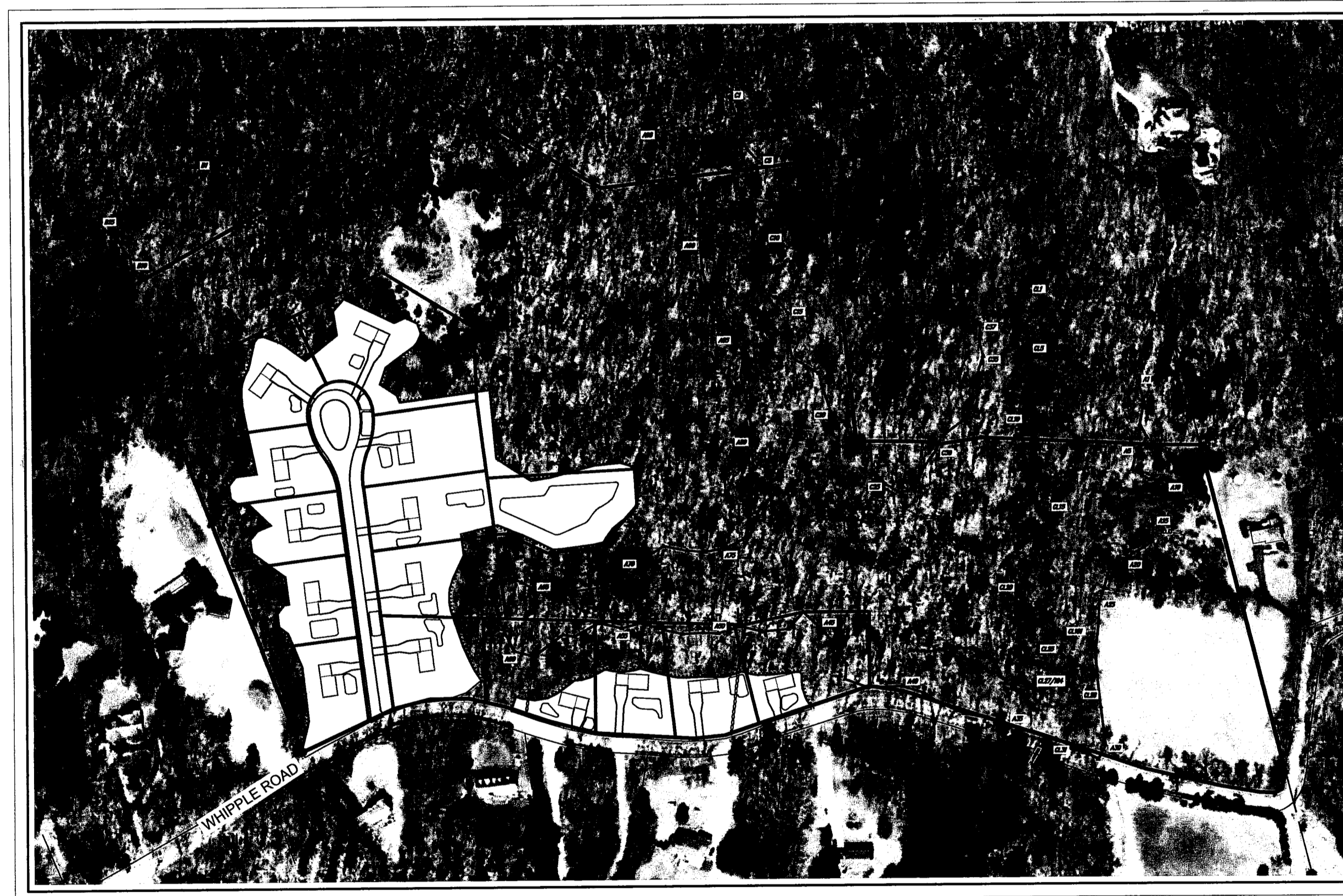


PERMITTING PLANS

FOR:

WHIPPLE WOODS

A.P. 42, LOT 12
WHIPPLE ROAD
SMITHFIELD, RHODE ISLAND



AERIAL IMAGE
SCALE: 1"=200'

PREPARED FOR:

LOUIE CAPITAL LLC & MAS CAPITAL LLC
CAS CAPITAL LLC & ERS CAPITAL LLC

PREPARED BY:

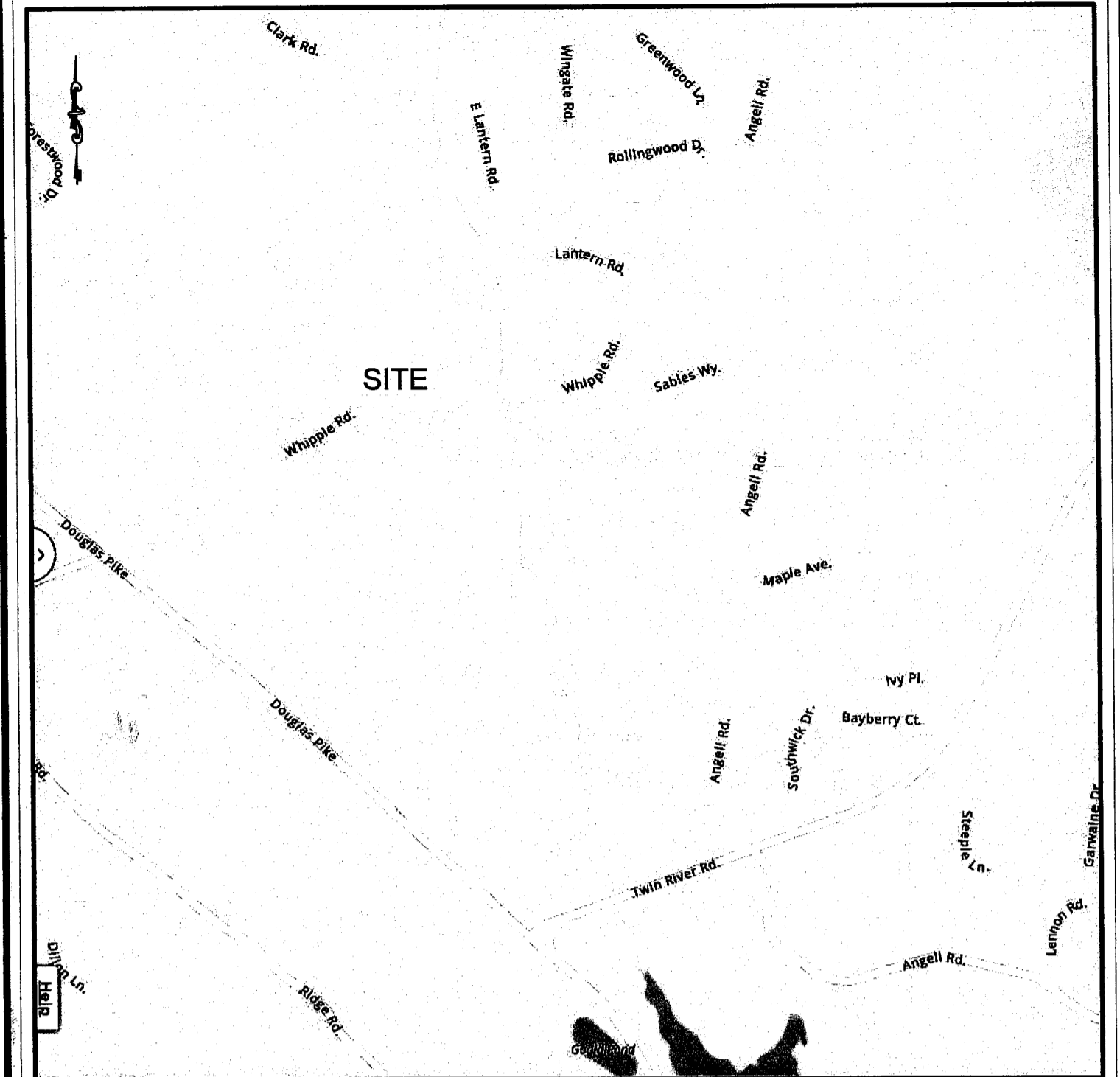


250 Centerville Road, Building E-12 730 Aquidneck Avenue, Building B
Warwick, Rhode Island 02886 Middletown, Rhode Island 02842
www.MillstoneEng.com
p. (401) 921-3344 f. (401) 921-3303

JULY 2022
REVISED DECEMBER 2023

REFERENCES:
1. AERIAL PHOTOGRAPH TAKEN FROM RIDEM.
2. LOCUS MAP TAKEN FROM MAPQUEST.

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LOCUS
NOT TO SCALE

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2	EXISTING CONDITIONS PLAN	2/16/2024
3	CONCEPTUAL SUBDIVISION PLAN	2/16/2024
4	KEY PLAN	2/16/2024
5	SITE, GRADING, AND UTILITY PLAN - 1	12/20/2023
6	SITE, GRADING, AND UTILITY PLAN - 2	2/16/2024
7	PLAN AND PROFILE	
8	SOIL EROSION & SEDIMENT CONTROL PLAN - 1	2/16/2024
9	SOIL EROSION & SEDIMENT CONTROL PLAN - 2	12/20/2023
10	NOTES AND DETAILS	
11	DETAILS	12/20/2023

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

APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 22 2024 FILE #: 23-0161

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

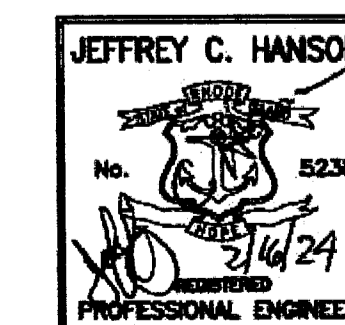
Nancy L. Freeman

NO.	DATE	REVISION
1	12/20/23	RIDEM COMMENTS
2	2/16/24	RIDEM COMMENTS

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



Drawn By: BJC
Checked By: MJV
Office of Water Resources
Sheet 1 of 11

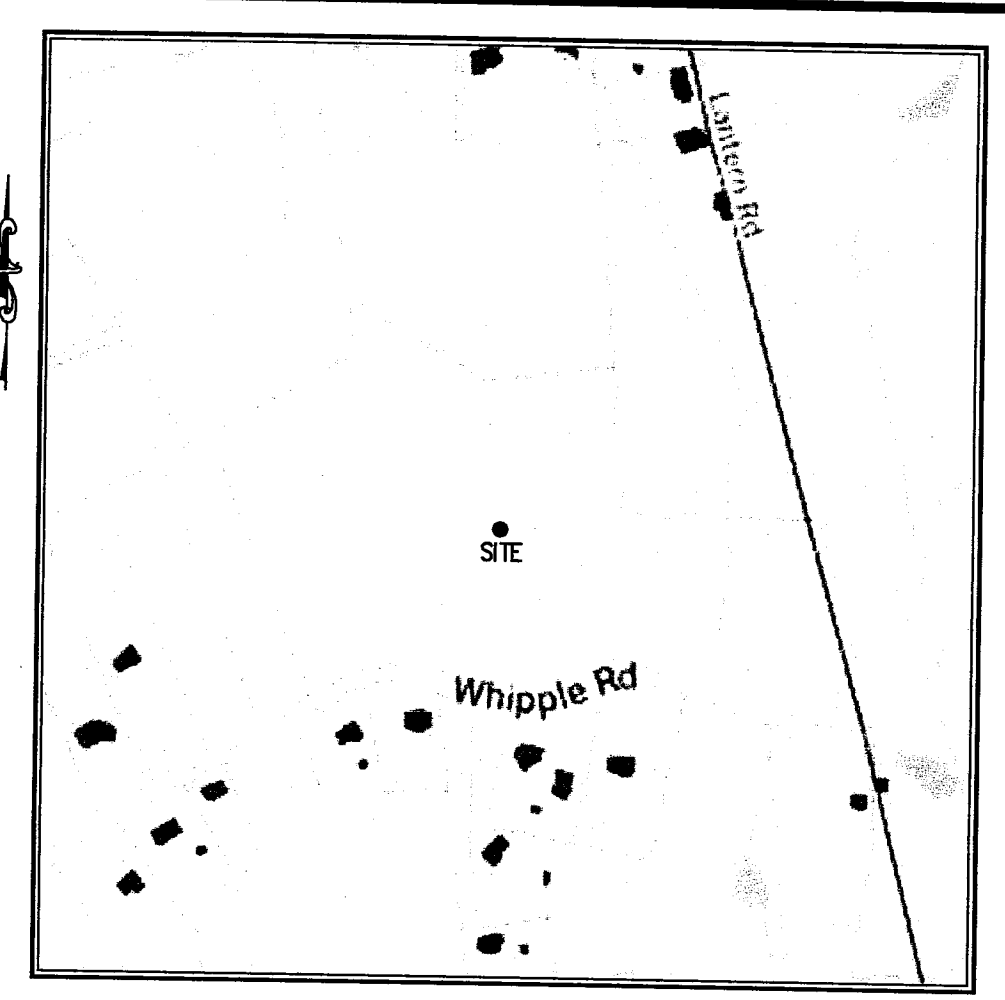
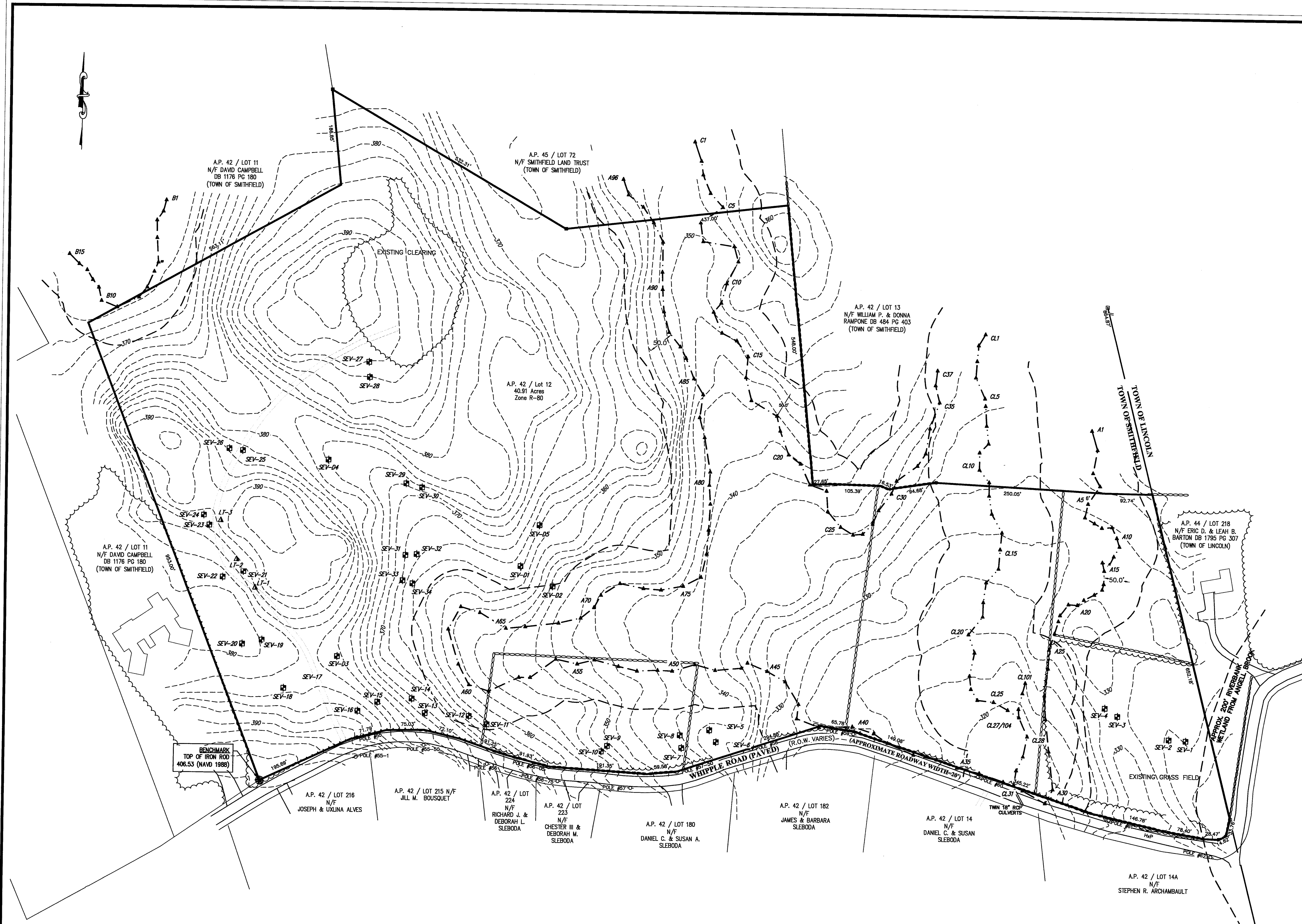
1

of 11

FILE NO.: 21.442.659

OWNER / APPLICANT:
LOUIE CAPITAL LLC & MAS CAPITAL LLC
CAS CAPITAL LLC & ERS CAPITAL LLC
1350 DIVISION RD, STE 104A
WEST WARWICK, RI 02893

