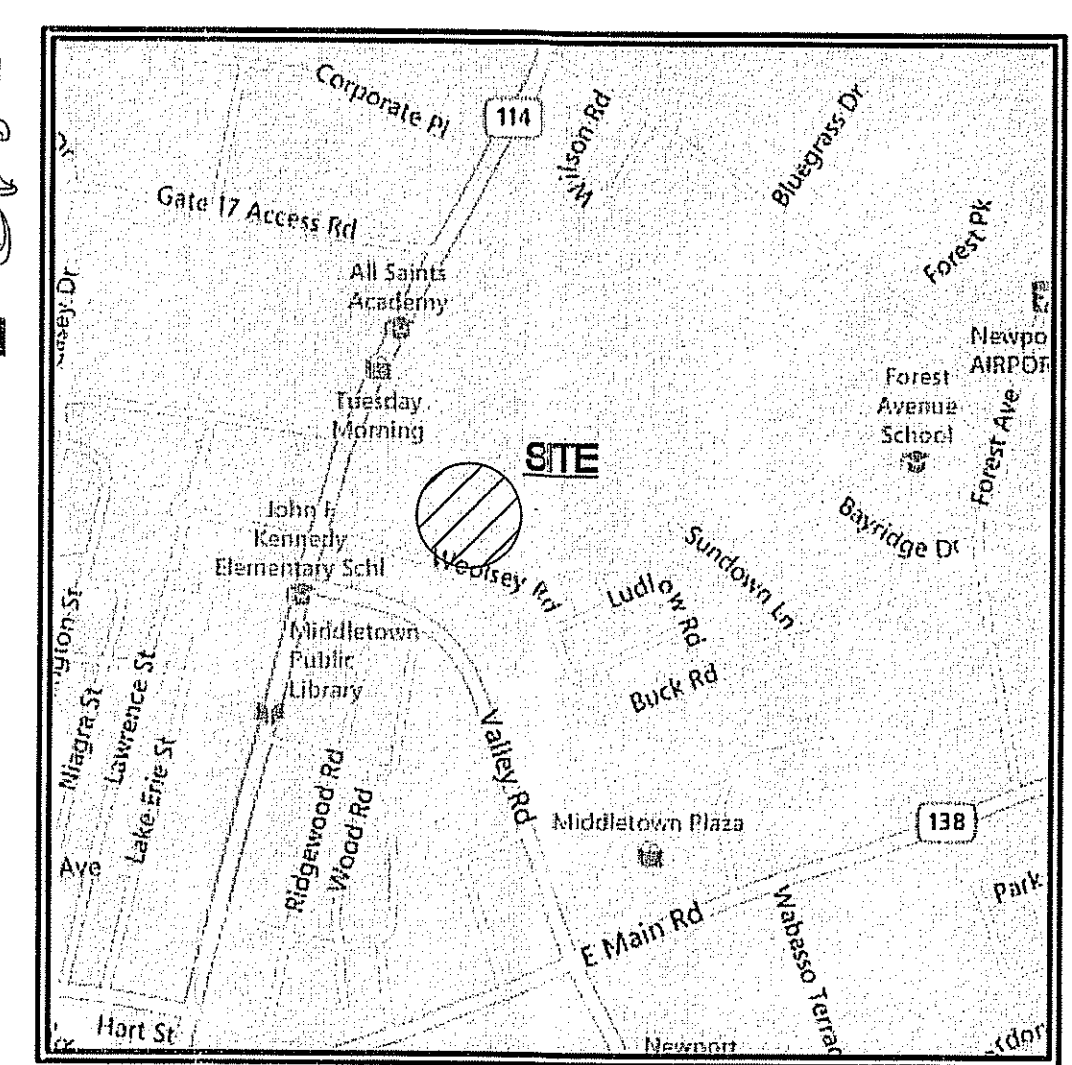


- LEGEND:**
- IRON ROD FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING EASEMENT
 - ABUTTING LOT LINE
 - PLAT 107NE, LOT 451 ASSESSOR'S PLAT / LOT
 - EXISTING EDGE OF PAVEMENT
 - EXISTING STREAM
 - EXISTING FLOOD ZONE BOUNDARY
 - EXISTING CATCH BASIN
 - ⊙ EXISTING MANHOLE
 - EXISTING EDGE OF VEGETATION
 - EXISTING DRAIN LINE
 - EXISTING SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING CONTOUR
 - R&D REMOVE & DISPOSE



LOCATION MAP
N.T.S.

ZONING TABLE - OTHER PERMITTED USES:
A.P. 107NE, LOT 15-C

GBA BUSINESS DISTRICT (CODE: SEC. 603)	REQUIRED	EXISTING
MINIMUM LOT SIZE (CODE: SEC. 603, TABLE 6-2)	12,000 S.F.	47,504 SF (dead)
LOT WIDTH/FRONTAGE (CODE: SEC. 603 TABLE 6-2) (CODE: SEC. 720B, TRAFFIC SENSITIVE DISTRICT)	100 ft. 300 ft.	N/A
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED PRINCIPAL & ACCESSORY BUILDINGS (CODE: SEC. 603 TABLE 6-2) (SEE FOOTNOTE 1)	35 % max.	35 %
MAXIMUM BUILDING HEIGHT (CODE: SEC. 603 TABLE 6-2)	PRINCIPAL 40 ft. ACCESSORY 20 ft.	PRINCIPAL 24 ft. ACCESSORY N/A
MINIMUM YARD DIMENSIONS:	PRINCIPAL ACCESSORY	PRINCIPAL ACCESSORY
FRONT YARD (CODE: SEC. 603 TABLE 6-2)	10 ft.	N/A
SIDE YARD (CODE: SEC. 603 TABLE 6-2)	10 ft.	19 ft.
REAR YARD (CODE: SEC. 603 TABLE 6-2)	20 ft. 5 ft.	N/A
PARKING AND LOADING		
OFF STREET PARKING (CODE: SEC. 1304) COMMERCIAL / UN-SPEC. BUS. 4 / 1,000 SF GP. (12,222 SF BLD)	49 SPACES	49 SPACES
LOADING (CODE: SEC. 1307-B) 1 PLUS 1 / 20,000 GFA (12,222 SF BLD)	1 SPACES	0 SPACES
PARKING SETBACK TO RESIDENTIAL DISTRICT (CODE: SEC. 1301 B)	20 ft.	20 ft.
LANDSCAPE ELEMENT (CODE: SEC. 521.3)	25 %	12 %

TABLE NOTES:
1. IN CALCULATING ZONING CRITERIA, THE PROJECT'S DEVELOPABLE LAND AREA HAS BEEN USED AS DEFINED IN THE MIDDLETOWN ZONING REGULATIONS. PER THE DEFINITION, ALL AREAS WITHIN THE 100 YR FLOOD PLAIN (i.e. AE FLOOD ZONE) HAVE BEEN REMOVED FROM THE CALCULATIONS.

