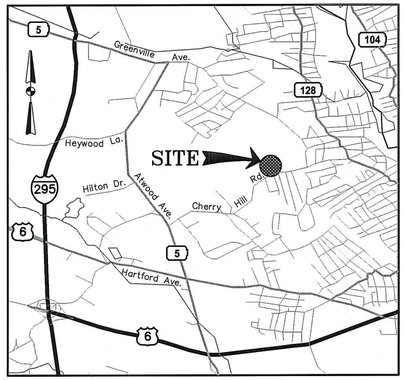


LOCUS MAP
NOT TO SCALE

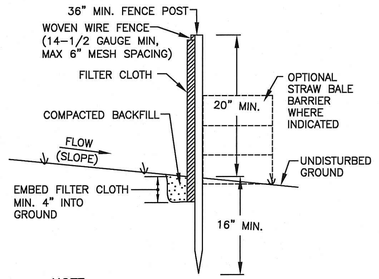
LEGEND

93	CONTOUR
x 93.56	SPOT GRADE
Hyd.	HYDRANT
WG	WATER GATE
GG	GAS GATE
S	SEWER MANHOLE
D	DRAIN MANHOLE
CB	CATCH BASIN
	CURB INLET
#16	UTILITY POLE
	GUY WIRE
	GUARDRAIL
	TREELINE / HEDGES
	TREE
A2	WETLAND FLAG
	SILT FENCE
S	PROPOSED SEWER SERVICE
W	PROPOSED WATER SERVICE

ZONING REQUIREMENTS:

ZONED: RESIDENTIAL (R-20)

	REQUIRED
MINIMUM AREA:	20,000 S.F.
MINIMUM (LOT WIDTH) FRONTAGE:	120'
YARD REQUIREMENTS:	
FRONT:	30'
REAR:	50'
SIDE:	25'
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM BUILDING COVERAGE	20%



NOTE:
PAVEMENT PATCHING TO BE DONE WHERE CONTRACTOR HAS DISTURBED ROAD PAVEMENT. ALL OTHER AREAS MUST RECEIVE 4" LOAM AND SEED.

SILT FENCE DETAIL
NOT TO SCALE

FLOOD ZONE NOTE:

THE SITE IS WITHIN FLOOD ZONE X ON THE TOWN OF JOHNSTON FLOOD INSURANCE RATE MAP, PANEL 10 OF 20, COMMUNITY PANEL NO. 440018 0010 C, REVISED NOV. 17, 1993.

WETLAND NOTE:

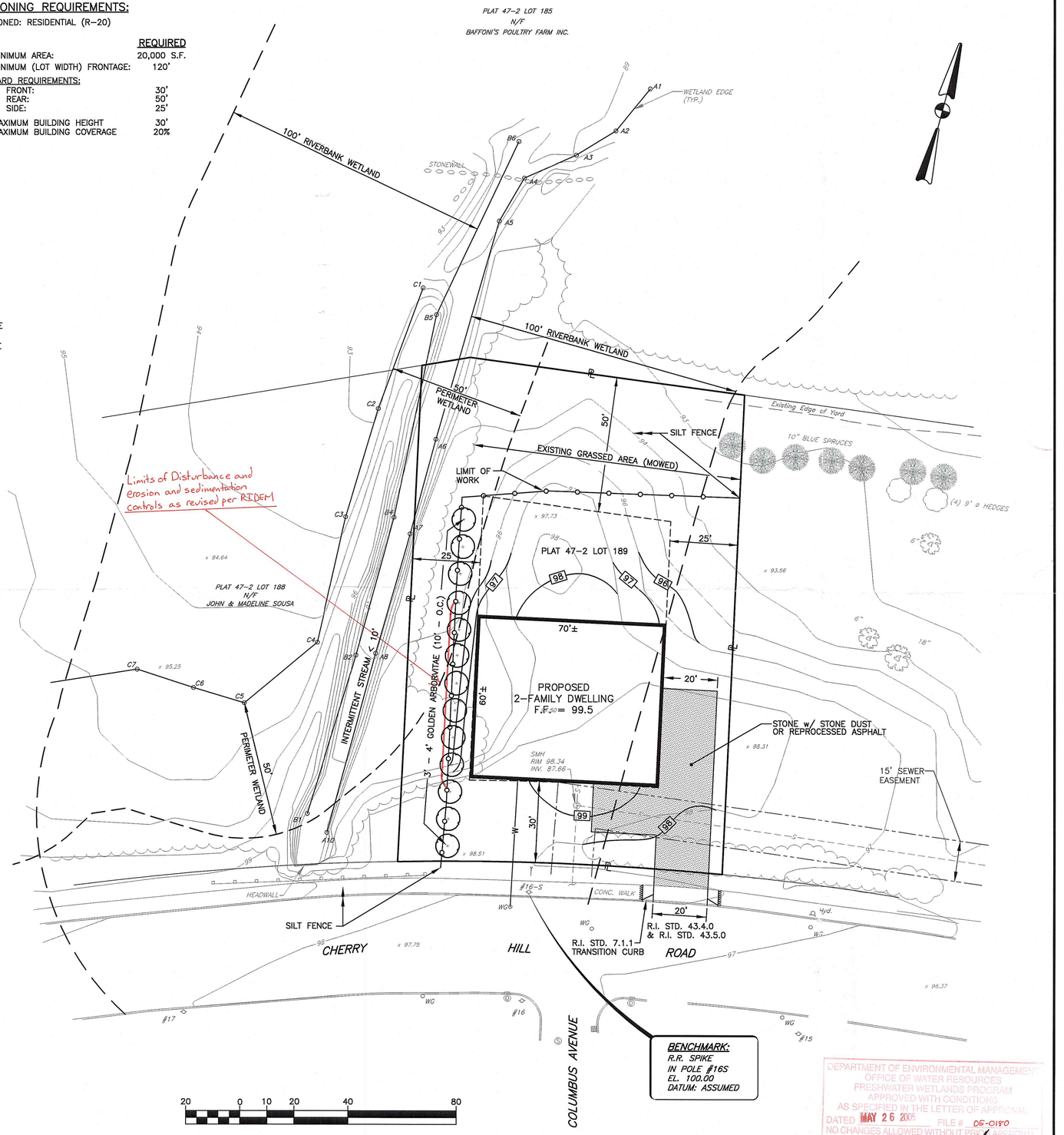
WETLAND FLAGS WERE PLACED IN THE FIELD BY NATURAL RESOURCE SERVICES AND FIELD LOCATED BY CROSSMAN ENGINEERING ON 10/03/02.

