

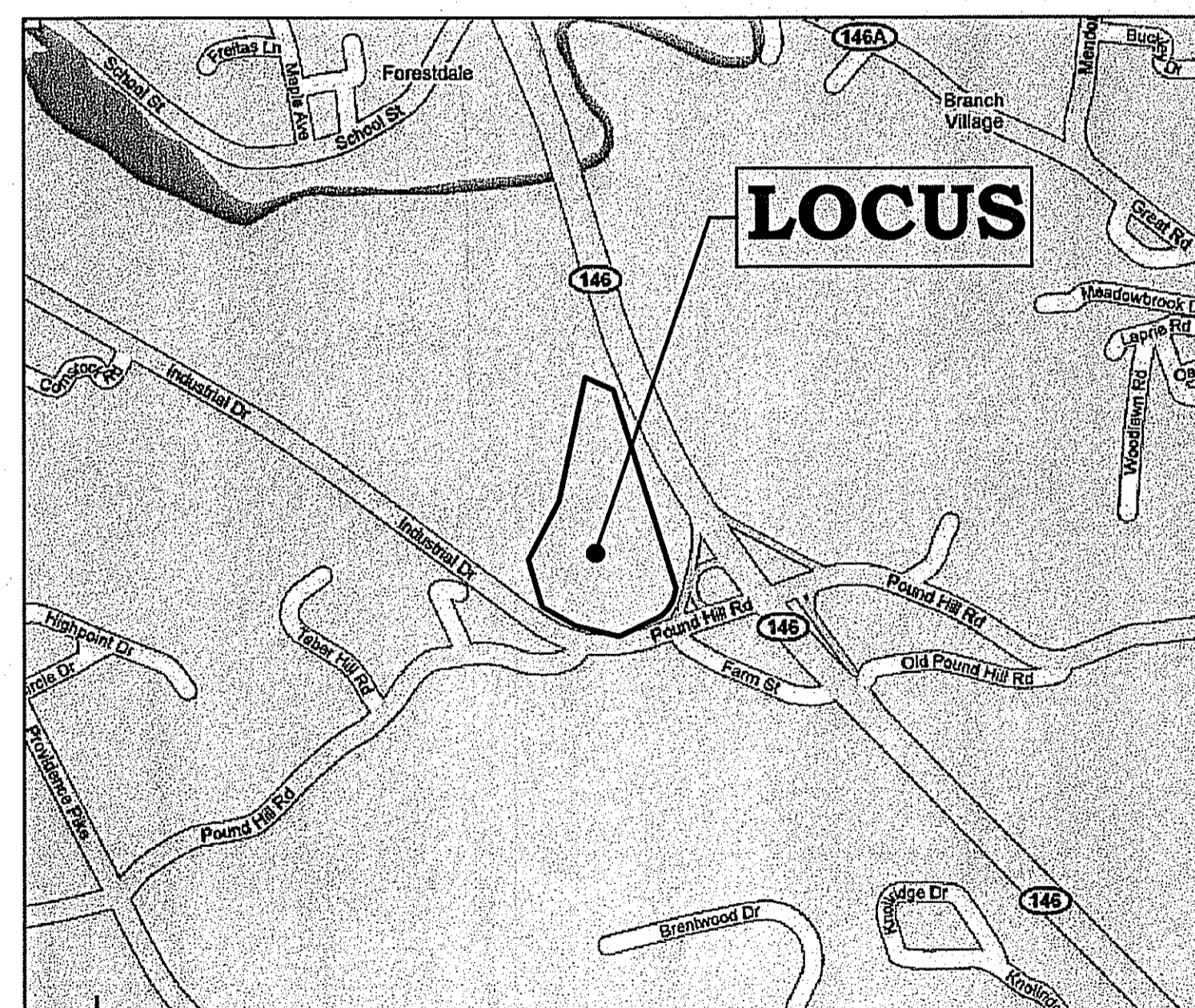
RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT POUND HILL BUSINESS PARK IN NORTH SMITHFIELD, RHODE ISLAND (Providence County)

OWNER/APPLICANT

Pound Hill Office & Business Park, LLC
621 Pound Hill Road, Suite #114
North Smithfield, RI 02896

CIVIL ENGINEER/SURVEYOR AND LANDSCAPE ARCHITECT

Beals and Thomas, Inc.
32 Court Street
Plymouth, Massachusetts 02360



Locus Map
Scale: 1" = 1000'



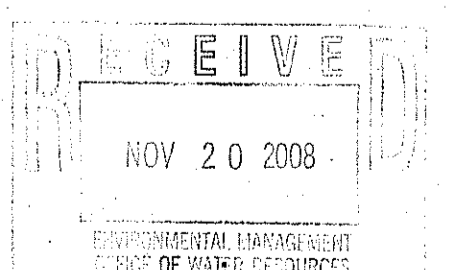
Permit Plan Set - November 19, 2008

SHEET INDEX

- 1 Cover Sheet
- 2 Notes and References Plan
- 3 Topographic Plan
- 4 Site Preparation and Erosion Control Plan
- 5 Layout and Materials Plan
- 6 Grading, Drainage and Utilities Plan
- 7 Landscape and Lighting Plan
- 8 Site Details #1
- 9 Site Details #2

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 13 2009 FILE # 08-0357
NO CHANGES ALLOWED WITHOUT PERMIT FROM APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Harkin



Job No.: 2122.03
Plan No.: 2122P011B-001
Sheet 1 of 9

SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL MATERIALS INDICATED ON THE PLANS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDING.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE TOWN AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER OR TOWN.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AT COMPLETION OF EACH DAY'S WORK.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- LEDGE / ROCK REMOVAL IS TO BE DONE BY MECHANICAL MEANS AS MUCH AS POSSIBLE. IF IT IS DETERMINED THAT BLASTING IS NECESSARY, A BLASTING PLAN SHALL BE PREPARED AND ALL LOCAL AND STATE REQUIREMENTS AND REGULATIONS SHALL BE MET BY THE CONTRACTOR. ALL USE OF PERCHLORATE SHALL BE STRICTLY FORBIDDEN.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- REFER TO PLUMBING PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).
- PRIOR TO CONSTRUCTION, THE PROPERTY LINES COMMON TO AP 8 LOTS 84 AND 299 (APPROX. 438 LF) SHALL BE STAKED OUT BY A RI-REGISTERED PROFESSIONAL LAND SURVEYOR (PLS) AND THE PROPOSED SIX-FOOT (6') FENCE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

- PLANTING NOTES:**
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN-UP.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
 - CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
 - IN SO FAR AS IT IS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
 - QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2004) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - ALL PLANTS SHALL BE IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS.
 - PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL PER MANUFACTURER'S INSTRUCTIONS.
 - NO PLANT EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
 - SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH A LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
 - ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE ROOT GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
 - EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED, GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF THE ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
 - THE TRUNKS OF ALL TREES SHALL BE WRAPPED AS SOON AS POSSIBLE AFTER PLANTING ACCORDING TO STANDARD PROCEDURES AND AS INDICATED.
 - ALL PLANTING BEDS SHALL BE MULCHED WITH A THREE (3) INCH LAYER OF SHREDDED PINE BARK MULCH.
 - NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL REQUIRE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE OF THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

LAYOUT NOTE:

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR TOWN RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2003 EDITION, INCLUDING ALL REVISIONS.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

DRAINAGE SYSTEM MAINTENANCE SCHEDULE:

- UPON PROJECT COMPLETION, THE PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING MAINTENANCE PLAN AND SCHEDULE:
- CATCH BASINS, MANHOLES AND DRAIN LINES: AN INSPECTION MUST OCCUR ON AN ANNUAL BASIS BY QUALIFIED PERSONNEL TO ENSURE PROPER OPERATION. THE INSPECTION SHOULD, AS A MINIMUM, DOCUMENT THE FOLLOWING CONDITIONS:
 - DAMAGE TO GRATE/ COVERS
 - EVIDENCE OF STANDING WATER
 - DEBRIS REMOVAL
 - STRUCTURAL ALIGNMENT/ INTEGRITY
 ANY DEFICIENCY NOTED DURING THE INSPECTION WILL BE IMMEDIATELY REPAIRED OR REPLACED, BY THE CONTRACTOR.
 - SEDIMENT REMOVAL: ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED BASED UPON THE TEST RESULTS AND LOCAL, STATE, AND FEDERAL REGULATIONS

DRAINAGE SYSTEM NOTES:

- THE PROPOSED DRAINAGE LINES SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS V OR AN APPROVED EQUAL.
- ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.
- THE APPLICANT MUST SUBMIT AN AS BUILT PLAN AND A CERTIFICATION TO THE TOWN ENGINEER THAT THE CONSTRUCTION IS IN COMPLIANCE WITH THE DESIGN PLANS FOR ALL ELEMENTS OF THE STORM OR DRAINAGE SYSTEM PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

EXISTING PAVEMENT SECTION:

- POUND HILL ROAD**
- 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE CLASS I-1
 - 1 1/2" BITUMINOUS CONCRETE BINDER COURSE
 - 5 3/4" CRUSHED STONE
 - 12" GRAVEL BORROW SUBBASE

EXISTING PAVEMENT SECTION:

- NORTH SMITHFIELD HIGHWAY**
- 2" BITUMINOUS CONCRETE SURFACE COURSE CLASS I-1
 - 2" BITUMINOUS CONCRETE BINDER COURSE
 - 5" PLANT MIX
 - 12" GRAVEL BORROW SUBBASE

PROPOSED PAVEMENT SECTION:

- ON-SITE (PAVEMENT TYPE A)**
- 2" BITUMINOUS CONCRETE SURFACE COURSE CLASS I-1
 - 2" BITUMINOUS CONCRETE BINDER COURSE
 - 12" GRAVEL BORROW SUBBASE

ASPHALT EMULSION TACK COAT TO BE PLACED PRIOR TO SURFACE COURSE PAVING IF BINDER COURSE IS OPENED TO VEHICULAR USE, OR IF BINDER COURSE IS GREATER THAN 30 DAYS OLD.

WATER NOTES:

- ALL INSTALLATIONS, JOINTS, CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE NORTH SMITHFIELD BOARD OF WATER AND SEWER COMMISSIONERS' REQUIREMENTS, AWWA STANDARDS AND ENVIRONMENTAL REQUIREMENTS.
- WATER PIPES SHALL TYPICALLY BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM SEWER PIPES, AND AT A MINIMUM DEPTH OF COVER EQUAL TO 5'. WHERE A NEW WATER PIPE IS LESS THAN 18 INCHES CLEAR DISTANCE ABOVE A SEWER OR WHERE A WATER PIPE PASSES BENEATH A SEWER, ENCASE THE SEWER IN 6" OF CONCRETE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING WATER PIPE.
- ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS, SUCH AS PIPE, THRUST BLOCKS, FITTINGS, CASTINGS, ETC. SHALL BE SUBMITTED TO THE NORTH SMITHFIELD BOARD OF WATER AND SEWER COMMISSIONERS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THIS SUBMISSION SHALL INCLUDE MANUFACTURER'S LITERATURE, SHOP DRAWINGS, PROPOSED CONSTRUCTION METHODS, ETC.
- WATER LINE TRENCH TO BE AWWA TYPE 5. A METALIZED DETECTABLE IDENTIFICATION TAPE 2" IN WIDTH, BLUE IN COLOR AND PRINTED WITH "CAUTION WATERLINE BURIED BELOW" SHALL BE UTILIZED OVER ALL MAINS. TAPE SHALL BE SET AT APPROXIMATELY 1' BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL RECEIVE VERIFICATION FROM THE ARCHITECT AS TO THE APPROPRIATE SIZE OF THE DOMESTIC WATER AND FIRE PROTECTION LINE SHOWN ON THE PLANS PRIOR TO ORDERING WATER PIPE RELATED ITEMS.
- SPECIFIC BENDS ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL BENDS AS NECESSARY TO INSTALL THE PIPE AT THE REQUIRED DEPTH AND ALIGNMENT.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- THE HAYBALE AND SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
- THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0) OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED.
- ALL HAYBALES, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE COVER OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993.

BMP MAINTENANCE SCHEDULE:

- ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER DRAINAGE SYSTEMS AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS TO ALL PIPES, INTAKES AND DISCHARGE STRUCTURES (INCLUDING RIP-RAP SPLASH PADS), CATCH BASIN SUMPS, AND MANHOLES.
- INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES (INCLUDING ROADWAY SIDE SLOPES, FOR STRUCTURAL INTEGRITY, STABILITY AND EVIDENCE OF SOIL EROSION, SHALL INCLUDE MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BIMONTHLY IF NO RAINFALL EVENT OCCURS.
- FOLLOWING THE CONSTRUCTION OF A SWALE, A PERMANENT COVER OF RIP RAP SHALL BE INSTALLED. ALL OTHER DISTURBED AREAS WITHIN THE VICINITY OF A SWALE SHALL BE SEEDED AND STABILIZED IMMEDIATELY UPON COMPLETION OF THEIR CONSTRUCTION TO PREVENT EROSION.
- UPON COMPLETION OF PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION, REPAIR ANY VEGETATIVE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, (SEEDING, PLANTING, ETC.) WHERE REQUIRED, AND REPAIR (OR REMOVE WHERE APPROPRIATE) ANY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL DEVICES. AFTER PERMANENT SOIL STABILIZATION ON THE ENTIRE SITE HAS OCCURRED, ALL TEMPORARY CONTROL MEASURES MUST BE REMOVED.
- AFTER THE COMPLETION OF PROJECT CONSTRUCTION AND THE FINAL STABILIZATION OF THE ENTIRE SITE, THE INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES MUST BE PERFORMED, AS RESPONSIBILITY OF THE PROPERTY OWNER. AN ANNUAL REPORT OF STORMWATER MANAGEMENT SYSTEMS INSPECTIONS AND MAINTENANCE PERFORMED SHALL BE SUBMITTED TO THE TOWN PLANNING DEPARTMENT BY DECEMBER 1ST OF EACH YEAR.
- REPLANTING, REGRADING, OR OTHER REPAIRS NEEDED AS A RESULT OF SOIL EROSION AND SEDIMENTATION PROCESSES SHALL BE DONE PROMPTLY TO ENSURE PROPER FUNCTIONING OF THE ENTIRE SYSTEM.
- ANY TRASH, DEBRIS, ETC. SHOULD BE REMOVED FROM ANY WETLAND AREAS, SWALE, AND PIPE OUTLETS.
- SWALES SHALL BE MOWED AT LEAST ONCE DURING THE GROWING SEASON TO PREVENT UNWANTED WOODY GROWTH.
- SWALES AND DETENTION AREAS SHALL BE INSPECTED AFTER MAJOR STORM EVENTS OR ON AN ANNUAL BASIS. REPAIRS SHALL BE PERFORMED IMMEDIATELY AS CONDITIONS WARRANT. BARE SPOTS AND ERODED AREAS SHALL BE RESEDED IMMEDIATELY FOLLOWING OBSERVATIONS. ALL LITTER AND TRASH SHALL BE REMOVED DURING INSPECTIONS.

RIDOT:

- ALL SITE WORK AND WORK PERFORMED WITHIN THE STATE R.O.W., INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

WATER SERVICE NOTES:

- MATERIALS AND INSTALLATION OF THE FIRE HYDRANTS AND WATER SYSTEM SHALL BE IN ACCORDANCE WITH APPLICABLE TOWN OF NORTH SMITHFIELD STANDARDS.
- A WATER METER SHALL BE INSTALLED ON AP 8 LOT 300 AS SHOWN ON THE PLAN.

SEWER SYSTEM NOTES:

- MATERIALS AND INSTALLATION OF THE SEWER SYSTEM SHALL BE IN ACCORDANCE WITH APPLICABLE TOWN OF NORTH SMITHFIELD STANDARDS.
- THERE SHALL BE A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN ALL WATER/SEWER CROSSINGS.
- THE EXTERIOR OF THE WETWELL AND VALVE PIT STRUCTURES SHALL BE WATERPROOFED.
- SEWER MANHOLE COVERS SHALL BE WATERTIGHT, SUCH AS SEALTITE BY LEBARON FOUNDRIES OR EQUAL, AND MARKED "SEWER".
- THE TOP OF THE WETWELL STRUCTURE SHALL BE A MINIMUM OF 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION (SEE DETAILS FOR ELEVATIONS).

MISCELLANEOUS UTILITY NOTES:

- PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. NO EXTRA PAYMENT TO THE CONTRACTOR DUE TO RELOCATIONS WILL BE AUTHORIZED.
- THE UTILITY PLAN DOES NOT DEPICT THE NECESSARY ELECTRICAL CONDUIT/WIRING TO SERVICE THE PROPOSED LIGHTING AND SIGNS, WHICH WILL BE PERFORMED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
- OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR TOWN.
- EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

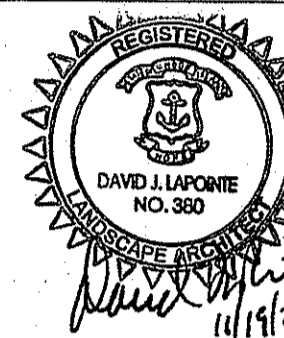
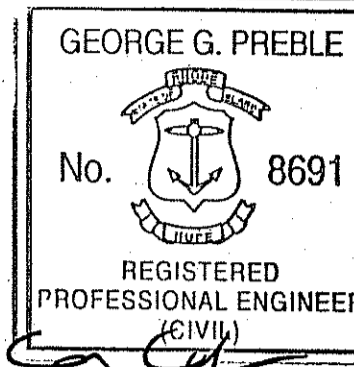
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PREPARED FOR:

POUND HILL OFFICE & BUSINESS PARK, LLC

621 Pound Hill Road, Suite 114
North Smithfield, R.I. 02896



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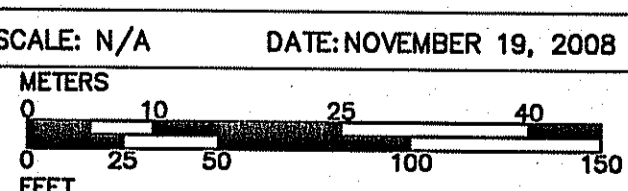
BEALS AND THOMAS, INC.

