

# Design Development Plans

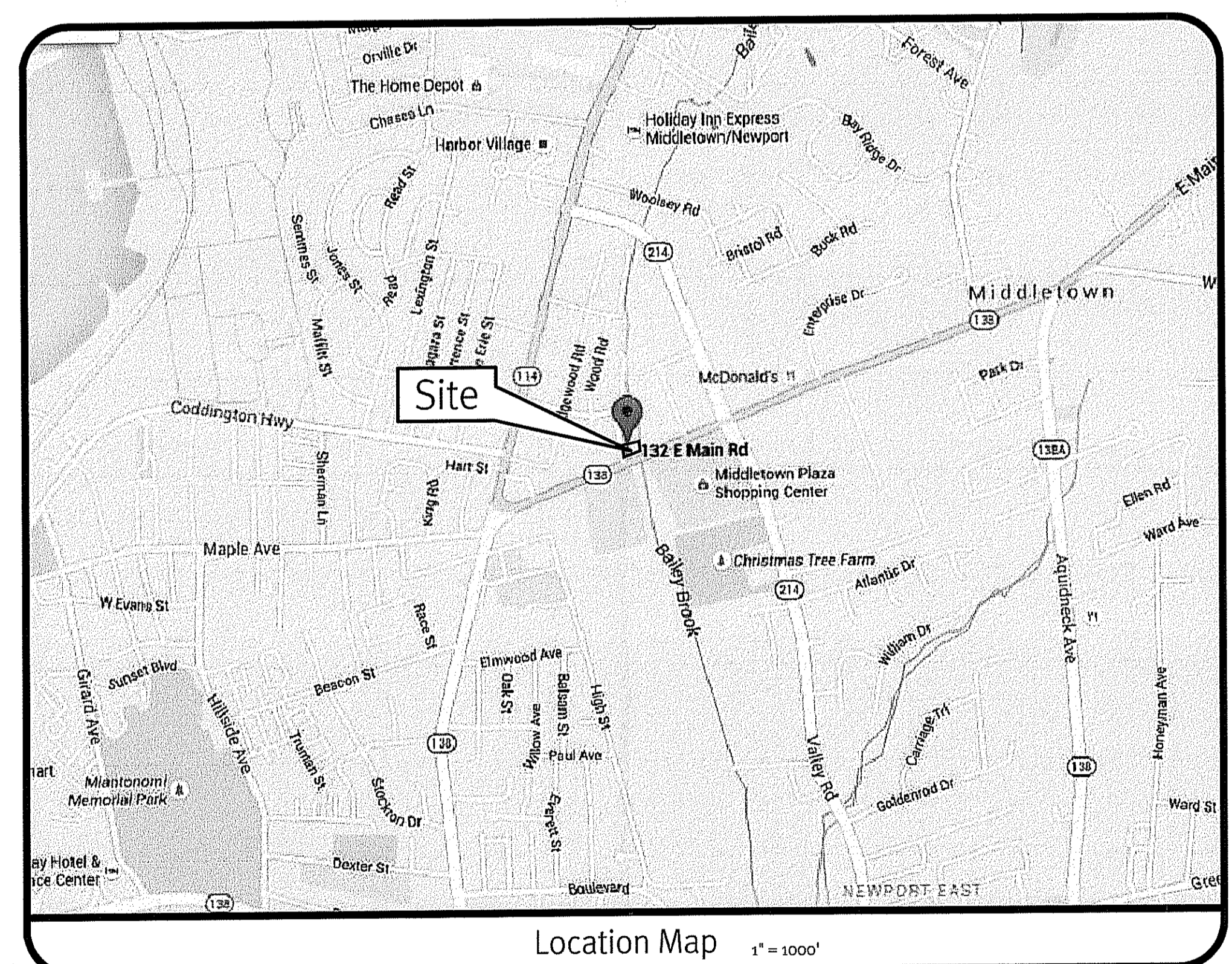
# 132 East Main Road

Middletown, Rhode Island

Assessor's Plat 107 SE Lot 200

APR 01 2016  
 9:02 AM  
 MIDDLETOWN, RHODE ISLAND

**Diprete Engineering**  
 Two Stafford Court, Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-661-6006 www.diprete-eng.com  
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## Sheet Index

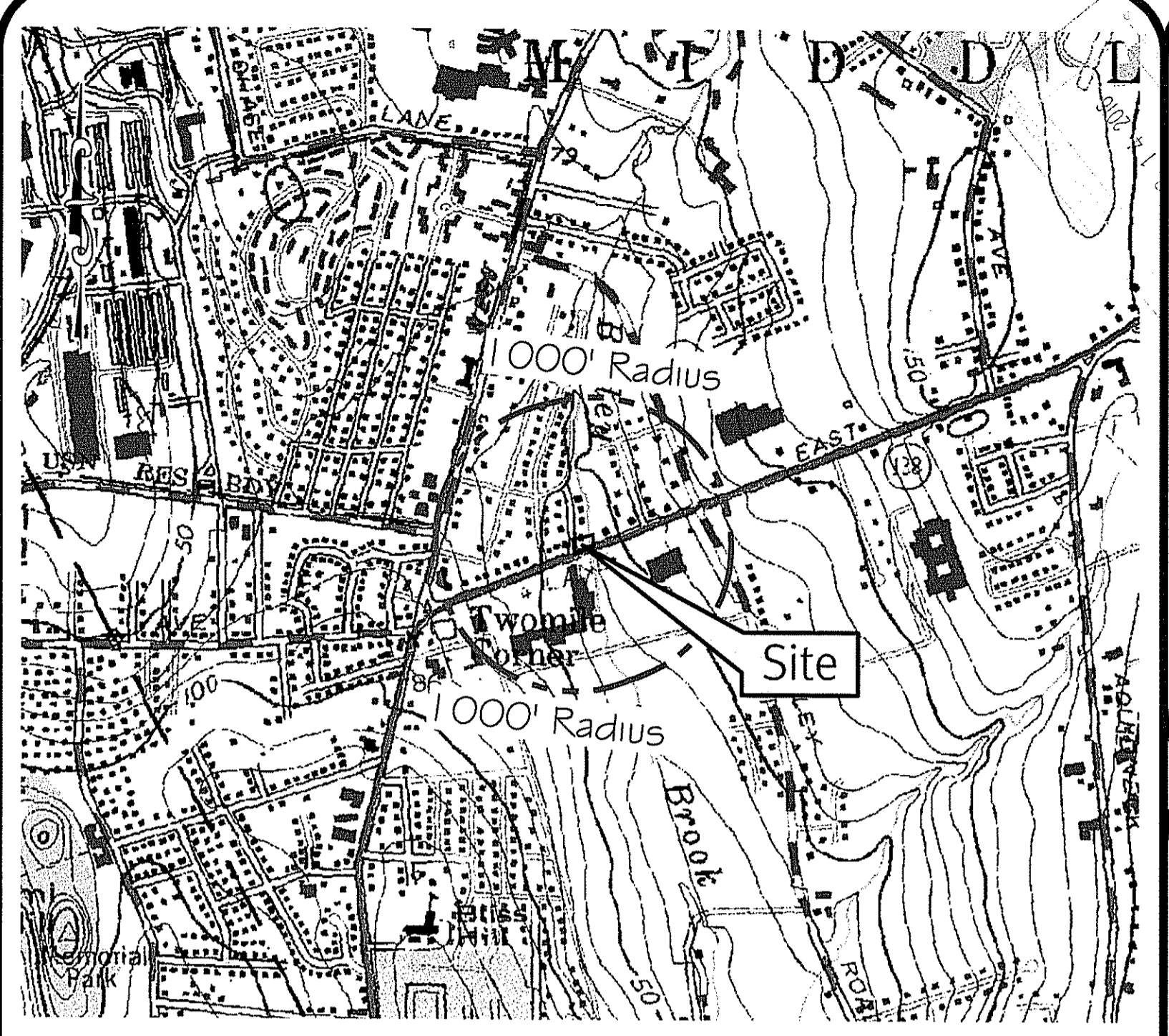
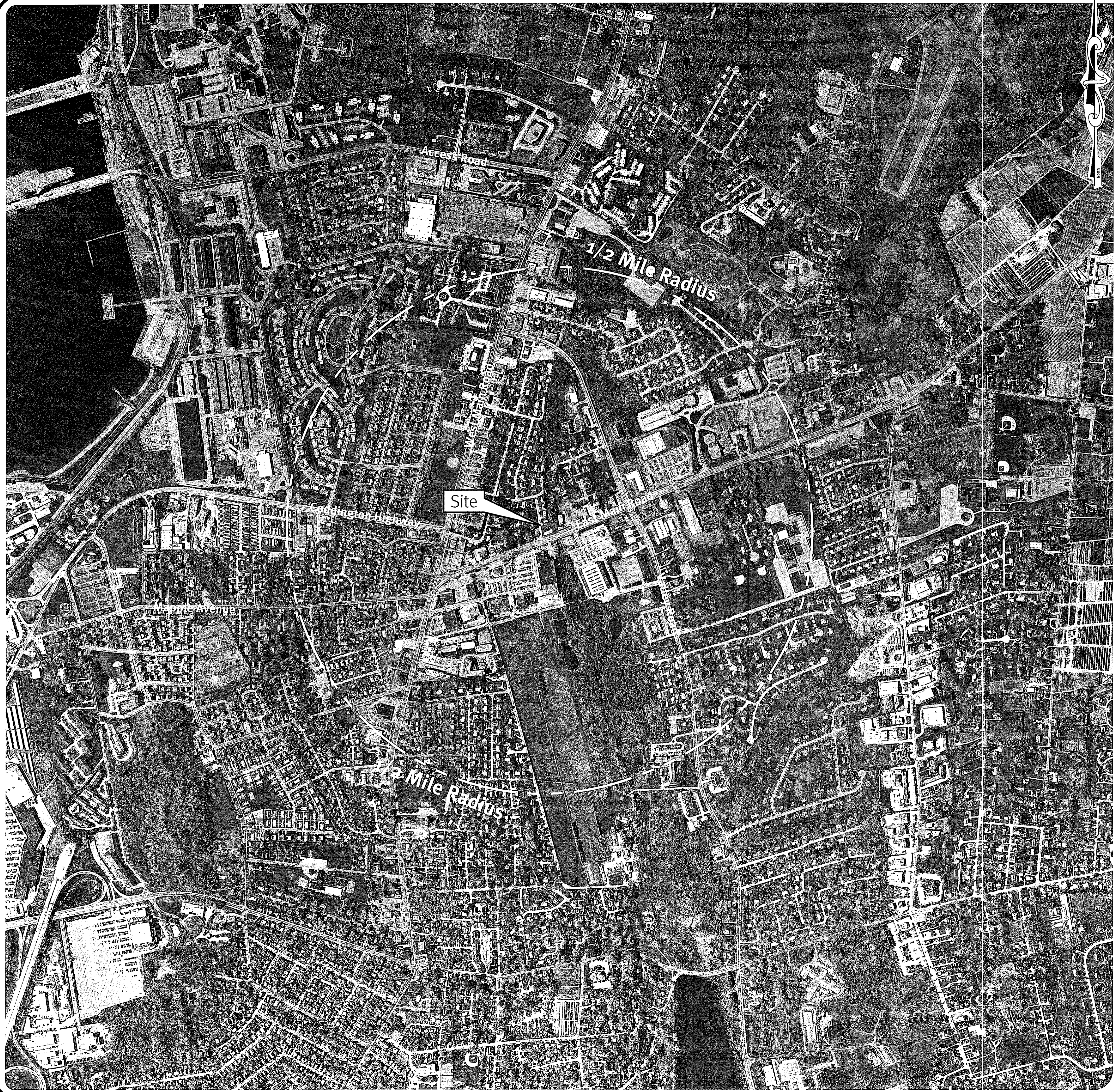
1. Cover Sheet
2. Aerial & USGS Map
3. Site Layout
4. Grading & Utility Plan
5. Landscape Plan & Details
6. Detail Sheet - 1
7. Detail Sheet - 2
- Existing Conditions Plan (Sheet 1 of 1)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 01 2016 FILE # 16-0007  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Matthew A. Fenuccio*

No.	Date	Description	By:
1	2-25-2016	Submittal to RI/DOT Comments	A.C.A.
2	3-22-2016	RI/DOT Comments	K.L.D.
3	3-22-2016	RI/DOT Comments	A.C.A.
4	3-22-2016	RI/DOT Comments	A.C.A.
5	3-22-2016	RI/DOT Comments	A.C.A.
6	3-22-2016	RI/DOT Comments	A.C.A.
7	3-22-2016	RI/DOT Comments	A.C.A.
8	3-22-2016	RI/DOT Comments	A.C.A.
9	3-22-2016	RI/DOT Comments	A.C.A.
10	3-22-2016	RI/DOT Comments	A.C.A.
11	3-22-2016	RI/DOT Comments	A.C.A.
12	3-22-2016	RI/DOT Comments	A.C.A.
13	3-22-2016	RI/DOT Comments	A.C.A.
14	3-22-2016	RI/DOT Comments	A.C.A.
15	3-22-2016	RI/DOT Comments	A.C.A.
16	3-22-2016	RI/DOT Comments	A.C.A.
17	3-22-2016	RI/DOT Comments	A.C.A.
18	3-22-2016	RI/DOT Comments	A.C.A.
19	3-22-2016	RI/DOT Comments	A.C.A.
20	3-22-2016	RI/DOT Comments	A.C.A.

**Cover Sheet**  
**132 East Main Road**  
 Middletown, Rhode Island  
 AP 107 SE Lot 200  
 Applicant  
**Brown Lindquist Fenuccio & Raber Architects Inc.**  
 203 Willow Street, Suite A, Yarmouthport, Massachusetts 02675  
 DE Job No: 2016-002 Copyright 2016 by Diprete Engineering Associates, Inc.

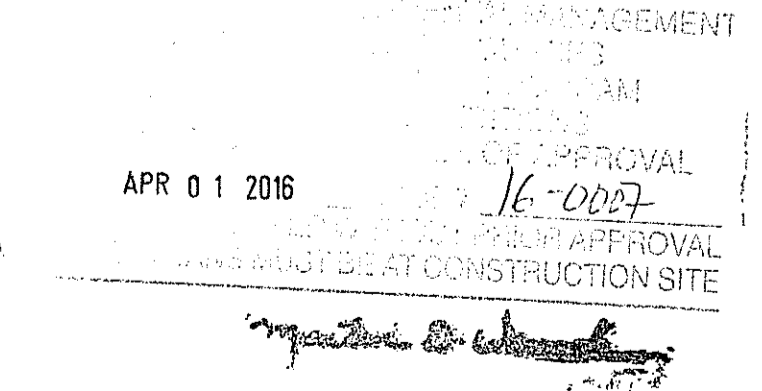
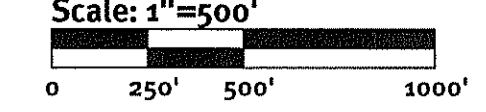


USGS Map Scale: 1"=1000'

Photo Obtained from the ARCGIS 2008 Orthophotography.

**Legend:**

- PROPERTY LINE
- 1000' RADIUS LINE
- HALF MILE RADIUS LINE



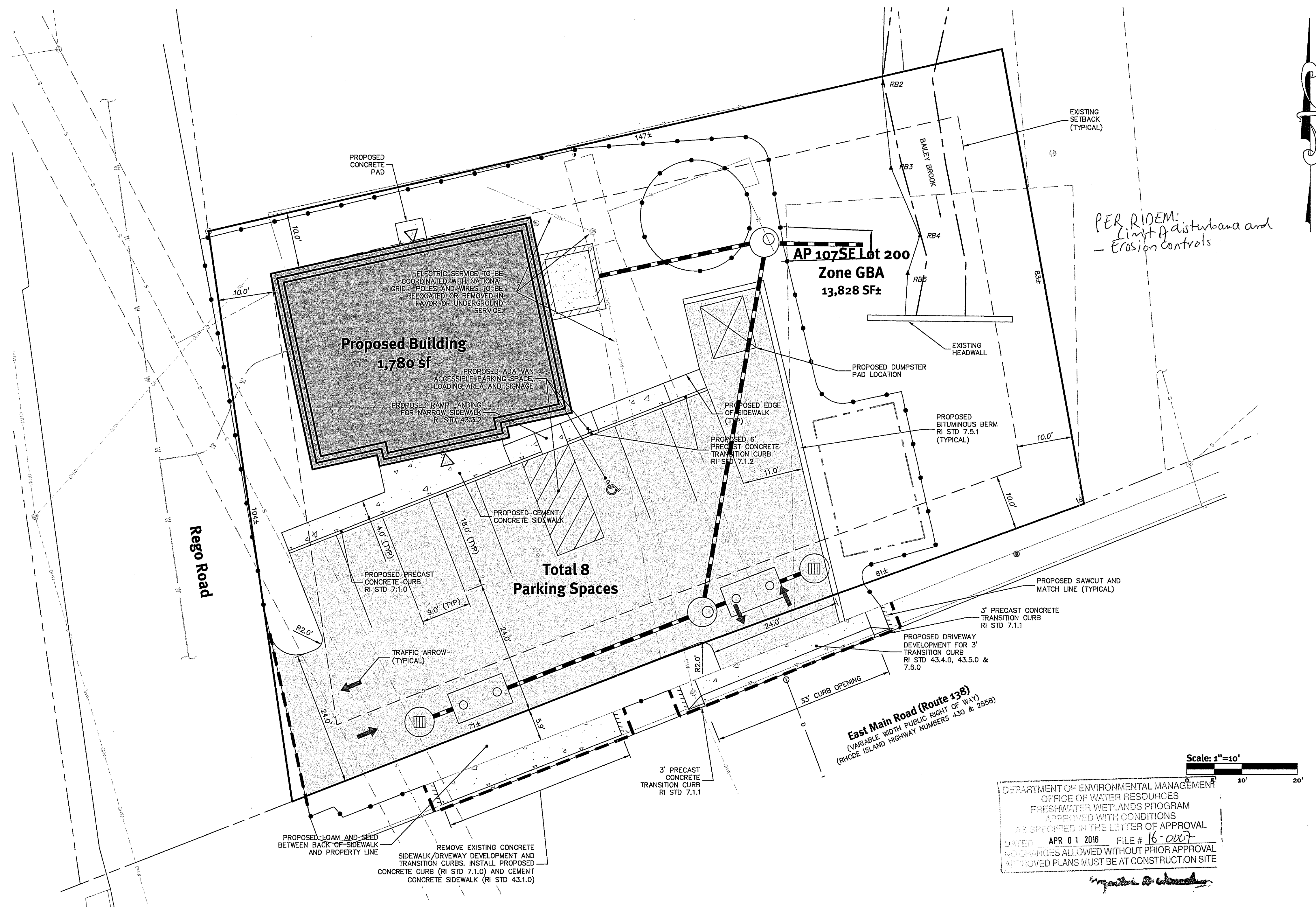
**Aerial & USGS Map**  
**132 East Main Road**  
 Narragansett, Rhode Island  
 02882  
 Prepared by:  
**Brown Lindquist Fenuccio & Raber Architects Inc.**  
 203 Willow Street, Suite A, Yarmouthport, Massachusetts 02675

**DiPrete Engineering**  
 Two Stefford Court Cranston, RI 02920  
 tel. 401-943-1000 fax. 401-944-6006 www.diprete-eng.com

No.	Date	Description	By
1	11-02-2015	Site Permit Submission	ACA
2	12-22-2015	Site Permit Expiration	ACA
3	12-22-2015	Response to BROOK Comments	ACA

Drawn By: ACA Design By: M.R.T.

