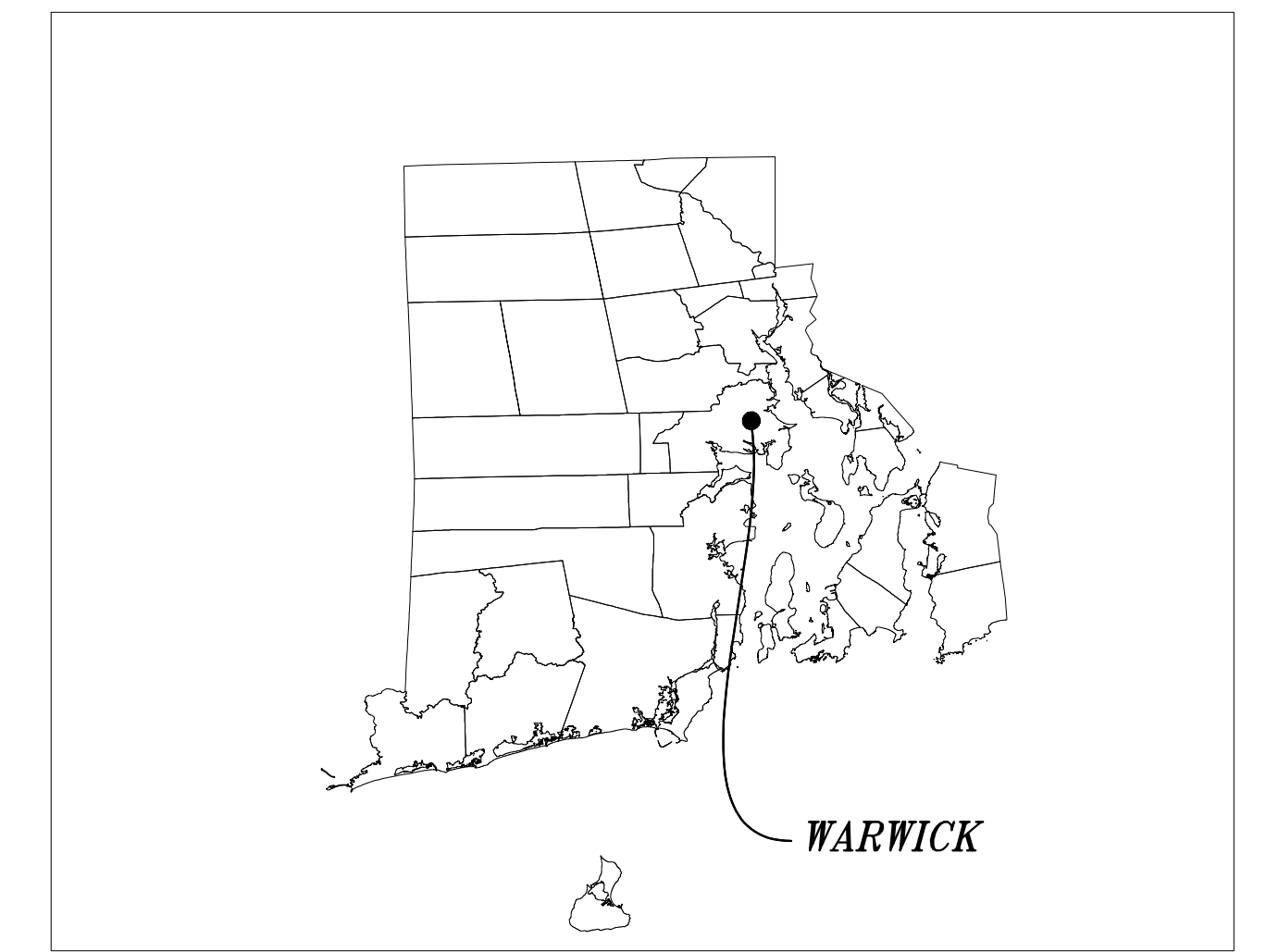




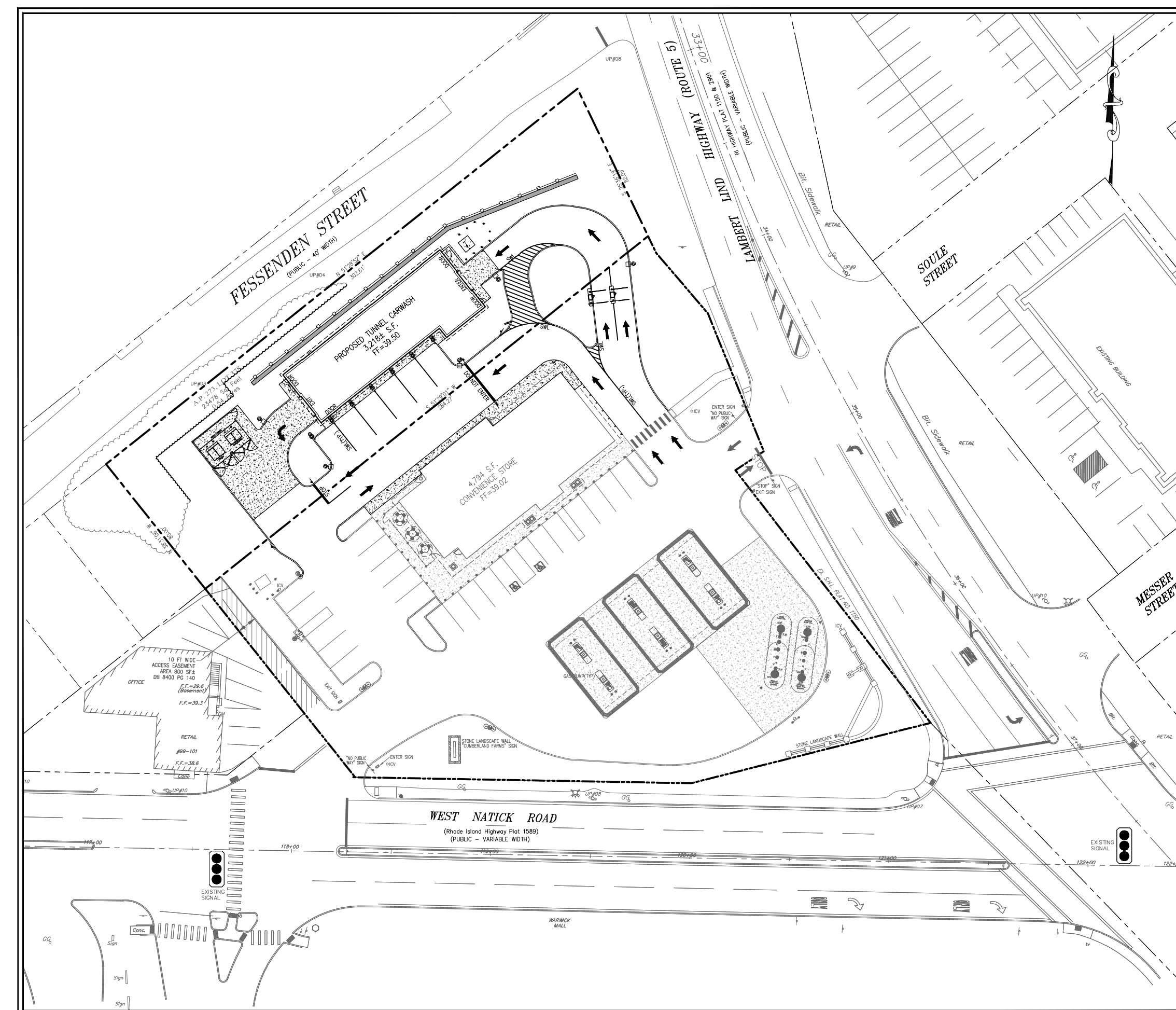
**LOCUS PLAN**  
SCALE: 1"=250±

# MASTER PLAN FOR PROPOSED CAR WASH



**MUNICIPALITY LOCATION MAP**  
N.T.S.

66 FESSENDEN STREET & 87 WEST NATICK ROAD  
WARWICK, RI 02886



**OVERALL LAYOUT PLAN**  
SCALE: 1"=50'

**MUNICIPALITY CONTACTS:**

DEPARTMENT	CONTACT	PHONE NUMBER	ADDRESS
MAYOR	FRANK J. PICOZZI	(401) 738-2004	3275 POST ROAD, WARWICK, RI
BUILDING OFFICIAL	ALFRED T. DECORTE	(401) 738-2007	3275 POST ROAD, WARWICK, RI
PLANNING DEPARTMENT	TOM KRAVITZ	(401) 738-2009	3027 WEST SHORE ROAD, WARWICK, RI
PUBLIC WORKS	ERIC EARLS	(401) 738-2003	925 SANDY LANE, WARWICK, RI
FIRE	PETER K. MCMICHAEL	(401) 468-4000	111 VETERAN'S MEMORIAL DRIVE, WARWICK RI
