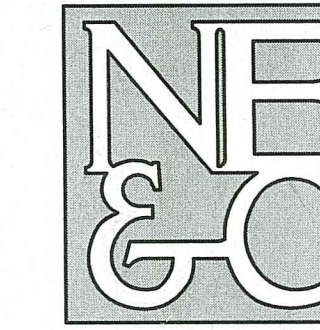


165 OLIPHANT WAREHOUSE

PROPOSED WAREHOUSE AND STORAGE YARD
ASSESSOR'S PLAT 111 LOT 61A
165 OLIPHANT LANE
MIDDLETOWN, RHODE ISLAND

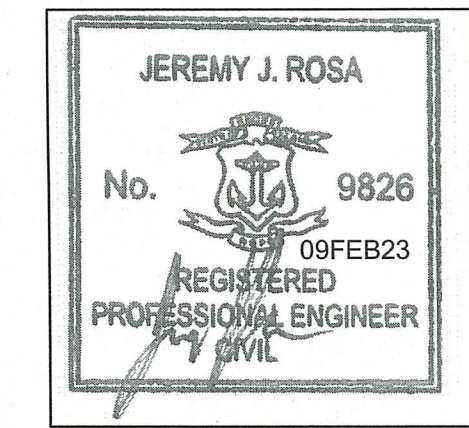
CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION
 6 VALLEY ROAD MIDDLETOWN RI 02842
 PHONE (401) 849-0810 FAX (401) 846-4169
 WWW.NORTHEASTENGINEERS.COM

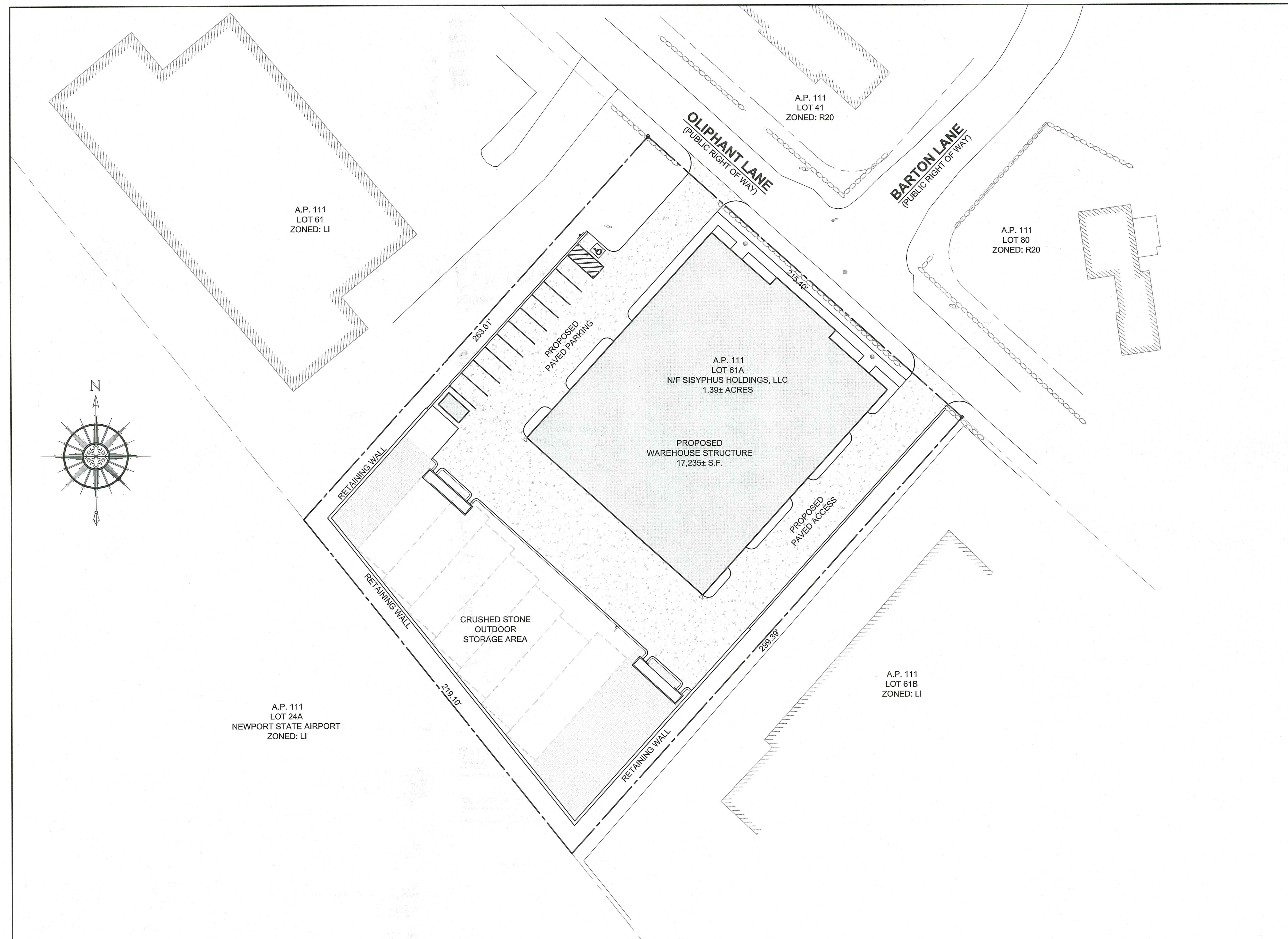
SITE/CIVIL
 LAND PLANNING
 WATERFRONT
 SURVEYING
 GEOTECHNICAL
 ENVIRONMENTAL
 TRANSPORTATION
 STRUCTURAL
 MATERIALS TESTING



ENGINEER CERTIFICATION

OWNER:

SISYPHUS HOLDINGS, LLC
 36 MOUNT VERNON STREET, UNIT 1
 NEWPORT, RI 02840
 dennis@oliphantstorage.com
 (401) 862-5702



SITE PLAN

SCALE = 1"=30'

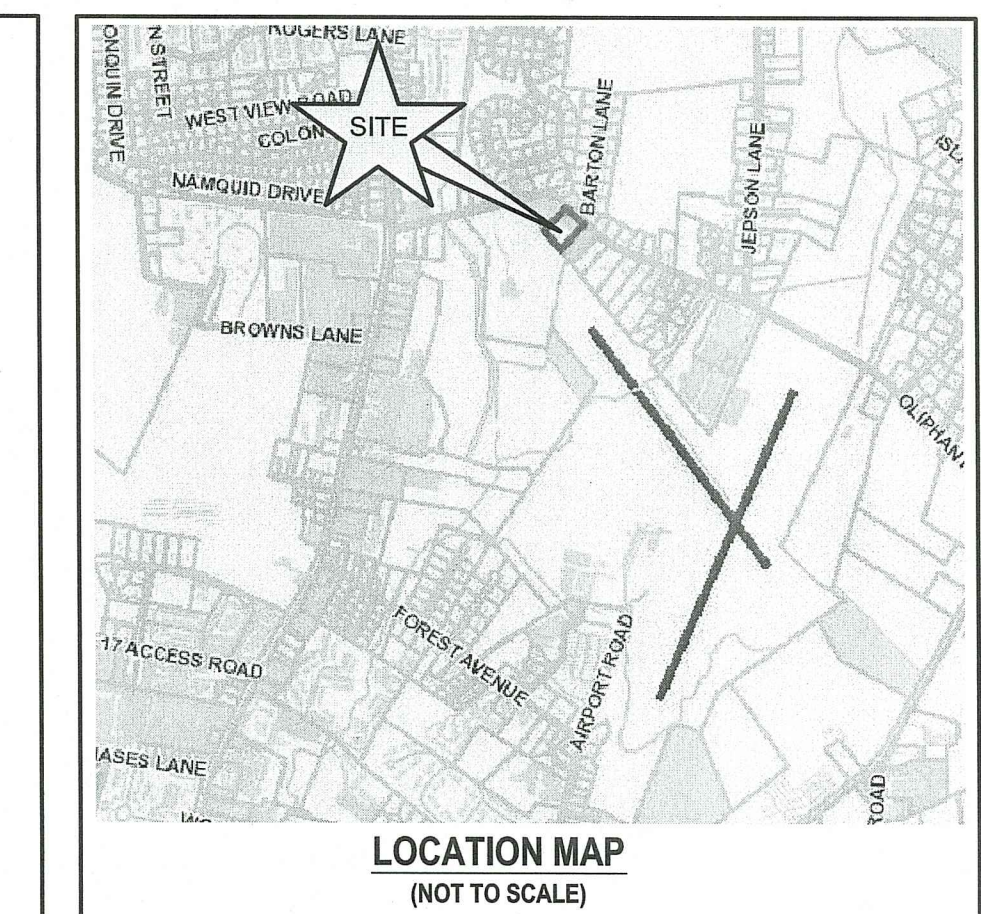
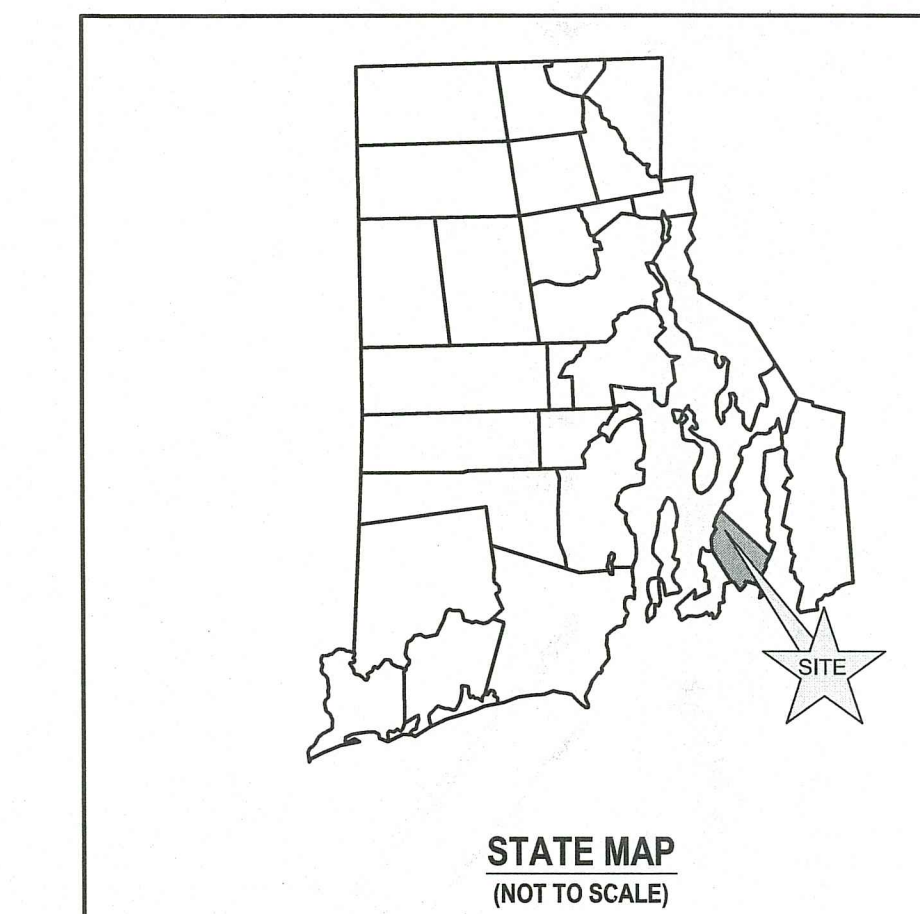
FEBRUARY 9, 2023 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

- TITLE SHEET
- PROJECT NOTES
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- PROPOSED DETAILS

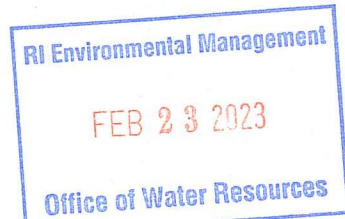
- SHEET 1
- SHEET 2
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SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
RIDEM	JUL 19, 2022	RIPDES PROGRAM
RIDEM	SEP 29, 2022	RIDEM RESPONSE TO COMMENTS
RIDEM	NOV 18, 2022	RIDEM RESPONSE TO COMMENTS
TOWN OF MIDDLETOWN	DEC 6, 2022	PRELIMINARY PLAN SUBMISSION
RIDEM	FEB 9, 2023	RIDEM WETLANDS

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS
 SPECIFIED IN THE LETTER OF APPROVAL



DATED: MAR 21 2023 FILE #: 23-0045
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Mindy L. Freeman

