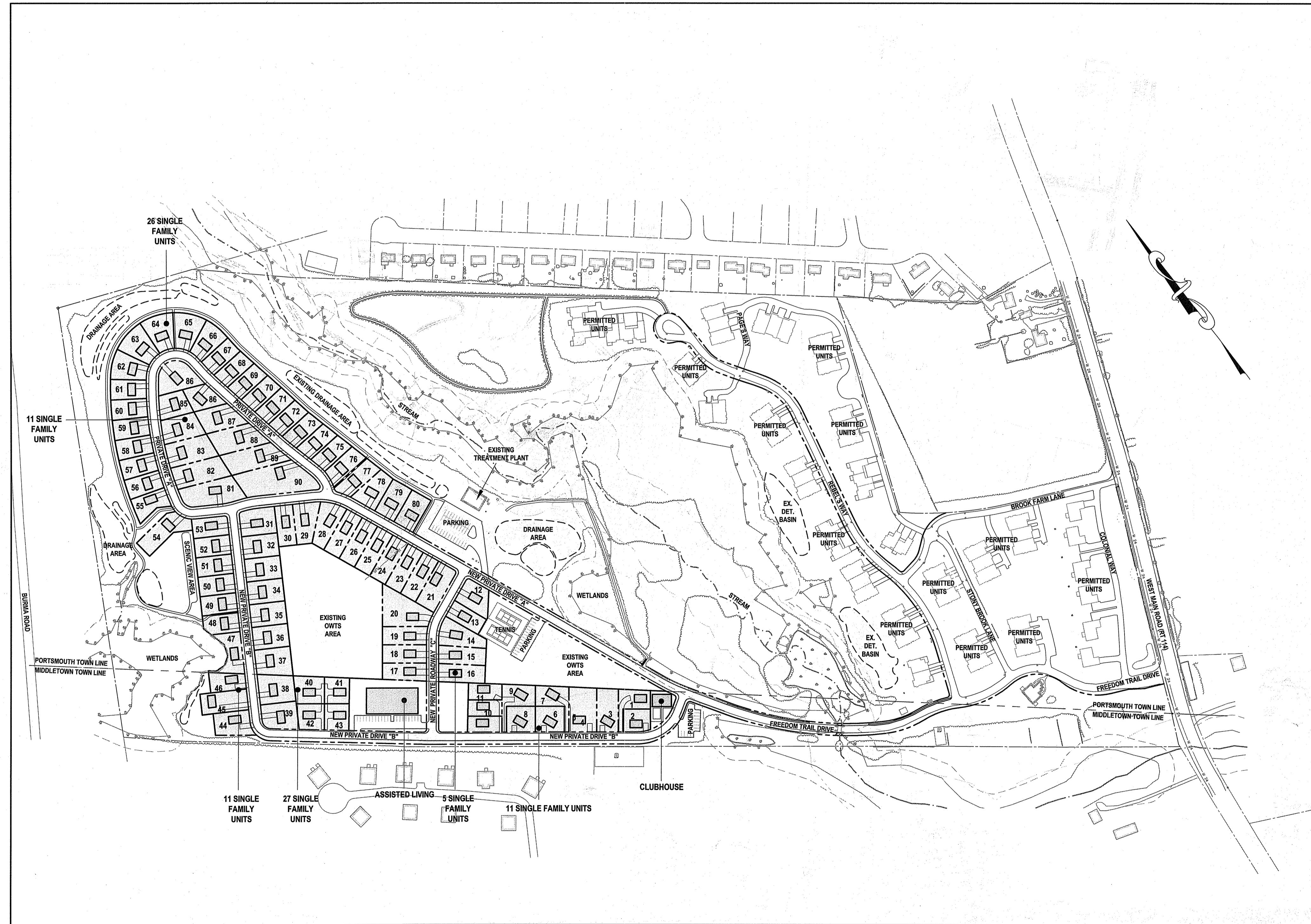


# PRESCOTT POINT

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



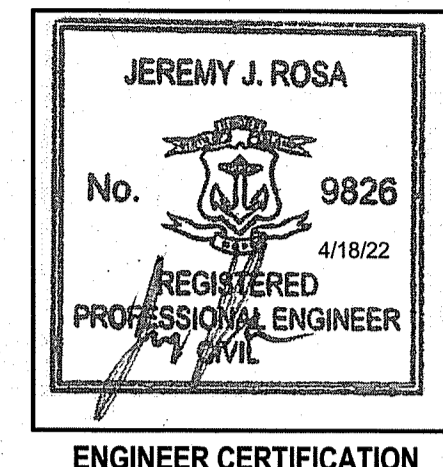
### SITE PLAN

SCALE = 1"=200'

CIVIL ENGINEER:

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

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



ENGINEER CERTIFICATION

OWNER:

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

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
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NOTE PER DEM:

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

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: MAY 18 2022 FILE # 21-0315

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

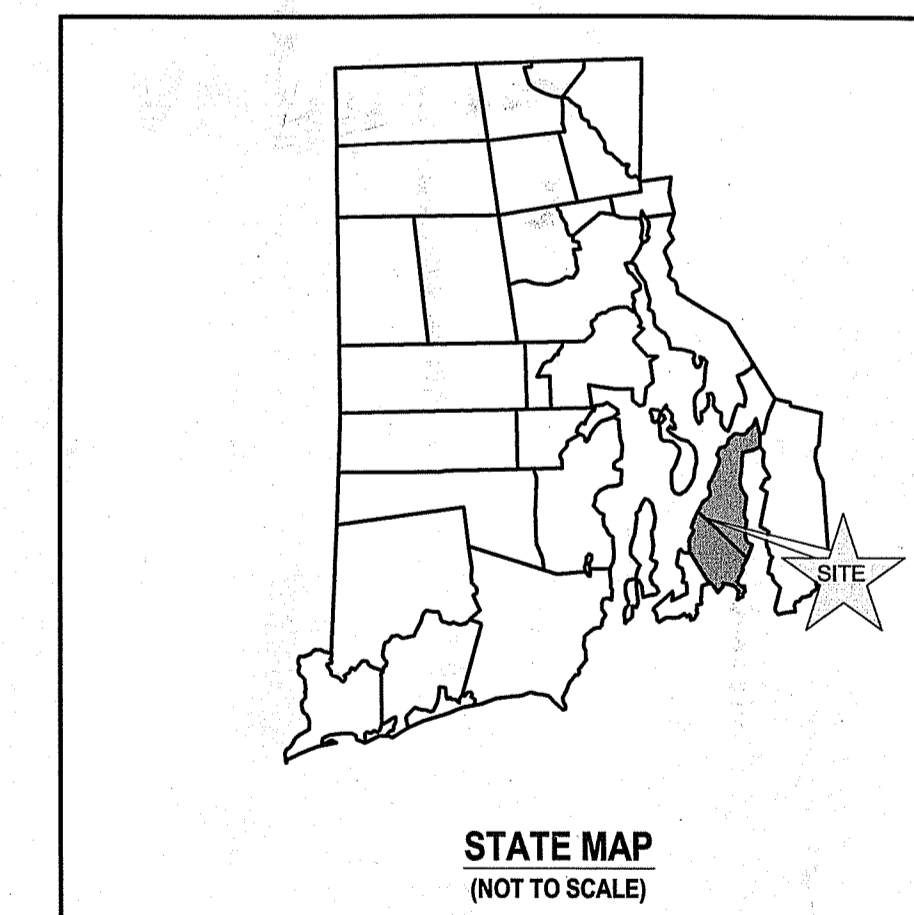
*Justin D. Wensink*

## APRIL 18, 2022 PERMIT SET

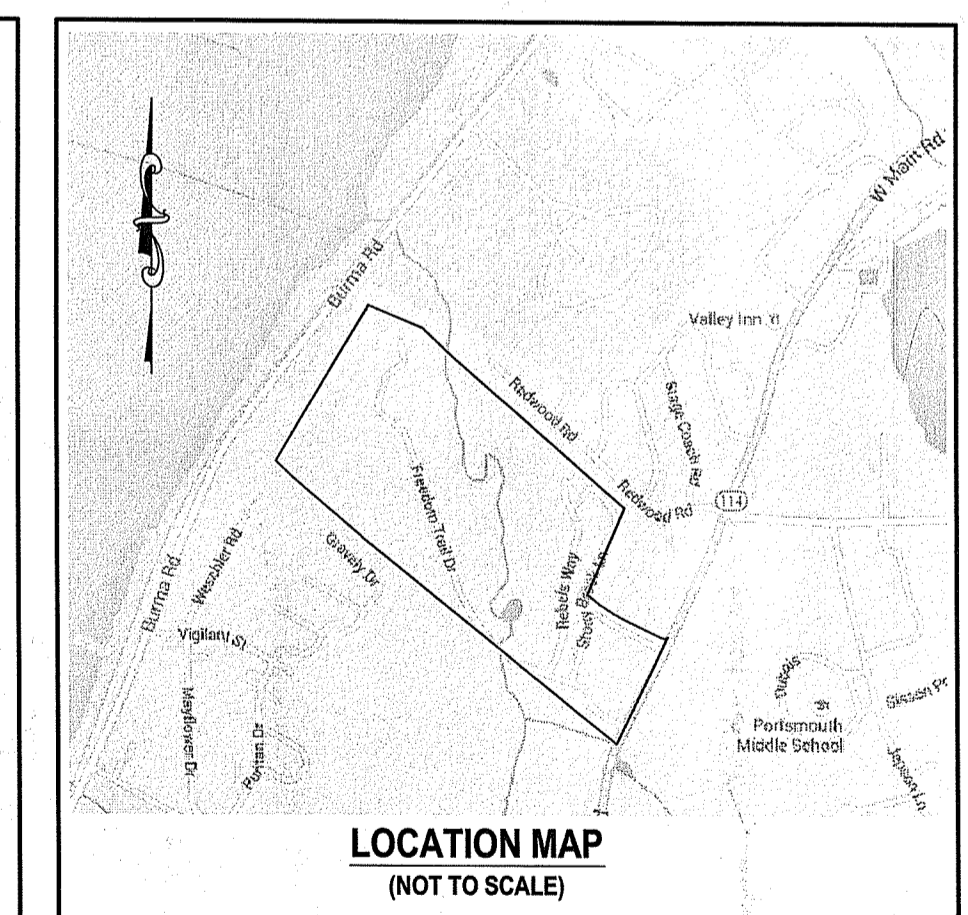
### PLAN INDEX

#### SITE/CIVIL ENGINEERING PLANS

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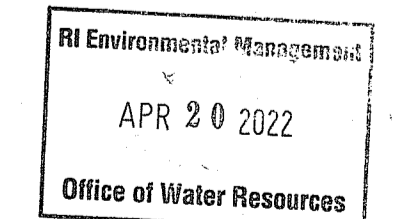
STATE MAP  
(NOT TO SCALE)



LOCATION MAP  
(NOT TO SCALE)

#### SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF PORTSMOUTH	OCT 5, 2015	PRELIMINARY PLAN SUBMISSION
TOWN OF MIDDLETOWN	DEC 18, 2015	PRELIMINARY PLAN SUBMISSION
RIDEM WETLANDS	DEC 18, 2015	PRELIMINARY DETERMINATION
RIDEM WETLANDS	FEB 18, 2016	PRELIMINARY DETERMINATION
RIDEM OWTS REVISIONS	MAY 18, 2016	
RIDEM OWTS REVISIONS	JULY 28, 2016	
RIDEM WETLANDS	AUG 2, 2016	PRELIMINARY DETERMINATION
TOWN OF PORTSMOUTH	DEC , 2016	FINAL PLAN SUBMISSION
RIDEM WETLANDS	OCT , 2018	PERMIT MODIFICATION (DRAINAGE REDESIGN)
RIDEM WETLANDS	JAN, 2019	PERMIT MODIFICATION RIDEM REVISIONS
RIDEM WETLANDS	NOV, 2021	PRELIMINARY DETERMINATION (RE-PERMIT DUE TO PERMIT EXP)
RIDEM WETLANDS	APR, 2022	RIDEM REVISIONS



**GENERAL NOTES**

- PROPERTY LINES TAKEN FROM PLAN ENTITLED "ALTAASCAM PLAN, PORTSMOUTH A.P. 55 LOT 1A, MIDDLETOWN A.P. 104 LOT 7, WEST MAIN ROAD, PORTSMOUTH/MIDDLETOWN, RHODE ISLAND", A CLASS I SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED JANUARY 5, 2004.
- ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- ORIGINAL TOPOGRAPHY AND SITE FEATURES TAKEN FROM AERIAL SURVEY PERFORMED BY EASTERN TOPOGRAPHICS IN OCTOBER 1998 BASED ON GROUND CONTROL BY NORTHEAST ENGINEERS & CONSULTANTS. ADDITIONAL TOPOGRAPHY AND PHASE I IMPROVEMENTS SURVEYED BY NEAC IN 2007 THROUGHOUT 2010. PROPERTY LINES AND SITE FEATURES OUTSIDE OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE INCLUDED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT AND DETAILS WITH THEIR RELATIONSHIP TO THE EXISTING SITE SURVEY. CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING WORK.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE UTILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES TO VERIFY THE ACTUAL LOCATIONS OF ALL UTILITIES IN THE PROJECT AREA PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC. UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE STREET MONUMENTS.
- STREET MONUMENTS THAT ARE DISTURBED SHALL BE RESTORED UNDER THE LICENSED LAND SURVEYOR'S DIRECTION. ANY NEW DATA SUCH AS ELEVATIONS SHALL BE CERTIFIED BY THE SURVEYOR, AND SUBMITTED TO THE TOWN OF PORTSMOUTH.
- DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE PROJECT ENGINEER, APPROPRIATE AGENCY AND OWNER.
- RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND BE COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATION REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR PROJECT ENGINEER."
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION INCLUDING ALL REVISIONS.
- THIS PROJECT IS SUBJECT TO PERMITTING THROUGH THE TOWNS OF PORTSMOUTH AND MIDDLETOWN.
- THIS PROJECT WAS PREVIOUSLY APPROVED UNDER RIDEM WETLANDS APPLICATION 16-0112. PROJECT IS APPROVED BY RIDEM OWTS UNDER FILE NO. 1127-1489.

**GRADING NOTES**

- ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS FROM DAMAGING THE CUT FACE OF AN EXCAVATION OR THE SLOPED SURFACES OF A FILL. FURTHERMORE, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SEDIMENT RUNOFF FROM LEAVING THE SITE.
- ALL GRADED AREAS SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER THE GRUBBING WORK HAS BEEN COMPLETED.
- THE TOWNS SHALL BE INFORMED OF THE LOCATION OF THE DISPOSAL SITE, IF ANY, FOR THE PROJECT.
- NO GRADING WORK SHALL BE DONE ON SATURDAYS, SUNDAYS AND HOLIDAYS AT ANY TIME WITHOUT PRIOR NOTICE TO THE TOWNS, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH THE COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF THE AREA TO BE GRADED SHALL BE FLAGGED BEFORE THE COMMENCEMENT OF THE GRADING WORK.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THE TOWNS.
- WHERE APPLICABLE AND FEASIBLE THE MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE GRADING WORK IS INITIATED.
- TEMPORARY EROSION CONTROLS SHALL NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
- IF THE GRADING WORK INVOLVES CONTAMINATED SOIL, THEN ALL GRADING WORK SHALL BE DONE IN CONFORMANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- NONCOMPLIANCE TO ANY OF THE ABOVE REQUIREMENTS SHALL MEAN IMMEDIATE SUSPENSION OF ALL WORK, AND REMEDIAL WORK SHALL COMMENCE IMMEDIATELY. ALL COSTS INCURRED SHALL BE BILLED TO THE VIOLATOR. FURTHERMORE, VIOLATORS SHALL BE SUBJECT TO ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES.

**UTILITY NOTES**

- THE LOCATIONS OF PROPOSED ELECTRICAL CONDUITS AND CONNECTIONS ALONG THE SOUTHERLY PROPERTY LINE ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICES ARE SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- LOCATION OF GAS MAIN IN FREEDOM TRAIL DRIVE TAKEN FROM PLAN BY NATIONAL GRID GAS. EXTENSION OF MAIN AND SERVICES PROVIDED SHALL BE SUBJECT TO REVIEW AND DESIGN BY NATIONAL GRID GAS.
- THE LOCATIONS OF WATER LINES AND SERVICES ARE PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
- ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- EXISTING SEWER TREATMENT PLAN SHALL BE REVISED TO PROVIDE PRETREATMENT TO SEWER FLOWS IN ORDER TO USE THE EXISTING LEACHING FIELDS FOR THE INCREASED FLOW. DESIGN OF TREATMENT PLAN USAGE TO BE PROVIDED BY OTHERS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASSUMPTIONS, DEDUCTIONS, OR CONCLUSIONS HE/SHE MAY MAKE OR DERIVE FROM THE SUBSURFACE INFORMATION OR DATA FURNISHED ON THE PLANS. THE CONTRACTOR MUST SATISFY HIMSELF/HERSELF THROUGH HIS/HER OWN INVESTIGATIONS AS TO WHAT SUBSURFACE CONDITIONS ARE TO BE ENCOUNTERED.
- IF THE CONTRACTOR ELECTS NOT TO EXPOSE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES AT CROSSINGS PRIOR TO PIPELINE EXCAVATION, HE/SHE FORFEITS HIS/HER RIGHTS FOR ANY CLAIMS FOR COMPENSATION CAUSED BY ANY CONFLICTS WITH EXISTING UTILITIES AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL EFFLUENT ASSOCIATED WITH THE CONSTRUCTION ACTIVITY AND THE DISINFECTION AND HYDROTASTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

**DRAINAGE NOTES**

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

**PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES**

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

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

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

PERMANENT MEASURES:

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

TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

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

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

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

**GENERAL OWTS NOTES**

- NO DRAINS OR PRESSURE WATER SUPPLY LINES EXIST OR ARE TO BE CONSTRUCTED WITHIN REGULATION DISTANCES, EXCEPT WHERE NOTED, IN THESE AREAS, SEWER, DRAIN OR WATER LINES ARE TO BE SLEAVED AS SHOWN.
- THE SYSTEM FOR THE SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND, DEPARTMENT ENVIRONMENTAL MANAGEMENT, "RULES AND REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON SITE WASTEWATER TREATMENT SYSTEMS.
- THE DESIGN INTENT IS TO MEET THE STATE STANDARDS, SINCE THIS PLAN HAS BEEN CREATED TO GAIN THE NECESSARY PERMITTING, NO CONSTRUCTION INSTALLATIONS HAVE COMMENCED, BECAUSE THIS IS NOT A "RECORD DRAWING OF AS-BUILT CONDITIONS" & NOTHING HAS BEEN INSTALLED. THE ENGINEER SIGNING & STAMPING THIS PLAN IS NOT GUARANTEEING THE OPERATION OF THE INSTALLED SEPTIC SYSTEM. UPON THE APPROVED SYSTEM INSTALLATION THE DESIGN ENGINEER WILL VISIT, VERIFY, & CERTIFY THAT THE SYSTEM WAS INSTALLED AS SPECIFIED ON THE APPROVED PLAN.
- ALL PUMPED LINES SHALL NOT DRAIN BACK TO THE PUMP CHAMBERS AND SHALL BE INSTALLED 4 FT BELOW GRADE. PROPER COMPACTION AND FORCE MAIN INSTALLATION SHALL BE PERFORMED TO ENSURE THAT NO LOW POINTS FORM BETWEEN PUMP ORIGIN COMPONENT AND DISCHARGE DESTINATION. AIR RELIEF VALVES SHALL BE INSTALLED AS NEEDED.
- NO GARBAGE DISPOSAL UNITS SHALL BE TIED INTO THE PROPOSED PLUMBING NETWORK AS THEY ARE NOT ALLOWED TO DISCHARGE INTO THE PROPOSED SEPTIC SYSTEMS, PER THE MANUFACTURER.
- ALL FORCE MAIN PIPING SHALL BE SDR21 WITH PRESSURE RATED JOINTS AND GASKETS. JOINTS TO BE PRESSURE RATED 200 PSI AND COMPLIANT WITH VACUUM REQUIREMENTS PER ASTM D3139.
- THE PROPOSED GRAVITY SEWER COLLECTION SYSTEM SHALL BE PRESSURE/VACUUM TESTED TO ENSURE THAT SURFACE OR GROUND WATER WILL NOT ENTER THE SYSTEM.
- THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SECURING AND MAINTAINING PROPER OPERATIONS AND MAINTENANCE AGREEMENTS FOR ALL DISPOSAL FIELDS, COMMON PUMP STATIONS, GRAVITY LINES, FORCE MAINS, AND MANHOLES OF THE ENTIRE COMMON AREAS OF THE DEVELOPMENT.
- THESE PLANS ARE INTENDED AS AN ADDENDUM TO THE APPROVED OWTS PLANS. PARTS OF THE SEWAGE DISPOSAL SYSTEM NOT SHOWN ON THESE PLANS ARE INTENDED TO REMAIN AS APPROVED. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE INTENDED TO DISCHARGE INTO THE SYSTEM IDENTIFIED RIDEM #1127-1489.
- NE&C MUST PROVIDE DESIGNER WITNESSING OF INSTALLATION OF ALL SEPTIC CONNECTIONS AND COMPONENTS.
- NE&C SHALL SUBMIT AS-BUILT DRAWINGS AND CERTIFICATE OF CONSTRUCTION FOLLOWING THE INSTALLATION OF EACH RESIDENTIAL CONNECTION. A RECORDED OPERATION AND MAINTENANCE AGREEMENT SHALL BE SUBMITTED WITH THIS APPLICATION PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

**STORMWATER MAINTENANCE NOTES**

- SAND FILTER MAINTENANCE:
  - GRASSES AND/OR SPECIFIED VEGETATION SHALL BE PLANTED AROUND AND WITHIN EACH SAND FILTER IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE SLOPES AND PREVENT EROSION.
  - EACH FILTER SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ANNUALLY AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7 INCHES). SEDIMENTS COLLECTED WITHIN THE TOP STRATA OF THE FILTER SHALL BE REMOVED AND DISPOSED OF.
  - THE FOLLOWING SHALL ALSO BE COMPLETED ON AN ANNUAL BASIS:
    - THE SLOPES OF THE FILTERS SHOULD BE INSPECTED FOR EROSION AND GULLYING.
    - REINFORCE ANY EXISTING RIPRAP IF IT IS FOUND TO BE DEFICIENT, EROSION IS PRESENT AT THE OUTLET STRUCTURES, OR ANY EXISTING RIPRAP HAS BEEN COMPROMISED.
    - ANY AREAS WITHIN THE EXTENTS OF THE FILTER THAT ARE SUBJECT TO EROSION OR GULLYING SHOULD BE REPLENISHED WITH THE ORIGINAL DESIGN MATERIAL AND RE-VEGETATED ACCORDING TO DESIGN DRAWINGS. SLOPE PROTECTION MATERIAL SHOULD BE PLACED IN AREAS PRONE TO EROSION. EMBANKMENT STABILITY SHOULD BE INSPECTED FOR SEEPAGE AND BURROWING ANIMALS.
    - MOW THE GRASS AROUND THE PERIMETER OF AND WITHIN THE FILTERS, SEED BARE AREAS, AND REMOVE LITTER AND DEBRIS AT LEAST THREE TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS LESS THAN TWELVE INCHES. REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE FILTERS. ANY INVASIVE VEGETATION ENCRONCHING UPON THE PERIMETER OF THE FILTER SHOULD BE PRUNED OR REMOVED IF IT IS PROHIBITING ACCESS TO THE FILTERS, COMPROMISING SIGHT VISIBILITY, AND/OR COMPROMISING THE ORIGINAL DESIGN INTENT. IF DEAD OR DYING GRASS ON THE BOTTOM IS OBSERVED, CHECK TO ENSURE THAT WATER INFILTRATES WITHIN TWO DAYS FOLLOWING STORMS.
    - SILT/SEDIMENT SHOULD BE REMOVED FROM THE FILTER BEDS ANNUALLY, WHEN ACCUMULATION EXCEEDS 1 INCH, OR WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY. IF STANDING WATER IS OBSERVED MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6 INCHES OF SAND SHOULD BE REMOVED AND REPLACED. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THIS REMOVED SURFACE THEN THAT MATERIAL SHOULD ALSO BE REMOVED AND REPLACED UNTIL ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE FILTER MEDIA. THE SAND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- SEDIMENT FOREBAY MAINTENANCE:
  - EACH FOREBAY SHOULD BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, THE FOREBAY SHOULD BE INSPECTED AT LEAST ONCE A MONTH AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). SEDIMENTS SHALL BE DISPOSED OF ONCE 25% OF THE VOLUME OF THE FOREBAY HAS ACCUMULATED.
- CONVEYANCE STRUCTURE MAINTENANCE:
  - ALL INLET / OUTFLOW PIPES ARE TO BE INSPECTED AT LEAST THREE TIMES IN THE FIRST SIX MONTHS OF OPERATION. EVIDENCE OF CLOGGING, OR RAPID RELEASE OF FLOW SHALL BE REPORTED TO THE PROJECT ENGINEER AND REMEDIATED IMMEDIATELY.
  - CONVEYANCE PIPES SHOULD BE INSPECTED BIANNUALLY. ANY STRUCTURAL FAULTS SHOULD BE REPAIRED AS NECESSARY FOR PROPER FUNCTION OF THE STRUCTURE.
  - DRAINAGE STRUCTURES SUCH AS DRAIN MANHOLES AND CATCH BASINS SHOULD BE CLEAN AND FREE OF OBSTRUCTIONS THAT REDUCE FLOW. A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF NECESSARY TO DETERMINE WHETHER A STRUCTURE HAS BEEN COMPROMISED.
- RIPRAP SPILLWAY MAINTENANCE:
  - THE SPILLWAYS SHOULD BE INSPECTED ANNUALLY FOR EROSION AND DETERIORATION. RIPRAP SHOULD BE REPLACED IN KIND AS NECESSARY TO COMPLETELY COVER THE SPILLWAY IN THE DIMENSIONS DESIGNATED IN THE ORIGINAL DESIGN DOCUMENTS. SHOULD EXCESSIVE STONE WASHOUT BE OBSERVED, A REGISTERED PROFESSIONAL ENGINEER SHOULD BE CONSULTED.
- MAINTENANCE OF THE STORMWATER SYSTEM DURING CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- UPON COMPLETION OF THE CONSTRUCTION, MAINTENANCE OF THE STORMWATER SYSTEM SHALL BECOME THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**ABBREVIATIONS**

ADJ	ADJACENT	ASPHALT PAVEMENT
AP	ASSESSORS PLAT	ADJACENT
ACCESS	ACCESSIBLE	ASSESSORS PLAT
ARCH	ARCHITECT	ARCHITECT
BC	BOTTOM OF CURB	BOTTOM OF CURB
BH	BORING HOLE	BORING HOLE
BIT	BITUMINOUS	BITUMINOUS
CLR	CLEARANCE	CLEARANCE
CMP	CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT	CONCRETE MASONRY UNIT
CONC	CONCRETE	CONCRETE
CONN	CONNECTION	CONNECTION
COTG	CLEAN OUT TO GRADE	CLEAN OUT TO GRADE
DEM	DEMOLISH	DEMOLISH
DI	DRAIN INLET	DRAIN INLET
DIA	DIAMETER	DIAMETER
DMH	DRAIN MANHOLE	DRAIN MANHOLE
DS	DROP PIPE	DROP PIPE
DB	DOWN SPOUT	DOWN SPOUT
DWG	DRAWING	DRAWING
E	ELECTRIC	ELECTRIC
ELEV	ELEVATION	ELEVATION
EMH	ELECTRIC MANHOLE	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT	EDGE OF PAVEMENT
EQ	EQUAL	EQUAL
EXIST	EXISTING	EXISTING
EXP	EXPANSION	EXPANSION
FF	FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
FG	FINISHED GRADE	FINISHED GRADE
FT	FIRE HYDRANT	FIRE HYDRANT
G	GAS	GAS
CV	GALLON	GALLON
INV	GATE VALVE	GATE VALVE
JOINT	JOINT	JOINT
JL	LENGTH	LENGTH
LAND	LANDSCAPE	LANDSCAPE
NTS	NOT TO SCALE	NOT TO SCALE
MAX	MAXIMUM	MAXIMUM
MIN	MINIMUM	MINIMUM
PVNT	PAVEMENT	PAVEMENT
PVC	POLYVINYLCHLORIDE	POLYVINYLCHLORIDE
R	RADIUS	RADIUS
RC	REINFORCED CONCRETE	REINFORCED CONCRETE
RECONN	RECONNET	RECONNET
RI	RHODE ISLAND DEPARTMENT OF TRANSPORTATION	RHODE ISLAND DEPARTMENT OF TRANSPORTATION
ROW	RIGHT OF WAY	RIGHT OF WAY
S	SLOPE, SEWER	SLOPE, SEWER
SF	SQUARE FEET	SQUARE FEET
SHT	SHEET	SHEET
SMH	SEWER MANHOLE	SEWER MANHOLE
STATION	STATION	STATION
STRUCT	STRUCTURAL	STRUCTURAL
TC	TOP OF CURB	TOP OF CURB
TOP	TOP OF SURFACE	TOP OF SURFACE
UGT	UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
TYP	TYPICAL	TYPICAL
W	WATER	WATER
WI	WITH	WITH

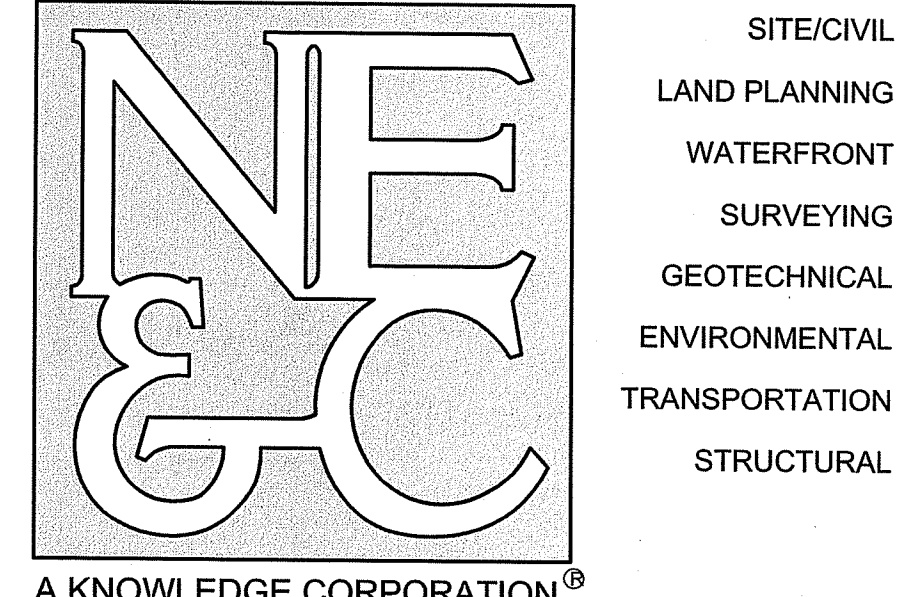
**LEGEND**

	PROPERTY LINE
	BUILDING SETBACK LINE
	ROADWAY CENTERLINE
	TOPOGRAPHIC CONTOUR
	SPOT ELEVATION
	WETLAND BOUNDARY
	WETLAND FLAG
	50' PERIMETER WETLAND LINE
	100' RIVERBANK WETLAND
	DRAIN LINE
	SEWER LINE
	GAS MAIN
	WATER MAIN
	OVERHEAD WIRES
	PRESSURIZED SEWER LINE
	WATER GATE VALVE
	HYDRANT
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	CONCRETE BOUND
	BRUSH / TREE LINE
	PROPOSED CURBING
	CONDOMINIUM UNIT LINE
	RIGHT OF WAY LINE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED DRAIN LINE
	PROPOSED DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED PRESSURIZED SEWER MAIN
	PROPOSED 8" DIA. SEWER MAIN
	PROPOSED 6" DIA. SEWER SERVICE
	PROPOSED 8" DIA. GAS SERVICE
	PROPOSED 8" DIA. WATER MAIN
	PROPOSED WATER SERVICE
	PROP. UG ELEC. / COMM CONDUITS
	PROPOSED SEWER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED GAS VALVE
	LIMIT OF DISTURBANCE
	SILT FENCE BARRIER
	STRAW BALE BARRIER
	SILT SACK

**PARKING CALCULATIONS**

<b>REQUIRED PORTSMOUTH PARKING</b>		<b>REQUIRED MIDDLETOWN PARKING</b>
1. SINGLE FAMILY (3 BEDS) 2 PER UNIT	152 SPACES	1. ASSISTED LIVING 1 PER 3 UNITS 16 SPACES
2. MULTIFAMILY (2 BEDS) 1.75 PER UNIT / 2 GUEST PER 5	134 SPACES	2. ASSISTED LIVING (STAFF) 1 PER EMPLOYEE 5 SPACES
3. TENNIS FACILITY 2 PER COURT	4 SPACES	3. 3 BEDROOM RESIDENCES 2 PER DWELLING 40 SPACES
		4. CLUB HOUSE 4 PER 1,000 SF 10 SPACES
TOTAL REQUIRED SPACES	290 SPACES	TOTAL REQUIRED SPACES
		71 SPACES
<b>DESIGNATED AND AVAILABLE PARKING</b>		<b>DESIGNATED AND AVAILABLE PARKING</b>
1. DRIVEWAY SPACES (2 PER SINGLE FAMILY)	152 SPACES	1. DRIVEWAY SPACES (2 PER SINGLE FAMILY)
2. DRIVEWAY SPACES (1 PER MULTIFAMILY)	62 SPACES	2. ASSISTED LIVING
3. GARAGE SPACES (1 PER MULTIFAMILY)	62 SPACES	3. 3 BEDROOM RESIDENCES
4. OVERFLOW PERVIOUS PARKING @ PLANT	42 SPACES	4. CLUB HOUSE LOT
TOTAL AVAILABLE PORTSMOUTH SPACES	318 SPACES	TOTAL AVAILABLE MIDDLETOWN SPACES
		73 SPACES

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- TRANSPORTATION
- STRUCTURAL

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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
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 DATED: MAY 18 2022 FILE # 21-0315  
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
 Martin B. Wenzel

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: N/A Date: REV. 16APR22

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

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

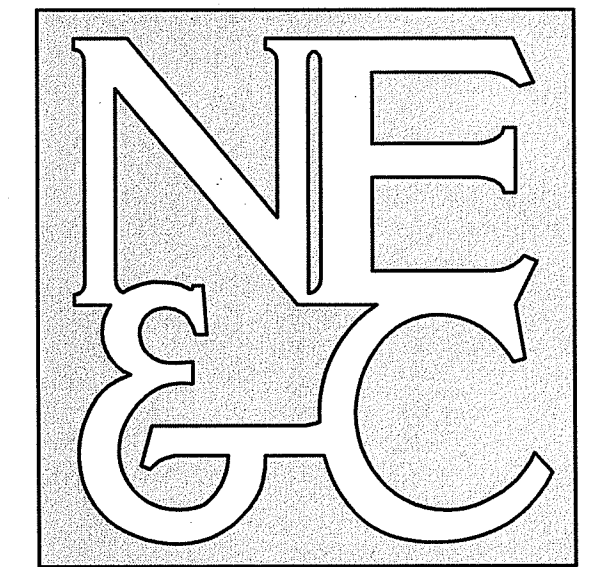
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Drawing Title:

**NOTES AND LEGEND**

Drawing Number: <b>C-2</b>	
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DATED: MAY 18 2022 FILE # 21-0315

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*Martin D. Wenzel*

APR 20 2022  
Office of Water Resources

GRAPHIC SCALE



(in feet)  
1 inch = 40 feet

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

Project Title:  
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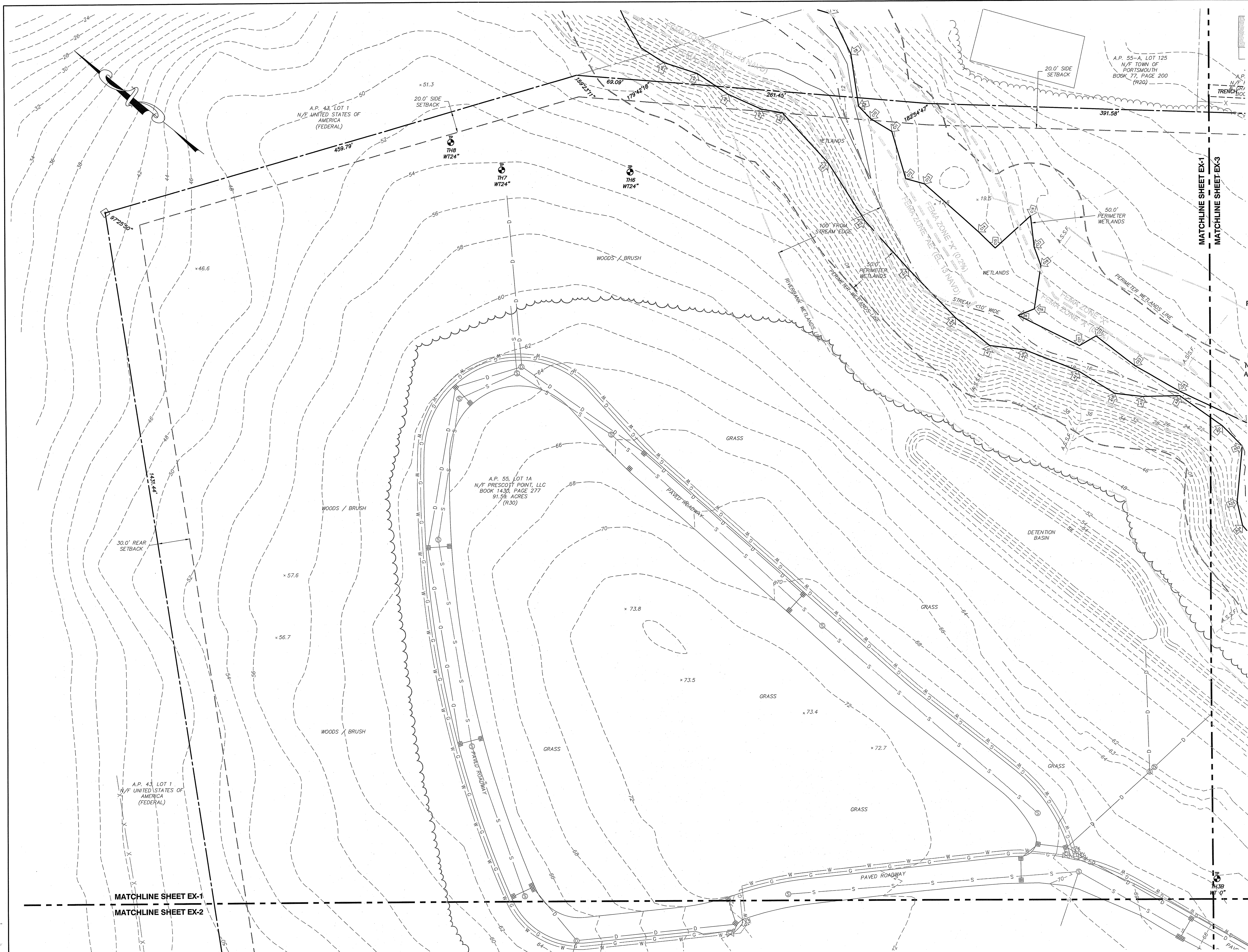
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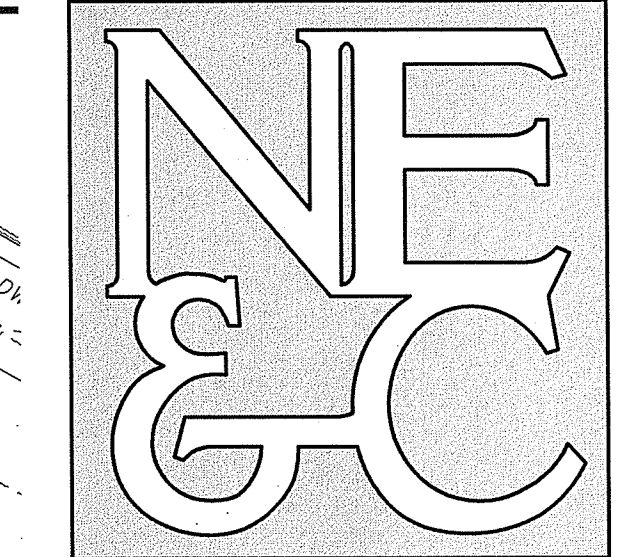
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Drawing Title:  
**EXISTING  
CONDITIONS  
SHEET 1**

