

PROJECT LOCATION



AERIAL PHOTO
 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 8 2009 FILE # 07-008
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Haber
 PLANNING BOARD OFFICIAL

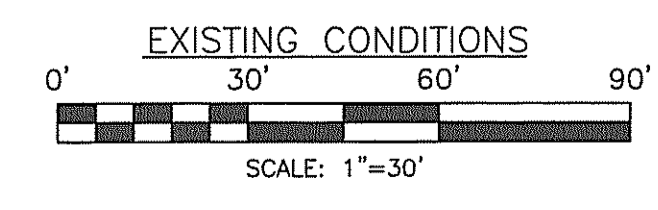
- PROPERTY LINE
- 100' CONTOUR
- S SEWERLINE
- EDGE OF PAVEMENT
- x FENCELINE
- EDGE OF VEGETATION
- EDGE OF WETLANDS
- OVERHEAD ELECTRIC
- UTILITY POLE
- SEWER MAHNOLE
- TREE

F.I.R.M. # 44001C0011G
 EFFECTIVE DATE:
 NOVEMBER 16, 2006 ZONE: X
 AREAS FOUND TO BE OUTSIDE
 THE 500-YR FLOODPLAIN

SOIL TYPE: PmB
 PITTSFORD SILT LOAM,
 3 TO 8 PERCENT SLOPES

WATER TABLE INFO:
 TH-1 = 6'
 TH-2 = 6.5'
 TH-3 = 5.25'

ZONE: M
 MIN. 20,000 SF
 MIN. FRONTAGE 100.00'
 SETBACKS:
 FRONT 30.00'
 REAR 20.00'
 SIDE 25.00'

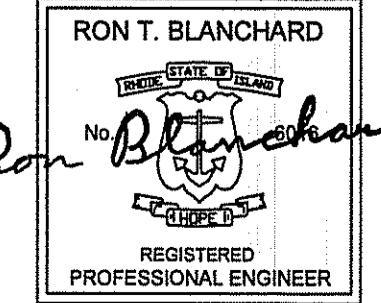


REFERENCE PLAN:
 CLASS 1 SURVEY
 BY DAVE GREENHALGH
 FOR SITE ENGINEERING, INC.
 JANUARY 2005

SURVEYOR:
 DAVID GREENHALGH
 TURNING POINT SURVEY, INC.
 100 BROADCOMMON ROAD
 BRISTOL, RI 02809

BIOLOGIST:
 NATURAL RESOURCES SERVICES
 NOVEMBER 1, 2007
 (WF A1-A10)

OWNER/APPLICANT:
 LOT #2 & #60
 WBH REALTY COMPANY, LLC
 C/O W. BARRATT HOLBY, JR.
 97 BROAD COMMON ROAD
 BRISTOL, RI 02809-2701

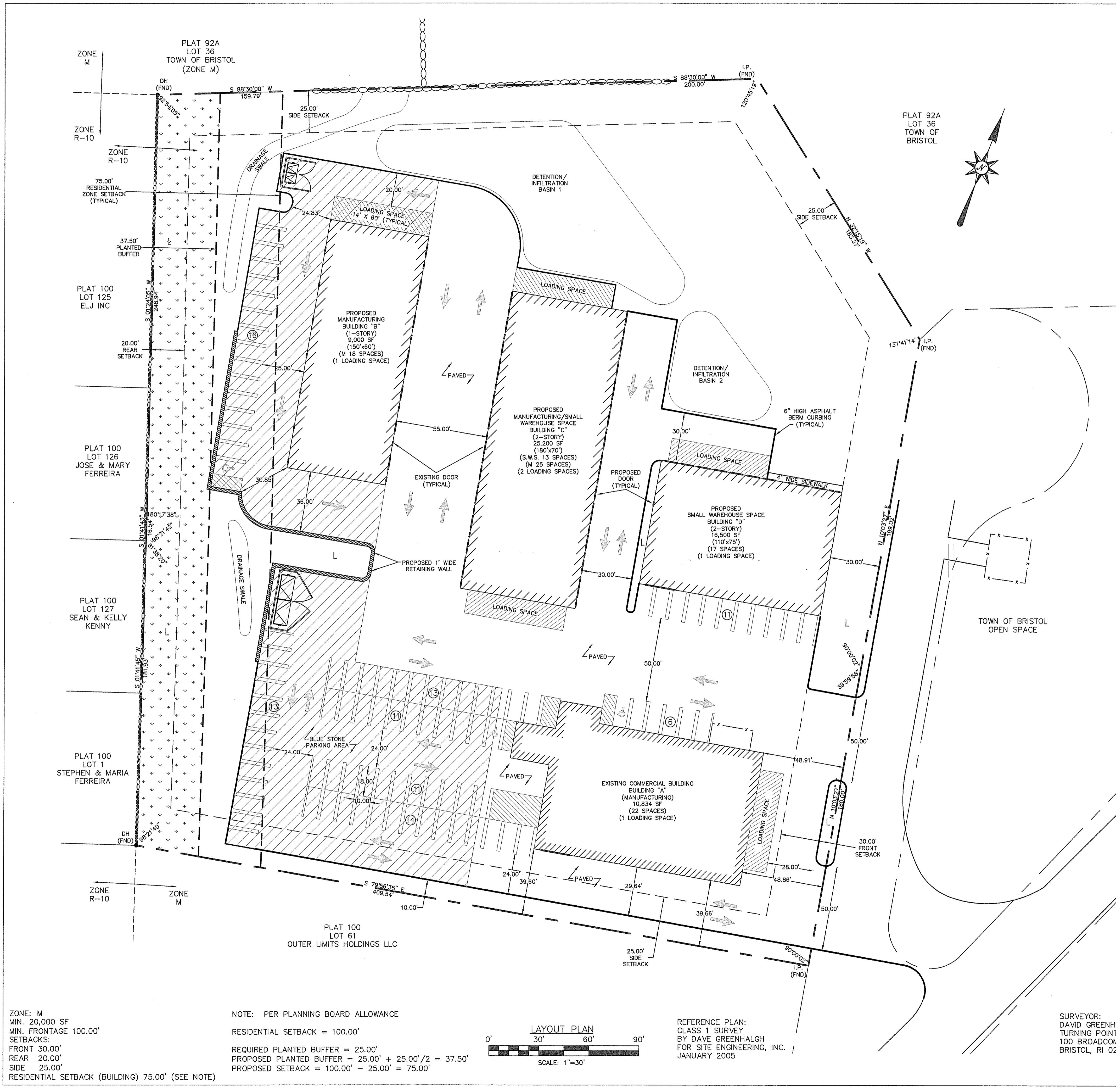


SEI
SITE ENGINEERING INC.
 CIVIL • COASTAL • STRUCTURAL
 COLT PLAZA, UNIT 7
 490 METACOM AVENUE
 BRISTOL, RI 02809
 PHONE: (401) 253-8231

EXISTING CONDITIONS
MARINE CENTER WAREHOUSE/MANUFACTURING
PLAT 100, LOTS 2 & 60
 RHODE ISLAND
 BRISTOL,

SCALE: AS NOTED
C-1
 (SHEET 1 OF 7)

NO.	REVISIONS	DATE
001	PER TOWN COMMENTS	12/15/07
002	ADD SURVEY DATA/REVISIONS	3/20/08
003	PER MEETING WITH CLIENT	3/27/08
004	REVISED OWNER/APPLICANT INFORMATION	5/22/08
005	ADDED SETBACKS FOR WETLANDS	7/15/08
006	ADDED SOIL/FLOOD ZONE INFO	8/5/08
007	MINOR REVISIONS	12/03/08
008	PER TOWN COMMENTS	12/19/08
009	PER WETLANDS COMMENTS	02/10/09



BUILDING, PARKING, AND TRAVELWAY COVERAGE:
 LOT SIZE = 208,991 SF
 ALLOWABLE COVERAGE = 208,991 x 80% = 167,193 SF
 PROPOSED COVERAGE = 127,552 SF = 61%

BUILDING AREA CALCULATIONS:
 LOT SIZE = 208,991 SF
 ALLOWABLE BUILDING COVERAGE = 208,991 x 50% = 104,496 SF
 EXISTING BUILDING COVERAGE = 10,834 SF
 PROPOSED BUILDING COVERAGE = 29,850 SF
 TOTAL BUILDING COVERAGE = 40,684 SF = 19%

PARKING SPACE CALCULATIONS:
 REQUIRED:

MANUFACTURING 1 SPACE/500 SF GROSS FLOOR AREA
 10,834 SF X (1 SPACE/500 SF) = 22 SPACES
 9,000 SF X (1 SPACE/500 SF) = 18 SPACES
 12,600 SF X (1 SPACE/500 SF) = 25 SPACES

SMALL WAREHOUSE SPACE 1 SPACE/1,000 SF GROSS FLOOR AREA
 12,600 SF X (1 SPACE/1,000 SF) = 13 SPACES
 16,500 SF X (1 SPACE/1,000 SF) = 17 SPACES

TOTAL REQUIRED 95 SPACES

PROVIDED: 92 SPACES + 3 HANDICAP ACCESSIBLE SPACES = 95 SPACES

HANDICAP ACCESSIBLE PARKING SPACE CALCULATIONS:
 REQUIRED: 3 ACCESSIBLE PARKING SPACES FOR EVERY 51 TO 150 SPACES

PROVIDED: 3 ACCESSIBLE SPACES

LOADING SPACE CALCULATIONS:
 REQUIRED: 1 LOADING SPACE PER 3,000 - 19,999 SF GFA = 3
 2 LOADING SPACES PER 20,000 - 39,999 SF GFA = 2
 TOTAL = 5

PROVIDED: 5 LOADING AREAS

TOTAL SF AREA (BY USE) **FOOTPRINT AREA (BY USE)**

MANUFACTURING:

BLDG. A 10,834± SF
 BLDG. B 9,000± SF
 BLDG. C 12,600± SF
 TOTAL 32,434± SF
 TOTAL % 53%

MANUFACTURING:

BLDG. A 10,834± SF
 BLDG. B 9,000± SF
 BLDG. C 12,600± SF
 TOTAL 32,434± SF
 TOTAL % 80%

SMALL WAREHOUSE SPACE:

BLDG. D 12,600± SF
 BLDG. E 16,500± SF
 TOTAL 29,100± SF
 TOTAL % 47%

SMALL WAREHOUSE SPACE:

BLDG. D 8,250± SF
 TOTAL 8,250± SF
 TOTAL % 20%



- 100 — PROPERTY LINE
- — — CONTOUR
- S — SEWERLINE
- — — EDGE OF PAVEMENT
- X — FENCELINE
- — — EDGE OF VEGETATION
- — — EDGE OF WETLANDS
- — — OVERHEAD ELECTRIC
- — — ZONING SETBACK
- — — PROPOSED CURB
- — — UTILITY POLE
- — — SEWER MANHOLE
- — — TREE
- — — LANDSCAPE AREA

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Charles A. [Signature]

