

MAJOR LAND DEVELOPMENT PROJECT - MASTER PLAN
FOR
STORAGE RENTALS OF AMERICA
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 06705

PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE SUITE 505
WHITE PLAINS, NY 10601
TEL: (914) 368-9200
CONTACT: KELLY ESCH, P.E.

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WHITE PLAINS, NY 10601
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CONTACT: JOHN CANNING, P.E.

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CONTACT: KEVIN VAN HISE, PLA

ARCHITECT
MSSI DESIGN, LLC
8530 COBB CENTER DRIVE
KENNESAW, GA 30152
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CONTACT: BEN JOHNSON

SURVEYOR
CONTROL POINT ASSOCIATES
352 TURNPIKE ROAD, SUITE 320
SOUTHBOROUGH, MA 01772
TEL: 508-948-3000 X2154
CONTACT: GERRY HOLDRIGHT, PLS

UTILITY & GOVERNING AGENCIES

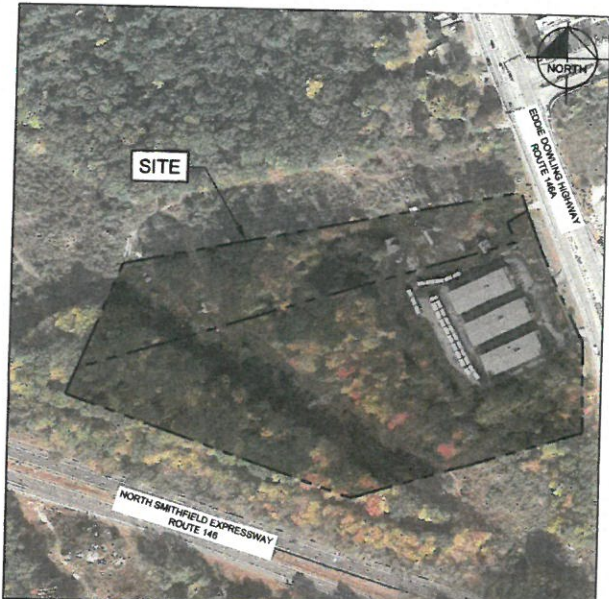
ELECTRIC
NATIONAL GRID
280 MELROSE ST
PROVIDENCE, RI 02907
TEL: (800) 322-3223

NATURAL GAS
NATIONAL GRID
280 MELROSE ST
PROVIDENCE, RI 02907
TEL: (800) 322-3223

WATER
NORTH SMITHFIELD WATER DEPARTMENT
83 GREENE STREET
NORTH SMITHFIELD, RI 02896
TEL: (401) 767-2200 EXT. 305
CONTACT: MAURA BECK

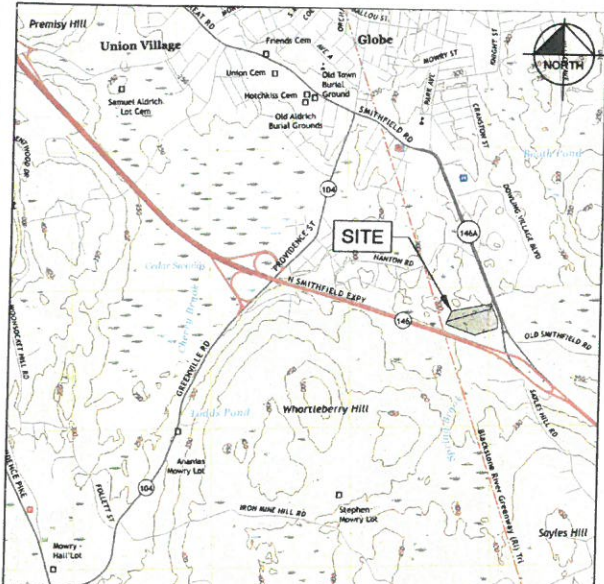
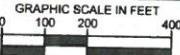
Legend

	Lakes
	Parcels
Zoning	
	(BH) Business - Highway
	(BN) Business - Neighborhood
	(LC) Limited Commercial
	(M) Manufacturing
	(MU) Mixed Use - Commercial
	(MU2) Mixed Use - Industrial
	(OS) Open Space
	(RA) Rural Agriculture
	(REA) Rural Estate Agriculture
	(RS) Residential - Suburban
	(RU) Residential - Urban



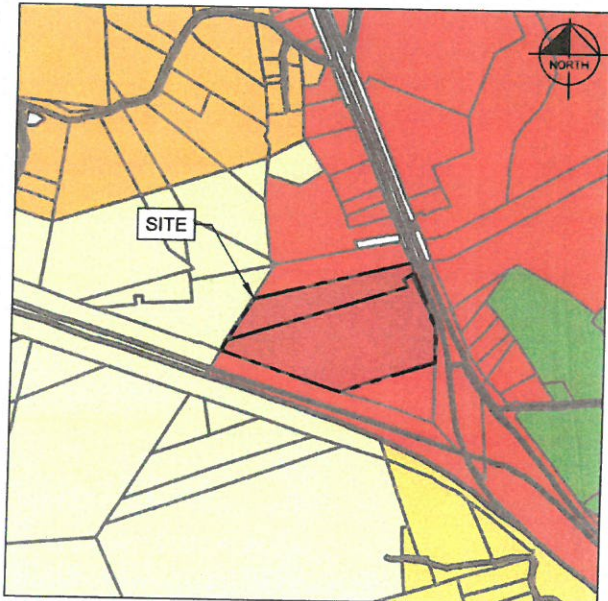
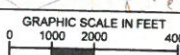
AERIAL MAP

Source: GOOGLE EARTH PRO



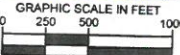
INSET LOCUS MAP

Source: USGS TOPOGRAPHIC GEORAVILLE QUADRANGLE MAP



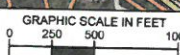
ZONING MAP

Source: TOWN OF NORTH SMITHFIELD OFFICIAL ZONING MAP, DATED 4/1/2019



SOILS MAP

Source: USDA NRCS WEB SOILS SURVEY



PROPERTY INFORMATION

APPLICANT
STORAGE RENTALS OF AMERICA
324 DATURA STREET, SUITE 338
WEST PALM BEACH, FL 33401
TEL: 561-722-4706
CONTACT: BEAU RAICH

OWNER
STORAGE RENTALS OF AMERICA
324 DATURA STREET, SUITE 338
WEST PALM BEACH, FL 33401
TEL: 561-722-4706
CONTACT: BEAU RAICH

MAP: 13
LOT: 103 & 104

PROJECT NARRATIVE

THE REDEVELOPMENT PROJECT INCLUDES THE CONSTRUCTION OF A SELF-STORAGE BUILDING ON LOT 103 TO EXPAND THE EXISTING SELF-STORAGE FACILITY ON LOT 104. REDEVELOPMENT IS CONCENTRATED IN THE EASTERN PORTION OF LOT 103, DISTURBING APPROXIMATELY 1.156 AC.

THE SCOPE OF PROPOSED WORK INCLUDES THE DEMOLITION OF EXISTING STRUCTURES ON LOT 103 AND THE CONSTRUCTION OF A 3-STORY, APPROXIMATELY 61,200 SF SELF-STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE SCOPE OF WORK IS INTENDED TO MINIMIZE DISTURBANCE TO WETLAND BUFFERS AND OTHER SENSITIVE RESOURCES ON SITE, WHILE COMPLYING WITH THE TOWN ZONING ORDINANCE AND OTHER LOCAL REGULATIONS.

SHEET LIST

Sheet Number	Sheet Title
C-0.0	COVER SHEET
1 OF 2	BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 2	BOUNDARY & TOPOGRAPHIC SURVEY
C-1.0	GENERAL NOTES
C-2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3.0	SITE AND UTILITY PLAN
C-4.0	GRADING AND DRAINAGE PLAN
C-5.0	EROSION AND SEDIMENT CONTROL PLAN
C-5.1	EROSION AND SEDIMENT CONTROL DETAILS
C-6.0	CONSTRUCTION DETAILS
C-6.1	CONSTRUCTION DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE NOTES AND DETAILS

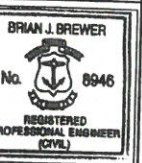
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 23 2023 FILE # 22-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

Environmental Management
Office of Water Resources

NO.	REVISIONS	DATE
1	SUBMISSION FOR ZONING BOARD REVIEW	9/27/22
2	SUBMISSION FOR ZONING BOARD REVIEW	10/26/22
3	SUBMISSION FOR ZONING BOARD REVIEW	04/20/23
4	PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD	05/02/23
5	SUBMISSION FOR RIEM ESC	07/19/23

NOT FOR CONSTRUCTION

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1 NORTH LEXINGTON AVENUE SUITE 1575
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM



NOA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
112573000	08/07/2023	AS SHOWN	CM	CM	NCE

COVER SHEET

STORAGE RENTALS OF AMERICA
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 06705
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD RHODE ISLAND

SHEET NUMBER

C-0.0

ITEMS	REQUIRED
MIN LOT AREA	N/A
MIN LOT WIDTH	N/A
MIN FRONTAGE	N/A
MIN FRONT YARD	25'
MIN SIDE YARD	15'
MIN REAR YARD	30'
MAX BUILDING HEIGHT	35' / 20'
MAX BUILDING COVERAGE	N/A
PARKING REQUIREMENTS	NONE

* 35' MAX. BUILDING HEIGHT FOR PRIMARY STRUCTURES; 20' MAX. BUILDING HEIGHT FOR ACCESSORY STRUCTURES

LEGEND

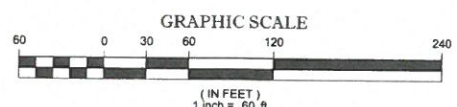
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING TOP OF CURB ELEVATION
---	EXISTING GUTTER ELEVATION
---	EXISTING TOP OF WALL ELEVATION
---	EXISTING BOTTOM OF WALL ELEVATION
---	EXISTING TOP OF ISLAND ELEVATION
---	EXISTING BOTTOM OF ISLAND ELEVATION
---	EXISTING FINISHED FLOOR ELEVATION
---	EXISTING DOOR SILL ELEVATION
---	EXISTING LEGAL GRADE ELEVATION
---	ELECTRIC METER
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND DRAINAGE LINE
---	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
---	APPROX. LOC. UNDERGROUND TELEPHONE LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	DRAINAGE/STORM MANHOLE
---	ELECTRIC MANHOLE
---	SANITARY/SEWER MANHOLE
---	UNKNOWN MANHOLE
---	WATER MANHOLE
---	CATCH BASIN OR INLET
---	REINFORCED CONCRETE PIPE
---	POLYVINYL CHLORIDE PIPE
---	INVERT ELEVATION
---	GRATE ELEVATION
---	CONC. CURB
---	VENT

TABLE OF APPARENT ENCROACHMENTS
1. THE SHED ON LOT 103 CROSSES INTO LOT 145 BY AS MUCH AS 8' 2"
2. THE METAL STORAGE CONTAINERS ON LOT 103 CROSS INTO LOT 145 BY AS MUCH AS 19' 3"
3. BUILDING OVER 15' SIDE YARD SETBACK LINE BY 12' 1"

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

REFERENCES

- THE TAX ASSESSOR'S MAP OF NORTH SMITHFIELD, PROVIDENCE COUNTY, MAP 12 & 13.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS)", PANEL 157 OF 451, MAP NUMBER 44070215TG, EFFECTIVE DATE: MARCH 2, 2009.
- MAP ENTITLED "PLAN OF LAND IN NO. SMITHFIELD, RHODE ISLAND TO BE PURCHASED BY BLACKSTONE VALLEY ELECTRIC COMPANY FROM IRENE B. WEST, PAUL C. WEST & LUCILLE C. WEST, PREPARED BY SCHOFIELD BROTHERS, INC., DATED: APRIL 15, 1971, ON FILE WITH THE CITY CLERK'S OFFICE AS PLAT 8330X.
- MAP ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND PLAT 13 LOTS 10, 104, 106 & 136 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RHODE ISLAND", PREPARED BY GUERRIERE & HANLON, INC., DATED: APRIL 28, 2004, ON FILE WITH THE CITY CLERK'S OFFICE.
- PLAN SET ENTITLED "PLAT SHOWING LAND IN NORTH SMITHFIELD TAKEN IN FEE SIMPLE FOR FREEWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF PUBLIC WORKS", DATED: JULY 1958, ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AS PLAT 1033.
- MAP ENTITLED "PLAT SHOWING LAND IN NORTH SMITHFIELD - WOODSOKET TAKEN ON BEHALF OF THE STATE OF RHODE ISLAND BY VOTE AND ORDER OF DEPARTMENT OF PUBLIC WORKS", DATED: OCTOBER 18, 1939, ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AS PLAT 641.
- REPORT ENTITLED "ZONING COMPLIANCE REPORT PREPARED FOR SROA CAPITAL, 395 EDDIE, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY", PREPARED BY ODS COMMERCIAL, DUE DILIGENCE SURVEY, DATED AUGUST 20, 2021.
- PLAN SET ENTITLED "08-210668-00-CPA-30CEDDOWLINGHIGHWAY-SMITHFIELD-RI", PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: DECEMBER 20, 2021.
- MAP ENTITLED "NEW ENGLAND SELF STORAGE, LLC MODIFICATION EXISTING CONDITIONS IN THE TOWN OF NORTH SMITHFIELD, RHODE ISLAND", PREPARED BY: GUERRIERE & HANLON, INC., DATED: JUNE 3, 2003, LAST REVISED: OCTOBER 2, 2006, PROVIDED BY CLIENT.
- ELECTRONIC SHAPE FILES OF WETLAND DELINEATION LINE PROVIDED BY CLIENT.
- FIELD SKETCH PREPARED BY CONTROL POINT ASSOCIATES, INC., SUBSURFACE UTILITY ENGINEERING, DATED DECEMBER 20, 2021.



THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

BOUNDARY & TOPOGRAPHIC SURVEY SROA ACQUISITIONS, LLC 395 EDDIE DOWLING HIGHWAY LOT 103 & 104, MAP 13 TOWN OF NORTH SMITHFIELD, PROVIDENCE COUNTY STATE OF RHODE ISLAND	
FIELD DATE 7-15-2021 2-18-2022 FIELD BOOK NO. 21-3 FIELD BOOK PG. 157 FIELD CROW J.O. B.S.B. B.A.V. E.C.F.	REVIEWED B.A.V. APPROVED C.E.L. DATE 3-08-2022 SCALE 1" = 60' FILE NO. 03-210292-01 DWS NO. 1 OF 2

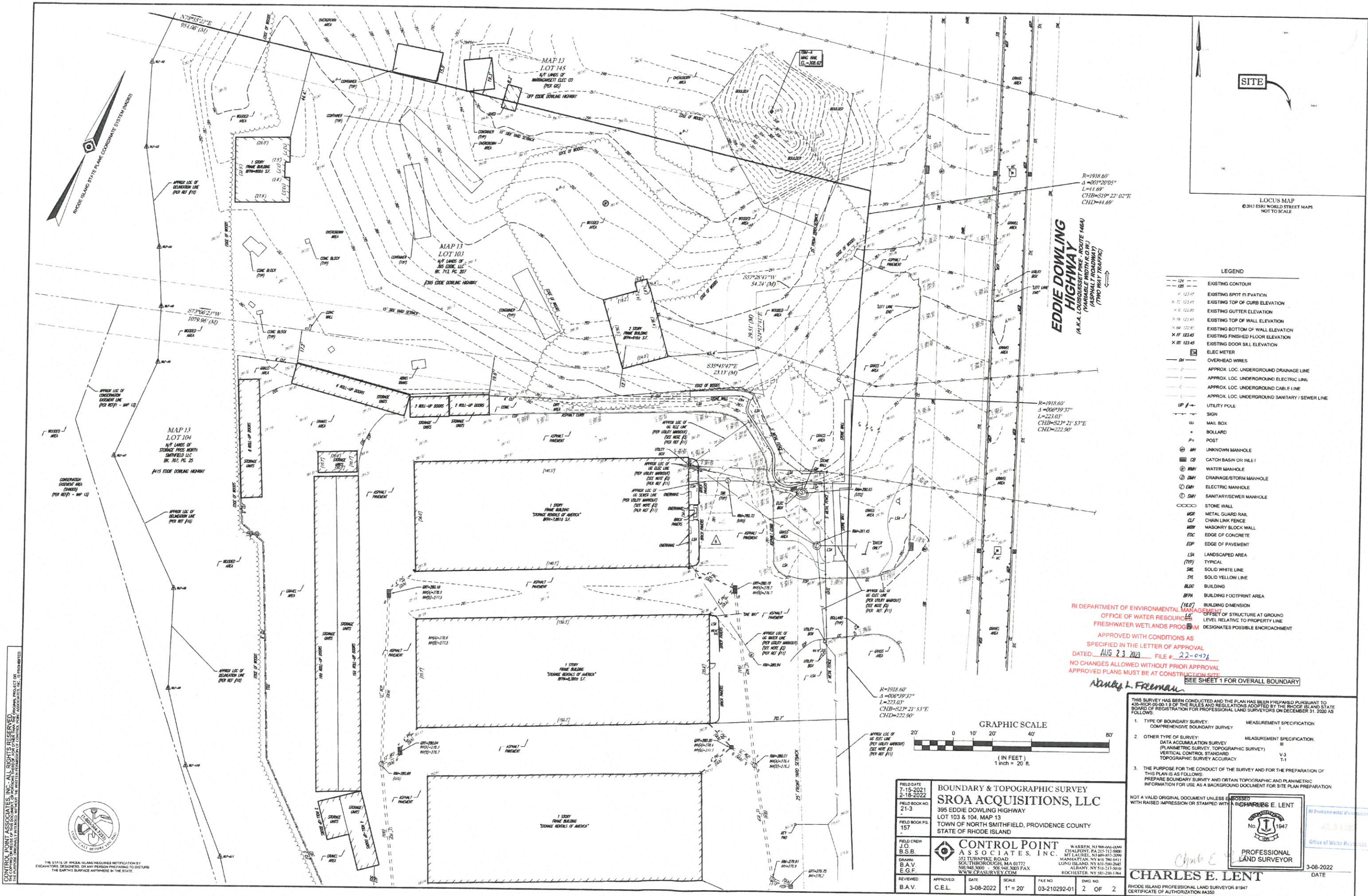
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 AS FOLLOWS:	
1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY	MEASUREMENT SPECIFICATION I
2. OTHER TYPE OF SURVEY: DATA ACQUISITION SURVEY (TOPOGRAPHIC SURVEY) VERTICAL CONTROL STANDARD TOPOGRAPHIC SURVEY ACCURACY	MEASUREMENT SPECIFICATION III V-3 1-1
3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.	
NOT A VALID ORIGINAL DOCUMENT UNLESS SIGNED AND SEALED BY THE SURVEYOR WITH RAISED IMPRESSION OR STAMPED WITH THE SURVEYOR'S E-LENT	
Charles E. Lent PROFESSIONAL LAND SURVEYOR 3-08-2022	

NOTES

- PROPERTY KNOWN AS LOT 103 & 104 SHOWN ON THE TOWN OF NORTH SMITHFIELD, PROVIDENCE COUNTY, STATE OF RHODE ISLAND MAP NO. 13.
- LOT 103 AREA = 165,804 SQUARE FEET OR 3.802 ACRES
LOT 104 AREA = 440,120 SQUARE FEET OR 10.104 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCHMARK SET:
TBM-A: MAG NAIL SET IN ROCK ON LOT 145 AT ELEVATION = 306.62'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- EASEMENT TO NARRAGANSETT ELECTRIC COMPANY SHOWN ON REFERENCED PLANS, SHOWN HEREON.
- THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBES A MATHEMATICALLY CLOSED FIGURE.
- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC., ON MAY 19, 2021 WITH A PHOTO SCALE OF 0.75 CM/GSD.
- PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1" = 40' AND A VERTICAL INTERVAL OF 1'.
- AERIAL CONTROL PROVIDED BY CONTROL POINT ASSOCIATES, INC., UTILIZING PROPELLER AEROPLOTS ON MAY 19, 2021.
- THE DELINEATION LINE SHOWN HEREON WAS TAKEN FROM INFORMATION PROVIDED BY THE CLIENT, SEE REFERENCE #10.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS
 SPECIFIED IN THE LETTER OF APPROVAL
 DATED: AUG 23 2023 - FILE # 22-0478
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 SEE SHEET 2 OF 2 FOR LOT DETAIL CONSTRUCTION SITE

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.



SITE

LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

LEGEND

- 12V --- EXISTING CONTOUR
- 12S --- EXISTING SPOT ELEVATION
- X 12.45 EXISTING TOP OF CURB ELEVATION
- X 12.45 EXISTING TOP OF WALL ELEVATION
- X 12.45 EXISTING BOTTOM OF WALL ELEVATION
- X 12.45 EXISTING FINISHED FLOOR ELEVATION
- X 12.45 EXISTING DOOR SILL ELEVATION
- EM ELEC METER
- OH OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- APPROX. LOC. UNDERGROUND CABLE LINE
- APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
- UP / DOWN UTILITY POLE
- CO SIGN
- CB MAIL BOX
- PO POST
- MH UNKNOWN MANHOLE
- CB CATCH BASIN OR INLET
- WMH WATER MANHOLE
- DMH DRAINAGE/STORM MANHOLE
- EMH ELECTRIC MANHOLE
- SMH SANITARY/SEWER MANHOLE
- SW STONE WALL
- MGR METAL GUARD RAIL
- CLF CHAIN LINK FENCE
- MBY MASONRY BLOCK WALL
- EDC EDGE OF CONCRETE
- EDP EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- TPP TYPICAL
- SWE SOLID WHITE LINE
- SYS SOLID YELLOW LINE
- BLDG BUILDING
- BYPH BUILDING FOOTPRINT AREA
- 1607 BUILDING DIMENSION
- LO OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- DESIGNATES POSSIBLE ENCROACHMENT

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 23 2023 FILE # 22-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
SEE SHEET 1 FOR OVERALL BOUNDARY

Abigail L. Freeman

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
435-RICR-20-001.18 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 AS
FOLLOWS:

1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: I
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY, TOPOGRAPHIC SURVEY) MEASUREMENT SPECIFICATION: II
VERTICAL CONTROL STANDARD: V-3
TOPOGRAPHIC SURVEY ACCURACY: T-1
3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION

NOT A VALID ORIGINAL DOCUMENT UNLESS SIGNED WITH RAISED IMPRESSION OR STAMPED WITH A SIGNATURE

CHARLES E. LENT



PROFESSIONAL
LAND SURVEYOR

3-08-2022
DATE

CHARLES E. LENT

RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947
CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE 7-15-2021 2-18-2022		BOUNDARY & TOPOGRAPHIC SURVEY SROA ACQUISITIONS, LLC 395 EDDIE DOWLING HIGHWAY LOT 103 & 104, MAP 13 TOWN OF NORTH SMITHFIELD, PROVIDENCE COUNTY STATE OF RHODE ISLAND	
FIELD BOOK NO. 21-3			
FIELD BOOK PG. 157			
FIELD CREW J.O. B.S.B.		CONTROL POINT ASSOCIATES, INC. 332 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.5000 • 508.948.3003 FAX WWW.CPASURVEY.COM	
DRAWN B.A.V. E.G.F.		WARREN, NJ 908-666-0000 CHALFONTE, PA 215-113-8888 MT LAUREL, NJ 609-851-2099 MANHATTAN, NY 646-780-0411 LONG ISLAND, NY 631-580-2845 ALBANY, NY 518-217-5010 ROCHESTER, NY 585-260-1944	
REVIEWED B.A.V.	APPROVED C.E.L.	DATE 3-08-2022	SCALE 1" = 20'
		FILE NO. 03-210292-01	DWG NO. 2 OF 2

