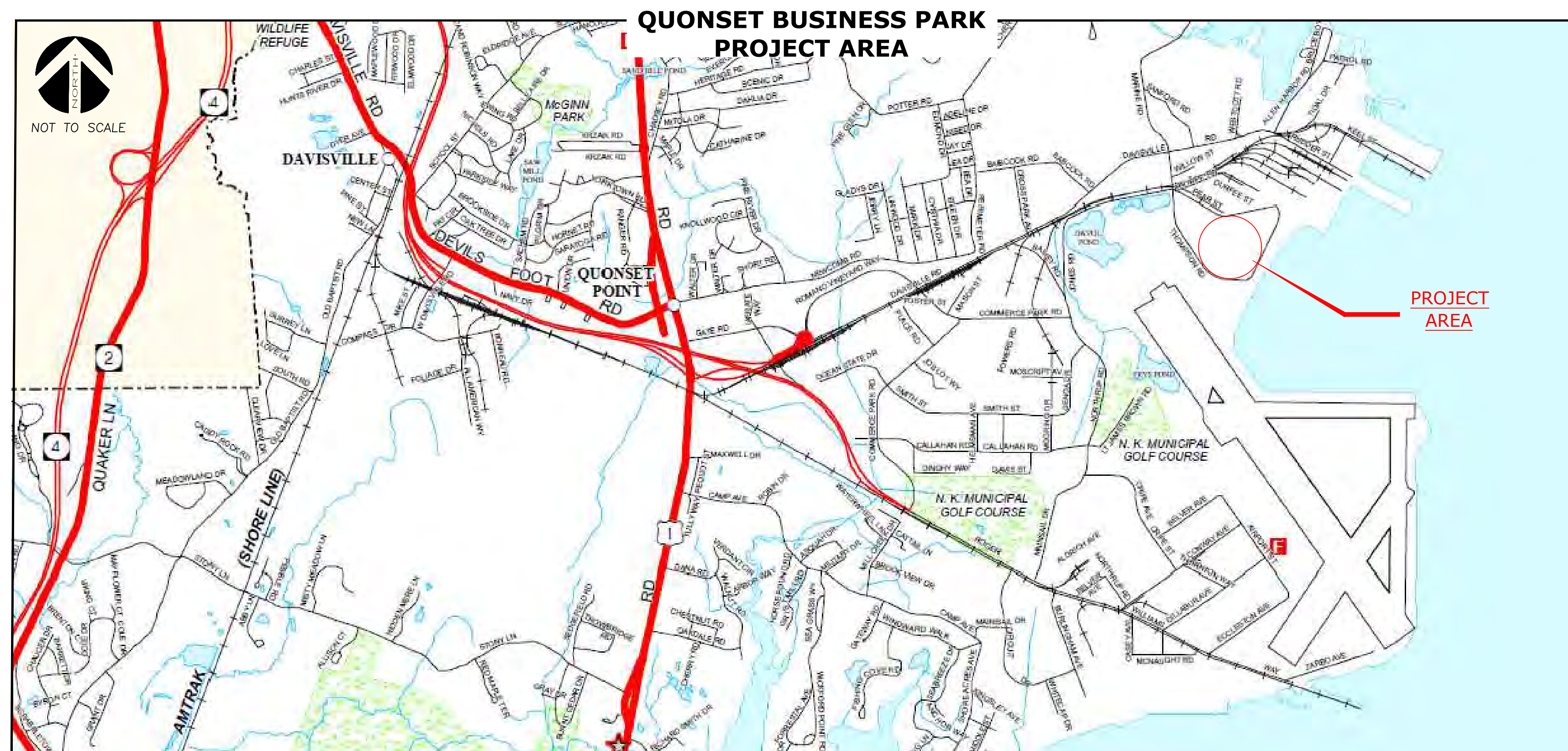


QUONSET MULTIMODAL OFFSHORE WIND TRANSPORT CENTER (QMTC) AT QUONSET BUSINESS PARK

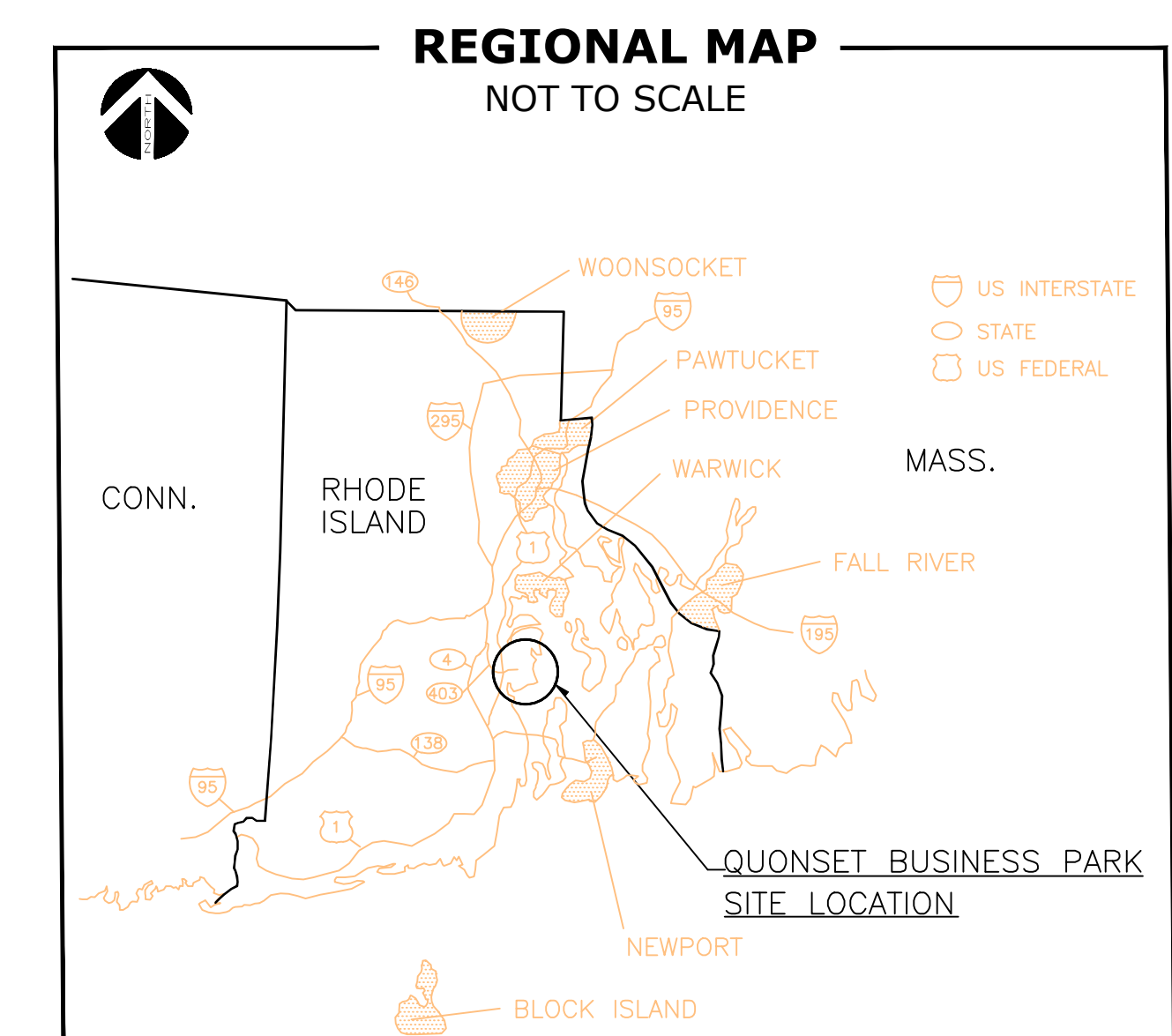
North Kingstown, Rhode Island
March 2022
Revised June 2022



Planning & Development Services
95 Cripe Street
North Kingstown, RI 02852
Tel: (401) 295-0044
(401) 268-9885

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EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	LIMIT OF WORK		NAIL FOUND/SET
	ASSESSORS LINE		DRILL HOLE FOUND/SET
	BUILDING		BOUND FOUND/SET
	BRUSHLINE		SIGN
	TREELINE		BOLLARD
	GUARDRAIL		SOIL EVALUATION
	FENCE		CATCH BASIN
	RETAINING WALL		DOUBLE CATCH BASIN
	STONE WALL		DRAINAGE MANHOLE
	MINOR CONTOUR LINE		FLARED END SECTION
	MAJOR CONTOUR LINE		GUY POLE
	WATER LINE		ELECTRIC MANHOLE
	SEWER LINE		UTILITY/POWER POLE
	SEWER FORCE MAIN		LIGHTPOST
	GAS LINE		SEWER/SEPTIC MANHOLE
	ELECTRIC LINE		SEWER VALVE
	OVERHEAD WIRES		CLEANOUT
	DRAINAGE LINE		HYDRANT
	SOILS LINES		IRRIGATION VALVE
	50' PERIMETER WETLAND		WATER VALVE
	150' CRMC BUFFER		WELL
	25' CRMC SETBACK		MONITORING WELL
	FEMA BOUNDARY		UNKNOWN MANHOLE
	STREAM		GAS VALVE
	100' STREAM BUFFER		BENCH MARK
	WETLAND LINE & FLAG		STREAM FLOW DIRECTION

GENERAL NOTES:

- THE SITE IS LOCATED ON PORTIONS OF THE TOWN OF NORTH KINGSTOWN'S ASSESSOR'S PLAT 192 LOTS 1, 2, 5, 7, 8, & 10.
- AP 192 LOT 1 IS 44.40± ACRES AND IS ZONED QUONSET BUSINESS PARK DISTRICT. AP 192 LOT 2 IS 15.80± ACRES. AP 192 LOT 5 IS 12.50± ACRES. AP 192 LOT 7 IS 1.12± ACRES. AP 192 LOT 8 IS 11.90± ACRES. AP 192 LOT 10 IS 5.00 ± ACRES. THESE LOTS ARE WITHIN THE QUONSET BUSINESS PARK ZONING DISTRICT. THE PROJECT LEASE AREA CREATED BY QUONSET DEVELOPMENT CORPORATION (QDC) IS APPROXIMATELY 27.84 ACRES. THE LIMIT OF DISTURBANCE FOR THIS PROJECT IS 40.85± ACRES.
- THE OWNER OF AP 192 LOT 1 IS:
RI DEPARTMENT OF TRANSPORTATION
2 CAPITOL HILL
PROVIDENCE, RI 02903

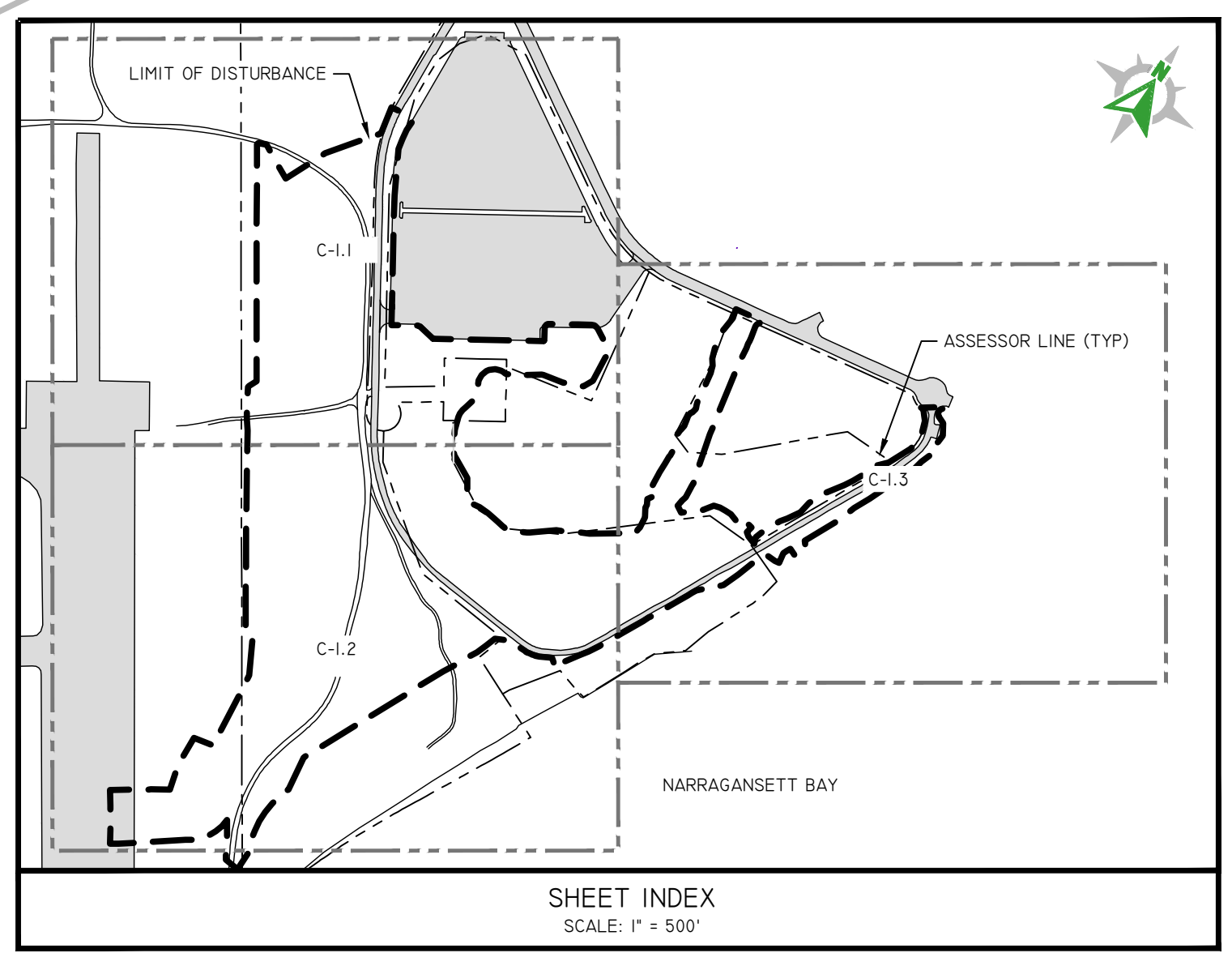
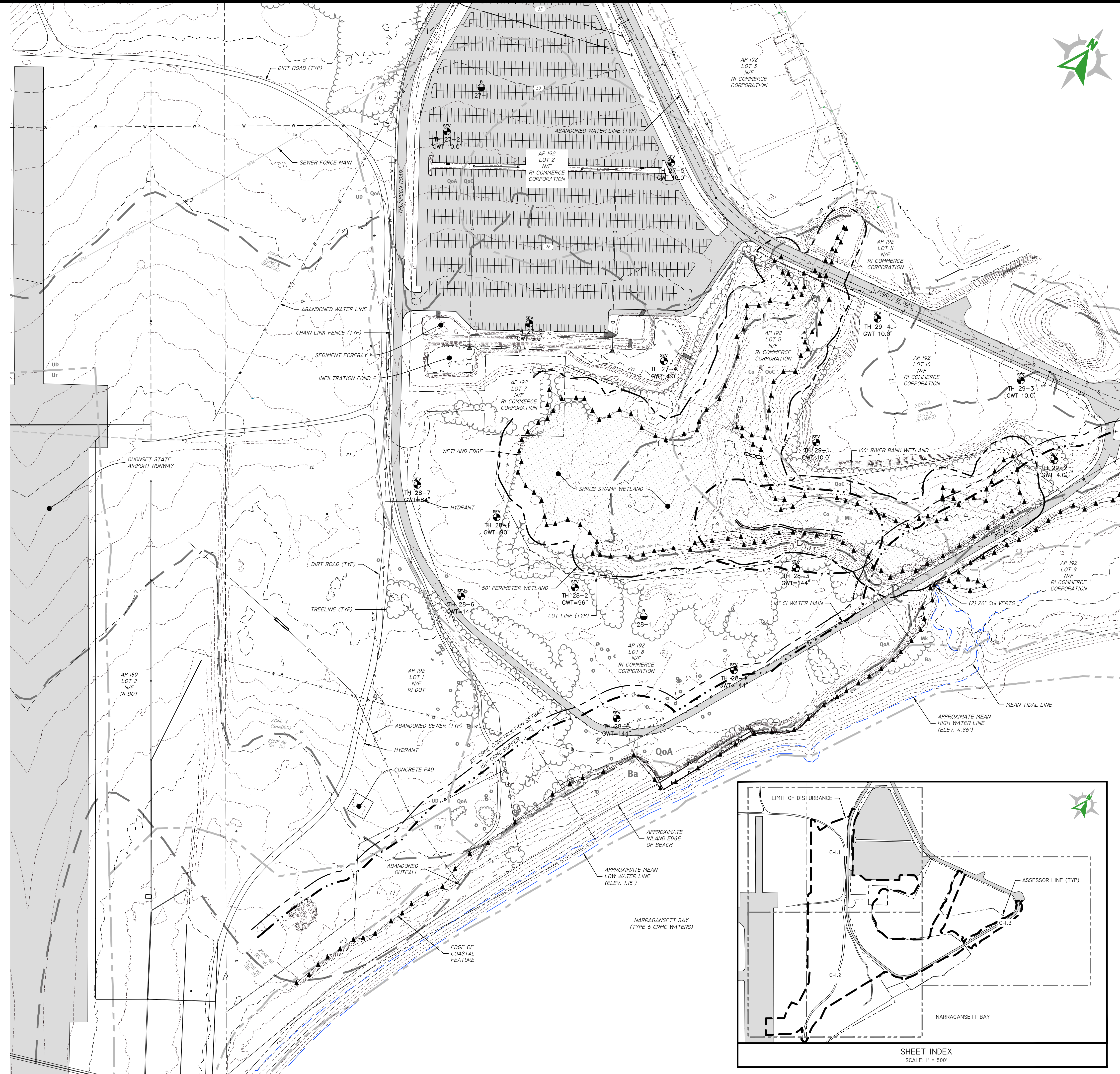
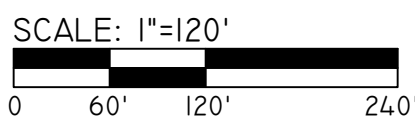
THE OWNER OF AP 192 LOTS 2, 5, 7, 8 & 10 IS:
QUONSET DEVELOPMENT CORPORATION
95 CRIFE STREET
NORTH KINGSTOWN, RI 02852
- THE SITE IS LOCATED IN FEMA ZONES X (SHADED), AE (EL. 16 FEET), AND VE (EL. 18 FEET). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0106J MAP REVISED OCTOBER 16, 2013. FLOOD ELEVATIONS HAVE BEEN CONVERTED TO QVD DATUM.
- THE SITE IS WITHIN A:
NATURAL HERITAGE AREA (RIDEM)
- SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON DECEMBER 12, 2010 AND SEPTEMBER 21, 2021.
- WETLANDS HAVE BEEN VERIFIED UNDER PREVIOUS CRMC APPLICATION NO. (2006-05-001).
- COASTAL FEATURE DELINEATED BY DIPRETE ENGINEERING.
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS THE RESULTS OF A CLASS IV SURVEY STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. PROPERTY LINE INFORMATION RECEIVED FROM THE QUONSET DEVELOPMENT CORPORATION. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING.

UTILITY NOTE:

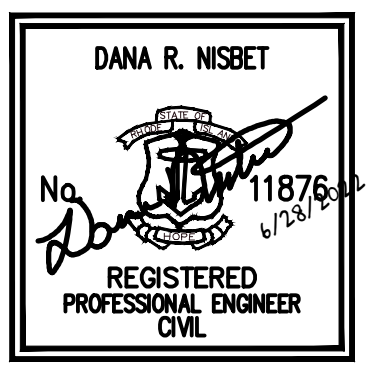
ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED, ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.



Development Services
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Fax: (401) 268-9885



NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED

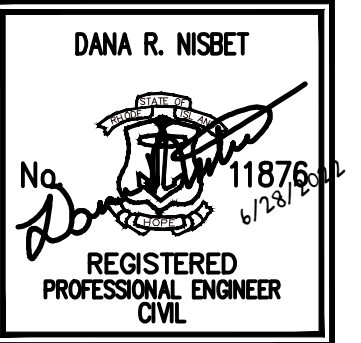
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE
QMTC

OVERALL EXISTING CONDITIONS PLAN

Waterfront District
Quonset Business Park

SHEET NO.	C-1.0	DRAWING NO.	26805
2 OF 55 SHEETS			



1	CRMC RESPONSE TO COMMENTS	6/28/22
NO.	REVISION	DATE APP.
DESIGN BY	D.R.N.	CHECKED BY XXX
DRAWN BY	J.W.S.	ENGINEER
SCALE	AS NOTED	PROJECT NO.
CONTRACT NO.		
FILE NAME 1794-001-A18-PLAN.DWG		
APPROVED		
William G. Young P.E. QDC Director of Public Works		
DATE March 2022		

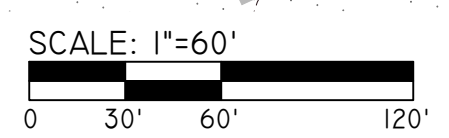
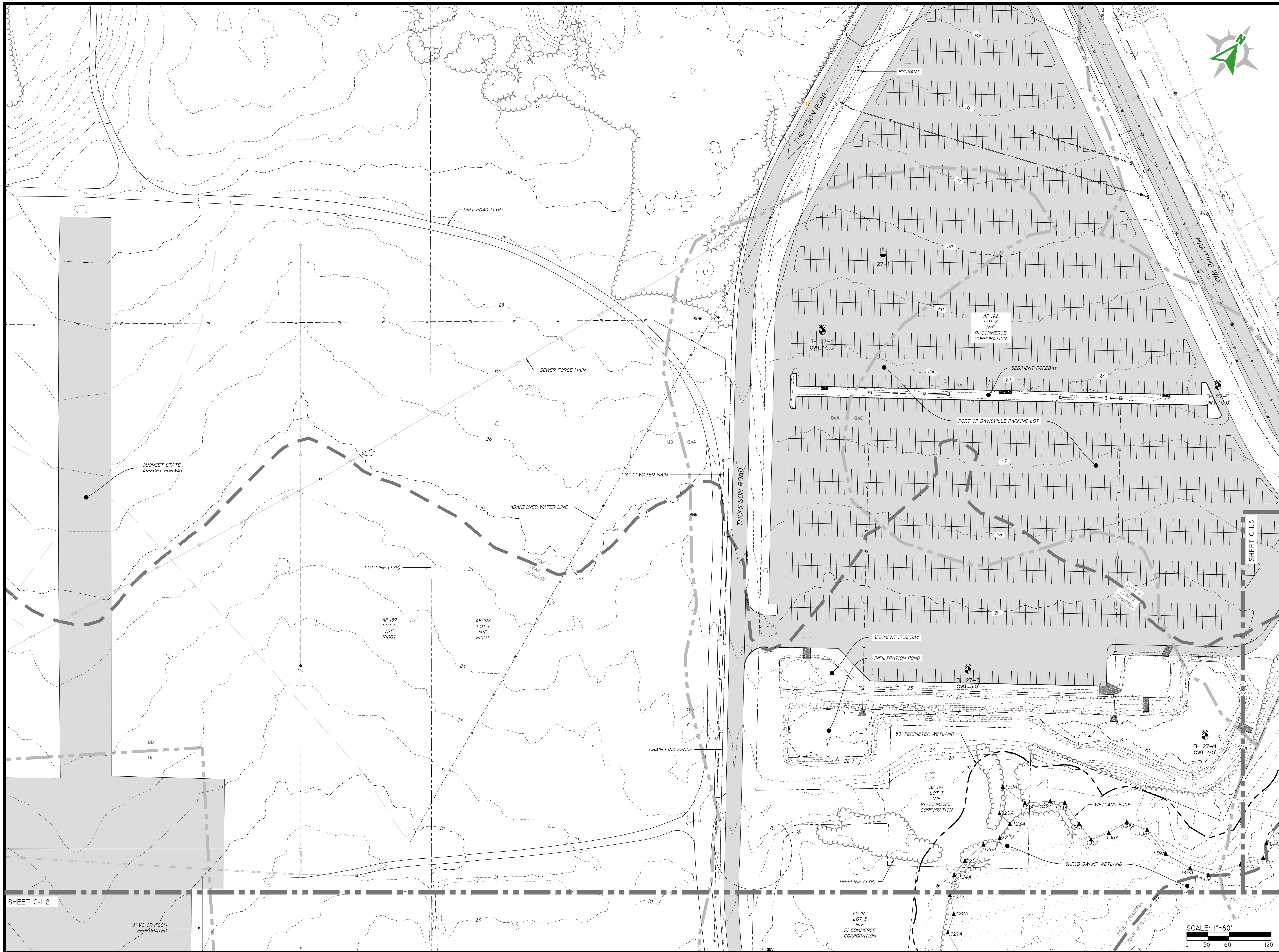
DRAWING TITLE

QMTC

EXISTING CONDITIONS PLAN - I

Waterfront District
Quonset Business Park®

SHEET NO.	DRAWING NO.
C-1.1	26805
3 OF 55 SHEETS	

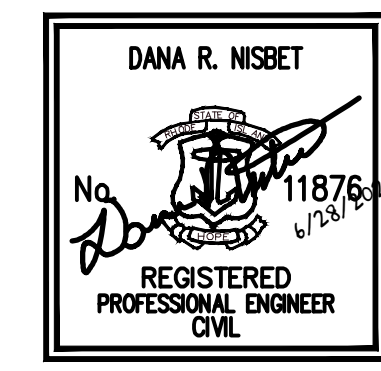


SHEET C-1.2

8" VC OR ACCM PERFORATED



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SCALE	AS NOTED	PROJECT NO.	

