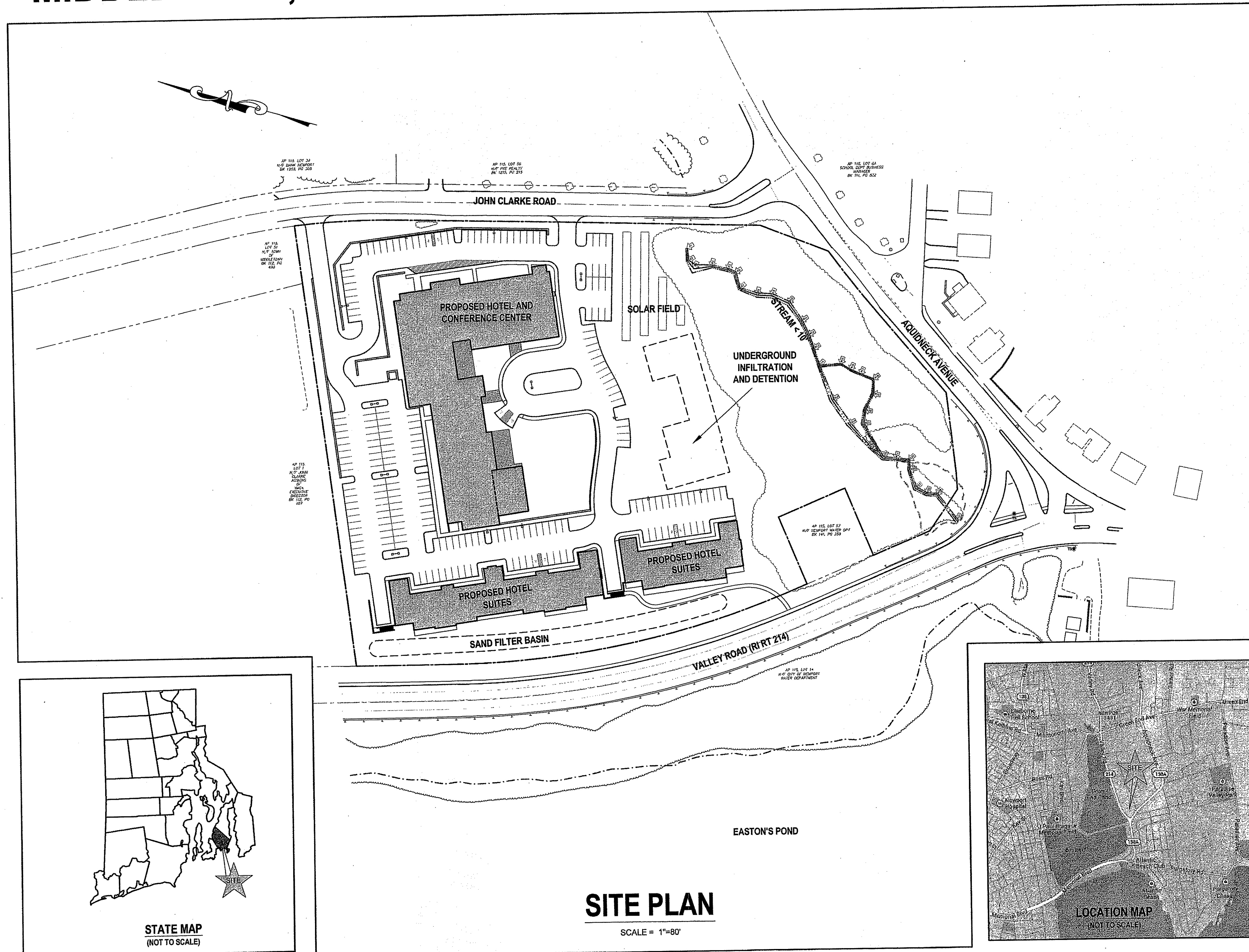


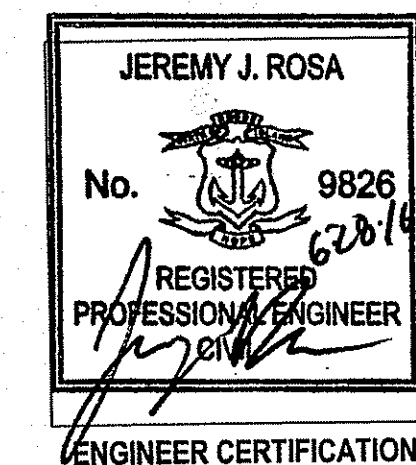
SEAVIEW INN

PROPOSED HOTEL AND SUITES PLAT 115, LOTS 5, 53, 54, & 55 JOHN CLARKE ROAD AND VALLEY ROAD MIDDLETOWN, RHODE ISLAND 02842



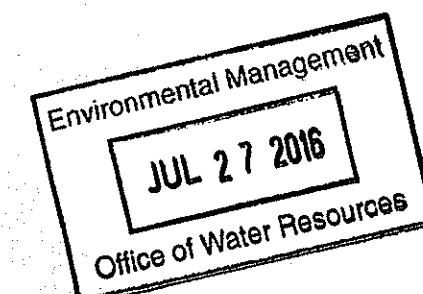
CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
A KNOWLEDGE CORPORATION
55 JOHN CLARKE ROAD MIDDLETOWN RI 02842
PHONE (401) 848-3810 FAX (401) 848-4169
WWW.NORTHEASTENGINEERS.COM



PREPARED FOR:

KYRIAKIDES & KYRIAKIDES LLC.
53 PURGATORY ROAD
MIDDLETOWN, RI 02842



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 09 2016 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JUNE 2016 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

TITLE SHEET
SITE / CIVIL NOTES
EXISTING CONDITIONS SHEET
PROPOSED LAYOUT SHEET
PROPOSED UTILITIES SHEET
PROPOSED GRADING SHEET
PROPOSED DRAINAGE SHEET
PROPOSED SESC SHEET
PROPOSED SITE / CIVIL DETAILS

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEETS 9-12

Kindly be advised that this
Permit is not equivalent to a
verification of the type or extent
of freshwater wetlands on site.

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE	COMMENTS
TOWN OF MIDDLETOWN	SEPT. 24 2013	
RIDEM AND RIDOT	MARCH 6, 2014	ADDED PEDESTRIAN ACCESS
RIDEM, RIDOT, TOWN OF MIDDLETOWN	JUNE 27, 2014	REVISIONS PER STATE AND MUNICIPAL COMMENTS
RIDEM, RIDOT	AUGUST 1, 2014	REVISIONS PER RIDEM COMMENTS
TOWN OF MIDDLETOWN	NOV 13, 2014	FINAL PLAN SUBMISSION
CONSTRUCTION	APR 6, 2015	PHASE I CONSTRUCTION SET
RIDEM, RIDOT, TOWN OF MIDDLETOWN	NOV 13, 2015	REVISED FOR PERMIT MODIFICATIONS
TOWN OF MIDDLETOWN	FEB 18, 2016	REVISED FOR SOLAR FIELD
RIDEM	JUN 28, 2016	DRAINAGE SYSTEM REVISED

FWW 14-0053

1. PROPERTY LINES TAKEN FROM PLAN ENTITLED "PLAN OF LAND A.P. 115 LOTS 5, 53, 54 & 55, AQUIDNECK CORPORATE PARK", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED 18AU08.
2. ELEVATIONS ESTABLISHED BY GPS OBSERVATION AND REFLECT NORTH AMERICAN VERTICAL DATUM 1988 (NA88).
3. TOPOGRAPHY ESTABLISHED BY AERIAL PHOTOGRAPHY USING DIGITAL TERRAIN MODELING (DT) METHODS WITH KTL ATLAS SOFTWARE BY EASTERN TOPOGRAPHICS, PHOTOGRAPHY DATE APRIL 20, 1995 (15400).
4. CENTERLINE OF STREAM FLAGGED IN AUGUST 2019 BY GIFFORD DESIGN GROUP.
5. THE ENTIRE SITE IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOODING, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 4400500181J. THE ADJACENT GREEN OPEN POND HAS A ZONE AE FLOOD ELEVATION OF 15 AND IS CONNECTED TO THE SITE VIA A CULVERT SITUATED BELOW THIS FLOOD ELEVATION. IT CAN BE EXPECTED THAT DURING A 100-YEAR FLOOD EVENT THE FLOODING WILL SURCHARGE THIS CULVERT AND FLOOD THE SITE UP TO THIS ELEVATION. THIS FLOODLINE HAS BEEN SHOWN ON THE PLANS AS A ZONE AE (EL. 16).
6. THE SITE IS LOCATED PARTIALLY WITH THE MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1.
7. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
8. THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS: CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
9. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
10. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
11. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
12. STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
13. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
14. 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.
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/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER"
17. ALL WORK WITHIN THE STATES ROAD SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
18. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.

1. 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.
2. ALL GRADED AREAS SHALL BE SODDERED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
3. THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
4. NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE TOWN OF MIDDLETOWN, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
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 AND TOWN OF MIDDLETOWN.
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 SUBJECTED TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

1. THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING OVERHEAD SERVICE IN JOHN CLARKE ROAD ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
2. EXISTING GAS LINE INFORMATION PROVIDED BY NATIONAL GRID, THE LOCATION OF PROPOSED GAS SERVICES ARE PRELIMINARY. FINAL DESIGN OF THE GAS SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
3. THE LOCATIONS OF WATER LINES AND SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
4. ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
5. PROPOSED SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. FINAL DESIGN OF CONNECTION TO MUNICIPAL SEWER IS SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND UNDER WATER.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACED. ALL PERSON OR DATA FURNISHED TO THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
7. IF THE CONTRACTOR EJECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH SUBORDINATE. ALL PERSON INCURRED CHARGES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. UNLESS OTHERWISE SPECIFIED, ALL ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE. THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.

1. CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT 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 AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER TRAFFIC CONTROL DEVICES THAT TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

1. CONSTRUCTION SEQUENCE:

- A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- B. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THIS ENTRANCE.
- C. INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR HAY BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.
- D. REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE
- E. DEMOLISH EXISTING STRUCTURES AND UTILITIES.
- F. ROUGH GRADE SITE.
- G. EXCAVATE BASIN AND FILTERS IN ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.
- H. CONSTRUCT BUILDINGS AND UTILITIES.
- I. FINAL GRADING AND BINDER PAVEMENT COURSE.
- J. CONSTRUCT LANDSCAPED AREAS.
- K. TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.

- A. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- B. NO DRAINAGE AREAS SHALL BE USED FOR STOOPLES OR STORAGE OF MATERIALS OR EQUIPMENT. THESE AREAS SHOULD BE DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
- C. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
- D. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
- E. ALL FILL SHALL BE COMPACTED TO 85% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
- F. FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUNITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
- G. ALL FILL SHALL BE PLACED AND COMPACTED TO 85% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
- H. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- I. FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
- J. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
- K. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
- L. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
- M. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.

A. SLOPES SHALL NOT BE STEEPER THAN 1 VERTICAL TO 3 HORIZONTAL UNLESS OTHERWISE SPECIFIED.
B. LOAM AND SEED REQUIREMENTS ARE SPECIFIED IN RIDOT L.01 & L.02.
C. 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.

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

E. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 100 LB/ACRE

F. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.

A. AT A MINIMUM THE SILT FENCING, HAY BALES AND FILTER SOCK BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.

B. EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.

C. SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF-SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.

D. STONE APRONS SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.

E. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND REESTABLISHED AS NECESSARY.

F. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

<u>REQUIRED PARKING</u>	
HOTEL ROOMS	1 PER UNIT PLUS 5
- 141 UNITS	146 SPACES REQUIRED
HOTEL SUITES	1 PER UNIT PLUS 5
- 57 UNITS	62 SPACES REQUIRED
	208 TOTAL SPACES REQUIRED
	220 SPACES PROVIDED

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>(NEW LOT PROVIDED)</u>
MIN AREA:	40,000 SF	442,134 SF	442,134 SF
MIN FRONTAGE:	150 FT	1134 FT	1,134 FT
MAX LOT COVERAGE:	35 %	2.6 %	14.7 %
MAX HEIGHT:	35 FT	N/A	35 FT
FRONT YARD SETBACK:	10 FT	56 FT	47 FT
SIDE YARD SETBACK:	35 FT	77 FT	60 FT
REAR YARD SETBACK:	50 FT	N/A	N/A
SIDE ACCESS, SETBACK:	25 FT	N/A	N/A
REAR ACCESS, SETBACK:	15 FT	N/A	N/A
LOT AREA:			442,134 SF
RIVERBANK WETLAND AREA:			106,040 SF
WATER AREA:			3,283 SF
BUILDABLE AREA:			330,811 SF
MIDDELTOWN REGULATION = 1 UNIT PER 1,000 SF.			
MAXIMUM UNITS ALLOWED = 330 UNITS/			
TOTAL UNITS PROPOSED = 188 UNITS/			

1. SAND FILTERS MAINTENANCE:

a. GRASSES AND/OR ANOTHER SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE SAND FILTERS IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.

b. THE FILTERS SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEMS ARE FUNCTIONING PROPERLY. THEREAFTER, THE FILTERS SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTERS SHALL BE REMOVED ON AN ANNUAL BASIS AND STOCKPILED ON SITE. THESE SEDIMENTS SHALL BE USED FOR GRADING ERODED AREAS ON SITE, OR SHALL BE DISPOSED OF AT A LICENSED OFF-SITE FACILITY IF NOT NEEDED.

c. THE FOLLOWING SHALL ALSO BE COMPLETED ON AN ANNUAL BASIS:

i. THE SLOPES OF THE FILTERS SHOULD BE INSPECTED FOR EROSION AND GULLYING.

ii. REINFORCE EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OVERFLOW SPILLWAYS, OR THE EXISTING RIPRAP HAS BEEN COMPROMISED.

iii. THE DRAIN BASINS OXLINE TO THE UNDERDRAINS SHALL BE INSPECTED FOR LEAKY JOINTS OR CRUSHED LINES. UNDERDRAIN AND OUTLET PIPE SHALL BE CLEAN AND FREE OF MATERIALS THAT CAN REDUCE FLOW.

iv. THE OUTLET OF THE UNDERDRAINS SHALL BE CHECKED FOR EROSION AND/OR DETERIORATION OF THE STONE OUTLET PROTECTION.

v. ANY WITHIN THE EXTENT OF THE FILTERS THAT ARE SUBJECT TO EROSION OR GULLYING SHOULD BE REPLENISHED WITH THE ORIGINAL DESIGN MATERIAL AND RE-VEGETATED ACCORDING TO DESIGN DRAWINGS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION. EMBANKMENT STABILITY SHOULD BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS.

vi. WHEN THE GRASS AROUND THE PERIMETER OF AND WITHIN THE FILTERS, SEED BEDS AREAS, AND REMOVE LITTER AND DEBRIS AT LEAST THREE TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN TWELVE INCHES. REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE FILTERS. ANY INVASIVE VEGETATION ENCROACHING UPON THE PERIMETER OF THE FILTERS SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FACILITIES, COMPROMISING SIGHT VISIBILITY, AND/OR COMPROMISING THE ORIGINAL DESIGN INTENT. IF DEAD OR DYING GRASS OR THE BED OF THE CHANNEL IS OBSERVED, CHECK TO ENSURE THAT WATER INFILTRATES WITHIN TWO DAYS FOLLOWING STORMS.

vii. SILTSEDIMENT SHOULD BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH. IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 8 INCHES OF SAND SHOULD BE REMOVED AND REPLACED. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THIS REMOVED SURFACE, THEN THAT MATERIAL SHOULD ALSO BE REMOVED AND REPLACED. IF ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE FILTER CHAMBER, THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

2. STORMWATER CHAMBER MAINTENANCE:

a. GENERAL INSPECTIONS SHOULD BE CONDUCTED AT LEAST ANNUALLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). THE MAINTENANCE OBJECTIVES FOR THESE PRACTICES INCLUDE PRESERVING THE STRUCTURAL INTEGRITY OF THE BASIN. THESE INSPECTIONS TO INCLUDE:

i. SUBSURFACE DETENTION CHAMBERS SHALL BE INSPECTED VIA INSPECTION PORTS OR MANHOLES TO GRADE ANNUALLY FOR THE PRESENCE OF SEDIMENTS, OR EVERY SIX (6) MONTHS FOR THE FIRST YEAR OF OPERATION. SHOULD THE AVERAGE DEPTH OF SEDIMENT EXCEED 3 INCHES WITHIN THE INLET CHAMBER, CLEAN OUT SHOULD BE PERFORMED. THIS SHOULD BE ACCOMPLISHED BY VACUUM TRUCK.

ii. STORMWATER INLETS STRUCTURES SHALL BE INSPECTED ON A YEARLY BASIS. SHOULD ACCUMULATED SEDIMENTS AND DEBRIS EXCEED 50% OF THE STRUCTURE SUMPS, MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE AT A LICENSED FACILITY. STRUCTURAL FAULTS SHALL BE REPAIRED AND GRATES INSPECTED FOR BLOCKAGE.

3. CONVEYANCE STRUCTURE MAINTENANCE:

a. ALL INLET / OUTFLOW PIPES ARE BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIED IMMEDIATELY.

b. THE ROOF LEADERS AND COLLECTOR PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.

c. ROOF RUNOFF STRUCTURES SUCH AS GUTTERS AND DOWNSPOUTS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW. A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF NECESSARY TO DETERMINE WHETHER A STRUCTURE HAS BEEN COMPROMISED.

4. RIPRAP SPILLWAY MAINTENANCE:

a. THE SPILLWAY SHOULD BE INSPECTED ANNUALLY FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.

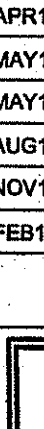
5. MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

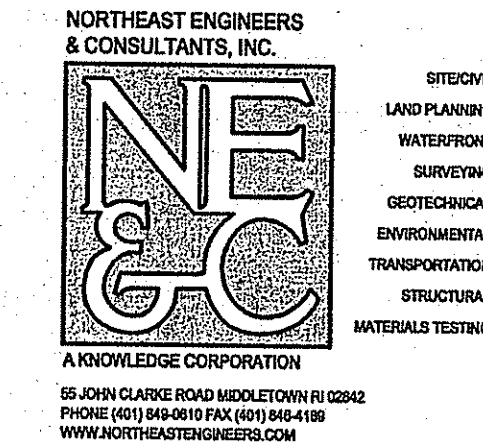
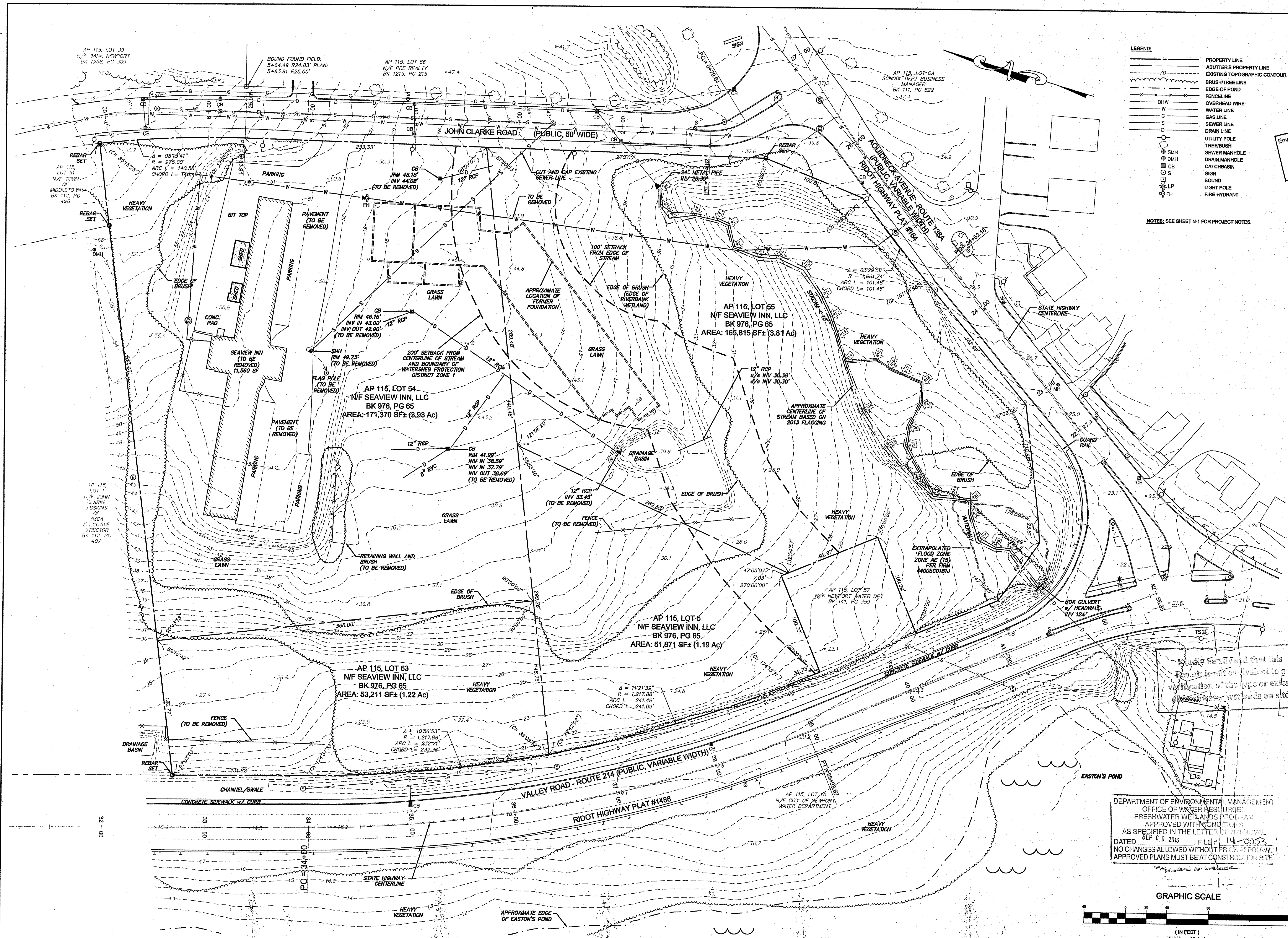
6. UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

AD	ASPHALT PAVEMENT	PAVT	PAVEMENT
AP	ADJACENT	PVC	SHEET
ACCESS	ASSESSORS PLAT	R	RADIUS
ARCH	ACCESSIBLE	RC	REINFORCED CONCRETE
BC	ARCHITECT	RECONN	RECONNECT
BH	BOTTOM OF CURB	RIBH	RHODE ISLAND HIGHWAY BOUND
BIT	BORING HOLE	RIDDT	RHODE ISLAND DEPARTMENT OF TRANSPORTATION
CLR	BOTTOMUS	ROW	RIGHT OF WAY
CMP	CLEARANCE	S	SLOPE, SEWER
CMU	CORRUGATED METAL PIPE	SH	SQUARE FEET
CONC	CONCRETE MASONRY UNIT	SHIT	SHEET
COTG	CONCRETE	SMH	SEWER MANHOLE
CF	CONNECT	STA	STATION
DEMO	CLEAN OUT TO GRADE	STRUCT	STRUCTURAL
DI	CUBIC FOOT	TC	TOP OF CURB
DIA	DEMOLISH	TOP	TOP OF SURFACE
DMH	DRAIN INLET	UGT	UNDERGROUND TELEPHONE
DP	DIA	TYP	TYPICAL
DS	DRAIN MANHOLE	W	WATER
DWG	DROP PIPE	WW	WITH
E	DOWN SPOUT		WELDED WIRE MESH
ELEVIEL	DRAWING		
EMH	ELECTRIC		
EOP	ELEVATION		
EQ	ELECTRIC MANHOLE		
EXIST	EDGE OF PAVEMENT		
EXP	EQUAL		
FFC	EXISTING		
FG	EXPANSION		
FI	FINISH FLOOR ELEVATION		
FT	FINISHED GRADE		
G	FIRE HYDRANT		
GAL	FEET		
GV	GAS		
IN	GALLON		
J	GATE VALVE		
LAND	INVERT		
MAX	JOINT		
NDS	LENGTH		
MECH	LANDSCAPE		
MIN	NOT TO SCALE		
	MAXIMUM		
	MECHANICAL		
	MINIMUM		

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 09 2016 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.  A KNOWLEDGE CORPORATION 55 JOHN CLARKE ROAD HOLESTOWN RI 02842 PHONE (401) 864-4210 FAX (401) 864-4188 WWW.NORTHEASTENGINEERS.COM		SPECIAL LAND PLANNING WATERPONT SURVEYING GEOTECHNICAL ENVIRONMENTAL TRANSPORTATION STRUCTURAL MATERIALS TESTING																										
PROJECT TITLE: Management 7/20/16 After Resources THE SEAVIEW INN A.P. 115 LOTS 5, 53, 54 & 55 VALLEY ROAD & JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND																												
CLIENT/TOWNER: KYRIAKIDES & KYRIAKIDES, LLC 53 PURGATORY ROAD MIDDLETOWN, RI 02842																												
DESIGNED BY: JJR DRAWN BY: JJR CHECKED BY: GES DATE: 24SEP13 (REV 0)																												
REVISION HISTORY: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">DATE</th> <th style="width: 70%;">ISSUED FOR</th> </tr> </thead> <tbody> <tr> <td>24SEP13</td> <td>TOWN OF MIDDLETOWN</td> </tr> <tr> <td>06MAR14</td> <td>ADDED PEDESTRIAN ACCESS</td> </tr> <tr> <td>27JUN14</td> <td>REV. PER DOT, DEM. TOWN COMMENT</td> </tr> <tr> <td>30JUL14</td> <td>REV. PER DOT COMMENT</td> </tr> <tr> <td>13NOV14</td> <td>TOWN OF MIDDLETOWN</td> </tr> <tr> <td>06APR15</td> <td>PHASE 1 PLANS</td> </tr> <tr> <td>15APR15</td> <td>REV. GRADING</td> </tr> <tr> <td>04MAY15</td> <td>REV. SEWER TANK</td> </tr> <tr> <td>28MAY15</td> <td>REMOVED WALL, REV GRADING</td> </tr> <tr> <td>07AUG15</td> <td>REVISED BLDG SEWER</td> </tr> <tr> <td>13NOV15</td> <td>REVISED DRAINAGE</td> </tr> <tr> <td>16FEB16</td> <td>SOLAR FIELD REVISIONS</td> </tr> </tbody> </table>			DATE	ISSUED FOR	24SEP13	TOWN OF MIDDLETOWN	06MAR14	ADDED PEDESTRIAN ACCESS	27JUN14	REV. PER DOT, DEM. TOWN COMMENT	30JUL14	REV. PER DOT COMMENT	13NOV14	TOWN OF MIDDLETOWN	06APR15	PHASE 1 PLANS	15APR15	REV. GRADING	04MAY15	REV. SEWER TANK	28MAY15	REMOVED WALL, REV GRADING	07AUG15	REVISED BLDG SEWER	13NOV15	REVISED DRAINAGE	16FEB16	SOLAR FIELD REVISIONS
DATE	ISSUED FOR																											
24SEP13	TOWN OF MIDDLETOWN																											
06MAR14	ADDED PEDESTRIAN ACCESS																											
27JUN14	REV. PER DOT, DEM. TOWN COMMENT																											
30JUL14	REV. PER DOT COMMENT																											
13NOV14	TOWN OF MIDDLETOWN																											
06APR15	PHASE 1 PLANS																											
15APR15	REV. GRADING																											
04MAY15	REV. SEWER TANK																											
28MAY15	REMOVED WALL, REV GRADING																											
07AUG15	REVISED BLDG SEWER																											
13NOV15	REVISED DRAINAGE																											
16FEB16	SOLAR FIELD REVISIONS																											
CERTIFICATION:  JEREMY J. ROSA No. 9826 2/1/16 REGISTERED PROFESSIONAL ENGINEER CIVIL																												
PROJECT NUMBER: 09001.1																												
SCALE: N/A																												
DRAWING TITLE: NOTES																												
DRAWING NUMBER: N-1 SHEET 2 OF 12																												
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 PROJECT OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.																												



PROJECT FILE:
JUL 27 2016
Office of Water Resources
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
20NOV15	REVISED DRAINAGE
10DEC15	REVISED STORAGE TANK

CERTIFICATION:
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

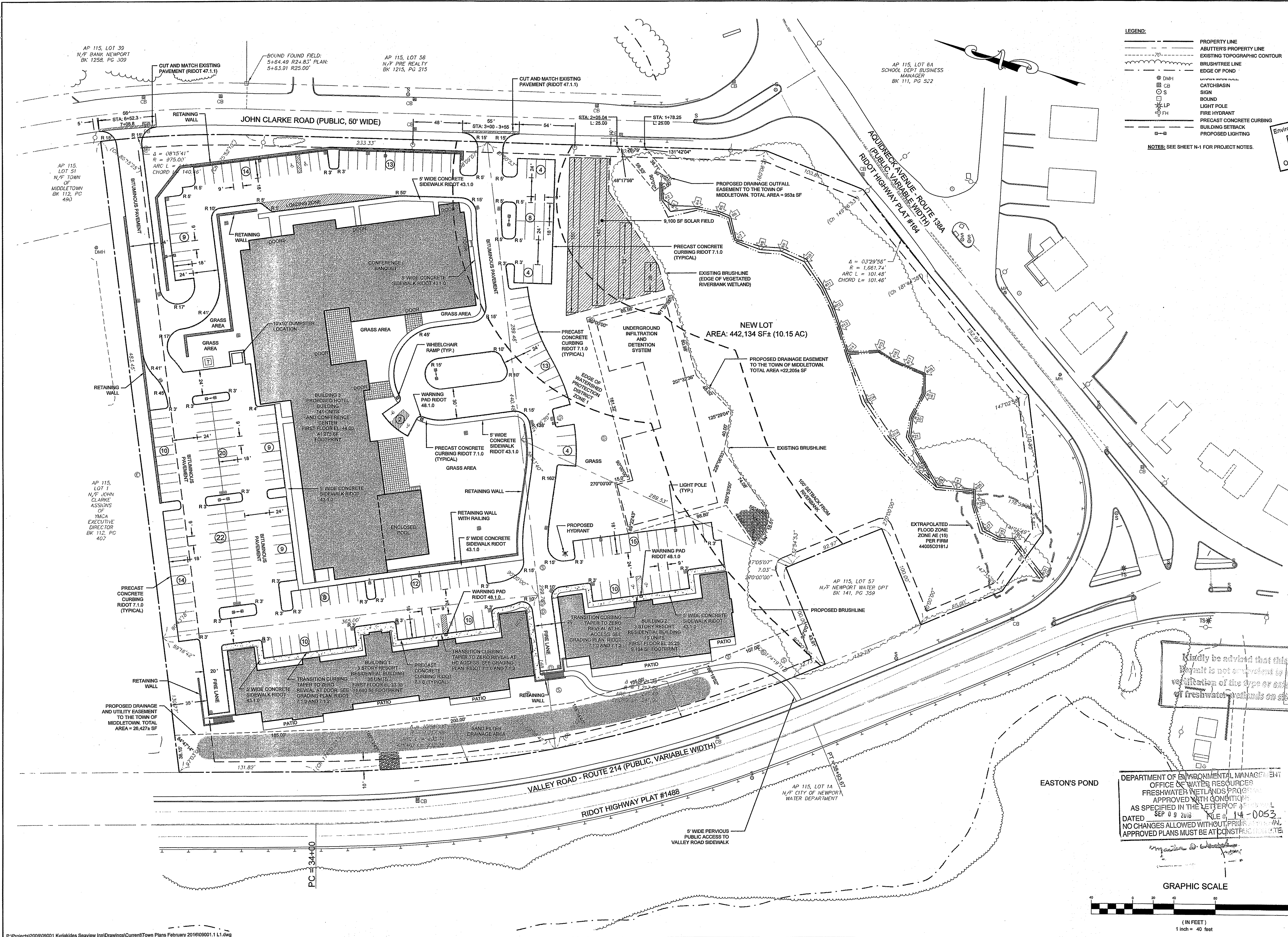
PROJECT NUMBER:
09001.1

SCALE: 1" = 40'
DRAWING TITLE:

PRECONSTRUCTION
CONDITIONS

DRAWING NUMBER:
EX-1
SHEET 3 OF 12

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:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- DMH
- CB
- S
- LP
- FH
- CATCH BASIN
- SIGN
- BOUND
- LIGHT POLE
- FIRE HYDRANT
- PRECAST CONCRETE CURBING
- BUILDING SETBACK
- PROPOSED LIGHTING

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.



THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

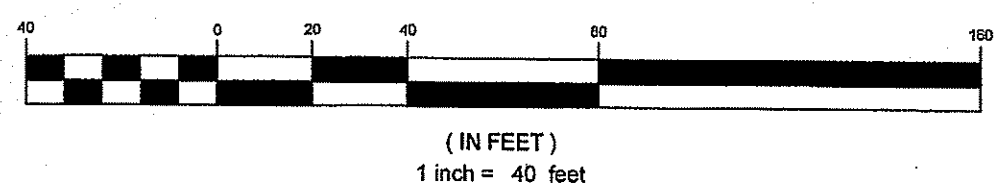
REVISION HISTORY:	
DATE	ISSUED FOR
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT

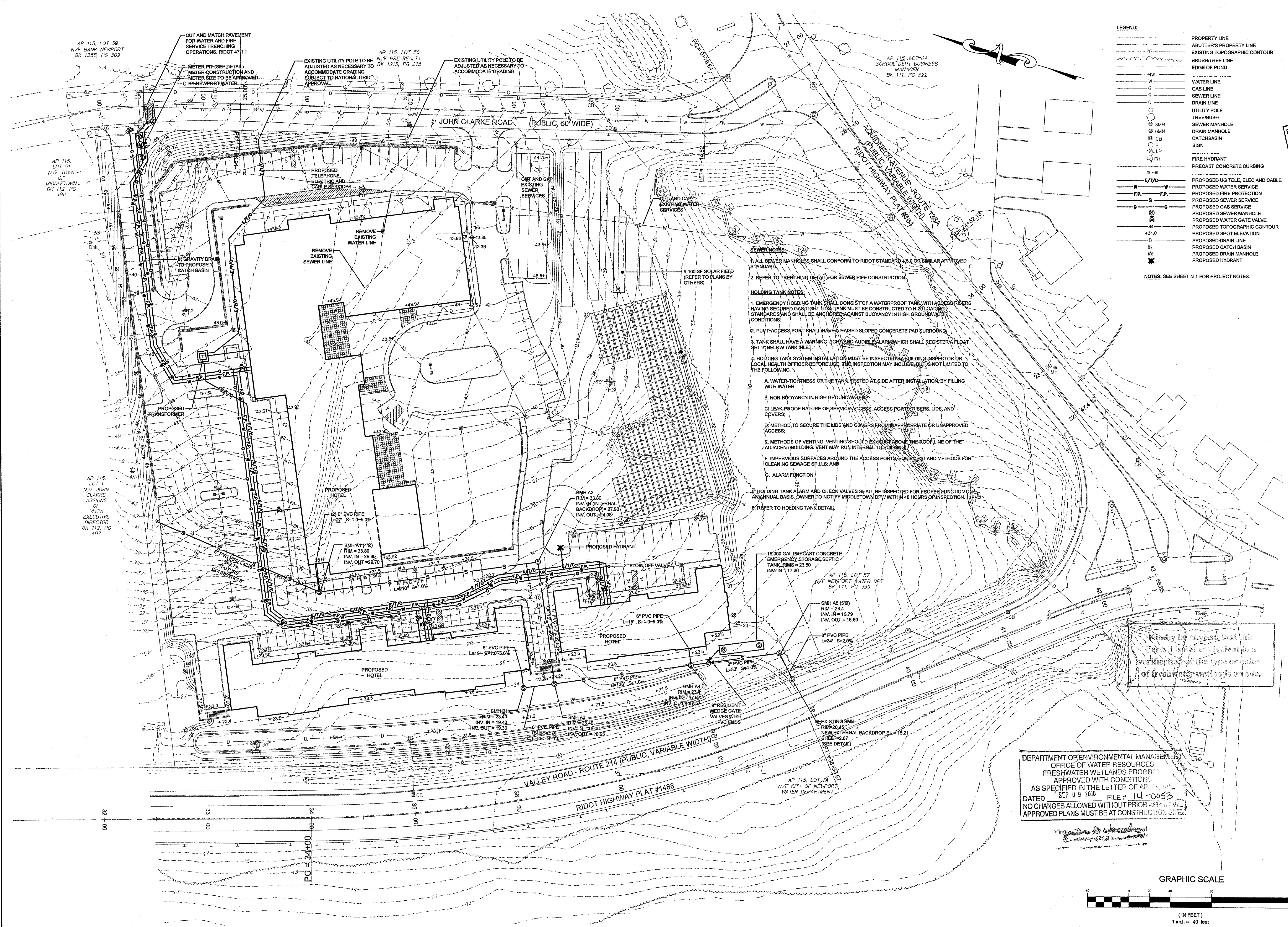
CERTIFICATION:

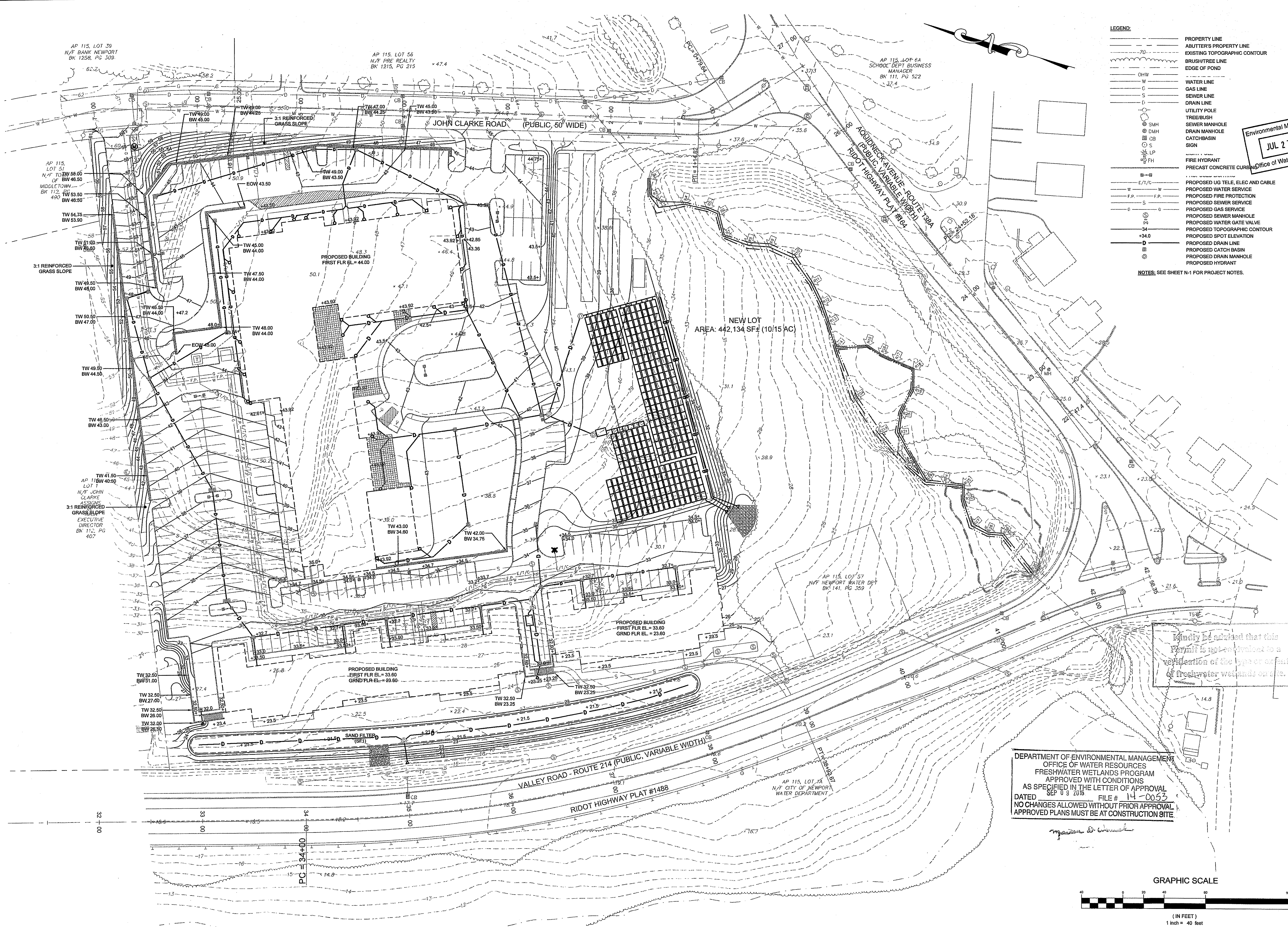
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Kindly be advised that this
Report is not a warranty or
verification of the type or extent
of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 9 2016 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



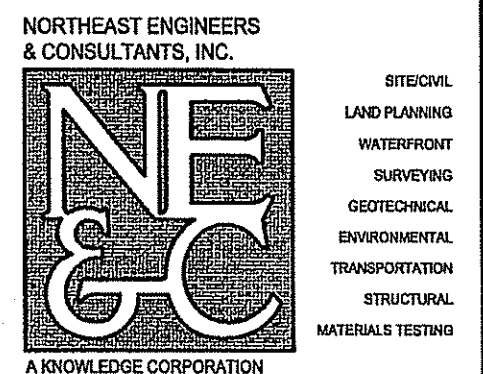




LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- CHW
- W
- G
- S
- D
- UTILITY POLE
- TREE/BUSH
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- FIRE HYDRANT
- PRECAST CONCRETE CURB
- PROPOSED UG TELE, ELEC AND CABLE
- PROPOSED WATER SERVICE
- PROPOSED FIRE PROTECTION
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED HYDRANT

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.



