SITE IMPROVEMENT PLANS FOR A PROPOSED

5-UNIT MULTI-FAMILY DEVELOPMENT

2562 POST ROAD & 68 GREENE STREET WARWICK, RHODE ISLAND AP 344, LOTS 101 & 493

ZONING DISTRICT: OFFICE with (PDR) PLANNED RESIDENTIAL OVERLAY

APPROVALS:

WARWICK PLANNING BOARD OF REVIEW - MASTER PLAN APPROVAL (SEPTEMBER 14, 2022) WITH A CITY COUNCIL ZONE CHANGE RECOMMENDATION AND CITY COUNCIL STREET ABANDONMENT RECOMMENDATION WARWICK CITY COUNCIL - PETITION GRANTED FOR A ZONE CHANGE OF THE SUBJECT PARCELS TO OFFICE DISTRICT (O) WITH THE PLANNED DISTRICT RESIDENTIAL-LIMITED (PDR-L) OVERLAY

FILINGS:

- WARWICK PLANNING BOARD OF REVIEW PRELIMINARY PLAN \bullet
- RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT WATER QUALITY CERTIFICATION AND STORMWATER CONSTRUCTION PERMIT
- WARWICK WATER DIVISION \bullet
- WARWICK SEWER AUTHORITY \bullet
- WARWICK DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION \bullet

PROJECT TEAM

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SURVEYOR:	OCEAN STATE PLANNERS, INC. 1225 OAKLAWN AVENUE CRANSTON, RI 02920 PHONE: 401-463-9696
<i>LANDSCAPE ARCHITECT:</i>	DIANE C. SOULE & ASSOCIATES, ASLA 422 FARNUM PIKE SMITHFIELD, RI 02917 PHONE: 401-231-0736





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R1	BOUNDARY STAKE-OUT SURVEY, PREPARED BY OCEAN STATE PLANNERS, DATED NOVEMBER 2022
R2	LANDSCAPE PLAN, PREPARED BY
	DIANE C. SOULE AND ASSOCIATES, DATED APRIL 2023

1. CONTRACTOR SHALL NOTIFY "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE EXCAVATING.

2. A CLASS I BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY WAS COMPLETED IN NOVEMBER 2022 BY OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE, CRANSTON, RI 02920.

- 3. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- 4. THE SITE LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR THE CITY OF WARWICK, MAP NUMBER 44003C0129J, EFFECTIVE DATE OCTOBER 2, 2015.
- 5. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A HISTORIC DISTRICT. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PARCELS LISTED ON THE NATIONAL HISTORIC REGISTER. THERE ARE NO HISTORIC CEMETERIES OR STONE WALLS ON OR IMMEDIATELY ADJACENT TO THE PROPOSED DEVELOPMENT
- 6. THERE ARE NO KNOWN EASEMENTS WITHIN THE SUBJECT PARCELS.
- 7. THERE ARE NO WETLANDS WITHIN OR ADJACENT TO THE PROJECT SITE.
- 8. EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS MERRIMAC-URBAN LAND COMPLEX, 0-8% SLOPES (MU) AND URBAN LAND (UR). MU SOILS ARE CLASSIFIED AS HYDROLOGIC GROUP A. THESE SOILS ARE NOT PRIME FARMLAND. UR SOILS CONSIST OF HUMAN TRANSPORTED MATERIALS AND THEREFORE DO NOT HAVE AN ASSIGNED HYDROLOGIC SOIL GROUP.
- 9. THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A NATURAL HERITAGE AREA OR A GROUNDWATER PROTECTION AREA.
- 10. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE PROJECT SITE.

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- 4. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
- 5. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- 6. ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- 7. THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- 8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- 9. ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- 10. REFER TO ARCHITECTURAL PLANS, STRUCTURAL PLANS, PLUMBING PLANS AND ELECTRICAL PLANS FOR ACTUAL SIZE OF THE PROPOSED BUILDINGS AND WORK WITHIN 5 FEET OF THE PROPOSED BUILDINGS.
- 11. WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- 12. ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 13. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- 14. THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- 15. ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- 16. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- 17. IF ENCOUNTERED, ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- 18. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- 19. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AMENDED DECEMBER 2010 (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
- 2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- 3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE CITY RIGHT-OF-WAY.
- 4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC, SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
- 5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.
- DRAINAGE SYSTEM NOTES: 1. THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- 2. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES NATURAL CONDITION.

- IS MAINTAINED.
- GROUND COVER IS ESTABLISHED.

- COMPLETION OF CONSTRUCTION.
- AMENDED 2014.
- MISCELLANEOUS UTILITY NOTES:
- THE CONTRACTOR.

- LOW PRESSURE (IE., HYDROSTATIC) TEST.
- AUTHORITY
- OF 48-HOURS.
- RHODE ISLAND AND THE CITY OF WARWICK.
- RIGHT-OF-WAY, AS SHOWN ON THE DRAWINGS.

THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN

ALL CATCH BASINS SHALL BE PROTECTED WITH SILTSACK SEDIMENT TRAPS DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) OUTLET PROTECTION (STAKED HAYBALE OR STAKED HAYBALE WITH SILT FENCE) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STANDING OF VEGETATION

ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED

5. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.

6. THE SILT FENCE/HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SILT FENCE/HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER, TOWN ENGINEER, OR OWNER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE

ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993

1. PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

2. OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY

THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.

THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT THEIR OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR CITY.

EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.

ALL SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE WARWICK SEWER AUTHORITY REQUIREMENTS.