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED. REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN RECENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SHING OR OTHERWISE PROTECT ANY UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ANY AND ALL CHANGES RELATED TO FIELD CONDITIONS, INCLUDING AREAS OF ROCK EXCAVATION. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL FILE WITH THE OWNER A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS PREPARED BY A LICENSED LAND SURVEYOR SHOWING AND LOCATING ALL FEATURES OF THE WORK AS INSTALLED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF RHODE ISLAND DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF RHODE ISLAND PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE OWNER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR OR ENGINEER, THERE IS A CONFLICT, THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADING FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE, WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
14. WORK OF THIS CONTRACT IS TO INCLUDE, BUT NOT LIMITED TO, DEMOLITION OF EXISTING BUILDING FOUNDATIONS AND OLD UTILITY SYSTEMS, SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, UTILITY STRUCTURES, ASPHALT AND CONCRETE PAVEMENTS, CONCRETE PAVERS, CONCRETE AND GRANITE CURBING, DRIVEWAY APRONS, CONCRETE AND ASPHALT RAMPS, SIDEWALKS, FENCING, RAILINGS, SIGNAGE, SITE LIGHTING, RETAINING WALLS AND MISCELLANEOUS STRUCTURES.
15. HOURS OF CONSTRUCTION ACTIVITY MUST COMPLY WITH THE TOWN OF NORTH SMITHFIELD CODE.
16. PRIOR STARTING CONSTRUCTION ALL ACTIVE UTILITIES SHOULD BE IDENTIFIED, MARKED OUT IN THE FIELD, AND SECURED AS NECESSARY.
17. CONTRACTOR IS ALSO TO FAMILIARIZE HIMSELF WITH THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL REPORTS APPLICABLE TO THE PROJECT AS PROVIDED BY OTHERS.
18. INFORMATION GIVEN IN THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL ENGINEERING REPORTS WAS OBTAINED FOR USE BY THE OWNER IN CONNECTION WITH THE SUBSURFACE CONDITIONS DESCRIBED IN THE REPORTS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. THE SUBSURFACE STRATIGRAPHY SHOWN IN THE REPORTS ARE BASED ON NECESSARY INTERPOLATIONS BETWEEN BORINGS AND MAY OR MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS MADE FROM THE DATA IN THE REPORTS BY THE CONTRACTOR.
19. CONDUCT A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING ANY WORK OF THIS CONTRACT. THE MEETING WILL BE ARRANGED BY THE OWNER UPON NOTIFICATION OF THE CONTRACTOR AND IS TO BE ATTENDED BY REPRESENTATIVES OF THE CONTRACTOR, OWNER, CONSTRUCTION MANAGER, GEOTECHNICAL ENGINEER, SITE/CIVIL ENGINEER AND REPRESENTATIVES OF THE TOWN OF NORTH SMITHFIELD.
20. ADJOINING PROPERTY OWNERS WILL CONTINUE TO OCCUPY THEIR FACILITIES IMMEDIATELY ADJACENT TO THE PROJECT SITE AND DEMOLITION AREAS. THIS, THE CONTRACTOR MUST CONDUCT HIS OPERATIONS IN SUCH A MANNER AND MAKE ANY ARRANGEMENTS NECESSARY SO THAT THE ADJOINING PROPERTY OWNERS USE OF THEIR FACILITIES WILL NOT BE DISRUPTED DURING THE COURSE OF THE WORK.
21. PROVIDE NOT LESS THAN SEVENTY-TWO (72) HOURS NOTICE TO THE OWNER AND ADJACENT PROPERTY OWNERS OF ACTIVITIES THAT WILL AFFECT THEIR RESPECTIVE USE OF THEIR PROPERTY.
22. MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
23. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OR THE AFFECTED PROPERTY OWNER.
24. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE CONDUCT OF THE WORK. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING OR BEING CONCERNED WITH HAZARDOUS MATERIALS, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE OWNER AND CONSTRUCTION MANAGER. HAZARDOUS MATERIALS WILL BE REMOVED BY THE OWNER AND/OR CONTRACTOR UNDER A SEPARATE CONTRACT.
25. REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION PROVIDED BY OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
26. THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING A PROFESSIONAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF THE CONDITION OF ANY REMAINING BUILDING STRUCTURE OR FOUNDATION SYSTEM TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THAT STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS.
27. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
28. EXISTING UTILITIES MAINTAIN ACTIVE UTILITY SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
29. DO NOT INTERRUPT EXISTING UTILITIES SERVING BOTH ON SITE AND OFF SITE ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
30. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.
31. PROVIDE AT LEAST SEVENTY-TWO (72) HOURS NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
32. TEMPORARY PROTECTION, ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
33. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
34. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
35. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND BUILDING DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES.
36. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS OR OTHER CONSTRUCTION ACTIVITY.
37. GENERAL DEMOLISH ALL ITEMS, AS EITHER INDICATED ON THE PLANS OR ENCOUNTERED IN THE FIELD DURING THE WORK, COMPLETELY. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
38. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
39. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
40. LOCATE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND OTHER MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING OF ADJOINING STRUCTURES.
41. ENGINEERING SURVEYS, PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS THAT MAY RESULT FROM BUILDING DEMOLITION ACTIVITIES.
42. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
43. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
44. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT, COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
45. REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION.
46. CONCRETE: CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE CONCRETE BETWEEN SAW CUTS.
47. MASONRY: CUT MASONRY AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE MASONRY BETWEEN SAW CUTS.
48. CONCRETE SLABS-ON-GRADE: SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, THEN BREAK UP AND REMOVE.
49. EQUIPMENT: DISCONNECT EQUIPMENT AT NEAREST FITTING CONNECTION TO SERVICES, COMPLETE WITH SERVICE VALVES. REMOVE AS WHOLE UNITS, COMPLETE WITH CONTROLS.
50. BELOW-GRADE CONSTRUCTION: DEMOLISH EXISTING FOUNDATIONS AND FOOTINGS, FOUNDATION WALLS, WALLS, SLABS AND OTHER BELOW-GRADE CONSTRUCTION THAT IS WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION. ABANDON BELOW-GRADE CONSTRUCTION OUTSIDE THIS AREA.
51. REMOVE BELOW-GRADE CONSTRUCTION TO DEPTHS INDICATED ON THE PLANS.
52. EXISTING BELOW GRADE CONSTRUCTION SHOULD BE REMOVED ENTIRELY FROM BELOW PROPOSED FOUNDATIONS AND THEIR ZONES OF INFLUENCE (IF DETERMINED BY LINES EXTENDING AT LEAST ONE (1) FOOT LATERALLY BEYOND FOOTING EDGES FOR EACH VERTICAL FOOT OF DEPTH) AND EXCAVATED TO AT LEAST TWO (2) FEET BELOW PROPOSED CONSTRUCTION SUBGRADE LEVELS ELSEWHERE.
53. FOUNDATION AND SLABS MAY REMAIN IN PLACE BELOW THESE DEPTHS BELOW GROUND SUPPORTED SLABS, PAVEMENTS AND LANDSCAPED AREAS, PROVIDED THEY ARE APPROVED BY THE GEOTECHNICAL ENGINEER AND DO NOT INTERFERE WITH FUTURE CONSTRUCTION (INCLUDING UTILITIES). HOWEVER, IF EXISTING SLAB OR STRUCTURE TO REMAIN SHOULD BE THOROUGHLY BROKEN TO ALLOW VERTICAL DRAINAGE OF INFILTRATING WATER.
54. EXISTING UTILITIES: ABANDON EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES. CUT UTILITIES FLUSH WITH GRADE.
55. EXISTING UTILITIES: DEMOLISH EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES THAT ARE WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION. ABANDON UTILITIES OUTSIDE THIS AREA.
56. FILL ABANDONED UTILITY STRUCTURES AND PIPING WITH EITHER LEAN CONCRETE OR SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
57. EXISTING UTILITIES: DEMOLISH AND REMOVE EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES.
58. SITE DRAINAGE: SITE SOILS MAY SOFTEN WHEN EXPOSED TO WATER. EVERY EFFORT MUST BE MADE TO MAINTAIN DRAINAGE OF SURFACE WATER RUNOFF AWAY FROM CONSTRUCTION AREAS AND OPEN EXCAVATIONS BY GRADING AND LIMITING THE EXPOSURE OF EXCAVATIONS AND PREPARED SUBGRADES TO RAINFALL.
59. BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER AND/OR GEOTECHNICAL ENGINEER.
60. SITE GRADING: UNIFORMLY ROUGH GRADE AREA OF DEMOLISHED CONSTRUCTION TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES, PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
61. SEPARATE RECYCLABLE DEMOLISHED MATERIALS FROM OTHER DEMOLISHED MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. SEPARATE RECYCLABLE MATERIALS BY TYPE.
62. PROVIDE CONTAINERS OR OTHER STORAGE METHOD APPROVED BY ARCHITECT FOR CONTROLLING RECYCLABLE MATERIALS UNTIL THEY ARE REMOVED FROM PROJECT SITE.
63. STOCKPILE PROCESSED MATERIALS ON-SITE WITHOUT INTERMIXING WITH OTHER MATERIALS. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WIND-LOOSE DUST.
64. STOCKPILE MATERIALS IN DESIGNATED AREAS SHOWN ON THE PLANS OR AS APPROVED IN THE FIELD BY THE OWNER OR CONSTRUCTION MANAGER.
65. IF RECYCLABLE MATERIAL CANNOT BE USED ON-SITE, THE CONTRACTOR SHALL TRANSPORT THE RECYCLABLE MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH THE SWP.
66. DEMOLITION MATERIAL, FREE OF ENVIRONMENTAL CONCERNS, AND APPROVED BY RIDEM, MAY BE USED AS FILL MATERIAL PROVIDED THE MATERIAL IS PROPERLY SEGREGATED AND PROCESSED AS FOLLOWS AND APPROVED FOR REUSE ON THE SITE BY THE GEOTECHNICAL ENGINEER.
67. CONCRETE MASONRY MATERIALS SHOULD BE CRUSHED TO A WELL GRADED BLEND WITH A MAXIMUM SIZE OF THREE (3) INCHES IN DIAMETER, PER EARTHWORK SPECIFICATIONS.
68. MILLED OR RECYCLED ASPHALT PAVEMENT (RAP) MAY BE REUSED AS GRANULAR BASE MATERIAL FOR PAVEMENTS PROVIDED SPECIFICATIONS FOR GRANULAR BASE AND NO MORE THAN FIFTY (50) PERCENT OF THE PAVEMENT GRANULAR BASE CONTAINS RAP.
69. OTHER ASPHALTIC MATERIALS AND DELETERIOUS BUILDING MATERIALS SUCH AS WOOD, INSULATION, METAL SHINGLES, ETC. SHOULD NOT BE USED AS GENERAL STRUCTURAL FILL MATERIAL.
70. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL.
71. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
72. BURNING ON SITE BURNING OF RUBBISH AND OTHER DEMOLITION DEBRIS WILL NOT BE PERMITTED.
73. DISPOSAL, TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND PROVIDE FOR THE LEGAL OFF SITE DISPOSAL OF THE MATERIAL IN ACCORDANCE WITH THE SWP.
74. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
75. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH A SURVEY PREPARED BY A LICENSED LAND SURVEYOR SHOWING THE LOCATION AND THE ELEVATIONS TO WHICH THE DEMARCATION BARRIER IS INSTALLED.
76. THE CONTRACTOR IS TO NOTE THAT THE WORK OF THIS CONTRACT WILL INCLUDE WORK BY OTHERS AND THE CONTRACTOR SHALL COORDINATE HIS WORK AND MAKE EVERY REASONABLE EFFORT TO PERMIT THE EXECUTION OF SUCH WORK BY OTHERS WITHOUT DELAY.
77. IF TEMPORARY UTILITY SERVICES ARE REQUIRED THE CONTRACTOR SHALL SEE TO IT THAT THEY ARE PROVIDED AT NO ADDITIONAL COST TO THE OWNER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SUCH TEMPORARY FACILITIES FOR THE DURATION OF THEIR WORK.
78. ALL WORK OF THIS CONTRACT SHALL CONFORM TO THESE CONTRACT DRAWINGS AND SPECIFICATIONS AS WELL AS TO THE APPLICABLE REQUIREMENTS OF THE TOWN OF NORTH SMITHFIELD BUILDING, PUBLIC WORKS, AND FIRE DEPARTMENTS, AS WELL AS THE COGNIZANT PUBLIC UTILITY COMPANIES.
79. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF RHODE ISLAND STATE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, AND REGULATIONS.
80. ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF RHODE ISLAND.
81. SIZES OF EXISTING UTILITY LINES ARE TO BE VERIFIED IN THE FIELD BY CAREFUL TEST EXCAVATIONS BY THE CONTRACTOR PRIOR TO STARTING THE WORK ANY SUBSTANTIVE VARIATIONS FROM THE SURVEY DATA PROVIDED ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER SO THAT APPROPRIATE DESIGN MODIFICATIONS MAY BE MADE.
82. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE PROJECT SHOWN ON THE DESIGN DRAWINGS. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL IMMEDIATELY BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE AND TO THE SATISFACTION OF THE OWNER OR UTILITY COMPANY INVOLVED.
83. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRAFFIC REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN ALL REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFORM TO THE WORK WITH ALL APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES. THE CONTRACTOR IN ACCORDANCE WITH RHODE ISLAND STATE LAW (CODE RULE 53) SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO COMMENCING ANY EXCAVATION WORK AND SHALL NOTIFY THE "CALL BEFORE YOU DIG" HOTLINE AT 1-800-952-1992 PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
84. SAFE AND ADEQUATE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES TO THE ADJACENT BUILDINGS WHILE THE WORK IS PROGRESSING. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL OF THE OWNER A CONSTRUCTION SEQUENCE SCHEDULE AND PLAN FOR PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
85. ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE RIDEM APPROVED STORMWATER POLLUTION PREVENTION PLAN. UNLESS OTHERWISE DIRECTED BY THE OWNER, TURFED AREAS, DISTURBED BY REGRADING AND OTHER WORK OF CONTRACTOR, SHALL BE BROUGHT TO THE PROPER SUBGRADE ELEVATION, TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES SHALL BE PLACED AND LIMING, FERTILIZING AND SEEDING ACCOMPLISHED AS SPECIFIED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE SEEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED.
86. EXISTING PAVEMENT WHICH IS TO REMAIN AND WHICH IS REMOVED OR DAMAGED DURING THE CONSTRUCTION WORK OF THIS CONTRACT IS TO BE RESTORED TO ITS ORIGINAL CONDITION.
87. UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL MATCH THE MATERIALS, TYPES, THICKNESS AND QUALITY OF EXISTING BITUMINOUS CONCRETE PAVEMENTS, WALKWAYS AND CURBS WITHIN THE PUBLIC RIGHT-OF-WAY WHICH ARE TO BE REPLACED.
88. AS A REFERENCE STANDARD ALL WORK CONTAINED HEREIN SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS" AS PUBLISHED BY THE RIDOT, DESIGN AND CONSTRUCTION DIVISION, DATED JANUARY 2, 2002, INCLUDING ALL LATEST AMENDMENTS THERETO.
89. AT NO TIME, SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRICADEING IS EMPLOYED.
90. WITH REGARD TO EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING UTILITY VALVES, MANHOLE FRAMES, COVERS, RIMS, INVERTS AND HYDRANTS TO MEET NEW FINISH GRADE OR AS OTHERWISE REQUIRED TO FUNCTION PROPERLY.
91. CONTRACTOR SHALL REVIEW PLANS FROM SITE PREPARATION AND SITE PACKAGE CONTRACT AND FAMILIARIZE THEMSELVES WITH PREVIOUS SCOPE OF WORK.
92. CONTRACTOR SHALL LIMIT ACTIVITIES IN AREAS OF DEVELOPMENT THAT ARE OCCUPIED.