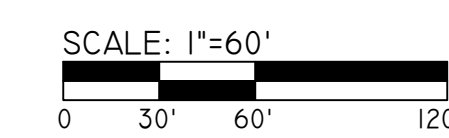
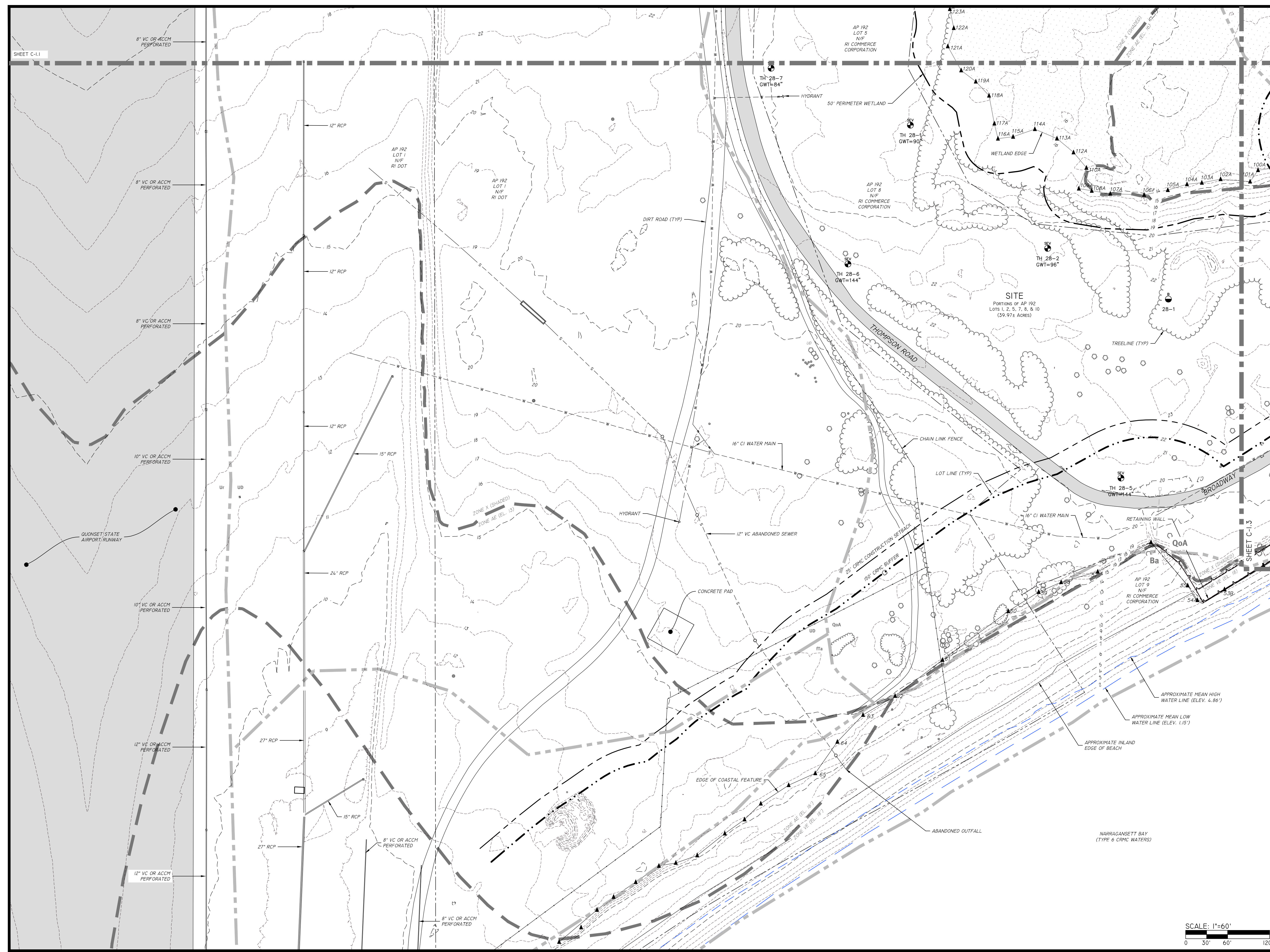
CONTRACT NO.
 FILE NAME 1794-001-A18-PLAN.DWG
 APPROVED
 William G. Young P.E.
 QDC Director of Public Works
 DATE March 2022

DRAWING TITLE

QMTC

 EXISTING CONDITIONS PLAN - 2
 Waterfront District
 Quonset Business Park

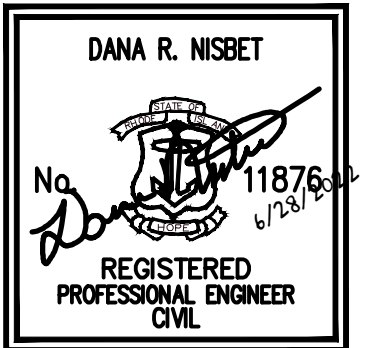
SHEET NO.	DRAWING NO.
C-1.2	26805
4 OF 55 SHEETS	





QUONSET
DEVELOPMENT CORPORATION

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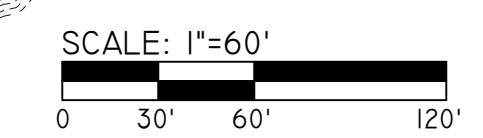
NO.	REVISION	DATE	APP.
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DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE
QMTC
EXISTING CONDITIONS PLAN - 3
Waterfront District
Quonset Business Park

SHEET NO.	C-1.3	DRAWING NO.	26805
5 OF 55 SHEETS			



SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B	TRAP C	TRAP D	TRAP E	TRAP F	TRAP G	TRAP H
TRIBUTARY DRAINAGE AREA	4.921 AC	2.905 AC	2.799 AC	4.872 AC	4.869 AC	4.774 AC	3.526 AC	3.842 AC
WET STORAGE DEPTH (Dw)	2.00 FT	2.00 FT	2.00 FT	2.00 FT	2.00 FT	2.00 FT	2.00 FT	2.00 FT
DRY STORAGE DEPTH (Dd)	1.00 FT	1.00 FT	1.00 FT	1.00 FT	1.00 FT	1.00 FT	1.00 FT	1.00 FT
TOTAL DEPTH (D)	3.00 FT	3.00 FT	3.00 FT	3.00 FT	3.00 FT	3.00 FT	3.00 FT	3.00 FT
BOTTOM OF TRAP AREA (Ab)	4.618 SQ.FT	2.538 SQ.FT	2.292 SQ.FT	4.534 SQ.FT	4.402 SQ.FT	4.504 SQ.FT	3.190 SQ.FT	4.007 SQ.FT
WETTED SURFACE AREA (Aw)	6.476 SQ.FT	3.916 SQ.FT	3.634 SQ.FT	6.368 SQ.FT	6.604 SQ.FT	6.278 SQ.FT	4.640 SQ.FT	5.090 SQ.FT
SURFACE AREA AT OUTLET (Ao)	7.490 SQ.FT	4.690 SQ.FT	4.390 SQ.FT	7.370 SQ.FT	7.490 SQ.FT	7.250 SQ.FT	5.450 SQ.FT	5.668 SQ.FT

*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- TEMPORARY SEDIMENT TRAP
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- CLASS C SILT FENCE
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- TRIBUTARY AREA TO SESC BMP
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE
- INLET SEDIMENT CONTROL

GENERAL NOTES:

- THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES.
- THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
- ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). FINAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03 TABLE 1, COLUMN V FILTER STONE.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

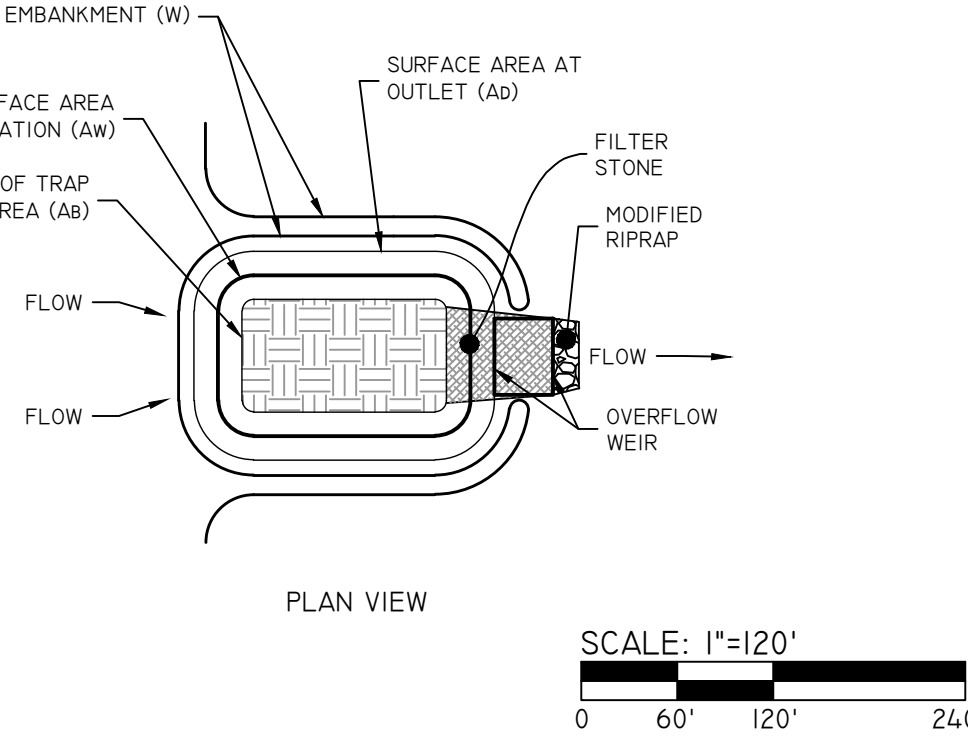
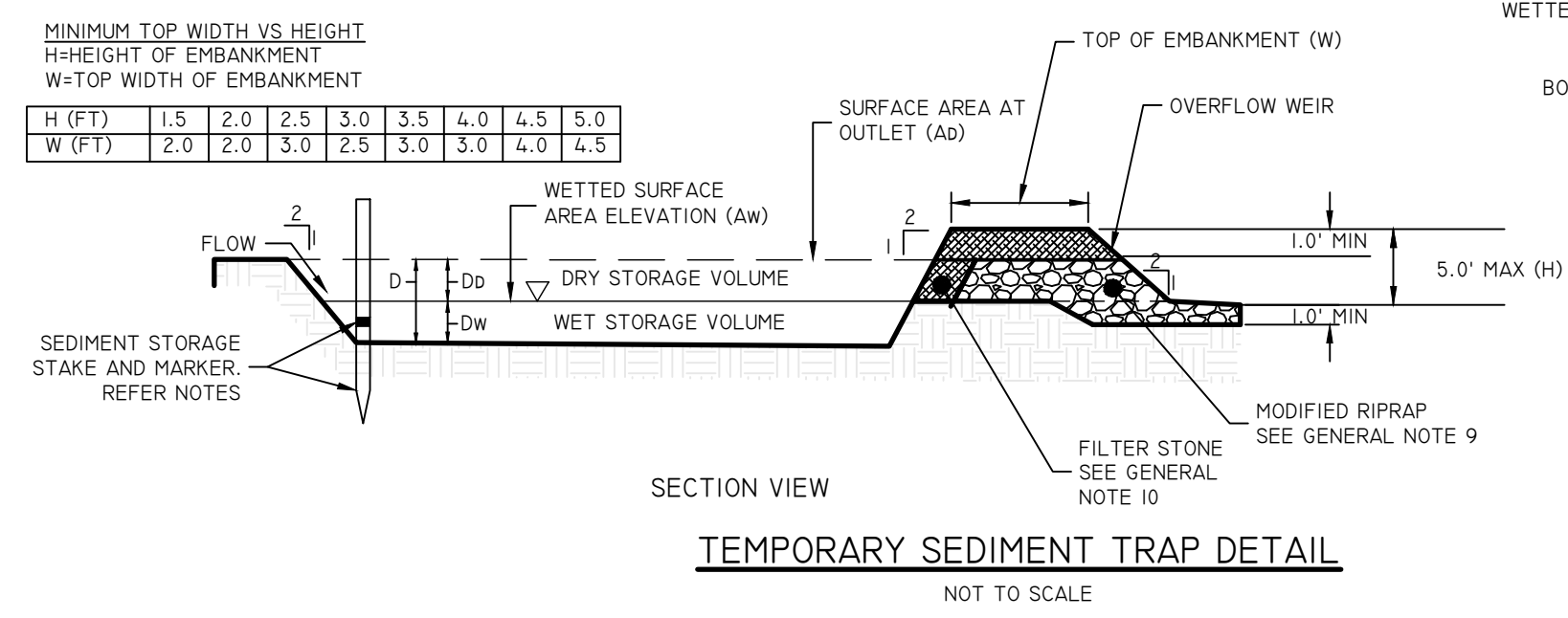
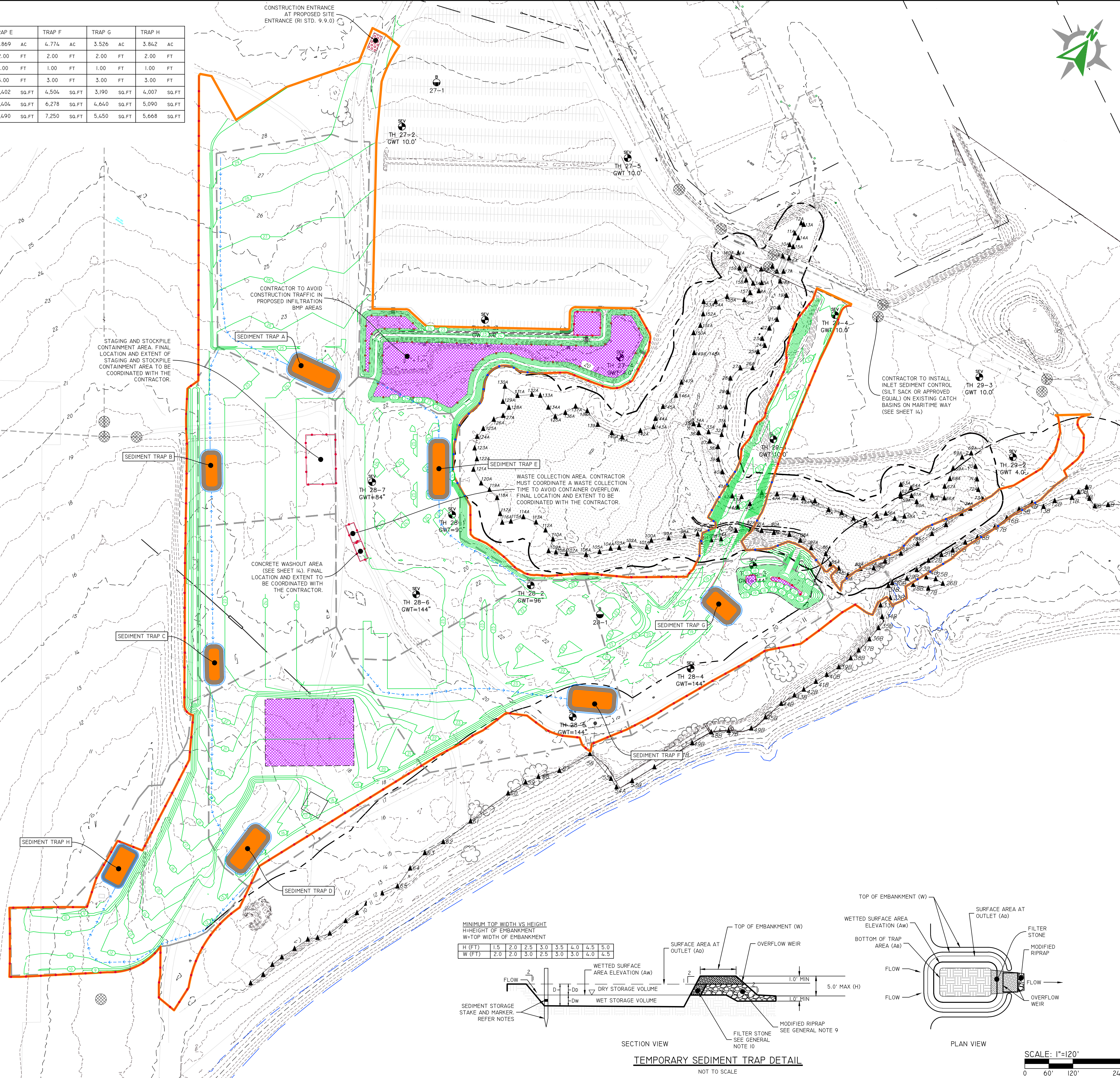
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL TO BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL LATEST EDITION AND THE SOIL EROSION SEDIMENTATION CONTROL PLAN (SESC).
- FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING, SEE SESC PLAN.
- CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
- IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

- INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
- CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
- DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

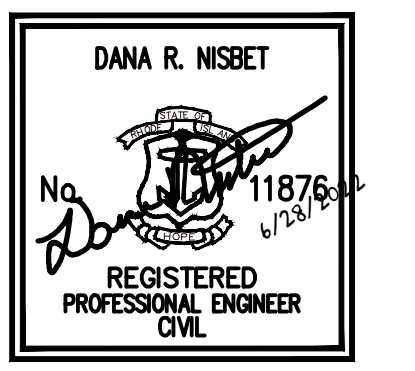
- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
- REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
- EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
- USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.



SCALE: 1"=120'
0 60' 120' 240'



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DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE
QMTC
SOIL EROSION & SEDIMENT CONTROL PLAN
Waterfront District
Quonset Business Park
SHEET NO. **C-2.0** DRAWING NO. **26805**
6 OF 55 SHEETS

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- | | | | |
|---|--|---|--|
| PROPERTY LINE | | DRAINAGE LINE | |
| BUILDING SETBACKS | | PERFORATED SUBDRAIN | |
| CHAIN-LINK FENCE | | SWALE | |
| GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 6 | | SEWER FORCE MAIN | |
| RETAINING WALL | | GAS LINE | |
| MINOR CONTOUR LINE | | WATER LINE | |
| MAJOR CONTOUR LINE | | HYDRANT ASSEMBLY | |
| SPOT ELEVATION | | WATER SHUT OFF | |
| EDGE OF PAVEMENT | | WATER VALVE | |
| BITUMINOUS BERM | | THRUST BLOCK | |
| CONCRETE CURB (RIDOT STD 7.1.0) | | SEWER LINE | |
| MONOLITHIC CONCRETE CURB AND SIDEWALK | | OVERHEAD WIRE | |
| BUILDING FOOTPRINT | | ELECTRIC, TELEPHONE, CABLE LINE | |
| BUILDING OVERHANG | | LIMIT OF DISTURBANCE/ LIMIT OF CLEARING | |
| ASPHALT PAVEMENT | | SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL | |
| HEAVY DUTY ASPHALT PAVEMENT | | SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES) | |
| HEAVY DUTY CONCRETE | | UNDERGROUND INFILTRATION OUTLINE | |
| CONCRETE | | POND ACCESS | |
| ASPHALT SIDEWALK | | RIPRAP | |
| SAWCUT LINE | | SAND FILTER | |
| SIGN (RIDOT STD 24.6.2 AS APPLICABLE) | | BIO RETENTION | |
| SINGLE LIGHT | | CATCH BASIN | |
| DOUBLE LIGHT | | DOUBLE CATCH BASIN | |
| OVERHANGING LIGHT | | MANHOLE | |
| ACCESSIBLE PARKING SPACE SYMBOLS | | FLARED END SECTION | |
| BUILDING INGRESS/EGRESS | | HEADWALL | |

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE ANY WORK BEGINS IN ACCORDANCE WITH THE "DIGSAFE PROGRAM LAW" ENACTED BY THE RI LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES, AND REGULATIONS OF THE STATE OR FEDERAL AGENCIES THAT MAY BE APPLICABLE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233)
- CONTRACTOR TO NOTIFY DESIGN ENGINEER WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS PRIOR TO CONSTRUCTION.
- ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE EROSION CONTROL REQUIREMENTS IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS / DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE(S) MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

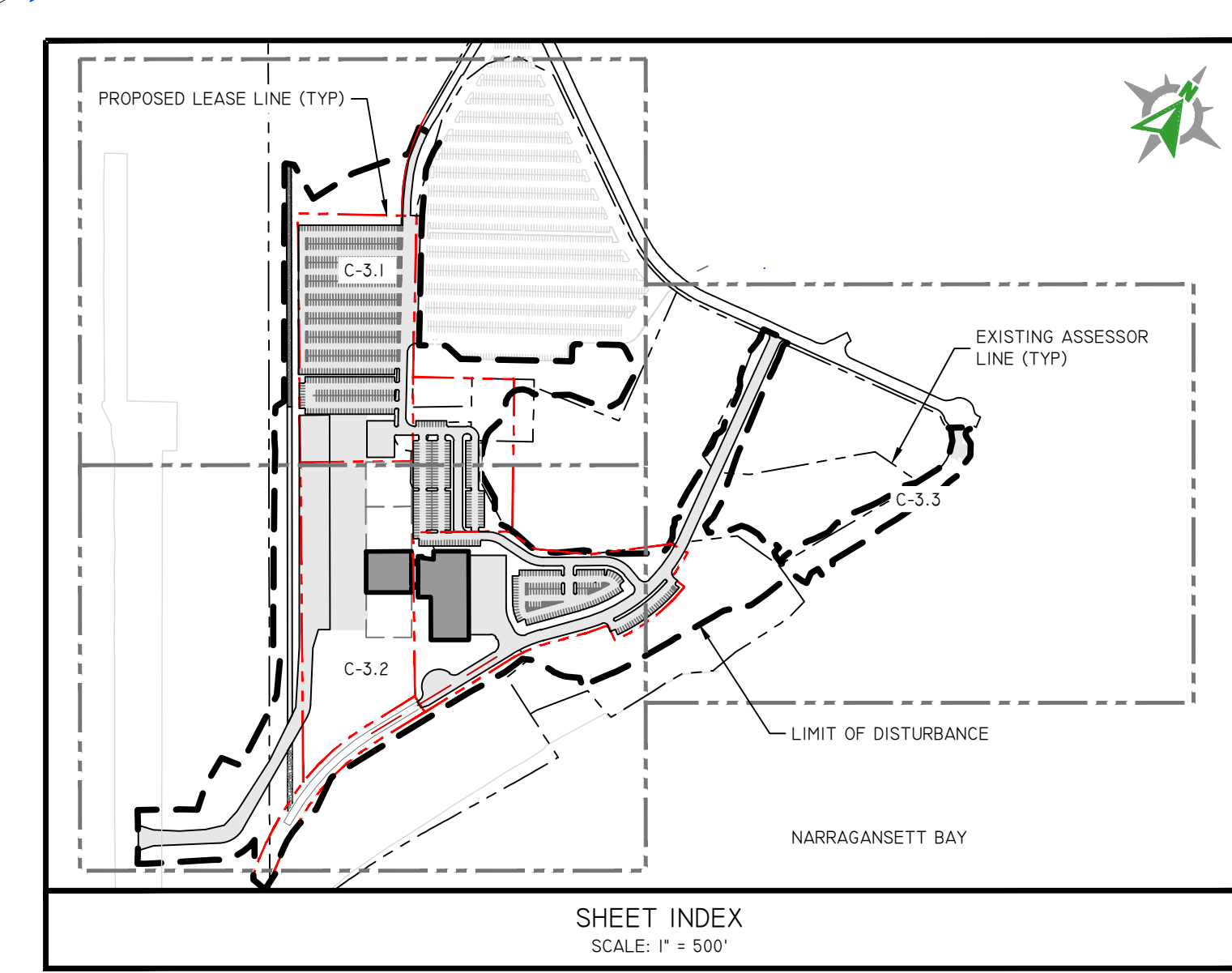
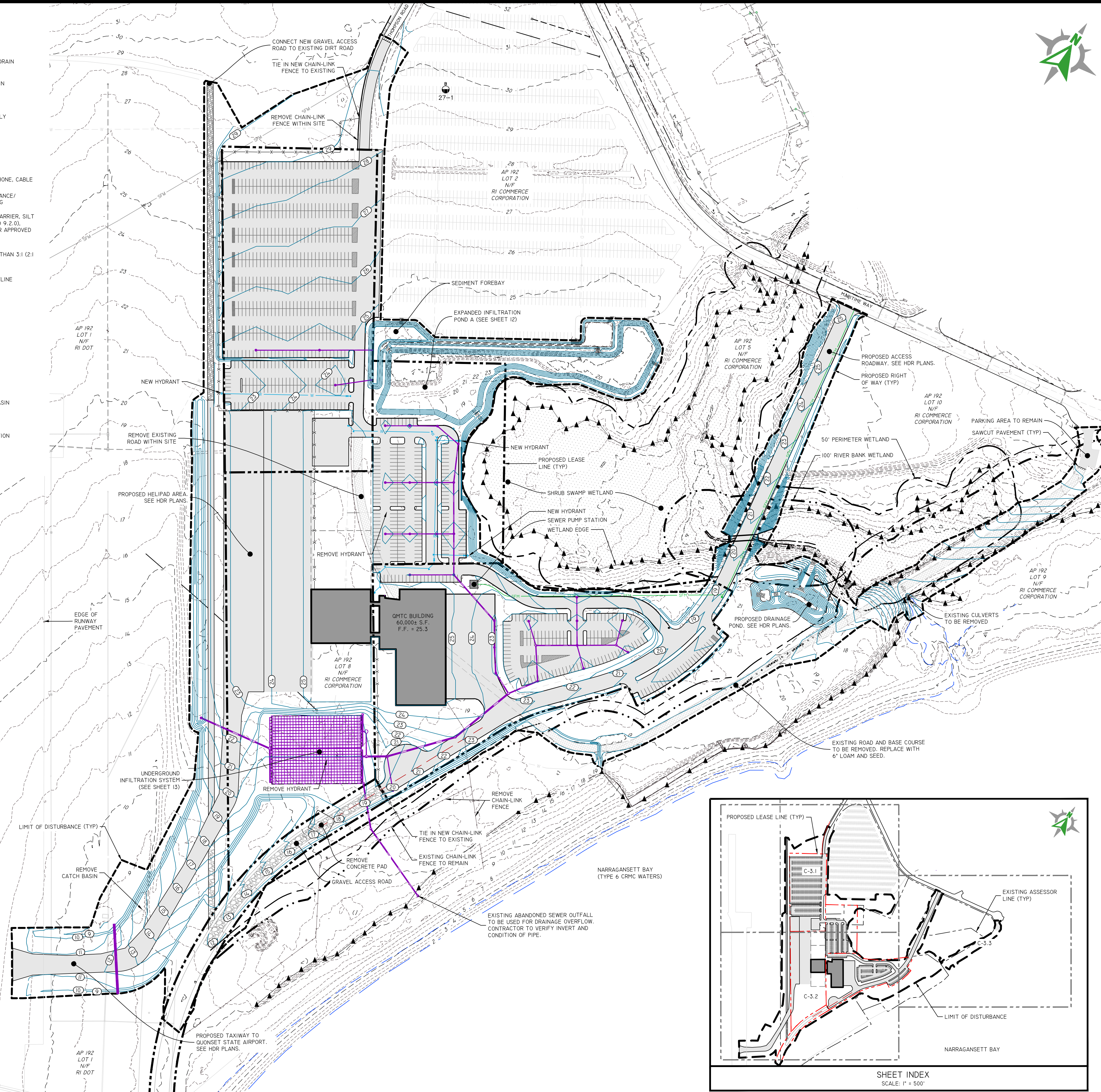
GRADING AND UTILITY NOTES:

- THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
- ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.
- NO STUMP DUMPS ARE PROPOSED ON SITE.
- ALL DRAINAGE PIPING TO BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT OF WAY TO BE REINFORCED CONCRETE PIPE (RCP).
- ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.
- SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ADJUTING LANDS. EXACT LOCATIONS OF LIGHT POLES TO BE COORDINATED WITH OTHER UTILITIES AND ARE TO BE LOCATED WITHIN THE STREET RIGHTS OF WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

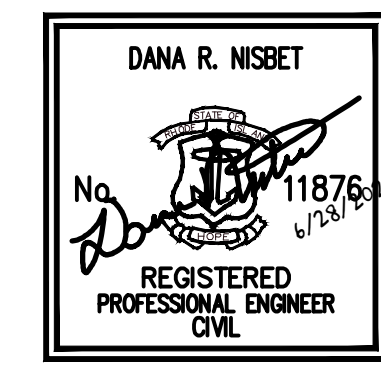
CRMC NOTES:

- THE LIMIT OF DISTURBANCE IS AS SHOWN ON PLANS
- CONSTRUCTION IS ANTICIPATED TO BEGIN XXXX 2022 OR UPON RECEIPT OF ALL NECESSARY APPROVALS. CONSTRUCTION DURATION IS EXPECTED TO BE XXXXXXXXX.

SCALE: 1"=120'
0 60' 120' 240'



Development Services
95 Cripe Street
North Kingstown, RI 02852
Tel: (401) 295-0044
Fax: (401) 268-9885



NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

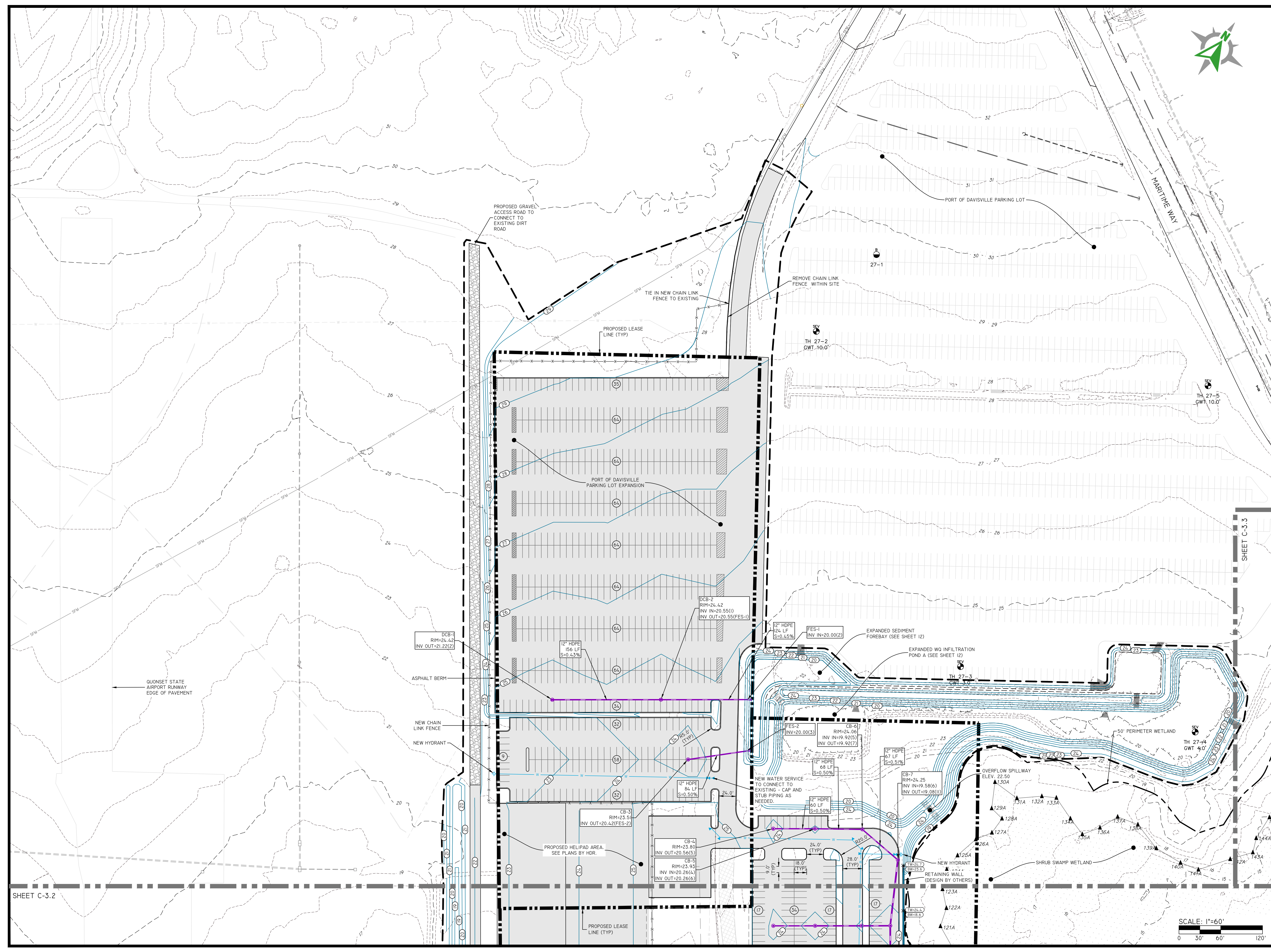
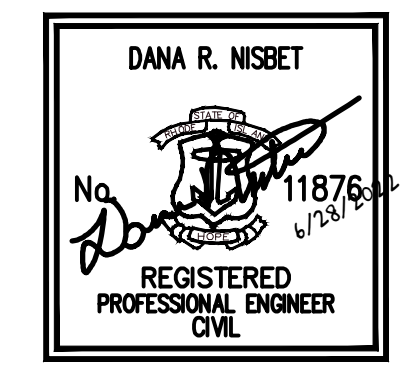
DRAWING TITLE

QMTC

OVERALL SITE IMPROVEMENT PLAN

Waterfront District
Quonset Business Park®

SHEET NO.	DRAWING NO.
C-3.0	26805
7 OF 55 SHEETS	



SHEET C-3.3

SHEET C-3.2

NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

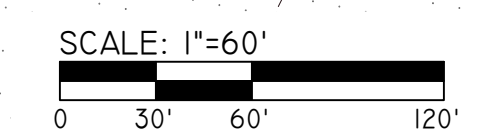
DESIGN BY D.R.N. CHECKED BY XXX
 DRAWN BY J.W.S. ENGINEER
 SCALE AS NOTED PROJECT NO.
 CONTRACT NO.
 FILE NAME 1794-001-A18-PLAN.DWG
 APPROVED
 William G. Young P.E.
 QDC Director of Public Works
 DATE March 2022

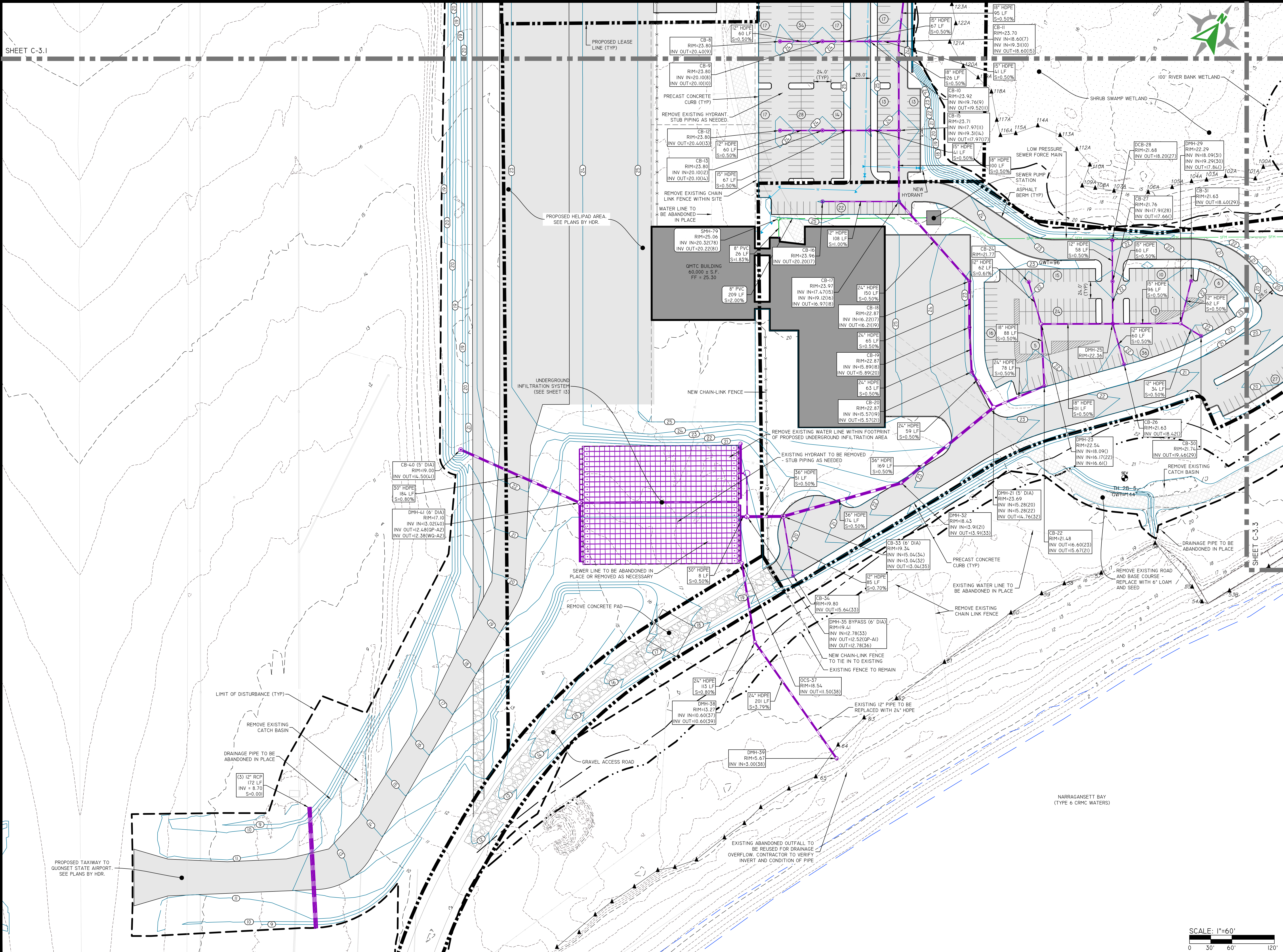
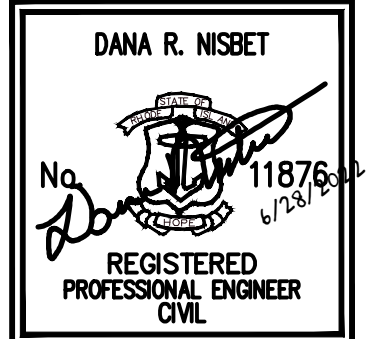
QMTC

SITE IMPROVEMENT PLAN - I

Waterfront District
Quonset Business Park

SHEET NO.	DRAWING NO.
C-3.1	26805
8 OF 55 SHEETS	





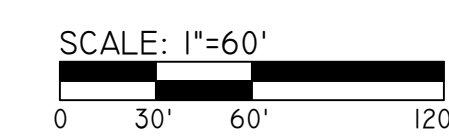
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1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE
QMTC
SITE IMPROVEMENT PLAN - 2
Waterfront District
Quonset Business Park

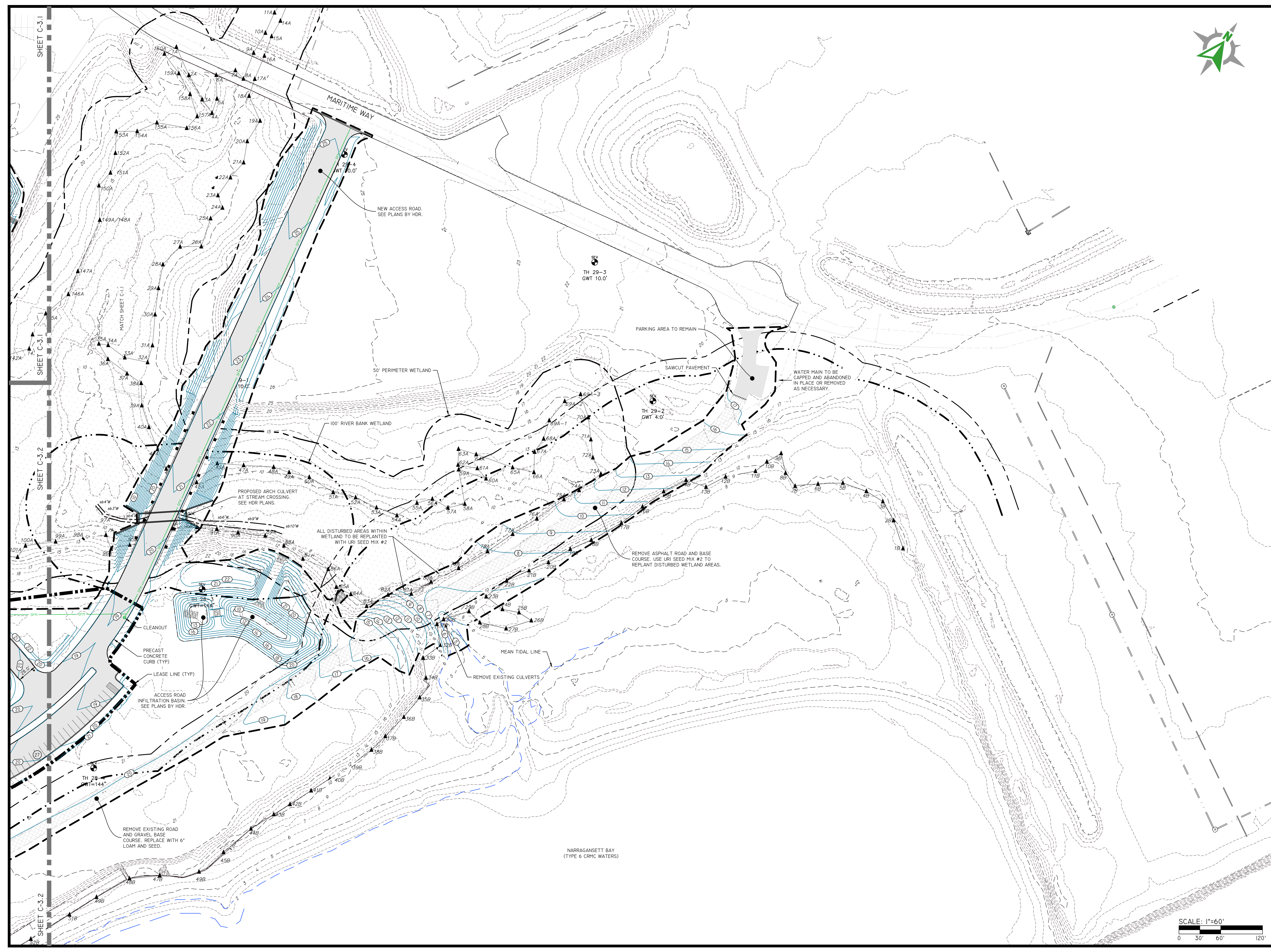
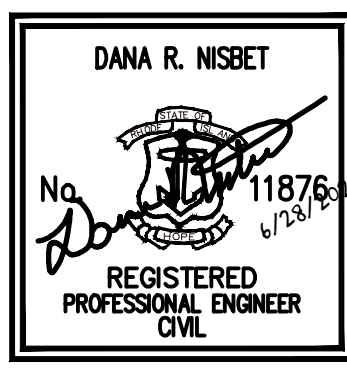
SHEET NO.	DRAWING NO.
C-3.2	26805
9 OF 55 SHEETS	





QUONSET
DEVELOPMENT CORPORATION

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Fax: (401) 268-9885



NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

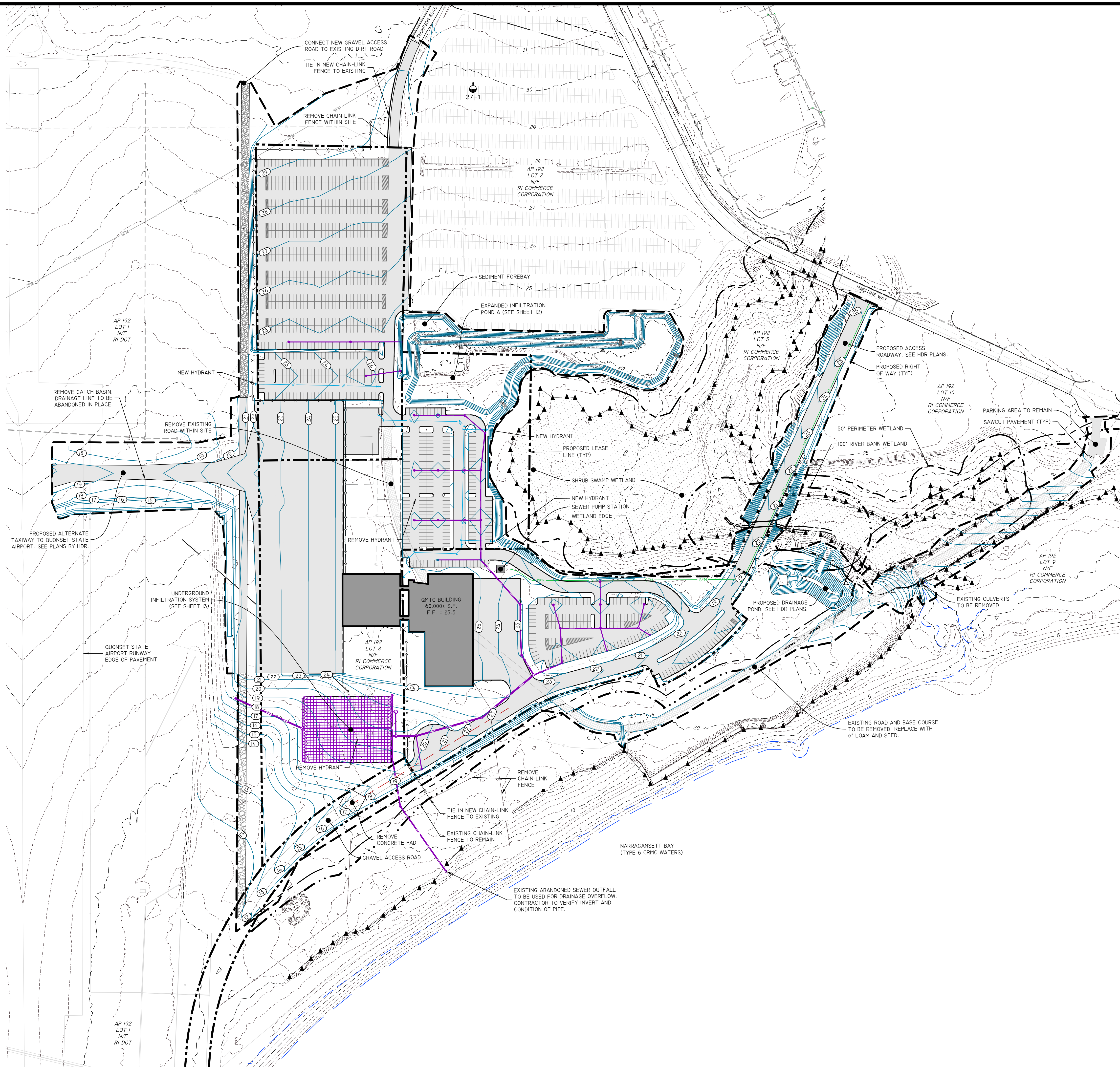
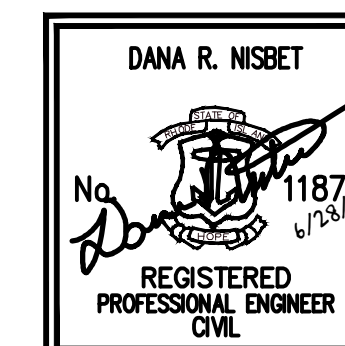
DRAWING TITLE
QMTC
SITE IMPROVEMENT PLAN - 3
Waterfront District
Quonset Business Park

SHEET NO.	DRAWING NO.
C-3.3	26805
10 OF 55 SHEETS	



QUONSET
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North Kingstown, RI 02852
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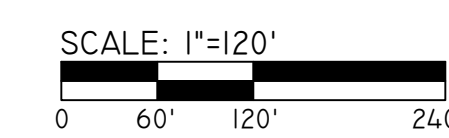
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1	CRMC RESPONSE TO COMMENTS	6/28/22	

