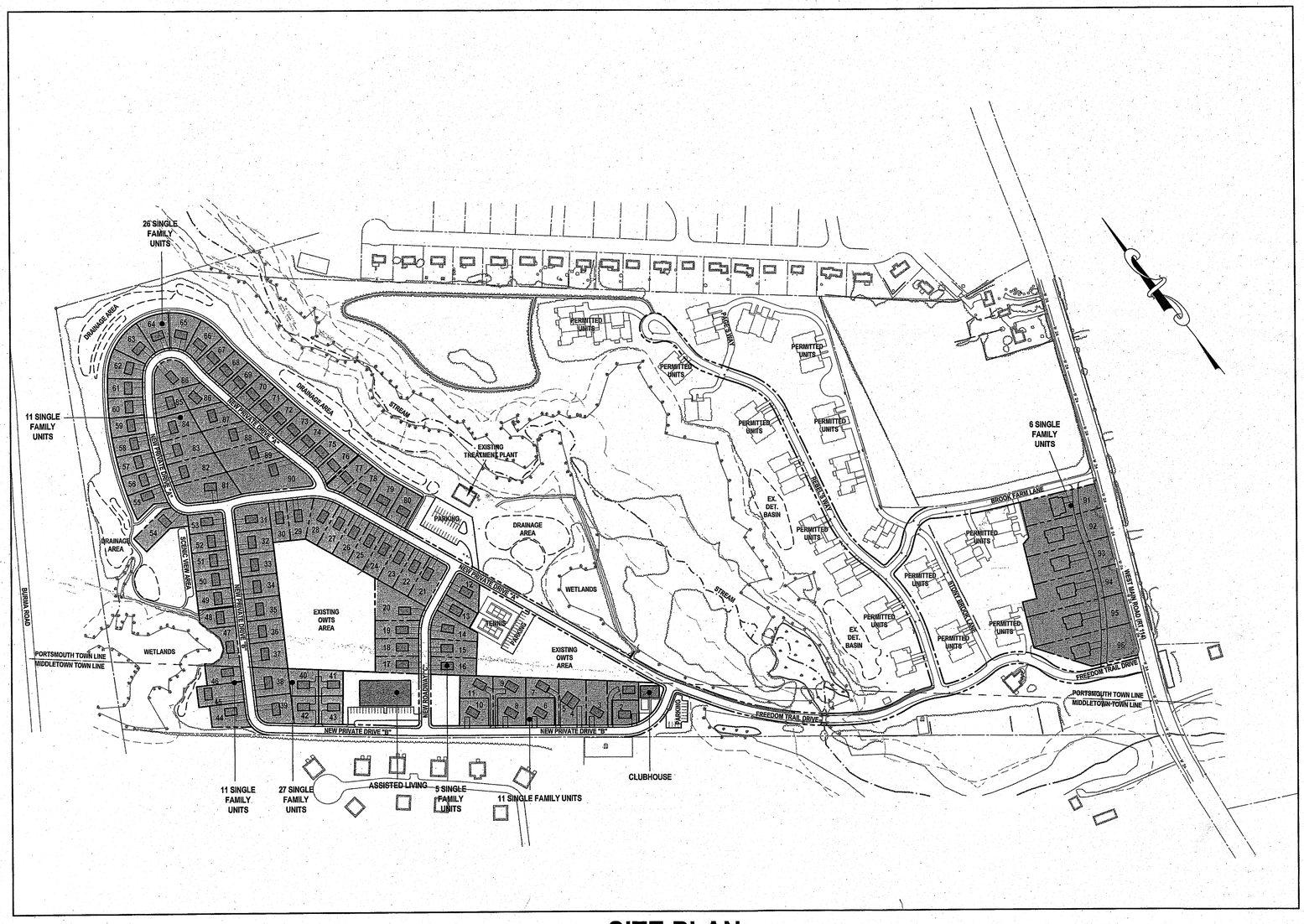
PRESCOTT POINT

PHASE 2: PLANNED UNIT RESORT DEVELOPMENT
A.P. 55 LOT 1A (PORTSMOUTH) AND A.P. 104 LOT 7 (MIDDLETOWN)
FREEDOM TRAIL DRIVE AND WEST MAIN ROAD (RI RT 114)
MIDDLETOWN AND PORTSMOUTH, RHODE ISLAND



SITE PLAN

SCALE = 1"=200'

CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.

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

A KNOWLEDGE CORPORATION
55 JOHN CLARKE ROAD MIDDLETOWN RI 02842
PHONE (401) 849-9810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-18
ENGINEER CERTIFICATION

OWNER:

PRESCOTT POINT, LLC
C/O LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

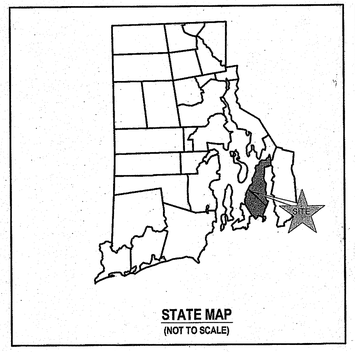
NOV 2 2018

SEPTEMBER 26, 2018 PERMIT SET

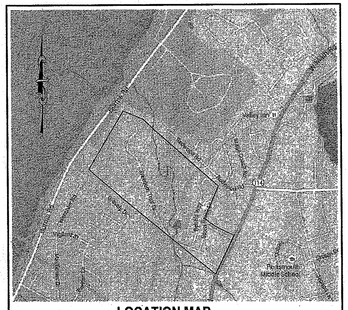
PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

TITLE SHEET	SHEET 1
SITE / CIVIL NOTES	SHEET 2
EXISTING CONDITIONS INDEX	SHEET 3
EXISTING CONDITIONS	SHEETS 4-11
PROPOSED CONDITIONS INDEX	SHEET 12
PROPOSED LAYOUT PLANS	SHEETS 13-17
PROPOSED GRADING AND DRAINAGE PLANS	SHEETS 18-22
PROPOSED UTILITY PLANS	SHEETS 23-27
PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLANS	SHEETS 28-32
PROPOSED PRIVATE DRIVE PROFILES	SHEETS 33-38
PROPOSED SITE / CIVIL DETAILS	SHEETS 39-43



STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF PORTSMOUTH	OCT 5, 2015	PRELIMINARY PLAN SUBMISSION
TOWN OF MIDDLETOWN	DEC 18, 2015	PRELIMINARY PLAN SUBMISSION
RIDEM WETLANDS	DEC 18, 2015	PRELIMINARY DETERMINATION APPROVED WITH CONDITIONS
RIDEM WETLANDS	FEB 18, 2016	PRELIMINARY DETERMINATION AS SPECIFIED IN THE LETTER OF APPROVAL
RIDEM OWTS REVISIONS	MAY 18, 2016	
RIDEM OWTS REVISIONS	JULY 28, 2016	
RIDEM WETLANDS	AUG 2, 2016	PRELIMINARY DETERMINATION
TOWN OF PORTSMOUTH	DEC , 2016	FINAL PLAN SUBMISSION
RIDEM WETLANDS	OCT , 2018	PERMIT MODIFICATION (DRAINAGE REDESIGN)

STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WATER WETLANDS PROGRAM
APPROVED IN THE LETTER OF APPROVAL
DATED MAR 1 2019 FILE # 16-0112
ANY CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GENERAL NOTES

1. PROPERTY LINES TAKEN FROM PLAN ENTITLED "ALTA/ASCM PLAN, PORTSMOUTH A.P. 55 LOT 1A, MIDDLETOWN A.P. 104 LOT 7 , WEST MAIN ROAD, PORTSMOUTH/MIDDLETOWN, RHODE ISLAND", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED JANUARY 5, 2004.
2. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
3. ORIGINAL TOPOGRAPHY AND SITE FEATURES TAKEN FROM AERIAL SURVEY PERFORMED BY EASTERN TOPOGRAPHICS IN OCTOBER 1998 BASED ON GROUND CONTROL BY NORTHEAST ENGINEERS & CONSULTANTS. ADDITIONAL TOPOGRAPHY AND PHASE I IMPROVEMENTS SURVEYED BY NE&C IN 2007 THROUGH 2015. PROPERTY LINES AND SITE FEATURES OUTSIDE OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE INCLUDED FOR REFERENCE ONLY.
4. 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.
5. 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.)
6. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
7. 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.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
9. 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 PORTSMOUTH.
10. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
11. 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.
12. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
13. 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."
14. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
15. THIS PROJECT IS SUBJECT TO PERMITTING THROUGH THE TOWNS OF PORTSMOUTH AND MIDDLETOWN.
16. THIS PROJECT WAS APPROVED UNDER RIDEM WETLANDS APPLICATION 16-0112. PROJECT IS APPROVED BY RIDEM OWTS UNDER FILE NO. 1127-1489.

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 TOWNS 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 TOWNS, 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 THE TOWNS.
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.

UTILITY NOTES

1. THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING OVERHEAD SERVICES IN WEST MAIN ROAD AND ALONG THE SOUTHERLY PROPERTY LINE ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
2. LOCATION OF GAS MAIN IN FREEDOM TRAIL DRIVE TAKEN FROM PLAN BY NATIONAL GRID GAS. EXTENSION OF MAIN AND SERVICES PROVIDED SHALL BE SUBJECT TO REVIEW AND DESIGN BY NATIONAL GRID GAS.
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. EXISTING SEWER TREATMENT PLAN SHALL BE REVISED TO PROVIDE PRETREATMENT TO SEWER FLOWS IN ORDER TO USE THE EXISTING LEACHING FIELDS FOR THE INCREASED FLOW. DESIGN OF TREATMENT PLAN USAGE TO BE PROVIDED BY OTHERS.
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.

DRAINAGE NOTES

1. ALL DRAIN PIPES SHALL BE ADS-N12 TYPE IB SOILTIGHT PIPES UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL ROADWAY DRAIN STRUCTURES SHALL BE PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED ON PLANS CONFORMING TO RIDOT STANDARD 4.4.0.
3. ALL DRAIN MANHOLES SHALL HAVE HEAVY DUTY COVERS CONFORMING TO RIDOT STANDARD 6.1.1.
4. ALL CATCH BASINS SHALL HAVE HIGH CAPACITY BICYCLE SAFE GRATES CONFORMING TO RIDOT STANDARD 6.3.4.
5. ALL CATCH BASINS WITHIN ROADWAYS SHALL HAVE OIL WATER SEPARATING HOODS PER THE DETAIL PROVIDED.

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.

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\2018 REDESIGN\10068_N1.DWG

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 ENTRANCES LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THESE ENTRANCES.

C. DELINEATE AREAS OF EXISTING DISPOSAL FIELDS AND PROPOSED DRAINAGE BASINS / SAND FILTERS. THESE AREAS SHALL NOT BE USED FOR SOIL OR EQUIPMENT STOCKPILING AND SHALL NOT BE TRAVERSED BY CONSTRUCTION EQUIPMENT.

D. INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.

E. REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE

F. DEMOLISH EXISTING FACILITY IN AREA OF CONSTRUCTION. AREAS OF EXISTING SEPTIC SYSTEMS, SEWER STRUCTURES AND MAINS SHALL NOT BE DISTURBED. EXISTING DRAINAGE STRUCTURES SHALL BE REMOVED AND MAY BE REUSED IF POSSIBLE.

G. ROUGH GRADE ROADWAYS AND DRAINAGE FEATURES.

H. EXCAVATE FOREBAYS, SAND FILTERS, AND DETENTION BASINS ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

I. CONSTRUCT DRAINAGE CONVEYANCE UTILITIES.

J. FINAL GRADE ROADWAY AND BINDER PAVEMENT COURSE.

K. REMOVE REMAINING UNPAVED ROADWAYS AND COMPLETE LANDSCAPE AREAS.

L. REMOVE SEDIMENTS FROM SAND FILTERS, PLACE SOIL LAYER, AND INSTALL PLANTINGS.

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 OR DISPOSAL FIELDS 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.

3. 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 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.

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): 600 LBS/ACRE
E. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 100 LB/ACRE
F. STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. MAINTENANCE

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

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

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.

GENERAL OWTS NOTES

1. NO DRAINS OR PRESSURE WATER SUPPLY LINES EXIST OR ARE TO BE CONSTRUCTED WITHIN REGULATION DISTANCES, EXCEPT WHERE NOTED. IN THESE AREAS, SEWER, DRAIN OR WATER LINES ARE TO BE SLEEVED AS SHOWN.
2. THE SYSTEM FOR THE SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND, DEPARTMENT ENVIRONMENTAL MANAGEMENT, "RULES AND REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON SITE WASTEWATER TREATMENT SYSTEMS.
3. THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. SINCE THIS PLAN HAS BEEN CREATED TO GAIN THE NECESSARY PERMITTING, NO CONSTRUCTION INSTALLATIONS HAVE COMMENCED. BECAUSE THIS IS NOT A "RECORD DRAWING OF AS-BUILT CONDITIONS" & NOTHING HAS BEEN INSTALLED, THE ENGINEER SIGNING & STAMPING THIS PLAN IS NOT GUARANTEEING THE OPERATION OF THE INSTALLED SEPTIC SYSTEM. UPON THE APPROVED SYSTEM INSTALLATION THE DESIGN ENGINEER WILL WITNESS, VERIFY, & CERTIFY THAT THE SYSTEM WAS INSTALLED AS SPECIFIED ON THE APPROVED PLAN.
4. ALL PUMPED LINES SHALL NOT DRAIN BACK TO THE PUMP CHAMBERS AND SHALL BE INSTALLED 4 FT BELOW GRADE, PROPER COMPACTION AND FORCE MAIN INSTALLATION SHALL BE PERFORMED TO ENSURE THAT NO LOW POINTS FORM BETWEEN PUMP ORIGIN COMPONENT AND DISCHARGE DESTINATION. AIR RELIEF VALVES SHALL BE INSTALLED AS NEEDED.
5. NO GARBAGE DISPOSAL UNITS SHALL BE TIED INTO THE PROPOSED PLUMBING NETWORK AS THEY ARE NOT ALLOWED TO DISCHARGE INTO THE PROPOSED SEPTIC SYSTEMS, PER THE MANUFACTURER.
6. ALL FORCE MAIN PIPING SHALL BE SDR21 WITH PRESSURE RATED JOINTS AND GASKETS. JOINTS TO BE PRESSURE RATED 200 PSI AND COMPLIANT WITH VACUUM REQUIREMENTS PER ASTM D3139.
7. THE PROPOSED GRAVITY SEWER COLLECTION SYSTEM SHALL BE PRESSURE/VACUUM TESTED TO ENSURE THAT SURFACE OR GROUND WATER WILL NOT ENTER THE SYSTEM.
8. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SECURING AND MAINTAINING PROPER OPERATIONS AND MAINTENANCE AGREEMENTS FOR ALL DISPOSAL FIELDS, COMMON PUMP STATIONS, GRAVITY LINES, FORCE MAINS, AND MANHOLES OF THE ENTIRE COMMON AREAS OF THE DEVELOPMENT.
9. THESE PLANS ARE INTENDED AS AN ADDENDUM TO THE APPROVED OWTS PLANS. PARTS OF THE SEWAGE DISPOSAL SYSTEM NOT SHOWN ON THESE PLANS ARE INTENDED TO REMAIN AS APPROVED. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE INTENDED TO DISCHARGE INTO THE SYSTEM IDENTIFIED RIDEM #1127-1488.
10. NE&C MUST PROVIDE DESIGNER WITNESSING OF INSTALLATION OF ALL SEPTIC CONNECTIONS AND COMPONENTS.
11. NE&C SHALL SUBMIT AS-BUILT DRAWINGS AND CERTIFICATE OF CONSTRUCTION FOLLOWING THE INSTALLATION OF EACH RESIDENTIAL CONNECTION. A RECORDED OPERATION AND MAINTENANCE AGREEMENT SHALL BE SUBMITTED WITH THIS APPLICATION PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

STORMWATER MAINTENANCE NOTES

1. SAND FILTER MAINTENANCE:
a. GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN EACH SAND FILTER IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
b. EACH FILTER SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTER SHALL BE REMOVED AND DISPOSED OF.
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 ANY EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OUTLET STRUCTURES, OR ANY EXISTING RIPRAP HAS BEEN COMPROMISED.
iii. ANY AREAS WITHIN THE EXTENTS OF THE FILTER 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.
v. 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 ENCROACHING UPON THE PERIMETER OF THE FILTER SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FILTERS, 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.
vi. SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BEDS ANNUALLY, WHEN ACCUMULATION EXCEEDS 1 INCH, OR WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY. 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 MEDIA. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

2. SEDIMENT FOREBAY MAINTENANCE:
a. EACH FOREBAY SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FOREBAY SHOULD BE INSPECTED AT LEAST ONCE A MONTH AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS SHALL BE DISPOSED OF ONCE 25% OF THE VOLUME OF THE FOREBAY HAS ACCUMULATED.

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 REMEDIED IMMEDIATELY.
b. CONVEYANCE PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
c. DRAINAGE STRUCTURES SUCH ASDRAIN MANHOLE AND CATCH BASINS 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 SPILLWAYS 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 HOMEOWNERS ASSOCIATION.

ABBREVIATIONS

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

LEGEND

(line)	PROPERTY LINE
(dashed line)	BUILDING SETBACK LINE
(dash-dot line)	ROADWAY CENTERLINE
130	TOPOGRAPHIC CONTOUR
×47.6	SPOT ELEVATION
(line)	WETLAND BOUNDARY
B29	WETLAND FLAG
(dashed line)	50' PERIMETER WETLAND LINE
(dashed line)	100' RIVERBANK WETLAND
D	DRAIN LINE
S	SEWER LINE
G	GAS MAIN
W	WATER MAIN
OHW	OVERHEAD WIRES
SFM	PRESSURIZED SEWER LINE
WV	WATER GATE VALVE
(symbol)	HYDRANT
(symbol)	CATCH BASIN
Ⓓ	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
(symbol)	CONCRETE BOUND
(scalloped line)	BRUSH / TREE LINE
(double line)	PROPOSED CURBING
(dashed line)	CONDOMINIUM UNIT LINE
(dashed line)	RIGHT OF WAY LINE
100	PROPOSED CONTOUR
+100.0	PROPOSED SPOT ELEVATION
D	PROPOSED DRAIN LINE
Ⓓ	PROPOSED DRAIN MANHOLE
(symbol)	PROPOSED CATCH BASIN
SFM	PROPOSED PRESURIZED SEWER MAIN
S 8	PROPOSED 8" DIA. SEWER MAIN
S 6	PROPOSED 4" DIA. SEWER SERVICE
G	PROPOSED GAS MAIN / GAS SERVICE
W 8	PROPOSED 8" DIA WATER MAIN
W	PROPOSED WATER SERVICE
E/T/C	PROP. UG ELEC / COMM CONDUITS
Ⓢ	PROPOSED SEWER MANHOLE
WV	PROPOSED WATER VALVE
GV	PROPOSED GAS VALVE
(dashed line)	LIMIT OF DISTURBANCE
S.F. — S.F.	SILT FENCE BARRIER
(symbol)	STRAW BALE BARRIER
□	SILT SACK

PARKING CALCULATIONS

REQUIRED PORTSMOUTH PARKING

1.	SINGLE FAMILY (3 BEDS)	2 PER UNIT	152 SPACES
2.	MULTIFAMILY (2 BEDS)	1.75 PER UNIT / 2 GUEST PER 5	134 SPACES
3.	TENNIS FACILITY	2 PER COURT	4 SPACES
	TOTAL REQUIRED SPACES		290 SPACES

DESIGNATED AND AVAILABLE PARKING

1.	DRIVEWAY SPACES (2 PER SINGLE FAMILY)	152 SPACES
2.	DRIVEWAY SPACES (1 PER MULTI-FAMILY)	62 SPACES
3.	GARAGE SPACES (1 PER MULTI-FAMILY)	62 SPACES
4.	OVERFLOW PERVIOUS PARKING @ PLANT	42 SPACES
	TOTAL AVAILABLE PORTSMOUTH SPACES	318 SPACES

REQUIRED MIDDLETOWN PARKING

1.	ASSISTED LIVING	1 PER 3 UNITS	16 SPACES
2.	ASSISTED LIVING (STAFF)	1 PER EMPLOYEE	5 SPACES
3.	3 BEDROOM RESIDENCES	2 PER DWELLING	40 SPACES
4.	CLUB HOUSE	4 PER 1,000 SF	10 SPACES
	TOTAL REQUIRED SPACES		71 SPACES

DESIGNATED AND AVAILABLE PARKING

1.	DRIVEWAY SPACES (2 PER SINGLE FAMILY)	40 SPACES
2.	ASSISTED LIVING	21 SPACES
3.	CLUB HOUSE LOT	12 SPACES
	TOTAL AVAILABLE MIDDLETOWN SPACES	73 SPACES

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES

Scale: N/A | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
NOTES AND LEGEND

Drawing Number: C-2

Sheet 2 of 43

Project Number: 10068.0

Survey Index: — —

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-31-18

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.

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
MAR 7 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

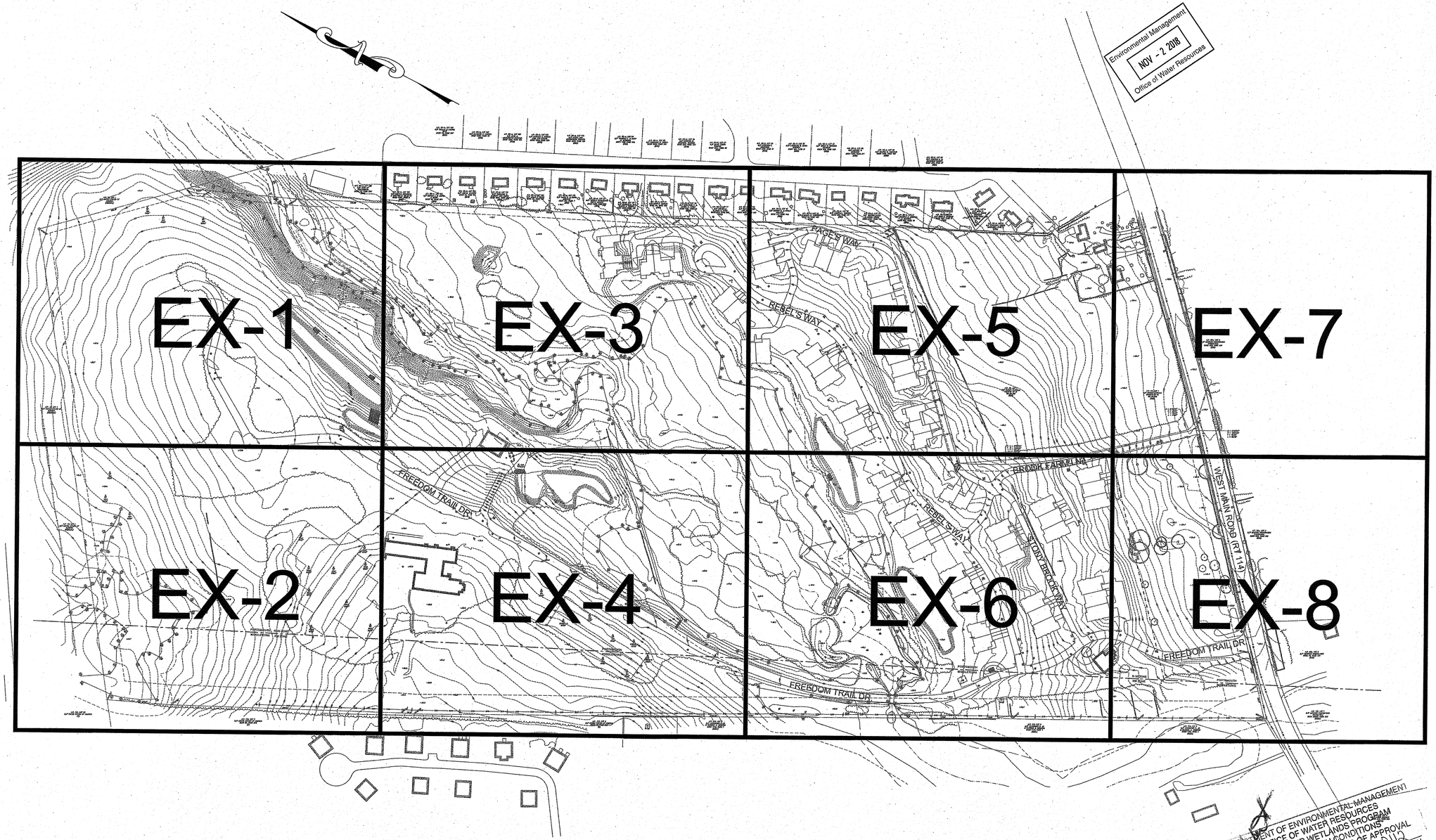
NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

Environmental Management
NOV - 2 2018
Office of Water Resources



5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	
No.	Revision	Date	App.

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=150'	Date: 05OCT15		

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

EXISTING CONDITIONS INDEX SHEET

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 6.0116
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-21-18

Drawing Number: C-3

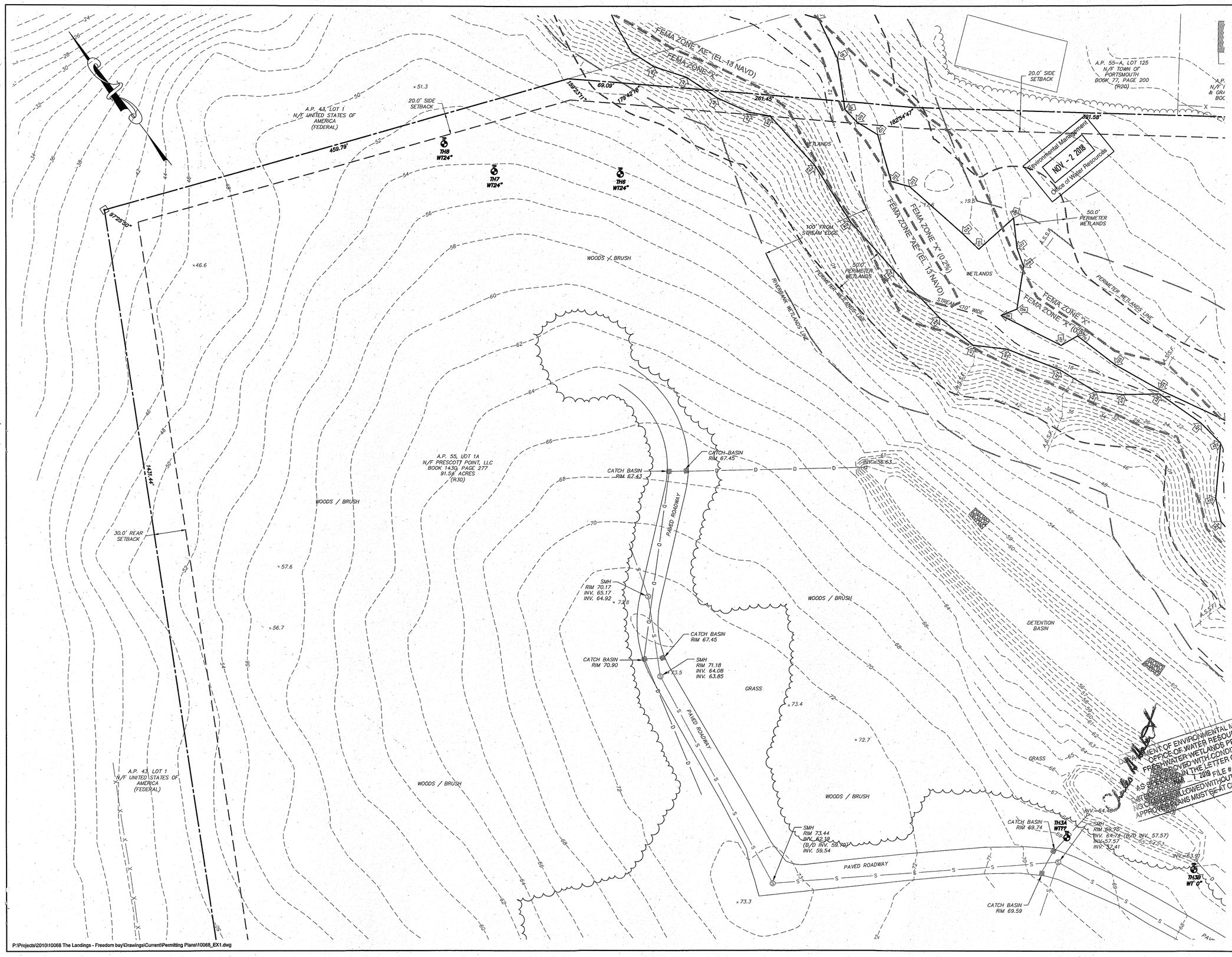
Sheet 3 of 43

Project Number: 10068.0

Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_EX1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

ROGER F. LIZOTTE No. 1826 PROFESSIONAL LAND SURVEYOR

BY: _____
ROGER F. LIZOTTE NO. 1826
COA NO. A356
12/9/16

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

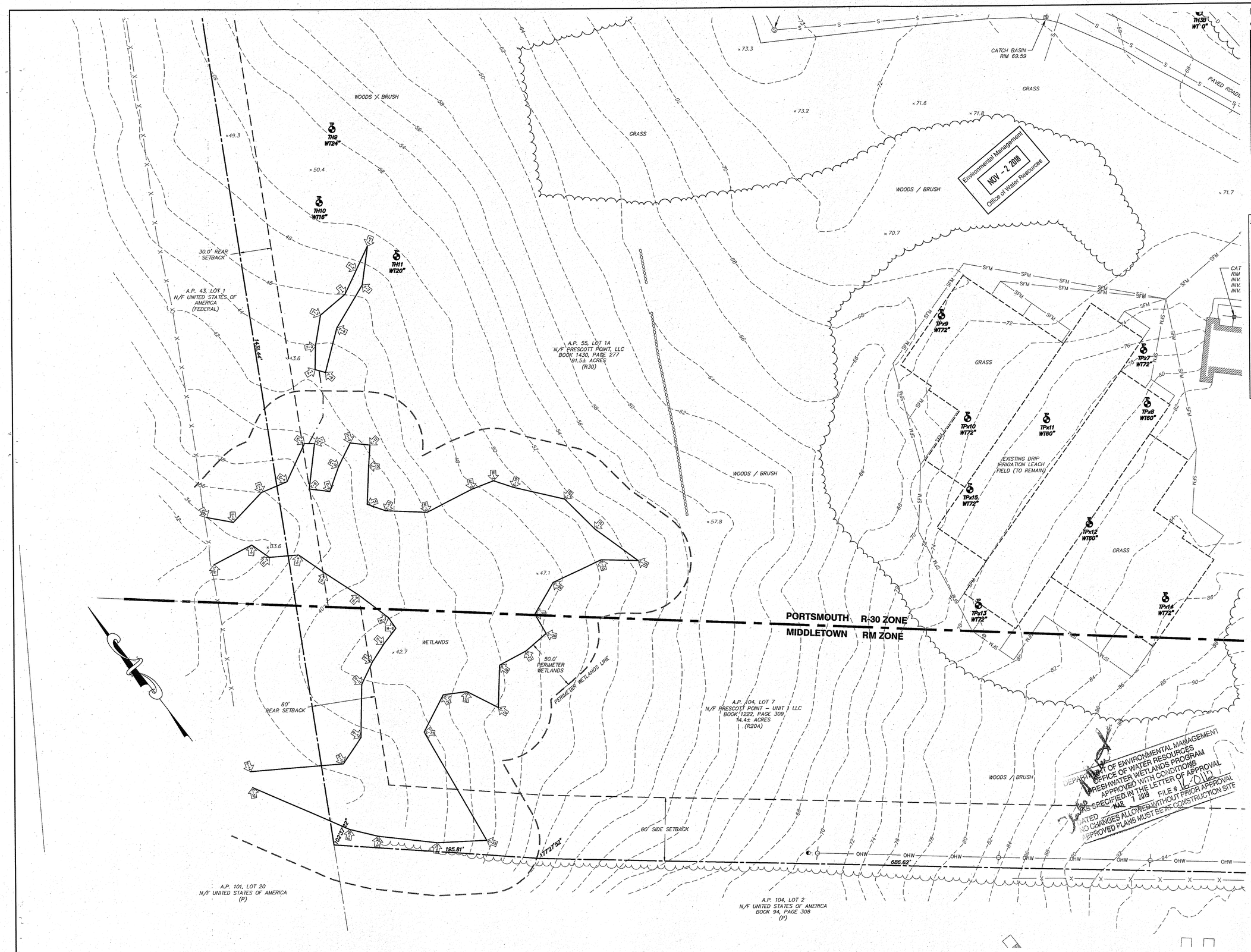
Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 1

Drawing Number: C-4
Sheet 4 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

BY: _____
ROGER F. LIZOTTE NO. 1826
COA NO. A356
12/9/16

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by:	GES
Scale: 1"=40'	Date:	05OCT15	

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 2

Drawing Number: C-5
Sheet 5 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

REDWOOD ROAD

A.P. 55-A, LOT 124
N/F RHONDA BERGERON
& GRAFTON H. WILLEY IV
BOOK 1697, PAGE 9
(R20)

A.P. 55-A, LOT 123
N/F MARTIN J. & JUDITH
J. SMITH
BOOK 61, PAGE 344
(R20)

A.P. 55-A, LOT 122
N/F ANN E. CALCUTT
BOOK 81, PAGE 81
(R20)

A.P. 55-A, LOT 121
N/F THEODORE T.
& BETTY ANN CZECH
BOOK 1254, PAGE 229
(R20)

A.P. 55-A, LOT 120
N/F JAMES F. SIMON
BOOK 92, PAGE 165
(R20)

20.0' SIDE SETBACK

A.P. 55-A, LOT 119
N/F DAVID N. & CAROL
BRIERLEY
BOOK 331, PAGE 7
(R20)

A.P. 55-A, LOT 21
N/F TIMOTHY MCFADDEN &
IRIS C. MULLER
BOOK 1235, PAGE 287
(R20)

A.P. 55-A, LOT 20
N/F CHARLES V. &
MARCIA L. TRYON
BOOK 1615, PAGE 189
(R20)

A.P. 55-A, LOT 19
N/F MARY C. BARABE
BOOK 68, PAGE 294
(R20)

A.P. 55-A, LOT 18
N/F JONATHAN T. &
DONNA R. COREY
BOOK 409, PAGE 15
(R20)

A.P. 55-A, LOT 17
N/F STEVEN J.
& JULIE A. KANE
BOOK 927, PAGE 207
(R20)

A.P. 55-A, LOT 16
N/F RUTH ZIEGLER
LIFE ESTATE
BOOK 1627, PAGE 204
(R20)

179°36'58" 758.78' 180°26'39"

DMH RIM 68.76

FUTURE UNIT

INV. IN (18") =50.89
INV. OUT (18") =53.39

RIM 67.69

CATCH BASIN RIM 67.67

CATCH BASIN RIM 67.63

REBEL'S WAY

INV.= 50.01

A.P. 55, LOT 1A
N/F PRESCOTT POINT, LLC
BOOK 1430, PAGE 277
91.5± ACRES
(R30)

PERIMETER WETLANDS LINE

50.0' PERIMETER WETLANDS

RIVERBANK WETLANDS LINE

100' FROM STREAM EDGE

A.S.S.F.

OUTFALL

EXISTING TREATMENT PLANT TO REMAIN SLAB EL.=53.16

OWTS TANK AREA

EXISTING UNIT

STREAM <10' WIDE

100' RIVERBANK WETLAND

WETLANDS

WOODS / BRUSH

GRASS

TH438
WT 0"

INV.=53.9

57.57)

Environmental Management
NOV - 2 2016
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2017 FILE # 16-0115
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

BY: _____
ROGER F. LIZOTTE NO. 1826
COA NO. A356 12/9/16

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

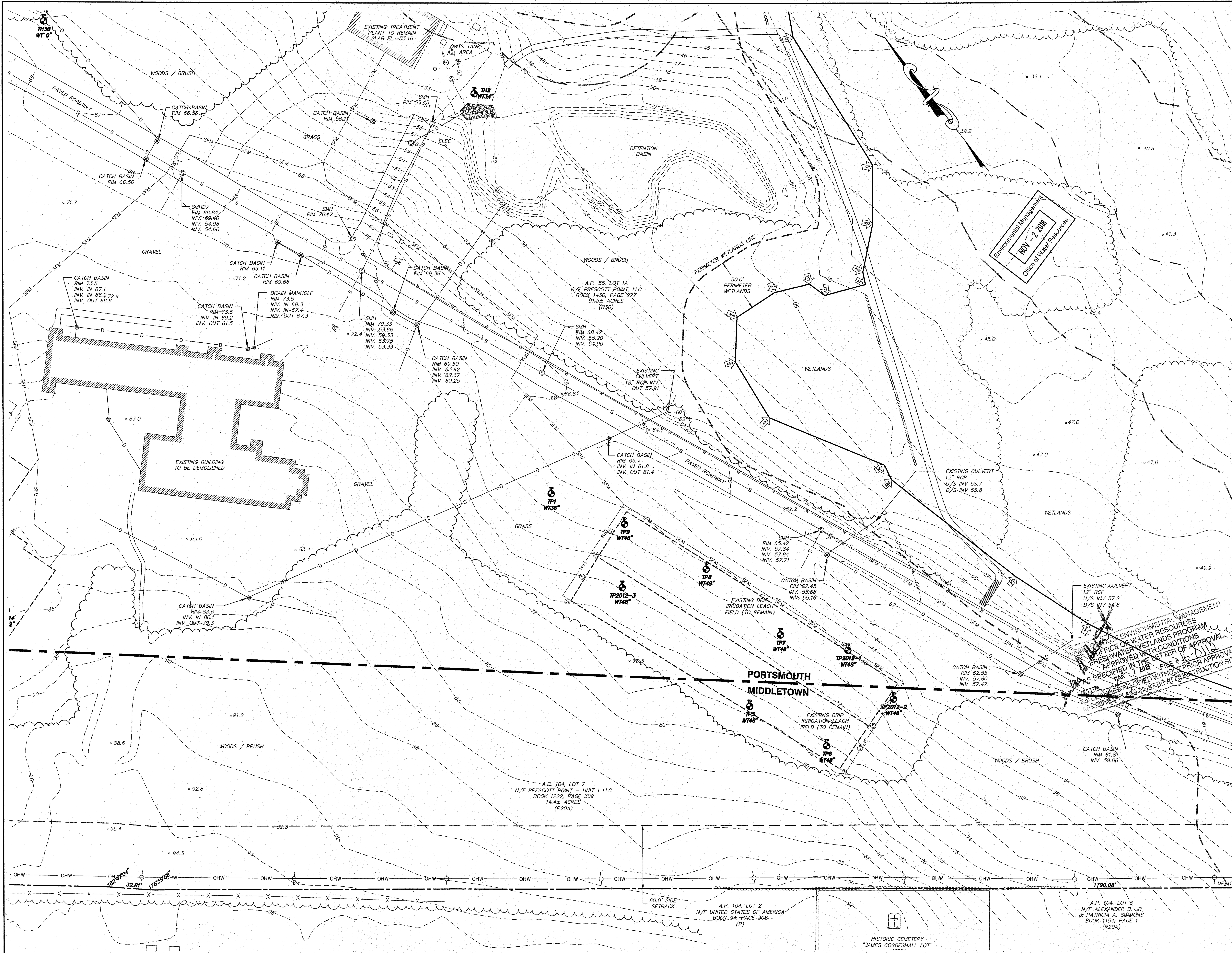
Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 3

Drawing Number: C-6
Sheet 6 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

BY: ROGER F. LIZOTTE NO. 1826
COA NO. A356 12/9/16

ROGER F. LIZOTTE No. 1826 PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 4

Drawing Number: C-7
Sheet 7 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10088 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

BY: ROGER F. LIZOTTE NO. 1826
COA NO. A356 12/9/16

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 5

Drawing Number: C-8
Sheet 8 of 43
Project Number: 10068.0
Survey Index: –

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

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

ROGER F. LIZOTTE No. 1826 PROFESSIONAL LAND SURVEYOR

BY: _____
ROGER F. LIZOTTE NO. 1826
COA NO. A356 12/9/16

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

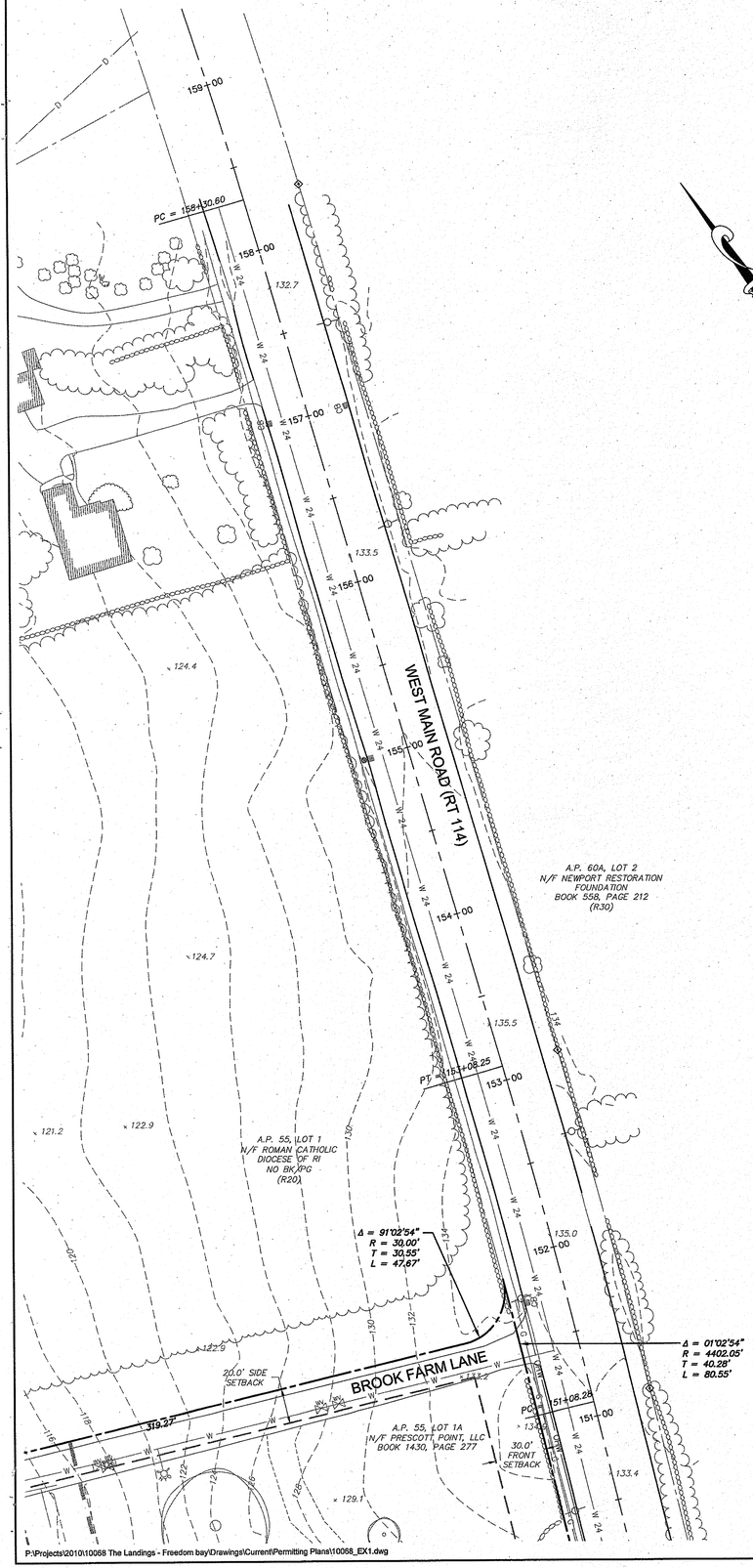
Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 6

