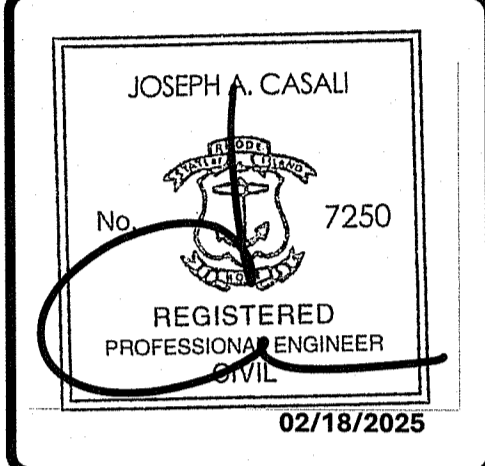
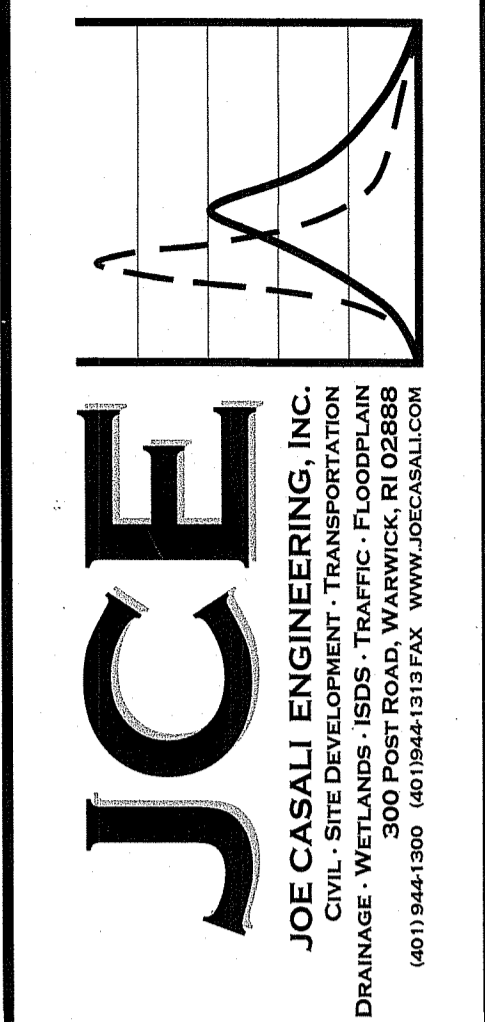


# SITE IMPROVEMENT PLANS for a Proposed 19,575 SF SELF STORAGE FACILITY

1357 HARTFORD AVENUE  
JOHNSTON, RHODE ISLAND  
AP 20-2, LOT 25

ZONING DISTRICT: GENERAL BUSINESS B-2 DISTRICT (B-2)



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

NOTE PER DEM:  
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

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

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED: APR 17 2025 FILE #: 22-0451  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Nancy L. Freeman*

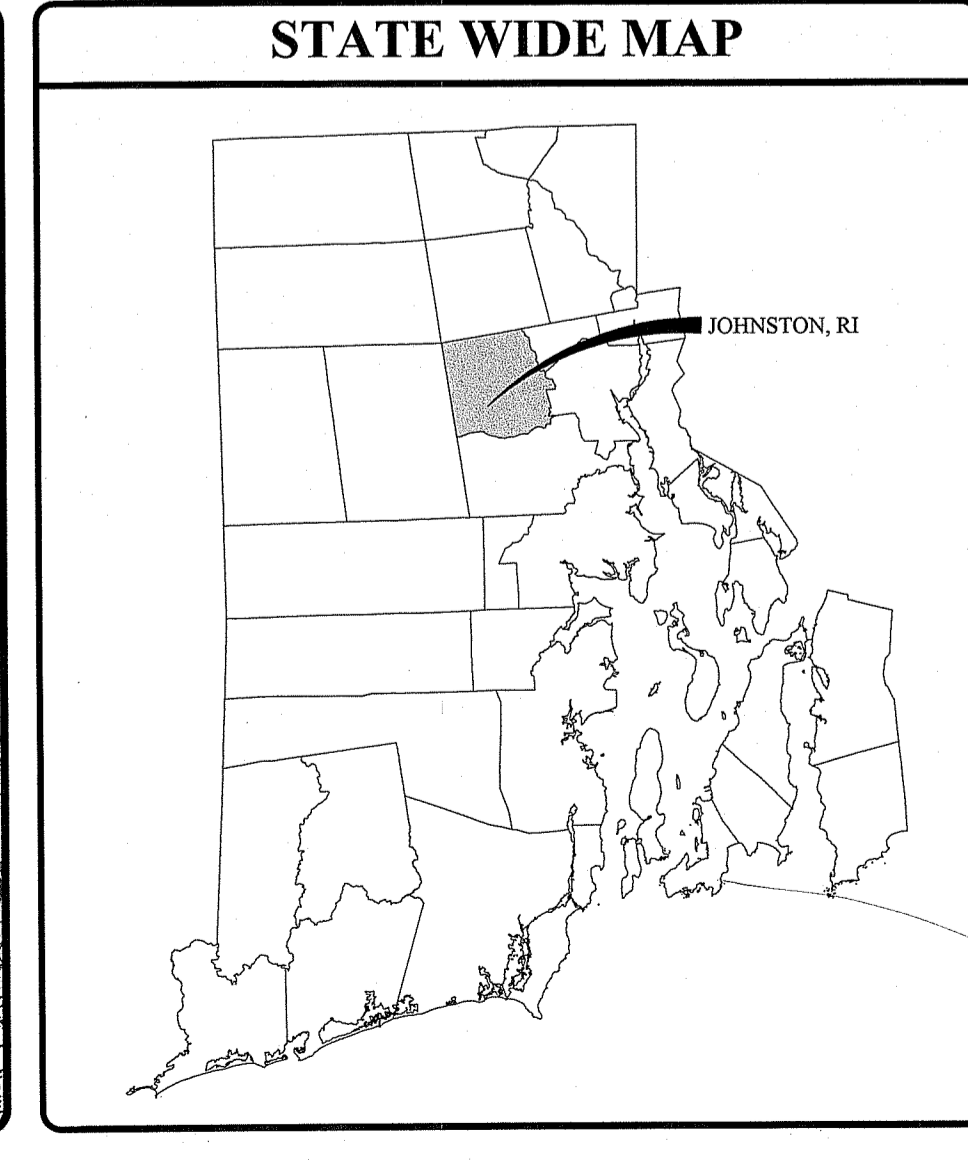
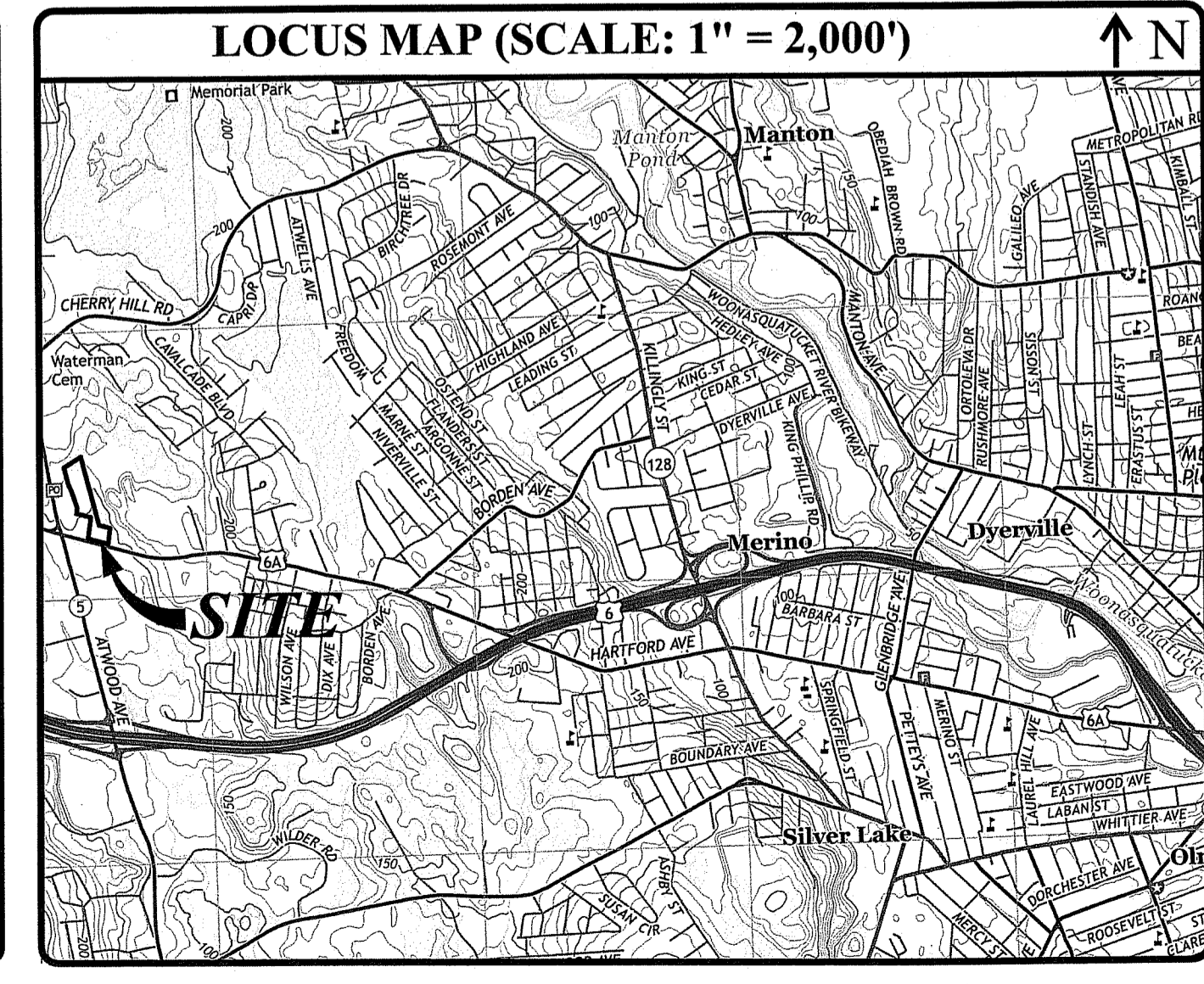
**APPROVALS:**  
TOWN OF JOHNSTON PLANNING BOARD: MASTER PLAN APPROVAL - (DECEMBER 7, 2021)  
TOWN OF JOHNSTON PLANNING BOARD: PRELIMINARY PLAN WITH GRANTING OF SPECIAL USE PERMIT AND DIMENSIONAL RELIEF FOR PARKING (JANUARY 10, 2023)

**FILINGS:**  
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - PRELIMINARY DETERMINATION (PD) APPLICATION  
TOWN OF JOHNSTON ENGINEERING REVIEW  
TOWN OF JOHNSTON FIRE DEPARTMENT

**PROPOSED 19,575 SF  
SELF-STORAGE FACILITY  
1357 HARTFORD AVENUE  
JOHNSTON, RHODE ISLAND  
AP 20-2, LOT 25**

Q:\03-16-Chris Colando\03-16u Luigs Storage Facility (Senior Living)\CAD\Luigs Storage Facility (DEM RTC) - R7.dwg Feb. 18, 2025 11:59am

PROJECT TEAM			
<b>OWNER/ APPLICANT:</b>	NATIONAL DEVELOPMENT GROUP LLC 481 ATWOOD AVENUE JOHNSTON, RI 02919 PHONE: 401-861-7788	<b>LAND SURVEYOR:</b>	DAVID D GARDNER & ASSOCIATES, INC. 200 METRO CENTER BLVD WARWICK, RI 02886 PHONE: 401-738-3200
<b>CIVIL:</b>	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313	<b>WETLAND BIOLOGIST:</b>	NATURAL RESOURCE SERVICES, INC. 180 TINKHAM LANE HARRISVILLE, RI 02830 PHONE: 401-568-7390
		<b>LANDSCAPE ARCHITECT:</b>	DIANE C. SOULE & ASSOCIATES, ASLA 422 FARNUM PILE SMITHFIELD, RI 02917 PHONE: 401-231-0736



INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & SITE PREPARATION PLAN
4	SITE PLAN
5	GRADING & DRAINAGE PLAN
6	RHODE ISLAND STANDARD DETAILS
7	CIVIL DETAILS

REFERENCE PLAN:  
LIMITED CONTENT BOUNDARY SURVEY PREPARED BY DAVID D GARDNER & ASSOCIATES, INC., JANUARY 2018

REVISIONS:		
NO.	DATE	DESCRIPTION
RI	11/2022	PRELIMINARY PLAN
R2	12/2023	RIDEM RTC
R3	06/2024	RIDEM RTC
R4	10/2024	RIDEM RTC
R5	1/2025	RIDEM RTC
R6	2/2025	RIDEM RTC

DESIGNED BY: WMLJR  
DRAWN BY: SEPSD  
CHECKED BY: JAC  
DATE: AUGUST 2022  
PROJECT NO: 03-16u

PRELIMINARY, NOT FOR CONSTRUCTION

**COVER SHEET**

**SHEET 1 OF 7**

RIDEM Copy

**GENERAL NOTES:**

- 1. CLASS I PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY DAVID GARDNER & ASSOCIATES, INC., 200 METRO CENTER BLVD, WARWICK, RI 02886 IN JANUARY 2018.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
3. THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF JOHNSTON, COMMUNITY PANEL NO. 44007C0283H, EFFECTIVE OCTOBER 2, 2015. FEMA HAS NOT PUBLISHED ANY DATA FOR THE PERENNIAL STREAM LOCATED ON THE WESTERLY SIDE OF THE SUBJECT PARCEL. THE INTERMITTENT STREAM FALLS UNDER THE JURISDICTION OF RIDEM AND IS AFFORDED A 100-FT RIVERBANK WETLAND.
4. SOILS EXISTING ON THE SITE CONSISTS OF RIDGEBURY, LEICESTER AND WHITMAN SOILS, 0-8 PERCENT SLOPES, EXTREMELY STONY (Rf), URBAN LAND, (U), AND WOODBRIDGE FINE SANDY LOAM, 0-8 PERCENT SLOPES, VERY STONY (W6b).
5. FRESHWATER WETLANDS WERE DELINEATED BY NATRUAL RESOURCE SERVICES, INC. IN APRIL 2022.
6. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE POCASSET RIVER WATERSHED (RIDEM INVENTORY #010900040608). THERE ARE NO EXTRAORDINARY OR UNUSUAL FEATURES ON THE SUBJECT SITE.
7. TELEPHONE, ELECTRIC AND WATER SERVICES ARE AVAILABLE FROM WITHIN HARTFORD AVENUE.

**SITE NOTES:**

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (RD) OF ALL MATERIALS INDICATED ON THE PLANS.
2. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
3. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
4. ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
5. THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
7. ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
8. WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND THE TOWN AT NO ADDITIONAL COST TO THE OWNER.
9. ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
10. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
11. THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
12. ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
13. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
14. ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
15. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
16. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AUGUST 2024 (WITH LATEST REVISIONS AND ADDENDA) AND THE RIDOT STANDARD DETAILS, OCTOBER 2022 (WITH LATEST REVISIONS AND ADDENDA).

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- 1. THE SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
2. THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
3. ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH SILT SACK SEDIMENT TRAPS AND/OR STRAW WATTLES DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) OUTLET PROTECTION (STAKED HAYBALE OR STAKED HAYBALE WITH SILT FENCE) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND OF VEGETATION IS MAINTAINED.
5. ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
7. THE SILT FENCE SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. WEEKLY INSPECTION REPORTS SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECTS SOIL EROSION AND SEDIMENTATION CONTROL PLAN (SESCP). THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SILT FENCE AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE BECOMES FILLED WITH SEDIMENTS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE ENGINEER, TOWN ENGINEER, OR OWNER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
9. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", ISSUED 1989 (REVISED 2014, UPDATED 2016).