PLANNING BOARD OFFICIAL

RON T. BLANCHARD
 REGISTERED PROFESSIONAL ENGINEER

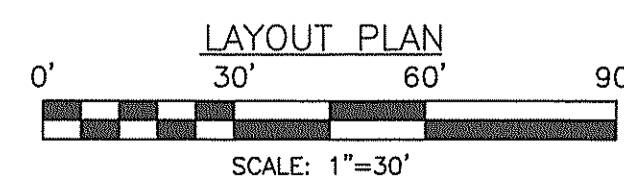
SURVEYOR:
 DAVID GREENHALGH
 TURNING POINT SURVEY, INC.
 100 BROADCOMMON ROAD
 BRISTOL, RI 02809

BIOLOGIST:
 NATURAL RESOURCES SERVICES
 NOVEMBER 1, 2007
 (WF A1-A10)

OWNER/APPLICANT:
 LOT #2 & #60
 WBH REALTY COMPANY, LLC
 C/O W. BARRATT HOLBY, JR.
 97 BROAD COMMON ROAD
 BRISTOL, RI 02809-2701

ZONE: M
 MIN. 20,000 SF
 MIN. FRONTAGE 100.00'
SETBACKS:
 FRONT 30.00'
 REAR 20.00'
 SIDE 25.00'
 RESIDENTIAL SETBACK (BUILDING) 75.00' (SEE NOTE)

NOTE: PER PLANNING BOARD ALLOWANCE
 RESIDENTIAL SETBACK = 100.00'
 REQUIRED PLANTED BUFFER = 25.00'
 PROPOSED PLANTED BUFFER = 25.00' + 25.00'/2 = 37.50'
 PROPOSED SETBACK = 100.00' - 25.00' = 75.00'



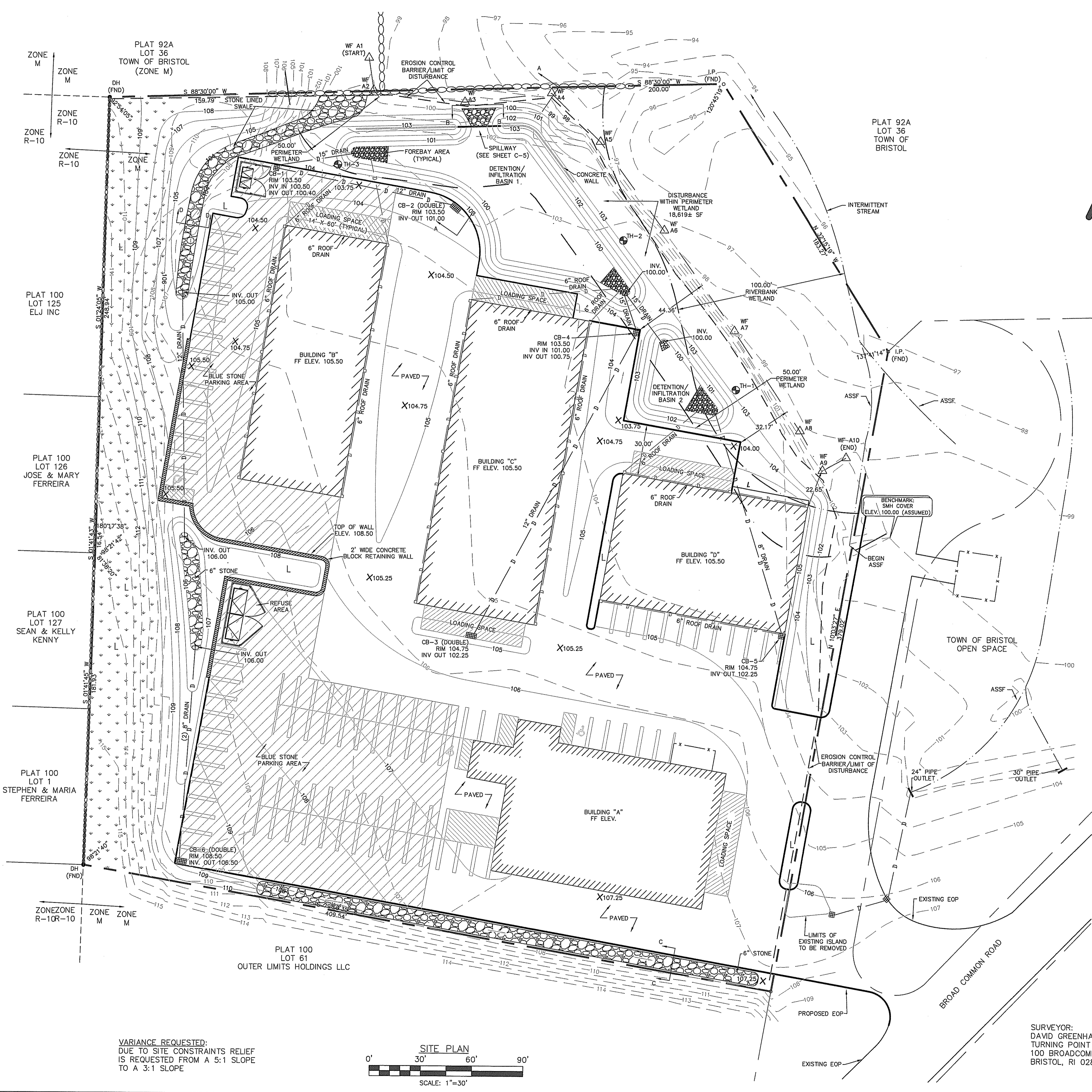
REFERENCE PLAN:
 CLASS 1 SURVEY
 BY DAVE GREENHALGH
 FOR SITE ENGINEERING, INC.
 JANUARY 2005

DATE	DESCRIPTION
6/16/07	PER CLIENT COMMENTS
6/21/07	PER CLIENT COMMENTS
10/17/07	PER TOWN/CITY COMMENTS
11/15/07	PER TOWN/CITY COMMENTS
3/27/08	PER MEETING WITH CLIENT
5/22/08	PER TIT & MEETING WITH CLIENT
7/16/08	ADDED TPO AND SETBACKS FOR WETLANDS
8/27/08	PER MEETING WITH PWR
8/27/08	PER CLIENT COMMENTS/MASTER PLAN SUBMISSION
03/10/09	PER WETLANDS COMMENTS

DSGN.	RB	JN/MCF
DR.	CHK.	RB
DATE:	6/6/06	

SEI
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 CIVIL • COASTAL • STRUCTURAL
 COLT PLAZA, SUITE 7
 400 NEEBOM AVENUE
 BRISTOL, RI 02809
 PHONE: (401) 253-8231

LAYOUT & PARKING PLAN
MARINE CENTER WAREHOUSE/MAUNUFACTURING
 PLAT 100, LOTS 2 & 60
 BRISTOL, RHODE ISLAND
 SCALE: AS NOTED
C-2
 (SHEET 2 OF 7)



DRAINAGE STRUCTURE SCHEDULE

	RIM		
CB-1	103.50	100.50	100.40
CB-2	103.50	-	101.00
CB-3	104.75	-	102.25
CB-4	103.50	101.00	100.75
CB-5	104.75	-	102.25
CB-6	108.50	-	106.50

NOTE:
ALL CATCH BASINS SHALL
BE SET 0.1' LOWER THAN
SURROUNDING GRADES.

DRAINAGE PIPE SCHEDULE

FROM	TO	LENGTH	SIZE	SLOPE	U/S INV.	D/S INV.
CB-1	BASIN	45'	15"	0.9%	100.40	100.00
CB-2	BASIN	105'	12"	0.5%	101.00	100.50
CB-3	BASIN	200'	12"	1.1%	102.25	101.00
CB-4	BASIN	22'	15"	3.4%	100.75	100.00
CB-5	BASIN	135'	8"	1.6%	102.25	100.00
CB-6	SWALE	125'	(2) 8"	0.4%	106.50	106.00
SWALE	SWALE	145'	12"	0.7%	106.00	105.00

U/S=UPSTREAM
D/S=DOWNSTREAM

NOTE:
ALL DRAIN LINES SHALL BE ADS

- LEGEND**
- PROPERTY LINE
 - 100 CONTOUR
 - S SEWERLINE
 - EDGE OF PAVEMENT
 - x FENCELINE
 - EDGE OF VEGETATION
 - △ EDGE OF WETLANDS
 - OVERHEAD ELECTRIC
 - ZONING SETBACK
 - UTILITY POLE
 - SEWER MANHOLE
 - TREE
 - LANDSCAPE AREA

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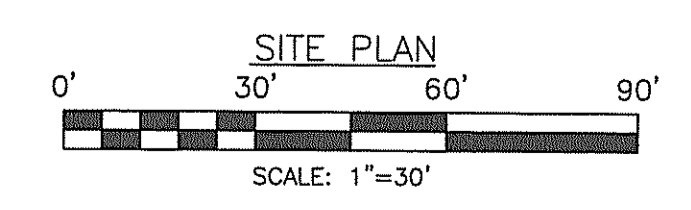
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100 BROADCOMMON ROAD
BRISTOL, RI 02809

BIOLOGIST:
NATURAL RESOURCES SERVICES
NOVEMBER 1, 2007
(WF A1-A10)

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WBH REALTY COMPANY, LLC
C/O W. BARRATT HOLBY, JR.
97 BROAD COMMON ROAD
BRISTOL, RI 02809-2701

