

The proposed Self-Storage project previously went before the Zoning Board of Review to request and obtain approval the three variances listed below:

1. The off-street parking requirement of 1 space per 500 S.F. GFA in Zoning Ordinance Table 1-Use Code Regulations Code 807: Mini Storage and Mini warehouse facility requiring 244 spaces for the proposed building.
2. The Loading Stall requirement in Zoning Ordinance Section 702.2 Number of required loading space, requiring a loading space size of 60' x 14'.
3. The setback for a transformer per the side yard setback listed in Zoning Ordinance Table 2B - Dimensional regulations for LI zone.

After the previous meeting, an additional dimensional variance was found to be needed. Under the attached application, **the project is requesting a dimensional variance for the setback dimension for the commercial building from an open space district as listed in the footnotes for Zoning Ordinance Table 2B - Dimensional regulations for the General Industrial (GI) District.**

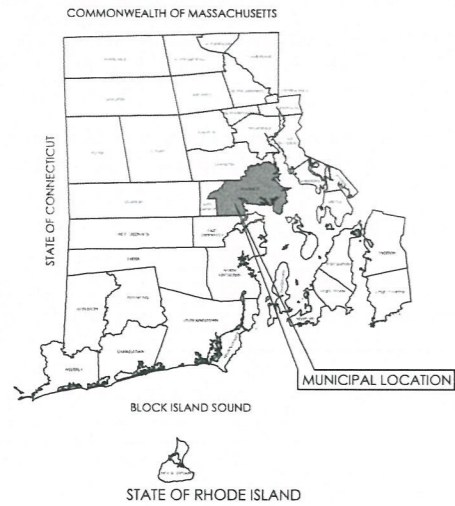
Footnote 3: "A commercial building or use including an accessory building or use in an industrial district shall be set back as required in footnote (2) above. An industrial building or use including an accessory building or use shall be set back a minimum of 40 feet from an abutting commercial district. A setback of 100 feet shall be required wherever such industrial building or use abuts any district listed in footnote (2) above."

Footnote 2: "A commercial building or use including an accessory building or use shall be set back a minimum of 40 feet from an abutting residence district, PDR overlay district, residential PUD overlay district, and open space district, where the open space district contains a parcel of land 5,000 square feet or more including wetlands, as defined in subsection 200.146."

The Site is located within the GI District and the proposed self-storage building will be commercial building. Therefore, the required building setback is 100 feet from an Open Space District. The strip of land owned by the State of Rhode Island between Jefferson Boulevard and the Site is designated as Open Space District.

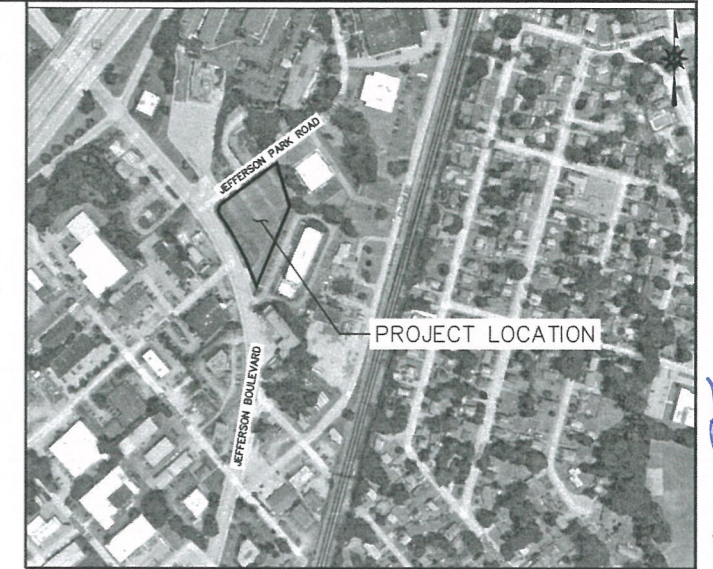
The proposed building setback from the State-owned parcel is 26.6 feet. This setback dimension meets the typical minimum 25-foot front yard setback for the GI District. The open space parcel is a grassy area approximately 20 feet wide along the project frontage with no public amenities. Adhering to the 100-foot setback requirement would decrease the allowable building footprint area on site by 45% and if upheld would likely result in a parking area between the open space parcel and the proposed building. The proposed development includes additional landscaping on site along the open space frontage that will enhance the landscape buffer and maintain the intent of the open space area. Also, the view of the site will be a new, well-maintained building rather than a parking lot.

The open space area provides a landscape buffer between Jefferson Boulevard and the site. The proposed development will maintain the buffer and enhance the appearance of the surrounding area. Granting of the requested variance will not alter the general characteristic of the open space and surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan of the City. The project team respectfully requests that the Zoning Board of Review approves the requested variance for the 100-foot required building setback.



LOCATION MAP
N.T.S.

LAND DEVELOPMENT PLANS FOR PROPOSED SELF STORAGE FACILITY



VICINITY MAP
SCALE: 1"=300'

PARCEL ID 285-0299-0000
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND 02888

PREPARED FOR:
TRUNK SPACE, LLC
1900 CROWN COLONY DRIVE, SUITE 405
QUINCY, MASSACHUSETTS 02169

**NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY**

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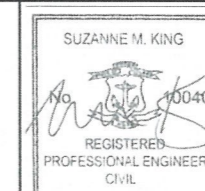
PREPARED BY:



2346 POST ROAD, SUITE 100
WARWICK, RHODE ISLAND 02886
(401) 400-4492
(203) 630-2615 Fax

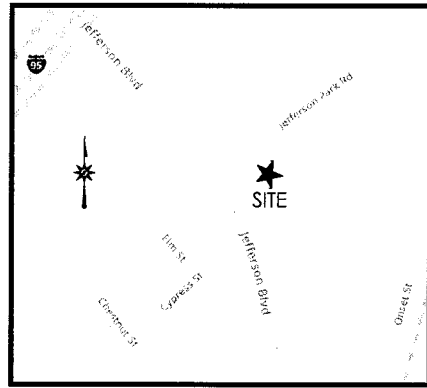
DEVELOPER:
TRUNK SPACE, LLC
1900 CROWN COLONY DRIVE, SUITE 405
QUINCY, MASSACHUSETTS 02169

OWNER:
SPRINGDALE ENTERPRISES, LLC
PO BOX 1143
DARIEN, CONNECTICUT 06820



DATES
ISSUE DATE: FEBRUARY 3, 2023

287 10911 - Jefferson Park Rd. - Pl. 285 LT. 299



LOCATION MAP
NOT TO SCALE

**COMMONWEALTH LAND TITLE INSURANCE COMPANY,
SCHEDULE B, SECTION II:**

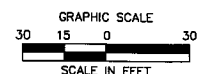
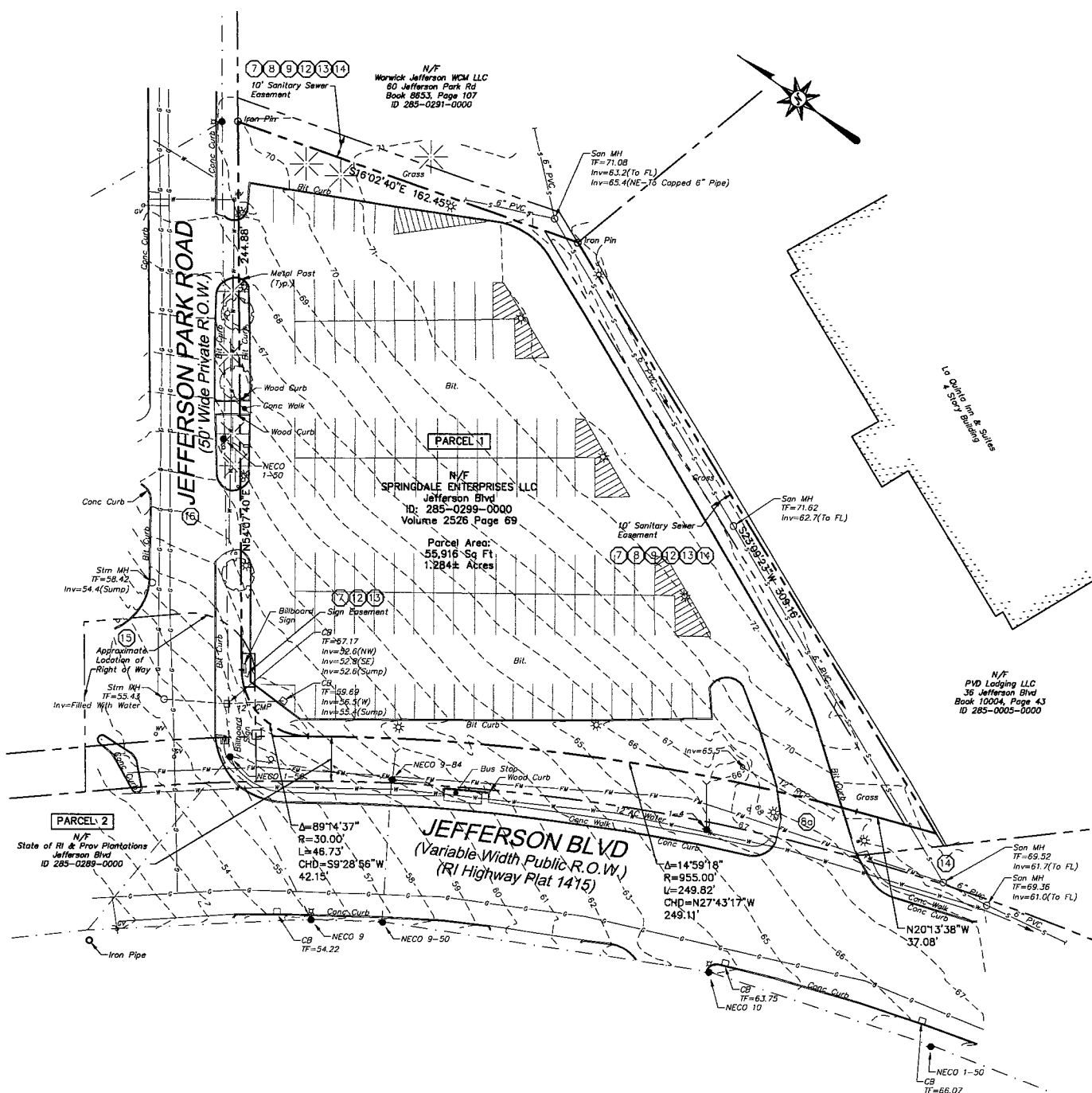
TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
8	MAP 439	CONDITIONS AFFECTING PARCEL 1 (THE "LAND") SHOWN A PLAN ENTITLED: "ALTA/ACSM LAND TITLE SURVEY MARRIOTT COURTYARD WARWICK, RI A.P. 285, LOT 300 FOR WARWICK LODGINGS, L.L.C." RECORDED MARCH 28, 2002 a. NO DIRECT ACCESS TO JEFFERSON BOULEVARD ALONG THE WESTERLY BOUNDARY ADJOINING THE LAND. b. CATCH BASIN AND PROPOSED SIGN EASEMENT AT THE NORTHWESTERLY CORNER OF THE LAND (EASEMENT GRANTED) c. PROPOSED AND EXISTING SEWER EASEMENT ALONG THE SOUTHEASTERLY BOUNDARY OF THE LAND (EASEMENT GRANTED)	(A) PLOTTED
8	V 403 PG 366	RIGHTS TO MAINTAIN A SEWER LINE CONTAINED IN A LEASE FROM SPRINGDALE ENTERPRISES CORPORATION TO EMPLOYERS MUTUAL CASUALTY COMPANY	PLOTTED
9	V 1193 PG 162	CONFIRMATORY EASEMENT DEED FROM SPRINGDALE ENTERPRISES LIMITED PARTNERSHIP TO HAMPTON INNS, INC.	PLOTTED
10	V 1762 PG 292	TERMS AND CONDITIONS OF LEASE BY AND BETWEEN SPRINGDALE ENTERPRISES LIMITED PARTNERSHIP AND BUGABOO CREEK STEAK HOUSE, INC.	NOT PLOTTABLE
11	V 3678 PG 221	ZONING DECISION BY THE WARWICK ZONING BOARD OF REVIEW (ALLOWS SIGN)	PLOTTED
12	V 3982 PG 118	SUBORDINATION, CONSENT AND MAINTENANCE AGREEMENT BY AND BETWEEN BUGABOO CREEK HOLDINGS, INC. L.L.C. (SIGN & SEWER EASEMENTS)	PLOTTED
13	V 3982 PG 142	EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN SPRINGDALE ENTERPRISES, L.L.C. AND WARWICK LODGINGS, L.L.C. (SIGN & SEWER EASEMENTS)	PLOTTED
14	V 3982 PG 150	SUBORDINATION, SEWER SHARING AND CONSENT AGREEMENT BY AND BETWEEN EMPLOYERS MUTUAL CASUALTY COMPANY AND WARWICK LODGINGS, LLC	PLOTTED
15	V 9381 PG 44	GRANT OF EASEMENT AS SET FORTH IN EASEMENT AGREEMENT BY AND BETWEEN SPRINGDALE ENTERPRISES, LLC, GRANTOR, AND 30 JEFFERSON, LLC, BENEFICIARY	PLOTTED
16		RIGHTS OF OTHERS TO USE JEFFERSON PARK ROAD, A 50' WIDE PRIVATE RIGHT OF WAY, ADJOINING PARCEL	PLOTTED

REFERENCE: COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 10109896 - Version 1, COMMITMENT DATE: DECEMBER 22, 2021

** THERE ARE TWO NUMBERS 8 IN THE TITLE COMMITMENT

LEGEND

	Property Line		Electric Meter
	Easement Line		Utility Pole
	Setback Line		Utility Pole w/ Light
	Major Contour		Guy Wire
	Minor Contour		Light Pole
	Overhead Wires		Gas Valve
	Gas Line		Catch Basin
	Sanitary Sewer		Manhole
	Sanitary Force Main		Fire Hydrant
	Storm Sewer		Water Valve
	Water Line		Sign
	Deciduous Tree		Mail Box
	Coniferous Tree		



GENERAL NOTES

- NORTH ARROW AND BEARINGS REFER TO RHODE ISLAND STATE PLANE COORDINATES MADE BY AND ARE BASED UPON GPS OBSERVATIONS BY BL COMPANIES JANUARY 2022 USING THE SMARTNET VRS SYSTEM.
- ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS BY BL COMPANIES JANUARY 2022 USING THE SMARTNET VRS SYSTEM.
- PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEPICTED ON F.I.R.M. MAP 4400300184, PANEL 18 OF 251, MAP REVISED: OCTOBER 2, 2015.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.

MAP REFERENCE(S)

- "ALTA/NSPS LAND TITLE SURVEY, JEFFERSON BOULEVARD AP 285, LOT 299, WARWICK, RHODE ISLAND" SCALE 1"=40', DATE 2-27-2018, SHEET NO. 1 OF 1, PREPARED BY DIPRETE ENGINEERING, CRANSTON, RHODE ISLAND.
- "PLAT SHOWING LAND IN WARWICK THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS PLAT NO. 1415" SCALE 1"=40', DATE OCTOBER 14, 1964, 4 SHEETS, PREPARED BY RHODE ISLAND DEPARTMENT OF PUBLIC WORKS DIVISION OF ROADS AND BRIDGES AND FILED AS MAP 2412 IN THE CITY OF WARWICK CLERKS OFFICE.
- "JEFFERSON PARK, PLAN OF LAND LOCATED IN WARWICK, R.I. AND OWNED BY SPRINGDALE ENTERPRISES CORPORATION" SCALE 1"=40', DATE OCTOBER, 1972, PREPARED BY GEORGE B. DUPONT AND FILED AS MAP 661 IN THE CITY OF WARWICK CLERKS OFFICE.
- "ALTA/ACSM LAND TITLE SURVEY MARRIOTT COURTYARD WARWICK, RI A.P. 285, LOT 300 FOR WARWICK LODGINGS, L.L.C." SCALE 1"=50', DATE 04/03/01, PREPARED BY DGG ENGINEERS AND FILED AS MAP 439 IN THE CITY OF WARWICK CLERKS OFFICE.
- "TOWN OF WARWICK ASSESSORS PLAT 285, LOT 299".
- "TOWN OF WARWICK ASSESSORS PLAT 285, PORTION OF LOT 289".

LEGAL DESCRIPTION (RECORD)

PARCEL 1
THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE EASTERLY SIDE OF JEFFERSON BOULEVARD IN THE CITY OF WARWICK, COUNTY OF KENT AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY LINE OF JEFFERSON BOULEVARD AT LAND OF WILLIAM LEO, ET UX, SAID POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HERIN DESCRIBED; THENCE RUNNING NORTHWESTERLY BOUNDED SOUTHEASTERLY BY SAID WILLIAM LEO, ET UX LAND A DISTANCE OF 309.16 FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 140 DEGREES 48 MINUTES 31 SECONDS AND RUNNING NORTHERLY A DISTANCE OF 162.45 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF A PRIVATE WAY; THENCE TURNING AN INTERIOR ANGLE OF 70 DEGREES 10 MINUTES 14 SECONDS AND RUNNING SOUTHWESTERLY BOUNDED NORTHWESTERLY BY SAID PRIVATE WAY A DISTANCE OF 244.88 FEET TO A POINT; THENCE TURNING AND RUNNING WESTERLY AND SOUTHERLY ALONG AN ARC HAVING A RADIUS OF 30 FEET A DISTANCE OF 46.78 FEET TO A POINT IN THE EASTERLY LINE OF JEFFERSON BOULEVARD; THENCE RUNNING SOUTHERLY AND SOUTHWESTERLY ALONG AN ARC HAVING A RADIUS OF 955.00 FEET BOUNDED WESTERLY BY JEFFERSON BOULEVARD, A DISTANCE OF 249.82 FEET TO A POINT; THENCE CONTINUING SOUTHERLY BOUNDED WESTERLY BY JEFFERSON BOULEVARD A DISTANCE OF 37.08 FEET TO THE POINT OF BEGINNING, THE LAST MENTIONED LINE FORMING AN ANGLE OF 43 DEGREES 23 MINUTES 01 SECONDS WITH THE FIRST MENTIONED LINE.

PARCEL 2
THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, LOCATED ON THE EASTERLY SIDE OF JEFFERSON BOULEVARD IN THE CITY OF WARWICK, COUNTY OF KENT, STATE OF RHODE ISLAND, BEING A PORTION OF LOT 289 ON ASSESSOR'S PLAT 285 ADJOINING THAT CERTAIN LOT OR PARCEL OF LAND NOW OR LATELY OF SPRINGDALE ENTERPRISES, LLC DESCRIBED IN PARCEL 1 ABOVE AND CONVEYED TO SPRINGDALE ENTERPRISES, LLC IN BOOK 2526, PAGE 67, AND DESCRIBED AS A STRIP OF LAND LYING BETWEEN THE EASTERLY LINE OF JEFFERSON BOULEVARD AND THE ABOVE-DESCRIBED PARCEL 1.

SURVEY CERTIFICATION

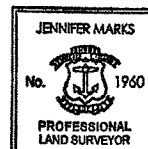
TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5.6(a), 6(b), 8.11(c), AND 13-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JANUARY 2022.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

THE TYPE OF BOUNDARY SURVEY IS A DATA ACCUMULATION SURVEY.
HORIZONTAL ACCURACY CLASS 1
TOPOGRAPHY SURVEY ACCURACY CLASS 1-2
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO BOUNDARY LINES, EASEMENTS, AND FOUND MONUMENTATION.

