

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

1. DENuded SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
2. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OF FIBER LINING (BURAP, ATE, FIBROGLASS NETTING, EXCELOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
3. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS./ACRE.
4. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
5. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01.
6. THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
7. THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREFOIL	15
PERENNIAL RYEGRASS	10

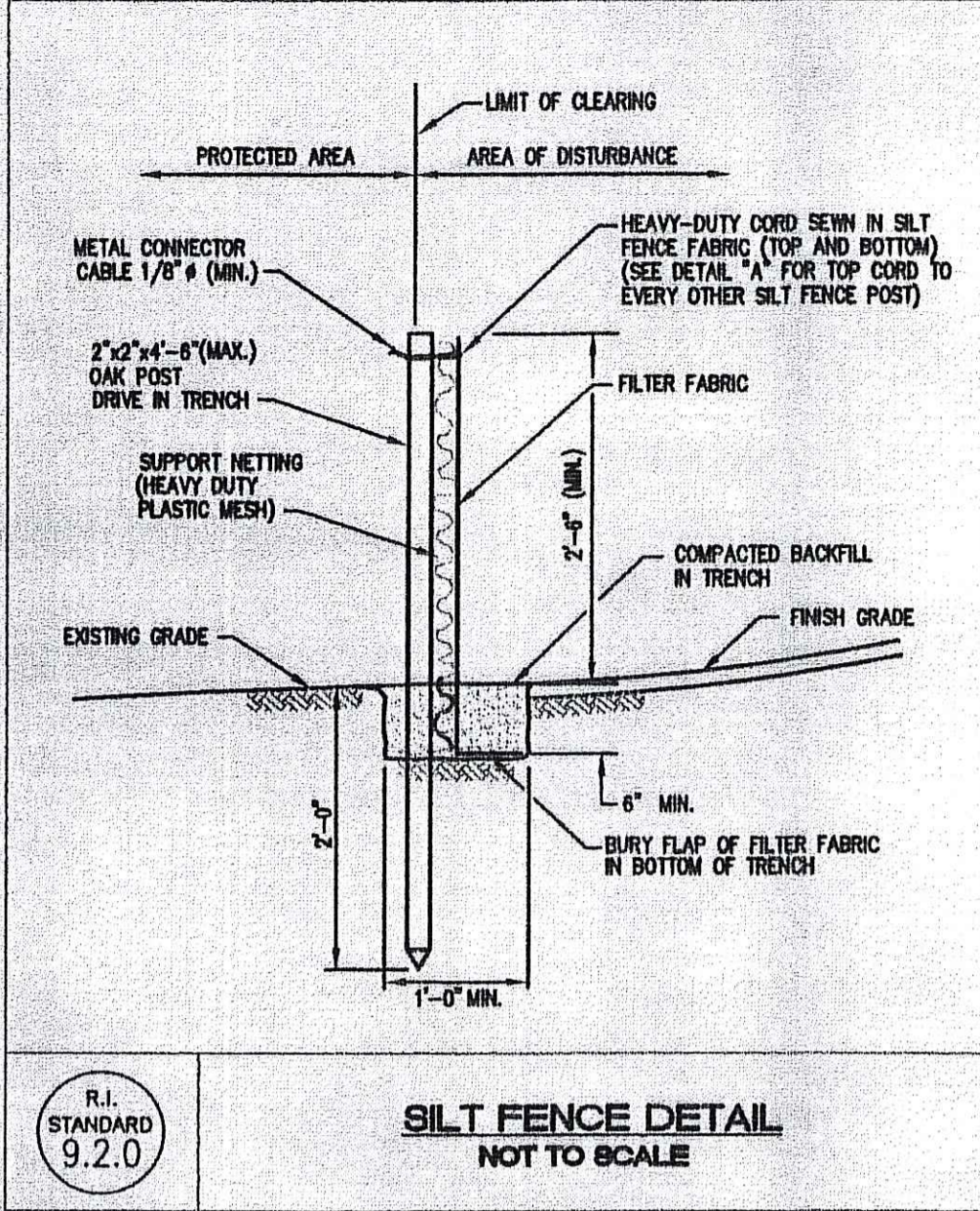
 APPLICATION RATE: 100 LBS./ACRE
 LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
8. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
9. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
10. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
11. STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%), SHALL ALSO BE SEEDDED AND/OR STABILIZED AND SHALL BE COMPLETELY ENCLOSED WITH STAKED HAY BALES AND/OR SILT FENCE. (SEE DETAIL).
12. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
13. TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
14. ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
15. ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
16. SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
17. ALL DISTURBED AREAS MUST BE SEEDDED OR PLANTED WITHIN THE CONSTRUCTION SEASON.
18. TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
19. ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDDED OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDDED.

SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
3. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
4. 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 STORMWATER FLOWING.
5. ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE DESIGNER.
6. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - A) THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - B) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - C) OUTFALLS SHALL BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - D) ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.

STREET INDEX:

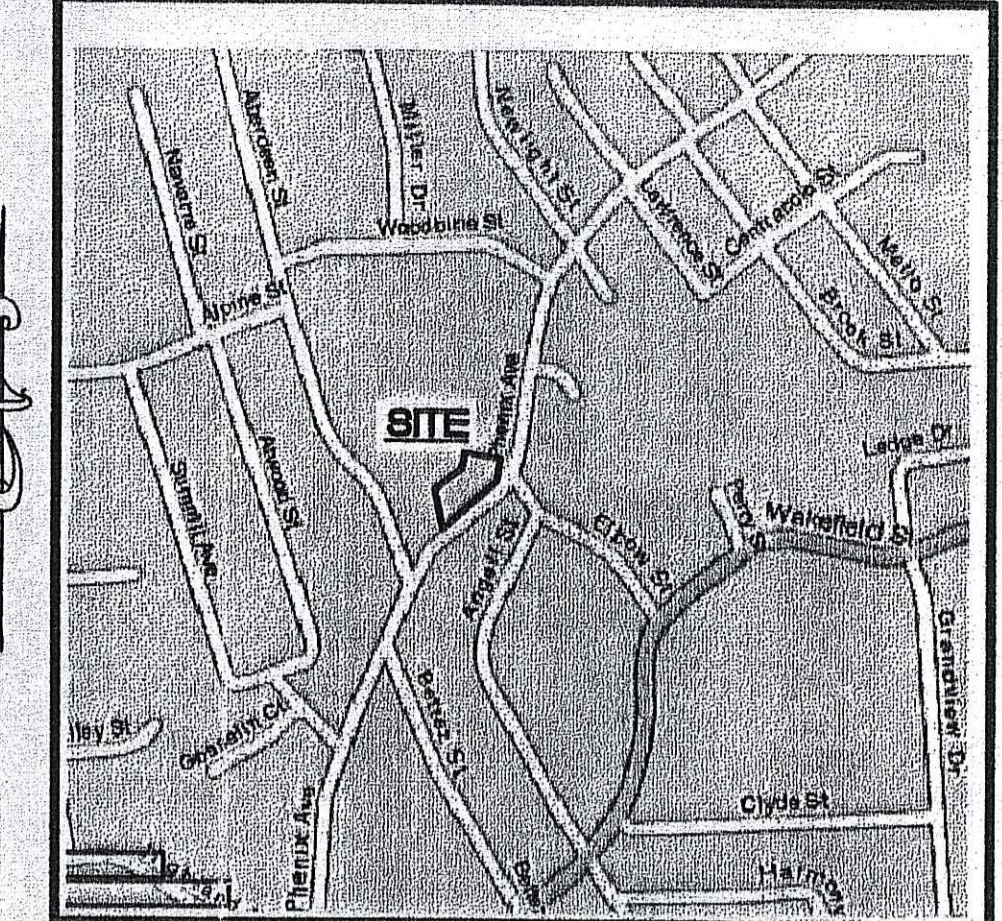
THIS PLAN SHALL BE INDEXED BY THE FOLLOWING STREETS:
 PHENIX AVENUE
 LIMA AVENUE
 ELBOW STREET



ZONE DATA:

USE	REQUIRED
EXISTING ZONE: RESIDENTIAL R-8	
MINIMUM LOT SIZE	8,000 SQ.FT.
ONE FAMILY	X
TWO FAMILY	
MINIMUM LOT WIDTH	80 FT.
MINIMUM LOT DEPTH	100 FT.
MINIMUM LOT FRONTAGE	70 FT.
MINIMUM YARD DIMENSIONS	
FRONT	25 FT.
INTERIOR SIDE (PRINCIPAL BLDG.)	10 FT.
CORNER SIDE (PRINCIPAL BLDG.)	25 FT.
REAR SIDE (PRINCIPAL BLDG.)	25 FT.
INTERIOR SIDE (ACCESSORY BLDG.)	10 FT.
CORNER SIDE (ACCESSORY BLDG.)	20 FT.
REAR SIDE (ACCESSORY BLDG.)	10 FT.
MAXIMUM STORIES	2
MAXIMUM BUILDING HEIGHT	25 FT.
MAXIMUM % LOT BUILDING COVERAGE	25 %