DE Job No: 2048-002 Copyright 2016 by DiPrete Engineering Associates, Inc.



**General Notes:**

1. THE SITE IS LOCATED ON THE TOWN OF MIDDLETOWN ASSESSOR'S PLAT 107SE LOT 200.
2. THE SITE IS APPROXIMATELY 13,828± SF AND IS ZONED TRAFFIC SENSITIVE GENERAL BUSINESS (GBA).
3. THE SITE IS WITHIN THE WATERSHED PROTECTION DISTRICT ZONE 1.
4. THE SITE IS ENTIRELY WITHIN THE 200' RIVERBANK WETLAND.
5. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440500093J, MAP REVISED SEPTEMBER 4, 2013. FLOODPLAIN IS ELEVATION 46.
6. THE SITE IS NOT WITHIN A: GROUNDWATER PROTECTION AREA (RIDEM) NATURAL HERITAGE AREAS (RIDEM) NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC) SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
7. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: WWW.DOT.STATE.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP
8. SOIL EROSION AND SEDIMENT CONTROL MEASURES CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
9. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE MIDDLETOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND BEST MANAGEMENT PRACTICES. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM STORMWATER INSTALLATION STANDARDS MANUAL.
10. THE SITE IS CURRENTLY AND IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
11. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.

PER RIDEM:  
Limit of disturbance and  
- Erosion Controls

**Dimensional Regulations:**

CURRENT ZONING:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	12,000 SF	13,828 SF	N/A
MINIMUM FRONTAGE:	300'	256'	256'
MINIMUM FRONT YARD:	10'	5.5'±	10'
MINIMUM SIDE YARD:	10'	3.54'±	10'
MINIMUM REAR YARD:	20'	N/A	N/A
MAXIMUM STRUCTURE HEIGHT:	40'	UNKNOWN	<40'
MAXIMUM BUILDING FOOTPRINT:	35,000 SF	2,090 SF	1,780 SF
MAXIMUM LOT COVERAGE:	35%	15%	12.8%

**Parking Regulations:**

PARKING USE:	BANKS, FINANCIAL INSTITUTIONS
PARKING REQUIREMENT:	4 SPACES PER 1000 SF GFA
GROSS FLOOR AREA:	1,780 SF
PARKING CALCULATION:	(1.78) 2 x 4 = 8 SPACES
REQUIRED PARKING SPACES:	8 SPACES
PARKING SPACES PROVIDED:	8 SPACES

**Soil Information:**

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)  
SOIL NAME: DESCRIPTION  
NP NEWPORT-URBAN LAND COMPLEX

**Layout and Materials:**

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PRECAST CONCRETE OR AS LABELED ON THE PLANS.
4. SIDEWALK SHALL BE CONCRETE OR AS LABELED ON THE PLANS.
5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
8. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

**Abbreviations:**

±	MORE OR LESS	LF	LINEAR FEET
AP	ASSESSOR'S PLAT	LP	LIGHT POLE
APPROX	APPROXIMATE	PL	PROPERTY LINE
BC	BOTTOM OF CURB	PR	PROPOSED
BIT	BITUMINOUS	R	RADIUS
BW	BOTTOM OF WALL	R&D	REMOVE AND DISPOSE
C	CURVE (HORIZONTAL)	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	RL	ROOF LEADER
COF/G	CLEAN OUT FLUSH WITH GRADE	S	SLOPE
CONC	CONCRETE	SF	SQUARE FEET
DMH	DROP MANHOLE	SFM	SEWER FORCE MAIN
EMH	ELECTRIC MANHOLE	SMH	SEWER MANHOLE
EOP	EDGE OF PAVEMENT	STD	STANDARD
ETC	ELECTRIC TELEPHONE AND CABLE	TC	TOP OF CURB
EX	EXISTING	TD	TRENCH DRAIN
FE	FLARED END	TW	TOP OF WALL
FFE	FINISH FLOOR ELEVATION	TYP	TYPICAL
GFE	GARAGE FLOOR ELEVATION	UP	UTILITY POLE
HDPE	HIGH DENSITY POLYETHYLENE		
INV	INVERT		

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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DATED APR 01 2016 FILE # 16-007  
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EXISTING	LEGEND	PROPOSED	EXISTING	LEGEND	PROPOSED
---	ASPHALT PAVEMENT	---	W	WATER LINE	W
- - - 300 - - -	CONTOUR	---	S	SEWER LINE	S
+ 299.50	SPOT GRADE	---	G	GAS LINE	G
	EDGE OF PAVEMENT	---	E	ELECTRIC LINE	E
	CONCRETE SIDEWALK	---	OW	OVERHEAD WIRES	OW
	CURB (RIDOT STD 7.1.0)	---	D	DRAIN LINE	D
	BUILDING	---	CB	CATCH BASIN	CB
	PARKING STRIPING	---	DMH	DRAIN MANHOLE	DMH
	LIMIT OF WORK	---	SMH	SEWER MANHOLE	SMH
	STAKED SILT FENCE (RIDOT STD 9.1.0, 9.2.0 OR 9.3.0)	---	EMH	ELECTRIC MANHOLE	EMH
	FILTER SAND	---	UP	UTILITY POLE	UP
		---	WV	WATER GATE VALVE	WV

At limits of disturbance per RIDEM.

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

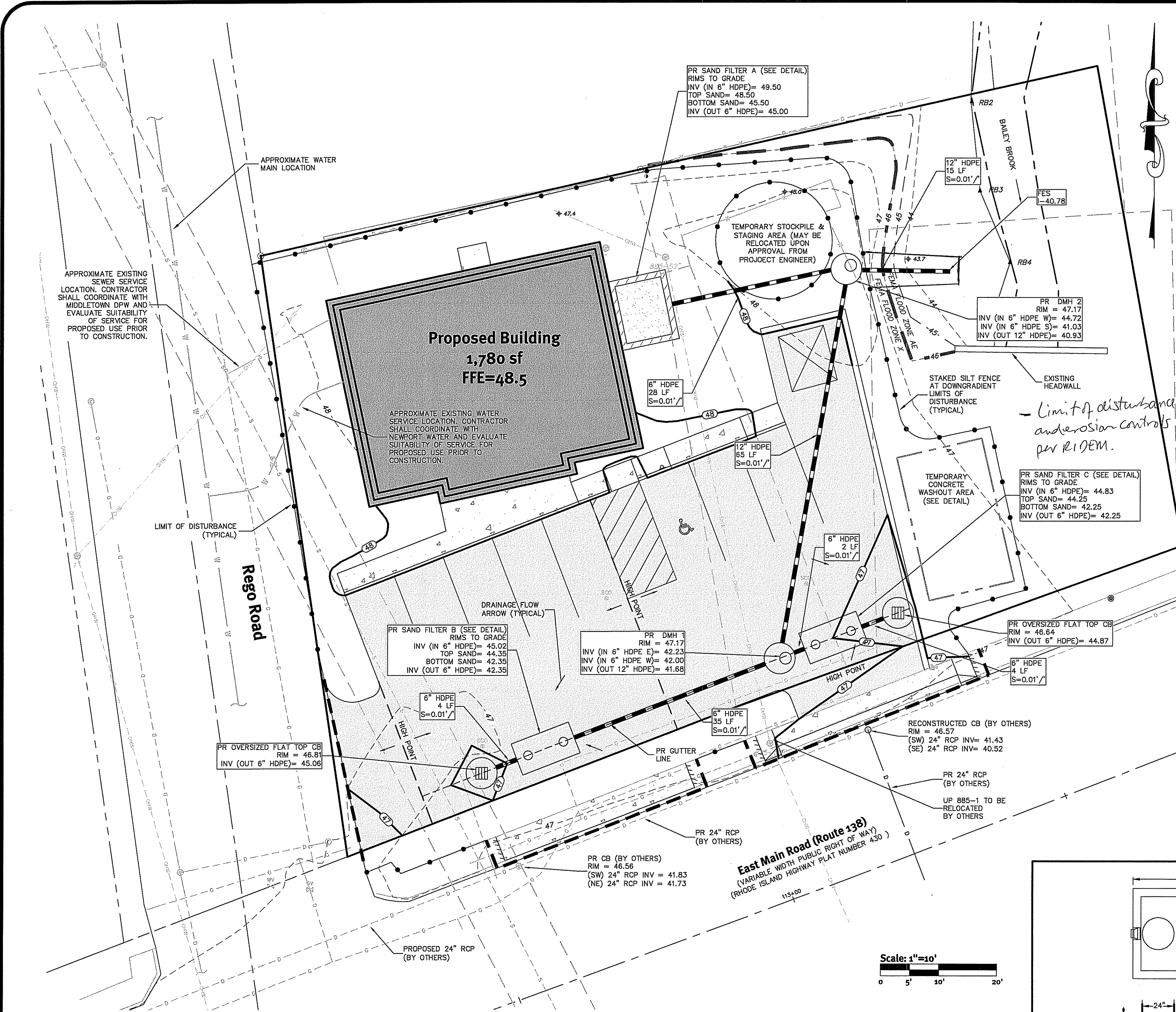
**Boston • Providence • Newport**

**Site Layout**  
132 East Main Road  
Middletown, Rhode Island  
AP 107 SE, Lot 200

**Brown Lindquist Fenuccio & Raber Architects Inc.**  
203 Willow Street, Suite A, Yarmouthport, Massachusetts 02675  
DE Job No: 2013-002 Copyright 2016 by DiPrete Engineering Associates, Inc.

Response to RIDOT Comments: A.C.A.  
Scale: 1"=10' K.D.  
Date: 02-22-2016 Date Plotted: 02-22-2016  
No. 1 Date: 02-22-2016 Description: Site Plan for 132 East Main Road, Middletown, RI  
By: M.C.T.  
Design By: M.C.T.

SHEET 3 OF 8

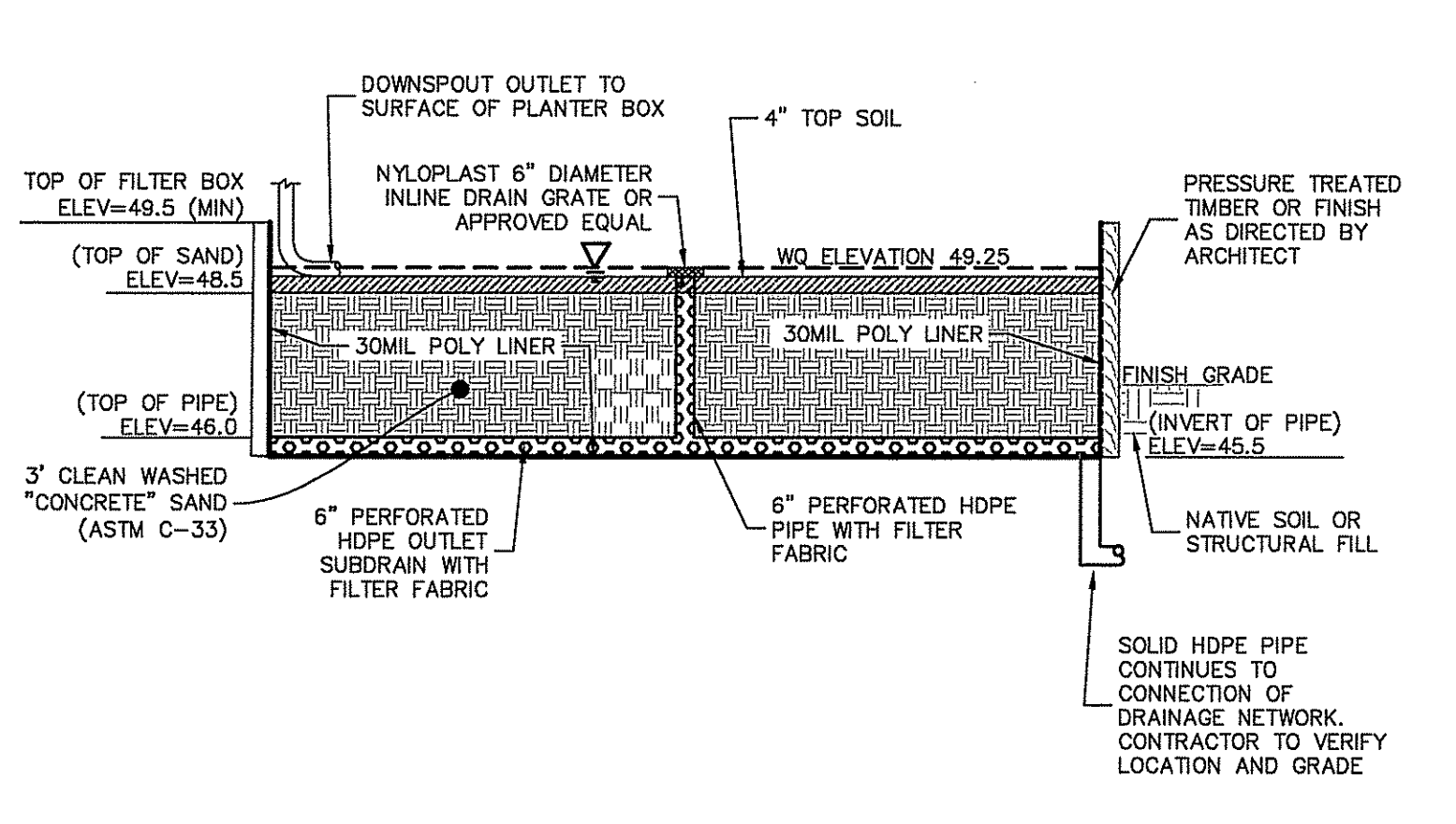


- ### Grading and Utility Notes:
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON-SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
  - CONSTRUCTION TO COMMENCE SPRING 2016 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
  - ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND TOWN OF MIDDLETOWN STANDARD SPECIFICATIONS AND DETAILS.
  - SEQUENCE OF CONSTRUCTION PROVIDED/SHOWN IN SESC MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
  - THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
  - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
  - PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING FINISH ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
  - ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
  - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION INCLUDING ALL REVISIONS.
  - ALL RETAINING WALLS AND STEEP SLOPES ARE SHOWN SCHEMATICALLY ONLY AND DIPRETE ENGINEERING IS NOT PROVIDING THE DESIGN OF THESE ITEMS. THE ACTUAL WALLS AND SLOPES ARE TO BE BUILT UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION.
  - ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
  - ALL COMPONENTS OF THE DRAINAGE, SEWER AND WATER SYSTEMS MUST BE ASBUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY ASBUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.
  - NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
  - ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
  - ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ON-SITE OR REMOVED.
  - NO STUMP DUMPS ARE PROPOSED ON-SITE.
  - ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233 IN MA, ME, NH, RI & VT; CALL 1-800-922-4455 IN CT 72 HOURS (48 HOURS IN VT AND CT) PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
  - IF CONCRETE TRUCKS ARE WASHED OUT ON-SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.
  - CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON ADJUTING STREETS.
- ### RIDOT Notes:
- ALL WORK WITHIN THE STATE'S R.O.W. WILL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED DECEMBER 2010 INCLUDING ALL REVISIONS AND THE RI STANDARD DETAILS.
  - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
  - NO LANE OR SHOULDER CLOSURES SHALL BE PERFORMED WITHIN THE STATE'S R.O.W. DURING PEAK TRAFFIC HOURS.
  - SEWER AND WATER CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
  - THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORM WATER RUNOFF RATE DISCHARGE, AND STORM WATER RUNOFF VOLUME TO THE STATE RIGHT-OF-WAY FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.
  - THE CONTRACTOR IS TO COORDINATE WITH RIDOT'S RESIDENT ENGINEER, ROBIN WALSH, AND THE STATE'S CONTRACTOR D'AMBRA FOR THE RECONSTRUCTION OF TWO MILE CORNER - RI CONTRACT NUMBER 2015-0H-001.
- ### ADA Notes:
- ALL IMPROVEMENTS SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE.
  - MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 4.5% OR 0.045'/' AND MAXIMUM CROSS SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 0.015'/'.
  - MAXIMUM SLOPE IN ALL DIRECTIONS FOR ALL ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE 0.015'/'.
  - A 5'x5' LANDING WITH A MAXIMUM SLOPE OF 1.5% OR 0.015'/' IN ALL DIRECTIONS SHALL BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSES.
  - SIDEWALK CURB RAMPS SHALL COMPLY WITH DIPRETE ENGINEERING DETAILS THAT MEET OR EXCEEDING RIDOT STANDARDS 43.3.0, 43.3.1, & 43.4.1 AS SHOWN ON THE DETAIL SHEET.
  - PLEASE NOTE THAT THE GRADING AND PLAN VIEWS AS WELL AS THE STANDARD DETAILS MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS AND RAMPS TO ADA STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA STANDARDS. IN THE EVENT OF ANY CONFLICTS THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVISE IN FINDING A RESOLUTION.

