

LOCATION MAP  
NOT TO SCALE

**LEGEND:**

- SUBJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING EDGE OF VEGETATION
- EXISTING STREAM BANK
- EXISTING FLOOD PLAN BOUNDARY
- EXISTING 100' RIVERBANK WETLAND
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN LINE
- EXISTING HYDRANT
- EXISTING CATCH BASIN
- PROPOSED LIMIT OF DISTURBANCE (LOD) STAKED COMPOST SOCK

**NOTES:**

- EXISTING CONDITIONS FIELD WORK PERFORMED IN MAY / JUNE 2022
- VERTICAL DATUM IS NAVD88
- UTILITIES SHOWN HAVE BEEN PROVIDED BASED UPON THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY IN THE FIELD EXACT LOCATIONS PRIOR TO COMMENCING WITH THE WORK.
- PROPERTY LINES ARE BEST FIT AND SHALL BE CONSIDERED APPROXIMATE
- TOTAL LIMIT OF DISTURBANCE = 37,808 SF

**FLOOD NOTE:**

A SMALL PORTION OF THE PROPERTY LIES WITHIN A "AREAS WITHIN THE 0.01% CHANCE FLOODPLAIN". WHILE THE MAJORITY OF THE SITE LIES WITHIN ZONE X "AREAS TO BE DETERMINED ARE OUTSIDE OF THE 0.02% CHANCE FLOOD PLAN" AS SHOWN ON FIRM MAP, TOWN OF JOHNSTON, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY MAP NUMBER 44007C0311H, REVISED OCTOBER 2, 2015.

**GENERAL NOTES:**

- EXISTING CONDITIONS AND SURVEY LOCATION WORK PERFORMED BY OTHERS AND PROVIDED TO MILLSTONE.
- VERTICAL DATUM IS BASED UPON NAVD 88.
- 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 THE TOWN OF JOHNSTON PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- 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).
- 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.

**EROSION CONTROL and SOIL STABILIZATION PROGRAM:**

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
- 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.
- ALL TEMPORARY EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- 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.18.02.
- 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:

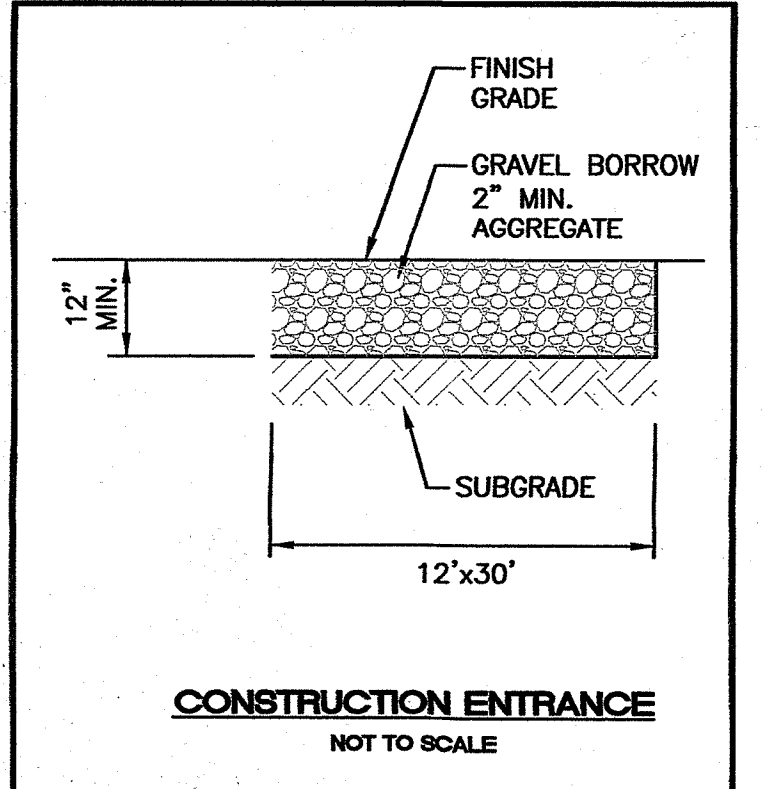
TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE: 100 LBS/ACRE

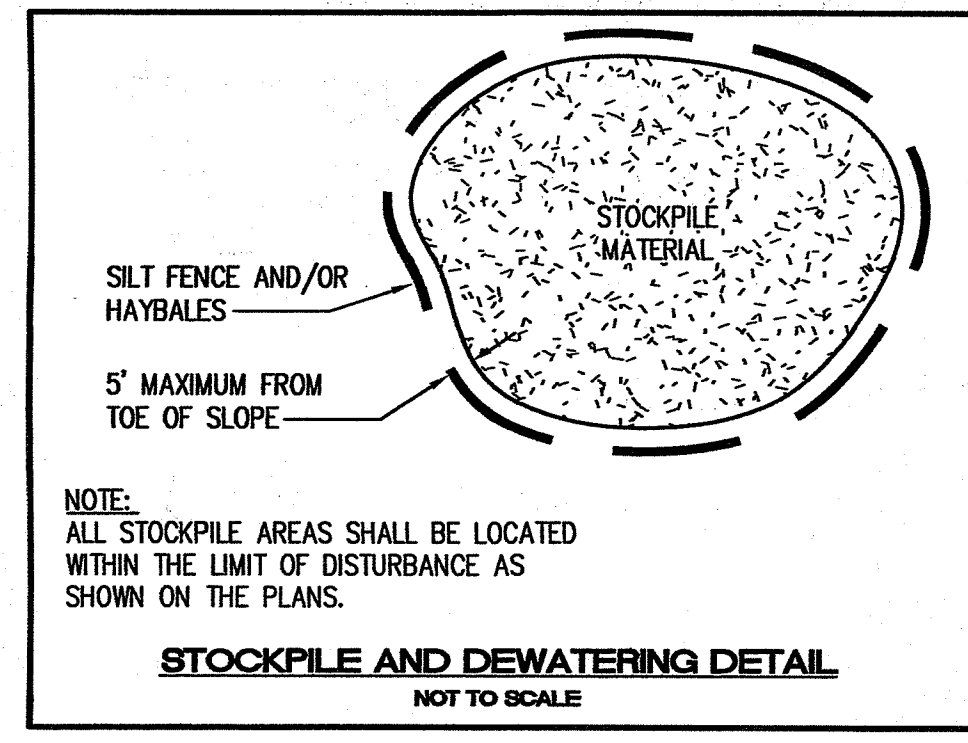
- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLANS. 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 SILTFENCE. (SEE DETAIL).
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

**SEDIMENTATION CONTROL PROGRAM:**

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
- BANKS OR SLOPES OVER 5% 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 AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- 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.
- REFERENCE THE "SILT SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.