PROJECT TITLE:
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT

CERTIFICATION:
JEREMY J. ROSA
No. 9826
REGISTERED
PROFESSIONAL ENGINEER

PROJECT NUMBER:
09001.1

SCALE: 1" = 40'
DRAWING TITLE:

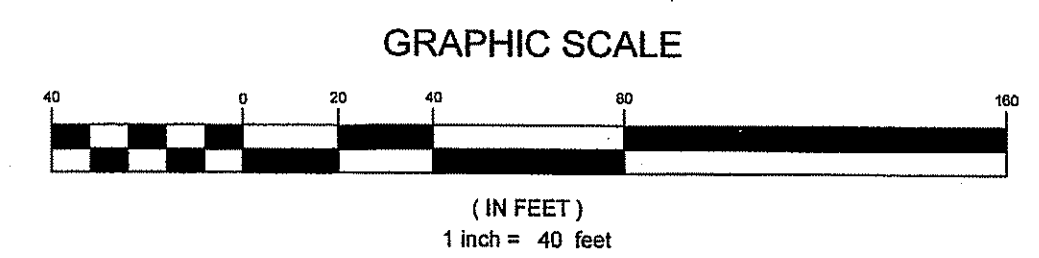
**PROPOSED
GRADING
PLAN**

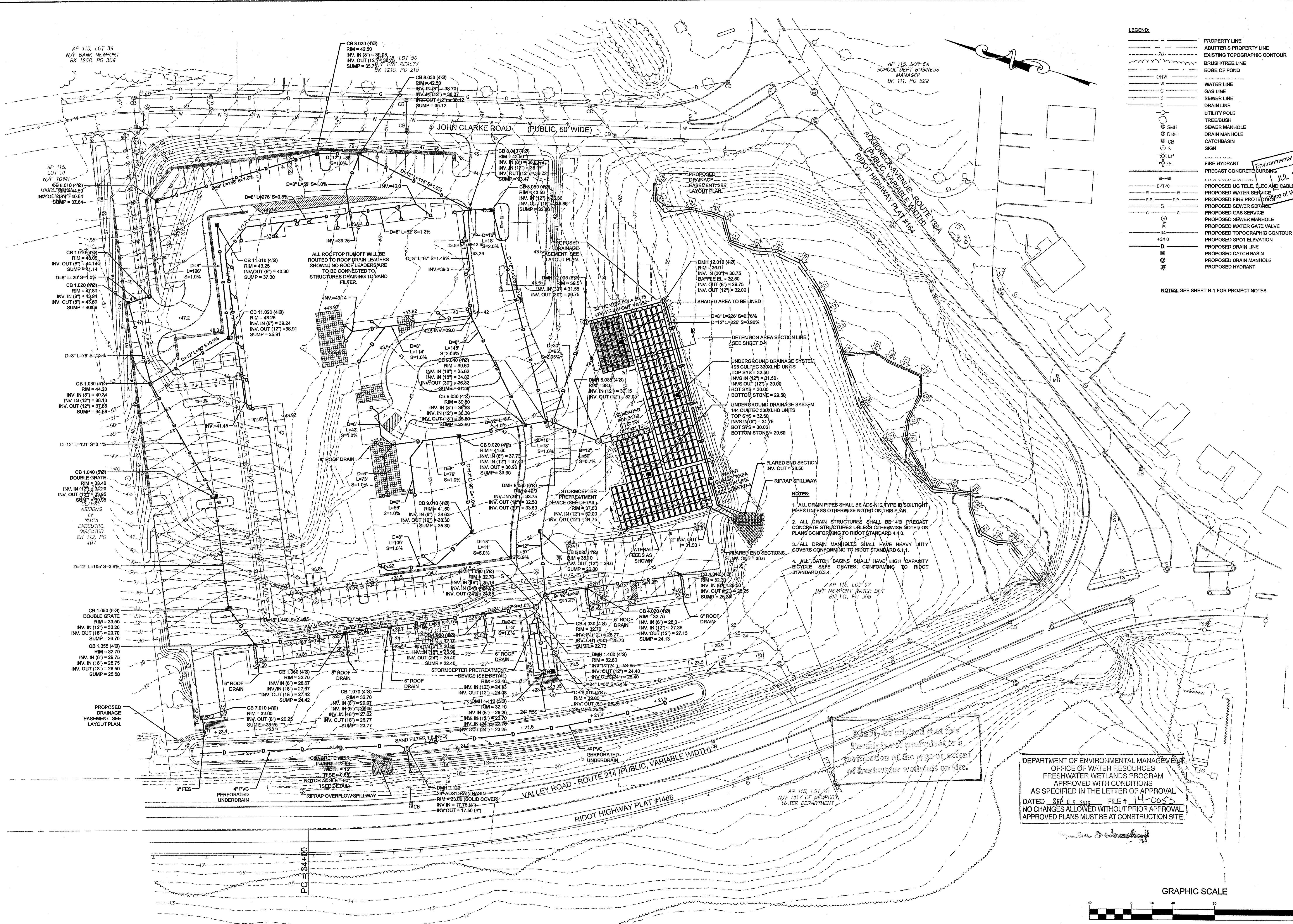
DRAWING NUMBER:

G-1

SHEET 6 OF 12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 09 2016 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE





LEGEND:

- PROPERTY LINE
- ASUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- CHW
- W
- G
- S
- D
- SMH
- DMH
- CB
- LP
- FH
- PROPOSED UG TELE, ELEC AND CABLE
- PROPOSED WATER SERVICE
- PROPOSED FIRE PROTECTION
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED HYDRANT
- PRECAST CONCRETE CURBING

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

A KNOWLEDGE CORPORATION

65 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE (401) 886-7400 FAX (401) 886-7401
WWW.NORTHEASTENGINEERS.COM

PROJECT TITLE:

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATOR ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT

CERTIFICATION:

JEREMY J. ROSA

No. **9826**

REGISTERED PROFESSIONAL ENGINEER

CIVIL

PROJECT NUMBER:

09001.1

SCALE: 1" = 40'

DRAWING TITLE:

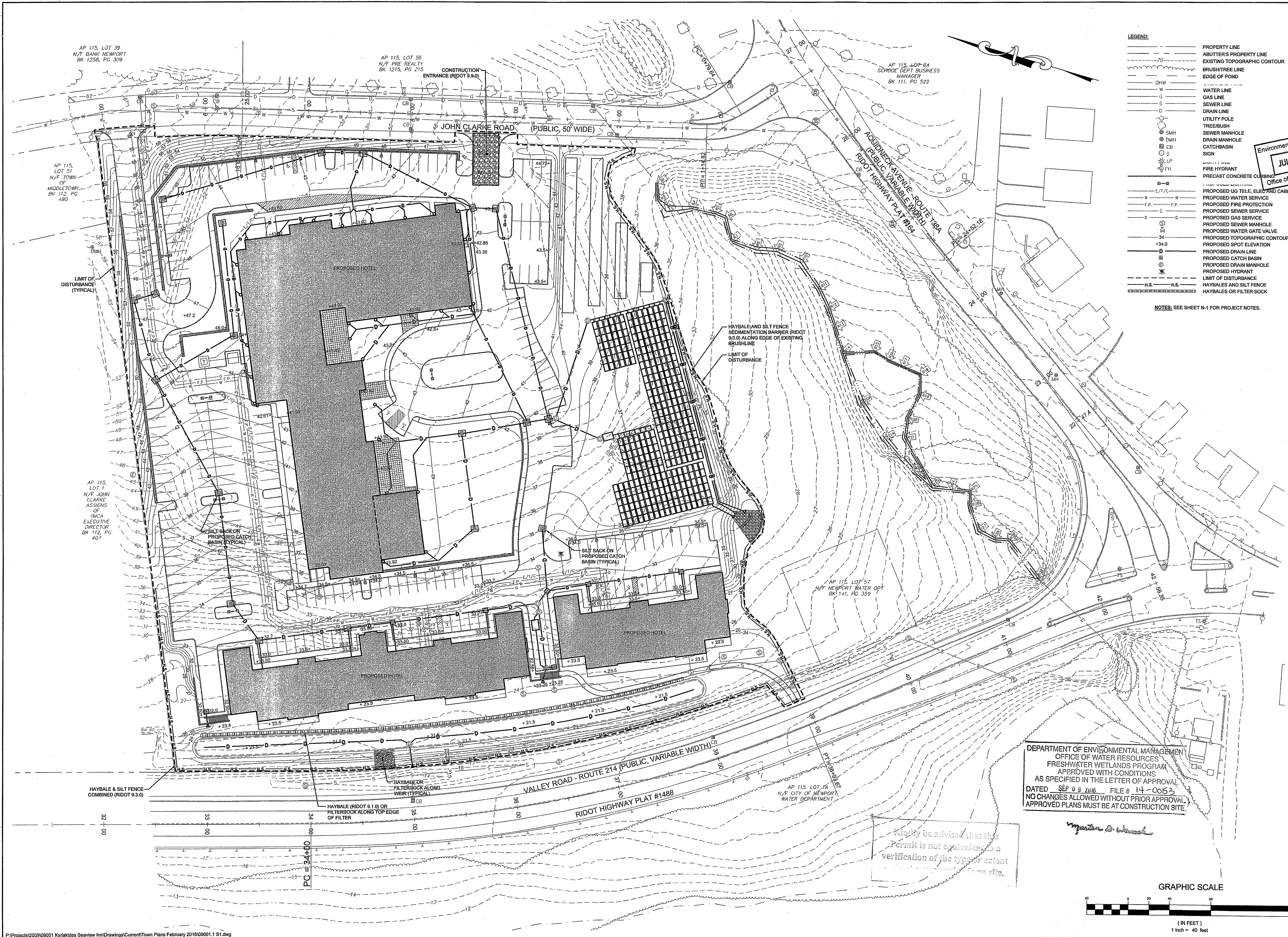
PROPOSED DRAINAGE ALTERNATE

DRAWING NUMBER:

D-1

SHEET **7** OF **12**

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS ARE 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:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- OHW
- W
- G
- S
- D
- UTILITY POLE
- TREE/BUSH
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- FIRE HYDRANT
- PRECAST CONCRETE CURBING
- PROPOSED UG TELE, ELEC AND CABLE
- PROPOSED WATER SERVICE
- PROPOSED FIRE PROTECTION
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED HYDRANT
- LIMIT OF DISTURBANCE
- HAYBALES AND SILT FENCE
- HAYBALES OR FILTER ROCK

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

NORTHEAST ENGINEERS & CONSULTANTS, INC.

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT

CERTIFICATION:

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

PROJECT NUMBER:
09001.1

SCALE: 1" = 40'

DRAWING TITLE:
**PROPOSED
SOIL EROSION
& SEDIMENT
CONTROL
PLAN**

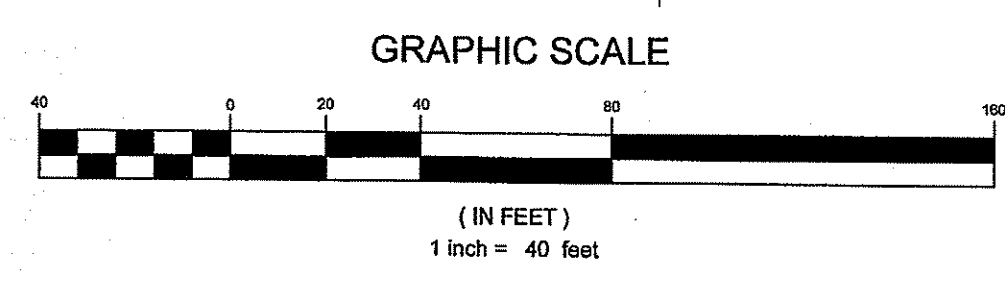
DRAWING NUMBER:
SE-1

SHEET 8 OF 12

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 IN 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.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 09 2016 FILE # 14-0063
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Kindly be advised that this
Permit is not equivalent to a
verification of the type or extent
of construction on site.





ARCHITECT MAY SPECIFY ALTERNATE
SCALE: NOT TO SCALE



SCALE:NOT TO SCALE

- TRENCH 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 SDR 36, OR SIMILAR APPROVED.
5. ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOLITIGHT) UNLESS OTHERWISE INDICATED.
6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F579.
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 WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY. INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (ASHTO T98). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
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 CONFORMING TO PARTICLES LARGER THAN 3/16". THIS MATERIAL MUST CONFORM TO ASHTO M6 REQUIREMENTS.
11. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLEBURY, PUBLIC WORKS DEPARTMENT AND NEWPORT WATER RULES AND REGULATIONS.
12. WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVE-INS AND SETTLEMENT AND FOR PROPERLY UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.



SCALE: NOT TO SCALE



ARCHITECT MAY PROVIDE ALTERNATE DESIGN
SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



1. CONCRETE TO BE 5,000 PSI @ 28 DAYS.
2. STEEL REINFORCEMENT: ASTM A-615-81
GRADE 60 1" MIN COVER.
3. DESIGN LOADING: AASHTO HS20-44
4. CONSTRUCTION JOINT: SEALED WITH
NEOPRENE GASKEYS AND BOLTED IN
CHAMFERED CORNERS WITH 7/8" DIA.
BOLTS.



SCALE: NOT TO SCALE



A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE TEMPORARY RAMP. PRIOR TO THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.



SCALE: NOT TO SCALE

PROJECT TITLE:

Environmental Management
JUL 27 1988
Office of Water Resources
THE SEAVIEW INN
AP 115

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
20NOV15	REVISED DRAINAGE
10DEC15	REVISED STORAGE TANK

CERTIFICATION:

JEREMY J. ROSA

No. 9826
2-19-16
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROJECT NUMBER:

09001.1

SCALE: AS SHOWN

DRAWING TITLE:

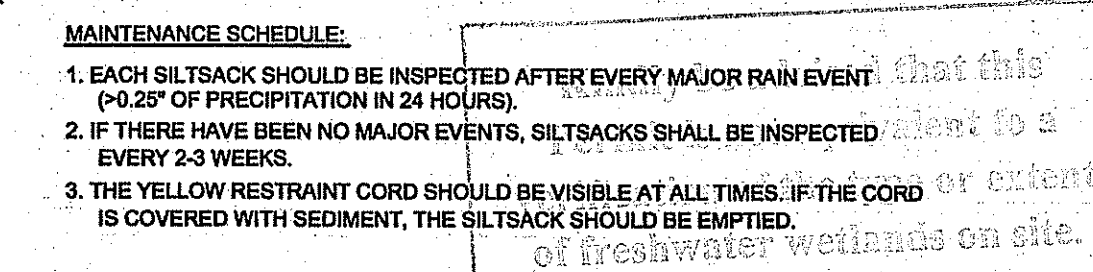
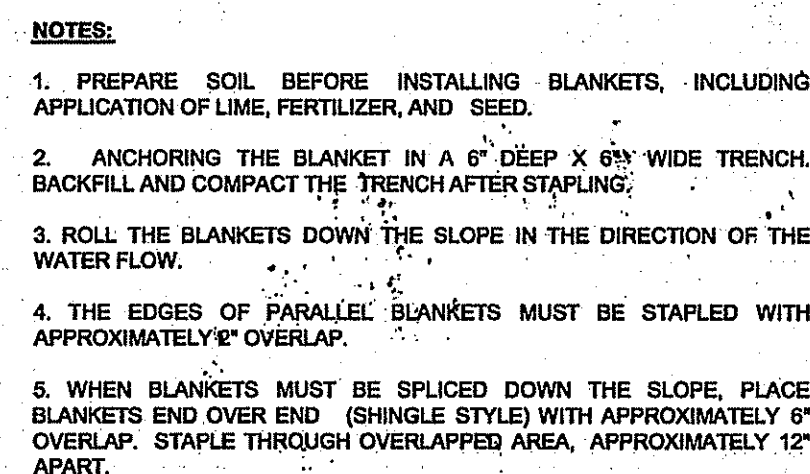
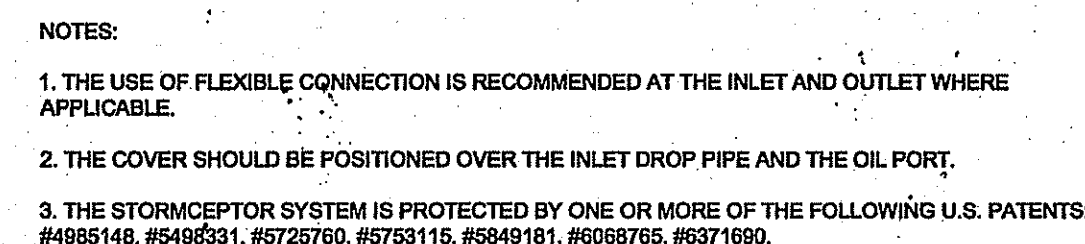
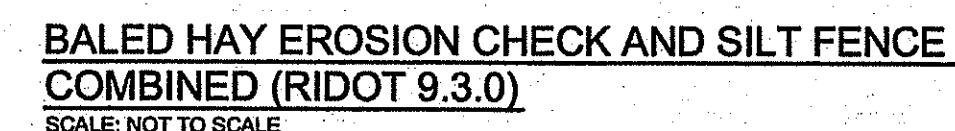
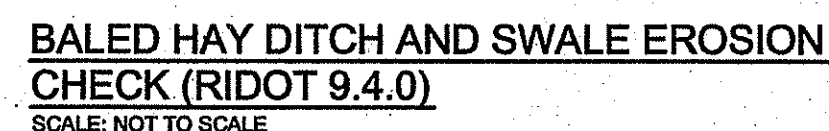
DETAIL
SHEET 2

DRAWING NUMBER:

D-2

SHEET 10 OF 12

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.



CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
08APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
20NOV15	REVISED DRAINAGE
10DEC15	REVISED STORAGE TANK

CERTIFICATION:

JEREMY J. ROSA

No. 9826
2-19-16
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PROJECT NUMBER:

09001.1

SCALE: AS SHOWN

DRAWING TITLE:

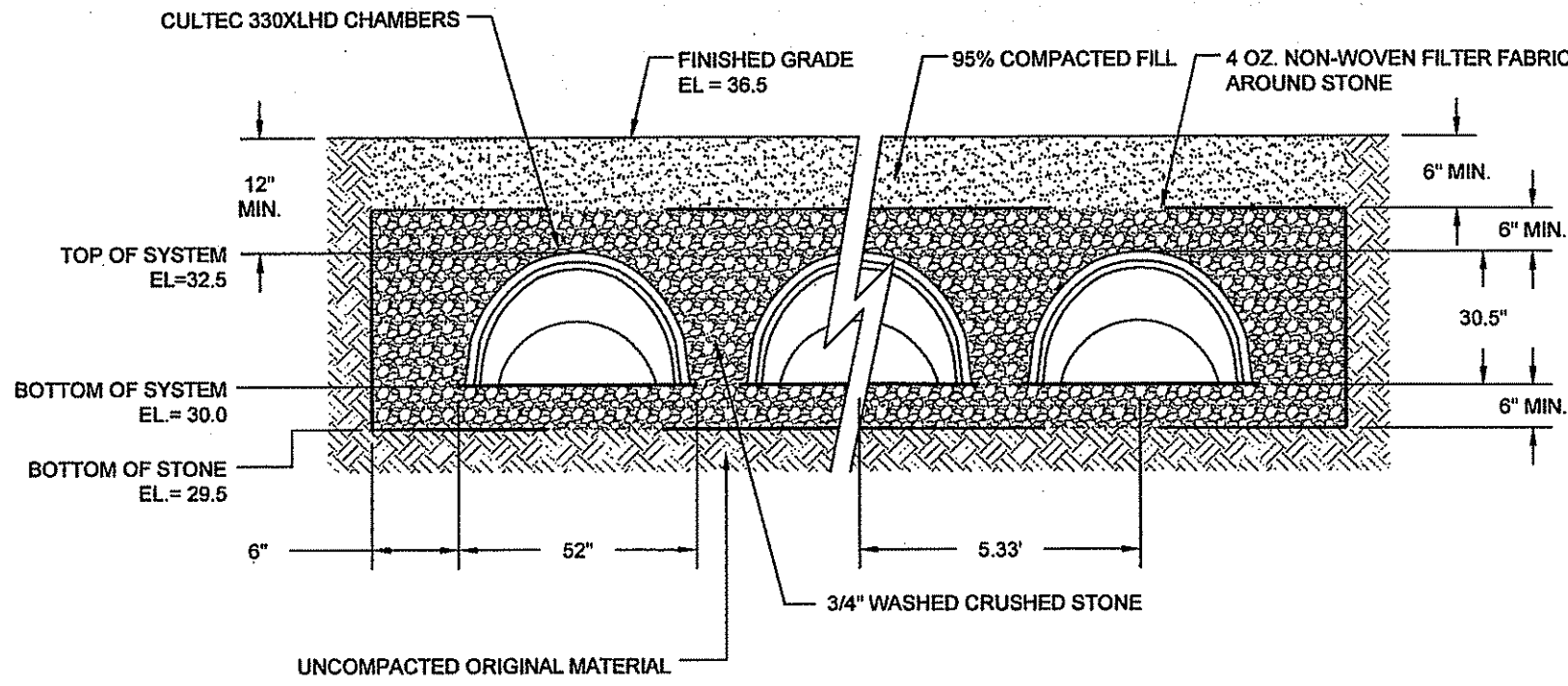
DETAIL
SHEET 3

DRAWING NUMBER

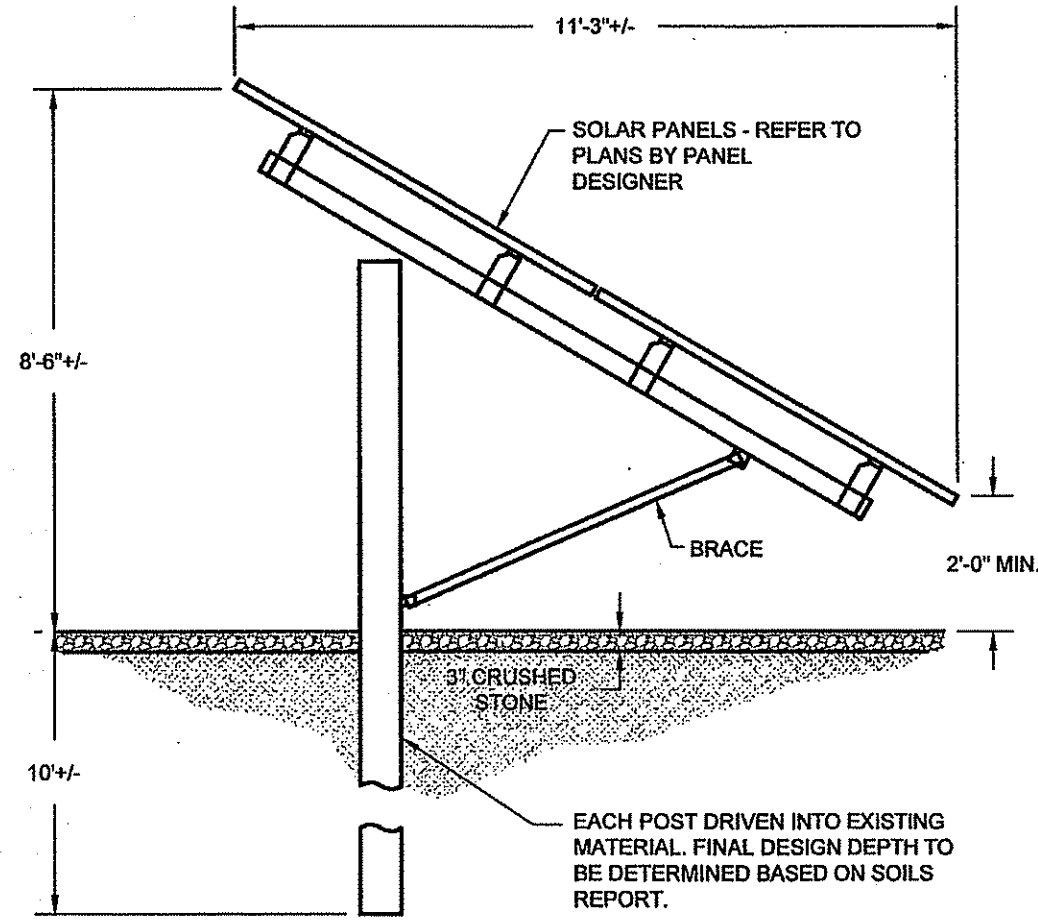
D-3

SHEET 11 OF 12

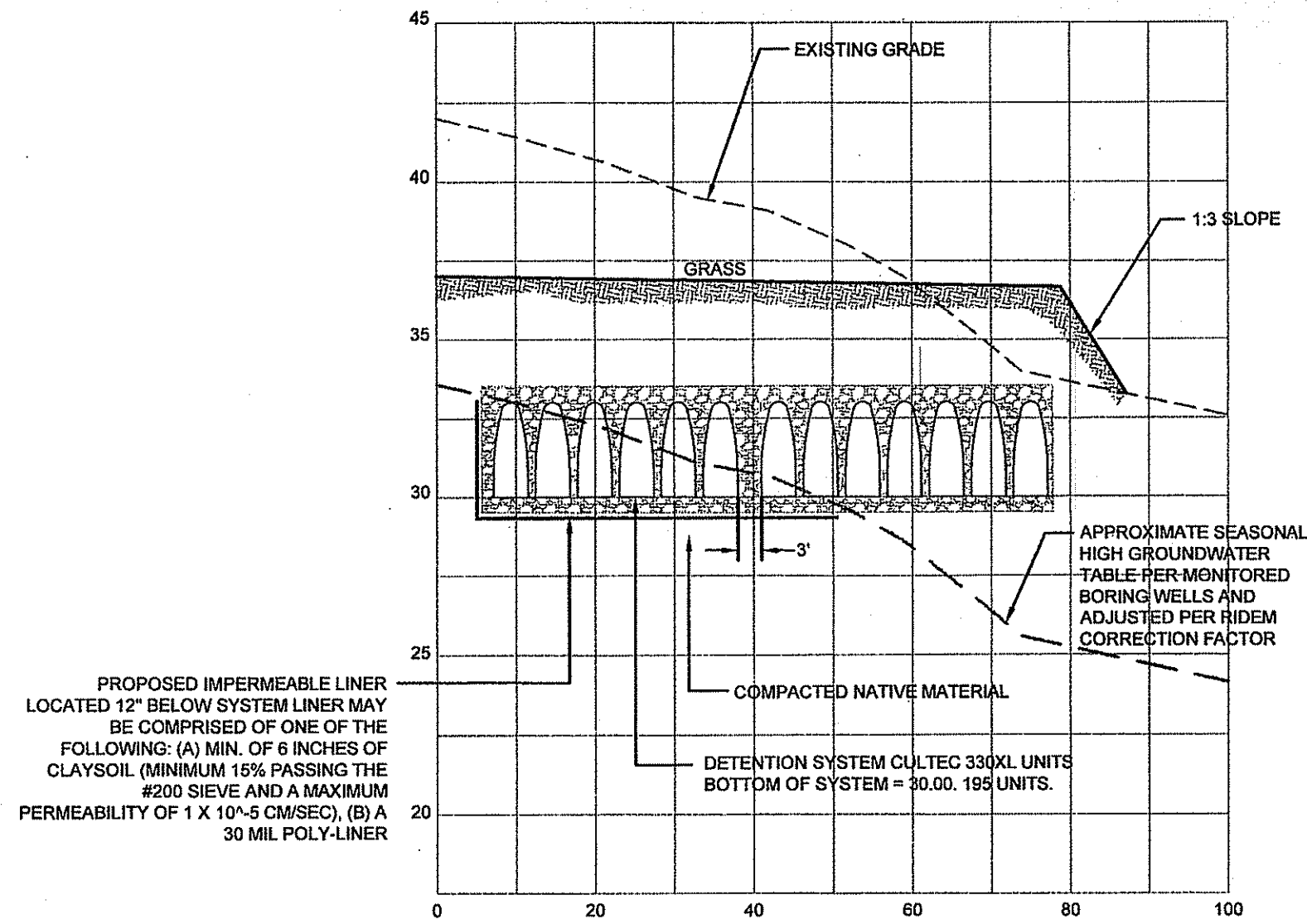
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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



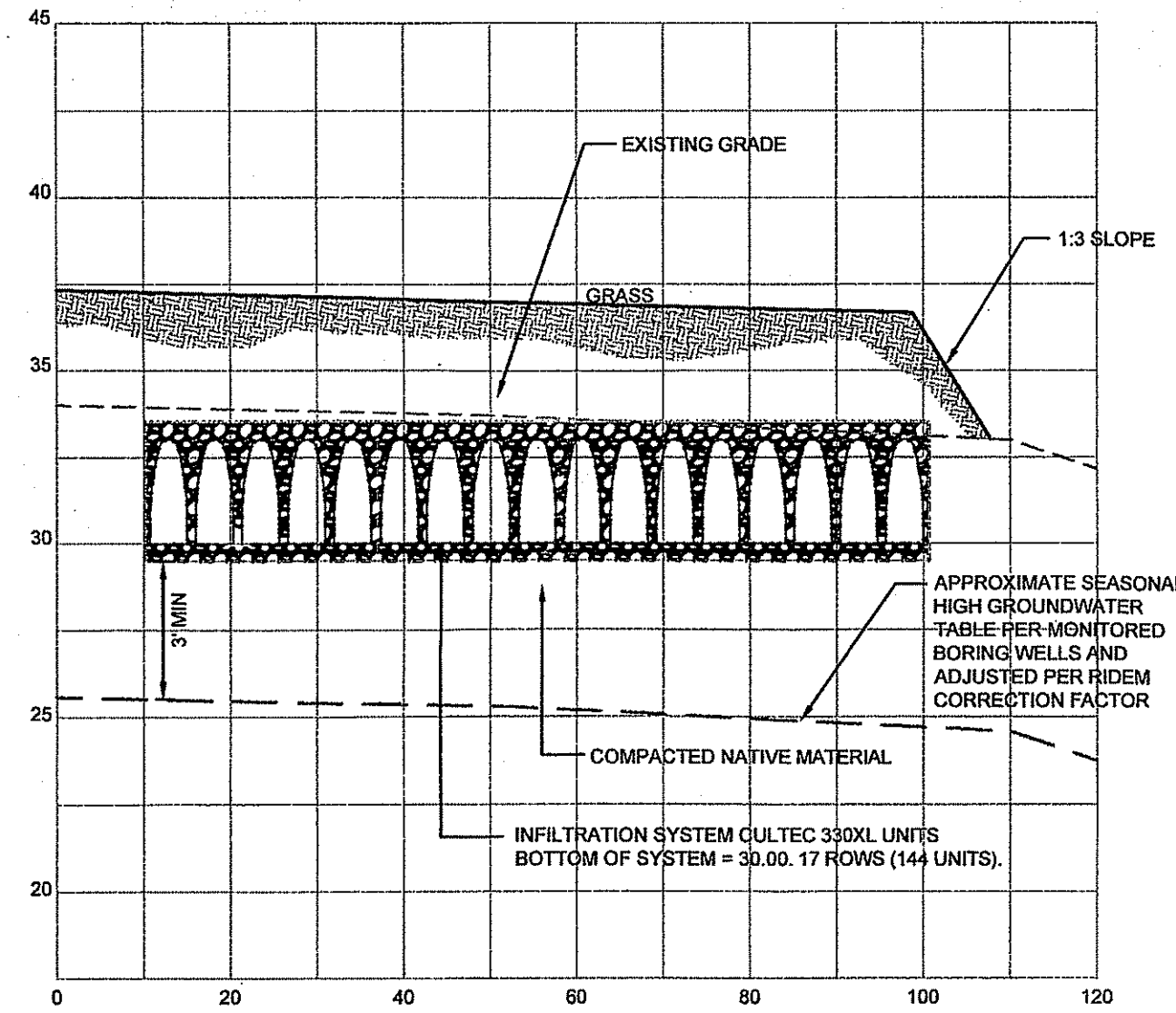
TYPICAL CULTREC INFILTRATION CHAMBER SECTION
SCALE: NOT TO SCALE



TYPICAL SOLAR PANEL CROSS SECTION
SCALE: NOT TO SCALE



DETENTION AREA CHAMBERS SECTION LINE
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 5'



INFILTRATION AREA CHAMBERS SECTION LINE
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 5'

Environmental Management
JUL 27 2016
Office of Water Resources

PROJECT TITLE:

THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

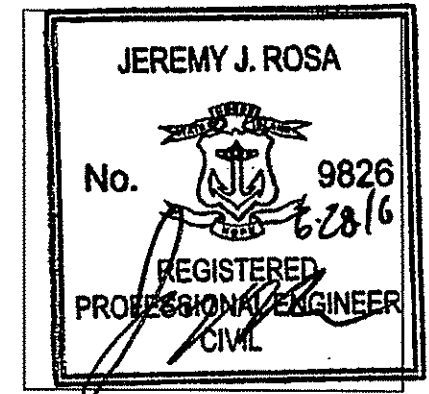
DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTREC LAYOUT

CERTIFICATION:



PROJECT NUMBER:

09001.1

SCALE: AS SHOWN

DRAWING TITLE:

DETAIL SHEET 4

DRAWING NUMBER:

D-4

SHEET 12 OF 12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 09 2016 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Kindly be advised that this
Permit is not equivalent to a
verification of the type or extent
of freshwater wetlands on site.

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.

SEAVIEW INN

PROPOSED HOTEL AND SUITES
PLAT 115, LOTS 5, 53, 54, & 55
JOHN CLARKE ROAD AND VALLEY ROAD
MIDDLETOWN, RHODE ISLAND 02842

CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

NE & C

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

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

JEREMY J. ROSA

No. 9826
11-18-15

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

ENGINEER CERTIFICATION

PREPARED FOR:

KYRIAKIDES & KYRIAKIDES LLC.
53 PURGATORY ROAD
MIDDLETOWN, RI 02842

NOVEMBER 2015 PERMIT SET

PLAN INDEX

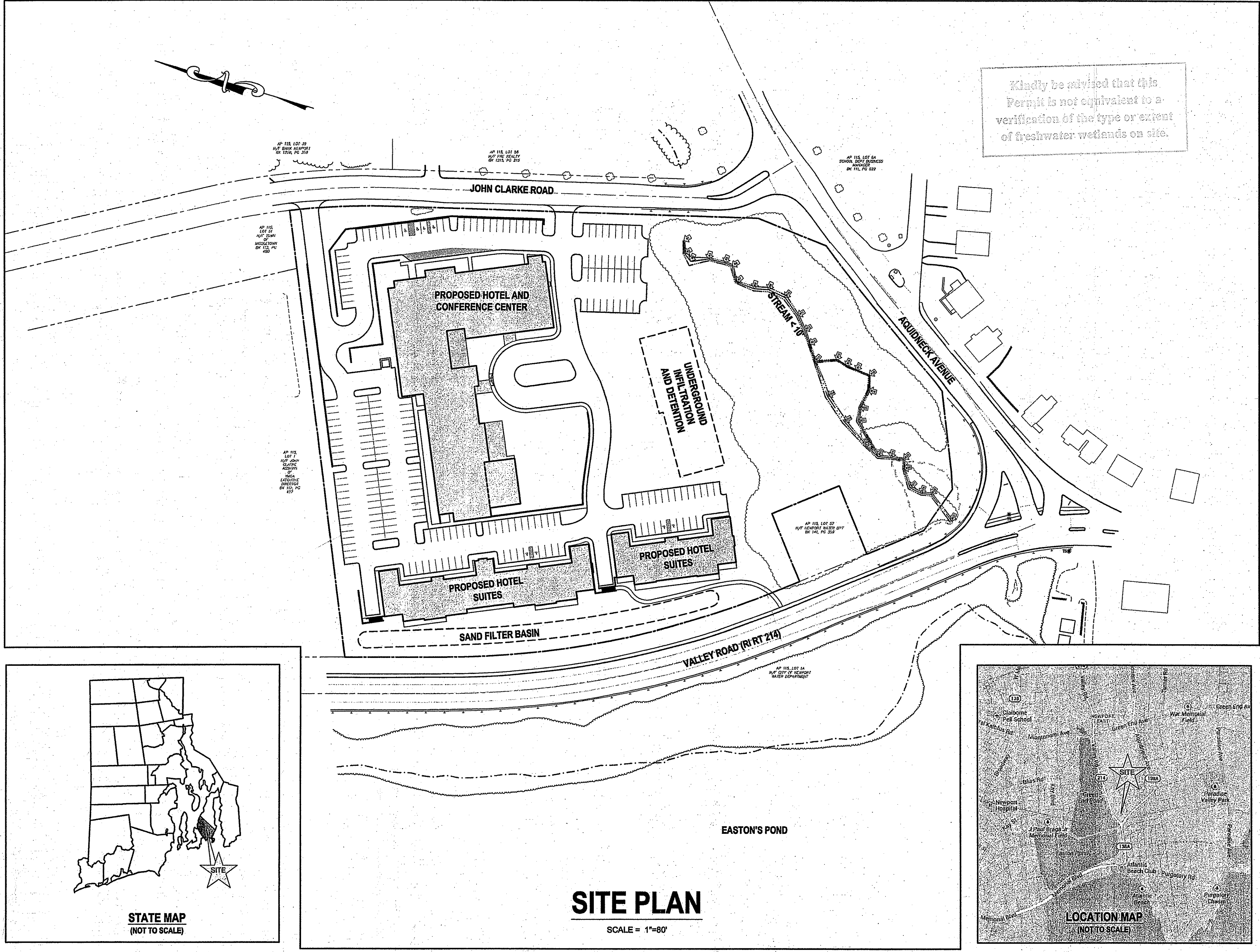
SITE/CIVIL ENGINEERING PLANS	
TITLE SHEET	SHEET 1
SITE / CIVIL NOTES	SHEET 2
EXISTING CONDITIONS SHEET	SHEET 3
PROPOSED LAYOUT SHEET	SHEET 4
PROPOSED UTILITIES SHEET	SHEET 5
PROPOSED GRADING SHEET	SHEET 6
PROPOSED DRAINAGE SHEET	SHEET 7
PROPOSED SESC SHEET	SHEET 8
PROPOSED SITE / CIVIL DETAILS	SHEETS 9-12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 18 2015 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Signature

NOV 19 2015

SUBMISSION AND REVISION SUMMARY		
AGENCY OR REVISION	DATE	COMMENTS
TOWN OF MIDDLETOWN	SEPT. 24 2013	
RIDEM AND RIDOT	MARCH 6, 2014	ADDED PEDESTRIAN ACCESS
RIDEM, RIDOT, TOWN OF MIDDLETOWN	JUNE 27, 2014	REVISIONS PER STATE AND MUNICIPAL COMMENTS
RIDEM, RIDOT	AUGUST 1, 2014	REVISIONS PER RIDEM COMMENTS
TOWN OF MIDDLETOWN	NOV 13, 2014	FINAL PLAN SUBMISSION
CONSTRUCTION	APR 6, 2015	PHASE I CONSTRUCTION SET
RIDEM, RIDOT, TOWN OF MIDDLETOWN	NOV 13, 2015	REVISED FOR PERMIT MODIFICATIONS



GENERAL NOTES

- PROPERTY LINES TAKEN FROM PLAN ENTITLED "PLAN OF LAND A.P. 115 LOTS 5, 53, 54 & 55, AQUIDNECK CORPORATE PARK", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED 18AUG08.
- ELEVATIONS ESTABLISHED BY GPS OBSERVATION AND REFLECT NORTH AMERICAN VERTICAL DATUM 1988 (NAV88).
- TOPOGRAPHY ESTABLISHED BY AERIAL PHOTOGRAPHY USING DIGITAL TERRAIN MODELING (DT) METHODS WITH KTL ATLAS SOFTWARE BY EASTERN TOPOGRAPHICS, PHOTOGRAPHY DATE APRIL 20, 1995 (15400).
- CENTERLINE OF STREAM FLAGGED IN AUGUST 2013 BY GIFFORD DESIGN GROUP.
- THE ENTIRE SITE IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOODING, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 44005C0181J. THE ADJACENT GREEN END POND HAS A ZONE A5 FLOOD ELEVATION OF 15 AND IS CONNECTED TO THE SITE VIA A CULVERT SITUATED BELOW THIS FLOOD ELEVATION. IT CAN BE EXPECTED THAT DURING A 100-YEAR FLOOD EVENT THE FLOODING WILL SURCHARGE THIS CULVERT AND FLOOD THE SITE UP TO THIS ELEVATION. THIS FLOODLINE HAS BEEN SHOWN ON THE PLANS AS A ZONE AE (EL. 15).
- THE SITE IS LOCATED PARTIALLY WITH THE MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LITIGATION, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER.*
- ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.

GRADING NOTES

- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
- ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
- THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
- NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE TOWN OF MIDDLETOWN, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
- 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 AND TOWN OF MIDDLETOWN.
- 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 SUBJECTED TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

UTILITY NOTES

- THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING OVERHEAD SERVICE IN JOHN CLARKE ROAD ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- EXISTING GAS LINE INFORMATION PROVIDED BY NATIONAL GRID. THE LOCATION OF PROPOSED GAS SERVICES ARE PRELIMINARY. FINAL DESIGN OF THE GAS SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- THE LOCATIONS OF WATER LINES AND SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
- ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- PROPOSED SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. FINAL DESIGN OF CONNECTION TO MUNICIPAL SEWER IS SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND UNITED WATER.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- UNLESS OTHERWISE SPECIFIED, ALL ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE. THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

- CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
- NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT 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 AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONSTRUCTION SEQUENCE:
 - DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THIS ENTRANCE.
 - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR HAY BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.
 - REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE
 - DEMOLISH EXISTING STRUCTURES AND UTILITIES.
 - ROUGH GRADE SITE.
 - EXCAVATE BASIN AND FILTERS IN ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.
 - CONSTRUCT BUILDINGS AND UTILITIES.
 - FINAL GRADING AND BINDER PAVEMENT COURSE.
 - CONSTRUCT LANDSCAPED AREAS.
 - TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.
- NOTES:
 - DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
 - NO DRAINAGE AREAS SHALL BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT. THESE AREAS SHOULD BE DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
 - CANYON DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
 - AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
 - ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
 - FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
 - ALL FILL SHALL BE PLACED AND COMPACTED TO 95% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
 - FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
 - FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
 - FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
 - SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOVINGS.

VEGETATIVE PRACTICE:

PERMANENT MEASURES:

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

TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:

- LIMESTONE: 3 TONS/ACRE
FERTILIZER: (10-10-10): 600 LBS/ACRE
E. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 100 LB/ACRE
F. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

MAINTENANCE

DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.

- AT A MINIMUM THE SILT FENCING, HAY BALES AND FILTER SOCK BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
- EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
- SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
- STONE APRONS SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND REESTABLISHED AS NECESSARY.
- SEEDED AREAS WILL BE FERTILIZED AND RESEEDS AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

PARKING CALCULATIONS:

REQUIRED PARKING

HOTEL ROOMS	1 PER UNIT PLUS 5
- 141 UNITS	146 SPACES REQUIRED
HOTEL SUITES	1 PER UNIT PLUS 5
- 57 UNITS	62 SPACES REQUIRED
	208 TOTAL SPACES REQUIRED
	220 SPACES PROVIDED

ZONING: OBA DISTRICT

	REQUIRED	EXISTING	(NEW LOT) PROVIDED
MIN AREA:	40,000 SF	442,134 SF	442,134 SF
MIN FRONTAGE:	150 FT	1,134 FT	1,134 FT
MAX LOT COVERAGE:	35 %	2.6 %	147 %
MAX HEIGHT:	35 FT	N/A	35 FT
FRONT YARD SETBACK:	10 FT	56 FT	47 FT
SIDE YARD SETBACK:	35 FT	77 FT	60 FT
REAR YARD SETBACK:	60 FT	N/A	N/A
SIDE ACCESS SETBACK:	25 FT	N/A	N/A
REAR ACCESS SETBACK:	15 FT	N/A	N/A
LOT AREA:			442,134 SF
RIVERBANK WETLAND AREA:			108,040 SF
WATER AREA:			3,283 SF
BUILDABLE AREA:			330,811 SF
MIDDLETOWN REGULATION = 1 UNIT PER 1,000 SF.			
MAXIMUM UNITS ALLOWED = 330 UNITS			
TOTAL UNITS PROPOSED = 198 UNITS			

STORMWATER MAINTENANCE NOTES:

1. SAND FILTER MAINTENANCE:

- GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE SAND FILTERS IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
- THE FILTERS SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEMS ARE FUNCTIONING PROPERLY. THEREAFTER, THE FILTERS SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTERS SHALL BE REMOVED ON AN ANNUAL BASIS AND STOCKPILED ON SITE. THESE SEDIMENTS SHALL BE USED FOR GRADING ERODED AREAS ON SITE, OR SHALL BE DISPOSED OF AT A LICENSED OFF-SITE FACILITY IF NOT NEEDED.
- THE FOLLOWING SHALL ALSO BE COMPLETED ON AN ANNUAL BASIS:
 - THE SLOPES OF THE FILTERS SHOULD BE INSPECTED FOR EROSION AND GULLYING.
 - REINFORCE EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OVERFLOW SPILLWAYS, OR THE EXISTING RIPRAP HAS BEEN COMPROMISED.
 - THE DRAIN BASINS ON-LINE TO THE UNDERDRAINS SHALL BE INSPECTED FOR LEAKY JOINTS OR CRUSHED LINES. UNDERDRAIN AND OUTLET PIPE SHALL BE CLEAN AND FREE OF MATERIALS THAT CAN REDUCE FLOW.
 - THE OUTLET OF THE UNDERDRAINS SHALL BE CHECKED FOR EROSION AND/OR DETERIORATION OF THE STONE OUTLET PROTECTION.
 - ANY AREAS WITHIN THE EXTENT OF THE FILTERS THAT ARE SUBJECT TO EROSION OR GULLYING SHOULD BE REPLENISHED WITH THE ORIGINAL DESIGN MATERIAL AND RE-VEGETATED ACCORDING TO DESIGN DRAWINGS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION. EMBANKMENT STABILITY SHOULD BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS.
 - MOW THE GRASS AROUND THE PERIMETER OF AND WITHIN THE FILTERS, SEED BARE AREAS, AND REMOVE LITTER AND DEBRIS AT LEAST THREE TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN TWELVE INCHES. REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE FILTERS. ANY INVASIVE VEGETATION ENCRACING UPON THE PERIMETER OF THE FILTERS SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FACILITIES, COMPROMISING SIGHT VISIBILITY, AND/OR COMPROMISING THE ORIGINAL DESIGN INTENT. IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED, CHECK TO ENSURE THAT WATER INFILTRATES WITHIN TWO DAYS FOLLOWING STORMS.
 - SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH. IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6 INCHES OF SAND SHOULD BE REMOVED AND REPLACED. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THIS REMOVED SURFACE THEN THAT MATERIAL SHOULD ALSO BE REMOVED AND REPLACED UNTIL ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE FILTER CHAMBER. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

2. STORMWATER CHAMBER MAINTENANCE:

- GENERAL INSPECTIONS SHOULD BE CONDUCTED AT LEAST ANNUALLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). THE MAINTENANCE OBJECTIVES FOR THESE PRACTICES INCLUDE PRESERVING THE STRUCTURAL INTEGRITY OF THE BASIN. THESE INSPECTIONS TO INCLUDE:
 - SUBSURFACE DETENTION CHAMBERS SHALL BE INSPECTED VIA INSPECTION PORTS OR MANHOLES TO GRADE ANNUALLY FOR THE PRESENCE OF SEDIMENTS, OR EVERY SIX (6) MONTHS FOR THE FIRST YEAR OF OPERATION. SHOULD THE AVERAGE DEPTH OF SEDIMENT EXCEED 3 INCHES WITHIN THE INLET CHAMBER, CLEAN OUT SHOULD BE PERFORMED. THIS SHOULD BE ACCOMPLISHED BY VACUUM TRUCK.
 - STORMWATER INLETS STRUCTURES SHALL BE INSPECTED ON A YEARLY BASIS. SHOULD ACCUMULATED SEDIMENTS AND DEBRIS EXCEED 50% OF THE STRUCTURE SUMP, MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE AT A LICENSED FACILITY. STRUCTURAL FAULTS SHALL BE REPAIRED AND GRATES INSPECTED FOR BLOCKAGE.