PAVING, GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL MAINTAIN GRADES AT ENTRANCES TO PHASE 2 CONSTRUCTION.
2. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONS' RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR RHODE ISLAND STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
3. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
4. TRAFFIC CONTROL ON ALL RIDOT, LOCAL, AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE SHOULDS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
6. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH TOPSOIL AND SEED AS INDICATED ON THE LANDSCAPE PLAN.
7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
11. DETERIORATING DISCHARGE WILL NOT BE PERMITTED TO DISCHARGE INTO OPEN DRAINAGE. IT SHALL BE TREATED AND DISCHARGED INTO THE COUNTY SEWER. PERMIT TO BE COORDINATED BY THE OWNER.
12. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
13. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND MONITORING BY THE AUTHORITY HAVING JURISDICTION. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE COVERED WITH ROCK OR MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
15. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHOD OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
17. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND THE RECEIVING WATER BODY IS STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING BODY.
18. EXPOSED SLOPES SHOULD BE STABILIZED WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
19. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
20. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
21. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

BUILDING AND SAFETY DIVISION NOTES

1. FILL TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A S.T.M. SOIL COMPACTION TEST DIS1.
2. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. 1556-07 AND/OR NUCLEAR DENSITY GAUGE METHOD A.S.T.M. 2922-07. IN FINE GRAINED, COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD D2937 A.S.T.M. PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
3. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH TWO-FOOT VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.
4. NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF ANY) HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
5. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
6. FINISH GRADING WILL BE COMPLETED AND APPROVED BEFORE OCCUPANCY OF BUILDINGS.
7. SEE GRADING PLANS FOR EARTHWORK VOLUMES.
8. FILL SLOPES SHALL NOT BE STEEPER THAN 2:1.
9. DENSITY TESTS WILL BE MADE AT POINTS APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE. ONE TEST WILL BE MADE FOR EACH 1,000 SQ. FT. OF SLOPE SURFACE, BUT NOT LESS THAN ONE TEST FOR EACH 10 FT. VERTICAL OF SLOPE HEIGHT UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.
10. ALL PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET OR DESIGNED DRAINAGE OUTLET.
11. APPROVAL OF THIS PLAN BY THE TOWN OF NORTH SMITHFIELD DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
12. FILLS SHALL BE BENCHED IN ACCORDANCE WITH APPROVED GEOTECHNICAL REPORT.
13. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING CODE.
14. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
15. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO PROVIDE CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
17. THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING AND CONSTRUCTION FOR CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
18. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

INFILTRATION NOTES

SUBGRADE PREPARATION

1. EXISTING SUBGRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND RETENTION LAYER PLACEMENT.
2. CONTRACTOR SHALL DETERMINE SUBGRADE PERMEABILITY IN ACCORDANCE WITH ASTM D 3385 BEFORE CONCRETE PLACEMENT. CONTRACTOR SHALL PROVIDE PERMEABILITY TESTING FOR SUBGRADE TO CONFIRM 11HAI SUBGRADE PERMEABILITY MEETS REQUIREMENTS OF CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL PREPARE SUBGRADE AS SPECIFIED IN THE CONTRACT DOCUMENTS, INSURING THE BOTTOM OF THE RETENTION LAYER IS AT LEVEL GRADE.
4. CONTRACTOR SHALL KEEP ALL TRAFFIC OFF OF THE SUBGRADE DURING CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICAL. CONTRACTOR SHALL REGRADE AND RE-COMPACT SUBGRADE DISTURBED BY RETENTION LAYER DELIVERY VEHICLES OR OTHER CONSTRUCTION TRAFFIC, AS NEEDED.
5. CONTRACTOR SHALL CONSTRUCT SUBGRADE TO ENSURE THAT THE REQUIRED PAVEMENT THICKNESS IS OBTAINED IN ALL LOCATIONS.
6. CONTRACTOR SHALL SCARIFY SUBGRADE TO A MINIMUM DEPTH OF TWELVE (12) INCHES PRIOR TO PLACING THE NON-WOVEN GEOTEXTILE MATERIAL.

RETENTION LAYER NOTES

1. WHERE SPECIFIED, CONTRACTOR SHALL PREPARE RETENTION LAYER IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. THE NON-WOVEN GEOTEXTILE AND RETENTION LAYER AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF GEOTEXTILE AT NO EXTRA COST TO THE OWNER.
3. PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHALL OVERLAP A MINIMUM OF SIXTEEN INCHES (16"). SECURE GEOTEXTILE AT LEAST FOUR FEET (4') OUTSIDE OF BED AND TAKE ANY STEPS NECESSARY TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE RETENTION LAYER.
4. INSTALL COARSE AGGREGATE IN 8-INCH MAXIMUM LIFTS. AGGREGATE SHALL MEET THE REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER RETENTION LAYER AND SUBGRADE TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED IN THE CONTRACT DOCUMENTS.
5. CONSTRUCT RETENTION LAYER TO ENSURE THAT THE REQUIRED PAVEMENT THICKNESS IS OBTAINED IN ALL LOCATIONS.
6. FOLLOWING PLACEMENT OF RETENTION LAYER AGGREGATE, THE GEOTEXTILE SHALL BE FOLDED BACK ALONG ALL BED EDGES TO PROTECT FROM SEDIMENT WASHOUT. ALSO RETENTION LAYER EDGES, AT LEAST A FOUR (4) FOOT EDGE STRIP SHALL BE USED TO PROTECT BEDS FROM ADJACENT BARE SOIL. THIS EDGE STRIP SHALL REMAIN IN PLACE UNTIL ALL BARE SOIL IS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. IN ADDITION, TAKE ANY OTHER NECESSARY STEPS TO PREVENT SEDIMENT FROM WASHING OR TRACKING INTO BEDS DURING SITE DEVELOPMENT. WHEN THE SITE IS FULLY STABILIZED, TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED.

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION SITE, AND EROSION AND SEDIMENTATION MEASURES MAY BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE THAT MEETS OR EXCEEDS THE GOVERNING REQUIREMENTS, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 CUBIC YARDS (ACRE).
 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER, LATERALS, CLEANOUTS, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GEOTECHNICAL SECTION OF THIS SHEET. THE CONTRACTOR SHALL ALSO SCOPE THE SEWER LINES ON SITE AND RECORD A DVD.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING, AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS PLANS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

RECORD DRAWINGS

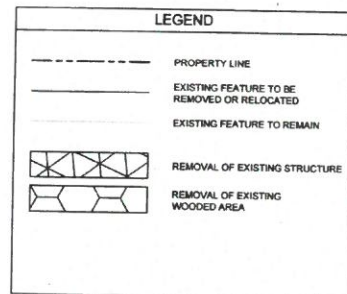
1. WHERE LOCAL JURISDICTIONS REQUIRE RECORD DRAWINGS, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, BOTH PREPARED BY A RHODE ISLAND REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PROJECT CLOSEOUT

1. CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

DOCUMENT USE

1. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARIL



1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED AND PREPARED BY CONTRACTOR. POINT ASSOCIATES DATED JANUARY, 28, 2022.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO LOCATE UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE UTILITIES RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS. ALL UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE CORRECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURVEY EXACT LOCATIONS TO BE VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
3. ELEVATIONS SHOWN ARE REFERENCED TO NAVD83 DATUM - AS SHOWN ON THE ABOVE MENTIONED SURVEY.
4. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
5. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND MANAGEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
6. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
8. THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 440070151G.
9. CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FOR ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.

NO.	DATE	BY	REVISIONS
1	04/20/22	GH	SUBMISSION FOR ZONING BOARD REVIEW
2	10/28/22	GH	SUBMISSION FOR RIDEM EPC
3	04/20/23	CM	SUBMISSION FOR RIDEM EPC
4	05/03/23	CM	PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD
5	07/19/23	CM	SUBMISSION FOR RIDEM EPC

NOT FOR CONSTRUCTION

Kimley»Horn

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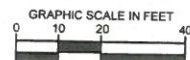
112573000	DATE	09/07/2022	SCALE:	AS SHOWN
DESIGNED BY:				
DRAWN BY:				
CHECKED BY:				

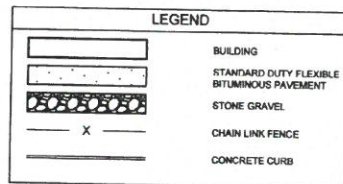
EXISTING CONDITIONS AND DEMOLITION PLAN

**STORAGE RENTALS OF
AMERICA**
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 06705
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD RHODE ISLAND

SHEET NUMBER
C-2.0

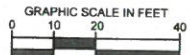
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 23 2023 FILE # 22-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE





PARKING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
PARKING STALL MIN. DIMENSIONS	9 FT X 18 FT	9 FT X 18 FT	NO CHANGE
PARKING REQUIRED FOR INDUSTRIAL USES	2 PARKING SPACES PER 3 EMPLOYEES BASED ON LARGEST SHIFT = 6 SPACES	6 SPACES	NO CHANGE
MIN. AISLE WIDTH	24 FT	20 FT (EN)	24 FT

- | SITE NOTES |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. SEE SHEET C-1.0 FOR GENERAL NOTES. 2. OWNER TO ENSURE ALL WALLS GREATER THAN 30" IN HEIGHT TO BE DESIGNED AND PERMITTED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF RHODE ISLAND. |



NO.	REVISIONS	DATE	BY
1	SUBMISSION FOR ZONING BOARD REVIEW	8/7/72	TZ
2	SUBMISSION FOR ZONING BOARD REVIEW	10/28/72	GH
3	SUBMISSION FOR RIEM ESC	04/02/73	CM
4	SUBMISSION FOR RIEM ESC	05/03/73	CM
5	SUBMISSION FOR RIEM ESC	07/19/73	CM