POLICE	BRADFORD CONNOR	(401) 468-4200	99 VETERANS MEMORIAL DRIVE, WARWICK, RI
TOWN CLERK	LYNN D'ABROSCA	(401) 738-2006	3275 POST ROAD, WARWICK, RI

DATE	DATE REVISED	SHEET NUMBER	SHEET DESCRIPTION
03/16/2022	-	CFG01.0	COVER SHEET
01/21/2022	-	CFG02.0	EXISTING CONDITIONS PLAN
03/16/2022	-	CFG04.0	SITE PLAN
03/16/2022	-	CFG08.0	CONCEPTUAL LANDSCAPE PLAN

PREPARED BY:

**CIVIL DESIGN  
GROUP, LLC**

21 HIGH STREET SUITE 207  
NORTH ANDOVER, MA 01845  
www.cdengineering.com  
p: 978-794-5400  
f: 978-965-3971  
CONTACT: PHILIP R. HENRY, P.E.

PREPARED FOR:



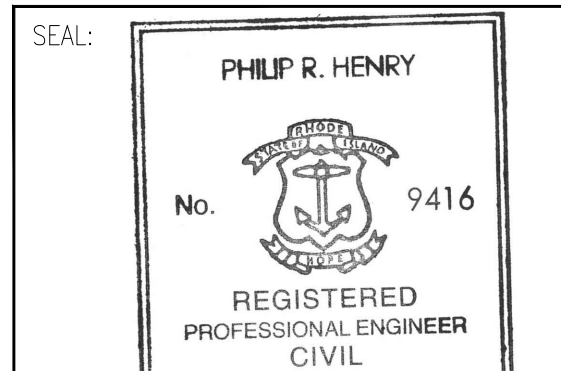
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581

OWNER OF RECORD:

