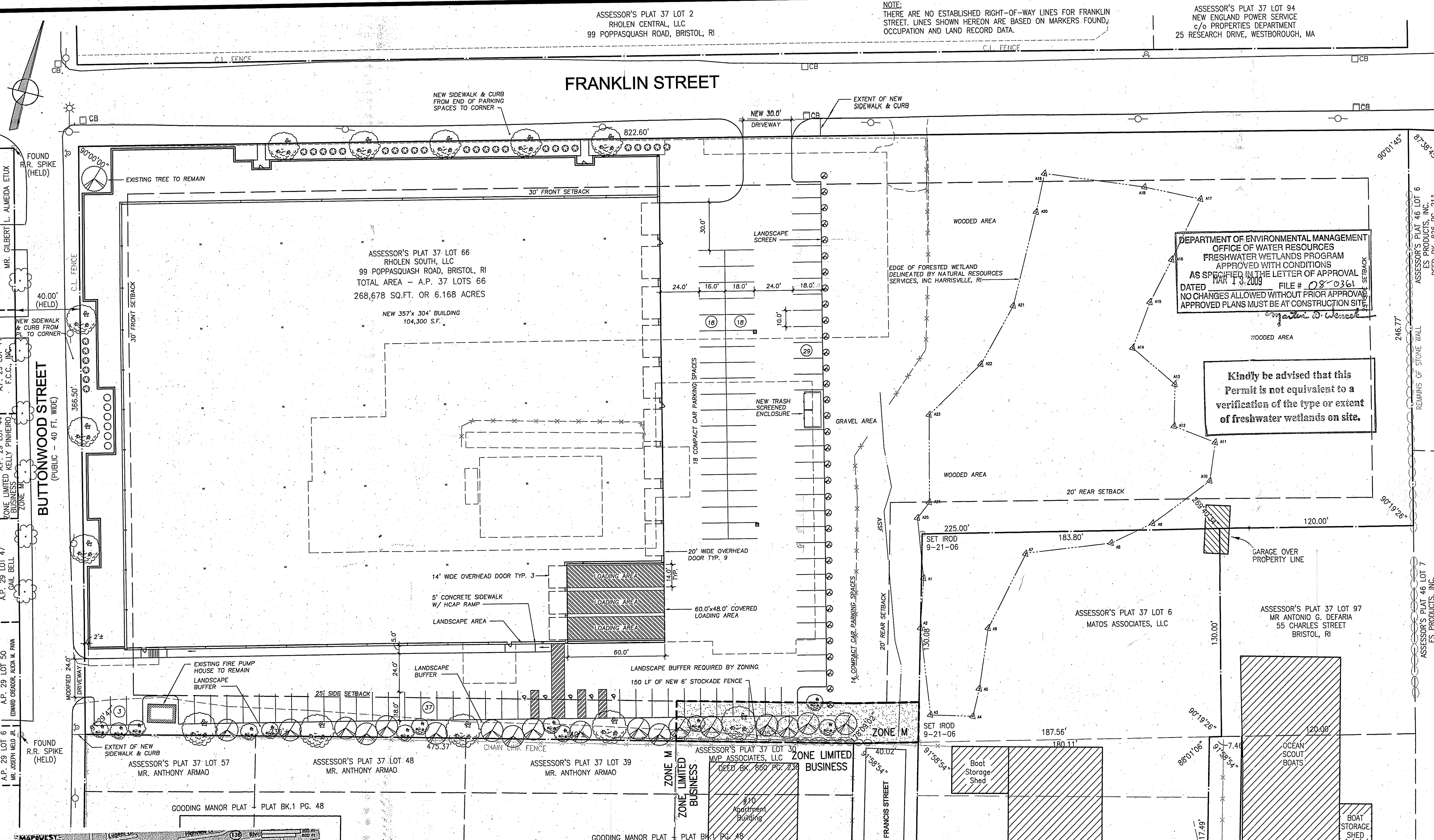


ASSESSOR'S PLAT 37 LOT 2
RHOLEN CENTRAL, LLC
99 POPPASQUASH ROAD, BRISTOL, RI

NOTE:
THERE ARE NO ESTABLISHED RIGHT-OF-WAY LINES FOR FRANKLIN STREET. LINES SHOWN HEREON ARE BASED ON MARKERS FOUND, OCCUPATION AND LAND RECORD DATA.

ASSESSOR'S PLAT 37 LOT 94
NEW ENGLAND POWER SERVICE
C/O PROPERTIES DEPARTMENT
25 RESEARCH DRIVE, WESTBOROUGH, MA

AYOUB ENGINEERING EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT DEFINED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR NOR SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 1/18/2008 FILE # 08-0361
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Kindly be advised that this
Permit is not equivalent to a
verification of the type or extent
of freshwater wetlands on site.

