

COMMERCIAL SITE DEVELOPMENT PLANS

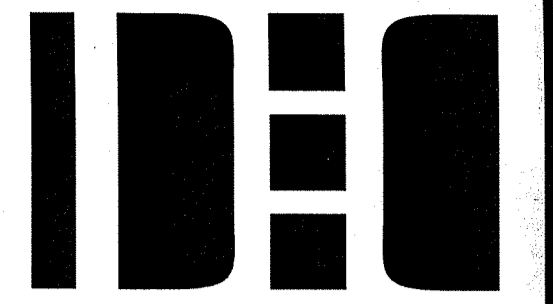
Kingstown Road (Route 138)

Assessors Map 5B , Parcel 66
Richmond , Rhode Island

SEPTEMBER 22, 2017

REVISED (1): DECEMBER 21, 2017

REVISED (2): JUNE 22, 2018



LDEC
Land Development Engineering & Consulting, LLC
1700 West Main Road, Suite 8
Middletown, RI 02842
T: 401-354-2050 F: 401-369-9775
mrussell@ldeclic.com

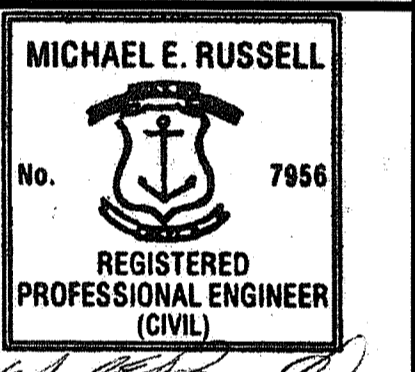
NO.	DATE	DESCRIPTION	APPROVED
2	6/22/2018	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS	MER
1	12/21/2017	REVISED PER RIDER REVIEW COMMENTS	MER

PLAN REVISIONS
DATE: SEPTEMBER 22, 2017

DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER

PROJECT NO. 17038

ISSUED FOR: PERMITTING



MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

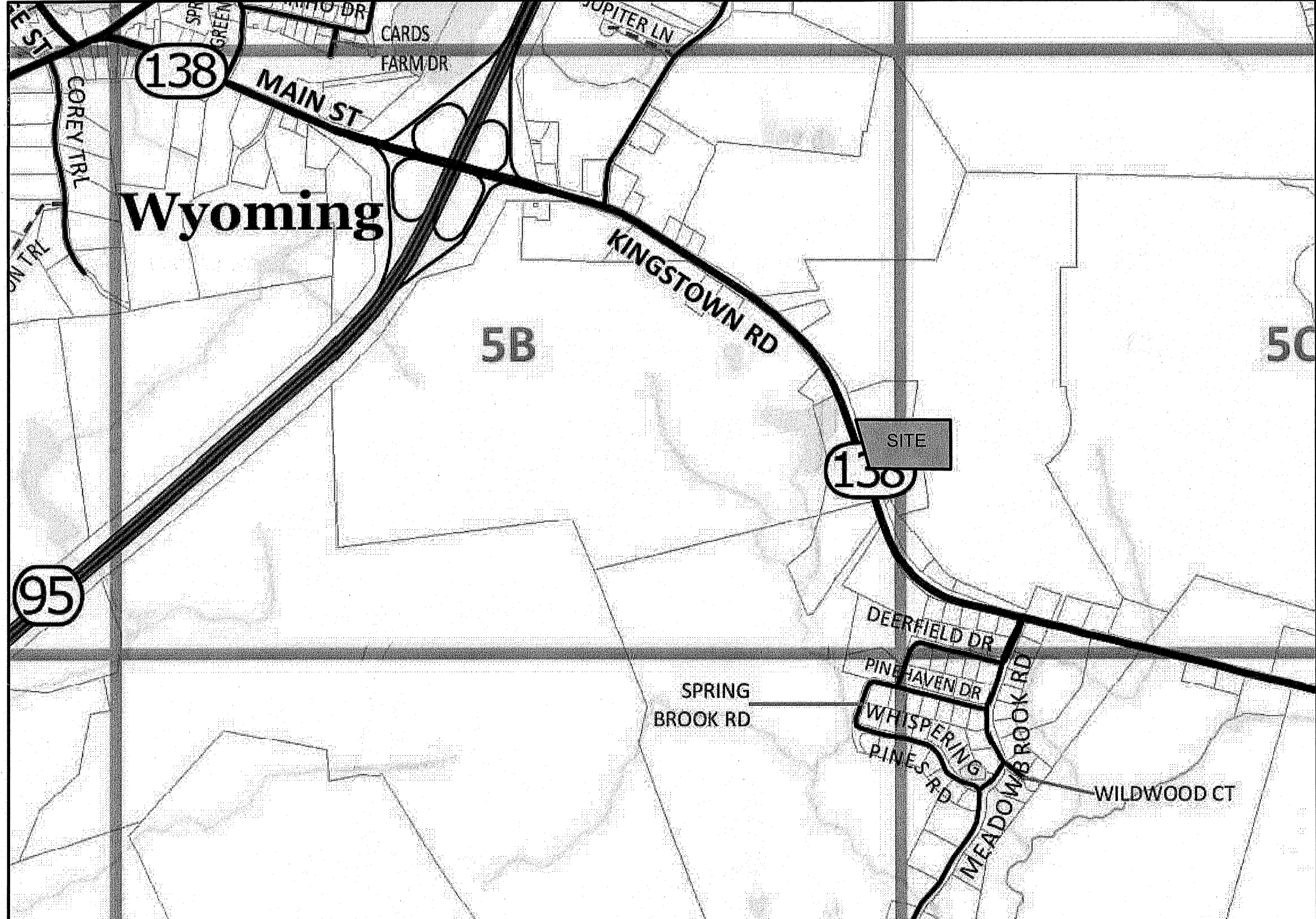
BUILDING SITE PLAN
KINGSTOWN ROAD (ROUTE 138)
ASSESSOR'S MAP 05B, PARCEL 066-000
RICHMOND, RHODE ISLAND
PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 10 2018 FILE # 17-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Julius H. Haber

DRAWING TITLE: COVER

SCALE: NTS

SHEET NO. 1 OF 11



LOCUS MAP

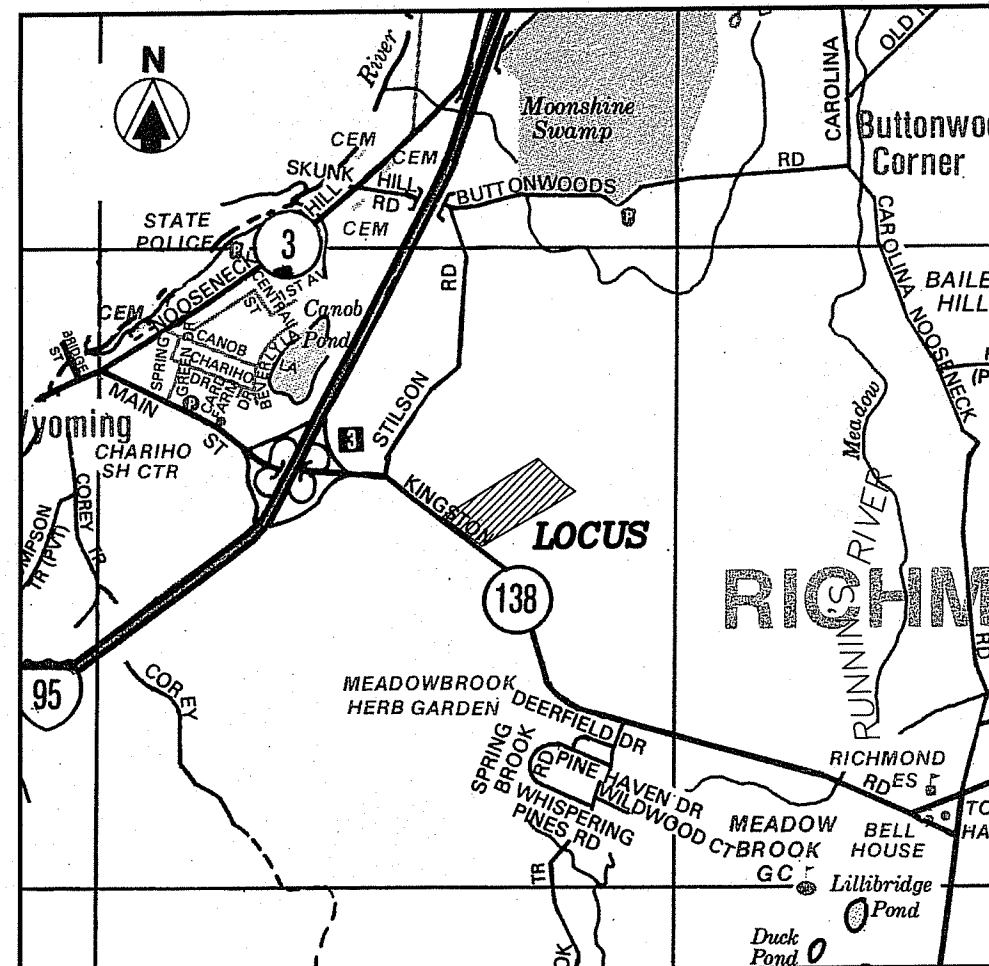
PLAN INDEX

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GRADING & DRAINAGE PLAN	4 - 5
EROSION CONTROL PLAN	6
UTILITY PLAN	7
LIGHTING PLAN	8
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CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC.
1700 WEST MAIN ROAD, SUITE 8
MIDDLETOWN, RI 02842
(401) 354-2050

SURVEYOR OF RECORD
DAVID D. GARDNER & ASSOC., INC.
200 METRO CENTER BOULEVARD
WARWICK, RI 02886
(401) 738-3200

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



LOCATION MAP

NOTES

1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

REFERENCES

- 1.) ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 5B LOT 66 PORTION OF A.M. 6C LOT 5 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.I. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
- 3.) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

**ZONING PUDVC DIMENSIONAL REQUIREMENTS
"PLANNED UNIT DEVELOPMENT VILLAGE CENTER"**

REQUIREMENT	ALLOWED
MINIMUM LOT AREA	10,000 SF
LOT WIDTH	50 FT
FRONT YARD SETBACK	0 FT
SIDE YARD SETBACK	0 FT
REAR YARD SETBACK	30 FT
OPEN SPACE	40%
MAXIMUM BUILDING HEIGHT	40 FT

OWNER OF RECORD

PATALANO INVESTMENTS
LLC, JUTONUS LLC & JAK
PROPERTIES LLC
P.O. BOX 526
BARRINGTON, RI 02886
L.E. 296 PAGE 888

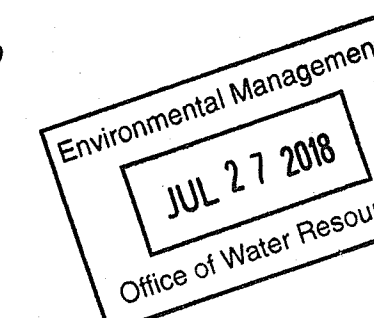
LEGEND

	EDGE OF WOODS		UTILITY POLE
	CHAIN LINK FENCE		DRAINAGE MANHOLE
	STOCKADE FENCE		CATCHBASIN
	WATER MAIN		SANITARY SEWER MANHOLE
	GAS MAIN		HYDRANT
	ELECTRIC		GATE VALVE
	EXISTING CONTOUR		LIGHT POLE
	EDGE OF PAVEMENT		CONCRETE
	OVERHEAD WIRES		WETLAND FLAG
	GUARDRAIL		FLOOD ZONE LINE
	CRMC WETLAND BUFFER		SPOT GRADE
	CRMC CONSTRUCTION BUFFER		
	BUILDING SETBACK		

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 EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY CLASS I
TOPOGRAPHIC SURVEY T-1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS PLAN FOR FUTURE DEVELOPMENT

BY DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359



DATE	REVISIONS
12/14/17	PPE LOCATIONS

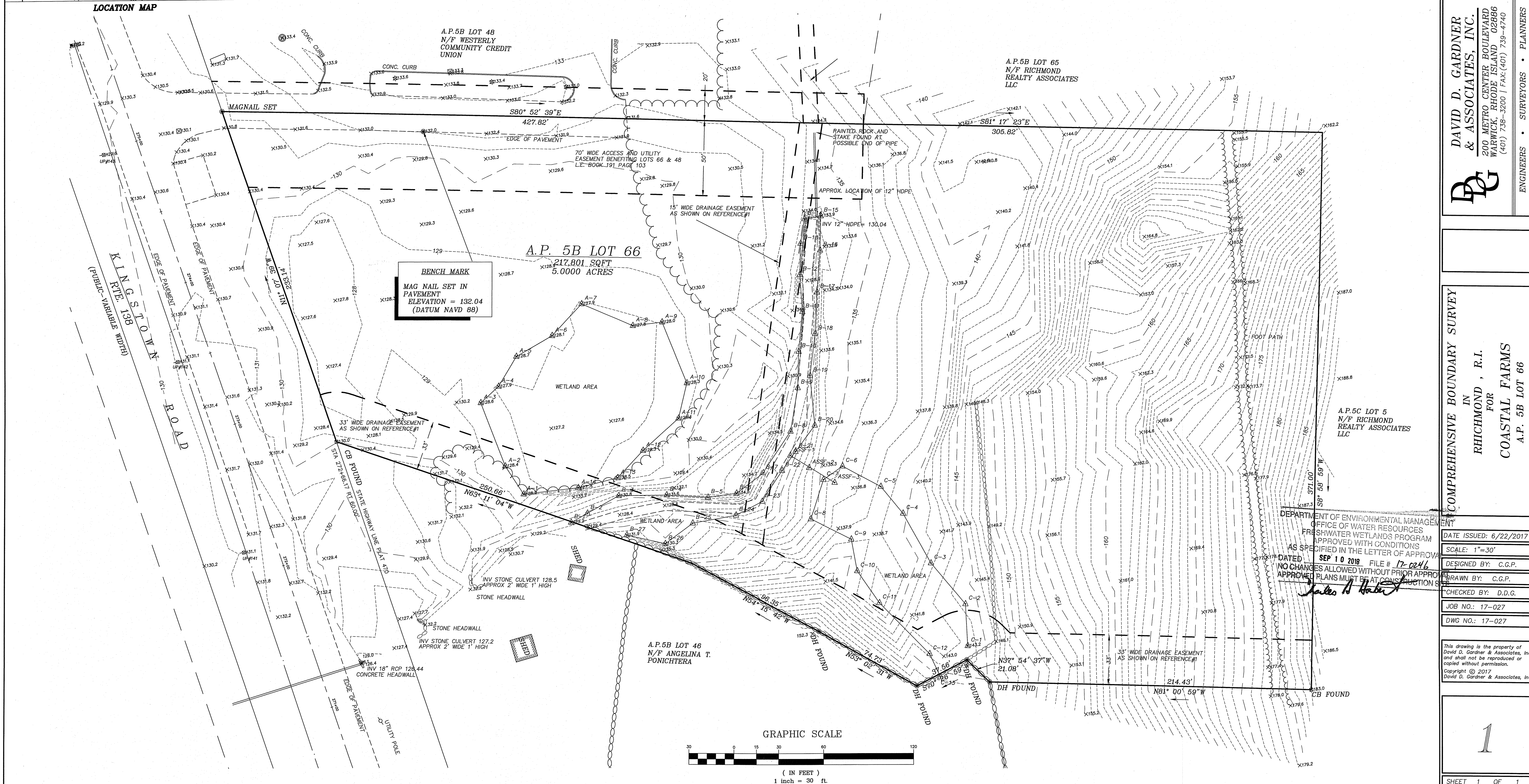
DAVID D. GARDNER
No. 1809
PROFESSIONAL
LAND SURVEYOR

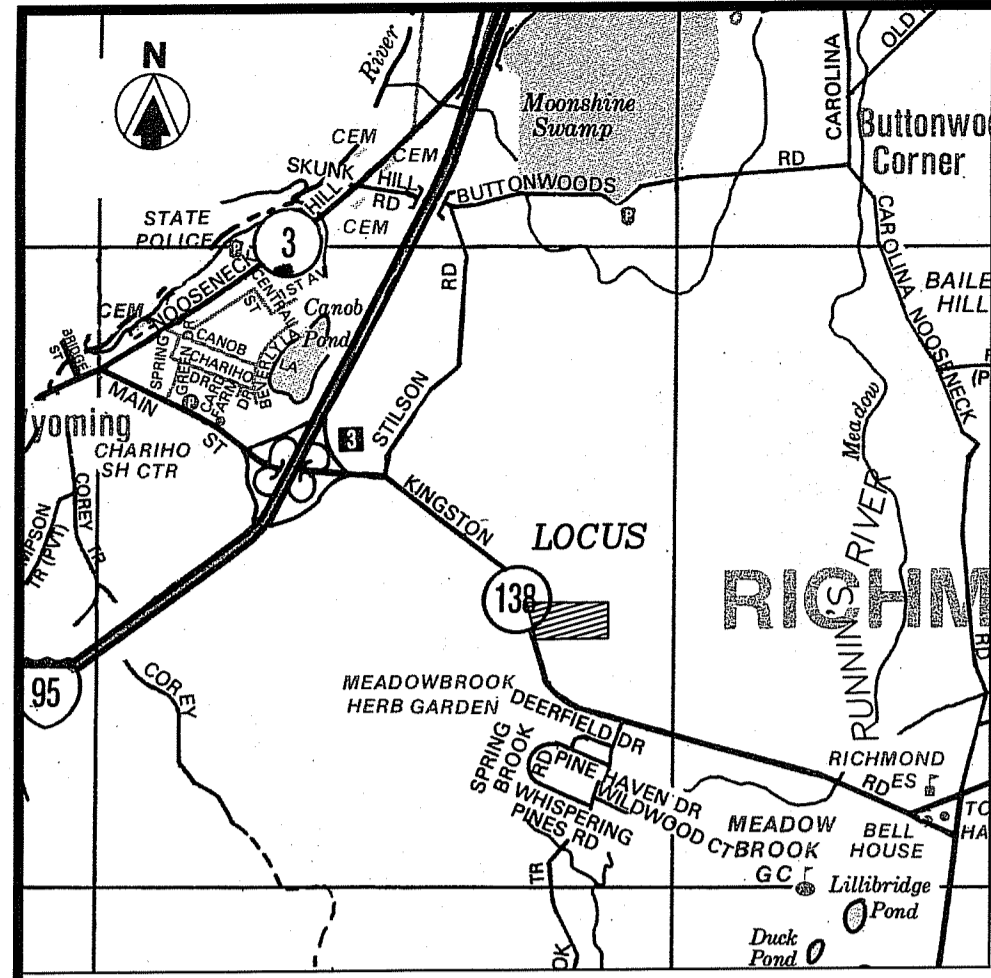
DAVID D. GARDNER
& ASSOCIATES, INC.
200 METRO CENTER BOULEVARD
WARWICK, RHODE ISLAND 02886
(401) 738-3200 | FAX: (401) 739-4740
ENGINEERS • SURVEYORS • PLANNERS

COMPREHENSIVE BOUNDARY SURVEY
IN
RICHMOND, R.I.
FOR
COASTAL FARMS
A.P. 5B LOT 66

DATE ISSUED: 6/22/2017
SCALE: 1"=30'
DESIGNED BY: C.G.P.
DRAWN BY: C.G.P.
CHECKED BY: D.D.G.
JOB NO.: 17-027
DWG NO.: 17-027

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David D. Gardner & Associates, Inc.





NOTES

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5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

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- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
- 3.) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48 RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2005 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

OWNER OF RECORD
 PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
 P.O. BOX 528
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

ZONING PUDVC DIMENSIONAL REQUIREMENTS
 "PLANNED UNIT DEVELOPMENT VILLAGE CENTER"

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	10,000 SF	217,801 SF
LOT WIDTH	50 FT	218.7 FT
FRONT YARD SETBACK	0 FT	507.4 FT
SIDE YARD SETBACK	0 FT	35.8 FT
REAR YARD SETBACK	30 FT	51.0 FT
OPEN SPACE	40%	71.0 %*
MAXIMUM BUILDING HEIGHT	40 FT	25± FT

* SEE TABLE BELOW FOR OPEN SPACE CALCULATIONS

BUILDING AREA :
 PROPOSED BUILDING AREA = 14,544± SF

IMPERVIOUS PARKING :
 PROPOSED DRIVEWAY & PARKING AREA = 35,290± SF
 (Parking Area Outside of Easements = 30,855± SF)

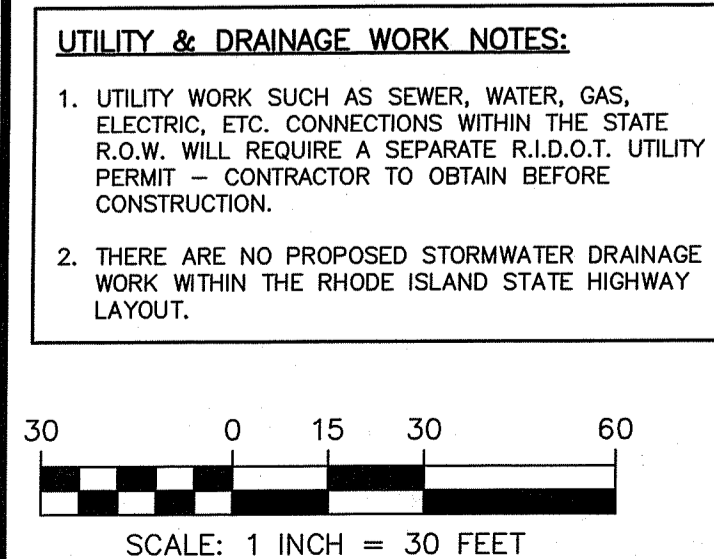
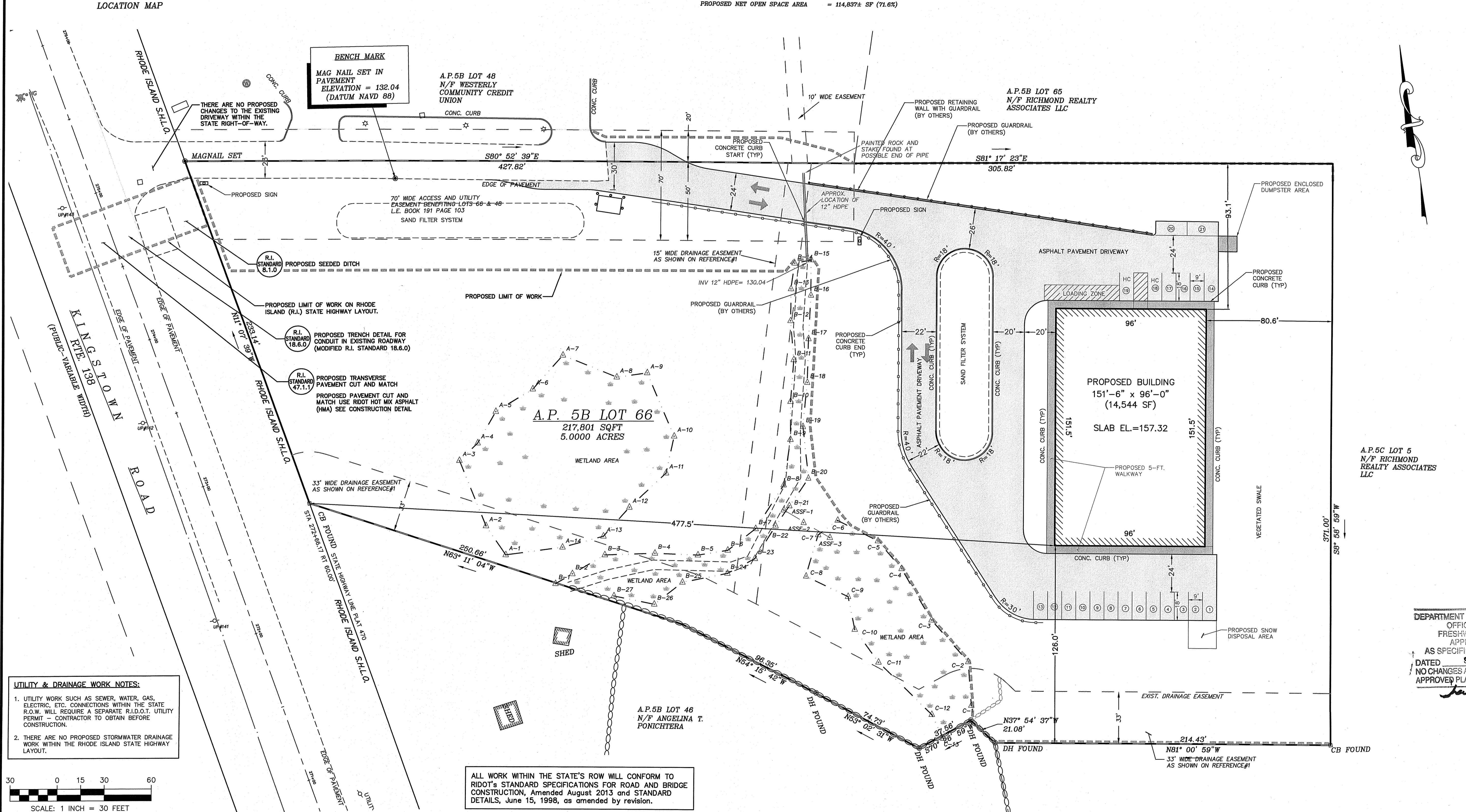
TOTAL SITE IMPERVIOUS AREA :
 PROPOSED BUILDING AREA = 14,544± SF
 PROPOSED PAVED PARKING AREA = 35,290± SF
 TOTAL IMPERVIOUS AREA = 49,834± SF
 (Impervious Area Outside of Easements = 45,999± SF)

OPEN SPACE AREA :
 EXISTING GROSS OPEN SPACE AREA = 160,236± SF
 PROPOSED NET OPEN SPACE AREA = 114,837± SF (71.6%)

PARKING SPACE REQUIREMENTS :

PROPOSED BUILDING:
SPACES REQUIRED
 OFFICE AREA: 500 SQ.FT. 1 SPACE/500 SQ.FT.; 500 SF/ 500 SQ.FT. = 1 SPACES
 WAREHOUSE & STORAGE: 14,044 SQ.FT. 1 SPACE/750 SQ.FT.; 14,044 SF/ 750 SQ.FT. = 19 SPACES
TOTAL REQUIRED SPACES: = 20 SPACES
SPACES PROVIDED
 STANDARD 9' x 18' = 19 SPACES
 HANDICAP = 2 SPACES
TOTAL SPACES PROVIDED: = 21 SPACES

LOADING SPACE REQUIREMENTS
 1 LOADING SPACE REQUIRED PER BUILDING : 1 LOADING SPACES PROVIDED



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Environmental Management
 JUL 27 2018
 Office of Water Resources

NO.	DATE	DESCRIPTION	REVISOR	REVIEWER	APPROVED
2	6/22/2018	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS	MER	MER	
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS	MER	MER	

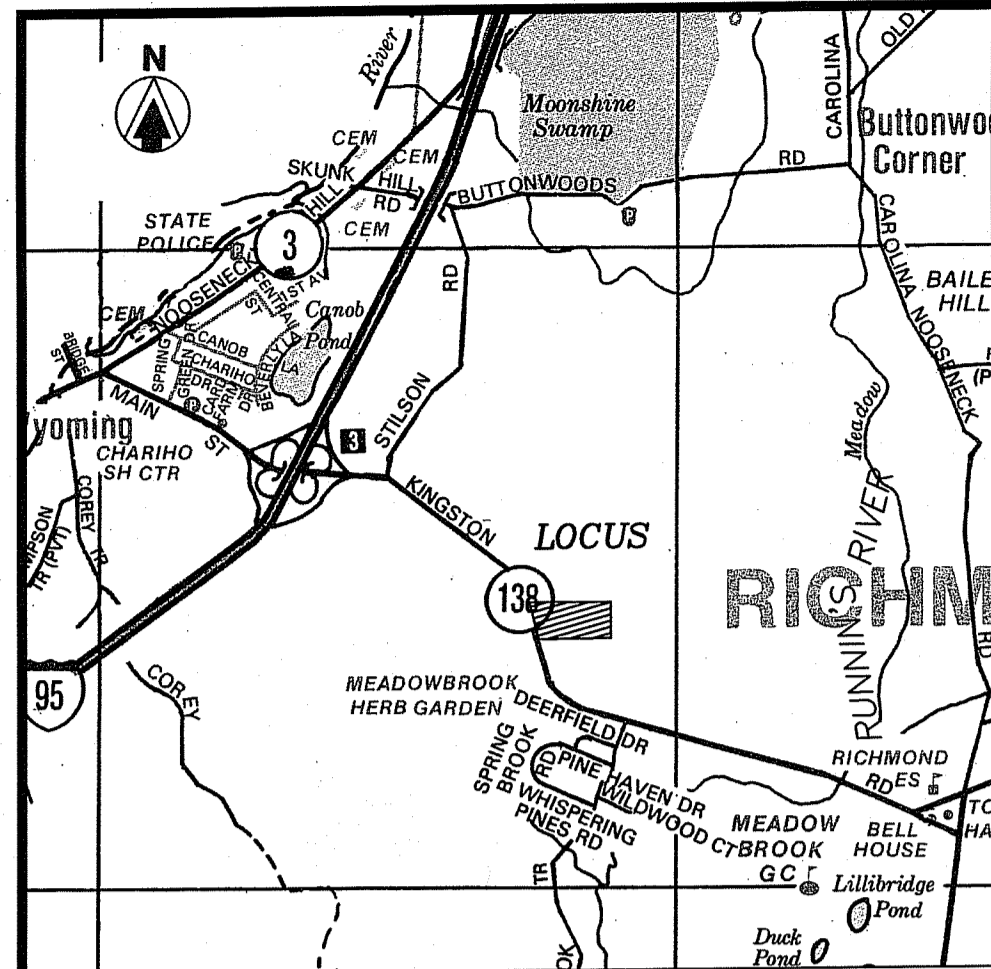
PLAN REVISIONS
 DATE: SEPTEMBER 22, 2017
 DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER
 PROJECT NO. 17038
 ISSUED FOR:

PERMITTING
 MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 PARCELSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 10 2018 FILE # 17-0246
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT ALL CONSTRUCTION SITE
 DRAWING TITLE:

SITE PLAN
 SCALE: 1" = 30'
 SHEET NO.
3 OF 11



NOTES

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OWNER OF RECORD
PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 Department of Environmental Management
 Office of Water Resources
 Onsite Wastewater Treatment System Program

Site Evaluation Form
 Part A - Soil Profile Description Application Number: _____

Property Owner: Patrick Kilroy and Steve Rhoner
 Property Location: A.P. 5B, Lot 66, Kingstown Road, Richmond, RI
 Date of Test Hole: 6-14-18
 Soil Evaluator: Edward J. Avizinis License Number: D4083
 Weather: Sunny - 80's Shaded: Yes No Time: 11:am

TH A Horizon	Depth	Horizon Boundaries	Soil Colors	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
HTM	72-0"	a s	-	-	-	-	-	-	-
C	0-58"	-	2.5Y 6/3	-	-	gLS	0sg	L	1m

TH B Horizon	Depth	Horizon Boundaries	Soil Colors	Re-Dox Features	Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
HTM	48-0"	a s	-	-	-	-	-	-	-
C	0-84"	-	2.5Y 6/3	-	-	gLS	0sg	L	1m

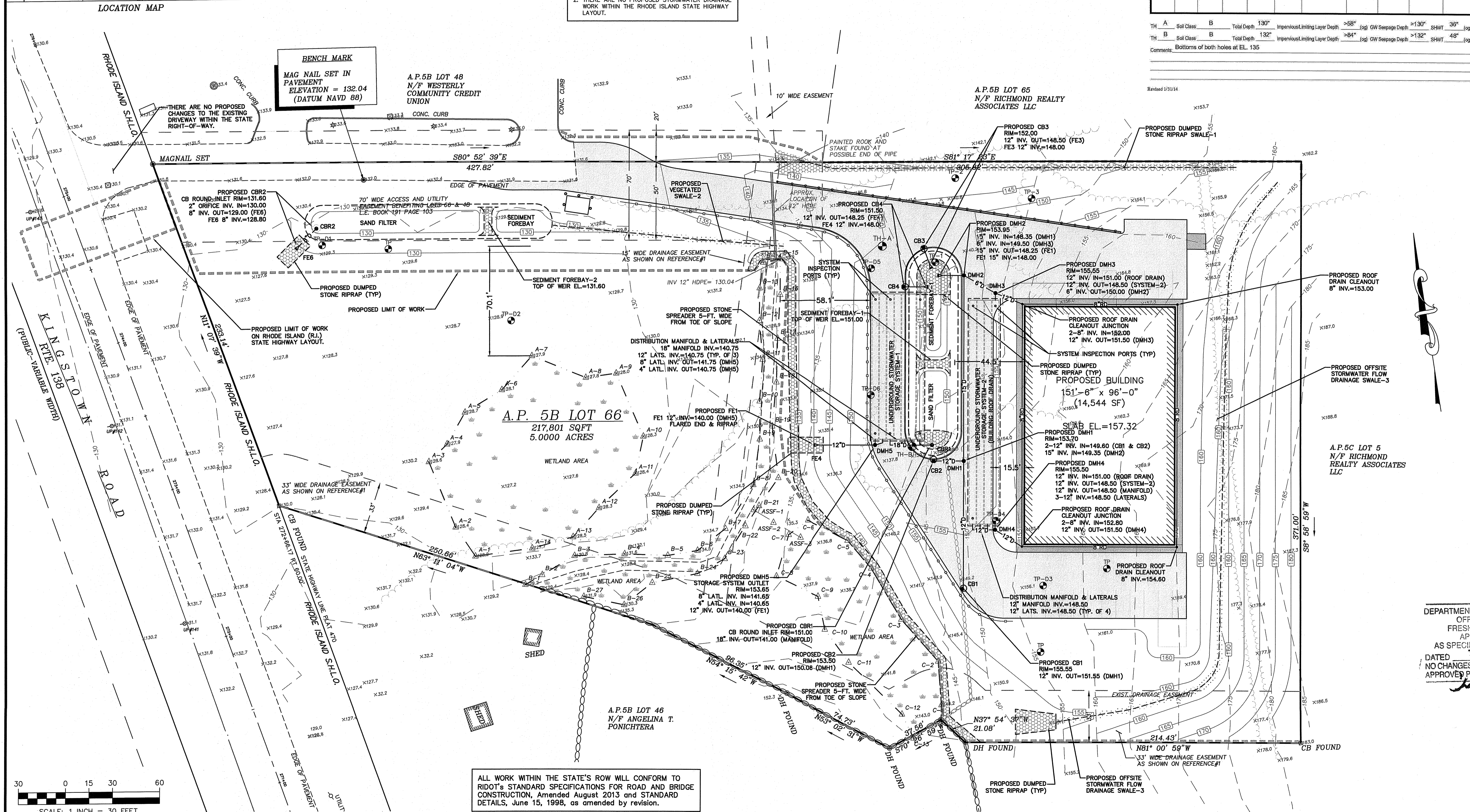
TH A Soil Class: B Total Depth: 130" Impervious/Limiting Layer Depth: >58" (log) GW Seepage Depth: >130" SHWT: 36" (log)
 TH B Soil Class: B Total Depth: 132" Impervious/Limiting Layer Depth: >84" (log) GW Seepage Depth: >132" SHWT: 48" (log)
 Comments: Bottoms of both holes at EL. 135

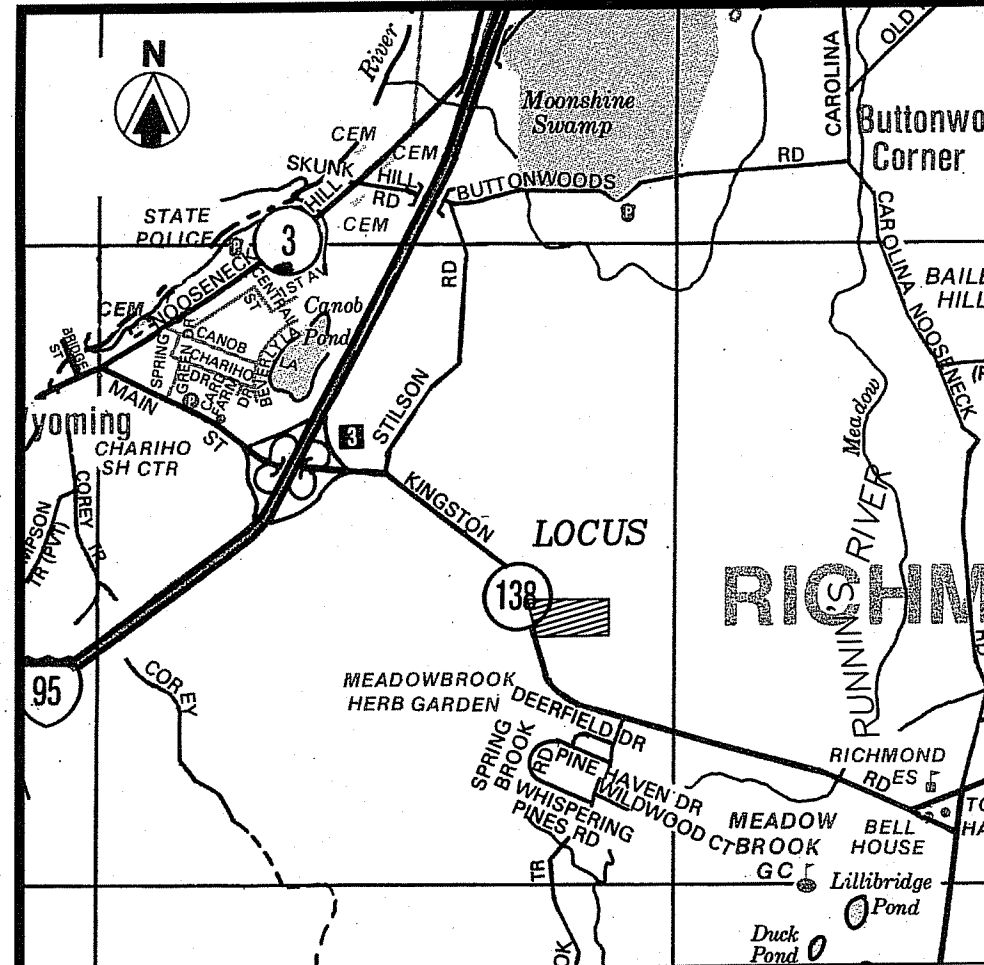
Revised 1/31/14

LDEC
 Land Development Engineering & Consulting, LLC
 1700 West Main Road, Suite 8
 Middletown, RI 02842
 T: 401-354-2050 F: 401-369-9775
 russell@ldeclic.com

NO.	DATE	DESCRIPTION
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS
2	6/22/2018	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS

APPROVED: [Signature]
 Office of Water Resources





- NOTES**
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OWNER OF RECORD
 PATALANO INVESTMENTS
 LLC, JUTONUS LLC & JAK
 PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 688

UTILITY & DRAINAGE WORK NOTES:

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HTM	72-0"	a	s	-	-	-	-	-	-	-	-
C	0-58"	-	-	2.5Y 6/3	-	-	-	gl.S	Osg	L	1m

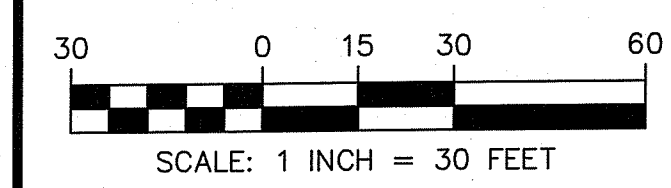
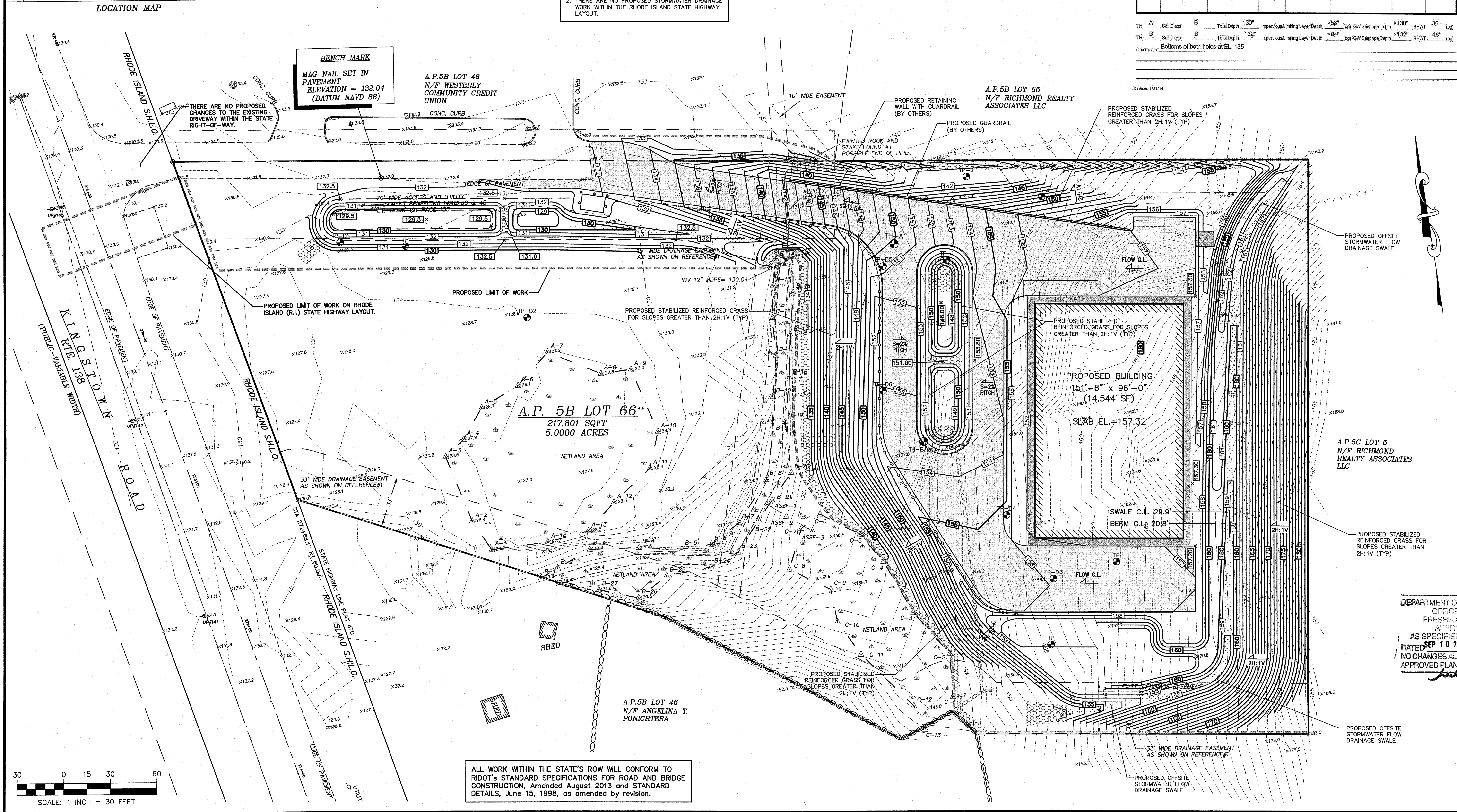
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HTM	48-0"	a	s	-	-	-	-	-	-	-	-
C	0-84"	-	-	2.5Y 6/3	-	-	-	gl.S	Osg	L	1m

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PROJECT NO. 17038

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN

KINGSTOWN ROAD (ROUTE 138)
 LESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND

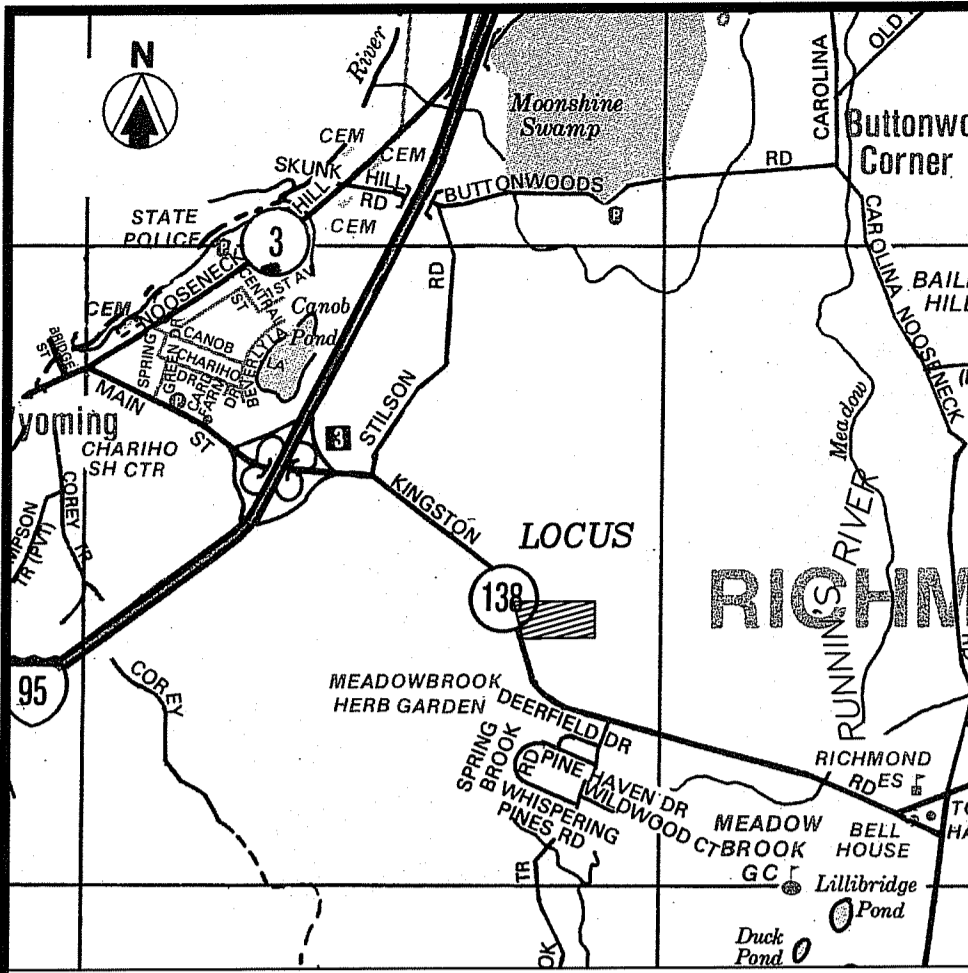
PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
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 DATED SEP 10 2018 FILE # 17-0246
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DRAWING TITLE: GRADING PLAN