APM ASSOCIATES LLC  
35 LANTERN RD  
LINCOLN RI 02865

NOT FOR CONSTRUCTION

ISSUED TO:  
MASTER PLAN SET

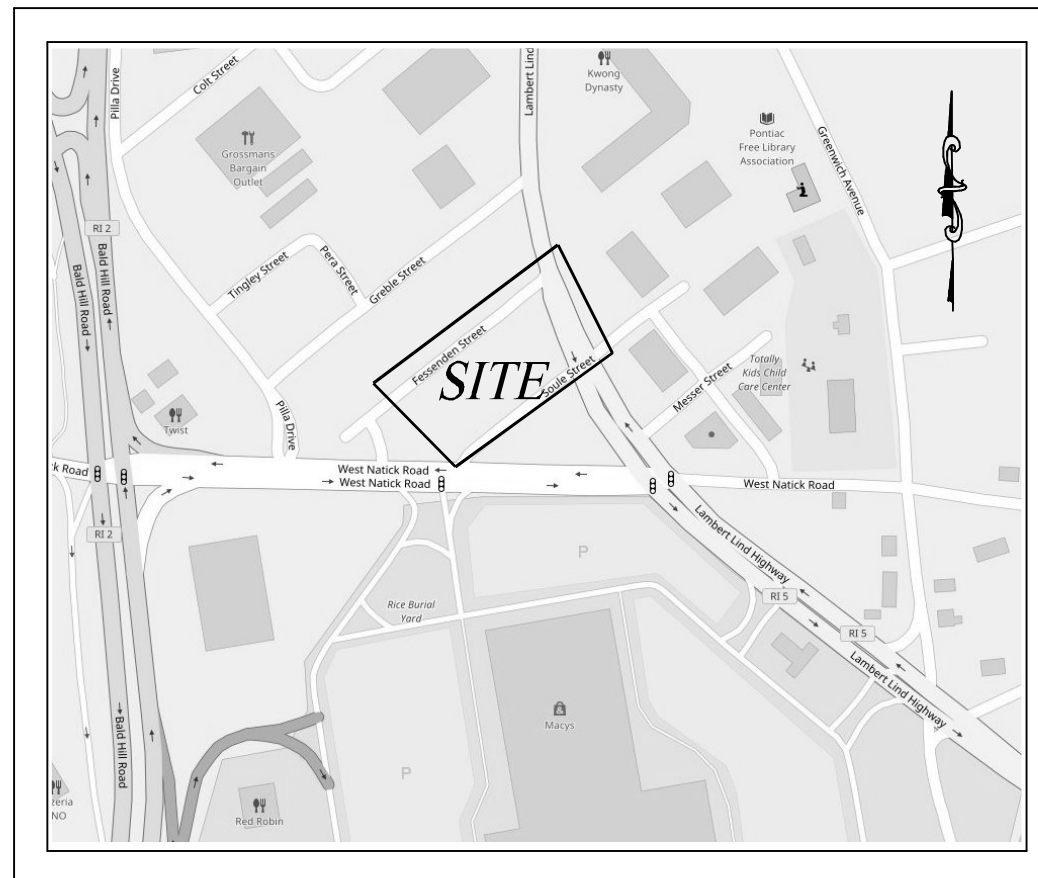


PHILIP R. HENRY, P.E.

COVER SHEET

**CFG01.0**





**LOCUS PLAN**  
(NOT TO SCALE)

**REFERENCES**

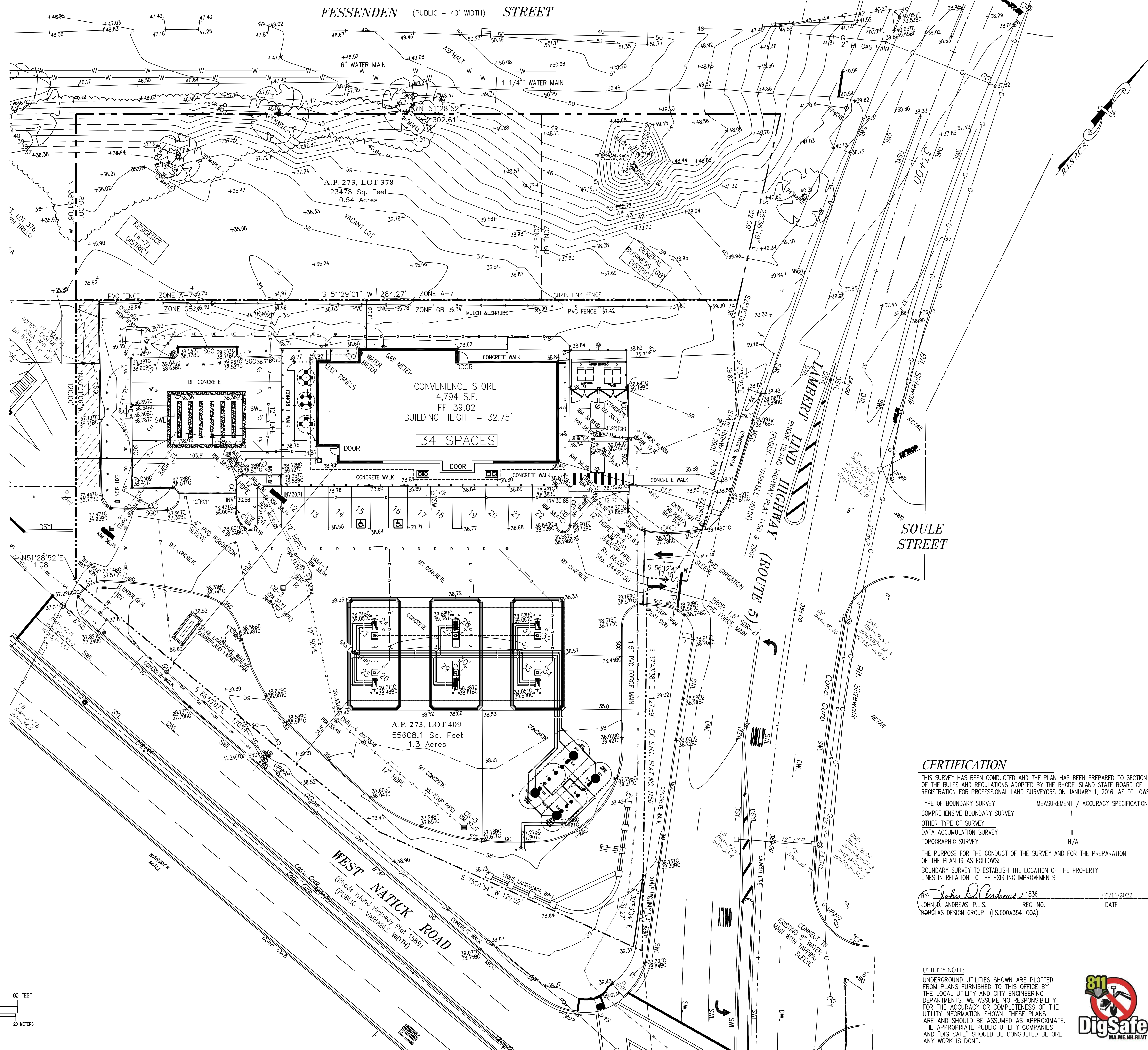
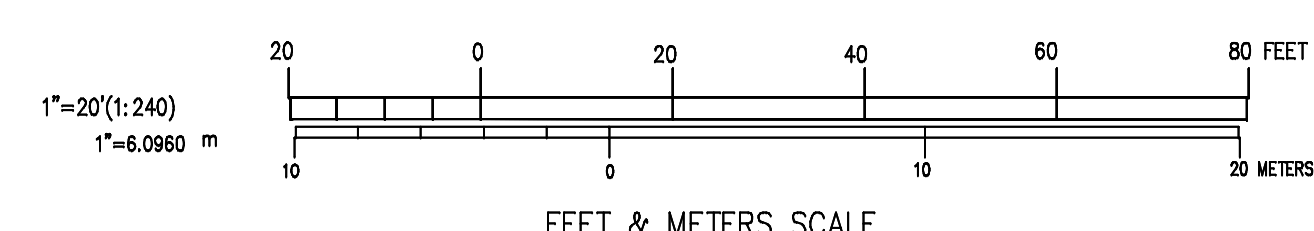
- DEEDS**
- LOT 410: DEED BOOK 4359, PAGE 192
  - LOT 409: DEED BOOK 8675, PAGE 242
  - LOT 377: DEED BOOK 472, PAGE 438
  - LOT 376: DEED BOOK 2465, PAGE 8
  - LOT 379: DEED BOOK 8400, PAGE 137
  - LOT 382: DEED BOOK 8612, PAGE 305
  - LOT 383: DEED BOOK 8398, PAGE 126
  - LOT 378: DEED BOOK 2782, PAGE 63

- PLAN REFERENCES:**
- PLAN ENTITLED "RHODE ISLAND DEPARTMENT OF PUBLIC WORKS - DIVISION OF ROADS AND BRIDGES, SECTION OF ROADS, PLAT NO 1150 SHEET NO. 6 OF 14.
  - PLAN ENTITLED "RHODE ISLAND DEPARTMENT OF PUBLIC WORKS - DIVISION OF ROADS AND BRIDGES, PLAT NO 1589 SHEET NO. 4 OF 5.

