

MAJOR LAND DEVELOPMENT PROJECT - MASTER PLAN

FOR

STORAGE RENTALS OF AMERICA

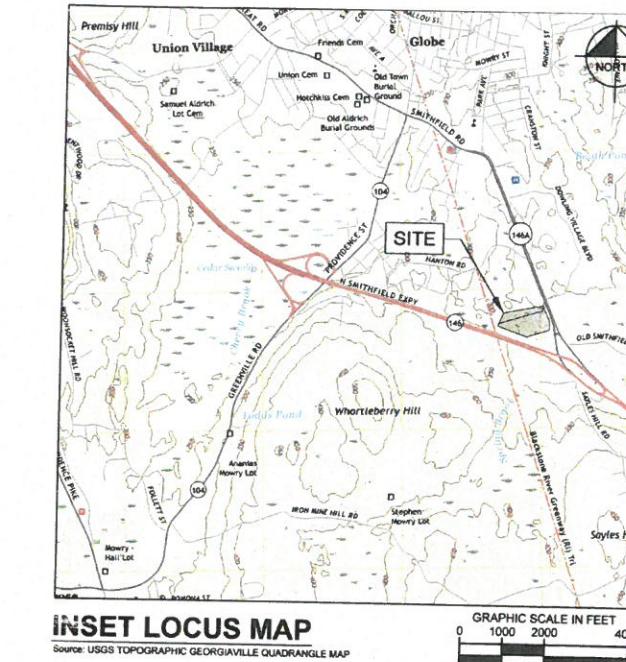
395 EDDIE DOWLING HIGHWAY

NORTH SMITHFIELD, RI 06705

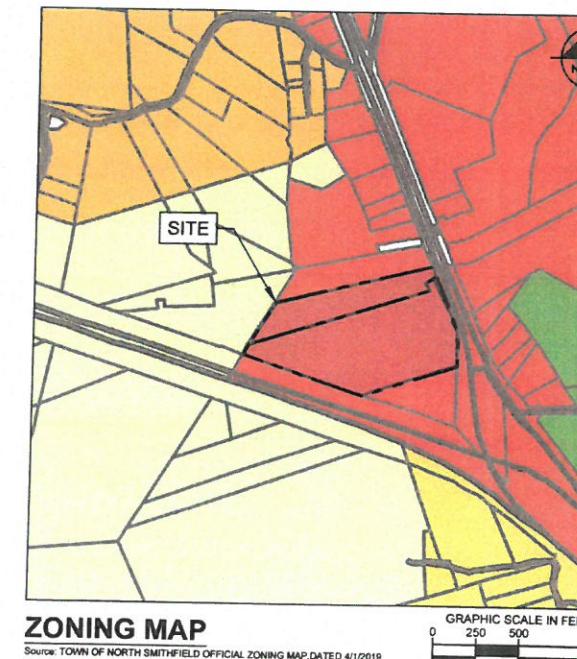
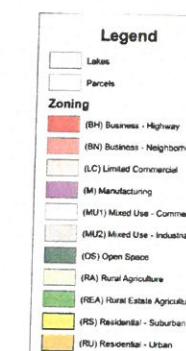
PROJECT TEAM	
CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 1 NORTH LEXINGTON AVENUE SUITE 505 WHITE PLAINS, NY 10601 TEL: (914) 368-9200 CONTACT: KELLY ESCH, P.E.	
TRAFFIC ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 1 NORTH LEXINGTON AVENUE SUITE 1575 WHITE PLAINS, NY 10601 TEL: (914) 368-9200 CONTACT: JOHN CANNING, P.E.	
LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. 1 NORTH LEXINGTON AVENUE SUITE 1575 WHITE PLAINS, NY 10601 TEL: (914) 368-9200 CONTACT: KEVIN VAN HISE, PLA	
ARCHITECT MSSI DESIGN, LLC 8530 COBB CENTER DRIVE KENNESAW, GA 30152 TEL: 678-773-9197 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	



AERIAL MAP
Source: GOOGLE EARTH PRO



INSET LOCUS MAP
Source: USGS TOPOGRAPHIC GEORGIAVILLE 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	
<p>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.</p> <p>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.</p>	
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

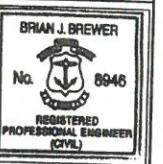
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 23 2023 FILE #: 22-0178
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

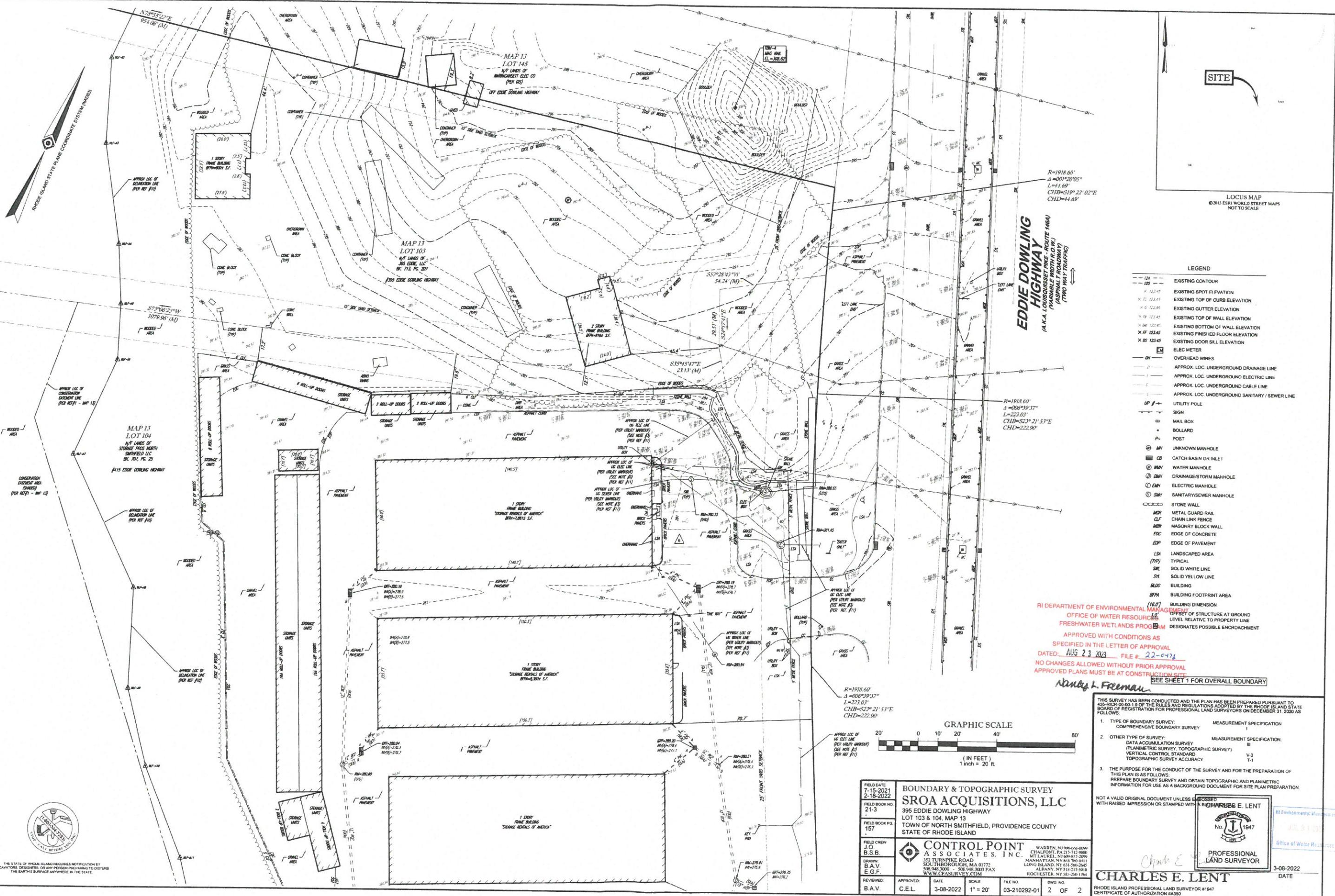
Nancy L. Freeman

STORAGE RENTALS OF AMERICA 395 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 06705 MAP 13, LOTS 103 AND 104 RHODE ISLAND TOWN OF NORTH SMITHFIELD	Environmental Management 9/1/23 Office of Water Resources
SHEET NUMBER C-0.0	