DATED: 5/9/2022 SIGNED: Jennifer Marks
JENNIFER MARKS PLS NO. 1960
COA #S.004457E-00A



Architecture
Engineering
Environmental
Land Surveying

355 Research Parkway
Middletown, CT 06450
(203) 630-1406
(203) 630-2615 Fax

WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, KENT COUNTY, RHODE ISLAND

REVISED	No.	Date	Date:
Surveyed	KJ, JM		
Drawn	KS		
Reviewed	PJC		
Scale	1"=30'		
Project No.	2102362		
Date	1/27/22		
Field Book	364/88		
CAD File:	AL210236201		
Title:	ALTA/NSPS LAND TITLE SURVEY		
Sheet No.	AL-1		

SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL, MUNICIPAL STANDARDS AND SPECIFICATIONS, AND RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS 2010 AIA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVICES FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ADOBE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, POSTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION. OR CONTRACTOR SHALL SUBMIT AN AS-BUILT TOPOGRAPHIC SURVEY TO DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION. AS-BUILT SURVEY SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS, MUNICIPAL ORDINANCE REQUIREMENTS AND INCLUDE ALL SITE ELEMENTS, TOPOGRAPHY, STORM WATER MANAGEMENT FACILITY STRUCTURES/BASINS AND LANDSCAPE ELEMENTS. CONTRACTOR SHALL SUBMIT THE AS-BUILT SURVEY IN BOTH PDF AND AUTOCAD DWG FILE FORMAT TO DESIGN ENGINEER.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL, THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN OBTAINED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG SAFE 72 HOURS BEFORE COMMENCEMENT OF WORK AT (888) 344-7233 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSIDERING DESIGNATING AND LOCATING WRECK, PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
11. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
13. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
15. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
17. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL, NECESSARY FOR THIS WORK.
18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
21. SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTERED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGN LIGHTS, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE SPECIFIED OR NOTED.
25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
28. PAVEMENT MARKING KEY:
 - 4" SOL. 4" SOLID YELLOW DOUBLE LINE
 - 4" SOL. 4" SOLID YELLOW LINE
 - 4" SOL. 4" SOLID WHITE LINE
 - 12" SHIB 12" SOLID WHITE STOP BAR
 - 4" SOL. 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
29. PARKING SPACES SHALL BE STRIPPED WITH 4" SOL. HATCHED AREA SHALL BE STRIPPED WITH 4" SOL. AT A 45° ANGLE, 2" ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
30. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
31. PAVEMENT MARKINGS SHALL BE NOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
32. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SHALL, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND THE CITY OF WARWICK.
33. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ALTA/NSPS LAND TITLE SURVEY" SCALE 1"=30', DATED 01/27/2022, BY BL COMPANIES INC.
34. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
35. ROOT ENFORCEMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST C/DOT ENFORCEMENT PERMIT BOND.
36. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
37. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
38. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER.
39. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREA.
40. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY NATIONAL WETLANDS INDEX MAPPING.
41. 12" SHIB (STOP BAR) AND 4" SOL. AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO ROOT SPECIFICATIONS.
42. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
43. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
44. ALL ADA DESIGNATED PARKING SPACES, ACCESSIBLE AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
45. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
46. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

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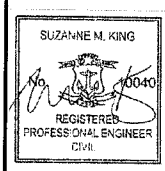
47. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
48. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBER REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
49. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
50. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
51. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
52. THE CONTRACTOR SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPES AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
53. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND/OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
54. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR OTHERWISE NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN AT THAT TIME.
55. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR WITH STATE REQUIREMENTS.
56. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
57. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ON-SITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
58. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.
59. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
60. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
61. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF WARWICK BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
62. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. IDENTIFIED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
63. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
64. THE CONTRACTOR SHALL CUT AND REMOVE ALL WIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNALING CONDUITS TO BE ABANDONED. ANY REMAINING LOOSING TO REMAIN IN PLACE SHALL BE RESECURED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
65. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHALL BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE DIG SAFE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
66. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE ADVISED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
67. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
68. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
69. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
70. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE CITY OF WARWICK AND HEALTH CODE REQUIREMENTS.
71. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
72. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
73. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
74. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
75. VERTICAL DATUM IS NAVD 88.
76. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CITY OF WARWICK AGENT PRIOR TO THE START OF WORK ON THE SITE.
77. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL, SO AS TO PREVENT THE SETTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE RIDEN AND THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT FOR THE CITY OF WARWICK, WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
78. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. IF THERE IS NO PROJECT SPECIFICATIONS MANUAL, ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
79. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
80. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
81. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO THE ARCHITECTURAL PLANS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
82. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST FITS SHALL BE DIG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
83. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
84. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
85. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
86. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AFTER UTILITY INSTALLATION IS COMPLETED. THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
87. ALL PIPES SHALL BE LAD ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
88. SANITARY LATERAL SHALL MAINTAIN (10" MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE POSITIONED. WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
89. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
90. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 6" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
91. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNUAL SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
92. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING

- MER, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
93. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
 94. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A 12'-0" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
 95. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATER LINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST TO FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAD ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
 96. SITE CONTRACTOR SHALL PROVIDE ALL BENCHES, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING SUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
 97. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
 98. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
 99. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PILOM SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
 100. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
 101. ELECTRIC AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM THE NATIONAL GRID SERVICE POLE AT THE NORTHERN CORNER OF THE SITE. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE. PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 90 UNDER MINIMUM COVER IS 30" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTAL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
 102. ALL WATER LINES TO HAVE A MINIMUM COVER OF 5'-0". ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
 103. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
 104. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
 105. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.
 106. PIPING SHALL BE LAD FROM DOWNGRADIENT END OF PIPE RUN IN AN UPWARD DIRECTION WITH BELL END FACING UPGRADIE IN THE DIRECTION OF PIPE LAYING.
 107. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
 108. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE H-0 SURE-LOCK 10.8 PIPE AS MANUFACTURED BY HANCOCK INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPOUT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. THE BELL SHALL BE AN INTERNAL PART OF THE PIPE AND PROVIDE A MINIMUM FULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATER/TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3322. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
 109. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
 110. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
 111. POLYETHYLENE CHLORIDE PIPE (PVCP) FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D3334 (303R3) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.

- DEFINITIONS**
- MUNICIPALITY SHALL MEAN THE CITY OF WARWICK
- COUNTY SHALL MEAN RIDGE COUNTY
- STATE SHALL MEAN RHODE ISLAND
- WATER UTILITY PROVIDER SHALL MEAN THE CITY OF WARWICK
- SANITARY UTILITY PROVIDER SHALL MEAN THE CITY OF WARWICK
- GAS UTILITY PROVIDER SHALL MEAN NATIONAL GRID
- TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN VERIZON
- ELECTRIC UTILITY PROVIDER SHALL MEAN NATIONAL GRID



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WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

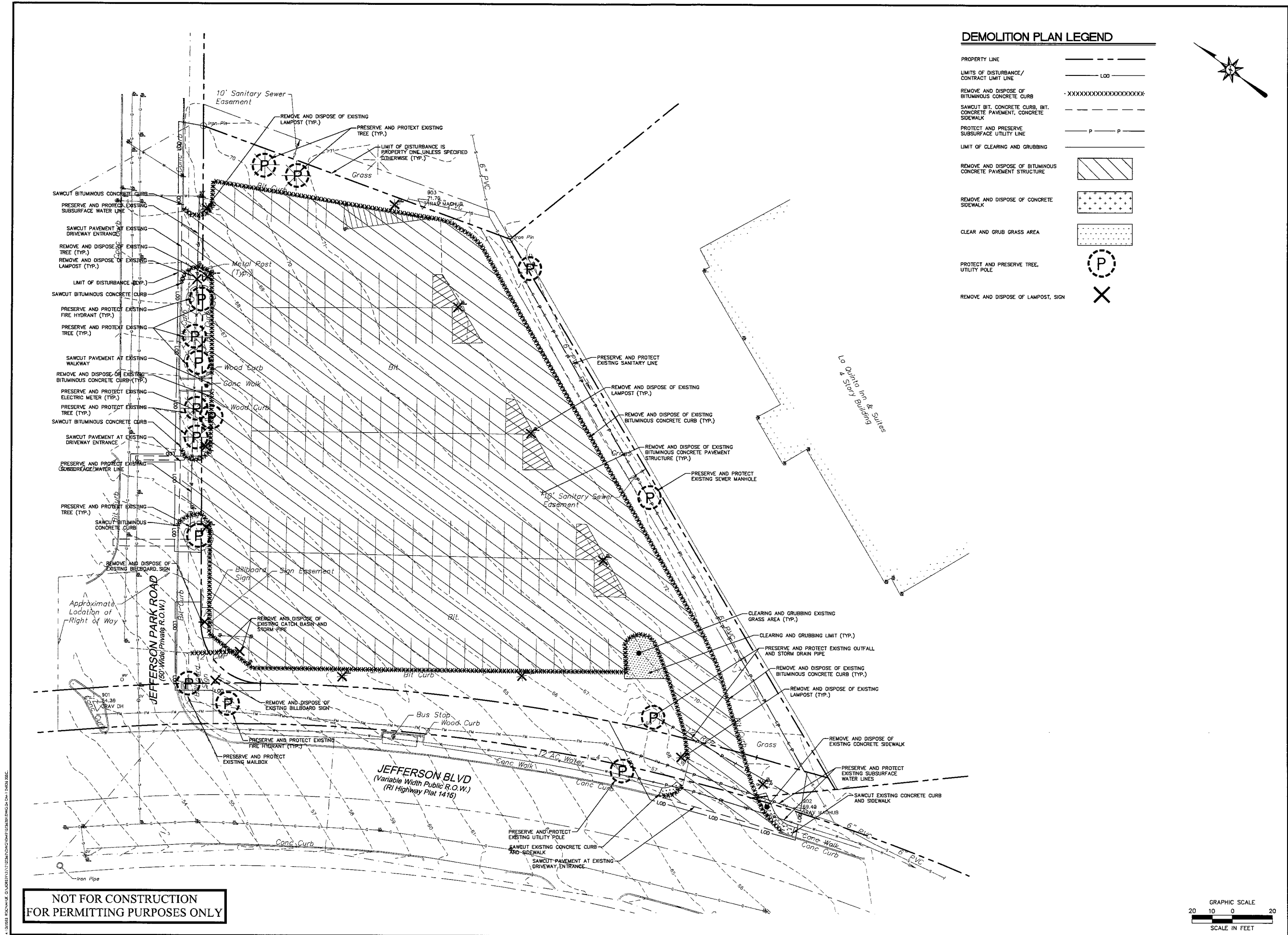
REV. NO.	DATE	DESC.

Designed	R.M.D.
Drawn	R.M.D.
Reviewed	S.L.M.K.
Scale	NONE
Project No.	2102362
Date	03/24/2023
CAD File	GN10236201

File

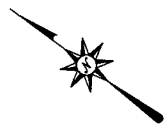
GENERAL NOTES

Sheet No. **GN-1**



DEMOLITION PLAN LEGEND

PROPERTY LINE	---
LIMITS OF DISTURBANCE/ CONTRACT LIMIT LINE	--- LOD ---
REMOVE AND DISPOSE OF BITUMINOUS CONCRETE CURB	-XXXXXXXXXXXXXXXXXXXX-
SAWCUT BIT. CONCRETE CURB, BIT. CONCRETE PAVEMENT, CONCRETE SIDEWALK	---
PROTECT AND PRESERVE SUBSURFACE UTILITY LINE	- P - P -
LIMIT OF CLEARING AND GRUBBING	---
REMOVE AND DISPOSE OF BITUMINOUS CONCRETE PAVEMENT STRUCTURE	[Diagonal Hatching]
REMOVE AND DISPOSE OF CONCRETE SIDEWALK	[Stippled Pattern]
CLEAR AND GRUB GRASS AREA	[Dotted Pattern]
PROTECT AND PRESERVE TREE, UTILITY POLE	(P)
REMOVE AND DISPOSE OF LAMPOST, SIGN	(X)



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 REGISTERED
PROFESSIONAL ENGINEER
CIVIL

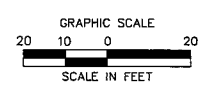
WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

DESIGNED	R.M.D.
DRAWN	R.M.D.
REVIEWED	S.M.K.
SCALE	1"=20'
PROJECT NO.	2102362
DATE	03/24/2023
CAD FILE:	DM210236201

DEMOLITION PLAN

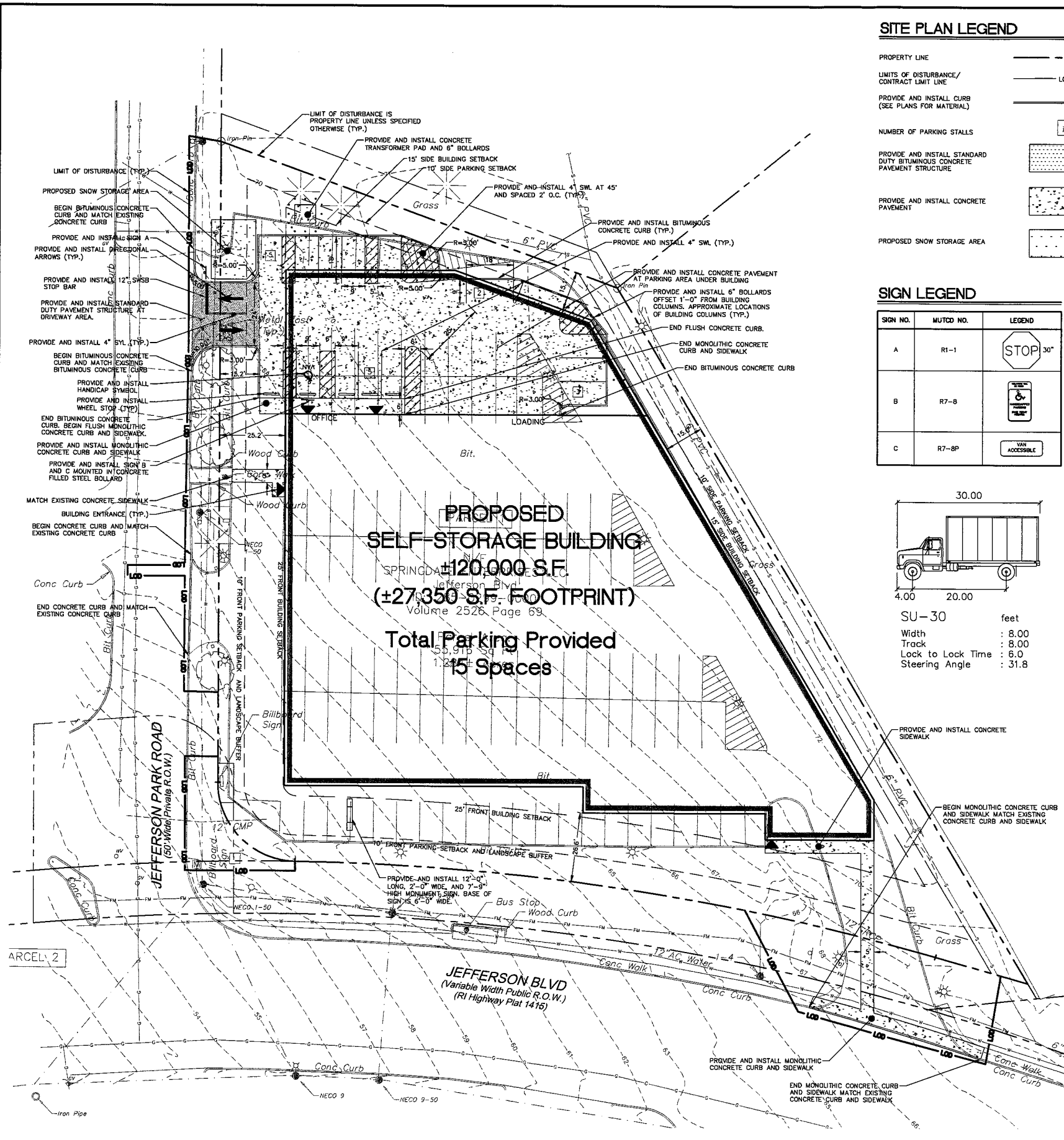
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DM-1



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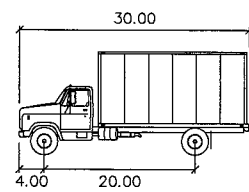


SITE PLAN LEGEND

PROPERTY LINE	---
LIMITS OF DISTURBANCE/ CONTRACT LIMIT LINE	---
PROVIDE AND INSTALL CURB (SEE PLANS FOR MATERIAL)	---
NUMBER OF PARKING STALLS	#
PROVIDE AND INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE	[Pattern]
PROVIDE AND INSTALL CONCRETE PAVEMENT	[Pattern]
PROPOSED SNOW STORAGE AREA	[Pattern]

SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	RI-1	STOP 30"
B	R7-8	[Handicap Symbol]
C	R7-8P	VAN ACCESSIBLE



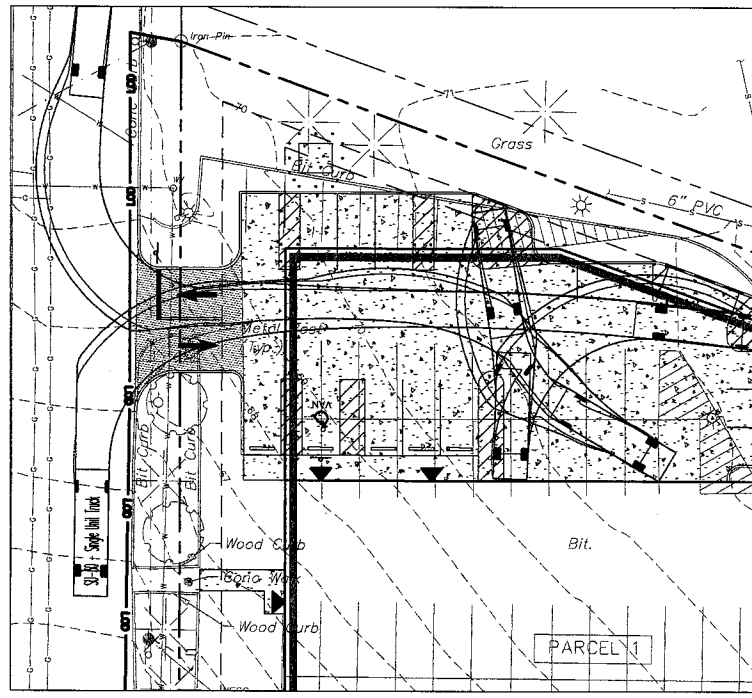
ZONING INFORMATION

LOCATION: WARWICK, RHODE ISLAND				
ZONE: G (GENERAL INDUSTRIAL)				
USE: MINISTORAGE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	6,000 SF	55,916 S.F. (1.28 AC.)	NO
2	MINIMUM LOT WIDTH	60 FEET	153 FEET	NO
3	MINIMUM LOT FRONTAGE	60 FEET	318 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	26 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	15 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	20 FEET	NO
7	MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET/3 STORIES AND BASEMENT	NO
8	MAXIMUM BUILDING COVERAGE	90 PERCENT	60 PERCENT	NO

PARKING INFORMATION

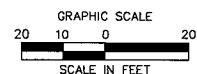
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±122,000 S.F. (±27,350 S.F./STORY)	NO
2	PARKING REQUIRED	INDUSTRIAL STORAGE SPACE: 1 SPACE PER EVERY 500 S.F. OF GROSS FLOOR AREA (APPROX. 122,000 S.F.) TOTAL REQUIRED = 244	15 SPACES	YES
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	4 % OF TOTAL SPACES = 10 SPACES	1 SPACE	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	N/A	NO
7	MINIMUM SIDE SETBACK	10 FEET	15 FEET	NO
8	MINIMUM REAR SETBACK	10 FEET	10 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	1. CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY 4 ROWS OF PARKING MIN 8 FEET WIDE 2. LARGE PLANTING ISLANDS OVER 600 SF LOCATED AT END OF PARKING ROWS 3. PLANTING ISLANDS EVERY 10 TO 15 SPACES	N/A (PROPOSED PARKING IS LESS THAN REQUIRED PARKING SPACES AND DOES NOT HAVE ROWS OF PARKING.)	NO

TRUCK TURNING PLAN



COVER SUMMARY

CONDITION	LANDSCAPE AREA	HARDSCAPE
EXISTING	11,374 S.F. (20.3%)	44,542 S.F. (79.7%)
PROPOSED	19,256 S.F. (34.4%)	36,660 S.F. (65.6%)



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Architecture
 Engineering
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 Land Surveying

Companies

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SUZANNE M. KING
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

WARWICK SELF STORAGE FACILITY
 JEFFERSON PARK ROAD
 WARWICK, RHODE ISLAND

REVISIONS

No.	Date	Desc.