ENGINEER:
MILLSTONE ENGINEERING, P.C.
250 CENTERVILLE ROAD, BLDG. E-12
WARWICK, RI 02866
(401) 921-3344



LOCATION MAP
NOT TO SCALE

- LEGEND:**
- SUBJECT LOT LINE
 - - - ABUTTING LOT LINE
 - - - WETLAND LIMIT
 - ▲ WETLAND FLAG
 - - - CENTERLINE RIVER
 - - - WETLAND BUFFER
 - - - BUILDING SETBACK LINE
 - - - EXISTING EDGE OF VEGETATION
 - - - EXISTING STONE WALL
 - - - EXISTING CONTOUR
 - - - EXISTING EDGE OF PAVEMENT
 - ⊠ SOIL EVALUATION / TEST HOLE
 - EXISTING UTILITY POLE
 - ◆ PROJECT BENCHMARK

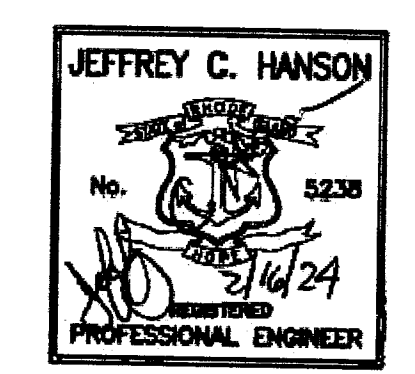
- REFERENCE:**
- PLAN ENTITLED "SURVEY & LOCATION PLAN PREPARED FOR LOUIE CAPITAL, LLC LOCATION 170 WHIPPLE ROAD SMITHFIELD, RHODE ISLAND A.P. 40 / LOT 12", DATED 10-22-2021, PREPARED BY E. GREENWICH SURVEYORS, LLC.
 - WETLANDS FINDINGS REPORT, 170 WHIPPLE RD / A.P. 42, LOT 12 SMITHFIELD RHODE ISLAND, DATED SEPTEMBER 9, 2021, PREPARED BY ECOSYSTEM SOLUTIONS, INC.
 - TOWN OF SMITHFIELD GIS
 - GOOGLE AERIAL IMAGE DATED FEBRUARY 26, 2018.

FLOOD NOTE:
THE SITE LIES WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER 44007C0188H, EFFECTIVE DATE OCTOBER 2, 2015.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: **MAR 22 2024** FILE #: 23-0161
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PROPERTY OWNER / APPLICANT:
LOUIE CAPITAL LLC & MAS CAPITAL LLC CAS CAPITAL LLC & ERS CAPITAL LLC
1350 DIVISION RD, STE 104A
WEST WARWICK, RI 02893

NO.	DATE	REVISION
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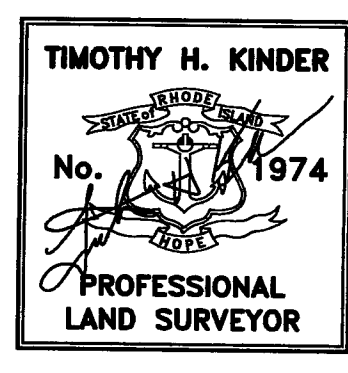
EXISTING
CONDITIONS PLAN

**WHIPPLE
WOODS**
ASSESSOR PLAT 42,
LOT 12
WHIPPLE ROAD
SMITHFIELD, RI

PREPARED FOR:
LOUIE CAPITAL LLC & MAS
CAPITAL LLC CAS CAPITAL
LLC & ERS CAPITAL LLC
SCALE 1" = 100'
JULY 2023

Drawn By: JSC
Checked By: BJC

RI Environmental Management
Office of Water Resources
FEB 14 2024
2
of 11

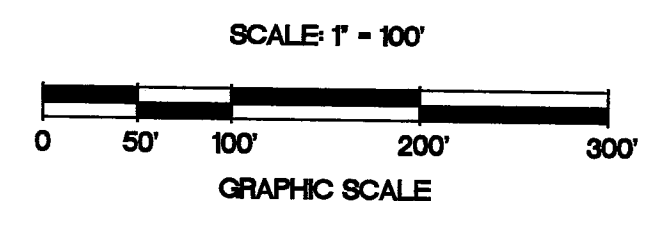


CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

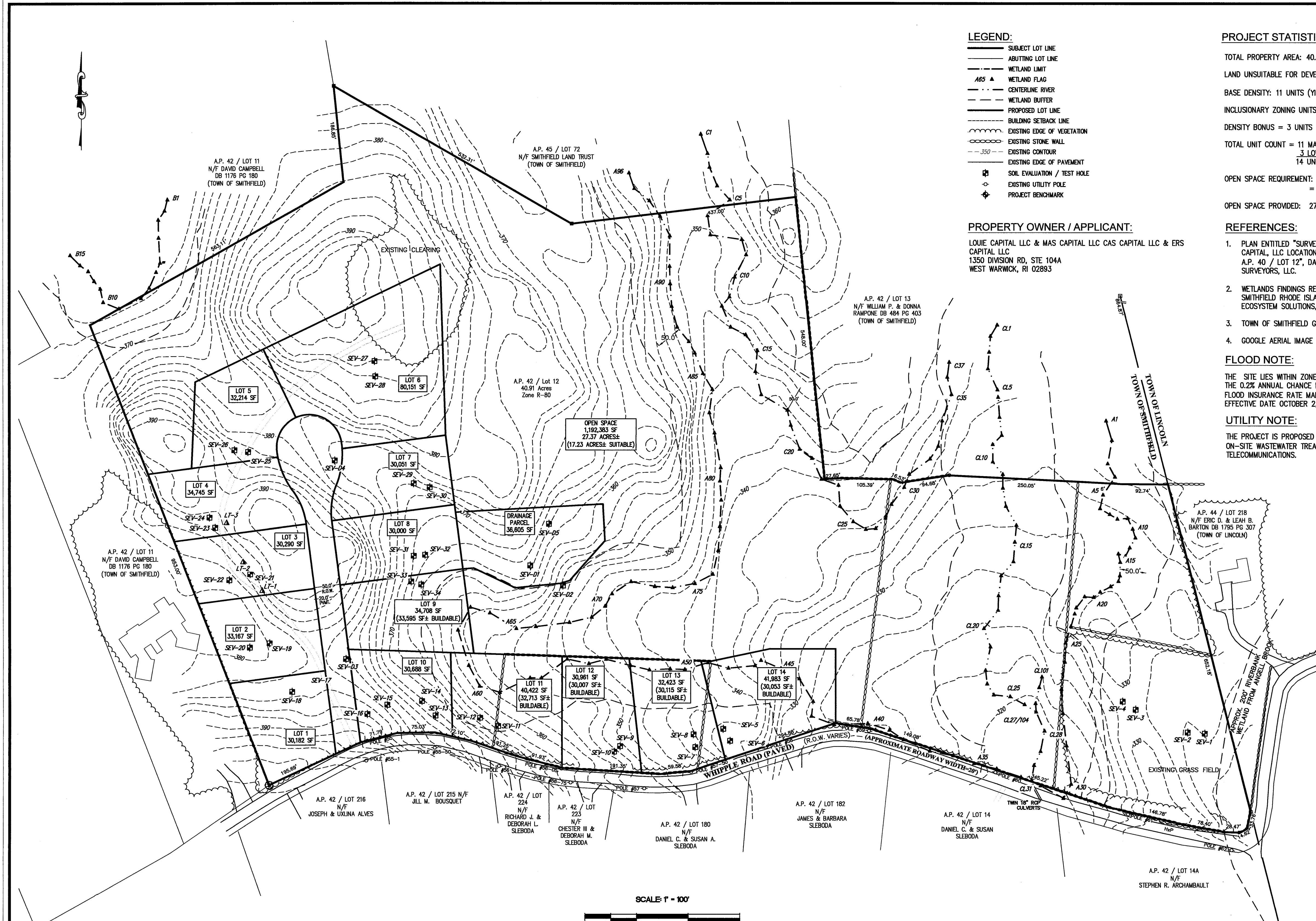
TYPE OF BOUNDARY SURVEY: DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO PROVIDE A PLAN SHOWING THE SUBDIVISION OF THE PROPERTY AS SHOWN ON REFERENCED PLANS.

BY: *Timothy H. Kinder*
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE: 2/16/2024



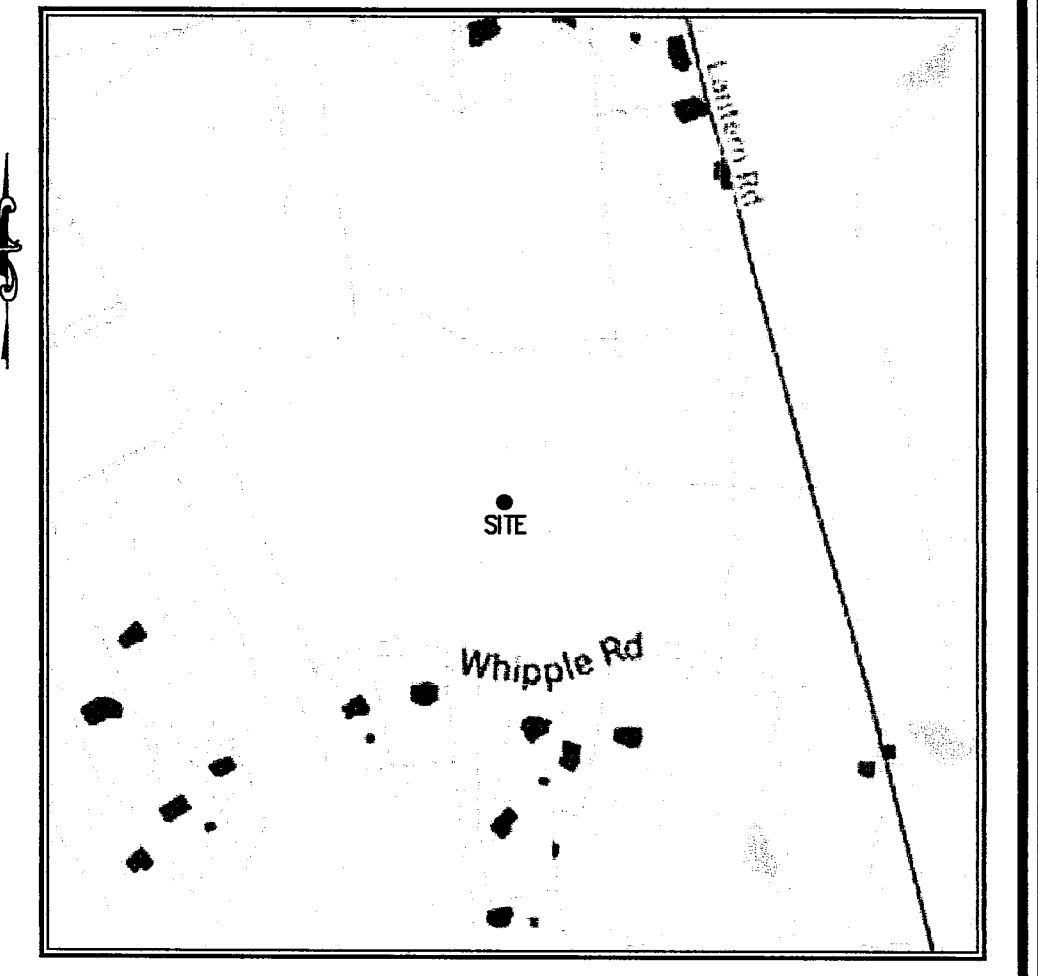
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- LEGEND:**
- SUBJECT LOT LINE
 - ABUTTING LOT LINE
 - WETLAND LIMIT
 - ▲ WETLAND FLAG
 - CENTERLINE RIVER
 - WETLAND BUFFER
 - PROPOSED LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING EDGE OF VEGETATION
 - EXISTING STONE WALL
 - EXISTING CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - SOIL EVALUATION / TEST HOLE
 - EXISTING UTILITY POLE
 - ◆ PROJECT BENCHMARK

PROPERTY OWNER / APPLICANT:
 LOUIE CAPITAL LLC & MAS CAPITAL LLC CAS CAPITAL LLC & ERS CAPITAL LLC
 1350 DIVISION RD, STE 104A
 WEST WARWICK, RI 02893

- PROJECT STATISTICS**
- TOTAL PROPERTY AREA: 40.91 ACRES
 - LAND UNSUITABLE FOR DEVELOPMENT: 12.23 ACRES
 - BASE DENSITY: 11 UNITS (YIELD PLAN)
 - INCLUSIONARY ZONING UNITS: 11 UNITS X 20% = 2.2; SAY 3 UNITS
 - DENSITY BONUS = 3 UNITS
 - TOTAL UNIT COUNT = 11 MARKET RATE
 3 LOW AND MODERATE INCOME UNITS
 14 UNITS TOTAL
 - OPEN SPACE REQUIREMENT: MIN. 60% OF LAND SUITABLE FOR DEVELOPMENT
 = (40.91 AC - 12.23 AC) X 60% = 17.21 AC. REQ'D.
 - OPEN SPACE PROVIDED: 27.37 ACRES TOTAL, 17.22 ACRES SUITABLE
- REFERENCES:**
1. PLAN ENTITLED "SURVEY & LOCATION PLAN PREPARED FOR LOUIE CAPITAL, LLC LOCATION 170 WHIPPLE ROAD SMITHFIELD, RHODE ISLAND A.P. 40 / LOT 12", DATED 10-22-2021, PREPARED BY E. GREENWICH SURVEYORS, LLC.
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 3. TOWN OF SMITHFIELD GIS
 4. GOOGLE AERIAL IMAGE DATED FEBRUARY 26, 2018.



- FLOOD NOTE:**
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- UTILITY NOTE:**
- THE PROJECT IS PROPOSED TO BE SERVICED BY PRIVATE WELLS, ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS), ELECTRIC AND TELECOMMUNICATIONS.