	Drawing Number:	<b>C-4</b>
	Sheet	<b>4 of 39</b>
	Project Number:	<b>15129.0</b>
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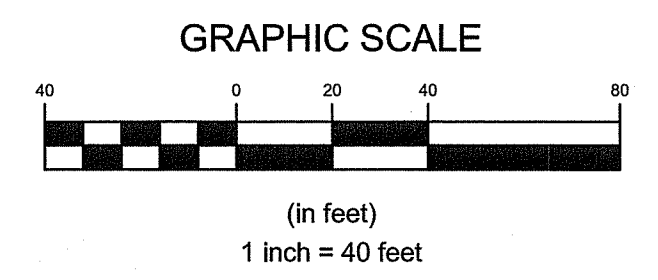
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 APR 20 2022  
 Office of Water Resources



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Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=40'	Date: REV. 16APR22		

Project Title:  
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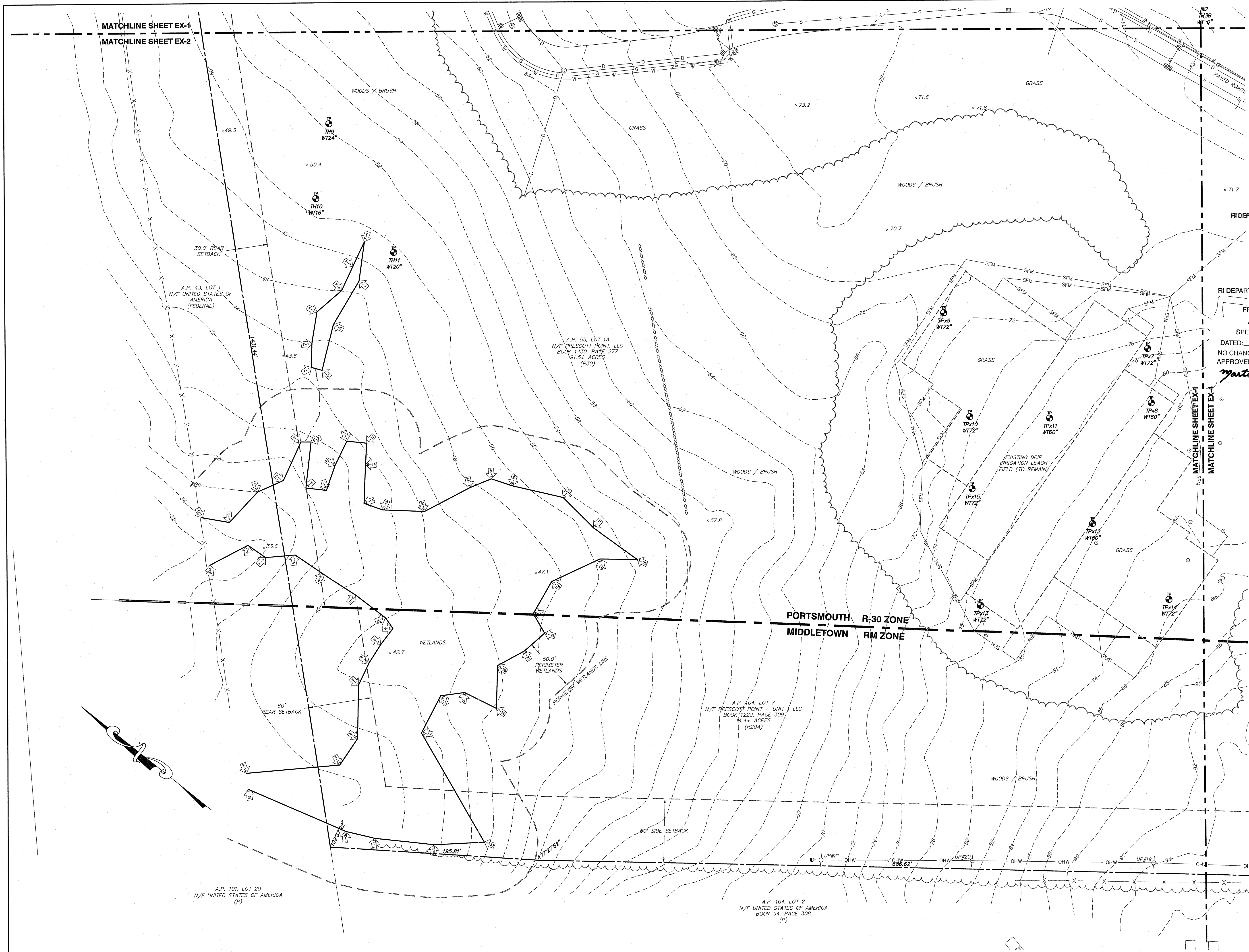
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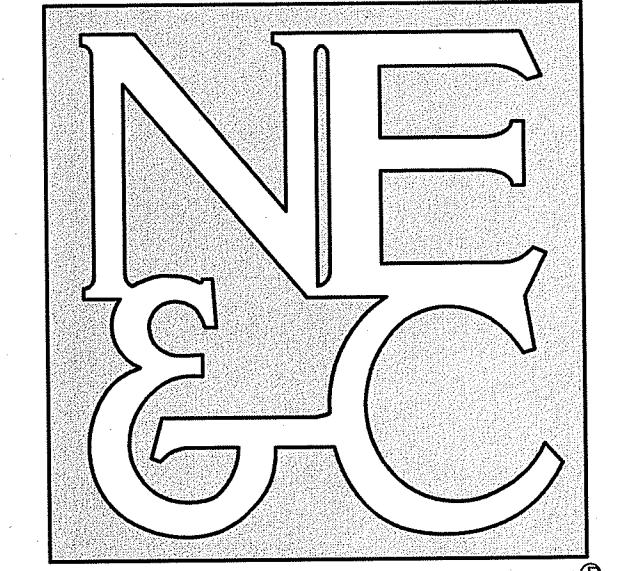
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Drawing Title:  
**EXISTING CONDITIONS SHEET 2**

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	Project Number:	<b>15129.0</b>
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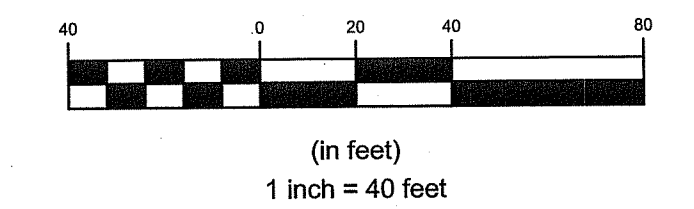
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GRAPHIC SCALE



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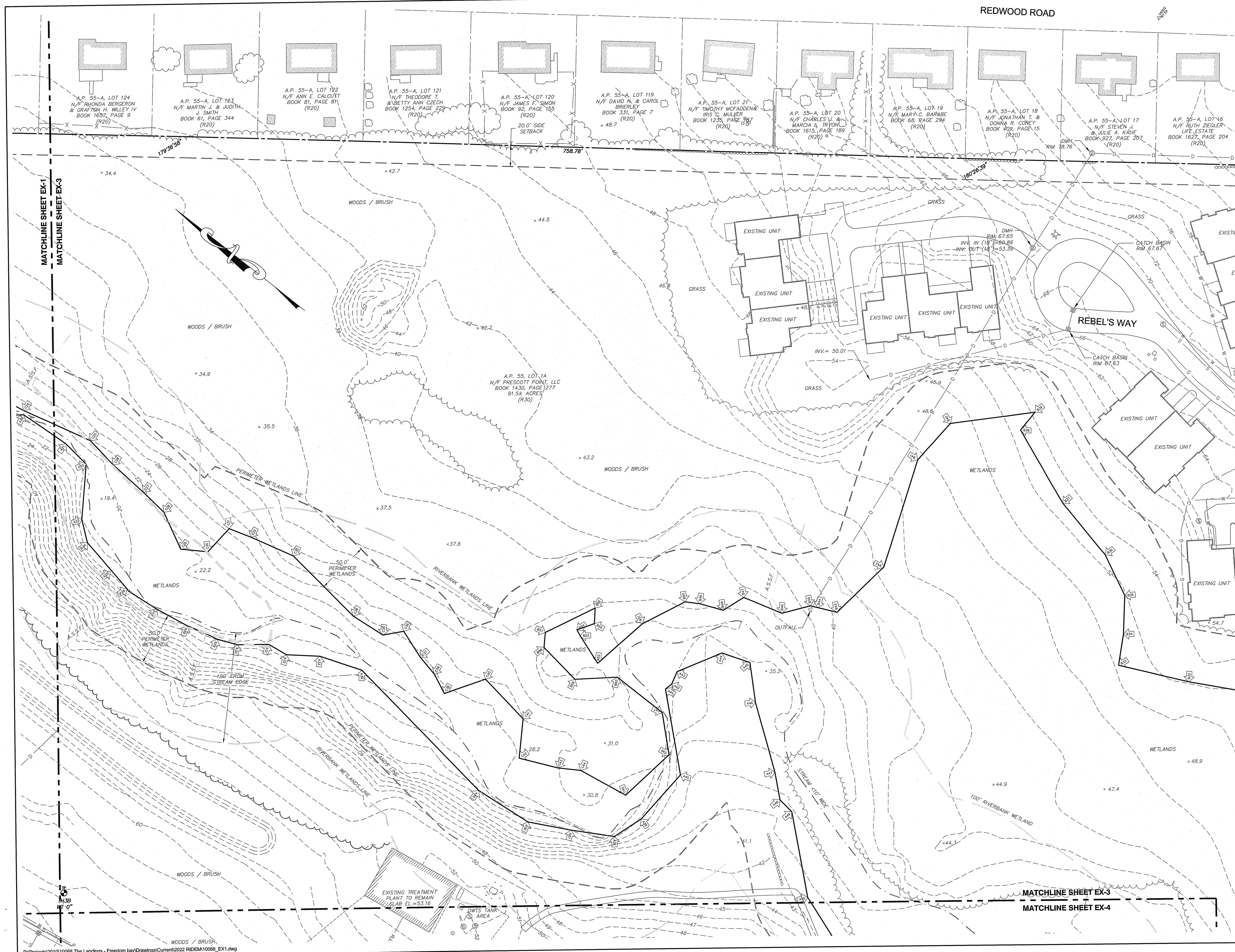
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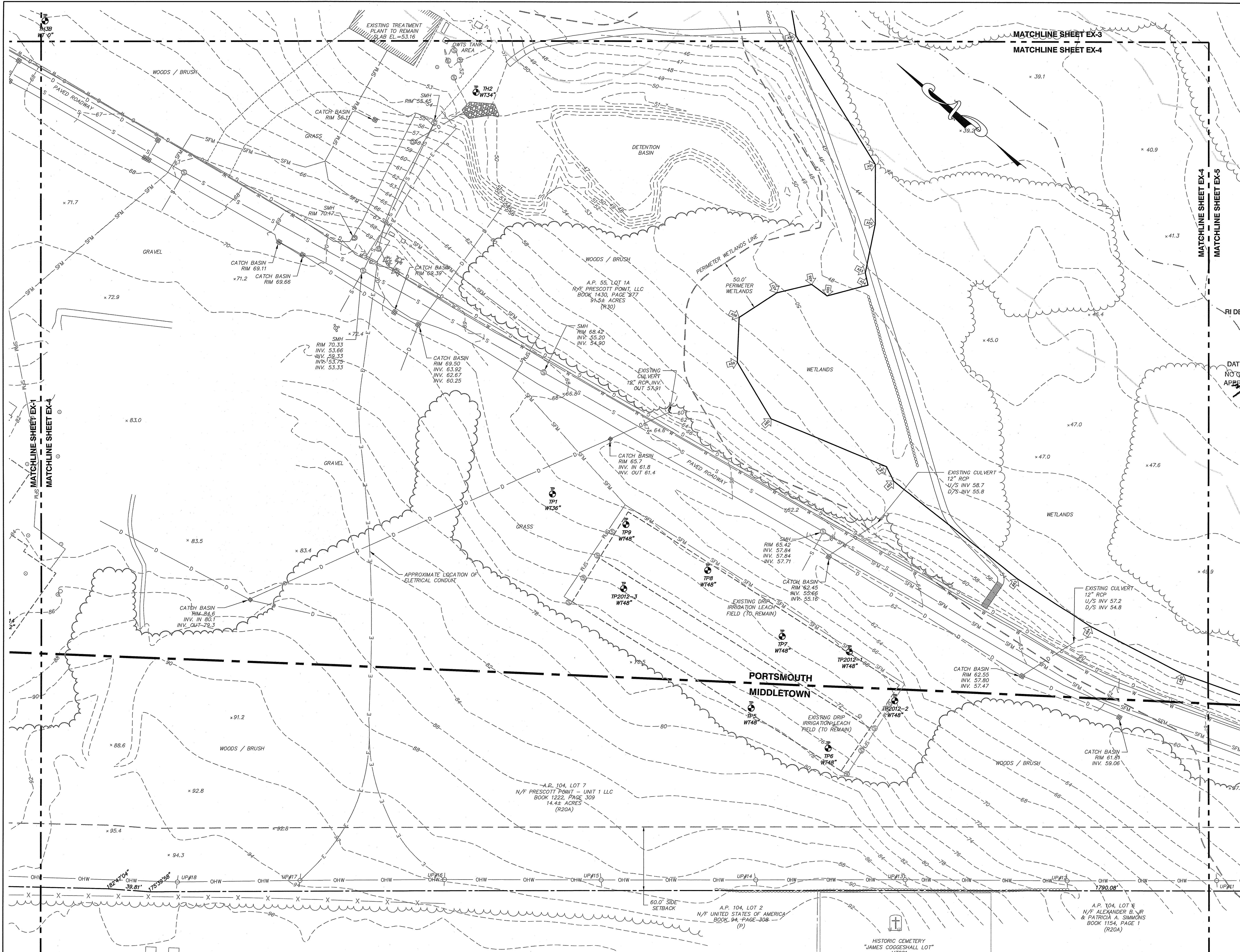
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Drawing Title:  
**EXISTING  
CONDITIONS  
SHEET 3**

	Drawing Number:	<b>C-6</b>
	Sheet	<b>6 of 39</b>
	Project Number:	<b>15129.0</b>
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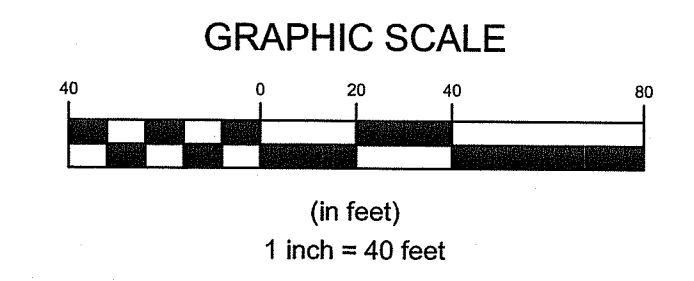
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*Arthur D. Wemmet*

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No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: 1"=40' Date: REV. 16APR22

Project Title:  
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Drawing Title:  
**EXISTING  
 CONDITIONS  
 SHEET 4**

Drawing Number:  
**C-7**

Sheet **7** of **39**

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**15129.0**

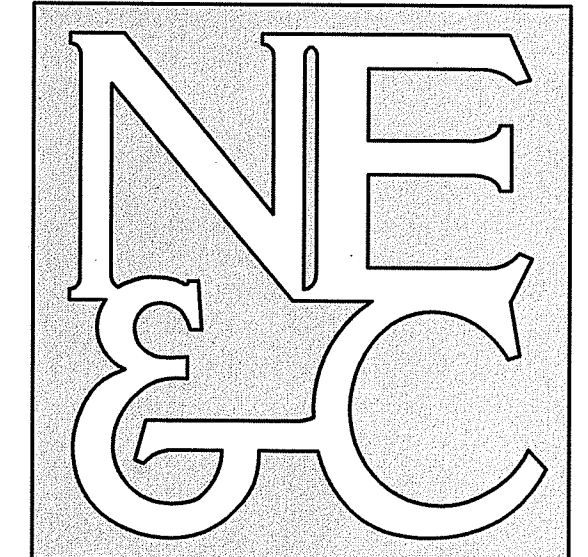
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**JEREMY J. ROSA**  
 No. 9826  
 REGISTERED PROFESSIONAL ENGINEER

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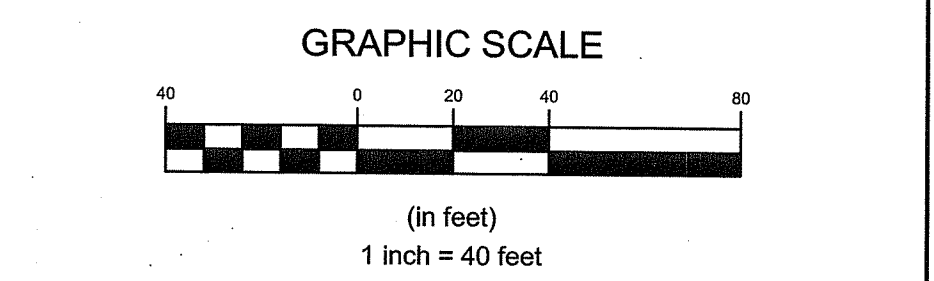
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Drawing Title:  
**EXISTING  
 CONDITIONS  
 SHEET 5**

Drawing Number:  
**C-8**

Sheet **8** of **39**

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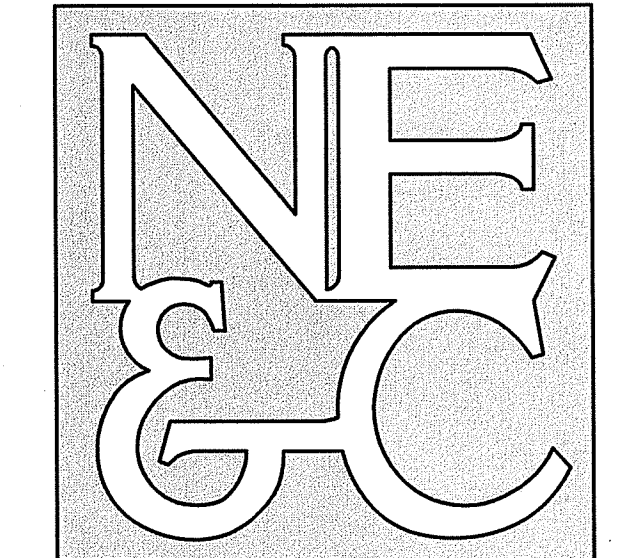
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**JEREMY J. ROSA**  
 No. 9826  
 REGISTERED PROFESSIONAL ENGINEER CIVIL  
 4/18/22

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Environmental Management  
 APR 20 2022  
 Office of Water Resources

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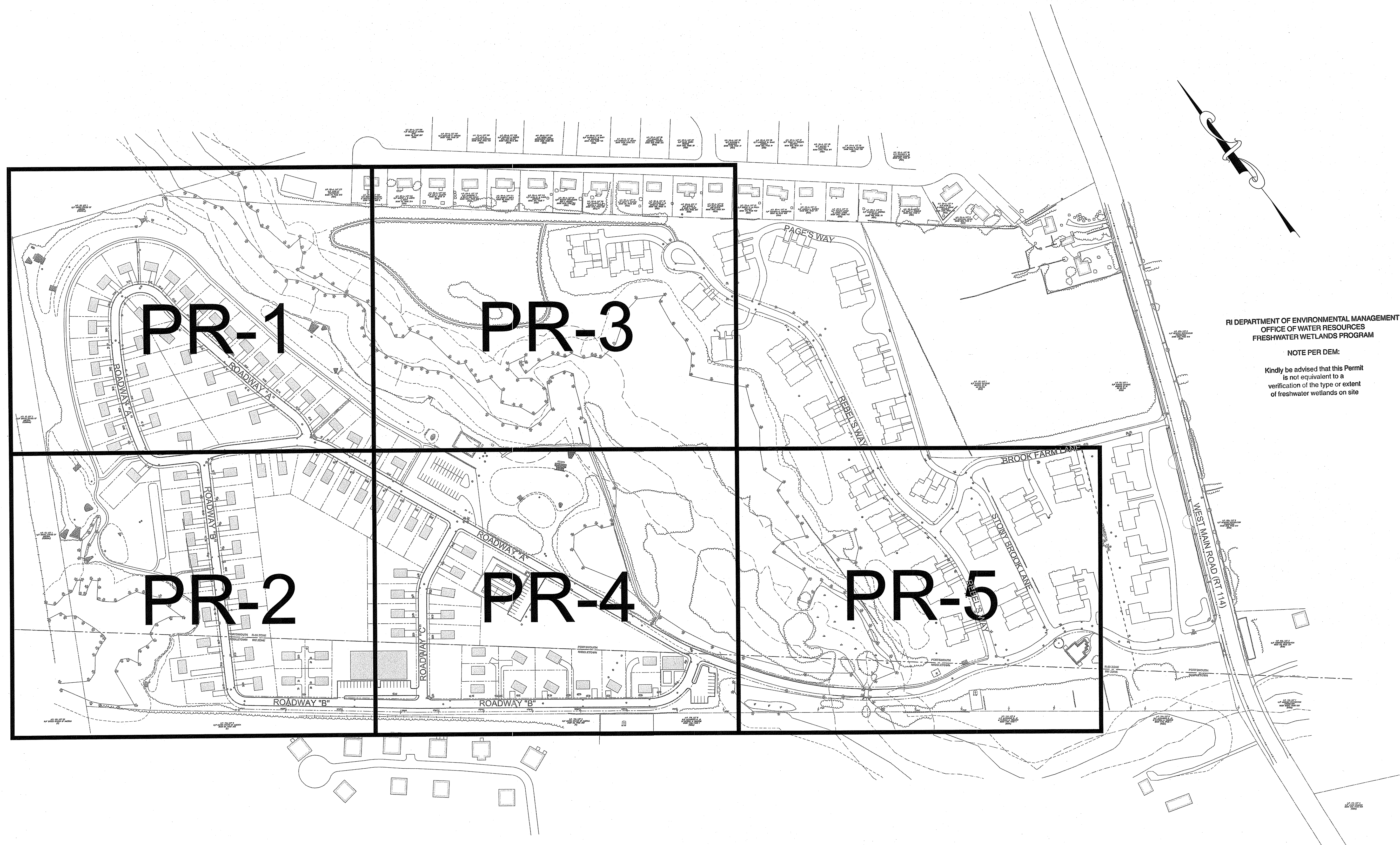


SITE/CIVIL  
 LAND PLANNING  
 WATERFRONT  
 SURVEYING  
 GEOTECHNICAL  
 ENVIRONMENTAL  
 TRANSPORTATION  
 STRUCTURAL

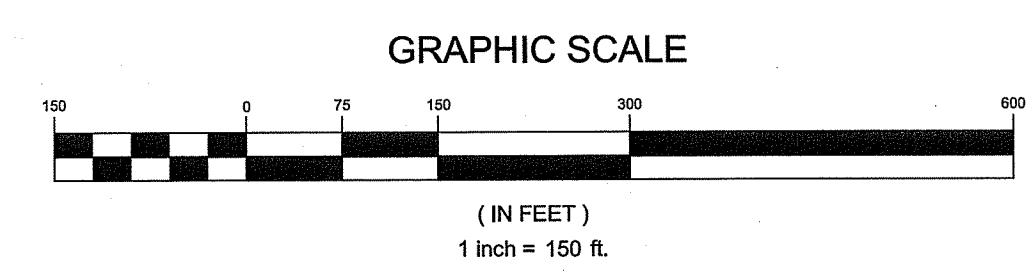
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 WWW.NORTHEASTENGINEERS.COM

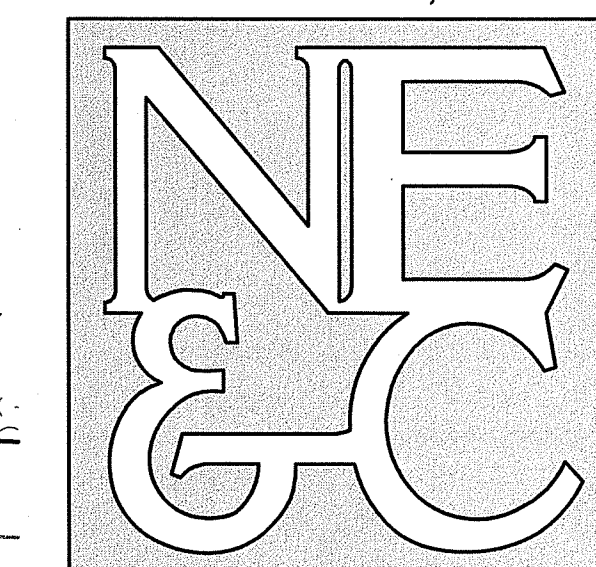
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS  
 SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: APR 18 2022 FILE # 21-0316  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin D. Womack*

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 NOTE PER DEM:  
 Kindly be advised that this Permit  
 is not equivalent to a  
 verification of the type or extent  
 of freshwater wetlands on site



No.	Revision	Date	App.
Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=150'	Date: REV. 16APR22		
Project Title: <b>PRESCOTT POINT WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: <b>PROPOSED CONDITIONS INDEX SHEET</b>			
Drawing Number: <b>C-9</b>		Sheet <b>9</b> of <b>39</b>	
Project Number: <b>15129.0</b>		Survey Index:	
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OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

Environmental Management  
APR 20 2022  
Office of Water Resources

NOTE PER DEM:

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: MAY 18 2022 FILE # 21-0315  
CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin A. Senack*

GRAPHIC SCALE



(in feet)  
1 inch = 40 feet

No.	Revision	Date	App.
Designed By: JJR/GES		Drawn by: JJR	Checked by: GES
Scale: 1"=40'		Date: REV. 16APR22	

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

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

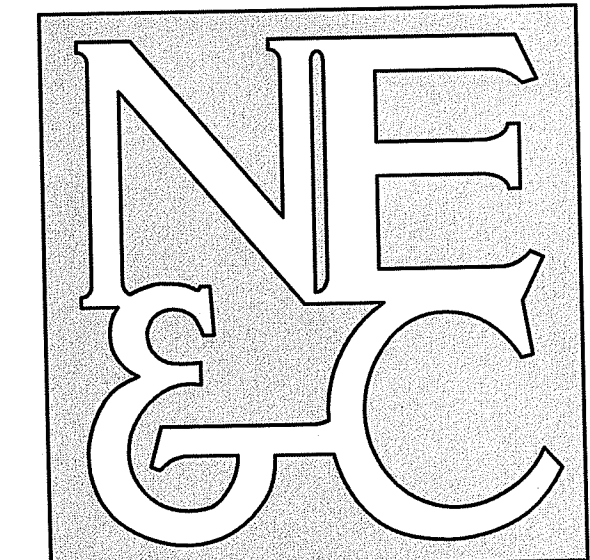
Issued for:  
PERMITTING

Drawing Title:  
**PROPOSED LAYOUT  
PLAN  
SHEET 1**

	Drawing Number:	<b>C-10</b>
	Sheet	10 of 39
	Project Number:	15129.0
	Survey Index:	

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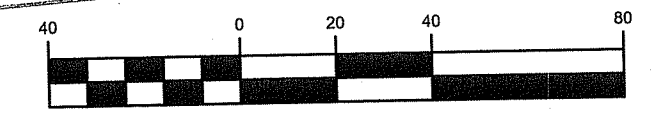
NOTE PER DEM:  
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OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: MAY 18 2022 FILE #: 21-0336  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Justin D. Wenzel*

Environmental Management  
APR 20 2022  
Office of Water Resources

GRAPHIC SCALE



(in feet)  
1 inch = 40 feet

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

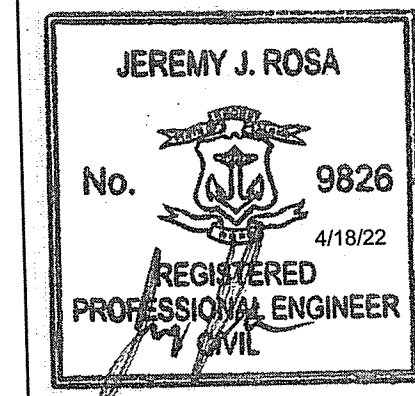
Project Title:  
**PRESCOTT POINT WEST MAIN ROAD**  
A.P. 55 LOT 1A (PORTSMOUTH)  
A.P. 104 LOT 7 (MIDDLETOWN)

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

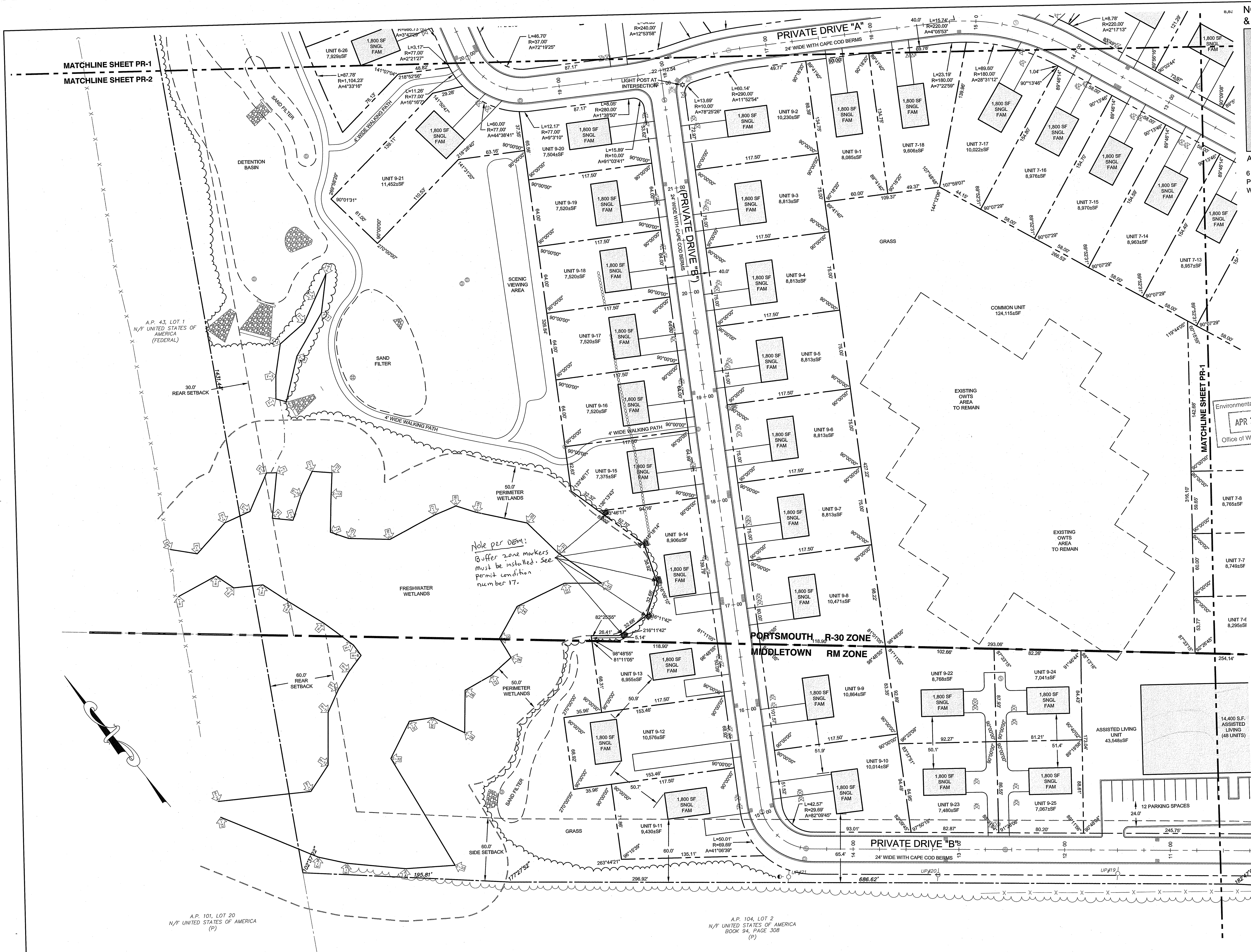
Issued for:  
PERMITTING

Drawing Title:  
**PROPOSED LAYOUT PLAN SHEET 2**

Drawing Number:  
**C-11**  
Sheet 11 of 39  
Project Number:  
**15129.0**  
Survey Index:



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Note per DEM:  
Buffer zone markers must be installed. See permit condition number 17.

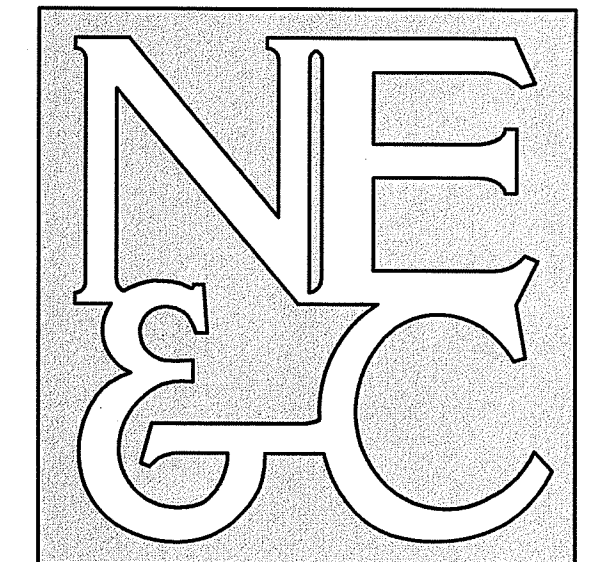
MATCHLINE SHEET PR-1  
MATCHLINE SHEET PR-2

MATCHLINE SHEET PR-1

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(FEDERAL)

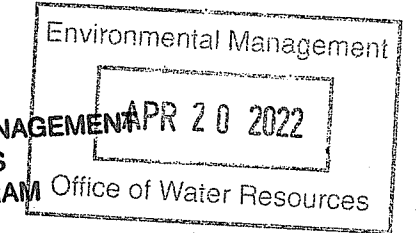
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(P)

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



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NOTE PER DEM:

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OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: MAY 18 2022 FILE # 21-0335  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin D. Weneck*

GRAPHIC SCALE



(in feet)  
1 inch = 40 feet

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

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

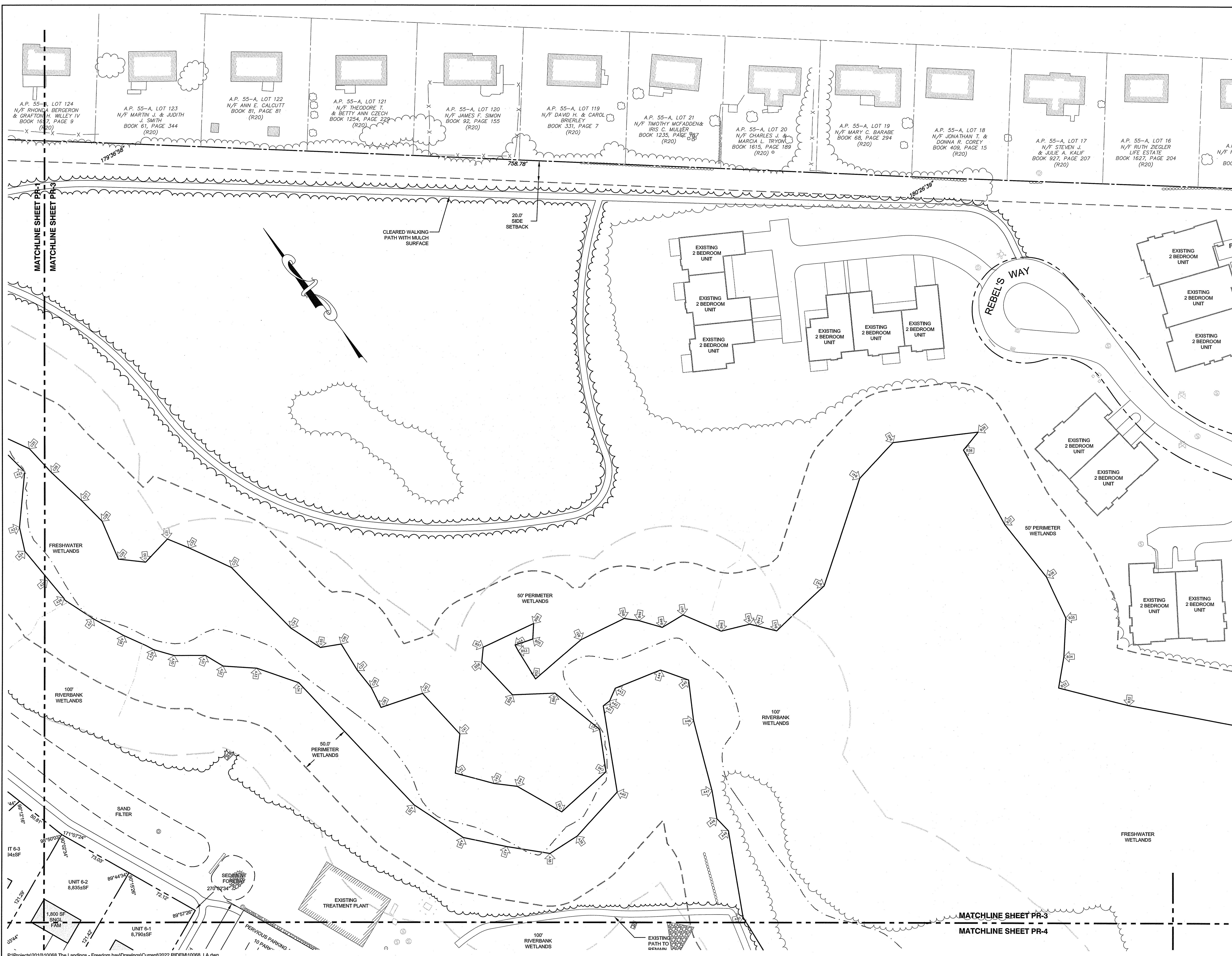
Client/Owner:  
PRESCOTT POINT, LLC  
c/o LANDINGS REAL ESTATE GROUP  
543 THAMES STREET  
NEWPORT, RI 02840

Issued for:  
PERMITTING

Drawing Title:  
**PROPOSED LAYOUT  
PLAN  
SHEET 3**

Drawing Number: <b>C-12</b>
Sheet <b>12</b> of <b>39</b>
Project Number: <b>15129.0</b>
Survey Index:

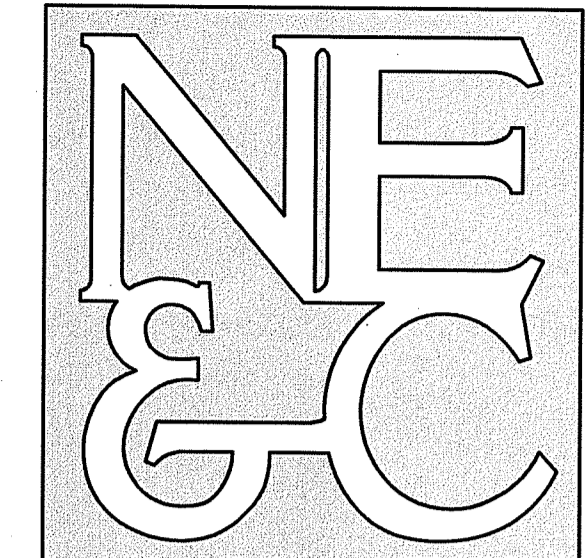
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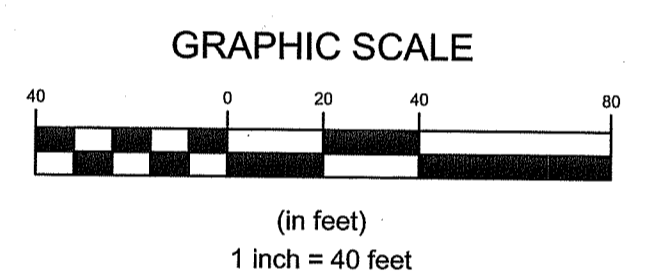
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Office of Water Resources

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FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:  
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OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: MAY 18 2022 FILE # 2-10336  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin D. Jemelak*



No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

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

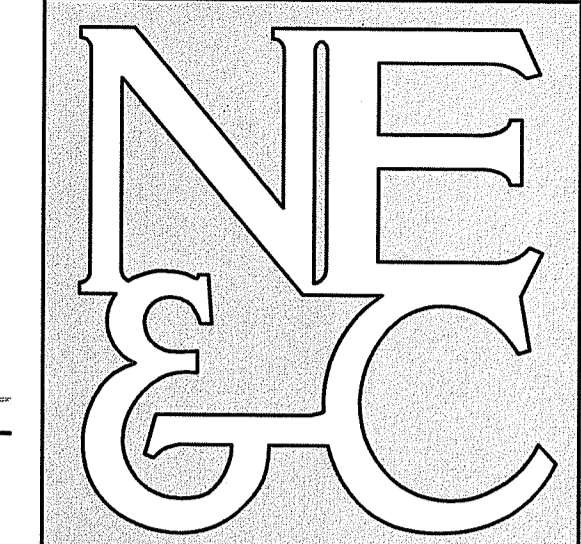
Client/Owner:  
PRESCOTT POINT, LLC  
c/o LANDINGS REAL ESTATE GROUP  
543 THAMES STREET  
NEWPORT, RI 02840

Issued for:  
PERMITTING

Drawing Title:  
**PROPOSED LAYOUT  
PLAN  
SHEET 5**

	Drawing Number: <b>C-14</b>
	Sheet <b>14</b> of <b>39</b>
	Project Number: <b>15129.0</b>
	Survey Index: -

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APR 20 2022

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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:

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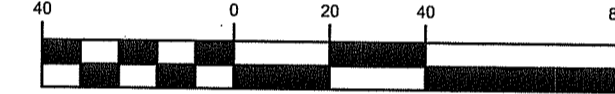
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: MAY 18 2022 FILE #: 2-16315

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GRAPHIC SCALE



(in feet)  
 1 inch = 40 feet

No.	Revision	Date	App.

