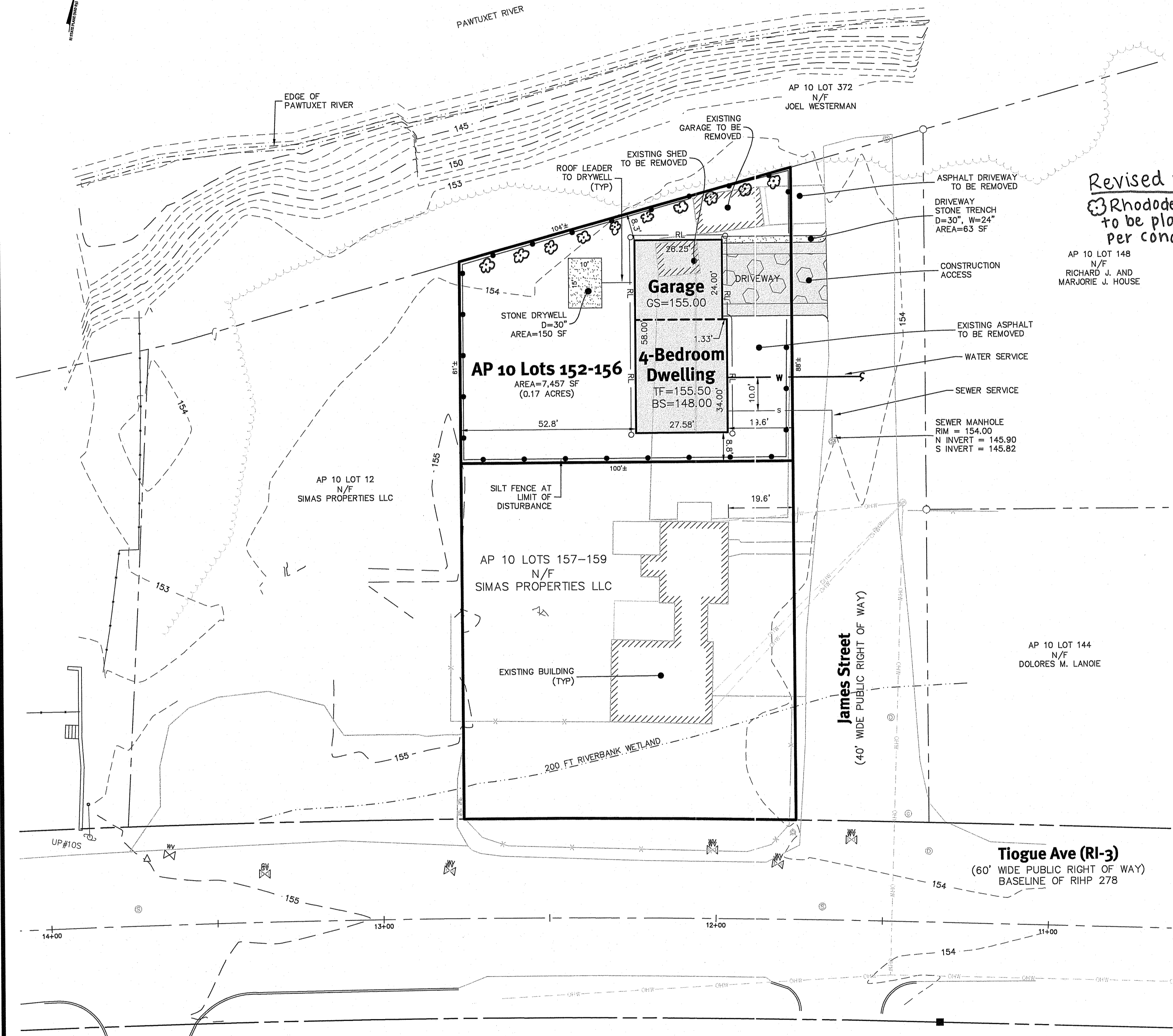


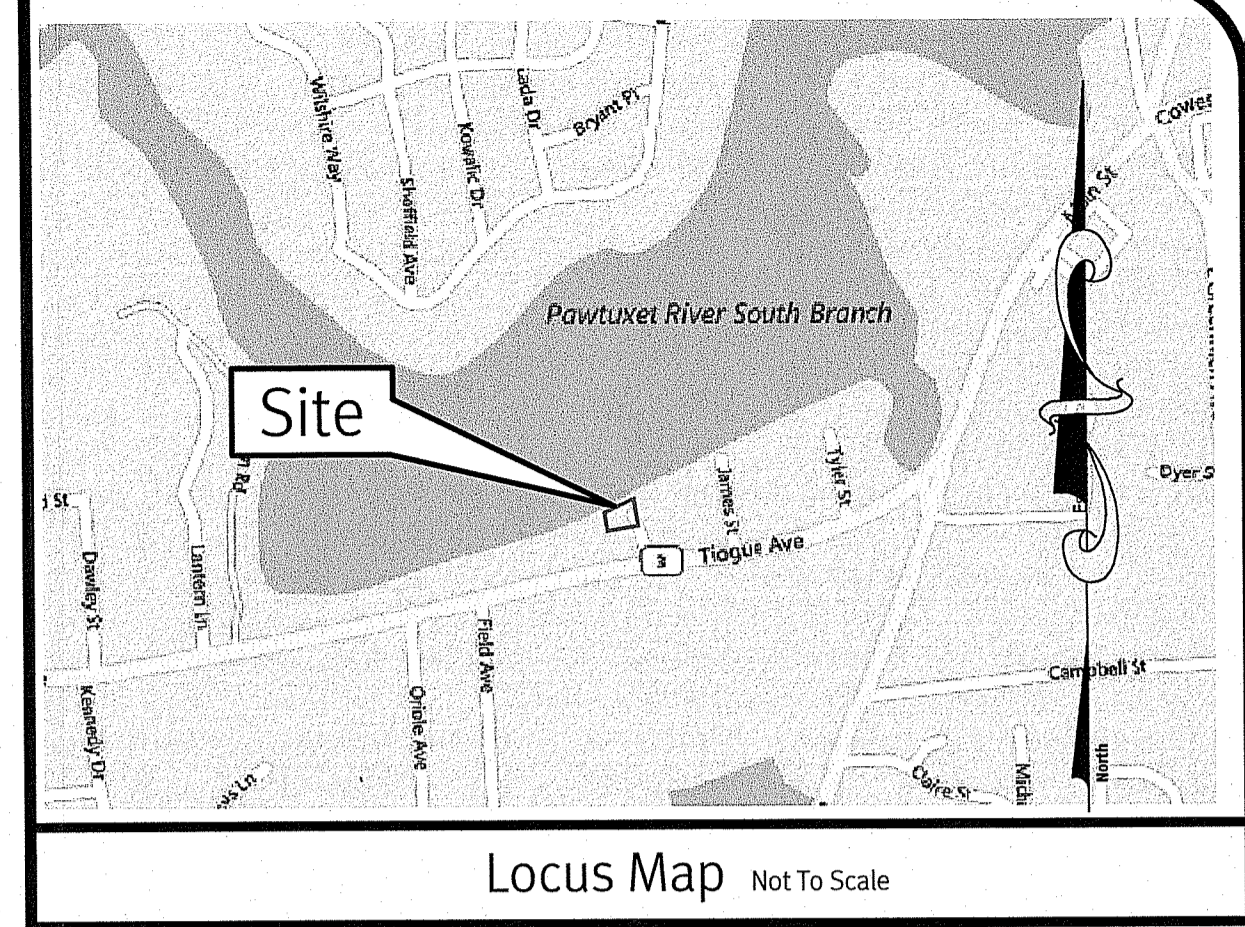
z:\demain\projects\0864-006 james street\autocad drawings\0864-006-plan.dwg Plotdate: 3/5/2020



Revised per R.I.D.E.M
Rhododendrons (Rhododendron maximum)
to be planted 8' o.c., 3' tall after planting
per condition No. 13

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY	
BUILDING	▲/△ NAIL FOUND/SET
AP	●/● DRILL HOLE FOUND/SET
N/F	○/○ IRON ROD/PIPE FOUND/SET
(D)	■/□ BOUND FOUND/SET
(M)	○ SIGN
(CA)	○ BOLLARD
HC	○ SOIL EVALUATION
	○ CATCH BASIN
	○ DCB DOUBLE CATCH BASIN
	○ DMH DRAINAGE MANHOLE
	○ FES FLARED END SECTION
	○ GUY POLE
	○ EMH ELECTRIC MANHOLE/HANDHOLE
	○ UP UTILITY/POWER POLE
	○ LIGHTPOST
	○ SMH SEWER/SEPTIC MANHOLE
	○ SEWER VALVE
	○ CLEANOUT
	○ HYDRANT
	○ IRRIGATION VALVE
	○ WATER VALVE
	○ WELL
	○ MONITORING WELL
	○ UNKNOWN MANHOLE
	○ GAS VALVE
	○ WETLAND FLAG
	○ BENCH MARK
	○ SHRUB
	○ TREE



Locus Map Not To Scale

General Notes:

- 1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 10, LOTS 152-156 IN THE TOWN OF WEST WARWICK, KENT COUNTY, RHODE ISLAND.
- 2. THE OWNER PER DEED BOOK 1673, PAGE 56 IS SIMAS PROPERTIES, LLC.
- 3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE AE (ELEV=145) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440030017H, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- 4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- 5. THE PARCEL IS ZONED CI BASED ON THE TOWN OF WEST WARWICK GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- 6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 23, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.