Civil Engineers-Landscape Architects
Land Surveyors-Planners-Wetland Scientists
32 Court Street
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Tel.: 508-746-3288
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(website) http://www.btweb.com

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF FRESHWATER RESOURCES AS SPECIFIED IN THE LETTER OF APPROVAL DATED JAN 13 2008 NO CHANGES ALLOWED TO BE MADE AT CONSTRUCTION SITE	FILE # 08-0357 APPROVED PLANS
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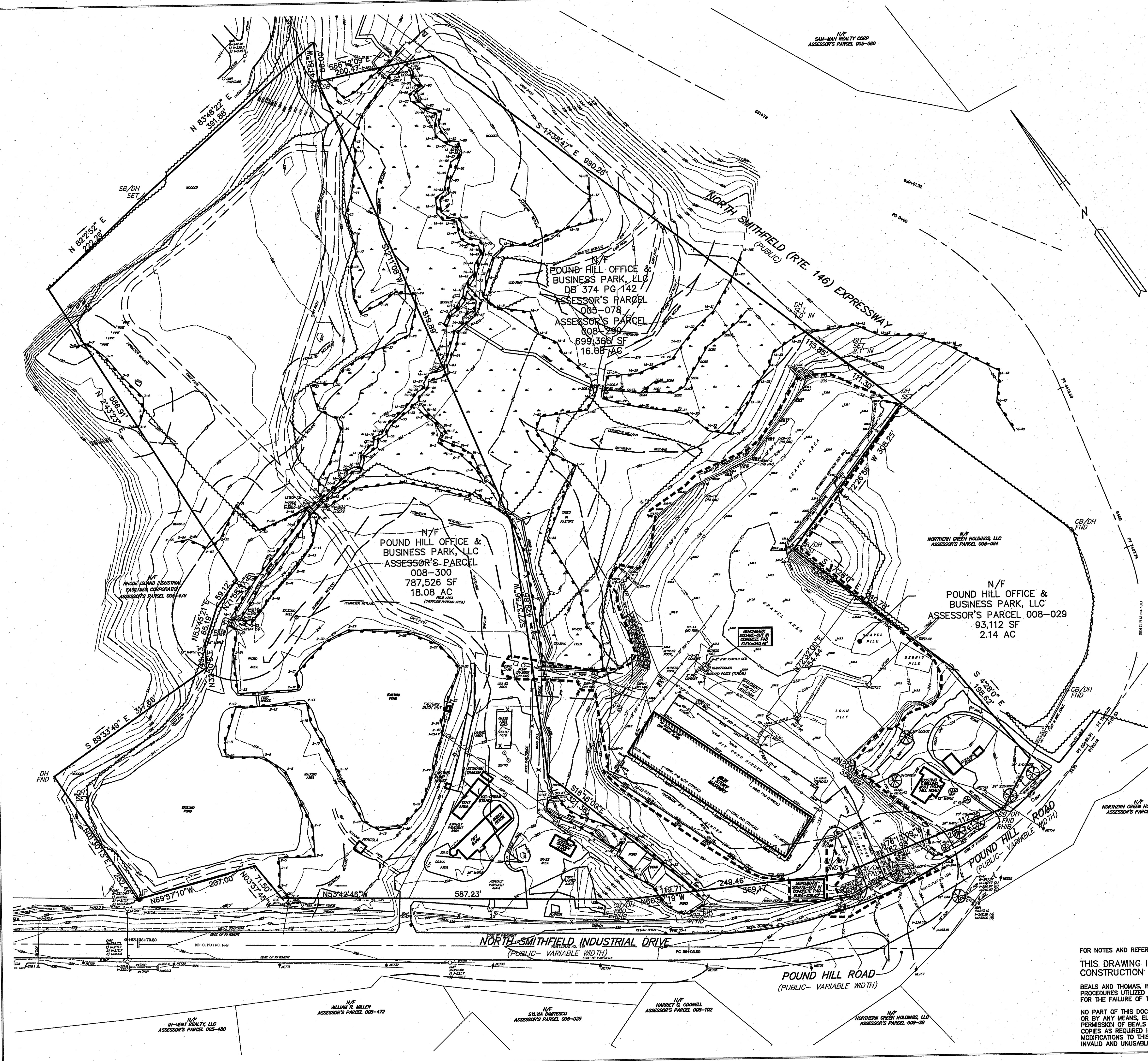
ISSUE DATE	DESCRIPTION
01/19/2008	ISSUED FOR RIDEM PERMITTING
DES	FDW DJL GGP
DWN	CHK'D APP'D

PROJECT:
RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT
POUND HILL BUSINESS PARK
NORTH SMITHFIELD, RHODE ISLAND



NOTES AND REFERENCES PLAN

B71 JOB NO. 2122.03
B71 PLAN NO. 2122P013B-001
SHEET 2 OF 9



RIM AND INVERT SCHEDULE

STRUCTURE	RIM ELEV.	INVERT ELEV.	SIZE AND MATERIAL	CONNECTION
CB-3	NOT SET	236.88	3" TEMP.	FROM DRAINAGE SWALE TO CB-4
CB-4	236.50	233.10	12" RCP	TO CB-5
CB-5	236.52	232.42	15" RCP	FROM CB-4 TO DMH-10
CB-6	236.20	233.35	12" RCP	TO CB-5
CB-7	235.99	231.79	15" RCP	TO DMH-10
CB-14	NOT SET	234.04	BLOCKED	SOUTHERLY TO DMH-10
CB-18	NOT SET	231.84	12" RCP	TO DMH-9
CB-19	NOT SET	227.70	12" RCP	SOUTHERLY TO CB-20
CB-20	NOT SET	225.93	12" RCP	FROM CB-19 TO HW-2
DMH-7	NOT SET	228.92	18" RCP	FROM CB-14 TO DMH-10
DMH-8	NOT SET	227.22	18" RCP	FROM DMH-10 TO DMH-8
DMH-9	NOT SET	229.32	12" RCP	FROM CB-18 TO CB-19
DMH-10	NOT SET	229.41	15" RCP	FROM CB-5 TO DMH-7
HW-1		223.53	36" RCP	FROM DMH-7 TO CB-20
HW-2		225.30	15" RCP	FROM CB-20

NOTES

- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE AND SUBSURFACE INDICATIONS AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- THIS PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE PURPOSES.
- ALL ELEVATIONS REFER TO A PLAN ENTITLED "POUND HILL BUSINESS PARK, POUND HILL ROAD, NORTH SMITHFIELD, RHODE ISLAND... EXISTING CONDITIONS SHEET 4 OF 16", PREPARED BY JOE CASALI ENGINEERING, INC., DATED MARCH 2007, LAST REVISED JULY 2007.
- THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE BSC GROUP, INC. BETWEEN THE DATES OF APRIL 30 AND MAY 14, 2005, AND SUPPLEMENTED AND VERIFIED BY HERITAGE DESIGN GROUP, INC. IN JULY, 2006. THIS PLAN WAS FURTHER SUPPLEMENTED BY AN ACTUAL SURVEY MADE ON THE GROUND USING A ZEISS ELTA TOTAL STATION BY BEALS AND THOMAS, INC. ON OR BETWEEN JUNE 16 AND JUNE 17, 2008.
- NOT ALL UNDERGROUND UTILITIES ARE SHOWN.
- EXISTING TOPOGRAPHY OUTSIDE OF DASHED LINE INDICATING LIMIT OF BEALS AND THOMAS SURVEY MAY NOT REFLECT CURRENT CONDITIONS AS AREA IS AN ACTIVE CONSTRUCTION SITE. REFER TO APPROVED SITE PLANS BY CASALI ENGINEERING FOR LAYOUT, MATERIALS, DRAINAGE STRUCTURES, LANDSCAPE DESIGN AND OTHER SITE IMPROVEMENTS.
- THE PROPERTY LINES SHOWN HEREON ARE TAKEN FROM PLANS AND DEEDS OF RECORD.
- WETLAND RESOURCE AREAS DEPICTED HEREON ARE BASED ON A FIELD DELINEATION PERFORMED BY BSO GROUP, INC. DURING JUNE, 2005, AND BY MASON & ASSOCIATES, INC. IN JULY, 2006. SEE RIDEM APPLICATIONS 05-0495 & 06-0390.
- THE 100 YEAR FLOOD BOUNDARY AS DEPICTED HEREON IS BASED ON A DETAILED FLOOD STUDY PREPARED BY BSO GROUP, A LETTER OF MAP REVISION (LOMR) WAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (EFFECTIVE DATE: OCTOBER 10, 2006) APPROVING THE STUDY AND ASSOCIATED MAP AMENDMENT.
- 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 TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

LEGEND

	SEWER LINE/MANHOLE
	DRAIN LINE/MANHOLE
	CATCH BASIN
	FLARED END/INVERT
	GAS LINE/GATE
	WATER LINE/GATE
	HYDRANT
	POST INDICATOR VALVE
	ELECTRIC LINE/MANHOLE
	LIGHT POLE BASE
	UTILITY POLE
	SIGN
	CHAIN LINK FENCE
	GRANITE CURB
	BITUMINOUS CONCRETE BERM
	RIPRAP
	BUILDING
	MINOR CONTOUR
	MAJOR CONTOUR
	SPOT ELEVATION
	BITUMINOUS CONCRETE
	CONCRETE
	HEAD WALL
	REINFORCED CONCRETE PIPE
	LIMIT OF BEALS AND THOMAS
	ON-THE-GROUND FIELD SURVEY

FOR NOTES AND REFERENCES SEE SHEET 2. FOR LEGEND SEE SHEET 4.

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POUND HILL OFFICE & BUSINESS PARK, LLC

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESH WATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 13 2009 FILE # 08-0357
NO CHANGES TO THIS DRAWING
APPROVED BY

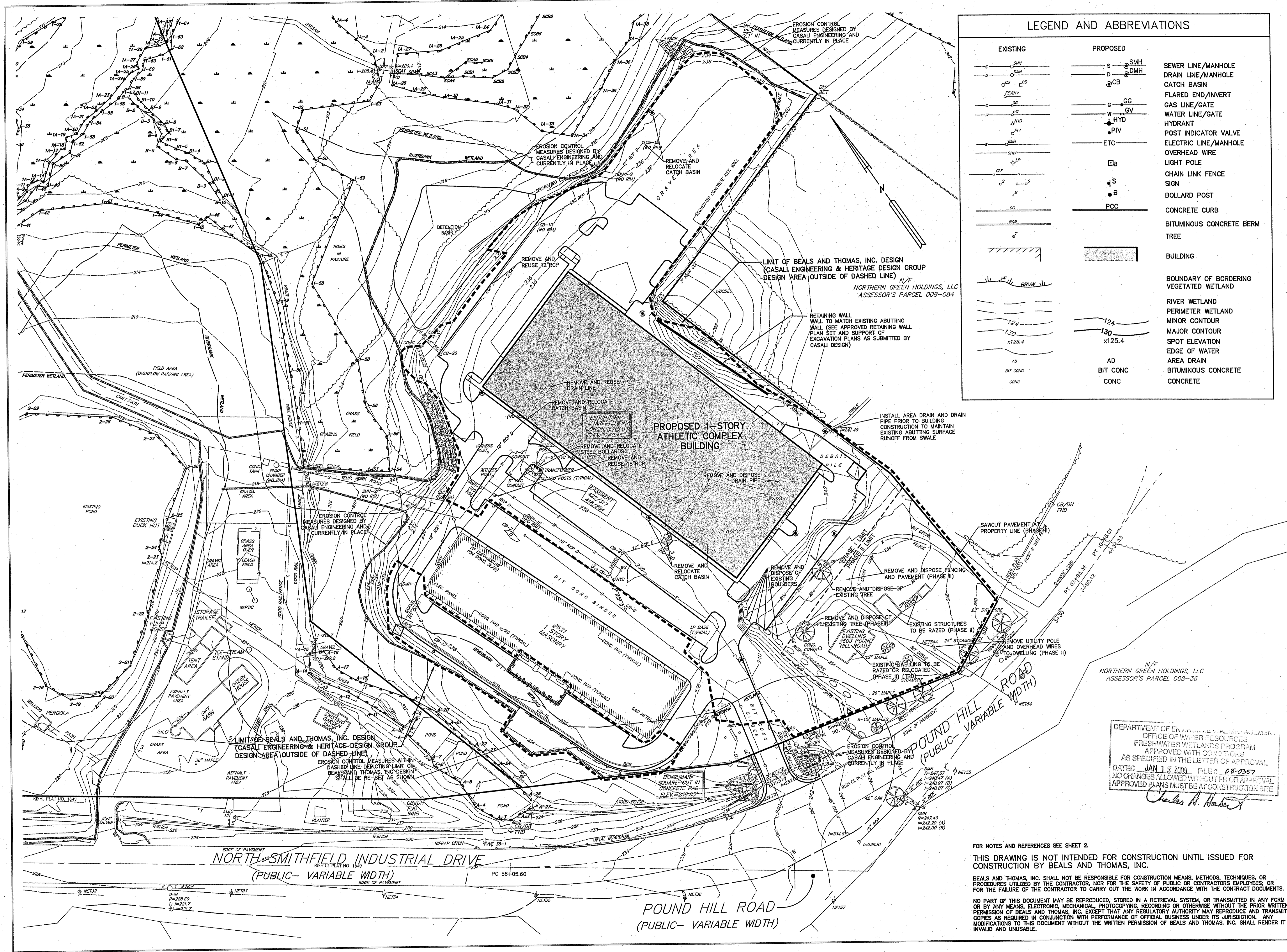
0	11/19/2008	ISSUED FOR RIDEM PERMITTING	
1		ISSUE DATE DESCRIPTION	
N/A	FDW	KCC	KCC
DES	DWN	CHK'D	APP'D

PROJECT:
RIDEM PRELIMINARY
DETERMINATION TO A MAJOR
LAND DEVELOPMENT PROJECT
**POUND HILL
BUSINESS PARK**
NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1" = 80' DATE: NOVEMBER 19, 2008
METERS 0 10 25 50
FEET 0 40 80 160 240

TOPOGRAPHIC PLAN

BTI JOB NO. 2122.03	DATE NOV 20 2008	3
BTI PLAN NO. 2122.012B-001		
SHEET 3 OF 9		



LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
—S—	—S—	SEWER LINE/MANHOLE
—D—	—D—	DRAIN LINE/MANHOLE
—CB—	—CB—	CATCH BASIN
—FE/IN—	—FE/IN—	FLARED END/INVERT
—GG—	—GG—	GAS LINE/GATE
—GV—	—GV—	WATER LINE/GATE
—W—	—W—	HYDRANT
—HYD—	—HYD—	POST INDICATOR VALVE
—PIV—	—PIV—	ELECTRIC LINE/MANHOLE
—ETC—	—ETC—	OVERHEAD WIRE
—LP—	—LP—	LIGHT POLE
—CLF—	—CLF—	CHAIN LINK FENCE
—S—	—S—	SIGN
—B—	—B—	BOLLARD POST
—PCC—	—PCC—	CONCRETE CURB
—BCB—	—BCB—	BITUMINOUS CONCRETE BERM
—T—	—T—	TREE
—B—	—B—	BUILDING
—BBVW—	—BBVW—	BOUNDARY OF BORDERING VEGETATED WETLAND
—RW—	—RW—	RIVER WETLAND
—PW—	—PW—	PERIMETER WETLAND
—M—	—M—	MINOR CONTOUR
—MA—	—MA—	MAJOR CONTOUR
—SE—	—SE—	SPOT ELEVATION
—AD—	—AD—	EDGE OF WATER
—AD—	—AD—	AREA DRAIN
—CONC—	—CONC—	BITUMINOUS CONCRETE
—CONC—	—CONC—	CONCRETE

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	ISSUE DATE	DESCRIPTION	
		FDW	BGM
		CHK'D	APP'D
	DES	DWN	

PROJECT:

RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT

POUND HILL BUSINESS PARK

NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1" = 50' DATE: NOVEMBER 19, 2008

METERS: 0 10 20 40

FEET: 0 25 50 100 150

SITE PREPARATION AND EROSION CONTROL PLAN

BTI JOB NO. 2122.03

BTI PLAN NO. 2122P0139-NOV 20 2008

SHEET 4 OF 9

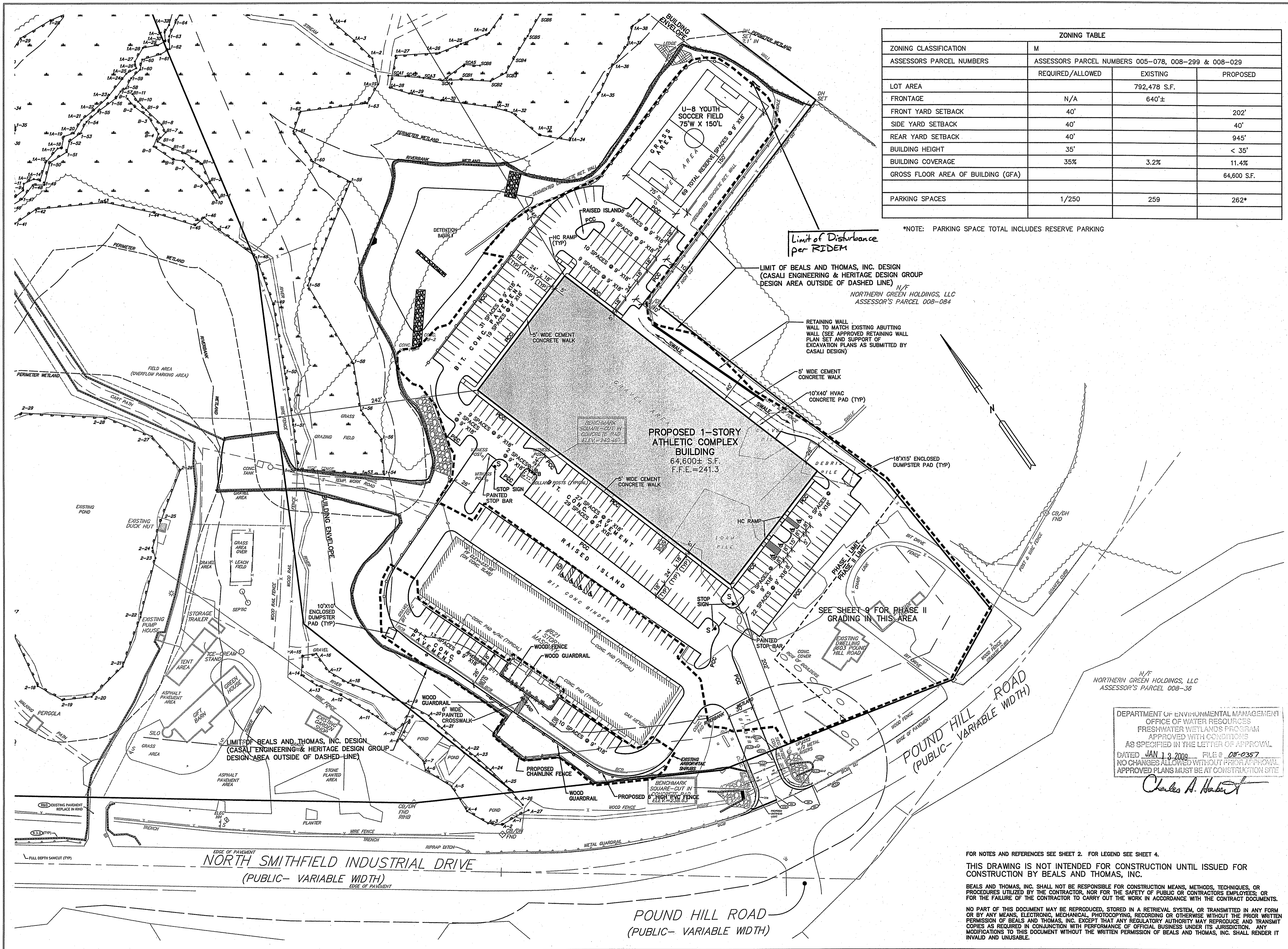
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED JAN 13 2009 FILE # 08-0357
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE
 Charles A. Hurd