REV	DATE	DESCRIPTION
1	7/2/08	REVISED BUILDING/PARKING PER CLIENT COMMENTS
2	7/8/08	REVISED BUILDING/PARKING PER CLIENT COMMENTS
3	8/7/08	REVISED BUILDING/PARKING PER CLIENT COMMENTS
4	8/13/08	REVISED BUILDING/PARKING PER CLIENT COMMENTS
5	8/21/08	REVISED BUILDING PER CLIENT COMMENTS
6	9/2/08	REVISED PER REVIEW COMMENTS
7	9/12/08	REVISED PER REVIEW COMMENTS
8	9/16/08	REVISED NOTES & DATA TABLE
9	9/16/08	REVISED PER REVIEW COMMENTS
10	10/06/08	REVISED PER REVIEW COMMENTS
11	11/07/08	REVISED PER UPDATED LAYOUT
12	11/24/08	REVISED PARKING & BUILDING
13	1/09/09	REVISED PER REVIEW COMMENTS
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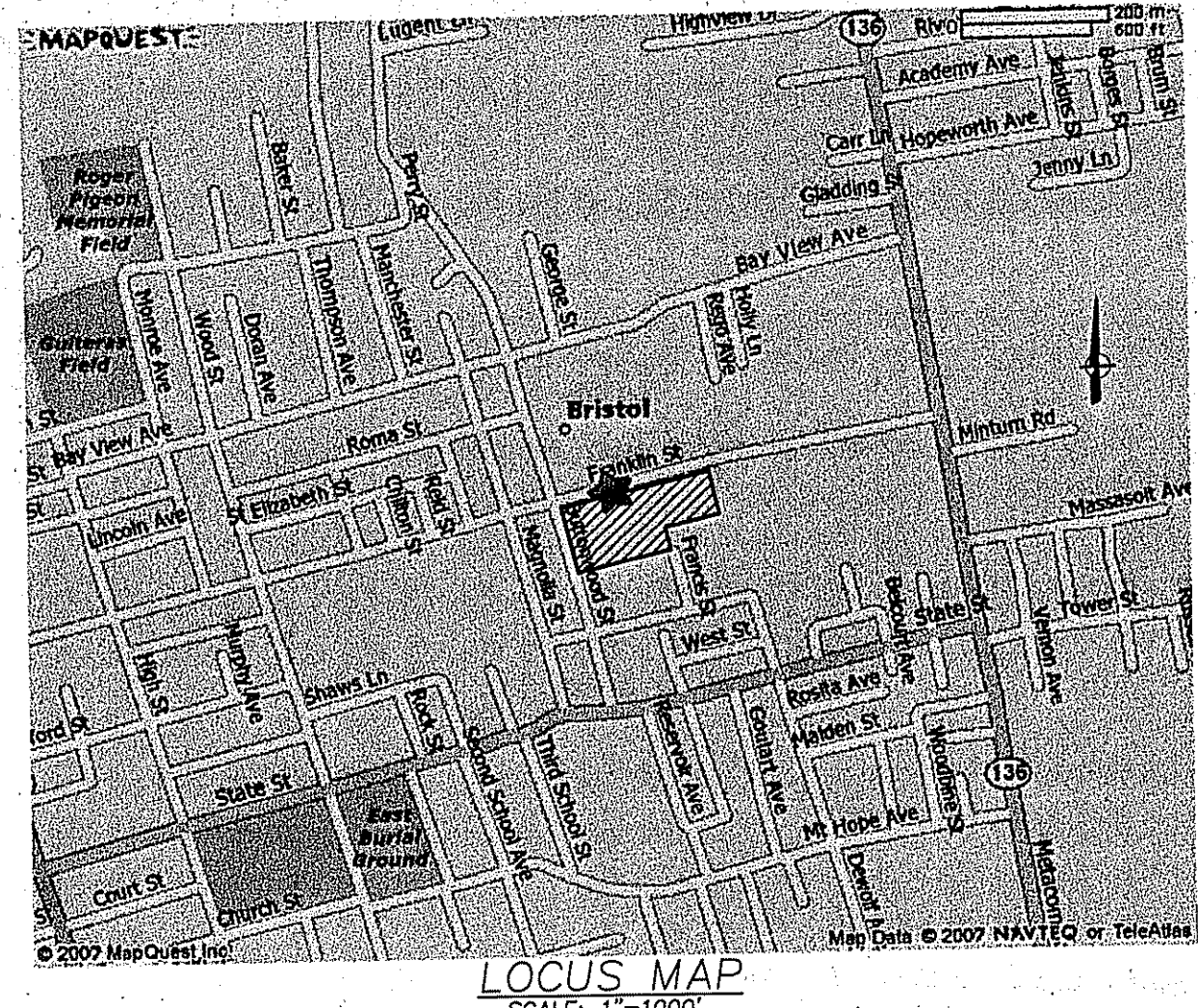
PREPARED BY
AYOUB ENGINEERING
ENGINEERING & ARCHITECTURAL CONSULTANTS
CORPORATE OFFICE:
4114 BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
PHONE: (401) 728-5533
FAX: (401) 724-1110
254-B N. BROADWAY, STE. 206
SALEM, NEW HAMPSHIRE 03079
PHONE: (603) 894-4828
FAX: (603) 894-4827
E-MAIL: INFO@AYOUBENGINEERING.COM

PREPARED FOR
FULFLEX MARINE TRADES FACILITY
PROJECT ADDRESS
BRISTOL, RI
54 BUTTWOOD STREET

SHEET DESCRIPTION
SITE IMPROVEMENT PLAN

PROJECT NO. 3930.107
CAD FILE NO. 3930MP4
SCALE: 1"=30'
DWN. BY: RCD
DATE: 5/28/08

SHEET NO.
C-1



ZONING DATA

ZONE: (M) MANUFACTURING DISTRICT
PLAT NO. 37 - LOT NO. 66
WITHIN TANYARD BROOK WATERSHED DISTRICT

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	20,000 SF.	268,678 SF.	268,678 SF.
MAXIMUM BUILDING HEIGHT:	35'	33'	33'
SETBACKS: FRONT	30'	21.2'	21.2'
SIDE	25'	53'	53'
REAR	20'	65'	142'
BUFFER AT EDGE OF M ZONE:	25'	15'	15'
PARKING SPACE SCREEN:	ADJ. TO RES. USE	NO	NO
LANDSCAPING IN PARKING AREA:	20+ SPACES	NO	YES
BUILDING AREA S.F.:	134,339 SF.	112,183 SF.	104,300 SF.
MAX. BLDG. LOT COVERAGE:	50%	41.75%	38.82%
IMPERVIOUS AREA:	214,942 SF.	172,105 SF.	159,025 SF.
% IMPERVIOUS AREA:	80%	64%	58.25%
OFF STREET PARKING:			
10'x18' SPACE/24' AISLE			
STORAGE USE:			
1/1000 SF. OF GFA			
104,300/1000 = 104.3	105	0	105
LOADING ZONES:	4	0	3
NUMBER OF DRIVEWAYS:	-	2	2

LEGEND

PROPERTY LINE	---
EXISTING TO BE REMOVED	---
EXISTING CONTOUR	--- 98
PROPOSED CONTOUR	--- 99
PROPOSED YARD LIGHT	⊙
PROPOSED CATCH BASIN	⊕
PROPOSED MANHOLE	⊙
EXISTING WATER LINE	--- W
EXISTING GAS LINE	--- G
EXISTING SEWER LINE	--- S
EXISTING OVERHEAD ELECTRIC LINE	--- OH
PROPOSED WATER LINE	--- W
PROPOSED GAS LINE	--- G
PROPOSED SEWER LINE	--- S
PROPOSED UNDERGROUND ELECTRIC	--- U/G ELEC
HAYBALE EROSION CONTROL LINE	---

PLANNING BOARD SIGNATURE BLOCK

NAME	DATE
NAME	DATE
NAME	DATE
NAME	DATE
NAME	DATE

NOTES:

- THIS SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 4400100146 EFFECTIVE DATE NOVEMBER 16, 2006
- THIS SITE IS LOCATED WITHIN THE TANYARD BROOK WATERSHED.
- THIS SITE IS UNDER THE JURISDICTION OF THE RI DEM.
- THIS SITE IS NOT LOCATED WITHIN THE HISTORIC DISTRICT OR DOWNTOWN CORE DISTRICT.
- WATER & SEWER SERVICES ARE TO BE PROVIDED UTILIZING EXISTING SERVICES IN FRANKLIN STREET - CONTRACTOR TO CONFIRM AVAILABILITY WITH APPLICABLE DEPARTMENTS PRIOR TO CONSTRUCTION.
- RECORDS INDICATE THE POSSIBLE EXISTENCE OF A 1928 ELECTRIC/TELEPHONE EASEMENT ON THE SUBJECT PROPERTY-LOCATION UNKNOWN.
- PRIOR TO CONSTRUCTION THE APPLICANT MUST COORDINATE ANY EASEMENT REQUIREMENTS WITH THE UTILITY COMPANIES.