GENERAL NOTES

- SITE FEATURES AND PROPERTY LINES TAKEN FROM PLAN "A.P. 111 LOT 61A, 165 OLIPHANT LANE, MIDDLETOWN, RHODE ISLAND, COMPREHENSIVE BOUNDARY SURVEY AND EXISTING CONDITIONS", A CLASS I PLAN OF LAND PREPARED BY NE&C DATED APRIL 2022.
- BASE OF ELEVATIONS: NAVD83.
- PROPERTY IS ZONED LI (LIGHT INDUSTRIAL). ABUTTING PROPERTIES ARE ALSO ZONED LI. PROPERTIES ACROSS OLIPHANT LANE ARE ZONED R20 (RESIDENTIAL).
- UNDERGROUND UTILITIES SHOWN FROM OBSERVED EVIDENCE AND SUPPLEMENTED WITH ADDITIONAL RESEARCH.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PROPERTY PER SITE OBSERVATION AND RIDEM ENVIRONMENTAL RESOURCE MAPPING. OFFSITE FRESHWATER WETLANDS, STREAM, AND JURISDICTIONAL SETBACKS FROM THESE FEATURES TAKEN FROM WETLANDS RECONNAISSANCE REPORT FOR 165 OLIPHANT LANE, A.P. 111 LOT 61A, MIDDLETOWN, RI PREPARED BY MCCUE ENVIRONMENTAL LLC DATED FEBRUARY 6, 2023. THESE FEATURES HAVE NOT BEEN FIELD LOCATED AND SHOULD BE CONSIDERED APPROXIMATE.
- SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS, CPSS, PWS IN OCTOBER 2021.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FIRM 44005C0091J LAST REVISED SEPTEMBER 4, 2013.
- THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
- 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 PLANS
- 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.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PRESERVE PROPERTY MONUMENTS.
- 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."
- THERE ARE NO HYDRIC SOILS ON THE SUBJECT PROPERTY. ALL SOILS WITHIN THE PROPERTY ARE IDENTIFIED AS HYDROLOGIC GROUP "C".
- THERE ARE NO KNOWN AREAS OF LEDGE OR OUTCROPPINGS ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN RECREATIONAL RESOURCES ON THE SUBJECT PROPERTY.
- PORTIONS OF THE THE SUBJECT PROPERTY ARE CONSIDERED PRIME FARMLAND SOILS PER THE RIDEM ENVIRONMENTAL RESOURCE MAPS.
- THE SITE IS LOCATED WITHIN A NATURAL HERITAGE AREA PER THE RIDEM ENVIRONMENTAL RESOURCE MAP AND OUTSIDE THE NATURAL HERITAGE AREA AS SHOWN ON THE TOWN OF MIDDLETOWN GIS DATA.
- THE PROPOSED DEVELOPMENT DOES NOT LIE IN ANY OF THE FOLLOWING AREAS:
 - CULTURAL RESOURCE AREA
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 - GROUNDWATER AQUIFERS, STATE DESIGNATED "GROUNDWATER RESERVOIRS", RECHARGE AREAS, OR WELLHEAD PROTECTION AREAS
 - STATE, REGIONAL OR LOCAL GREENWAYS, OR GREENSPACE PRIORITIES
 - COMMUNITY WELLHEAD PROTECTION AREA
- THIS PROJECT RECEIVED APPROVAL UNDER RIDEM FILE NO. 22-138 AND RIR102404.

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 TOWN 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 MUNICIPALITY, PROVIDED SUCH GRADING WORK IS ALSO IN CONFORMANCE WITH ANY COMMUNITY NOISE CONTROL STANDARDS.
- THE LIMITS OF DISTURBANCE 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 MUNICIPALITY.
- 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 CONNECTION TO THE OVERHEAD SERVICES ALONG OLIPHANT LANE ARE PRELIMINARY. FINAL DESIGN OF THE ELECTRICAL SERVICE IS SUBJECT TO DESIGN REVIEW AND APPROVAL OF NATIONAL GRID.
- THE PROPOSED CONNECTION TO THE WATER MAIN IN OLIPHANT LANE IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY NEWPORT WATER.
- THE PROPOSED CONNECTION TO THE EXISTING SEWER STUB IN OLIPHANT LANE IS PRELIMINARY AND SUBJECT TO REVIEW AND APPROVAL BY MIDDLETOWN PUBLIC WORKS.
- ALL NEW ELECTRIC, TELEPHONE AND CABLE SERVICES SHALL BE INSTALLED UNDERGROUND.
- 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 DRAINAGE AND HYDROTESTING OPERATIONS TO SAFEGUARD PUBLIC HEALTH AND SAFETY IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH REQUIREMENTS. ALL PERMITS AND LICENSES FOR CONSTRUCTION WATER DISPOSAL, INCLUDING ALL APPLICATIONS, CHARGES, FEES, AND TAXES, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LITTER CONTROL NOTES:

THE OUTLINE FOR HANDLING AND DISPOSING OF REFUSE GENERATED BY THIS PROPOSAL IS AS FOLLOWS:

- THE OWNER WILL PROVIDE TRASH RECEPTACLES IN THE FOLLOWING LOCATIONS ON THE PREMISES:
 - ADJACENT TO SHED (EXTERNAL AS SHOWN ON SITE PLAN)
 - ROLLER BIN WITHIN EACH UNIT (INTERNAL)
- COLLECTED TRASH WILL BE PICKED UP AS FREQUENTLY AS NECESSARY (MINIMUM ONCE PER WEEK).
- AS PART OF THE DAILY GROUNDS CONTROL OPERATIONS, LITTER COLLECTION WILL BE MANDATORY ONCE PER WEEK. OWNER WILL COLLECT ANY EXTERNAL LITTER AND DISPOSE OF IT.
- INDIVIDUAL UNIT OWNERS WILL BE RESPONSIBLE FOR FACILITATING TRASH PICK OF THEIR ROLLER BINS.
- ALL TRASH COLLECTED FROM THIS LOCATION WILL BE DISPOSER OF AT A LICENSED FACILITY.

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. THIS INCLUDES ALL PERMITS FROM APPLICABLE UTILITIES.
 - ALL CONSTRUCTION VEHICLES SHALL ENTER AND LEAVE THE SITE VIA THE PROPOSED CONSTRUCTION ENTRANCE CONFORMING TO THE DETAIL PROVIDED.
 - INSTALL SILT FENCES, SILT SACKS, CHECK DAMS, FILTER SOCKS, STRAW WATTLE AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. THE CONTRACTOR SHALL CONFIRM WITH THE TOWN BUILDING OFFICIAL/ TOWN ENGINEER WHICH TYPE OF SEDIMENTATION BARRIERS ARE PREFERRED BY THE TOWN PRIOR TO INSTALLATION.
 - CONTRACTOR TO FIELD LOCATE EXISTING WATER AND SEWER MAINS TO WHICH CONNECTIONS ARE PROPOSED PRIOR TO ANY CONSTRUCTION. PERMITS FOR CONNECTIONS TO THESE UTILITIES SHALL BE SECURED PRIOR TO CONSTRUCTION.
 - LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO THE REMOVAL OF ANY VEGETATION. REMOVE VEGETATION ONLY WHERE NECESSARY. ANY STUMPS TO BE GROUND OR DISPOSER OF OFF SITE.
 - AREA OF CRUSHED STONE STORAGE SHALL BE FLAGGED. CONSTRUCTION DISTURBANCE AND MATERIAL STOCKPIILING IN THIS AREAS SHALL BE MINIMIZED.
 - ROUGH GRADE SITE AS SHOWN ON SOIL EROSION AND SEDIMENT CONTROL PLANS. EXCAVATE FOR DRIVEWAY / PARKING LOT BASE GRAVEL.
 - INSTALL DRIVEWAY / PARKING LOT BASE. ANY EXCAVATED MATERIAL SHALL BE STOCKPILED OR REGRADED ON SITE UNTIL GRADING OPERATIONS ARE COMPLETE.
 - AREA OF STONE STORAGE MAY BE USED AS A TEMPORARY SEDIMENT TRAP AT THE DISCRETION OF THE CONTRACTOR.
 - ONCE THE SITE WORK FOR THE STRUCTURE AND PARKING LOT IS COMPLETED, THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AND THE RETAINING WALLS CONSTRUCTED.
 - CONSTRUCT STORMWATER CONVEYANCE SYSTEM BEGINNING AT THE LOWEST POINTS AND WORKING UPSTREAM.
 - BEGIN BUILDING CONSTRUCTION.
 - INSTALL UTILITY SERVICES FOR EACH STRUCTURE PER DESIGNS APPROVED BY PROVIDING ENTITIES. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED UNDER SUPERVISION BY THE PROVIDING ENTITIES.
 - FINAL GRADE SITE AND TILL STONE INFILTRATION AREA TO BREAK UP ANY HARD PACKED AREAS THAT MAY HAVE BEEN GENERATED DURING CONSTRUCTION.
 - PLACE SAND LAYER WITHIN STONE INFILTRATION AREA AS SHOWN ON CROSS SECTION DETAILS.
 - ENSURE THAT OUTLET STRUCTURES IN STONE STORAGE AREA HAVE BEEN INSTALLED PER PLANS AND FILL STONE STORAGE DEPRESSION WITH 3/4" CRUSHED STONE TO THE DEPTH SPECIFIED ON DETAILS.
 - REMOVE CONSTRUCTION ENTRANCE AND INSTALL AREAS OF BINDER PAVEMENT COURSE AND CURBING.
 - ESTABLISH FINAL VEGETATIVE GROWTH ON ALL DISTURBED AREAS.
 - INSTALL TOP PAVEMENT COURSE.
 - MAINTAIN SITE IN ACCORDANCE WITH THE OPERATIONS AND MAINTENANCE DOCUMENT. BASIC MAINTENANCE OUTLINE ALSO PROVIDED ON THIS SHEET.

2. 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.
- AREA OF STONE STORAGE INFILTRATION DEPRESSION SHALL NOT BE USED FOR STOCKPILES OR STORAGE OF MATERIALS OR EQUIPMENT (TO THE EXTENT FEASIBLE).
- 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 SUBSIDENCE, 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 USLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED AND VEGETATED AREAS HAVE RECEIVED TWO MOWINGS.

3. 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 LOT 1 & 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: 2 TONS/ACRE
 - FERTILIZER: (10-10-10); 600 LBS/ACRE
- SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
 - WINTER RYE: 100 LBS/ACRE
 - STRAW MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. MAINTENANCE

- DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED. REFER TO SOIL EROSION AND SEDIMENT CONTROL DOCUMENT FOR ADDITIONAL INFORMATION.
- 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 DISPOSER OF OFF SITE AT A LICENSED FACILITY OR REGRADED ON THE SITE.
 - STONE RIPRAP 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 RE-ESTABLISHED AS NECESSARY.
 - SEEDER AREAS WILL BE FERTILIZED AND RESEEDER AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE TOWN ENGINEER.

DRAINAGE NOTES

- ALL DRAIN PIPES SHALL BE ADS N-12 HDPE OR SCH40 PVC AS SHOWN ON SITE PLANS.
- STRUCTURE ROOFTOP SHALL DISCHARGE TO STONE INFILTRATION AREA, EITHER BY DIRECT PIPING OR VIA ROOF DOWNSPOUTS TO PAVEMENT.
- STONE STORAGE INFILTRATION BASIN SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS PROVIDED. ANY DISCREPANCIES OR INCONGRUENCIES WITH THE EXISTING SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

STORMWATER MAINTENANCE NOTES

PEASTONE SEDIMENT COLLECTION CELL:

GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES). THE MAINTENANCE OBJECTIVES FOR THIS DEVICE INCLUDE MONITORING THE COLLECTED SEDIMENT VOLUME AND MAINTAINING FLOW THROUGH THE PEASTONE BELOW.

- TRASH OR DEBRIS ON THE SURFACE OF THE PEASTONE SHALL BE REMOVED AND DISPOSER OF.
- WHEN INLET WATER IS OBSERVED OVERFLOWING THE PEASTONE SURFACE AND DIRECTLY INTO THE CRUSHED STONE STORAGE AREA, IT CAN BE ASSUMED THAT THE COLLECTION CELL HAS REACHED MAXIMUM FUNCTIONAL SEDIMENT CAPACITY. THE PEASTONE MATERIAL SHALL BE REMOVED FROM THE CELL AND STOCKPILED. THE SEDIMENTS REMAINING WITHIN THE CELL SHALL BE REMOVED BY HAND OR USING A VACUUM TRUCK. ALL MATERIAL REMOVED SHALL BE DISPOSER OF IN ACCORDANCE WITH ALL APPLICABLE RIDEM REGULATIONS. THE GEOTEXTILE SHALL BE INSPECTED FOR DAMAGE OR CLOGGING. THE GEOTEXTILE SHALL BE REPLACED IF DAMAGED OR IF THE FLOW RATE APPEARS TO BE COMPROMISED. THE PEASTONE MEDIA MAY BE DISPOSER OF APPROPRIATELY AND REPLACED IN KIND OR IT MAY BE WASHED IN A MANNER IN WHICH ANY REMAINING SEDIMENTS CAN BE RECOVERED. THE PEASTONE MEDIA MAY THEN BE RE-USED. SHOULD SEDIMENT REMOVAL BE REQUIRED MORE THAN ONCE A YEAR, THE OWNER SHOULD CONSIDER MORE FREQUENT SWEEPING OF THE PARKING LOT.
- THE TOP OF THE PEASTONE SURFACE SHALL BE INSPECTED FOR DISCOLORED OR OILY STONE. SHOULD ANY SUCH MATERIAL BE ENCOUNTERED, THE TOP FEW INCHES OF PEASTONE SHALL BE REMOVED AND DISPOSER OF AT AN APPROPRIATE FACILITY. SHOULD ANY ADDITIONAL DISCOLORED MATERIAL BE ENCOUNTERED BELOW THIS TOP LAYER, THIS MATERIAL SHOULD ALSO BE REMOVED. LAYERS SHALL BE REMOVED UNTIL DISCOLORED MATERIAL IS NO LONGER PRESENT. ALL REMOVED PEASTONE SHALL BE REPLACED IN KIND.
- THE PRECAST CONCRETE SECTIONS WHICH COMPRISE THE WALLS OF THE SEDIMENT CELL SHALL BE INSPECTED FOR DAMAGE. SHOULD SIGNIFICANT DAMAGE TO A CONCRETE SECTION BE DETECTED WHICH COULD ALLOW PEASTONE MATERIAL TO ESCAPE THE CELL, THESE SECTIONS SHOULD BE REPAIRED BY A QUALIFIED INDIVIDUAL OR REPLACED.