CONSTRUCTION ENTRANCE  
NOT TO SCALE



NOTE:  
ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLANS.

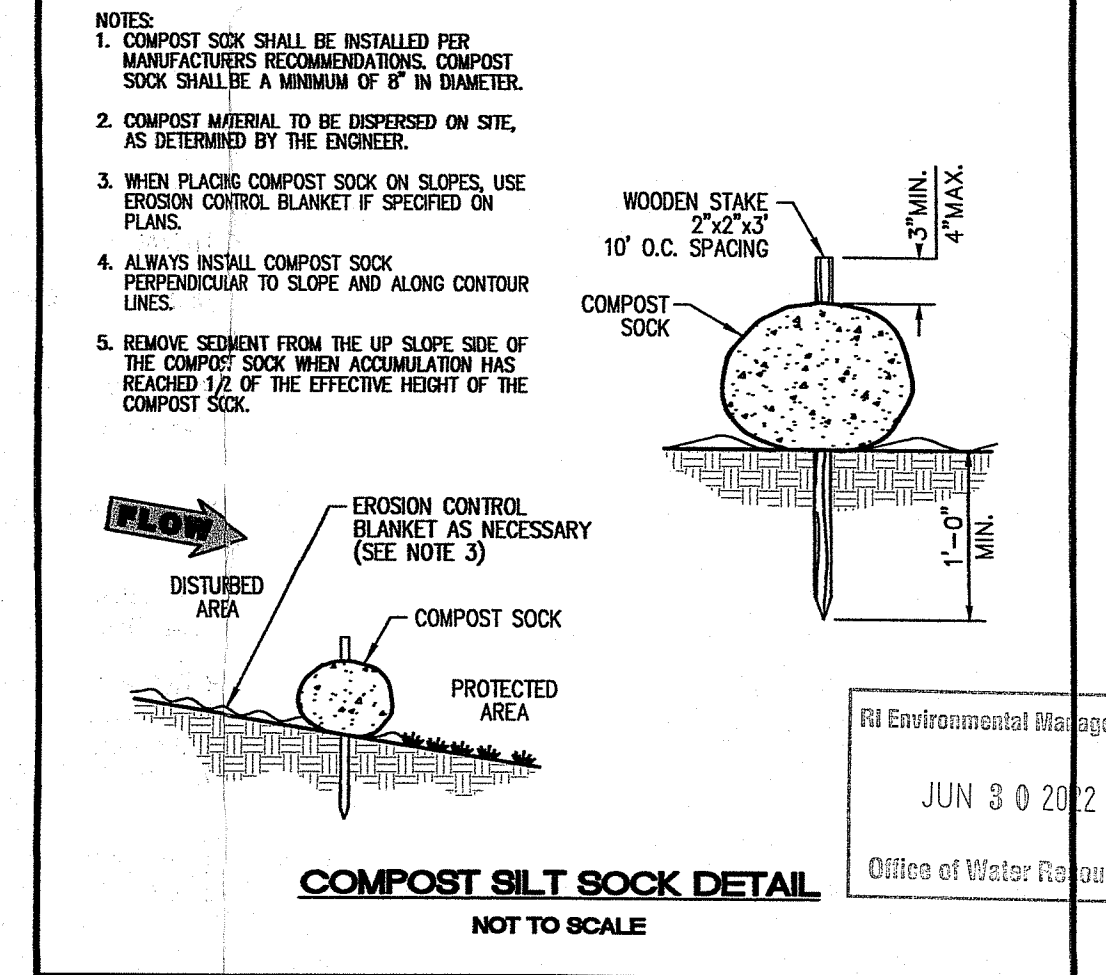
STOCKPILE AND DEWATERING DETAIL  
NOT TO SCALE

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION**  
PRODUCT SELECTION AND SPECIFICATION DRAWING

**INSTALLATION:**

- REMOVE GRATE.
- DEEP FLEXSTORM INLET FILTER INTO LIP OF CURB OR CONCRETE TO FULL DEPTH OF STRUCTURE.
- REPLACE GRATE.

**FILE STORM CATCH IT**



COMPOST SILT SOCK DETAIL  
NOT TO SCALE

PERMIT SET - NOT FOR CONSTRUCTION

NO.	DATE	REVISION

JEFFREY C. HANSON  
No. 5239  
REGISTERED PROFESSIONAL ENGINEER

**MILLSTONE ENGINEERING, P.C.**  
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250 Centerville Road, Building E-12  
Warwick, Rhode Island 02886  
p. (401) 921-3344 f. (401) 921-3303  
www.MillstoneEng.com