Drawing Number: C-9
Sheet 9 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg



P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
NOV - 2 2016
Office of Water Resources

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH,RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

BY: _____ 11/4/16
ROGER F. LIZOTTE NO. 1826
COA NO. A356

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

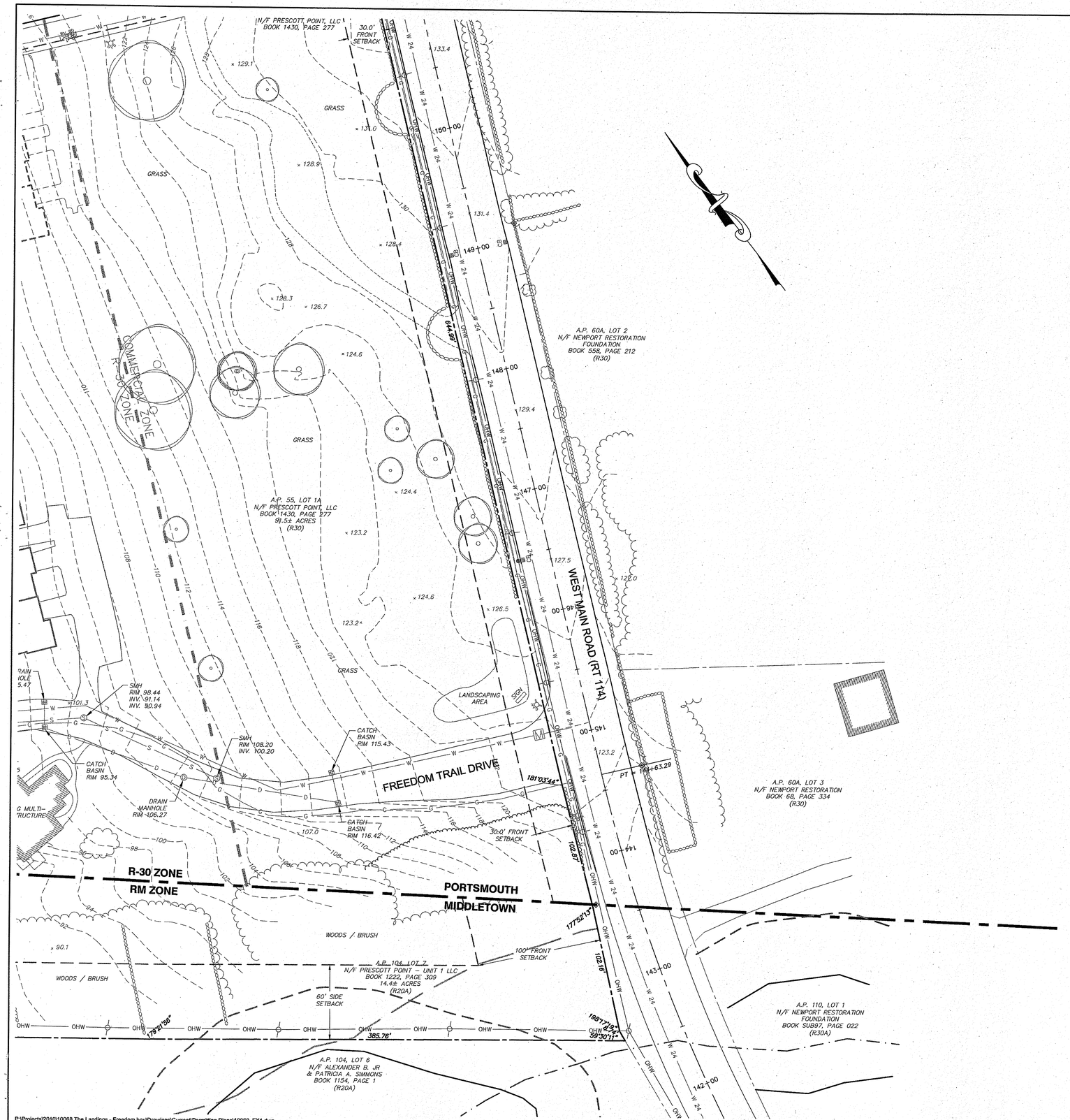
Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 7

Drawing Number: C-10
Sheet 10 of 43
Project Number: 10068.0
Survey Index: – –

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

STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
MAR 7 2019 FILE # 16-0112
NOTED CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 1 2019 FILE # 16-0113
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 55, LOT 1A IN PORTSMOUTH, RI AND A.P. 104 LOT 7 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

BY: _____
ROGER F. LIZOTTE NO. 1826
COA NO. A356 12/9/16

GRAPHIC SCALE

40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=40'	Date: 05OCT15		

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 8

Drawing Number: C-11
Sheet 11 of 43
Project Number: 10068.0
Survey Index: – –

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

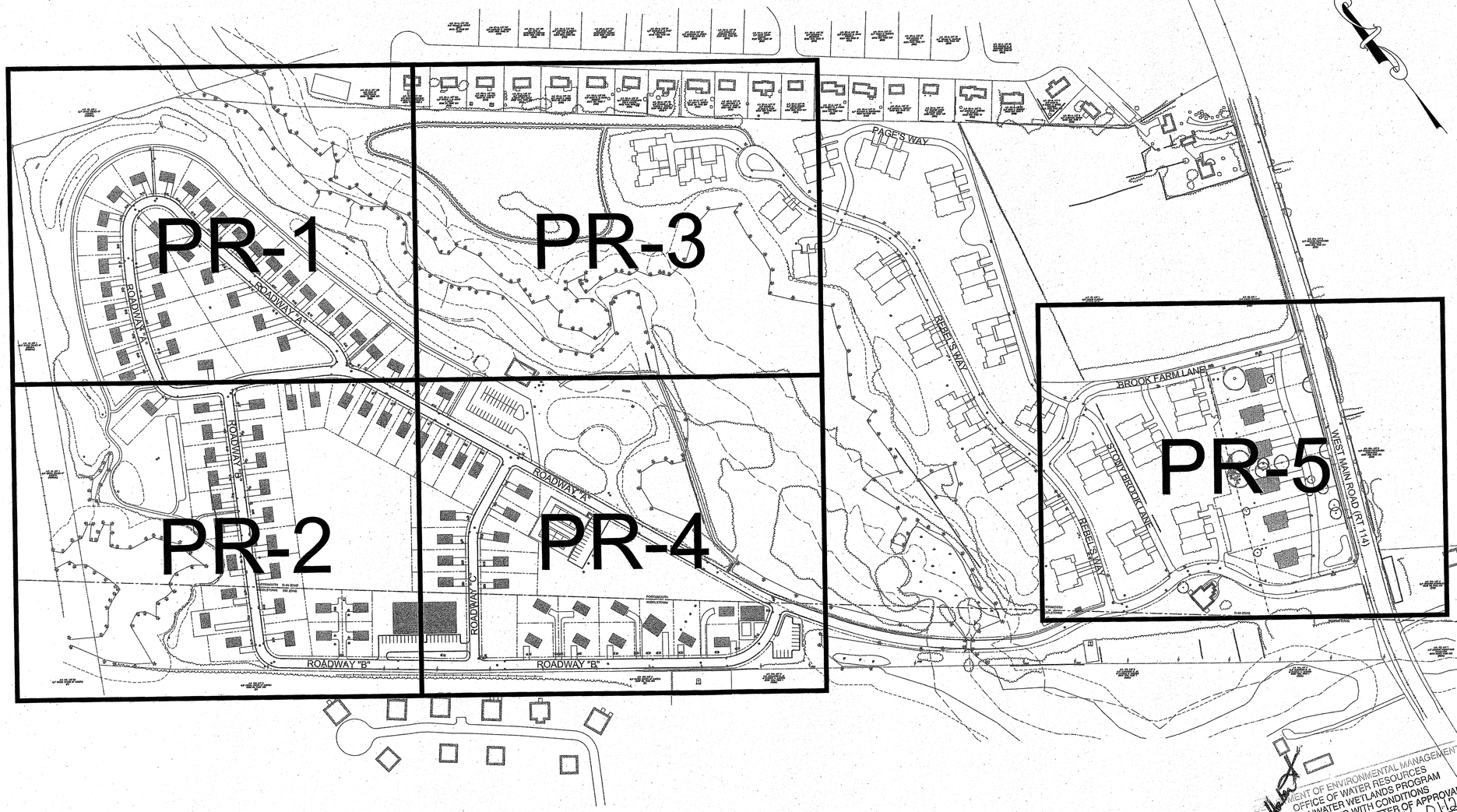
NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

Environmental Management
NOV - 2 2018
Office of Water Resources



GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=150' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED CONDITIONS INDEX SHEET

STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 1 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10/31/18

Drawing Number: C-12
Sheet 12 of 43
Project Number: 10068.0
Survey Index: _ _

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_LA1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A.P. 43, LOT 1
N/F UNITED STATES OF AMERICA
(FEDERAL)

A.P. 55-A, LOT 125
N/F TOWN OF PORTSMOUTH
BOOK 77, PAGE 200
(R20)

A.P. 55-B, LOT 124
N/F RHONDA BERGERON & GRAFTON H. WILLEY IV
BOOK 1617, PAGE 9
(R20)

Environmental Management
NOV - 2 2018
Office of Water Resources

MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-2

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED LAYOUT PLAN SHEET 1

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-18

Drawing Number: C-13
Sheet 13 of 43
Project Number: 10068.0
Survey Index: – –

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

STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 2 2018 FILE # 18-0518
WORK IS NOT ALLOWED WITHOUT PRIOR APPROVAL
AND ALL WORK MUST BE AT CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_LA1.dwg

MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-2

PRIVATE DRIVE "A"
24' WIDE WITH CAPE COD BERMS

PRIVATE DRIVE "B"
24' WIDE WITH CAPE COD BERMS

PRIVATE DRIVE "B"
24' WIDE WITH CAPE COD BERMS

PORTSMOUTH R-30 ZONE
MIDDLETOWN RM ZONE

LIGHT POST AT INTERSECTION

DETENTION BASIN

SCENIC VIEWING AREA

SAND FILTER

SAND FILTER

SAND FILTER

4' WIDE WALKING PATH

4' WIDE WALKING PATH

4' WIDE WALKING PATH

A.P. 43, LOT 1
N/F UNITED STATES OF AMERICA
(FEDERAL)

30.0' REAR SETBACK

50.0' PERIMETER WETLANDS

FRESHWATER WETLANDS

50.0' PERIMETER WETLANDS

60.0' REAR SETBACK

60.0' SIDE SETBACK

A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(P)

A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)

GRASS

GRASS

COMMON UNIT
124,115±SF

EXISTING OWTS AREA TO REMAIN

EXISTING OWTS AREA TO REMAIN

ASSISTED LIVING UNIT
45,702±SF

14,400 SF ASSISTED LIVING (48 UNITS)

12 PARKING SPACES

UNIT 6-28
7,929±SF

UNIT 9-21
11,452±SF

UNIT 9-20
7,504±SF

UNIT 9-19
7,520±SF

UNIT 9-18
7,520±SF

UNIT 9-17
7,520±SF

UNIT 9-16
7,520±SF

UNIT 9-15
7,375±SF

UNIT 9-14
8,906±SF

UNIT 9-13
6,955±SF

UNIT 9-12
10,576±SF

UNIT 9-11
9,416±SF

UNIT 9-2
10,230±SF

UNIT 9-1
8,085±SF

UNIT 9-3
8,813±SF

UNIT 9-4
8,813±SF

UNIT 9-5
8,813±SF

UNIT 9-6
8,813±SF

UNIT 9-7
8,813±SF

UNIT 9-8
10,471±SF

UNIT 9-9
10,864±SF

UNIT 9-10
10,853±SF

UNIT 9-22
8,788±SF

UNIT 9-23
8139±SF

UNIT 9-24
7,041±SF

UNIT 9-25
7,709±SF

UNIT 7-18
9,606±SF

UNIT 7-17
10,022±SF

UNIT 7-16
8,976±SF

UNIT 7-15
8,970±SF

UNIT 7-14
8,963±SF

UNIT 7-13
8,957±SF

UNIT 7-
8,765±

UNIT 7
8,749±

UNIT
8,295±

1,800 SF SNGL FAM

Environmental Management
NOV - 2 2018
Office of Water Resources

STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
FILE # 18-0117
AS SPECIFIED MAR - 7 2019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-4

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_LA1.dwg

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=40'	Date: 05OCT15		

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

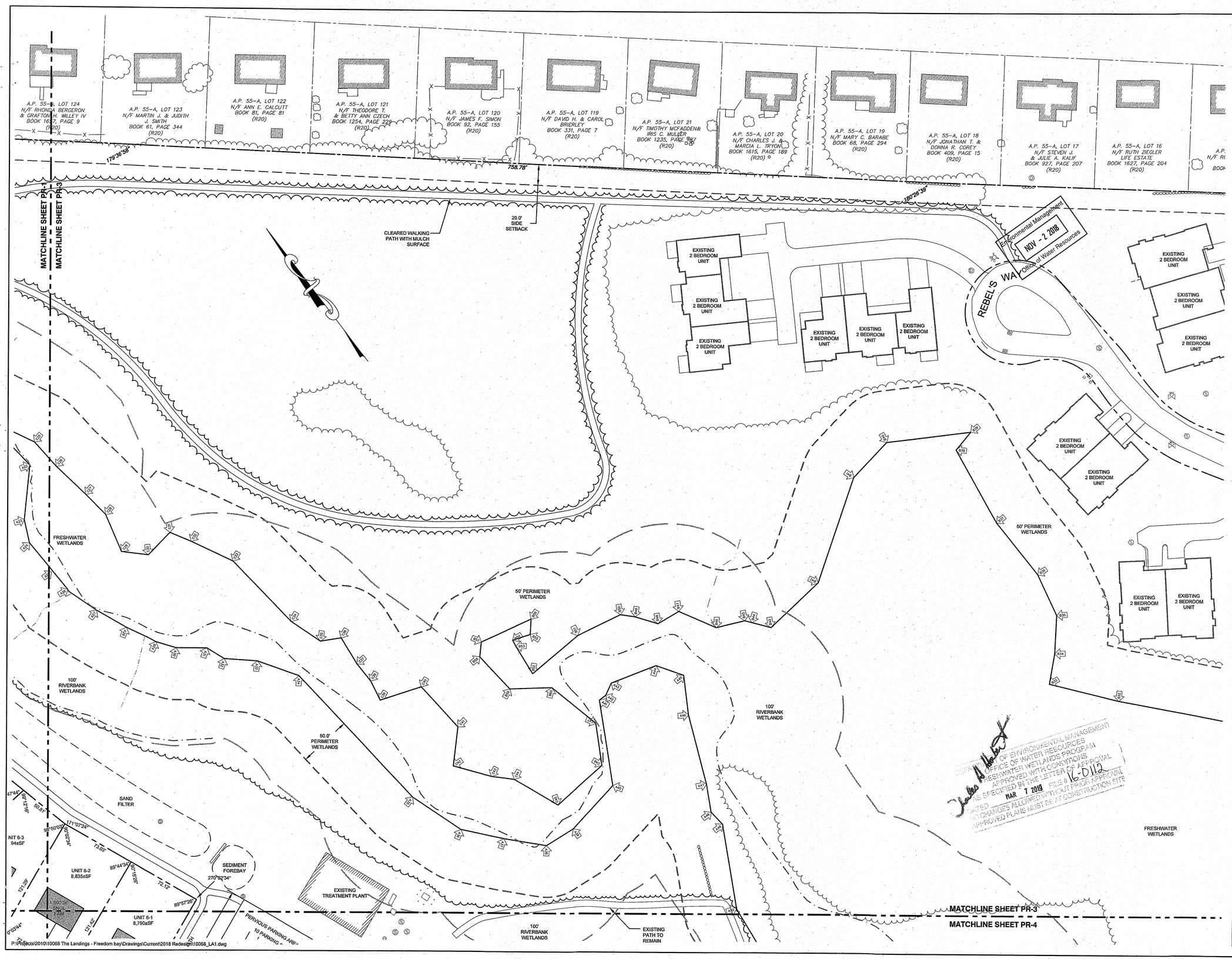
Issued for:
PERMITTING

Drawing Title:
PROPOSED LAYOUT PLAN SHEET 2

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
Feb 21 18

Drawing Number: C-14
Sheet 14 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
NOV - 2 2018
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED LAYOUT PLAN SHEET 3

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND
10/31/18

Drawing Number: C-15
Sheet 15 of 43
Project Number: 10068.0
Survey Index: – –

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

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

MATCHLINE SHEET PR-3
MATCHLINE SHEET PR-4
MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-4

TREATMENT PLANT
100' RIVERBANK WETLANDS
EXISTING PATH TO REMAIN
DETENTION BASIN
SAND FILTER
BRUSH
GRASS
PERVIOUS PARKING AREA
10 PARKING SPACES
14 PARKING SPACES
4' WIDE WALKING PATH
PERVIOUS ACCESS DRIVE
LIGHT POST AT INTERSECTION
EXISTING WALK TO REMAIN
50.0' PERIMETER WETLANDS
FRESHWATER WETLANDS
100' RIVERBANK WETLANDS
TENNIS COURT
TENNIS COURT
14 PARKING SPACES
(PRIVATE DRIVE "A")
24' WIDE WITH CAPE COD BERMS
COMMON UNIT 101,329±SF
EXISTING OWTS AREA TO REMAIN
EXISTING STAIRS AND WALK TO REMAIN
START NEW ROADWAY "A"
PORTSMOUTH
MIDDLETOWN
(PRIVATE DRIVE "C")
24' WIDE WITH CAPE COD BERMS
(PRIVATE DRIVE "B")
24' WIDE WITH CAPE COD BERMS
14,400 S.F. ASSISTED LIVING (48 UNITS)
CLUBHOUSE UNIT: 1,800± SF
2,500 SF. CLUB HOUSE
625± SF
24'x36' POOL
L=105.17'
R=127.50'
A=47°15'39"
PAVED PARKING AREA
7 SPACES
5 SPACES
9 PARKING SPACES
LIGHT POST AT INTERSECTION
LIGHT POST AT INTERSECTION
RETAINING WALL
60.0' SIDE SETBACK
60.0' SIDE SETBACK
A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)
A.P. 104, LOT 6
N/F ALEXANDER B. JR & PATRICIA A. SIMMONS
BOOK 1154, PAGE 1
(R20A)

UNIT 6-1 8,790±SF
UNIT 7-13 8,957±SF
UNIT 7-12 8,951±SF
UNIT 7-11 8,945±SF
UNIT 7-10 10,692±SF
UNIT 7-9 15,486±SF
UNIT 7-8 8,765±SF
UNIT 7-7 8,749±SF
UNIT 7-6 8,295±SF
UNIT 7-1 8,873±SF
UNIT 7-2 7,151±SF
UNIT 7-3 10,094±SF
UNIT 7-4 9,026±SF
UNIT 7-5 9,087±SF
UNIT 5-11 9,729±SF
UNIT 5-10 9,061±SF
UNIT 5-9 9,152±SF
UNIT 5-8 8,817±SF
UNIT 5-7 8,631±SF
UNIT 5-6 8,801±SF
UNIT 5-4/5 14,059±SF
UNIT 5-3 10,702±SF
UNIT 5-2 7,892±SF
UNIT 5-1 7,358±SF

1,800 SF SNGL FAM

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 10/31/18
ANY CHANGES FROM THIS PLAN MUST BE APPROVED BY THIS OFFICE
FILE # 18-0116
NO CLEARING OR GRUBBING SHALL BE ALLOWED WITHOUT PRIOR APPROVAL
LIMIT OF CLEARING AND GRUBBING

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED LAYOUT PLAN SHEET 4

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-18

Drawing Number: C-16
Sheet 16 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_LA1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED LAYOUT PLAN
SHEET 5

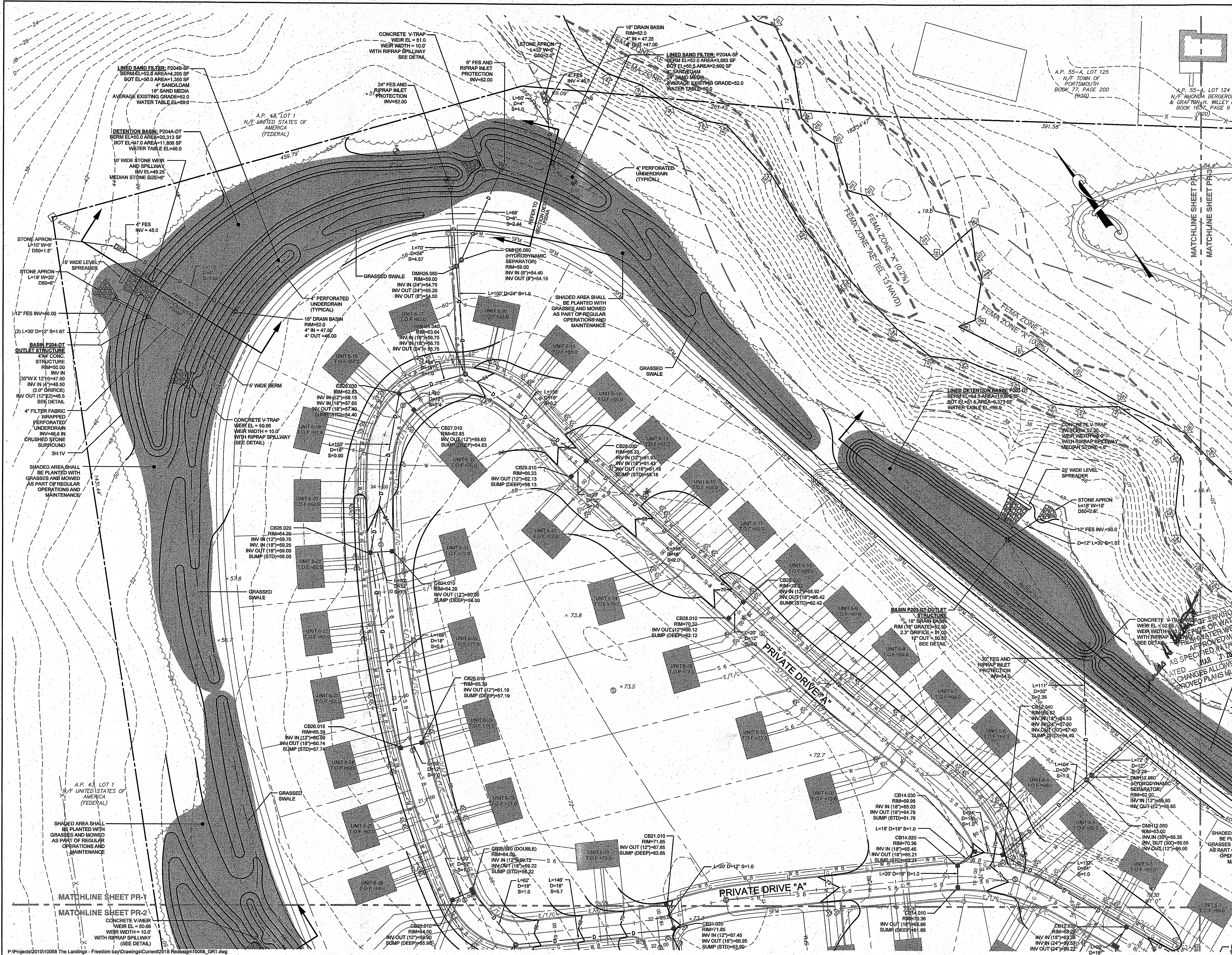
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10/31/18

Drawing Number: C-17
Sheet 17 of 43
Project Number: 10068.0
Survey Index: – –

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

RECEIVED STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES FINAL WETLANDS PROGRAM APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: NOV 17 2015 FILE # 7448 DATE: NOV 17 2015 CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_LA1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

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

Scale: 1"=40' Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

OFFICE OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED GRADING AND DRAINAGE PLAN SHEET 1

JAN 16 2019

JEREMY J. ROSA
No. 9826
1-11-19
REGISTERED PROFESSIONAL ENGINEER
CIVIL

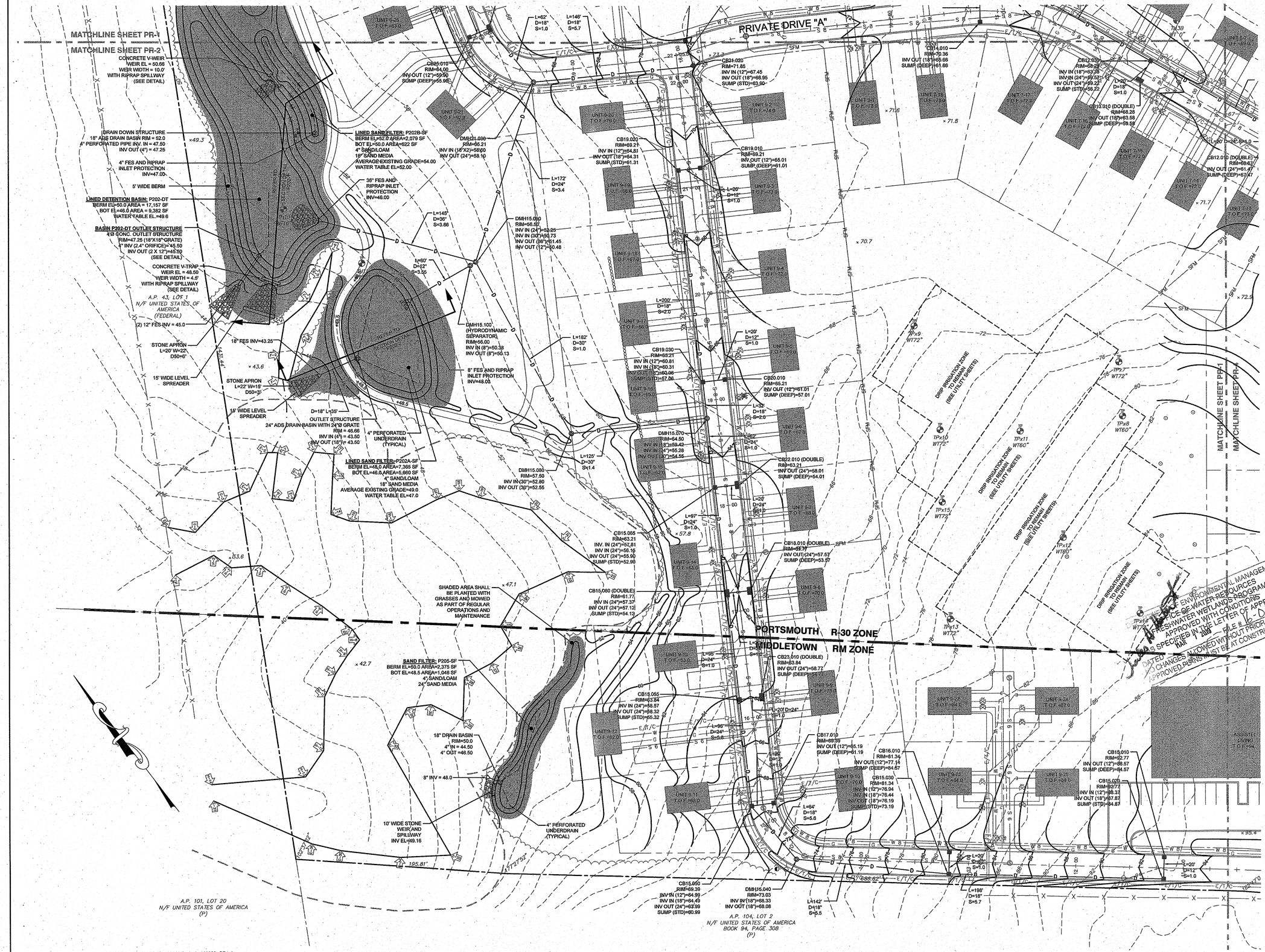
Drawing Number: C-18

Sheet 18 of 43

Project Number: 10068.0

Survey Index: – –

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



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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED GRADING AND DRAINAGE PLAN SHEET 2

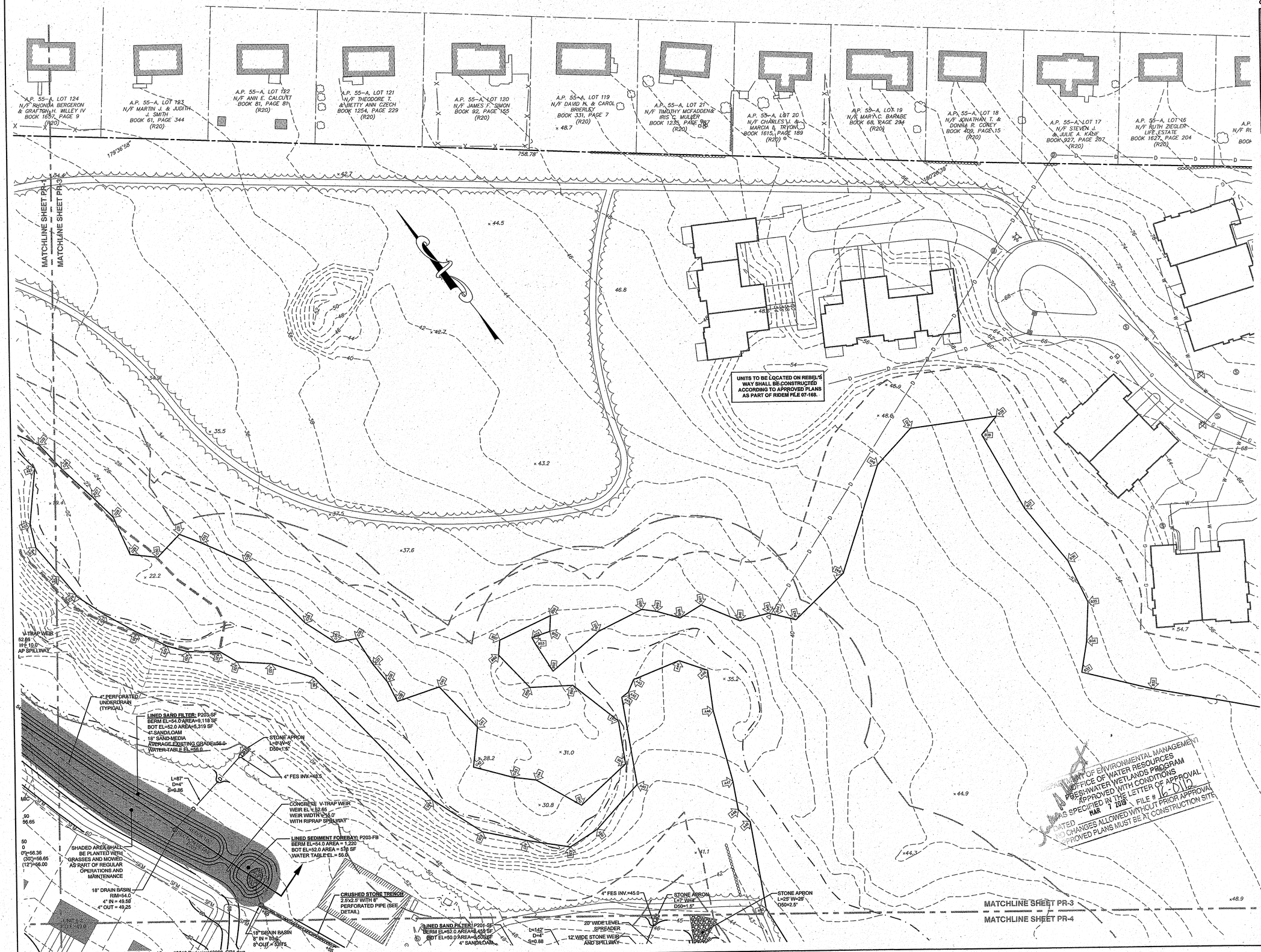
RI DEPT. OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES FRESHWATER WETLANDS PROGRAM APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED MAR 1 6 2019 FILE # 2015 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
1-11-19

Drawing Number: C-19
Sheet 19 of 43
Project Number: 10068.0
Survey Index: – –

JAN 14 2019

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.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED GRADING AND DRAINAGE PLAN SHEET 3

STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0175
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
1-1-19
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-20
Sheet 20 of 43
Project Number: 10068.0
Survey Index: – –

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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

MATCHLINE SHEET PR-3
MATCHLINE SHEET PR-4
MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-4

PRIVATE DRIVE "A"
PRIVATE DRIVE "B"
PRIVATE DRIVE "C"
PORTSMOUTH
MIDDLETOWN

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 16 JAN 2019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
FILE # 1-0110
HAN

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED GRADING AND DRAINAGE PLAN SHEET 4

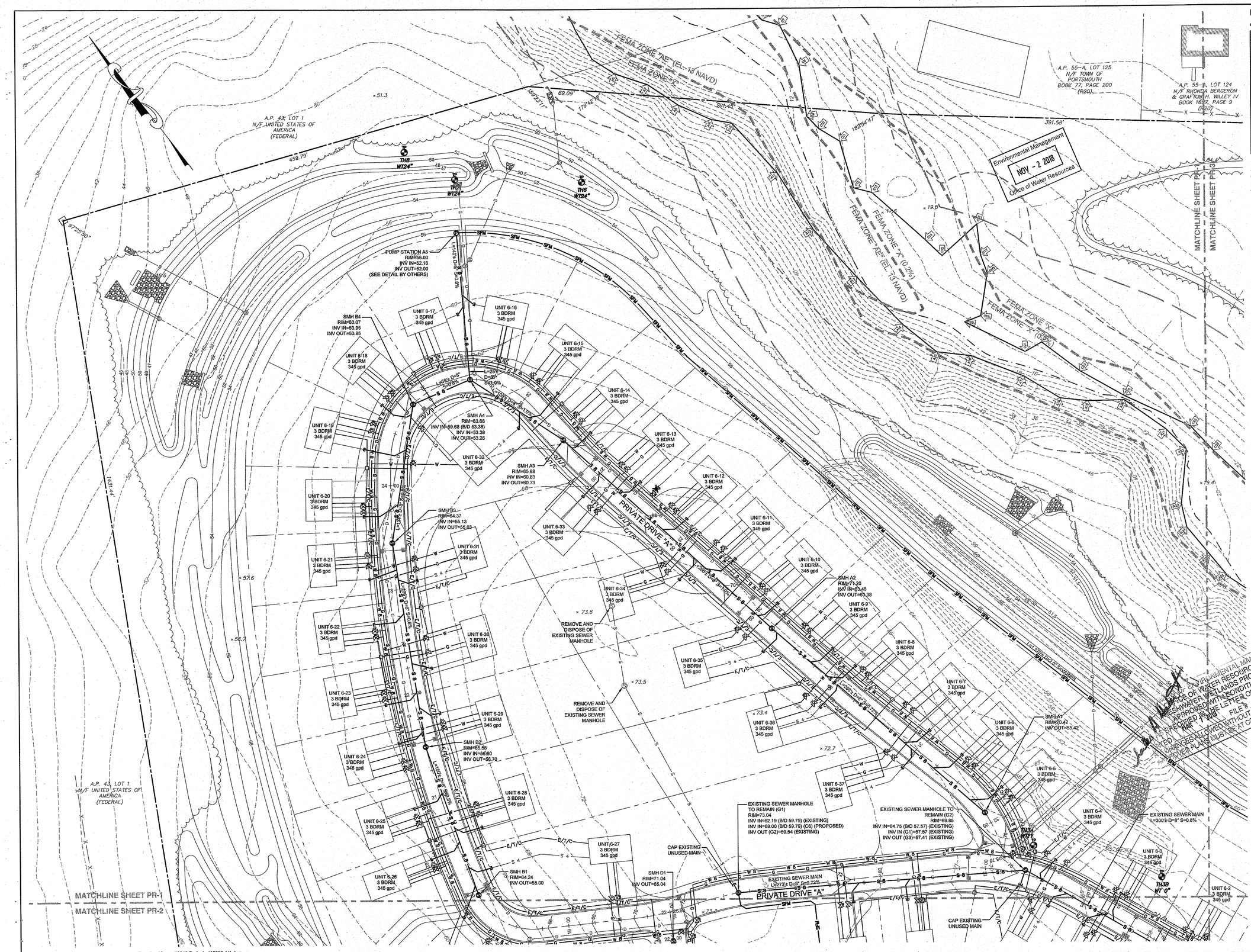
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
1-11-19

Drawing Number: C-21
Sheet 21 of 43
Project Number: 10068.0
Survey Index: – –

RECEIVED JAN 16 2019

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

RECEIVED - RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN STAFF LETTER OF APPROVAL
NOV - 2 2018
FILE # 16-0115
THIS APPROVAL IS NOT VALID WITHOUT PRIOR APPROVAL
OF THE OWTS AND SITE PLANS
ANY WORK IN WETLANDS IS ALLOWED WITHOUT PRIOR APPROVAL
OF THE OWTS AND SITE PLANS
A COPY OF THIS APPROVAL LETTER MUST BE AT CONSTRUCTION SITE

Issued for:
PERMITTING

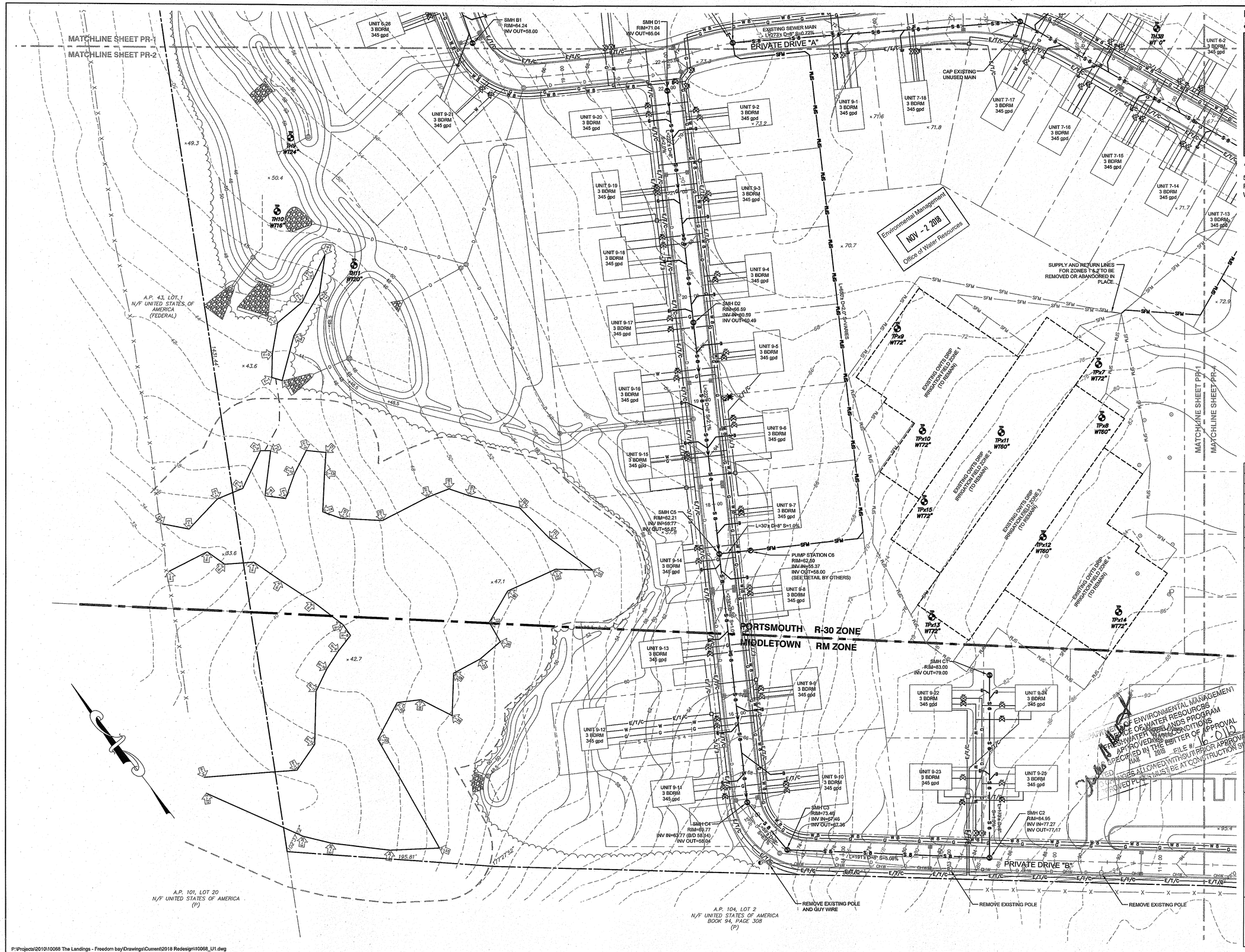
Drawing Title:
PROPOSED UTILITY PLAN
SHEET 1

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-31-18

Drawing Number: C-23
Sheet 23 of 43
Project Number: 10068.0
Survey Index: — —

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_U1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

