



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2024-02-113 Date: April 30, 2024

This office has under consideration the application of:

Solari RI Commercial Prop. LLC
P.O. Box 255
Hockessin, DE 19707

for a State of Rhode Island Assent to construct and maintain:

Expansion of an existing commercial development with the Salt Pond Region SAMP watershed. The project includes five (5) new buildings with associated parking, grading and utilities (including a new public well, approved by DOH, and new OWTS, approved by RIDEM. Stormwater treatment includes bioretention areas and permeable pavement.

Project Location:	3769 Old Post Road
City/Town:	Charlestown
Plat/Lot:	Plat 13, lot 30
Waterway:	Salt Pond Watershed

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

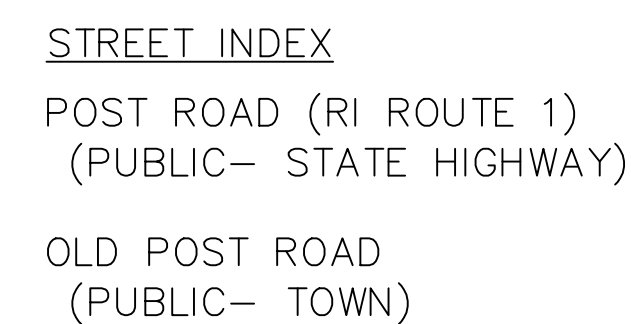
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **May 30, 2024**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.


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APPLICANT:
JOHN SULLIVAN
PO BOX 225
HOCKESSIN, DE 19707



27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385

Thomas J. Principe, III



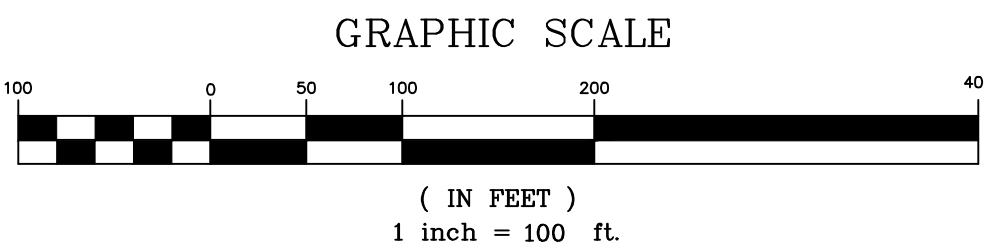
REGISTERED
PROFESSIONAL ENGINEER

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE		
CONTOUR		
SURVEY BOUND		
UTILITY POLE		
OVERHEAD WIRE		
DRAINLINE		
WATERLINE		
WATER GATE VALVE		
SEWER MANHOLE		
SEWERLINE		
GAS LINE		
GAS VALVE		
EROSION CONTROL		
STONEWALL		
SIDEWALK		
TREE		
TREE TO BE REMOVED		
LIMIT OF DISTURBANCE		
TEST PIT		
BENCHMARK		
WELL		
SOILS LINE		
EDGE OF PAVEMENT		
LIGHT POLE		

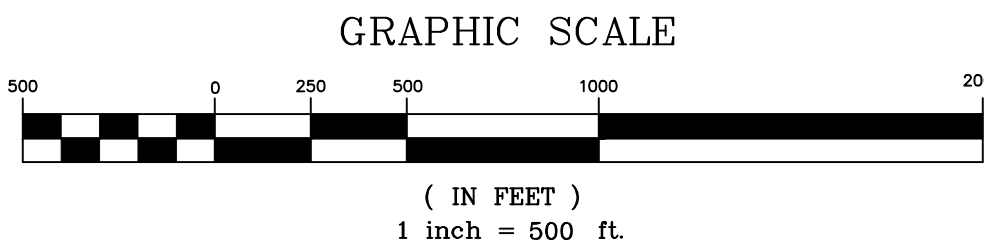




200 FOOT RADIUS LOCUS MAP
SCALE: 1"=100'



2,000 FOOT RADIUS LOCUS MAP
SCALE: 1"=500'



AERIAL OVERLAY RADIUS MAP

Thomas J. Principe, III
REGISTERED
PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

REVISIONS			
No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

SCALE: 1"=50'
DRAWN BY: KAB
DATE: 02/15/2024

SHEET NO: 2 OF 13
DESIGN BY: JAR
PROJECT NO.: 21051.00

CHECKED BY: TJP

OWNER:
SOLARIA RI, LLC
COMMERCIAL PROPERTIES
PO BOX 225
HOCKESSIN, DE 19707

APPLICANT:
JOHN SULLIVAN
PO BOX 225
HOCKESSIN, DE 19707

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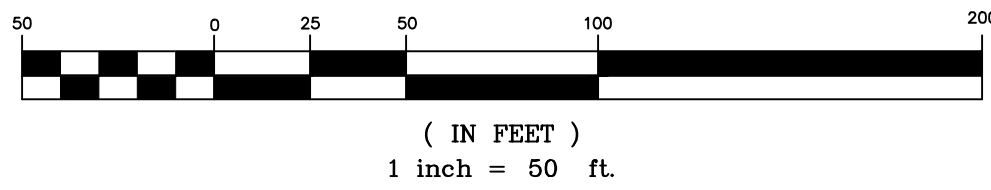
STREET INDEX
POST ROAD (RI ROUTE 1)
(PUBLIC- STATE HIGHWAY)

OLD POST ROAD
(PUBLIC- STATE)

ZONING DESIGNATION:

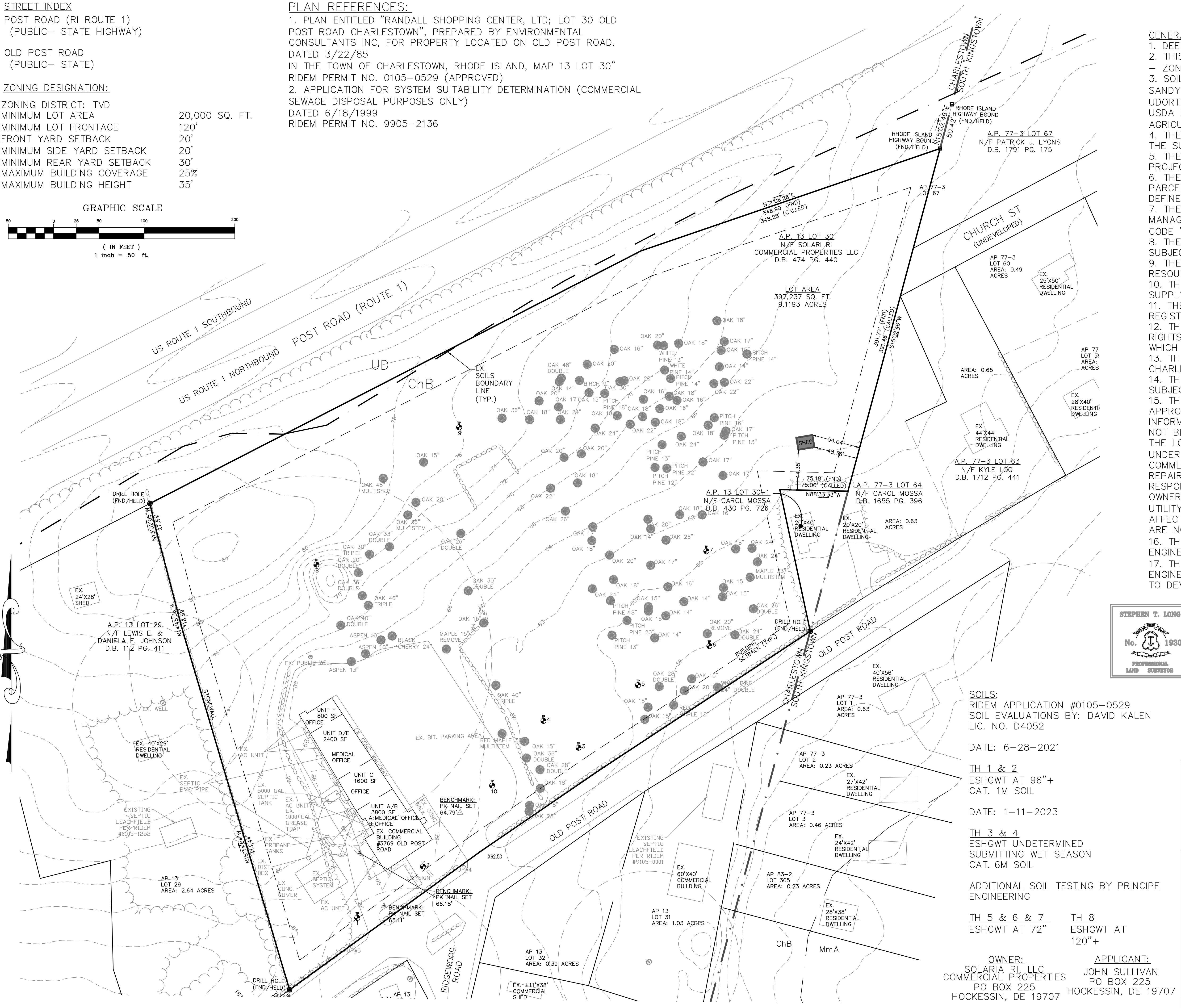
ZONING DISTRICT: TVD
MINIMUM LOT AREA 20,000 SQ. FT.
MINIMUM LOT FRONTAGE 120'
FRONT YARD SETBACK 20'
MINIMUM SIDE YARD SETBACK 20'
MINIMUM REAR YARD SETBACK 30'
MAXIMUM BUILDING COVERAGE 25%
MAXIMUM BUILDING HEIGHT 35'

GRAPHIC SCALE



PLAN REFERENCES:

1. PLAN ENTITLED "RANDALL SHOPPING CENTER, LTD; LOT 30 OLD POST ROAD CHARLESTOWN", PREPARED BY ENVIRONMENTAL CONSULTANTS INC, FOR PROPERTY LOCATED ON OLD POST ROAD. DATED 3/22/85
IN THE TOWN OF CHARLESTOWN, RHODE ISLAND, MAP 13 LOT 30"
RIDEM PERMIT NO. 0105-0529 (APPROVED)
2. APPLICATION FOR SYSTEM SUITABILITY DETERMINATION (COMMERCIAL SEWAGE DISPOSAL PURPOSES ONLY)
DATED 6/18/1999
RIDEM PERMIT NO. 9905-2136



GENERAL NOTES:

1. DEED REFERENCE: BK 468, PAGE 707.
2. THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0188J DATED 10/16/2013.
3. SOILS ON SITE ARE CLASSIFIED AS CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONY (ChB) AND UDORTHENTS-URBAN LAND COMPLEX (UD) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
4. THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
5. THERE ARE NO WETLANDS ON OR IN THE VICINITY OF THE PROJECT.
6. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PARCEL. IT IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY THE TOWN OF CHARLESTOWN COMPREHENSIVE PLAN.
7. THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC AND DEFINED AS LAND USE CODE "DEVELOPED BEYOND CARRYING CAPACITY."
8. THERE ARE NO PUBLIC FACILITIES WITHIN 2,000 FEET OF THE SUBJECT PARCEL.
9. THE SUBJECT PARCEL IS LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
11. THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
12. THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
13. THE SUBJECT PARCEL IS LOCATED WITHIN A TOWN OF CHARLESTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
14. THERE ARE NO COASTAL FEATURES WITHIN 200 FEET OF THE SUBJECT PARCEL.
15. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
16. THE APPLICANT AND/OR THEIR REPRESENTATIVE AND THEIR ENGINEER HAVE WALKED THE SITE OF THE PROPOSED PROJECT.
17. THE APPLICANT AND/OR THEIR REPRESENTATIVE AND THEIR ENGINEER HAVE HEAD AND UNDERSTAND SECTION 4.3 CONSTRAINTS TO DEVELOPMENT.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPD

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: STEPHEN T. LONG, PLS NO. 1930 DATE:

SOILS:
RIDEM APPLICATION #0105-0529
SOIL EVALUATIONS BY: DAVID KALEN
LIC. NO. D4052

DATE: 6-28-2021

TH 1 & 2

ESHGWT AT 96"+
CAT. 1M SOIL

DATE: 1-11-2023

TH 3 & 4

ESHGWT UNDETERMINED
SUBMITTING WET SEASON
CAT. 6M SOIL

ADDITIONAL SOIL TESTING BY PRINCIPLE
ENGINEERING

TH 5 & 6 & 7

ESHGWT AT 72"

TH 8

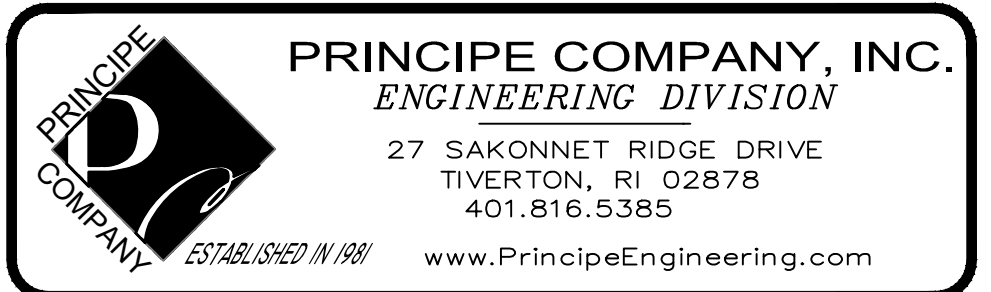
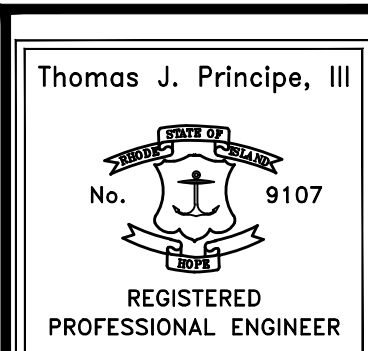
ESHGWT AT