1	SUBMISSION FOR RIDEM ESC
2	SUBMISSION FOR RIDEM ESC
3	SUBMISSION FOR RIDEM ESC
4	SUBMISSION FOR RIDEM ESC
5	SUBMISSION FOR RIDEM ESC

Kimley » Horn
© 2023 KIMLEY-HORN AND ASSOCIATES INC.
1 NORTH LEXINGTON AVENUE SUITE 505
WHITE PLAINS, NY 10601
PHONE: (914) 368-9200
WWW.KIMLEY-HORN.COM





GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUB-CONTRACTORS 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED. 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.
- EXISTING UTILITIES SHOULD BE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE FIELD SURVEY. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ENGINEER IF THE INFORMATION IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE SURVEY. LOCATIONS THAT 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 DAMAGE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER AND CONTRACTOR SHALL SUSTAIN THE COSTS OF RELOCATING, REPAIRING, SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL USE TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- 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 THE UTILITY COMPANIES NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES THAT THE CONTRACTOR MAY 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.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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, UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS PREPARED BY A RI LICENSED LAND SURVEYOR SHOWING AND LOCATING ALL FEATURES OF THE WORK AS INSTALLED.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE SHARED WITH 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.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE OWNER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- 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 IDENTIFIED CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, SHALL BE IDENTIFIED AND SHOWN BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SURVEYING SHALL BE BILLED IN THE CONTRACTOR'S BID. THE VARIOUS ITEMS OF WORK, THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE OWNER, INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINE SHALL BE CHECKED AT THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT THE END OF EXISTING IMPROVEMENTS THE CONTRACTOR SHALL NOT ALLOW THE DUMPING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- 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: UTILITY STRUCTURES, ASPHALT AND CONCRETE PAVEMENT, CONCRETE PAVERS, CONCRETE AND GRANITE CURBING, DRIVEWAY APRONS, CONCRETE AND ASPHALT RAMPS, SIDEWALKS, FENCING, RAILINGS, SIGNAGE, SITE LIGHTING, RETAINING WALLS AND MISCELLANEOUS STRUCTURES.
- HOURS OF CONSTRUCTION ACTIVITY MUST COMPLY WITH THE TOWN OF NORTH SMITHFIELD CODE.
- PRIOR STARTING CONSTRUCTION ALL ACTIVE UTILITIES SHOULD BE IDENTIFIED, MARKED OUT IN THE FIELD, AND SECURED AS NECESSARY.
- CONTRACTOR IS ALSO TO FAMILIARIZE HIMSELF WITH THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL REPORTS APPLICABLE TO THE PROJECT ASSUMED PROVIDED BY OTHERS.
- INFORMATION GIVEN IN THE SUBSURFACE EXPLORATIONS AND GEOTECHNICAL ENGINEERING REPORTS WAS OBTAINED FOR USE BY THE OWNER IN EXECUTION OF DESIGN. THE SUBSURFACE CONDITIONS DESCRIBED IN THE REPORTS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. THE SUBSURFACE STRATIGRAPHY SHOWN IN THE REPORTS ARE NOT NECESSARILY INTERPOLATIONS BETWEEN BORINGS AND MAY OR MAY NOT REPRESENT ACTUAL SUBSURFACE CONDITIONS. THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS MADE FROM THE DATA IN THE REPORTS BY THE CONTRACTOR.
- CONDUCT A FREE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING ANY WORK OF THIS CONTRACT. THE MEETING SHALL 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.
- ADJOINING PROPERTY OWNERS WILL CONTINUE TO OCCUPY THEIR FACILITIES IMMEDIATELY ADJACENT TO THE PROJECT SITE AND DEMOLITION AREAS. THE CONTRACTOR MUST CONDUCT HIS OPERATIONS IN SUCH A MANNER AND MAKE ANY ARRANGEMENTS NECESSARY SO THAT THE ADJOINING PROPERTY OWNER'S USE OF THEIR FACILITIES WILL NOT BE DISRUPTED DURING THE COURSE OF THE WORK.
- 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.
- MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- 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.
- IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE CONDUCT OF THE WORK. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, 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.
- 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.
- 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.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
- EXISTING UTILITIES: MAINTAIN ACTIVE UTILITY SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- 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.
- PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.
- PROVIDE AT LEAST SEVENTY-TWO (72) HOURS' NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
- TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGeways, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
- PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
- PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND BUILDING DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF ADJACENT BUILDINGS AND STRUCTURES.
- 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.
- 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:
- 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.
- MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
- 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.
- ENGINEERING SURVEYS: PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS THAT MAY RESULT FROM AUTHORITY 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.
- 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.
- 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.
- 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 OBJECTIVE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
- REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION.
- CUT CONCRETE FULL DEPTH AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE CONCRETE BETWEEN SAW CUTS.
- CUT MASONRY AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE MASONRY BETWEEN SAW CUTS.
- CUT CONCRETE SLABS-ON-GRADE, SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED AT JUNCTURES WITH CONSTRUCTION INDICATED TO REMAIN, THEN BREAK UP AND REMOVE.
- EQUIPMENT: DISCONNECT EQUIPMENT AT NEAREST FITTING CONNECTION TO SERVICES, COMPLETE WITH SERVICE VALVES REMOVE AS WHOLE UNITS, COMPLETE WITH CONTROLS.
- BELLOW-GRADE CONSTRUCTION: DEMOLISH EXISTING FOUNDATIONS AND FOOTINGS, FOUNDATION WALLS, WALLS, SLABS AND OTHER BELLOW-GRADE CONSTRUCTION THAT IS WITHIN TEN (10) FEET OUTSIDE OF FOOTPRINT INDICATED FOR NEW CONSTRUCTION ABANDON BELOW-GRADE CONSTRUCTION OUTSIDE THIS AREA.
- REMOVE BELOW-GRADE CONSTRUCTION TO DEPTHS INDICATED ON THE PLANS.
- EXISTING BELOW GRADE CONSTRUCTION SHOULD BE REMOVED ENTIRELY FROM BELOW PROPOSED FOUNDATIONS AND EDGES FOR EACH VERTICAL FOOT OF DEPTH) AND EXCAVATED TO AT LEAST TWO (2) FEET BELOW PROPOSED CONSTRUCTION SUBGRADE LEVELS ELSEWHERE.
- FOUNDATION AREA SLABS MAY REMAIN IN PLACE BELOW THESE DEPTHS BELOW GROUND SUPPORTED SLABS, PAVEMENTS AND OTHER CONSTRUCTION UNLESS 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.
- EXISTING UTILITIES: ABANDON EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES CUT UTILITIES FLUSH WITH GRADE.
- 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.
- FILL ABANDONED UTILITY STRUCTURES AND PIPING WITH EITHER LEAN CONCRETE OR SATISFACTORY SOIL MATERIALS APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
- EXISTING UTILITIES: DEMOLISH AND REMOVE EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES.
- 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.
- BELLOW-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.
- 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.
- SEPARATE RECYCLABLE DEMOLISHED MATERIALS FROM OTHER DEMOLISHED MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. SEPARATE RECYCLABLE MATERIALS BY TYPE
- PROVIDE CONTAINERS OR OTHER STORAGE METHOD APPROVED BY ARCHITECT FOR CONTROLLING RECYCLABLE MATERIALS UNTIL THEY ARE REMOVED FROM PROJECT SITE.
- STOCKPILE PROCESSED MATERIALS ON-SITE WITHOUT INTERMINGLING WITH OTHER MATERIALS. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
- STOCKPILE MATERIALS IN DESIGNATED AREAS SHOWN ON THE PLANS OR AS APPROVED IN THE FIELD BY THE OWNER OR CONSTRUCTION MANAGER.
- 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.
- DEMOLITION MATERIAL FREE OF ENVIRONMENTAL CONCERN, 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.
- CONCRETE MASONRY MATERIALS SHOULD BE CRUSHED TO A WELL GRADED BLEND WITH A MAXIMUM SIZE OF THREE (3) INCHES IN DIAMETER, PER EARTHWORK SPECIFICATIONS.
- REILLED OR RECYCLED ASPHALT PAVEMENT (RAP) MAY BE REUSED AS GRANULAR BASE MATERIAL FOR PAVEMENTS PROVIDED THAT THE RAP PARTICLE SIZE MEETS THE RHODE ISLAND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR GRANULAR BASE AND NO MORE THAN FIFTY (50) PERCENT OF THE PAVEMENT GRANULAR BASE CONTAINS RAP.
- OTHER ASPHALTIC MATERIALS AND DELETERIOUS BUILDING MATERIALS SUCH AS WOOD, INSULATION, METAL, SHINGLES ETC. SHOULD NOT BE USED AS GENERAL STRUCTURAL FILL MATERIAL.
- 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.
- REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- BURNING, ON SITE BURNING OF RUBBISH AND OTHER DEMOLITION DEBRIS WILL NOT BE PERMITTED.
- DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND PROVIDE FOR THE LEGAL OFF SITE DISPOSAL OF THE MATERIAL IN ACCORDANCE WITH THE SWP.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH A SURVEY PREPARED BY A RI LICENSED LAND SURVEYOR SHOWING THE LOCATION AND THE ELEVATIONS TO WHICH THE DEMARCACTION BARRIER IS INSTALLED.
- 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.
- 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.
- 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.
- ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF RHODE ISLAND STATE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL RULES, LAWS, AND REGULATIONS.
- ALL PROJECT RELATED LINES AND GRADES ARE TO BE ESTABLISHED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF RHODE ISLAND.
- 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.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING DRAINAGE OR UTILITY SYSTEMS WITHIN OR ADJACENT TO THE WORK SHOWN ON THESE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES REQUIRED BY THE CONTRACT WORK AND SHALL OBTAIN ALL REQUIRED BONDS, PERMITS, ETC. REQUIRED FOR THE EXECUTION OF THE WORK AND CONFORM THE WORK WITH THE APPLICABLE CODES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES. THE CONTRACTOR IN CONFORMANCE WITH THE 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 @ 1-800-862-7962 PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- 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.
- ALL UNPAVED AREAS WITHIN THE WORK AREAS AND ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE STABILIZED IN ACCORDANCE WITH THE RECOMMENDED STABILIZATION POLICY AND PREVENTION PLAN. UNLESS OTHERWISE DIRECTED BY THE OWNER, TURFED AREAS DISTURBED BY REGRADING AND OTHER TYPES OF CONSTRUCTION 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 SEDED AREAS UNTIL THEY HAVE BECOME WELL ESTABLISHED.
- 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.