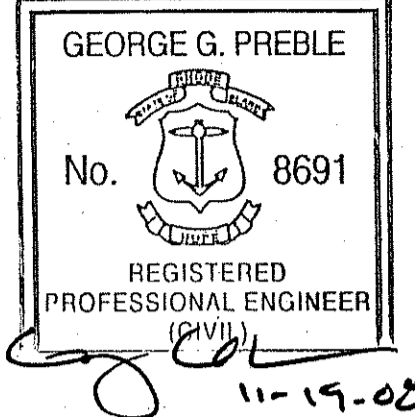
ZONING TABLE			
ZONING CLASSIFICATION	M		
ASSESSORS PARCEL NUMBERS	ASSESSORS PARCEL NUMBERS 005-078, 008-299 & 008-029		
LOT AREA	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONTAGE	N/A	792,478 S.F.	
FRONT YARD SETBACK	40'	640'±	202'
SIDE YARD SETBACK	40'		40'
REAR YARD SETBACK	40'		945'
BUILDING HEIGHT	35'		< 35'
BUILDING COVERAGE	35%	3.2%	11.4%
GROSS FLOOR AREA OF BUILDING (GFA)			64,600 S.F.
PARKING SPACES	1/250	259	262*

*NOTE: PARKING SPACE TOTAL INCLUDES RESERVE PARKING

PREPARED FOR:

POUND HILL OFFICE & BUSINESS PARK, LLC

621 Pound Hill Road, Suite 114
North Smithfield, R.I. 02896



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(email) mail@btweb.com
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0	11/19/2008	ISSUED FOR RIDEM PERMITTING		
	ISSUE DATE	DESCRIPTION		
	FDW	FDW	GGP	DJL
	DES	DWN	CHK'D	APP'D

PROJECT:
RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT POUND HILL BUSINESS PARK
NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1" = 50' DATE: NOVEMBER 19, 2008

LAYOUT AND MATERIALS PLAN

BTI JOB NO. 2122.03
BTI PLAN NO. 2122P013B-003
SHEET 5 OF 9

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 13 2009 FILE # 08-0357
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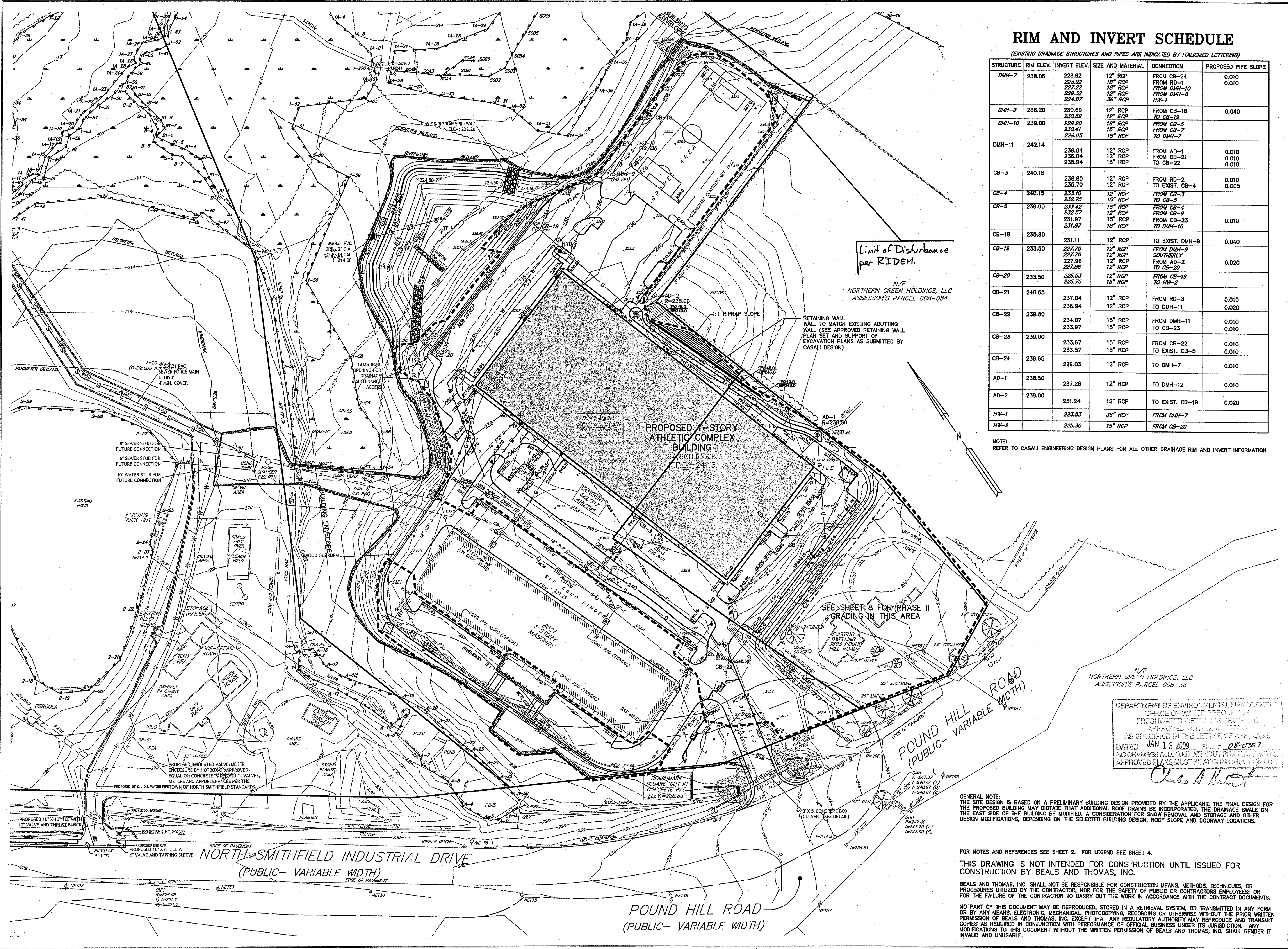
Charles A. Hebert

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RIM AND INVERT SCHEDULE

(EXISTING DRAINAGE STRUCTURES AND PIPES ARE INDICATED BY ITALICIZED LETTERING)

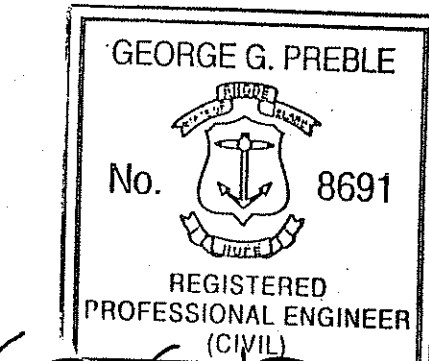
STRUCTURE	RIM ELEV.	INVERT ELEV.	SIZE AND MATERIAL	CONNECTION	PROPOSED PIPE SLOPE
DMH-7	238.05	228.92 228.92 227.52 229.32 224.87	12" RCP 18" RCP 18" RCP 12" RCP 36" RCP	FROM CB-24 FROM RD-10 FROM DMH-10 FROM DMH-8 HW-1	0.010 0.010
DMH-9	236.20	230.69 230.62	12" RCP 12" RCP	FROM CB-18 TO CB-19	0.040
DMH-10	239.00	229.20 230.41 229.05	18" RCP 15" RCP 18" RCP	FROM CB-5 FROM CB-7 TO DMH-7	
DMH-11	242.14	236.04 236.04 235.94	12" RCP 12" RCP 15" RCP	FROM AD-1 FROM CB-21 TO CB-22	0.010 0.010 0.010
CB-3	240.15	238.80 235.70	12" RCP 12" RCP	FROM RD-2 TO EXIST. CB-4	0.010 0.005
CB-4	240.15	233.70 232.73	12" RCP 15" RCP	FROM CB-3 TO CB-5	
CB-5	239.00	233.42 232.57 231.97 231.87	15" RCP 12" RCP 15" RCP 18" RCP	FROM CB-4 FROM CB-6 FROM CB-23 TO DMH-10	0.010
CB-18	235.80	231.11	12" RCP	TO EXIST. DMH-9	0.040
CB-19	233.50	227.70 227.70 227.96 227.86	12" RCP 12" RCP 12" RCP 12" RCP	FROM DMH-9 SOUTHERLY FROM AD-2 TO CB-20	0.020
CB-20	233.50	225.93 225.75	12" RCP 15" RCP	FROM CB-19 TO HW-2	
CB-21	240.65	237.04 236.94	12" RCP 12" RCP	FROM RD-3 TO DMH-11	0.010 0.020
CB-22	239.80	234.07 233.97	15" RCP 15" RCP	FROM DMH-11 TO CB-23	0.010 0.010
CB-23	239.00	233.67 233.57	15" RCP 15" RCP	FROM CB-22 TO EXIST. CB-5	0.010 0.010
CB-24	236.65	228.03	12" RCP	TO DMH-7	0.010
AD-1	238.50	237.26	12" RCP	TO DMH-12	0.010
AD-2	238.00	231.24	12" RCP	TO EXIST. CB-19	0.020
HW-1		223.53	36" RCP	FROM DMH-7	
HW-2		225.30	15" RCP	FROM CB-20	

NOTE:
REFER TO CASALI ENGINEERING DESIGN PLANS FOR ALL OTHER DRAINAGE RIM AND INVERT INFORMATION

PREPARED FOR:

POUND HILL OFFICE & BUSINESS PARK, LLC

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	ISSUE DATE DESCRIPTION
FDW	FDW BGM GGP
DES	DWN CHK'D APP'D

PROJECT:
RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT
POUND HILL BUSINESS PARK
NORTH SMITHFIELD, RHODE ISLAND

SCALE: 1" = 50' DATE: NOVEMBER 19, 2008

GRADING, DRAINAGE AND UTILITY PLAN

BTJ JOB NO. 2122.03
BTJ PLAN NO. 2122P013B-004
SHEET 6 OF 9

Limit of Disturbance per RIDEM.

N/F
NORTHERN GREEN HOLDINGS, LLC
ASSESSOR'S PARCEL 008-084

RETAINING WALL TO MATCH EXISTING ABUTTING WALL (SEE APPROVED RETAINING WALL PLAN SET AND SUPPORT OF EXCAVATION PLANS AS SUBMITTED BY CASALI DESIGN)

PROPOSED 1-STORY ATHLETIC COMPLEX BUILDING
6,760± S.F.
F.F.E.=241.3

SEE SHEET 8 FOR PHASE II GRADING IN THIS AREA

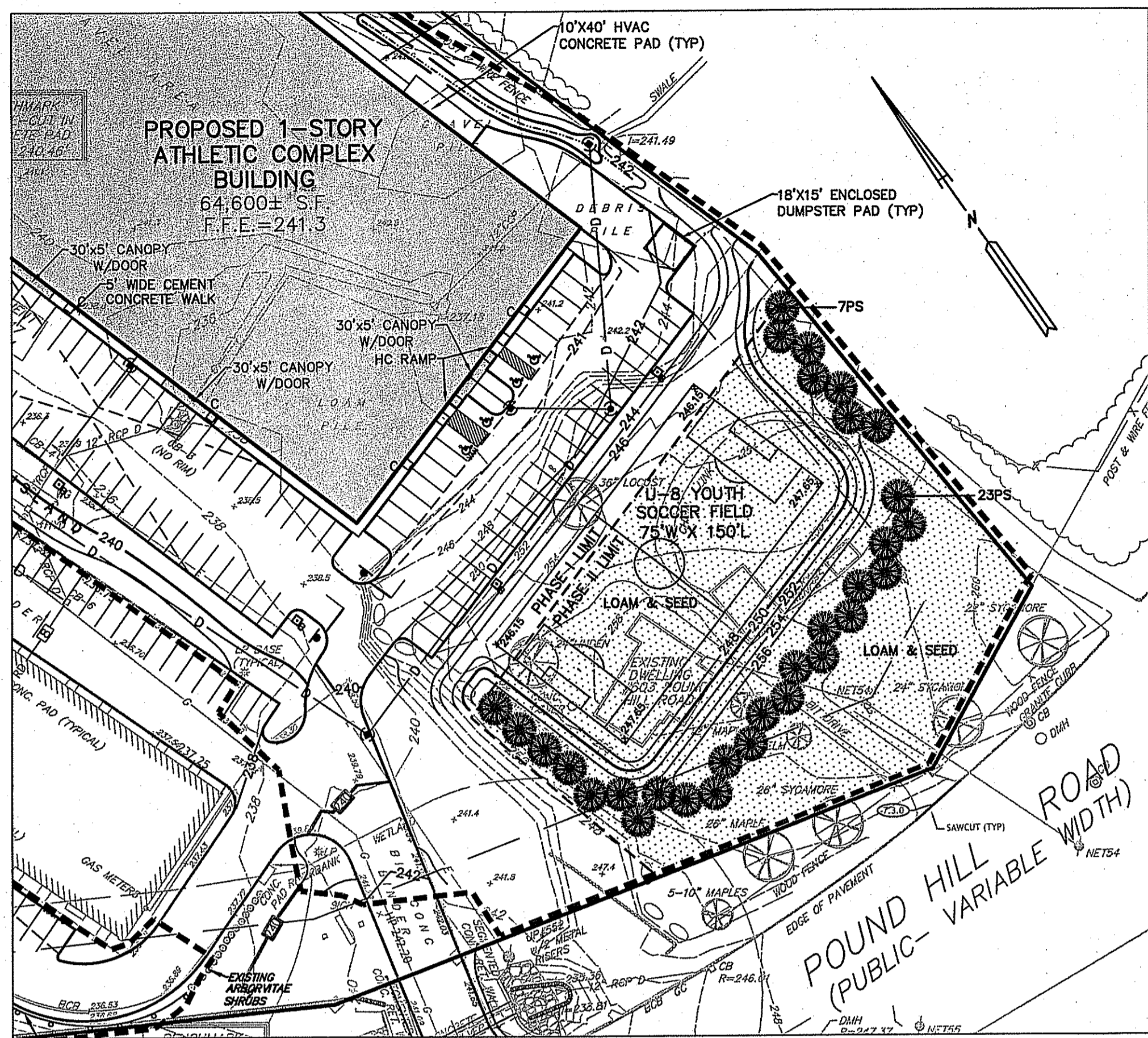
N/F
NORTHERN GREEN HOLDINGS, LLC
ASSESSOR'S PARCEL 008-38

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 13 2009 FILE # 08-0357
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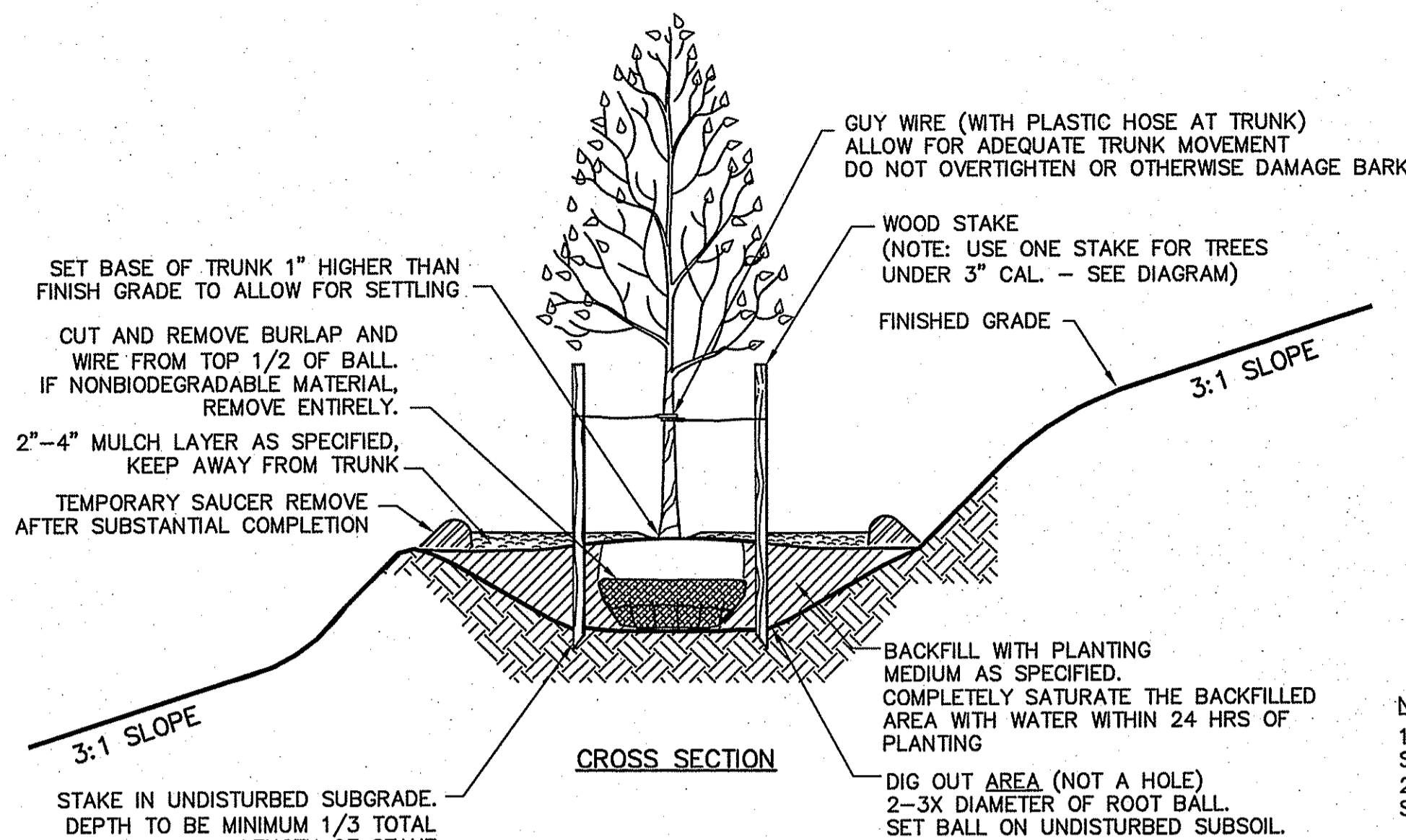
GENERAL NOTE:
THE SITE DESIGN IS BASED ON A PRELIMINARY BUILDING PROVIDED BY THE APPLICANT. THE FINAL DESIGN FOR THE PROPOSED BUILDING MAY DICTATE THAT ADDITIONAL ROOF DRAINS BE INCORPORATED, THE DRAINAGE SWALE ON THE EAST SIDE OF THE BUILDING BE MODIFIED, A CONSIDERATION FOR SNOW REMOVAL AND STORAGE AND OTHER DESIGN MODIFICATIONS, DEPENDING ON THE SELECTED BUILDING DESIGN, ROOF SLOPE AND DOORWAY LOCATIONS.