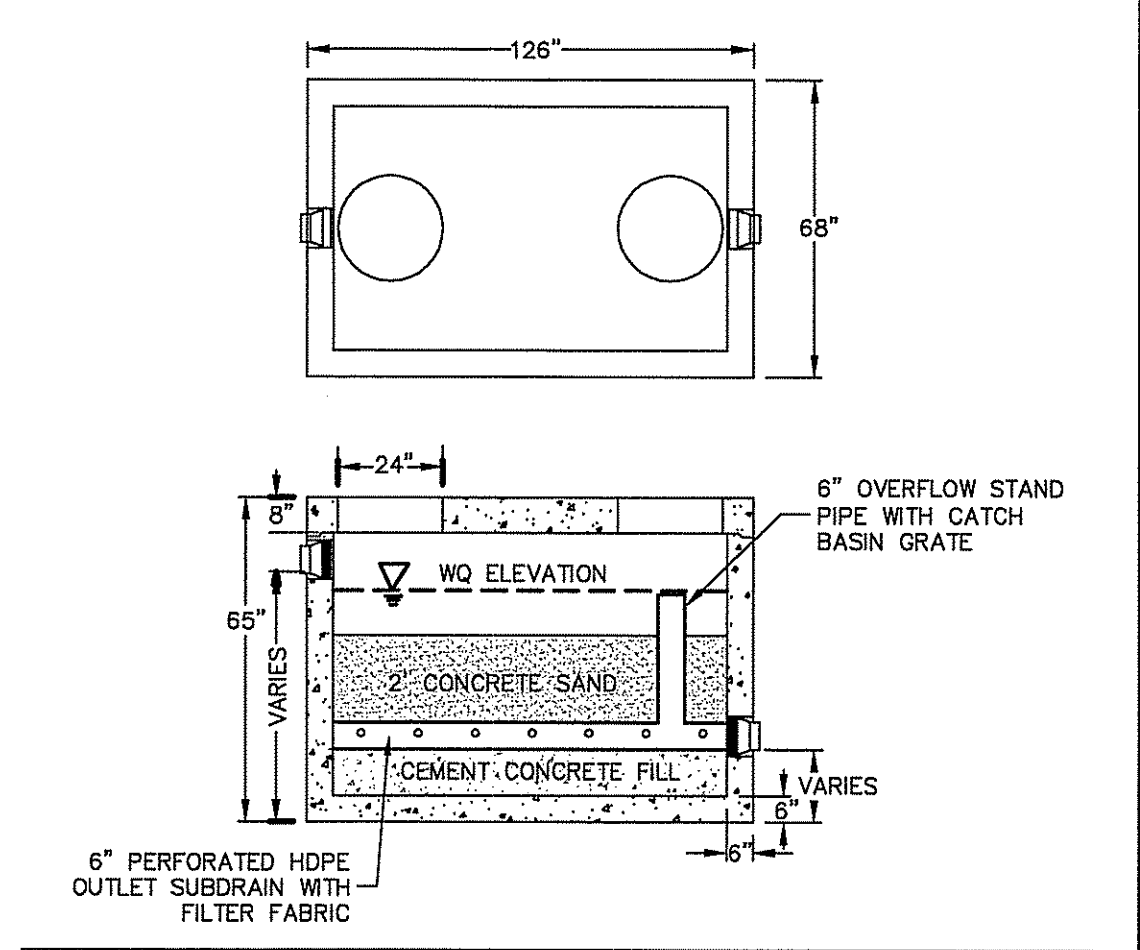
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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- ### INSTALLATION NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE PINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDINGS: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100MM-600MM); 6" (150MM) FOR 30"-60" (750MM-900MM).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" PIPE AND 24" OF COVER FOR 54"-60" PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE #	MINIMUM TRENCH WIDTH
6"	23"
8"	28"
12"	30"
15"	34"
24"	39"



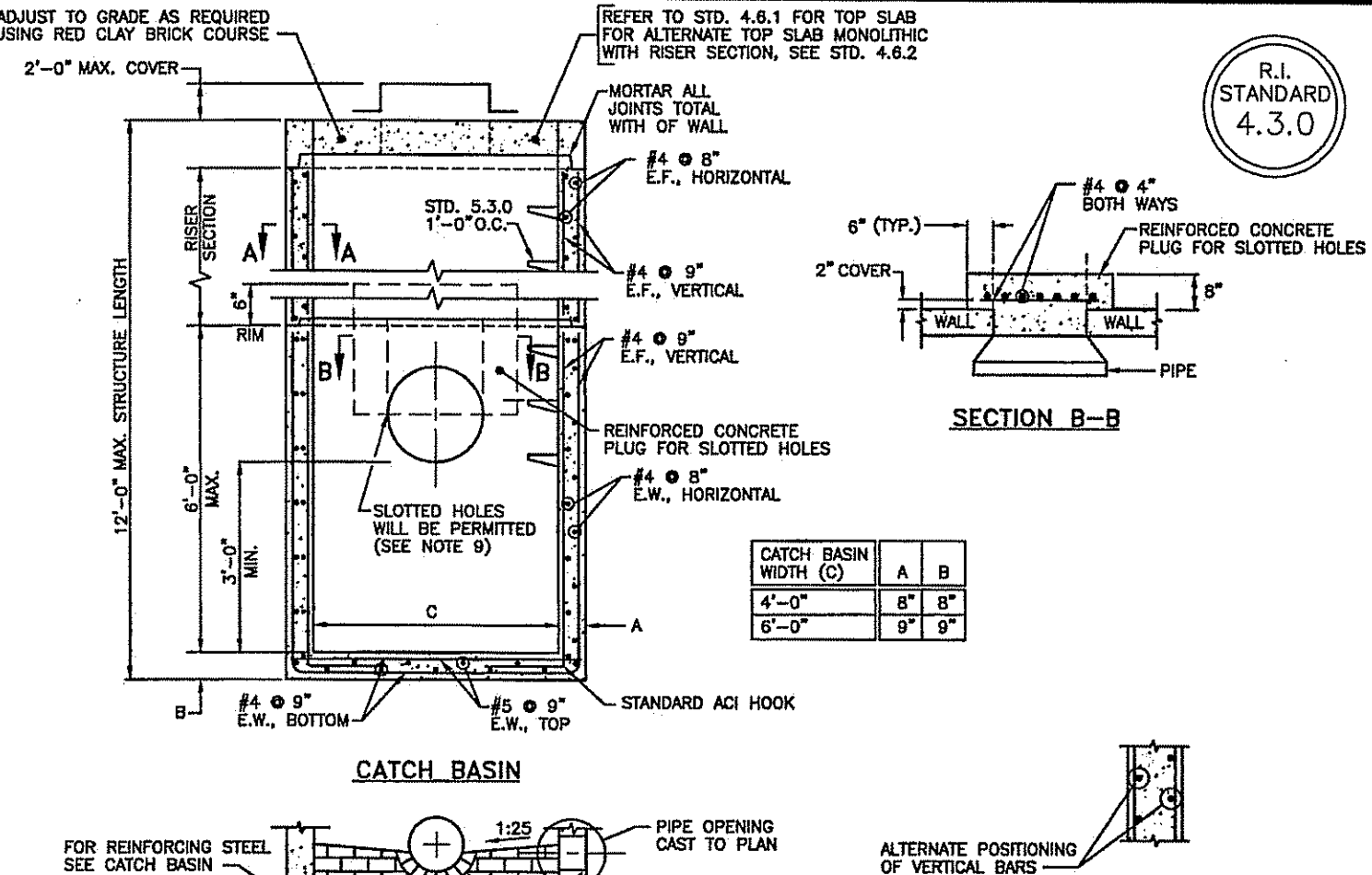
SAND FILTER BOX (FILTER BOX A)  
NOT TO SCALE



SAND FILTER #	BOTTOM UNDERDRAIN	BOTTOM SAND	TOP SAND	WQ ELEVATION	CB GRATE
B	42.35	42.35	44.35	44.88	44.85
C	42.25	42.25	44.25	44.78	44.75

- ### DESIGN NOTES
- JOINT IS ABOVE LIQUID LEVEL & SEALED WITH BUTYL RUBBER SEALANT
  - INLET AND OUTLET OPENINGS ARE CORED TO CUSTOMER SPECIFICATIONS
  - 4", 6" & 8" SIZE BOOTS WITH CLAMPS ARE AVAILABLE
  - TYPE I CEMENT ASTM C150-B
  - CONCRETE STRENGTH 5000 PSI. MIN. 28 DAYS
  - MEETS H-20 WHEEL LOAD

1500 GALLON H-20 SINGLE COMPARTMENT TANK (FILTER BOX B & C)  
NOT TO SCALE



- ### NOTES
- SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  - 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.
  - THE CENTERLINE OF THE OPENING MUST BE WITHIN 2" FROM THE STEPS.
  - TOP SLAB, RISER AND BASE SECTIONS HAVE BEEN REINFORCED TO MEET OR EXCEED H-25 OR H-25 LOADINGS WITH EARTH PRESSURES INCLUDING THIS IMPLIES THAT THE TOP SLAB, RISER AND BASE SECTIONS ARE DESIGNED FOR AXLE LOAD OF NO GREATER THAN 20 TONS.
  - THERE IS TO BE A MINIMUM COVER ON ALL REBAR.
  - ALL REBAR ARE TO HAVE MINIMUM 2" CLEARANCE FROM OPENING.
  - STEPS SHALL CONFORM TO STD. 4.3.0 AND SHALL BE INSTALLED BY THE CASTING PLANT.
  - THE SPICE LENGTHS ON THIS ARE TO BE A MINIMUM OF 1'-7".
  - WHERE CLAMPING FROM THE TOP OF THE PIPE OR FROM THE 1" OR LESS. PLUGS SHALL BE USED IN CONNECTION WITH SLOTTED HOLES. NO SLOTTED HOLE WILL BE PERMITTED WHERE THE CLEARANCE IS GREATER THAN 6". IN CASES WHERE SLOTTED HOLES ARE NOT USED AND THE WALL OPENING COMES WITHIN 1'-3" OF THE RIM, AN ADDITIONAL #8 BAR SHALL BE USED ABOVE THE OPENING THE WIDTH OF THE WALL.

PRECAST 4'-0" OR 6'-0" SQUARE MANHOLE OR CATCH BASIN  
NOT TO SCALE

**Grading & Utility Plan**  
**132 East Main Road**  
Middletown, Rhode Island  
AP 107 SE, Lot 200

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel. 401-943-1000 fax. 401-464-6066 www.diprete-eng.com

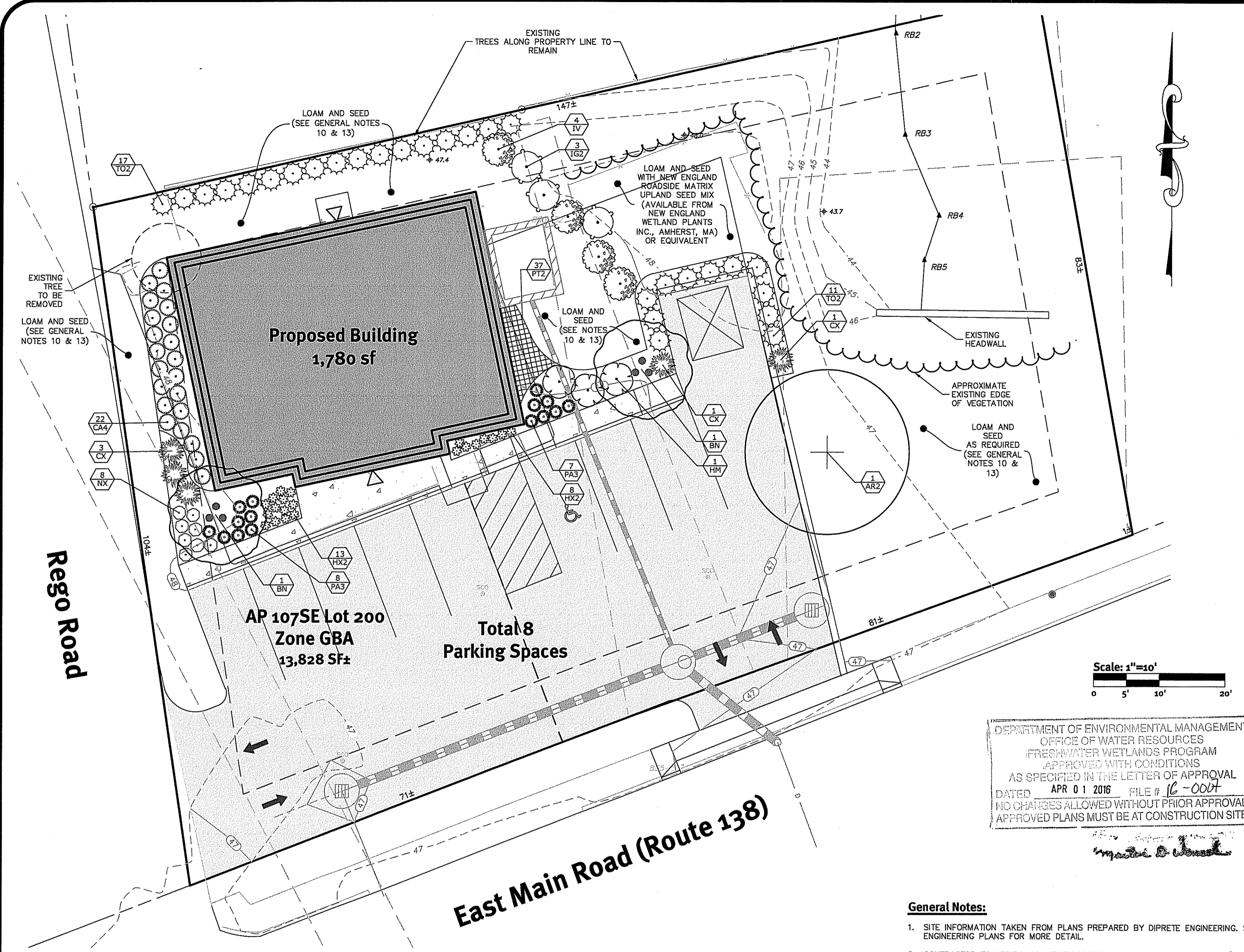
**Boston · Providence · Newport**

**Blow Lindquist Fenuccio & Raber Architects Inc.**  
200 Willow Street, Suite A, Yarmouthport, Massachusetts 02575  
DE Job No.: 2013-002. Copyright 2013 by DiPrete Engineering Associates, Inc.

REVISIONS:  
1. 2-25-2016  
2. 3-22-2016  
3. 4-1-2016  
4. 4-1-2016

DATE: 4-1-2016  
DESIGNER: M.R.T.  
DRAWN BY: A.C.A.