RON T. BLANCHARD
REGISTERED PROFESSIONAL ENGINEER

VARIANCE REQUESTED:
DUE TO SITE CONSTRAINTS RELIEF
IS REQUESTED FROM A 5:1 SLOPE
TO A 3:1 SLOPE



12/18/08	12/18/08		
FOR WMS COMMENTS	FOR WMS COMMENTS		
001	002		
DSCR.	RB	MCF	
DR.	CHK.	RB	
			DATE: 12/03/08

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL

COLT PLAZA, SUITE 7
490 METCALFE AVENUE
BRISTOL, RI 02809
PHONE: (401) 255-6231

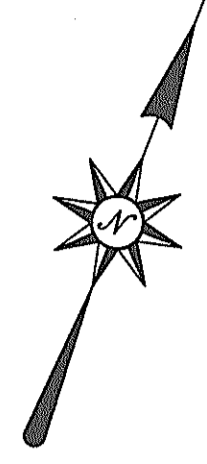
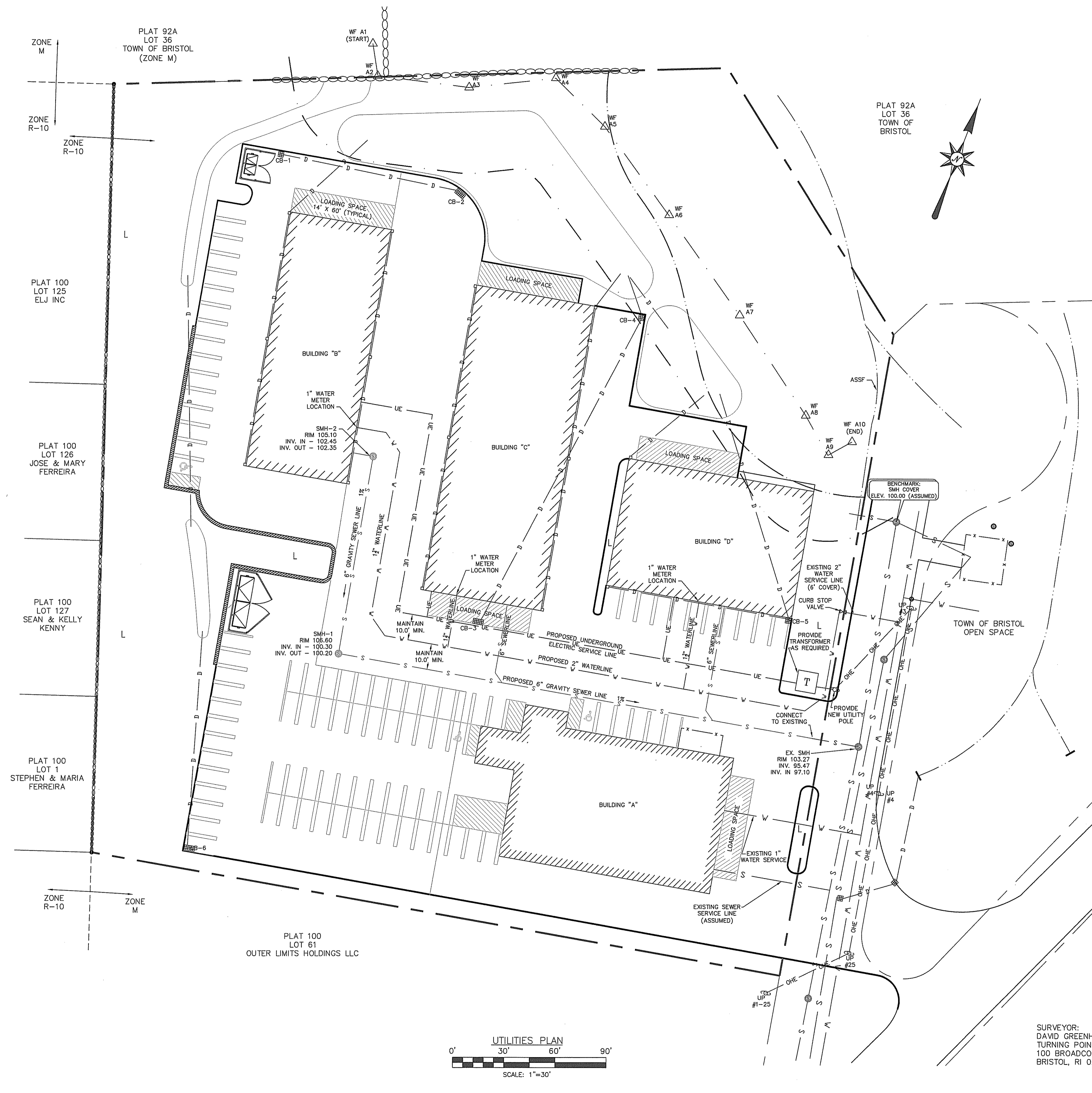
GRADING & DRAINAGE PLAN
MARINE CENTER WAREHOUSE/MAUFACTURING
PLAT 100, LOTS 2 & 60

RHODE ISLAND

BRISTOL,

SCALE: AS NOTED

C-3
(SHEET 3 OF 7)



ZONE M

ZONE R-10

PLAT 100 LOT 125 ELJ INC

PLAT 100 LOT 126 JOSE & MARY FERREIRA

PLAT 100 LOT 127 SEAN & KELLY KENNY

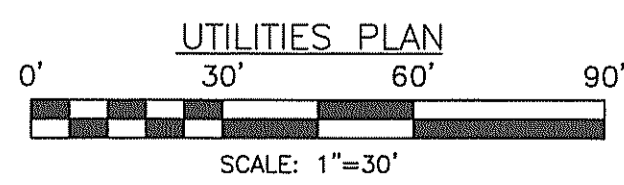
PLAT 100 LOT 1 STEPHEN & MARIA FERREIRA

ZONE R-10

PLAT 92A LOT 36 TOWN OF BRISTOL (ZONE M)

PLAT 92A LOT 36 TOWN OF BRISTOL

PLAT 100 LOT 61 OUTER LIMITS HOLDINGS LLC



- I — PROPERTY LINE
- 100 — CONTOUR
- S — SEWERLINE
- — — EDGE OF PAVEMENT
- X — FENCELINE
- — — EDGE OF VEGETATION
- — — EDGE OF WETLANDS
- OHE — OVERHEAD ELECTRIC
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- — — UTILITY POLE
- — — SEWER MAHNOLE
- — — TREE
- — — LANDSCAPE AREA



UTILITY NOTE:

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
2. SITE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

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OFFICE OF WATER RESOURCES
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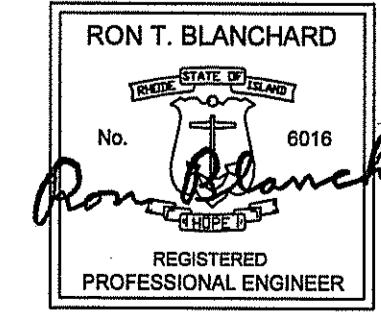
Charles A. Herbert

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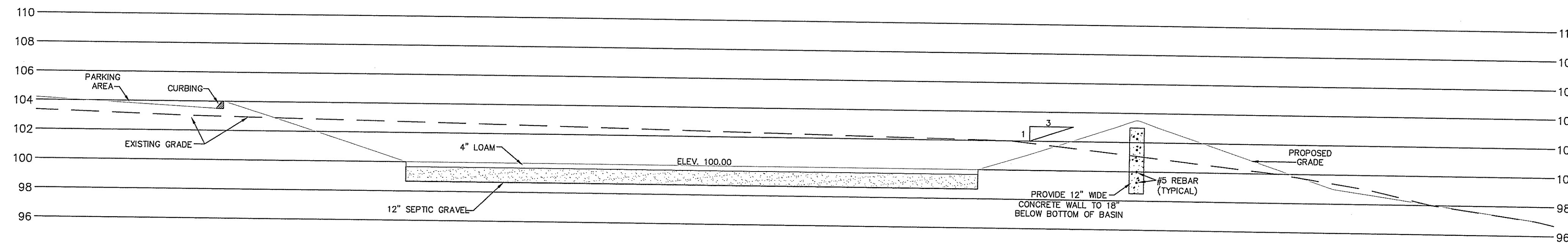
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DSGN. RB
DR. MCF
CHK. RB
DATE: 12/03/08

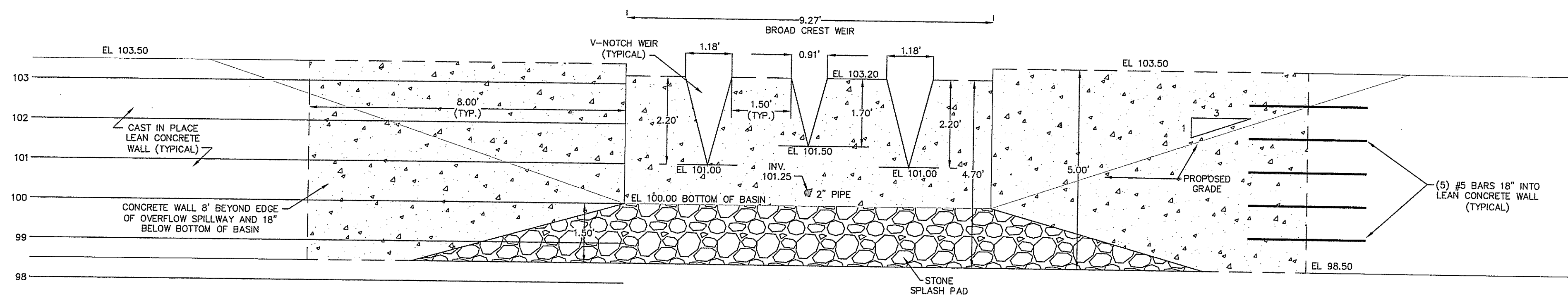
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480 METACOM AVENUE
BRISTOL, RI 02809
PHONE: (401) 258-8281

UTILITIES PLAN
MARINE CENTER WAREHOUSE/MAUNUFACTURING
PLAT 100, LOTS 2 & 60
RHODE ISLAND
BRISTOL,

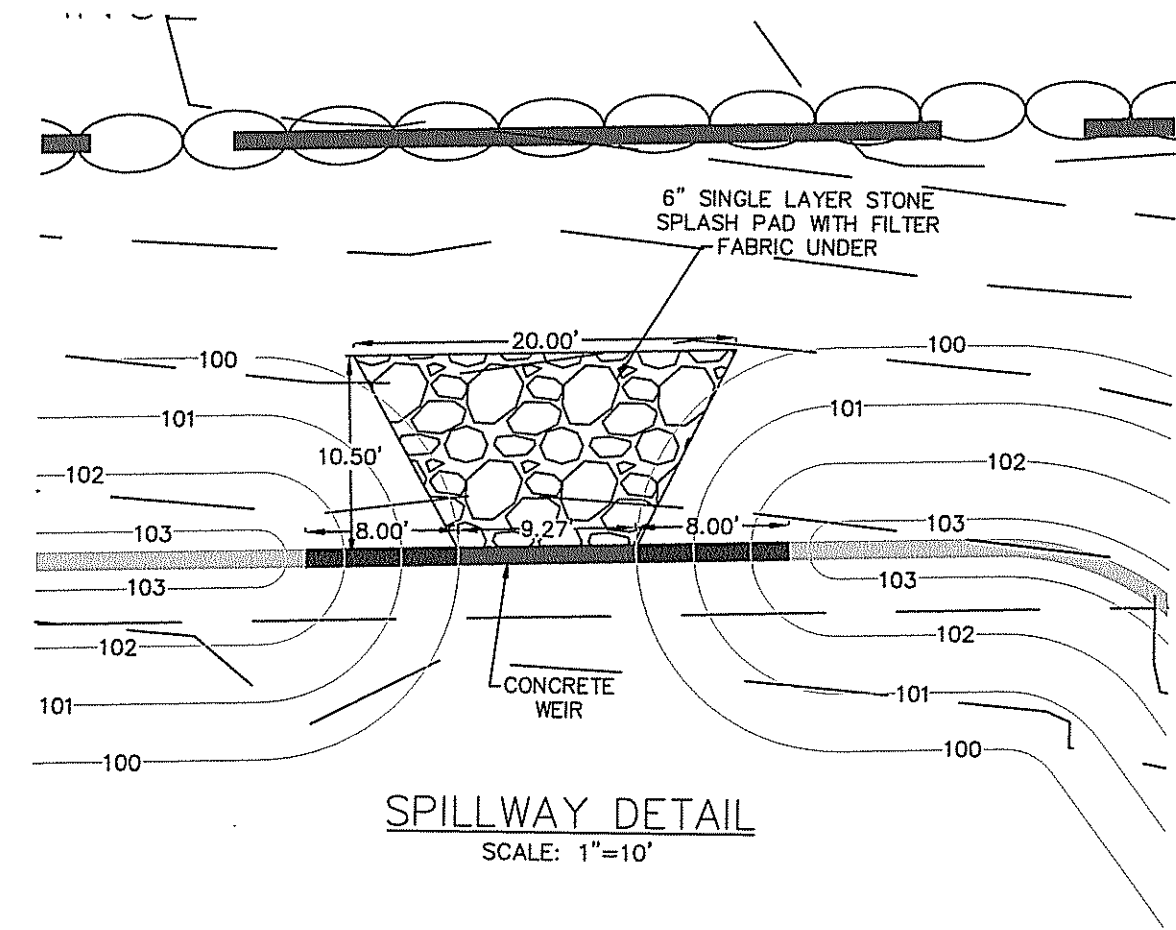
SCALE: AS NOTED
C-4
(SHEET 4 OF 7)