101. 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.

102. 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.

103. AS PER STABILIZATION STANDARD ALL WORK CONTAINED HEREIN SHALL BE GOVERNED BY THE REQUIREMENTS SET FORTH IN THE STABILIZATION SPECIFICATIONS, CONSTRUCTION AND MATERIALS AS PUBLISHED BY THE RIDOT, DESIGN AND CONSTRUCTION DIVISION, DATED JANUARY 2, 2002, INCLUDING ALL LATEST AMENDMENTS THERETO.

104. AT NO TIME, SHALL ANY EXCAVATED AREAS BE LEFT UNATTENDED UNLESS APPROPRIATE MARKING AND BARRICADING IS EMPLOYED.

105. 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.

106. CONTRACTOR SHALL REVIEW PLANS FROM SITE PREPARATION AND SITE PACKAGE CONTRACT AND FAMILIARIZE THEMSELVES WITH PREVIOUS SCOPE OF WORK.

107. 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 JURISDICTION'S 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 REPAVED 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 UTILITY 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 WASHOUTS 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.

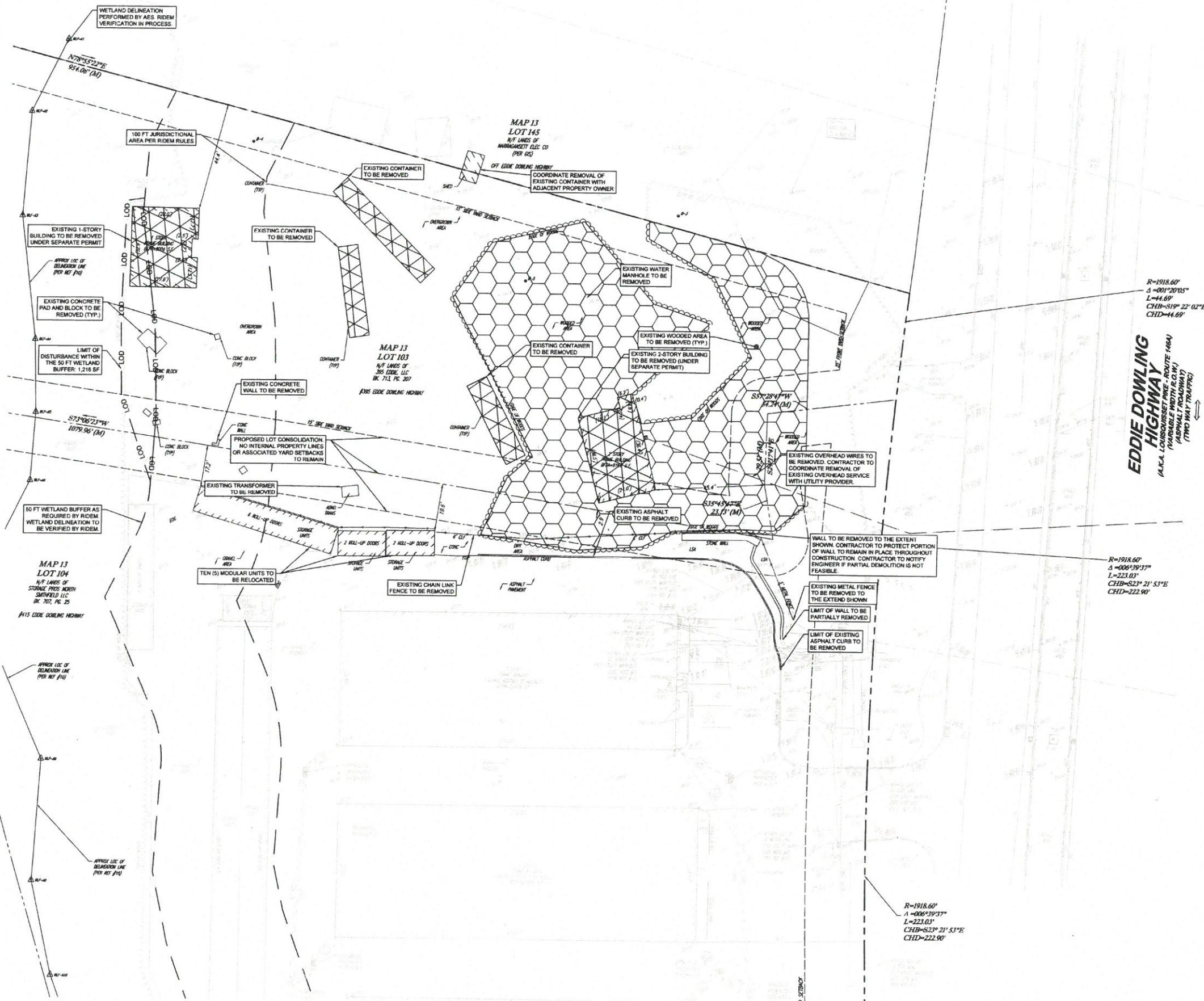
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL RAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL RAW CUT THE EXISTING PAVEMENT A 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 CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

11. Dewatering discharge will not be permitted to discharge onto open ground. 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.

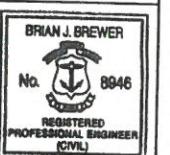


LEGEND	
PROPERTY LINE	
EXISTING FEATURE TO BE REMOVED OR RELOCATED	
EXISTING FEATURE TO REMAIN	
REMOVAL OF EXISTING STRUCTURE	
REMOVAL OF EXISTING WOODED AREA	

EXISTING CONDITIONS NOTES	
1. PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED AND PREPARED BY CONTROL POINT ASSOCIATES DATED JANUARY, 2022.	
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES LOCATED OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY PROVIDERS TO HAVE CONDUCTS RELOCATED WHEN NECESSARY OR ADJUSTED FOR THE CONSTRUCTION. UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURFACE. EXACT LOCATIONS TO BE VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.	
3. ELEVATIONS SHOWN ARE REFERENCED TO NAVD88 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 REPLACEMENT 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 4400700157G.	
9. CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.	