7. ALL NEW SEWER PIPES AND MANHOLES SHALL BE CLEANED AND TESTED PRIOR TO ACCEPTANCE. GRAVITY SEWER PIPES SHALL BE REQUIRED TO PASS BOTH LOW PRESSURE AIR AND DEFLECTION (IE., MANDREL) TESTING. LOW PRESSURE SEWER PIPING SHALL BE REQUIRED TO PASS A

8. A BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT EACH SEWER SERVICE BUILDING CONNECTION THAT IS BELOW THE RIM ELEVATION OF THE NEAREST SEWER MANHOLE, AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE AND THE WARWICK SEWER

9. APPLICANT IS REQUIRED TO PROVIDE TWO SETS OF FINAL AS-BUILT PLANS TO WARWICK SEWER AUTHORITY AND ENGINEERING DEPARTMENT UPON COMPLETION OF CONSTRUCTION, PRIOR TO FINAL ACCEPTANCE. AS-BUILT PLANS SHALL INCLUDE FIELD MEASUREMENTS OF ALL INSTALLED PIPE AND APPURTENANCES, INCLUDING LENGTH, SLOPE, MANHOLE RIMS AND INVERTS, AS WELL AS SWING TIES/MEASUREMENTS TO ALL MANHOLES, SEWER STUBS, AND/OR LATERAL SERVICE CONNECTIONS.

10. INSPECTION OF ALL SEWER CONSTRUCTION SHALL BE PERFORMED BY WARWICK SEWER AUTHORITY. APPLICANT SHALL PROVIDE SCHEDULE FOR CONSTRUCTION AS SOON AS POSSIBLE TO ALLOW FOR DEVELOPMENT OF INSPECTION FEE, TO BE PAID BY APPLICANT DIRECTLY TO THE WARWICK SEWER AUTHORITY. UPON PAYMENT OF FEE, COMMENCEMENT OF CONSTRUCTION INSPECTION REQUIRES MINIMUM NOTIFICATION

11. APPLICANT IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS FROM LOCAL, STATE, AND/OR FEDERAL AGENCIES WITH REGULATORY JURISDICTION OVER THE PROPOSED WORK. COPIES OF ALL PERMITS SHALL BE PROVIDED TO NARRAGANSETT BAY COMMISSION AND CITY ENGINEER PRIOR TO CONSTRUCTION. ALL SEWER CONSTRUCTION SHALL BE PERFORMED BY A DRAIN LAYER LICENSED IN THE STATE OF

12. NO FLOW WILL BE ACCEPTED UNTIL A COMPLETION CERTIFICATE IS ISSUED.

13. THE CONTRACTOR SHALL CONFINE HIS CONSTRUCTION OPERATIONS AND ACTIVITIES TO WITHIN THE STREET LINES, EASEMENT AND/OR

15. PRIOR TO CONSTRUCTION OF THE RELOCATION OF ALL WATER MAINS. THE CONTRACTOR SHALL COORDINATE WITH PROVIDENCE WATER SUPPLY BOARD FOR INSPECTION AND CHLORINATION OF NEW PIPING, FITTINGS AND VALVES.

BMP MAINTENANCE SCHEDULE:

1. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:

A. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SUMPS, AND MANHOLES.

B. INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.

UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.

3. ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, 2010).

AFTER CONSTRUCTION, STORMWATER BMPS SHALL BE INSPECTED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION AS FOLLOWS:

CATCH BASINS • INSPECTIONS SHALL BE PERFORMED A MINIMUM OF 2 TIMES PER YEAR (SPRING/FALL). UNITS SHALL BE CLEANED WHENEVER THE DEPTH OF SEDIMENT IS GREATER THAN OR EOUAL TO 2-FEET (LESS THAN 2-FEET FROM THE BOTTOM OF PIPE). ALL REMOVED SEDIMENT SHALL BE TESTED TO DETERMINE POLLUTANT CONTENT AND SHALL BE REMOVED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. • THE INLET GRATE SHALL NOT BE WELDED TO THE FRAME SO THAT THE SUMP CAN BE EASILY INSPECTED AND MAINTAINED.

ROOF DRAIN LEADERS

PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.

• KEEP ROOFS CLEAN AND FREE OF DEBRIS. • KEEP ROOF DRAINAGE SYSTEMS CLEAR.

UNDERGROUND INFILTRATION SYSTEM

• INFILTRATION SYSTEMS SHALL BE INSPECTED ON A BI-ANNUAL BASIS TO ENSURE PROPER FUNCTIONS. INSPECTION PORTS SHALL BE USED TO VERIFY THAT THE SYSTEMS ARE DRAINING WITHIN 72 HOURS. IF THE SYSTEM FAILS TO DRAIN WITHIN 72-HOURS, THE SYSTEM SHALL BE CLEANED OR REPLACED AS NECESSARY.

• THE INFILTRATION SYSTEM SHALL BE INSPECTED BI-ANNUALLY FOR SEDIMENT ACCUMULATIONS.. IF THE SYSTEM HAS ACCUMULATED 3 INCHES OF SEDIMENT, THE SEDIMENT SHALL BE REMOVED BY FLUSHING FROM THE SYSTEM WITH HIGH PRESSURE WATER JETS AND AND VACUUMING THE SEDIMENT AND DEBRIS THROUGH THE ACCESS PORTS. ALL SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS.

NFILTRATION BASIN

• DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, THE INFILTRATION BASIN SHALL BE INSPECTED AFTER THE FIRST TWO RAINFALL EVENTS OF AT LEAST 1.0 INCH TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL TO 2 INCHES. • SILT AND SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE ACCUMULATION EXCEEDS SIX INCHES, OR WHEN WATER PONDS ON THE SURFACE OF THE INFILTRATION BASIN FOR MORE THAN 48 HOURS.

- SOIL EROSION GULLIES SHALL BE REPAIRED WHEN THEY OCCUR. • THE OUTLET DEVICES SHALL BE CLEANED/REPAIRED WHEN NECESSARY.
- TRASH AND DEBRIS SHALL BE REMOVED WHEN NECESSARY.