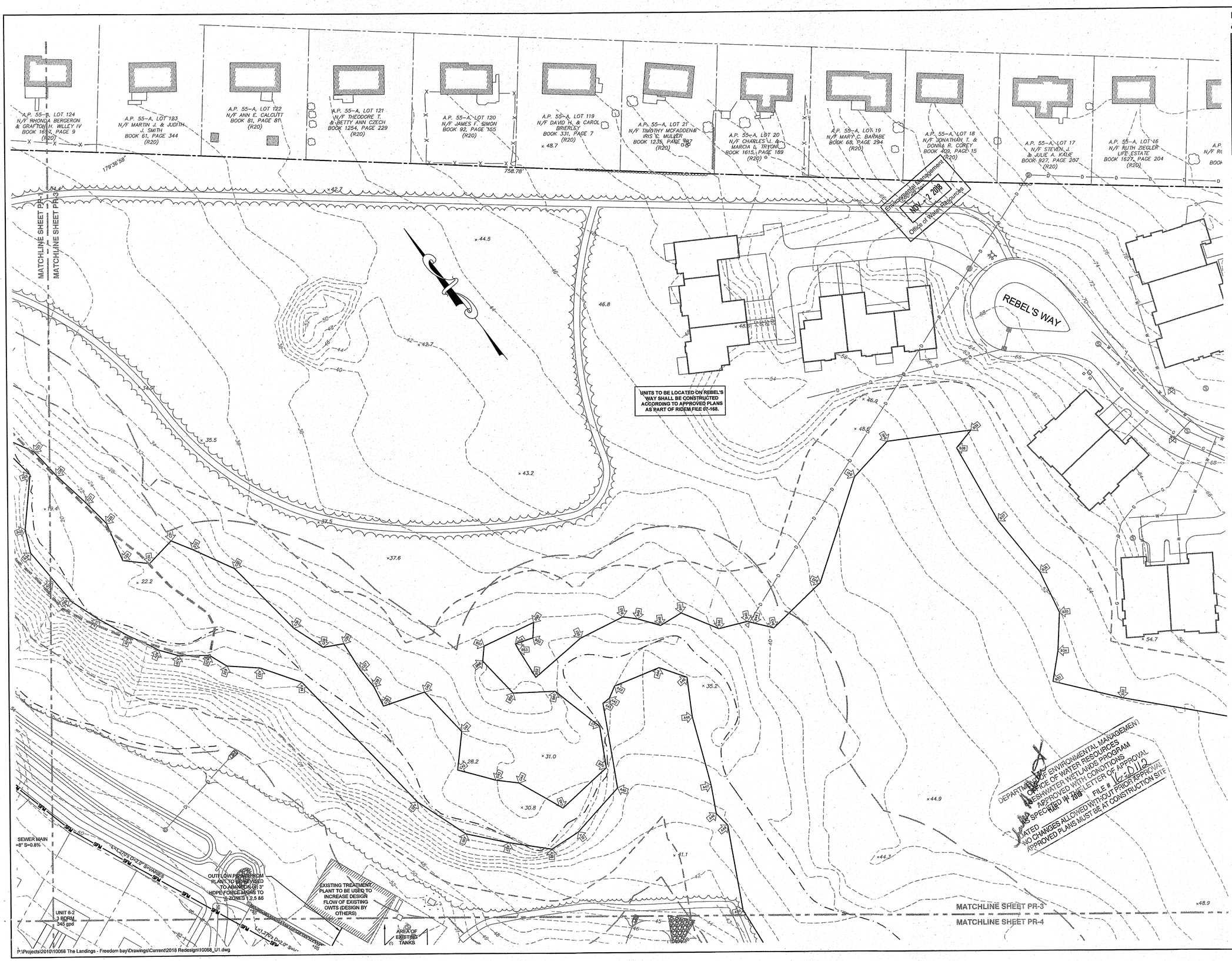
Drawing Title:
PROPOSED UTILITY PLAN SHEET 2

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-31-18

Drawing Number: C-24
Sheet 24 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_U1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED UTILITY PLAN SHEET 3

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
3/3/19

Drawing Number: C-25
Sheet 25 of 43
Project Number: 10068.0
Survey Index: – –

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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

MATCHLINE SHEET PR-3

MATCHLINE SHEET PR-4

MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-2

PRIVATE DRIVE "A"

PRIVATE DRIVE "B"

PRIVATE DRIVE "C"

PORTSMOUTH

MIDDLETOWN

UNIT 6-2
3 BDRM
345 gpd

UNIT 6-1
3 BDRM
345 gpd

UNIT 7-13
3 BDRM
345 gpd

UNIT 7-12
3 BDRM
345 gpd

UNIT 7-11
3 BDRM
345 gpd

UNIT 7-10
3 BDRM
345 gpd

UNIT 7-9
3 BDRM
345 gpd

UNIT 7-8
3 BDRM
345 gpd

UNIT 7-7
3 BDRM
345 gpd

UNIT 7-6
3 BDRM
345 gpd

UNIT 7-1
3 BDRM
345 gpd

UNIT 7-2
3 BDRM
345 gpd

UNIT 7-3
3 BDRM
345 gpd

UNIT 7-4
3 BDRM
345 gpd

UNIT 7-5
3 BDRM
345 gpd

UNIT 5-11
3 BDRM
345 gpd

UNIT 5-9
3 BDRM
345 gpd

UNIT 5-7
3 BDRM
345 gpd

UNIT 5-5
3 BDRM
345 gpd

UNIT 5-4
3 BDRM
345 gpd

UNIT 5-1
3 BDRM
345 gpd

UNIT 5-10
3 BDRM
345 gpd

UNIT 5-8
3 BDRM
345 gpd

UNIT 5-6
3 BDRM
345 gpd

UNIT 5-3
3 BDRM
345 gpd

UNIT 5-2
3 BDRM
345 gpd

CLUBHOUSE
300 gpd

ASSISTED LIVING
SWR=90.0

TENNIS COURTS
(200 gpd)

FLOW OF EXISTING OWTS (DESIGN BY OTHERS)

AREA OF EXISTING TANKS

TH2
WT134"

TP1
WT36"

TP9
WT48"

TP8
WT48"

TP2012-3
WT48"

TP7
WT48"

TP2012-4
WT48"

TP5
WT48"

TP2012-2
WT48"

TP6
WT48"

EXISTING OWTS DRIP IRRIGATION FIELD ZONE 6 (TO REMAIN)

EXISTING OWTS DRIP IRRIGATION FIELD ZONE 5 (TO REMAIN)

EXISTING SEWER MANHOLE TO REMAIN (E3)
RIM=57.16
INV IN=59.40 (EXISTING)
INV IN (G2)=54.36 (EXISTING)
INV OUT (E7)=54.60 (EXISTING)

EXISTING SEWER MAIN
L=192'± D=6"
S=0.6%

REMAINING (2) SUPPLY LINES AND (1) RETURN LINE IN THIS AREA TO BE LOWERED TO MAINTAIN MINIMUM DEPTH FOR PROPOSED GRADING

LOCATE END OF EXISTING WATER

EXISTING HYDRANT TO REMAIN

CONNECT TO EXISTING WATER MAIN

CAP EXISTING UNUSED MAIN

REROUTE THESE SECTIONS OF 3" SUPPLY LINES FOR ZONES 3 & 4 AND RETURN LINE MAIN ALONG UNIT LINE (L=220'±), SUPPLY LINES FOR ZONES 1,2,5 & 6 TO BE REMOVED OR ABANDONED IN PLACE.

EXISTING SEWER MANHOLE TO REMAIN (E7)
RIM=70.29
INV IN (F2)=59.33 (EXISTING)
INV IN (G3)=53.75 (EXISTING)
INV IN (E6)=53.66 (EXISTING)
INV OUT=53.33 (EXISTING)

EXISTING SEWER MANHOLE TO REMAIN (E6)
RIM=68.42
INV IN=55.20 (EXISTING)
INV OUT=54.90 (EXISTING)

EXISTING SEWER MAIN
L=184'± D=8" S=2.0%

SUPPLY AND RETURN LINES FOR ZONES 5 & 6 TO BE REMOVED OR ABANDONED IN PLACE.

EXISTING SEWER MANHOLE TO REMAIN (E5)
RIM=65.40
INV IN=57.84 (EXISTING)
INV IN (E4)=57.84
INV OUT=57.71 (EXISTING)

EXISTING SEWER MAIN
L=336'± D=8" S=0.8%

EXTEND EXISTING SEWER MAIN
L=143'± D=8" S=0.8%

SMH E4
RIM=63.99
INV IN=59.08
INV OUT=58.98

CAP EXISTING UNUSED MAIN

SMH F2
RIM=80.65
INV IN=74.15
INV OUT=74.05

SMH F1
RIM=89.77
INV OUT=83.27

SMH E1
RIM=92.78
INV OUT=85.78

SMH E2
RIM=89.78
INV IN=82.68
INV OUT=82.68

SMH E3
RIM=80.30
INV IN=70.90
INV OUT=70.80

L=300'± D=8" S=1.0%

L=250'± D=8" S=4.7%

REMOVE EXISTING POLE

REMOVE EXISTING POLE

REMOVE EXISTING POLE

REMOVE EXISTING POLE

REMOVE EXISTING POLE

REMOVE EXISTING POLE

END OVERHEAD LINES AND RUN UNDERGROUND CONDUIT

A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)

A.P. 104, LOT 5
N/F ALEXANDER B. JR & PATRICIA A. SIMMONS
BOOK 1154, PAGE 1
(R20A)

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 18-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED UTILITY PLAN SHEET 4

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-31-18

Drawing Number: C-26
Sheet 26 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_U1.dwg

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_U1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

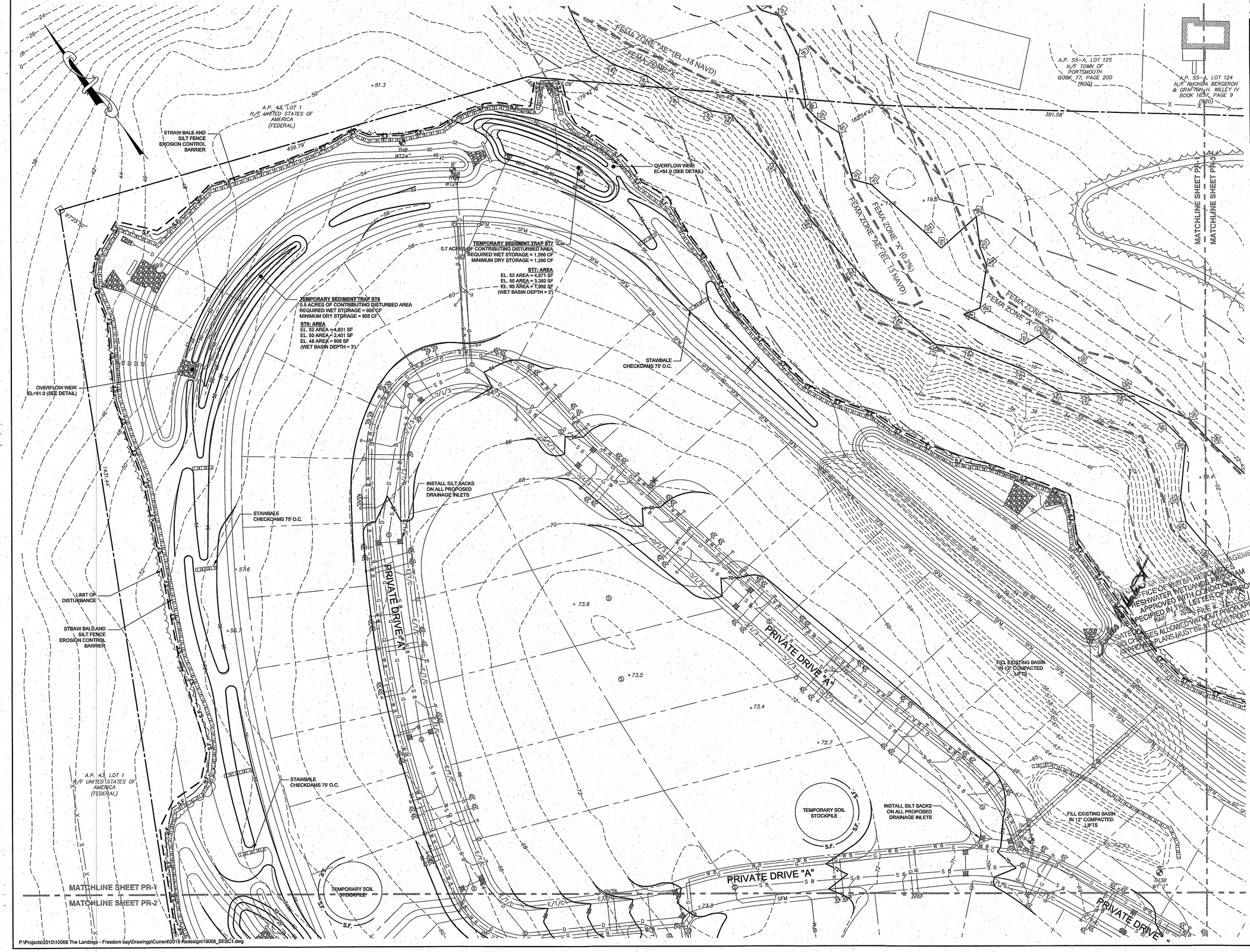
Drawing Title:

PROPOSED UTILITY PLAN SHEET 5

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-31-18

Drawing Number: C-27
Sheet 27 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	28SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=40'	Date: 05OCT15		

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 1

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
1-11-19

Drawing Number: C-28

Sheet 28 of 43

Project Number: 10068.0

Survey Index: – –

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

MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-2

PRIVATE DRIVE "A"

PRIVATE DRIVE "B"

PRIVATE DRIVE "A"

TEMPORARY SOIL STOCKPILE

OVERFLOW WEIR EL=51.0 (SEE DETAIL)

STRAW BALE AND SILT FENCE EROSION CONTROL BARRIER

TEMPORARY SEDIMENT TRAP ST5
1.4 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 905 CF
MINIMUM DRY STORAGE = 905 CF
ST5: AREA
EL. 52 AREA = 4,987 SF
EL. 50 AREA = 3,381 SF
EL. 48 AREA = 1,954 SF
(WET BASIN DEPTH = 3)

TH10 WT16"

STRAWBALE CHECKDAMS 100' O.C.

TEMPORARY SEDIMENT TRAP ST4
0.5 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 905 CF
MINIMUM DRY STORAGE =905 CF

ST4: AREA
EL. 64 AREA = 8,830 SF
EL. 46 AREA = 6,831 SF
EL. 44 AREA = 5,055 SF
(WET BASIN DEPTH = 3')

A.P. 43, LOT 1
N/F UNITED STATES OF AMERICA
(FEDERAL)

OVERFLOW WEIR EL=47.0 (SEE DETAIL)

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

TEMPORARY SOIL STOCKPILE

TPx9 WT72"

TPx7 WT72"

TPx10 WT72"

TPx8 WT60"

TPx11 WT60"

AREA OF EXISTING LEACHFIELD TO REMAIN SHALL BE DELINEATED AND PROTECTED PRIOR TO CONSTRUCTION. NO CONSTRUCTION VEHICLES ARE TO TRAVERSE THIS AREA. NO EQUIPMENT OR MATERIAL STOCKPILES ARE PERMITTED IN THIS AREA.

TPx15 WT72"

TPx12 WT60"

TPx14 WT72"

TPx13 WT72"

SILT FENCE EROSION CONTROL BARRIER

SILT FENCE EROSION CONTROL BARRIER

LIMIT OF DISTURBANCE

PORTSMOUTH R-30 ZONE
MIDDLETOWN RM ZONE

OVERFLOW WEIR EL=53.0 (SEE DETAIL)

STRAW BALE ROW TO DIRECT SURFACE FLOW

TEMPORARY SEDIMENT TRAP ST3
3.7 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 6,693 CF
MINIMUM DRY STORAGE =6,693 CF

ST3: AREA
EL. 64 AREA = 6,494 SF
EL. 62 AREA = 4,563 SF
EL. 60 AREA = 2,897 SF
(WET BASIN DEPTH = 3')

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

TEMPORARY SOIL STOCKPILE

PRIVATE I

A.P. 101, LOT 20
N/F UNITED STATES OF AMERICA
(P)

A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)

MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-2

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THIS LETTER OF APPROVAL
DATED MAR 7 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JAN 16 2019

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_SESC1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by:	GES
Scale: 1"=40'	Date: 05OCT15		

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 2

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
1-11-19

Drawing Number: C-29

Sheet 29 of 43

Project Number: 10068.0

Survey Index: – –

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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

A.P. 55-A, LOT 124
N/F RHONDA BERGERON
& GRAFTON H. WILLEY IV
BOOK 1697, PAGE 9
(R20)

A.P. 55-A, LOT 123
N/F MARTIN J. & JUDITH
J. SMITH
BOOK 61, PAGE 344
(R20)

A.P. 55-A, LOT 122
N/F ANN E. CALCUTT
BOOK 81, PAGE 81
(R20)

A.P. 55-A, LOT 121
N/F THEODORE T.
& BETTY ANN CZECH
BOOK 1254, PAGE 229
(R20)

A.P. 55-A, LOT 120
N/F JAMES F. SIMON
BOOK 92, PAGE 155
(R20)

A.P. 55-A, LOT 119
N/F DAVID H. & CAROL
BRIERLEY
BOOK 331, PAGE 7
(R20)

A.P. 55-A, LOT 21
N/F TIMOTHY MCFADDENE
IRIS C. MULLER
BOOK 1235, PAGE 287
(R20)

A.P. 55-A, LOT 20
N/F CHARLES V. &
MARCIA A. TRYON
BOOK 1615, PAGE 189
(R20)

A.P. 55-A, LOT 19
N/F MARY C. BARABE
BOOK 68, PAGE 294
(R20)

A.P. 55-A, LOT 18
N/F JONATHAN T. &
DONNA R. COREY
BOOK 409, PAGE 15
(R20)

A.P. 55-A, LOT 17
N/F STEVEN J.
& JULIE A. KABE
BOOK 927, PAGE 207
(R20)

A.P. 55-A, LOT 16
N/F RUTH ZIEGLER
LIFE ESTATE
BOOK 1627, PAGE 204
(R20)

MATCHLINE SHEET PR-2

MATCHLINE SHEET PR-3

REBEL'S WAY

UNITS TO BE LOCATED ON REBEL'S WAY SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS AS PART OF RIDEM FILE 07-168.

STRAW BALE AND SILT FENCE EROSION CONTROL BARRIER

EXISTING TREATMENT PLANT

TEMPORARY SWALE

OVERFLOW WEIR EL=51.0 (SEE DETAIL)

STRAW BALE AND SILT FENCE

MATCHLINE SHEET PR-3

MATCHLINE SHEET PR-4

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_SESC1.dwg

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	16DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
CONSTRUCTION
GRADING AND SOIL
EROSION CONTROL
PLAN SHEET 3

STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

Drawing Number: C-30
Sheet 30 of 43
Project Number: 10068.0
Survey Index: – –

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

TREATMENT PLANT

TEMPORARY SWALE

TEMPORARY SWALE

TH2
WT34"

HAYBALE OUTLET PROTECTION

STRAW BALE AND SILT FENCE EROSION CONTROL BARRIER

TEMPORARY SEDIMENT TRAP ST2
1.1 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 1,980 CF
MINIMUM DRY STORAGE = 1,980 CF

ST2: AREAS
EL. 52 AREA = 19,580 SF
EL. 50 AREA = 15,123 SF
EL. 48 AREA = 10,893 SF
(WET BASIN DEPTH = 3')

HAYBALE OUTLET PROTECTION

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

OUTLINE OF STRUCTURE TO BE DEMOLISHED

PRIVATE DRIVE "A"

TEMPORARY SOIL STOCKPILE

SILT-FENCE EROSION CONTROL BARRIER

LIMIT OF DISTURBANCE

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

TP3
WT48"

TP9
WT48"

TP8
WT48"

TP2012-3
WT48"

AREA OF EXISTING LEACHFIELD TO REMAIN SHALL BE DELINEATED AND PROTECTED PRIOR TO CONSTRUCTION. NO CONSTRUCTION VEHICLES ARE TO TRAVERSE THIS AREA. NO EQUIPMENT OR MATERIAL STOCKPILES ARE PERMITTED IN THIS AREA.

TP7
WT48"

TP2012-1
WT48"

PORTSMOUTH
MIDDLETOWN

TP5
WT48"

TP2012-2
WT48"

TP6
WT48"

TEMPORARY SOIL STOCKPILE

TEMPORARY SOIL STOCKPILE

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

PRIVATE DRIVE "C"

PRIVATE DRIVE "B"

PRIVATE DRIVE "B"

LIMIT OF DISTURBANCE

A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)

A.P. 104, LOT 6
N/F ALEXANDER B. JR & PATRICIA A. SIMMONS
BOOK 1154, PAGE 1
(R20A)

1790.08'

MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-4

MATCHLINE SHEET PR-3

MATCHLINE SHEET PR-4

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OVERFLOW WEIR
EL=63.0 (SEE DETAIL)

TEMPORARY SEDIMENT TRAP ST1
2.6 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 4,703 CF
MINIMUM DRY STORAGE = 4,703 CF

ST1: AREAS
EL. 64 AREA = 9,043 SF
EL. 62 AREA = 7,290 SF
EL. 60 AREA = 5,641 SF
(WET BASIN DEPTH = 3')

50'x25' CONSTRUCTION ENTRANCE TO BE INSTALLED IF PAVEMENT IS REMOVED DOWN TO ERODIBLE SURFACE

UP#1

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
6	RIDEM WETLANDS COMMENTS	09JAN19	
5	DRAINAGE REDESIGN	28SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	16DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES
Scale: 1"=40'	Date: 05OCT15	

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE&C

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 4

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
1-11-19

Drawing Number: C-31

Sheet 31 of 43

Project Number: 10068.0

Survey Index: -

JAN 16 2019

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_SESC1.dwg

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_SESC1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by:	GES
Scale: 1"=40'	Date: 05OCT15		

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

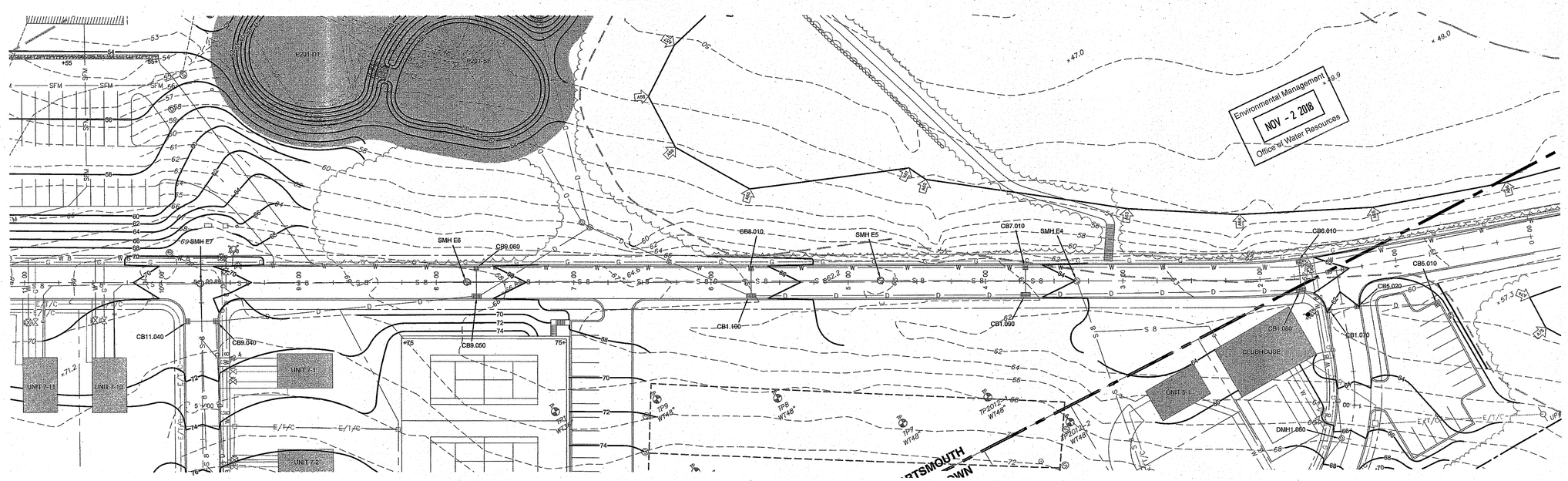
Issued for:
PERMITTING

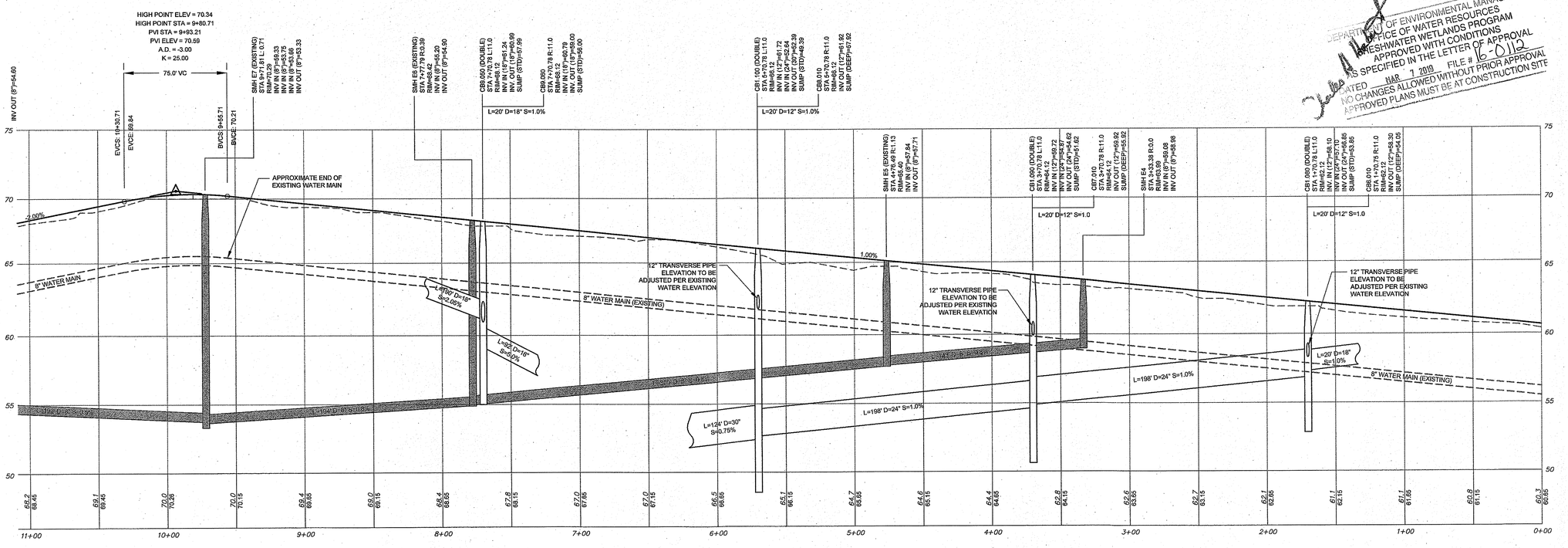
Drawing Title:
CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 5

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10/31/18

Drawing Number: C-32
Sheet 32 of 43
Project Number: 10068.0
Survey Index: – –

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





NORTHEAST ENGINEERS
& CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0113
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED
PRIVATE DRIVE "A"
PROFILE
STA 0+00 TO 11+00

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-19

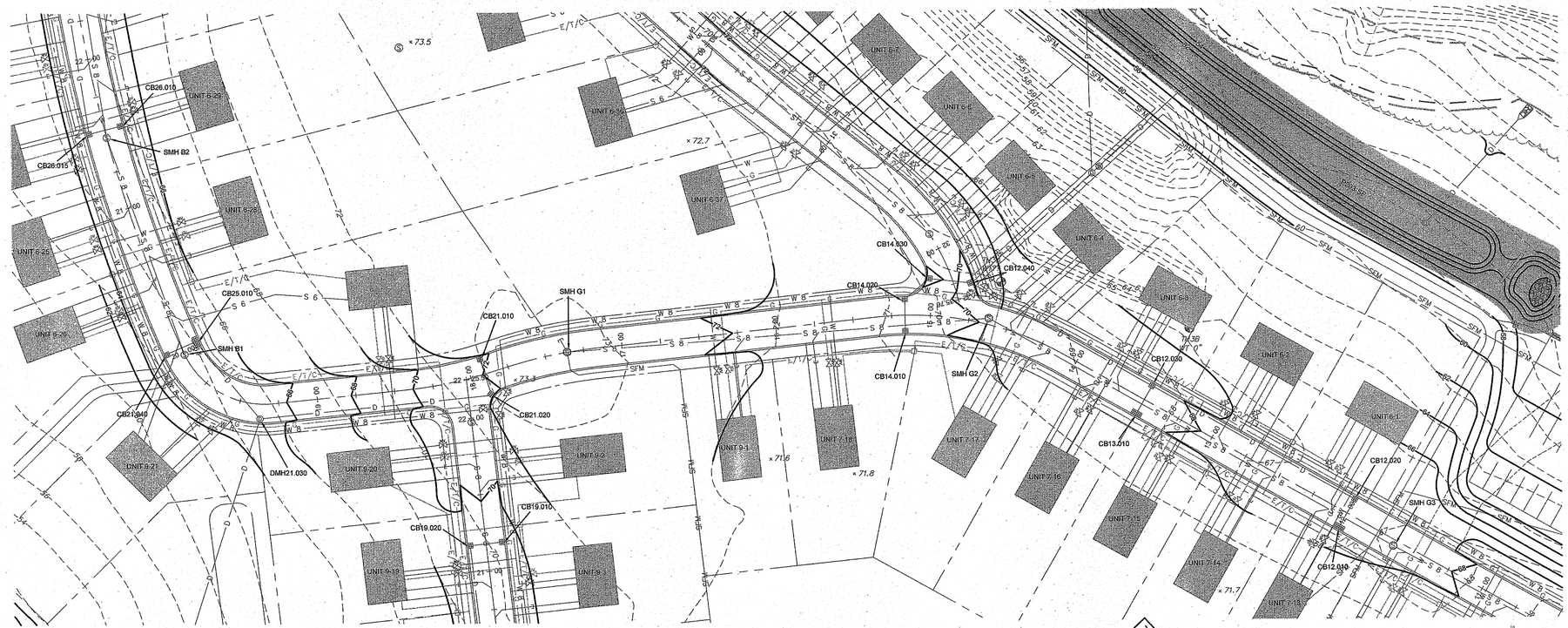
Drawing Number: C-33
Sheet 33 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL



GRAPHIC SCALE

40 0 20 40 80

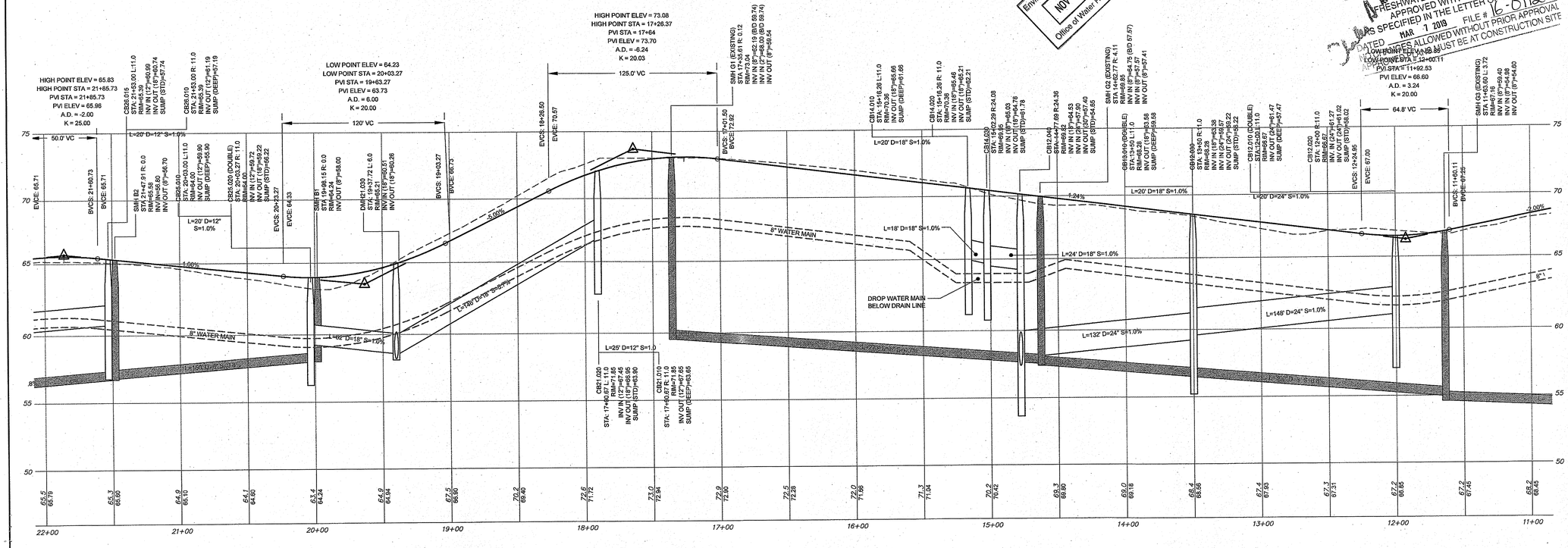
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	16FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-3112
ACTIVITY NOT ALLOWED WITHOUT PRIOR APPROVAL
LOW POINT ELEV = 62.99
LOW POINT STA = 12+00.11
PVI STA = 11+92.53
PVI ELEV = 66.60
A.D. = 3.24
K = 20.00
64.8' VC



Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED
PRIVATE DRIVE "A"
PROFILE
STA 11+00 TO 22+00

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND
10-31-19

Drawing Number: C-34
Sheet 34 of 43
Project Number: 10068.0
Survey Index: – –

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

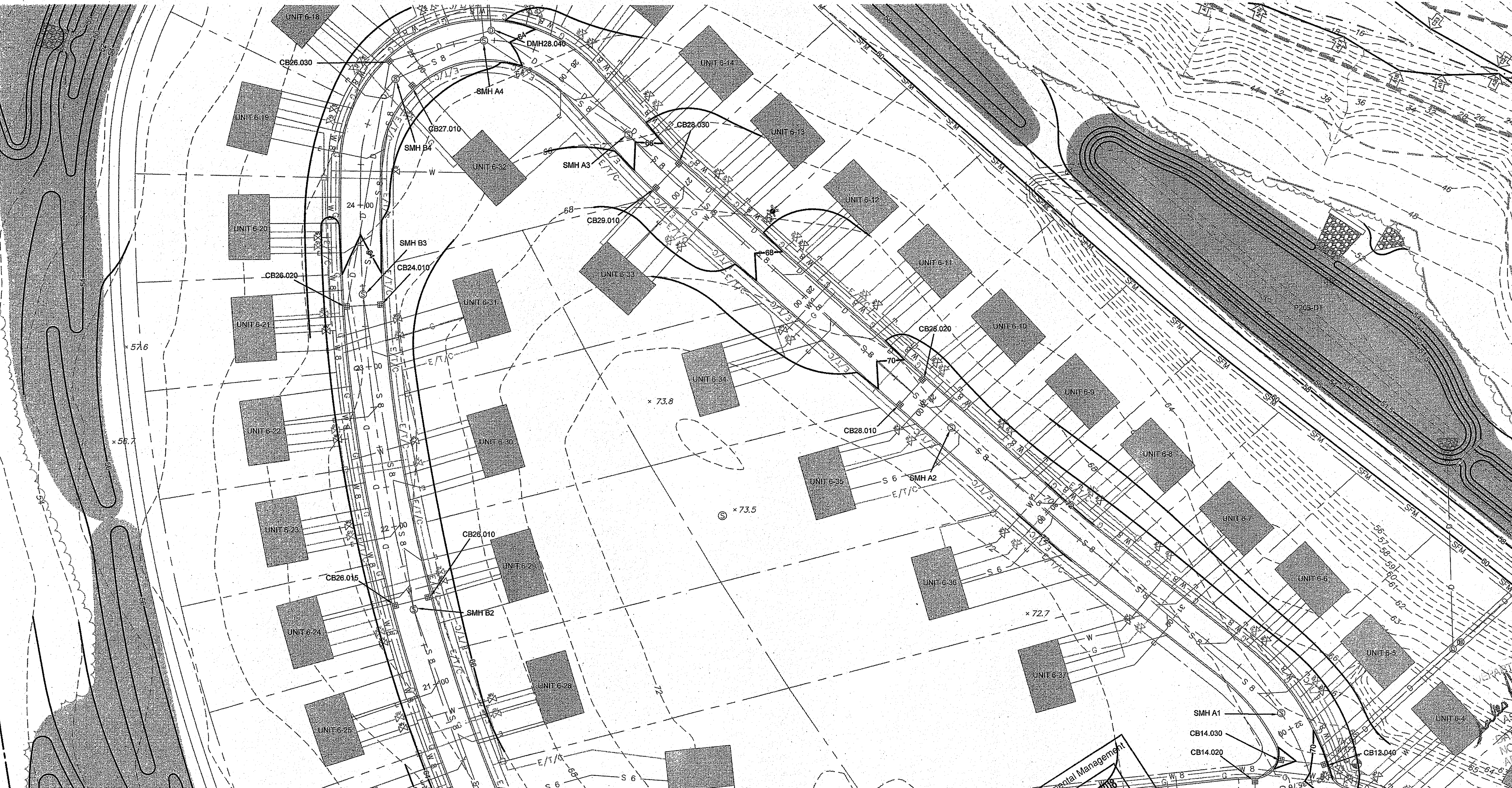
P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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



Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

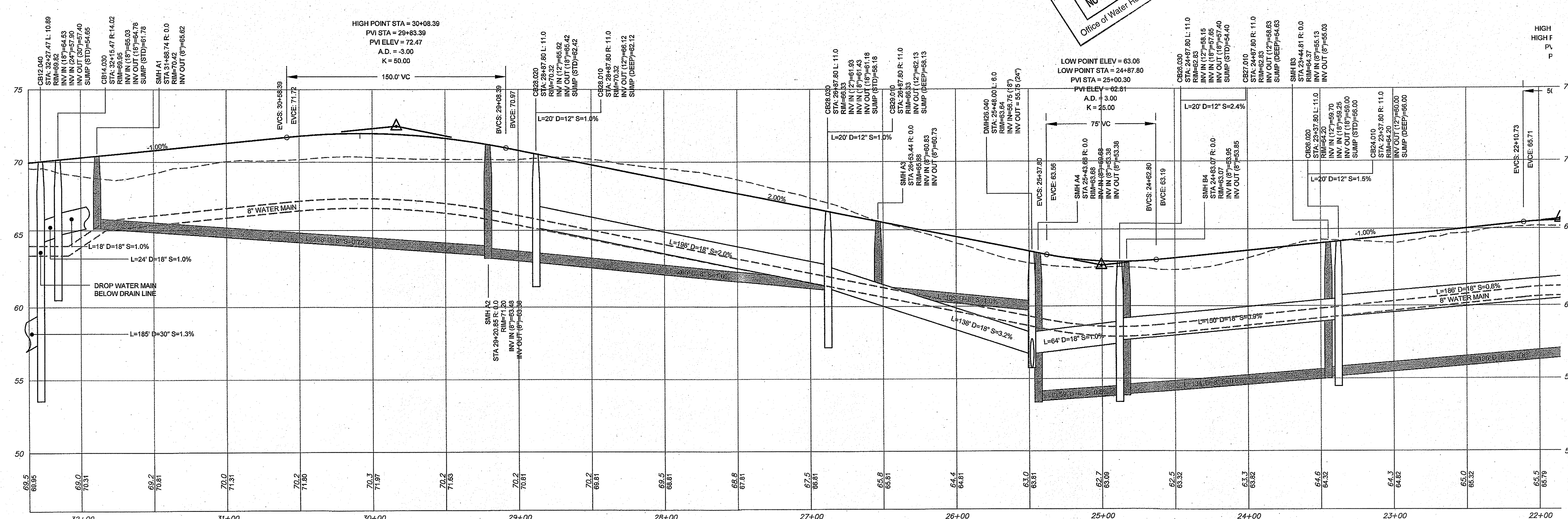
GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15



Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

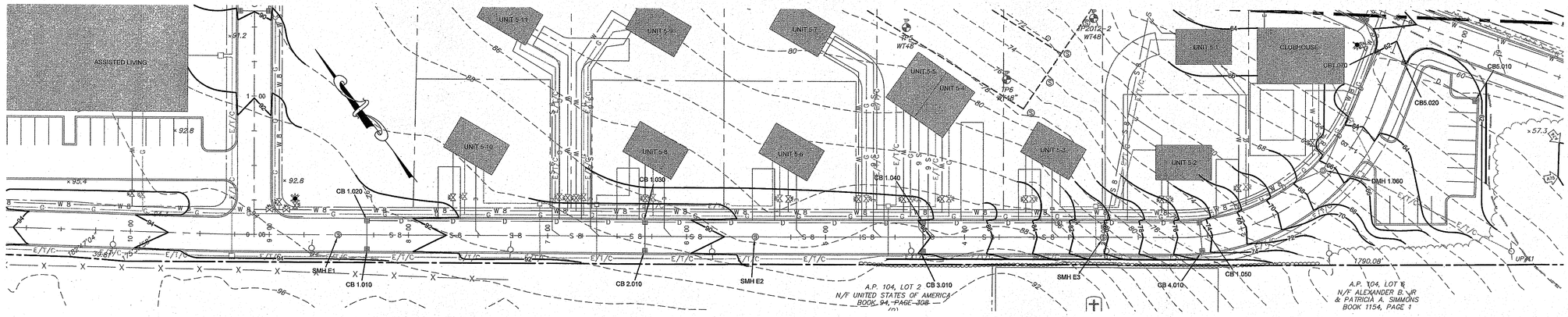
Drawing Title:
PROPOSED PRIVATE DRIVE "A" PROFILE STA 22+00 TO END