LOT AREA: 47,504 sf
AREA OUTSIDE AE FLOOD ZONE: 34,839 sf
DEVELOPABLE LAND AREA: 34,839
TOTAL BUILDING AREA: 12,120
LOT COVERAGE CALCULATION: 12,120-sf / 34,839-sf = 35%

IMPERVIOUS LOT COVERAGE:

LOT AREA: 47,504 sf
TOTAL IMPERVIOUS AREA: 30,680 SF

IMPERVIOUS LOT COVERAGE CALCULATION: 30,680 sf / 47,504 sf = 65%

FLOOD ZONE NOTES:

THE FLOOD ZONE DATA SHOWN WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM):

44005C0093H - LAST REVISED 4-9-2010

THE REFERENCED FIRM WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR MIDDLETOWN RI:

THE SITE LIMITS ARE LOCATED WITHIN 2 FLOOD ZONES:

ZONE AE (EASTERN END OF SITE): IDENTIFIED AS A ZONE WITHIN THE 100 YEAR FLOOD PLAIN - THIS AREA MUST BE KEPT FREE FROM ENCROACHMENT SO THAT THE 1% (100 YR) FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ZONE X (OTHER FLOOD AREAS): IDENTIFIED AS AREAS DETERMINED TO BE WITHIN THE 0.2% (500 YR) ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1'.

FOR CLARIFICATION:

ZONE X (OTHER AREAS): IDENTIFIED AS AREAS OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN.

NOTES:

1. PROPERTY LINES ARE APPROXIMATE, TAKEN FROM TOWN OF MIDDLETOWN ASSESSORS PLAT AS WELL AS THE DEED AND MONUMENTATION FOUND IN THE FIELD IT SHOULD BE CONSIDERED APPROXIMATE.

2. THE MAJORITY OF THE SITE LIES WITHIN ZONE 1 OF THE WATERSHED PROTECTION OVERLAY DISTRICT.

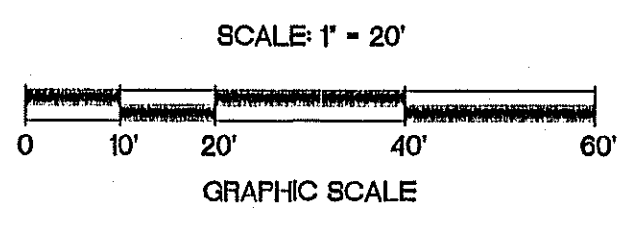
3. THE FLOOD PLAIN BFE ELEVATIONS RANGE BETWEEN 99 AND 101 ALONG THIS STRETCH OF THE BAILEY'S BROOK (CONVERTED TO THE PLAN'S ASSUMED DATUM)

OWNER/APPLICANT:

825 WEST MAIN ROAD LLC
c/o KENNETH ALVES
PO BOX 4360
MIDDLETOWN, RI 02842

Timothy H. Kinder
No. 1975
PROFESSIONAL LAND SURVEYOR

THIS SURVEY AND PLAN CONFORM TO A CLASS II STANDARD FOR TOPOGRAPHY AND PLANNING AS ADOPTED BY THE RIDGE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
BY [Signature] 12-14-2012 DATE
PROFESSIONAL LAND SURVEYOR



COPYRIGHT 2012
THIS DRAWING IS COPYRIGHTED AND SHALL BE THE PROPERTY OF ILLSTONE ENGINEERING, P.C. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ILLSTONE ENGINEERING, P.C.

NO.	DATE	REVISION

Environmental Management
DEC 17 2012
Office of Water Resources

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
250 CENTERVILLE ROAD, BUILDING 612, WARWICK, RHODE ISLAND 02886. P. (401) 921-3344. F. (401) 921-3303

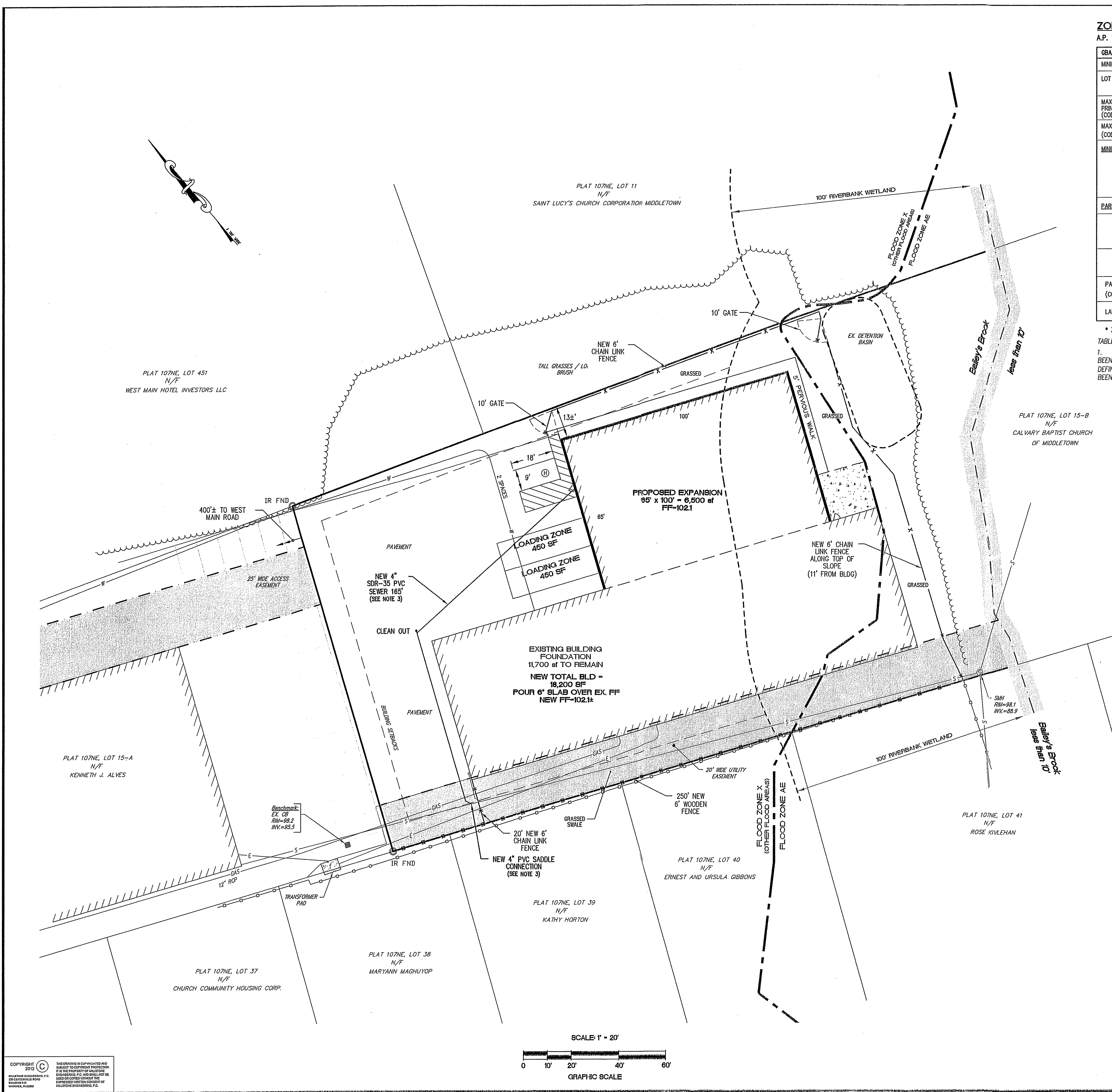
RIDEM PD SUBMISSION
EXISTING CONDITIONS / SITE PREPARATION PLAN
BUILDING EXPANSION
A.P. 107NE, LOT 15-C
825 WEST MAIN ROAD
MIDDLETOWN, RI