Designed by: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: 1"=40' Date: REV. 16APR22

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

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

Issued for:  
 PERMITTING

Drawing Title:  
**PROPOSED GRADING AND DRAINAGE PLAN SHEET 1**

Drawing Number:  
**C-15**

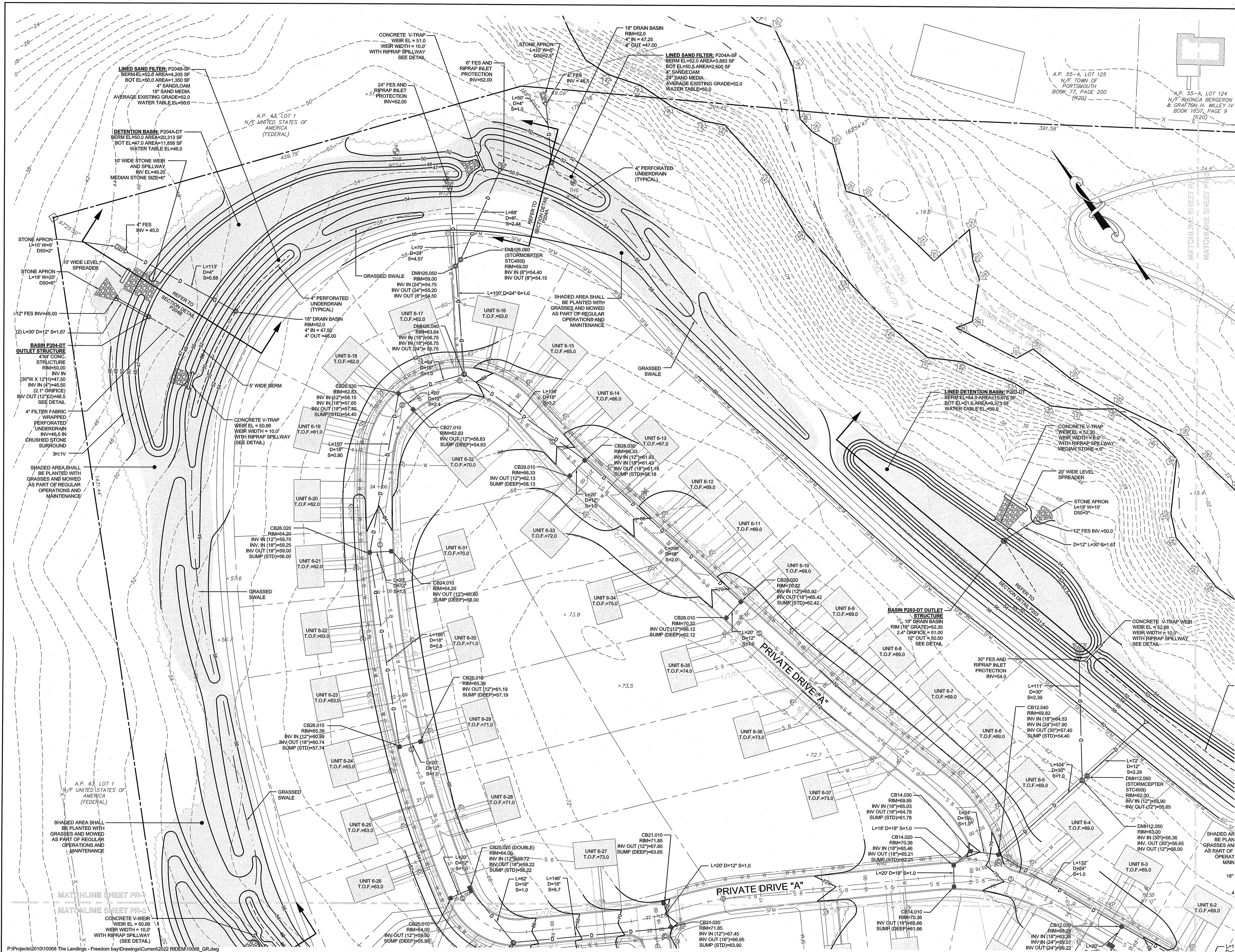
Sheet **15** of **39**

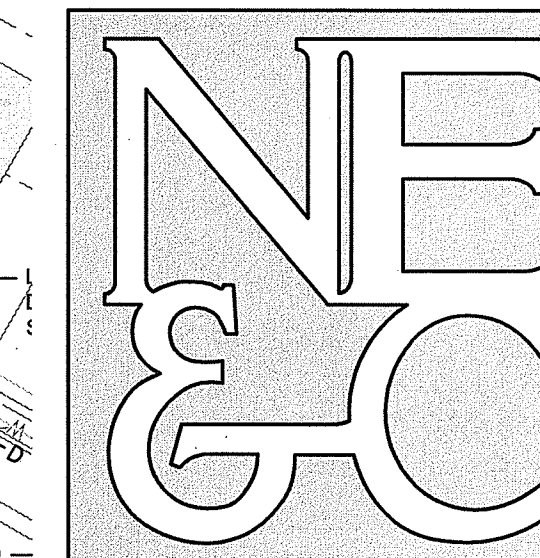
Project Number:  
**15129.0**

Survey Index:

**JEREMY J. ROSA**  
 No. 9826  
 REGISTERED PROFESSIONAL ENGINEER  
 4/18/22

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 STRUCTURAL

APR 20 2022  
 Office of Water Resources

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS

SPECIFIED IN THE LETTER OF APPROVAL

DATED: MAY 18 2022 FILE # 21-03316

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL

APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Janis K. Jemel*

GRAPHIC SCALE



(In feet)  
 1 inch = 40 feet

No.	Revision	Date	App.

Designed by: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: 1"=40' Date: REV. 16APR22

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

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

Issued for:  
 PERMITTING

Drawing Title:  
**PROPOSED  
 GRADING AND  
 DRAINAGE PLAN  
 SHEET 2**

Drawing Number:  
**C-16**

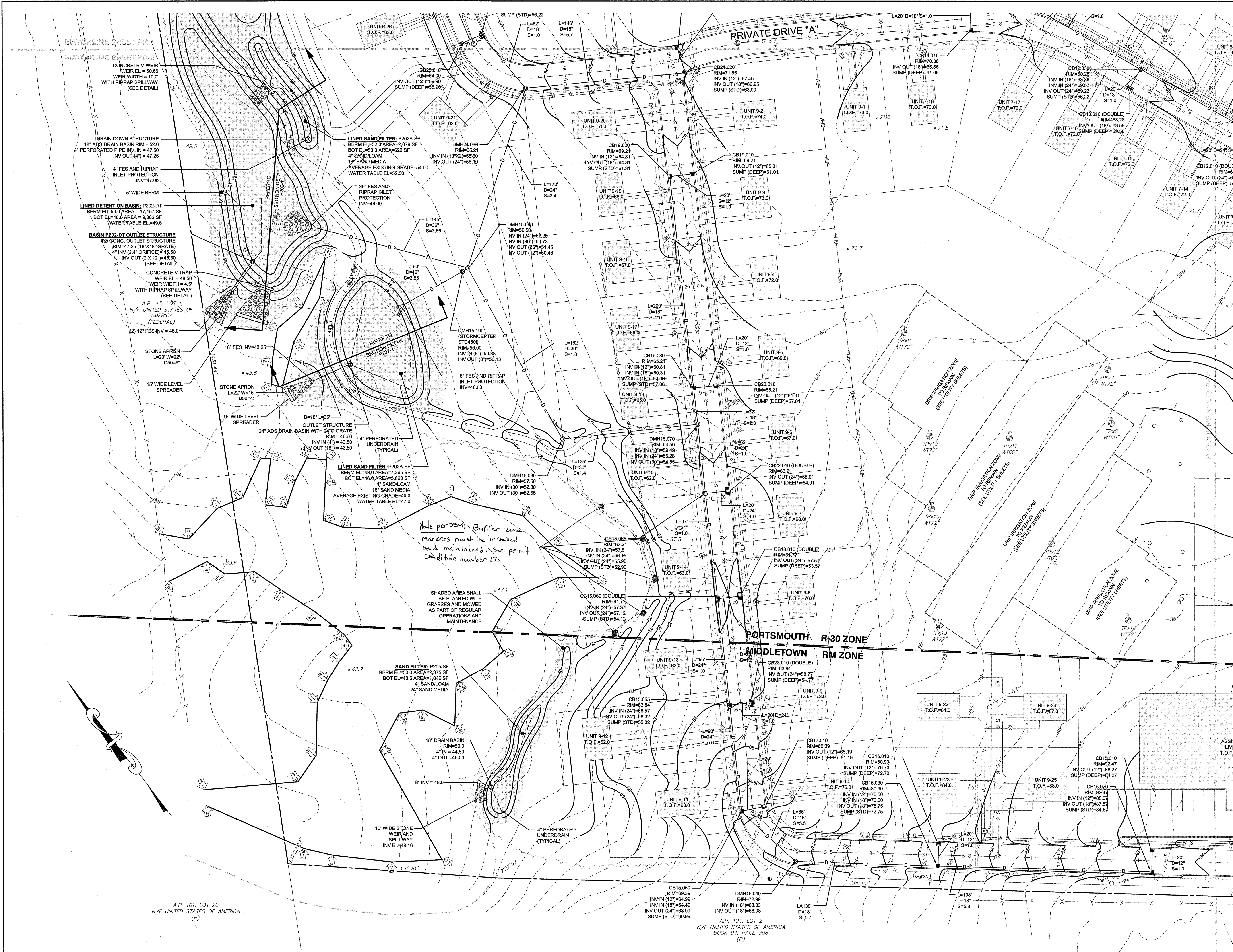
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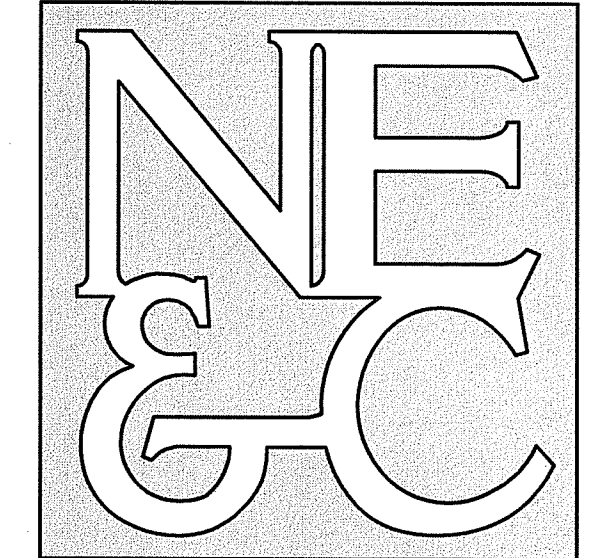
Project Number:  
**15129.0**

Survey Index:

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JEREMY J. ROSA  
 No. 9826  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 4/18/22





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Office of Water Resources  
 RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: MAY 18 2022 FILE #: 21-0315

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Martin S. Jensen*

GRAPHIC SCALE



(in feet)  
 1 inch = 40 feet

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: 1"=40' Date: REV. 16APR22

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

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

Issued for:  
 PERMITTING

Drawing Title:  
**PROPOSED  
 GRADING AND  
 DRAINAGE PLAN  
 SHEET 3**

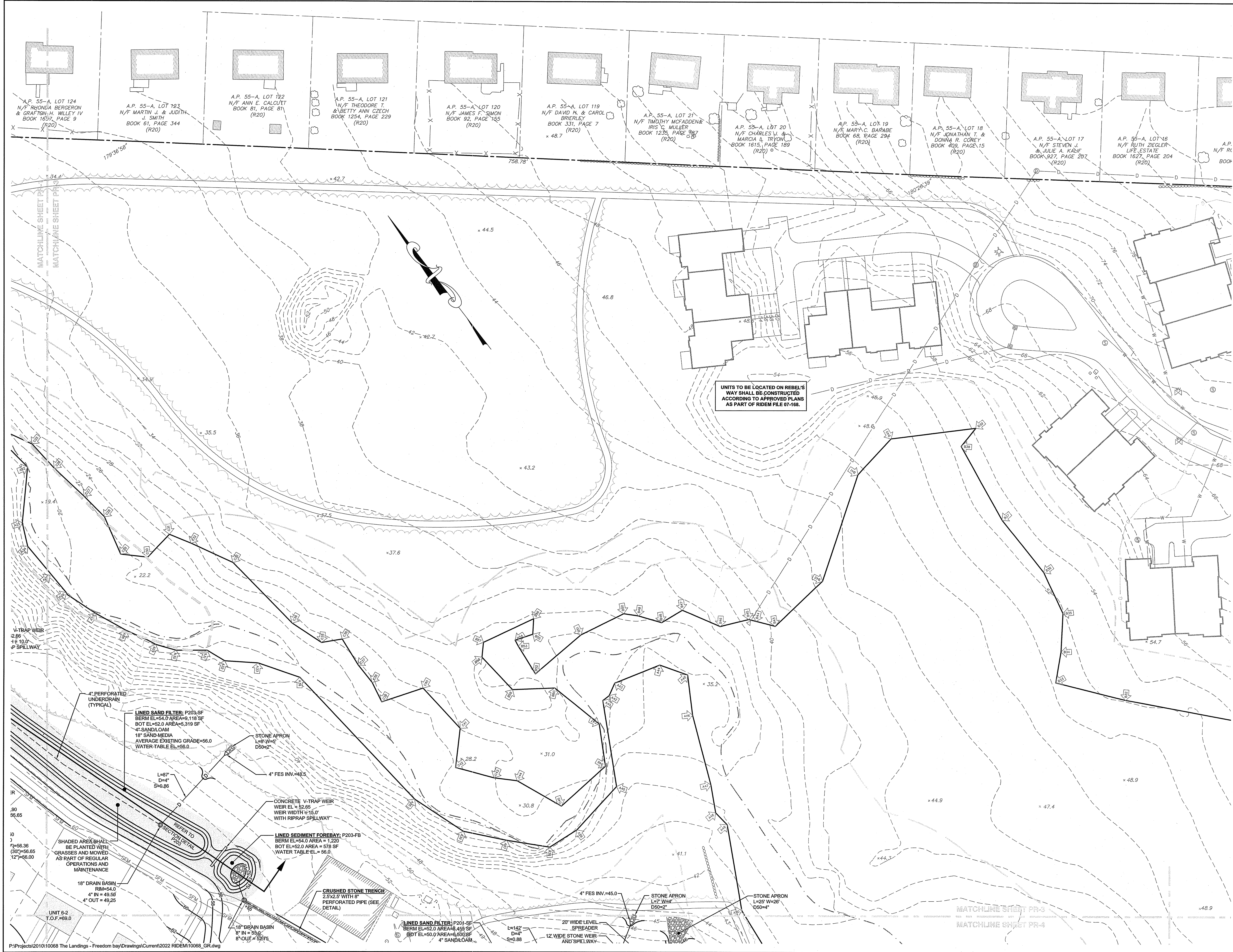
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**C-17**

Sheet **17** of **39**

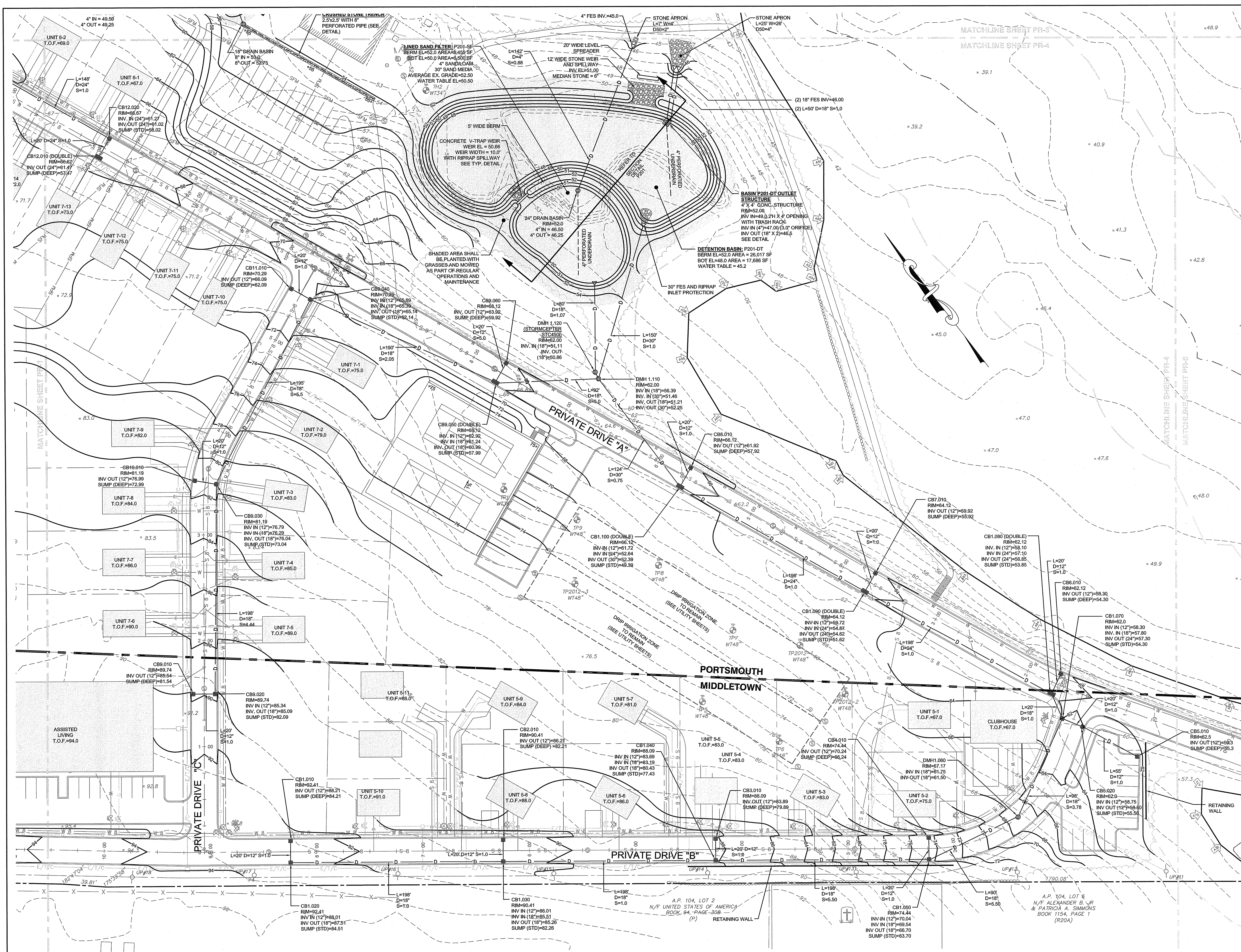
Project Number:  
**15129.0**

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



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**NE & C**

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**APR 20 2022**  
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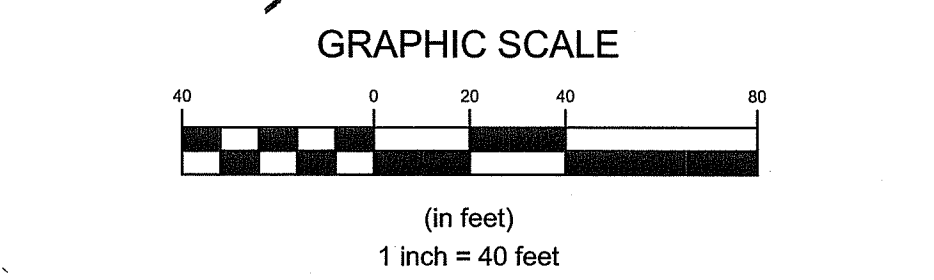
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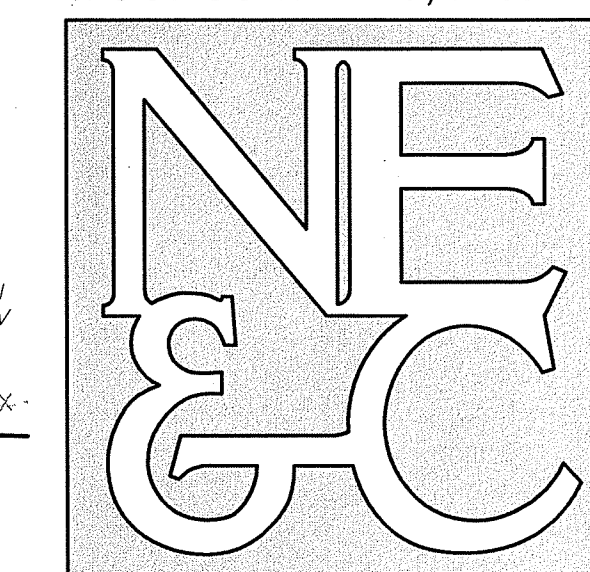
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
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APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
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*Walter D. Wenzel*



No.	Revision	Date	App.
Designed By: JJR/GES		Drawn by: JJR	Checked by: GES
Scale: 1"=40'		Date: REV. 16APR22	
Project Title:			
<b>PRESCOTT POINT</b>			
<b>WEST MAIN ROAD</b>			
A.P. 55 LOT 1A (PORTSMOUTH)			
A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
<b>PROPOSED GRADING AND DRAINAGE PLAN</b>			
<b>SHEET 4</b>			
Drawing Number:		<b>C-18</b>	
Sheet		18 of 39	
Project Number:		15129.0	
Survey Index:			
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NOTE PER DEM:

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APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: MAY 18 2022 FILE # 22-038

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*Matthew S. Weneck*

REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE



(in feet)  
1 inch = 40 feet

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

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

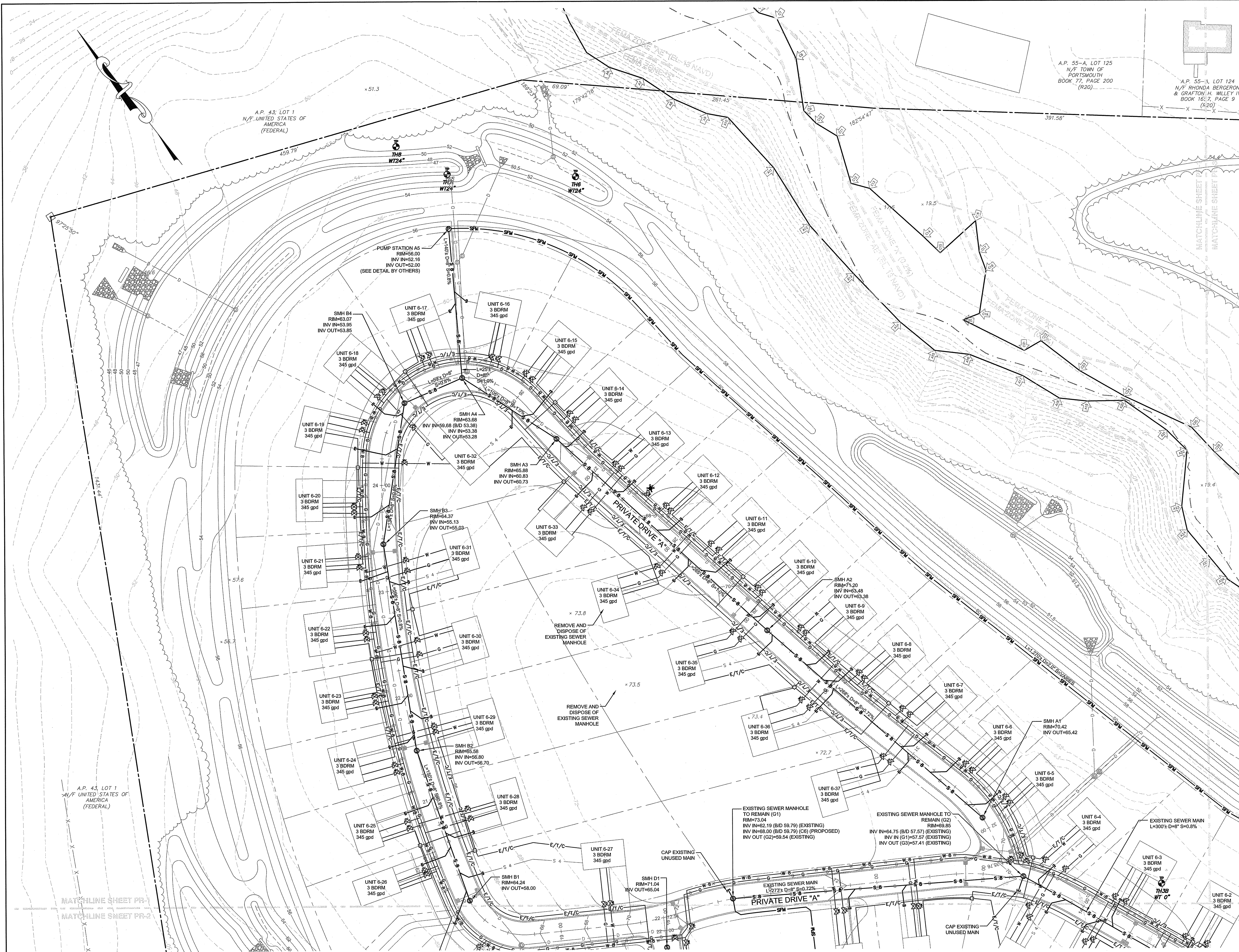
Client/Owner:  
PRESCOTT POINT, LLC  
c/o LANDINGS REAL ESTATE GROUP  
543 THAMES STREET  
NEWPORT, RI 02840

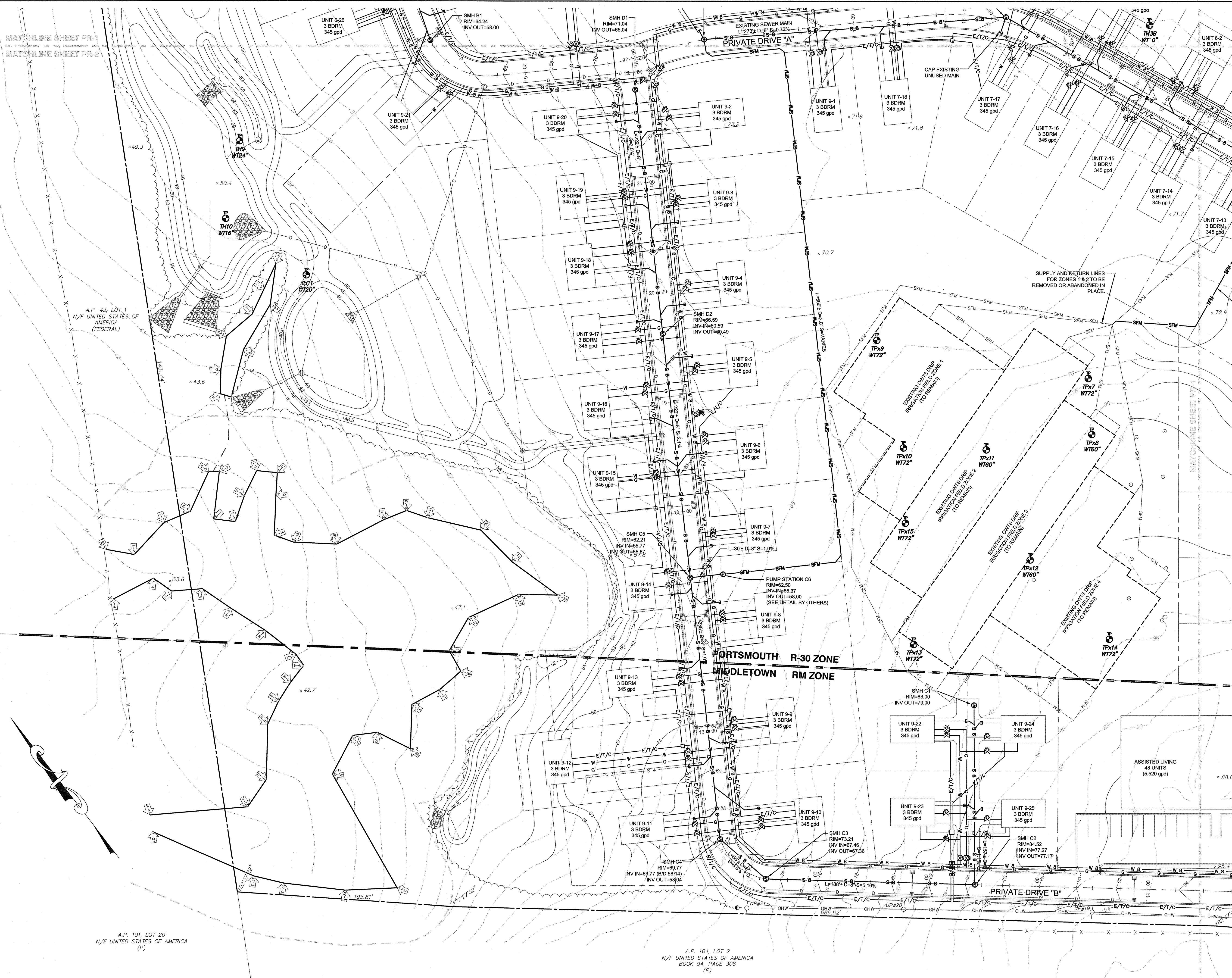
Issued for:  
PERMITTING

Drawing Title:  
**PROPOSED UTILITY  
PLAN  
SHEET 1**

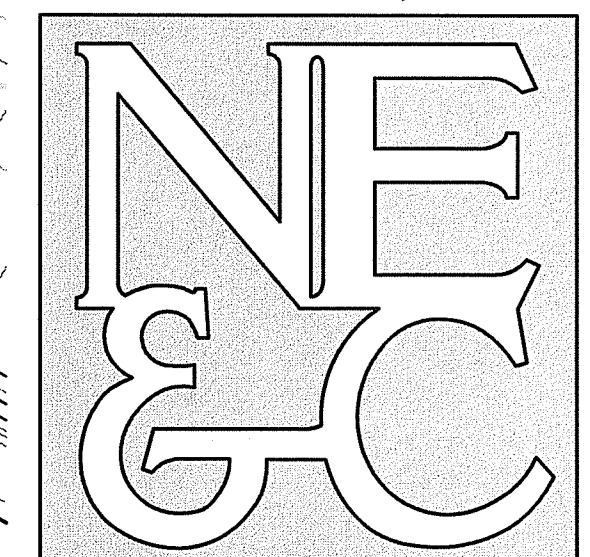
	Drawing Number:	<b>C-19</b>
	Sheet	19 of 39
	Project Number:	15129.0
	Survey Index:	-

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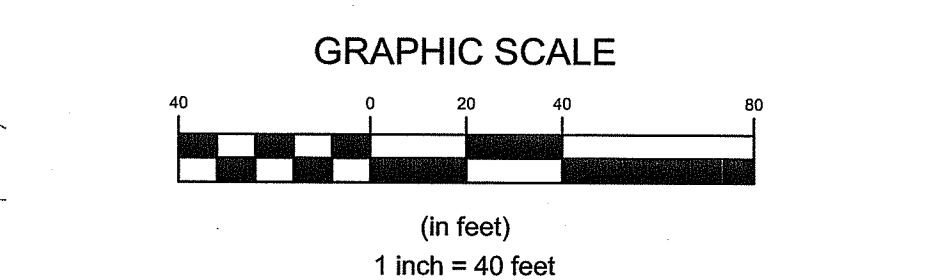
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- LAND PLANNING
- WATERFRONT
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 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: MAY 18 2022 FILE # 21-02315  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin D. Wemack*  
 REFER TO OWTS NOTES ON SHEET 2

NOTE PER DEM:  
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin D. Wemack*  
 REFER TO OWTS NOTES ON SHEET 2



No.	Revision	Date	App.
Designed By: JJR/GES		Drawn by: JJR	Checked by: GES
Scale: 1"=40'		Date: REV. 16APR22	
Project Title: <b>PRESCOTT POINT          WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: <b>PROPOSED UTILITY          PLAN          SHEET 2</b>			
Drawing Number: <b>C-20</b>		Sheet <b>20</b> of <b>39</b>	
Project Number: <b>15129.0</b>		Survey Index:	
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MATCHLINE SHEET PR-1  
 MATCHLINE SHEET PR-2

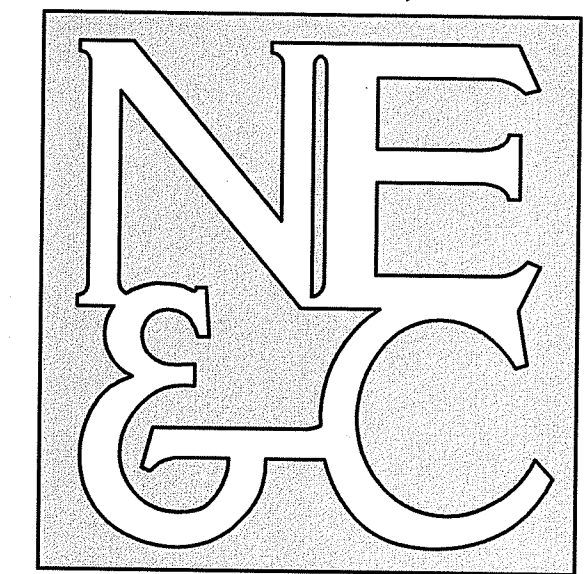
A.P. 43, LOT 1  
 N/F UNITED STATES OF AMERICA  
 (FEDERAL)

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

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



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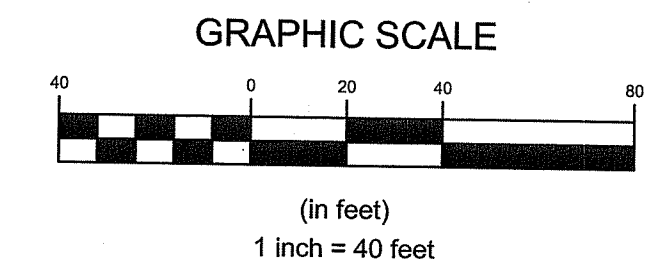
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OFFICE OF WATER RESOURCES  
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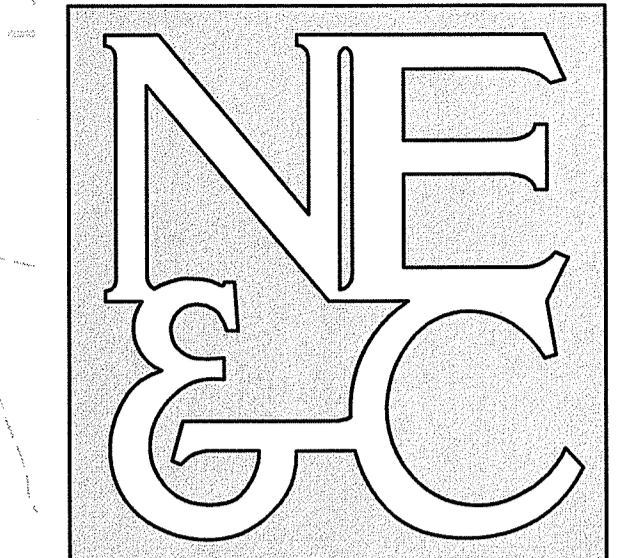
NOTE PER DEM:

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FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: MAY 18 2022 FILE # 21-0236  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin D. Jensen*  
REFER TO OWTS NOTES ON SHEET 2



No.	Revision	Date	App.
Designed By: JJR/GES		Drawn by: JJR	Checked by: GES
Scale: 1"=40'		Date: REV. 16APR22	
Project Title:			
<b>PRESCOTT POINT WEST MAIN ROAD A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)</b>			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
<b>PROPOSED UTILITY PLAN SHEET 3</b>			
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		<b>C-21</b>	
		Sheet 21 of 39	
		Project Number: <b>15129.0</b>	
Survey Index:			



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APR 20 2022

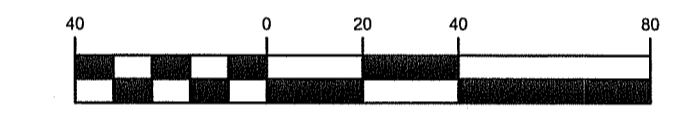
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 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:  
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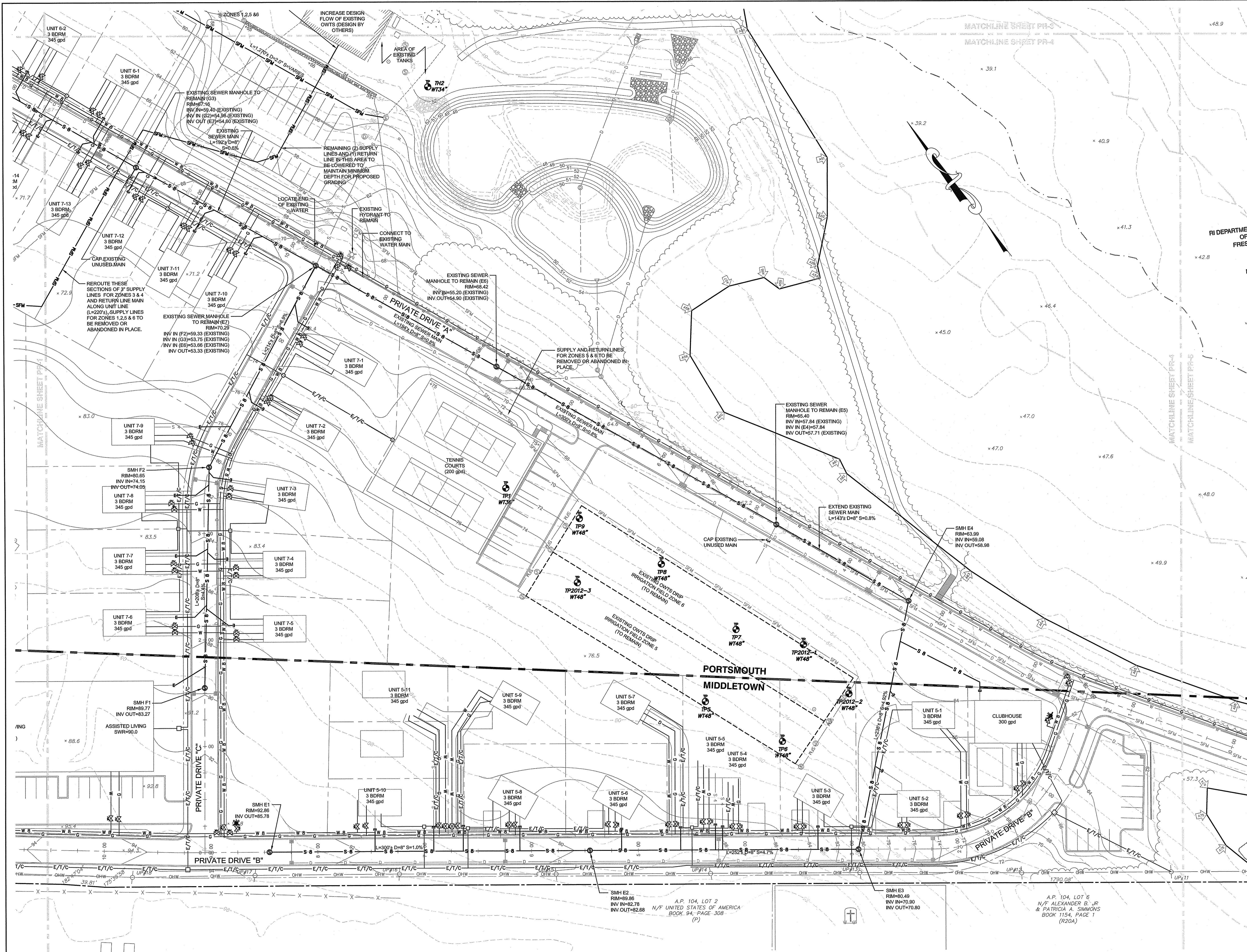
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: MAY 18 2022 FILE #: 21-0316  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED BY: Patricia A. Simmons  
 REFER TO OWTS NOTES ON SHEET 2