NOT FOR CONSTRUCTION



112673000	DATE	AS SHOWN
	09/07/2022	
SCALE:	DESIGNED BY:	
	DRAWN BY:	
	CHECKED BY:	

SITE AND UTILITY PLAN

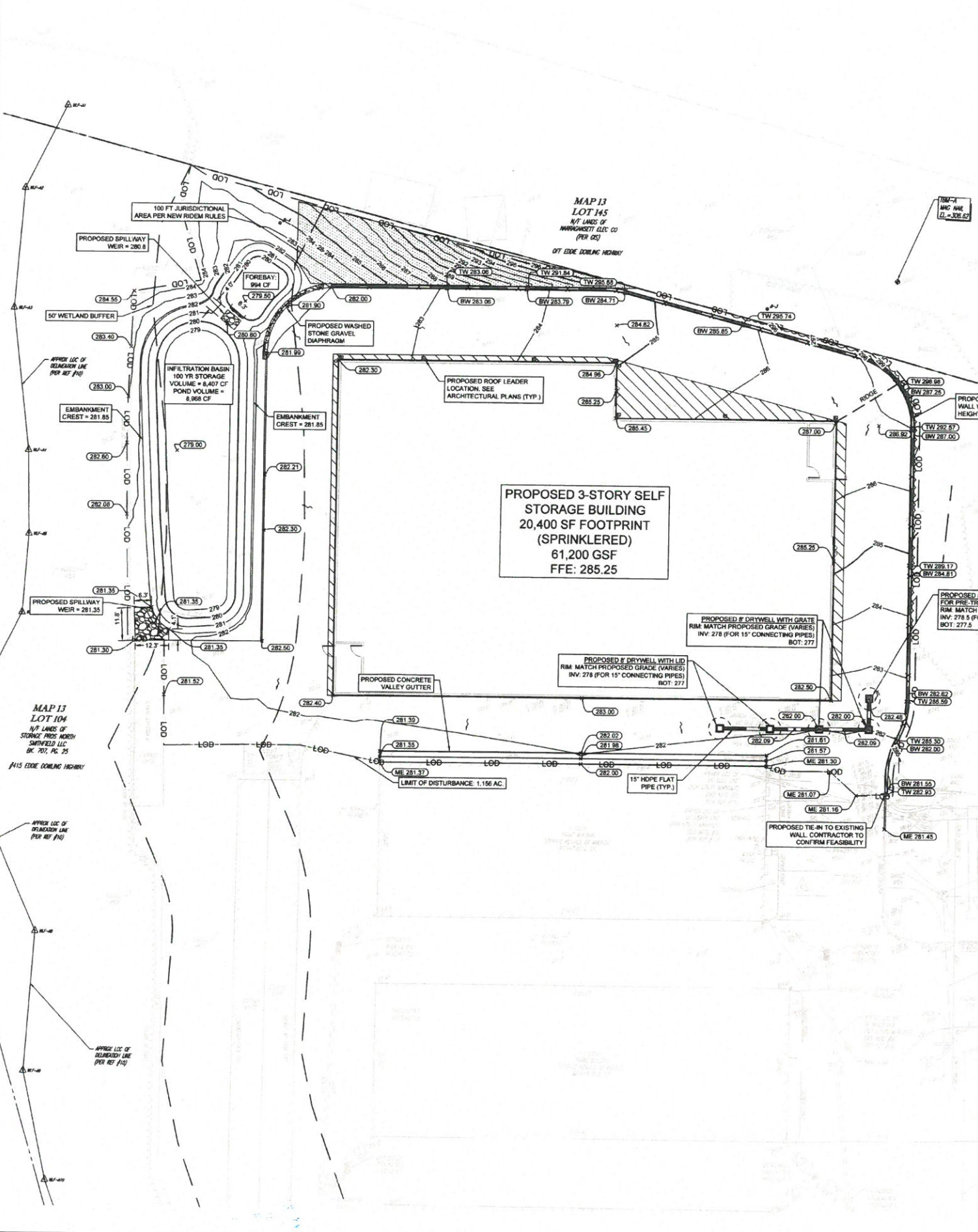
STORAGE RENTALS OF

AMERICA
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 06705
MAP 13, LOTS 103 AND 104

TOWN OF NORTH SMITHFIELD
RHODE ISLAND

SHEET NUMBER
C-3.0

Saved Wednesday, July 19, 2023 2:31 PM CHRISTINE.MA Printed Wednesday, July 19, 2023 2:38:14 PM MA, Christine
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White Plains, New York 10601

Overall Proposed Impervious Area Breakdown
Total Impervious Area under Proposed Conditions = 0.92 ac

Compute Groundwater Recharge Volume (Rev)
F 0.35 Recharge Factor (See Table 3-4)

HSG	Recharge Factor (F)
A	0.80
B	0.35
C	0.25
D	0.10

Rev 0.027 = Req'd Min. Runoff Reduction Volume (in ac-ft)
Required Rev = 0.027 ac-ft

Pollutant Reduction (Water Quality Volume WQv)
WQv 0.077 = Req'd Water Quality WQv (in ac-ft)
Area of Disturbance = 1.7 Acres (AcD)
Min WQv 0.029 = Req'd Water Quality WQv (in ac-ft)

Required WQv = 3340 ft ³
Provided WQv = 8968 ft ³

See stage storage in Appendix B

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White Plains, New York 10601

PR-3 Area Dry Well Calculations
Total Impervious Area under Proposed Conditions = 0.14 ac

Compute Groundwater Recharge Volume (Rev)
F 0.35 Recharge Factor (See Table 3-4)

HSG	Recharge Factor (F)
A	0.80
B	0.35
C	0.25
D	0.10

Rev 0.004 = Req'd Min. Runoff Reduction Volume (in ac-ft)
Required Rev = 0.004 ac-ft

Pollutant Reduction (Water Quality Volume WQv)
WQv 0.012 = Req'd Water Quality WQv (in ac-ft)
Area of Disturbance = 0.2 Acres (AcD)
Min WQv 0.003 = Req'd Water Quality WQv (in ac-ft)

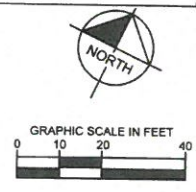
Required WQv = 623 ft ³
Provided WQv = 603 ft ³

See stage storage in Appendix B

Volume Provided	603.2 cubic feet	Total Drywell needed = 4
Rev 0.012	0.01 ac-ft	

LEGEND	
---	LOT LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
X XX	PROPOSED SLOPE
(284.60)	PROPOSED ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
ME	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL

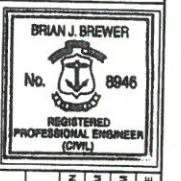
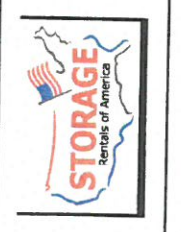
- SITE NOTES**
- SITE AREA: 13.906 AC.
DISTURBED AREA: 1.156 AC.
DISTURBED AREA WITHIN 50 FT WETLAND BUFFER: 1.216 SF
 - CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2.0% MAXIMUM SLOPE IN ANY DIRECTION.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL 44007C01570, DATED 3/22/09.
 - UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR THE-INS.
 - NO GRADING SLOPE SHALL EXCEED 2H:1V.
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF RHODE ISLAND.
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING FOR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPING PLAN FOR DETAILS.
 - THE INFILTRATION FOR THE STORMWATER BASIN IS BASED ON THE IN-SITU TESTING BY THE GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.



NO.	DATE	REVISIONS	BY
1	07/19/23	SUBMISSION FOR RIDEM EDC	CM
2	08/02/23	PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD	CM
3	08/02/23	SUBMISSION FOR RIDEM EDC	CM
4	10/02/23	SUBMISSION FOR RIDEM EDC	CM
5	07/22/23	SUBMISSION FOR ZONING BOARD REVIEW	TZ

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KMA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CM	DRAWN BY	CM	CHECKED BY	KCE
112573000	09/07/2023								

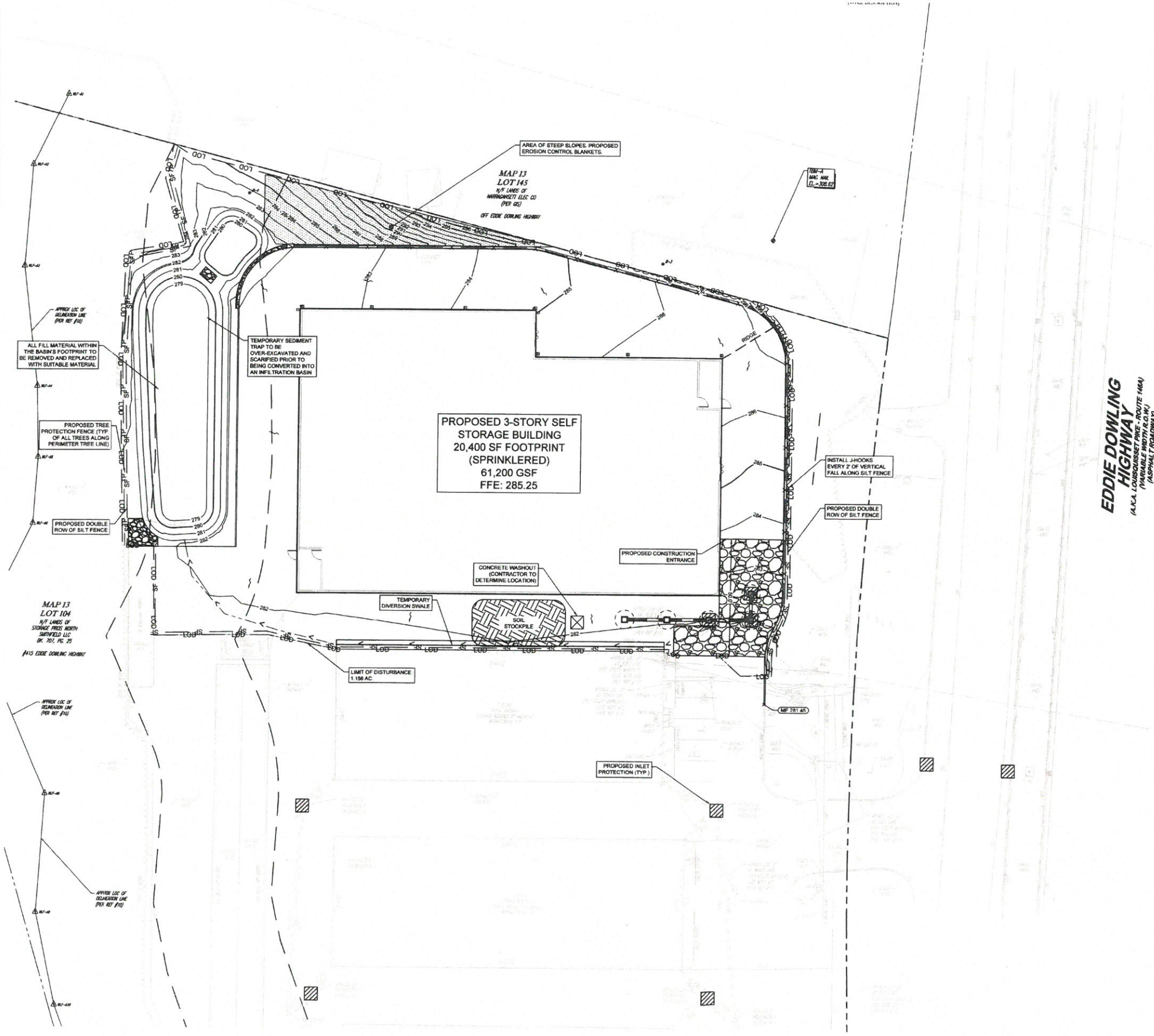
GRADING AND DRAINAGE PLAN

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
AUG 23 2023 FILE # 22-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

STORAGE RENTALS OF AMERICA
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 02865
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD RHODE ISLAND

SHEET NUMBER C-4.0

Sealed Wednesday, July 19, 2023 2:18:51 PM CHRISTINE MA Pineda Wednesday, July 19, 2023 2:36:04 PM Ma, Christine
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LEGEND	
LOD	LIMITS OF DISTURBANCE (APPROXIMATELY 1.196 AC.)
SF	CONSTRUCTION ENTRANCE
TP	SILT FENCE
	INLET PROTECTION
	CONCRETE WASHOUT
	LIMITS OF SAW CUT
	TREE PROTECTION FENCE
	EROSION CONTROL BLANKETS

NO.	REVISIONS	DATE	BY
1	SUBMISSION FOR ZONING BOARD REVIEW	8/7/23	TZ
2	SUBMISSION FOR ZONING BOARD REVIEW	8/7/23	TZ
3	SUBMISSION FOR ZONING BOARD REVIEW	8/7/23	TZ
4	SUBMISSION FOR ZONING BOARD REVIEW	8/7/23	TZ
5	SUBMISSION FOR ZONING BOARD REVIEW	8/7/23	TZ

