

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: MARCH 15, 2024

DRAWN BY:	DESIGN BY:	CHECK BY:
SJE	SJE	MER

PROJECT NO. 23081

ISSUED FOR: PERMITTING



SITE DEVELOPMENT PLANS
643-655 COMMONWEALTH AVE.
ASSESSOR'S MAP 247, PARCEL 45, 50 & 105
WARWICK, RHODE ISLAND
PREPARED FOR
COMMONWEALTH HOUSE ASSISTED LIVING

DRAWING TITLE:
COVER SHEET

SCALE: **1"=20'**

SHEET NO.
1 of 11

PRELIMINARY PLAN APPLICATION SITE DEVELOPMENT PLANS COMMONWEALTH HOUSE ASSISTED LIVING

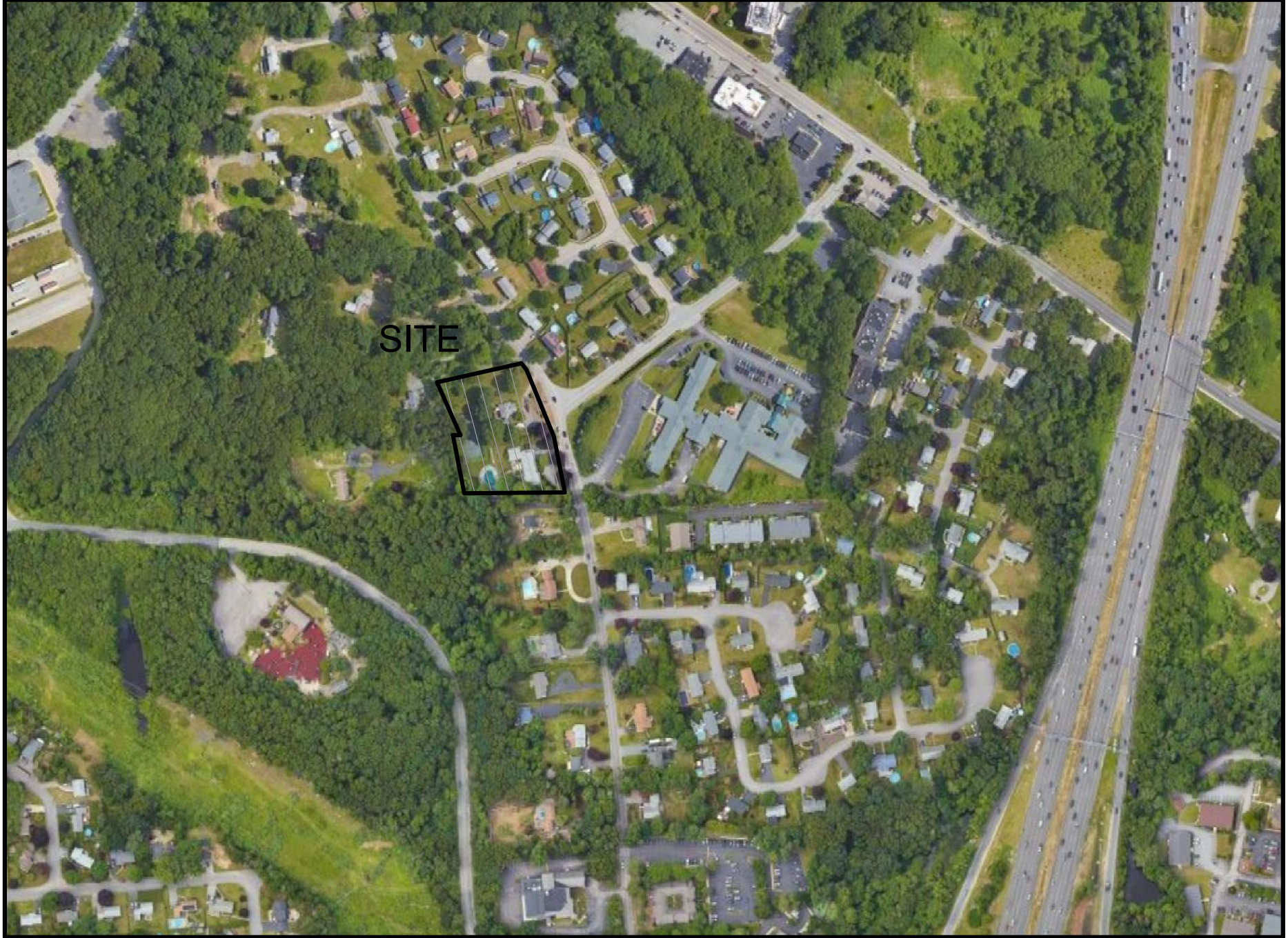
643-655 COMMONWEALTH AVENUE
ASSESSORS MAP 247, PARCEL 45, 50 & 105

Warwick , Rhode Island

MARCH 15 2024

PLAN INDEX

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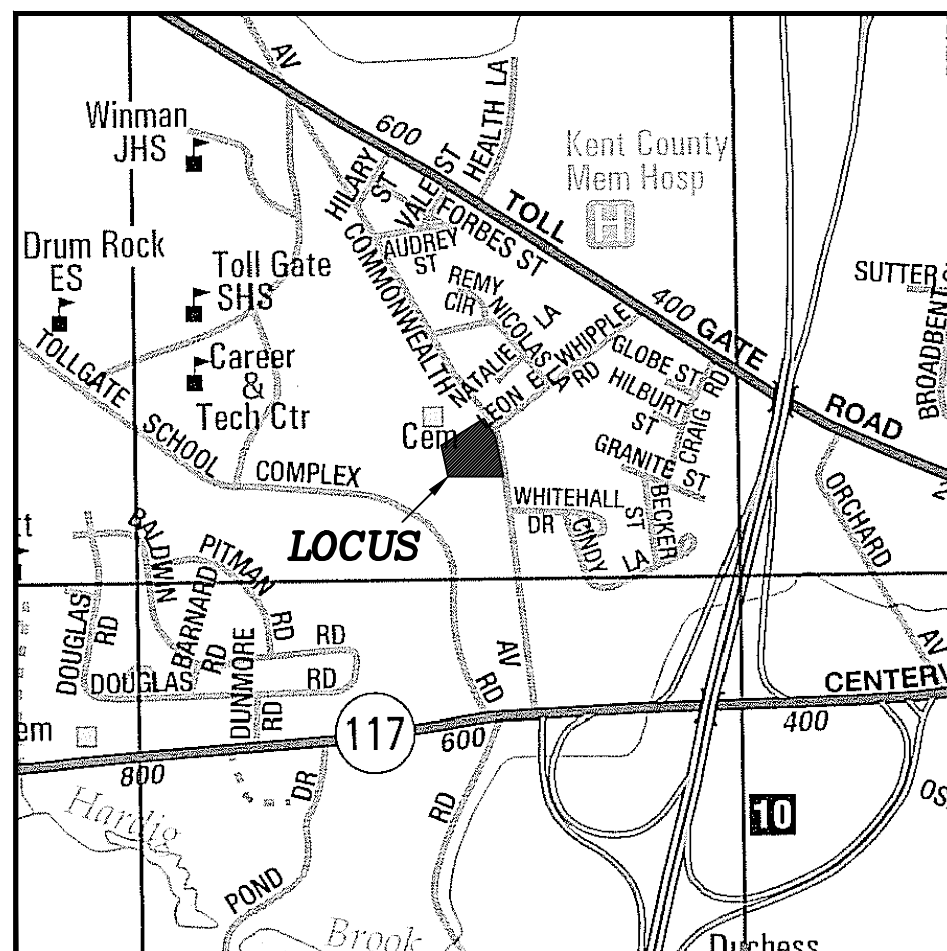
LOCUS MAP

CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING
& CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

SURVEYOR OF RECORD
DAVID D. GARDNER & ASSOCIATES, LLC
1 HOPE COURT
BARRINGTON, RI 02806
(401) 738-3200

ARCHITECT
SJA DESIGN
9 INTERVALE AVENUE
EAST PROVIDENCE, RI 02914
(401) 369-5009

LANDSCAPE ARCHITECT
MUOIO DESIGN GROUP, LLC.
1075 SCITUATE AVENUE
CRANSTON, RI 02921
(401) 487-9532



LOCATION MAP

LEGEND

- EDGE OF WOODS
- CHAIN LINK FENCE
- STOCKADE FENCE
- WATER MAIN
- GAS MAIN
- ELECTRIC
- TELEPHONE
- EXISTING CONTOUR
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- UTILITY POLE
- DRAINAGE MANHOLE
- CATCHBASIN
- SANITARY SEWER MANHOLE
- HYDRANT
- GATE VALVE

NOTES

- 1.) BEARINGS ARE BASED ON THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD 1983) OBTAINED BY LEICA
- 2.) ELEVATIONS SHOWN ARE BASED NAVD 1988 (ADJ. 2018) DATUM OBTAINED BY LEICA GS 16 RTK GPS
- 3.) THE UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD LOCATIONS OF VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY AND RECORD PLANS ACQUIRED FROM THE UTILITY COMPANIES. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DISTRIBUTION LINES SHOWN HEREON.