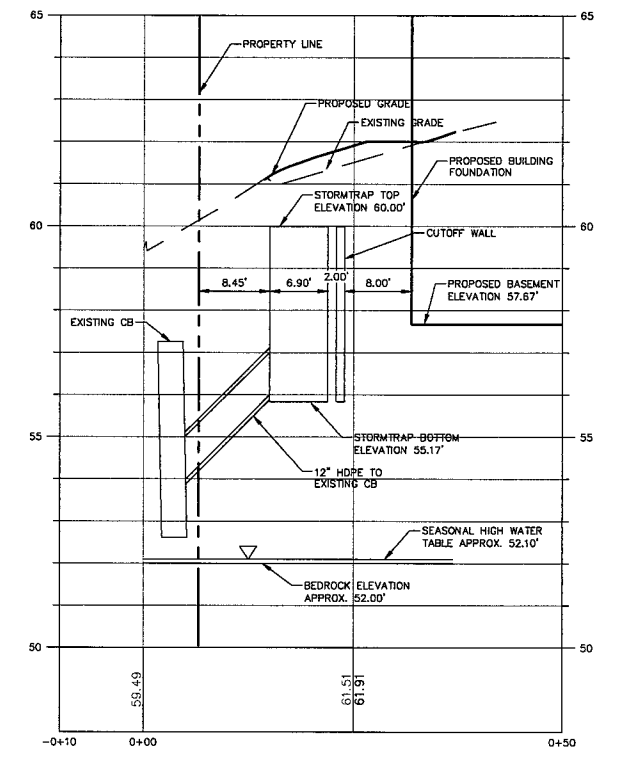
Designed: R.M.D.
 Drawn: R.M.D.
 Reviewed: S.M.K.
 Scale: 1"=20'
 Project No.: 2102362
 Date: 03/24/2023

CAD File: SP210236201

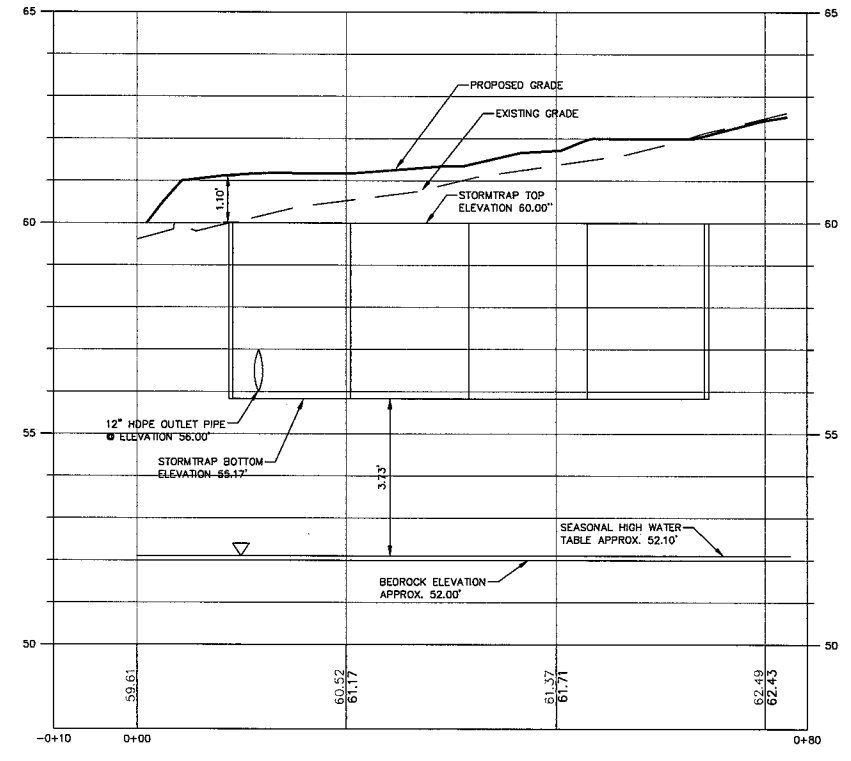
Sheet No.

SP-1

StormTrap Profile 1



StormTrap Profile 2



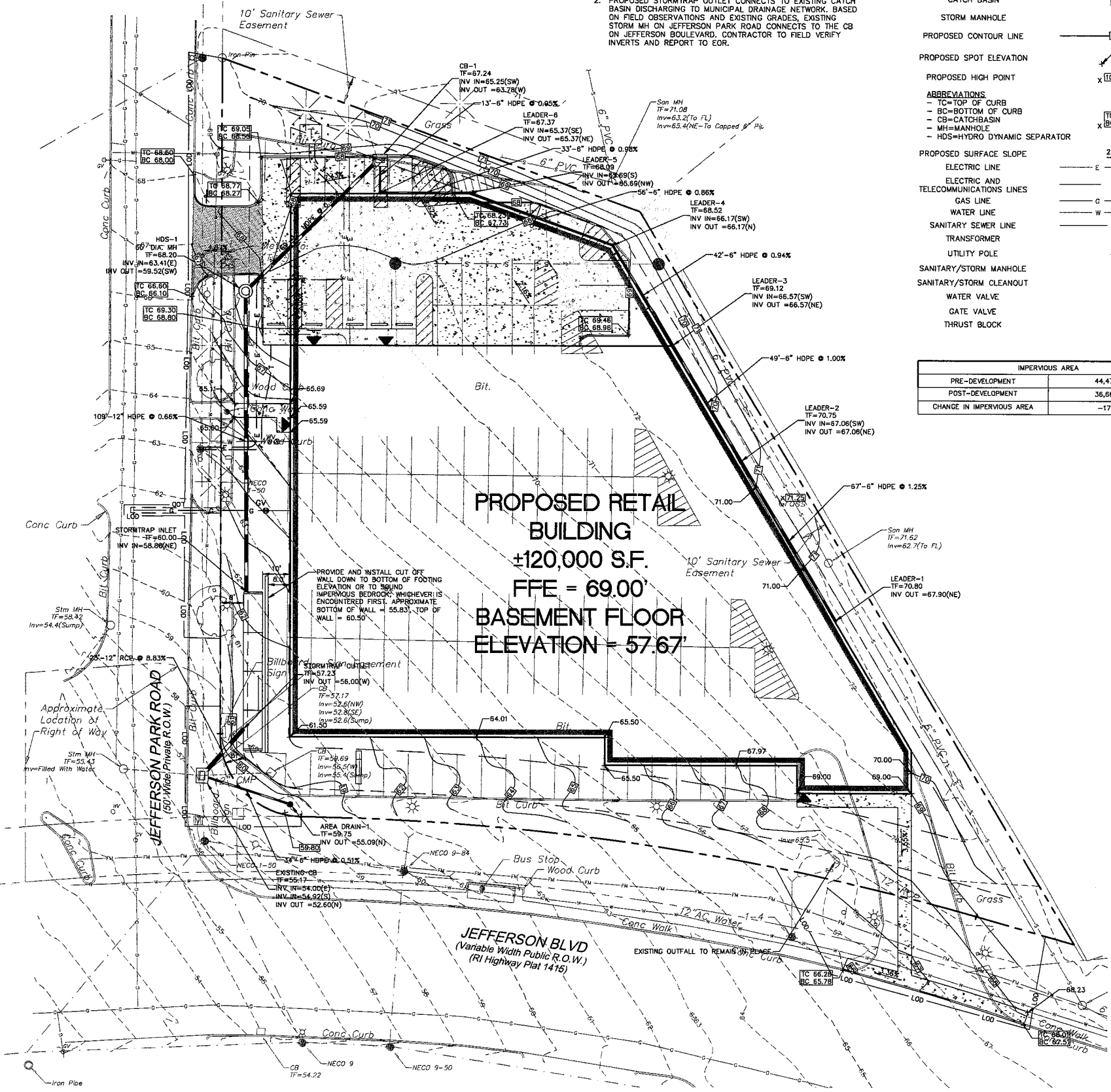
GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- STORM LINE
- CATCH BASIN
- STORM MANHOLE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT
- ABBREVIATIONS
- PROPOSED SURFACE SLOPE
- ELECTRIC LINE
- ELECTRIC AND TELECOMMUNICATIONS LINES
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- TRANSFORMER
- UTILITY POLE
- SANITARY/STORM MANHOLE
- SANITARY/STORM CLEANOUT
- WATER VALVE
- GATE VALVE
- THRUST BLOCK

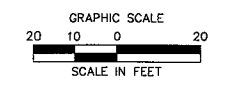
IMPERVIOUS AREA	
PRE-DEVELOPMENT	44,477 S.F.
POST-DEVELOPMENT	36,680 S.F.
CHANGE IN IMPERVIOUS AREA	-17.58 %

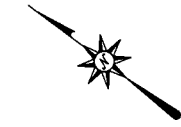
NOTES

- ALL SILT LOAM SOILS BELOW THE PROPOSED STORMWATER INFILTRATION SYSTEM SHALL BE REPLACED WITH SAND/SANDY LOAM TO MEET PROPER INFILTRATION RATES. CONTRACTOR SHALL EXCAVATE SILT LOAM DOWN TO BEDROCK TO ENSURE STORMTRAP SYSTEM INFILTRATES PROPERLY.
- PROPOSED STORMTRAP OUTLET CONNECTS TO EXISTING CATCH BASIN DISCHARGING TO MUNICIPAL DRAINAGE NETWORK. BASED ON FIELD OBSERVATIONS AND EXISTING GRADES, EXISTING STORM MH ON JEFFERSON PARK ROAD CONNECTS TO THE CB ON JEFFERSON BOULEVARD. CONTRACTOR TO FIELD VERIFY INVERTS AND REPORT TO EOR.



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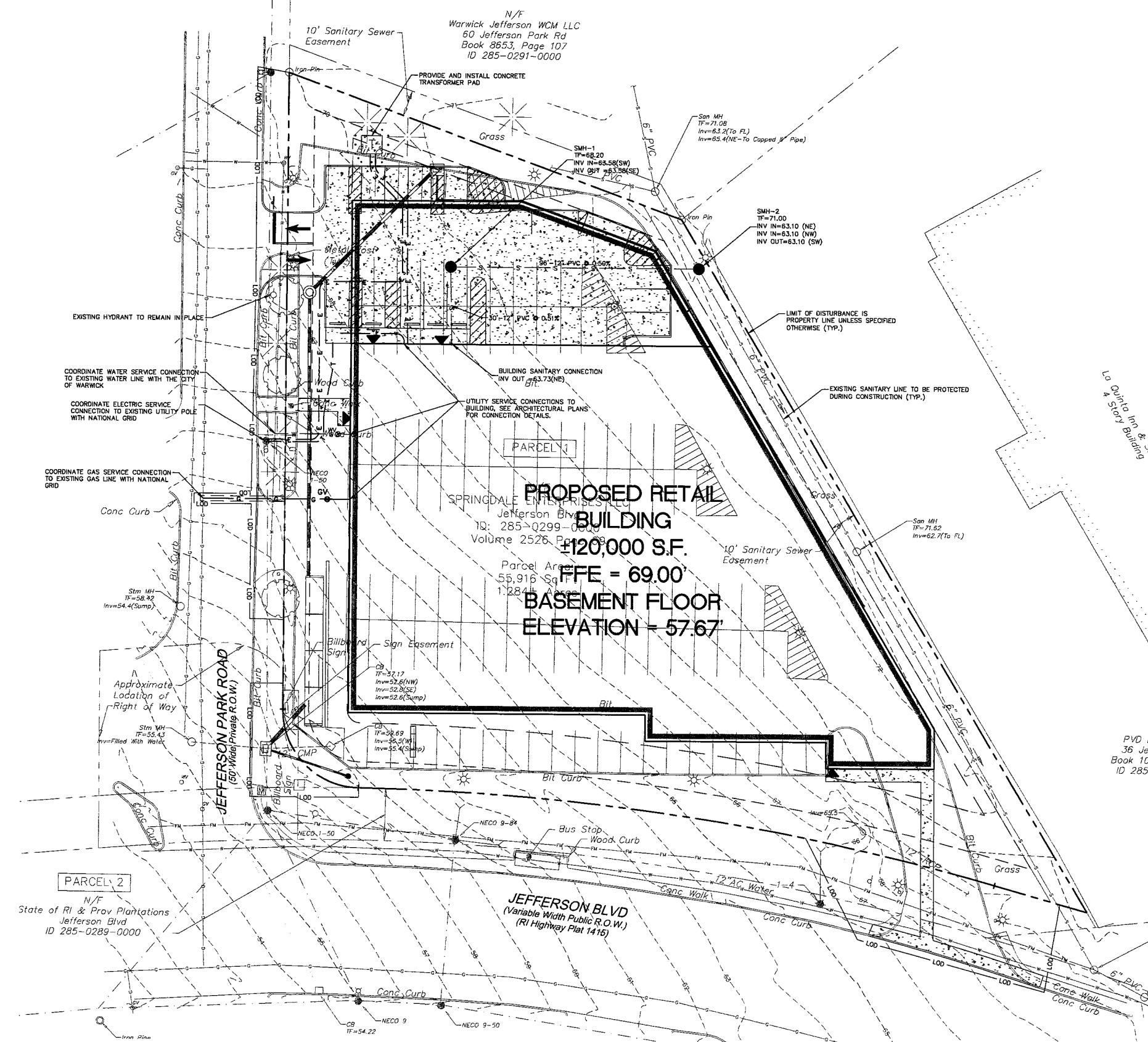


SITE UTILITIES LEGEND

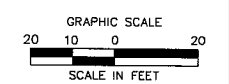
PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
SAWCUT LINE	---
ELECTRIC AND TELECOMMUNICATIONS LINES	---E---E---E---
GAS LINE	---G---G---
WATER LINE	---W---W---
SANITARY SEWER LINE	---S---
TRANSFORMER	⊠
HYDRANT	⊕
UTILITY POLE	⊙
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	⊙
WATER VALVE	⊙
GATE VALVE	⊙
THRUST BLOCK	⊙
STORM LINE	---
CATCH BASIN	⊠
STORM MANHOLE	⊙
PROPOSED CONTOUR LINE	---
EXISTING HYDRANT	⊕

NOTES

CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.



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WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

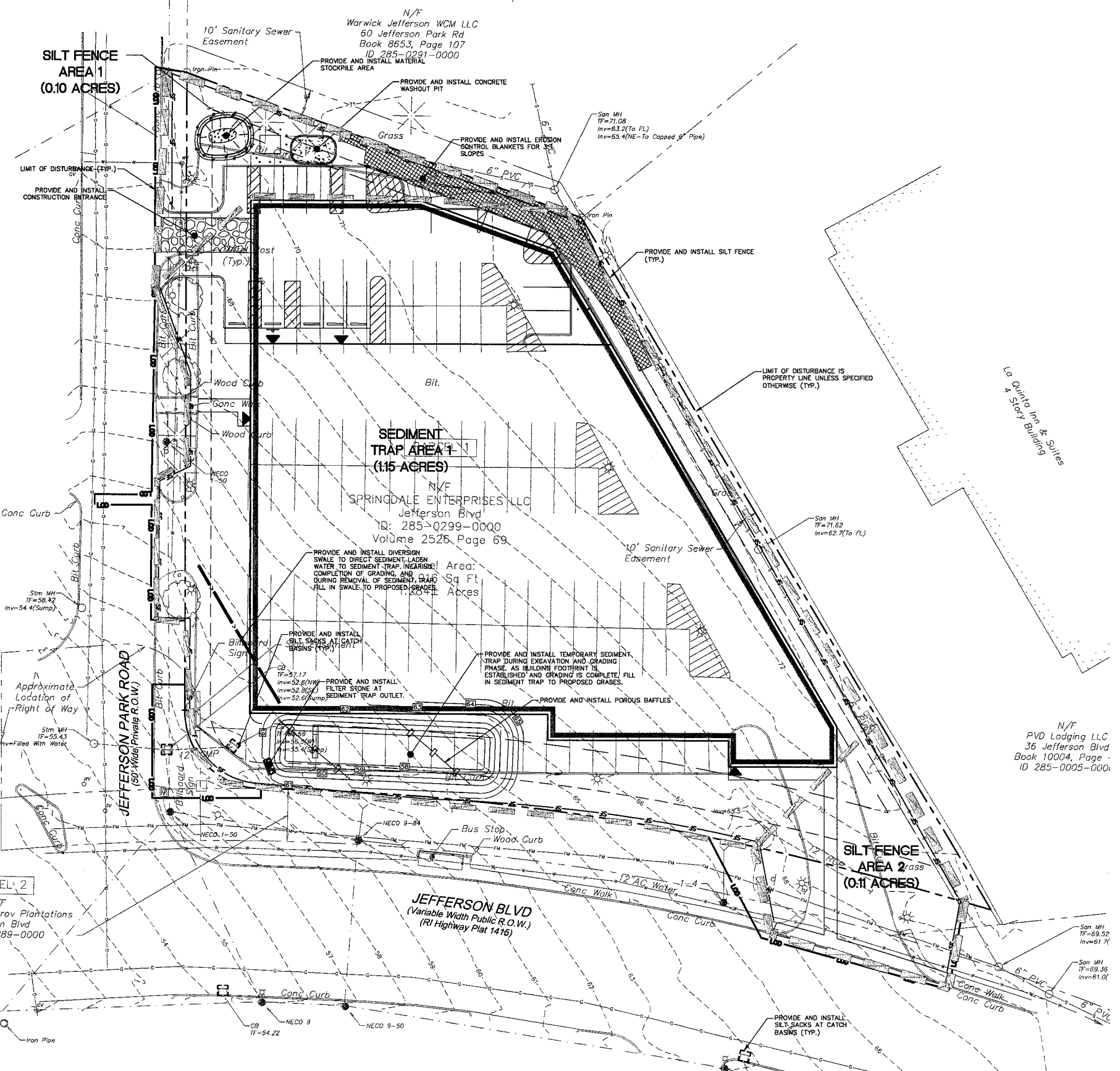
REV#	DATE	DESC.

Designed	R.M.D.
Drawn	R.M.D.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2102362
Date	03/24/2023
CAD File:	SU210236201

Title
SITE UTILITIES PLAN

Sheet No.
SU-1

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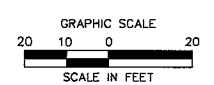
EROSION CONTROL LEGEND:

CONTROL MEASURE	ILLUSTRATION
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	---
SILT SACKS/STRAW BALES AT CATCH BASIN OR INLET	[Symbol]
SILT FENCE	[Symbol]
DIVERSION SWALE	[Symbol]
POROUS BAFFLES	[Symbol]
CONSTRUCTION ENTRANCE	[Symbol]
EROSION CONTROL BLANKET	[Symbol]
STOCKPILE AREA WITH DOUBLE ROW OF SILT FENCE	[Symbol]
CONCRETE WASHOUT PIT	[Symbol]
SILT FENCE/SED TRAP AREA	[Symbol]

SOIL TYPE

UD UDOTMENTS - HYDROLOGIC SOIL TYPE A

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860-338-1466
(203) 650-2615 Fax



WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

REVISED	DATE	BY	DESC.

Designed: R.M.D.
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**SEDIMENT AND
EROSION
CONTROL PLAN**

Sheet No. **EC-1**

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS TO BE DETERMINED WITH COMPLETION ANTICIPATED 2023. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE CITY OF WARWICK AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- 1. CONTACT THE CITY OF WARWICK AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CITY OF WARWICK PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE. DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS, STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. BUILDING AND SITE DEMOLITION AND REMOVAL, PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK, INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPILL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE CITY OF WARWICK AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF WARWICK IN WRITING OF ALL RECEIVING SPILL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION, BEGIN BUILDING SUPERSTRUCTURE.
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES, COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. PAVING OF PARKING AREAS AND DRIVEWAYS.
22. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
23. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15, 2023 - JUNE 15, 2023 OR AUGUST 15, 2023 - OCTOBER 15, 2023 ADJUST DATES BASED ON LOCATION OF PROJECT USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
24. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
25. INSTALL SIGNING AND PAVEMENT MARKINGS.
26. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
27. UPON DIRECTION OF THE CITY OF WARWICK, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

- 1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

- 1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

- 1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASIN OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

- 1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

- 1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.

- 2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.

AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE CITY OF WARWICK.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UP HILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
D. BACKFILL THE TRENCH AND COMPACT.
II. HAY BALES/STRAW BALES
A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
B. BALES SHALL BE ENTRENCHED AND BACKFILLED, A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

- I. SILTATION FENCE
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL, ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.
II. HAY BALES/STRAW BALES
A. ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.
III. SEDIMENT BASINS/SEDIMENT TRAPS
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY THE CITY OF WARWICK, LOCAL AUTHORITIES OR ENGINEER.
B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN

- 1. HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER'S CONSTRUCTION REPRESENTATIVE IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, NOTIFYING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE CITY OF WARWICK OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

- 1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE OWNER'S CONSTRUCTION REPRESENTATIVE IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, NOTIFYING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH CITY OF WARWICK TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE CITY OF WARWICK FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND
B) THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION
C) TURBIDITY TESTING AS REQUIRED BY THE GENERAL PERMIT (NPDES).
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF WARWICK. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, THE CITY OF WARWICK, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE GRIP LINE OR AS SHOWN WITH SNOW FENCE,

ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA. FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.