NOT FOR CONSTRUCTION	REVISIONS	DATE	BY
		07/19/23	CW
		05/03/23	CW
		04/20/23	CW
		10/28/22	CW
	1	04/27/23	CW
	2	04/27/23	CW
	3	04/27/23	CW
	4	04/27/23	CW
	5	04/27/23	CW

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES INC.
1 NORTH LEXINGTON AVENUE SUITE 205
WHITE PLAINS, NY 10601
WWW.KIMLEY-HORN.COM

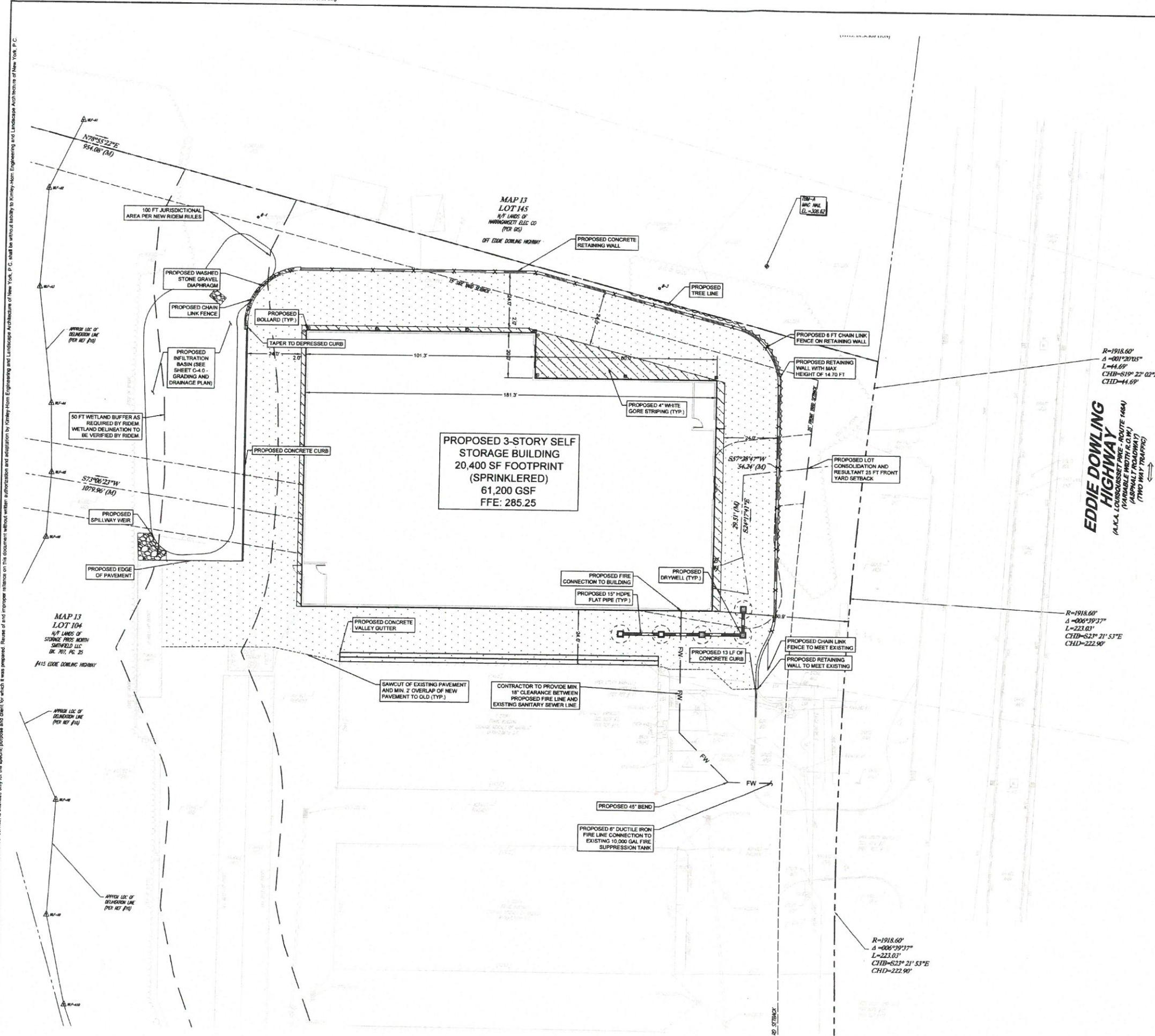


RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: AUG 23 2023 FILE #: 22-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Stanley L. Freeman

STORAGE RENTALS OF AMERICA	EXISTING CONDITIONS AND DEMOLITION PLAN
395 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02875 MAP 13, LOTS 103 AND 104 RHODE ISLAND	<p>KHA PROJECT 112573000 DATE 06/07/2022 SCALE: AS SHOWN DESIGNED BY CM DRAWN BY CM CHECKED BY KCE</p> <p>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</p> <p>Stanley L. Freeman</p> <p>0 10 20 40 GRAPHIC SCALE IN FEET</p> <p>JUL 3 1 2023 Office of Water Resources</p> <p>SHEET NUMBER C-2.0</p>

Stated Wednesday, July 19, 2023 2:26:00 PM CHRISTINE MA Printed Wednesday, July 19, 2023 2:25:05 PM Ms. Christine
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended, only for the personal use of the addressee.



The legend contains the following entries:

- BUILDING**: Represented by a rectangular box.
- STANDARD DUTY FLEXIBLE BITUMINOUS PAVEMENT**: Represented by a thick grey horizontal line.
- STONE GRAVEL**: Represented by a pattern of small circles.
- CHAIN LINK FENCE**: Represented by a thin grey horizontal line with a small 'X' in the center.
- CONCRETE CURB**: Represented by a thick grey horizontal line with a double line on the left side.

ZONING REQUIREMENTS			
ZONING DISTRICT	BUSINESS HIGHWAY - BH		
EXISTING USE	VACANT		
PROPOSED USE	SELF STORAGE FACILITY		
	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK	25 FT	48.7 FT	62.4 FT
SIDE YARD SETBACK	15 FT	1.8 FT	30 FT
MAX. FLOOR AREA RATIO*	0.250	0.069	0.163
MAX. BUILDING HEIGHT	35 FT	< 35 FT	TBD

* THE FLOOR AREA RATIO CALCULATIONS ARE BASED ON A CONSOLIDATED LOTS 103 AND 104.

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

EN - EXISTING NON-CONFORMITY

SITE NOTES



5	SUBMISSION FOR RIDEN ESC	07/19/23	CM
4	PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD	05/09/23	CM
3	SUBMISSION FOR RIDEN ESC	04/06/23	CM
2	SUBMISSION FOR RIDEN ESC	10/26/22	GH
1	SUBMISSION FOR ZONING BOARD REVIEW	9/27/22	TZ

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 # 22-078
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE ACCOMPLISHED

APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

..... *lateralis*

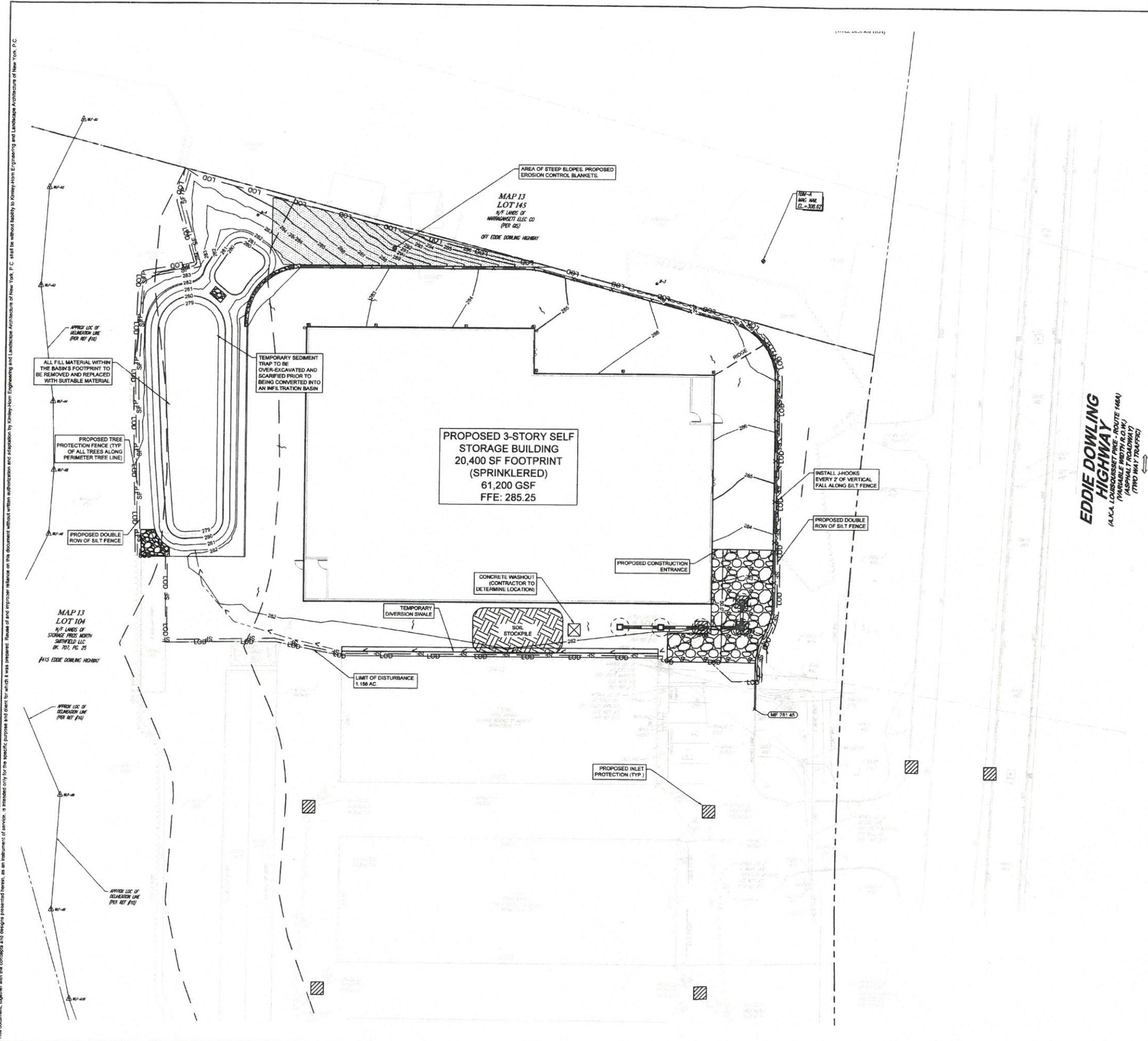
— 1 —

Fig. 1. A photograph of the ventral view of the head of a female *Leucostethus* with the opercular flap removed.

144 of 144

— 10 —

GRAPHIC SCALE IN FEET



GRAPHIC SCALE IN FEET

0 10 20 40

ARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
D. Aug 23 2022 FILE # 22-0718
ANGES ALLOWED WITHOUT PRIOR APPROVAL
VED PLANS MUST BE AT CONSTRUCTION SITE
Sublet, Ecosystem