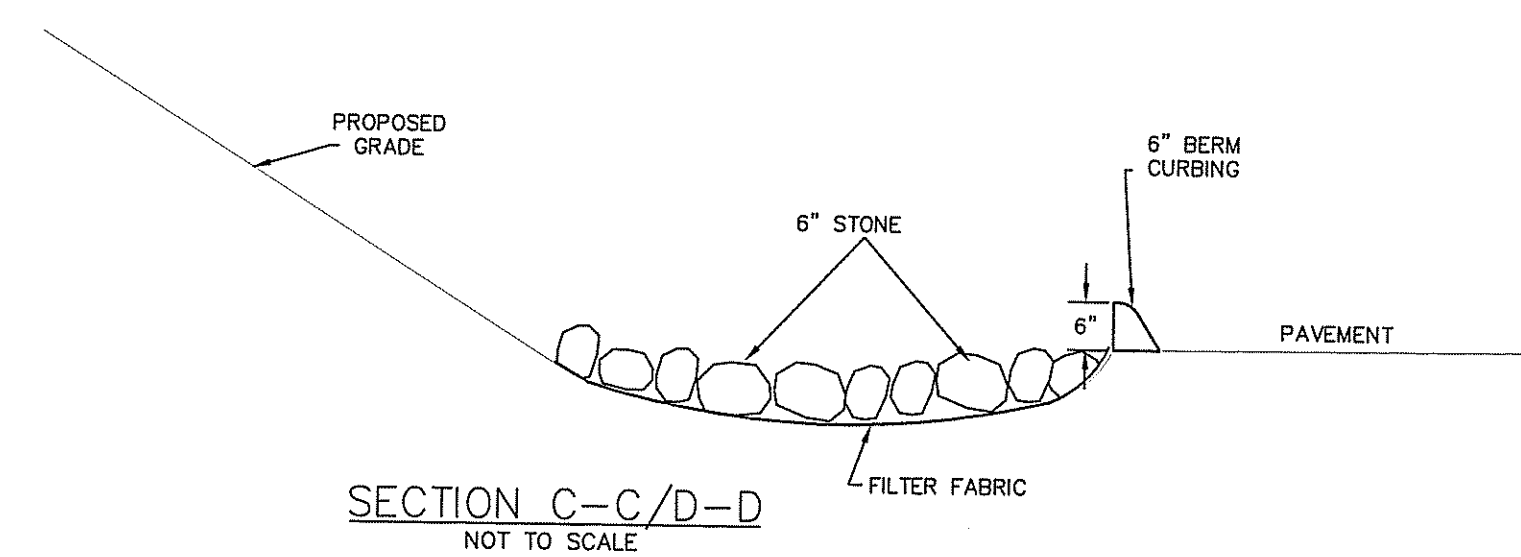
BASIN 1: SECTION A-A (TYPICAL)
SCALE: 1"=5'



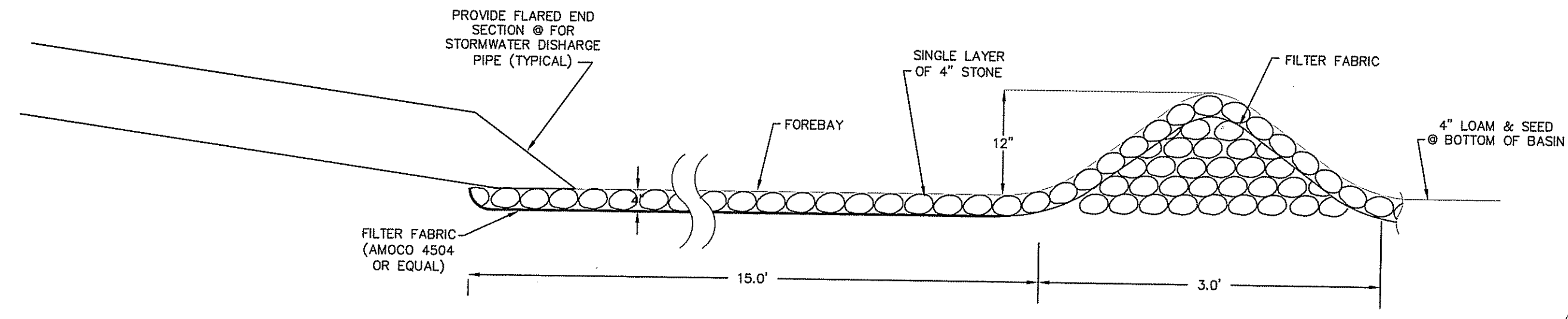
NOTE: CONCRETE WALL FOR OUTFLOW DEVICES SHALL BE STEEL REINFORCED WITH #5 BARS @ 12" O.C. BOTH WAYS.
BASIN 1: SECTION B-B
SCALE: 1"=2'



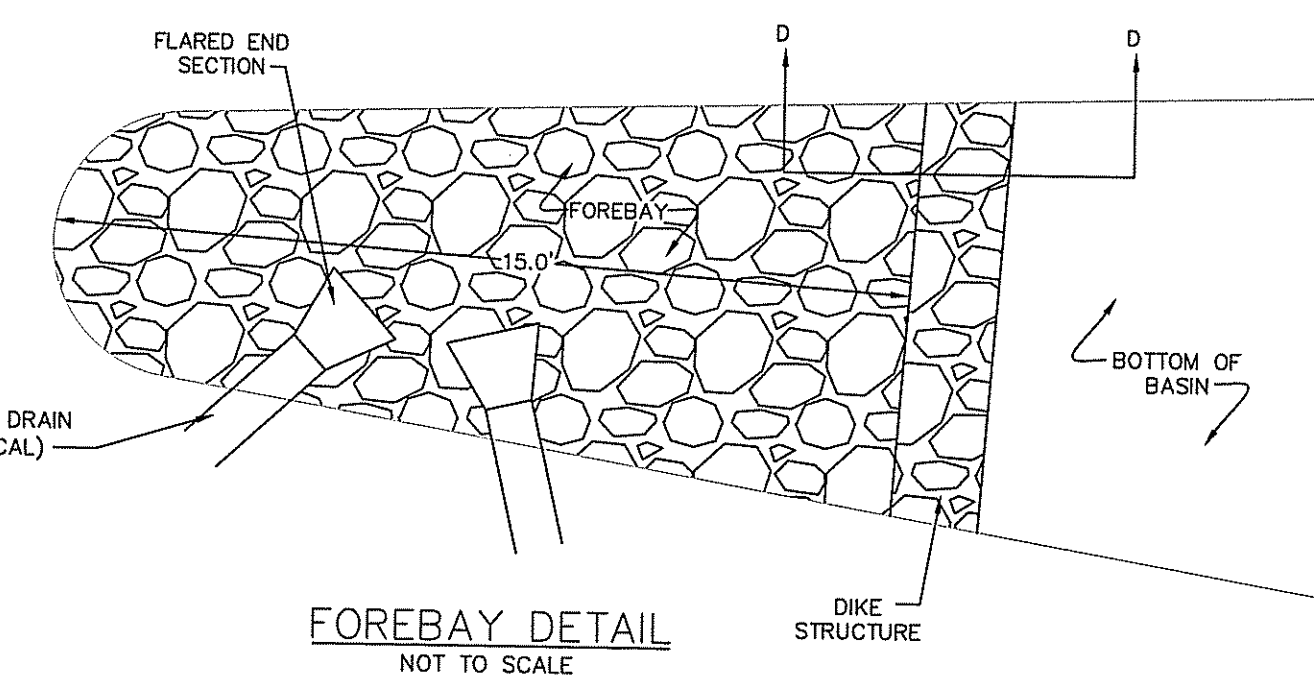
SPILLWAY DETAIL
SCALE: 1"=10'