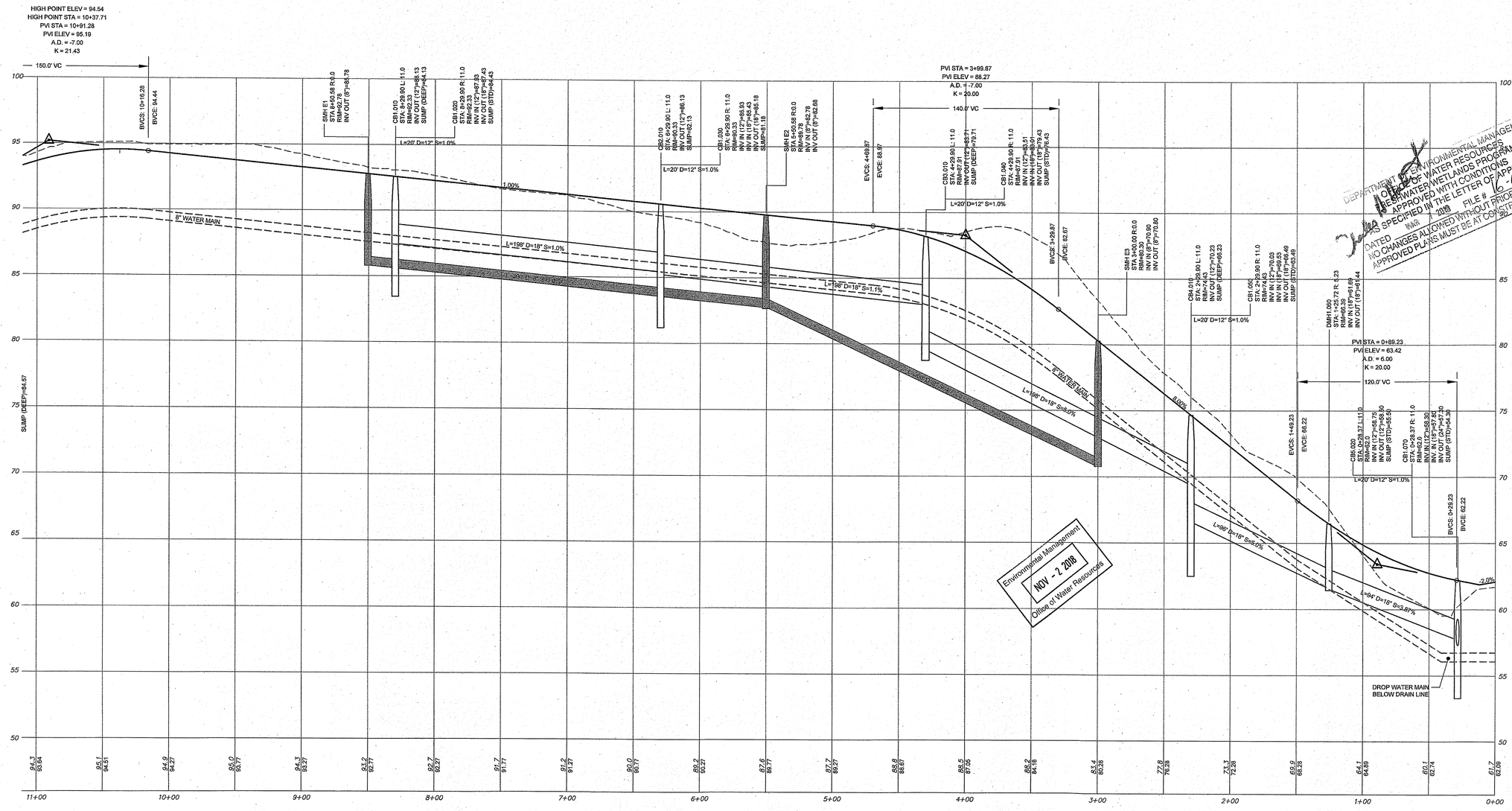
JEREMY J. ROSA
No. 9826
10.31.18
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-35
Sheet 35 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg





Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 16-0118
FILE # 2018
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	16DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

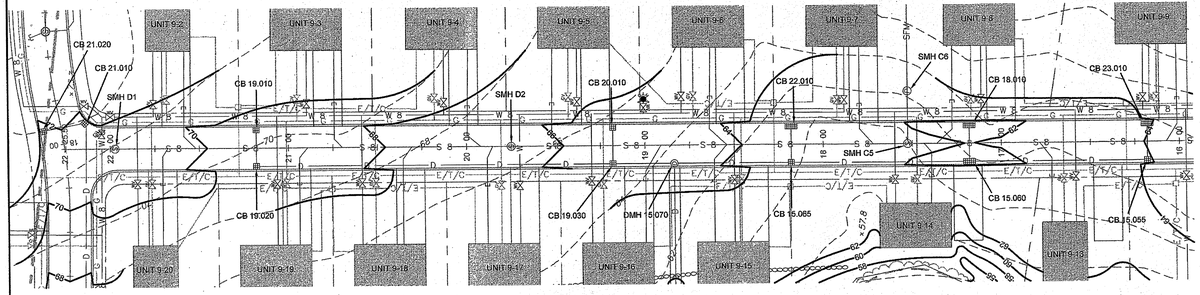
Drawing Title:
PROPOSED
PRIVATE DRIVE "B"
PROFILE
STA 0+00 TO 11+00

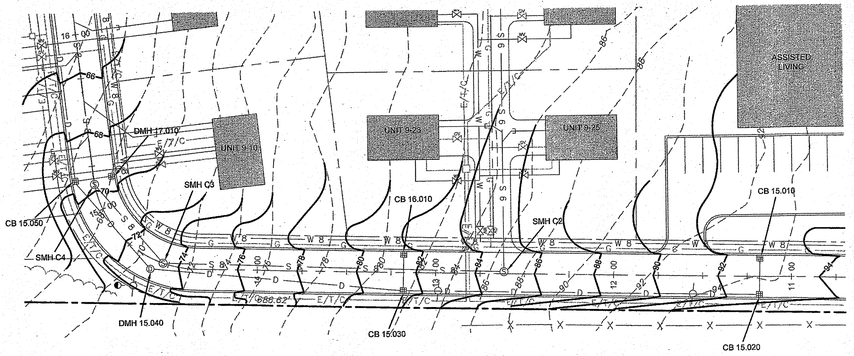
Drawing Number: C-36
Sheet 36 of 43
Project Number: 10068.0
Survey Index: – –

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10/31/18

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg



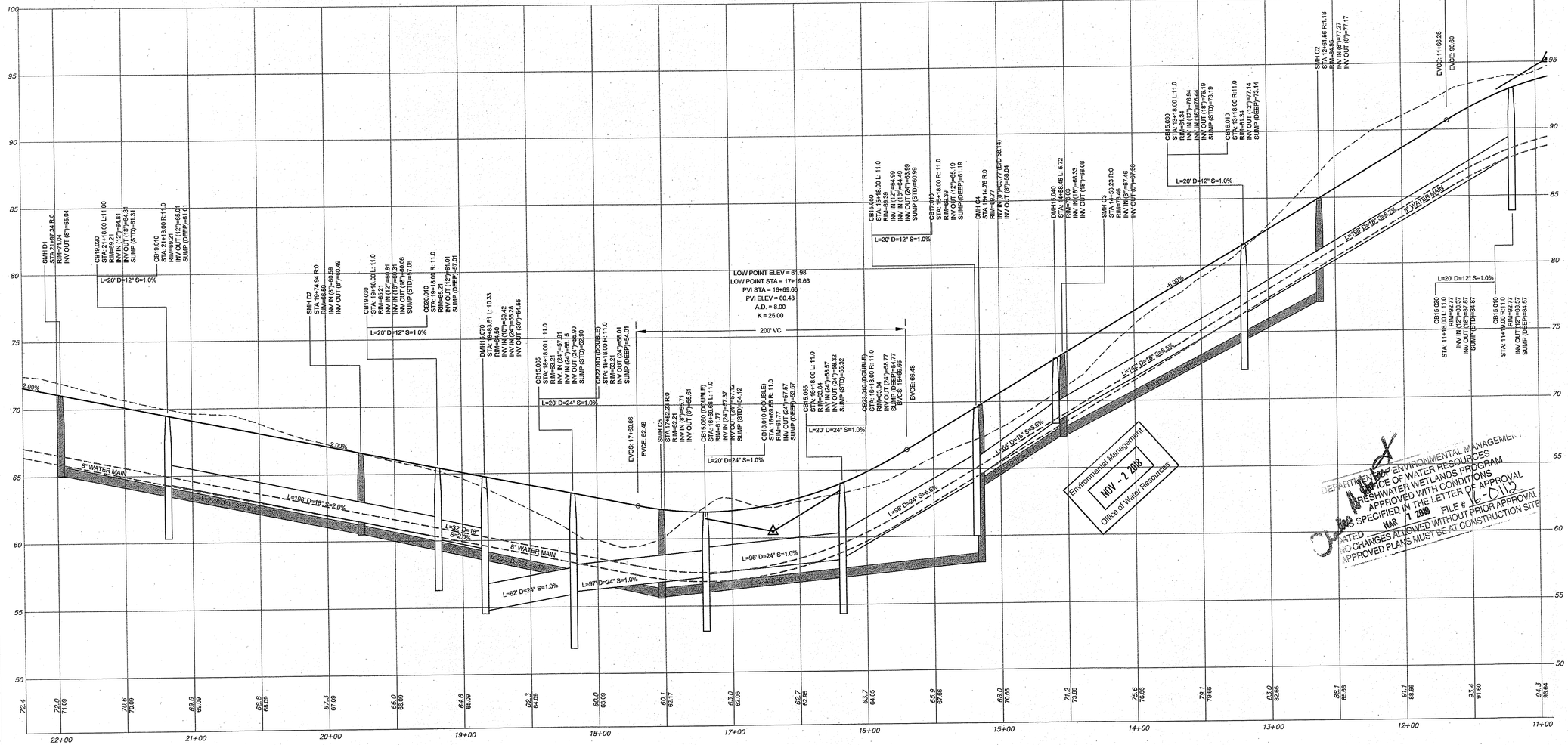


NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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



Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2019 FILE # 18-0115
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

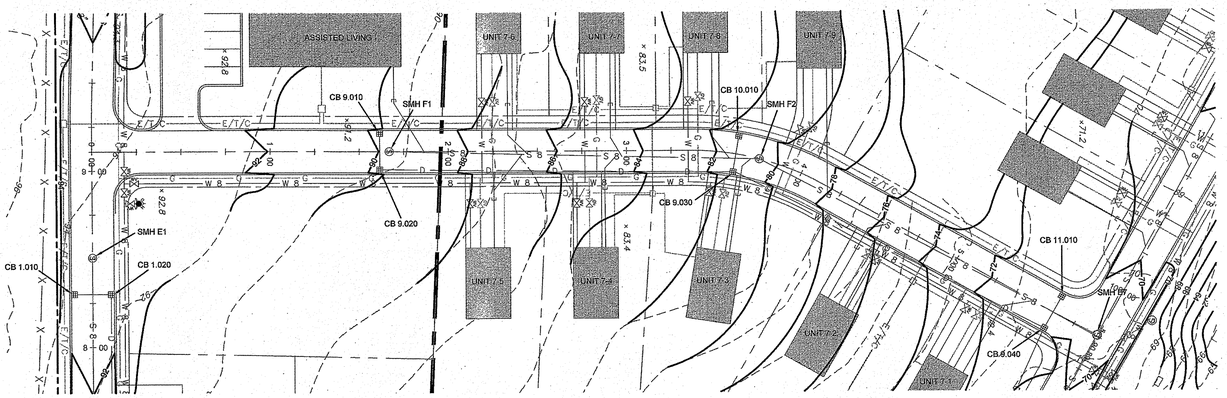
Drawing Title:
PROPOSED PRIVATE DRIVE "B" PROFILE STA 11+00 TO END

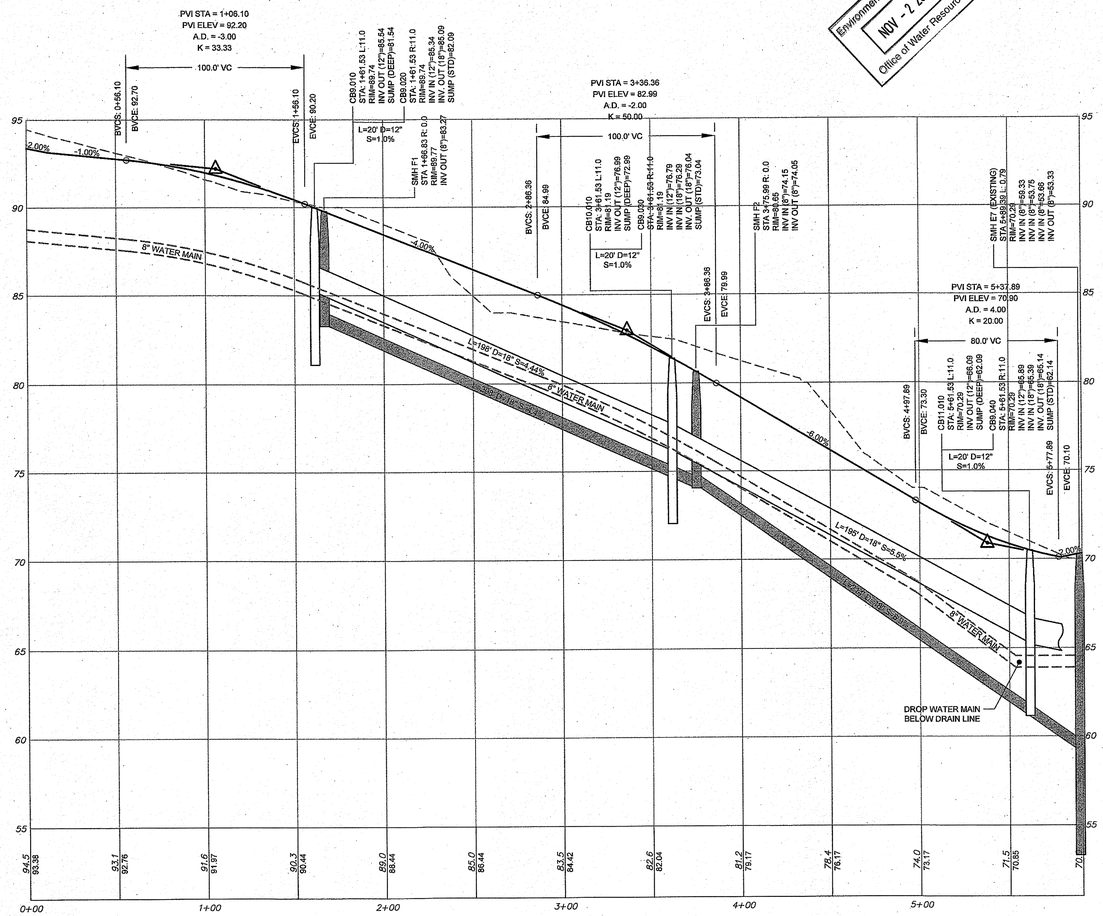
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10/31/18

Drawing Number: C-37
Sheet 37 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg





Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 7 2018 FILE # 16-0113
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS
& CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
5	DRAINAGE REDESIGN	26SEP18	
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

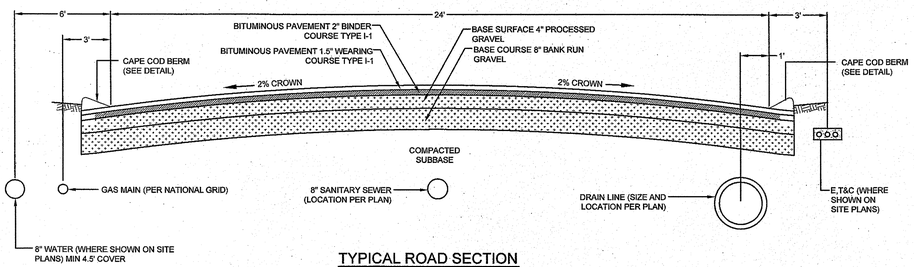
Drawing Title:
PROPOSED
PRIVATE DRIVE "C"
PROFILE
STA 0+00 TO END

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-18

Drawing Number: C-38
Sheet 38 of 43
Project Number: 10068.0
Survey Index: _ _

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

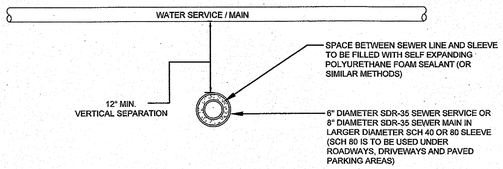
P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\2018 Redesign\10068_GR1.dwg



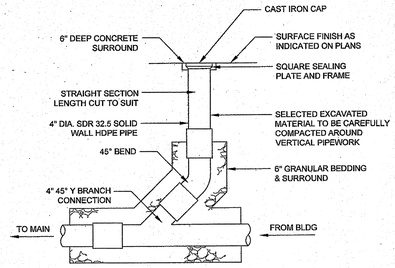
TYPICAL ROAD SECTION
SCALE: NOT TO SCALE

WATER/SEWER PIPE CROSSING NOTES:

1. ALL SLEEVING ONSEWER LINES SHALL EXTEND 10' FEET ON EITHER SIDE OF THE CROSSING POINTS.
2. SLEEVING PIPES SHALL BE RING-TITE GASKETED PVC SEWER PIPE OR SIMILAR APPROVED.
3. FOAM SEALANT SHALL BE WILLSEAL BY ILLBRUCK OR SIMILAR APPROVED.
4. CONSTRUCTION DETAIL & SEPARATION DISTANCES SHALL BE THE SAME IN INSTANCES WHERE SEWER CROSSES ABOVE WATER LINE.



SEWER WATER CROSSING DETAIL
SCALE: NOT TO SCALE



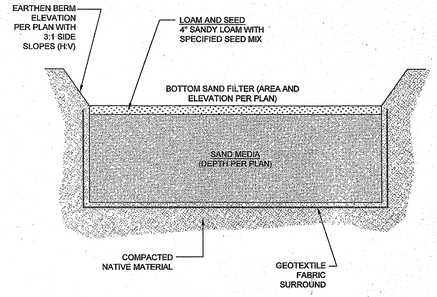
CLEAN OUT DETAIL
SCALE:NOT TO SCALE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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



TYPICAL SAND FILTER SECTION
SCALE: NOT TO SCALE

NOTES:

1. SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.

2. PLANTINGS MUST BE DENSE AND COVER THE ENTIRETY OF THE FILTER SURFACE.

3. 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.

4. GEOTEXTILE FABRIC SHALL HAVE A PUNCTURE STRENGTH OF 125 LBS, A BURST STRENGTH OF 400 PSI (ASTM D 1117) AND A TENSILE STRENGTH OF 300 LBS (ASTM D 1682). FABRIC SHALL BE MIN 0.08" THINK WITH AN EQUIVALENT OPENING SIZE OF #80 SIEVE AND A MINIMUM FLOW RATE OF 125 GPM PER SQUARE FOOT.

RESTRAINED LENGTH TABLE

PIPE SIZE	FIXTURE	REQ'D RESTRAINED LENGTH
8"	CAP	40'
8"	90° BEND	19' IN EACH DIRECTION
8"	45° BEND	8' IN EACH DIRECTION
8"	22.5° BEND	4' IN EACH DIRECTION
8"	11.25° BEND	2' IN EACH DIRECTION

SQUARE FEET OF CONCRETE THRUST BLOCKING ON UNDISTURBED MATERIAL

REACTION TYPE	PIPE SIZE 6"	PIPE SIZE 8"
A 90°	5.5	21.6
B 180°	3.9	15.0
C 45°	3.0	11.7
D 22-1/2°	1.5	5.9
E 11-1/4°	0.8	3.0

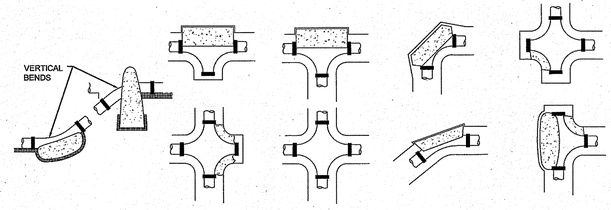
NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.

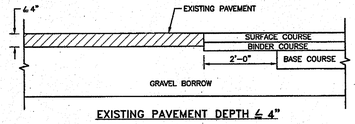
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.

3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.

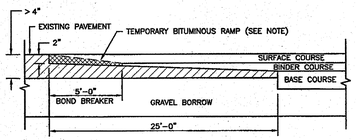
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKING.



THRUST BLOCKING DETAIL
SCALE: NOT TO SCALE



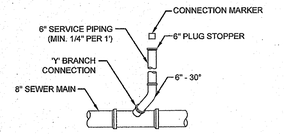
EXISTING PAVEMENT DEPTH ≤ 4"



EXISTING PAVEMENT DEPTH > 4"

NOTE:
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 PLACING THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

TRANSVERSE PAVEMENT CUT AND MATCH (RIDOT 47.1.1)
SCALE: NOT TO SCALE



6" SEWER SERVICE CONNECTION DETAIL
SCALE:NOT TO SCALE

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

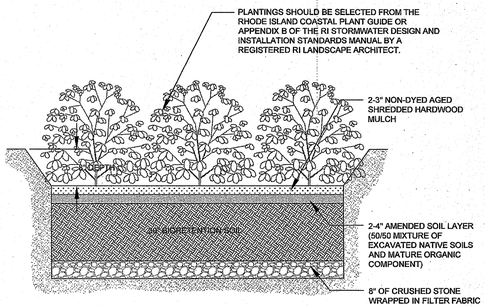
Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED DETAIL SHEET 1



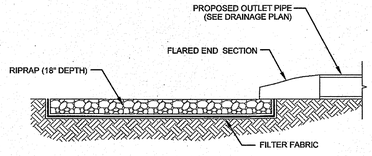
NOTES:

1. A CRUSHED STONE ENTRANCE SHALL BE INSTALLED AT INFLOW TO PREVENT CHANNELING.

2. DOWNHILL SIDE OF GARDEN SHALL BE BERMED TO PROVIDE THE NECESSARY DEPTH.

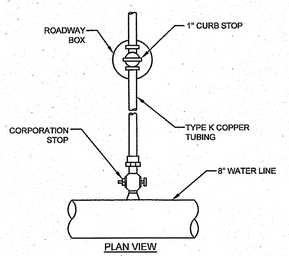
3. THE RAIN GARDEN CROSS SECTION PROVIDES FOR FULL DEPTH BIORETENTION SOIL OVER CRUSHED STONE TO REPLACE THE NATIVE MATERIAL TYPICALLY REQUIRED BY THE RHODE ISLAND SINGLE FAMILY STORMWATER GUIDANCE DOCUMENT.

TYPICAL RAIN GARDEN CROSS SECTION
SCALE: NOT TO SCALE

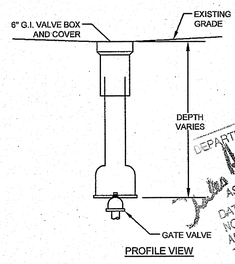


BASIN OUTLET FLARED END SECTION
SCALE: NOT TO SCALE

Environmental Management
NOV - 2 2018
Office of Water Resources



PLAN VIEW



PROFILE VIEW

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2018 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

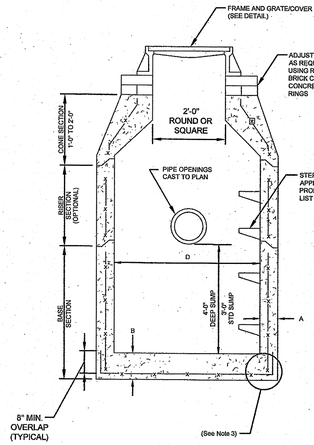
WATER SERVICE CURB STOP
SCALE:NOT TO SCALE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
6/5/18

Drawing Number: C-39
Sheet 39 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\2018 REDESIGN\10068_DET.DWG



ALTERNATIVE TOP SLAB
(See Notes 9 & 10)

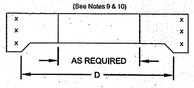


TABLE 1			
CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*
4'-0"	5"	6"	0.12 SQ. IN./LIN. FT.
5'-0"	6"	7"	0.15 SQ. IN./LIN. FT.
6'-0"	7"	8"	0.18 SQ. IN./LIN. FT.
8'-0"	9"	8"	REFER TO MANUFACTURER

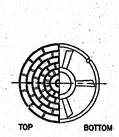
* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2

NOTES:

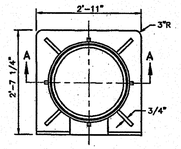
1. SHALL BE ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATION.
2. SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
4. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING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

PRECAST ROUND CATCH BASIN & DRAIN MANHOLE (RIDOT 4.4.0)

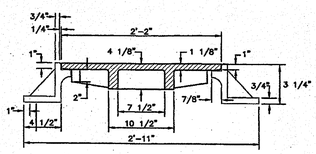
SCALE: NOT TO SCALE



COVER



FRAME

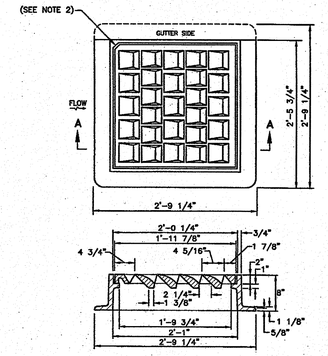


SECTION A–A

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

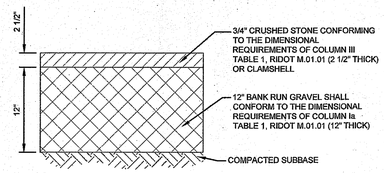


SECTION A–A

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



TYPICAL PERVIOUS PARKING SECTION

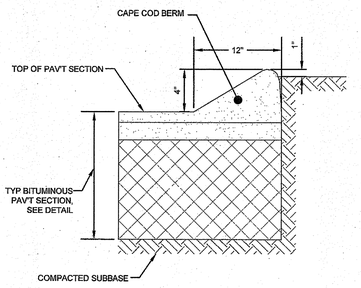
SCALE: NOT TO SCALE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

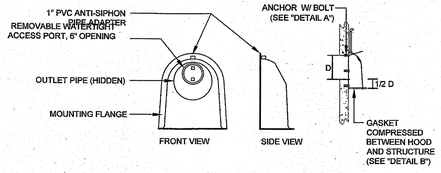
A KNOWLEDGE CORPORATION®

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

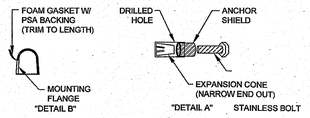


TYPICAL CAPE COD BERM

SCALE: NOT TO SCALE



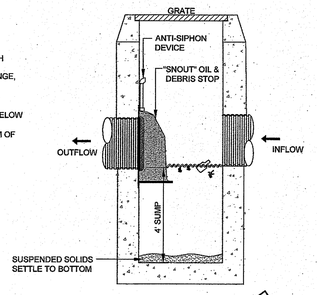
CONFIGURATION DETAIL



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

INSTALLATION DETAIL

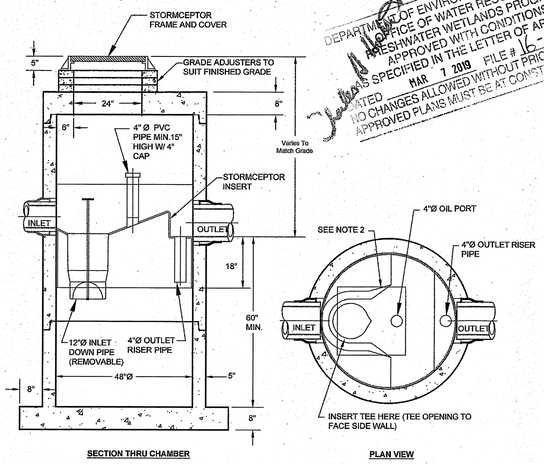
NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 354-7585
WEB SITE: www.bmpinc.com
OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE OF 24" BELOW THE OUTLET PIPE INVERT. INSTALL PVC RISER AS NECESSARY.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS
10. SIZE AND INVERTS OF INLET AND OUTLET PIPES VARIES. REFER TO MANUFACTURER'S SIZING TABLE FOR SNOUT DIMENSIONS.



OIL / WATER HOOD DETAILS

SCALE: NOT TO SCALE

Environmental Management
NOV - 2 2018
Office of Water Resources



SECTION THRU CHAMBER

PLAN VIEW

NOTES:

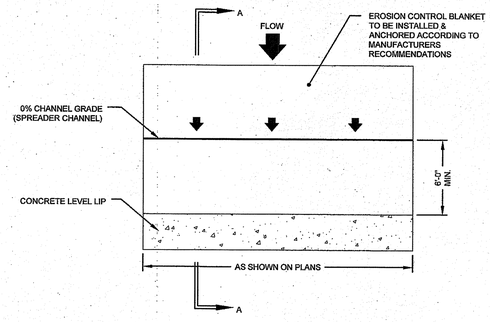
1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

STC 450i PRECAST CONCRETE STORMCEPTER (450 U.S. GALLON CAPACITY)

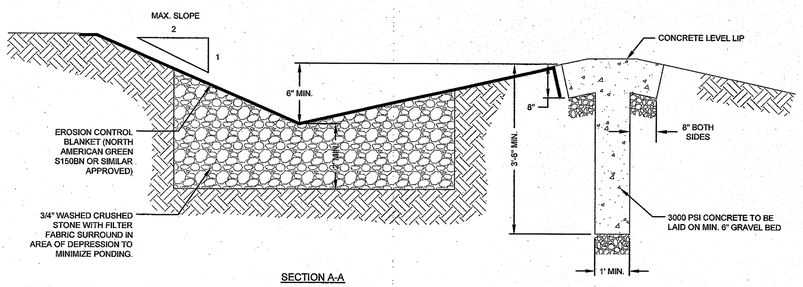
SCALE: NOT TO SCALE

LEVEL SPREADER NOTES:

1. LEVEL SPREADER IS TO BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL MATERAL)
2. THE ENTRANCE TO THE LEVEL SPREADER MUST BE SHAPED IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0% SLOPE CHANNEL.
3. THE RIPRAP APRON FROM THE ENTRANCE PIPE MAY BE EXTENDED TO PROTECT THE LEVEL SPREADER CHANNEL.
4. EXCEPT FOR THE ENTRANCE CHANNEL, ALL SIDES OF THE SPREADER CHANNEL SHALL BE AT LEAST 6-INCHES HIGHER THAN THE ELEVATION OF THE LEVEL LIP.



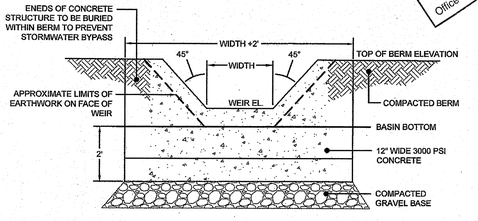
PLAN VIEW



SECTION A-A

LEVEL SPREADER DETAIL

SCALE: NOT TO SCALE
REFER TO SITE PLANS FOR REQUIRED LENGTHS



NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION AND TOP OF BERM ELEVATION.

CONCRETE V-TRAP WEIR DETAIL

SCALE: NOT TO SCALE

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 1 2019 FILE # 15-0115
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED DETAIL SHEET 2

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-18

Drawing Number: C-40
Sheet 40 of 43
Project Number: 10068.0
Survey Index: _ _

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

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\2018 REDESIGN\10068_DET.DWG

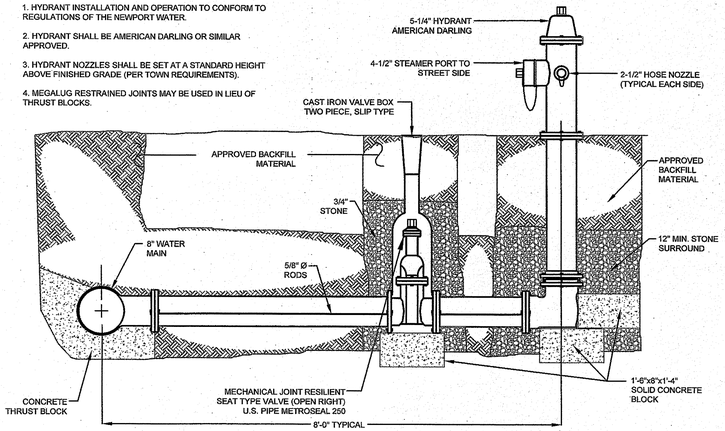
HYDRANT NOTES

1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE NEWPORT WATER.

2. HYDRANT SHALL BE AMERICAN DARLING OR SIMILAR APPROVED.

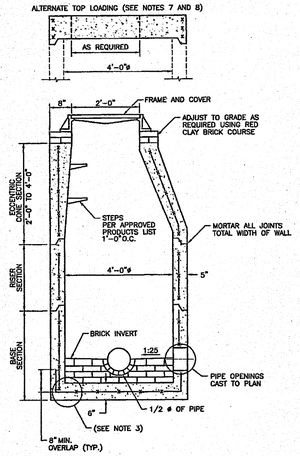
3. HYDRANT NOZZLES SHALL BE SET AT A STANDARD HEIGHT ABOVE FINISHED GRADE (PER TOWN REQUIREMENTS).

4. MEGALUG RESTRAINED JOINTS MAY BE USED IN LIEU OF THRUST BLOCKS.



FIRE HYDRANT DETAIL

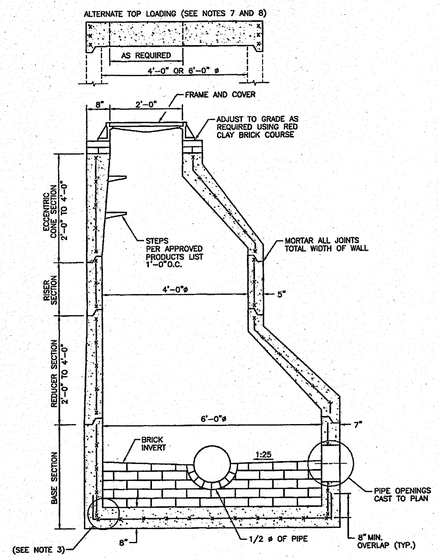
SCALE: NOT TO SCALE



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 POUR 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 MANHOLE DETAIL (RIDOT 4.2.0)

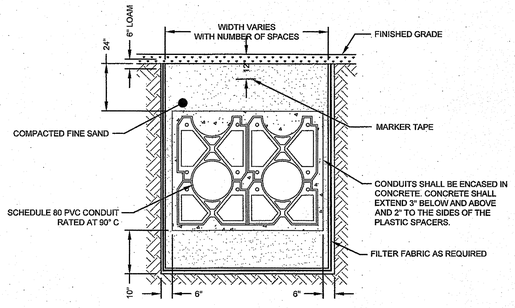
SCALE: NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.15 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 POUR 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.

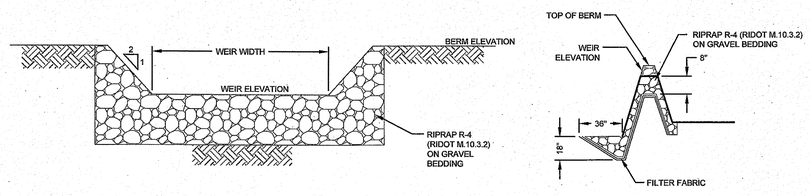
PRECAST 6'-0" ROUND MANHOLE DETAIL (RIDOT 4.2.2)

SCALE: NOT TO SCALE



CONDUIT TRENCH CROSS SECTION

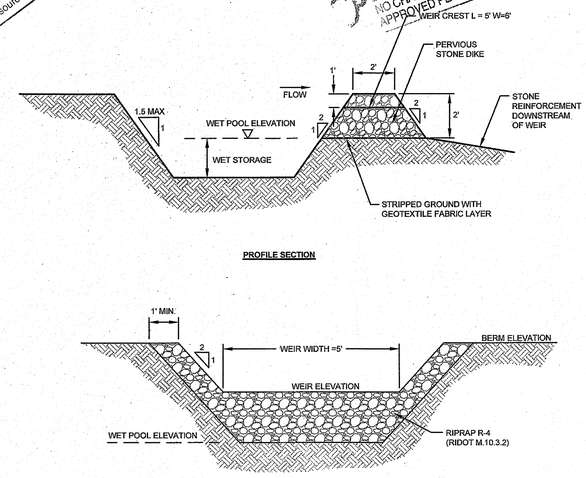
SCALE: NOT TO SCALE



NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION, TOP OF BERM ELEVATION, AND WEIR WIDTH

STONE WEIR DETAIL

SCALE: NOT TO SCALE



TYPICAL SEDIMENT TRAP DETAILS

SCALE: NOT TO SCALE

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 1 2018 FILE # 16-0115
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

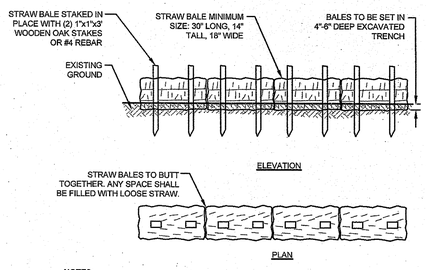
Drawing Title:
PROPOSED DETAIL SHEET 3

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10/31/18

Drawing Number: C-41
Sheet 41 of 43
Project Number: 10068.0
Survey Index: _ _

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

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\2018 REDESIGN\10068_DET.DWG



NOTES:

1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL..

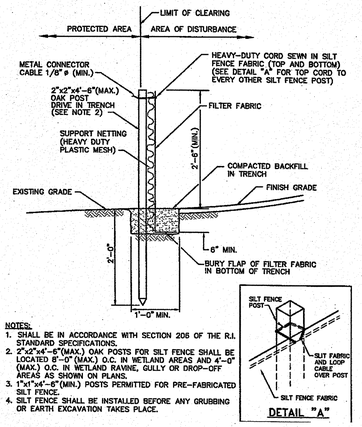
2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT THE PRODUCT IS FREE OF ANY NOXIOUS WEEDS.

3. STAKES SHALL BE DRIVEN THROUGH STAKES AT A SLIGHT UPSTREAM ANGLE TO PREVENT BALE FROM OVERTURNING.

4. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES AFTER INSTALLATION.

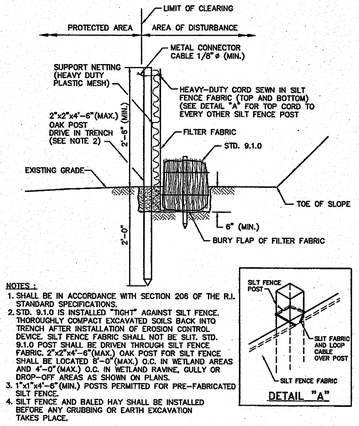
5. MATERIAL EXCAVATED FROM TRENCH SHALL BE BACKFILLED, COMPACTED , AND STABILIZED.

BALED STRAW EROSION CONTROL BARRIER
SCALE: NOT TO SCALE



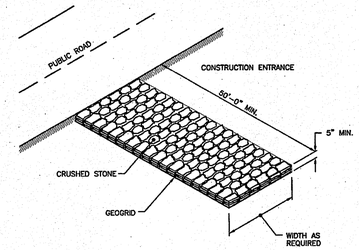
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6"(MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

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



NOTES :
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. STD. 9.1.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE. THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICE. SILT FENCE FABRIC SHALL NOT BE SLIT. STD. 9.1.0 POST SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2"x2"x4'-6"(MAX.) OAK POST FOR SILT FENCE SHALL BE LOCATED 8'-0"(MAX.) O.C. IN WETLAND AREAS AND 4'-0"(MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-0"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

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



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

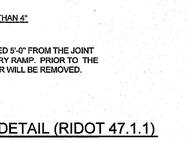
STONE CONSTRUCTION ACCESS (RIDOT 9.9.0)
SCALE: NOT TO SCALE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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



MAINTENANCE SCHEDULE:

1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).

2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.

3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILT SACK DETAIL
SCALE: NOT TO SCALE

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.

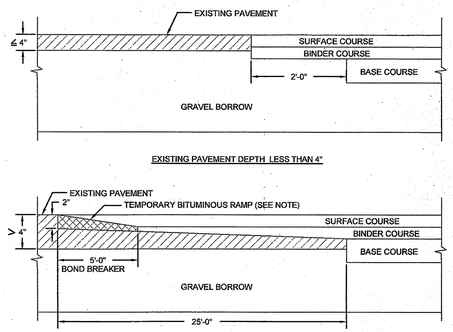
7. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY, INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180). SUITABLE 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 THAT 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M6 REQUIREMENTS.

10. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF PORTSMOUTH 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.

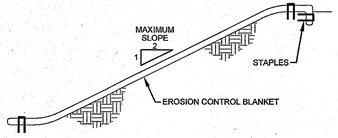


EXISTING PAVEMENT DEPTH LESS THAN 4"

EXISTING PAVEMENT DEPTH GREATER THAN 4"

NOTE:
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.

TYPICAL CUT AND MATCH PAVEMENT DETAIL (RIDOT 47.1.1)
SCALE: NOT TO SCALE



CROSS SECTION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.

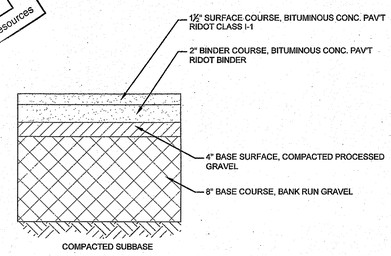
2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.