3. CONVEYANCE STRUCTURE MAINTENANCE:

- ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIED IMMEDIATELY.
- THE ROOF LEADERS AND COLLECTOR PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
- ROOF RUNOFF STRUCTURES SUCH AS GUTTERS AND DOWNSPOUTS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW. A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF NECESSARY TO DETERMINE WHETHER A STRUCTURE HAS BEEN COMPROMISED.

4. RIPRAP SPILLWAY MAINTENANCE:

- THE SPILLWAY SHOULD BE INSPECTED ANNUALLY FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.

5. MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

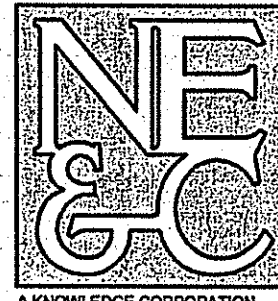
ABBREVIATIONS

AC	ASPHALT PAVEMENT	PAVT	PAVEMENT
ADJ	ADJACENT	PVC	POLYVINYLCHLORIDE
AP	ASSESSOR'S PLAT	R	RADIUS
ACCESS	ACCESSIBLE	RC	REINFORCED CONCRETE
ARCH	ARCHITECT	RECONN	RECONNECT
BC	BOTTOM OF CURB	RHD	RHODE ISLAND HIGHWAY BOUND
BH	BORING HOLE	RIDOT	RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BIT	BITUMINOUS	ROW	RIGHT OF WAY
CLR	CLEARANCE	S	SLOPE, SEWER
CMP	CORRUGATED METAL PIPE	SF	SQUARE FEET
CMU	CONCRETE MASONRY UNIT	SHT	SHEET
CONC	CONCRETE	SMH	SEWER MANHOLE
CONN	CONNECT	STA	STATION
COTT	CLEAN OUT TO GRADE	STRUCT	STRUCTURAL
CF	CUBIC FOOT	TC	TOP OF CURB
DEMO	DEMOLISH	TOP	TOP OF SURFACE
DI	DRAIN INLET	UGT	UNDERGROUND TELEPHONE
DIA	DIAMETER	TYP	TYPICAL
DMH	DRAIN MANHOLE	W	WATER
dp	DOWN PIPE	WM	WITH
DS	DRAIN SPOUT	WWM	WELDED WIRE MESH
DWG	DRAWING		
E	ELECTRIC		
ELEVIEL	ELEVATION		
EMH	ELECTRIC MANHOLE		
EOP	EDGE OF PAVEMENT		
EQ	EQUAL		
EXIST	EXISTING		
EXP	EXPANSION		
FFE	FINISH FLOOR ELEVATION		
FG	FINISHED GRADE		
FI	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		

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 16 2015 FILE # 14-0063
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



65 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE (401) 849-0410 FAX (401) 849-4110
WWW.NORTHEASTENGINEERS.COM

PROJECT TITLE:

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/TOWNOR:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JUR

DRAWN BY: JUR

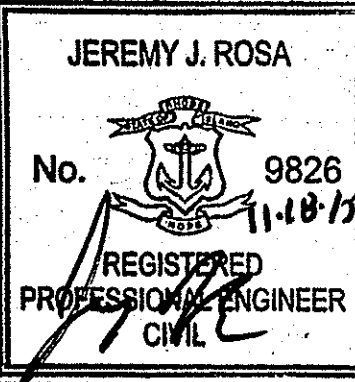
CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE

CERTIFICATION:



PROJECT NUMBER:

09001.1

SCALE: N/A

DRAWING TITLE:

NOTES

DRAWING NUMBER:

N-1

SHEET 2 OF 12

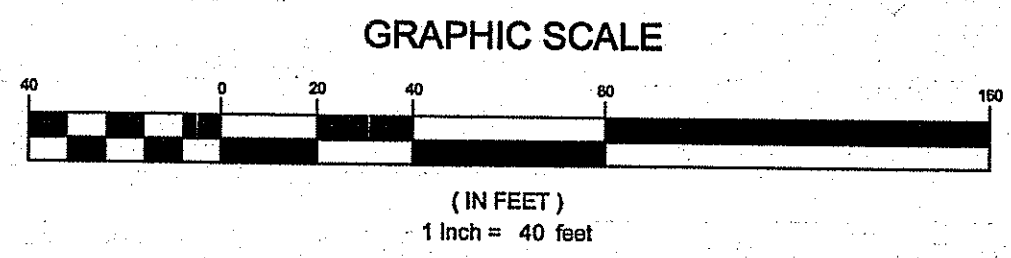
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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

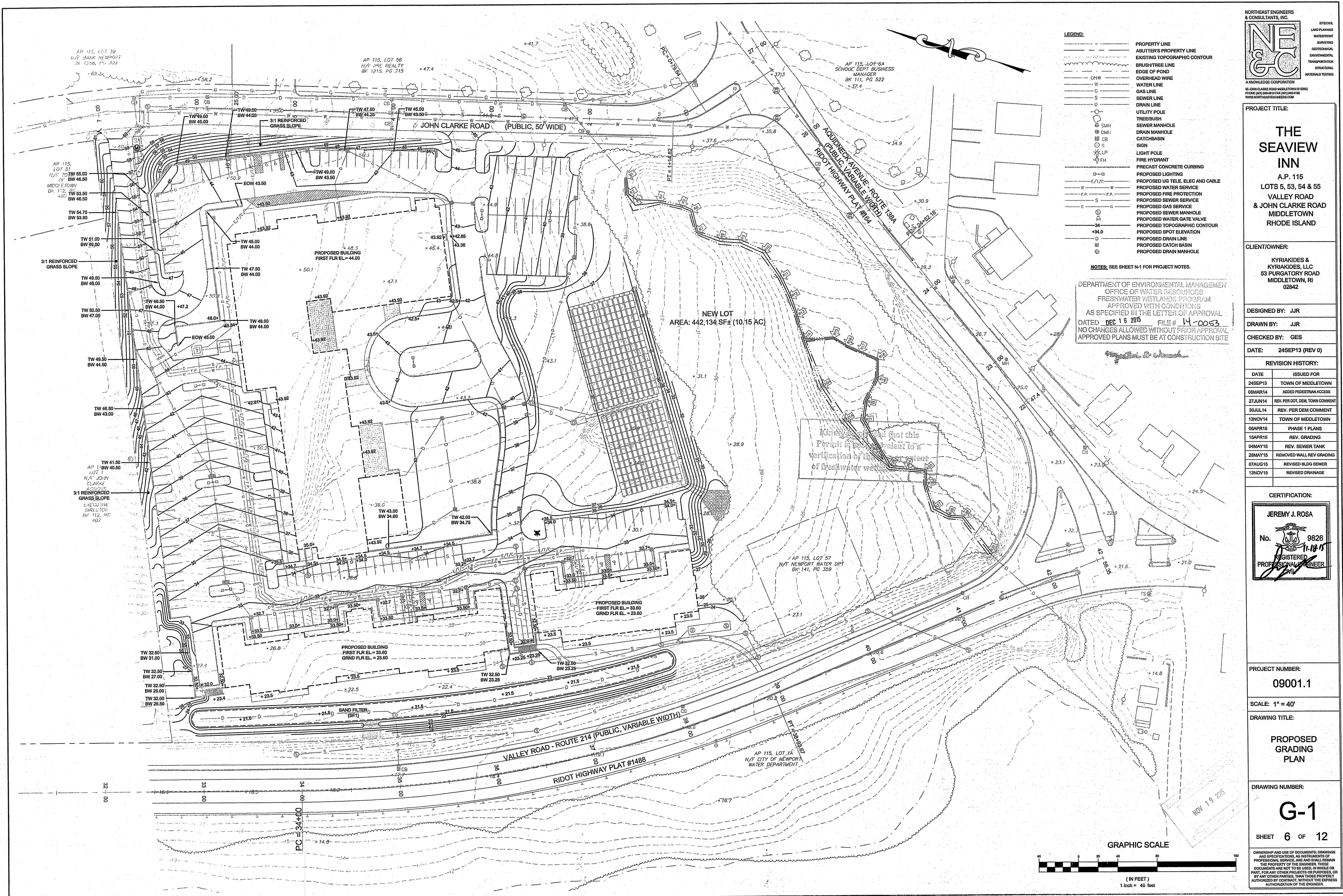
- LEGEND:
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - EXISTING TOPOGRAPHIC CONTOUR
 - BRUSH/TREE LINE
 - EDGE OF POND
 - OVERHEAD WIRE
 - WATER LINE
 - GAS LINE
 - SEWER LINE
 - DRAIN LINE
 - UTILITY POLE
 - TREE/BUSH
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - SIGN
 - LIGHT POLE
 - FIRE HYDRANT
 - PRECAST CONCRETE CURBING
 - PROPOSED LIGHTING
 - PROPOSED UG TELE, ELEC AND CABLE
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE PROTECTION
 - PROPOSED SEWER SERVICE
 - PROPOSED GAS SERVICE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER GATE VALVE
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED HYDRANT
- NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 16 2015 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- SEWER NOTES:
1. ALL SEWER MANHOLES SHALL CONFORM TO RIDOT STANDARD 4.3.0 OR SIMILAR APPROVED STANDARD.
 2. REFER TO TRENCHING DETAIL FOR SEWER PIPE CONSTRUCTION.
- HOLDING TANK NOTES:
1. EMERGENCY HOLDING TANK SHALL CONSIST OF A WATERPROOF TANK WITH ACCESS RISERS HAVING SECURED GAS TIGHT LIDS. TANK MUST BE CONSTRUCTED TO H-20 LOADING STANDARDS AND SHALL BE ANCHORED AGAINST BUOYANCY IN HIGH GROUNDWATER CONDITIONS.
 2. PUMP ACCESS/PORT SHALL HAVE A RAISED SLOPED CONCRETE PAD SURROUND.
 3. TANK SHALL HAVE A WARNING LIGHT AND AUDIBLE ALARM WHICH SHALL REGISTER A FLOAT SET 2" BELOW TANK INLET.
 4. HOLDING TANK SYSTEM INSTALLATION MUST BE INSPECTED BY BUILDING INSPECTOR OR LOCAL HEALTH OFFICER BEFORE USE. THE INSPECTION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - A. WATER-TIGHTNESS OF THE TANK, TESTED AT SIDE AFTER INSTALLATION, BY FILLING WITH WATER;
 - B. NON-BUOYANCY IN HIGH GROUNDWATER;
 - C. LEAK-PROOF NATURE OF SERVICE ACCESS, ACCESS PORTS, RISERS, LIDS, AND COVERS;
 - D. METHOD TO SECURE THE LIDS AND COVERS FROM INAPPROPRIATE OR UNAPPROVED ACCESS;
 - E. METHODS OF VENTING. VENTING SHOULD EXHAUST ABOVE THE ROOF LINE OF THE ADJACENT BUILDING. VENT MAY RUN INTERNAL TO BUILDING;
 - F. IMPERVIOUS SURFACES AROUND THE ACCESS PORTS, EQUIPMENT AND METHODS FOR CLEANING SEWAGE SPILLS; AND
 - G. ALARM FUNCTION.
 5. HOLDING TANK ALARM AND CHECK VALVES SHALL BE INSPECTED FOR PROPER FUNCTION ON AN ANNUAL BASIS. OWNER TO NOTIFY MIDDLETOWN DPW WITHIN 48 HOURS OF INSPECTION.
 6. REFER TO HOLDING TANK DETAIL.

Kindly be advised that this Permit is not valid without verification of the type or extent of freshwater wetlands on site.





LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- SEWER LINE
- DRAIN LINE
- UTILITY POLE
- TREE/BUSH
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCHBASIN
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- PRECAST CONCRETE CURBING
- PROPOSED LIGHTING
- PROPOSED UG TELE, ELEC AND CABLE
- PROPOSED WATER SERVICE
- PROPOSED FIRE PROTECTION
- PROPOSED SEWER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED TOPOGRAPHIC CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 16 2015 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE

CERTIFICATION:

JEREMY J. ROSA

No. 9826

REGISTERED PROFESSIONAL ENGINEER

PROJECT NUMBER:
09001.1

SCALE: 1" = 40'

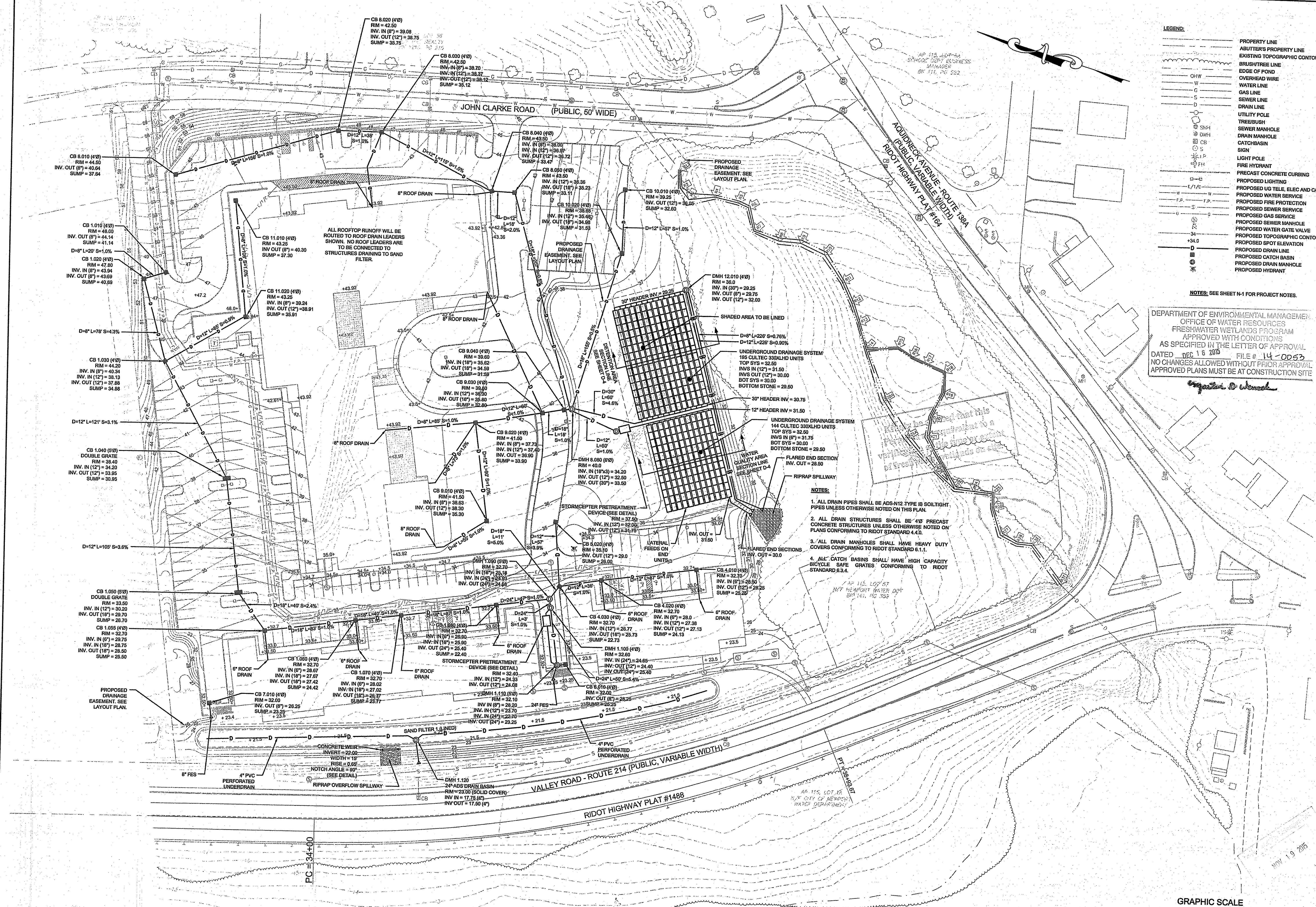
DRAWING TITLE:
PROPOSED GRADING PLAN

DRAWING NUMBER:
G-1

SHEET 6 OF 12

GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet

NOV 19 2015

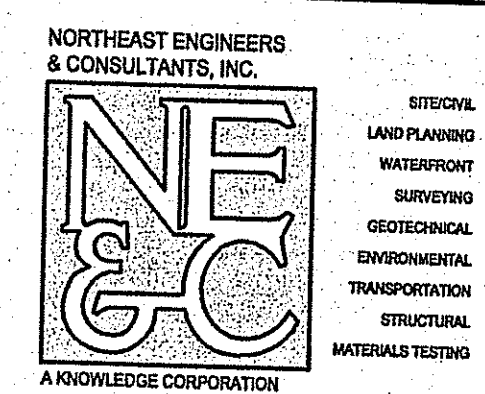


- LEGEND:**
- PROPERTY LINE
 - ADJUTERS PROPERTY LINE
 - EXISTING TOPOGRAPHIC CONTOUR
 - BRUSH/TREE LINE
 - EDGE OF FORD
 - OVERHEAD WIRE
 - WATER LINE
 - GAS LINE
 - SEWER LINE
 - DRAIN LINE
 - UTILITY POLE
 - TREE/BUSH
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - SIGN
 - LIGHT POLE
 - FIRE HYDRANT
 - PRECAST CONCRETE CURBING
 - PROPOSED LIGHTING
 - PROPOSED UG TELE, ELEC AND CABLE
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE PROTECTION
 - PROPOSED SEWER SERVICE
 - PROPOSED GAS SERVICE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER GATE VALVE
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED HYDRANT

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 18 2015 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- NOTES:**
- ALL DRAIN PIPES SHALL BE ADS-N12 TYPE 18 SOILTIGHT PIPES UNLESS OTHERWISE NOTED ON THIS PLAN.
 - ALL DRAIN STRUCTURES SHALL BE 4'x4' PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED ON PLANS CONFORMING TO RIDOT STANDARD 4.4.0.
 - ALL DRAIN MANHOLES SHALL HAVE HEAVY DUTY COVERS CONFORMING TO RIDOT STANDARD 6.1.1.
 - ALL CATCH BASINS SHALL HAVE HIGH CAPACITY BICYCLE SAFE GRATES CONFORMING TO RIDOT STANDARD 6.3.4.



PROJECT TITLE:

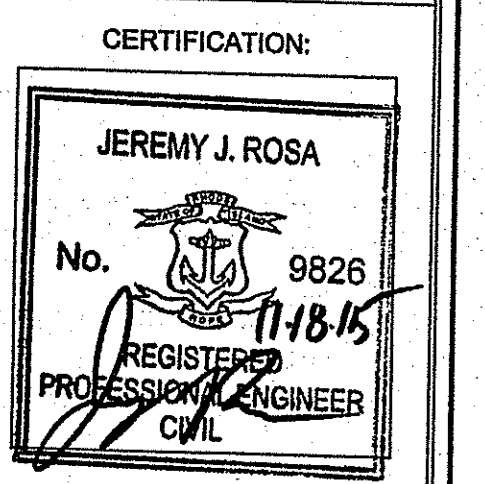
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURSATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
08APR15	PHASE 1 PLANS
16APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE

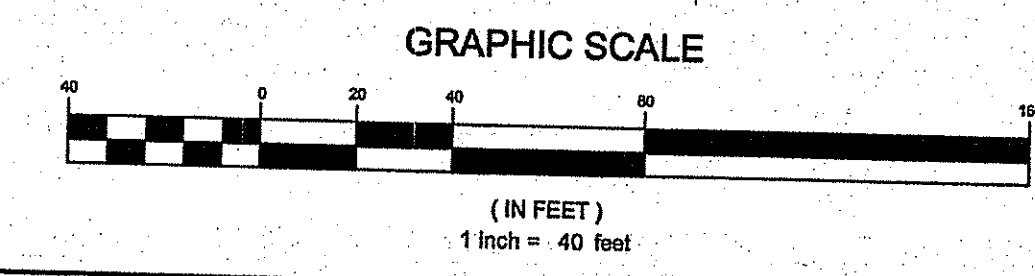


PROJECT NUMBER:
09001.1

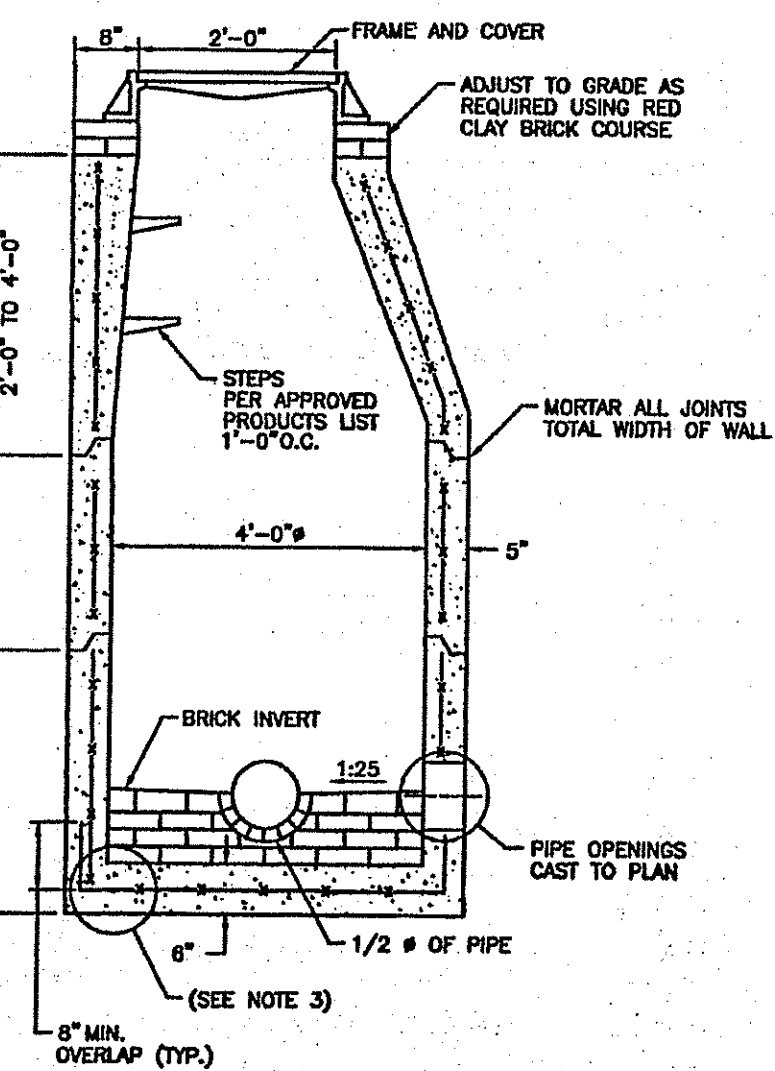
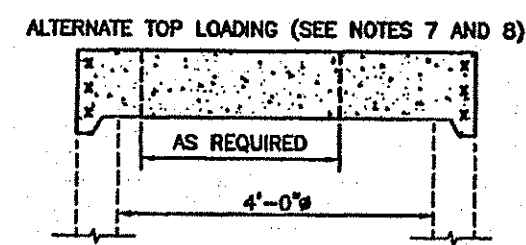
SCALE: 1" = 40'

DRAWING TITLE:
PROPOSED DRAINAGE PLAN

DRAWING NUMBER:
D-1
SHEET 7 OF 12

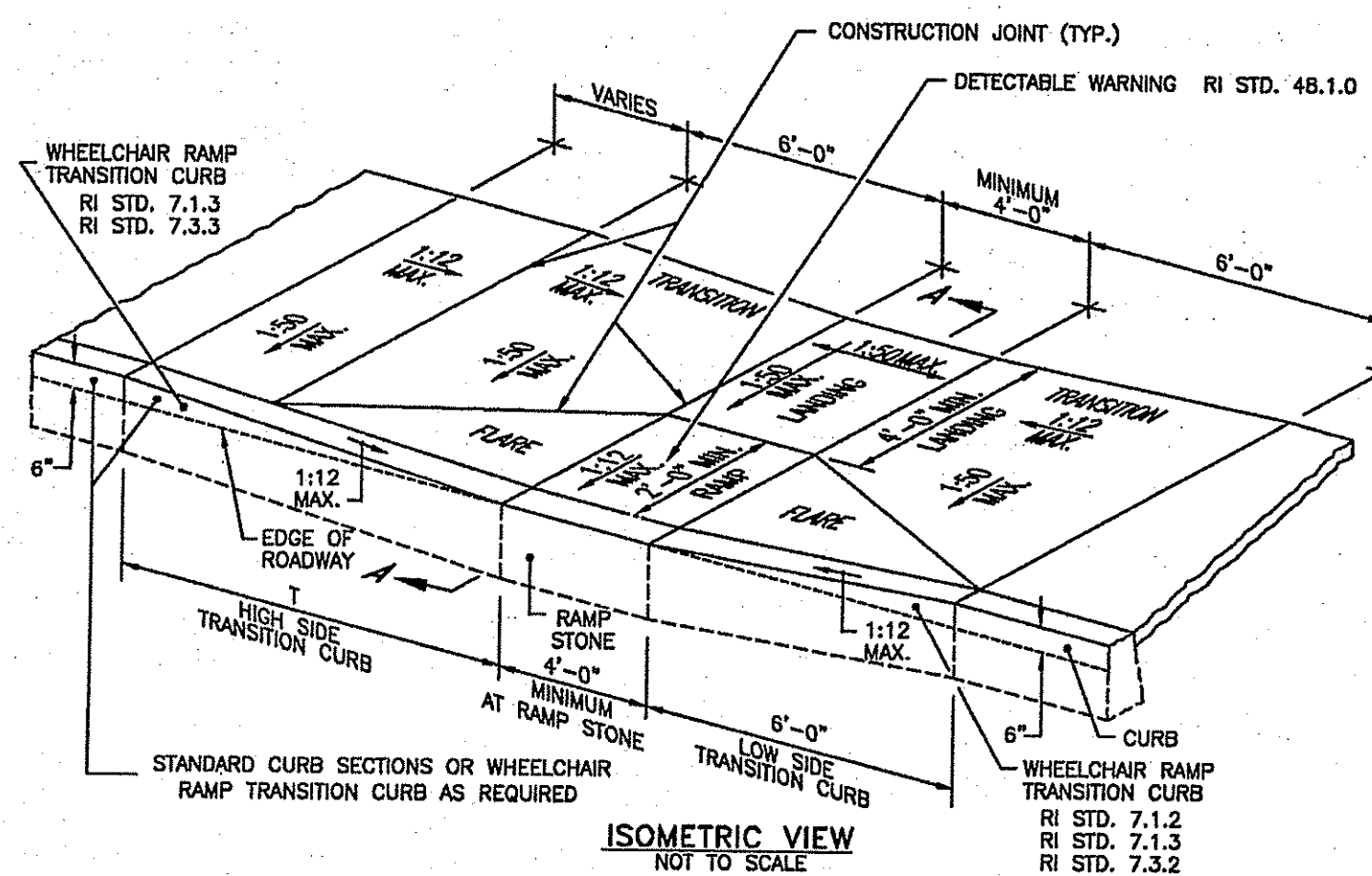


REVISION HISTORY:	
DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
08MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEPT. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
16APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG16	REVISED BLDG SEWER
20NOV16	REVISED DRAINAGE

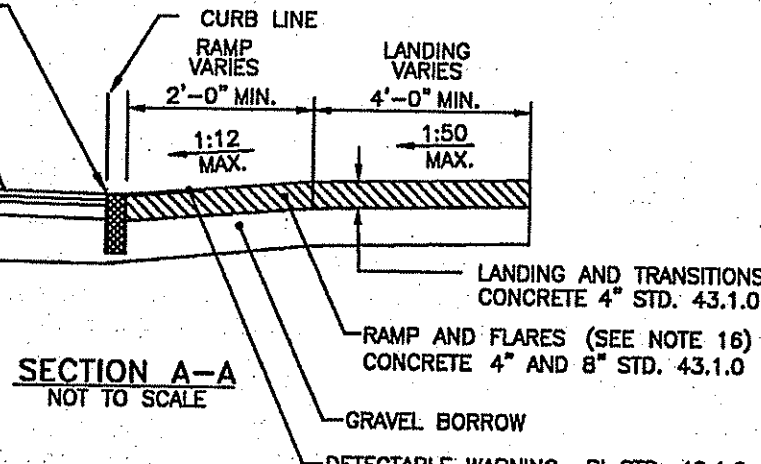


- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. ONE FOUR MONOLITHIC BASE SECTION.
 5. 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.
 6. STEPS SHALL CONFORM TO STD. 5.5.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 4'-0" ROUND SEWER MANHOLE (RIDOT 4.2.0)
 SCALE: NOT TO SCALE

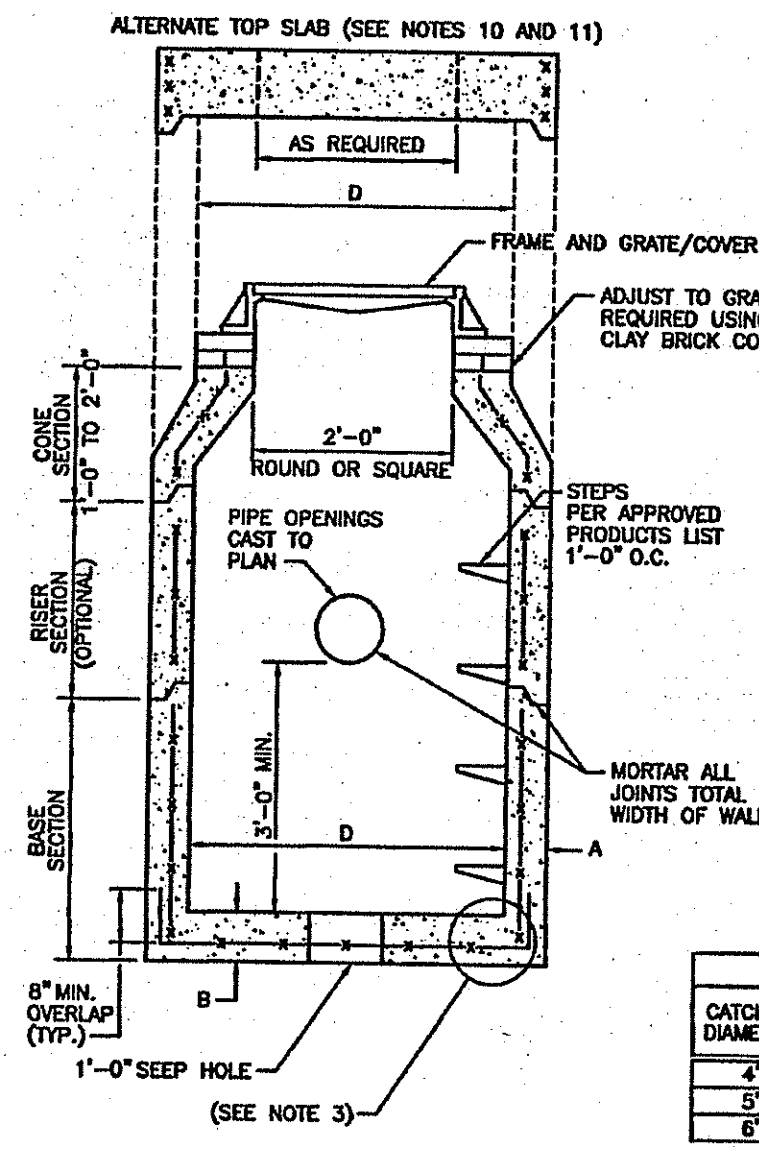


ROADWAY PROFILE GRADE	T (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0



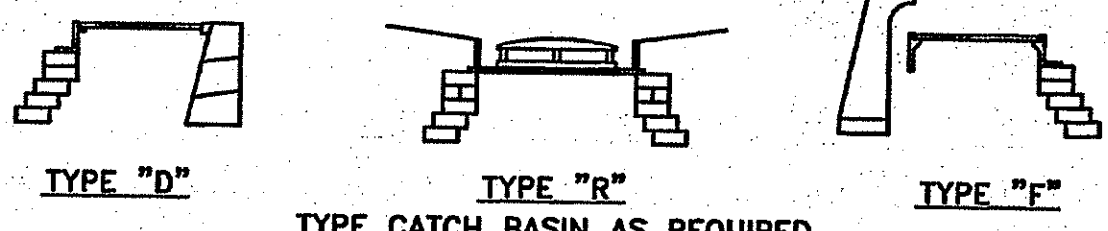
- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP SHALL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
 3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 4. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
 5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
 6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
 7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
 8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS) MUST NOT BE STEEPER THAN 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
 9. WHERE THE ROAD PROFILE EXCEEDS SIX THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
 10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
 11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
 12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
 13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
 14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
 15. DETECTABLE WARNING TO BE PAID FOR UNDER SECTION 942 OF THE R.I. STANDARD SPECIFICATIONS.
 16. 8" CONCRETE DEPTH FOR RADIUS WHEELCHAIR RAMPS ONLY. USE 4" DEPTH FOR TANGENT (MID-BLOCK) LOCATIONS.

PRECAST CONCRETE (RIDOT 43.3.0)
 SCALE: NOT TO SCALE



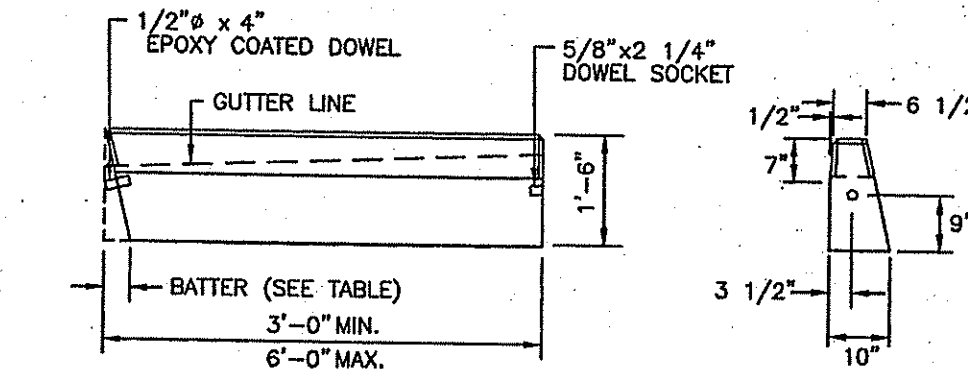
CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED
4'-0"	5"	6"	0.12 SQ. IN./LIN. FT.
5'-0"	6"	7"	0.15 SQ. IN./LIN. FT.
6'-0"	7"	8"	0.18 SQ. IN./LIN. FT.

* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C476, ITEM 8.1.2



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. STEPS SHALL CONFORM TO STD. 5.5.0 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. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
 9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
 10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST ROUND DRAIN MANHOLE (RIDOT 4.4.0)
 SCALE: NOT TO SCALE

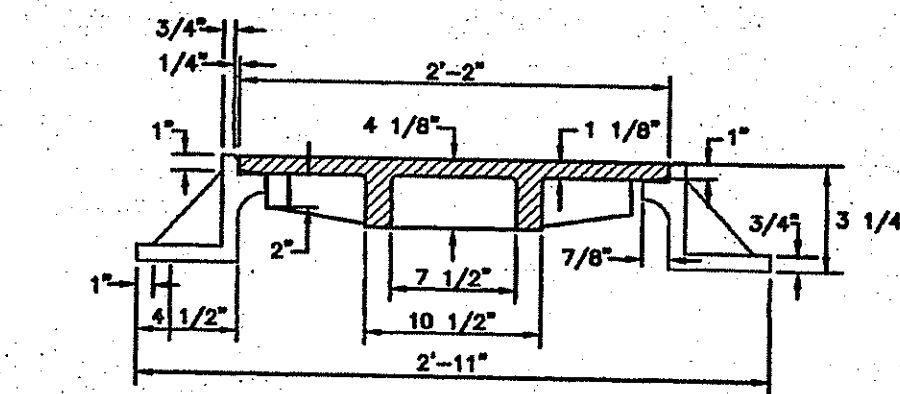
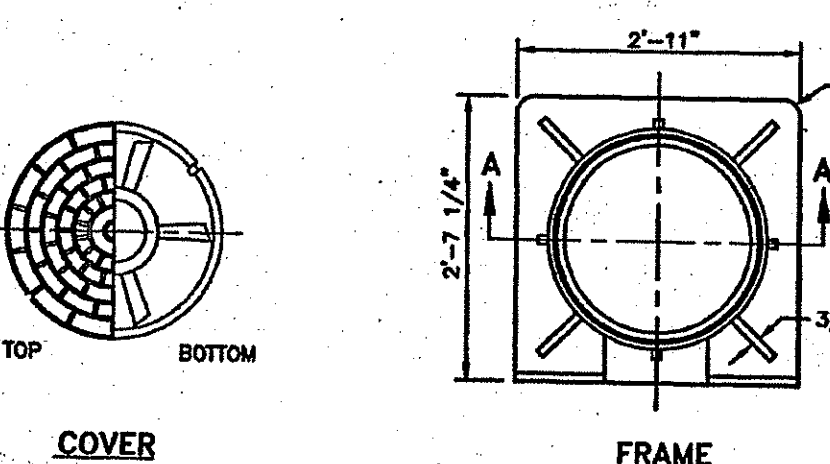


TRANSITION LENGTH	LENGTH VARIES	LENGTH VARIES	LENGTH VARIES
GRADE	(7.1.0)	(7.1.3)	(7.1.0)

TRANSITION LENGTH (FT.)	BATTER (IN.)
6.0	1.5
7.0	1.3
8.0	1.2
9.5	1.0
11.5	0.8
15.0	0.5
18.0	0.5

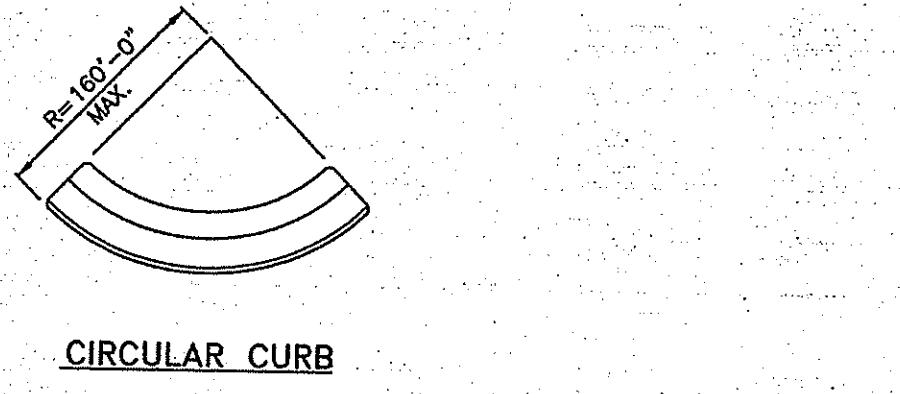
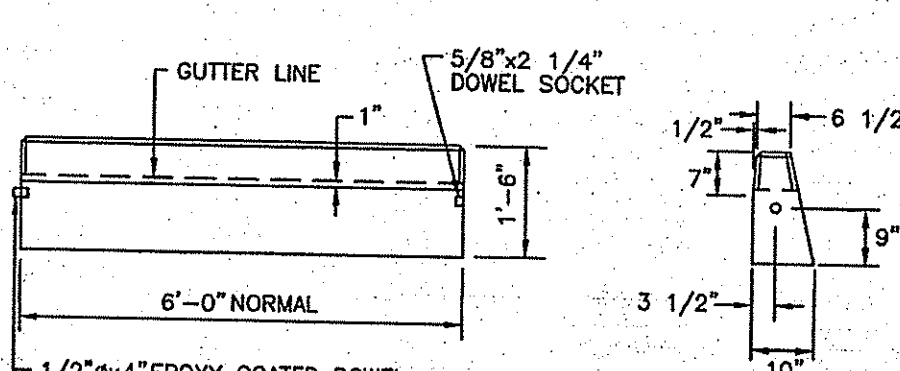
- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 3. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 4. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 5. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR CURB FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).

PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB (RIDOT 7.1.3)
 SCALE: NOT TO SCALE



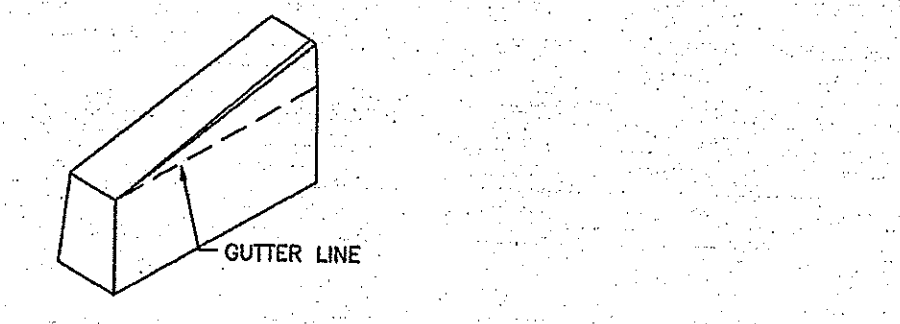
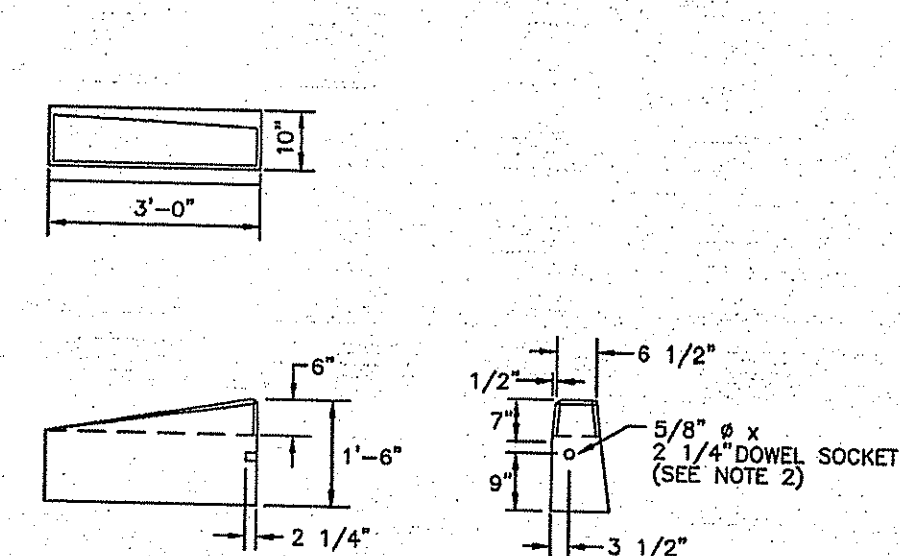
- NOTES:
1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FRAME AND COVER SEATS TO BE MACHINE FINISH.