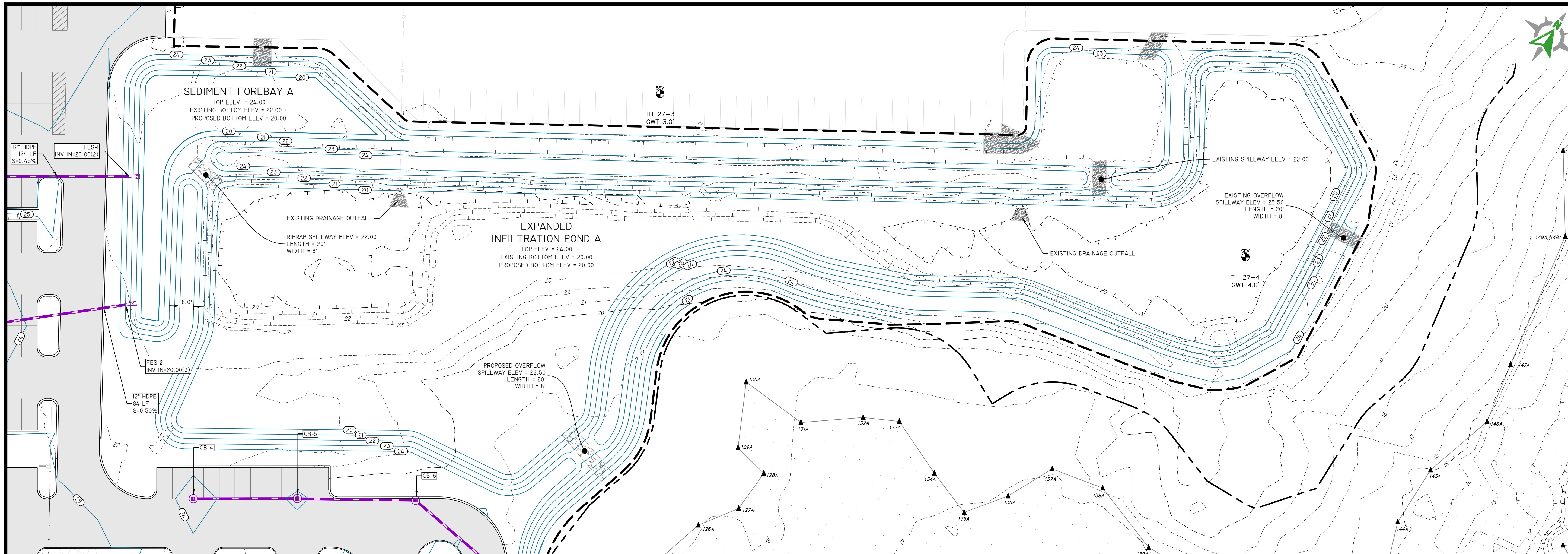
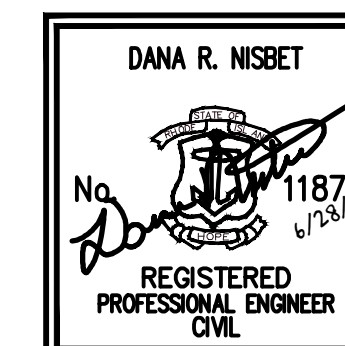
DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE
QMTC
ALTERNATE TAXIWAY OPTION
Waterfront District
Quonset Business Park®

SHEET NO.	DRAWING NO.
C-3.4	26805
11 OF 55 SHEETS	





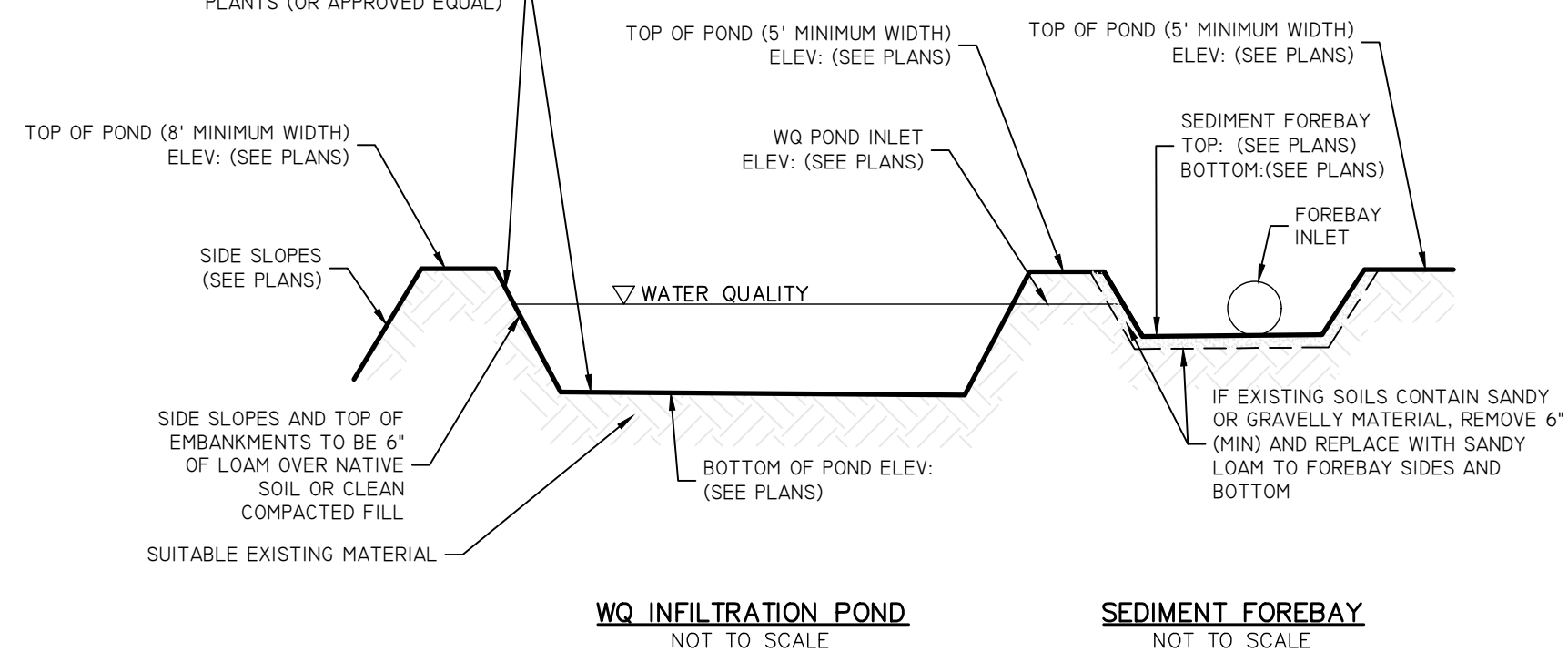
POND COMPLEX A

SCALE: 1"=30'
0 15' 30' 60'

DESCRIPTION	IP-A
TOP OF POND ELEVATION	24.00
100 YEAR STORM ELEVATION	22.94
10 YEAR STORM ELEVATION	21.46
1 YEAR STORM ELEVATION	20.51
WQ STORM ELEVATION	20.05
BOTTOM OF POND ELEVATION	20.00
SEASONAL HIGH GWT ELEVATION	16.00
SOIL EVALUATION	TH-27-4

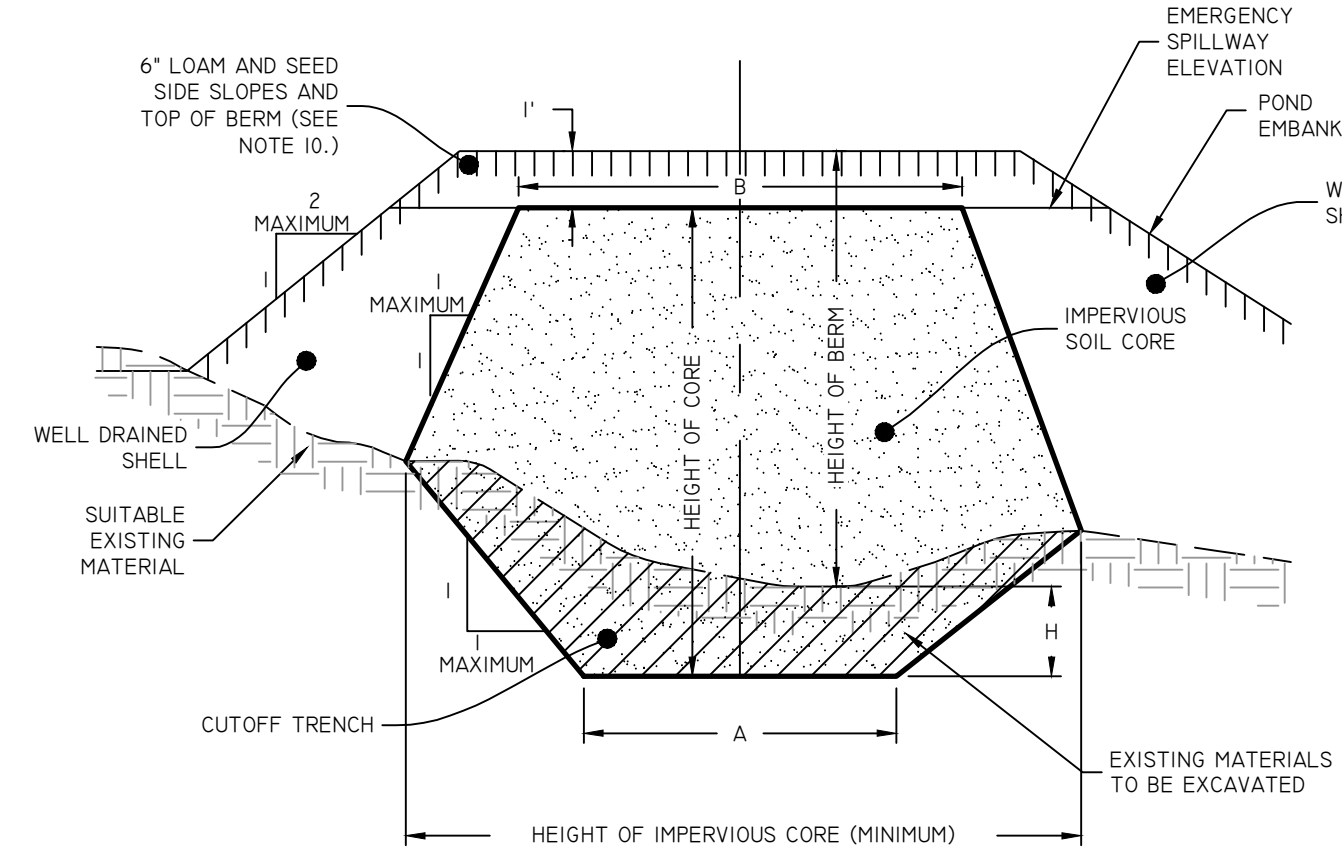
NOTE:
LIMITS OF INFILTRATION POND TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)

BOTTOM & SIDE SLOPES OF POND TO BE SEEDED WITH NEW ENGLAND CONTROL/RESTORATION MIX BY NEW ENGLAND WETLAND PLANTS (OR APPROVED EQUAL)



WQ Infiltration Pond BMP System
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE



POND EARTHEN EMBANKMENT
NOT TO SCALE

BERM HEIGHT (FT)	TOP WIDTH OF CORE - B (FT)
0-6.5	8.2
6.6-9.8	9.2
9.9-13.1	9.8
13.2-16.4	10.8
16.5-19.7	11.5

- NOTES:
- IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL POND EMBANKMENTS.
 - IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 55% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.00005 CM/S.
 - WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #200 SIEVE.
 - MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
 - THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
 - THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'-8", AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
 - SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
 - IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUT OFF TRENCH CAN BE REDUCED TO 1:4 (A:4H).
 - COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
 - SIDE SLOPE OF POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
 - THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
 - ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.
 - ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND AHJ WHERE REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.

NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.

FILE NAME 1794-001-A18-PLAN.DWG

APPROVED

William G. Young P.E.
QDC Director of Public Works
DATE March 2022

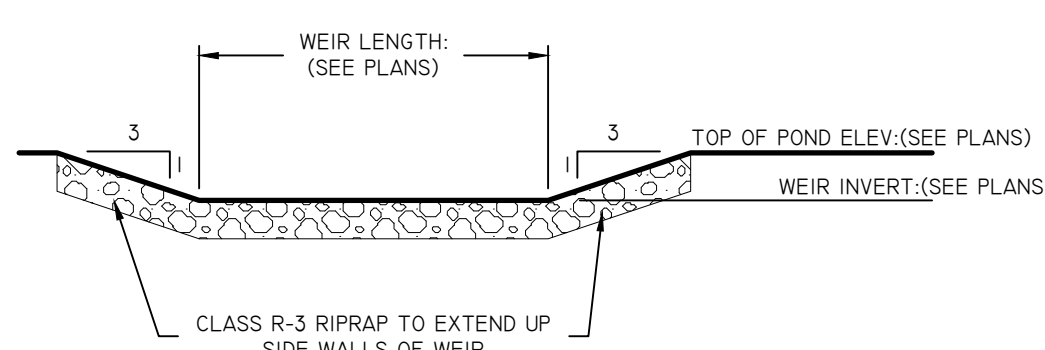
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QMTC

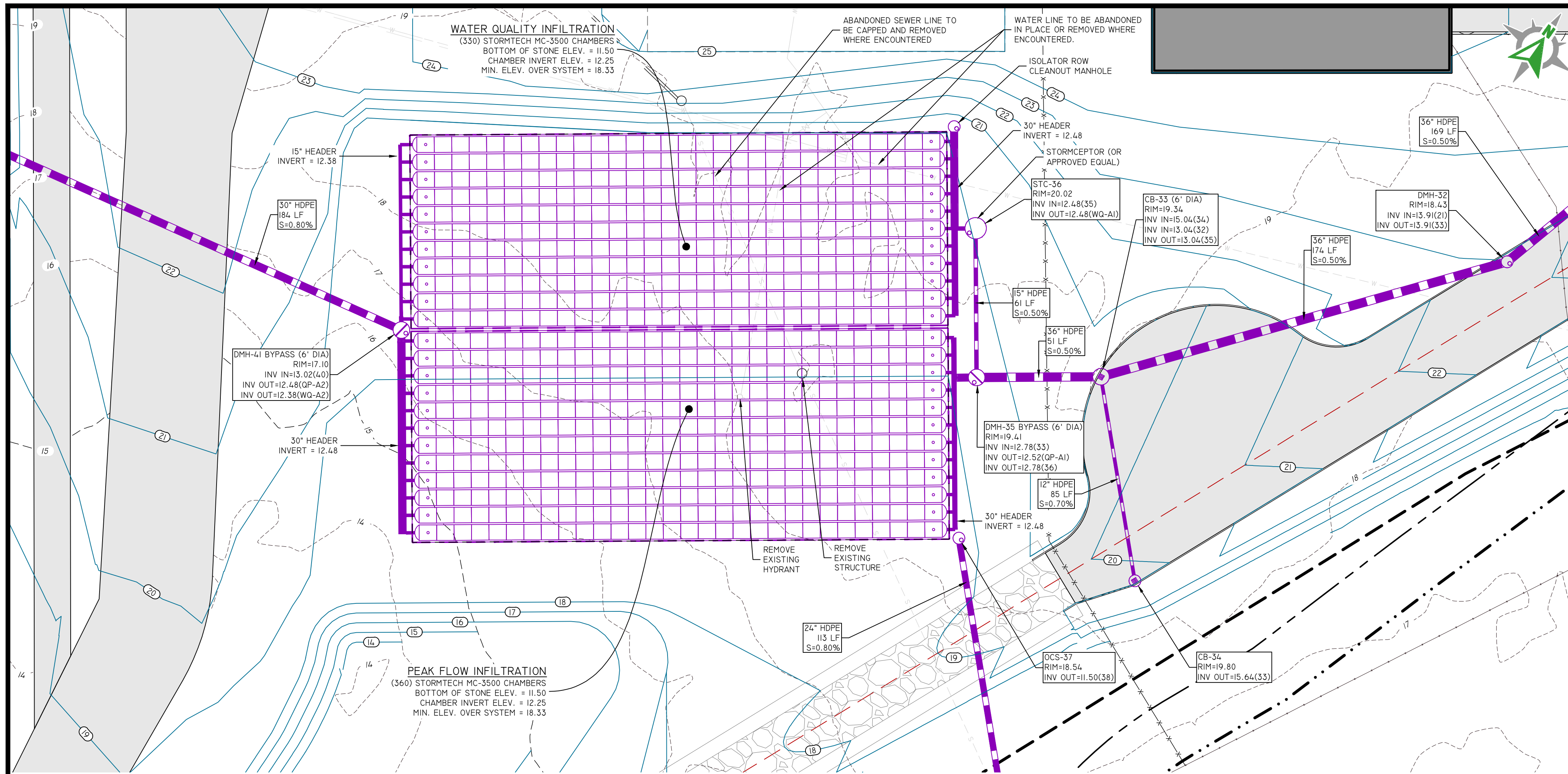
POND A DETAILS

Waterfront District
Quonset Business Park®

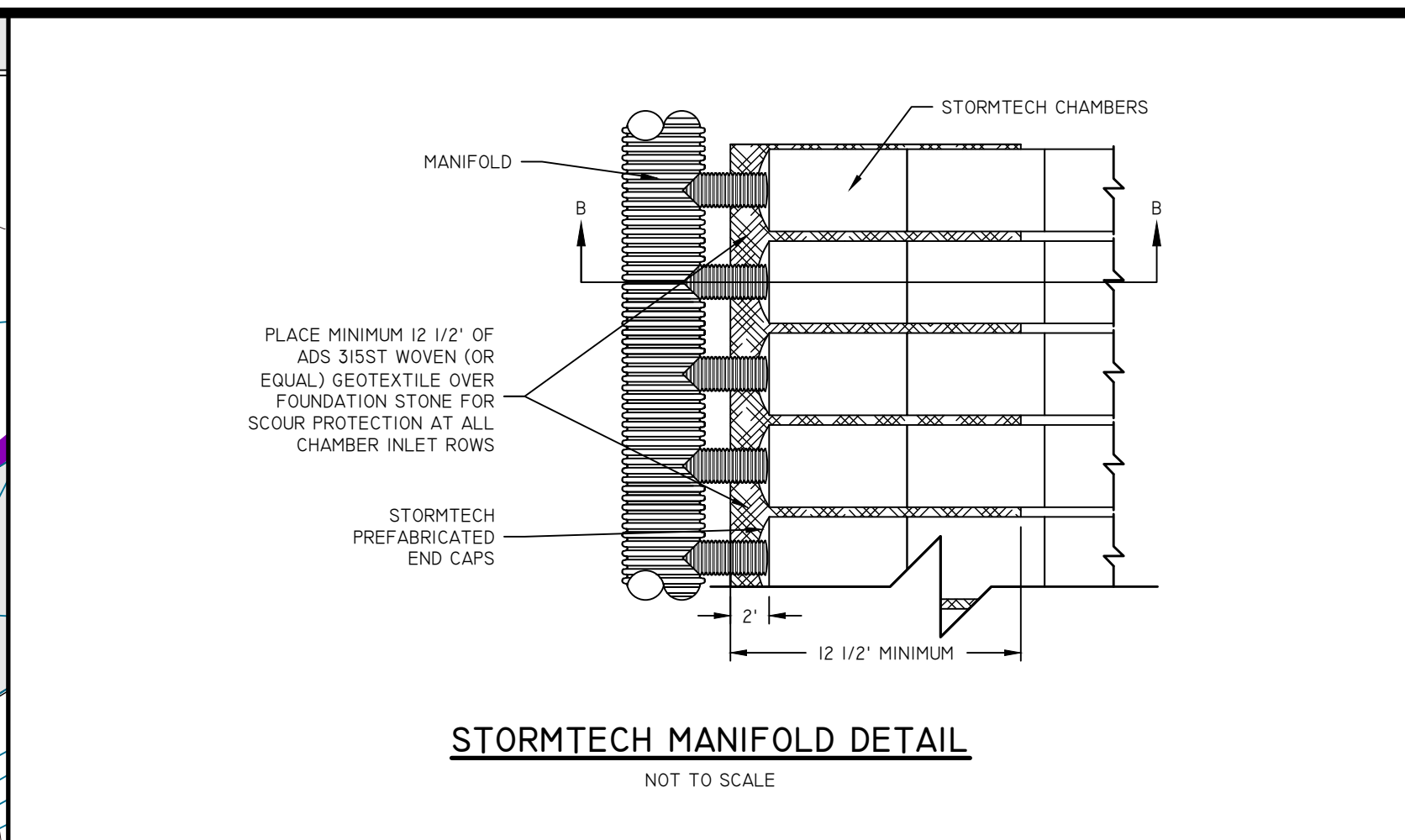
SHEET NO.	DRAWING NO.
C-4.0	26805
12 OF 55 SHEETS	



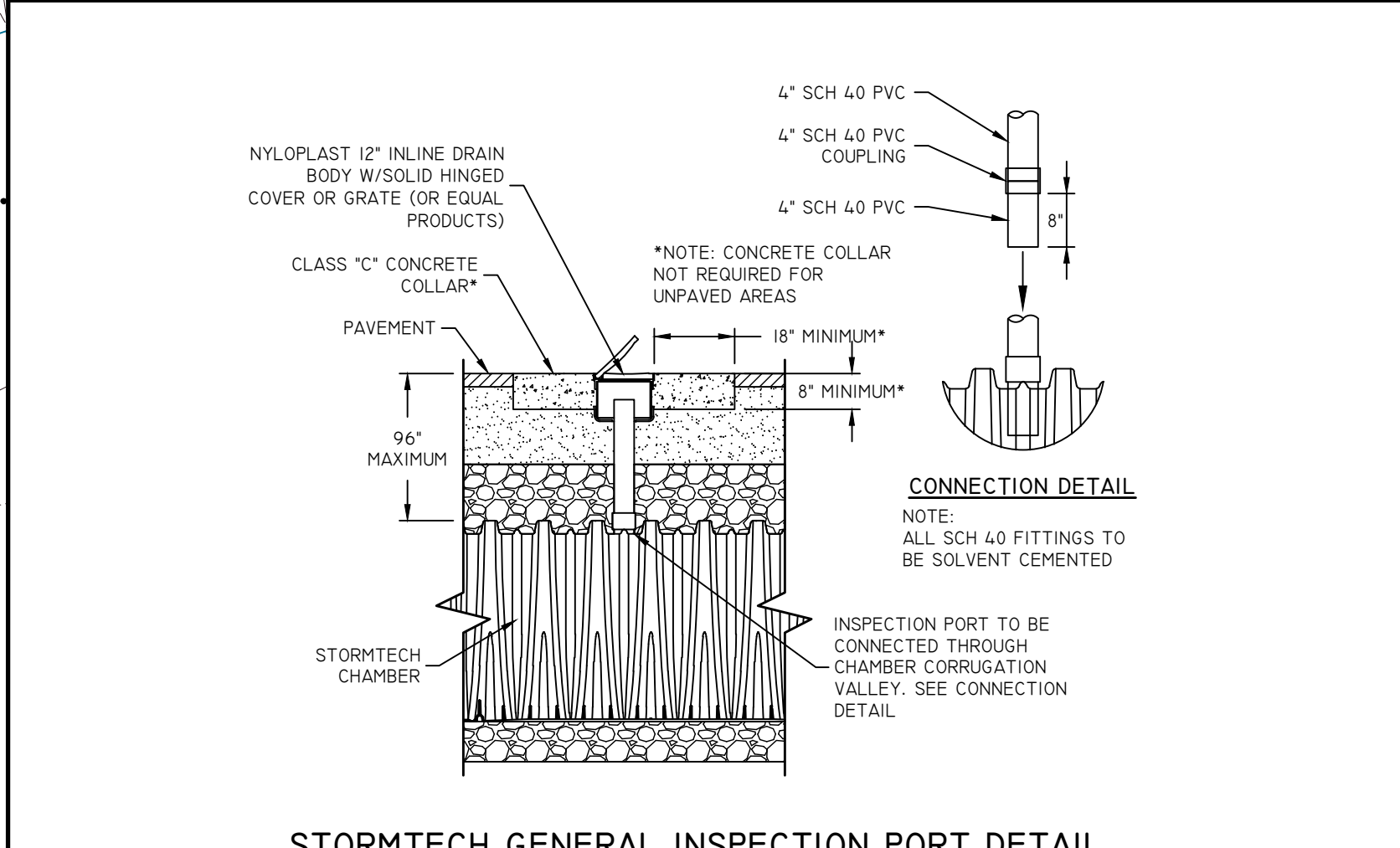
OVERFLOW WEIR
NOT TO SCALE



UNDERGROUND INFILTRATION SYSTEM B

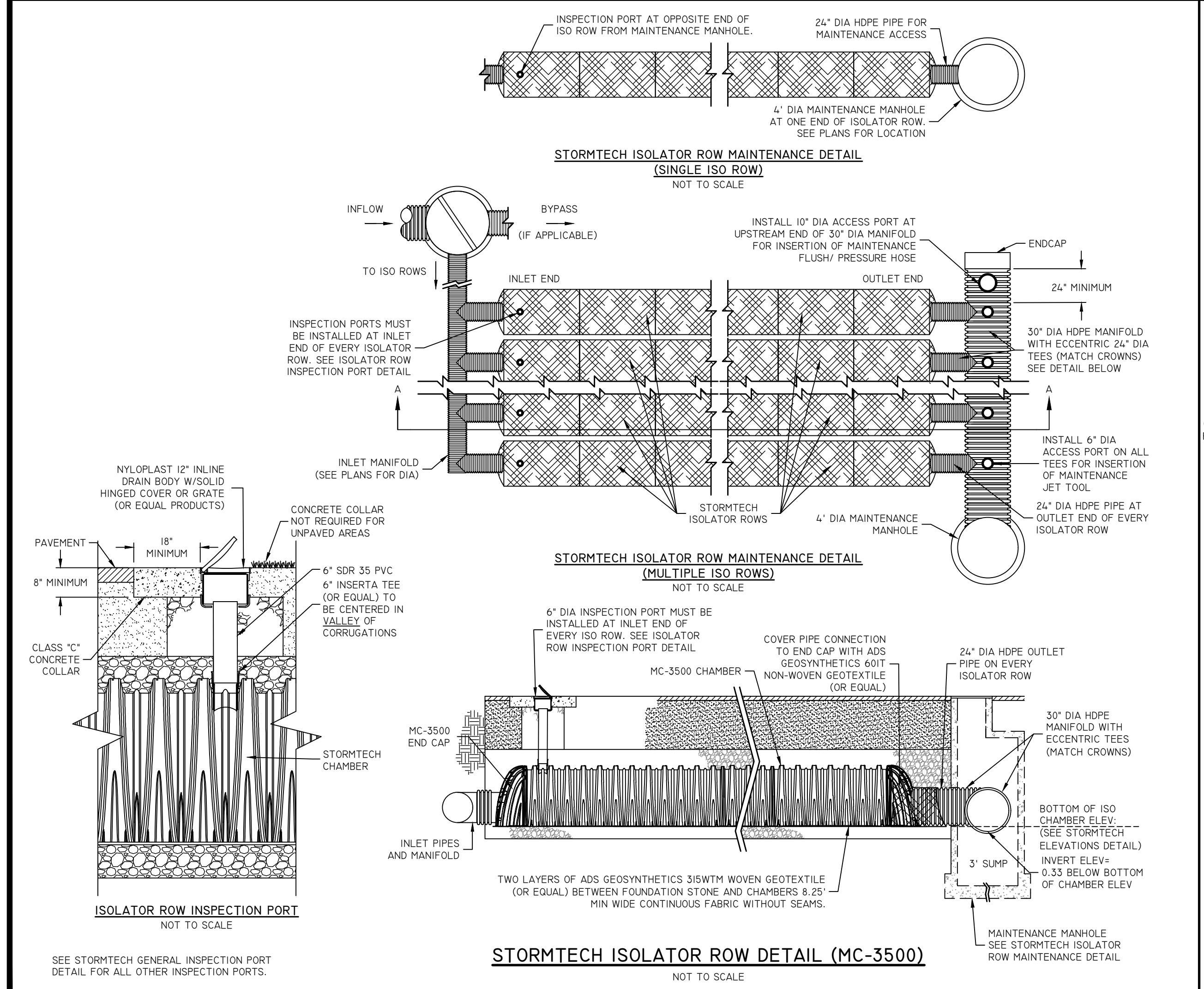
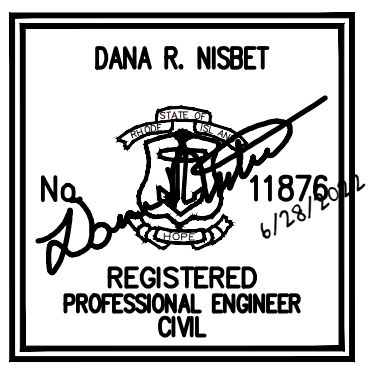