CRUSHED STONE INFILTRATION AREA:

GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES).

- ALL MATERIAL, INCLUDING ANY TRASH AND WITHIN THE EXTENTS OF THE STONE INFILTRATION AREA SHALL BE DISPOSER OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. SHOULD EXCESSIVE DEBRIS BE FOUND WITHIN THE BASIN, THE OWNER SHOULD CONSIDER MORE FREQUENT SWEEPING OF THE PARKING LOT AND DRIVEWAY.
- RETAINING WALL SHALL BE INSPECTED FOR STRUCTURAL FAULTS INCLUDING CRACKING, TIPPING, SETTLEMENT, AND LEAKING. ANY FAULTS SHALL BE CORRECTED IMMEDIATELY. ALL WORK SHALL BE CARRIED OUT BY A QUALIFIED CONTRACTOR UNDER THE SUPERVISION OF A RI LICENSED PROFESSIONAL ENGINEER.
- THE INSPECTOR SHALL ENSURE THAT GRASS AREAS UPSTREAM OF THE STONE INFILTRATION AREA HAS BEEN MOWED AT LEAST THREE TIMES PER GROWING SEASON, FOLLOWING EACH MOWING, BARE AREAS SHOULD BE SEEDER. THE INTENTION IS TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN TWELVE INCHES.
- DURING INSPECTION, REMOVE ANY INVASIVE VEGETATION WITHIN THE EXTENTS OF THE STONE INFILTRATION AREA. ANY INVASIVE VEGETATION ENCRACING UPON THE PERIMETER OF THE DEPRESSION SHALL BE PRUNED OR REMOVED.
- INSPECT STONE RIPRAP AT OUTLET PIPES. MISSING STONE SHALL BE REPLACED IN KIND. SHOULD EVIDENCE OF STONE TRANSPORT BE FOUND, THE REPLACEMENT STONE SHALL BE OF A LARGER DIAMETER.

DRAIN BASINS (INLET STRUCTURES):

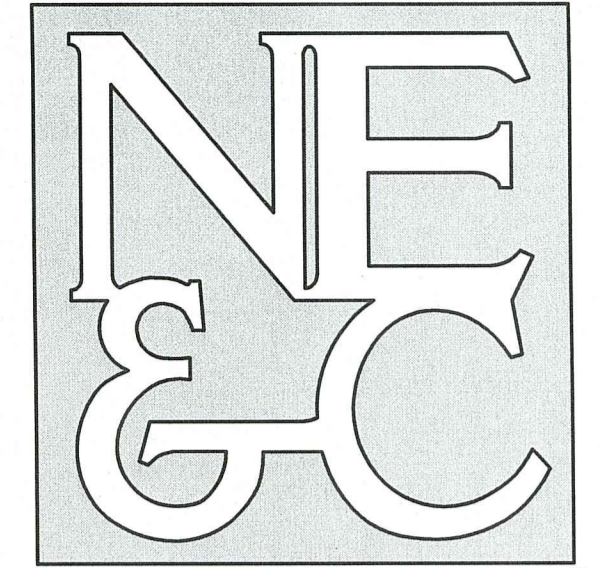
GENERAL INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.8 INCHES).

- THE SUMP OF A DRAIN BASIN SHALL BE INSPECTED FOR THE PRESENCE OF DEBRIS OR SEDIMENTS. SHOULD THE DEPTH OF MATERIAL WITHIN THE SUMP EXCEED 50% OF THE TOTAL SUMP DEPTH, THE SEDIMENTS SHALL BE REMOVED VIA A VACUUM TRUCK. ALL MATERIAL REMOVED SHALL BE REMOVED BY THE OPERATOR AND DISPOSER OF IN ACCORDANCE WITH ALL APPLICABLE RIDEM REGULATIONS. ANY LARGE DEBRIS WHICH COULD POTENTIALLY OBSTRUCT THE OUTFLOW PIPE SHALL BE REMOVED IMMEDIATELY. SHOULD EXCESS SEDIMENTS AND DEBRIS BE ENCOUNTERED, THE OWNER SHOULD CONSIDER MORE FREQUENT SWEEPING.
- THE FRAME AND GRATE OF A DRAIN BASIN SHALL BE INSPECTED FOR DAMAGE. DAMAGE MAY INCLUDE BLOCKAGE OF THE GRATE OPENINGS, OR A COMPROMISE OF THE SAFETY OF THE DEVICE. STRUCTURAL FAULTS SHALL BE REPAIRED BY A QUALIFIED CONTRACTOR.
- THE OUTLET PIPES SHALL BE INSPECTED FOR DAMAGE OR OBSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY A QUALIFIED CONTRACTOR.

GENERAL NOTES:

- 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 OWNER.

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- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL

TOWN OF MIDDLETOWN ZONING DATA:

ZONING DISTRICT:	LI (LIGHT INDUSTRIAL)
MINIMUM LOT AREA:	40,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FEET
MINIMUM BUILDING SETBACK:	
FRONT YARD	10 FEET
SIDE YARD	35 FEET
REAR YARD	40 FEET
MAXIMUM LOT COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	40 FEET

RECEIVING WATER CONDITIONS TABLE:

NAME	BAILLY BROOK
STREAM ORDER	01
WATERBODY ID	R007035R-01
WB DESCRIPTION	BAILLY BROOK AND TRIBUTARIES, MIDDLETOWN
IMPAIRMENTS	ENTEROCOCCUS, TOTAL PHOSPHORUS, TOTAL LEAD
TMDL	ENTEROCOCCUS
WATER QUALITY STANDARD	AA
303D CATEGORY	5
FISHERY TYPE	WARM
SRPW	DRINKING WATER SUPPLY
STORMWATER POT. IMPAIR.	YES
STORMWATER CONFIRM IMPAIR.	YES

3	OFFSITE JURISDICTIONAL AREAS ADDED	09FEB23	
2	REVISED FOR TOWN PRELIMINARY	06DEC22	
1	RIDEM REVISIONS	16NOV22	
0	ORIGINAL PERMITTING SUBMISSION	19JUL22	

Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	N/A	Date:	REV. 09FEB23		

Project Title:
165 OLIPHANT WAREHOUSE
A.P. 111 LOT 61A
165 OLIPHANT LANE
MIDDLETOWN
RHODE ISLAND

Client/Owner:
SISYPHUS HOLDINGS, LLC
36 MOUNT VERNON STREET, UNIT 1
NEWPORT, RI 02840

Issued for:
PERMITTING

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 24 2023 FILE # 23-0045
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

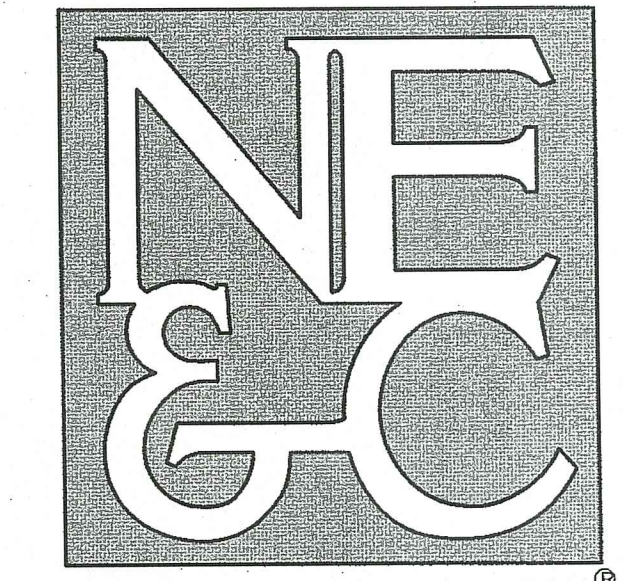
Nancy L. Freeman

PROJECT NOTES

	Drawing Number:	C-2
	Sheet	2 of 7
	Project Number:	21272.0
	Survey Index:	- 111 - 61A

RI Environmental Management
FEB 23 2023
Office of Water Resources

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GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN FEBRUARY 2022.
- VERTICAL DATUM NAVD88.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTK/GNSS OBSERVATION.
- THERE ARE NO RIVERS, STREAMS, OR FRESHWATER WETLANDS KNOWN TO EXIST ON SITE. OFFSITE FRESHWATER WETLANDS, STREAM, AND JURISDICTIONAL SETBACKS FROM THESE FEATURES TAKEN FROM WETLANDS RECONNAISSANCE REPORT FOR 165 OLIPHANT LANE, A.P. 111 LOT 61A, MIDDLETOWN, RI PREPARED BY MOQUE ENVIRONMENTAL LLC DATED FEBRUARY 6, 2023. THESE FEATURES HAVE NOT BEEN FIELD LOCATED AND SHOULD BE CONSIDERED APPROXIMATE.
- LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
- SITE IS LOCATED IN THE TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT 2.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NORTHEAST ENGINEERS & CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEED OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

PLAN REFERENCES:

- "A.P. PLAT NO. 321", MIDDLETOWN NEWPORT STATE AIRPORT, SCALE: 1"=80' SHEET 10 OF 10.
- DESIGNATED AS LOT 41 ON PLAT ENTITLED "PROPOSED SUBDIVISION OF LINDENWOOD MANOR, OLIPHANT LANE, MIDDLETOWN, RHODE ISLAND PROPERTY OF JAMES H. HAYMAN ET UX, MARCH 23, 1968 SCALE 1"=50 FEET"

2	OFFSITE WETLAND JURISDICTIONS ADDED	09FEB23	
1	RIDEM REVISIONS	29SEP22	
0	ORIGINAL PERMITTING SUBMISSION	19JUL22	
No.	Revision	Date	App.
Designed By:	SML	Drawn by:	JJR
Checked by:	SML		
Scale:	1"=20'	Date:	REV. 09FEB23

Project Title:
165 OLIPHANT WAREHOUSE
A.P. 111 LOT 61A
165 OLIPHANT LANE
MIDDLETOWN
RHODE ISLAND

Client/Owner:
SISYPHUS HOLDINGS, LLC
36 MOUNT VERNON STREET, UNIT 1
NEWPORT, RI 02840

Issued for:
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Drawing Title:
EXISTING CONDITIONS

