

**CONSTRUCTION NOTES:**

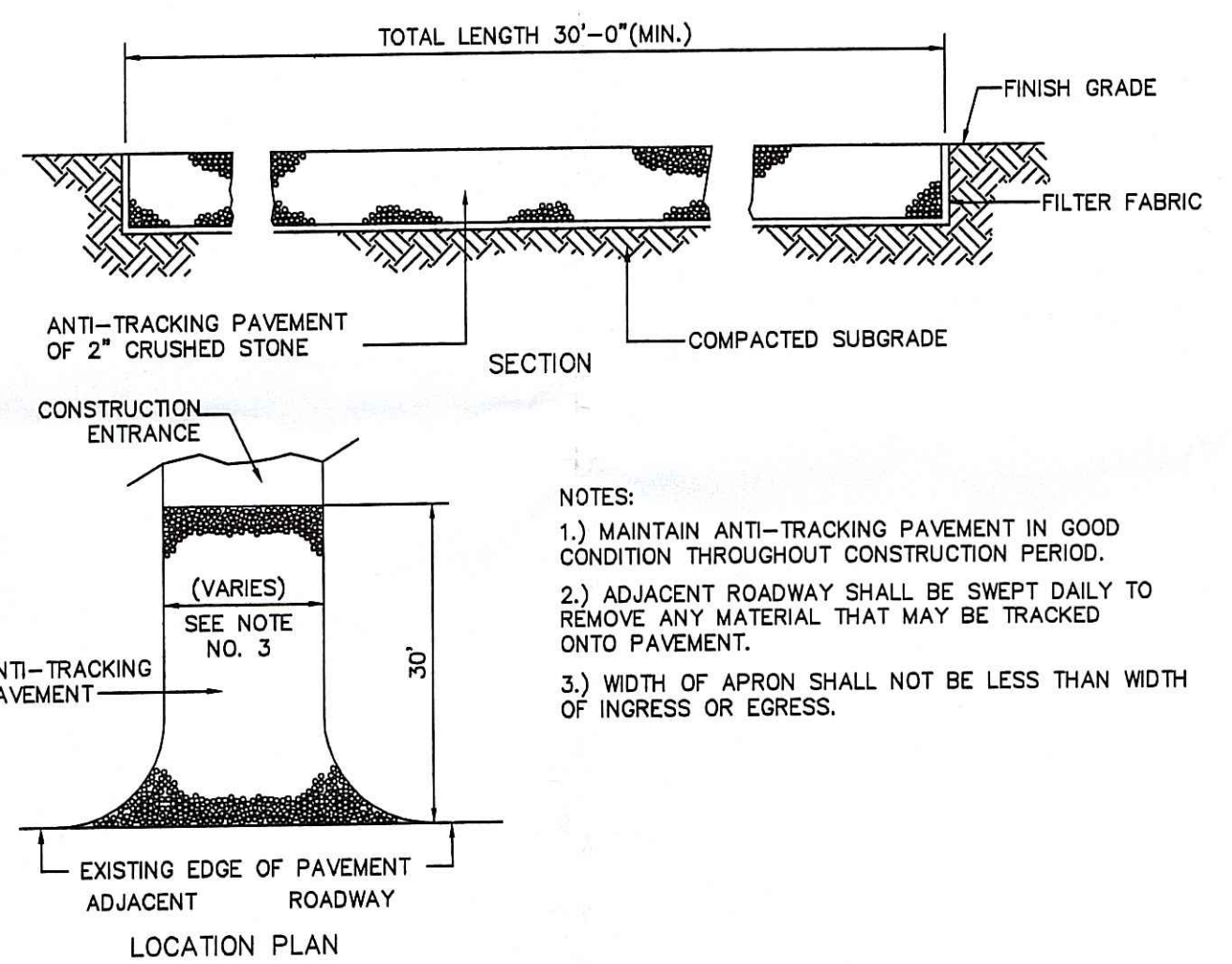
1. Materials and methods for construction of roadways and utilities shown herein, shall be in accordance with Town of Johnston standards for highway construction.
2. The contractor will check and verify the locations of all existing utilities both underground and overhead in the field prior to commencement of construction. Any damage to existing utilities shall be the contractor's responsibility. Costs of such damage shall be borne by the contractor. No excavation shall be done until all utility companies and/or Dig Safe are notified at least 24 hours in advance.
3. It shall be the contractor's responsibility to obtain all construction permits required by the State of Rhode Island and the Town of Johnston, prior to commencing work.
4. The State of Rhode Island Standard Specifications for Road and Bridge Construction, Revisions of 1971 and all current addenda, and the Rhode Island Standard Details are made a part hereof, as if attached hereto.