120"+

OWNER:
SOLARIA RI, LLC
COMMERCIAL PROPERTIES
PO BOX 225
HOCKESSIN, DE 19707

APPLICANT:
JOHN SULLIVAN
PO BOX 225
HOCKESSIN, DE 19707

EXISTING CONDITIONS PLAN



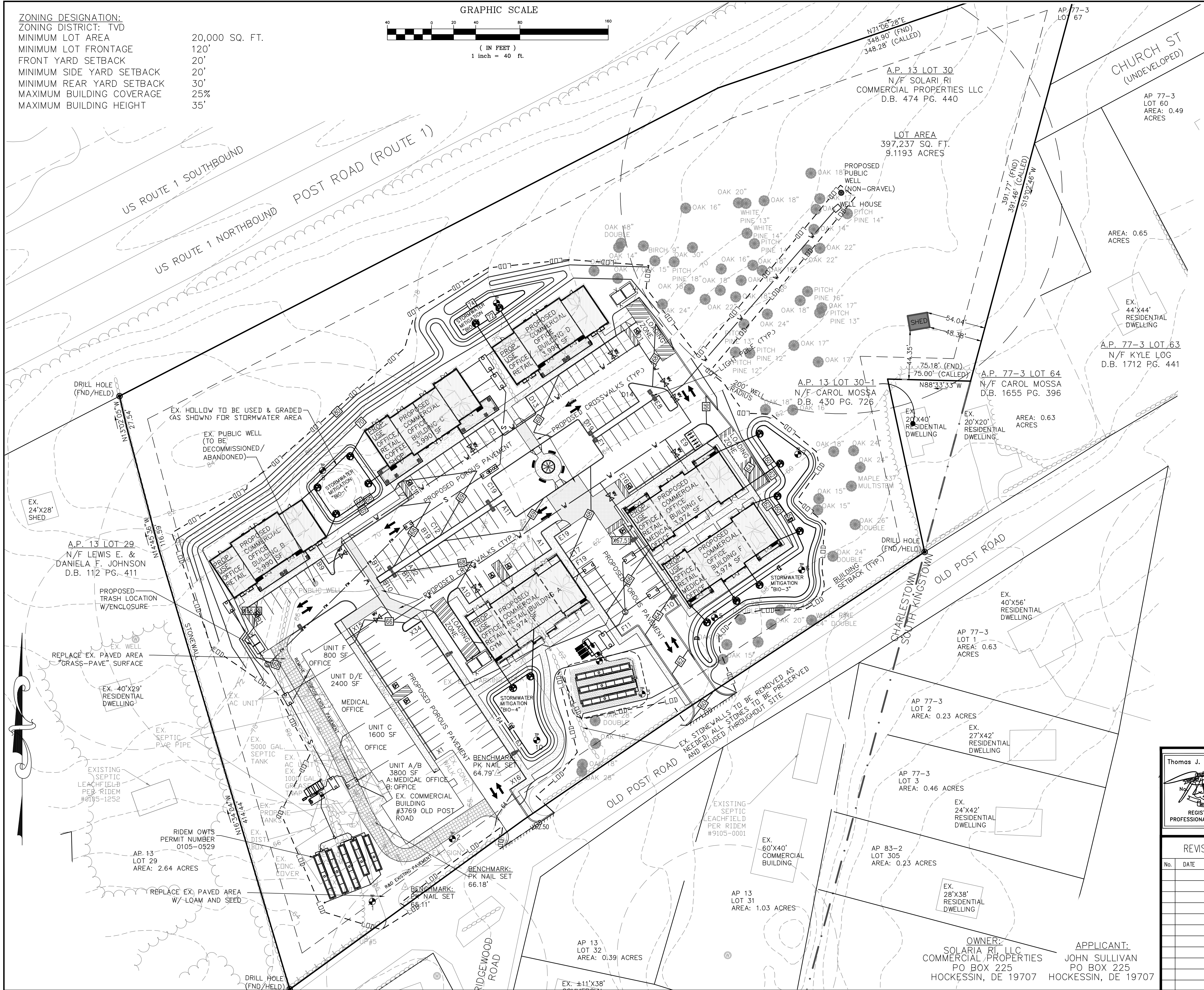
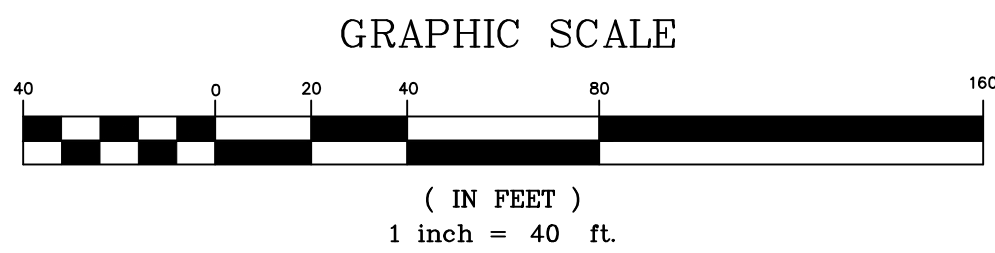
PRELIMINARY PLAN SUBMISSION

for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

SCALE: 1"=50'
DRAWN BY: KAB
DATE: 02/15/2024
SHEET NO: 3 OF 13
DESIGN BY: ---
PROJECT NO.: 21051.00
CHECKED BY: TJP

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2/22/2024
RECEIVED
MAJOR LAND DEVELOPMENT

ZONING DESIGNATION:
ZONING DISTRICT: TVD
MINIMUM LOT AREA 20,000 SQ. FT.
MINIMUM LOT FRONTAGE 120'
FRONT YARD SETBACK 20'
MINIMUM SIDE YARD SETBACK 20'
MINIMUM REAR YARD SETBACK 30'
MAXIMUM BUILDING COVERAGE 25%
MAXIMUM BUILDING HEIGHT 35'



LOT BUILDING COVERAGE & PARKING NOTES:
1. PROPOSED LOT BUILDING COVERAGE = 24,738 SF
EXISTING BUILDING COVERAGE = 8,600 SF
TOTAL BUILDING COVERAGE = 32,492 SF
TOTAL LOT AREA = 396,941 SF
PROPOSED TOTAL BUILDING COVERAGE
32,492 SF / 396,941 SF = 8.2%
(LESS THAN THE MAXIMUM 25% IN THE TVD ZONE).

2. PARKING:
EXISTING BUILDING: 8,600 SF
1 PARKING SPACE REQUIRED PER 300 SF = 29
SPACES REQUIRED PLUS ONE SPACE REQUIRED FOR
EACH EMPLOYEE (RETAIL/SERVICE);
34 TOTAL SPACES PROVIDED

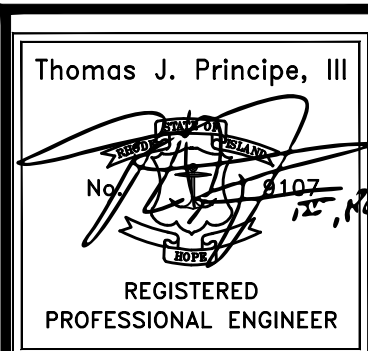
PROPOSED BUILDING COMMERCIAL BUILDINGS:
1 PARKING SPACE REQUIRED PER 300 SF PLUS ONE
SPACE REQUIRED FOR EACH EMPLOYEE
(RETAIL/SERVICE);
BUILDING A AREA: 3,974 S.F.
BUILDING A: 14 SPACES REQUIRED + EMP. PARKING
BUILDING A: 22 SPACES PROVIDED
BUILDING B AREA: 3,990 S.F.
BUILDING B: 14 SPACES REQUIRED + EMP. PARKING
BUILDING B: 19 SPACES PROVIDED
BUILDING C AREA: 3,990 S.F.
BUILDING C: 14 SPACES REQUIRED + EMP. PARKING
BUILDING C: 19 SPACES PROVIDED
BUILDING D AREA: 3,990 S.F.
BUILDING D: 14 SPACES REQUIRED + EMP. PARKING
BUILDING D: 19 SPACES PROVIDED
BUILDING E AREA: 3,974 SPACES PROVIDED
BUILDING E: 14 SPACES REQUIRED + EMP. PARKING
BUILDING E: 19 SPACES PROVIDED
BUILDING F AREA: 3,974 SPACES PROVIDED
BUILDING F: 14 SPACES REQUIRED + EMP. PARKING
BUILDING F: 19 SPACES PROVIDED

151 PARKING SPACES PROVIDED ON ENTIRE SITE.

STREET INDEX
POST ROAD (RI ROUTE 1)
(PUBLIC- STATE HIGHWAY)

OLD POST ROAD
(PUBLIC- STATE)

PROPOSED DEVELOPMENT PLAN



PRINCE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

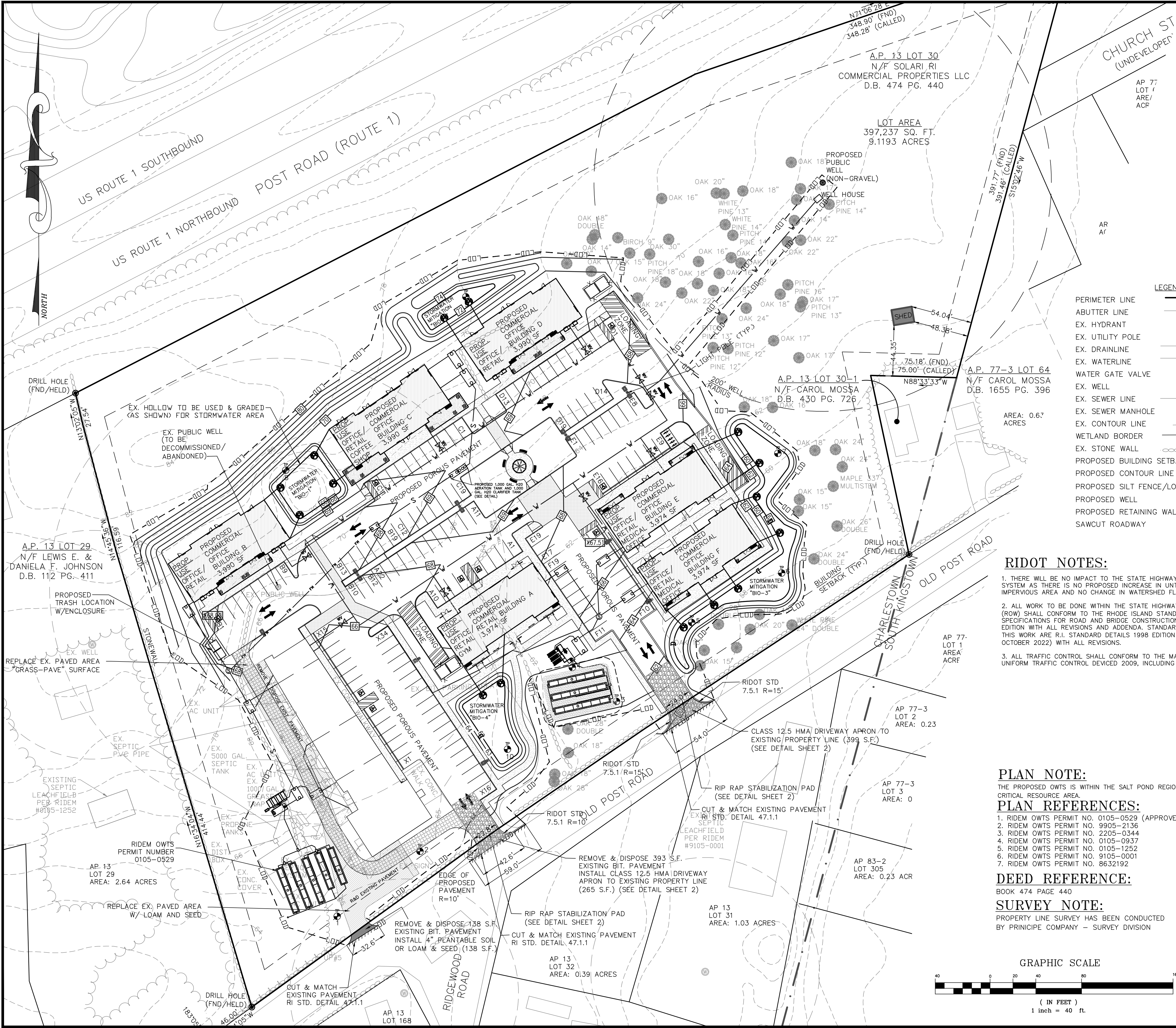
REVISIONS			
No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

SCALE: 1"=40'
SHEET NO: 4 OF 13
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP
DATE: 02/15/2024 PROJECT NO.: 21051.00

OWNER:
SOLARIA RI, LLC
COMMERCIAL PROPERTIES
PO BOX 225
HOCKESSIN, DE 19707
APPLICANT:
JOHN SULLIVAN
PO BOX 225
HOCKESSIN, DE 19707

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LOCUS MAP
SCALE: 1"=1,000'

ZONING DESIGNATION:

ZONING DISTRICT: MIXED USE	
MINIMUM LOT AREA (WITH PUBLIC SEWER)	20,000 SF
MINIMUM LOT FRONTAGE	75'
SETBACKS FOR PRINCIPAL AND ACCESSORY STRUCTURES	
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	40'
MAXIMUM LOT BUILDING COVERAGE (BY BUILDINGS)	16%
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	30'
MAXIMUM BUILDING HEIGHT (ACCESSORY)	30'
MAX LOT COVERAGE	30%
SETBACKS FOR ACCESSORY STRUCTURES	
LIMITED TO 144 SF AND MAX. BUILDING HEIGHT 12 FT	
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	10'

GENERAL NOTES:

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF TIVERTON.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

RIDOT NOTES:

- THERE WILL BE NO IMPACT TO THE STATE HIGHWAY DRAINAGE SYSTEM AS THERE IS NO PROPOSED INCREASE IN UNTREATED IMPERVIOUS AREA AND NO CHANGE IN WATERSHED FLOW.
- ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.