FOR NOTES AND REFERENCES SEE SHEET 2. FOR LEGEND SEE SHEET 4.
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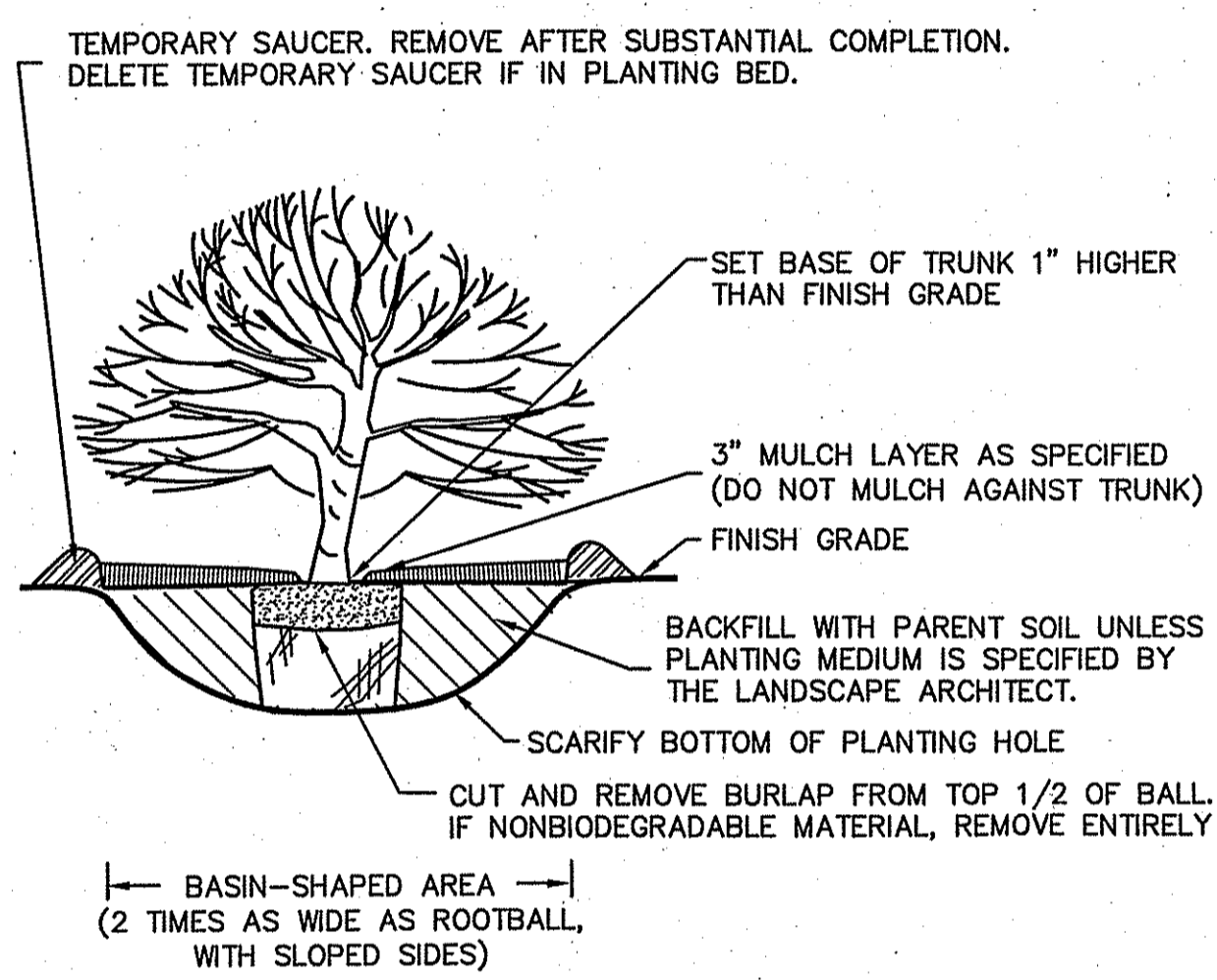
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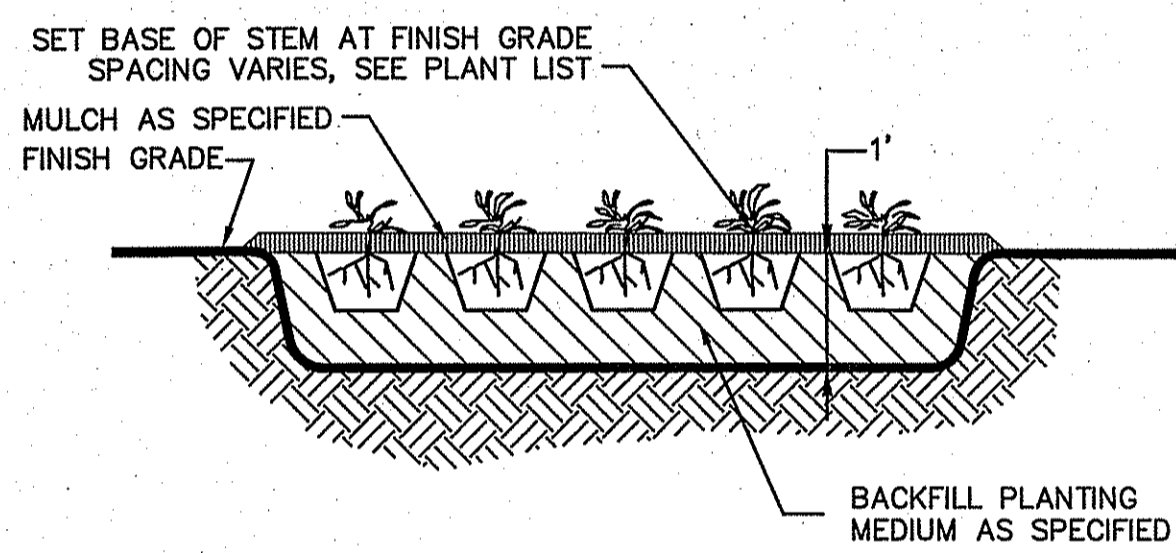
PHASE II SITE PLAN
SCALE: 1"=50'



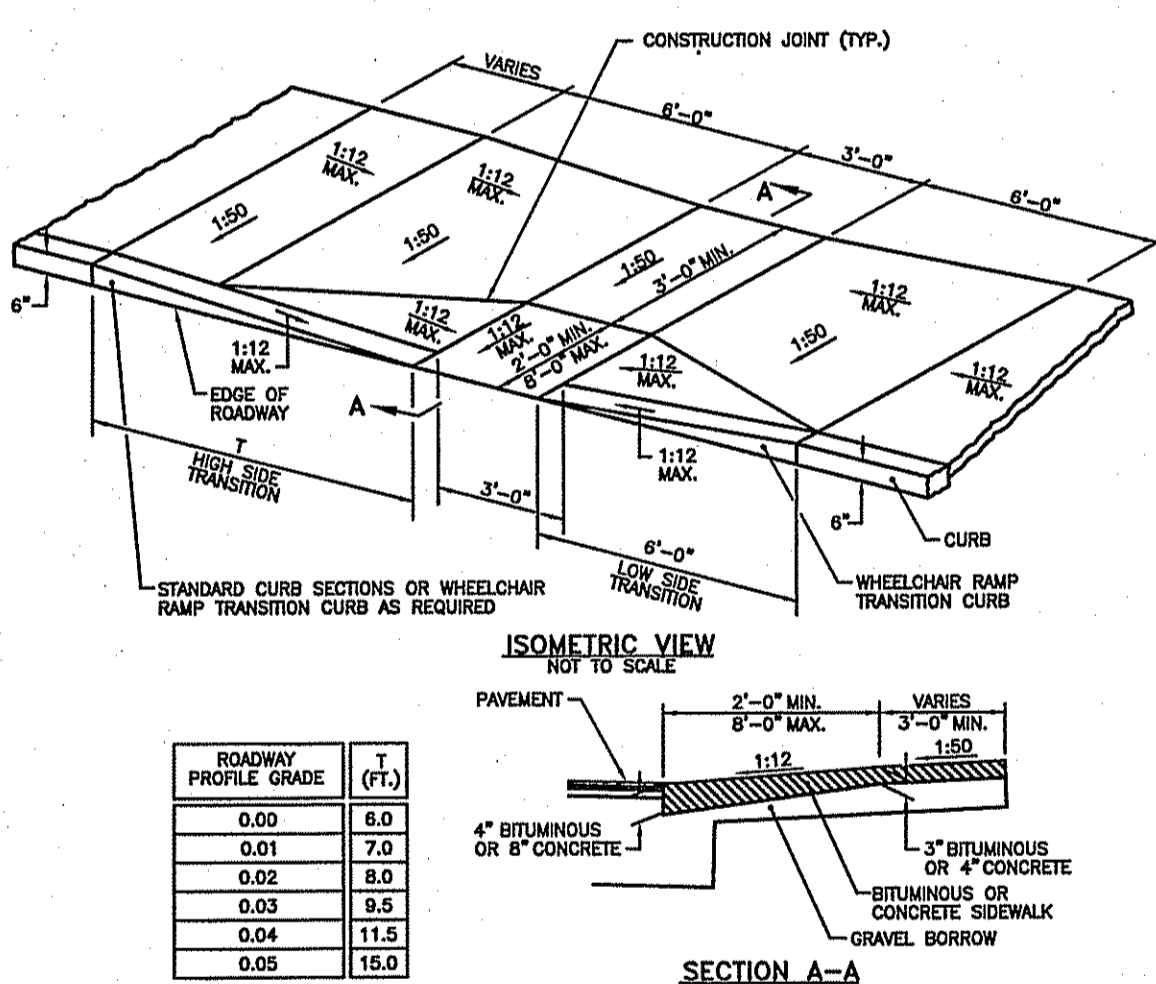
TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

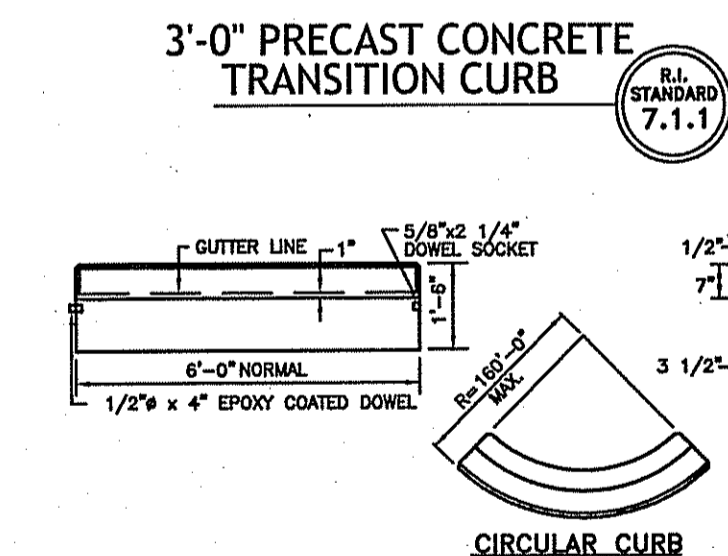


GROUNDCOVER PLANTING
NOT TO SCALE



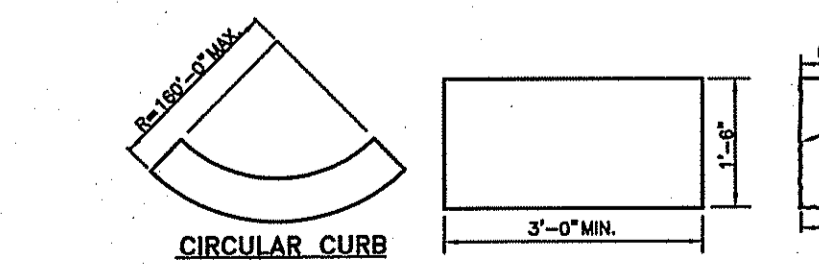
- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 - WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
 - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 - OBSTRUCTION FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
 - LOCATION OF WHEELCHAIR RAMPS 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 3'-0" SHALL BE MAINTAINED.
 - THE WHEELCHAIR RAMP SLOPE AND CURB 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 THE HIGH SIDE TRANSITION LENGTH (7) 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, PROTECT THE RADIUS POINT WHEN POSSIBLE.
 - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE (GREATER LENGTHS PREFERRED).
 - ALL REQUIRED CUTTING OF CURB PIECES TO BE PAD FOR UNDER COST OF CURB.

WHEELCHAIR RAMP (R.I. STANDARD 43.3.0)

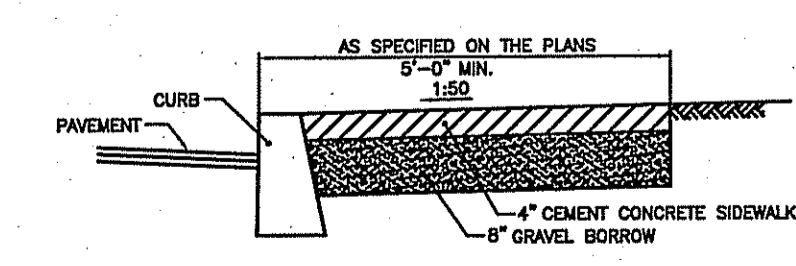


- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
 - EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 - CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 - EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

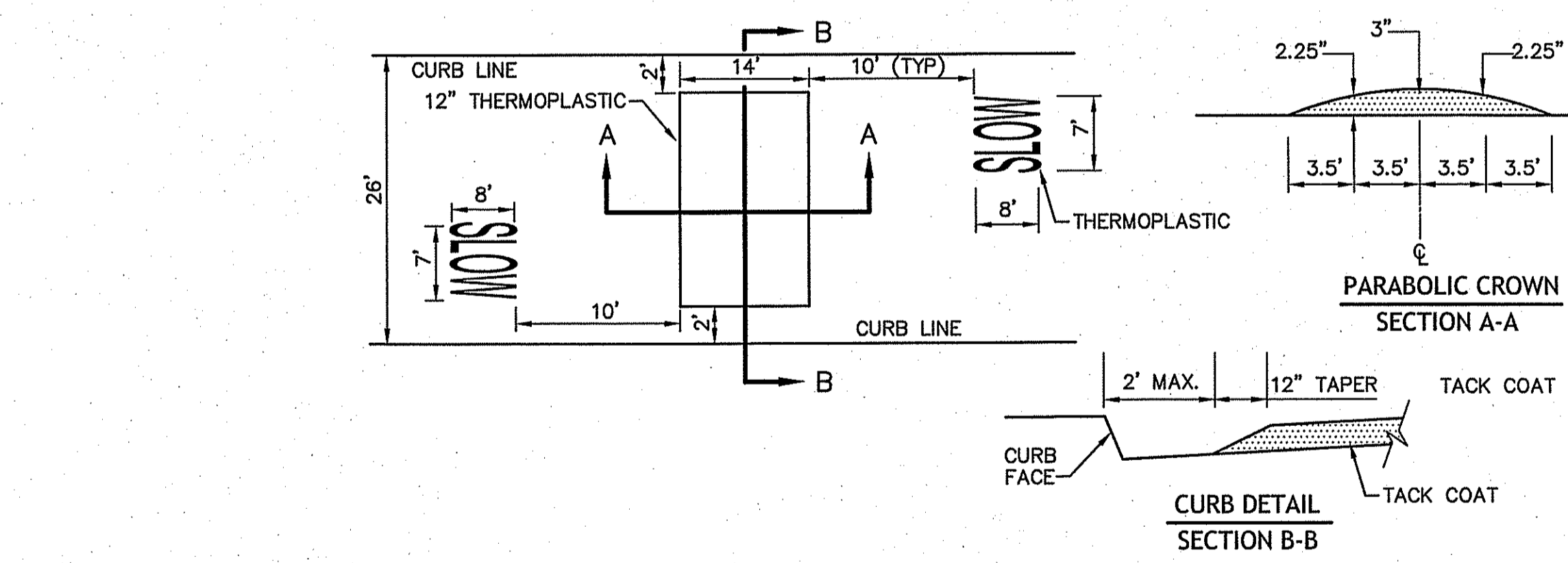
PRECAST CONCRETE CURB (R.I. STANDARD 7.1.0)



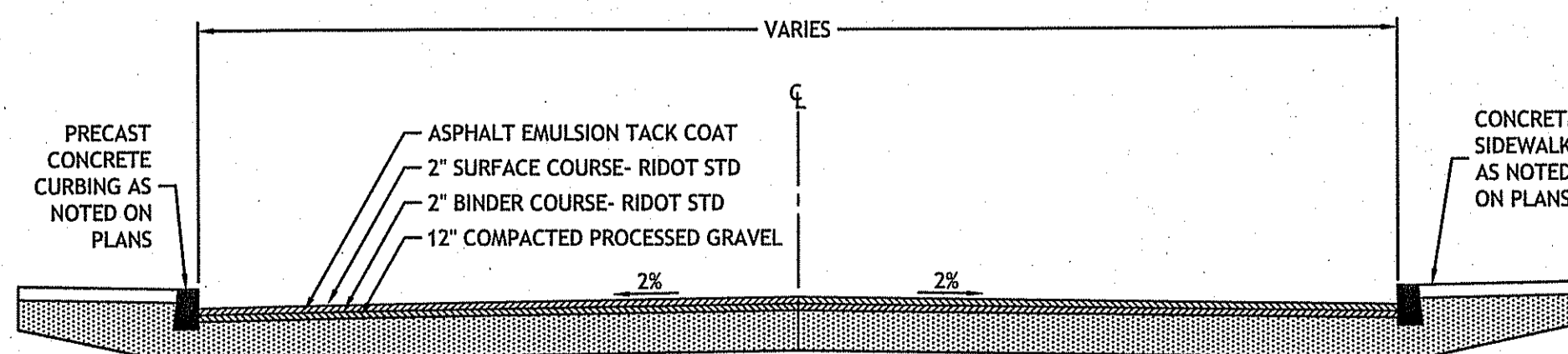
GRANITE CURB (R.I. STANDARD 7.3.0)