SCALE: 1" = 30'

SHEET NO. 5 OF 11



NOTES

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- 3.) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48 RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

OWNER OF RECORD
 PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

ZONING PUDVC DIMENSIONAL REQUIREMENTS
 "PLANNED UNIT DEVELOPMENT VILLAGE CENTER"

REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA 10,000 SF	217,801 SF
LOT WIDTH 50 FT	218.7 FT
FRONT YARD SETBACK 0 FT	507.4 FT
SIDE YARD SETBACK 0 FT	35.8 FT
REAR YARD SETBACK 30 FT	51.0 FT
OPEN SPACE 40%	71.6 %
MAXIMUM BUILDING HEIGHT 40 FT	25.1 FT

* SEE TABLE BELOW FOR OPEN SPACE CALCULATIONS

BUILDING AREA :
 PROPOSED BUILDING AREA = 14,544± SF

IMPERVIOUS PARKING :
 PROPOSED DRIVEWAY & PARKING AREA = 35,290± SF
 (Parking Area Outside of Easements = 30,855± SF)

TOTAL SITE IMPERVIOUS AREA :
 PROPOSED BUILDING AREA = 14,544± SF
 PROPOSED PAVED PARKING AREA = 35,290± SF
 TOTAL IMPERVIOUS AREA = 49,834± SF
 (Impervious Area Outside of Easements = 45,999± SF)

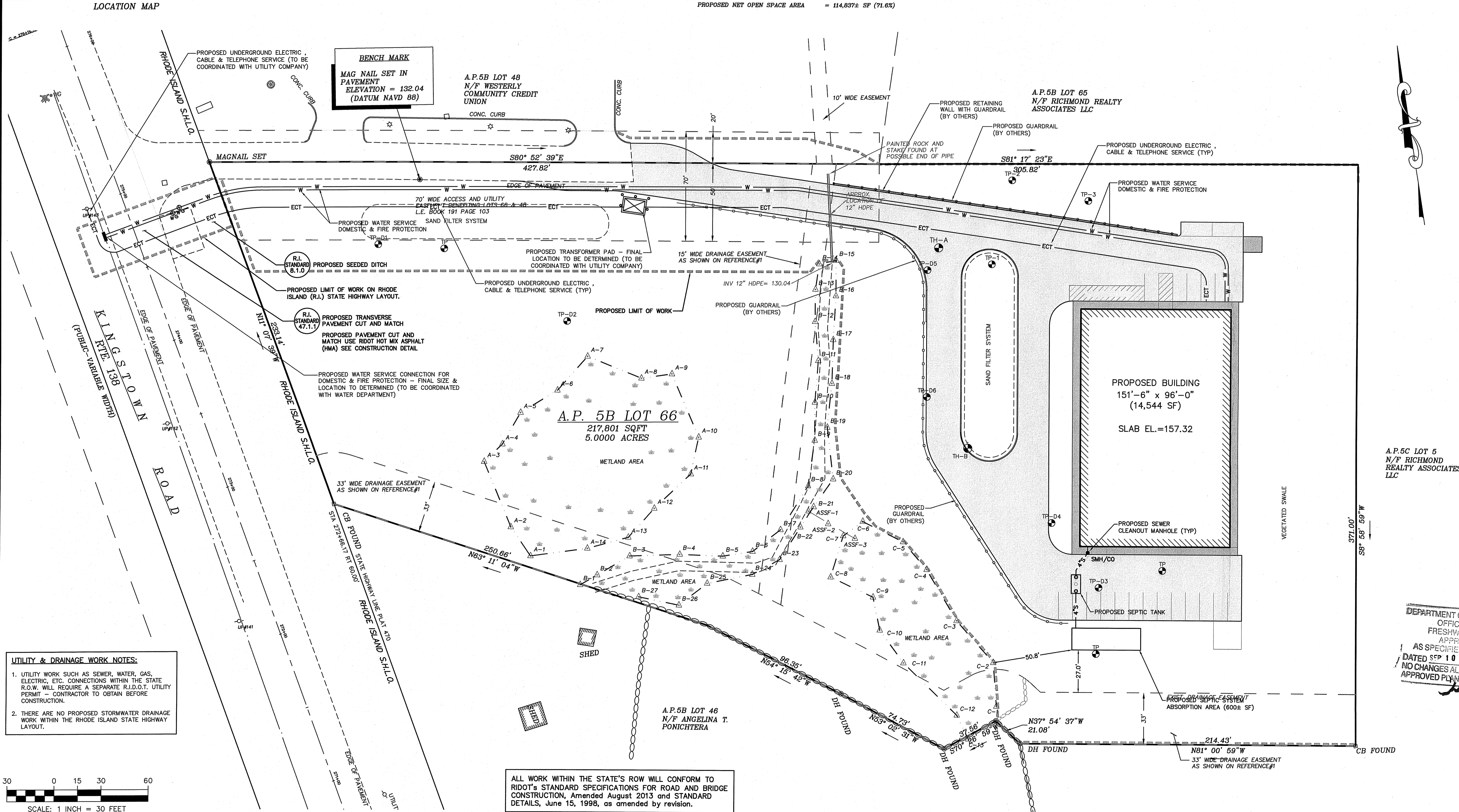
OPEN SPACE AREA :
 EXISTING GROSS OPEN SPACE AREA = 160,296± SF
 PROPOSED NET OPEN SPACE AREA = 114,837± SF (71.6%)

PARKING SPACE REQUIREMENTS :

PROPOSED BUILDING:
SPACES REQUIRED
 OFFICE AREA: 500 SQ.FT. 1 SPACE/500 SQ.FT. = 1 SPACES
 WAREHOUSE & STORAGE: 14,044 SQ.FT. 1 SPACE/750 SQ.FT. = 19 SPACES
 TOTAL SPACES REQUIRED = 20 SPACES

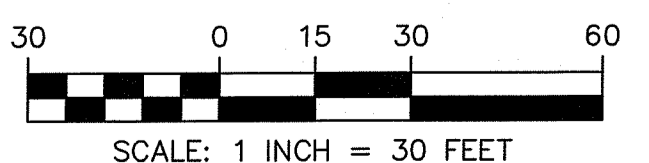
SPACES PROVIDED
 STANDARD 9' x 18' = 19 SPACES
 HANDICAP = 2 SPACES
 TOTAL SPACES PROVIDED = 21 SPACES

LOADING SPACE REQUIREMENTS
 1 LOADING SPACE REQUIRED PER BUILDING ; 1 LOADING SPACES PROVIDED



UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

IDE LDEC
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 T:401-354-2050 F:401-369-9775
 mrussell@idecllc.com

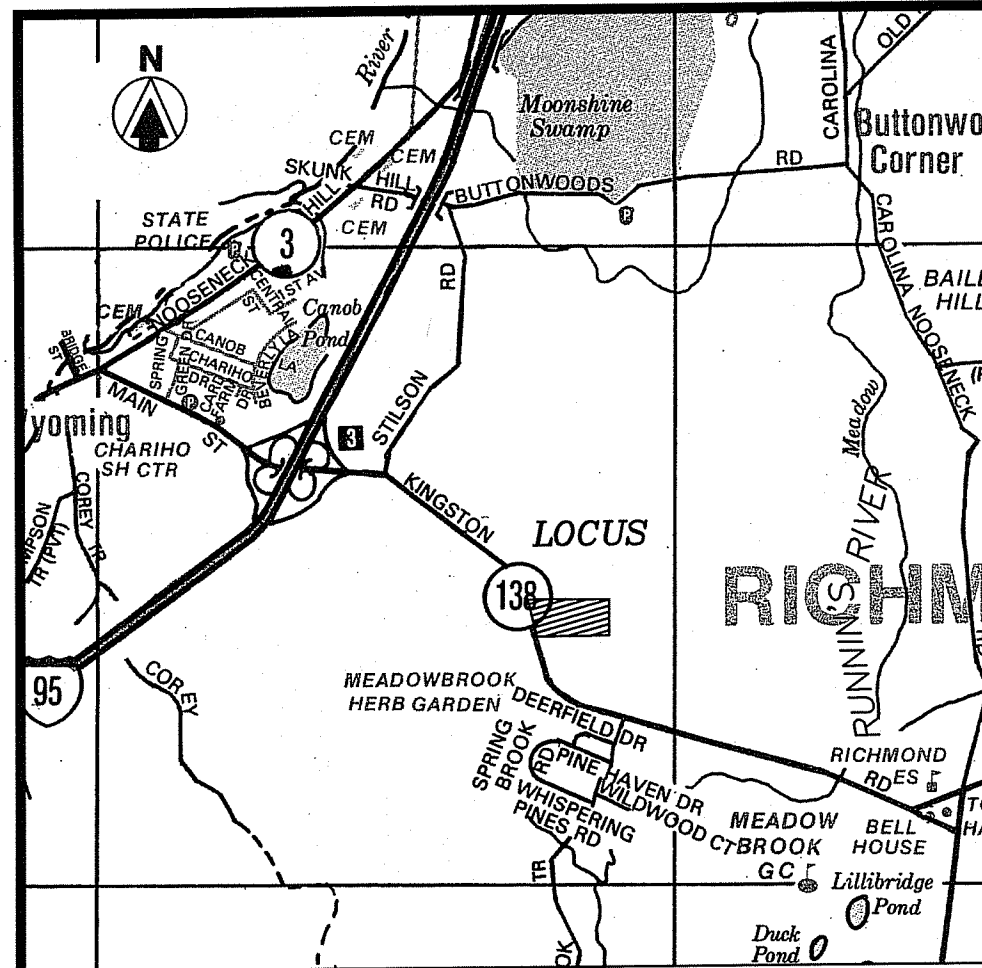
NO.	DATE	DESCRIPTION	REVISION	APPROVED
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS	MER	
2	6/22/2018	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS	MER	

PLAN REVISIONS
 DATE: SEPTEMBER 22, 2017
 DRAWN BY: CGP / RT
 DESIGN BY: RT
 CHECK BY: MER
 PROJECT NO: 17038
 ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 LESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED SEP 10 2018
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE APPROVED BY THE STATE ENGINEER
 FILE # 17-0296
 DRAWING TITLE: UTILITY PLAN
 SCALE: 1" = 30'
 SHEET NO. 7 OF 11



LOCATION MAP

NOTES

1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

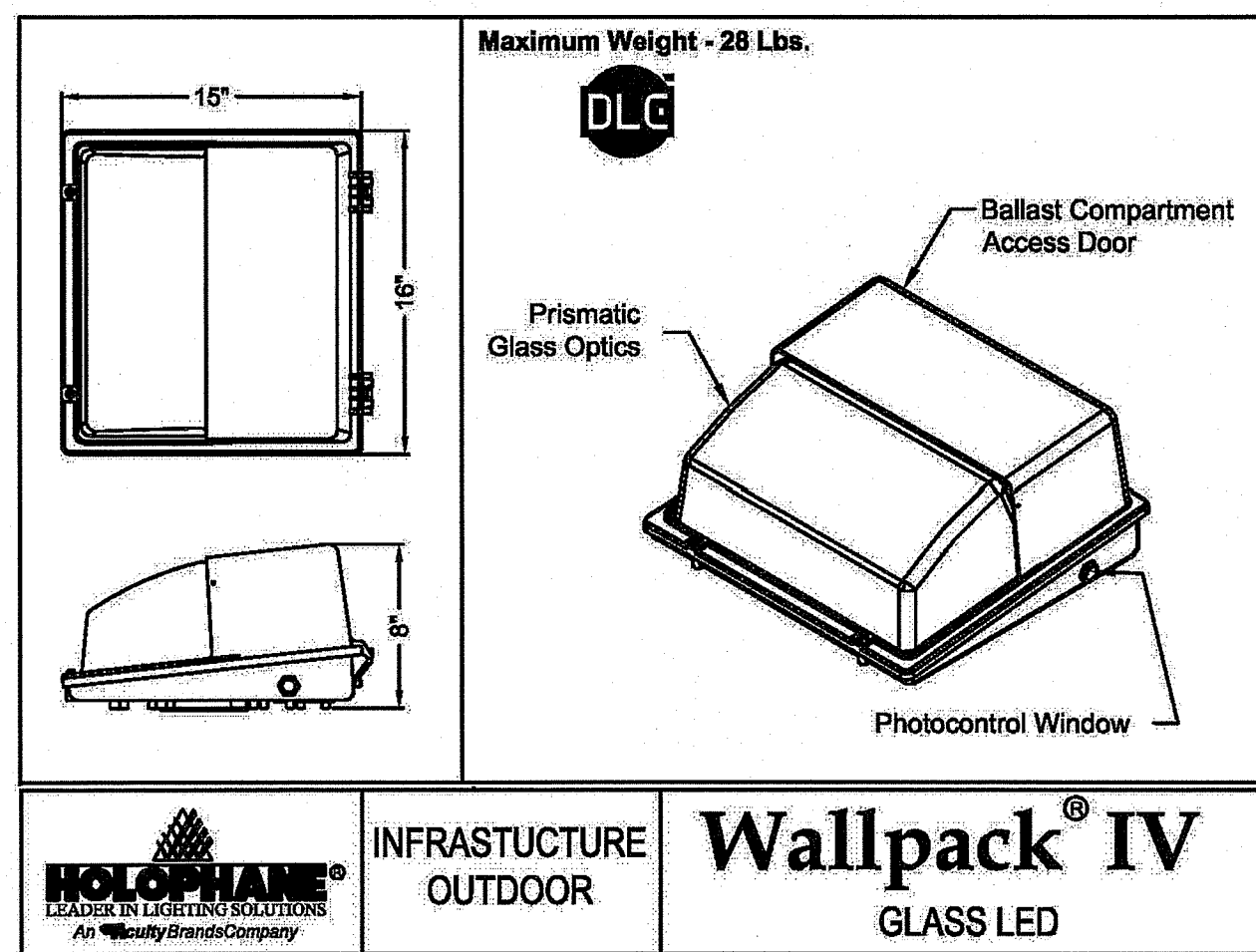
REFERENCES

1. ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 5B LOT 66 PORTION OF A.M. 5C LOT 5 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.I. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
2. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
3. SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

**ZONING PUDVC DIMENSIONAL REQUIREMENTS
"PLANNED UNIT DEVELOPMENT VILLAGE CENTER"**

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	10,000 SF	217,801 SF
LOT WIDTH	50 FT	218.7 FT
FRONT YARD SETBACK	0 FT	507.4 FT
SIDE YARD SETBACK	0 FT	35.8 FT
REAR YARD SETBACK	30 FT	51.0 FT
OPEN SPACE	40%	71.6 %
MAXIMUM BUILDING HEIGHT	40 FT	25.2 FT

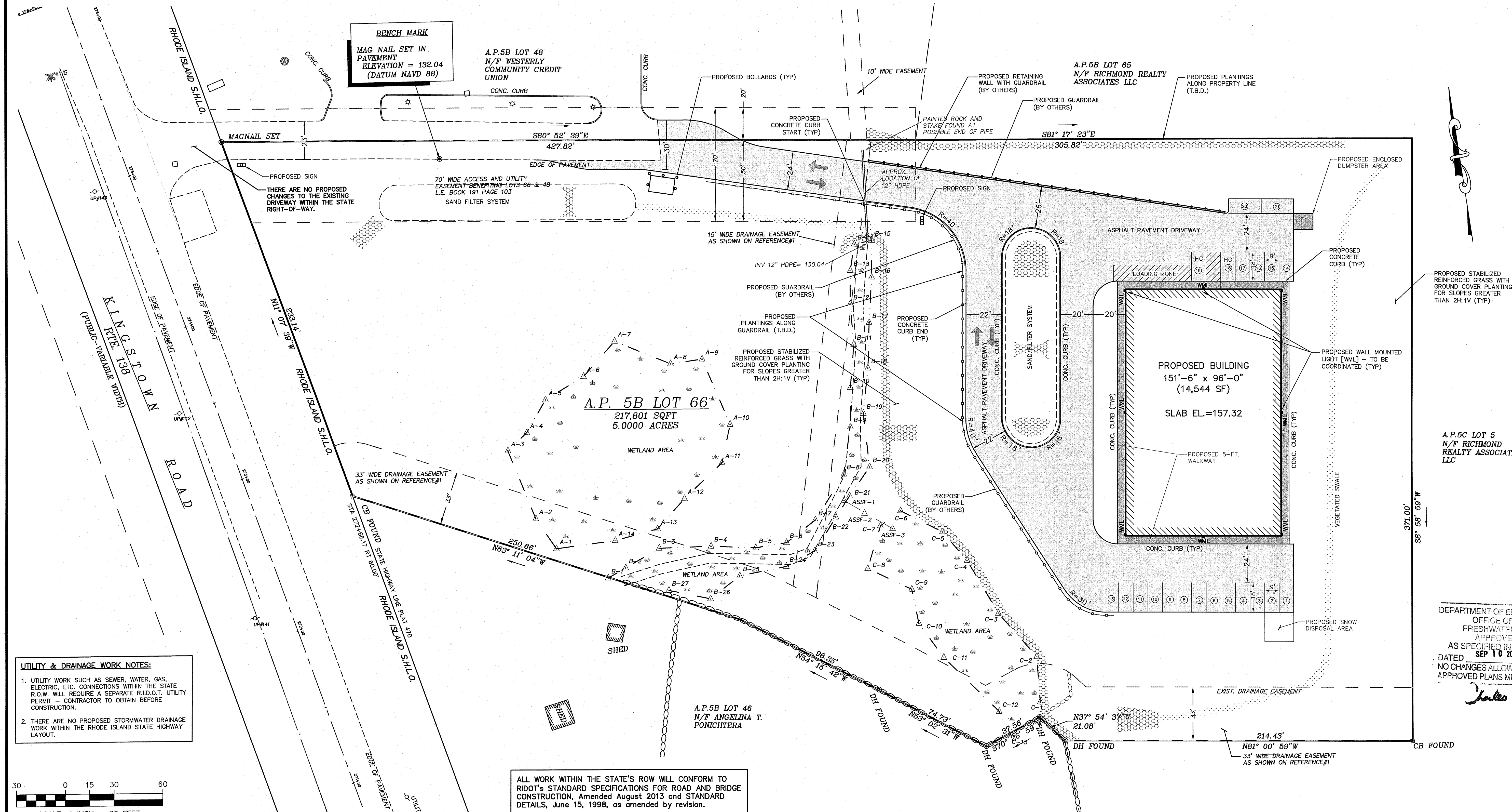
OWNER OF RECORD
 PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 688



INFRASTRUCTURE OUTDOOR Wallpack® IV GLASS LED

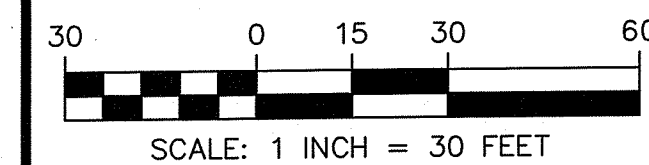
NOTE:

1. LAMP DESIGN SHALL BE IN COMPLIANT WITH THE TOWN ZONING BYLAW REGARDING SITE'S ZONING USE RECOMMENDED LIGHTING.
2. REFER TO LIGHTING PLAN FOR SPECIFIC LIGHTING TYPE, CLASS, MATERIAL AND CONSTRUCTION.
3. FINAL LAMP SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, ARCHITECT AND PROJECT OWNER.



UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

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 russell@ldeccllc.com

NO.	DATE	DESCRIPTION
1	6/22/2018	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS
2	12/21/2017	REVISED PER RIDER REVIEW COMMENTS

DATE: SEPTEMBER 22, 2017
 DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER
 PROJECT NO: 17038

PERMITTING
 MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 SCESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

LIGHTING PLAN
 SCALE: 1" = 30'
 SHEET NO. 8 OF 11

CONSTRUCTION NOTES

- ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2013, WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION WITH ALL REVISIONS.
- PROPOSED DEVELOPMENT IS SUBJECT TO AN ASSENT APPLICATION APPROVAL & CONDITIONS FROM RICMRC.
- THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
- ALL CONSTRUCTION METHODS, MATERIALS, AND COMPONENTS ASSOCIATED WITH THE PROPOSED SURFACE SEWAGE DISPOSAL SYSTEM SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS, THE REQUIREMENTS OF THE TOWN OF RICHMOND AND OF THE STATE ENVIRONMENTAL CODE, AND ALL LOCAL BOARD OF HEALTH REGULATIONS UNLESS A WAIVER HAS BEEN GRANTED.
- ALL CHANGES TO THE PLAN MUST BE APPROVED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. AND THE LOCAL BOARD OF HEALTH.
- ALL SYSTEM COMPONENTS, EXCEPT PERFORATED PIPING, SHALL BE WATER TIGHT AS REQUIRED BY THE TOWN OF RICHMOND DEPARTMENT OF PUBLIC WORKS.
- THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
- ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHENEVER SANITARY SEWERS PASS BELOW WATER MAINS OR DRAIN LINES. OTHERWISE, WATER SERVICE, DRAIN LINES AND SEWER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE, FOR A MINIMUM OF TEN (10) FEET FROM THE CROSSING POINT, WHERE SEWER LINES PASS ABOVE WATER OR DRAIN LINES, THEY SHALL ALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE.

STORMWATER FACILITY OPERATION AND MAINTENANCE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
- ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
- ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
- THE SIDE SLOPES AND BOTTOMS OF ALL DRAINAGE SWALES SHOULD BE MOWED TO A MINIMUM HEIGHT OF FOUR INCHES AT LEAST TWICE A YEAR. ALL GRASS CLIPPINGS AND ORGANIC MATTER SHOULD BE REMOVED FROM ALL DRAINAGE WAYS AND WETLAND BUFFER ZONES.
- ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH, STATE AND FEDERAL REGULATIONS.
- ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.
- FOLLOW MANDATE PROGRAM AND SCHEDULE FOR EXISTING STORMWATER MANAGEMENT SYSTEM AS APPROVED BY THE TOWN OF RICHMOND AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

WATER LINE CONSTRUCTION NOTES

- THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF RICHMOND WATER DEPARTMENT AND THE KENT COUNTY WATER AUTHORITY (KWCA). CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR), UNLESS OTHERWISE DIRECTED, ALL WATER PIPES SHALL BE INSTALLED 5'-0" BELOW GRADE, APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
- THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN WATER DEPARTMENT IN THE FIELD.
- ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE TOWN WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
- ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE TOWN WATER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
- THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
- IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.
- THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT. IF SUCH SUPERVISION IS PROVIDED BY THE OWNER, AT TIMES OTHER THAN DURING REGULAR WORKING HOURS OF THE WATER DEPARTMENT, THE CONTRACTOR SHALL REIMBURSE THE WATER DEPARTMENT FOR ALL SALARY EXPENSES INCURRED BY THE WATER DEPARTMENT IN PROVIDING SUCH SUPERVISION.

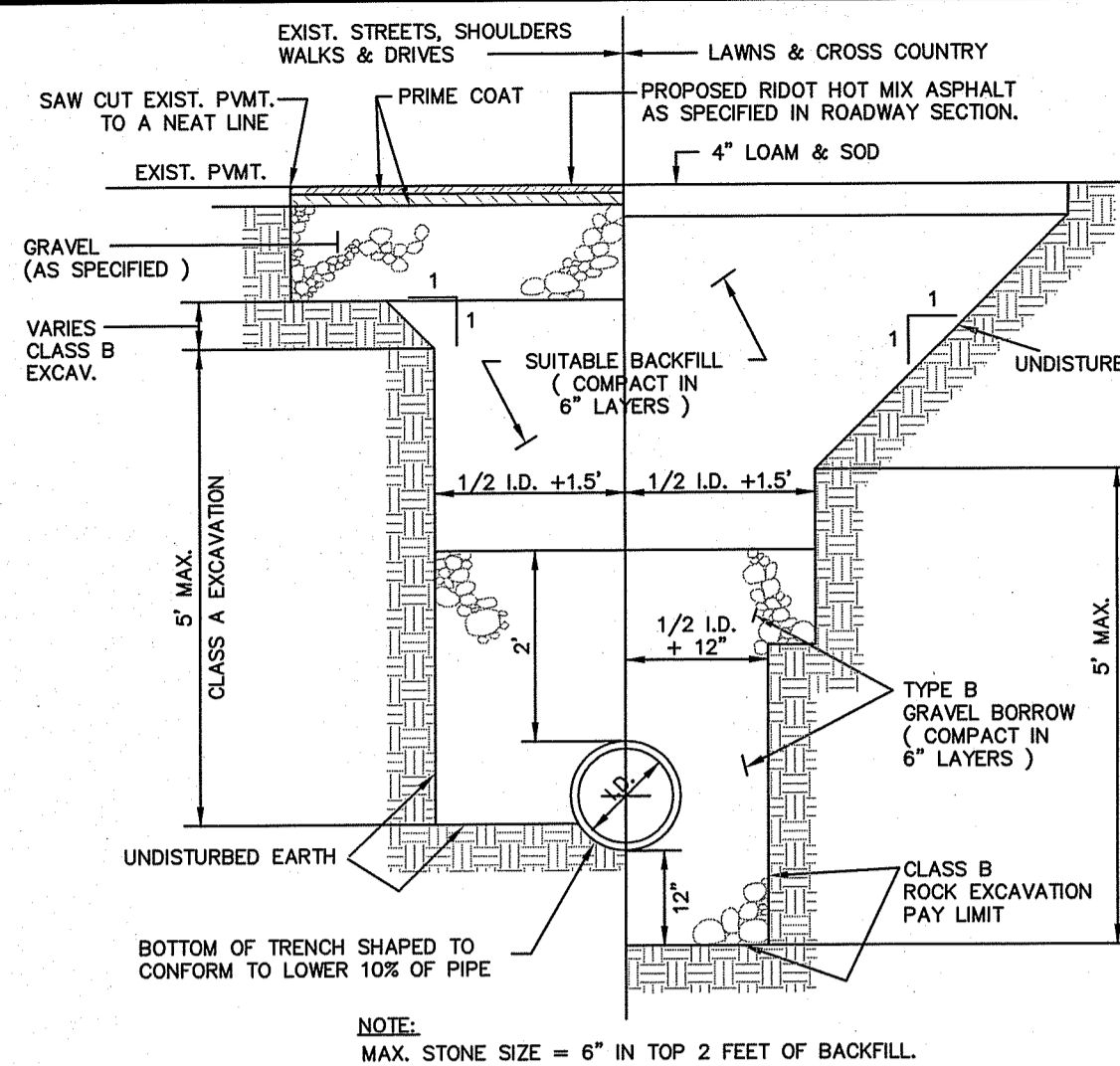
CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION FENCING/TREE PROTECTION AS SPECIFIED.
- INSTALL PERIMETER EROSION CONTROL MEASURES, CONSTRUCTION EXIT, AND INLET PROTECTION ON ADJACENT DRAINAGE STRUCTURES.
- CLEAR AND GRUB PROPERTY, INSTALL STORMWATER OUTFALL TEMPORARY SEDIMENT TRAPS.
- PERFORM DEMOLITION AND ROUGH GRADE SITE.
- INSTALL UTILITIES AND SITE IMPROVEMENTS. FINISH GRADE AND INSTALL LANDSCAPE MATERIAL AS SPECIFIED.
- REMOVE SEDIMENTATION CONTROLS ONLY WHEN SITE IS COMPLETELY STABILIZED, AND AT THE DIRECTION OF THE OWNER/ENGINEER.

UTILITY & DRAINAGE WORK NOTES:

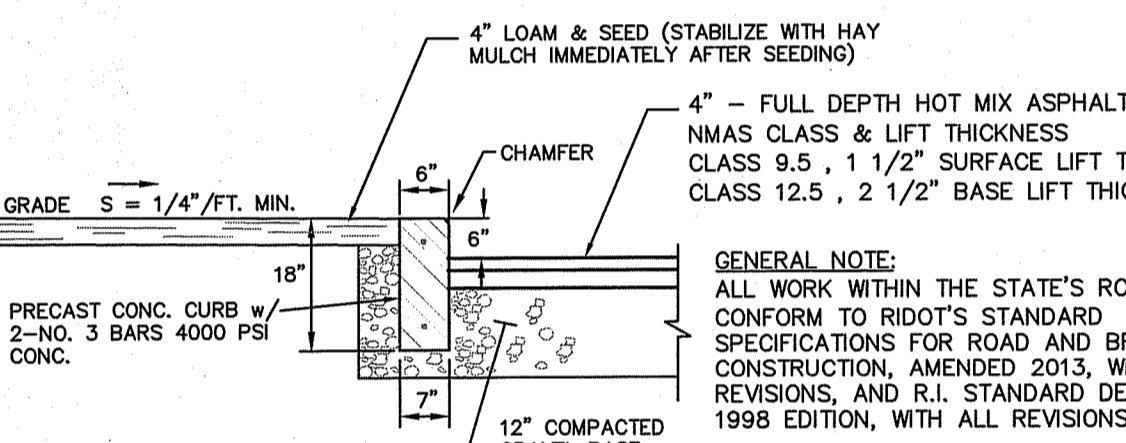
- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



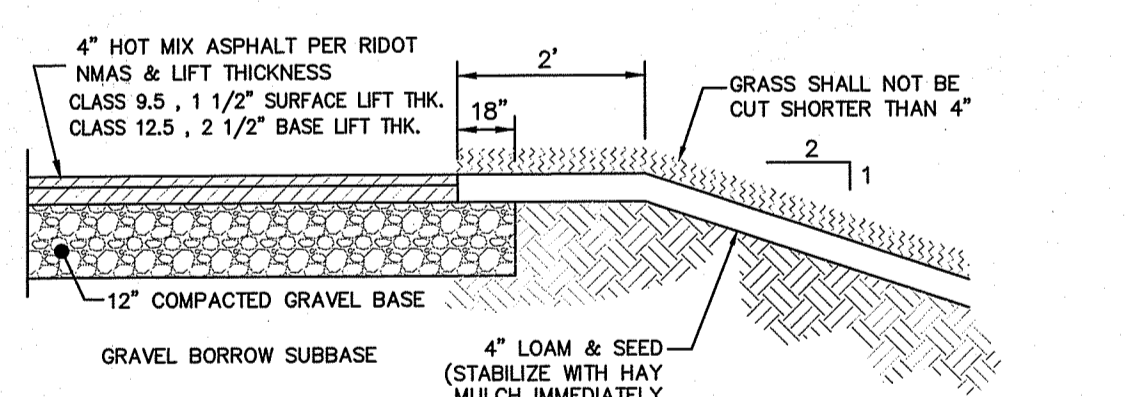
DRAINAGE PIPE TRENCH DETAIL
NOT TO SCALE

- NOTES:**
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
 - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL. UNIFORMITY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
 - CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
 - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.

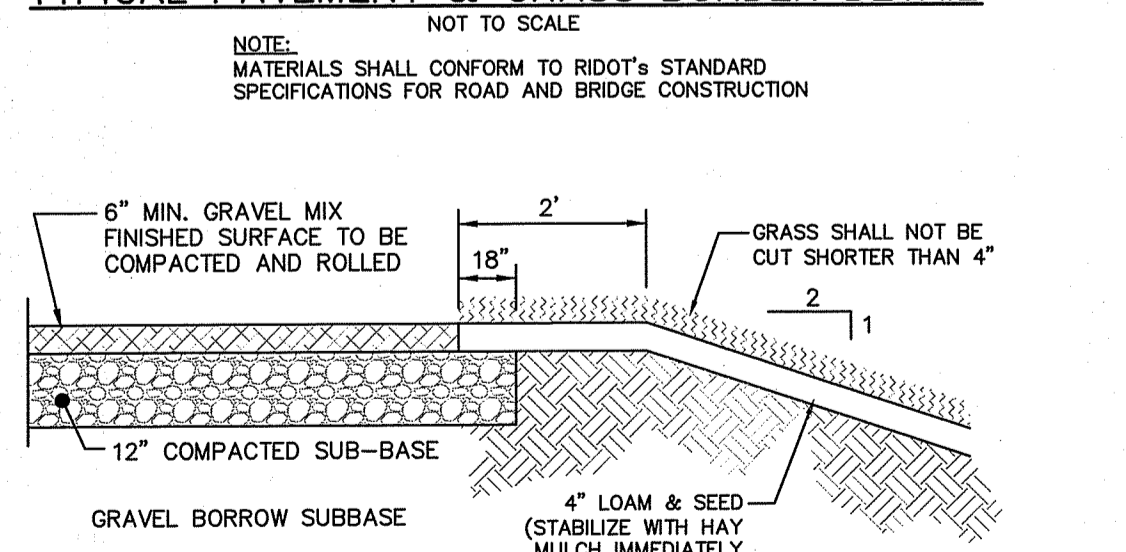


PAVEMENT & PRECAST CONCRETE CURB DETAIL
NOT TO SCALE

- NOTES:**
- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06, AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
 - 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:
- | SIEVE DESIGNATION | PERCENT PASSING | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
|-------------------|-----------------|---|
| 1/2 IN | 50-85 | |
| NO. 4 | 40-75 | |
| NO. 50 | 8-28 | |
| NO. 200 | 0-10 | |
- GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

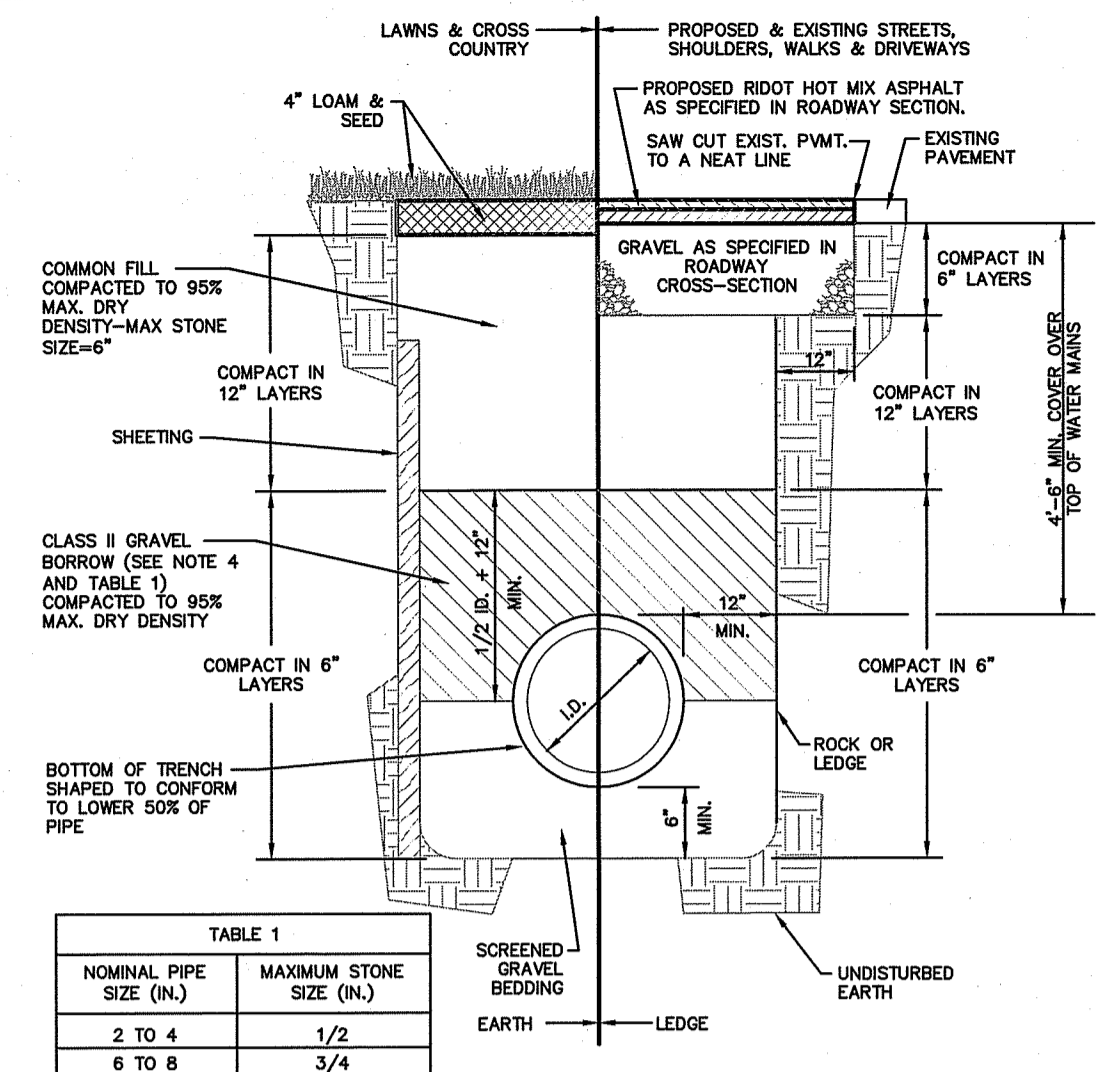


TYPICAL PAVEMENT & GRASS BORDER DETAIL
NOT TO SCALE



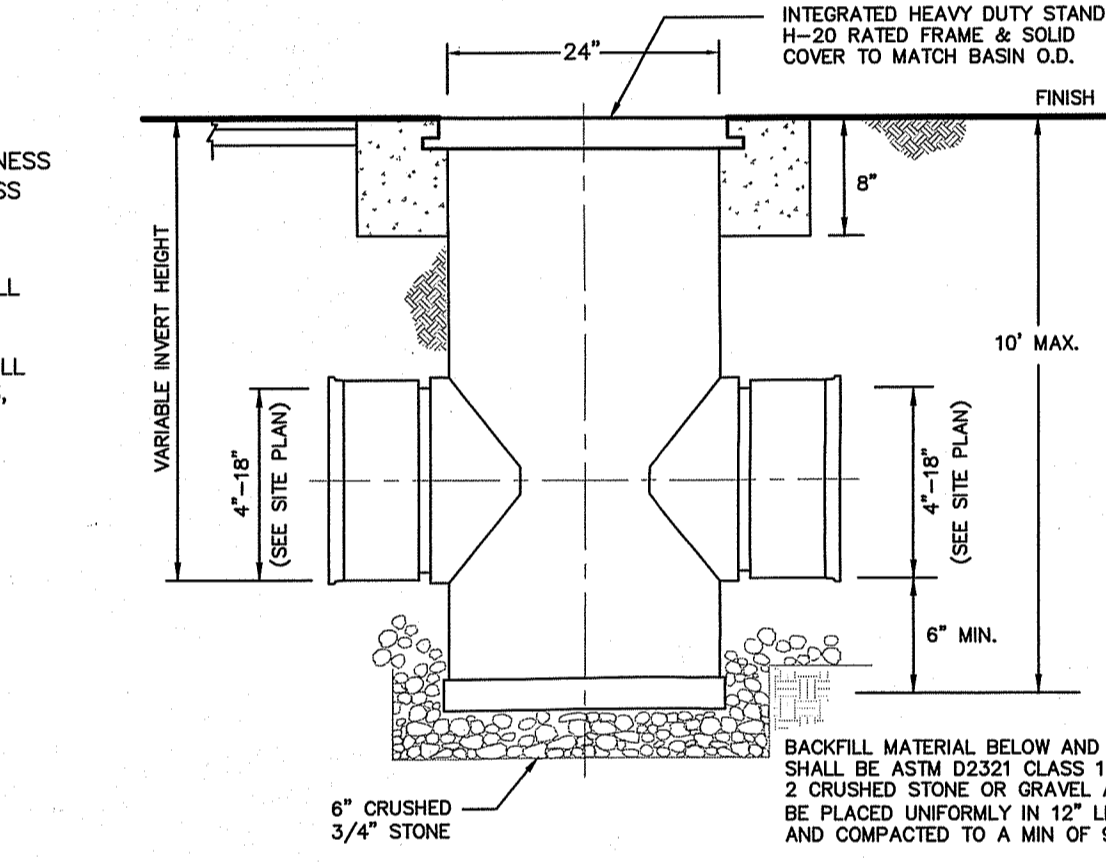
TYPICAL GRAVEL ROADWAY & GRASS BORDER DETAIL
NOT TO SCALE

- NOTE:** MATERIALS SHALL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- | SIEVE DESIGNATION | PERCENT PASSING | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
|-------------------|-----------------|---|
| 1/2 IN | 50-85 | |
| NO. 4 | 40-75 | |
| NO. 50 | 8-25 | |
| NO. 200 | 0-10 | |



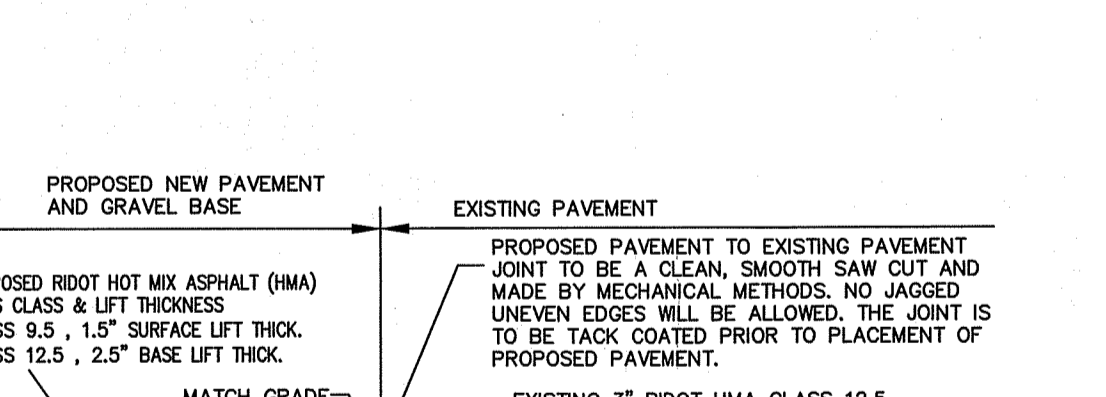
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

- NOTES:**
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
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 - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



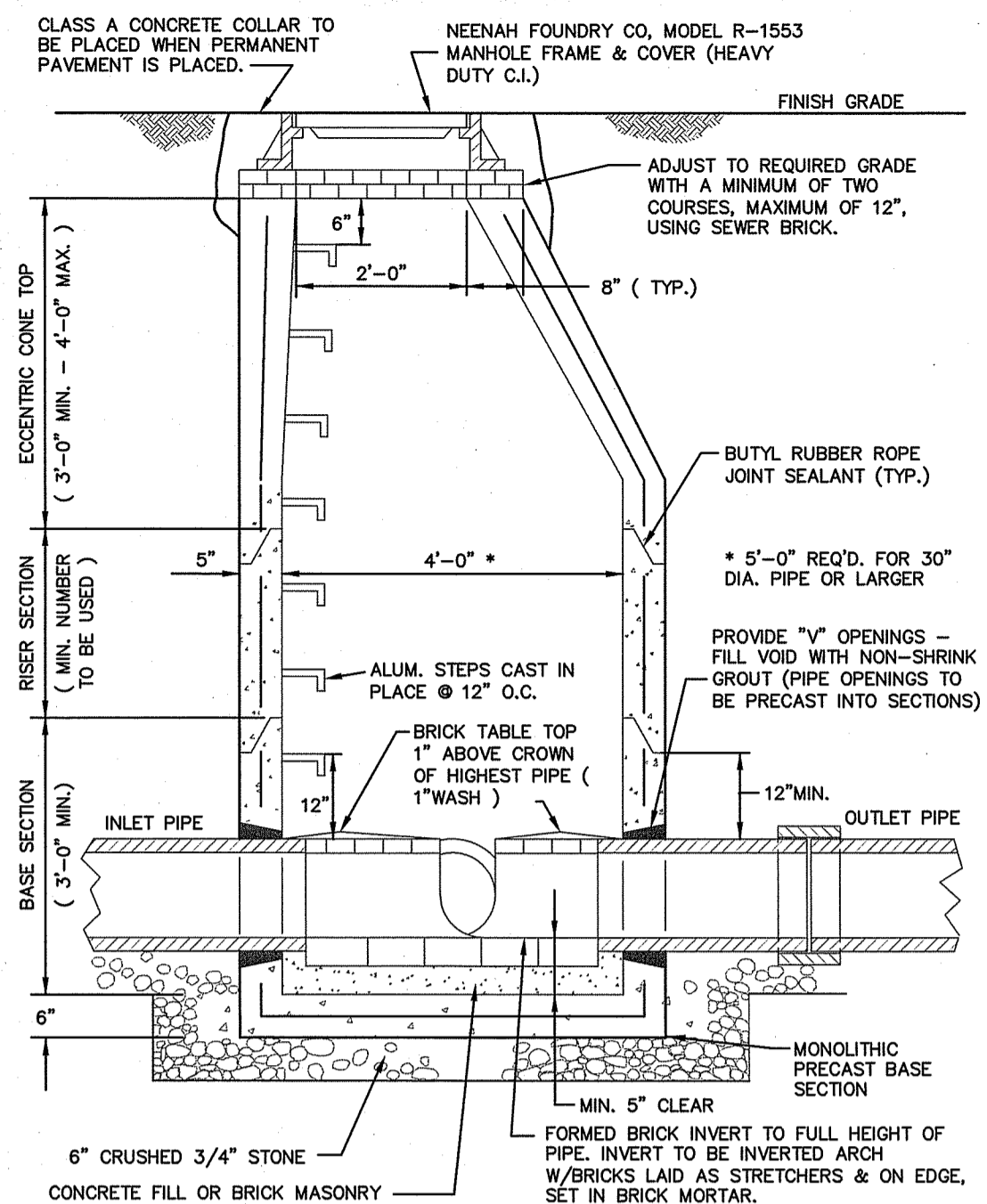
NYLOPLAST DRAIN BASIN MANHOLE DETAIL INLINE DRAIN MANHOLE - IDMH (TYP)
NOT TO SCALE

- NOTES:**
- ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
 - FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 - CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