STORMTECH MANIFOLD DETAIL

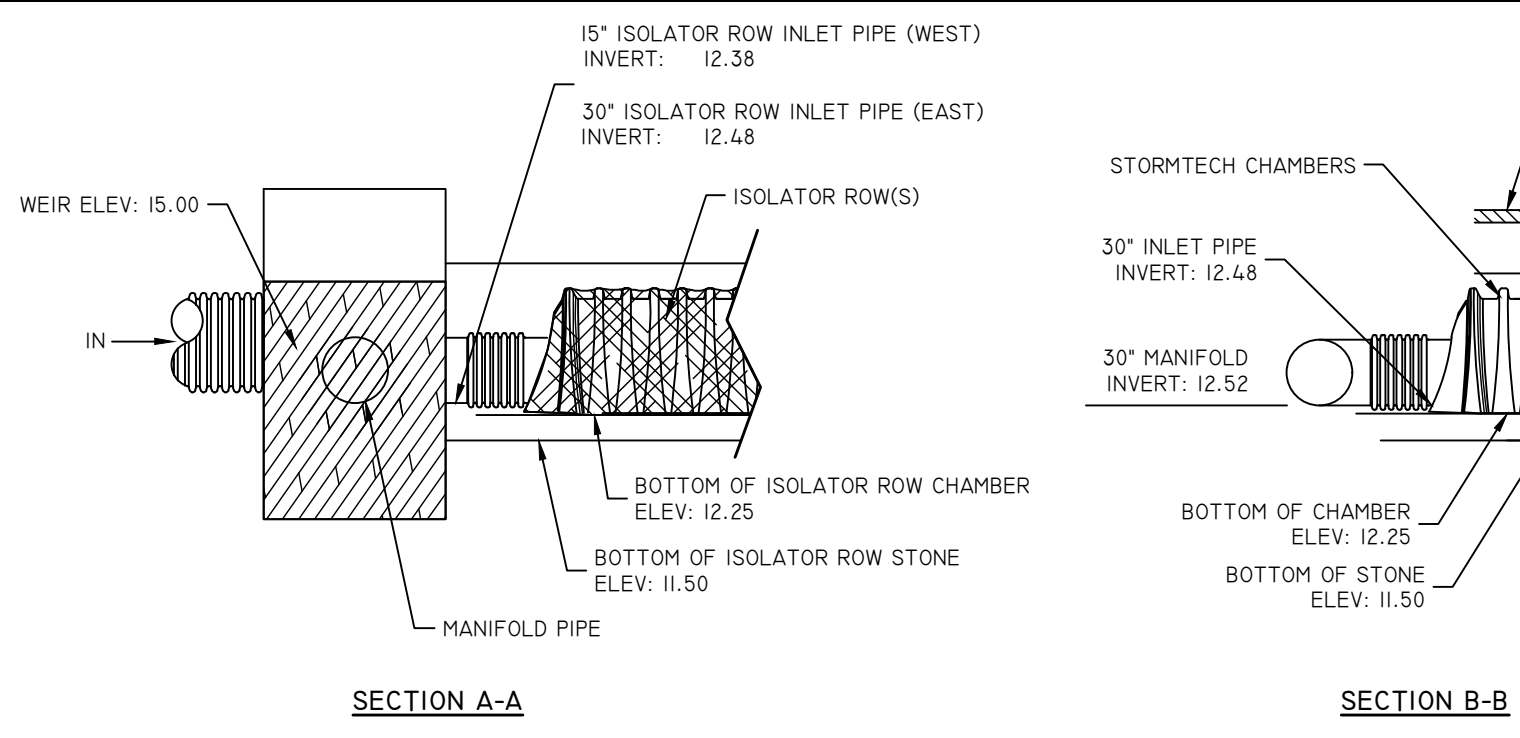


STORMTECH GENERAL INSPECTION PORT DETAIL

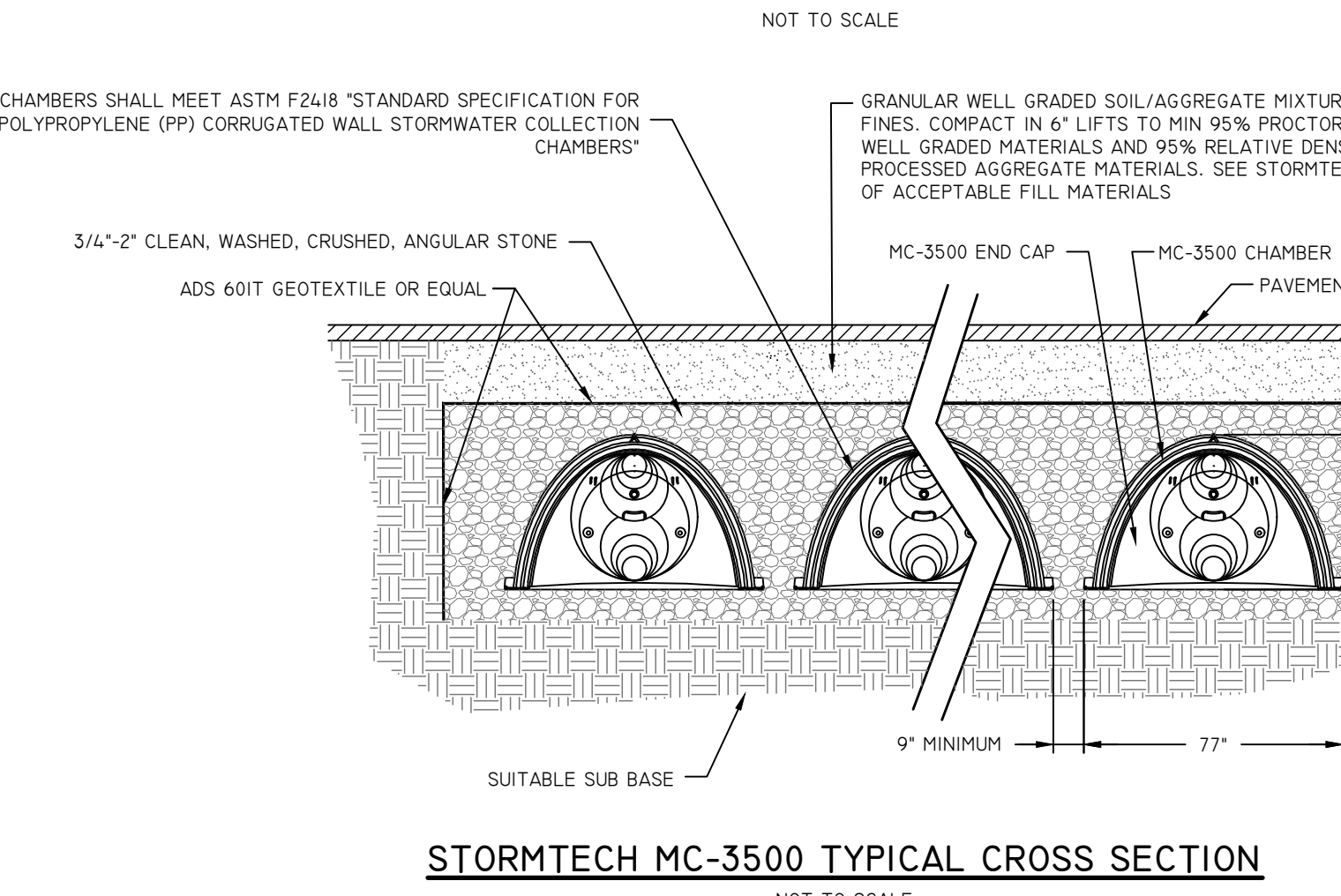
QUONSET DEVELOPMENT CORPORATION
 Development Services
 95 Cripe Street
 North Kingstown, RI 02852
 Tel: (401) 295-0044
 Fax: (401) 268-9885



STORMTECH ISOLATOR ROW DETAIL (MC-3500)



STORMTECH ELEVATIONS

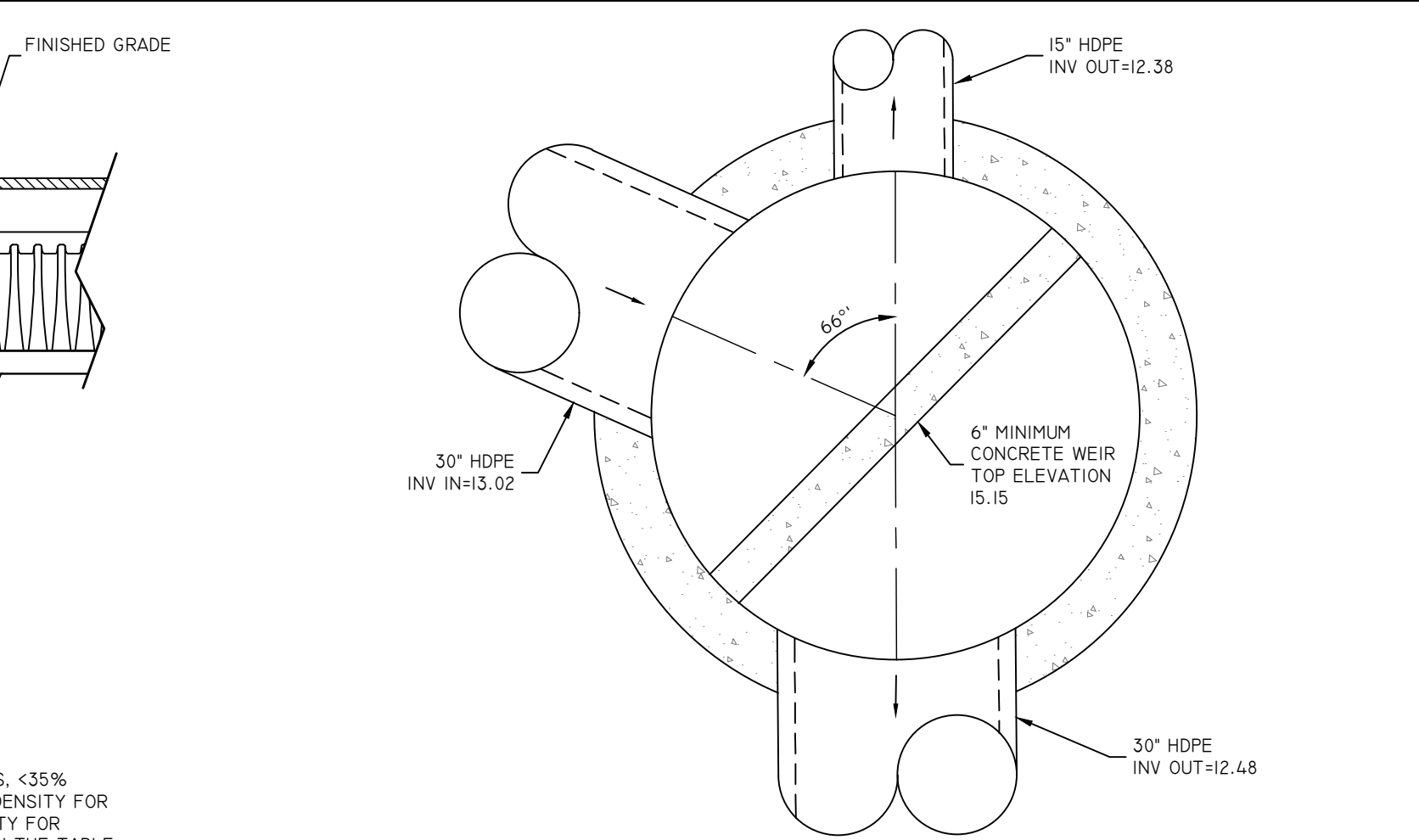


STORMTECH MC-3500 TYPICAL CROSS SECTION

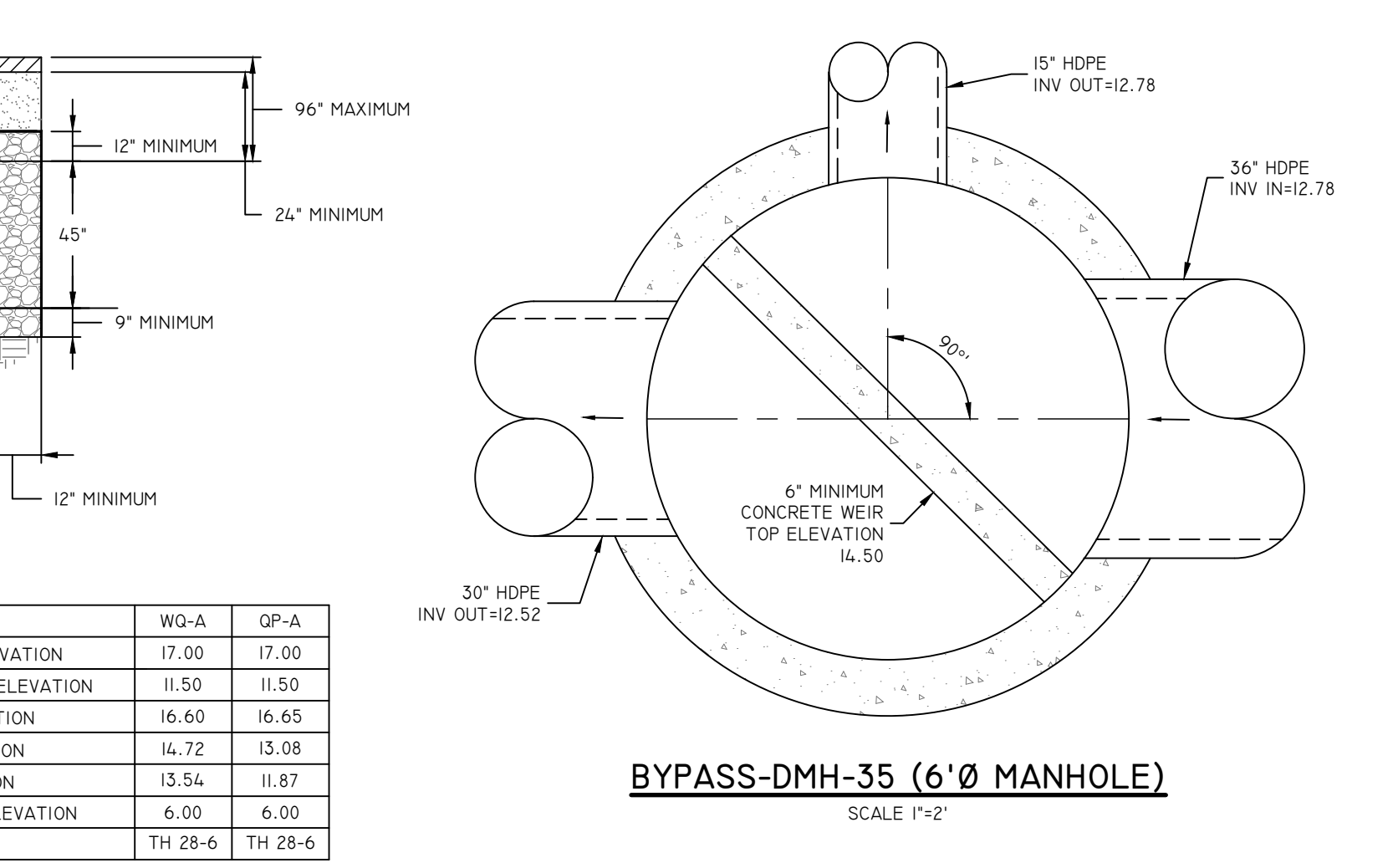
NOTES:

- THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
- SEE LATEST STORMTECH DESIGN MANUAL.
- ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

DESCRIPTION	WG-A	QP-A
TOP OF UIS STONE ELEVATION	17.00	17.00
BOTTOM OF UIS STONE ELEVATION	11.50	11.50
100 YEAR STORM ELEVATION	16.60	16.65
10 YEAR STORM ELEVATION	14.72	15.08
1 YEAR STORM ELEVATION	13.54	11.87
SEASONAL HIGH GWL ELEVATION	6.00	6.00
SOIL EVALUATION	TH 28-6	TH 28-6



BYPASS-DMH-41 (6' Ø MANHOLE)



BYPASS-DMH-35 (6' Ø MANHOLE)