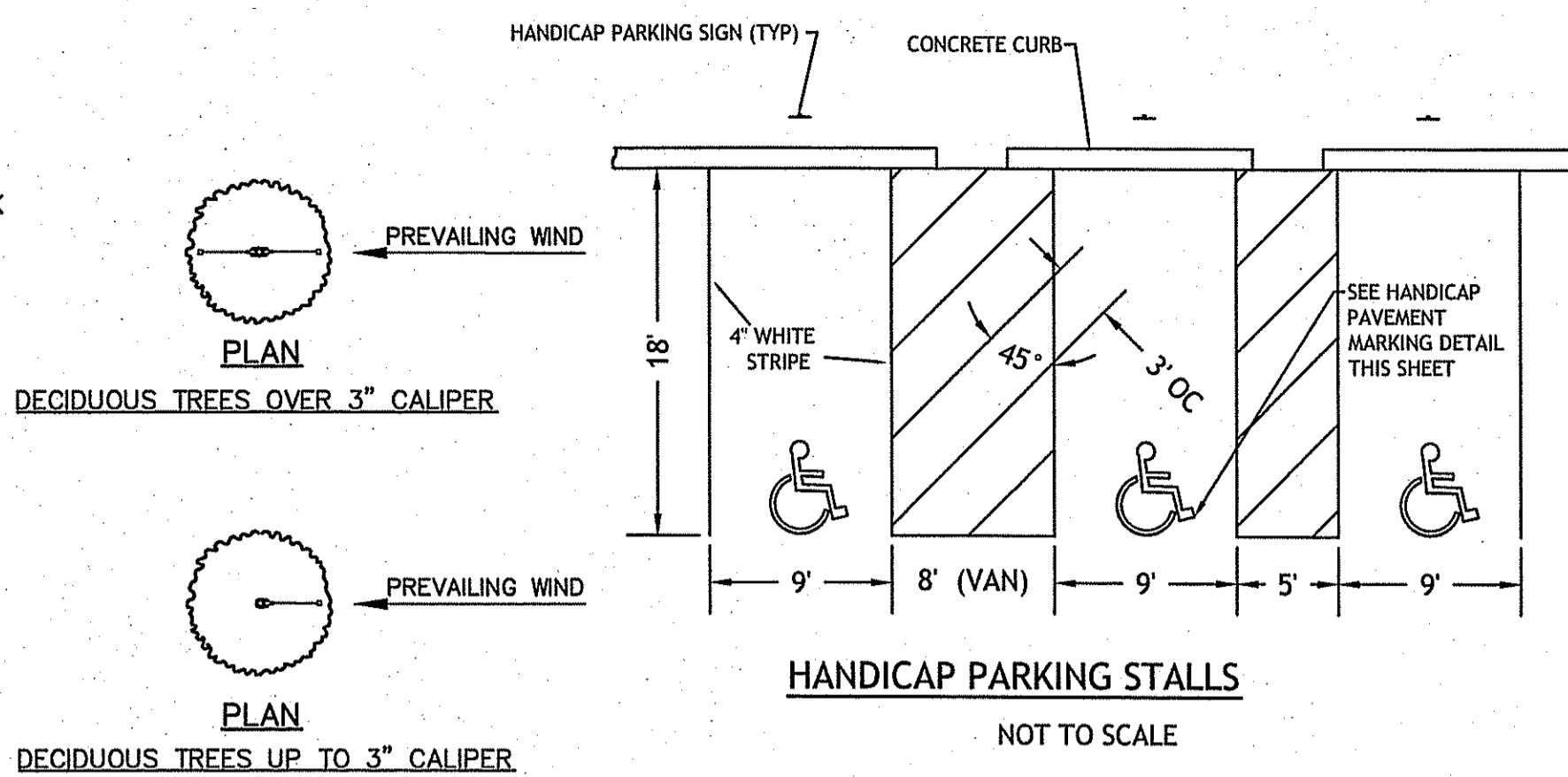
CEMENT CONCRETE SIDEWALK (R.I. STANDARD 43.1.0)



SPEED BUMP DETAIL
NOT TO SCALE



TYPICAL PAVEMENT SECTION
TOWN OF NORTH SMITHFIELD
SCALE: 1"=4'

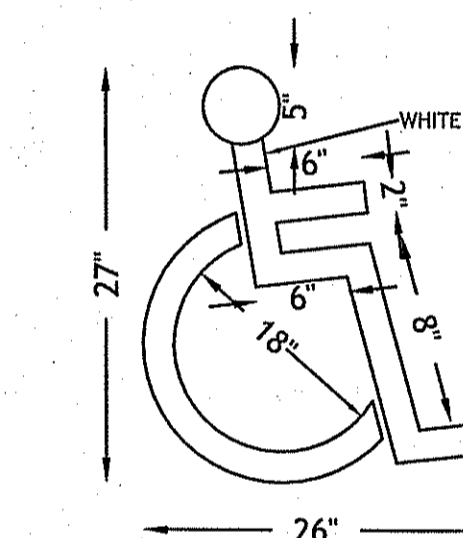


HANDICAP PARKING STALLS
NOT TO SCALE



- NOTES:**
- SIGNS ARE TO CONFORM WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - VAN ACCESSIBLE SIGNS FOR SPACES ADJACENT TO THE 8' STRIPED ISLE.
- SIGN NOTES:**
- SIGN POSTS SHALL BE GALVANIZED STEEL U-CHANNEL (3 1/2" WIDE MIN) AND INSTALLED IN CONFORMANCE TO M.U.T.C.D. AND RHODE ISLAND STANDARD SPECIFICATIONS. POSTS SHALL BE DRIVEN TO A DEPTH OF 4 FEET (MIN).
 - THE EDGE OF THE SIGN SHALL BE 18" FROM THE FACE OF THE CURB.
 - WITHIN SIDEWALK LOCATIONS THE SIGN POST WILL BE INSTALLED WITHIN A 6'X6' SQUARE BOX FORM.

PROPOSED HANDICAPPED PARKING SIGNS
NOT TO SCALE



HANDICAP PAVEMENT MARKING
NOT TO SCALE

SIGN NUMBER	RS-1	RS-1 (R OR L)
LEGEND		
COLOR	RED	BLACK-ARROW WHITE
BACKGROUND COPY	WHITE	BLACK
SIGN WIDTH	30"	36"
SIGN HEIGHT	30"	48"

SIGN NUMBER	RT-1	RT-1
LEGEND		
COLOR	RED	WHITE
BACKGROUND COPY	WHITE	RED
SIGN WIDTH	24"	30"
SIGN HEIGHT	24"	36"

- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 1.15 OF THE R.I. STANDARD SPECIFICATIONS.
 - DESIGN TYPE III GRADE SHEETING.
 - REGULATORY SIGNS SHALL BE MOUNTED IN ACCORDANCE WITH STD. 24.1.0, 24.2.0 OR 24.6.0.
 - THICKNESS OF ALUMINUM SIGN PLATES: LESS THAN 10 SO. FT. - 0.081 IN. TO 10 TO 20 FT. - 0.102 IN. GREATER THAN 20 SO. FT. - 0.125 IN.
 - FOR ADDITIONAL SIGNS SEE THE MUTCD.

REGULATORY SIGNS (R.I. STANDARD 27.1.0)

FOR NOTES AND REFERENCES SEE SHEET 2. FOR LEGEND SEE SHEET 4.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

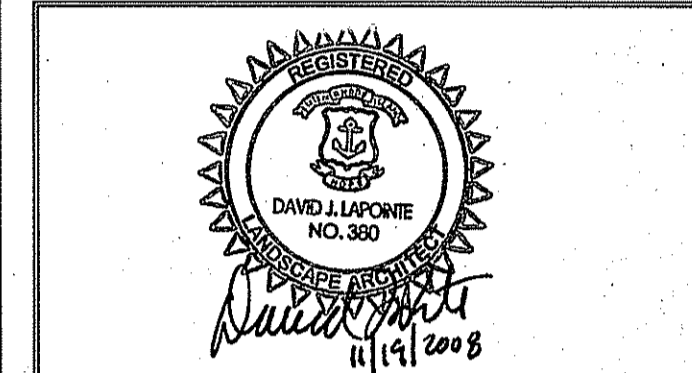
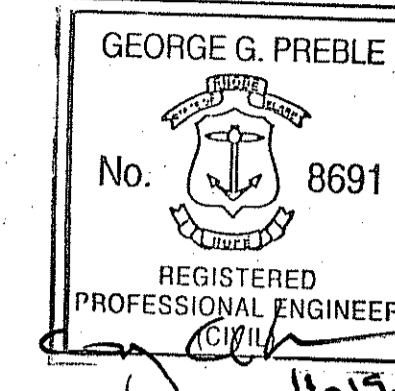
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PREPARED FOR:

POUND HILL OFFICE & BUSINESS PARK, LLC

621 Pound Hill Road, Suite 114
North Smithfield, R.I. 02896



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PREPARED BY:

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Land Surveys-Planners-Wetland Scientists
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Tel.: 508-746-3288
Fax: 508-746-6407
(email) mail@btweb.com
(website) http://www.btweb.com

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED JAN 14 2009 FILE # 08-0357
NO CHANGES ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC.
APPROVED BY: *Clayton*

11/19/2008 ISSUED FOR RIDEM PERMITTING

ISSUE DATE	DESCRIPTION
—	FDW
—	DWN
—	CHK'D
—	GGP
—	APP'D

PROJECT:
RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT
POUND HILL BUSINESS PARK
NORTH SMITHFIELD, RHODE ISLAND

SCALE: AS SHOWN DATE: NOVEMBER 19, 2008
METERS 0 10 25 40
FEET 0 25 50 100 150

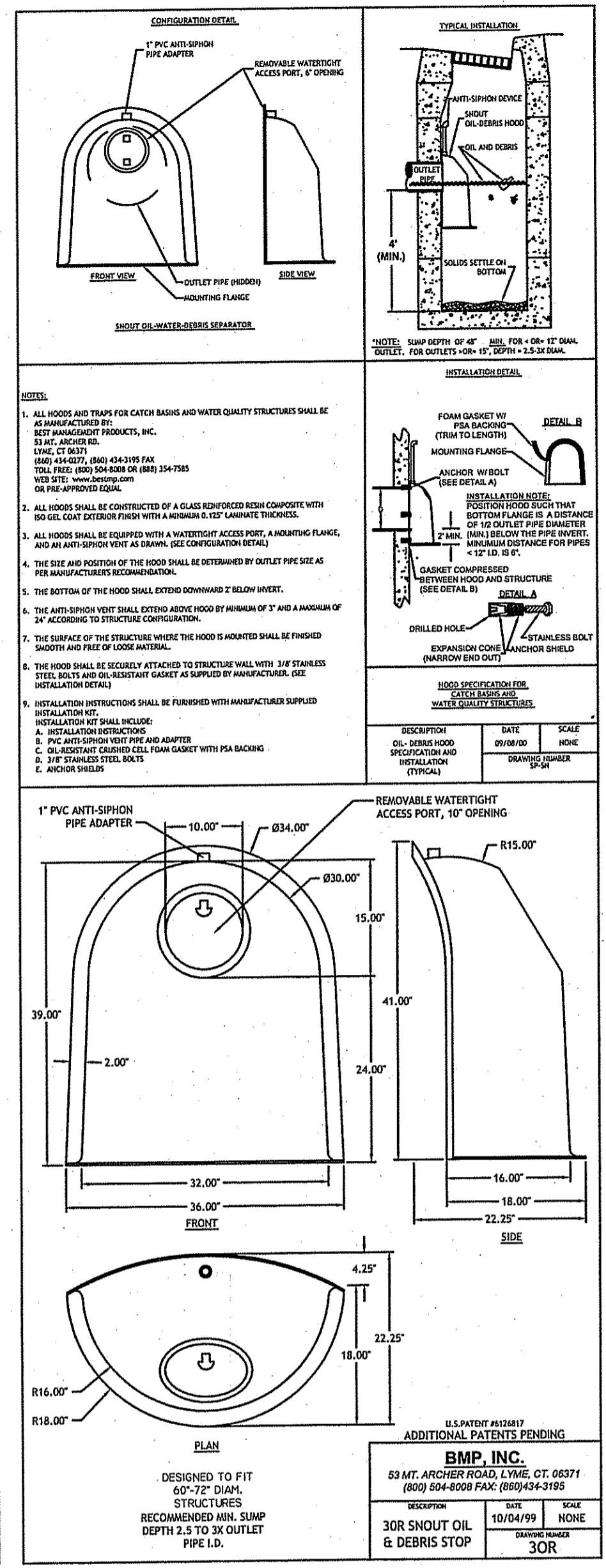
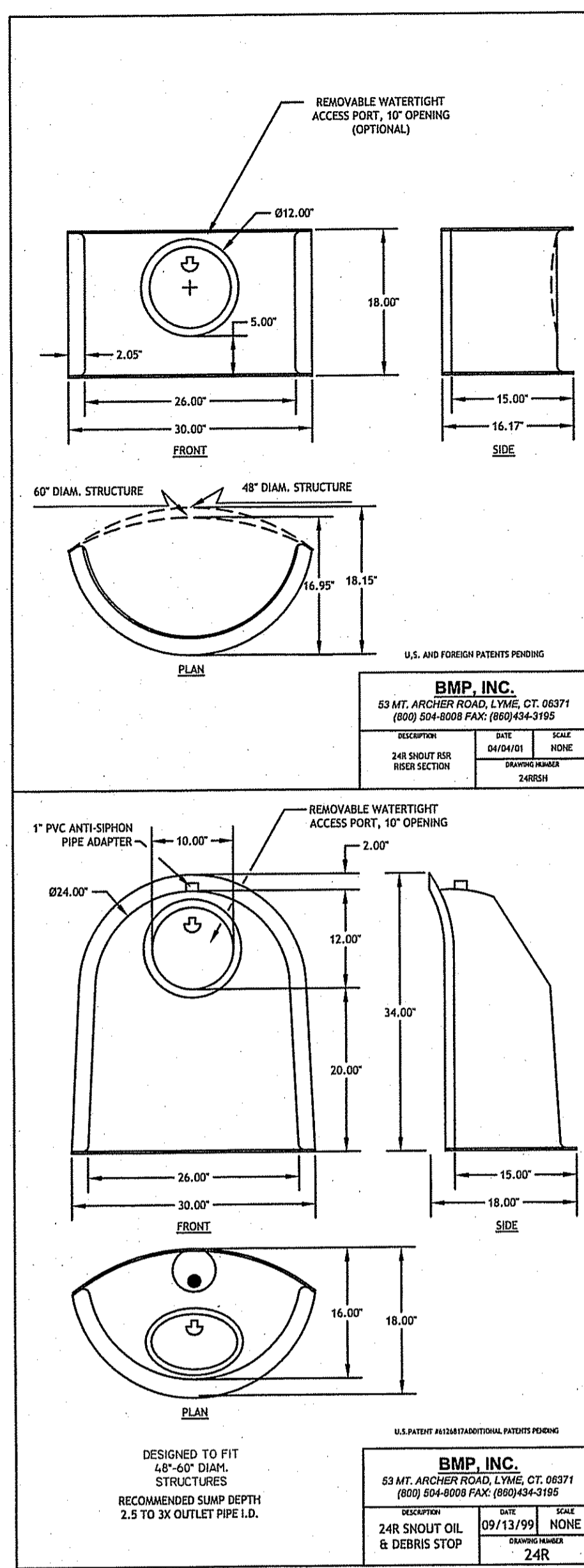
SITE DETAILS #1

BTI JOB NO. 2122.03

BTI PLAN NO. 2122P014B-001

SHEET 8 OF 9

8



STORMWATER SYSTEM OPERATION AND MAINTENANCE PLAN
POUND HILL BUSINESS PARK
NORTH SMITHFIELD, RI

BMP OWNER: POUND HILL DEVELOPMENT GROUP, LLC

PARTY RESPONSIBLE FOR OPERATION AND MAINTENANCE: POUND HILL DEVELOPMENT GROUP, LLC OR SUCCESSOR/ASSIGN.

SCHEDULE FOR INSPECTION AND MAINTENANCE:

PAVEMENT TO BE SWEEPED A MINIMUM OF TWO (2) TIMES PER YEAR, OR MORE OFTEN IF REQUIRED. AT A MINIMUM, SWEEPING WILL BE CONDUCTED ONCE IN THE SPRING (MARCH/APRIL) AND ONCE IN THE FALL (OCTOBER/NOVEMBER).

CATCH BASINS/SUMPS SHALL BE INSPECTED MONTHLY. CATCH BASIN SUMPS SHALL BE CLEANED AT LEAST ANNUALLY OR IF A SEDIMENT ACCUMULATION IS LESS THAN 15 INCHES BELOW OUTLET INVERT. THE SEDIMENT IS TO BE REMOVED WITHIN TWO (2) WEEKS OF ANY INSPECTION WHERE IT IS DETERMINED THAT REMOVAL IS REQUIRED.