**EROSION AND SEDIMENTATION CONTROL PROGRAM:**

1. All controls shall be constructed in accordance with the "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK", 1988.
2. The contractor shall be responsible for installing and maintaining all erosion and sedimentation controls.
3. Sedimentation control devices shall be installed and must be inspected by the R.I.D.E.M. Wetland Section staff prior to commencement of construction.
4. Sedimentation devices shall be inspected closely and maintained promptly after each rainfall.
5. Silt fences are to be installed downstream, outside the limits of any proposed construction. Are to be installed prior to the commencement of the proposed alteration. Shall be maintained on a regular basis. Shall conform to the standards as set forth by the Department of Environmental Management for the design and construction of silt fence erosion checks.
6. Addition silt fence, haybales or sandbags shall be located as conditions warrant, or as directed by the Town of Johnston, the Engineer, or R.I.D.E.M. staff.
7. Extreme care shall be exercised, so as to prevent any unsuitable material from entering the wetlands.
8. Maximum slope for any cut or fill will be 3:1.
9. Sedimentation traps shall be installed at all drainage structures during construction.
10. Care shall be taken so as not to place removed sediments within the path of existing, newly created, (both temporary and permanent) or proposed watercourses or those areas subject to storm flows.
11. Denuded slopes shall not be left exposed for excessive periods of time such as the inactive winter season.
12. All disturbed slopes either newly created or exposed prior to October 15, shall be seeded or protected by that date, for any work completed during each construction year.
13. Temporary treatments shall consist of a hay, straw or fiber mulch or protective covers such as a mat or fiber lining (burlap, jute, fiberglass netting, excelsior blankets). They shall be incorporated into the work as warranted or as directed by the Engineer.
14. Hay or straw applications shall be in the amount of 2000 lbs. per acre.
15. All controls will stay in place until an acceptable stand of grass or approved ground cover is established.
16. The topsoil shall conform with R.I. Std. Specification M.20.01.
17. The seed mix shall be inoculated within 24 hours, before mixing and planting with correct type and amount of inoculants.
18. The design mix shall be comprised of the following:  
 § Red Fescue (75 lbs / acre)  
 § Colonial bentgrass, Exeter (5 lbs / acre)  
 § Perennial ryegrass (5 lbs / acre)  
 § Birdsfoot Trefoil, 'Empire' (15 lbs / acre)
19. The contractor must repair and/or reseed any areas that do not develop within one year, and he shall do so at no additional expense.
20. Normal acceptable seeding dates are April 1 through June 15 and August 15 through September 30.
21. Stabilization as described shall take place within 15 days of final grading.
- 22.
23. Stockpiles of soil shall be kept away from wetlands and waterways and shall be stabilized as above.
24. On steep or long slopes, mulch applications shall be tacked down by crimping or tracking.

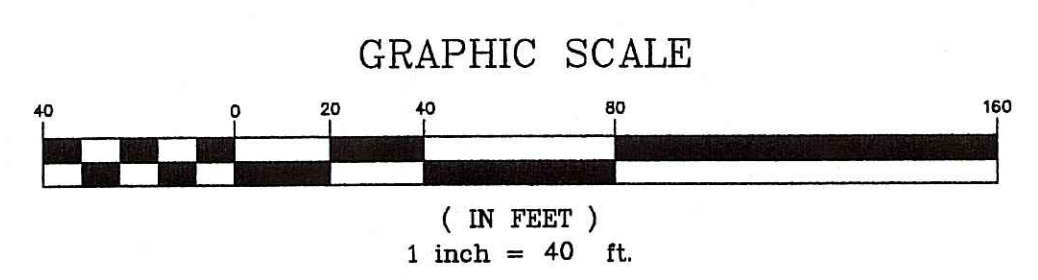
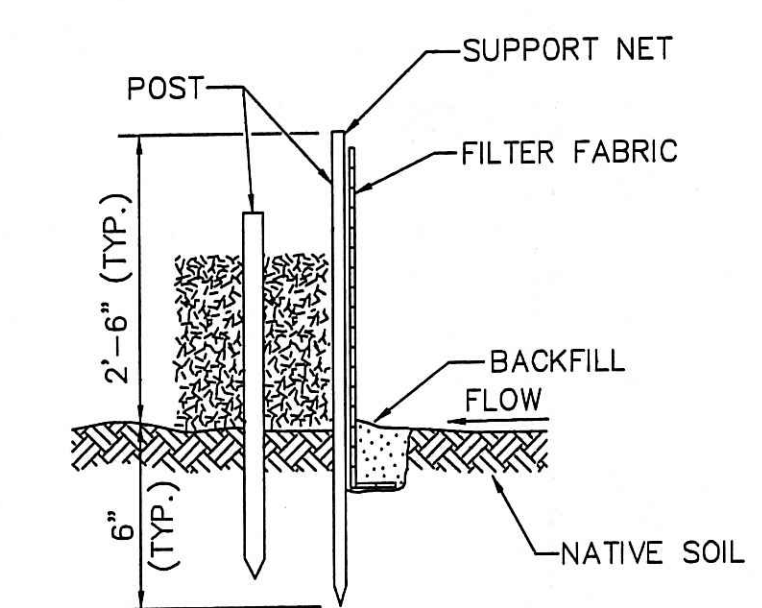
**LEGEND**