HEAVY DUTY SQUARE FRAME AND ROUND COVER (RIDOT 6.1.1)
 SCALE: NOT TO SCALE



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

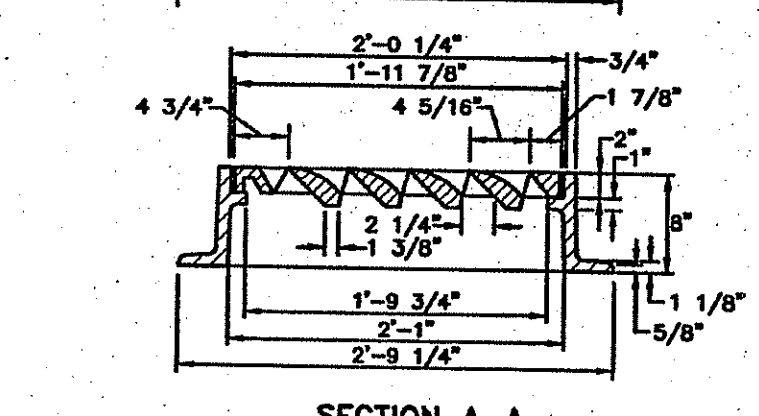
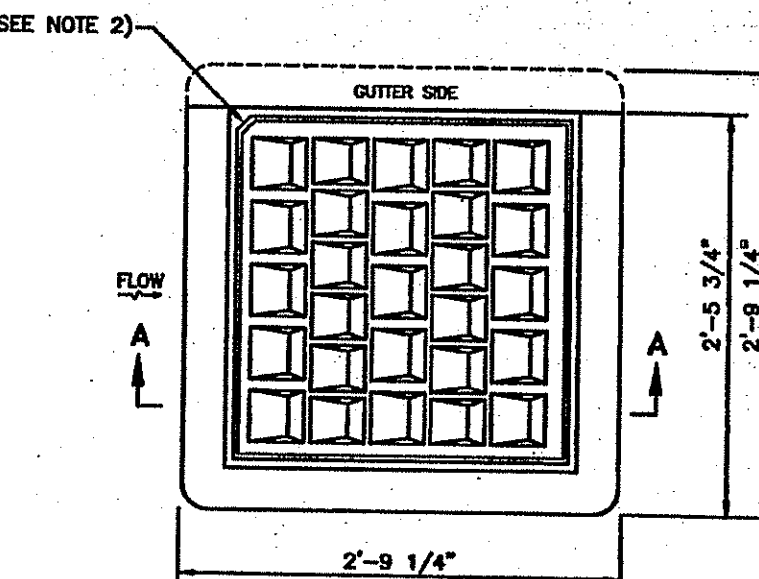
PRECAST CONCRETE CURB (RIDOT 7.1.0)
 SCALE: NOT TO SCALE



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 5. LEFT AND RIGHT SECTIONS SHALL BE INSTALLED AS REQUIRED.

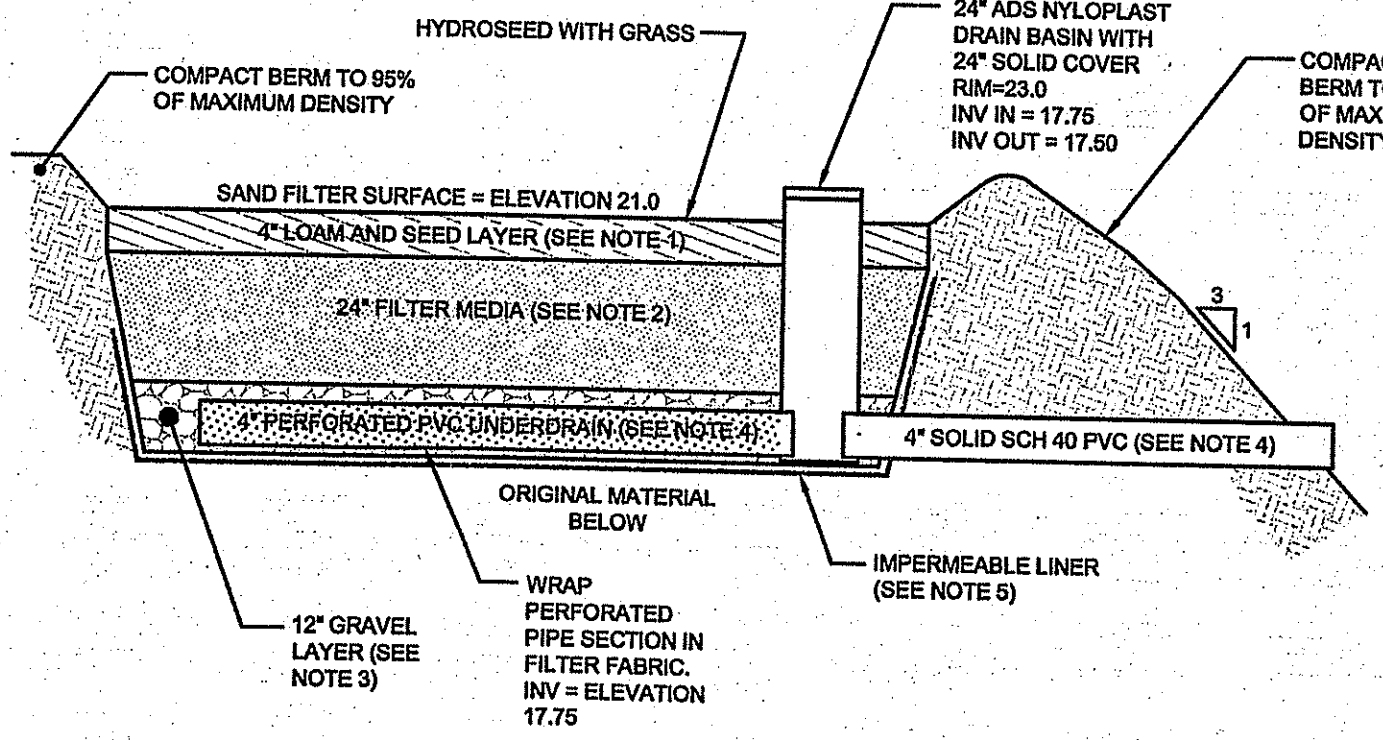
PRECAST TRANSITION CURB (RIDOT 7.1.1)
 SCALE: NOT TO SCALE

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



- NOTES:
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 KEYED FRAME.

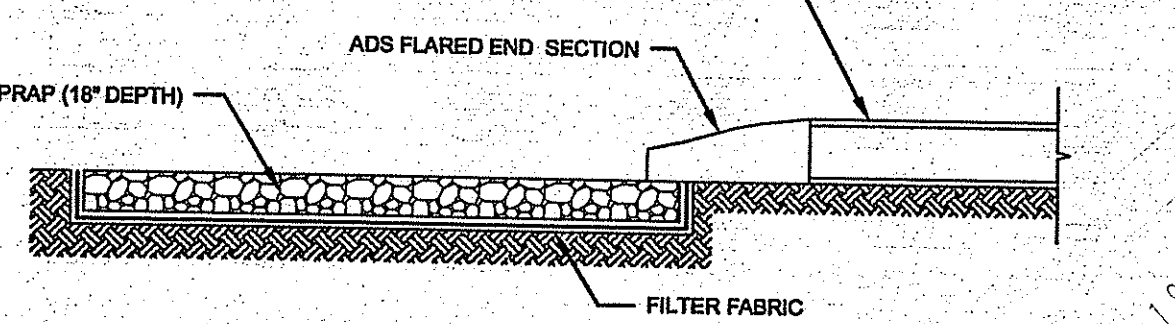
HIGH CAPACITY BICYCLE SAFE FRAME AND GRATE (RIDOT 6.3.4)
 SCALE: NOT TO SCALE



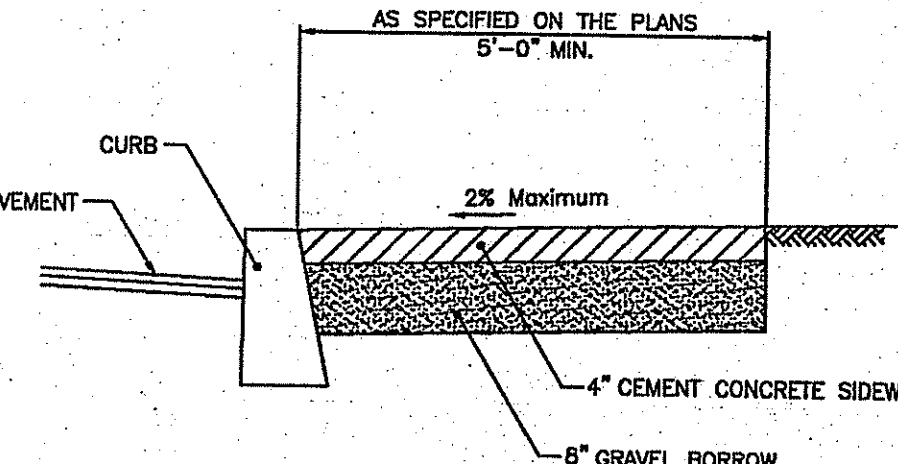
- SAND FILTER NOTES:
1. SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.
 2. SAND FILTER SAND TO BE CLEAN AASHTO M-6 OR ASTM C-33 CONCRETE SAND (0.02" TO 0.04"). SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO ROCK DUST CAN BE USED AS SAND.
 3. UNDERDRAIN GRAVEL SHALL CONFORM TO AASHTO M-43, 0.25" TO 0.75". MATERIAL MUST BE WASHED CLEAN GRAVEL.
 4. UNDERDRAIN SHALL BE SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D-1785 OR AASHTO M-276. PERFORATIONS SHALL BE 3/8" @ 6" ON CENTER. PIPE SHALL HAVE 3" OF GRAVEL OVER PIPE. PIPE TO BE WRAPPED IN GEOTEXTILE FABRIC CONFORMING TO FLOWRATE INDICATED IN NOTE 6.
 5. IMPERMEABLE LINER MAY BE ONE OF THE FOLLOWING: (A) MIN. OF 6 INCHES OF CLAYSILT (MINIMUM 15% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC), (B) A 30 MIL POLY-LINER (C) BENTONITE

LINED SAND FILTER CROSS SECTION
 SCALE: NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED DEC 16 2015 FILE # W-0053
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



BASIN OUTLET FLARED END SECTION
 SCALE: NOT TO SCALE

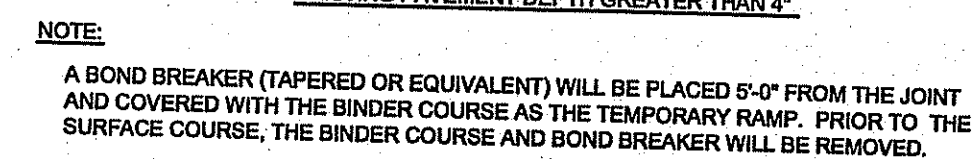
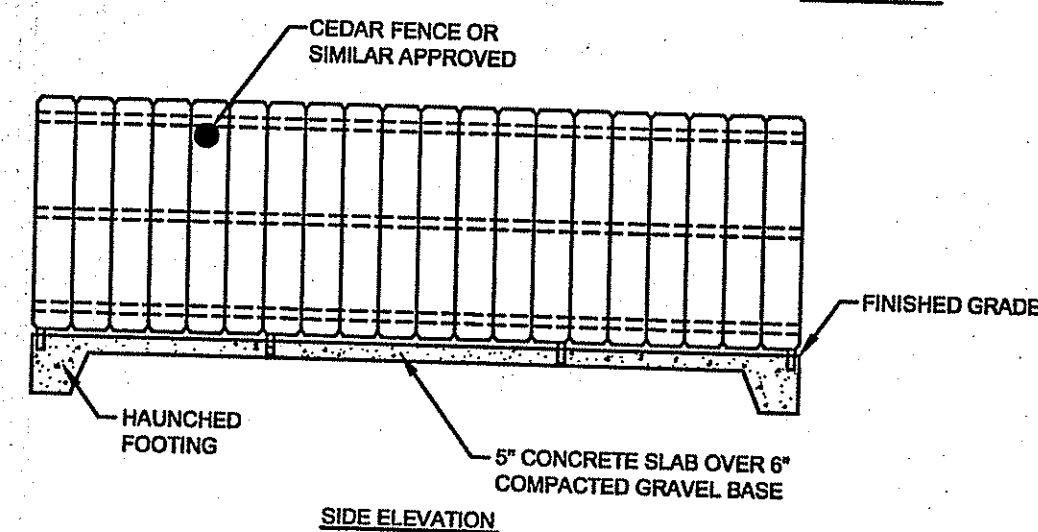
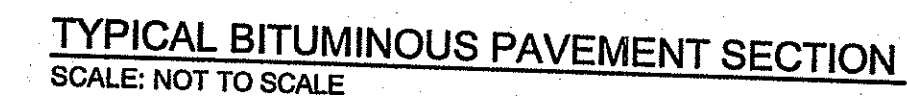


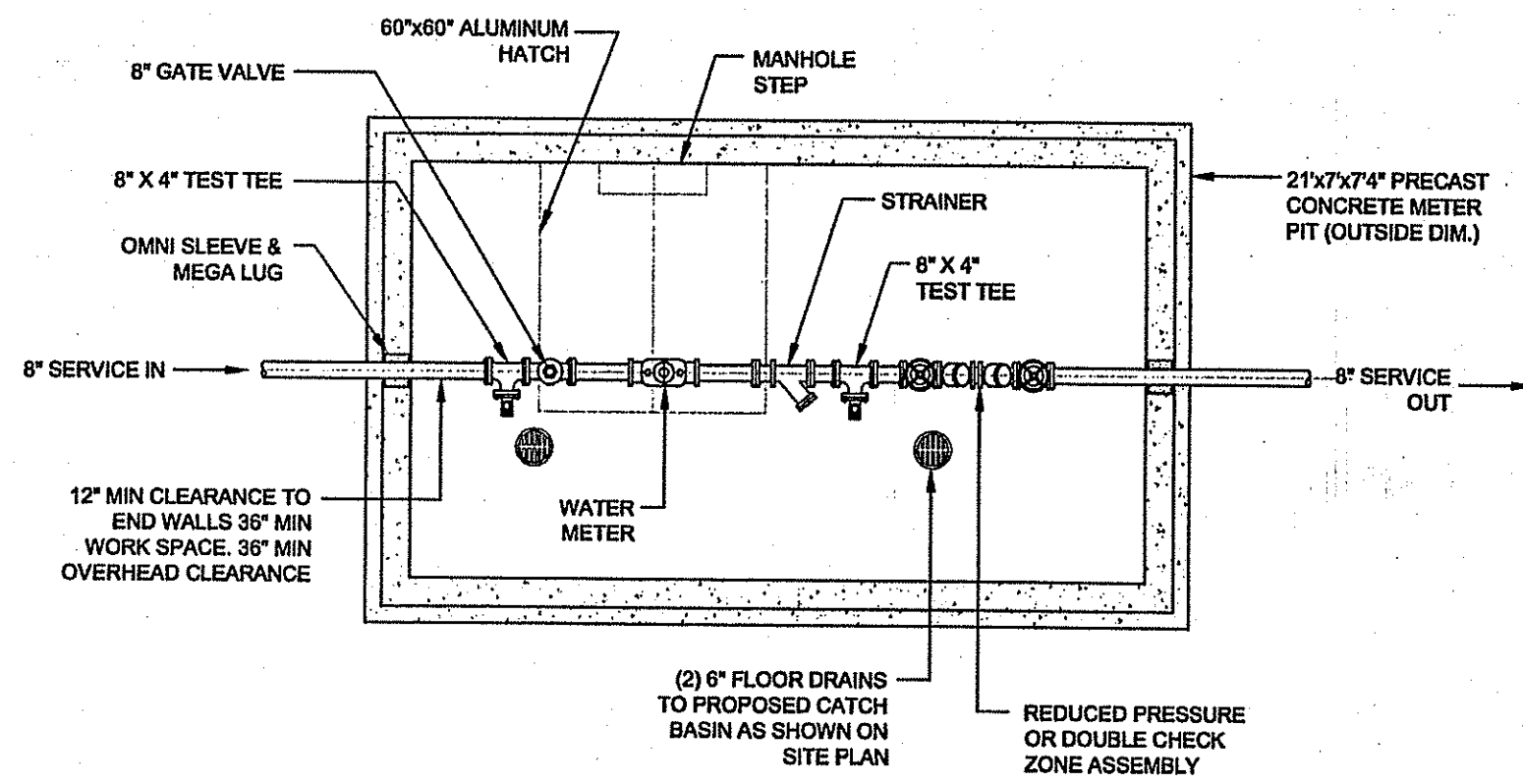
- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

CEMENT CONCRETE SIDEWALK (RIDOT 43.1.0)
 SCALE: NOT TO SCALE

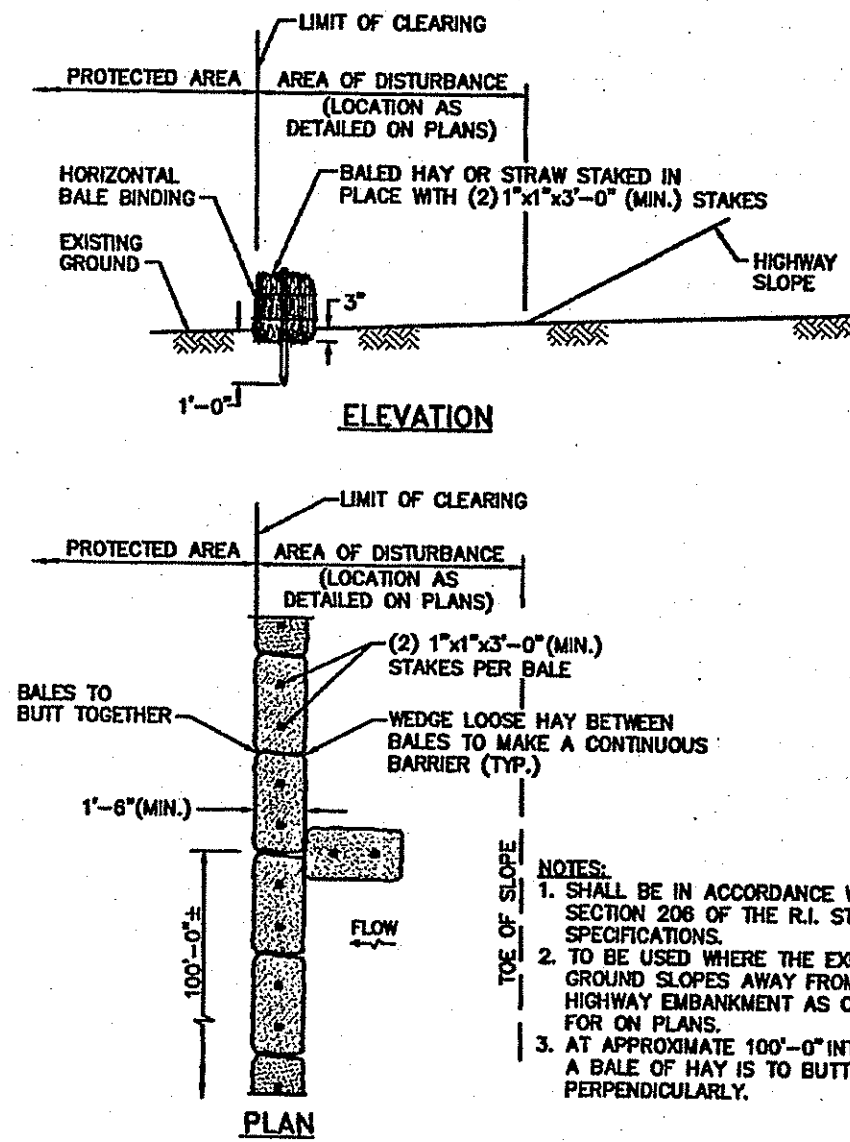


1. UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
2. TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
3. SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
4. ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE SDR 35, OR SIMILAR APPROVED.
5. ALL DRAIN PIPES SHALL BE ADS N-12 TYPE II (SOILTIGHT) UNLESS OTHERWISE INDICATED.
6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
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 WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY, INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (ASHTO T140). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
9. SEWER AND DRAINAGE PIPE TRENCHES SHALL BE BEDDED WITH CRUSHED STONE OR SCREENED GRAVEL, THESE MATERIALS MUST CONFORM TO RIDOT STANDARD M.01.02 TYPE II MATERIAL.
10. WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8". THIS MATERIAL MUST CONFORM TO ASHTO M6 REQUIREMENTS.
11. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT AND NEWPORT WATER RULES AND REGULATIONS.
12. WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SMOOTHING OR BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO PREVENT IT FROM BEING UNDER POSSIBLE SLIDES, CAUSING DAMAGE TO SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.

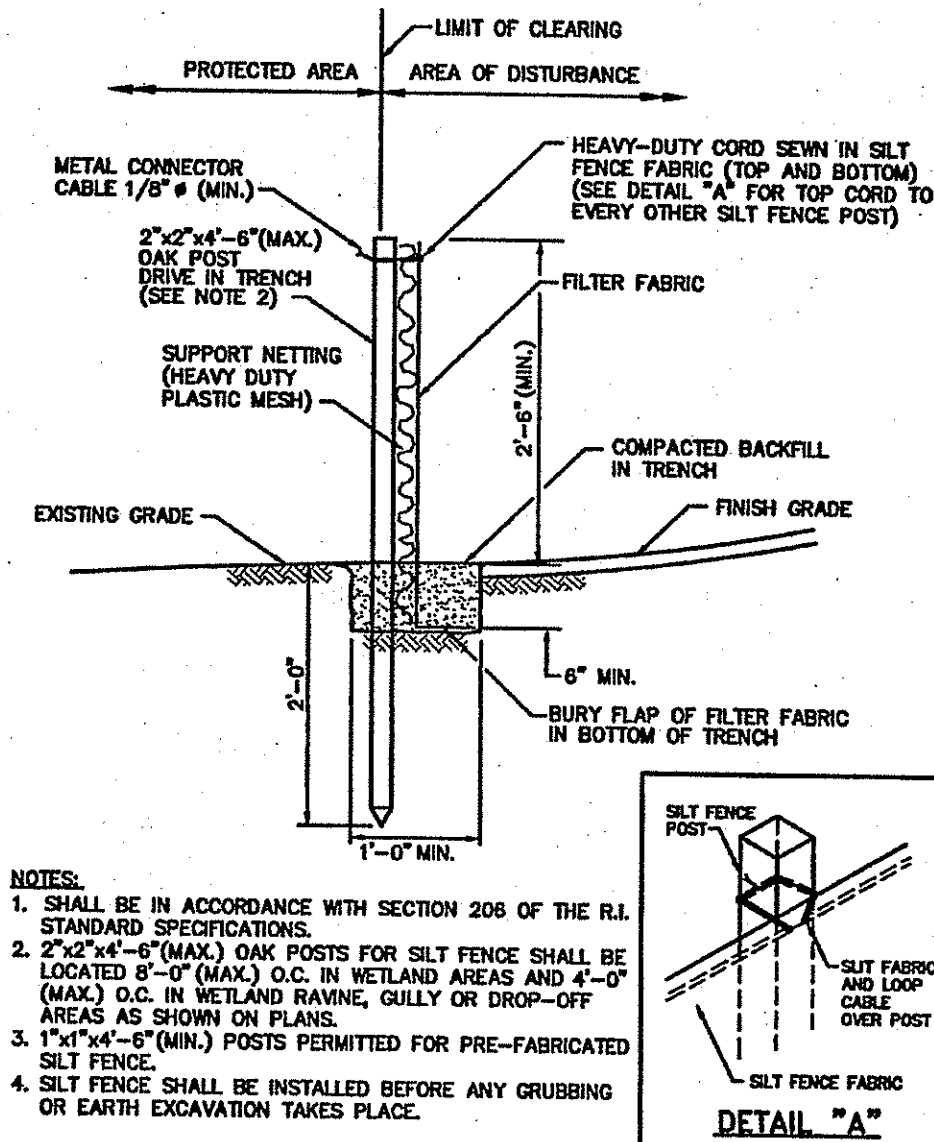




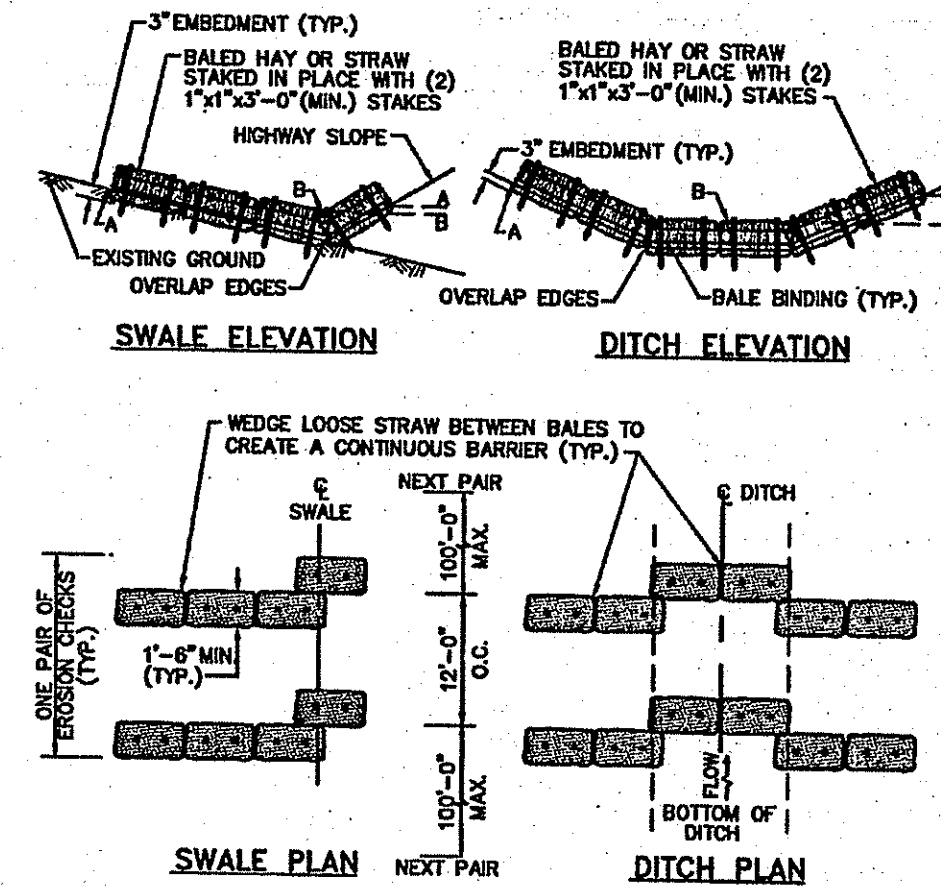
WATER METER PIT DETAIL
SCALE: NOT TO SCALE



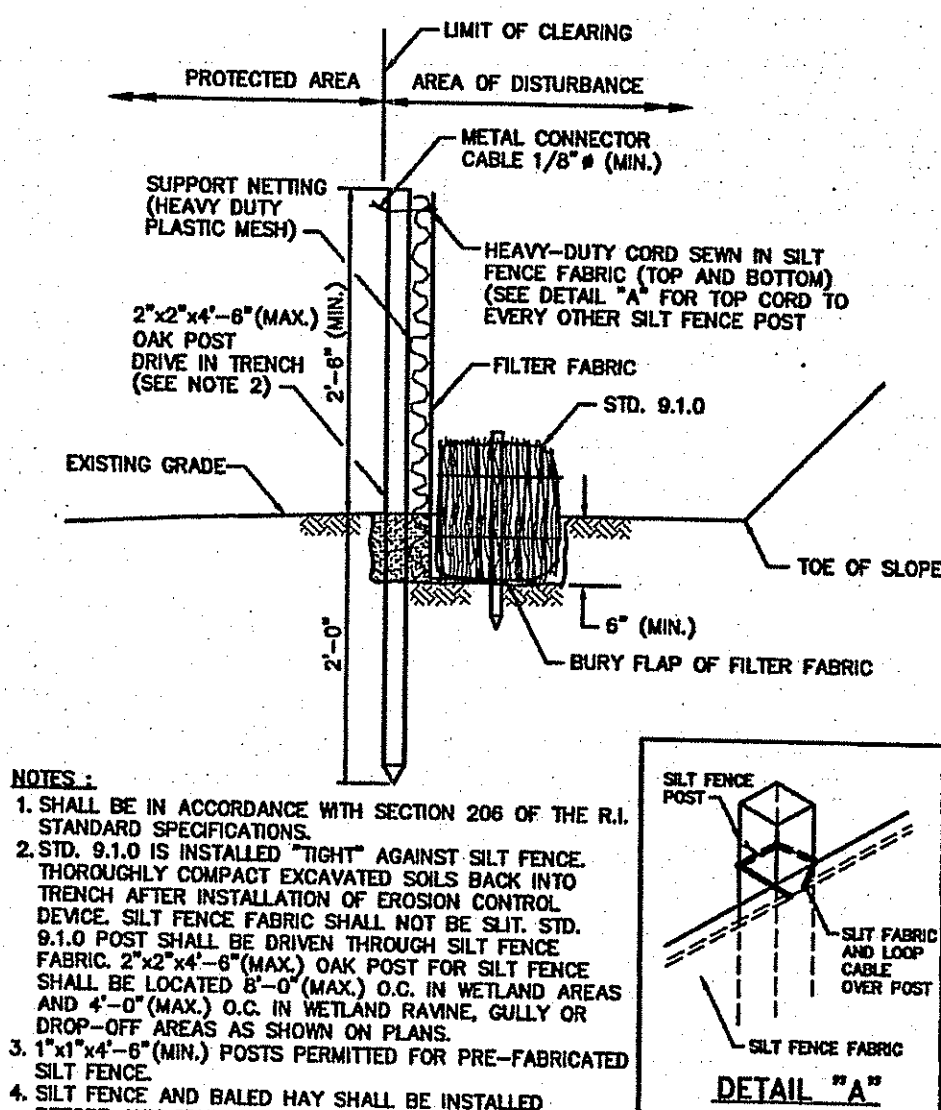
BALED HAY EROSION CHECK (RIDOT 9.1.0)
SCALE: NOT TO SCALE



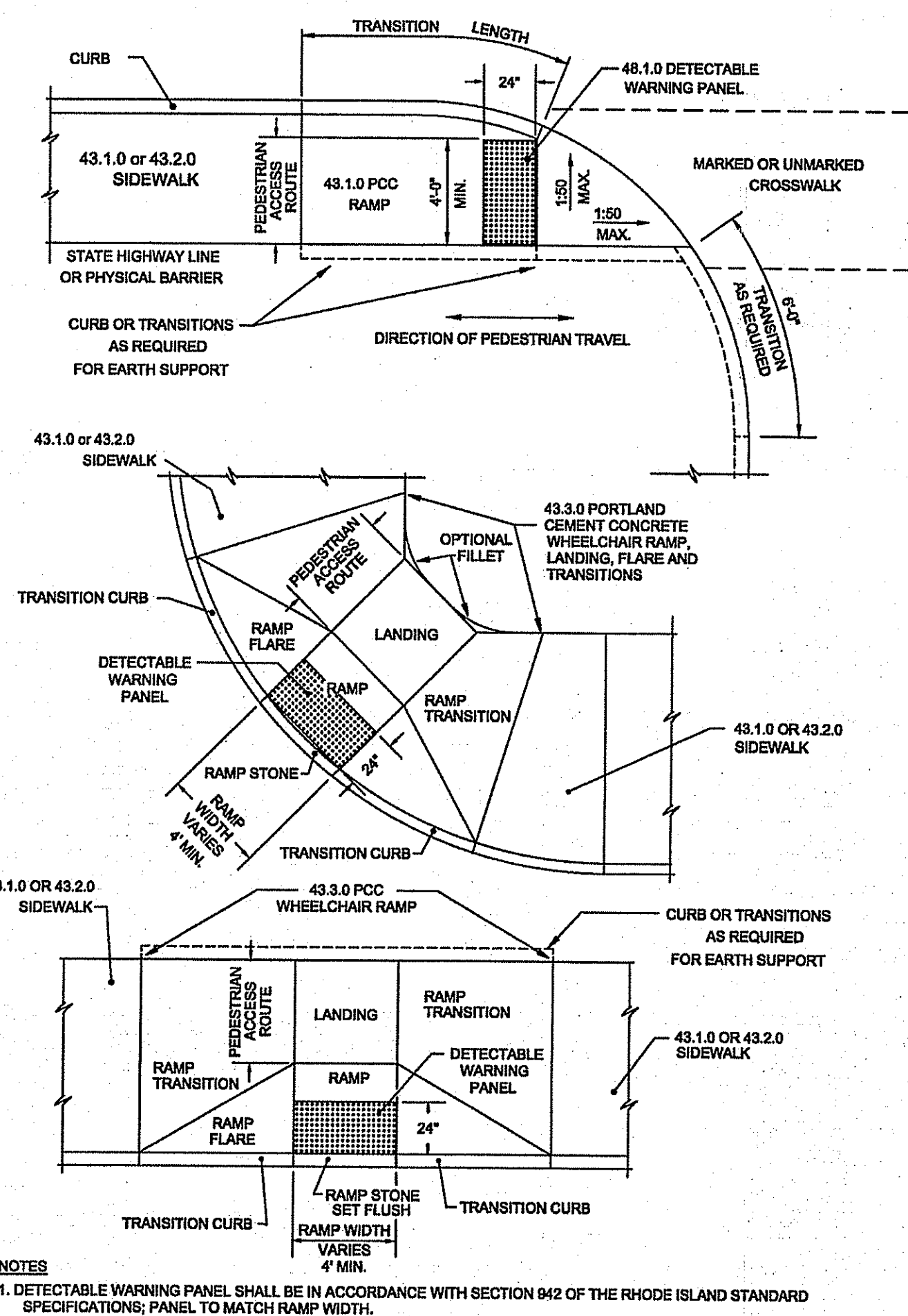
SILT FENCE EROSION CHECK (RIDOT 9.2.0)
SCALE: NOT TO SCALE



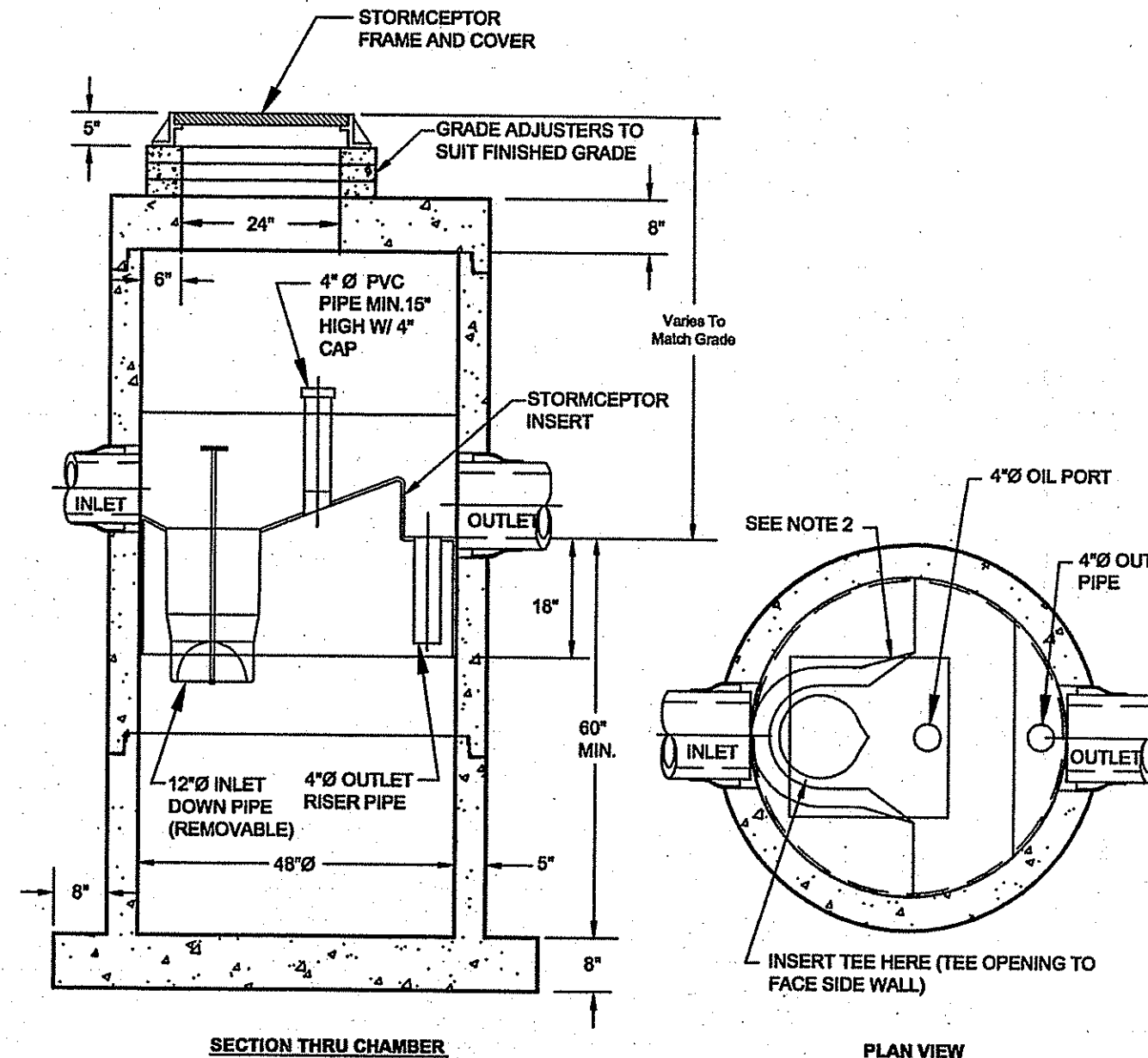
BALED HAY DITCH AND SWALE EROSION CHECK (RIDOT 9.4.0)
SCALE: NOT TO SCALE



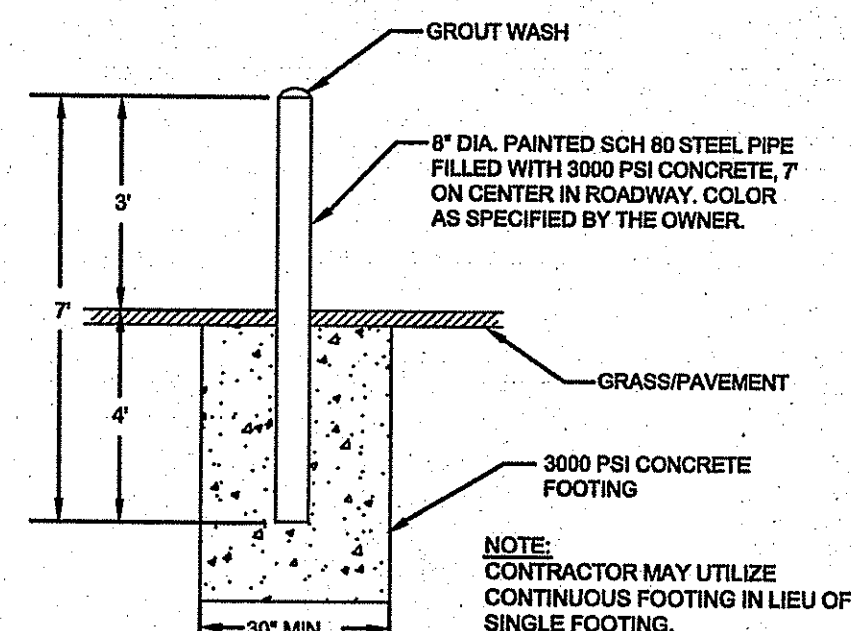
BALED HAY EROSION CHECK AND SILT FENCE COMBINED (RIDOT 9.3.0)
SCALE: NOT TO SCALE



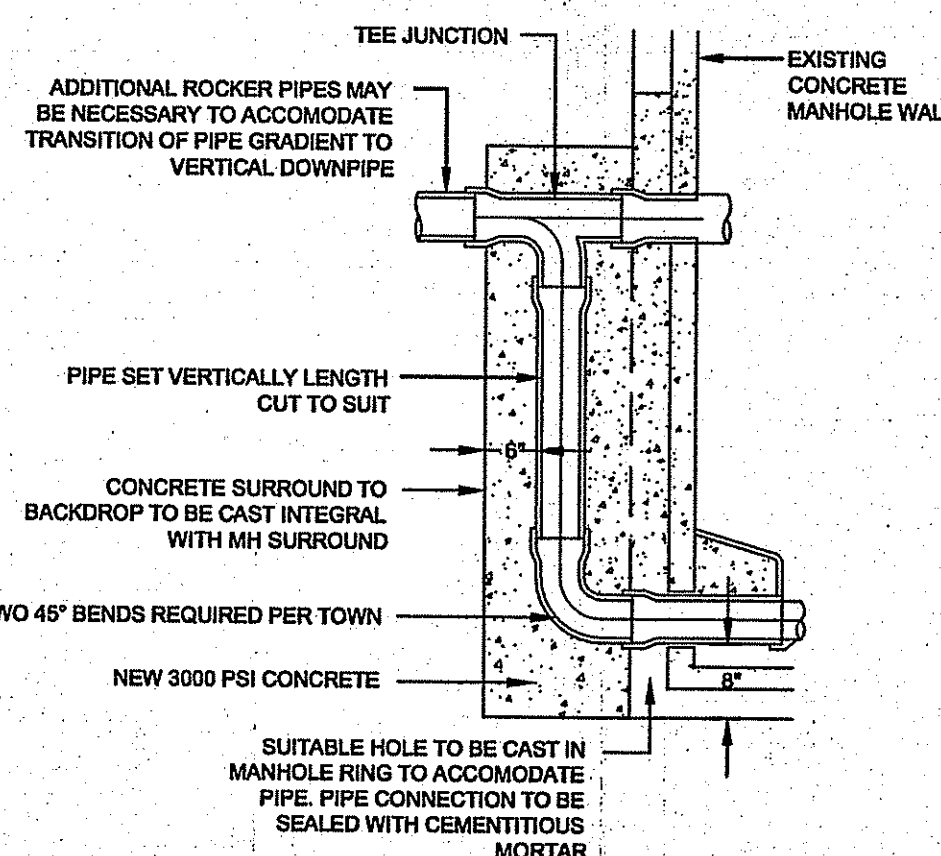
DETECTABLE WARNING PANEL PLACEMENT (RIDOT 48.1.0)
SCALE: NOT TO SCALE



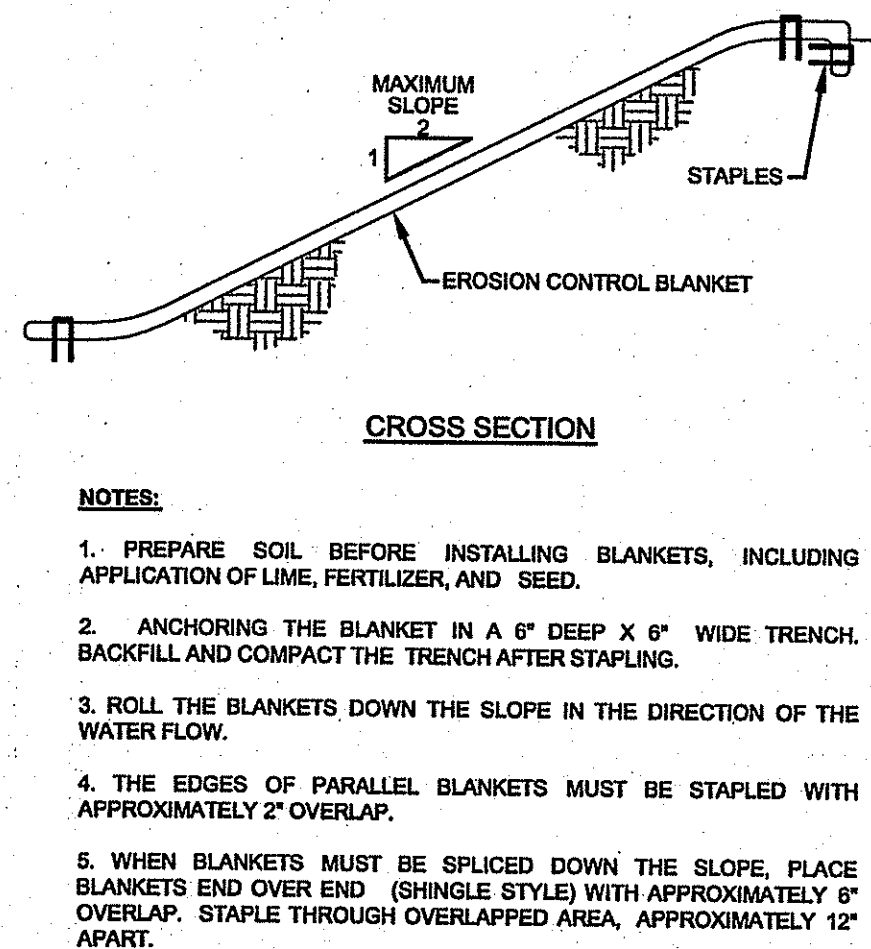
STC 450i PRECAST CONCRETE STORMCEPTOR (450 U.S. GALLON CAPACITY)
SCALE: NOT TO SCALE