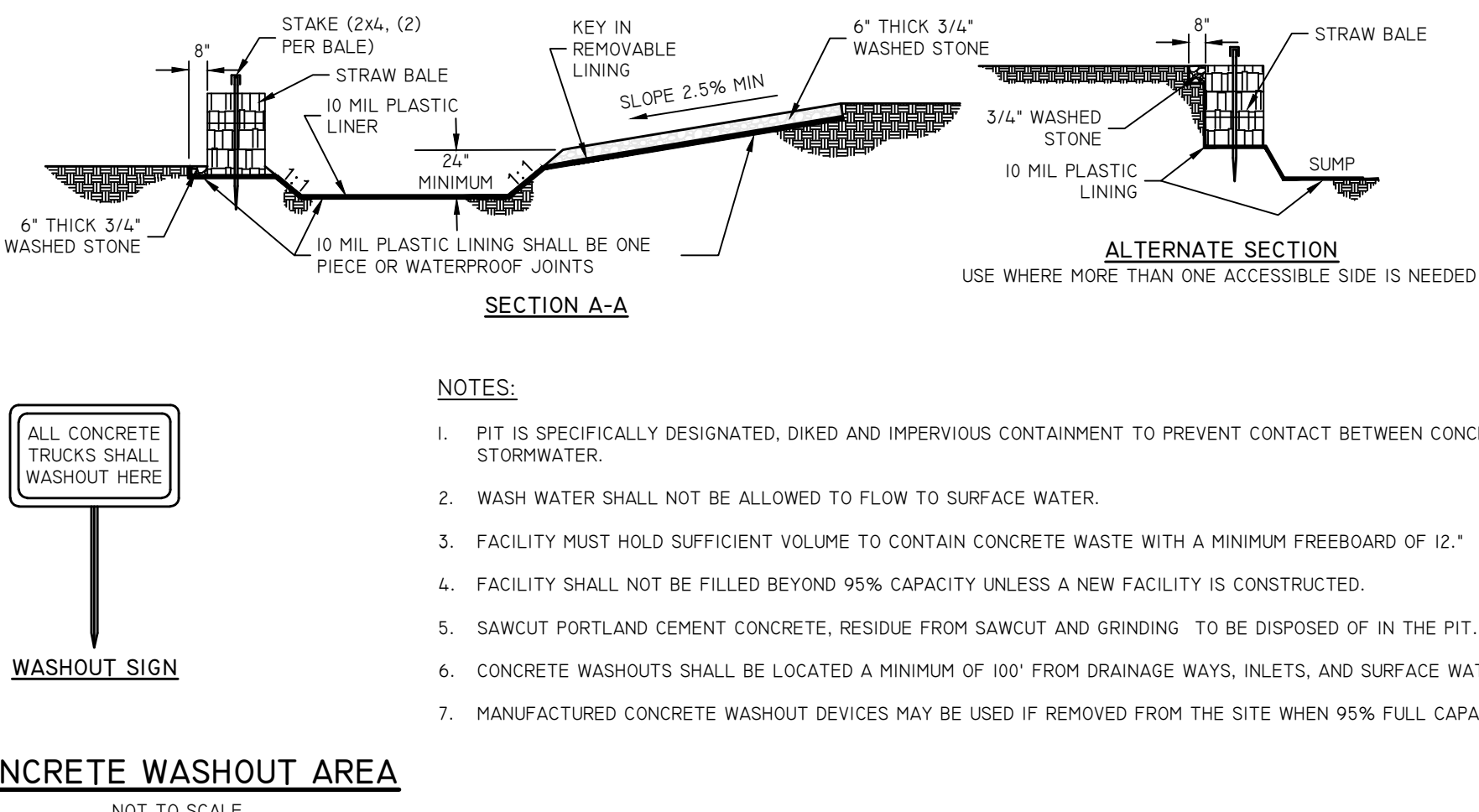
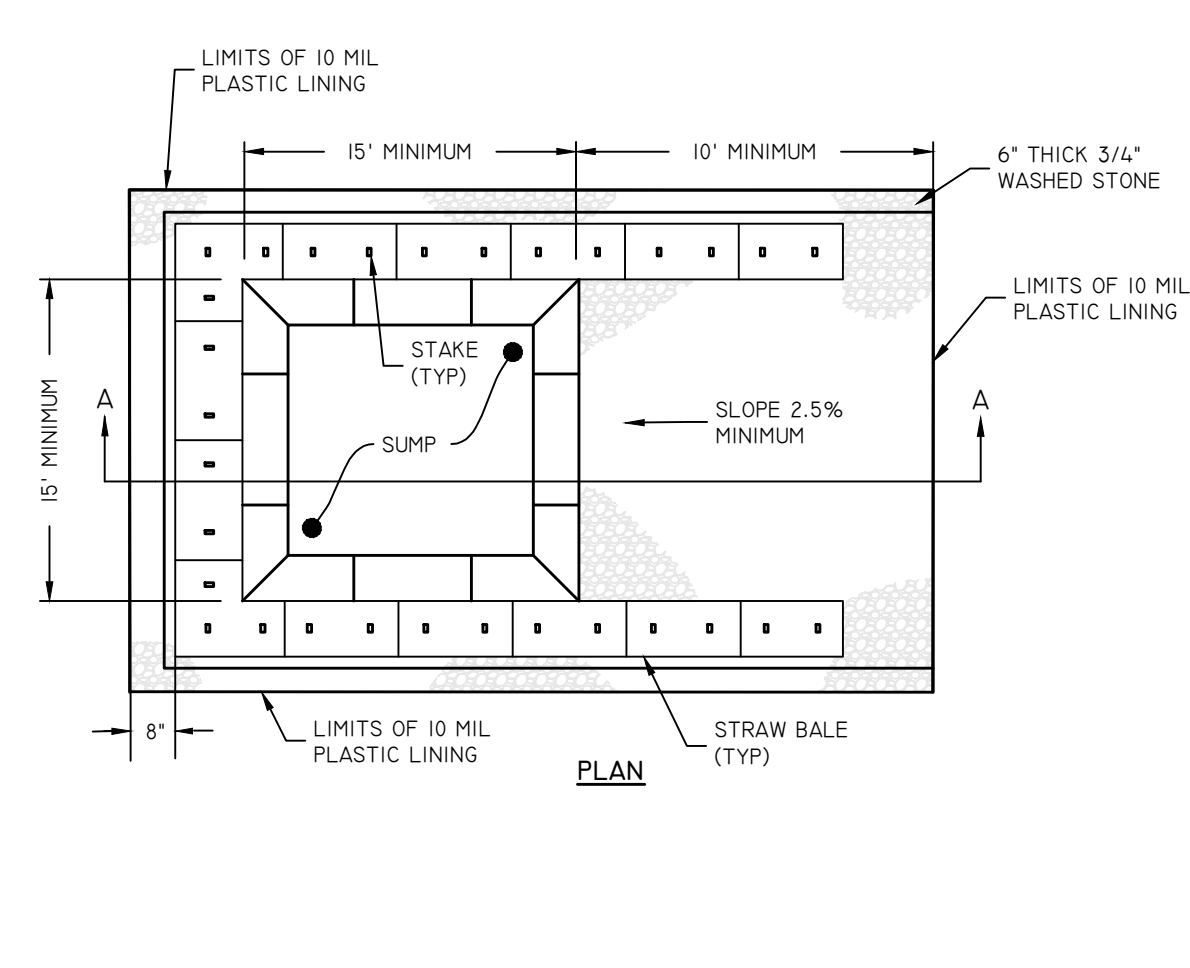
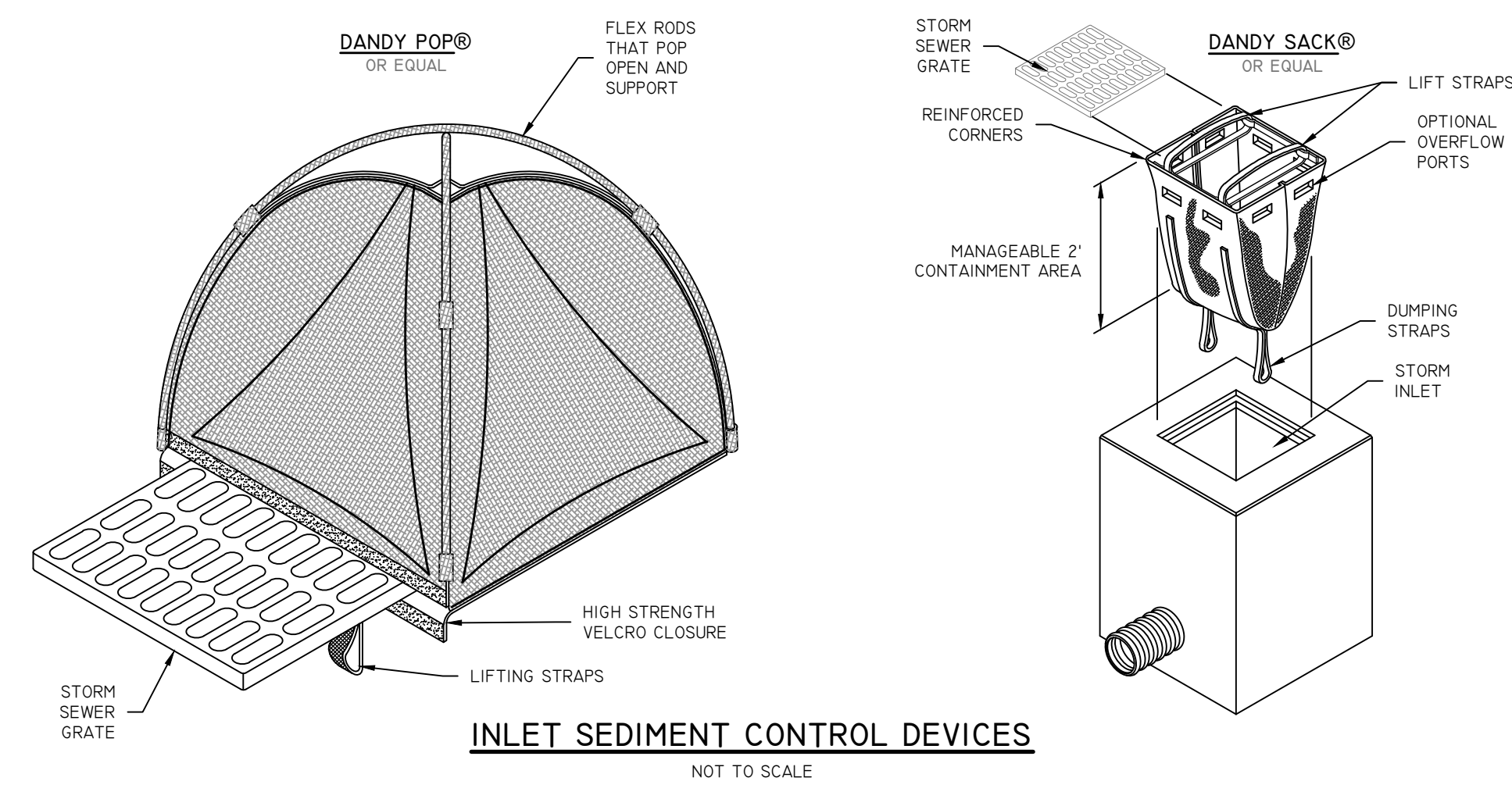
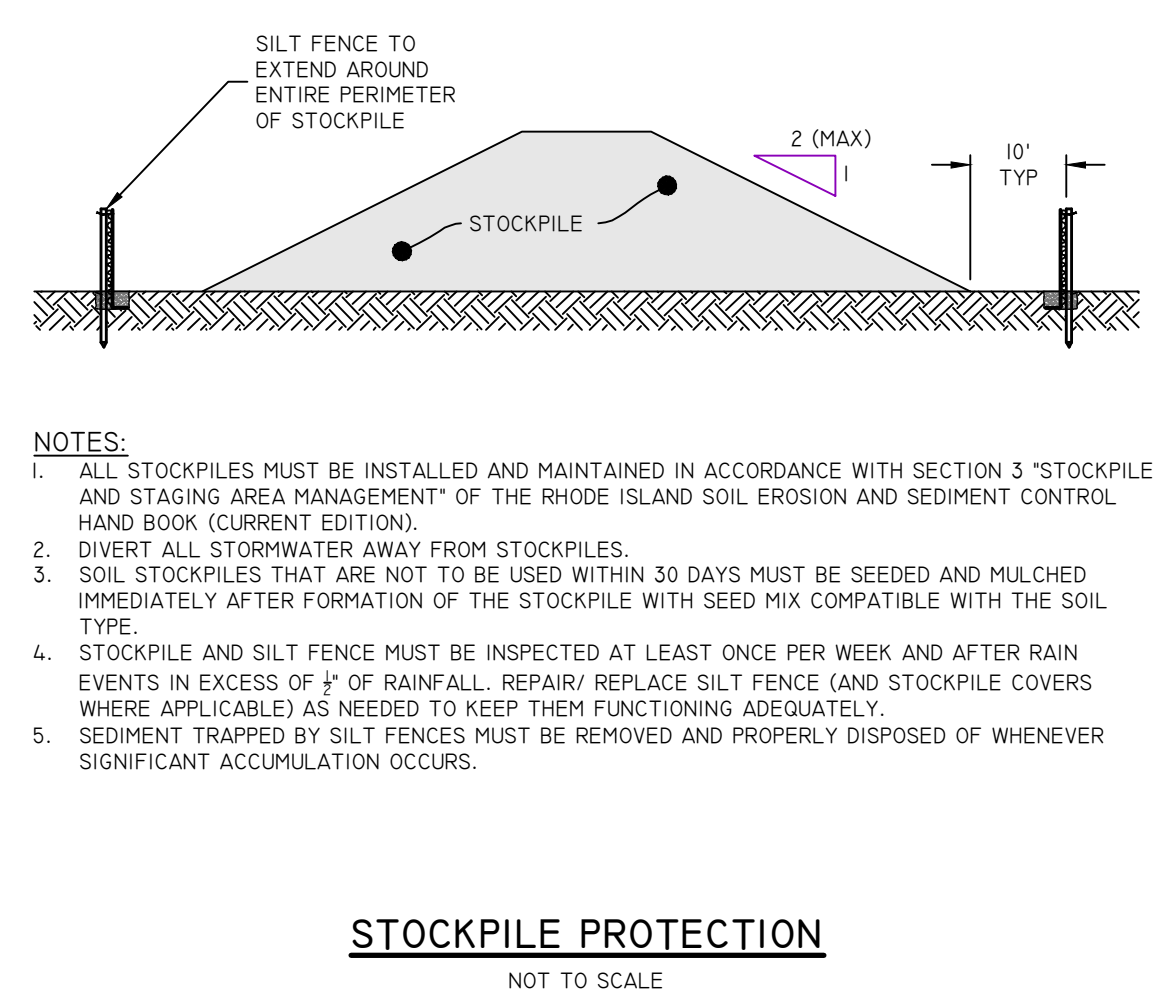
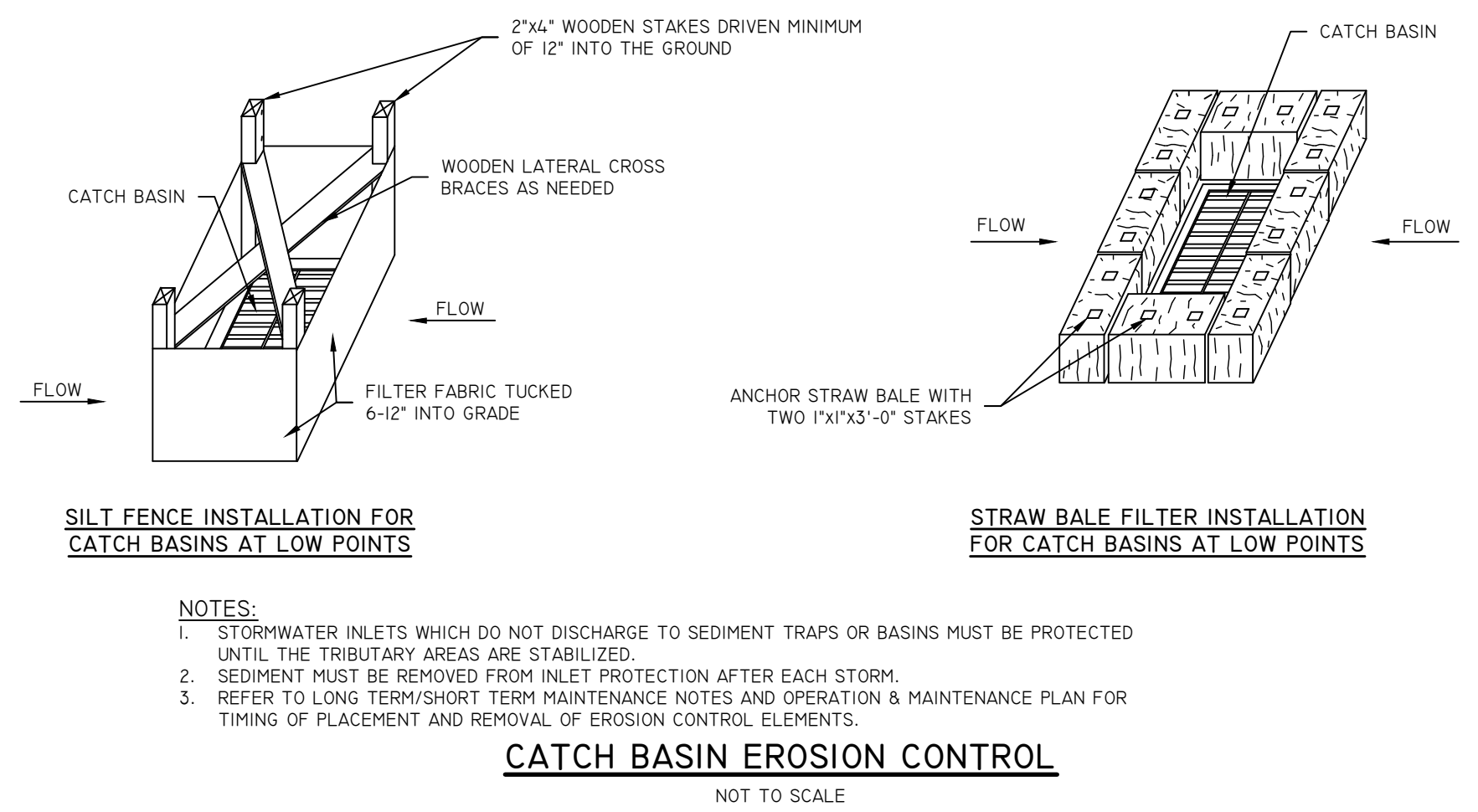
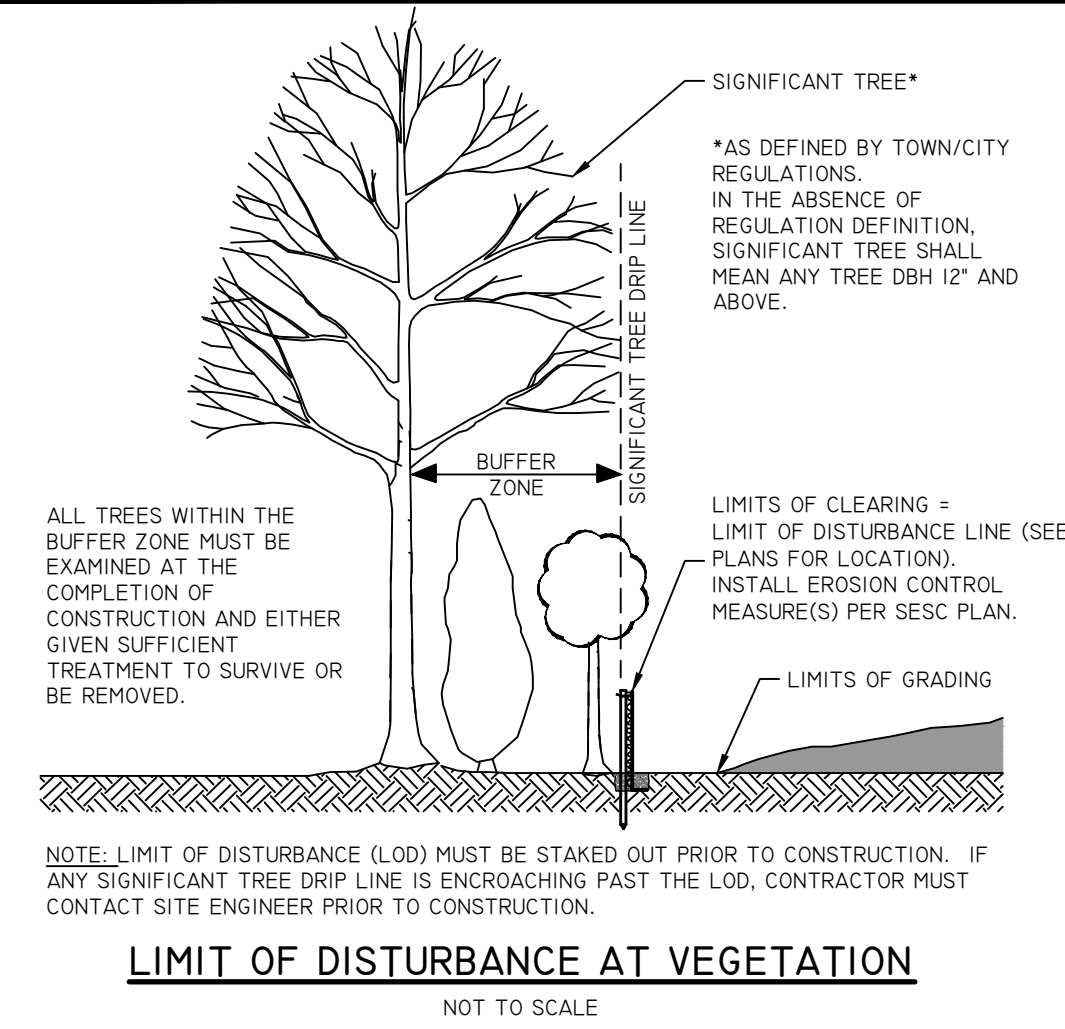
NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY D.R.N. CHECKED BY XXX
 DRAWN BY J.W.S. ENGINEER
 SCALE AS NOTED PROJECT NO.

CONTRACT NO.
 FILE NAME 1794-001-A18-PLAN.DWG
 APPROVED
 William G. Young P.E.
 QDC Director of Public Works
 DATE March 2022

DRAWING TITLE
QMTC
 UNDERGROUND INFILTRATION SYSTEM B DETAILS
 Waterfront District
 Quonset Business Park

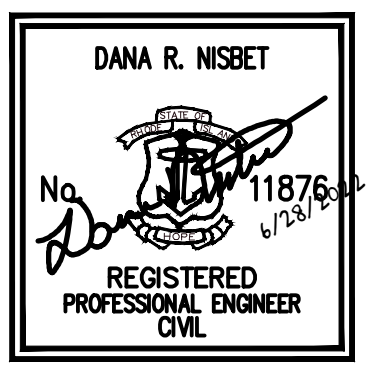
SHEET NO. **C-5.0** DRAWING NO. **26805**
 13 OF 55 SHEETS



- NOTES:**
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.



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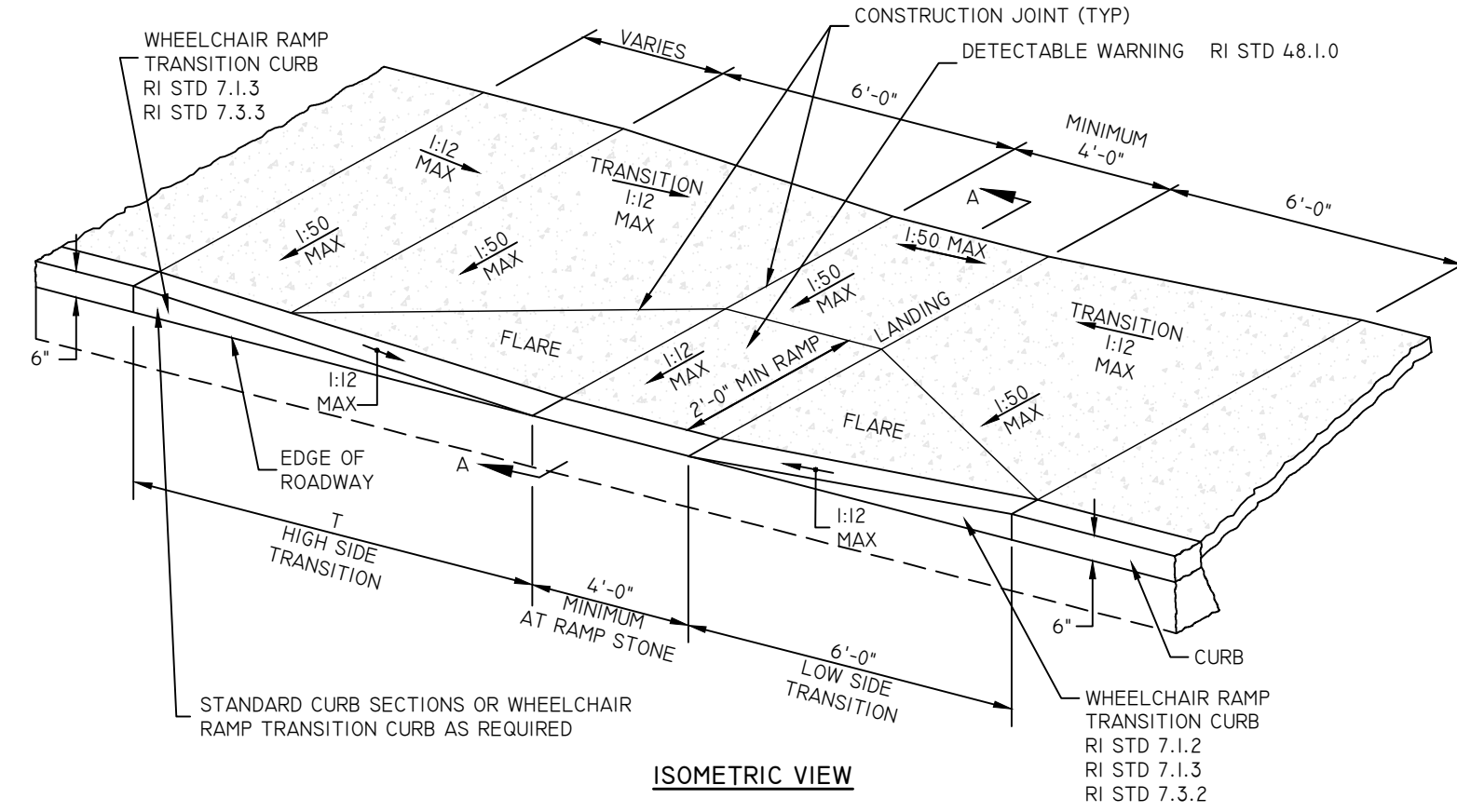
NO.	REVISION	DATE	APP.
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DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

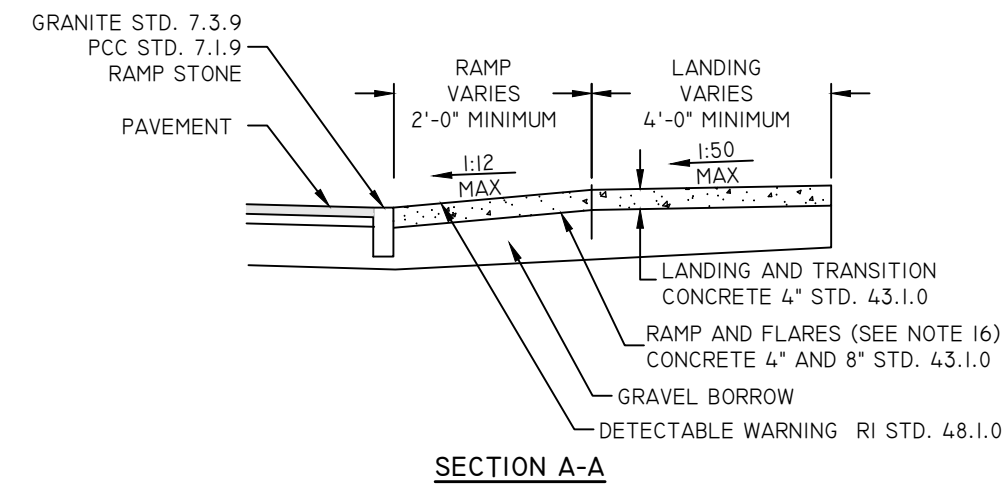
CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE
QMTC
SESC DETAILS
Waterfront District
Quonset Business Park®

SHEET NO.	DRAWING NO.
C-6.0	26805
14 OF 55 SHEETS	



ROADWAY PROFILE GRADE	T (FT.)
0.00	7.5
0.01	9.0
0.02	11.0
0.03	13.5
0.04	19.0
0.05	30.0



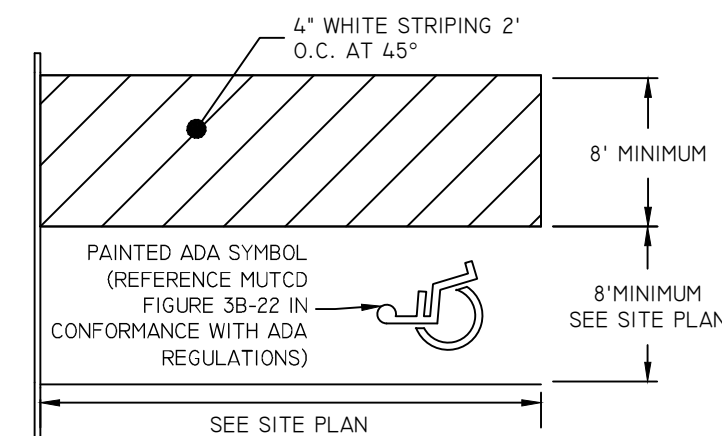
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 - WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
 - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 - DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMP.
 - LOCATION OF WHEELCHAIR RAMP IS AS SHOWN ON CONTRACT DRAWINGS.
 - IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
 - AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
 - THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT EXCEED 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
 - WHERE THE ROAD PROFILE EXCEEDS 5% THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
 - IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
 - THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
 - THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
 - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
 - ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
 - DETECTABLE WARNINGS TO BE PAID FOR UNDER SECTION 942 OF THE R.I. STANDARD SPECIFICATIONS.
 - 8" CONCRETE DEPTH FOR RADIUS WHEELCHAIR RAMP ONLY. USE 4" DEPTH FOR TANGENT (MID-BLOCK) LOCATIONS.
 - MEETS OR EXCEEDS GUIDELINES OF RIDOT STANDARD DETAIL 4.3.3.0.