Drawing Number:
C-3

Sheet **3** of **7**

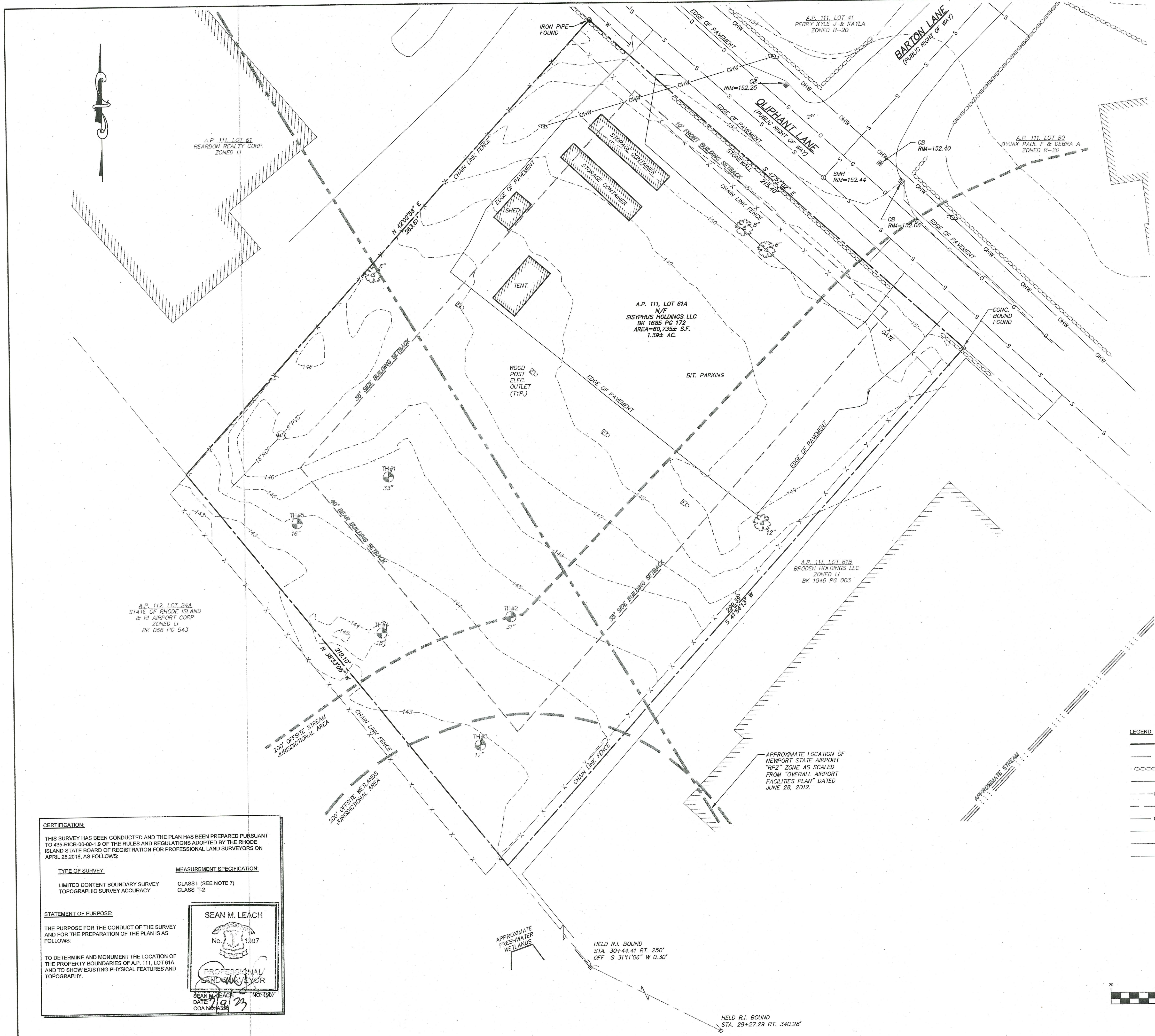
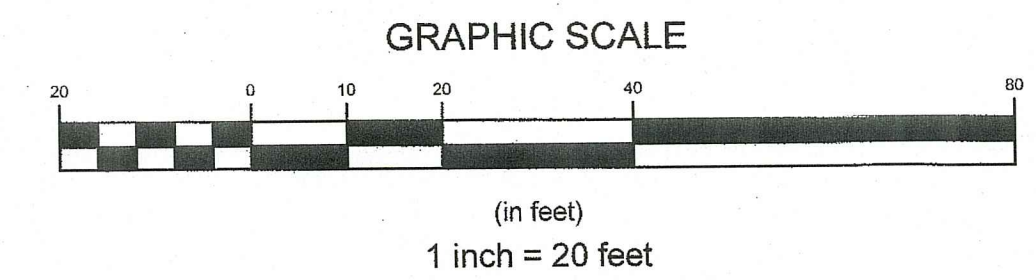
Project Number:
21272.0

Survey Index:
- 111 - 61A

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- LEGEND:
- PROPERTY LINE
 - - - ABUTTER'S PROPERTY LINE
 - ○ ○ ○ ○ STONE WALL
 - X CHAIN LINK FENCE
 - - - 100' TOPOGRAPHIC CONTOUR
 - - - BUILDING SETBACK LINE
 - OHW OVERHEAD WIRES
 - S SEWER MAIN
 - W WATER MAIN
 - G GAS MAIN
 - ⊙ DRAIN MANHOLE
 - ⊙ UTILITY POLE
 - BOUND
 - IRON PIPE/ROD
 - ⊙ SEWER MANHOLE
 - ⊙ WOOD POST WITH ELECTRICAL OUTLET
 - ⊞ CATCH BASIN

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 24 2023 FILE #: 23-2045
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

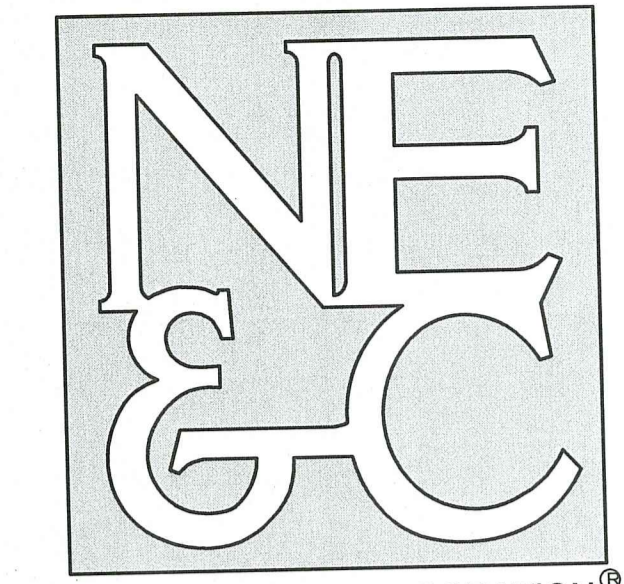


CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY TOPOGRAPHIC SURVEY ACCURACY	CLASS 1 (SEE NOTE 7) CLASS T-2

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 111, LOT 61A AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH
No. 1307
PROFESSIONAL LAND SURVEYOR
DATE: 2/19/23
COA NO. 4336



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GENERAL NOTES:

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2. VERTICAL DATUM NAVD83.
3. NORTH ARROW AND BASIS OF BEARING BASED ON RTKIGNSS OBSERVATION.
4. THERE ARE NO RIVERS, STREAMS, OR FRESHWATER WETLANDS KNOWN TO EXIST ON SITE. OFFSITE FRESHWATER WETLANDS, STREAM, AND JURISDICTIONAL SETBACKS FROM THESE FEATURES TAKEN FROM WETLANDS RECONNAISSANCE REPORT FOR 165 OLIPHANT LANE, A.P. 111 LOT 61A, MIDDLETOWN, RI PREPARED BY MOCUE ENVIRONMENTAL LLC DATED FEBRUARY 6, 2023. THESE FEATURES HAVE NOT BEEN FIELD LOCATED AND SHOULD BE CONSIDERED APPROXIMATE.
5. LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
6. SITE IS LOCATED IN THE TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT 2.
7. REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

No.	Revision	Date	App.
4	OFFSITE JURISDICTIONAL AREAS ADDED	09FEB23	
3	REVISED FOR TOWN PRELIMINARY	06DEC22	
2	RIDEM REVISIONS	18NOV22	
1	RIDEM REVISIONS	28SEP22	
0	ORIGINAL PERMITTING SUBMISSION	19JUL22	

Scale: 1"=20' Date: REV. 09FEB23

165 OLIPHANT WAREHOUSE
 A.P. 111 LOT 61A
 165 OLIPHANT LANE
 MIDDLETOWN
 RHODE ISLAND

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS
 SPECIFIED IN THE LETTER OF APPROVAL
 DATED: MAR 24 2023 FILE # 23-0045
 NO CHANGES ALLOWED WITHOUT WRITTEN APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman
 NANCY L. FREEMAN, REGISTERED PROFESSIONAL ENGINEER
 36 MOUNT VERNON STREET, UNIT 1
 NEWPORT, RI 02840

Issued for: PERMITTING

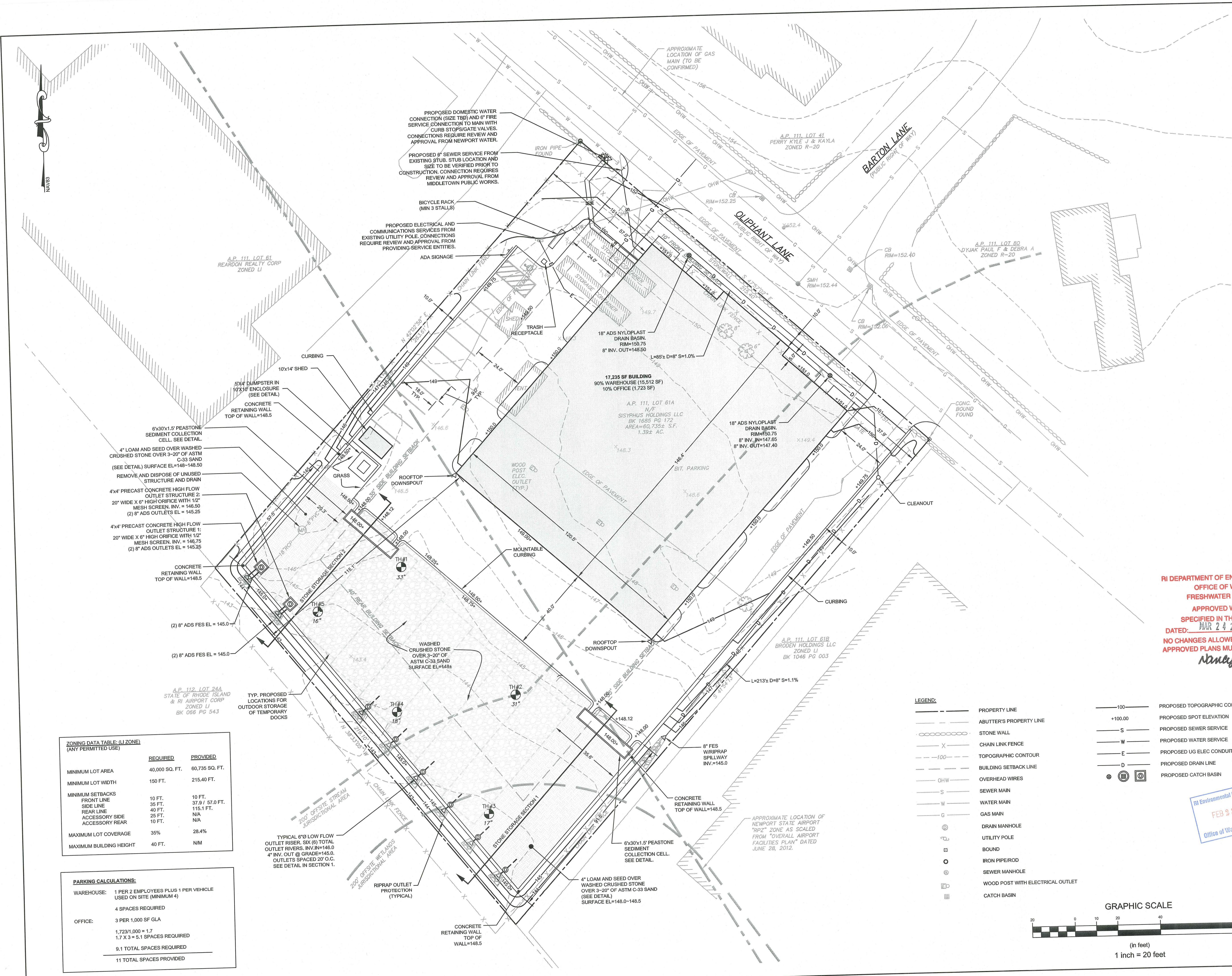
Drawing Title: PROPOSED CONDITIONS PLAN

Drawing Number: C-4
 Sheet 4 of 7
 Project Number: 21272.0
 Survey Index: -111-61A

Office of Water Resources
 FEB 23 2023

JEREMY J. ROSA
 No. 9826
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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ZONING DATA TABLE: (LI ZONE)
 (ANY PERMITTED USE)

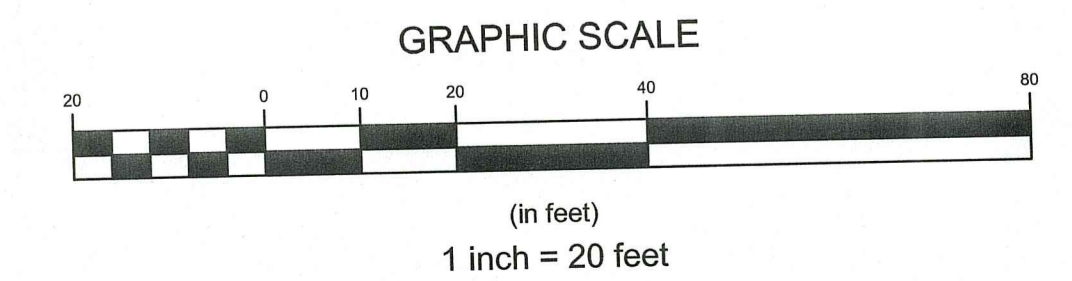
	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ. FT.	60,735 SQ. FT.
MINIMUM LOT WIDTH	150 FT.	215.40 FT.
MINIMUM SETBACKS		
FRONT LINE	10 FT.	10 FT.
SIDE LINE	35 FT.	37.9 / 57.0 FT.
REAR LINE	40 FT.	115.1 FT.
ACCESSORY SIDE	25 FT.	N/A
ACCESSORY REAR	10 FT.	N/A
MAXIMUM LOT COVERAGE	35%	28.4%
MAXIMUM BUILDING HEIGHT	40 FT.	NM

