

Z:\projects\Drawings-LD3\2011\110604 - Tomark Builders - 4 Industrial Lane - Johnston\Drawing\110604\recovery.dwg 1/18/2012 2:17:08 PM EST

Notes:

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIG, SAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zone X (areas determined to be outside the 0.2% annual chance flood plain) as shown on F.E.M.A. Flood Insurance rate map for Providence County, Rhode Island, Map No. 44007C02846, having an effective date of March 2, 2009.
- Project Benchmark: Survey mag nail set 5.3'± southerly of U.P.#2 on northerly side of Industrial Lane. Elevation = 100.00 (Assumed)
- Wetlands delineation by Natural Resource Services, Inc. Field location by Carrigan Engineering, Inc.
- Project site is located entirely in soil designation "UD" Udothents-Urban land complex, as shown in the USDA soils survey.

Parking Data:

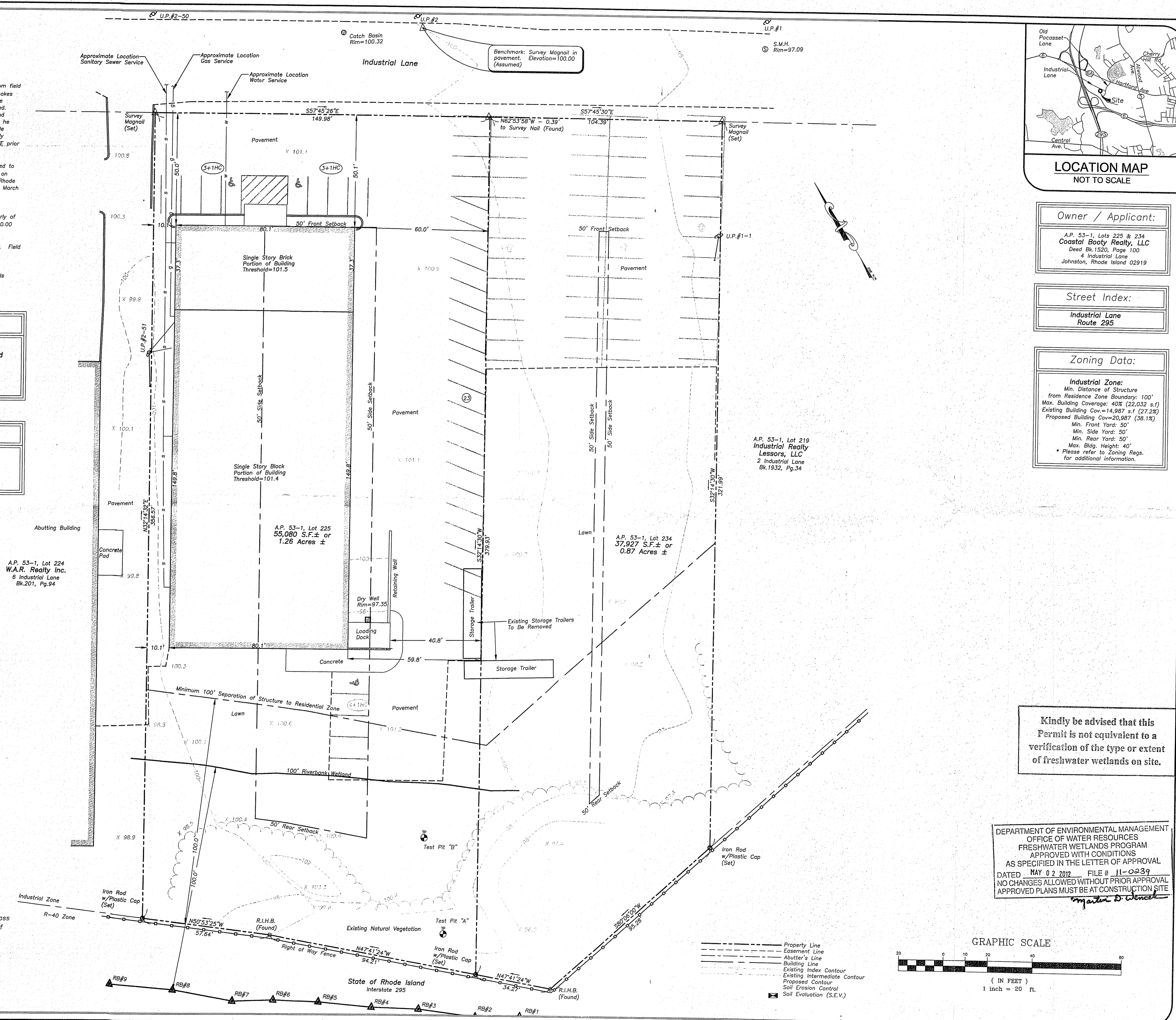
One car space for every Two employees
Existing 40 Employees = 20 spaces required