PLAN NOTE:

THE PROPOSED OWTS IS WITHIN THE SALT POND REGION CRITICAL RESOURCE AREA.

PLAN REFERENCES:

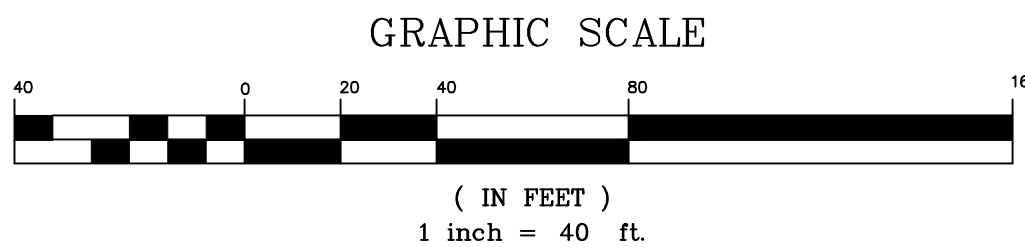
- RIDEM OWTS PERMIT NO. 0105-0529 (APPROVED)
- RIDEM OWTS PERMIT NO. 9905-2136
- RIDEM OWTS PERMIT NO. 2205-0344
- RIDEM OWTS PERMIT NO. 0105-0937
- RIDEM OWTS PERMIT NO. 0105-1252
- RIDEM OWTS PERMIT NO. 9105-0001
- RIDEM OWTS PERMIT NO. 8632192

DEED REFERENCE:

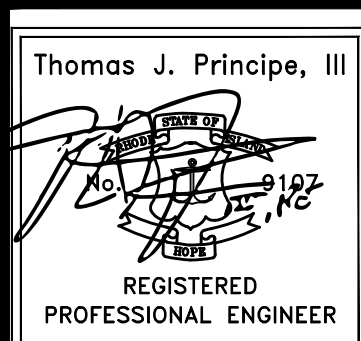
BOOK 474 PAGE 440

SURVEY NOTE:

PROPERTY LINE SURVEY HAS BEEN CONDUCTED BY PRINCIPLE COMPANY - SURVEY DIVISION



RIDOT PAP PLAN

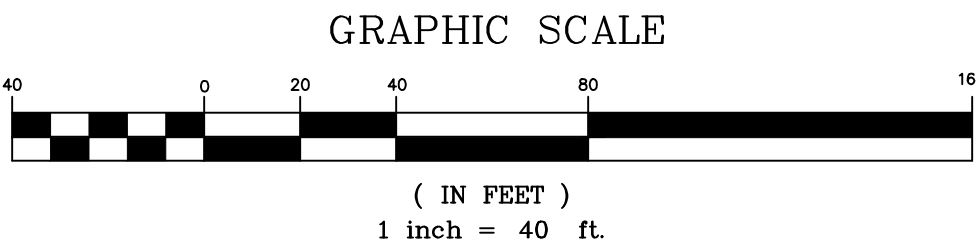
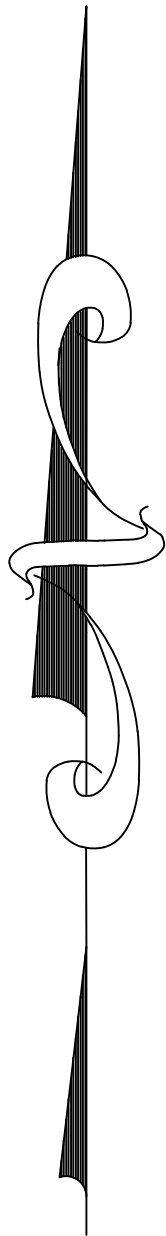
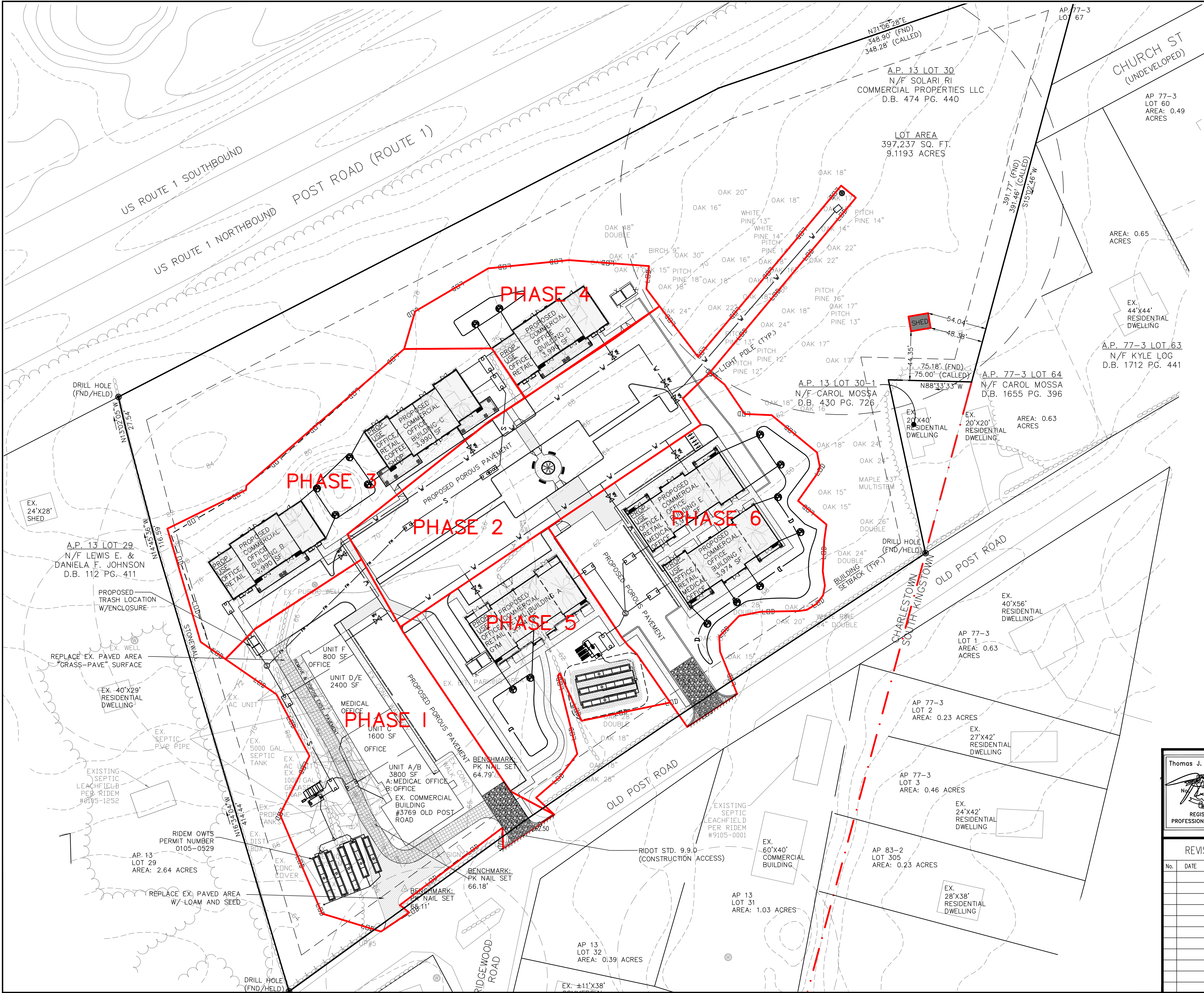


PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
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PRELIMINARY PLAN SUBMISSION
for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

SCALE: 1"=40'		SHEET NO: 5 OF 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 02/15/2024		PROJECT NO.: 21051.00	

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STREET INDEX
POST ROAD (RI ROUTE 1)
(PUBLIC- STATE HIGHWAY)

OLD POST ROAD
(PUBLIC- STATE)

OWNER: SOLARIA RI, LLC
APPLICANT: JOHN SULLIVAN
COMMERCIAL PROPERTIES LLC
PO BOX 225
HOCKESSIN, DE 19707
HOCKESSIN, DE 19707

SESC PLAN

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

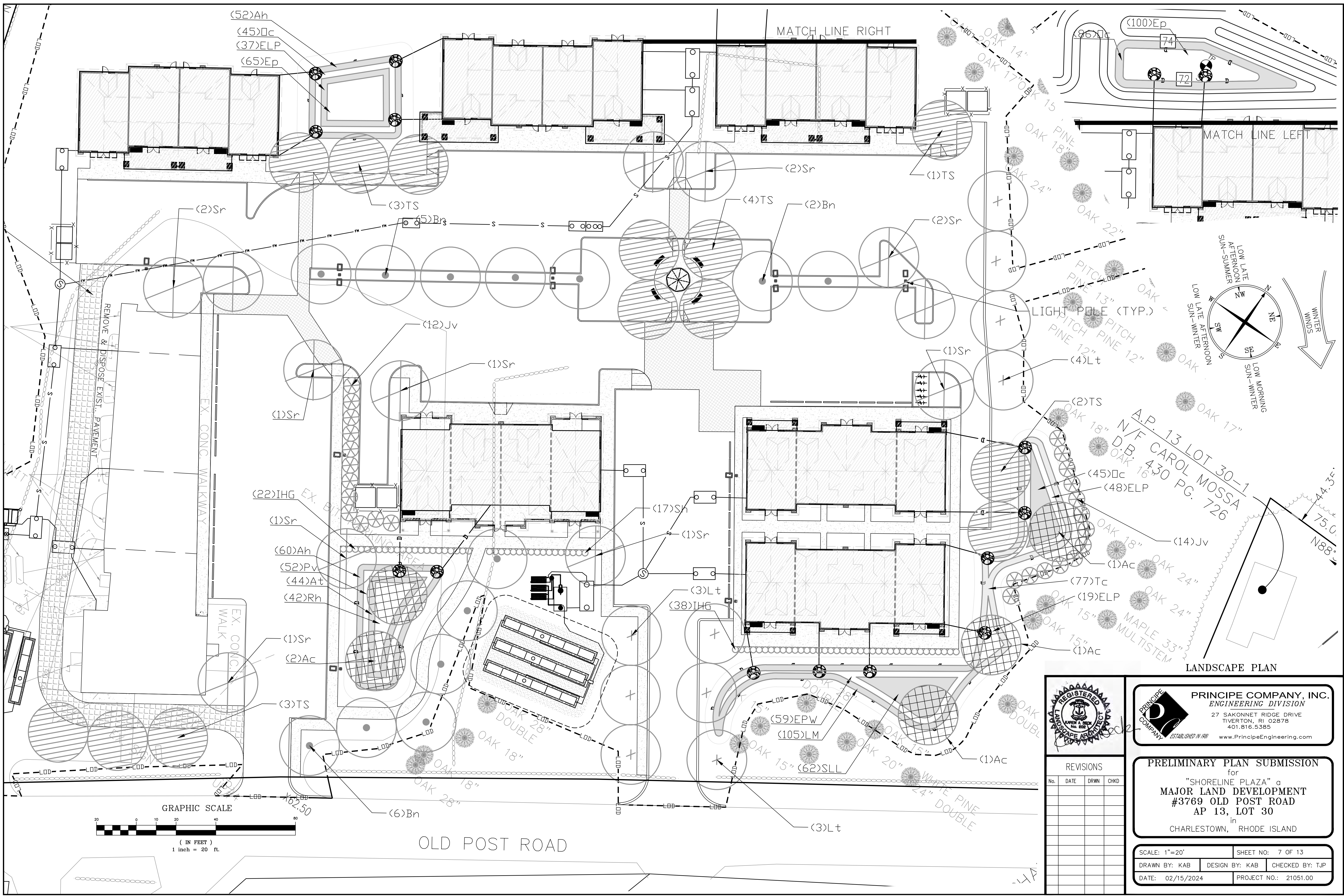
PRINCE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401-816-5385

REVISIONS			
No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

SCALE: 1"=40'	SHEET NO: 6 OF 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 02/15/2024	PROJECT NO.: 21051.00	

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LANDSCAPE PLAN

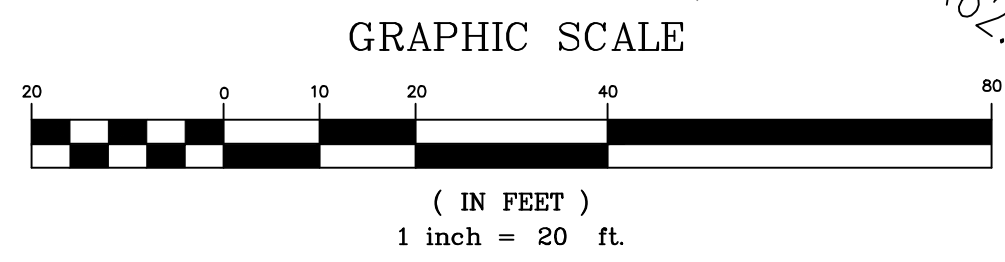


PRINCE COMPANY, INC.
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27 SAKONNET RIDGE DRIVE
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REVISIONS			
No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

SCALE: 1"=20'
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP
DATE: 02/15/2024 PROJECT NO.: 21051.00