STORMWATER DETENTION BASIN TO BE INSPECTED ONCE A YEAR IN THE SPRING FOR:

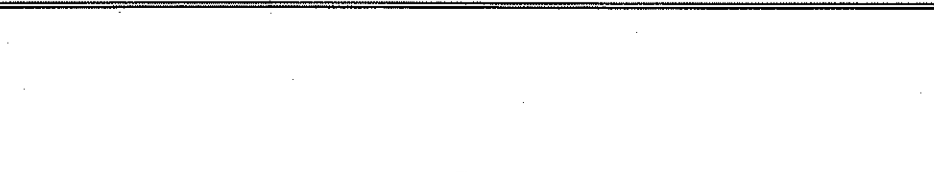
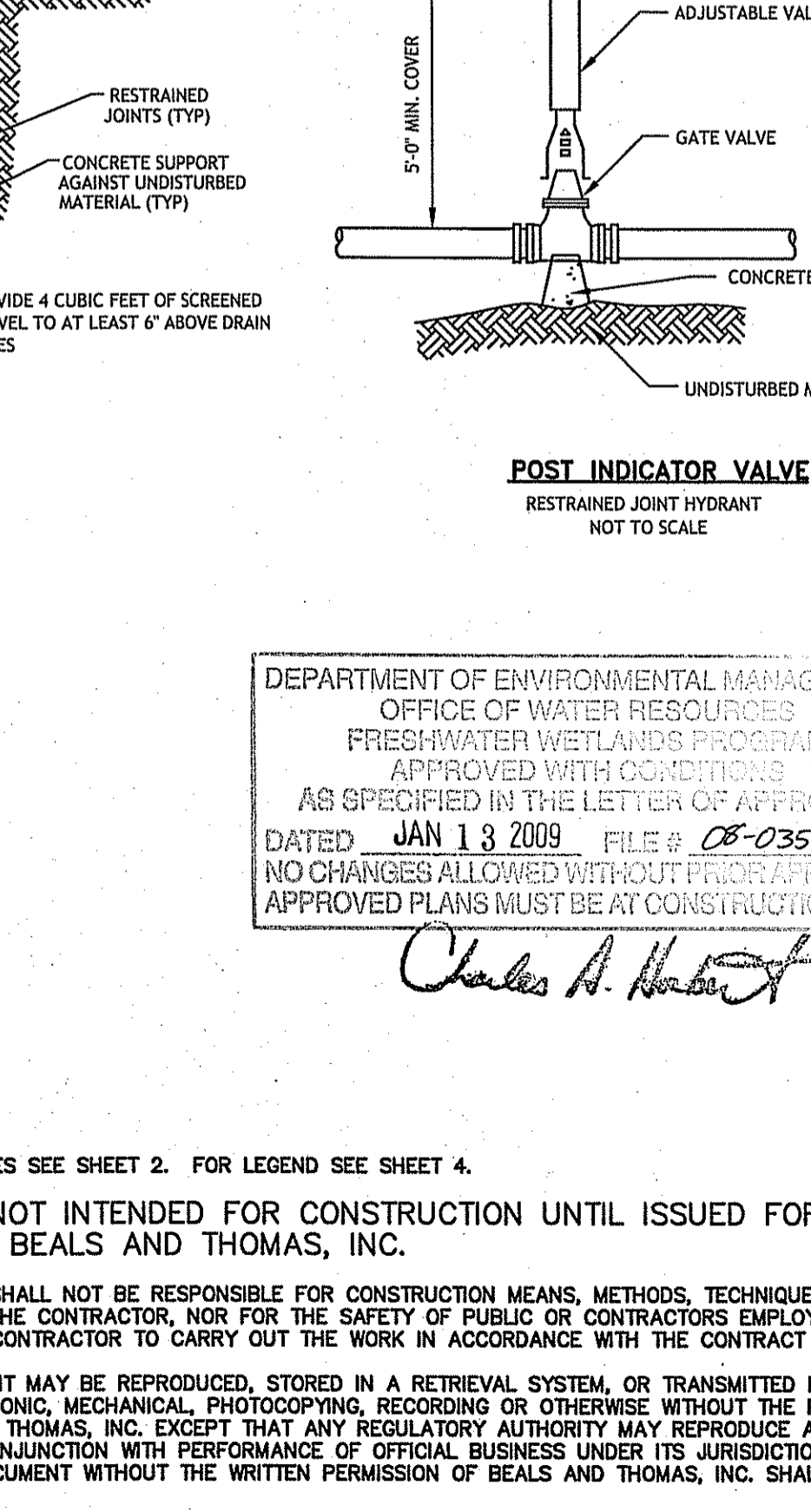
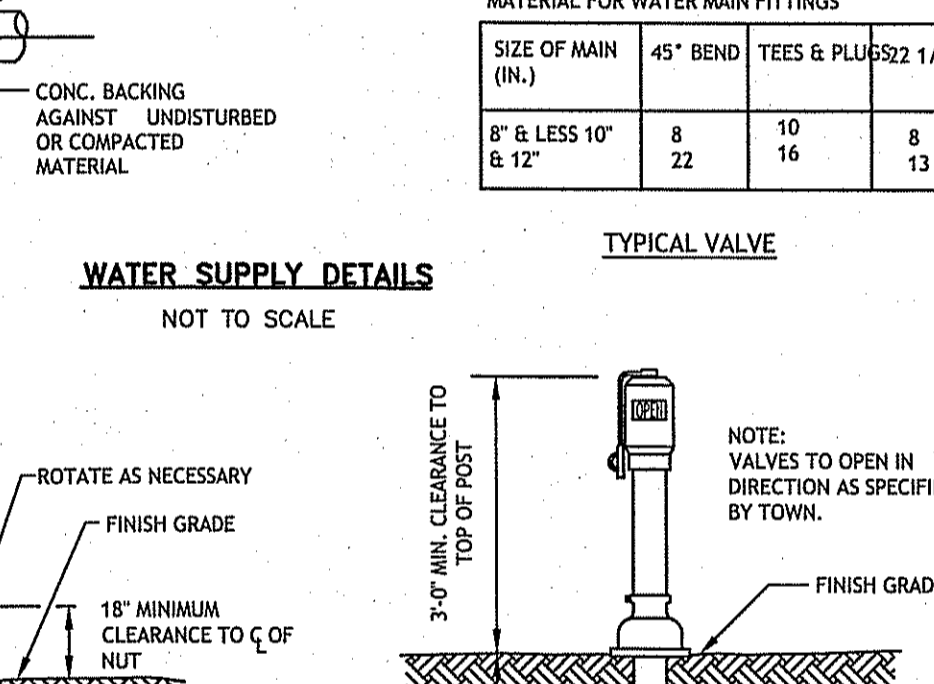
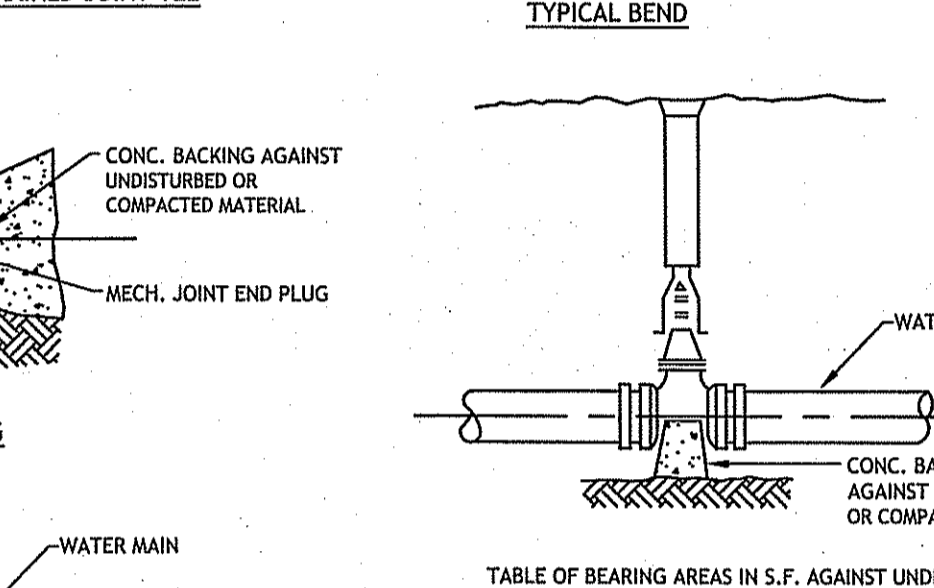
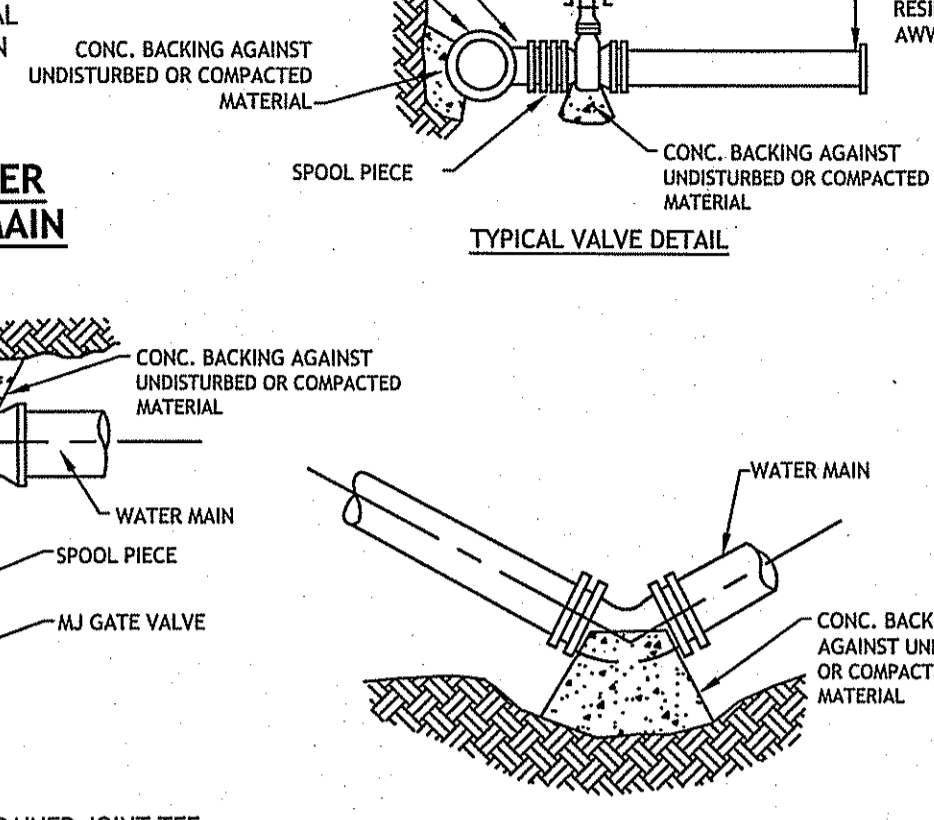
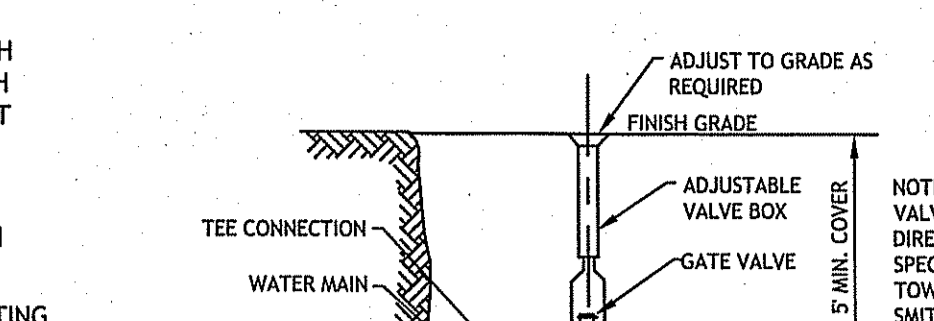
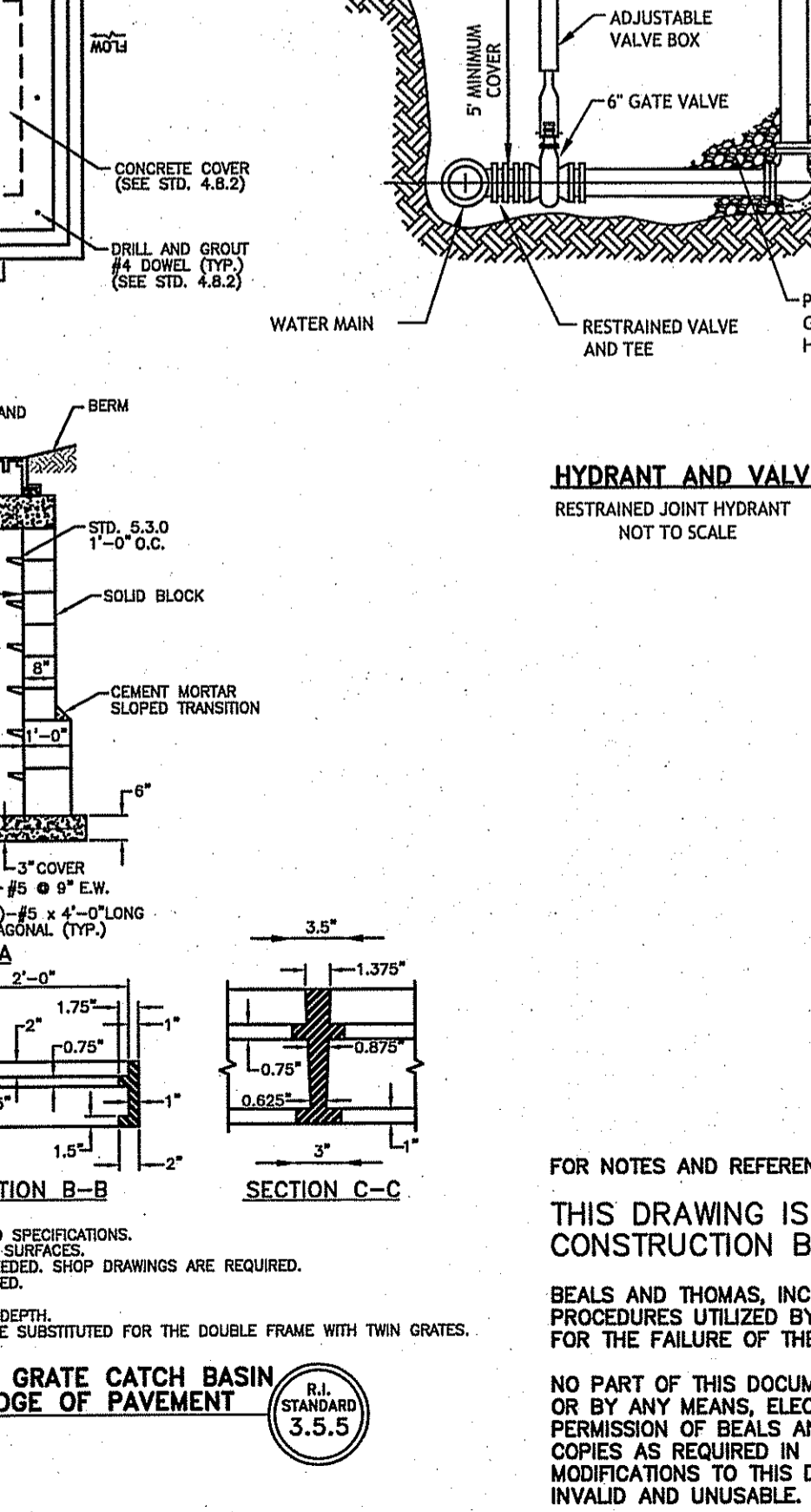
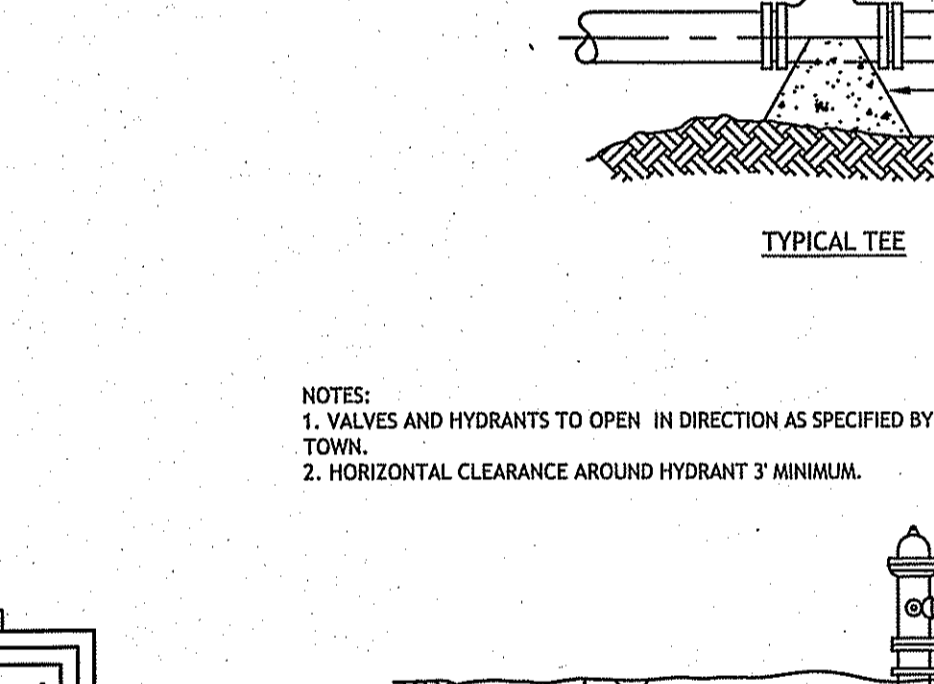
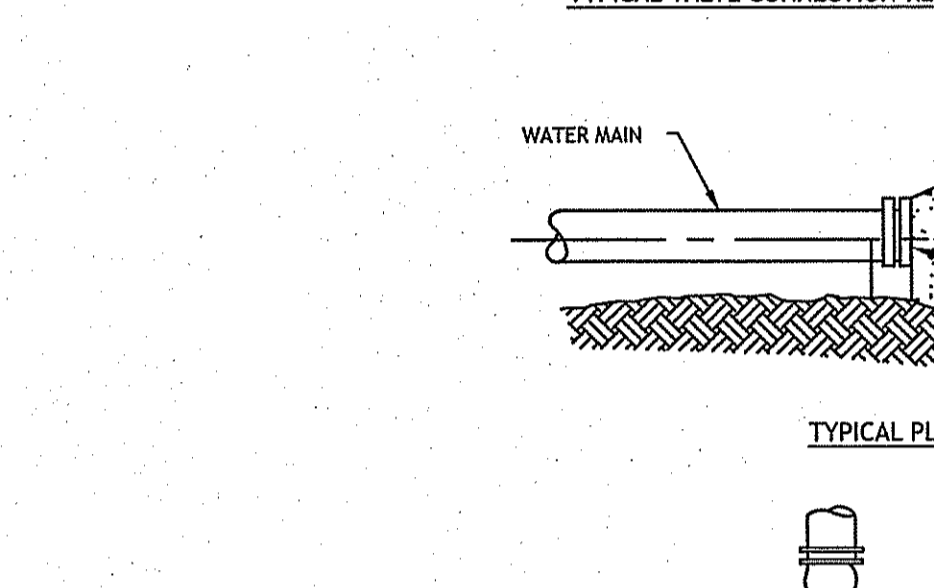
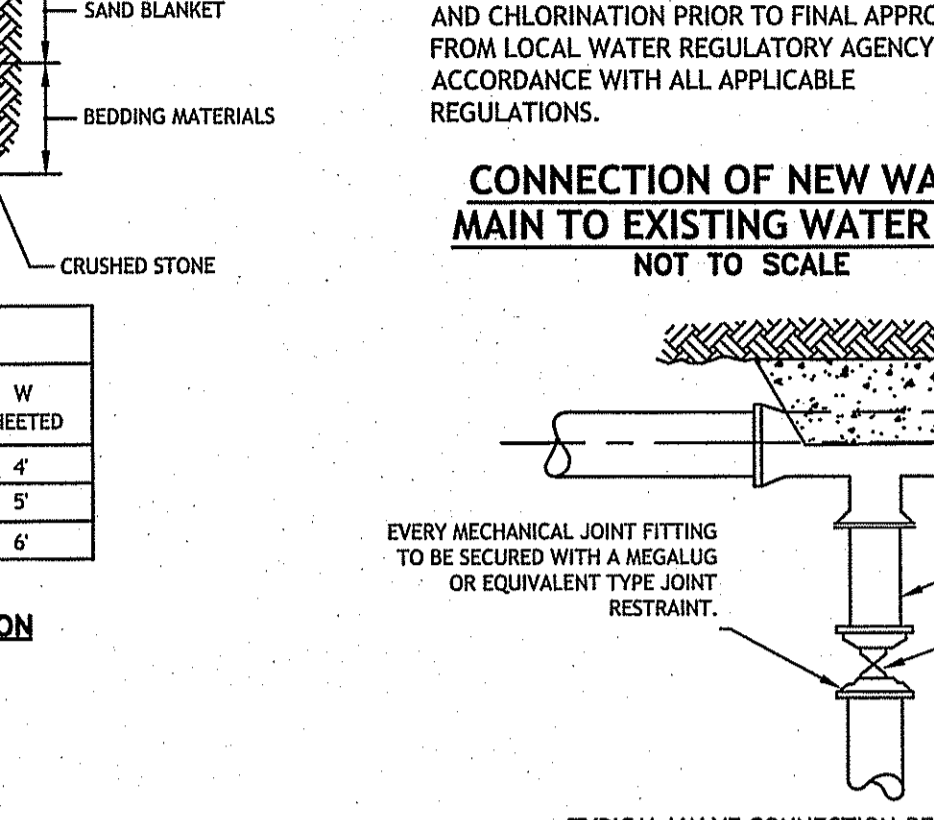
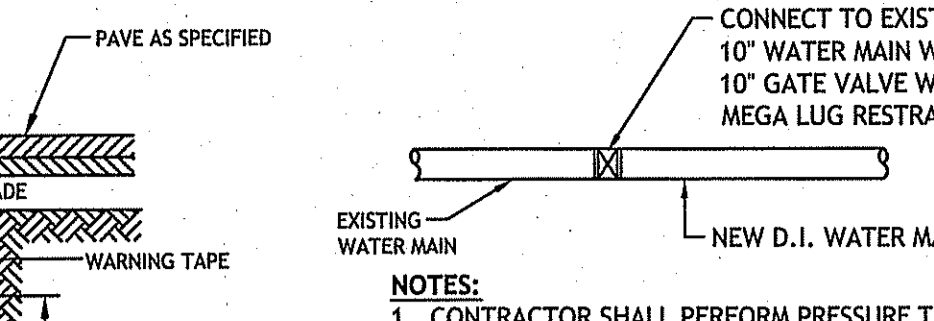
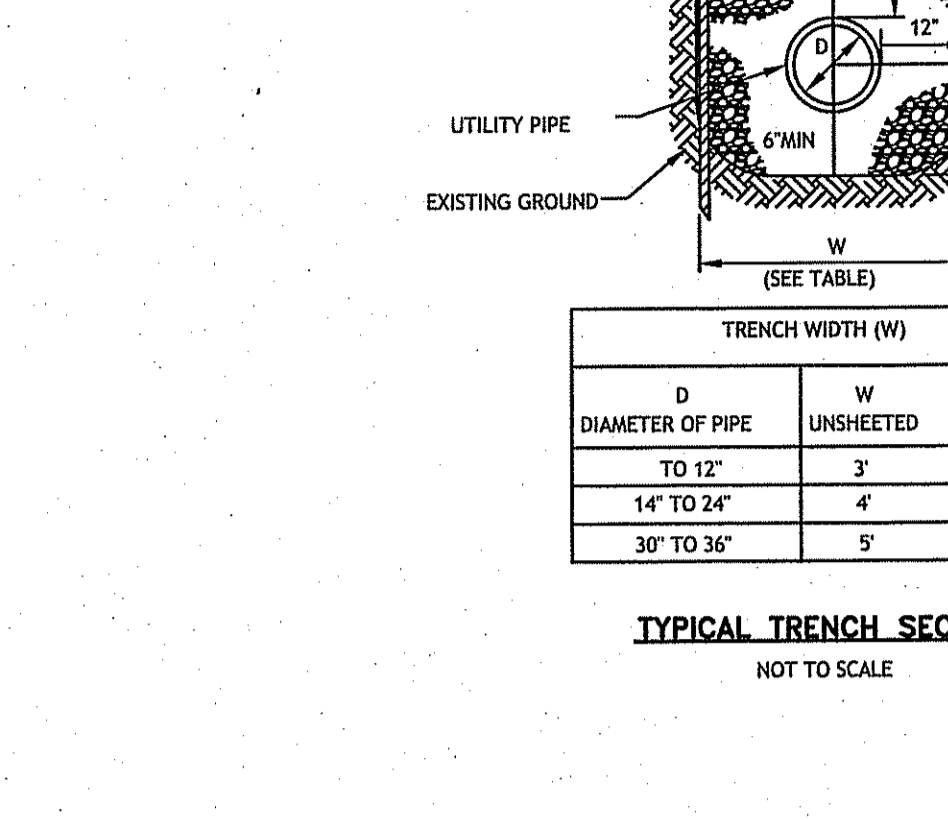
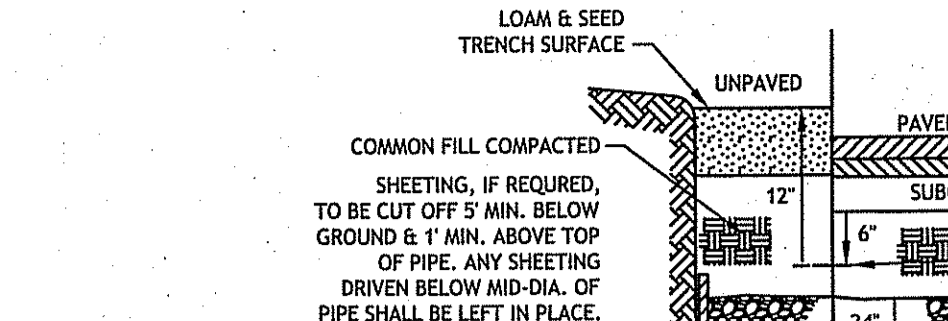
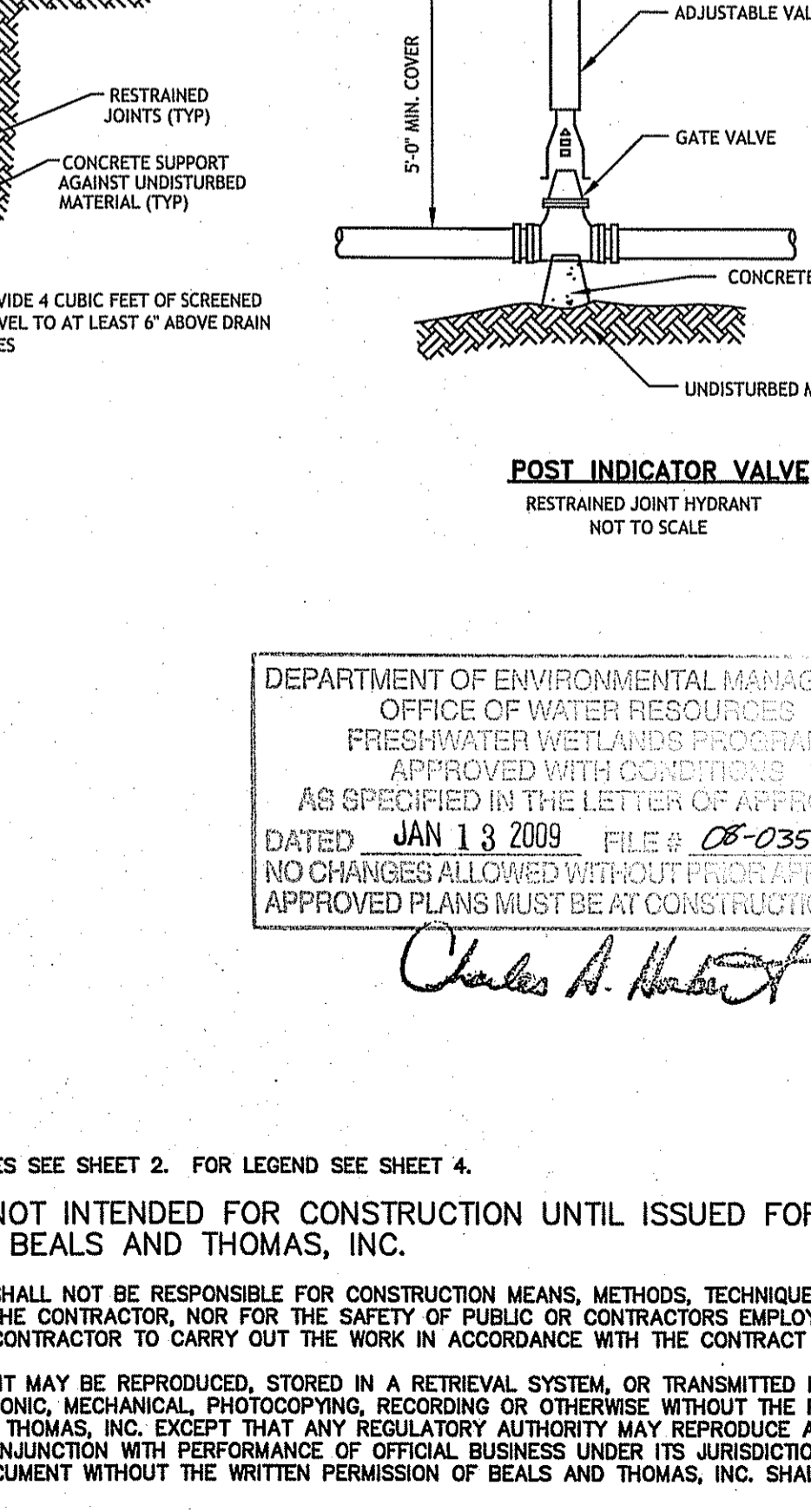