SHEET 4 OF 8



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED APR 01 2016 FILE # 16-0004  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

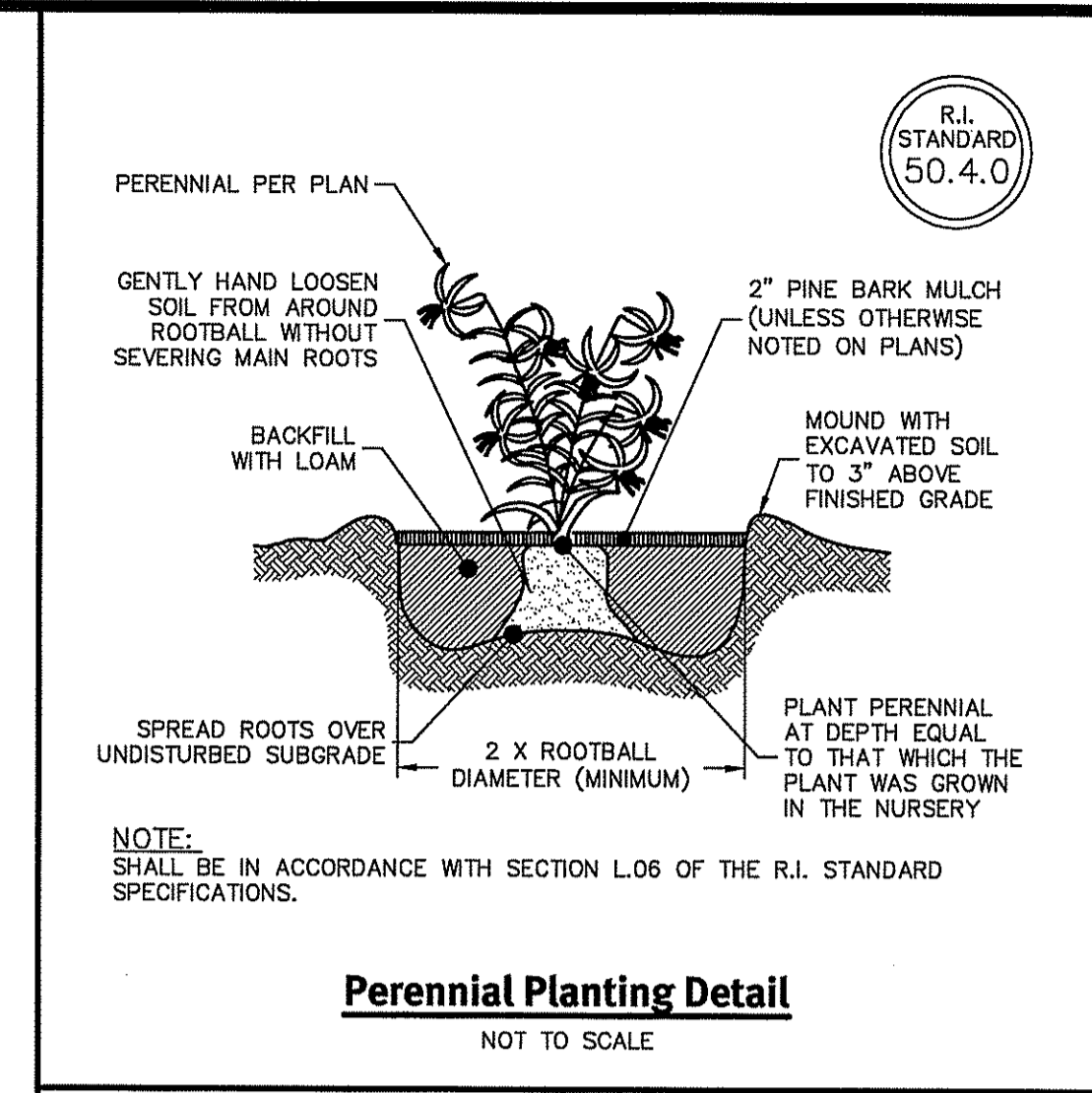
**General Notes:**

- SITE INFORMATION TAKEN FROM PLANS PREPARED BY DIPRETE ENGINEERING. SEE ENGINEERING PLANS FOR MORE DETAIL.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING UNIVERSITY OF RHODE ISLAND SEED MIX NO. 2 OR EQUIVALENT AT A RATE OF 4-5 LBS. PER 1,000 SF.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.

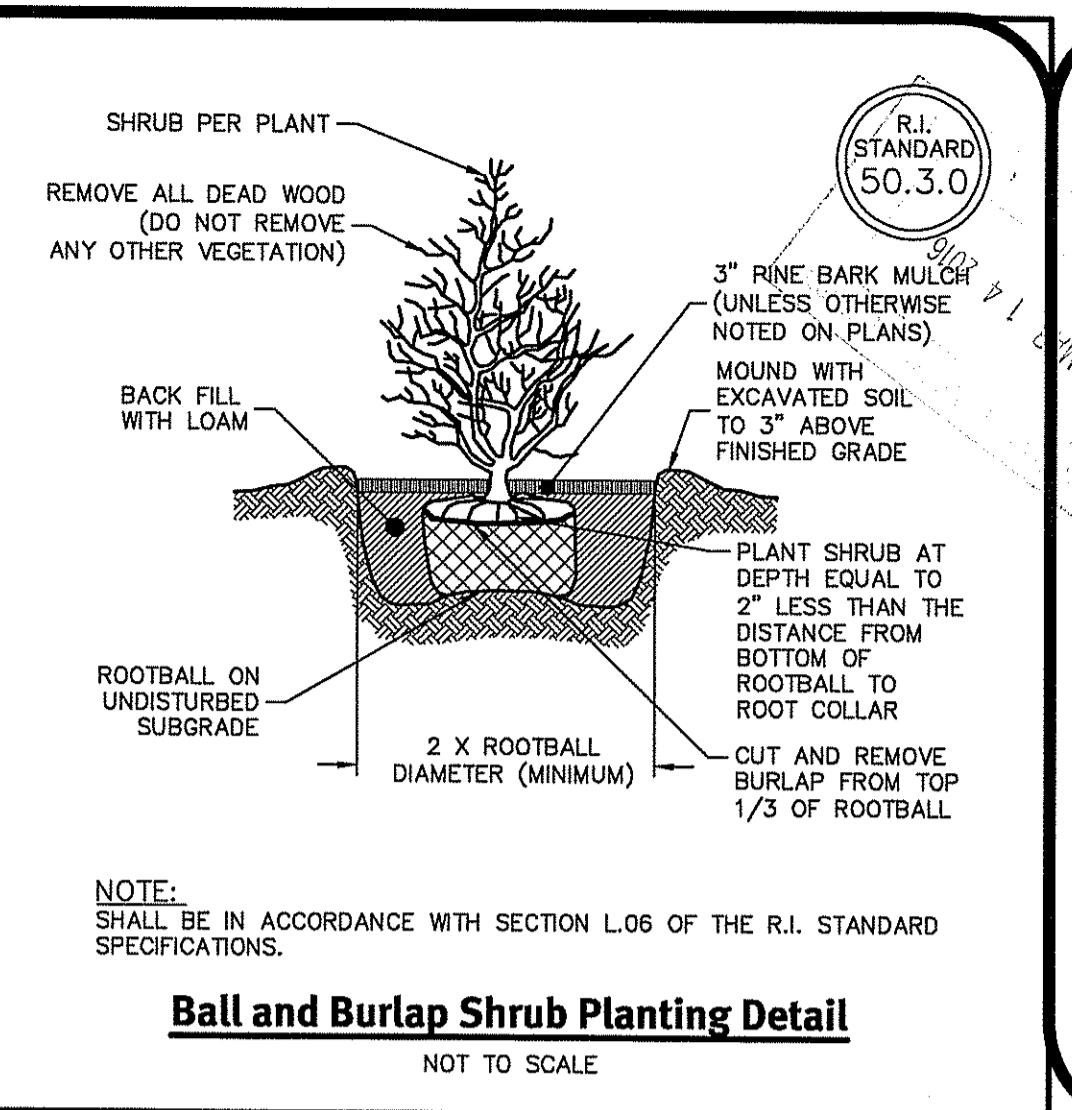
**Town of Middletown  
 Section 521.2 Landscaping**

- A. EXISTING VEGETATION**  
 TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS (WHENEVER POSSIBLE).  
 TREES HAVING GREATER THAN 18" DBH ARE PRESERVED (WHENEVER POSSIBLE).  
 TREES HAVING GREATER THAN 18" DBH THAT CANNOT BE PRESERVED ARE REPLACED WITH TWO TREES OF AT LEAST 4" DBH.  
 NO TREES HAVING GREATER THAN 18" DBH SHALL BE DISTURBED.
- B. AMOUNT REQUIRED**  
 PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.  
 DISTURBED PROJECT AREA = 0.255 ACRES  
 IMPERVIOUS PROJECT AREA = 0.153 ACRES  
 LANDSCAPED PROJECT AREA = 0.102 ACRES  
 0.102/0.255 = 0.4 (40% LANDSCAPED PROJECT AREA)
- C. SCREENING**  
 SCREENING ELEMENTS SUCH AS PLANTINGS, STONE WALLS, BERMS AND/OR FENCES (OR A COMBINATION) PROVIDED ALONG ALL PROPERTY LINES.  
 SCREENING IN THE FORM OF PLANTINGS HAS BEEN PROVIDED ALONG ALL PROPERTY LINES.
- D. BUFFERS**  
 1. A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT).  
 A LANDSCAPED BUFFER AT LEAST 10' HAS BEEN PROVIDED ALONG ALL PROPERTY LINES  
 2. ALONG LOT LINES ABUTTING RESIDENTIAL PROPERTIES OR USES FOR ALL USES, A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.  
 FOR LARGE SCALE SHOPPING CENTERS, A LANDSCAPED BUFFER AT LEAST 50' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.  
 A LANDSCAPED BUFFER AT LEAST 10' HAS BEEN PROVIDED LOT LINES ABUTTING RESIDENTIAL PROPERTIES.  
 3. A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP, IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS.

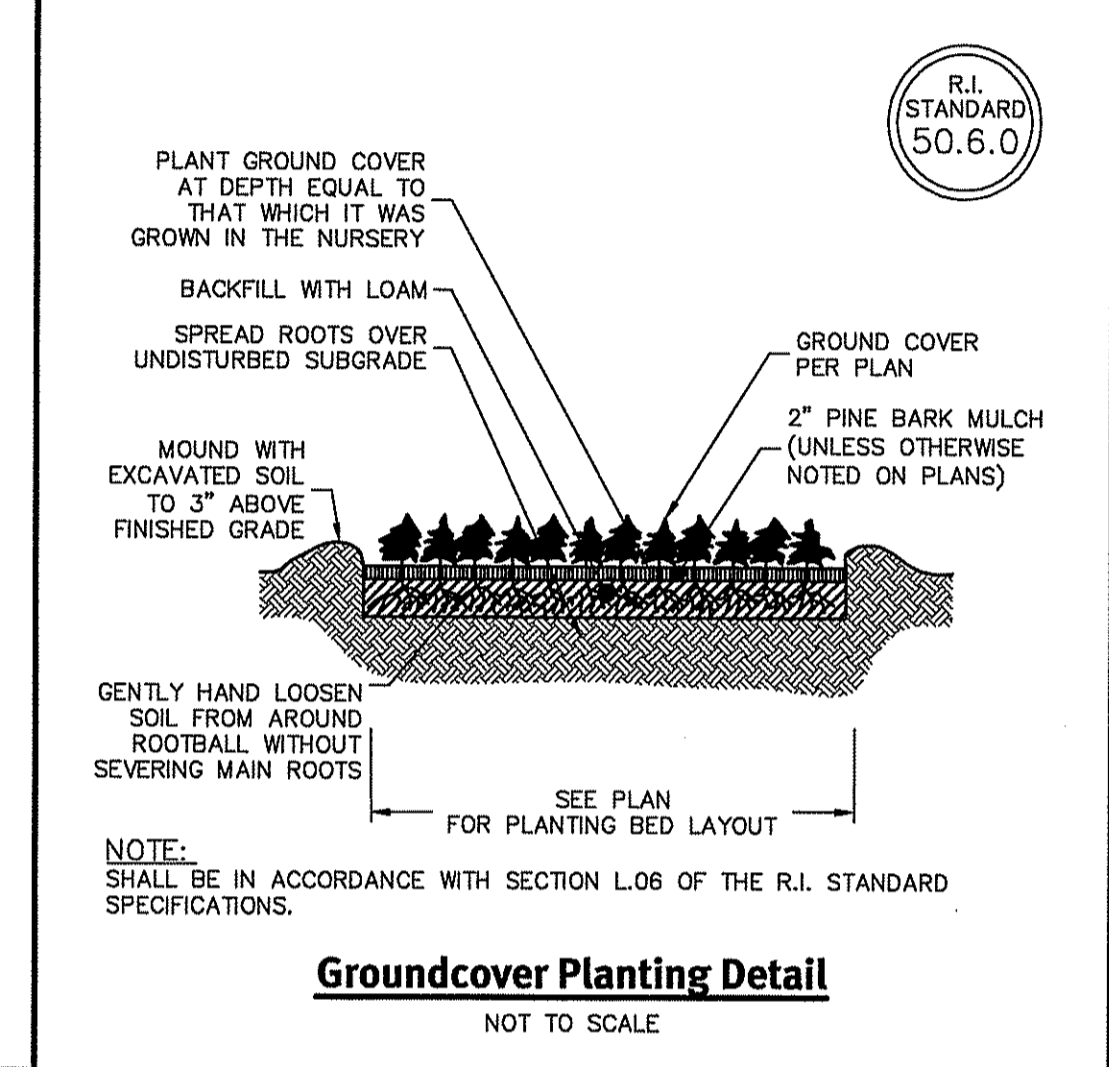
- E. PLANTINGS**  
 PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE.  
 PLANTINGS ARE NONINVASIVE SPECIES AND PRIMARILY NATIVE TO RHODE ISLAND.
- F. TREES**  
 1. DECIDUOUS STREET TREES:  
 PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS.  
 PLANTED IN PLANTER STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB.  
 SPACED NO FURTHER APART THAN 30' ON CENTER.  
 A MINIMUM OF 4" DBH AT TIME OF PLANTING.  
 NOT APPLICABLE.
- G. SCENIC VIEWS**  
 SCENIC VIEWS AND HISTORICALLY SIGNIFICANT LANDSCAPE FEATURES PRESERVED TO THE MAXIMUM EXTENT REASONABLY POSSIBLE  
 CONSISTENT WITH TOWN CODE CHAPTER 96: TREE PRESERVATION AND PROTECTION (SEE CHECKLIST).  
 CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS (SEE CHECKLIST).  
 NOT APPLICABLE.
- H. MAINTENANCE**  
 FOR LARGE PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED  
 NOT APPLICABLE.



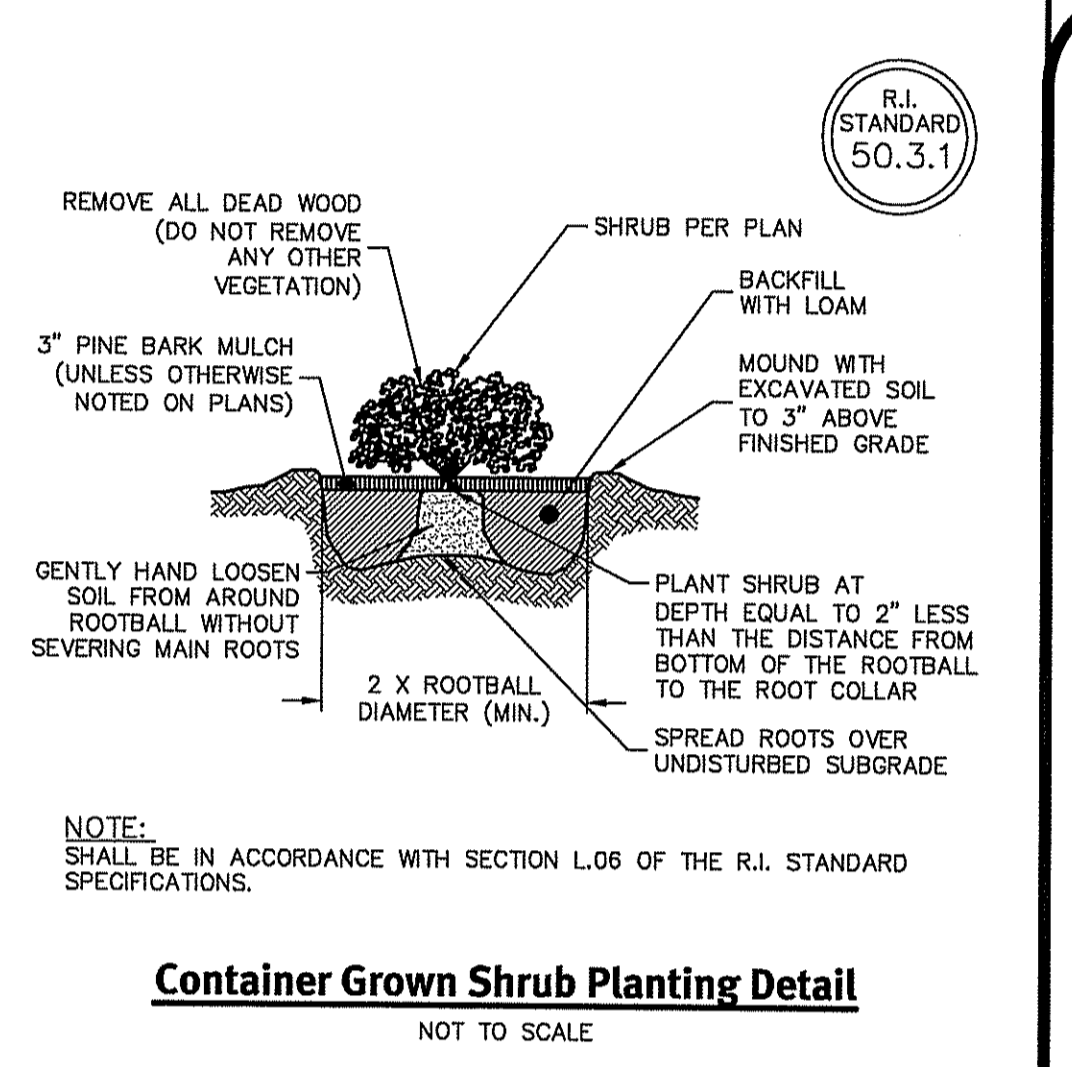
**Perennial Planting Detail**  
 NOT TO SCALE