PREPARED FOR:
KJA COMMERCIAL PROPERTIES

SCALE: 1"=20'
DECEMBER 2012

Drawn By: MJV
Checked By: JCH
Sheet

1
of 4
FILE NO.: 12.102.142



ZONING TABLE - OTHER PERMITTED USES:
A.P. 107NE, LOT 15-C

GBA BUSINESS DISTRICT (CODE: SEC. 603)	REQUIRED		EXISTING		PROPOSED	
	MINIMUM LOT SIZE (CODE: SEC. 603, TABLE 6-2)	12,000 S.F.	47,504 SF (deed)	NO CHANGE (N/C)		
LOT WIDTH/FRONTAGE (CODE: SEC. 603 TABLE 6-2)	100 ft.	300 ft.	N/A	N/A		
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED PRINCIPAL & ACCESSORY BUILDINGS (CODE: SEC. 603 TABLE 6-2) (SEE FOOTNOTE 1)	35 % max.	39 %	52 %			
MAXIMUM BUILDING HEIGHT (CODE: SEC. 603 TABLE 6-2)	PRINCIPAL 40 ft. ACCESSORY 20 ft.	PRINCIPAL 24 ft. ACCESSORY N/A	PRINCIPAL 38.7 ft. ACCESSORY N/A			
MINIMUM YARD DIMENSIONS	PRINCIPAL 10 ft. ACCESSORY --	PRINCIPAL N/A ACCESSORY --	PRINCIPAL N/A ACCESSORY --			
FRONT YARD (CODE: SEC. 603 TABLE 6-2)	10 ft.	20 ft.	19 ft.	13± ft.		
SIDE YARD (CODE: SEC. 603 TABLE 6-2)	10 ft.	5 ft.	N/A	N/A		
REAR YARD (CODE: SEC. 603 TABLE 6-2)	20 ft.	5 ft.	N/A	N/A		
PARKING AND LOADING						
OFF STREET PARKING (CODE: SEC. 1304)	2 EMPLOYEES	1 SPACE	49 SPACES	2 SPACES		
EXTRACTIVE & INDUSTRIAL NON-MANUFACTURING 1 SPACE / EACH 2 EMPLOYEES OF LARGEST SHIFT						
LOADING (CODE: SEC. 1307-B)	2 SPACES	0 SPACES	2 SPACES			
1 PLUS 1 / 20,000 GFA (12,222 SF BLD)						
PARKING SETBACK TO RESIDENTIAL DISTRICT (CODE: SEC. 1301 B)	20 ft.	20 ft.	20 ft.			
LANDSCAPE ELEMENT (CODE: SEC. 521.3)	25 %	7 %	17 %			

TABLE NOTES:
1. IN CALCULATING ZONING CRITERIA, THE PROJECT'S DEVELOPABLE LAND AREA HAS BEEN USED AS DEFINED IN THE MIDDLETOWN ZONING REGULATIONS. PER THE DEFINITION, ALL AREAS WITHIN THE 100 YR FLOOD PLAIN (ie AE FLOOD ZONE) HAVE BEEN REMOVED FROM THE CALCULATIONS.

LOT AREA: 47,504 sf
AREA OUTSIDE AE FLOOD ZONE: 34,839 sf
DEVELOPABLE LAND AREA: 34,839
TOTAL BUILDING AREA: 18,200
LOT COVERAGE CALCULATION: 18,200 sf / 34,839 sf = 52%

* A VARIANCE ON LOT COVERAGE WAS APPROVED UNDER SPECIAL USE PERMIT BY THE TOWN OF MIDDLETOWN ZONING BOARD @ THEIR NOV. 27, 2012 MEETING

LEGEND:

○ IR FND	IRON ROD FOUND
---	SUBJECT PROPERTY LINE
- - - -	EXISTING EASEMENT
---	ABUTTING LOT LINE
PLAT 107NE, LOT 451	ASSESSOR'S PLAT / LOT
---	EXISTING EDGE OF PAVEMENT
---	EXISTING STREAM
---	EXISTING FLOOD ZONE BOUNDARY
■	EXISTING CATCH BASIN
⊙	EXISTING MANHOLE
---	EXISTING EDGE OF VEGETATION
---	EXISTING DRAIN LINE
---	EXISTING SEWER LINE
---	EXISTING GAS LINE

IMPERVIOUS LOT COVERAGE:
LOT AREA: 47,504 sf
TOTAL IMPERVIOUS AREA: 28,780 SF
IMPERVIOUS LOT COVERAGE CALCULATION: 28,780 sf / 47,504 sf = 60.6%
A REDUCTION OF 1,900 SF (4%) HAS BEEN ACHIEVED

FLOOD ZONE NOTES:
THE FLOOD ZONE DATA SHOWN WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM): 44005C0093H - LAST REVISED 4-5-2010
THE REFERENCED FIRM WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR MIDDLETOWN RI:
THE SITE LIMITS ARE LOCATED WITHIN 2 FLOOD ZONES:
ZONE AE (EASTERN END OF SITE): IDENTIFIED AS A ZONE WITHIN THE 100 YEAR FLOOD PLAIN - THIS AREA MUST BE KEPT FREE FROM ENROACHMENT SO THAT THE 1% (100 YR) FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
ZONE X (OTHER FLOOD AREAS): IDENTIFIED AS AREAS DETERMINED TO BE WITHIN THE 0.2% (500 YR) ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1'.
FOR CLARIFICATION:
ZONE X (OTHER AREAS): IDENTIFIED AS AREAS OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN.