Existing Parking Spaces:

37 Spaces
3 Handicapped Spaces

Pavement Data:

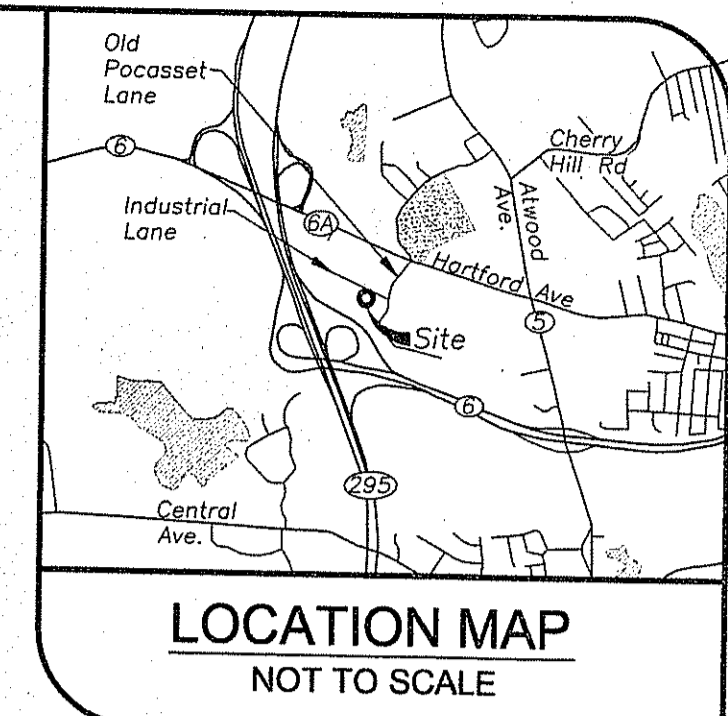
Existing Pervious area:
23,474 s.f. (42.6%)



Certification:
This Survey and Plan conforms to the following class standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

Boundary Survey - Class I
Topographic Survey - Class III

By *Michael A. Carrigan* 1956 2-9-12
Professional Land Surveyor Reg. No. Date



Owner / Applicant:

A.P. 53-1, Lots 225 & 234
Coastal Booty Realty, LLC
Deed Bk.1520, Page 100
4 Industrial Lane
Johnston, Rhode Island 02919

Street Index:

Industrial Lane
Route 295

Zoning Data:

Industrial Zone:
Min. Distance of Structure from Residence Zone Boundary: 100'
Max. Building Coverage: 40% (22,032 s.f.)
Existing Building Cov.=14,987 s.f. (27.2%)
Proposed Building Cov.=20,987 (38.1%)
Min. Front Yard: 50'
Min. Side Yard: 50'
Min. Rear Yard: 50'
Max. Bldg. Height: 40'
* Please refer to Zoning Regs. for additional information.

TITLE: EXISTING CONDITIONS PLAN

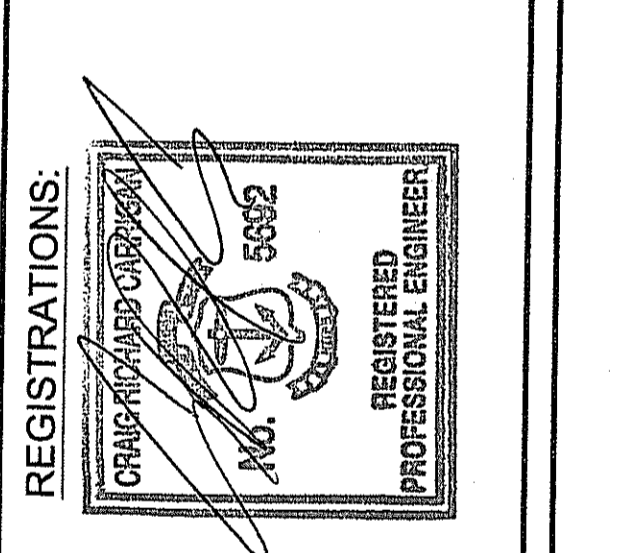
ASSESSOR'S PLAT 53-1 LOT 225 & 234
4 INDUSTRIAL LANE
JOHNSTON, RHODE ISLAND

PREPARED FOR: COASTAL BOOTY REALTY, LLC

DATE: 08-11-11 SHEET 1 OF 2

REVISIONS:

NO.	DATE	DESCRIPTION	BY



CARRIGAN ENGINEERING, INC.