**LEGEND**

- |           |                          |       |                         |
|-----------|--------------------------|-------|-------------------------|
| □ CB      | CATCH BASIN              | —X—X— | FENCE                   |
| ○ POLE #1 | UTILITY POLE             | ○ WG  | WATER GATE              |
| —S—       | STREET SIGN              | ○ GG  | GAS GATE                |
| ○ SMH     | SEWER MANHOLE            | □ HH  | HAND HOLE               |
| ○ DMH     | DRAIN MANHOLE            | ○ HYD | FIRE HYDRANT            |
| ○ EMH     | ELECT MANHOLE            | —10—  | EXISTING CONTOURS       |
| ○ TMH     | TELEPHONE MANHOLE        | ○     | SPOT ELEVATION          |
| —OU—      | OVERHEAD UTILITIES       | ○     | POINT OF APPLICATION    |
| —E—       | ELECTRIC                 | ○     | TREE                    |
| —T—       | TELEPHONE                | ○     | PINE TREE               |
| —W—       | WATER LINES              | ○     | TREE LINE               |
| —D—       | STORM DRAIN              | ○     | L.O.C.                  |
| —S—       | SANITARY LINE            | ○     | LEDGE OUT CROP          |
| —G—       | GAS LINE                 | ○     | 25' WPZ                 |
| —AG—      | ABANDONED GAS LINE       | ○     | WETLAND PROTECTION ZONE |
| —DSYL—    | DOUBLE SOLID YELLOW LINE | ○     | WETLAND FLAG            |
| —SWL—     | SOLID WHITE LINE         | ○     | BOLLARD                 |
| —DWL—     | DASHED WHITE LINE        | ○     |                         |
| ○         | LIGHT                    | ○     |                         |

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

By: *John D. Andrews* 1836 03/16/2022  
JOHN D. ANDREWS, P.L.S. REG. NO. DATE  
060645 DESIGN GROUP (LS.000A354-COA)

**UTILITY NOTE:**  
UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.



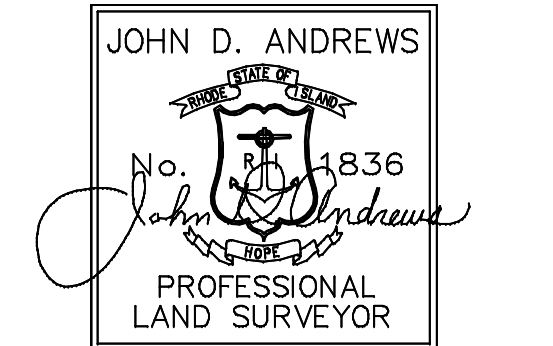
REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

**Douglas DESIGN GROUP**  
LAND SURVEYING • CONSULTING  
BAY TOWER - LOWER LEVEL - SUITE C  
101 PLAIN STREET  
PROVIDENCE, RHODE ISLAND 02903  
508-821-8728 774-284-0085  
douglasesigngroup@gmail.com

DRAWN BY: BSA  
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



JOHN D. ANDREWS, P.L.S. #1836

PREPARED FOR:

**Cumberland FARMS**  
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581

PROJECT:

66 FESSENDEN STREET  
87 WEST NATICK ROAD  
A.P. 273, LOT 378 & 409  
WARWICK, RI 02886

PREPARED BY:

**CIVIL DESIGN GROUP, LLC**  
21 HIGH STREET, SUITE 207  
NORTH ANDOVER, MA 01845  
www.cdgengineering.com  
p: 978-794-5400 f: 978-914-6161

SHEET: 1 OF 1  
**EXISTING CONDITIONS PROPERTY SURVEY**

**CFG02.0**

CDG PROJECT #: 16074  
DATE: 01/21/2022



**GENERAL NOTES**

**RIDOT NOTES:**

- ZONING INFORMATION OBTAINED FROM THE CITY OF WARWICK ZONING BY-LAWS AS DOWNLOADED OCTOBER 2021.
- THE PROJECT SITE INCLUDES LOTS 378 AND 409 ON MAP 273 OF THE WARWICK ASSESSOR'S MAPS, TOTALING 1.82± ACRES. UPON RECEIVING THE REQUIRED APPROVALS, THE TWO LOTS WILL BE MERGED INTO A SINGLE PARCEL.
- THE PROJECT LIES WITHIN THE A-7 RESIDENTIAL DISTRICT AND THE GENERAL BUSINESS (GB) DISTRICT. AS PART OF THE DEVELOPMENT PROGRAM, THE ONSITE PORTION CURRENTLY ZONED A-7 IS PROPOSED TO BE REZONED TO GB.
- MODIFICATIONS TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: WWW.DOT.STATE.RI.US/ENGINEERING/STANDARDS/INDEX.ASP.

- ALL WORK WITHIN THE STATE'S R.O.W. WILL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED DECEMBER 2010 INCLUDING ALL REVISIONS AND THE RI STANDARD DETAILS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
- NO LANE OR SHOULDER CLOSURES SHALL BE PERFORMED WITHIN THE STATE'S R.O.W. DURING PEAK TRAFFIC HOURS.
- SEWER AND WATER CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORM WATER RUNOFF DISCHARGE RATE, AND STORM WATER RUNOFF VOLUME TO THE STATE RIGHT-OF-WAY FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.