NOTES:
1. PROPERTY LINES ARE APPROXIMATE, TAKEN FROM TOWN OF MIDDLETOWN ASSESSORS PLAT AS WELL AS THE DEED AND MONUMENTATION FOUND IN THE FIELD IT SHOULD BE CONSIDERED APPROXIMATE
2. EXISTING UTILITIES SHALL BE UTILIZED FOR THE EXPANSION, NO NEW SERVICES SHALL BE REQUIRED WITH THE EXCEPTION OF THE SEWER AS SHOWN
3. CONTRACTOR SHALL EXCAVATE A TEST HOLE TO ESTABLISH THE INVERT OF THE SEWER CONNECTION AT THE SADDLE TO ENSURE PROPER LINE SLOPE & SEPARATION WHERE THE NEW 4" SEWER CROSSES THE EXISTING WATER SERVICE
4. NO NEW LANDSCAPE PLANTING IS PROPOSED

OWNER/APPLICANT:
825 WEST MAIN ROAD LLC
c/o KENNETH ALVES
PO BOX 4360
MIDDLETOWN, RI 02842

NO.	DATE	REVISION

Environmental Management
DEC 17 2012
Office of Water Resources
JEFFREY C. HANSON
No. 5238
12/14/12
REGISTERED PROFESSIONAL ENGINEER

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
250 CENTERVILLE ROAD, BUILDING 02, WARWICK, RHODE ISLAND 02886, P. (401)521-3344, F. (401)521-3300

RIDEM PD SUBMISSION
SITE LAYOUT & UTILITIES PLAN
BUILDING EXPANSION
A.P. 107NE, LOT 15-C
825 WEST MAIN ROAD
MIDDLETOWN, RI
PREPARED FOR:
KJA COMMERCIAL PROPERTIES
SCALE: 1"=20'
DECEMBER 2012

Drawn By: MJV
Checked By: JCH
Sheet
2
of 4
FILE NO.: 12.102.142

COPYRIGHT 2012
THIS DRAWING IS COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION BY ILLSTONE ENGINEERING, P.C. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ILLSTONE ENGINEERING, P.C.

GENERAL NOTES:

- THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS, ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION. IN ADDITION, THE Town of Middletown STANDARD SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE Town ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTICE IS GIVEN TO THE Town. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE Town PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE Town SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND, FEDERAL GOVERNMENT AND Town or Middletown PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS, WETLAND, OR ADJACENT TO DRAINAGE STRUCTURES.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETE SET OF AS-BUILT DRAWINGS OF ALL INFRASTRUCTURE. AS-BUILT DRAWINGS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL LAND SURVEYOR.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FINISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS AS NECESSARY TO COMPLETE THE PROJECT, ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND ACCEPTABLE TO THE ENGINEER.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES 2003 INCLUDING ALL REVISIONS.

EROSION CONTROL and SOIL STABILIZATION PROGRAM:

- DEMISED SLOPES SHALL NOT BE LEFT EXPOSED FOR MORE THAN 14 DAYS WITHOUT VEGETATIVE PRACTICES BEING INITIATED UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSDOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL BE A MINIMUM OF 4" THICK AND HAVE A LOAMY SAND TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
- THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BROODFOOT TREETOP	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FOURTEEN (14) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILFENCE. (SEE DETAIL)
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- THE DESIGN SEED MIX FOR ALL PERMANENT STORMWATER BASINS SHALL BE COMPRISED OF THE FOLLOWING AND PLANTED IN A MINIMUM OF A 6" DEPTH OF LOAMY SAND FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
KENTUCKY BLUEGRASS	15
TALL FESCUE	15

APPLICATION RATE 100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

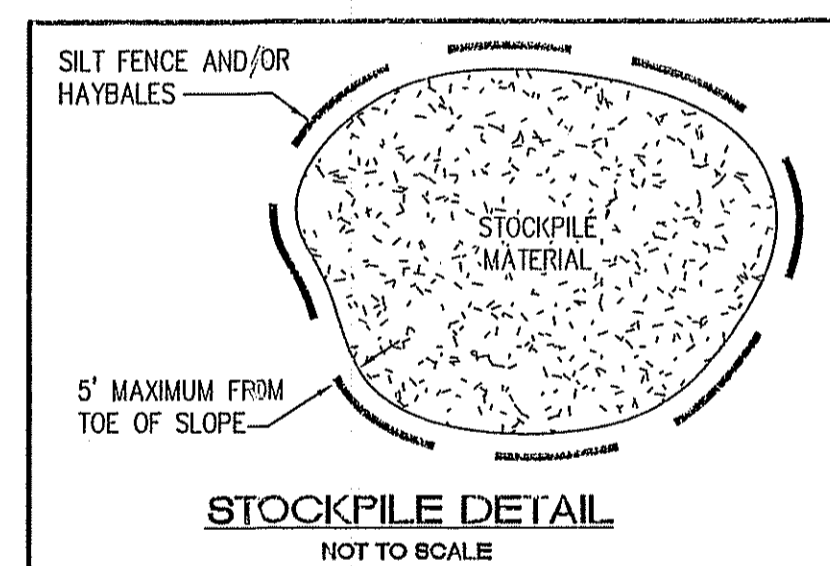
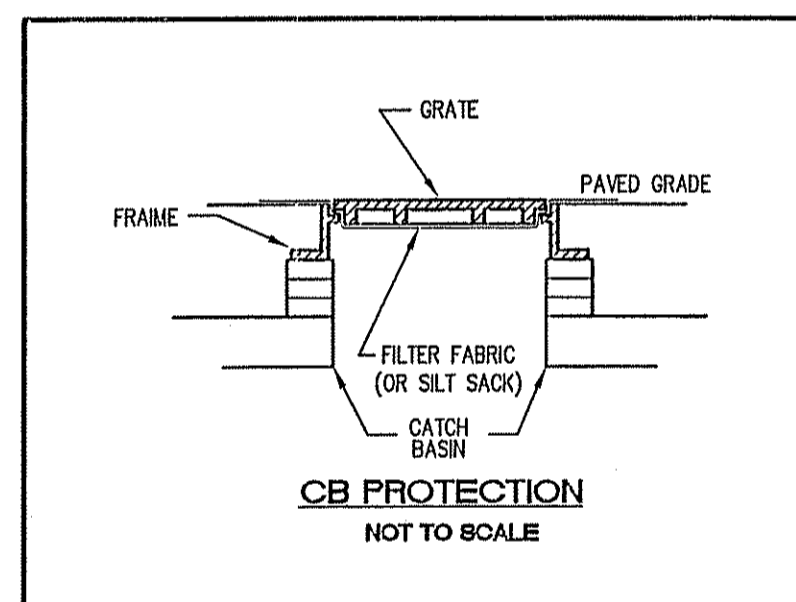
SEDIMENTATION CONTROL PROGRAM:

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING ADJOINING PROPERTIES.
- BANKS OR SLOPES OVER SIX SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES AND STORMWATER FACILITIES SHALL BE INSPECTED EVERY 7 DAYS AND MAINTAINED PROMPTLY AFTER EACH RAINFALL EVENT LARGER THAN .25".
- 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 SUBJECTED TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION MAINTENANCE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL ELEMENTS OF THE STORMWATER INFRASTRUCTURE PRIOR TO AND UPON COMPLETION OF CONSTRUCTION OF THE PROJECT DRAINAGE SYSTEM.

- ALL CATCH BASINS AND STORM DRAIN PIPES THAT COULD BE REASONABLY AFFECTED BY THE PROJECT SHALL BE CLEANED OF SEDIMENT. STORMWATER SWALES SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED ON THE CONSTRUCTION DRAWINGS.
- INSPECTION OF THE BASINS AND ALL INLET AND OUTLET STRUCTURES SHALL BE PERFORMED ON A WEEKLY BASIS, PREFERABLY DURING A STORM EVENT TO INSPECT FOR PROPER FUNCTIONING OF THE FACILITY.
- GRASSES MUST BE PLANTED AROUND AND WITHIN THE STORMWATER BASIN IMMEDIATELY FOLLOWING CONSTRUCTION TO STABILIZE THE SLOPES AND PREVENT EROSION.
- SEDIMENTS SHALL BE REMOVED FROM DRAINAGE STRUCTURES AND THE STORMWATER BASINS IMMEDIATELY FOLLOWING SITE STABILIZATION AND DURING THE FIRST (INITIAL) YEAR OF OPERATION.
- ALL COSTS INCURRED FOR MAINTENANCE, CLEANING, AND INSPECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION AND THE PROPERTY OWNER UPON COMPLETION.
- ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE STORMWATER DISPOSAL SYSTEM REQUIRES IMMEDIATE NOTIFICATION OF THE RIDEM.
- ALL TRASH AND LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ANY STORMWATER FACILITY INCLUDING INLET AND OUTLET STRUCTURES DAILY.
- REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY DURING CONSTRUCTION SHALL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS.
- PARKING LOT SWEEPING SHALL BE PERFORMED UPON COMPLETION OF THE PROJECT.
- DUST IS A PROBLEM ON ALL CONSTRUCTION SITES AND THE BEST MEASURES TO CONTROL IT IS TO CONTROL THE CREATION OF IT. WATER SHOULD BE USED TO MOISTEN EXPOSED SOIL SURFACES PERIODICALLY, AN ADEQUATE AMOUNT SHOULD BE USED TO CONTROL DUST. NO CALCIUM CHLORIDE SHALL BE USED ON THIS SITE.



STORMWATER MANAGEMENT SYSTEM LONG TERM O/M

GENERAL:
LONG-TERM MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE COMPLETED BY THE OWNER

OWNER: 825 WEST MAIN ROAD, LLC
C/O KENNETH ALVES
P.O. BOX 4360
MIDDLETOWN, RI 02842

THE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE COMPONENTS DURING AND DIRECTLY AFTER CONSTRUCTION.

CONTRACTOR: TBD

THE ENTIRE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED ANNUALLY AT A MINIMUM FOR GENERAL PROBLEMS AND TO ENSURE PROPER FUNCTION.

POLLUTION PREVENTION PLAN:

GENERAL:
LONG-TERM MAINTENANCE OF THE POLLUTION PREVENTION PLAN SHALL BE THE RESPONSIBILITY OF THE OWNER.

OWNER: 825 WEST MAIN ROAD, LLC
C/O KENNETH ALVES
P.O. BOX 4360
MIDDLETOWN, RI 02842

THE CONTRACTOR SHALL MAINTAIN THE POLLUTION PREVENTION PLAN DURING THE CONSTRUCTION PROCESS.

CONTRACTOR: TBD

SOLID WASTE CONTAINMENT:

- TRASH RACKS WHERE PRACTICAL SHALL BE INSTALLED AND MAINTAINED ON ALL INLET STRUCTURES WITHIN THE DRAINAGE SYSTEM. INSPECTIONS FOR TRASH SHOULD BE ON A WEEKLY BASIS.
- TRASH RECEPTACLES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
- STREET SWEEPING SHALL BE PERFORMED ON AN ANNUAL BASIS.
- PET WASTE DISPOSAL STATIONS SHALL BE PROVIDED WHERE APPLICABLE.

SNOW DISPOSAL AND DESIGN:

- SNOW AND DEBRIS MATERIALS SHALL BE STORED UNDER COVER ON SITE TO PREVENT EXPOSURE TO STORMWATER.
- SNOW REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH RIDEM'S SNOW DISPOSAL POLICY.

DRIVEWAY AND PARKING LOT SEALANTS:

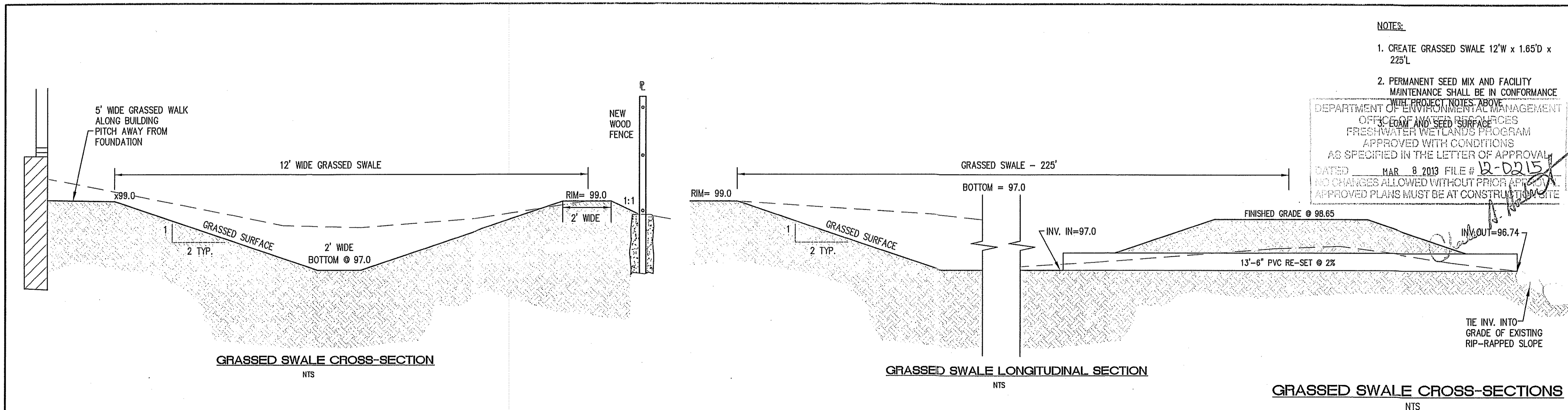
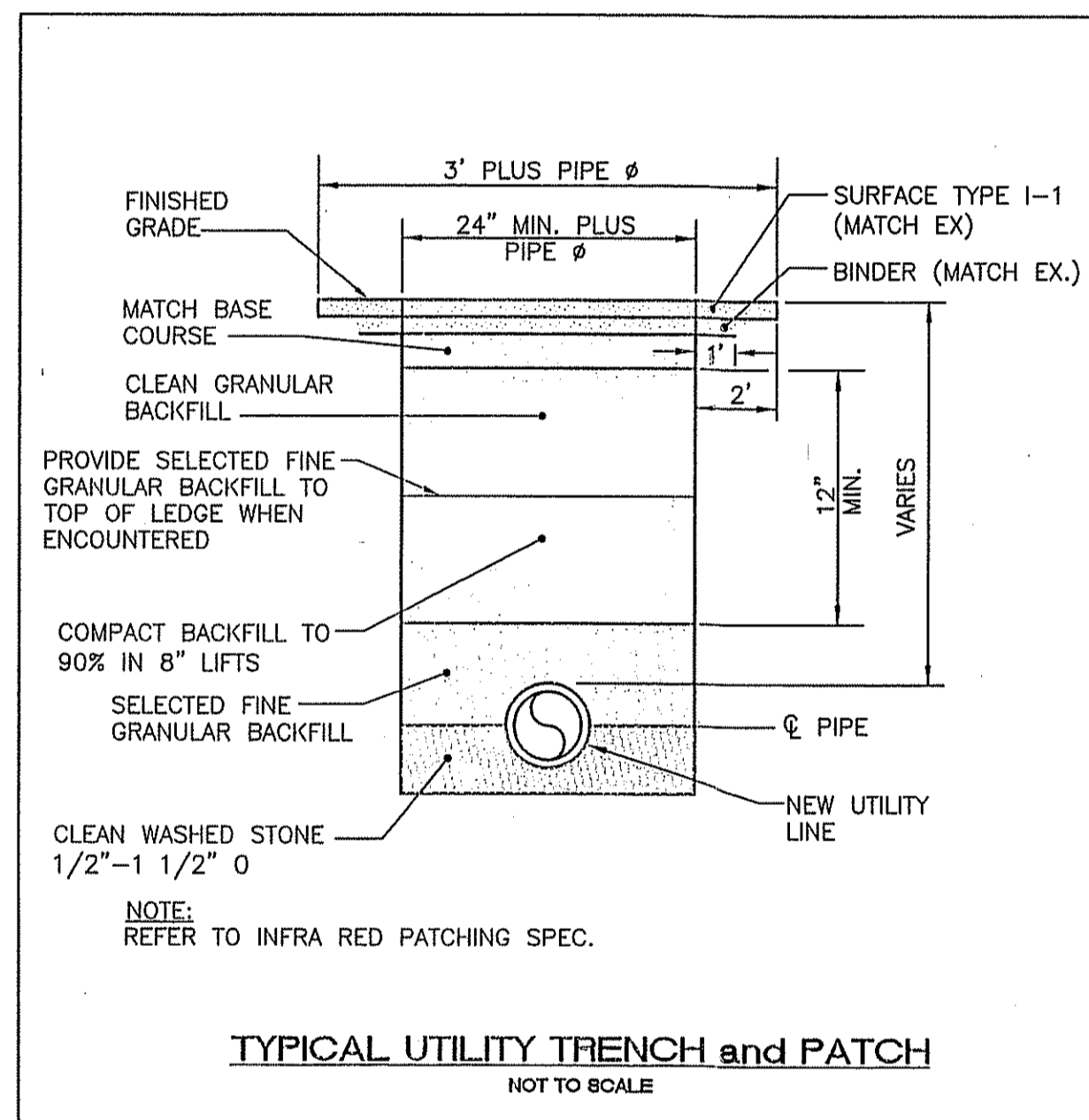
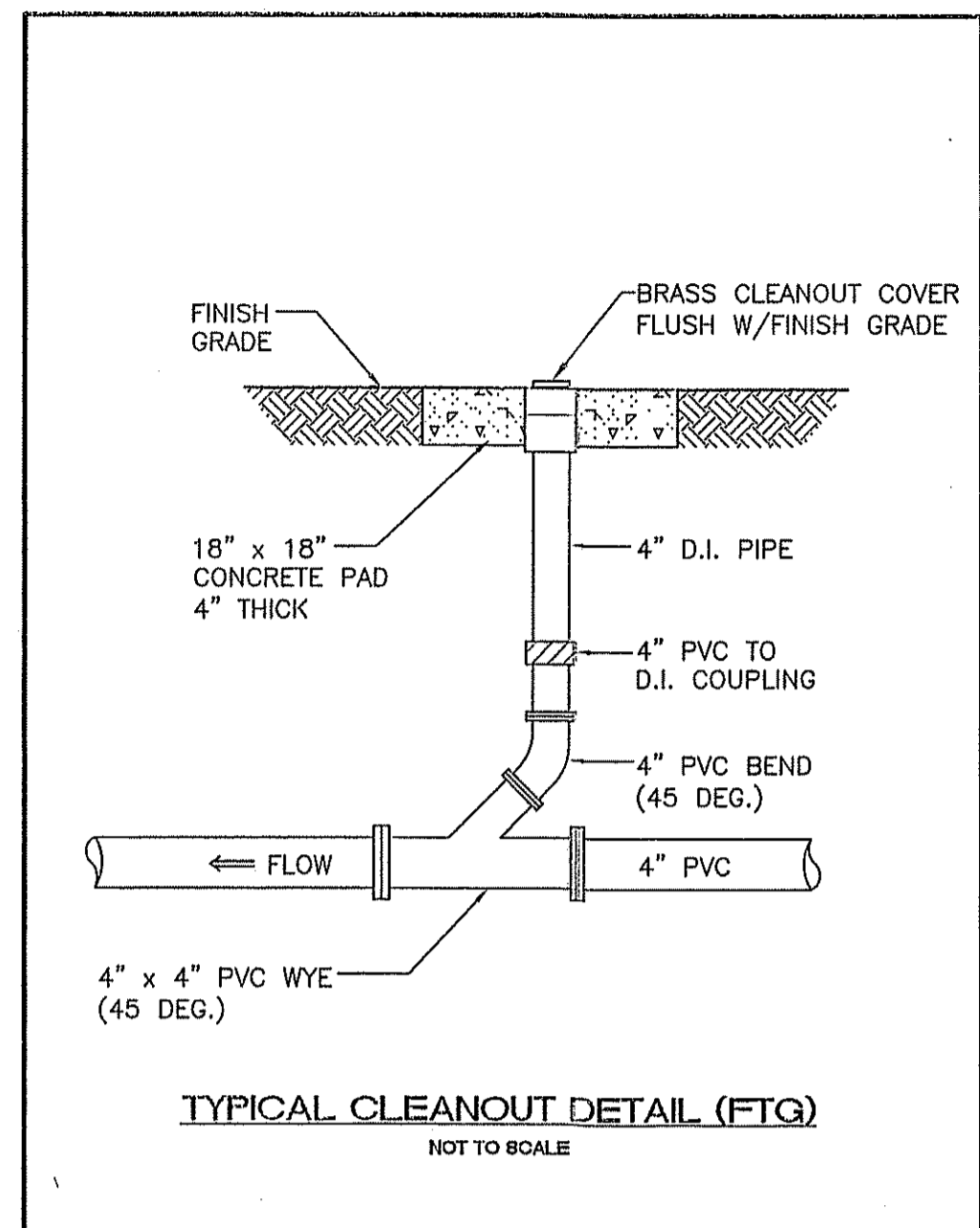
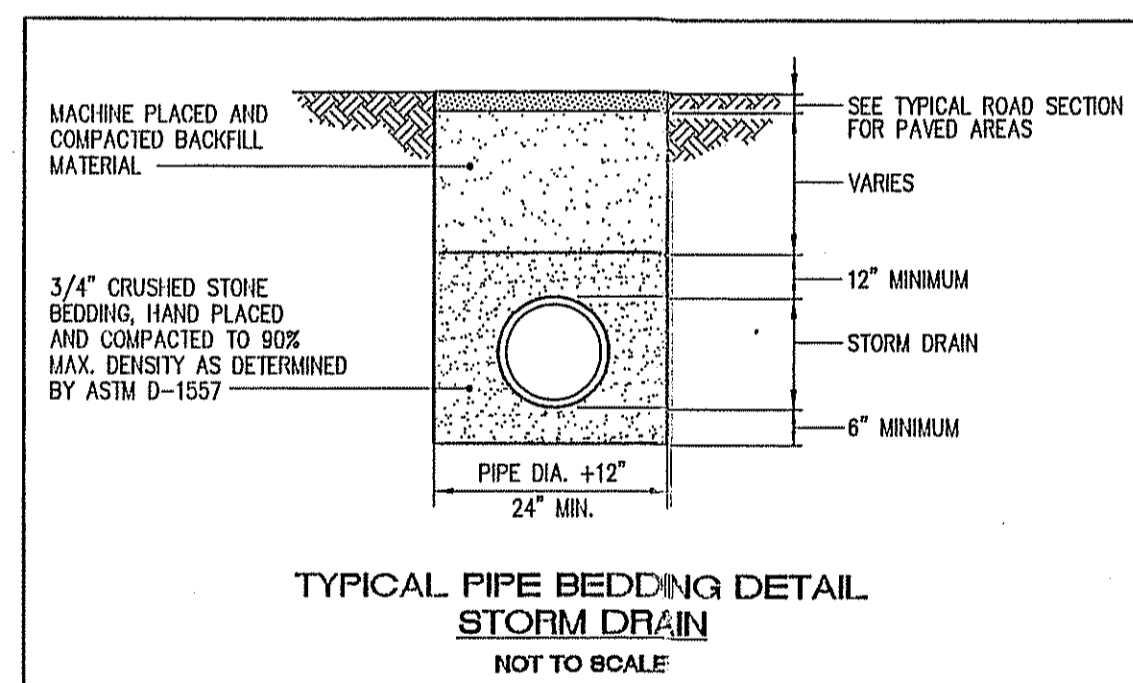