- 10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. COMPLY WITH REQUIREMENTS OF THE RHODE ISLAND STORM WATER DESIGN AND INSTALLATION STANDARDS MANUAL, AND RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECORD KEEPING AND INSPECTION REQUIREMENTS.
15. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE, MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
17. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
18. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
19. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
20. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENGATE ENVIROFENCE, PRODEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENGATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
21. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
22. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
23. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASIN OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
24. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
25. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
26. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SLUPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
27. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
28. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
29. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
30. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
31. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAY ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
32. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
33. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

Architecture Engineering Environmental Land Surveying
SUZANNE M. KING
REGISTERED PROFESSIONAL ENGINEER
CIVIL

WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

Table with columns: REVISED, No., Date, Title. Includes revision log for EC210226201 and project details for SEDIMENT AND EROSION CONTROL NOTES.

EC-2

4/17/2023 10:20:58 AM C:\WORKSPACE\G:\BID\2023\23062\WARWICK SELF STORAGE\DWG\EC210226201.DWG (2) - PLAN

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

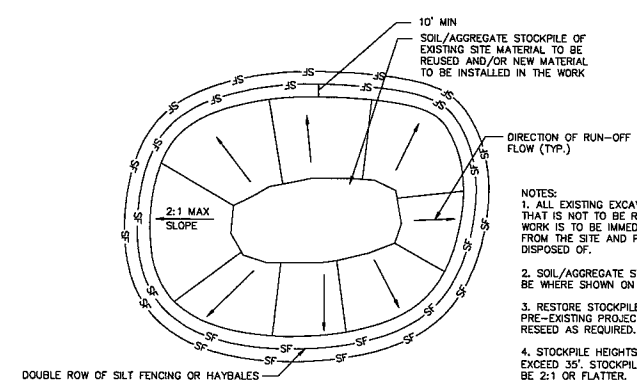
REV.	NO.	DATE	DESC.

Designed: R.M.D.
Drawn: R.M.D.
Reviewed: S.M.K.
Scale: NONE
Project No: 2102342
Date: 03/24/2023
CAD File: EC210234201

Sheet No.

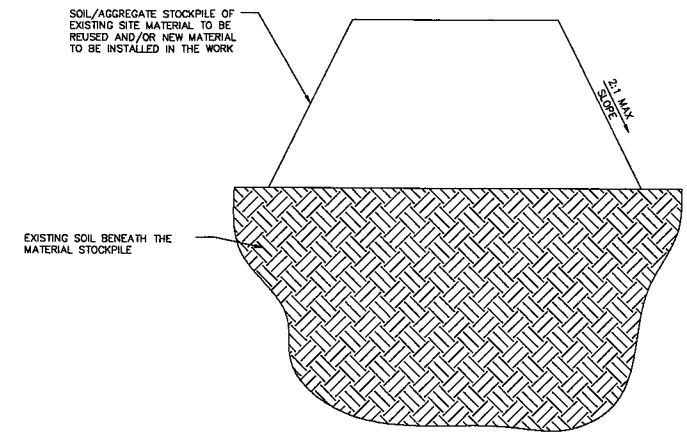
SEDIMENT AND EROSION CONTROL DETAILS

EC-3

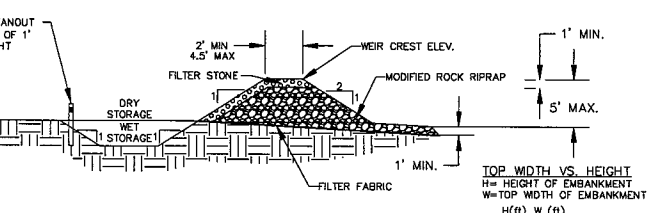


- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL
N.T.S.



EXISTING SOIL BENEATH THE MATERIAL STOCKPILE



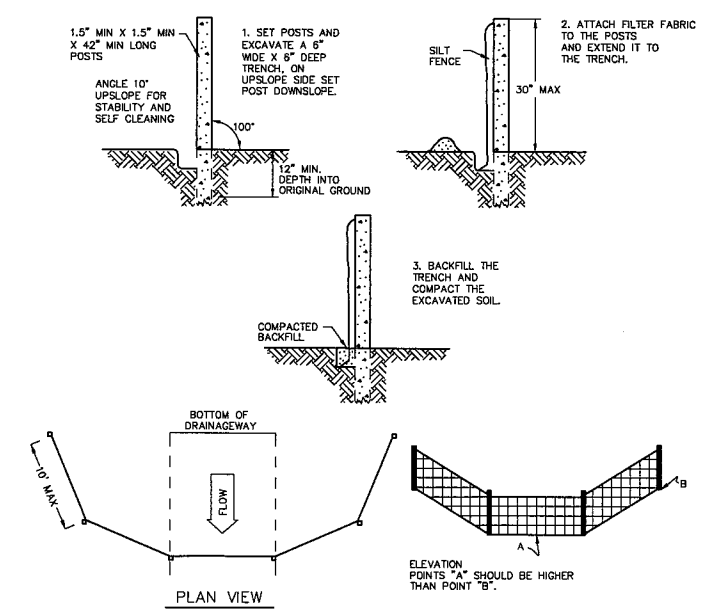
ELEVATION MARK FOR CLEANOUT MAX SEDIMENT ELEVATION OF 1' BELOW TOP OF WEIR HEIGHT

- NOTE:
1. ALL DETAIL INFORMATION SHOULD BE USED AS A GUIDELINE. ALL TEMPORARY SEDIMENT TRAPS MUST CONFORM TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (REVISED 2014, UPDATED 2016).

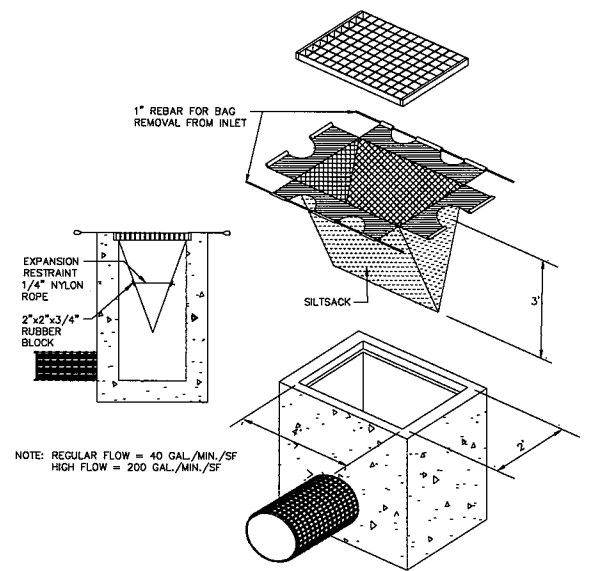
H (ft.)	W (ft.)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

TEMPORARY SEDIMENT TRAP
N.T.S.

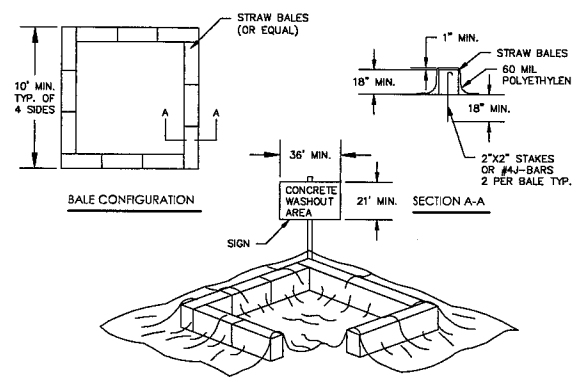
TEMPORARY SEDIMENT TRAP DESIGN DATA	
SEDIMENT TRAP NUMBER	1
DRAINAGE AREA (SF)	49,970
DRAINAGE AREA (AC)	1.15
INITIAL STORAGE VOLUME REQUIRED (CUBIC FEET)	4,161
TOTAL STORAGE VOLUME PROVIDED (CUBIC FEET)	4,487
SURFACE AREA PROVIDED (SQ. FT.)	2,093
WET STORAGE VOLUME PROVIDED (CUBIC FEET)	2,601
DRY STORAGE VOLUME PROVIDED (CUBIC FEET)	1,886
SEDIMENT TRAP TOP ELEVATION	61
SEDIMENT TRAP BOTTOM ELEVATION	58
SURFACE AREA AT THE TOP OF OUTLET (SQ. FT.)	2093
DEPTH FROM SURFACE AREA AT TOP OF OUTLET (FT.)	1
WET STORAGE - SURFACE AREA (SQ. FT.)	1678
DEPTH FROM BOTTOM OUTLET BOTTOM OF BASIN (FT.)	2
WET STORAGE - BOTTOM AREA (SQ. FT.)	923



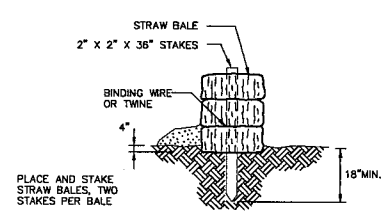
SILT FENCE BARRIER
N.T.S.



SILTSACK DETAIL
N.T.S.

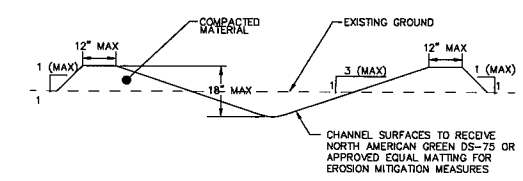


CONCRETE WASHOUT DETAIL
N.T.S.

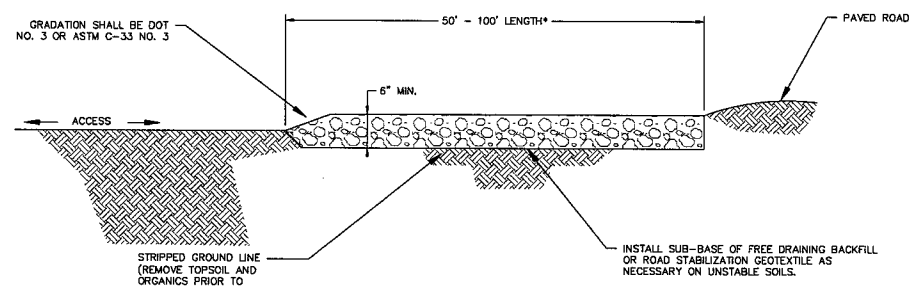


STRAW BALE DETAIL
N.T.S.

STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS
SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.
ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.



NON-ENGINEERED TEMPORARY DIVERSION SWALE
N.T.S.



TYPICAL CONSTRUCTION ENTRANCE

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

4:120033 BOC-NAME: C:\PROJECTS\2102342\DWG\EC3.DWG, EC3.DWG

ZONING INFORMATION

LOCATION: WARWICK, RHODE ISLAND				
ZONE: G (GENERAL INDUSTRIAL DISTRICT)				
USE: MINISTORAGE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	LANDSCAPED BUFFER (FRONTAGE)	TEN (10) FOOT WIDE LANDSCAPED BORDER	MIN. 15 FEET	NO
4	SCREENING (TRASH RECEPTACLES, DUMPSTERS AND ELECTRICAL BOXES)	SCREENED ON ALL SIDES BY A FENCE AND A TIGHT EVERGREEN HEDGE	COMPLIES	NO
5	PLANT REQUIREMENTS	ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER 35 LINEAR FEET OF LANDSCAPING JEFFERSON PARK ROAD REQUIRED 7 TREES JEFFERSON BLVD REQUIRED 9 TREES	JEFFERSON PARK ROAD = 6 EXISTING TREES TO REMAIN AND 1 (ONE) PROPOSED JEFFERSON BLVD = 9 (NINE) TREES PROPOSED	NO
6	PLANT SIZE REQUIREMENTS	SHADE TREES = MIN. 2.5" CAL. AND 12-14 FEET IN HEIGHT EVERGREEN TREES = MIN. 5' HEIGHT SHRUBS = MIN. 36" HEIGHT OR 3-GALLON	COMPLIES	NO
7	PARKING LOT BUFFER (ALONG STREET FRONTAGE)	TEN (10) FOOT MINIMUM LANDSCAPED SETBACK AREA	15 FEET	NO
8	INTERIOR PARKING LOT LANDSCAPING	MIN. 5% LANDSCAPE AREA	5%	NO

LANDSCAPE PLANT SCHEDULE

LARGE TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	1	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2.5"-3" CAL.	MIN. 7' BRANCH HT.
TC	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE-LEAF LINDEN	B&B	2.5"-3" CAL.	MIN. 7' BRANCH HT.




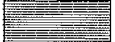
SHRUBS

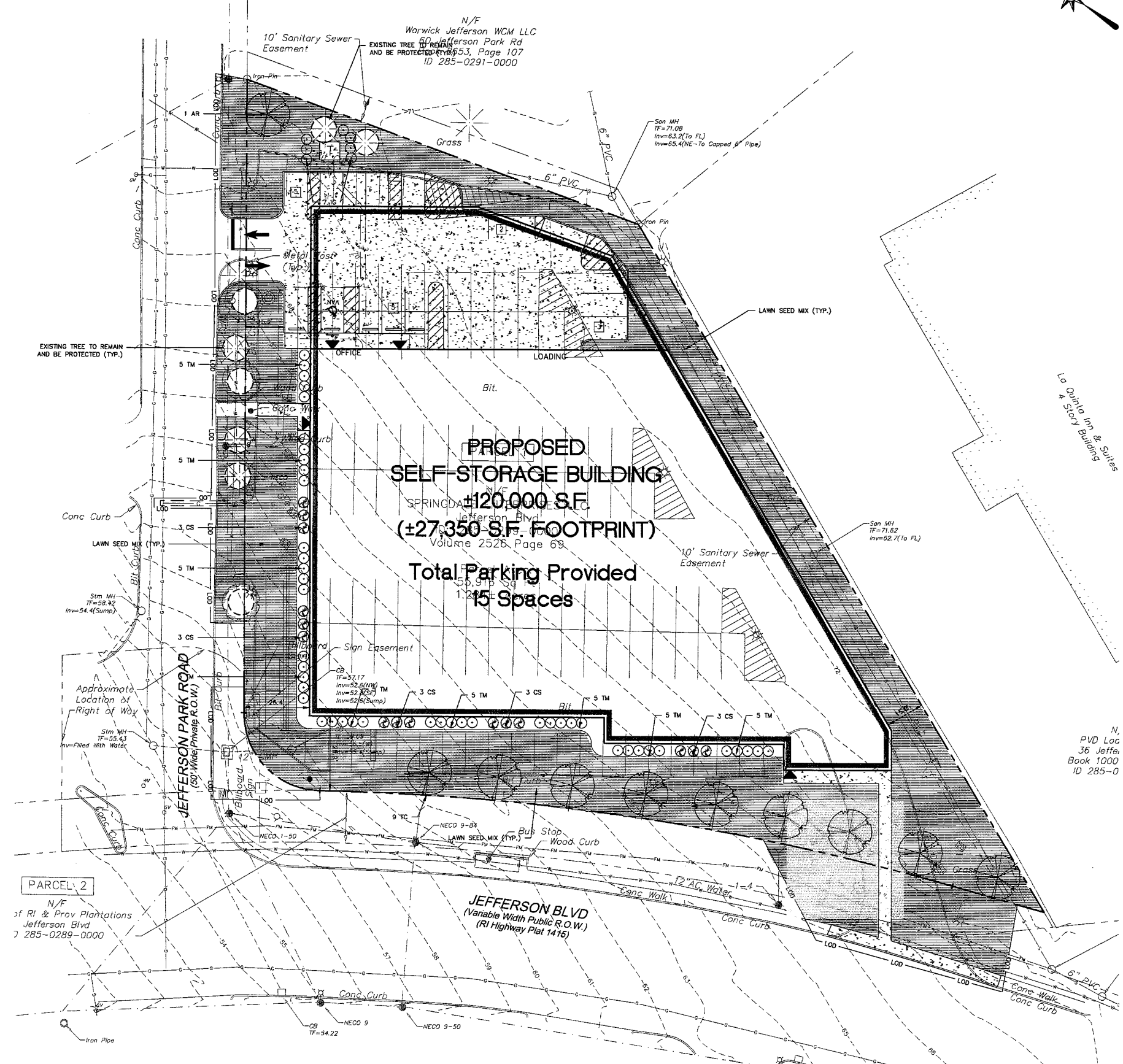
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
CS	15	CORNUS ALBA 'BAHALO'	IVORY HALO DOGWOOD	CONT.	30"-36" HT.	5' O.C. SPACING
IG	7	ILEX GLABRA	INKBERRY	CONT.	30"-36" HT.	4' O.C. SPACING
TM	45	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	CONT.	30"-36" HT.	5' O.C. SPACING

NOTES:

- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
- 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

LEGEND

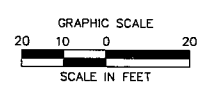
-  EXISTING TREE TO REMAIN AND BE PROTECTED
-  PROVIDE AND INSTALL CANOPY TREE
-  PROVIDE AND INSTALL SHRUB
-  PROVIDE AND INSTALL LAWN SEED MIX



PROPOSED SELF-STORAGE BUILDING
 ±120,000 S.F.
 (±27,350 S.F. FOOTPRINT)
 Total Parking Provided
 15 Spaces

PARCEL 2
 N/F of RI & Prov Plantations
 Jefferson Blvd
 285-0289-0000

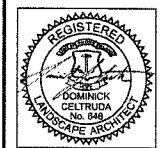
JEFFERSON BLVD
 (Variable Width Public R.O.W.)
 (RI Highway Plat 1415)



SEE SHEET LL-2 FOR
 LANDSCAPE NOTES AND DETAILS



355 Research Parkway
 Mendon, CT 06450
 (203) 330-1466
 (203) 330-5615 Fax



WARWICK SELF STORAGE FACILITY
 JEFFERSON PARK ROAD
 WARWICK, RHODE ISLAND

N,
 PVD Loc
 36 Jaffe
 Book 1000
 ID 285-0

REV.	No.	Date	Desc.

Designed: J.C.W.
 Drawn: N.Y.
 Reviewed: D.J.C.
 Scale: 1"=20'
 Project No.: 2102342
 Date: 03/24/2023
 CAD File: LL2102342.dwg

LANDSCAPE PLAN

Sheet No.