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STORAGE
RENTALS OF AMERICA

BRIAN J. BREWER
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

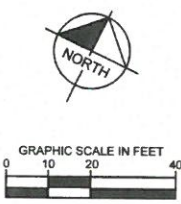
PROJECT NO.	112573000
DATE	08/07/2023
SCALE	AS SHOWN
DESIGNED BY	CM
DRAWN BY	CM
CHECKED BY	KCE

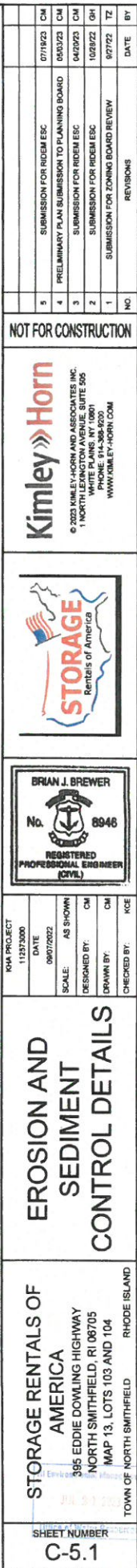
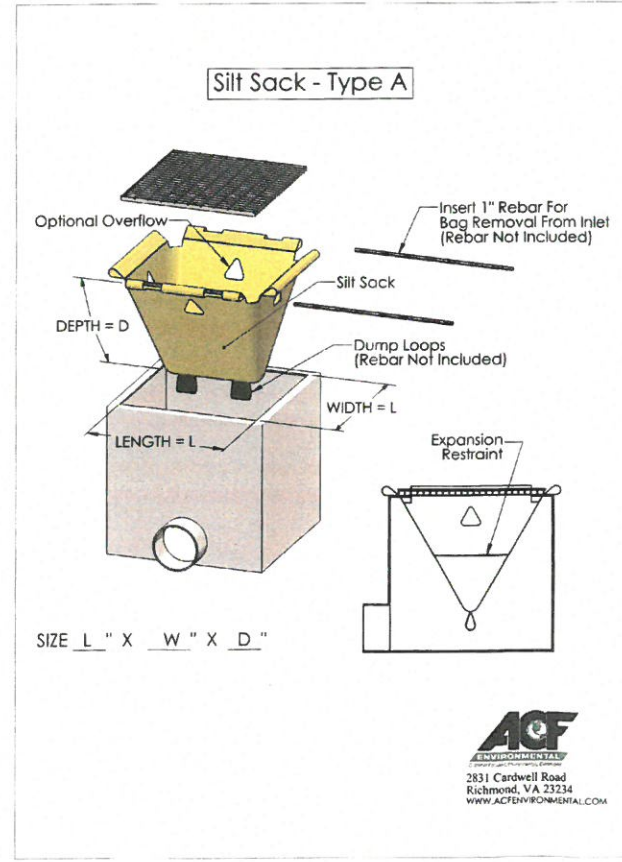
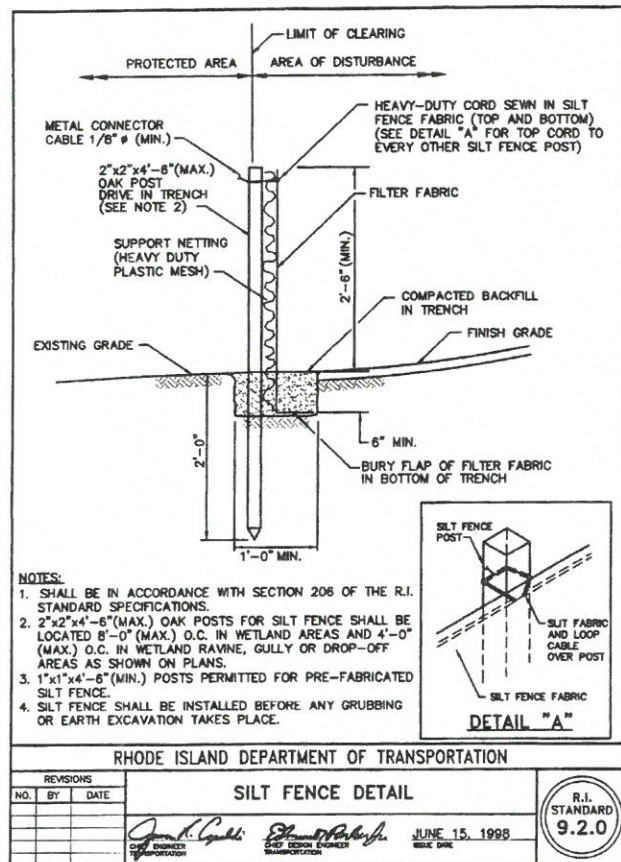
EROSION AND SEDIMENT CONTROL PLAN

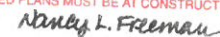
STORAGE RENTALS OF AMERICA
385 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 028705
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD RHODE ISLAND

SHEET NUMBER
C-5.0

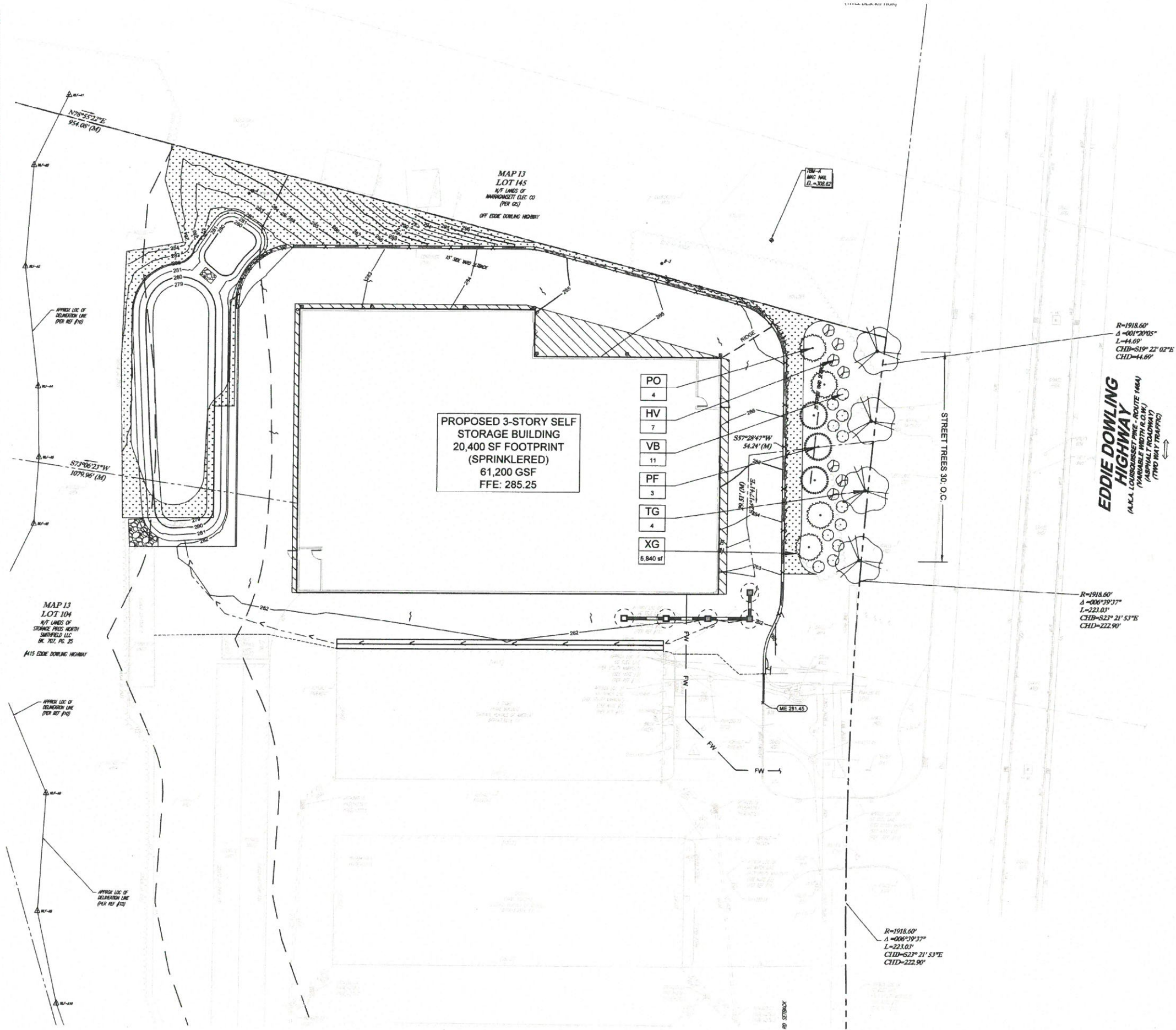
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 23 2023 FILE # 22-C978
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman







Saved Monday, May 1, 2023 1:52:34 PM FRANK MASER Plotted Wednesday, July 19, 2023 2:38:17 PM Ma, Christine
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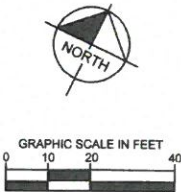


PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	TG	4	Tilia cordata 'Greenspire' (Greenspire Littleleaf Linden)	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	PO	4	Picea canadensis (Norfolk Island Spruce)	6" HL	B&B
	PF	3	Pinus strobus 'Fastigata' (Pyramidal White Pine)	6" HL	B&B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	HV	7	Hamamelis virginiana (Common Witch Hazel)	18" - 24" HL	CONT.
	VB	11	Viburnum x burkwoodii (Burkwood Viburnum)	18" - 24" HL	CONT.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	XG	5,840 sf	Grass Seed Area	seed	

ZONING REQUIREMENTS		
ZONING DISTRICT	BUSINESS HIGHWAY - BH	
EXISTING USE	VACANT	
PROPOSED USE	SELF STORAGE FACILITY	
PARKING LOT SCREENING	REQUIRED	PROPOSED
	EVERGREEN TREES AND SHRUBS LANDSCAPED BERM	7 LANDSCAPED BERM EVERGREEN TREES AND SHRUBS
STREET TREES	ALONG STREETS	STREET TREES PER PLAN
	30' O.C.	
PLANT SIZES	TREES 3" CAL. EVERGREEN TREES 8-10' HT. SHRUBS 3' HT.	SEE PLANT SCHEDULE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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DATED: AUG 23 2023 FILE #: 22-0478
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Nancy L. Freeman



SUBMISSION FOR IDEM ESC		07/18/23	CM
PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD		08/02/23	CM
SUBMISSION FOR IDEM ESC		08/02/23	CM
SUBMISSION FOR IDEM ESC		10/20/23	GH
SUBMISSION FOR IDEM ESC		08/27/23	TZ
REVISIONS		DATE	BY

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STORAGE
Rentals of America

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
BONITA LUNE
VON DUSEN
No. 750

PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
112573000	08/07/2022	AS SHOWN	CM	CM	KCE

LANDSCAPE PLAN

STORAGE RENTALS OF AMERICA
385 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 028705
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD RHODE ISLAND

SHEET NUMBER
L-1.0

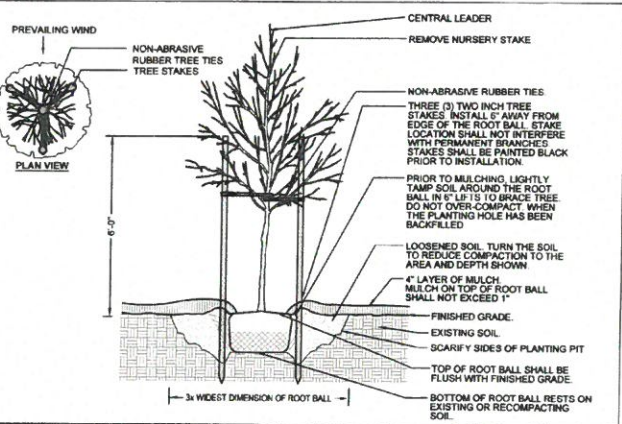
Kimley-Horn.com\AT_WP\Projects\12572000_rso_northsmithfield_island\12572000_rso_northsmithfield_island.dwg
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SIGNED: Monday, May 1, 2023 1:52:34 PM FRANK MADDER
Printed Wednesday, July 19, 2023 2:28:23 PM Ma, Christine
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LANDSCAPE NOTES:

- THE LANDSCAPE SUBCONTRACTOR SHALL CERTIFY THAT THE TOPSOIL PROPOSED FOR PLANTING HAS NOT BEEN TREATED WITH PLANT GROWTH OR SEED GERMINATION INHIBITORS WITHIN THE PERIOD OF THE IMMEDIATE OR RESIDUAL EFFECTIVE LIFE OF THE INHIBITORS.
- TESTS AS REQUIRED TO PROVIDE THIS CERTIFICATION SHALL BE PAID FOR BY THE CONTRACTOR OR LANDSCAPE SUBCONTRACTOR.
- THE CERTIFICATION SHALL INCLUDE THE SOURCE OF THE TOPSOIL AND THAT THE MATERIAL DOES NOT CONTAIN RECYCLED MANMADE MATERIALS.
- TOPSOIL: TOPSOIL SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING FOLLOWING CRITERIA:
 - ANY IMPORTED TOPSOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
 - GRADATION/TEXTURE AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER SIEVE: 10 TO 60 PERCENT CLAY: 10 TO 20 PERCENT
 - STRUCTURE: GRANULAR, CRUMB OR FINE SUBANGULAR BLOCKY
 - SIZE: ONE HUNDRED PERCENT BY WEIGHT SHALL PASS A 1" OPENING AND A 87 TO 100 PERCENT SHALL PASS A 1/2" SIEVE, THERE SHALL NOT BE LESS THAN 20 PERCENT OR MORE THAN 65 PERCENT PASSING A NO. 200 MESH SIEVE AS DETERMINED BY A WASH TEST MADE IN ACCORDANCE WITH THE STANDARD TEST ASTM D1140. ALL TOPSOIL SHALL BE OF GOOD RICH, UNIFORM GRADE, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL.
 - ACIDITY / ALKALINITY RANGE: PH 5.8 TO 7.0
 - SOLUBLE SALTS: LESS THAN 200 PPM
 - SODIUM ABSORPTION RATIO (SAR): LESS THAN 3.0
 - ORGANIC MATTER: 1.5% BY WEIGHT, 10% BY VOLUME
 - DRAINAGE: WELL DRAINED TO MODERATELY WELL DRAINED
 - NUTRIENT CONTENT: NORMAL CONTENTS OF NITROGEN, PHOSPHORUS AND POTASSIUM; NO SEVERELY LIMITED NUTRIENTS OR MICRONUTRIENT; NO NUTRIENT OR MICRONUTRIENT IMBALANCE
 - CONTAMINANTS: CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, AND NOXIOUS WEEDS, AND OTHER OBJECTIONABLE MATERIALS. NO CONSTRUCTION DEBRIS OR MANMADE RECYCLED MATERIALS.
- TOPSOIL AMENDMENT (LAWN AND PLANTING AREAS): INCORPORATE INTO THE EXISTING OR IMPORTED TOPSOIL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT AND/OR REQUIRED TO REMEDY ANY DEFICIENCIES SHOWN IN SOIL TESTS ANY OF THE FOLLOWING AMENDMENTS TO MEET THE STANDARDS AS SPECIFIED FOR NEW TOPSOIL WITH SPECIFIED RANGES OF PH AS FOLLOWS:
 - GENERAL PLANTING 5.8-7.0
 - LAWNS: 5.8-6.5
 - ERICACEOUS PLANTING: 4.5-5.5
- ACCEPTABLE AMENDMENTS:
 - COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN.
 - 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES
 - SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF 50 PERCENT FROM INSOLUBLE NITROGEN, PHOSPHORUS AND POTASSIUM
 - LIME: GROUND DOLOMITE LIMESTONE, 95 PERCENT PASSING THROUGH A 100 MESH SIEVE
 - ALUMINUM SULFATE: COMMERCIAL GRADE UNADULTERATED
 - SUPER PHOSPHATE: FINELY GROUND PHOSPHATE ROCK, AS COMMONLY USED FOR AGRICULTURAL PURPOSES, CONTAINING NOT LESS THAN 18 PERCENT AVAILABLE PHOSPHORIC ACID
 - BONE MEAL: COMMERCIAL RAW BONE MEAL, FINELY GROUND, MINIMUM ANALYSIS OF 15 PERCENT NITROGEN AND 18 PERCENT PHOSPHORIC ACID
 - SAND: ASTM C 33, FINE AGGREGATE
- ASTM D 5101: FOR USE IN RAIN GARDENS AND GRASS SWALE AREAS. THIS SOIL MATERIAL SHALL BE A UNIFORM MIX OF TOPSOIL, SAND, AND LEAF COMPOST MATERIAL MEETING THE FOLLOWING MATERIAL SPECIFICATIONS:
 - 20%-30% TOPSOIL WITH <5% CLAY CONTENT
 - 50% SAND
 - 30%-35% LEAF COMPOSTGRADATION/TEXTURE AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
- BIORETENTION PLANTING: FILTER MEDIA: FOR USE IN STORMWATER BIORETENTION FILTERS. THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 2 INCHES. THE PLANTING FILTER MEDIA MATERIAL SHALL BE TESTED (1 TEST PER 100 CY) AND SHALL MEET THE FOLLOWING CRITERIA:
 - PH RANGE: 5.8-7.0
 - ORGANIC MATTER: 1.5-4%
 - MAGNESIUM: 35 LB./AC. PHOSPHORUS: 70 LB./AC.
 - POTASSIUM: 120 LB./AC.
 - SOLUBLE SALTS NOT TO EXCEED 500 PPMREFER ALSO TO THE PLANTING SOIL MATERIAL SPECIFICATIONS CONTAINED IN THE NYS STORMWATER MANAGEMENT DESIGN MANUAL DATED AUGUST 2010 OR LATEST REVISION THERETO.
- DRAINAGE COURSE: AGGREGATE LAYER SUPPORTING THE COLLECTION AND TRANSPORTING OF WATER. THE MATERIAL IS TO BE INSTALLED AS DETAILED ON THE DRAWINGS, ABOVE THE PREPARED SUBGRADE IN STORMWATER

LANDSCAPE NOTES

N.T.S. SOURCE: KIMLEY-HORN



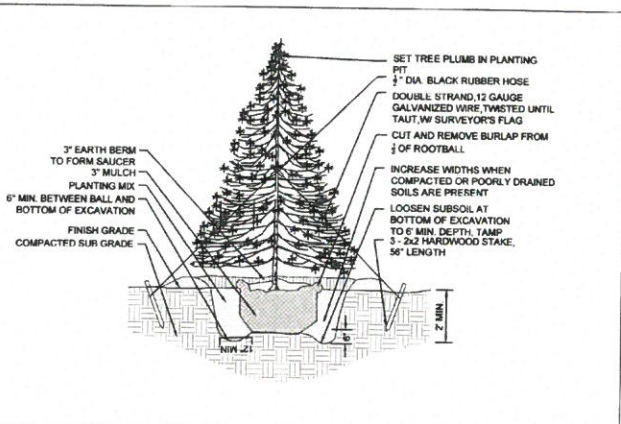
DECIDUOUS TREE PLANTING

N.T.S. SOURCE: KIMLEY-HORN

- BIORETENTION FILTER AREAS AND/OR ABOVE THE SUBGRADE MATERIAL IN RAIN GARDENS, NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448, COARSE-AGGREGATE GRADING AASHTO SIZE 67, WITH 100 PERCENT PASSING A 1-1/2-INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 6 SIEVE.
- SUBBASE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND, NYSDOT TYPE 1 SUBBASE COURSE, ITEM 304.11, RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED.
- IMPORTED TOPSOIL: A SAMPLE OF IMPORTED TOPSOIL FROM THE SOURCE PROPOSED FOR USE SHALL BE TESTED AND THE RESULTS AND RECOMMENDATIONS FROM TESTING COPIED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. IMPORTED TOPSOIL SHALL BE TESTED FOR FERTILITY AND AGRICULTURAL SUITABILITY BY A LABORATORY SUCH AS RUTGERS SOIL TESTING LABORATORY'S TOPSOIL EVALUATION TEST OR OTHER TESTING LABORATORY APPROVED BY THE LANDSCAPE ARCHITECT AND STATE.
- IMPORTED TOPSOIL SHALL MEET MINIMUM SPECIFIED REQUIREMENTS AS SET FORTH IN PART 2 OF THIS SECTION AND BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- PERFORM A MINIMUM OF ONE (1) TOPSOIL TEST FOR EVERY 100 CY OF IMPORTED TOPSOIL MATERIAL PRIOR TO PLACEMENT OF THE MATERIAL IN THE FIELD.
- EACH ANALYSIS SHALL BE ACCOMPANIED BY THE TESTING AGENCY'S RECOMMENDATIONS FOR QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ANY LIME, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL AMENDMENT FOR EACH TYPE OF PLANTING MATERIAL.
- SUBMIT REPORT STATING NAME AND LOCATION OF SOURCE OF IMPORTED TOPSOIL AND ACCOUNT OF RECENT USE.
- THE COST OF THE TESTING SHALL BE PAID FOR BY THE OWNER.
- UPON DELIVERY TO THE SITE AND PRIOR TO PLANTING, ALL PLANT MATERIALS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE FOR SIZE, VARIETY, CONDITION, DEFECTS OR INJURY.
- ALL REJECTED PLANT MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE PLANT MATERIALS.
- REQUESTS FOR SUBSTITUTIONS (INCLUDING PLANTS NOT AVAILABLE) FOR SPECIFIED PLANT MATERIALS WILL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. LANDSCAPE SUBCONTRACTOR SHALL REQUEST ALL LANDSCAPING MATERIAL SUBSTITUTIONS IN WRITING.
- DELIVER SOIL, PLANTS, TREES, AND SHRUBS IN HEALTHY AND VIGOROUS CONDITION AND STORE IN LOCATION ON SITE WHERE THEY WILL NOT BE ENDANGERED AND WHERE THEY CAN BE ADEQUATELY WATERED AND KEPT IN HEALTHY AND VIGOROUS CONDITION.
- DO NOT PLANT TREES AND SHRUBS UNTIL MAJOR CONSTRUCTION OPERATIONS ARE COMPLETED AND APPROVED BY THE OWNER.
- COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
- BEFORE PROCEEDING WITH WORK, VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN THE DRAWINGS AND SITE CONDITIONS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH LANDSCAPE WORK. PLANT TOTALS ARE FOR CONVENIENCE OF CONTRACTOR ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON DRAWINGS.
- MACHINE AND HAND EXCAVATE AS REQUIRED TO PREPARE PLANTING AREAS. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL OR ADVERSE DRAINAGE CONDITIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.
- PLANTS SHALL CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY AS SHOWN ON CONTRACT DOCUMENTS. BE NURSERY GROWN, CONFORM TO THE RELATIONSHIP OF CALIPER, HEIGHT AND ROOT BALL SIZE PER ANSI Z60.1 STANDARD. BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH A NORMAL HABIT OF GROWTH; BE SOUND, HEALTHY AND VIGOROUS; BE UNIFORM AND WELL BRANCHED, FREE OF LARGE Voids, AND DENSELY FOLIATED WHEN IN LEAF; BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE, AND HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THE TRUNK AND MAIN BRANCHES SHALL BE FREE OF WOUNDS AND DAMAGED AREAS. TREES WITH BARK INCLUDED WITHIN MAJOR BRANCH UNIONS WILL NOT BE ACCEPTED. TREES WITH ROOT BALLS THAT HAVE BOUND OR GIRDLED ROOTS SHALL BE