**DRAINAGE SYSTEM NOTES:**

- 1. THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
2. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

**BMP MAINTENANCE SCHEDULE:**

- 1. PRIOR TO THE START OF CONSTRUCTION, THE SITE CONTRACTOR SHALL STAKE OUT AND PROTECT ALL SURFICIAL STORMWATER INFILTRATION AREAS, INCLUDING THE SEDIMENT FOREBAY AND SAND FILTER BASIN. CONSTRUCTION TRAFFIC IS NOT ALLOWED WITHIN THE INFILTRATION AREAS. CONSTRUCTION FENCING SHALL BE USED TO PROTECT AREA FROM CONSTRUCTION TRAFFIC. STORMWATER INFILTRATION AREAS SHALL BE PROTECTED FROM RUNOFF DURING CONSTRUCTION AND MAY NOT BE USED AS TEMPORARY SEDIMENTATION AREAS DURING CONSTRUCTION. SILT FENCE SHALL BE USED TO PROTECT THESE AREAS FROM RUNOFF.
2. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
A. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SUMPS, AND MANHOLES.
B. INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
3. UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
4. ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, 2010).
5. STORMWATER BMPs SHALL BE INSPECTED AND MAINTAINED BY THE OWNER AS FOLLOWS:

**PEA GRAVEL DIAPHRAGMS**

- PEA GRAVEL DIAPHRAGMS SHALL BE INSPECTED BI-ANNUALLY FOR SEDIMENT BUILDUP AND SEDIMENT SHALL BE REMOVED WHEN IT REACHES 25% OF THE TOTAL STORAGE VOLUME.
• PEA GRAVEL DIAPHRAGMS SHALL BE KEPT FREE FROM LITTER AND DEBRIS.
• SNOW STORAGE IS PROHIBITED WITHIN PEA GRAVEL DIAPHRAGMS.

**CATCH BASINS**

- INSPECTIONS SHALL BE PERFORMED A MINIMUM OF 2 TIMES PER YEAR (SPRING/FALL). UNITS SHALL BE CLEANED WHENEVER THE DEPTH OF SEDIMENT IS GREATER THAN OR EQUAL TO 2-FEET (LESS THAN 2-FEET FROM THE BOTTOM OF PIPE). ALL REMOVED SEDIMENT SHALL BE TESTED TO DETERMINE POLLUTANT CONTENT AND SHALL BE REMOVED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
• THE INLET GRATE SHALL NOT BE WELDED TO THE FRAME SO THAT THE SUMP CAN BE EASILY INSPECTED AND MAINTAINED.

**MANHOLES / DRAIN LINES**

- INSPECTIONS SHALL BE PERFORMED A MINIMUM OF 2 TIMES PER YEAR (SPRING/FALL). UNITS SHALL BE CLEANED WHENEVER THE DEPTH OF SEDIMENT IS GREATER THAN OR EQUAL TO 2-FEET (LESS THAN 2-FEET FROM THE BOTTOM OF PIPE). ALL REMOVED SEDIMENT SHALL BE TESTED TO DETERMINE POLLUTANT CONTENT AND SHALL BE REMOVED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

**BIORETENTION BASIN:**

- DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, THE BIORETENTION BASIN SHALL BE INSPECTED AFTER THE FIRST TWO RAINFALL EVENTS OF AT LEAST 1.0 INCH TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO 2 INCHES.
• SILT AND SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN THE ACCUMULATION EXCEEDS SIX INCHES, OR WHEN WATER PONDS ON THE SURFACE OF THE INFILTRATION BASIN FOR MORE THAN 48 HOURS.
• SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
• THE OUTLET DEVICES SHALL BE CLEANED/REPAIRED WHEN NECESSARY.
• TRASH AND DEBRIS SHALL BE REMOVED WHEN NECESSARY.
• THE OUTLET CONTROL STRUCTURE SHALL BE INSPECTED ANNUALLY TO ENSURE THAT IT IS FUNCTIONING PROPERLY.

**INFILTRATION BASINS**

- DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, THE INFILTRATION BASIN SHALL BE INSPECTED AFTER THE FIRST TWO RAINFALL EVENTS OF AT LEAST 1.0 INCH TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL TO 2 INCHES.
• SILT AND SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE ACCUMULATION EXCEEDS SIX INCHES, OR WHEN WATER PONDS ON THE SURFACE OF THE THE DETENTION BASIN FOR MORE THAN 48 HOURS.
• SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
• THE OUTLET DEVICES SHALL BE CLEANED/REPAIRED WHEN NECESSARY.
• TRASH AND DEBRIS SHALL BE REMOVED WHEN NECESSARY.
• THE LOW FLOW ORIFICE GRATE SHALL BE INSPECTED AFTER MAJOR STORM EVENTS EXCEEDING 2 INCHES OF RAIN. ANY TRASH OR DEBRIS SHALL BE REMOVED IMMEDIATELY.
• THE OUTFLOW WEIR SHOULD BE INSPECTED ANNUALLY TO ENSURE THAT IT IS FUNCTIONING PROPERLY.

ALL REMOVED SEDIMENT IS TO BE TESTED TO DETERMINE POLLUTANT CONTENT. THE SEDIMENT IS TO BE PROPERLY DISPOSED OF BASED UPON THE TEST RESULTS AND LOCAL, STATE, AND FEDERAL REGULATIONS.

**LOADING & SEEDING**

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- 1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS 'LOAM AND SEED' ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA).
3. PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
4. APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
5. SEEDING
AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

- 40% CREEPING RED FESCUE
20% IMPROVED PERENNIAL RYEGRASS
20% IMPROVED KENTUCKY BLUEGRASS
20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

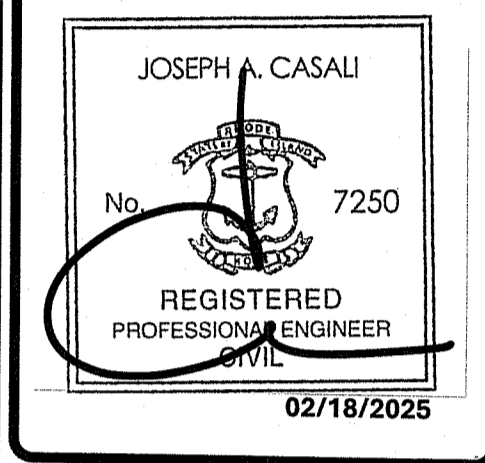
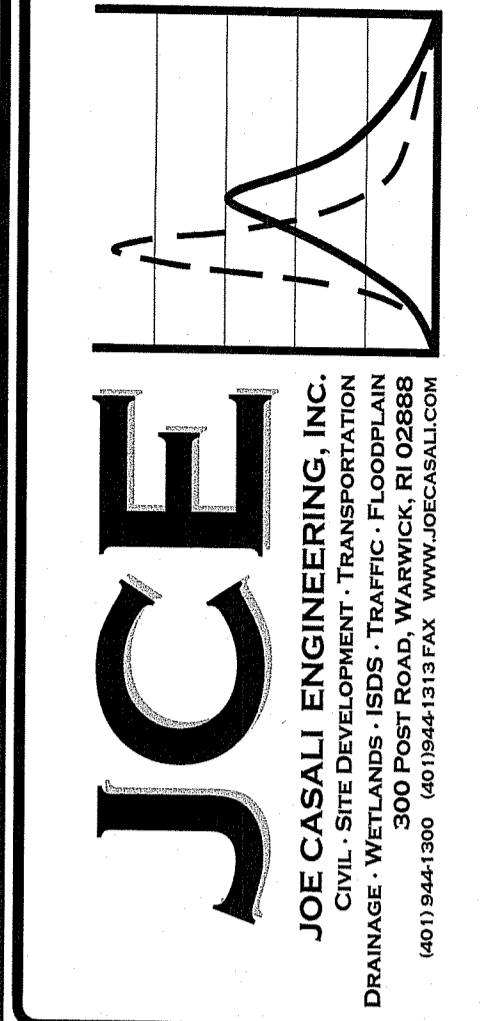
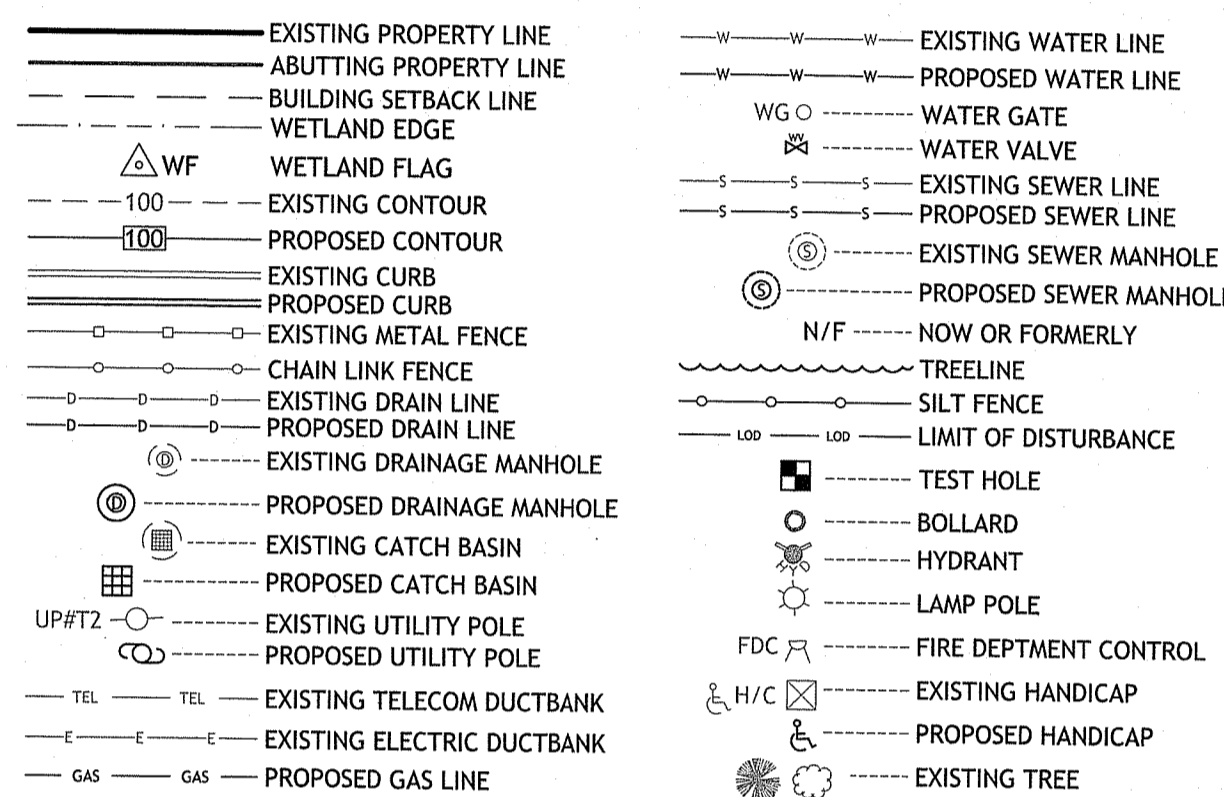
**MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:**

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR TOWN RIGHT-OF-WAY.
4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC, SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

**MISCELLANEOUS UTILITY NOTES:**

- 1. PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
2. OVERHEAD AND/OR UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS SERVICES ARE TO BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.
4. THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER AND/OR THE TOWN OF JOHNSTON.
5. EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.
6. THE CONTRACTOR SHALL CONFINE HIS CONSTRUCTION OPERATIONS AND ACTIVITIES TO WITHIN THE STREET LINES, EASEMENT AND/OR RIGHT-OF-WAY, AS SHOWN ON THE DRAWINGS.
7. ALL CONSTRUCTION MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHEETS SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER, OR HIS/HER REPRESENTATIVE PRIOR TO FABRICATION AND INSTALLATION.
8. THERE ARE NO NEW SEWER OR WATER SERVICES PROPOSED.

**LEGEND:**



PROPOSED 19,575 SF SELF-STORAGE FACILITY
1357 HARTFORD AVENUE
JOHNSTON, RHODE ISLAND
AP 20-2, LOT 25
Environmental Management
FEB 18 2025
Office of Water Resources

Table with 3 columns: NO., DATE, DESCRIPTION. Lists revisions R1 through R6 from 11/2022 to 2/2025.

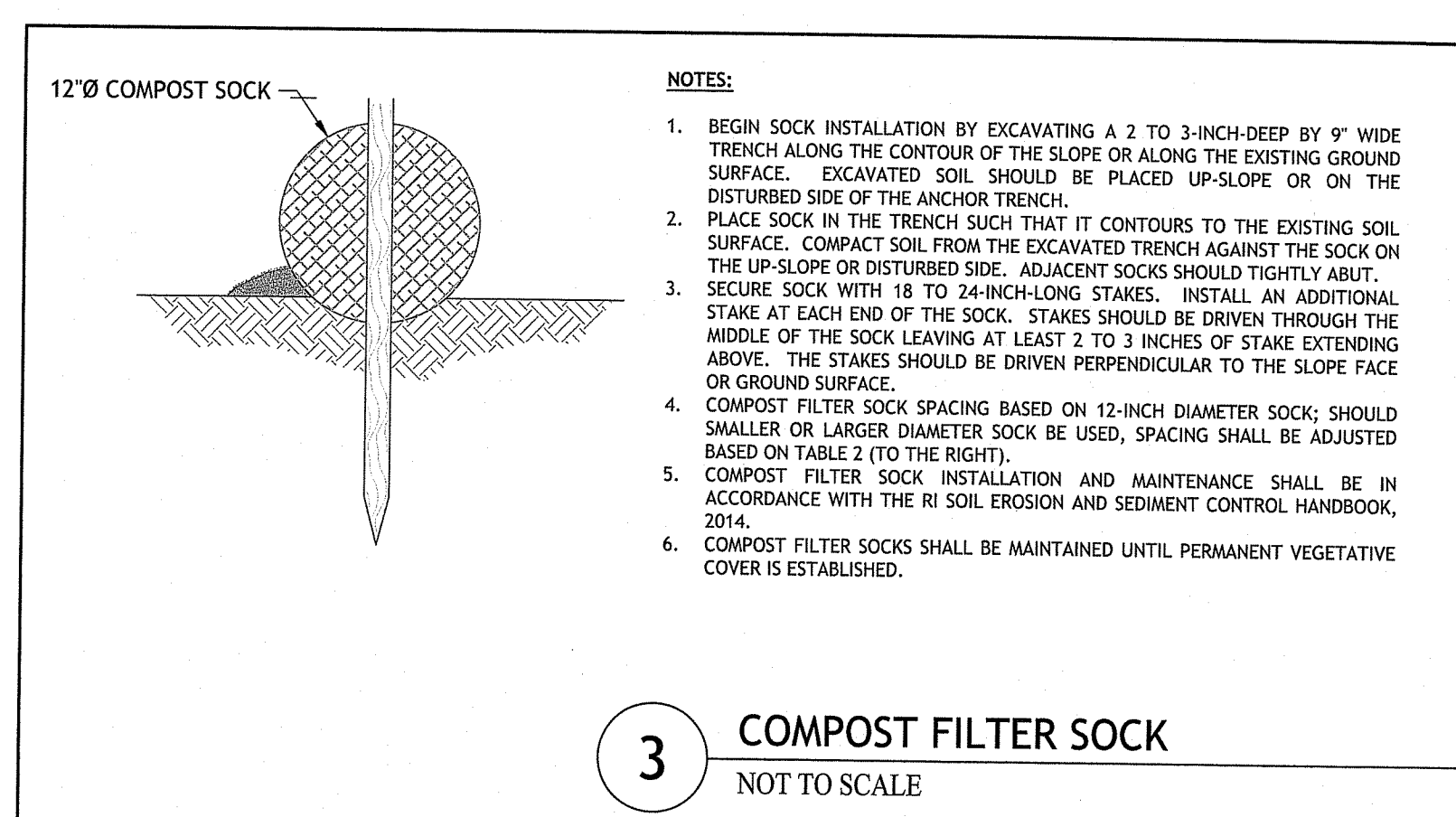
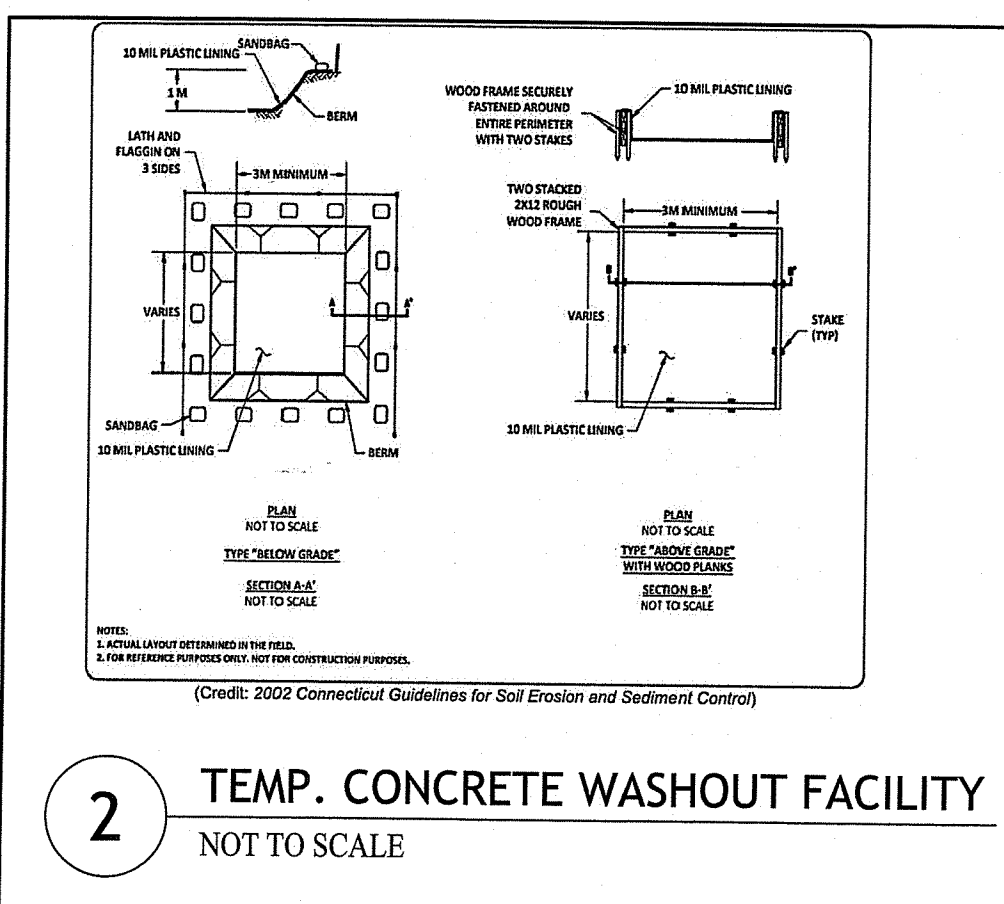
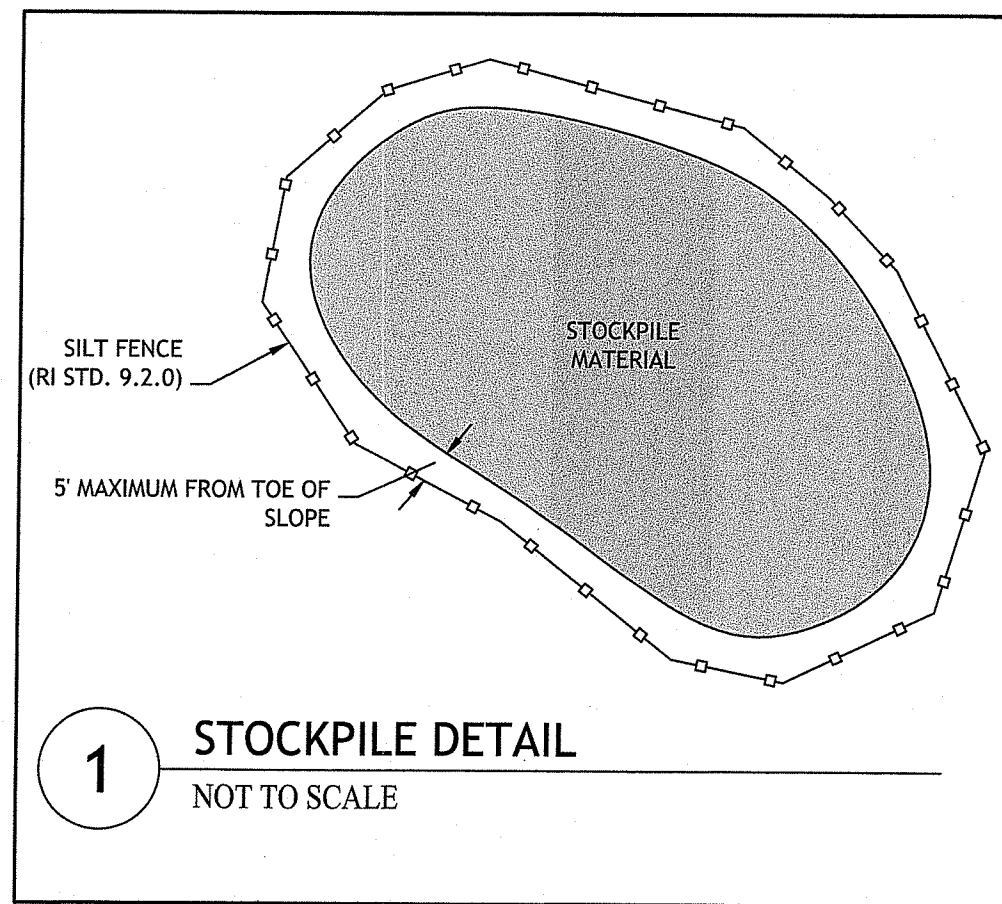
DESIGNED BY: WMLJR
DRAWN BY: SEP/SD
CHECKED BY: JAC
DATE: AUGUST 2022
PROJECT NO: 03-16a