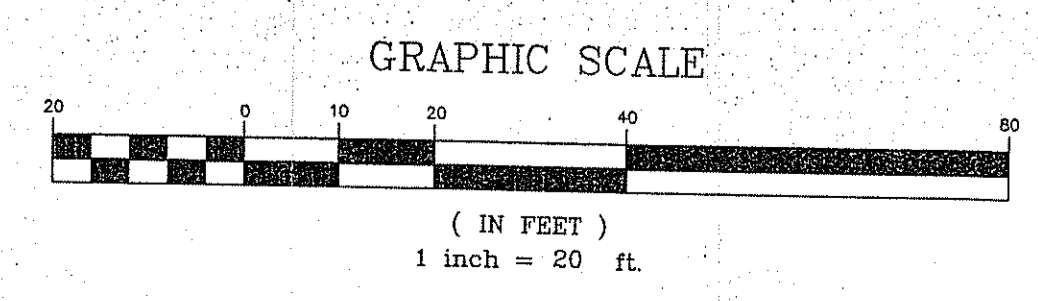
CIVIL AND ENVIRONMENTAL ENGINEERING
140 POINT JUDITH ROAD
UNIT #3 MARINER SQUARE
NARRAGANSETT, RI 02882
PHONE: (401) 789-6865
FAX: (401) 789-2053

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 MAY 02 2012 FILE # 11-0239
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Martin D. Wencel



- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)

Z:\projects\Drawings-LD3\2011\110604 - Tomark Builders - 4 Industrial Lane - Johnston\Drawing\11064\recover.dwg 1/18/2012 2:17:08 PM EST

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- Project site is located entirely in soil designation "UD" Udhorthens-Urban land complex, as shown in the USDA soils survey.

Parking Data:

One car space for every Two employees
Existing 40 Employees = 20 spaces required

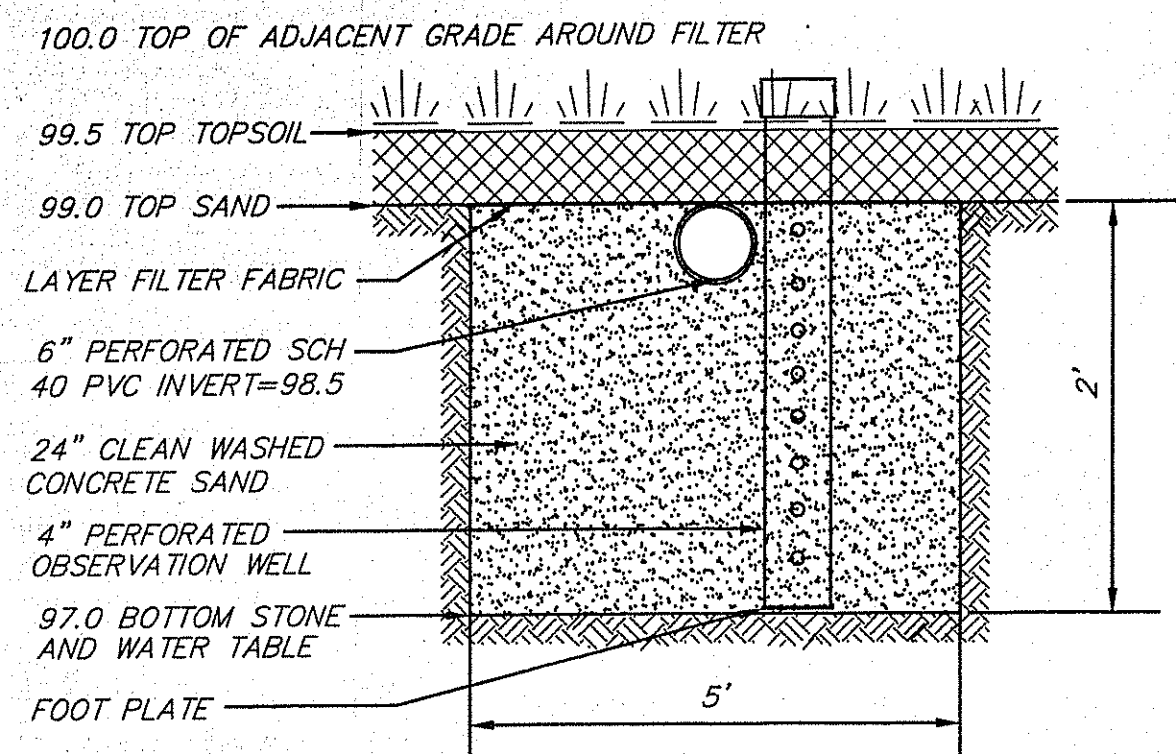
Existing Parking Spaces:
37 Spaces
3 Handicapped Spaces

