

**PLAN NOTES:**

1. THERE ARE VISIBLE FRESHWATER WETLANDS WITHIN THE PROJECT AREA.
2. THIS PROJECT IS WITHIN FLOOD HAZARD "ZONE X" AS DEPICTED ON FLOOD INSURANCE RATE MAP MA0602029A, LATEST REVISION SEPTEMBER 4, 2019.
3. THIS SITE IS SERVICED BY MUNICIPAL WATER & SEWER.
4. FRESHWATER DELINEATION CONDUCTED BY MASON & ASSOCIATES, INC.

**PLAN REFERENCES:**

1. NEWPORT CORPORATE PARK - MIDDLETOWN, RI - PREPARED BY STANLEY ENGINEERING, INC. - SCALE: 1" = 80, 1984 - REVISED OCT. 27, 1986
2. PROPERTY LINE PLAN OF LOTS I-G, I-H & I-E - NEWPORT CORPORATE PARK - IN MIDDLETOWN, RI FOR CORPORATE PARK ASSOCIATES - PREPARED BY STANLEY ENGINEERING, INC. - SCALE: 1" = 80', AUGUST 1988
3. TOWN OF MIDDLETOWN TAX ASSESSOR'S PLAT 104

**PERTINENT ZONING INFORMATION:**

ZONING DISTRICT: *OD*  
 MINIMUM LOT SIZE: 40,000 SF  
 MINIMUM LOT WIDTH: 150.0  
 MAXIMUM HEIGHT (PRINCIPAL): 35.0  
 MAXIMUM HEIGHT (ACCESSORY): 25.0

**BUILDING SETBACKS (PRINCIPAL STRUCTURE)**

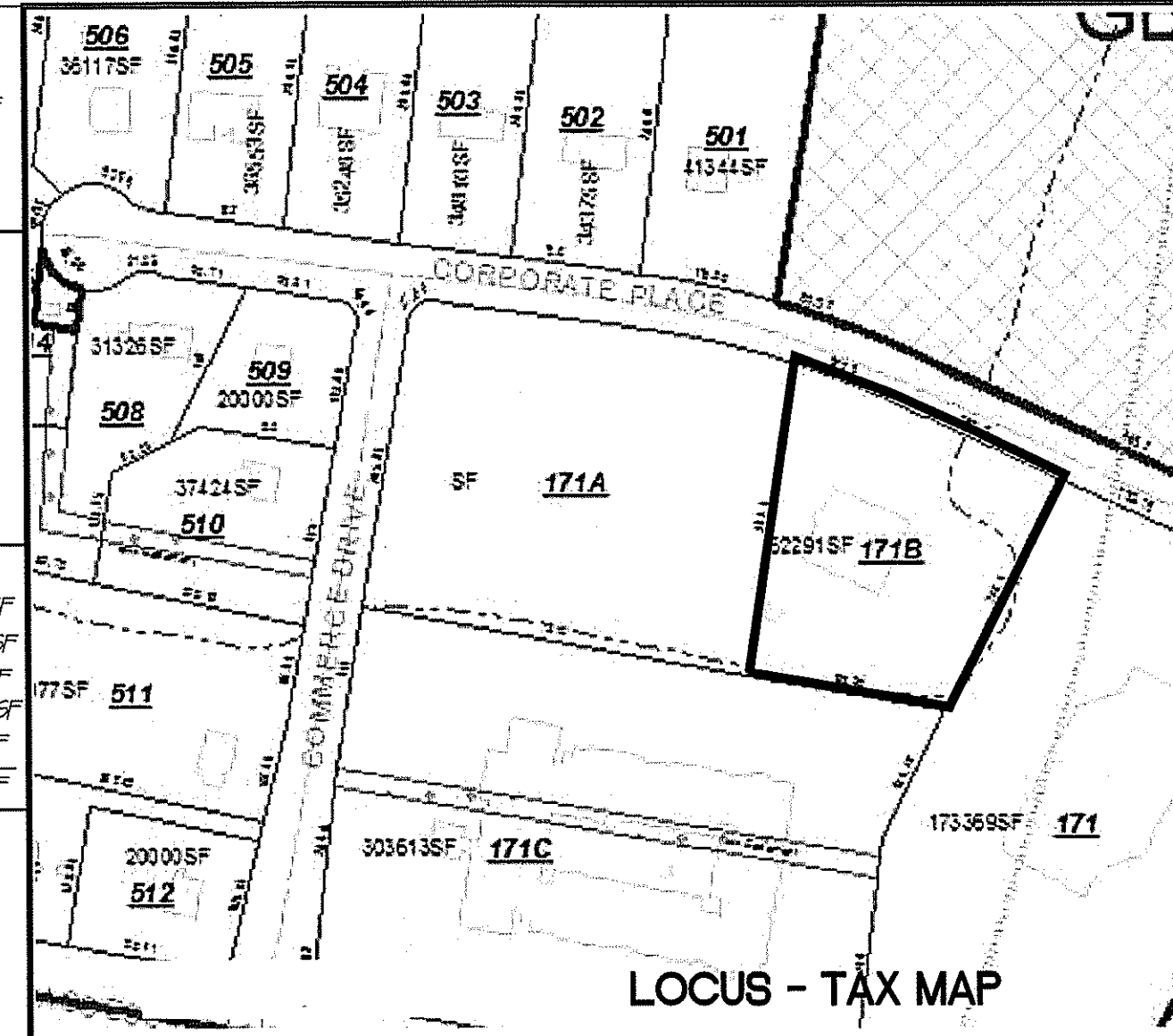
MINIMUM FRONT YARD: 10.0  
 MINIMUM SIDE YARD: 35.0  
 MINIMUM REAR YARD: 50.0  
 MAXIMUM LOT COVERAGE: 35%

