

SITE IMPROVEMENT PLANS for a PROPOSED MIXED-USE RETAIL AND CONTRACTOR UNITS (PHASE II)

2826 POST ROAD
WARWICK, RHODE ISLAND
AP 267, LOT 217

ZONING DISTRICT: GENERAL BUSINESS (GB)



IMAGE COURTESY OF FRANK KARPOWICZ ARCHITECTS, INC.

APPROVALS:

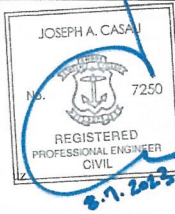
- WARWICK PLANNING BOARD - MASTER PLAN (APRIL 13, 2017)
- WARWICK ZONING BOARD OF REVIEW - SPECIAL USE PERMIT AND DIMENSIONAL RELIEF FOR PHASE I (DECEMBER 20, 2018)
- WARWICK PLANNING BOARD - PHASE I PRELIMINARY PLAN (DECEMBER 18, 2018)
- WARWICK PLANNING BOARD - PHASE I FINAL PLAN (JULY 2, 2019)
- RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - PERMITS: RIPDES NO. RIR101718; WQC NO. 18-037; UIC NO.001834 (PHASE II MODIFICATION APPROVED JANUARY 4, 2023)
- RHODE ISLAND DEPARTMENT OF TRANSPORTATION - PHYSICAL ALTERATION PERMIT NO. 18-0314 (PHASE II MODIFICATION APPROVED JANUARY 10, 2023)

FILINGS:

- WARWICK PLANNING BOARD - PHASE 2 PRELIMINARY PLAN
- WARWICK ZONING BOARD - PHASE II SPECIAL USE PERMIT AND DIMENSIONAL VARIANCES REQUESTED
- WARWICK WATER DISTRICT (WWD)
- WARWICK SEWER AUTHORITY (WSA)

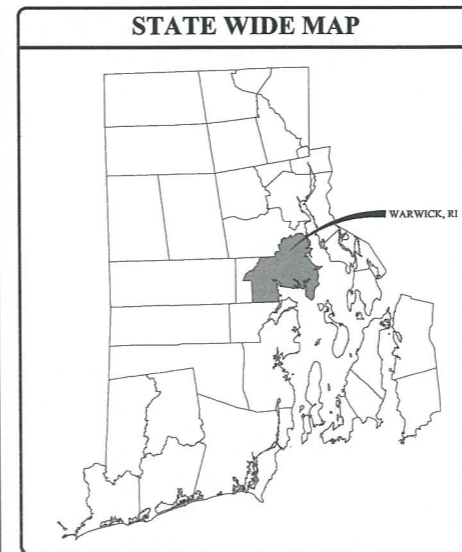
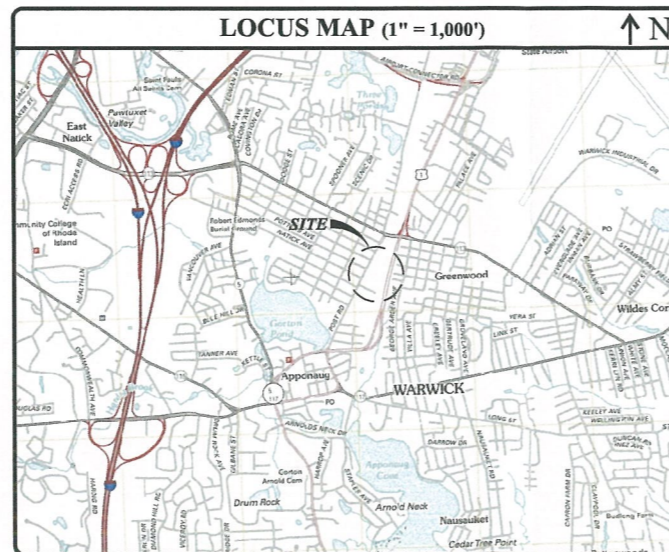


JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION
DRAINAGE, WETLANDS, EROSION, TRAFFIC, FLOODPLAIN
ANALYSIS, AND MORE
(401) 944-1300 (401) 944-1313 FAX WWW.JCEONLINE.COM



RETAIL AND CONTRACTOR UNITS
2826 POST ROAD
WARWICK, RHODE ISLAND
AP 267, LOT 217

PROJECT TEAM	
OWNER/APPLICANT:	MALIBU INVESTMENTS, LLC c/o RICK NARDELLA 225 COWSETT AVENUE WEST WARWICK, RI 02893
CIVIL ENGINEER:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313 JOECASALI.COM
ARCHITECT:	FRANK KARPOWICZ ARCHITECTS INC 26 SOUTH COUNTY COMMONS WAY, UNITS A5 WAKEFIELD, RI 02879 PHONE: 401-782-4604
LAND SURVEYOR:	CHERENZIA & ASSOCIATES LTD. 99 MECHANIC STREET PAWCATUCK, CT 06379
WETLAND BIOLOGIST:	NATURL RESOURCE SERVICES, INC. P.O. BOX 311 180 TINKHAM LANE HARRISVILLE, RI 02830 PHONE: 401-568-7390



INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & SITE PREPARATION PLAN
3	SITE & UTILITY PLAN
4	SITE PLAN WITH TRUCK TURNING TEMPLATE
R1	PLANTING PLAN
R2	AS-BUILT SURVEY

REVISIONS:	
NO.	DATE DESCRIPTION
1	8/2023 BUILDING MOD.

DESIGNED BY: DRD
DRAWN BY: SD
CHECKED BY: JAC
DATE: MARCH 2023
PROJECT NO: 03-64e

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 4

Q:\03-64-Rick Nardella\03-64e Post Road Storage\ACD\2826 Post Road Mixed Use [Zoning R1].dwg Aug. 11, 2023 8:47am

ZONING CRITERIA	REQUIRED	PRE-EXISTING	PHASE I AS-BUILT
ZONING DISTRICT	GB	GB	GB
MINIMUM LOT AREA	7,000 SF	470,520 SF	470,520 SF
MINIMUM FRONTAGE	70 FT	438.91 FT	438.91 FT
MINIMUM LOT WIDTH	70 FT	439 FT	439 FT
MIN. FRONT AND CORNER SIDE YARD	25 FT	>25 FT	XX FT
MINIMUM SIDE YARD	15 FT	>15 FT	XX FT
MINIMUM REAR YARD	20 FT	5.14 FT ¹	XX FT
MAXIMUM STRUCTURE HEIGHT	35 FT	<40 FT	XX FT
MINIMUM LANDSCAPED OPEN SPACE	10%	>10%	XX %

NOTE(S):
1. EXISTING NON-CONFORMING STRUCTURE TO BE RAZED.

PHASE I NOTE:

PHASE I CONDITIONS PRESENTED THROUGHOUT THESE PLANS ARE INTENDED TO REPRESENT DESIGN CONDITIONS / LIMITED AS-BUILT CONDITIONS AND SHOULD NOT TO BE CONSIDERED A FULL AS-BUILT PLAN. EXISTING CONDITIONS SHOWN WITHIN THE PHASE I / PHASE II INTERFACE AND WITHIN THE ENTIRE PHASE II AREA WERE FIELD VERIFIED BY JOE CASALI ENGINEERING, INC. IN JUNE AND JULY 2022.

AP 267, LOT 367
N/F NATIONAL RR
PASSENGER CORP.
DB 1/3 PG 15,612

AP 267, LOT 407
N/F ATLANTIC INLAND, LLC
DB 3123 PG 320

AP 267, LOT 392
N/F 545 MIBTT, LLC
DB 6546 PG 275

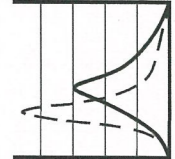
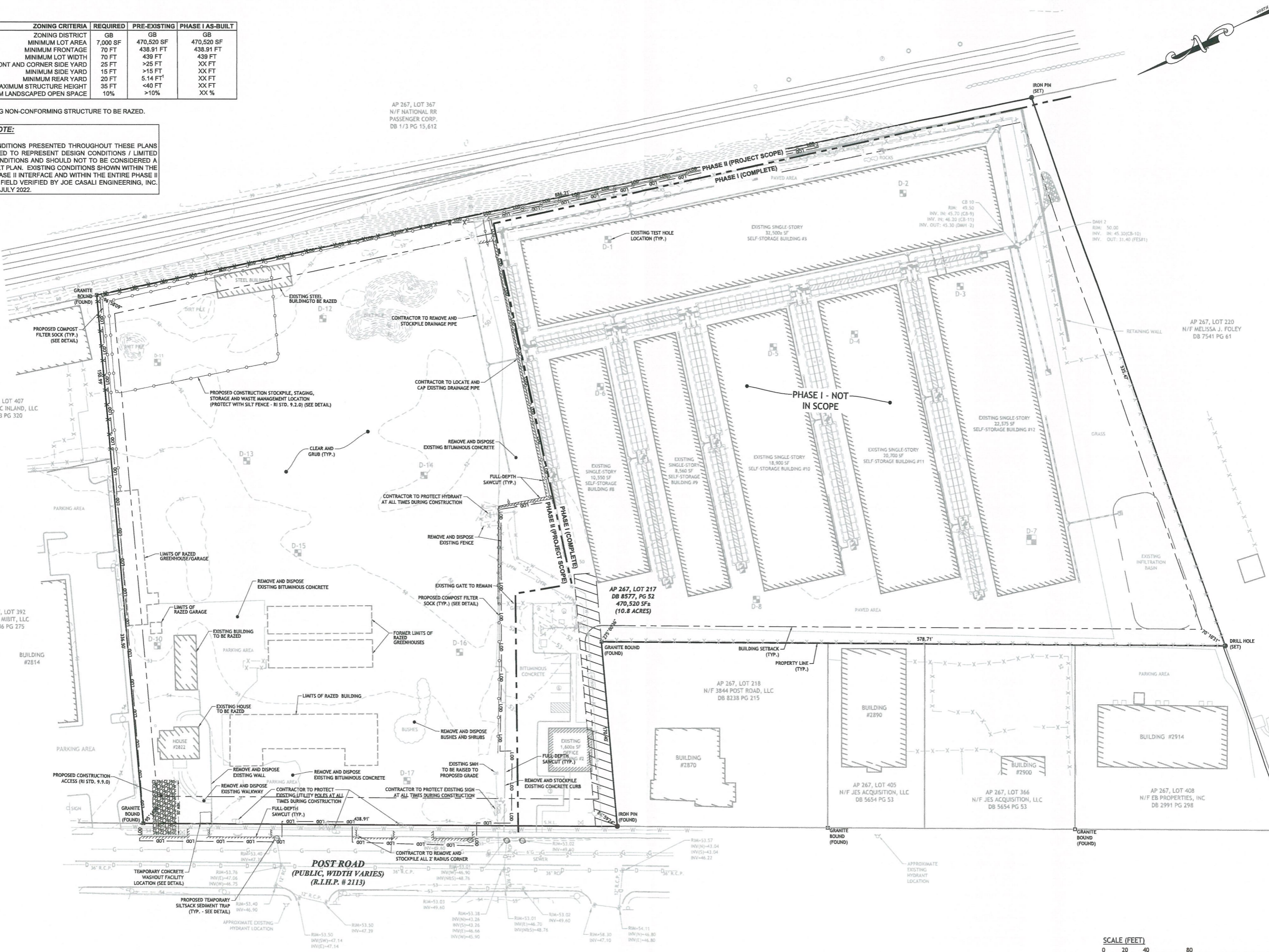
AP 267, LOT 217
DB 8577, PG 52
470,520 SF±
(10.8 ACRES)

AP 267, LOT 218
N/F 3844 POST ROAD, LLC
DB 8238 PG 215

AP 267, LOT 405
N/F JES ACQUISITION, LLC
DB 5654 PG 53

AP 267, LOT 366
N/F JES ACQUISITION, LLC
DB 5654 PG 53

AP 267, LOT 408
N/F EB PROPERTIES, INC
DB 2991 PG 298



JOE CASALI ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - UTILITIES - I&DS - TRAFFIC - FLOODPLAIN
601.844.1800 601.844.1313 FAX 601.844.1313
WWW.JOECSALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
8.7.2023

RETAIL AND CONTRACTOR UNITS
2826 POST ROAD
WARWICK, RHODE ISLAND
AP 267, LOT 217

REVISIONS:

NO.	DATE	DESCRIPTION
1	8/2023	BUILDING MOD.

DESIGNED BY: DRD
DRAWN BY: SD
CHECKED BY: JAC
DATE: MARCH 2023
PROJECT NO: 03-64c

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS & SITE PREP. PLAN

SHEET 2 OF 4

Q:\01-64-Rick Harbelle\01-64c Post Road Storage\CAD\2023 Post Road Mixed Use [Zoning R1].dwg Aug. 11, 2023 8:47am

PARKING CALCULATION

Per City of Warwick Zoning Ordinance Section 701.7 Off-Street Parking Requirements:

PHASE I - EXISTING SELF-STORAGE

SELF-STORAGE USE: PER SECTION 701.9 OTHER USES - PARKING REQUIREMENTS SHALL BE DETERMINED BY THE BUILDING OFFICIAL. PER BUILDING OFFICIAL, 1 SPACE PER 500 SQ. FT. REQUIRED.

TOTAL SELF-STORAGE SQUARE FOOTAGE = 113,785 SQ. FT. * 1 SPACE/500 SQ. FT. = 228 SPACES
STORAGE FACILITY OFFICE = 1,600 SQ. FT. * (1 SPACE/250 SF) = 6 SPACES

PHASE II - PROPOSED CONTRACTOR STORAGE and MULTI-USE PLAZA

CONTRACTOR RENTAL USE: PER SECTION 701.9 OTHER USES - PARKING REQUIREMENTS SHALL BE DETERMINED BY THE BUILDING OFFICIAL. PER BUILDING OFFICIAL, 1 SPACE PER 500 SQ. FT. REQUIRED.

TOTAL CONTRACTOR UNIT/MINI-STORAGE SQUARE FOOTAGE = 58,900 SQ. FT. * 1 SPACE/500 SQ. FT. = 110 SPACES
POTENTIAL MEDICAL: (1 SPACE/200 SF) X 1,850 SF = 9 SPACES
POTENTIAL BUSINESS: (1 SPACE/250 SF) X 2,750 SF = 11 SPACES
POTENTIAL OTHER RETAIL: (1 SPACE/200 SF) X 2,500 SF = 13 SPACES
POTENTIAL RESTAURANT: (1 SPACE/100 SF) X 2,400 SF = 24 SPACES

GLOBAL PARKING REQUIREMENT (PHASE I AND II):

TOTAL PARKING SPACES REQUIRED: 401 SPACES (9 ADA)
TOTAL PARKING SPACES PROVIDED: 199 SPACES (8 ADA)

RELIEF REQUESTED = 202 SPACES (49%)

ZONING CRITERIA	REQUIRED	PRE-EXISTING	PROPOSED
ZONING DISTRICT	GB	GB	GB
MINIMUM LOT AREA	7,000 SF	470,520 SF	470,520 SF
MINIMUM FRONTAGE	70 FT	438.91 FT	438.91 FT
MINIMUM LOT WIDTH	70 FT	439 FT	439 FT
MIN. FRONT AND CORNER SIDE YARD	25 FT	>25 FT	84.2 FT
MINIMUM SIDE YARD	15 FT	>15 FT	34.0 FT
MINIMUM REAR YARD	20 FT	5.14 FT ¹	32.2 FT
MAXIMUM STRUCTURE HEIGHT	35 FT	<35 FT	<35 FT
MINIMUM LANDSCAPED OPEN SPACE	10%	>10%	14.8%

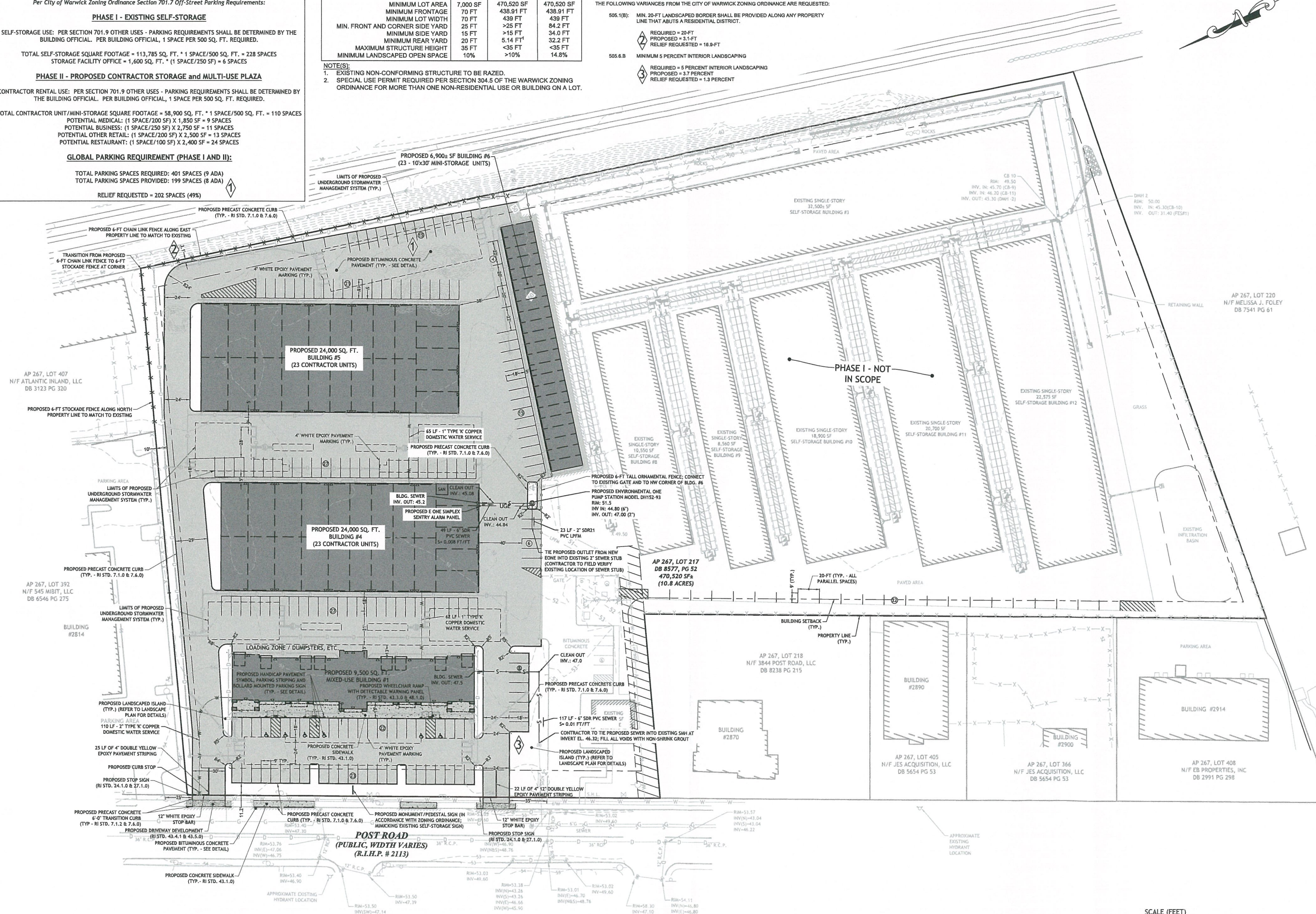
NOTE(S):

- EXISTING NON-CONFORMING STRUCTURE TO BE RAZED.
- SPECIAL USE PERMIT REQUIRED PER SECTION 304.5 OF THE WARWICK ZONING ORDINANCE FOR MORE THAN ONE NON-RESIDENTIAL USE OR BUILDING ON A LOT.

VARIANCES / DIMENSIONAL RELIEF REQUESTS:

THE FOLLOWING VARIANCES FROM THE CITY OF WARWICK ZONING ORDINANCE ARE REQUESTED:

- 505.1(B): MIN. 20-FT LANDSCAPED BORDER SHALL BE PROVIDED ALONG ANY PROPERTY LINE THAT ADJACENTS A RESIDENTIAL DISTRICT.
 REQUIRED = 20-FT
 PROPOSED = 3.1-FT
 RELIEF REQUESTED = 16.9-FT
- 505.6(B): MINIMUM 5 PERCENT INTERIOR LANDSCAPING
 REQUIRED = 5 PERCENT INTERIOR LANDSCAPING
 PROPOSED = 3.7 PERCENT
 RELIEF REQUESTED = 1.3 PERCENT



JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL - SITE DEVELOPMENT - TRANSPORTATION
 DRAINAGE - WETLANDS - TRAFFIC - FLOODPLAIN
 (603) 844-1200 (603) 944-8132 FAX WWW.JCEASALLO.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 8-7-2023

RETAIL AND CONTRACTOR UNITS
 2826 POST ROAD
 WARWICK, RHODE ISLAND
 AP 267, LOT 217

REVISIONS:

NO.	DATE	DESCRIPTION
1	8/2023	BUILDING MOD.

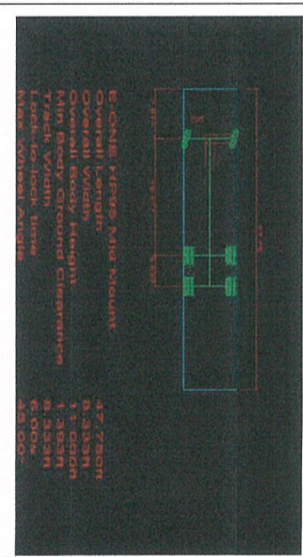
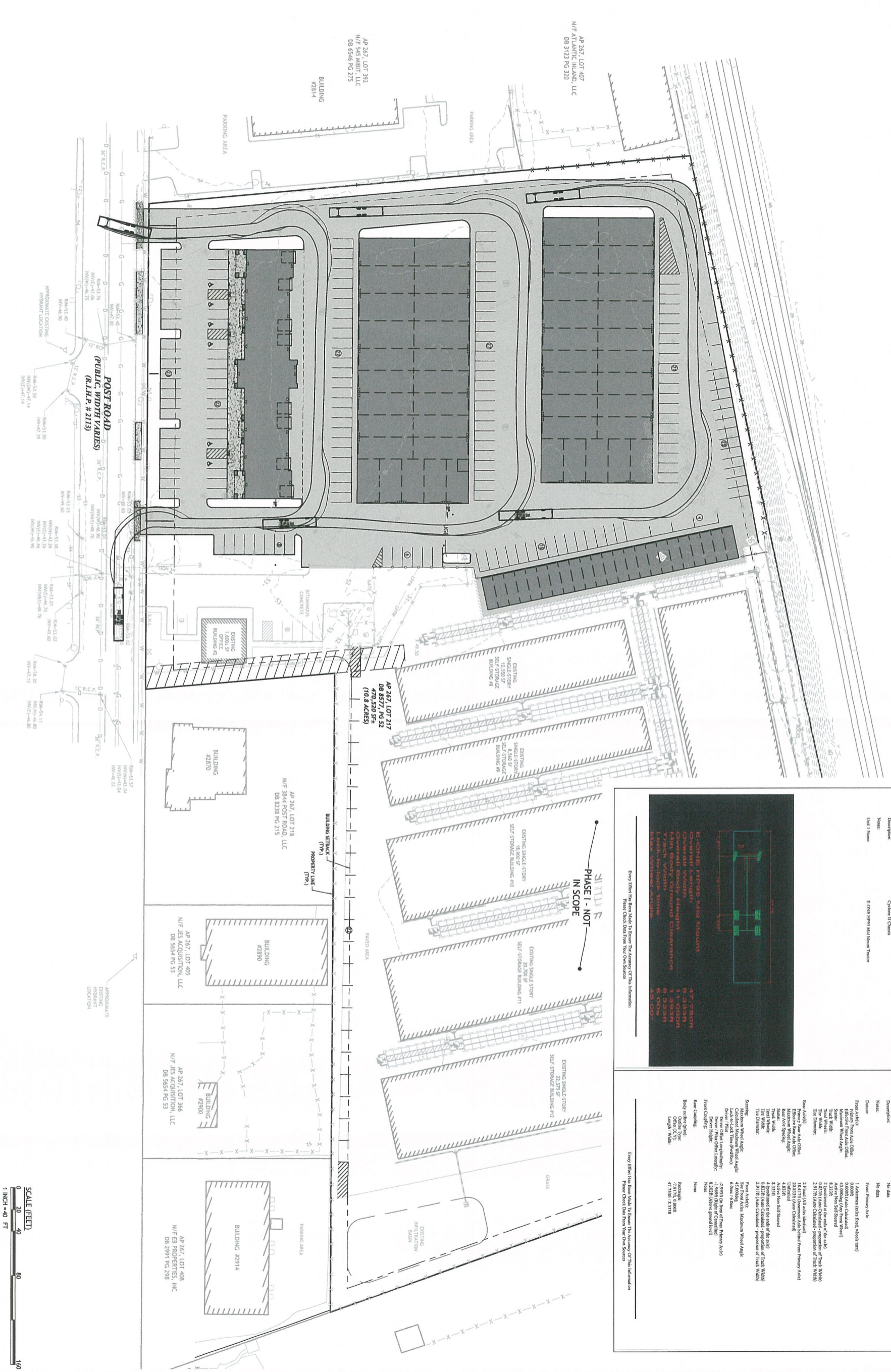
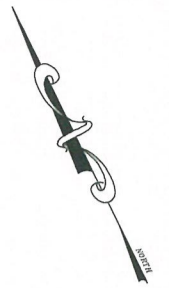
DESIGNED BY: DRD
 DRAWN BY: SD
 CHECKED BY: JAC
 DATE: MARCH 2023
 PROJECT NO: 03-54c

PRELIMINARY, NOT FOR CONSTRUCTION

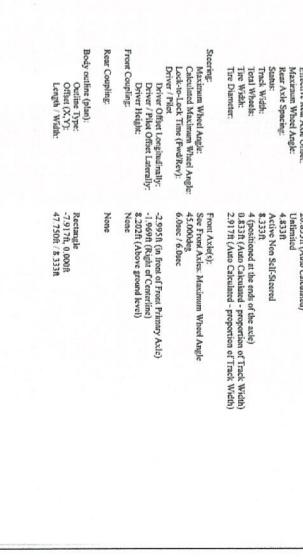
SITE & UTILITY PLAN

SCALE (FEET)
 0 20 40 80

64-Rick Hurdick/03-54c Post Road Storage/ACAD/2023 Post Road Mixed Use [Zoning #1] dwg. Aug. 11, 2023 8:47am



Vehicle Tracking Vehicle Details	Ref:
Vehicle Name: E-CORNER REFERENCE POINT LOCATIONS	
Type: Reference Point	
Category: Reference Point	
Source: Reference Point	
Description: Reference Point	
Notes: Reference Point	
Label Name: Reference Point	



Vehicle Tracking Vehicle Details	Ref:
Vehicle Name: E-CORNER REFERENCE POINT LOCATIONS	
Type: Reference Point	
Category: Reference Point	
Source: Reference Point	
Description: Reference Point	
Notes: Reference Point	
Label Name: Reference Point	

REVISIONS:	NO.	DATE	DESCRIPTION
	1	8/20/23	BUILDING MOD.

DESIGNED BY: DSD
CHECKED BY: JAC
DATE: MARCH 2023
PROJECT NO: 03-046
PRELIMINARY: NOT FOR CONSTRUCTION

SCALE (FEET)
0 20 40 80 160
1 INCH = 40 FT

SITE PLAN WITH FIRE TRUCK TURNING TEMPLATE
SHEET 4 OF 4

RETAIL AND CONTRACTOR UNITS
 2826 POST ROAD
 WARWICK, RHODE ISLAND
 AP 267, LOT 217

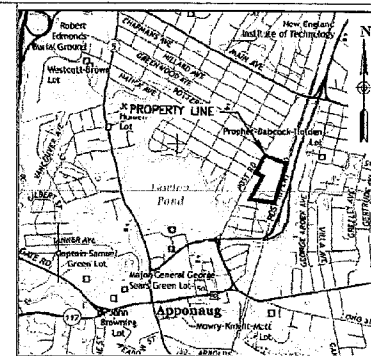
JOSEPH A. CASALI
 REGISTERED PROFESSIONAL CIVIL ENGINEER
 7250

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 CIVIL - SITE DEVELOPMENT - TRANSPORTATION
 DRAINAGE - WETLANDS - ISDS - TRAFFIC - FLOODPLAIN
 300 POST ROAD, WARWICK, RI 02886
 (401) 864-1300 (401) 864-1313 FAX WWW.JCECASALI.COM

STREET INDEX
PCST ROAD



AP 267 LOT 367
n/f
NATIONAL RR PASSENGER CORP.
db 1/3 pg 15,612



LOCATION MAP
not to scale

AP 267 LOT 407
n/f
ATLANTIC INLAND, LLC
db 3123 pg 320

AP 267 LOT 382
n/f
545 MCBIT, LLC
db 6546 pg 275

TOTAL AREA
470,519.6 sq. ft.
10.8 acres

AP 267 LOT 220
n/f
MELISSA J. FOLEY
db 7541 pg 61

AP 267 LOT 218
n/f
5844 POST ROAD, LLC
db 8238 pg 215

AP 267 LOT 405
n/f
JES ACQUISITION, LLC
db 5654 pg 53

AP 267 LOT 365
n/f
JES ACQUISITION, LLC
db 5654 pg 53

AP 267 LOT 408
n/f
EB PROPERTIES, INC
db 2991 pg 298

CERTIFICATION:

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, effective November 25, 2015, as follows:

TYPE OF SURVEY: MEASUREMENT SPECIFICATION:
Limited Content Boundary CLASS I
Data accumulation-planimetrics CLASS III

The purpose for the conduct of the survey and for the preparation of this plan is as follows: to prepare a survey plan to show As-Built locations for dimensional conformance.

REFERENCES:

- 1.) WARWICK ASSESSORS PLAT NO. 267
- 2.) WARWICK DEED BOOK / PAGE: 3123/320, 6546/275, 1-3/15,612,7541/61, 8238/215, 5654/53, 2991/298, 150/1, 427/291, 230/373 & 3261/53
- 3.) VARIOUS PLATS AND PLANS OF RECORD

FLOOD DATA:

ENTIRE PARCEL AREA IS NOT LOCATED IN ANY FLOOD ZONE SHOWN ON FEMA FLOOD PANEL 44003C0129J EFFECTIVE DATE 10/02/15

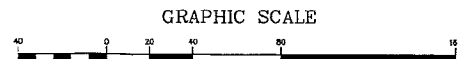
ZONING CLASSIFICATION: G3

MINIMUM AREA 6,000 S.F.
MINIMUM FRONTAGE 60 FEET
MINIMUM YARDS FRONT 25'
SIDE 15'
REAR 20'

APPLICANT:

MALBU INVESTMENTS, LLC,
289 COWESSETT AVENUE - 14
WARWICK, RI

POST ROAD
(public width varies)

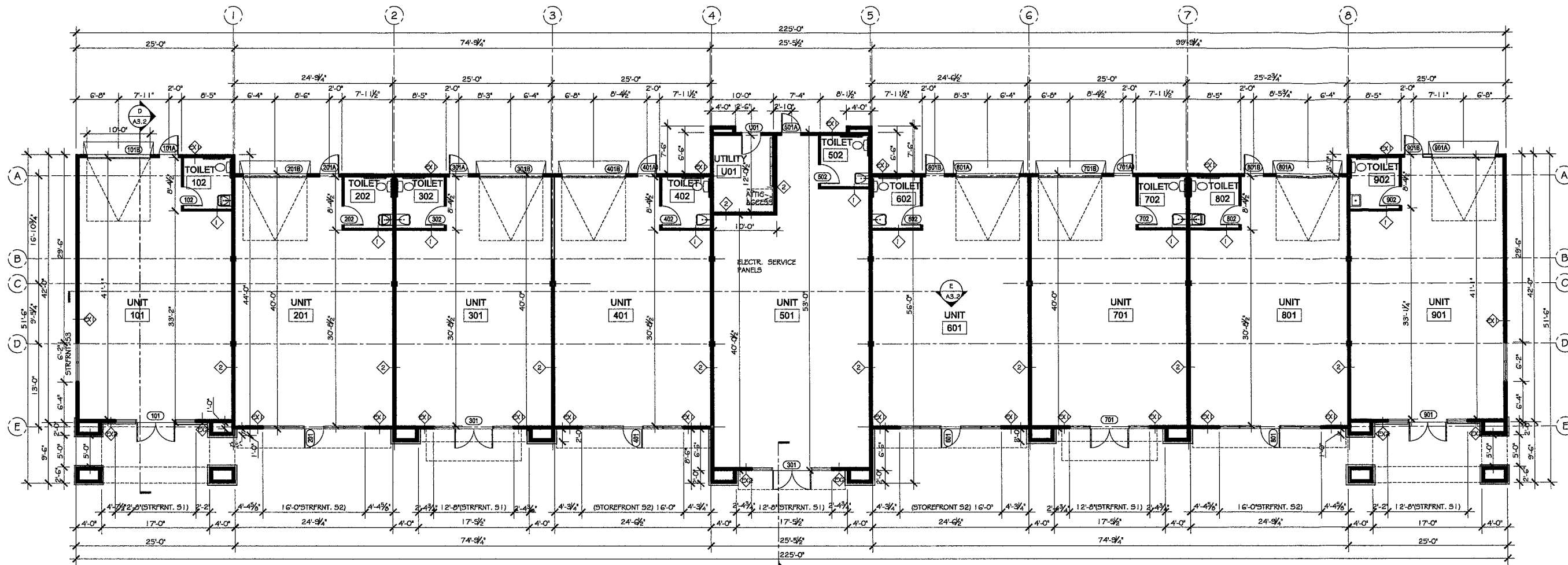


DIMENSIONAL CONFORMANCE (AS-BUILT)

ASSESSORS PLAT 267
LOTS 217, 219 & 298

WARWICK, R. I.

1" = 40' SH 1 OF 1 SEPT. 24, 2020



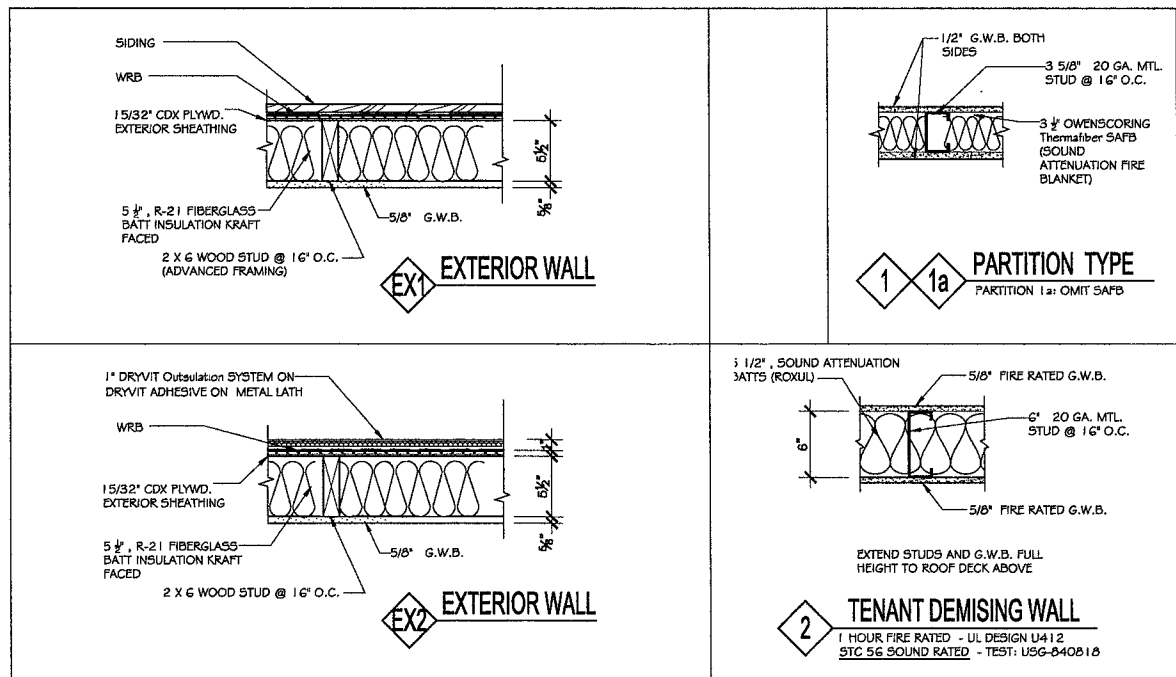
A FLOOR PLAN DIAGRAM

1/8" = 1'-0"

FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TAKEN TO THE FACE OF STUDS, UNLESS NOTED OTHERWISE.
- MEP WORK SHALL BE DESIGN BUILT DELIVERY METHOD.

PARTITION AND WALL TYPES



PARTITION NOTES:

- PROVIDE DOUBLE WOOD STUDS AT BOTH SIDES OF ALL DOOR OPENINGS EXTENDING TO AND ANCHORED TO STRUCTURE ABOVE.
- PROVIDE SOLID WOOD BLOCKING FOR RUNNING TRIM, EQUIPMENT, CABINETS, MILLWORK, TOILET ACCESSORIES, RAILINGS AND GRAB BARS AS REQUIRED.
- PROPERLY BRACE ALL PARTITIONS.
- PROVIDE ALL NECESSARY MOLDINGS, ACCESSORIES AND CAULKING TO INSURE A SANITARY AND WORKMANLIKE INSTALLATION.
- ALL FIRE RATED, SOUND RATED AND SMOKE RATED PARTITIONS SHALL EXTEND FULL HEIGHT TO SUBFLOOR OR ROOF SHEATHING ABOVE (UNLESS OTHERWISE NOTED) AND SHALL HAVE SEALANT AT PERIMETER WITH ALL PENETRATIONS SEALED OR AS OTHERWISE REQUIRED BY THE TESTED ASSEMBLY. REFER TO UL ASSEMBLY SPEC SHEETS FOR ADDITIONAL REQUIREMENTS, FASTENING AND PARTITION DETAILS.
- ALL SMOKE, SOUND AND U.L. RATED PARTITIONS SHALL BE TAPED AND FINISHED FOR THEIR FULL HEIGHT.

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

No.	ROOM	BASE		FLOOR		WALL		CEILING		REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
U01	UTILITY ROOM	VB	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	PAINT	15'-10"
101	UNIT 101	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
102	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
201	UNIT 201	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
202	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
301	UNIT 301	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
302	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
401	UNIT 401	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
402	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
501	UNIT 501	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
502	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
601	UNIT 601	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
602	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
701	UNIT 701	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
702	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
801	UNIT 801	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
802	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"
901	UNIT 901	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	13'-0"
902	TOILET	EC	SEALD CONCRETE	GWB 1	PAINT	GWB 1	PAINT	GWB 1	FACTORY	8'-0"

PROGRESS 11-01-2022

No.	Issue	Date
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NEW BUILDING

2826 POST ROAD
 WARWICK, RI

FLOOR PLAN

Landscape Elements, LLC



3288 Post Road, 2nd Floor
Warwick, Rhode Island 02886
Tel: 401.773.4088 - Fax: 866.203.7686
www.landscapeelementsllc.com

March 9, 2023

Malibu Investments LLC
339 Quaker lane
West Warwick, RI 02893
Attn: Rick Nardella

RE: 401 Storage, 2860 Post Road, Warwick, RI 02886
Landscape Architectural Plan and installation

Dear Mr. Nardella:

Per your request, Landscape Elements LLC visited the site to confirm that the landscape plantings have been installed according to the Phase I landscape plans prepared by our firm and dated May 22, 2018, with latest revisions date of March 27, 2019.

We concur that the installation has followed the plans. We would like to note that some deviations were made to the plan during construction. These deviations include the following:

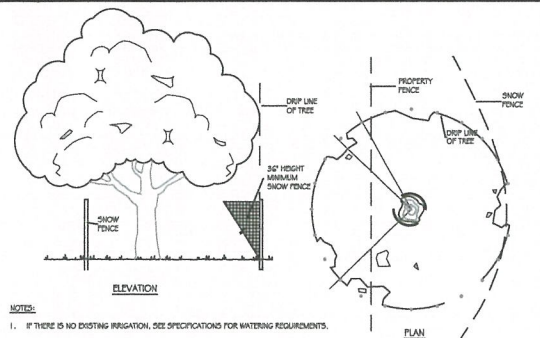
1. The plan specified that two existing oak trees were to remain, however when the site clearing was done, the contractor was able to leave more oak trees remaining as they were in healthy condition.
2. The plan specified that a line of blue spruce trees were to be selectively cleared and that all healthy trees were to remain. However, when the clearing of invasive vegetation around the spruce trees was completed, it was discovered that the spruce trees were unhealthy, almost dead, so these trees were also removed.

The above 2 deviations are noted on the attached PDF plan.

Sincerely,

Elena M. Pascarella, RLA, ASLA
Principal
Landscape Elements LLC

Attachment
Cc: file



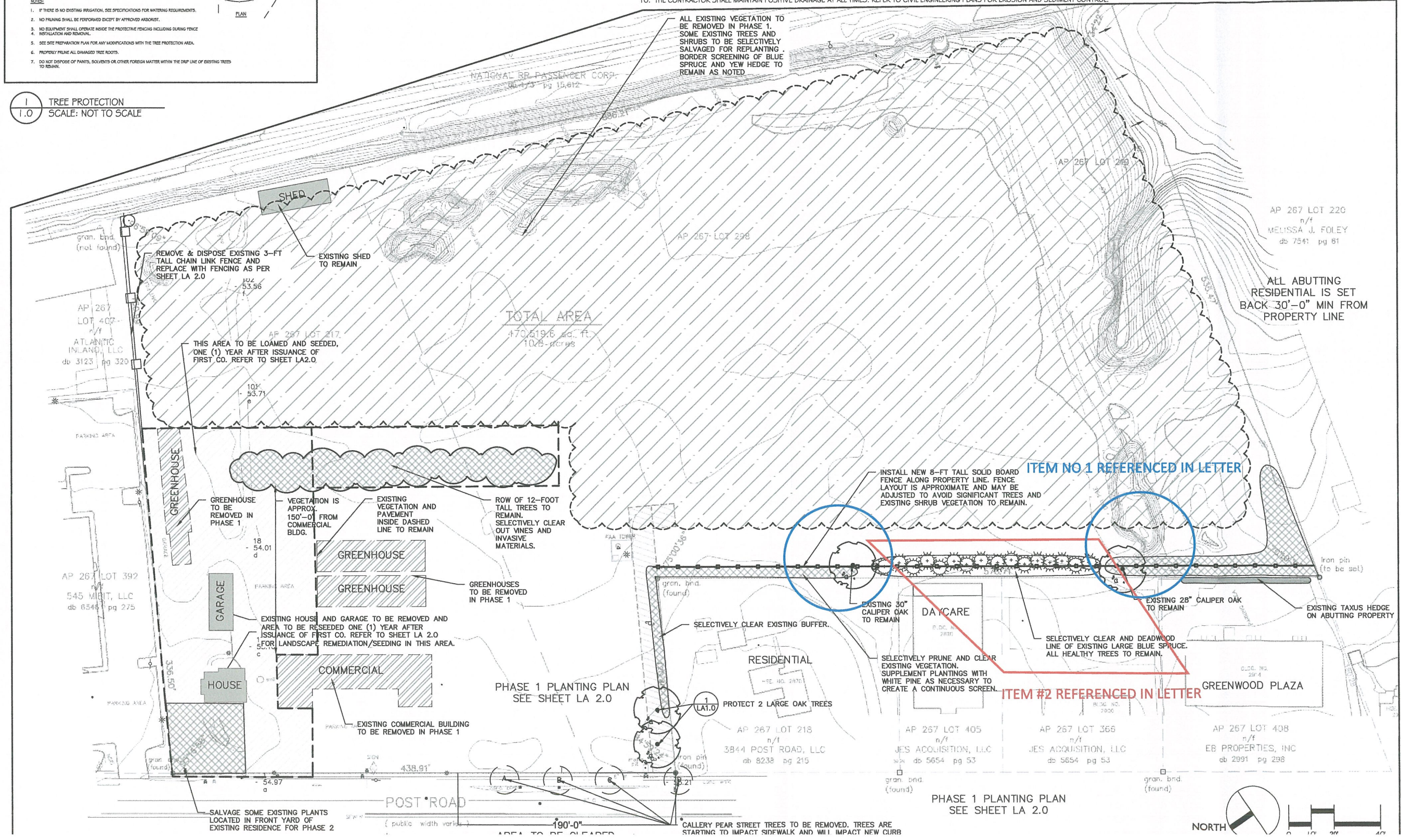
- NOTES:**
1. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
 5. PROPERLY PRUNE ALL DAMAGED TREE ROOTS.
 6. DO NOT DISPOSE OF PAINTS, SOLVENTS OR OTHER FOREIGN MATTER WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.

1 TREE PROTECTION
SCALE: NOT TO SCALE

SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND TO BECOME THOROUGHLY FAMILIAR WITH THE PROJECT AND THE SITE PRIOR TO COMMENCING THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ACTUAL SITE CONTOURS PRIOR TO THE START OF ANY WORK. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO THE START OF ANY WORK.
2. THE CONTRACTOR SHALL CONTACT "DIG-SAFE", OBTAIN A REGISTRATION NUMBER AND NOTIFY LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
4. THE PROJECT SITE SHALL BE CLEANED DAILY AND SHALL REMAIN FREE OF ANY DEBRIS OR HAZARDS THAT CAN CAUSE INJURY. THE OWNERS AND VISITORS MUST HAVE CLEAR ACCESS TO THE SITE AT ALL TIMES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL STATE AND MUNICIPAL CODES AND REGULATIONS. DISPOSE OF ALL UNSUITABLE MATERIAL IN ACCORDANCE WITH STATE AND MUNICIPAL CODES.
6. STOCKPILE TOPSOIL AND OTHER NECESSARY CONSTRUCTION MATERIAL IN AREA DESIGNATED ON PLANS AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT.
7. PROTECT ALL EXISTING PLANTS AND HARDSCAPES TO REMAIN. PROTECT EXISTING BUILDINGS TO REMAIN FROM CONSTRUCTION WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED AS A RESULT OF THE CONTRACTOR'S OPERATIONS TO THE BUILDING AND EXISTING SITE ELEMENTS TO REMAIN. THE CONTRACTOR SHALL BEAR THE COST OF THE REPAIR.
8. SCARIFY AND REMOVE ALL EXISTING PLANTINGS, DEBRIS AND UNSUITABLE PLANTING MEDIUM IN AREAS DESIGNATED FOR NEW PLANT BEDS. UNSUITABLE MATERIAL SHALL BE AS PER SOIL TEST AND AS INDICATED BY THE LANDSCAPE ARCHITECT.
9. PROTECT AND SECURE ALL STOCKPILED MATERIALS FROM WEATHER AND POSSIBLE VANDALISM. DO NOT ALLOW STOCKPILED TOPSOIL TO RUN OFF THE SITE. NO STORAGE OF MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF TREES TO REMAIN.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES. REFER TO CIVIL ENGINEERING PLANS FOR EROSION AND SEDIMENT CONTROL.

ALL EXISTING VEGETATION TO BE REMOVED IN PHASE 1. SOME EXISTING TREES AND SHRUBS TO BE SELECTIVELY SALVAGED FOR REPLANTING. BORDER SCREENING OF BLUE SPRUCE AND YEW HEDGE TO REMAIN AS NOTED.



Landscape Architecture
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Cultural Landscape Preservation

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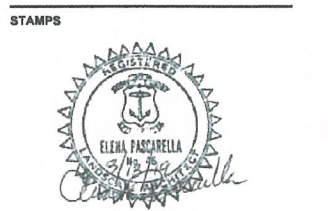
RETAIL & STORAGE DEVELOPMENT
2826 POST ROAD
WARWICK, RHODE ISLAND

AP 267
LOTS 217 AND 298
TOTAL AREA
10.8 ACRES

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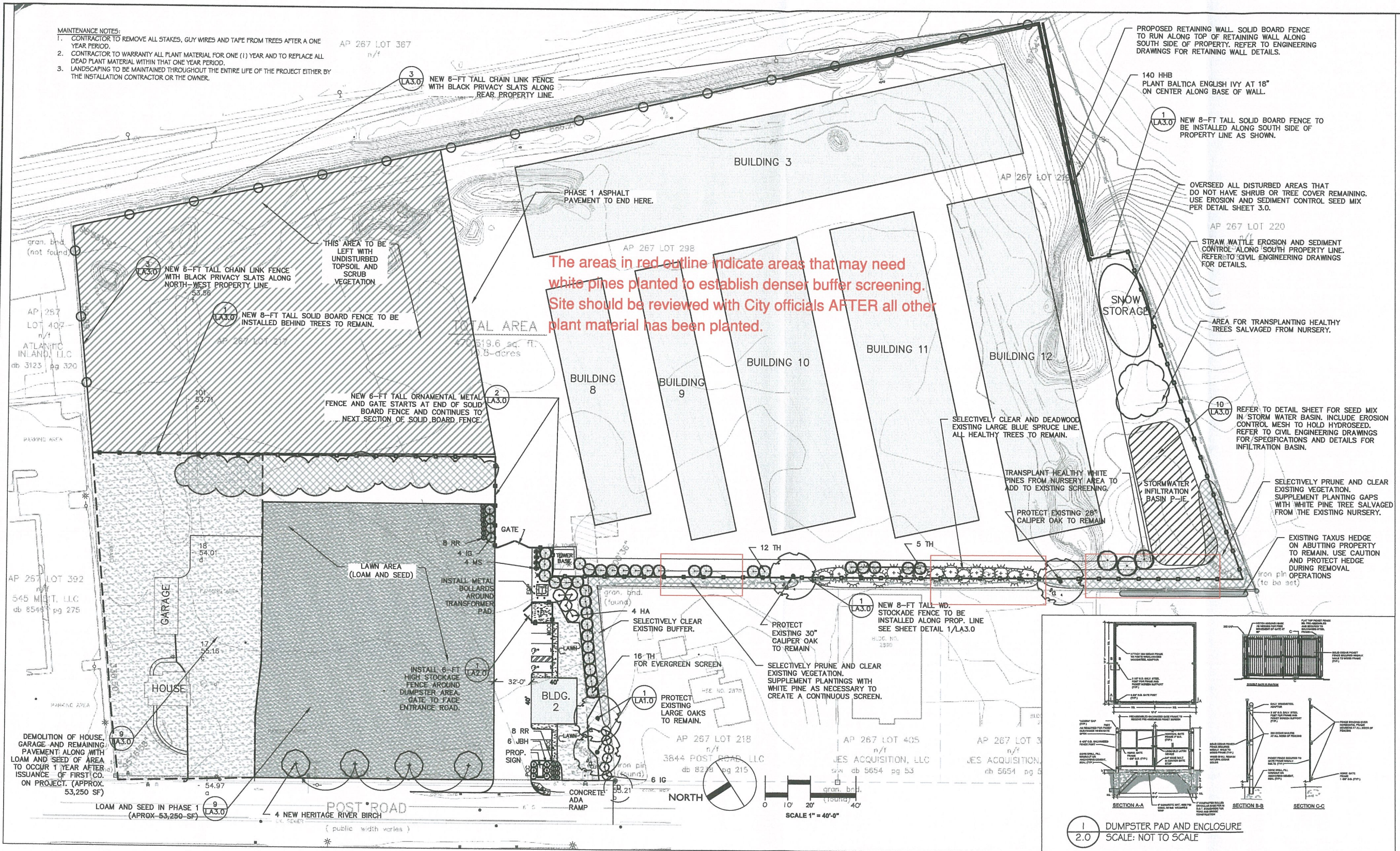
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- REVISIONS**
1. REVISIONS 07-05-2018 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT AND SITE REVIEW WITH CLIENT.
 2. REVISIONS ON 05-15-19 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT ON 05-05-19.
 3. REVISIONS ON 05-15-19 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT REVIEW OF 05-15-19 PLAN SUBMISSION.
 4. REVISIONS ON 03-07-19 REGARDING TIME FRAME ON GARAGE AND HOUSE REMOVAL AND RE-SEEDING OF AREA ON NORTH SIDE OF PROPERTY.



DATE: MAY 22, 2018
JOB NO: 18-031 MALIBU INVESTMENTS
DRAWN BY: NJZ/EMP
CHECKED BY: EMP
DRAWING TITLE:
SITE PREPARATION PLAN FOR PHASE 1

- MAINTENANCE NOTES:**
- CONTRACTOR TO REMOVE ALL STAKES, GUY WIRES AND TAPE FROM TREES AFTER A ONE YEAR PERIOD.
 - CONTRACTOR TO WARRANTY ALL PLANT MATERIAL FOR ONE (1) YEAR AND TO REPLACE ALL DEAD PLANT MATERIAL WITHIN THAT ONE YEAR PERIOD.
 - LANDSCAPING TO BE MAINTAINED THROUGHOUT THE ENTIRE LIFE OF THE PROJECT EITHER BY THE INSTALLATION CONTRACTOR OR THE OWNER.



The areas in red outline indicate areas that may need white pines planted to establish denser buffer screening. Site should be reviewed with City officials AFTER all other plant material has been planted.

PROPOSED RETAINING WALL. SOLID BOARD FENCE TO RUN ALONG TOP OF RETAINING WALL ALONG SOUTH SIDE OF PROPERTY. REFER TO ENGINEERING DRAWINGS FOR RETAINING WALL DETAILS.

140 HHB PLANT BALTICA ENGLISH IVY AT 18" ON CENTER ALONG BASE OF WALL.

1 NEW 8-FT TALL SOLID BOARD FENCE TO BE INSTALLED ALONG SOUTH SIDE OF PROPERTY LINE AS SHOWN.

OVERSEED ALL DISTURBED AREAS THAT DO NOT HAVE SHRUB OR TREE COVER REMAINING. USE EROSION AND SEDIMENT CONTROL SEED MIX PER DETAIL SHEET 3.0.

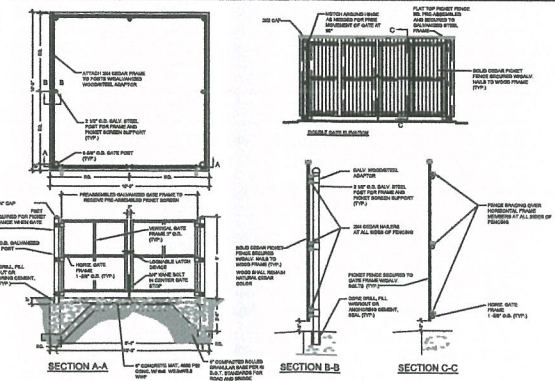
STRAW WATTLE EROSION AND SEDIMENT CONTROL ALONG SOUTH PROPERTY LINE. REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILS.

AREA FOR TRANSPLANTING HEALTHY TREES SALVAGED FROM NURSERY.

10 REFER TO DETAIL SHEET FOR SEED MIX IN STORM WATER BASIN. INCLUDE EROSION CONTROL MESH TO HOLD HYDROSEED. REFER TO CIVIL ENGINEERING DRAWINGS FOR SPECIFICATIONS AND DETAILS FOR INFILTRATION BASIN.

SELECTIVELY PRUNE AND CLEAR EXISTING VEGETATION. SUPPLEMENT PLANTING GAPS WITH WHITE PINE TREE SALVAGED FROM THE EXISTING NURSERY.

EXISTING TAXUS HEDGE ON ABUTTING PROPERTY TO REMAIN. USE CAUTION AND PROTECT HEDGE DURING REMOVAL OPERATIONS.



1 DUMPSTER PAD AND ENCLOSURE
2.0 SCALE: NOT TO SCALE

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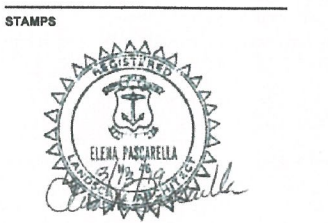
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**AP 267
LOTS 217 AND 298
TOTAL AREA
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- REVISIONS**
- REVISIONS 01-05-2018 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT AND SITE REVIEW WITH CLIENT
 - REVISIONS 08-28-2018 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT AND MEETING WITH CLIENT.
 - REVISIONS ON 02-13-19 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT ON 02-06-19
 - REVISIONS ON 02-13-19 PER COMMENTS FROM CITY OF WARWICK PLANNING DEPARTMENT REVIEW OF 02-13-19 PLAN SUBMISSION.
 - REVISIONS ON 02-27-19 REGARDING TREE FRAME ON GARAGE AND HOUSE REMOVAL AND RE-SEEDING OF AREA ON NORTH SIDE OF PROPERTY.



DATE: MAY 22, 2018
JOB NO. 18-031 MALIBU INVESTMENTS
DRAWN BY: NJZ/EMP
CHECKED BY: EMP

DRAWING TITLE:
LANDSCAPE PLANTING PLAN - PHASE 1

LEGEND

	AREAS OF EXISTING VEGETATION TO BE SELECTIVELY CLEARED		PROPOSED DECIDUOUS TREE		PROPOSED 6-FT TALL CHAIN LINK FENCE
	EXISTING TREE TO BE REMOVED		PROPOSED EVERGREEN TREE		PROPOSED 8-FT TALL WOOD STOCKADE FENCE
	EXISTING DECIDUOUS TREE TO REMAIN		PROPOSED SHRUBS		PROPOSED 6-FT TALL METAL ORNAMENTAL FENCE
	EXISTING EVERGREEN TREE		PROPOSED ORNAMENTAL GRASS		NEW LAWN AREA
					PHASE I BUILDINGS

PHASE 1 PLANT LIST

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Notes	BLOOM TIME	BLOOM COLOR
Trees								
	<i>Betula nigra</i> Heritage River	Heritage River Birch	4	2.3-3" cal.	B&B	Multi trunk specimen	Spring	NA
TH	<i>Thuja plicata</i> "Green Giant"	Green Giant Arborvitae	33	4'-5' ht	B&B	Specimen tree	Evergreen	Non Blooming
PS	<i>Pinus strobus</i>	White Pine	26 +/-	10'-12' ht	B&B	Plant 15' on center	Evergreen	Non Blooming
SHRUBS								
HA	<i>Hamamelis x intermedia</i> "Arnold Promise"	Witch Hazel	4	5 gallon	container	spread 15'-20'	winter	Yellow
IG	<i>Ilex glabra</i>	Inkberry Holly	10	5 gallon	container	Spread 6-8'	Evergreen	Non Blooming
JBH	<i>Juniperus x "Bar Harbor"</i>	Bar Harbor Juniper	6	3 gallon	container	Spread 5'	Evergreen	Non Blooming
RR	<i>Rosa "RadSunny"</i>	Knockout Rose	16	3 gallon	container	Spread 3'-4'	Spring	Yellow
Grasses and vines								
HHB	<i>Hedera helix "Baltica"</i>	Baltica English Ivy	56	flats	bare root	25 plants per flat	NA	NA
MS	<i>Miscanthus sinensis "Gracillimus"</i>	Maidenhair Grass	4	3 gallon	container	Sread 3'-4'	Summer	NA