Proposed Parking Spaces:
Proposed 42 total Employees = 21 spaces required
33 Spaces
2 Handicapped Spaces

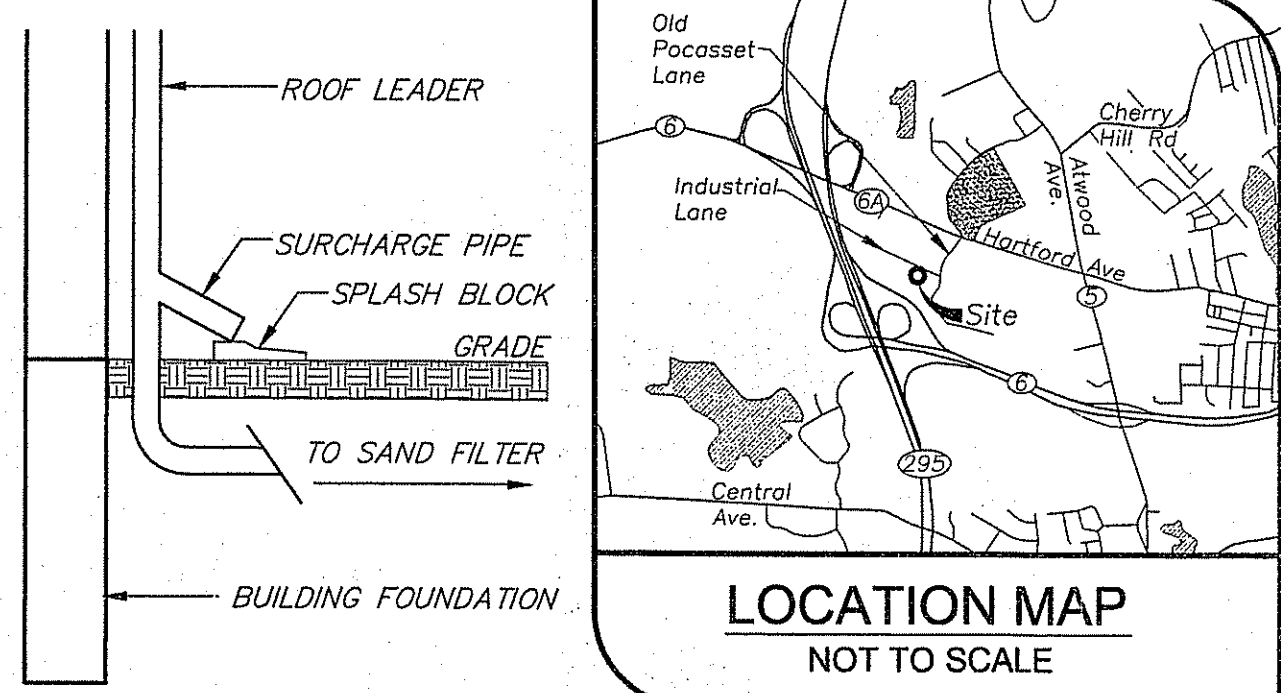
Pavement Data:

Existing Pervious area:
23,474 s.f. (42.6%)