**BUILDING SETBACKS (ACCESSORY STRUCTURE)**

MINIMUM SIDE YARD: 25.0  
 MINIMUM REAR YARD: 15.0

**EXISTING IMPERVIOUS AREA STATISTICS:**

EXISTING COMMERCIAL STRUCTURE: 5,900 SF  
 EX. PARKING LOT: 3,450 SF  
 EX. SIDEWALK: 500 SF  
 EX. PAVED AREA #1: 3,900 SF  
 EX. PAVED AREA #2: 525 SF  
 TOTAL EXISTING IMPERVIOUS AREA: 13,625 SF



**SURVEYOR'S CERTIFICATION:**

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

**TYPE OF SURVEY**      **MEASUREMENT SPECIFICATION**  
 COMPREHENSIVE BOUNDARY SURVEY      CLASS 1  
 DATA ACCUMULATION SURVEY      CLASS 1  
 TOPOGRAPHICAL SURVEY ACCURACY      1-2

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

THIS SURVEY WAS CONDUCTED TO PREPARE A BASE PLAN FOR THE PURPOSES OF DETAILED SITE DESIGN AND PERMITTING OF THE PARCEL.

JOHN BRAGA JR.  
 PROFESSIONAL LAND SURVEYOR  
 8/5/18 DATE  
 REGISTERED LAND SURVEYOR

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- CAPE COD BERM
- OVERHEAD WIRES
- TEL. TELEPHONE LINE
- ELECT. ELECTRIC/CABLE/FIBRE
- GAS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- STONE WALL
- BAND (EXISTING)
- BAND (PROPOSED)
- REBAR
- DRILL HOLE
- CHAIN LINK FENCE
- WATER SHUTOFF
- HYDRANT
- SILT FENCING
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- EXISTING TREE LINE
- TREE
- SOIL EVALUATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- ELECTRIC METER/UTILITY PAD

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED SEP 21 2018 FILE # 18-021D  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE CONSTRUCTION SITE