5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
SCALE: NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 7 2018 FILE # 16-0113
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	16DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES
Scale: AS SHOWN	Date: 05OCT15	

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

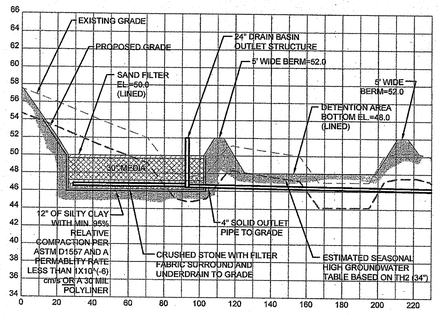
Issued for:
PERMITTING

Drawing Title:
PROPOSED
DETAIL SHEET 4

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10-31-18

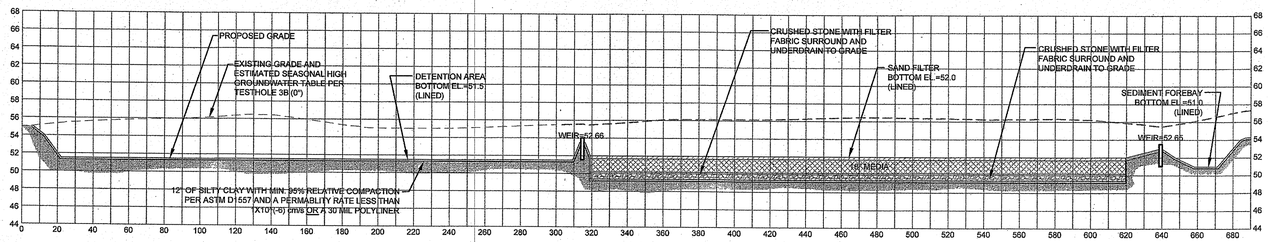
Drawing Number: C-42
Sheet 42 of 43
Project Number: 10068.0
Survey Index: – –

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



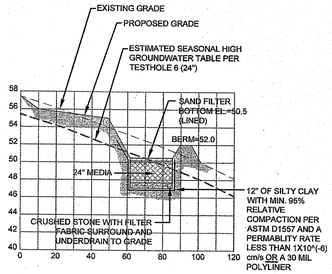
DRAIN SYSTEM P201 CROSS SECTION

SCALE: NOT TO SCALE



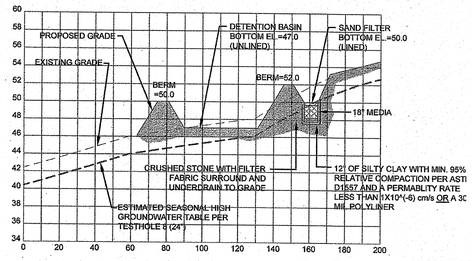
DRAIN SYSTEM P203 CROSS SECTION

SCALE: NOT TO SCALE



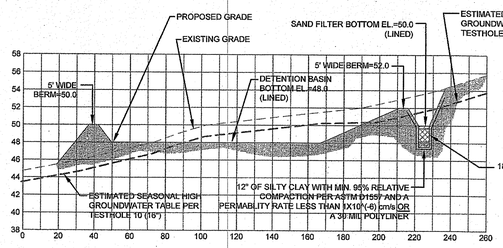
DRAIN SYSTEM P204A CROSS SECTION

SCALE: NOT TO SCALE



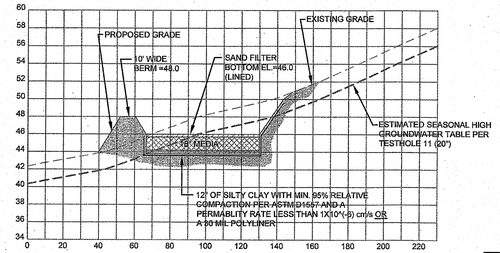
DRAIN SYSTEM P204B CROSS SECTION

SCALE: NOT TO SCALE



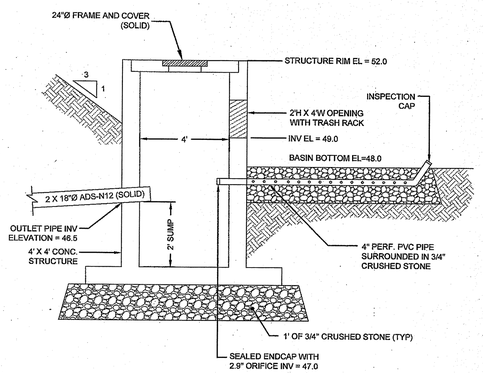
DRAIN SYSTEM P202 CROSS SECTION 1

SCALE: NOT TO SCALE



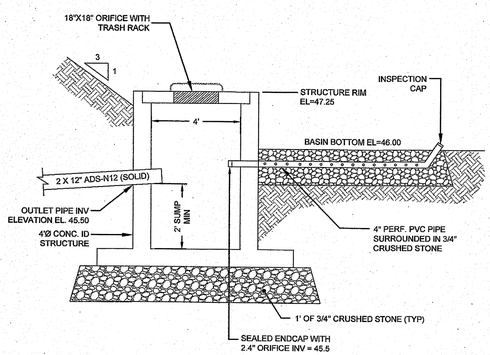
DRAIN SYSTEM P202 CROSS SECTION 2

SCALE: NOT TO SCALE



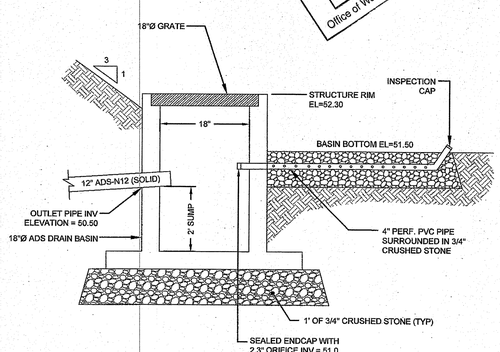
BASIN P201-DT OUTLET STRUCTURE

SCALE: NOT TO SCALE



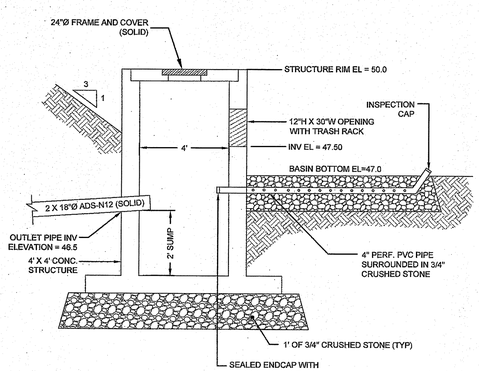
BASIN P202-DT OUTLET STRUCTURE

SCALE: NOT TO SCALE



BASIN P203-DT OUTLET STRUCTURE

SCALE: NOT TO SCALE



BASIN P204-DT OUTLET STRUCTURE

SCALE: NOT TO SCALE

Environmental Management
NOV - 2 2018
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 17 2016 FILE # 16-0116
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED
DETAIL SHEET 5

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
10/31/16

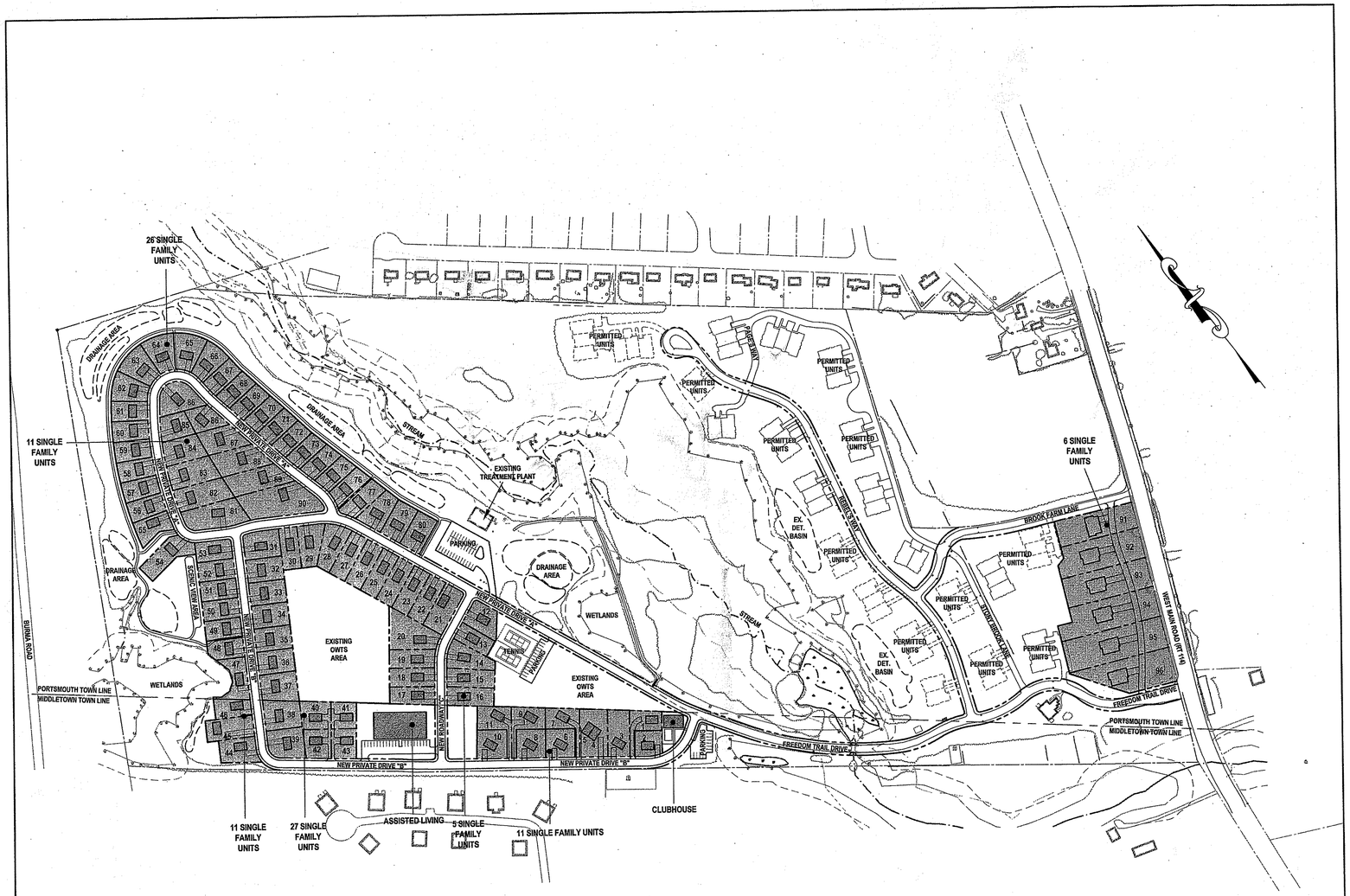
Drawing Number: C-43
Sheet 43 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\2018 REDESIGN\10068_DET.DWG

PRESCOTT POINT

PHASE 2: PLANNED UNIT RESORT DEVELOPMENT
A.P. 55 LOT 1A (PORTSMOUTH) AND A.P. 104 LOT 7 (MIDDLETOWN)
FREEDOM TRAIL DRIVE AND WEST MAIN ROAD (RI RT 114)
MIDDLETOWN AND PORTSMOUTH, RHODE ISLAND



SITE PLAN

SCALE = 1"=200'

CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.

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

A KNOWLEDGE CORPORATION

55 JOHN CLARKE ROAD MIDDLETOWN RI 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

JEREMY J. ROSA
No. 9826
8-2-16
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

ENGINEER CERTIFICATION

OWNER:

PRESCOTT POINT, LLC
C/O LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

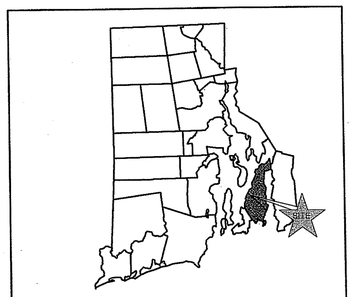
Environmental Management
AUG 3 2016
Office of Water Resources

JULY 28, 2016 PERMIT SET

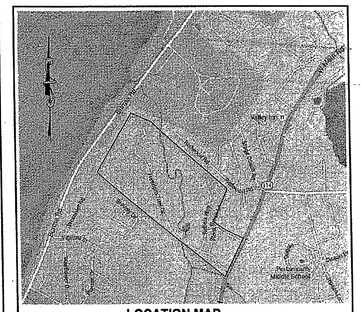
PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

TITLE SHEET	SHEET 1
SITE / CIVIL NOTES	SHEET 2
EXISTING CONDITIONS INDEX	SHEET 3
EXISTING CONDITIONS	SHEETS 4-11
PROPOSED CONDITIONS INDEX	SHEET 12
PROPOSED LAYOUT PLANS	SHEETS 13-17
PROPOSED GRADING AND DRAINAGE PLANS	SHEETS 18-22
PROPOSED UTILITY PLANS	SHEETS 23-27
PROPOSED SOIL EROSION AND SEDIMENT CONTROL PLANS	SHEETS 28-32
PROPOSED PRIVATE DRIVE PROFILES	SHEETS 33-38
PROPOSED SITE / CIVIL DETAILS	SHEETS 39-43



STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF PORTSMOUTH	OCT 5, 2015	PRELIMINARY PLAN SUBMISSION
TOWN OF MIDDLETOWN	DEC 18, 2015	PRELIMINARY PLAN SUBMISSION
RIDEM WETLANDS	DEC 18, 2015	PRELIMINARY DETERMINATION
RIDEM WETLANDS	FEB 18, 2016	PRELIMINARY DETERMINATION
RIDEM OWTS REVISIONS	MAY 18, 2016	
RIDEM OWTS REVISIONS	JULY 28, 2016	

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GENERAL NOTES

1. PROPERTY LINES TAKEN FROM PLAN ENTITLED "ALTA/ASCM PLAN, PORTSMOUTH A.P. 55 LOT 1A, MIDDLETOWN A.P. 104 LOT 7 , WEST MAIN ROAD, PORTSMOUTH/MIDDLETOWN, RHODE ISLAND", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED JANUARY 5, 2004.
2. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
3. ORIGINAL TOPOGRAPHY AND SITE FEATURES TAKEN FROM AERIAL SURVEY PERFORMED BY EASTERN TOPOGRAPHICS IN OCTOBER 1998 BASED ON GROUND CONTROL BY NORTHEAST ENGINEERS & CONSULTANTS. ADDITIONAL TOPOGRAPHY AND PHASE I IMPROVEMENTS SURVEYED BY NE&C IN 2007 THROUGH 2015. PROPERTY LINES AND SITE FEATURES OUTSIDE OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE INCLUDED FOR REFERENCE ONLY.
4. 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.
5. 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.)
6. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
7. 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.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
9. 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 PORTSMOUTH.
10. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
11. 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.
12. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
13. 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."
14. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
15. THIS PROJECT IS SUBJECT TO PERMITTING THROUGH THE TOWNS OF PORTSMOUTH AND MIDDLETOWN AS WELL AS RIDEM FRESHWATER WETLANDS, OWTS, AND RIPDES.

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 TOWNS 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 TOWNS, 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 THE TOWNS.
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.

UTILITY NOTES

1. THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS TO THE EXISTING OVERHEAD SERVICES IN WEST MAIN ROAD AND ALONG THE SOUTHERLY PROPERTY LINE ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
2. LOCATION OF GAS MAIN IN FREEDOM TRAIL DRIVE TAKEN FROM PLAN BY NATIONAL GRID GAS. EXTENSION OF MAIN AND SERVICES PROVIDED SHALL BE SUBJECT TO REVIEW AND DESIGN BY NATIONAL GRID GAS.
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. EXISTING SEWER TREATMENT PLAN SHALL BE REVISED TO PROVIDE PRETREATMENT TO SEWER FLOWS IN ORDER TO USE THE EXISTING LEACHING FIELDS FOR THE INCREASED FLOW. DESIGN OF TREATMENT PLAN USAGE TO BE PROVIDED BY OTHERS.
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.

DRAINAGE NOTES

1. ALL DRAIN PIPES SHALL BE ADS-N12 TYPE IB SOILTIGHT PIPES UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL ROADWAY DRAIN STRUCTURES SHALL BE PRECAST CONCRETE STRUCTURES UNLESS OTHERWISE NOTED ON PLANS CONFORMING TO RIDOT STANDARD 4.4.0.
3. ALL DRAIN MANHOLES SHALL HAVE HEAVY DUTY COVERS CONFORMING TO RIDOT STANDARD 6.1.1.
4. ALL CATCH BASINS SHALL HAVE HIGH CAPACITY BICYCLE SAFE GRATES CONFORMING TO RIDOT STANDARD 6.3.4.
5. ALL CATCH BASINS WITHIN ROADWAYS SHALL HAVE OIL WATER SEPARATING HOODS PER THE DETAIL PROVIDED.

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 ENTRANCES LOCATED AS SHOWN ON PLANS. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THESE ENTRANCES.

C. DELINEATE AREAS OF EXISTING DISPOSAL FIELDS AND PROPOSED DRAINAGE BASINS / SAND FILTERS. THESE AREAS SHALL NOT BE USED FOR SOIL OR EQUIPMENT STOCKPILING AND SHALL NOT BE TRAVERSED BY CONSTRUCTION EQUIPMENT.

D. INSTALL SILT FENCES, SILT SACKS, CHECK DAMS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF STREAMS AND WETLANDS PRIOR TO ANY EARTH MOVING ACTIVITIES.

E. REMOVE TREES ONLY WHERE NECESSARY. ALL STUMPS TO BE GROUND OR DISPOSED OF OFF SITE

F. DEMOLISH EXISTING FACILITY IN AREA OF CONSTRUCTION. AREAS OF EXISTING SEPTIC SYSTEMS, SEWER STRUCTURES AND MAINS SHALL NOT BE DISTURBED. EXISTING DRAINAGE STRUCTURES SHALL BE REMOVED AND MAY BE REUSED IF POSSIBLE.

G. ROUGH GRADE ROADWAYS AND DRAINAGE FEATURES.

H. EXCAVATE FOREBAYS, SAND FILTERS, AND DETENTION BASINS ACCORDANCE WITH THE PLANS AND DETAILS AND ESTABLISH A TEMPORARY VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

I. CONSTRUCT DRAINAGE CONVEYANCE UTILITIES.

J. FINAL GRADE ROADWAY AND BINDER PAVEMENT COURSE.

K. REMOVE REMAINING UNPAVED ROADWAYS AND COMPLETE LANDSCAPE AREAS.

L. REMOVE SEDIMENTS FROM SAND FILTERS, PLACE SOIL LAYER, AND INSTALL PLANTINGS.

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 OR DISPOSAL FIELDS 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.

3. 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 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.

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): 600 LBS/ACRE
E. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 100 LB/ACRE
F. STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. MAINTENANCE

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

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

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.

GENERAL OWTS NOTES

1. NO DRAINS OR PRESSURE WATER SUPPLY LINES EXIST OR ARE TO BE CONSTRUCTED WITHIN REGULATION DISTANCES, EXCEPT WHERE NOTED. IN THESE AREAS, SEWER, DRAIN OR WATER LINES ARE TO BE SLEEVED AS SHOWN.
2. THE SYSTEM FOR THE SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND, DEPARTMENT ENVIRONMENTAL MANAGEMENT, "RULES AND REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON SITE WASTEWATER TREATMENT SYSTEMS.
3. THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. SINCE THIS PLAN HAS BEEN CREATED TO GAIN THE NECESSARY PERMITTING, NO CONSTRUCTION INSTALLATIONS HAVE COMMENCED. BECAUSE THIS IS NOT A "RECORD DRAWING OF AS-BUILT CONDITIONS" & NOTHING HAS BEEN INSTALLED, THE ENGINEER SIGNING & STAMPING THIS PLAN IS NOT GUARANTEEING THE OPERATION OF THE INSTALLED SEPTIC SYSTEM. UPON THE APPROVED SYSTEM INSTALLATION THE DESIGN ENGINEER WILL WITNESS, VERIFY, & CERTIFY THAT THE SYSTEM WAS INSTALLED AS SPECIFIED ON THE APPROVED PLAN.
4. ALL PUMPED LINES SHALL NOT DRAIN BACK TO THE PUMP CHAMBERS AND SHALL BE INSTALLED 4 FT BELOW GRADE, PROPER COMPACTION AND FORCE MAIN INSTALLATION SHALL BE PERFORMED TO ENSURE THAT NO LOW POINTS FORM BETWEEN PUMP ORIGIN COMPONENT AND DISCHARGE DESTINATION. AIR RELIEF VALVES SHALL BE INSTALLED AS NEEDED.
5. NO GARBAGE DISPOSAL UNITS SHALL BE TIED INTO THE PROPOSED PLUMBING NETWORK AS THEY ARE NOT ALLOWED TO DISCHARGE INTO THE PROPOSED SEPTIC SYSTEMS, PER THE MANUFACTURER.
6. ALL FORCE MAIN PIPING SHALL BE SDR21 WITH PRESSURE RATED JOINTS AND GASKETS. JOINTS TO BE PRESSURE RATED 200 PSI AND COMPLIANT WITH VACUUM REQUIREMENTS PER ASTM D3139.
7. THE PROPOSED GRAVITY SEWER COLLECTION SYSTEM SHALL BE PRESSURE/VACUUM TESTED TO ENSURE THAT SURFACE OR GROUND WATER WILL NOT ENTER THE SYSTEM.
8. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SECURING AND MAINTAINING PROPER OPERATIONS AND MAINTENANCE AGREEMENTS FOR ALL DISPOSAL FIELDS, COMMON PUMP STATIONS, GRAVITY LINES, FORCE MAINS, AND MANHOLES OF THE ENTIRE COMMON AREAS OF THE DEVELOPMENT.
9. THESE PLANS ARE INTENDED AS AN ADDENDUM TO THE APPROVED OWTS PLANS. PARTS OF THE SEWAGE DISPOSAL SYSTEM NOT SHOWN ON THESE PLANS ARE INTENDED TO REMAIN AS APPROVED. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE INTENDED TO DISCHARGE INTO THE SYSTEM IDENTIFIED RIDEM #1127-1488.
10. NE&C MUST PROVIDE DESIGNER WITNESSING OF INSTALLATION OF ALL SEPTIC CONNECTIONS AND COMPONENTS.
11. NE&C SHALL SUBMIT AS-BUILT DRAWINGS AND CERTIFICATE OF CONSTRUCTION FOLLOWING THE INSTALLATION OF EACH RESIDENTIAL CONNECTION. A RECORDED OPERATION AND MAINTENANCE AGREEMENT SHALL BE SUBMITTED WITH THIS APPLICATION PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

STORMWATER MAINTENANCE NOTES

1. SAND FILTER MAINTENANCE:
   a. GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN EACH SAND FILTER IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
   b. EACH FILTER SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTER SHALL BE REMOVED AND DISPOSED OF.
   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 ANY EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OUTLET STRUCTURES, OR ANY EXISTING RIPRAP HAS BEEN COMPROMISED.
      iii. ANY AREAS WITHIN THE EXTENTS OF THE FILTER 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.
      v. 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 ENCROACHING UPON THE PERIMETER OF THE FILTER SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FILTERS, 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.
      vi. SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BEDS ANNUALLY, WHEN ACCUMULATION EXCEEDS 1 INCH, OR WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY. 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 MEDIA. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
2. SEDIMENT FOREBAY MAINTENANCE:
   a. EACH FOREBAY SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FOREBAY SHOULD BE INSPECTED AT LEAST ONCE A MONTH AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS SHALL BE DISPOSED OF ONCE 25% OF THE VOLUME OF THE FOREBAY HAS ACCUMULATED.
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 REMEDIED IMMEDIATELY.
   b. CONVEYANCE PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
   c. DRAINAGE STRUCTURES SUCH ASDRAIN MANHOLE AND CATCH BASINS 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 SPILLWAYS 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 HOMEOWNERS ASSOCIATION.

ABBREVIATIONS

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

LEGEND

—— - ——	PROPERTY LINE
— — — —	BUILDING SETBACK LINE
—— — ——	ROADWAY CENTERLINE
— — —130— — —	TOPOGRAPHIC CONTOUR
×47.6	SPOT ELEVATION
————	WETLAND BOUNDARY
B29	WETLAND FLAG
	50' PERIMETER WETLAND LINE
	100' RIVERBANK WETLAND
——D——	DRAIN LINE
——S——	SEWER LINE
——G——	GAS MAIN
——W——	WATER MAIN
——OHW——	OVERHEAD WIRES
——SFM——	PRESSURIZED SEWER LINE
WV	WATER GATE VALVE
	HYDRANT
	CATCH BASIN
Ⓓ	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
	CONCRETE BOUND
	BRUSH / TREE LINE
	PROPOSED CURBING
	CONDOMINIUM UNIT LINE
	RIGHT OF WAY LINE
——100——	PROPOSED CONTOUR
+100.0	PROPOSED SPOT ELEVATION
——D——	PROPOSED DRAIN LINE
Ⓓ	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
——SFM——	PROPOSED PRESURIZED SEWER MAIN
——S 8——	PROPOSED 8" DIA. SEWER MAIN
——S 6——	PROPOSED 4" DIA. SEWER SERVICE
——G——	PROPOSED GAS MAIN / GAS SERVICE
——W 8——	PROPOSED 8" DIA WATER MAIN
——W——	PROPOSED WATER SERVICE
——E/T/C——	PROP. UG ELEC / COMM CONDUITS
Ⓢ	PROPOSED SEWER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED GAS VALVE
— — — —	LIMIT OF DISTURBANCE
——S.F.——S.F.——	SILT FENCE BARRIER
	STRAW BALE BARRIER
☐	SILT SACK

PARKING CALCULATIONS

REQUIRED PORTSMOUTH PARKING

1. SINGLE FAMILY (3 BEDS)	2 PER UNIT	152 SPACES
2. MULTIFAMILY (2 BEDS)	1.75 PER UNIT / 2 GUEST PER 5	134 SPACES
3. TENNIS FACILITY	2 PER COURT	4 SPACES
TOTAL REQUIRED SPACES		290 SPACES

DESIGNATED AND AVAILABLE PARKING

1. DRIVEWAY SPACES (2 PER SINGLE FAMILY)	152 SPACES
2. DRIVEWAY SPACES (1 PER MULTI-FAMILY)	62 SPACES
3. GARAGE SPACES (1 PER MULTI-FAMILY)	62 SPACES
4. OVERFLOW PERVIOUS PARKING @ PLANT	42 SPACES
TOTAL AVAILABLE PORTSMOUTH SPACES	318 SPACES

REQUIRED MIDDLETOWN PARKING

1. ASSISTED LIVING	1 PER 3 UNITS	16 SPACES
2. ASSISTED LIVING (STAFF)	1 PER EMPLOYEE	5 SPACES
3. 3 BEDROOM RESIDENCES	2 PER DWELLING	40 SPACES
4. CLUB HOUSE	4 PER 1,000 SF	10 SPACES
TOTAL REQUIRED SPACES		71 SPACES

DESIGNATED AND AVAILABLE PARKING

1. DRIVEWAY SPACES (2 PER SINGLE FAMILY)	40 SPACES
2. ASSISTED LIVING	21 SPACES
3. CLUB HOUSE LOT	12 SPACES
TOTAL AVAILABLE MIDDLETOWN SPACES	73 SPACES

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

Environmental Management
AUG 3 2016
Office of Water Resources

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: N/A | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
NOTES AND LEGEND

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8.2.16

Drawing Number: C-2
Sheet 2 of 43
Project Number: 10068.0
Survey Index: – –

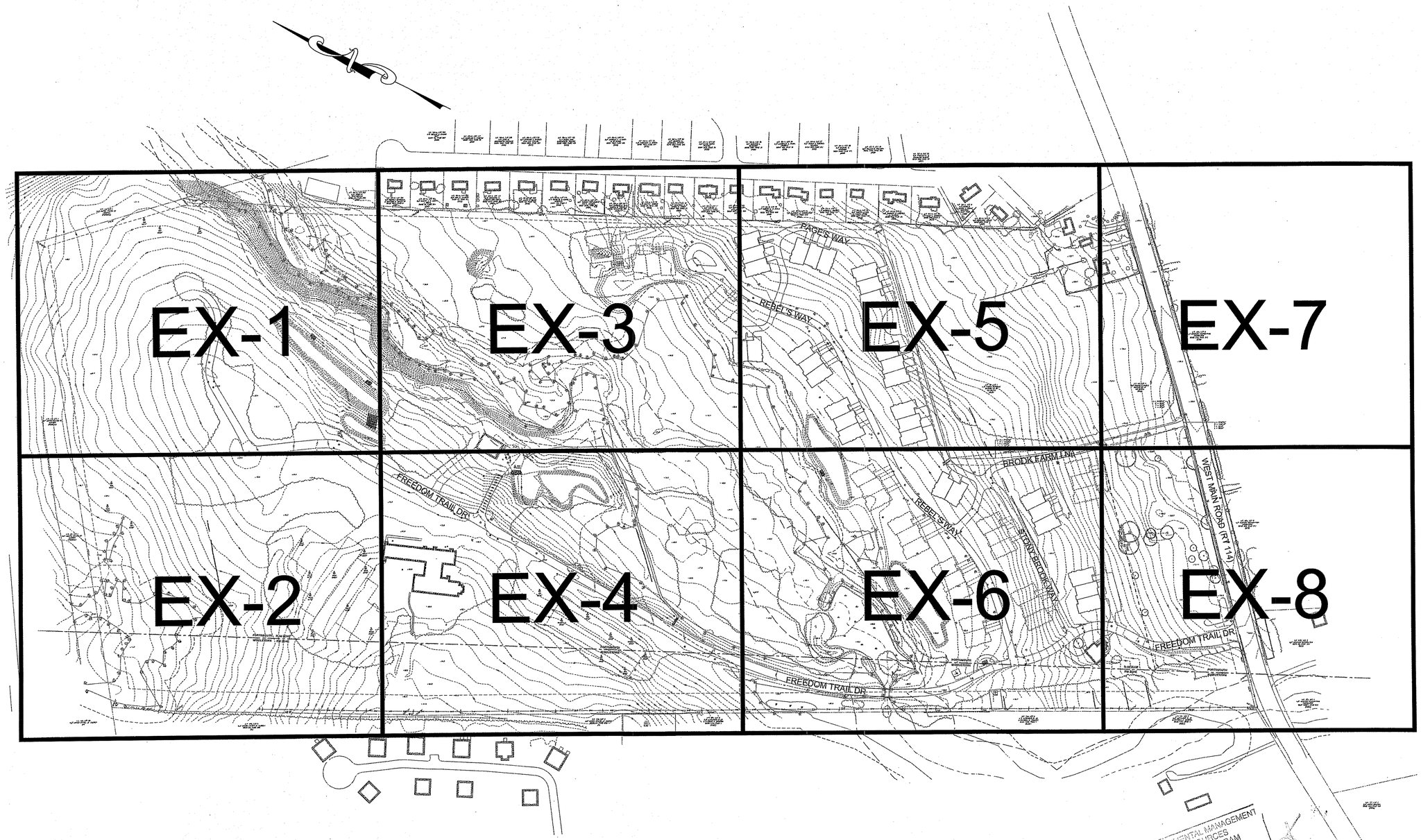
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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



Environmental Management
AUG 3 2016
Office of Water Resources

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=150' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS INDEX SHEET

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

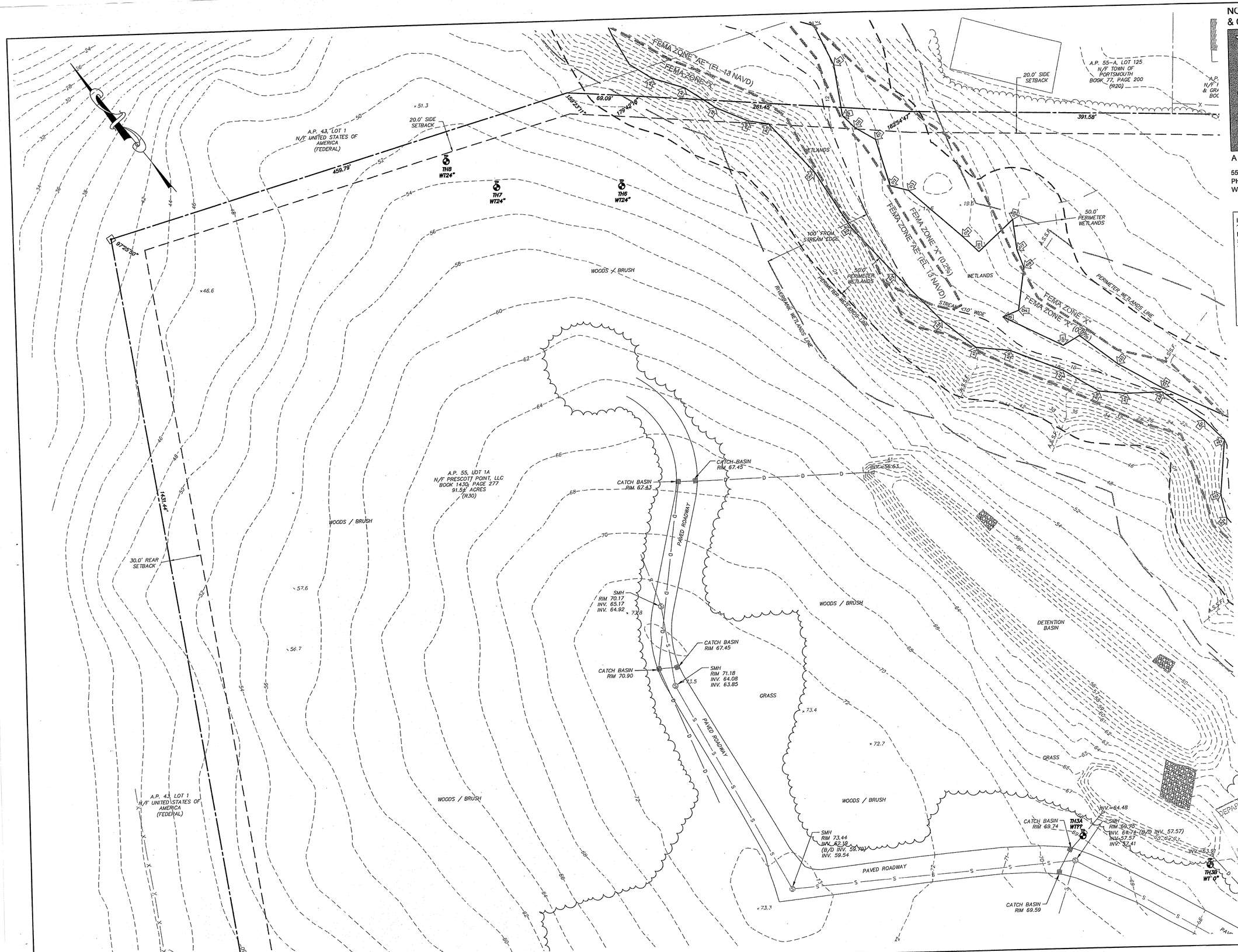
GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

JEREMY J. ROSA
No. 9826
9-2-16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-3
Sheet 3 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg



P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____ REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

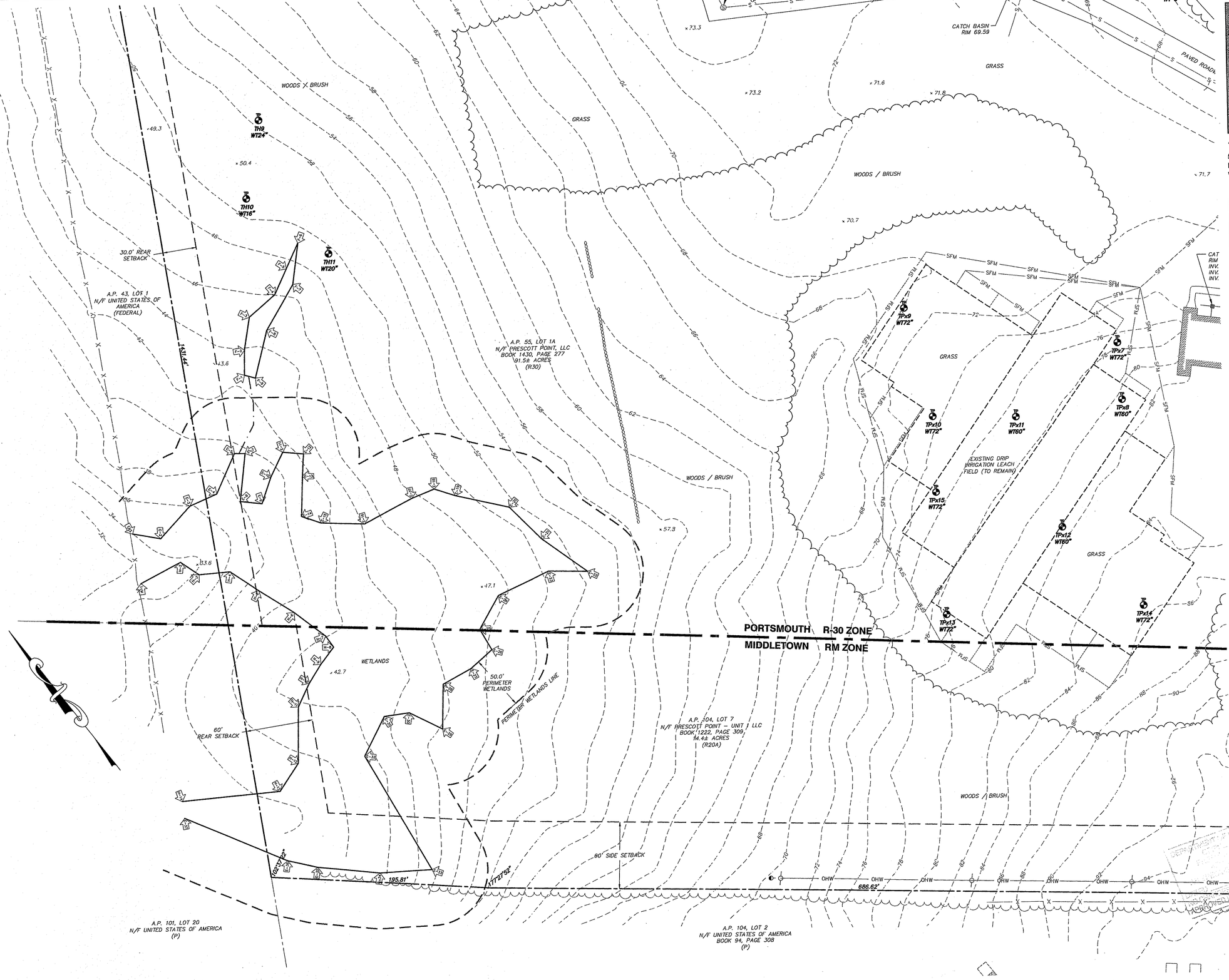
Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 1

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FRESHWATER WETLANDS PROGRAM
FILE # 16-0116 - LETTER OF APPROVAL
DATE: SEP 16 2016
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Drawing Number: C-4
Sheet: 4 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____ REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 2

RECEIVED SEP 15 2015 16-0119 RIDEM OFFICE OF WATER RESOURCES

Drawing Number: C-5
Sheet 5 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

REDWOOD ROAD

A.P. 55-A, LOT 124
N/F RHONDA BERGERON
& GRAFTON H. WILLEY IV
BOOK 1657, PAGE 9
(R20)

A.P. 55-A, LOT 123
N/F MARTIN J. & JUDITH
J. SMITH
BOOK 61, PAGE 344
(R20)

A.P. 55-A, LOT 122
N/F ANN E. CALCUTT
BOOK 81, PAGE 81
(R20)

A.P. 55-A, LOT 121
N/F THEODORE T.
& BETTY ANN CZECH
BOOK 1254, PAGE 229
(R20)

A.P. 55-A, LOT 120
N/F JAMES F. SIMON
BOOK 92, PAGE 155
(R20)

A.P. 55-A, LOT 119
N/F DAVID H. & CAROL
BRIERLEY
BOOK 331, PAGE 7
(R20)

A.P. 55-A, LOT 21
N/F TIMOTHY MCFADDEN &
IRIS C. MULLER
BOOK 1235, PAGE 287
(R20)

A.P. 55-A, LOT 20
N/F CHARLES U. &
MARCIA L. TRYON
BOOK 1615, PAGE 189
(R20)

A.P. 55-A, LOT 19
N/F MARY C. BARABE
BOOK 68, PAGE 294
(R20)

A.P. 55-A, LOT 18
N/F JONATHAN T. &
DONNA R. COREY
BOOK 409, PAGE 15
(R20)

A.P. 55-A, LOT 17
N/F STEVEN J.
& JULIE A. KANE
BOOK 927, PAGE 207
(R20)

A.P. 55-A, LOT 16
N/F RUTH ZIEGLER
LIFE ESTATE
BOOK 1627, PAGE 204
(R20)

179°30'56"
758.78'
180°26'39"
20.0' SIDE SETBACK
IRON RIM 78.76

WOODS / BRUSH
GRASS
FUTURE UNIT
REBEL'S WAY
DMH RIM 67.69 INV. IN (18") =50.89 INV. OUT (18") =53.39
CATCH BASIN RIM 67.67
CATCH BASIN RIM 67.63
INV.= 50.01
EXISTIN
EXISTING UNIT

A.P. 55, LOT 1A
N/F PRESCOTT POINT, LLC
BOOK 1430, PAGE 277
91.5± ACRES
(R30)

PERIMETER WETLANDS LINE
WETLANDS
50.0' PERIMETER WETLANDS
RIVERBANK WETLANDS LINE
30.0' PERIMETER WETLANDS
100' EROM STREAM EDGE
A.S.S.F.
OUTFALL
STREAM <10' WIDE
100' RIVERBANK WETLAND

EXISTING TREATMENT PLANT TO REMAIN SLAB EL.=53.16
OWTS TANK AREA
INV.=53.9
TH3B WT 0"

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS SECTION
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0112
AND CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

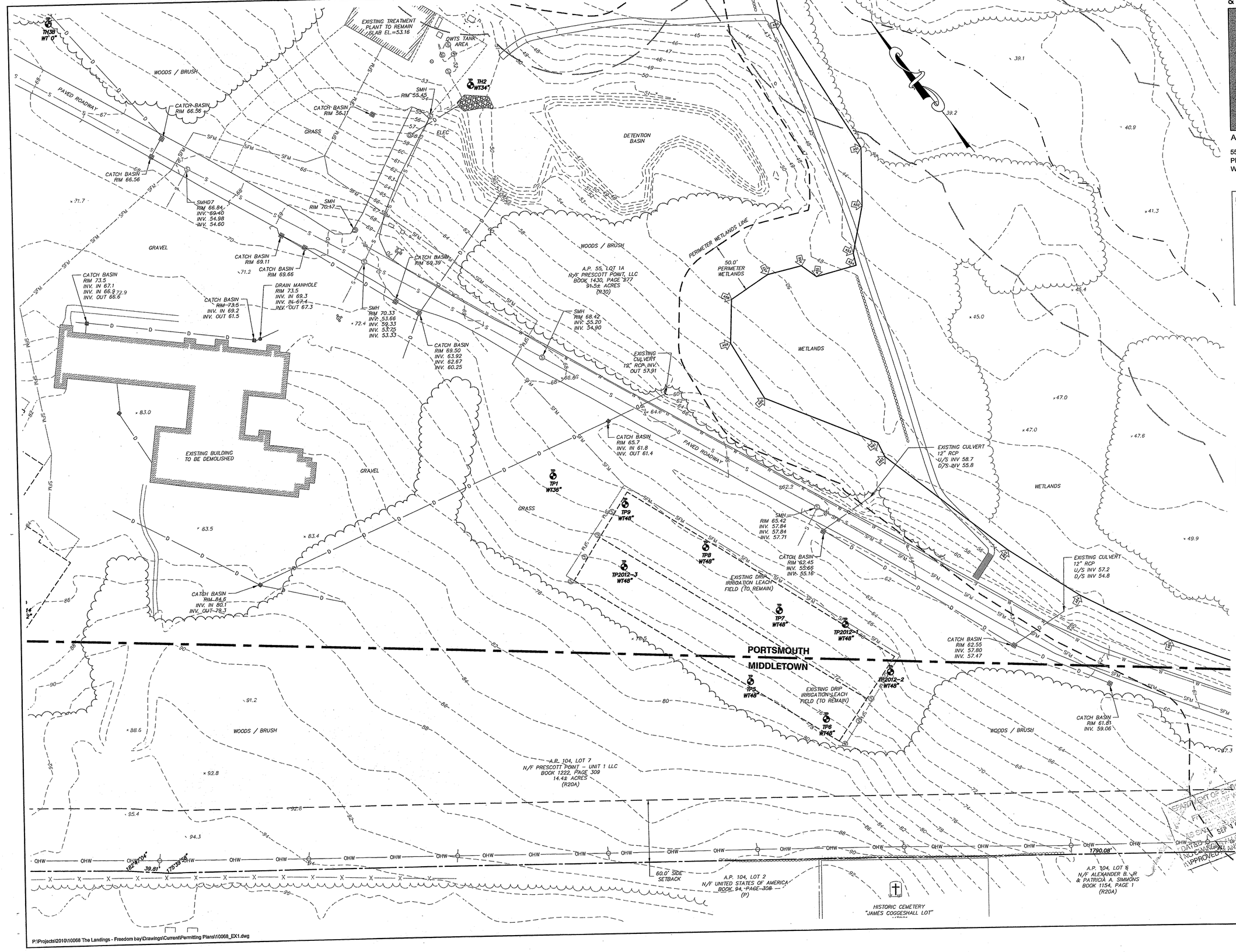
Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 3

Drawing Number: C-6
Sheet 6 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____ REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 4

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
THIS PLAN IS APPROVED WITH CONDITIONS
AS CONTAINED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0118
AND CANNOT BE ALTERED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Drawing Number: C-7
Sheet 7 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 5

Drawing Number: C-8
Sheet 8 of 43
Project Number: 10068.0
Survey Index: – –

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

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WETLANDS PROGRAM
APPLICATION NO. 16-0113
SEP 06 2016
APPROVED AS NOTED
SEE CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8 / 1 / 16

BY: _____ REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE No. 1826 PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

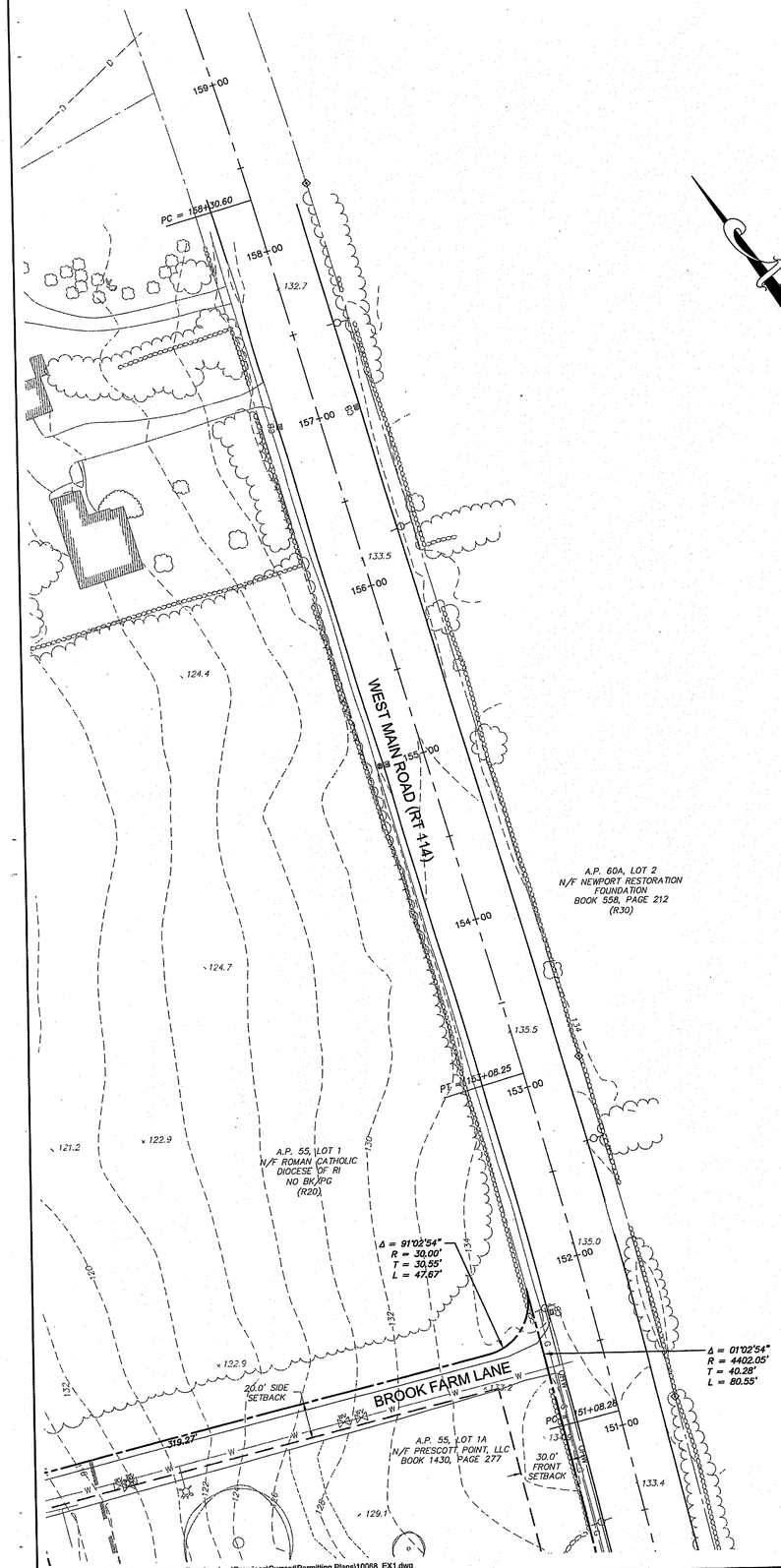
Drawing Title:
EXISTING CONDITIONS SHEET 6

Drawing Number: C-9
Sheet 9 of 43
Project Number: 10068.0
Survey Index: – –

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS CONTAINED IN THE LETTER OF APPROVAL
16-0115
FILE #
SEP 16 2016
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION 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.