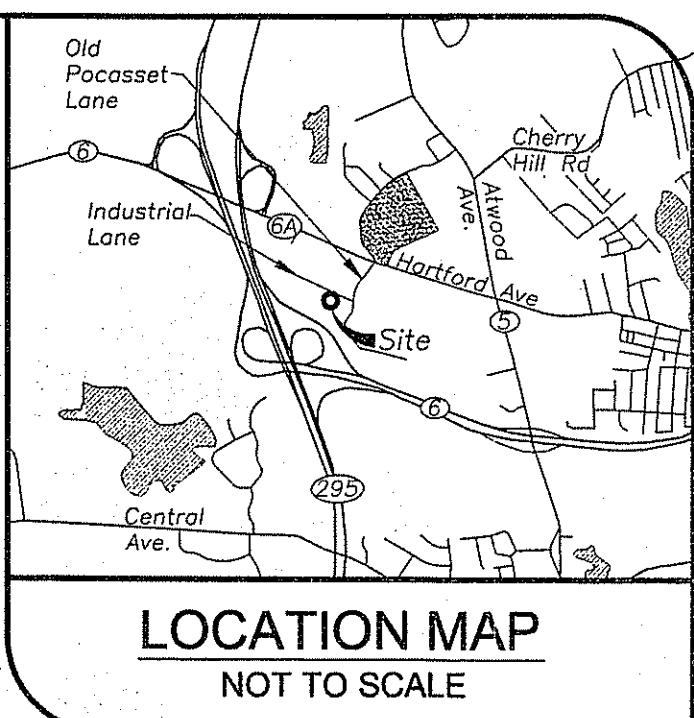
Proposed Pervious Area:
21,706 s.f. (39.4%)



SAND FILTER DETAIL
NOT TO SCALE



SURCHARGE DETAIL
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

Owner / Applicant:
A.P. 53-1, Lots 225 & 234
Coastal Booty Realty, LLC
Deed Bk.1932, Page 100
4 Industrial Lane
Johnston, Rhode Island 02919

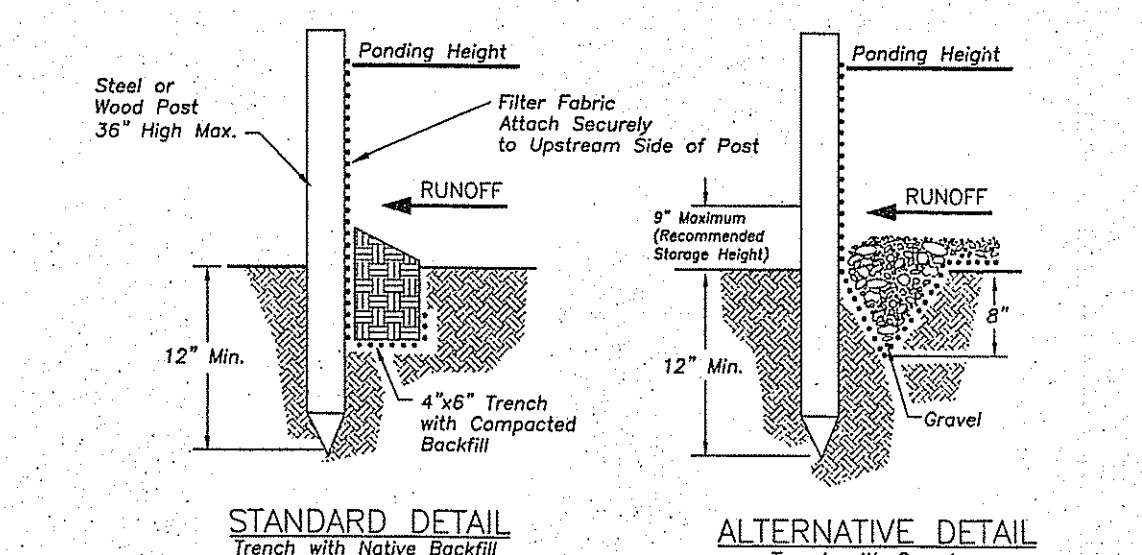
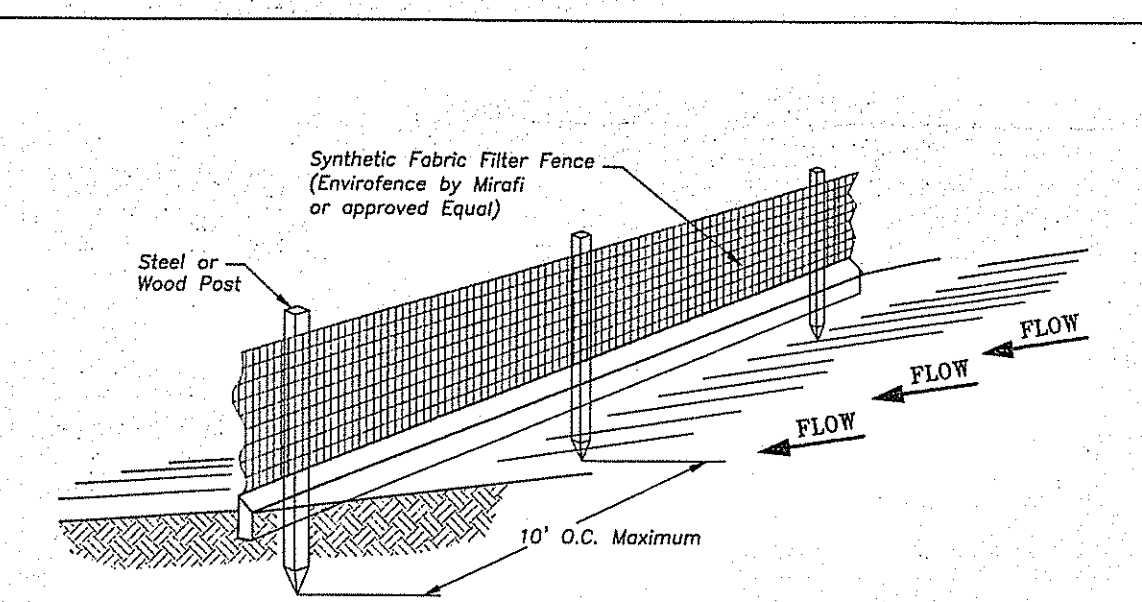
Street Index:
Industrial Lane
Route 295