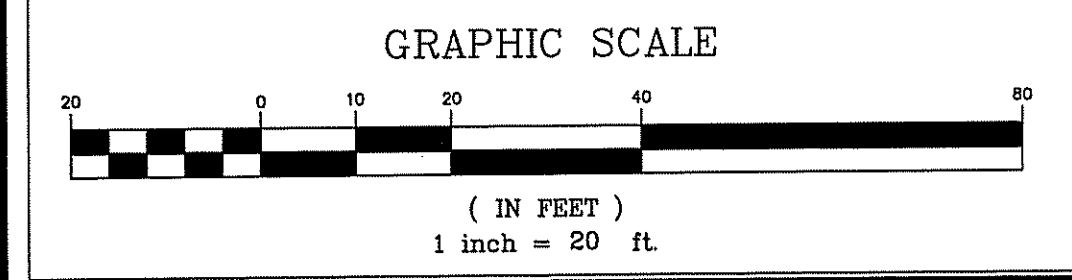
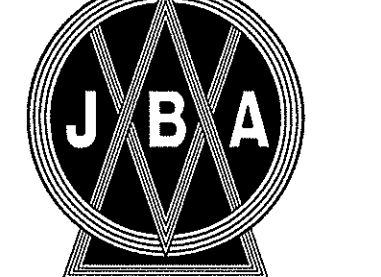
DRAWN BY: <i>JP</i>	DATE: 08/23/18	
CHECKED BY: <i>JP</i>	DRAWING NO: 17022-51	
JOB NO: 17022	SHEET 1 OF 2	
NO. DATE	DESCRIPTION	BY
1 08/21/18	PLAN EXITS PER RDEM/PWM MEETING	<i>JP</i>

**"PLAN OF SURVEY OF LAND"**  
**"EXISTING CONDITIONS"**

**OWNER OF RECORD:**  
 ANAK LLC  
 28 MALLEE TERRACE  
 PORTSMOUTH, RI 02871

**PROJECT LOCATION:**  
 70 CORPORATE PLACE  
 AP 106 LOT 171 B  
 MIDDLETOWN, RI 02842

JOHN BRAGA & ASSOCIATES, INC.  
 CIVIL ENGINEERS • LAND SURVEYORS  
 P.O. BOX 944  
 PORTSMOUTH, R.I. 02871-0919  
 PHONE (401) 683-0101