SYMBOL	DESCRIPTION
EXIST. ○	SANITARY MANHOLE
PROF. ○	SANITARY SEWER CLEANOUT
—S—	SANITARY SEWER
—S—	SEWER SERVICE CONNECTION
—FH—	SANITARY FORCE MAIN
○	STORM WATER MANHOLE
○	STORM WATER CATCHBASIN
—S—	STORM WATER SEWER
○	WATER VALVE
—	WATER MAIN FITTINGS
—	THRUST BLOCK
—	WATER CURB STOP
—	FIRE HYDRANT
—	WATER MAIN
—	GAS VALVE
—	GAS MAIN
—	SOIL EVALUATION
—	GROUNDWATER DEPTH
—	ELEVEN IN-DRAIN SEPTIC SYSTEM
—	BOTTOMLESS SAND FILTER SEPTIC SYSTEM
—	UTILITY POLE
—	TOPOGRAPHIC CONTOUR
—	TREE
—	GRANITE BOUND
—	TOPOGRAPHIC CONTOUR
—	AREA SUBJECT TO STORM FLOW
—	STREAM (WIDTH AS NOTED)
—	100 YR. FLOOD W.S. ELEVATION
—	FLAG LOCATIONS
—	100 YEAR FLOOD LIMIT
—	SOIL PROBE LOCATION
—	50' PERIMETER WETLAND LIMIT
—	100' RIVERBANK LIMIT
—	PROPERTY LINE



**NOTES:**

- 1.) MAINTAIN ANTI-TRACKING PAVEMENT IN GOOD CONDITION THROUGHOUT CONSTRUCTION PERIOD.
- 2.) ADJACENT ROADWAY SHALL BE SWEEP DAILY TO REMOVE ANY MATERIAL THAT MAY BE TRACKED ONTO PAVEMENT.
- 3.) WIDTH OF APRON SHALL NOT BE LESS THAN WIDTH OF INGRESS OR EGRESS.



**FLOOD DATA:**  
 ENTIRE PARCEL IS LOCATED IN A ZONE X ON FIRM COMMUNITY PANEL 44001B 0220 C DATED NOVEMBER 17, 1993

**ZONING DATA**  
 ZONE - INDUSTRIAL  
 FRONT SETBACK - 50'  
 SIDE YARD SETBACK - 50'  
 REAR YARD SETBACK - 50'  
 MAXIMUM COVERAGE - 40%  
 SETBACK TO RESIDENTIAL ZONE - 100'  
 MAXIMUM BUILDING HEIGHT - 35'

Area of Building 6,000 sq. ft.  
 Total Parking Spaces - 66 (3 per unit)  
 Lot Area - 2.82 acres  
 Lot Coverage - 5%  
 The Building will be used for Industrial Use with 3 employees.  
 Building will be 1-story steel structure

**SURVEYED BY:**  
 WALTER P. SKORUPSKI  
 7 WESSEX STREET  
 CRANSTON, R.I. 02910  
 R.I.P.L.S. # 1802  
 (401) 946-1459  
 FAX: 401-780-8110  
 EMAIL: SKORUPSKI@AOL.COM

FOR CLASS I SURVEY REFERENCE:  
 CECE ESTATES A MINOR SUBDIVISION PREPARED BY W.P. SKORUPSKI LOCATED IN TOWN OF JOHNSTON ASSESSOR'S PLAT 32, LOT 8 NOVEMBER, 2002

**NOTE:**  
 Strip and remove all topsoil and subsoil and undesirable material and soil containing fines within area of system and to a minimum 10' perimeter around dry wells and fill with clean bank run gravel to Elev. 85.50. Clear and remove all brush, trees and stumps within 10' of dry wells.