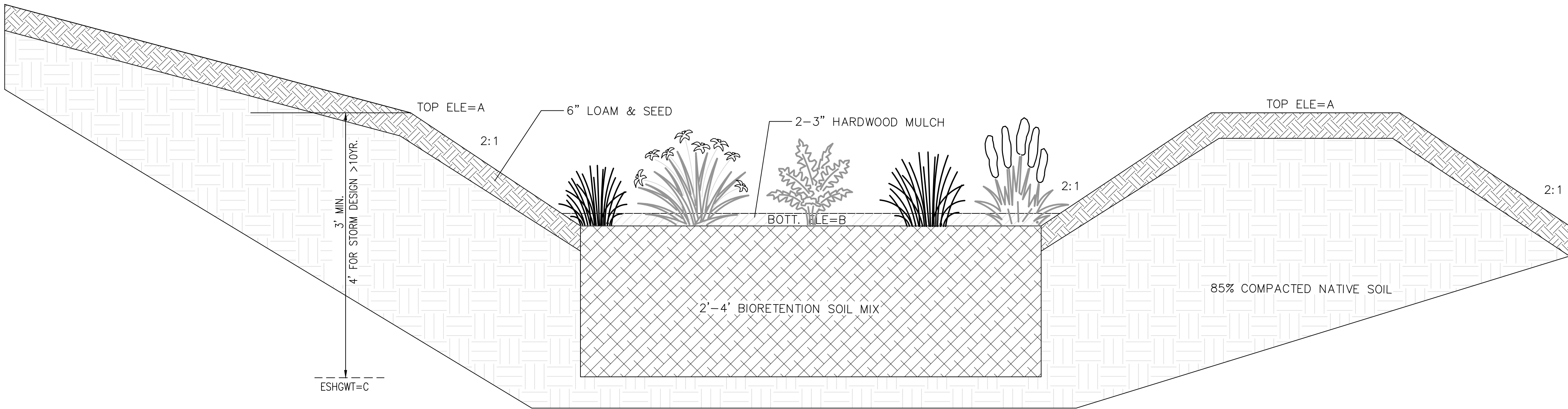


OLD POST ROAD

F.5.2.2 Bioretention Soil
The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious weeds.
The bioretention system shall utilize planting soil having a composition as follows:
Sand: 85-88%
Soil fines: 8 to 12% (no more than 2% clay)
Organic Matter*: 3 to 5%
*Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost.
A textural analysis is required to ensure the bioretention soil meets the specification listed above. The bioretention soil should also be tested for the following criteria:
pH range 5.2 - 7.0
magnesium not to exceed 32 ppm
phosphorus P2O5 not to exceed 69 ppm
potassium K2O not to exceed 78 ppm
soluble salts not to exceed 500 ppm

F.5.2.3 Mulch Layer Specifications.
A finely shredded, well-aged organic hardwood mulch is the preferred accepted mulch; a finely shredded, well-aged organic dark pine mulch may be accepted on a case-by case basis. Bark dust mulches and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable.
Shredded mulch must be well aged (6-12 months) for acceptance.
Mix approximately 1/2 the specified mulch layer into the planting soil to a depth of approximately 4 inches to help foster a highly organic surface layer.

- NOTES:
- (1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
 - (2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).



BIORETENTION AREA DETAIL
NOT TO SCALE

ELEVATION:	"A"	"B"	"C"
BIO-1	69.0	66.0	66.0
BIO-2	74.0	72.0	71.0
BIO-3	60.0	58.0	56.0
BIO-4	64.0	62.0	58.0

PLANT SPECIES TO BE USED

BOTANICAL NAME	COMMON NAME
ASTER DIVARICATUS	WHITE WOOD ASTER
IRIS VERSICOLOR	BLUE FLAG IRIS
LOBELIA CARDINALIS	CARDINAL FLOWER
OSMUNDA CINNAMOMEA	CINNAMON FERN

*PLANT SPECIES IN ONE GALLON CONTAINERS TO BE INSTALLED AT 2' O.C. IN GROUPS OF THREE WITHIN THE BIORETENTION AREA.

BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH
REMOVE ANY INVASIVE SPECIES PLANTS

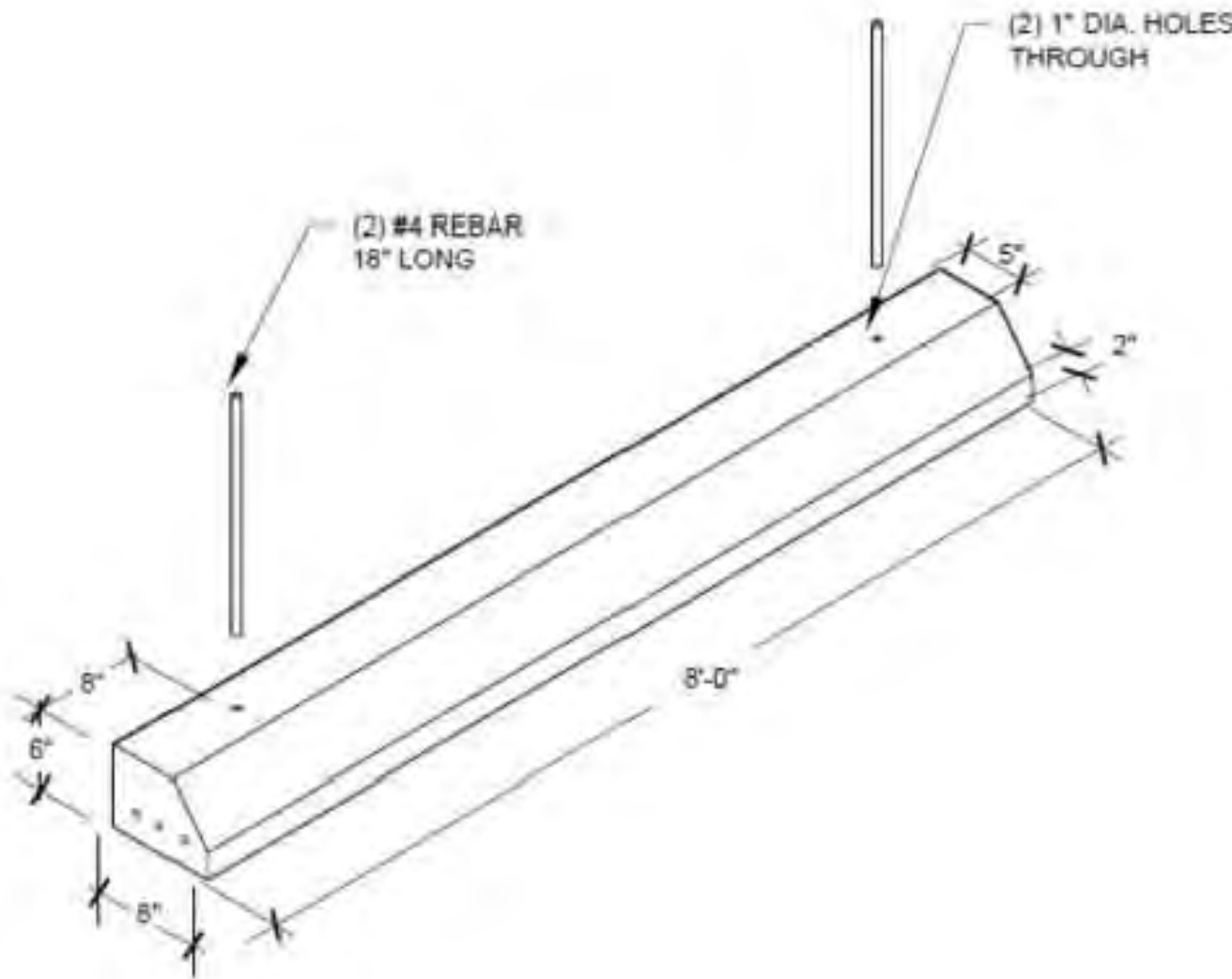
ANNUALLY:

MULCH-- SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION--SPRING
REMOVE DEAD VEGETATION--FALL OR SPRING
PRUNE--SPRING

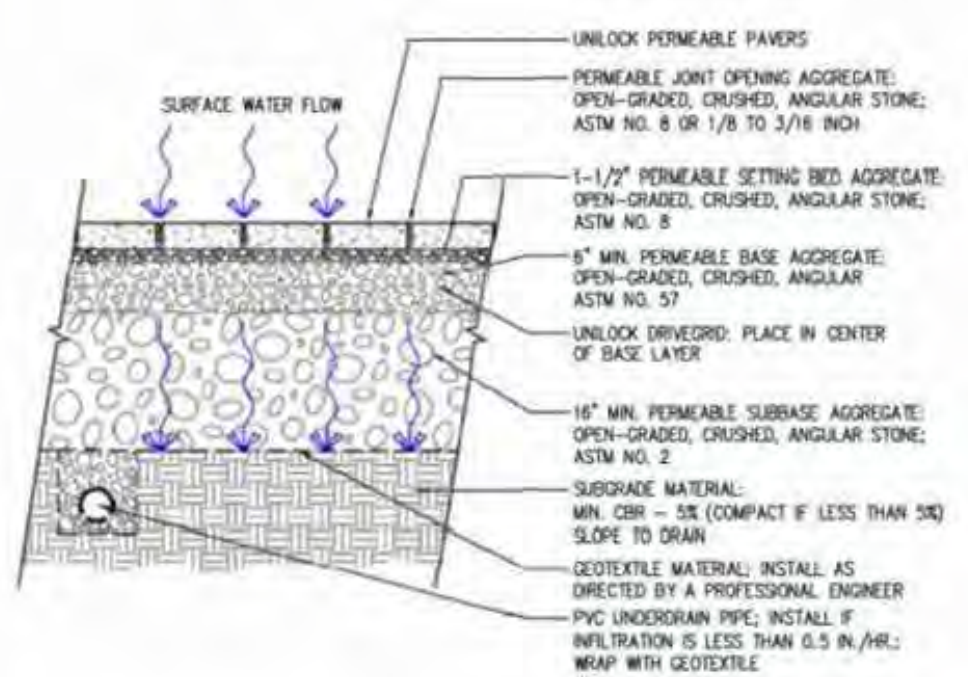
AS NEEDED:

REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

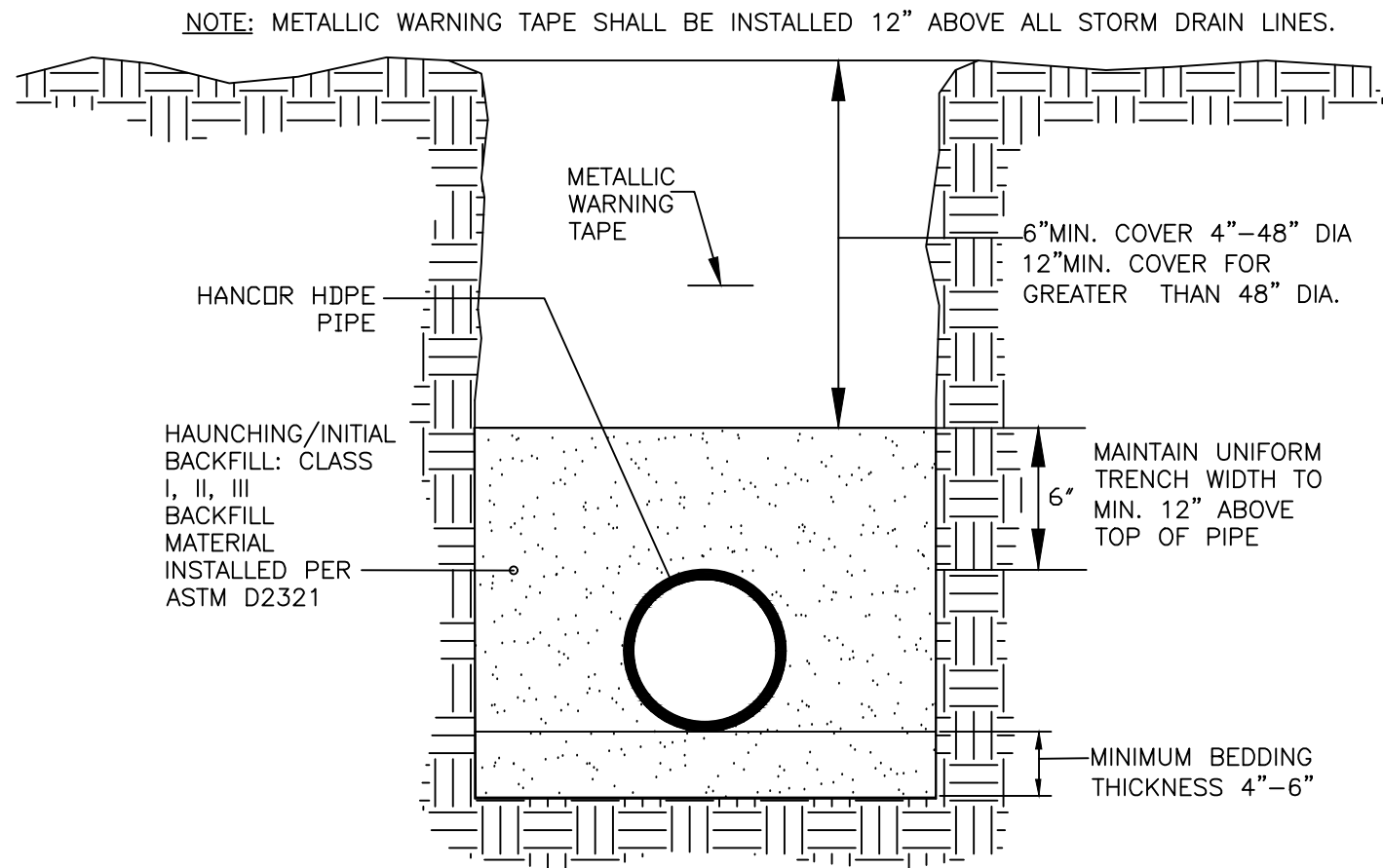
*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.