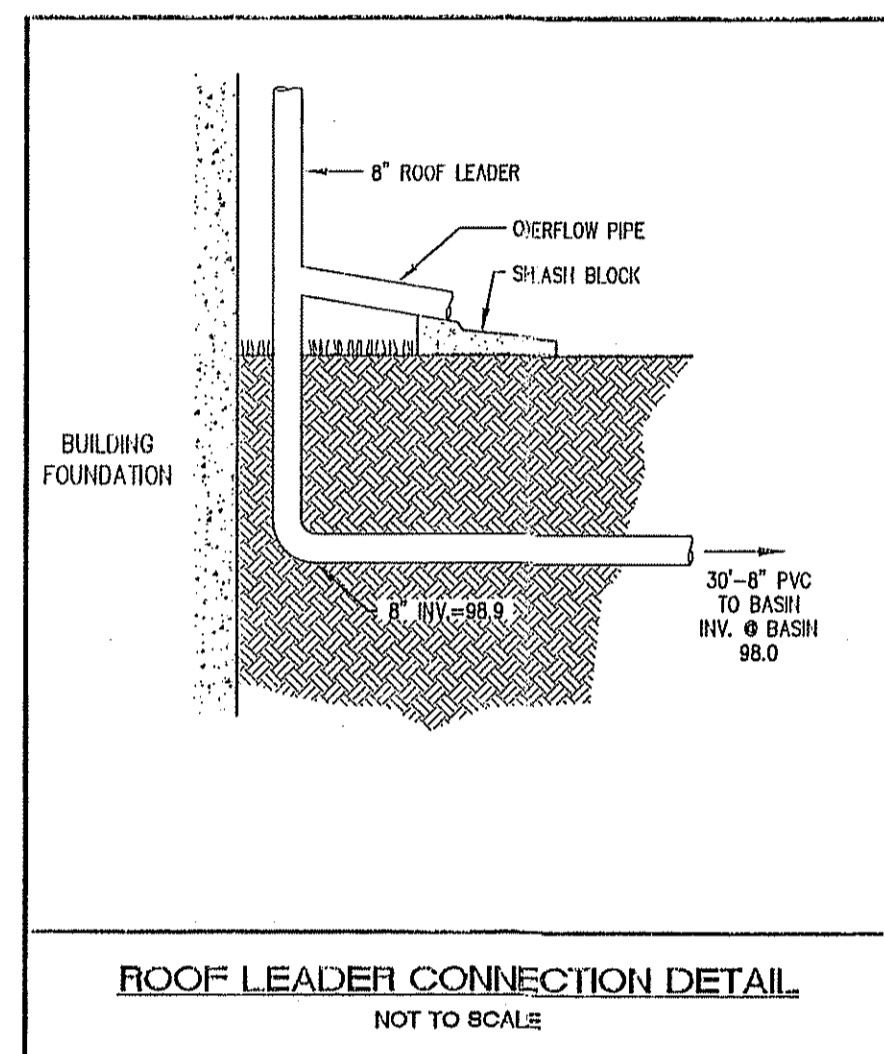
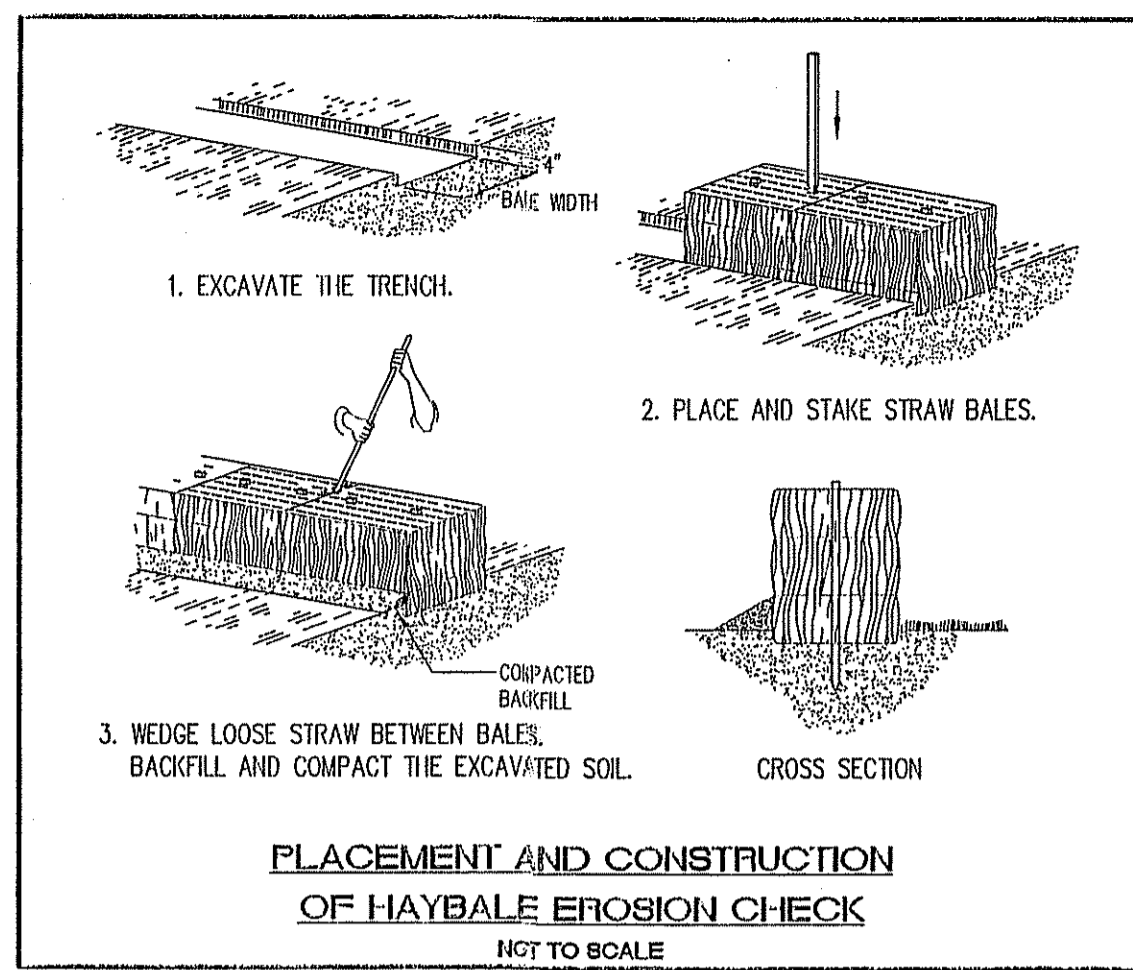
- ONLY ASPHALT BASED SEALANTS ARE ALLOWED, NO COAL-TAR BASED SEALANTS SHALL BE USED ON THIS SITE.