- WATERSHED NOTE:**
- THE PROPOSED SUBDIVISION DOES NOT LIE WITHIN THE WATERSHED OR ZONE OF CONTRIBUTION OF A POND OR WATER SUPPLY WELL.
- SOIL TESTING NOTE:**
- AT A MINIMUM SOIL EVALUATIONS SHALL BE PERFORMED IN THE AREA OF EACH PROPOSED OWTS.
- ROADWAY NOTE:**
- ROADWAY IS PROPOSED TO BE PRIVATE WITH A MINIMUM 20-FOOT WIDE PAVED WIDTH
 ROADWAY LENGTH IS 650± FEET

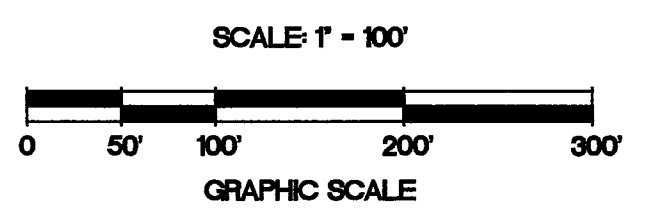
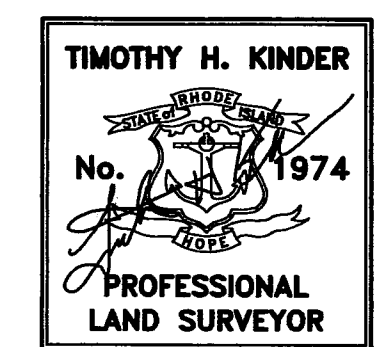
CERTIFICATION:

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TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: DATA ACCUMULATION SURVEY III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO PROVIDE A PLAN SHOWING THE SUBDIVISION OF THE PROPERTY AS SHOWN ON REFERENCED PLANS.

BY: *Timothy H. Kinder* 2/16/2024
 TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE



CONSERVATION ZONING TABULATION:
 CONSERVATION DEVELOPMENT, OWTS AND WELL LOCATED ON LOT

DIMENSIONAL REGULATIONS TABLE 5.6-1	REQUIRED	EXISTING	PROPOSED															
			LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	DRAINAGE LOT	OPEN SPACE
MINIMUM BUILDABLE LOT AREA	30,000 S.F.	N/A	30,182 S.F.	33,167 S.F.	30,290 S.F.	34,745 S.F.	32,214 S.F.	80,151 S.F.	30,051 S.F.	30,000 S.F.	33,595 S.F.	30,688 S.F.	32,713 S.F.	30,007 S.F.	30,115 S.F.	30,053 S.F.	36,605 S.F.	17.23 AC
TOTAL LOT AREA	N/A	40.93 AC±	30,182 S.F.	33,167 S.F.	30,290 S.F.	34,745 S.F.	32,214 S.F.	80,151 S.F.	30,051 S.F.	30,000 S.F.	34,708 S.F.	30,688 S.F.	40,442 S.F.	30,961 S.F.	32,423 S.F.	41,983 S.F.	36,605 S.F.	27.37 AC
MINIMUM LOT FRONTAGE AND WIDTH	125 FT	2,657.90 FT	161.92 FT	160.31 FT	125.00 FT	141.91 FT	91.11 FT*	128.27 FT	141.91 FT	125 FT	125 FT	181.40 FT	220.86 FT	154.75 FT	165.83 FT	225.24 FT	N/A	N/A
MINIMUM FRONT YARD SETBACK	30 FT	N/A	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	≥30 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	16 FT	N/A	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	≥16 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	40 FT	N/A	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	≥40 FT	N/A	N/A
MAXIMUM BUILDING COVERAGE	17.5%	3.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* FOR LOTS FRONTING ENTIRELY ON A CUL-DE-SAC, THE FRONTAGE SHALL BE 30% BELOW THE REQUIREMENT (87.5') AND SHALL BE MEASURED AT THE STREET LINE.

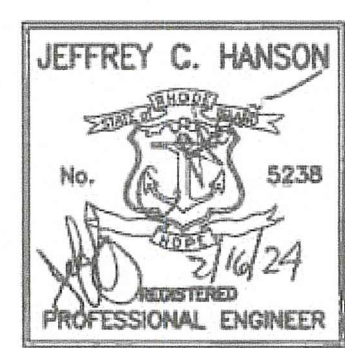
CONCEPTUAL SUBDIVISION PLAN
WHIPPLE WOODS
 RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM ASSESSOR'S PLAT 42
 APPROVED WITH CONDITIONS AS LOT 12
 SPECIFIED IN THE LETTER OF APPROVAL WHIPPLE ROAD
 DATED: MAR 22 2024 FILE #: 23-0161 SITUATED IN
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

PREPARED FOR:
**LOUIE CAPITAL LLC, MAS CAPITAL LLC,
 CAS CAPITAL LLC, and ERS CAPITAL LLC**



250 Centerville Road, Building E-12
 Warwick, Rhode Island 02886
 790 Aquidneck Avenue, Building B
 Middletown, Rhode Island 02842

NO.	DATE	REVISION
1	12/20/23	RIDEM COMMENTS
2	2/16/24	RIDEM COMMENTS



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 CIVIL ENGINEERING • LAND PLANNING
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 780 Asollock Avenue, Building B, Middletown, Rhode Island 02842
 www.MillstoneEng.com
 P. (401) 921-3344 F. (401) 921-3303

SITE, GRADING, AND UTILITY PLAN - 2

WHIPPLE WOODS
 ASSESSOR PLAT 42,
 LOT 12
 WHIPPLE ROAD
 SMITHFIELD, RI

PREPARED FOR:
 LOUIE CAPITAL LLC & MAS CAPITAL LLC CAS CAPITAL LLC & ERS CAPITAL LLC

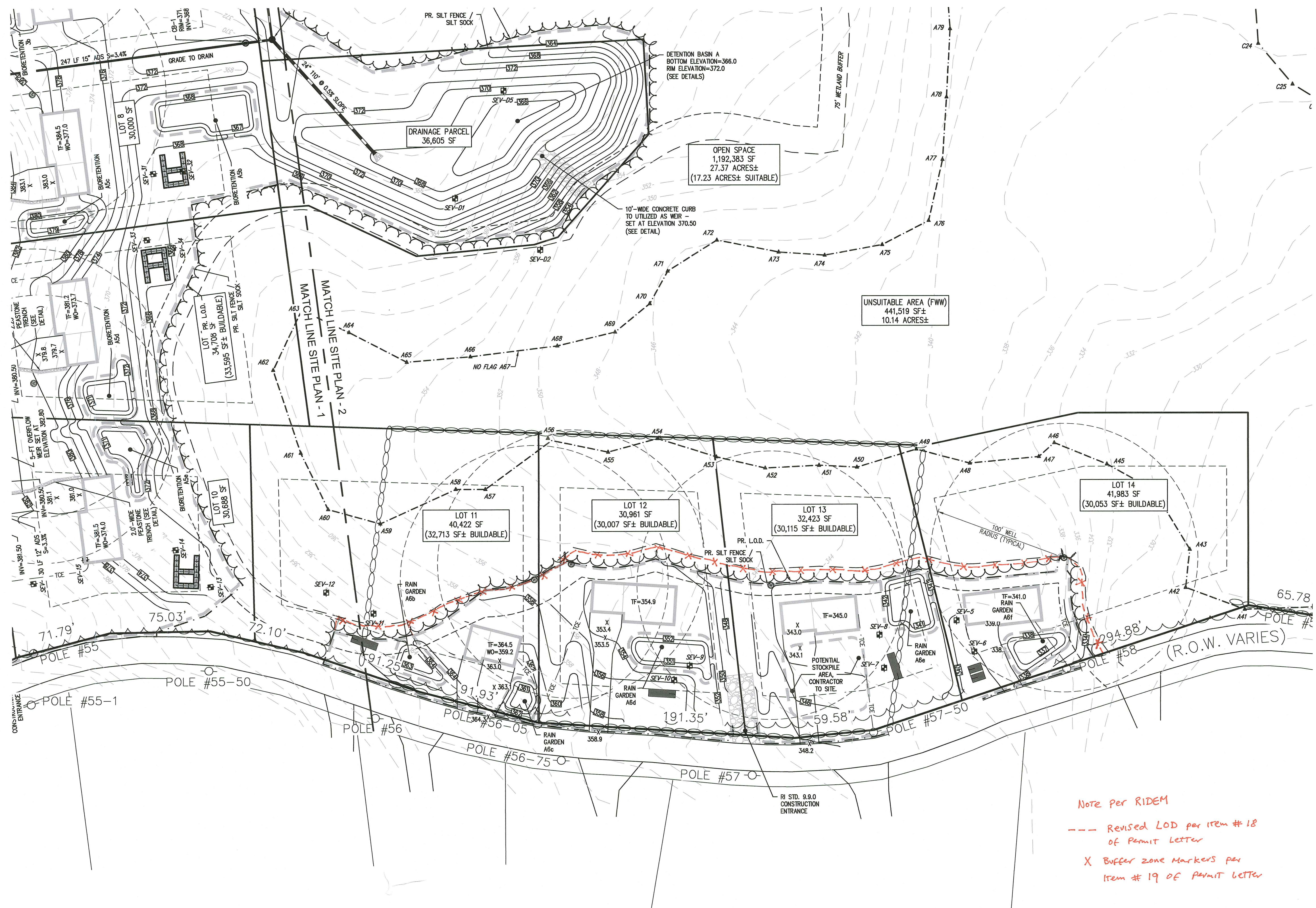
SCALE 1" = 40'
 JULY 2023

Drawn By: JSC
 Checked By: BJC
 Sheet

PROPERTY OWNER / APPLICANT:
 LOUIE CAPITAL LLC & MAS CAPITAL LLC CAS CAPITAL LLC & ERS CAPITAL LLC
 1350 DIVISION RD, STE 104A
 WEST WARWICK, RI 02893

6 FEB 19 2024
 Office of Water Resources
 of 11

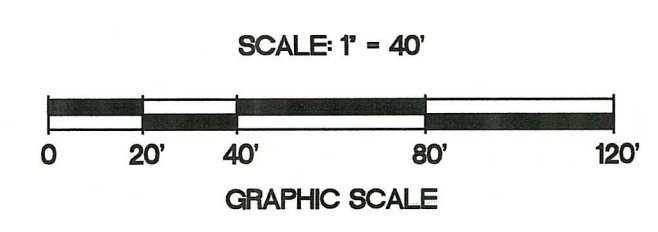
FILE NO: 21.442.659



- LEGEND:**
- SUBJECT LOT LINE
 - - - ABUTTING LOT LINE
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 - A65 A WETLAND FLAG
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 - - - BUILDING SETBACK LINE
 - - - POTENTIAL BUILDING
 - - - EXISTING EDGE OF VEGETATION
 - - - PROPOSED EDGE OF VEGETATION
 - - - EXISTING STONE WALL
 - 12+00 - - - ROADWAY STATIONING
 - - - EXISTING CONTOUR
 - 350 - - - PROPOSED CONTOUR
 - X 384.08 - - - PROPOSED SPOT GRADE
 - - - EXISTING EDGE OF PAVEMENT
 - - - PROPOSED EDGE OF PAVEMENT
 - ⊙ SOIL EVALUATION / TEST HOLE
 - ⊕ PROPOSED SEPTIC SYSTEM
 - ⊖ EXISTING UTILITY POLE
 - - - TCE - PROPOSED ELECTRIC / TELECOMMUNICATION
 - ⊕ PROJECT BENCHMARK
 - - - PROPOSED LIMIT OF DISTURBANCE
 - - - PROPOSED SILT FENCE / SILT SOCK

Note per RIDEM
 --- Revised LOD per item # 18 of Permit Letter
 X Buffer zone markers per item # 19 of Permit Letter

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



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NO.	DATE	REVISION

JEFFREY C. HANSON
 No. 5238
 7/20/23
 REGISTERED PROFESSIONAL ENGINEER

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 790 Aquidneck Avenue, Building B
 Middletown, Rhode Island 02842
 www.IllstoneEng.com
 P. (401) 921-3344
 F. (401) 921-3303

PLAN AND PROFILE

WHIPPLE WOODS

ASSESSOR PLAT 42,
 LOT 12
 WHIPPLE ROAD
 SMITHFIELD, RI

PREPARED FOR:
 LOUIE CAPITAL LLC & MAS
 CAPITAL LLC CAS CAPITAL
 LLC & ERS CAPITAL LLC

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 DATED: **MAR 22 2024** FILE #: **23-0161**