GRAPHIC SCALE

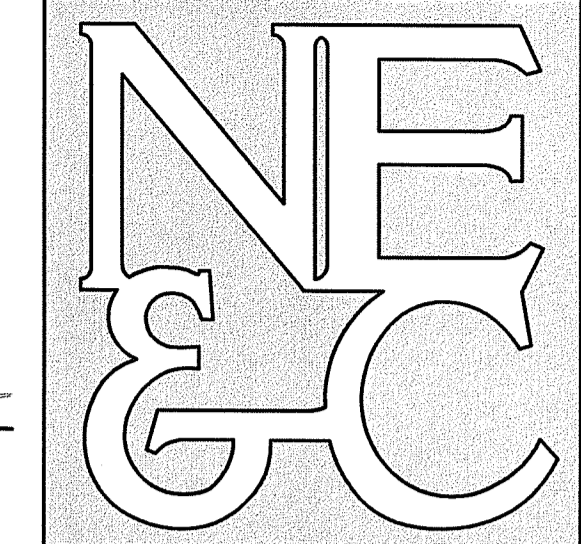


(in feet)  
 1 inch = 40 feet

No.	Revision	Date	App.
Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: 1"=40'	Date: REV. 16APR22		
Project Title: <b>PRESCOTT POINT WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: <b>PROPOSED UTILITY PLAN SHEET 4</b>			
Drawing Number: <b>C-22</b>		Sheet <b>22</b> of <b>39</b>	
Project Number: <b>15129.0</b>		Survey Index:	
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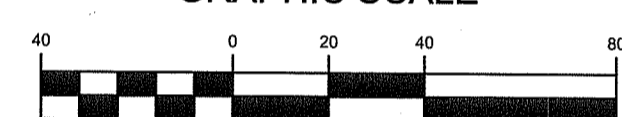
SPECIFIED IN THE LETTER OF APPROVAL

DATED: MAY 18 2022 FILE # 21-0315

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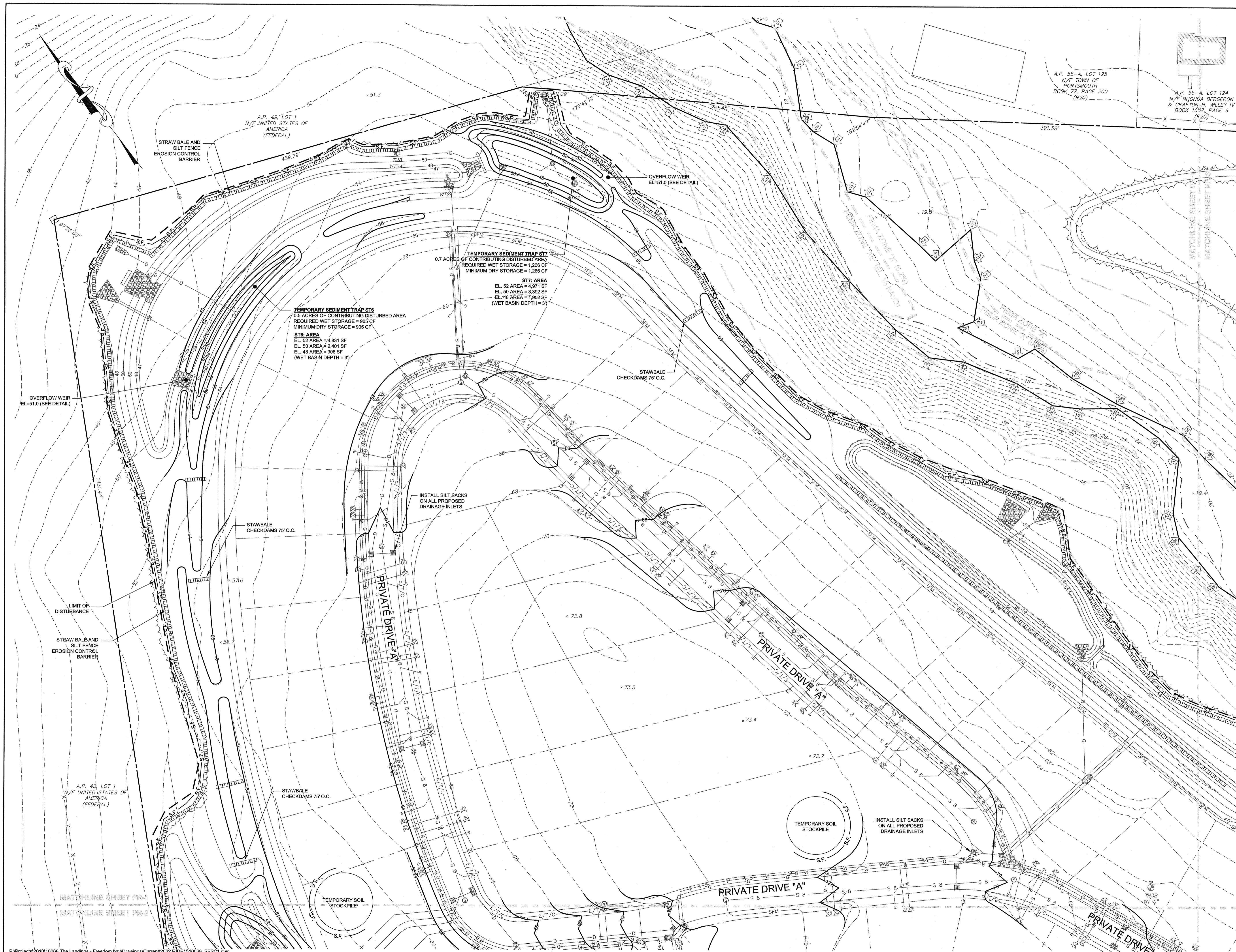
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GRAPHIC SCALE

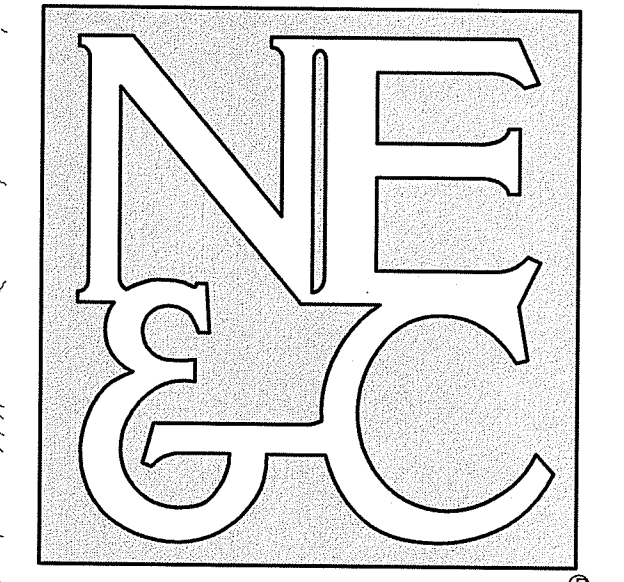


(in feet)  
1 inch = 40 feet

No.	Revision	Date	App.
Designed By: JJR/GES Drawn by: JJR Checked by: GES			
Scale: 1"=40' Date: REV. 16APR22			
Project Title:			
<b>PRESCOTT POINT WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
<b>CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 1</b>			
Drawing Number:			
<b>C-24</b>			
Sheet 24 of 39			
Project Number:			
15129.0			
Survey Index:			
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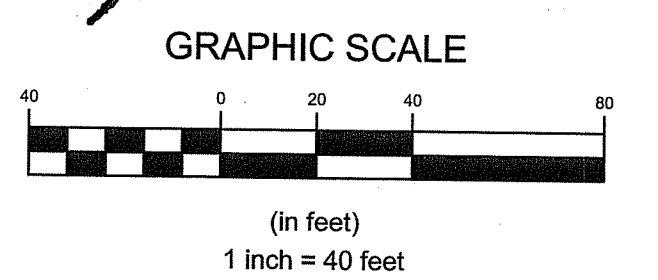
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APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: 4/18/2022 FILE # 21-0335  
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APPROVED PLANS MUST BE AT CONSTRUCTION  
*Martin D. Wemen*



No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22  
Project Title:

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

Client/Owner: PRESCOTT POINT, LLC  
c/o LANDINGS REAL ESTATE GROUP  
543 THAMES STREET  
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Drawing Title:  
**CONSTRUCTION  
GRADING AND SOIL  
EROSION CONTROL  
PLAN SHEET 2**

Drawing Number:  
**C-25**

Sheet **25** of **39**

Project Number:  
**15129.0**

Survey Index:

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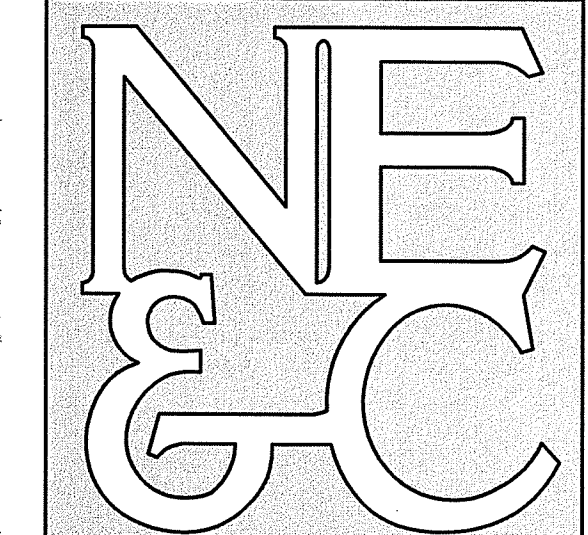


A.P. 43, LOT 1  
N/F UNITED STATES OF AMERICA  
(FEDERAL)

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



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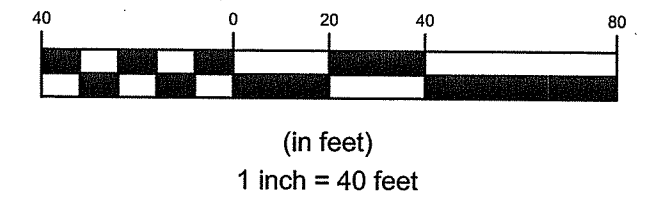
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DATED: April 18 2022 FILE # 21-0335

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*Justin D. Wozniak*  
GRAPHIC SCALE



No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

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

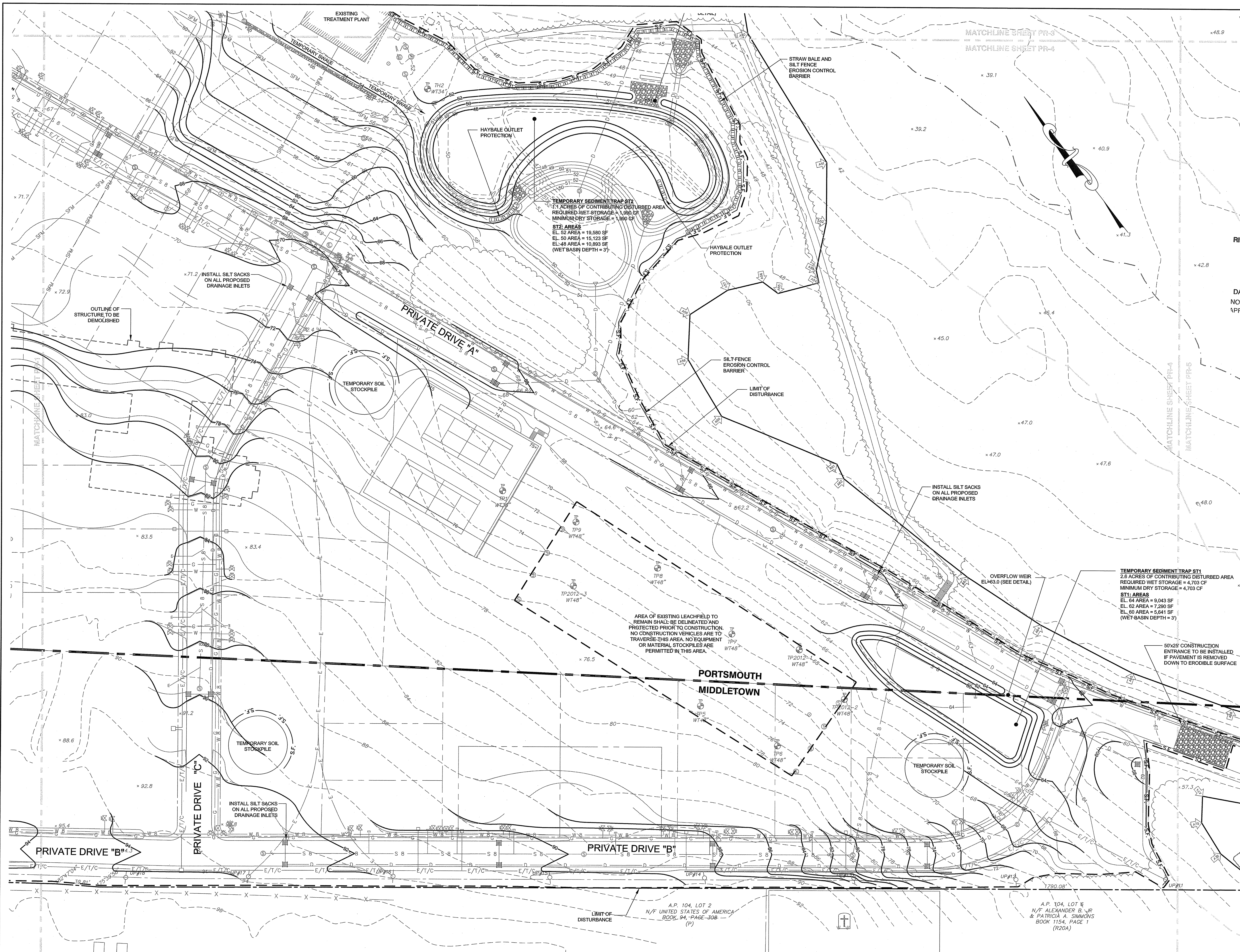
Client/Owner:  
PRESCOTT POINT, LLC  
c/o LANDINGS REAL ESTATE GROUP  
543 THAMES STREET  
NEWPORT, RI 02840

Issued for:  
PERMITTING

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

	Drawing Number:
	<b>C-26</b>
	Sheet 26 of 39
	Project Number: <b>15129.0</b>
Survey Index:	

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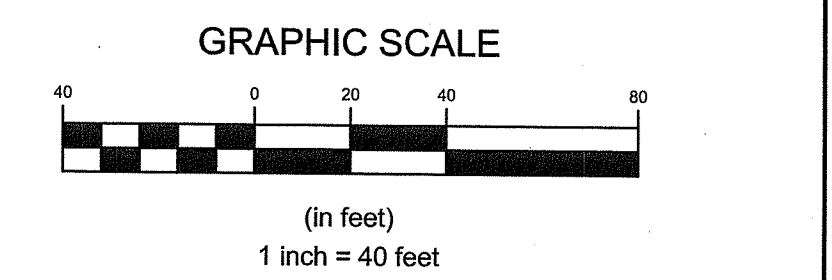
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 DATED: **MAY 18 2022** FILE # **21-0315**  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
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*Martin D. Wonsick*

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No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: 1"=40' Date: REV. 16APR22

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

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

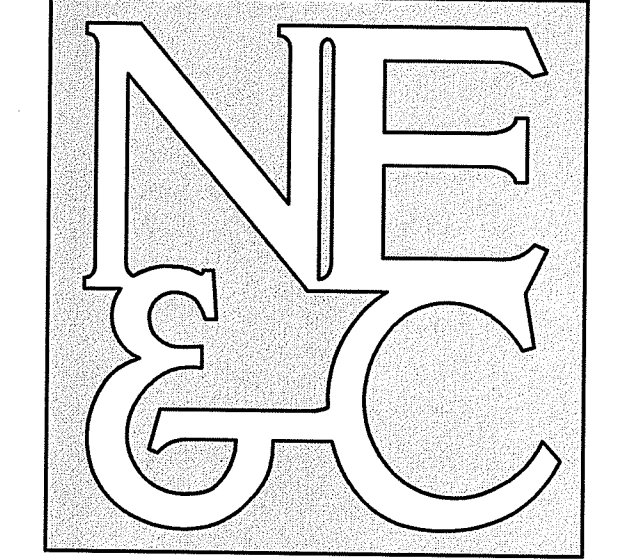
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Drawing Title:  
**CONSTRUCTION GRADING AND SOIL EROSION CONTROL PLAN SHEET 4**

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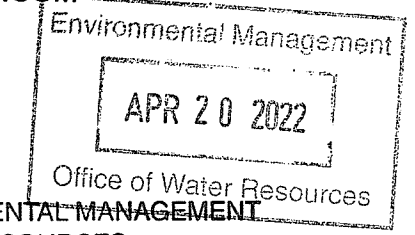


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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

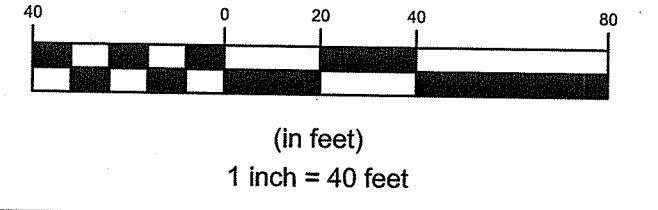
NOTE PER DEM:

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

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: MAY 18 2022 FILE # 21-035  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
*Martin S. Jensen*

GRAPHIC SCALE



No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

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

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

Issued for:  
PERMITTING

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

Drawing Number:  
**C-28**

Sheet **28** of **39**

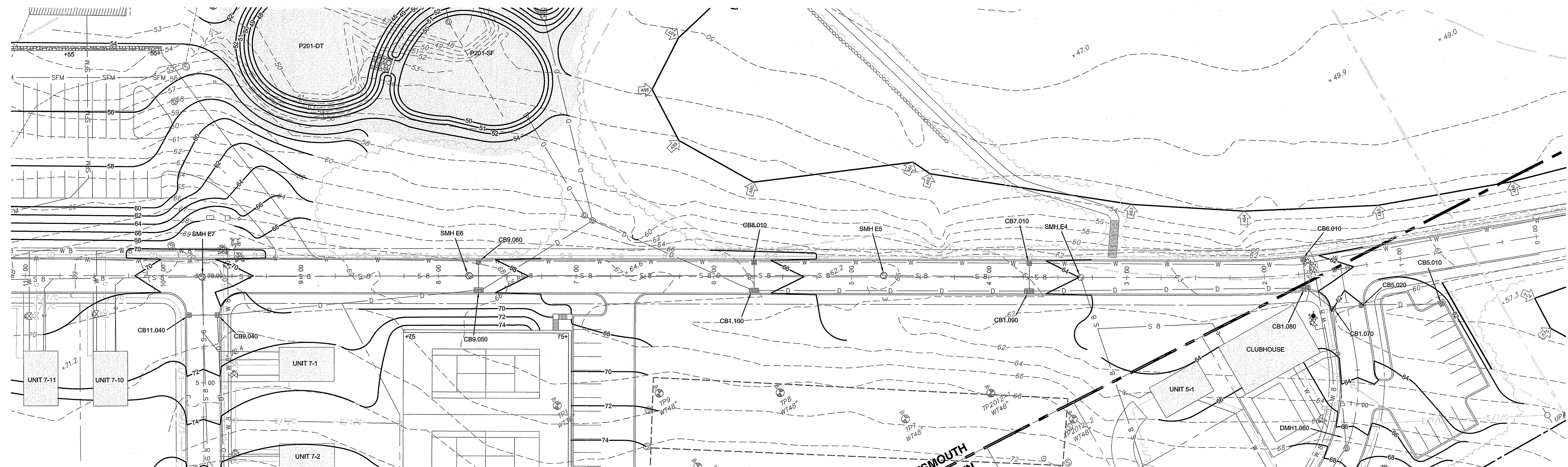
Project Number:  
**15129.0**

Survey Index:  
-

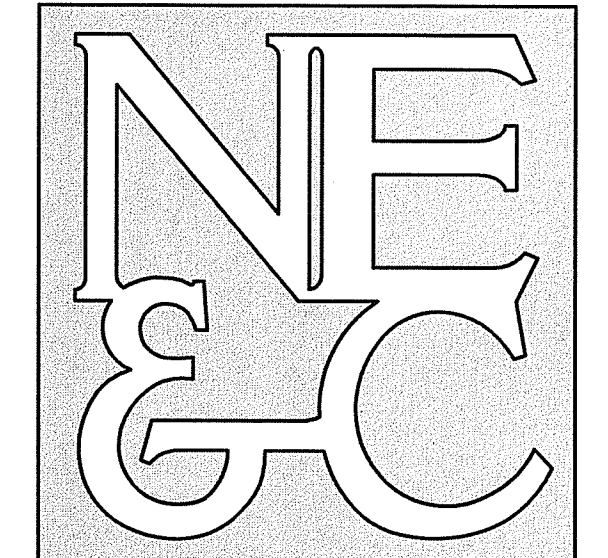
**JEREMY J. ROSA**  
No. **9826**  
4/18/22  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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



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Environmental Management  
 APR 20 2022  
 Office of Water Resources

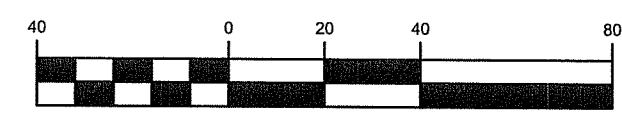
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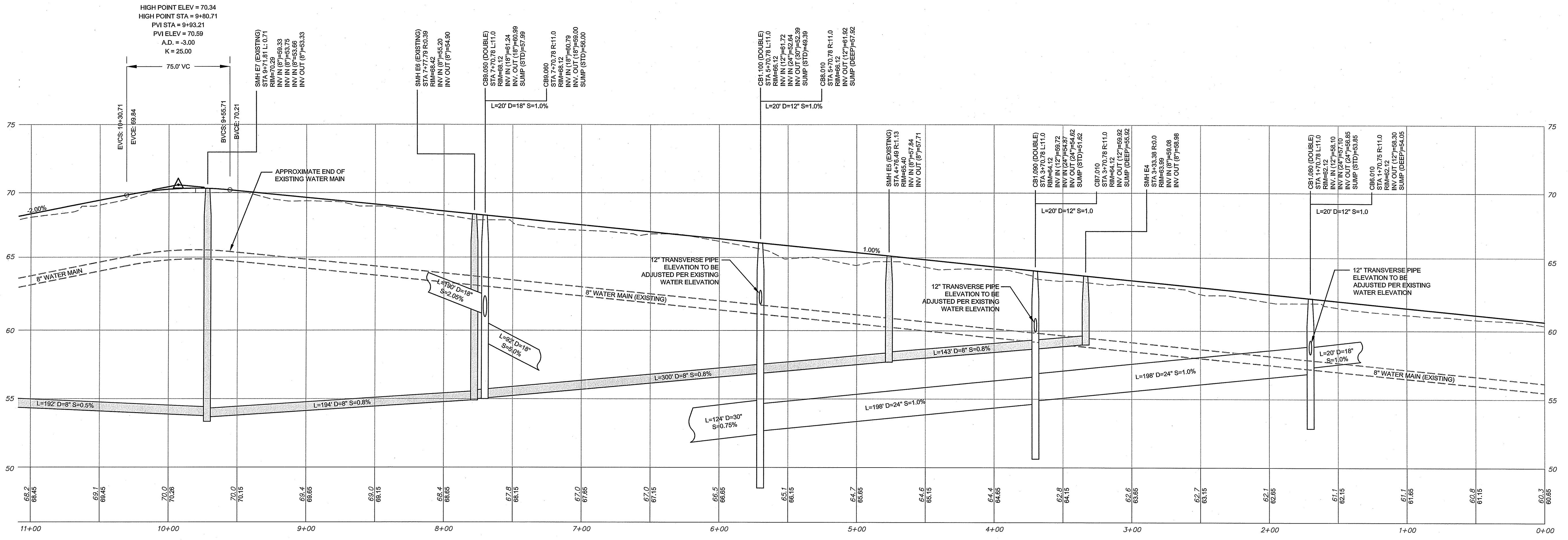
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APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: MAY 18 2022 FILE # 21-0315  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED BY: Janice R. Wernick

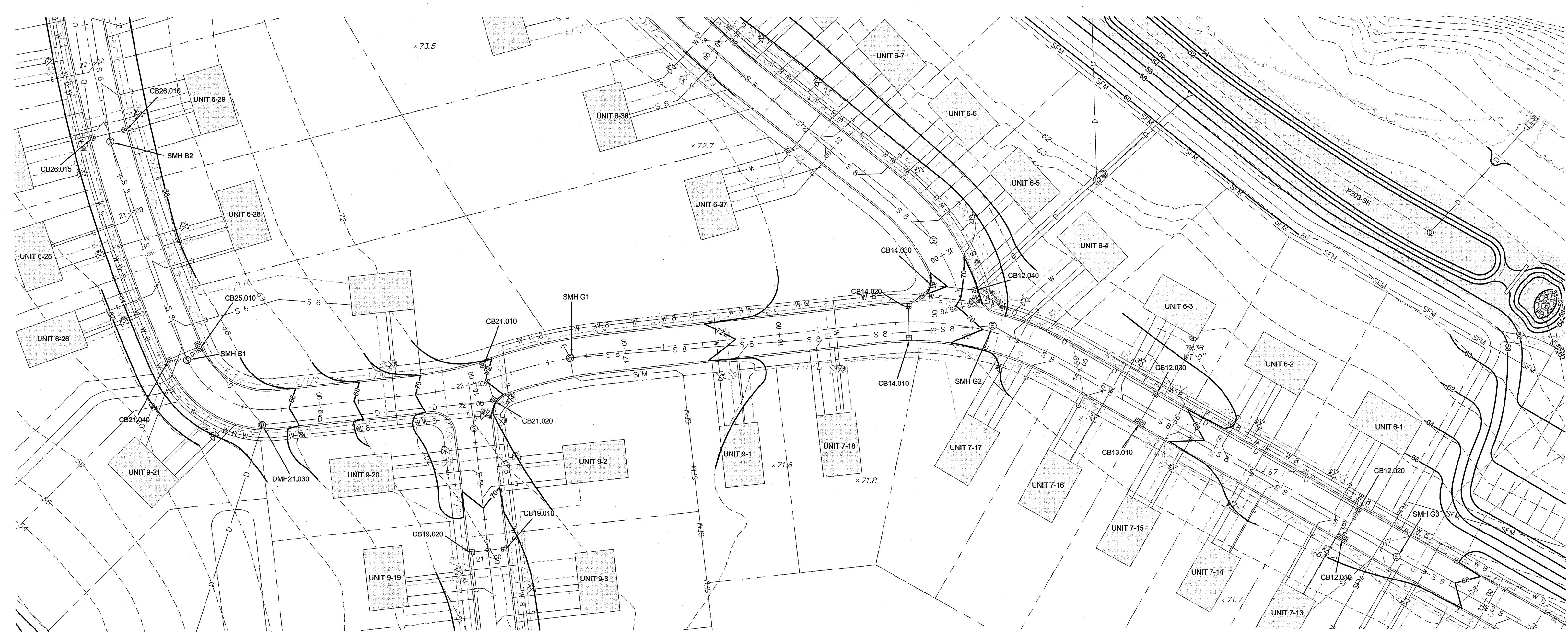
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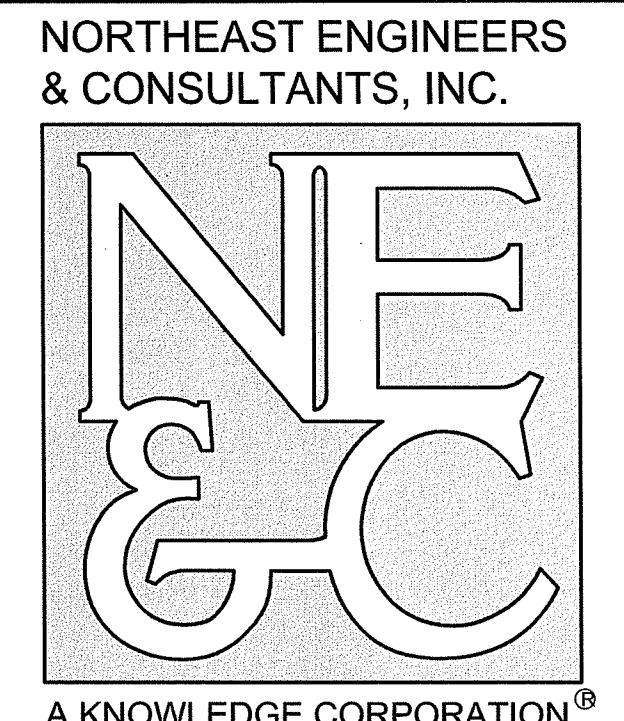
(in feet)  
 1 inch = 40 feet



No.	Revision	Date	App.
Designed By: JJR/GES		Drawn by: JJR	Checked by: GES
Scale: 1"=40'		Date: REV. 16APR22	
Project Title:			
<b>PRESCOTT POINT WEST MAIN ROAD</b>			
A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
<b>PROPOSED PRIVATE DRIVE "A" PROFILE STA 0+00 TO 11+00</b>			
Drawing Number:		<b>C-29</b>	
Sheet		29 of 39	
Project Number:		15129.0	
Survey Index:			
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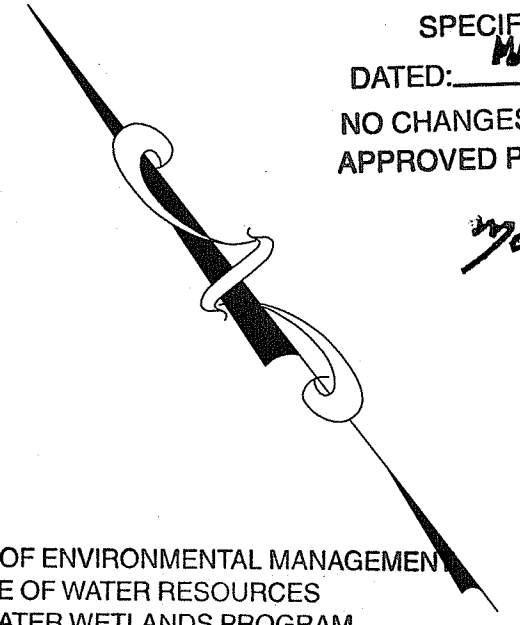


SITE/CIVIL  
 LAND PLANNING  
 WATERFRONT  
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 TRANSPORTATION  
 STRUCTURAL

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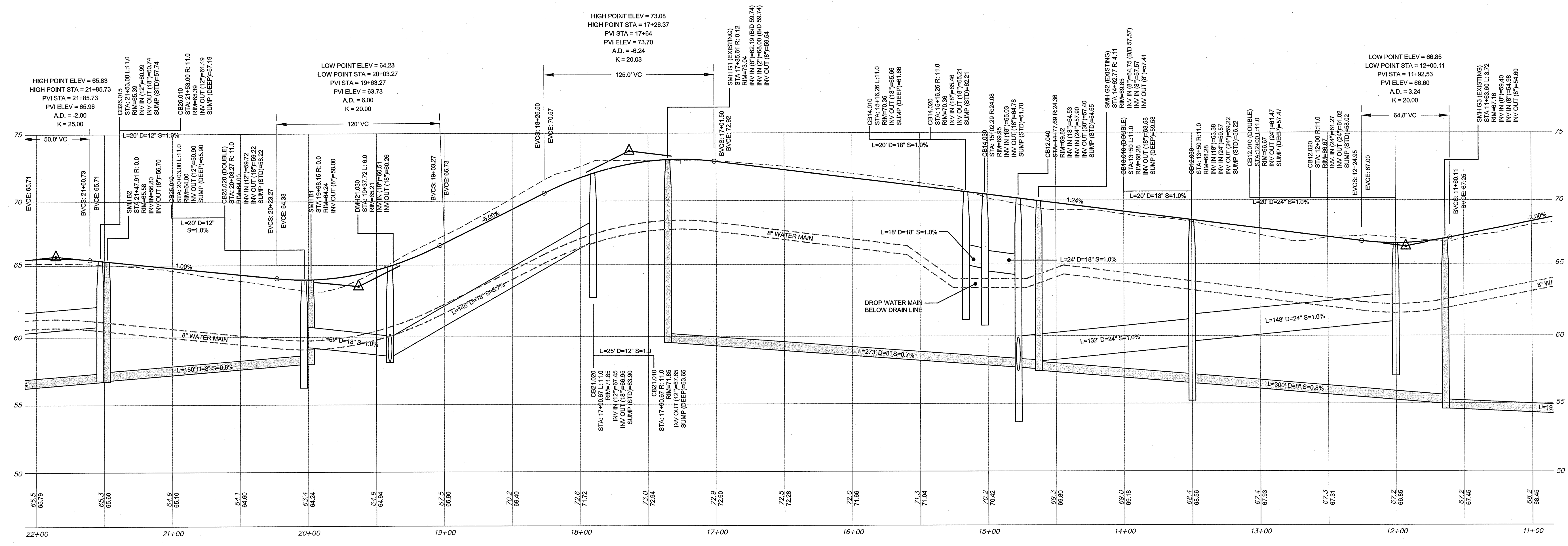
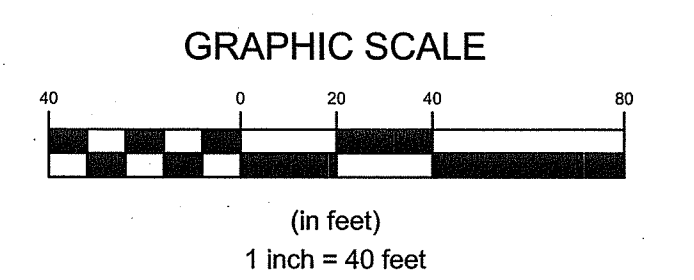
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*Martin D. Wencsek*

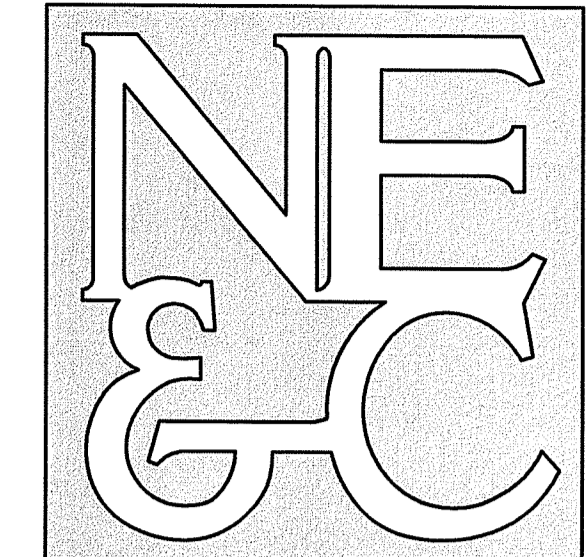


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Scale: 1"=40'	Date: REV. 16APR22		
Project Title: <b>PRESCOTT POINT WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: <b>PROPOSED PRIVATE DRIVE "A" PROFILE STA 11+00 TO 22+00</b>			
Drawing Number: <b>C-30</b>		Sheet <b>30</b> of <b>39</b>	
Project Number: <b>15129.0</b>		Survey Index:	
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 TRANSPORTATION  
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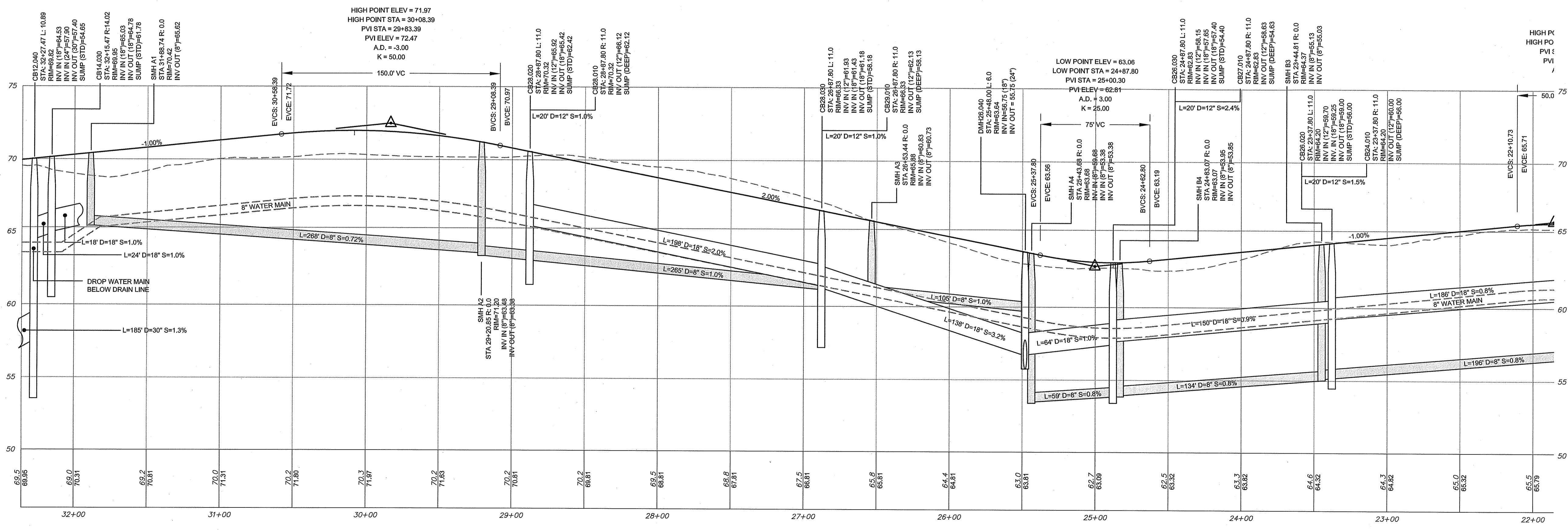
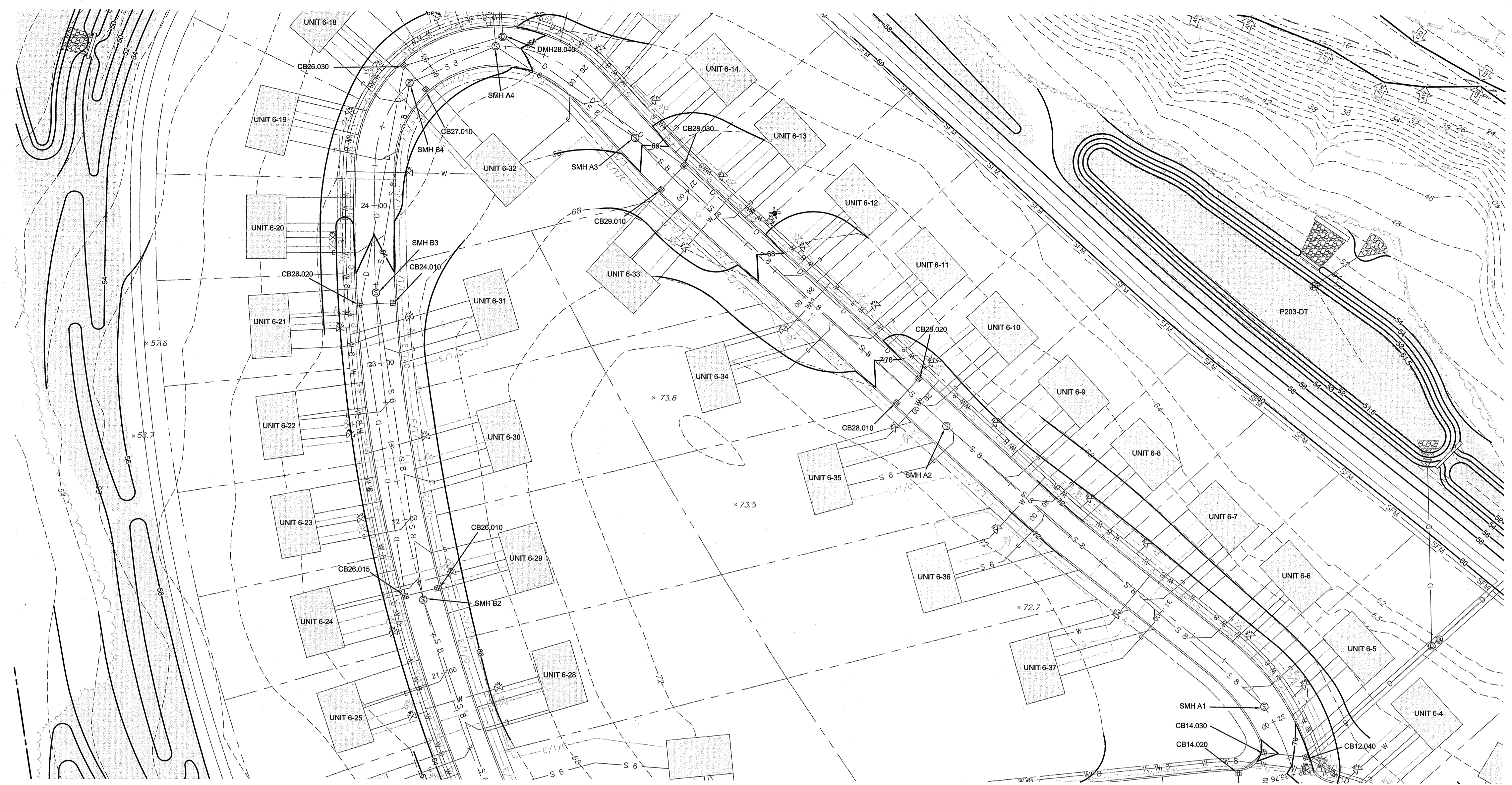
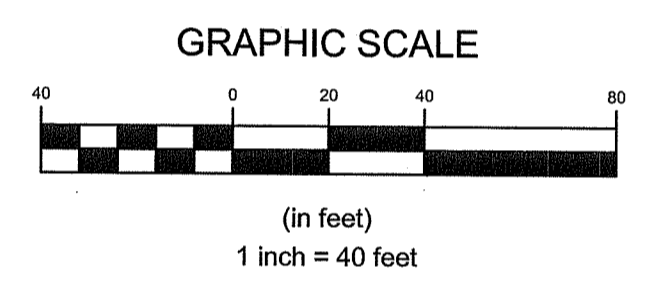
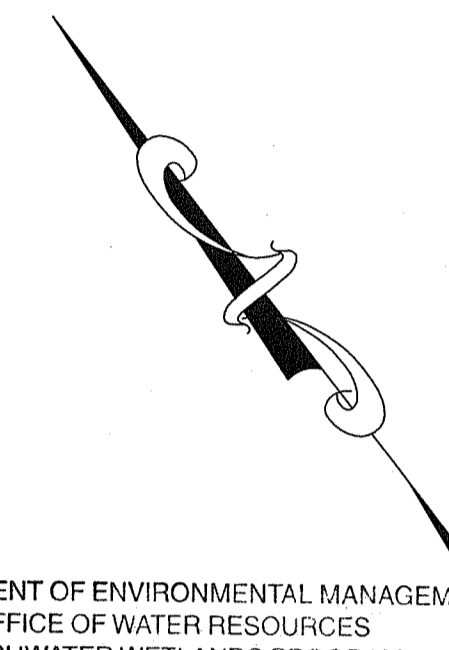
Environmental Management  
 APR 20 2022  
 Office of Water Resources