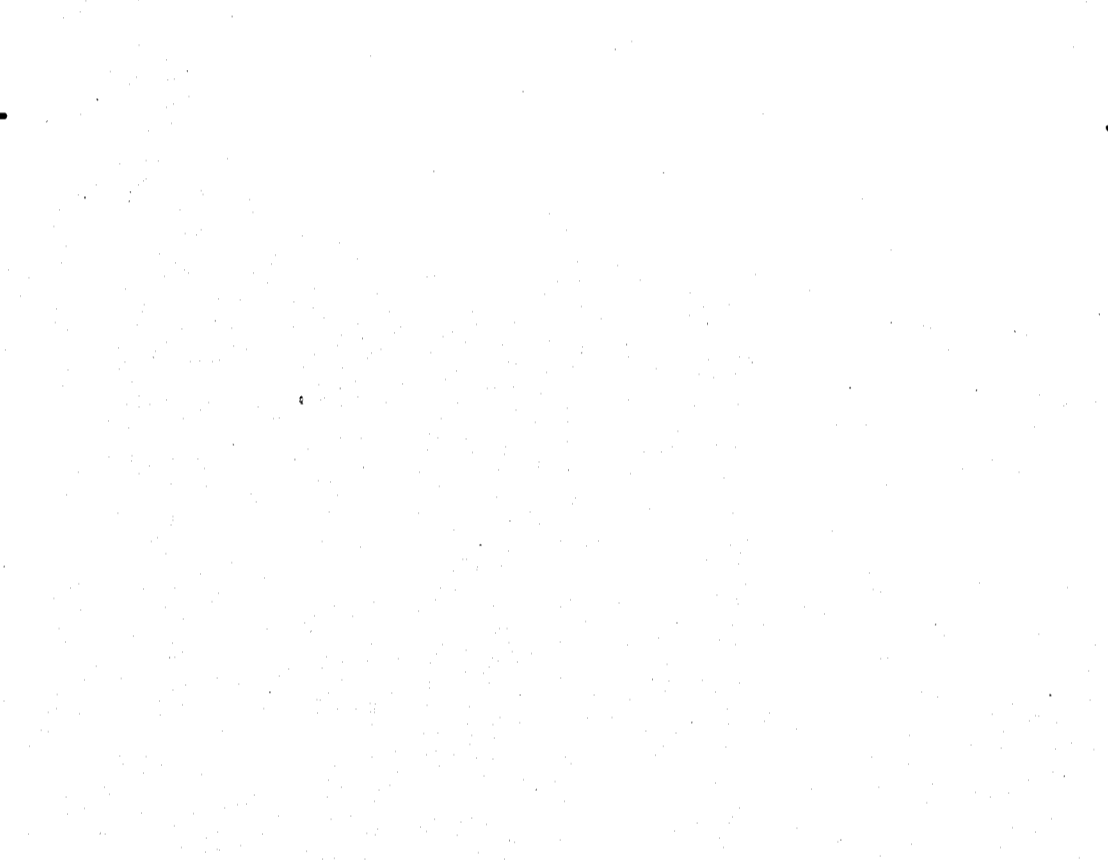
PAVEMENT SAW CUT & MATCH ROADWAY ENTRANCE & UTILITY TRENCH
NOT TO SCALE

- NOTES:**
- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 932 AND SECTION 934.03.1 OF THE R.I. STANDARD SPECIFICATIONS.
 - AGGREGATES, GRAVEL, BASE, AND SUBBASE COURSES MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 300 AND SECTION M.01 OF THE R.I. STANDARD SPECIFICATIONS.
 - PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.03 OF THE R.I. STANDARD SPECIFICATIONS AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
 - CONCRETE MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 600 OF THE R.I. STANDARD SPECIFICATIONS.
 - DEPTH(S) OF NEW MATERIALS SHALL AT MINIMUM MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, AND HOT MIX ASPHALT (HMA).
 - PAVEMENT CONSTRUCTION SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06, AND RIDOT SECT. 401.03.11 AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
 - GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11.
 - GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND COARSE SAND, FREE FROM LOAM AND CLAY, SURFACE COATINGS AND DELETERIOUS MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:
- | SIEVE DESIGNATION | PERCENT PASSING | MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION |
|-------------------|-----------------|---|
| 1/2 IN | 50-85 | |
| NO. 4 | 40-75 | |
| NO. 50 | 8-25 | |
| NO. 200 | 0-10 | |



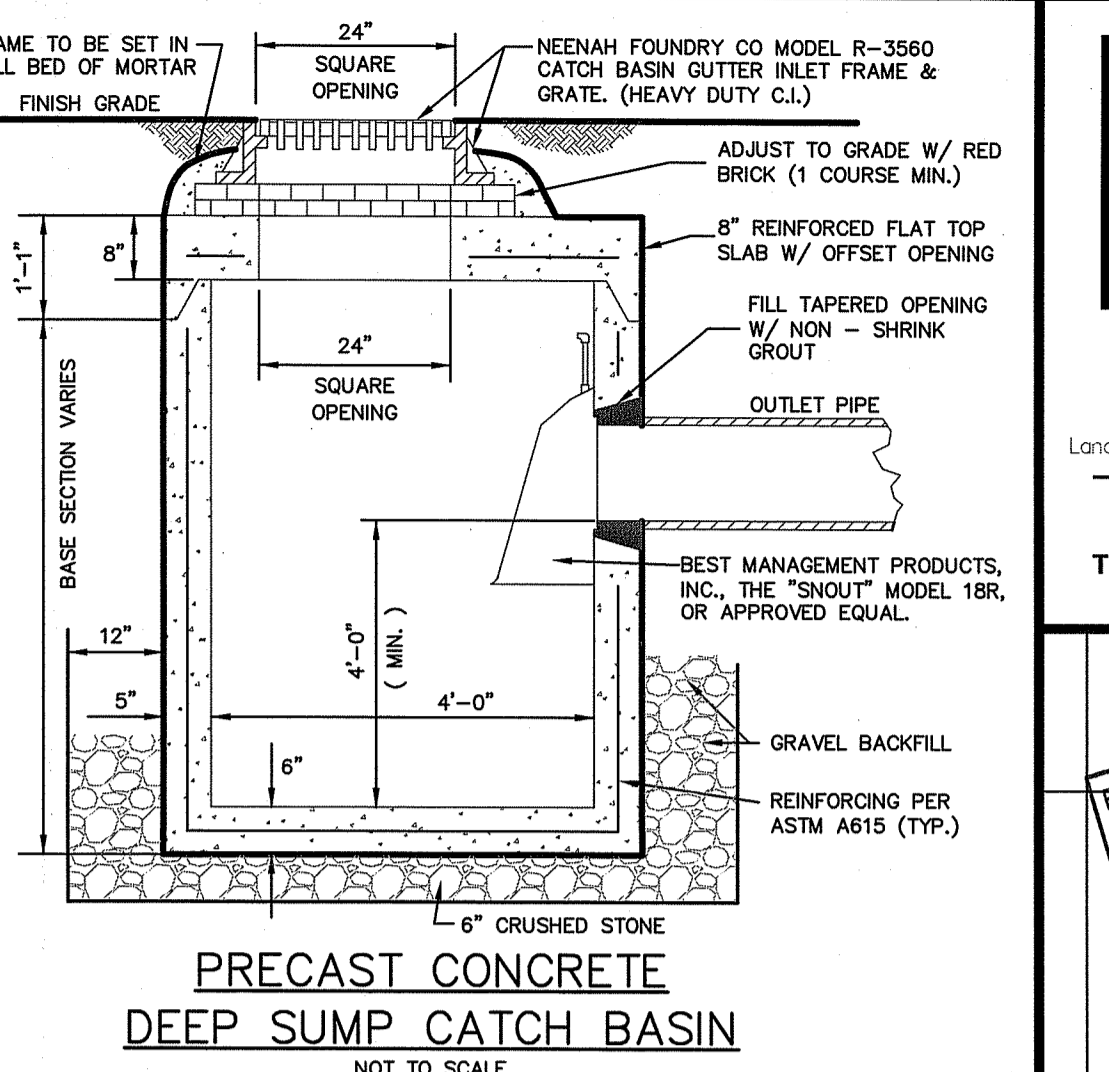
PRECAST CONCRETE DMH DETAIL
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



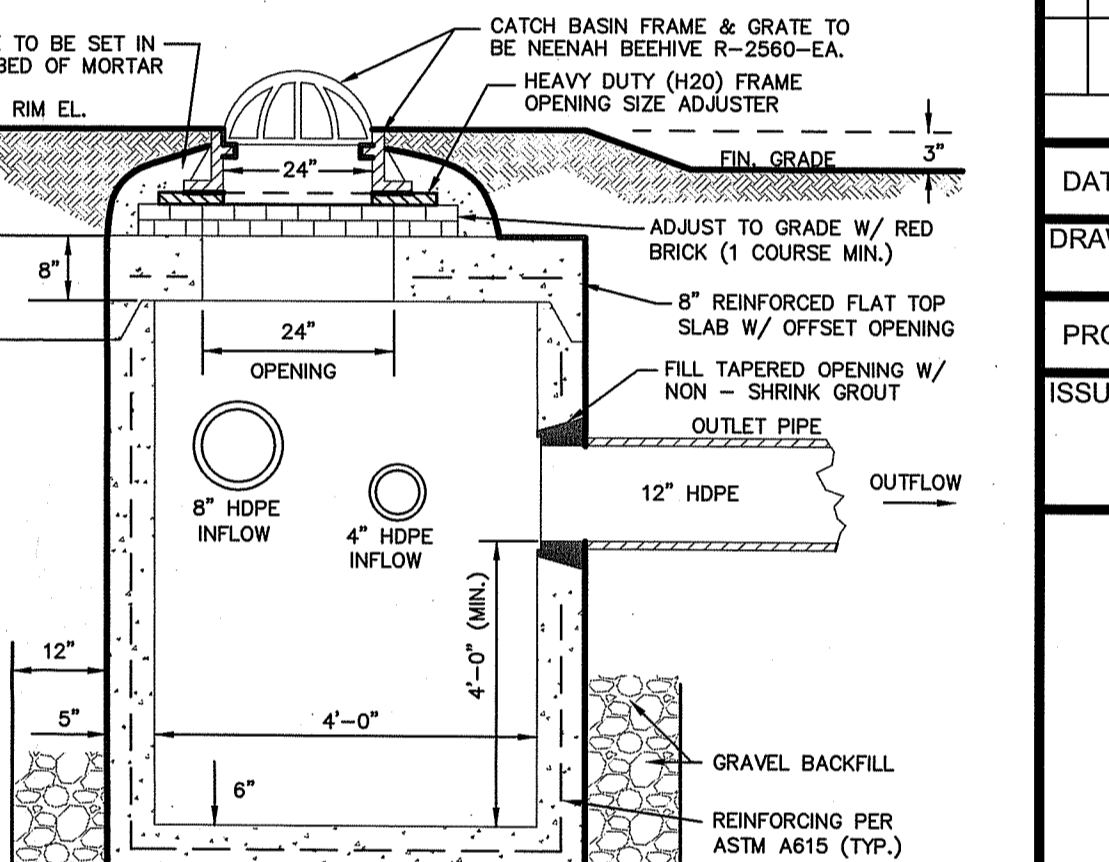
SEWER, WATER & DRAIN CROSSING DETAIL
NOT TO SCALE

- NOTES:**
- 4" MIN. CEM. CONC. ENCASEMENT AROUND SEWER PIPE CENTER PIPE OVER WATER MAIN CROSSING IN ALL DIRECTIONS.
 - *SEWER TO BE ENCASED ONLY IF 18" MINIMUM VERTICAL CLEARANCE WITH WATER PIPE IS NOT PROVIDED.



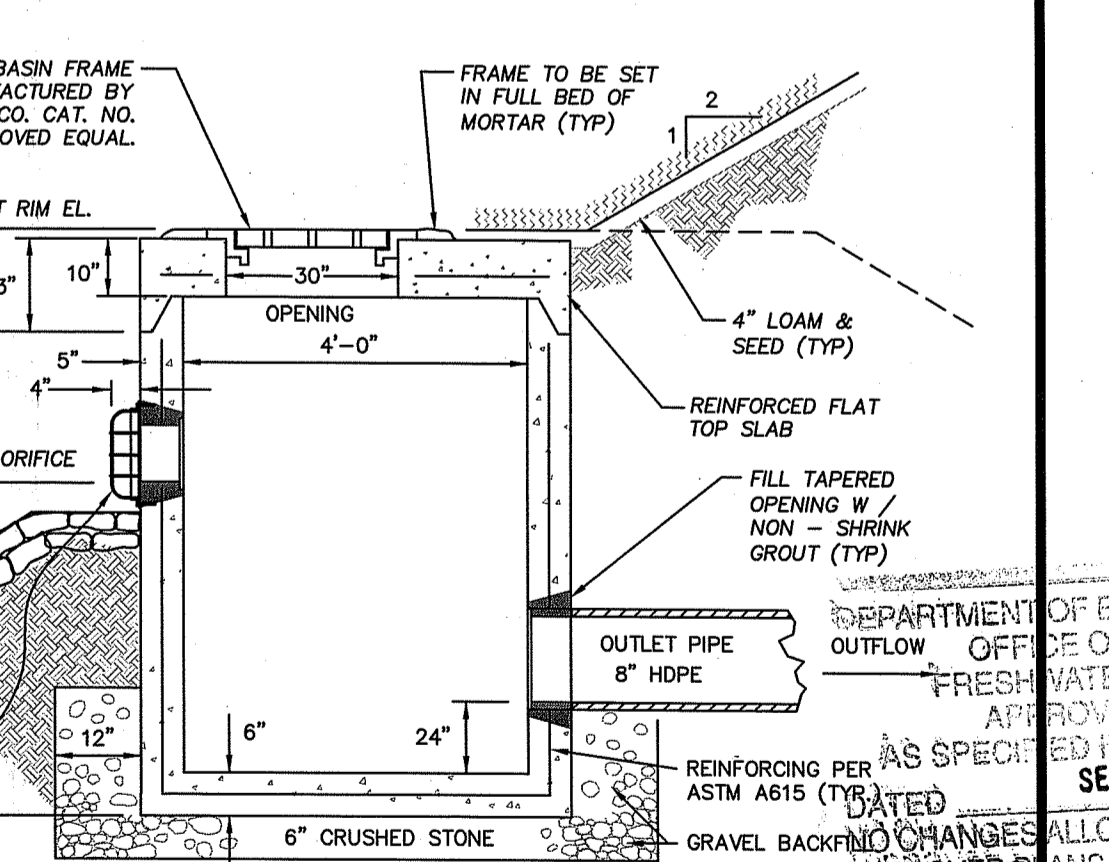
PRECAST CONCRETE DEEP SUMP CATCH BASIN
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
- NOTES:**
- ALL PROPOSED CATCH BASINS SHALL BE PRECAST CONCRETE DEEP SUMP CATCH BASINS.
 - STRAW WATTLE OR EQUIVALENT STRAW BASED EROSION CONTROL DEVICE SHALL BE USED IN PLACE OF HAYBALES.
 - TEMPORARY CONSTRUCTION SEDIMENT TRAP TO BE DUGGED OUT AND SEDIMENT FOREBAYS & SAND FILTER SYSTEMS TO BE REESTABLISHED, RESEED AND REVEGETATED AT THE COMPLETION OF PAVEMENT CONSTRUCTION PHASE.



OFF ROAD CATCH BASIN (CBR1)
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
 - SEE PLAN & PROFILE DRAWING FOR REFERENCE.



OFF ROAD CATCH BASIN (CBR2)
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
 - SEE PLAN & PROFILE DRAWING FOR REFERENCE.

LDEC
Land Development Engineering & Consulting, LLC
1700 West Main Road, Suite 8
Middletown, RI 02842
T:401-354-2050 F:401-369-9775
mrusell@ldec.com

NO.	DATE	DESCRIPTION
1	12/21/2017	REVISED PER RIDER REVIEW COMMENTS
2	6/22/2018	REVISED PER RIDER REVIEW COMMENTS

PLAN REVISIONS

DATE: SEPTEMBER 22, 2017
DRAWN BY: RT DESIGN BY: RT CHECK BY: MER
PROJECT NO. 17038

PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

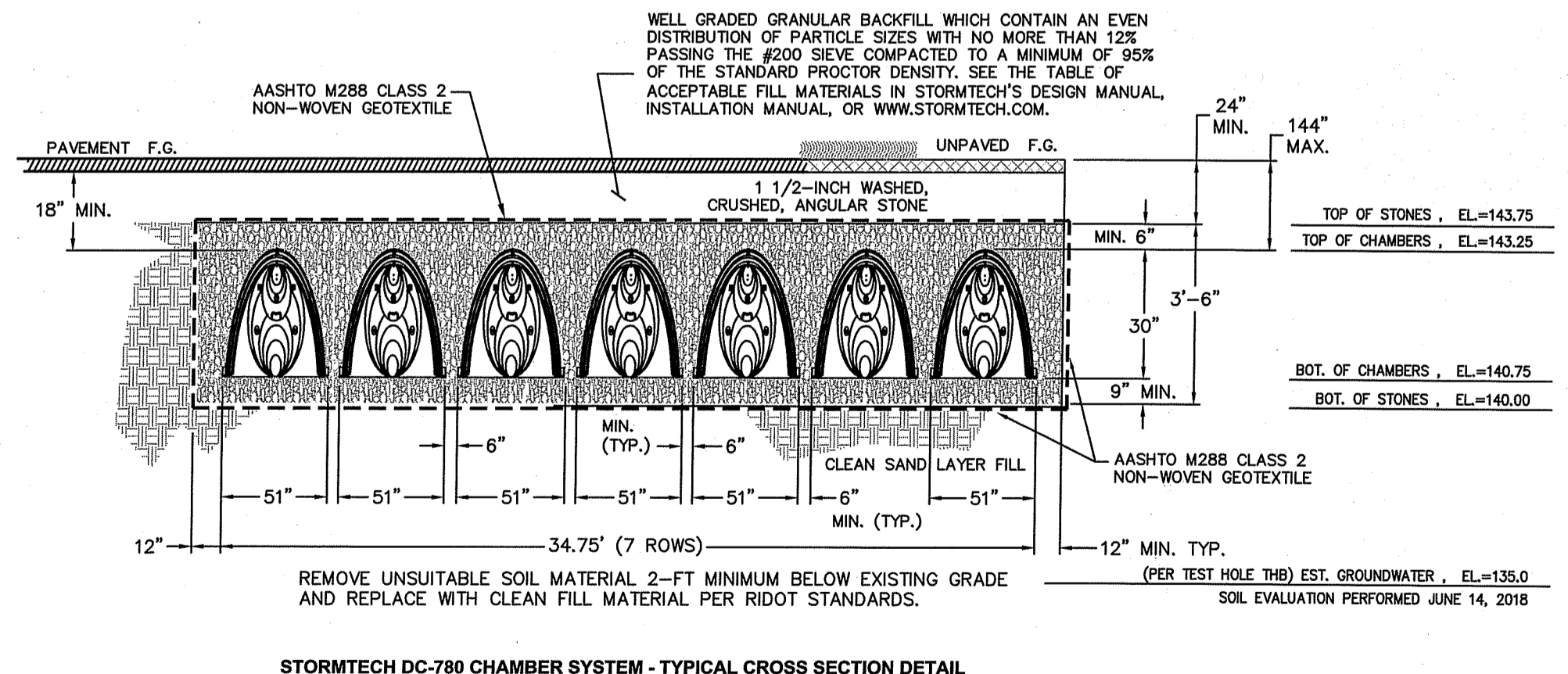
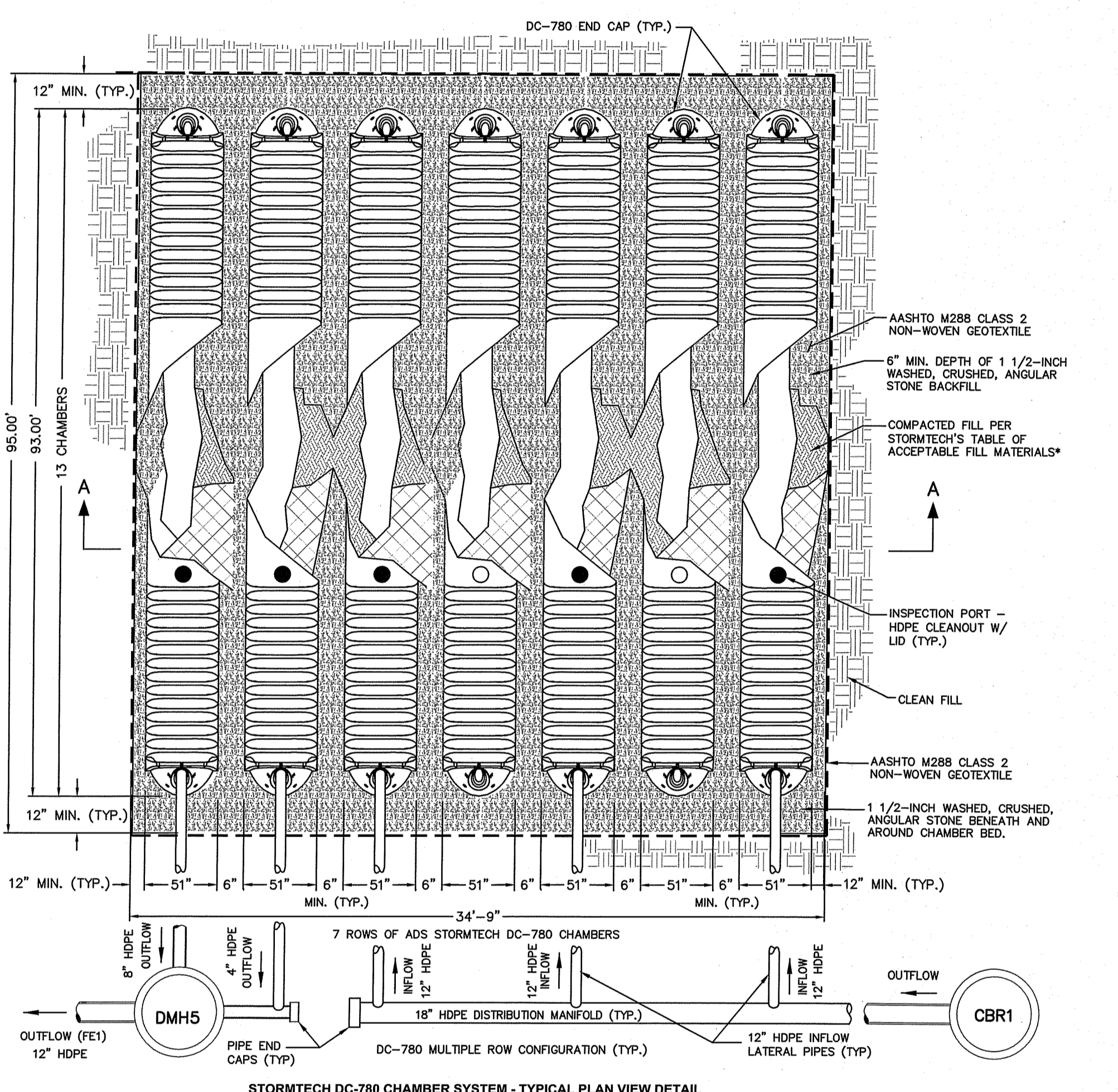
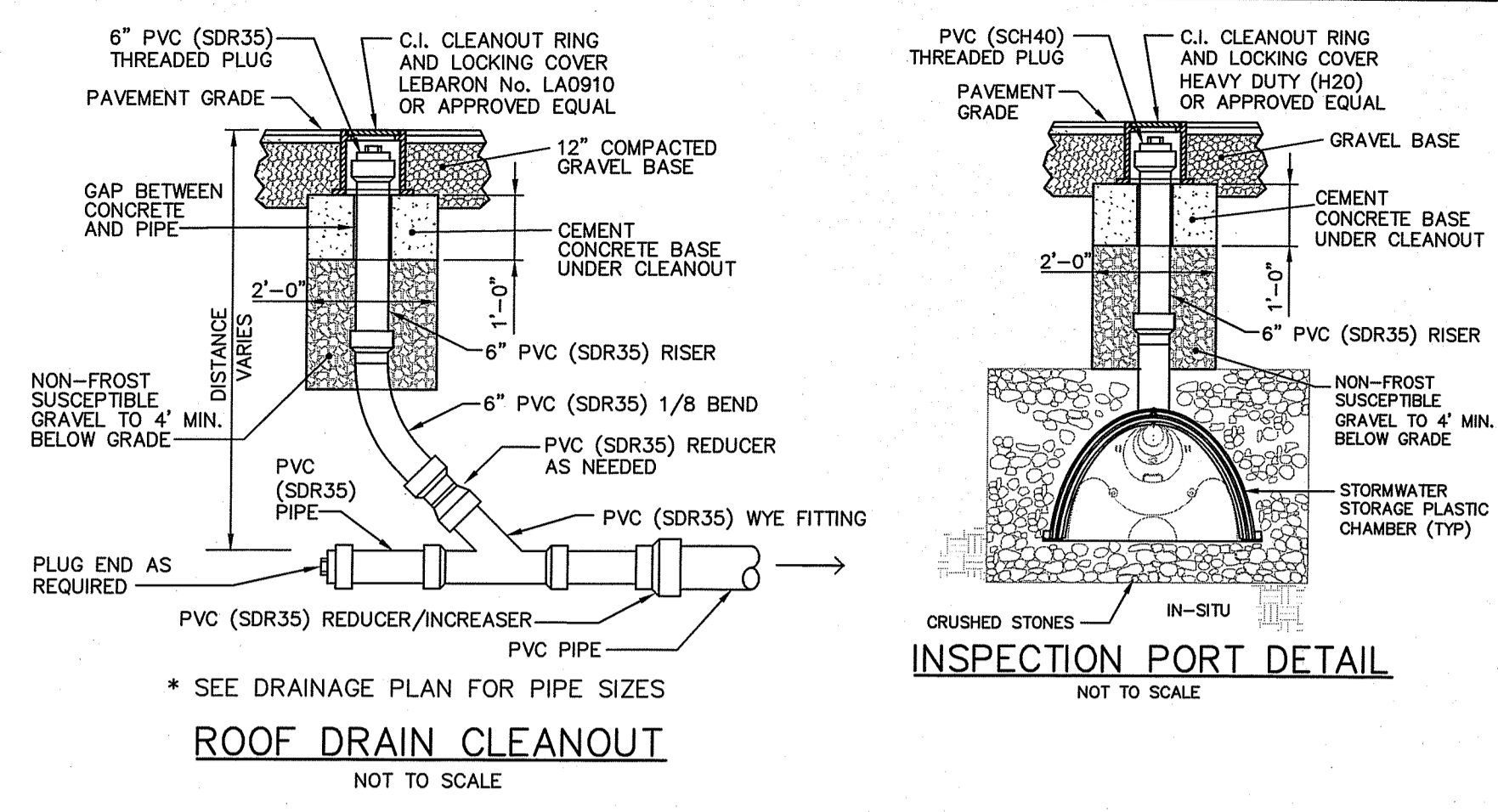
BUILDING SITE PLAN

KINGSTOWN ROAD (ROUTE 138)
DEVELOPER'S MAP 05B, PARCEL 066-000
RICHMOND, RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF PERMITTING SERVICES
FRESHWATER WATERSHEDS PROGRAM
FRESHWATER WATERSHEDS CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATE: SEP 10 2018 FILE # 17-0296
APPROVED FOR CONSTRUCTION SITE
SARAH WITTE

CONSTRUCTION DETAILS

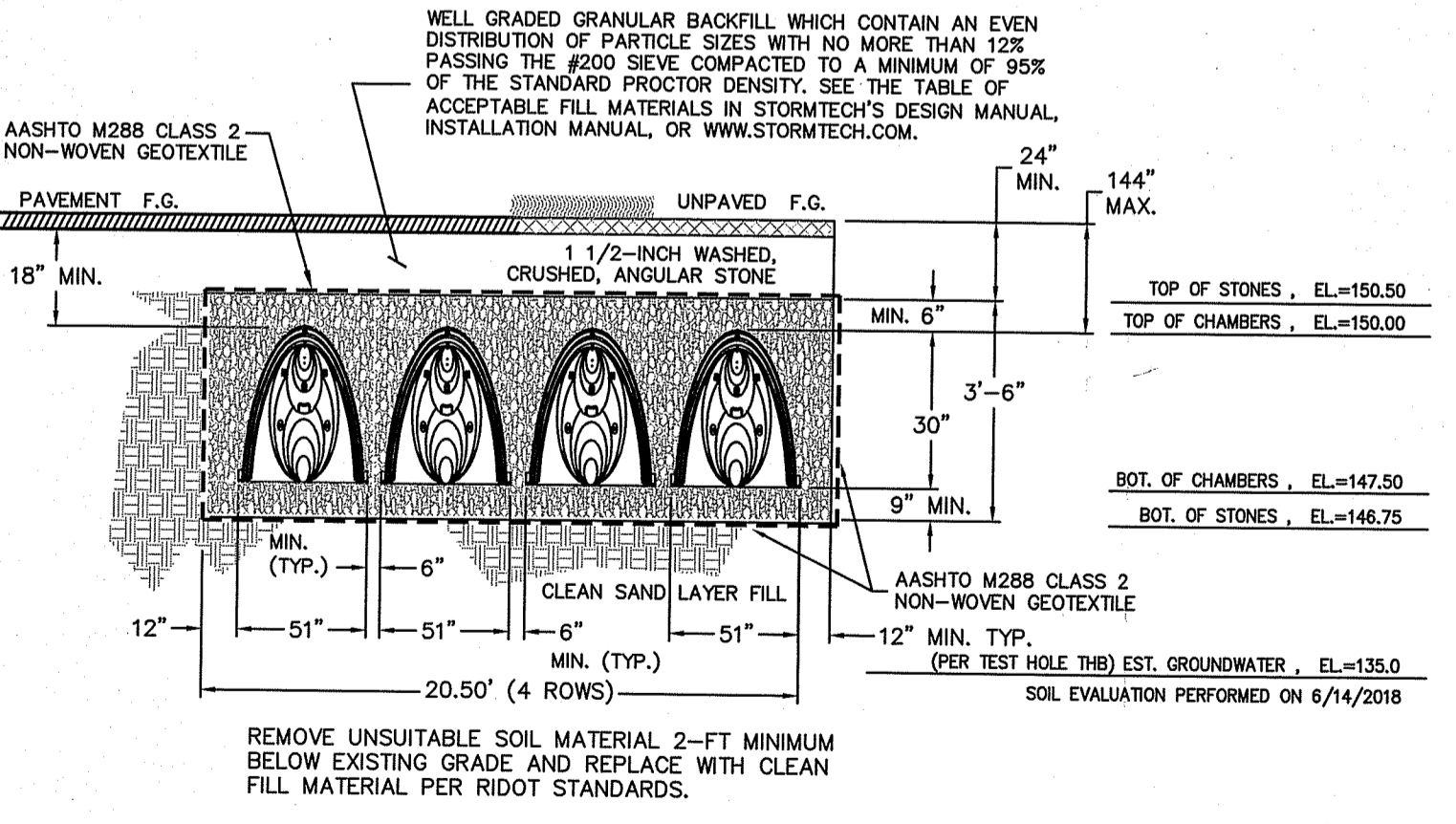
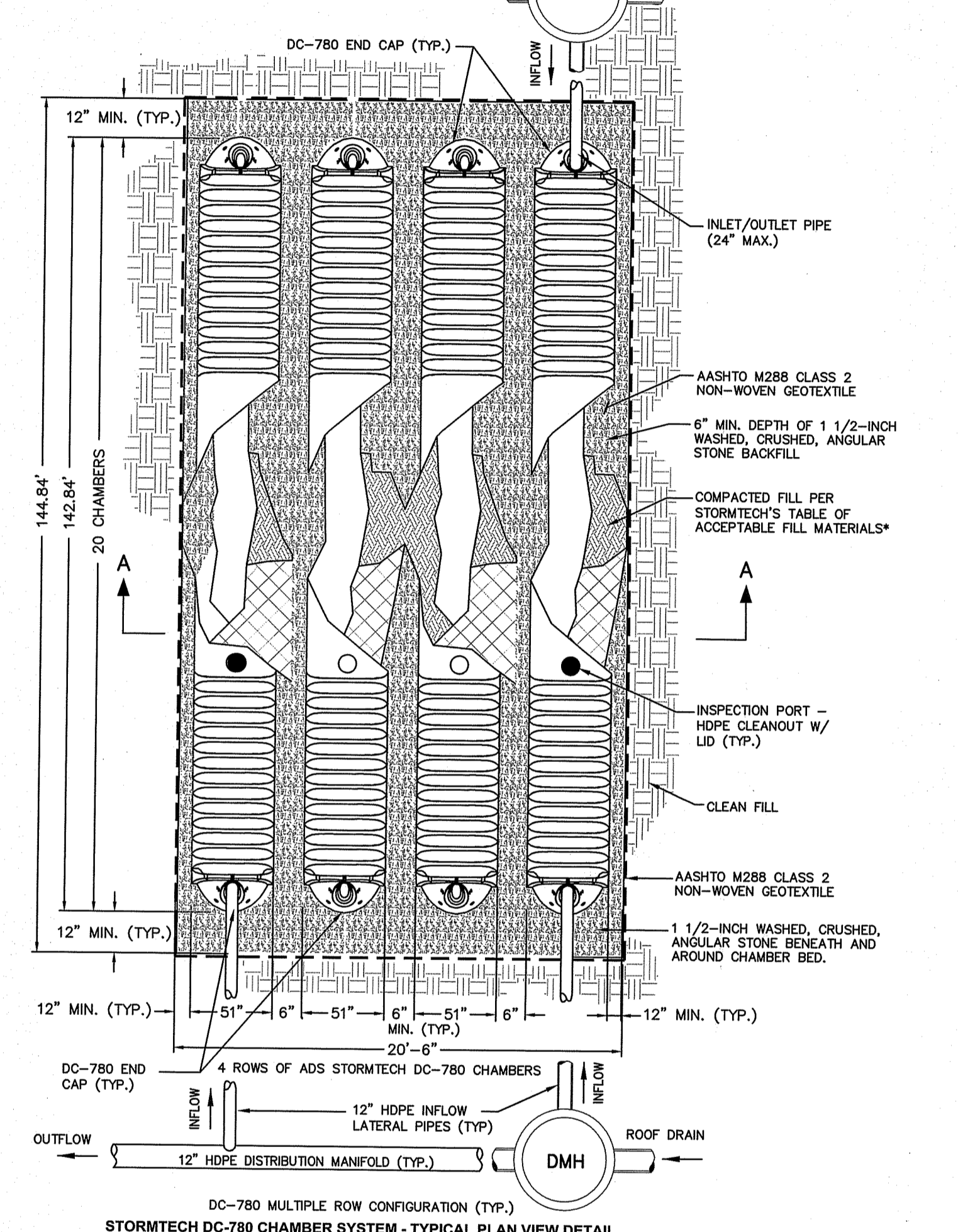
SCALE: NTS
SHEET NO.



UNDERGROUND STORMWATER STORAGE SYSTEM-1
NOT TO SCALE

UNDERGROUND SYSTEM NOTES

- INFILTRATION PRACTICES SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE.
- GREAT CARE MUST BE TAKEN TO PREVENT THE UNDERGROUND SYSTEM AREA FROM COMPACTION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE SYSTEM PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED.
- THE ESC PLAN FOR THE SITE SHALL CLEARLY INDICATE HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE SITE OF AN UNDERGROUND STORMWATER STORAGE SYSTEM FACILITY.



UNDERGROUND STORMWATER STORAGE SYSTEM-2 (ROOF DRAIN)
NOT TO SCALE

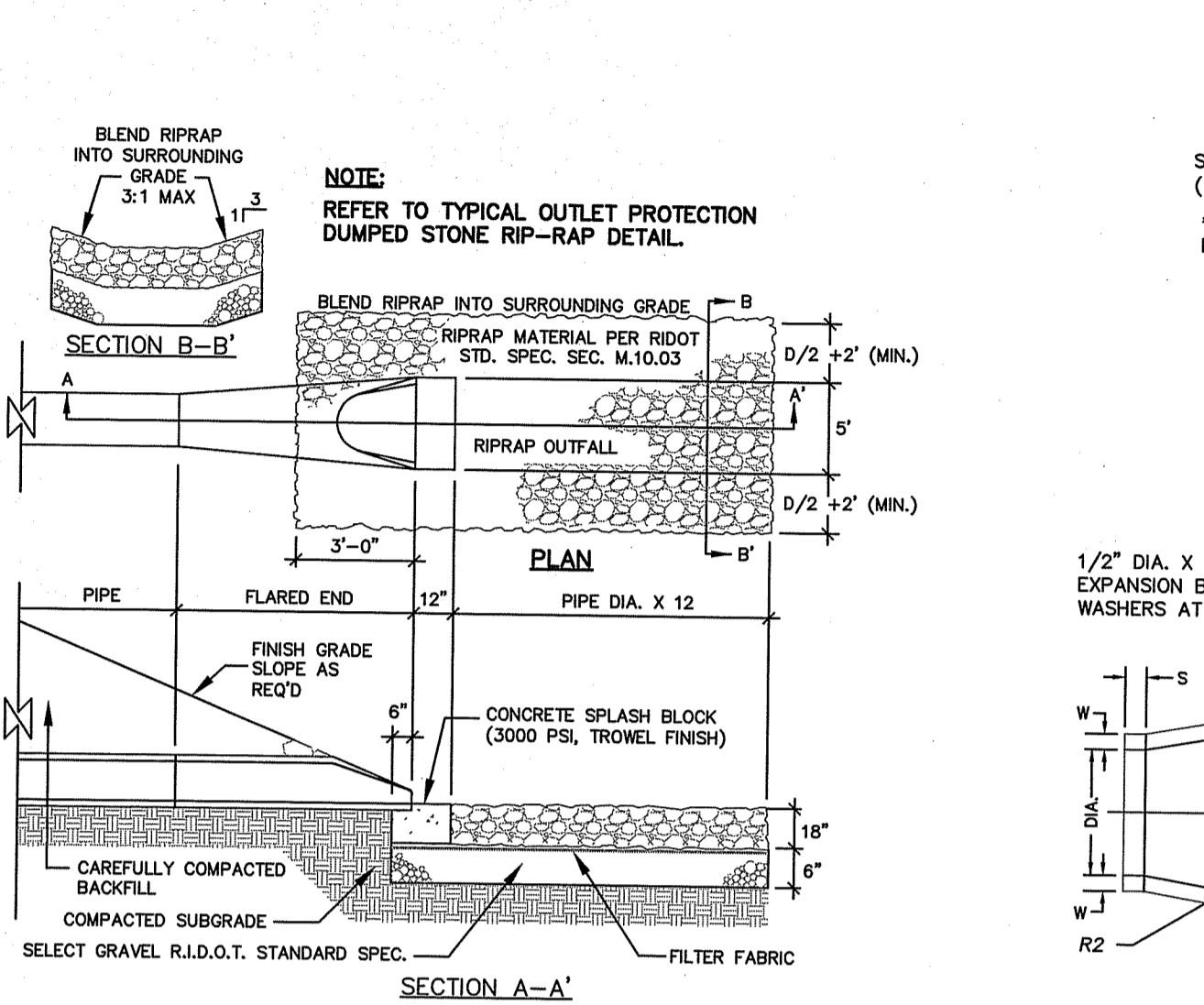
UNDERGROUND SYSTEM NOTES

- INFILTRATION PRACTICES SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE.
- GREAT CARE MUST BE TAKEN TO PREVENT THE UNDERGROUND SYSTEM AREA FROM COMPACTION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE SYSTEM PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED.
- THE ESC PLAN FOR THE SITE SHALL CLEARLY INDICATE HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE SITE OF AN UNDERGROUND STORMWATER STORAGE SYSTEM FACILITY.

UTILITY & DRAINAGE WORK NOTES:

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



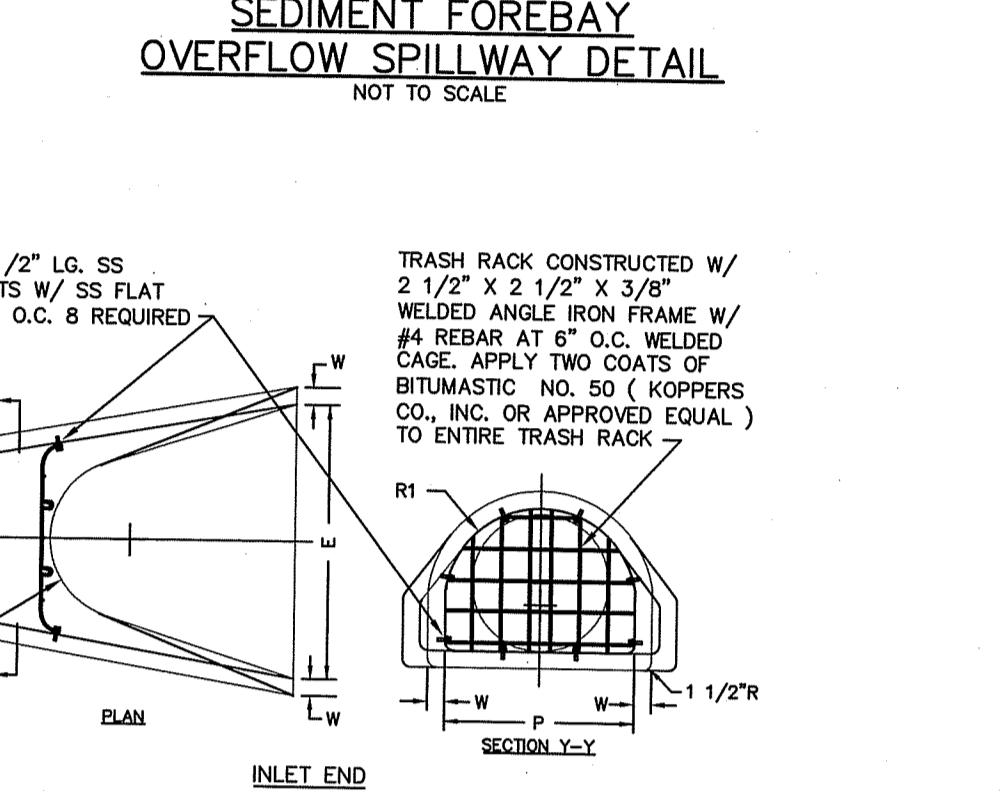
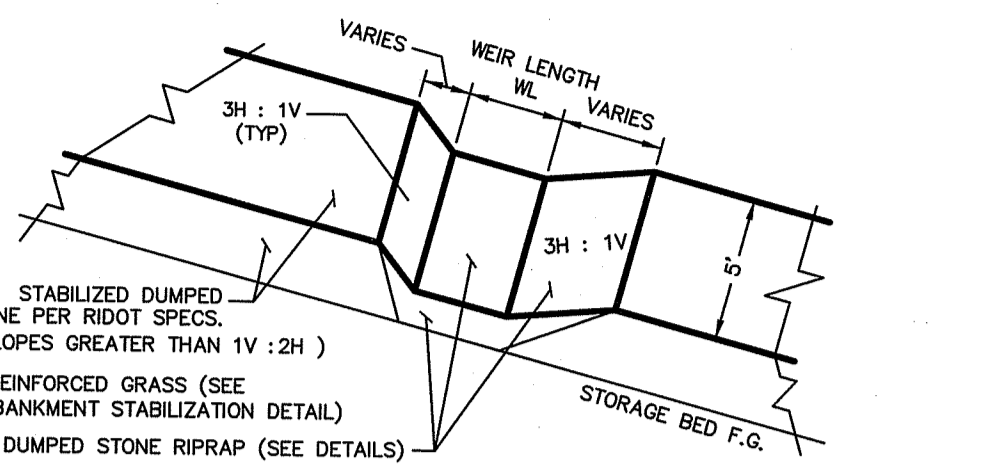
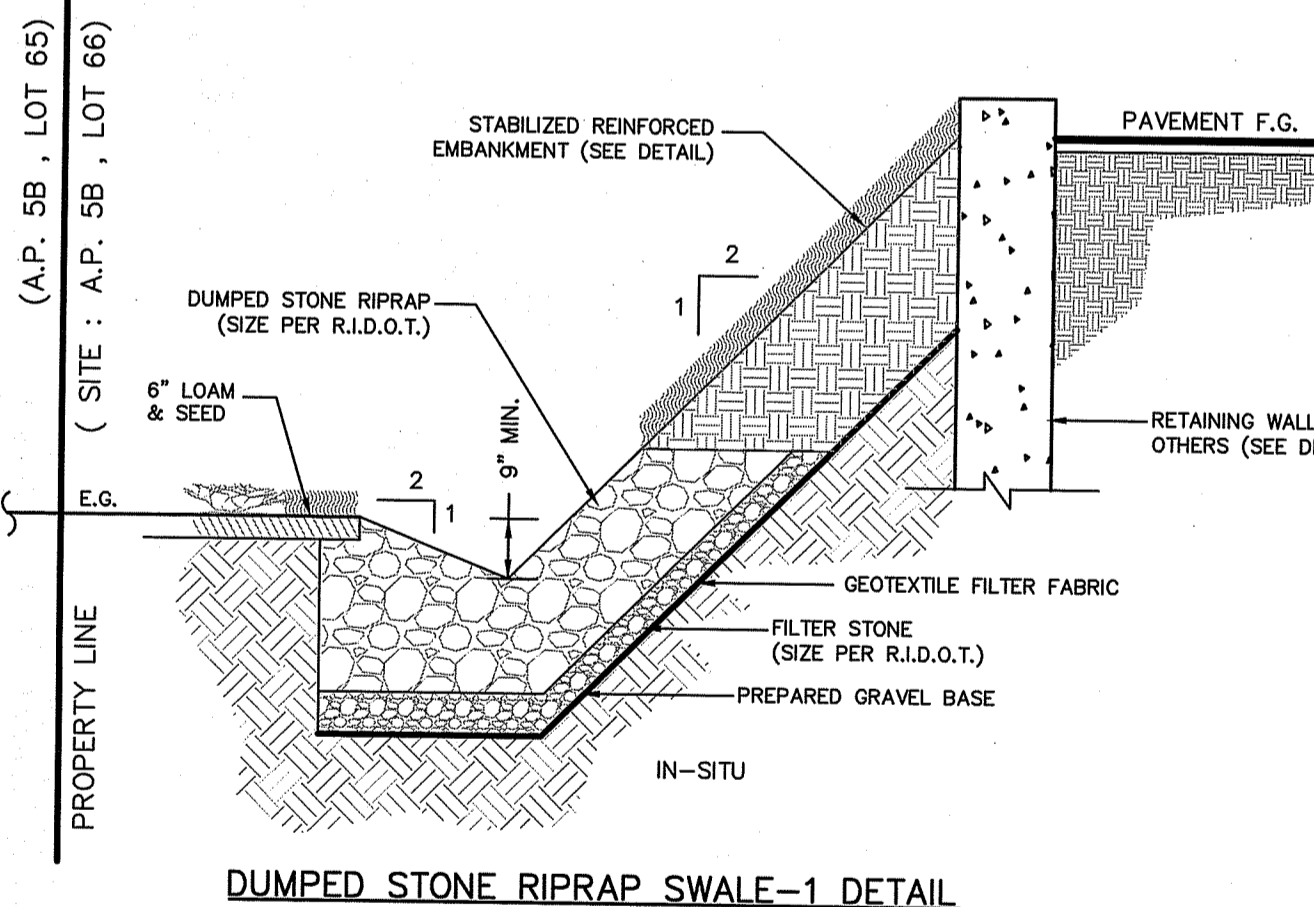
1.) RIP RAP SHALL CONFORM TO RHODE ISLAND D.O.T. STANDARD SPECIFICATIONS.