WHEELCHAIR RAMP (ADA)

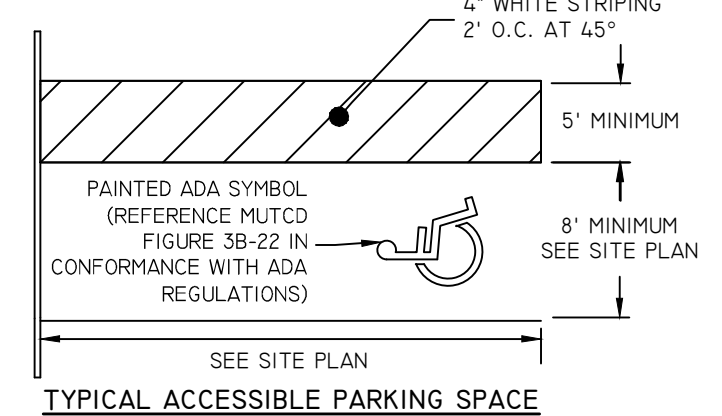
NOT TO SCALE

- ALL IMPROVEMENTS MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)' BY THE DEPARTMENT OF JUSTICE (CURRENT EDITION).
- MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
- ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- A MINIMUM 5'x5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
- NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
- NOTE THAT THE GRADING/ PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMP AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

ADA NOTES



TYPICAL VAN ACCESSIBLE PARKING SPACE



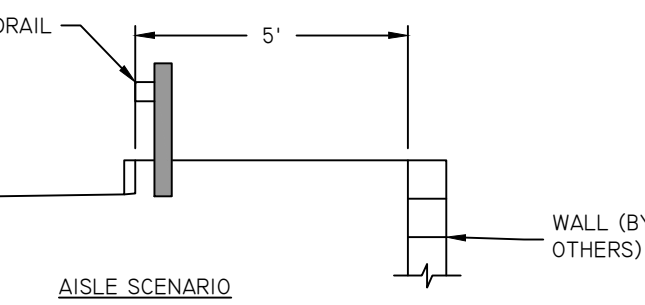
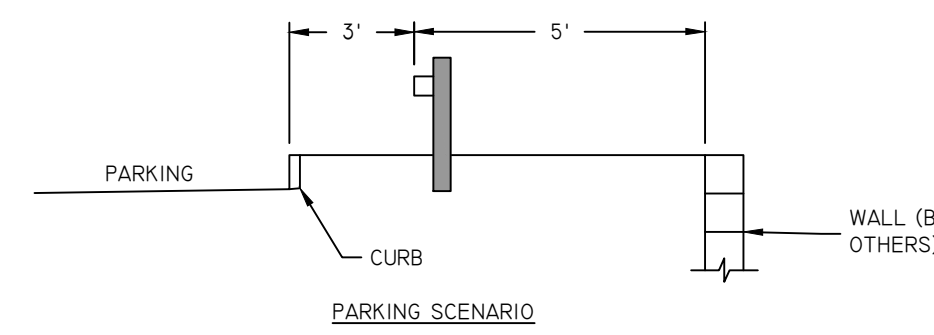
TYPICAL ACCESSIBLE PARKING SPACE

TYPICAL ACCESSIBLE PARKING SPACES

NOT TO SCALE

- NOTES:**
- ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 - APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
 - FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/ STENCILING OF PAINTED ADA SYMBOL MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.

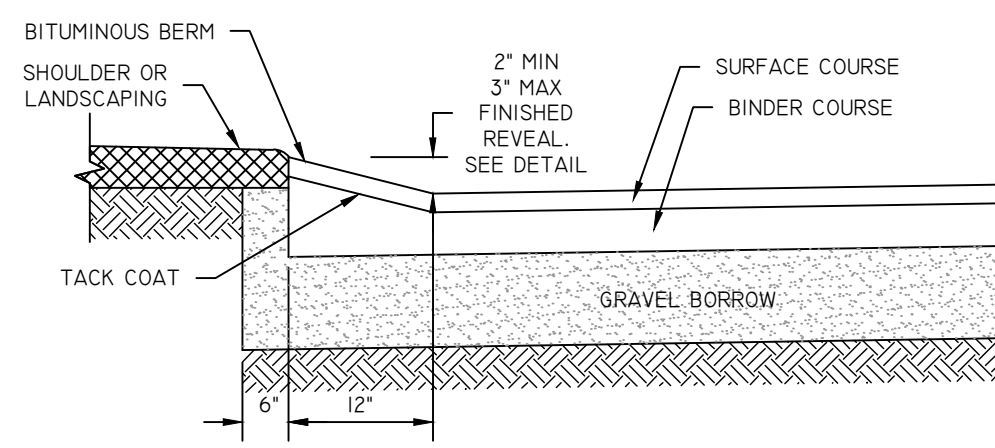
NOTE:
ACTUAL LOCATION OF GUARDRAIL TO BE DETERMINED BASED ON DESIGN OF WALL DESIGN BY GEOTECHNICAL ENGINEER.



GUARDRAIL OFFSET SCENARIOS

NOT TO SCALE

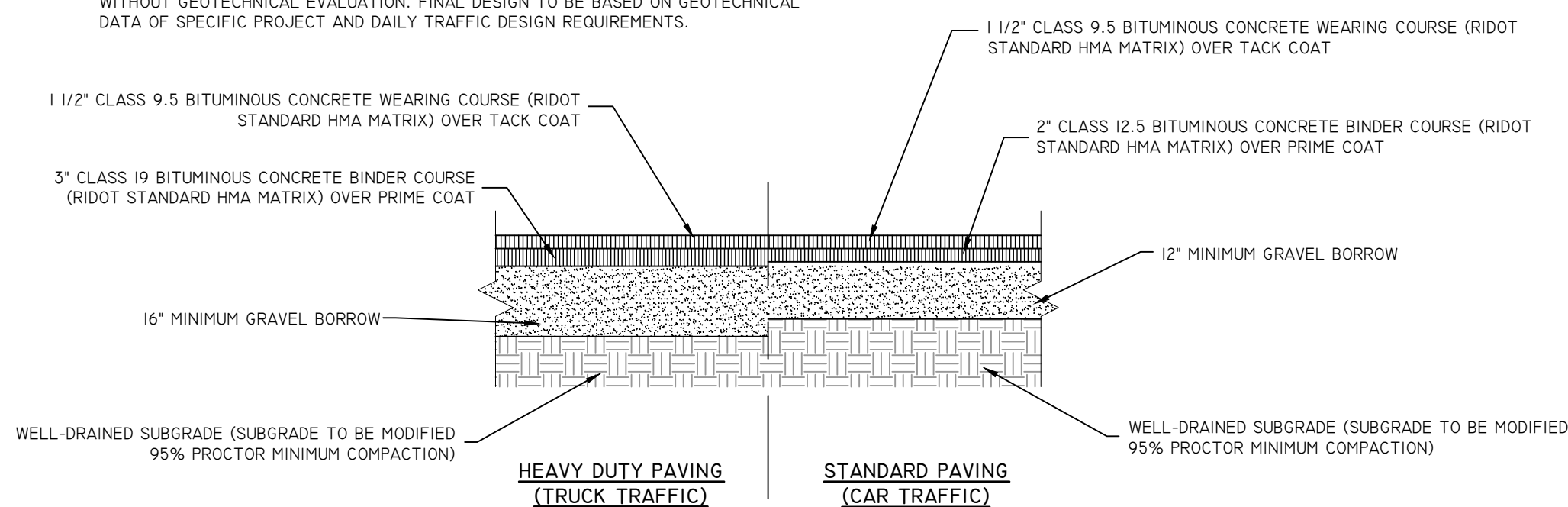
- NOTES:**
- FOR ALL NEW PAVEMENT AREAS, BITUMINOUS BERM MUST BE CONTIGUOUS, PLACED AT THE SAME TIME AS THE BINDER COURSE, THEN OVERLAP WITH SURFACE COURSE. BERM CANNOT BE INSTALLED IN A SEPARATE EXTRUDED OPERATION.
 - ALL DIMENSIONS SHOWN ARE REQUIRED. ANY DEVIATIONS FROM DIMENSIONS SHOWN MUST BE APPROVED IN WRITING BY DESIGN ENGINEER AND PROJECT OWNER PRIOR TO BERM INSTALLATION.
 - BERM INSTALLATION MUST BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS, AND AUTHORITIES HAVING JURISDICTION.



BITUMINOUS BERM

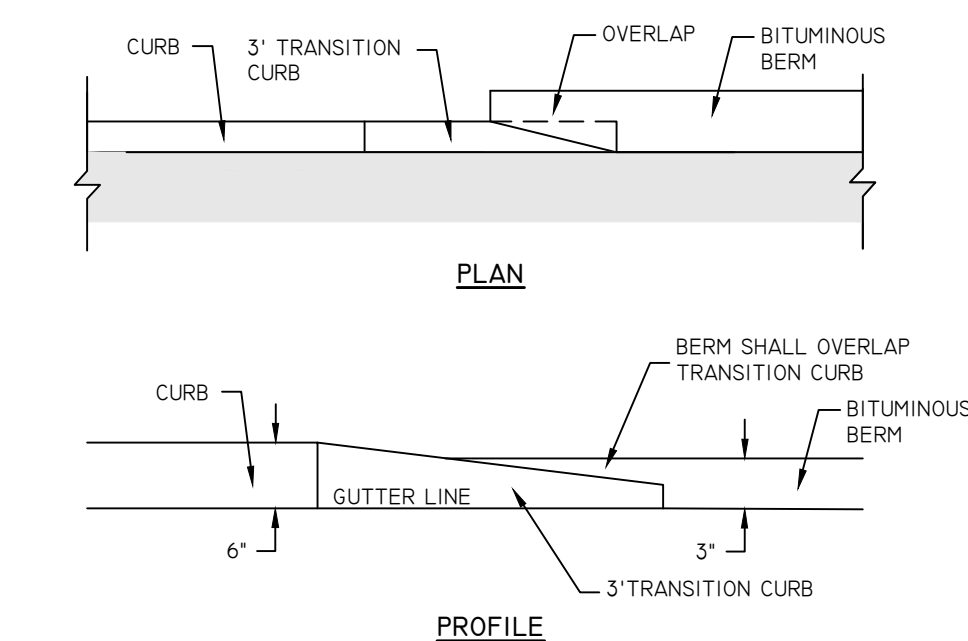
NOT TO SCALE

NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION. FINAL DESIGN TO BE BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENTS.



TYPICAL PAVEMENT SECTION

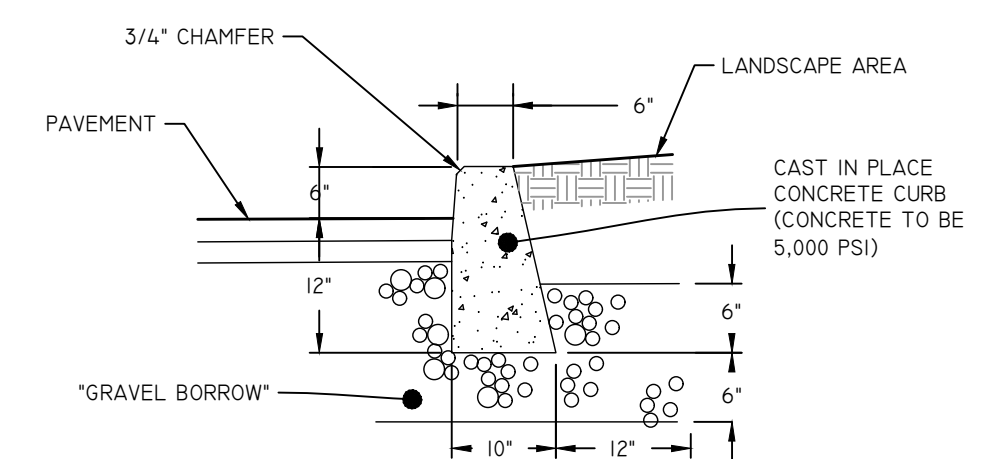
NOT TO SCALE



CURB TO BERM TRANSITION

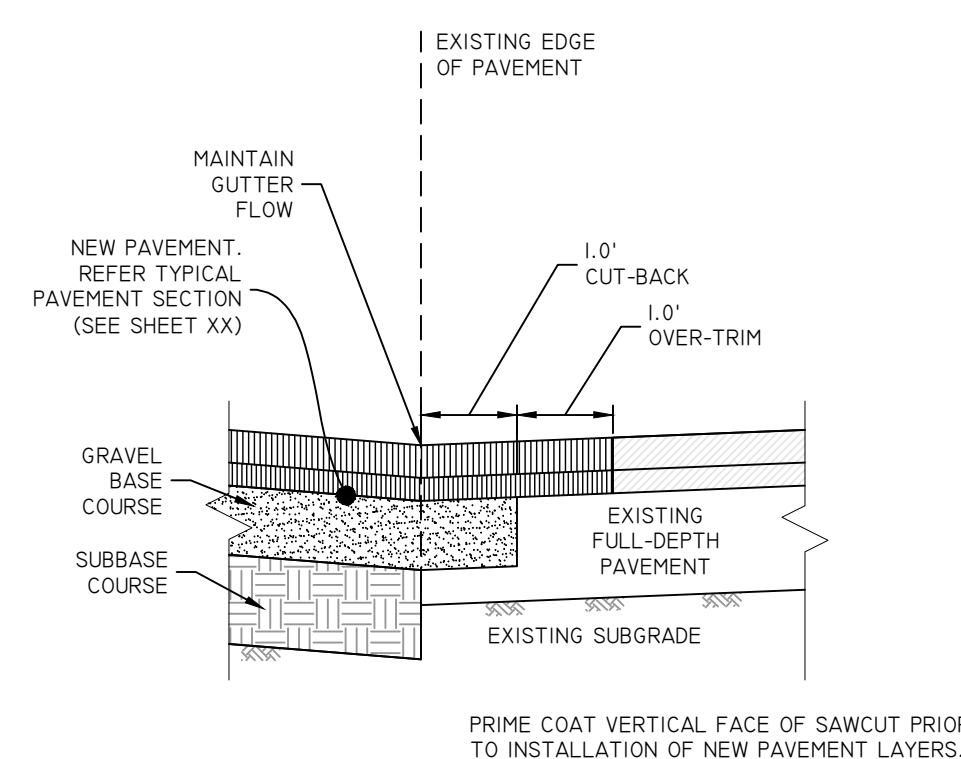
NOT TO SCALE

- NOTE:**
- CURBING TO HAVE SMOOTH SPONGE FINISH ON EXPOSED SURFACE.
 - SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.



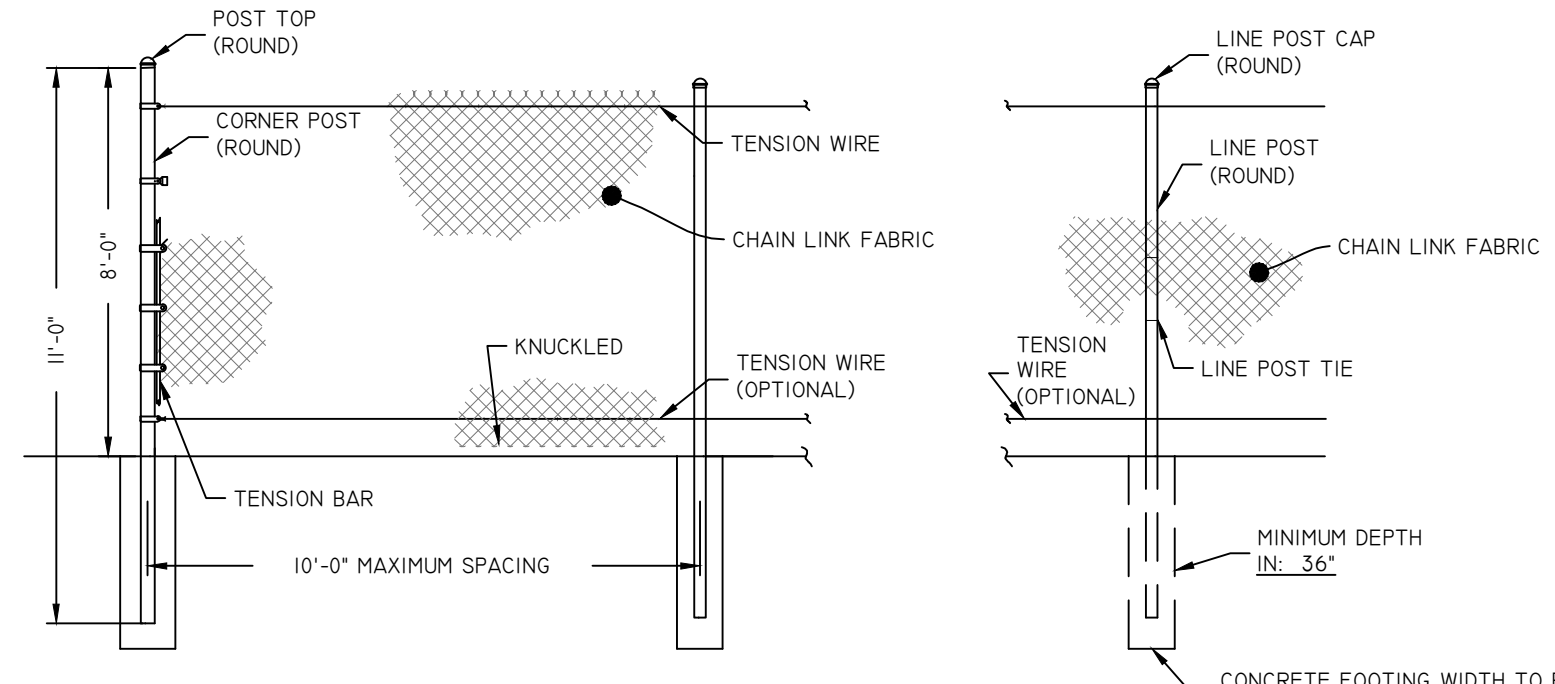
CAST IN PLACE CONCRETE CURBING

NOT TO SCALE



PAVEMENT TIE-IN DETAIL

NOT TO SCALE

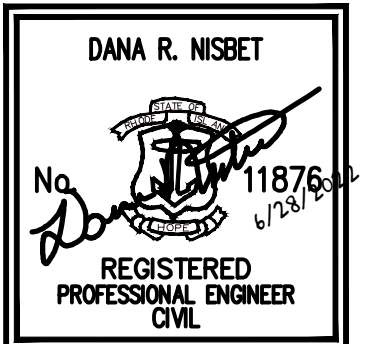


FENCE DETAIL

NOT TO SCALE



Development Services
95 Cripe Street
North Kingstown, RI 02852
Tel: (401) 295-0044
Fax: (401) 268-9885



NO.	REVISION	DATE	APP.
1	CRMC RESPONSE TO COMMENTS	6/28/22	

DESIGN BY	D.R.N.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.
FILE NAME 1794-001-A18-PLAN.DWG
APPROVED
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QDC Director of Public Works
DATE March 2022

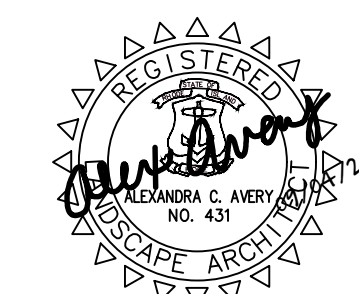
DRAWING TITLE

QMTC

SITE DETAILS

Waterfront District
Quonset Business Park

SHEET NO.	DRAWING NO.
C-7.0	26805
15 OF 55 SHEETS	



NO.	REVISION	DATE	APP.

DESIGN BY	A.C.A.	CHECKED BY	XXX
DRAWN BY	J.W.S.	ENGINEER	
SCALE	AS NOTED	PROJECT NO.	

CONTRACT NO.

FILE NAME 1794-001-A18-LARC.DWG

APPROVED

William G. Young P.E.
QDC Director of Public Works
DATE March 2022

DRAWING TITLE

QMTC

LANDSCAPE PLAN

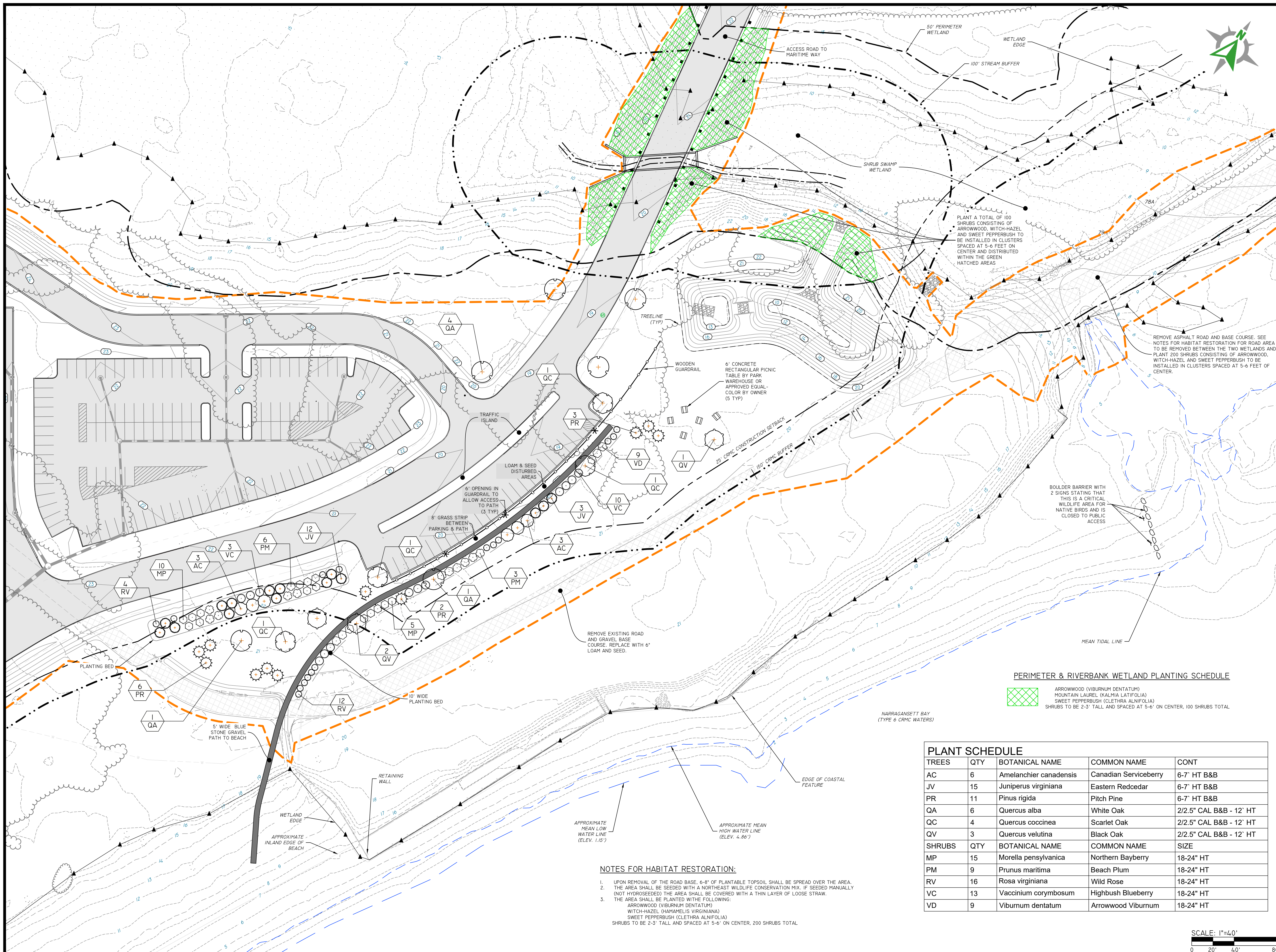
Waterfront District
Quonset Business Park

SHEET NO. DRAWING NO.