Zoning Data:
Industrial Zone:
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Min. Side Yard: 50'
Min. Rear Yard: 50'
Max. Bldg. Height: 40'
* Please refer to Zoning Regs. for additional information.

Maintenance Requirements For Sand Filter:

- Inspect Sand Filter through observation wells at first storm event after installation and after each 2-inch storm thereafter. Inspection shall be the requirement of Coastal Booty LLC. Inspection reports shall be maintained at the facility.
- Limit vegetation height above filter to 18-inches maximum.
- Remove trash and debris that have accumulated above filter area on a weekly basis.
- Silt and sand accumulations over the filter area to be removed after it reaches 1-inch maximum.
- If water ponds on filter area for over a 48-hours after storm event, remove and replace said media.

A.P. 53-1, Lot 219
Industrial Realty Lessors, LLC
2 Industrial Lane
Bk.1932, Pg.34



- Note:
- Inspect and repair fence after each storm event and remove sediment when necessary.
 - Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.
 - Silt fence shall be placed on slope contours to maximize ponding efficiency.

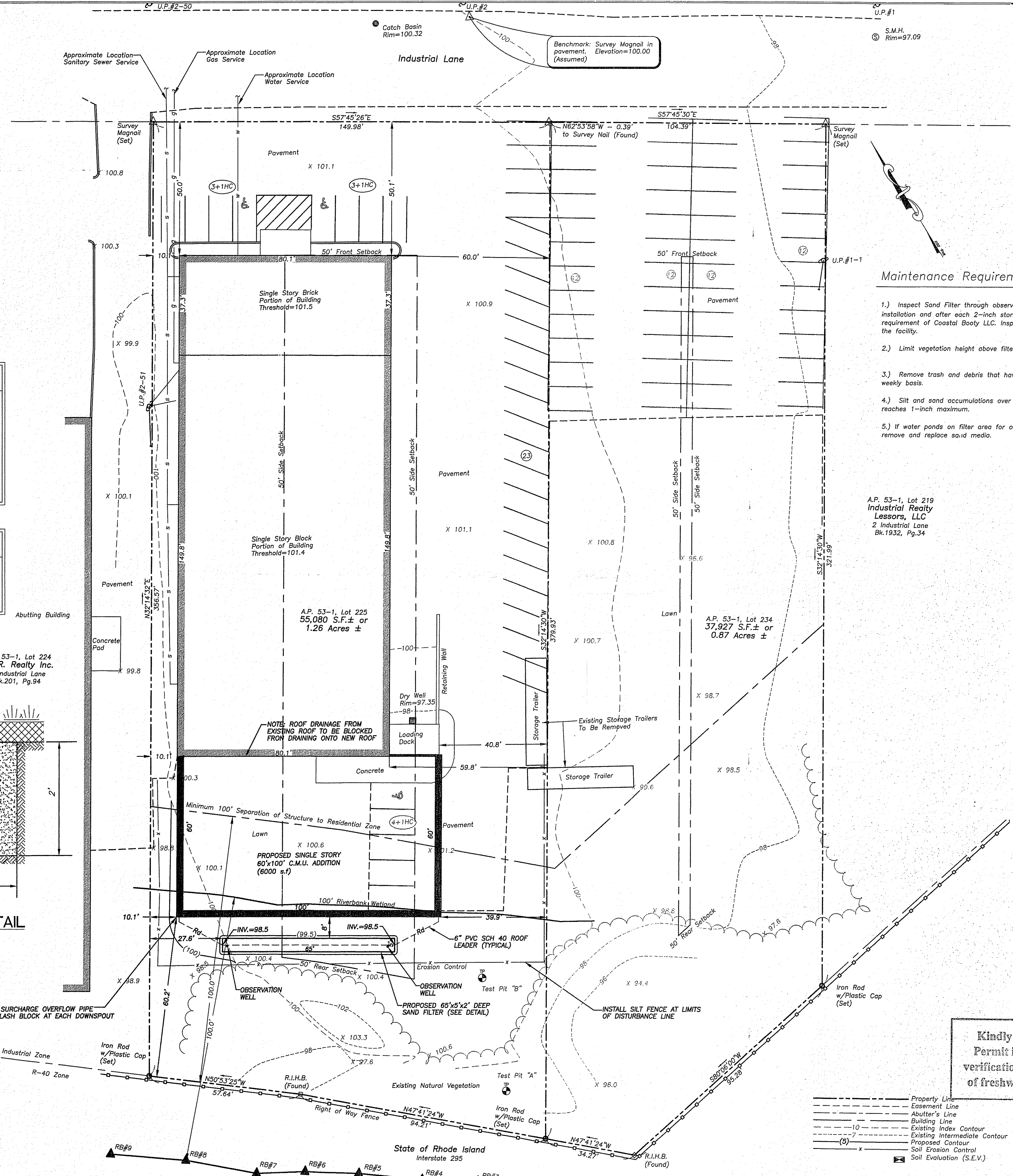
Silt Fence

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OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
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DATED MAY 02 2012 FILE # 11-0239
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

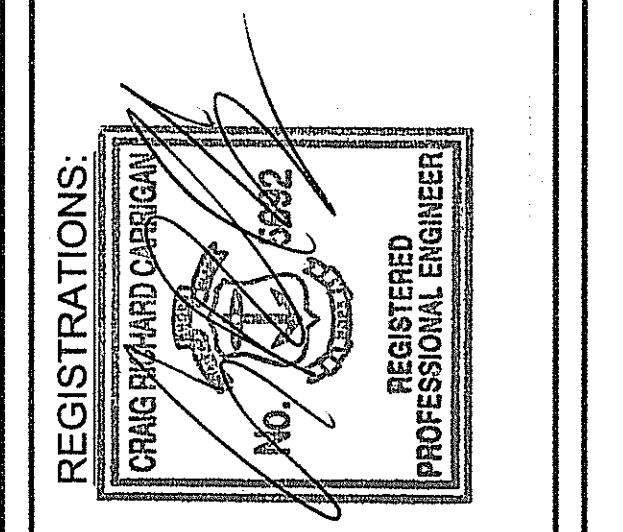
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Boundary Survey - Class I
Topographic Survey - Class III
By: _____ 1956
Professional Land Surveyor Reg. No. Date



PROPOSED SITE PLAN
Environmental Management
APR - 4 2012
ASSESSOR'S PLAT 53-1 LOT 225 & 234
4 INDUSTRIAL LANE
JOHNSTON, RHODE ISLAND
PREPARED FOR: COASTAL BOOTY REALTY, LLC
SCALE: 1"=20' DATE: 08-11-11 SHEET 2 OF 2

REVISIONS:

NO.	DATE	DESCRIPTION	BY
3	04-02-12	RIDEM Comments	CJB
2	2-9-12	Sand Filter & Detail	GJB
1	1-18-12	Wet. Flags, Setback & Pnts. Set	MAF



CARRIGAN ENGINEERING, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
140 POINT JUDITH ROAD
UNIT #3 MARINER SQUARE
NARRAGANSETT, RI 02882
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