PRELIMINARY, NOT FOR CONSTRUCTION

GENERAL NOTES & LEGEND

SHEET 2 OF 7

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: APR 17 2025 FILE #: 22-0451
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Dorothy L. Freeman



- NOTES:**
- BEGIN SOCK INSTALLATION BY EXCAVATING A 2 TO 3-INCH-DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE OR ALONG THE EXISTING GROUND SURFACE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE OR ON THE DISTURBED SIDE OF THE ANCHOR TRENCH.
  - PLACE SOCK IN THE TRENCH SUCH THAT IT CONTOURS TO THE EXISTING SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UP-SLOPE OR DISTURBED SIDE. ADJACENT SOCKS SHOULD TIGHTLY ABUT.
  - SECURE SOCK WITH 18 TO 24-INCH-LONG STAKES. INSTALL AN ADDITIONAL STAKE AT EACH END OF THE SOCK. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2 TO 3 INCHES OF STAKE EXTENDING ABOVE. THE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE OR GROUND SURFACE.
  - COMPOST FILTER SOCK SPACING BASED ON 12-INCH DIAMETER SOCK; SHOULD SMALLER OR LARGER DIAMETER SOCK BE USED, SPACING SHALL BE ADJUSTED BASED ON TABLE 2 (TO THE RIGHT).
  - COMPOST FILTER SOCK INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE RI SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, 2014.
  - COMPOST FILTER SOCKS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.

**FIGURE 2: RECOMMENDED SPACING AND DIAMETER REQUIREMENTS FOR COMPOST FILTER SOCKS**

Slope %	Maximum slope length above compost filter sock in ft (m)			
	8-inch (200-mm)	12-inch (300-mm)	18-inch (450-mm)	24-inch (600-mm)
3 (or less)	900 (99)	875 (110)	600 (180)	650 (200)
5	200 (60)	250 (75)	275 (85)	300 (90)
10	100 (30)	125 (38)	150 (45)	200 (60)
15	70 (20)	85 (25)	100 (30)	100 (30)
20	60 (15)	65 (20)	70 (20)	130 (40)
25	40 (12)	50 (15)	55 (16)	100 (30)
30	30 (9)	40 (12)	45 (13)	65 (20)
35	30 (9)	40 (12)	45 (13)	65 (18)
40	30 (9)	40 (12)	45 (13)	60 (15)
45	20 (6)	25 (8)	30 (9)	40 (12)
50	20 (6)	25 (8)	30 (9)	35 (10)

**SOIL EVALUATION TEST HOLE DATA**

TH ID	GROUND ELEV.	SHGW T DEPTH / EL.	LEDGE DEPTH / EL.
TH-1	150.44	NE	NE
TH-2	151.16	NE	NE
TH-3	151.88	NE	NE
TH-4	151.69	NE	NE
TH-5	151.00	151.00	NE

NOTE: NE = NOT ENCOUNTERED

**ZONING CRITERIA**

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	B-2	B-2
MINIMUM LOT AREA	N/A	209,753 SF
MINIMUM LOT WIDTH & FRONTAGE	N/A	254.82 FT
MIN. DIST. OF STRUC. FROM RES. ZONE BNDY.	50 FT	>50 FT
MINIMUM FRONT YARD DEPTH	40 FT	98.05 FT
MINIMUM SIDE YARD DEPTH	40 FT	9.83 FT <sup>2</sup>
MINIMUM REAR YARD SETBACK	40 FT	5.46 FT <sup>2</sup>
MAXIMUM BUILDING COVERAGE (%)	40%	<40%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT

- FIFTEEN FEET PLUS TWO FEET FOR EACH FIVE FEET OF BUILDING HEIGHT OVER 25 FEET.
- PRE-EXISTING, NON-CONFORMING CONDITION

**JCE**  
JOE CASALI ENGINEERING, INC.  
JOE CASALI  
CIVIL, SITE DEVELOPMENT, TRANSPORTATION  
DRAINAGE, WETLANDS, IBIDS, TRAFFIC, FLOODPLAIN  
ANALYSIS, ENVIRONMENTAL IMPACT STATEMENTS  
(401) 844-1200 (401) 844-1310 FAX: (401) 844-1310  
WWW.JCEENGINEERING.COM

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
02/18/2025

**PROPOSED 19,575 SF SELF-STORAGE FACILITY**  
1357 HARTFORD AVENUE  
JOHNSTON, RHODE ISLAND  
AP 20-2, LOT 25

**REVISIONS:**

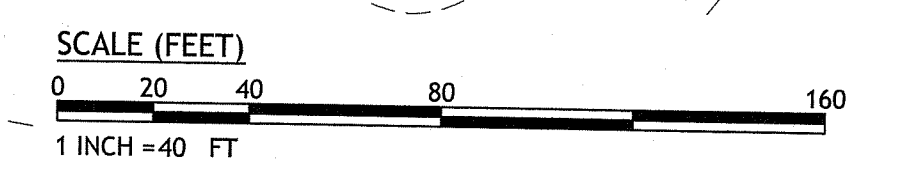
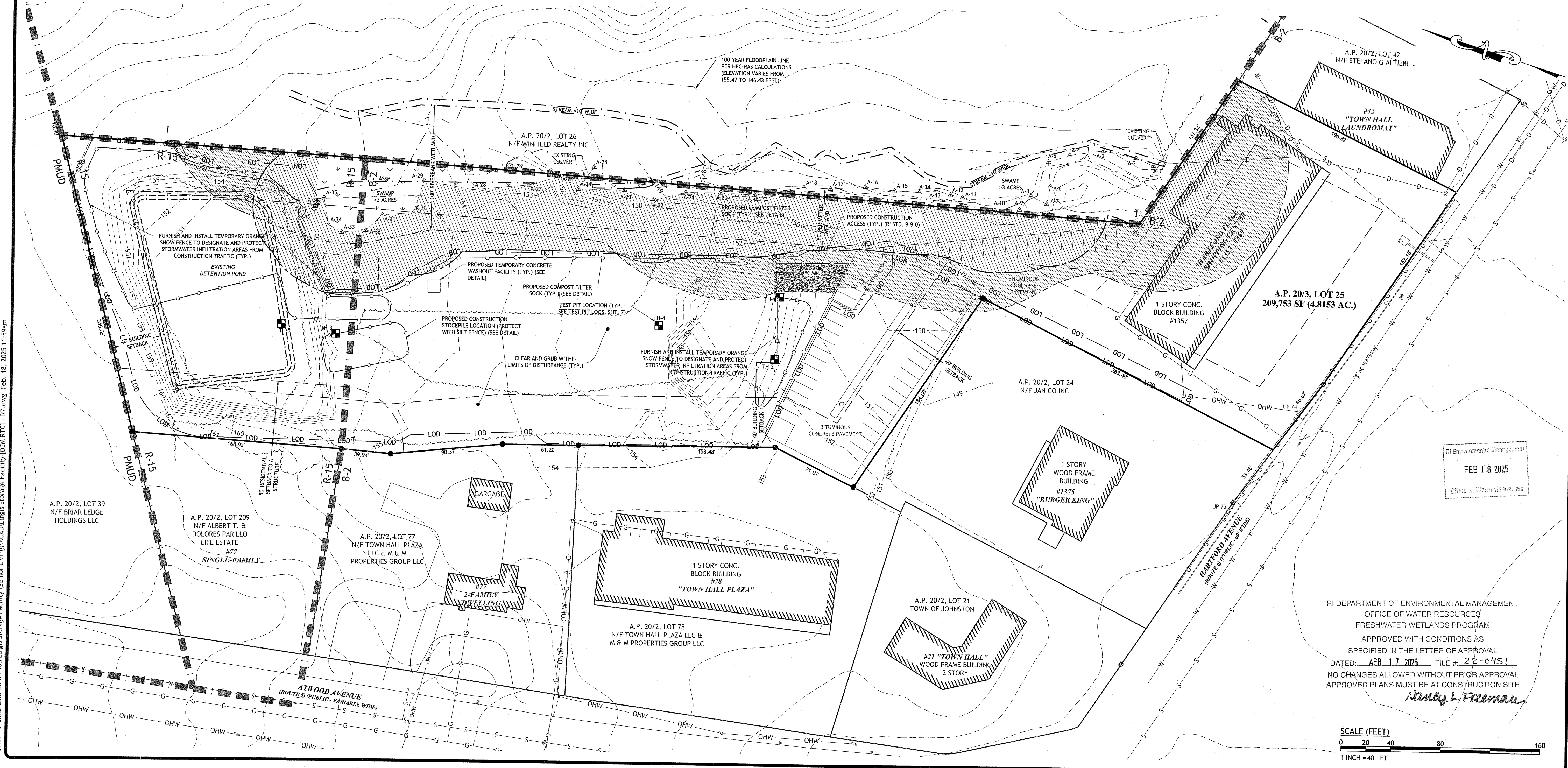
NO.	DATE	DESCRIPTION
R1	11/2022	PRELIMINARY PLAN
R2	12/2023	RIDEM RTC
R3	06/2024	RIDEM RTC
R4	10/2024	RIDEM RTC
R5	1/2025	RIDEM RTC
R6	2/2025	RIDEM RTC

DESIGNED BY: WMLJR  
DRAWN BY: SEP/SD  
CHECKED BY: JAC  
DATE: AUGUST 2022  
PROJECT NO: 03-16u

PRELIMINARY, NOT FOR CONSTRUCTION

**EXISTING CONDITIONS & SITE PREP. PLAN**

**SHEET 3 OF 7**



Q:\03-16-Chris Colarado\03-16u Lungs Storage Facility (Senior Living)\ACAD\Lungs Storage Facility (DFM RTC) - B7.dwg Feb. 18, 2025 11:59am

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	B-2	B-2	B-2
MINIMUM LOT AREA	N/A	209,753 SF	209,753 SF
MINIMUM LOT WIDTH & FRONTAGE	N/A	254.82 FT	254.82 FT
MIN. DIST. OF STRUC. FROM RES. ZONE BNDY.	50 FT	>50 FT	51.53 FT
MINIMUM FRONT YARD DEPTH	40 FT	98.05 FT	98.05 FT
MINIMUM SIDE YARD DEPTH	40 FT	9.83 FT <sup>2</sup>	9.83 FT <sup>2</sup>
MINIMUM REAR YARD SETBACK	40 FT	5.46 FT <sup>2</sup>	5.46 FT <sup>2</sup>
MAXIMUM BUILDING COVERAGE (%)	40%	<40%	<40%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

- FIFTEEN FEET PLUS TWO FEET FOR EACH FIVE FEET OF BUILDING HEIGHT OVER 25 FEET.
- PRE-EXISTING, NON-CONFORMING CONDITION

**PARKING CALCULATION**

Per Town of Johnston Zoning Ordinance, Section 340-29  
Table of Uses and Required Off-Street Parking:

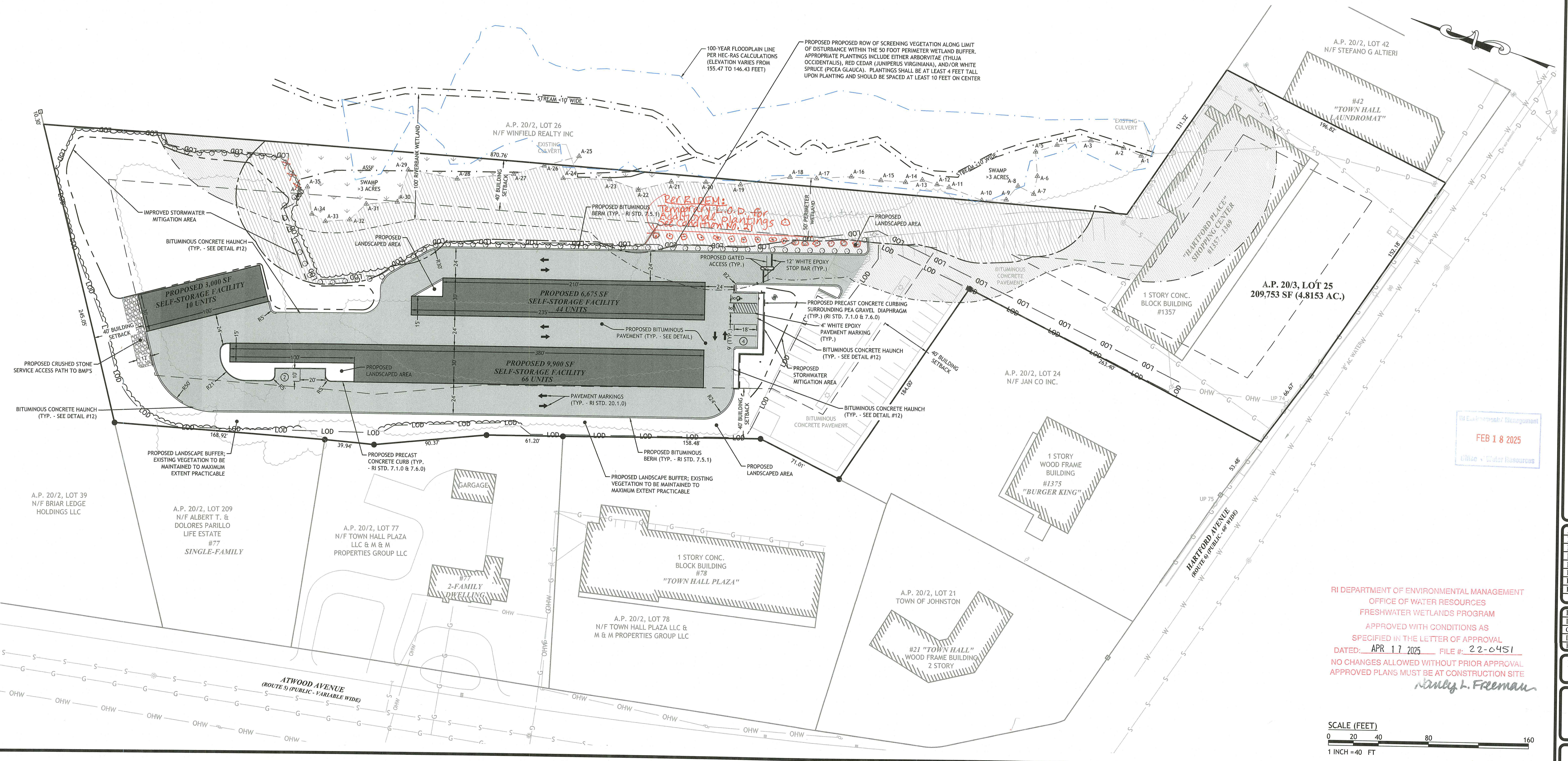
USE: ALL OTHER USES

REQUIRED: 4 PARKING SPACES PER 1,000 SF  
(19,575 SF / 1,000 SF) \* 4 SPACES = 79 SPACES  
TOTAL PARKING SPACES REQUIRED = 79 SPACES

PER THE CITY OF PROVIDENCE ZONING ORDINANCE,  
SELF-STORAGE FACILITIES REQUIRE ONE (1) PARKING SPACE  
PER 50 STORAGE UNITS  
(120 STORAGE UNITS / 50 UNITS) \* 1 SPACE = 3 SPACES  
PARKING SPACES PROPOSED = 6 SPACES\*

ADA ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE  
ADA ACCESSIBLE PARKING SPACES PROPOSED: 1 SPACE

\*VARIANCE RECEIVED AT THE JANUARY 10, 2023  
PLANNING BOARD HEARING



04 Environmental Management  
FEB 18 2025  
Civil & Water Resources

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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*Andy L. Freeman*

SCALE (FEET)  
0 20 40 80 160  
1 INCH = 40 FT

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
02/18/2025

**PROPOSED 19,575 SF  
SELF-STORAGE FACILITY  
1357 HARTFORD AVENUE  
JOHNSTON, RHODE ISLAND  
AP 20-2, LOT 25**

REVISIONS:

NO.	DATE	DESCRIPTION
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DESIGNED BY: WMLJR  
DRAWN BY: SEP/SD  
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PRELIMINARY, NOT FOR CONSTRUCTION