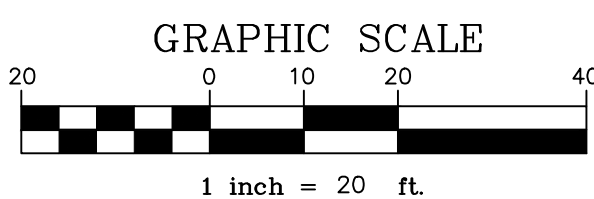
REFERENCES

- 1.) PLAN OF LAND IN WARWICK, R.I. SURVEYED FOR RAYMOND GALLUCCI BY BOYER ENG. CO. INC. MARCH 1965 SCALE 1"=40" SEE L.E. VOLUME 357 PAGE 112
- 2.) PLAN OF SUBDIVISION OF LAND WARWICK, R.I. GEORGE F. RICHARDSON OWNER SCALE 1"=40' AUGUST 1964 ROBERT S. HARTMAN CIVIL ENG'R. SEE PLAT CARD # 587

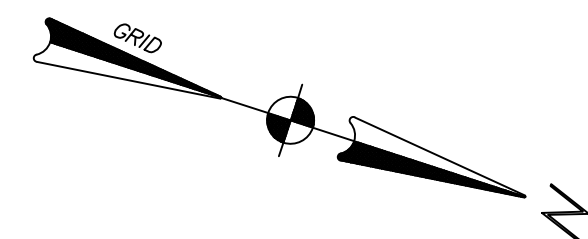
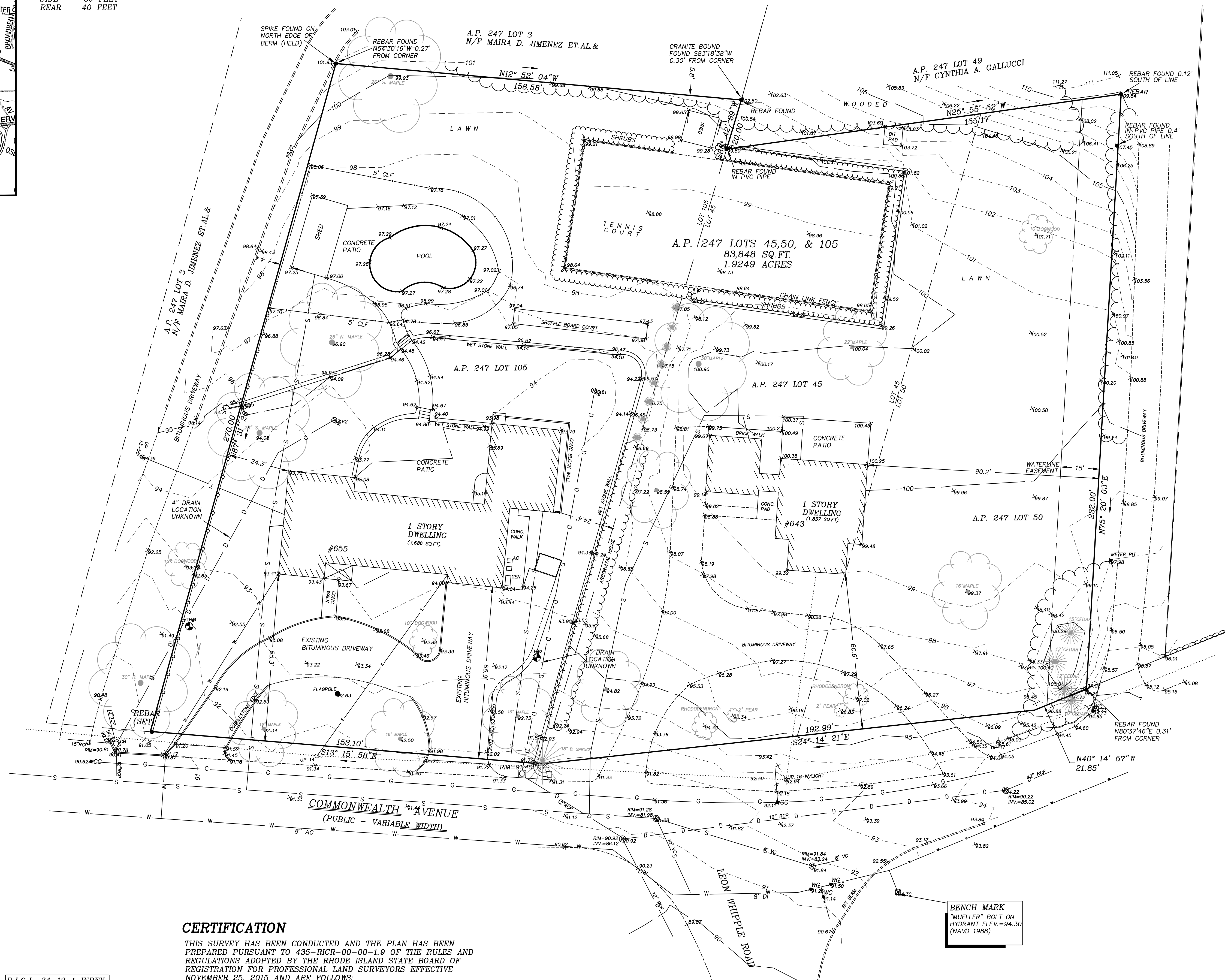
OWNER OF RECORD

LOTS 45 & 50
GRAHAM & AMANDA WILLOUGHBY
L.E. VOL. 9504 PAGE 129
LOT 105
COMMONWEALTH LLC
L.E. VOL. 8569 PAGE 17

R.I.G.L. 34-13-1 INDEX
ABUTTING STREETS
COMMONWEALTH AVENUE



ZONING A-40
MINIMUM LOT AREA 40,000 SQ.FT.
SETBACK REQUIREMENTS
FRONT 40 FEET
SIDE 30 FEET
REAR 40 FEET



DATE	REVISIONS

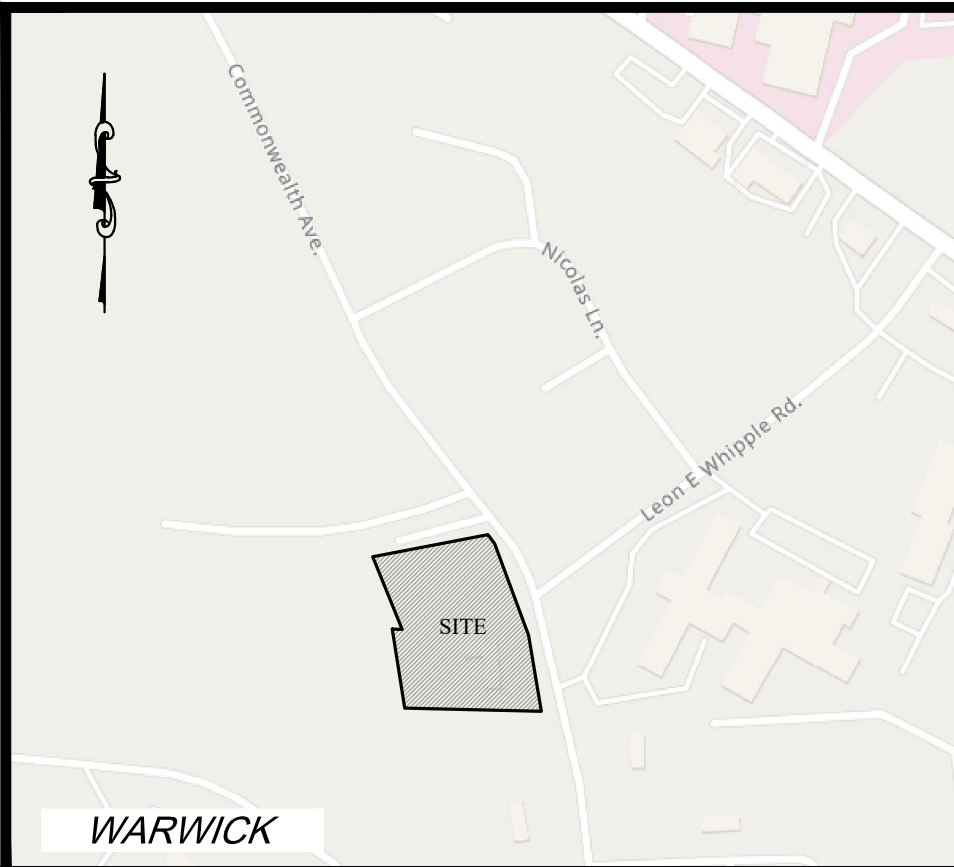
DAVID D. GARDNER
1809
PROFESSIONAL
LAND SURVEYOR

DAVID D. GARDNER & ASSOCIATES, INC.
I. HOPE COURT 02806
BARRINGTON, RHODE ISLAND (401) 738-3200
ENGINEERS • SURVEYORS • PLANNERS

COMPREHENSIVE BOUNDARY SURVEY
643 & 655 COMMONWEALTH AVENUE
WARWICK, R.I.
FOR
GRAHAM & MANDI WILLOUGHBY
A.P. 247 LOTS 45, 50, & 105

DATE ISSUED: 2/14/22
SCALE: 1"=20'
DESIGNED BY:
DRAWN BY: D.D.G.
CHECKED BY:
JOB NO.: 21-086
DWG NO.:

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WARWICK
LOCUS NOT TO SCALE

CURRENT OWNER LOT-45	CURRENT OWNER LOT-50	CURRENT OWNER LOT-105
GRAHAM & AMANDA WILLOUGHBY 643 COMMONWEALTH AVENUE WARWICK, RI 02886 TITLE REFERENCE: DEED BK.9504/0129 SITE LOCATION: 643 COMMONWEALTH AVENUE WARWICK, RI 02886 ASSESSORS REFERENCE: MAP 247 PARCEL 45	ASSESSMENT MERGER 247-0045 COMMONWEALTH AVENUE WARWICK, RI 02886 TITLE REFERENCE: DEED BK.9504/0129 SITE LOCATION: COMMONWEALTH AVENUE WARWICK, RI 02886 ASSESSORS REFERENCE: MAP 247 PARCEL 50	COMMONWEALTH LLC 655 COMMONWEALTH AVENUE WARWICK, RI 02886 TITLE REFERENCE: DEED BK.8569/0017 SITE LOCATION: 655 COMMONWEALTH AVENUE WARWICK, RI 02886 ASSESSORS REFERENCE: MAP 247 PARCEL 105

RESIDENCE (A-40) ZONING DISTRICT					
REGULATION	REQUIREMENT	EXISTING LOT 105	EXISTING LOTS 45 & 50	PROPOSED LOT 105	PROPOSED LOTS 45 & 50
MIN. LOT AREA	40,000 SQ. FT.	41,276 SQ. FT.	42,573 SQ. FT.	41,276 SQ. FT.	42,841 SQ. FT.
LOT FRONTAGE	150'	153.1'	214.8'	153.1'	214.8'
FRONT SETBACK	40'	65.0'	60.6'	65.0'	42.1'
SIDE SETBACK	30'	*23.9'	*25.7'	*23.9'	38.7'
REAR SETBACK	40'	134.2'	111.6'	134.2'	**36.4'
MAX. BUILDING HEIGHT	35'	<35'	<35'	<35'	35'
GREEN SPACE	20%	61.1%	76.1%	68.0%	65.2%

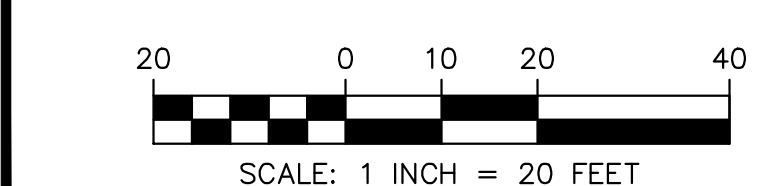
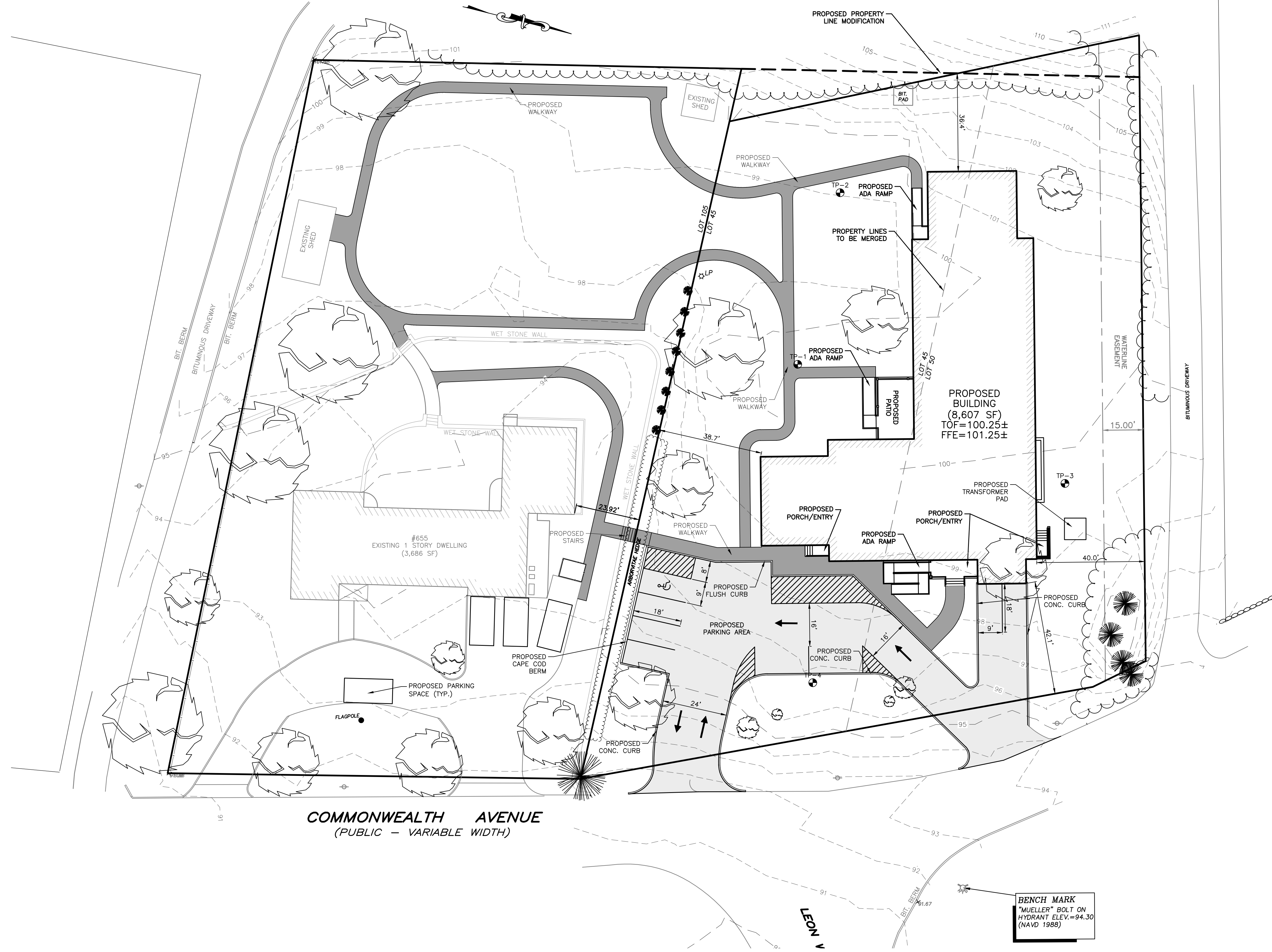
PARKING REQUIREMENTS
NURSING HOME: 1 SPACE PER 2 BEDS
EXISTING 10 SINGLE BED UNITS (LOT 105) = 10/2 = 5 SPACES
PROPOSED 14 SINGLE BE UNITS (LOTS 45 & 50) = 14/2 = 7 SPACES
TOTAL SPACES REQUIRED = 12 SPACES SPACES PROVIDED = 12 SPACES (4 ON LOT 105, 8 ON LOTS 45 & 50)

*PROPERTY IS PRE-EXISTING NON-CONFORMING IN RELATION TO SIDE YARD SETBACK
**ZONING VARIANCE REQUIRED

- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM A SURVEY PLAN ENTITLED "COMPREHENSIVE BOUNDARY SURVEY 643 & 655 COMMONWEALTH AVENUE" BY DAVID D. GARDNER & ASSOCIATES, INC. DATED 2/14/2022.
 - ELEVATIONS ARE REFERENCED TO NAVD88.
 - THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF WARWICK FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44003 C 0128 H (MAP EFFECTIVE DATE OCTOBER 2, 2015).
 - THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
 - EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

LEGEND

- ▣ CATCH BASIN
- CONCRETE BOUND
- ⊙ DRAIN MANHOLE
- ☼ LIGHT POLE
- R.I.H.B. RHODE ISLAND HIGHWAY BOUND
- S SEWER MAIN
- ⊙ SEWER MANHOLE
- ⊙ SPOT ELEVATION
- ♣ STREET SIGN
- TOPOGRAPHIC CONTOUR
- TREE LINE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- WATER MAIN



NO.	DATE	DESCRIPTION	APPROVED

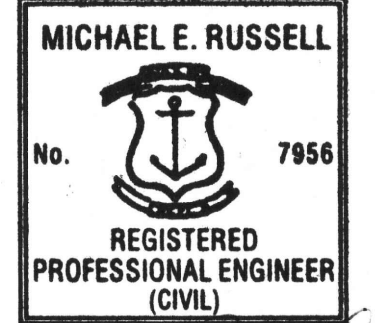
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DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 23081

ISSUED FOR: PERMITTING



SITE DEVELOPMENT PLANS
643-655 COMMONWEALTH AVE.
ASSESSOR'S MAP 247, PARCEL 45, 50 & 105
WARWICK, RHODE ISLAND
PREPARED FOR
COMMONWEALTH HOUSE ASSISTED LIVING