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*Martin D. Wenzel*

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 Scale: 1"=40' Date: REV. 16APR22

Project Title:  
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Client/Owner:  
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Issued for:  
 PERMITTING

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

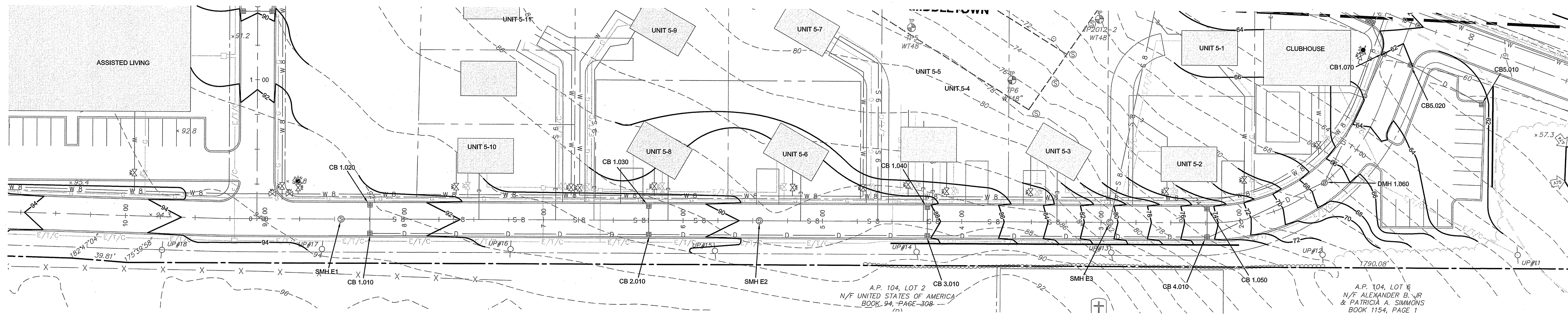
Drawing Number:  
**C-31**

Sheet **31** of **39**

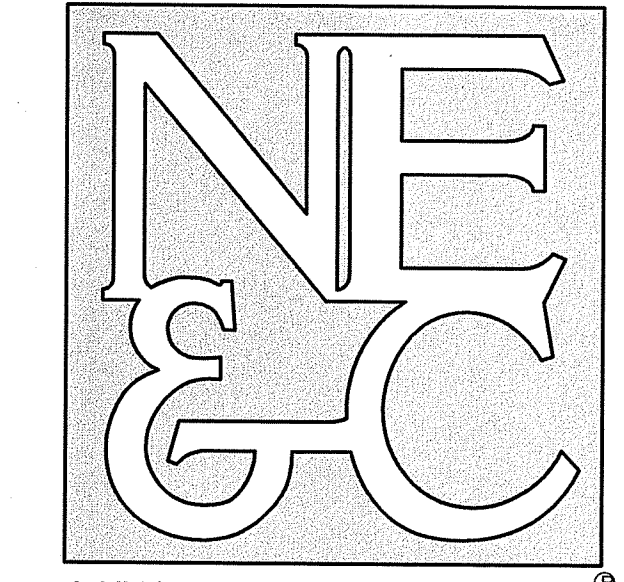
Project Number:  
**15129.0**

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- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL

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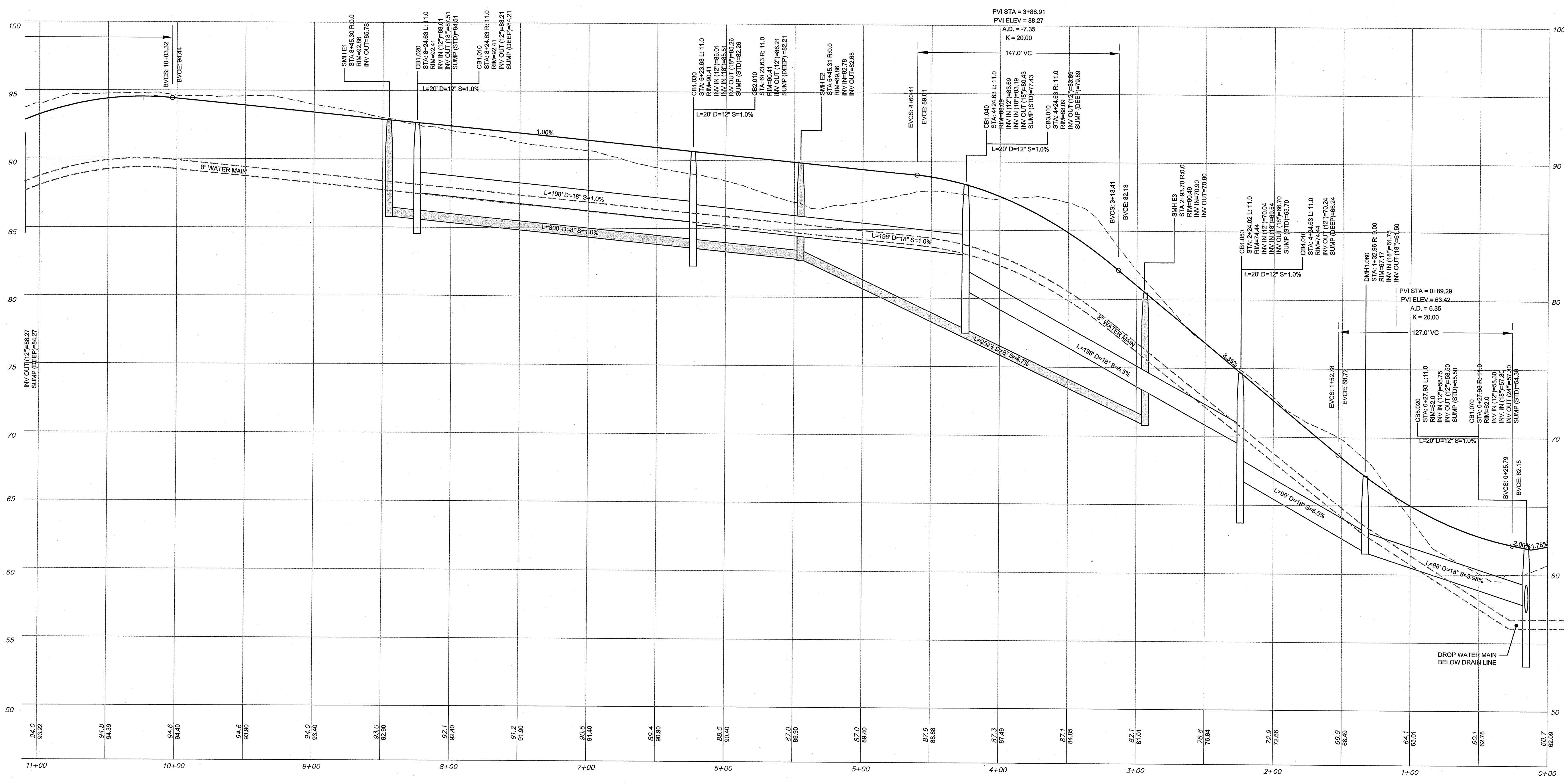
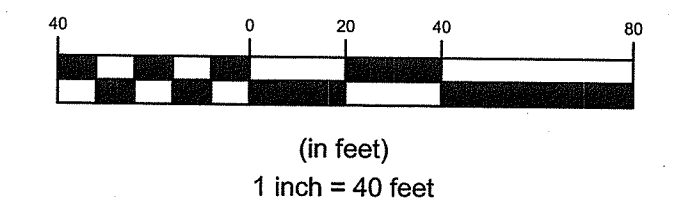
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*Martin D. Wemack*

Environmental Management  
 APR 20 2022  
 Office of Water Resources

GRAPHIC SCALE



No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: 1"=40' Date: REV. 16APR22

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**PRESCOTT POINT WEST MAIN ROAD**  
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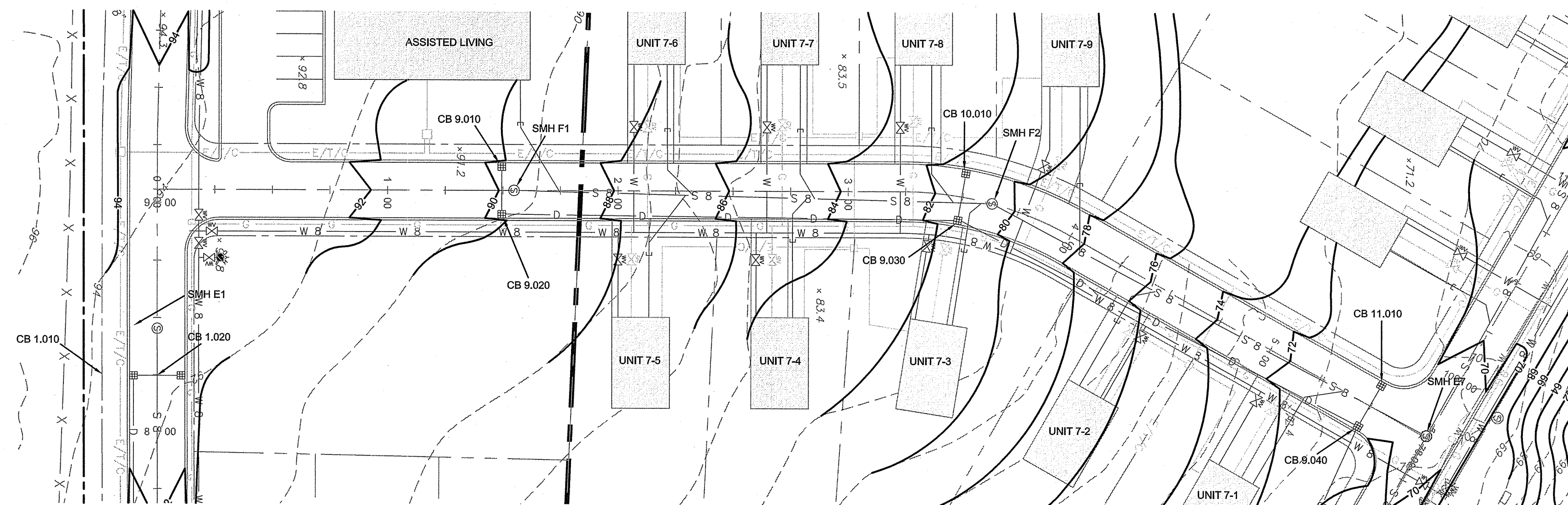
Drawing Title:  
**PROPOSED PRIVATE DRIVE "B" PROFILE**  
 STA 0+00 TO 11+00

Drawing Number:  
**C-32**  
 Sheet 32 of 39  
 Project Number:  
**15129.0**  
 Survey Index:

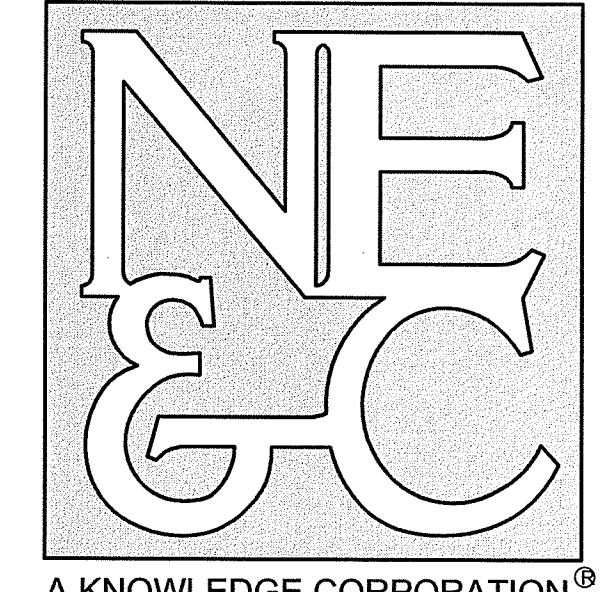
JEREMY J. ROSA  
 No. 9826  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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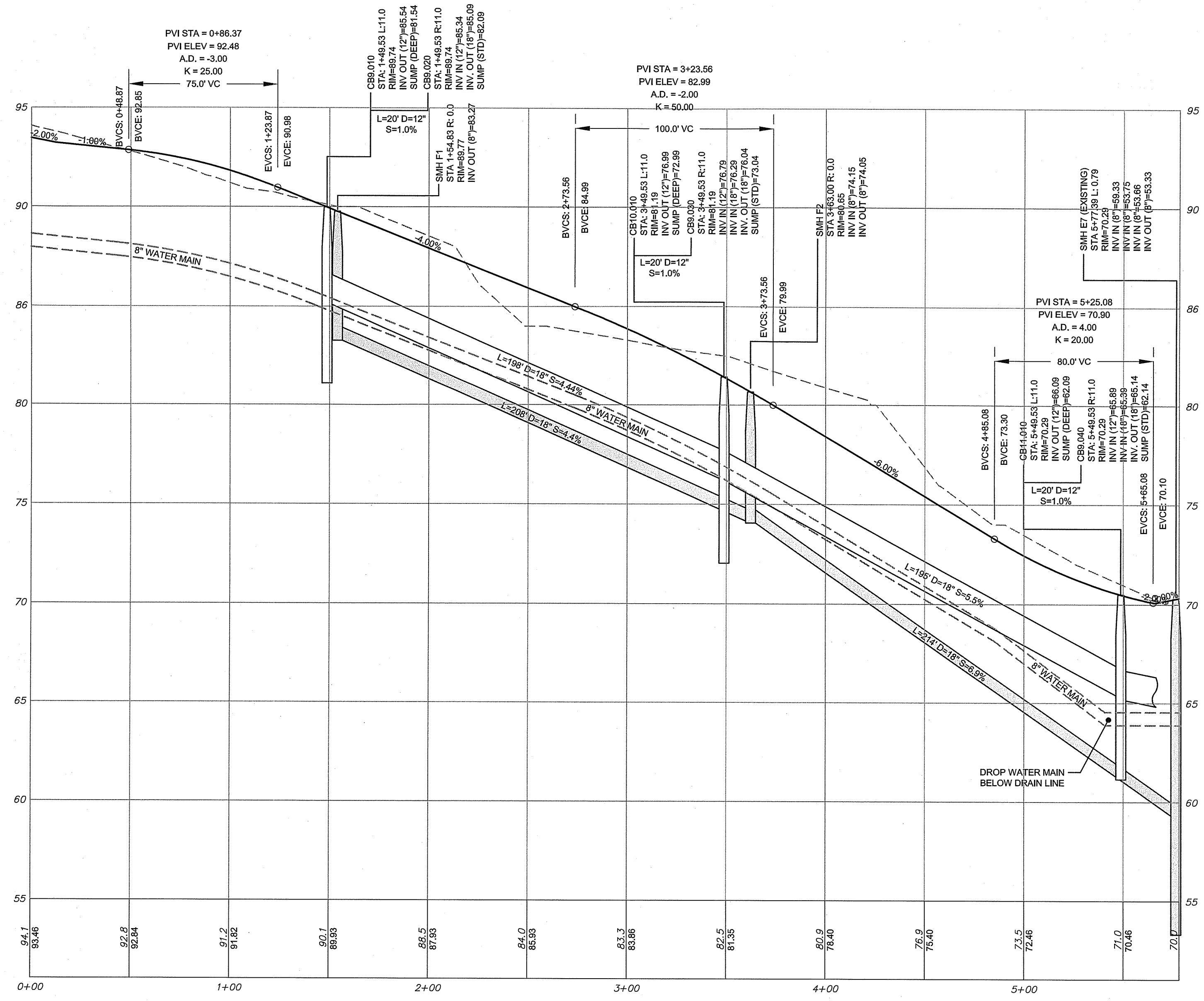
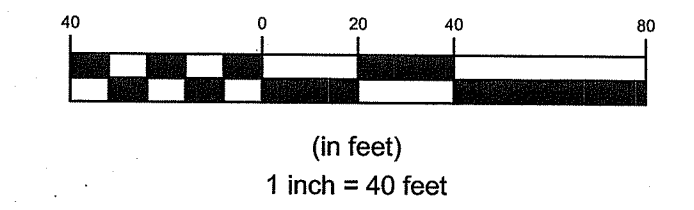
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DATED: MAY 10 2022 FILE # 210315  
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*Matthew D. Wenzel*

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Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: 1"=40' Date: REV. 16APR22

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A.P. 104 LOT 7 (MIDDLETOWN)

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

Issued for:  
**PERMITTING**

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

Drawing Number:  
**C-34**

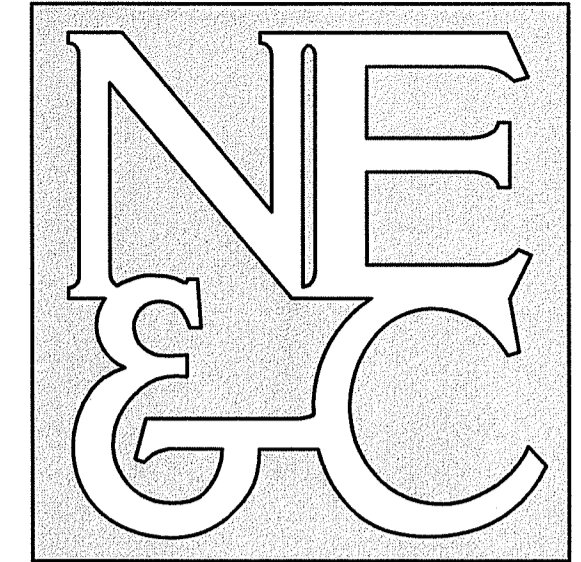
Sheet **34** of **39**

Project Number:  
**15129.0**

Survey Index:  
-

Environmental Management  
**APR 20 2022**  
Office of Water Resources

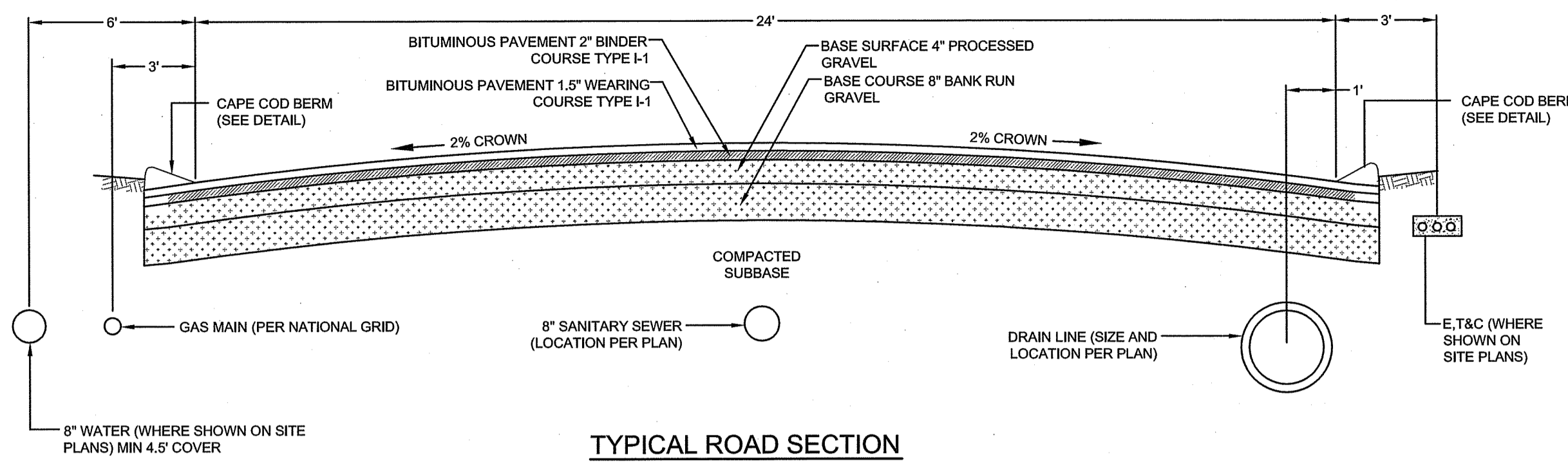
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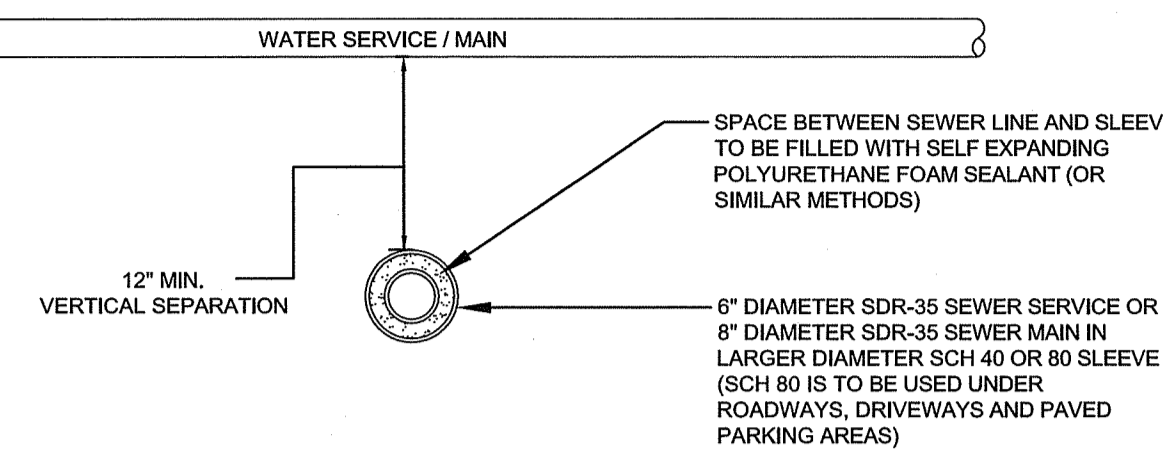
SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL



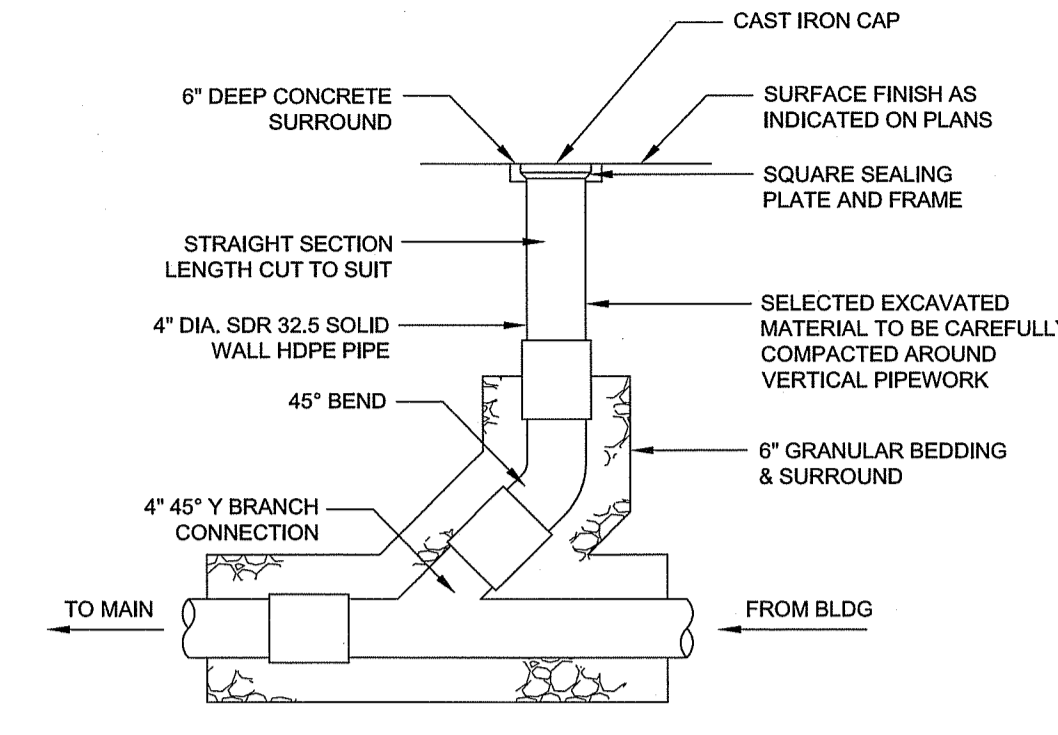
TYPICAL ROAD SECTION  
SCALE: NOT TO SCALE

WATER/SEWER PIPE CROSSING NOTES:

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



SEWER WATER CROSSING DETAIL  
SCALE: NOT TO SCALE



CLEAN OUT DETAIL  
SCALE: NOT TO SCALE

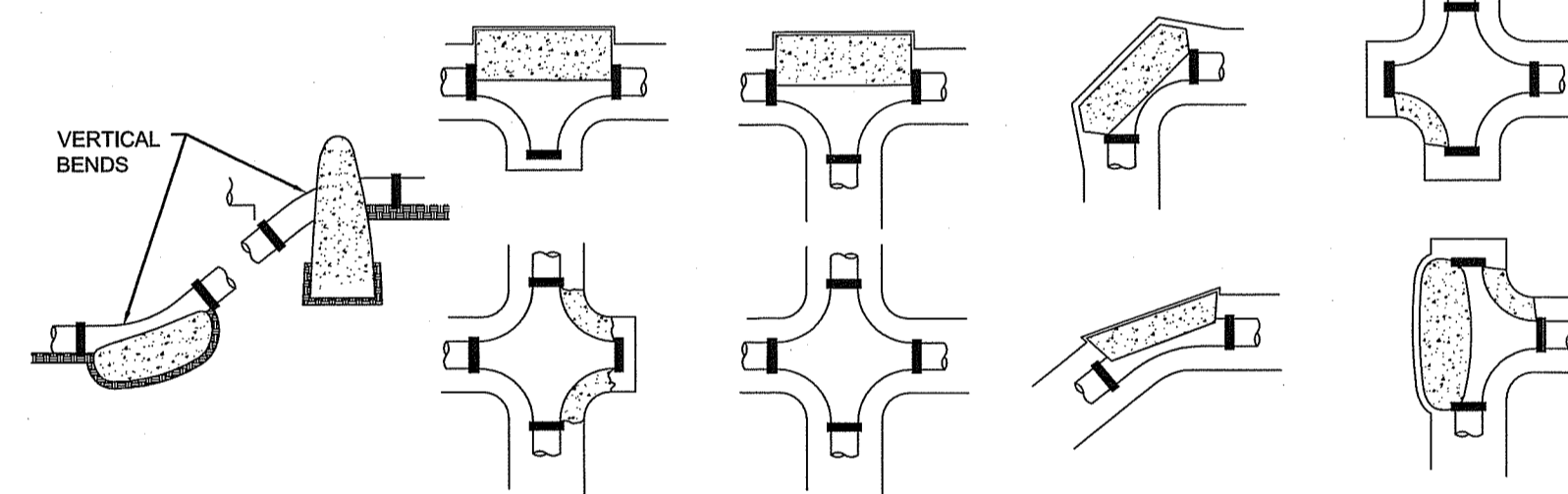
RESTRAINED LENGTH TABLE

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

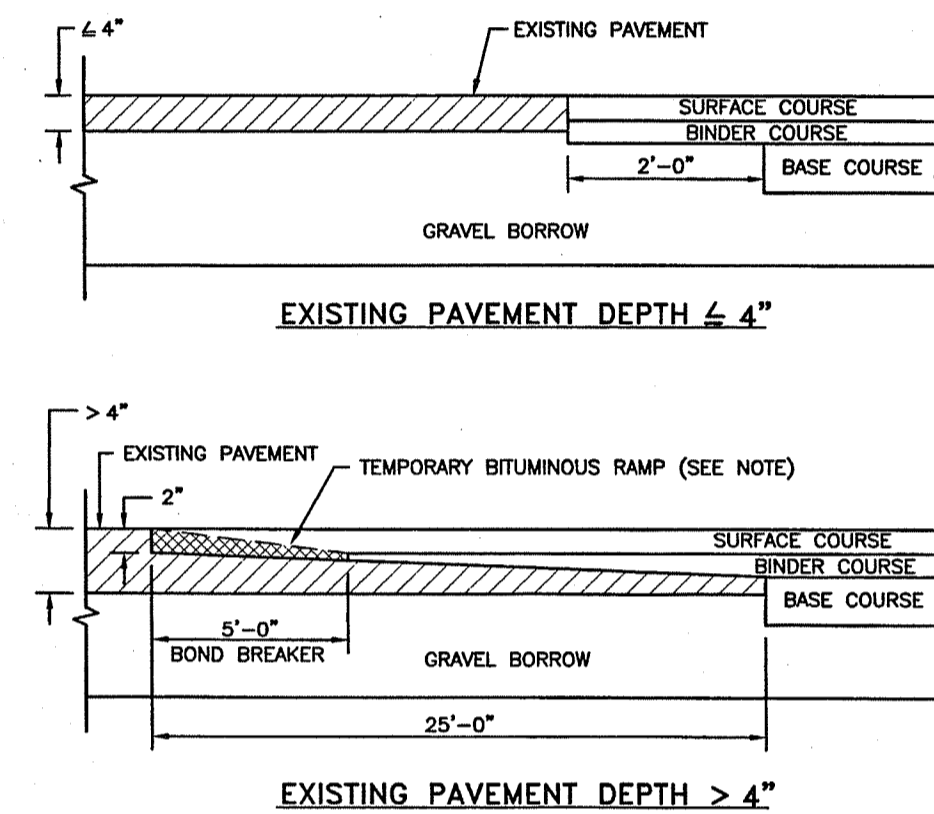
REACTION TYPE	PIPE SIZE	
	6"	8"
A 90°	5.5	21.6
B 180°	3.9	15.0
C 45°	3.0	11.7
D 22-1/2°	1.5	5.9
E 11-1/4°	0.8	3.0

NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKING.

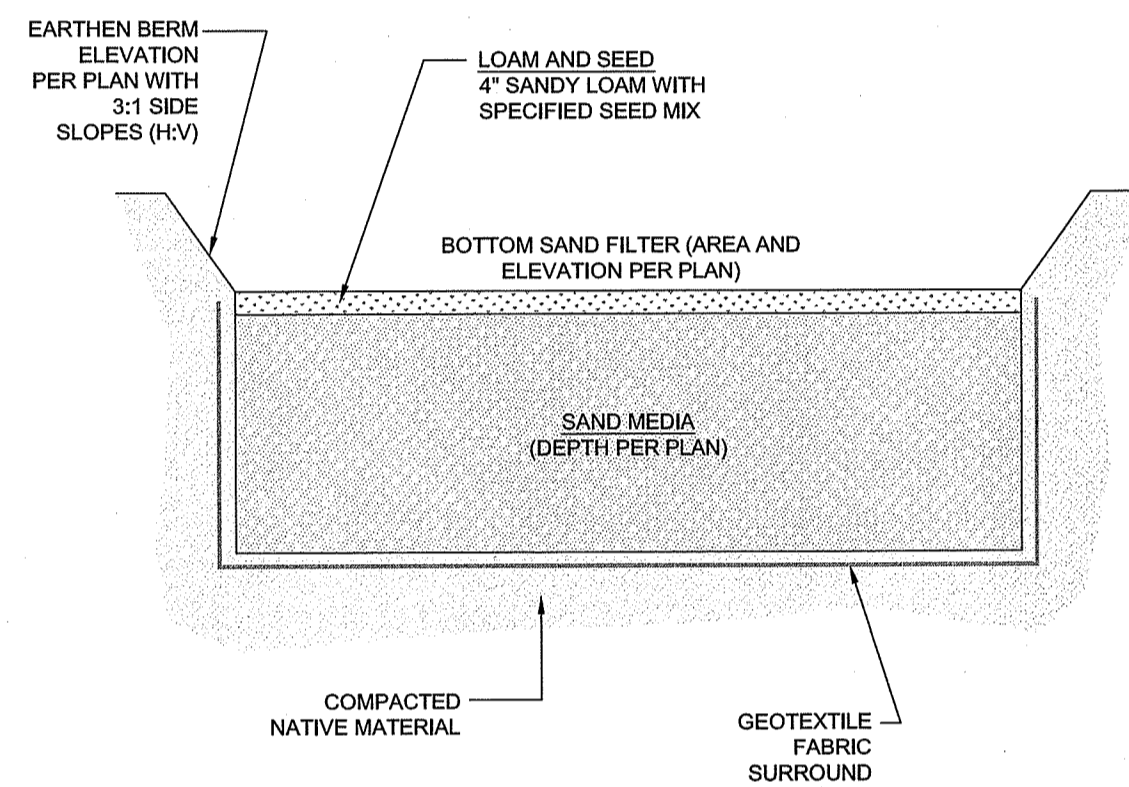


THRUST BLOCKING DETAIL  
SCALE: NOT TO SCALE



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

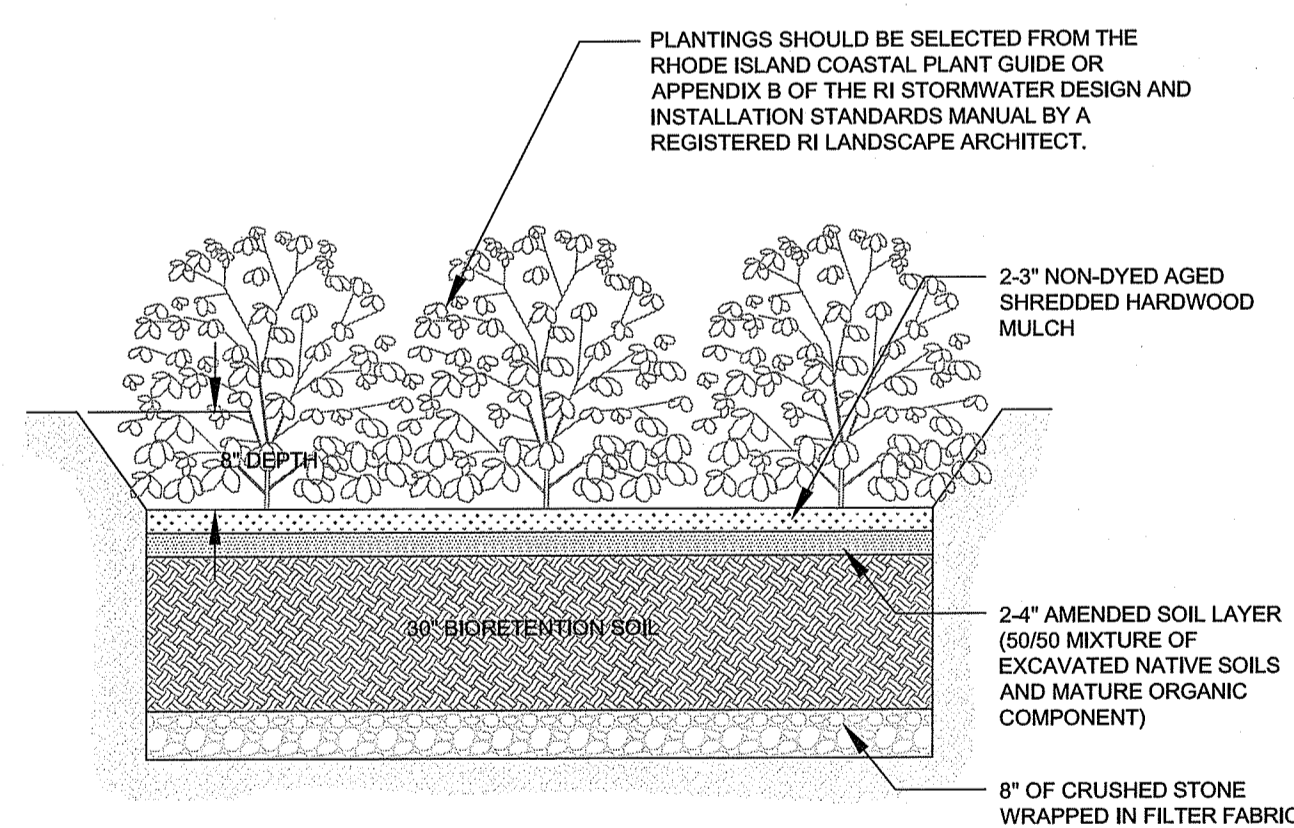
TRANSVERSE PAVEMENT CUT AND MATCH (RIDOT 47.1.1)  
SCALE: NOT TO SCALE



TYPICAL SAND FILTER SECTION  
SCALE: NOT TO SCALE

NOTES:

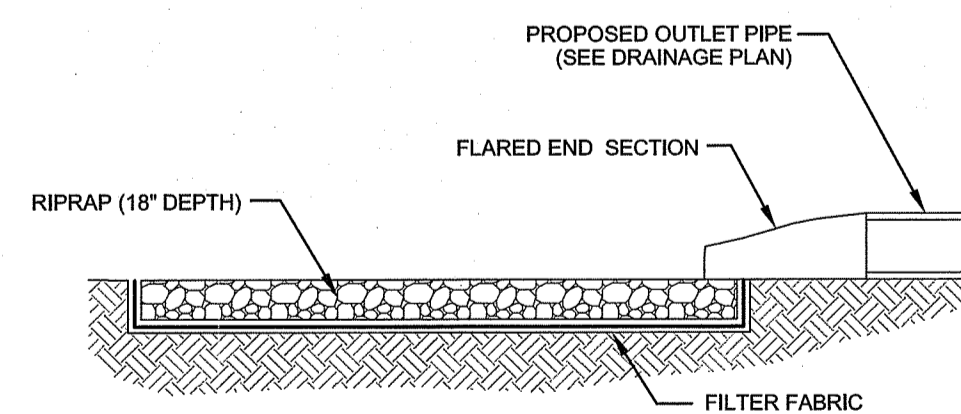
1. SAND FILTER SHALL BE PLANTED WITH NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL.
2. PLANTINGS MUST BE DENSE AND COVER THE ENTIRETY OF THE FILTER SURFACE.
3. SAND FILTER SAND TO BE CLEAN AASHTO M-6 OR ASTM C-33 CONCRETE SAND (0.02" TO 0.04"), SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO ROCK DUST CAN BE USED AS SAND.
4. GEOTEXTILE FABRIC SHALL HAVE A PUNCTURE STRENGTH OF 125 LBS, A BURST STRENGTH OF 400 PSI (ASTM D 1117) AND A TENSILE STRENGTH OF 300 LBS (ASTM D 1682). FABRIC SHALL BE MIN 0.08" THICK WITH AN EQUIVALENT OPENING SIZE OF #80 SIEVE AND A MINIMUM FLOW RATE OF 125 GPM PER SQUARE FOOT.