TYPICAL OUTLET PROTECTION DUMPED STONE RIP-RAP DETAIL
NOT TO SCALE

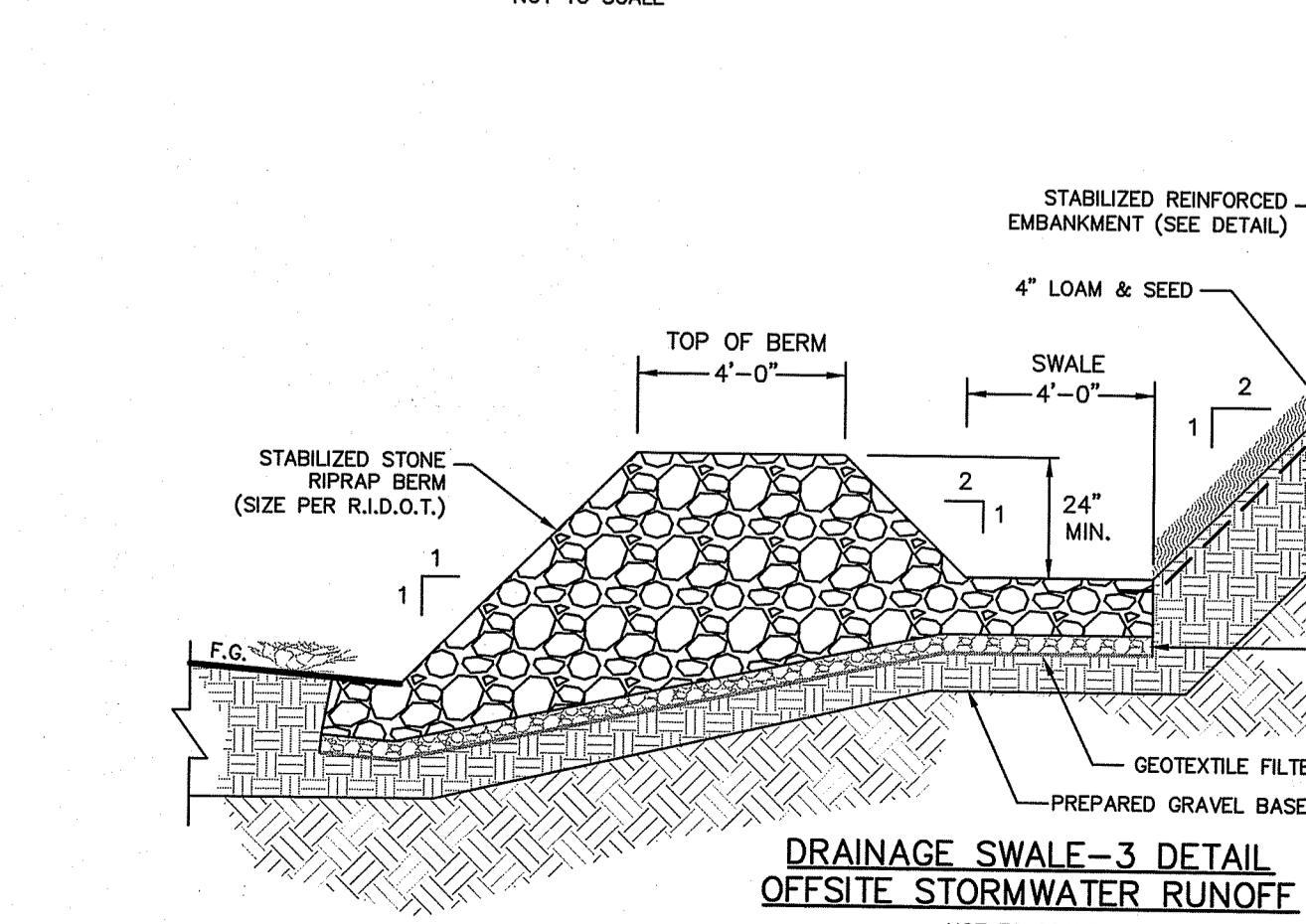
ROCK GRADATION	
SIZE OF STONE (INCHES)	PERCENT (%) OF TOTAL WEIGHT SMALLER THAN THE GIVEN SIZE
6 TO 8	100
5 TO 7	85
4 TO 6	50
1 TO 2	15

NOTES:

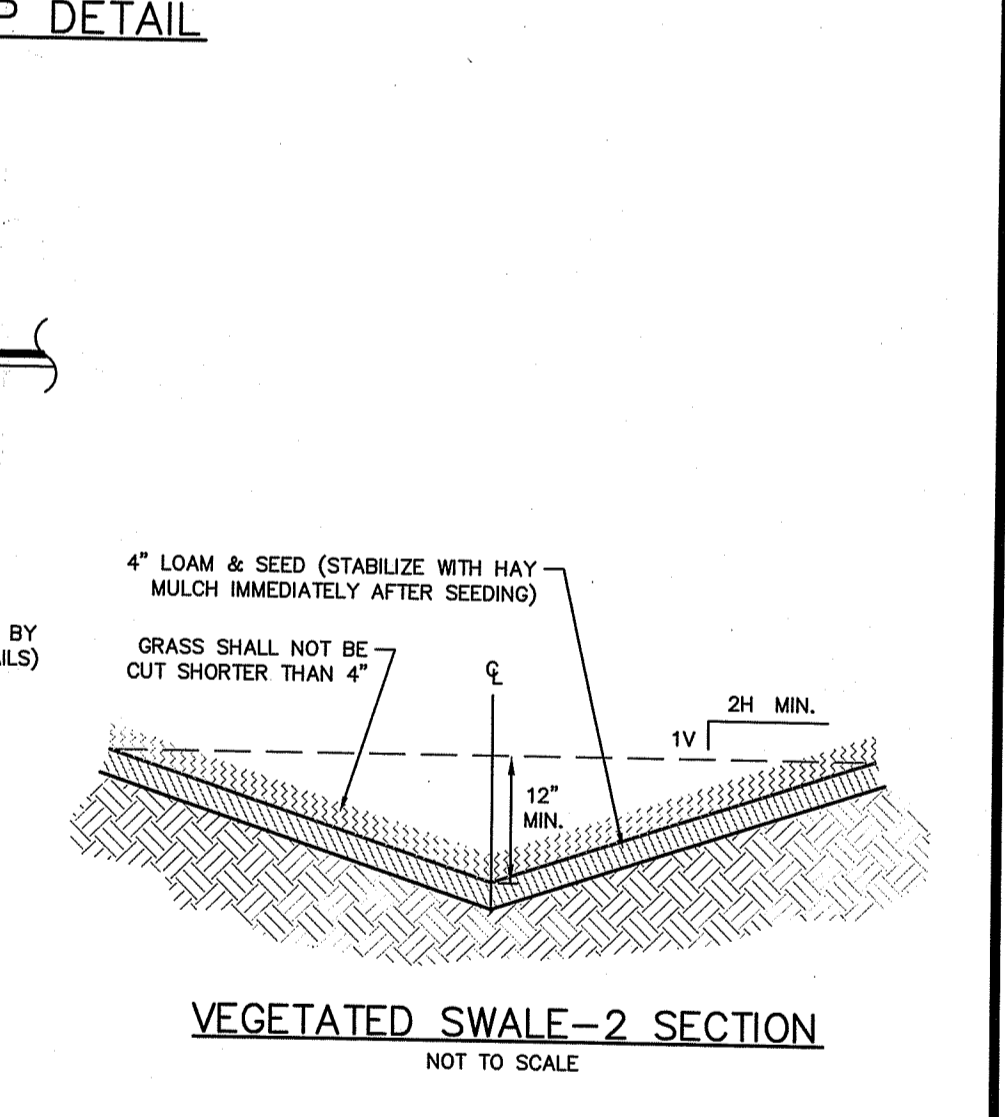
- STONES SIZES ARE BASED UPON ASSUMED SPECIFIC WEIGHT OF 165 LBS./CF.
- DUMPED STONE RIP-RAP STONE SIZE AS PER RIDOT (STD. SPEC. SEC. M.10.03).



TRASH RACK CONSTRUCTED W/ 2 1/2" X 2 1/2" X 3/8" WELDED ANGLE IRON FRAME W/ #4 REBAR AT 6" O.C. WELDED CAGE. APPLY TWO COATS OF BITUMASTIC NO. 50 (KOPPEERS CO., INC. OR APPROVED EQUAL) TO ENTIRE TRASH RACK.



4" LOAM & SEED (STABILIZE WITH HAY MULCH IMMEDIATELY AFTER SEEDING)
GRASS SHALL NOT BE CUT SHORTER THAN 4"



LDEC
Land Development Engineering & Consulting, LLC
1700 West Main Road, Suite 8
Middletown, RI 02842
T:401-354-2050 F:401-369-9775
mrussell@ldec.com

PLAN REVISIONS

NO.	DATE	DESCRIPTION
2	6/22/2016	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS

DATE: SEPTEMBER 22, 2017
DRAWN BY: RT DESIGN BY: RT CHECK BY: MER
PROJECT NO. 17038

PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN

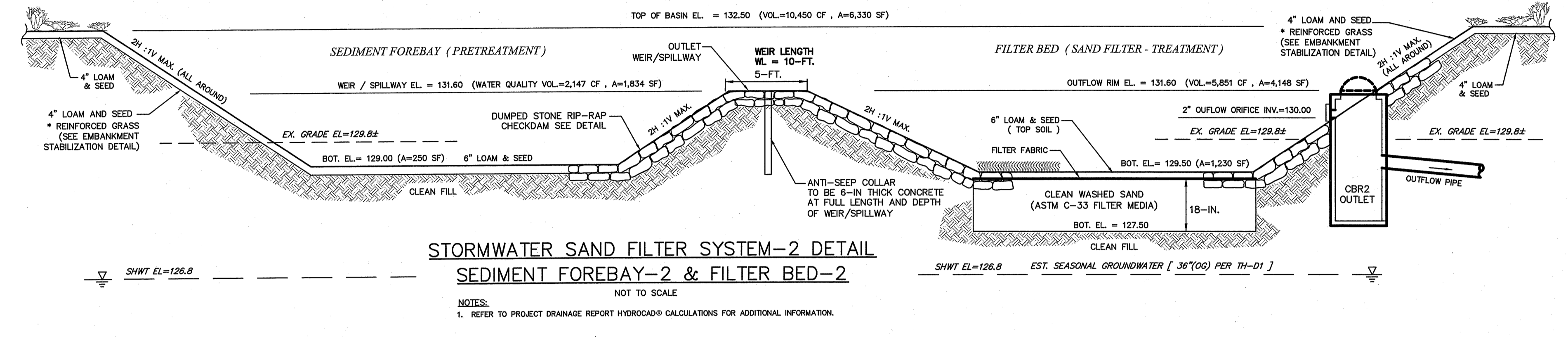
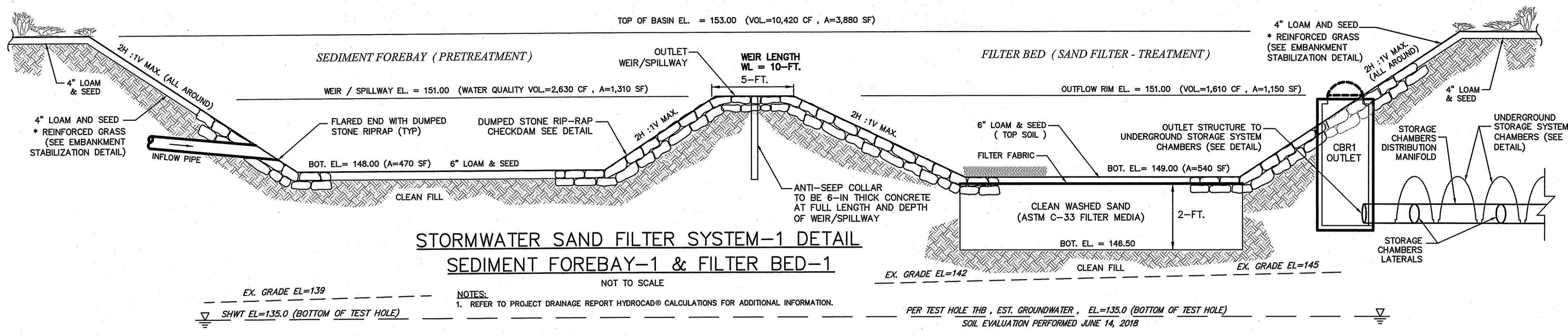
KINGSTOWN ROAD (ROUTE 138)
ASSESSOR'S MAP 05B, PARCEL 066-000
RICHMOND, RHODE ISLAND

PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 10 2018 FILE # 17-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT DRAWING SITE

CONSTRUCTION DETAILS

SCALE: NTS
SHEET NO. 10 OF 11



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

UTILITY & DRAINAGE WORK NOTES:

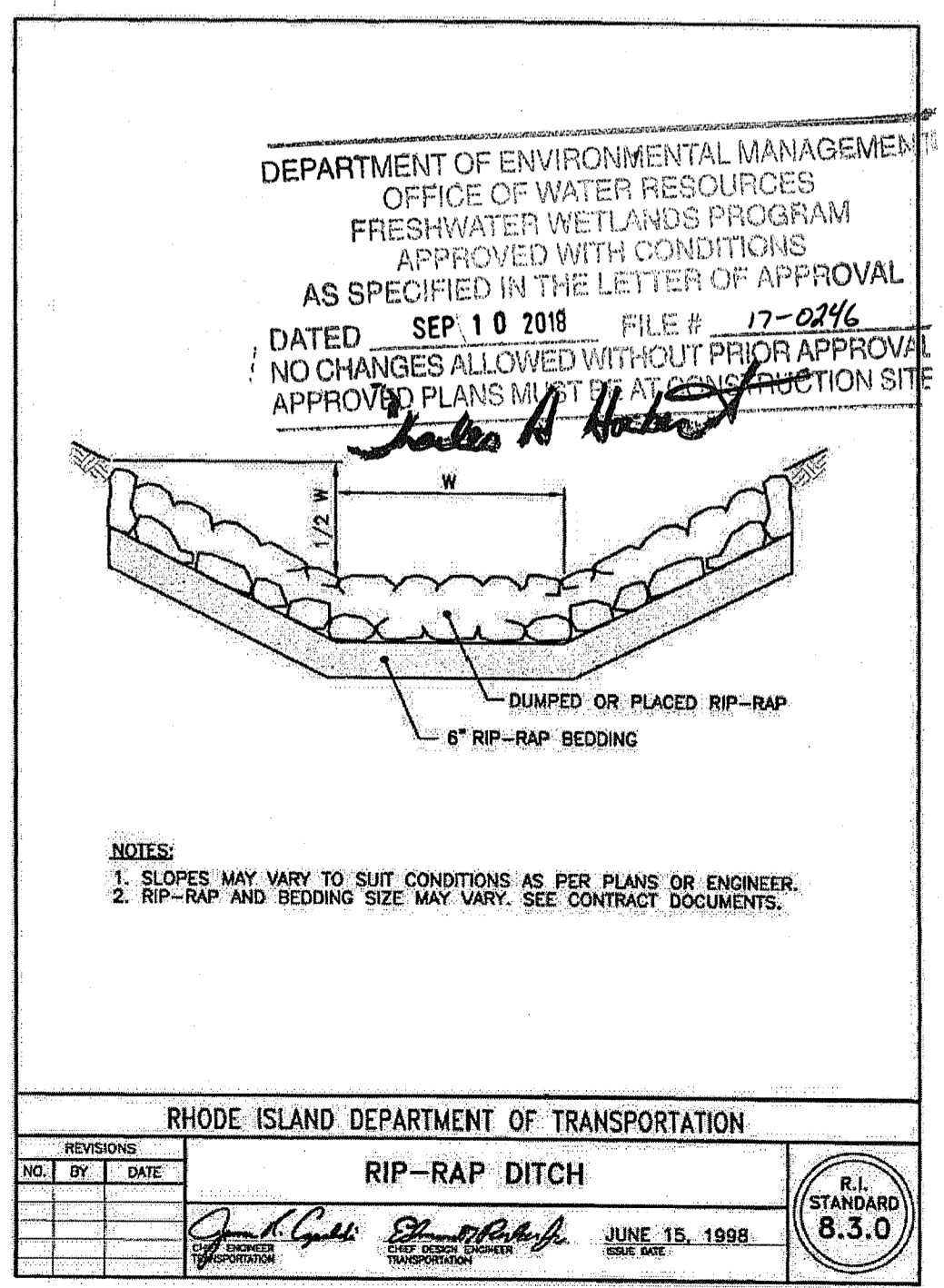
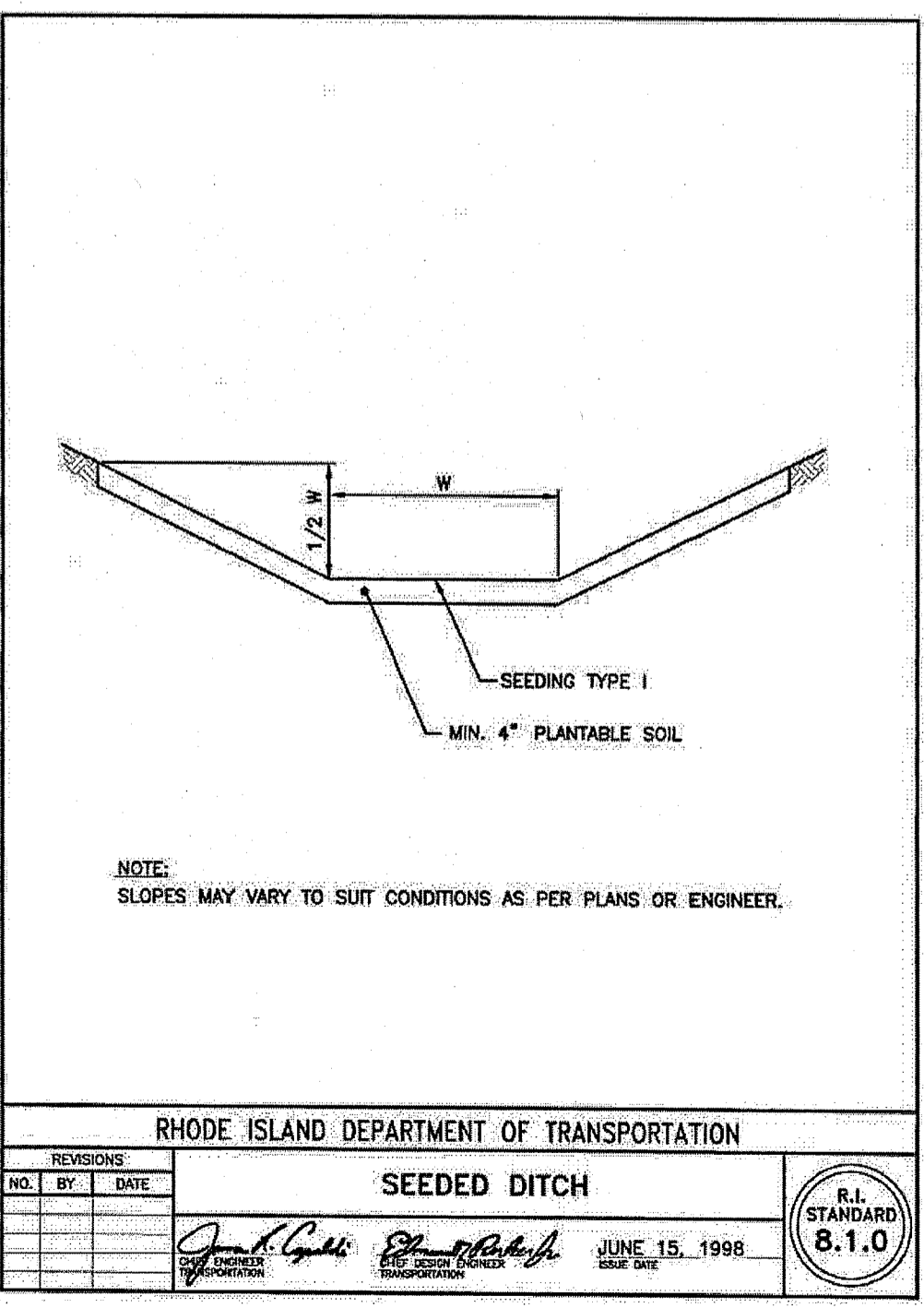
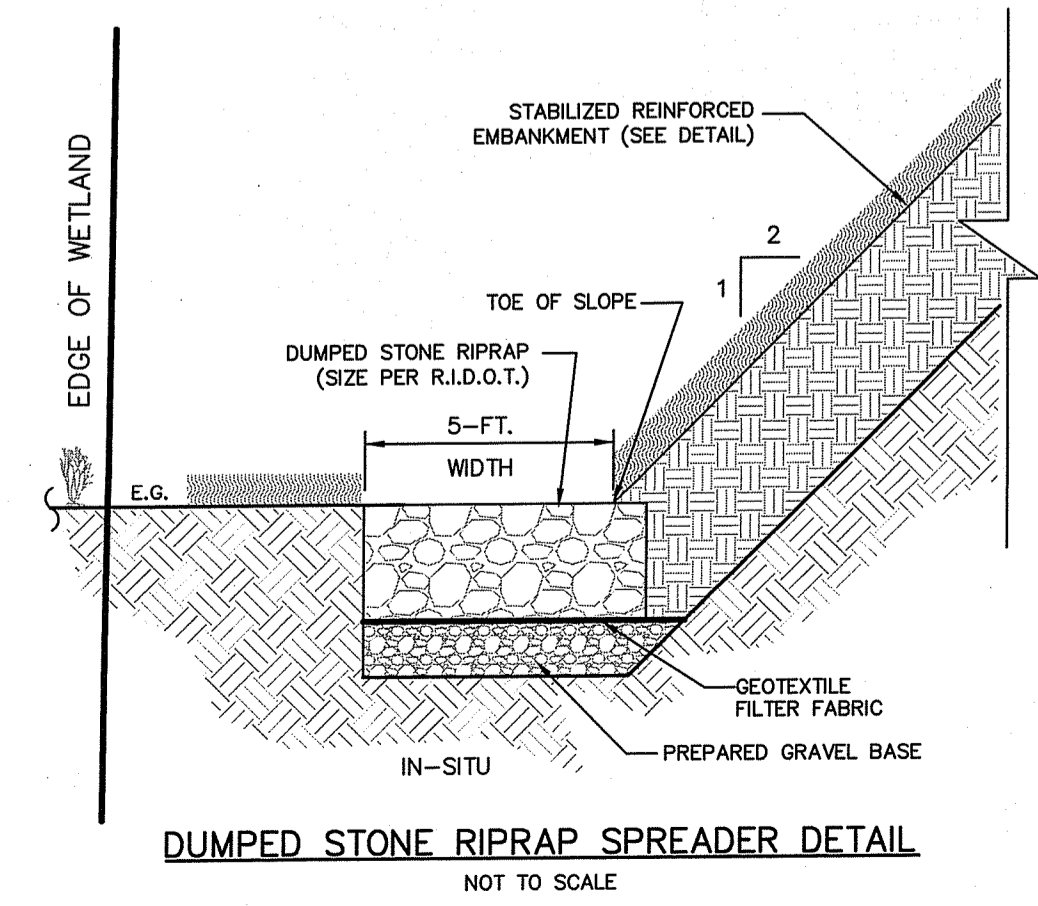
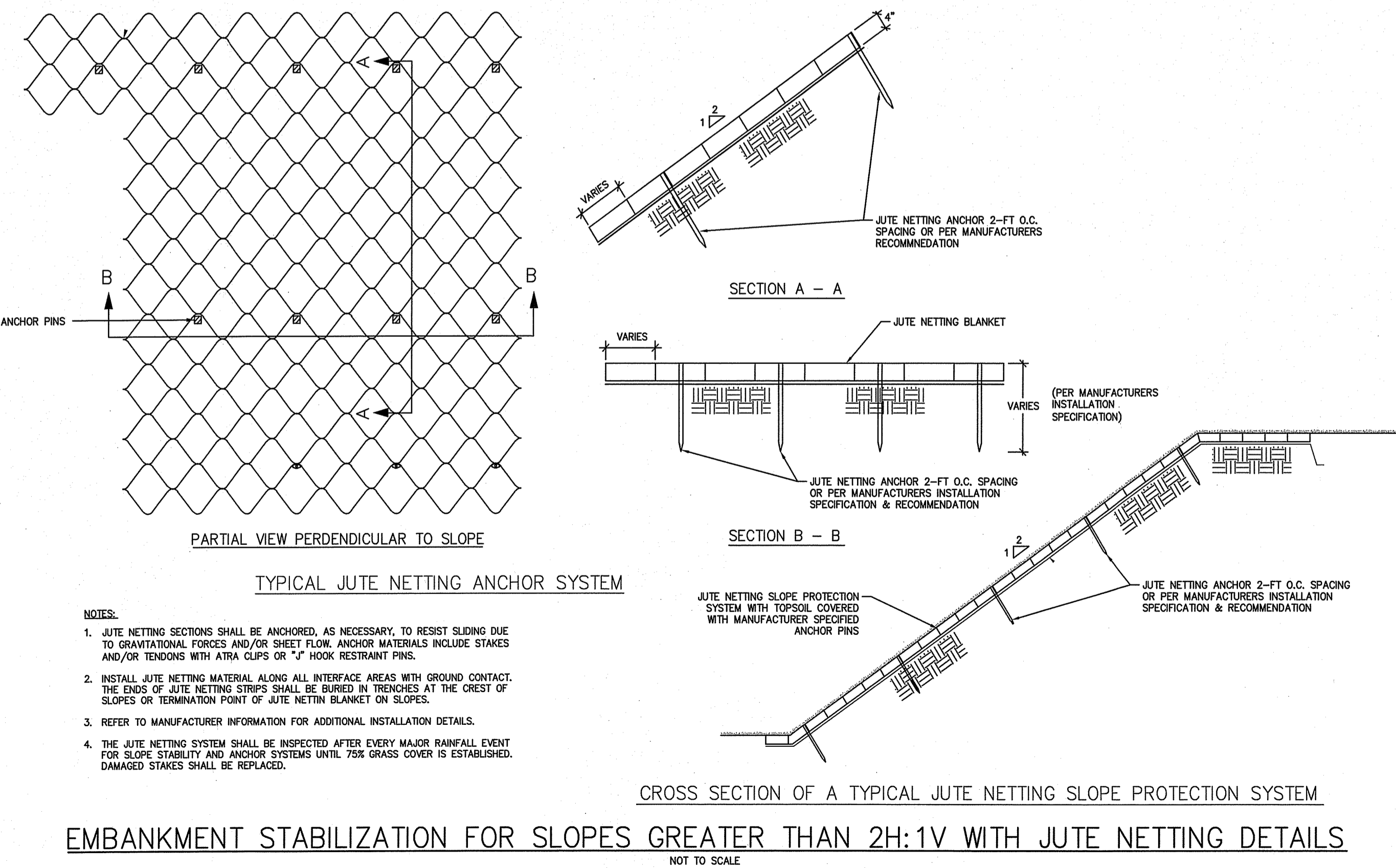
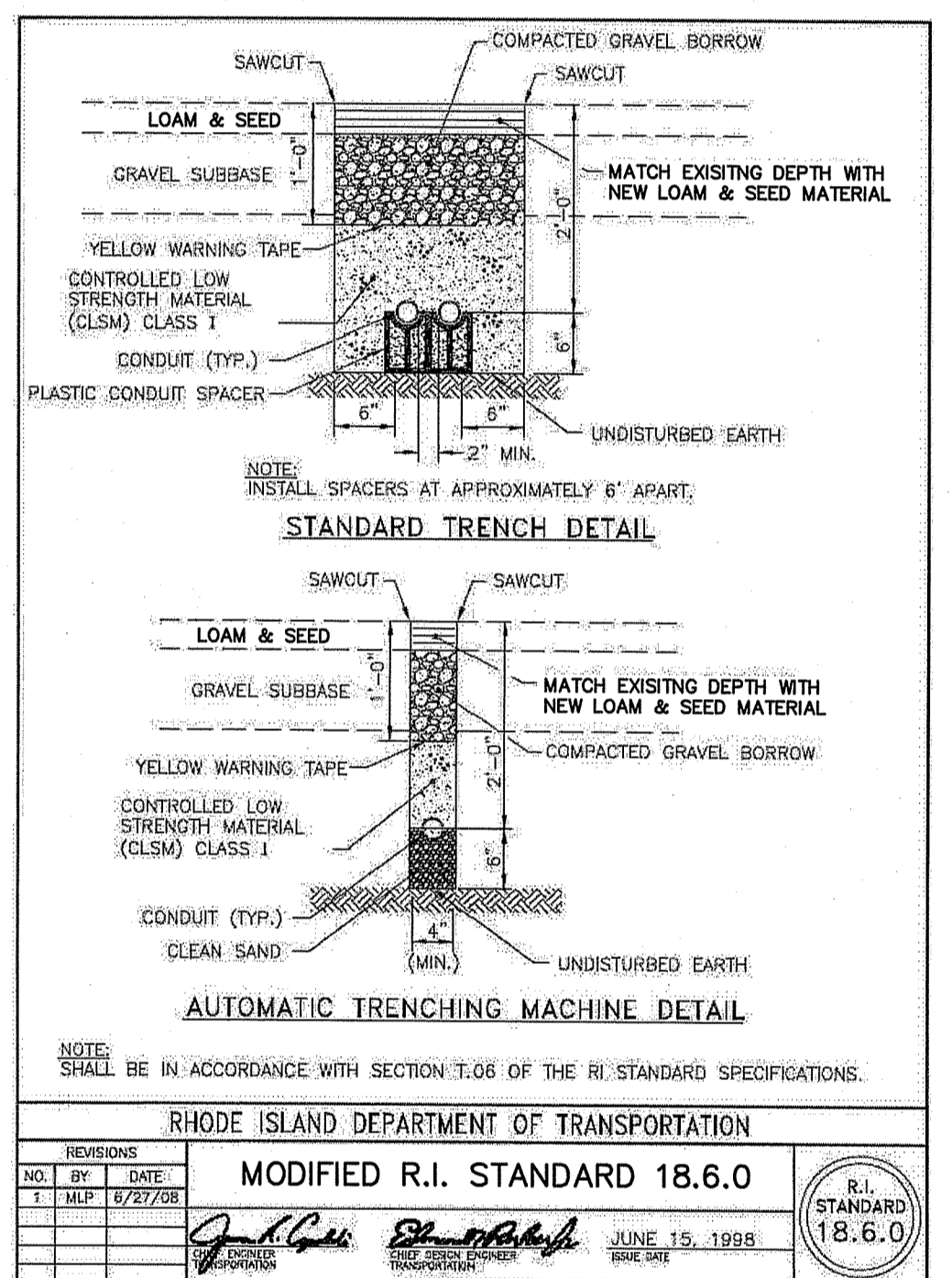
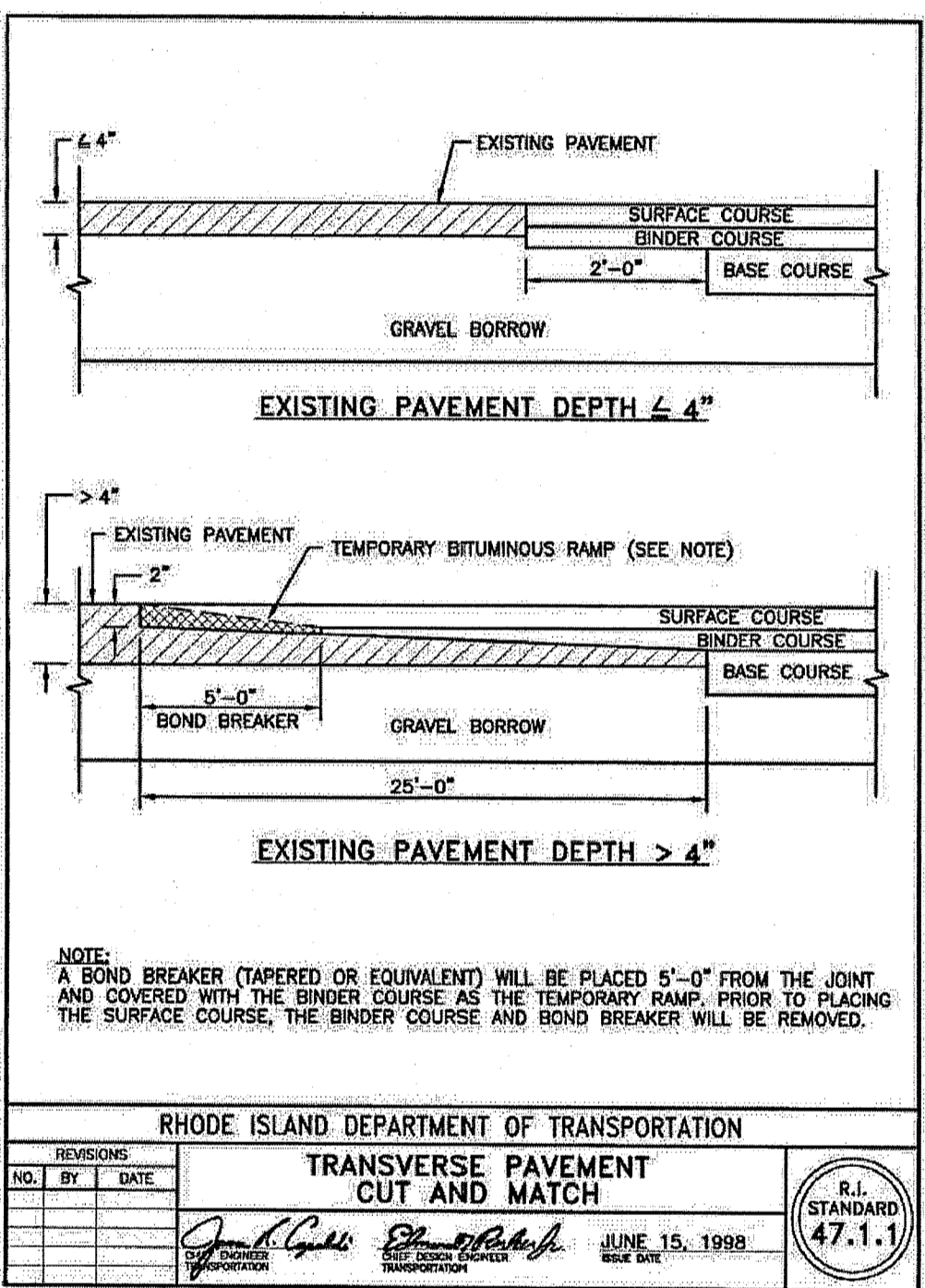
- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.

LDEC
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 1700 West Main Road, Suite 8
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 T: 401-354-2050 F: 401-369-9775
 mrussell@ldeclic.com

NO.	DATE	DESCRIPTION
1	12/21/2017	REVISED PER RIDOT REVIEW COMMENTS
2	6/22/2018	REVISED PER CHANGE IN GRADING & DRAINAGE ELEVATIONS

DATE: SEPTEMBER 22, 2017
 DRAWN BY: RT DESIGN BY: RT CHECK BY: MER
 PROJECT NO. 17038
 ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)



BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 ASSESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DRAWING TITLE: CONSTRUCTION DETAILS
 SCALE: NTS
 SHEET NO. 11 OF 11

COMMERCIAL SITE DEVELOPMENT PLANS

Kingstown Road (Route 138)

Assessors Map 5B , Parcel 66
Richmond , Rhode Island

SEPTEMBER 22, 2017

REVISED: FEBRUARY 14, 2018



Land Development Engineering & Consulting, LLC
1700 West Main Road, Suite 8
Middletown, RI 02842
T: 401-354-2050 F: 401-369-9775
mrussell@ldec.com

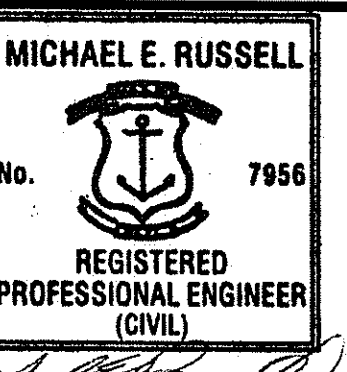
NO.	DATE	DESCRIPTION
2	2/14/2018	REVISED PER RIDEM-OWR REVIEW COMMENTS
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS

PLAN REVISIONS
DATE: SEPTEMBER 22, 2017

DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER

PROJECT NO. 17038

ISSUED FOR: PERMITTING



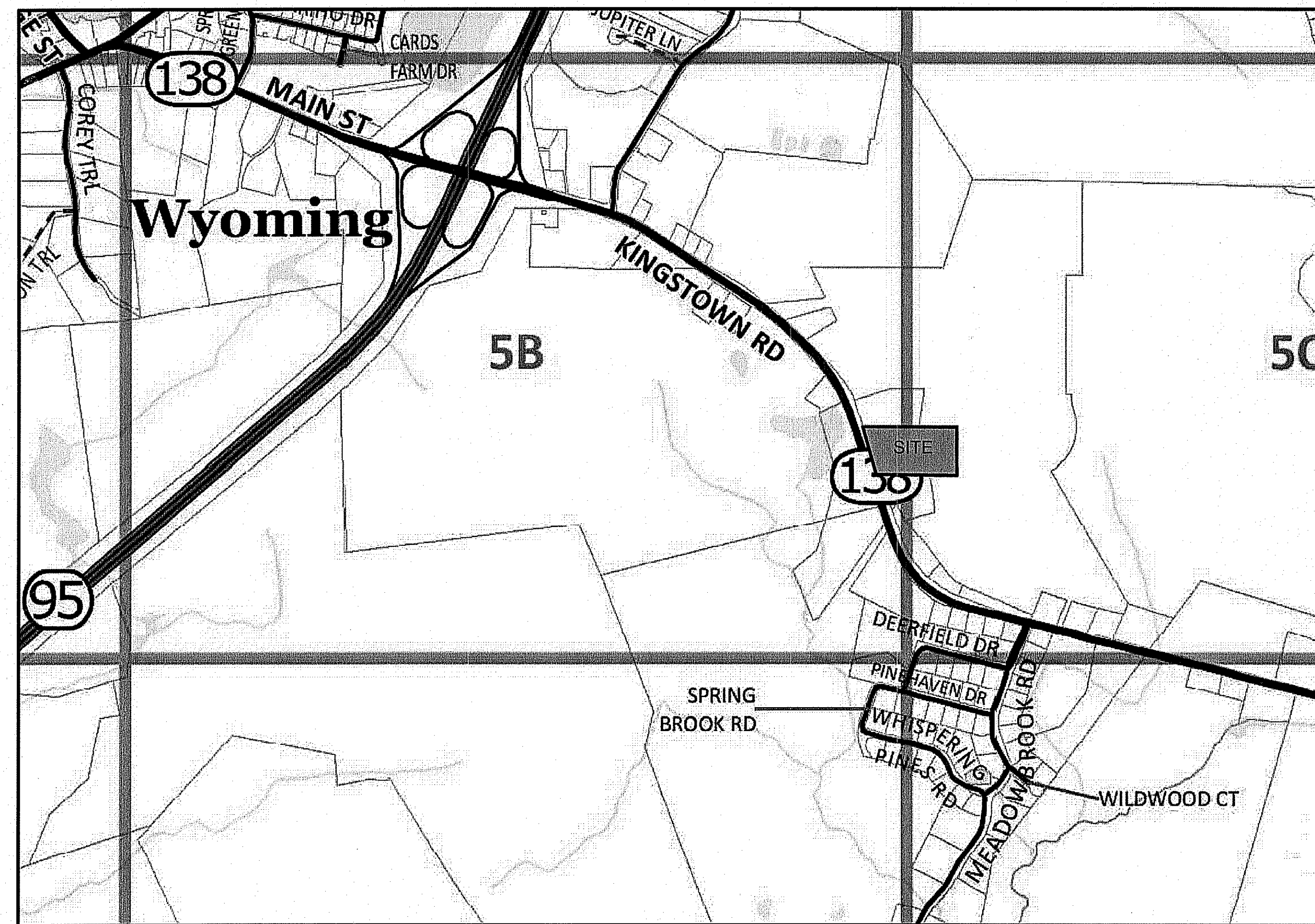
BUILDING SITE PLAN
KINGSTOWN ROAD (ROUTE 138)
ASSESSOR'S MAP 05B, PARCEL 066-000
RICHMOND, RHODE ISLAND
PREPARED FOR COASTAL FARMS

DRAWING TITLE: COVER
SCALE: NTS
SHEET NO. 1 OF 11

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB. 27, 2018 FILE # 12-0216
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Charles A. Herbert

CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
1700 WEST MAIN ROAD, SUITE 8
MIDDLETOWN, RI 02842
(401) 354-2050

SURVEYOR OF RECORD
DAVID D. GARDNER & ASSOC., INC.
200 METRO CENTER BOULEVARD
WARWICK, RI 02886
(401) 738-3200

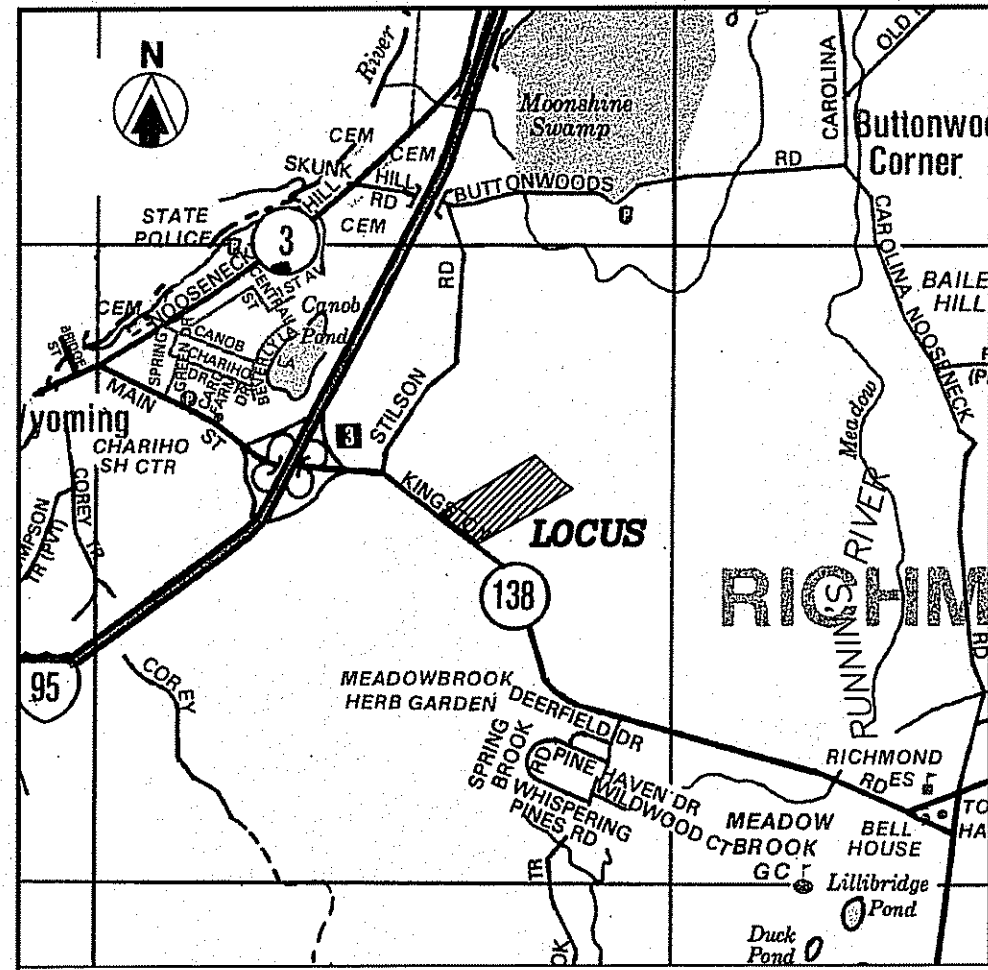


LOCUS MAP

PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
GRADING & DRAINAGE PLAN	4 - 5
EROSION CONTROL PLAN	6
UTILITY PLAN	7
LIGHTING PLAN	8
CONSTRUCTION DETAILS	9 - 11

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



- NOTES**
1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
 3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
 4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
 5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

- REFERENCES**
- 1.) ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 5B LOT 58 FORTON OF A.M. 5C LOT 5 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.I. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
 - 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
 - 3.) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