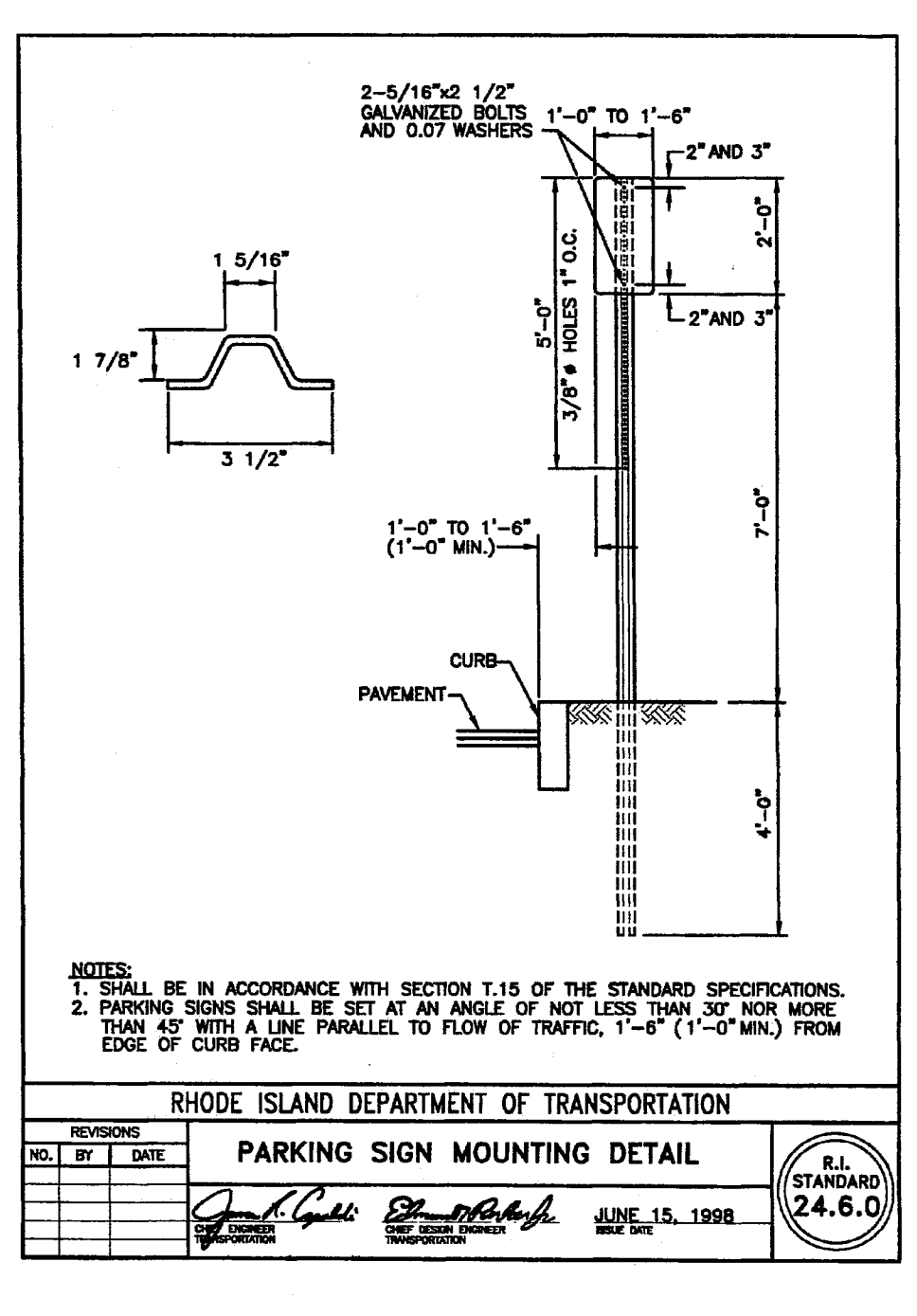
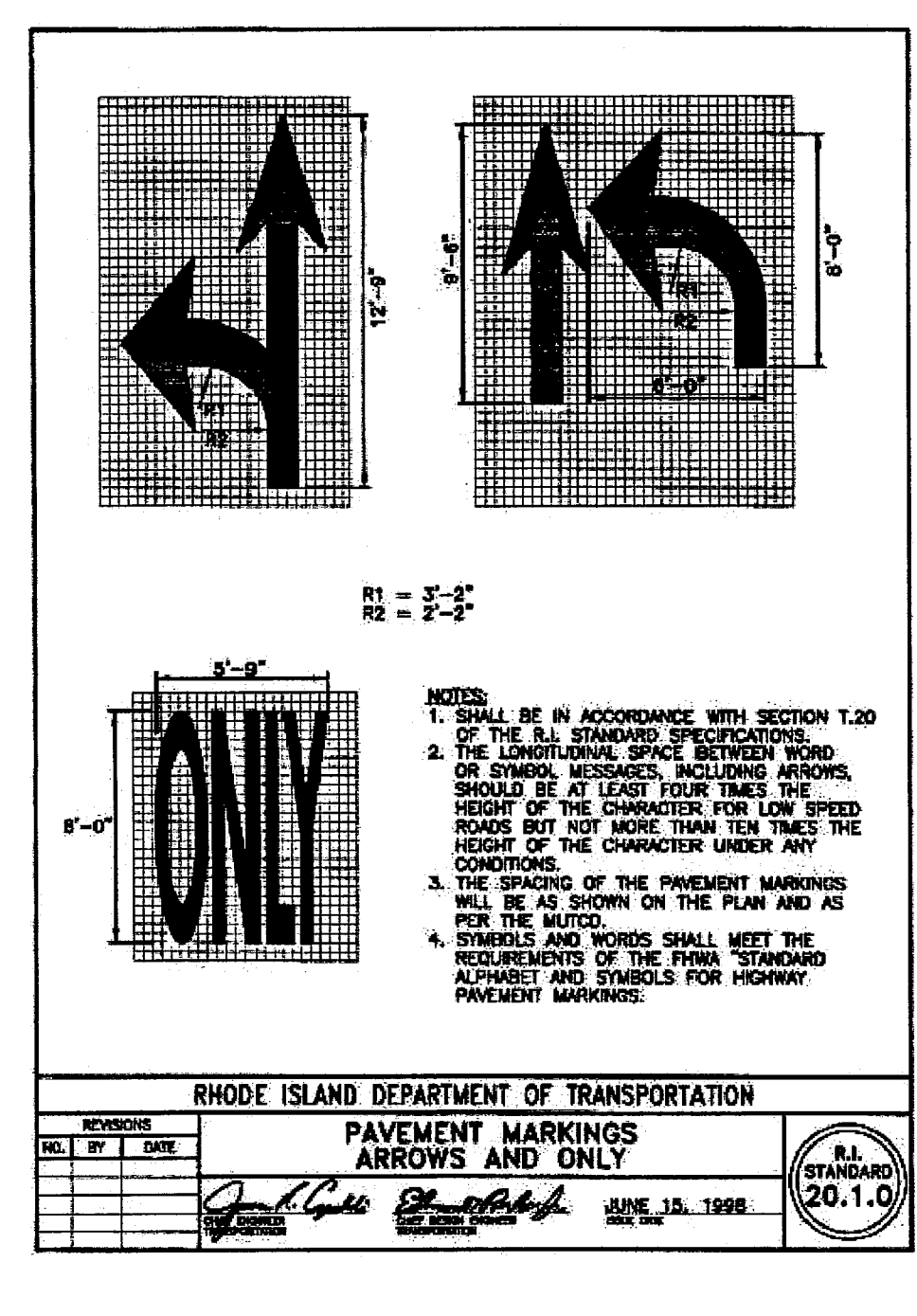
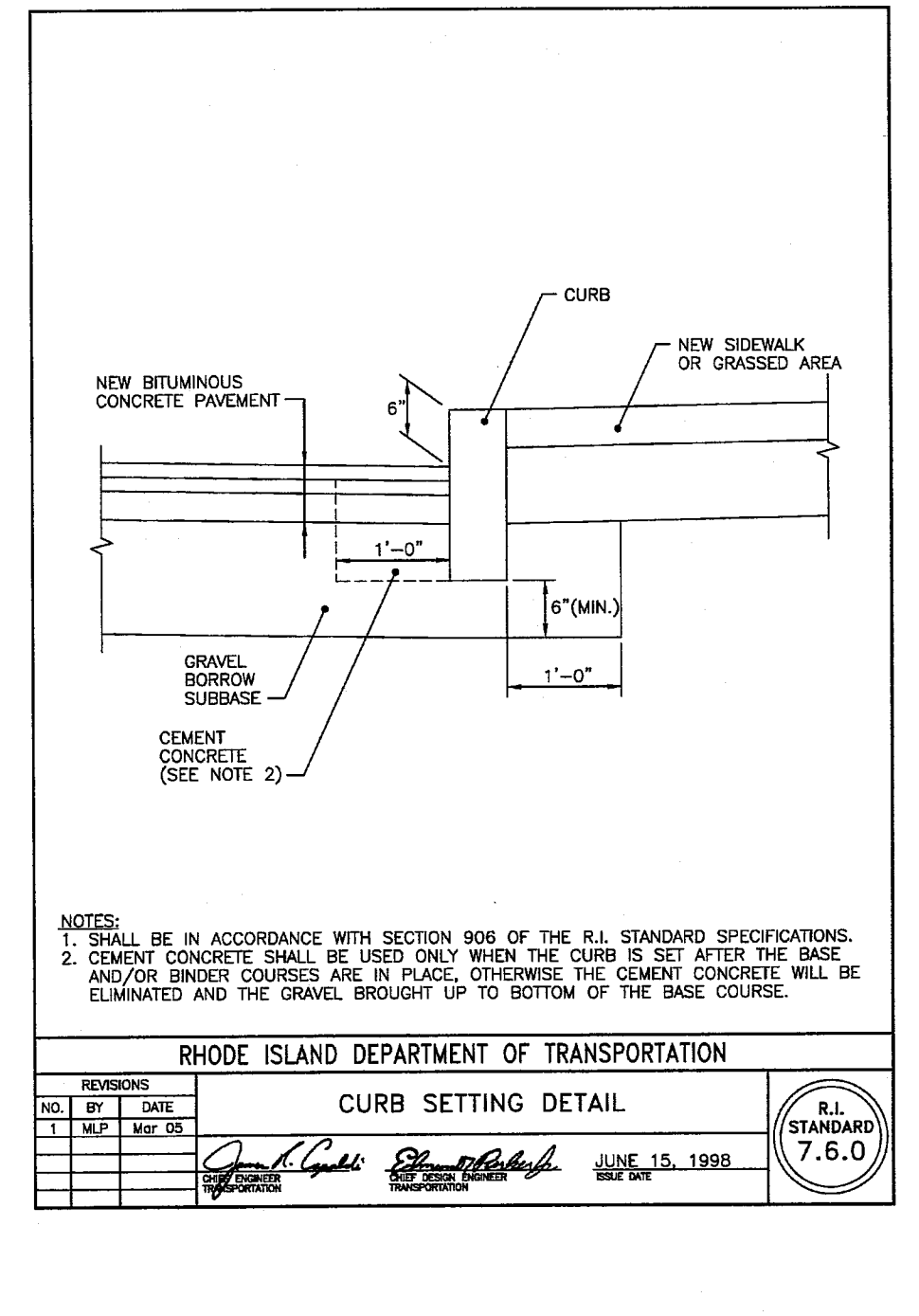
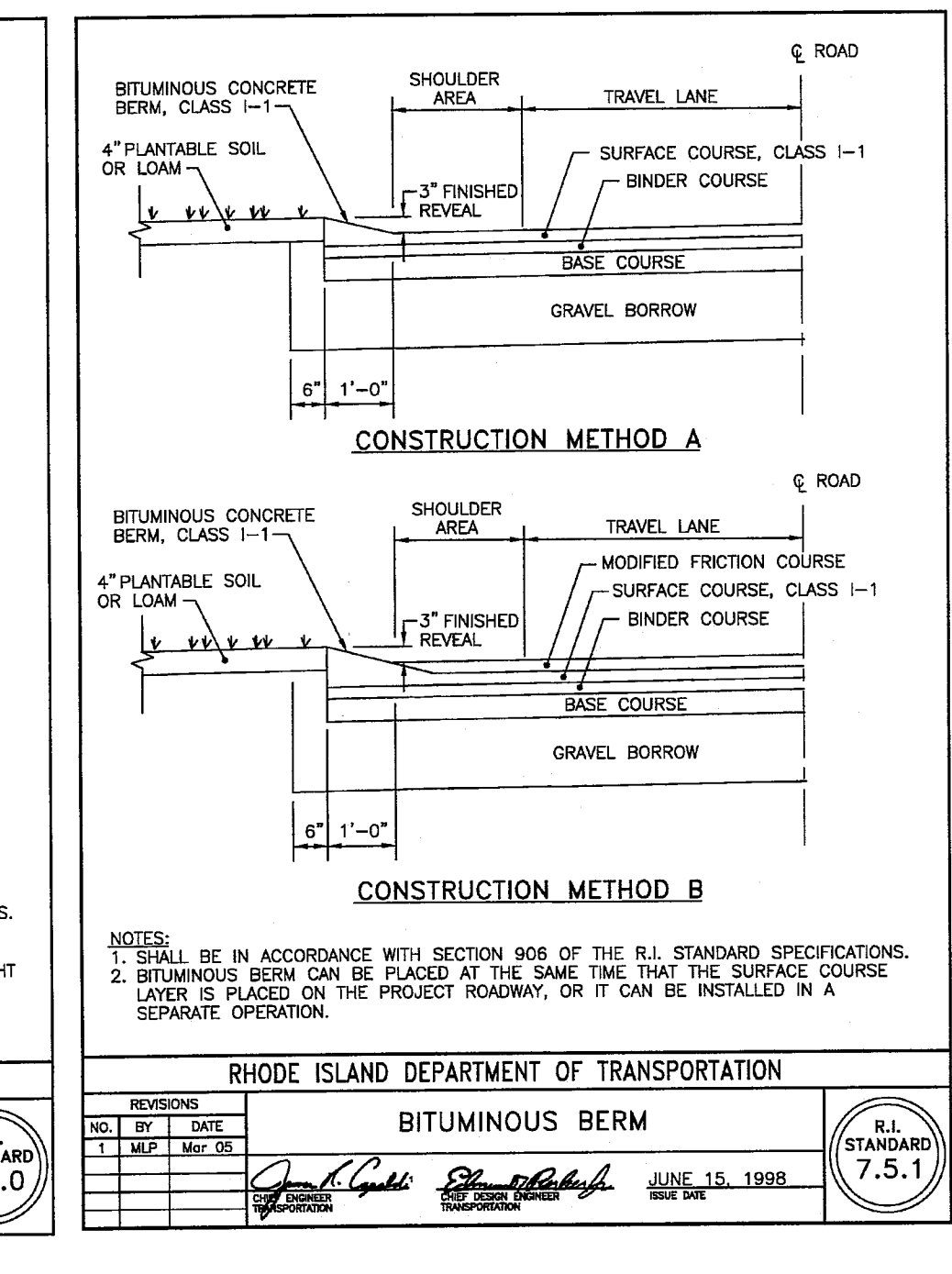
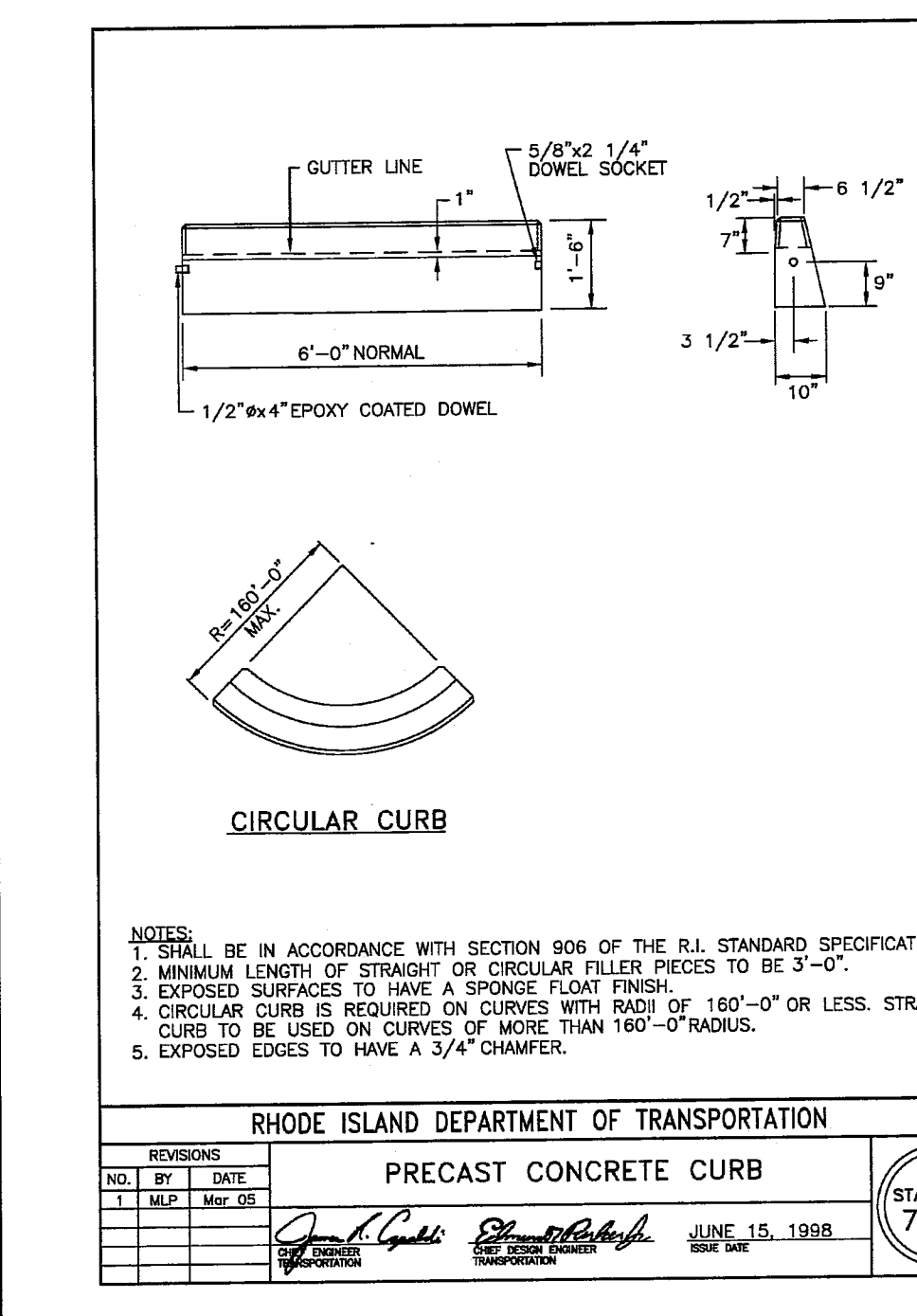
