILE # 11-0208
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN 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 DISA BEFORE CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)



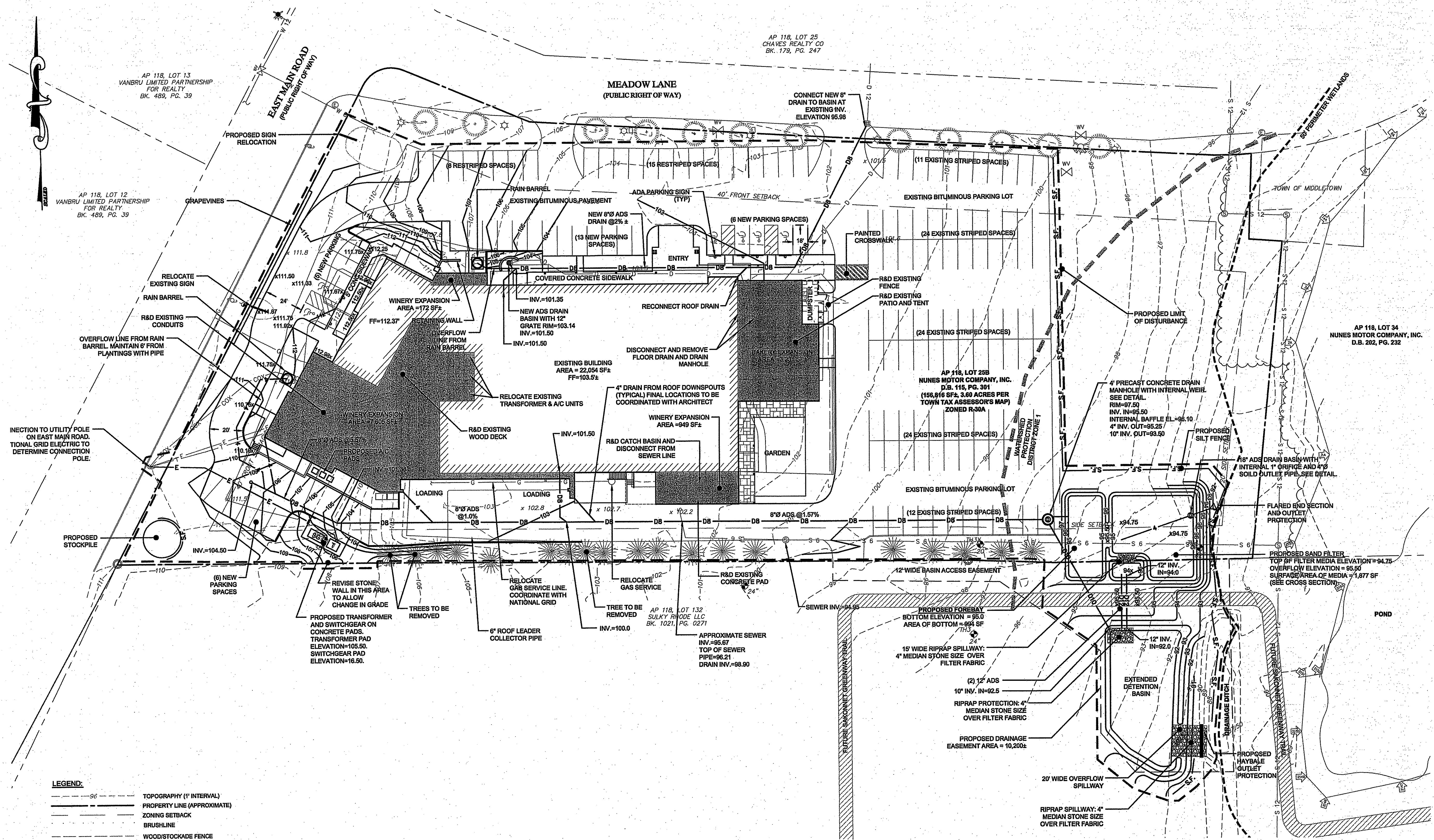


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Environmental Management
MAY - 3 2012
Office of Water Resources



LEGEND:

--- 96 ---	TOPOGRAPHY (1' INTERVAL)
---	PROPERTY LINE (APPROXIMATE)
---	ZONING SETBACK
---	BRUSHLINE
---	WOOD/STOCKADE FENCE
---	SPLIT RAIL FENCE
D	DRAIN LINE
S	SEWER LINE
C	GAS LINE
T	VERIZON TELEPHONE LINE
COX	COX CABLE LINE
E	NATIONAL GRID ELECTRIC LINE
---	WETLAND BOUNDARY
---	50' PERIMETER WETLAND SETBACK
---	UTILITY POLE
---	LIGHT POLE
---	CATCHBASIN
---	SEWER MANHOLE
---	HYDRANT
---	WATER VALVE
---	WETLAND FLAG
---	PROPOSED CONTOURS
---	WATERSHED DISTRICT ZONE 1
---	PROPOSED UNDERGROUND ELECTRIC / TELE LINE
---	PROPOSED 4" DRAIN LINE
---	PROPOSED 6" DRAIN LINE
---	PROPOSED SILT FENCE
---	PROPOSED LIMIT OF DISTURBANCE