CONCRETE CURB STOP DETAIL
NOT TO SCALE
DETAILS-2



PERVIOUS CROSSWALK DETAIL
NOT TO SCALE

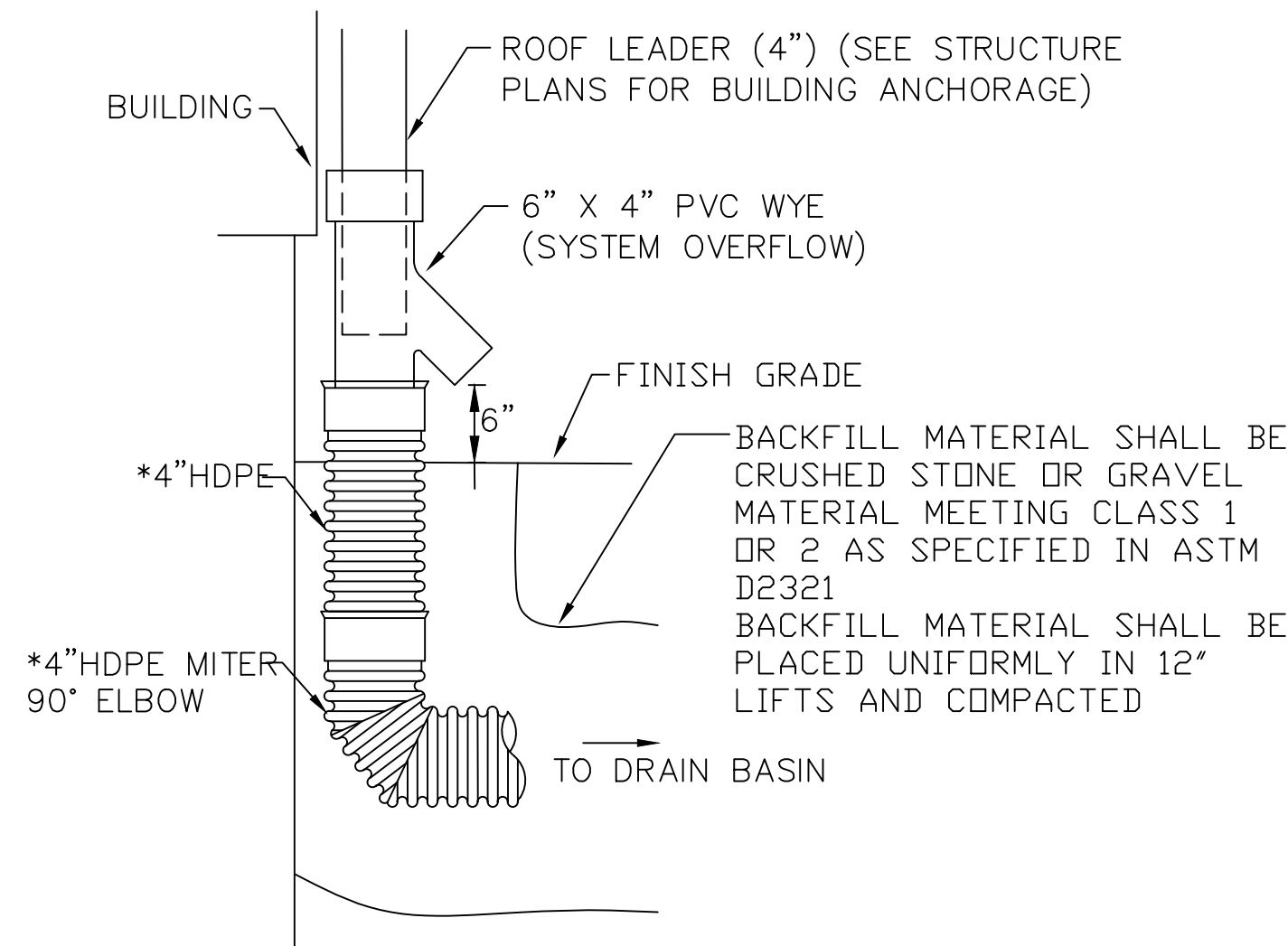


REFERENCE ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."

HDPE TRENCH INSTALLATION DETAIL
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTH			
PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)	PIPE DIAMETER IN. (MM)	TRENCH WIDTH IN. (M)
4 - 8 (100-200)	*	30 (750)	60 (1.5)
10 (250)	24 (0.6)	36 (900)	65 (1.7)
12 (300)	28 (0.7)	42 (1050)	84 (2.1)
15 (375)	35 (0.9)	48 (1200)	91 (2.3)
18 (450)	43 (1.1)	54 (1350)	97 (2.5)
24 (600)	56 (1.4)	60 (1500)	103 (2.6)

* USUALLY BASED ON SMALLEST BUCKET SIZE AVAILABLE



ROOF LEADER COLLECTOR DETAIL
NOT TO SCALE

DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER:
SOLARIA RI, LLC
COMMERCIAL PROPERTIES
PO BOX 225
HOCKESSIN, DE 19707

APPLICANT:
JOHN SULLIVAN
PO BOX 225
HOCKESSIN, DE 19707


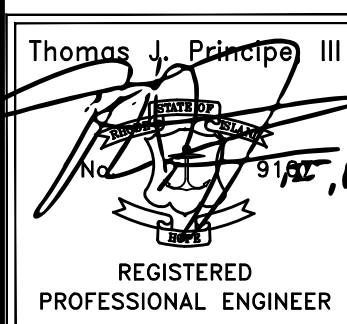
 PRINCIPE COMPANY, INC. ENGINEERING DIVISION 27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385 www.PrincipeEngineering.com	PRELIMINARY PLAN SUBMISSION for "SHORELINE PLAZA" a MAJOR LAND DEVELOPMENT #3769 OLD POST ROAD AP 13, LOT 30 in CHARLESTOWN, RHODE ISLAND
 REGISTERED PROFESSIONAL ENGINEER	REVISIONS No. DATE DRWN CHKD
SCALE: 1"=40' DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP DATE: 02/15/2024 PROJECT NO.: 21051.00	

Diagram illustrating the cross-section of a road structure, showing various layers and their specifications:

- Pervious pavement:** 4" (10 cm) of porous asphalt
- Optional Choker Course:** 4" (10 cm) minimum thickness of $\frac{3}{4}$ " crushed stone
- Filter Course:** 8" (20 cm) minimum thickness of subbase (i.e., AASHTO M-6 or ASTM C-33)
- Filter Blanket:** intermediate setting bed: 3" (8 cm) thickness of $\frac{3}{8}$ " (1 cm) pea gravel
- Reservoir Course:** 9" (22cm) minimum thickness of $\frac{3}{4}$ " (2 cm) crushed stone
- Native materials**

A 4% slope is indicated on the left side of the diagram.

US Standard Sieve Size (inches/mm)	Percent Passing (%)			
	Choker Course (AASHTO No. 57)	Filter Course (AASHTO No. M-6)	Reservoir Course (AASHTO No.3)	Reservoir Course Alternative* (AASHTO No.5)
6/150	-		-	
2½/63	-		100	-
2 /50	-		90 – 100	-
1½/37.5	100		35 – 70	100
1/25	95 - 100		0 – 15	90 – 100
¾/19	-		-	20 - 55
½/12.5	25 - 60		0 - 5	0 - 10
3/8/9.5	-	100	-	0 - 5
#4/4.75	0 - 10	70-100	-	
#8/2.36	0 - 5		-	
#200/0.075		0 – 6**		
% Compaction ASTM D698 / AASHTO T99	95	95	95	95

F-42

STANDARD ACCESSIBLE PARKING SPACE

- SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED HIGH ENOUGH SO IT CAN BE SEEN WHILE A VEHICLE IS PARKED IN THE SPACE.
- IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT OF THE SPACE, INSTALL WHEELSTOPS TO KEEP VEHICLES FROM REDUCING WIDTH BELOW 36 INCHES.
- ACCESS AISLE OF AT LEAST 6'0" WIDTH MUST BE LEVEL (1:50 MAX. SLOPE IN ALL DIRECTIONS), BE IN SAME LENGTH AS THE ADJACENT PARKING SPACE IT SERVES AND MUST CONNECT TO AN ACCESSIBLE ROUTE TO THE BUILDING. RAMPS MUST NOT EXTEND INTO THE ACCESS AISLE.
- TWO PARKING SPACES MAY SHARE AN ACCESS AISLE

VAN-ACCESSIBLE PARKING SPACE

- SIGN WITH "VAN ACCESSIBLE" AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED HIGH ENOUGH SO THE SIGN CAN BE SEEN WHEN A VEHICLE IS PARKED IN THE SPACE
- 96" MIN WIDTH ACCESS AISLE, LEVEL (MAX. SLOPE 1:50 IN ALL DIRECTIONS), LOCATED BESIDE THE VAN PARKING SPACE
- MIN. 98" HIGH CLEARANCE AT VAN PARKING SPACE, ACCESS AISLE AND ON VEHICULAR ROUTE TO AND FROM VAN SPACE

* WIDTH PER PLAN

HANDICAP PARKING SPACES

NOT TO SCALE

3/4" DIA. COPPER TUBING (TYPE M)
SLEEVE ON INSIDE OF PIPE
TO PREVENT PIPE WARPING
(CUT TO FIT)

RIGHT SIDE VIEW

FRONT VIEW

Technical drawing of an HDPE pipe end flared end section. The drawing includes three views: TOP VIEW, SIDE VIEW, and FRONT VIEW. The TOP VIEW shows a flared pipe end with a diameter of 10 1/2 inches. The SIDE VIEW shows a collar and a toe trough with dimensions B and C. The FRONT VIEW shows the flared profile. A table provides dimensions for diameters from 10 1/2 to 66 5/8 inches.


PIPE DIAMETER (INCHES)						
DIAMETER	10 1/2	15	18	24	30	36
A	42	41	49	59.5	88	88
B	14.5	19	22	28	36	43
C	33	34	43	48	63.5	66.5
D	6	6	6	6	6	6

1. THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE STRUCTURES.

POROUS ASPHALT
STEPPED RESERVOIR DETAIL
NOT TO SCALE

☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385

ESTABLISHED IN 1991

www.PrincipleEngineering.com

SCALE: 1"=40'		SHEET NO: 11 OF 13	
DRAWN BY: KAB		DESIGN BY: KAB	CHECKED BY: TJP
DATE: 02/15/2024		PROJECT NO.: 21051.00	

NOTES:

1. The driveway within the ROW shall have an 8 inch gravel base that has been machine compacted and then paved with 4 inches of hot mix asphalt laid in two courses. Any existing hot mix asphalt berm or edging that exists within the proposed driveway must be sawcut and removed. The new pavement must tie into and not overlap the edge of the hardened surface of the roadway.
2. The driveway radii shall be tied into the State ROW.

OWNER:	APPLICANT:
SOLARIA RI, LLC	JOHN SULLIVAN
COMMERCIAL PROPERTIES	PO BOX 225
PO BOX 225	HOCKESSIN, DE 19707
HOCKESSIN, DE 19707	