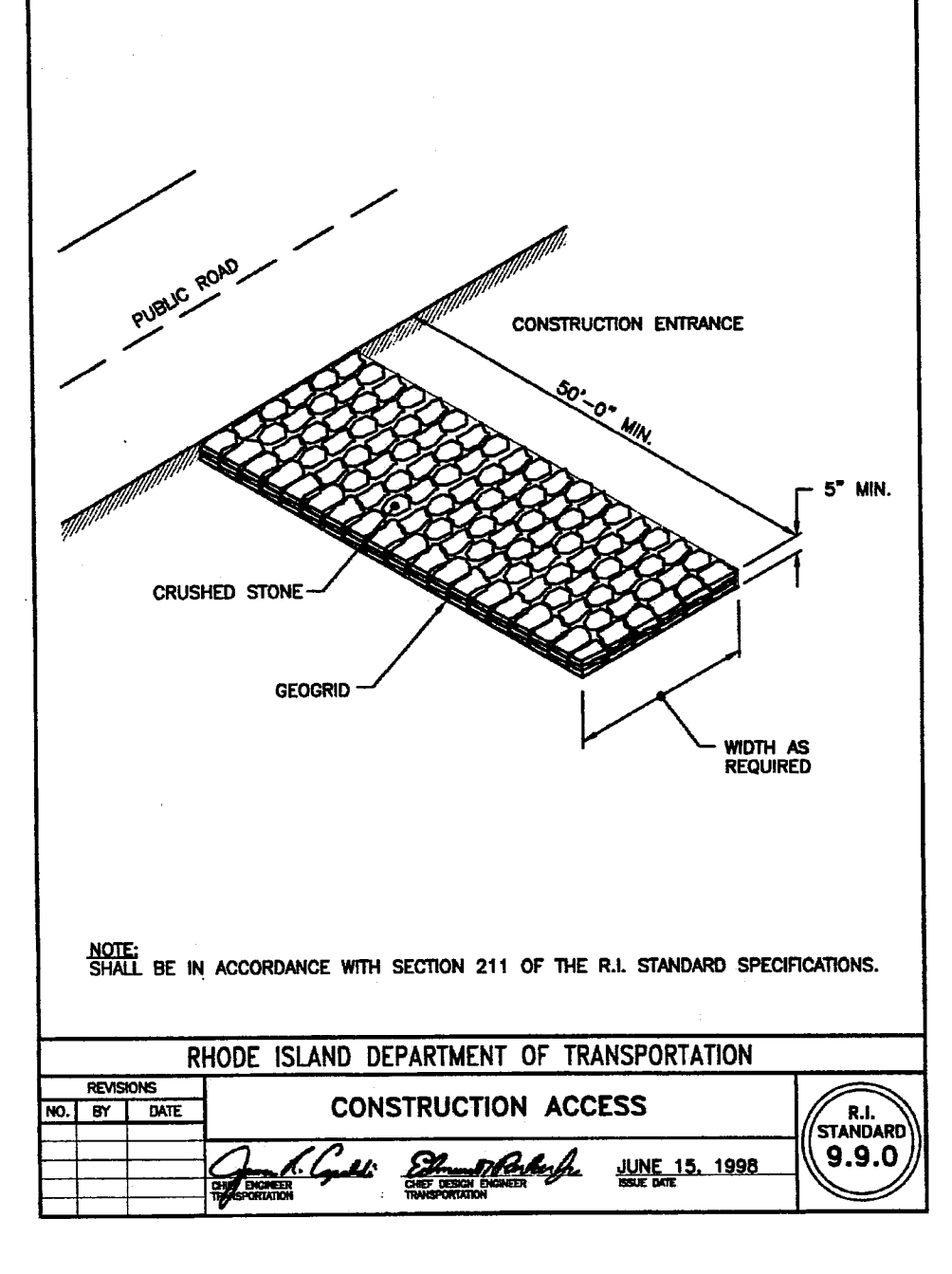
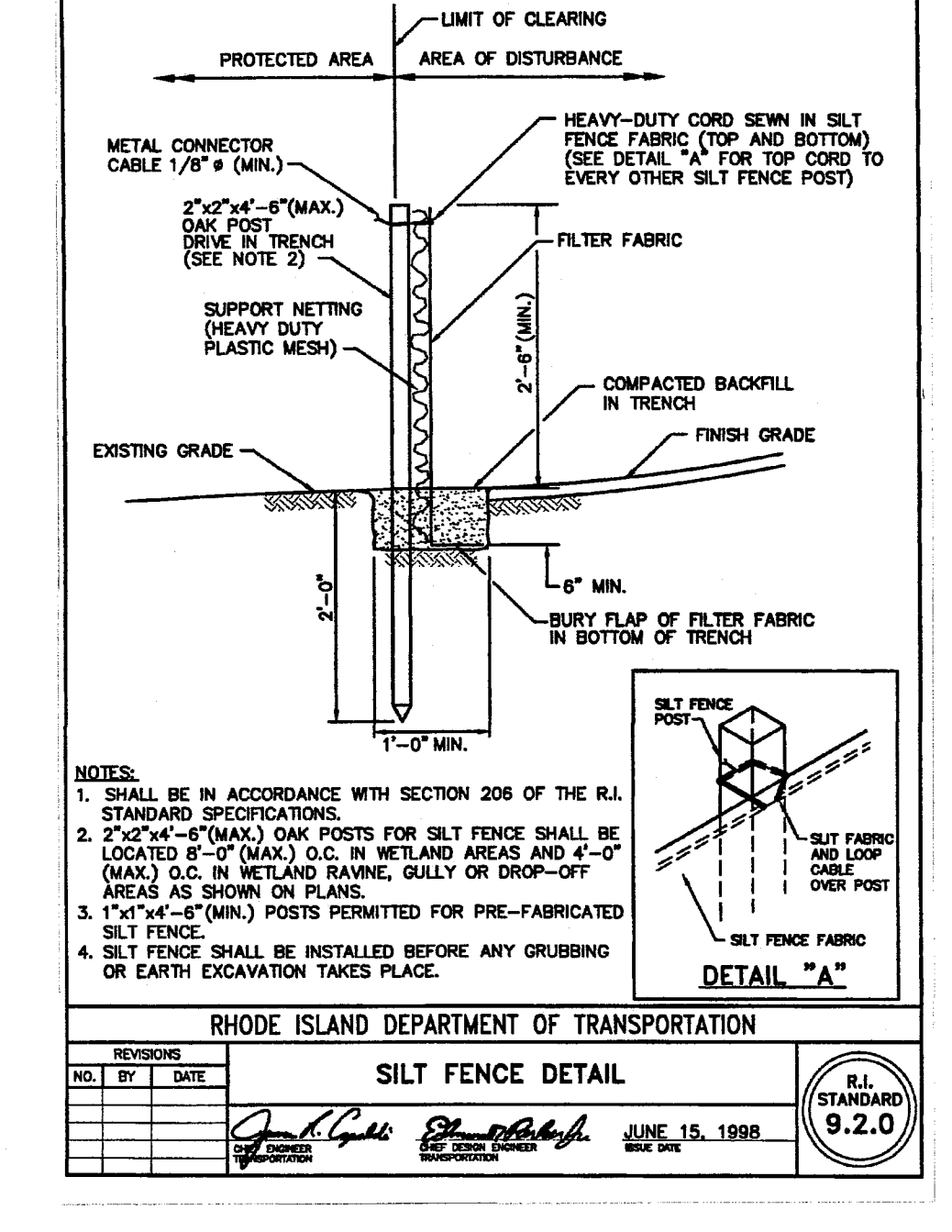
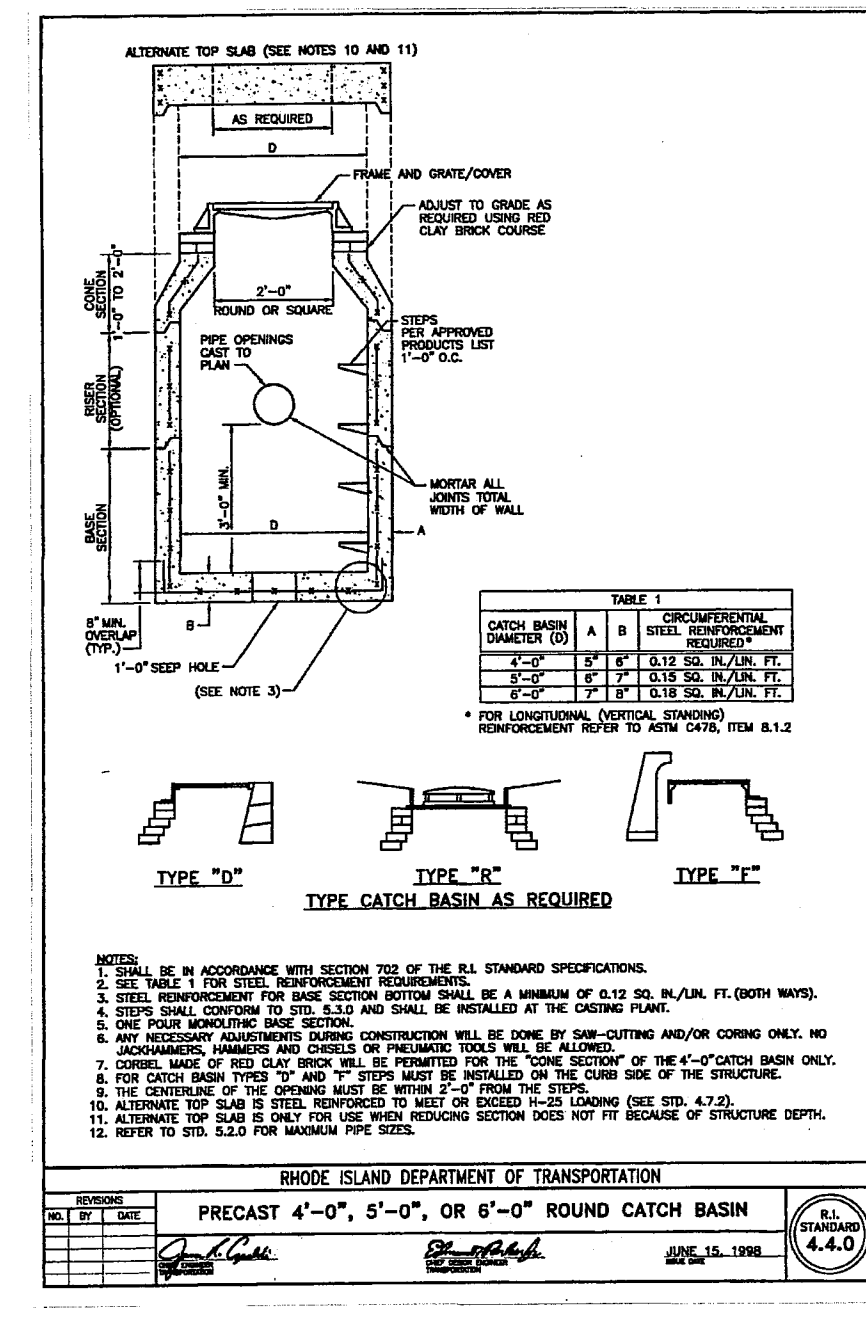
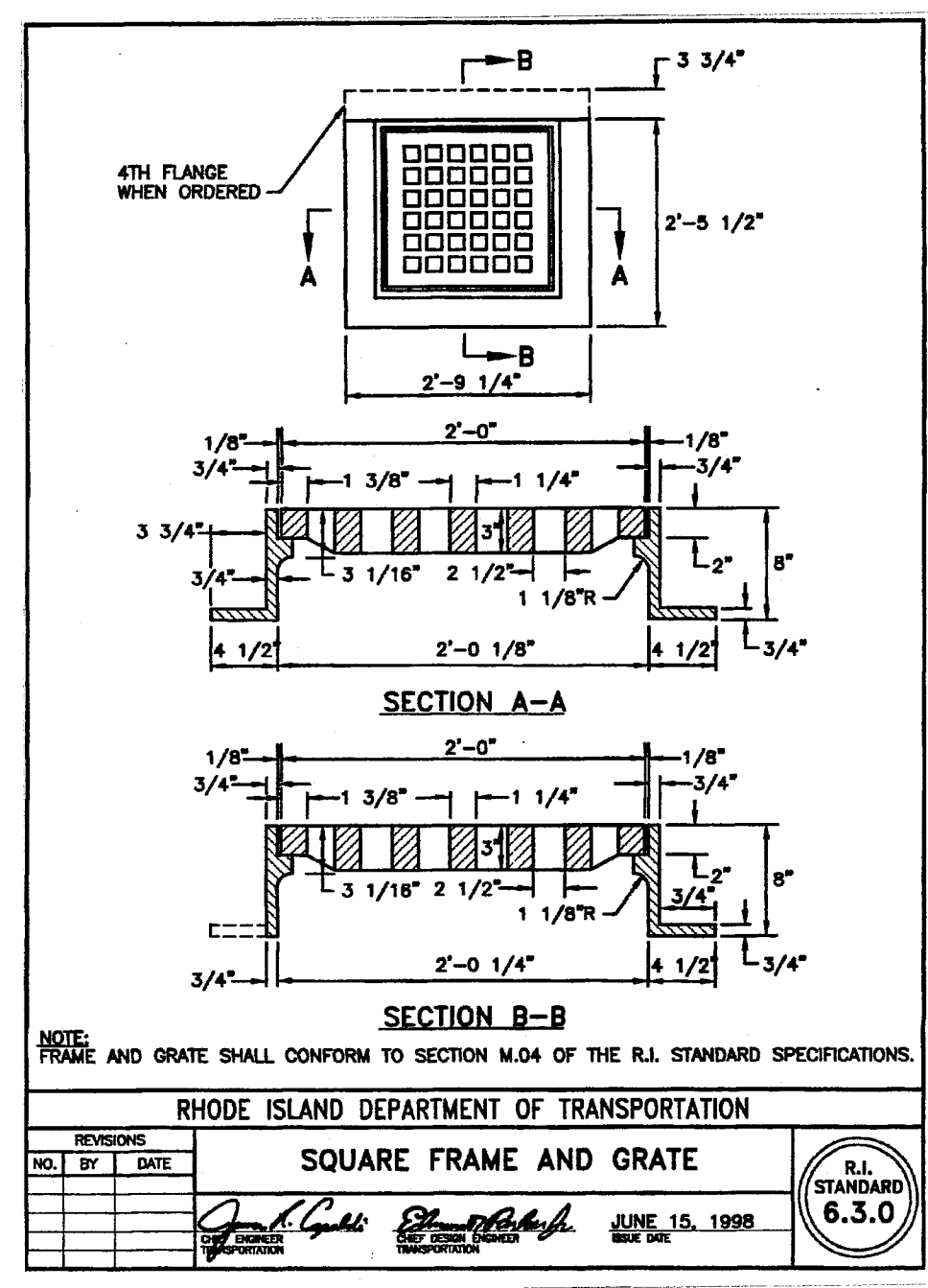
**SITE PLAN**