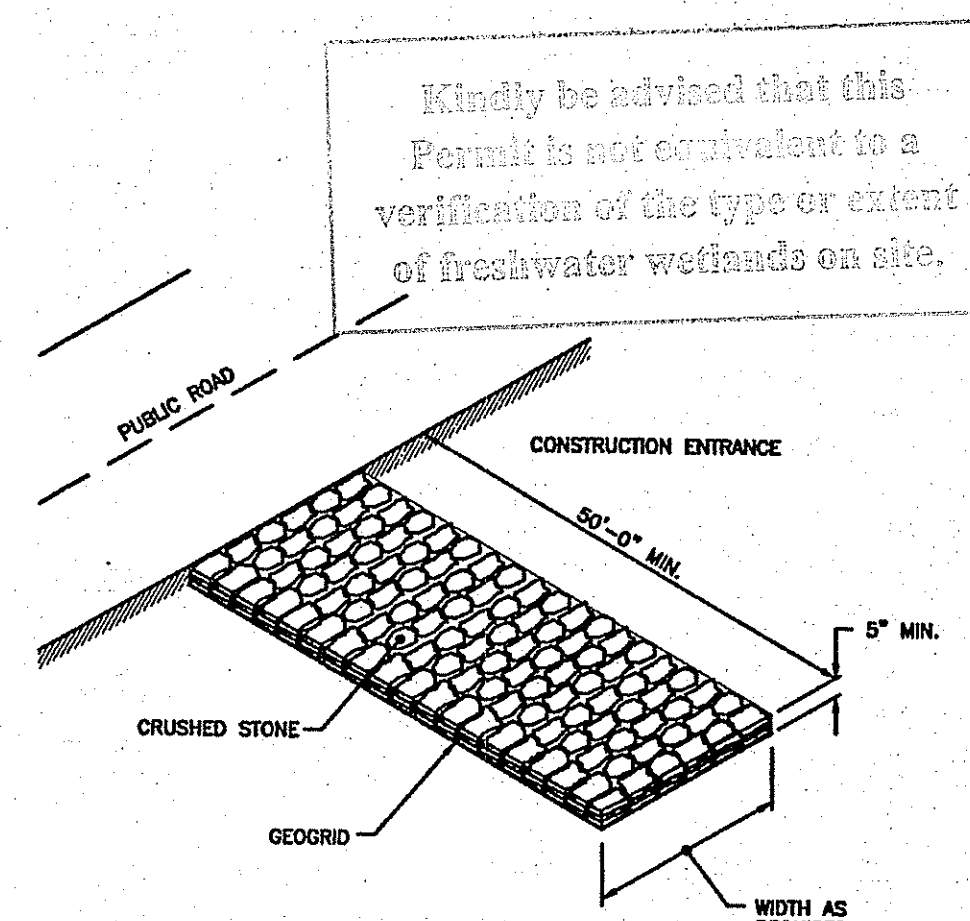
PROTECTION BOLLARD
SCALE: NOT TO SCALE



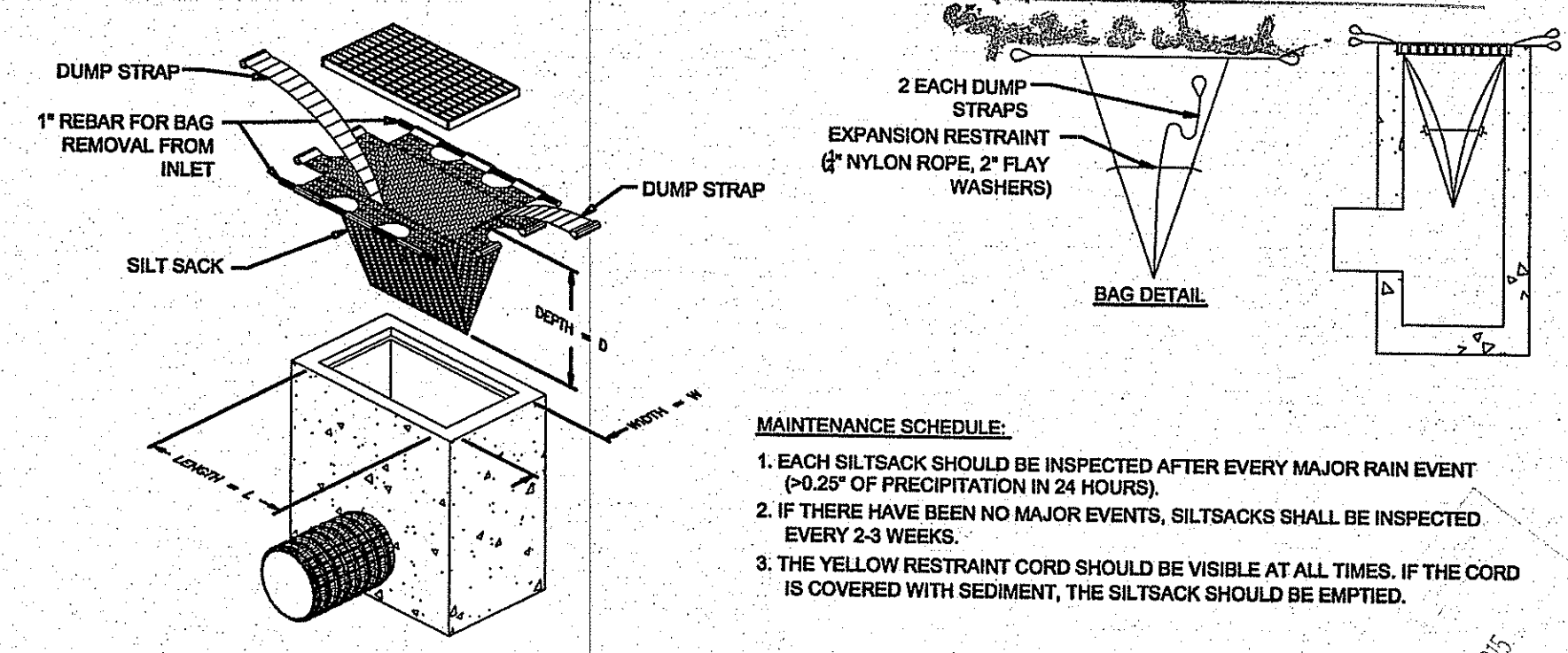
EXTERNAL BACKDROP TO EXISTING MANHOLE
SCALE: NOT TO SCALE



EROSION CONTROL BLANKET
SCALE: NOT TO SCALE

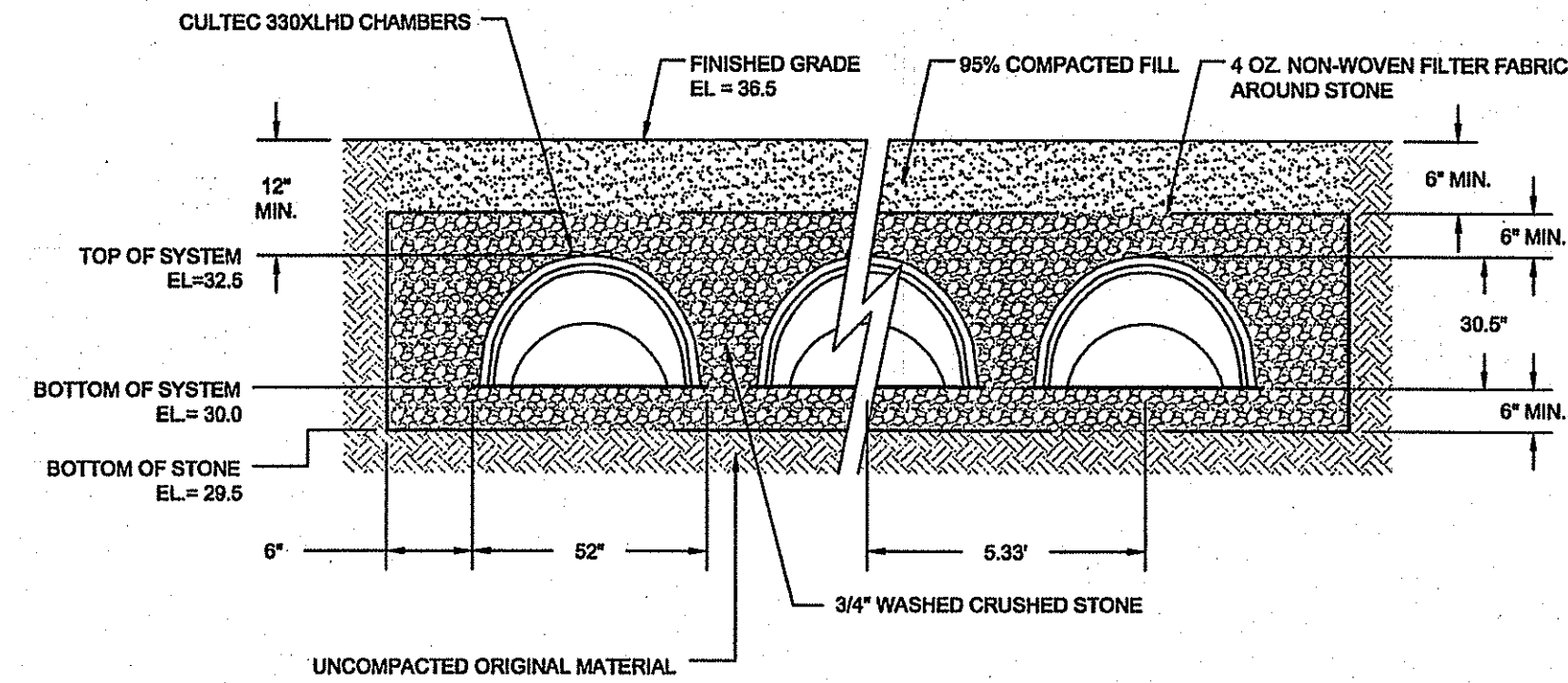


STONE CONSTRUCTION ACCESS (RIDOT 9.9.0)
SCALE: NOT TO SCALE

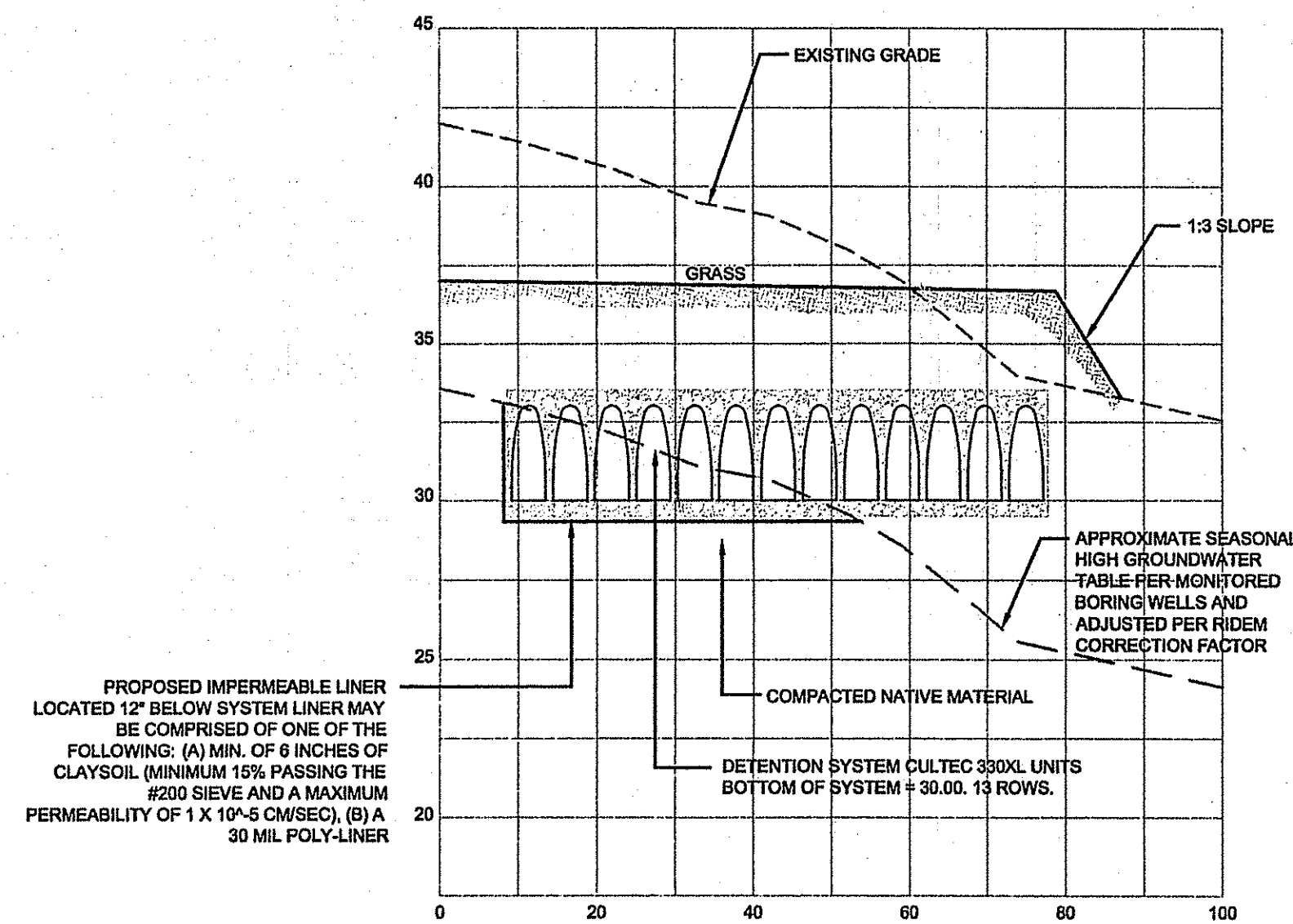


SILT SACK DETAIL
SCALE: NOT TO SCALE

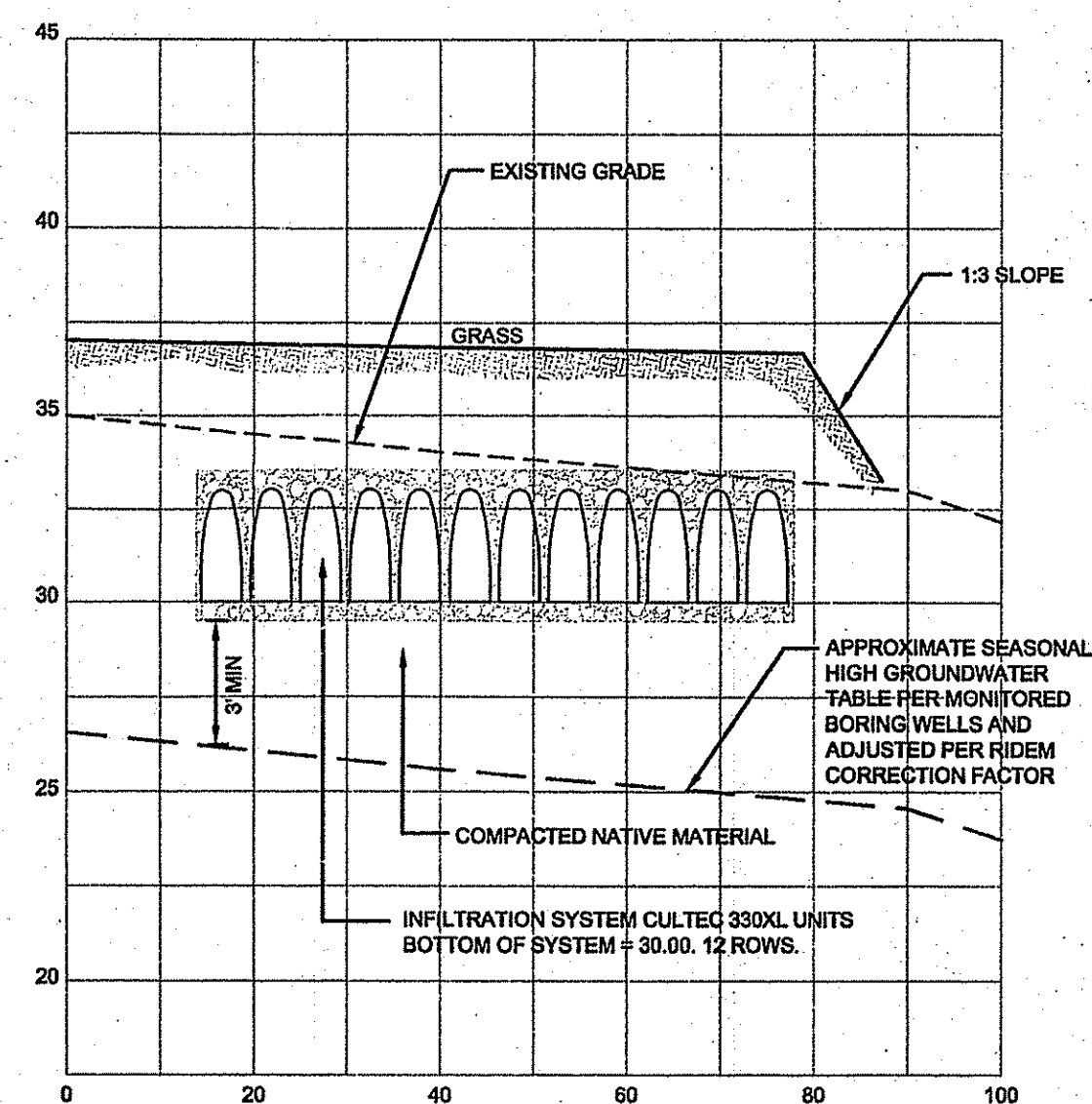
REVISION HISTORY:	
DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
09MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
20NOV15	REVISED DRAINAGE



TYPICAL CULTEC INFILTRATION CHAMBER SECTION
SCALE: NOT TO SCALE



DETENTION AREA CHAMBERS SECTION LINE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



INFILTRATION AREA CHAMBERS SECTION LINE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED DEC 1 6 2015 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PROJECT TITLE:

THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
05APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
20NOV15	REVISED DRAINAGE

CERTIFICATION:

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

PROJECT NUMBER:

09001.1

SCALE: AS SHOWN

DRAWING TITLE:

DETAIL
SHEET 4

DRAWING NUMBER:

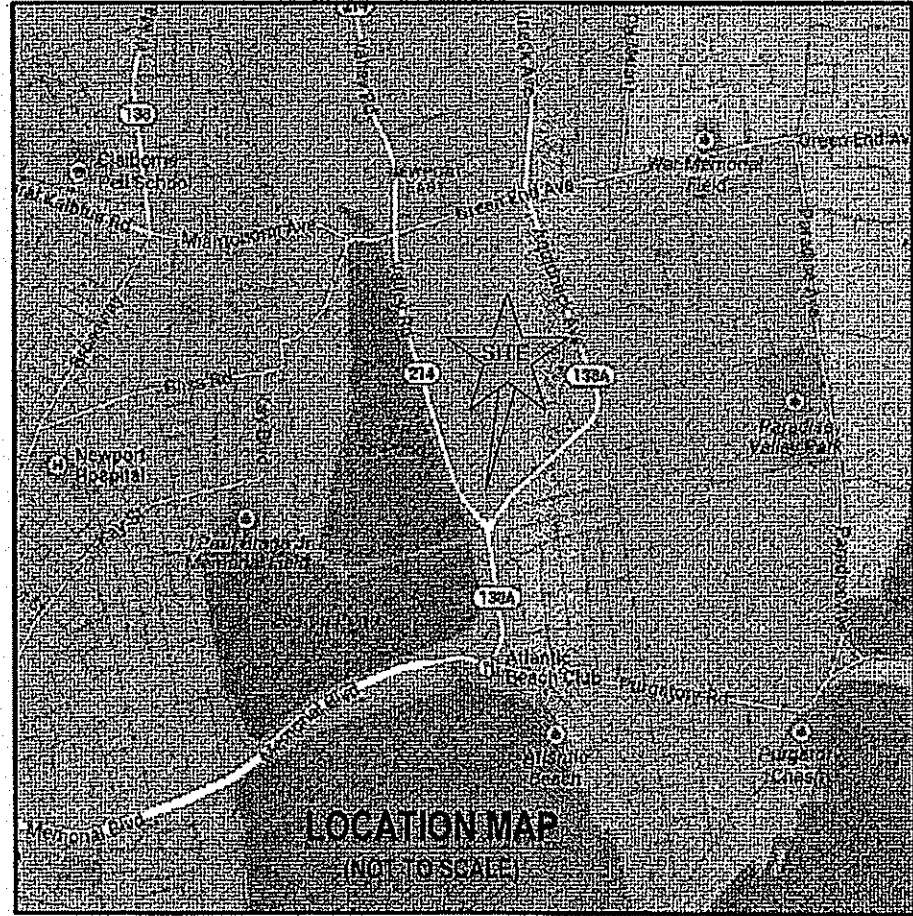
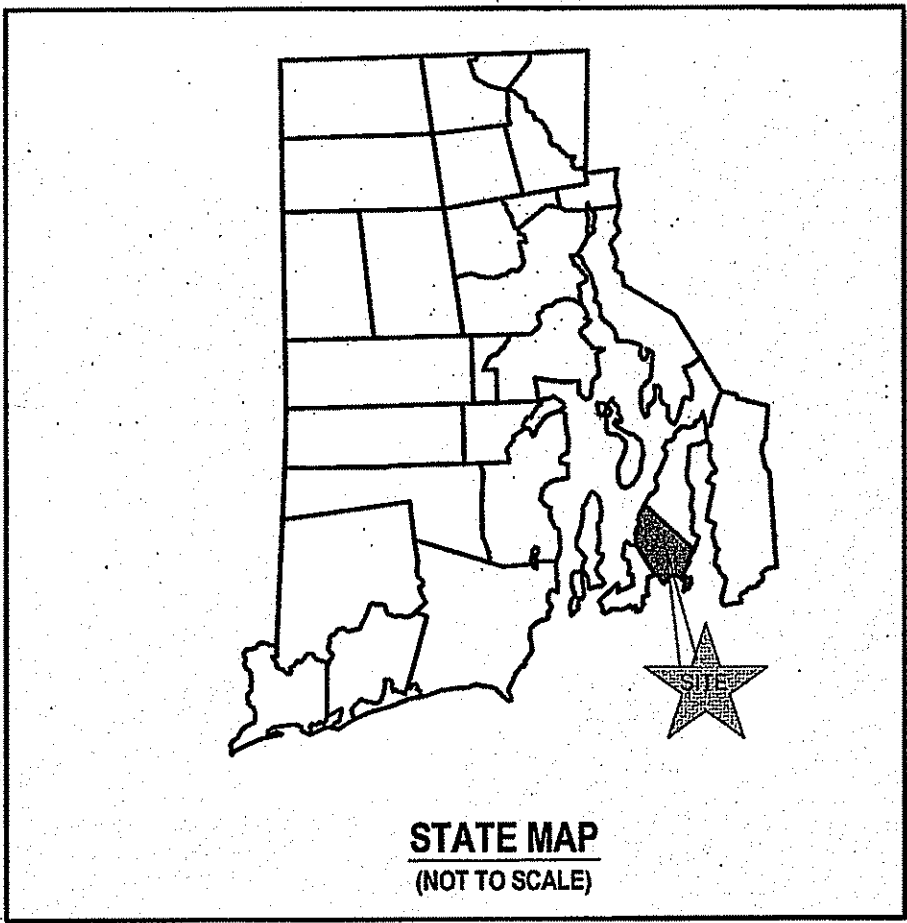
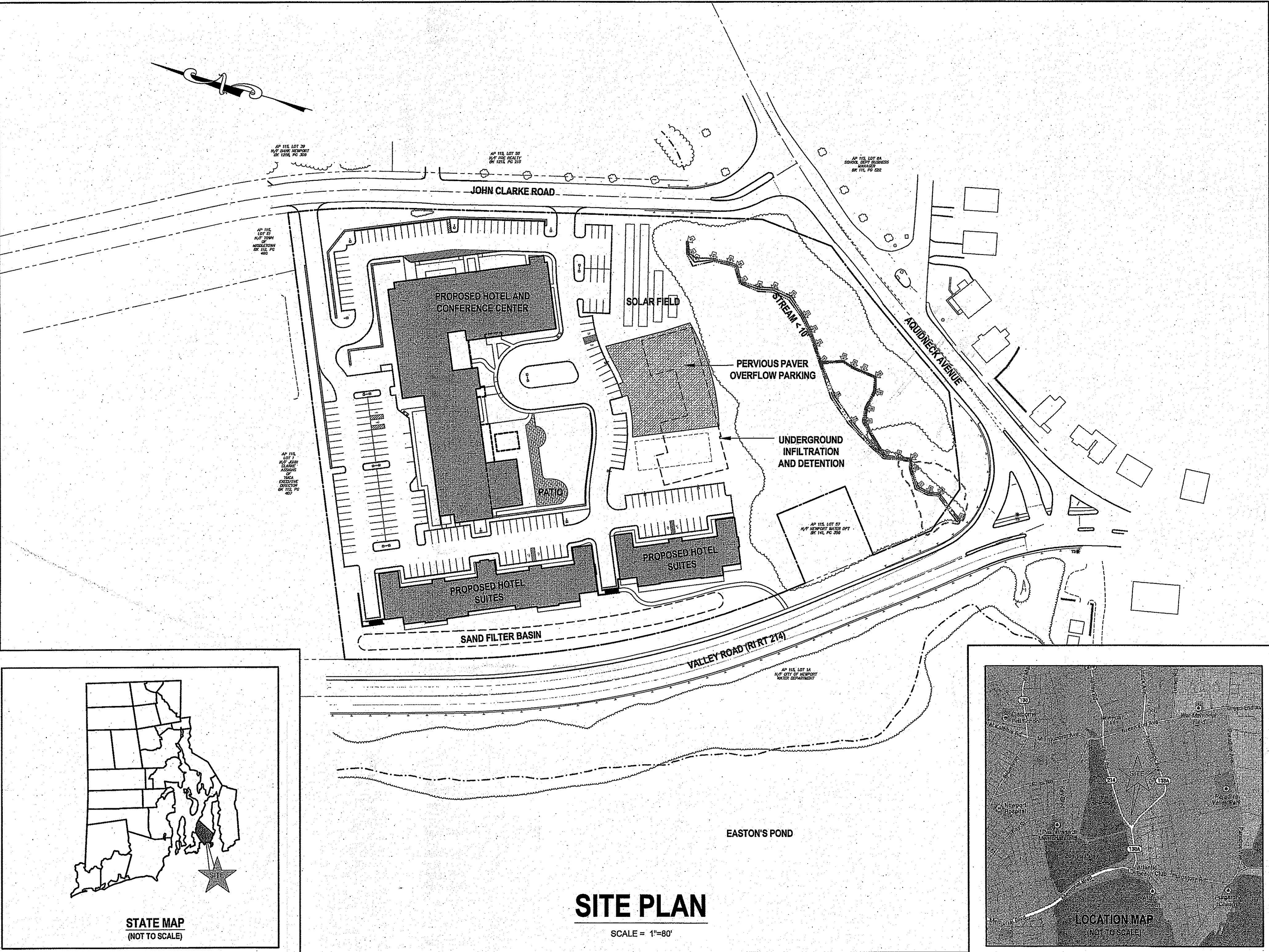
D-4

SHEET 12 OF 12

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.

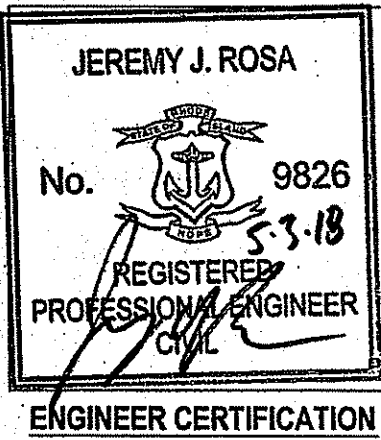
SEAVIEW INN (CAMBRIA SUITES)

PROPOSED HOTEL AND SUITES
PLAT 115, LOTS 5, 53, 54, & 55
JOHN CLARKE ROAD AND VALLEY ROAD
MIDDLETOWN, RHODE ISLAND 02842



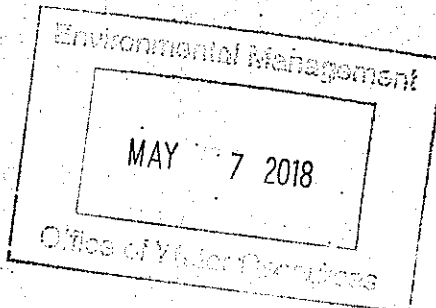
CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.
A KNOWLEDGE CORPORATION
55 JOHN CLARKE ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



PREPARED FOR:

KYRIAKIDES & KYRIAKIDES LLC.
53 PURGATORY ROAD
MIDDLETOWN, RI 02842



Kindly be advised that this
Permit is not equivalent to a
verification of the type or extent
of freshwater wetlands on site.

MAY 2018 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

- TITLE SHEET
- SITE / CIVIL NOTES
- EXISTING CONDITIONS SHEET
- PROPOSED LAYOUT SHEET
- PROPOSED UTILITIES SHEET
- PROPOSED GRADING SHEET
- PROPOSED DRAINAGE SHEET
- PROPOSED SESC SHEET
- PROPOSED SITE / CIVIL DETAILS

- SHEET 1
- SHEET 2
- SHEET 3
- SHEET 4
- SHEET 5
- SHEET 6
- SHEET 7
- SHEET 8
- SHEETS 9-12

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 17 2018 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Jonathan D. Wenzel

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	SEPT. 24 2013	
RIDEM AND RIDOT	MARCH 6, 2014	ADDED PEDESTRIAN ACCESS
RIDEM, RIDOT, TOWN OF MIDDLETOWN	JUNE 27, 2014	REVISIONS PER STATE AND MUNICIPAL COMMENTS
RIDEM, RIDOT	AUGUST 1, 2014	REVISIONS PER RIDEM COMMENTS
TOWN OF MIDDLETOWN	NOV 13, 2014	FINAL PLAN SUBMISSION
CONSTRUCTION	APR 6, 2015	PHASE I CONSTRUCTION SET
RIDEM, RIDOT, TOWN OF MIDDLETOWN	NOV 13, 2015	REVISED FOR PERMIT MODIFICATIONS
TOWN OF MIDDLETOWN	FEB 18, 2016	REVISED FOR SOLAR FIELD
RIDEM	JUN 28, 2016	DRAINAGE SYSTEM REVISED
RIDEM	MAR 29, 2018	REVISED FOR PERVIOUS PAVEMENT OVERFLOW PARKING
RIDEM	MAY 03, 2018	REVISED FOR PATIO EXPANSION

GENERAL NOTES

1. PROPERTY LINES TAKEN FROM PLAN ENTITLED "PLAN OF LAND A.P. 115 LOTS 5, 53, 54 & 55, AQUIDNECK CORPORATE PARK", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED 19AUG08.
2. ELEVATIONS ESTABLISHED BY GPS OBSERVATION AND REFLECT NORTH AMERICAN VERTICAL DATUM 1988 (NAV88).
3. TOPOGRAPHY ESTABLISHED BY AERIAL PHOTOGRAPHY USING DIGITAL TERRAIN MODELING (DT) METHODS WITH KTL ATLAS SOFTWARE BY EASTERN TOPOGRAPHICS, PHOTOGRAPHY DATE APRIL 20, 1995 (1:5400).
4. CENTERLINE OF STREAM FLAGGED IN AUGUST 2013 BY GIFFORD DESIGN GROUP.
5. THE ENTIRE SITE IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOODING, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 44008C0181J. THE ADJACENT GREEN END POND HAS A ZONE AE FLOOD ELEVATION OF 16 AND IS CONNECTED TO THE SITE VIA A CULVERT SITUATED BELOW THIS FLOOD ELEVATION. IT CAN BE EXPECTED THAT DURING A 100-YEAR FLOOD EVENT THE FLOODING WILL SURCHARGE THIS CULVERT AND FLOOD THE SITE UP TO THIS ELEVATION. THIS FLOODLINE HAS BEEN SHOWN ON THE PLANS AS A ZONE AE (EL 15).
6. THE SITE IS LOCATED PARTIALLY WITH THE MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1.
7. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
8. THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
9. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
10. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC. UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
11. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
12. STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF MIDDLETOWN.
13. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
14. 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.
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/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER."
17. ALL WORK WITHIN THE STATES ROW SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION INCLUDING ALL REVISIONS AND RHODE ISLAND STANDARD DETAILS.
18. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.

GRADING NOTES

1. 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.
2. ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
3. THE TOWN SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
4. NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE TOWN OF MIDDLETOWN, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
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 AND TOWN OF MIDDLETOWN.
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.

UTILITY NOTES

1. THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING OVERHEAD SERVICE IN JOHN CLARKE ROAD ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
2. EXISTING GAS LINE INFORMATION PROVIDED BY NATIONAL GRID. THE LOCATION OF PROPOSED GAS SERVICES ARE PRELIMINARY. FINAL DESIGN OF THE GAS SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
3. THE LOCATIONS OF WATER LINES AND SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
4. ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
5. PROPOSED SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF MIDDLETOWN PUBLIC WORKS AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. FINAL DESIGN OF CONNECTION TO MUNICIPAL SEWER IS SUBJECT TO DESIGN REVIEW AND APPROVAL BY THE MIDDLETOWN DEPARTMENT OF PUBLIC WORKS AND UNITED WATER.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
7. IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. UNLESS OTHERWISE SPECIFIED, ALL ABANDONED LINES SHALL BE CUT AND PLUGGED WITH CONCRETE. THE CONTRACTOR SHALL VERIFY THE SIZE AND TYPE OF LINE TO BE PLUGGED.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

1. CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR AT HIS/HER EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT 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 AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION SEQUENCE:
- A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- B. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THIS ENTRANCE.
- C. INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR HAY BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.
- D. REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE.
- E. DEMOLISH EXISTING STRUCTURES AND UTILITIES.
- F. ROUGH GRADE SITE.
- G. EXCAVATE BASIN AND FILTERS IN ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.
- H. CONSTRUCT BUILDINGS AND UTILITIES.
- I. FINAL GRADING AND BINDER PAVEMENT COURSE.
- J. CONSTRUCT LANDSCAPED AREAS.
- K. TOP PAVEMENT COURSE AND MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES.
2. NOTES:
- A. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- B. NO DRAINAGE AREAS SHALL BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT. THESE AREAS SHOULD BE DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
- C. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.
- D. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.
- E. ALL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.
- F. FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.
- G. ALL FILL SHALL BE PLACED AND COMPACTED TO 95% MAX. DENSITY IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.
- H. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- I. FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.
- J. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.
- K. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
- L. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.
- M. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.

VEGETATIVE PRACTICE:

PERMANENT MEASURES:

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

TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

- D. LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
LIMESTONE: 3 TONS/ACRE
FERTILIZER: (10-10-10): 500 LBS/ACRE
- E. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 100 LB/ACRE
F. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. MAINTENANCE

- DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.
- A. AT A MINIMUM THE SILT FENCING, HAY BALES AND FILTER SOCK BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REGRADED ON THE SITE.
- B. EROSION CONTROL BLANKETS SHALL BE INSPECTED ON A WEEKLY BASIS.
- C. SILT SACKS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND / OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. DURING HEAVY RAIN EVENT, IT MAY BE NECESSARY TO TEMPORARILY REMOVE SACKS IN ORDER TO PREVENT FLOODING. SEDIMENT TRAPPED WITHIN SACKS SHALL BE DISPOSED OF OFF SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
- D. STONE APRONS SHALL BE INSPECTED MONTHLY FOR EXCESSIVE ACCUMULATION OF SEDIMENT. IT MAY BE NECESSARY TO REMOVE STONES, EXCAVATE SEDIMENT, AND REPLACE STONES.
- E. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO PAVING. DURING CONSTRUCTION THE ENTRANCE SHALL BE INSPECTED WEEKLY, AND REESTABLISHED AS NECESSARY.
- F. SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

PARKING CALCULATIONS:

REQUIRED PARKING			
HOTEL ROOMS	1 PER UNIT PLUS 5		
- 141 UNITS	146 SPACES REQUIRED		
HOTEL SUITES	1 PER UNIT PLUS 5		
- 57 UNITS	62 SPACES REQUIRED		
	208 TOTAL SPACES REQUIRED		
	220 SPACES PROVIDED		

ZONING: OBA DISTRICT

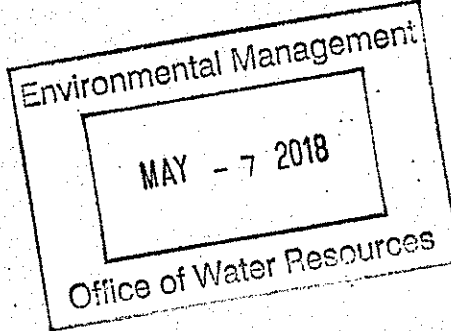
	REQUIRED	EXISTING	(NEW LOT) PROVIDED
MIN AREA:	40,000 SF	442,134 SF	442,134 SF
MIN FRONTAGE:	150 FT	1,134 FT	1,134 FT
MAX LOT COVERAGE:	35 %	2.6 %	14.7 %
MAX HEIGHT:	35 FT	N/A	35 FT
FRONT YARD SETBACK:	10 FT	55 FT	47 FT
SIDE YARD SETBACK:	35 FT	77 FT	60 FT
REAR YARD SETBACK:	50 FT	N/A	N/A
SIDE ACCESS, SETBACK:	25 FT	N/A	N/A
REAR ACCESS, SETBACK:	15 FT	N/A	N/A
LOT AREA:			442,134 SF
RIVERBANK WETLAND AREA:			108,040 SF
WATER AREA:			3,283 SF
BUILDABLE AREA:			330,811 SF
MIDDLETOWN REGULATION = 1 UNIT PER 1,000 SF.			
MAXIMUM UNITS ALLOWED = 330 UNITS			
TOTAL UNITS PROPOSED = 198 UNITS			

STORMWATER MAINTENANCE NOTES:

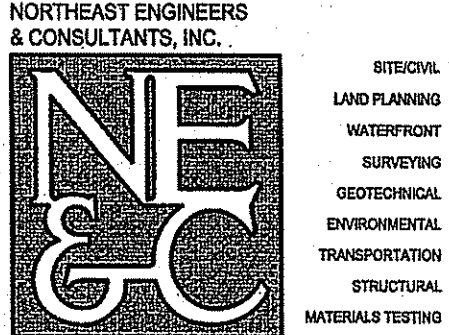
1. SAND FILTER MAINTENANCE:
- a. GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN THE SAND FILTERS IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
- b. THE FILTERS SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEMS ARE FUNCTIONING PROPERLY. THEREAFTER, THE FILTERS SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE II PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTERS SHALL BE REMOVED ON AN ANNUAL BASIS AND STOCKPILED ON SITE. THESE SEDIMENTS SHALL BE USED FOR GRADING ERODED AREAS ON SITE, OR SHALL BE DISPOSED OF AT A LICENSED OFF-SITE FACILITY IF NOT NEEDED.
- c. THE FOLLOWING SHALL ALSO BE COMPLETED ON AN ANNUAL BASIS:
- i. THE SLOPES OF THE FILTERS SHOULD BE INSPECTED FOR EROSION AND GULLYING.
- ii. REINFORCE EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OVERFLOW SPILLWAYS, OR THE EXISTING RIPRAP HAS BEEN COMPROMISED.
- iii. THE DRAIN BASINS ON-LINE TO THE UNDERDRAINS SHALL BE INSPECTED FOR LEAKY JOINTS OR CRUSHED LINES. UNDERDRAIN AND OUTLET PIPE SHALL BE CLEAN AND FREE OF MATERIALS THAT CAN REDUCE FLOW.
- iv. THE OUTLET OF THE UNDERDRAINS SHALL BE CHECKED FOR EROSION AND/OR DETERIORATION OF THE STONE OUTLET PROTECTION.
- v. ANY AREAS WITHIN THE EXTENT OF THE FILTERS THAT ARE SUBJECT TO EROSION OR GULLYING SHOULD BE REPLENISHED WITH THE ORIGINAL DESIGN MATERIAL AND RE-VEGETATED ACCORDING TO DESIGN DRAWINGS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION. EMBANKMENT STABILITY SHOULD BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS.
- vi. MOW THE GRASS AROUND THE PERIMETER OF AND WITHIN THE FILTERS, SEED BARE AREAS, AND REMOVE LITTER AND DEBRIS AT LEAST THREE TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN TWELVE INCHES. REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE FILTERS. ANY INVASIVE VEGETATION ENROACHING UPON THE PERIMETER OF THE FILTERS SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FACILITIES, COMPROMISING SIGHT VISIBILITY, AND/OR COMPROMISING THE ORIGINAL DESIGN INTENT. IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED, CHECK TO ENSURE THAT WATER INFILTRATES WITHIN TWO DAYS FOLLOWING STORMS.
- vii. SILT SEDIMENT SHOULD BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS ONE INCH. IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6 INCHES OF SAND SHOULD BE REMOVED AND REPLACED. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THIS REMOVED SURFACE THEN THAT MATERIAL SHOULD ALSO BE REMOVED AND REPLACED UNTIL ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE FILTER CHAMBER. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
2. STORMWATER CHAMBER MAINTENANCE:
- a. GENERAL INSPECTIONS SHOULD BE CONDUCTED AT LEAST ANNUALLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). THE MAINTENANCE OBJECTIVES FOR THESE PRACTICES INCLUDE PRESERVING THE STRUCTURAL INTEGRITY OF THE BASIN. THESE INSPECTIONS TO INCLUDE:
- i. SUBSURFACE DETENTION CHAMBERS SHALL BE INSPECTED VIA INSPECTION PORTS OR MANHOLES TO GRADE ANNUALLY FOR THE PRESENCE OF SEDIMENTS, OR EVERY SIX (6) MONTHS FOR THE FIRST YEAR OF OPERATION. SHOULD THE AVERAGE DEPTH OF SEDIMENT EXCEED 3 INCHES WITHIN THE INLET CHAMBER, CLEAN OUT SHOULD BE PERFORMED. THIS SHOULD BE ACCOMPLISHED BY VACUUM TRUCK.
- ii. IF STORMWATER INLETS STRUCTURES SHALL BE INSPECTED ON A YEARLY BASIS. SHOULD ACCUMULATED SEDIMENTS AND DEBRIS EXCEED 50% OF THE STRUCTURE SUMMIT, MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE AT A LICENSED FACILITY. STRUCTURAL FAULTS SHALL BE REPAIRED AND GRATES INSPECTED FOR BLOCKAGE.
3. CONVEYANCE STRUCTURE MAINTENANCE:
- a. ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIATED IMMEDIATELY.
- b. THE ROOF LEADERS AND COLLECTOR PIPES SHOULD BE INSPECTED BIANNIALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
- c. ROOF RUNOFF STRUCTURES SUCH AS GUTTERS AND DOWNSPOUTS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW. A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF NECESSARY TO DETERMINE WHETHER A STRUCTURE HAS BEEN COMPROMISED.
4. RIPRAP SPILLWAY MAINTENANCE:
- a. THE SPILLWAY SHOULD BE INSPECTED ANNUALLY FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.
5. MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

ABBREVIATIONS

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



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE: JUL 17 2018 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Justin B. Wencsek



PROJECT TITLE:
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

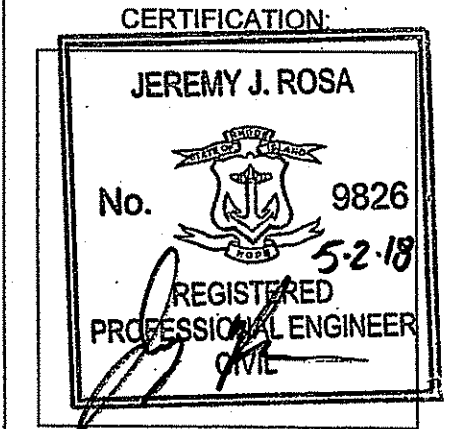
DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
29MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION



PROJECT NUMBER:
09001.1

SCALE: N/A

DRAWING TITLE:

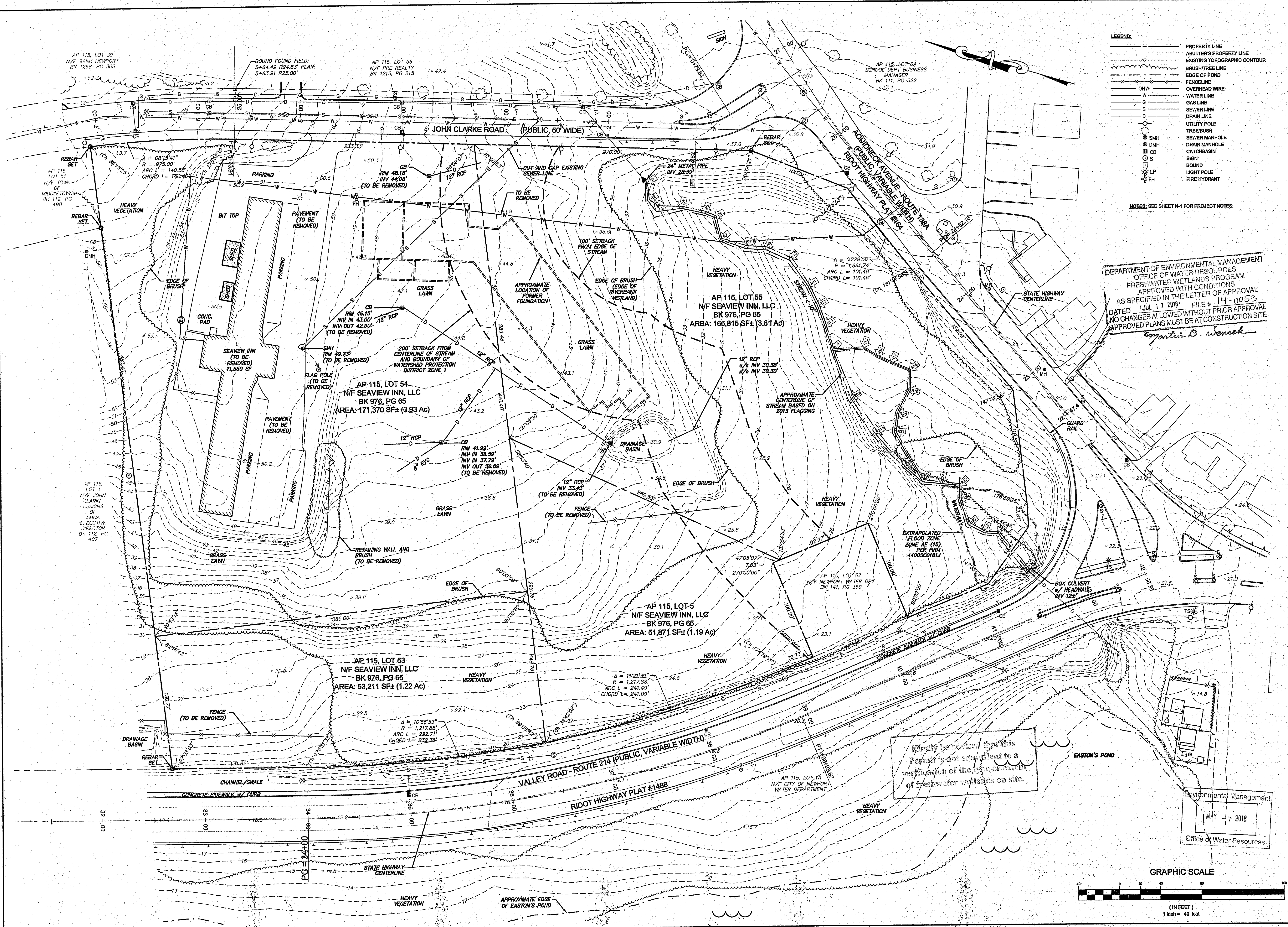
NOTES

DRAWING NUMBER:

N-1

SHEET 2 OF 12

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:**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - EXISTING TOPOGRAPHIC CONTOUR
 - BRUSH/TREE LINE
 - EDGE OF POND
 - FENCE LINE
 - OVERHEAD WIRE
 - WATER LINE
 - GAS LINE
 - SEWER LINE
 - DRAIN LINE
 - UTILITY POLE
 - TREE/BUSH
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCHBASIN
 - SIGN
 - BOUND
 - LIGHT POLE
 - FIRE HYDRANT

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
JUL 11 2018 FILE # 14-0053
DATED
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



PROJECT TITLE:

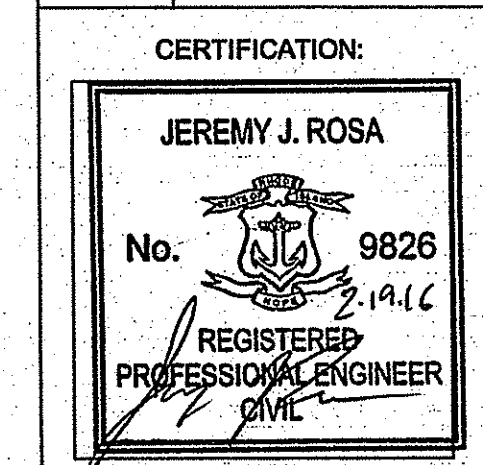
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/TOWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:	
DATE	ISSUED FOR
24SEP13	TOWN OF MIDDLETOWN
06MAR14	ADDED PEDESTRIAN ACCESS
27JUN14	REV. PER DOT, DEM. TOWN COMMENT
30JUL14	REV. PER DEM COMMENT
13NOV14	TOWN OF MIDDLETOWN
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
20NOV15	REVISED DRAINAGE
10DEC15	REVISED STORAGE TANK



PROJECT NUMBER:

09001.1

SCALE: 1" = 40'

DRAWING TITLE:

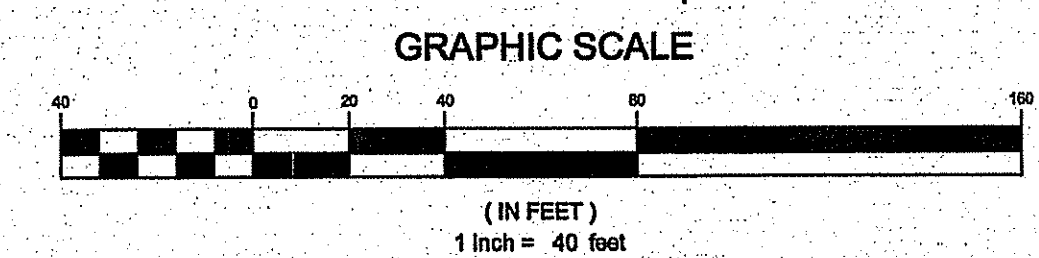
PRECONSTRUCTION CONDITIONS

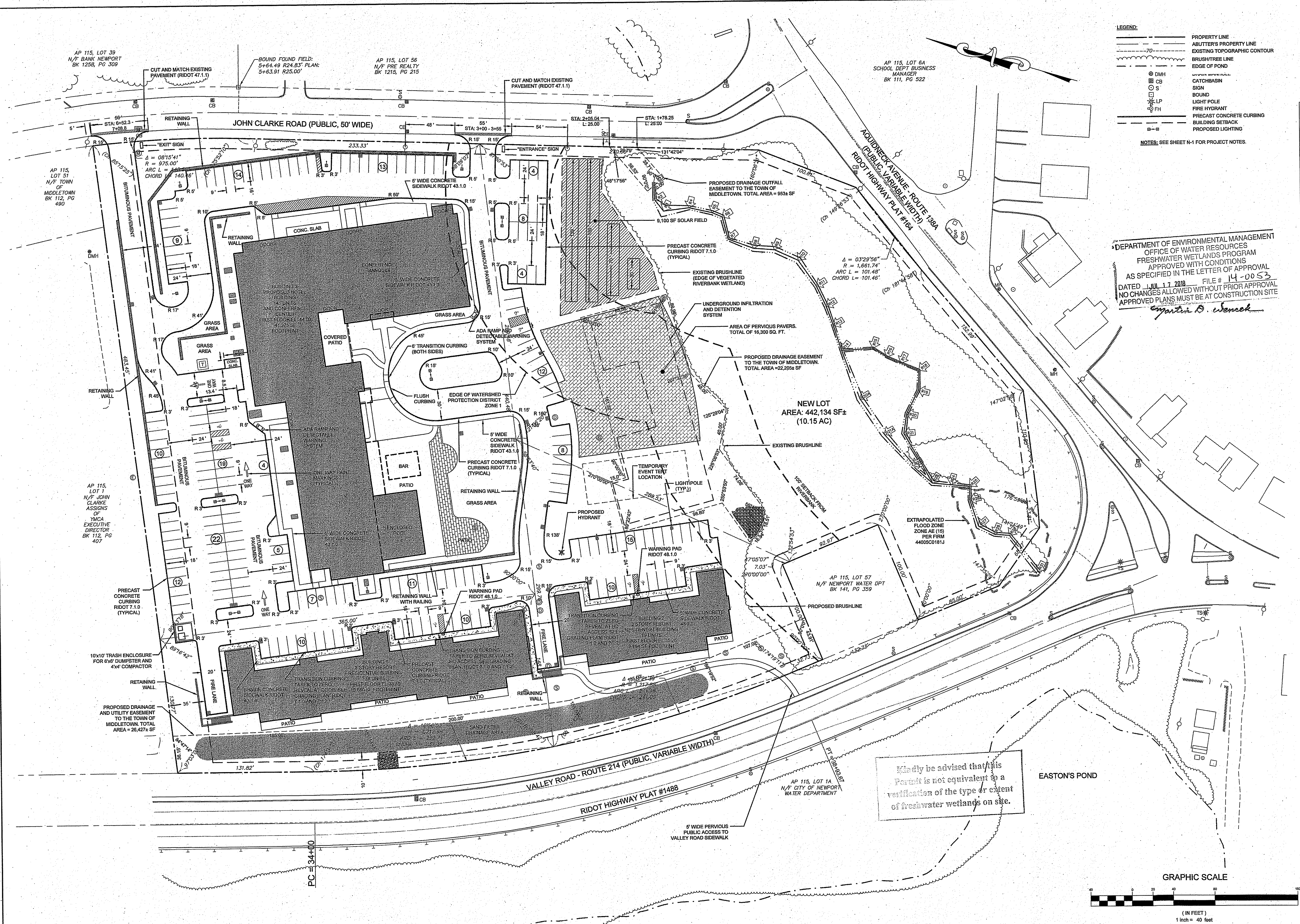
DRAWING NUMBER:

EX-1

SHEET 3 OF 12

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:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- DMH
- CB
- S
- LP
- FH
- PRECAST CONCRETE CURBING
- BUILDING SETBACK
- PROPOSED LIGHTING

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

A KNOWLEDGE CORPORATION

85 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE (401) 884-8744 FAX (401) 884-8748
WWW.NORTHEASTENGINEERS.COM

SITUATIONAL PLANNING
SURVEYING
GEOTECHNICAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

PROJECT TITLE:

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
29MAR18	RIDEIM MODIFICATION APP.
03MAY18	PATIO REVISION

CERTIFICATION:

JEREMY J. ROSA

No. 9826
5-2-19
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

Environmental Management

MAY - 7 2018

Office of Water Resources

PROJECT NUMBER:

09001.1

SCALE: 1" = 40'

DRAWING TITLE:

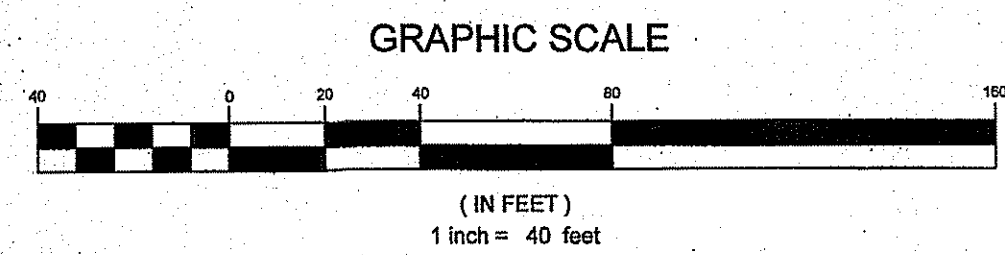
PROPOSED LAYOUT PLAN

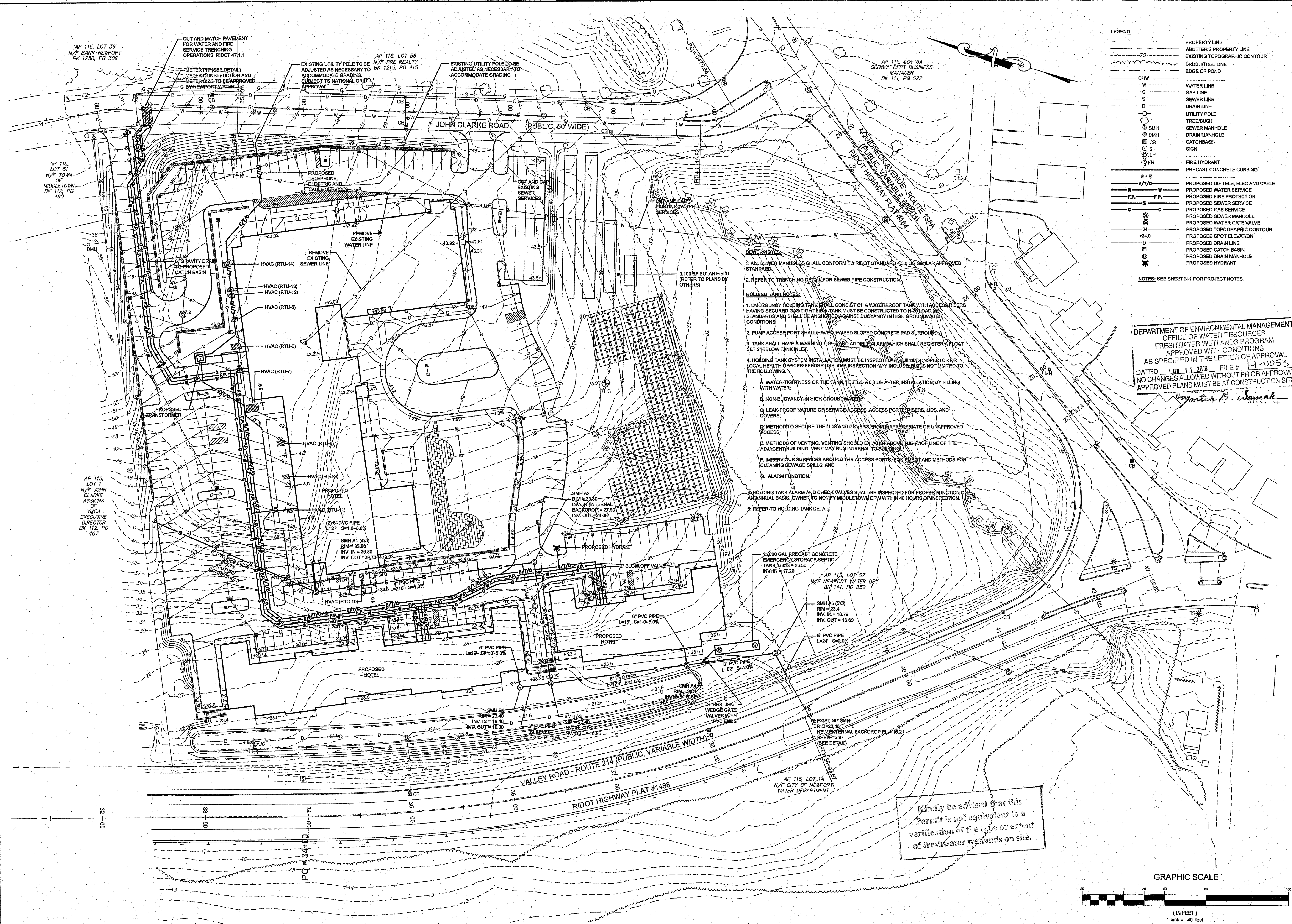
DRAWING NUMBER:

L-1

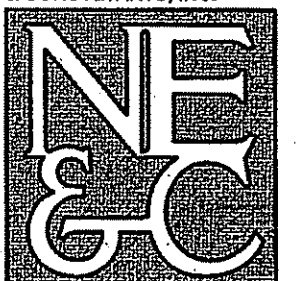
SHEET 4 OF 12

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.





NORTHEAST ENGINEERS & CONSULTANTS, INC.



50 JOHN CLARKE ROAD MIDDLETOWN, CT 06452
PHONE (860) 640-6100 FAX (860) 640-4100
WWW.NEENGINEERS.COM

PROJECT TITLE:

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

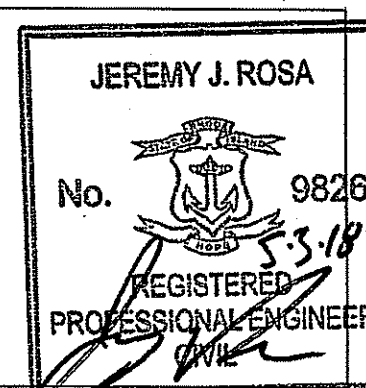
CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
29MAR16	RIDEM MODIFICATION APP.
03MAY16	PATIO REVISION

CERTIFICATION:



Environmental Management:

MAY - 7 2018

Office of Water Resources

PROJECT NUMBER:

09001.1

SCALE: 1" = 40'

DRAWING TITLE:

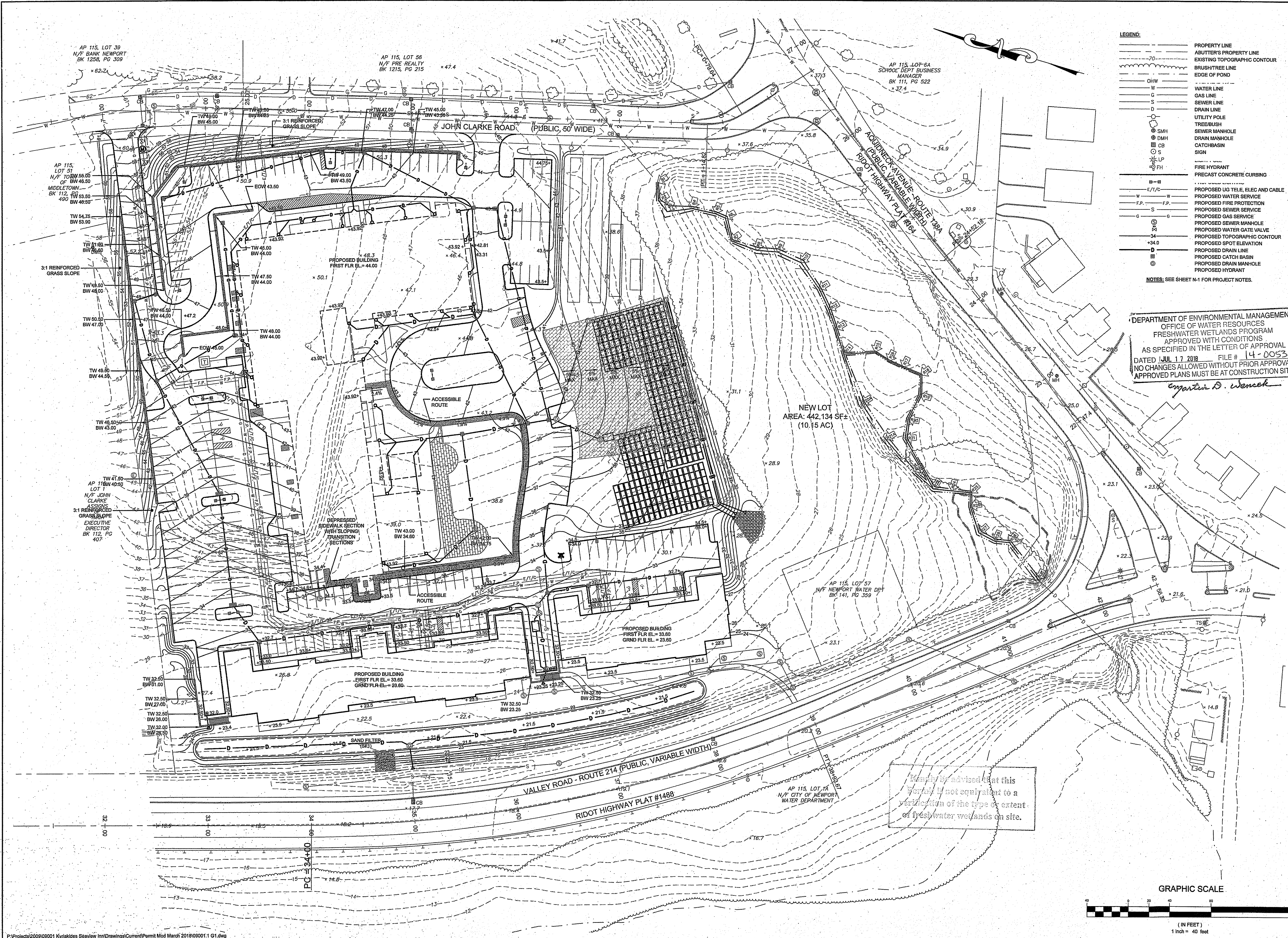
PROPOSED
UTILITY
PLAN

DRAWING NUMBER:

U-1

SHEET 5 OF 12

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:**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - EXISTING TOPOGRAPHIC CONTOUR
 - BRUSH/TREE LINE
 - EDGE OF POND
 - OHW
 - W
 - G
 - S
 - D
 - UTILITY POLE
 - SEWER MANHOLE
 - RAIN MANHOLE
 - CATCH BASIN
 - SIGN
 - FIRE HYDRANT
 - PRECAST CONCRETE CURBING
 - PROPOSED UG TELE, ELEC AND CABLE
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE PROTECTION
 - PROPOSED SEWER SERVICE
 - PROPOSED GAS SERVICE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER GATE VALVE
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED HYDRANT
- NOTES:** SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 17 2018 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Jonathan D. Wenzel

NORTHEAST ENGINEERS & CONSULTANTS, INC.

PROJECT TITLE:

THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
29MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION

CERTIFICATION:

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Environmental Management
MAY - 7 2018
Office of Water Resources

PROJECT NUMBER:
09001.1

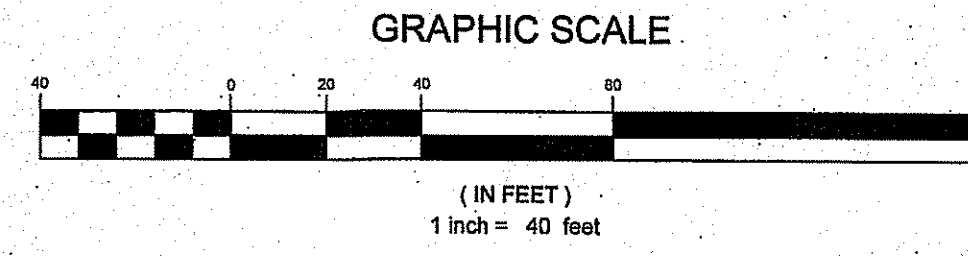
SCALE: 1" = 40'

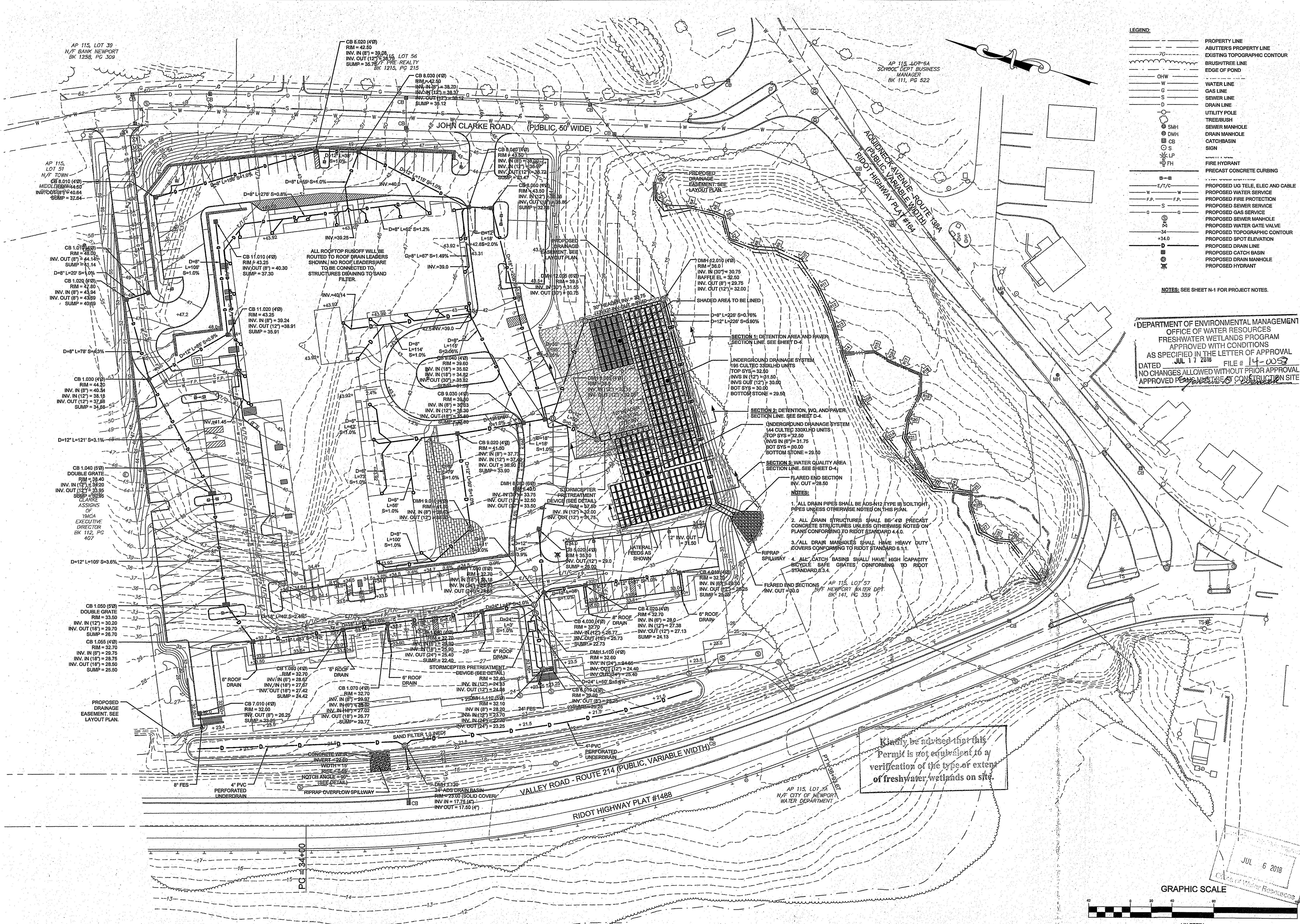
DRAWING TITLE:
PROPOSED GRADING PLAN

DRAWING NUMBER:
G-1

SHEET 6 OF 12

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS ARE 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:

---	PROPERTY LINE
- - - -	ABUTTER'S PROPERTY LINE
- - - -	EXISTING TOPOGRAPHIC CONTOUR
- - - -	BRUSH/TREE LINE
- - - -	EDGE OF POND
---	WATER LINE
---	GAS LINE
---	SEWER LINE
---	DRAIN LINE
---	UTILITY POLE
---	TREE/BUSH
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	CATCH BASIN
---	SIGN
---	FIRE HYDRANT
---	PRECAST CONCRETE CURBING
---	PROPOSED UTILITY, ELEC AND CABLE
---	PROPOSED WATER SERVICE
---	PROPOSED FIRE PROTECTION
---	PROPOSED SEWER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED SEWER MANHOLE
---	PROPOSED WATER GATE VALVE
---	PROPOSED TOPOGRAPHIC CONTOUR
---	PROPOSED SPOT ELEVATION
---	PROPOSED DRAIN LINE
---	PROPOSED CATCH BASIN
---	PROPOSED DRAIN MANHOLE
---	PROPOSED HYDRANT

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
JUL 17 2018 FILE # 14-0057
DATED
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED FOR CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
55 JOHN CLARKE ROAD MIDDLETOWN RI 02842
PHONE (401) 884-0110 FAX (401) 884-0189
WWW.NEENGINEERS.COM

PROJECT TITLE:
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JUR
DRAWN BY: JUR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

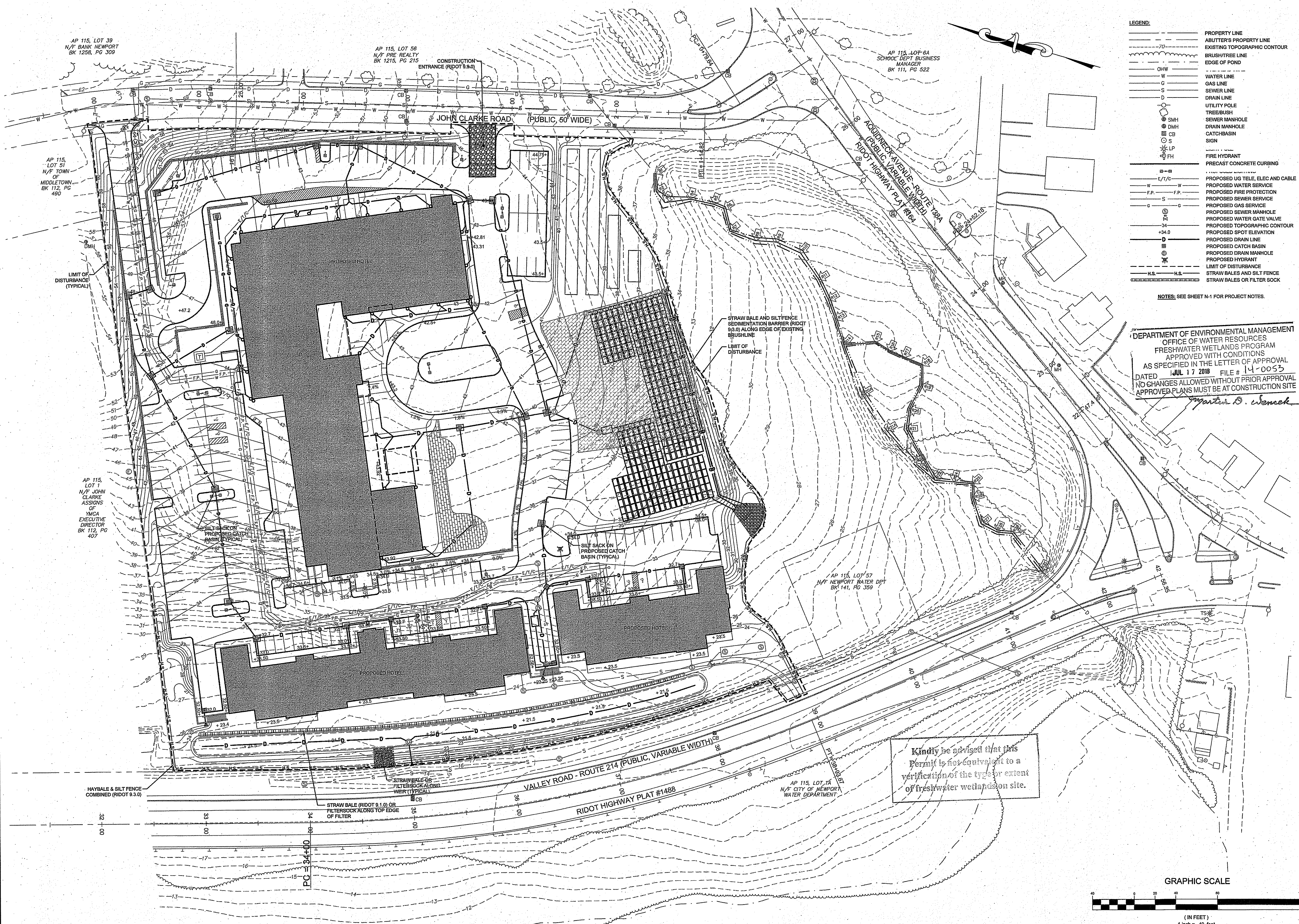
REVISION HISTORY:

DATE	ISSUED FOR
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
28MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION
14MAY18	RIDEM REVISIONS
02JUL18	RIDEM REVISIONS

CERTIFICATION:
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

PROJECT NUMBER: 09001.1
SCALE: 1" = 40'
DRAWING TITLE: PROPOSED DRAINAGE PLAN
DRAWING NUMBER: D-1
SHEET 7 OF 12

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS ARE 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:**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - EXISTING TOPOGRAPHIC CONTOUR
 - BRUSH/TREE LINE
 - EDGE OF POND
 - OHW
 - W
 - G
 - S
 - D
 - UTILITY POLE
 - TREE/BUSH
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCHBASIN
 - SIGN
 - FIRE HYDRANT
 - PRECAST CONCRETE CURBING
 - PROPOSED UG TELE, ELEC AND CABLE
 - PROPOSED WATER SERVICE
 - PROPOSED FIRE PROTECTION
 - PROPOSED SEWER SERVICE
 - PROPOSED GAS SERVICE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER GATE VALVE
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED DRAIN LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED HYDRANT
 - LIMIT OF DISTURBANCE
 - STRAW BALES AND SILT FENCE
 - STRAW BALES OR FILTER SOCK

NOTES: SEE SHEET N-1 FOR PROJECT NOTES.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 17 2018 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

A KNOWLEDGE CORPORATION

25 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE (401) 848-0100 FAX (401) 848-4189
WWW.NORTHEASTENGINEERS.COM

SITEPLAN
LAND PLANNING
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

PROJECT TITLE:

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/TOWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR16	REV. GRADING
04MAY16	REV. SEWER TANK
28MAY16	REMOVED WALL REV GRADING
07AUG16	REVISED BLDG SEWER
13NOV16	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEO LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
29MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION

CERTIFICATION:

JEREMY J. ROSA

No. 9826

REGISTERED PROFESSIONAL ENGINEER CIVIL

Environmental Management

MAY - 7 2018

Office of Water Resources

PROJECT NUMBER:

09001.1

SCALE: 1" = 40'

DRAWING TITLE:

PROPOSED SOIL EROSION & SEDIMENT CONTROL PLAN

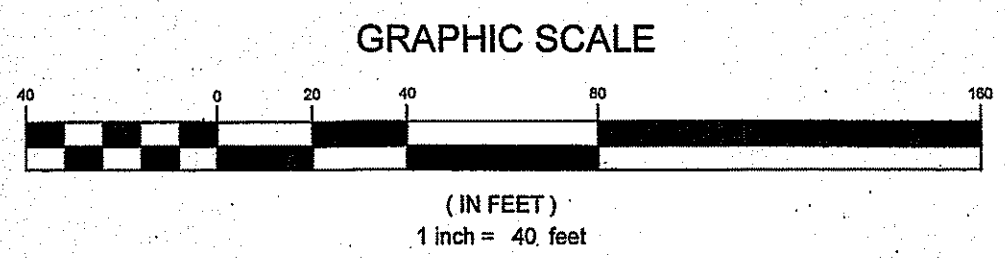
DRAWING NUMBER:

SE-1

SHEET 8 OF 12

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 IN 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.

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.



PROJECT TITLE:

THE SEAVIEW INN

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

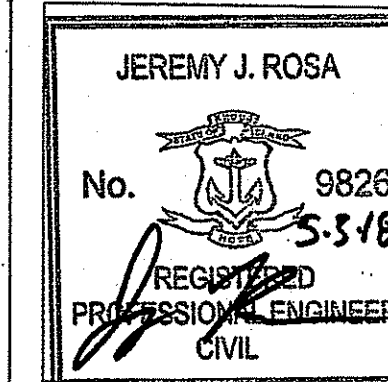
CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
28MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION

CERTIFICATION:



Environmental Management

MAY - 7 2018

Office of Water Resources

PROJECT NUMBER:

09001.1

SCALE: AS SHOWN

DRAWING TITLE:

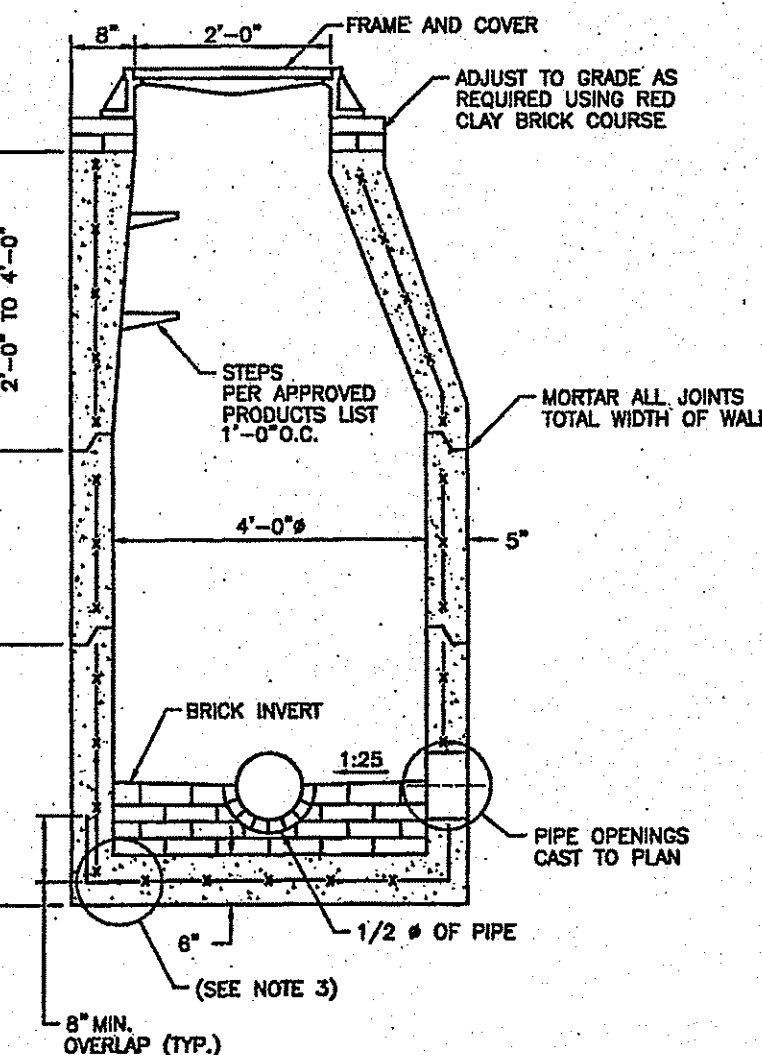
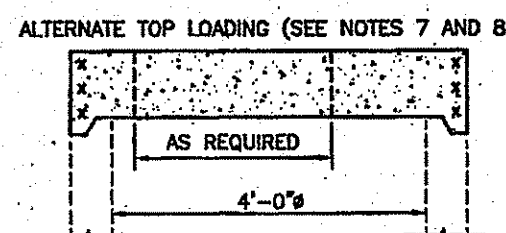
DETAIL
SHEET 1

DRAWING NUMBER:

D-1

SHEET 9 OF 12

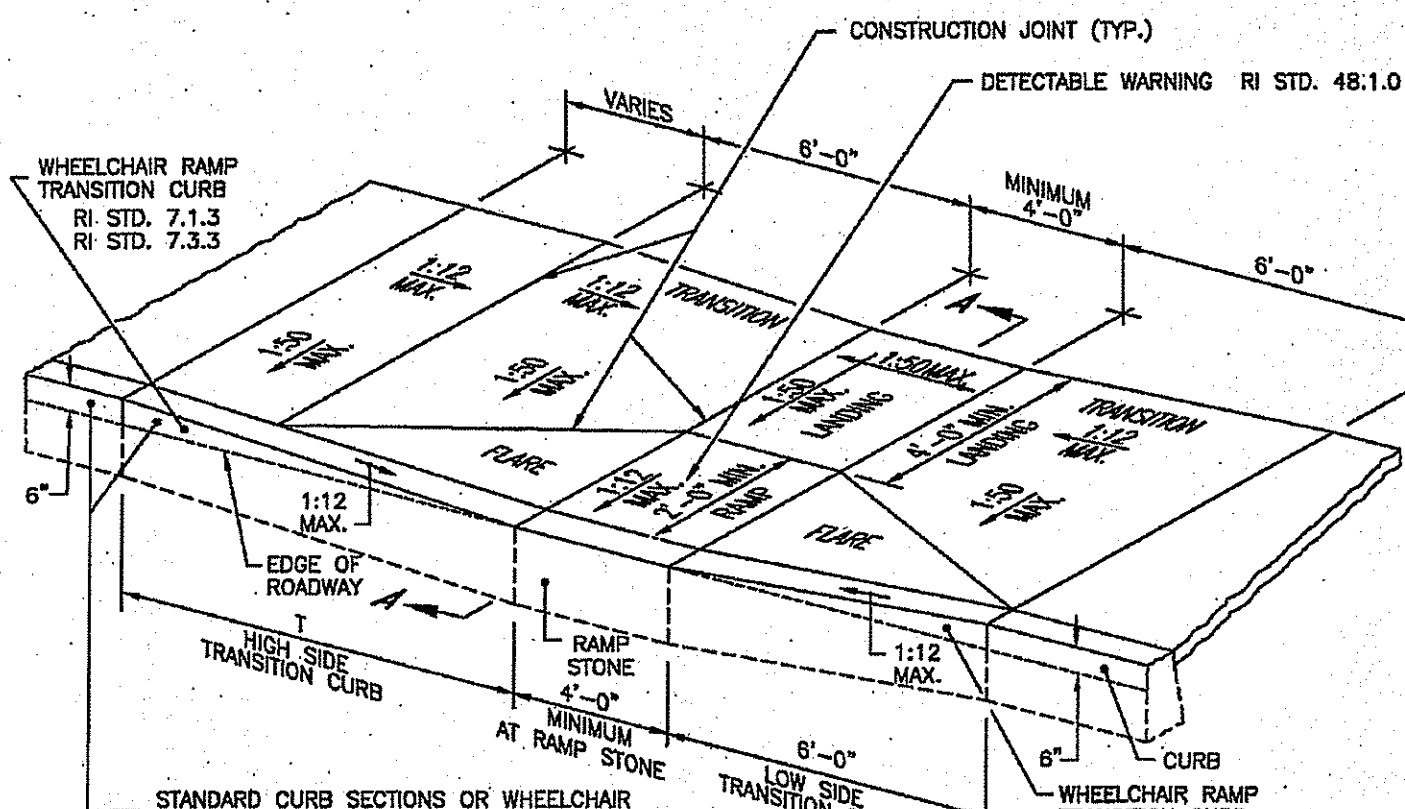
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTY, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT,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



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. ONE FOUR MONOLITHIC BASE SECTION.
 5. 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.
 6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST 4'-0" ROUND SEWER MANHOLE (RIDOT 4.2.0)

SCALE: NOT TO SCALE



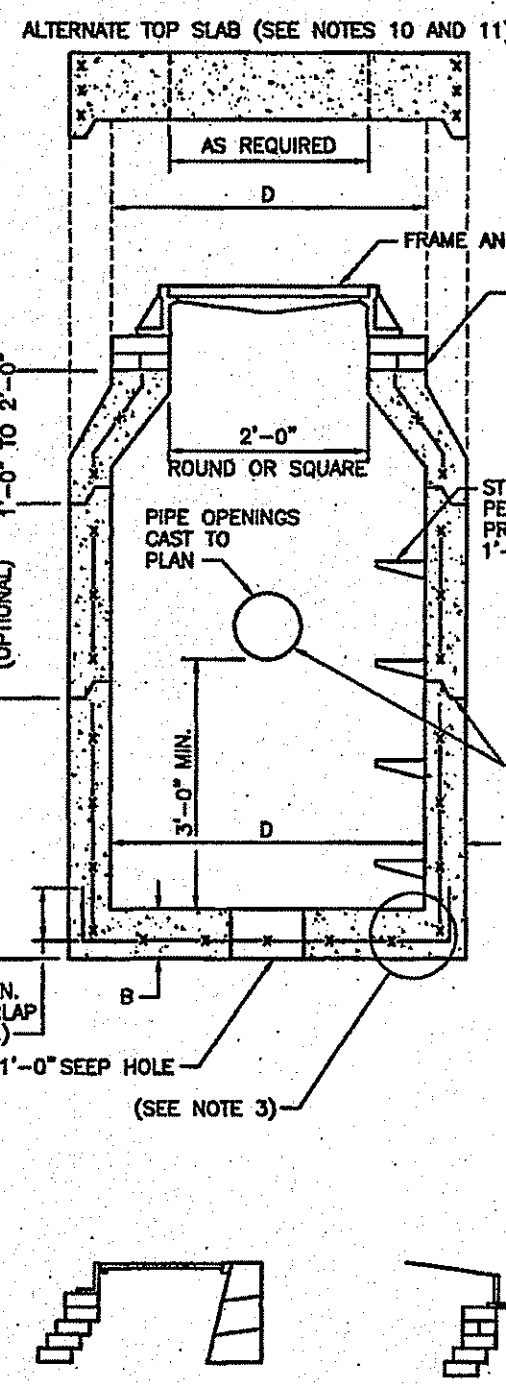
ISOMETRIC VIEW

NOT TO SCALE

ROADWAY PROFILE GRADE	T (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0

SECTION A-A

NOT TO SCALE



TYPE "D"

TABLE 1

CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED
4'-0"	5"	6"	0.12 SQ. IN./LIN. FT.
5'-0"	6"	7"	0.15 SQ. IN./LIN. FT.
6'-0"	7"	8"	0.18 SQ. IN./LIN. FT.