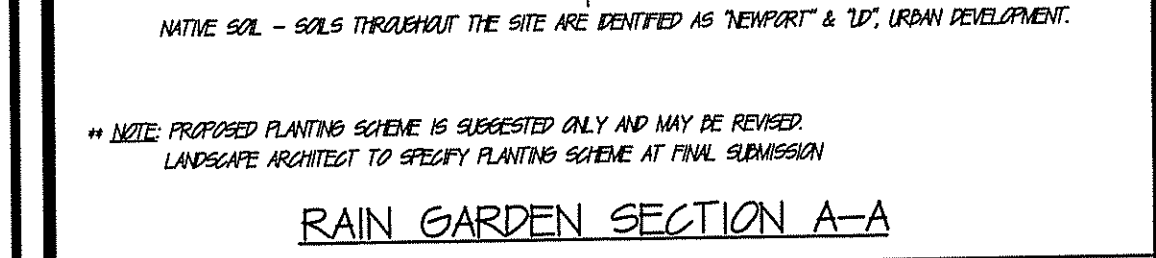
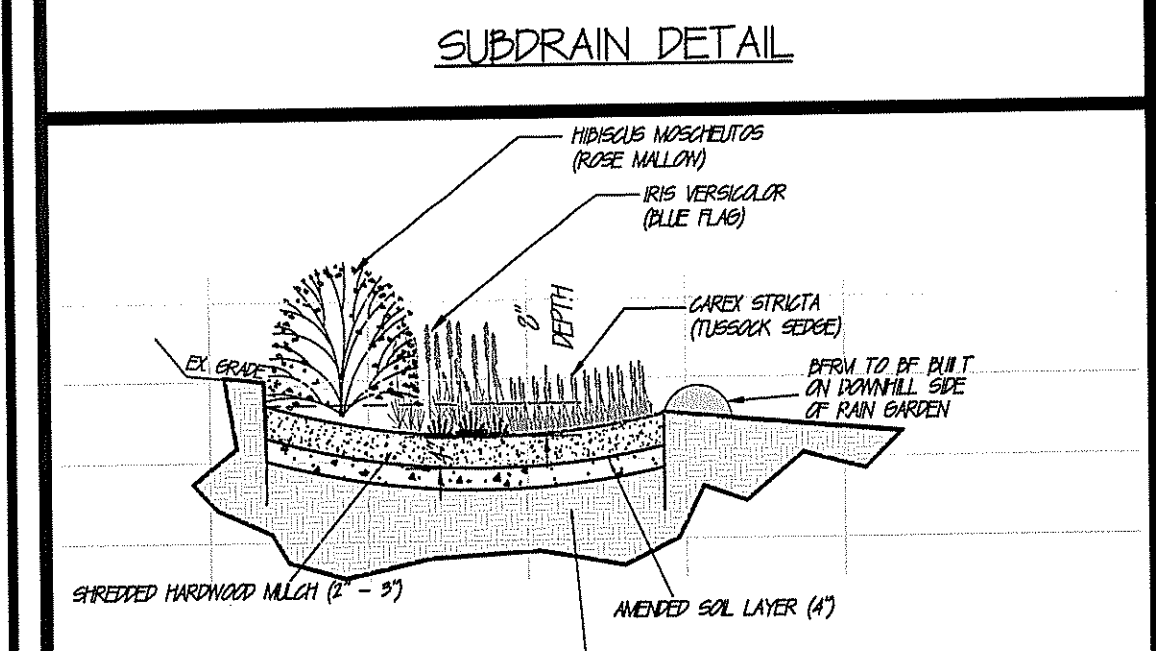
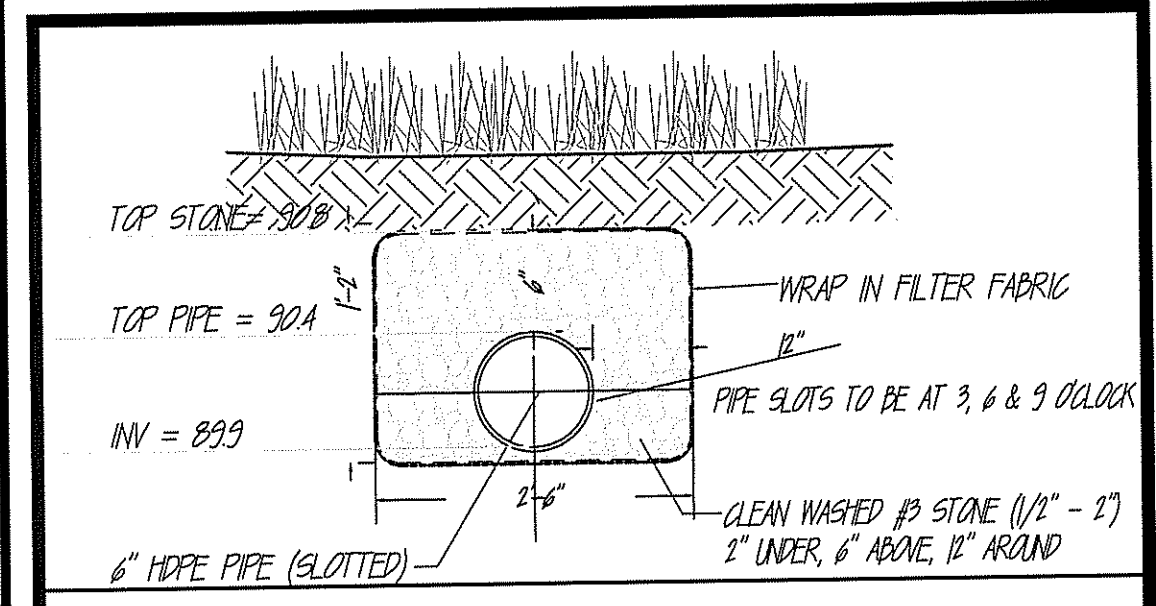
**EXISTING IMPERVIOUS AREA STATISTICS:**