**ZONING PUDVC DIMENSIONAL REQUIREMENTS
"PLANNED UNIT DEVELOPMENT VILLAGE CENTER"**

	REQUIRED/ALLOWED
MINIMUM LOT AREA	10,000 SF
LOT WIDTH	50 FT
FRONT YARD SETBACK	0 FT
SIDE YARD SETBACK	0 FT
REAR YARD SETBACK	30 FT
OPEN SPACE	40%
MAXIMUM BUILDING HEIGHT	40 FT

OWNER OF RECORD
 PATALANO INVESTMENTS
 LLC, JUTONUS LLC & JAK
 PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

LEGEND

	EDGE OF WOODS		UTILITY POLE
	CHAIN LINK FENCE		CATCHBASIN
	STOCKADE FENCE		SANITARY SEWER MANHOLE
	WATER MAIN		HYDRANT
	GAS MAIN		GATE VALVE
	ELECTRIC		LIGHT POLE
	EXISTING CONTOUR		CONCRETE
	EDGE OF PAVEMENT		WETLAND FLAG
	OVERHEAD WIRES		FLOOD ZONE LINE
	GUARDRAIL		SPOT GRADE
	CRMC WETLAND BUFFER		
	CRMC CONSTRUCTION BUFFER		
	BUILDING SETBACK		

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 EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:
 COMPREHENSIVE BOUNDARY SURVEY CLASS I
 TOPOGRAPHIC SURVEY T-1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 EXISTING CONDITIONS PLAN FOR FUTURE DEVELOPMENT

BY DAVID D. GARDNER PLS LICENSE NO. 1809
 COA NO. A359

DATE	REVISIONS
12/14/17	PIPE LOCATIONS

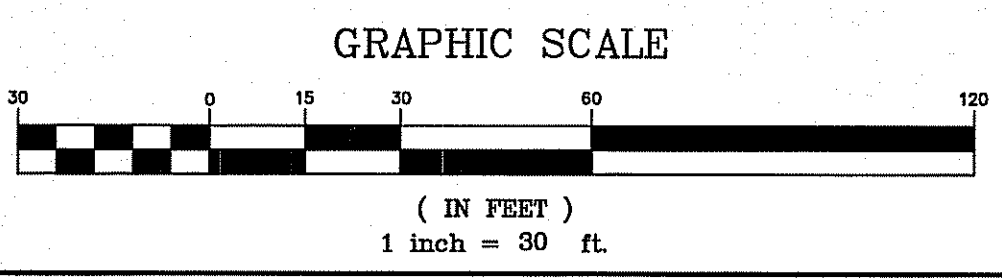
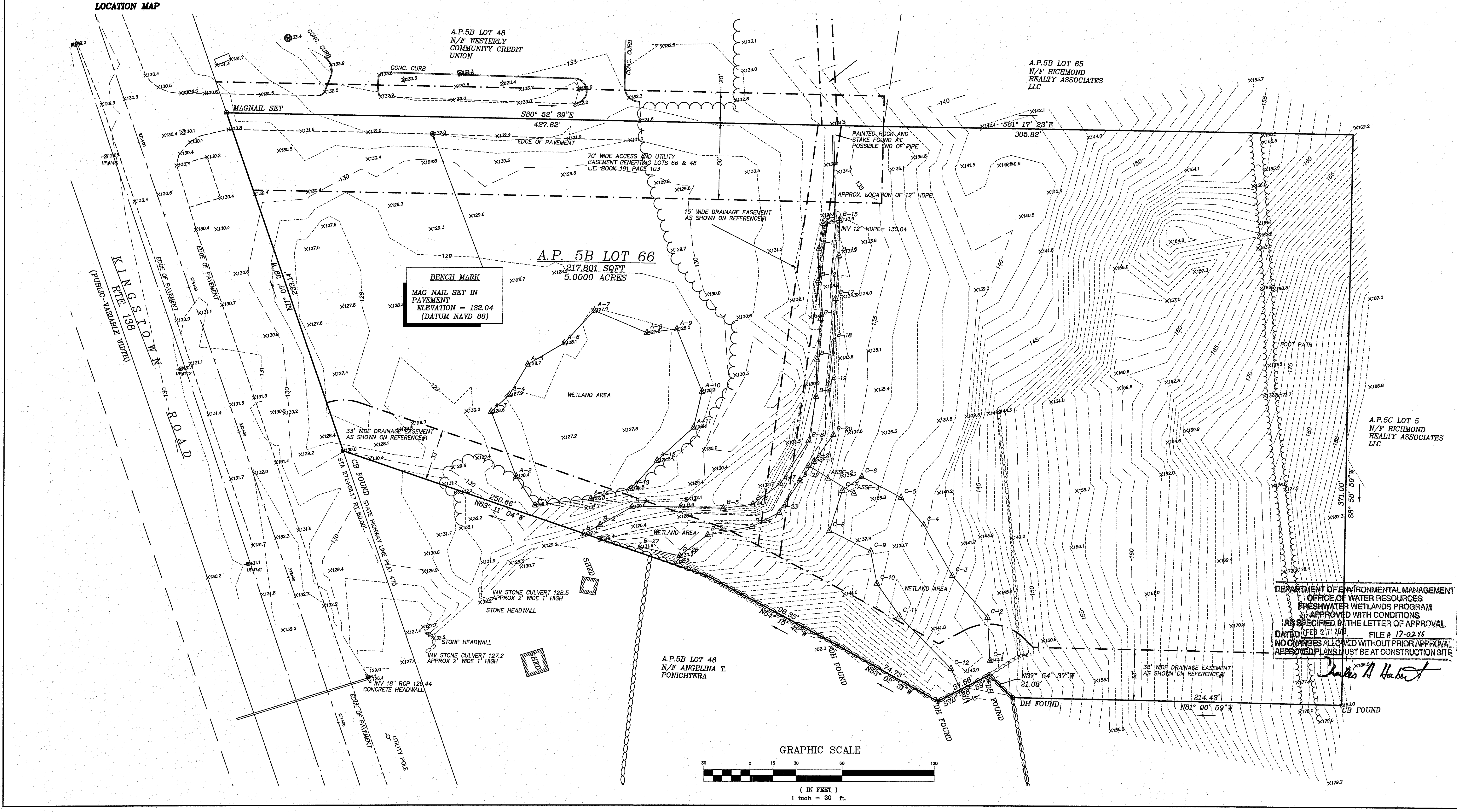
DAVID D. GARDNER
 No. 1809
 PROFESSIONAL LAND SURVEYOR

DAVID D. GARDNER & ASSOCIATES, INC.
 200 METRO CENTER BOULEVARD
 WARWICK, RHODE ISLAND 02886
 (401) 738-3200 / FAX: (401) 739-4740
 ENGINEERS • SURVEYORS • PLANNERS

COMPREHENSIVE BOUNDARY SURVEY
 IN
 RICHMOND, R.I.
 FOR
 COASTAL FARMS
 A.P. 5B LOT 66

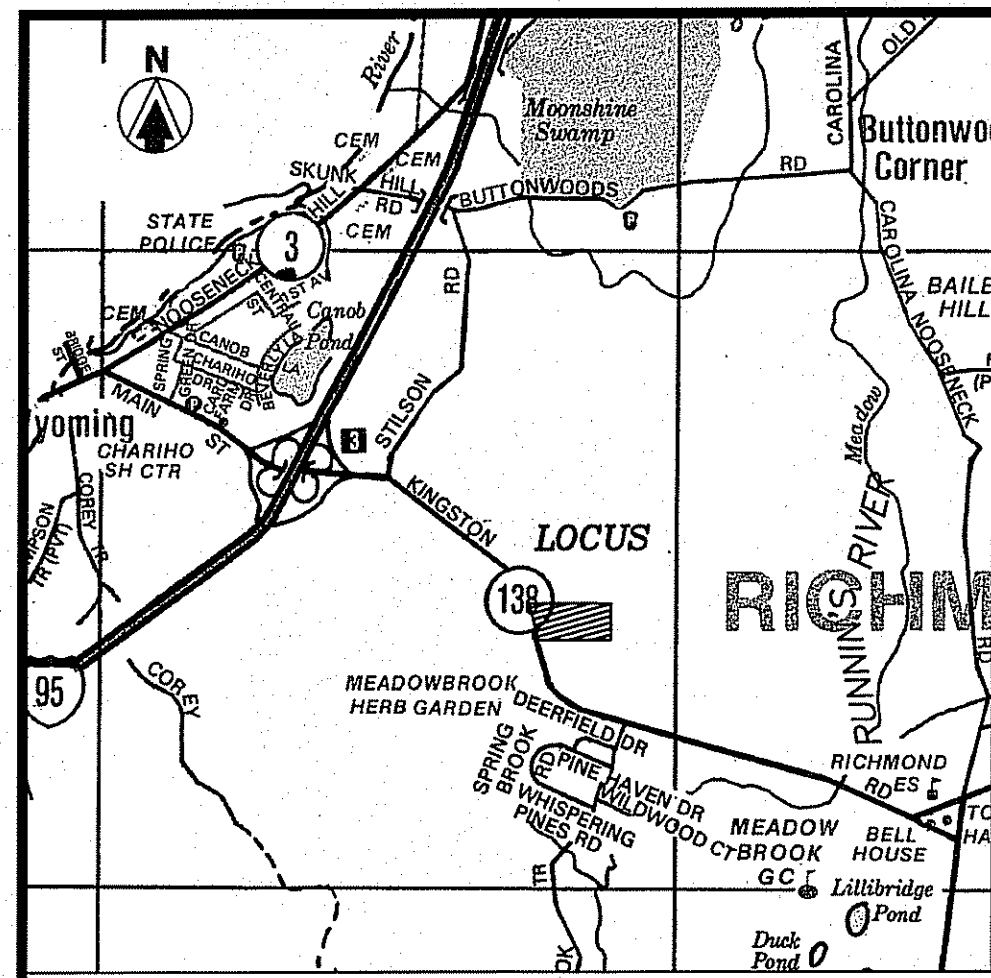
DATE ISSUED: 6/22/2017
 SCALE: 1"=30'
 DESIGNED BY: C.G.P.
 DRAWN BY: C.G.P.
 CHECKED BY: D.D.G.
 JOB NO.: 17-027
 DWG NO.: 17-027

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 27, 2018 FILE # 17-0276
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James A. Harbit



NOTES

1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

REFERENCES

1. ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 6B LOT 66 PORTION OF A.M. 5C LOT 5 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.I. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
2. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
3. SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=50' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

OWNER OF RECORD
 PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02866
 L.E. 296 PAGE 888

ZONING PUDVC DIMENSIONAL REQUIREMENTS
 "PLANNED UNIT DEVELOPMENT VILLAGE CENTER"

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	10,000 SF	217,801 SF
LOT WIDTH	50 FT	218.7 FT
FRONT YARD SETBACK	0 FT	697.4 FT
SIDE YARD SETBACK	0 FT	36.8 FT
REAR YARD SETBACK	30 FT	51.0 FT
OPEN SPACE	40%	71.8 %
MAXIMUM BUILDING HEIGHT	40 FT	25.2 FT

* SEE TABLE BELOW FOR OPEN SPACE CALCULATIONS

BUILDING AREA :
 PROPOSED BUILDING AREA = 14,544± SF

IMPERVIOUS PARKING :
 PROPOSED DRIVEWAY & PARKING AREA = 35,290± SF
 (Parking Area Outside of Easements = 30,855± SF)

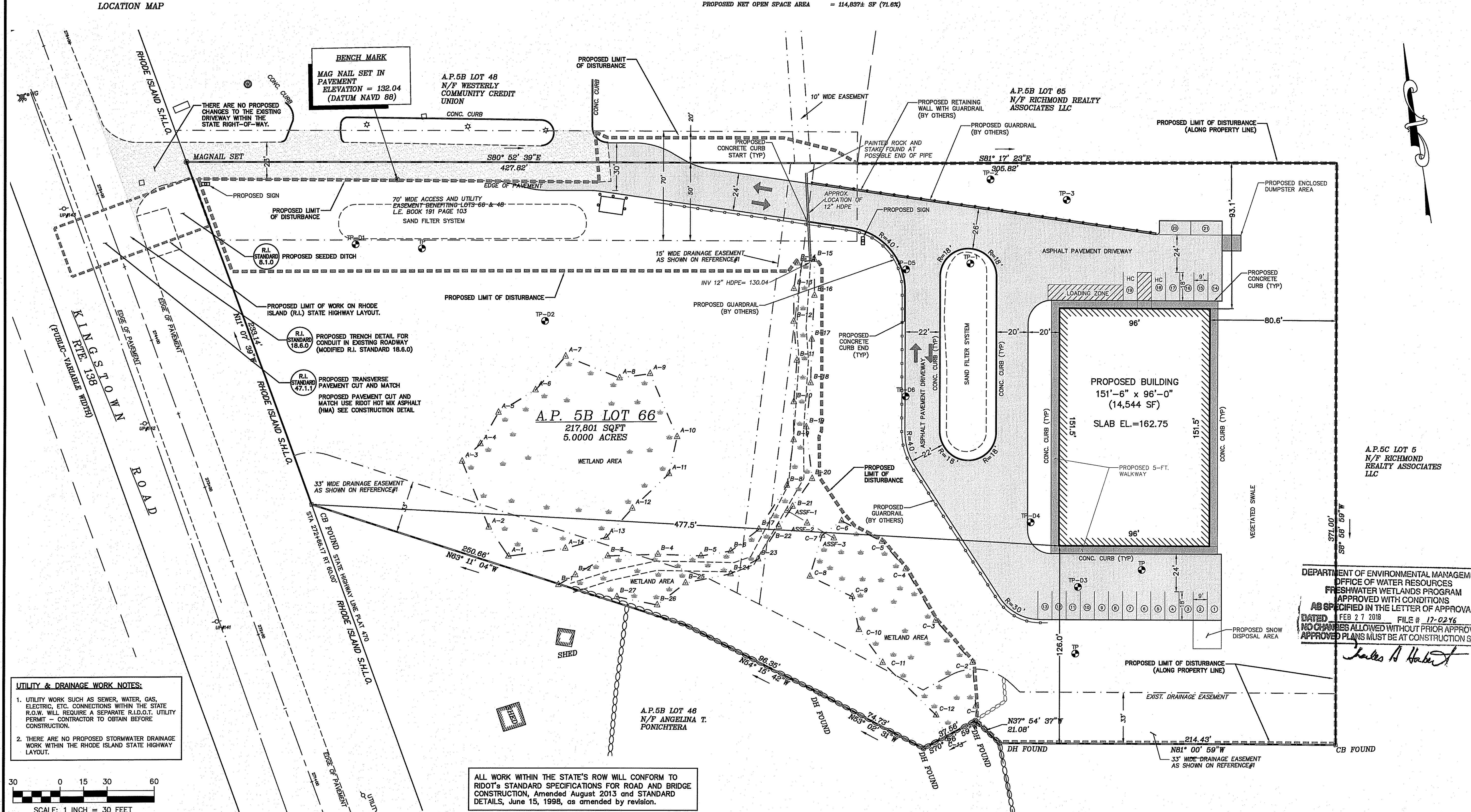
TOTAL SITE IMPERVIOUS AREA :
 PROPOSED BUILDING AREA = 14,544± SF
 PROPOSED PAVED PARKING AREA = 35,290± SF
 TOTAL IMPERVIOUS AREA = 49,834± SF
 (Impervious Area Outside of Easements = 45,988± SF)

OPEN SPACE AREA :
 EXISTING GROSS OPEN SPACE AREA = 160,298± SF
 PROPOSED NET OPEN SPACE AREA = 114,837± SF (71.6%)

PARKING SPACE REQUIREMENTS :

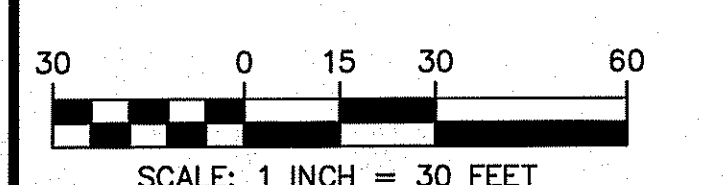
PROPOSED BUILDING:
SPACES REQUIRED
 OFFICE AREA: 500 SQ.FT. 1 SPACE/500 SQ.FT.; 500 SF/ 500 SQ.FT. = 1 SPACES
 WAREHOUSE & STORAGE: 14,044 SQ.FT. 1 SPACE/750 SQ.FT.; 14,044 SF/ 750 SQ.FT. = 19 SPACES
TOTAL REQUIRED SPACES: = 20 SPACES
SPACES PROVIDED
 STANDARD 9' x 18' = 19 SPACES
 HANDICAP = 2 SPACES
TOTAL SPACES PROVIDED: = 21 SPACES

LOADING SPACE REQUIREMENTS
 1 LOADING SPACE REQUIRED PER BUILDING : 1 LOADING SPACES PROVIDED



UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

LDEC
 Land Development Engineering & Consulting, LLC
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 Middletown, RI 02842
 T: 401-354-2050 F: 401-369-9775
 mrussell@ldec.com

NO.	DATE	DESCRIPTION	APPROVED
1	12/21/2017	REVISED PER RIDEM-OWR REVIEW COMMENTS	MER
2	2/14/2018	REVISED PER RIDEM-OWR REVIEW COMMENTS	MER

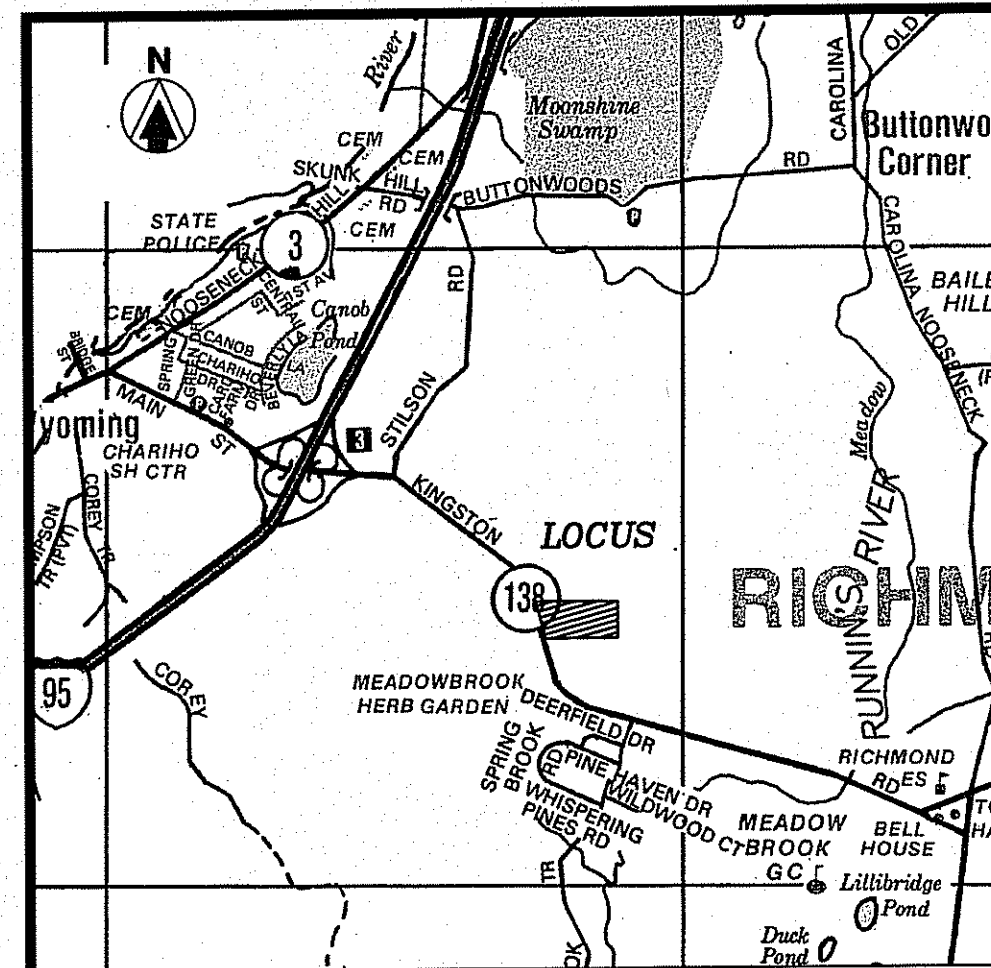
PLAN REVISIONS
 DATE: SEPTEMBER 22, 2017
 DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER
 PROJECT NO. 17038
 ISSUED FOR:

PERMITTING
 MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 ASSESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DRAWING TITLE:
 SITE PLAN
 SCALE: 1" = 30'
 SHEET NO.
3 OF 11

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 27, 2018 FILE # 17-0216
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
 Charles A. Herbert

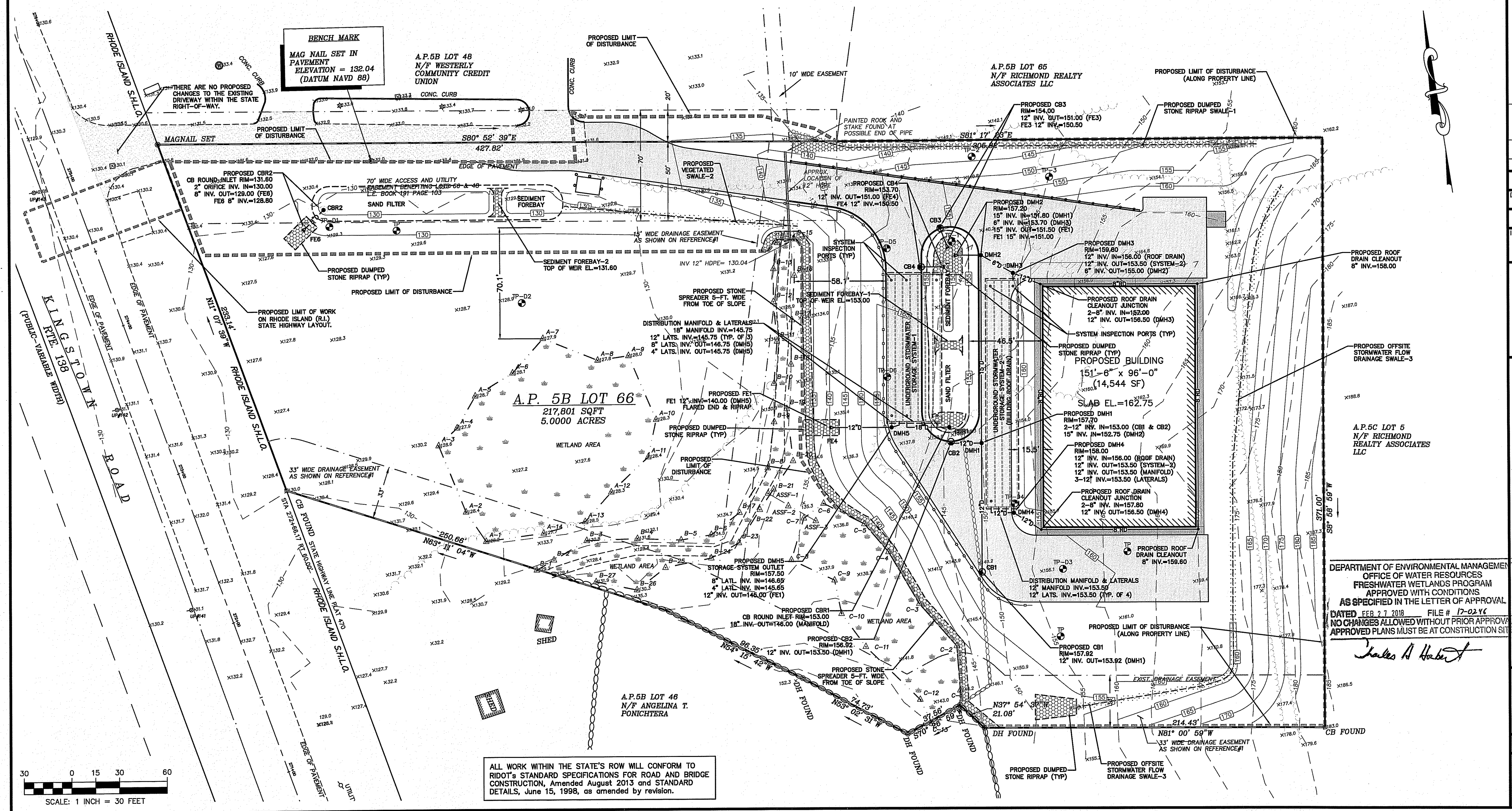


- NOTES**
1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
 3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
 4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
 5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

OWNER OF RECORD
 PATALANO INVESTMENTS
 LLC, JUTONUS LLC & JAK
 PROPERTIES LLC
 P.O. BOX 528
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

- REFERENCES**
1. ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 5B LOT 66 PORTION OF A.L.E. 5C LOT 5 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.I. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
 2. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
 3. SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=80' OCTOBER 30, 2009 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

- UTILITY & DRAINAGE WORK NOTES:**
1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
 2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



IDEAL LDEC
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 mrussell@idealc.com

NO.	DATE	DESCRIPTION	REVISIONS	REVIEW COMMENTS	REVISOR	APPROVED
2	2/14/2018	REVISED PER RIDEM-OWR				
1	12/21/2017	REVISED PER RIDEM				

PLAN REVISIONS
 DATE: SEPTEMBER 22, 2017
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PERMITTING
 MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

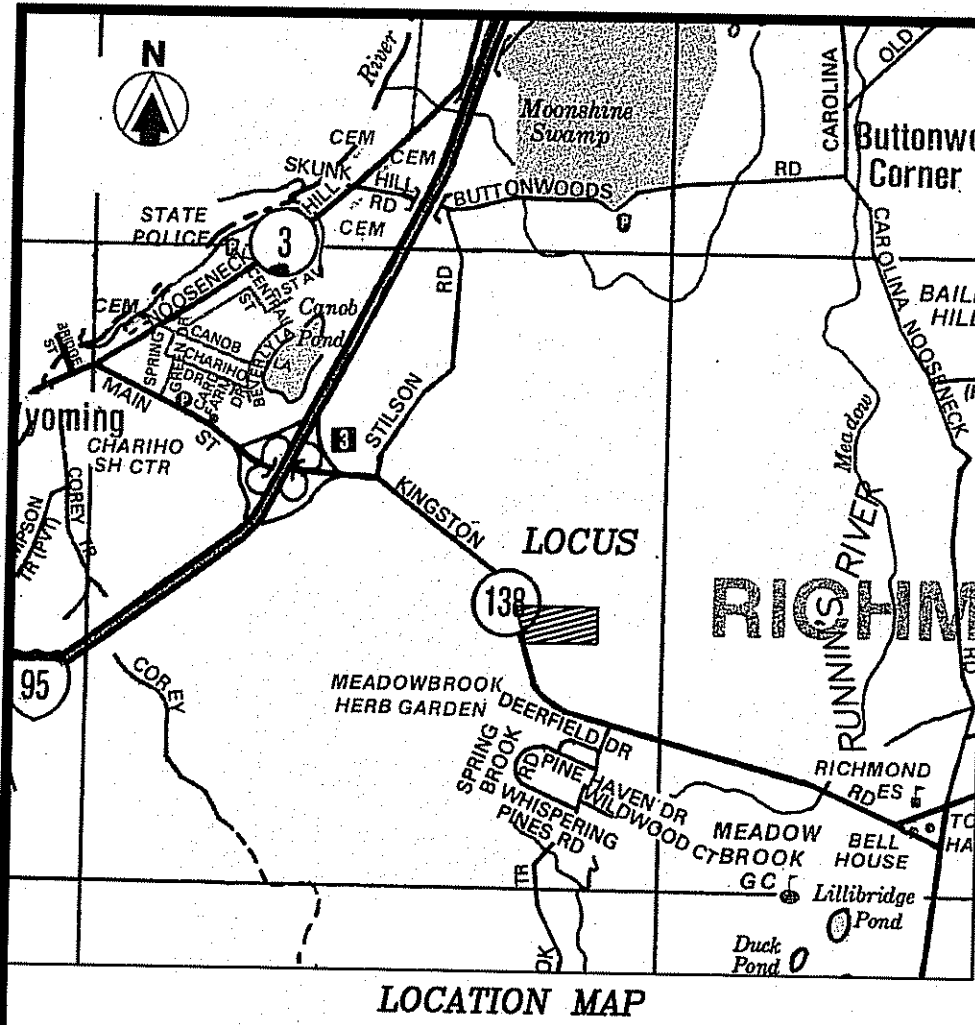
BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 ASSESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DRAWING TITLE:
DRAINAGE PLAN
 SCALE: 1" = 30'
 SHEET NO.
4 OF 11

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 21 2018 FILE # 17-02 YC
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James A. Hubert

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



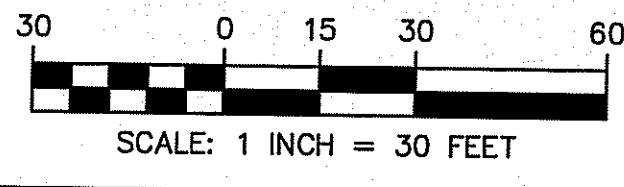
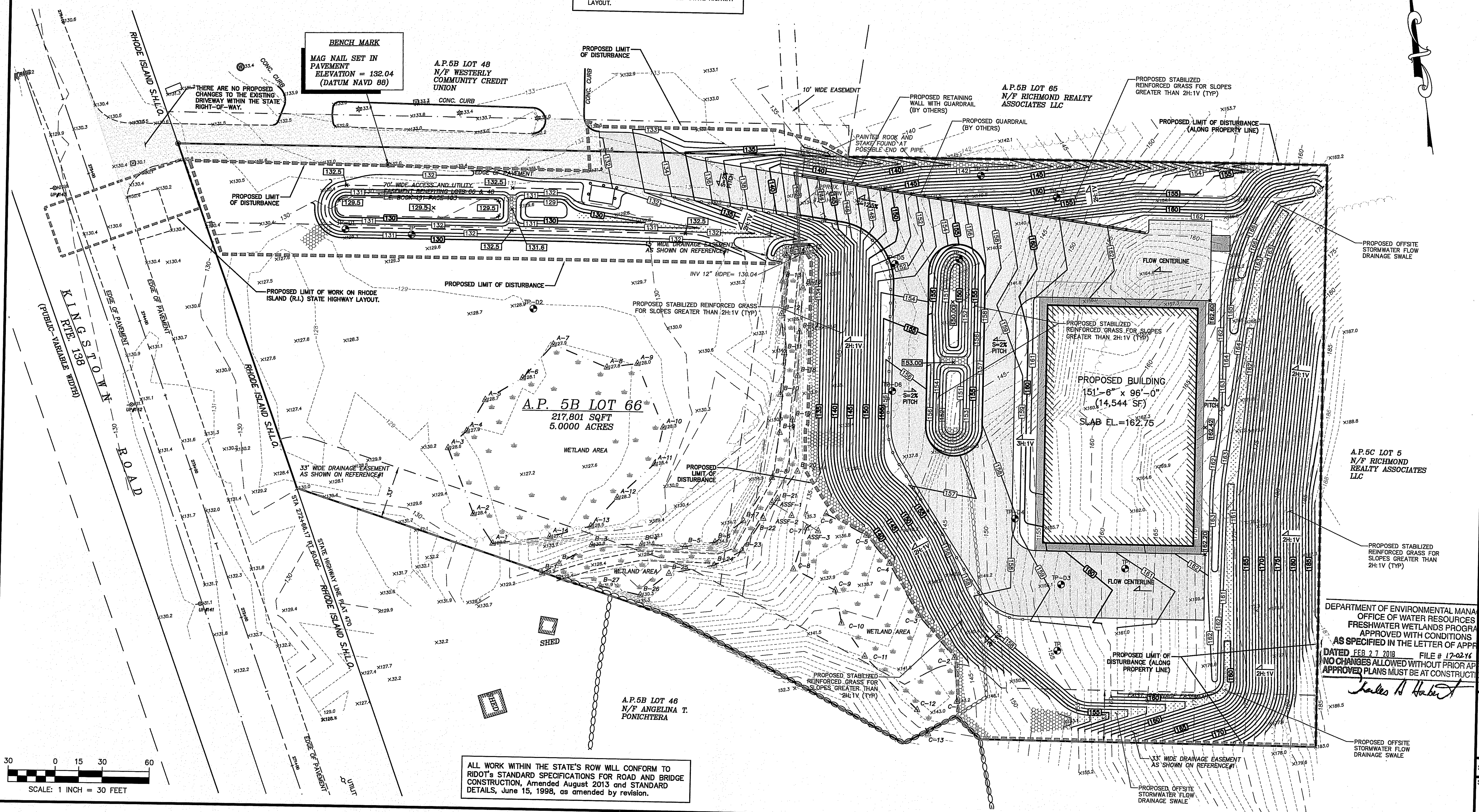
- NOTES**
1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTON ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
 3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
 4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
 5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

- REFERENCES**
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 2. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
 3. SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 6B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=50' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 3

OWNER OF RECORD
 PATALANO INVESTMENTS
 LLC, JUTONUS LLC & JAK
 PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 I.E. 296 PAGE 888

UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
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2	2/14/2018	REVISED PER RIDEM-DWR REVIEW COMMENTS	MER	
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS	MER	

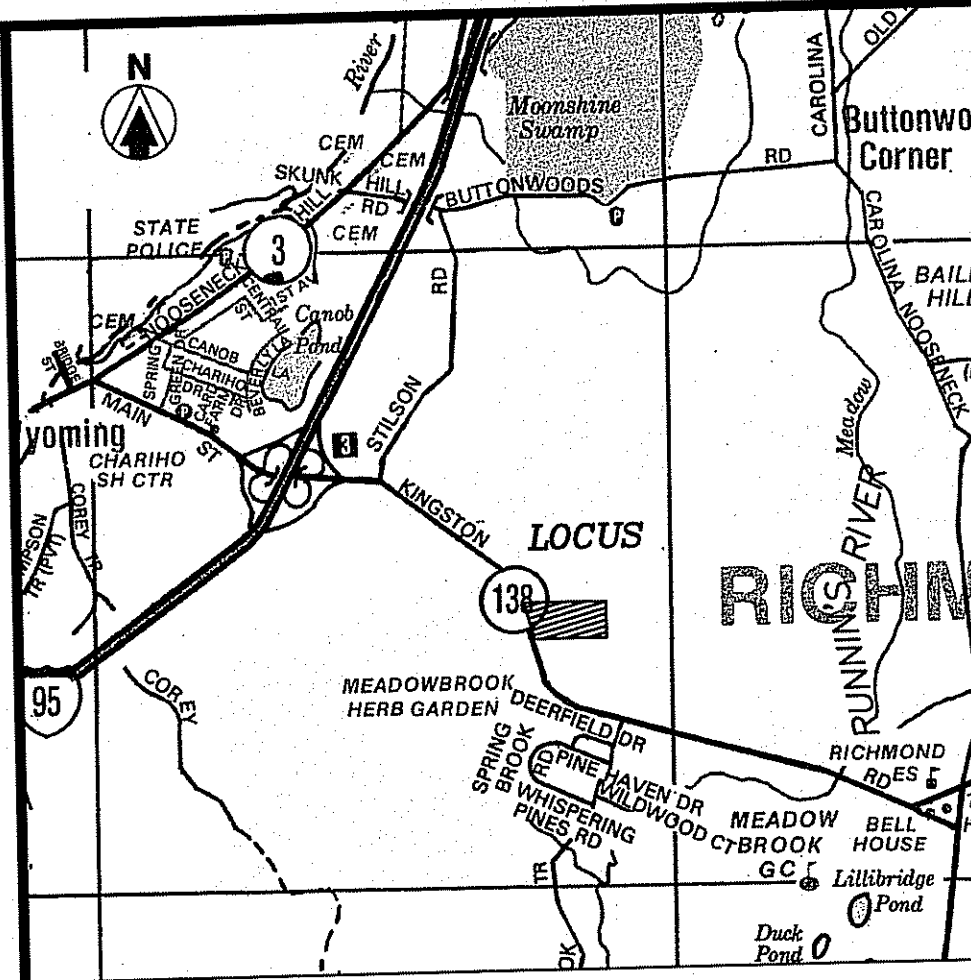
PLAN REVISIONS
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 PROJECT NO. 17038
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PERMITTING
 MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
 KINGSTON ROAD (ROUTE 138)
 ASSESSOR'S MAP 05B, PARCEL 068-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 27 2018 FILE # 17-0216
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DRAWING TITLE:
GRADING PLAN
 SCALE: 1" = 30'
 SHEET NO.
5 OF 11



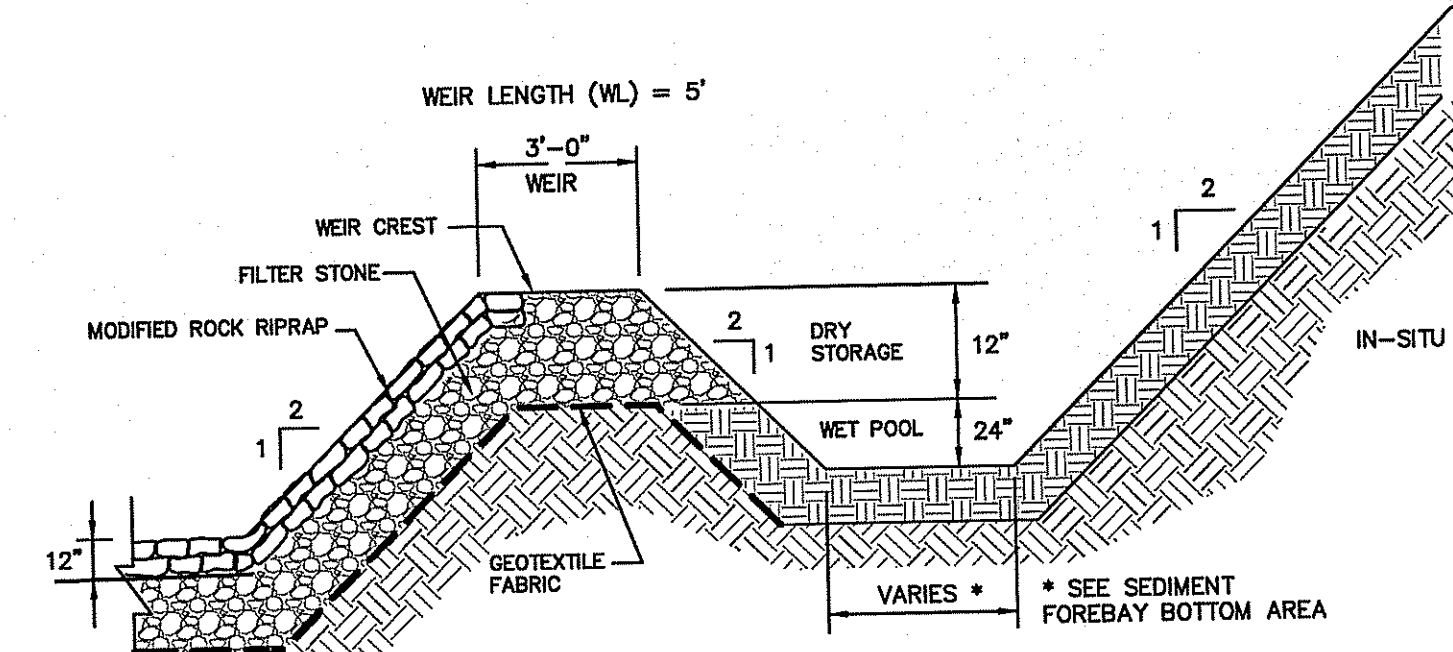
- NOTES**
1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
 3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
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- REFERENCES**
1. ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 6B LOT 66 PORTION OF A.M. 6C LOT 6 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.L. 138 RICHMOND, RHODE ISLAND SCALE 1"=30' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
 2. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
 3. SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, FLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 6

OWNER OF RECORD
PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

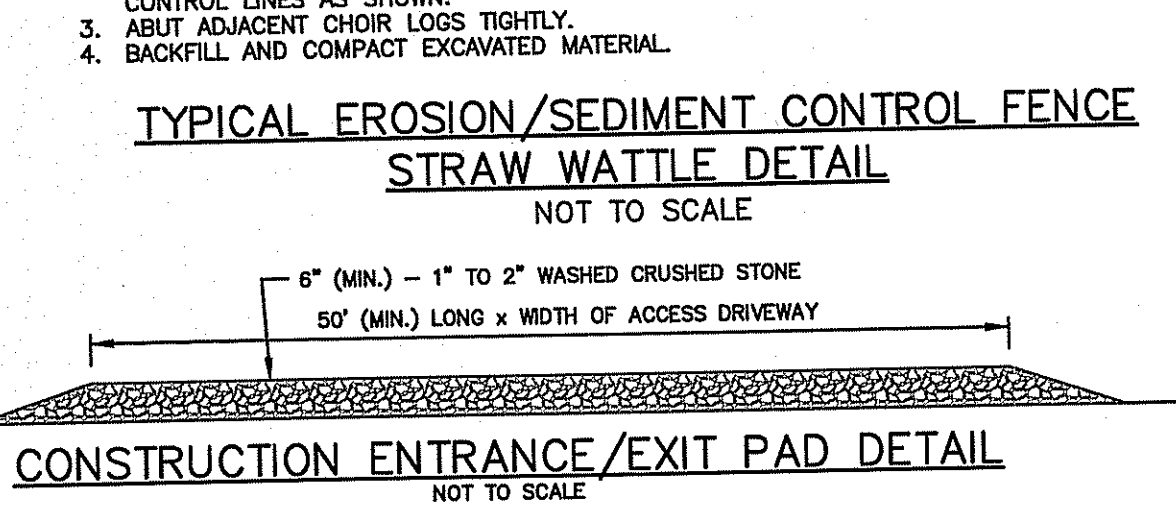
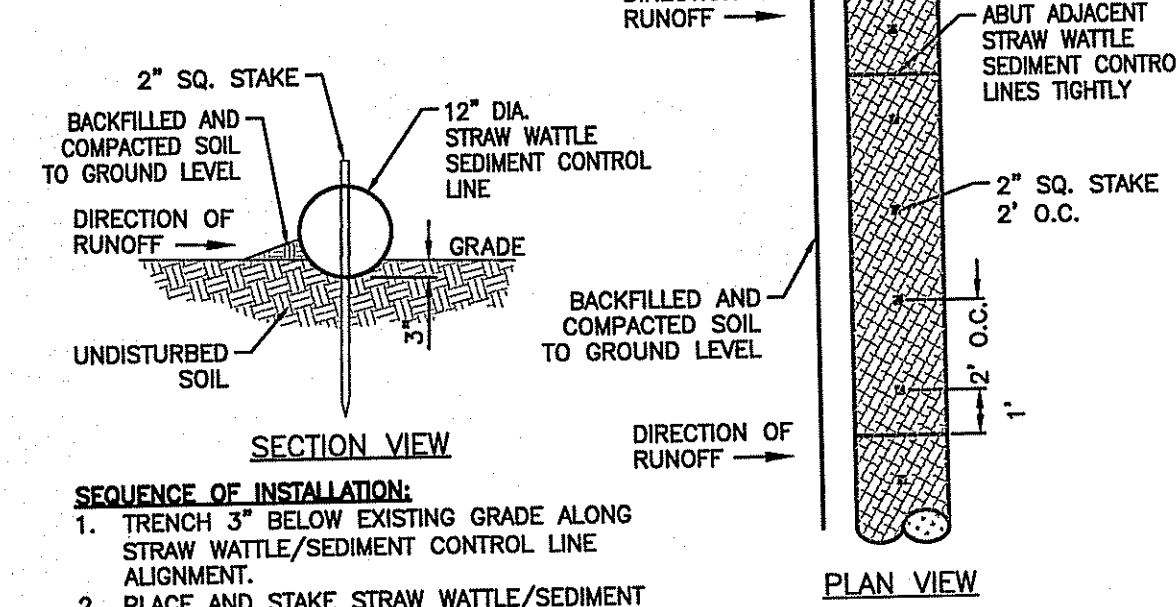
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER. BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, EROSION CONTROL DEVICES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY AITE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
6. WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
 - A. WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, ESPECIALLY ON STOCKPILES.
 - B. INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
 - C. WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
7. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY THE WIDTH OF ACCESS DRIVEWAY BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCES ARE TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM KINGSTOWN ROAD (ROUTE 138).
8. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED, ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.
9. SEE EROSION & SEDIMENT CONTROL CONSTRUCTION DETAILS.