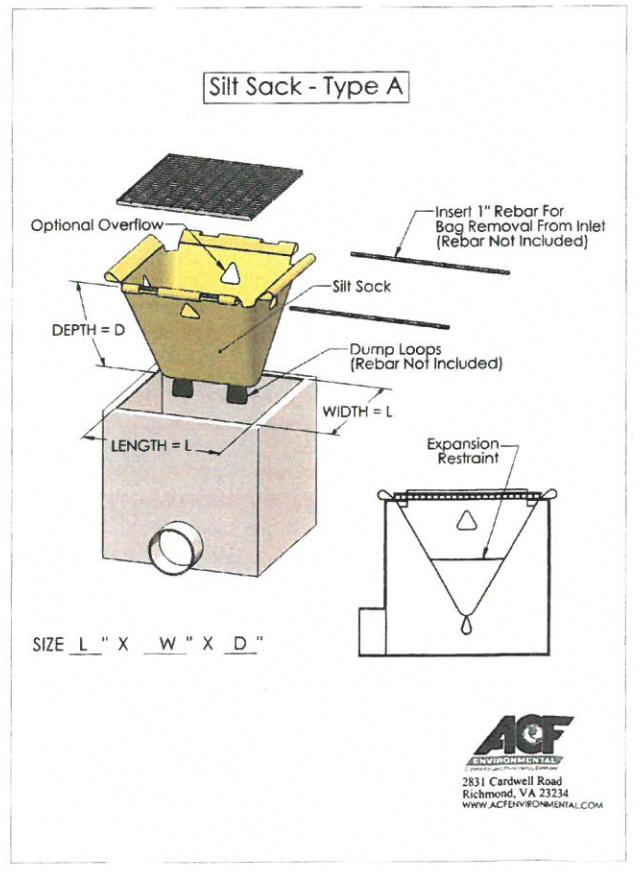
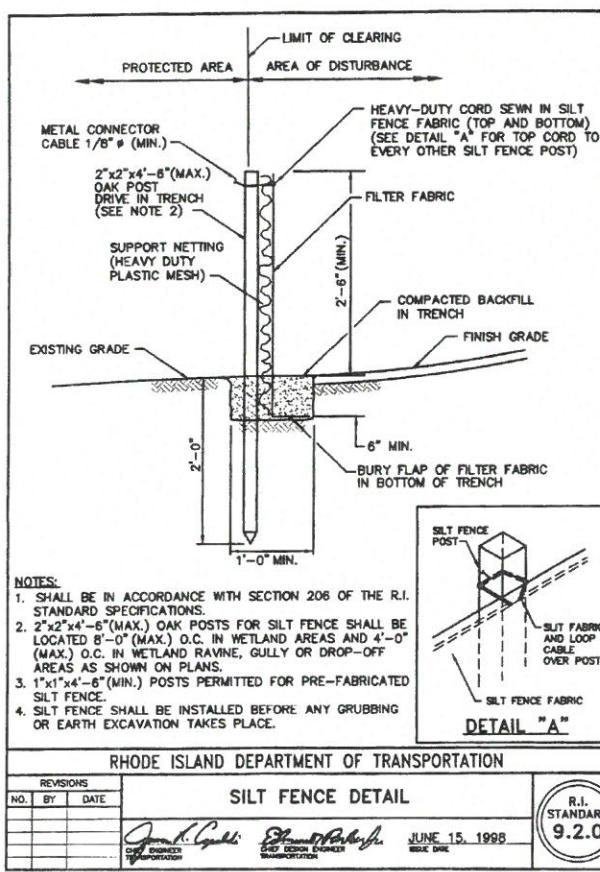
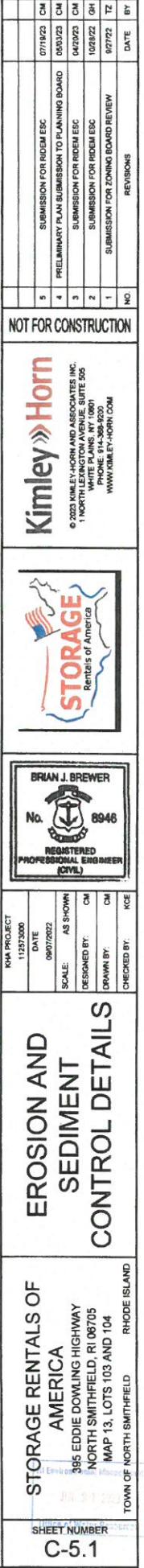
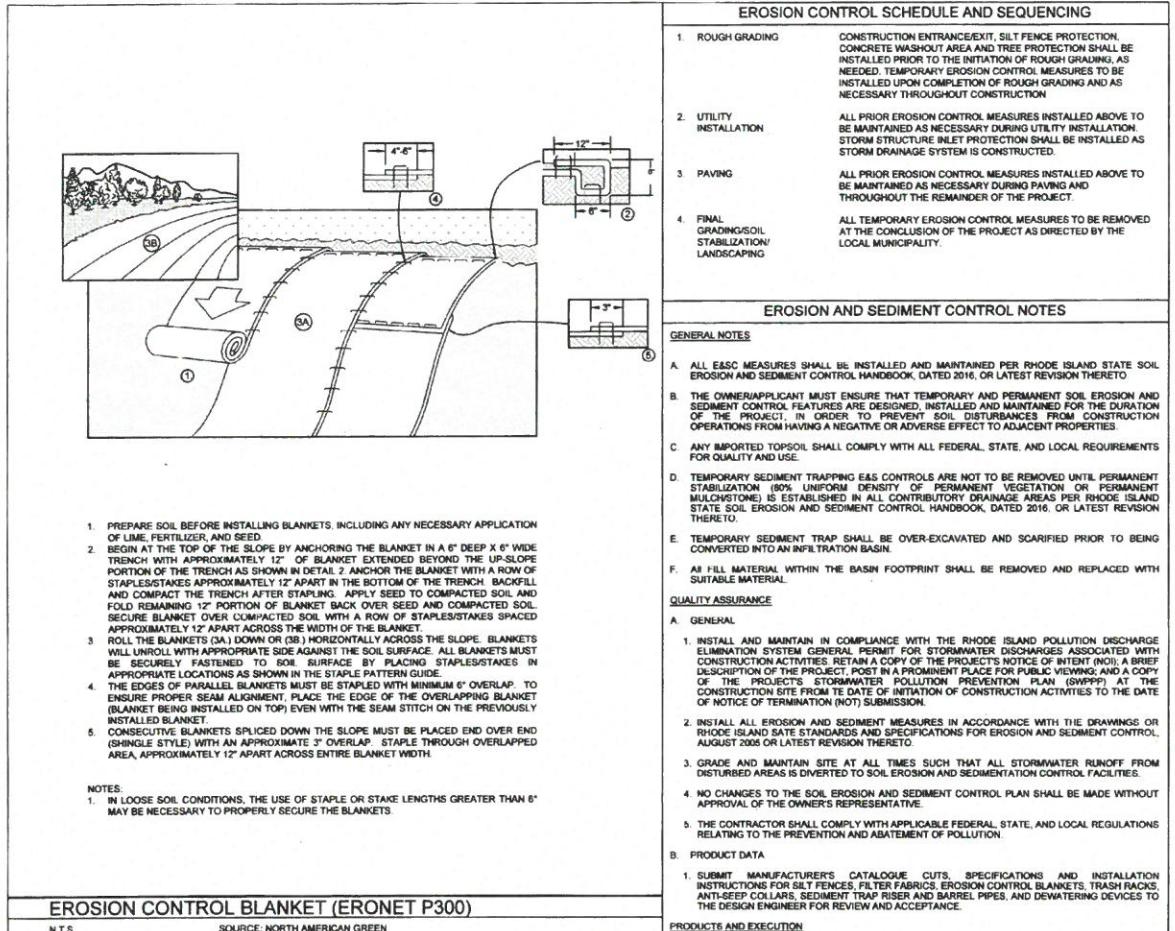
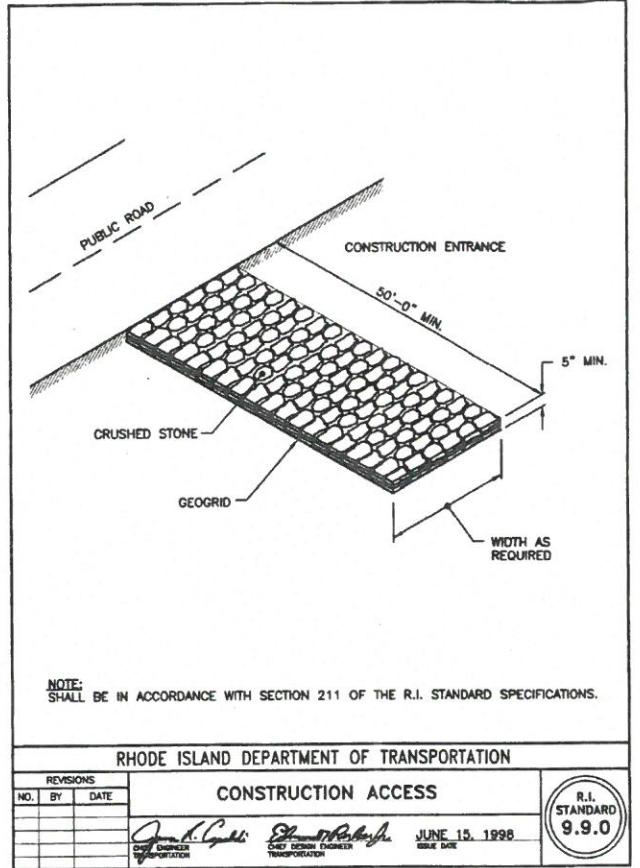
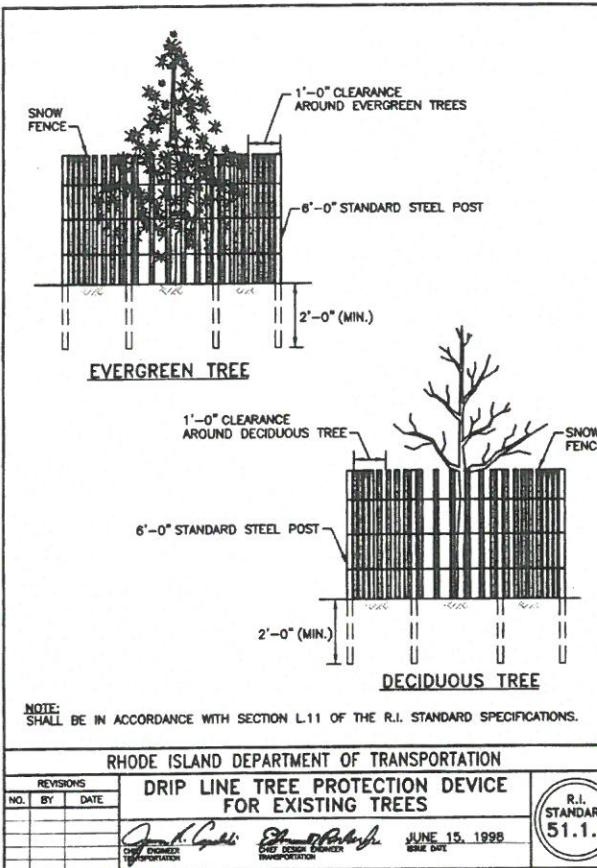


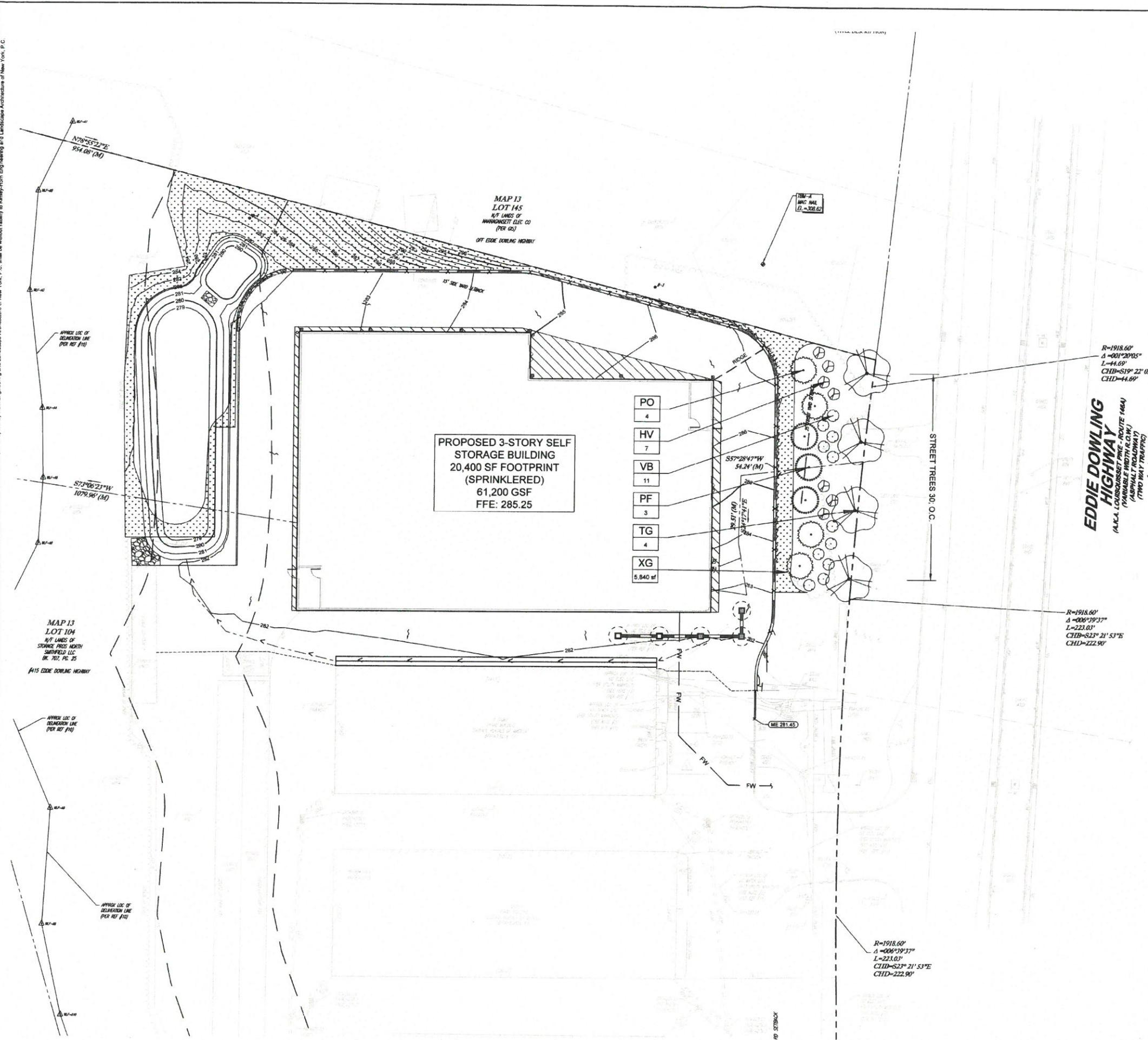
SUBMISSION FOR RIDEM ESC	07/19/2023	CM	BY
PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD	06/03/2023	CM	
SUBMISSION FOR RIDEM ESC	04/20/2023	CM	
SUBMISSION FOR RIDEM ESC	02/08/2022	GH	
SUBMISSION FOR ZONING BOARD REVIEW	02/07/2022	TZ	
REVISIONS		DATE	