**EXISTING CONDITIONS / SITE PREPARATION PLAN**

AP 4, LOT 311  
64 MILL STREET  
JOHNSTON, RI

PREPARED FOR:  
**GERANSKYE REAL ESTATE INVESTMENTS LLC**

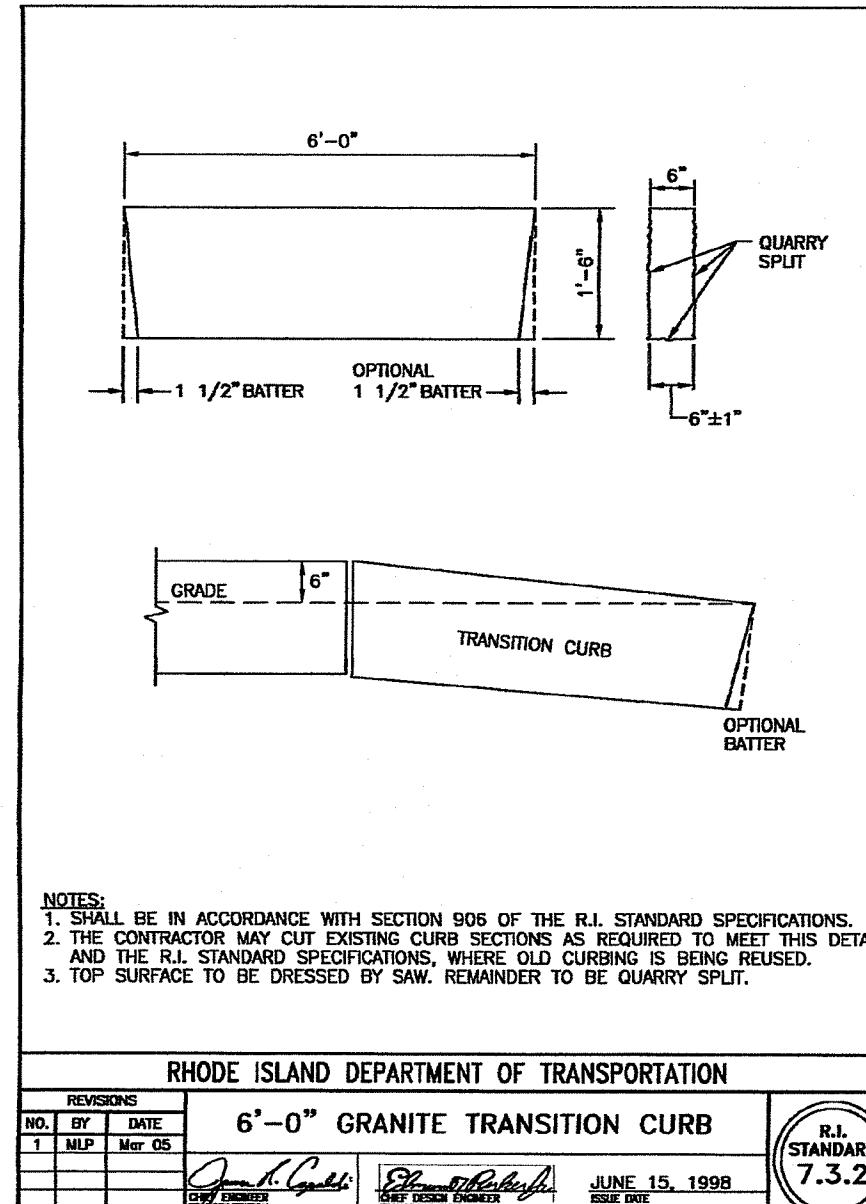