Plan References:

- 1. RIHP 278
- 2. WASHINGTON MANOR CROMPTON, R.I. PLATTED FOR THE MORIN & BEAULIEU LAND CO. SCALE 1"=30' DATED SEPTEMBER, 1914. PLAN BY F.T. WESTCOTT ENGR. RECORDED IN PLAT BOOK 1, PAGE 5.
- 3. NO. 2 PLAN IN SUBDIVISION BUILDINGS AND LANDS OF CROMPTON COMPANY IN THE TOWNS OF WEST WARWICK AND COVENTRY, R.I. SCALE 1"=100', DATED SEPTEMBER, 1949. PLAN BY WATERMAN ENGINEERING CO. RECORDED IN PLAT CARD 204.

Zoning Notes:

- 1. THE PARCEL IS ZONED COMMERCIAL/INDUSTRIAL (CI) PER THE ASSESSOR'S ONLINE DATABASE.
- 2. THE ZONING ORDINANCE APPENDIX A, ARTICLE 1, SECTION 5.4 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

MINIMUM LOT AREA	40,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	150 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	20 FEET
MINIMUM CORNER SIDE YARD	50 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM LOT COVERAGE	30 %
MAXIMUM HEIGHT	90 FEET
- 3. THE ZONING ORDINANCE APPENDIX A, ARTICLE 1, SECTION 5.9.10.7 LISTS THE PARKING REQUIREMENTS AS 2/DWELLING UNIT.
- 4. LOTS DO NOT CONFORM TO CURRENT ZONING
- 5. ZONING VARIANCE GRANTED IN DEED BOOK 2484, PAGE 3316 ON AUGUST 2, 2019.

Utility Note:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. UTILITY COMPANIES, DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATION - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES. UTILITY OWNERS AND, OR VIA, UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IT IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED, ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITIES FOR DAMAGES INCURRED.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAR 24 2020 FILE # 20-0056
NO CHANGES ALLOWED WITHOUT THE
APPROVED PLANS MUST BE AT
Kristy L. Freeman

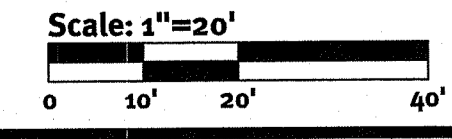
Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

JASON P. CLOUGH
No. 10101
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DATE	MAR 9 2020
BY	J.M.F.
DESCRIPTION	REVISION SUBMISSION
DATE	3-5-2020
BY	J.M.F.
DESCRIPTION	

Site Plan
James Street
Assessor's Plat 10 Lots 152-156
West Warwick, Rhode Island
Simas Properties, LLC
165 Lakehurst Drive, Coventry, Rhode Island 02816



MAINTENANCE: SHORT TERM / LONG TERM

- THE STONE STABILIZATION PADS AT THE SITE ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR. THE MAINTENANCE SHALL INCLUDE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTHS AS CONDITIONS DEMAND OR AS DIRECTED BY THE ENGINEER. ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ON THE PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- ALL SILT FENCE, TEMPORARY TREATMENTS (HAY, STRAW, ETC.), AND TEMPORARY PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. SILT FENCE SHALL BE INSPECTED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH STORM EVENT OR EVERY 7 DAYS, WHICHEVER COMES FIRST, FOR UNDERMINING AND DETERIORATION. A STORM EVENT SHALL BE DEFINED AS 0.25 INCHES OF RAIN WITHIN A 24-HOUR PERIOD. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS WARRANTED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE BECOMES FILLED IN WITH SEDIMENT. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. FOLLOWING CONFIRMATION FROM THE OWNER AND/OR THE PROJECT ENGINEER THAT AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER HAS BEEN ESTABLISHED THE SILT FENCE SHALL BE REMOVED.
- THE CONTRACTOR SHALL MAINTAIN ALL TOPSOIL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION. EXTREME CARE SHALL BE TAKEN TO ENSURE THAT SEDIMENTS DO NOT SPILL OVER THE SEDIMENT BARRIER. SILT FENCE OR APPROVED EQUAL SHALL BE STAKED AROUND THE STOCKPILES.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED, AND MAINTAINED BY THE CONTRACTOR FOLLOWING FINAL GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL CHECK ALL SEEDED AREAS REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. THE CONTRACTOR MUST REPAIR OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE DRAINAGE BMP'S DURING AND UP TO A YEAR AFTER COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE OWNER. THE OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE THEREAFTER. THE DRAINAGE BMP'S SHALL BE INSPECTED/MAINTAINED AS DETAILED BELOW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO ALL DRAINAGE STRUCTURES AND RELATED APPURTENANCES ON SITE DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION FOR A MAXIMUM OF ONE YEAR, OR UNTIL ACCEPTANCE BY THE ENGINEER AND THE OWNER. THE OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE THEREAFTER.
- A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND THE RESPONSIBLE AUTHORITY TO ENSURE THE FOLLOWING MAINTENANCE SCHEDULES ARE FOLLOWED.
- DURING THE FIRST SIX (6) MONTHS OF OPERATIONS, INSPECTIONS SHALL BE ACCOMPLISHED IN EACH DRAINAGE BMP AFTER EVERY RAINFALL EVENT, TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID A STORMWATER RELEASE. FOLLOWING THE SIX (6) MONTHS, INSPECTIONS SHALL BE CONDUCTED, AT A MINIMUM, ANNUALLY.
- IF STANDING WATER IS OBSERVED WITHIN THE DRAINAGE BMP'S FOR MORE THAN THREE (3) DAYS AFTER A RAINFALL, THEN FAILURE OF THE SYSTEM MAY HAVE OCCURRED AND SHALL BE ADDRESSED THROUGH REPAIR OR REPLACEMENT.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR THE MAINTENANCE PROGRAM DURING THE CONSTRUCTION PHASE AND FOR A PERIOD OF ONE YEAR AFTER CONSTRUCTION. THE SUPERINTENDENT SHALL SEE THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
- AFTER ACCEPTANCE OF THE SITE BY THE OWNER, THE OWNER SHALL HAVE OVERALL RESPONSIBILITY FOR IMPLEMENTING THE MAINTENANCE PROGRAM FOR THE STORMWATER MANAGEMENT PLAN.
- THE RESPONSIBLE PARTY FOR THE STORMWATER MANAGEMENT PROGRAM IS THE OWNER OF THE SITE. THE FUNDING FOR THE STORMWATER MANAGEMENT PROGRAM IS BY THE OWNER. ONCE THE PROPERTY IS SOLD, THE RESPONSIBILITY OF THE STORMWATER MANAGEMENT PROGRAM WILL BE TRANSFERRED TO THE NEW OWNER.