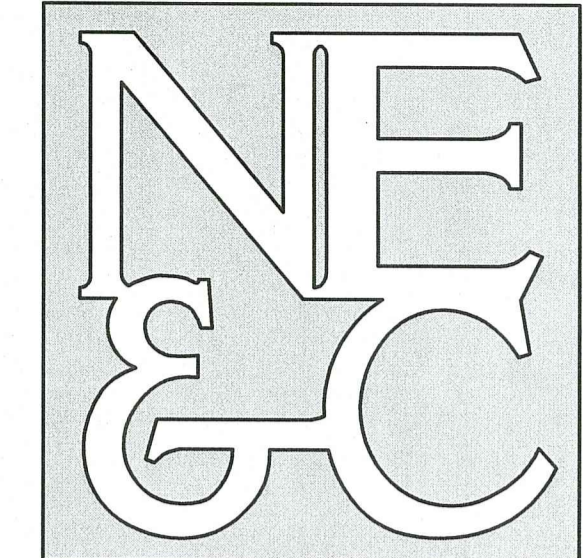
PARKING CALCULATIONS:

WAREHOUSE:	1 PER 2 EMPLOYEES PLUS 1 PER VEHICLE USED ON SITE (MINIMUM 4)
OFFICE:	4 SPACES REQUIRED
	3 PER 1,000 SF GLA
	1,723 / 1,000 = 1.7
	1.7 X 3 = 5.1 SPACES REQUIRED
	9.1 TOTAL SPACES REQUIRED
	11 TOTAL SPACES PROVIDED

LEGEND:

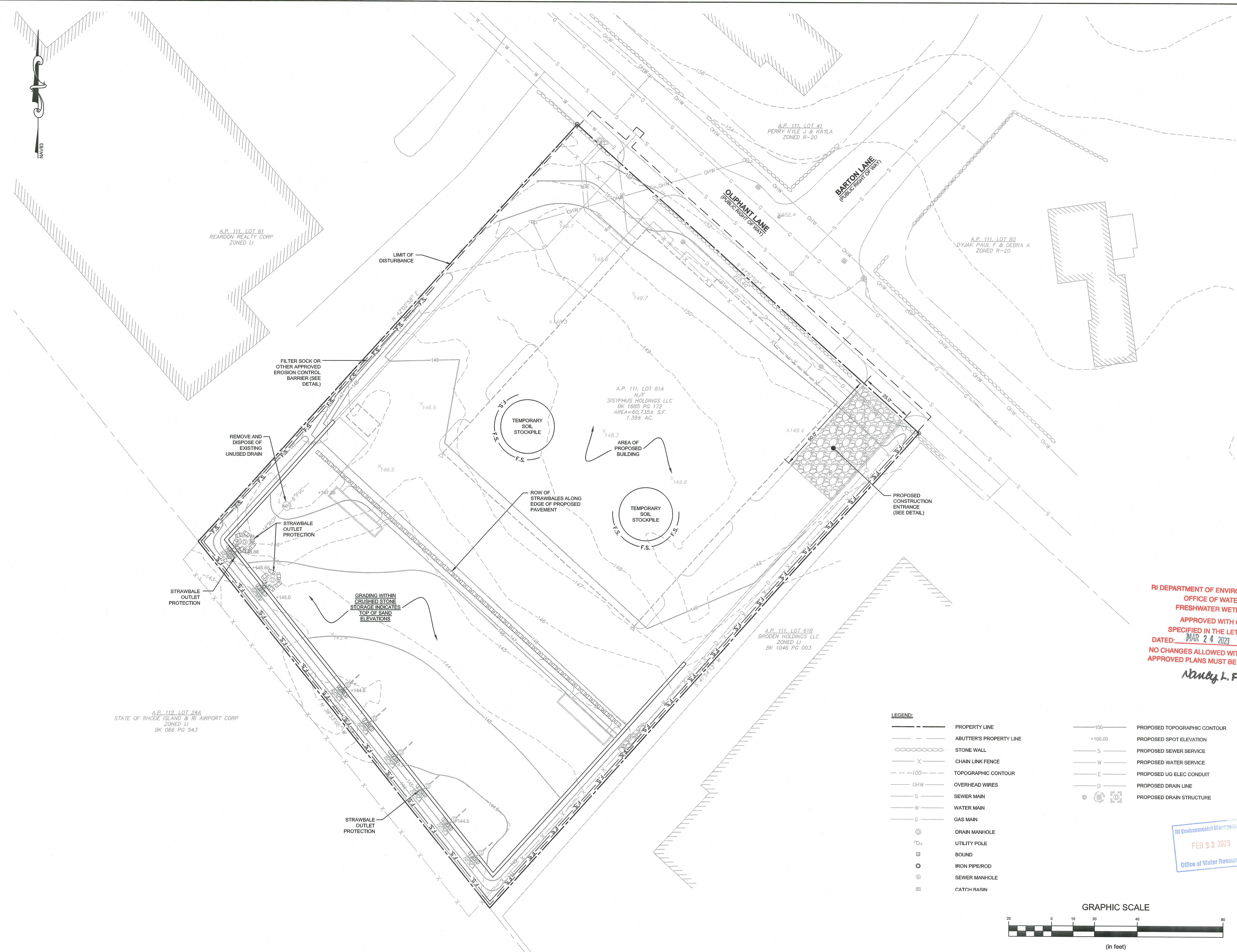
---	PROPERTY LINE	---100---	PROPOSED TOPOGRAPHIC CONTOUR
- - -	ABUTTER'S PROPERTY LINE	+100.00	PROPOSED SPOT ELEVATION
-----	STONE WALL	S	PROPOSED SEWER SERVICE
X	CHAIN LINK FENCE	W	PROPOSED WATER SERVICE
-----	TOPOGRAPHIC CONTOUR	E	PROPOSED UG ELEC CONDUIT
-----	BUILDING SETBACK LINE	D	PROPOSED DRAIN LINE
OHW	OVERHEAD WIRES	⊕	PROPOSED CATCH BASIN
S	SEWER MAIN		
W	WATER MAIN		
G	GAS MAIN		
⊕	DRAIN MANHOLE		
⊗	UTILITY POLE		
⊙	IRON PIPE/ROD		
⊕	SEWER MANHOLE		
⊗	WOOD POST WITH ELECTRICAL OUTLET		
⊕	CATCH BASIN		





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- GENERAL NOTES:**
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3	REVISED FOR TOWN PRELIMINARY	06DEC22	
2	RIDEM REVISIONS	18NOV22	
1	RIDEM REVISIONS	29SEP22	
0	ORIGINAL PERMITTING SUBMISSION	19JUL22	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	1"=20'
		Date:	REV. 06DEC22

165 OLIPHANT WAREHOUSE
A.P. 111 LOT 61A
165 OLIPHANT LANE
MIDDLETOWN
RHODE ISLAND

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 24 2023 FILE # 23-0095
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION MOUNTAIN

Client/Owner: SISYPHUS HOLDINGS, LLC
165 VERNON STREET, UNIT 1
NEWPORT, RI 02840

Issued for: *Nancy L. Freeman*

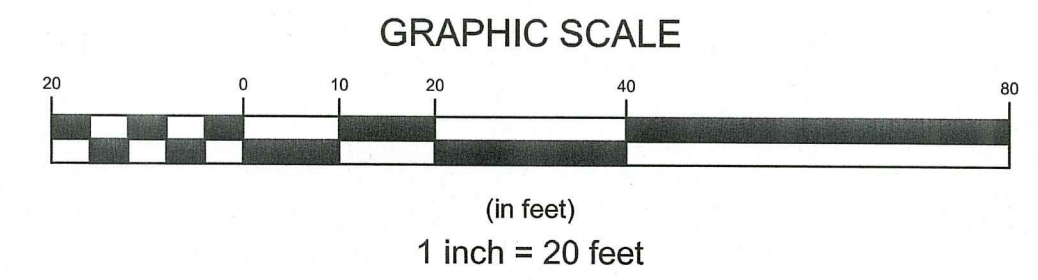
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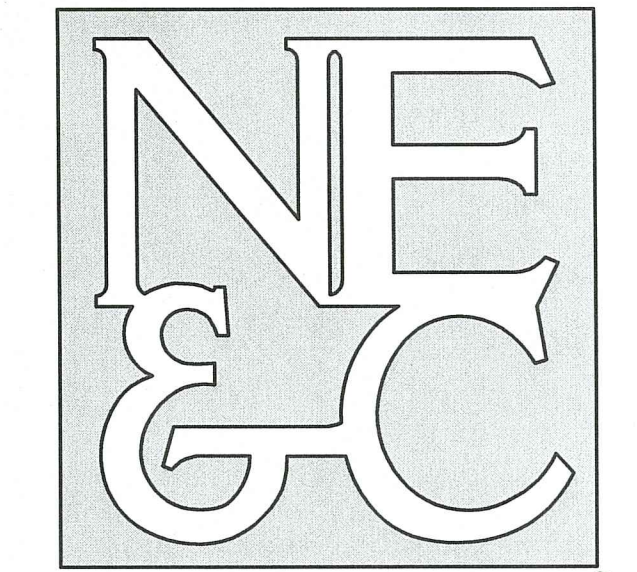
Drawing Title:
SOIL EROSION AND SEDIMENT CONTROL PLAN

Drawing Number:	C-5
Sheet	5 of 7
Project Number:	21272.0
Survey Index:	- 111 - 61A

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- LEGEND:**
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 - ABUTTER'S PROPERTY LINE
 - STONE WALL
 - CHAIN LINK FENCE
 - TOPOGRAPHIC CONTOUR
 - OVERHEAD WIRES
 - SEWER MAIN
 - WATER MAIN
 - GAS MAIN
 - DRAIN MANHOLE
 - UTILITY POLE
 - BOUND
 - IRON PIPE/ROD
 - SEWER MANHOLE
 - CATCH BASIN
 - PROPOSED TOPOGRAPHIC CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED SEWER SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED UG ELEC CONDUIT
 - PROPOSED DRAIN LINE
 - PROPOSED DRAIN STRUCTURE