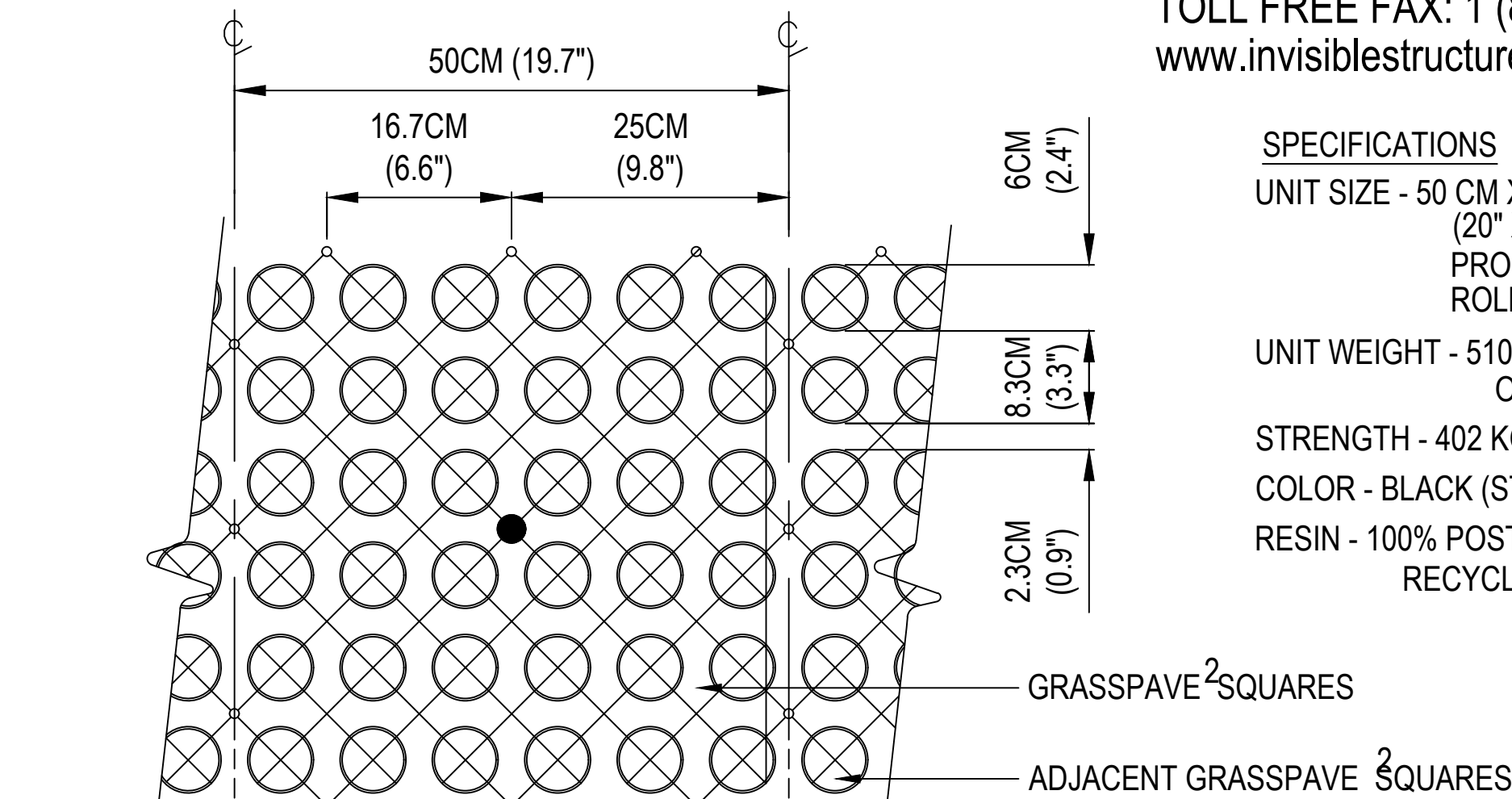
DETAILS-4

RECEIVED
11/22/2024
DISTAL RESOURCES
MANAGEMENT COUNCIL

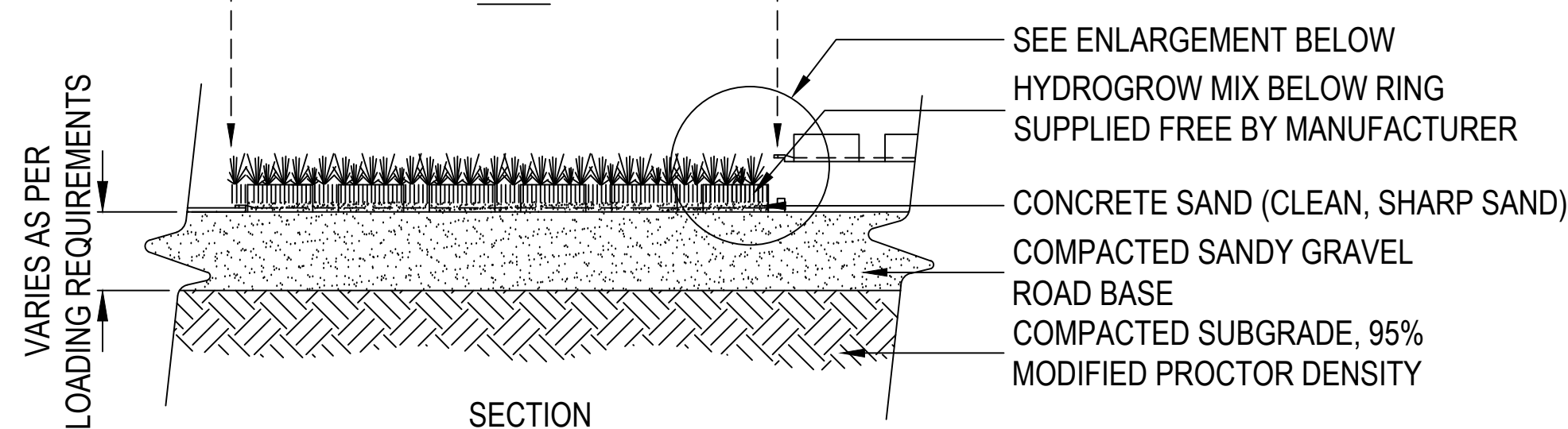
Invisible
Structures, Inc.

INVISIBLE STRUCTURES, INC.
1600 JACKSON ST., SUITE 310
GOLDEN, COLORADO 80401
1 (800) 233-1510
PHONE: (303) 233-8383
FAX: (303) 233-8282
TOLL FREE FAX: 1 (800) 233-1522
www.invisiblestructures.com

SPECIFICATIONS
UNIT SIZE - 50 CM X 50 CM X 2.5 CM
(20" X 20" X 1")
PRODUCT AVAILABLE IN 9 PRODUCT
ROLL SIZES, SEE ROLL SIZES
UNIT WEIGHT - 510 GRAMS (18 OZ)
OR 2.0 KG (4.5 POUNDS)
STRENGTH - 402 KG/CM (5720 PSI)
COLOR - BLACK (STANDARD)
RESIN - 100% POST-CONSUMER
RECYCLED HDPE/LDPE

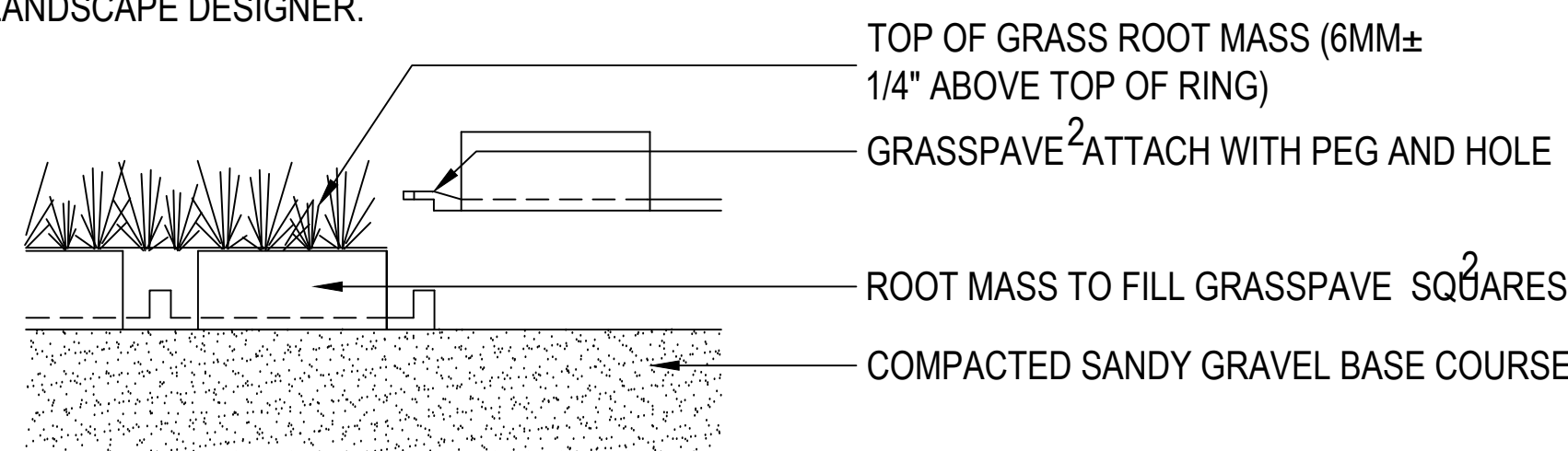


PLAN



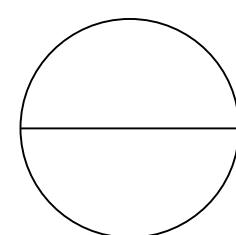
SECTION

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.



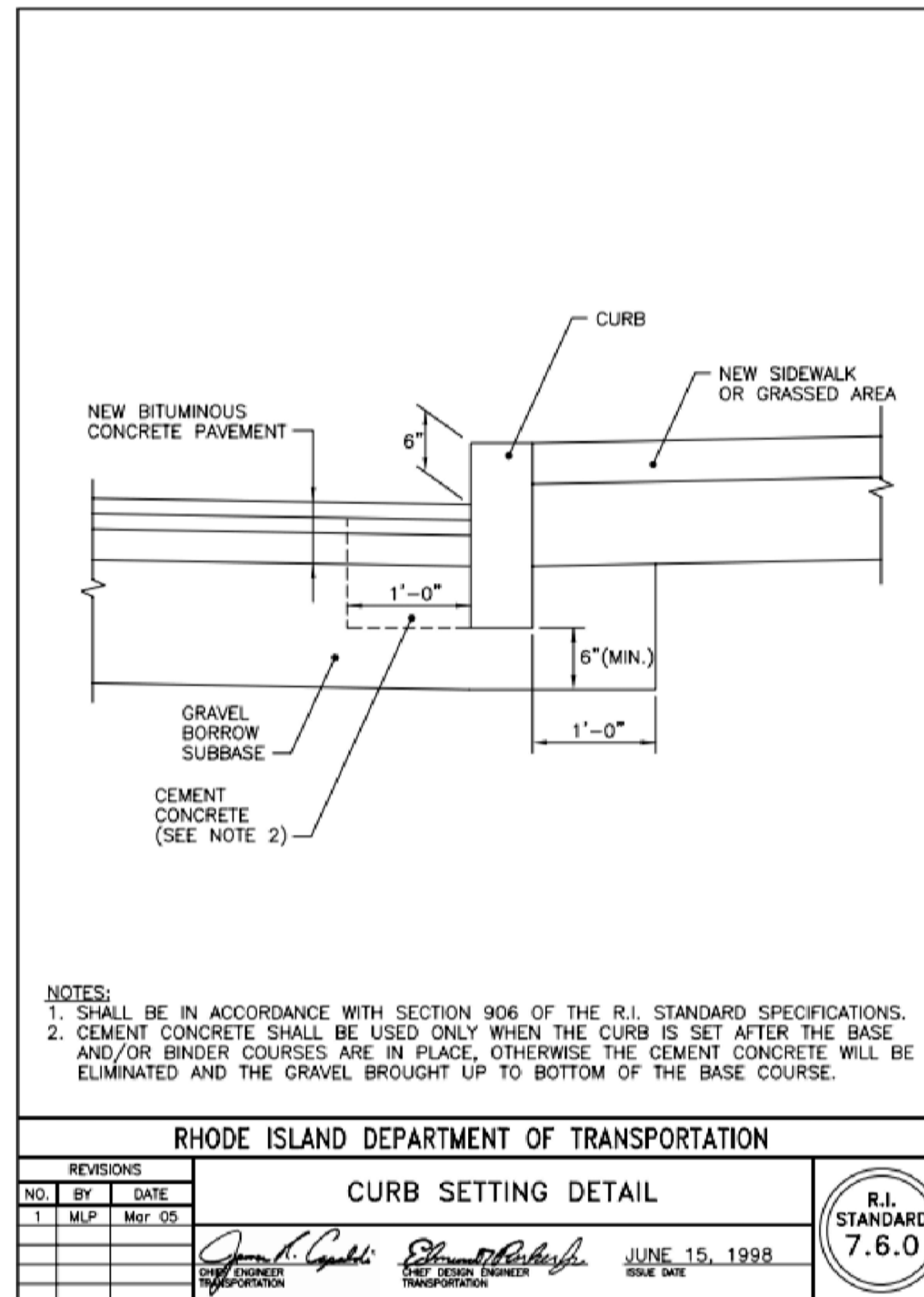
ENLARGEMENT

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 112-002.