EXISTING COMMERCIAL STRUCTURE	5,900 SF
EX. PARKING LOT	9,400 SF
EX. SIDEWALK	590 SF
EX. PAVED AREA #1	9,900 SF
EX. PAVED AREA #2	925 SF
TOTAL EXISTING IMPERVIOUS AREA	16,615 SF

**PROPOSED IMPERVIOUS AREA STATISTICS:**

EXISTING COMMERCIAL STRUCTURE	5,900 SF
EX. PARKING LOT	9,400 SF
EX. SIDEWALK	590 SF
PROP. PAVED AREA #1	950 SF
PROP. EMPLOYEE PARKING (PERVIOUS)	2,700 SF
TOTAL PROPOSED IMPERVIOUS AREA	16,830 SF

REDUCTION OF IMPERVIOUS AREA = 2,715 SF



**Rain Garden Surface Area in Silt-Soil (Leans and Silt Leans) (square feet)**

Drainage Area (Square feet)	for 4 inch deep garden	for 6 inch deep garden	for 8 inch deep garden
100	34	25	16
200	68	50	32
300	102	75	48
400	136	100	64
500	170	125	80
600	204	150	96
700	238	175	112
800	272	200	128
900	306	225	144
1000	340	250	160

**IMPLEMENTATION REQUIREMENTS**

**SOLID WASTES**  
 - CLEAN UP SPILLS IMMEDIATELY. FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON THE PACKAGE. USE AN ABSORBENT MATERIAL SUCH AS SAND/DUST OR KITTY LITTER TO CONTAIN THE SPILL.

- DURING THE DEMOLITION PHASE OF CONSTRUCTION, PROVIDE EXTRA CONTAINERS AND SCHEDULE MORE FREQUENT PICKUPS.

- COLLECT, REMOVE, AND DISPOSE OF ALL CONSTRUCTION SITE WASTES AT AUTHORIZED DISPOSAL AREAS. CONTACT A LOCAL ENVIRONMENTAL AGENCY TO IDENTIFY THESE DISPOSAL SITES.

**HAZARDOUS MATERIALS AND WASTES**  
 - TO PREVENT LEAKS, EMPTY AND CLEAN HAZARDOUS WASTE CONTAINERS BEFORE DISPOSING OF THEM.

- NEVER REMOVE THE ORIGINAL PRODUCT LABEL FROM THE CONTAINER BECAUSE IT CONTAINS IMPORTANT SAFETY INFORMATION. FOLLOW THE MANUFACTURER'S RECOMMENDED METHOD OF DISPOSAL, WHICH SHOULD BE PRINTED ON THE LABEL.

- NEVER MIX EXCESS PRODUCTS WHEN DISPOSING OF THEM, UNLESS SPECIFICALLY RECOMMENDED BY THE MANUFACTURER.

**PETROLEUM PRODUCTS**  
 - IMMEDIATELY CONTAIN AND CLEAN UP ANY SPILLS WITH ABSORBENT MATERIALS.

**INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS**  
 - ALL WASTE CONTAINERS WILL BE COVERED TO AVOID CONTACT WITH WIND AND PRECIPITATION.