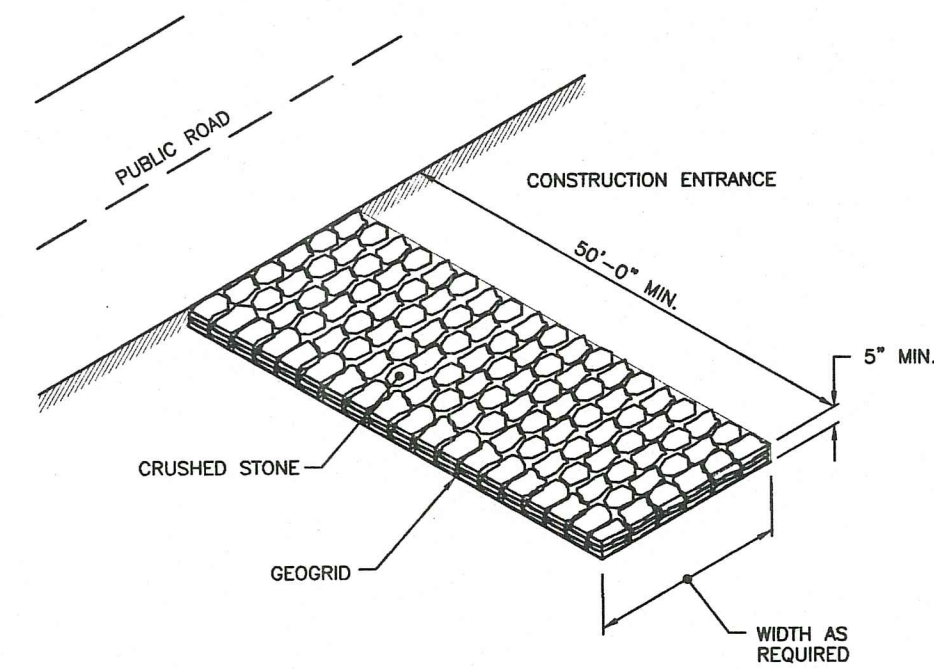




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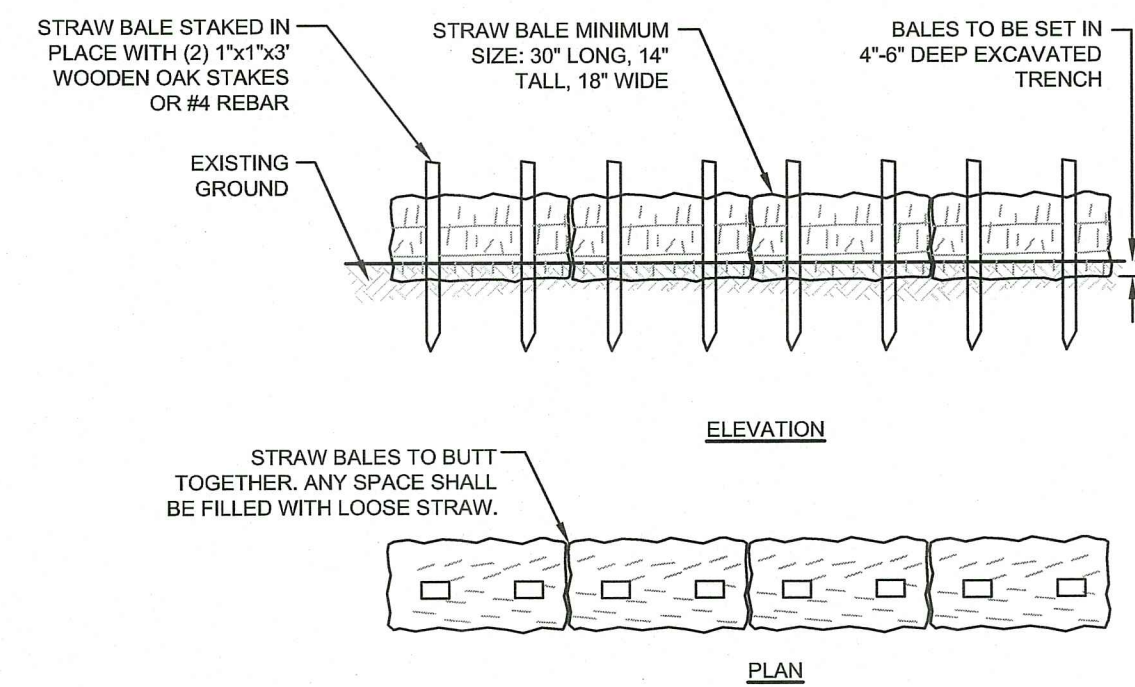
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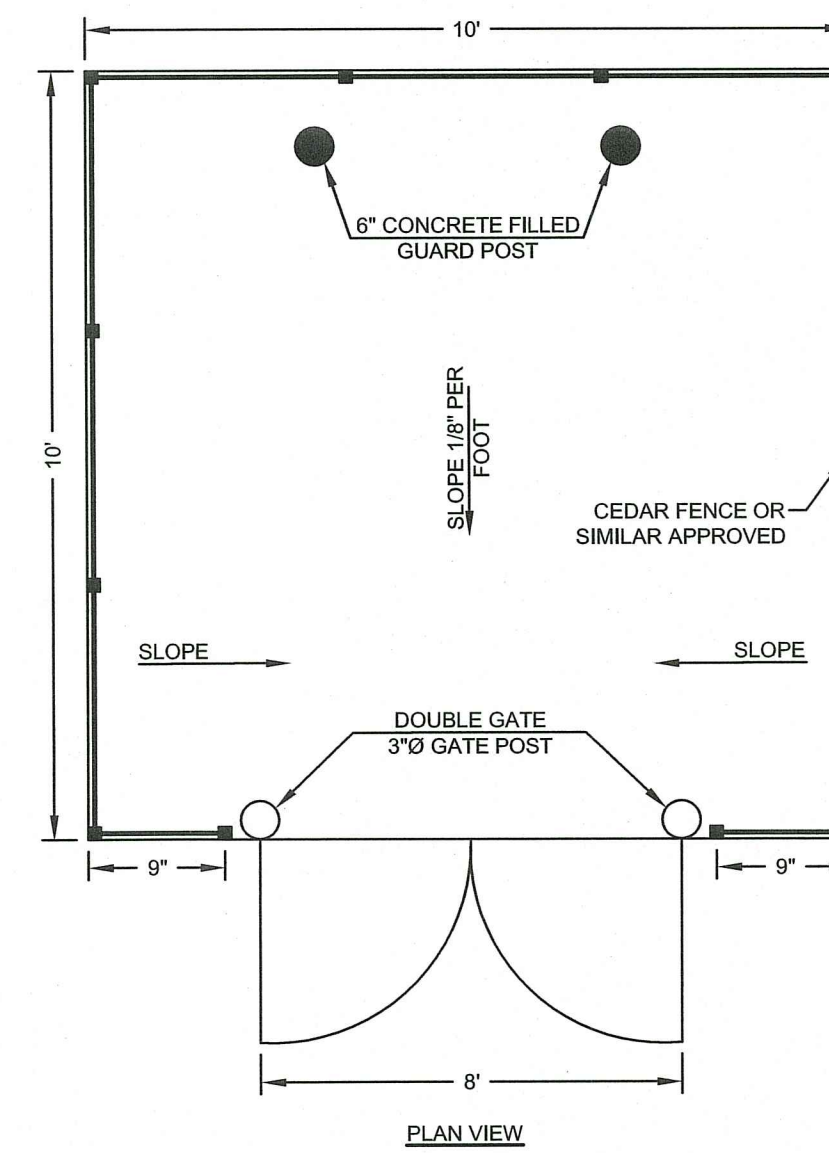
NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

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

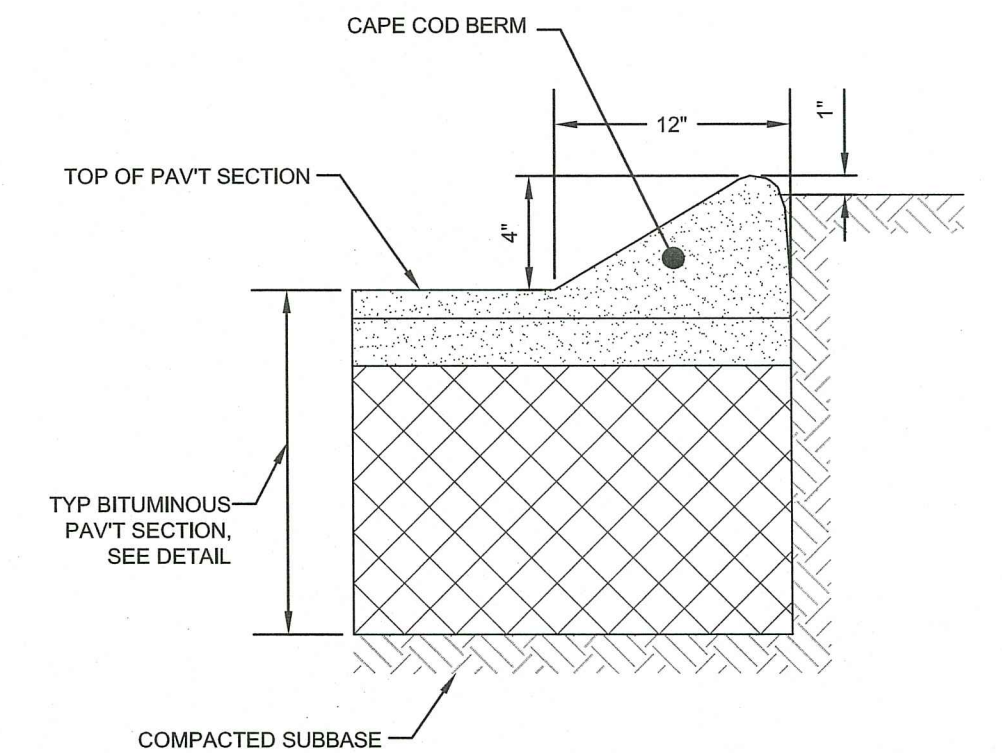


- NOTES:**
1. BALE WEIGHT SHALL NOT BE LESS THAN 50 LBS AND SHALL BE BOUND WITH NO LESS THAN TWO STRINGS OR WIRES CONTAINING A MINIMUM OF FIVE (5) CUBIC FEET OF MATERIAL. MINIMUM DIMENSIONS SHOWN IN DETAIL.
 2. STRAW BALES SHALL BE CERTIFIED AS BEING NOXIOUS WEEED-FREE BALES. TO BE "CERTIFIED" MEANS 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.

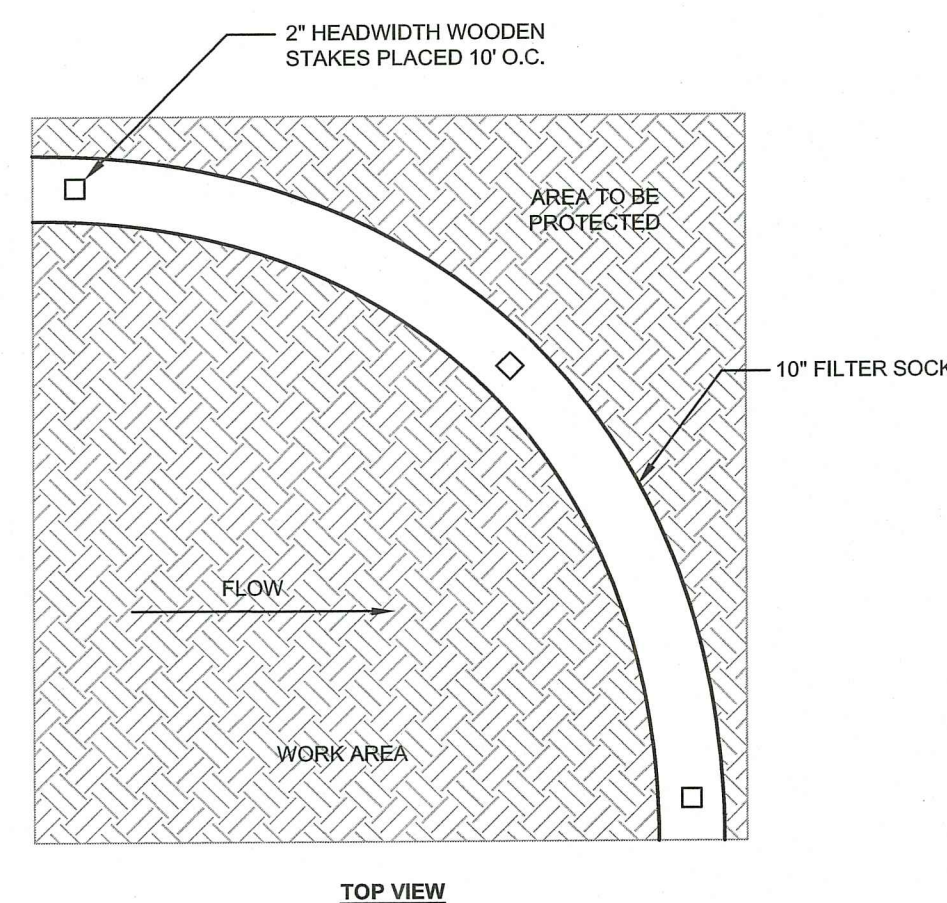
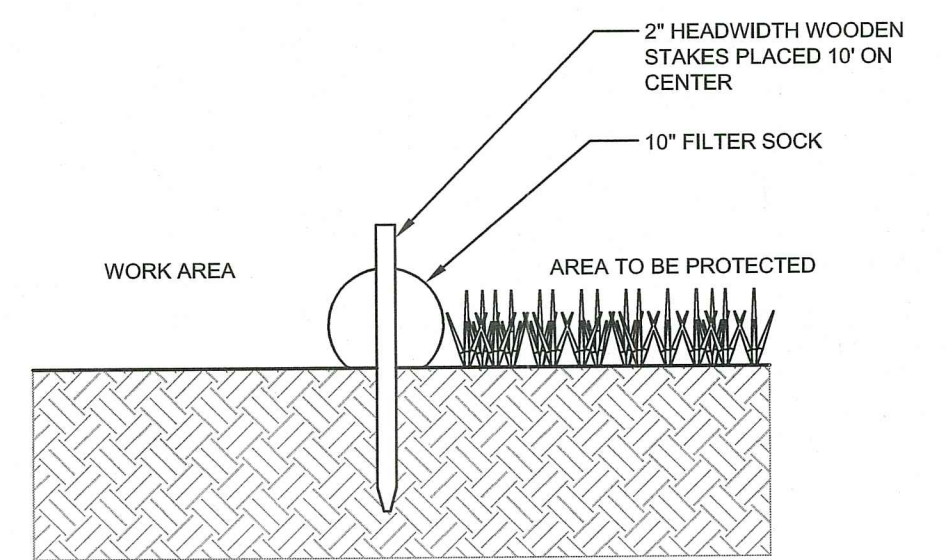
BALED STRAW EROSION CONTROL BARRIER
 SCALE: NOT TO SCALE