LANDSCAPE NOTES

N.T.S. SOURCE: KIMLEY-HORN



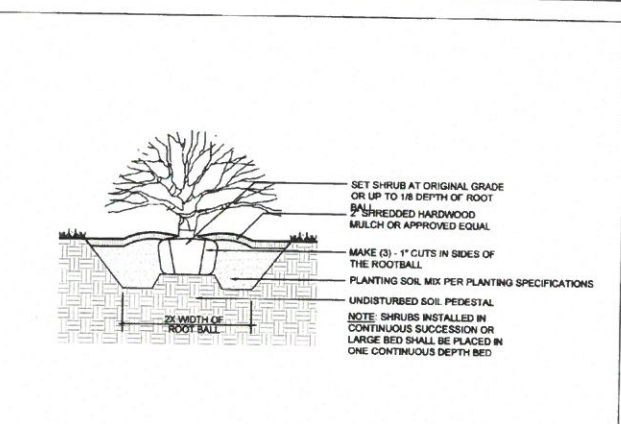
EVERGREEN TREE PLANTING

N.T.S. SOURCE: KIMLEY-HORN

- REJECTED
- NURSERY-GROWN SHALL MEAN GROWN IN THE NURSERY FROM LINERS OR COLLECTED AND THEN GROWN IN A NURSERY NOT LESS THAN 2 YEARS.
- HEALTHY, VIGOROUS CONDITION SHALL MEAN LIVE FOLIAGE OUT TO THE TIPS OF ALL BRANCHES AND STEMS, AND A TRUNK CALIPER THAT IS BIGGER.
- ONE YEAR AFTER PLANTING, THAN AT PLANTING.
- PROVIDE COPIES OF MATERIAL CERTIFICATES SIGNED BY THE SUPPLIER CERTIFYING THAT THE SEED MIXES COMPLY WITH SPECIFIED REQUIREMENTS. THE CERTIFICATE SHALL IDENTIFY BOTANICAL AND COMMON NAMES, PERCENT BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENT OF PURITY, GERMINATION AND WEED SEED.
- LANDSCAPE SUBCONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT TO VISIT HORTICULTURAL NURSERIES PROPOSED TO SUPPLY PLANT MATERIAL FOR INSTALLATION AT PROJECT SITE WHERE THE LANDSCAPE ARCHITECT MAY VIEW THE QUALITY OF THE PLANTING MATERIAL AND STORAGE/HOLDING CONDITIONS. DURING THE NURSERY INSPECTION, THE LANDSCAPE ARCHITECT MAY FLAG, TAG OR PHOTOGRAPH SAMPLE THE SELECTED PLANT MATERIAL FOR INSTALLATION AT THE PROJECT SITE. LANDSCAPE ARCHITECT SHALL BE GIVEN A MINIMUM OF THREE (3) DAYS ADVANCED NOTICE OF PLANT DELIVERY TO SITE.
- ALL REJECTED PLANT MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE PLANT MATERIALS AT NO ADDITIONAL COST TO THE OWNER. REPLACE DAMAGED PLANTINGS AT NO ADDITIONAL COST TO OWNER.
- THE LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TWO (2) COPIES OF WRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY THE OWNER FOR THE MAINTENANCE OF THE LANDSCAPE WORK FOR ONE (1) FULL YEAR.
- UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT, DECIDUOUS MATERIAL SHALL BE PLANTED FROM MARCH 1 TO MAY 1 AND FROM OCTOBER 15 TO DECEMBER 15 AND EVERGREEN MATERIAL SHALL BE PLANTED FROM APRIL 1 TO MAY 15 AND FROM SEPTEMBER 1 TO NOVEMBER 1.
- WATERING SCHEDULE: LANDSCAPE SUBCONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL A SCHEDULE AND METHODOLOGY FOR WATERING PLANTS DURING THE ONE (1) YEAR MAINTENANCE SCHEDULE.
- MAINTAIN WATER, AND PROTECT PLANTINGS UNTIL FINAL ACCEPTANCE BY OWNER.
- ALL PLANT MATERIALS SHALL BE WATERED IMMEDIATELY UPON PLANTING AND THEN WATERED, FERTILIZED, PRUNED, WEEDED, AND MAINTAINED AS REQUIRED TO KEEP PLANT MATERIAL IN A HEALTHY, VIGOROUS CONDITION.
- GUARANTEE TREES, SHRUBS, GROUNDCOVER AND OTHER PLANTED MATERIAL AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PLANTED MATERIAL, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE SUBCONTRACTOR'S CONTROL. FINAL DECISIONS REGARDING REPLACEMENT OF PLANTED MATERIAL SHALL BE MADE BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE SUBCONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, SHALL BE RESPONSIBLE FOR MAKING MONTHLY INSPECTIONS AND ISSUING WRITTEN REPORTS TO THE OWNER DETAILING ANY MAINTENANCE PRACTICES HE OBSERVES WHICH WOULD IN ANY WAY NEGATE HIS GUARANTEE OBLIGATION SO THAT CORRECTIVE MEASURES MAY BE TAKEN.
- REPLACEMENT PLANTS UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE (1) FULL GROWING SEASON FROM DATE OF INSTALLATION. PLANT MATERIAL REPLACEMENT, IF REQUIRED, DURING THE GUARANTEE PERIOD.
- ALL PLANT MATERIAL REQUIRED UNDER THIS CONTRACT, DEEMED BY THE LANDSCAPE ARCHITECT TO BE UNSIGHTLY, UNHEALTHY OR EXCESSIVELY PRUNED, DURING AND AT THE END OF THE GUARANTEE PERIOD, SHALL BE REPLACED OR ADDED AS SOON AS CONDITIONS PERMIT.
- PROVIDE ALL EQUIPMENT AND MEANS FOR PROPER APPLICATION OF WATER TO INSTALLED PLANT MATERIAL FOR THE DURATION OF THE MAINTENANCE PERIOD.
- ALL SEEDING AREAS MUST HAVE 100% COVER OF SEEDING FORBS OR GRASSES AT END OF FIRST FULL GROWING SEASON.
- MULCH:
 - SEEDING AREAS: STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS FREE FROM SEED OR NOXIOUS WEEDS.
 - PLANT BEDS AND TREE PITS: 100% DOUBLE SHREDDED HARDWOOD BARK MULCH WITH FIBROUS TEXTURE, NATURAL (NO DYE) COLOR.
 - BIORETENTION FILTER AREAS: 100% SHREDDED HARDWOOD MULCH AGED SIX (6) TO TWELVE (12) MONTHS.

LANDSCAPE NOTES

N.T.S. SOURCE: KIMLEY-HORN



SHRUB PLANTING

N.T.S. SOURCE: KIMLEY-HORN

SOIL MATERIAL NOTES:
(REFER TO SPECIFICATIONS BY OTHERS FOR COMPLETE SOIL MATERIAL AND EARTHWORK INFORMATION)

- GENERAL: PROVIDE BORROW SOIL MATERIAL WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
- SATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS GW, GM, SW, AND SP ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE SOIL GROUPS, FREE FROM ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- UNSATISFACTORY SOILS: SOIL CLASSIFICATION GROUPS SM, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE SOIL GROUPS.
- UNSATISFACTORY SOILS ALSO INCLUDE: SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT THE TIME OF COMPACTION.
- SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND, NYSDOT ITEM 304.11, RECYCLED MATERIAL (BUILDING AND ROAD DEMOLITION MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS) MAY NOT BE USED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
- ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND, ASTM D 2940, WITH AT LEAST 90 PERCENT PASSING A 1-1/2" (37.5MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 (0.075MM) SIEVE.
- BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND, ASTM D 2940, WITH 100 PERCENT PASSING A 1-INCH (25MM) SIEVE AND NOT MORE THAN 0 TO 5 PERCENT PASSING A NO. 4 (4.75MM) SIEVE.
- FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL SAND, ASTM D 448, COURSE AGGREGATE GRADING SIZE 67 WITH 100 PERCENT PASSING A 1-1/2 INCH (37.5MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36MM) SIEVE.
- TRAP ROCK: NARROWLY GRADED MIXTURE OF WASHED CRUSHED STONE; ASTM D 448, COURSE AGGREGATE GRADING SIZE 1 WITH 100 PERCENT PASSING A 4-INCH (100MM) SIEVE AND 0 TO 15 PERCENT PASSING A 1-1/2 INCH (37.5MM) SIEVE.
- SAND: ASTM C 33, FINE AGGREGATE.
- IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.
- TOPSOIL: SEE SPECIFICATIONS BY OTHERS.

SOIL MATERIAL NOTES

N.T.S. SOURCE: KIMLEY-HORN

NO.	REVISIONS	DATE	BY
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WWW.KIMLEY-HORN.COM

STORAGE
Rentals of America
1000 E. 10th St.
Tulsa, OK 74103
(918) 581-1111

REGISTERED
LANDSCAPE ARCHITECT
BONITA AUNE VON OELSEN
No. 750

KMA PROJECT	112572000
DATE	09/07/2022
SCALE	AS SHOWN
DESIGNED BY	CM
DRAWN BY	CM
CHECKED BY	ICE

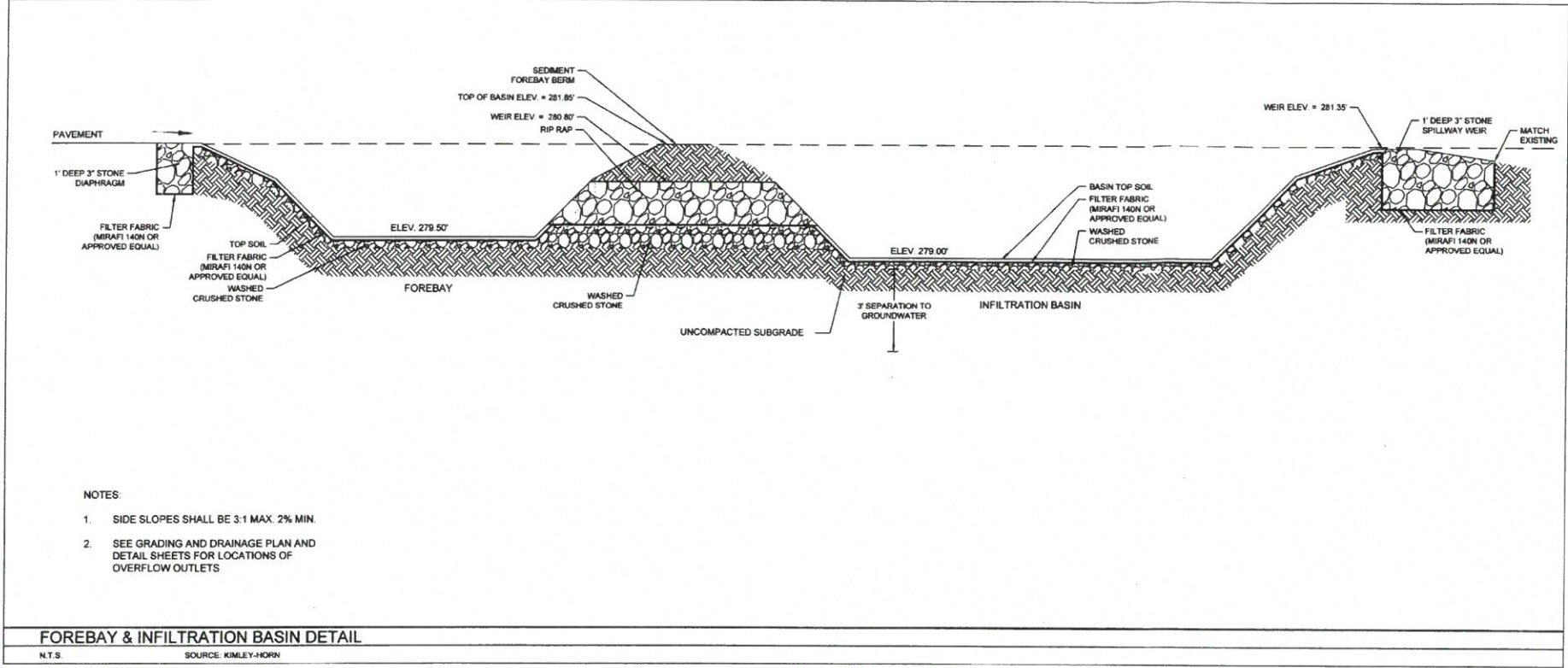
LANDSCAPE NOTES AND DETAILS

STORAGE RENTALS OF AMERICA
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 02875
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD, RHODE ISLAND

SHEET NUMBER
L-1.1

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED AUG 23 2023 FILE # 23-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Abigail J. Freeman

Saved Friday, July 14, 2023 10:55:56 AM CHRISTINE MA Pooled Wednesday, July 19, 2023 2:37:41 PM MA, Christine
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Nancy L. Freeman

SUBMISSION FOR REDM ESC		3/7/2023	CM
PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD		05/09/23	CM
SUBMISSION FOR REDM ESC		04/02/23	CM
SUBMISSION FOR REDM ESC		10/20/22	GH
SUBMISSION FOR ZONING BOARD REVIEW		02/7/22	TZ
REVISIONS		DATE	BY
NO.			

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STORAGE
RENTALS OF AMERICA
RHODE ISLAND

BRIAN J. BREWER
No. 8846
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Q&A PROJECT: 112573000
DATE: 08/07/2023
SCALE: AS SHOWN
DESIGNED BY: CM
DRAWN BY: CM
CHECKED BY: KCE

CONSTRUCTION DETAILS

STORAGE RENTALS OF AMERICA
395 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 028705
MAP 13, LOTS 103 AND 104
TOWN OF NORTH SMITHFIELD RHODE ISLAND

SHEET NUMBER
C-6.1