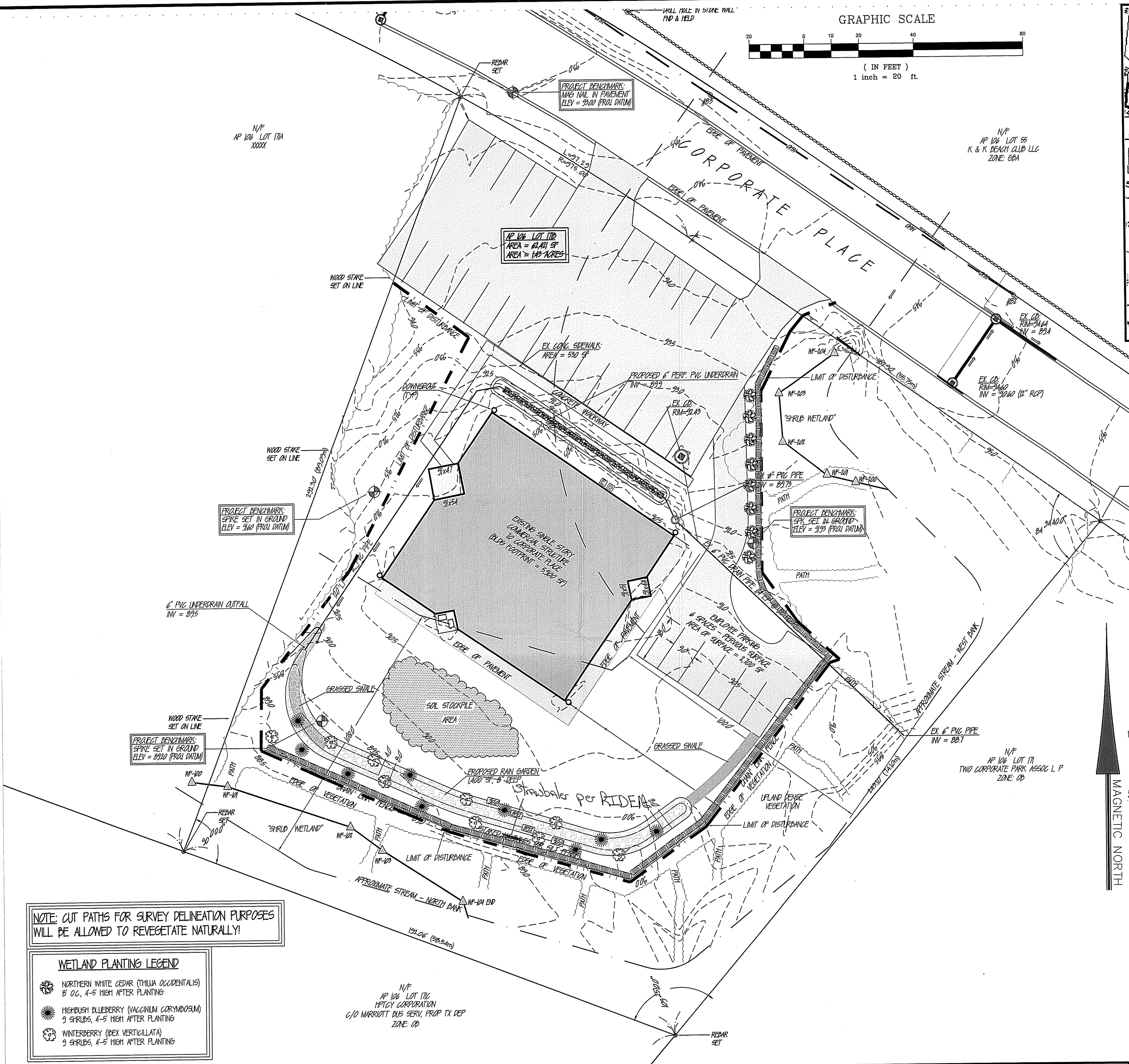
- WASTE COLLECTION WILL BE SCHEDULED FREQUENTLY ENOUGH TO PREVENT CONTAINERS FROM OVERFILLING.

- ALL CONSTRUCTION SITE WASTES WILL BE COLLECTED, REMOVED, AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS AND ONE AT AUTHORIZED DISPOSAL SITES.