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg



P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

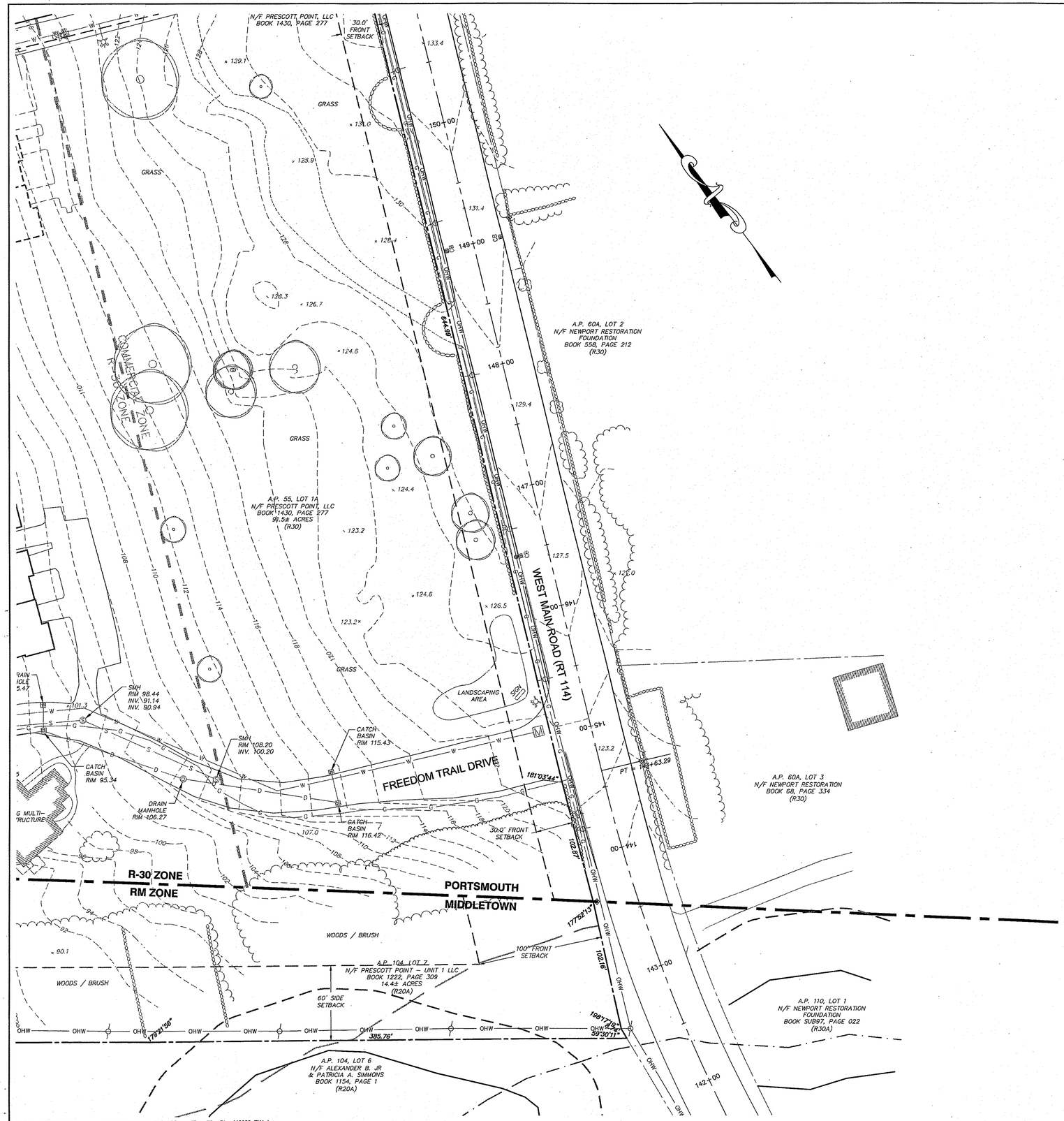
Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 7

Drawing Number: C-10
Sheet 10 of 43
Project Number: 10068.0
Survey Index: – –

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
SEP 16 2016 FILE # 16-0112
CHANGES AT LOCATED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION 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.



P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_EX1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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

I HEREBY CERTIFY THAT THE BOUNDARY LINE INFORMATION ON THIS SURVEY PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/1/16

BY: _____ REGISTERED PROFESSIONAL LAND SURVEYOR

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
EXISTING CONDITIONS SHEET 8

Drawing Number: C-11
Sheet 11 of 43
Project Number: 10068.0
Survey Index: – –

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

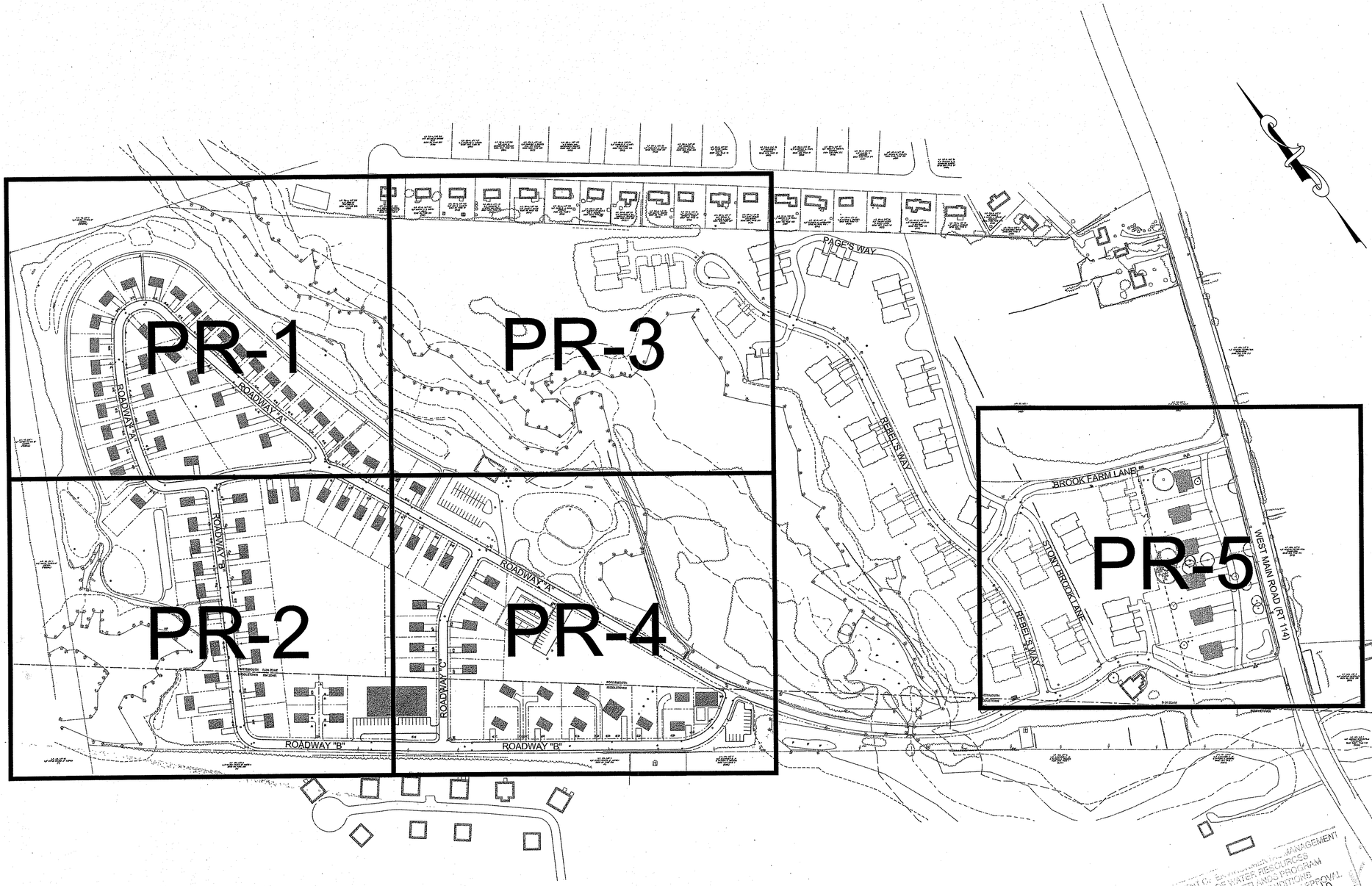
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

A KNOWLEDGE CORPORATION®

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



Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=150' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED CONDITIONS INDEX SHEET

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-018
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GRAPHIC SCALE

150 0 75 150 300 600

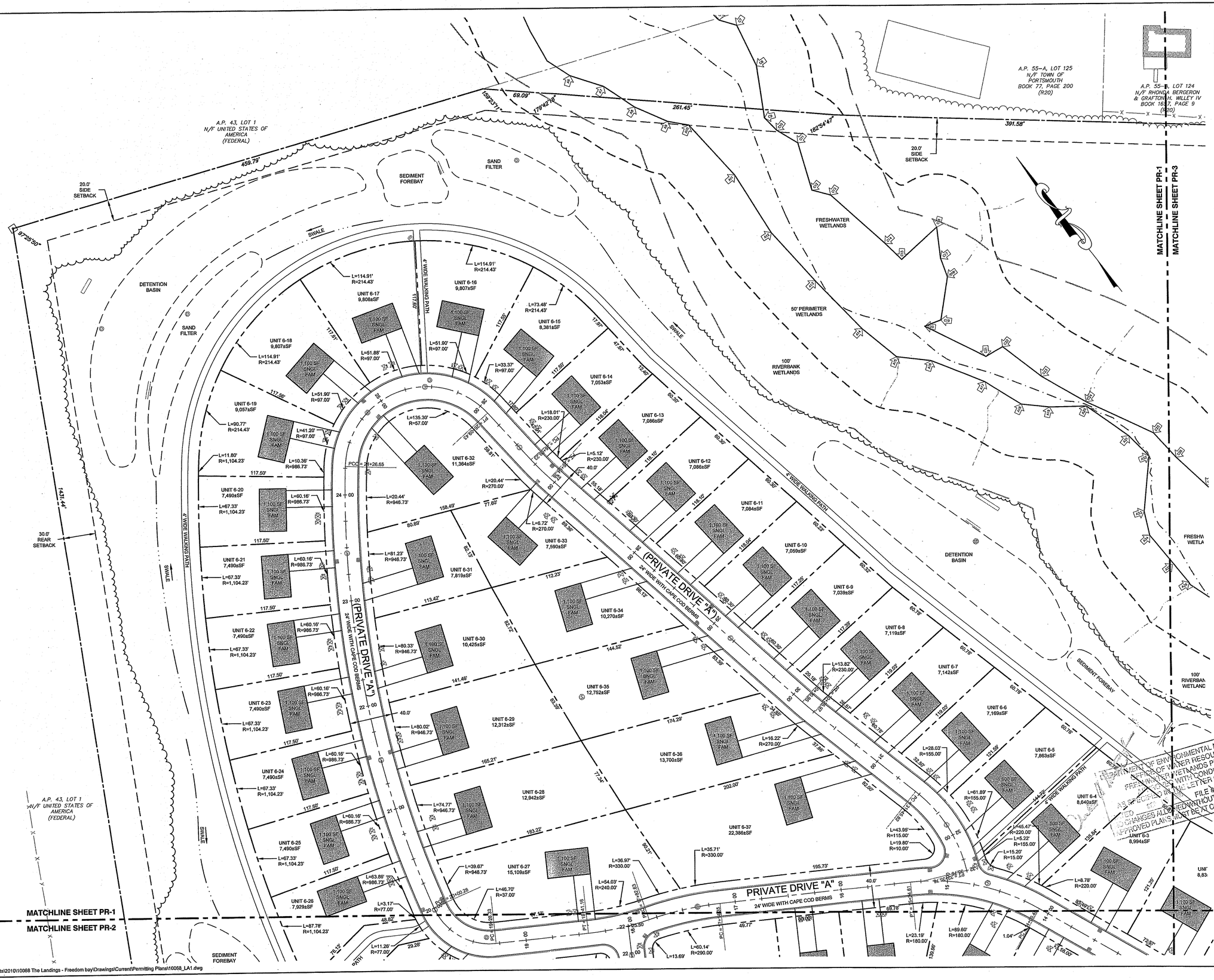
(IN FEET)
1 inch = 150 ft.

JEREMY J. ROSA
No. 9826
8.2.16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-12
Sheet 12 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_LA1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED LAYOUT PLAN SHEET 1

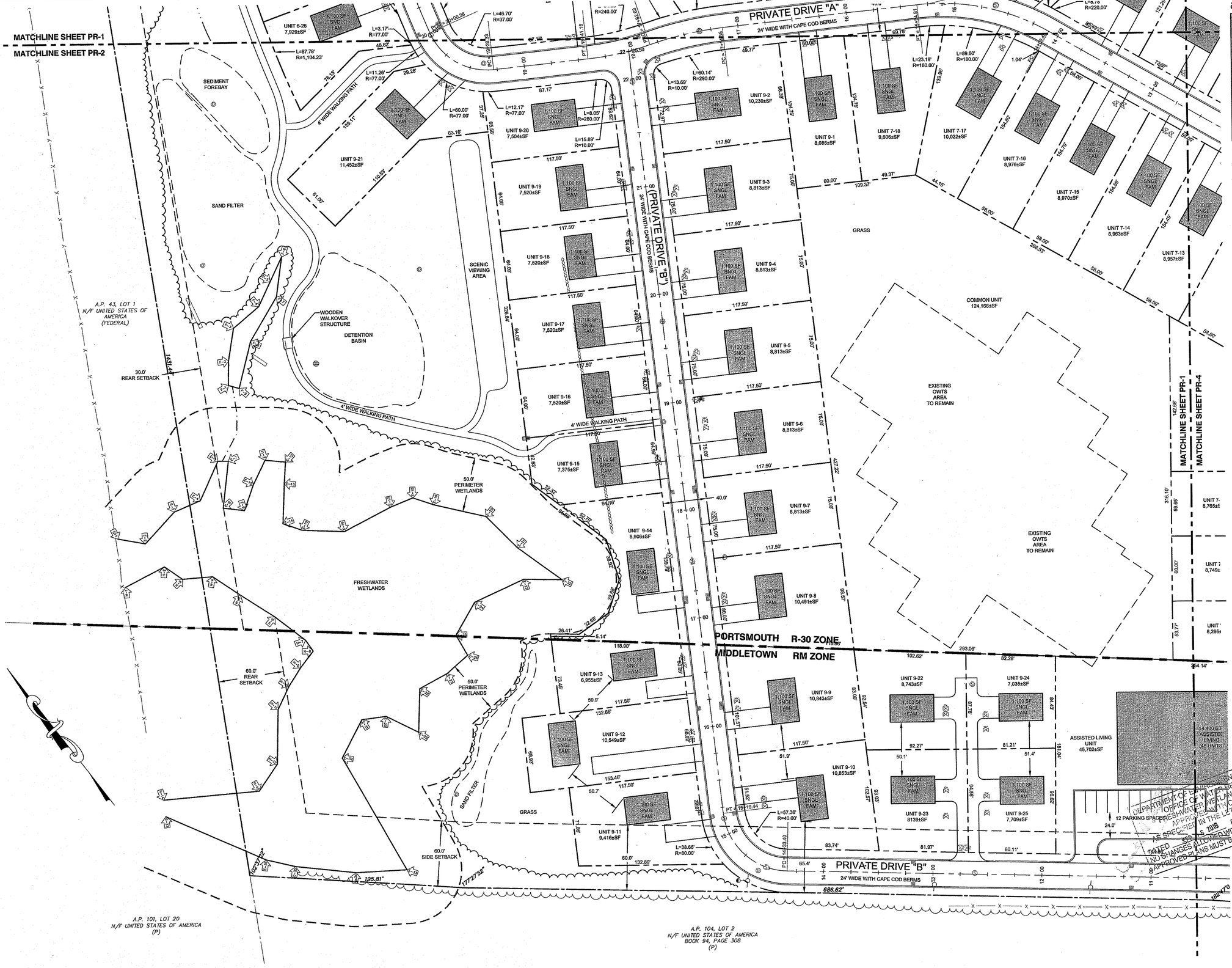
STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES WETLANDS PROGRAM APPROVED WITH CONDITIONS PRELIMINARY DETERMINATION LETTER OF APPROVAL AS REVISED THROUGH FILE # 16-0112 ALL CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-13
Sheet 13 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_LA1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED LAYOUT PLAN SHEET 2

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
AUG 3 2016 - 0112 - FILE #
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8.2.16

Drawing Number: C-14
Sheet 14 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_LA1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

A.P. 55-A, LOT 124 N/F RHONDA BERGERON & GRAFTON H. MILLEY IV BOOK 1637, PAGE 9 (R20)

A.P. 55-A, LOT 123 N/F MARTIN J. & JUDITH L. SMITH BOOK 61, PAGE 344 (R20)

A.P. 55-A, LOT 122 N/F ANN E. CALCUTT BOOK 81, PAGE 81 (R20)

A.P. 55-A, LOT 121 N/F THEODORE T. & BETTY ANN CZECH BOOK 1254, PAGE 229 (R20)

A.P. 55-A, LOT 120 N/F JAMES F. SIMON BOOK 92, PAGE 155 (R20)

A.P. 55-A, LOT 119 N/F DAVID H. & CAROL BRIERLEY BOOK 331, PAGE 7 (R20)

A.P. 55-A, LOT 21 N/F TIMOTHY MCFADDEN& IRIS C. MULVER BOOK 1235, PAGE 287 (R20)

A.P. 55-A, LOT 20 N/F CHARLES J. & MARCIA L. TRYON BOOK 1615, PAGE 189 (R20)

A.P. 55-A, LOT 19 N/F MARY C. BARABE BOOK 68, PAGE 294 (R20)

A.P. 55-A, LOT 18 N/F JONATHAN T. & DONNA R. COREY BOOK 409, PAGE 15 (R20)

A.P. 55-A, LOT 17 N/F STEVEN J. & JULIE A. KALIF BOOK 927, PAGE 207 (R20)

A.P. 55-A, LOT 16 N/F RUTH ZIEGLER LIFE ESTATE BOOK 1627, PAGE 204 (R20)

179°36'58" | 758.78' | 180°26'39"

20.0' SIDE SETBACK

MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-3

FUTURE 2 BEDROOM UNIT (x6)

EXISTING 2 BEDROOM UNIT (x3)

REBEL'S WAY

UNITS TO BE LOCATED ON REBEL'S WAY SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS AS PART OF RIDEM FILE 07-168.

FRESHWATER WETLANDS

50' PERIMETER WETLANDS

100' RIVERBANK WETLANDS

50.0' PERIMETER WETLANDS

SAND FILTER

NIT 6-3 94±SF

UNIT 6-2 8,835±SF

UNIT 6-1 8,790±SF

1100 SF SAND FILTER

EXISTING TREATMENT PLANT

PERVIOUS PARKING AREA

10' PARKING

EXISTING PATH TO REMAIN

MATCHLINE SHEET PR-3
MATCHLINE SHEET PR-4

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_LA1.dwg

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

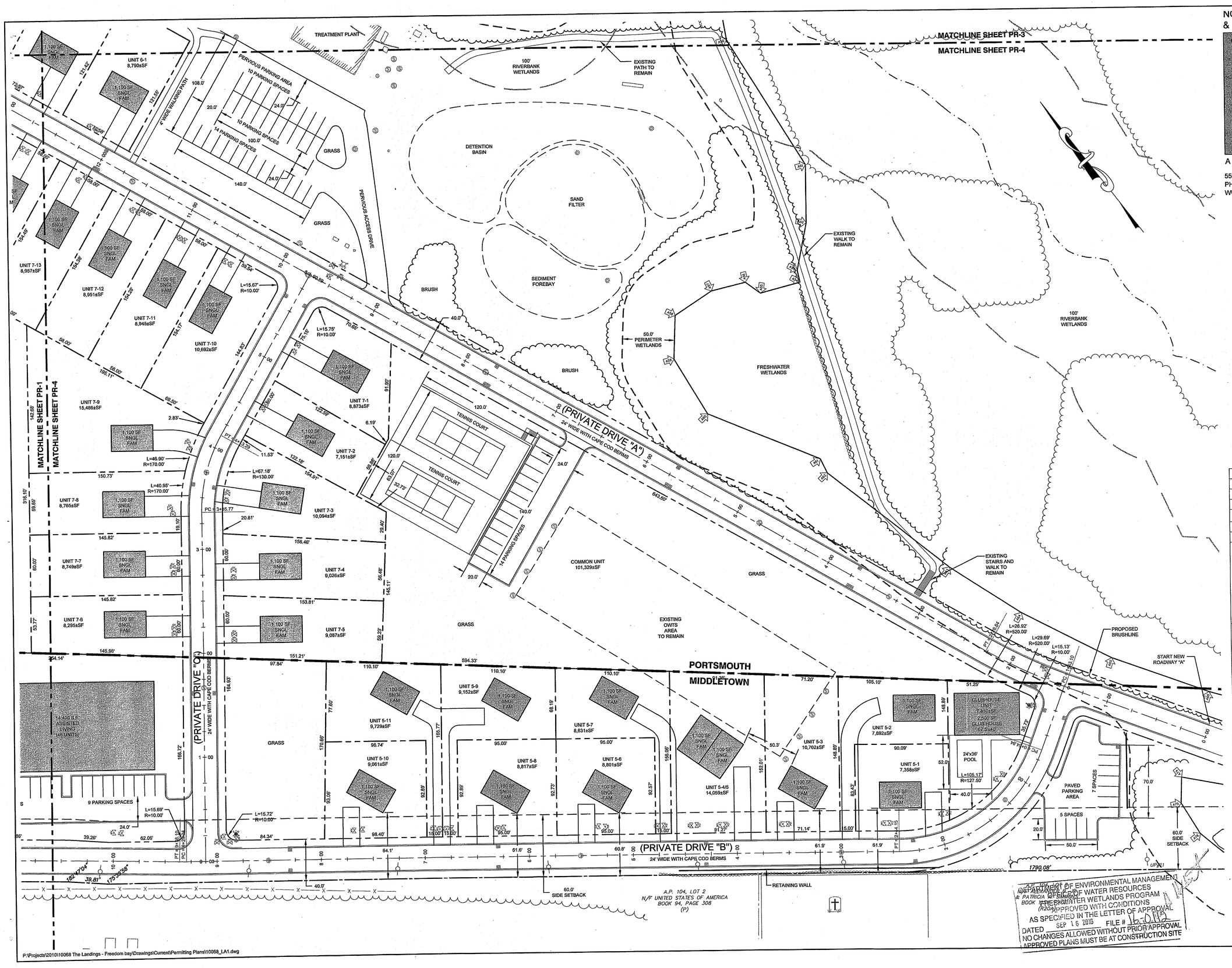
Drawing Title:
PROPOSED LAYOUT PLAN SHEET 3

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

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8.2.16

Drawing Number: C-15
Sheet 15 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=40'	Date: 05OCT15		

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED LAYOUT PLAN SHEET 4

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

Drawing Number: C-16
Sheet 16 of 43
Project Number: 10068.0
Survey Index: _ _

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

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0018
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_LA1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED LAYOUT PLAN SHEET 5

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
FILE # 16-0115
DATED AUG 3 2016
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-17
Sheet 17 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_LA1.dwg

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

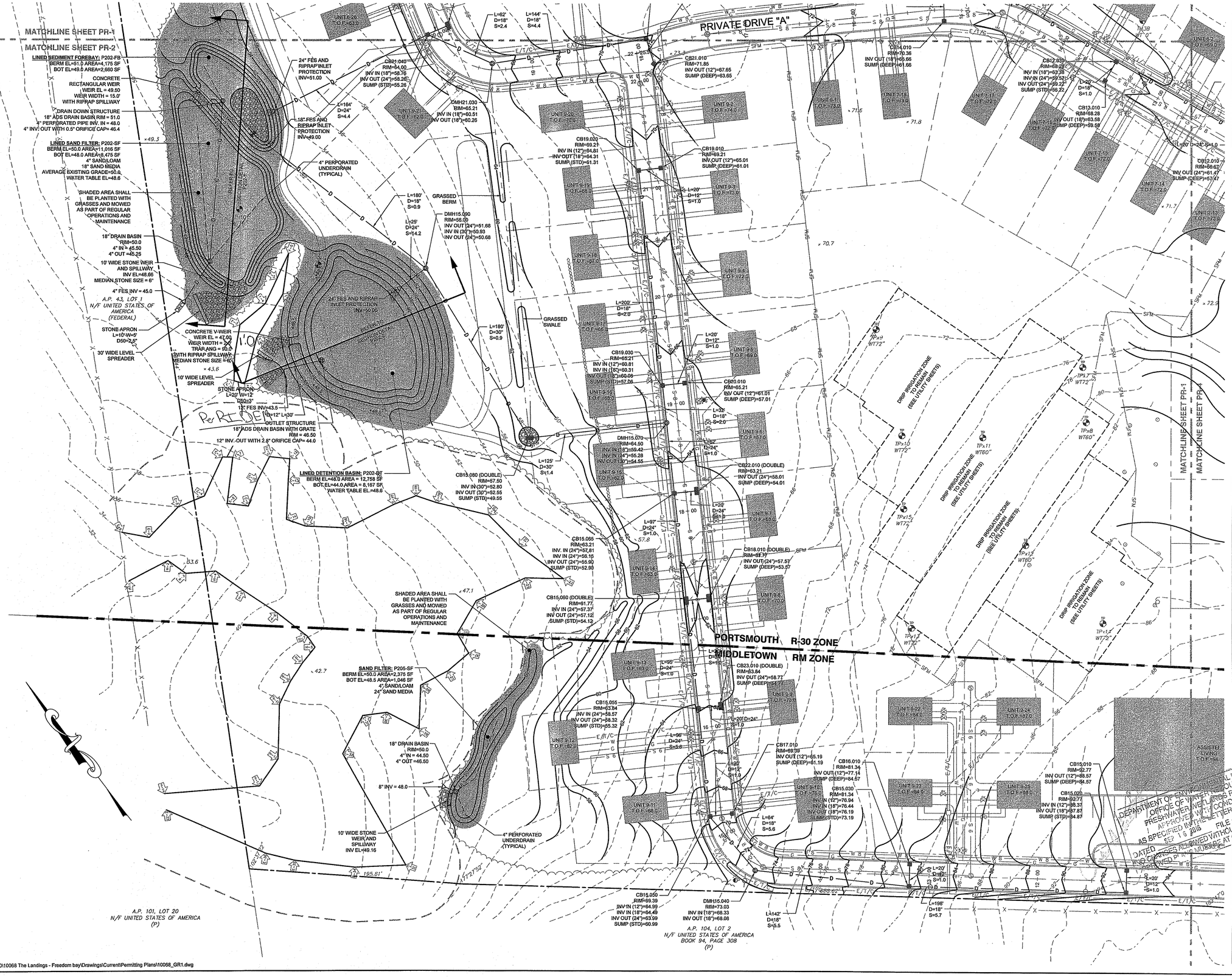
Drawing Title:
PROPOSED GRADING AND DRAINAGE PLAN SHEET 1

JEREMY J. ROSA
No. 9826
8.2.16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-18
Sheet 18 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom Bay\Drawings\Current\Permitting Plans\10068_GR1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED GRADING AND DRAINAGE PLAN SHEET 2

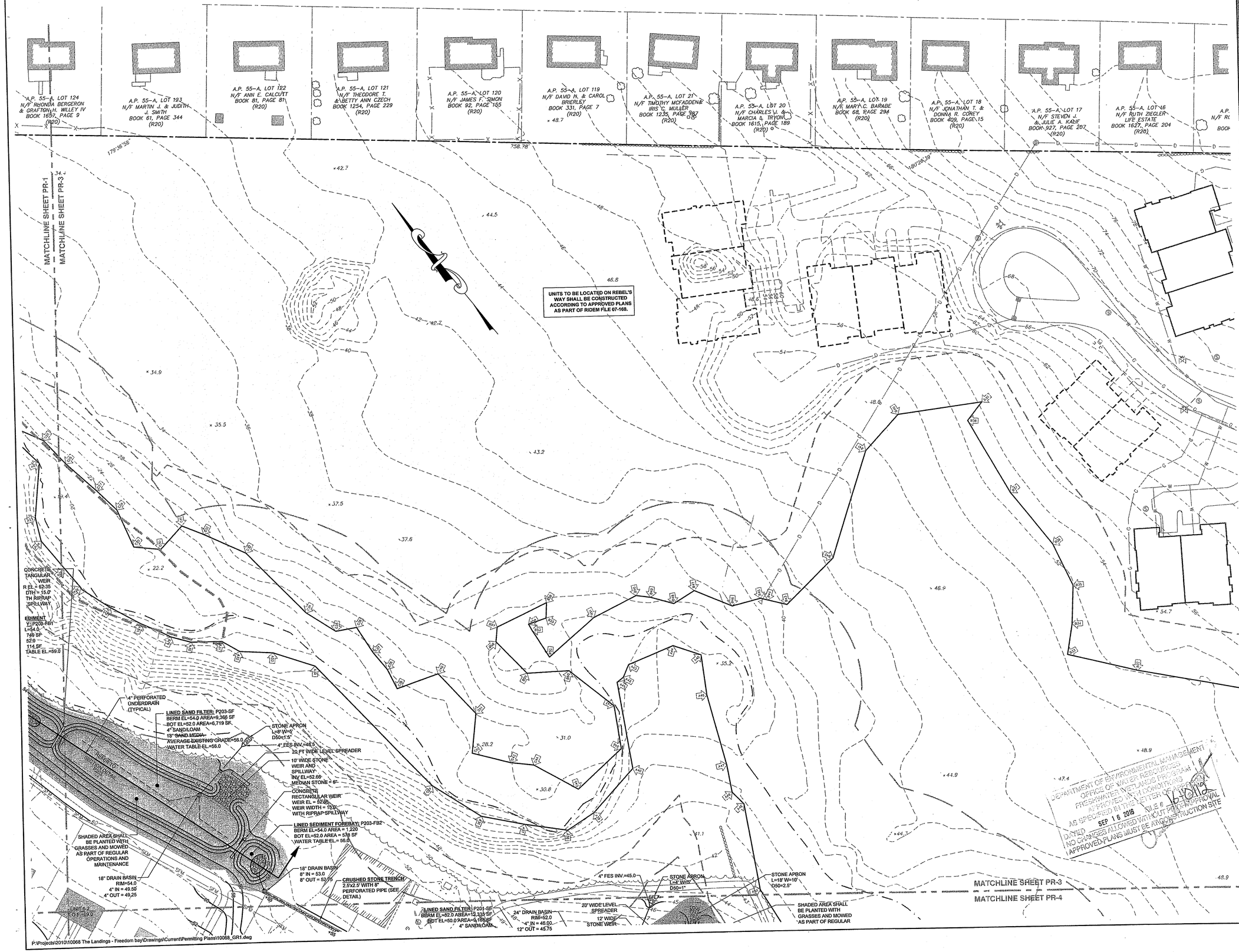
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
SEE LETTER OF APPROVAL
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0113
WORK CHANGES ALLOWED WITHOUT PRIOR APPROVAL
MUST BE NOTED ON APPROVED PLANS AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
8.2.16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-19
Sheet 19 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

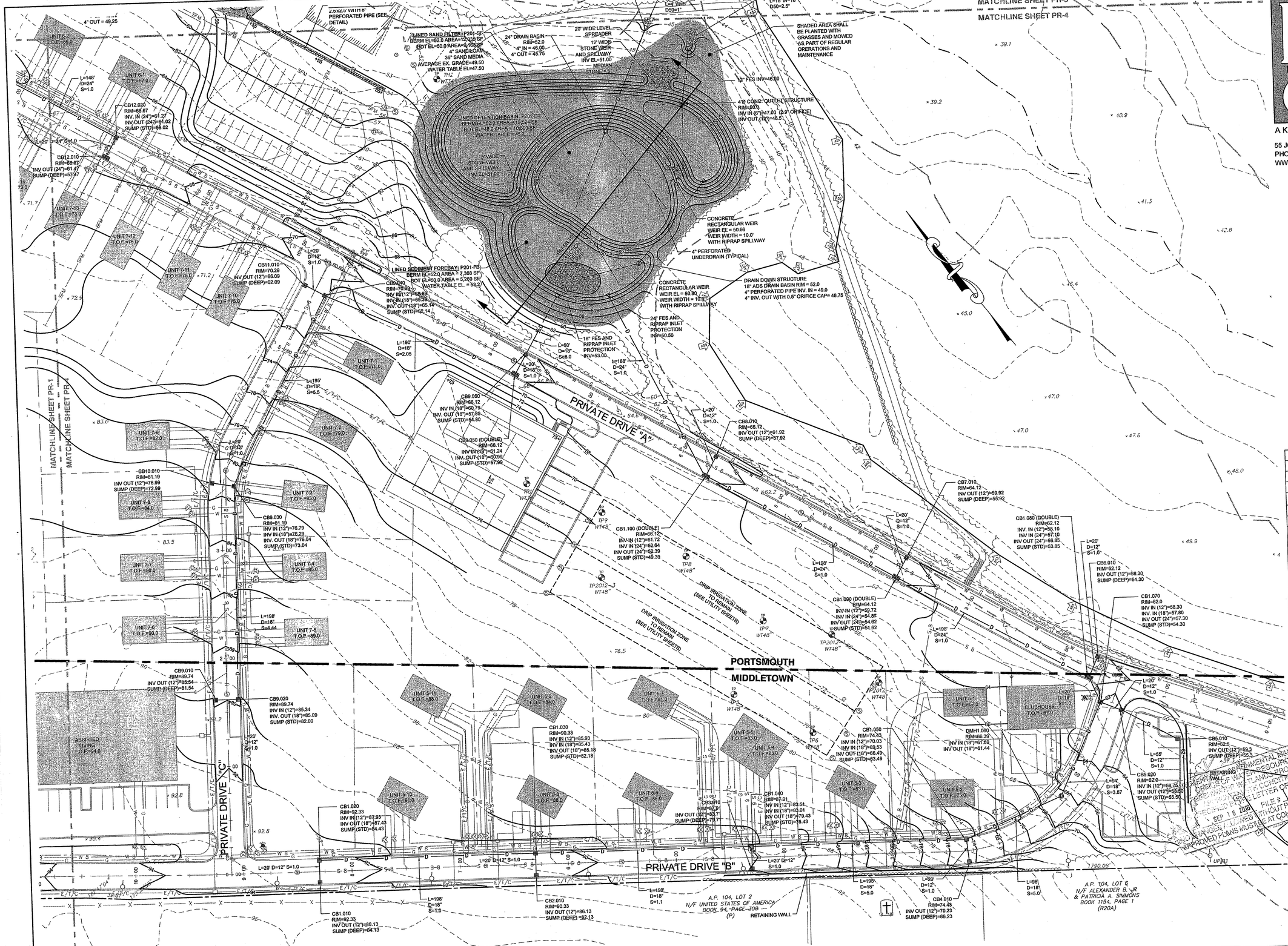
PROPOSED GRADING AND DRAINAGE PLAN SHEET 3

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED IN THE LETTER OF APPROVAL
AS SPECIFIED IN CONDITIONS
DATED SEP 16 2016
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
W.E.# 16-0106

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-20
Sheet 20 of 43
Project Number: 10068.0
Survey Index: –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED GRADING AND DRAINAGE PLAN SHEET 4

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
CERTIFICATION
THIS PLAN IS CERTIFIED IN ACCORDANCE WITH THE LETTER OF APPROVAL
FILE # 05-0172
SEP 16 2016
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
82.16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-21
Sheet 21 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED GRADING AND DRAINAGE PLAN SHEET 5