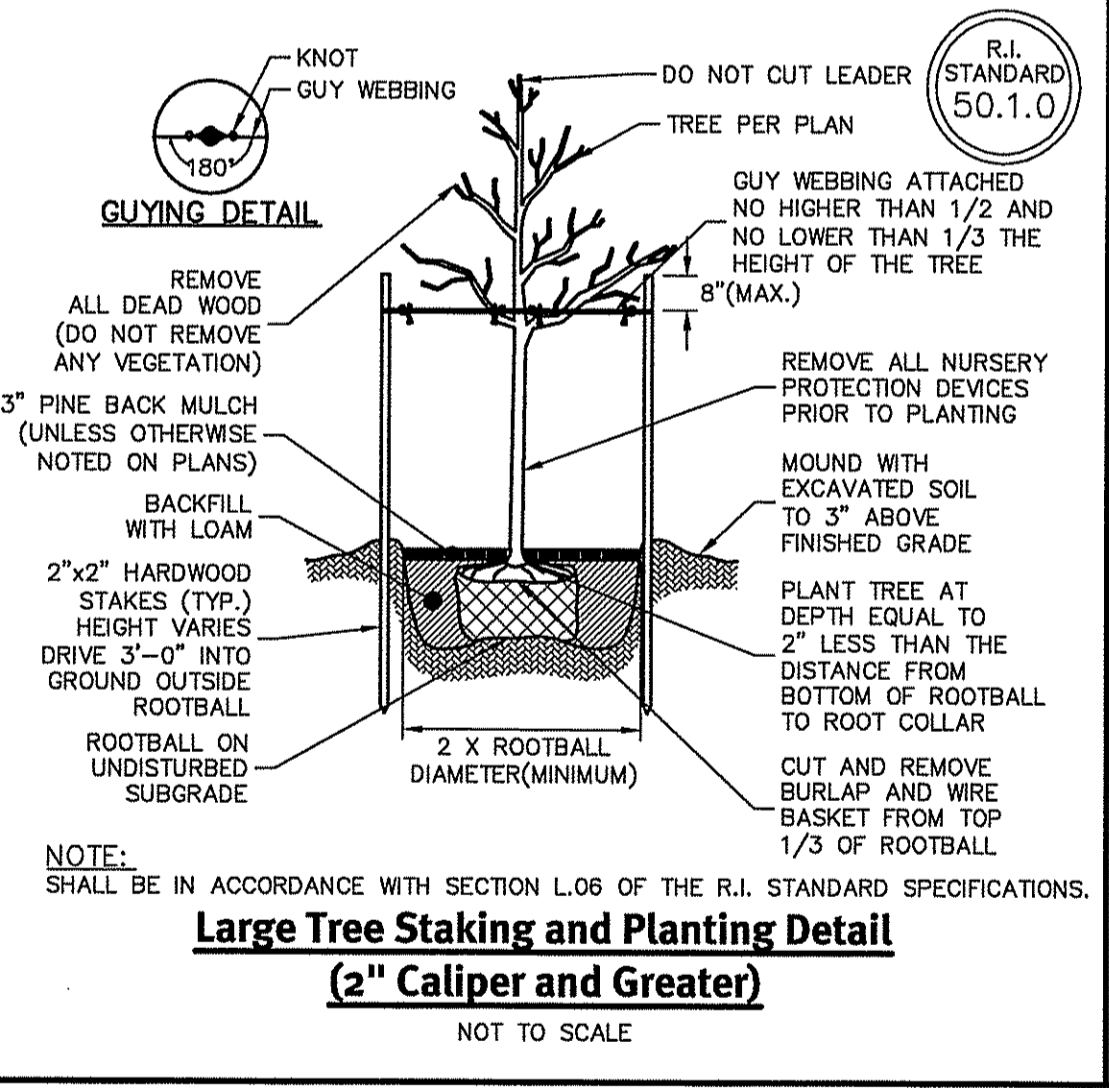
**Ball and Burlap Shrub Planting Detail**  
 NOT TO SCALE



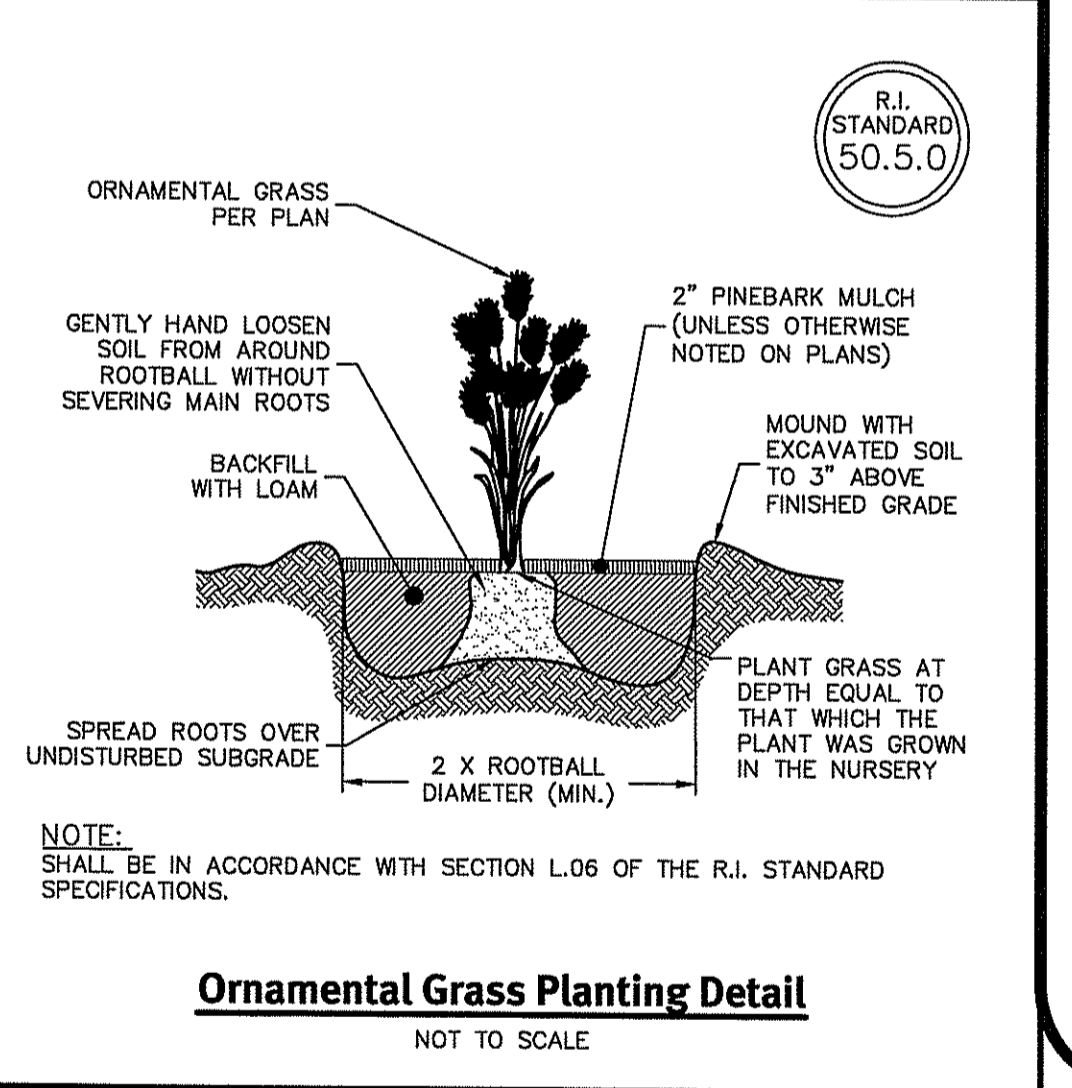
**Groundcover Planting Detail**  
 NOT TO SCALE



**Container Grown Shrub Planting Detail**  
 NOT TO SCALE



**Large Tree Staking and Planting Detail  
 (2" Caliper and Greater)**  
 NOT TO SCALE



**Ornamental Grass Planting Detail**  
 NOT TO SCALE

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
AR2	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	4"Cal	
BN	2	Betula nigra 'Heritage'	Heritage River Birch	B & B	4"Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	
CA4	22	Cotoneaster adpressus 'Tom Thumb'	Early Cotoneaster	2 gal		
HM	3	Hydrangea macrophylla 'Endless Summer' TM	Balmer Hydrangea	5 gal		
IG2	3	Ilex glabra	Inkberry Holly	3/4' B&B		
IV	4	Ilex verticillata 'Sparkleberry'	Winterberry	3/4' B&B		
TO2	28	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5/6' B&B		
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	
HX2	21	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	2 gal		
NX	8	Nepeta x faassenii 'Blue Wonder'	Catmint	2 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	
CX	5	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal		
PA3	15	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	SPACING
PT2	35	Pachysandra terminalis	Japanese Spurge	1 gal		15" o.c.

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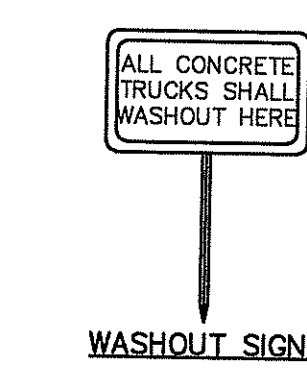
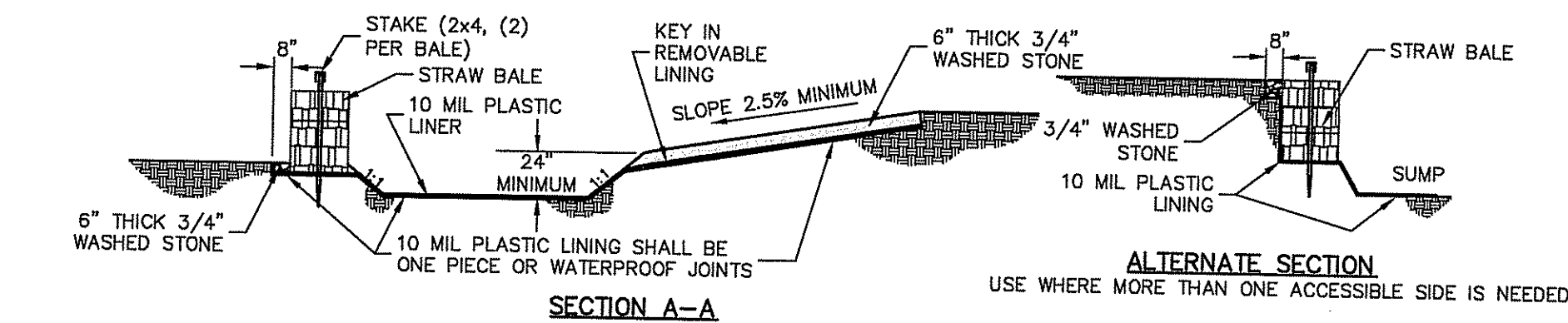
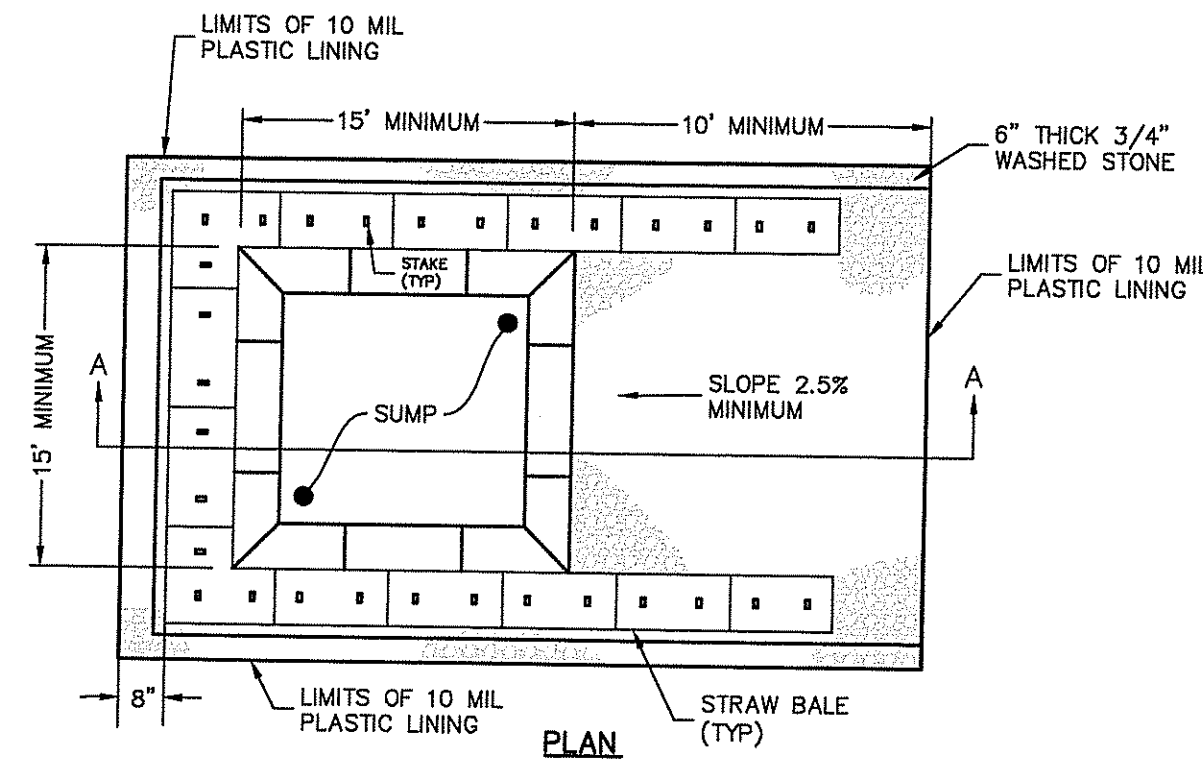
**Landscaping Plan & Details**  
**132 East Main Road**  
 Middletown, Rhode Island  
 AP 107 SE, Lot 200

**Brown Lindquist Fenuccio & Raber Architects Inc.**  
 203 Willow Street, Suite A, Yarmouthport, Massachusetts 02675  
 Design By: M.A.T.

APPLICANT: Brown Lindquist Fenuccio & Raber Architects Inc.  
 DATE: 11-29-2015  
 DESCRIPTION: Site Plan Submission  
 DRAWN BY: A.C.A.  
 CHECKED BY: B.C.

DEB No. 2015-002 Copyright 2015 by DiPrete Engineering Associates, Inc.

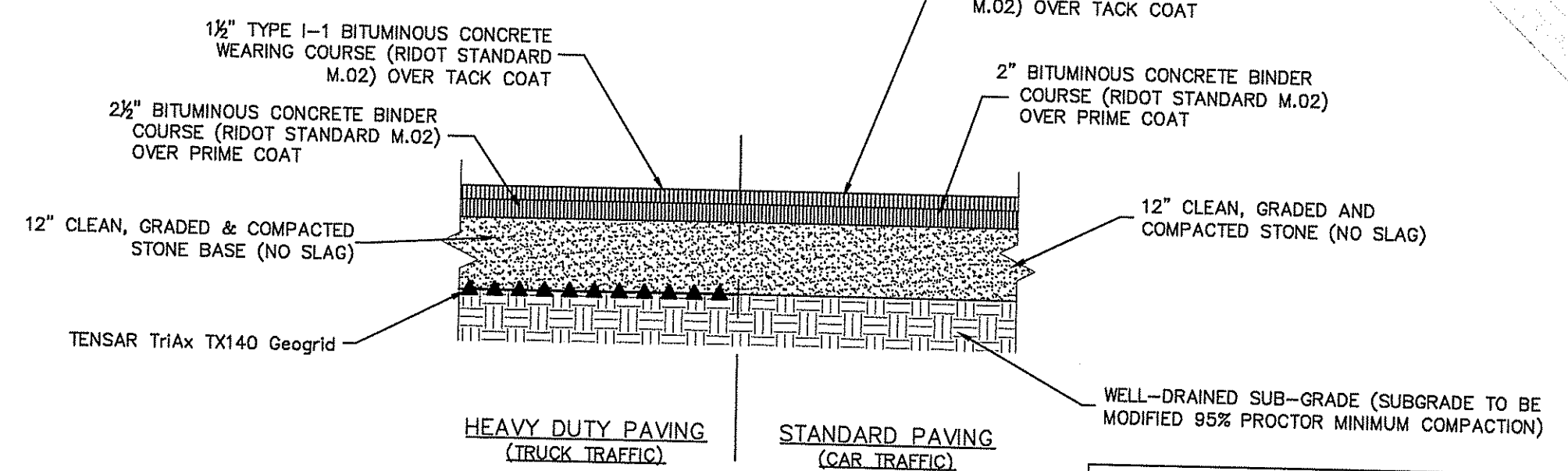
SHEET 5 OF 8



**CONCRETE WASHOUT AREA**  
NOT TO SCALE

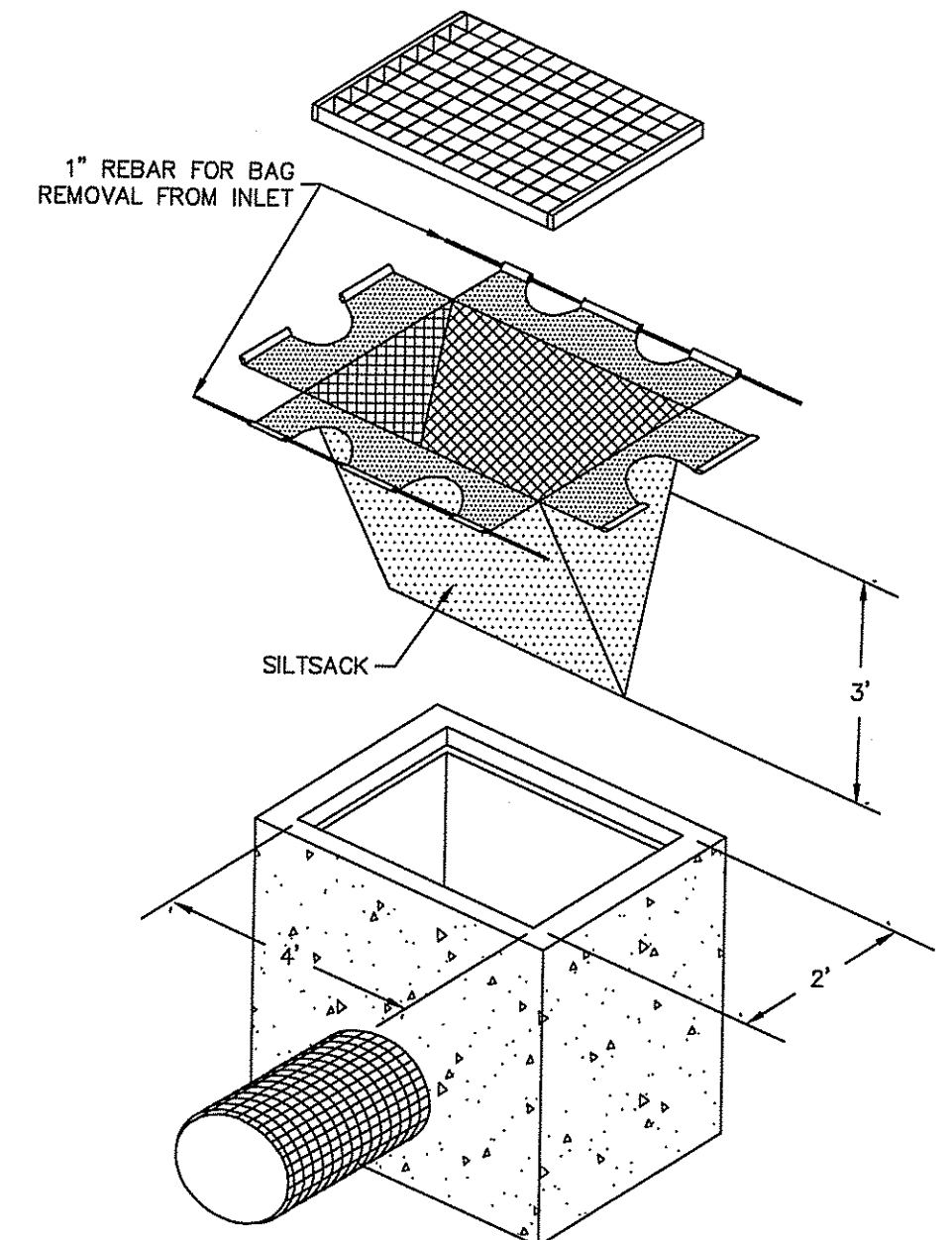
- NOTES:**
- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
  - WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
  - WATER MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12\"/>

**NOTE:**  
THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEO-TECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENT.