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
PLAN OF LAND FRANKLIN STREET BRISTOL, RHODE ISLAND MAY 14, 2008 TOPO & DRAINAGE ADDED SCALE: 1"=40' PREPARED BY: GILBERT & MALONEY LAND SURVEYORS 170 RHODES STREET PROVIDENCE, RI 02903

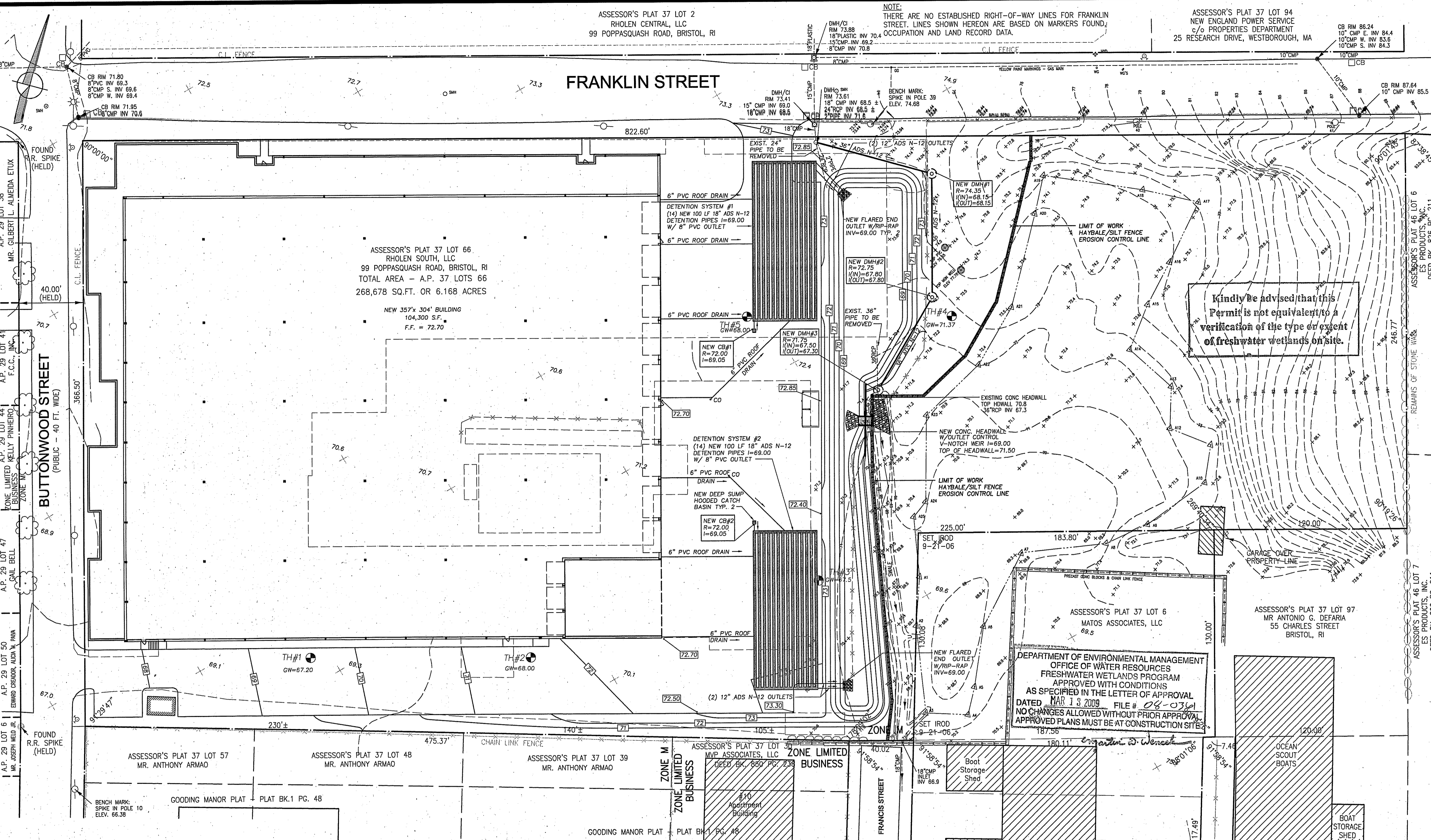
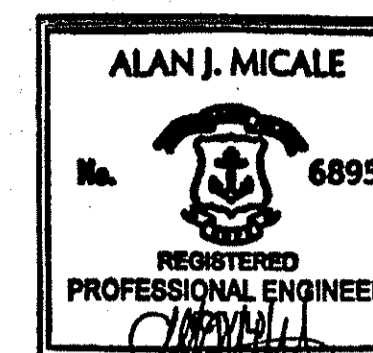
GRAPHIC SCALE
0 30 60

ASSESSOR'S PLAT 37 LOT 2
RHOLEN CENTRAL, LLC
99 POPPASQUASH ROAD, BRISTOL, RI

NOTE:
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ASSESSOR'S PLAT 37 LOT 94
NEW ENGLAND POWER SERVICE
c/o PROPERTIES DEPARTMENT
25 RESEARCH DRIVE, WESTBOROUGH, MA