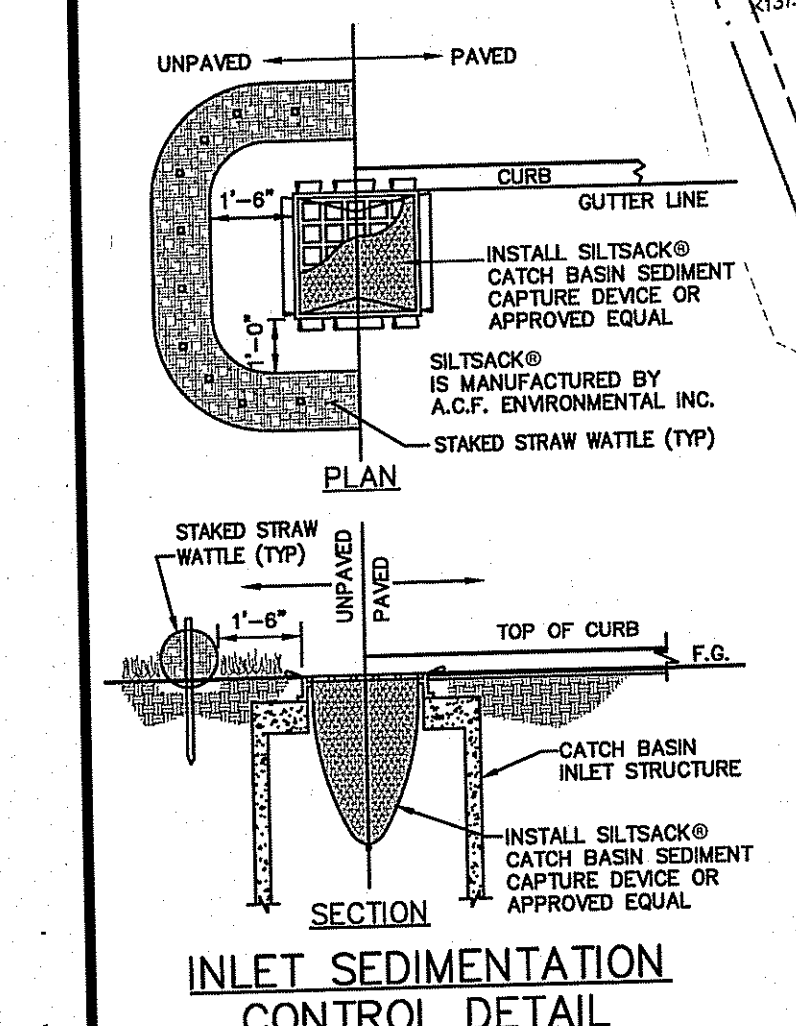
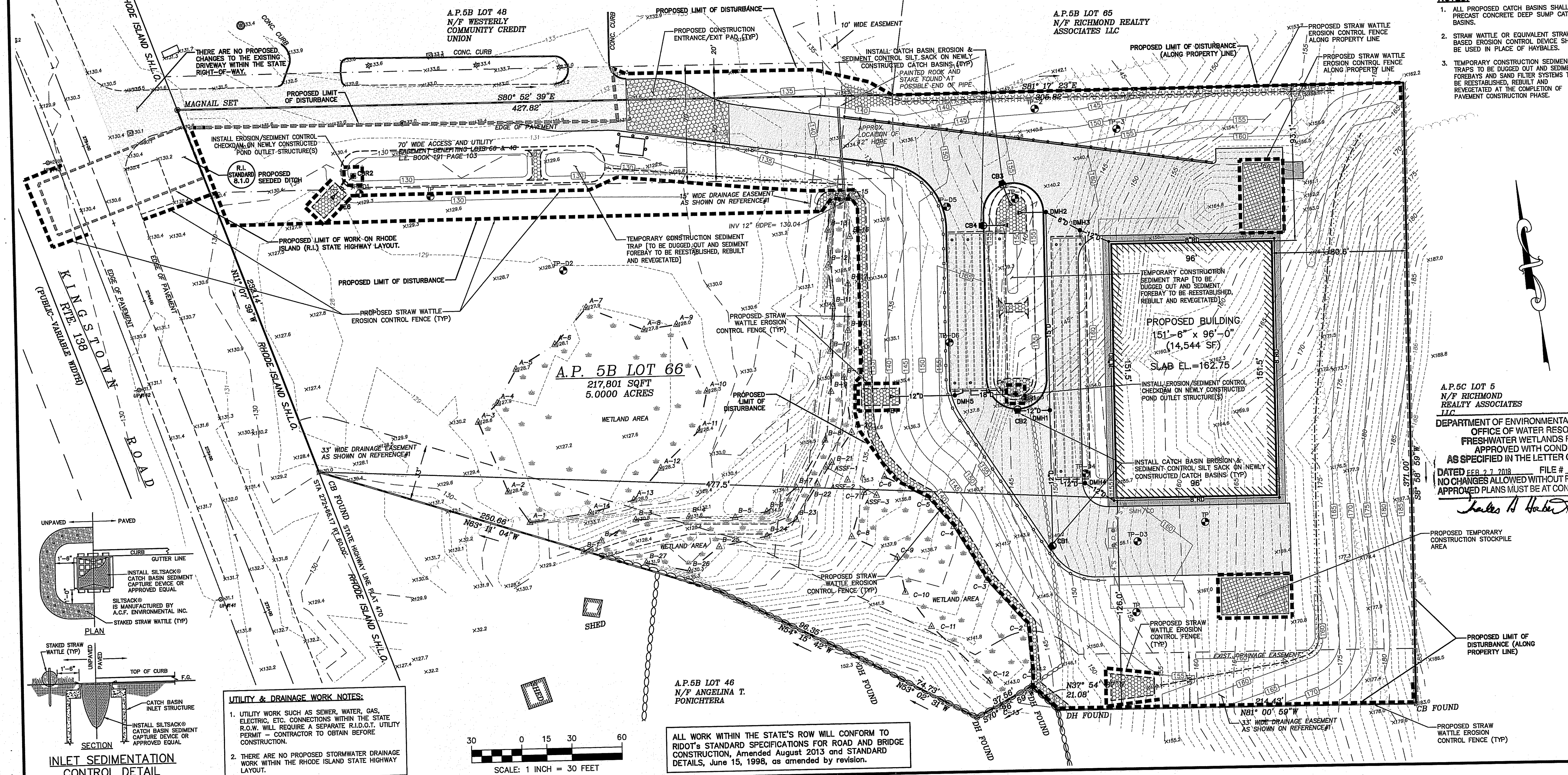
TEMPORARY SEDIMENT TRAP SIZING:

DRY STORAGE VOLUME (Vd):
 $Vd = (Aw + Ad) / 2 \times Dd$
 WET STORAGE VOLUME (Vw):
 $Vw = 0.85 \times Aw \times Dd$
 Aw = THE SURFACE AREA OF THE FLOODED AREA AT THE BASE OF THE STONE OUTLET (SQ.FT.)
 Ad = THE SURFACE AREA OF THE FLOODED AREA AT THE TOP OF THE STONE OUTLET (OVER FLOW MECHANISM) (SQ.FT.)
 Dd = THE DEPTH IN FEET, MEASURED FROM THE BASE OF THE STONE OUTLET TO THE TOP OF THE STONE OUTLET
 $Vw = 0.85 \times 840 \times 2 = 1,428 \text{ CU.FT. (TEMP. SEDIMENT TRAP-1)}$
 $Vw = 0.85 \times 1090 \times 2 = 1,853 \text{ CU.FT. (TEMP. SEDIMENT TRAP-2)}$

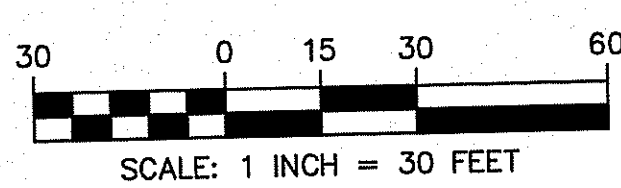


NOTES:

1. ALL PROPOSED CATCH BASINS SHALL BE PRECAST CONCRETE DEEP SUMP CATCH BASINS.
2. STRAW WATTLE OR EQUIVALENT STRAW BASED EROSION CONTROL DEVICE SHALL BE USED IN PLACE OF HAYBALES.
3. TEMPORARY CONSTRUCTION SEDIMENT TRAPS TO BE DUGGED OUT AND SEDIMENT FOREBAYS AND SAND FILTER SYSTEMS TO BE REESTABLISHED, REBUILT AND REVEGETATED AT THE COMPLETION OF PAVEMENT CONSTRUCTION PHASE.



- UTILITY & DRAINAGE WORK NOTES:**
1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
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NO.	DATE	DESCRIPTION
1	12/21/2017	REVISED PER RIDEM/OWR REVIEW COMMENTS
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DATE: SEPTEMBER 22, 2017
 DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER
 PROJECT NO: 17038

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN

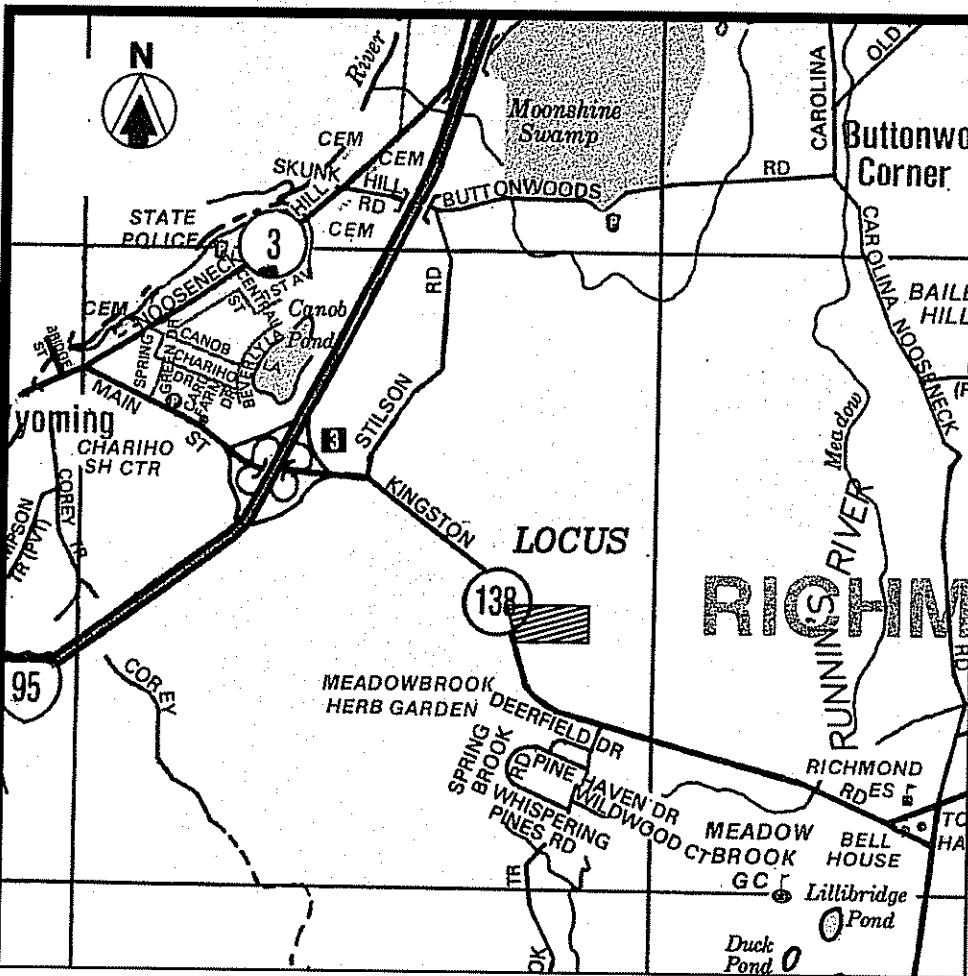
KINGSTOWN ROAD (ROUTE 138)
 ASSESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND

PREPARED FOR COASTAL FARMS

DRAWING TITLE: **EROSION CONTROL PLAN**

SCALE: **1" = 30'**

SHEET NO. **6 OF 11**



NOTES

1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
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- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
- 3.) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=30' OCTOBER 30, 2003 BY CERENZIA & ASSOCIATES, LTD SHEET 2 OF 8

OWNER OF RECORD
 PATALANO INVESTMENTS
 LLC, JUTONUS LLC & JAK
 PROPERTIES LLC
 P.O. BOX 526
 BARRINGTON, RI 02886
 L.E. 296 PAGE 888

ZONING PUDVC DIMENSIONAL REQUIREMENTS
 "PLANNED UNIT DEVELOPMENT VILLAGE CENTER"

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	10,000 SF	217,801 SF
LOT WIDTH	50 FT	218.7 FT
FRONT YARD SETBACK	0 FT	507.4 FT
SIDE YARD SETBACK	0 FT	35.8 FT
REAR YARD SETBACK	30 FT	51.0 FT
OPEN SPACE	40%	71.6 %
MAXIMUM BUILDING HEIGHT	40 FT	26± FT

* SEE TABLE BELOW FOR OPEN SPACE CALCULATIONS

BUILDING AREA :
 PROPOSED BUILDING AREA = 14,544± SF

IMPERVIOUS PARKING :
 PROPOSED DRIVEWAY & PARKING AREA = 35,290± SF
 (Parking Area Outside of Easements) = 30,656± SF

TOTAL SITE IMPERVIOUS AREA :
 PROPOSED BUILDING AREA = 14,544± SF
 PROPOSED PAVED PARKING AREA = 35,290± SF
 TOTAL IMPERVIOUS AREA = 49,834± SF
 (Impervious Area Outside of Easements) = 45,992± SF

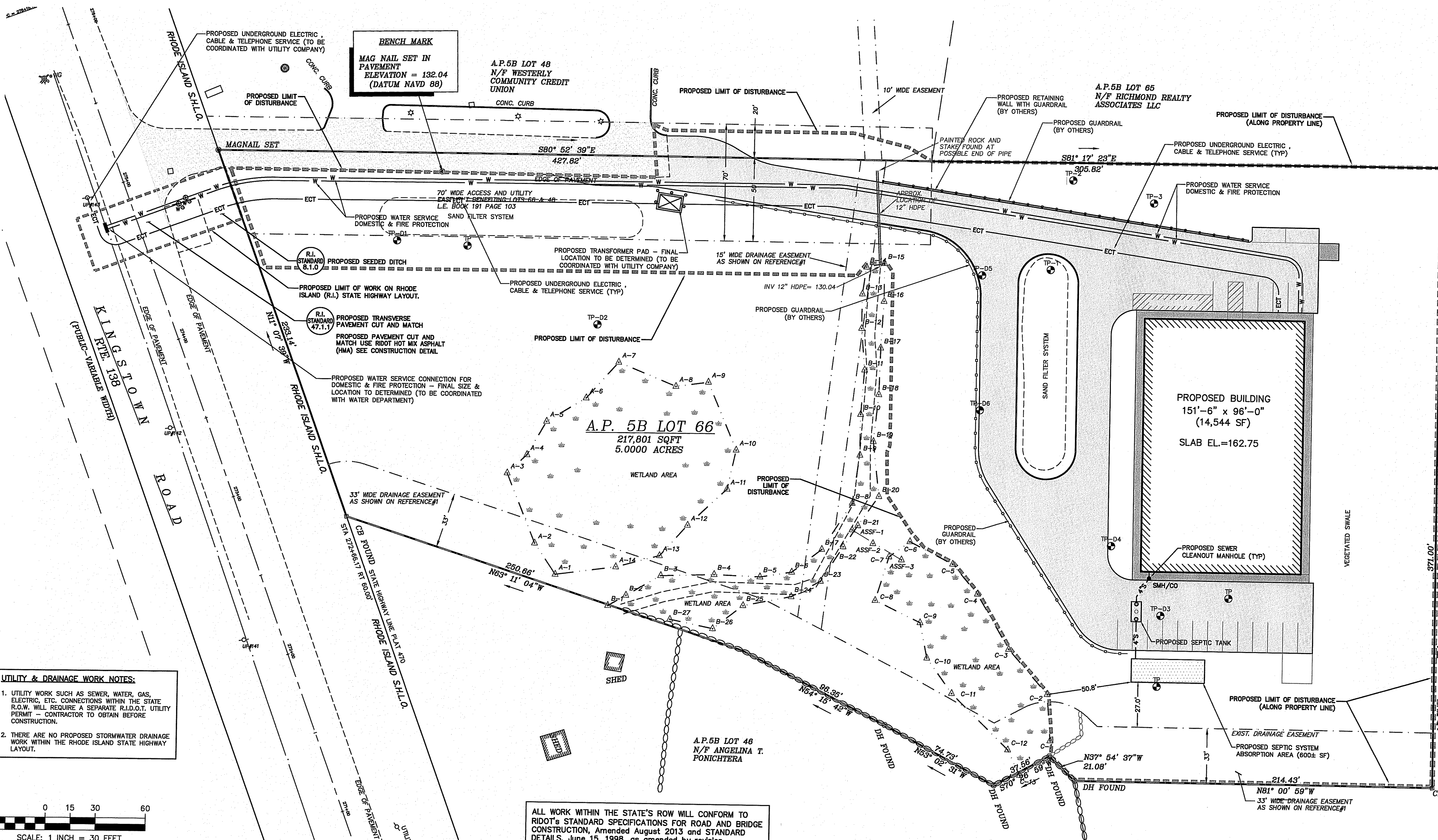
OPEN SPACE AREA :
 EXISTING GROSS OPEN SPACE AREA = 180,238± SF
 PROPOSED NET OPEN SPACE AREA = 114,837± SF (71.6%)

PARKING REQUIREMENTS :

PROPOSED BUILDING:
SPACES REQUIRED
 OFFICE AREA: 600 SQ.FT.
 1 SPACE/600 SQ.FT.; 600 SF/ 600 SQ.FT. = 1 SPACES
 WAREHOUSE & STORAGE: 14,044 SQ.FT.
 1 SPACE/760 SQ.FT.; 14,044 SF/ 760 SQ.FT. = 19 SPACES
TOTAL REQUIRED SPACES: = 20 SPACES
SPACES PROVIDED
 STANDARD 8' x 18' = 19 SPACES
 HANDICAP = 2 SPACES
TOTAL SPACES PROVIDED: = 21 SPACES

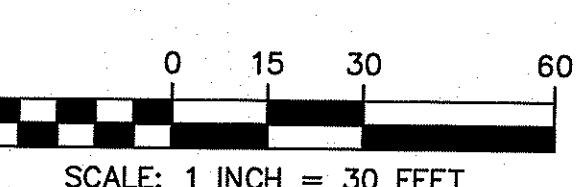
LOADING SPACE REQUIREMENTS
 1 LOADING SPACE REQUIRED PER BUILDING ; 1 LOADING SPACES PROVIDED

LOCATION MAP



UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

IDEALDEC
 Land Development Engineering & Consulting, LLC
 1700 West Main Road, Suite 8
 Middletown, RI 02842
 T: 401-354-2050 F: 401-369-9775
 mrussell@idealc.com

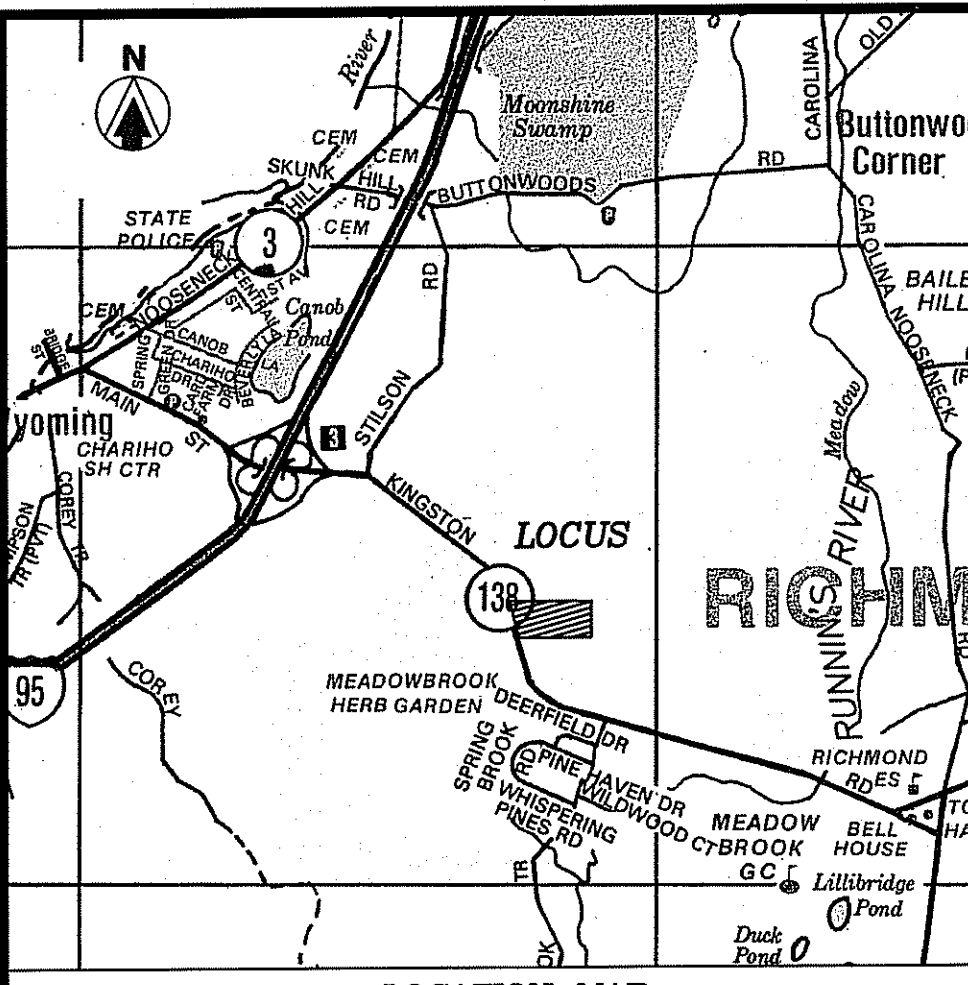
NO.	DATE	DESCRIPTION	APPROVED
2	2/14/2018	REVISED PER RIDEM-OWR REVIEW COMMENTS	MER
1	12/21/2017	REVISED PER RIDEM REVIEW COMMENTS	MER

PLAN REVISIONS
 DATE: SEPTEMBER 22, 2017
 DRAWN BY: CGP / RT CHECK BY: MER
 PROJECT NO. 17038
 ISSUED FOR:

PERMITTING
MICHAEL E. RUSSELL
 No. 7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
 KINGSTOWN ROAD (ROUTE 138)
 ASSessor'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND
 PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROJECT
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB. 27, 2019 FILE # 17-0216
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
 DRAWING TITLE:
UTILITY PLAN
 SCALE: 1" = 30'
 SHEET NO.
7 OF 11



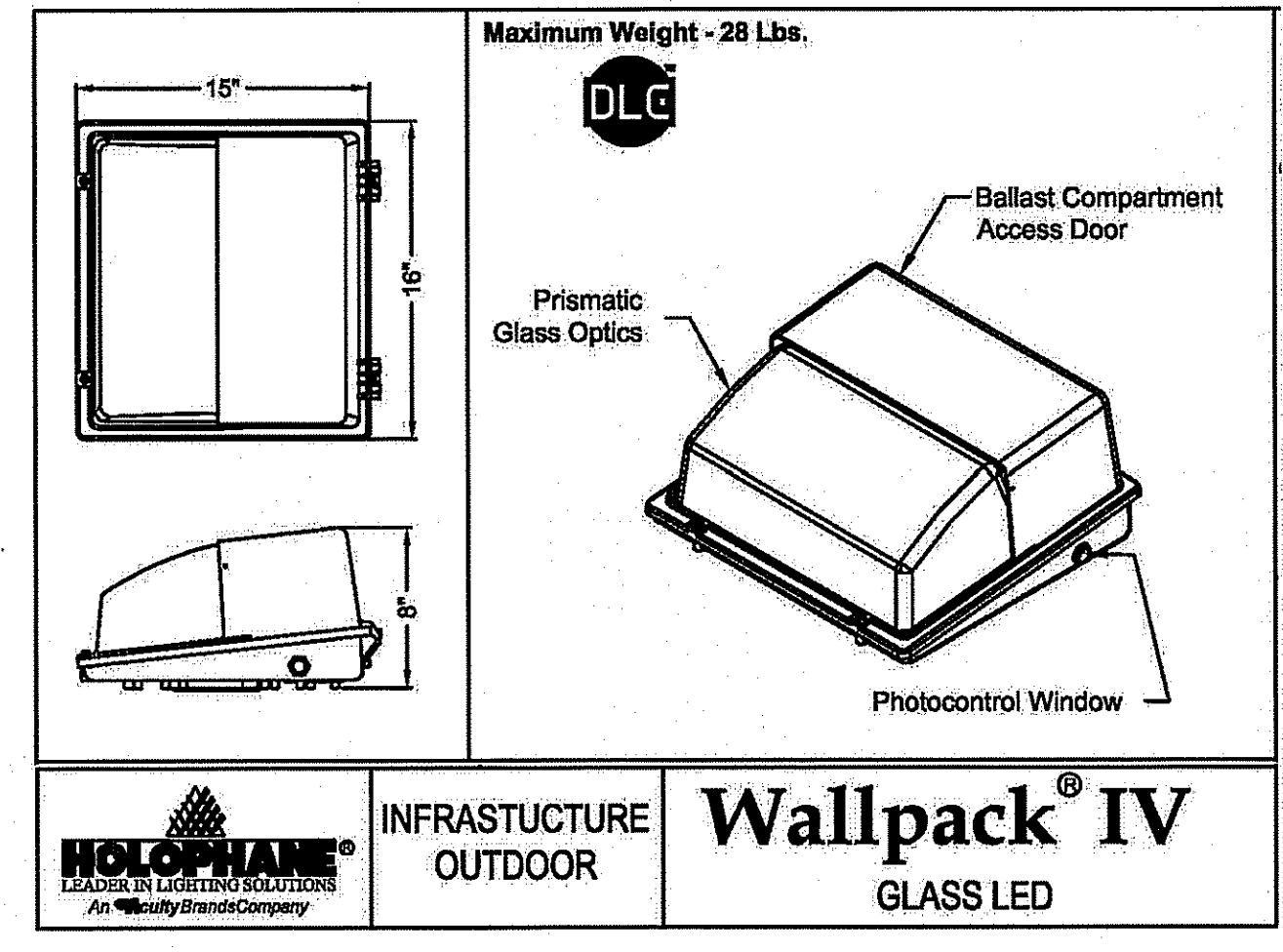
- NOTES**
1. BASE OF ELEVATIONS IS THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 2. PARCEL HAS PHYSICAL AND LEGAL ACCESS TO KINGSTOWN ROAD RTE 138 THROUGH THE EXISTING DRIVEWAY.
 3. PARCEL IS SERVICED BY PUBLIC UTILITIES FOR ELECTRICITY.
 4. THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AND DIG-SAFE MARKINGS AT THE TIME OF THE FIELD SURVEY. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON. CALL DIG-SAFE PRIOR TO START OF CONSTRUCTION FOR EXACT UTILITY LOCATIONS.
 5. EDGE OF FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2017.

- REFERENCES**
- 1) ADMINISTRATIVE SUBDIVISION RECORDING PROPERTY LINE PLAN 1 A.M. 5B LOT 65 PORTION OF A.M. 5C LOT 5 FOR RICHMOND REALTY ASSOC. KINGSTOWN ROAD R.T. 138 RICHMOND, RHODE ISLAND SCALE 1"=100' DATED DECEMBER 2002 BY VANASSE HANGEN BRUSTLIN, INC.
 - 2) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 470
 - 3) SITE PLAN PREPARED FOR WESTERLY CREDIT UNION, ROUTE 138, PLAT 5B LOT 48, RICHMOND, RHODE ISLAND SCALE 1"=80' OCTOBER 30, 2003 BY CHERENZIA & ASSOCIATES, LTD SHEET 2 OF 8

ZONING PUDVC DIMENSIONAL REQUIREMENTS
"PLANNED UNIT DEVELOPMENT VILLAGE CENTER"

	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	10,000 SF	217,801 SF
LOT WIDTH	50 FT	219.7 FT
FRONT YARD SETBACK	0 FT	507.4 FT
SIDE YARD SETBACK	0 FT	35.8 FT
REAR YARD SETBACK	30 FT	51.0 FT
OPEN SPACE	40%	71.6 %
MAXIMUM BUILDING HEIGHT	40 FT	25± FT

OWNER OF RECORD
PATALANO INVESTMENTS LLC, JUTONUS LLC & JAK PROPERTIES LLC
P.O. BOX 526
BARRINGTON, RI 02886
L.E. 296 PAGE 888



- NOTE:**
1. LAMP DESIGN SHALL BE IN COMPLIANT WITH THE TOWN ZONING BYLAW REGARDING SITE'S ZONING USE RECOMMENDED LIGHTING.
 2. REFER TO LIGHTING PLAN FOR SPECIFIC LIGHTING TYPE, CLASS, MATERIAL AND CONSTRUCTION.
 3. FINAL LAMP SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, ARCHITECT AND PROJECT OWNER.

IDEALDEC
Landscape Development Engineering & Consulting, LLC
1700 West Main Road, Suite 8
Middletown, RI 02842
T: 401-354-2050 F: 401-359-9775
mrussell@idecllc.com

NO.	DATE	DESCRIPTION	REVIEWER	APPROVED
1	12/21/2017	REVISED PER RIDEM-CWR REVIEW COMMENTS	MER	MER
2	2/14/2018	REVISED PER RIDEM-CWR REVIEW COMMENTS	MER	MER

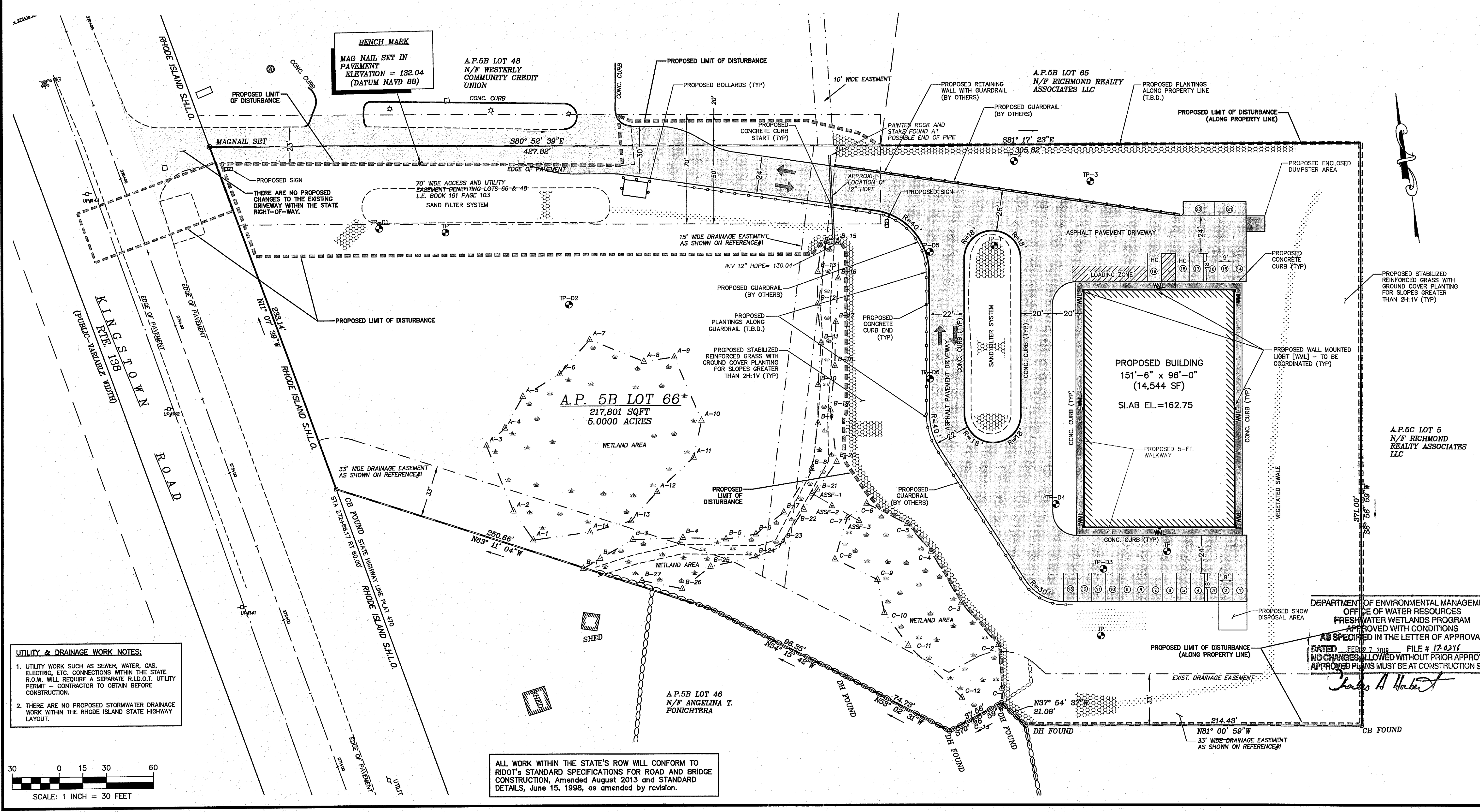
PLAN REVISIONS

DATE: SEPTEMBER 22, 2017

DRAWN BY: CGP / RT DESIGN BY: RT CHECK BY: MER

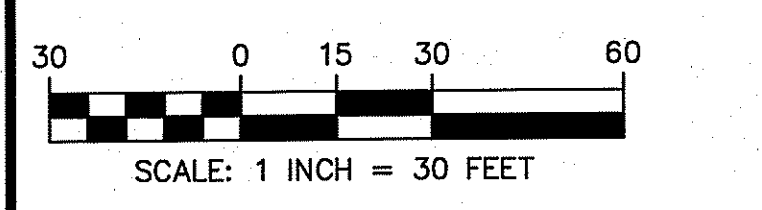
PROJECT NO. 17038

ISSUED FOR: PERMITTING



UTILITY & DRAINAGE WORK NOTES:

1. UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
2. THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.



ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN

KINGSTOWN ROAD (ROUTE 138)
ASSESSOR'S MAP 05B, PARCEL 066-000
RICHMOND, RHODE ISLAND

PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEBRUARY 7, 2018 FILE # 17-0216
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DRAWING TITLE:

LIGHTING PLAN

SCALE: 1" = 30'

SHEET NO.

8 of 11

CONSTRUCTION NOTES

- ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2013, WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION WITH ALL REVISIONS.
- PROPOSED DEVELOPMENT IS SUBJECT TO AN ASSESSMENT APPROVAL & CONDITIONS FROM RICMRC.
- THE CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE PREPARATION NECESSARY FOR THE COMPLETE INSTALLATION OF THE PROJECT FACILITIES DURING CONSTRUCTION.
- ALL CONSTRUCTION METHODS, MATERIALS, AND COMPONENTS ASSOCIATED WITH THE PROPOSED SUBSURFACE SEWER DISPOSAL SYSTEM SHALL BE IN CONFORMANCE WITH THE APPROVED PLANS, THE REQUIREMENTS OF THE TOWN OF RICHMOND AND OF THE STATE ENVIRONMENTAL CODE, AND ALL LOCAL BOARD OF HEALTH REGULATIONS UNLESS A WAIVER HAS BEEN GRANTED.
- ALL CHANGES TO THE PLAN MUST BE APPROVED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. AND THE LOCAL BOARD OF HEALTH.
- ALL SYSTEM COMPONENTS, EXCEPT PERFORATED PIPING, SHALL BE WATERTIGHT AS REQUIRED BY THE TOWN OF RICHMOND DEPARTMENT OF PUBLIC WORKS.
- THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
- ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHENEVER SANITARY SEWERS PASS BELOW WATER MAINS OR DRAIN LINES. OTHER WATER MAINS AND SEWER LINES SHALL BE CAREFULLY ENCASED IN CONCRETE FOR A MINIMUM OF TEN (10) FEET FROM THE CROSSING POINT, WHERE SEWER LINES PASS ABOVE WATER OR DRAIN LINES, THEY SHALL ALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE.

STORMWATER FACILITY OPERATION AND MAINTENANCE

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
- ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
- ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
- THE SIDE SLOPES AND BOTTOMS OF ALL DRAINAGE SWALES SHOULD BE MOVED TO A MINIMUM HEIGHT OF FOUR INCHES AT LEAST TWICE A YEAR. ALL GRASS CLIPPINGS AND ORGANIC MATTER SHOULD BE REMOVED FROM ALL DRAINAGE WAYS AND WETLAND BUFFER ZONES.
- ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH, TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.
- FOLLOW MANDATE PROGRAM AND SCHEDULE FOR EXISTING STORMWATER MANAGEMENT SYSTEM AS APPROVED BY THE TOWN OF RICHMOND AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

WATER LINE CONSTRUCTION NOTES

- THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF RICHMOND WATER DEPARTMENT AND THE KENT COUNTY WATER AUTHORITY (KCWA). CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR), UNLESS OTHERWISE DIRECTED. ALL WATER PIPES SHALL BE INSTALLED 5'-0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
- THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE TOWN WATER DEPARTMENT IN THE FIELD.
- ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE TOWN WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
- ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE TOWN WATER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT THE WRITTEN APPROVAL OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
- THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
- IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.
- THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT. IF SUCH SUPERVISION IS PROVIDED BY THE OWNER, AT TIMES OTHER THAN DURING REGULAR WORKING HOURS OF THE WATER DEPARTMENT, THE CONTRACTOR SHALL REMBURSE THE WATER DEPARTMENT FOR ALL SALARY EXPENSES INCURRED BY THE WATER DEPARTMENT IN PROVIDING SUCH SUPERVISION.

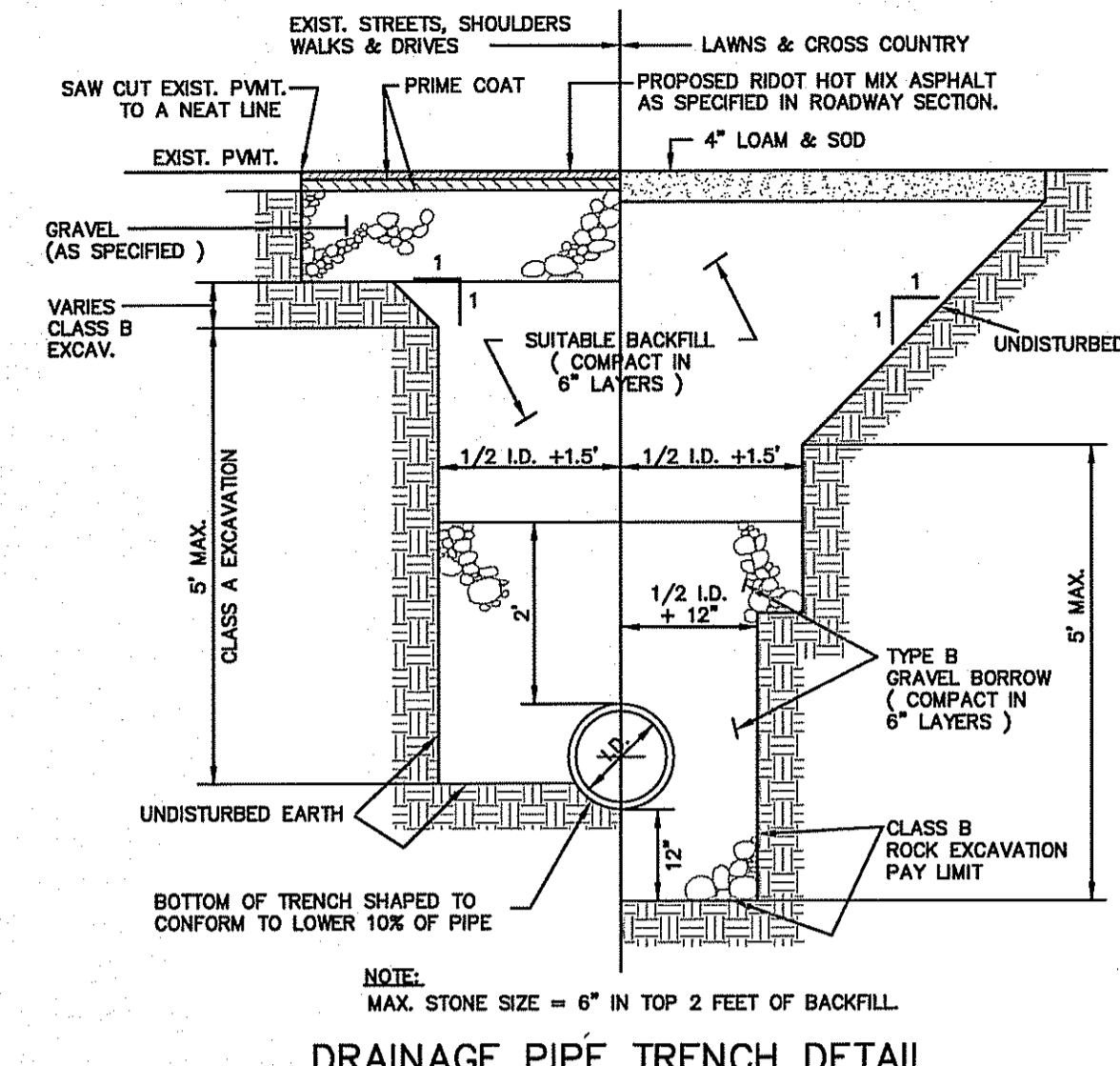
CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION FENCING/TREE PROTECTION AS SPECIFIED.
- INSTALL PERIMETER EROSION CONTROL MEASURES, CONSTRUCTION EXIT, AND INLET PROTECTION ON ADJACENT DRAINAGE STRUCTURES.
- CLEAR AND GRUB PROPERTY, INSTALL STORMWATER OUTFALL TEMPORARY SEDIMENT TRAPS.
- PERFORM DEMOLITION AND ROUGH GRADE SITE.
- INSTALL UTILITIES AND SITE IMPROVEMENTS. FINISH GRADE AND INSTALL LANDSCAPE MATERIAL AS SPECIFIED.
- REMOVE SEDIMENTATION CONTROLS ONLY WHEN SITE IS COMPLETELY STABILIZED, AND AT THE DIRECTION OF THE OWNER/ENGINEER.