NOT FOR CONSTRUCTION

Kimley-Horn
2023 KIMLEY-HORN AND ASSOCIATES INC.
1 NORTH WASHINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-388-0200
WWW.KIMLEY-HORN.COM

The logo for Storage Rentals of America is a stylized map of the United States. The map is drawn with blue lines and features a red and white striped area in the upper left corner representing a flag. The word "STORAGE" is written in large, bold, red capital letters across the center of the map. Below "STORAGE", the words "Rentals of America" are written in a smaller, red, sans-serif font.





PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	TG	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2.5' Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	PO	4	Prunus omorika Serbian Spruce	6' HL	B&B
	PF	3	Pinus strobus 'Fastigiata' Pyramidal White Pine	6' HL	B&B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	HV	7	Hammamelis virginiana Common Witch Hazel	18"- 24" HL	CONT.
	VB	11	Viburnum x burkwoodii Burkwood Viburnum	18"- 24" Ht.	CONT.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	XG	5,840 sf	— Grass Seed Vars	seed	

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

*R=1918.60°
A=00°20'00"S
L=-44.69°
CHB=S19°22'02"E
CHD=-44.69°*

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

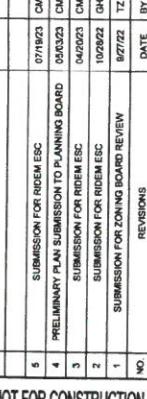
PLANS MUST BE AT CONSTRUCTION



GRAPHIC SCALE IN FEET



0 10 20 40



NOT FOR CONSTRUCTION



LANDSCAPE
PLAN

LANDSCAPE PLAN	
STORAGE RENTALS OF AMERICA 385 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 08705 MAP 13, LOTS 103 AND 104 TOWN OF NORTH SMITHFIELD	RHODE ISLAND
SHEET NUMBER L-1.0	
DATE 08/01/2022	
SCALE AS SHOWN	
DESIGNED BY C	
DRAWN BY C	
CHECKED BY KC	

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 RECOMMENDED LIFE OF THE INHIBITORS.
- TESTS ARE 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, FRIMBLE SOIL MEETING FOLLOWING CRITERIA:
 - ANY IMPORTED TOPSOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
 - SOIL SIZE: 100% PASSING 400 MESH AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER SAND: 18 TO 60 PERCENT
 - CLAY: 10 TO 20 PERCENT
 - STRUCTURE: GRANULAR, CRUMB OR FINE SUBANGULAR BLOCKY
 - SIZE: 100% PASSING 400 MESH AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER
 - ACCRUCES: 20% TO 60 PERCENT PASSING A NO. 200 MESH SIEVE AS DETERMINED BY A WASH TEST MADE IN ACCORDANCE WITH THE STANDARD TEST ASTM D140. ALL TOPSOIL SHALL BE OF GOOD RICH, UNIFORM GRADE.
 - CLAY: 10 TO 20 PERCENT
 - SULFUR SALTS: LESS THAN 2000 PPM
 - SODIUM ABSORPTION RATIO (SAR): LESS THAN 2.0
 - ORGANIC MATTER: 1.5% TO 3% BY WEIGHT, 10% TO 20% BY VOLUME
 - FAUNA: NO DISEASES, PESTS, OR OTHER UNDESIRABLE PRUNED
 - NUTRIENT CONTENT: NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, AND POTASSIUM; NO SEVERELY LIMITED NUTRIENTS OR MICROELEMENTS; NO NUTRIENT OR MICROELEMENT IMBALANCES.
 - CONTAMINANTS: CLAY, SEDIMENT, TOXIC SUBSTANCES, CHEMICALS, AND NOXIOUS WEEDS, AND OTHER UNDESIRABLE 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: 5.8-6.3
ERICACEOUS PLANTING: 4.5-5.5
- ACCEPTABLE AMENDMENTS:
 - 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: GRANULAR, DO NOT USE CALCIUM CARBONATE, 95 PERCENT PASSING THROUGH A 100 MESH SIEVE.
 - ALUMINUM SULFATE: COMMERCIAL GRADE, UNADULTERATED.
 - SUPER PHOSPHATE: FINELY GROUNDED PHOSPHATE ROCK AS COMMONLY USED FOR AGRICULTURAL PURPOSES; DO NOT USE CALCIUM PHOSPHATE, WHICH IS NOT CURRENTLY AVAILABLE PHOSPHORIC ACID.
 - BONE MEAL: COMMERCIAL, RAW BONE MEAL, FINELY GROUNDED, MINIMUM ANALYSIS OF 1 PERCENT NITROGEN AND 18 PERCENT PHOSPHORIC ACID.
 - SAND: ASTM C 33, FINE AGGREGATE.
- AMENDED SOIL 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
- 20%-30% LEAF COMPOST
- GRADE/TEXTURE AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
- BIORETENTION PLANTING I 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 CRITERIA:

PH RANGE: 5.8-7.0
ORGANIC MATTER: 1.5%
MAGNESIUM: 35 LB/AC
PHOSPHOROUS P205: 75 LB/AC
POTASSIUM K2O: 85 LB/AC
SOLUBLE SALTS NOT TO EXCEED 500 PPM

 REFER ALSO TO THE PLANTING SOIL MATERIAL SPECIFICATIONS CONTAINED IN THE NYS STORMWATER MANAGEMENT DESIGN MANUAL DATED AUGUST 2010 OR LATEST REVISION THERETO.
- DRAINEAGE 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

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 GRADE, AASHTO SIZE 67, WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.

- SUBBASE, NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND ROAD DEMOLITION MATERIAL, AND RECYCLED MATERIAL CONSISTING OF BRICK, CEMENT CONCRETE, OR OTHER MATERIALS.
- 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 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 ADDITIVES TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL AMENDMENT FOR EACH TYPE OF PLANTING MATERIAL.
- D. 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 LANDSCAPE ARCHITECT.
- 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 DETERMINAL 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 SIZE PER ANSI Z60.1 STANDARD. BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PLANT. BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH A NORMAL HABIT OF GROWTH. BE SOUND, HEALTHY AND VIGOROUS. BE UNIFORMLY 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 REJECTED.