- INSPECT STORAGE AND USE AREAS AND IDENTIFY CONTAINERS OR EQUIPMENT THAT COULD MALFUNCTION AND CAUSE LEAKS OR SPILLS.

- CHECK TESTS AND CONTAINERS FOR LEAKS, CORROSION, SUPPORT OR FOUNDATION FAILURE, OR OTHER SIGNS OF DETERIORATION, AND TEST THEM FOR SOUNDNESS.

- IMMEDIATELY REPAIR OR REPLACE ANY THAT ARE FOUND TO BE DEFECTIVE.



**NOTE: CUT PATHS FOR SURVEY DELINEATION PURPOSES WILL BE ALLOWED TO REVEGETATE NATURALLY!**

**WETLAND PLANTING LEGEND**

- NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)  
 8' OC, 4-5 HIGH AFTER PLANTING
- HIGHBUSH BLUEBERRY (VACCINIUM CORMIFOSUM)  
 9 SHRUBS, 4-5 HIGH AFTER PLANTING
- WINTERBERRY (DEX VERTICILLATA)  
 9 SHRUBS, 4-5 HIGH AFTER PLANTING

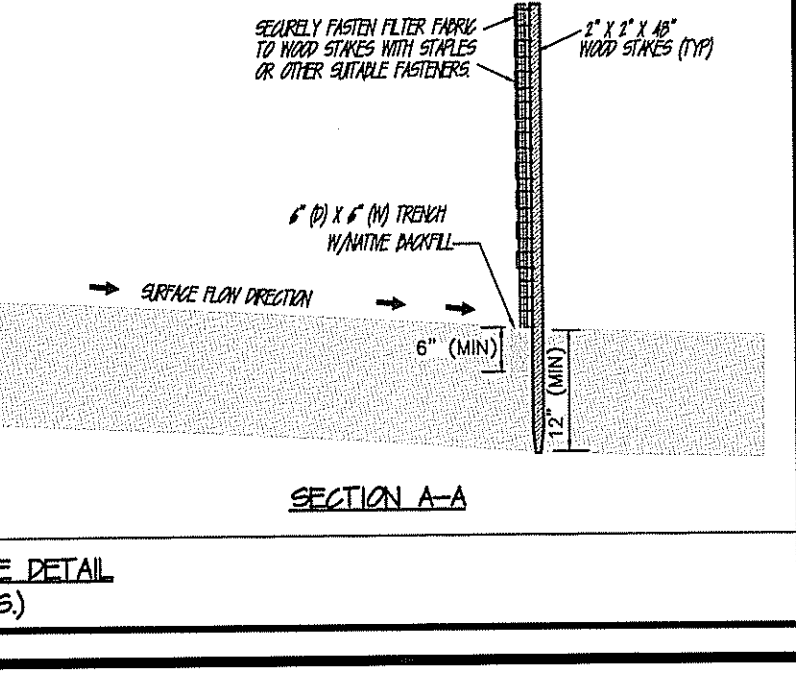
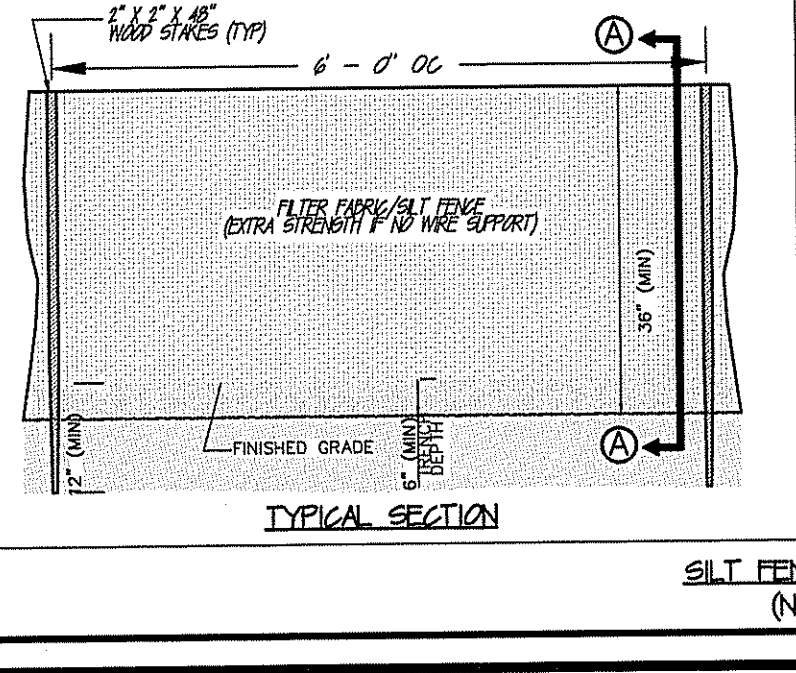
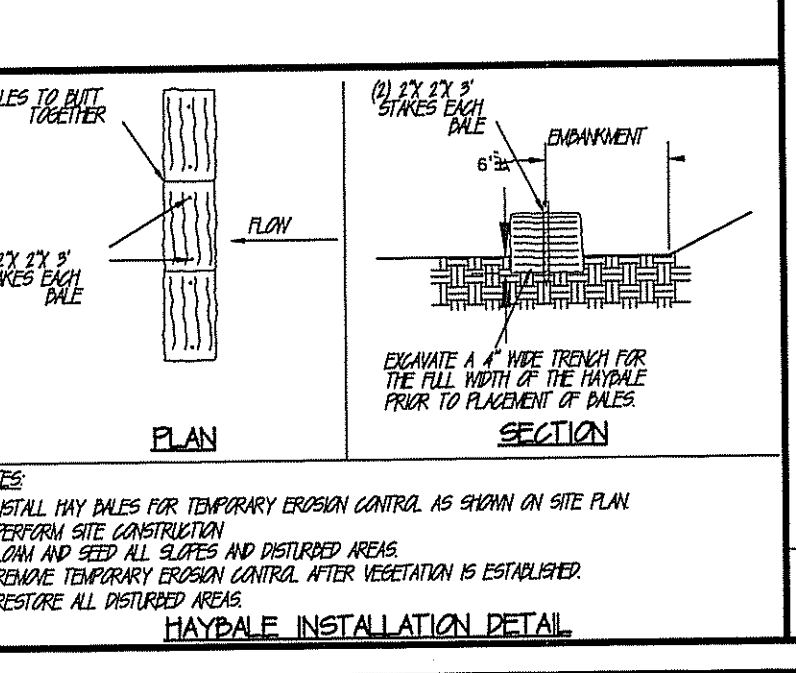
**EROSION CONTROL PROGRAM**

**GENERAL EROSION CONTROL NOTES:**

1. SHEET PILES OR SLURRY WALLS SHALL BE DESIGNED AND PROTECTED WITH A ROCK MATTING. MATTS FOR SLOPES > 3:1.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND STORM RUNOFF.
3. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
4. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
5. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
6. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
7. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
8. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
9. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.
10. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PROTECTED FROM DAMAGE.

**SEED MIX**

APPLY AT THE RATE OF 20/1000 SQUARE FEET OR 12/1000 (BY)



**JOHN BRAGA JR.**  
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
 8/15/18

**SOIL EROSION + SEDIMENT CONTROL PLAN**

**APPLICANT:**  
 AJAK LLC  
 28 MALLEE TERRACE  
 PORTSMOUTH, RI 02871

**PROJECT LOCATION:**  
 10 CORPORATE PLACE  
 AP 106 LOT 171 B  
 MIDDLETOWN, RI 02842

**JOHN BRAGA & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 P.O. BOX 944  
 PORTSMOUTH, R.I. 02871-0919  
 PHONE (401) 683-0101