NOTES:

1. ALL DISTURBED AREAS SHALL RECEIVE 4" LOAM AND SEED UNLESS OTHERWISE NOTED.
2. NO ACTIVITY CAN OCCUR UNTIL SILT FENCING IS INSTALLED.
3. PROPERTY LINE DATA IS APPROXIMATE AND IS BASED UPON RECORD PLANS AND TOWN PLATS.
4. TOPOGRAPHIC DATA IS BASED UPON MANUAL FIELD SURVEY IN ACCORDANCE WITH R.I. PROCEDURAL AND TECHNICAL STANDARDS FOR LAND SURVEYING TO A CLASS III STANDARD.

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

1. THE TOE OF ANY FILL SLOPE IS TO REMAIN AT LEAST ONE FOOT INSIDE ALL EROSION CONTROLS. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR COVER ANY PORTION OF THE EROSION CONTROLS WITH FILL MATERIAL. ANY FILL MATERIAL WHICH IS PLACED ON ANY EROSION CONTROLS BY THE CONTRACTOR, SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR, AND ANY NECESSARY REPAIRS TO THE EROSION CONTROLS ACCOMPLISHED, AT NO COST TO THE STATE.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE ALL CONTROLS AS NEEDED. MAINTENANCE WILL BE CARRIED OUT IN ACCORDANCE WITH SECTION 212 OF THE R.I.D.O.T. STANDARD SPECIFICATIONS, 1997 EDITION. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT NECESSARY MAINTENANCE DURING ALL PHASES OF PROJECT CONSTRUCTION, INCLUDING PERIODS OF "WINTER SHUTDOWN".
3. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING WETLANDS, THE ROADWAY DRAINAGE SYSTEM AND ADJACENT PROPERTY.
4. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
5. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.
6. ALL SILT FENCING, HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STRAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.
7. NO SLOPES ARE TO EXCEED 3:1.
8. ADDITIONAL EROSION CONTROLS SHALL BE LOCATED AS CONDITIONS WARRANT AND/OR AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL REFERENCE THE "RI EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE US DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.
10. STOCKPILES SHALL HAVE NO SLOPE STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES (R.I. STD. 9.1.0).



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 26 2005 FILE # 05-0180
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

- Civil
- Transportation
- Environmental
- Site Planning
- Land Surveying

CROSSMAN ENGINEERING, INC.
151 Centerville Road
Warwick, Rhode Island 02886
Phone: (401) 738-5660 - Fax: (401) 738-8157
Email: cei@crossmaneng.com
Web Page: www.crossmaneng.com

STEVEN M. CABRAL No. 4847 REGISTERED PROFESSIONAL ENGINEER 4-25-05

PROJECT TITLE:

2-FAMILY RESIDENTIAL HOME

PLAT 47-2 LOT 189
CHERRY HILL ROAD
JOHNSTON, RHODE ISLAND

PREPARED FOR:

MADELINE SOUSA
81 CHERRY HILL ROAD
JOHNSTON, RHODE ISLAND, 02919

DRAWING TITLE:

PRELIMINARY DETERMINATION SITE PLAN

DATE:	SCALE:
MARCH, 2005	1"= 20'

DWG. NAME: 958-ws-lot3B.DWG

NO.	DATE	REVISION

DRAWING NUMBER

APR 27 2005

SHEET: 1 OF: 1

NOT FOR CONSTRUCTION

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