L-1.0

26805

1 OF 2 SHEETS



PERIMETER & RIVERBANK WETLAND PLANTING SCHEDULE

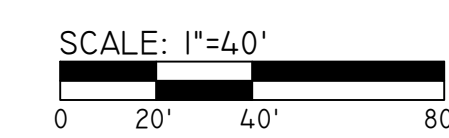
	ARROWWOOD (VIBURNUM DENTATUM)
	MOUNTAIN LAUREL (KALMIA LATIFOLIA)
	SWEET PEPPERBUSH (CLETHRA ALNIFOLIA)
	SHRUBS TO BE 2-3' TALL AND SPACED AT 5-6' ON CENTER, 100 SHRUBS TOTAL

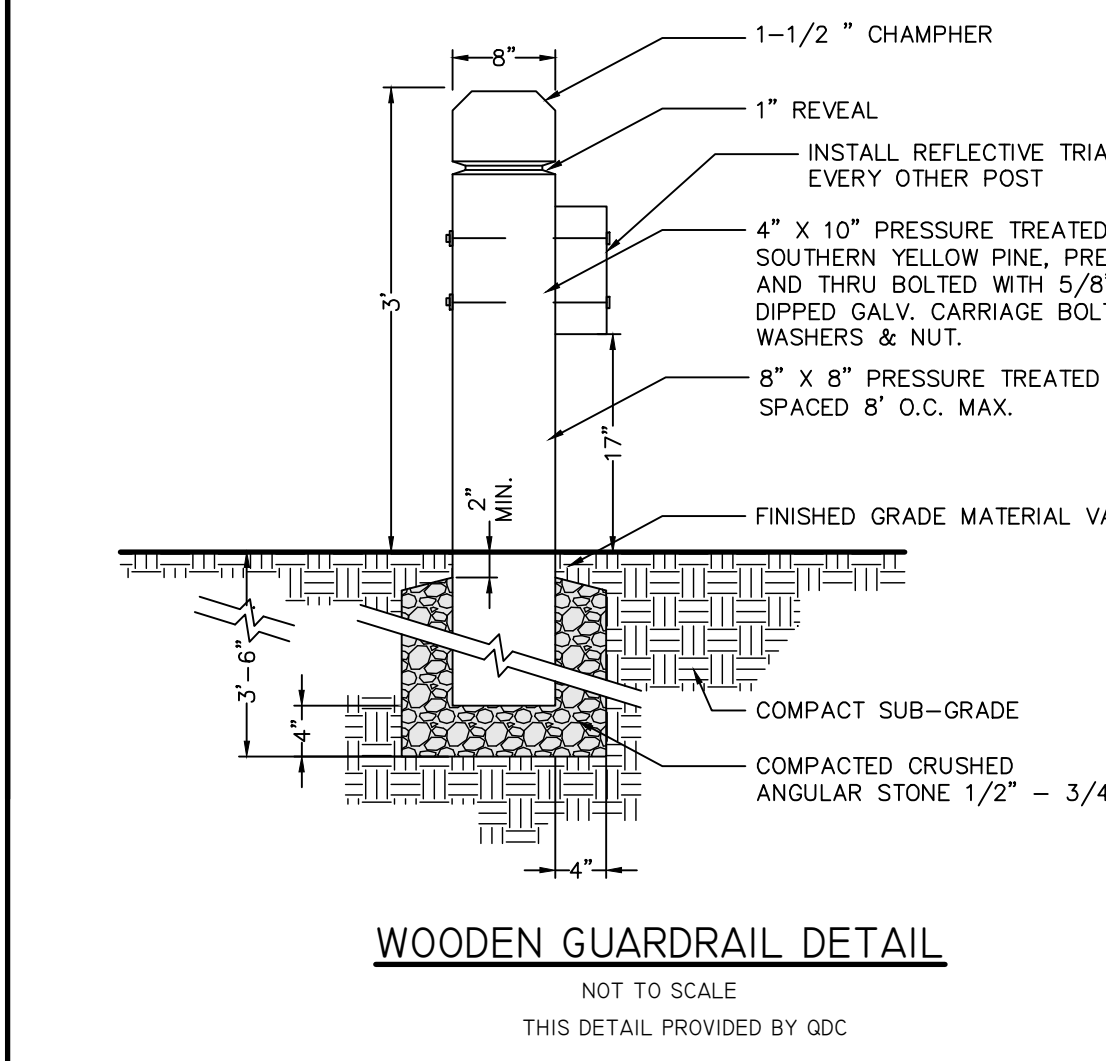
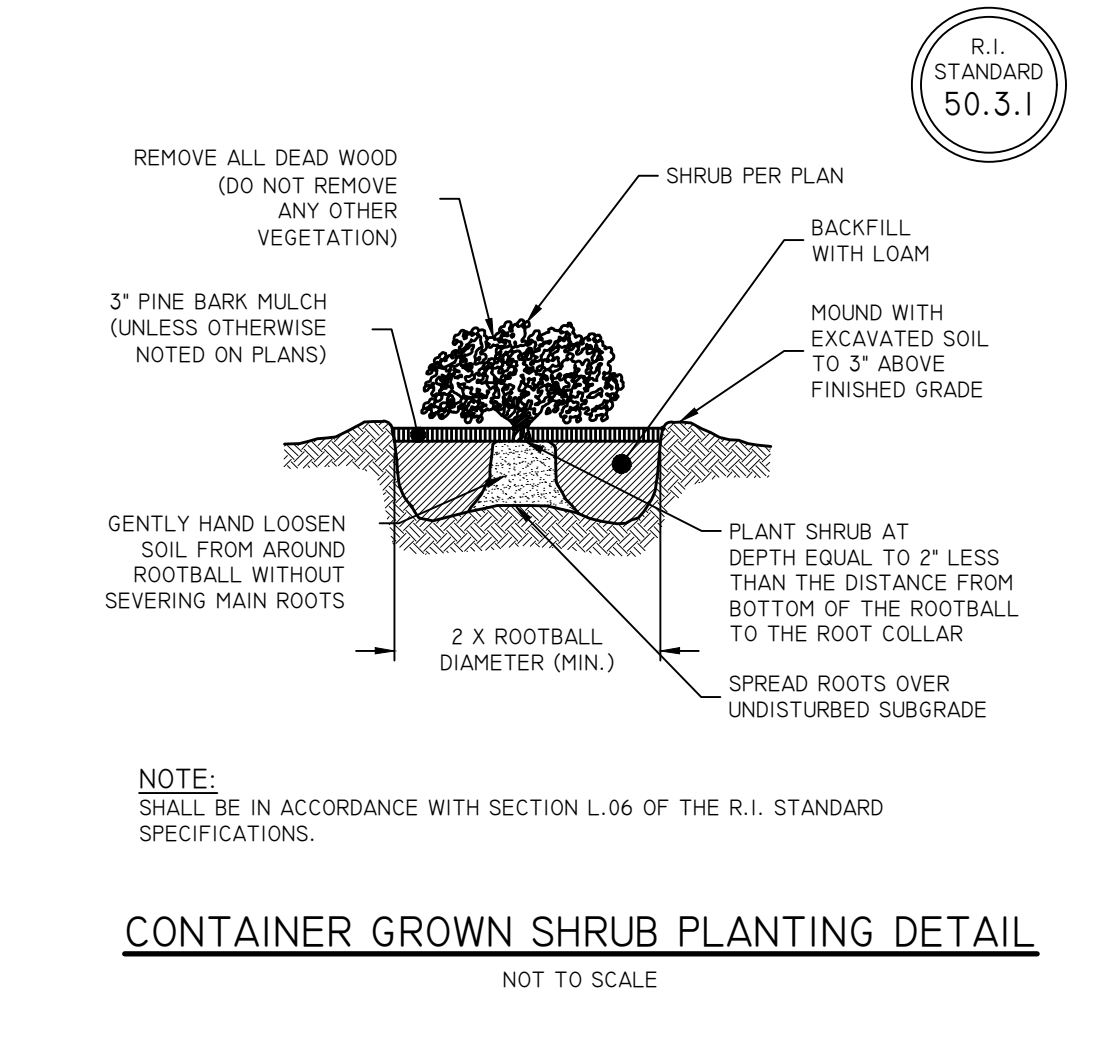
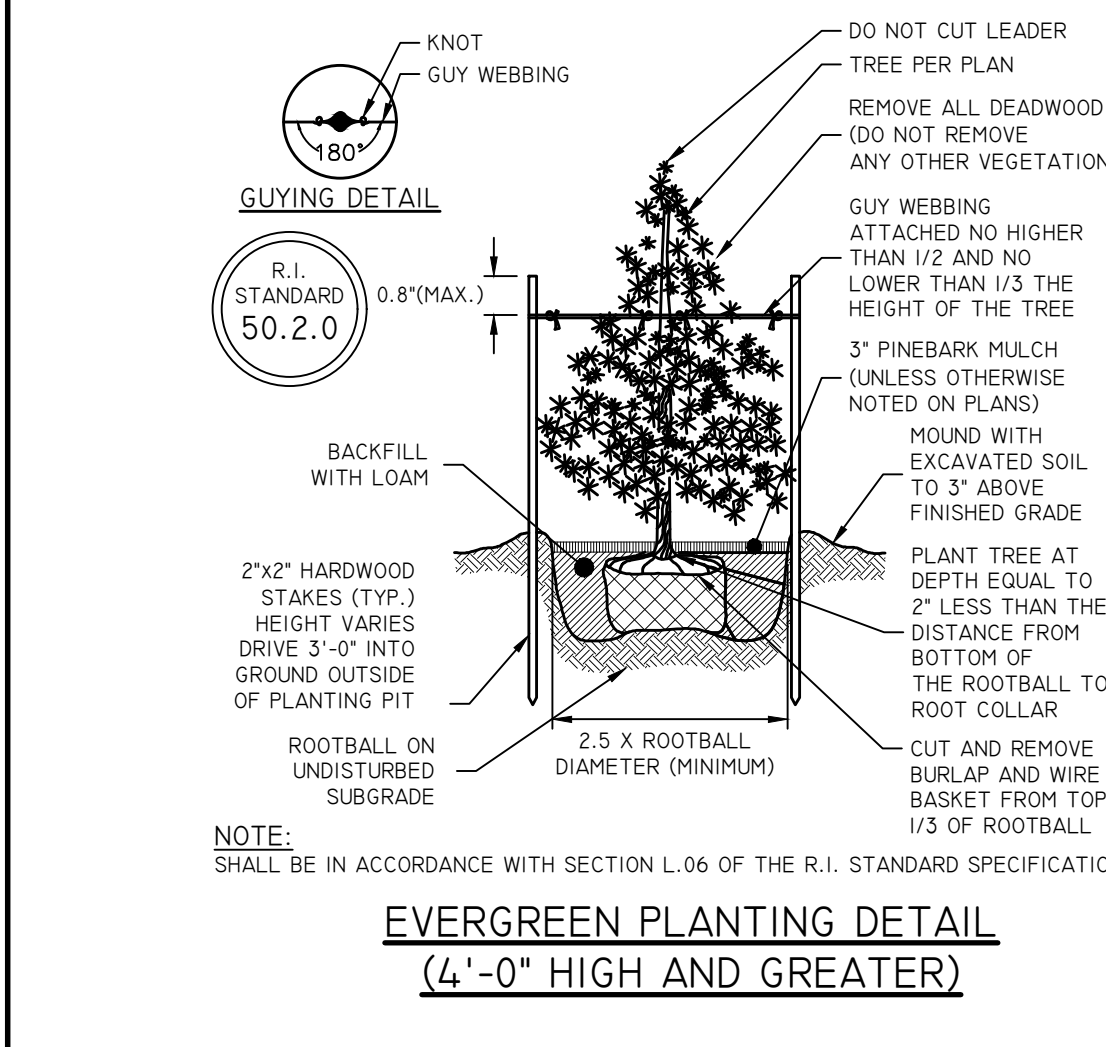
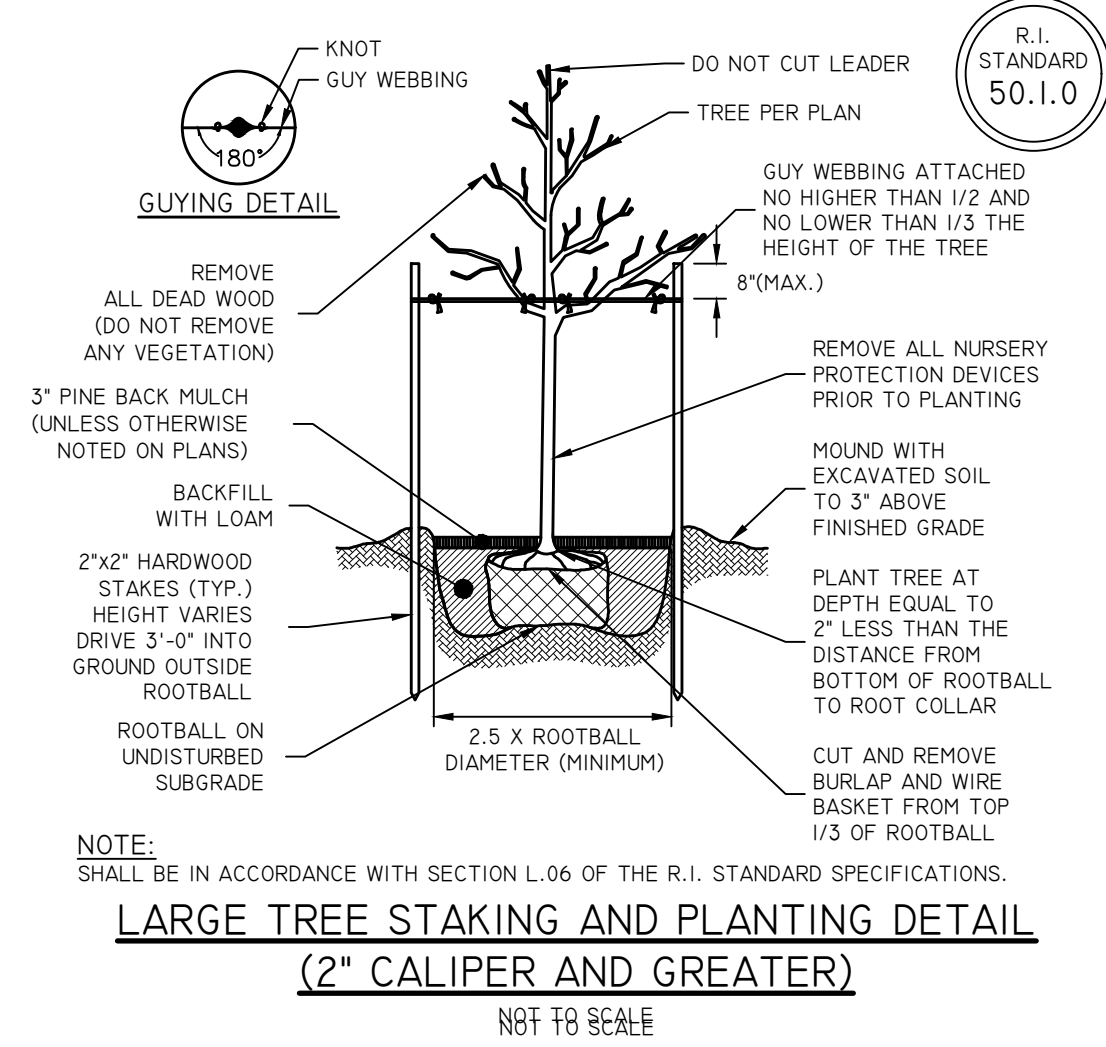
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
AC	6	Amelanchier canadensis	Canadian Serviceberry	6-7' HT B&B
JV	15	Juniperus virginiana	Eastern Redcedar	6-7' HT B&B
PR	11	Pinus rigida	Pitch Pine	6-7' HT B&B
QA	6	Quercus alba	White Oak	2/2.5" CAL B&B - 12' HT
QC	4	Quercus cocinea	Scarlet Oak	2/2.5" CAL B&B - 12' HT
QV	3	Quercus velutina	Black Oak	2/2.5" CAL B&B - 12' HT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
MP	15	Morella pensylvanica	Northern Bayberry	18-24" HT
PM	9	Prunus maritima	Beach Plum	18-24" HT
RV	16	Rosa virginiana	Wild Rose	18-24" HT
VC	13	Vaccinium corymbosum	Highbush Blueberry	18-24" HT
VD	9	Viburnum dentatum	Arrowwood Viburnum	18-24" HT

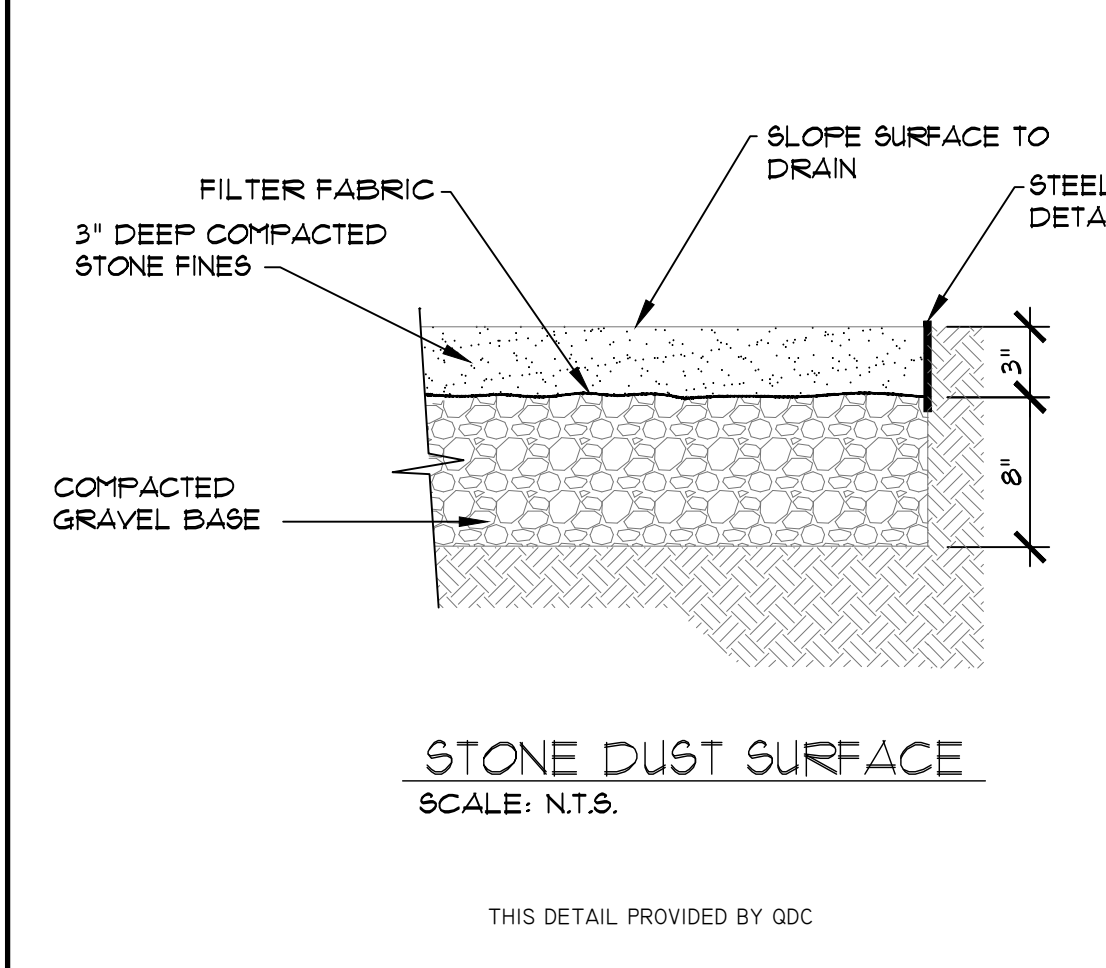
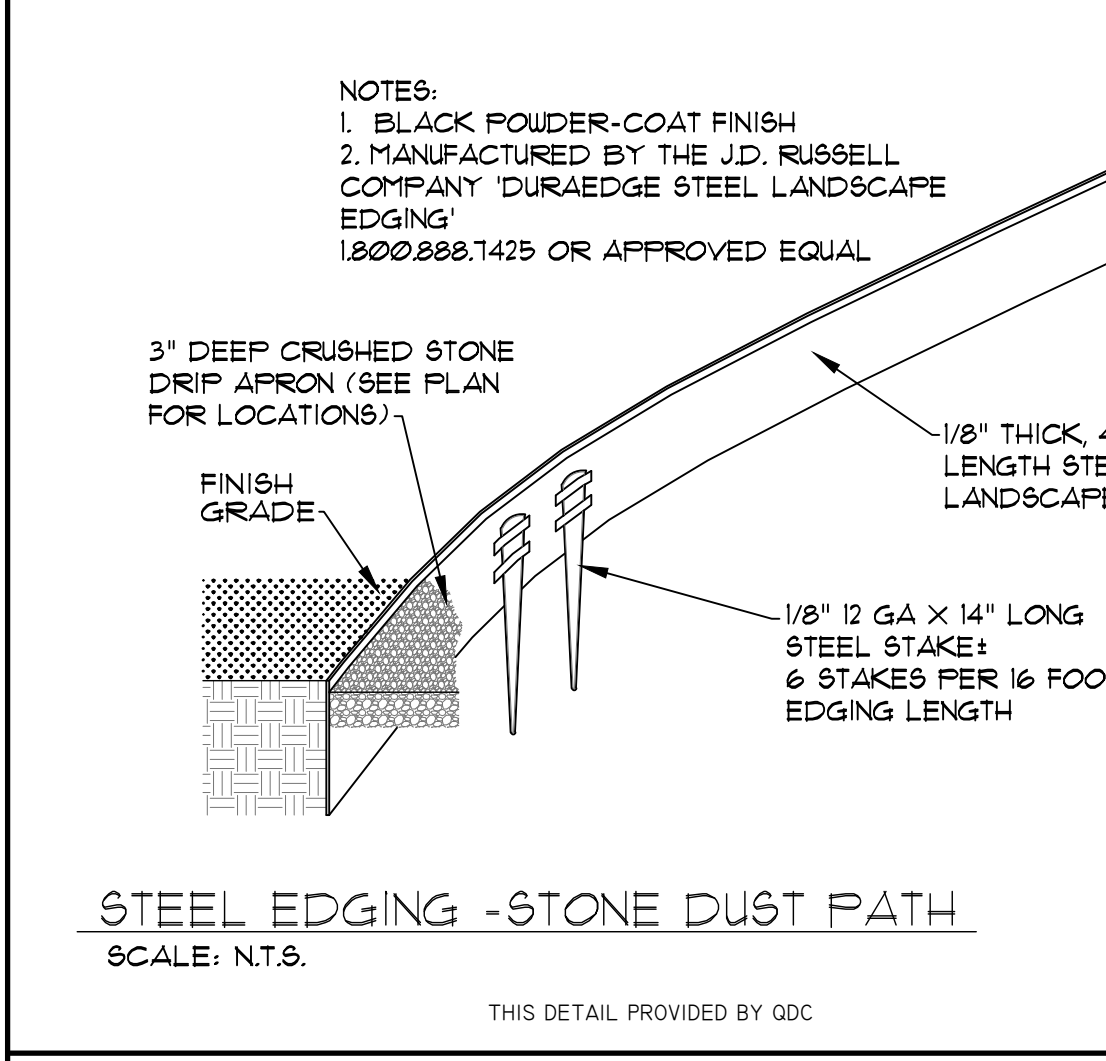
NOTES FOR HABITAT RESTORATION:

- UPON REMOVAL OF THE ROAD BASE, 6-8" OF PLANTABLE TOPSOIL SHALL BE SPREAD OVER THE AREA.
- THE AREA SHALL BE SEEDED WITH A NORTHEAST WILDLIFE CONSERVATION MIX. IF SEEDED MANUALLY (NOT HYDROSEDED) THE AREA SHALL BE COVERED WITH A THIN LAYER OF LOOSE STRAW.
- THE AREA SHALL BE PLANTED WITH THE FOLLOWING:
ARROWWOOD (VIBURNUM DENTATUM)
WITCH-HAZEL (OSNABELIS VIRGINIANA)
SWEET PEPPERBUSH (CLETHRA ALNIFOLIA)
SHRUBS TO BE 2-3' TALL AND SPACED AT 5-6' ON CENTER, 200 SHRUBS TOTAL.





- PLANTING NOTES:**
- CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
 - ALL PLANTING MATERIALS AND INSTALLATION MUST MEET THE REQUIREMENTS OF THE RHODE ISLAND STANDARD DETAIL DRAWINGS AND THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - ALL PLANT MATERIAL MUST CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS MUST BE NURSERY GROWN AND MUST HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
 - PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
 - CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING MUST BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
 - ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF MULCH AND MUST COVER PLANTING BEDS AS SHOWN ON DRAWINGS.
 - TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
 - TREE CALIPER MEASUREMENTS FOR ALL NEW PLANT STOCK TO BE TAKEN 6" ABOVE GRADE FOR TREES UNDER 4" AND 12" ABOVE GRADE FOR TREES OVER 4".
 - THE LOWEST BRANCHES OF TREES MUST BE MAINTAINED TO AT LEAST 84" ABOVE FINISHED GRADE.
 - INSTALLATION CONTRACTOR MUST REMOVE ALL STAKES, GUY WIRES, AND TAPE FROM TREES AFTER A PERIOD OF ONE (1) YEAR.
 - CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING THE ENDOPHYTE ENHANCED GRASS SEED MIX AT A RATE OF 5-7 LBS. PER 1000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN. ANY SOD (TURF) UTILIZED MUST BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
 - RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
 - ALL LANDSCAPED AREAS MUST BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS MUST BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS MUST BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
 - LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM MUST NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM MUST BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM MUST BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED MUST HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
 - LIGHTING PHOTOMETRICS/DESIGN BY OTHERS.



QUONSET DEVELOPMENT CORPORATION

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95 Cripe Street
North Kingstown, RI 02852
Tel: (401) 295-0044
Fax: (401) 268-9885



NO.	REVISION	DATE	APP.

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DRAWN BY J.W.S. ENGINEER
SCALE AS NOTED PROJECT NO.
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QDC Director of Public Works
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DRAWING TITLE
QMTC
LANDSCAPE NOTES & DETAILS
Waterfront District
Quonset Business Park®
SHEET NO. L-2.0 DRAWING NO. 26805
2 OF 2 SHEETS