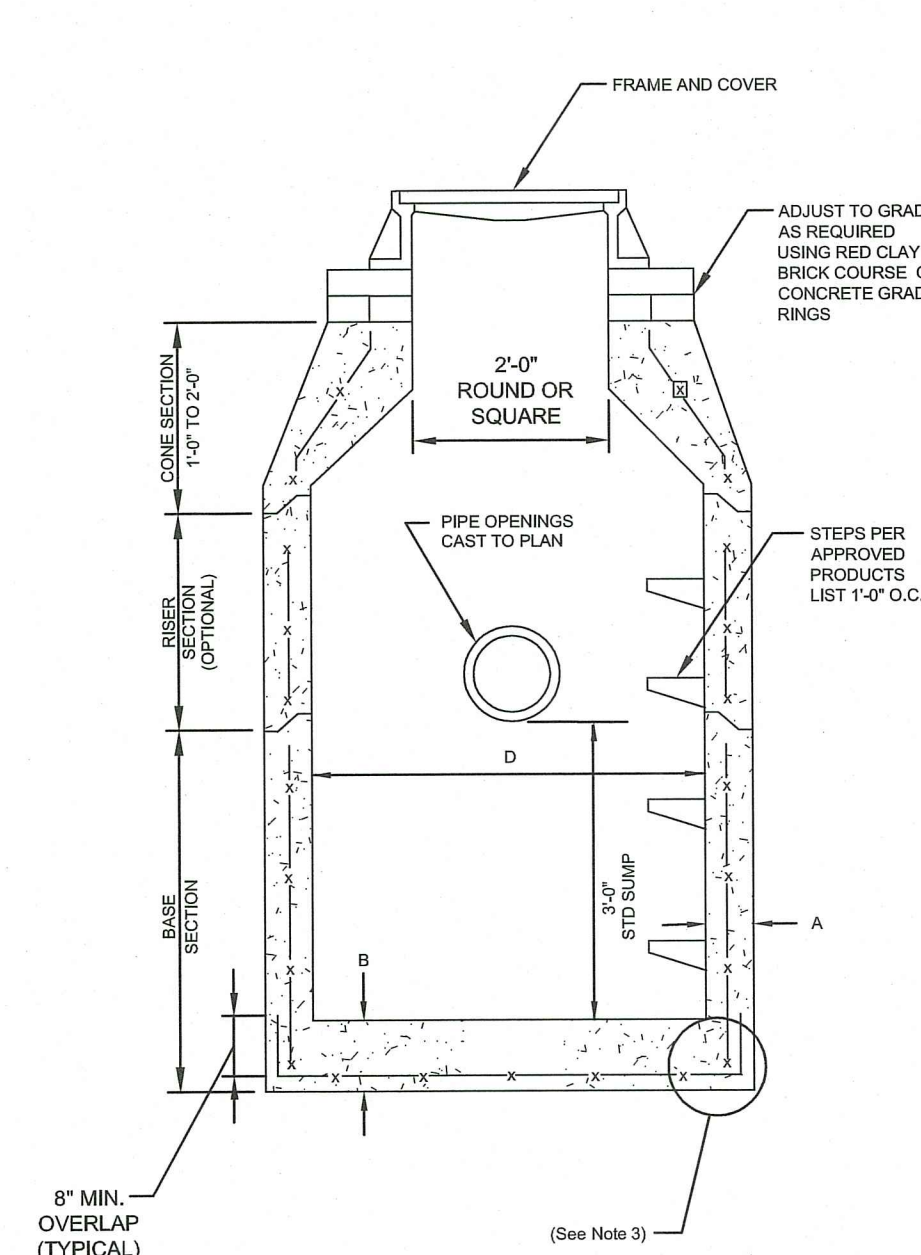
TYPICAL 10'x10' TRASH ENCLOSURE
 ARCHITECT MAY PROVIDE ALTERNATE DESIGN
 SCALE: NOT TO SCALE



TYPICAL CAPE COD BERM
 SCALE: NOT TO SCALE



10" FILTER SOCK DETAIL
 SCALE: NOT TO SCALE



PRECAST ROUND DRAIN MANHOLE (RIDOT 4.4.0)
 SCALE: NOT TO SCALE

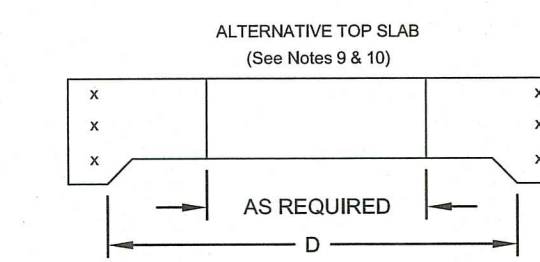
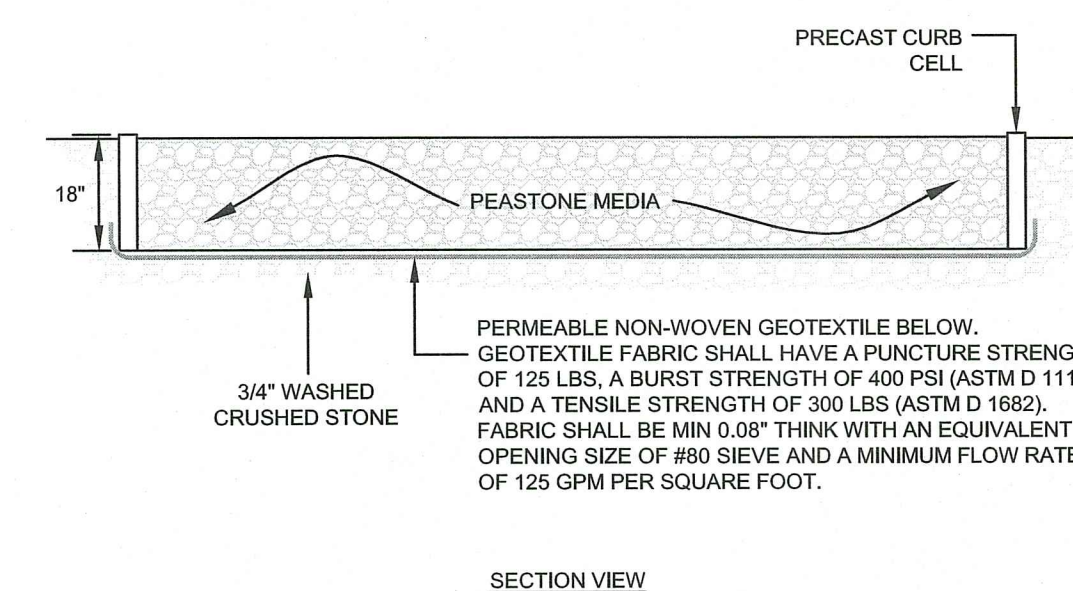
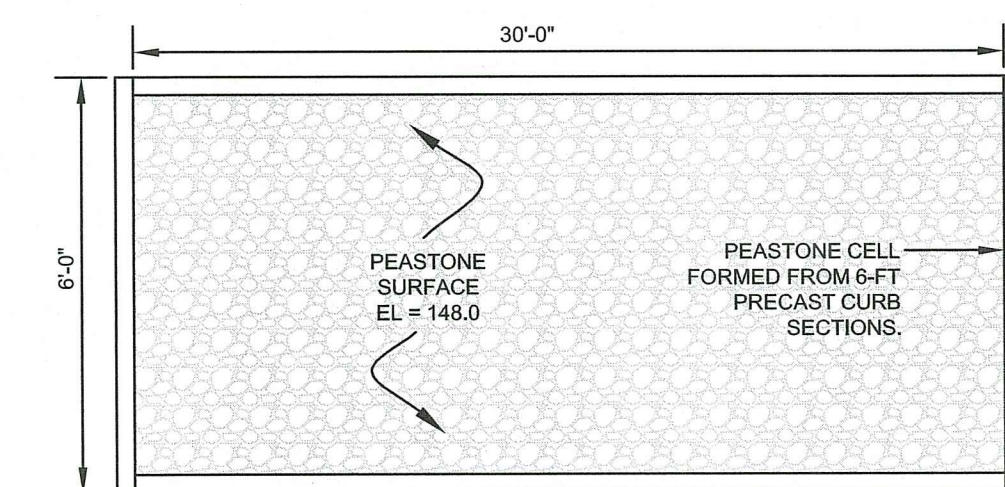


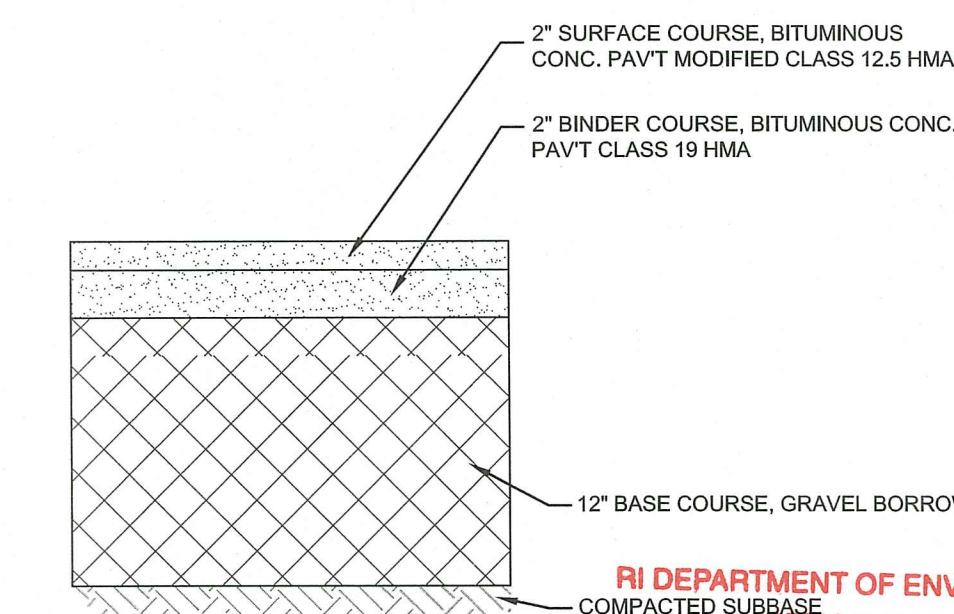
TABLE 1

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

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



PEASTONE SEDIMENT COLLECTION CELL
 SCALE: NOT TO SCALE



BITUMINOUS PAVEMENT SECTION
 SCALE: NOT TO SCALE

2	REVISED FOR TOWN PRELIMINARY	06DEC22	
1	RIDEM REVISIONS	18NOV22	
0	ORIGINAL PERMITTING SUBMISSION	19JUL22	
No.	Revision	Date	App.
Designed by:	JJR	Drawn by:	JJR
Checked by:	GES		
Scale:	AS SHOWN	Date:	REV. 06DEC22

Project Title:
165 OLIPHANT WAREHOUSE
A.P. 111 LOT 61A
 165 OLIPHANT LANE
 MIDDLETOWN
 RHODE ISLAND

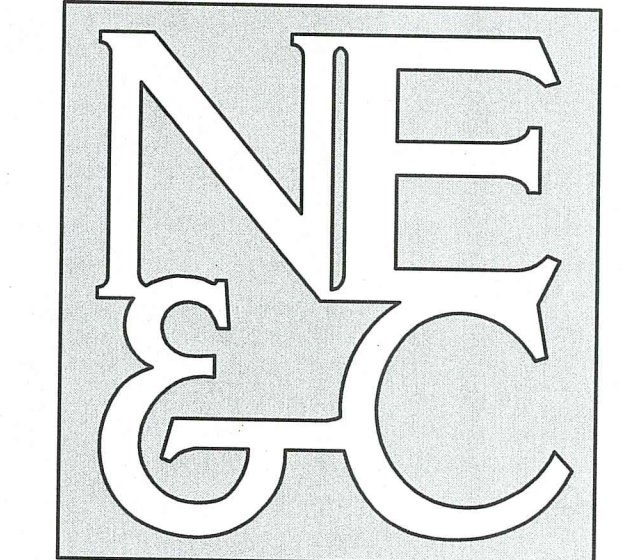
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 36 MOUNT VERNON STREET, UNIT 1
 NEWPORT, RI 02840

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 DATE: MAR 24 2023 FILE #: 23-0045
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Drawing Number: **C-6**
 Sheet **6** of **7**
 Project Number: **21272.0**
 Survey Index: **- 111 - 61A**