THE OUTFLOW WEIR SHOULD BE INSPECTED ANNUALLY TO ENSURE THAT IT IS FUNCTIONING PROPERLY.

LOAMING & SEEDING

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS 'LOAM AND SEED' ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA),
- PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
- 4. APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
- AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EOUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SOUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

- 40% CREEPING RED FESCUE
- 20% IMPROVED PERENNIAL RYEGRASS 20% IMPROVED KENTUCKY BLUEGRASS
- 20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

SEQUENCE & STAGING OF PROPOSED CONSTRUCTION ACTIVITIES:

THIS IS A GENERAL SEQUENCE AND STAGING OF CONSTRUCTION ACTIVITIES. A DETAILED SEQUENCE WITH TIME LINES SHALL BE ESTABLISHED BY THE CONTRACTOR IN COORDINATION WITH THE OWNER, ENGINEER AND SITE CONTRACTORS PRIOR TO THE START OF CONSTRUCTION.

- 1. SURVEY AND STAKE THE PROPOSED DRAINAGE BMP'S (UNDERGROUND INFILTRATION CHAMBER SYSTEMS), PARKING LOTS, WATER LINE, SEWER LINE AND LIMIT OF DISTURBANCE.
- 2. PLACE SEDIMENTATION BARRIERS (SILT FENCE) AS SHOWN ON THE PLANS AND AS STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
- 3. BEGIN SITE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING ETC.) TOPSOIL IS TO STRIPPED AND STOCKPILED WITHIN DISTURBANCE LIMITS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIERS. STOCKPILES TO BE COVERED OR TEMPORARILY SEEDED.
- 4. EXCAVATE AND CONSTRUCT STORMWATER MANAGEMENT AREAS AS SHOWN ON PLAN. DIVERT ALL THE RUNOFF FROM DISTURBED AREAS TO THE PROPOSED STORMWATER STORAGE AREA.
- 5. INSTALL UTILITIES AND DRAINAGE INCLUDING DRAINAGE PIPE. SEED ALL DISTURBED AREAS.
- 6. BEGIN BUILDING CONSTRUCTION.
- 7. BEGIN PAVEMENT AND PROPOSED GRADING.
- 8. FINISH PAVEMENT CONSTRUCTION.
- MAINTAIN SEDIMENT AND EROSIONS CONTROLS WHILE BUILDING ARE CONSTRUCTED.
- 10. FINISH LANDSCAPING AND PERMANENT STABILIZATION.
- 11. INSPECT AND REPAIR ALL DRAINAGE STRUCTURES INCLUDING DISCHARGE POINTS. REMOVE ANY DEBRIS (LEAVES, TREE LIMBS, BOULDERS, ETC.) FROM DRAINAGE INLETS AND OUTLETS. FLUSH ALL SEDIMENTS FROM DRAINAGE PIPES AND APPLY TOPSOIL TO PONDS.
- 12. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE VEGETATION HAS BEEN ESTABLISHED TO ALL DISTURBED AREAS.





PRELIMINARY. NOT FOR CONSTRUCTION

PROJECT NO: 07-05d

construction
GENERAL NOTES & LEGEND
SHEET 2 OF 8



<u>ROADWAY ABANDONMENT PLAN</u> *SCALE:* 1'' = 40'



ZONING DIMENSIONAL REQUIREMEN	NTS
ZONING CRITERIA	REQUIRED
ZONING DISTRICT	A-7, 0 ¹
PERMITTED USES IN ALL RESIDENCE DISTRICTS	-
MINIMUM LOT AREA	7,000 SF
MINIMUM FRONTAGE	70 FT
MINIMUM LOT WIDTH	70 FT
MINIMUM FRONT AND CORNER SIDE YARD	25 FT
MINIMUM SIDE YARD	8 FT
MINIMUM REAR YARD	20 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM LANDSCAPED OPEN SPACE	10%

1 INCH = 20 FT

JOSEPH A. CASALI REGISTERED PROFESSIONAL FAGINEER 05/04/2023 OPMENT STREET ND 5 \mathbf{F} 4 **[**-] 101 X 5-UN 2562 **REVISIONS**: NO. DATE. DESCRIPTION 1 9/8/22 UPDATED LAYOU 2 5/2023 PRELIMINARY PLA DESIGNED BY: WMLJR DRAWN BY: SEP/SD CHECKED BY: JAC DATE: FEB. 2023