THE FOLLOWING MAINTENANCE PROCEDURES SHALL BE FOLLOWED FOR THE DRYWELL:

- INFILTRATION PRACTICES SHALL BE INSPECTED ANNUALLY AND REPAIRED IF NECESSARY TO ENSURE PROPER DRAINAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION DURING AND UP TO A YEAR AFTER COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE OWNER. THE OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE THEREAFTER. THE CONTRACTOR'S MAINTENANCE/INSPECTION RESPONSIBILITIES SHALL INCLUDE REPLACING THE STONE WITHIN THE DRYWELL IF STORMWATER REMAINS IN THE DRYWELL LONGER THAN 48 HOURS. THE CONTRACTOR SHALL INSPECT DRYWELLS AFTER EACH STORM GREATER THAN 0.5 INCHES AND REPAIR AS NECESSARY. THE OWNER SHALL INSPECT THE DRYWELL SEMIANNUALLY AND AFTER RAIN FILL EVENTS GREATER THAN ONE INCH. IF REPAIRS ARE NEEDED, THEY SHALL BE CARRIED OUT IMMEDIATELY. REPAIRS ARE NECESSARY IF STORMWATER REMAINS IN THE DRYWELL LONGER THAN 48 HOURS.

THE FOLLOWING MAINTENANCE PROCEDURES SHALL BE FOLLOWED FOR THE DRIVEWAY STONE TRENCH:

- INFILTRATION PRACTICES SHALL BE INSPECTED ANNUALLY AND REPAIRED IF NECESSARY TO ENSURE PROPER DRAINAGE.
- ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE SURFACE OF THE INFILTRATION PRACTICE ANNUALLY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE STONE TRENCHES DURING AND UP TO A YEAR AFTER COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE OWNER. THE OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE THEREAFTER. THE CONTRACTOR'S MAINTENANCE/INSPECTION RESPONSIBILITIES SHALL INCLUDE REPLACING THE STONE WITHIN THE TRENCHES IF STORMWATER REMAINS IN THE STONE TRENCHES LONGER THAN 48 HOURS. THE CONTRACTOR SHALL INSPECT STONE TRENCHES AFTER EACH STORM GREATER THAN 0.5 INCHES AND REPAIR AS NECESSARY. THE OWNER SHALL INSPECT THE STONE TRENCHES SEMIANNUALLY AND AFTER RAIN FILL EVENTS GREATER THAN ONE INCH. IF REPAIRS ARE NEEDED, THEY SHALL BE CARRIED OUT IMMEDIATELY. REPAIRS ARE NECESSARY IF STORMWATER REMAINS IN THE STONE TRENCHES LONGER THAN 48 HOURS.

SEQUENCE OF CONSTRUCTION OF CONSTRUCTION AND STAGING OF LAND DISTURBING ACTIVITIES

- CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL (SE & SC) ON SITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM OWNER OR THEIR REPRESENTATIVE.
- CONSTRUCTION TO BEGIN IN THE SUMMER 2020 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- SURVEY AND STAKE THE DRAINAGE BMP'S (DRYWELL & INFILTRATION TRENCH), UTILITY LINES & AND LIMIT OF SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE.
- PLACE SEDIMENTATION BARRIERS (SILT FENCE OR APPROVED EQUAL) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
- INSTALL TEMPORARY SEDIMENTATION CONTROL MEASURES AND DEVICES AS WARRANTED. ALL TEMPORARY CONTROL DEVICES SHALL BE INSTALLED PER THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK.
- BEGIN CLEARING AND GRUBBING IN AREA OF THE BUILDING, DRAINAGE BMP'S, DRIVEWAY AND OTHER AREAS AS INDICATED ON THE PLANS. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS AND COVERED OR TEMPORARILY SEEDED.
- BEGIN EARTHWORK OPERATIONS AND CONSTRUCTION OF THE BUILDING FOUNDATION AND STRUCTURE.
- BEGIN CONSTRUCTION OF THE UTILITIES AND DRAINAGE BMP'S.
- ONCE THE SITE IS STABILIZED THE DRAINAGE BMP'S MAY BE BROUGHT ONLINE WITH THE APPROVAL OF THE DESIGN ENGINEER.
- REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