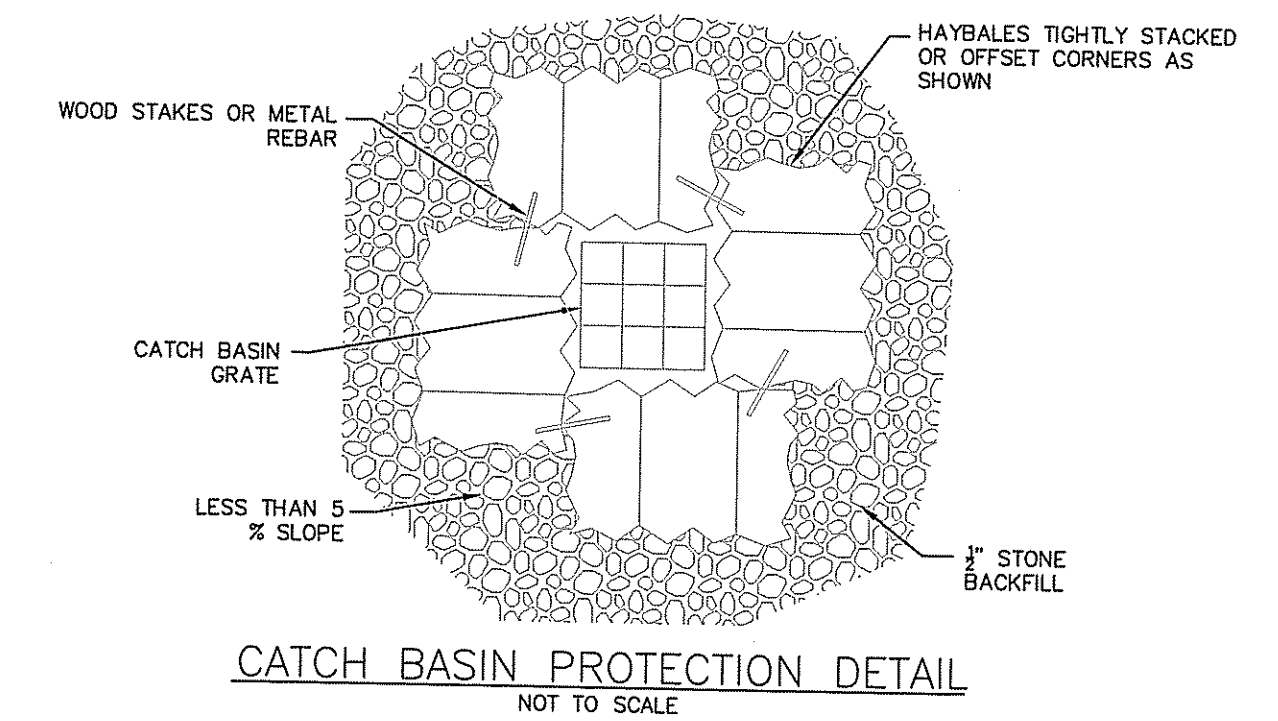
SECTION C-C/D-D
NOT TO SCALE



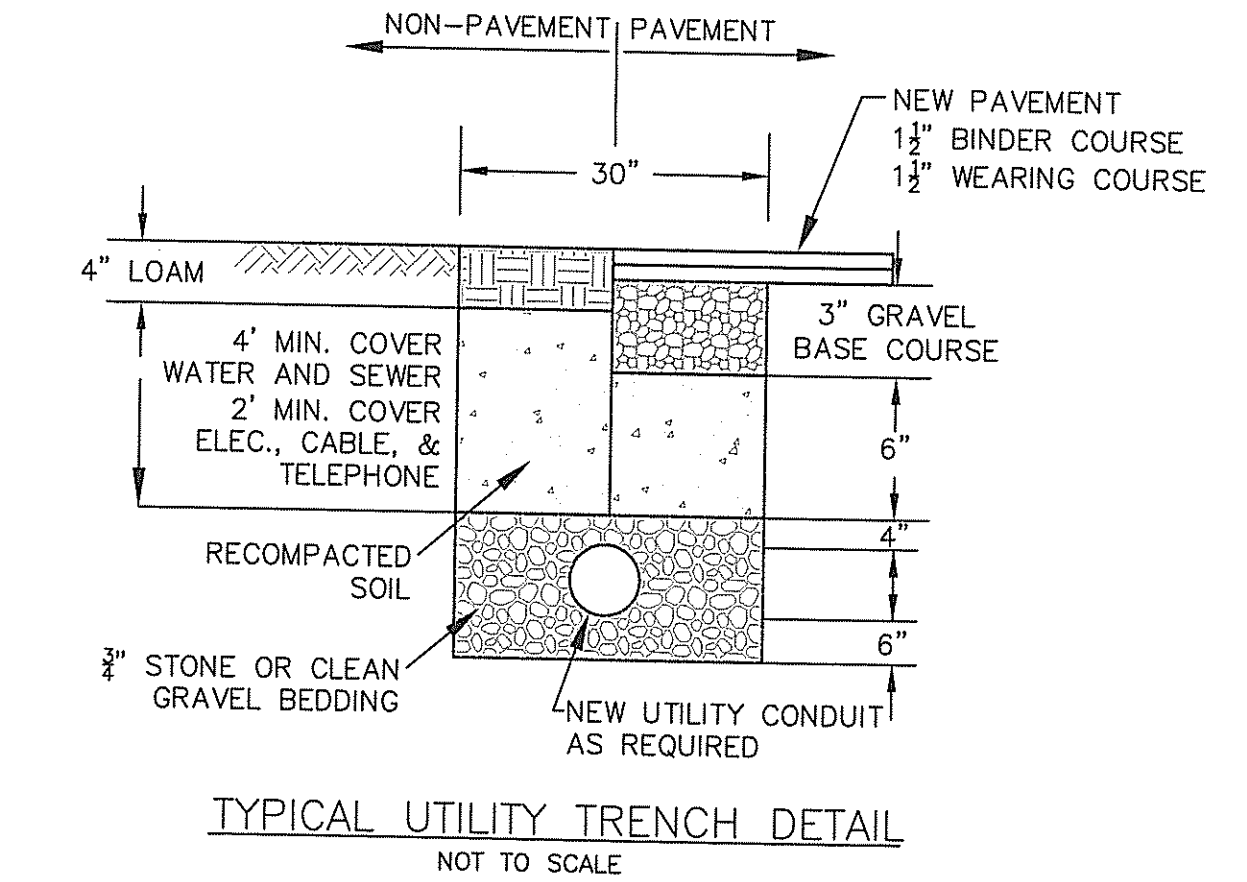
FOREBAY: SECTION D-D
NOT TO SCALE



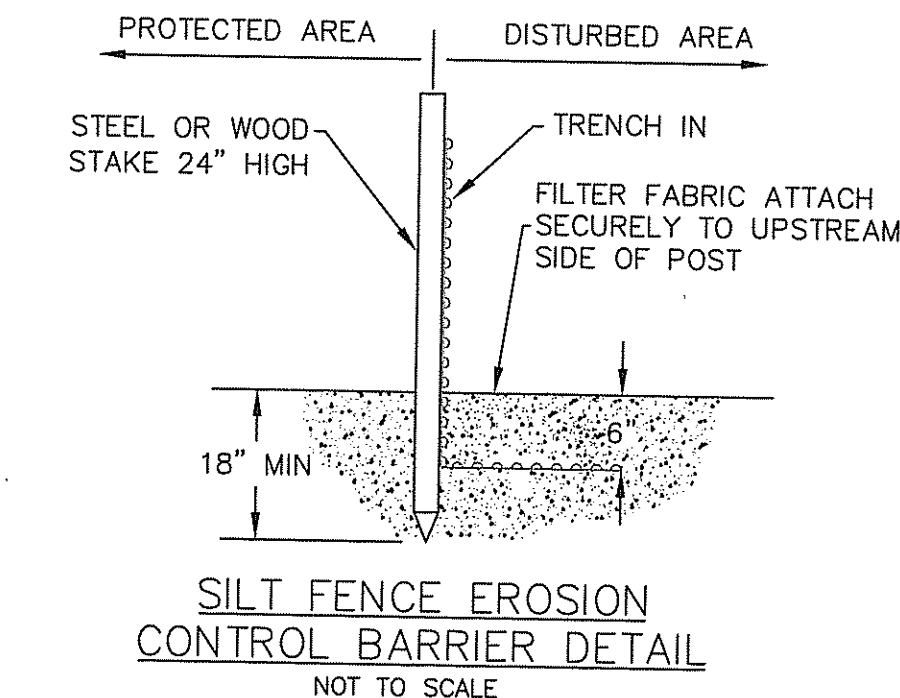
FOREBAY DETAIL
NOT TO SCALE



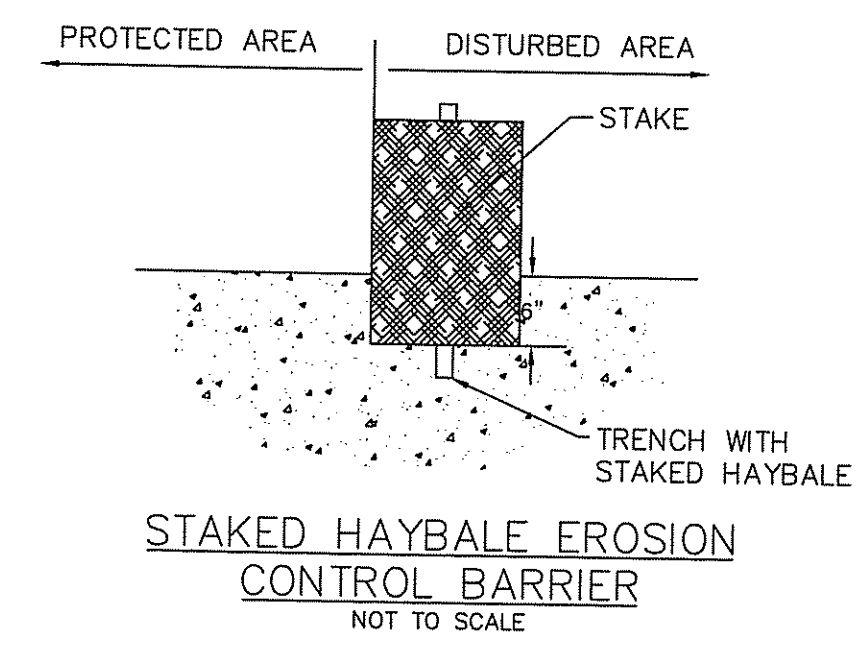
CATCH BASIN PROTECTION DETAIL
NOT TO SCALE



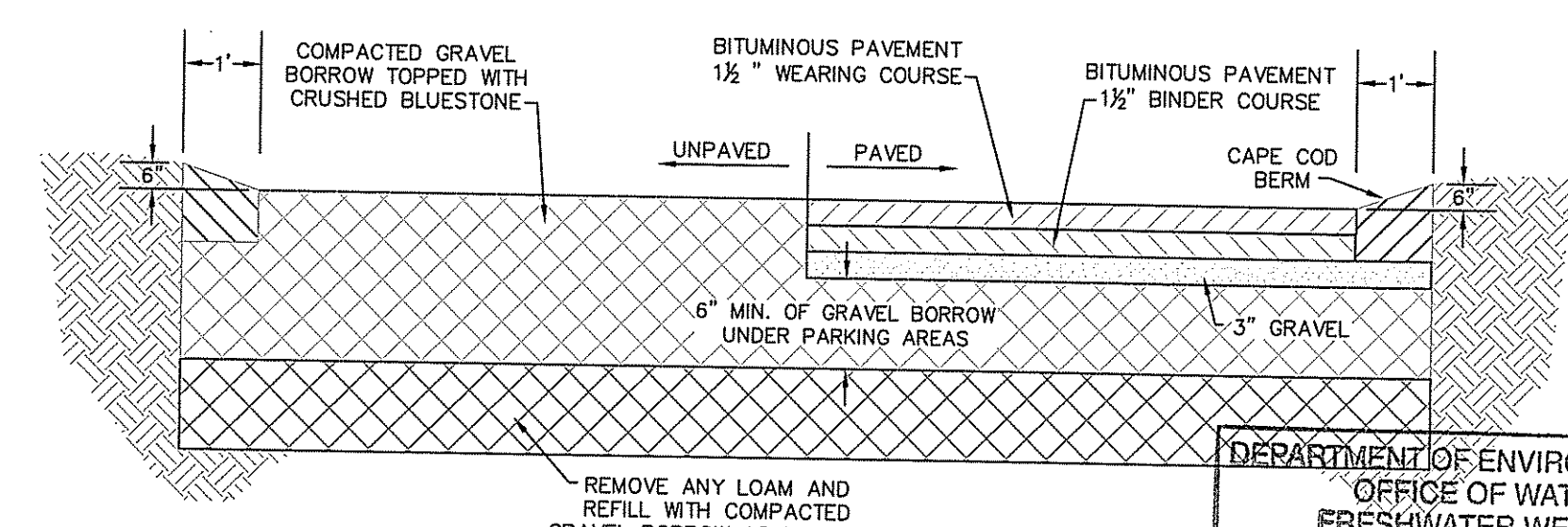
TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE



SILT FENCE EROSION CONTROL BARRIER DETAIL
NOT TO SCALE



STAKED HAYBALE EROSION CONTROL BARRIER
NOT TO SCALE



PAVEMENT CROSS SECTION
NOT TO SCALE

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SEI

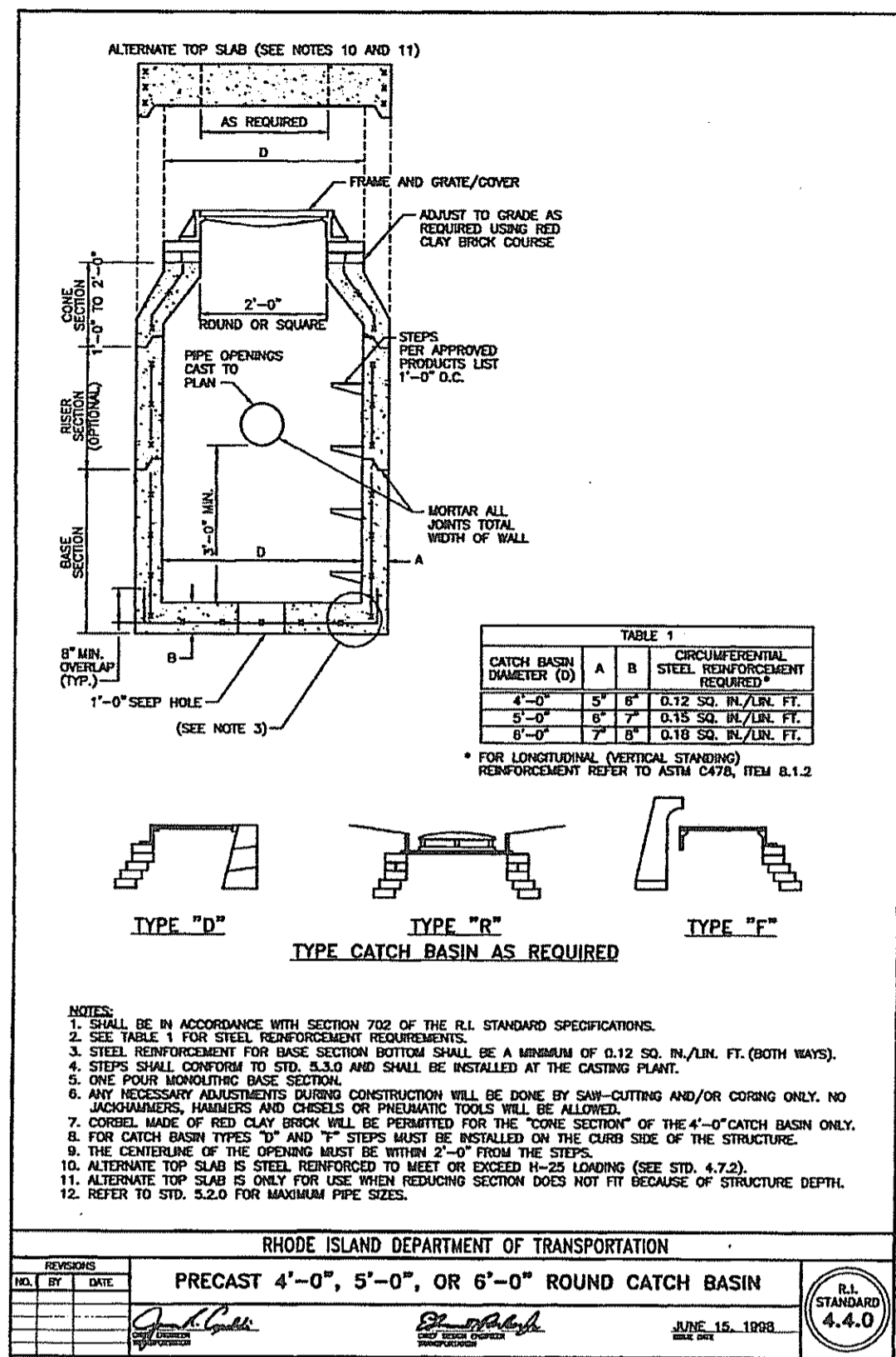
DESIGNER: RB
DRAWN: MCF
CHECKED: RB
DATE: 12/03/08

SECTIONS & DETAILS
MARINE CENTER WAREHOUSE/MAUFACTURING
PLAT 100, LOTS 2 & 60

RHODE ISLAND
BRISTOL, RI

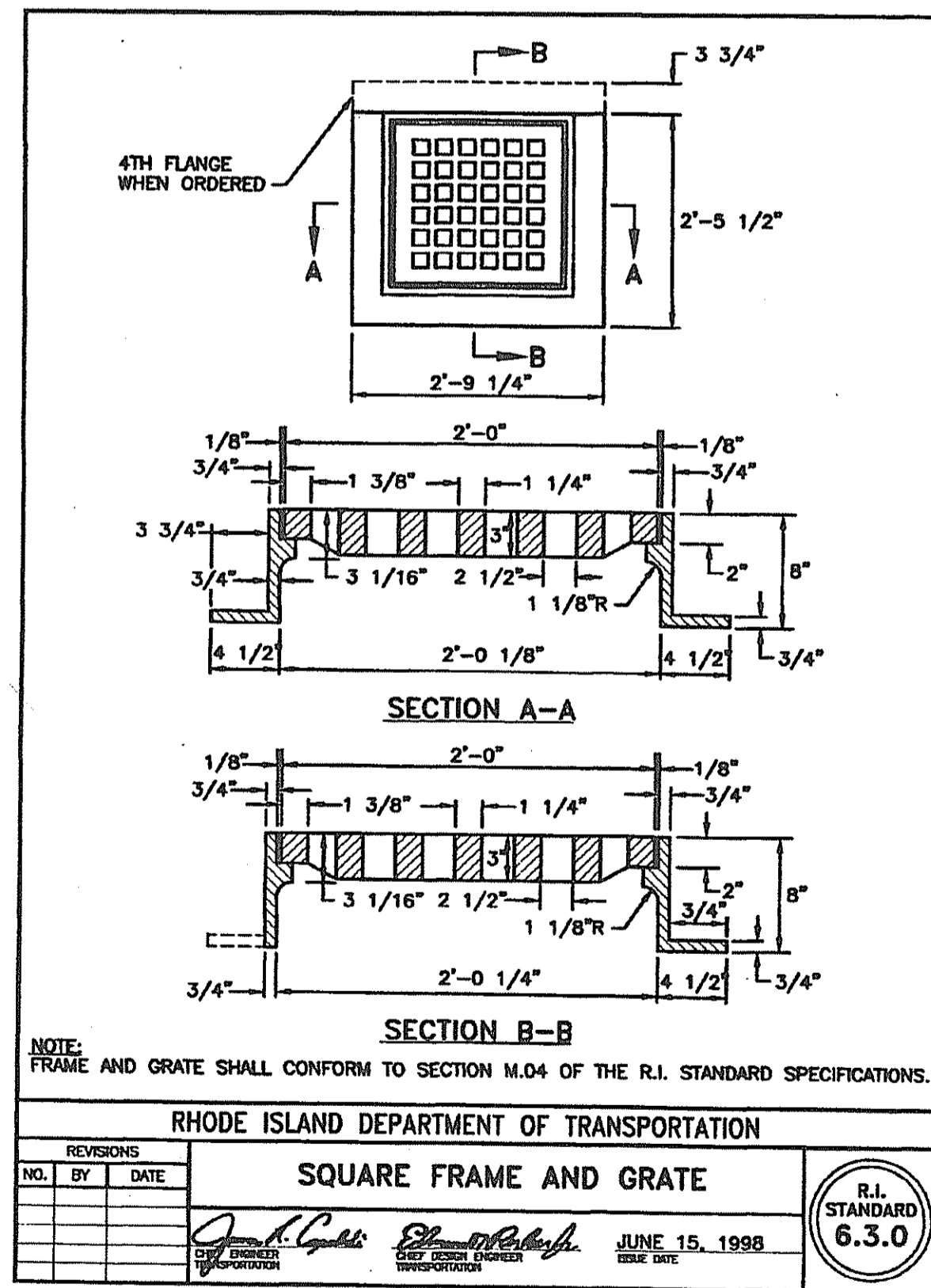
SCALE: AS NOTED

C-5
(SHEET 5 OF 7)



CATCH BASIN DETAIL (RIDOT 4.4.0)
NOT TO SCALE

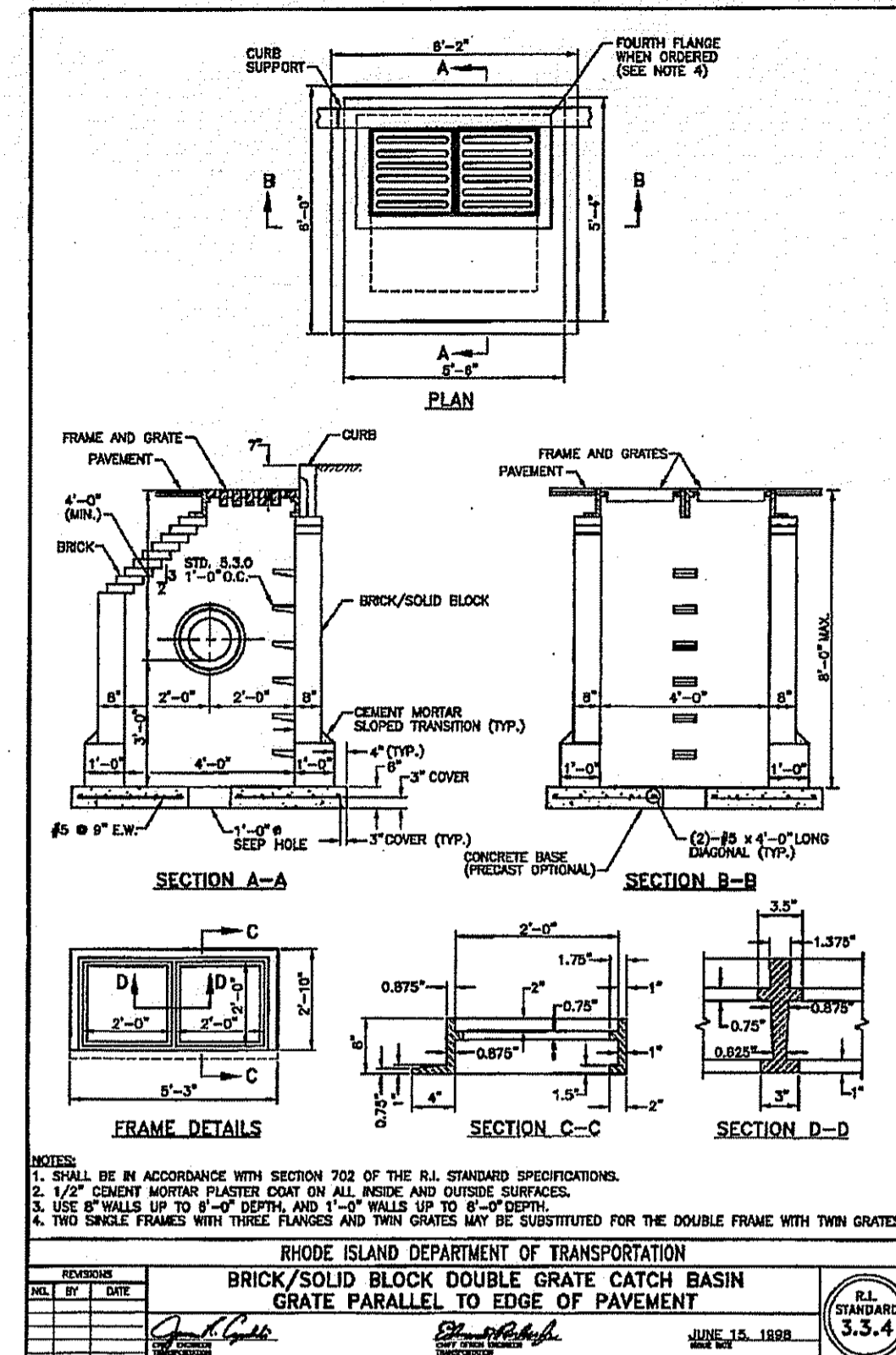
NOTE:
CATCH BASINS SHALL BE 4' IN DIAMETER AND SHALL INCLUDE A 4' SUMP, IN ORDER TO RETAIN OIL & GREASE PROVIDE GOOSE NECK ON OUTFLOW TO 12" BELOW FLOW LINE