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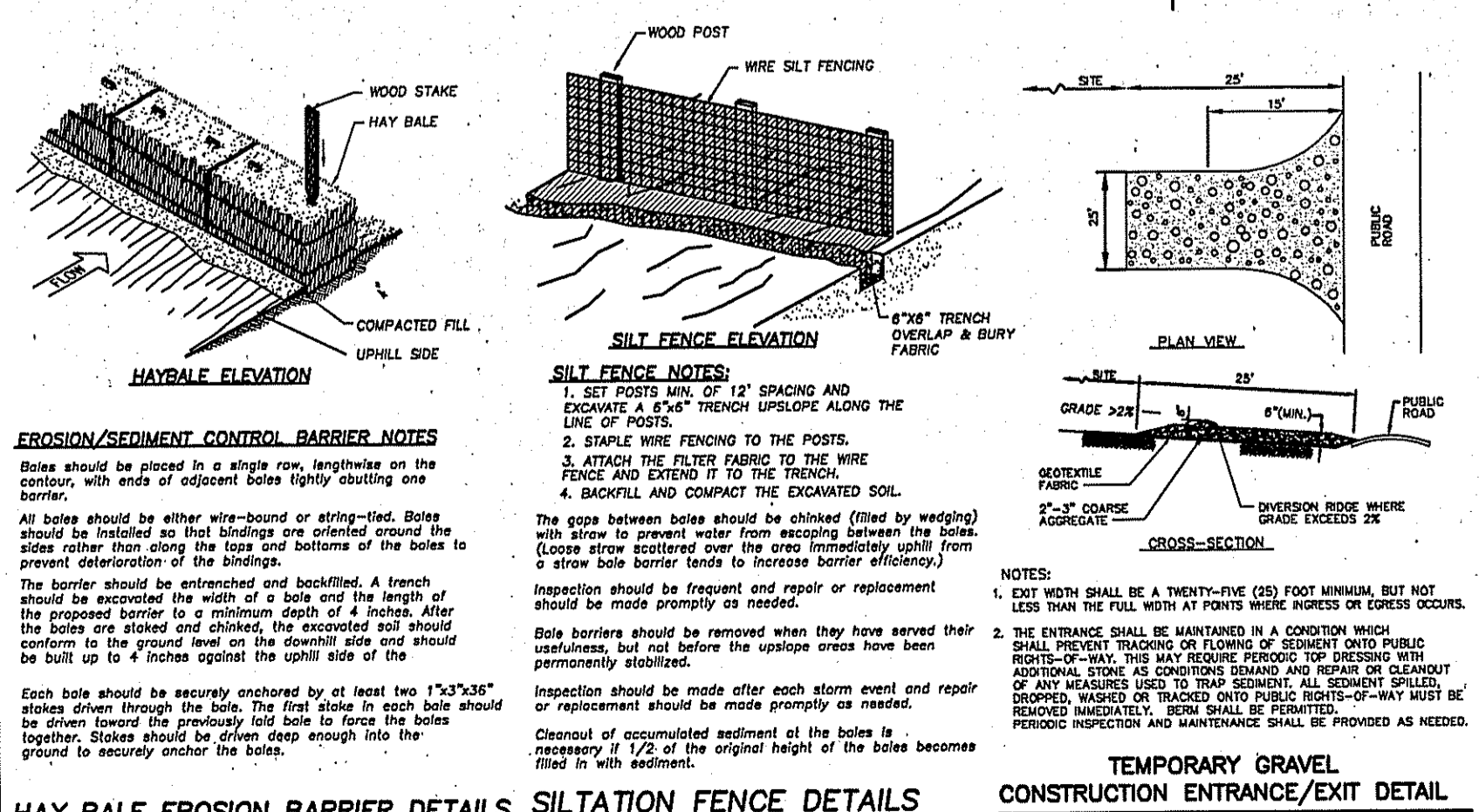
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 13 2009 FILE # 08-0361
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

REV	PER	DATE	DESCRIPTION
1	AM	8/21/08	REVISED PER CLIENT COMMENTS
2	AM	9/13/08	REVISED PER CLIENT COMMENTS
3	AM	9/22/08	REVISED PER CLIENT COMMENTS
4	AM	10/15/08	ADDED TEST PITS
5	AM	11/07/08	REVISED DRAINAGE SYSTEM
6	AM	11/24/08	UPDATED PER REVIEW COMMENTS
7	AM	1/29/09	REVISED PER REVIEW COMMENTS
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PREPARED BY
AYOUB ENGINEERING
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CORPORATE OFFICE:
414 BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
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SALEM, NEW HAMPSHIRE 03079
PHONE: (603) 894-4828
FAX: (603) 894-4827
E-MAIL: INFO@AYOUBENGINEERING.COM

FOR
FULFLEX MARINE TRADES FACILITY
PROJECT ADDRESS
BRISTOL, RI
54 BUTTONWOOD STREET
SHEET DESCRIPTION
SITE GRADING PLAN
PROJECT NO. 3930.107
CAD FILE NO. 3930MP4
SCALE: 1"=30'
DWN. BY: RCD
DATE: 8/6/08
SHEET NO. C-2



TEMPORARY GRABEL CONSTRUCTION ENTRANCE/EXIT DETAIL

SEASON	POUNDS PER SQ. YD.	POUNDS PER 1000 SQ. YD.
TALL FIBRE	0.45	450
CREATING RED FIBRE	0.20	200
BINDER FIBRE	0.35	350
TOTAL	0.80	800

LEGEND

PROPERTY LINE	---
EXISTING TO BE REMOVED	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED YARD LIGHT	○
PROPOSED CATCH BASIN	□
PROPOSED MANHOLE	○
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING SEWER LINE	S
EXISTING OVERHEAD ELECTRIC LINE	OH
PROPOSED WATER LINE	W
PROPOSED GAS LINE	G
PROPOSED SEWER LINE	S
PROPOSED UNDERGROUND ELECTRIC	U/G ELEC
HAYBALE EROSION CONTROL LINE	---