PLAN NOTES

- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN 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 DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-225-4977, AND/OR ALL LOCAL UTILITY COMPANIES)
- EXISTING CONDITIONS & TOPOGRAPHY FROM FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS DATED SEPTEMBER 10, 2011 AND SUPPLEMENTED BY ADDITIONAL FIELD INFORMATION COLLECTED ON MAY 30, 2011 AND JUNE 26, 2011.
- NO INCREASE IN STORMWATER RUNOFF TO ADJACENT ROADWAYS SHALL BE CREATED.
- THE ENTIRE SITE IS LOCATED IN FLOOD ZONE X (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP 440502094H REVISED APRIL 5, 2010.
- PROPERTY LINE LOCATIONS TAKEN FROM TOWN OF MIDDLETOWN TAX ASSESSORS MAP AND ARE NOT THE RESULT OF A CLASS I SURVEY BY NEC.
- ENTIRETY OF THE DEVELOPMENT AREA IS LOCATED WITHIN HYDROLOGIC TYPE C SOILS (NA, NB, AND PD) PER THE RI SOIL SURVEY, LATEST EDITION. NO HYDRIC SOILS HAVE BEEN OBSERVED WITHIN THIS AREA.

PARKING INFORMATION

REQUIRED: 137 SPACES
PROVIDED PARKING: 148 SPACES (INCLUDING 6 HANDICAP SPACES)

ZONING INFORMATION

ZONE: RESIDENTIAL R30-A

DIMENSIONAL REGULATIONS:

MIN. LOT SIZE	30,000
MIN. FRONTAGE	300'
MAX BLDG. COVERAGE	20%
MAX BLDG. HEIGHT	35'

SETBACKS:
FRONT 40'
SIDE 20'
REAR 50'

SITE INFORMATION:

EXISTING CONDITIONS IMPERVIOUS AREA:	82,565 SF±
PROPOSED CONDITIONS IMPERVIOUS AREA:	103,629 SF±
DISTURBED EXISTING IMPERVIOUS AREA:	16,490 SF±
NET CHANGE IN IMPERVIOUS AREA:	11,064 SF±

NEW IMPERVIOUS AREAS (PER → IMPER): 15,040 SF±
REDEVELOPED IMPERVIOUS AREAS (IMPER → IMPER): 14,488 SF±

WATER QUALITY VOLUME FOR NEW IMPERVIOUS AREAS:

VOL = (1/12) X IMPERVIOUS AREA
VOL = 15,040 SF X (1/12) = 1,253 CF

WATER QUALITY VOLUME FOR REDEVELOPED IMPERVIOUS AREAS:

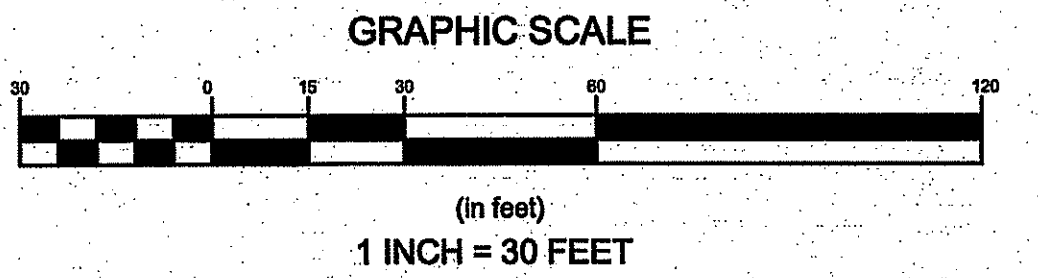
VOL = (1/2) X (1/12) X IMPERVIOUS AREA
VOL = 14,488 SF X 1/2 X 1/12 = 604 CF

TOTAL VOLUME REQUIRED = 1,657 CF

VOLUME PROVIDED BY SAND FILTER = 2,053
(AS DETERMINED BY METHOD DESCRIBED IN SECTION 5.6.4 OF THE RI STORMWATER MANUAL, REV. DEC 2010)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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Martin D. Wencel



3	RIDEM COMMENT	27APR12
2	RIDEM COMMENT	07NOV11
No.	Revision	Date
Designed By:	Drawn by: JJR	Checked by:
Scale:	1" = 30'	Date: JULY 28, 2011

Project Title:
**NUNES PROPERTIES, LTD.
A.P. 118, LOT 25B
EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND**

Client/Owner:
NUNES PROPERTIES, LTD.

Issued for:
PERMITTING

Drawing Title:
PROPOSED REDEVELOPMENT PLAN

Drawing Number: **PR-1**
Sheet **2** of **4**
Project Number: **09074.0**
Survey Index:

GERALYN E. SMALL
[Signature]
No. **B550**
REGISTERED PROFESSIONAL ENGINEER CIVIL

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