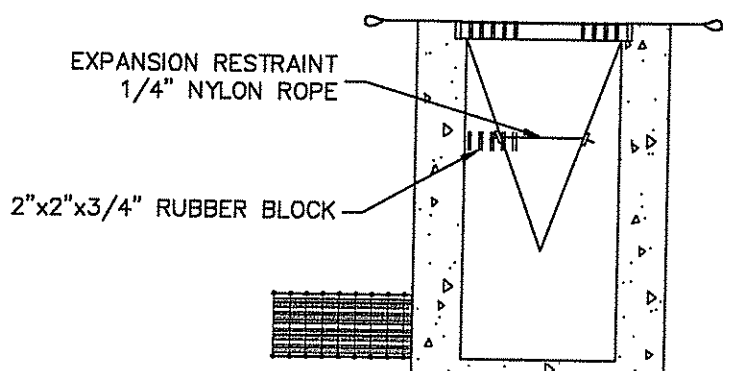


**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

**NOTE:** ALL PROPOSED PAVEMENT FOR THE DEVELOPMENT TO BE STANDARD PAVEMENT UNLESS OTHERWISE NOTED.

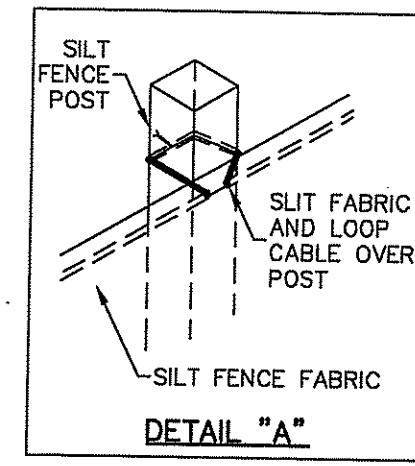


**NOTE:**  
REGULAR FLOW=40 GAL./MIN./SF  
HIGH FLOW=200 GAL./MIN./SF

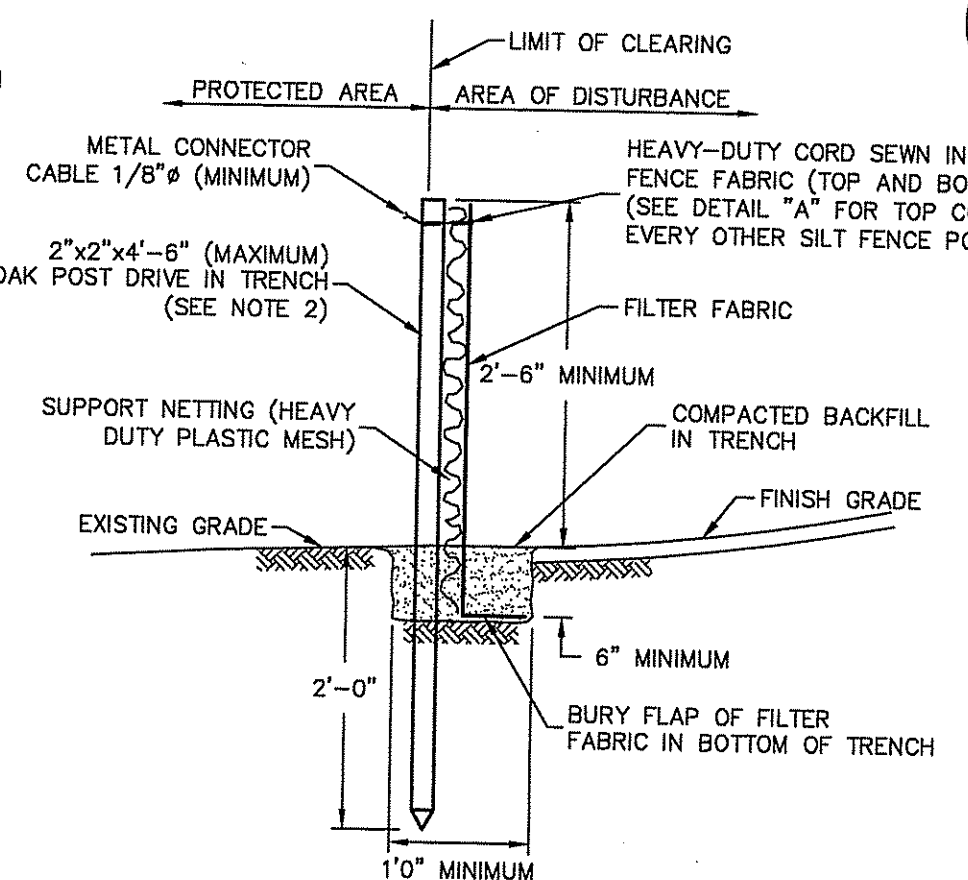


**SILT SACK DETAIL**  
NOT TO SCALE

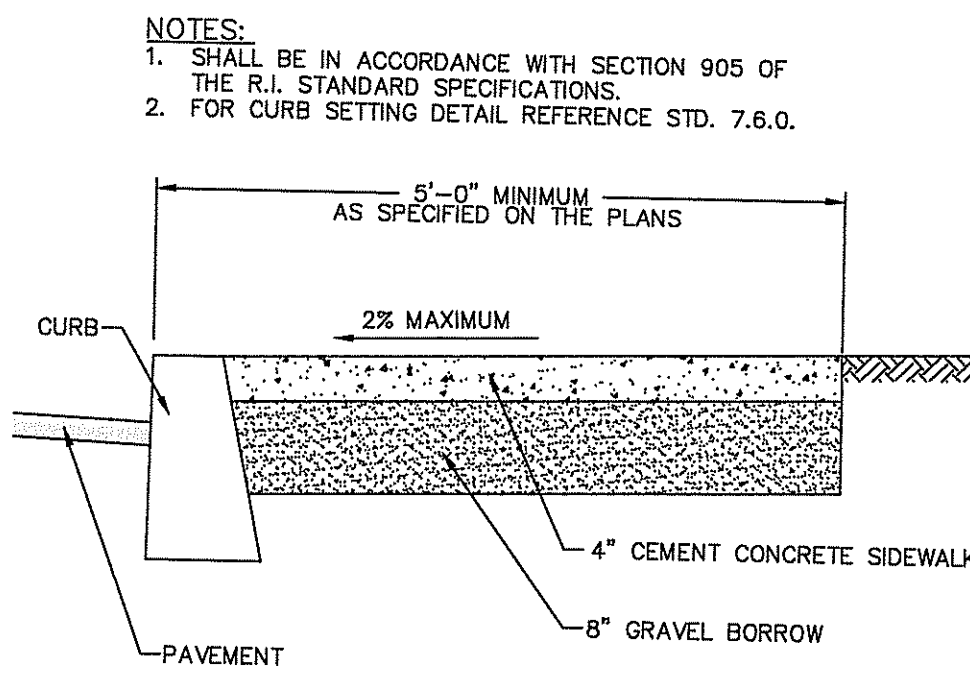
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  - 2"x2"x4'-8" (MAXIMUM) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVINE, GUILLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  - 1"x1"x4'-6" (MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
  - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



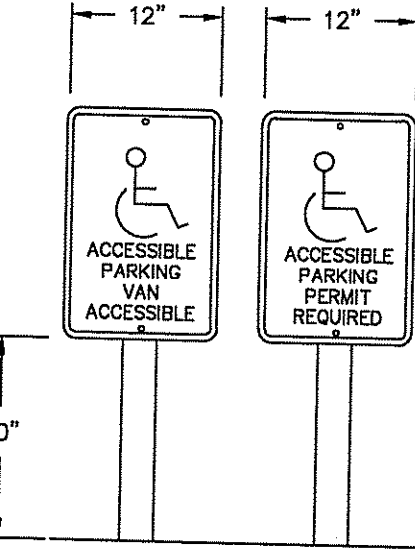
**SILT FENCE DETAIL**  
NOT TO SCALE



R.I. STANDARD 9.2.0

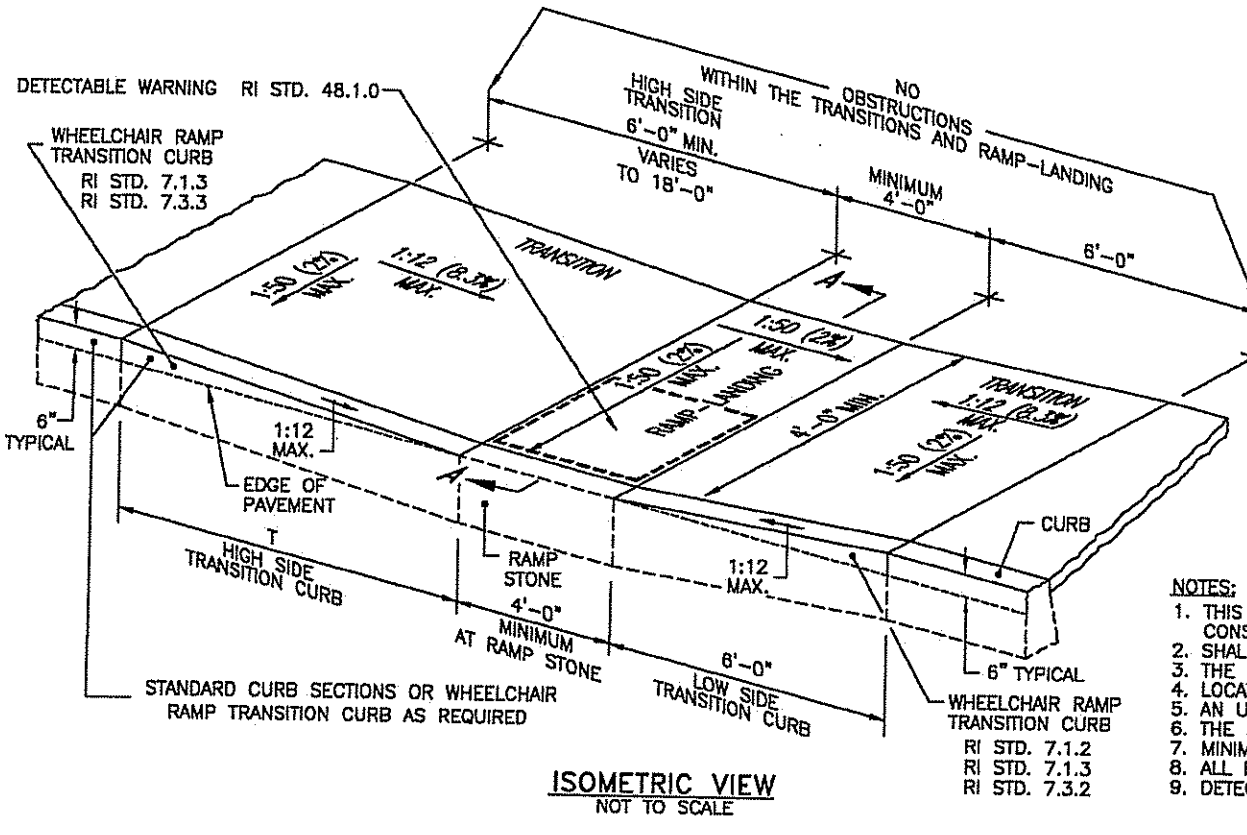


**CEMENT CONCRETE SIDEWALK**  
NOT TO SCALE



- NOTES:**
- SIGN SHALL BE PLACED BEHIND APPLICABLE VAN ACCESSIBLE OR ACCESSIBLE SPACE AS SHOWN ON SIGNAGE PLAN.
  - ACCESSIBLE PARKING SPACES AND SIGNAGE SHALL COMPLY WITH LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN OR THE R.I. BUILDING CODE, WHICHEVER STANDARD CONTROLS.

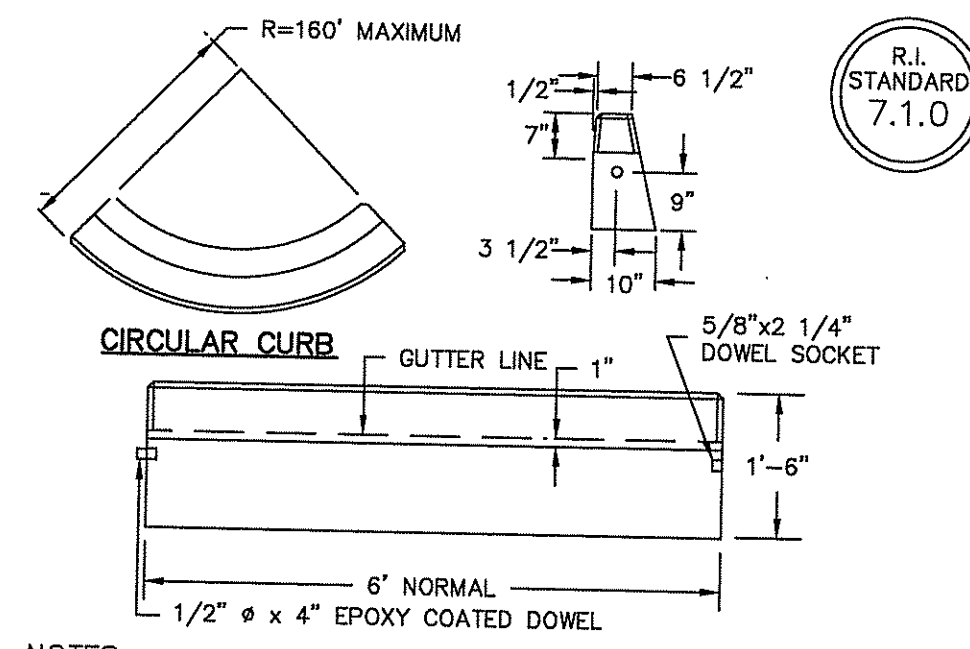
**TYPICAL ACCESSIBLE PARKING POST & SIGN**  
NOT TO SCALE



ROADWAY PROFILE GRADE	T (FT.)
0.00	8.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0
> 0.05	18.0

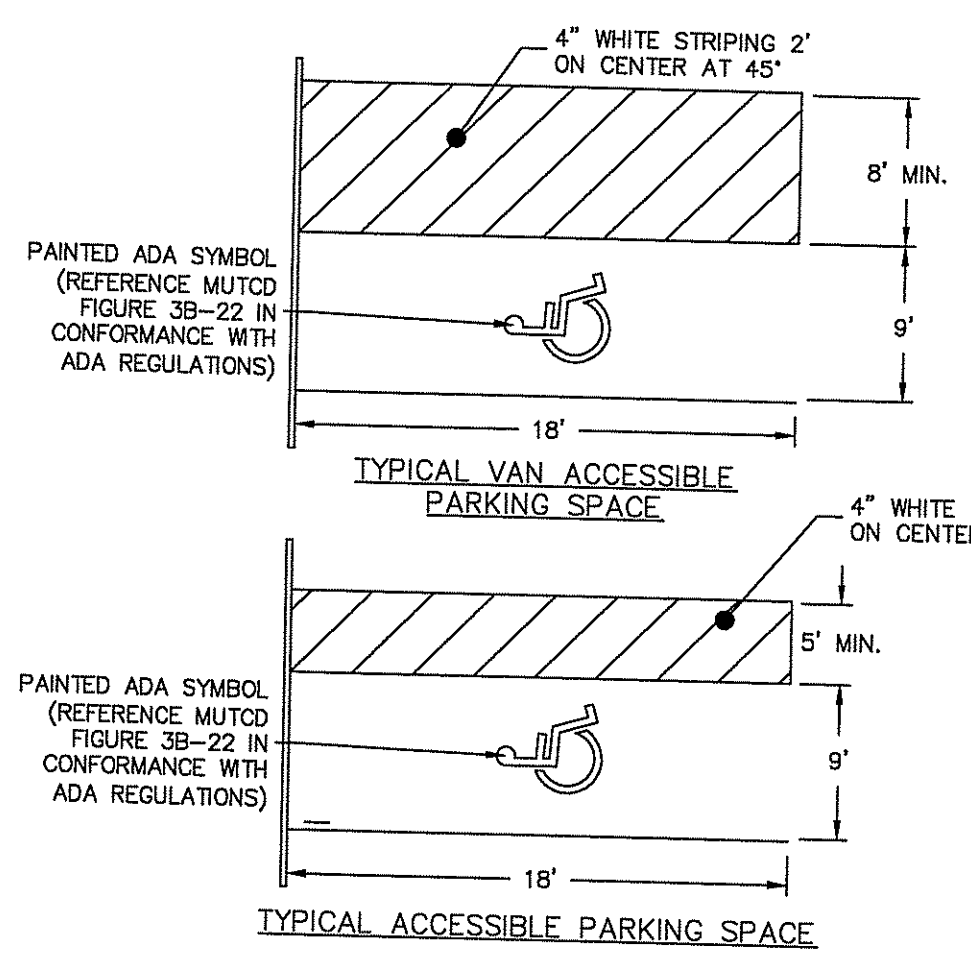
- NOTES:**
- THIS DETAIL MAY BE USED WHEN A PHYSICAL BARRIER IS PRESENT AND THERE IS INSUFFICIENT ROOM TO PROPERLY CONSTRUCT AN ADA ACCESSIBLE RAMP AND LANDING; A TECHNICAL INFESIBILITY FINDING IS REQUIRED.
  - SHALL BE IN ACCORDANCE WITH SECTION 903 OF THE R.I. STANDARD SPECIFICATIONS.
  - THE RAMP-LANDING AND TRANSITIONS SHALL BE FREE OF OBSTRUCTIONS.
  - LOCATION OF THE RAMP-LANDING IS AS SHOWN ON CONTRACT DRAWINGS.
  - AN UNOBSTRUCTED PEDESTRIAN ACCESS ROUTE (PATH OF TRAVEL) WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
  - THE ENTRANCE OF THE RAMP-LANDING SHALL BE FLUSH WITH THE PAVEMENT.
  - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
  - ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
  - DETECTABLE WARNINGS TO BE PAID FOR UNDER SECTION 942 OF THE R.I. STANDARD SPECIFICATIONS.