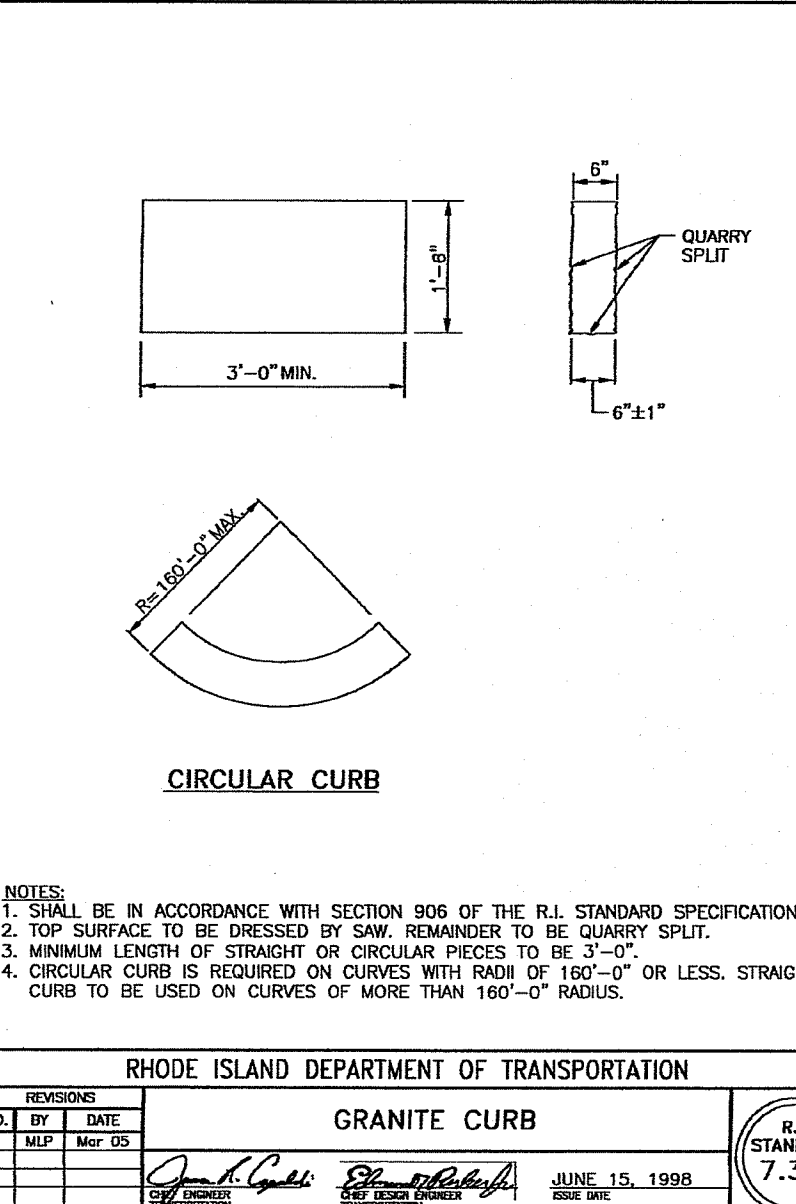
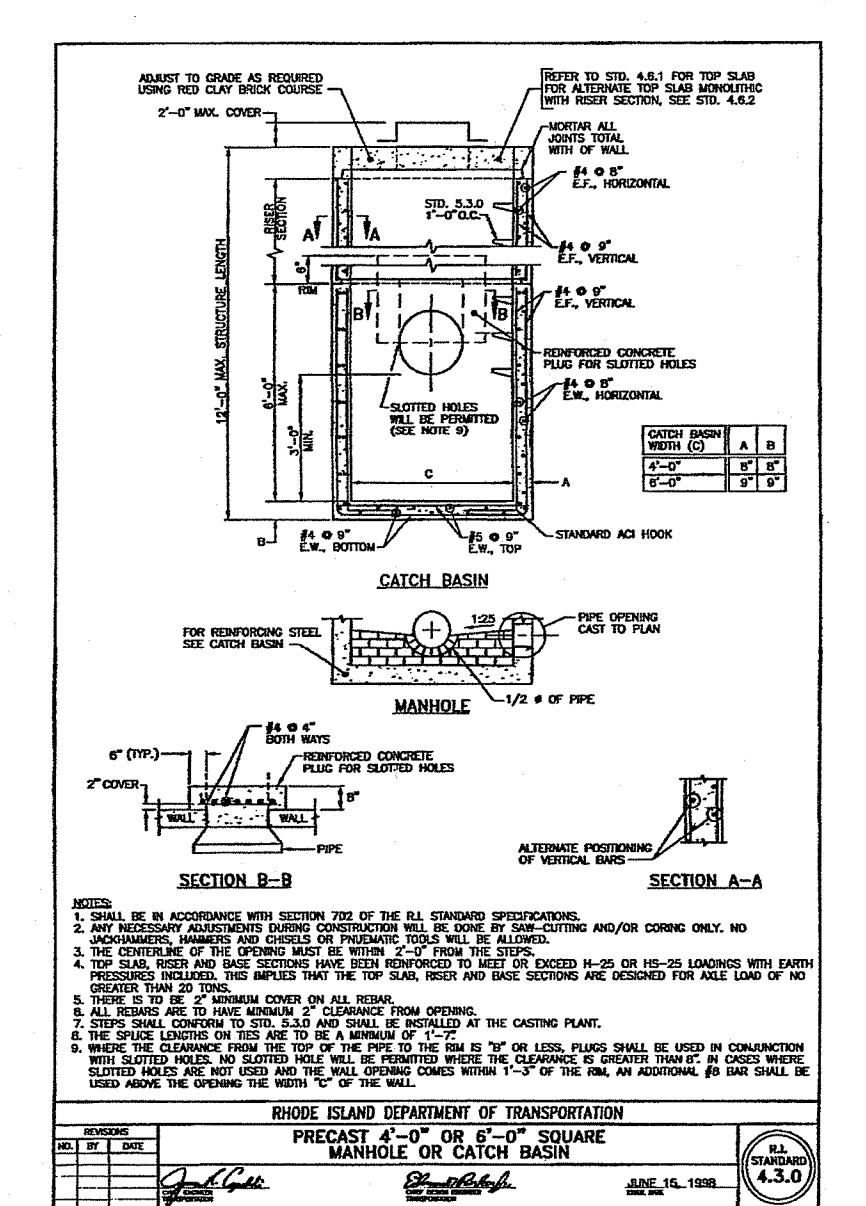
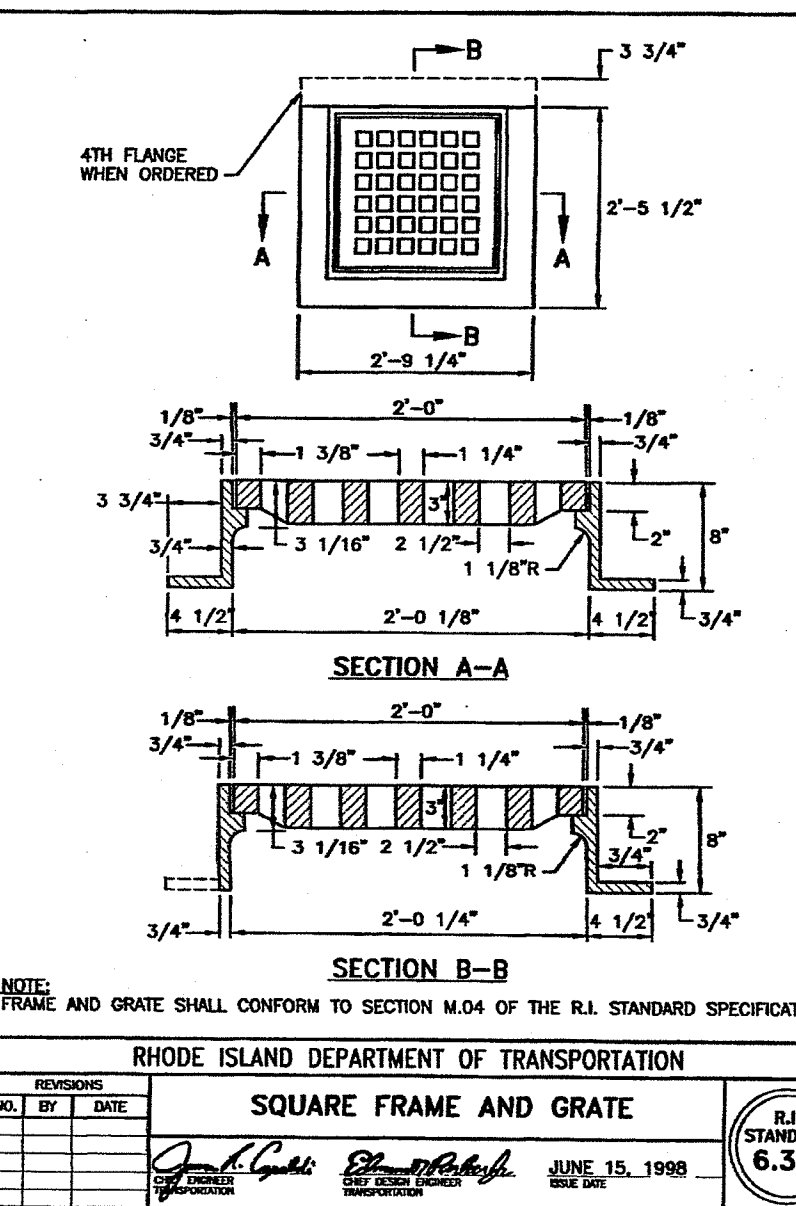
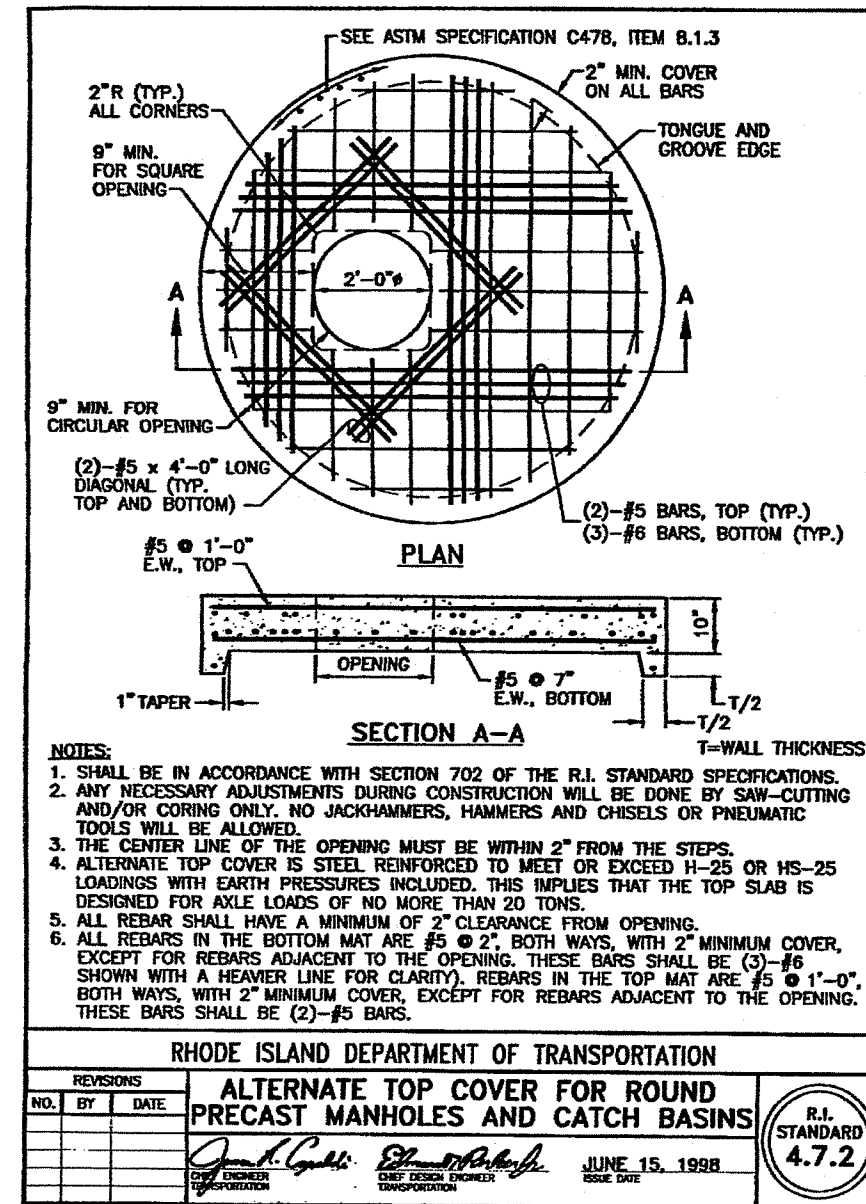
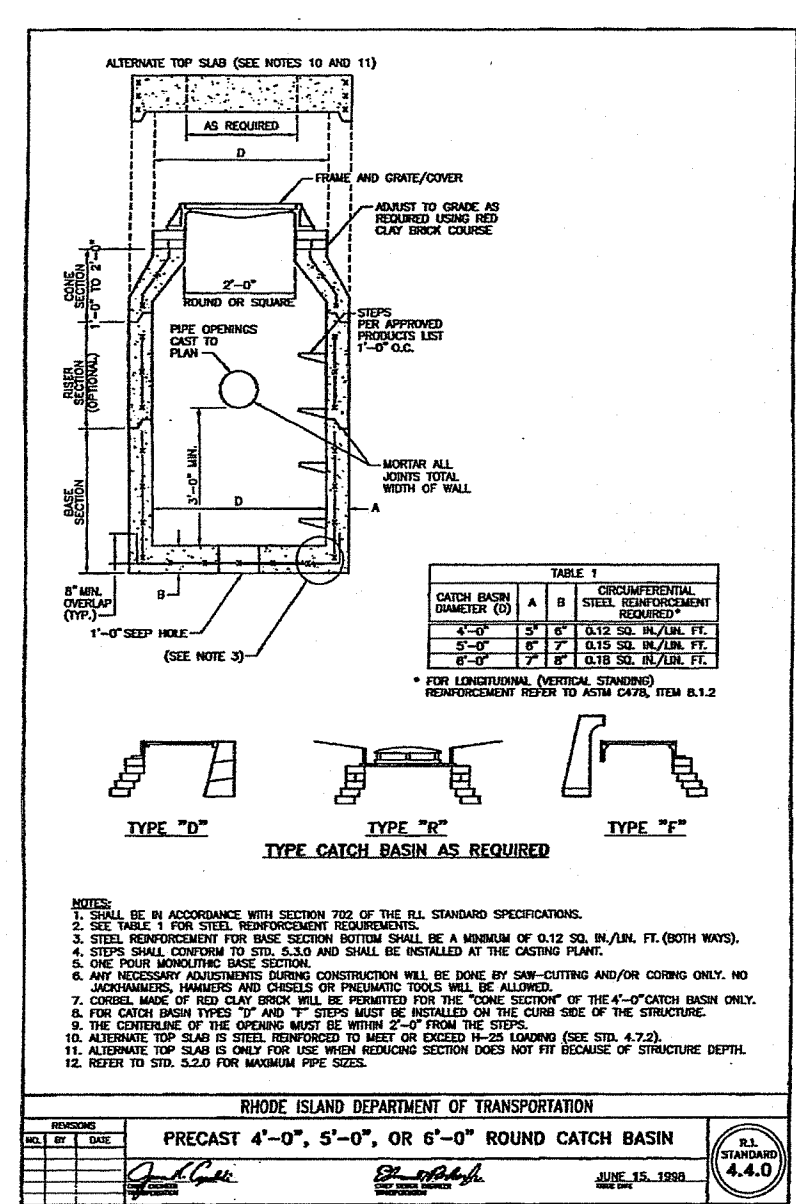
SCALE: 1" = 20'  
JUNE 2022