FRAME AND GRATE DETAIL (RIDOT 6.3.0)
NOT TO SCALE

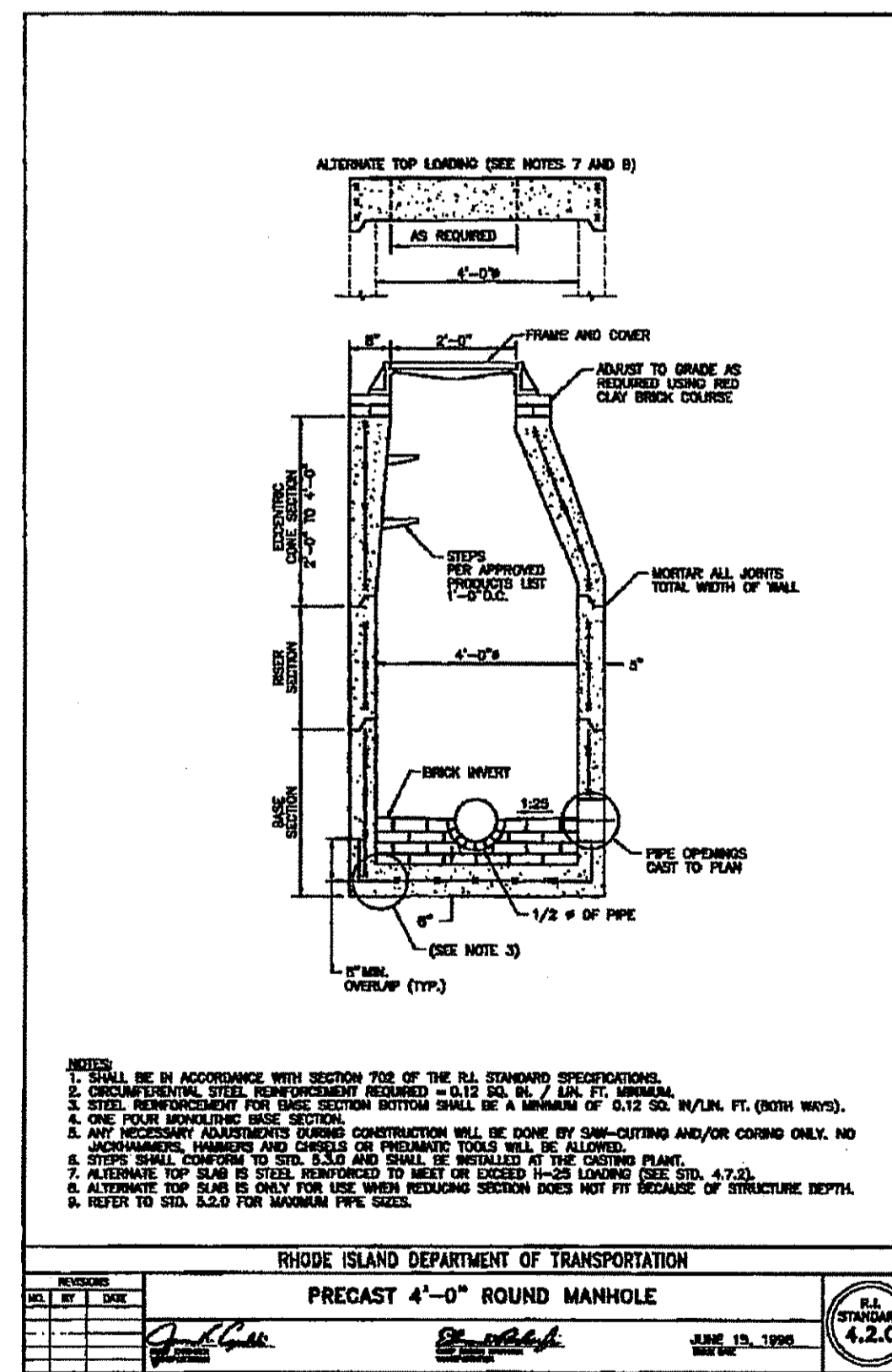
REQUIRED SUBMITTALS

- STORMWATER BASIN (SEPTIC GRAVEL & LOAMY SAND) AND ROADBASE (GRAVEL BORROW) - SAMPLES AS APPLICABLE
- CATCH BASINS, SEWER AND DRAINAGE PIPING AND COMPONENTS - CATALOG CUT SHEETS AND SPECIFICATION INFORMATION
- PRIOR TO LAYING ASPHALT IN ROADWAY SUBMIT COMPACTION TEST RESULTS. MINIMUM OF 3 TESTS.



DOUBLE CATCH BASIN DETAIL (RIDOT 3.3.4)
NOT TO SCALE

NOTE:
CATCH BASINS SHALL BE 4' IN DIAMETER AND SHALL INCLUDE A 4' SUMP, IN ORDER TO RETAIN OIL & GREASE PROVIDE GOOSE NECK ON OUTFLOW TO 12" BELOW FLOW LINE



STANDARD MANHOLE DETAIL (RIDOT 4.2.0)
NOT TO SCALE

NOTE:
PROVIDE HALF PIPE IN MANHOLE BASE, WITH HORIZONTAL RADIUS AS REQUIRED TO MAINTAIN FLOW LINE FOR ALL SEWERS. PROVIDE COVER AND LABEL AS "SEWER".

STORMWATER MAINTENANCE REQUIREMENTS

PROPERTY OWNERS SHALL SUBMIT AN ANNUAL MAINTENANCE REPORTS TO THE TOWN OF BRISTOL (TOWN PLANNER).

CATCH BASINS:

INSPECTION, MAINTENANCE, AND REPAIRS TO ALL STORMWATER CATCH BASINS IN THE PARKING AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CATCH BASINS SHALL BE INSPECTED AND CLEANED ON AN ANNUAL BASIS. OIL AND STANDING WATER SHALL BE REMOVED BY A VACUUM TRUCK. ACCUMULATED SEDIMENTS MAY BE REMOVED BY OTHER MEANS.

A CHECK OF STRUCTURAL INTEGRITY OR DAMAGE SHALL BE CONDUCTED ON AN ANNUAL BASIS. SUCH DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY. CATCH BASINS SHALL BE INSPECTED MORE OFTEN DURING THE FIRST YEAR OF OPERATION, ESPECIALLY AFTER LARGE STORMS, TO ENSURE PROPER FUNCTION.

STORMWATER BASIN:

INSPECTION, MAINTENANCE, AND REPAIRS TO THE STORMWATER BASIN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

GRASSES IN BASIN SHALL BE MOWED AT LEAST TWICE MONTHLY DURING THE GROWING SEASON. TRASH AND LITTER MUST BE REMOVED DURING MOWING OPERATIONS.

ANY ACCUMULATED SEDIMENTS IN THE BASIN SHALL BE REMOVED, AS A MINIMUM, EVERY 10 YEARS. LEAVES AND GRASS CLIPPINGS SHALL BE REMOVED ON A YEARLY BASIS.

STRUCTURAL INTEGRITY OF THE BASIN SHALL BE INSPECTED ON AN ANNUAL BASIS. IN ADDITION, THE INLETS AND OUTLETS FOR THE BASIN SHALL ALSO BE INSPECTED ANNUALLY. ANY DEFICIENCIES MUST BE CORRECTED IMMEDIATELY AFTER OBSERVATION. THE BASIN, AND ALL STRUCTURES, SHALL BE INSPECTED MORE OFTEN DURING THE FIRST YEAR OF OPERATION, ESPECIALLY AFTER LARGE STORMS, TO ENSURE PROPER STABILIZATION AND FUNCTION.

SHOULD WATER BE PRESENT IN THE BASINS FOR MORE THAN 72 HOURS AFTER A RAINFALL EVENT, THE BOTTOM SHALL BE SCARIFIED AND SOILS REMOVED FROM THE SITE. THE BOTTOM SHALL BE RELOADED AND RESEED AS REQUIRED.

RESEEDING OF ANY ERODED OR BARE SPOTS IN AND AROUND THE BASIN MUST BE DONE IMMEDIATELY FOLLOWING EXAMINATIONS TO PROTECT SUBSEQUENT SOIL EROSION.

IN NO CASE SHALL ANY PORTION OF THE STORMWATER BASIN BE FILLED.

EROSION AND SEDIMENT CONTROL NOTES

AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. LOCATIONS AND EXTENT OF THE BARRIER(S) ARE SHOWN ON THE GRADING AND DRAINAGE PLAN. DETAILS AND INSTALLATION REQUIREMENTS ARE ALSO AS INDICATED ON THE DETAIL.

THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.

FOR ANY SLOPES GREATER THAN 10% (10:1), PROVIDE TEMPORARY STABILIZATION OF LOAM AND SEED AREAS BY INSTALLING JUKIE MESH OR OTHER SUITABLE EROSION CONTROL BLANKET.

TEMPORARY STOCKPILE AREAS MAY BE LOCATED ANYWHERE WITHIN THE SITE. NO SEPARATE EROSION CONTROL BARRIER IS REQUIRED AROUND STOCKPILES AS LONG AS THE PERIMETER BARRIER(S) IS PROPERLY MAINTAINED.

EARTHWORK SPECIFICATIONS

ALL EARTHWORK AND ENBANKMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH RIDOT STANDARD SPECIFICATIONS SECTION 202 "EXCAVATION AND ENBANKMENT" AS APPLICABLE. FOR BERMS/ENBANKMENTS OF STORMWATER BASIN SOIL MATERIAL SHALL MEET RIDOT REQUIREMENTS AND SHALL BE COMPACTED TO 95% PROCTER IN 6" LIFTS SOIL MUST BE FREE FROM ANY ORGANIC OR OTHER DELETERIOUS MATERIAL. COMPACTION SHALL BE ACHIEVED BY ROLLER COMPACTOR EQUIPMENT.

FOR ALL AREAS TO SERVE AS PARKING OR STORMWATER BASIN, INCLUDING ANY BERM AREAS, THESE AREAS SHALL BE STRIPPED OF ALL ORGANIC AND LOAM MATERIAL TO A MINIMUM DEPTH OF 1" BELOW GRADE.

FOR ALL PAVED PARKING AREAS ALL BASE COURSE SHALL MEET REQUIREMENTS OF RIDOT M.01.02 (GRAVEL BORROW). CLEAN GRAVEL SHALL HAVE LESS THAN 2% SILT AND SHALL CONTAIN NO PARTICLES GREATER THAN 1/2". ALL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 95% PROCTER IN 6" LIFTS. REFER TO TOWN REQUIREMENTS FOR ADDITIONAL INFORMATION ON PAVEMENT.