LL-1

LANDSCAPE NOTES

- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE, MAINTENANCE RESPONSIBILITIES INCLUDE CULтивATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW BY OWNER OR LANDSCAPE ARCHITECT.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
- ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
- IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
- LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
- PLANTING SOIL:
 - DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDING AREAS.
 - TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.
 - CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:
 - A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL, EARTH CLODS, STONES, ROCKS, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
 - B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT:

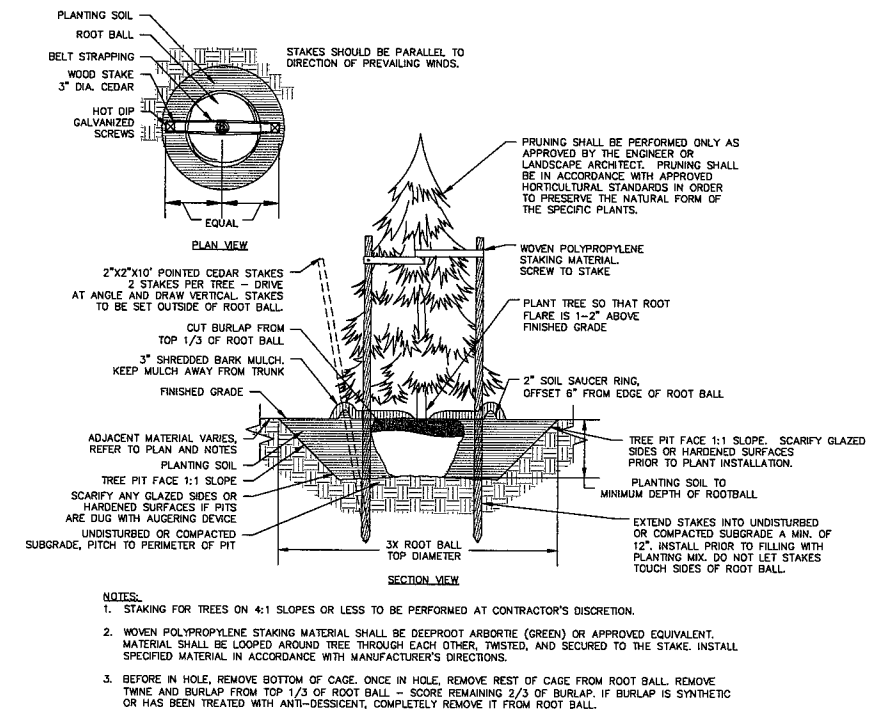
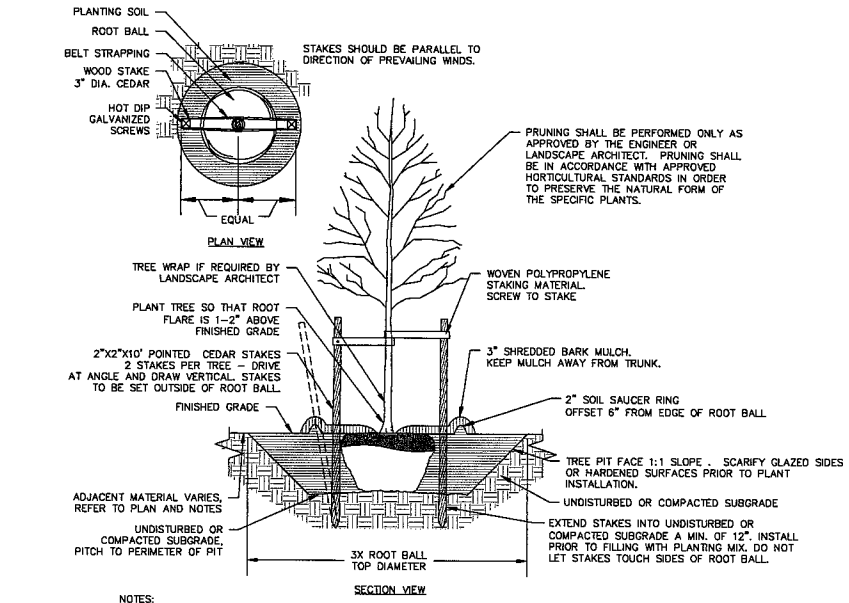
ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS.
	4% - 8% FOR TREE AND SHRUB PLANTERS.
	8% - 16% FOR RETENTION OR DETENTION BASINS.
	(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
PH	6.0 - 7.3
 - C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
 - D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS./SQ.IN.
 - E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. HERBICIDE APPLICATION MUST BE LICENSED IN THE STATE OF RHODE ISLAND, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
 - F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
 - LOAM
 - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
 - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
 - G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
 - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
 - H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.
- PLANTING AMENDMENTS:
 - APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.
- PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSSES SHALL NOT BRANCH BELOW 7 FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.
- INSPECTION AND REVIEW:
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS.
 - PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.
- PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

EVERGREEN TREES AND SHRUBS	SPRING	FALL
DECIDUOUS TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
SEED MIXES	APRIL 1 TO JUNE 15	SEPTEMBER 15 TO NOVEMBER 15

 PER MANUFACTURER'S RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES
- SEEDING MIXTURES: REFER TO SEED MIX NOTES.
- ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
- UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEED MIX.

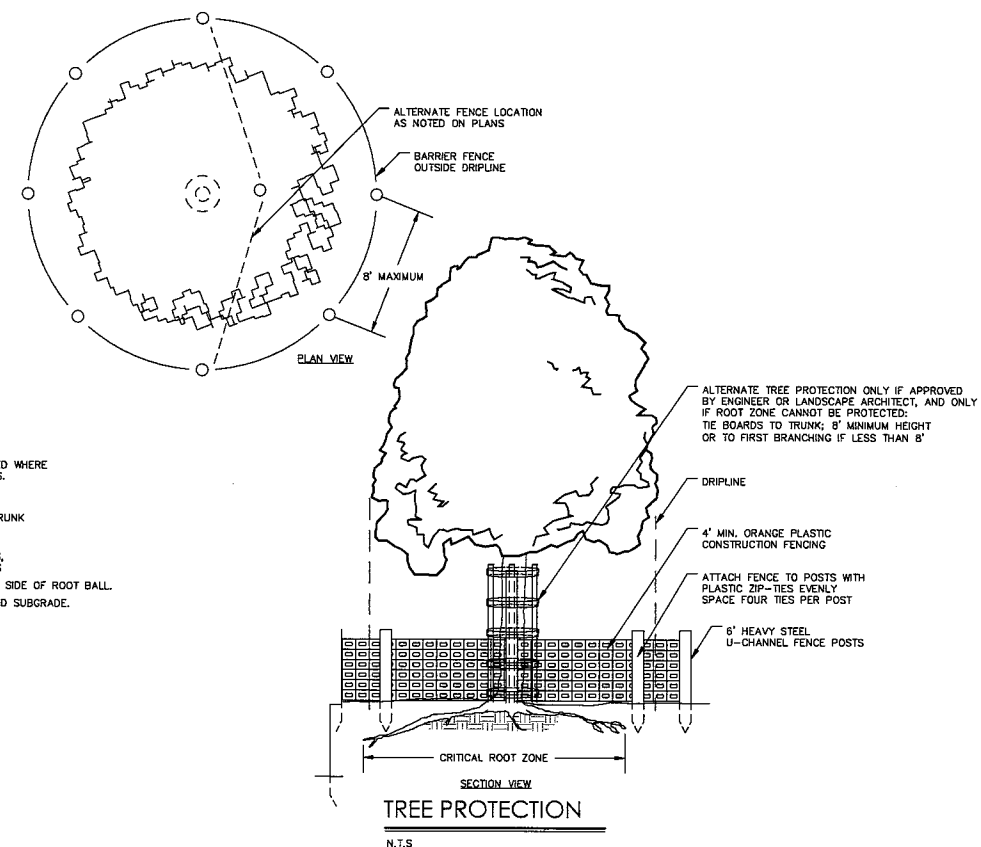
SEED MIX NOTES

- A. LAWN SEEDING MIX:
- 15% PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 - 25% FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
 - 60% KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
- SEEDING RATE: 5 LBS./1,000 S.F.
 SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



DECIDUOUS TREE PLANTING

N.T.S.



SHRUB PLANTING

N.T.S.

TREE PROTECTION

N.T.S.

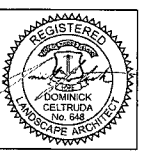
EVERGREEN TREE PLANTING

N.T.S.

Architecture
Engineering
Environmental
Land Surveying

DF Companies

355 Research Parkway
Meriden, CT 06450
(203) 633-1436
(203) 633-6155 Fax



WARWICK SELF STORAGE FACILITY
 JEFFERSON PARK ROAD
 WARWICK, RHODE ISLAND

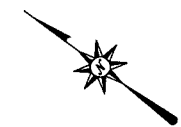
REVISED: No. _____ Date _____

Designed: J.C.W.
 Drawn: N.Y.
 Reviewed: D.J.C.
 Scale: NONE
 Project No: 210262
 Date: 03/24/2023

CAD File: LL210236201

Title: **LANDSCAPE NOTES AND DETAILS**

Sheet No. **LL-2**



REVIEWS

No.	Date	Desc.

Designed: J.S.D.
Drawn: J.S.D.
Reviewed: S.M.K.
Scale: 1"=20'
Project No.: 2102362
Date: 03/24/2023
CAD File: LP210236201
Title: **LIGHTING PLAN**
Sheet No.

LIGHTING NOTES

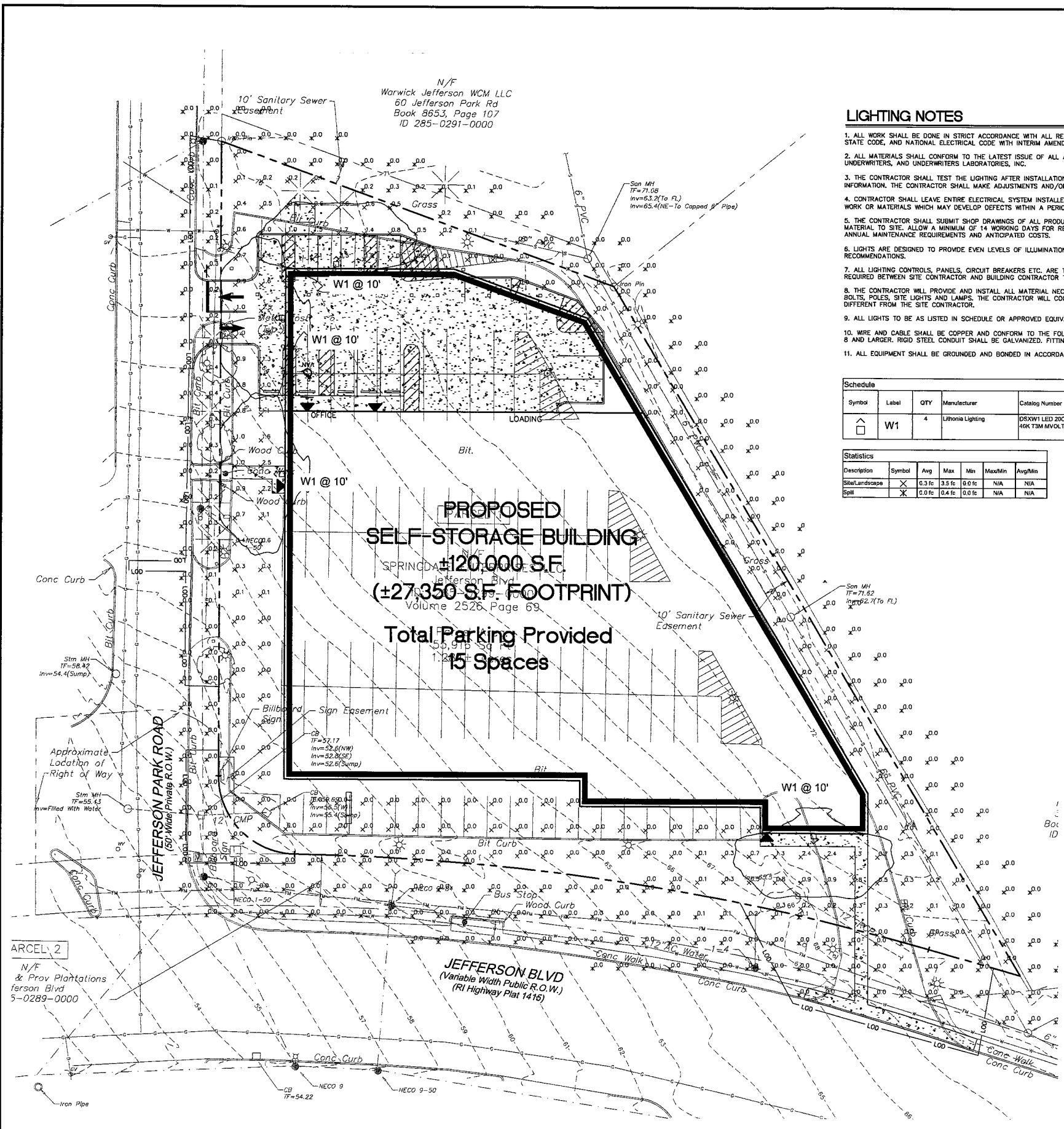
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEL, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS, AND UNDERWRITERS LABORATORIES, INC.
3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER, AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.
4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.
6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.
7. ALL LIGHTING CONTROLS, PANELS, CIRCUIT BREAKERS ETC. ARE TO BE PROVIDED UNDER A SEPARATE CONTRACT BY BUILDING CONTRACTOR. CAREFUL COORDINATION IS REQUIRED BETWEEN SITE CONTRACTOR AND BUILDING CONTRACTOR TO PROVIDE A COMPLETE INSTALLATION FOR SITE LIGHTING.
8. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES, SITE LIGHTS AND LAMPS. THE CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM THE SITE CONTRACTOR.
9. ALL LIGHTS TO BE AS LISTED IN SCHEDULE OR APPROVED EQUIVALENT. ILLUMINATION ANALYSIS MODELED USING LIGHTING FIXTURES LISTED IN SCHEDULE.
10. WIRE AND CABLE SHALL BE COPPER AND CONFORM TO THE FOLLOWING NEC TYPE THHN/THWN SOLID FOR NO. 12 AND NO. 10, NEC TYPE THHN/THWN STRANDED FOR NO. 8 AND LARGER. RIGID STEEL CONDUIT SHALL BE GALVANIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.
11. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.

Schedule

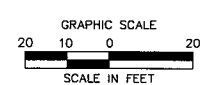
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
W1	W1	4	Lithonia Lighting	DSXW1 LED 200 350 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.	LED	1	2965	0.9	23.3

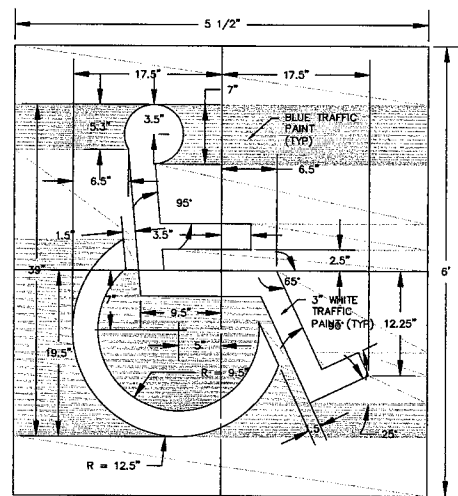
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site/Landscape	X	0.3 fc	3.5 fc	0.0 fc	N/A	N/A
Spill	X	0.0 fc	0.4 fc	0.0 fc	N/A	N/A



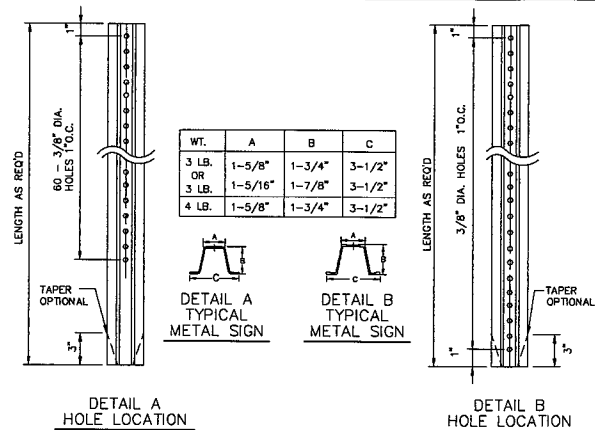
**NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY**





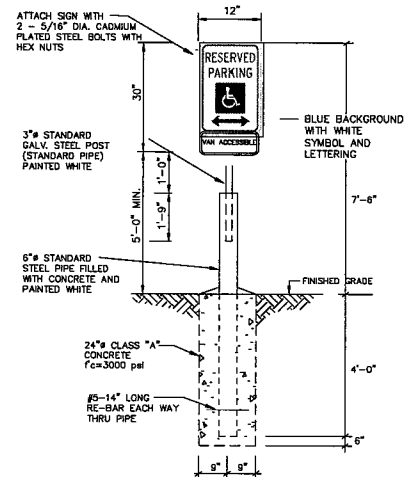
HANDICAP SYMBOL

N.T.S.



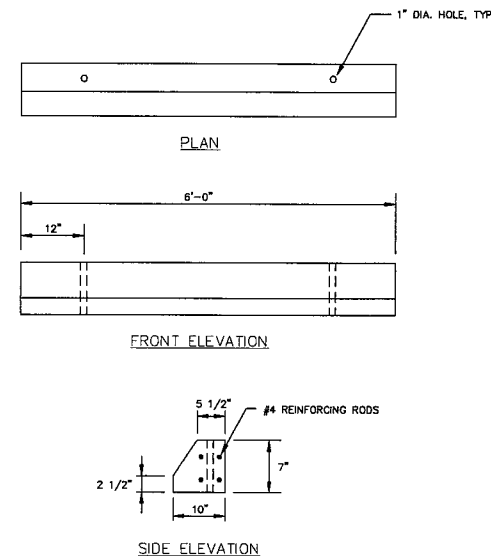
TYPICAL METAL SIGN POSTS

N.T.S.



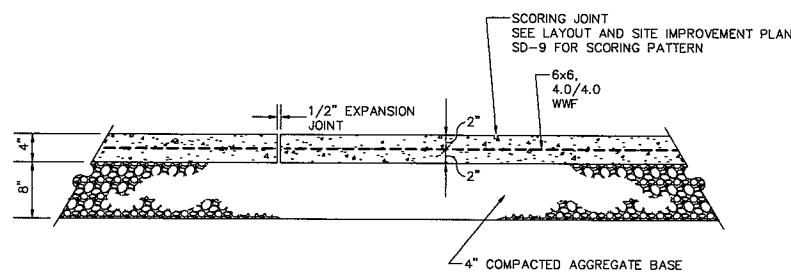
HANDICAP SIGN BOLLARD DETAIL

N.T.S.



PRECAST CONCRETE WHEEL STOP

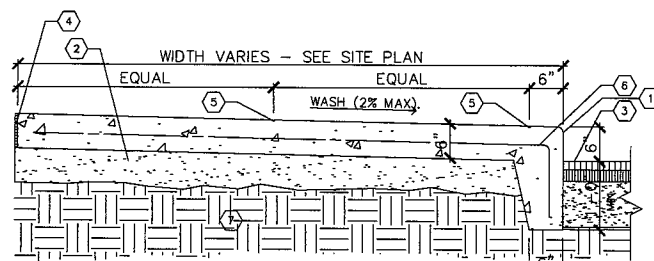
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SECTION A-A

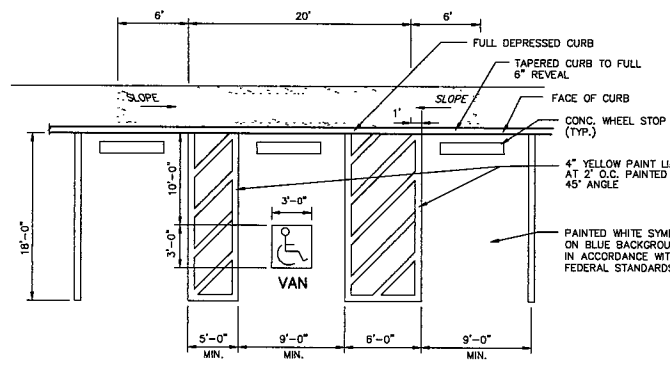
CONCRETE SIDEWALK PAVEMENT

1"=1'-0"



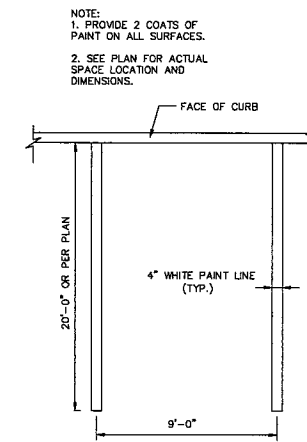
MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL (AT BUILDING)

N.T.S.



ACCESSIBLE PARKING SPACE AND RAMP DETAIL

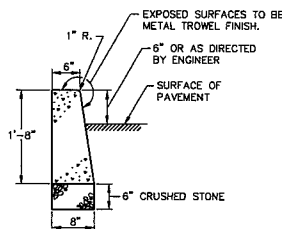
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TYPICAL PARKING SPACE DETAIL

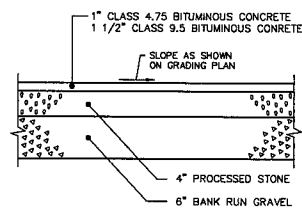
N.T.S.

- NOTES:
- CONSTRUCTION JOINTS SHALL BE SPACED APPROXIMATELY EVERY 10 FEET BUT NOT LESS THAN 6 FEET. 1/4" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE INSTALLED EVERY OTHER JOINT.
 - FORMWORK SHALL REMAIN IN PLACE FOR 24 HOURS FOLLOWING CONCRETE POURING.



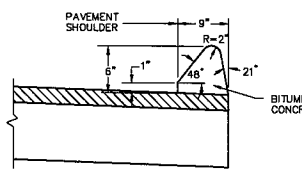
CONCRETE CURB DETAIL

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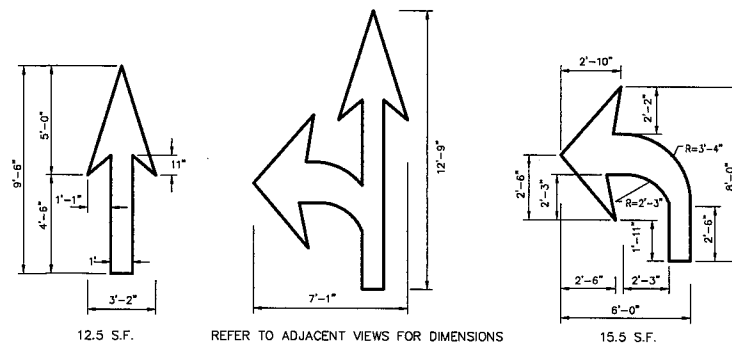
BITUMINOUS CONCRETE PAVEMENT

N.T.S.