Drawn By: MJV  
Checked By: JCH  
Sheet

**1**  
of 3

FILE NO: 21.431.642





- ### CONSTRUCTION SEQUENCE / NARRATIVE
- OBTAIN APPLICABLE PERMITS.
  - NOTIFY ALL APPROPRIATE STATE, REGIONAL AND TOWN DEPARTMENTS PRIOR TO THE START OF CONSTRUCTION.
  - BEGIN CONSTRUCTION.
  - CONSTRUCT CONSTRUCTION ACCESS.
  - INSTALL SILT SOCK LINE OR EQUAL.
  - CLEAN, GRUB, AND STOCKPILE TOPSOIL (IF REQUIRED).
  - EXCAVATE / PLACE COMPACTED FILL IN ACCORDANCE WITH THE GRADING PLAN.
  - BEGIN PROPOSED STORM DRAINAGE SYSTEM, WORK DOWNSTREAM TO UPSTREAM. PLACE INLET PROTECTION WHERE REQUIRED.
  - BEGIN PARKING AREA CONSTRUCTION.
  - INSTALL UTILITIES IN ACCORDANCE WITH THE UTILITY PLAN.
  - INSTALL PAVEMENT.
  - FINE GRADE, SPREAD TOPSOIL, SEED AND STABILIZE EXPOSED EARTH.
  - CLEAN / FLUSH STORM DRAINAGE SYSTEM.
  - ONCE SEEDS GERMINATE AND EARTH IS STABILIZED, REMOVE SILT SOCK LINE AND INLET PROTECTION.
  - END CONSTRUCTION.