**RAMP LANDING FOR NARROW SIDEWALK**  
NOT TO SCALE

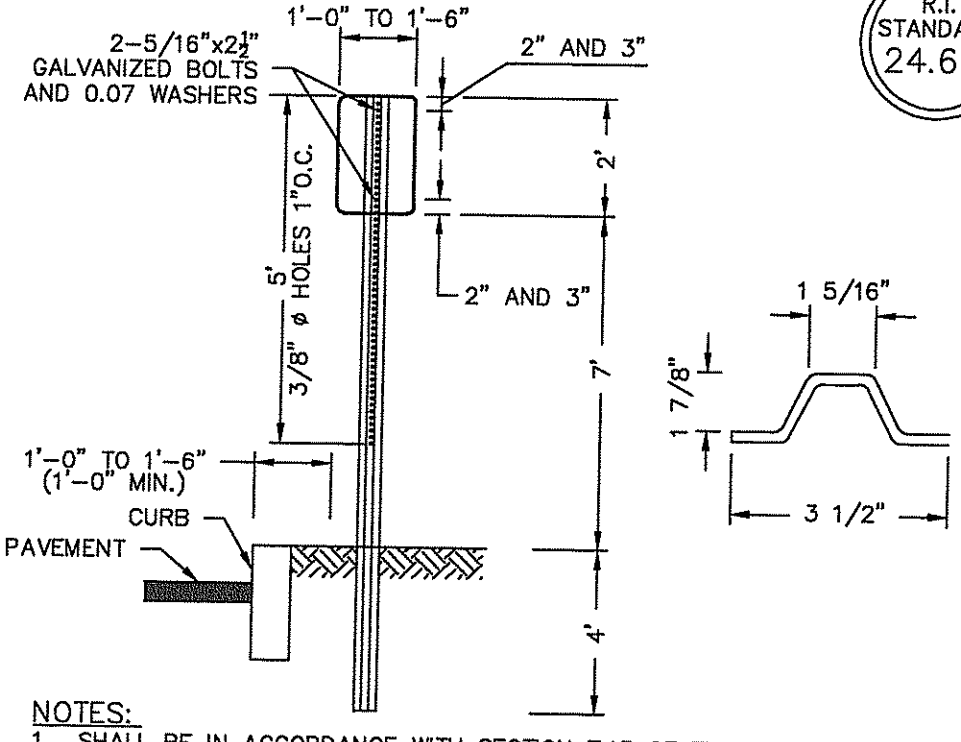


**PRECAST CONCRETE CURB**  
NOT TO SCALE

- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
  - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0\"/>

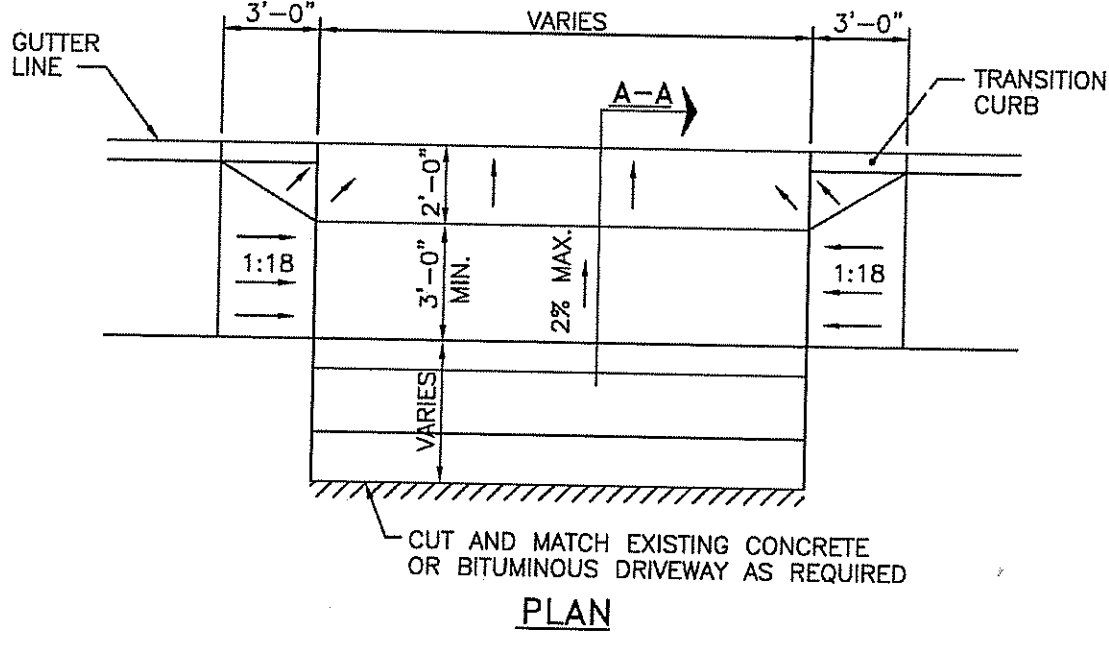


**TYPICAL ACCESSIBLE PARKING SPACES**  
NOT TO SCALE



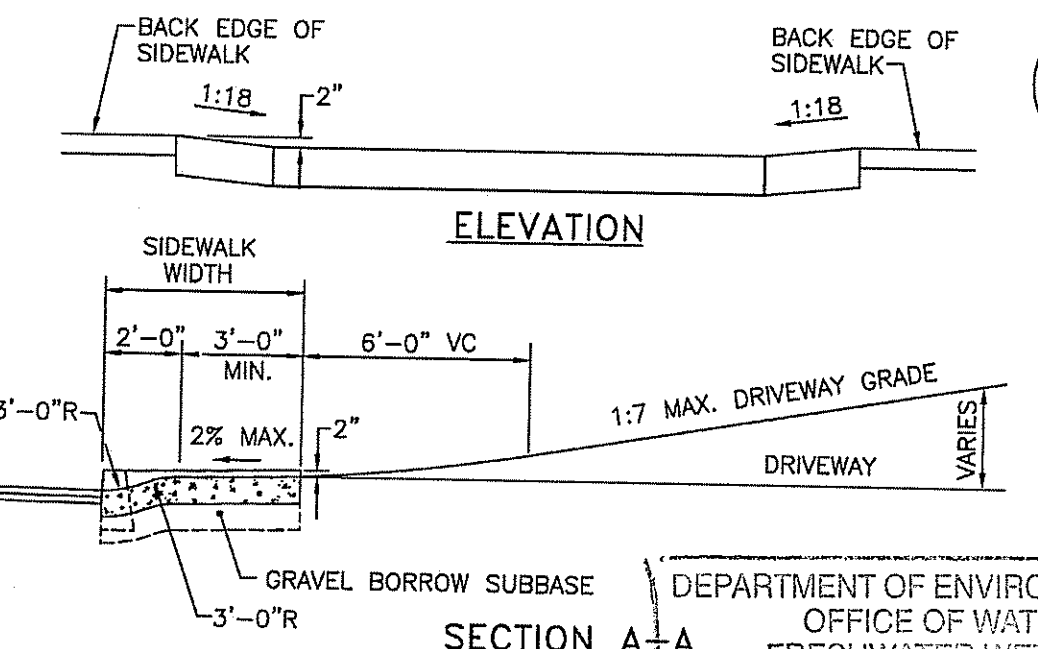
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE STANDARD SPECIFICATIONS.
  - PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH A LINE PARALLEL TO FLOW OF TRAFFIC, 1'-6" (1' MIN.) FROM EDGE OF CURB FACE.

**PARKING SIGN MOUNTING DETAIL**  
NOT TO SCALE

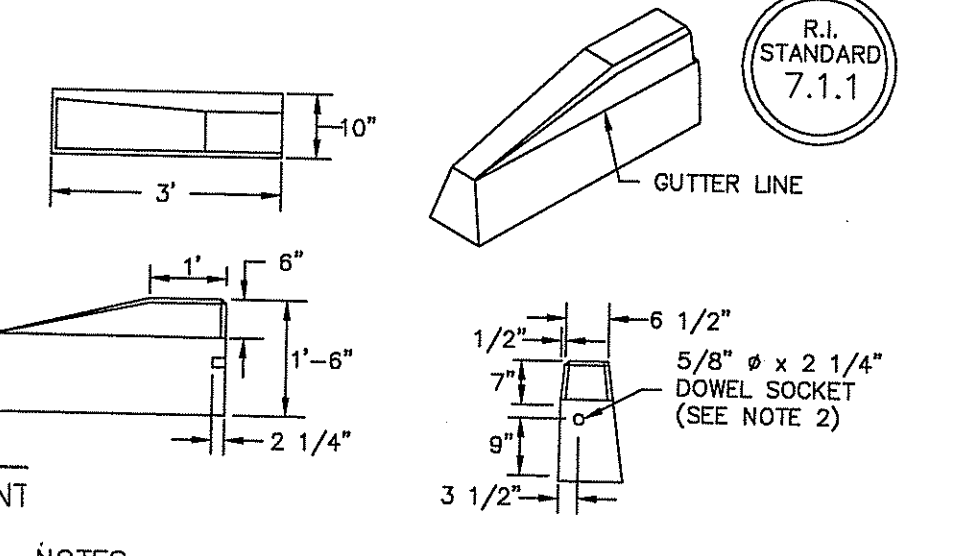


**DRIVEWAY DEVELOPMENT FOR 3'-0\"/>**

- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
  - WHEN DRIVEWAY IS BELOW BACK EDGE OF SIDEWALK PROFILE, STD. 43.4.1 MUST BE USED.

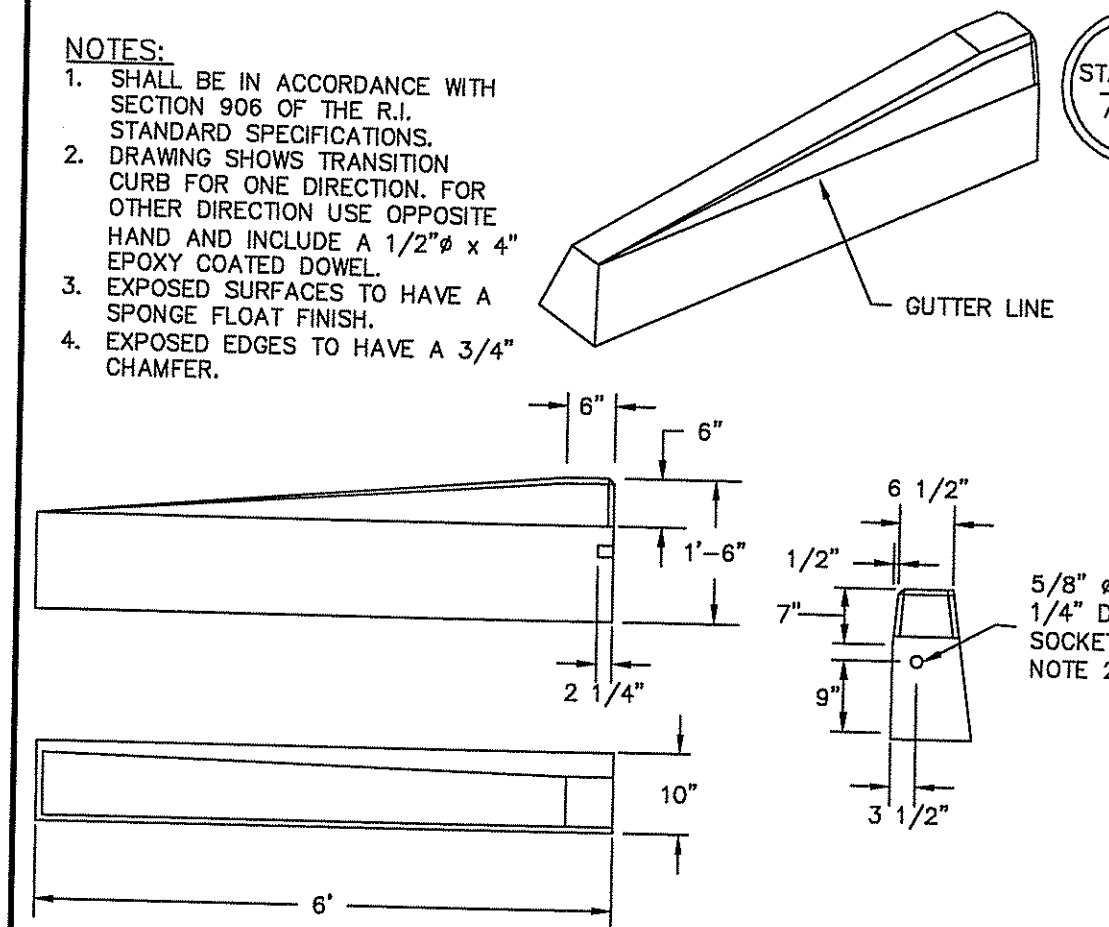


R.I. STANDARD 43.4.0



**3' PRECAST CONCRETE TRANSITION CURB**  
NOT TO SCALE

- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
  - DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
  - EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
  - EXPOSED EDGES TO HAVE A 3/4" CHAMFER.



**6' PRECAST CONCRETE TRANSITION CURB**  
NOT TO SCALE

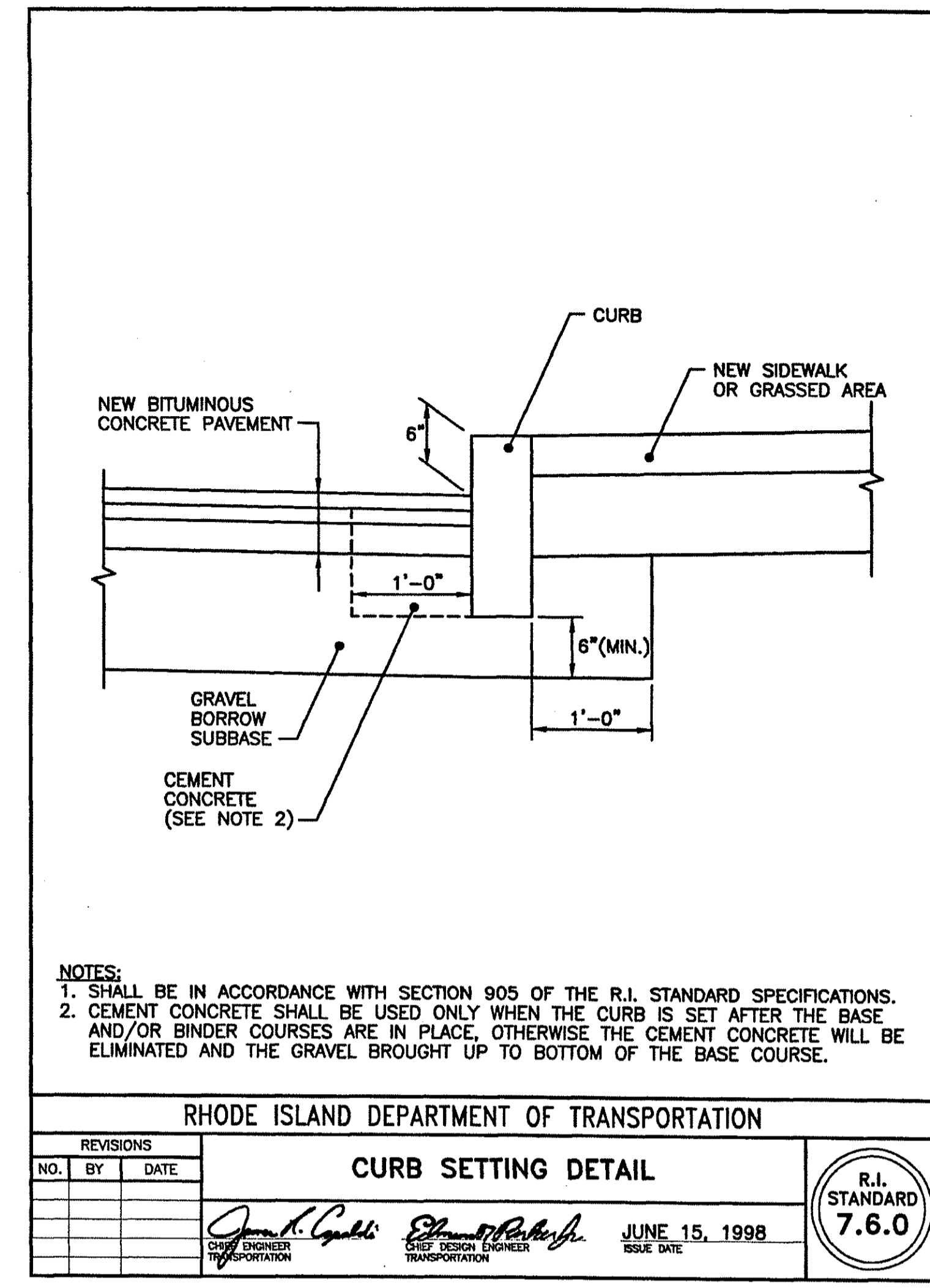
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
  - DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION, FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
  - EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
  - EXPOSED EDGES TO HAVE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