PLANNING BOARD SIGNATURE BLOCK

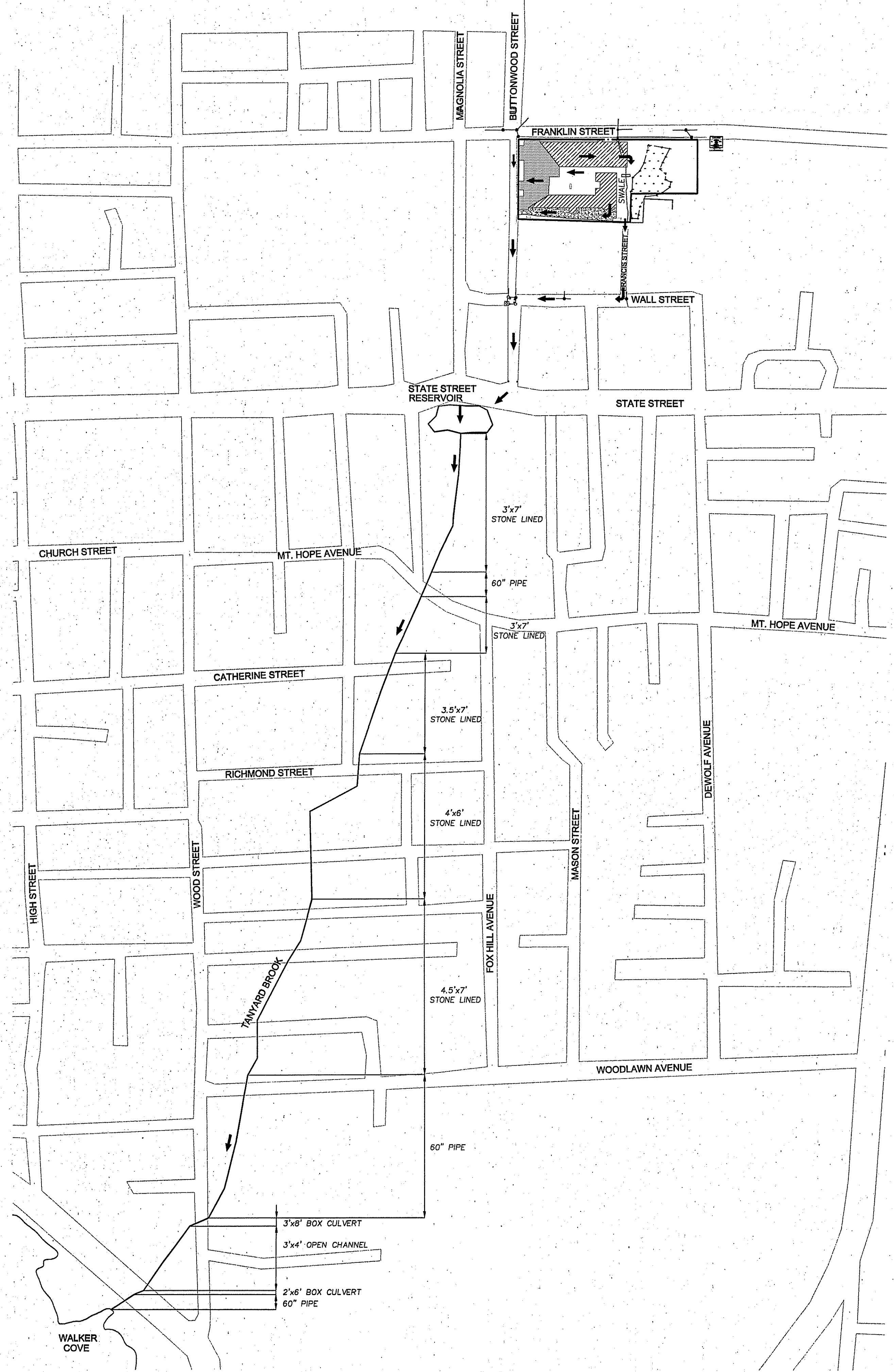
NAME	DATE

NOTES:

- THIS SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 44001C00140 EFFECTIVE DATE NOVEMBER 16, 2006
- THIS SITE IS LOCATED WITHIN THE TANYARD BROOK WATERSHED.
- THIS SITE IS UNDER THE JURISDICTION OF THE RI DEM.
- THIS SITE IS NOT LOCATED WITHIN THE HISTORIC DISTRICT OR DOWNTOWN CORE DISTRICT.
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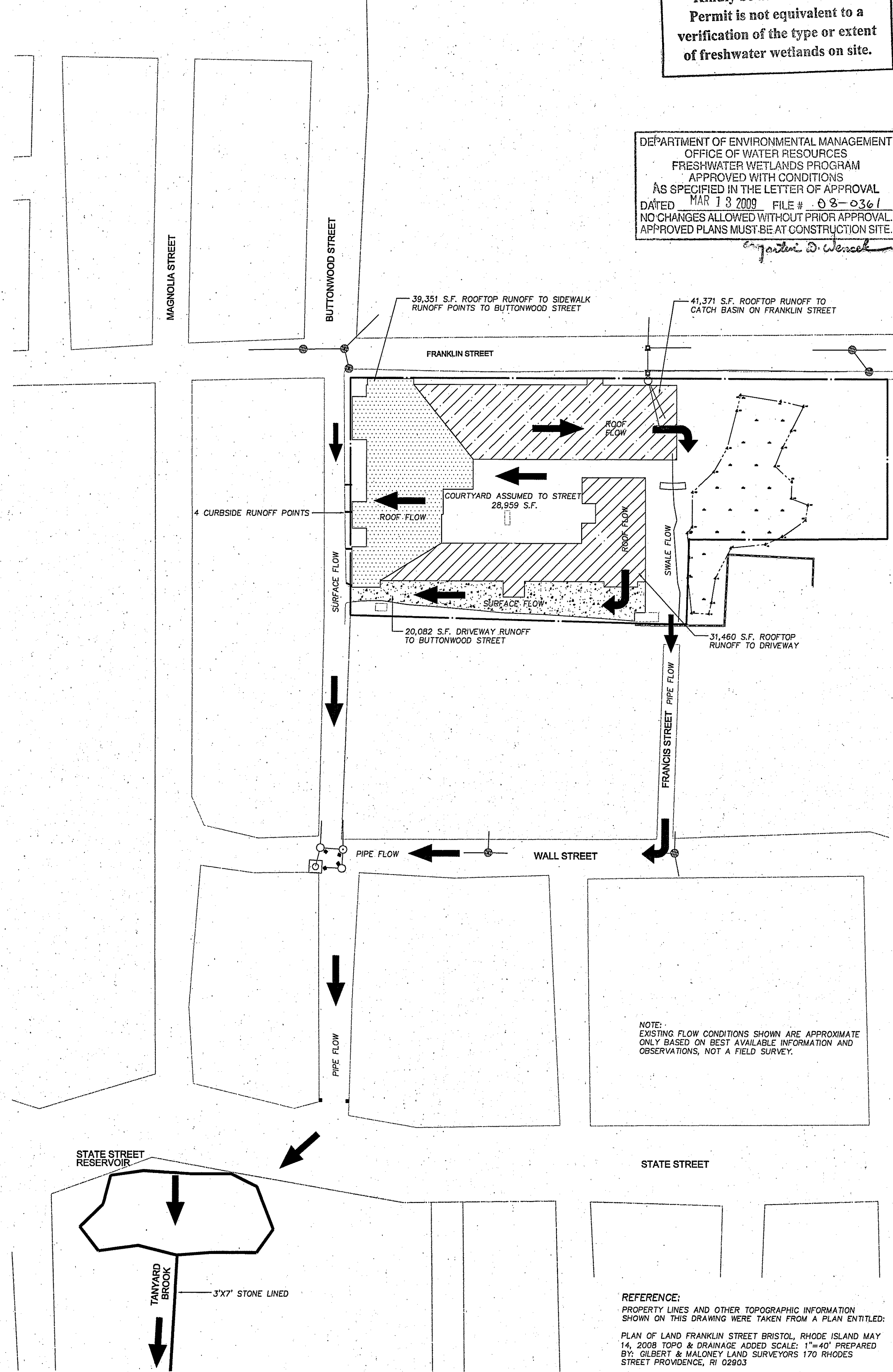
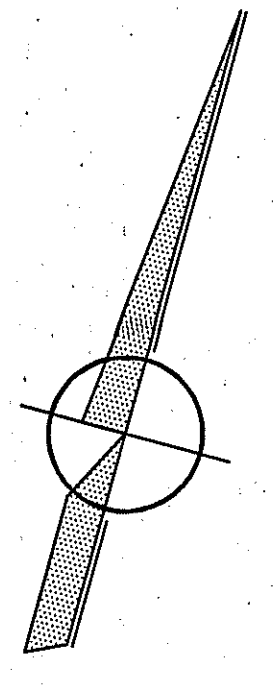
REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
PLAN OF LAND FRANKLIN STREET BRISTOL, RHODE ISLAND MAY 14, 2008 TOPO & DRAINAGE ADDED SCALE: 1"=40' PREPARED BY: GILBERT & MALONEY LAND SURVEYORS 170 RHODES STREET PROVIDENCE, RI 02903