**SHEET 4 OF 7**

Q:\03-16-Chris Colarado\03-16u Lungs Storage Facility (Senior Living)\ACAD\Lungs Storage Facility (DEM RTC) - RZ.dwg, Feb. 18, 2025, 11:59am



Q:\03-16-Chris Colardo\03-16u Luis Storage Facility (Senior Living)\ACAD\Luis Storage Facility (DEN RTC) - R7.dwg, Feb. 18, 2025 11:59am



RECEIVED  
 FEB 18 2025  
 CIVIL ENGINEERING

**JCE**  
 JOE CASALI ENGINEERING, INC.  
 CIVIL SITE DEVELOPMENT - TRANSPORTATION  
 300 POST ROAD, WARWICK, RI 02888  
 (401) 944-1300 (401) 944-1313 FAX WWW.JCEBALL.COM

JOSEPH A. CASALI  
 No. 7250  
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 CIVIL  
 02/18/2025

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DESIGNED BY: WMLJR  
 DRAWN BY: SEP/SD  
 CHECKED BY: JAC  
 DATE: AUGUST 2022  
 PROJECT NO: 03-16u

PRELIMINARY, NOT FOR CONSTRUCTION

**RHODE ISLAND STANDARD DETAILS**

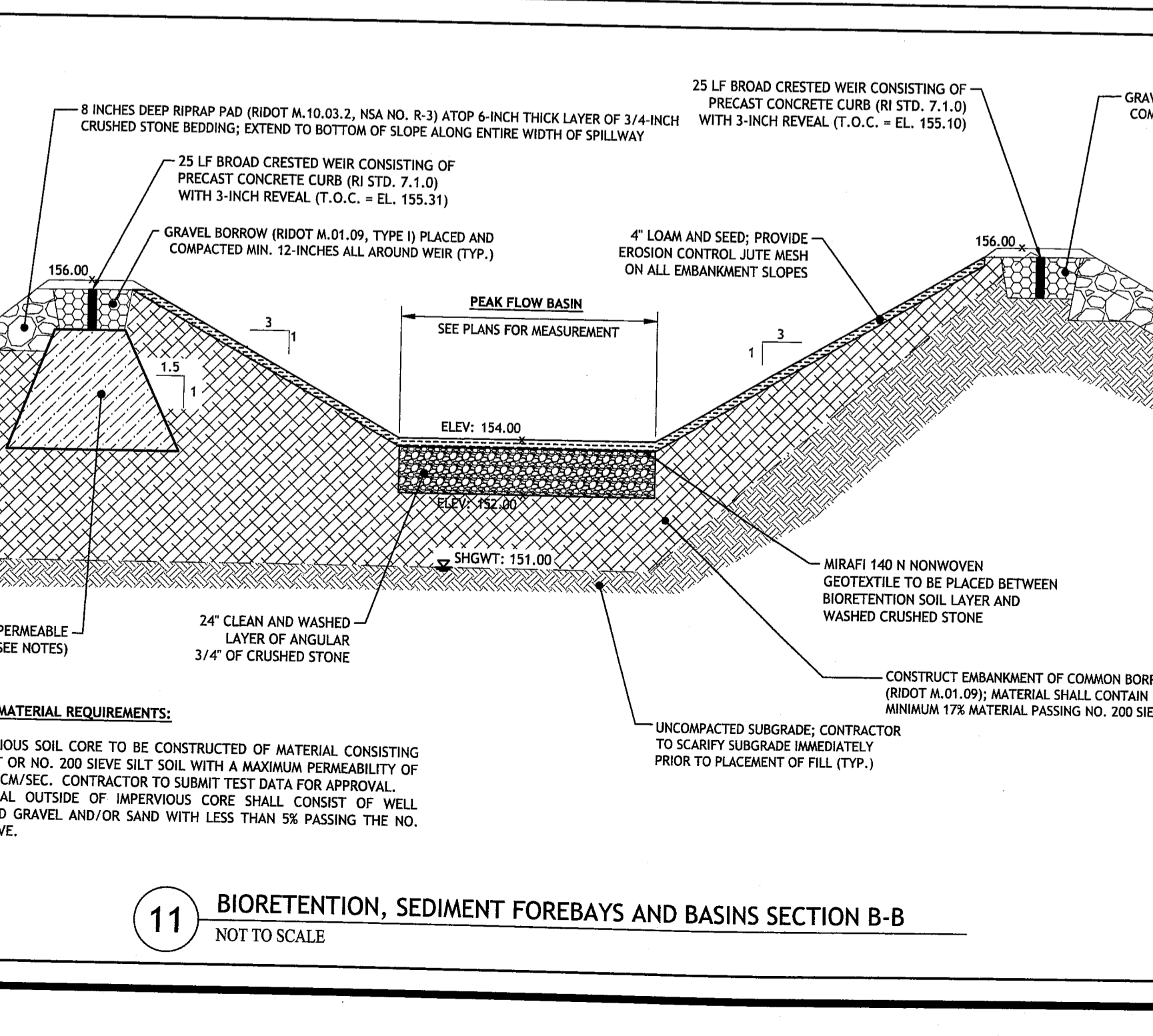
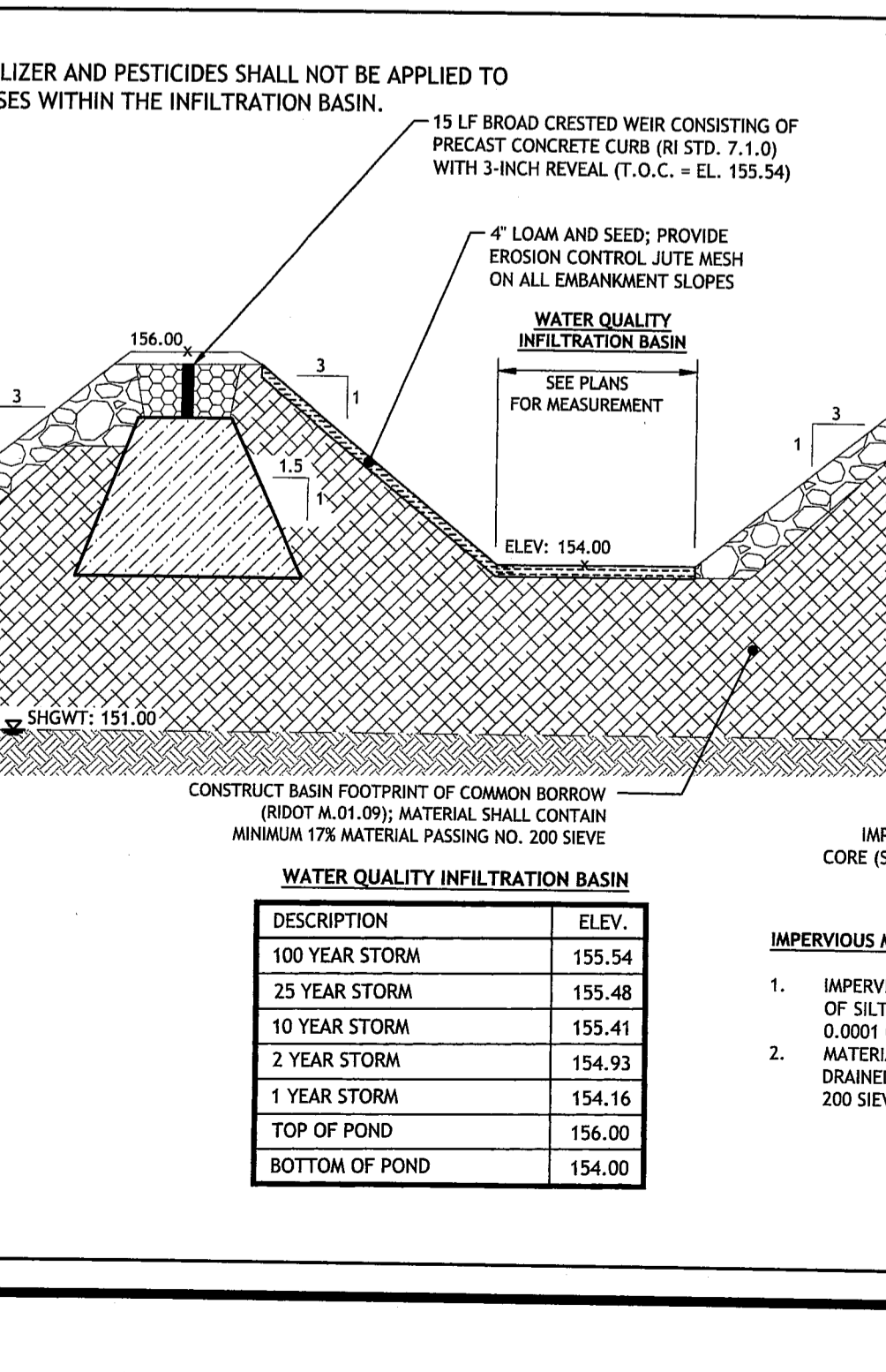
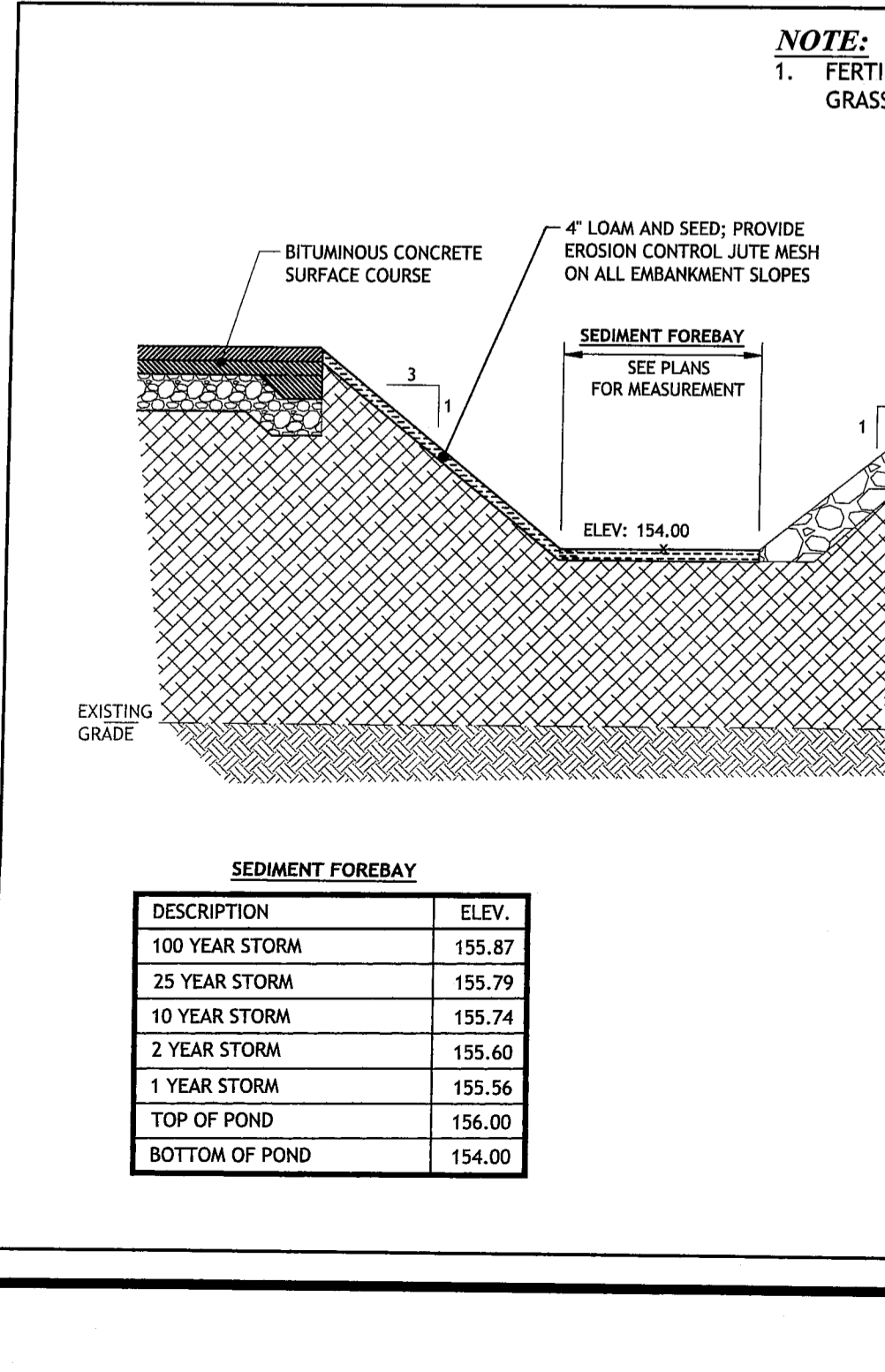
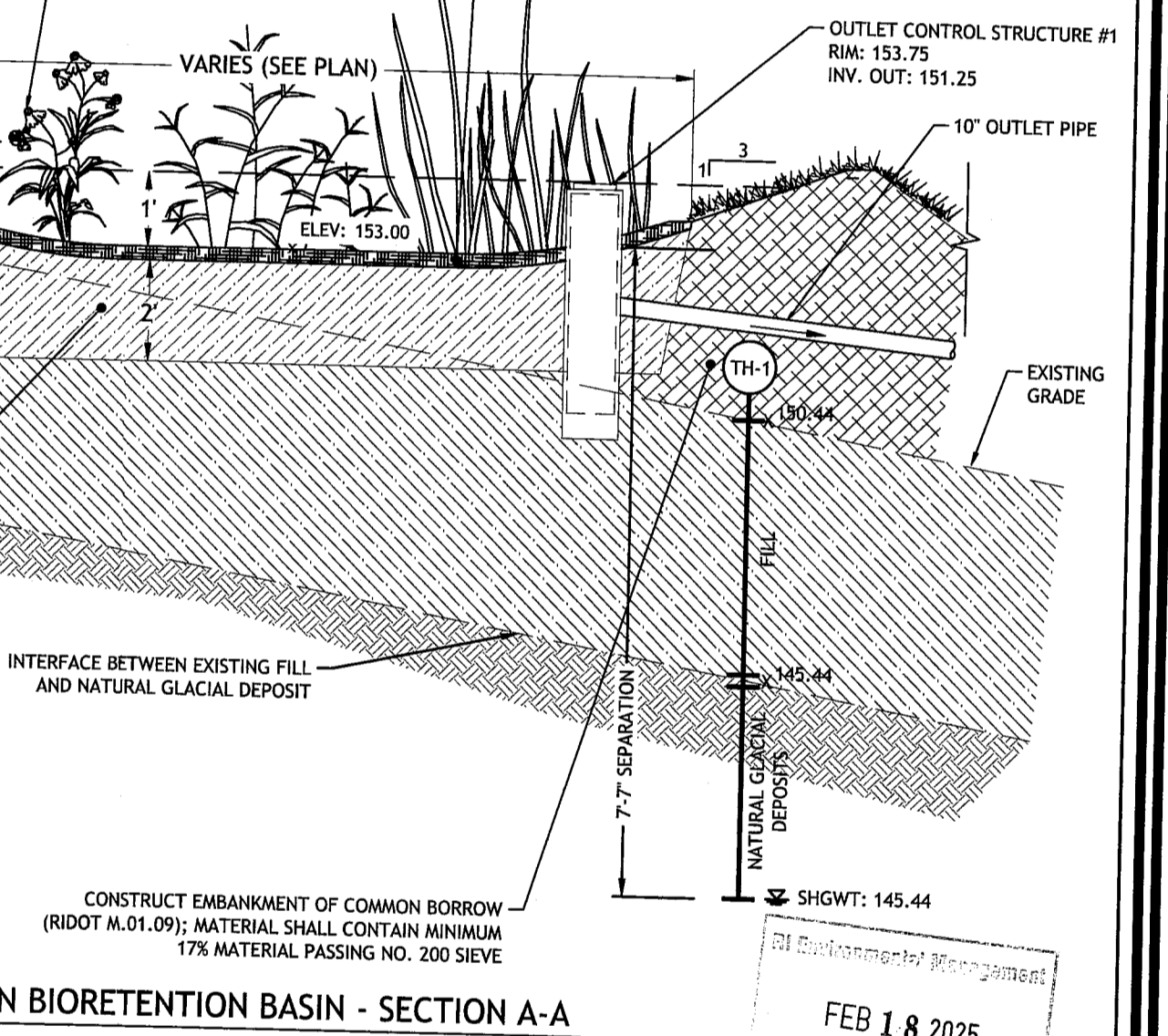
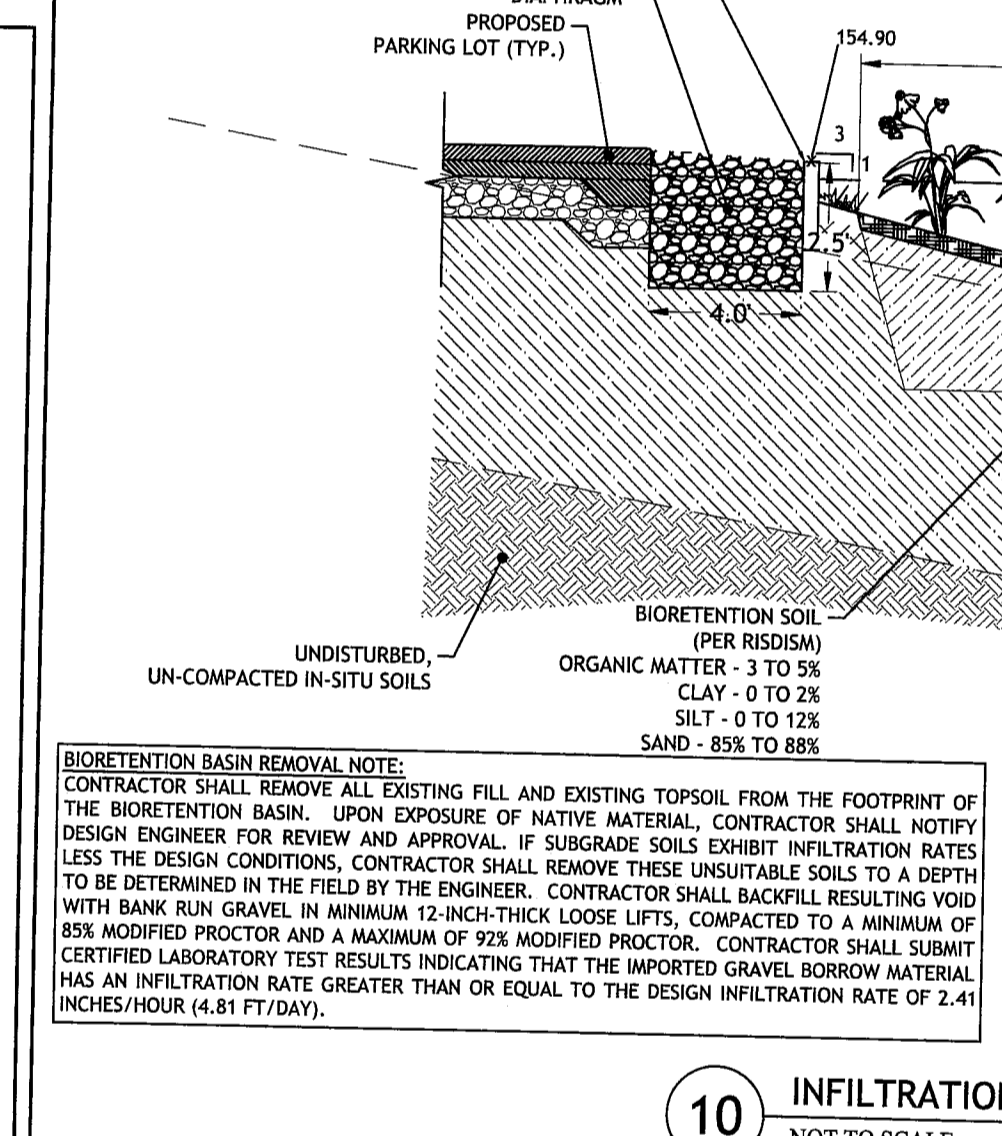
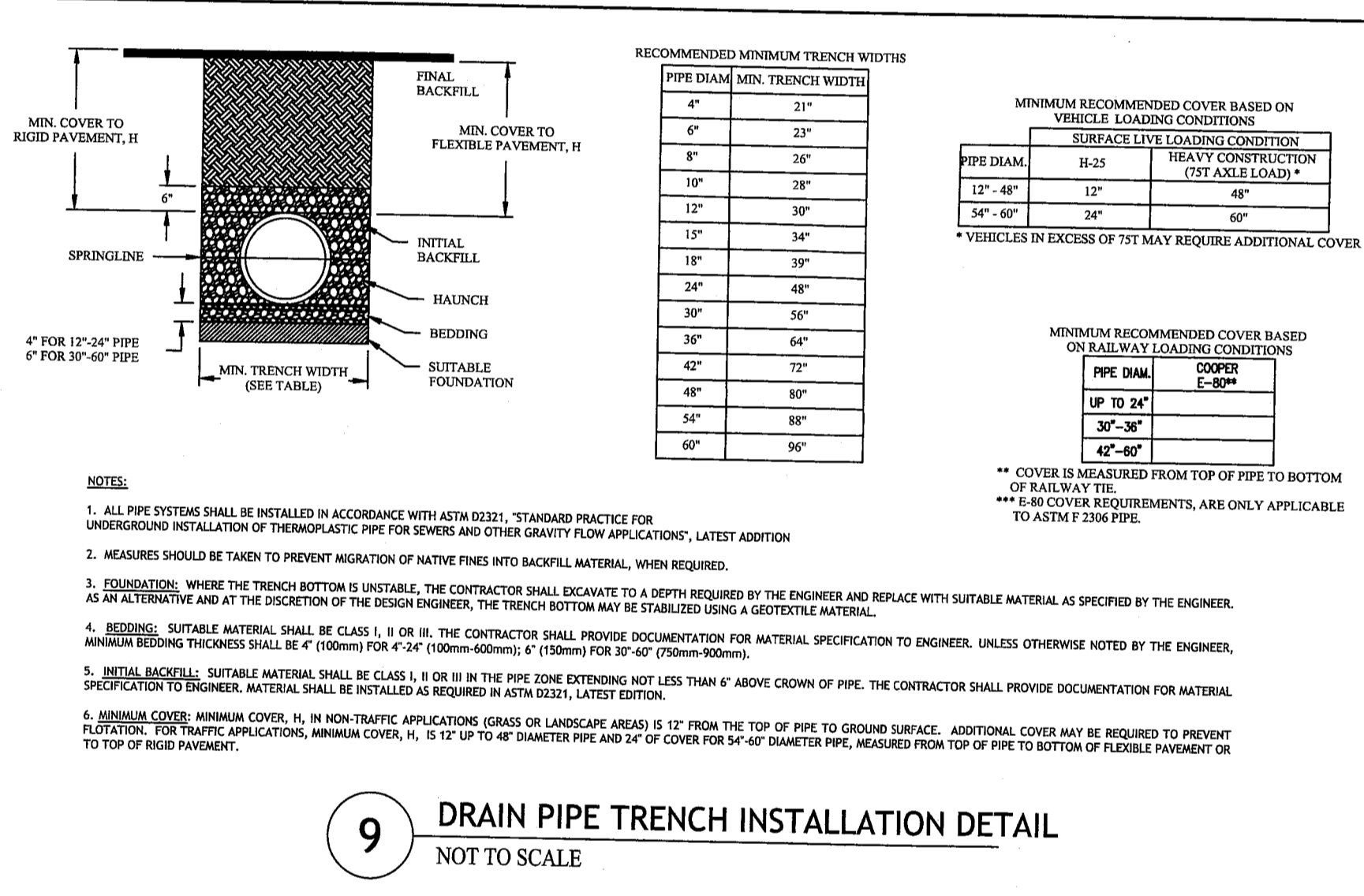
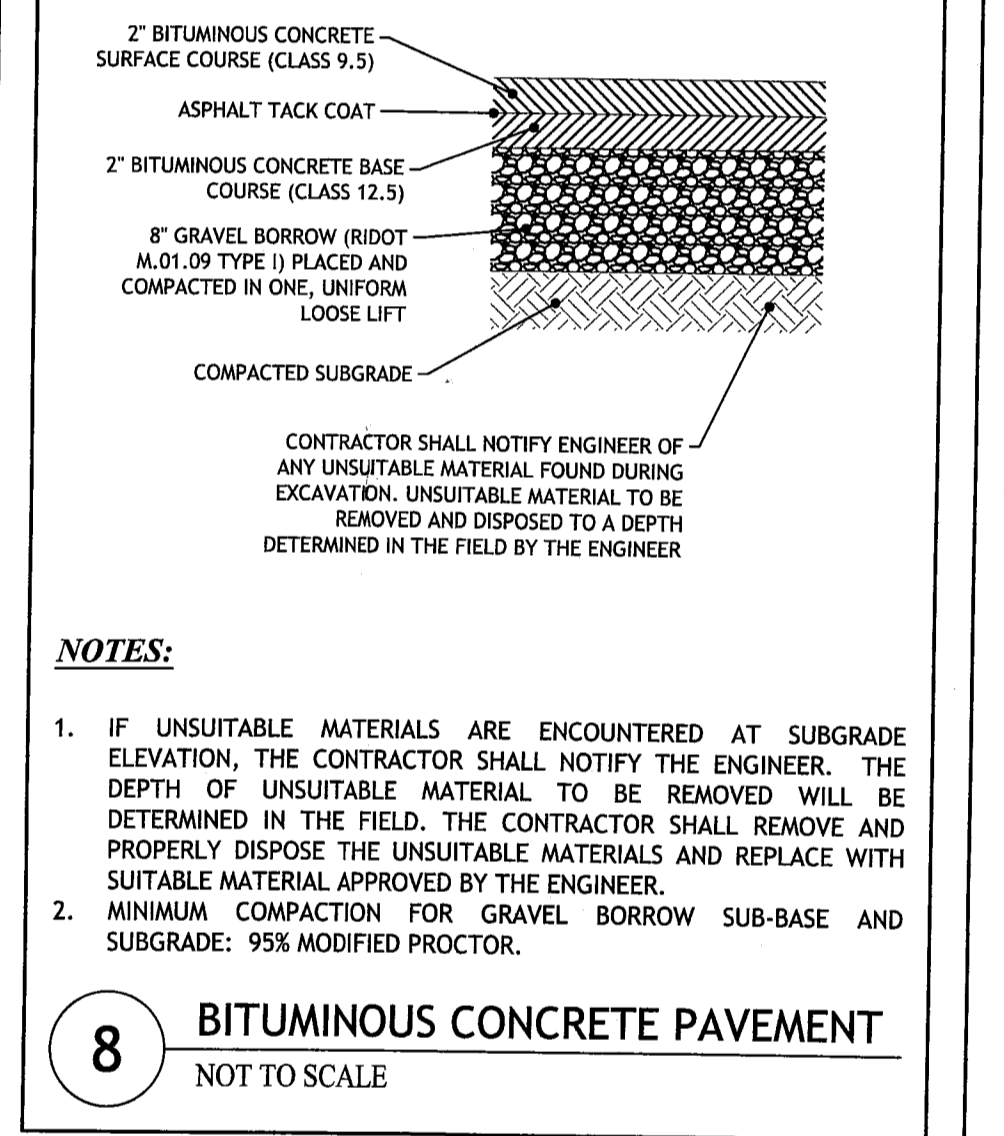
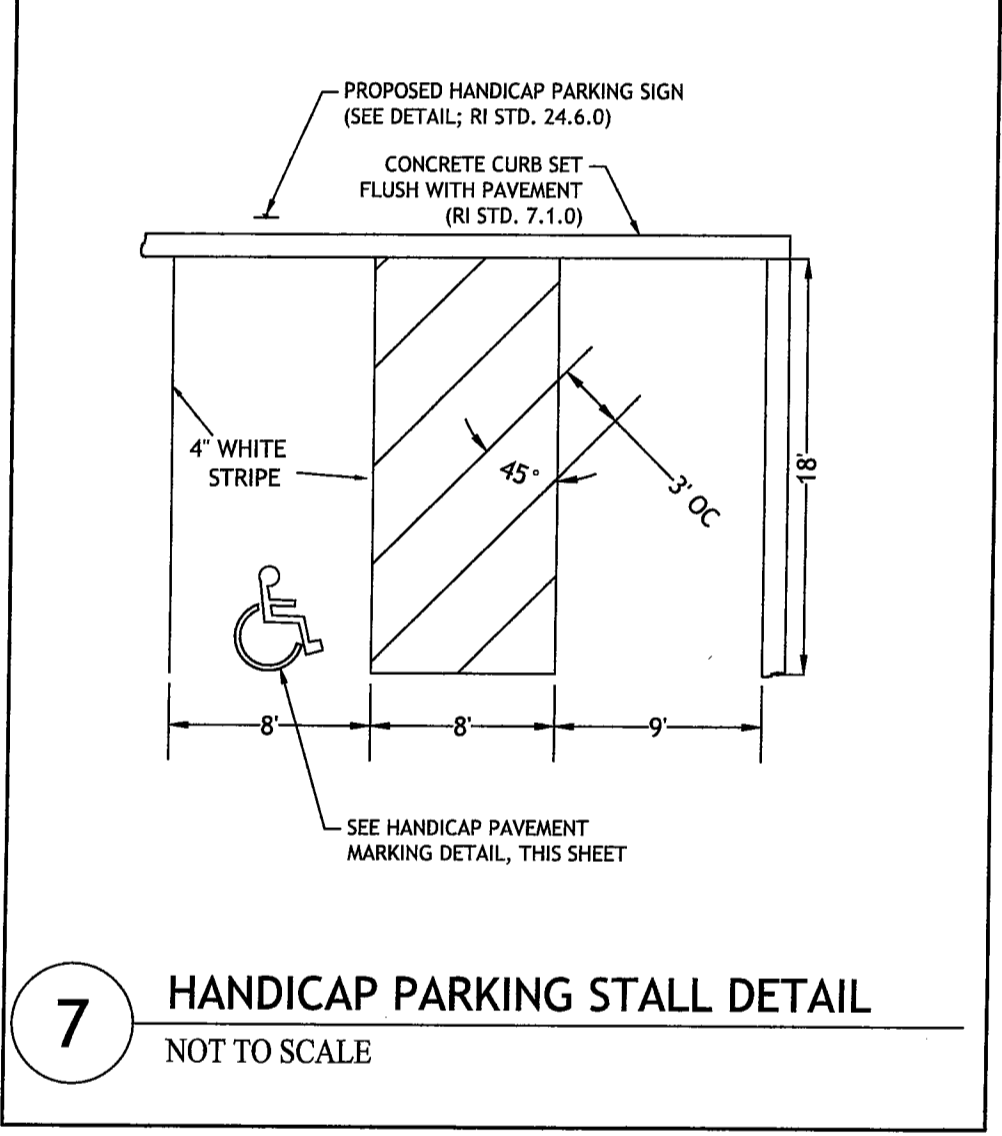
**SHEET 6 OF 7**