**SITE LAYOUT NOTES**

- THE BUILDING OUTLINE SHOWN ON THIS PLAN DEPICTS THE FINISH TO FINISH EXTENTS OF THE BUILDING. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR FOUNDATION PLANS FOR THE PURPOSE OF STAKING OUT THE BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, PILASTERS, RAMPS, ETC.
- BUILDING SIDEWALK DIMENSIONS ARE MEASURED FROM EXTERIOR FINISH MATERIAL OF STRUCTURE.
- ALL LIMITS OF PAVEMENT SHALL BE CURBED, UNLESS OTHERWISE NOTED.
- ALL ONSITE CURB SHALL BE SLOPED GRANITE, VERTICAL AND MONOLITHIC CONCRETE AND OFFSITE CURB SHALL BE VERTICAL GRANITE, UNLESS OTHERWISE SPECIFIED. SLOPED GRANITE CURB SHALL MEET OTHER CURB TYPES VIA A TRANSITIONAL CURB STONE INSTALLED FULLY WITHIN BITUMINOUS PAVEMENT LIMITS.
- PROPOSED NON-ACCESSIBLE PARKING SPACE DIMENSIONS AS SHOWN ON THE PLAN ARE 13' WIDE x 20' LONG.
- NON-ACCESSIBLE PAVEMENT MARKINGS AND STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT (WHITE OR YELLOW, SEE PLAN) PER FEDERAL SPECIFICATION TI-P-115 TYPE 1: ALKYD.
- PAVEMENT LETTERS SHALL BE 2' WIDE X 2' LONG.
- STOP BARS SHALL BE 12" WIDE AND SOLID WHITE LINES SHALL BE 4" IN WIDTH (SEE SITE PLAN FOR LENGTH).
- DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
- ACCESSIBLE RAMP LENGTHS MAY VARY. REFER TO SITE PLAN FOR ACTUAL DIMENSIONS.
- ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
- SNOW SHALL NOT BE STORED IN ANY LANDSCAPED AREAS, EXCEPT FOR DESIGNATED SNOW STORAGE AREAS, AND SHALL NOT BE STORED IN ANY MANNER WHICH AFFECTS VISIBILITY FOR PEDESTRIANS AND VEHICLES. THE CLEARING OF SNOW MUST COMMENCE WHEN STOCKPILED SNOW EITHER IMPEDES THE SIDEWALK OR PARKING SPACE ACCESS, AT WHICH TIME, THE APPLICANT WOULD BE EXPECTED TO REMOVE THE SNOW.
- REPLACEMENT PAVEMENT AS A RESULT OF UTILITY AND DRAINAGE TRENCHING WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING PAVEMENT THICKNESS.
- SITE LIGHTS TO BE INSTALLED PER DETAIL. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THIS DISTANCE CANNOT BE ACHIEVED DUE TO DRAINAGE OR UTILITY CONFLICTS. REFER TO DETAILS FOR SITE LIGHT POLE BASE DETAILS AND SPECIFICATIONS.

ZONING INFORMATION			
ZONING DISTRICT: GENERAL BUSINESS (GB) <sup>(1)</sup>			
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	23,478± SF	23,478± SF
MIN. LOT FRONTAGE/WIDTH	60'	385± LF	385± LF
MIN. FY SETBACK	25'	N/A	19.1'± <sup>(2)</sup>
MIN. SY SETBACK	15'	N/A	22'±
MIN. RY SETBACK	20'	N/A <sup>(3)</sup>	N/A <sup>(3)</sup>
MIN. SETBACK TO RES. ZONE	40'	N/A	96.3'± (BLDG) 40.1'± (CURB)
MAX. BUILDING HEIGHT	40'	N/A	<40'
MINIMUM LANDSCAPED AREA	10%	100%±	54%±

(1) A RE-ZONE TO GENERAL BUSINESS IS REQUIRED.  
 (2) VARIANCE REQUIRED.  
 (3) NO REAR YARD (CORNER LOTS HAVE TWO FRONT YARDS AND TWO SIDE YARDS).

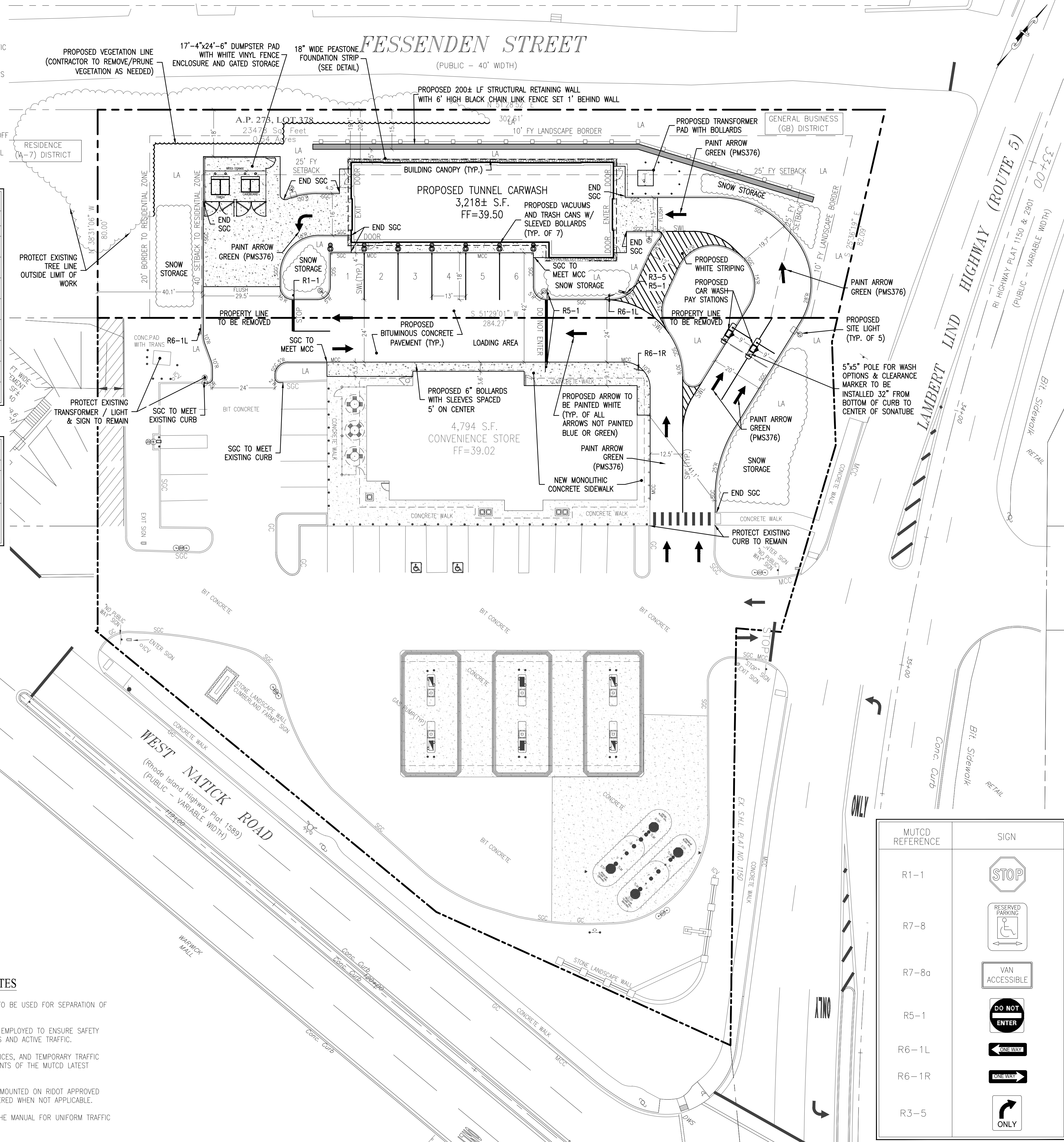
PARKING & LOADING INFORMATION		
USE	REQUIRED	PROVIDED
PARKING:		
CAR WASH: NOT LISTED	NONE	6 SPACES
LOADING:		
ONE REQUIRED FOR USES >2,000 SF	1 SPACE	1 SPACE