UTILITY & DRAINAGE WORK NOTES:

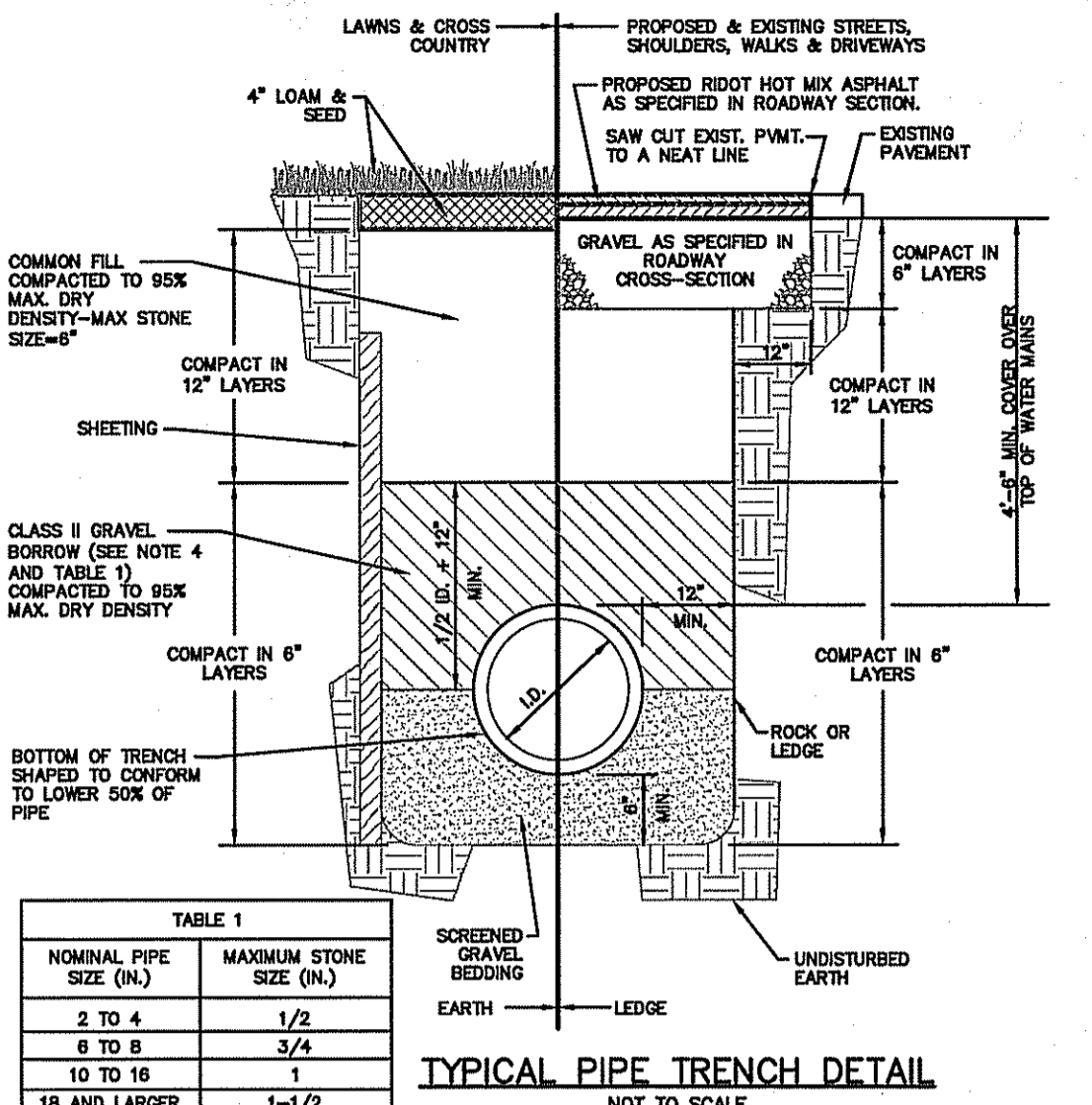
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ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



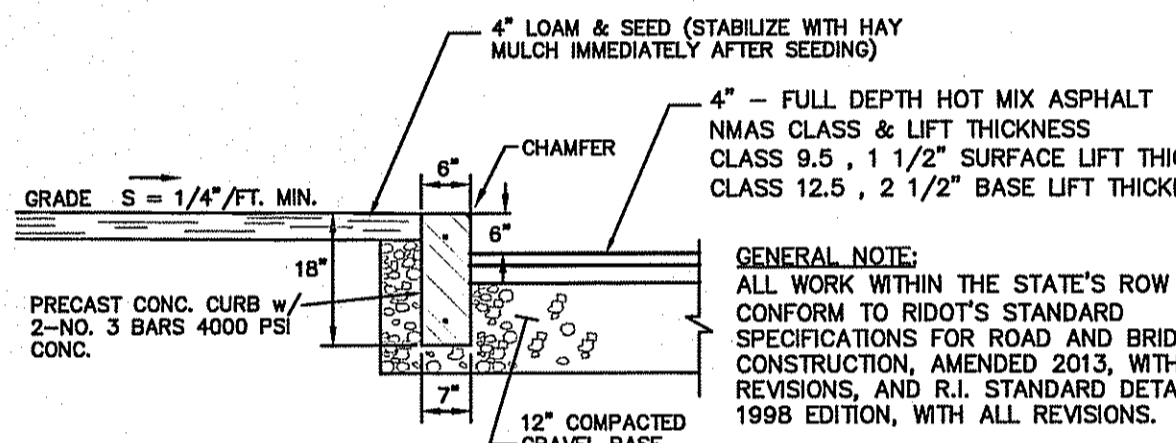
DRAINAGE PIPE TRENCH DETAIL
NOT TO SCALE

- NOTES:**
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
 - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORM GRADED SUCH THAT NOT LESS THAN 90% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
 - CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
 - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

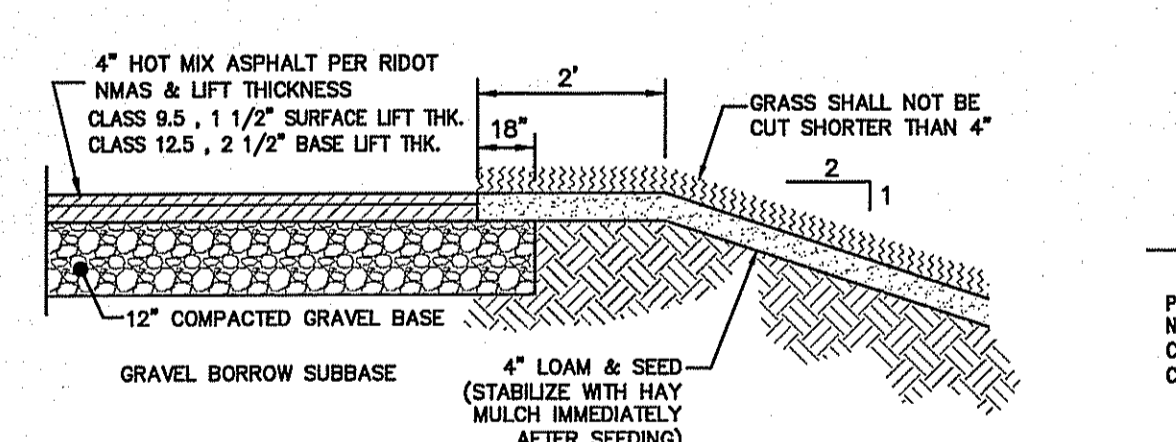
- NOTES:**
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
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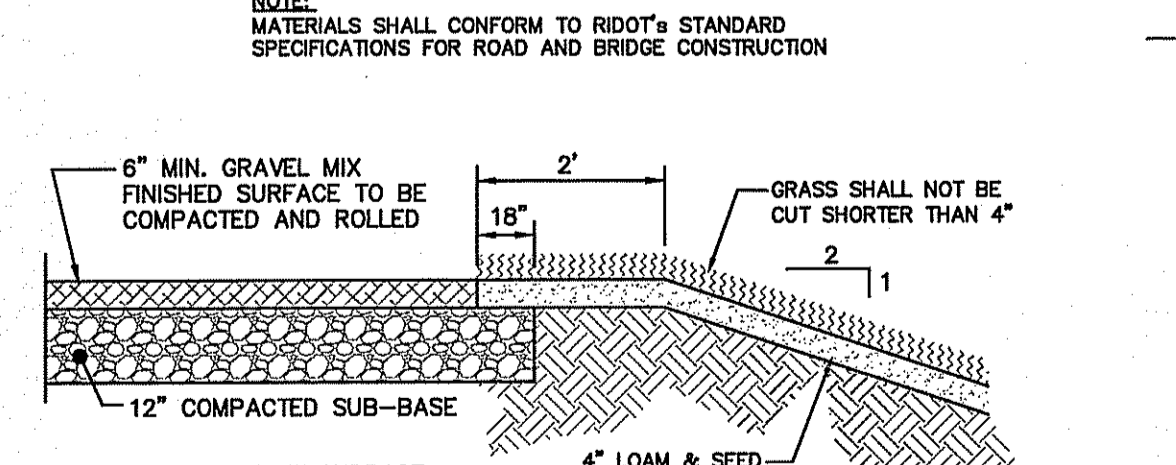
PAVEMENT & PRECAST CONCRETE CURB DETAIL
NOT TO SCALE

- NOTES:**
- HOT MIX ASPHALT (HMA) SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06. AND RIDOT SECT. 401.03.11 AND AS SPECIFIED IN THE RIDOT-HMA CONSTRUCTION SPECIFICATIONS.
 - 6" GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11 AS LISTED BELOW:

SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 10	8-28	
NO. 200	0-10	



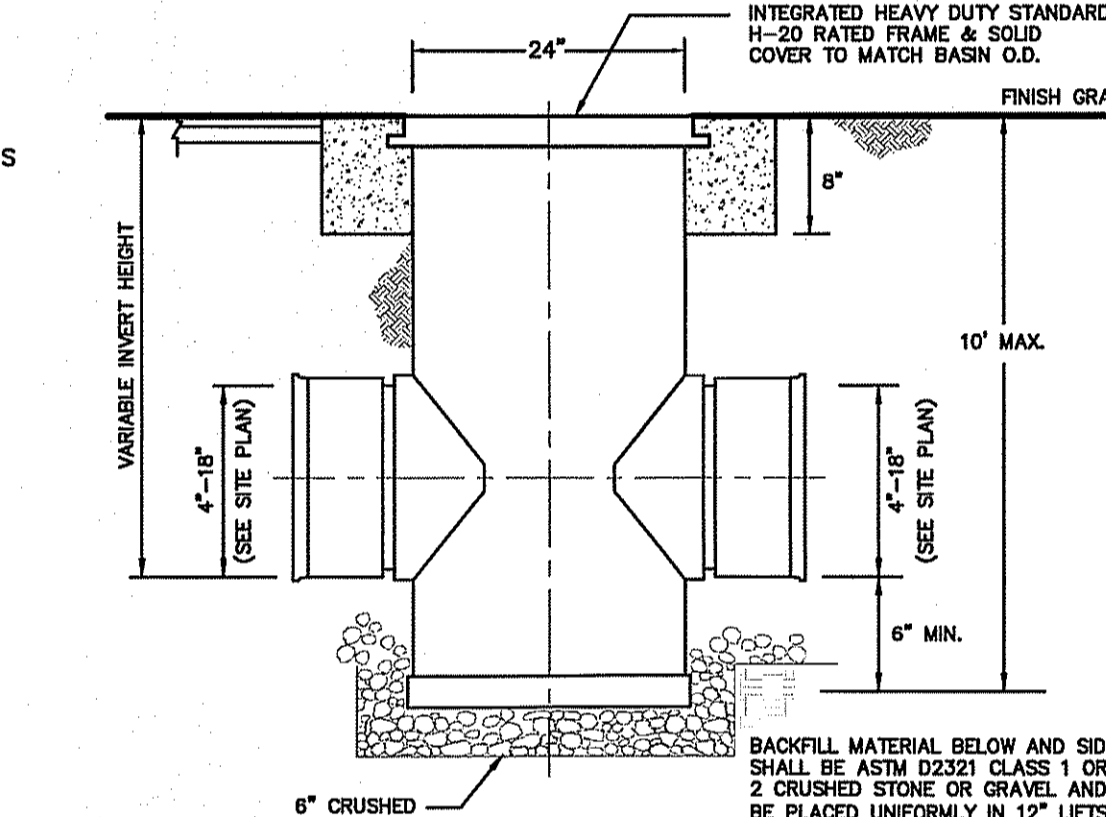
TYPICAL PAVEMENT & GRASS BORDER DETAIL
NOT TO SCALE



TYPICAL GRAVEL ROADWAY & GRASS BORDER DETAIL
NOT TO SCALE

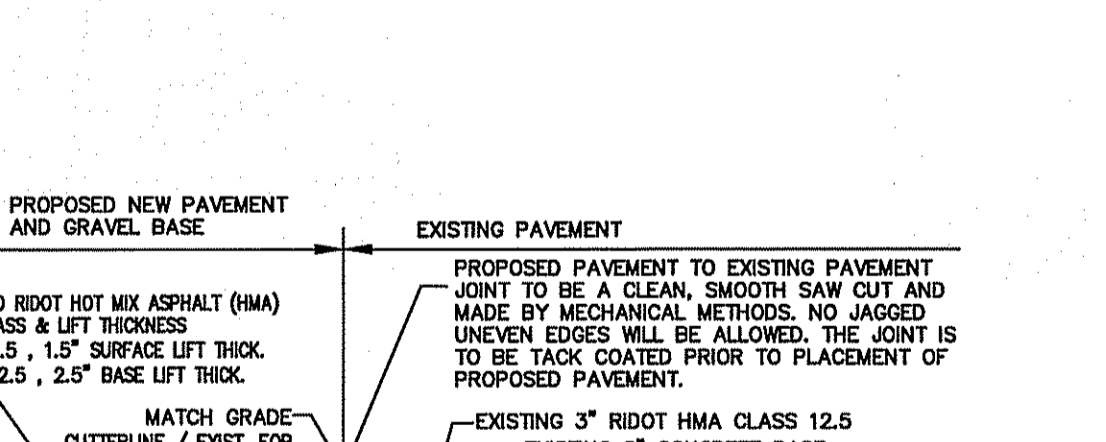
- NOTES:**
- MATERIALS SHALL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 10	8-25	
NO. 200	0-10	



NYOLOPLAST DRAIN BASIN MANHOLE DETAIL
NOT TO SCALE

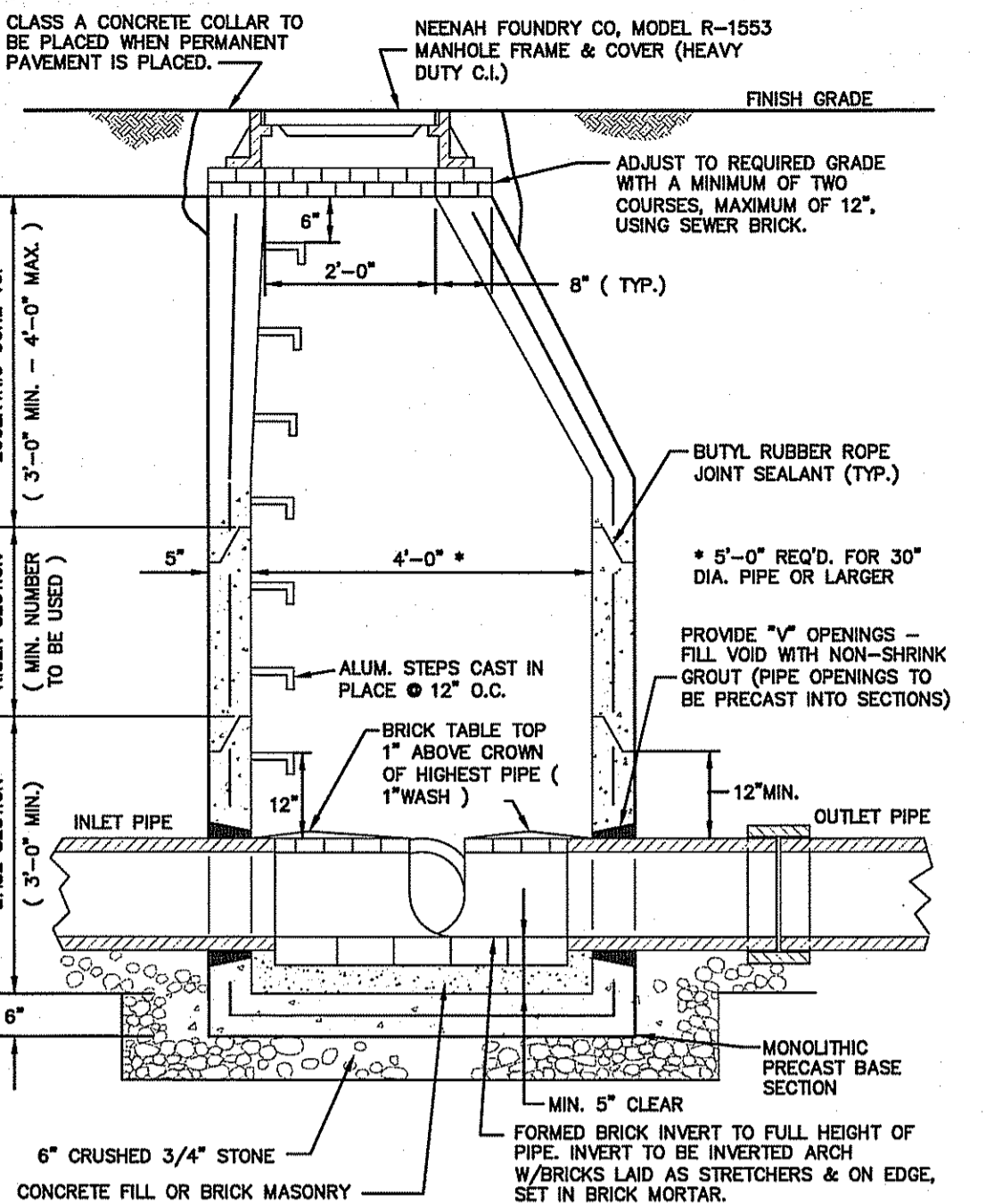
- NOTES:**
- ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYOLOPLAST, ASTM, AND AASHTO.
 - FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
 - CERTIFIED MANUFACTURERS REFERENCE/CONTACT : WWW.ADS-PIPE.COM



PAVEMENT SAW CUT & MATCH ROADWAY ENTRANCE & UTILITY TRENCH
NOT TO SCALE

- NOTES:**
- ROADWAY PAVEMENT SAW CUTTING CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 832 AND SECTION 834.03.1 OF THE R.I. STANDARD SPECIFICATIONS.
 - AGGREGATES, GRAVEL, BASE AND SUBBASE COURSES MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 300 AND SECTION M.01 OF THE R.I. STANDARD SPECIFICATIONS.
 - PAVEMENT MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 400 AND SECTION M.03 OF THE R.I. STANDARD SPECIFICATIONS AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
 - CONCRETE MATERIAL AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SECTION 600 OF THE R.I. STANDARD SPECIFICATIONS.
 - DEPTH(S) OF NEW MATERIALS SHALL AT MINIMUM MATCH EXISTING PAVEMENT CONSTRUCTION DEPTHS FOR GRAVEL BORROW, SUBBASE, BASE, AND HOT MIX ASPHALT (HMA).
 - PAVEMENT CONSTRUCTION SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.03.06. AND RIDOT SECT. 401.03.11 AND HOT MIX ASPHALT (HMA) CONSTRUCTION.
 - GRAVEL BORROW TYPE C SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS M.01.09 RIDOT SECT. 401.03.11.
 - GRAVEL BORROW SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE MATERIALS. GRADATION REQUIREMENTS FOR GRAVEL SHALL BE DETERMINED BY AASHTO-T11 AND T27 AND SHALL CONFORM TO THE FOLLOWING:

SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN GRAVEL SHALL BE 2 INCHES LARGEST DIMENSION
1/2 IN	50-85	
NO. 4	40-75	
NO. 10	8-25	
NO. 200	0-10	



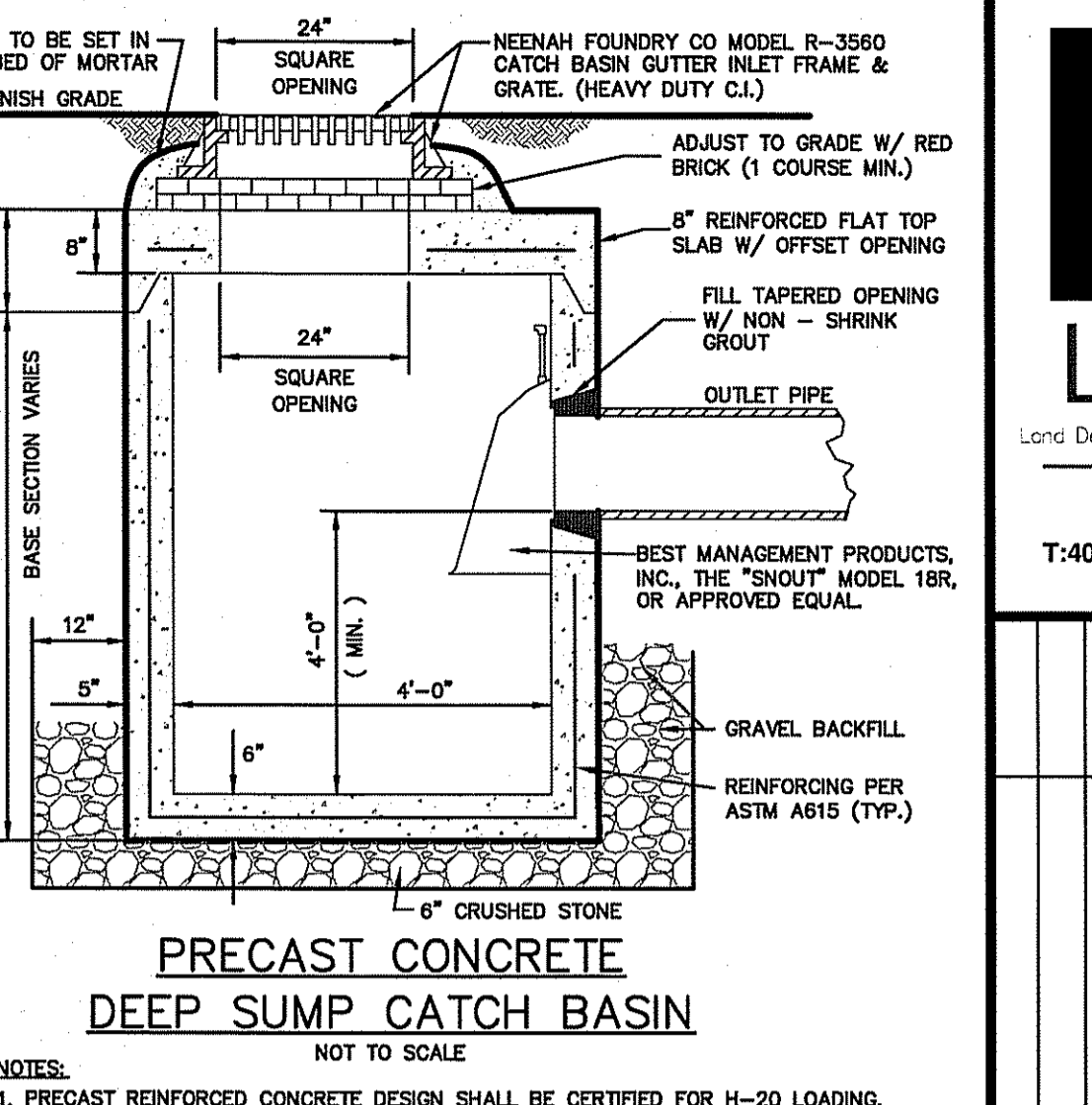
PRECAST CONCRETE DMH DETAIL
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - USE FLAT TOP H20 LOADING SLAB WHEN HEIGHT OF CONE SECTION IS LESS THAN 2'-0".
 - FLAT OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



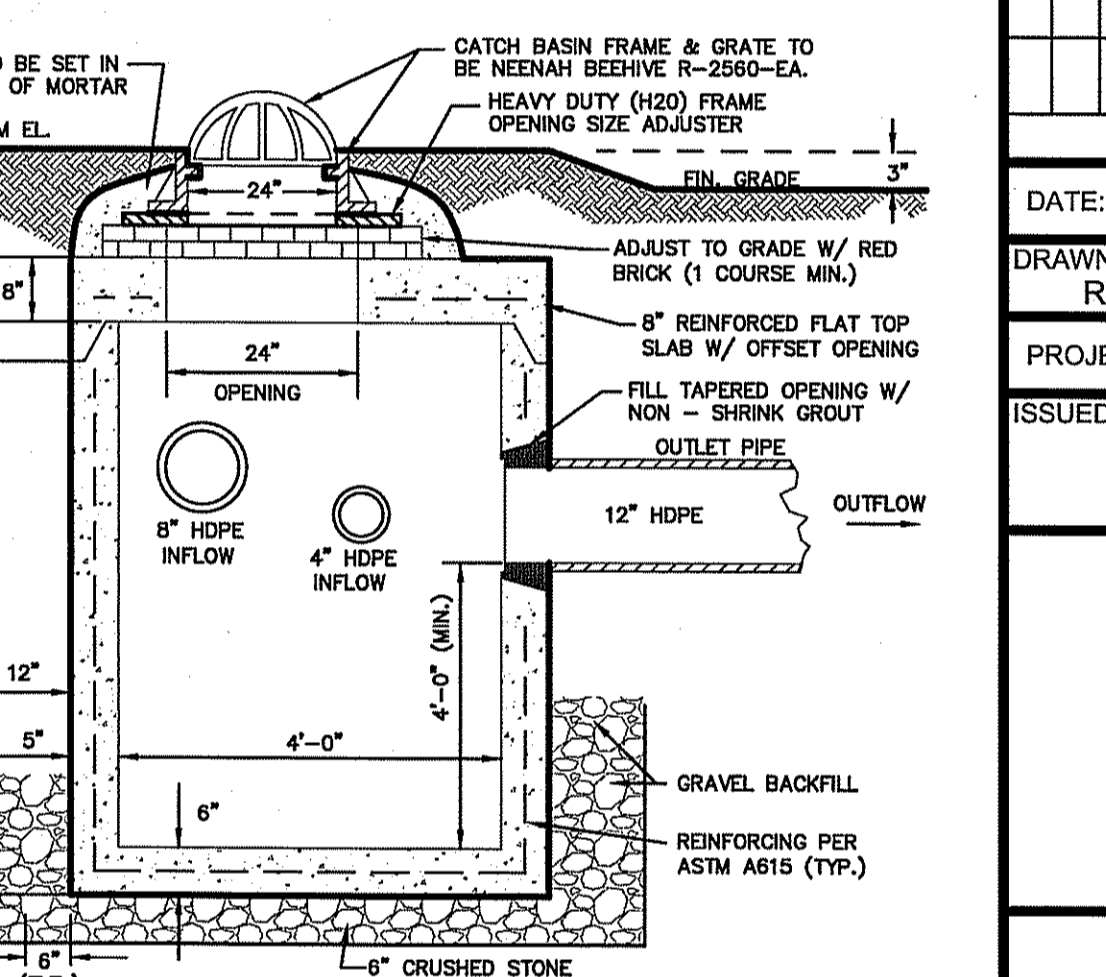
SEWER, WATER & DRAIN CROSSING DETAIL
NOT TO SCALE

- NOTES:**
- MIN. CEM. CONC. ENCASEMENT AROUND SEWER PIPE, CENTER PIPE OVER WATER MAIN CROSSING IN ALL DIRECTIONS.
 - SEWER TO BE ENCASED ONLY IF 18" MINIMUM VERTICAL CLEARANCE WITH WATER PIPE IS NOT PROVIDED.



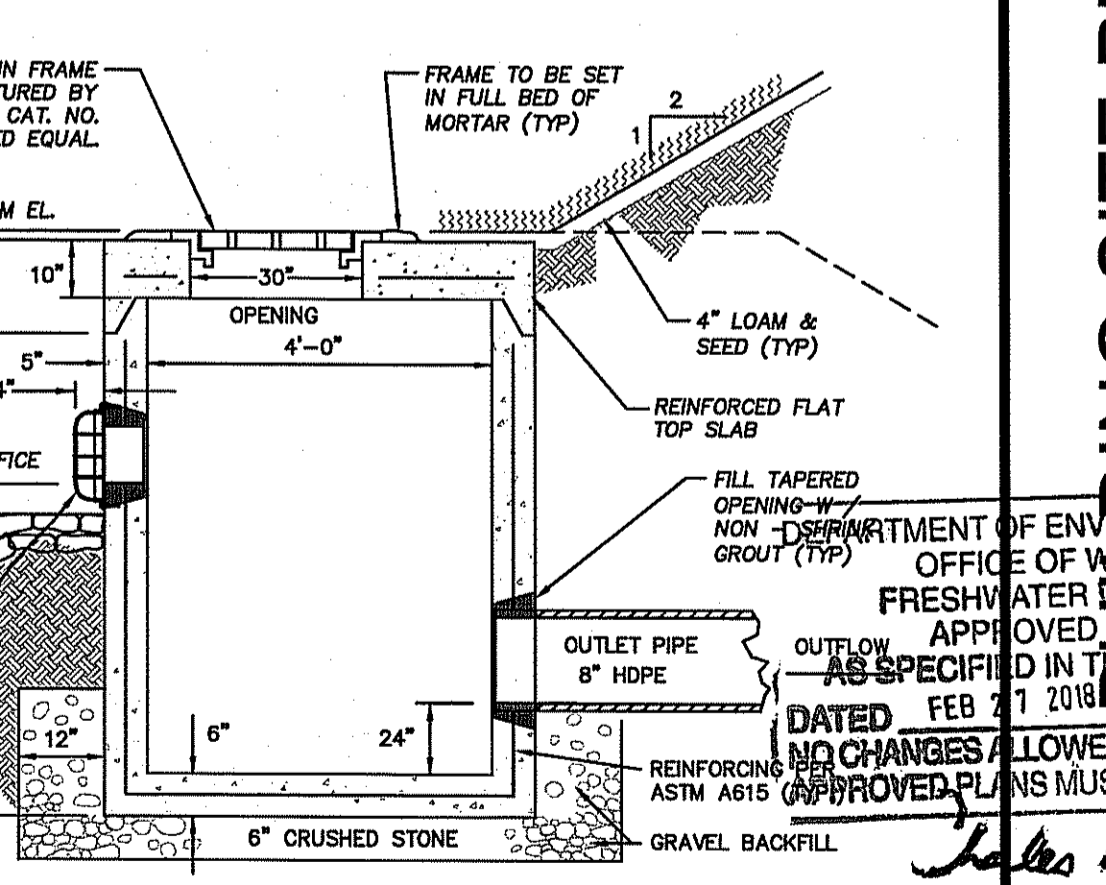
PRECAST CONCRETE DEEP SUMP CATCH BASIN
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.



OFF ROAD CATCH BASIN (CBR1)
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
 - SEE PLAN & PROFILE DRAWING FOR REFERENCE.



OFF ROAD CATCH BASIN (CBR2)
NOT TO SCALE

- NOTES:**
- PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-20 LOADING.
 - FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
 - ALL JOINTS TO HAVE "KENT SEAL" OR EQUAL.
 - SEE PLAN & PROFILE DRAWING FOR REFERENCE.

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NO.	DATE	REVISION	DESCRIPTION
1	12/21/2017		
2	2/14/2018	REVISED PER RIDEM-OWR REVIEW COMMENTS	MER

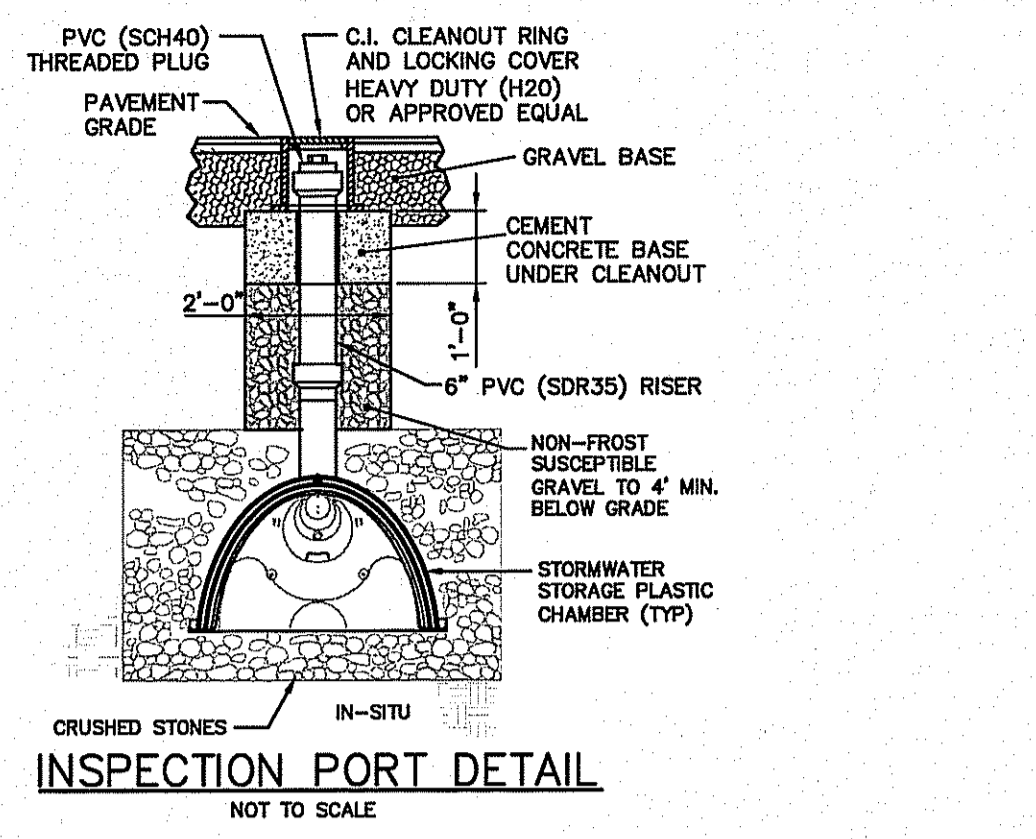
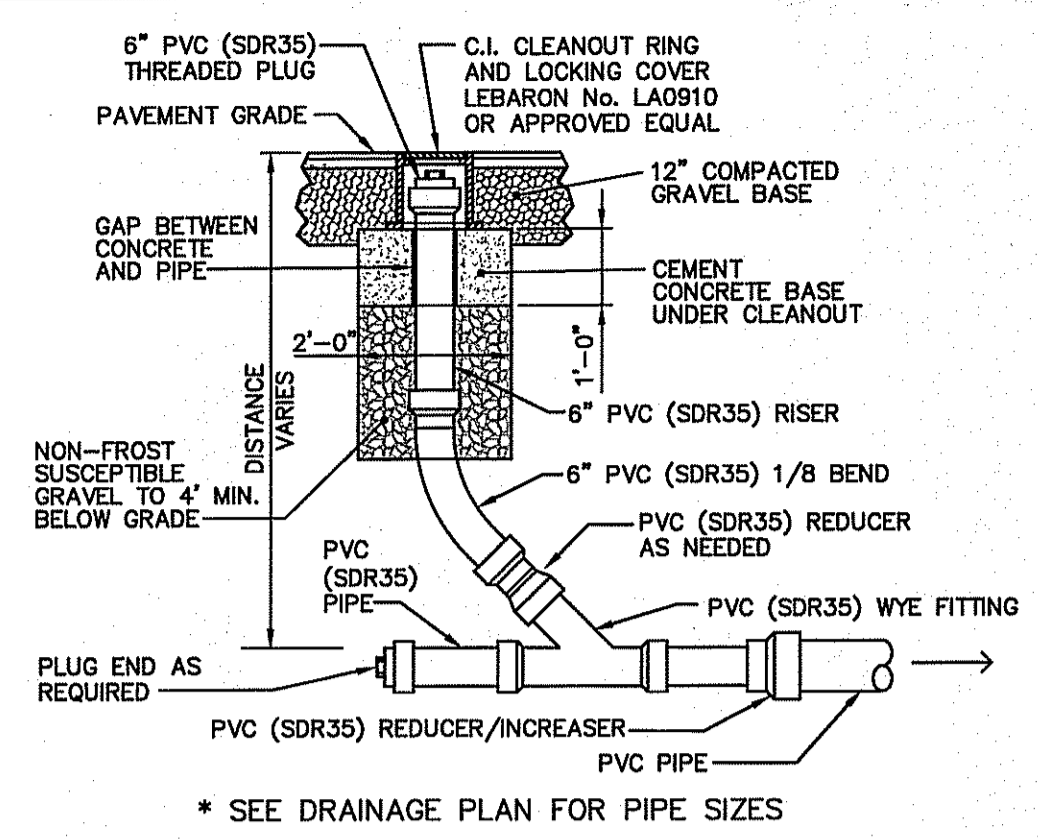
DATE: SEPTEMBER 22, 2017
DRAWN BY: RT DESIGN BY: RT CHECK BY: MER
PROJECT NO. 17038
ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

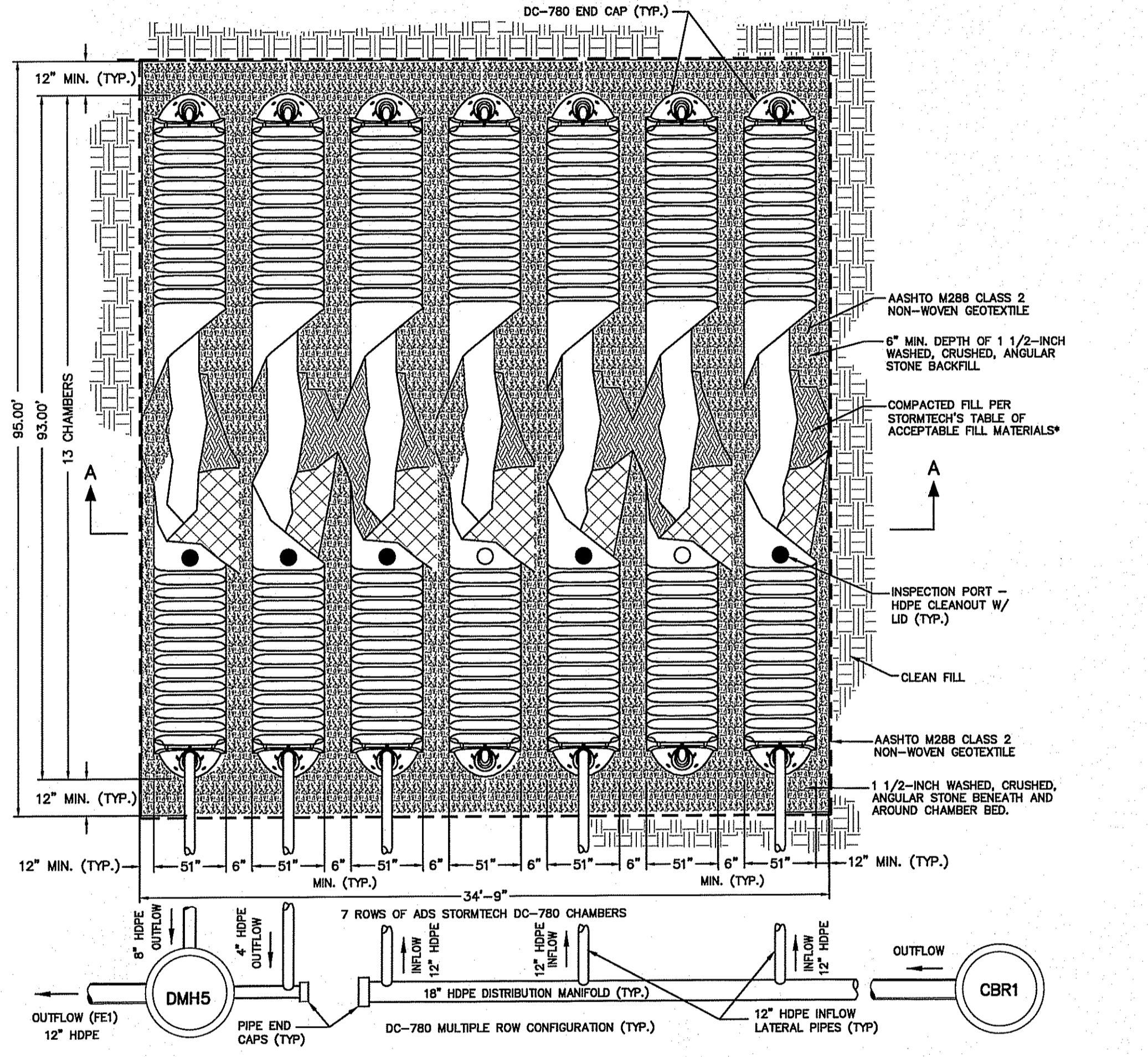
BIDDING SITE PLAN
STOWN ROAD (ROUTE 138)
OWNER'S MAP 05B, PARCEL 066-000
RICHMOND, RHODE ISLAND
PREPARED FOR COASTAL FARMS

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AND IN THE LETTER OF APPROVAL
FILE # 17-0216
DATED FEB 7 2018
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
MUST BE AT CONSTRUCTION SITE

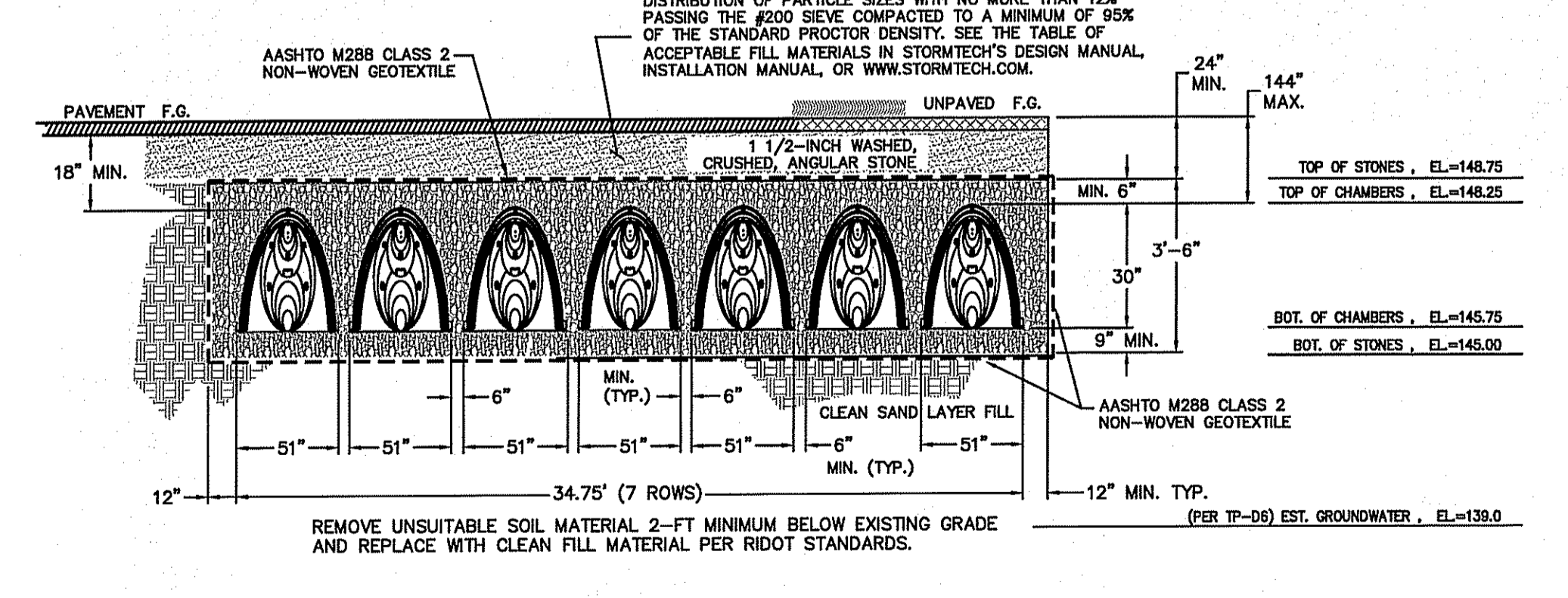
DRAWING TITLE: **CONSTRUCTION DETAILS**
SCALE: **NTS**
SHEET NO. **9 of 11**



ROOF DRAIN CLEANOUT
NOT TO SCALE



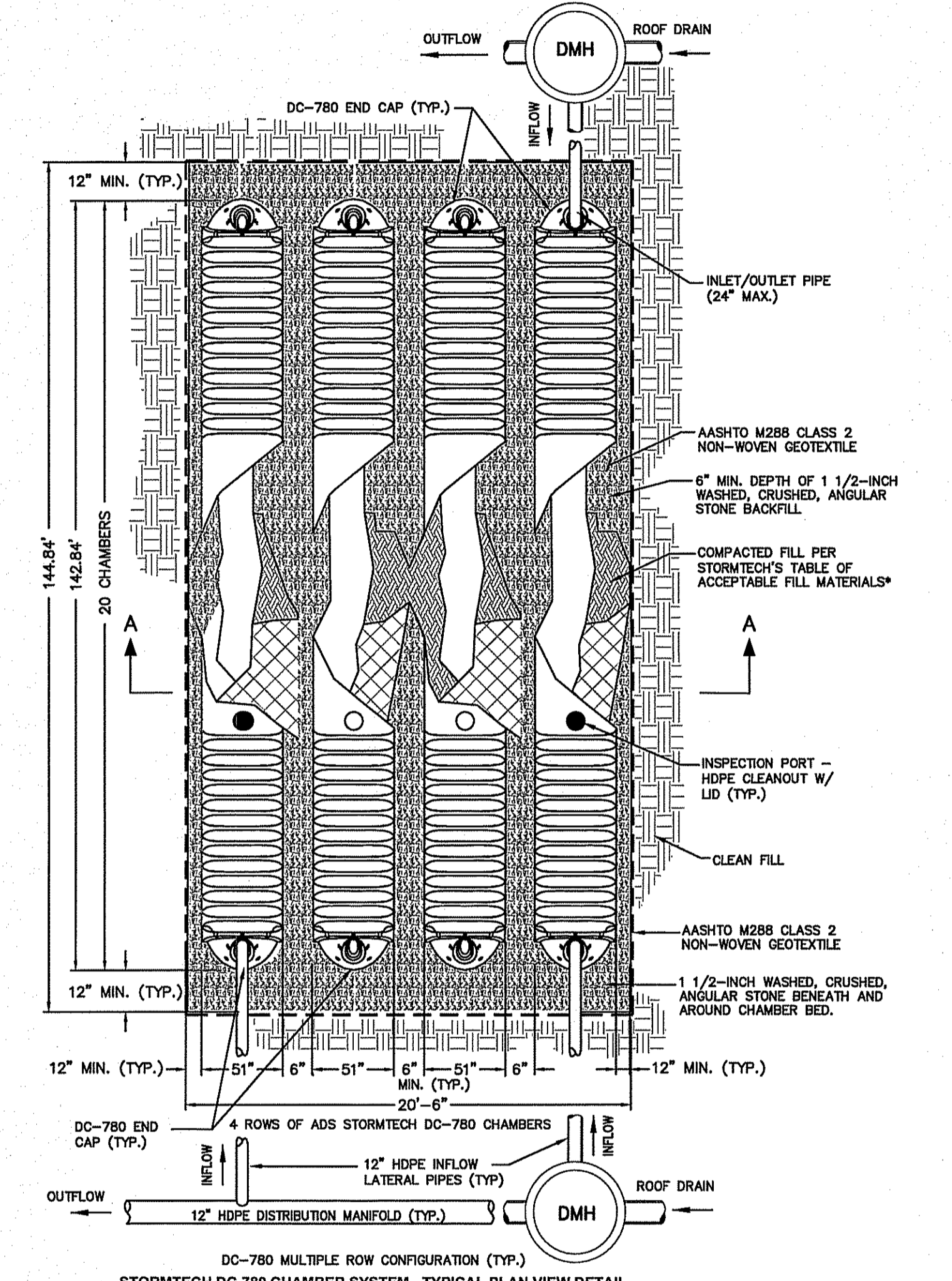
STORMTECH DC-780 CHAMBER SYSTEM - TYPICAL PLAN VIEW DETAIL



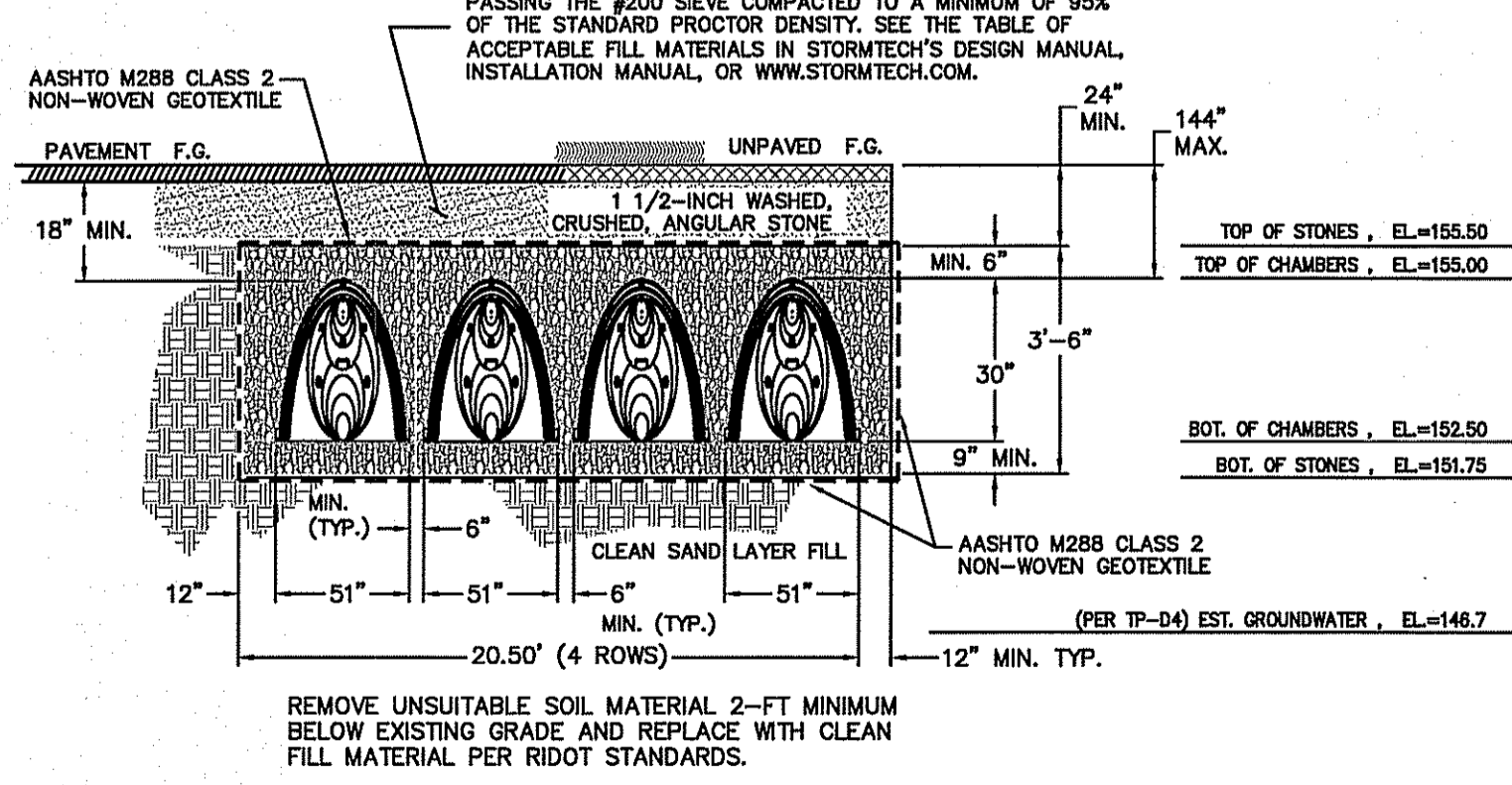
STORMTECH DC-780 CHAMBER SYSTEM - TYPICAL CROSS SECTION DETAIL

UNDERGROUND SYSTEM NOTES

- INFILTRATION PRACTICES SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE.
- GREAT CARE MUST BE TAKEN TO PREVENT THE UNDERGROUND SYSTEM AREA FROM COMPACTION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE SYSTEM PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED.
- THE ESC PLAN FOR THE SITE SHALL CLEARLY INDICATE HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE SITE OF AN UNDERGROUND STORMWATER STORAGE SYSTEM FACILITY.