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
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*Nancy L. Freeman*

Depth (ft)	Sample Type/No.	Layer	Remarks	Soil and Rock Description	Estimated Hydraulic Conductivity
0-12"				TOPSOIL	
12-16"				SILTY SAND (SM); Dark Brown, dry, ~65% fine to coarse sand, ~20% nonplastic fines, ~10% fine to coarse gravel, FILL.	
16-18"				DEBRIS, BRICKS, STEEL PARTS	
18-100"				SILTY SAND W/ GRAVEL (SM); Gray, wet, ~50% fine to coarse sand, ~20% nonplastic fines, ~30% fine to coarse gravel.	
100-120"				GLACIAL DEPOSITS	
120-130"				Groundwater seepage observed at 130 inches	
130-135"				Bottom of test hole at 135 inches. Open excavation backfilled with previously excavated material upon completion.	

Depth (ft)	Sample Type/No.	Layer	Remarks	Soil and Rock Description	Estimated Hydraulic Conductivity
0-12"				TOPSOIL	
12-16"				SILTY SAND (SM); Dark Brown, dry, ~65% fine to coarse sand, ~20% nonplastic fines, ~10% fine to coarse gravel, FILL.	
16-18"				DEBRIS, BRICKS	
18-100"				SILTY SAND W/ GRAVEL (SM); Gray, wet, ~50% fine to coarse sand, ~20% nonplastic fines, ~30% fine to coarse gravel.	
100-120"				GLACIAL DEPOSITS	
120-130"				Groundwater seepage observed at 96 inches	
130-135"				Bottom of test hole at 135 inches. Open excavation backfilled with previously excavated material upon completion.	

**4 SOIL EVALUATION TEST PIT LOGS**  
NOT TO SCALE



DESCRIPTION	ELEV.
100 YEAR STORM	155.31
25 YEAR STORM	155.12
10 YEAR STORM	154.32
2 YEAR STORM	152.17
1 YEAR STORM	152.03
TOP OF POND	156.00
BOTTOM OF POND	154.00
BOTTOM OF CRUSHED STONES	152.00

**PROPOSED 19,575 SF SELF-STORAGE FACILITY**  
1357 HARTFORD AVENUE  
JOHNSTON, RHODE ISLAND  
AP 20-2, LOT 25

REVISIONS:

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DESIGNED BY: WMLR  
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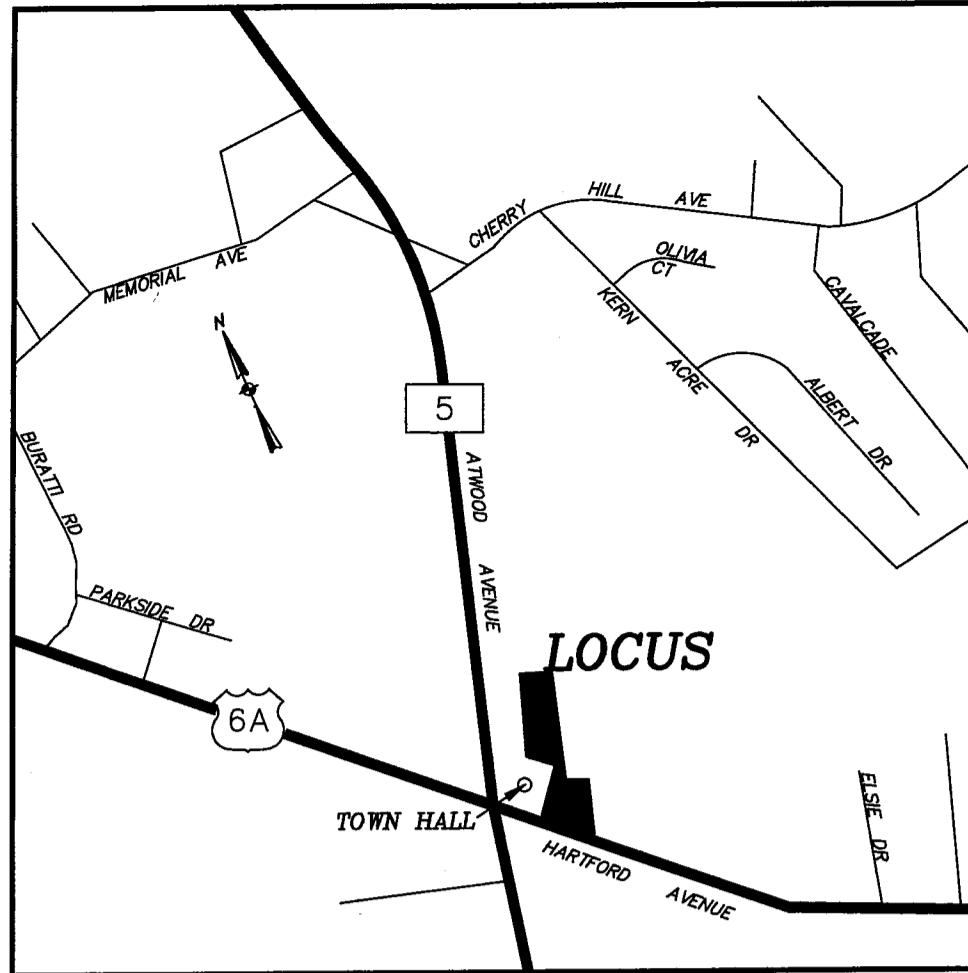
PRELIMINARY, NOT FOR CONSTRUCTION

**CIVIL DETAILS**

SHEET 7 OF 7

**JCE**  
JOE CASALI ENGINEERING, INC.  
CIVIL - SITE DEVELOPMENT - TRANSPORTATION  
DRAINAGE - WETLANDS - I&DS - TRAFFIC - FLOODPLAIN  
(401)844-1300 (401)844-1313 FAX WWW.JCEENGINEERING.COM

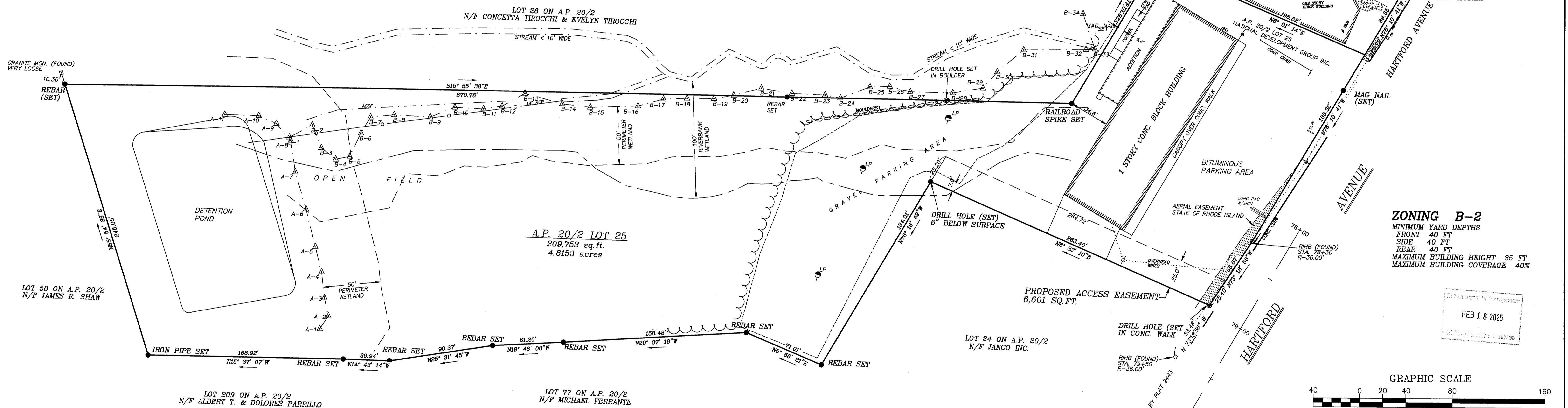
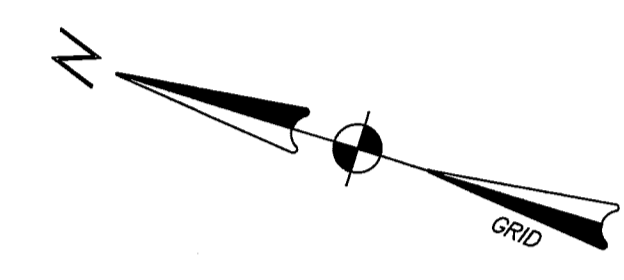
JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
02/18/2025



**LOCATION MAP**  
SCALE: 1" = 825' ±

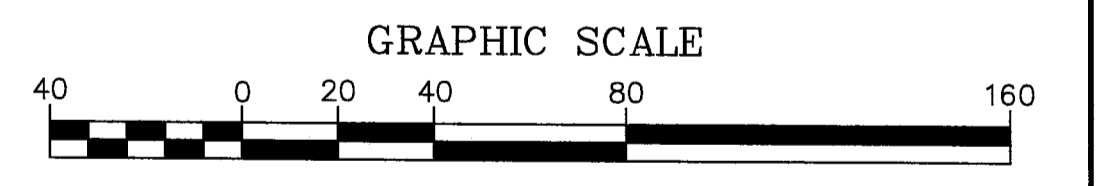
**REFERENCES**

- 1.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 305
- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 1609
- 3.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 2443
- 4.) "SURVEY FOR RICHARD COLARDO IN JOHNSTON, R.I. BY J.A. LATHAM & ASSOC. SCALE 60 FEET PER INCH" UNRECORDED
- 5.) "LOCATION PLAN OF LOTS 77 & 209 A.P. 20 JOHNSTON, R.I. FOR RICHARD COLARDO SCALE: 1"=30' NOV. 1986 PETER V. CIPOLLA JR. R.I.S.#1690 CRANSTON R.I." UNRECORDED
- 6.) "ALTERATION PLAN OF A.P. 20/2 LOT NO. 25 IN JOHNSTON, R.I. SCALE 1"=30' AUG. 24, 1984 FOR R.J. COLARDO INC. BY PETER V. CIPOLLA JR. R.I.S." UNRECORDED
- 7.) "COPY OF LOT NO. 1 FROM JOHNSTON PLAT CARD 79 AND FROM A PLAT OF LAND IN JOHNSTON, R.I. KNOWN AS THE JOSHUA TOWNE FARM SHOWING DIVISION BY C. PARRILLO AND V. PARRILLO SURVEYED AND PLATTED - OCT. 1909 BY S.K. LUTHER NOW OWNED BY ANTONIO PAOLANTONIO, SHOWING A PROPOSED TRADE OF ADJOINING LAND BETWEEN ANTONIO PAOLANTONIO AND ANTHONY PARRILLO LAND IN PROPOSED TRADE SURVEYED MAY 1955 SCALE 1 INCH = 80 FEET
- 8.) "STATE OF RHODE ISLAND HIGHWAY PLAT NO. 305"
- 9.) "PLAN OF SURVEY IN JOHNSTON, R.I. FOR NATIONAL DEVELOPMENT GROUP LOT 25 ON A.P. 20/2 DAVID D. GARDNER & ASSOCIATES, INC. DATE: 1/25/00 SCALE 1"=40"



**ZONING B-2**  
MINIMUM YARD DEPTHS  
FRONT 40 FT  
SIDE 40 FT  
REAR 40 FT  
MAXIMUM BUILDING HEIGHT 35 FT  
MAXIMUM BUILDING COVERAGE 40%

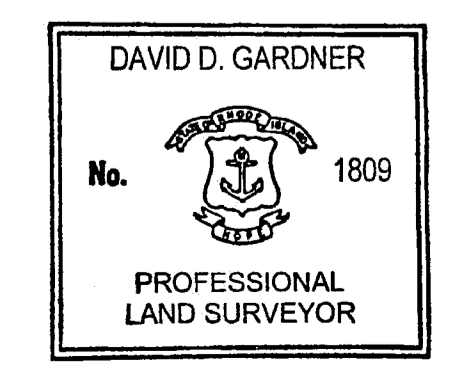
APPROVED FOR THE PROJECT  
FEB 18 2025



**OWNERS OF RECORD**  
LOT 25  
NATIONAL DEVELOPMENT GROUP INC.  
LOT 42  
COMMONWEALTH INVESTMENTS GROUP  
LOT 81  
COMMONWEALTH INVESTMENTS GROUP

**CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:  
COMPREHENSIVE BOUNDARY SURVEY CLASS 1  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO CHANGE LOT LINES AND PREPARATION OF AN ADMINISTRATIVE SUBDIVISION PLAN

BY DAVID D. GARDNER PLS LICENSE NO. 1809  
COA NO. A359



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
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DATE	PROJECT NO.	<b>BOUNDARY SURVEY UPDATE</b> IN <b>JOHNSTON, R.I.</b> FOR <b>NATIONAL DEVELOPMENT GROUP</b> A.P. 20/2 LOT 25
5/16/18	17-010	
SCALE	DRAWING NO.	
1" = 40'	17-010	
DESIGNED BY	D.D.G.	<b>DAVID D. GARDNER &amp; ASSOCIATES, INC.</b> 200 METRO CENTER BOULEVARD WARWICK, RHODE ISLAND 02886 (401) 738-3200   FAX: (401) 738-4740 ENGINEERS • SURVEYORS • PLANNERS
DRAWN BY	D.D.G.	
CHECKED BY	D.D.G.	
SHEET NO.	1	
SHEET	1 OF 1	