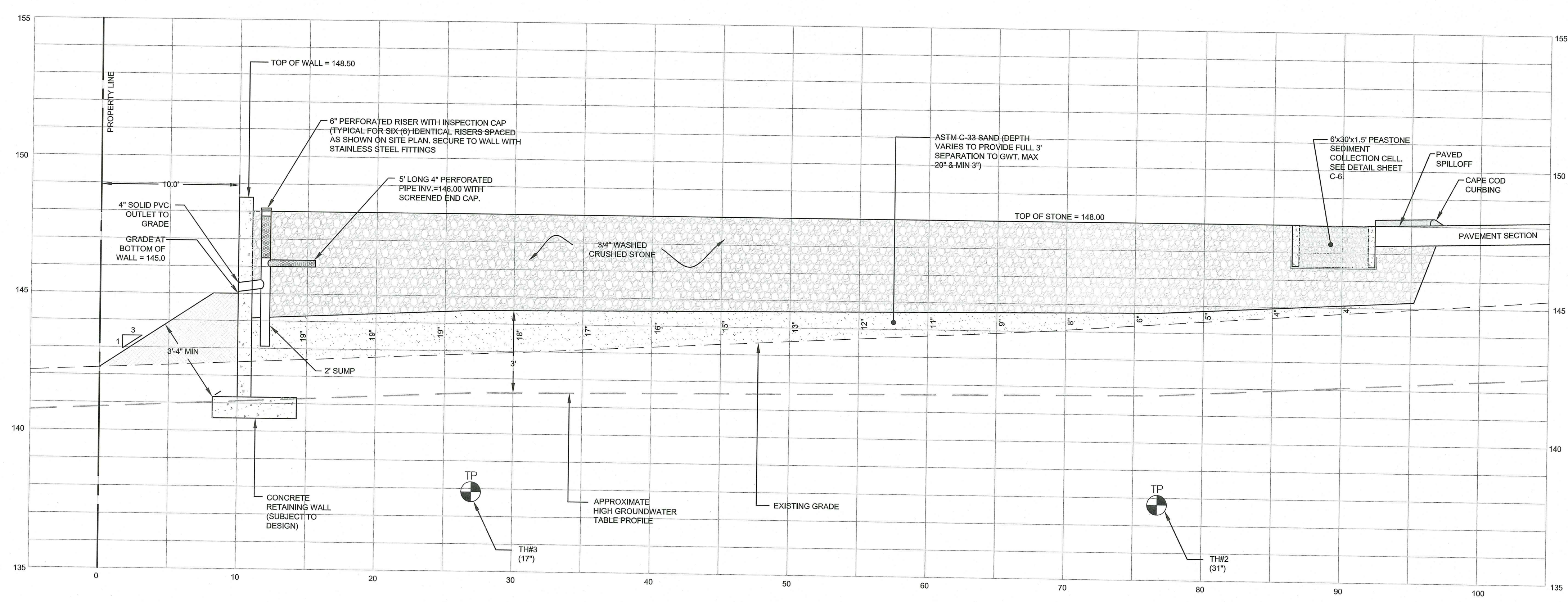
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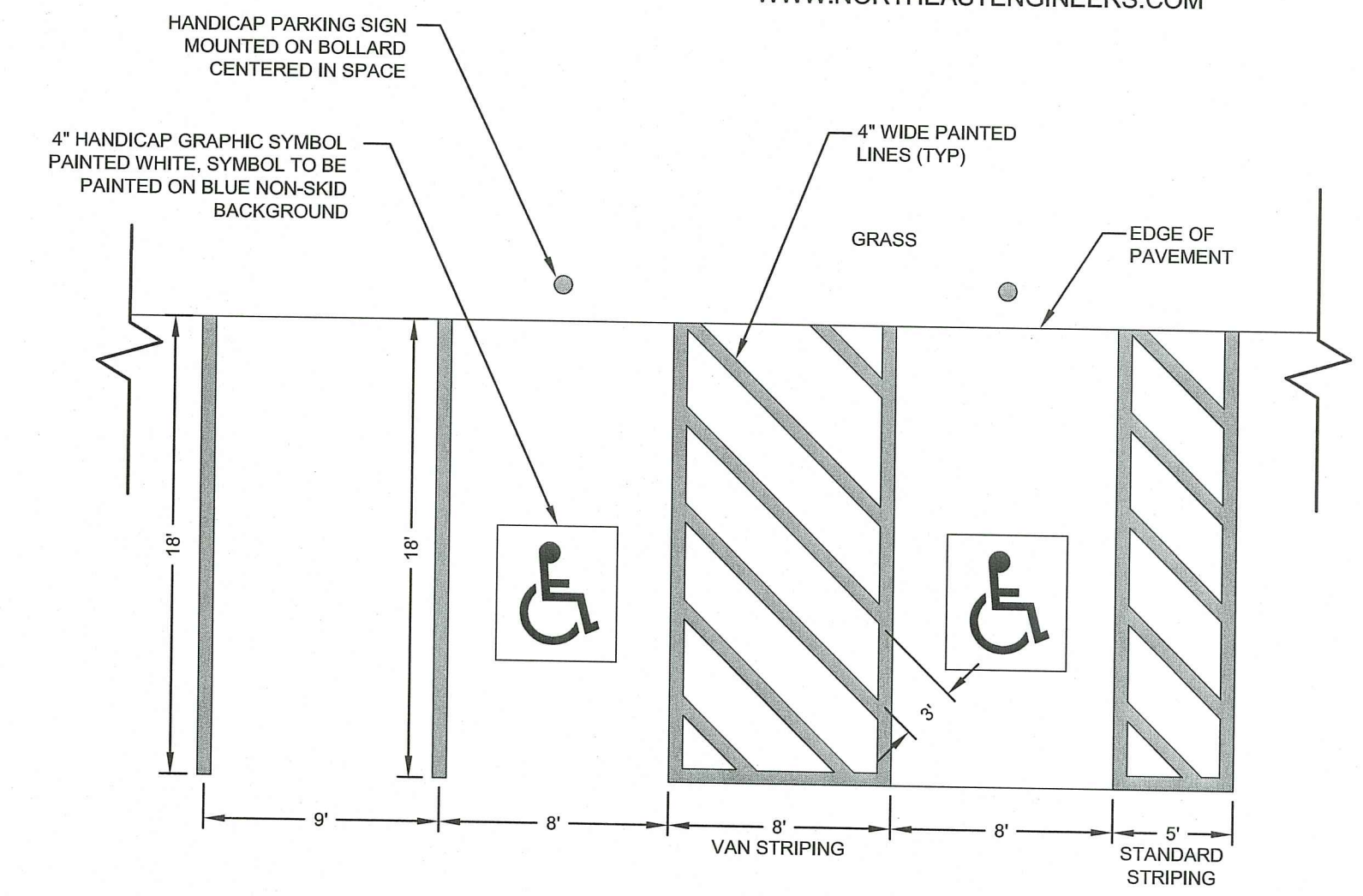
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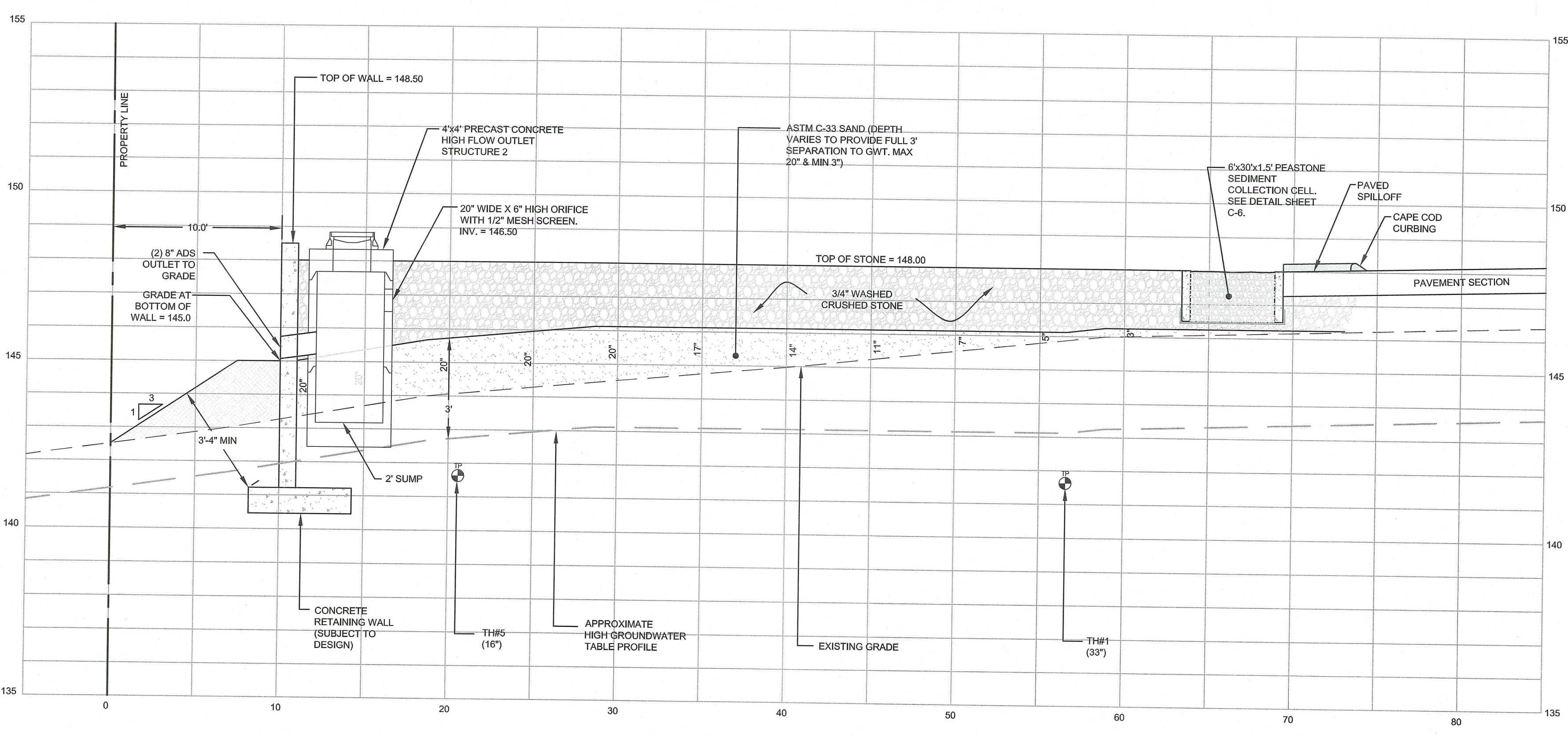
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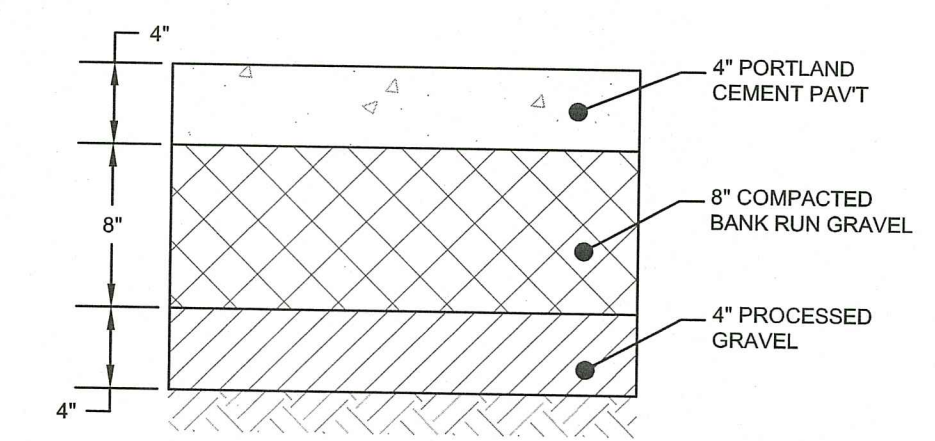
STONE STORAGE AREA CROSS SECTION 1
 HORIZONTAL SCALE: 1"=5'
 VERTICAL SCALE: 1"=2.5'



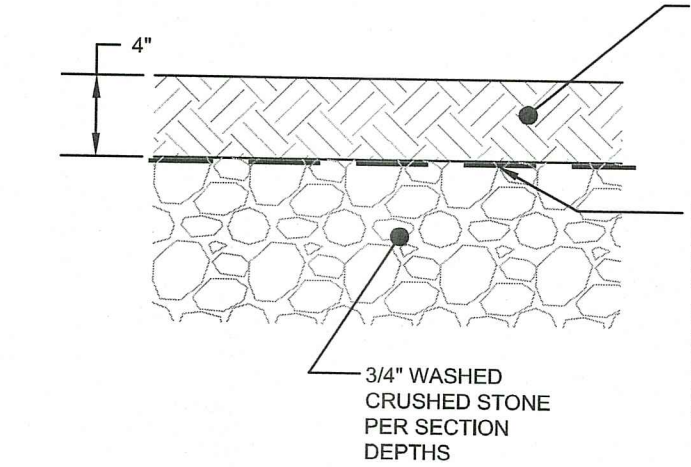
PARKING STALL STRIPING
 SCALE: NOT TO SCALE



STONE STORAGE AREA CROSS SECTION 2
 HORIZONTAL SCALE: 1"=5'
 VERTICAL SCALE: 1"=2.5'



TYPICAL CONCRETE WALKWAY
 SCALE: NOT TO SCALE



GRASS TURF OVER CRUSHED STONE SECTION
 SCALE: NOT TO SCALE

3	REVISED FOR TOWN PRELIMINARY	06DEC22
2	RIDEM REVISIONS	18NOV22
1	RIDEM REVISIONS	29SEP22
0	ORIGINAL PERMITTING SUBMISSION	19JUL22
No.	Revision	Date
Designed By:	JJR	Drawn by: JJR
Checked by:	GES	
Scale:	AS SHOWN	Date: REV. 06DEC22

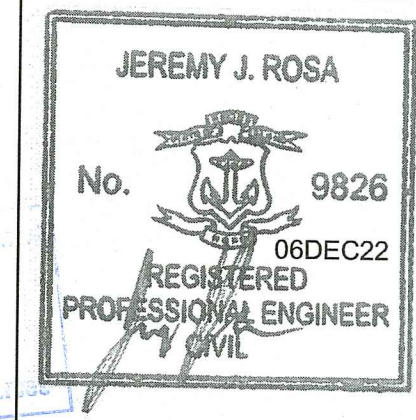
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Jeremy J. Freeman

SITE DETAILS 2



Drawing Number:
C-7
 Sheet **7** of **7**
 Project Number:
21272.0
 Survey Index:
- 111 - 61A

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