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Nancy L. Freeman

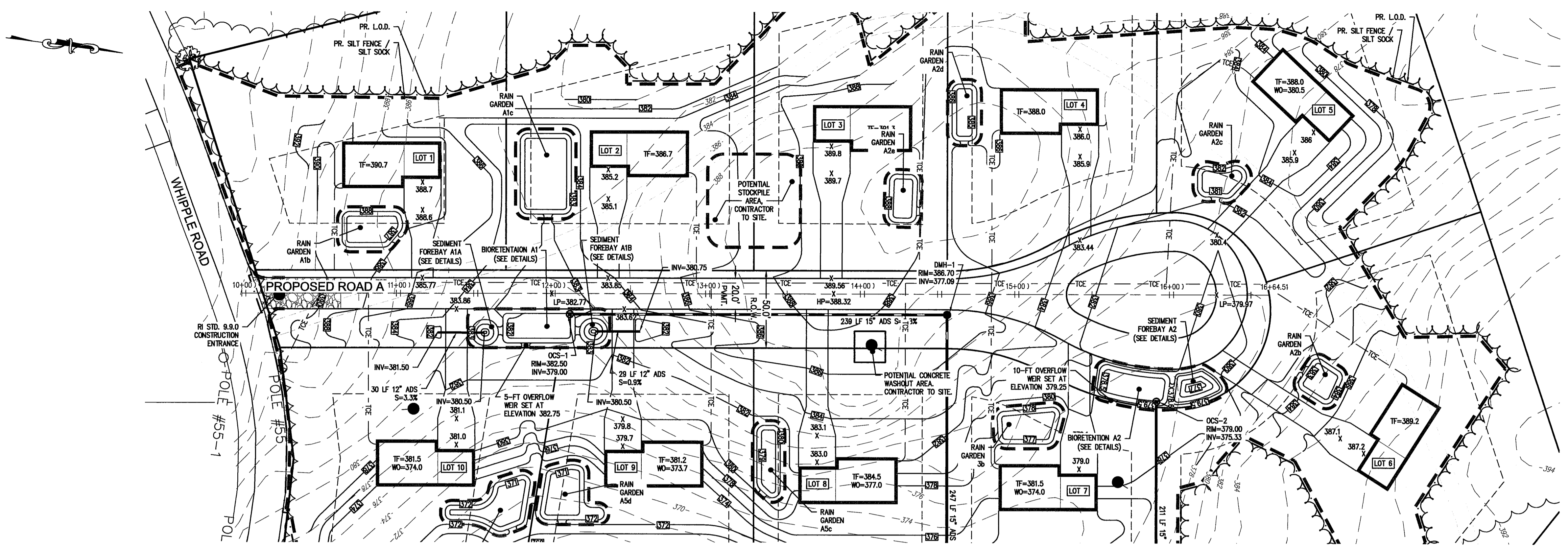
SCALE 1" = 40'
 JULY 2023

Drawn By: JSC
 Checked By: BJC

Sheet

RI Environmental Management
 FEB 19 2024
 Office of Water Resources
 of 11

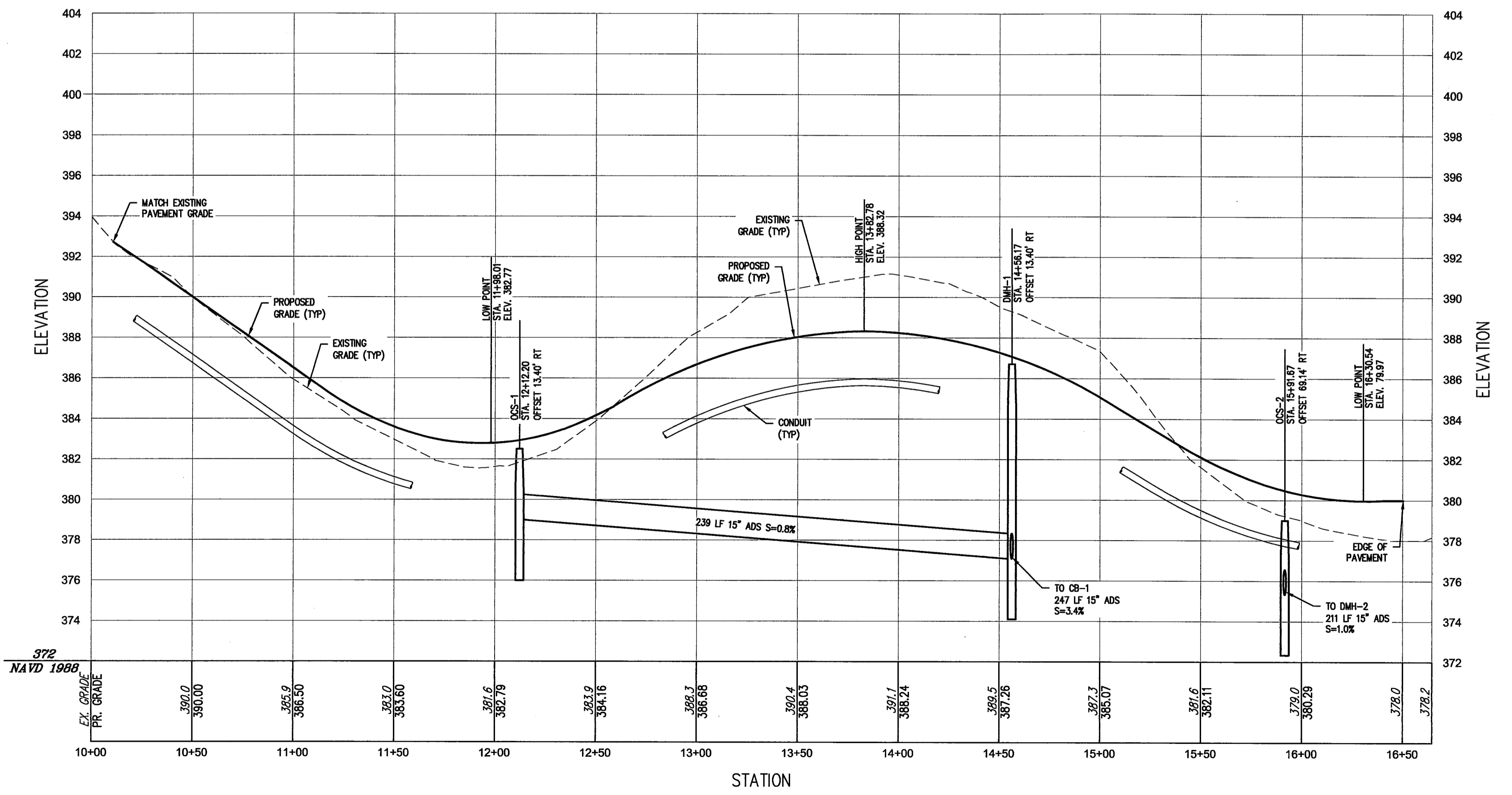
FILE NO.: 21.442.659



LEGEND:

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- PROPOSED LIMIT OF DISTURBANCE
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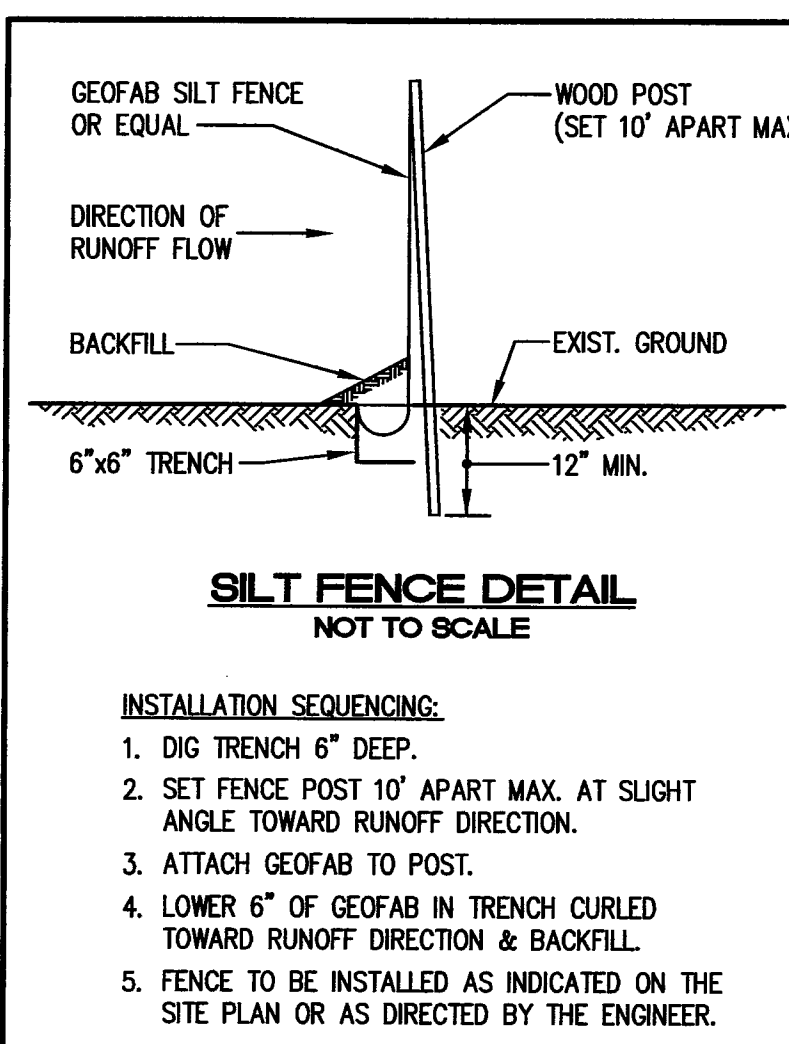
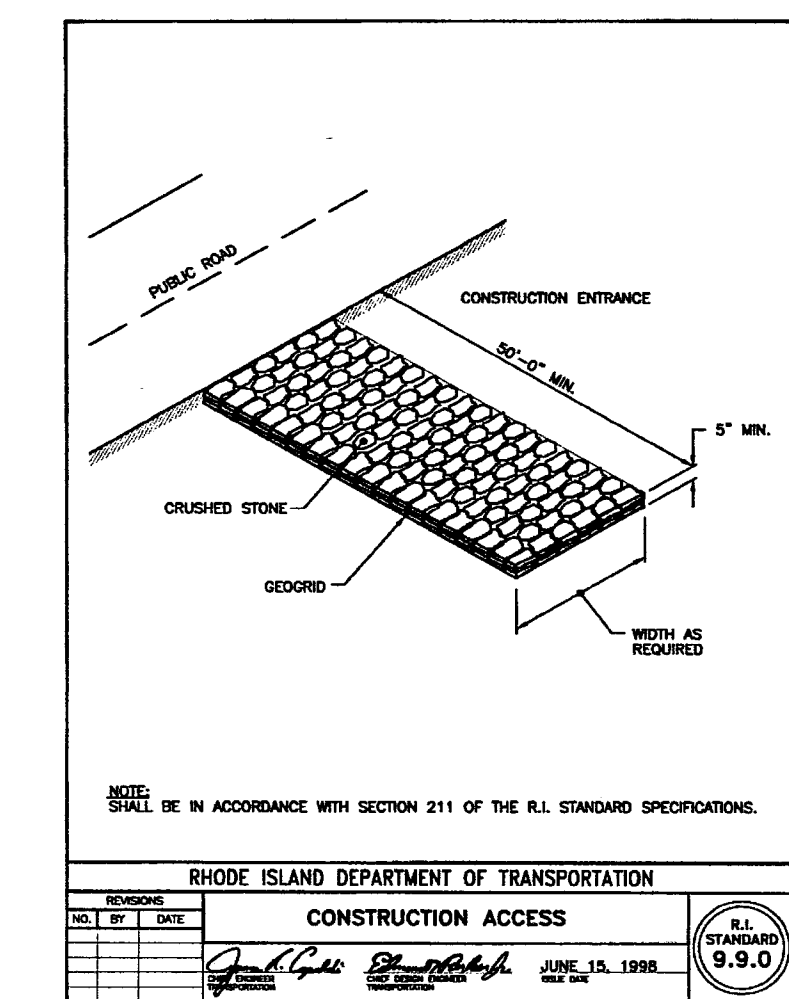
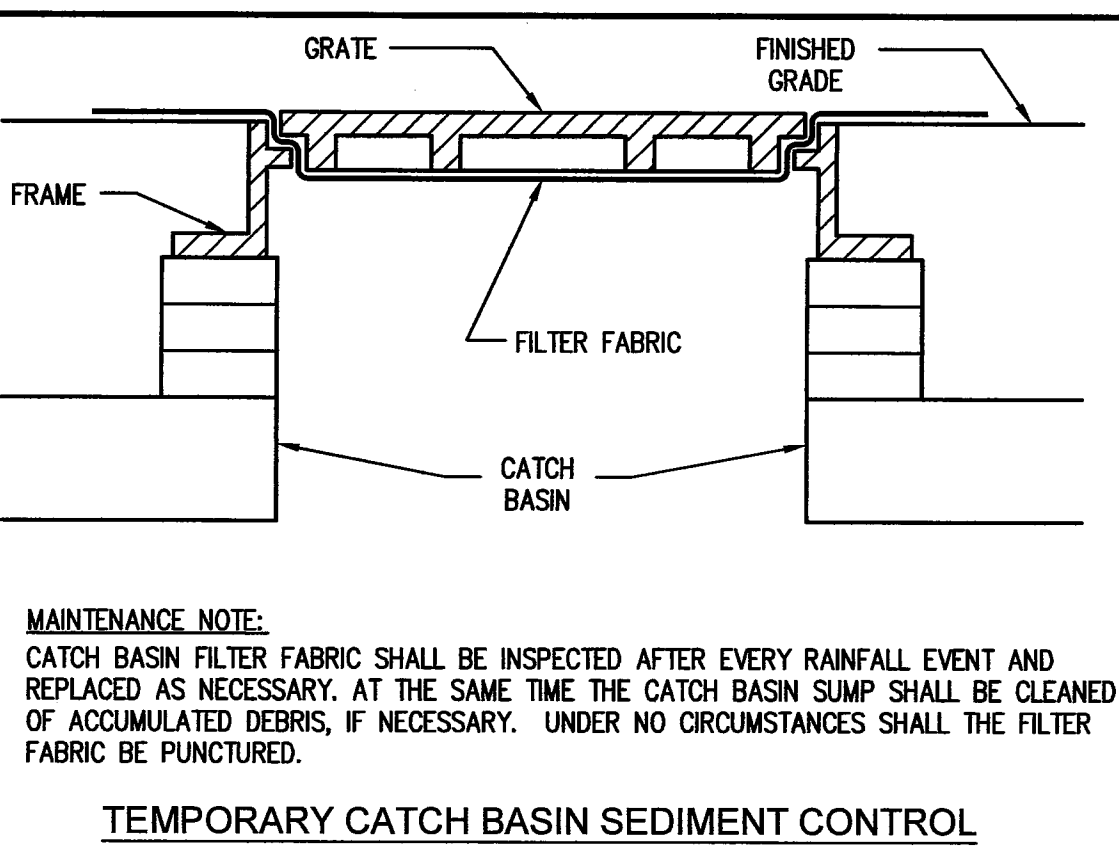
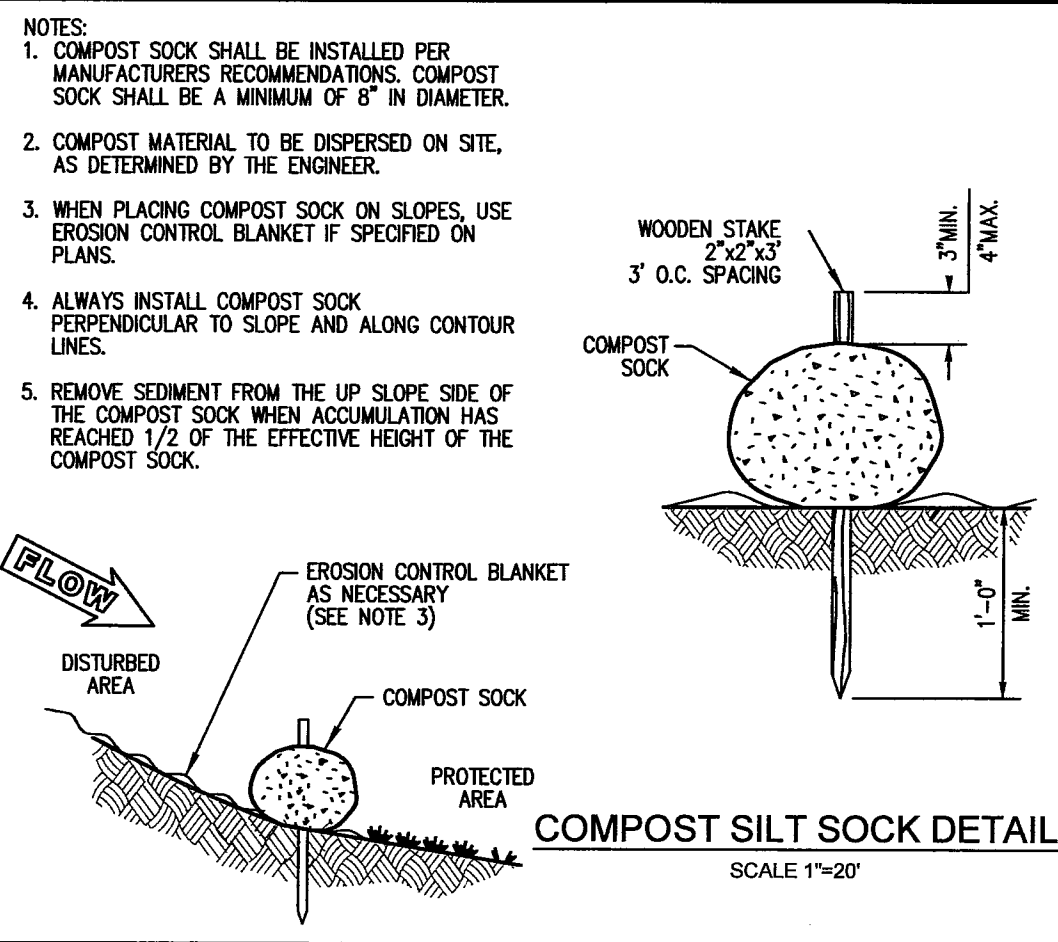
PLAN - PROPOSED ROAD A
 STA. 10+00 TO STA 16+64.51
 SCALE: 1" = 40'
 GRAPHIC SCALE



PROFILE - PROPOSED ROAD A
 STA. 10+00 TO STA 16+64.51
 HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=4'