- ### BMP CONSTRUCTION SEQUENCES:
- GENERAL:**
- GREAT CARE SHALL BE GIVEN TO THE AREAS WHERE STRUCTURES WHICH REQUIRE INFILTRATION AS A MECHANISM FOR STORMWATER TREATMENT AND/OR DISPOSAL ARE PROPOSED PRIOR TO THEIR CONSTRUCTION. NO INFILTRATION STRUCTURE SHALL BE CONSTRUCTED NOR ACCEPT RUNOFF UNTIL UP-SLOPAGED AREAS OF THE WATERSHED HAVE BEEN CONSTRUCTED AND FULLY STABILIZED SO AS TO HAVE NO POTENTIAL FOR SEDIMENT OR SILT DEPOSITION. ALSO, ONCE THE ENTIRE SITE IS STABILIZED ALL SEED MEASURES SHALL BE REMOVED.
- 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 SANDY LOAM 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 COMPLEMENT OR UPGRADE EXISTING CONDITIONS.
- SAND FILTER:**
- EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
  - INSTALL 6" OF SAND AND ROTO-TILL TO MIX INTO THE SUBSOIL INTERFACE
  - SAND FILTER SAND SHALL BE ASTM C33 CONCRETE SAND
  - INSTALL REMAINDER OF SAND
  - INSTALL NON-WOVEN GEOTEXTILE
  - INSTALL 24" WASHED CRUSHED STONE & PERFORATED DISBURSAL AREA
  - INSTALL NON-WOVEN GEOTEXTILE
  - LOAM AND SEED PER DETAILS WITH PERMANENT SEED MIXTURE & DRAINS
- STORMWATER COLLECTION AREA:**
- EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
  - INSTALL OUTLET CONTROL STRUCTURES AND PIPING SYSTEM
  - LOAM AND SEED ACCORDINGLY WITH PERMANENT SEED MIXTURE
  - INSTALL RIPRAP SWALE AS CALLED FOR

- ### CONSTRUCTION MAINTENANCE:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR TO ALL DRAINAGE STRUCTURES AND RELATED APPURTENANCES ON THE SITE DURING CONSTRUCTION AND FOR A MAXIMUM OF ONE (1) YEAR FOLLOWING COMPLETION OF CONSTRUCTION, AT WHICH TIME THE DRAINAGE STRUCTURES AND APPURTENANCES ARE TO BE ACCEPTED BY THE ENGINEER AND THE OWNER, AS FOLLOWS:
- ALL CATCH BASINS AND STORM DRAIN PIPES SHALL BE CLEANED OF SEDIMENT, STORMWATER BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED ON THE CONSTRUCTION DRAWINGS.
  - INSPECTION OF THE BASIN AND ALL INLET AND OUTLET STRUCTURES SHALL BE PERFORMED ON A WEEKLY BASIS, PREFERABLY DURING A STORM EVENT TO INSPECT FOR PROPER FUNCTIONALITY 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 ACCEPTANCE.
  - 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 DAILY, INCLUDING INLET AND OUTLET STRUCTURES.
  - 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 REPORT.
  - PAVEMENT SWEEPING SHALL BE PERFORMED UPON COMPLETION OF THE PROJECT.
  - WATER SHALL BE USED TO MOISTEN EXPOSED SOIL SURFACES PERIODICALLY. AN ADEQUATE AMOUNT SHOULD BE USED TO CONTROL DUST.

- ### POLLUTION PREVENTION PLAN:
- GENERAL:**
- LONG-TERM MANAGEMENT OF THE POLLUTION PREVENTION PLAN SHALL BE THE RESPONSIBILITY OF THE OWNER / OPERATOR.
- OWNER: GERANSKYE REAL ESTATE INVESTMENTS LLC  
634 PLAINFIELD STREET  
PROVIDENCE RI 02909
- THE CONTRACTOR SHALL MANAGE 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 WHERE APPROPRIATE.
  - STREET SWEEPING SHALL BE PERFORMED ON AN ANNUAL BASIS.
  - PET WASTE DISPOSAL STATIONS SHALL BE PROVIDED WHERE APPLICABLE.
- SNOW DISPOSAL AND DEICING:**
- NO SAND AND DEICING MATERIALS SHALL BE STORED ON THE SITE.
  - SNOW REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH RIDEM'S SNOW DISPOSAL POLICY.
- DRIVEWAY AND PARKING LOT SEALANTS:**
- ON STANDARD ASPHALT AREAS, 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 IN AND AROUND THE STORMWATER FACILITY MUST BE COLLECTED AND DISPOSED OF OFF SITE.
  - LAWN HEIGHTS WITHIN THE BMP'S SHALL BE KEPT AT A 4-6" HEIGHT.
  - FERTILIZER AND WATERING DEMANDS SHOULD BE HAVE PROFESSIONAL OVERSIGHT AND BOTH USES MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

### LONG-TERM MAINTENANCE SCHEDULE (O&M):

LONG-TERM MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE COMPLETED BY THE APPLICANT/OPERATOR UNDER A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT.

OWNER: GERANSKYE REAL ESTATE INVESTMENTS LLC  
634 PLAINFIELD STREET  
PROVIDENCE RI 02909

THE CONTRACTOR / OPERATOR SHALL MAINTAIN ALL DRAINAGE COMPONENTS DURING AND DIRECTLY AFTER CONSTRUCTION. ALL OPERATIONAL MAINTENANCE REQUIREMENTS WILL BE RECORDED ON THE TITLE.

OPERATOR / CONTRACTOR: DEFAULTS TO OWNER UNTIL HOMEOWNERS' ASSOCIATION HAS BEEN CREATED

THE ENTIRE STORMWATER SYSTEM SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PROCESS.