- LEGEND:**
- SUBJECT LOT LINE
 - ASSESSOR'S LOT LINE
 - LOT LINE TO BE ABANDONED
 - SILT FENCE/LIMIT OF WORK
 - LIMIT OF WORK
 - WETLAND FLAG AND NUMBER
 - EDGE OF STREAM
 - 100 FOOT RIVERBANK WETLAND
 - EXISTING CONTOUR
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING GAS LINE
 - ASSESSOR'S PLAT AND LOT NUMBER
 - 5/8" REBAR (SET)
 - IRON ROD (FOUND)
 - IRON PIPE (FOUND)
 - EXISTING DECIDUOUS TREE/TRUNK SIZE
 - EXISTING CONIFEROUS TREE/TRUNK SIZE
 - NEW PLANTINGS
 - EXISTING STONE WALL
 - 100 YEAR FLOOD ZONE



PLAN REFERENCE:

1. PLAN "THE BROOKDALE PLAT OF HOUSE LOTS PHENIX R.I. BELONGING TO GEORGE B. ATWOOD APRIL 1892 H.B. BARTON SURVEYOR SCALE 60 FEET TO AN INCH" RECORDED IN PLAT BOOK 3 AT PAGE 62 AND ON PLAT CARD 132.
2. PLAN "PROPERTY LINE SURVEY: FRANCIS H. & LINDA J. MURRAY; WEST WARWICK, R.I.; DATE: DEC. 31, 1991; BY ROBERT B. ROYER; SCALE 1"=40' RECORDED IN PLAT BOOK 3 AT PAGE 63 ON DECEMBER 27, 1991 AT 3:15 PM

FLOOD ZONE NOTE:

THE SITE LIMITS ARE LOCATED ENTIRELY WITH-IN ZONE C: AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP TOWN OF WEST WARWICK, RHODE ISLAND, KENT COUNTY, PANEL 1 OF 2, COMMUNITY-PANEL NUMBER 44007 0001 B MAP REVISED: APRIL 15, 1998.

FLOOD PLANE ANALYSIS BY JEFFREY C. HANSON, P.E. DATED JUNE, 2010, REVISED: NOVEMBER 2010

OWNER/APPLICANT:

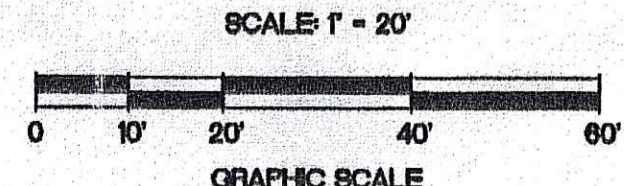
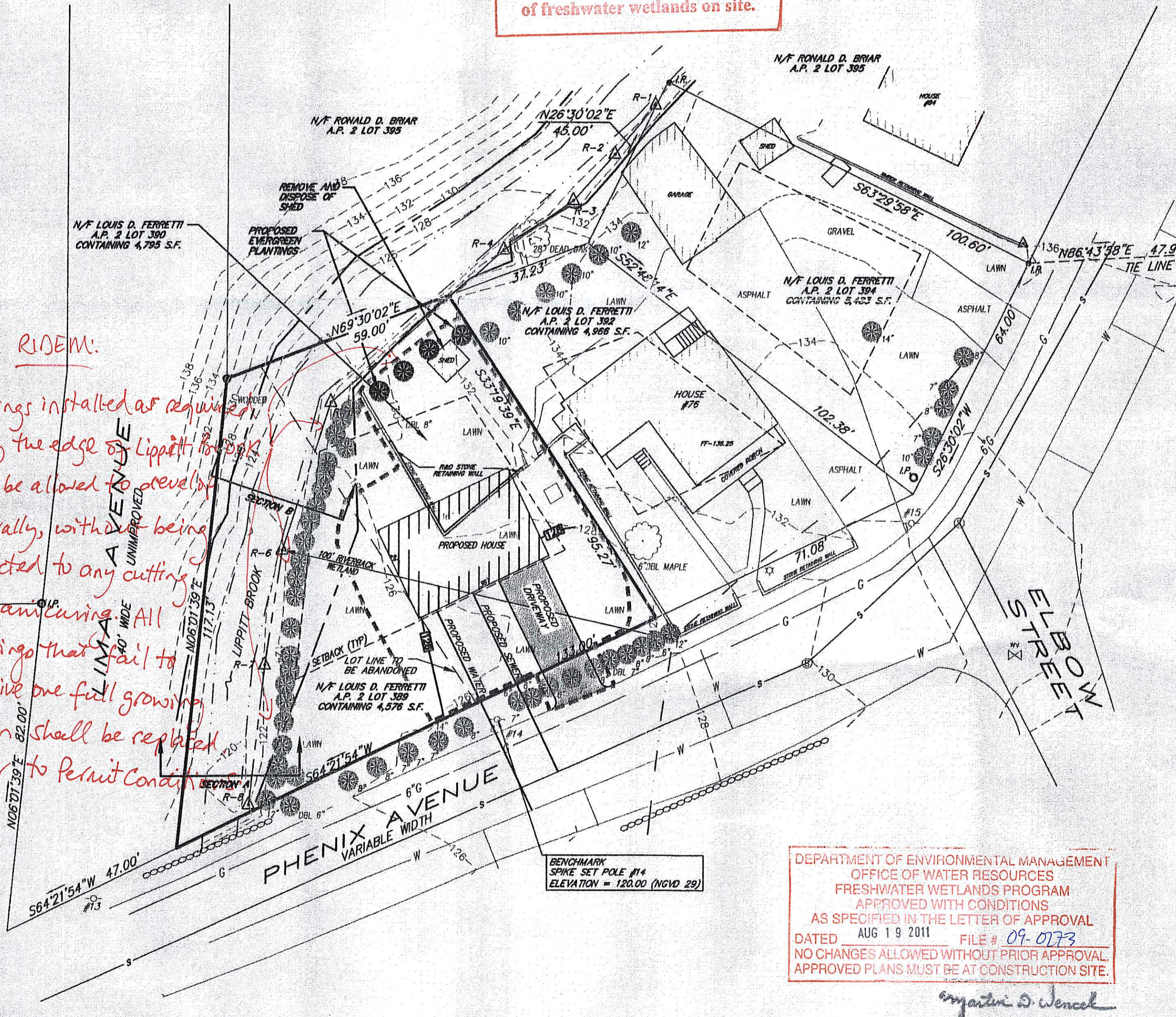
LEE LOUIS FERRETTI
 76 PHENIX AVENUE
 WEST WARWICK, RI 02893
 PHONE: 401-821-8954

CERTIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD FOR PROPERTY LINES AND A CLASS III FOR PLANIMETRICS/TOPOGRAPHY AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

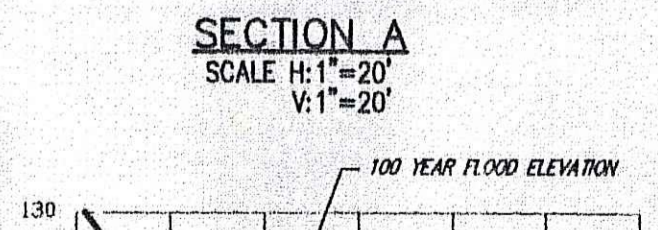
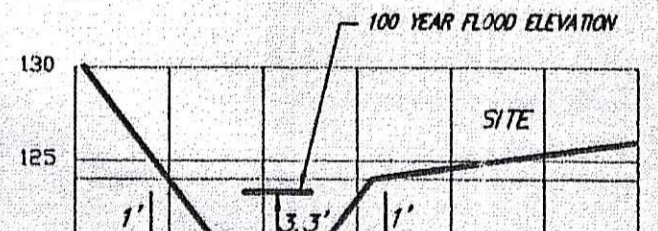
BY: *[Signature]* 7/11
 PROFESSIONAL LAND SURVEYOR DATE

PER RIDEM:
 Saplings installed as required along the edge of Lippitt Brook shall be allowed to grow naturally, with no being subjected to any cutting or manicuring. All plantings that fail to survive one full growing season shall be replaced. Refer to Permit Condition.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED AUG 19 2011 FILE # 09-0173
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

[Signature]



NO.	DATE	REVISION

JEFFREY C. HANSON
 No. 5238
 PROFESSIONAL ENGINEER

ILLSTONE ENGINEERING, P.C.
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
 280 CENTERVILLE ROAD, BUILDING #24, WARWICK, RHODE ISLAND 02886, P. (401) 921-5044 F. (401) 921-5030

SITE PLAN

ASSESSOR' PLAT 2,
 LOTS 389 AND 390
 76 PHENIX AVENUE
 WEST WARWICK, RI

PREPARED FOR:
 LEE LOUIS FERRETTI

SCALE: AS NOTED
 DATE: JULY 7, 2011

Drawn By: T.H.K.
 Checked By: J.C.H.

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1
 of 1

FILE NO.: 11.53.66