PROPERTY OWNER / APPLICANT:
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 CAPITAL LLC
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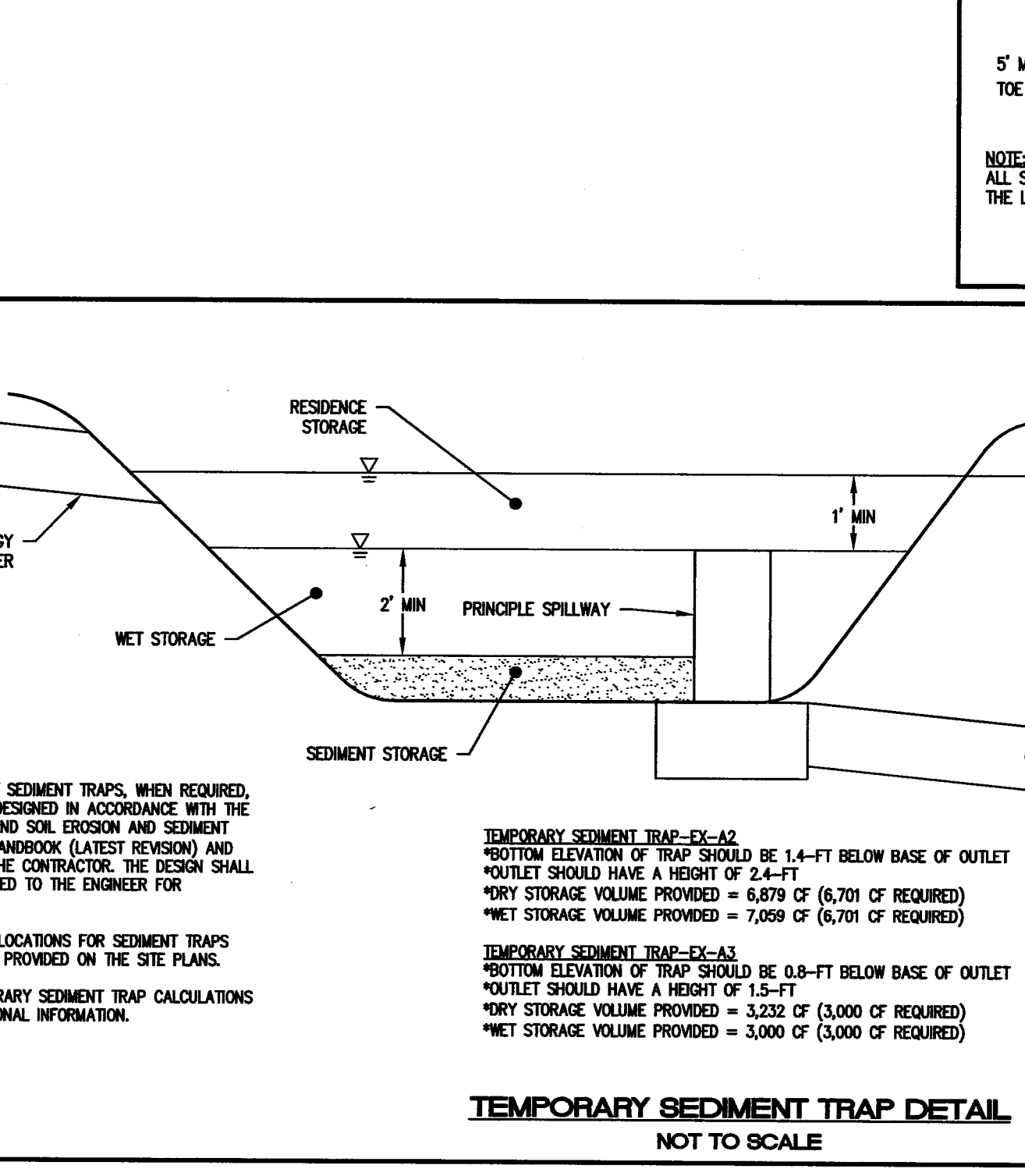
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- SEDIMENTATION CONTROL PROGRAM:**
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF 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 STORMWATER FLOWAGE.
 - SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
 - EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED STRAWBALES, SILT FENCE, OR SIMILAR IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - CATCH BASINS SHALL BE PROTECTED WITH STRAWBALE OR SILT SOCK FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
 - OUTFALLS SHALL BE PROTECTED BY STRAWBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
 - THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
 - IF AREAS OF 1-5 ACRES ARE TO BE DISTURBED AT ONE TIME, A TEMPORARY SEDIMENT TRAP SHALL BE DESIGNED AND SITED IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, SECTION 6 AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO LAND DISTURBANCE.

- EROSION CONTROL AND SOIL STABILIZATION PROGRAM:**
- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
 - CONTRACTOR TO INSTALL TEMPORARY EROSION CONTROL MAT ON ALL 2:1 SLOPES (2H:1V) UNTIL GRASS IS ESTABLISHED.
 - TEMPORARY TREATMENTS SHALL CONSIST OF STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER. CONTRACTOR TO SUBMIT CUT SHEET OF TEMPORARY TREATMENT FOR REVIEW AND APPROVAL BY THE ENGINEER.
 - STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
 - ALL STRAWBALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS, RIP-RAP 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 DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDING SHALL BE COMPRISED OF THE FOLLOWING:

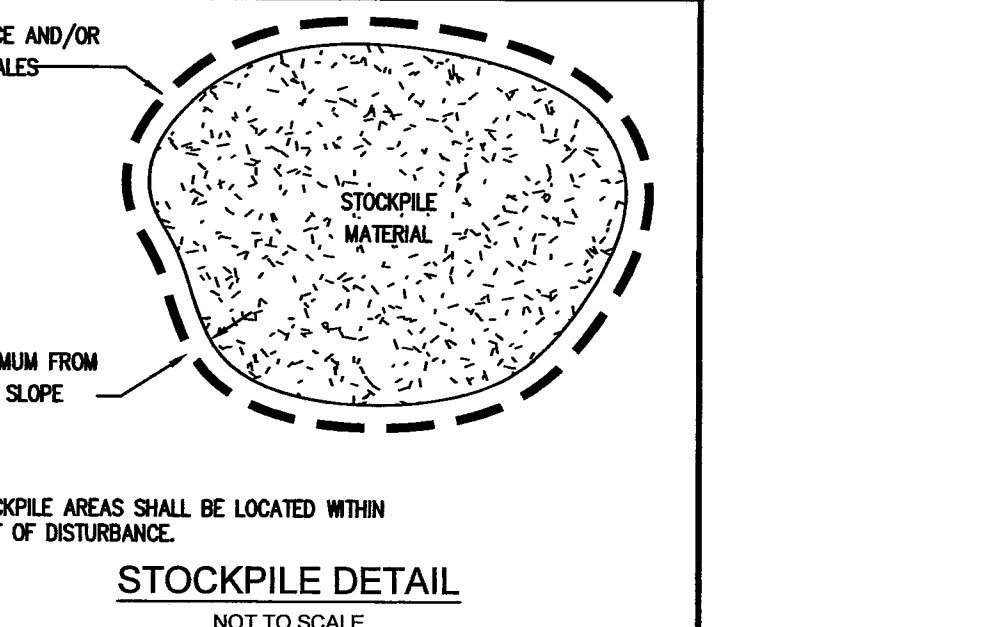
TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREEFOOL	15
PERENNIAL RYEGRASS	10

 APPLICATION RATE: 100 LBS/ACRE
 - 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.
 - THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH. IRRIGATION MAY BE REQUIRED IN THE SUMMER MONTHS TO INSURE THAT VEGETATIVE COVER IS ESTABLISHED.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%), SHALL ALSO BE SEEDED AND/OR STABILIZED AND SHALL BE COMPLETELY ENCLOSED WITH STAKED HAY BALES AND/OR SILT FENCE. (SEE DETAIL).
 - ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
 - TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
 - ALL PROPOSED PLANTINGS AND PLACEMENT OF RIP-RAP MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
 - ALL DISTURBED AREAS MUST BE SEEDING, PLANTED OR RIP-RAPPED WITHIN THE CONSTRUCTION SEASON.
 - TEMPORARY SEEDING MUST BE COMPLETED WITHIN ONE (1) MONTH AFTER DISTURBANCE.
 - ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDING, PLANTED OR RIP-RAPPED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDING.

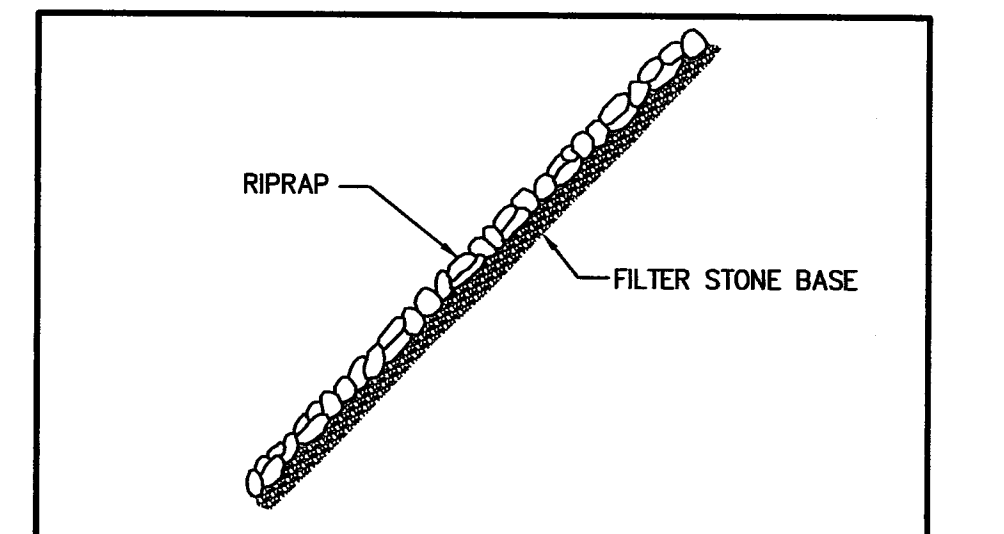


- BMP CONSTRUCTION SEQUENCES:**
- GENERAL:
- GREAT CARE SHALL BE GIVEN TO THE AREAS WHERE STRUCTURES WHICH REQUIRE INFILTRATION AS A MECHANISM FOR STORMWATER TREATMENT AND/OR DISPOSAL ARE PROPOSED PRIOR TO THEIR CONSTRUCTION. NO INFILTRATION STRUCTURE SHALL BE CONSTRUCTED NOR ACCEPT RUNOFF UNTIL ALL UP-GRADE AREAS OF THE WATERSHED HAVE BEEN BUILT 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 TO 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.
- RETENTION / INFILTRATION BASIN:**
- EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
 - INSTALL OULET CONTROL STRUCTURE & LEVEL SPREADER
 - LOAM AND SEED ACCORDINGLY WITH PERMANENT SEED MIXTURE
- LEVEL SPREADER:**
- EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
 - INSTALL CURBING SET LEVEL
 - LOAM AND SEED PER DETAILS WITH PERMANENT SEED MIXTURE
- BIORETENTION AREAS:**
- EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
 - INSTALL 6" OF PEASTONE / UNDERDRAN
 - DIRECTIONAL MEDIA SHALL BE USDA LOAMY SAND TO SANDY LOAM CLASSIFICATION
 - INSTALL NON-WOVEN GEOTEXTILE
 - INSTALL 4" WASHED CRUSHED STONE WITH DISTRIBUTION PERFORATED PIPE
 - INSTALL NON-WOVEN GEOTEXTILE
 - LOAM AND SEED PER DETAILS WITH PERMANENT SEED MIXTURE & DRAINS
- RAIN GARDENS:**
- EXCAVATE TO THE LINES AND GRADES OF THE DESIGN
 - INSTALL 5" SOIL EXCAVATED SOIL AND 50% ORGANIC COMPOST
 - INSTALL 3" SHREDED MULCH ON TOP OF SOIL MIXTURE
 - PLANT GARDEN PER DETAILS

- 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 BASINS AND ALL INLET AND OULET 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 OULET STRUCTURES.
 - REPAIRS OR REPLACEMENT OF INLET/OULET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY DURING CONSTRUCTION SHALL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS.
 - 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: LOUIE CAPITAL LLC & MAS CAPITAL LLC & CAS CAPITAL LLC & ERS CAPITAL LLC
 1350 DIVISION RD, STE 104A
 WEST WARWICK, RI 02893
- 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.
 - STREET SWEEPING WITH A REGENERATIVE AIR STREET SWEEPER SHALL BE PERFORMED ON A QUARTERLY BASIS.
- 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 PERFORMED IN AND AROUND THE STORMWATER FACILITY MUST BE COLLECTED AND DISPOSED OF OFF SITE.
 - GENERAL LAWN HEIGHTS (EXCLUDING STORMWATER BASINS) SHALL BE KEPT AT A 4-6" HEIGHT.
 - FERTILIZER AND WATERING DEMANDS SHALL HAVE PROFESSIONAL OVERSIGHT AND BOTH USES SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

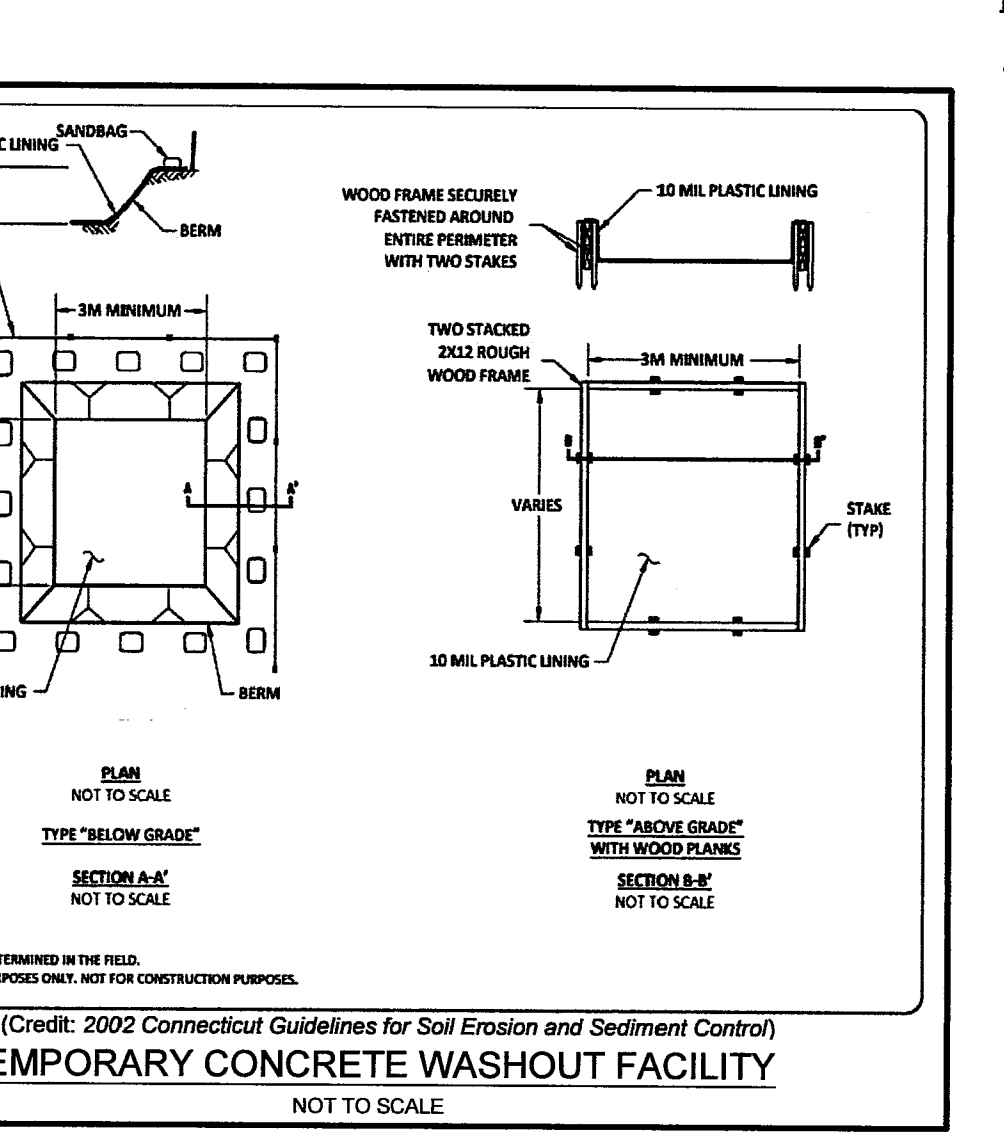


- NOTES:**
- SEE SITE PLAN FOR CLASS OF RIP-RAP TO BE USED
 - SEE FILTER STONE CHART FOR APPROPRIATE FILTER STONE TYPE AND DEPTH
 - DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS.
 - UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