LAND COVERAGE CALCULATIONS		
TOTAL AREA: 0.54 ACRES±		
COVER	EXISTING	PROPOSED
BUILDING/CANOPY	0.00 AC±	0.08 AC±
PAVEMENT/CONCRETE	0.00 AC±	0.17 AC±
OPEN SPACE	0.46 AC±	0.24 AC±
WOODS	0.08 AC±	0.05 AC±
TOTAL	0.54 AC±	0.54 AC±

**TRAFFIC NOTES**

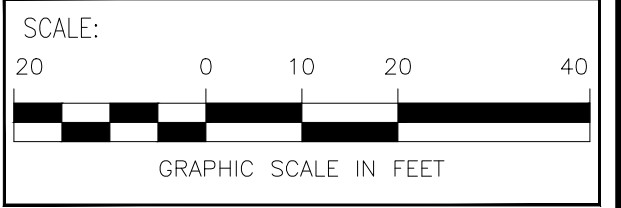
- DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
- DURING CONSTRUCTION, FLAGGERS SHALL BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
- ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDUMS.
- TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON RIDOT APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.

LEGEND			GENERAL ABBREVIATIONS	
EXISTING	PROPOSED	DESCRIPTION	ASSASSORS PARCEL	A.P.
		PROPERTY LINE	BOTTOM OF CURB	BC
		BUILDING SETBACK/ BUFFER	BITUMINOUS CONCRETE CURB	BCC
		WETLAND LINE/FLAGS	BITUMINOUS CONCRETE	BIT. CONC
		WETLAND/RESOURCE BUFFER	BOTTOM OF WALL	BW
		PARKING SPACES	CATCH BASIN	CB
		CURB RADIUS	CHAIN LINK FENCE	CL.F.
		ACCESSIBLE PAVEMENT MARKINGS	CLEANOUT	CO
		RAMP UPSLOPE DIRECTION SIGN	CONCRETE SURFACE	CONC
		SEE YOU SOON SIGN	DRAIN MANHOLE	DMH
		CONCRETE PAD/SIDEWALK	DOUBLE WALL FIBER GLASS	DWFG
		ACCESSIBLE RAMP	DASHED WHITE LINE	DW.L.
		IRON PIPE/IRON PIN	DOUBLE YELLOW CENTERLINE	DYCL
		WELCOME SIGNS	EDGE OF PAVEMENT	EOP
		SEE YOU SOON SIGNS	EXTRUDED CONCRETE CURB	ECC
			FINISHED FLOOR ELEVATION	FF=
			FRONT YARD	FY
			GRANITE CURB	GC
			VERTICAL GRANITE CURB	VGC
			SLOPED GRANITE CURB	SGC
			GAS METER	GM
			HIGH DENSITY POLYETHYLENE	HDP
			INVERT ELEVATION	I=
			LINEAL FEET	LF
			LANDSCAPED AREA	LA
			MONOLITHIC CONCRETE CURB	MCC
			MATCH EXISTING	ME
			INVERT NOT AVAILABLE	N/A
			NOW OR FORMERLY	N/F
			ON CENTER	OC
			PRECAST CONCRETE CURB	PCC
			RIM ELEVATION	RE
			ROOF DRAIN	RD
			REMOVE	REM
			REAR YARD	RY
			SOLID WHITE EDGE LINE	SWEL
			SOLID WHITE LINE	SWL
			SIDE YARD	SY
			SOLID YELLOW LINE	SYL
			TOP OF CURB	TC
			TOP OF WALL	TW
			UTILITY POLE	UP



**NOT FOR CONSTRUCTION**

REVISIONS:		
REV	DATE	COMMENT



DESIGNED BY: MAL  
CHECK BY: PRH

SEAL: PHILIP R. HENRY  
No. 9416  
REGISTERED PROFESSIONAL ENGINEER CIVIL  
PHILIP R. HENRY, P.E.

PREPARED FOR:  
**Cumberland FARMS**  
165 FLANDERS ROAD  
WESTBOROUGH, MA 01581

PROJECT:  
66 FESSENDEN STREET &  
87 WEST NATICK ROAD  
WARWICK, RI 02886  
CAR WASH  
ORACLE #R13192

PREPARED BY:  
**CIVIL DESIGN GROUP, LLC**  
21 HIGH STREET, SUITE 207  
NORTH ANDOVER, MA 01845  
www.cdengineering.com  
p: 978-794-5400 f: 978-965-3935

SHEET:  
**SITE PLAN**  
**CFG04.0**

CDG PROJECT #: 20045  
DATE: 03/16/2022

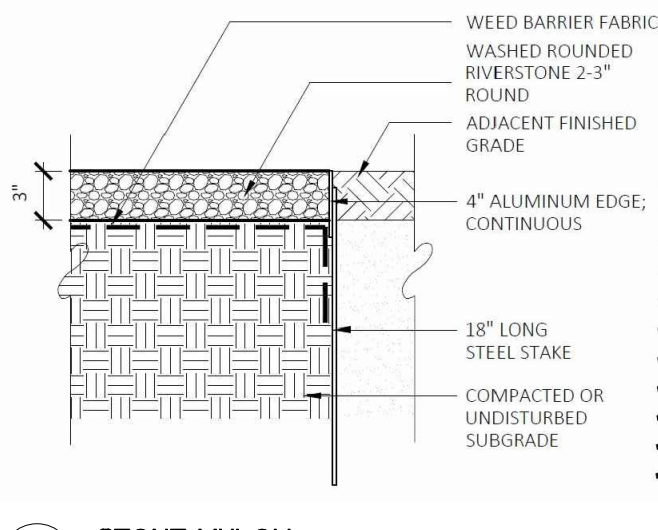
MUTCD REFERENCE	SIGN
R1-1	
R7-8	
R7-8a	
R5-1	
R6-1L	
R6-1R	
R3-5	



SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>DECIDUOUS AND ORNAMENTAL TREES</b>				
AA	7	ACER x FREEMANI 'ARMSTRONG'	ARMSTRONG MAPLE	3"-3.5" CAL.
TO	33	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	8"-10"
<b>SHRUBS</b>				
FG	45	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5 GAL
HM	49	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 1/2-3'
<b>PERENNIALS AND GRASSES</b>				
PH	148	PENNISETUM A. 'HADELN'	FOUNTAIN GRASS	2 GAL
HH	159	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLIES	2 GAL

**LEGEND**

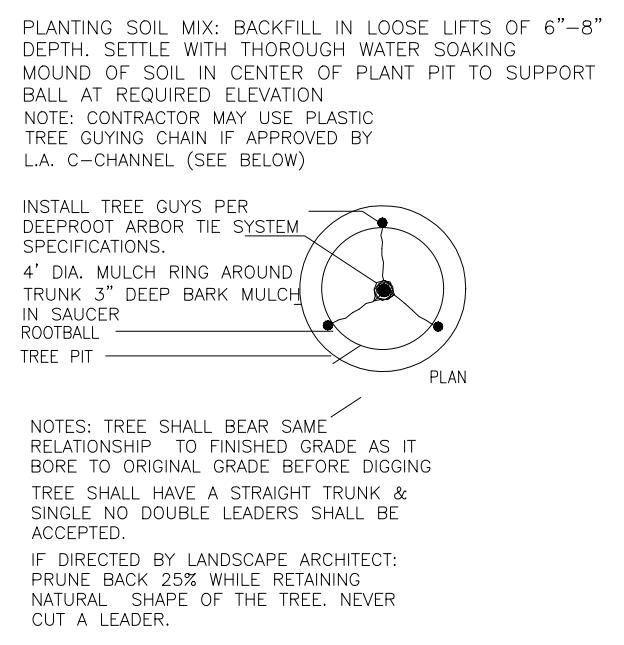
- PROTECT EXISTING TREES TO REMAIN, TYP.
- EVERGREEN TREES (DRIP OR MIST HEAD IRRIGATION)
- DECIDUOUS/ORNAMENTAL SHADE TREES (DRIP OR MIST HEAD IRRIGATION)
- SHRUBS (DRIP OR MIST HEAD IRRIGATION)
- PERENNIALS (DRIP OR MIST HEAD IRRIGATION)
- SEEDED LAWN (SPRAY-HEAD IRRIGATION)
- IRRIGATION SLEEVES



**6 STONE MULCH**  
SCALE: N.T.S.

**LANDSCAPE NOTES**

- LOAM DEPTHS SHALL BE AS FOLLOWS:  
- LAWN AREAS: 6" ROLLED THICKNESS  
- PLANT BEDS: 1'-0" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH  
- ISOLATED PLANTED ISLANDS: 1'-0" LOAM DEPTH
- LAWN GRASS SHALL BE LANDSCAPE/UTILITY MIXTURE FOR SUN/SHADE AND MAY INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING SPECIES:  
- ENCHANTED PERENNIAL RYEGRASS  
- CREEPING RED FESCUE  
- GOLDRUSH KENTUCKY BLUEGRASS