**OWNER:**  
 URBAN BUILDING COMPANY LLC  
 1008 SOUTHWAY AVE.  
 CRANSTON, RI 02921  
 TEL: 401-941-9088

**STREET INDEX**  
 This plan to be indexed under the following streets:  
 SHUN PIKE

**CONSTRUCTION SEQUENCING:**

1. The contractor shall stakeout and flag the limits of clearing and set in place all sedimentation controls.
2. The contractor shall clear trees and brush within the limits of clearing.
3. The contractor shall construct the building and utilities.
4. The contractor shall plant the vegetation as specified above.

**MAINTENANCE SCHEDULE:**  
 During Construction

1. All sedimentation and erosion controls specified will be inspected on a daily basis. Any breaches will be promptly fixed.

**POST CONSTRUCTION:**

1. Dry wells will be inspected by owner on at least an annual basis. Any sediment or floatable found, will be removed and properly disposed of, off site.

**GENERAL MAINTENANCE REQUIREMENTS FOR BMP's**

1. Proper erosion and sediment control practices must be implemented during all phases of construction and until the site is satisfactorily stabilized. These plans must be printed on the final site plans submitted for approval. All control practices should be in accordance with the most recent edition of the RI Soil Erosion and Sediment Control Handbook.
2. Dry well should be inspected for proper functioning often during the first few months and annually thereafter. Drainage within the dry well can be examined by observing water levels in the observation well.

**WETLAND NOTES:**

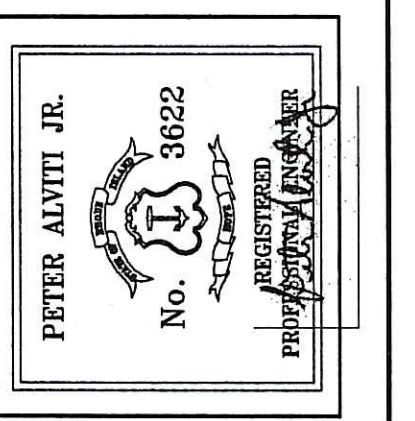
- 1) WETLAND REPORT AND LOCATION PERFORMED BY DEXTER MILLER ENVIRONMENTAL SERVICES BY DEXTER MILLER, WETLAND BIOLOGIST, JUNE 8, 2006.
- 2) EXISTING WETLAND IDENTIFIED AS A FORESTED WETLAND LESS THAN 3 ACRES, WITH NO ASSOCIATED 50 FOOT PERIMETER WETLAND.
- 3) WETLAND AREA LOCATED WITHIN LOT 1 = 20,850 SQUARE FEET.
- 4) WETLAND AREA LOCATED WITHIN LOT 2 = 1,810 SQUARE FEET.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 REVIEW SITE PLAN APPLICATION NO. 08-0217  
 DATED 5/6/08  
 SEE LET SAME DATE. *C. B. B...*

**DEED, PLAN AND MANUAL REFERENCES:**

- 12) DEED BOOK 662, PAGES 276, 277 AND 278
- 13) FINAL PLAN, ADMINISTRATIVE SUBDIVISION, SHUN PIKE & 'A' STREET - CECE, ASSESSORS PLAT 32 LOTS 8 & 39 JOHNSTON, RHODE ISLAND, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC. PREPARED FOR JOHN C. CECE, NOVEMBER 21, 2002, REVISED 4/15/02.
- 14) CECE ESTATES SUBDIVISION SUITABILITY PLAN, A.P.32, LOT 8, PREPARED BY ALLINSON-LAMA CORP. PREPARED FOR JOHN C. CECE, MARCH 26, 2004.
- 15) SOIL SURVEY OF RHODE ISLAND HANDBOOK BY UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.

**HUDSON PLACE ASSOCIATES**  
 CIVIL AND ENVIRONMENTAL ENGINEERING  
 1296 Narragansett Blvd., Cranston RI 02905  
 Tel: 401-785-3535 Fax: 401-785-3535  
 Website: www.hudsonplaceassociates.com  
 Email: info@hudsonplaceassociates.com



AUG 27 2008

REV	DATE	DESCRIPTION	APPR.

Designed by: PETER ADITTI  
 Dwn. by: P.A.  
 Date: JULY 2008  
 Drawing Scale:

**SITE PLAN OF PROPOSED CLEARING AND GRADING**  
 URBAN BUILDING COMPANY - OWNER  
 AP 32 OF LOT 47  
 JOHNSTON, RHODE ISLAND  
 CIVIL AND ENVIRONMENTAL ENGINEERING  
 1296 NARRAGANSETT BLVD., CRANSTON, RI 02905  
 TEL: 401-785-3535

**SHEET REFERENCE NUMBER**  
 SITE  
 Sheet 1 of 1