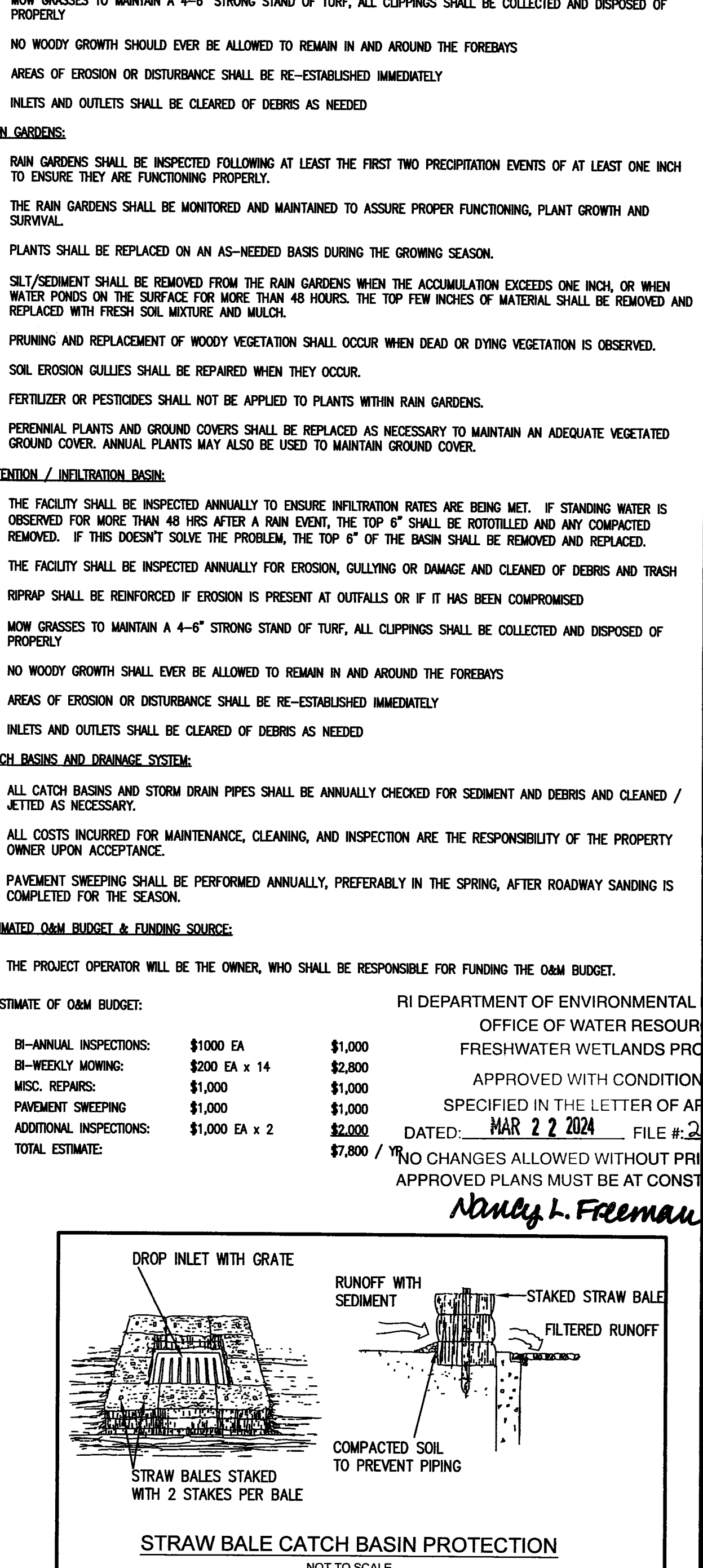
ROCKFILL RIP-RAP
 NOT TO SCALE

RIPRAP	FILTER STONE	DEPTH
R-1	FS-1	6"
R-2	FS-2	6"
R-3	FS-2	6"
R-4	FS-3	7.5"
R-5	FS-3	7.5"
R-6	FS-2 and R-2	6" / 6"
R-7	FS-3 and R-4	7.5" / 21"
R-8	FS-3 and R-4	7.5" / 21"

FILTER STONE CHART



- 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. THE TOWNS OF COVENTRY AND EAST GREENWICH ARE NOT RESPONSIBLE FOR MAINTENANCE OF THE BMPs.
- OWNER: LOUIE CAPITAL LLC & MAS CAPITAL LLC & CAS CAPITAL LLC & ERS CAPITAL LLC
 1350 DIVISION RD, STE 104A
 WEST WARWICK, RI 02893
- 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 UNLESS HOMEOWNERS' ASSOCIATION HAS BEEN CREATED
- THE ENTIRE STORMWATER SYSTEM SHALL BE INSPECTED THROUGHOUT THE CONSTRUCTION PROCESS AND REPORTED ON THE ATTACHED CONSTRUCTION INSPECTION REPORTING FORMS.
- 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 II PRECIPITATION EVENT (2.7"). THESE INSPECTIONS SHALL BE REPORTED ON THE ATTACHED O&M INSPECTION REPORTING FORMS.
- ALL INSPECTIONS REPORTS SHALL BE KEPT ON FILE WITH THE STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN.
- SEDIMENT FOREBAYS:**
- THE SLOPES SHOULD BE INSPECTED FOR EROSION AND GULLING
 - RIPRAP SHOULD BE REINFORCED IF EROSION IS PRESENT AT OUTFALLS OR IF IT HAS BEEN COMPROMISED
 - INSPECT ALL STRUCTURAL COMPONENTS SUCH AS TRASH RACKS, ACCESS GATES, VALVES, PIPES, WEIRS, WALLS, ORIFICE STRUCTURES AND SPILLWAY STRUCTURES FOR DEFECTS AND ANY MUST BE REPAIRED IMMEDIATELY
 - INSPECT FOR SEDIMENT ACCUMULATION AND IT SHOULD BE REMOVED IF IT REACHES 9" OR 25% OF THE STORAGE VOLUME
 - MOW GRASSES TO MAINTAIN A 4-6" STRONG STAND OF TURF AND MOW IMMEDIATELY SHOULD IT REACH 10". ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF PROPERLY
 - NO WOODY GROWTH SHOULD EVER BE ALLOWED TO REMAIN IN AND AROUND THE FOREBAY
 - AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY INLETS AND OULETS SHALL BE CLEARED OF DEBRIS AS NEEDED
- BIORETENTION AREAS:**
- THE FACILITY SHOULD BE INSPECTED ANNUALLY TO ENSURE INFILTRATION RATES ARE BEING MET. IF STANDING WATER IS OBSERVED FOR MORE THAN 48 HRS AFTER A RAIN EVENT, THE TOP 6" SHOULD BE ROTTLED AND ANY COMPACTED REMOVED. IF THIS DOESN'T SOLVE THE PROBLEM, THE TOP 6" OF THE SAND FILTER SHALL BE REMOVED AND REPLACED.
 - RIPRAP SHOULD BE REINFORCED IF EROSION IS PRESENT AT OUTFALLS OR IF IT HAS BEEN COMPROMISED
 - MOW GRASSES TO MAINTAIN A 4-6" STRONG STAND OF TURF, ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF PROPERLY
 - NO WOODY GROWTH SHOULD EVER BE ALLOWED TO REMAIN IN AND AROUND THE FOREBAYS
 - AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY
 - INLETS AND OULETS SHALL BE CLEARED OF DEBRIS AS NEEDED
- RAIN GARDENS:**
- RAIN GARDENS SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST ONE INCH TO ENSURE THEY ARE FUNCTIONING PROPERLY.
 - THE RAIN GARDENS SHALL BE MONITORED AND MAINTAINED TO ASSURE PROPER FUNCTIONING, PLANT GROWTH AND SURVIVAL.
 - PLANTS SHALL BE REPLACED ON AN AS-NEEDED BASIS DURING THE GROWING SEASON.
 - SILT/SEDIMENT SHALL BE REMOVED FROM THE RAIN GARDENS WHEN THE ACCUMULATION EXCEEDS ONE INCH, OR WHEN WATER POUNDS ON THE SURFACE FOR MORE THAN 48 HOURS. THE TOP FEW INCHES OF MATERIAL SHALL BE REMOVED AND REPLACED WITH FRESH SOIL MIXTURE AND MULCH.
 - PRUNING AND REPLACEMENT OF WOODY VEGETATION SHALL OCCUR WHEN DEAD OR DYING VEGETATION IS OBSERVED.
 - SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR.
 - FERTILIZER OR PESTICIDES SHALL NOT BE APPLIED TO PLANTS WITHIN RAIN GARDENS.
 - PERENNIAL PLANTS AND GROUND COVERS SHALL BE REPLACED AS NECESSARY TO MAINTAIN AN ADEQUATE VEGETATED GROUND COVER. ANNUAL PLANTS MAY ALSO BE USED TO MAINTAIN GROUND COVER.
- DETENTION / INFILTRATION BASIN:**
- THE FACILITY SHALL BE INSPECTED ANNUALLY TO ENSURE INFILTRATION RATES ARE BEING MET. IF STANDING WATER IS OBSERVED FOR MORE THAN 48 HRS AFTER A RAIN EVENT, THE TOP 6" SHALL BE ROTTLED AND ANY COMPACTED REMOVED. IF THIS DOESN'T SOLVE THE PROBLEM, THE TOP 6" OF THE BASIN SHALL BE REMOVED AND REPLACED.
 - THE FACILITY SHALL BE INSPECTED ANNUALLY FOR EROSION, GULLING OR DAMAGE AND CLEANED OF DEBRIS AND TRASH
 - RIPRAP SHALL BE REINFORCED IF EROSION IS PRESENT AT OUTFALLS OR IF IT HAS BEEN COMPROMISED
 - MOW GRASSES TO MAINTAIN A 4-6" STRONG STAND OF TURF, ALL CLIPPINGS SHALL BE COLLECTED AND DISPOSED OF PROPERLY
 - NO WOODY GROWTH SHALL EVER BE ALLOWED TO REMAIN IN AND AROUND THE FOREBAYS
 - AREAS OF EROSION OR DISTURBANCE SHALL BE RE-ESTABLISHED IMMEDIATELY
 - INLETS AND OULETS SHALL BE CLEARED OF DEBRIS AS NEEDED
- CATCH BASINS AND DRAINAGE SYSTEM:**
- ALL CATCH BASINS AND STORM DRAIN PIPES SHALL BE ANNUALLY CHECKED FOR SEDIMENT AND DEBRIS AND CLEANED / REPAIRED AS NECESSARY.
 - ALL COSTS INCURRED FOR MAINTENANCE, CLEANING, AND INSPECTION ARE THE RESPONSIBILITY OF THE PROPERTY OWNER UPON ACCEPTANCE.
 - PAVEMENT SWEEPING SHALL BE PERFORMED ANNUALLY, PREFERABLY IN THE SPRING, AFTER ROADWAY SANDING IS COMPLETED FOR THE SEASON.
- ESTIMATED O&M BUDGET & FUNDING SOURCE:**
- THE PROJECT OPERATOR WILL BE THE OWNER, WHO SHALL BE RESPONSIBLE FOR FUNDING THE O&M BUDGET.

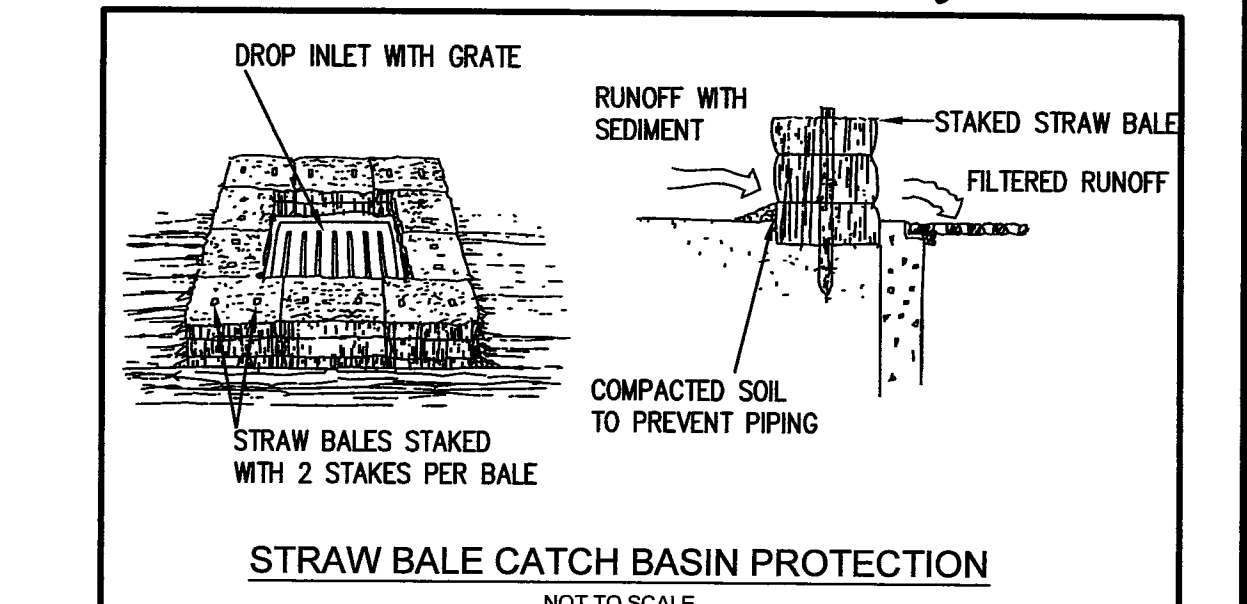


ESTIMATE OF O&M BUDGET:

BI-ANNUAL INSPECTIONS:	\$1000 EA	\$1,000
BI-WEEKLY MOWING:	\$200 EA x 14	\$2,800
MISC. REPAIRS:	\$1,000	\$1,000
PAVEMENT SWEEPING:	\$1,000	\$1,000
ADDITIONAL INSPECTIONS:	\$1,000 EA x 2	\$2,000
TOTAL ESTIMATE:		\$7,800 / YR

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: MAR 22 2024 FILE # 28
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION

Nancy L. Freeman



NO.	DATE	REVISION
1	12/20/23	RIDEM COMMENTS

JEFFREY C. HANSON
 No. 5238
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 REGISTERED PROFESSIONAL ENGINEER

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SOIL EROSION AND SEDIMENT CONTROL PLAN - 2

WHIPPLE WOODS

ASSESSOR PLAT 42, LOT 12
 WHIPPLE ROAD
 SMITHFIELD, RI

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: MAR 22 2024 FILE # 28
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION

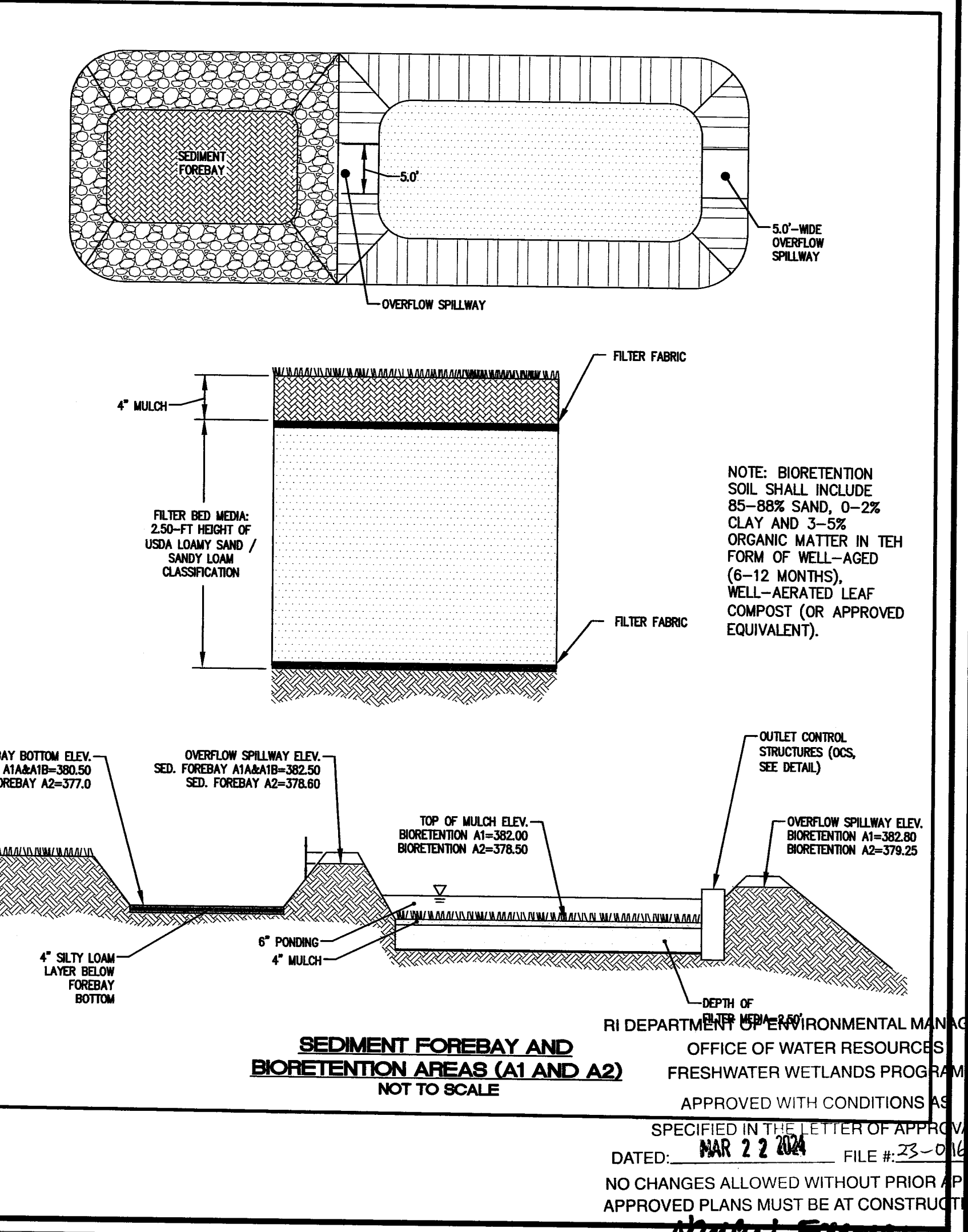
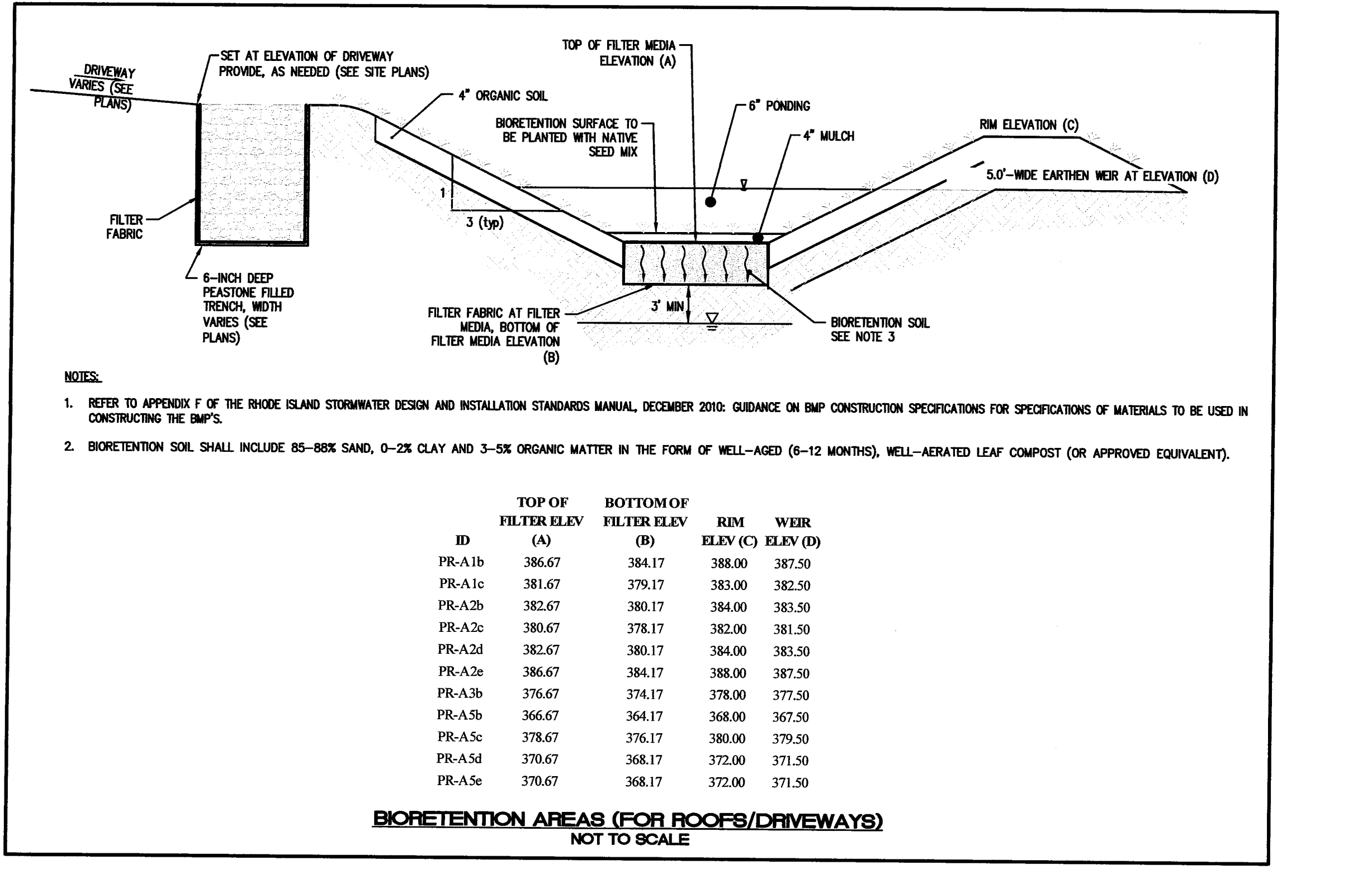
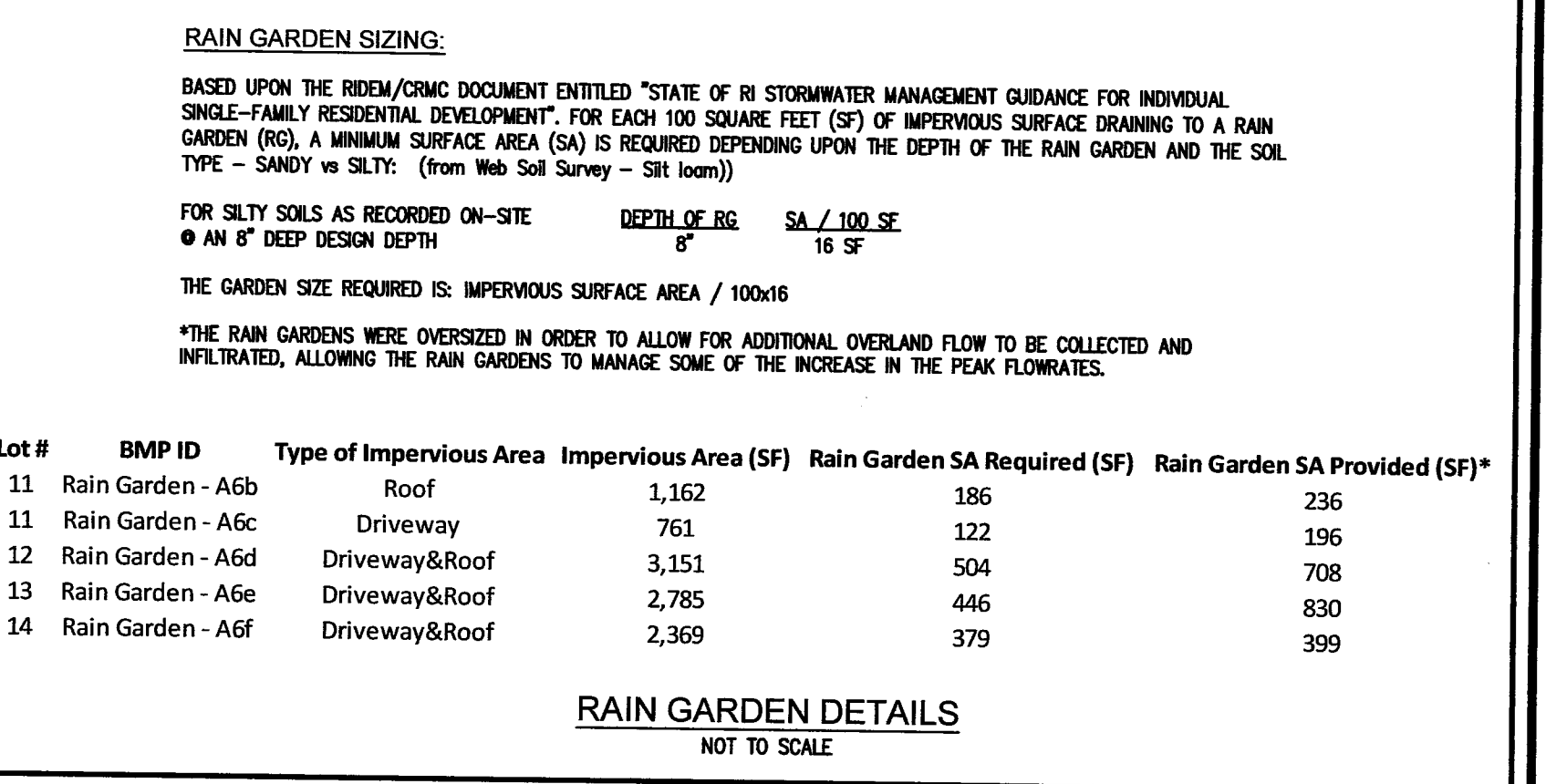
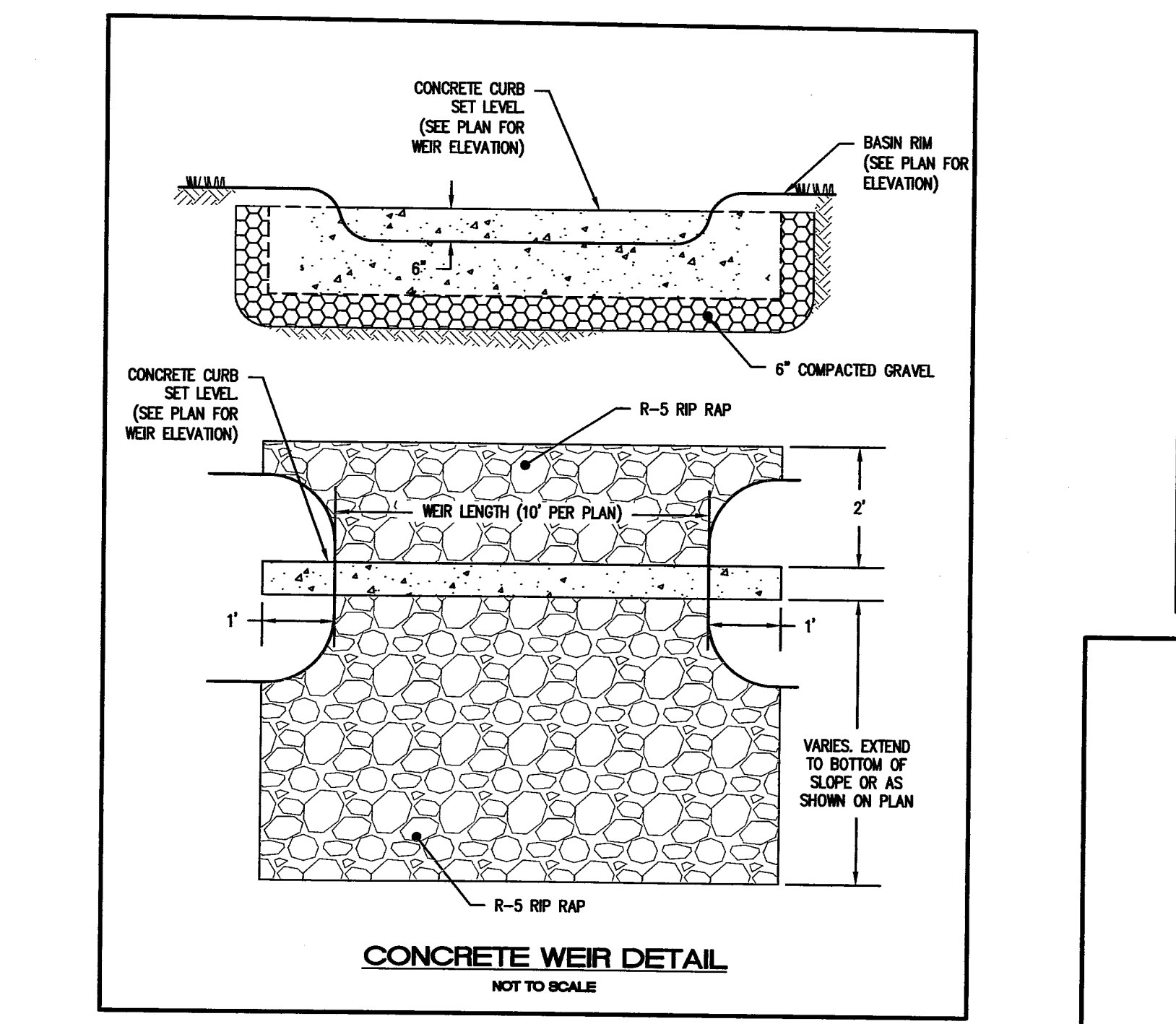
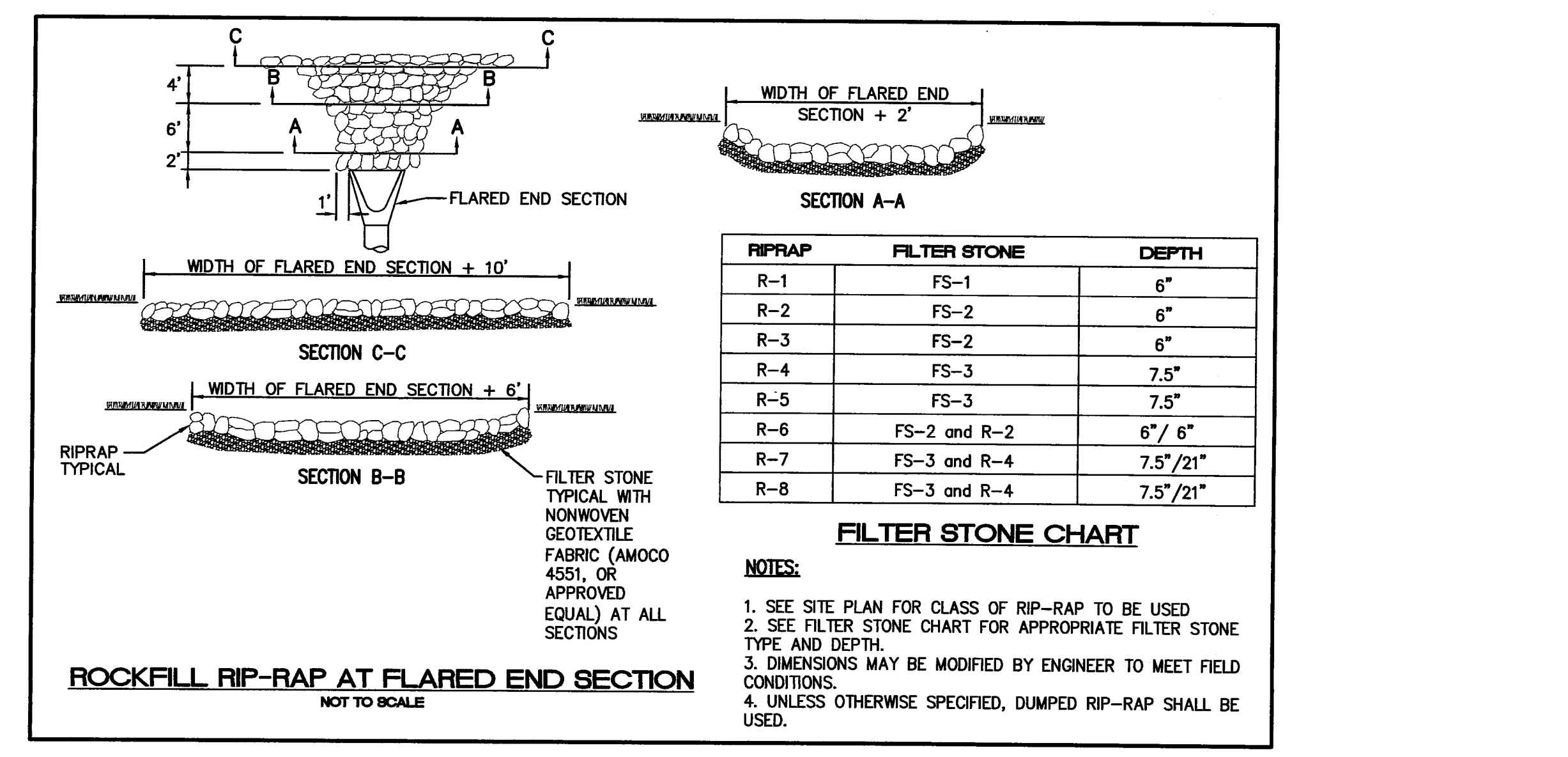
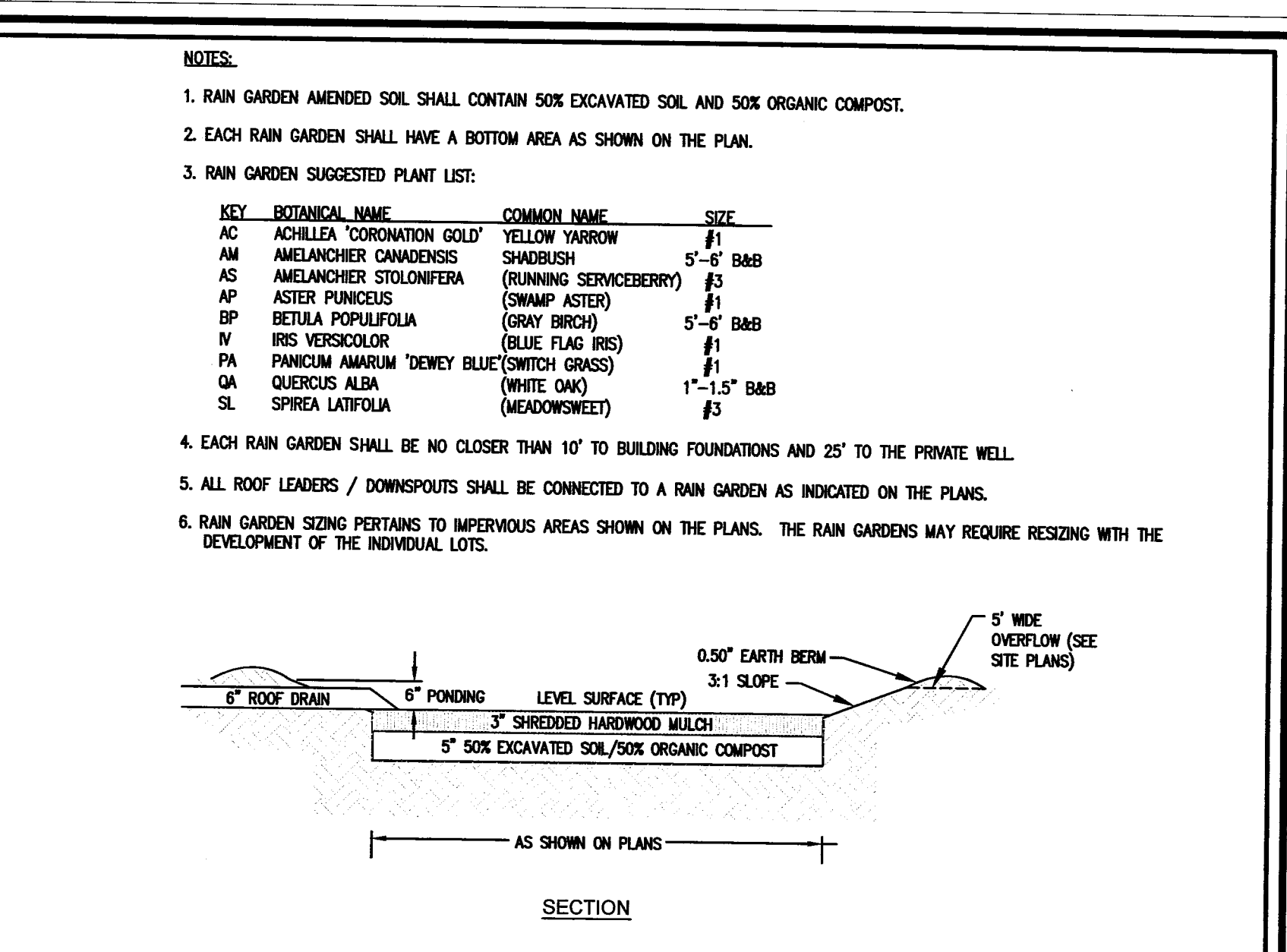
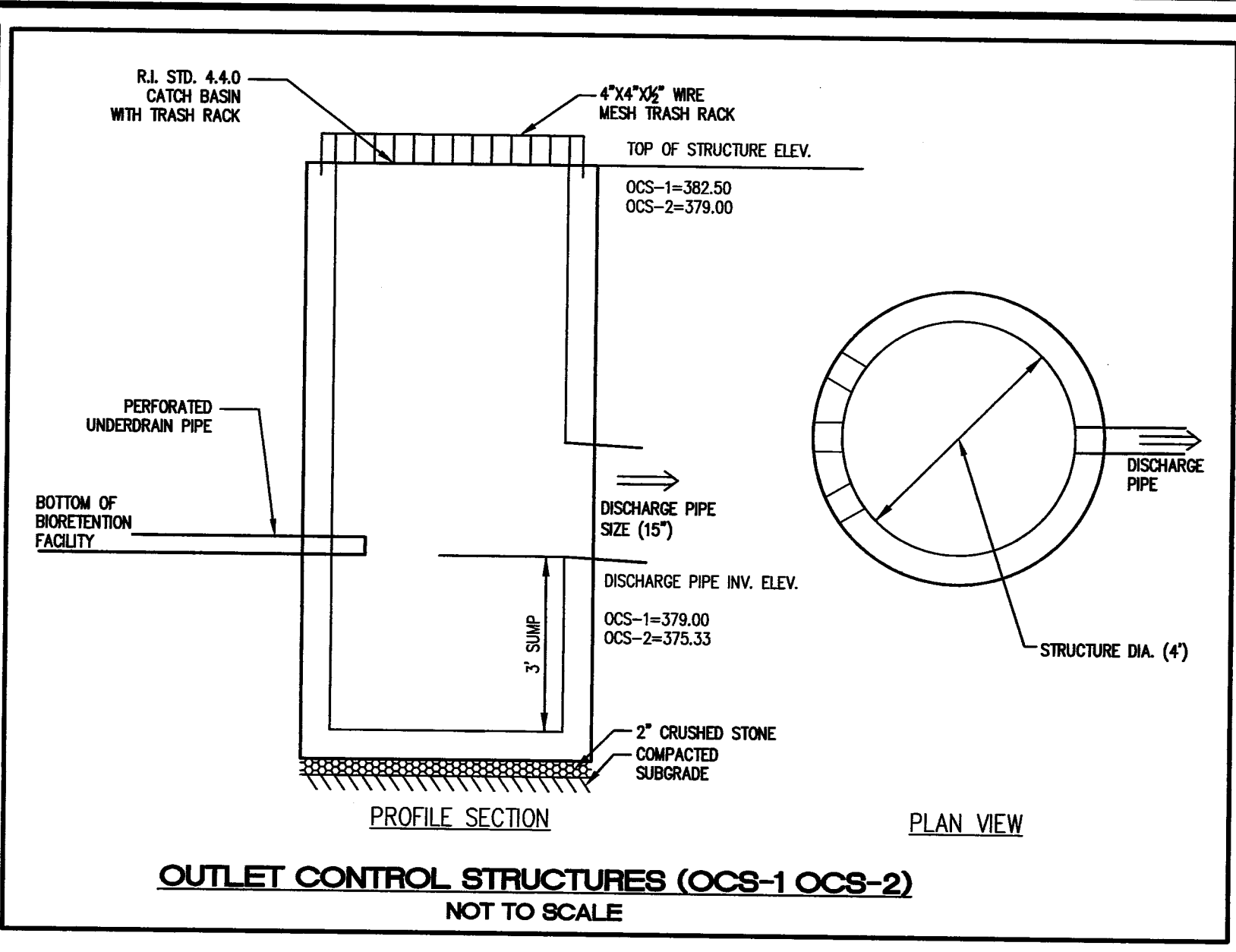
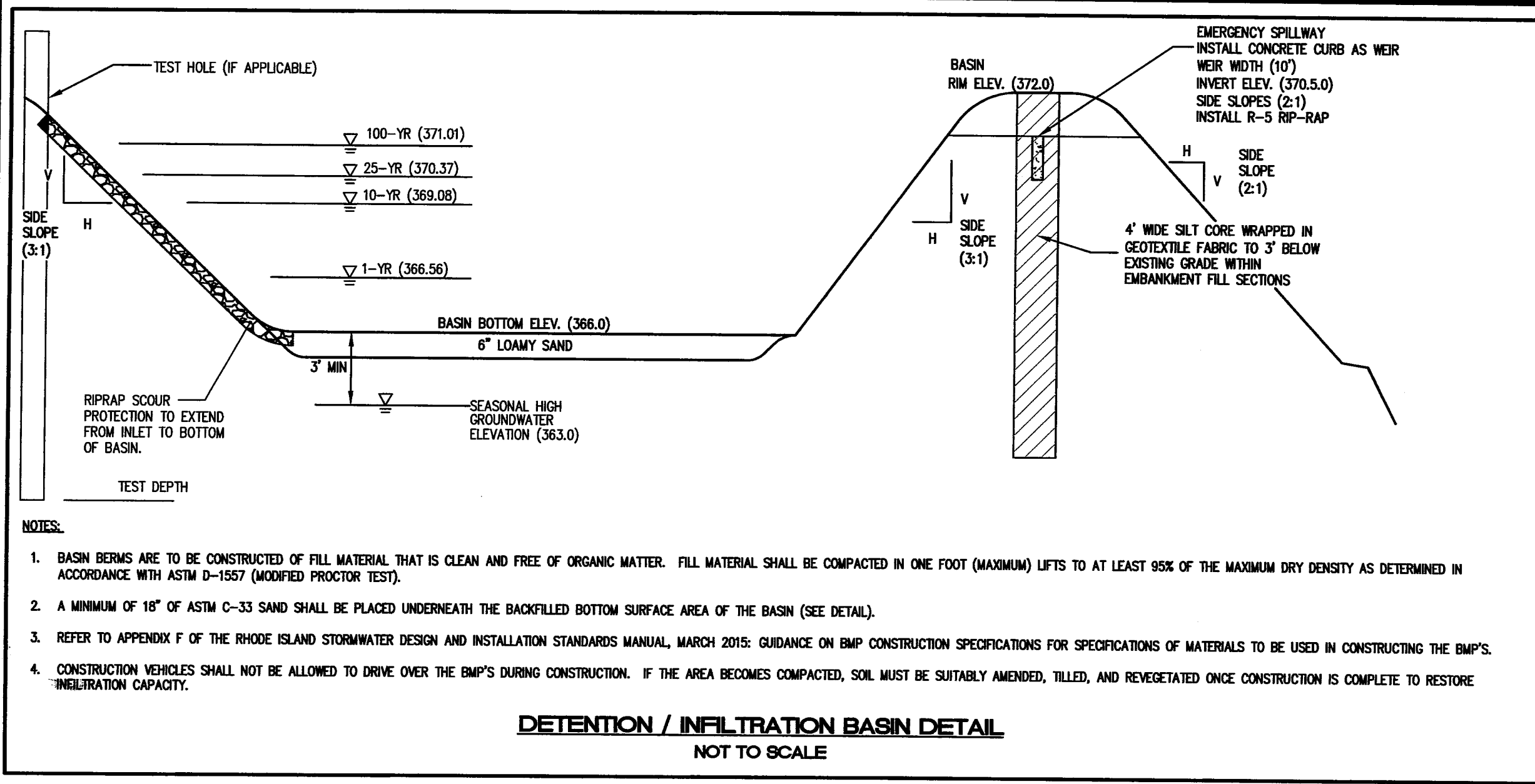
Nancy L. Freeman