ESTABLISHMENT OF VEGETATIVE COVER

- SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED OR PROTECTED.
- 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 DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M.20.
- THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:

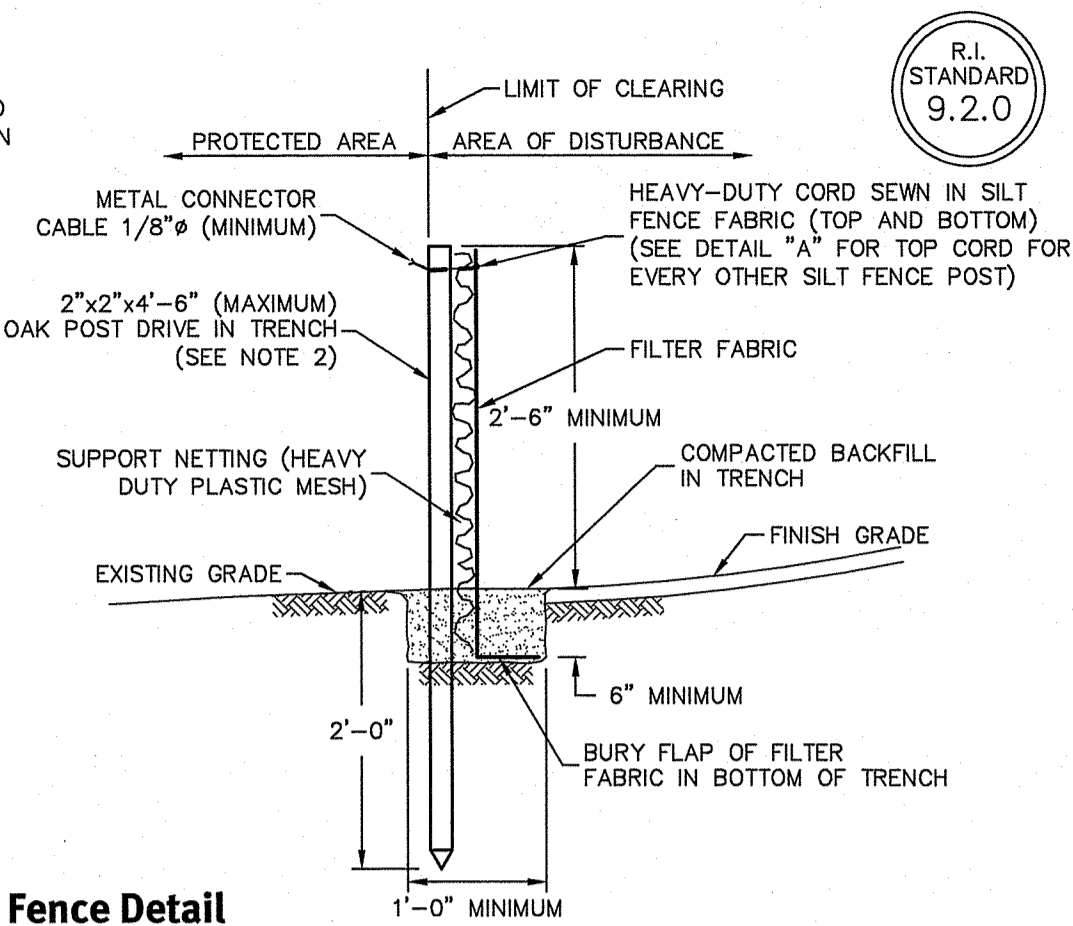
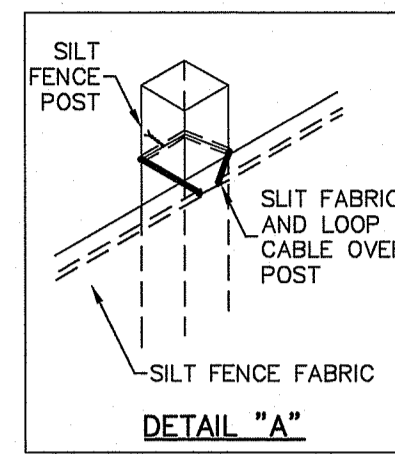
TYPE	% BY WEIGHT
ANNUAL RYEGRASS	40
PERENNIAL RYEGRASS	60
- THE GENERAL PURPOSE SEED MIX SHALL BE COMPRISED URI #2 OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	40
IMPROVED PERENNIAL RYE GRASS	20
IMPROVED KENTUCKY BLUEGRASS	30
KENTUCKY BLUEGRASS	10

EARLY SPRING OR LATE SUMMER SEEDING IS RECOMMENDED. SEEDING SCHEDULE SHOULD CONFORM WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, L.02.03.1 SEEDING DATES. PERMANENT SEEDING SHALL BE DURING THE APRIL 1 TO MAY 31 OR AUGUST 15 TO OCTOBER 15. TEMPORARY SEEDING MAY BE DONE ANYTIME BETWEEN MARCH 15 AND NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER OF RECORD. FERTILIZE AS REQUIRED BY SOIL TESTING TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS AND BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUMS FOR EACH VARIETY.