30 0 30 60
GRAPHIC SCALE



TANYARD BROOK OVERVIEW

SCALE: 1"=300'



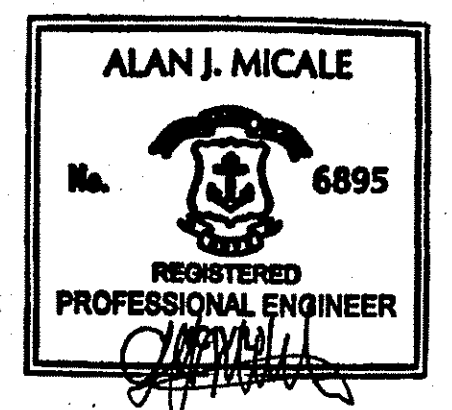
EXISTING BUILDING RUNOFF AREAS

SCALE: 1"=100'

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 13 2009 FILE # 02-0361
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
Jonathan D. Wenczek

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REV	PER	DATE	DESCRIPTION
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PREPARED BY
AYOUB ENGINEERING
ENGINEERING & ARCHITECTURAL CONSULTANTS
CORPORATE OFFICE:
414 BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
PHONE: (401) 728-5533
FAX: (401) 724-1110
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SALEM, NEW HAMPSHIRE 03079
PHONE: (603) 894-4828
FAX: (603) 894-4827
E-MAIL: INFO@AYOUBENGINEERING.COM

PREPARED FOR
FULFLEX MARINE TRADES FACILITY
PROJECT ADDRESS
BRISTOL, RI
54 BUTTONWOOD STREET

SHEET DESCRIPTION
TRAVEL PATH PLAN

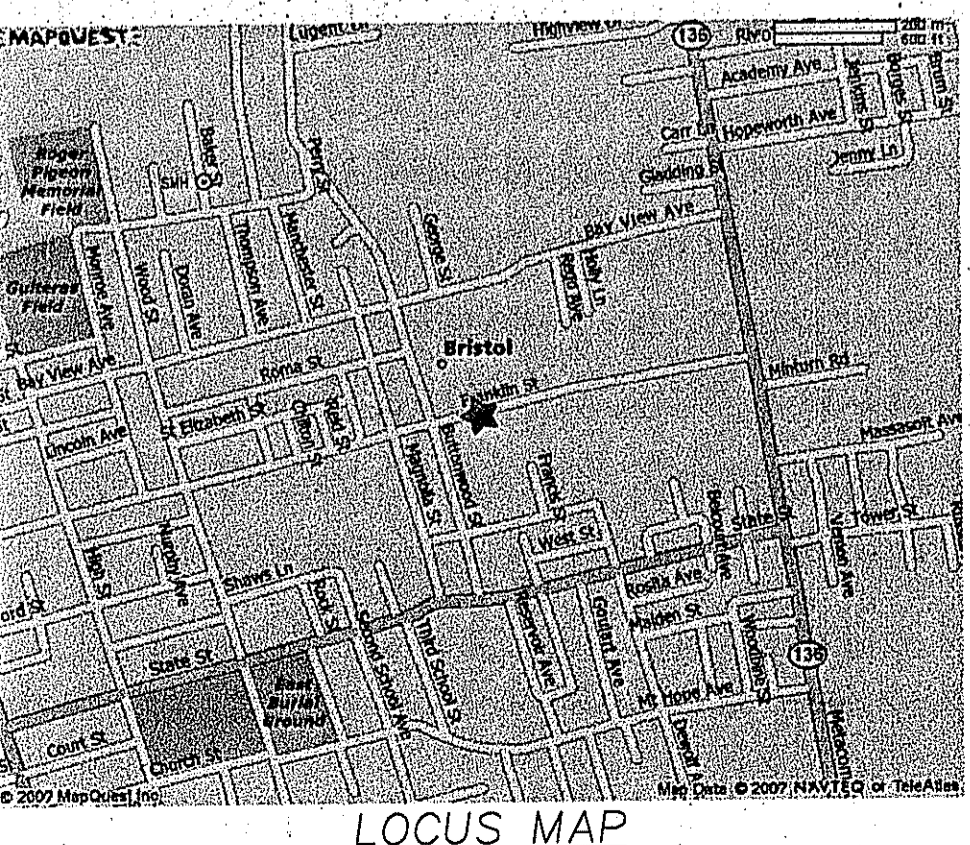
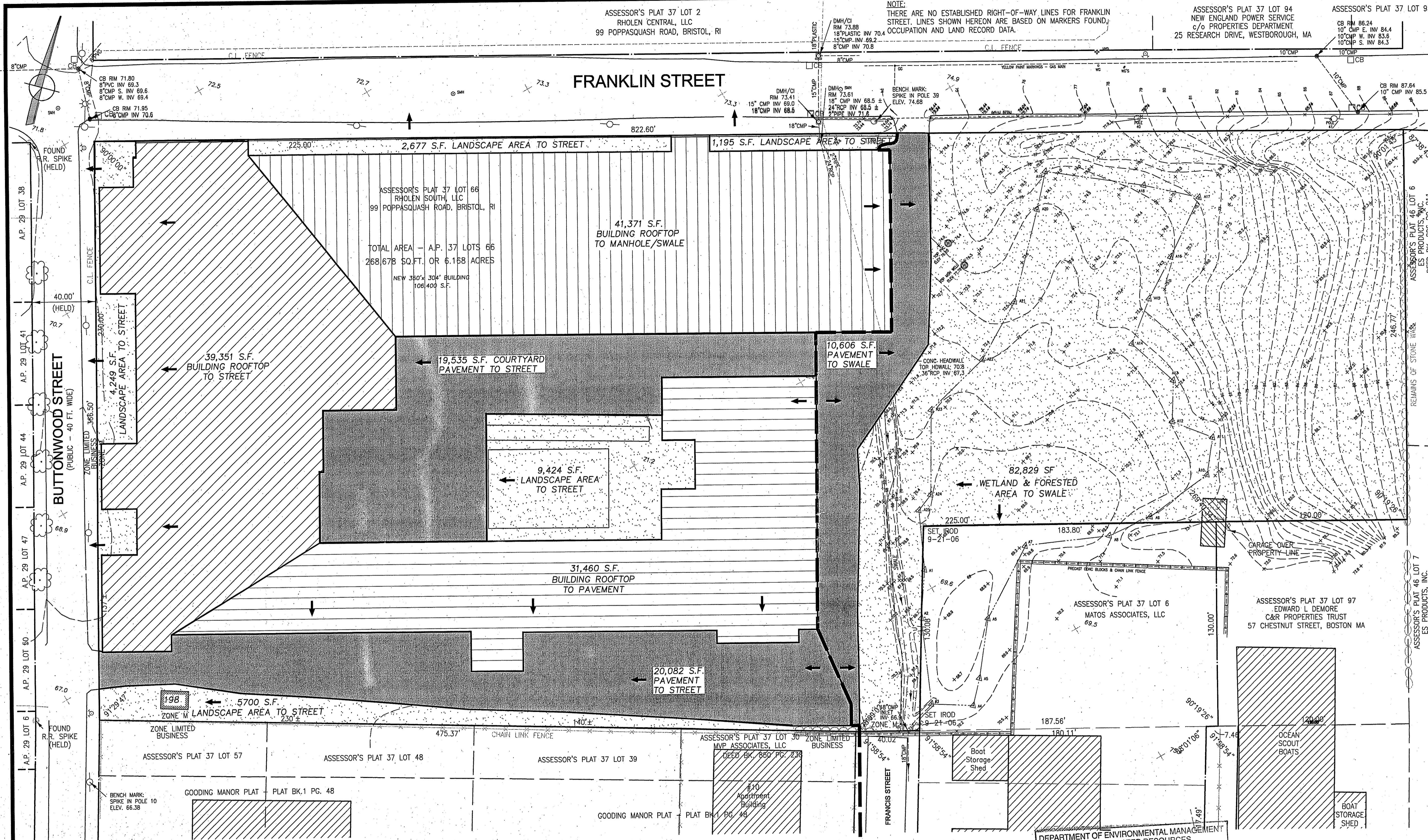
RECEIVED
JAN 14 2009