REJECTED

- "NURSERY-GROWN" SHALL MEAN GROWN IN THE NURSERY FROM LINERS OR COLLECTED AND THEN GROWN IN A TRUNK CALIPER THAT IS BIGGER.
- HEALTHY, VIGOROUS CONDITION SHALL MEAN LIVE FOLIAGE OUT TO THE TIPS OF ALL BRANCHES AND STEMS, AND A 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 NEED 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 PLANT 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, DISEASE, AND UNSATISFACTORY GROWTH FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF PLANTED MATERIAL, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE SUBCONTRACTOR'S CONTROL. THE LANDSCAPE SUBCONTRACTOR, IF NOTIFICATION OF DEFECTS IS RECEIVED DURING THE GUARANTEE PERIOD SHALL BE RESPONSIBLE FOR MAKING MONTHLY INSPECTIONS AND ISSUING WRITTEN REPORTS TO THE OWNER DETAILED 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 UNSHIRTLY, UN-HEALTHY, 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 SEEDED AREAS MUST HAVE 100% COVER OF SEADED FORBS OR GRASSES AT END OF FIRST FULL GROWING SEASON.
- MULCH:
 - SEDED AREAS- STALKS OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS FREE FROM SEED OR NOXIOUS WEEDS. DYC COLOR.
 - PLANT BEDS AND TREE PITS-100% DOUBLE SHREDDED HARDWOOD BARK MULCH WITH FIBROUS TEXTURE, NATURAL (NO COLOR).
 - BIORETENTION FILTER AREAS-100% SHREDDED HARDWOOD MULCH AGED SIX (6) TO TWELVE (12) MONTHS.

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, 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 INCH (37.5MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 200 (0.075MM) SIEVE.
- BASE COURSE: 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 INCH (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. 2 (3.2MM) SIEVE.
- DRAINAGE COURSE: NARROWLY GRADED MIXTURE WASHED CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448, COURSE AGGREGATE GRADING SIZE 57 WITH 100 PERCENT PASSING A 1-1/2 INCH (37.5MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (47.5MM) 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-INCH (25MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 2 (3.2MM) 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.

REVISIONS	DATE
1	07/18/23
2	08/05/23
3	08/22/23
4	08/22/23
5	08/22/23

NOT FOR CONSTRUCTION

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES INC.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NEW YORK 10601
WWW.KIMLEY-HORN.COM



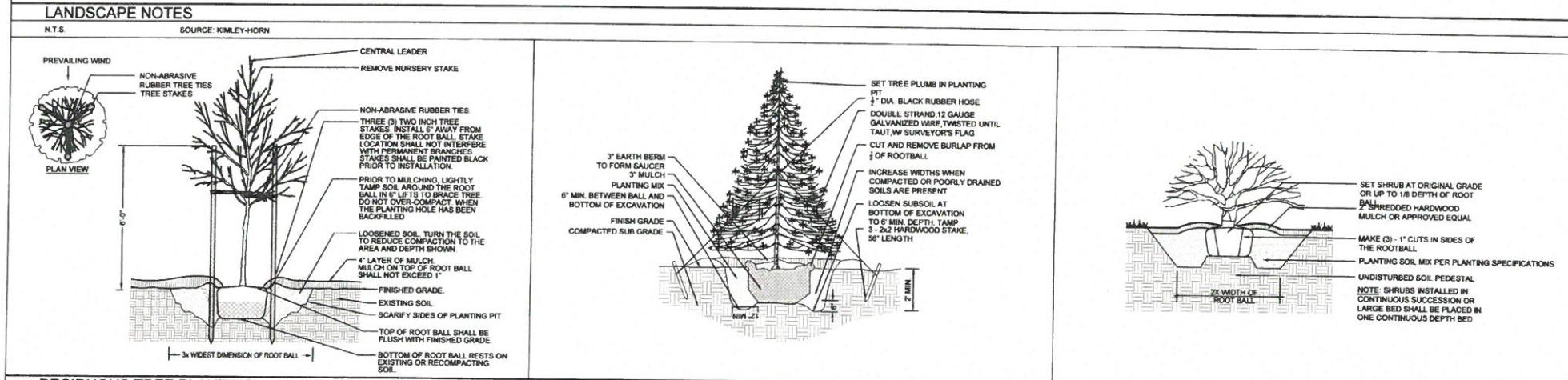
REGISTERED
LANDSCAPE
ARCHITECT
BONITA JUNE
VON OLEN
750
KOE

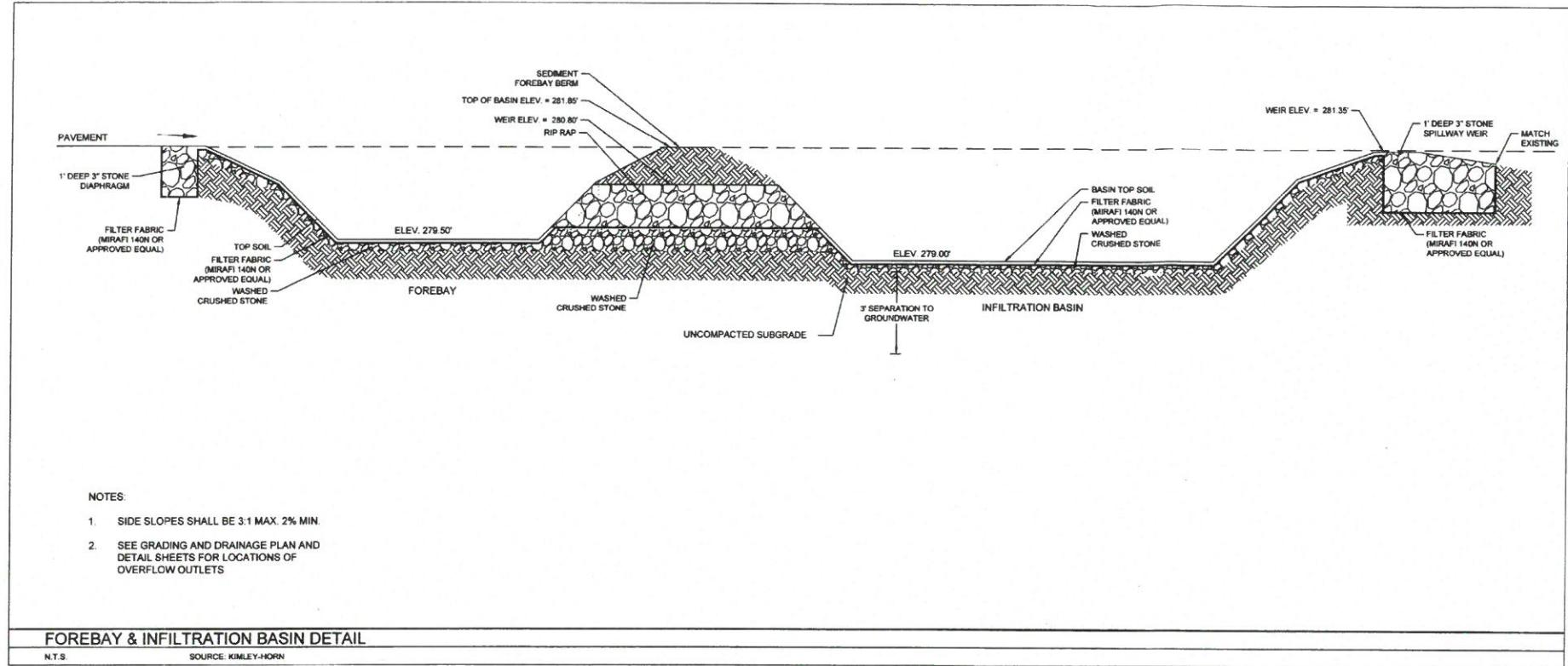
STORAGE RENTALS OF AMERICA	LANDSCAPE NOTES AND DETAILS
KHA PROJECT 112573000 DATE 09/07/2023 SCALE AS SHOWN DESIGNED BY: DRAWN BY: CHECKED BY: KOE	SOURCE: KIMLEY-HORN

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

Frank Mader

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 #: 22-0478
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Kimley L. Freeman

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

SHEET NUMBER
C-6.1

5	SUBMISSION FOR RIDEM ESC	07/19/2023	CM
4	PRELIMINARY PLAN SUBMISSION TO PLANNING BOARD	08/05/2023	CM
3	SUBMISSION FOR RIDEM ESC	04/26/2023	CM
2	SUBMISSION FOR RIDEM ESC	10/26/2022	GH
1	SUBMISSION FOR ZONING BOARD REVIEW	02/27/2022	TZ
NO.	REVISIONS	DATE	BY

NOT FOR CONSTRUCTION

Kimley > Horn
© 2023 KIMLEY-HORN AND ASSOCIATES INC.
1 NORTH LEXINGTON AVENUE, SUITE 500
WHITE PLAINS, NY 10601
PHONE: 914-594-2400
WWW.KIMLEY-HORN.COM

STORAGE
Rentals of America

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