FOR ALL STORMWATER BASIN BOTTOM ALL UNDERLYING MATERIAL SHALL BE CLEAN WASHED GRAVEL/SAND (SEPTIC SAND) MATERIAL. A 12" LAYER OF GRAVELLY WELL DRAINED SAND SHALL BE PLACED IN THE BOTTOM OF THE BASIN UNDER THE LOAM LAYER. BOTTOM OF STORMWATER BASIN SHALL RECEIVE A FINAL 4" LAYER OF LOAMY SAND MATERIAL. MATERIAL SHALL BE LIGHTLY COMPACTED AND STABILIZED WITH PROPER EROSION CONTROL BLANKET MATERIAL (SEE NOTES UNDER EROSION CONTROL). THE BASIN SHALL BE PLANTED WITH A DENSE LAYER OF GRASS.

THE ENTIRE AREA WHERE THE STORMWATER BASIN WILL BE PLACED SHALL BE ROPED OFF TO PREVENT COMPACTION OF THE UNDERLYING SOILS BY HEAVY EQUIPMENT. LIGHT EARTH MOVING EQUIPMENT WILL BE USED FOR BASIN EXCAVATION.

PRIOR TO THE STORMWATER BASIN RECEIVING STORMWATER RUNOFF, THE ENTIRE CONTRIBUTING WATERSHED/SITE SHALL BE STABILIZED WITH 80% GROWTH OF GRASS OR WITH PROPER EROSION CONTROL FABRIC AND/OR HYDRO-SEEDING SHALL BE IN PLACE. NOTE THAT LOAM AND SEED ONLY IS NOT ACCEPTABLE, AND ALL OTHER SOIL EROSION AND SEDIMENT CONTROL TECHNIQUES SHALL ALSO BE IN PLACE.

RIP-RAP FOR OUTFALL STRUCTURE AND SPILLWAYS SHALL BE A MINIMUM 4" DOUBLE WASHED STONE, WITH NO STONES LARGER THAN 12".

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 8 2009 FILE # 07-0008
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Barber
PLANNING BOARD OFFICIAL

RON T. BLANCHARD
REGISTERED PROFESSIONAL ENGINEER

OWNER/APPLICANT:
LOT #2 & #50
WBH REALTY COMPANY, LLC
C/O W. BARRATT HOLBY, JR.
97 BROAD COMMON ROAD
BRISTOL, RI 02809-2701

SITE ENGINEERING INC.
 CIVIL • COASTAL • STRUCTURAL
 COLT PLAZA, UNIT 7
 480 METACOMB AVENUE
 BRISTOL, RI 02809
 PHONE: (401) 258-8231

SPECIFICATIONS & RIDOT DETAILS
 MARINE CENTER WAREHOUSE/MAUFACTURING
 PLAT 100, LOTS 2 & 60
 RHODE ISLAND
 BRISTOL,

PRELIMINARY COMMENTS
 DSGN: RB
 DR: MCF
 CHK: RB
 DATE: 12/03/08

SCALE: AS NOTED
 C-6
 (SHEET 6 OF 7)

TOWN OF BRISTOL CODE OF ORDINANCES Article VIII. OFF-STREET PARKING AND LOADING REGULATIONS (Section 28-251 (11))

PARKING (over 20 spaces)

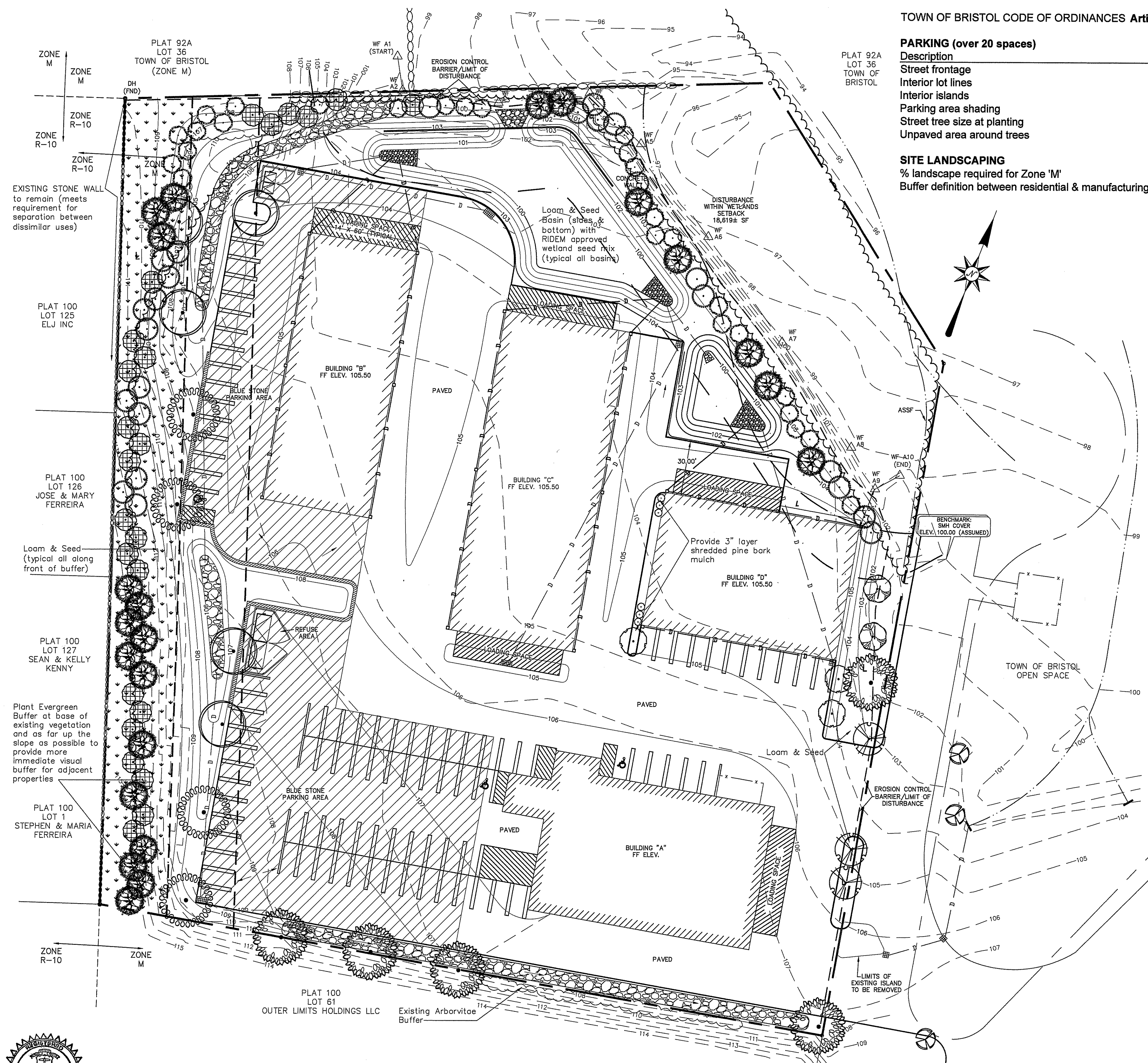
Description	Required	Provided
Street frontage	3 foot planted strip w/1 shade tree for every 40 of frontage	Yes (except wetland)
Interior lot lines	3 foot planted strip w/1 shade tree for every 50 lin. ft. of frontage	Yes
Interior islands	10 sq ft for each parking space (95 spaces)	Yes (1,356 sq. ft.)
Parking area shading	20 %	Yes
Street tree size at planting	2" caliper	Yes
Unpaved area around trees	180 sq ft	No (for 1 location)

SITE LANDSCAPING

% landscape required for Zone 'M'	20 %	Yes (40 %)
Buffer definition between residential & manufacturing	split rail fence, picket fence or stone wall	Yes (existing stone wall)

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL/COMMON	CONT	CAL	SIZE
	AB	3	Acer rubrum 'Bowhall Red' / 'Red Sunset' Maple 6' 8" STD.	B & B	2.5" Cal	
	ARRS	5	Acer rubrum 'Red Sunset' / 'Red Sunset' Maple 6' 8" STD.	B & B	3" Cal	
	ASGM	4	Acer saccharum 'Green Mountain' TM / 'Green Mountain' Sugar Maple 6' 8" STD.	B & B	3" - 3 1/2"	
	LS	5	Liquidambar styraciflua / Sweet Gum	B & B	2.5" Cal	
EVERGREEN TREES	CODE	QTY	BOTANICAL/COMMON	CONT	CAL	SIZE
	CLB	22	Cupressocyparis leylandii / Leyland Cypress	B & B		4' - 5' HT.
	JVB	24	Juniperus virginiana / Eastern Red Cedar	B & B		4' - 5' HT.
	PS6	24	Pinus strobus / White Pine	B & B		4' - 5' HT.
	PS5	27	Pinus strobus / White Pine	B & B		5' - 6' HT.
FLOWERING TREES	CODE	QTY	BOTANICAL/COMMON	CONT	CAL	SIZE
	MLM	2	Magnolia loebneri 'Merrill' / Dr. Merrill Magnolia	B & B	1.25" - 1.5"	
	PCT	3	Prunus cerasifera 'Thundercloud' / Thundercloud Plum	B & B	1.25" Cal	
SHRUBS	CODE	QTY	BOTANICAL/COMMON	CONT	SIZE	
	JSB	6	Juniperus sabina 'Buffalo' / Buffalo Juniper			3 gal



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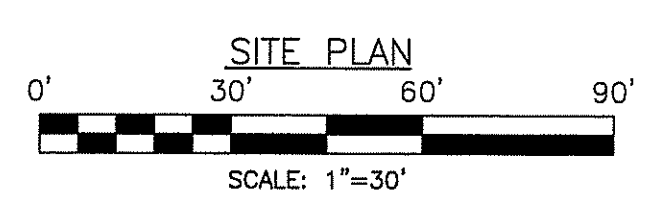
Charles A. Herbert

PLANNING BOARD OFFICIAL

LANDSCAPE ARCHITECT:
DIANE C. SOULE & ASSOCIATES, ASLA
LANDSCAPE ARCHITECTURE • GRAPHICS • DESIGN
Smithfield, Rhode Island 401.231.0736 e-mail: diane@DCSA.ws
www.dianesouleandassociates.com



VARIANCE REQUESTED:
DUE TO SITE CONSTRAINTS RELIEF
IS REQUESTED FROM A 5:1 SLOPE
TO A 3:1 SLOPE



SURVEYOR:
DAVID GREENHALGH
TURNING POINT SURVEY, INC.
100 BROADCOMMON ROAD
BRISTOL, RI 02809

BIOLOGIST:
NATURAL RESOURCES SERVICES
NOVEMBER 1, 2007
(WF A1-A10)

OWNER/APPLICANT:
LOT #2 & #60
WBH REALTY COMPANY, LLC
C/O W. BARRATT HOLBY, JR.
97 BROAD COMMON ROAD
BRISTOL, RI 02809-2701

PER WETLANDS COMMENTS: 03/10/08

DATE: 12/03/08

DSGN. RB MCF
DR. CHK. RB

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LANDSCAPE PLAN
MARINE CENTER WAREHOUSE/MAUFACTURING
PLAT 100, LOTS 2 & 60

BRISTOL, RHODE ISLAND

SCALE: AS NOTED

L-1
(SHEET 7 OF 7)