PROJECT NO. 3930.107
CAD FILE NO. 3930 Drain
SCALE: AS NOTED
DWN. BY: MW
DATE: 1/09/09

SHEET NO.
TP-1

NOTE: EXISTING FLOW CONDITIONS SHOWN ARE APPROXIMATE ONLY BASED ON BEST AVAILABLE INFORMATION AND OBSERVATIONS, NOT A FIELD SURVEY.

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED: PLAN OF LAND FRANKLIN STREET BRISTOL, RHODE ISLAND MAY 14, 2008 TOPO & DRAINAGE ADDED SCALE: 1"=40' PREPARED BY: GILBERT & MALONEY LAND SURVEYORS 170 RHODES STREET PROVIDENCE, RI 02903



LANDSCAPE AREA TO STREET: 23,245 S.F.
PAVEMENT AREA TO STREET: 39,617 S.F.
ROOF TOP AREA TO STREET: 71,010 S.F.

WETLAND/FORESTED AREA TO SWALE: 82,829 S.F.
PAVEMENT AREA TO SWALE: 10,606 S.F.
ROOF TOP AREA TO SWALE: 41,371 S.F.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED 11/13/2008 FILE # 08-0361
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Christopher D. Wenzel
Kindly be advised that this
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of freshwater wetlands on site.

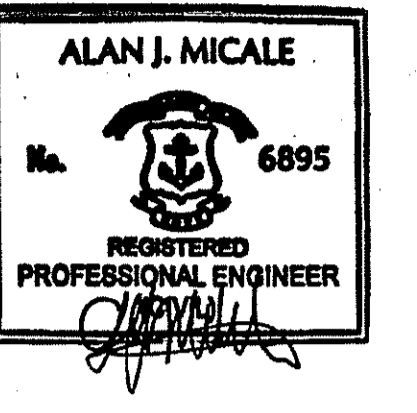
**PRELIMINARY
NOT FOR CONSTRUCTION**

- NOTES:
- THIS SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 44001C0014 EFFECTIVE DATE MARCH 5, 1998
 - THIS SITE IS LOCATED WITHIN THE TANYARD BROOK WATERSHED.
 - THIS SITE IS UNDER THE JURISDICTION OF THE RI DEM.
 - THIS SITE IS NOT LOCATED WITHIN THE HISTORIC DISTRICT OR DOWNTOWN CORE DISTRICT.
 - WATER & SEWER SERVICES ARE TO BE PROVIDED UTILIZING EXISTING SERVICES IN FRANKLIN STREET - CONTRACTOR TO CONFIRM AVAILABILITY WITH APPLICABLE DEPARTMENTS PRIOR TO CONSTRUCTION.

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
PLAN OF LAND FRANKLIN STREET BRISTOL, RHODE ISLAND MAY 14, 2008 TOPO & DRAINAGE ADDED SCALE: 1"=40' PREPARED BY: GILBERT & MALONEY LAND SURVEYORS 170 RHODES STREET PROVIDENCE, RI 02903

30 0 30 60
GRAPHIC SCALE

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REV	PER	DATE	DESCRIPTION
1	AM	12/18/08	UPDATED PER FIELD OBSERVATIONS
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AYOUB ENGINEERING
ENGINEERING & ARCHITECTURAL CONSULTANTS
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4114 BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
PHONE: (401) 728-5533
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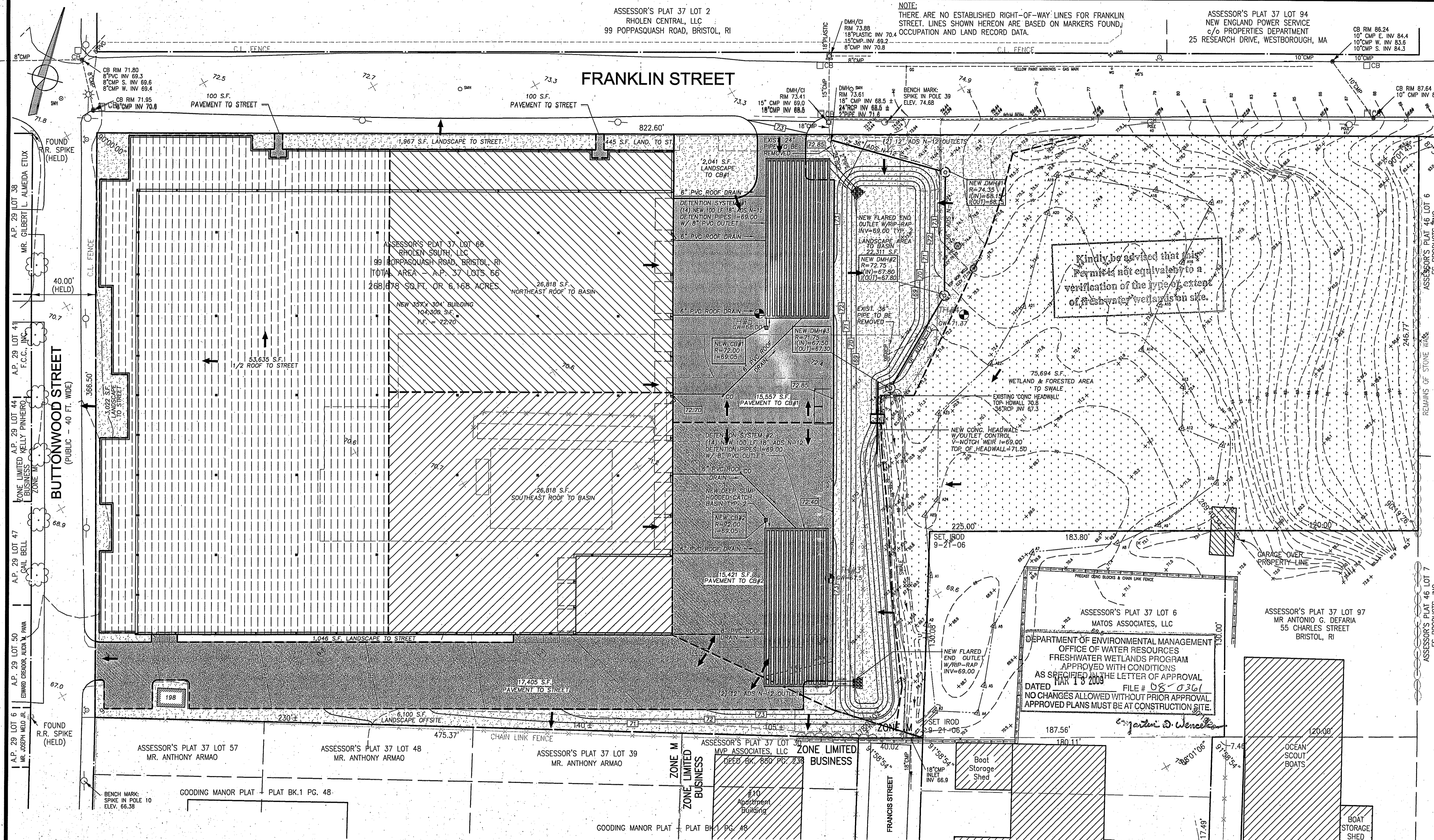
PREPARED FOR
FULFLEX MARINE TRADES FACILITY