14 2006

**DiPrete Engineering**

90 Broadway Newport, RI 02840  
 tel 401-695-5890 fax 401-694-6006 www.diprete-eng.com

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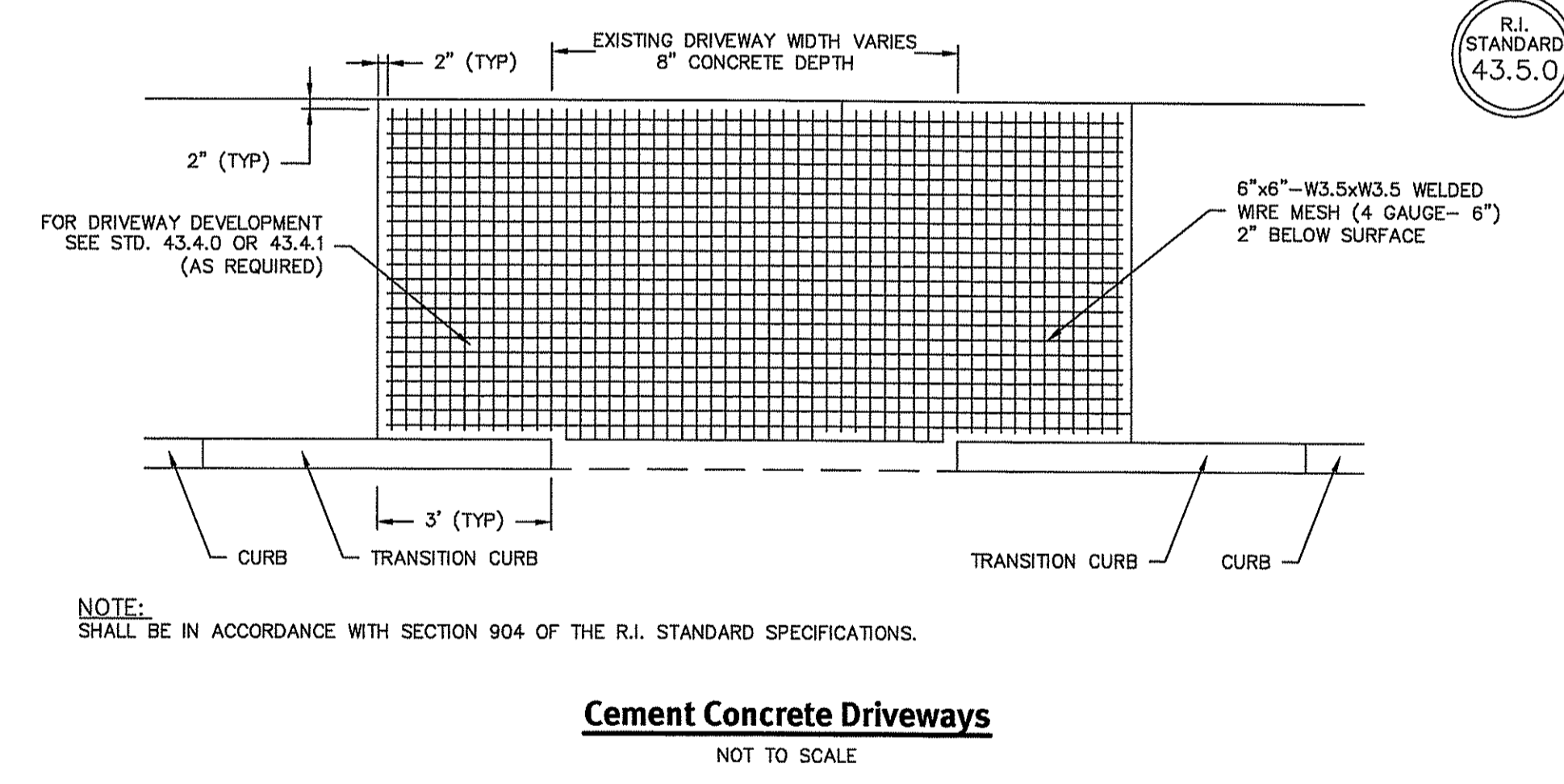
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

**CURB SETTING DETAIL**

JUNE 15, 1998  
ISSUE DATE

R.I. STANDARD  
**7.6.0**



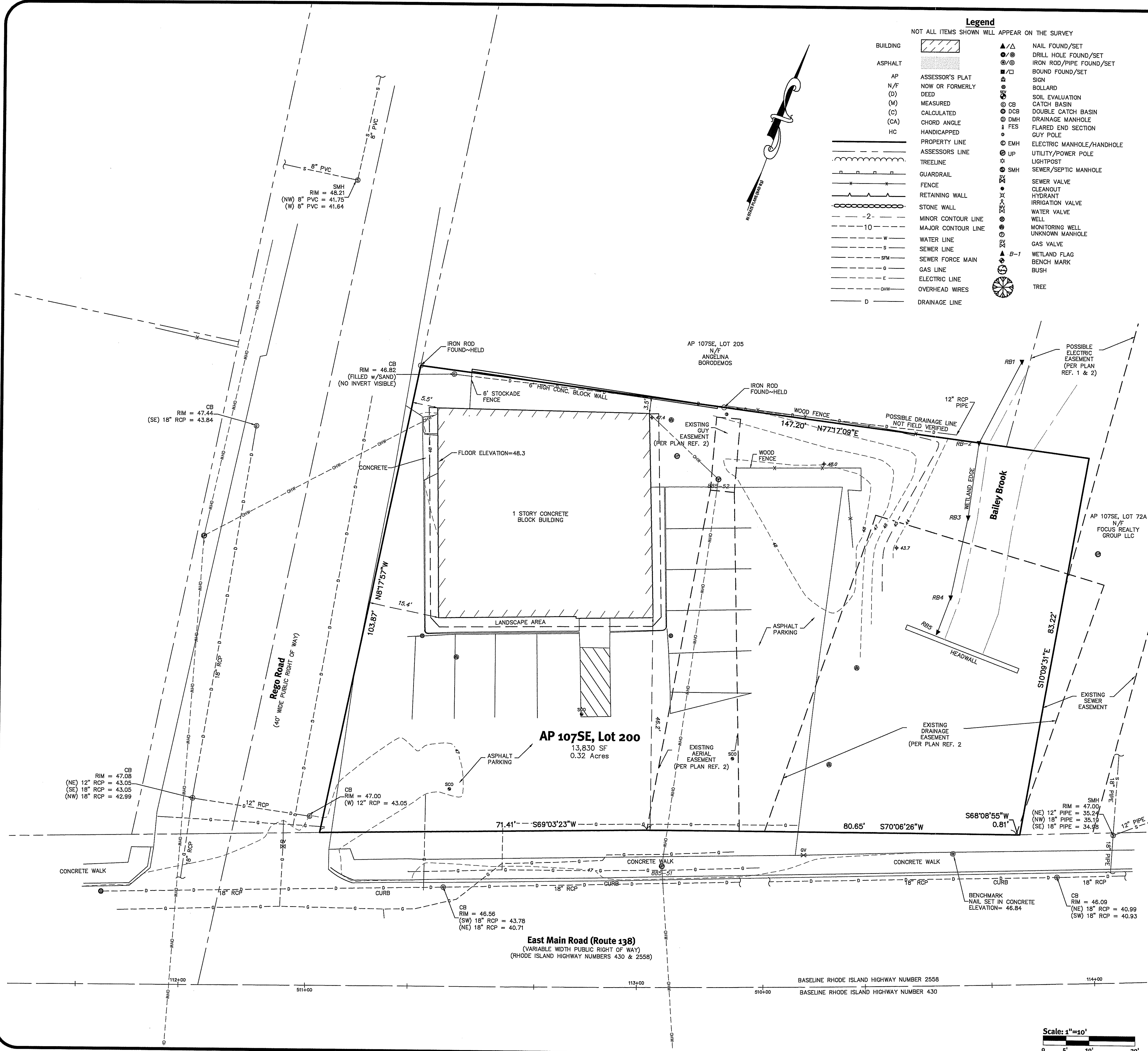
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
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*[Signature]*

No.	Date	Description	By
2	12-20-2014	DESIGN FOR R.I. COMMENTS	A.C.A.
3	12-22-2015	STATE PERMITS PERK	A.C.A.
0	11-22-2015	DPR Permitting Submission	A.C.A.

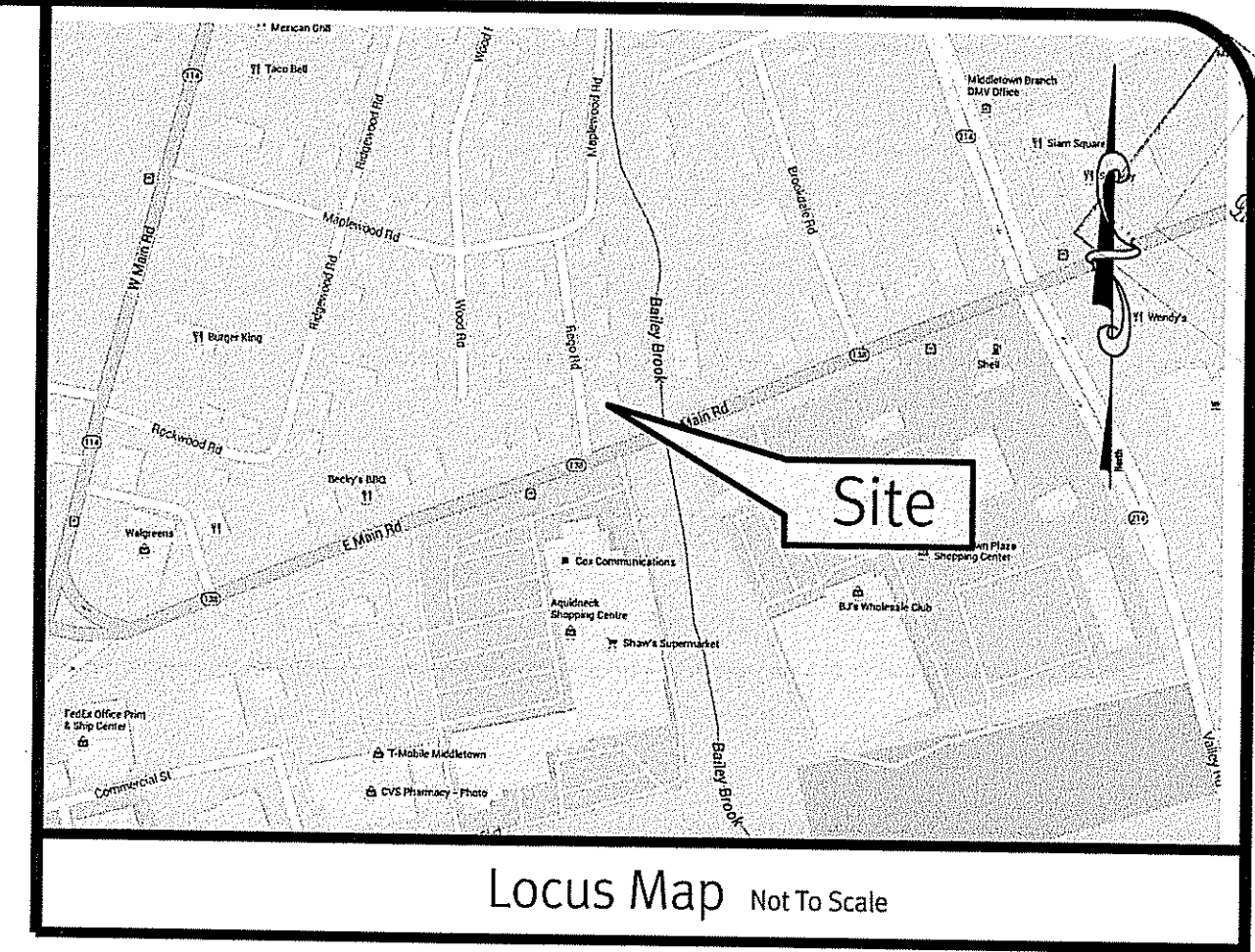
Drawn By: A.C.A. Design By: M.R.T.

**Detail Sheet - 2**  
**132 East Main Road**  
 Middletown, Rhode Island  
 AP 107 SE, Lot 200  
 Applicant  
**Brown Lindquist Fenuccio & Raber Architects Inc.**  
 203 Willow Street, Suite A, Yarmouthport, Massachusetts 02675



**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		NAIL FOUND/SET
	ASPHALT		DRILL HOLE FOUND/SET
	ASSESSOR'S PLAT		IRON ROD/PIPE FOUND/SET
	NOW OR FORMERLY		BOUND FOUND/SET
	DEED		SIGN
	MEASURED		BOLLARD
	CALCULATED		SOIL EVALUATION
	CHORD ANGLE		CATCH BASIN
	HANDICAPPED		DOUBLE CATCH BASIN
	PROPERTY LINE		DRAINAGE MANHOLE
	ASSESSOR'S LINE		FLARED END SECTION
	TREE LINE		GUY POLE
	GUARDRAIL		ELECTRIC MANHOLE/HANDHOLE
	RETAINING WALL		UTILITY/POWER POLE
	STONE WALL		LIGHTPOST
	MINOR CONTOUR LINE		SEWER/SEPTIC MANHOLE
	MAJOR CONTOUR LINE		SEWER VALVE
	WATER LINE		CLEANOUT
	SEWER LINE		HYDRANT
	SEWER FORCE MAIN		IRRIGATION VALVE
	GAS LINE		WATER VALVE
	ELECTRIC LINE		WELL
	OVERHEAD WIRES		MONITORING WELL
	DRAINAGE LINE		UNKNOWN MANHOLE
			GAS VALVE
			WETLAND FLAG
			BENCH MARK
			TREE



- General Notes**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 107SE, LOT 200 IN THE TOWN OF MIDDLETOWN, NEWPORT COUNTY, RHODE ISLAND.
  - THE OWNER PER DEED BOOK 1356, PAGE 103 IS WINDMILL PARTNERS, LLC.
  - THE PARCEL IS LOCATED IN ZONE X & AE (EL 46) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440050093J, DATED SEPTEMBER 4, 2013.
  - THE PARCEL IS ZONED GBA PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
  - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 5, 2015. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  - ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- Plan References:**
- RHODE ISLAND HIGHWAY PLAT NO 430
  - RHODE ISLAND HIGHWAY PLAT NO 2558
  - LAND OF FAUSTINO & LEONORA REGO MIDDLETOWN, RHODE ISLAND SCALE= 1"=40' - 1 JULY 1968 DRAWING NO. S-4-216 BY HAROLD E. ST. JOHN. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN IN PLAT BOOK 10 PAGE 5.
  - PARCELS A & B LAND OF COASTAL FOODS SERVICE INC MIDDLETOWN, RHODE ISLAND SCALE= 1"=40' - 12 JUNE 1974 DRAWING NO. S-4-216 BY HAROLD E. ST. JOHN. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN IN PLAT BOOK 12 PAGE 12.
  - LAND OF FAUSTINO REGO ET. UX MIDDLETOWN, RHODE ISLAND SCALE= 1"=40' - 29 JULY 1961 DRAWING NO. S-3-107A BY HAROLD E. ST. JOHN. RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF MIDDLETOWN IN PLAT BOOK 5 PAGE 54-55. (COPY NOT FOUND BY TOWN CLERK)
- Datum Note:**
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED APR 01 2016 FILE # 16-2027  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**\*Zoning Note**  
General note 4 is based on information from the Town of Middletown's assessor's database and their zoning ordinance only. Any special permits or variances specific to this site are not taken into consideration. Please contact the Town of Middletown's assessor's Zoning Department for any additional information or for a certificate of zoning.

**This Plan Should Be Indexed By The Following Streets:**

- East Main Road (Route 138)
- Rego Road

**Diprete Engineering**  
Two Stafford Court, Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-943-6000 www.diprete-eng.com

**ROBERT G. BABCOCK**  
No. 2504  
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:  
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE APRIL 1, 1984

BOUNDARY SURVEY, CLASS I  
TOPOGRAPHIC SURVEY, CLASS III

No.	Date	Existing Conditions	By
1	8/13/2015	As Shown	R.G. Babcock

**Existing Conditions Plan**  
**132 East Main Road**  
Middletown, Rhode Island  
Applicant: AP 107 SE, Lot 200  
**Brown Lindquist Fenuccio & Rober Architects Inc.**  
203 Willow Street, Suite A, Varnumhport, Massachusetts 02675