THE ENTIRE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED ON A BI-ANNUAL BASIS FOR GENERAL PROBLEMS AND TO ENSURE PROPER FUNCTION AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YR, 24-HR TYPE III PRECIPITATION EVENT (2.7").

**SEDIMENT TRAP:**

- INSPECT ALL STRUCTURAL COMPONENTS, SUCH AS PIPES, WEIRS, WALLS, ORIFICE STRUCTURES AND SPILLWAY STRUCTURES FOR DEFECTS. IF ANY ARE FOUND, THEY MUST BE REPAIRED IMMEDIATELY.
- INSPECT FOR SEDIMENT ACCUMULATION AND IT SHALL BE REMOVED IF IT REACHES 24" (25% OF THE STORAGE VOLUME).
- INSPECT AND CLEAN THE FLEXSTORM INLET FILTER. INSPECT THE SEDIMENT TRAP FOR TRASH AND DEBRIS IF ANY IS FOUND SCHEDULE TO HAVE IT REMOVED IMMEDIATELY.

**SAND FILTER:**

- INSPECT EACH INLET AND OUTLET FOR DEFECTS. IF ANY ARE FOUND, THEY MUST BE REPAIRED IMMEDIATELY.
- INSPECT EACH INLET FOR TRASH / DEBRIS. IF ANY IS FOUND AN ANALYSIS OF HOW IT PASSED THE SEDIMENT TRAP SHALL BE UNDERTAKEN AND ANY DEFECTS IN THAT STRUCTURE BE REPAIRED / CORRECTED IMMEDIATELY.
- THE FACILITIES SHALL BE INSPECTED ANNUALLY TO ENSURE FILTRATION RATES ARE BEING MET. IF STANDING WATER IS OBSERVED FOR MORE THAN 48 HOURS WITHIN THE SAND FILTERS AFTER A RAIN EVENT, THE FILTER SHALL BE EXCAVATED AND REPAIRED. THIS MAY ENTAIL THE REMOVAL AND REPLACEMENT OF THE FILTER FABRIC BELOW, THE REPLACEMENT OF THE TOP 6 INCHES OF THE SAND FILTER AND THE RECONSTRUCTION OF THE FILTER FROM THERE UP.
- INSPECT EACH OUTLET FOR TRASH / DEBRIS. IF ANY IS FOUND IT SHALL BE SCHEDULED FOR REMOVAL IMMEDIATELY.

**STORMWATER COLLECTION AREA:**

- THE FACILITIES SHALL BE INSPECTED ANNUALLY FOR EROSION, GULLING OR DAMAGE AND CLEANED OF DEBRIS AND TRASH
- NOW GRASSES TO MAINTAIN A 4-6" STRONG STAND OF TURF. ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
- AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY
- INLETS AND OUTLETS SHALL BE CLEARED OF DEBRIS AS NEEDED

**ESTIMATED O&M BUDGET & FUNDING SOURCE:**

THE PROJECT OPERATOR WILL BE THE PROJECT OWNER UNTIL THE HOMEOWNERS' ASSOCIATION HAS BEEN CREATED. ONCE THE HOMEOWNERS' ASSOCIATION HAS BEEN CREATED, IT SHALL BE RESPONSIBLE FOR FUNDING THE O&M BUDGET.

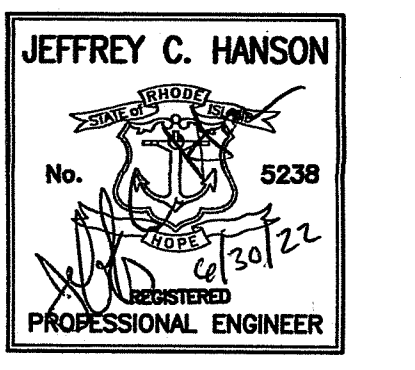
ESTIMATE OF O&M BUDGET:

BI-ANNUAL INSPECTIONS:	\$1000 EA x 2	\$2,000
BI-WEEKLY MOWING:	\$200 EA x 13	\$2,600
MISC. REPAIRS:	\$1,000	\$1,000
ADDITIONAL INSPECTIONS:	\$1,000 EA x 2	\$2,000
TOTAL ESTIMATE:		\$7,600 / YR

FILTRATION REPAIR (IF NEEDED) \$7,500 EA \*

- IT IS NOT EXPECTED THAT THIS TYPE OF REPAIR WILL BE NECESSARY PROVIDED THE O&M PLAN IS FOLLOWED.