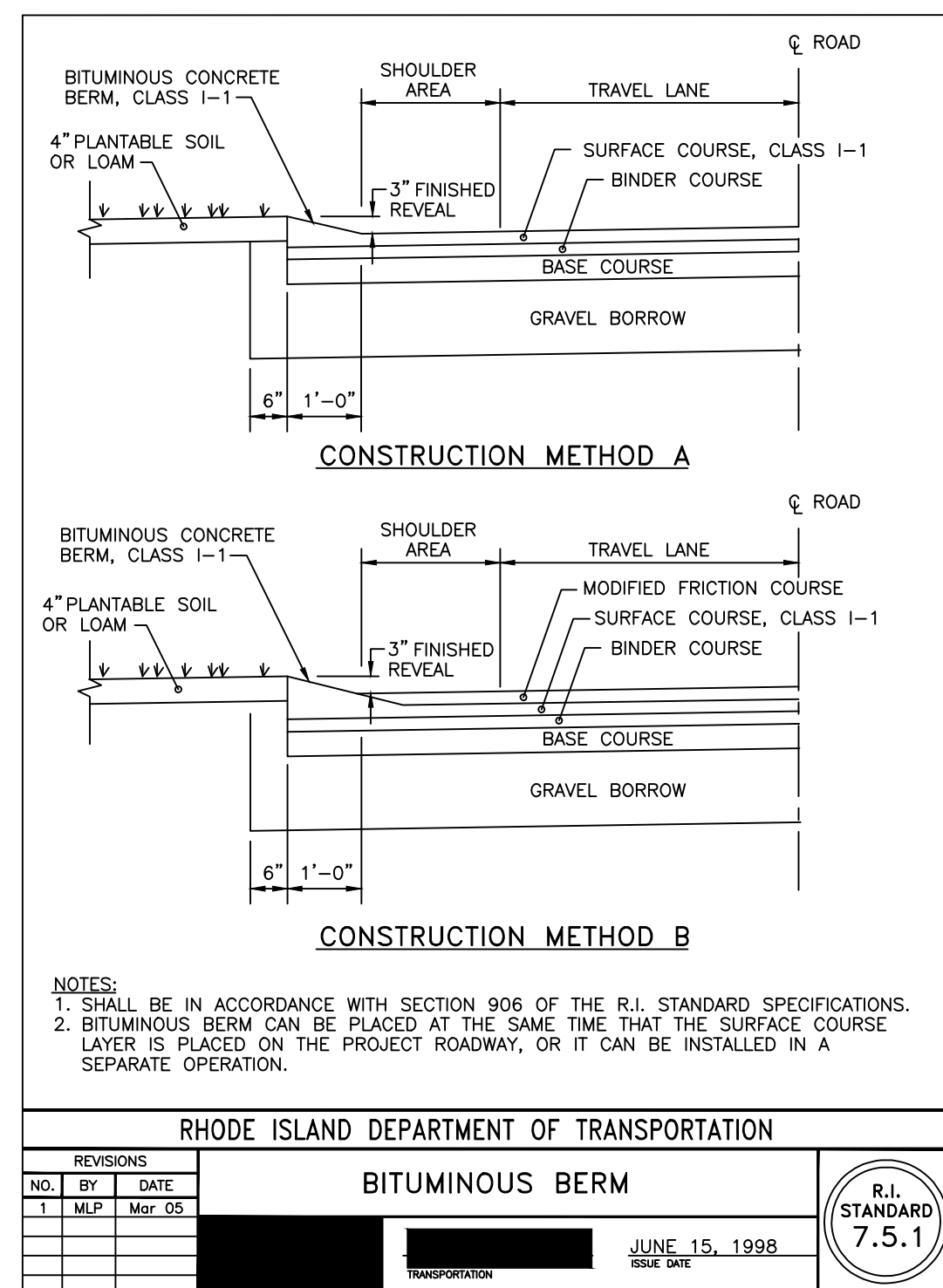


GRASSPAVE²
DETAIL-TYPICAL

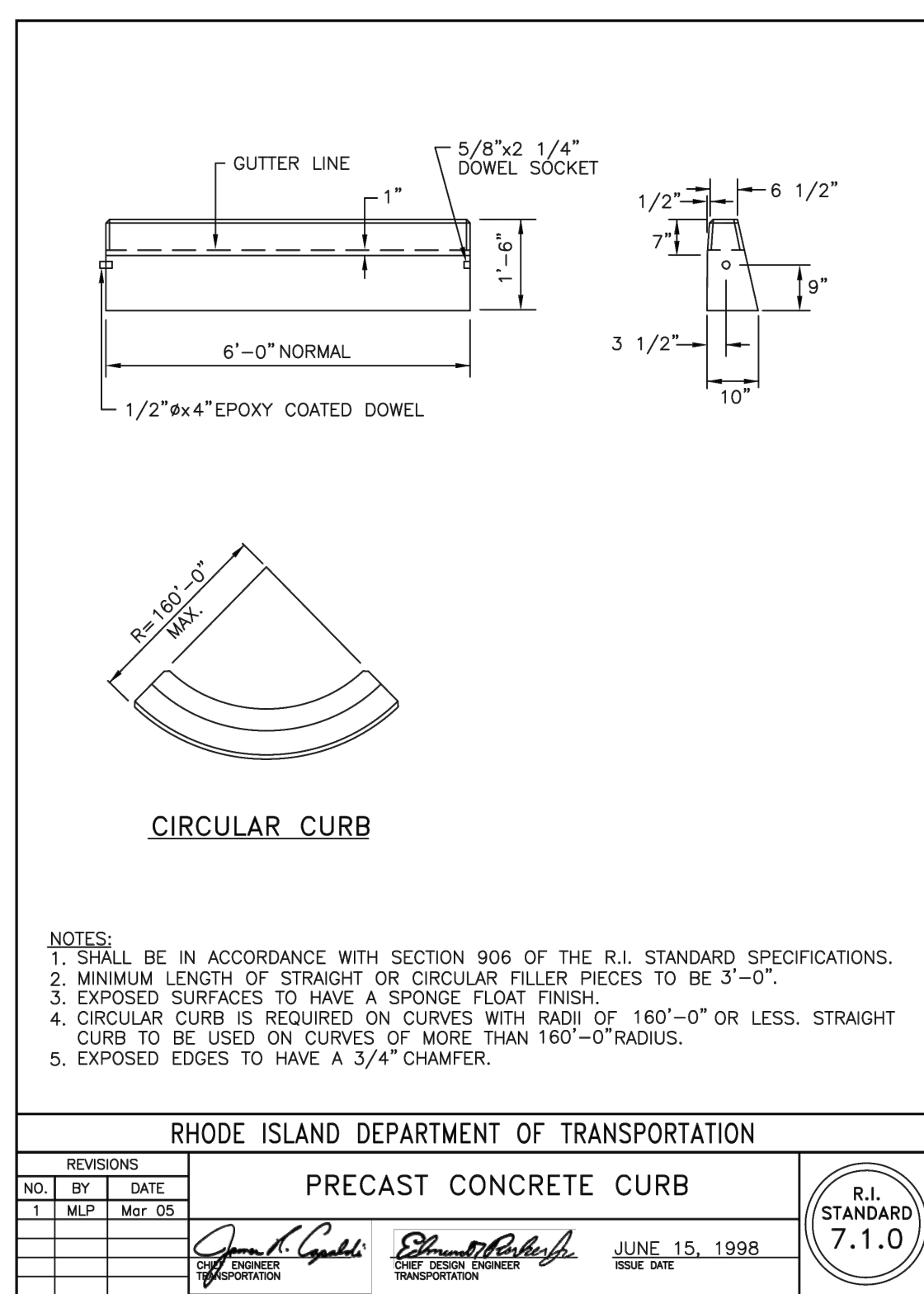
112-002



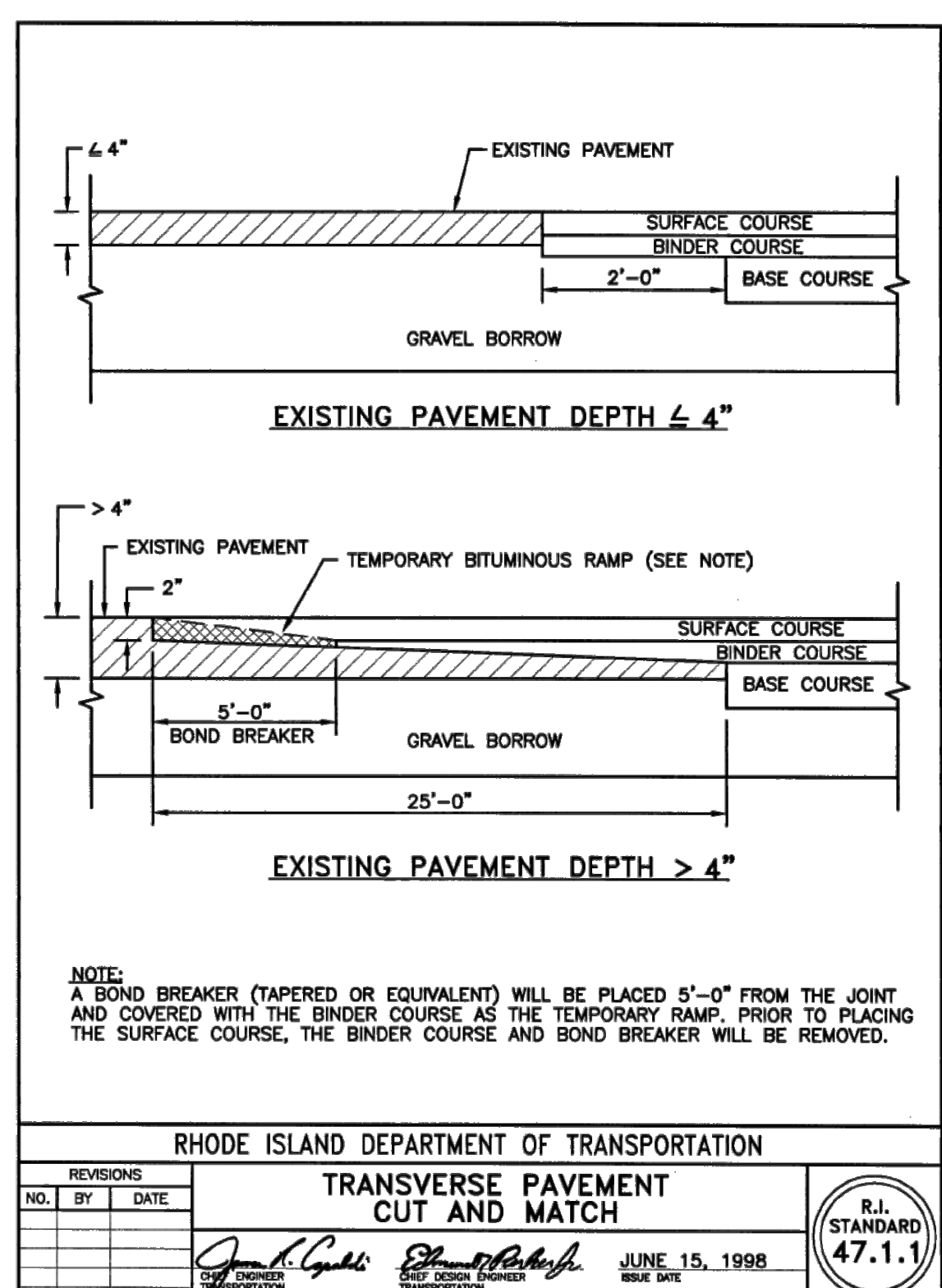
RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
CURB SETTING DETAIL			
NO.	BY	DATE	
1	MLP	Mar. 05	
			R.I. STANDARD 7.6.0



RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
BITUMINOUS BERM			
NO.	BY	DATE	
1	MLP	Mar. 05	
			R.I. STANDARD 7.5.1



RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
PRECAST CONCRETE CURB			
NO.	BY	DATE	
1	MLP	Mar. 05	
			R.I. STANDARD 7.1.0



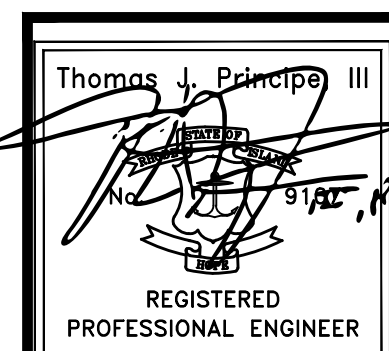
RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
TRANSVERSE PAVEMENT CUT AND MATCH			
NO.	BY	DATE	
1	MLP	Mar. 05	
			R.I. STANDARD 47.1.1

DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

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DETAILS-5



PRINCIPE COMPANY, INC.
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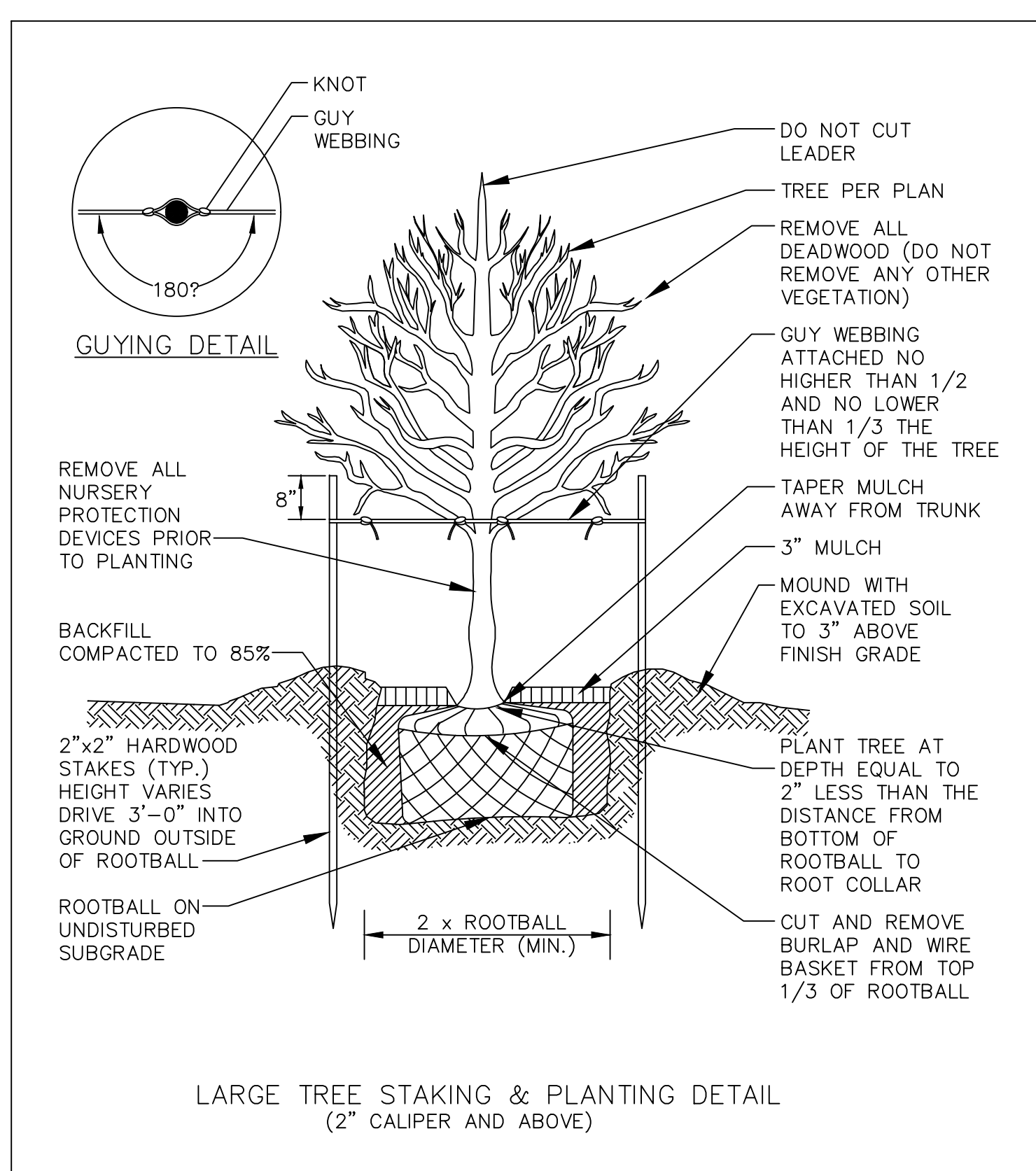
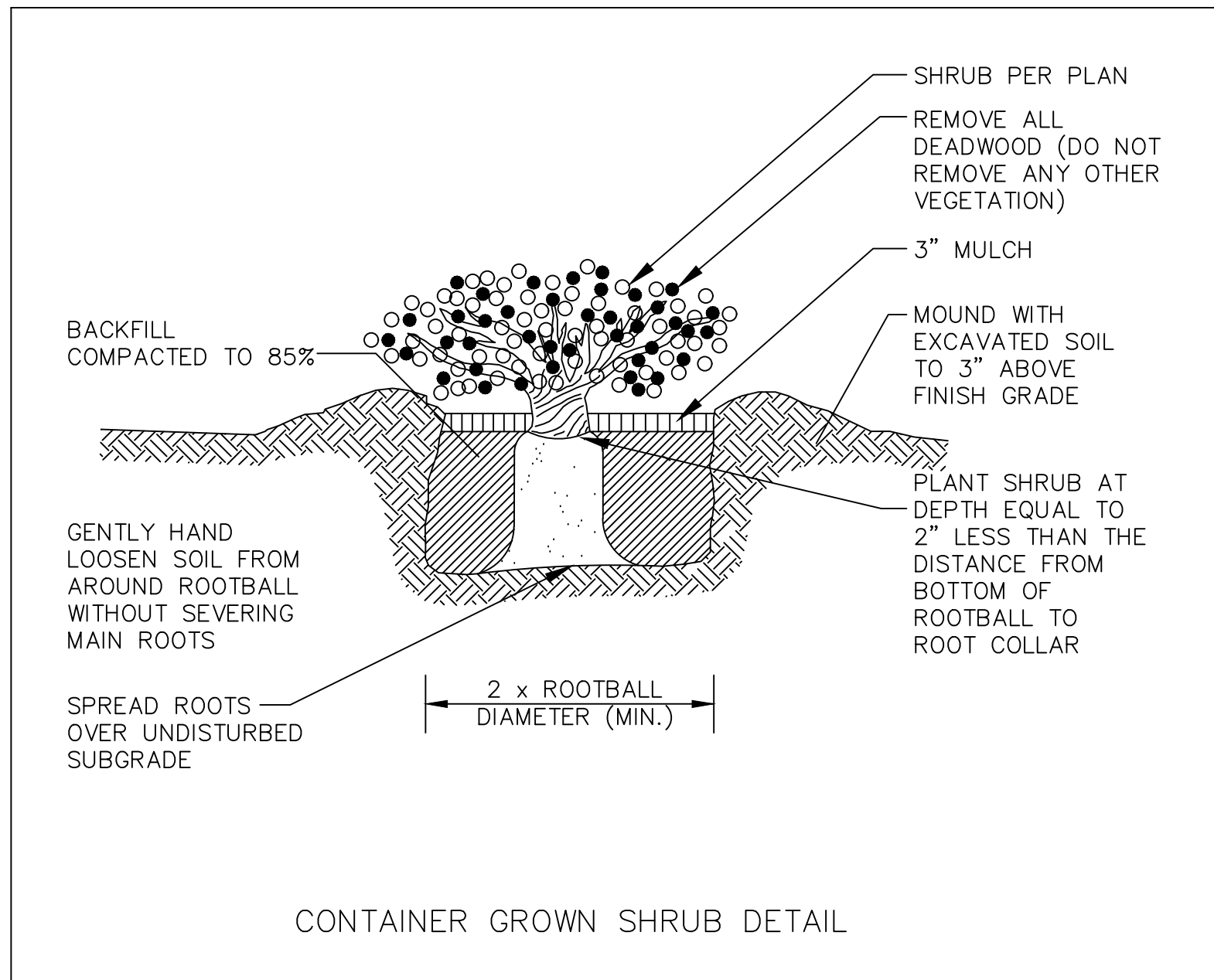
REVISIONS			
No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
for
"SHORELINE PLAZA" a
MAJOR LAND DEVELOPMENT
#3769 OLD POST ROAD
AP 13, LOT 30
in
CHARLESTOWN, RHODE ISLAND