PROJECT ADDRESS
BRISTOL, RI
54 BUTTWOOD STREET

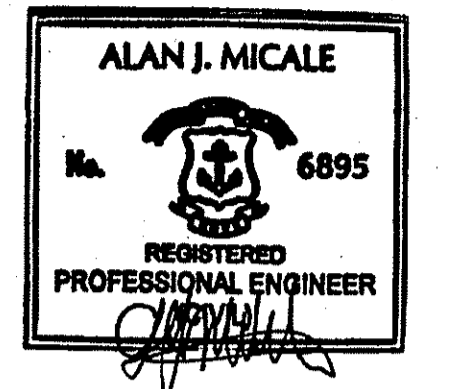
SHEET DESCRIPTION
EXISTING DRAINAGE AREAS

PROJECT NO. 3930.107
CAD FILE NO. 3930MP4
SCALE: 1"=30'
DWN. BY: RCD
DATE: 09/08/08

SHEET NO.
DA-1



AYOUB ENGINEERING EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT DEFINED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR NOR SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



REV	DATE	DESCRIPTION
1	11/29/08	UPDATED PER REVISED LAYOUT
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SALERH, NEW HAMPSHIRE 03079
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FULFLEX MARINE TRADES FACILITY
BRISTOL, RI
54 BUTTWOOD STREET

PROPOSED DRAINAGE AREAS

PROJECT ADDRESS: BRISTOL, RI 54 BUTTWOOD STREET

SHEET DESCRIPTION: PROPOSED DRAINAGE AREAS

PROJECT NO. 3930.107
CAD FILE NO. 3930MP4
SCALE: 1"=30'
DWN. BY: RCD
DATE: 10/29/08

SHEET NO. DA-2

DRAINAGE RUNOFF TO SWALE

CATCH BASIN #1:
IMPERVIOUS AREA = 15,557 S.F.
PERVIOUS AREA = 2,041 S.F.

CATCH BASIN #2:
IMPERVIOUS AREA = 15,421 S.F.

ROOFTOP:
NORTHEAST ROOF TO BASIN = 26,818 S.F.
SOUTHEAST ROOF TO BASIN = 26,818 S.F.

WETLAND & FOREST AREA:
PERVIOUS AREA = 75,694 S.F.

DETENTION BASIN AREA:
PERVIOUS AREA = 22,311 S.F.

DRAINAGE RUNOFF TO STREET

PAVEMENT:
IMPERVIOUS AREA = 17,606 S.F.

LANDSCAPING:
PERVIOUS AREA = 12,580 S.F.

ROOFTOPS:
(1/2) NEW BUILDING AREA = 53,635 S.F.
PUMP HOUSE AREA = 198 S.F.

LEGEND

PROPERTY LINE	---
EXISTING TO BE REMOVED	---
EXISTING CONTOUR	--- 88 ---
PROPOSED CONTOUR	--- 89 ---
PROPOSED YARD LIGHT	○
PROPOSED CATCH BASIN	○
PROPOSED MANHOLE	○
EXISTING WATER LINE	--- W ---
EXISTING GAS LINE	--- G ---
EXISTING SEWER LINE	--- S ---
EXISTING OVERHEAD ELECTRIC LINE	--- OH ---
PROPOSED WATER LINE	--- W ---
PROPOSED GAS LINE	--- G ---
PROPOSED SEWER LINE	--- S ---
PROPOSED UNDERGROUND ELECTRIC	--- U/G ELEC ---
HAYBALE EROSION CONTROL LINE	--- HAYBALE ---

PLANNING BOARD SIGNATURE BLOCK

NAME	DATE

NOTES:

- THIS SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 440010014G EFFECTIVE DATE NOVEMBER 16, 2006
- THIS SITE IS LOCATED WITHIN THE TANYARD BROOK WATERSHED.
- THIS SITE IS UNDER THE JURISDICTION OF THE RI DEM.
- THIS SITE IS NOT LOCATED WITHIN THE HISTORIC DISTRICT OR DOWNTOWN CORE DISTRICT.
- WATER & SEWER SERVICES ARE TO BE PROVIDED UTILIZING EXISTING SERVICES IN FRANKLIN STREET - CONTRACTOR TO CONFIRM AVAILABILITY WITH APPLICABLE DEPARTMENTS PRIOR TO CONSTRUCTION.
- RECORDS INDICATE THE POSSIBLE EXISTENCE OF A 1928 ELECTRIC/TELEPHONE EASEMENT ON THE SUBJECT PROPERTY-LOCATION UNKNOWN.
- PRIOR TO CONSTRUCTION THE APPLICANT MUST COORDINATE ANY EASEMENT REQUIREMENTS WITH THE UTILITY COMPANIES.

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED:
PLAN OF LAND FRANKLIN STREET BRISTOL, RHODE ISLAND MAY 14, 2008 TOPO & DRAINAGE ADDED SCALE: 1"=40' PREPARED BY: GILBERT & MALONEY LAND SURVEYORS 170 RHODES STREET PROVIDENCE, RI 02903

GRAPHIC SCALE: 1"=30'