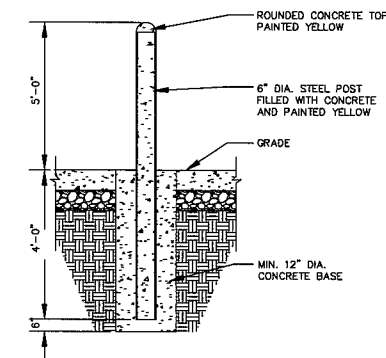
BITUMINOUS CONCRETE CURB

N.T.S.



PAVEMENT ARROW DETAILS

N.T.S.



PROTECTIVE POST (BOLLARD) DETAIL

N.T.S.

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

Architecture
Engineering
Environmental
Land Surveying

B Corporation

355 Research Parkway
Merriden, CT 06450
(203) 430-1466
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SUZANNE M. KING

REGISTERED
PROFESSIONAL ENGINEER
C.T.E.

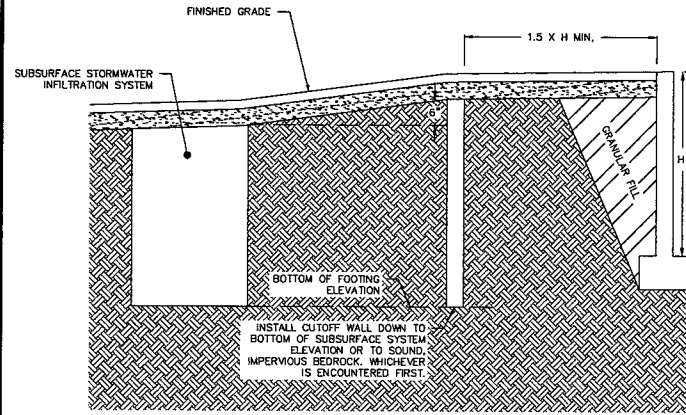
WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

Disc: _____
REVISED: _____
No. _____
Date _____
Designed: R.M.D.
Drawn: R.M.D.
Reviewed: S.M.K.
Scale: N/A
Project No: 2102362
Date: 03/24/2023
CAD File: DN210236201

DETAIL SHEET

Sheet No.

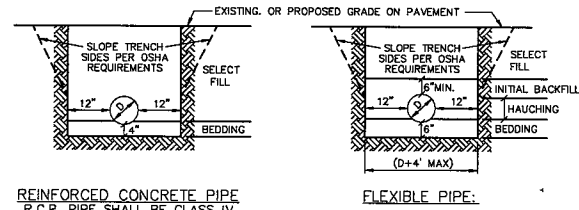
DN-1



- NOTES:
- CUTOFF WALL SHALL BE 12" THICK 1000 PSI IMPERVIOUS CONCRETE, OR 18" THICK RELATIVELY IMPERVIOUS COMPACTED SILT/CLAY.

CUT OFF WALL

N.T.S.



REINFORCED CONCRETE PIPE

R.C.P. PIPE SHALL BE CLASS IV

- BEDDING SHALL BE COMPACTED CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- SELECT FILL SHALL BE SELECT MATERIAL FREE OF LARGE ROCKS (3") AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

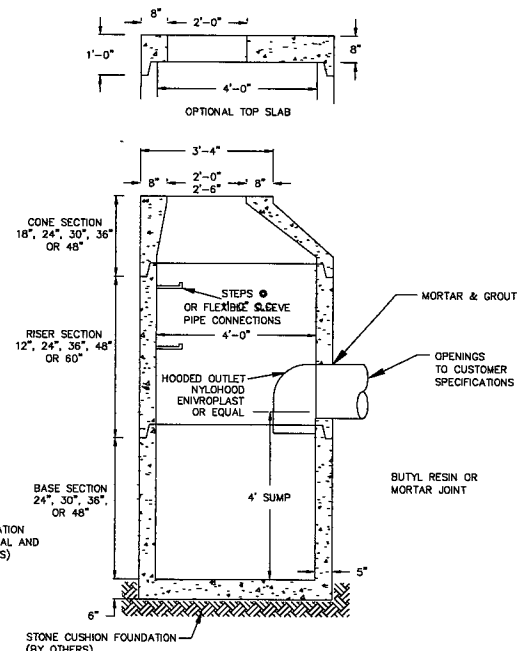
FLEXIBLE PIPE:

- BEDDING SHALL BE COMPACTED CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- HAUNCHING AND INITIAL BACKFILL MATERIAL SHALL BE COMPACTED MATERIAL SHALL BE CLASS I OR II (REF. ASTM D2321) GRANULAR TO 95% STANDARD PROCTOR.
- SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RCP.

TRENCH AND BEDDING DETAILS

N.T.S.

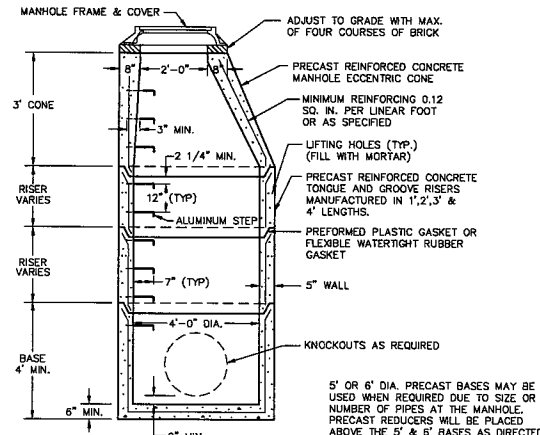
ZDD-043



TYPICAL 48" DIA. CATCH BASIN

N.T.S.

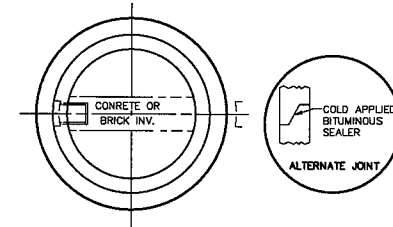
- NOTES:
- GENERAL SPECIFICATIONS: A.S.T.M. C-478.
 - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - BUTYL RESIN JOINT TO CONFORM TO ASTM C990.
 - REINFORCED STEEL CONFORMS TO ASTM A639 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - DESIGN LOADING PER AASHTO HS-20, 1 TO 5 FEET OF COVER.



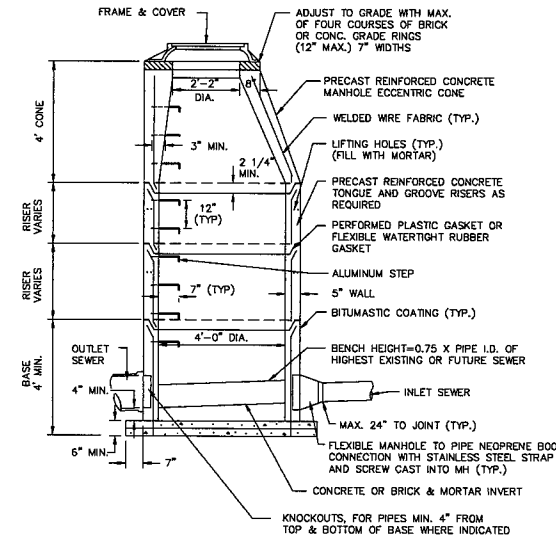
PRECAST STORM MANHOLE DETAIL

N.T.S.

ZDD-049

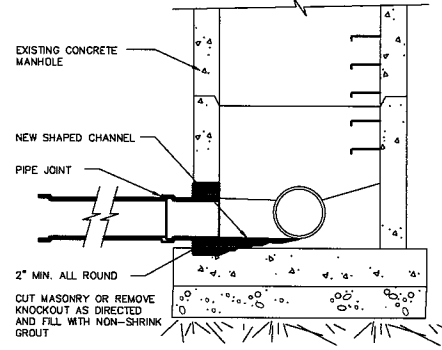


- NOTES:
- 5" OR 6" DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" & 6" BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
 - WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.



PRECAST SANITARY MANHOLE

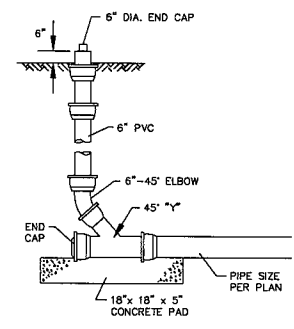
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NEW CONNECTION EXISTING MANHOLE

N.T.S.

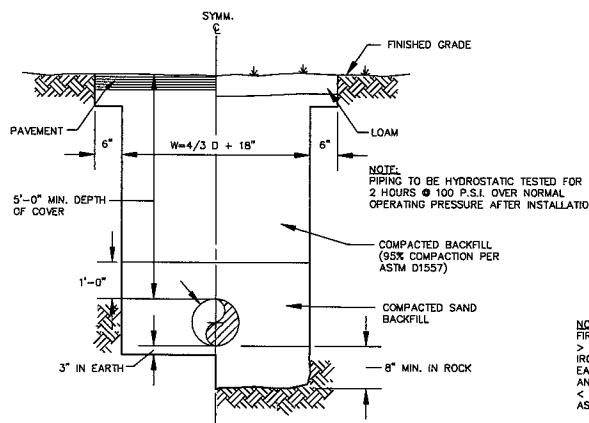
BLSS-013



CLEANOUT DETAIL IN LANDSCAPED AREA

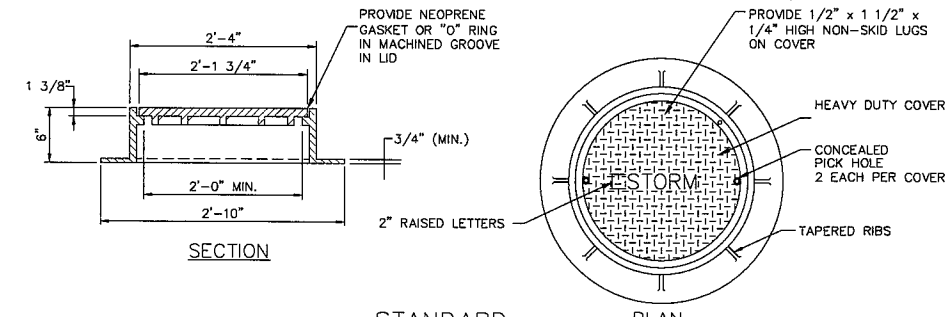
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BLSS-007



TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

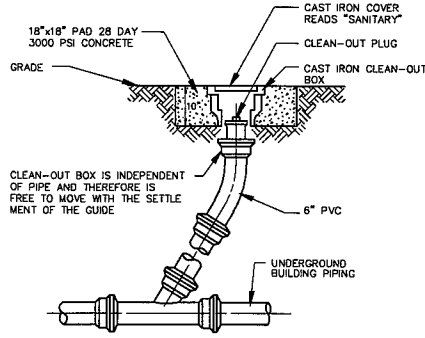
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STANDARD MANHOLE FRAME AND COVER

N.T.S.

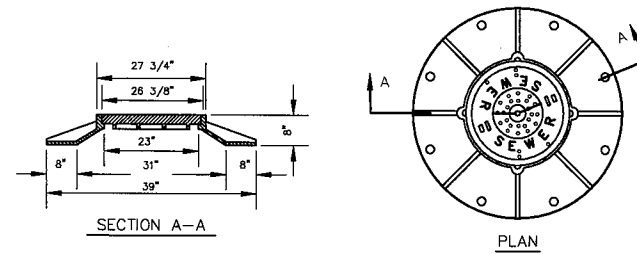
RA_C202_06



CLEANOUT DETAIL IN PAVED AREAS

N.T.S.

BLSS-008



STANDARD MANHOLE FRAME AND COVER

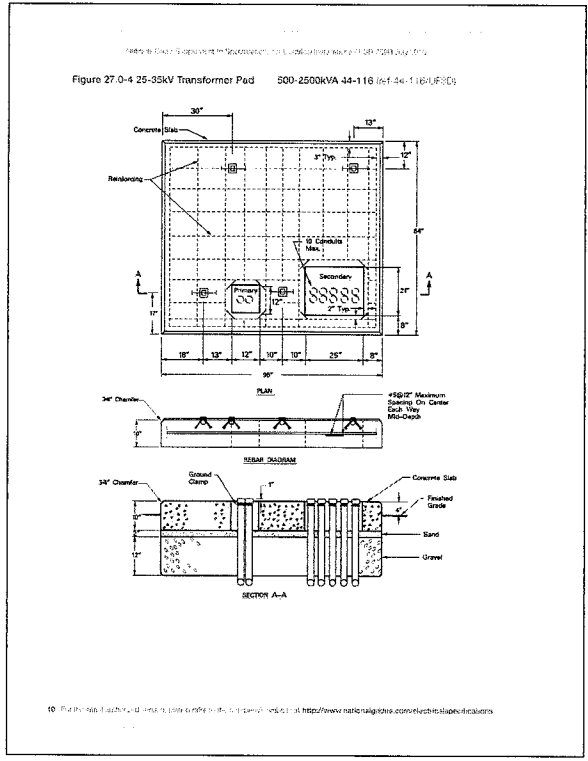
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BLSS-002

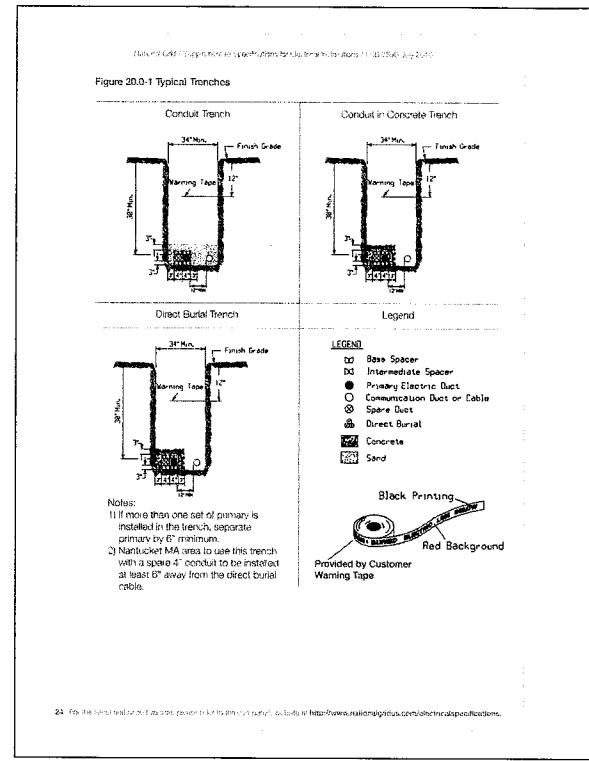
NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

REV.	No.	Date	Disc.
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Drawn	R.M.D.		
Reviewed	R.M.D.		
Scale	N/A		
Project No.	2102342		
Date	03/24/2023		
CAD File:	DN2102342.dwg		
Title	DETAIL SHEET		
Sheet No.	DN-2		

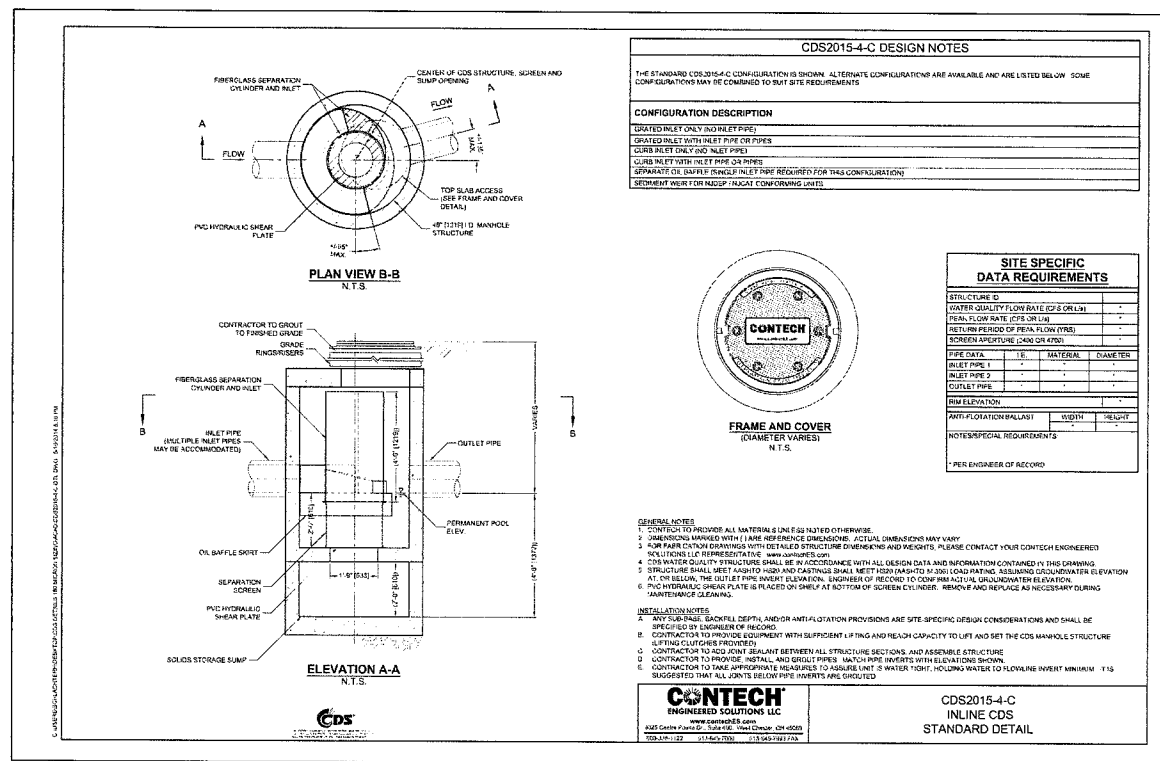
**NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY**



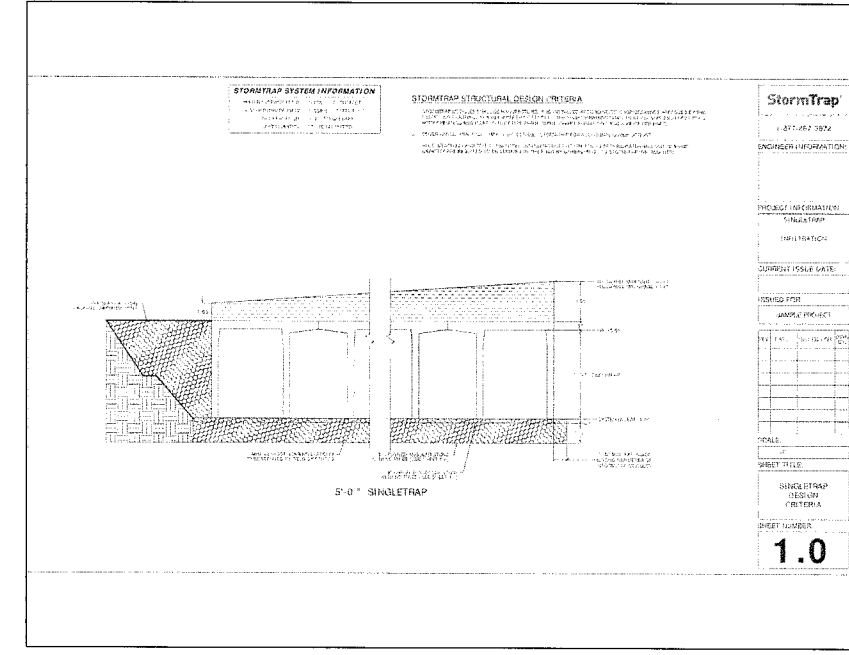
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N.T.S.