CONSTRUCTION

SHEET 3 OF 8

























SIGN NUMBER	* R1-1	* R1-2	R2-1	R2-4a	R2-5c
8			SPEED	SPEED	SPEED
LEGEND S	STOP	NED - MELD		00	ZONE
5		WHITE - RED	00		AHEAD
BACKGROUND	RED	WHITE	WHITE	WHITE	WHITE
COLOR	WHITE	RED	BLACK	BLACK	BLACK
DIMENSION HEIGHT	24" 30" 36" 48" 24" 30" 36" 48"	36" 48 60" 36" 48" 60"	30° 48° 60°	48" 72" 96"	30° 48° 60°
)	- Allerian - A		
SIGN NUMBER	R3-1	R3-2	R3-3	R3-4	R3-5
LEGEND			TURNS	(N)	
			TOKING		ONLY
COLOR BACKGROUND	WHITE	WHITE	WHITE	WHITE	YELLOW
COPY COPY	RED (BLACK ARROW)	RED (BLACK ARROW)	BLACK	RED (BLACK ARROW)	BLACK 30"
DIMENSION HEIGHT	24"	24"	24"	24"	36"
SIGN NUMBER	R3-6	R3-7 (R OR L)	R4-1	R4-2	R4-3
		LEFT LANE	DO	PASS	SLOWER
LEGEND		MUST	NOT	WITH	KEEP
		TURN LEFT	PASS	CARE	RIGHT
COLOR BACKGROUND	WHITE	WHITE	WHITE	WHITE	WHITE
SIGN WIDTH	BLACK 30"	BLACK 30"	BLACK 18" 24"	BLACK 18" 24"	BLACK 24" 36" 48"
DIMENSION HEIGHT	36"	30"	24" 30"	24" 30"	30" 48" 60"
SIGN NUMBER	R4-5	R4-6	* R4-7	R4-70	R4-7b
	TRUCKS	TRUCKS		KEEP	KEEP
LEGEND	RIGHT	500		→	
	LANE	FEET		RIGHT	RIGHT
COLOR BACKGROUND	WHITE	WHITE	WHITE	WHITE	WHITE
SIGN WIDTH	BLACK 24" 36" 48"	BLACK 24" 36" 48"	BLACK 24"	BLACK 18" 24" 36" 48"	BLACK 18" 24" 36" 48"
DINCHICION					
DIMENSION HEIGHT	30" 48" 60"	30" 48 60"	30"	24" 30" 48" 60"	24 30 48 60
DIMENSION HEIGHT	30" 48" 60"	30" 48" 60"	30"	24" 30" 48" 60"	24" 30" 48" 60"
SIGN NUMBER	30" 48" 60" * R5-1	30" 48" 60"	30"	24" 30" 48" 60" R5-10b	24" 30" 48" 60" R6-1 (R OR L)
	30° 48° 60° * R5-1 DO NOTN - RED	30" 48" 60"	30*	24" 30" 48" 60" R5-10b PEDESTRIANS	24" 30" 48" 60" R6-1 (R OR L)
	30° 48° 60° * R5-1 DO NOTN RED FNTER RED	30" 48" 60" * R5-10 WRONG WAY	30" R5-6	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES DEOLIDITED	24" 30" 48" 60" R6-1 (R OR L)
	30" 48" 60" * R5-1 DO NOT ENTER WHITE	30" 48" 60" * R5-10 WRONG WAY	30" R5-6	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED	24" 30" 48" 60" R6-1 (R OR L) ONE WAY
LEGEND	30° 48° 60° * R5-1 DONOT RED ENTER RED WHITE	30" 48" 60" * R5-10 WRONG WAY RED wurre	30" R5-6 WHITE DET (BLACK BEWOLE)	24" 30" 46" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE 9147	24" 30 48 60 R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK
LEGEND COLOR BACKGROUND	30° 48° 60° * R5-1 DONOT RED ENTER RED WHITE 30° 36° 48°	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36"	30" R5-6 WHITE RED (BLOCK BICYCLE) 24"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30"	24" 30" 48" 60" R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36"
DIRENSION HEIGHT	30° 48° 60° * R5-1 DO NOT RED ENTER RED WHITE RED WHITE 30° 36° 48°	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24"	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18"	24" 30" 48" 60" R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36" 12"
DIMENSION HEIGHT	30° 48° 60° * R5-1 DO NOT RED ENTER RED WHITE 30° 36° 48° 30° 36° 48°	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24"	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18"	24" 30" 48" 60" R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36" 12"
DIMENSION HEIGHT	30° 48° 60° * R5-1 DO NOT RED ENTER RED WHITE 30° 36° 48° 87-1 87-1	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" R7-2	30" R5-6 WHITE RED (BLACK BIGYCLE) 24" R7-3 R7-3	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4	24" 30" 48" 60" R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36" 12"
DIMENSION HEIGHT	30° 48° 60° * R5-1 DO NOT RED ENTER RED WHITE 30° 36° 48° 30° 36° 48° 87-1 R7-1 R7-1	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" R7-2 R7-2	30" R5-6 WHITE RED (BLACK BICYCLE) 24" R7-3 R7-3 PARKING	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 	24" 30" 48" 60" R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36" 12" R7-5 ONE R7-5 ONE
COLOR BACKGROUND COLOR BACKGROUND SIGN WIDTH DIMENSION HEIGHT SIGN NUMBER LEGEND	30° 48° 60° * R5-1 DO NOT RD ENTER, RD WHITE 30° 36° 48° 30° 36° 48° R7-1 NO PARKING ANY 5	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" 24" R7-2 NO PARKING P Some	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" 24" R7-3 R7-3 NO PARKING #MORE #MORE #MORE	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING AND	24" 30" 48" 60" R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36" 12" R7-5 ONE PARKING BWR PARKING BWR PARKING
DIRENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RED WHITE 30° 36° 48° 30° 36° 48° R7-1 RO PARKING AKING	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 R7-2 R7-2	30° R5-6 WHITE RED (BLACK BICYCLE) 24° 24° 24° 24° 24° 24°	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ANY THE	24* 30 48 60 R6-1 (R OR L) ELACK-ARROW WHITE BLACK 36* 12* R7-5 ONE PARKING DUR PARKING DUR PARKING DUR PARKING
DIRENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RD WHITE 30° 36° 48° 30° 36° 48° 70° 36° 48° R7-1 NO PARKING AKING AKING MHITE WHITE	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 R7-2 NO PARKING to 330" WHITE	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" R7-3 R7-3 WONG PARKING WIGGEN TO WHITE	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ATMON STANDING WHITE	24" 30 48 60 R6-1 (R OR L) CONE WAY BLACK-ARROW WHITE BLACK BLACK ARROW WHITE WHITE WHITE
DIRENSION HEIGHT	30° 48° 60° * R5-1 00 NOT R80 ENTER MBD MBD MBD WHITE R80° 48° 48° 00° 36° 48° 48° R7-1 MO PARKING 48° WHITE RED 13°	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 NO PARKING % 5.33% WHITE RED WHITE 12"	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" 24" R7-3 NO PARKING BACKING BA	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ATM WHITE RED 12"	24" 30" 48" 60" R6-1 (R OR L). CONE WAY BLACK-ARROW WHITE BLACK 36" 12" R7-5 ONE PARKING BM-7PM WHITE GREEN 12"