- TEMPORARY TREATMENTS SHALL CONSIST OF HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING. TEMPORARY HAY MULCH TO BE TACKED IN PLACE WITH NYLON MESH NETTING. SIDE SLOPES OF BASINS SHALL BE TREATED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKETS SUCH AS S150 OR APPROVED EQUAL. THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 2 TONS/ACRE.
- ALL SILT FENCE OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 202.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED.
- ALL AREAS PROPOSED TO BE VEGETATED THAT ARE DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENTLY SEEDED AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH MULCH. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STANDARD IS MAINTAINED. WELL ESTABLISHED VEGETATION SHALL BE MAINTAINED. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEED BY THE CONTRACTOR. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMIT OF WORK AS SHOWN ON THE PLANS.
- MAXIMUM PERMANENT GRADED SLOPE WITHIN THE SITE IS TO BE 3:1 UNLESS NOTED OTHERWISE.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN. 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 TO THE OWNER.
- REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE 1989 (REVISED 2014) AS A GUIDE.

- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 - 2"x2"x4"-6" (MAXIMUM) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 - 1"x1"x4"-6" (MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.



Silt Fence Detail
NOT TO SCALE

SIZING NOTE:

- DRYWELL SIZING USING TABLE 10/11 OF THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT

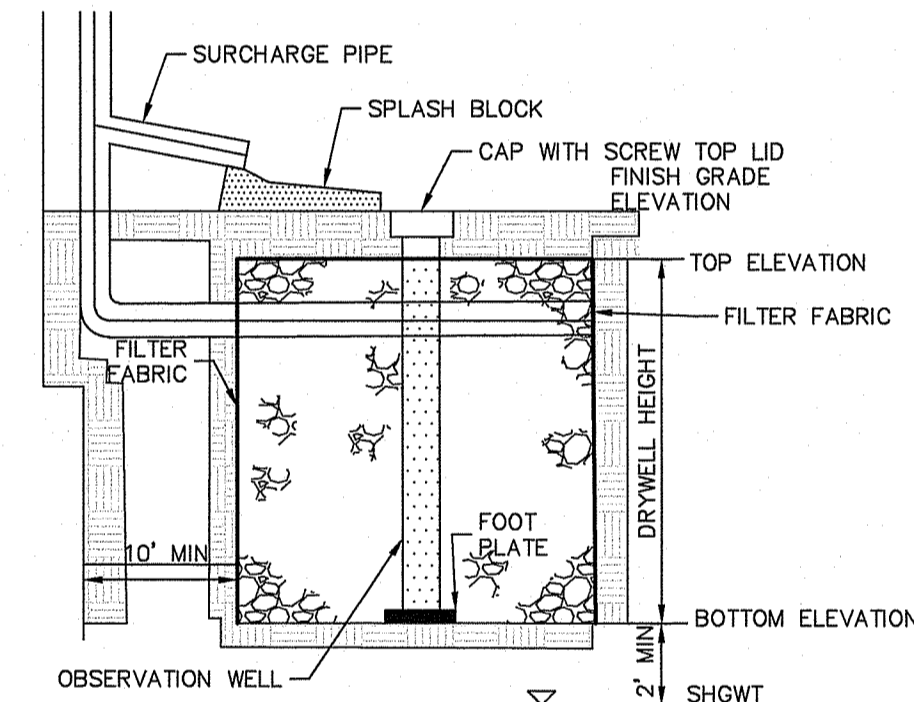
SIZING DATA

SOIL CONDITIONS = SANDY
DRYWELL DEPTH = 30" DEPTH

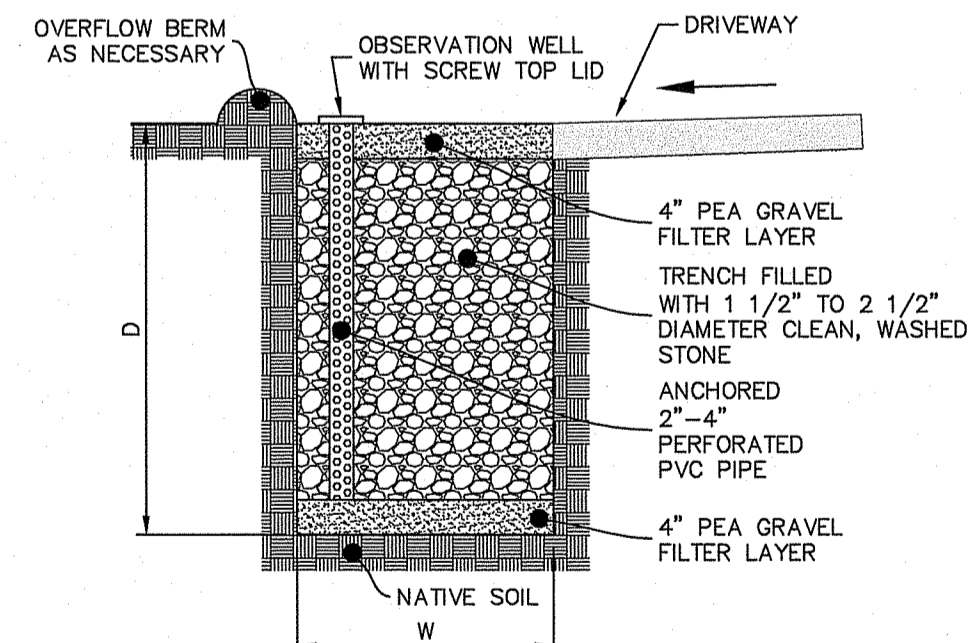
DRYWELL SIZING CALCULATION (A):

IMPERVIOUS AREA (GARAGE/DWELLING) = 1,568 SF

$$\frac{80 \text{ S.F. (DRYWELL SURFACE AREA)}}{1,000 \text{ S.F. (IMPERVIOUS SURFACE AREA)}} = \frac{X}{1,568} = 128 \text{ S.F. DRYWELL REQ.}$$
 DRYWELL AREA PROVIDED = 150 SF



RESIDENTIAL DRYWELL



LOCATION	TRENCH DEPTH (D)	TRENCH WIDTH (W)
INFILTRATION TRENCH	30"	24"

Stone Infiltration Trench

NOT TO SCALE

STONE TRENCH SIZING CALCULATION:

IMPERVIOUS AREA = 698 SF

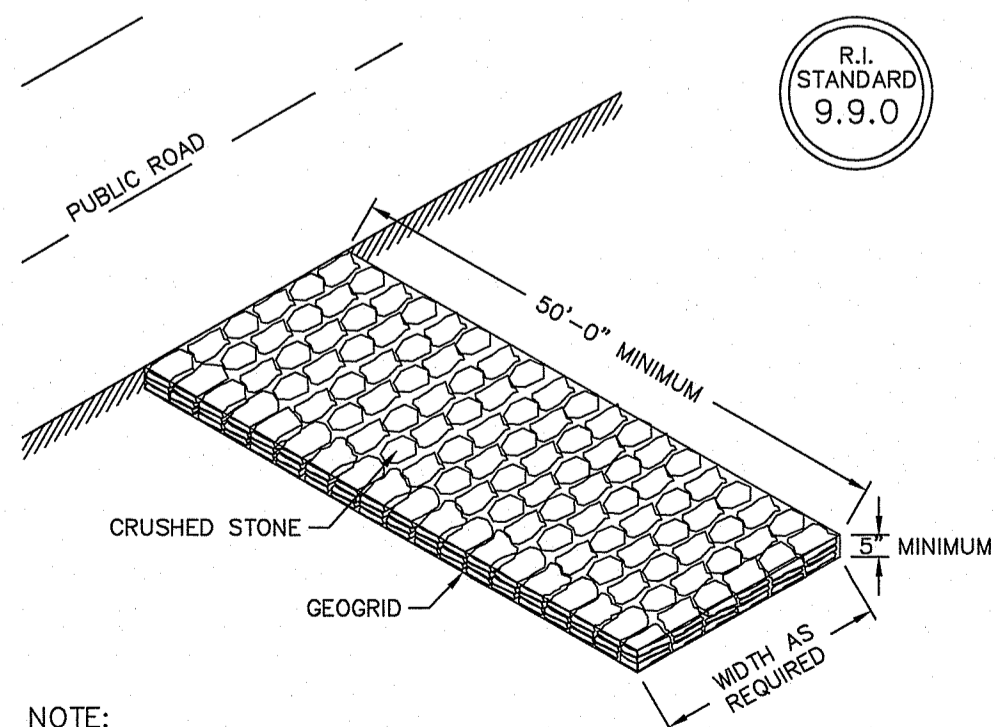
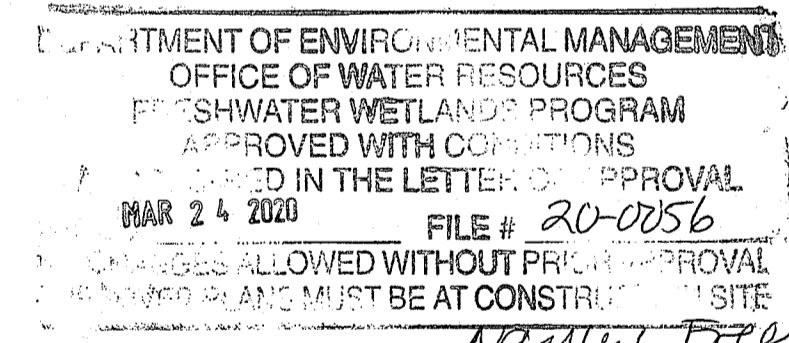
$$\frac{80 \text{ S.F. (DRYWELL SURFACE AREA)}}{1,000 \text{ S.F. (IMPERVIOUS SURFACE AREA)}} = \frac{X \text{ S.F.}}{698 \text{ S.F.}} = 56 \text{ S.F. STONE TRENCH REQUIRED}$$
 STONE TRENCH AREA PROVIDED = 63 SF