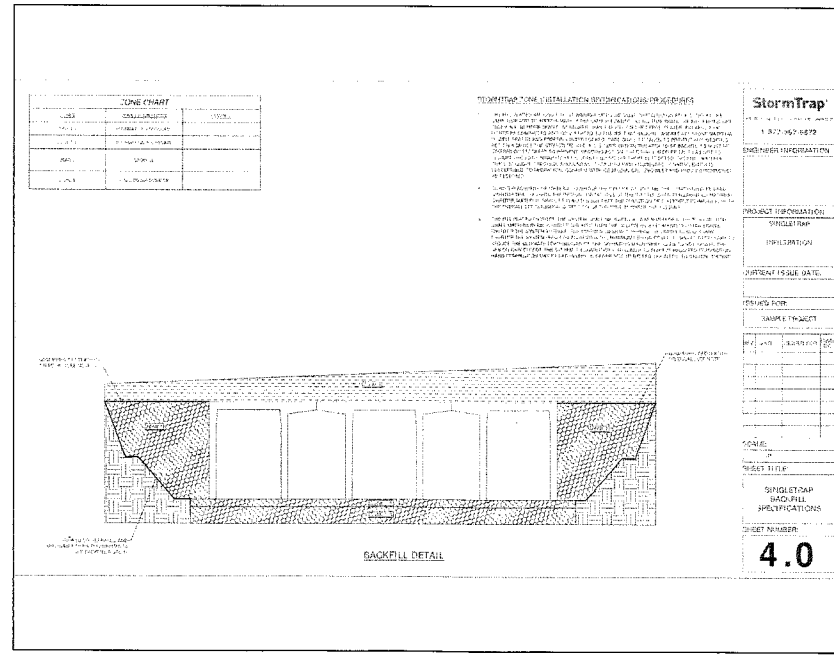
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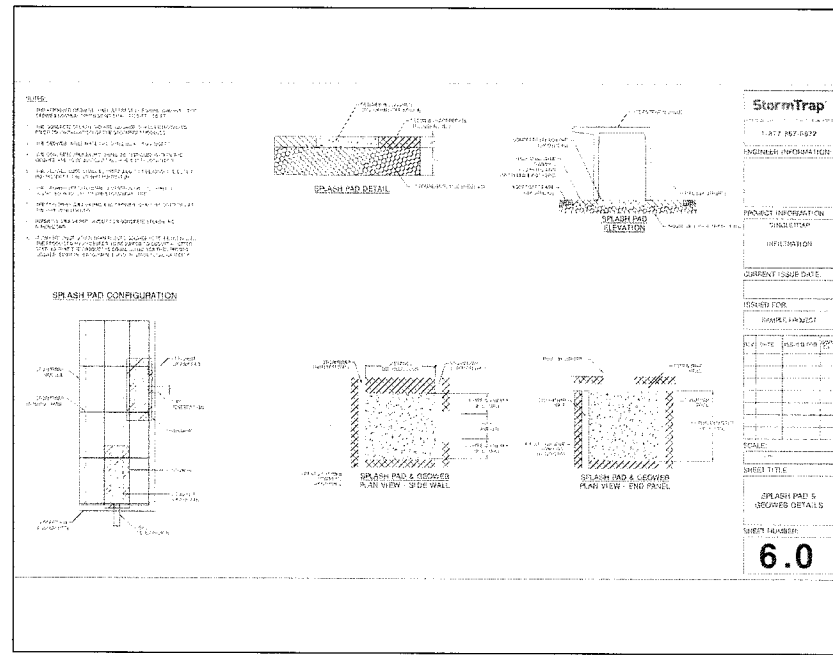
HYDRODYNAMIC SEPARATOR
N.T.S.



STORMTRAP SINGLE TRAP ST1 DETAIL 1
N.T.S.



STORMTRAP SINGLE TRAP ST1 DETAIL 2
N.T.S.



STORMTRAP SINGLE TRAP ST1 DETAIL 3
N.T.S.



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SUZANNE M. KING
REGISTERED PROFESSIONAL ENGINEER
CIVIL

WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, RHODE ISLAND

REVISIONS

No.	Date	Desc.

Designed: R.M.D.
Drawn: R.M.D.
Reviewed: S.M.K.
Scale: N/A
Project No.: 2102362
Date: 03/24/2023

DETAIL SHEET

Shear No. **DN-3**

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LAND DEVELOPMENT PLANS FOR PROPOSED SELF STORAGE FACILITY



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REVISIONS
NO. DATE DESC.

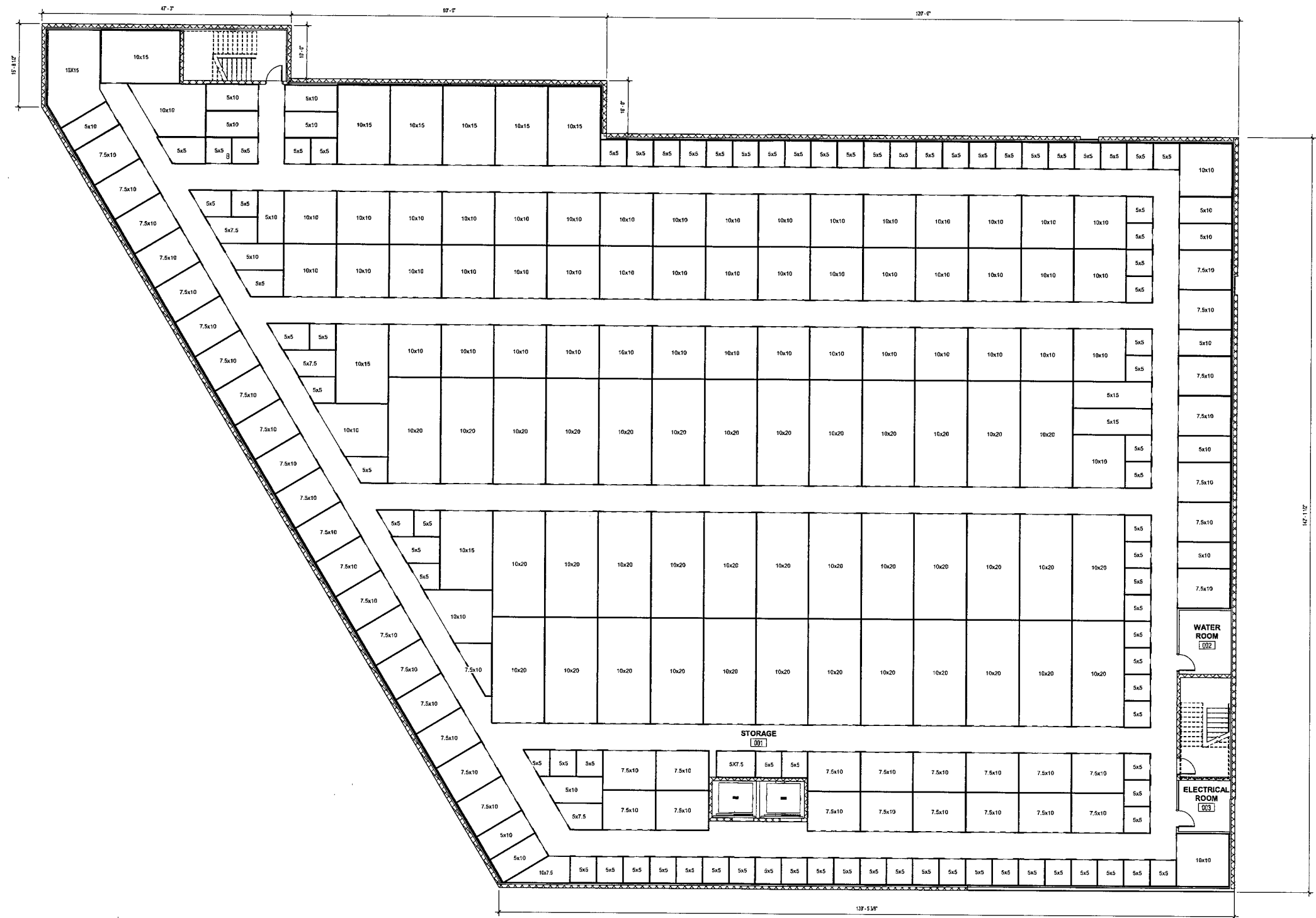
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Drawn: RH
Checked: AG

Scale:
Project No. 2102362
Date: 09/09/2022

Title:
COVER SHEET

Sheet No.

CS



① BASEMENT
1/8" = 1'-0"



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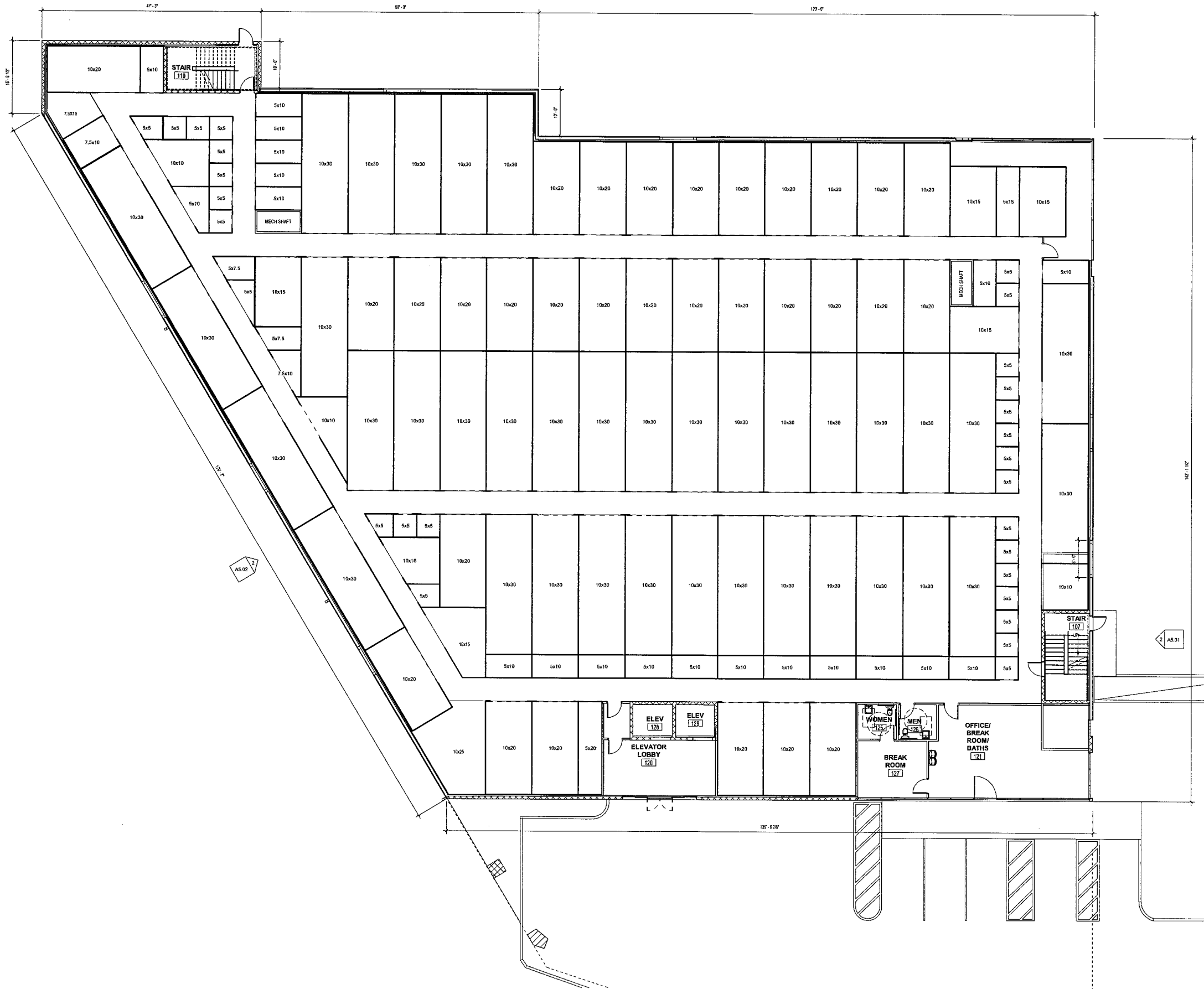
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Drawn: RH
Checked: AG
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Project No.: 2102382
Date: 09/09/2022

Title:
BASEMENT PLAN

Sheet No.

A1.01



1 1ST FLOOR
1/8" = 1'-0"



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REVISIONS
DESC
NO. DATE

Designed: AG
Drawn: RH
Checked: AG

Scale: 1/8" = 1'-0"
Project No. 2102362
Date: 09/09/2022

Title:
FIRST FLOOR PLAN

Sheet No.

A1.02

1/8" = 1'-0"
2ND FLOOR



A1.03

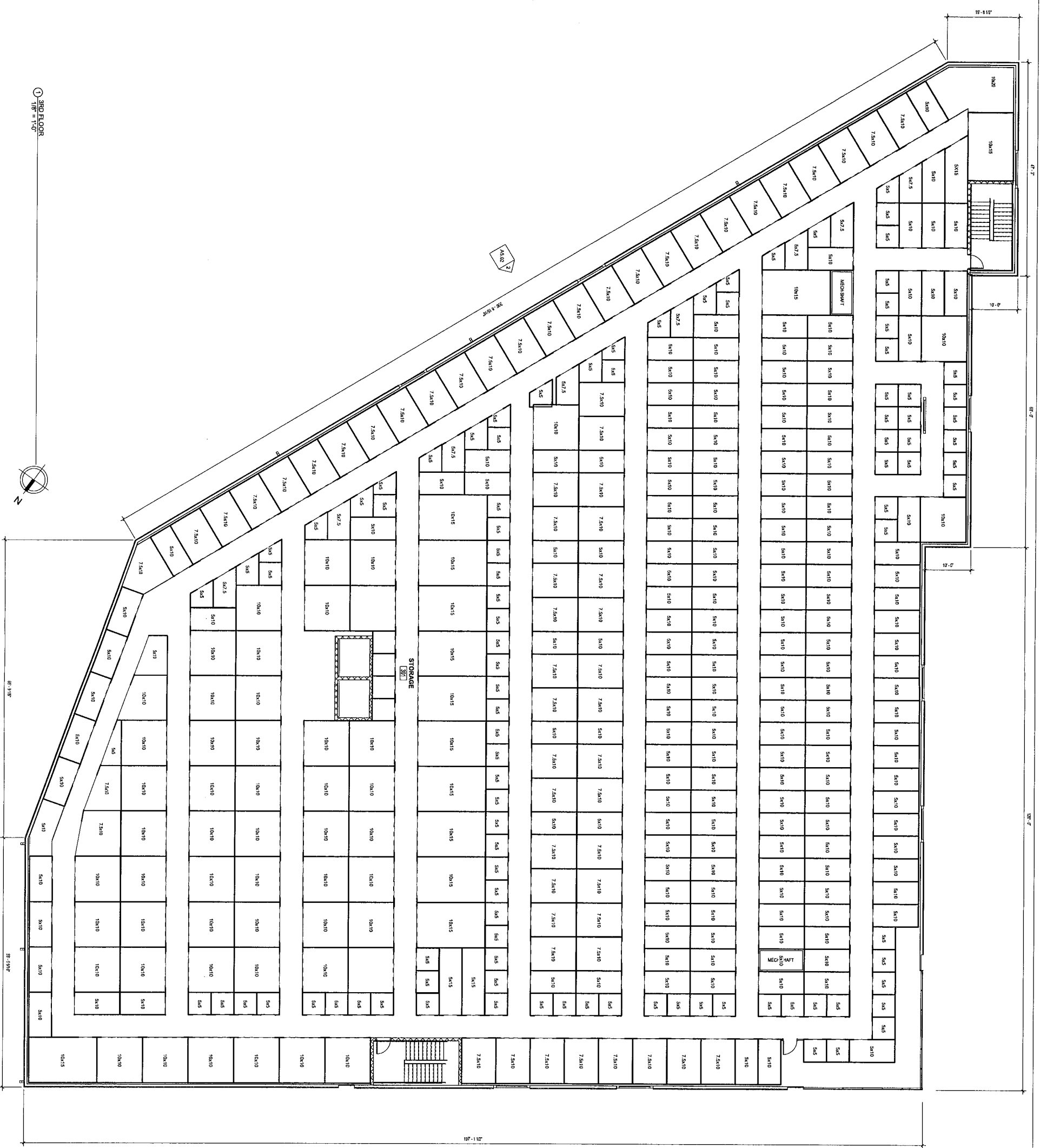
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Title
SECOND FLOOR
PLAN
Date: 09/09/2022
Project No: 210202
Scale: 1/8" = 1'-0"
Designed: LA
Checked: AG

NO.	DATE	REVISIONS
		DESC.

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① THIRD FLOOR
1/8" = 1'-0"



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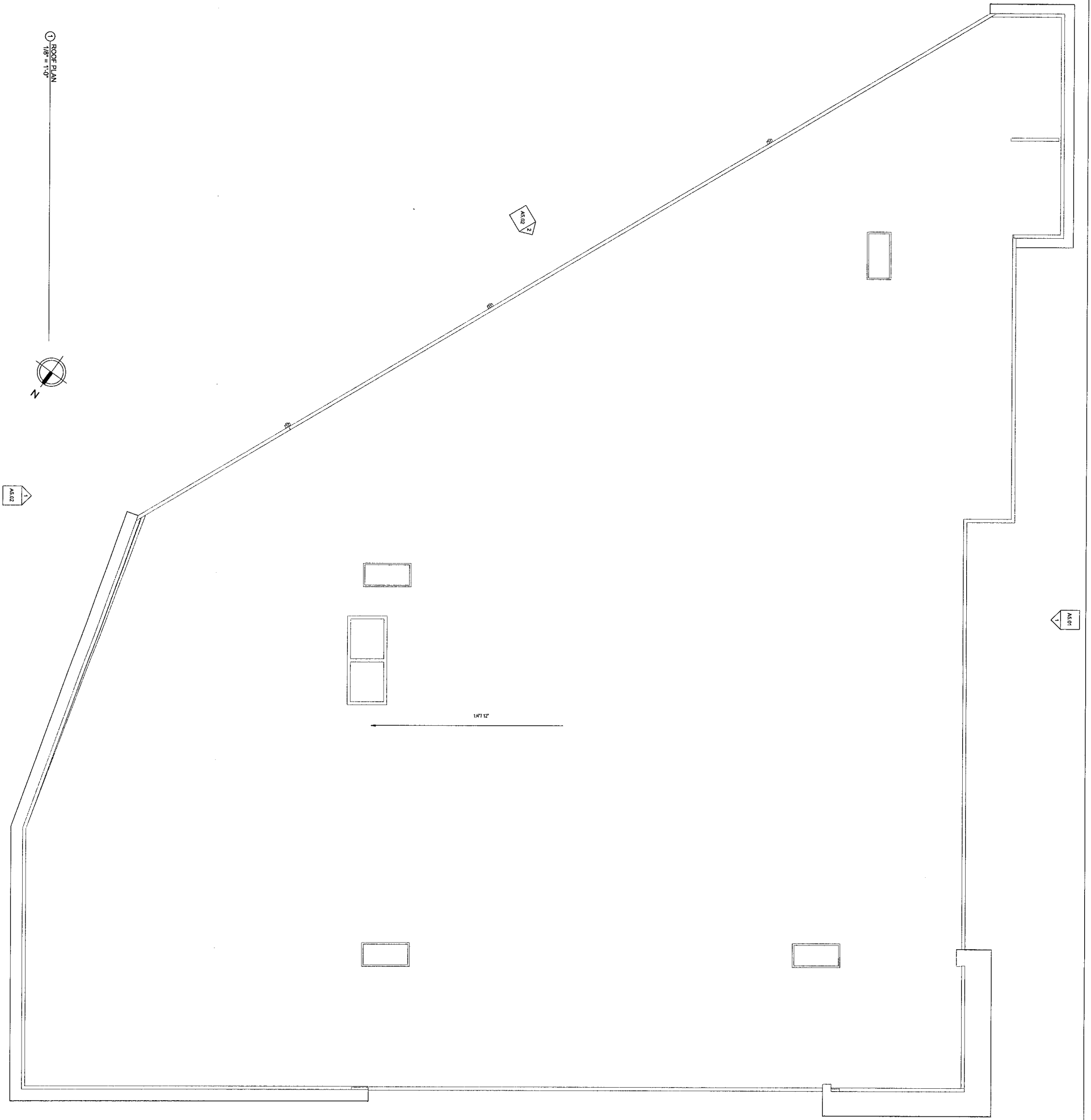
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NO.	DATE	REVISIONS	DESC.

Designer: AD
 Drawn: LA
 Checked: AS
 Scale: 1/8" = 1'-0"
 Project No.: 2102282
 Date: 08/09/2022

Title: THIRD FLOOR PLAN
 Sheet No.: A1.04



1 ROOF PLAN
1/8" = 1'-0"



1/4" = 1'-0"

A1.06

DATE: 2/2/2023
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 PROJECT: WARWICK SELF STORAGE FACILITY
 SHEET NO. A1.06

NO.	DATE	REVISIONS	DESC.