DIRENSION HEIGHT	30" 48" 60" * R5-1 00 NOT R80 ENTER MO MO R80 WHITE R6" 48" 30" 30" 36" 48" 48" WHITE NO PARKING AN" WHITE RED 12" 18"	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 R7-2 NO PARKING * S35% WHITE RED 12" 18"	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" 24" R7-3 NO PARKING BICYCLE) 10" WHITE RED 12" 16"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STINDING ANY TIME RED 12" 18"	24° 30° 48° 60° R6-1 (R OR L) CONE WAY BLACK-ARROW WHITE BLACK 36° 12° R7-5 ONE HOUR PARKING BM-7PW WHITE GREEN 12° 18°
DIRENSION HEIGHT	30° 48° 60° * R5-1 00 NOT R20 ENTER HO HO HO WHITE R20° 36° 48° 00° 36° 48° 48° WHITE HO PARKING AN MNE HITE HO 18°	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 R7-2 R7-2 NO PARKING * 83394 WHITE RED 12"	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" R7-3 PARKING PARKING PARKING PARKING BUCKT AND WHITE RED 12" 18"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING AWE WHITE RED 12" 18"	24° 30° 48° 60° R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK BLACK BLACK CONE BLACK
DIRENSION HEIGHT	30° 48° 60° * R5-1 00 NOT R80 ENTER R80 R80 R80 WHITE R60° 48° 30° 36° 48° 0° 36° 48° 48° 48° R7-1 P40° 94° 48° WHITE R60 10° 10° WHITE R60 11° 11° R8-7 18° 11° 11°	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 R7-2 PARKING * Some R7-2	30" R5-6 WHITE RED (BLACK BIGYCOLE) 24" 24" R7-3 NO PARKING ************************************	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ATT RED 12" 18"	24" 30" 48" 60" R6-1 (R OR L). CONE WAY BLACK-ARROW WHITE BLACK BLACK BLACK CONE WAY BLACK CONE WAY BLACK CONE WAY CONE WAY CONE WAY WHITE CREEN 12"
DIMENSION HEIGHT	30° 48° 60° * R5-1 00 NOT RED ENTER HED HED HED WHITE RC7-1 NO PARKING ANY 18° 48° WHITE RED 12° RED 18° 18° RB-7 EMERGENCY EMERGENCY	30" 48" 60" * R5-10 WRONG WAY RED RT7-2 R7-2 R7-2 NO PARKING © 350 0 12" 18" R11-1 KEEP	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" R7-3 R7-3 R7-3 WHITE RED 12" 18" R11-2 R0AD	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NOIS: R7-4 NOIS: 18" NOIES: 1. SHALL BE IN ACCC T.15 OF THE R.1.5	24" 30" 48" 60" R6-1 (R OR L) CONE WAY BLACK-ARROW WHITE BLACK BLACK 36" 12" R7-5 CONE POUR
COLOR BACKGROUND SIGN NUMBER LEGEND SIGN WIDTH DIMENSION HEIGHT SIGN NUMBER LEGEND COLOR BACKGROUND COLOR BACKGROUND SIGN WIDTH HEIGHT SIGN NUMBER LEGEND	30° 48° 60° * R5-1 00 NOTN RED ENTER RED WHITE RED 30° 36° 48° 30° 30° 36° 48° 48° 30° 36° 48° 48° WHITE RED 112° 18° R8-7 EMERGENCY STOPPING RIY RIY	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" R7-2 R7-2 R7-2 RKING 0 330 0 330 WHITE RED 12" 16" RED RED Comparison RED RED RED RED RT-2 RED RED RED RED RED RED RED RED	30" R5-6 ₩HITE RED (BLACK BICYCLE) 24" R7-3 R7-3 R7-3 WHITE RED 12" 16" RED 12" 16" RED 12" 16"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 30" 18" R7-4 NO NMM AWE WHITE RED 12" 18" NOTES: 1.5 OF THE R.I. 1.5 OF THE R.I. 2. * OENDER TYPE 3. REQUARTORY SIGN TYPE 3. REQUARTORY SIGN TYPE	24* 30* 48* 60* R6-1 (R OR L) Image: Constraint of the second of the se
DIRENSION HEIGHT	30° 48° 60° * R5-1 DO NOT RD ENTER RED WHITE 30° 36° 48° 30° 36° 48° 0° 48° 0	30° 48° 60° * R5-1a WRONG WARY RED WHITE 36° 24° R7-2 NO PARKINO PARKINO PARKINO PARKINO PARKINO PARKINO PARKINO RT-2 R	30" R5-6 WHITE RED (BLACK BICYCLE) 24" R7-3 R7-3 R7-3 NAKKING BOST R7-3 NAKKING BOST R7-3	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 30" 18" R7-4 NO STANDING AYY WHITE RED 12" 18" NOTES: PEIN ACCC 1. SHALL BE IN ACCC 1.5 OF THE R.I. 1.5 OF THE R.I. 2. * DENOTES TYPE 3. RECULATORY SIGN ACCORDANCE WITH 24.6.0.	24° 30° 48° 60° R6-1 (R OR L)
DIRECTSION HEIGHT	30° 48° 60° * R5-1 DO NOT RD ENTER RD WHITE 30° 36° 48° 30° 36° 48° 30° 36° 48° 87-1 RD R7-1 RD RD RD RD RD RD RD RD RD RD	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 R7-2 NO PARKING PARKING NO JANG NO JANG PARKING NO JANG NO	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" 24" R7-3 NO PARKING BICYCLE) 12" 18" WHITE RED 12" 18" R11-2 ROAD CLOSED WHITE BLACK	24" 30" 48" 60" R5-10b R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ANY TWE RD NO STANDING ANY TWE RD 12" 18" NOTES: 1. SHALL BE IN ACCC T. 19 OF THE RL 2. *EDENTES TYPES 3. REPORTES TYPES 3. REPORTES TYPES 3. REPORTES TYPES 3. THICKNESS OF AUL LESS THAN 10 50 FM	24° 30° 48° 60° R6-1 (R OR L) Image: Construction of the second of the
DIRECASION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RD WHITE 30° 36° 48° 30° 36° 48° RD RD RD RD WHITE RD RD RD RD RD RD RD RD RD RD	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" R7-2 NO PARKING * 36" 24" NO PARKING * 36" 24" R11-1 KEEP OFF MEDIAN WHITE BLACK 24" 24"	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" 24" RT-3 PARKING PARKING PARKING BLACK RT-3 RT-3 RT-3 RT-3 RT-3 RCAD CLOSED WHITE BLACK 48"	24" 30" 48" 60" R5-10b R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ANY TIME RED 12" 18" WHITE RED 12" 18" NOTESI: NOTESI: 1. SHALL BE IN ACCC 1. SHALL BE IN ACCONSTRUCTIONE THE RL 2. * OPONTES TYPE 3. REGULARTORY SKA ACCONNECE WITH 4. HIGS TESN OF AUL THOST SOF OF AUL TO SO, FT, TO 36 GREATER THAN 36 SOF AUL	24° 30° 48° 60° R6-1 (R OR L) Image: Construction of the second of the
DIRENSION HEIGHT	30° 48° 60° * R55-1 DONOT R80 ENTER HITE R80 R80 WHITE 30° 36° 48° 30° 36° 48° 48° RD HITE R8 7 EMERGENCY STOPPING ONLY S0° 48° 30° 48° 36° 48°	30" 48" 60" * R5-1a WRONG WAY RED WHITE 36" 24" RT-2 NO PARKING \$ 36" 24" NO PARKING \$ 36" 44" RED 12" 16" REL ACK \$ 49" 44" 44" 44" 46" 60"	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" 24" 24" R7-3 PARKING PARKING PARKING PARKING PARKING R7-3 WHITE RED 12" 16" R11-2 R0AD CLOSED WHITE BLACK 49" 30"	24" 30" 48" 60" R5-10b R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING ANY TIME R60 STANDING ANY TIME R60 STANDING ANY	24° 30° 48° 60° R6-1 (R OR L) CONE WAY BLACK-ARROW WHITE BLACK BLACK-ARROW WHITE BLACK BLACK-ARROW WHITE BLACK BLACK BLACK-ARROW WHITE BLACK BLACK-ARROW WHITE BLACK BLACK-ARROW WHITE BLACK B
DIMENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER MO RD RD WHITE RCD WHITE RD 30° 36° 48° 48° 0° 36° 48° 48° R7-1 MO PARKING AN° WHITE RED 12° 18° WHITE RED 12° 18° R8-7 EMERGENCY STOPPING ONLY WHITE BLACK 30° 48° 24° 36° 48° 36°	30" 48" 60" * R5−10 WRONG WAY RED WHITE RED R7-2 NO PARKING © 30" WHITE RED 12" 18" R11-1 KEEP OFF MEDIAN WHITE BLACK 24" 30" 48" 60"	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" R7-3 PARKING BLOCK R7-3 WHITE RED 12" 18" R11-2 R0AD CLOSED WHITE BLACK 48" 30"	24" 30" 48" 60" R5-10b R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STMDING MW THE RED 12" 10" NOTES: 1. SHALL BE IN ACCC 12" 10" NOTES: 2. # ODATES TYPE 3. RECULATIONY SIGN ACCONNCE WITH 2.4.60. 4. THICKNESS OF ALL LESS THAN 10 SQ 10 DS. FT. TO 39 GREATER THAN 36 5. FOR ADDITIONAL SI	24° 30° 48° 60° R6-1 (R OR L). CONE WAY BLACK-ARROW WHITE BLACK BLAC
DIMENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RD WHITE RED WHITE 30° 36° 48° 30° 36° 48° RED 12° RB-7 EMERGENCY STOPPING ONLY WHITE BLACK 30° 48° 24° 36°	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" PARKING * 535% WHITE RED 12" 18" R11-1 KEEP OFF MEDIAN WHITE BLACK 24" 30" 48" 60"	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" R7-3 PARKING BLACK RED 12" 10" R11-2 R0AD CLOSED WHITE BLACK 49" 30" WENT OF TRANSP	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING AND AND STANDING AND STANDING AND STANDING AND AND STANDING AND AND AND AND AND AND AND AND	24° 30° 48° 60° R6-1 (R OR L). CONE WAY BLACK-ARROW WHITE BLACK BLA
DIMENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RD WHITE RED WHITE RD PARKING A8° 48° 30° 36° 48° WHITE RED 12° 18° RB-7 EMERGENCY STOPPING ONLY WHITE BLACK 30° 48° RHODE	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" PARKING # 036" 24" NO PARKING # 035" 24" NO PARKING # 035" 24" NO PARKING # 035" 12" NO PARKING # 035" NO PARKING # 04" NO PARKING # 04" PARKING # 04" # 04" PARKING # 04" #	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" R7-3 PARKING *BOOM *BOOM WHITE RED 12" 18" R11-2 ROAD CLOSED WHITE BLACK 48" 30"	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING AT R7-4 STADING STADING AT R7-4 STADING STADIN	24° 30° 48° 60° R6-1 (R OR L) CONE WAY BLACK-ARROW WHITE BLACK
COLOR BACKGROUND COLOR BACKGROUND SIGN NUMBER LEGEND SIGN WIDTH DIMENSION HEIGHT SIGN NUMBER LEGEND COLOR BACKGROUND SIGN WIDTH DIMENSION HEIGHT SIGN NUMBER LEGEND COLOR COPY SIGN WIDTH DIMENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER, RD WHITE 30° 36° 48° 30° 36° 48° WHITE RCD WHITE RCD R7-1 NO PARKING ANY TIME RCD 12° 18° R8-7 EMERGENCY STOPPING ONLY WHITE BLACK 30° 46° RHODE	30" 48" 60" * R5-10 WRONG WAY RED Writte 36" 24" PARKING ** 24" NO ** 24" WHITE RED 12" 18" R11-1 KEEP VHITE BLACK 24" 36" 30" 48" 30" 48" ISLAND DEPARTI REGULAT	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" R7-3 PARKING ************************************	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STADING ATTLE RED 12" 18" NOTES: 1. SHALL BE IN ACCC T. 15 OF THE R.L. 2. & DEMOTES TYPES 3. RECUNCTOR WITH 24.60. MOTORTOR WITH 24.60. STADING WITH 24.60. STADING WITH 24.60. STADING WITH 24.60. STADING WITH 24.60. STADING WITH 25. FOR ADDITIONAL SI	24° 30° 48° 60° R6-1 (R OR L) ONE WAY BLACK-ARROW WHITE BLACK 36° 12° R7-5 NOR PARKING BWA-7PW WHITE CREEN 12° RDANCE WITH SECTION STANDARD SPECIFICATIONS. 20 GRODE SHEETING: STANDARD SPECIFICATIONS. 30 GRODE SHEETING: STANDARD SPECIFICATIONS. 30 GRODE SHEETING: ST 0.002 IN. SQ. FT 0.022 IN. SQ
DIMENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RD WHITE 30° 36° 48° 30° 36° 48° WHITE RED R7-1 NO PARKING ANY TIME RED 12° 18° R8-7 EMERGENCY STOPPING ONLY WHITE BLACK 30° 48° RHODE	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" R7-2	30" R5-6 WHITE RED (BLACK BIGYCLE) 24" 24" R7-3 PARKING BLACK RED R11-2 R0AD CLOSED WHITE BLACK 48" 30" WENT OF TRANSP ORY SIGNS	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STADING AT HITE RED 12" 18" NOIES: 1. SHALL BE IN ACCC T. 15 OF THE R.1. 2. & DEMOTES TIPE 3. REDUTES TIPE 3. REDUTES 3. RED 3. RED	24 [*] 30 [°] 48 [°] 60 [°] R6-1 (R OR L) R6-1 (R OR L) BLACK-ARROW WHITE BLACK 38 [°] 12 [°] R7-5 ONE PAUCR
DIMENSION HEIGHT	30° 48° 60° * R5-1 DO NOT RD ENTER RED WHITE 30° 36° 48° 30° 36° 48° 30° 36° 48° 0° 48° 0° 48° 0° 48° 0° 48° 0° 48° 0° 48°	30" 48" 60" * R5-10 WRONG WAY RED WHITE 30" 24" R7-2	30" R5-6 WHITE RED (BLACK BICYCLE) 24" 24" 24" R7-3 PARKING PARKIN	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 STANDING AT R7-4 STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING AT R7-4 RED 12" 18" NO STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING AT AT STANDING AT STANDING AT AT STANDING AT AT AT AT AT AT AT AT AT AT	24* 30* 48* 60* R6-1 (R OR L) Image: Construction of the second of the
DIRENSION HEIGHT	30° 48° 60° * R5-1 DONOT RD ENTER RD WHITE 30° 36° 48° 30° 36° 48° 30° 36° 48° R7-1 RB R7-1 RB RB-7 EMERGENCY STOPPING ONLY WHITE BLACK 30° 48° RHODE	30" 48" 60" * R5-10 WRONG WAY RED WHITE 36" 24" RT-2 RT-2 RT-2 NO PARKING 12" 18" RT1-1 KEEP OFF MEDIAN WHITE RED 12" 18" RT1-1 KEEP OFF MEDIAN WHITE BLACK 24" 36" 48" 60" Corr of the second seco	30" R5-6 WHITE RED (BLOCK BICYCLE) 24" 24" 24" R7-3 PARKING PARKING PARKING PARKING PARKING RT-3 RT-	24" 30" 48" 60" R5-10b PEDESTRIANS AND BICYCLES PROHIBITED WHITE BLACK 30" 18" R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 NO STANDING AT R7-4 STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING AT R7-4 NO STANDING STANDING AT R7-4 STANDING STANDING AT R7-4 STANDING STANDING STANDING AT AT STANDING AT AT STANDING AT AT STANDING AT AT STANDING AT AT STANDING AT AT AT AT AT AT AT AT AT AT	24* 30* 48* 60* R6-1 (R OR L) Image: Construction of the second of the