* FOR LONGITUDINAL (VERTICAL) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2

TYPE "R"

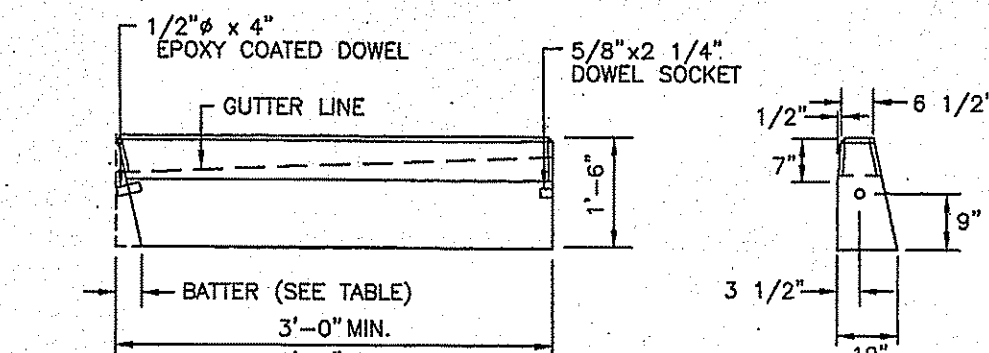
TYPE "F"

TYPE CATCH BASIN AS REQUIRED

- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
 3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
 4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
 5. ONE FOUR 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. CONCRETE MADE OF RED CLAY BRICK WILL BE PERMITTED FOR THE "CONE SECTION" OF THE 4'-0" CATCH BASIN ONLY.
 8. FOR CATCH BASIN TYPES "D" AND "F" STEPS MUST BE INSTALLED ON THE CURB SIDE OF THE STRUCTURE.
 9. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
 10. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
 11. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
 12. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

PRECAST ROUND DRAIN MANHOLE (RIDOT 4.4.0)

SCALE: NOT TO SCALE

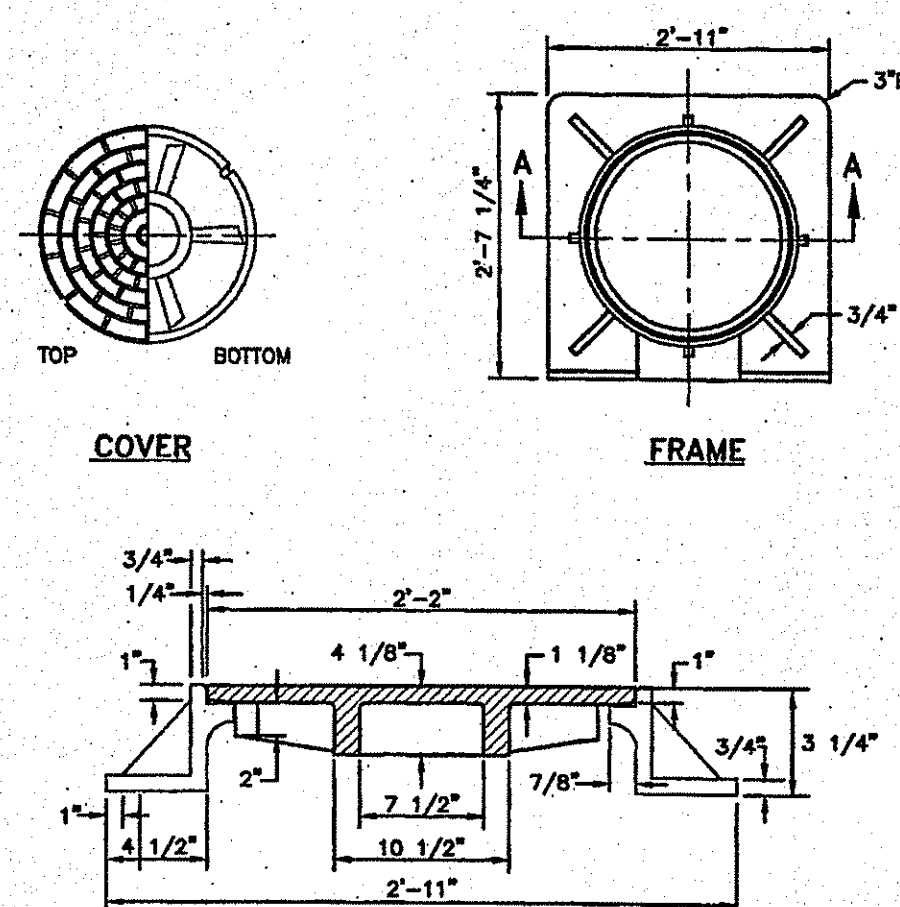


TRANSITION LENGTH (FT.)	BATTER (IN.)
6.0	1.5
7.0	1.3
8.0	1.2
9.5	1.0
11.5	0.8
15.0	0.6
18.0	0.5

- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 3. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 4. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 5. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR CURB FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).

PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB (RIDOT 7.1.3)

SCALE: NOT TO SCALE

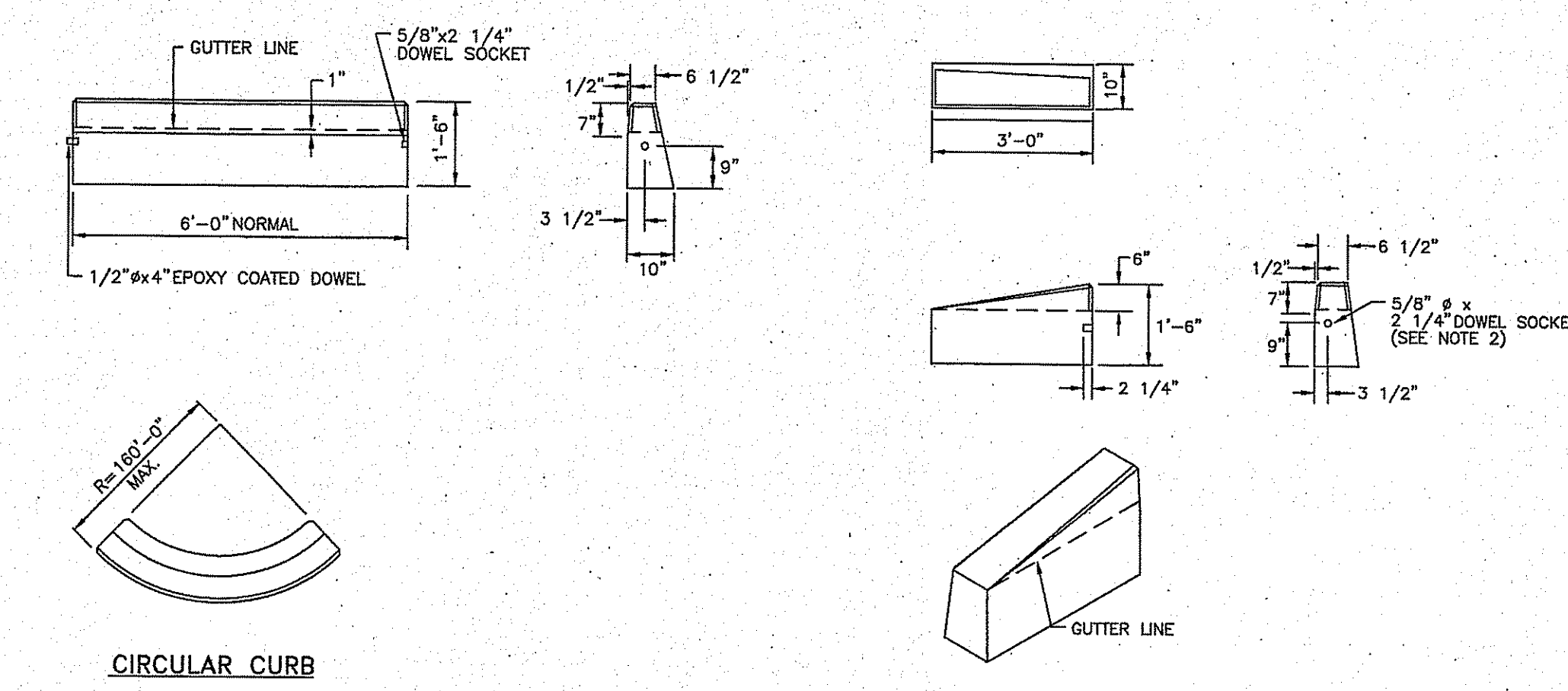


SECTION A-A

- NOTES:
1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FRAME AND COVER SEATS TO BE MACHINE FINISH.

HEAVY DUTY SQUARE FRAME AND ROUND COVER (RIDOT 6.1.1)

SCALE: NOT TO SCALE



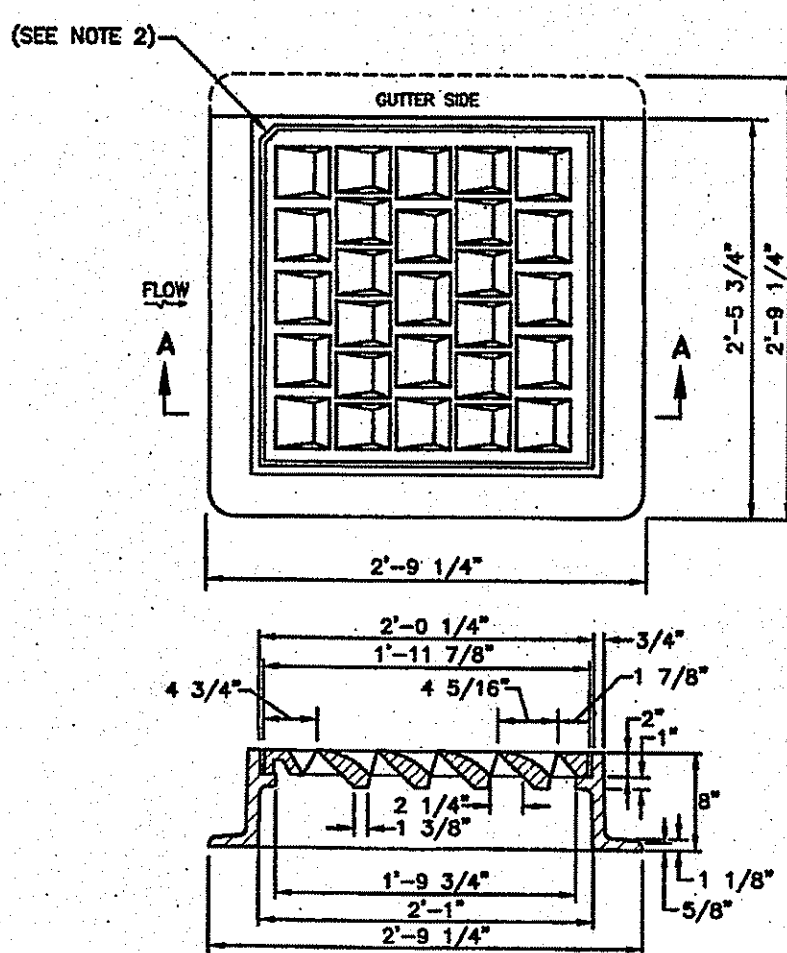
- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

PRECAST CONCRETE CURB (RIDOT 7.1.0)

SCALE: NOT TO SCALE

PRECAST TRANSITION CURB (RIDOT 7.1.1)

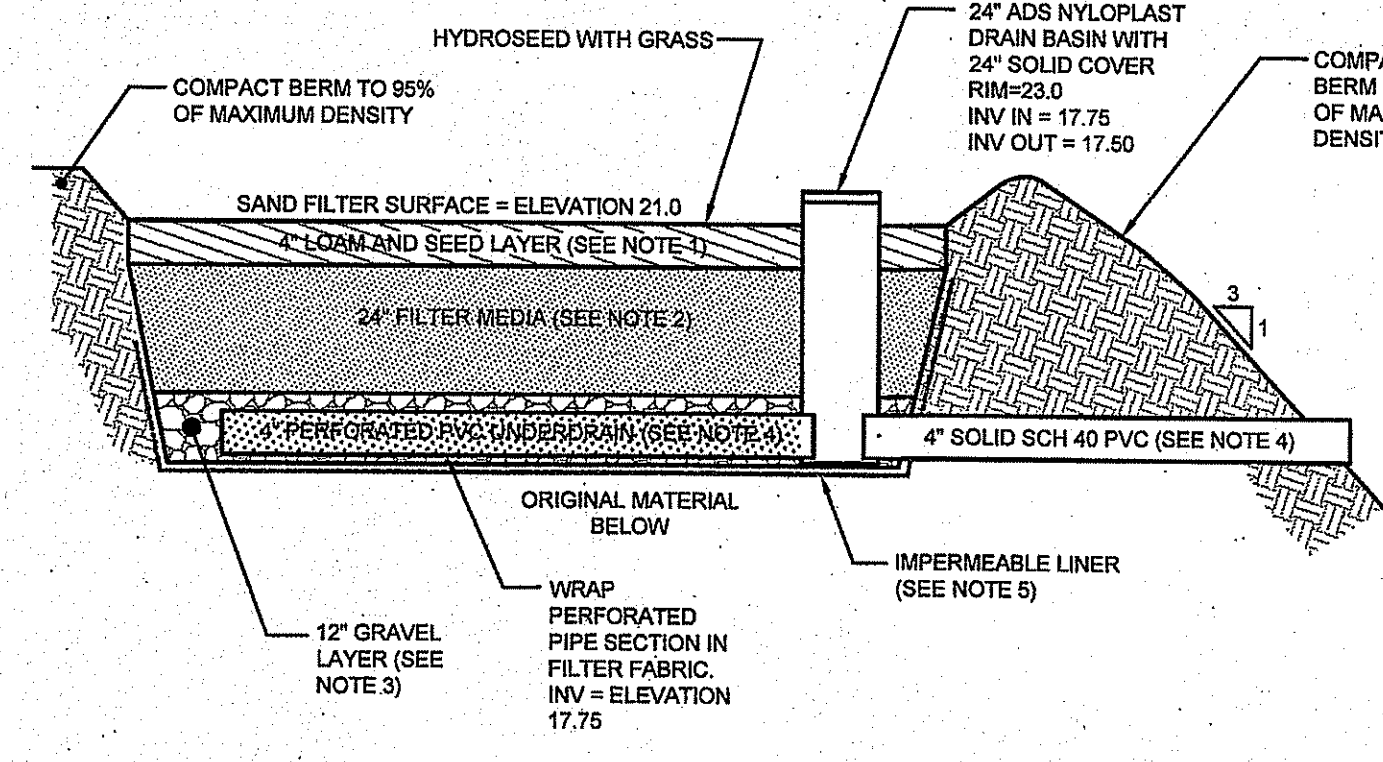
SCALE: NOT TO SCALE



- NOTES:
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 KEYED FRAME.

HIGH CAPACITY BICYCLE SAFE FRAME AND GRATE (RIDOT 6.3.4)

SCALE: NOT TO SCALE

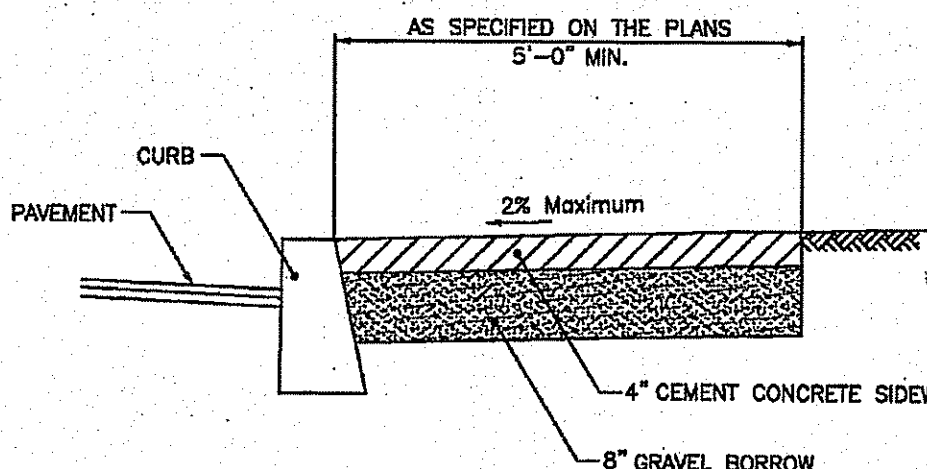


SAND FILTER NOTES:

1. SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.
2. SAND FILTER SAND TO BE CLEAN AASHTO M-6 OR ASTM C-33 CONCRETE SAND (0.02" TO 0.04"). SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO ROCK DUST CAN BE USED AS SAND.
3. UNDERDRAIN GRAVEL SHALL CONFORM TO AASHTO M-43, 0.25" TO 0.75". MATERIAL MUST BE WASHED CLEAN GRAVEL.
4. UNDERDRAIN SHALL BE SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D-1785 OR AASHTO M-278. PERFORATIONS SHALL BE 3/8" @ 6" ON CENTER. PIPE SHALL HAVE 3" OF GRAVEL OVER PIPE. PIPE TO BE WRAPPED IN GEOTEXTILE FABRIC CONFORMING TO FLOWRATE INDICATED IN NOTE 5.
5. IMPERMEABLE LINER MAY BE ONE OF THE FOLLOWING: (A) MIN. OF 6 INCHES OF CLAY SOIL (MINIMUM 15% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC); (B) A 30 MIL POLY-LINER (C) BENTONITE

LINED SAND FILTER CROSS SECTION

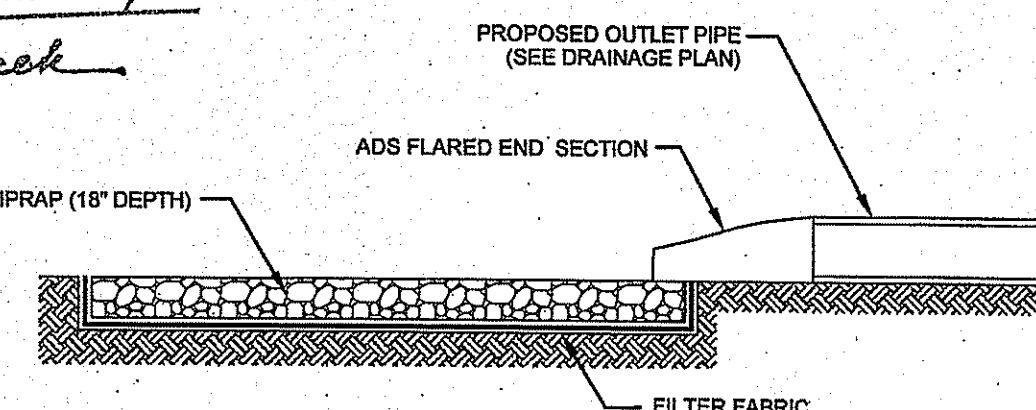
SCALE: NOT TO SCALE



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

CEMENT CONCRETE SIDEWALK (RIDOT 43.1.0)

SCALE: NOT TO SCALE

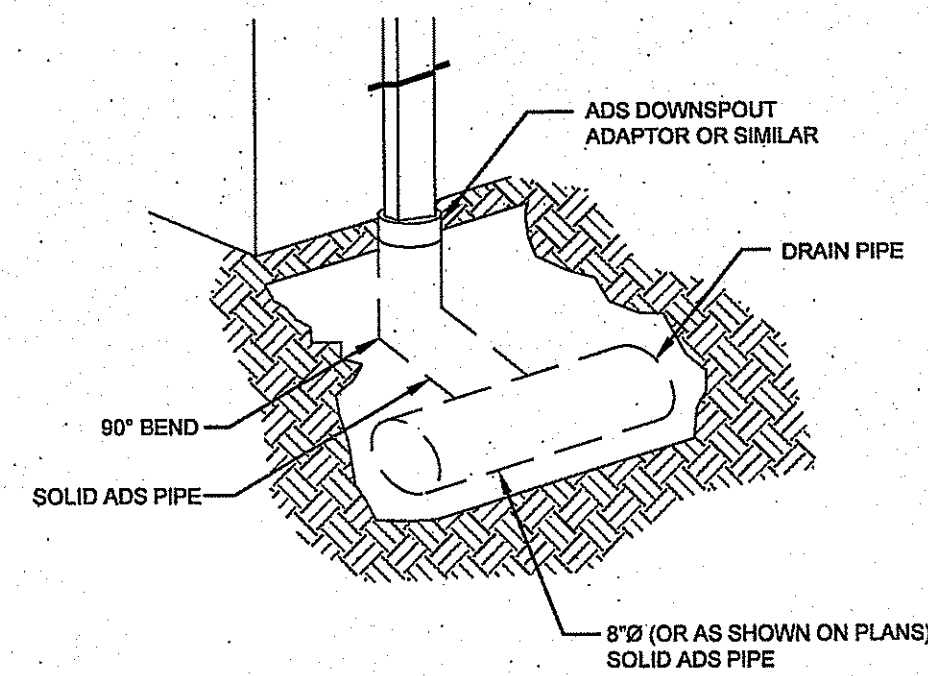


BASIN OUTLET FLARED END SECTION

SCALE: NOT TO SCALE

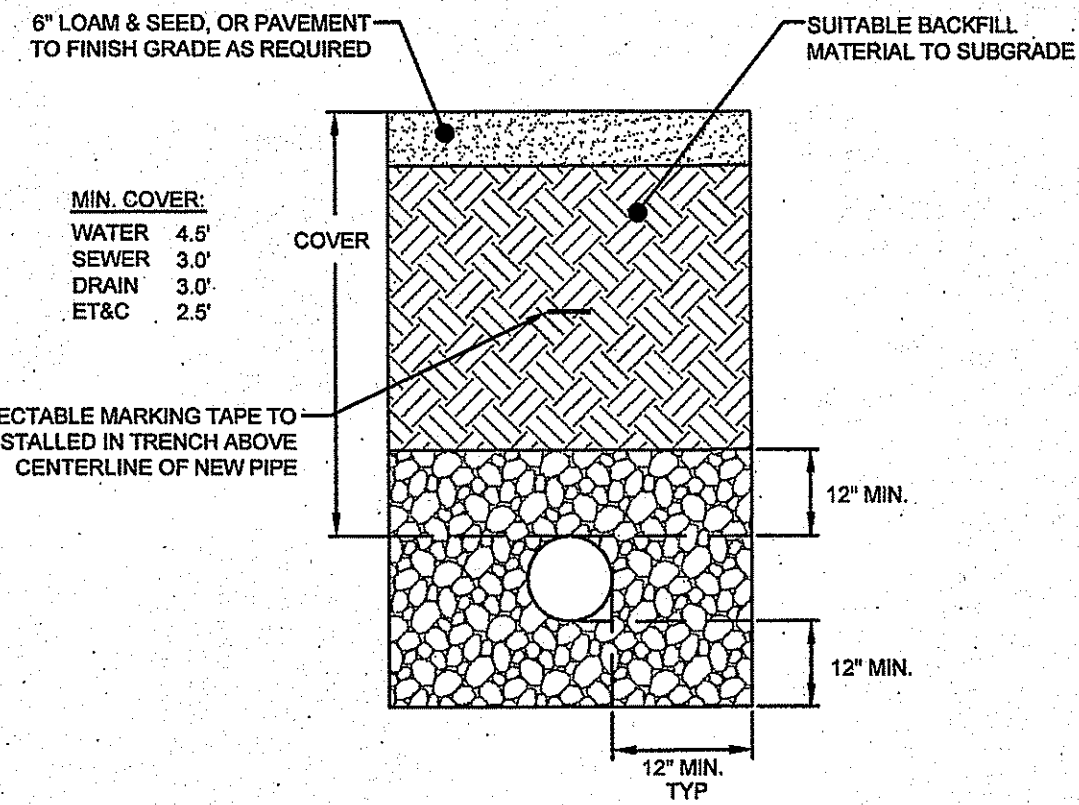
PRECAST CONCRETE (RIDOT 43.3.0)

SCALE: NOT TO SCALE



TYPICAL ROOF DOWNSPOUT CONNECTION DETAIL

ARCHITECT MAY SPECIFY ALTERNATE
SCALE: NOT TO SCALE

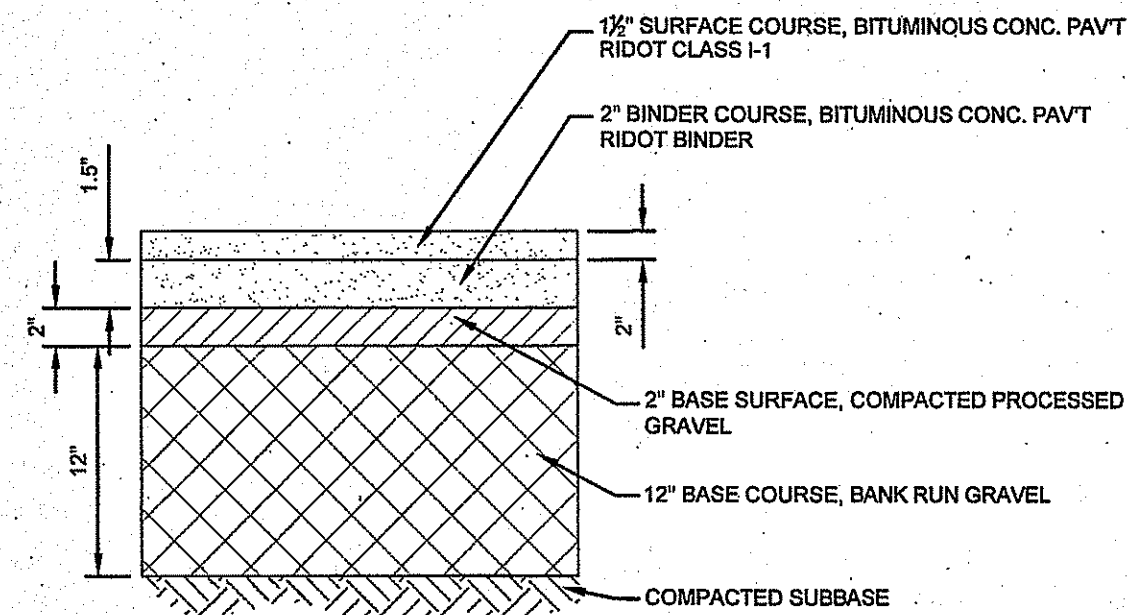


UTILITY TRENCH DETAIL

SCALE: NOT TO SCALE

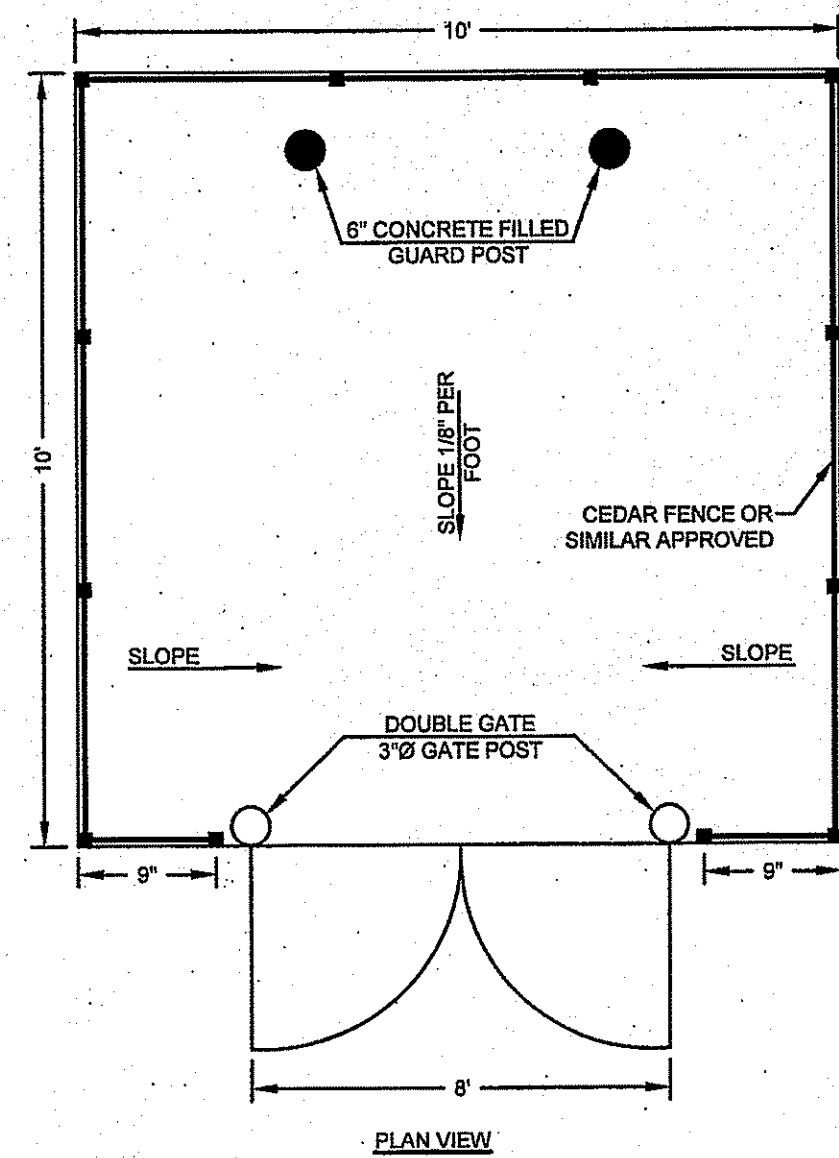
TRENCH NOTES:

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 SDR 35, OR SIMILAR APPROVED.
5. ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOILTIGHT) UNLESS OTHERWISE INDICATED.
6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
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 WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY. INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T199). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
8. 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.
9. WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M6 REQUIREMENTS.
10. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF MIDDLETOWN PUBLIC WORKS DEPARTMENT AND NEWPORT WATER RULES AND REGULATIONS.
11. WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVE-INS AND SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.



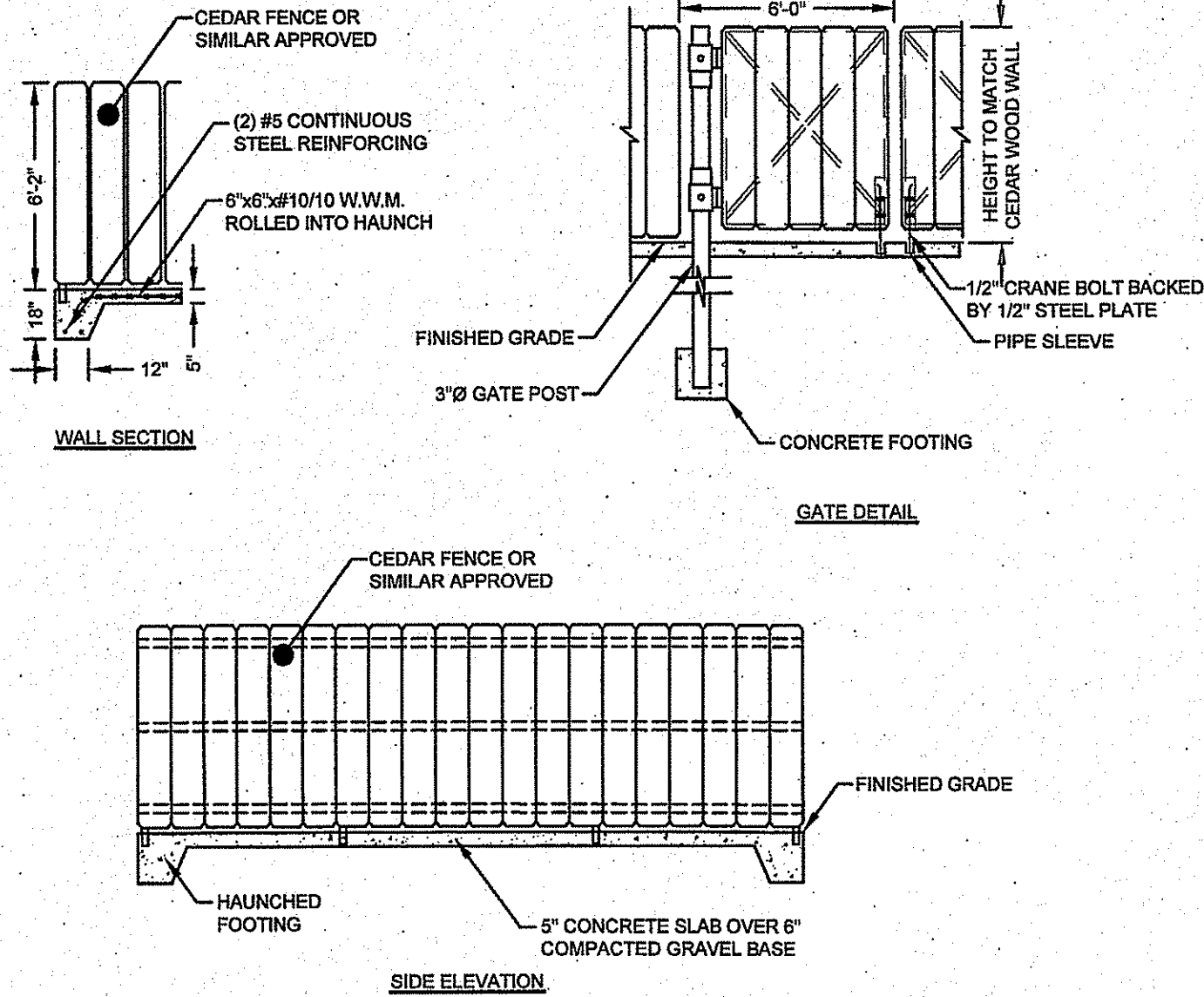
TYPICAL BITUMINOUS PAVEMENT SECTION

SCALE: NOT TO SCALE



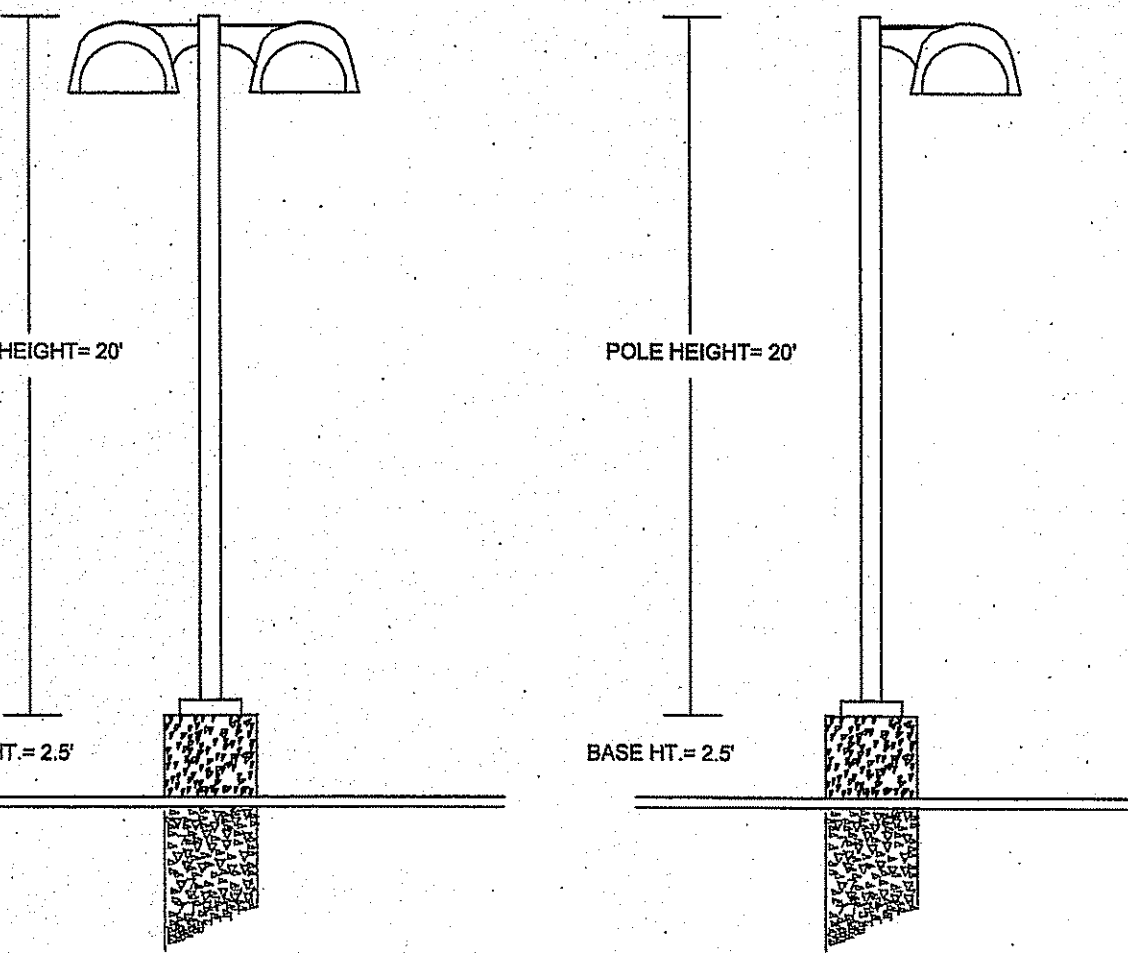
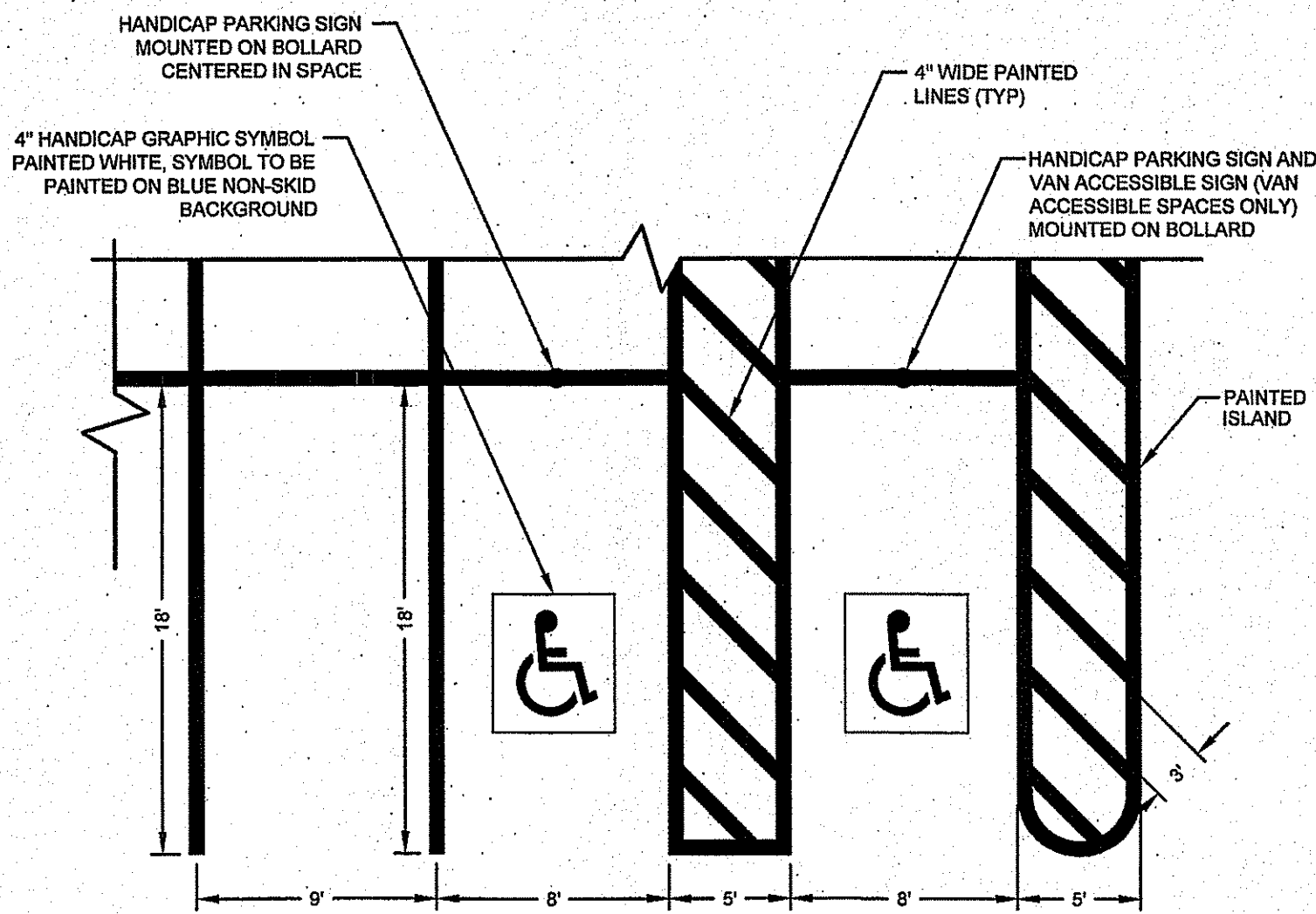
TYPICAL TRASH ENCLOSURE