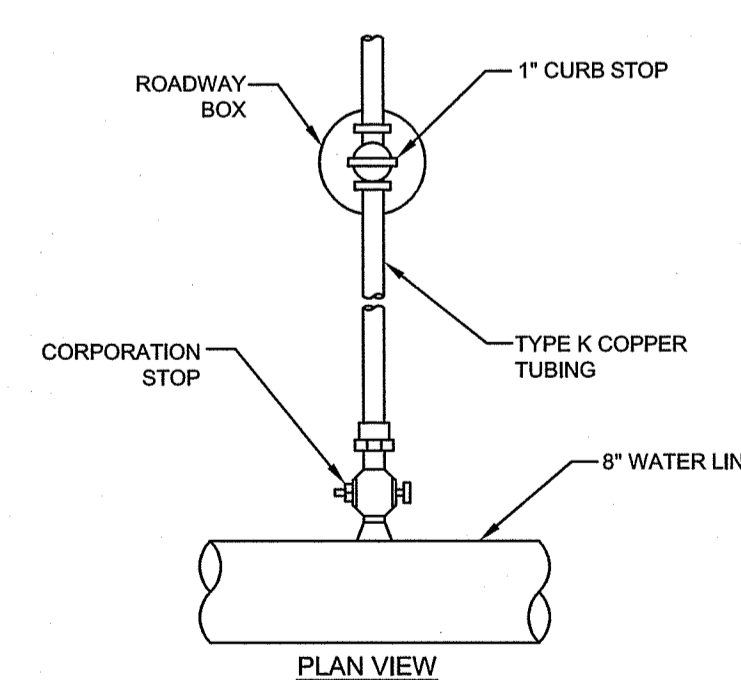
NOTES:

1. A CRUSHED STONE ENTRANCE SHALL BE INSTALLED AT INFLOW TO PREVENT CHANNELING.
2. DOWNHILL SIDE OF GARDEN SHALL BE BERMED TO PROVIDE THE NECESSARY DEPTH.
3. THE RAIN GARDEN CROSS SECTION PROVIDES FOR FULL DEPTH BIOTENTION SOIL OVER CRUSHED STONE TO REPLACE THE NATIVE MATERIAL. TYPICALLY REQUIRED BY THE RHODE ISLAND SINGLE FAMILY STORMWATER GUIDANCE DOCUMENT.

TYPICAL RAIN GARDEN CROSS SECTION  
SCALE: NOT TO SCALE



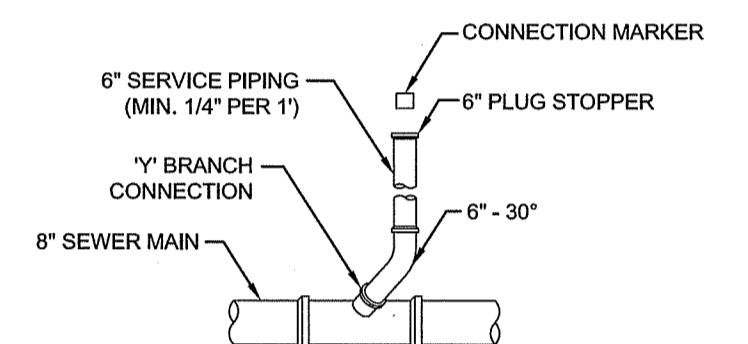
BASIN OUTLET FLARED END SECTION  
SCALE: NOT TO SCALE



WATER SERVICE CURB STOP  
SCALE: NOT TO SCALE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS  
SPECIFIED IN THE LETTER OF APPROVAL  
DATED: MAY 18 2022 FILE # 21-035E  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
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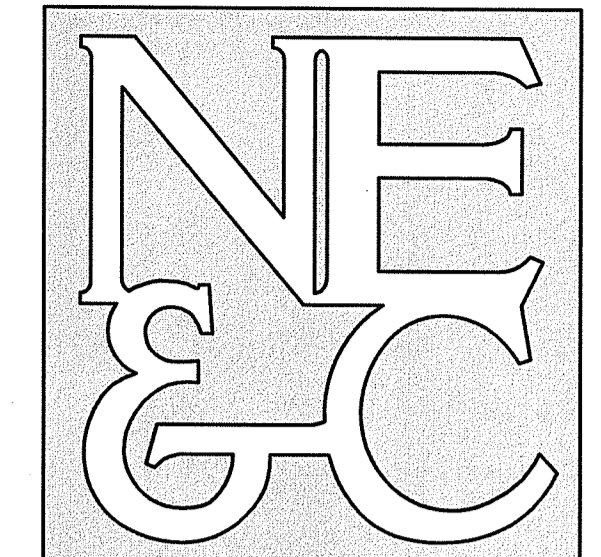
*Martin D. Wemen*



6" SEWER SERVICE CONNECTION DETAIL  
SCALE: NOT TO SCALE

No.	Revision	Date	App.
Designed By: JJR/GES		Drawn by: JJR	Checked by: GES
Scale: AS SHOWN		Date: REV. 16APR22	
Project Title:			
<b>PRESCOTT POINT WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:		PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840	
Issued for:		PERMITTING	
Drawing Title:			
<b>PROPOSED DETAIL SHEET 1</b>			
Drawing Number:		<b>C-35</b>	
Sheet		35 of 39	
Project Number:		15129.0	
Survey Index:			
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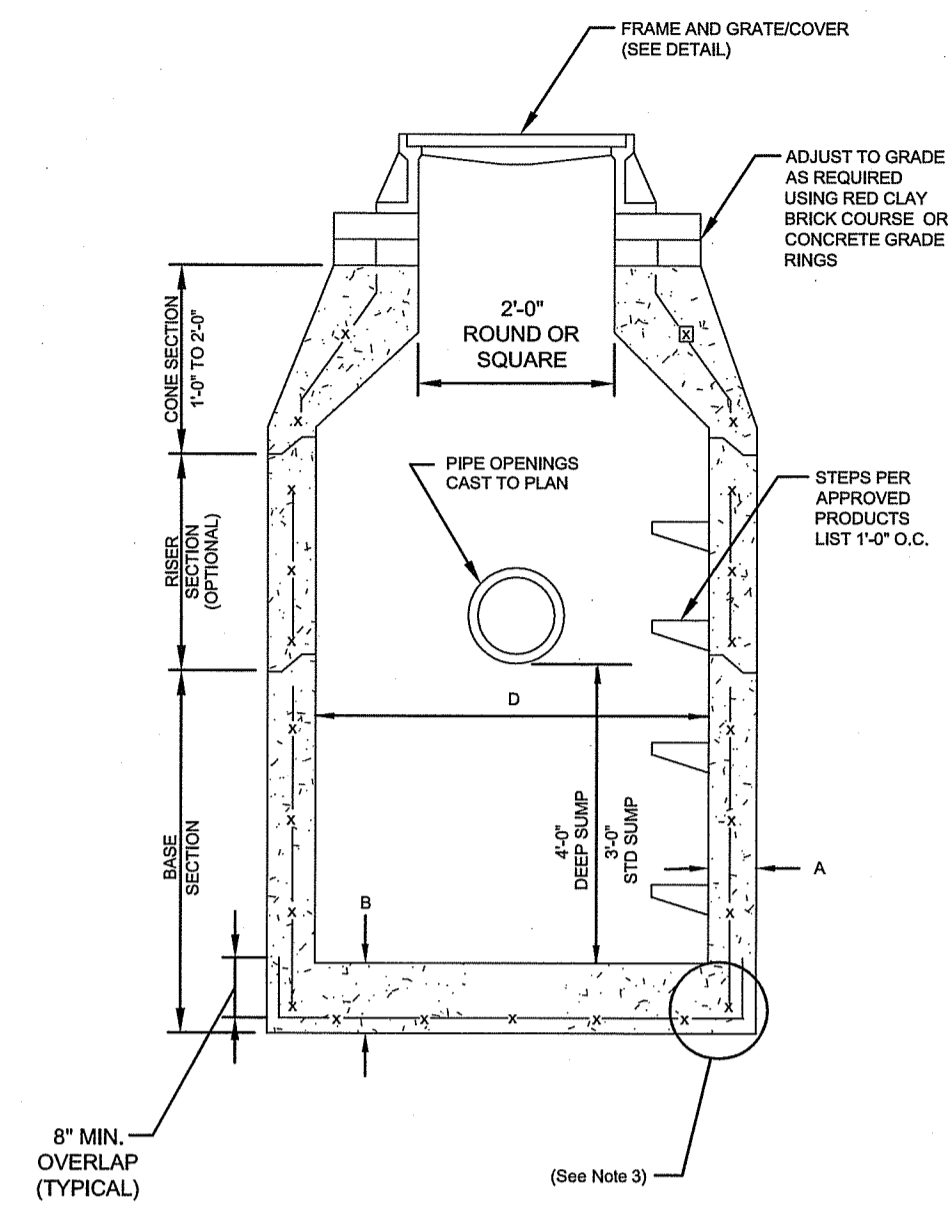
Environmental Management  
APR 20 2022  
Office of Water Resources



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6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
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APR 20 2022  
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ALTERNATIVE TOP SLAB (See Notes 9 & 10)

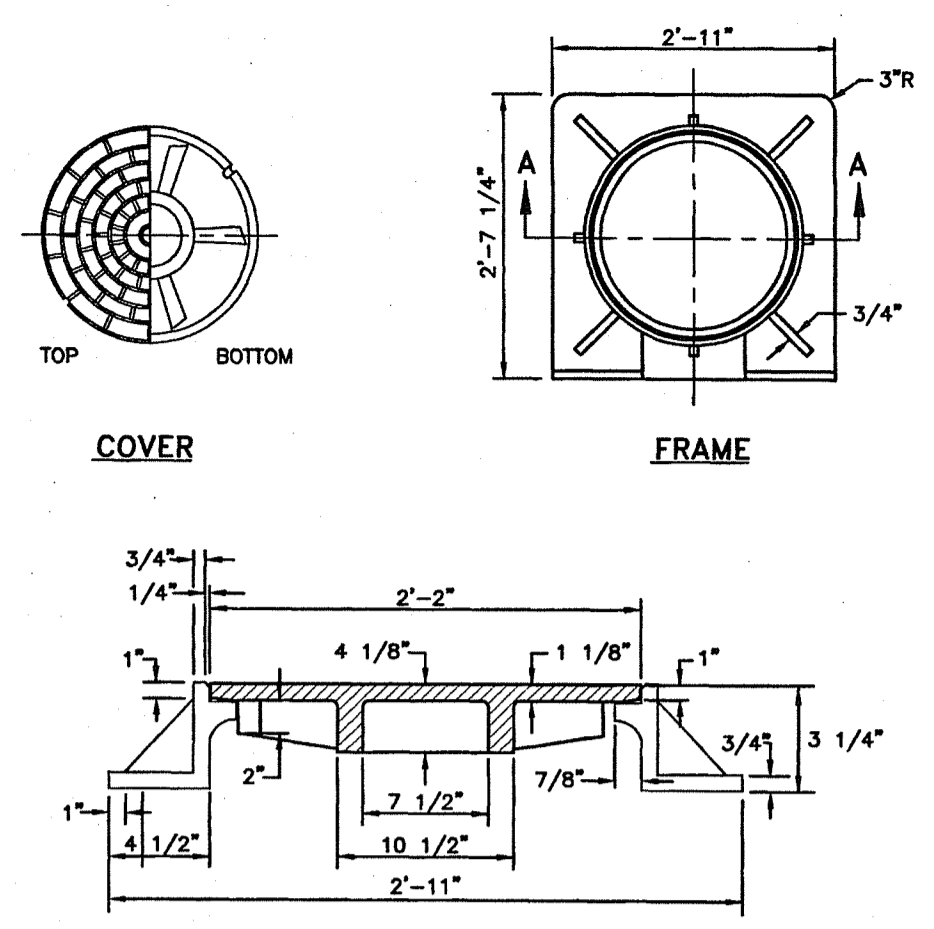
AS REQUIRED

CATCH BASIN DIAMETER (D)	CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED*	
	A	B
4'-0"	5"	6"
5'-0"	6"	7"
6'-0"	7"	8"
8'-0"	9"	8"

\* FOR LONGITUDINAL (VERTICAL STANDING) REINFORCEMENT REFER TO ASTM C675, ITEM 8.1.2

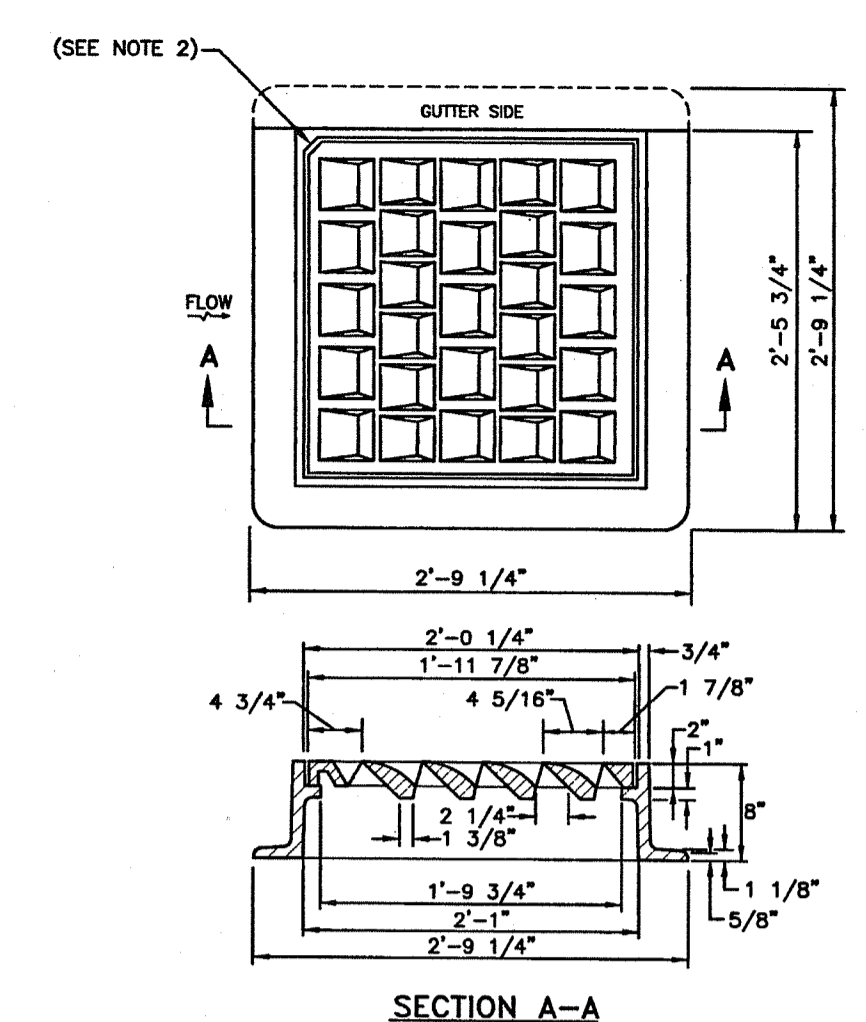
- NOTES:**
- SHALL BE ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATION.
  - SEE TABLE 1 FOR STEEL REINFORCEMENT REQUIREMENTS.
  - STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
  - STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED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

**PRECAST ROUND CATCH BASIN & DRAIN MANHOLE (RIDOT 4.4.0)**  
SCALE: NOT TO SCALE



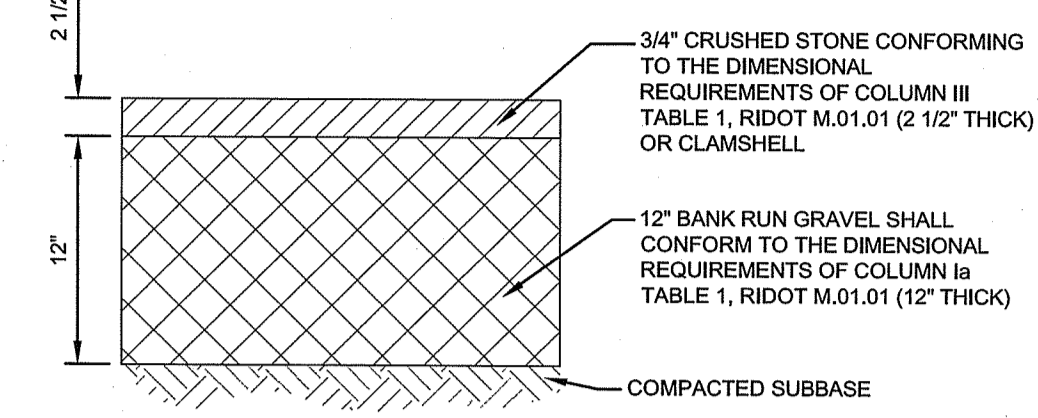
- NOTES:**
- FRAME AND COVER SHALL CONFORM TO SECTION M.0.4 OF THE R.I. STANDARD SPECIFICATIONS.
  - FRAME AND COVER SEATS TO BE MACHINE FINISH.

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



- NOTES:**
- FRAME AND COVER SHALL CONFORM TO SECTION M.0.4 OF THE R.I. STANDARD SPECIFICATIONS.
  - THIS CORNER LEFT FOR "LEFT" GRATE, DIAGONALLY OPPOSITE CORNER FOR "RIGHT" GRATE TO FIT IN KEYS FRAME.

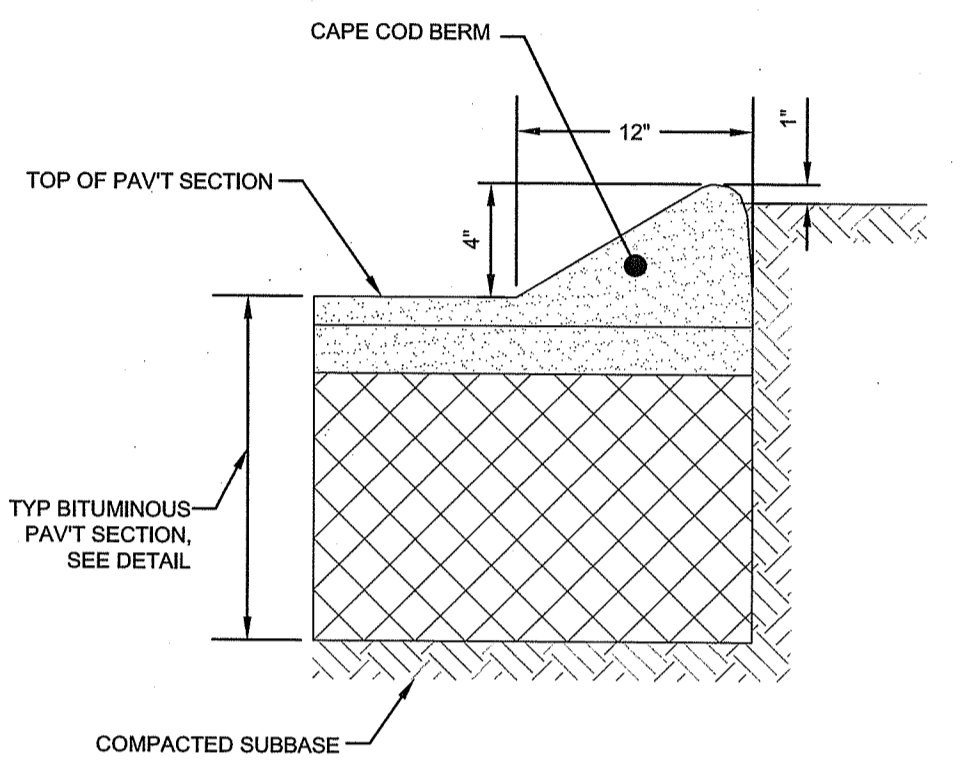
**HIGH CAPACITY BICYCLE SAFE FRAME AND GRATE (RIDOT 6.3.4)**  
SCALE: NOT TO SCALE



**TYPICAL PERVIOUS PARKING SECTION**  
SCALE: NOT TO SCALE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

**NOTE PER DEM:**  
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

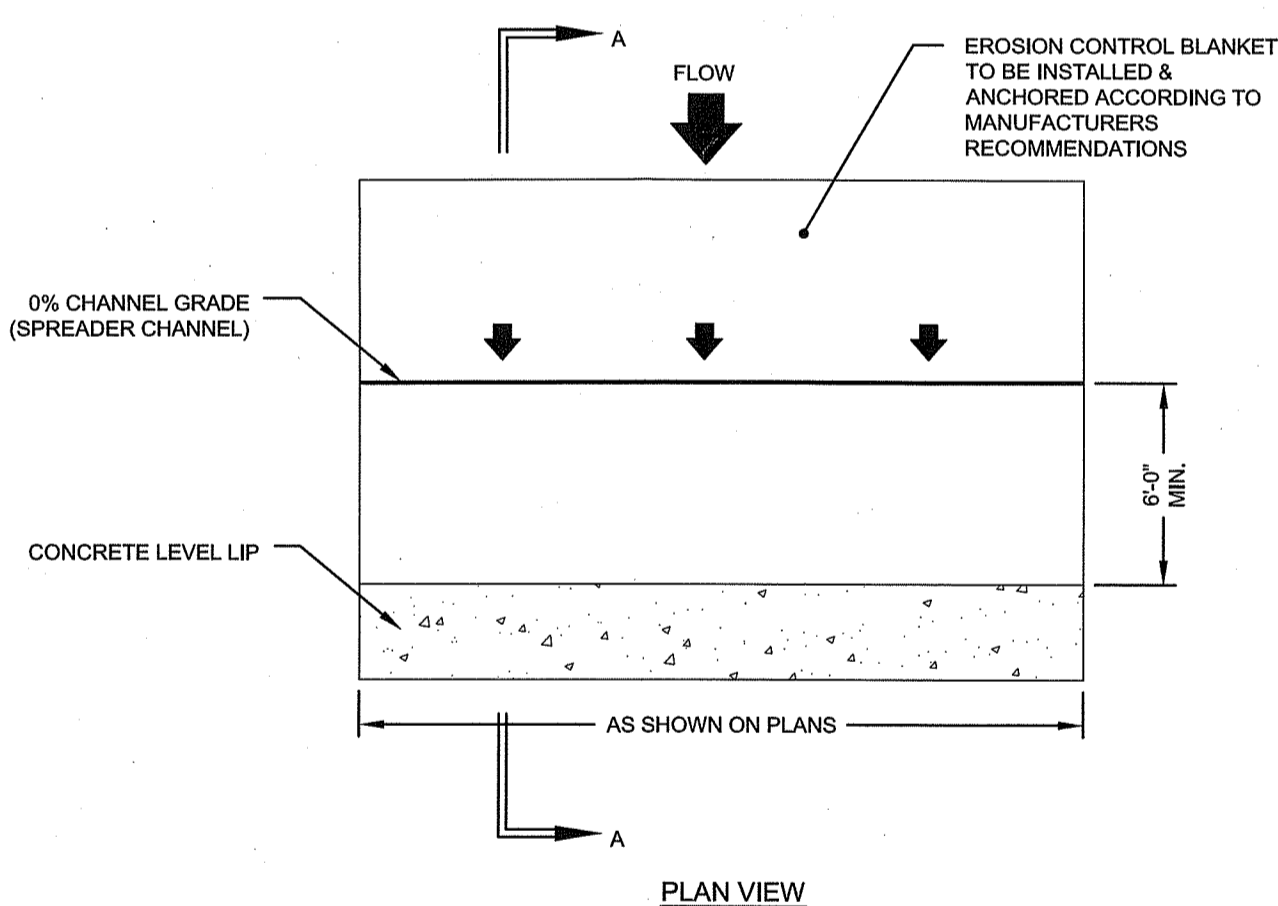


**TYPICAL CAPE COD BERM**  
SCALE: NOT TO SCALE

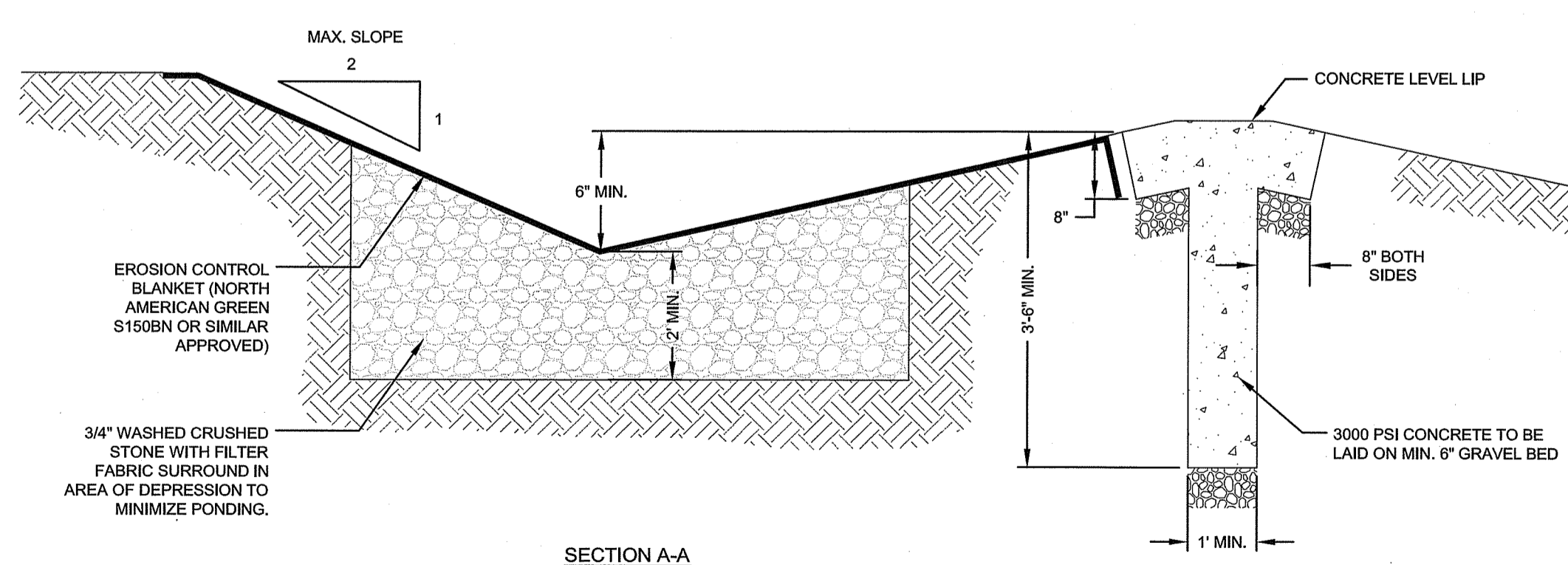
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED: MAY 10 2022 FILE #: 21-0315  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Martin D. Worek*

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

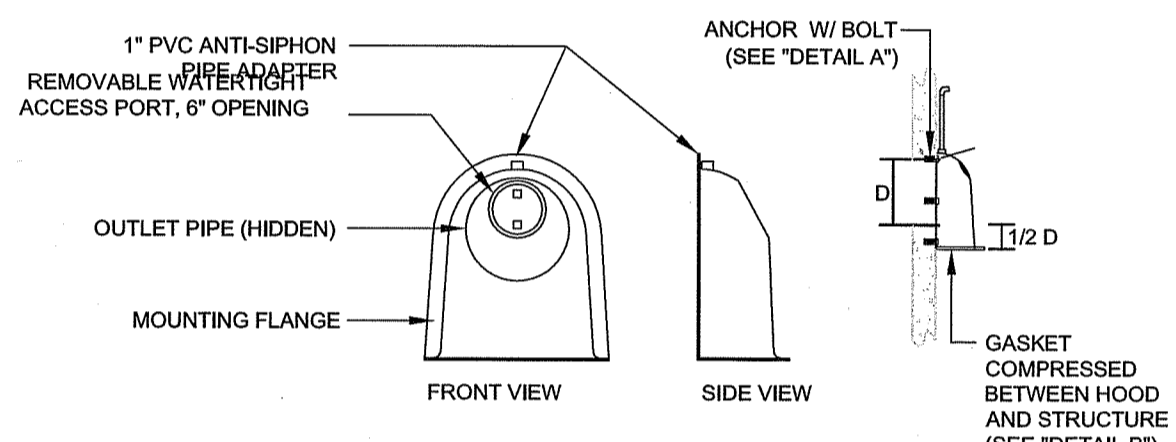


**LEVEL SPREADER DETAIL**  
SCALE: NOT TO SCALE  
REFER TO SITE PLANS FOR REQUIRED LENGTHS

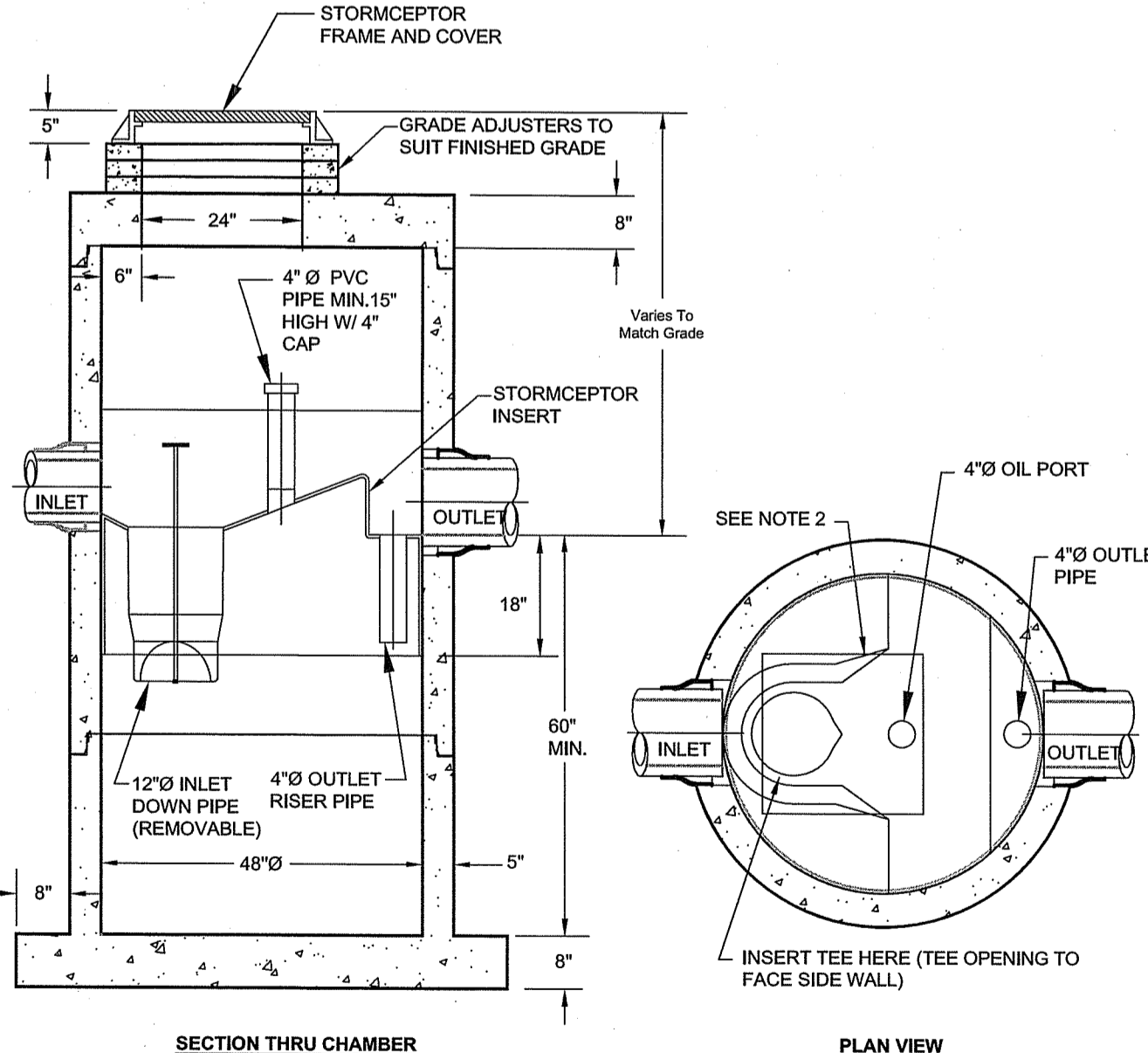
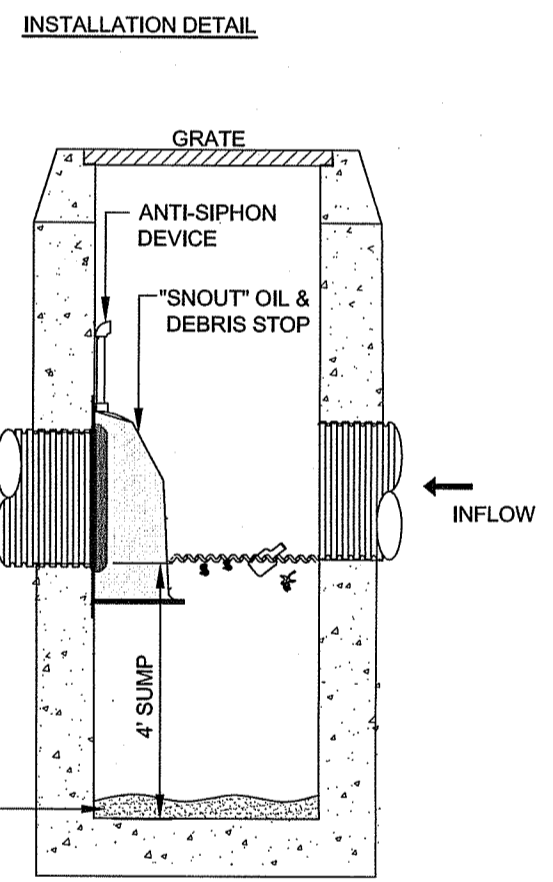
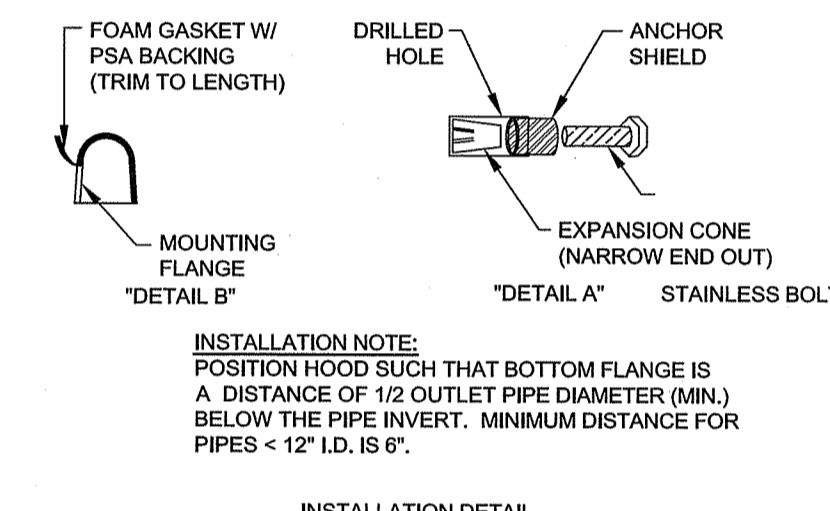


**CONCRETE V-TRAP WEIR DETAIL**  
SCALE: NOT TO SCALE

- NOTES:**
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (800) 434-3195 FAX TOLL FREE: (800) 504-9009 OR (888) 354-7585 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
  - ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125\"/>
  - ALL HOODS SHALL BE EQUIPPED WITH A WATER TIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN (SEE CONFIGURATION DETAIL).
  - THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
  - THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE OF 24\"/>
  - THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3\"/>
  - THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
  - THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8\"/>
  - INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
  - INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS B. PVC ANTI-SIPHON PIPE AND ADAPTER C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING D. 3/8\"/>
  - SIZE AND INVERTS OF INLET AND OUTLET PIPES VARIES. REFER TO MANUFACTURER'S SIZING TABLE FOR SNOOT DIMENSIONS.



**OIL / WATER HOOD DETAILS**  
SCALE: NOT TO SCALE



- NOTES:**
- THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
  - THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
  - THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #608765, #6371690.

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

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
Scale: AS SHOWN Date: REV. 16APR22

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

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

Issued for:  
PERMITTING

Drawing Title:  
**PROPOSED DETAIL SHEET 2**

Drawing Number:  
**C-36**

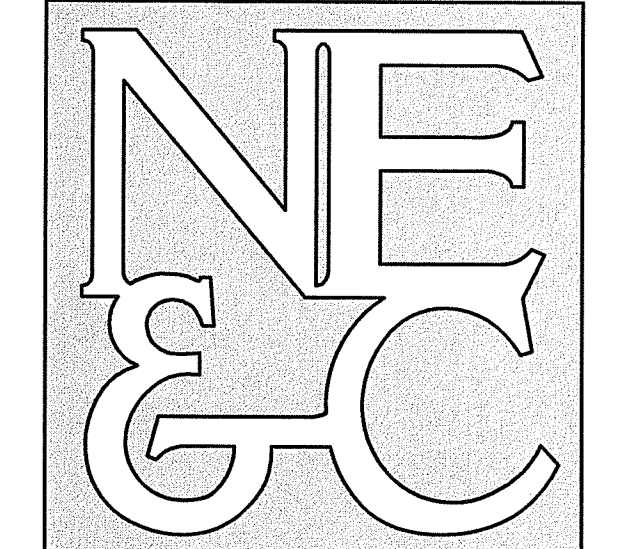
Sheet 36 of 39

Project Number:  
15129.0

Survey Index:

Jeremy J. Rosa  
No. 9826  
4/18/22  
REGISTERED PROFESSIONAL ENGINEER

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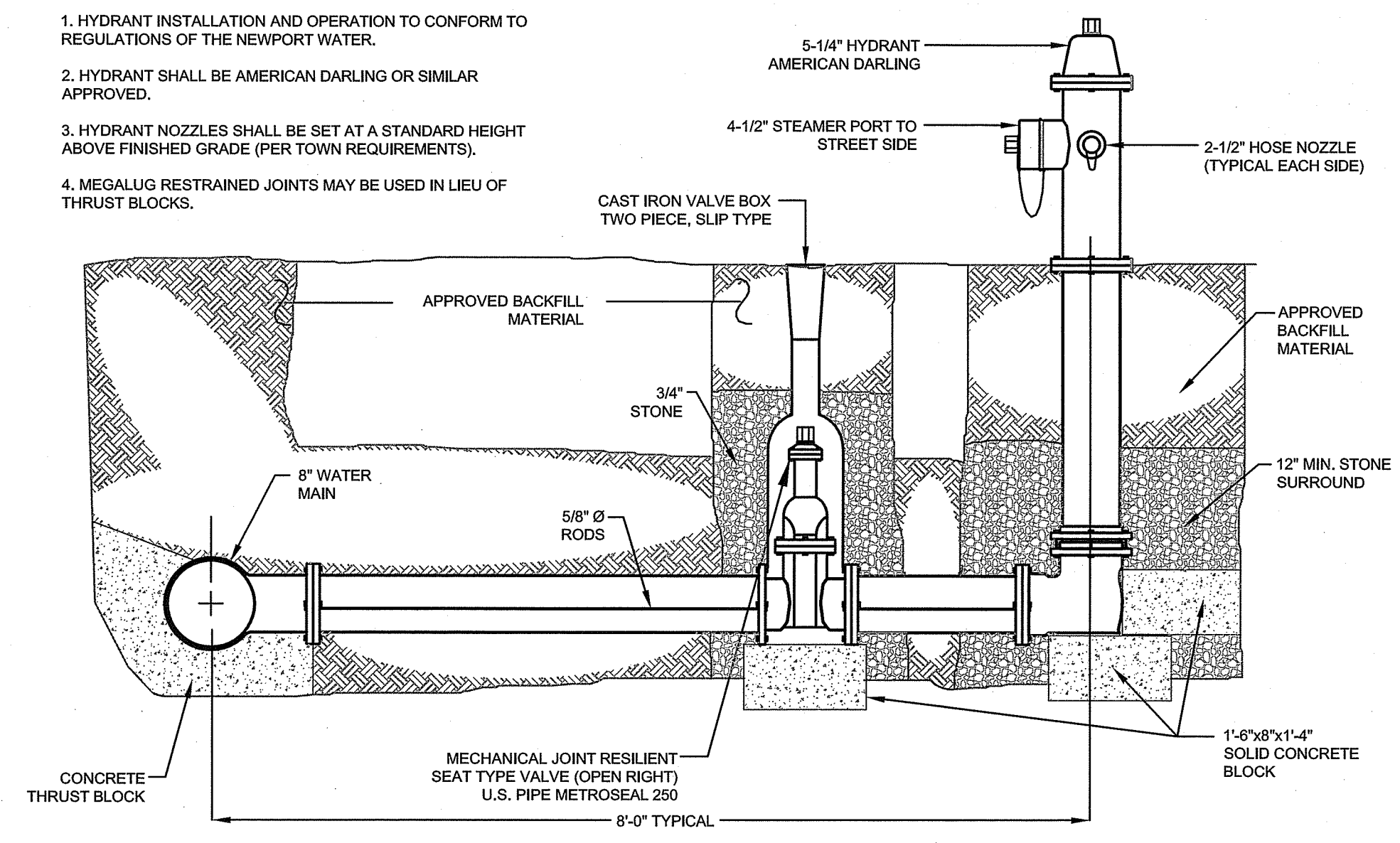
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
 PHONE (401) 849-0810 FAX (401) 846-4169  
 WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL  
 LAND PLANNING  
 WATERFRONT  
 SURVEYING  
 GEOTECHNICAL  
 ENVIRONMENTAL  
 TRANSPORTATION  
 STRUCTURAL

Environmental Management  
 APR 20 2022  
 Office of Water Resources

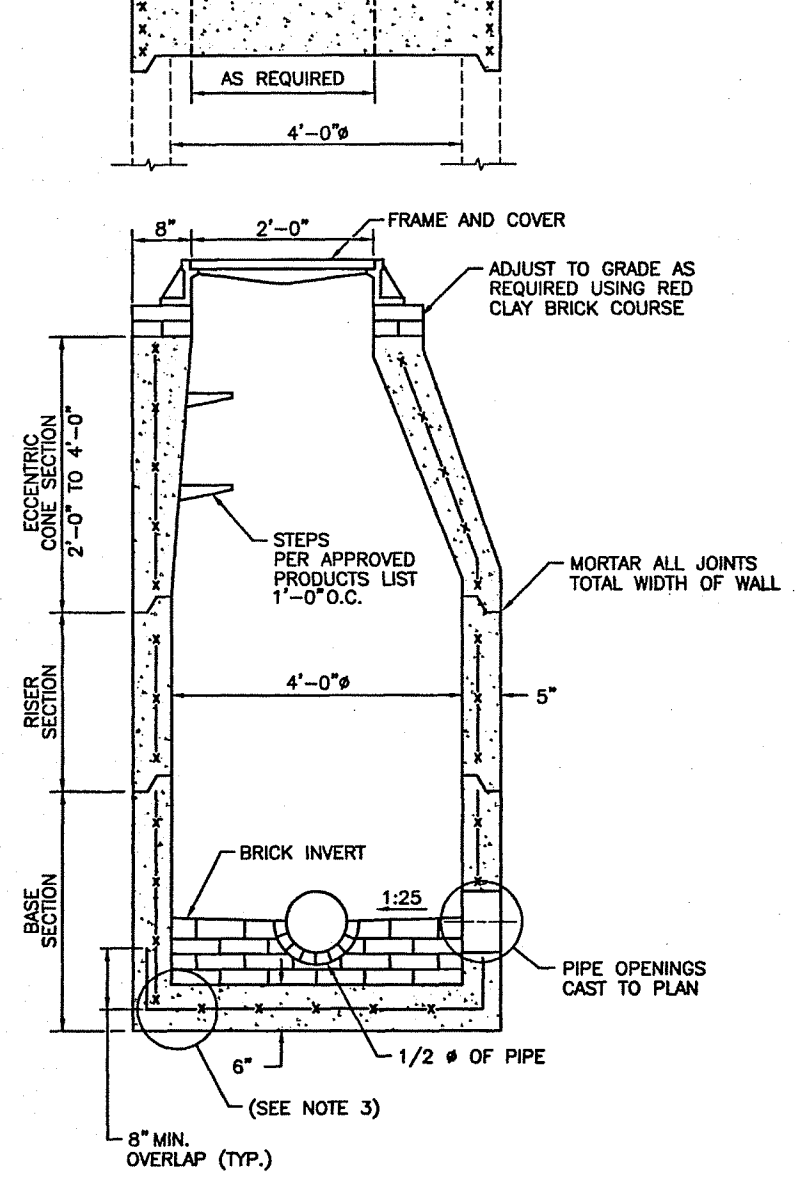
**HYDRANT NOTES**

1. HYDRANT INSTALLATION AND OPERATION TO CONFORM TO REGULATIONS OF THE NEWPORT WATER.
2. HYDRANT SHALL BE AMERICAN DARLING OR SIMILAR APPROVED.
3. HYDRANT NOZZLES SHALL BE SET AT A STANDARD HEIGHT ABOVE FINISHED GRADE (PER TOWN REQUIREMENTS).
4. MEGALUG RESTRAINED JOINTS MAY BE USED IN LIEU OF THRUST BLOCKS.