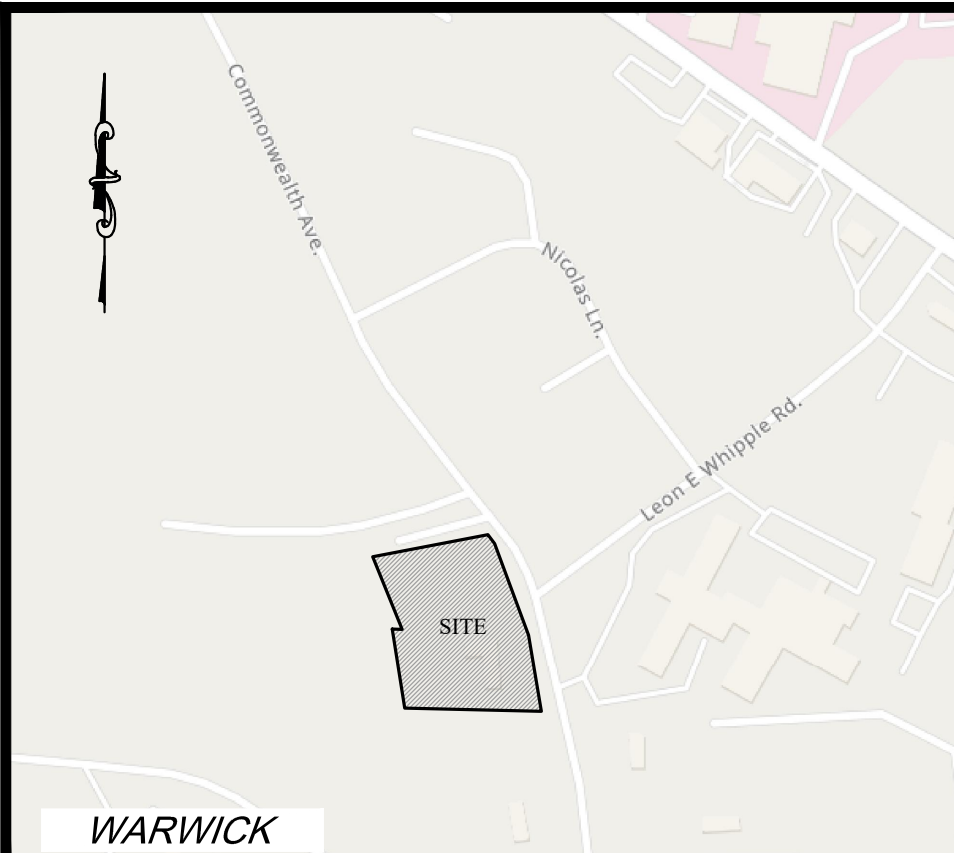
DRAWING TITLE:

PROPOSED SITE PLAN

SCALE: 1"=20'

SHEET NO.

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WARWICK
LOCUS NOT TO SCALE

NOTES:

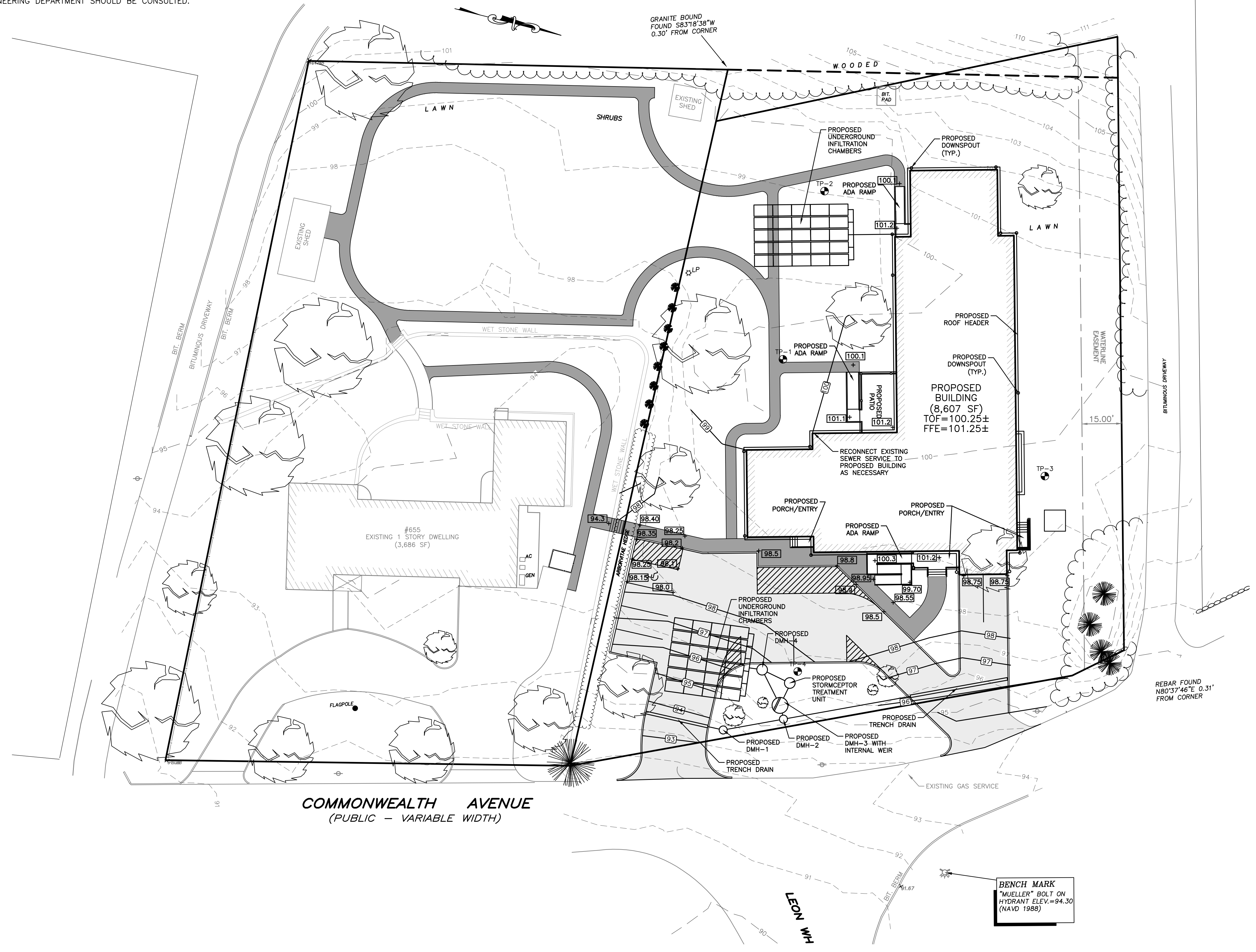
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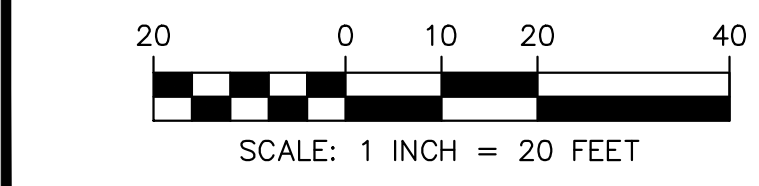
- CATCH BASIN
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- DRAIN MANHOLE
- LIGHT POLE
- RHODE ISLAND HIGHWAY BOUND
- SEWER MAIN
- SEWER MANHOLE
- SPOT ELEVATION
- STREET SIGN
- TOPOGRAPHIC CONTOUR
- TREE LINE
- UTILITY POLE
- WATER GATE
- WATER MAIN

TP-1		TP-2	
0" - 6"	SANDY LOAM 99.75	0" - 6"	LOAM 98.5
6" - 24"	SANDY LOAM 98.25	6" - 24"	SILT LOAM 97.0
24" - 120"	MED. GRAVELLY SAND NO MOTTLING/GROUNDWATER OBSERVED 90.25	24" - 120"	MED. GRAVELLY SAND NO MOTTLING/GROUNDWATER OBSERVED 89.0
TP-3		TP-4	
0" - 6"	SANDY LOAM 99.3	0" - 6"	SANDY LOAM 96.25
6" - 24"	SANDY LOAM 97.8	6" - 24"	SANDY LOAM 94.75
24" - 120"	MED. GRAVELLY SAND NO MOTTLING/GROUNDWATER OBSERVED 89.8	24" - 120"	MED. GRAVELLY SAND NO MOTTLING/GROUNDWATER OBSERVED 88.75

SOIL NOTES
SOIL EVALUATION PERFORMED BY MICHAEL E. RUSSELL ON SEPTEMBER 28, 2023



COMMONWEALTH AVENUE
(PUBLIC - VARIABLE WIDTH)



LDEC
Land Development Engineering & Consulting, LLC
207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

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DATE: MARCH 15, 2024

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO. 23081

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE DEVELOPMENT PLANS
643-655 COMMONWEALTH AVE.
ASSESSOR'S MAP 247, PARCEL 45, 50 & 105
WARWICK, RHODE ISLAND
PREPARED FOR COMMONWEALTH HOUSE ASSISTED LIVING