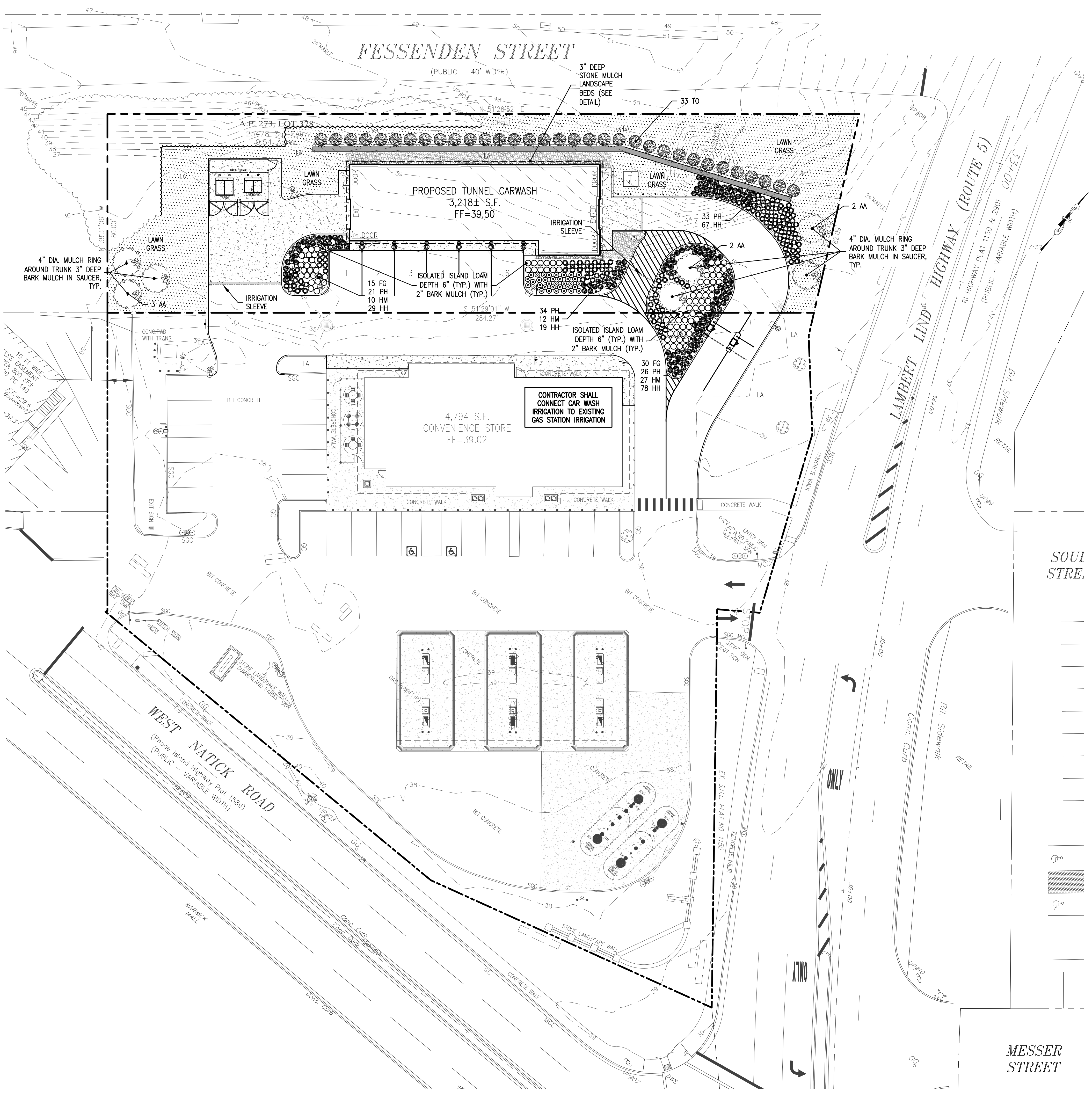


**GENERAL NOTES**

- CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING TO EXAMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH DESIGN DOCUMENTS, NOTES & DETAILS AND THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
- CONTRACTOR SHALL NOTIFY/COORDINATE WITH THE MUNICIPALITY PRIOR TO PLANT MATERIAL INSTALLATION.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL CONTACT DIG SAFE @ 1-888-344-7233 TO HAVE THE EXISTING UTILITIES MARKED.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. SEE SPECIFICATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1-CURRENT EDITION.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN. NO PLASTIC BURLAP.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- HEAL ALL CONSTRUCTION SCARS WITH NATURALIZED GRASS, LAWN OR MULCH AS INDICATED ON PLAN.
- "DRY ROOTS" SHALL BE ADDED TO ALL NEW TREE PLANTING PITS. ALL NEW LOAM SHALL BE TESTED AND AMENDED AS STATED IN THE LOAM REPORT PROVIDED BY LOAM SUPPLIER.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A WATERING SCHEDULE PROGRAM FOR THE 60 DAY MAINTENANCE PERIOD TO OWNER FOR ALL PROPOSED PLANT MATERIAL.
- PROTECT EXISTING PLANT MATERIAL WITHIN CONSTRUCTION LIMITS. PROVIDE WATERING PROGRAM FOR ALL PROPOSED PLANT MATERIAL DURING CONSTRUCTION.

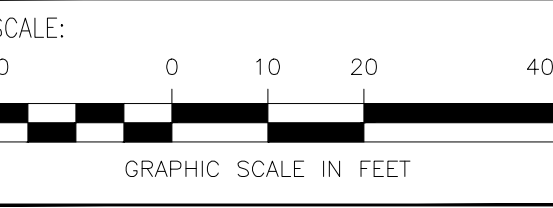
**IRRIGATION NOTES**

- THE DESIGN/BUILD IRRIGATION SUB-CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM FOR THE IRRIGATION AREAS SHOWN ON THE PLAN, WHICH INCLUDES NEW AND EXISTING TRANSPLANTED PLANT MATERIALS. SHOP DRAWINGS SHALL BE PROVIDED AT A SUITABLE SCALE TO ILLUSTRATE THAT THE DESIGNATED PLANT MATERIALS WILL BE IRRIGATED BY EITHER SPRAY HEADS, MIST HEADS OR DRIP IRRIGATION TUBING.
- IRRIGATION TO BE COORDINATED WITH GENERAL CONTRACTOR TO LOCATE THE NECESSARY PVC SLEEVING TO COMPLETE IRRIGATION PROGRAM.
- ALL LAWN AREAS SHALL BE SPRAY HEAD IRRIGATED. THE HEADS SHALL BE LOCATED FOR HEAD TO HEAD COVERAGE WITH ABSOLUTELY NO OVER-SPRAY ONTO THE PAVEMENT.
- ALL TREES, SHRUBS AND GROUND COVER SHALL BE DRIP IRRIGATED/IRRIGATED WITH SHRUB MIST HEADS. CONTRACTOR SHALL BE AWARE THAT THE IRRIGATION SYSTEM SHALL BE ROUTED TO THE PYLON SIGN PLANTER AND PLANTERS AT THE BUILDING.
- THE IRRIGATION LAYOUT AND ALL OF THE COMPONENTS SHALL CONFORM TO THE SPECIFICATIONS. THE SPECIFICATIONS CALL FOR SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL, AS WELL AS CONFORMANCE TO THE MATERIALS SPECIFIED.
- THE CONTRACTOR SHALL BE EXTREMELY CAREFUL DURING THE INSTALLATION PROCESS NOT TO DISTURB NEW OR EXISTING PLANT MATERIALS. THE CONTRACTOR IS TO COORDINATE HIS WORK WITH OTHER SUB-CONTRACTORS.
- SLEEVING UNDER PAVEMENTS MUST BE AVAILABLE AND IN THE PROPER LOCATION PRIOR TO PAVING.
- THE IRRIGATION CONTRACTOR SHALL CONFORM TO ANY LOCAL CODES OR ORDINANCES THAT MAY BE REQUIRED TO COMPLETE THE WORK.
- THE IRRIGATION ALTERNATE SHALL INCLUDE THE COST OF CONNECTING TO THE BUILDING WATER SERVICE DOWN STREAM OF THE BACK FLOW PREVENTER OF THE IRRIGATION WELL.
- THE IRRIGATION CONTRACTOR SHALL TEST WATER SOURCE FOR WATER QUALITY INCLUDING MINERALS THAT MAY CAUSE STAINING OF CONCRETE, GRANITE, PAVEMENT & CURBS.

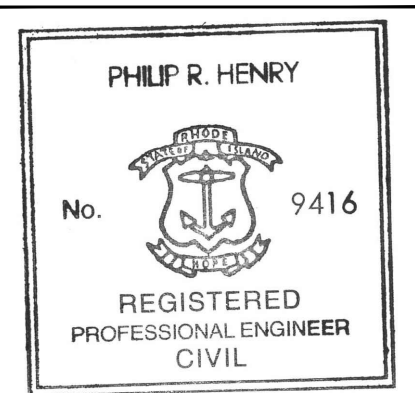


NOT FOR CONSTRUCTION

REVISIONS:		
REV	DATE	COMMENT



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CHECK BY: PRH



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SHEET: **CONCEPTUAL LANDSCAPE PLAN**  
**CFG08.0**

CDG PROJECT #: 20045

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