STRUCTURAL MEASURES

- POST-CONSTRUCTION RUNOFF WATER QUALITY IS IMPROVED UTILIZING A DRYWELL & DRIVEWAY STONE TRENCH. CONSTRUCTION OF THE BMP'S SHALL BE SUPERVISED BY THE PROJECT ENGINEER.
- A STONE STABILIZATION PAD IS LOCATED AT THE SITE ENTRANCE TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT OF WAY.
- SILT FENCE OR APPROVED EQUAL EROSION CONTROL BARRIER SHALL BE INSTALLED DOWNSTREAM OUTSIDE THE LIMITS OF ANY PROPOSED CONSTRUCTION AS SHOWN ON THE SITE PLANS AND PRIOR TO THE COMMENCEMENT OF THE PROPOSED ALTERATION.
- TEMPORARY BERMS AND / OR SWALES SHALL BE USED DURING CONSTRUCTION TO DIRECT SURFACE RUNOFF TO TEMPORARY SEDIMENTATION BASINS TO CAPTURE AND TREAT THE MAXIMUM AMOUNT OF STORM WATER.
- THE BMP'S ARE NOT TO BE USED AS SEDIMENTATION BASINS DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES (I.E. HEAVY MACHINERY) TO PREVENT COMPACTION. THE CONTRACTOR SHALL CONSTRUCT ANY SEDIMENTATION BASINS WHICH ARE REQUIRED TO MEET ALL GUIDELINES IN THE RHODE ISLAND SOIL EROSION SEDIMENT CONTROL HANDBOOK.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE OVERALL RESPONSIBILITY FOR STRUCTURAL MEASURE IMPLEMENTATION AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
- REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE USDS SOIL CONSERVATION SERVICE, ISSUED 1989 (REVISED 2014), AS A GUIDE.

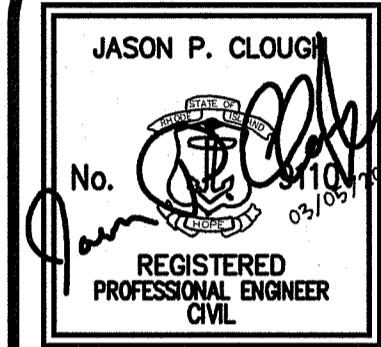
NON-STRUCTURAL MEASURES

- CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE ACCESS ROAD, UTILITY EASEMENTS AND AREAS TO BE GRADED.
- TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. A SEDIMENT BARRIER SHALL SURROUND ALL TOPSOIL STOCKPILES.
- ALL TYPES OF WASTE GENERATED AT THE SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND APPLICABLE REGULATIONS. CONSTRUCTION DEBRIS SHALL BE DISPOSED OF DAILY TO AVOID EXPOSURE TO PRECIPITATION.
- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE OVERALL RESPONSIBILITY FOR PLAN IMPLEMENTATION OF NON-STRUCTURAL MEASURES AND FOR SEEING THAT THE APPROPRIATE WORKERS ARE AWARE OF THE PROVISIONS OF THE PLAN.
- REFERENCE THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE, ISSUED 1989 (REVISED 2014), AS A GUIDE.



Construction Access
NOT TO SCALE

NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.



This plan set must not be used for construction purposes unless stamped/issued for construction and stamped by a registered Professional Engineer of DiPrete Engineering.
 DiPrete Engineering only warrants plans on a DiPrete Engineering stamp. DiPrete Engineering does not warrant plans by any other party.
 The contractor is responsible for all of the means, methods, safety precautions and arrangements for work conformance in the field. DiPrete Engineering is not responsible for any damages incurred due to locations of existing utilities.

No.	Date	Description	Drawn By: J.M.F.
1	3-5-2020	RDMA Submission	

DETAIL SHEET
James Street
 Assessor's Plot to Lots 152-156 West Warwick, Rhode Island
Simas Properties, LLC
 165 Lakehurst Drive, Coventry, Rhode Island 02816

Z:\Viemian\projects\0864-006-james street\autocad drawings\0864-006-plan.dwg Plotdate: 3/2/2020

DE JOB NO: 0864-006 Copyright: 2020 by DiPrete Engineering Associates, Inc.

DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com
Boston Providence Newport