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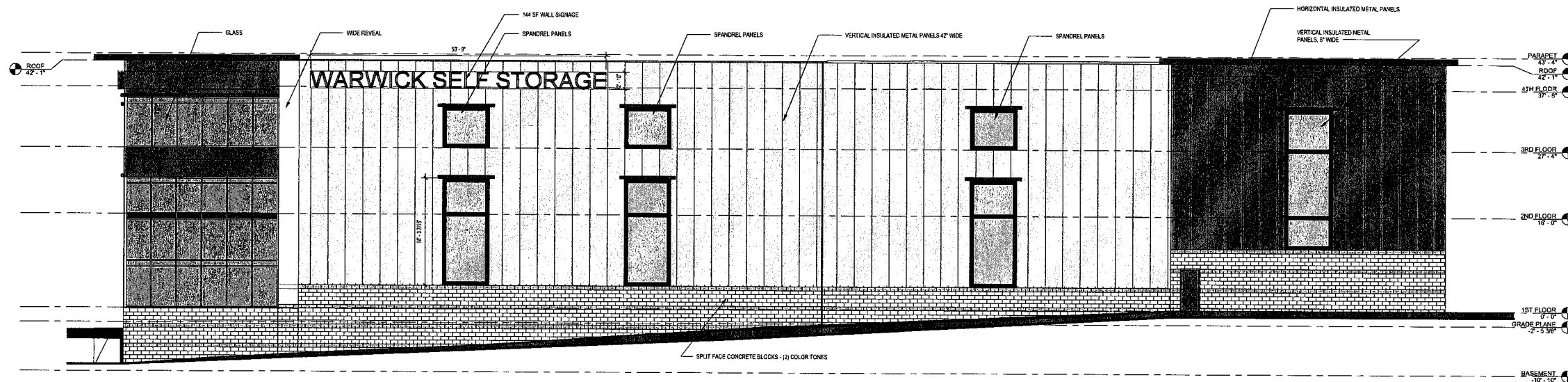
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Project No. 2102362
Date: 09/09/2022

Title:
**EXTERIOR
ELEVATIONS**

Sheet No.

A5.01

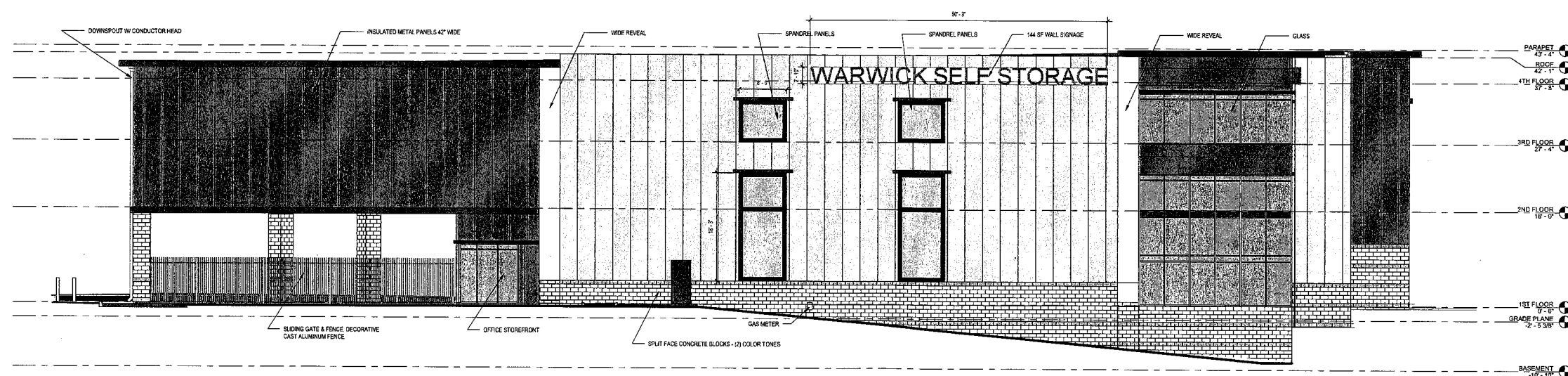


① EAST ELEVATION
1/8" = 1'-0"

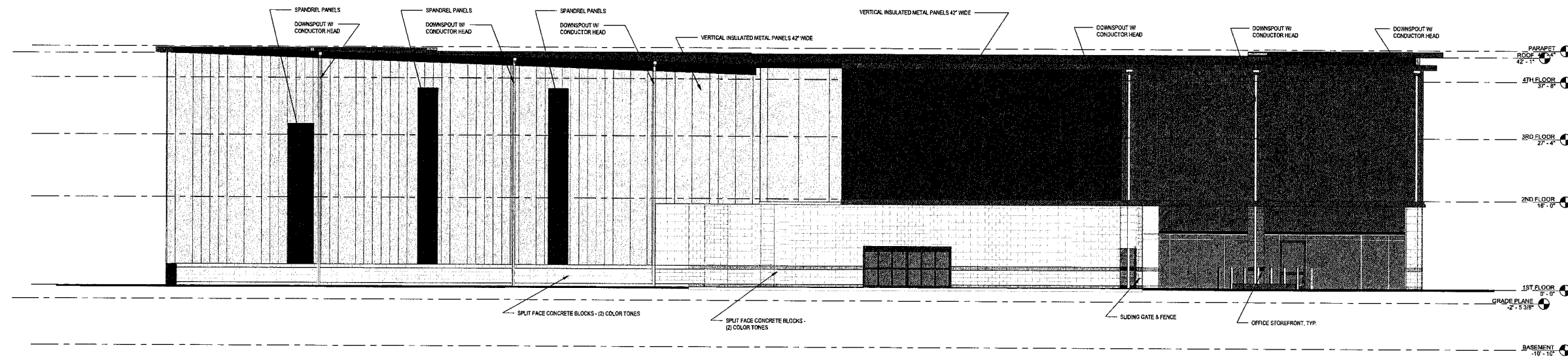
KINGSPAN INSULATED METAL
PANELS, COLOR: DRIFTWOOD



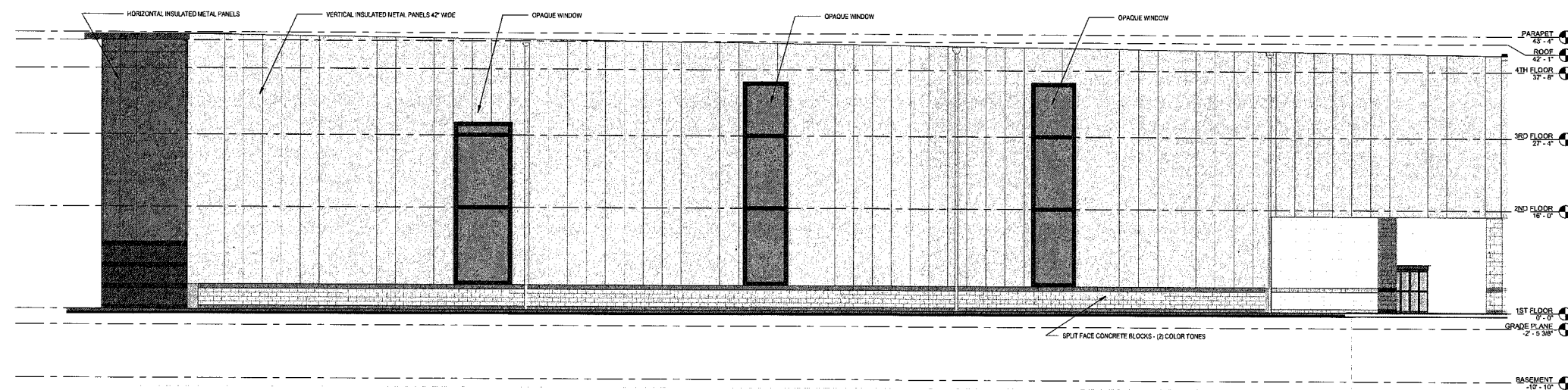
KINGSPAN INSULATED METAL
PANELS, COLOR: TAUPESTONE



② SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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NO.	DATE	DESC.

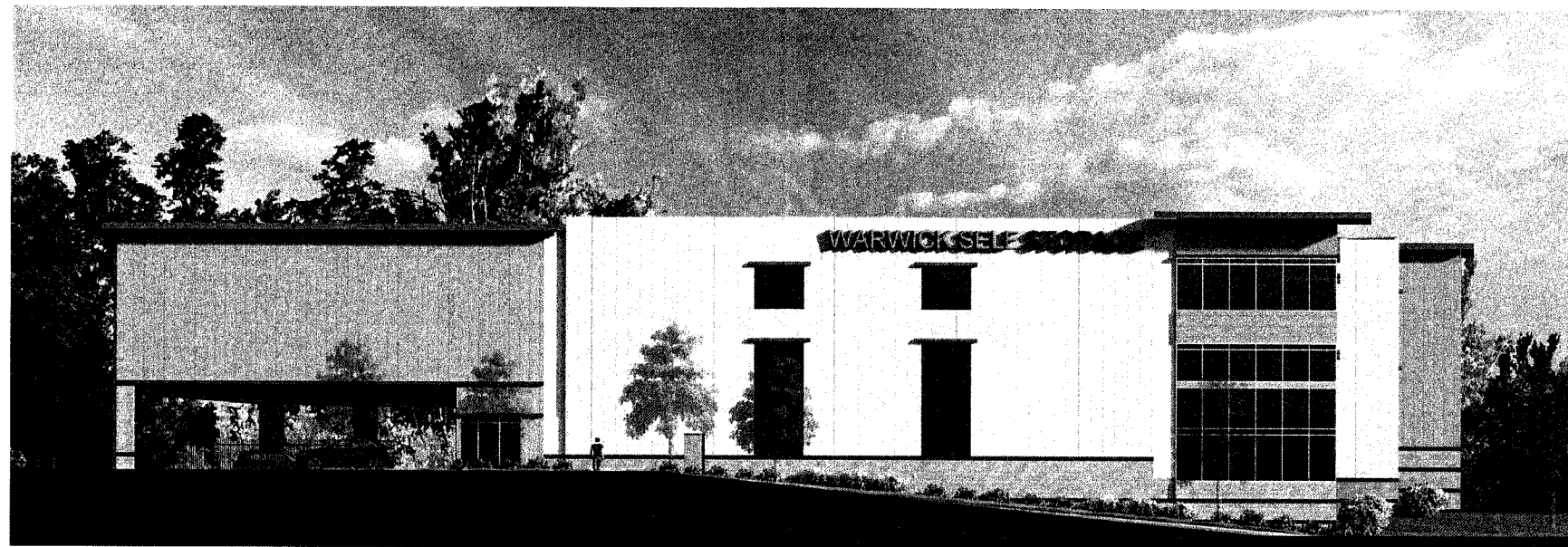
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Project No. 2102362
Date: 09/09/2022

Title:
EXTERIOR
ELEVATIONS

Sheet No.

A5.02

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SOUTH ELEVATION



EAST ELEVATION

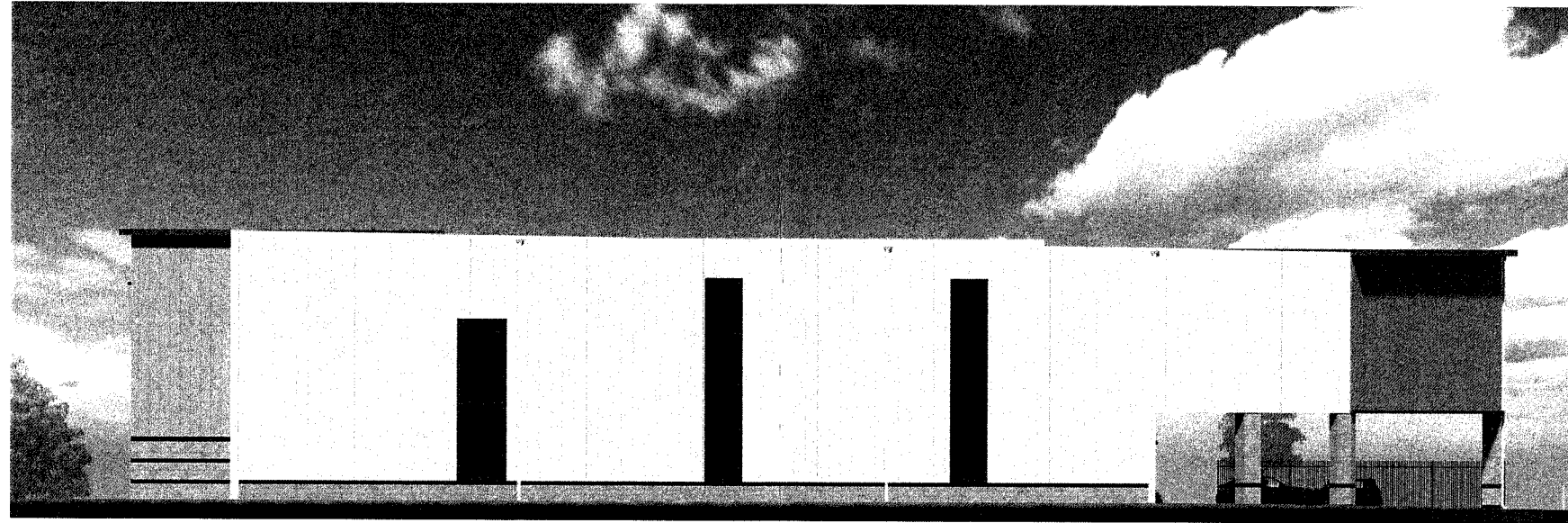


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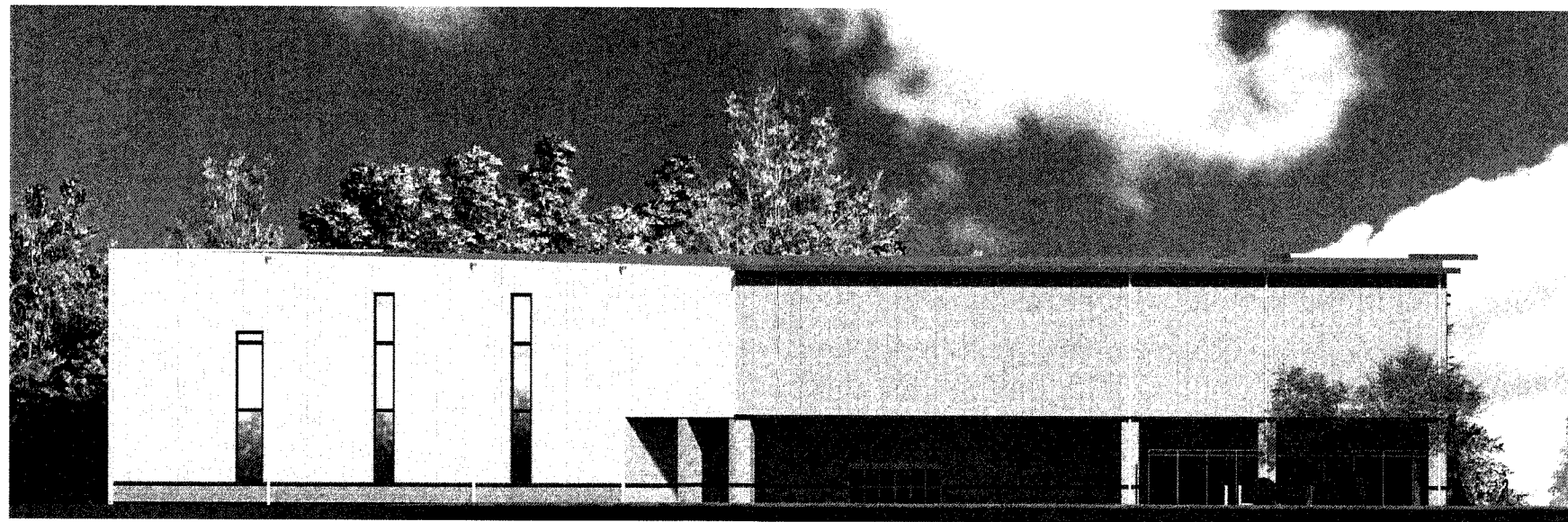
WARWICK SELF STORAGE FACILITY
JEFFERSON PARK ROAD
WARWICK, KENT COUNTY, RHODE ISLAND
PRESENTATION

Origin:
Reference Drawing:
Drawn: KS
Reviewed: AG
Scale:
Project No. 2102362
Date: 04/10/23
Sheet No. **A1.07**

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NORTH ELEVATION



WEST ELEVATION



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PRESENTATION

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Reference Drawing:
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Reviewed: AG
Scale:
Project No. 2102362
Date: 09/09/22
Sheet No. **A1.08**

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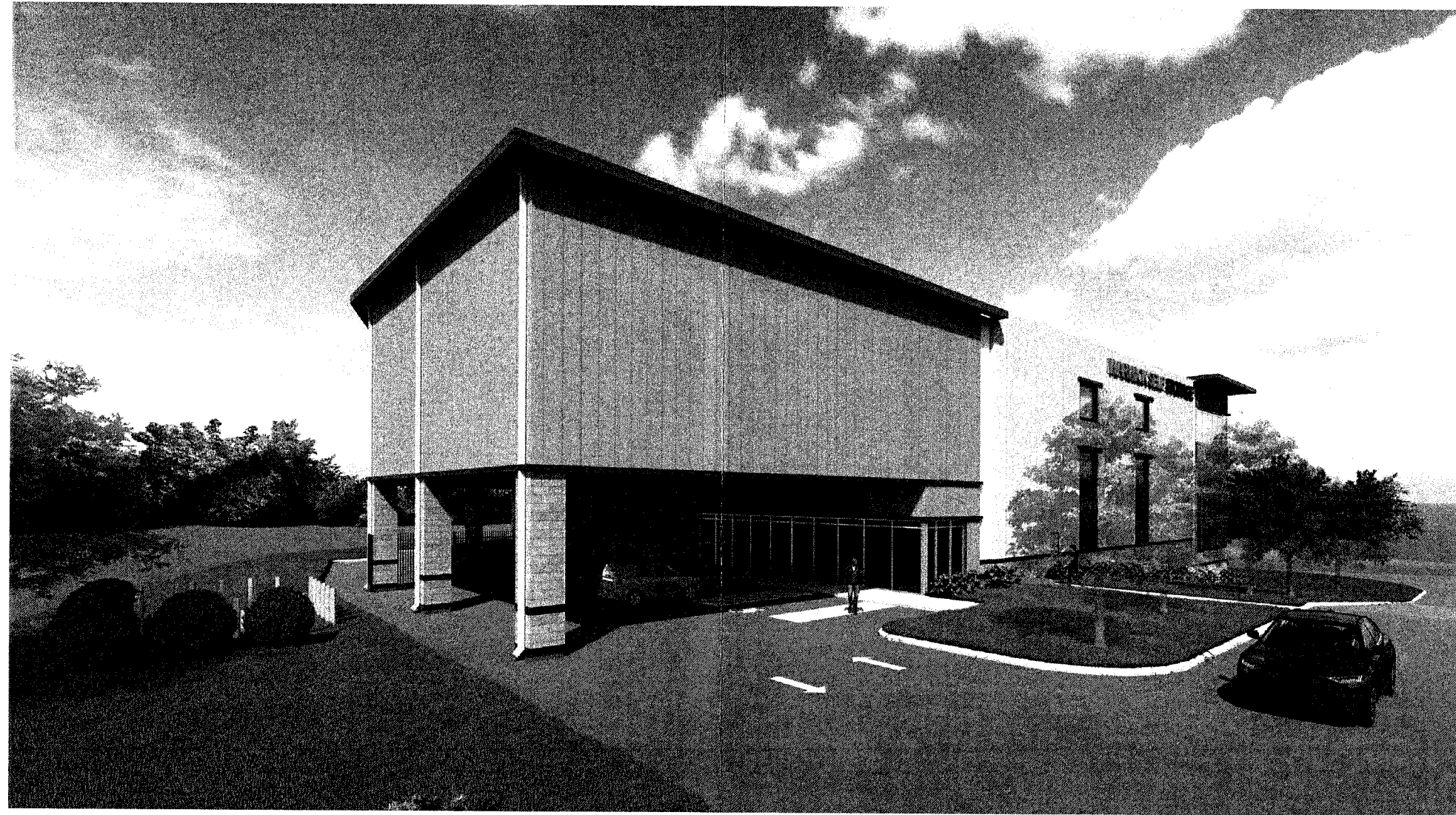
PERSPECTIVE VIEW LOOKING SOUTH EAST

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PRESENTATION

Origin:
Reference Drawing:
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Reviewed: AG
Scale:
Project No. 2102362
Date: 09/09/22
Sheet No. **A1.09**

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PERSPECTIVE VIEW LOOKING SOUTH WEST



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PRESENTATION

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Reference Drawing:
Drawn: KS
Reviewed: AG
Scale:
Project No. 2102362
Date: 09/09/22
Sheet No. **A1.10**