— 2" BRASS PIPE AMERICAN STD.GATE BOX (TYP.)







ESIGNED BY:	WMLJR	
RAWN BY:	SEP/SD	
HECKED BY:	JAC	
ATE:	FEB. 2023	
ROJECT NO:	07-05d	
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THE	
LOCUS MAP NOT TO SCALE	
INSTITUTIONAL-EDUCATIONAL OVERLAY DISTRICT ZONING DISTRICT A-7 MINIMUM LOT AREA: 7,000 S.F. MINIMUM LOT FRONTAGE: 70 FT. MINIMUM SETBACKS: FRONT: 25 FT. SIDE: 8 FT. REAR: 20 FT. MAXIMUM STRUCTURE HEIGHT: 35 FT. MINIMUM LANDSCAPE: 10%	
· U.P. 3 Ø	
A.P. 344 / LOT 101 & 493 68 GREENE STREET WARWICK, R.I. 02888 SCALE: 1"=20' DATE: NOVEMBER 1, 2022	
PREPARED FOR: JOE CASALI ENGINEERING, INC. 300 POST ROAD, WARWICK, R.I. 02888 PHONE: (401) 944-1300 PREPARED BY:	
OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920 PHONE: (401) 463-9696 info@osplanners.com	
JOB NO. 10338 / DWG. NO. 10338 - C3 - (AJB) GRAPHIC SCALE: 1" = 20' 0 20 40 60	
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RITERIA	REQUIRED	PROPOSED	REGULATION
05.1 MINIMUM LANDSCAPED UFFER.	10 FOOT WIDE LANDSCAPED BUFFER ACROSS THE ENTIRE FRONTAGE OF LOT EXCEPT FOR CURB CUTS	10 FEET MINIMUM	505.1 (A)
	20 FOOT WIDE LANDSCAPE BORDER REQUIRED ALONG ANY PROPERTY LINE THAT ABUT A RESIDENTIAL DISTRICT (PERTAINS TO LOTS AT LEAST 5,000 SQUARE FEET) AND BE SCREENED WITH A 6 FOOT TALL WALL OR FENCE OR EVERGREEN HEDGE.	6' TALL STOCKADE FENCE ALONG EAST PROPERTY LINE	505.1 (B, C)
	ALL OUTDOOR TRASH RECEPTACLES, DUMPSTER AND ELECTRICAL BOXES SHALL BE SCREENED BY A FENCE OR TIGHT EVERGREEN HEDGE	N/A	505.1 (D)
5.4 PLANT QUIREMENTS AND SIZES.	SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN AND SATISFY THE SIZE REQUIREMENTS OF THIS SECTION.	VISUAL SCREEN PROVIDED WITHIN REQUIREMENTS OF 505.4 (A.2) AND 505.4 (G.5)	505.4 (A.1)
	APPROX. EVERY 35 LIN. FT. OF LANDSCAPING SHALL CONTAIN 1 SHADE TREE AND 5 SHRUBS (EXCLUDING CURB CUTS)	<u>POST_ROAD</u> : 6_TREES*	505.4 (A.2)
	<u>POST ROAD:</u> 183 LIN. FT. OR 6 TREES	30 SHRUBS	
	& 183 LIN. FT. OR 26 SHRUBS	<u>GREENE_STREET:</u> 6_TREES	
	<u>GREENE STREET:</u> 194 LIN. FT. (EXCLUDING CURB CUT) OR 6 TREES	æ æ 30 SHRUBS	
	& 194 LIN. FT. (EXCLUDING CURB CUT) OR 28 SHRUBS	*DUE TO UNDERGROUND DRAINAGE STRUCTURE, (2) OF THE SHADE TREES HAVE BEEN PLACED SOUTH OF UNIT #2 INSTEAD OF ALONG POST ROAD FRONTAGE	
	MINIMUM SIZE FOR SHADE TREES SHALL BE BETWEEN 2 $\frac{1}{2}$ " AND 3" CALIPER AND 12–14 FT. IN HEIGHT.	2 ½" CALIPER	505.4 (G.3)
	MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN 5 TO 8 FEET HEIGHT.	N/A	505.4 (G.4)
	MINIMUM SIZE FOR SHRUBS SHALL BE 3 FEET IN HEIGHT (B&B) OR 3 GALLON CONTAINERIZED.	3 GALLON	505.4 (G.5)
505.6 PARKING LOT BUFFERS.	PROVIDE A 10 FOOT LANDSCAPED SETBACK BETWEEN THE STREET AND PARKING LOT TO BE PLANTED WITH TREES AND SHRUBS (WHEN PARKING IS DIRECTLY ADJACENT TO STREET)	10 FOOT LANDSCAPED SETBACK BETWEEN THE STREET AND PARKING LOT PLANTED WITH TREES AND SHRUBS	505.6 (A.1)
	PROVIDE MINIMUM 5% INTERIOR PARKING LOT LANDSCAPING 6,177 SQ. FT. PARKING X 5%=309 SQ. FT. REQ'D	1,352 SQ. FT. OR 22% MEETS SECTION 700 PARKING REQUIREMENTS	505.6 (B)
	PROVIDE CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY 4 ROWS OF PARKING WITH MINIMUM OF 8 FT. WIDE	N/A	505.6 (B.1)
	CREATE LARGE PLANTING ISLANDS OVER 600 SF	N/A	505.6 (B.2)
	PROVIDE PLANTING ISLANDS (MIN. 9 FT WIDE) BETWEEN EVERY 10 TO 15 SPACES WITH 1 SHADE TREE	N/A	505.6 (B.3)

PLANT SCHEDULE

		-				
	DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>B&B</u>	CALIPER
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ARA1	1	Acer rubrum `Armstrong` / Armstrong Red Maple	B & B	2.5"Cal
لې •	• • • • • • • • • • • • • • • • • • •	AS6	4	Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple	B & B	2.5"Cal
لاس		LT2	5	Liriodendron tulipifera / Tulip Tree	B & B	2.5"Cal
	FLOWERING TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>B&amp;B</u>	CALIPER
	$\bigcirc$	MS	3	Magnolia stellata / Star Magnolia	B&B 7- 8` HT.	
	SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT/B&B	SIZE
		HN	42	Hydrangea macrophylla `Nikko Blue` / Nikko Blue Hydrangea	CONT	3 gal
		IN2	17	llex glabra `Nordic` / Nordic Inkberry	CONT	3 gal
		IR	4	Ilex verticillata `Red Sprite` / Red Sprite Winterberry	CONT	3 gal
	(+)	SM	8	Spiraea japonica `Magic Carpet` / Magic Carpet Spirea	CONT	3 gal
		TE2	9	Taxus x media `Everlow` / Everlow Yew	CONT	5 gal
	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT/B&B	<u>SIZE</u>
	×	HO4	42	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal	
	*	SA2	8	Sedum x `Autumn Fire` / Autumn Fire Sedum	1 gal	

NOTE: LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

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