NO.	DATE	REVISION

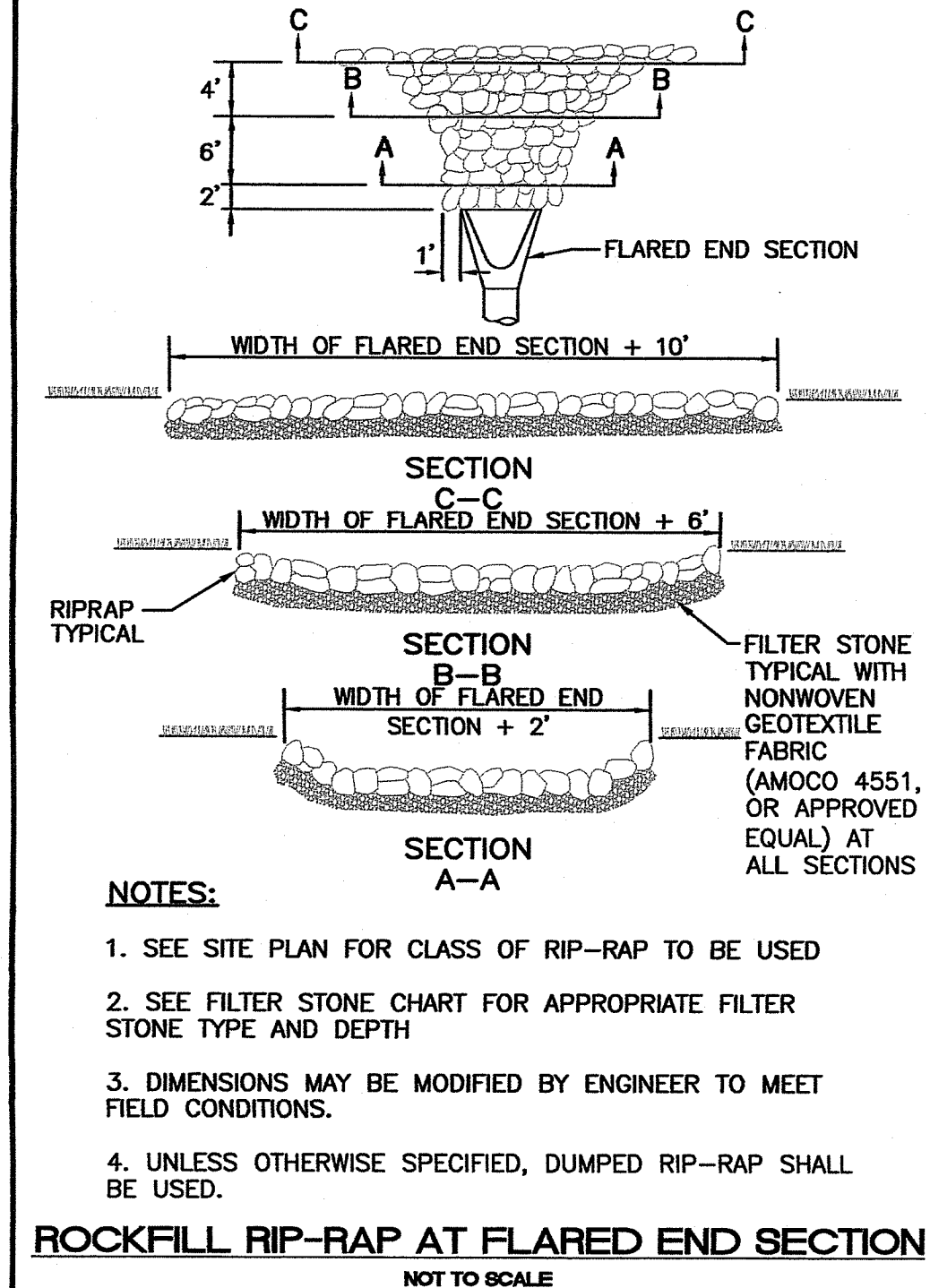
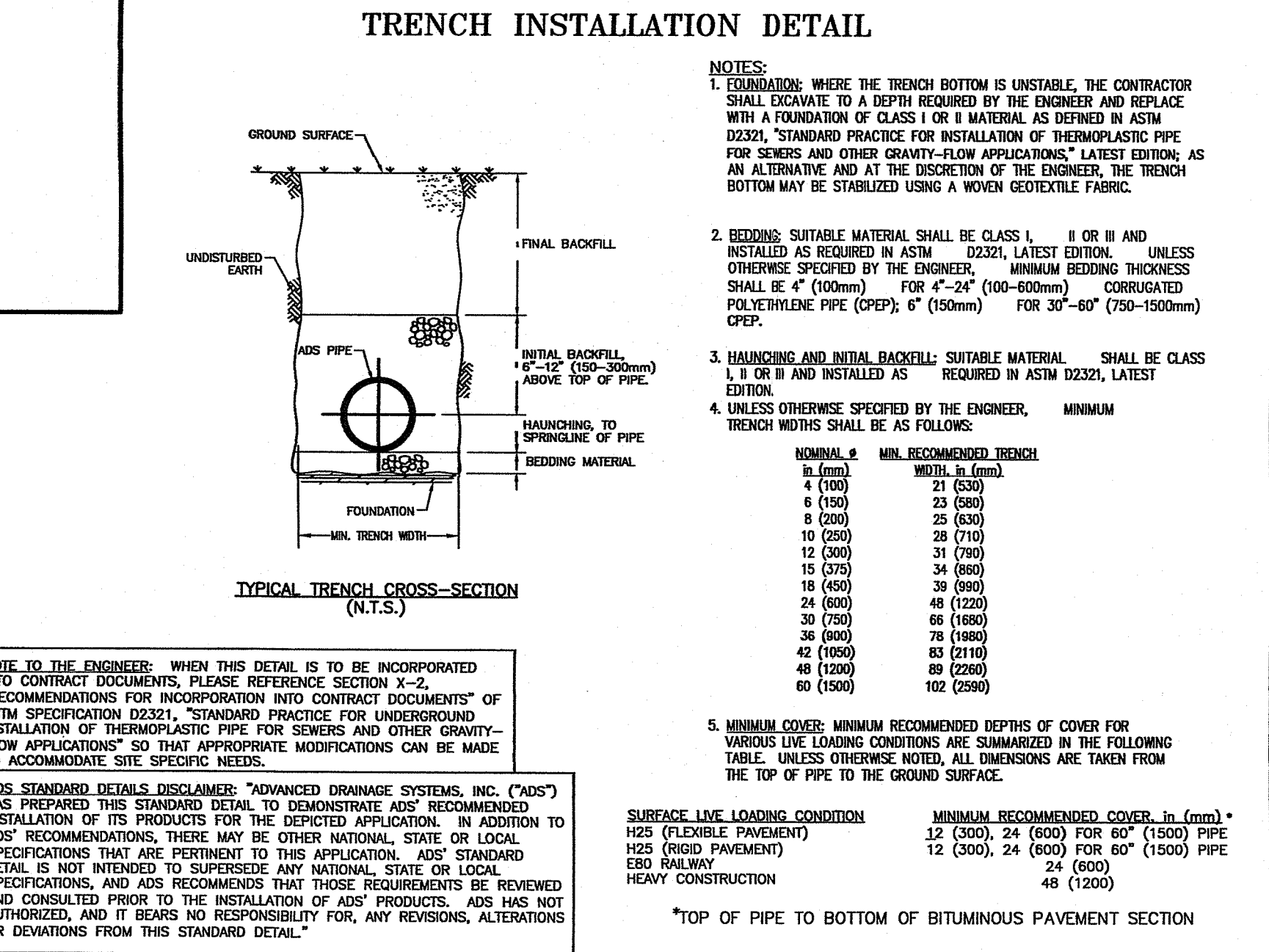


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Warwick, Rhode Island 02886

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www.IllstoneEng.com

RI Environmental Management  
JUN 30 2022  
Office of Water Resources



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: NOV 2 2022 FILE #: 22-0325

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Adrian J. Freeman*

### NOTES & DETAILS

AP 4, LOT 311  
64 MILL STREET  
JOHNSTON, RI

PREPARED FOR:  
GERANSKYE REAL ESTATE INVESTMENTS LLC

SCALE: AS SHOWN  
JUNE 2022

Drawn By: MJV  
Checked By: JCH  
Sheet  
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FILE NO: 21.431.642