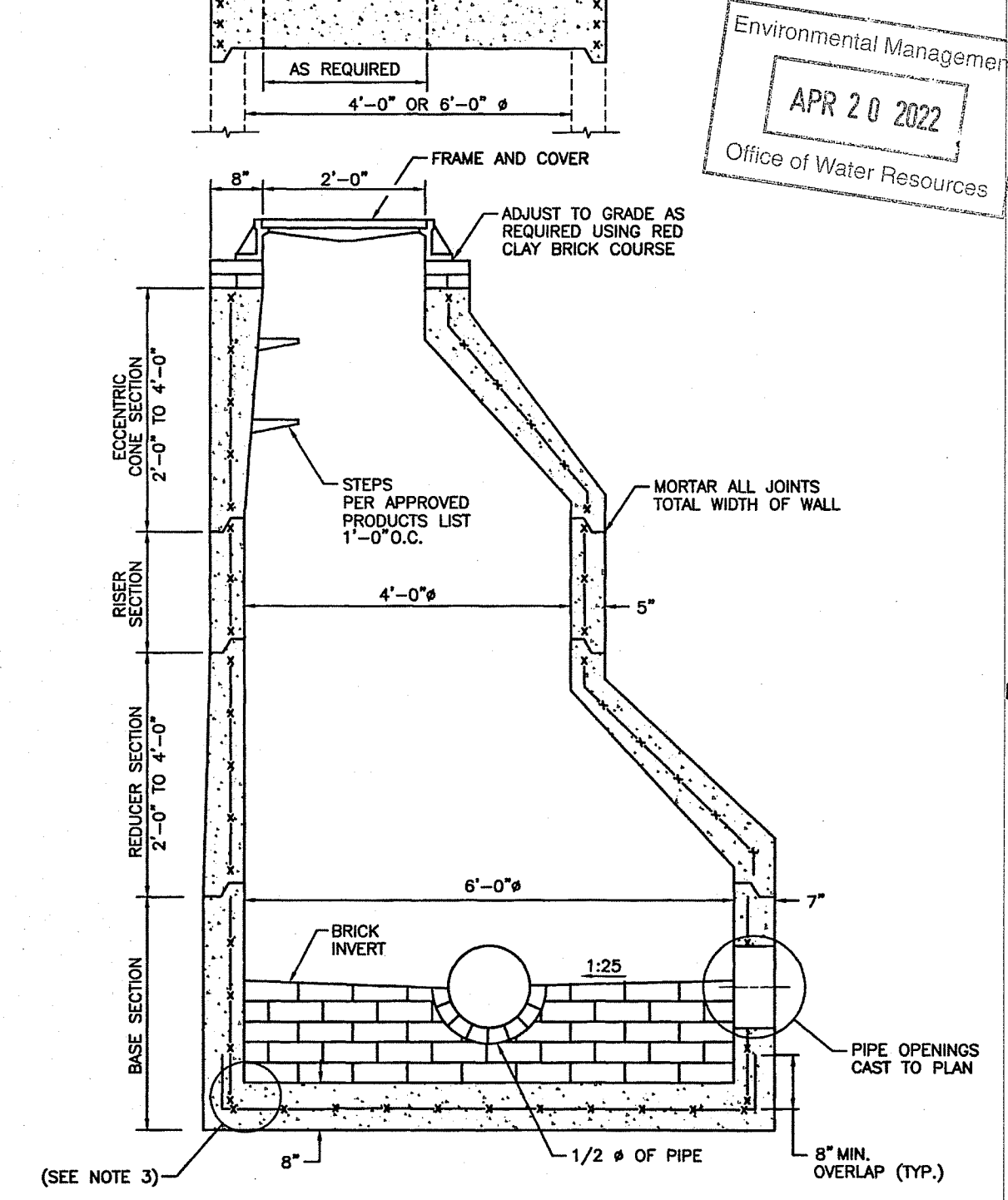
**FIRE HYDRANT DETAIL**  
 SCALE: NOT TO SCALE

**ALTERNATE TOP LOADING (SEE NOTES 7 AND 8)**



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

**ALTERNATE TOP LOADING (SEE NOTES 7 AND 8)**



**PRECAST 6'-0" ROUND MANHOLE DETAIL (RIDOT 4.2.2)**  
 SCALE: NOT TO SCALE

- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
  3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
  4. ONE POUR MONOLITHIC BASE SECTION.
  5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
  6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
  7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
  8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
  9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
  2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.15 SQ. IN./LIN. FT. MINIMUM.
  3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
  4. ONE POUR MONOLITHIC BASE SECTION.
  5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
  6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
  7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H-25 LOADING (SEE STD. 4.7.2).
  8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
  9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

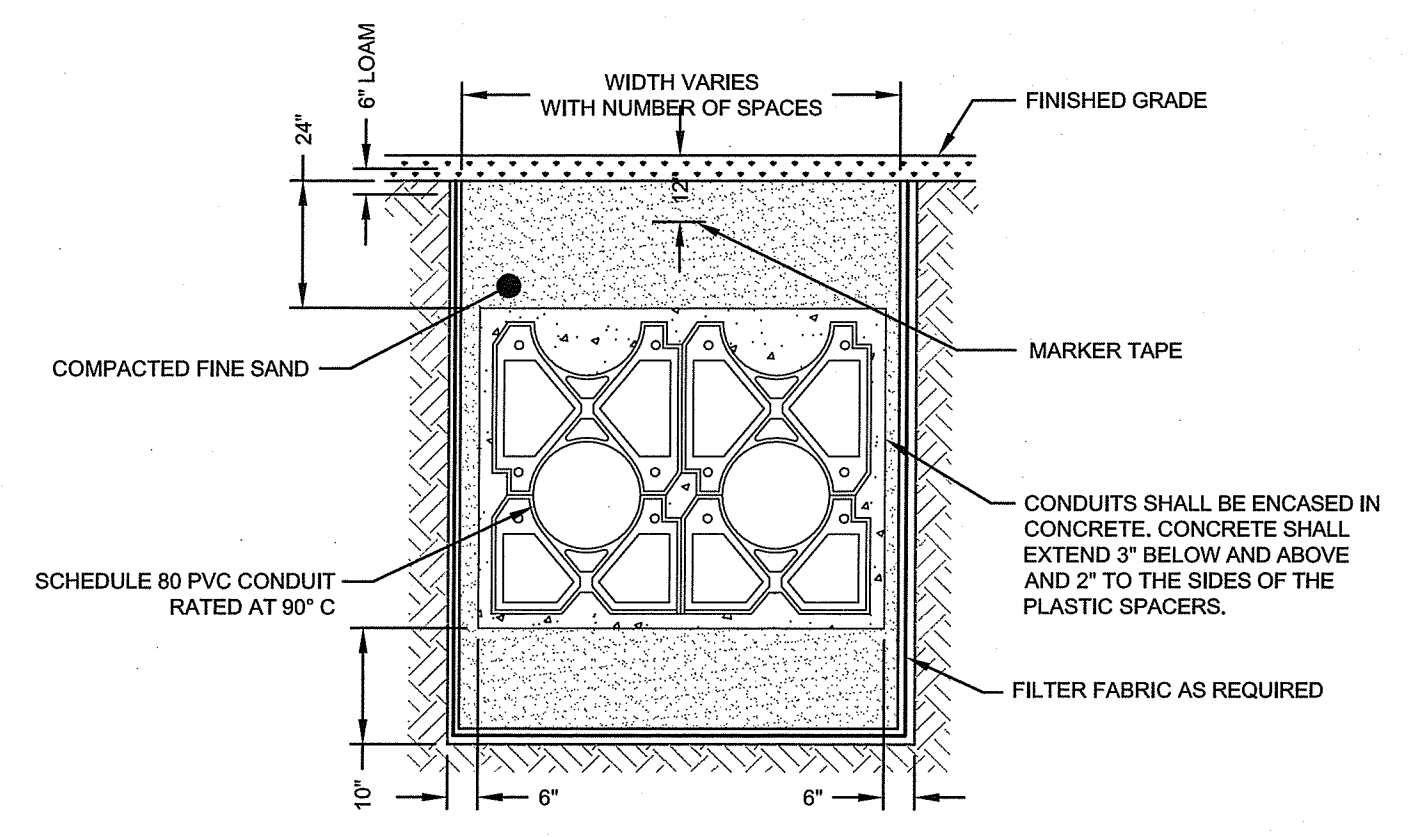
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

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

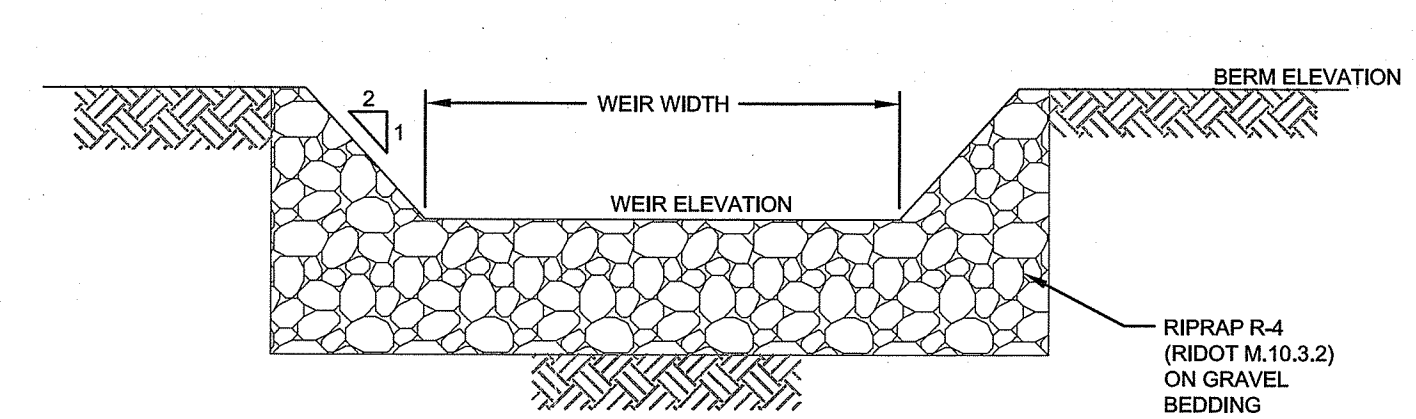
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED: MAY 18 2022 FILE # 21-0315  
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*Martin D. Senick*

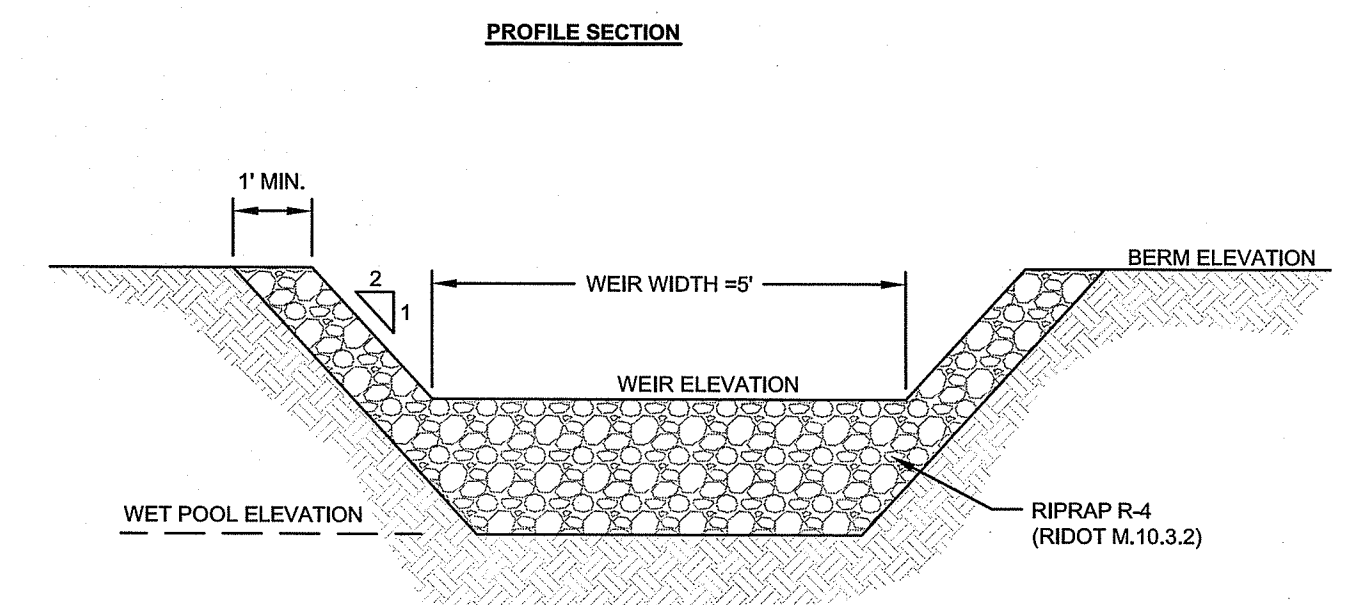
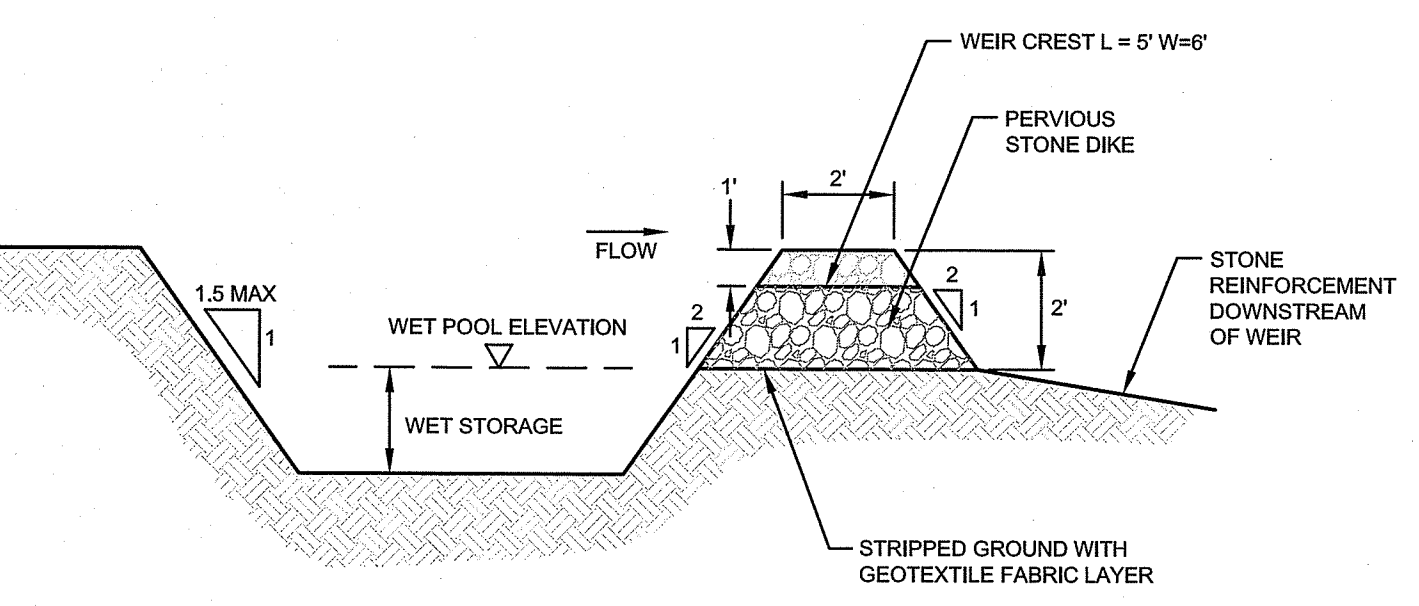
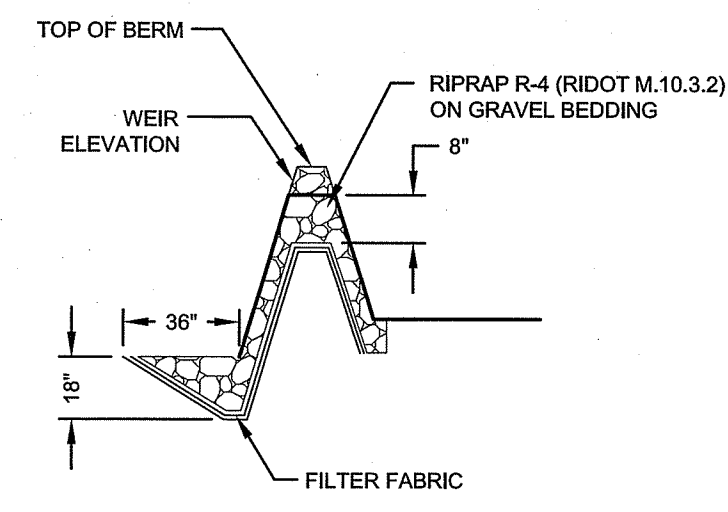


**CONDUIT TRENCH CROSS SECTION**  
 SCALE: NOT TO SCALE



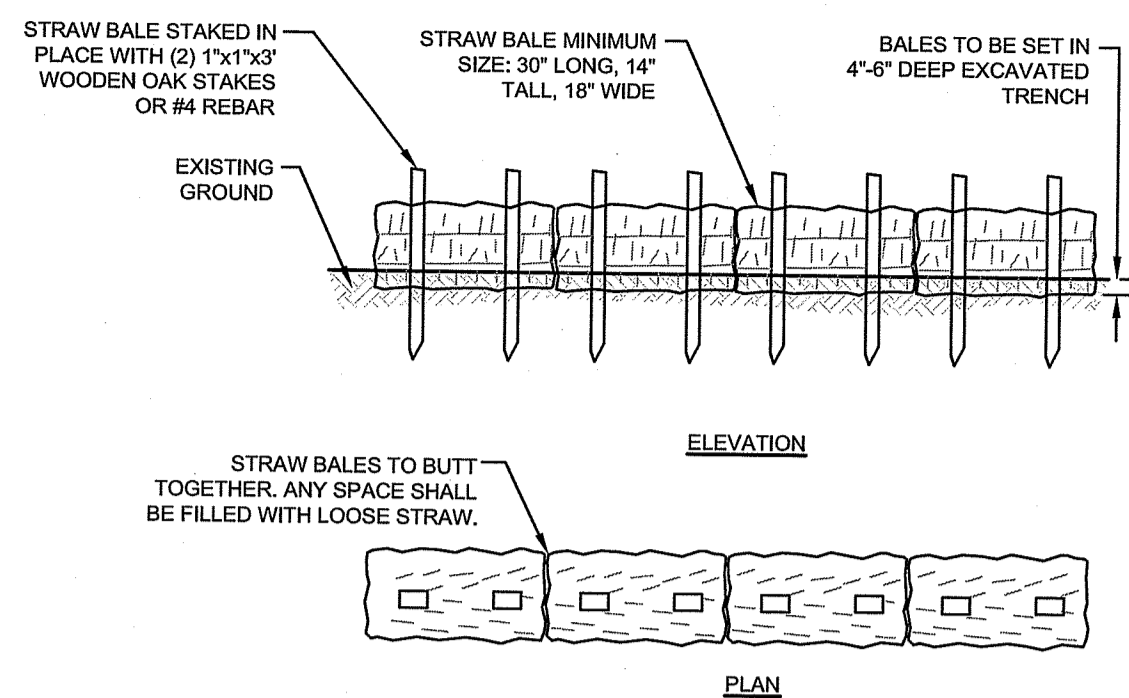
NOTE: REFER TO SITE PLAN FOR WEIR ELEVATION, TOP OF BERM ELEVATION, AND WEIR WIDTH

**STONE WEIR DETAIL**  
 SCALE: NOT TO SCALE



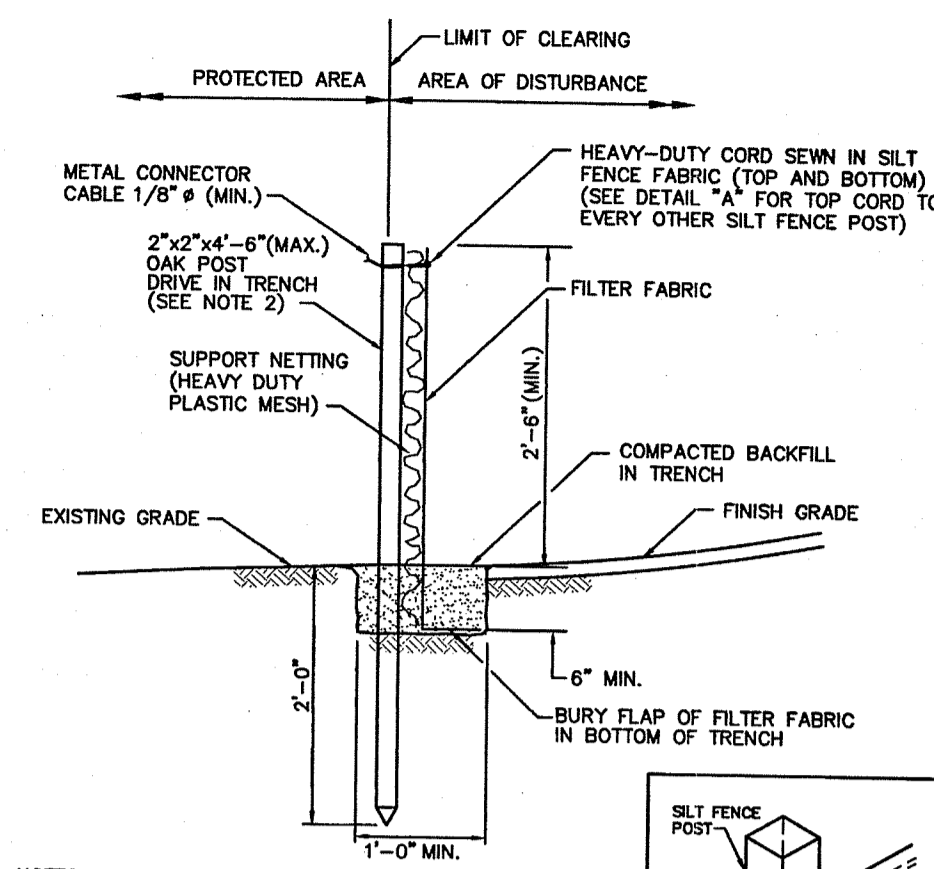
**TYPICAL SEDIMENT TRAP DETAILS**  
 SCALE: NOT TO SCALE

No.	Revision	Date	App.
Designed By:	JJR/GES	Drawn by:	JJR
Scale:	AS SHOWN	Date:	REV. 16APR22
Checked by:	GES		
Project Title:			
<b>PRESCOTT POINT WEST MAIN ROAD</b>			
A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner:			
PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
<b>PROPOSED DETAIL SHEET 3</b>			
Drawing Number:		C-37	
Sheet		37 of 39	
Project Number:		15129.0	
Survey Index:			
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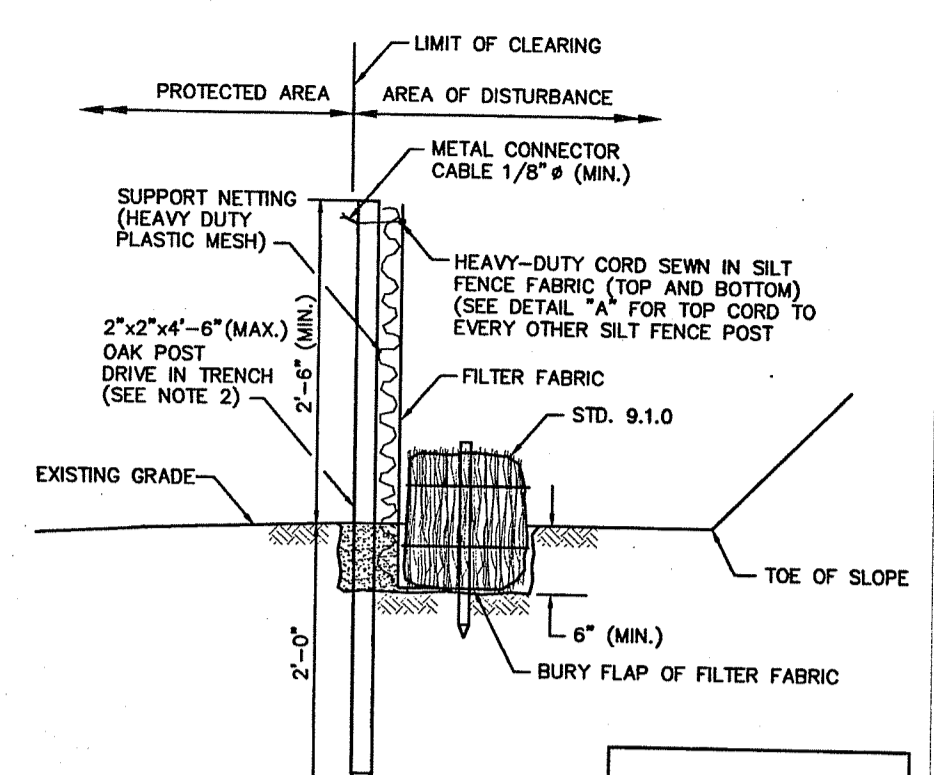
- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
  2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEED-FREE BALES. TO BE "CERTIFIED" MEANS THAT THE PRODUCT IS FREE OF ANY NOXIOUS WEEDS.
  3. STAKES SHALL BE DRIVEN THROUGH STAKES AT A SLIGHT UPSTREAM ANGLE TO PREVENT BALE FROM OVERTURNING.
  4. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES AFTER INSTALLATION.
  5. MATERIAL EXCAVATED FROM TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED.

**BALED STRAW EROSION CONTROL BARRIER**  
SCALE: NOT TO SCALE



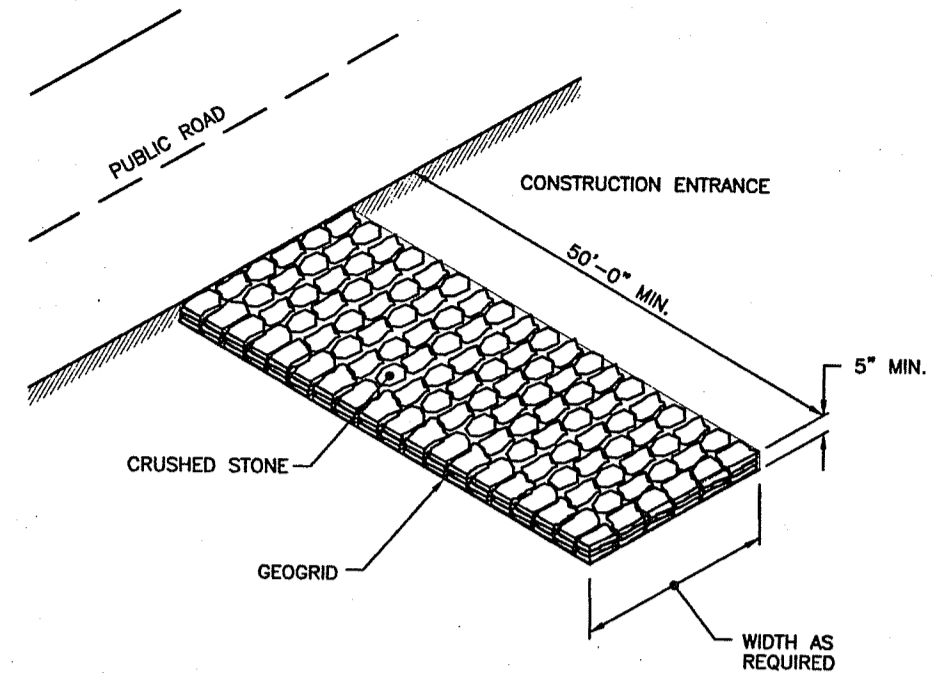
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  2. 2"x2"x4"-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  3. 1"x1"x4"-8" (MIN.) POSTS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

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



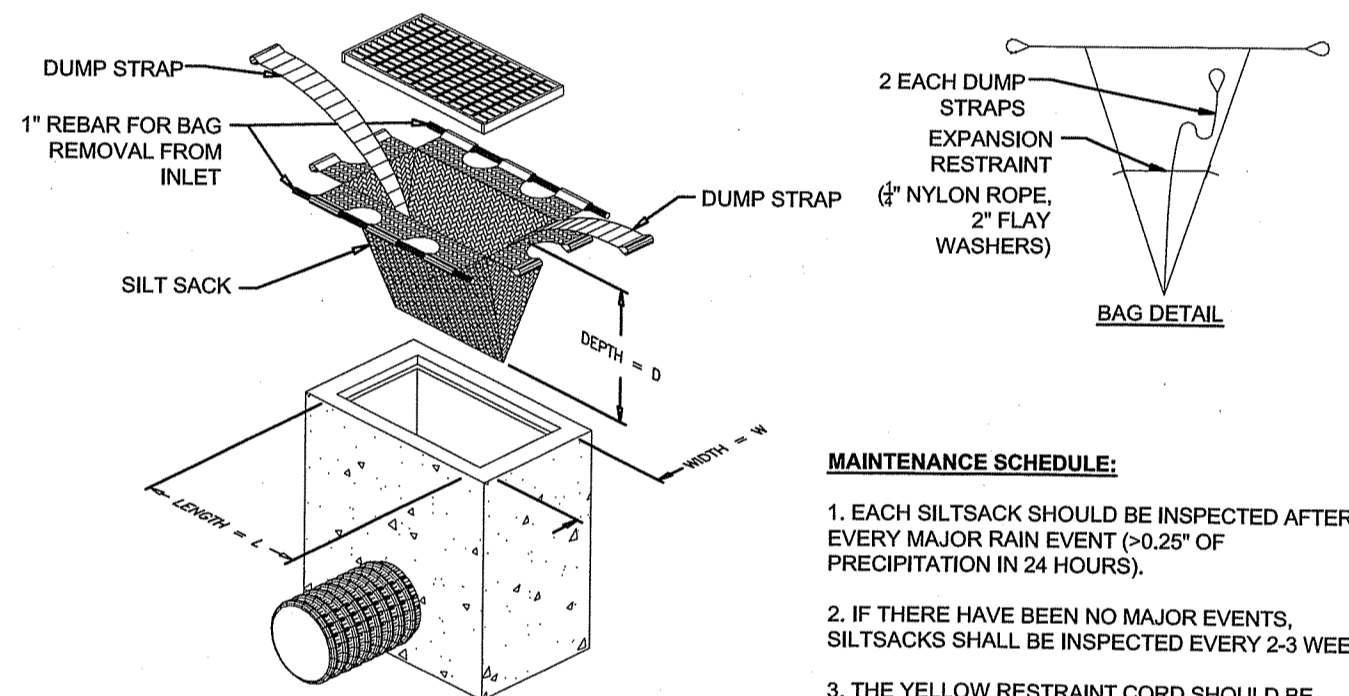
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  2. STD. 91.0 IS INSTALLED "TIGHT" AGAINST SILT FENCE. SILT FENCE FABRIC SHALL NOT BE SILT. STD. 91.0 SHALL BE DRIVEN THROUGH SILT FENCE FABRIC. 2"x2"x4"-6" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  3. 1"x1"x4"-8" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
  4. SILT FENCE AND BALED HAY SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

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



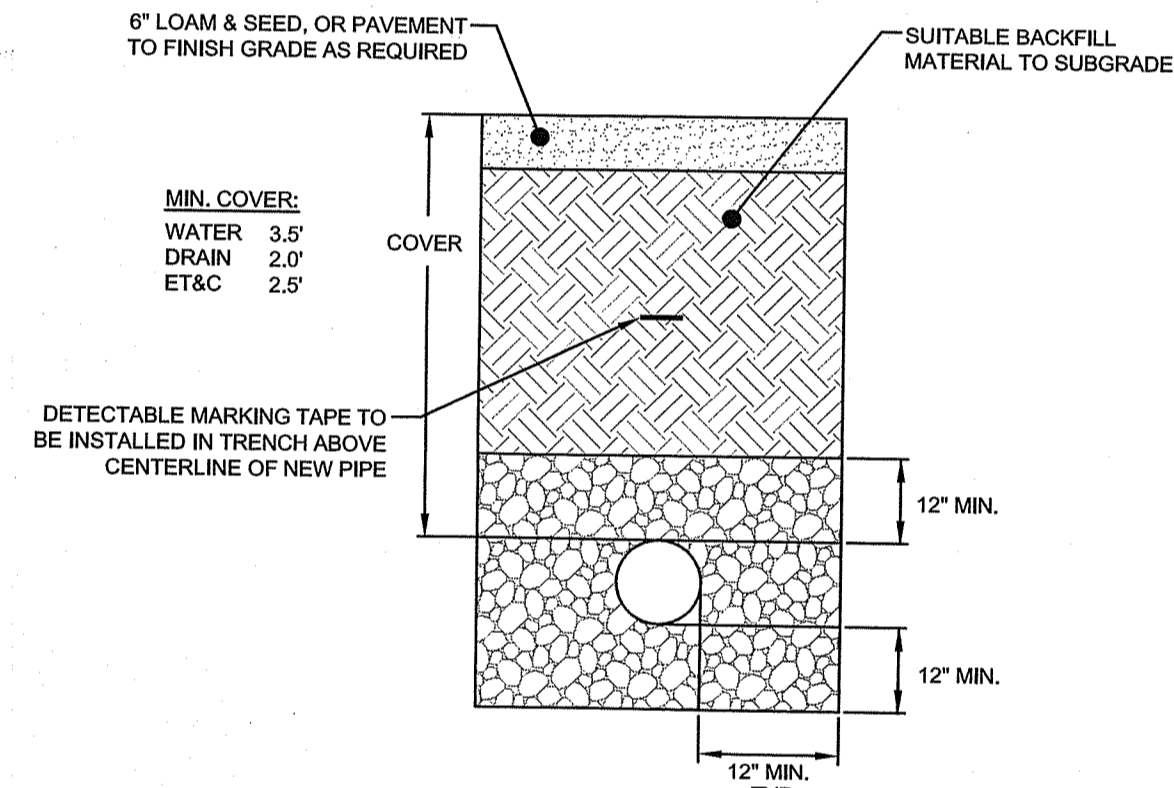
- NOTE:** SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

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



- MAINTENANCE SCHEDULE:**
1. EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT (>0.25" OF PRECIPITATION IN 24 HOURS).
  2. IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
  3. THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

**SILT SACK DETAIL**  
SCALE: NOT TO SCALE

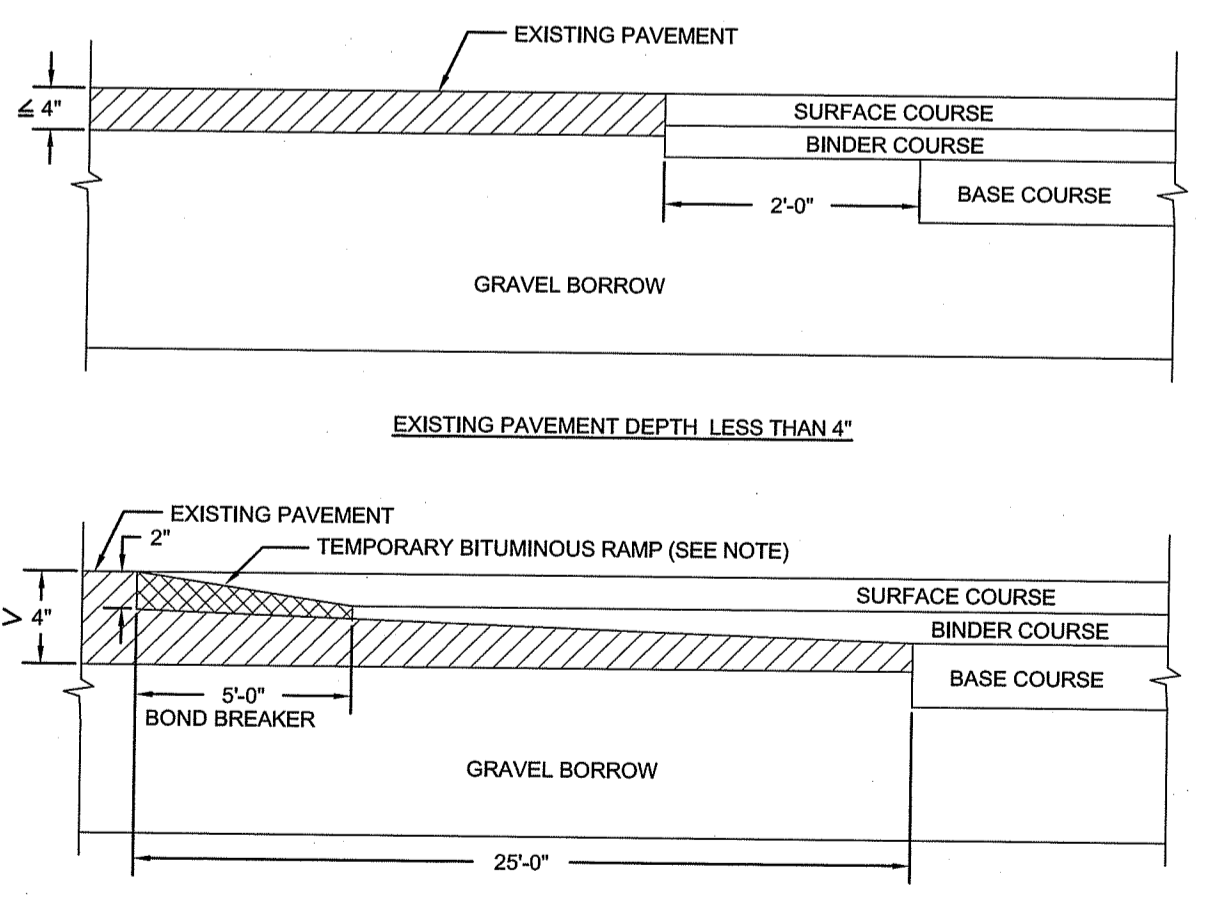


**UTILITY TRENCH DETAIL**  
SCALE: NOT TO SCALE

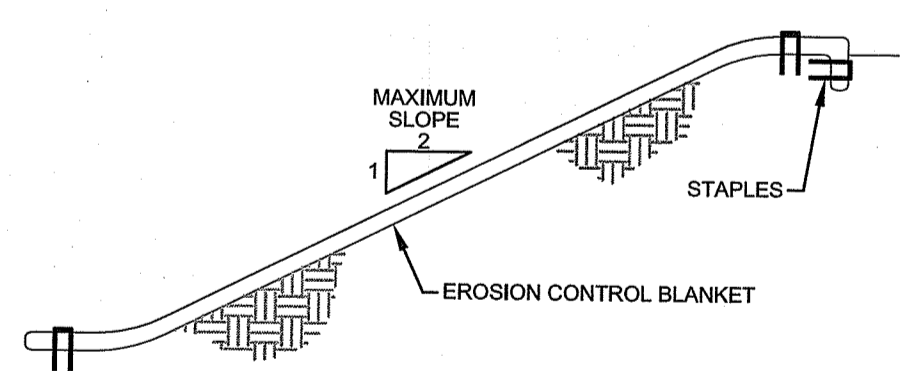
- TRENCH NOTES:**
1. UNSUITABLE MATERIAL SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12-INCHES BELOW THE DESIGN INVERT ELEVATION.
  2. TRENCH PROTECTION SHALL BE REQUIRED IN ACCORDANCE WITH OSHA REGULATIONS, AND AS OTHERWISE REQUIRED TO PROTECT UTILITIES, ROADWAYS, AND ADJACENT STRUCTURES.
  3. SEWER AND DRAIN PIPES SHALL BE LAID BEGINNING AT THE DOWNSTREAM END OF THE PIPE LINE.
  4. ALL PVC SEWER PIPES SHALL BE IPEX RING-TITE SDR 35, OR SIMILAR APPROVED.
  5. ALL DRAIN PIPES SHALL BE ADS N-12 TYPE IB (SOILTIGHT) UNLESS OTHERWISE INDICATED.
  6. ALL SEWER PIPE AND GASKETS SHALL CONFORM TO ASTM 3034 AND ASTM F679.
  7. BACKFILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN HEIGHT WHEN INSTALLED UNDER LANDSCAPED AREAS ONLY. INSTALLATIONS UNDER PAVEMENT REQUIRE BACKFILL MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 6" IN HEIGHT. THESE LAYERS SHALL BE COMPACTED TO 90% MAXIMUM DENSITY (AASHTO T180). SUITABLE BACKFILL SHALL BE FREE OF LOAM, CLAY, ORGANIC MATTER AND PARTICLES LARGER THAN 2 INCHES IN DIAMETER.
  8. SEWER AND DRAINAGE PIPE TRENCHES SHALL BE BEDDED WITH CRUSHED STONE OR SCREENED GRAVEL. THESE MATERIALS MUST CONFORM TO RIDOT STANDARD M.01.09 TYPE II MATERIAL.
  9. WATER PIPE TRENCHES MUST BE BEDDED WITH SAND CONTAINING NO PARTICLES LARGER THAN 3/8". THIS MATERIAL MUST CONFORM TO AASHTO M8 REQUIREMENTS.
  10. UTILITY INSTALLATIONS SHALL CONFORM TO ALL REQUIREMENTS OF THE TOWN OF PORTSMOUTH PUBLIC WORKS DEPARTMENT AND NEWPORT WATER RULES AND REGULATIONS.
  11. WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVE-INS AND SETTLEMENT AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT THEM FROM DAMAGE.