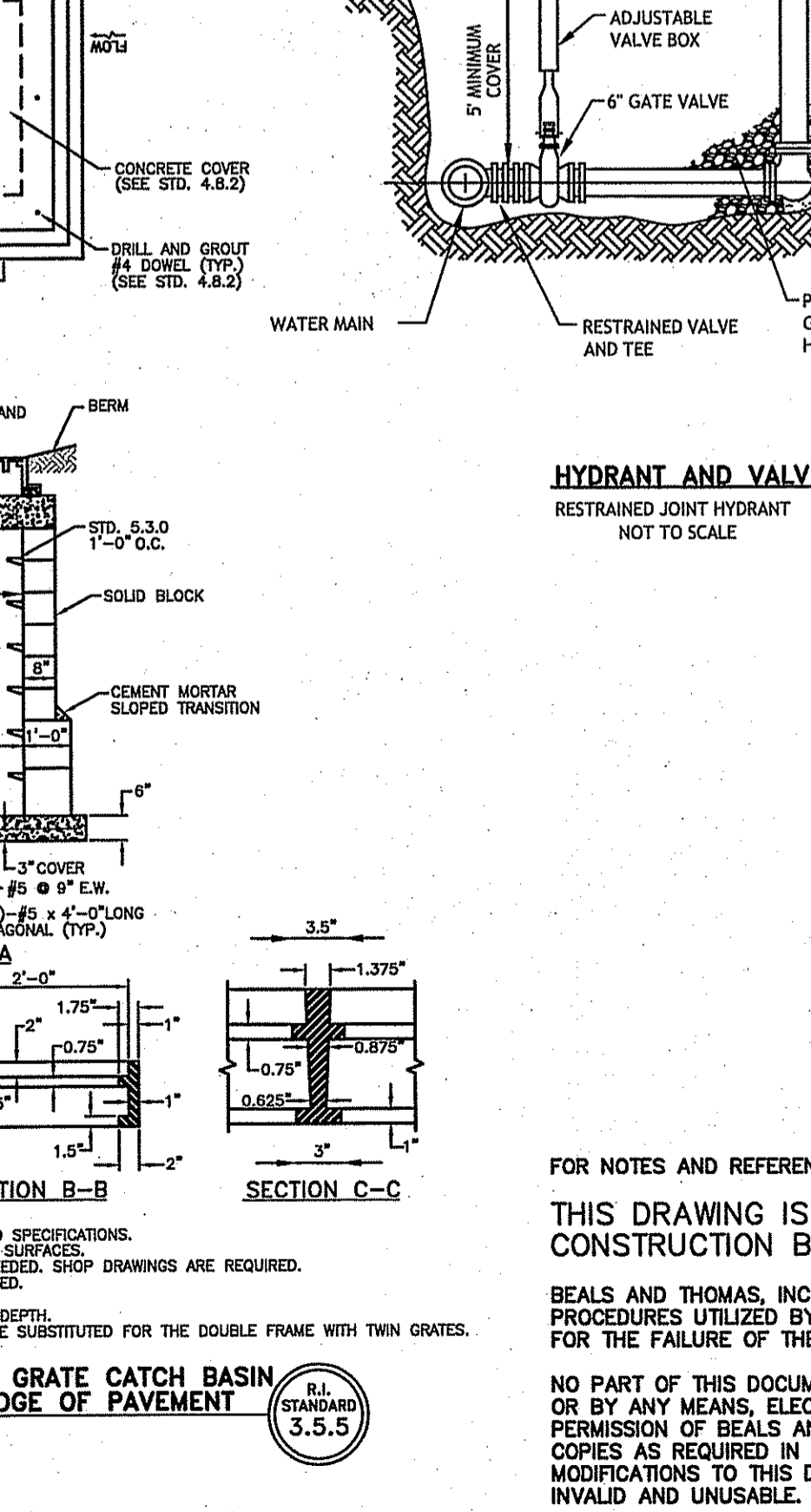
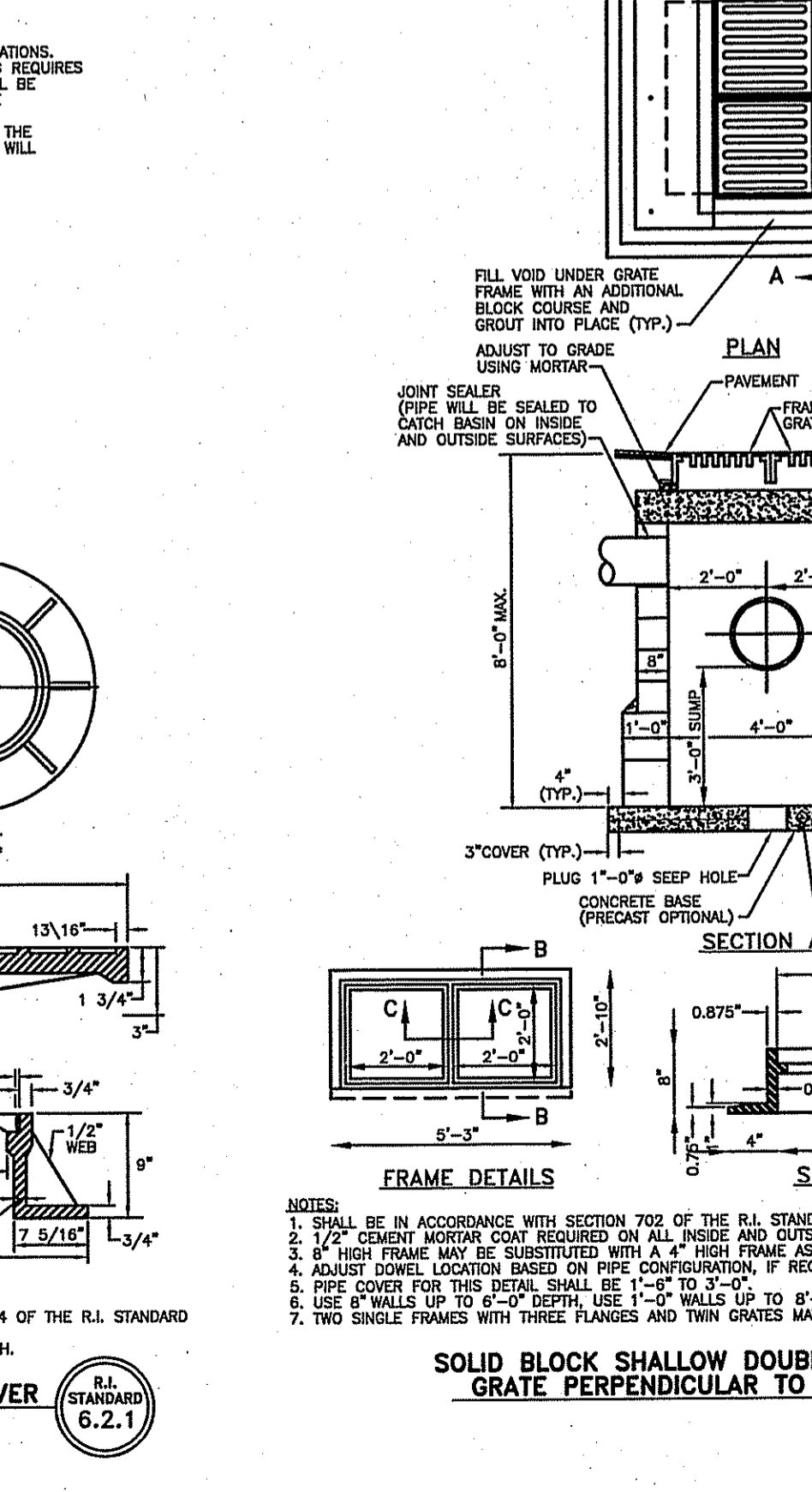
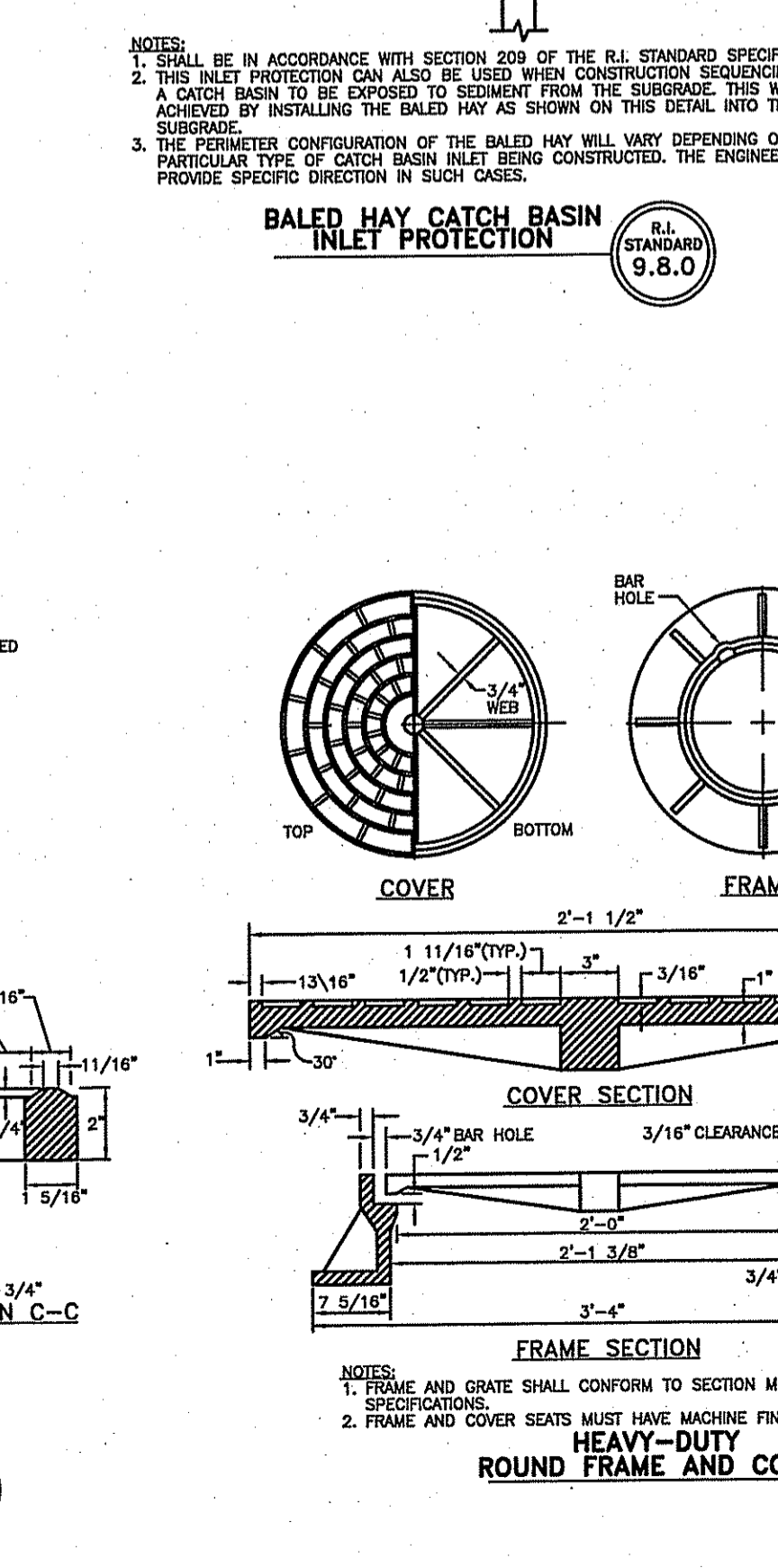
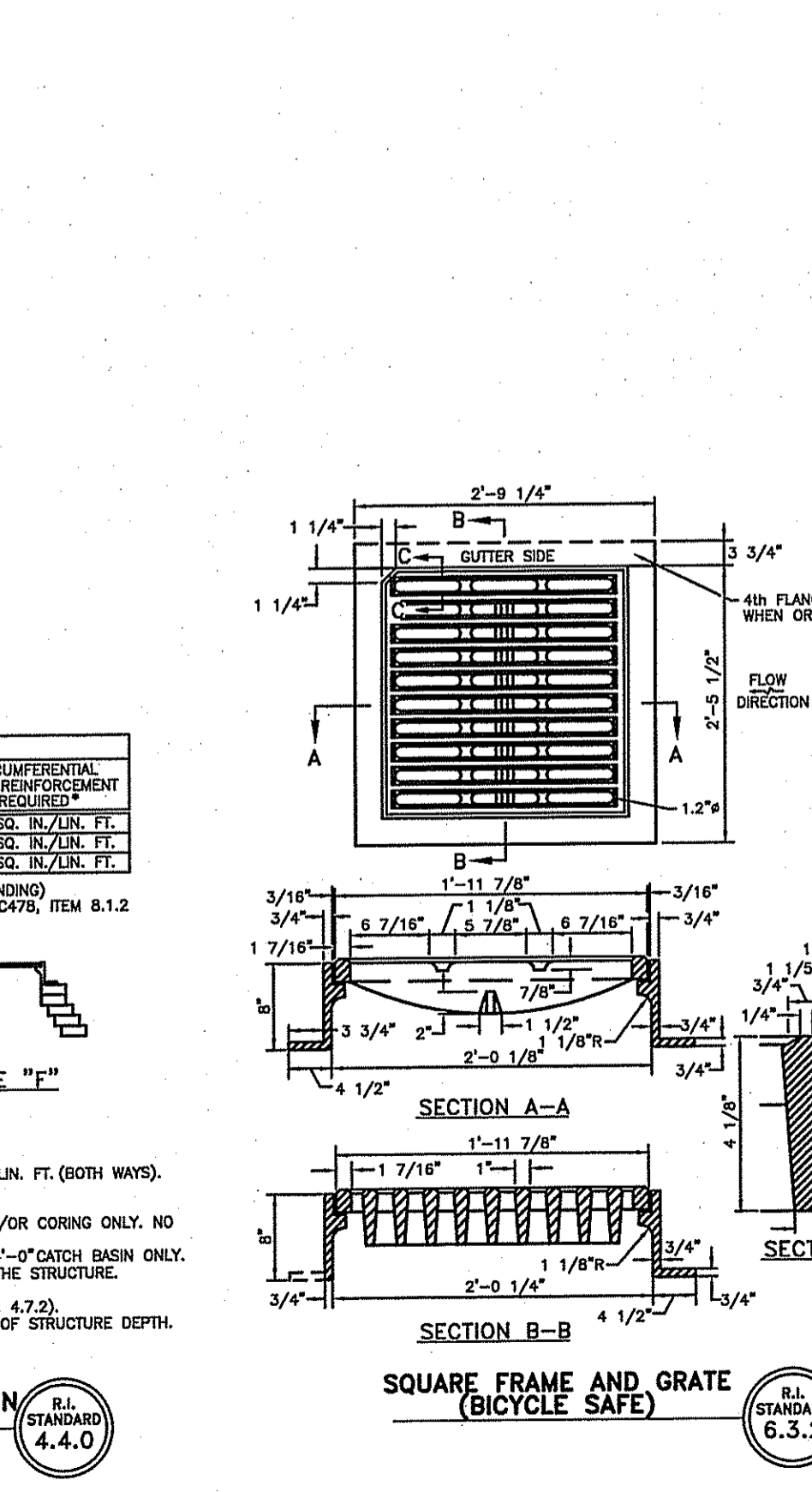
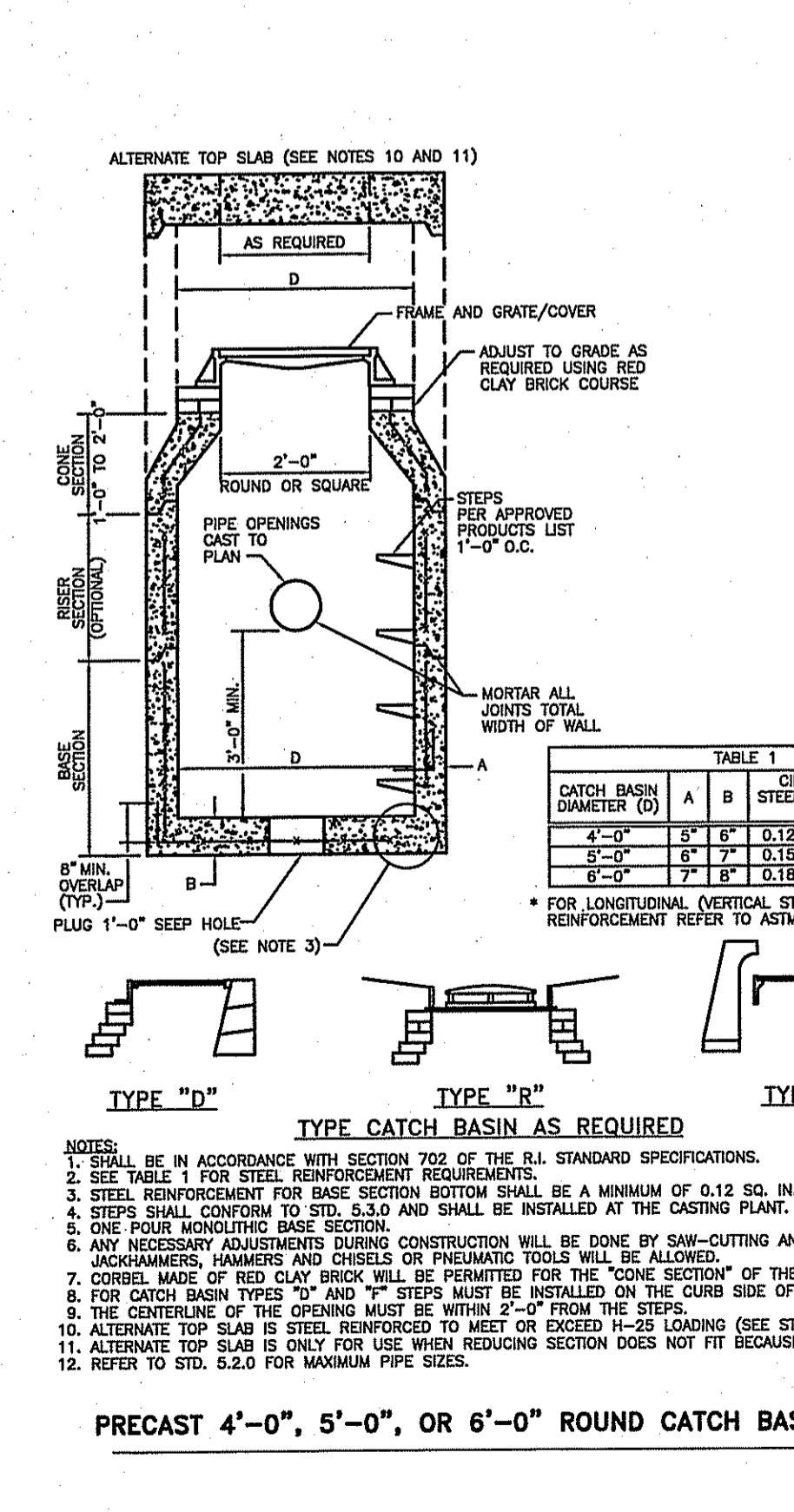
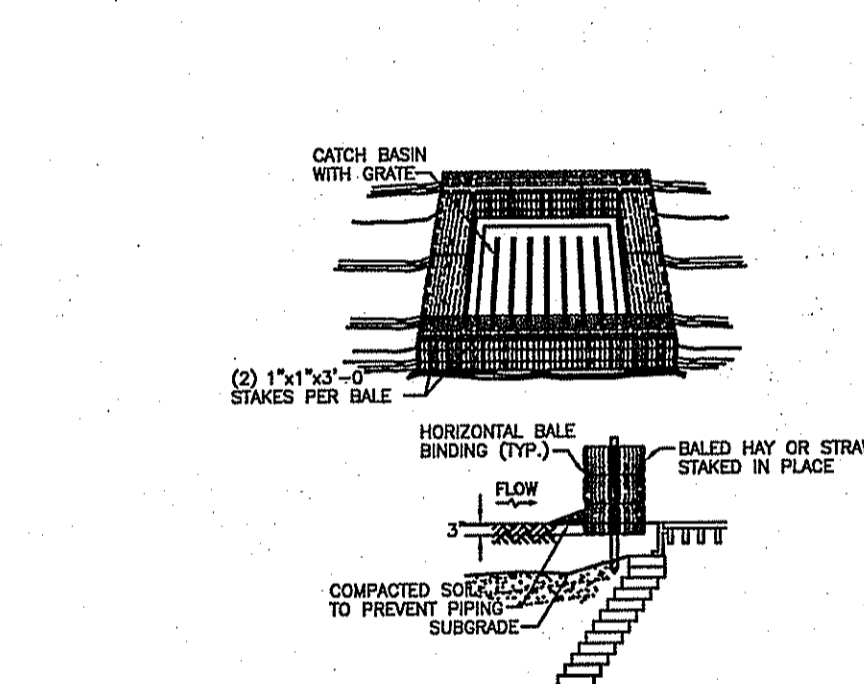
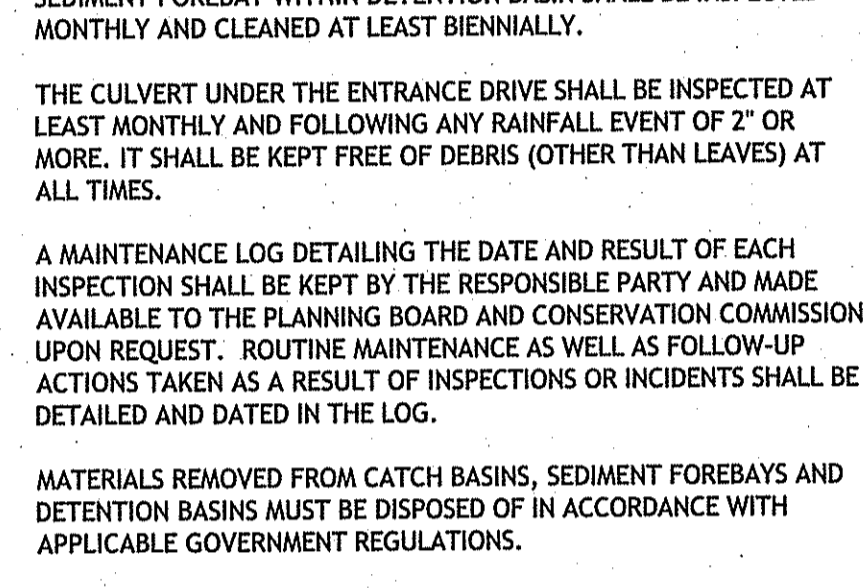
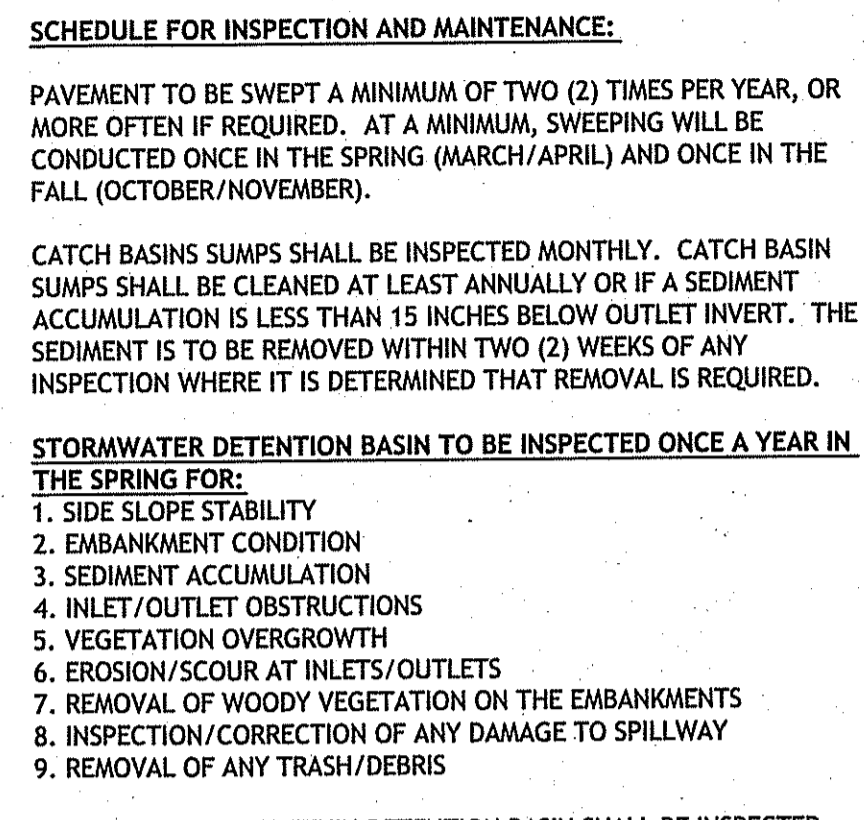
- SIDE SLOPE STABILITY
- EMBANKMENT CONDITION
- SEDIMENT ACCUMULATION
- INLET/OUTLET OBSTRUCTIONS
- VEGETATION OVERGROWTH
- EROSION/SCOUR AT INLETS/OUTLETS
- REMOVAL OF WOODY VEGETATION ON THE EMBANKMENTS
- INSPECTION/CORRECTION OF ANY DAMAGE TO SPILLWAY
- REMOVAL OF ANY TRASH/DEBRIS