ARCHITECT MAY PROVIDE ALTERNATE DESIGN
SCALE: NOT TO SCALE



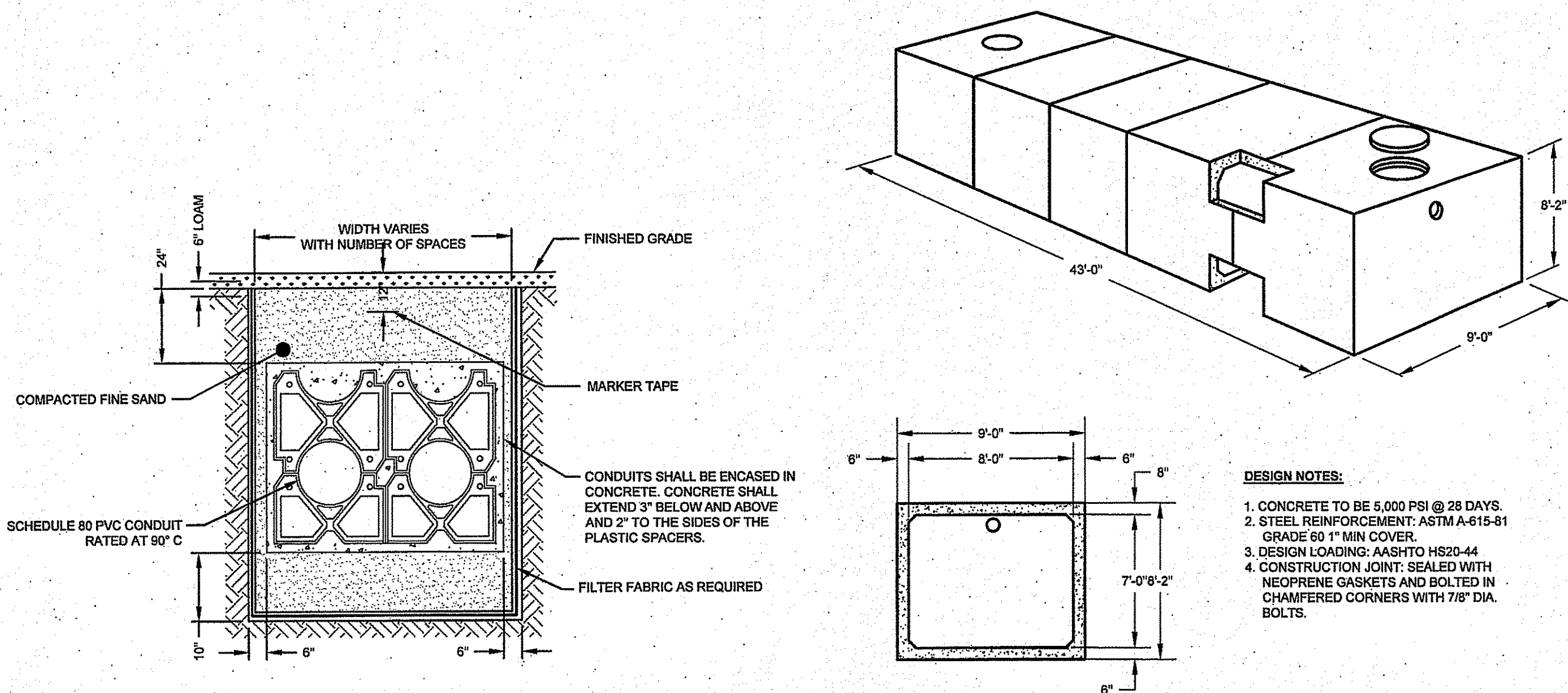
PARKING STALL STRIPING

SCALE: NOT TO SCALE



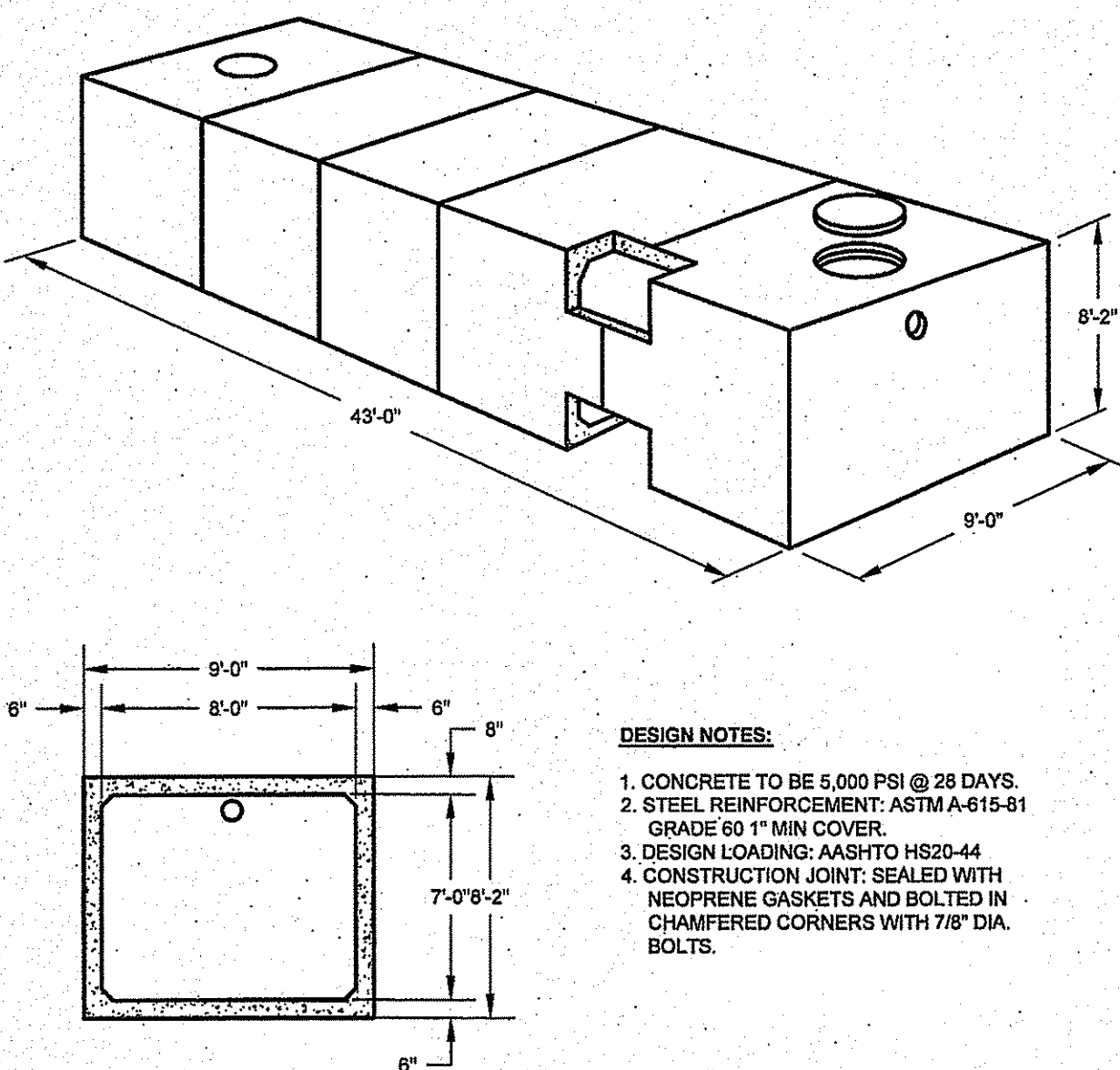
TYPICAL \"AERODOME\" LIGHTING DETAIL

SCALE: NOT TO SCALE



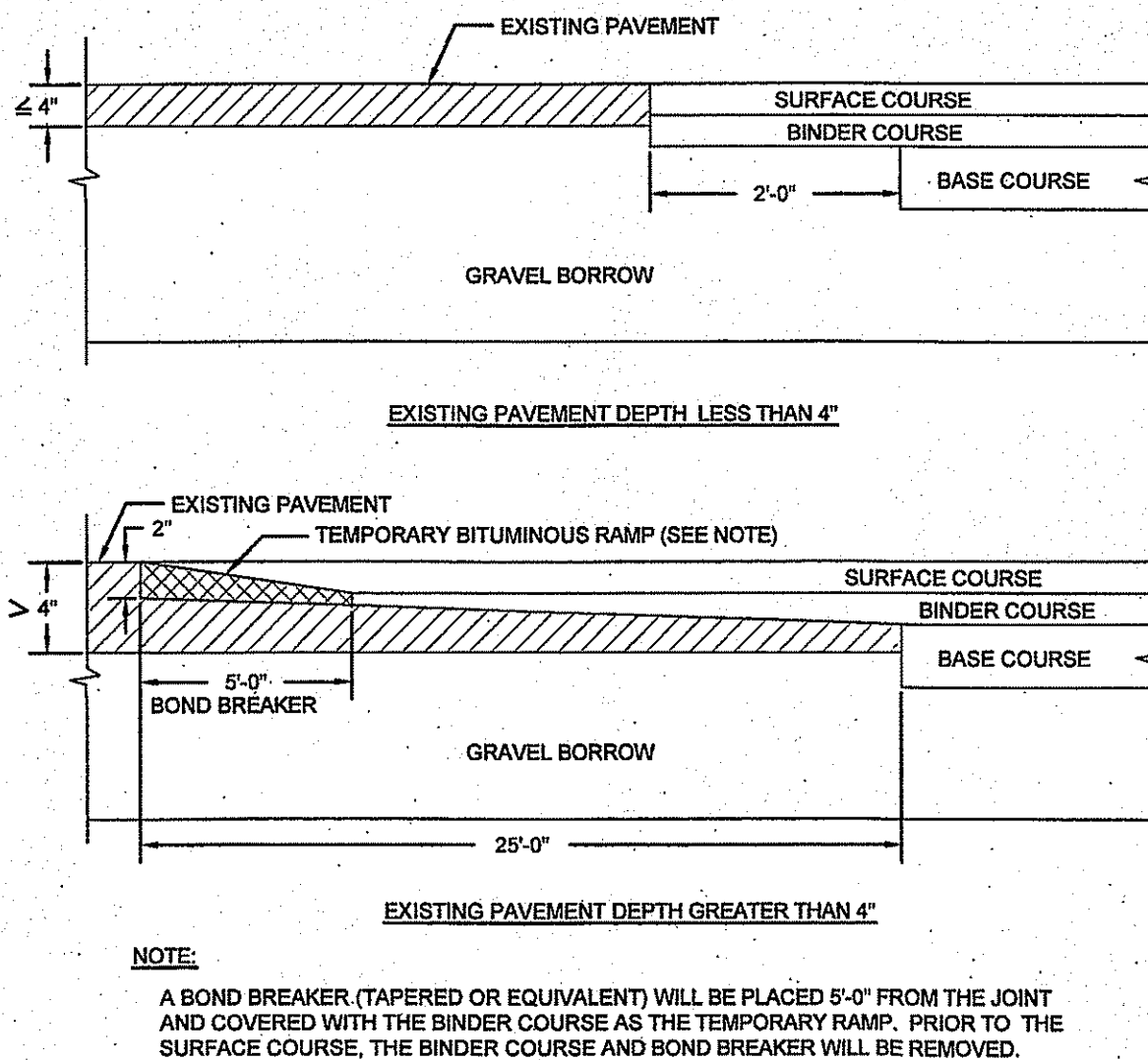
CONDUIT TRENCH CROSS SECTION

SCALE: NOT TO SCALE



HOLDING TANK DETAIL

SCALE: NOT TO SCALE

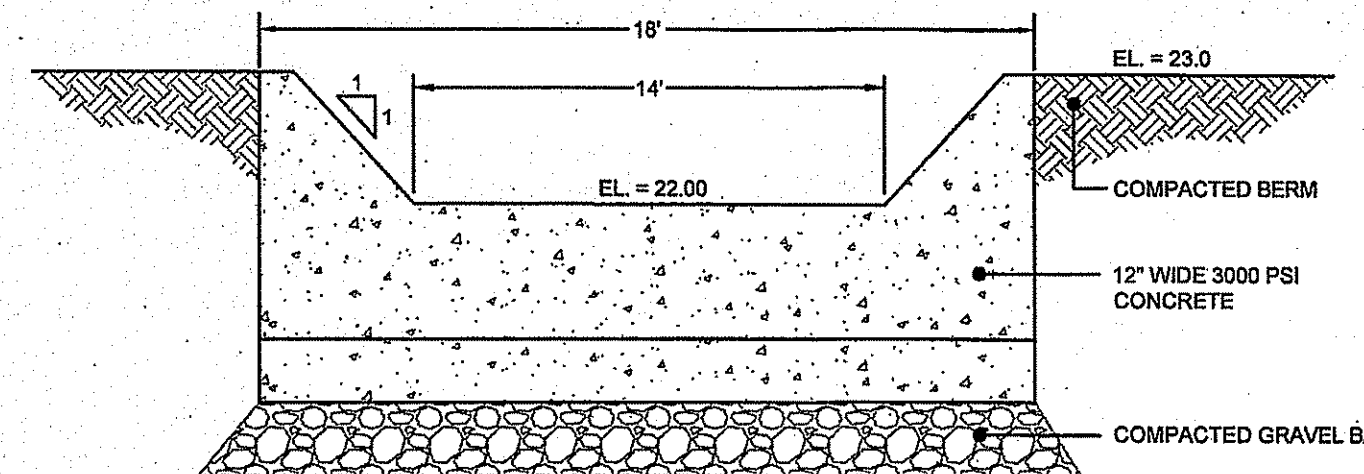


NOTE:

A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0\"/>

TYPICAL CUT AND MATCH PAVEMENT DETAIL (RIDOT 47.1.1)

SCALE: NOT TO SCALE



SAND FILTER OUTLET WEIR DETAIL

SCALE: NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 17 2018 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
65 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE: 401/885-8800 FAX: 401/885-8810
WWW.NORTHEASTENGINEERS.COM

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

PROJECT TITLE:

**THE
SEAVIEW
INN**

A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JJR

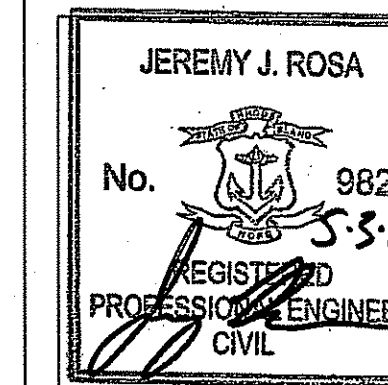
CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL, REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
06JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTC'D LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
29MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION

CERTIFICATION:



Environmental Management

MAY - 7 2018

Office of Water Resources

PROJECT NUMBER:

09001.1

SCALE: AS SHOWN

DRAWING TITLE:

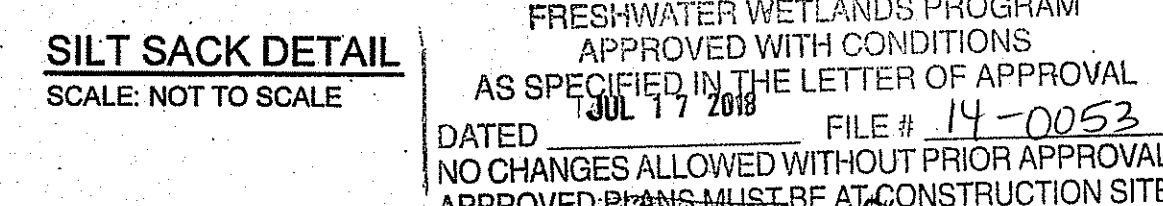
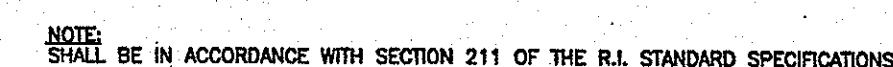
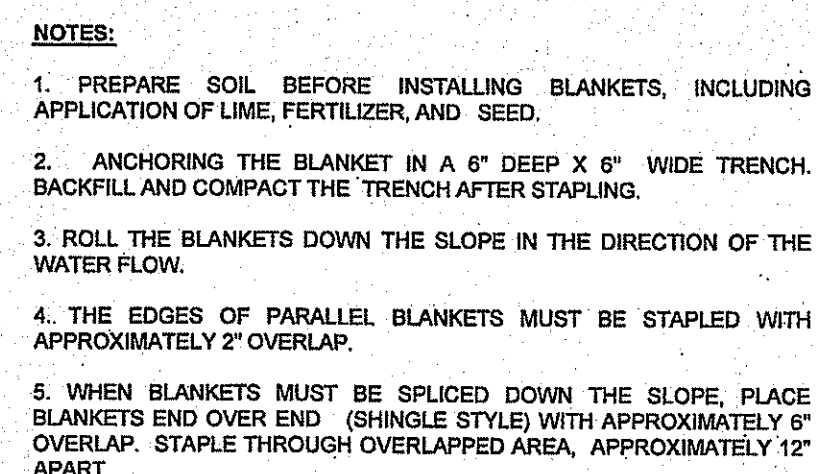
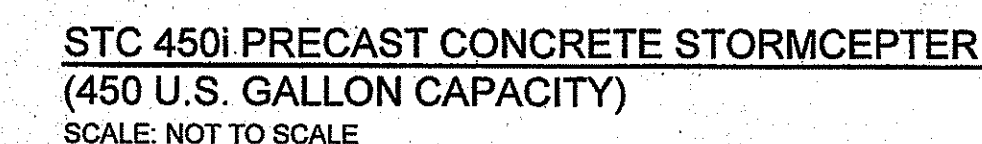
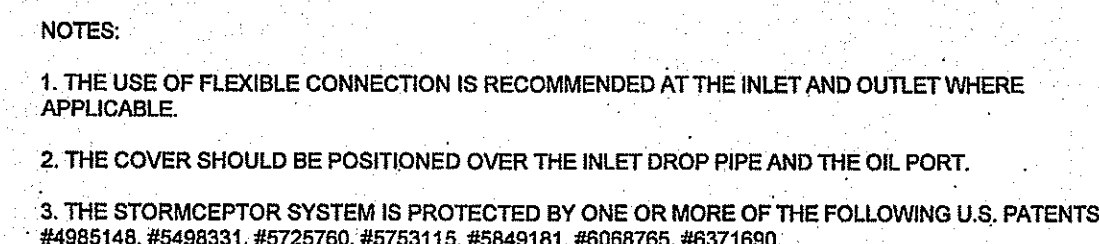
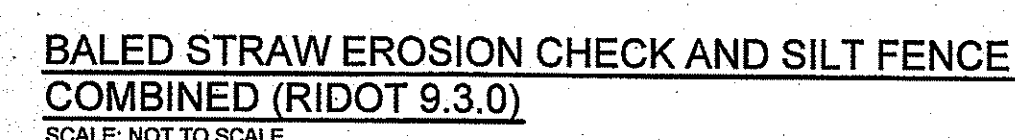
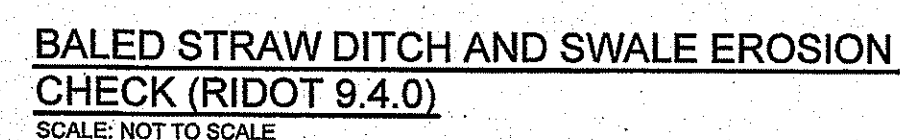
**DETAIL
SHEET 2**

DRAWING NUMBER:

D-2

SHEET 10 OF 12

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.



A.P.: 115
LOTS 5, 53, 54 & 55
VALLEY ROAD
& JOHN CLARKE ROAD
MIDDLETOWN
RHODE ISLAND

CLIENT/OWNER:

KYRIAKIDES &
KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR

DRAWN BY: JLB

CHECKED BY: GES

DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
06APR15	PHASE 1 PLANS
15APR15	REV. GRADING
04MAY15	REV. SEWER TAN
28MAY15	REMOVED WALL REV GF
07AUG15	REVISED BLDG SEWAGE
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR LIGHT REVISION
09MAY16	ROOF DRAINAGE PLAN
05JUN16	SOLAR GRADING, RELOC.
20JUN16	REVISED CULTEC LAY
01AUG16	REVISED HC PARKING @
29MAR18	RIDEM MODIFICATION
03MAY18	PATIO REVISION

CERTIFICATION:

JEREMY I ROSA

No.  9826
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

Environmental Management

MAY - 7 2018

Office of Water Resources

PROJECT NUMBER

09001.1

SCALE: AS SHOWN/IN

DRAWING TITLE:

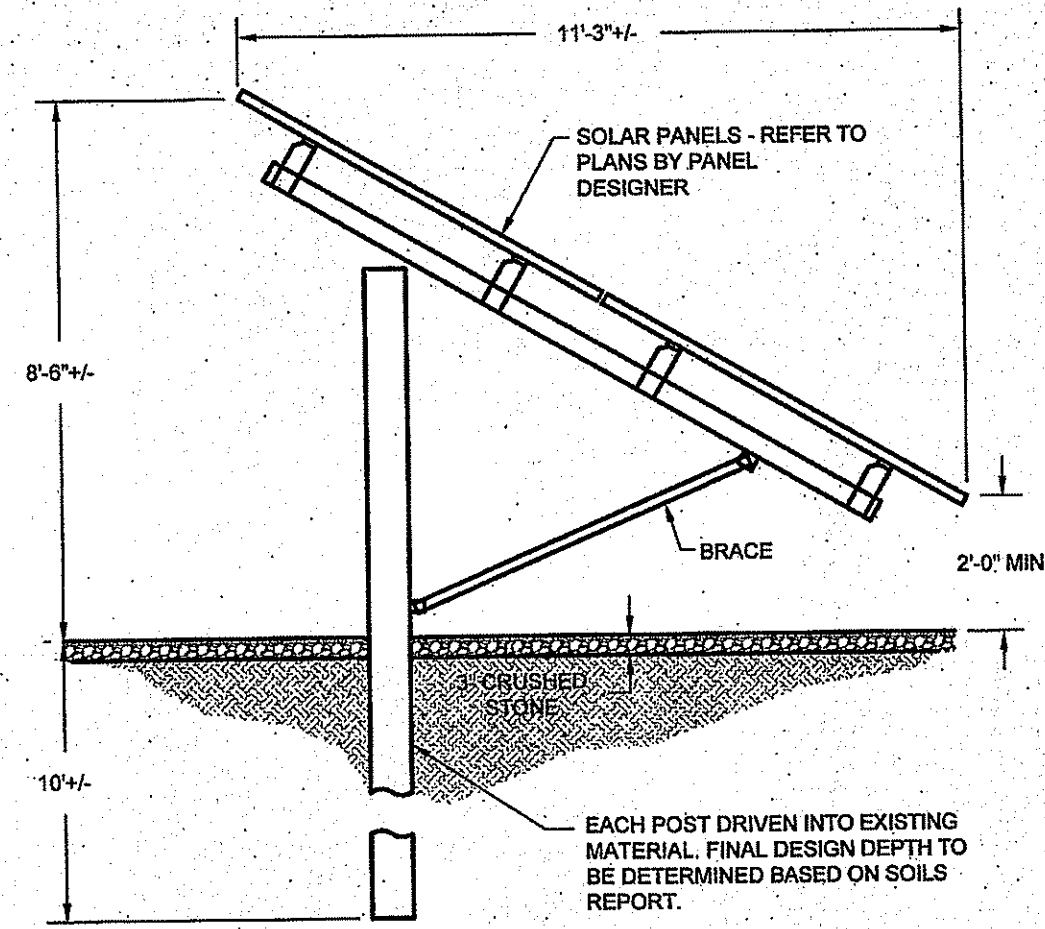
DETAIL
SHEET 3

DRAWING NUMBER

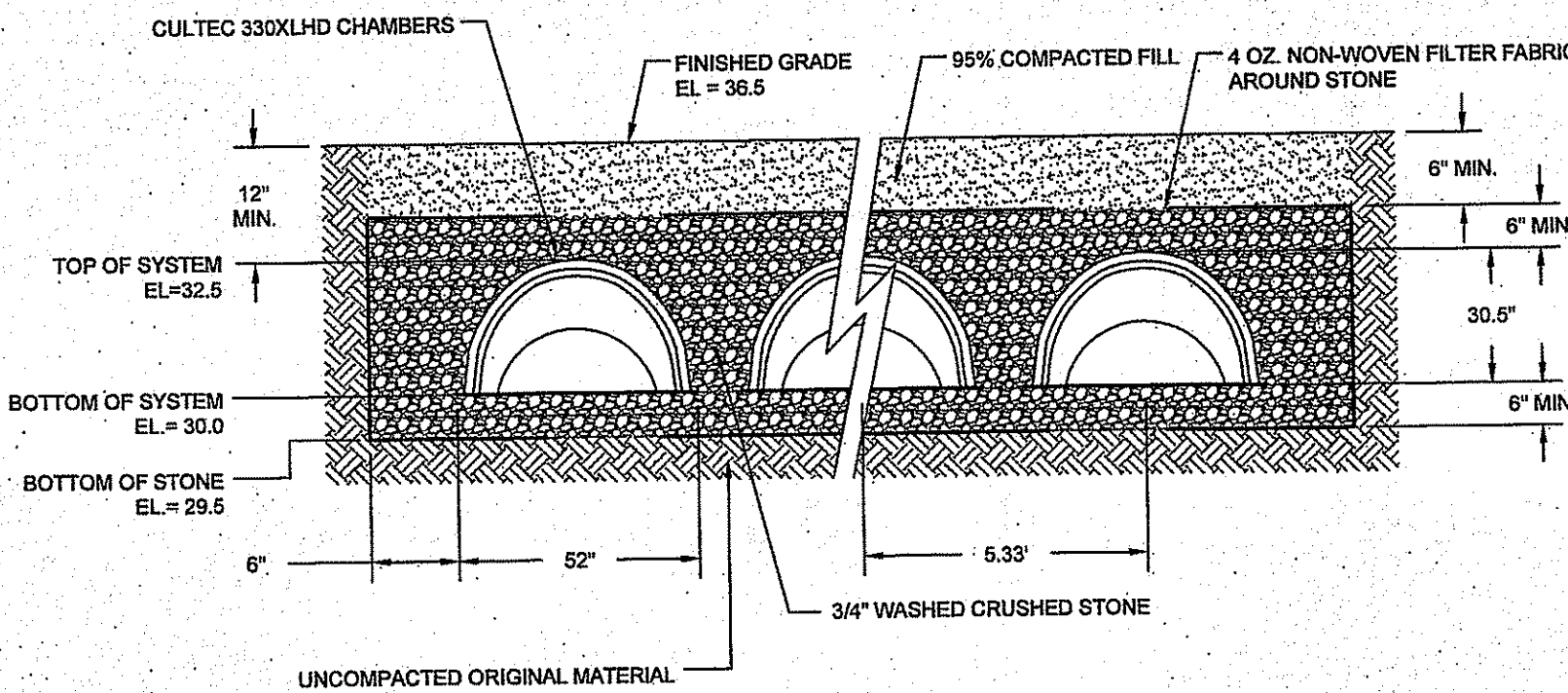
D-3

SHEET 11 OF 12

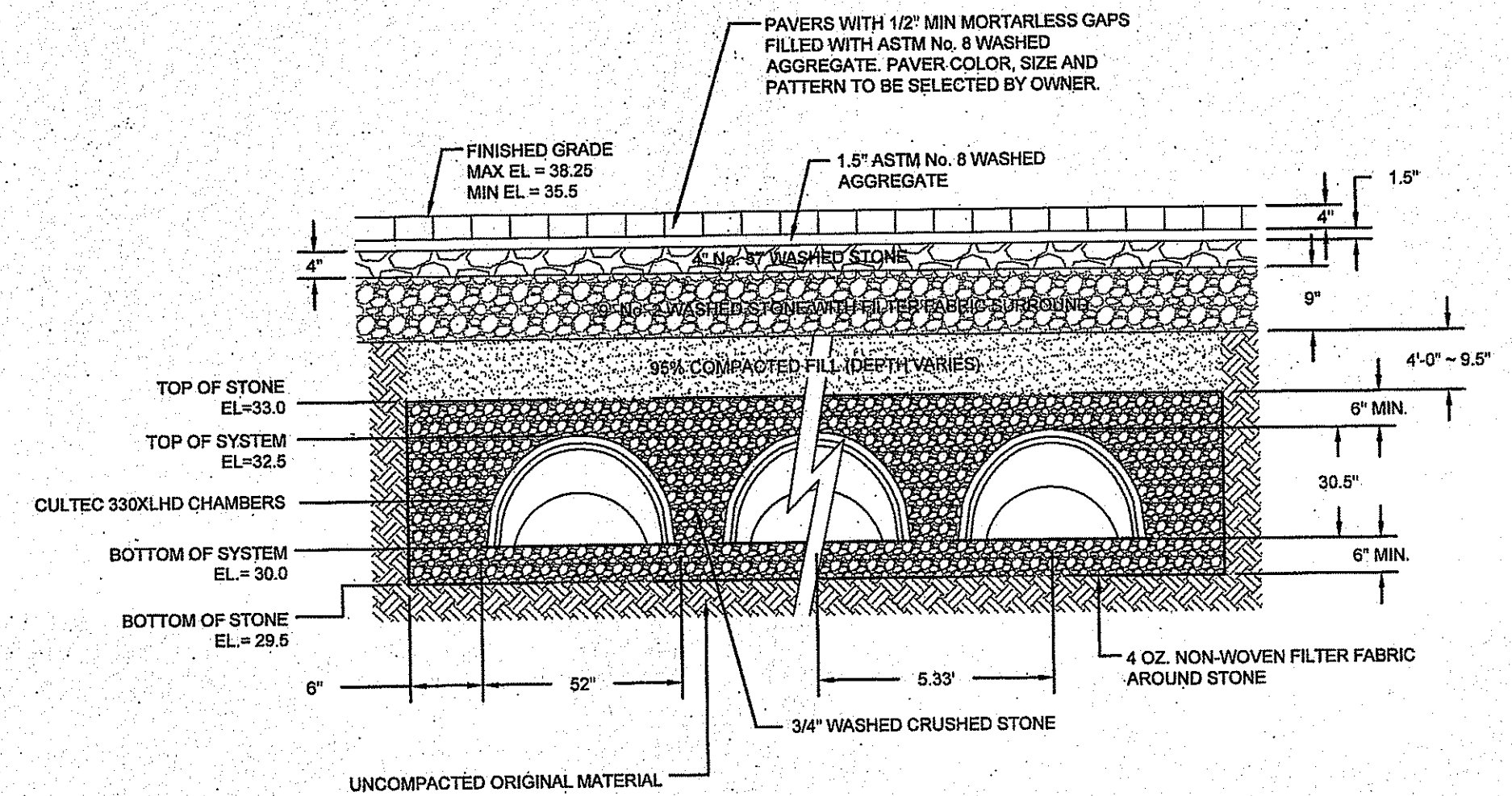
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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



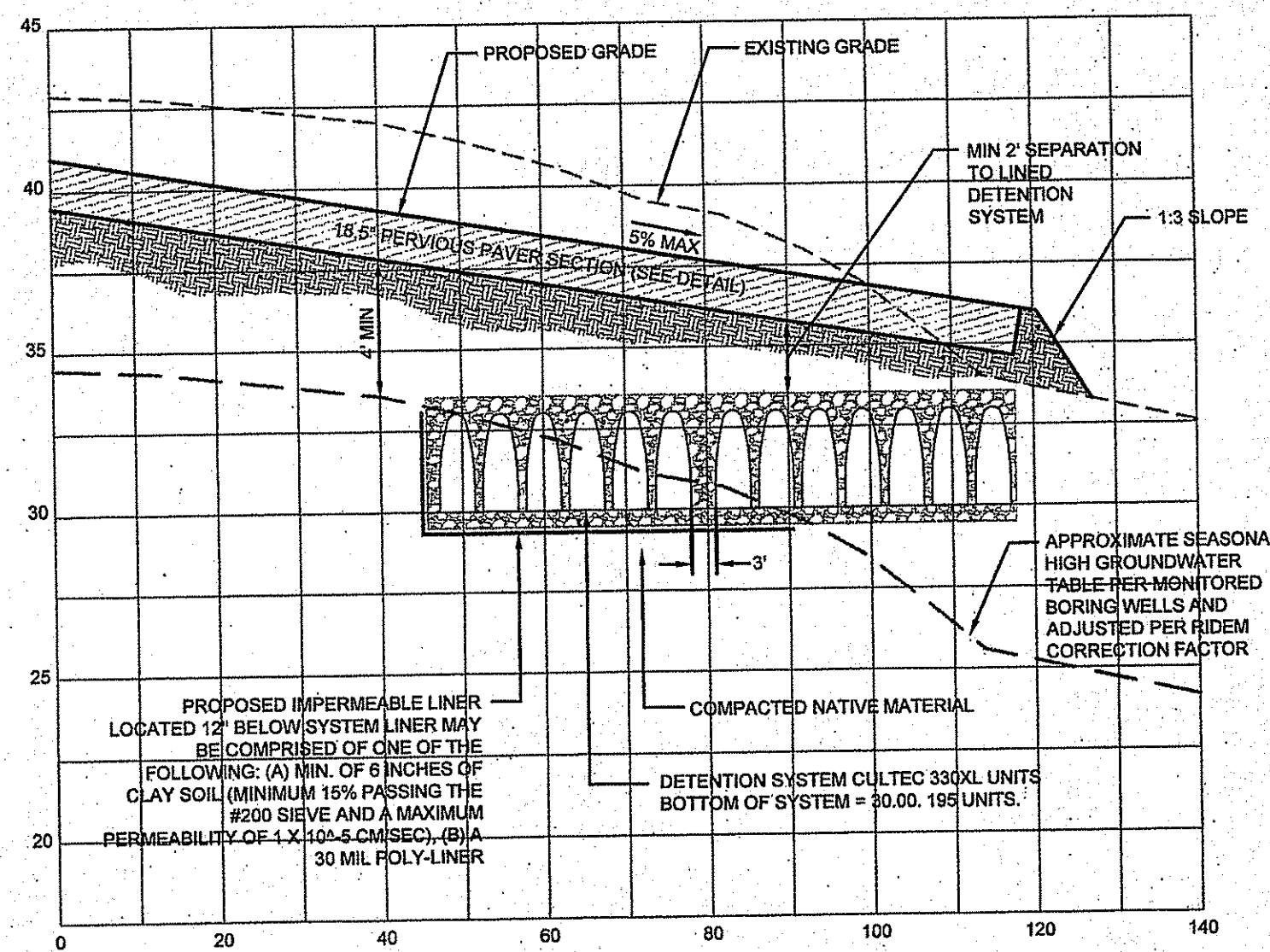
TYPICAL SOLAR PANEL CROSS SECTION
SCALE: NOT TO SCALE



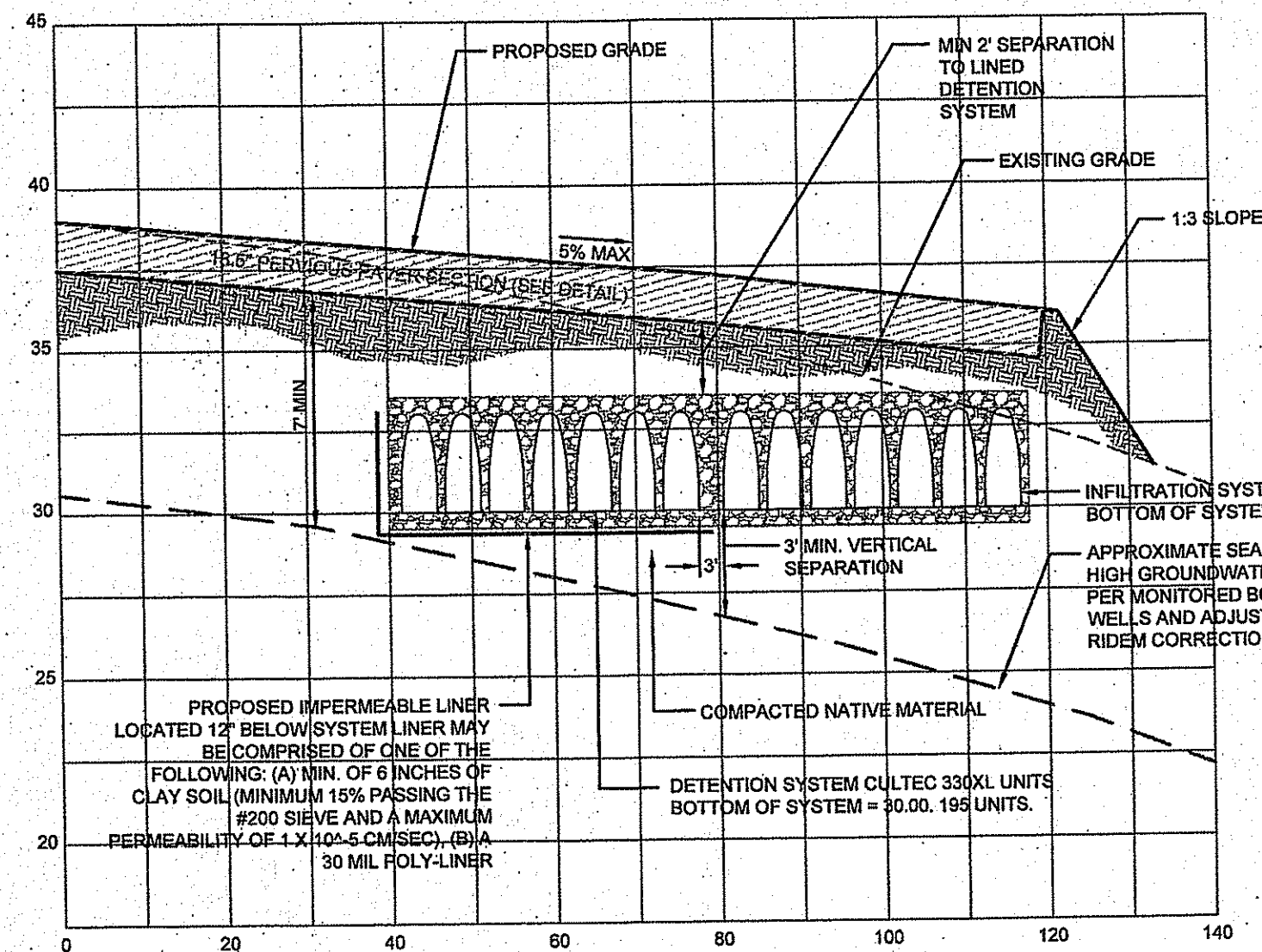
TYPICAL CULTEC INFILTRATION CHAMBER SECTION (NON-PAVER SECTION)
SCALE: NOT TO SCALE



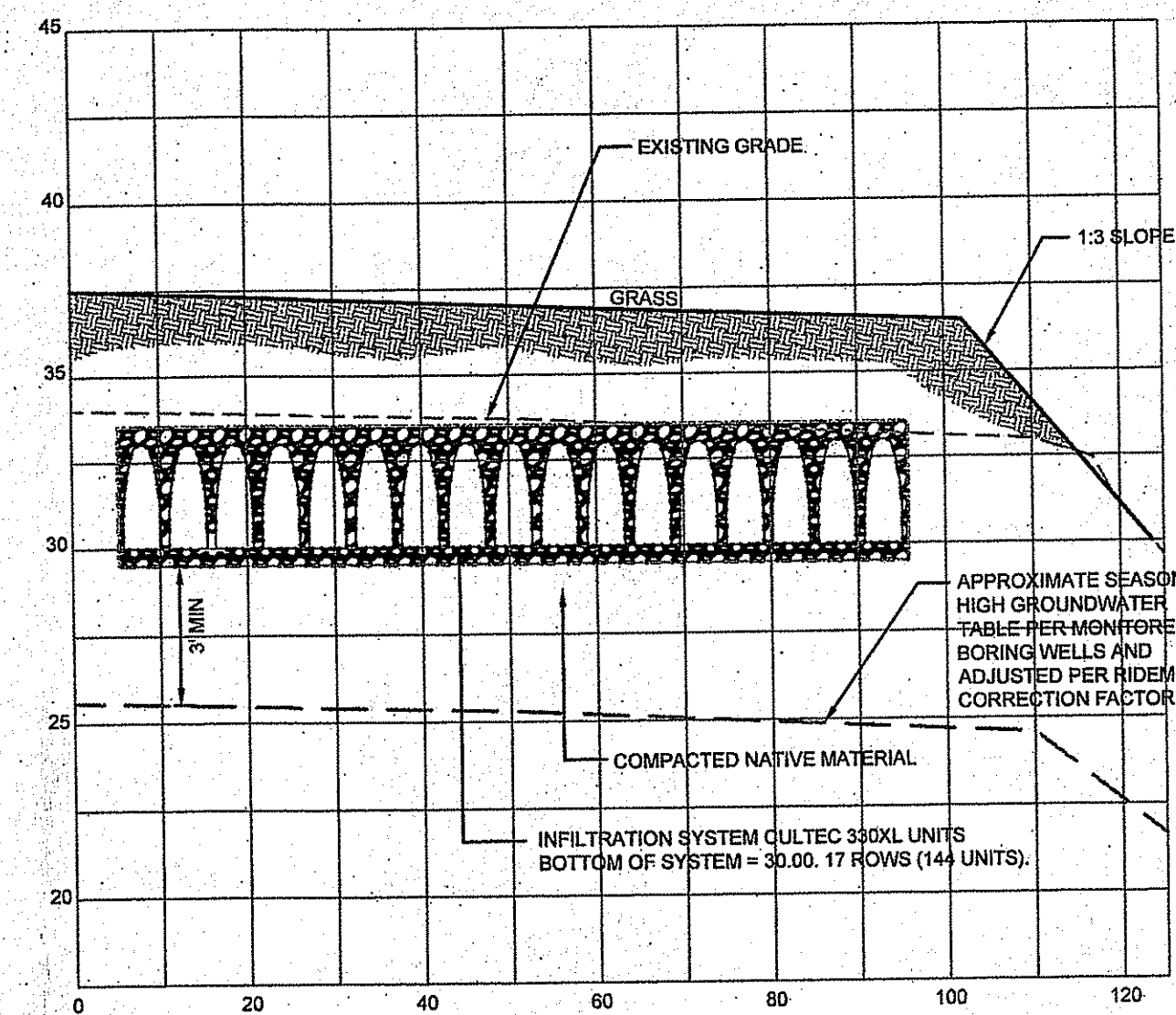
TYPICAL CULTEC INFILTRATION CHAMBER SECTION (PAVER SECTION)
SCALE: NOT TO SCALE



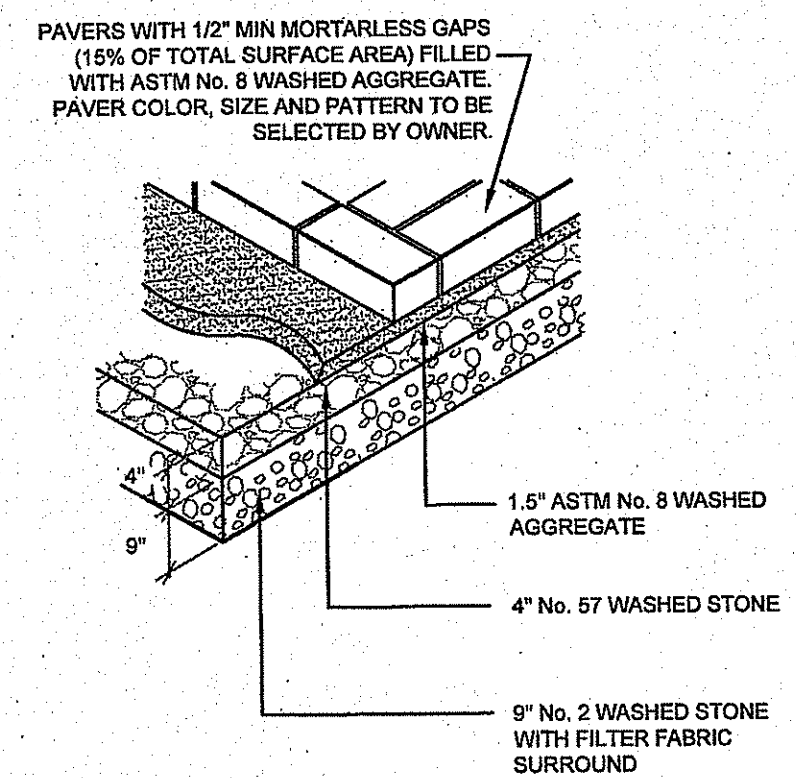
SECTION 1: DETENTION AREA CHAMBERS
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 5'



SECTION 2: DETENTION AND WQ CHAMBERS
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 5'



SECTION 3: INFILTRATION AREA CHAMBERS
HORIZONTAL SCALE: 1"= 20'
VERTICAL SCALE: 1"= 5'



TYPICAL PERVIOUS PAVER SECTION
SCALE: NOT TO SCALE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION
25 JOHN CLARKE ROAD MIDDLETOWN, RI 02842
PHONE (401) 848-4810 FAX (401) 848-4103
WWW.NORTHEASTENGINEERS.COM

SITING, LAND PLANNING, WATERFRONT SURVEYING, GEOTECHNICAL, ENVIRONMENTAL, TRANSPORTATION, STRUCTURAL, MATERIALS TESTING

PROJECT TITLE:
THE SEAVIEW INN
A.P. 115
LOTS 5, 53, 54 & 55
VALLEY ROAD & JOHN CLARKE ROAD
MIDDLETOWN, RI
RHODE ISLAND

CLIENT/OWNER:
KYRIAKIDES & KYRIAKIDES, LLC
53 PURGATORY ROAD
MIDDLETOWN, RI
02842

DESIGNED BY: JJR
DRAWN BY: JJR
CHECKED BY: GES
DATE: 24SEP13 (REV 0)

REVISION HISTORY:

DATE	ISSUED FOR
04MAY15	REV. SEWER TANK
28MAY15	REMOVED WALL REV GRADING
07AUG15	REVISED BLDG SEWER
13NOV15	REVISED DRAINAGE
18FEB16	SOLAR FIELD REVISIONS
09MAY16	ROOF DRAINAGE PLAN
05JUN16	SOLAR GRADING, RELOC. PARKING
20JUN16	REVISED CULTEC LAYOUT
01AUG16	REVISED HC PARKING @ ENTRY
28MAR18	RIDEM MODIFICATION APP.
03MAY18	PATIO REVISION
14MAY18	RIDEM REVISIONS
02JUL18	RIDEM REVISIONS

CERTIFICATION:
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
2.18

Environmental Management
JUL - 6 2018
Office of Water Resources

PROJECT NUMBER:
09001.1

SCALE: AS SHOWN

DRAWING TITLE:
DETAIL SHEET 4

DRAWING NUMBER:
D-4
SHEET 12 OF 12

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.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JUL 17 2018 FILE # 14-0053
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Justin B. Wenzel