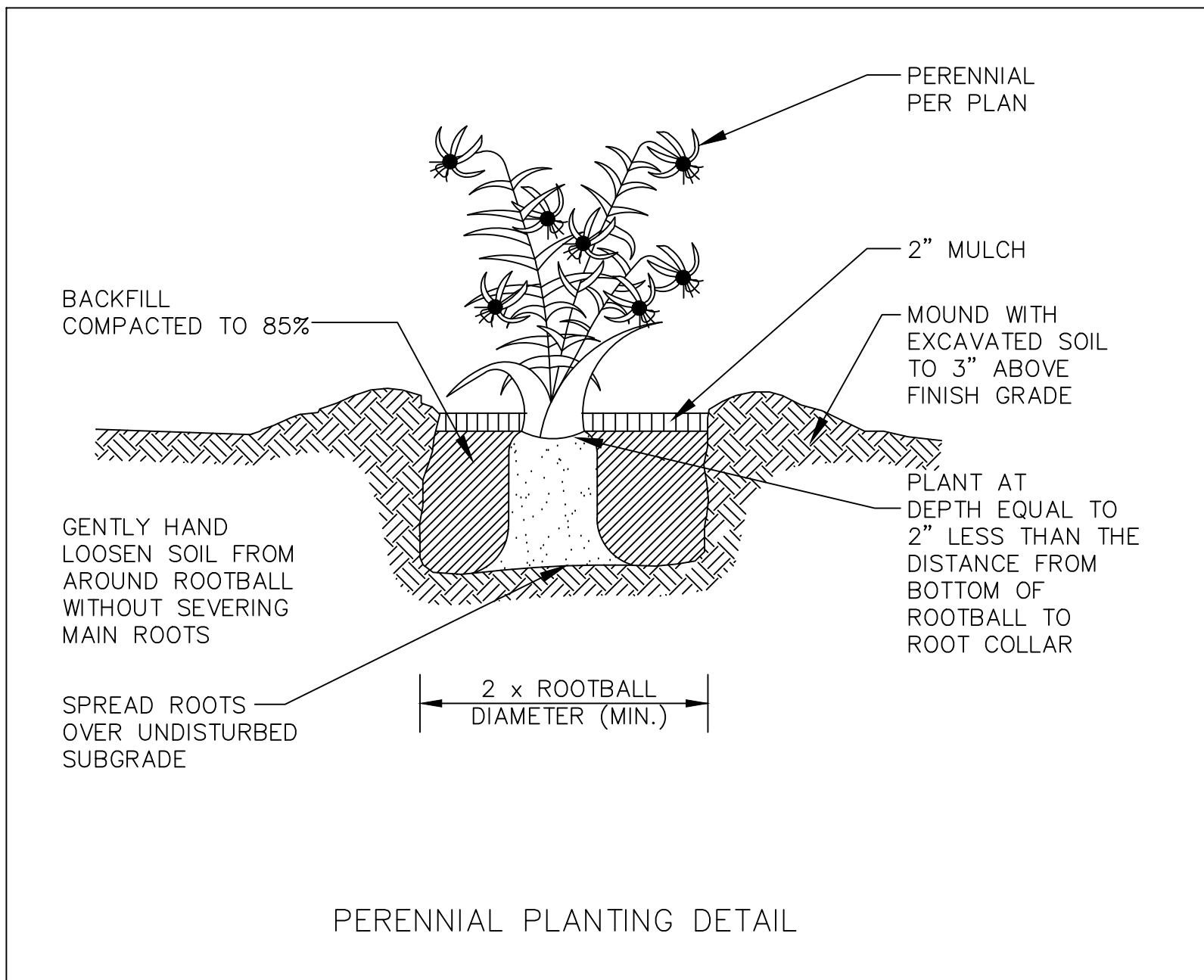
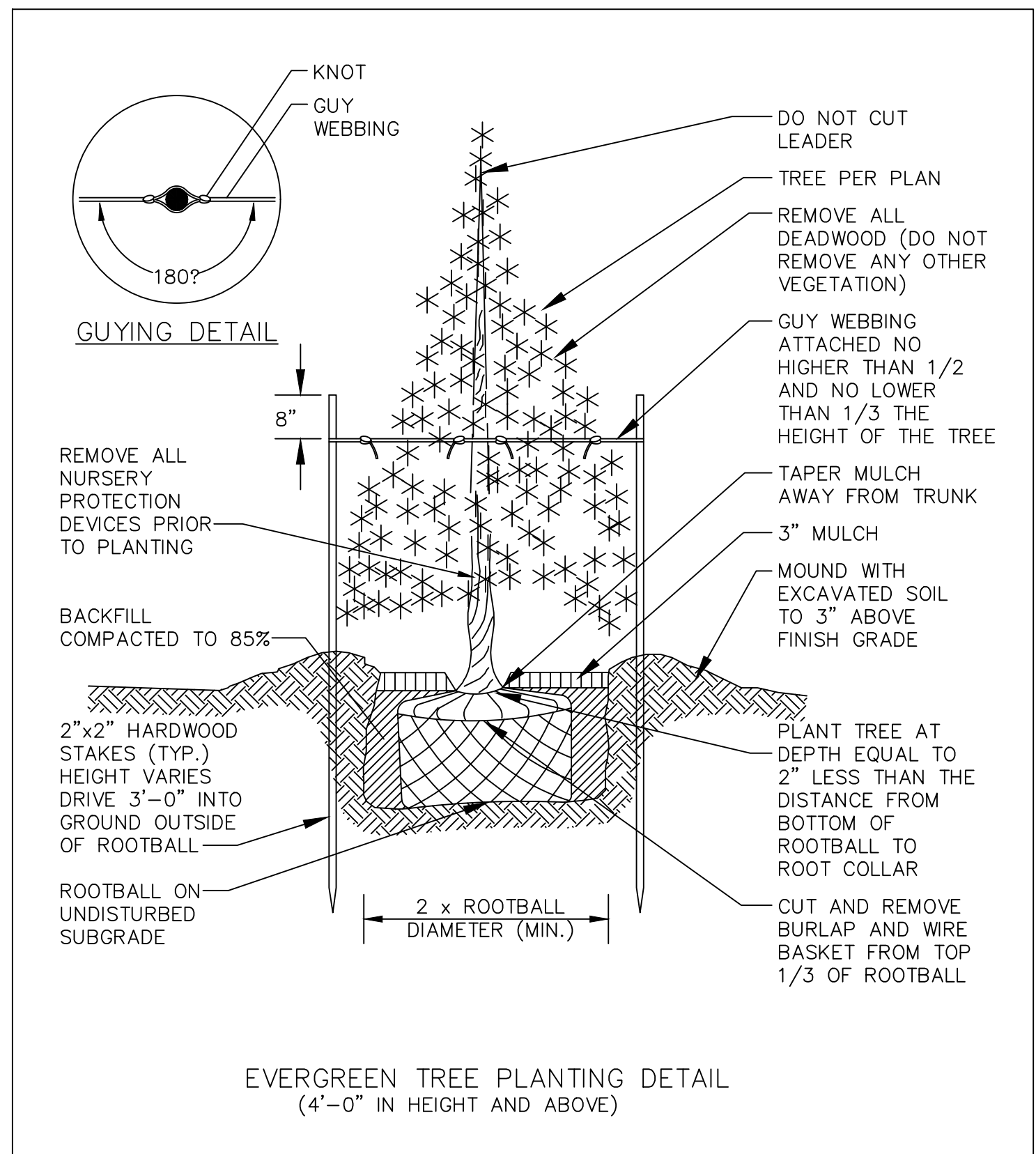
SCALE: 1"=40'
DRAWN BY: KAB
DATE: 02/15/2024
SHEET NO: 12 OF 13
DESIGN BY: KAB
PROJECT NO.: 21051.00
CHECKED BY: TJP

OWNER:
SOLARIA RI, LLC
COMMERCIAL PROPERTIES
PO BOX 225
HOCKESSIN, DE 19707
APPLICANT:
JOHN SULLIVAN
PO BOX 225
HOCKESSIN, DE 19707





SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Ac	7	Amelanchier canadensis 'Autumn Brilliance'	Autumn brilliance shadbush	8-10' clump	B&B	SPECIMEN
Ah	112	Amsonia hubrechtii	Blue star flower	#1	CAN	3' o.c.
At	44	Asclepias tuberosa	Butterfly weed	#1	CAN	3' o.c.
Bn	13	Betula nigra 'Dura-Heat'	Dura-Heat river birch	8-10' clump	B&B	SPECIMEN
EPW	59	Echinacea 'Pow Wow'	Pow Wow coneflower	#1	CAN	3' o.c.
ELP	104	Eupatorium dubium 'Little-Pye'	Little Pye Joe-pye weed	#1	CAN	3' o.c.
Ep	165	Eupatorium perfoliatum	Boneset	#1	CAN	3' o.c.
IHG	60	Itea virginica 'Henry's Garnet'	Henry's Garnet sweetspire	#3	CAN	3' o.c.
Jv	26	Juniperus virginiana	Red cedar	6-7'	B&B	8' o.c.
LM	105	Lavandula 'Munstead'	Munstead lavender	#1	CAN	3' o.c.
Lt	10	Liriodendron tulipifera	Tuliptree	2-2.5" cal.	B&B	5' STD.
Oc	176	Osmunda cinnamomea	Cinnamon fern	#1	CAN	3' o.c.
Pv	52	Panicum virgatum	Switch grass	#1	CAN	3' o.c.
Rh	42	Rudbeckia hirta 'Sahara'	Sahara black-eyed Susan	#1	CAN	3' o.c.
Sh	17	Sarcococca humilis 'Sarsid1'	Fragrant Valley sweet box	#3	CAN	3' o.c.
SLL	62	Solidago 'Little Lemon'	Little Lemon goldenrod	#1	CAN	3' o.c.
Sr	12	Syringa reticulata 'Ivory Silk'	Ivory Silk tree lilac	2-2.5" cal.	B&B	5' STD.
Tc	77	Tiarella cordifolia	Foamflower	#1	CAN	3' o.c.
TS	13	Tilia tomentosa 'Silver'	Sterling silver linden	2/2.5" cal.	B&B	5' STD.



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HOCKESSIN, DE 19707	

[illegible]