SEDIMENT FOREBAY WITHIN DETENTION BASIN SHALL BE INSPECTED MONTHLY AND CLEANED AT LEAST BIENNIALY.

THE CULVERT UNDER THE ENTRANCE DRIVE SHALL BE INSPECTED AT LEAST MONTHLY AND FOLLOWING ANY RAINFALL EVENT OF 2" OR MORE. IT SHALL BE KEPT FREE OF DEBRIS (OTHER THAN LEAVES) AT ALL TIMES.

A MAINTENANCE LOG DETAILING THE DATE AND RESULT OF EACH INSPECTION SHALL BE KEPT BY THE RESPONSIBLE PARTY AND MADE AVAILABLE TO THE PLANNING BOARD AND CONSERVATION COMMISSION UPON REQUEST. ROUTINE MAINTENANCE AS WELL AS FOLLOW-UP ACTIONS TAKEN AS A RESULT OF INSPECTIONS OR INCIDENTS SHALL BE DETAILED AND DATED IN THE LOG.

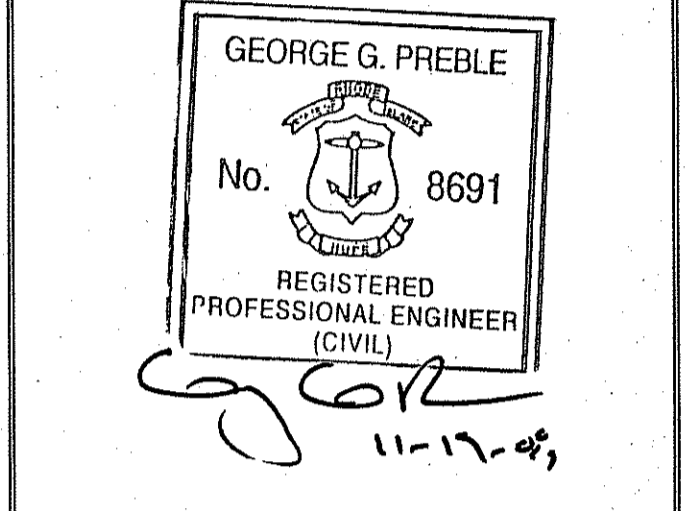
MATERIALS REMOVED FROM CATCH BASINS, SEDIMENT FOREBAYS AND DETENTION BASINS MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE GOVERNMENT REGULATIONS.



PREPARED FOR:

POUND HILL OFFICE & BUSINESS PARK, LLC

621 Pound Hill Road, Suite 114
North Smithfield, R.I. 02896



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PREPARED BY:

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(email) mail@btweb.com
(website) http://www.btweb.com

5	
4	
3	
2	
1	
0	11/19/2008 ISSUED FOR RIDEM PERMITTING
ISSUE DATE	DESCRIPTION
DES	DWN
	GGP
	CHK'D
	APP'D

PROJECT:
RIDEM PRELIMINARY DETERMINATION TO A MAJOR LAND DEVELOPMENT PROJECT
POUND HILL BUSINESS PARK
NORTH SMITHFIELD, RHODE ISLAND

SCALE: AS SHOWN DATE: NOVEMBER 19, 2008

METERS
0 10 25 40
FEET
0 25 50 100 150

SITE DETAILS #2

BTI JOB NO. 2122.03
BTI PLAN NO. 2122P0148-002
SHEET 9 OF 9