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FRESHWATER WETLANDS PROGRAM

**NOTE PER DEM:**  
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

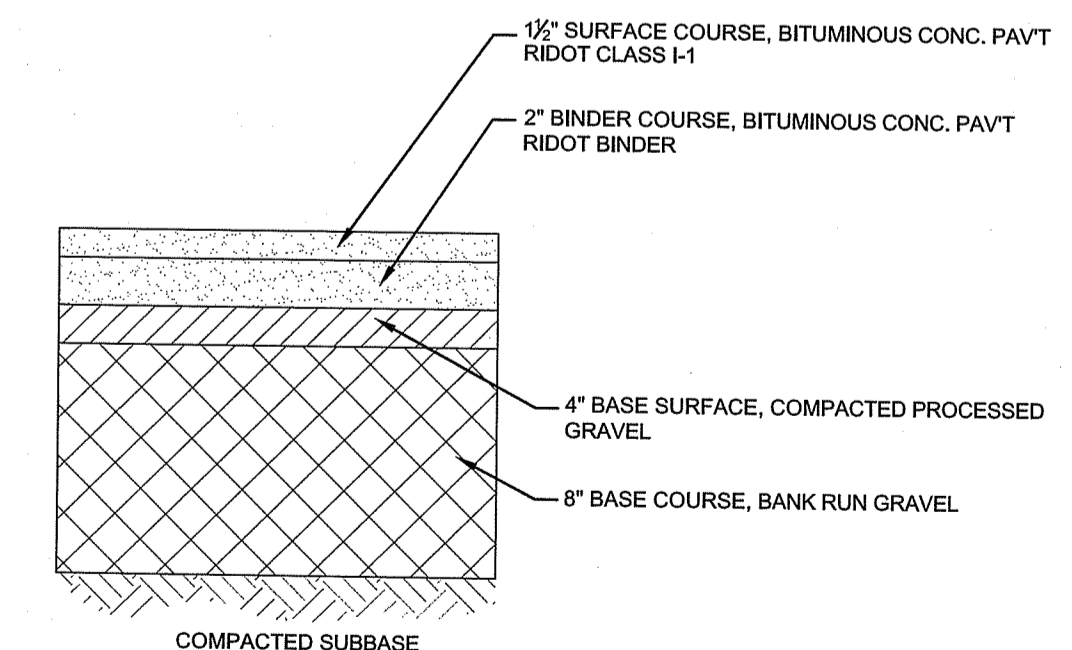


**TYPICAL CUT AND MATCH PAVEMENT DETAIL (RIDOT 47.1.1)**  
SCALE: NOT TO SCALE



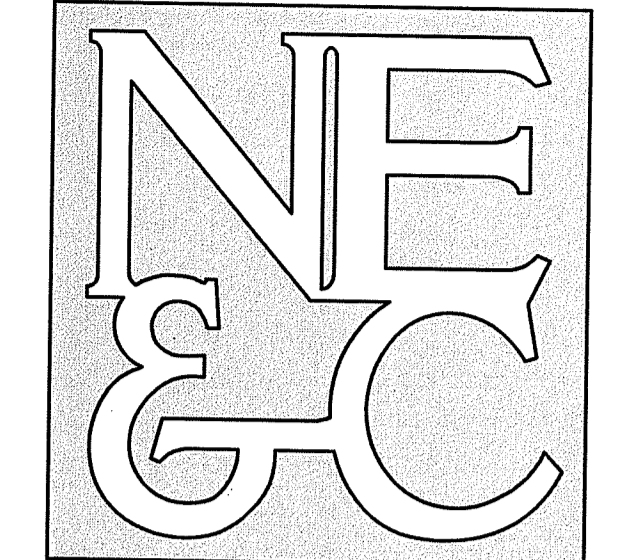
- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
  2. ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
  3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
  4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
  5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

**EROSION CONTROL BLANKET**  
SCALE: NOT TO SCALE



**TYPICAL BITUMINOUS PAVEMENT SECTION**  
SCALE: NOT TO SCALE

**NORTHEAST ENGINEERS & CONSULTANTS, INC.**



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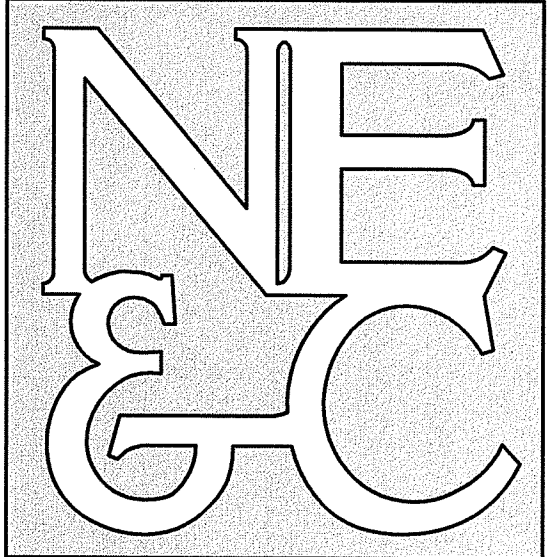
Environmental Management  
APR 20 2022  
Office of Water Resources

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: APR 18 2022 FILE # 21-0315  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Martin D. Wenzel*

No.	Revision	Date	App.
Designed By: JJR/GES	Drawn by: JJR	Checked by: GES	
Scale: AS SHOWN	Date: REV. 16APR22		
Project Title: <b>PRESCOTT POINT WEST MAIN ROAD</b> A.P. 55 LOT 1A (PORTSMOUTH) A.P. 104 LOT 7 (MIDDLETOWN)			
Client/Owner: PRESCOTT POINT, LLC c/o LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840			
Issued for: PERMITTING			
Drawing Title: <b>PROPOSED DETAIL SHEET 4</b>			
Drawing Number: <b>C-38</b>		Sheet <b>38</b> of <b>39</b>	
Project Number: <b>15129.0</b>		Survey Index:	
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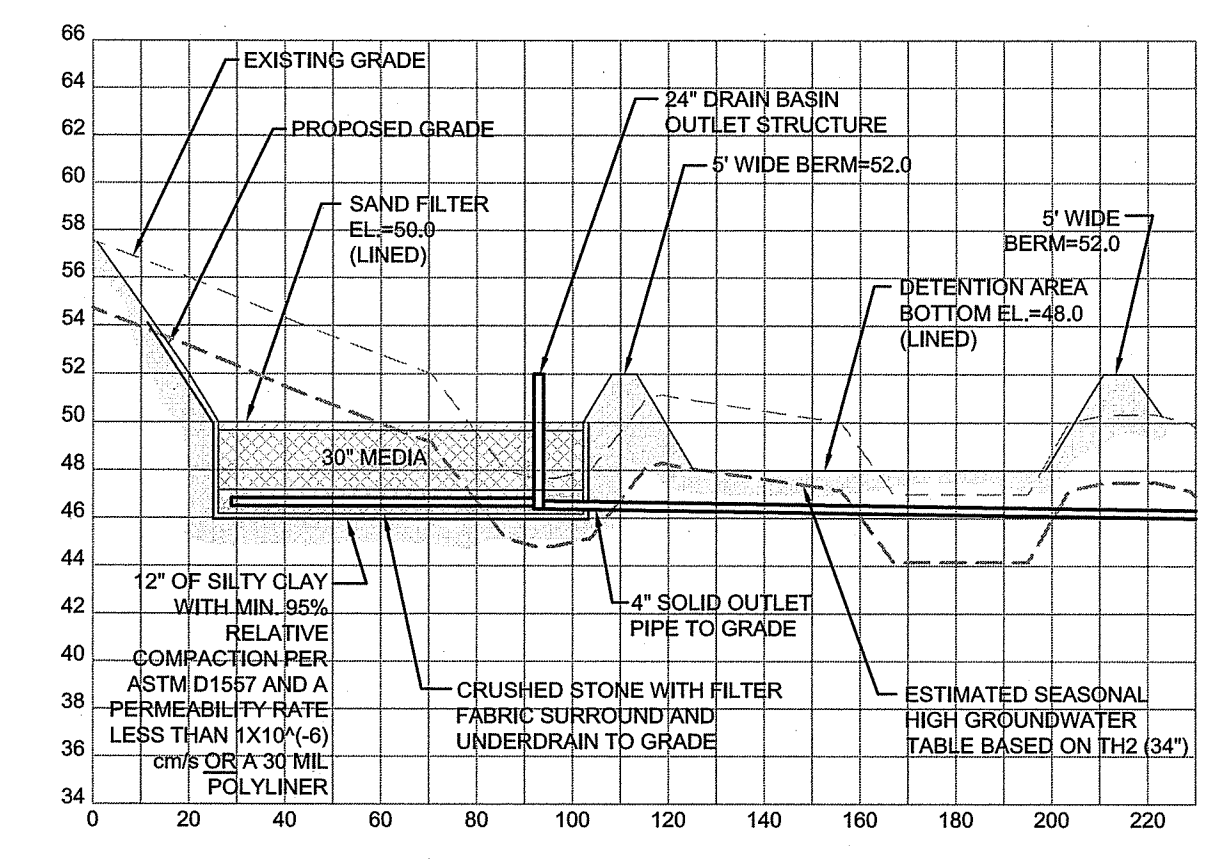
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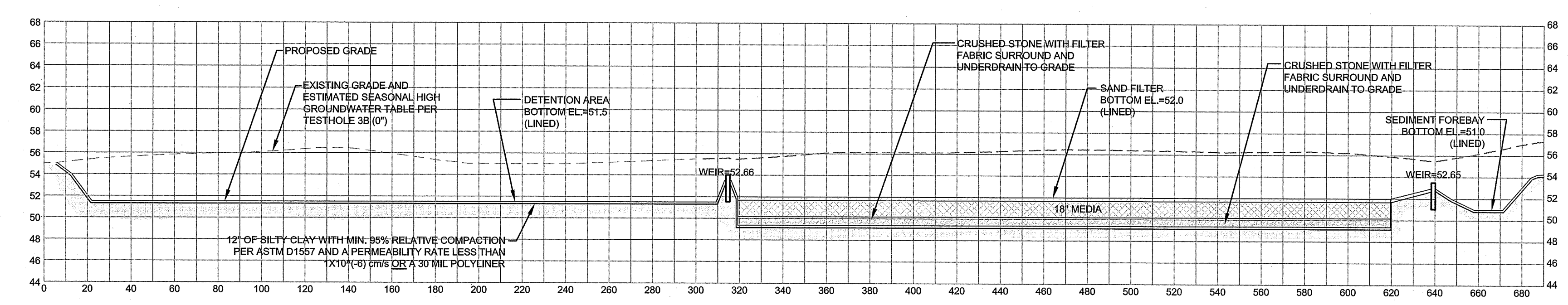
*Martin D. Wenzek*

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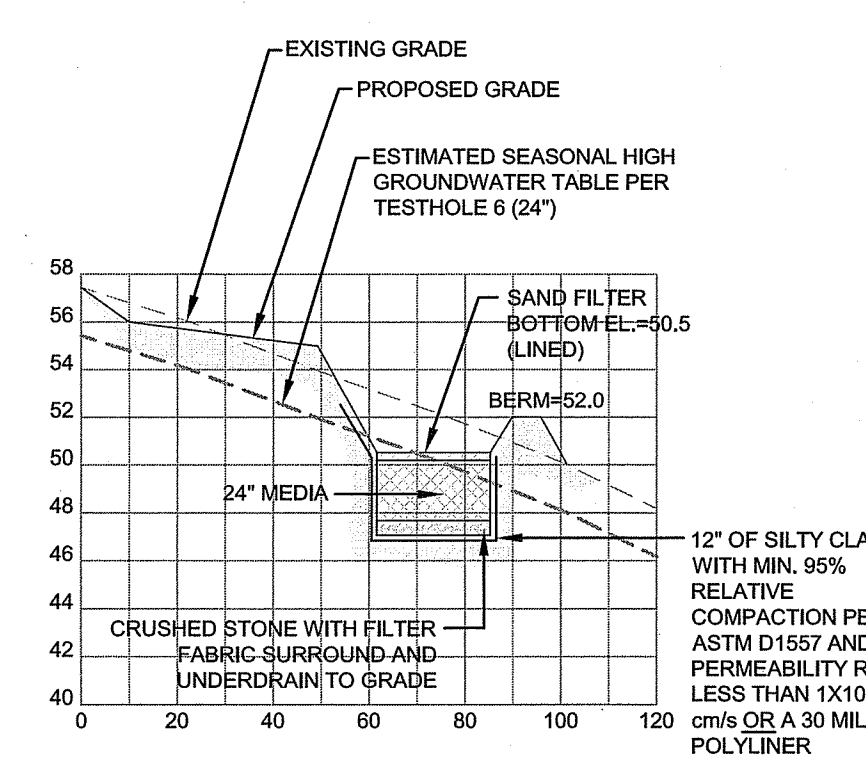
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 WATERFRONT  
 SURVEYING  
 GEOTECHNICAL  
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 TRANSPORTATION  
 STRUCTURAL



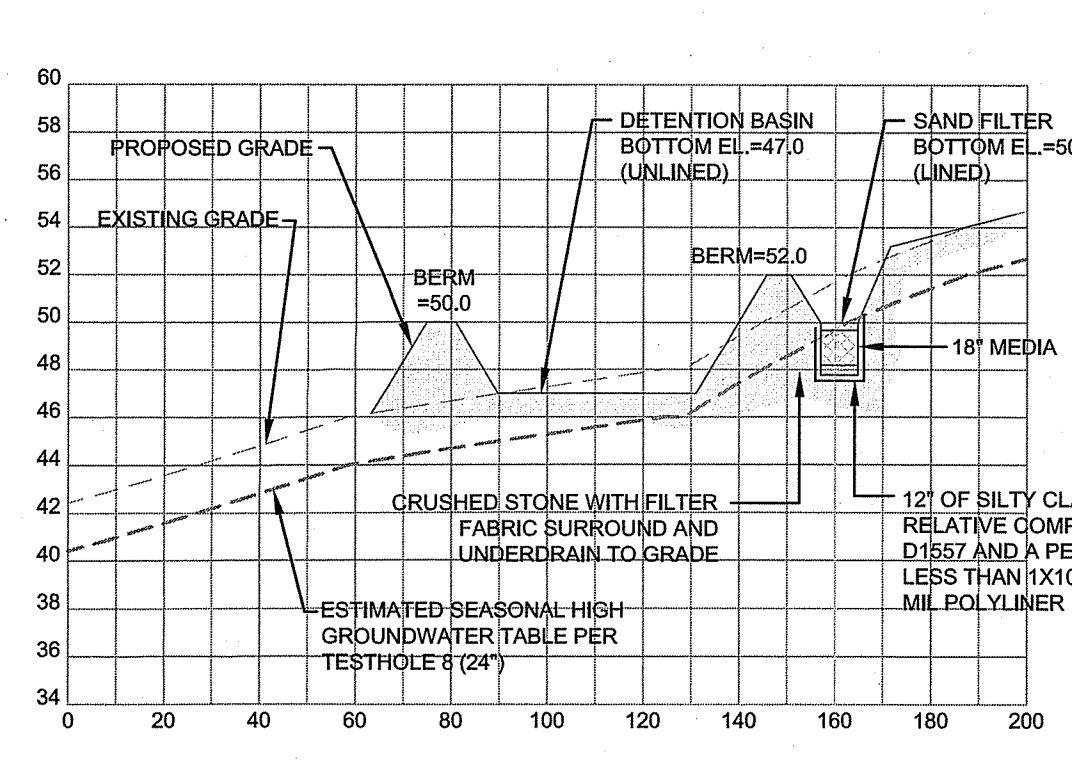
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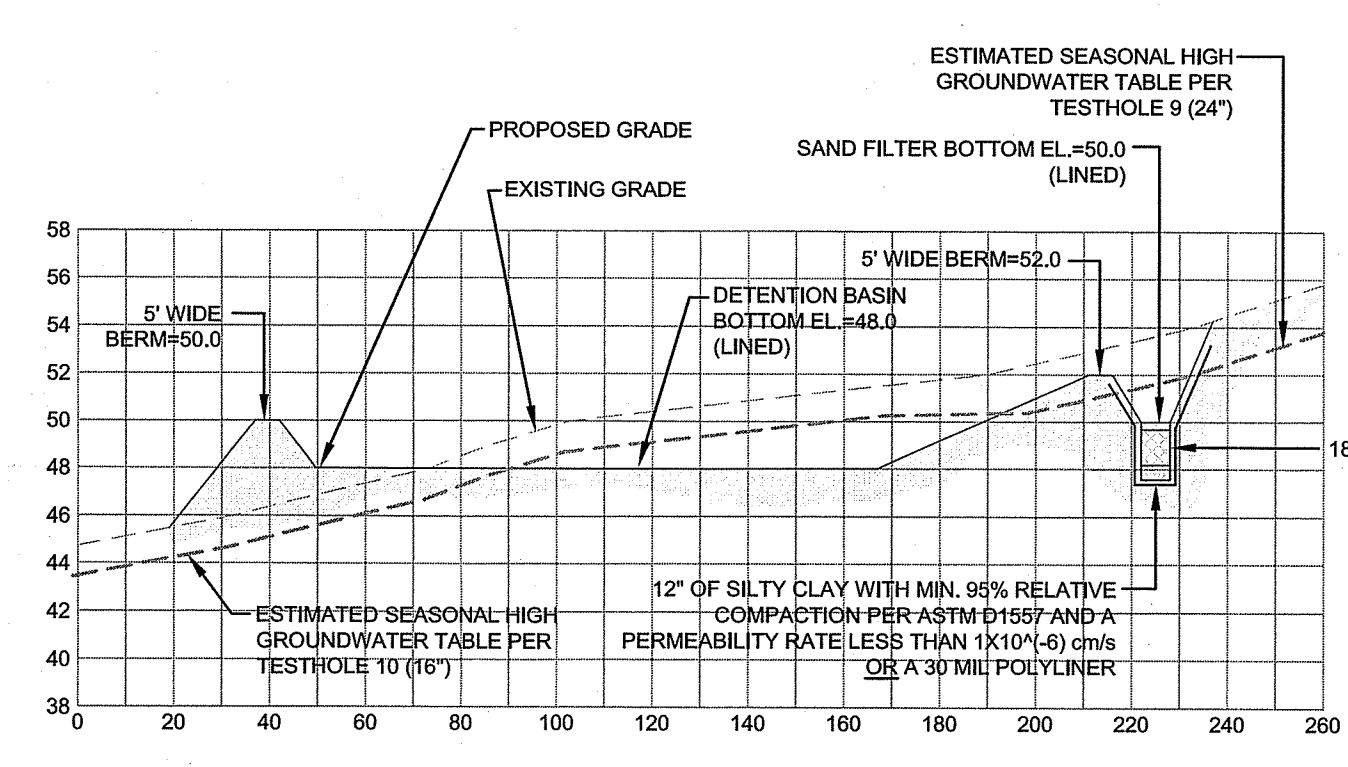
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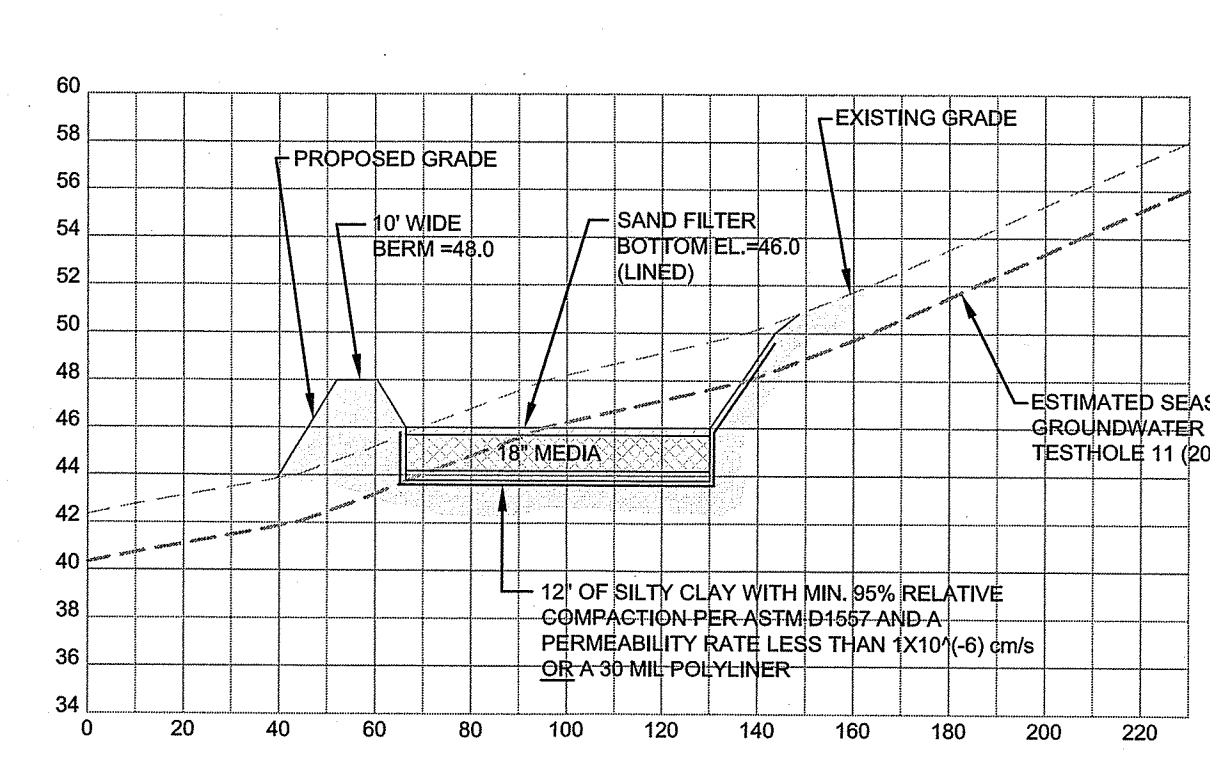
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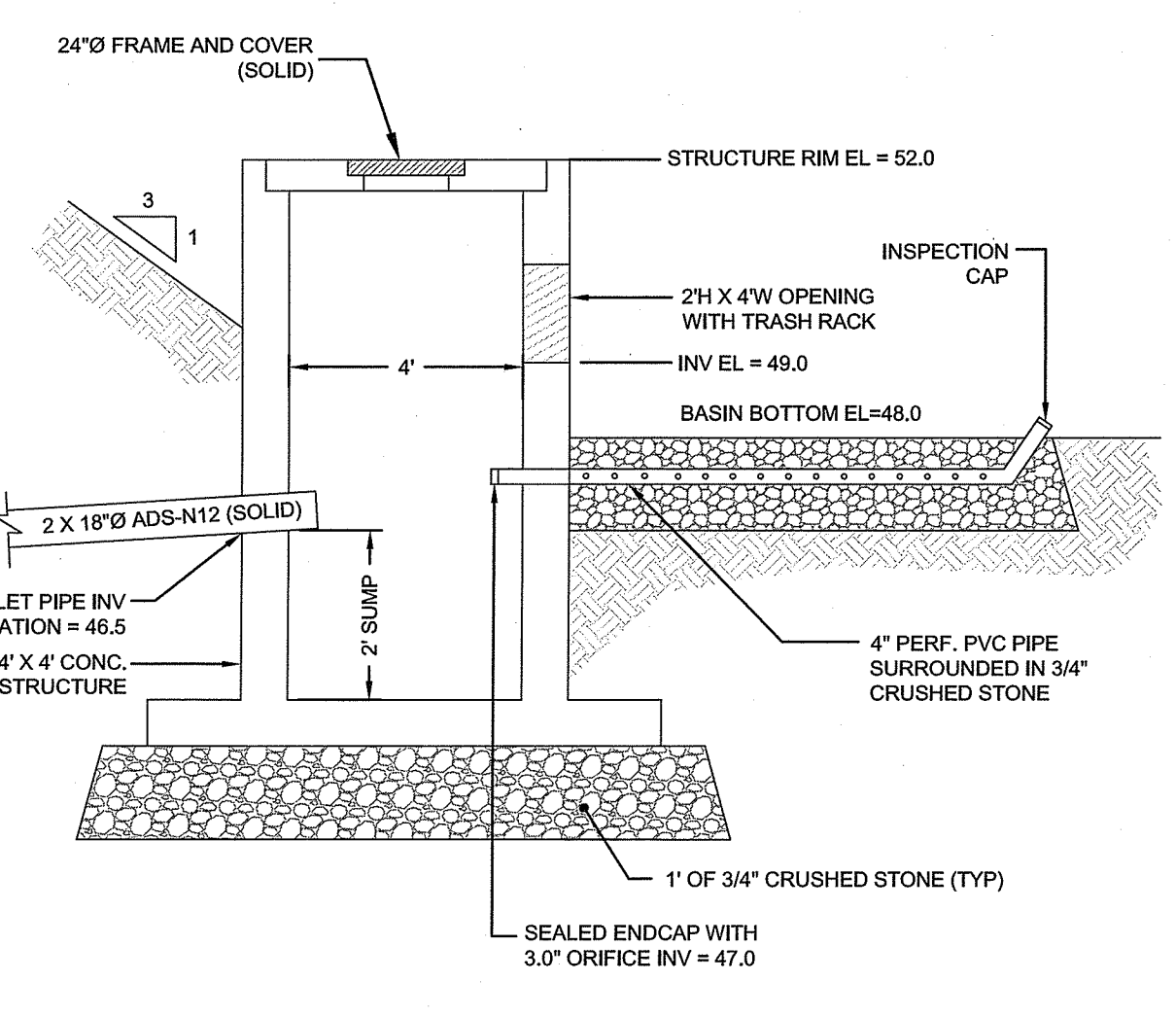
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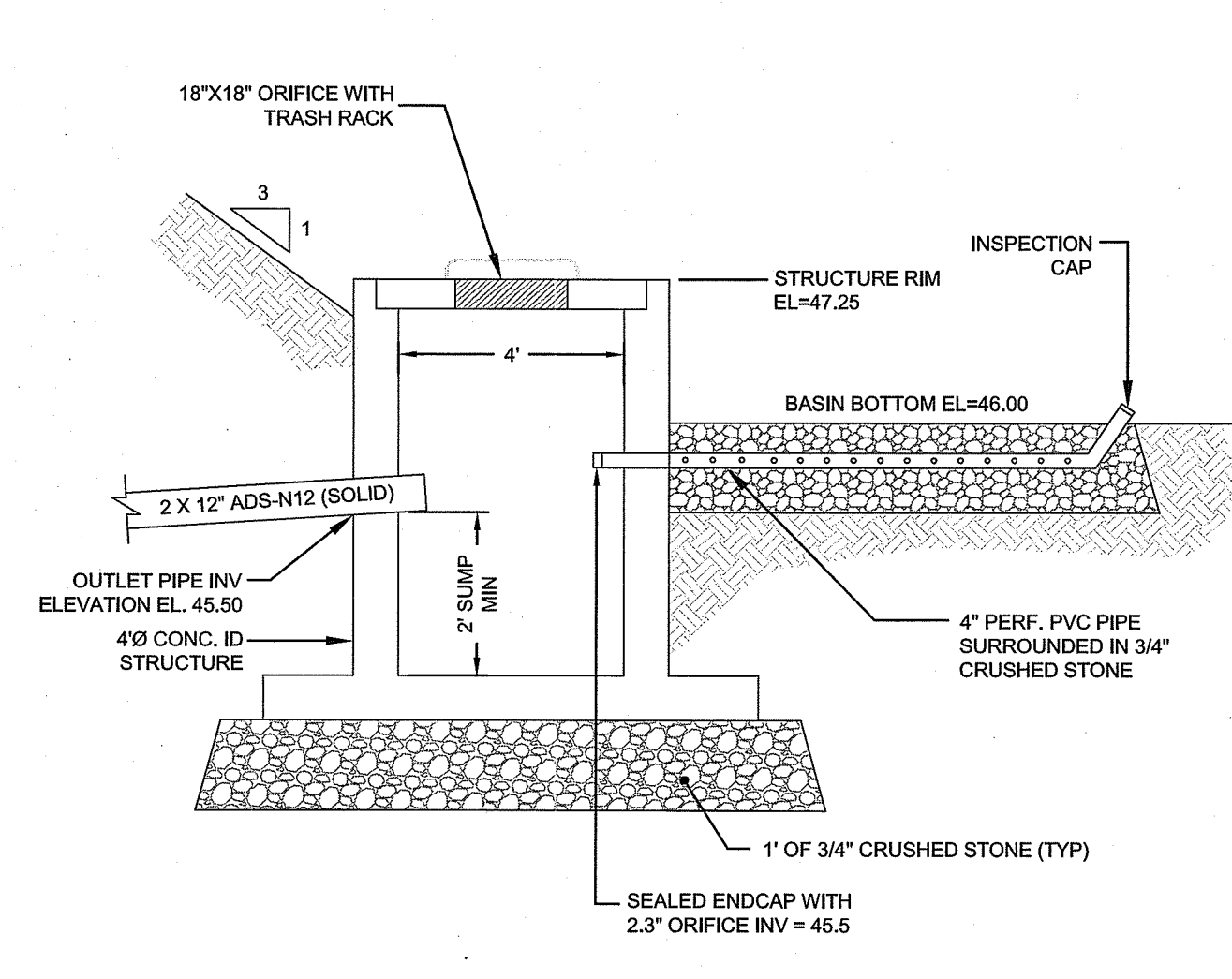
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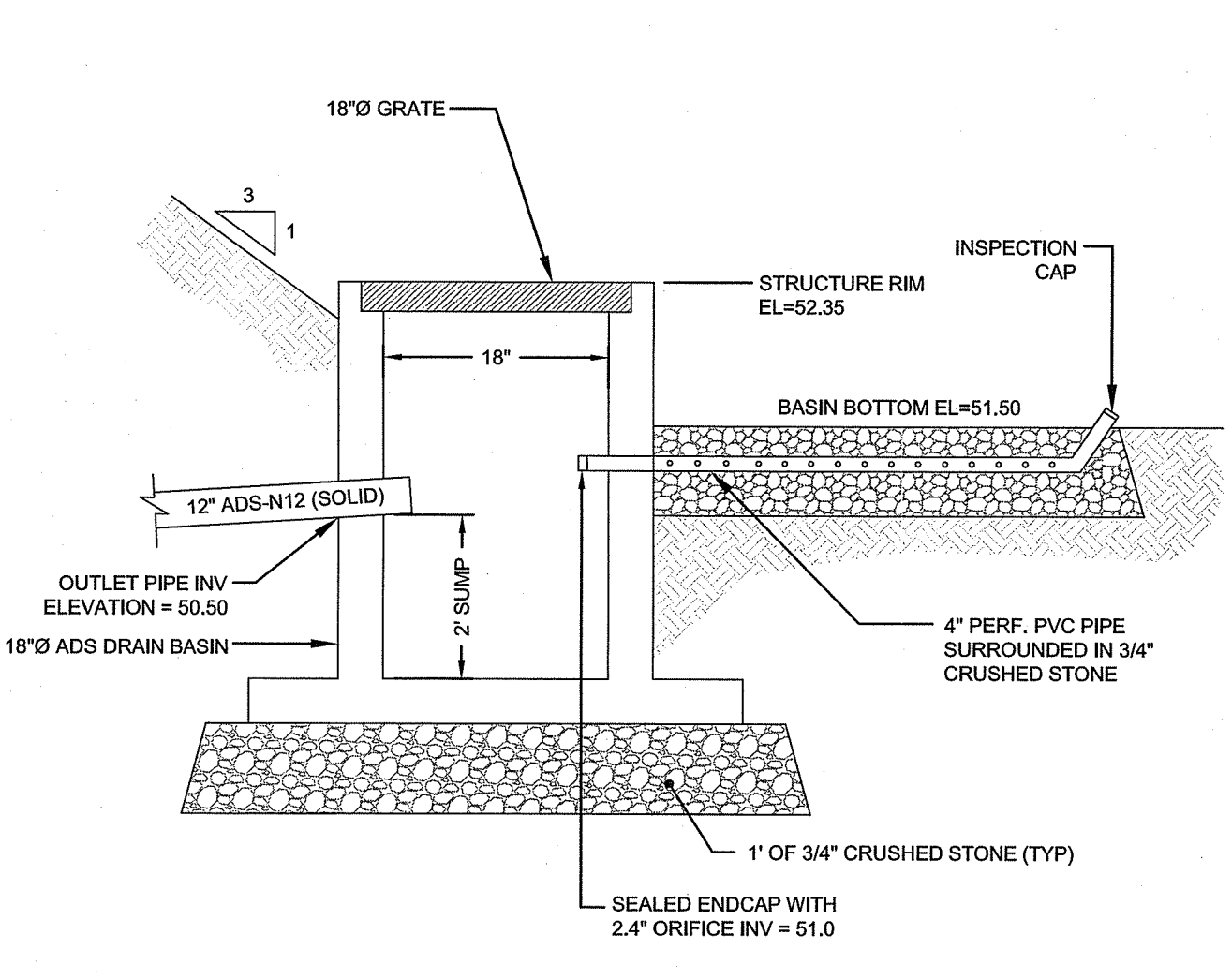
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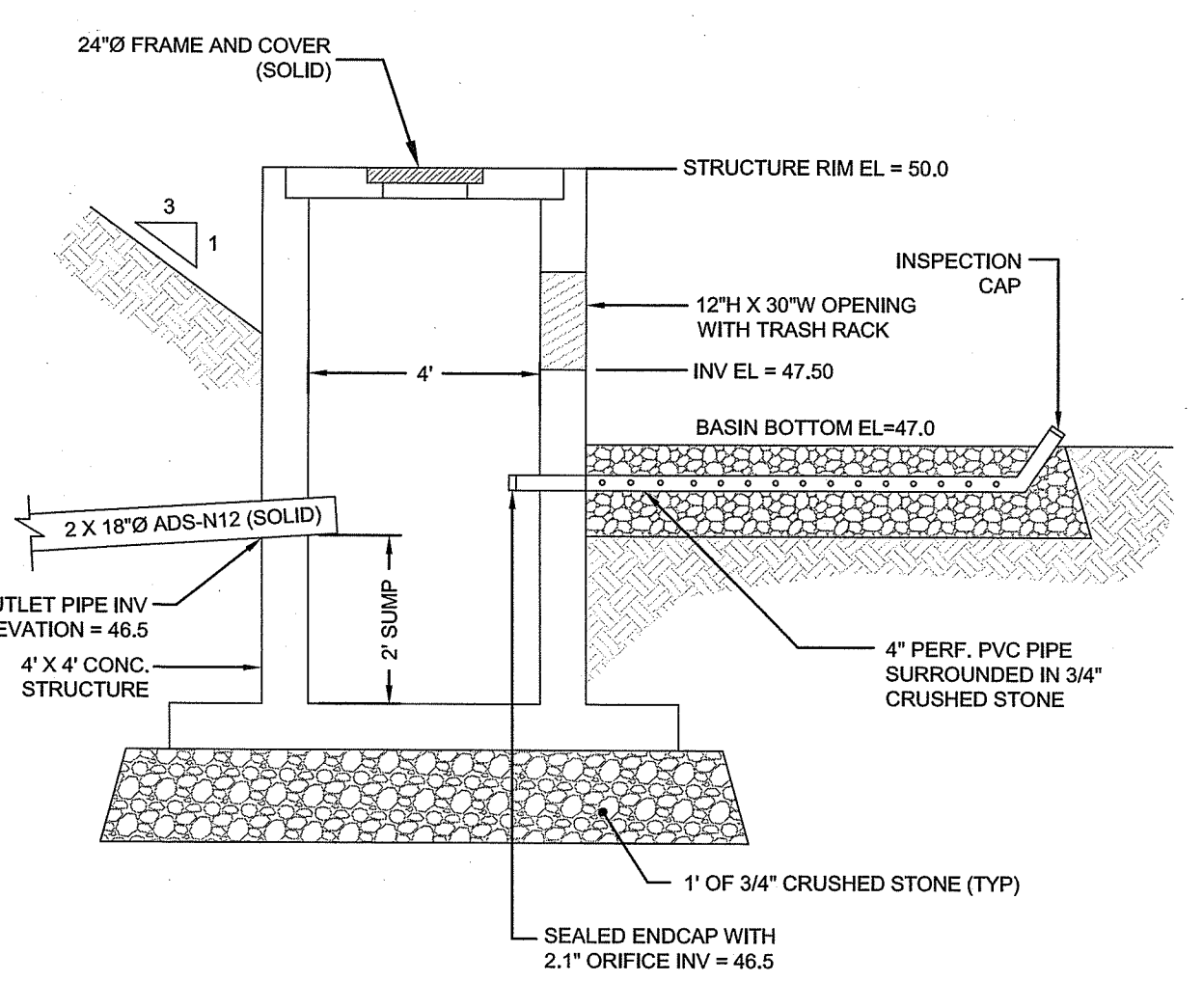
**Basin P201-DT Outlet Structure**  
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**Basin P202-DT Outlet Structure**  
 SCALE: NOT TO SCALE



**Basin P203-DT Outlet Structure**  
 SCALE: NOT TO SCALE



**Basin P204-DT Outlet Structure**  
 SCALE: NOT TO SCALE

No.	Revision	Date	App.

Designed By: JJR/GES Drawn by: JJR Checked by: GES  
 Scale: AS SHOWN Date: REV. 16APR22

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

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

Issued for:  
 PERMITTING

Drawing Title:  
**PROPOSED DETAIL SHEET 5**

Drawing Number:  
**C-39**

Sheet **39** of **39**

Project Number:  
**15129.0**

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