DRAWING TITLE:
PROPOSED GRADING & DRAINAGE PLAN

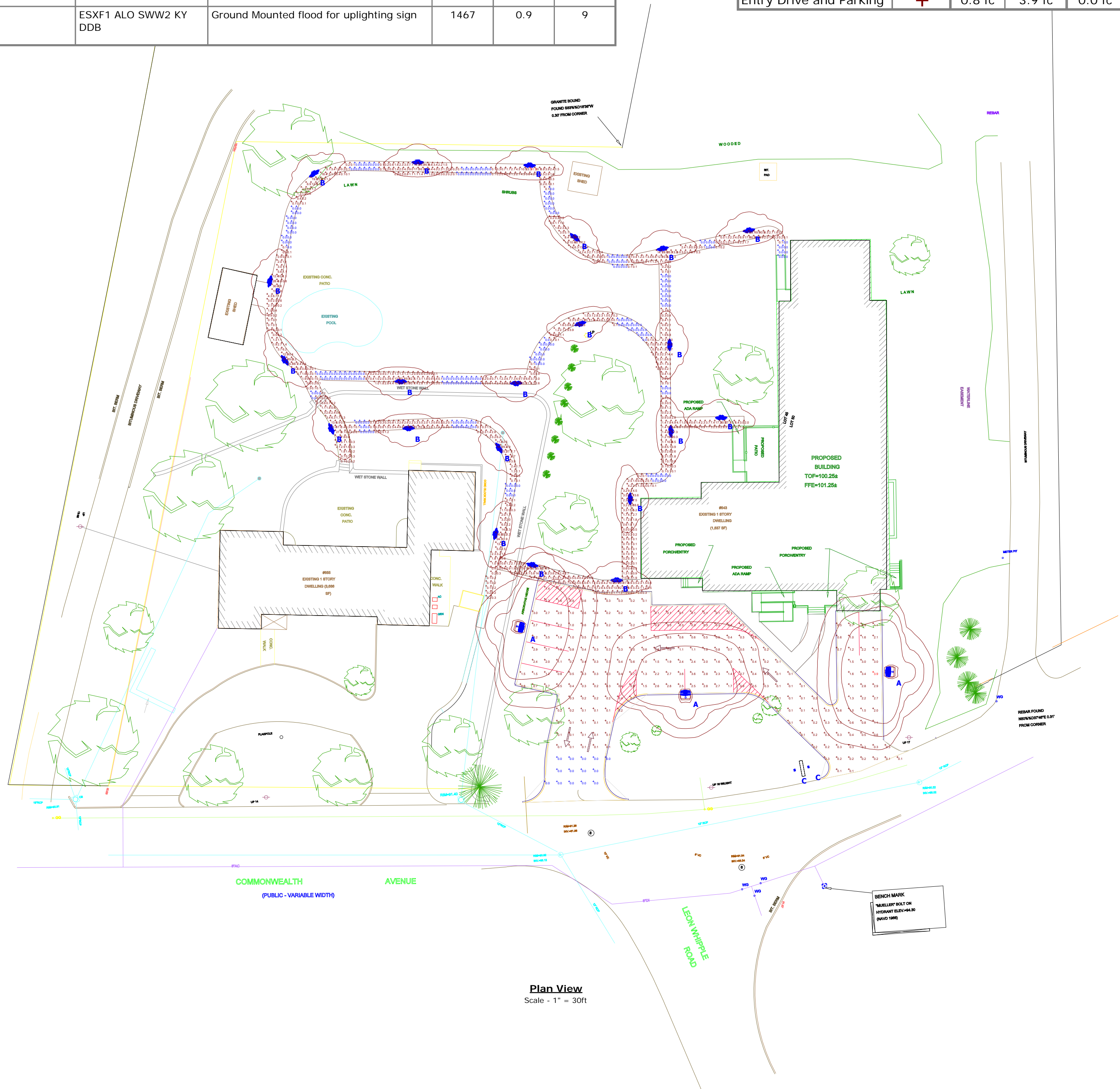
SCALE: 1"=20'
SHEET NO.

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Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	
	A	3	American Electric Lighting	AVPCL2 P101 XXXX 27K R4	AVPL2 Valiant LED Full Cutoff, P101 Performance Package, 2700K CCT, R4 Distribution, mounted on 10' poles	3241	0.95	30	
	B	21	Luminis	BVA11B L1L10 TYP1 K30 Volt Finish	Post mounted 42" high full cutoff Type I bollard	1212	0.9	11	
	C	2	Lithonia	ESXF1 ALO SSW2 KY DDB	Ground Mounted flood for uplighting sign	1467	0.9	9	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Walkway	+	3.4 fc	31.3 fc	0.0 fc	N/A	N/A
Entry Drive and Parking	+	0.8 fc	3.9 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 30ft

Assisted Living
Commonwealth Ave
Warwick, RI

Designer
Date
12/13/2023
Scale
Not to Scale
Drawing No.
Summary

OVERALL PLANTING SCHEDULE

TREES AND SHRUBS

Key	Botanical Name Common Name	Qty.	Size	Notes	PJMF	Pteris japonica 'Mountain Fire' Mountain Fire Andromeda	14	7 Gal.	Cont.
AROG	Acer rubrum 'October Glory' October Glory Red Maple	2	2.5"-3" Cal.	B&B	PTC	Prunus 'Thundercloud' Purple Plum	3	2.5"-3" Cal.	B&B
AZE	Avalea 'Encore' Encore Azalea	8	3 Gal.	Cont.	PSSF	Prunus subhirtella 'Snow Fountain' Snow Fountain Cherry	1	2.5"-3" Cal.	B&B
CK	Cornus kousa Chinese Dogwood	5	2.5"-3" Cal.	B&B	QP	Quercus palustris Pin Oak	1	2.5"-3" Cal.	B&B
CKF	Calagrostis 'Karl Foerster' Karl Foerster Grass	12	3 Gal.	B&B	RCD	Rosa 'Red Dahl' Red Dahl Rose	10	3 Gal.	Cont.
CCFP	Cercis canadensis 'Forest Pansy' Forest Pansy Redbud	5	2.5"-3" Cal.	B&B	SJGM	Spirea japonica 'Gold Mound' Gold Mound Spirea	3	3 Gal.	Cont.
HSD	Hemerocallis 'Stella D'Oro' Yellow Daylily	32	1 Gal.	Cont.	TCGS	Tilia cordata 'Greenspire' Greenspire Linden	3	2.5"-3" Cal.	B&B
HMES	Hydrangea 'Endless Summer' Endless Summer Hydrangea	10	5 Gal.	Cont.	TOGP	Thuja 'George Forebody' Golden Arborvitae	6	5'-6"	B&B
IGS	Ilex glabra 'Shamrock' Shamrock Inkberry	8	24"-30"	Cont.	TSEG	Thuja smaragd 'Emerald Green' Emerald Green Arborvitae	3	5'-6"	B&B
IMDL	Ilex 'Christmas Jewel' Christmas Jewel Holly	2	5'-6"	B&B	WWSW	Wegelia 'Spilled Wine' Spilled Wine Weigelia	5	3 Gal.	Cont.
JCGC	Juniperus conferta 'Gold Coast' Gold Coast Juniper	5	3 Gal.	Cont.	ZSVG	Zelkova serotina 'Village Green' Village Green Elm	4	2.5"-3" Cal.	B&B
NMWL	Nepeta 'Walkers Low' Catmint	12	1 Gal.	Cont.					

PLANTING NOTES:

1. SEE SHEET L-2 FOR PLANTING DETAILS AND NOTES.

2. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH. SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.

3. IN CASES OF DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANTING SCHEDULE AND QUANTITIES INDICATED ON THE PLAN, QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.

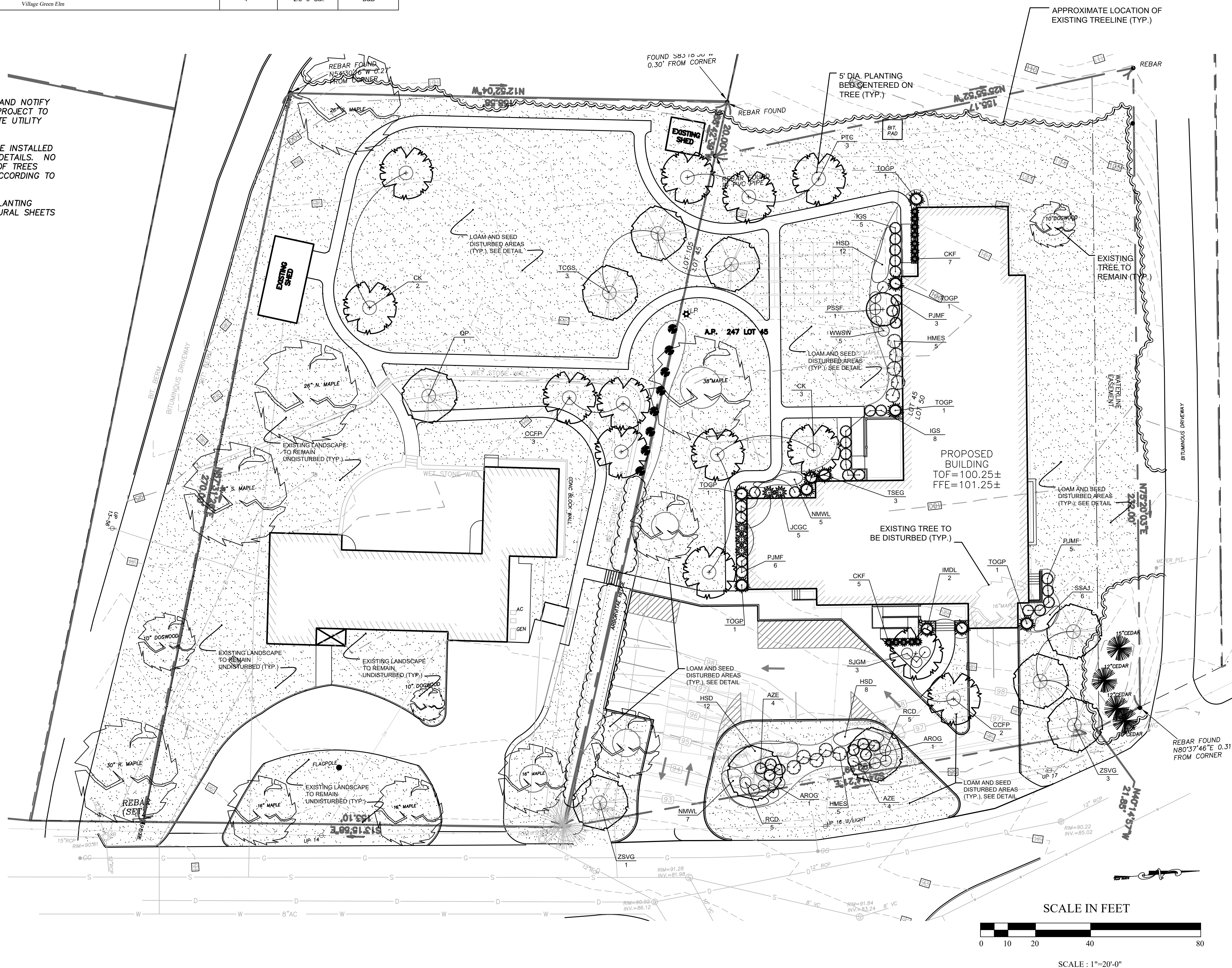
4. ALL COMPACTED SUBBASE SHALL BE SCARIFIED TO A MINIMUM OF 6" PRIOR TO INSTALLATION OF LOAM FOR FINE GRADING FOR ALL LAWN AREAS AND PLANTING BEDS.

5. THE CONTRACTOR SHALL COORDINATE ALL SITE UTILITY WORK WITH TREE AND PLANT LOCATION SHOWN ON THIS PLAN.

6. THE CONTRACTOR SHALL CONTACT AND NOTIFY DIG-SAFE PRIOR TO COMMENCEMENT OF PROJECT TO CONFIRM ALL EXISTING AND PROPOSED SITE UTILITY LOCATIONS.

7. ALL PROPOSED PLANTINGS SHALL BE INSTALLED AT GRADE ACCORDING TO THE PLANTING DETAILS. NO EXCESSIVE MOUNDING AND DEEP BURIAL OF TREES AND SHRUBS WILL BE ALLOWED, PLANT ACCORDING TO THE PLANTING DETAILS.

8. CONTENTS OF THIS PLAN REFLECT PLANTING DESIGN ONLY. SEE CIVIL AND ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION.



Not Issued For Construction
Revisions: No. Date: Notes:

MDG
MUOIO DESIGN GROUP, LLC
1075 Scituate Avenue, Cranston, RI 02921
Ph: (401) 447-6532 Fx: (401) 946-6592 Email: mdg@muoiogroup.com

LANDSCAPE PLAN

Commonwealth Assisted Living

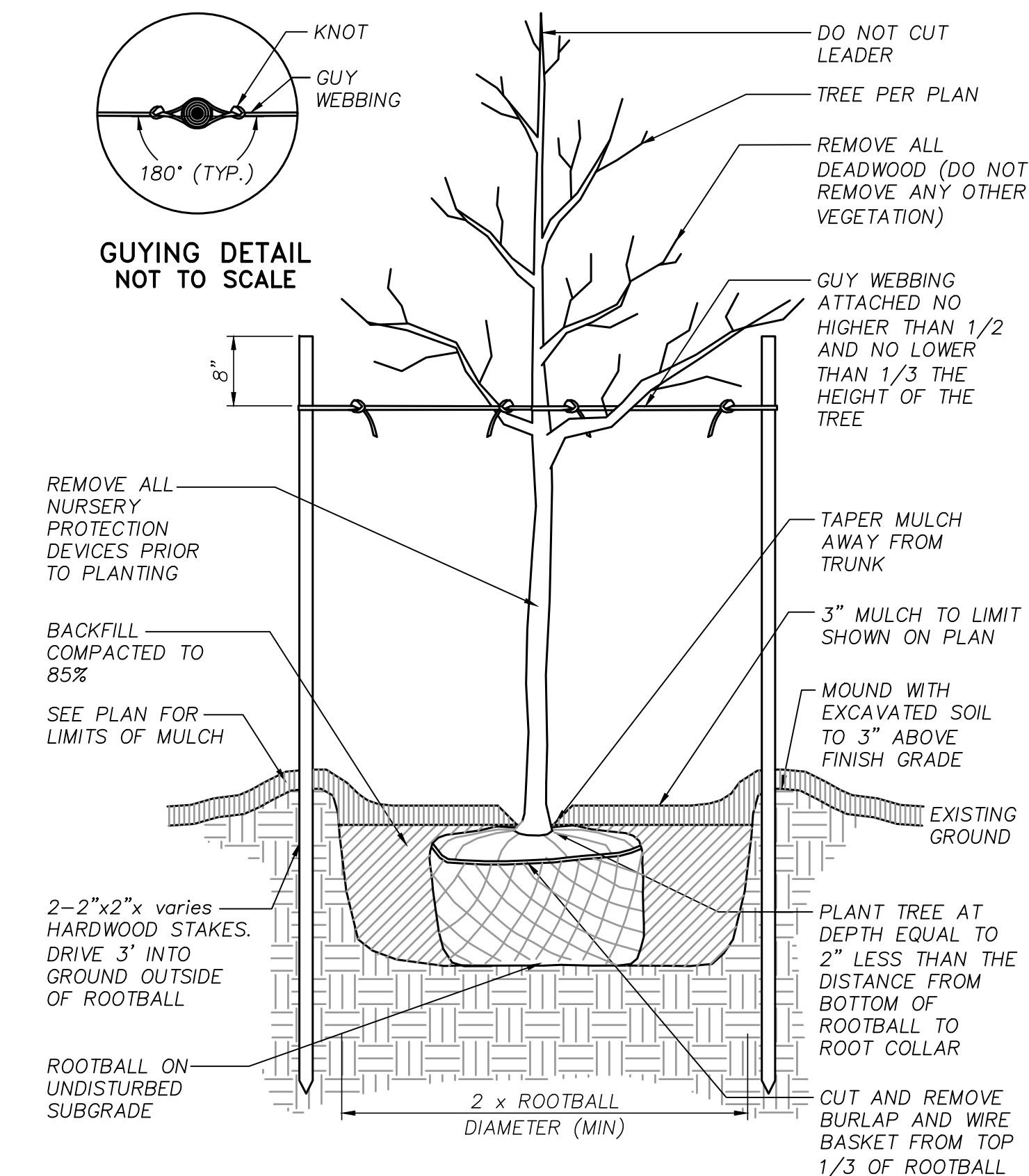
643-655 Commonwealth Avenue
Assessor's Map 247, Parcel 45, 50, & 55
Wanwick, Rhode Island 02886

Job No: C-CommonwealthAssistedLiving
Dwg. No: C-Commonwealth_Base.dwg
Drawn by: BMM
Checked by: BMM
Issue Date: 01/18/2024

PERMITTING DOCUMENTS
THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.

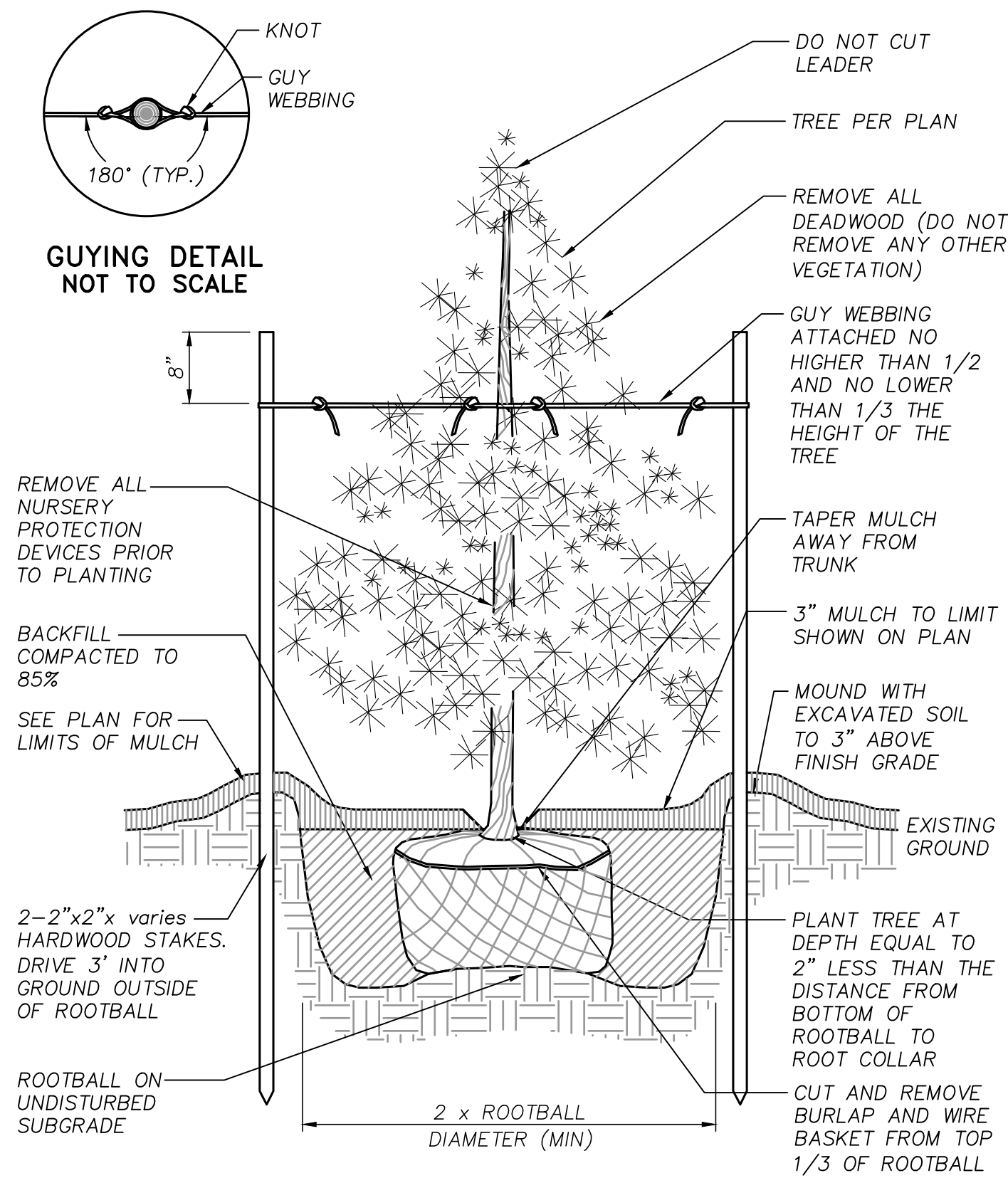
Sheet 1 of 2

L-1



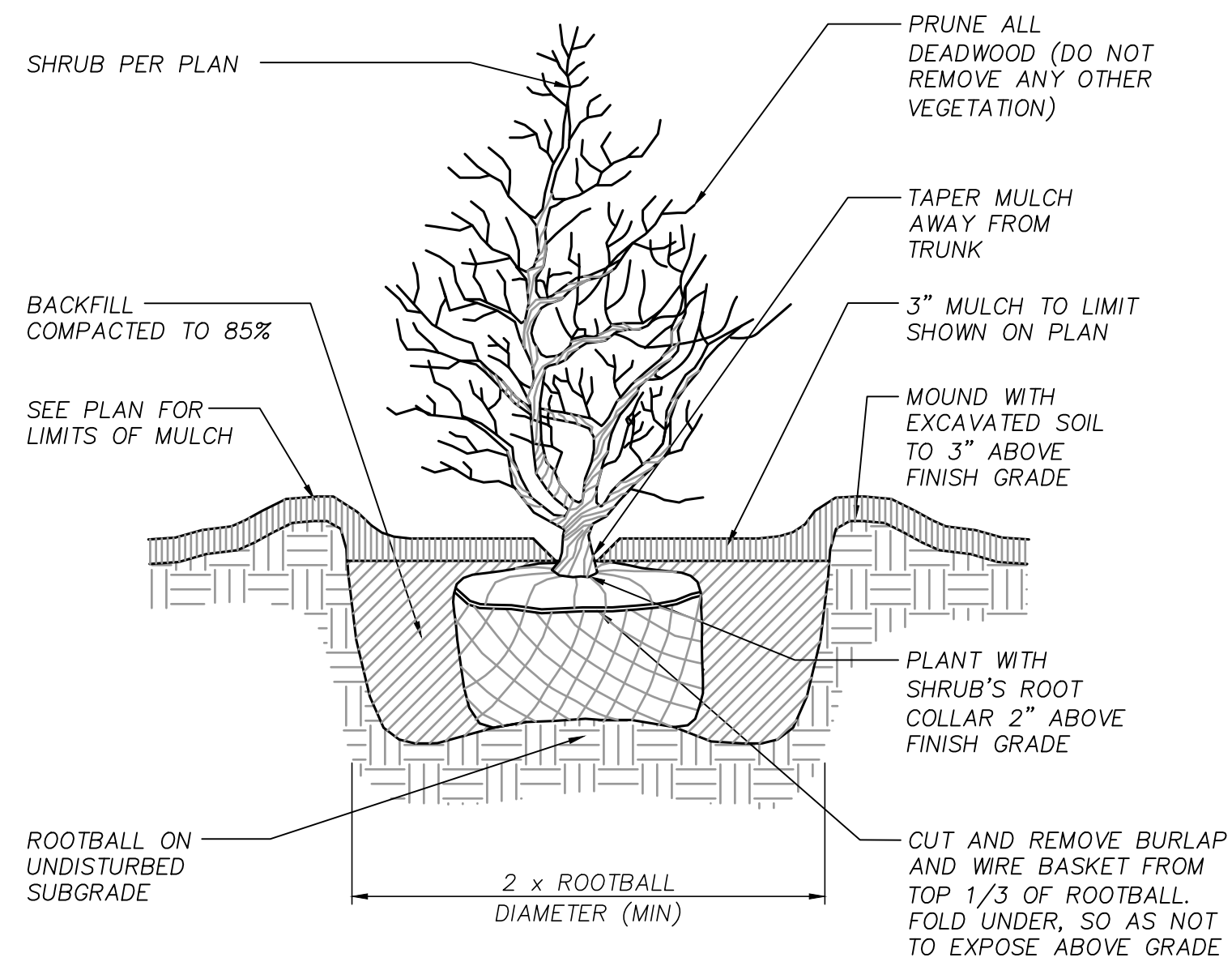
NOTE:
1. AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE STAKING AND PLANTING DETAIL
NOT TO SCALE

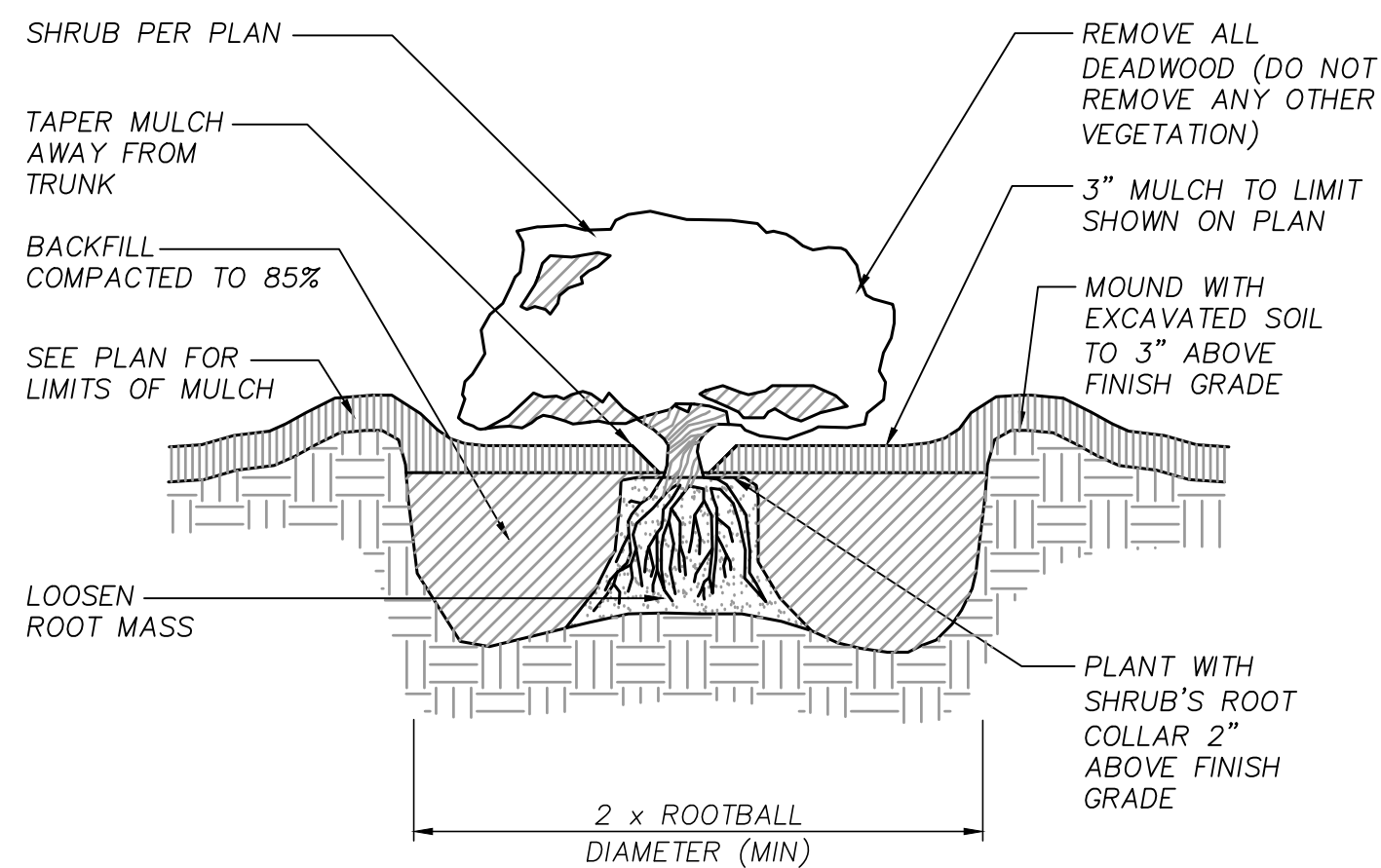


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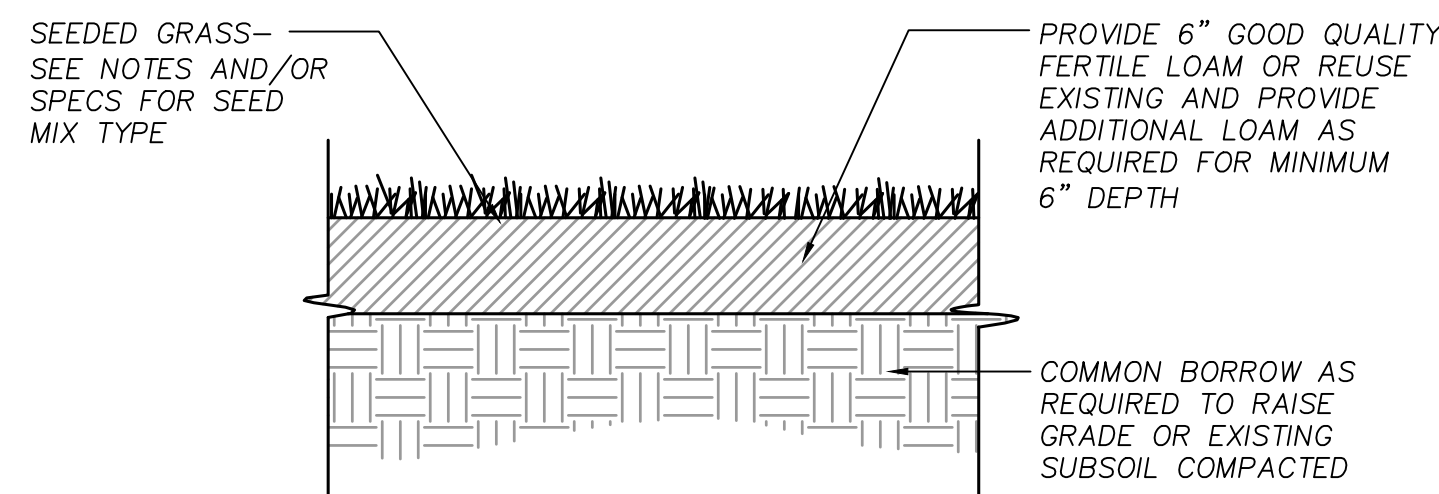
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



CONTAINER GROWN TREE AND SHRUB PLANTING DETAIL
NOT TO SCALE



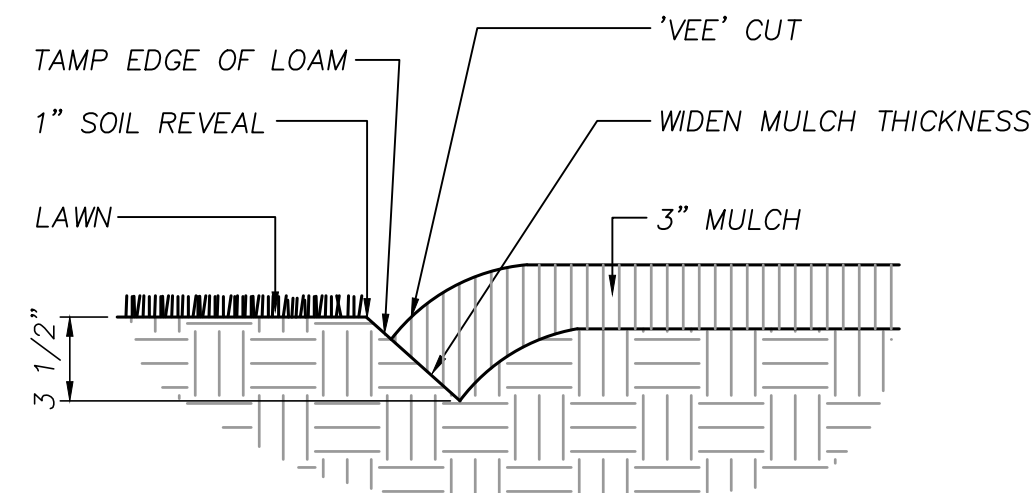
LOAM AND SEED DETAIL
NOT TO SCALE

PLANTING NOTES:

- All plant material must be legged in the ground, at the nursery by the Landscape Architect. All plant material shall be commercially obtained and shall meet the American Association of Nurseryman standards for nursery stock, latest edition, and its amendments. Plant only during season normal to the particular variety. All plant inspections will be at the expense of the contractor. Permanent seals will be required.
- Cover all planting beds with 3" shredded hardwood bark mulch within a seventy-two hour period after planting. See plan for bed layout.
- All existing and proposed trees shown in lawn areas shall receive a 4' diameter mulch bed. Mulch shall be placed to a depth of 3". Remove all sod, roots, sticks and stones prior to placement of mulch.
- All plant materials furnished by the contractor shall be guaranteed for a period of one year from final acceptance of landscape work.
- Stake all trees over 5' as shown on details. Remove stakes at the end of the guarantee period.
- The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.
- The contractor shall perform all work in accordance with all local, state, and federal regulations, and shall obtain all necessary permits for this project.
- Layout: All notes and dimensions are typical unless otherwise noted. All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the contract documents and/or in the field, or of conditions uncovered in the work which are not reflected in the plans.
- Loam: Loam moved during the course of construction shall be retained and distributed within the site in accordance with the landscape plan. Stockpiled loam shall not be mixed with any subsoil or unsuitable materials. All excess loam shall remain on the property of the owner. New loam if required to provide the specified depth, shall be a fertile, friable medium textured sandy loam free of material toxic to healthy plant growth. Loam shall also be free of all stumps, roots, stones and other extraneous matter an inch (1") or greater in diameter. The PH shall be between 5.5 and 7.5 when tested.
- Lawn Preparation: Remove all debris and other inorganic materials on the prepared subgrade, reshape and dress any damaged or eroded area prior to spreading the loam. Scarify and loosen subgrade in any areas where compaction may have occurred. Spread stockpiled and off-site loam on all disturbed areas to produce a depth of 6". Fine grade loamed areas to produce a smooth and unbroken finish grade to the required depth. Apply a starter fertilizer (10-20-10) at a rate of 20 lbs. per 1000 square feet and lime at a rate of 40 lbs. per 1000 square feet. Once spread, the fertilizer and lime shall be thoroughly incorporated into the loam. The loam shall be rolled, and depression shall be top dressed and raked to create a smooth surface.
- Seeding: Seeding shall take place between March 15 and May 31 or August 15 and October 15 only. Seed shall be pure, live, fresh seed from commercial sources meeting and labeled in accordance with State and Federal rules and regulations. The seed mixture shall be:

Proportion by Type	Weight	Pur.	Germ.
Palmer Perennial Ryegrass	20.0%	99%	90%
Ranger Perennial Ryegrass	20.0%	99%	90%
Baron Kentucky Bluegrass	30.0%	95%	85%
Merion Kentucky Bluegrass	30.0%	95%	85%
Inert Materials	2.5% (maximum)		

Seeded areas shall, at a minimum, include all areas of the site that have been disturbed or are barren unless otherwise noted on the plans. Seed shall be applied at a rate of 7 lbs. per 1000 square feet.
- Protection of Existing Plantings: Maximum effort should be made to save tree or other plant specimens which are large for their species, rare to the area, or of special horticultural or landscape value. Contact owner/landscape architect before removing any specimen of this type unless otherwise noted on the plans. No material or temporary soil deposits shall be placed within the drip line of shrubs or trees designated on the landscape plan to be retained. Protective barriers are to be installed around each plant and/or group of plants that are to remain on the site. Barriers shall not be supported by the plants they are protecting, but shall be self supporting. They shall be of minimum of four feet (4') high and constructed of a durable material, such as snow or silt fence, that will last until construction is completed.
- Pruning: The contractor shall carefully prune branches in the way of construction by using only approved methods and tools. The use of axes for trimming or spurs for climbing will not be permitted.
- Existing Utilities: In accordance with Dig-Safe law (1-800-225-4977), the contractor shall contact all applicable utility companies and verify utility line locations. The contractor shall be solely responsible for any/all utility damage. Record locations of Dig-Safe utility line markings on project record documents.
- Disturbed Areas: Any areas disturbed during the course of construction are to be restored to original (or better) condition by contractor before completion of the project, and are subject to approval by landscape architect and owner. All grass areas disturbed during construction shall be yolk raked to remove stones and loamed and seeded as per specifications.
- Drainage Systems: Contractor is responsible for general clean-out of all catch basins, manholes, and/or other drainage features on the site which have accumulated sediment as a result of construction activities.
- Cleaning: Contractor is responsible for keeping site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plan.



NOTE: LOCATE BEDLINE AS SHOWN ON PLAN.

BEDLINE EDGE DETAIL
NOT TO SCALE



Not Issued For Construction
Revisions: No. Date: Notes:

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LANDSCAPE DETAILS PLAN

Commonwealth Assisted Living

643-655 Commonwealth Avenue
Assessor's Map 247, Parcel 45, 50, & 55
Wanwick, Rhode Island 02886

Job No: C-CommonwealthAssistedLiving
Dwg No: C-Commonwealth_Base.dwg
Drawn by: BMM
Checked by: BMM
Issue Date: 01/18/2024

PERMITTING DOCUMENTS
THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.

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