JULY 2023

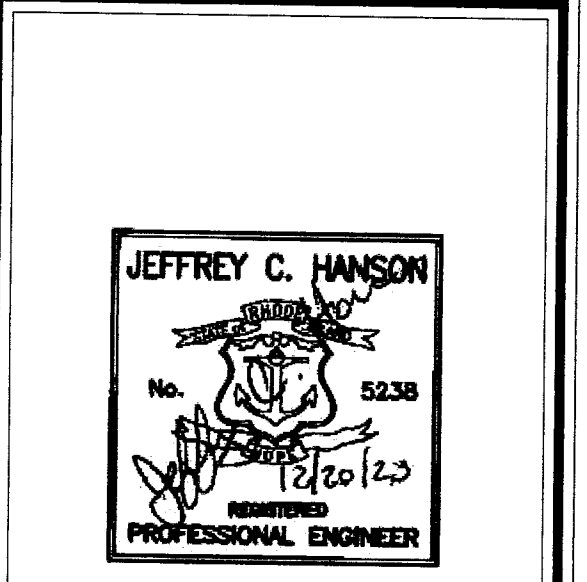
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 Sheet

RI Environmental Management
 9 FEB 19 2024
 Office of Water Resources
 of 11

FILE NO.: 21.442.659



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1	12/20/23	RIDEM COMMENTS



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WHIPPLE WOODS
 ASSESSOR PLAT 42,
 LOT 12
 WHIPPLE ROAD
 SMITHFIELD, RI
 PREPARED FOR:
 LOUIE CAPITAL LLC & MAS
 CAPITAL LLC CAS CAPITAL
 LLC & ERS CAPITAL LLC
 JULY 2023

Drawn By: JSC
 Checked By: BJC
 Sheet
 Ri Environmental Management
 11 FEB 19 2024
 Office of Water Resources
 of 11
 FILE NO.: 21,442,659

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