STORMTECH DC-780 CHAMBER SYSTEM - TYPICAL PLAN VIEW DETAIL



STORMTECH DC-780 CHAMBER SYSTEM - TYPICAL CROSS SECTION DETAIL

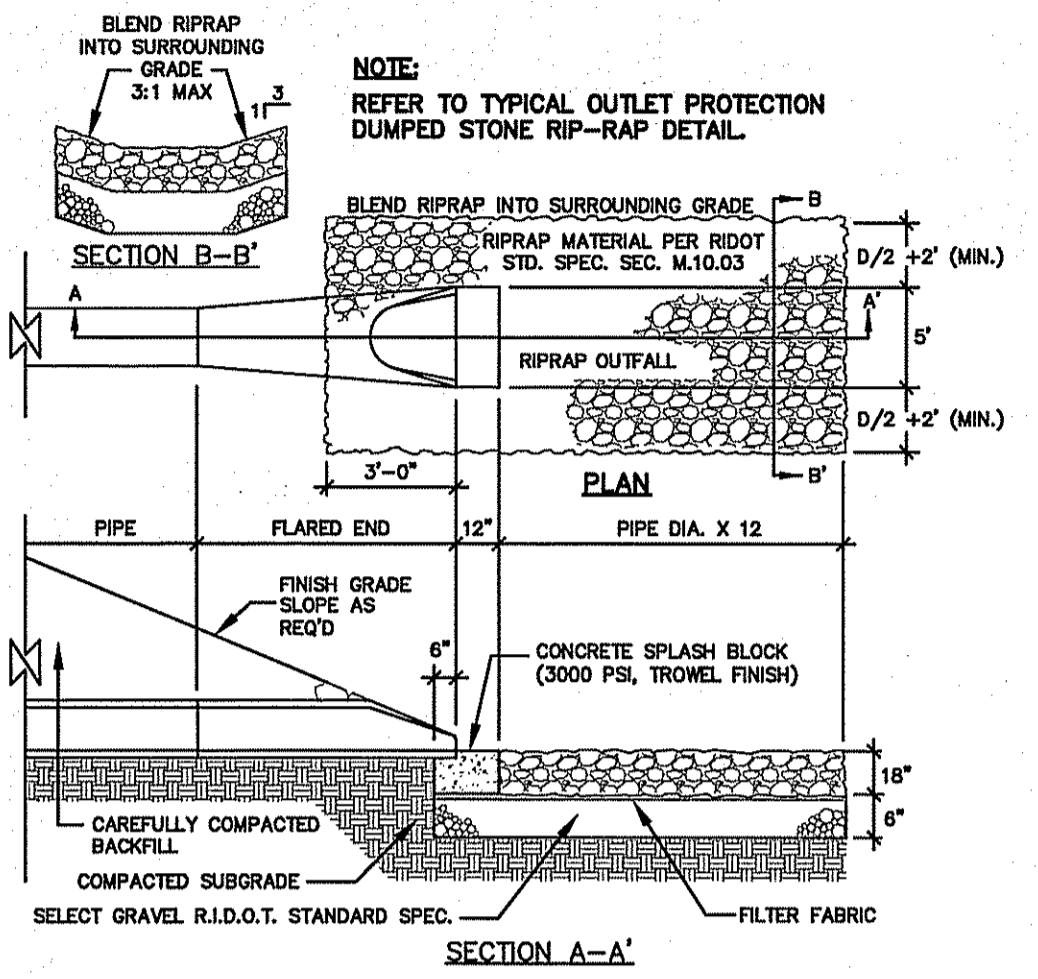
UNDERGROUND SYSTEM NOTES

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UTILITY & DRAINAGE WORK NOTES:

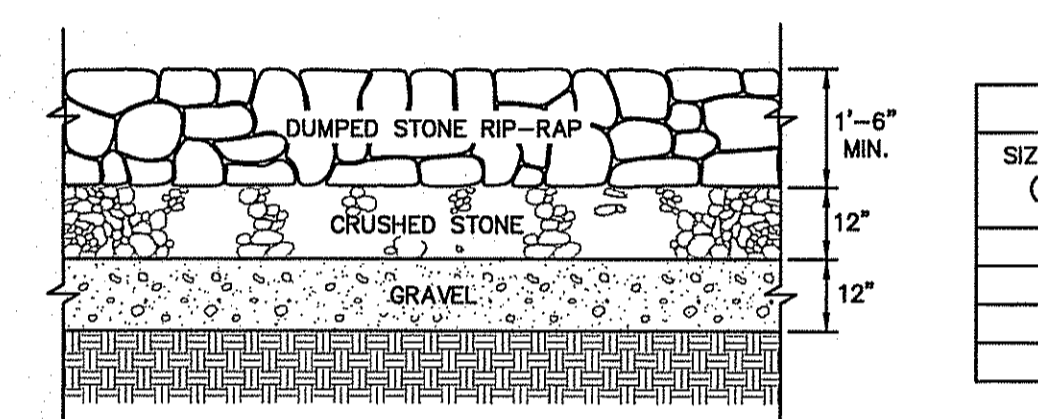
- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.T. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.



FLARED END AND RIP-RAP AT ALL PIPE ENDS
NOT TO SCALE

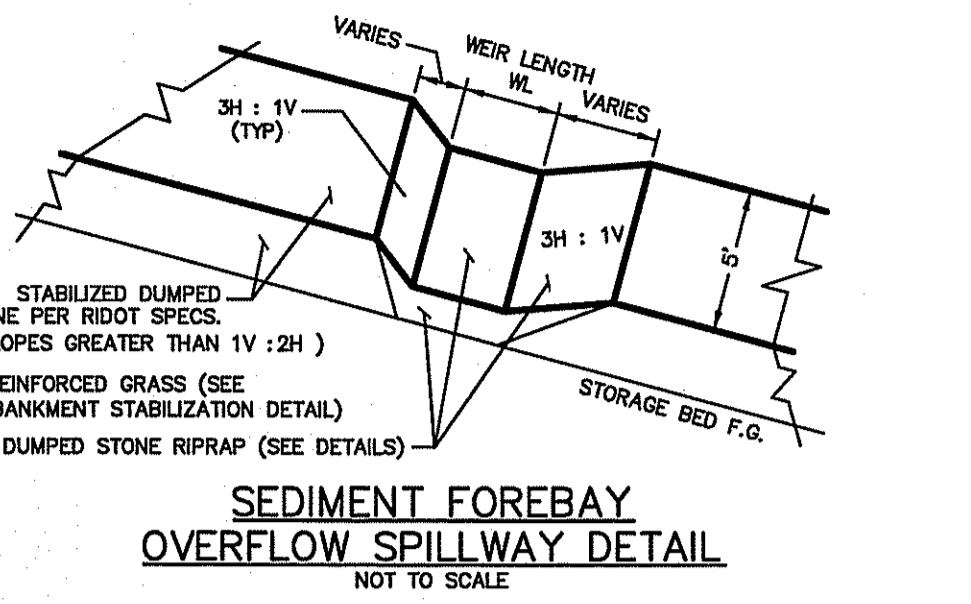
1) RIP RAP SHALL CONFORM TO RHODE ISLAND D.O.T. STANDARD SPECIFICATIONS.



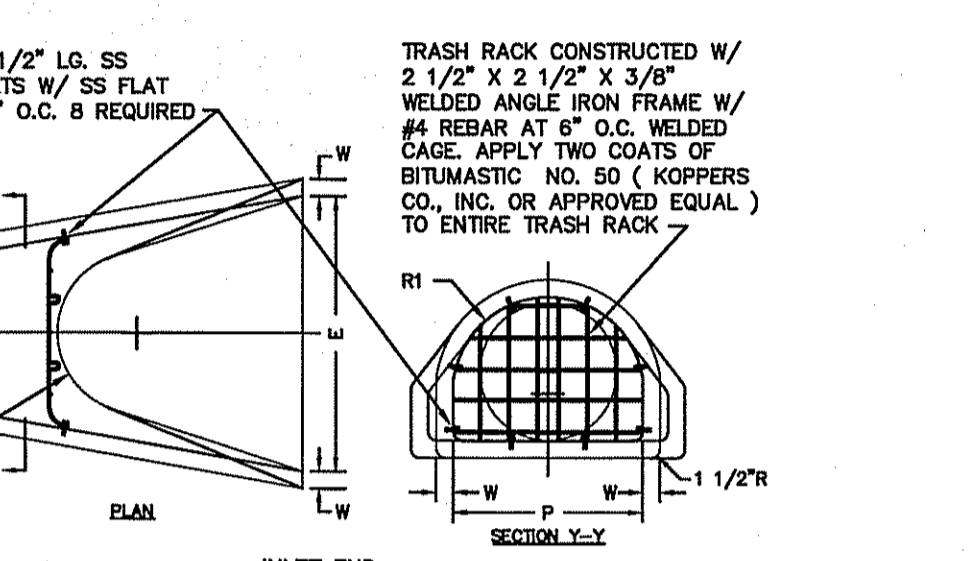
TYPICAL OUTLET PROTECTION DUMPED STONE RIP-RAP DETAIL
NOT TO SCALE

NOTES:

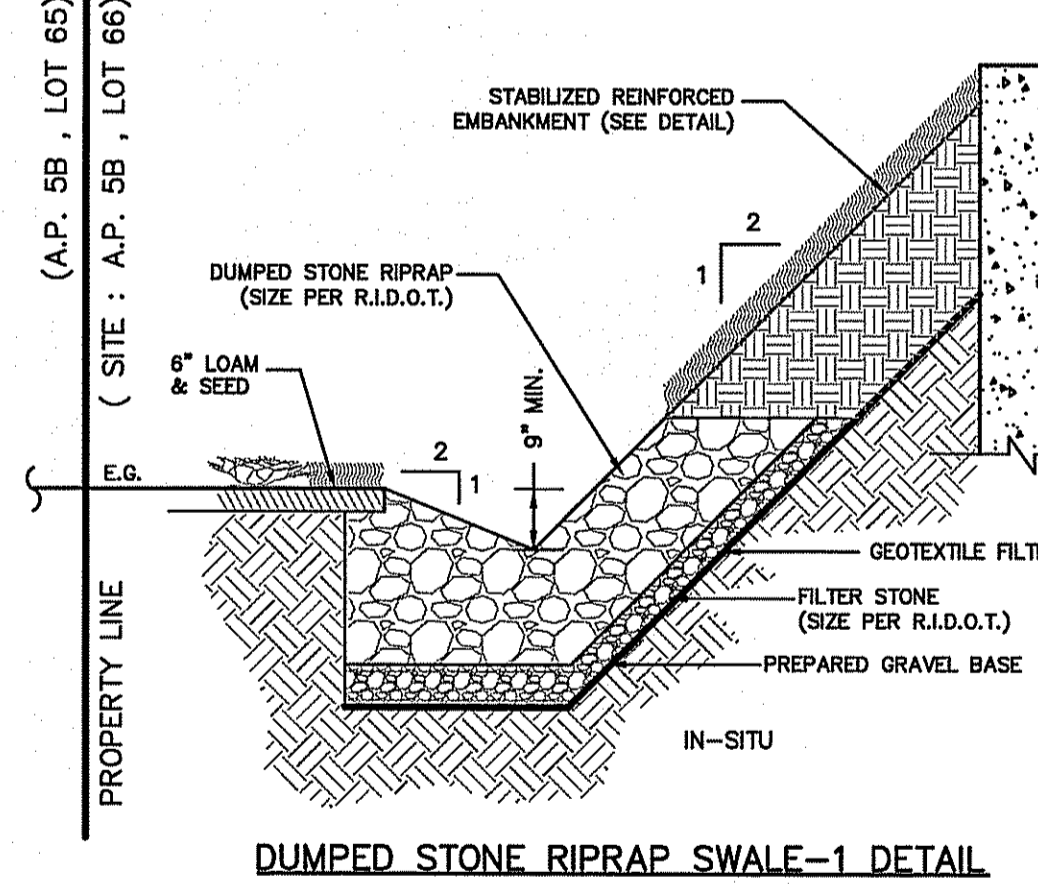
- STONES SIZES ARE BASED UPON ASSUMED SPECIFIC WEIGHT OF 165 LBS./CF.
- DUMPED STONE RIP-RAP STONE SIZE AS PER RIDOT (STD. SPEC. SEC. M.10.03).



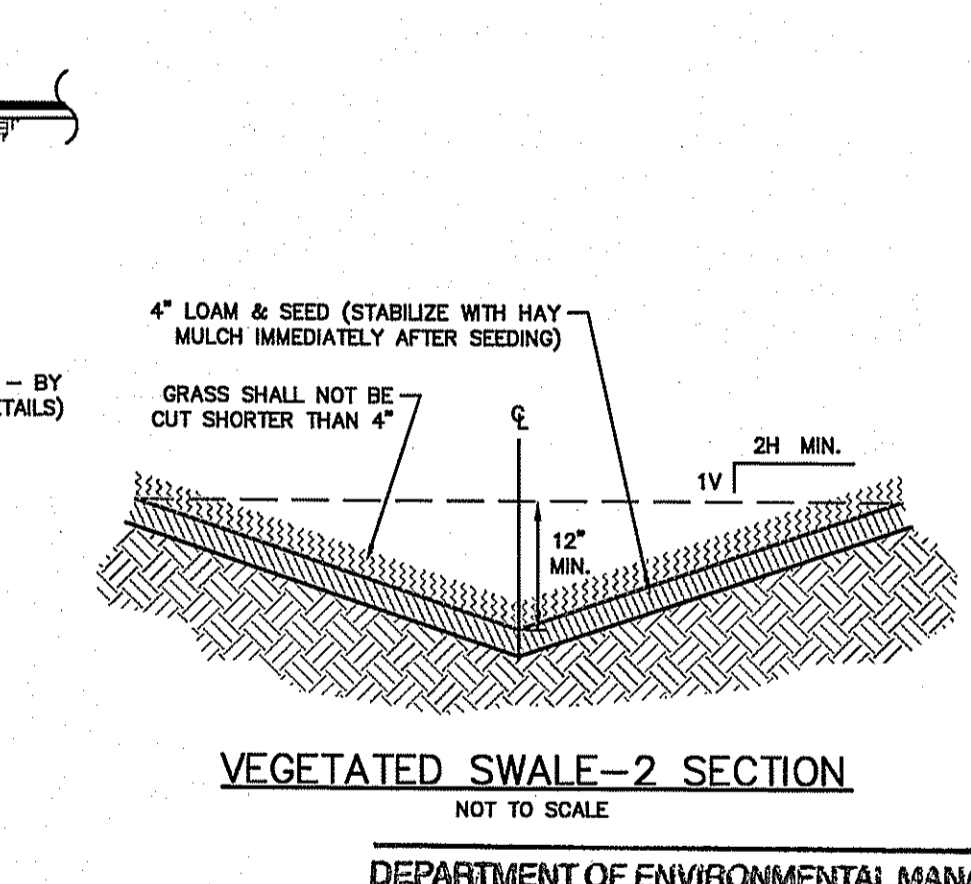
SEDIMENT FOREBAY OVERFLOW SPILLWAY DETAIL
NOT TO SCALE



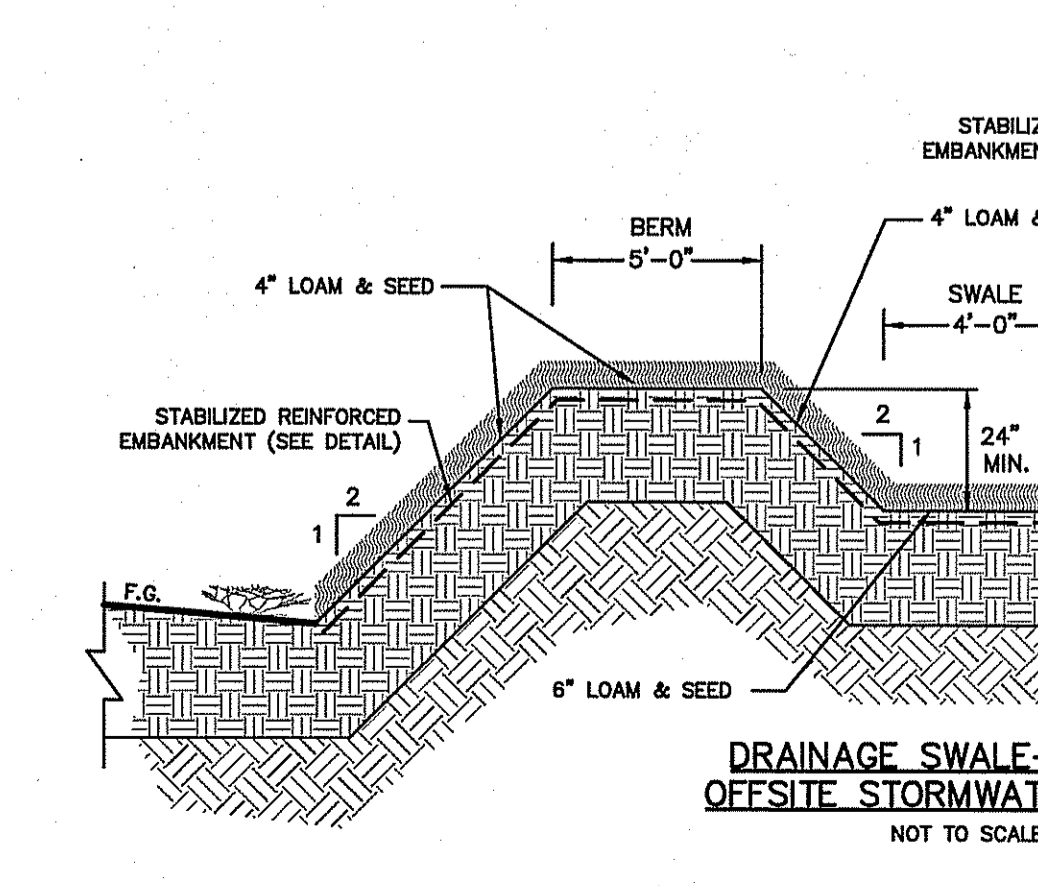
REINFORCED CONCRETE PIPE FLARED ENDS W/ TRASH RACK
NOT TO SCALE



DUMPED STONE RIPRAP SWALE-1 DETAIL
NOT TO SCALE



VEGETATED SWALE-2 SECTION
NOT TO SCALE



DRAINAGE SWALE-3 DETAIL OFFSITE STORMWATER RUNOFF
NOT TO SCALE

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NO.	DATE	REVISION	DESCRIPTION
2	2/14/2018	REVISED PER RIDOT/OWR REVIEW COMMENTS	MER
1	12/21/2017	REVISED PER RIDOT REVIEW COMMENTS	MER

PLAN REVISIONS

DATE: SEPTEMBER 22, 2017

DRAWN BY: RT DESIGN BY: RT CHECK BY: MER

PROJECT NO. 17038

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

BUILDING SITE PLAN
KINGSTOWN ROAD (ROUTE 138)
ASSESSOR'S MAP 05B, PARCEL 086-000
RICHMOND, RHODE ISLAND
PREPARED FOR COASTAL FARMS

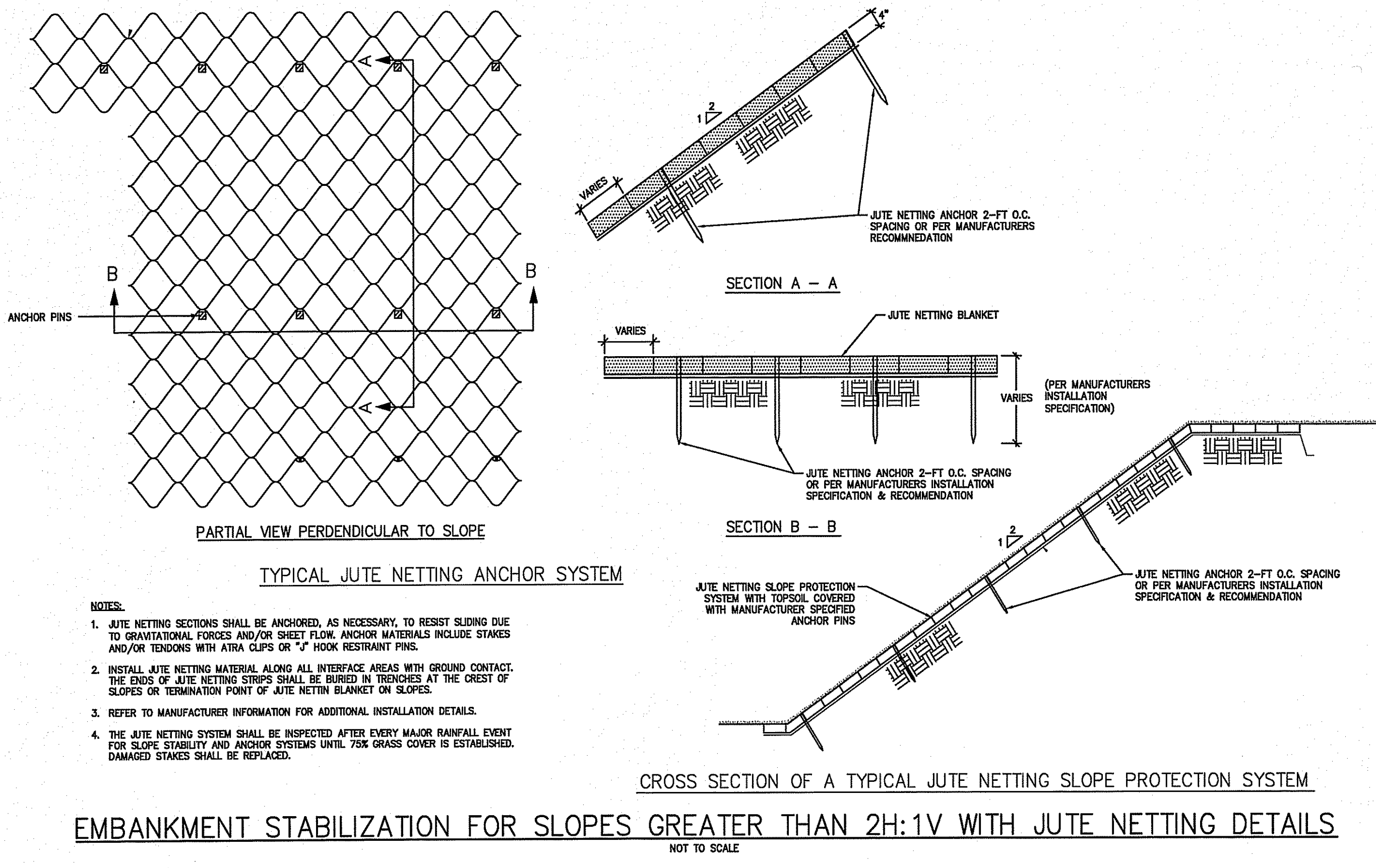
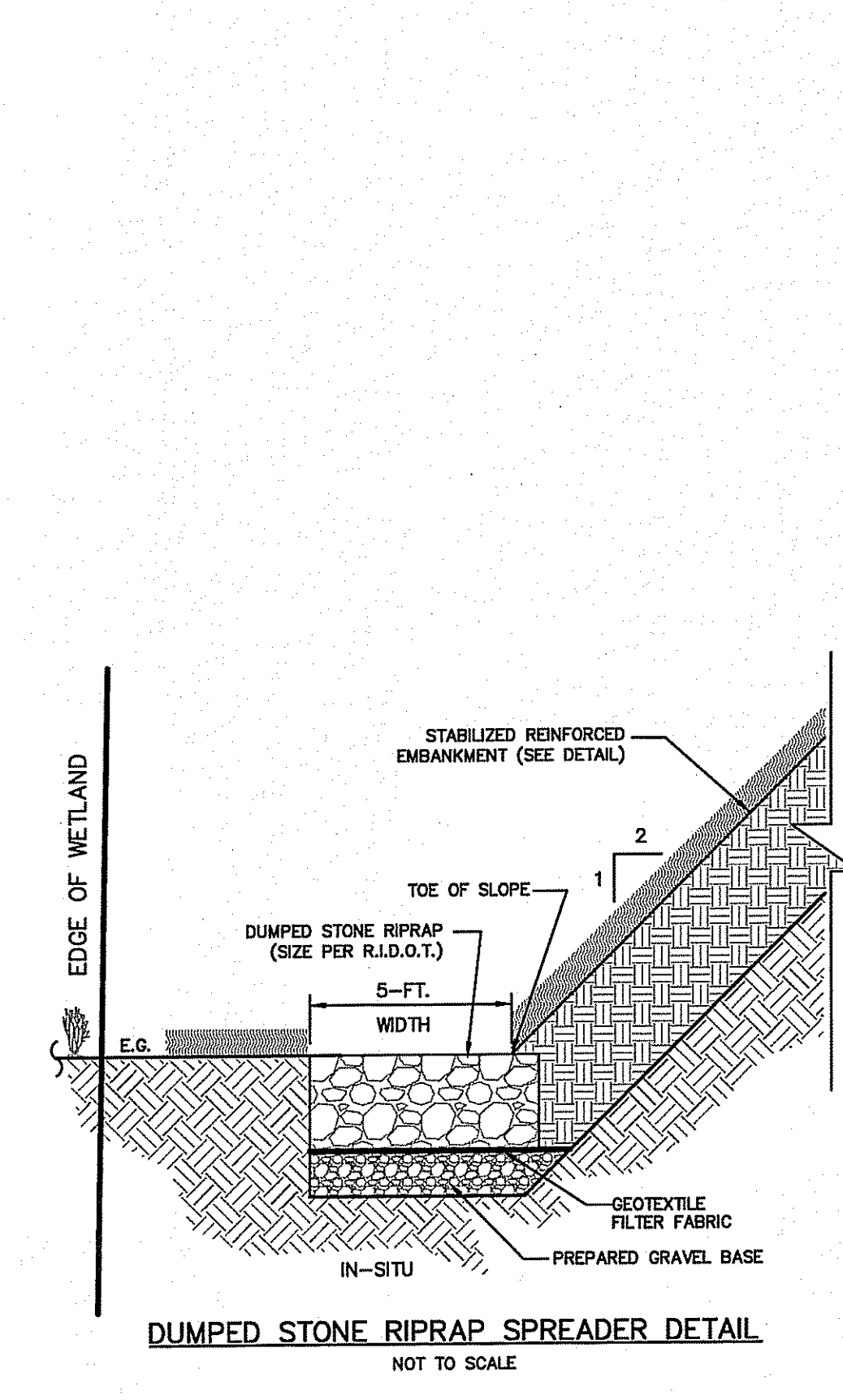
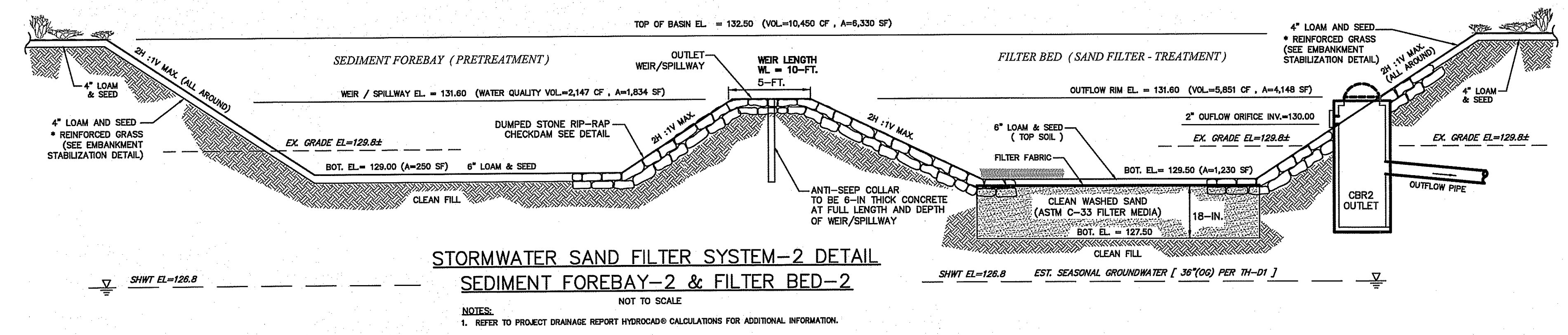
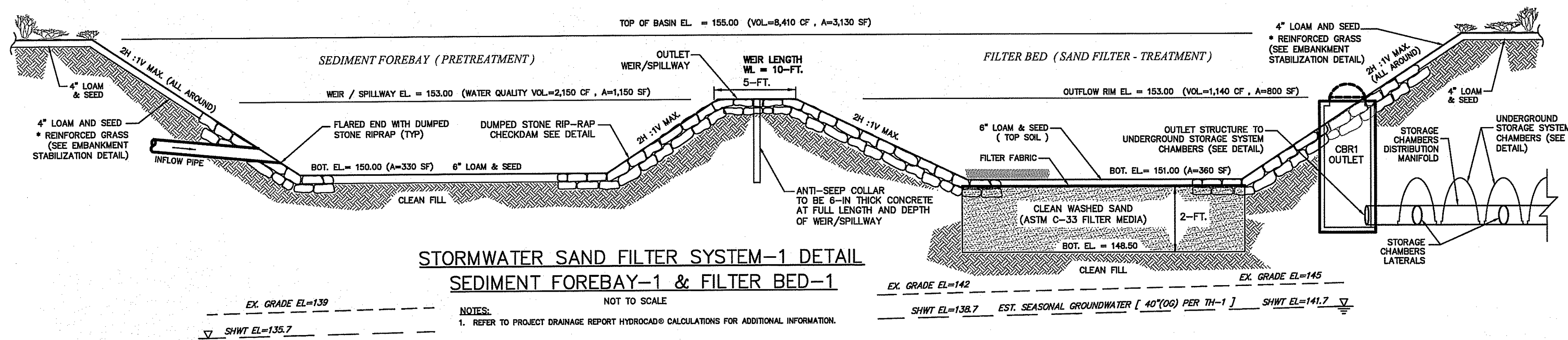
DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: NTS

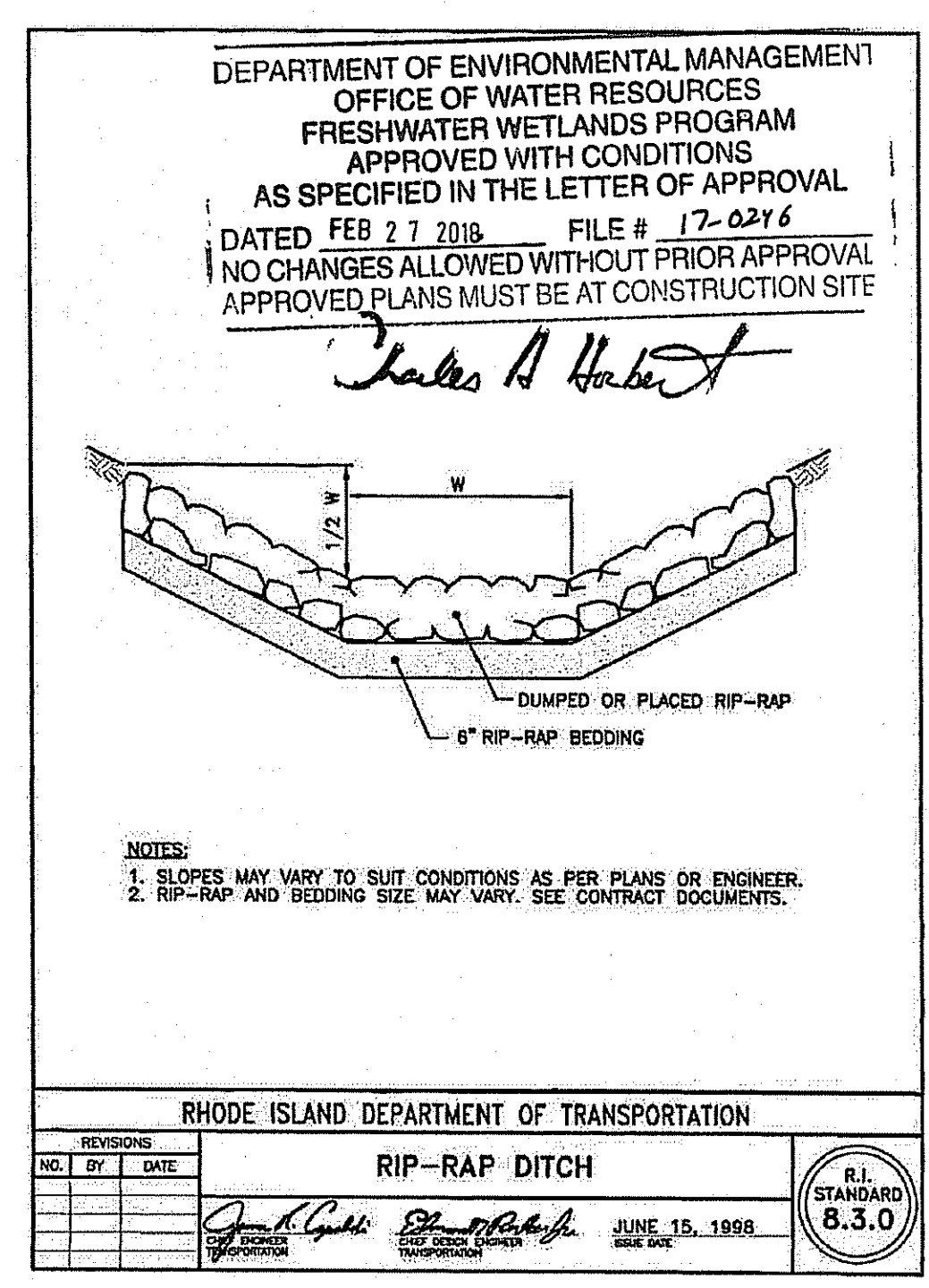
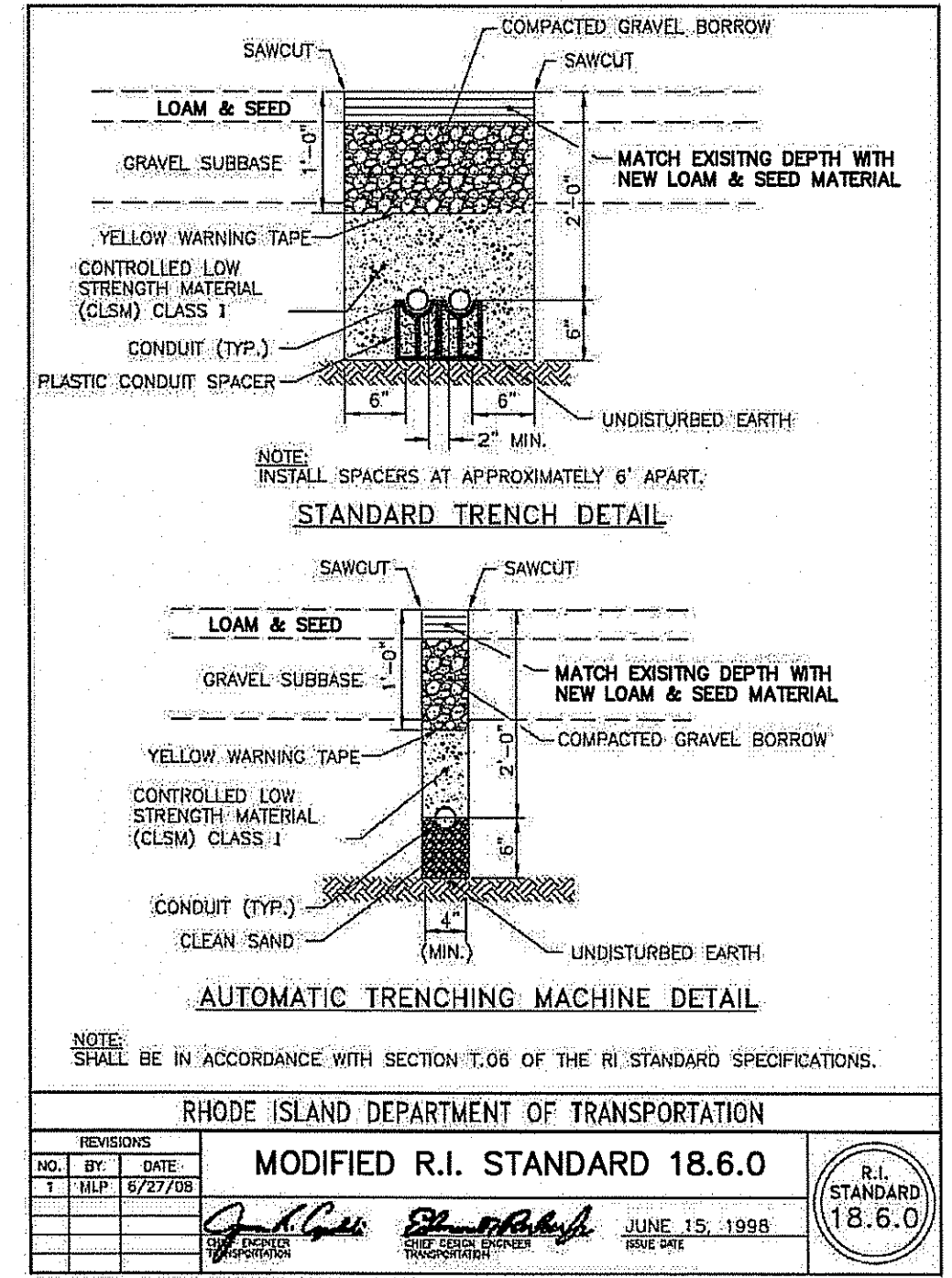
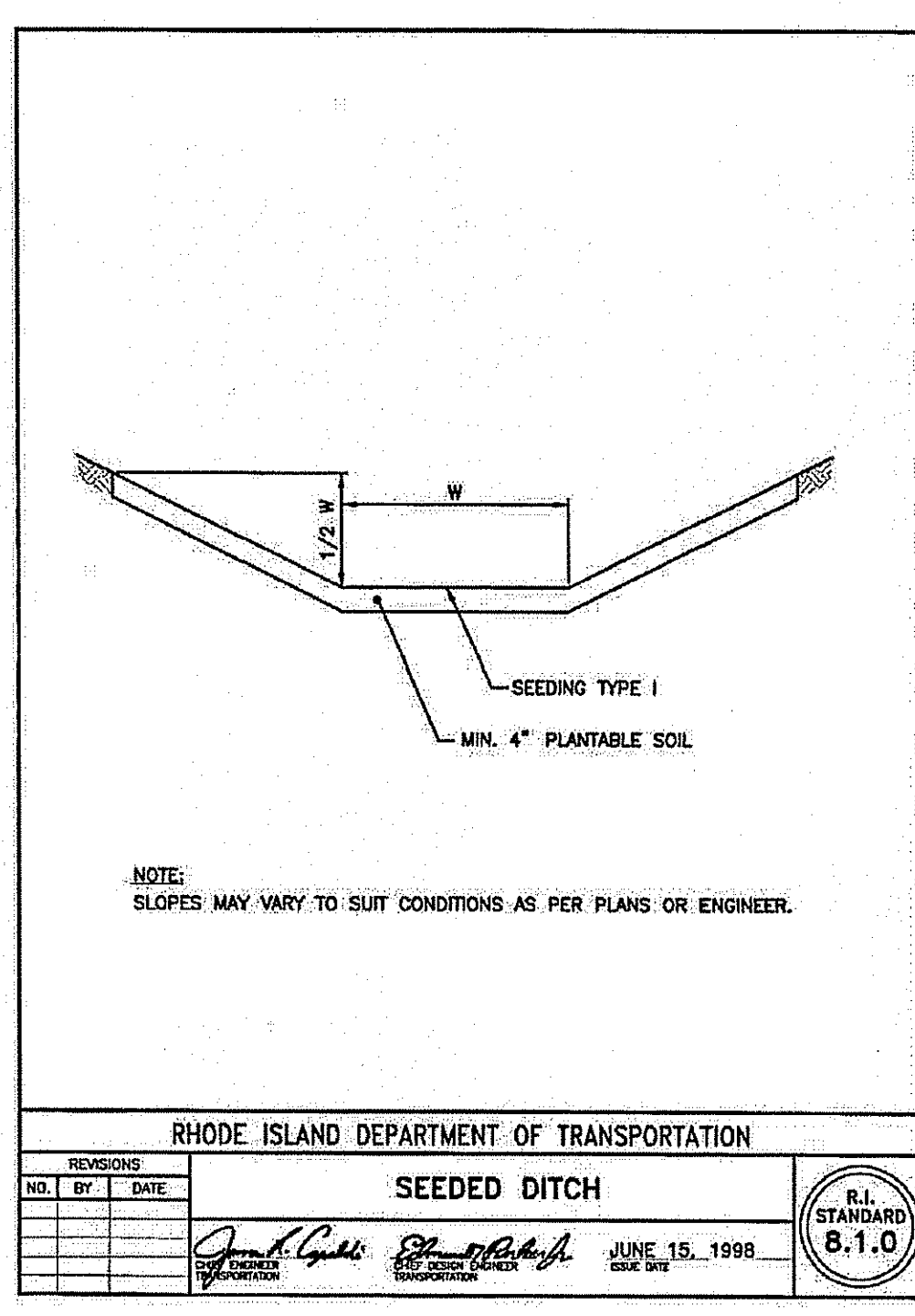
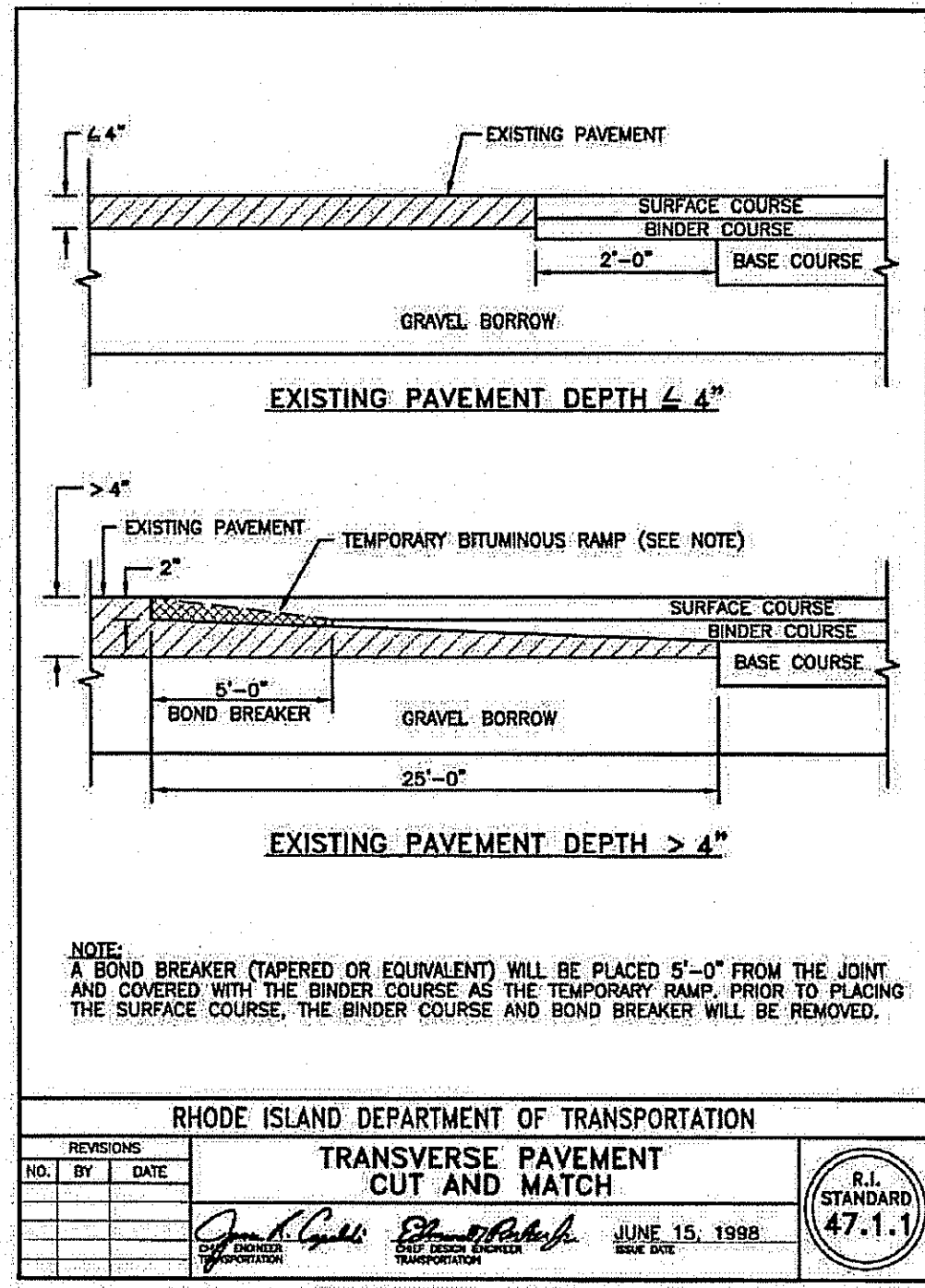
SHEET NO. 10 OF 11

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED FEB 27 2018 FILE # 17-0216
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James H. Herbert



EMBANKMENT STABILIZATION FOR SLOPES GREATER THAN 2H:1V WITH JUTE NETTING DETAILS



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 ASSESSOR'S MAP 05B, PARCEL 066-000
 RICHMOND, RHODE ISLAND

PREPARED FOR COASTAL FARMS

DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: NTS

SHEET NO. 11 OF 11