HAZARDOUS MATERIALS CONTAINMENT:

- NO HAZARDOUS MATERIALS SHALL BE STORED OUTSIDE TO AVOID EXPOSURE TO STORMWATER.

LANDSCAPE MANAGEMENT:

- GRASS CLIPPINGS FROM LAWN CARE PROCEDURES MAY NOT BE STOCKPILED ON SITE, THEY MUST BE EITHER SCATTERED WHILE MOWING OR COLLECTED AND DISPOSED OF OFF SITE.
- GENERAL LAWN HEIGHTS (EXCLUDING STORMWATER BASINS) ON SITE SHALL BE KEPT AT A 2-3" HEIGHT.
- FERTILIZER AND WATERING DEMANDS SHOULD BE HAVE PROFESSIONAL OVERSIGHT AND BOTH USES MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.



NOTES:

- CREATE GRASSED SWALE 12'W x 1.65'D x 225'L
- PERMANENT SEED MIX AND FACILITY MAINTENANCE SHALL BE IN CONFORMANCE WITH PROJECT NOTES ABOVE.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF ENVIRONMENTAL MANAGEMENT
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 8 2013 FILE # 12-0215
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

NO.	DATE	REVISION

Professional Engineer Seal for Jeffrey C. Hanson, No. 5238, Registered Professional Engineer, State of Rhode Island, dated DEC 17 2012.

ILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING
280 CENTERVILLE ROAD, BUILDING 612, WARWICK, RHODE ISLAND 02886, P. (401) 921-3344 F. (401) 921-3300

RIDEM PD SUBMISSION
NOTES and DETAILS

BUILDING EXPANSION

A.P. 107NE, LOT 15-C
825 WEST MAIN ROAD
MIDDLETOWN, RI

PREPARED FOR:
KJA COMMERCIAL PROPERTIES

SCALE: AS NOTED
DECEMBER 2012

Drawn By: MJV
Checked By: JCH

Sheet

4
of 4

FILE NO.: 12.102.142