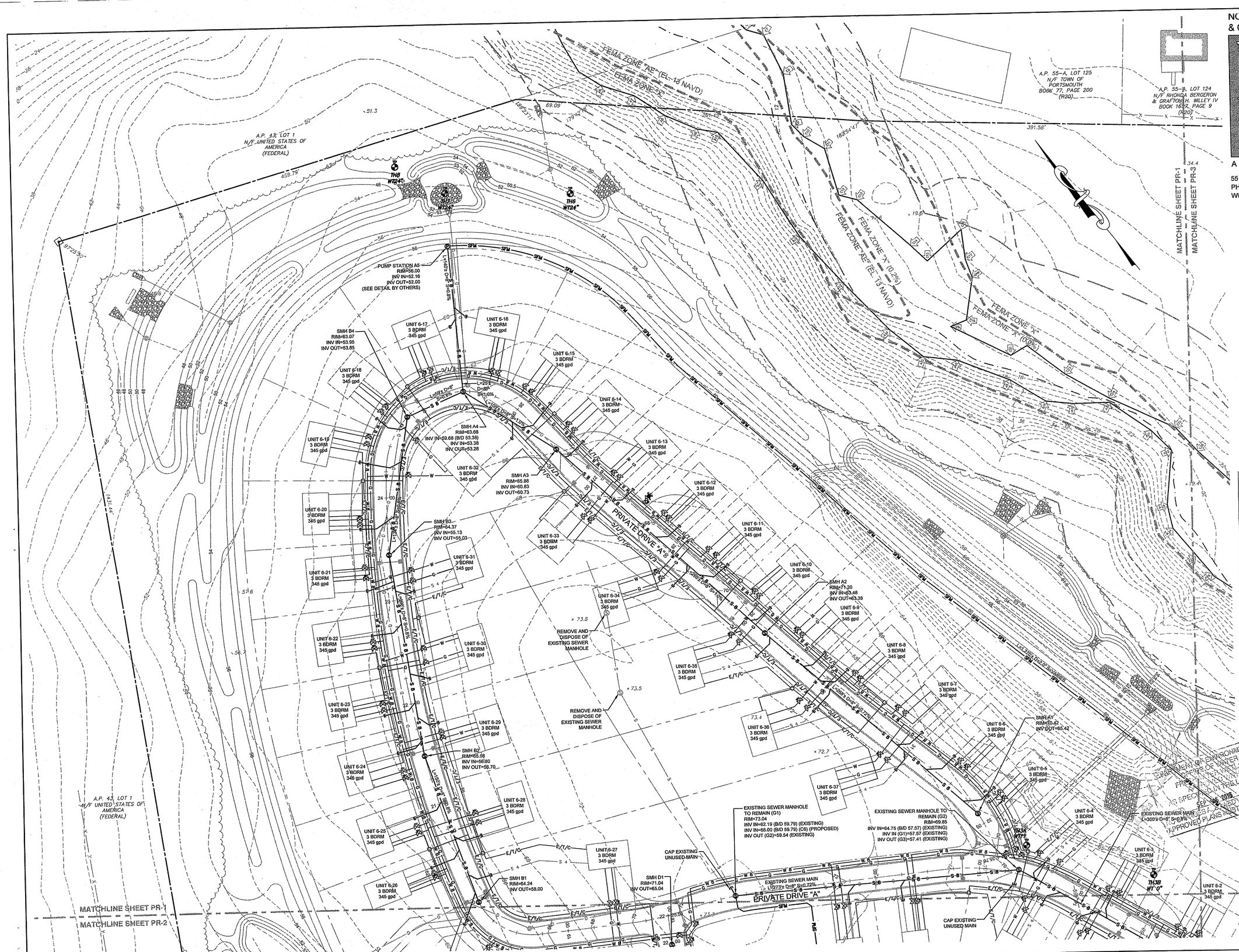
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
SEE LETTER OF APPROVAL
SPECIFICATIONS & FILE # 15-2012
SEP 16 2015
ANY CHANGES MADE WITHOUT PRIOR APPROVAL
OF REVISED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8.2.16

Drawing Number: C-22
Sheet 22 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED UTILITY PLAN
SHEET 1

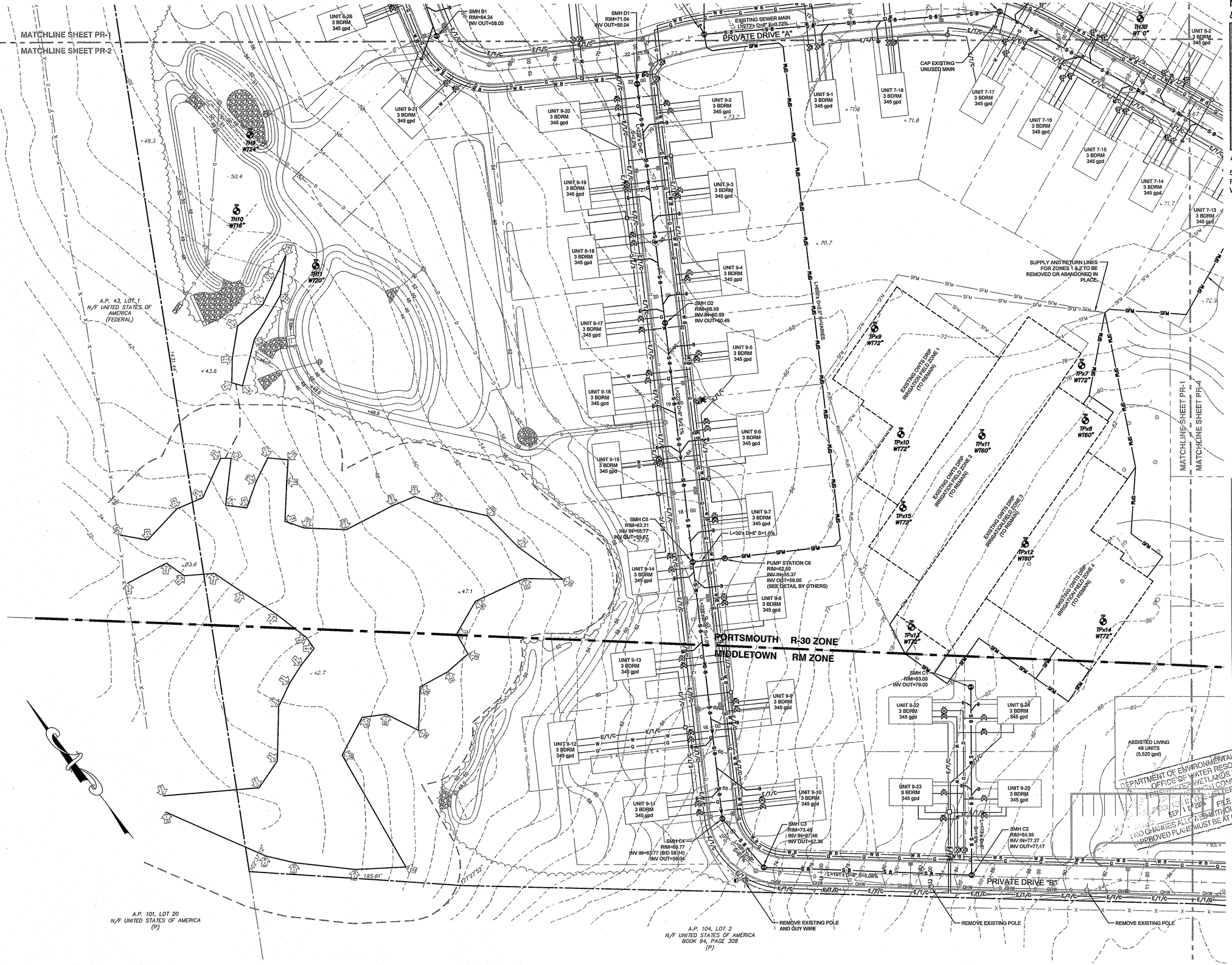
APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FREEDOM OF WATER RESOURCES
APPROVAL IS SPECIFIC TO WORK SHOWN ON THESE PLANS
FILE # 16-3115
SEP 09 2016
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8-2-16

Drawing Number: C-23
Sheet 23 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_U1.dwg



NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

Environmental Management
AUG 3 2016
Office of Water Resources

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED UTILITY PLAN SHEET 2

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WETLANDS PROGRAM
PERMIT SUBJECT TO CONDITIONS
CERTIFICATE OF APPROVAL
15-0116
DATE 8/29/2016 FILE #
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
8/2/16
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

Drawing Number: C-24
Sheet 24 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_U1.dwg

A.P. 55-B, LOT 124
N/F RHONDA BERGERON
& GRAFTON H. WILLEY IV
BOOK 1687, PAGE 9
(R20)

A.P. 55-A, LOT 123
N/F MARTIN J. & JUDITH
J. SMITH
BOOK 61, PAGE 344
(R20)

A.P. 55-A, LOT 122
N/F ANN E. CALCUTT
BOOK 81, PAGE 81
(R20)

A.P. 55-A, LOT 121
N/F THEODORE T.
& BETTY ANN CZECH
BOOK 1254, PAGE 229
(R20)

A.P. 55-A, LOT 120
N/F JAMES F. SIMON
BOOK 92, PAGE 155
(R20)

A.P. 55-A, LOT 119
N/F DAVID H. & CAROL
BRIERLEY
BOOK 331, PAGE 7
(R20)

A.P. 55-A, LOT 21
N/F TIMOTHY MCFADDEN &
IRIS C. MULLER
BOOK 1235, PAGE 287
(R20)

A.P. 55-A, LOT 20
N/F CHARLES U. &
MARCIA A. TRYON
BOOK 1615, PAGE 189
(R20)

A.P. 55-A, LOT 19
N/F MARY C. BARABE
BOOK 68, PAGE 294
(R20)

A.P. 55-A, LOT 18
N/F JONATHAN T. &
DONNA R. COREY
BOOK 428, PAGE 15
(R20)

A.P. 55-A, LOT 17
N/F STEVEN J.
& JULIE A. KALIE
BOOK 927, PAGE 207
(R20)

A.P. 55-A, LOT 16
N/F RUTH ZIEGLER
LIFE ESTATE
BOOK 1627, PAGE 204
(R20)

A.P.
N/F RU
BOOK

MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-3

REBEL'S WAY

UNITS TO BE LOCATED ON REBEL'S WAY SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS AS PART OF RIDEM FILE 07-168.

SEWER MAIN
=8" S=0.6%

UNIT 6-2
3 BDRM.
345 gpd

OUTFLOW PIPE(S) FROM PLANT TO BE REVISED TO ADAPTION (8) 3" HDPE FORCE MAINS TO (2 ZONES) 2,5,8,6

EXISTING TREATMENT PLANT TO BE USED TO INCREASE DESIGN FLOW OF EXISTING OWTS (DESIGN BY OTHERS)

AREA OF EXISTING TANKS

MATCHLINE SHEET PR-3

MATCHLINE SHEET PR-4

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_U1.dwg

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS NOTED ON THE LETTER OF APPROVAL
FILE # 16-0115
SEP 16 2016
WORK ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS
& CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

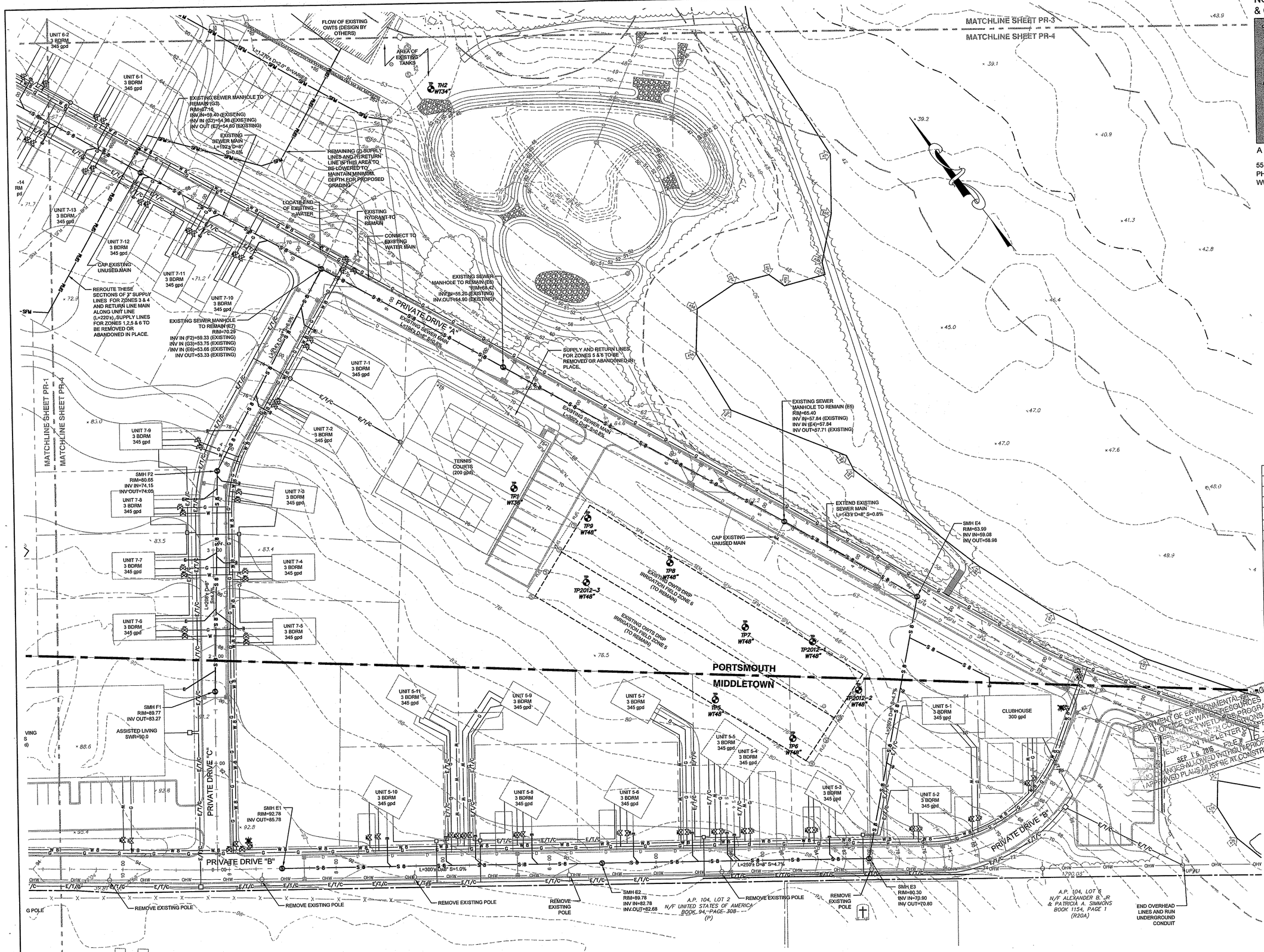
Drawing Title:

PROPOSED UTILITY PLAN SHEET 3

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
9.2.16

Drawing Number: C-25
Sheet 25 of 43
Project Number: 10068.0
Survey Index: – –

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



NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

RECEIVED
SEP 16 2016
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WETLANDS PROGRAM
235 PROMENADE STREET, PROVIDENCE, RI 02908-5767
IN REPLY REFER TO: LETTER OF APPROVAL
FILE NO. 1510.1016, FILE NO. 201512
ALL WORKS ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Drawing Title:
PROPOSED UTILITY PLAN SHEET 4

JEREMY J. ROSA
No. 9826
8/2/16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-26
Sheet 26 of 43
Project Number: 10068.0
Survey Index: – –

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

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_U1.dwg

Environmental Management
AUG 3 2016
Office of Water Resources

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED UTILITY PLAN SHEET 5

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AUG 3 2016 FILE # 12-0178
CONSTRUCTION SHALL NOT BE COMMENCED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
8.2.16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-27
Sheet 27 of 43
Project Number: 10068.0
Survey Index: – –

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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 1

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8/2/16

Drawing Number: C-28
Sheet 28 of 43
Project Number: 10068.0
Survey Index: – –

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

ENVIRONMENTAL MANAGEMENT
RESPECTS OF WATER RESOURCES
AS APPROVED IN THE LETTER OF APPROVAL
DATED 8/3/2016
APPROVED PLANS MUST BE ON CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_SESC1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 2

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
APPROVED WETLANDS PROGRAM
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 1-6 2016 FILE # 12-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
8-2-16
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

Drawing Number: C-29
Sheet 29 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_SESC1.dwg

A.P. 55-A, LOT 124
N/F RHONDA BERGERON
& GRAFTON H. WILLEY IV
BOOK 1657, PAGE 9
(R20)

A.P. 55-A, LOT 123
N/F MARTIN J. & JUDITH
J. SMITH
BOOK 61, PAGE 344
(R20)

A.P. 55-A, LOT 122
N/F ANN E. CALCUTT
BOOK 81, PAGE 81
(R20)

A.P. 55-A, LOT 121
N/F THEODORE T.
& BETTY ANN CZECH
BOOK 1254, PAGE 229
(R20)

A.P. 55-A, LOT 120
N/F JAMES F. SIMON
BOOK 92, PAGE 155
(R20)

A.P. 55-A, LOT 119
N/F DAVID R. & CAROL
BRIERLEY
BOOK 331, PAGE 7
(R20)

A.P. 55-A, LOT 21
N/F TIMOTHY MCFADDEN &
IRIS C. MULLER
BOOK 1235, PAGE 287
(R20)

A.P. 55-A, LOT 20
N/F CHARLES W. &
MARCIA B. TRYON
BOOK 1615, PAGE 189
(R20)

A.P. 55-A, LOT 19
N/F MARY C. BARABE
BOOK 68, PAGE 294
(R20)

A.P. 55-A, LOT 18
N/F JONATHAN T. &
DONNA R. COREY
BOOK 409, PAGE 15
(R20)

A.P. 55-A, LOT 17
N/F STEVEN J.
& JULIE A. KANE
BOOK 927, PAGE 267
(R20)

A.P. 55-A, LOT 16
N/F RUTH ZIEGLER
LIFE ESTATE
BOOK 1627, PAGE 204
(R20)

A.P.
N/F RO
BOOK

179°36'58"
758.78'
180°26'39"

MATCHLINE SHEET PR-1
MATCHLINE SHEET PR-3

UNITS TO BE LOCATED ON REBEL'S WAY SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS AS PART OF RIDEM FILE 07-188.

REBEL'S WAY

STRAW BALE AND SILT FENCE EROSION CONTROL BARRIER

EXISTING TREATMENT PLANT

TEMPORARY SWALE

OVERFLOW WEIR EL=51.0 (SEE DETAIL)

STRAW BALE AND SILT FENCE

MATCHLINE SHEET PR-3
MATCHLINE SHEET PR-4

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_SESC1.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE&C

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 3

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS NOTED IN THE LETTER OF APPROVAL
DATED SEP 15 2016 FILE # 15-0170
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
8-2-16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-30
Sheet 30 of 43
Project Number: 10068.0
Survey Index: – –

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

TREATMENT PLANT

TEMPORARY SWALE

TEMPORARY SWALE

STRAW BALE AND SILT FENCE EROSION CONTROL BARRIER

HAYBALE OUTLET PROTECTION

TEMPORARY SEDIMENT TRAP ST2
1.1 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 1,990 CF
MINIMUM DRY STORAGE = 1,990 CF

ST2: AREAS
EL. 52 AREA = 19,580 SF
EL. 50 AREA = 15,123 SF
EL. 48 AREA = 10,893 SF
(WET BASIN DEPTH = 3')

HAYBALE OUTLET PROTECTION

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

OUTLINE OF STRUCTURE TO BE DEMOLISHED

PRIVATE DRIVE "A"

TEMPORARY SOIL STOCKPILE

SILT FENCE EROSION CONTROL BARRIER

LIMIT OF DISTURBANCE

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

OVERFLOW WEIR EL=63.0 (SEE DETAIL)

TEMPORARY SEDIMENT TRAP ST1
2.6 ACRES OF CONTRIBUTING DISTURBED AREA
REQUIRED WET STORAGE = 4,703 CF
MINIMUM DRY STORAGE = 4,703 CF

ST1: AREAS
EL. 64 AREA = 9,043 SF
EL. 62 AREA = 7,290 SF
EL. 60 AREA = 5,641 SF
(WET-BASIN DEPTH = 3')

50'x25' CONSTRUCTION ENTRANCE TO BE INSTALLED IF PAVEMENT IS REMOVED DOWN TO ERODIBLE SURFACE

AREA OF EXISTING LEACHFIELD TO REMAIN SHALL BE DELINEATED AND PROTECTED PRIOR TO CONSTRUCTION. NO CONSTRUCTION VEHICLES ARE TO TRAVERSE THIS AREA. NO EQUIPMENT OR MATERIAL STOCKPILES ARE PERMITTED IN THIS AREA.

PORTSMOUTH
MIDDLETOWN

TEMPORARY SOIL STOCKPILE

TEMPORARY SOIL STOCKPILE

INSTALL SILT SACKS ON ALL PROPOSED DRAINAGE INLETS

PRIVATE DRIVE "C"

PRIVATE DRIVE "B"

PRIVATE DRIVE "B"

LIMIT OF DISTURBANCE

A.P. 104, LOT 2
N/F UNITED STATES OF AMERICA
BOOK 94, PAGE 308
(P)

A.P. 104, LOT 6
N/F ALEXANDER B. WR
& PATRICIA A. SIMMONS
BOOK 1154, PAGE 1
(R20A)

MATCHLINE SHEET PR-3

MATCHLINE SHEET PR-4

MATCHLINE SHEET PR-1

MATCHLINE SHEET PR-4

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
FILE # 15-0115
DATED SEPTEMBER 2, 2016
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_SESC1.dwg

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 4

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8-2-16

Drawing Number: C-31
Sheet 31 of 43
Project Number: 10068.0
Survey Index: – –

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

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

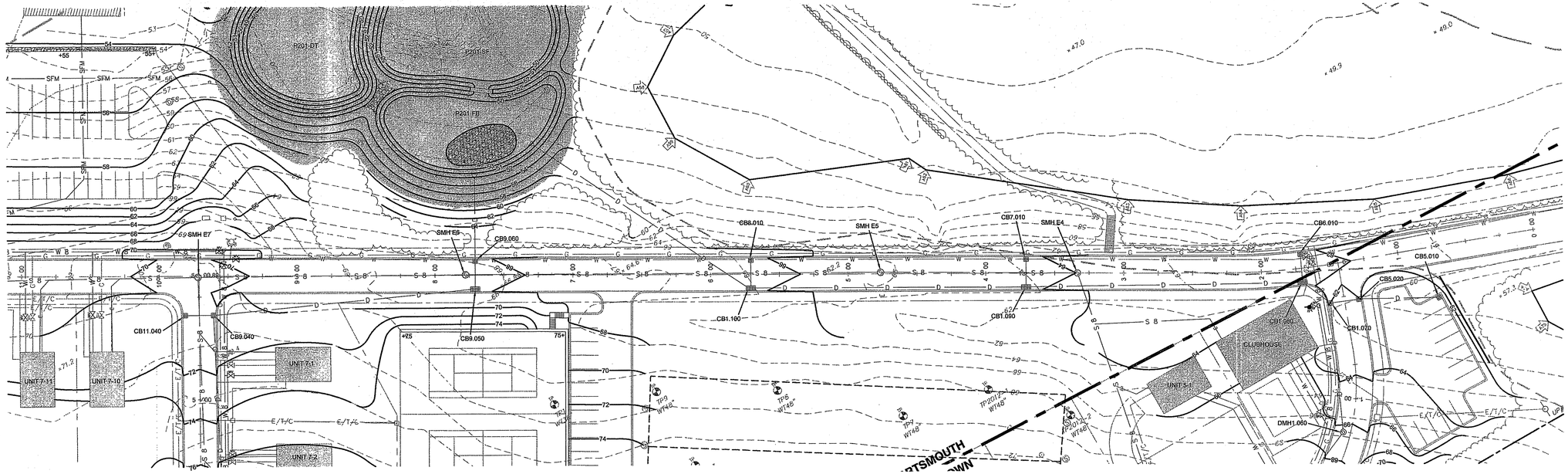
Drawing Title:
CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 5

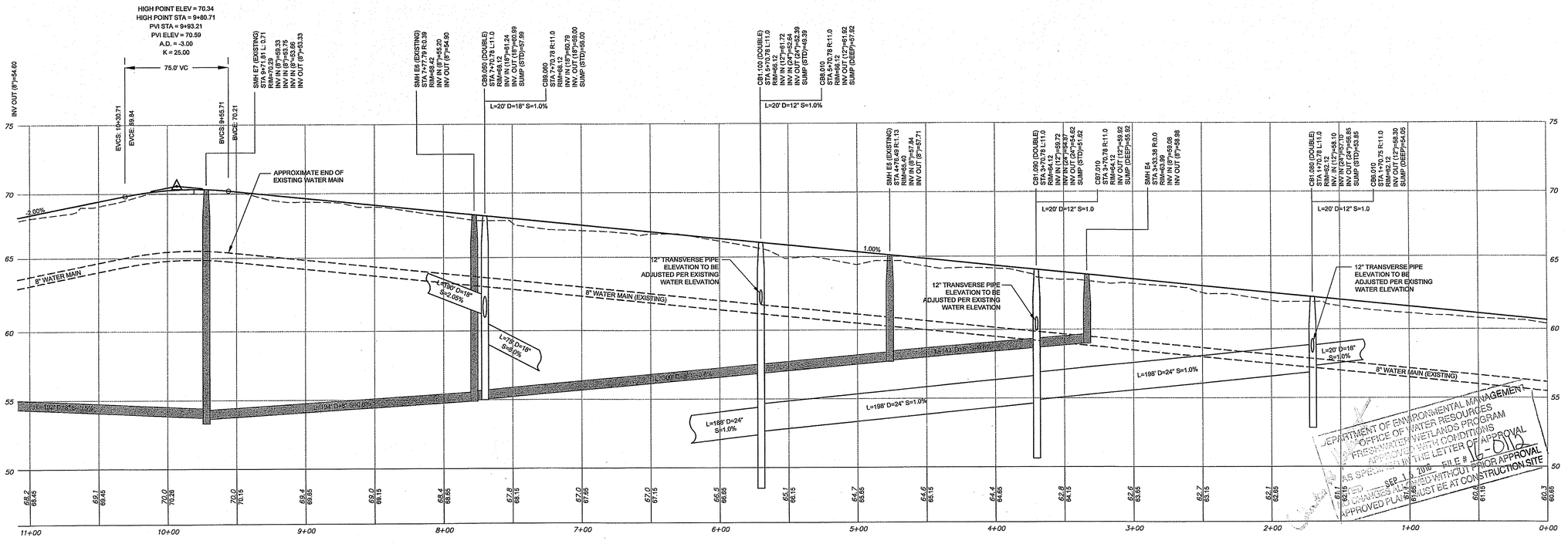
JEREMY J. ROSA
No. 9826
8.2.16
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND

Drawing Number: C-32
Sheet 32 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_SESC1.dwg





NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:

PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:

PERMITTING

Drawing Title:

PROPOSED PRIVATE DRIVE "A" PROFILE STA 0+00 TO 11+00

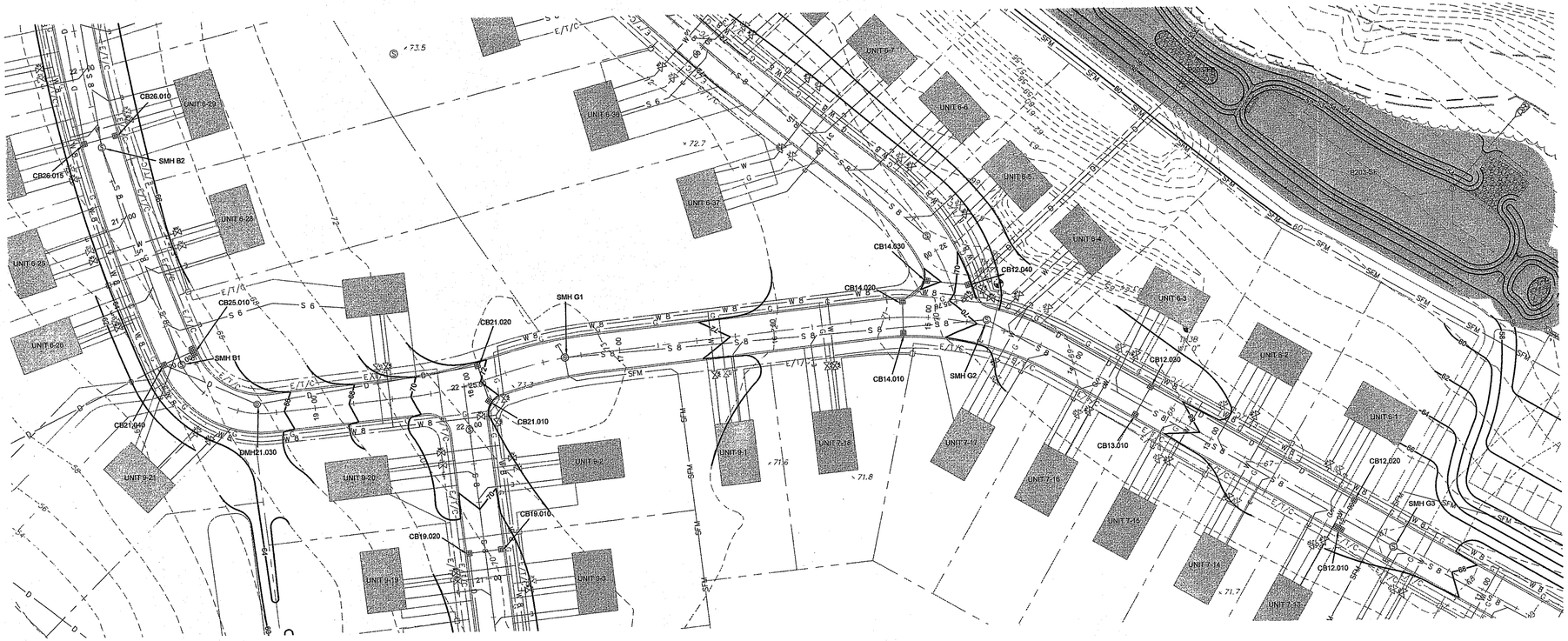
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

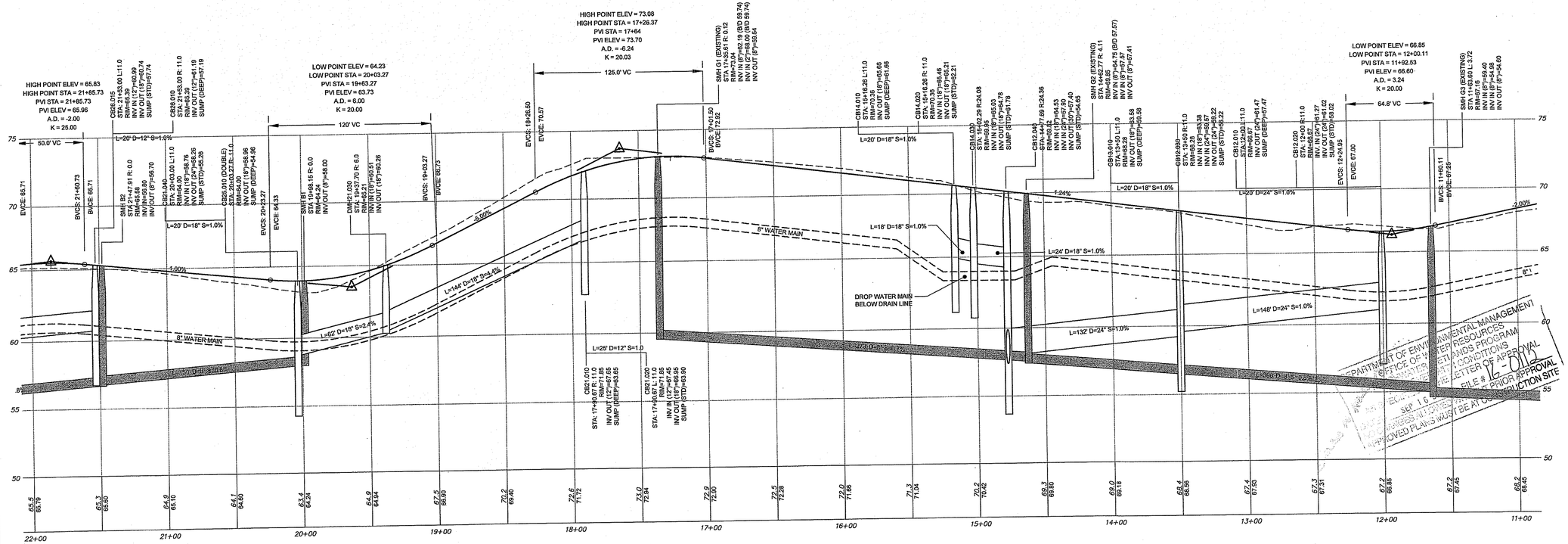
Drawing Number: C-33
Sheet 33 of 43
Project Number: 10068.0
Survey Index: – –

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
SEP 1 2016 FILE # 12-0112
ISSUED WITHOUT PRIOR APPROVAL
NO CHANGES ALLOWED
APPROVED PLANS MUST BE AT CONSTRUCTION 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.

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg





NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED PRIVATE DRIVE "A" PROFILE STA 11+00 TO 22+00

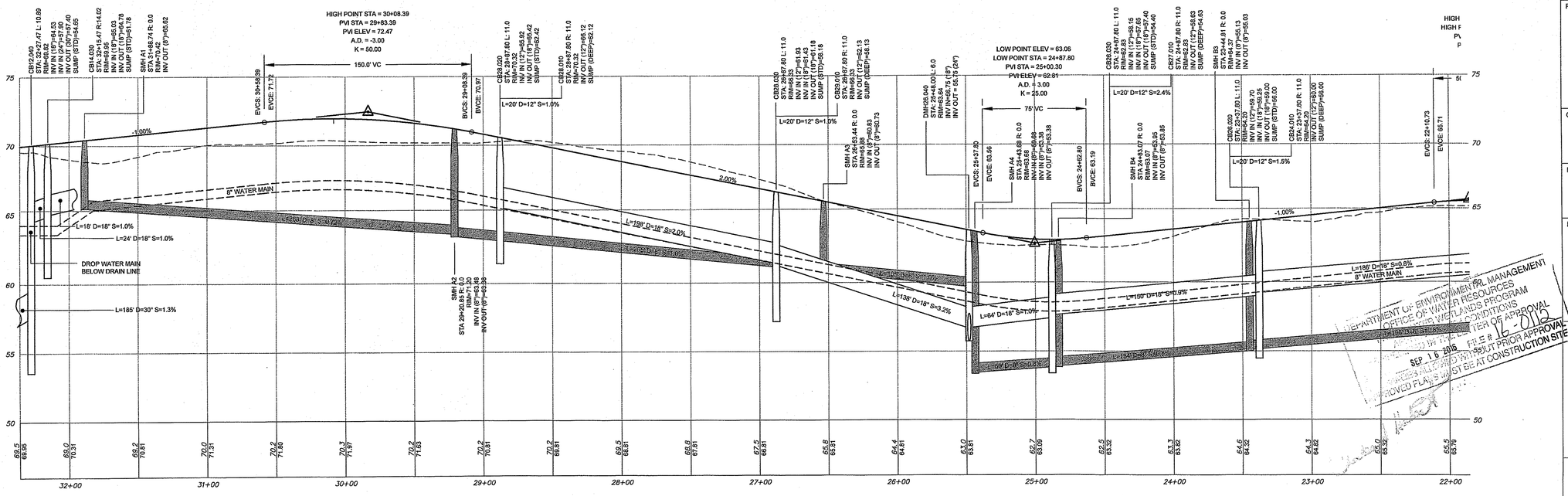
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WETLANDS PROGRAM
SEP 16
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
FILE # 12-0110 PRIOR APPROVAL
LETTER OF APPROVAL

JEREMY J. ROSA
No. 9826
8/16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-34
Sheet 34 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg



NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:

PROPOSED
PRIVATE DRIVE "A"
PROFILE
STA 22+00 TO END

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
FILE # 16-0115
SEP 16 2016
THIS APPROVAL IS VOID WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
8-2-16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number:
C-35

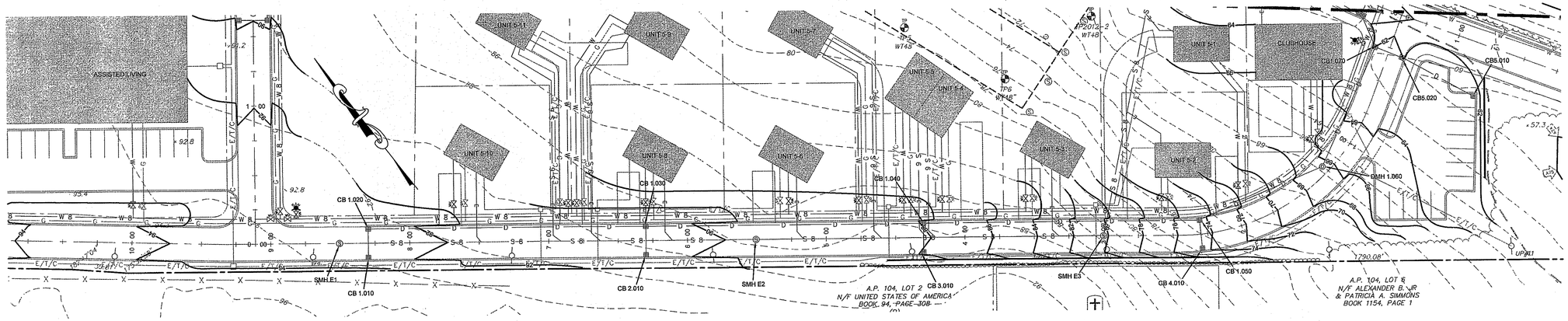
Sheet 35 of 43

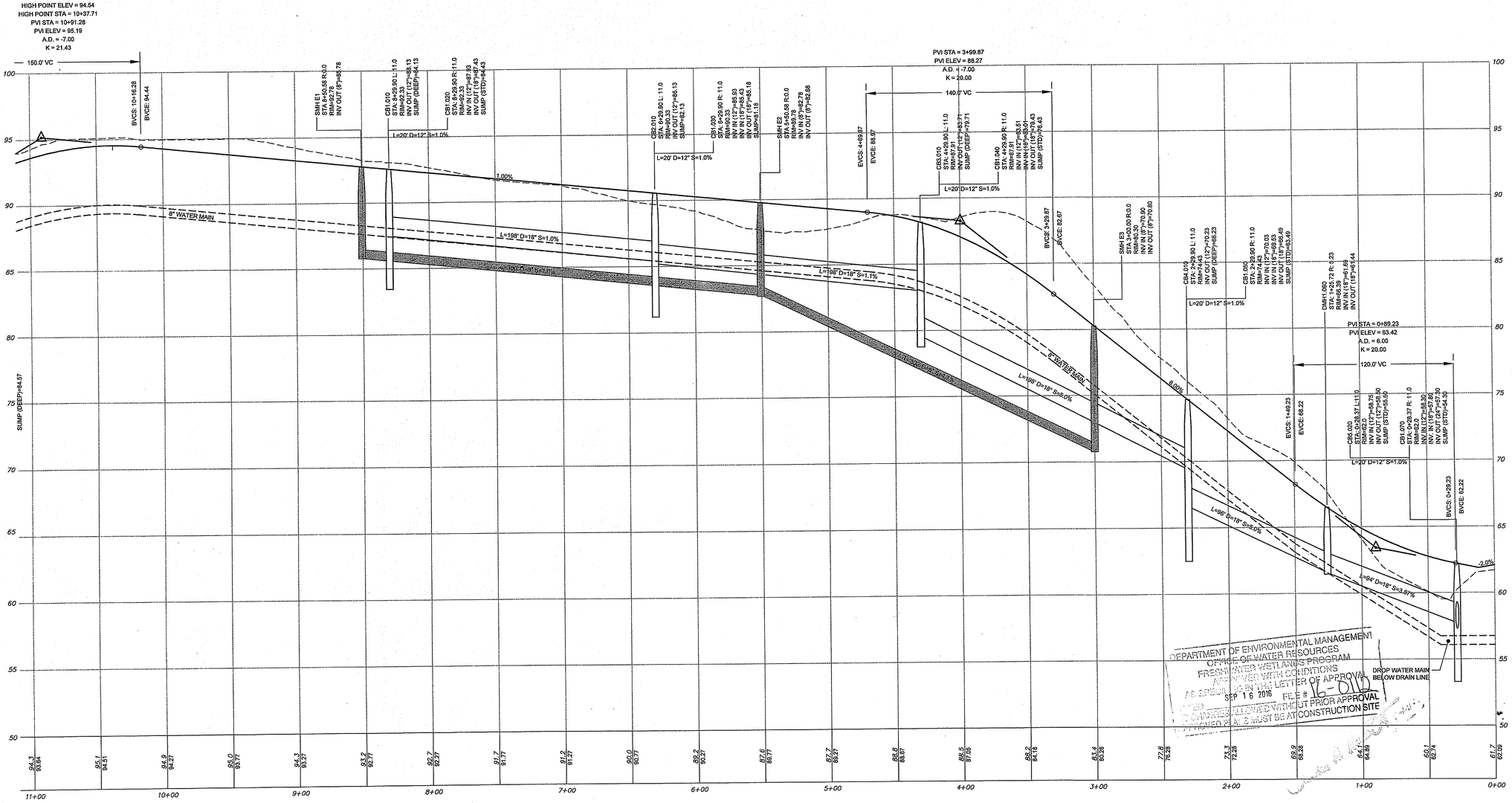
Project Number:
10068.0

Survey Index:
– –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SHOWN ON THE LETTER OF APPROVAL
SEP 16 2016 FILE # 15-0118
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE
40 0 20 40 80
(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

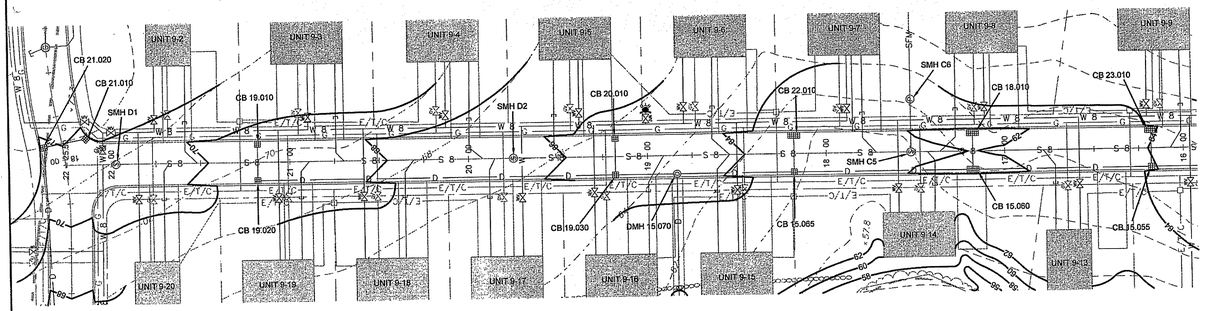
Drawing Title:
PROPOSED PRIVATE DRIVE "B" PROFILE STA 0+00 TO 11+00

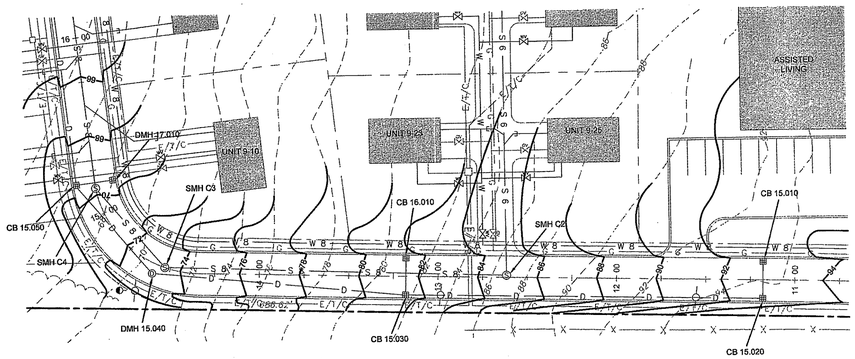
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-36
Sheet 36 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg



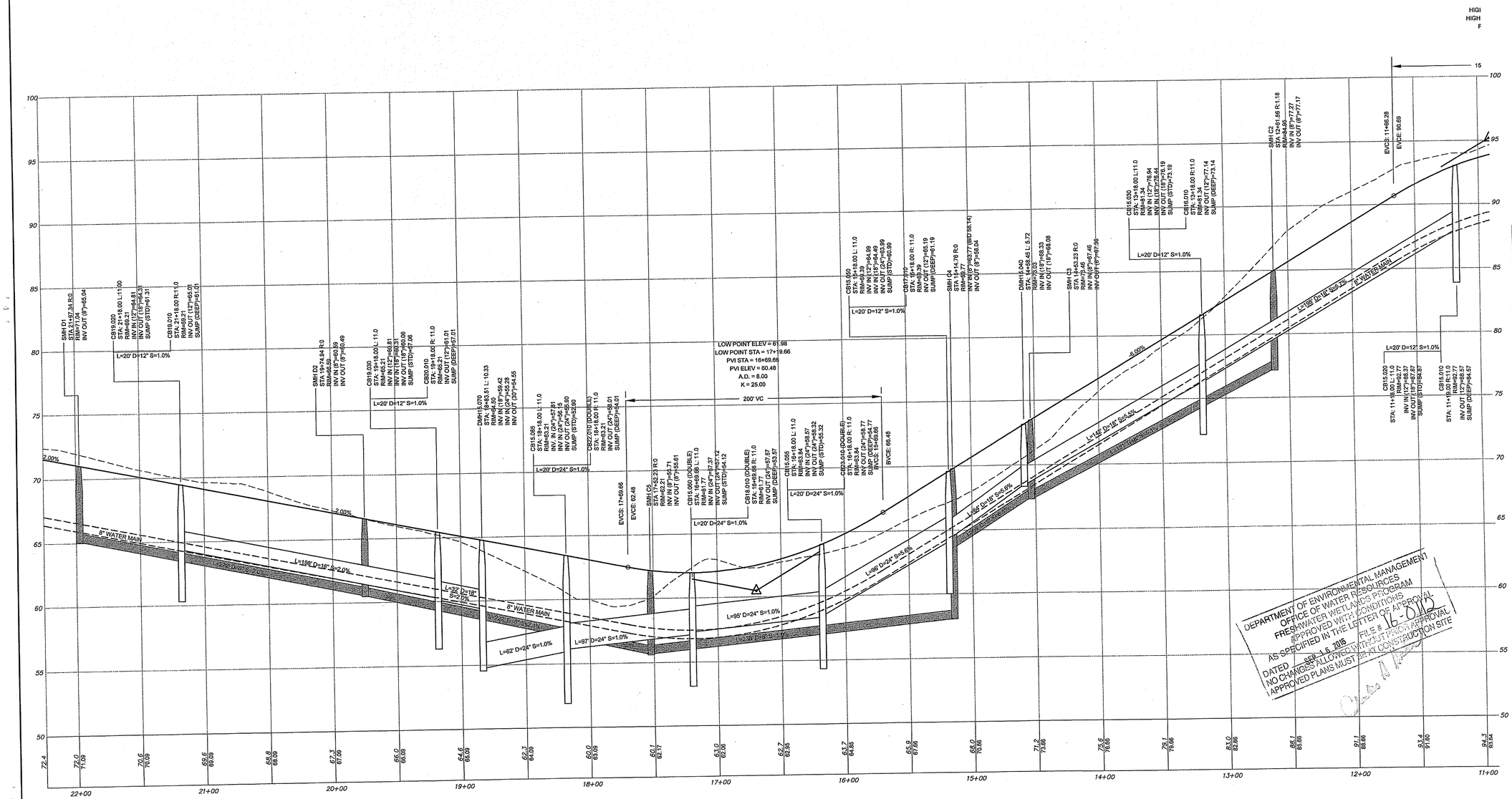


NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL



Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED PRIVATE DRIVE "B" PROFILE STA 11+00 TO END

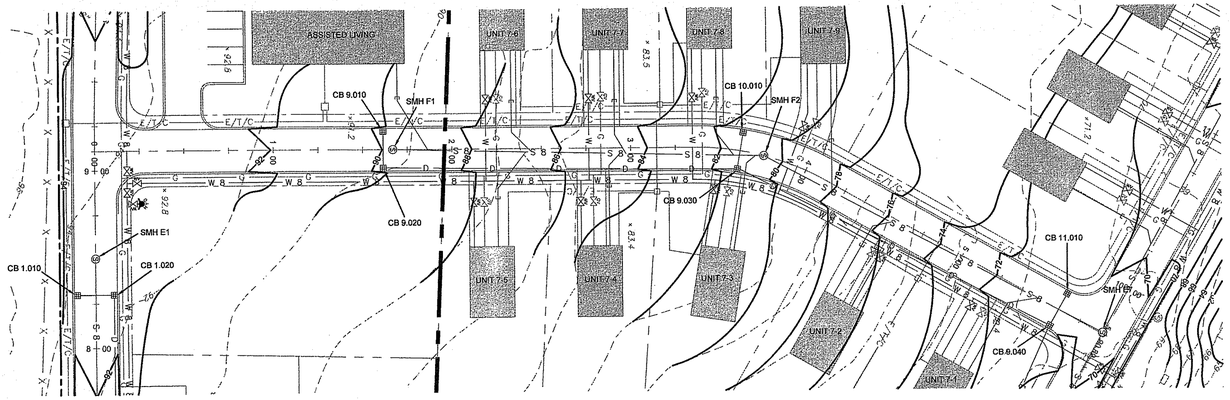
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

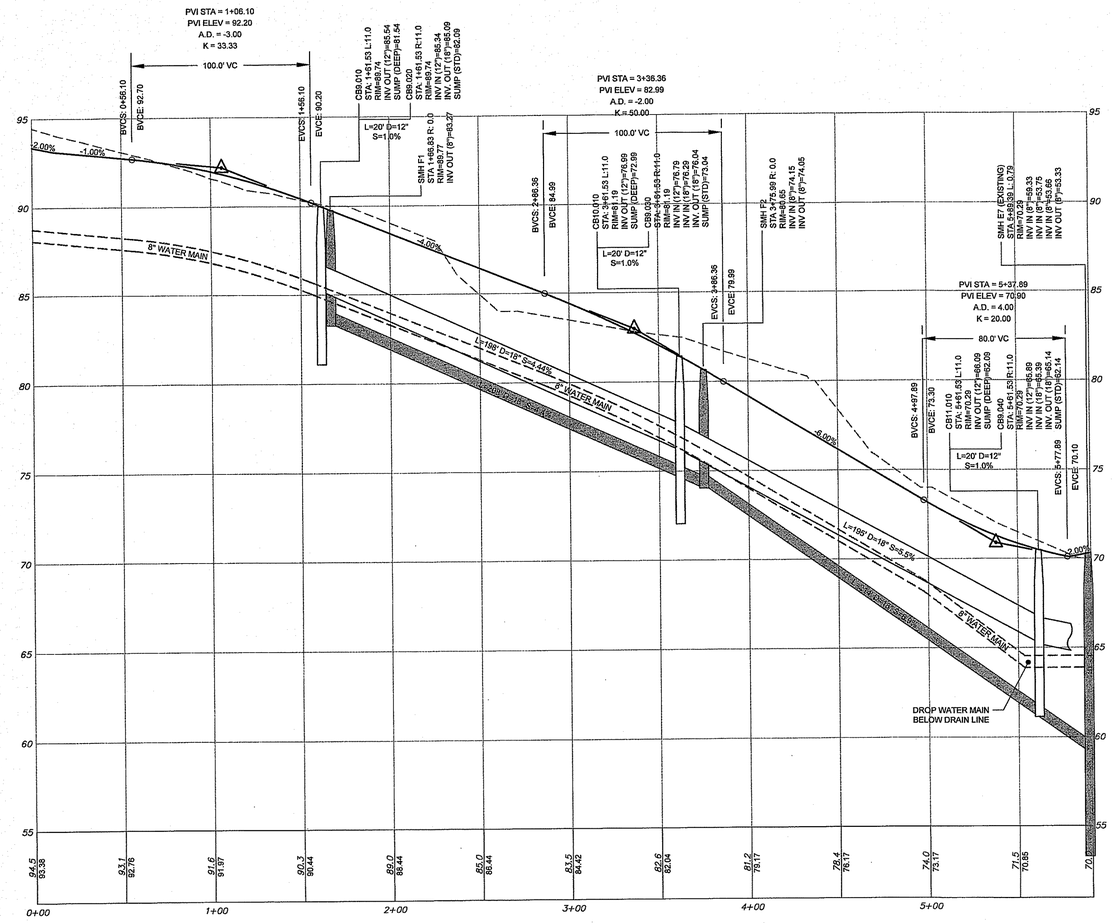
JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-37
Sheet 37 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg





NORTHEAST ENGINEERS
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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

Environmental Management
AUG 3 2016
Office of Water Resources

GRAPHIC SCALE

40 0 20 40 80

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: 1"=40' | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED PRIVATE DRIVE "C" PROFILE STA 0+00 TO END

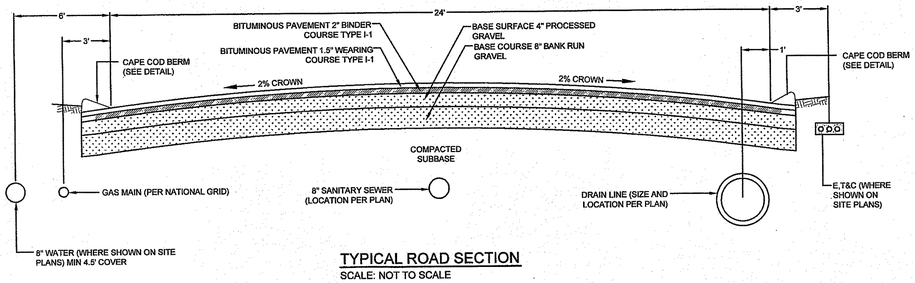
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-5112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8/26

Drawing Number: C-38
Sheet 38 of 43
Project Number: 10068.0
Survey Index: – –

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

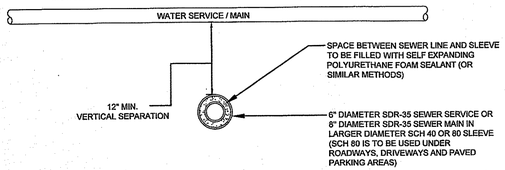
P:\Projects\2010\10068 The Landings - Freedom bay\Drawings\Current\Permitting Plans\10068_GR1.dwg



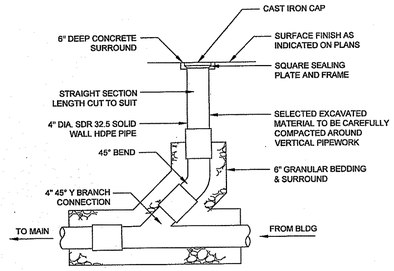
TYPICAL ROAD SECTION
SCALE: NOT TO SCALE

WATER/SEWER PIPE CROSSING NOTES:

1. ALL SLEEVING ONSEWER LINES SHALL EXTEND 10 FEET ON EITHER SIDE OF THE CROSSING POINTS.
2. SLEEVING PIPES SHALL BE RING-TITE GASKETED PVC SEWER PIPE OR SIMILAR APPROVED.
3. FOAM SEALANT SHALL BE WILLSEAL BY ILLBRUCK OR SIMILAR APPROVED.
4. CONSTRUCTION DETAIL & SEPARATION DISTANCES SHALL BE THE SAME IN INSTANCES WHERE SEWER CROSSES ABOVE WATER LINE.



SEWER WATER CROSSING DETAIL
SCALE: NOT TO SCALE



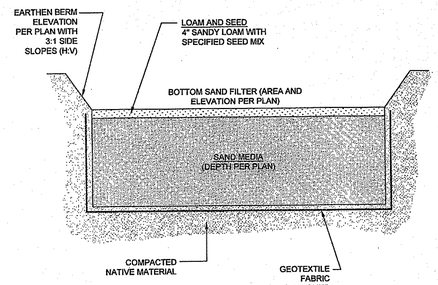
CLEAN OUT DETAIL
SCALE:NOT TO SCALE

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

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



NOTES:

1. SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.

2. PLANTINGS MUST BE DENSE AND COVER THE ENTIRETY OF THE FILTER SURFACE.

3. 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.

4. GEOTEXTILE FABRIC SHALL HAVE A PUNCTURE STRENGTH OF 125 LBS, A BURST STRENGTH OF 400 PSI (ASTM D 1117) AND A TENSILE STRENGTH OF 300 LBS (ASTM D 1682). FABRIC SHALL BE MIN 0.08" THINK WITH AN EQUIVALENT OPENING SIZE OF #80 SIEVE AND A MINIMUM FLOW RATE OF 125 GPM PER SQUARE FOOT.

TYPICAL SAND FILTER SECTION
SCALE: NOT TO SCALE

RESTRAINED LENGTH TABLE

PIPE SIZE	FIXTURE	REQ'D RESTRAINED LENGTH
8"	CAP	40'
8"	90° BEND	19' IN EACH DIRECTION
8"	45° BEND	8' IN EACH DIRECTION
8"	22.5° BEND	4' IN EACH DIRECTION
8"	11.25° BEND	2' IN EACH DIRECTION

SQUARE FEET OF CONCRETE THRUST BLOCKING ON UNDISTURBED MATERIAL

REACTION TYPE	PIPE SIZE 6"	PIPE SIZE 8"
A 90°	5.5	21.6
B 180°	3.9	15.0
C 45°	3.0	11.7
D 22-1/2°	1.5	5.9
E 11-1/4°	0.8	3.0

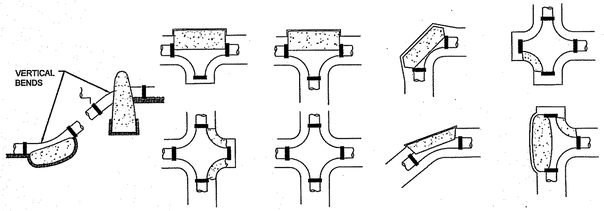
NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.

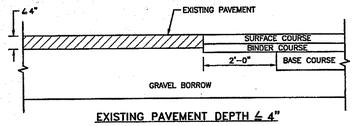
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.

3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.

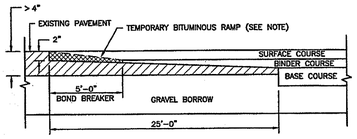
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKING.



THRUST BLOCKING DETAIL
SCALE: NOT TO SCALE



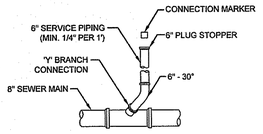
EXISTING PAVEMENT DEPTH ≤ 4"



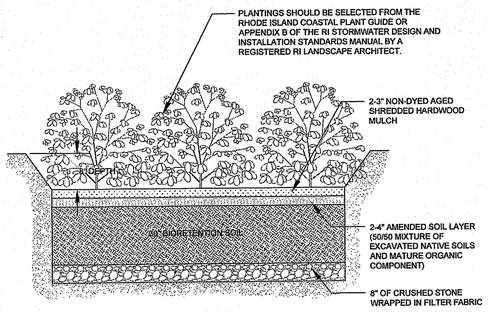
EXISTING PAVEMENT DEPTH > 4"

NOTE:
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 PLACING THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

TRANSVERSE PAVEMENT CUT AND MATCH (RIDOT 47.1.1)
SCALE: NOT TO SCALE



6" SEWER SERVICE CONNECTION DETAIL
SCALE:NOT TO SCALE



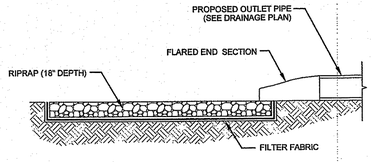
NOTES:

1. A CRUSHED STONE ENTRANCE SHALL BE INSTALLED AT INFLOW TO PREVENT CHANNELING.

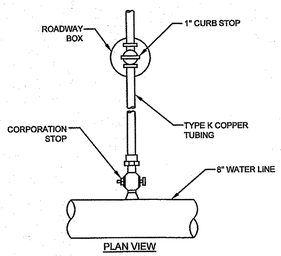
2. DOWNHILL SIDE OF GARDEN SHALL BE BERMED TO PROVIDE THE NECESSARY DEPTH.

3. THE RAIN GARDEN CROSS SECTION PROVIDES FOR FULL DEPTH BIORETENTION SOIL OVER CRUSHED STONE TO REPLACE THE NATIVE MATERIAL TYPICALLY REQUIRED BY THE RHODE ISLAND SINGLE FAMILY STORMWATER GUIDANCE DOCUMENT.

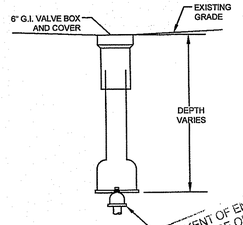
TYPICAL RAIN GARDEN CROSS SECTION
SCALE: NOT TO SCALE



BASIN OUTLET FLARED END SECTION
SCALE: NOT TO SCALE



PLAN VIEW



PROFILE VIEW

WATER SERVICE CURB STOP
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 SEP 16 2016 FILE # 16-0513
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Environmental Management
AUG 3 2016
Office of Water Resources

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	16DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

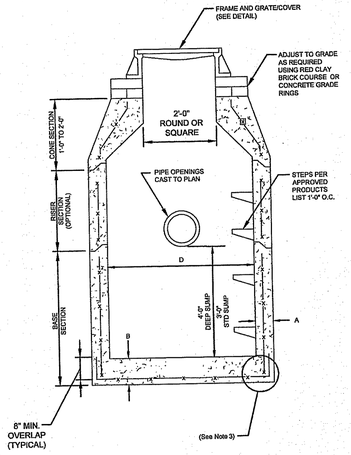
Drawing Title:
PROPOSED DETAIL SHEET 1

JEREMY J. ROSA
No. 9826
8-2-16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-39
Sheet 39 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\PERMITTING PLANS\10068_DET.DWG



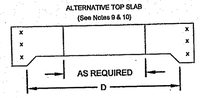


TABLE 1			
CATCH BASIN DIAMETER (D)	A	B	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*
4'-0"	5"	6"	0.12 SQ. IN./LIN. FT.
5'-0"	6"	7"	0.15 SQ. IN./LIN. FT.
6'-0"	7"	8"	0.18 SQ. IN./LIN. FT.
8'-0"	9"	8"	REFER TO MANUFACTURER

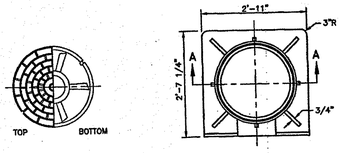
* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C478, ITEM 8.1.2

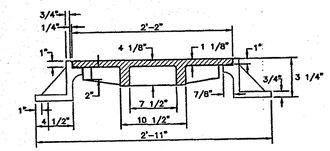
NOTES:

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

PRECAST ROUND CATCH BASIN & DRAIN MANHOLE (RIDOT 4.4.0)

SCALE: NOT TO SCALE





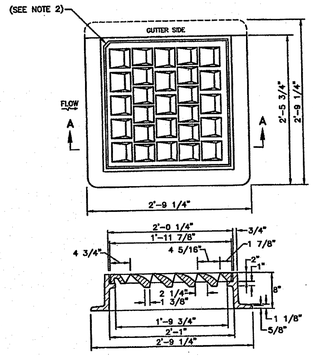
SECTION A–A

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



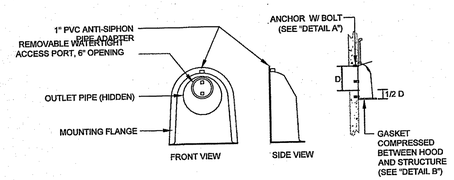
SECTION A–A

NOTES:

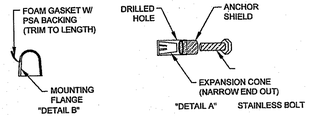
1. FRAME AND COVER SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEYED FRAME.

HIGH CAPACITY BICYCLE SAFE FRAME AND GRATE (RIDOT 6.3.4)

SCALE: NOT TO SCALE

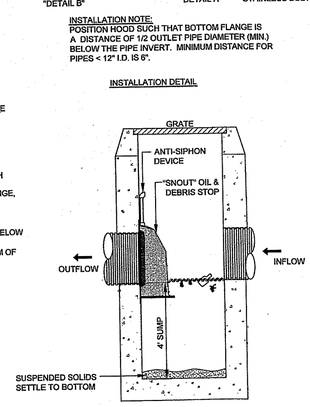


CONFIGURATION DETAIL



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

INSTALLATION DETAIL

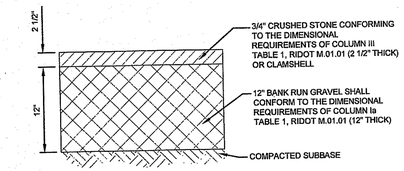


NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE OF 24" BELOW THE OUTLET PIPE INVERT. INSTALL PVC RISER AS NECESSARY.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS
10. SIZE AND INVERTS OF INLET AND OUTLET PIPES VARIES. REFER TO MANUFACTURER'S SIZING TABLE FOR SNOUT DIMENSIONS.

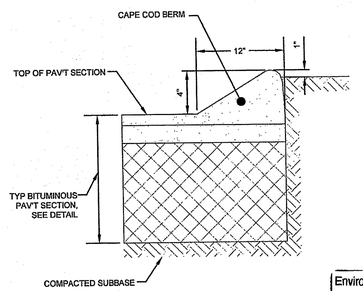
OIL / WATER HOOD DETAILS

SCALE: NOT TO SCALE



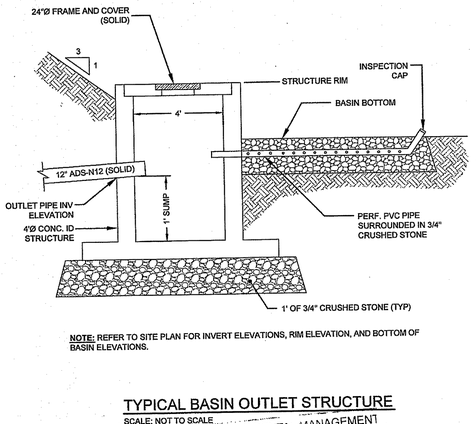
TYPICAL PERVIOUS PARKING SECTION

SCALE: NOT TO SCALE



TYPICAL CAPE COD BERM

SCALE: NOT TO SCALE



NOTE: REFER TO SITE PLAN FOR INVERT ELEVATIONS, RIM ELEVATION, AND BOTTOM OF BASIN ELEVATIONS.

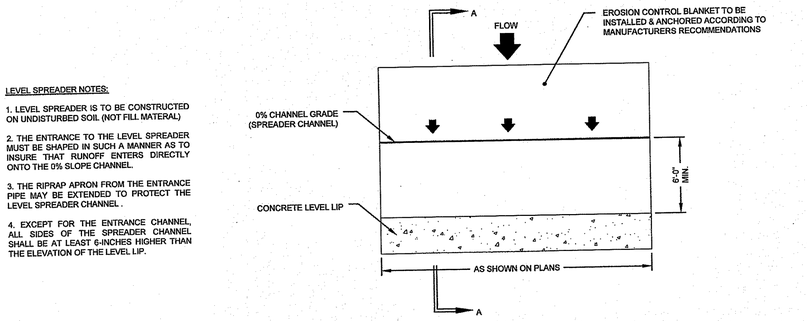
TYPICAL BASIN OUTLET STRUCTURE

SCALE: NOT TO SCALE

NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION, TOP OF BERM ELEVATION, AND BASIN BOTTOM

CONCRETE RECTANGULAR WEIR DETAIL

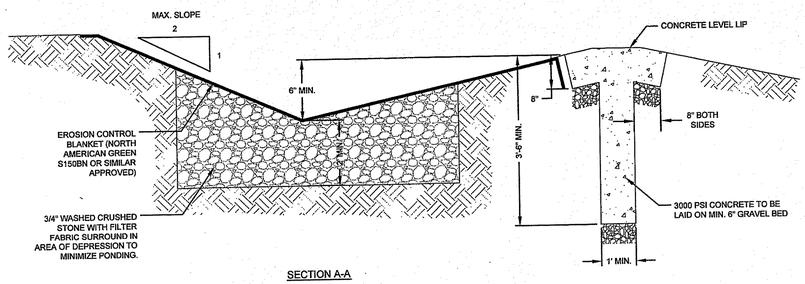
SCALE: NOT TO SCALE



PLAN VIEW

LEVEL SPREADER NOTES:

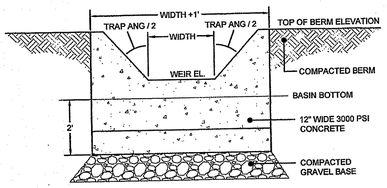
1. LEVEL SPREADER IS TO BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL MATERAL)
2. THE ENTRANCE TO THE LEVEL SPREADER MUST BE SHAPED IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0% SLOPE CHANNEL.
3. THE RIPRAP APRON FROM THE ENTRANCE PIPE MAY BE EXTENDED TO PROTECT THE LEVEL SPREADER CHANNEL .
4. EXCEPT FOR THE ENTRANCE CHANNEL, ALL SIDES OF THE SPREADER CHANNEL SHALL BE AT LEAST 6-INCHES HIGHER THAN THE ELEVATION OF THE LEVEL LIP.



SECTION A-A

LEVEL SPREADER DETAIL

SCALE: NOT TO SCALE
REFER TO SITE PLANS FOR REQUIRED LENGTHS



NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION, TOP OF BERM ELEVATION AND TRAP ANGLE

CONCRETE TRAPEZOIDAL WEIR DETAIL

SCALE: NOT TO SCALE

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

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

Environmental Management
AUG 3 2016
Office of Water Resources

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED DETAIL SHEET 2

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-40
Sheet 40 of 43
Project Number: 10068.0
Survey Index: – –

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0116
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL!
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\PERMITTING PLANS\10068_DET.DWG

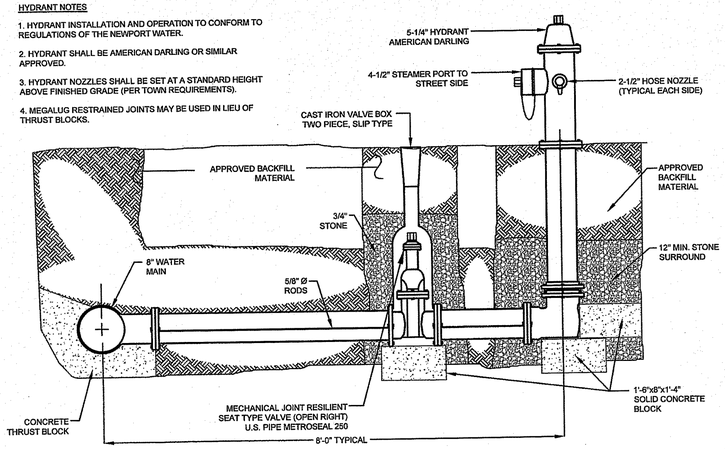
HYDRANT NOTES

1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE NEWPORT WATER.

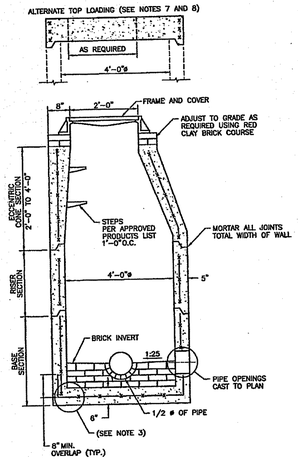
2. HYDRANT SHALL BE AMERICAN DARLING OR SIMILAR APPROVED.

3. HYDRANT NOZZLES SHALL BE SET AT A STANDARD HEIGHT ABOVE FINISHED GRADE (PER TOWN REQUIREMENTS).

4. MEGALUG RESTRAINED JOINTS MAY BE USED IN LIEU OF THRUST BLOCKS.

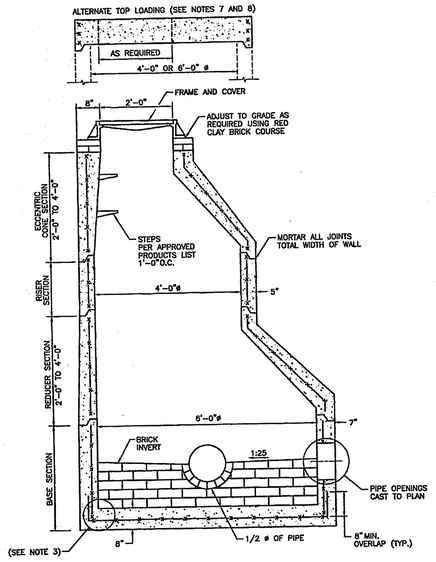


FIRE HYDRANT DETAIL
SCALE: NOT TO SCALE



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 POUR 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 MANHOLE DETAIL (RIDOT 4.2.0)
SCALE: NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.15 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 POUR 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 6'-0" ROUND MANHOLE DETAIL (RIDOT 4.2.2)
SCALE: NOT TO SCALE

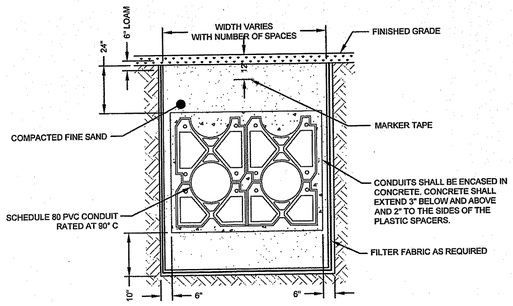
NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL

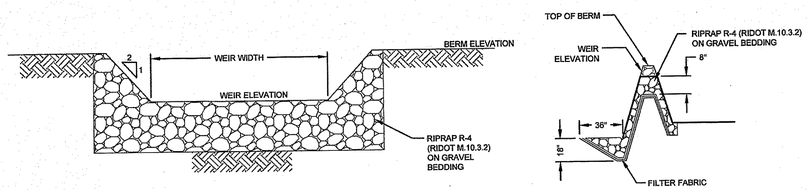
A KNOWLEDGE CORPORATION®

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

Environmental Management
AUG 3 2016
Office of Water Resources

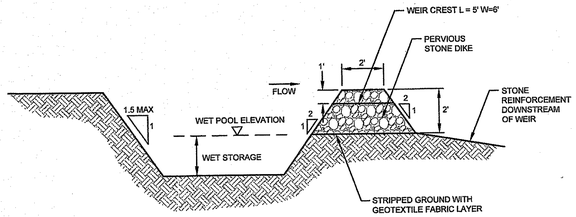


CONDUIT TRENCH CROSS SECTION
SCALE: NOT TO SCALE

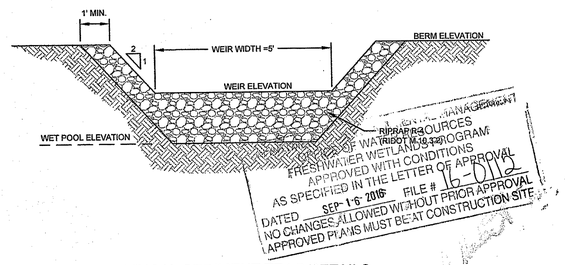


NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION, TOP OF BERM ELEVATION, AND WEIR WIDTH

STONE WEIR DETAIL
SCALE: NOT TO SCALE



PROFILE SECTION



STATE OF RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 15-0116
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

TYPICAL SEDIMENT TRAP DETAILS
SCALE: NOT TO SCALE

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:
PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

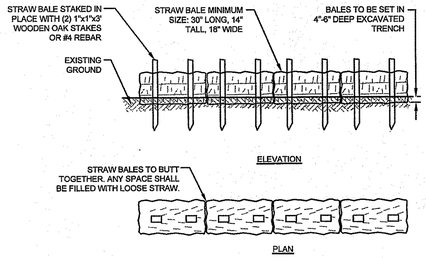
Drawing Title:
PROPOSED DETAIL SHEET 3

JEREMY J. ROSA
No. 9826
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-41
Sheet 41 of 43
Project Number: 10068.0
Survey Index: – –

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

P:\PROJECTS\2010\10068 THE LANDINGS - FREEDOM BAY\DRAWINGS\CURRENT\PERMITTING PLANS\10068_DET.DWG



NOTES:

1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.

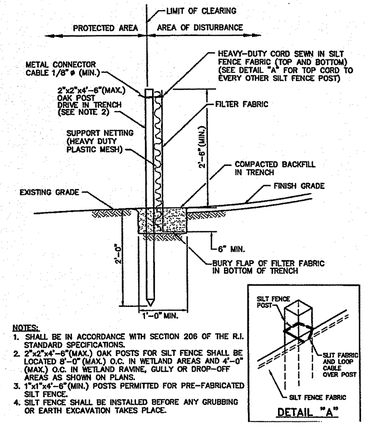
2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT THE PRODUCT IS FREE OF ANY NOXIOUS WEEDS.

3. STAKES SHALL BE DRIVEN THROUGH STAKES AT A SLIGHT UPSTREAM ANGLE TO PREVENT BALE FROM OVERTURNING.

4. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES AFTER INSTALLATION.

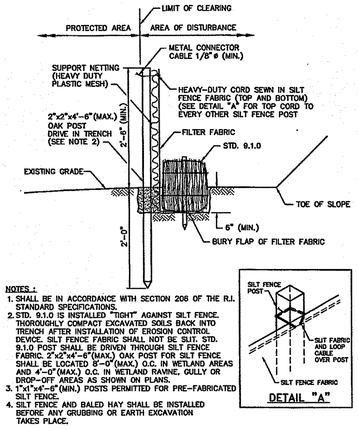
5. MATERIAL EXCAVATED FROM TRENCH SHALL BE BACKFILLED, COMPACTED , AND STABILIZED.

BALED STRAW EROSION CONTROL BARRIER
SCALE: NOT TO SCALE



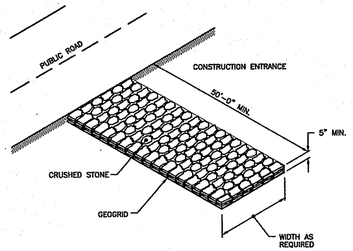
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6"(MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0"(MAX.) O.C. IN WETLAND AREAS AND 4'-0"(MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

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



NOTES :
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. STD. 9.1.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE. THOROUGHLY COMPACT EXCAVATED SOILS BACK INTO TRENCH AFTER INSTALLATION OF EROSION CONTROL DEVICE. SILT FENCE FABRIC SHALL NOT BE SLIT. STD. 9.1.0 POST SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2"x2"x4'-6"(MAX.) OAK POST FOR SILT FENCE SHALL BE LOCATED 8'-0"(MAX.) O.C. IN WETLAND AREAS AND 4'-0"(MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

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



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

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

NORTHEAST ENGINEERS & CONSULTANTS, INC.
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
A KNOWLEDGE CORPORATION®
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

MAINTENANCE SCHEDULE:

1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).

2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.

3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILT SACK DETAIL
SCALE: NOT TO SCALE

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.

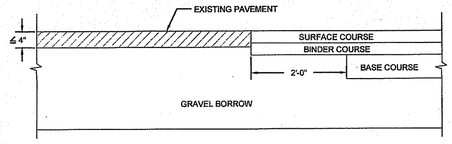
7. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY, INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T180). SUITABLE 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.

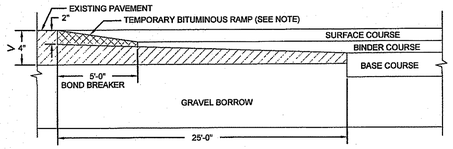
9. WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAT 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M6 REQUIREMENTS.

10. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF PORTSMOUTH 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.



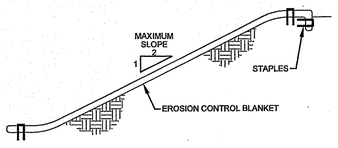
EXISTING PAVEMENT DEPTH LESS THAN 4"



EXISTING PAVEMENT DEPTH GREATER THAN 4"

NOTE:
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.

TYPICAL CUT AND MATCH PAVEMENT DETAIL (RIDOT 47.1.1)
SCALE: NOT TO SCALE



CROSS SECTION

NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.

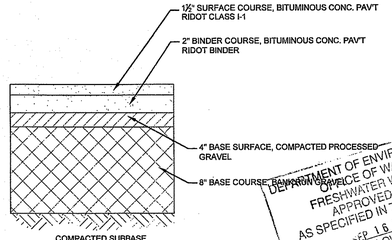
2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.

5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET
SCALE: NOT TO SCALE



TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE: NOT TO SCALE

Environmental Management
AUG 3 2016
Office of Water Resources

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER DATED SEP 16 2016 FILE # 16-0112
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

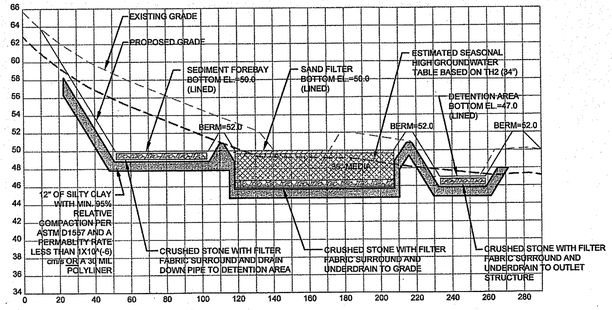
Issued for:
PERMITTING

Drawing Title:
PROPOSED
DETAIL SHEET 4

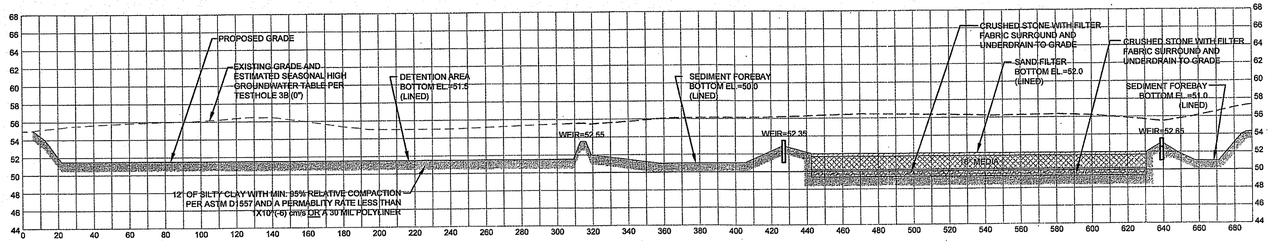
JEREMY J. ROSA
No. 9826
8-2-16
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-42
Sheet 42 of 43
Project Number: 10068.0
Survey Index: – –

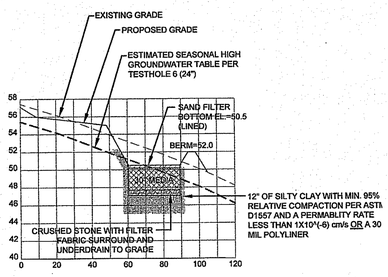
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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



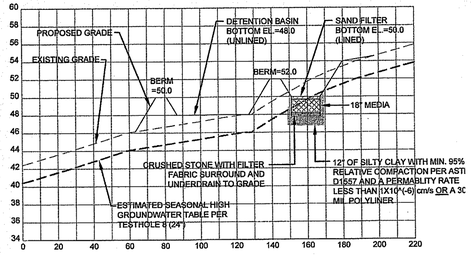
DRAIN SYSTEM P201 CROSS SECTION
SCALE: NOT TO SCALE



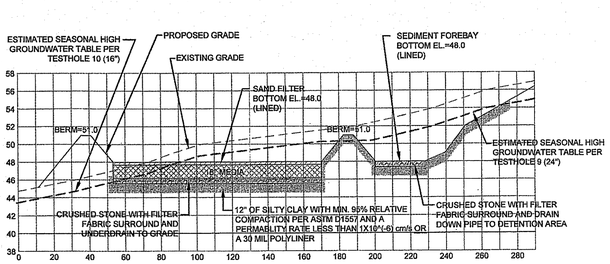
DRAIN SYSTEM P203 CROSS SECTION
SCALE: NOT TO SCALE



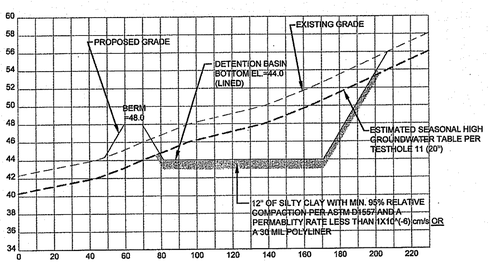
DRAIN SYSTEM P204A CROSS SECTION
SCALE: NOT TO SCALE



DRAIN SYSTEM P204B CROSS SECTION
SCALE: NOT TO SCALE



DRAIN SYSTEM P202 CROSS SECTION 1
SCALE: NOT TO SCALE



DRAIN SYSTEM P202 CROSS SECTION 2
SCALE: NOT TO SCALE

NORTHEAST ENGINEERS & CONSULTANTS, INC.
A KNOWLEDGE CORPORATION®
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

Environmental Management
AUG 3 2016
Office of Water Resources

No.	Revision	Date	App.
4	RIDEM OWTS & WETLANDS REVISIONS	28JUL16	
3	RIDEM OWTS REVISIONS	18MAY16	
2	RIDEM WETLANDS & OWTS SUBMISSION	18FEB16	
1	MIDDLETOWN & RIDEM SUBMISSION	18DEC15	

Designed By: JJR/GES | Drawn by: JJR | Checked by: GES
Scale: AS SHOWN | Date: 05OCT15

Project Title:

PRESCOTT POINT
WEST MAIN ROAD
A.P. 55 LOT 1A (PORTSMOUTH)
A.P. 104 LOT 7 (MIDDLETOWN)

Client/Owner:
PRESCOTT POINT, LLC
c/o LANDINGS REAL ESTATE GROUP
543 THAMES STREET
NEWPORT, RI 02840

Issued for:
PERMITTING

Drawing Title:
PROPOSED
DETAIL SHEET 5

JEREMY J. ROSA
No. 9820
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8.2.16

Drawing Number: C-43
Sheet 43 of 43
Project Number: 10068.0
Survey Index: – –

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

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 16 2016 FILE # 16-0113
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE