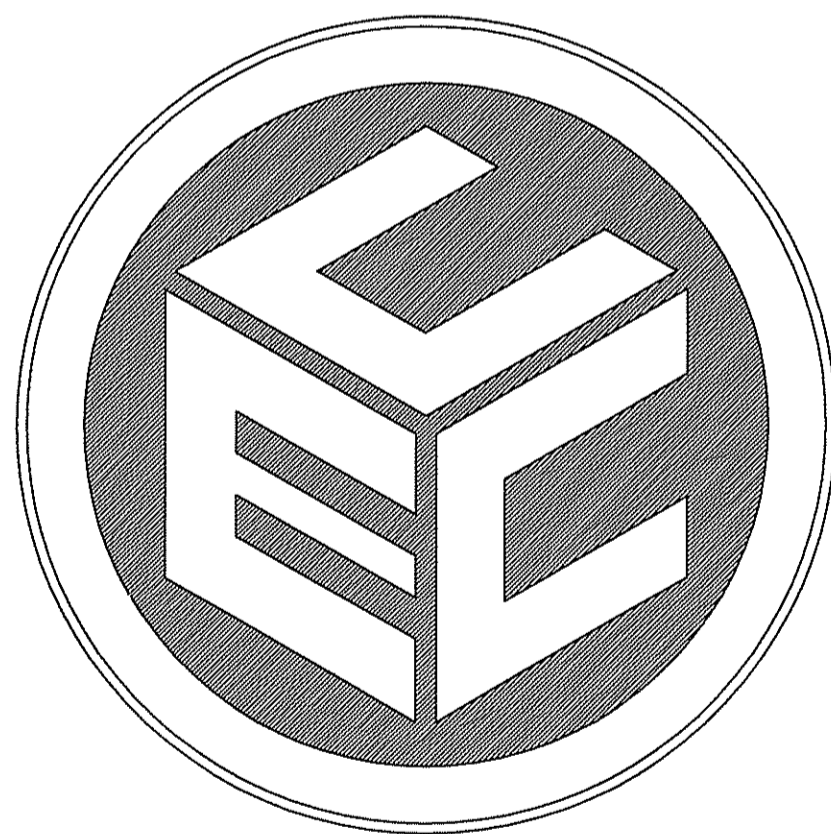


DEVELOPMENT PLAN SUBMISSION
 for
 CROSSING AT THE TOWER: PHASE IV
 on
 TOWER HILL ROAD AND MOORSEFIELD ROAD
 in
 SOUTH KINGSTOWN, RHODE ISLAND

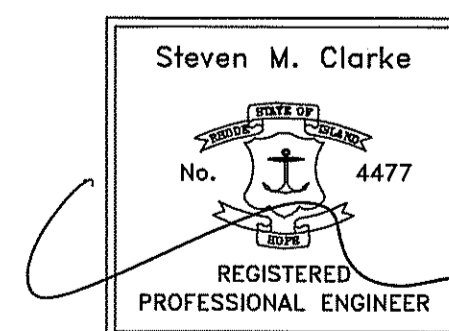
OWNER/APPLICANT
 KSL-SK, INC.
 1405 DOUGLAS AVENUE
 NORTH PROVIDENCE, RHODE ISLAND 02904



COMMONWEALTH
 ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
 PROVIDENCE, RI 02908
 (401) 273-6600

FEBRUARY 15, 2009

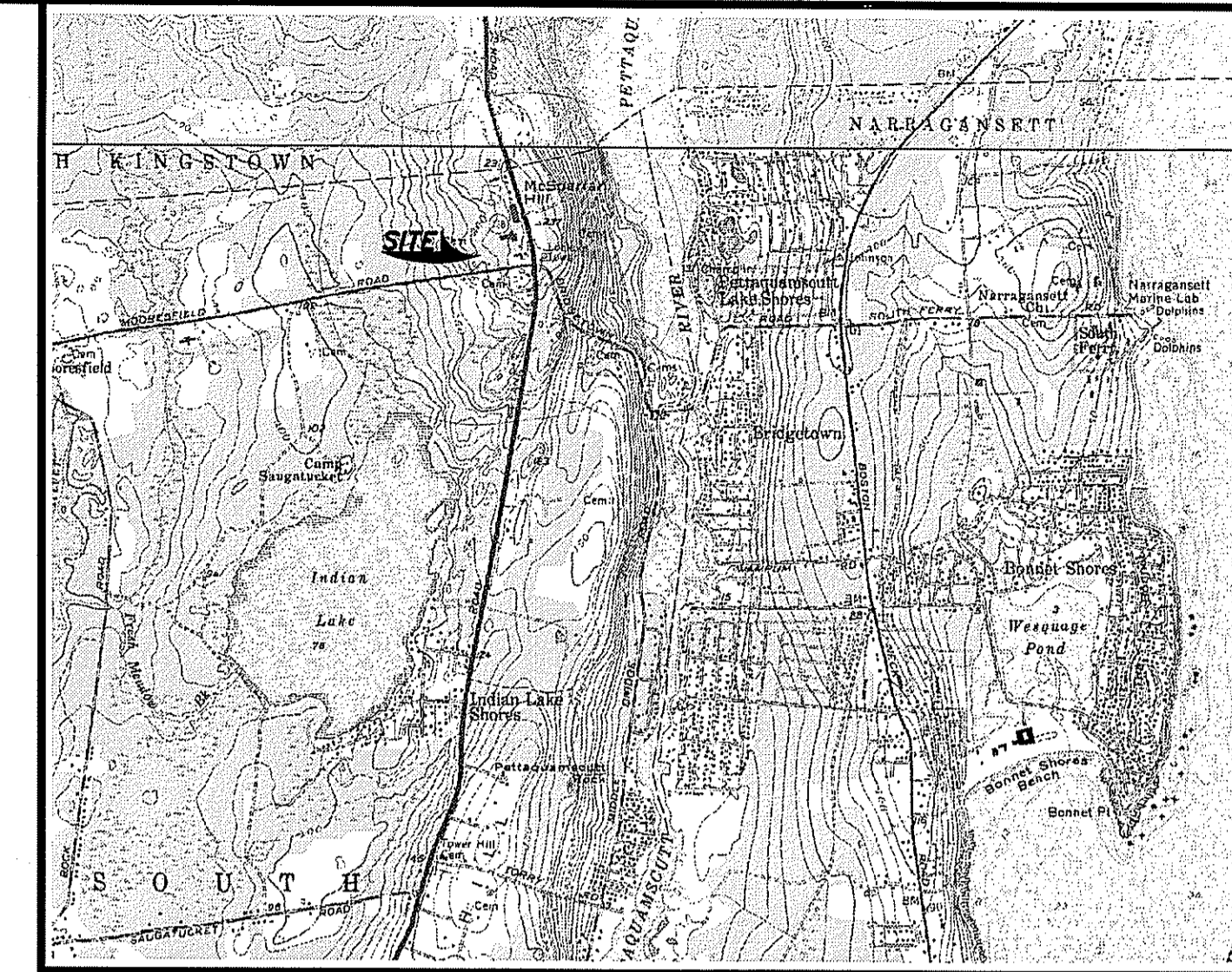


APPROVALS ALREADY RECEIVED FOR THIS SITE INCLUDE:

I.S.D.S. PLAN AND PERMIT:
 PERMIT NO. 9532-0846
 CONFORMANCE ISSUED 12-22-2006

WETLANDS PERMIT:
 INSIGNIFICANT ALTERATION #05-0134
 APPROVED 07-25-2005

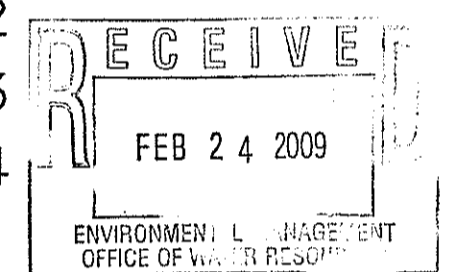
PHYSICAL ALTERATION PERMIT:
 P.A.P. # 040721-D DATED: 10/8/04



LOCUS MAP

LIST OF DRAWINGS

1. TITLE SHEET
2. 200' RADIUS/ABUTTERS PLAN
3. AERIAL PHOTOGRAPH/VICINITY MAP
4. EXISTING CONDITIONS PLAN
5. LAYOUT PLAN
6. GRADING/UTILITY PLAN
7. LANDSCAPE PLAN
8. CONSTRUCTION DETAILS-1
9. CONSTRUCTION DETAILS-2
10. CONSTRUCTION DETAILS-3
11. CONSTRUCTION DETAILS-4



PROJECT DATA

ASSESSOR'S PLAT 18-3 LOT 15
 AP 18-2 LOT 12
 ZONING CLASSIFICATION:
 CN-COMMERCIAL NEIGHBORHOOD
 MINIMUM LOT AREA: 10,000 SF

BUILDING SETBACKS: REQUIRED:
 FRONT: 25 FT.
 SIDE: 15 FT.
 REAR: 25 FT.
 MAX. LOT BUILDING COVERAGE: 25%
 MAXIMUM BUILDING HEIGHT: 35 FT.

TOTAL AREA: 222,178 SF
 EXISTING LOT 12: 109,587 SF
 EXISTING LOT 15: 112,591 SF

PARKING REQUIREMENT:

LOT 12:
 REQUIRED: 10,000 SF RETAIL/1 PER 350 SF
 = 28 SPACES

LOT 15:
 REQUIRED: 10,000 SF RETAIL/1 PER 350 SF
 = 28 SPACES

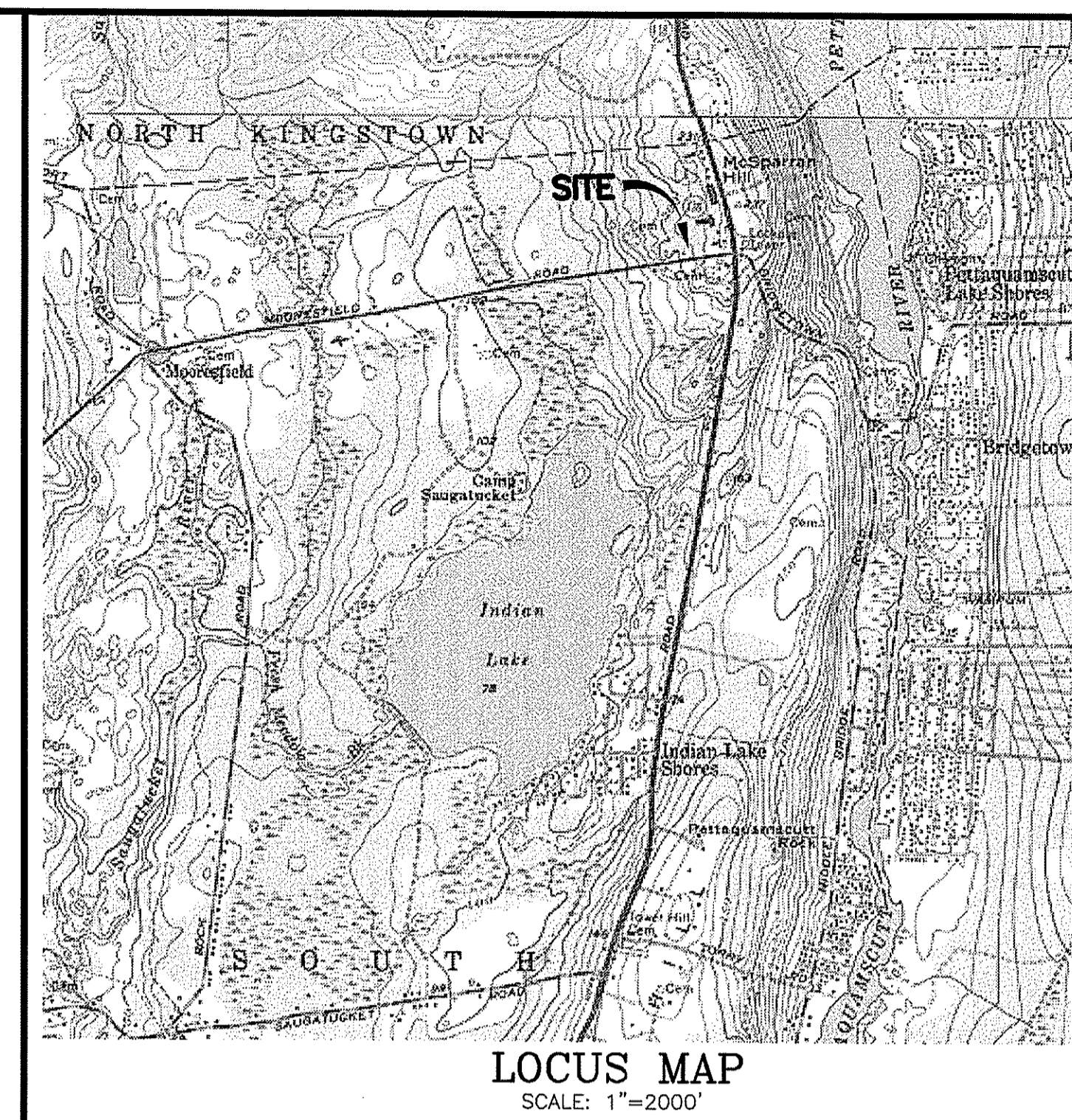
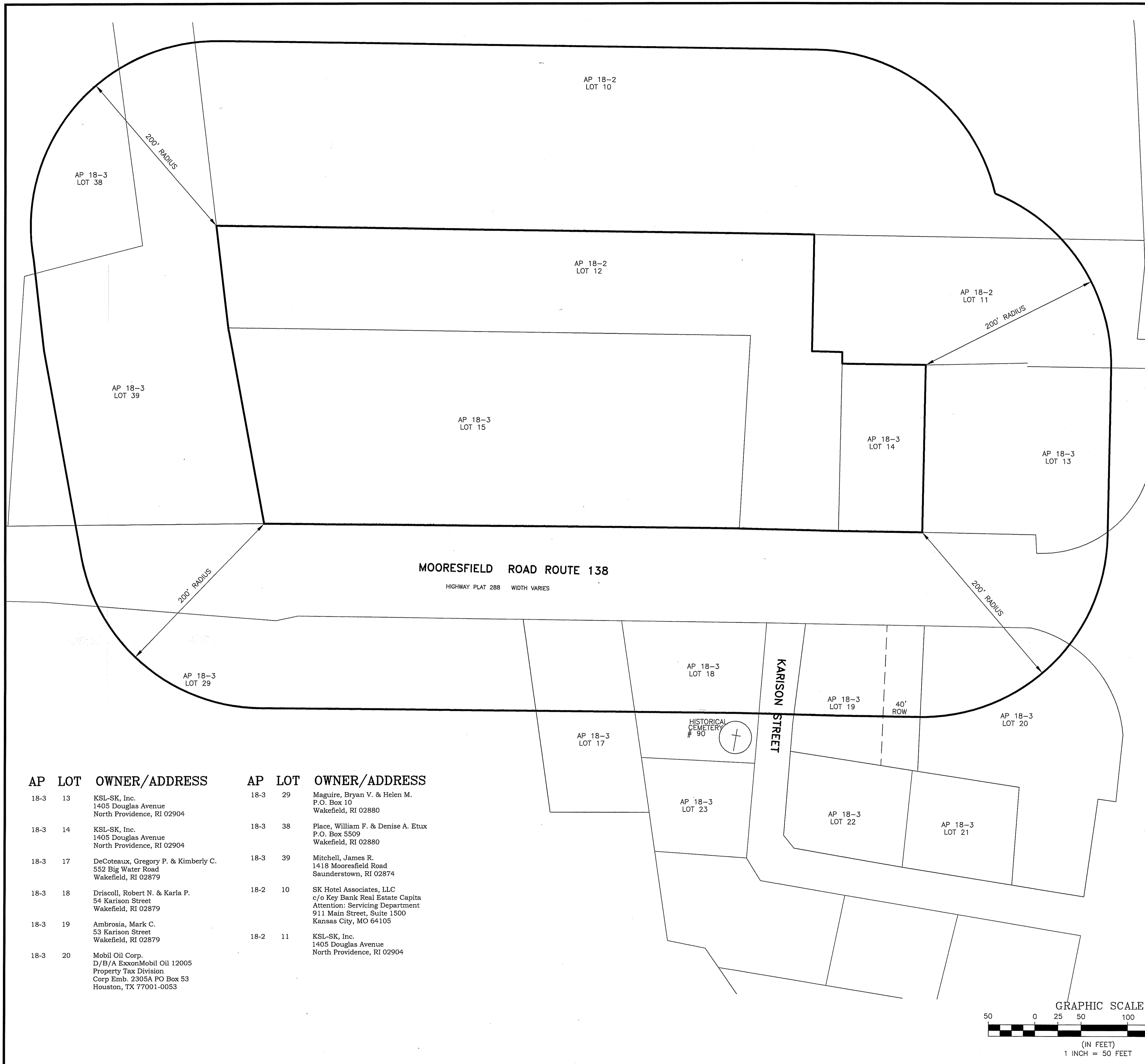
TOTAL SPACES REQUIRED=56
 TOTAL SPACES PROVIDED=62

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 10 2009 FILE # 09-0049
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

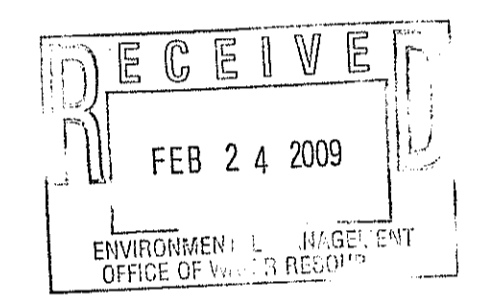
W. Joseph Casey

PROJECT NO. 02143.00

Kindly be advised that this
 Permit is not equivalent to a
 verification of the type or extent
 of freshwater wetlands on site.



TOWER HILL ROAD ROUTE 1
HIGHWAY PLATS 96 AND 728 WIDTH VARIES

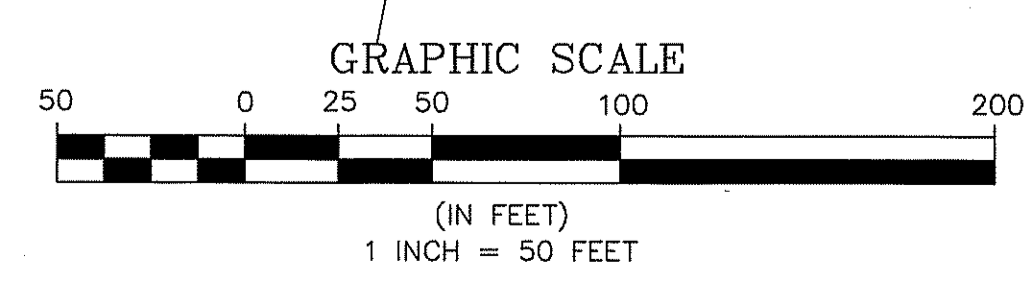


Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 10 2009 FILE # 09-0049
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.
W. Joseph Casey

APPLICANT/OWNERS
KSL-SK, INC.
1405 DOUGLAS AVENUE
NORTH PROVIDENCE RI. 02904

AP	LOT	OWNER/ADDRESS	AP	LOT	OWNER/ADDRESS
18-3	13	KSL-SK, Inc. 1405 Douglas Avenue North Providence, RI 02904	18-3	29	Maguire, Bryan V. & Heien M. P.O. Box 10 Wakefield, RI 02880
18-3	14	KSL-SK, Inc. 1405 Douglas Avenue North Providence, RI 02904	18-3	38	Place, William F. & Denise A. Etux P.O. Box 5509 Wakefield, RI 02880
18-3	17	DeCoteaux, Gregory P. & Kimberly C. 552 Big Water Road Wakefield, RI 02879	18-3	39	Mitchell, James R. 1418 Moorsfield Road Saunderstown, RI 02874
18-3	18	Driscoll, Robert N. & Karla P. 54 Karison Street Wakefield, RI 02879	18-2	10	SK Hotel Associates, LLC c/o Key Bank Real Estate Capita Attention: Servicing Department 911 Main Street, Suite 1500 Kansas City, MO 64105
18-3	19	Ambrosia, Mark C. 53 Karison Street Wakefield, RI 02879	18-2	11	KSL-SK, Inc. 1405 Douglas Avenue North Providence, RI 02904
18-3	20	Mobil Oil Corp. D/B/A ExxonMobil Oil 12005 Property Tax Division Corp Emb. 2305A PO Box 53 Houston, TX 77001-0053			



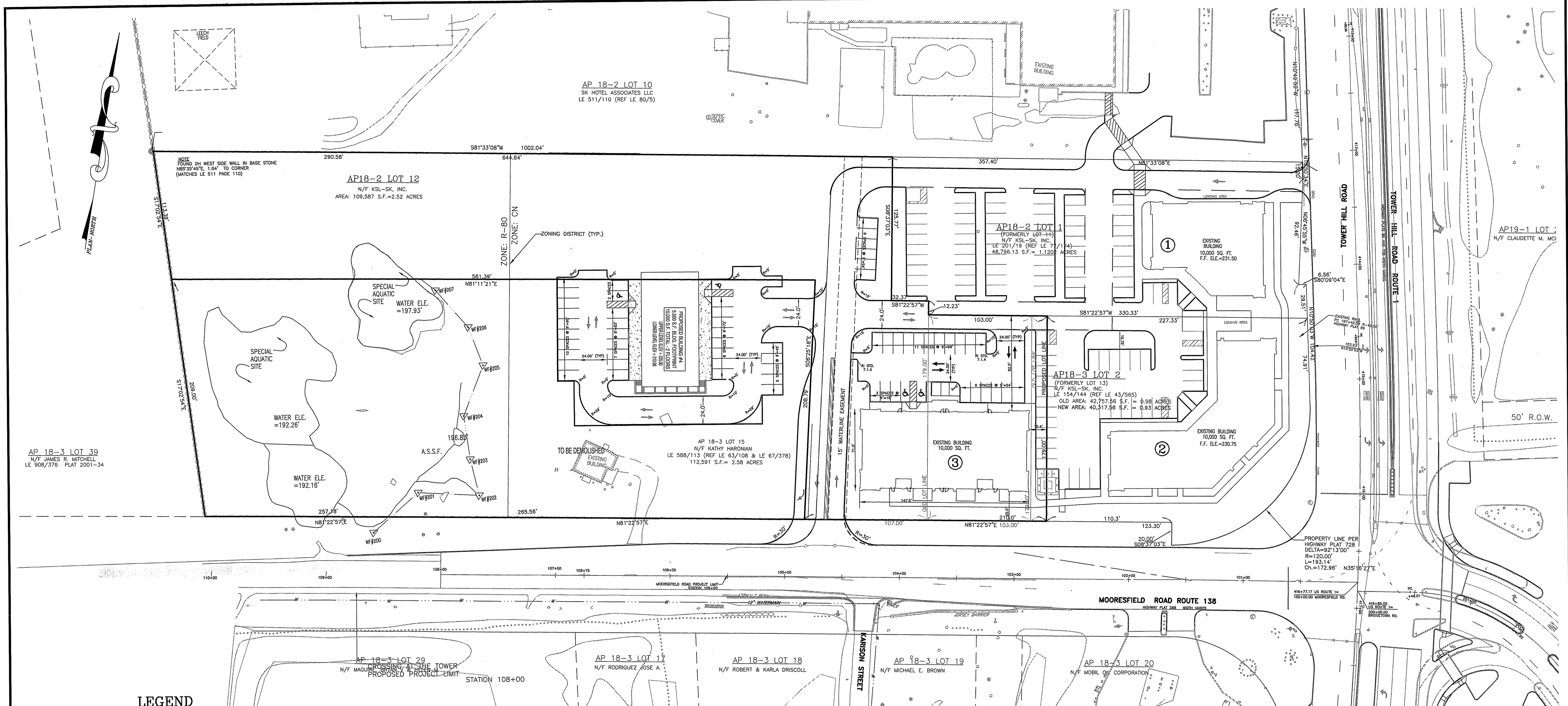
Steven M. Clarke
No. 4477
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

REVISIONS			
No.	DATE	DRWN	CHKD

200' RADIUS MAP
for
CROSSING @ THE TOWER
PHASE IV
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=50'
DRAWN BY: DMS
DATE: 02/15/09
SHEET NO: 2 of 11
DESIGN BY: JAR
CHECKED BY: SMC
PROJECT NO.: 02143.00



NOTE:
FOUND 04" WEST SIDE WALL IN BASE STONE
N85°35'40"E, 1.64' TO CORNER
(MATCHES LE 511 PAGE 110)

AP 18-2 LOT 10
SK HOTEL ASSOCIATES LLC
LE 511/110 (REF LE 80/8)

AP18-2 LOT 12
N/F KSL-SK, INC.
AREA: 109,587 S.F.=2.52 ACRES

AP18-2 LOT 1
(FORMERLY LOT-11)
N/F KSL-SK, INC.
LE 201/19 (REF LE 7/14)
48,286.13 S.F. = 1.1202 ACRES

AP18-3 LOT 2
(FORMERLY LOT 13)
N/F KSL-SK, INC.
LE 154/144 (REF LE 43/565)
OLD AREA: 42,757.56 S.F. = 0.98 ACRES
NEW AREA: 40,317.56 S.F. = 0.93 ACRES

AP 18-3 LOT 15
N/F KATHY HARONIAN
LE 588/113 (REF LE 63/108 & LE 67/378)
112,591 S.F. = 2.58 ACRES

AP 18-3 LOT 39
N/F JAMES R. MITCHELL
LE 908/376 PLAT 2001-34

AP19-1 LOT
N/F CLAUDETTE M. MCI

LEGEND

- | | | | |
|--|---|--|-------------------------|
| | PROPERTY LINE | | WETLAND |
| | ABUTTER LINE | | TREE LINE |
| | WELL | | ELECTRIC/SIGNAL MANHOLE |
| | SANITARY MANHOLE | | GAS VALVE |
| | CATCH BASIN | | FLARED END SECTION |
| | RIP-RAP | | SEWER LINE |
| | DRAIN LINE | | OVERHEAD UTILITY |
| | GAS LINE | | SOIL BOUNDARY |
| | ISDS SYSTEM | | BUILDING |
| | TEST PIT | | BOUND |
| | IRON ROD | | SIGN |
| | FENCE | | GUARDRAIL |
| | CONTOUR | | SPOT ELEVATION |
| | RETAINING WALL | | CURBING |
| | 4" DOUBLE YELLOW EPOXY RESIN PAVEMENT MARKINGS (T20.2014) | | |
| | 4" SINGLE WHITE EPOXY RESIN PAVEMENT MARKINGS (T20.2004) | | |
| | CONCRETE CURB RI STD. 7.1.0 | | |
| | REMOVE & RELOCATE | | |

ZONING CLASSIFICATION:

ZONE CN: COMMERCIAL NEIGHBORHOOD

PARKING REQUIREMENTS

LOT 15:
REQUIRED: 10,000 SF RETAIL/1 PER 350 SF
= 28 SPACES
PROVIDED: 34 SPACES

EASEMENTS:

- KATHLEEN HARONIAN A NON-EXCLUSIVE EASEMENT FOR CONVEYANCE OF WATER THROUGH THE 12" WATERLINE CONSTRUCTED ON KSL INVESTMENTS PROPERTY.
- SK HOTEL ASSOCIATES, LLC A NONEXCLUSIVE EASEMENT FOR THE CONVEYANCE OF WATER THROUGH THE 12" WATERLINE CONSTRUCTED ON KSL INVESTMENTS PROPERTY.
- THE FOUR PARCELS TO BE KNOWN AS THE CROSSING AT THE TOWER A NONEXCLUSIVE EASEMENT TO EACH PARCEL'S PROPERTY FOR THE PURPOSE OF PARKING, PEDESTRIAN TRAFFIC, ACCESS AND THE RIGHT OF ACCESS BETWEEN THE PUBLIC STREETS AND PARKING AREAS, CONVEYANCE OF WATER, TELEPHONE, GAS, SEWER DISPOSAL, ELECTRICITY, AND DRAINAGE.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 10 2009 FILE # 08-0019
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

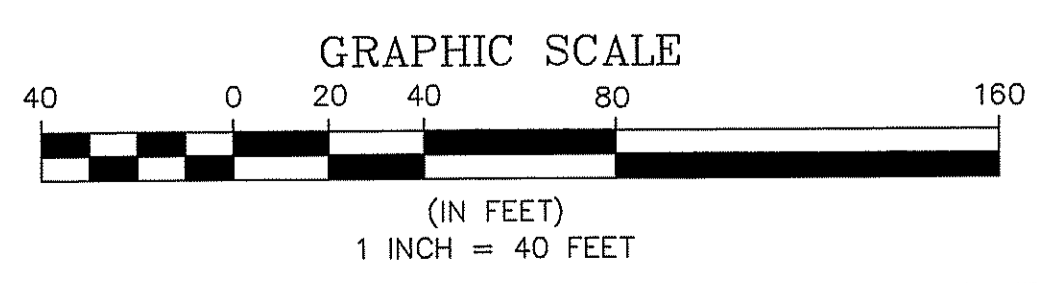
THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

RECEIVED
FEB 24 2009

TOWN OF SOUTH KINGSTOWN PLANNING BOARD
DATE: _____
BY: _____
TITLE: _____

APPLICANT/OWNERS
KSL-SK, INC.
1405 DOUGLAS AVENUE
NORTH PROVIDENCE RI. 02904
(401) 353-4400



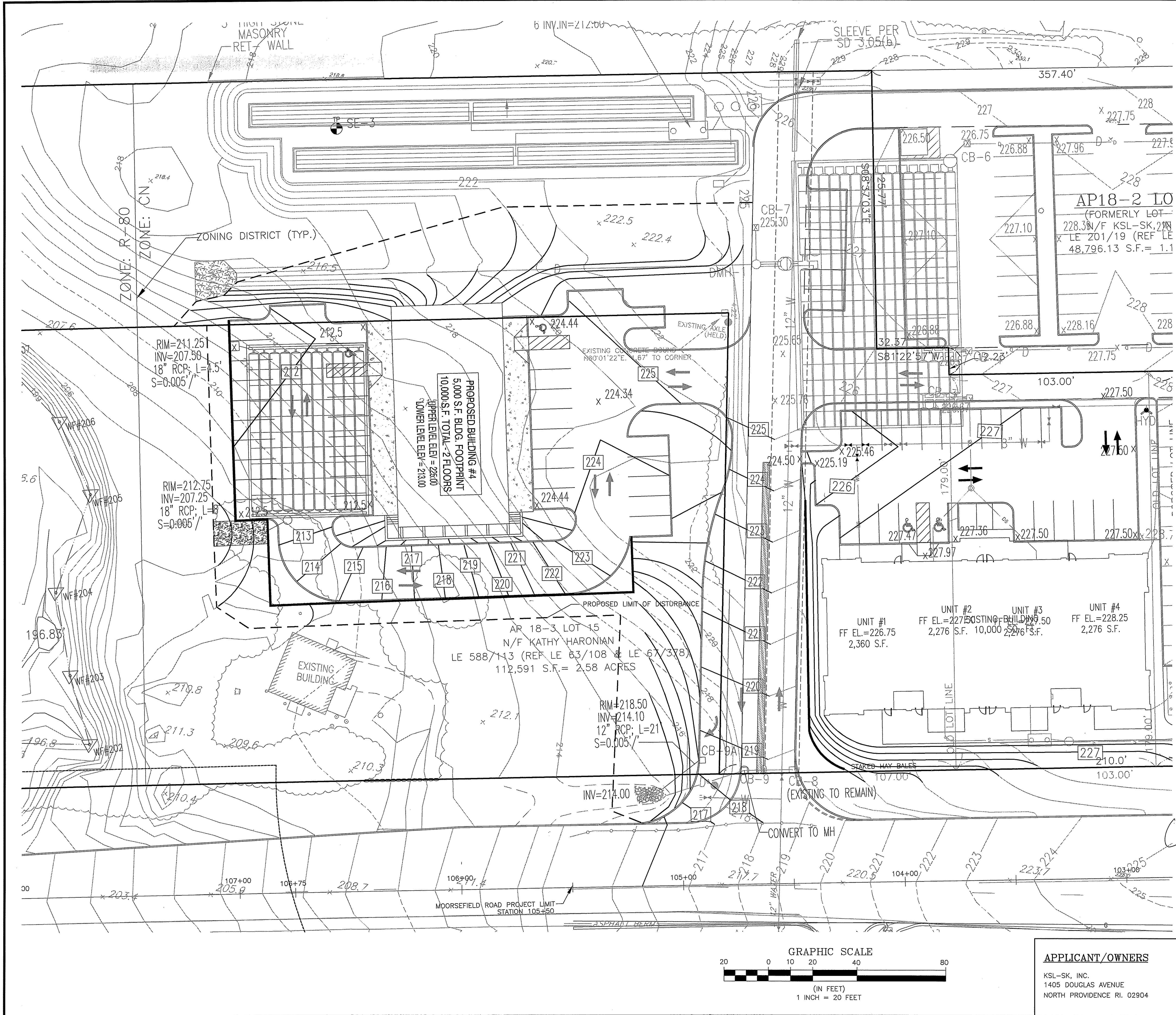
STEVEN M. CLARKE
No. 4477
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

REVISIONS			
No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN SUBMISSION
for
CROSSING AT THE TOWER
PHASE IV
in
SOUTH KINGSTOWN, RHODE ISLAND
LAYOUT PLAN

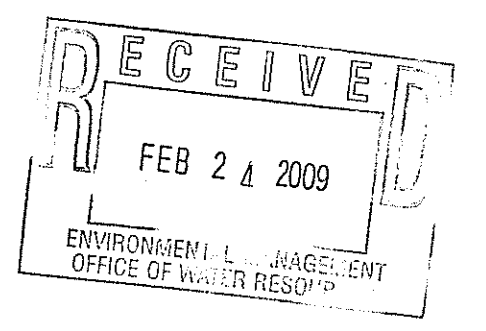
SCALE: 1"=40' SHEET NO: 5 of 11
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: SMC
DATE: 02/15/09 PROJECT NO.: 02143.00



TEST PIT SE-3		
ELEV.	DEPTH	SOIL DESCRIPTION
218.95	3"	A SIL 10YR 3/2
218.53	8"	Bw1 SIL 10YR 4/6
217.62	19"	Bw2 SIL 2.5Y 5/3 10YR 5/6
217.20	24"	Cdg SIL 2.5Y 6/2 REDOX 10YR 5/6, 7.5YR 5/8 CWT PER 9532-0846
209.20	120"	2cg LFS 2.5Y 5/1

LEGEND

—	EXISTING	—	PROPOSED
—	PROPERTY LINE	—	PERIMETER PROPERTY LINE
—	WETLAND	—	ABUTTER LINE
—	BOUND	—	IRON ROD
—	CURBING	—	200 FT. RADIUS



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED APR 10 2009 FILE # 09-2009
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

STEVEN M. CLARKE
 No. 4477
 REGISTERED PROFESSIONAL ENGINEER



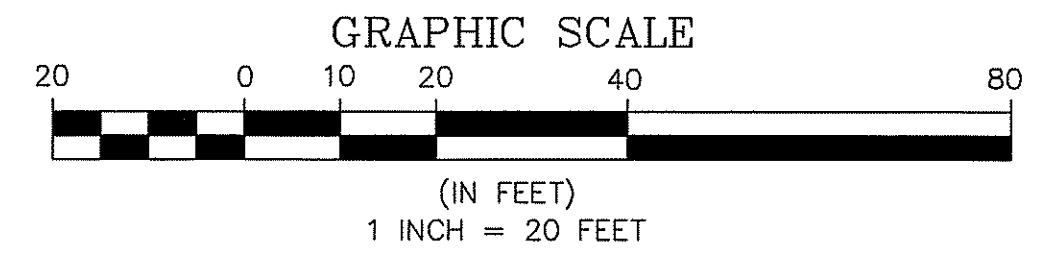
REVISIONS

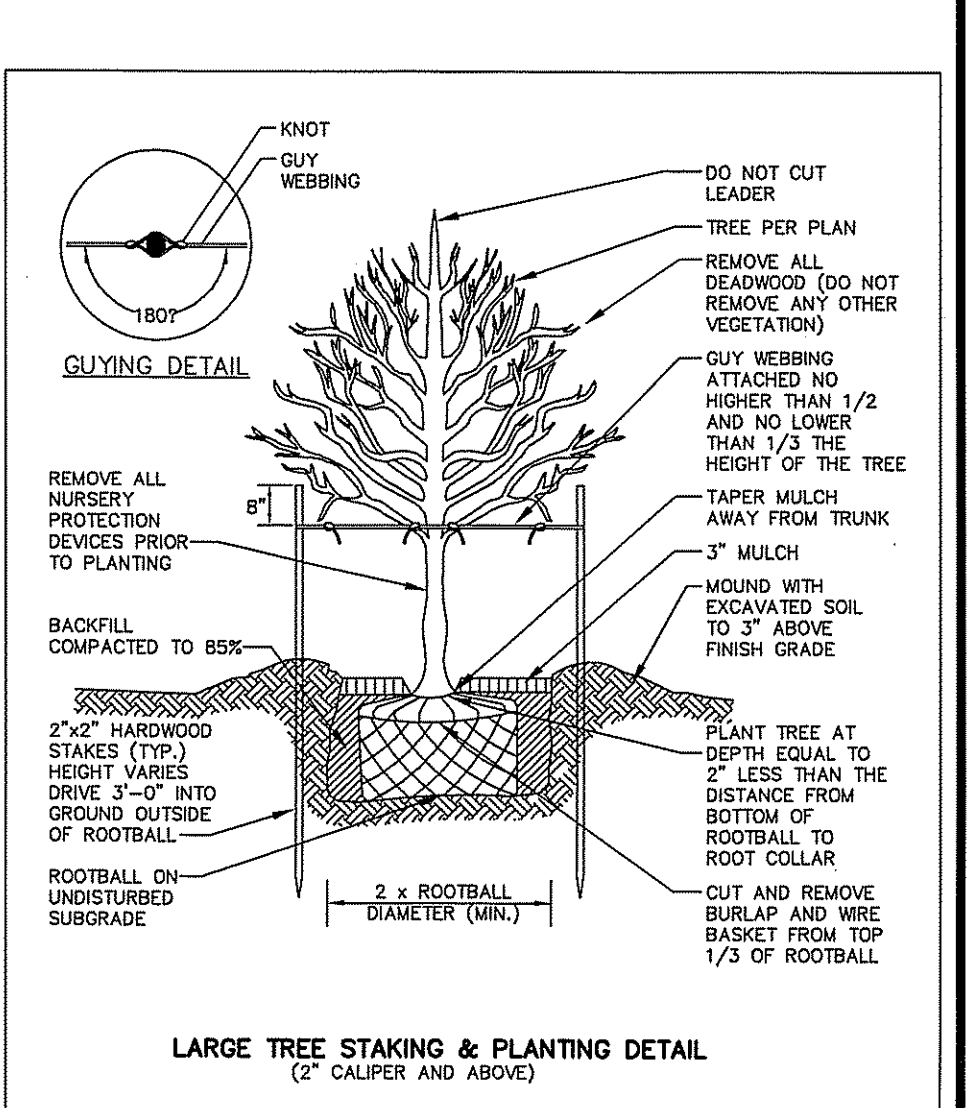
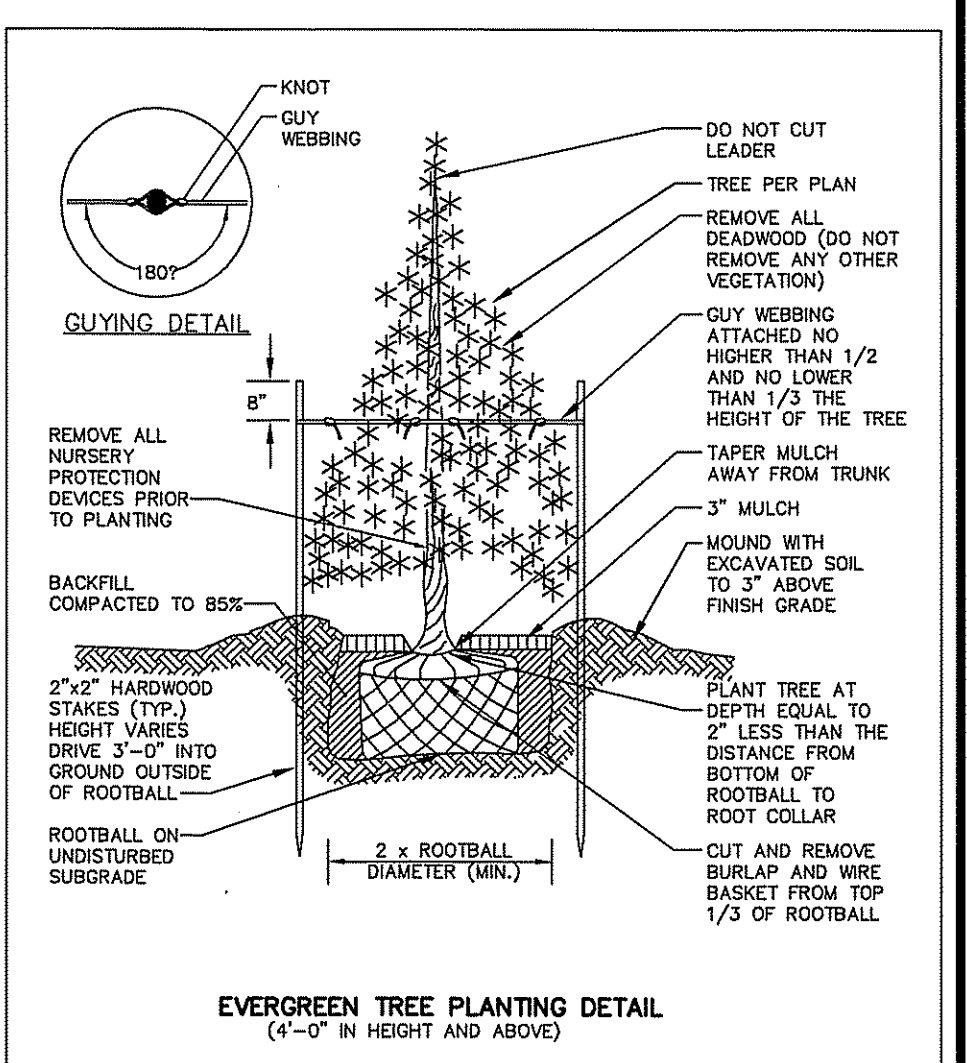
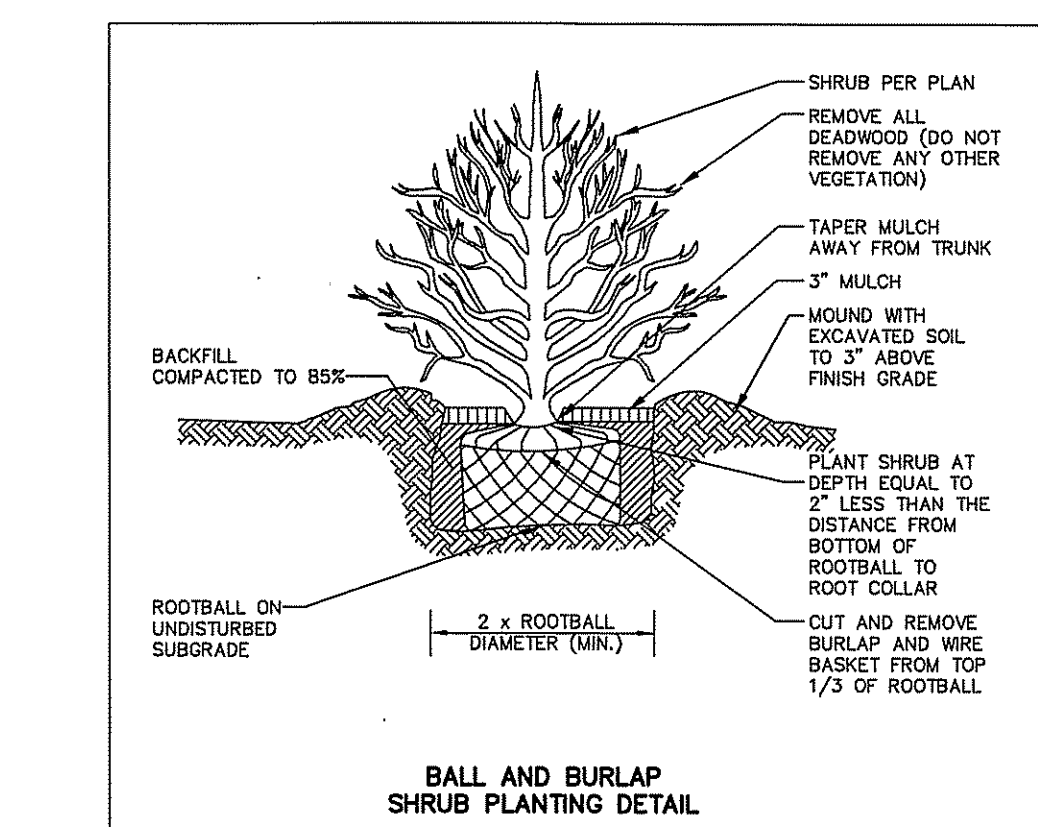
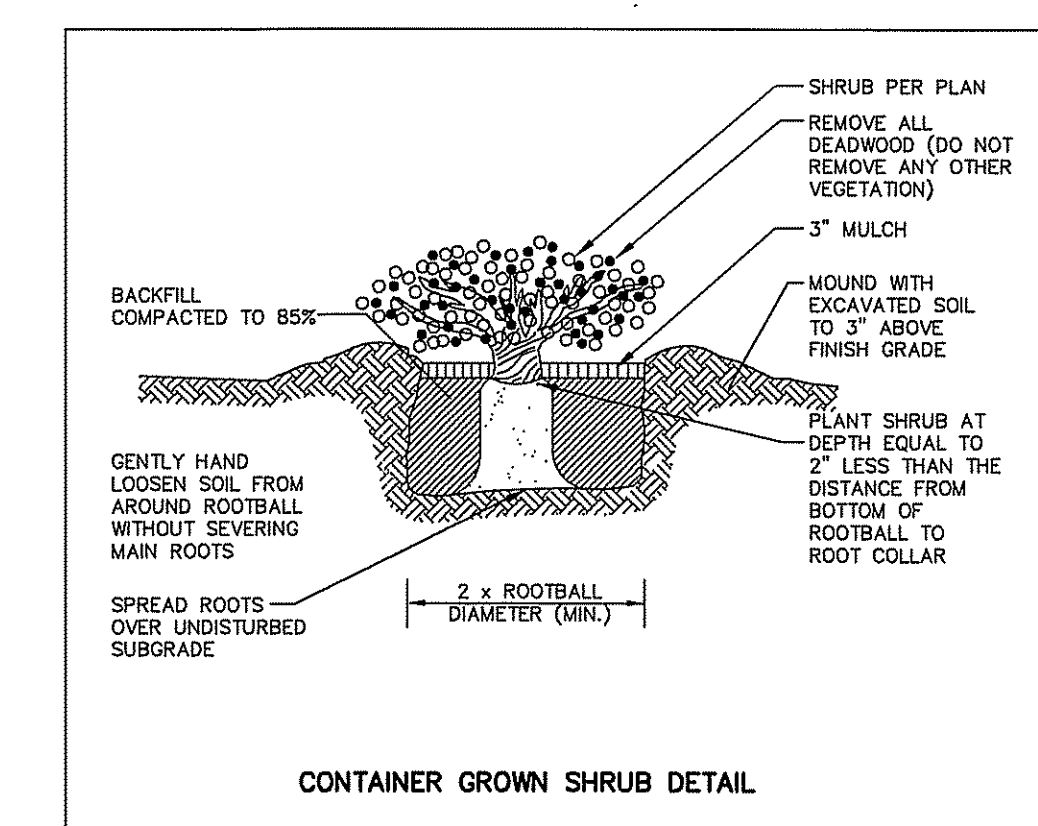
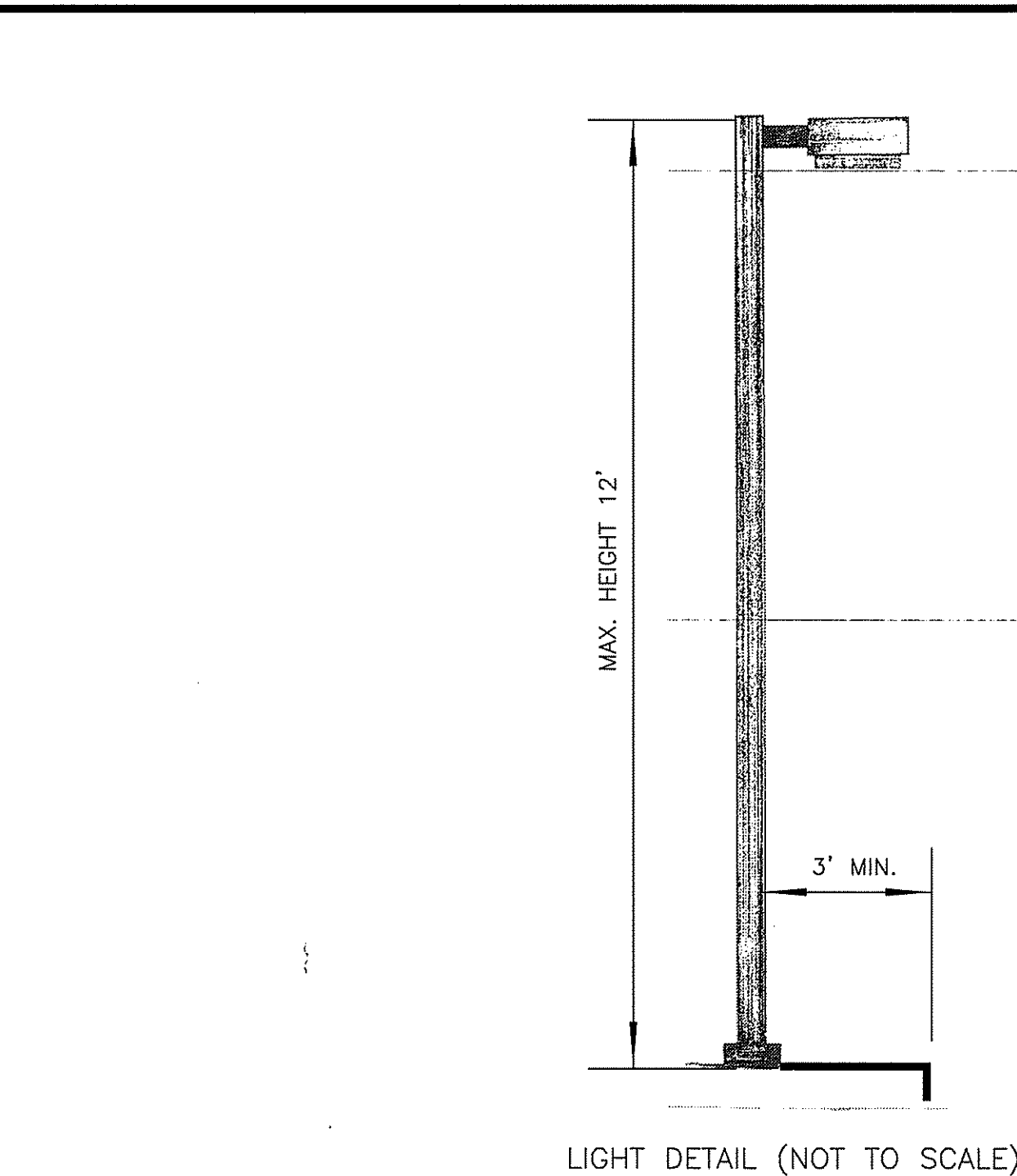
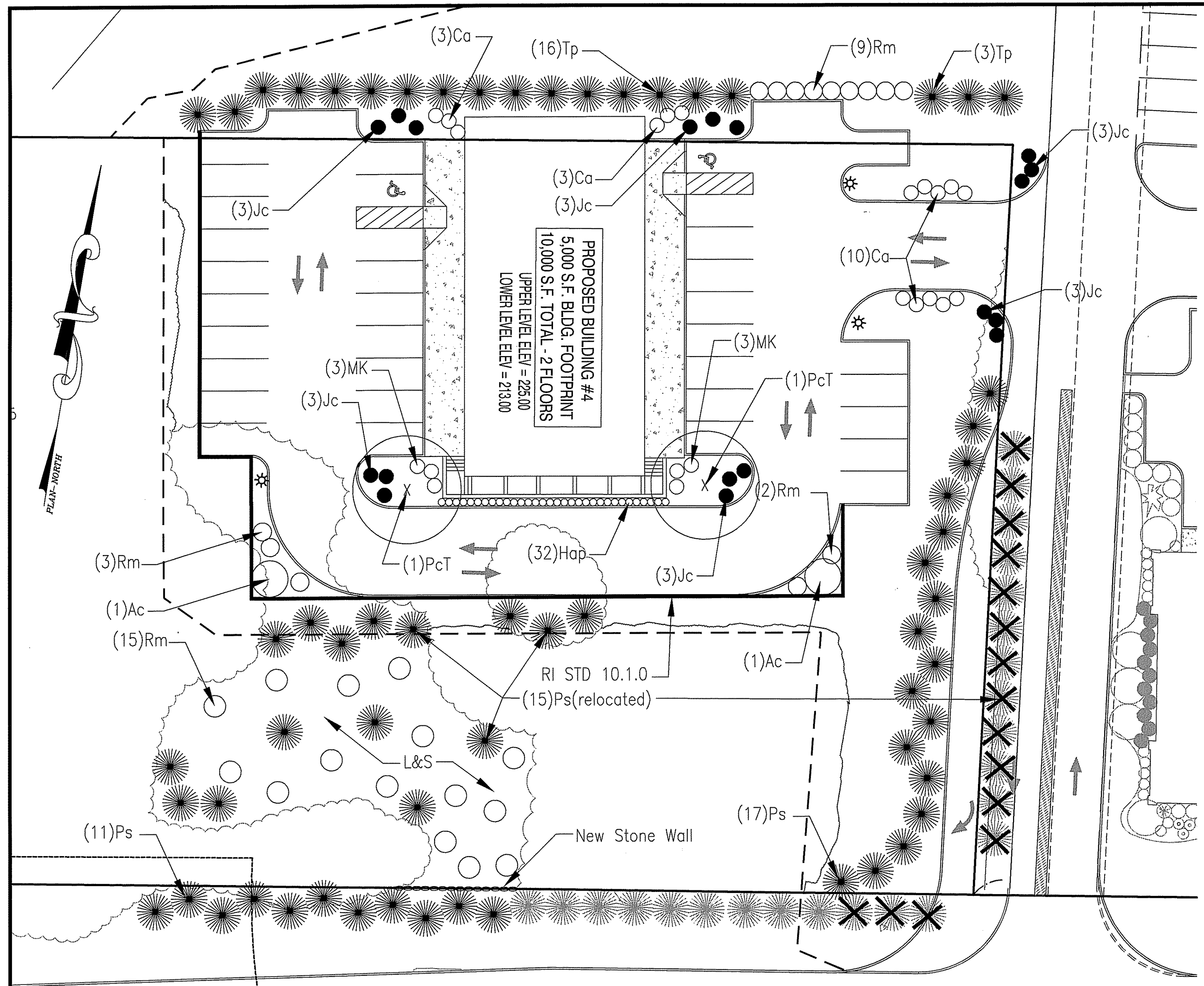
No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN SUBMISSION
 for
CROSSING AT THE TOWER
 PHASE IV
 in
 SOUTH KINGSTOWN, RHODE ISLAND
GRADING/UTILITY PLAN

SCALE: 1"=20' SHEET NO: 6 of 11
 DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: SMC
 DATE: 02/15/09 PROJECT NO.: 02143.00

APPLICANT/OWNERS
 KSL-SK, INC.
 1405 DOUGLAS AVENUE
 NORTH PROVIDENCE RI. 02904





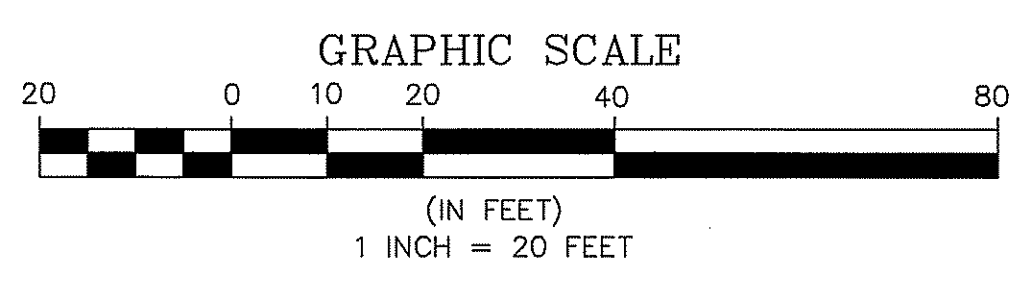
RECEIVED
FEB 24 2009
ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

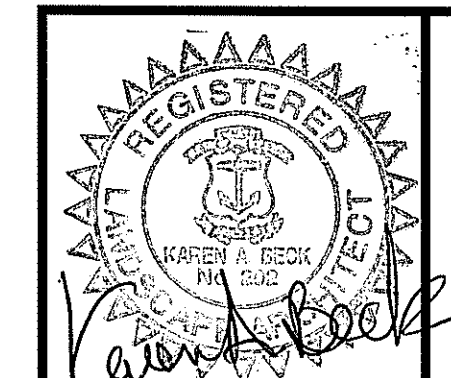
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 10 2009 FILE # DP-0049
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

MASTER PLANT SCHEDULE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Ac	2	Amelanchier canadensis	Shadbush	6-8'	B&B	SPECIMEN
Ca	16	Clethra alnifolia	Summersweet	2-3'	B&B	4' oc
Hap	32	Hydrangea anomala paniculata	Climbing hydrangea	18-24"	CAN	STKD.
Jc	18	Juniperus conferta	Shore juniper	2-3'	B&B	4' oc
Ps	28	Pinus strobus	White pine	6-8'	B&B	10' oc
PcT	2	Prunus cerasifera 'Thundercloud'	Purpleleaf cherry	2.5-3" cal.	B&B	5' STD.
Rm	29	Rhododendron maximum	Rosebay rhododendron	3-4'	CAN	SEE PLAN.
MK	6	Syringa patula 'Miss Kim'	Miss Kim lilac	18-24"	CAN	4' oc
Tp	19	Thuja plicata	Giant arbor-vitae	6-8'	B&B	10' oc

- LANDSCAPE NOTES:
- 1) ALL PLANT MATERIAL TO CONFORM TO AAN STANDARDS.
 - 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
 - 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST TWO GROWING SEASONS, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 - 4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
 - 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
 - 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAM AND SEEDED.
 - 7) SOIL AMENDMENTS SHALL BE ADDED TO PLANTING AREAS TO INCREASE PLANT VIABILITY.



APPLICANT/OWNERS
KSL-SK, INC.
1405 DOUGLAS AVENUE
NORTH PROVIDENCE RI. 02904



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

REVISIONS			
No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN SUBMISSION
for
CROSSING AT THE TOWER
PHASE IV
in
SOUTH KINGSTOWN, RHODE ISLAND
LANDSCAPE PLAN

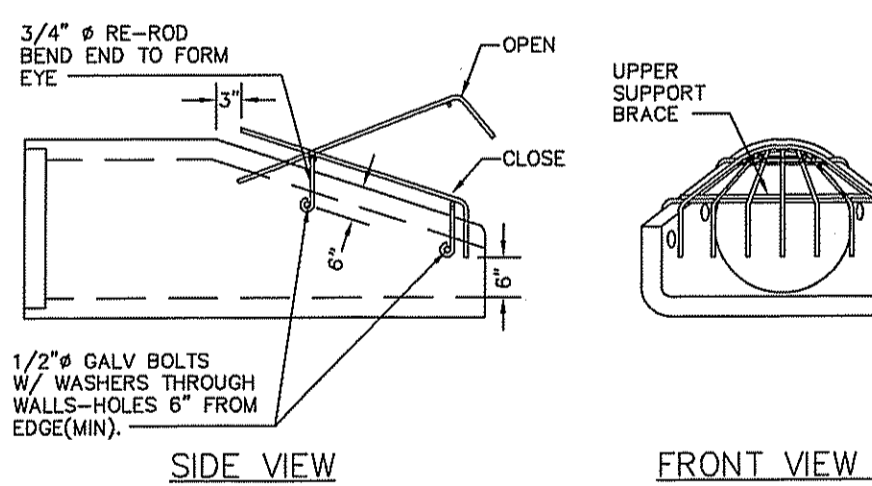
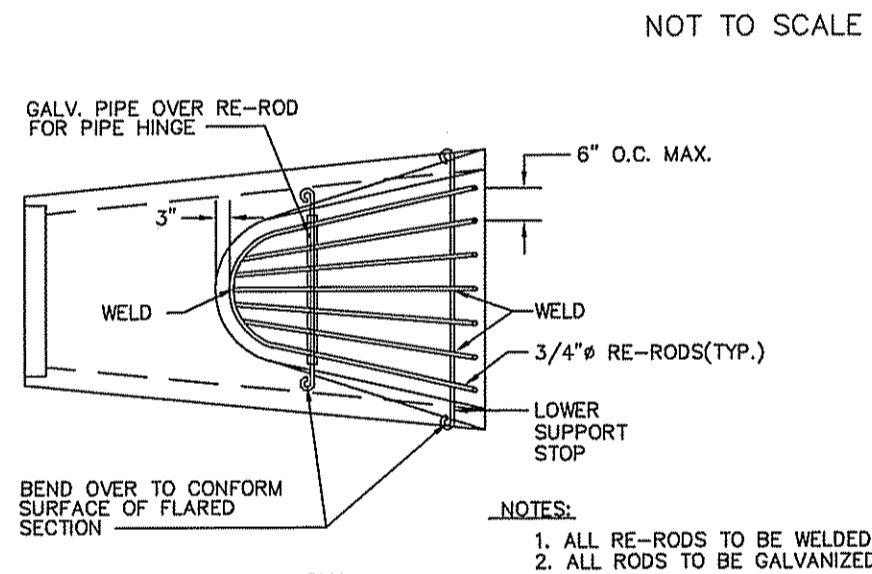
SCALE: 1"=20'
SHEET NO: 7 of 11
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: SMC
DATE: 02/15/09 PROJECT NO.: 02143.00

GENERAL NOTES:

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1997 EDITION AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 1997 EDITION OF THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS. IN ADDITION, THE TOWN OF SOUTH KINGSTOWN STANDARD SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, THE TOWN OF SOUTH KINGSTOWN, AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE INSTALLATION OF THE WATER UTILITY IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH KINGSTOWN WATER DEPARTMENT AND THE AMERICAN WATER WORKS STANDARDS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- VERTICAL DATUM: MEAN SEA LEVEL (NGVD 29).
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

MAINTENANCE RESPONSIBILITY

- THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ACCESS AND EGRESS THE SITE, PARKING AREAS INCLUDING CATCH BASINS, DETENTION BASIN OUTLET STRUCTURES, SEDIMENT FOREBAY AND DETENTION BASIN CLEANING.



TRASH RACK DETAIL
NOT TO SCALE

EROSION CONTROL AND SOIL STABILIZATION PROGRAM:

- DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
 - TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
 - HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS./ACRE.
 - ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
 - THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01.
 - THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
 - THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDING SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE | % BY WEIGHT | SEEDING DATE |
|---------------------|-------------|------------------------|
| CREeping REE FESCUE | 70 | APRIL 1 - JUNE 15 |
| ASTORIA BENTGRASS | 5 | AUGUST 15 - OCTOBER 15 |
| BIRDFOOT TREFOIL | 5 | |
| PERENNIAL RYEGRASS | 10 | |
- APPLICATION RATE 100 LBS./ACRE
 - LIMING AND FERTILIZING AS REQUIRED TO COMPLY OR UPGRADE EXISTING CONDITIONS.
 - THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
 - THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILE SHALL ALSO BE SEEDING AND/OR STABILIZED.
 - ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
 - TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
 - ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
 - ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
 - SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
 - ALL DISTURBED AREAS MUST BE SEEDING OR PLANTED WITHIN THE CONSTRUCTION SEASON.
 - TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
 - ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDING OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDING.

CATCH BASIN AND PIPING MAINTENANCE:

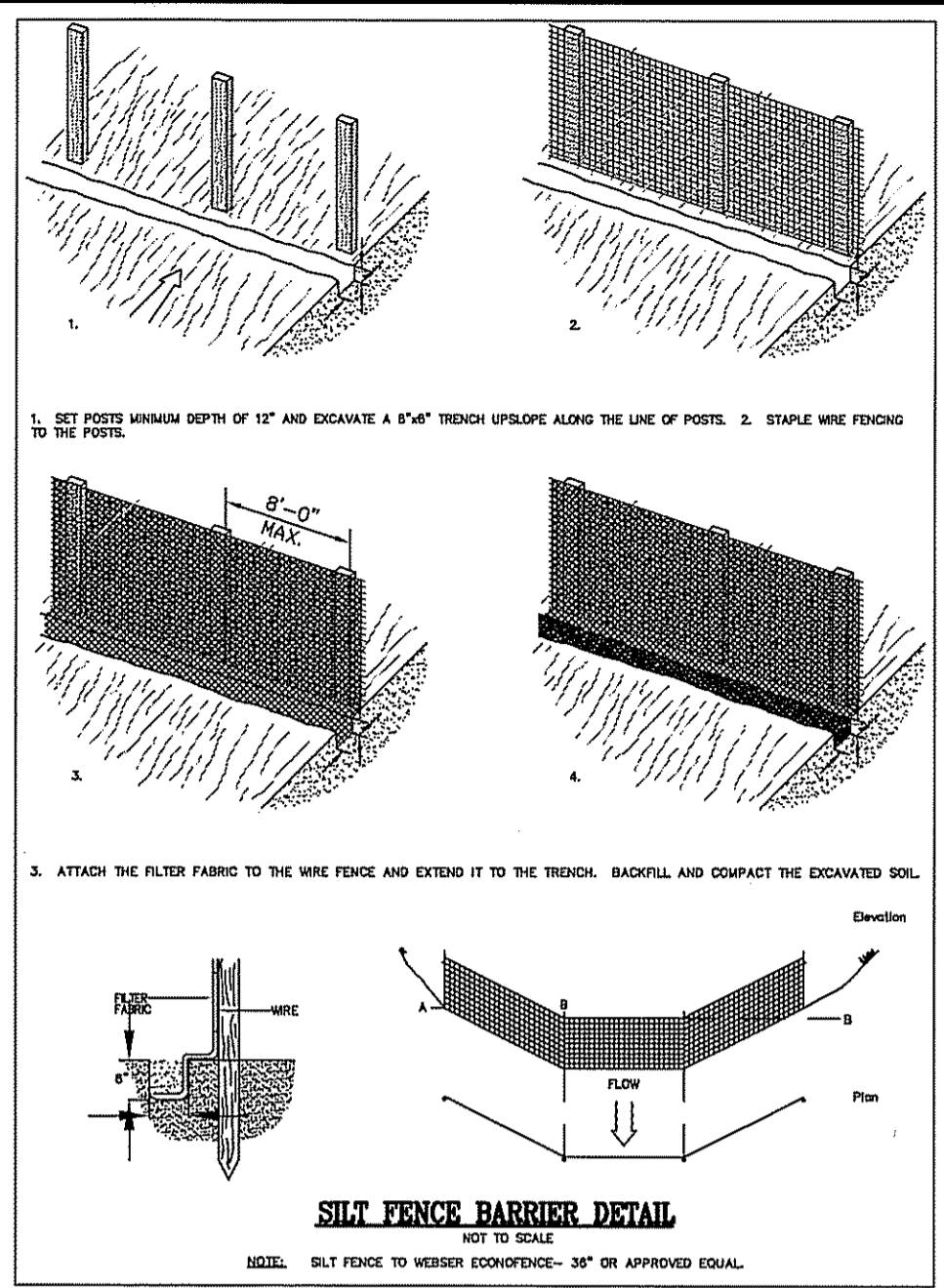
- INSPECTION OF ALL DRAINAGE STRUCTURES SHOULD BE PERFORMED AT LEAST TWICE PER YEAR, PREFERABLY DURING A STORM EVENT, TO INSPECT FOR PROPER FUNCTIONING OF THE FACILITY.
- SEDIMENTS SHOULD BE REMOVED FROM THE CATCH BASINS DURING THE FIRST (INITIAL) YEAR OF OPERATION AND EVERY SPRING THEREAFTER. IN ADDITION, THE CATCH BASINS SHALL HAVE THE SEDIMENTS REMOVED WHEN THE DEPTH REACHES 6".
- INSPECTIONS SHALL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST SIX (6) MONTHS OF OPERATION, ESPECIALLY AFTER RAINFALL EVENTS, TO CHECK FOR CLOGGING.

OIL/WATER SEPARATOR MAINTENANCE:

- INSPECTION OF THE OIL/WATER SEPARATOR SHOULD BE PERFORMED AT LEAST ONCE YEARLY, WITH ALL OIL AND SEDIMENTS REMOVED AND DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL GUIDELINES. IN THE CASE OF AN OIL OR BULK POLLUTANT RELEASE, THE SYSTEM MUST BE CLEANED IMMEDIATELY FOLLOWING THE SPILL.

SEDIMENTATION CONTROL PROGRAM:

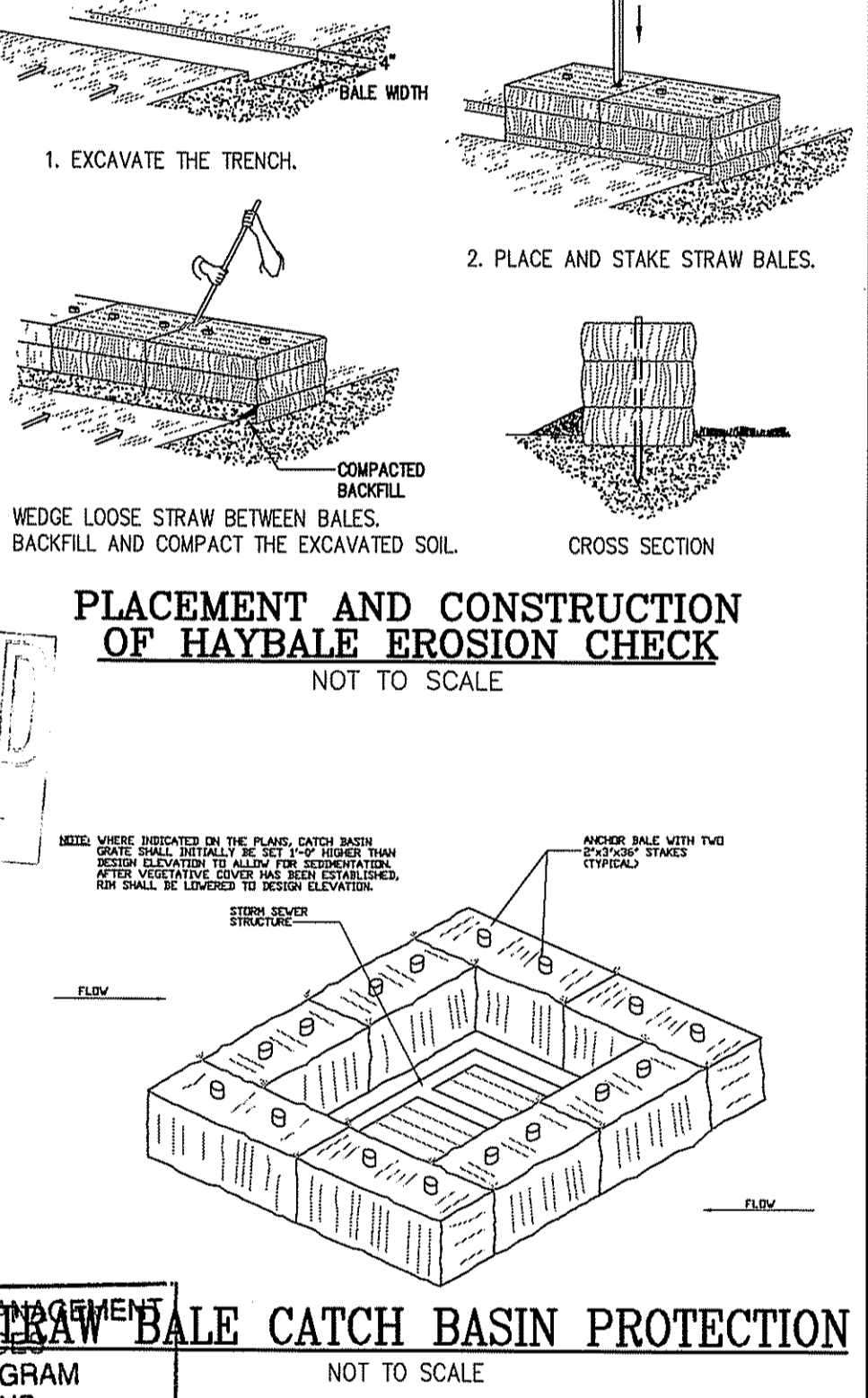
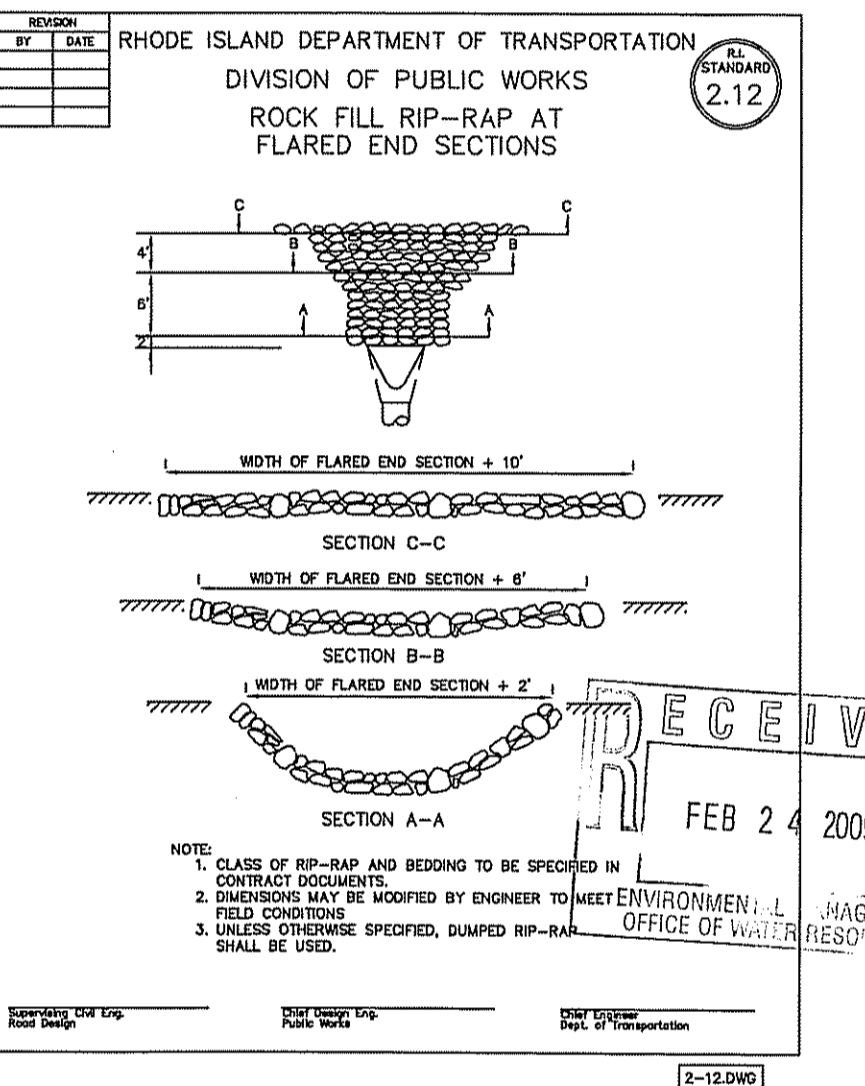
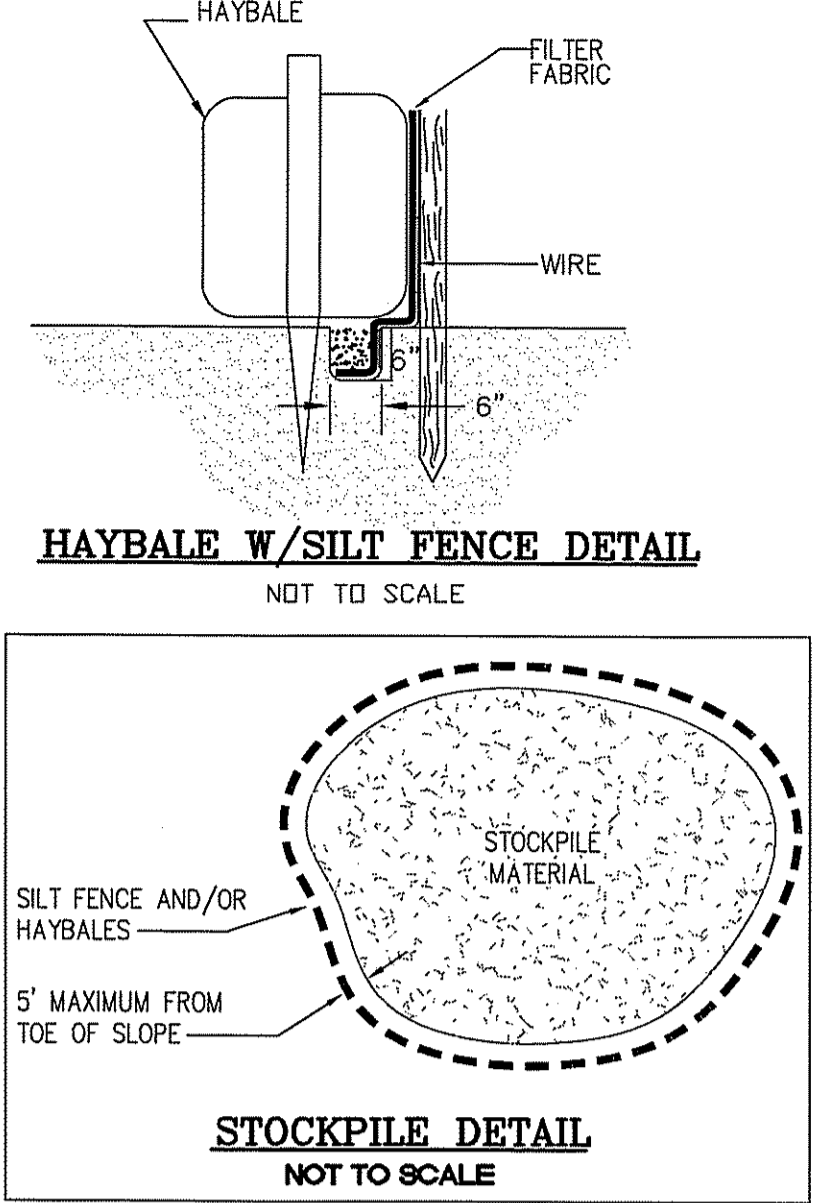
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORMWATER FLOWAGE.
- ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
 - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
 - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
 - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. Sumps ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
 - OUTFALLS ARE TO BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
 - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. DETENTION BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE NEW ROADWAY BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- HAYBALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADIENT DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE DEVELOPER OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
- SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.



CONSTRUCTION ENTRANCE
NOT TO SCALE

MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	-
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-

NOTE: STABILIZATION PAD TO BE IN CONFORMANCE WITH STANDARDS SET FORTH IN THE "RHODE ISLAND GUIDELINES FOR SOIL & SEDIMENT CONTROL." **RIP-RAP STABILIZATION PAD @ CONSTRUCTION ENTRANCE**
NOT TO SCALE



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 10 2009 FILE # 01-00119
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

W. Joseph Conway

OWNER/APPLICANT:
KSL REALTY NORTH PROVIDENCE, LLC
AND
KSL REALTY CRANSTON, LLC
1405 DOUGLAS AVENUE
NORTH PROVIDENCE, RI 02904

Steven M. Clarke
No. 4477
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

REVISIONS

No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN SUBMISSION
for
CROSSING AT THE TOWER PHASE IV
in
SOUTH KINGSTOWN, RHODE ISLAND
CONSTRUCTION DETAILS - 2

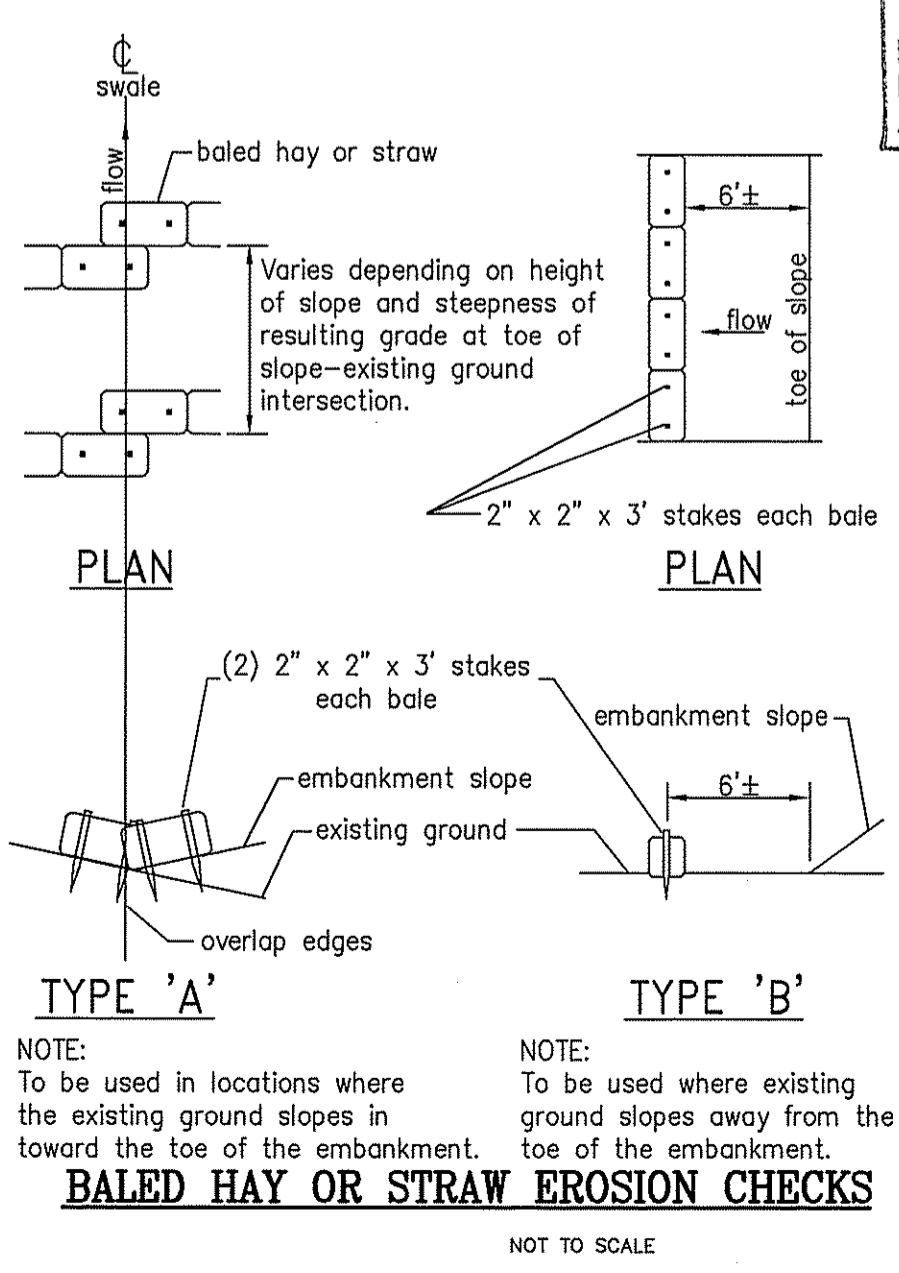
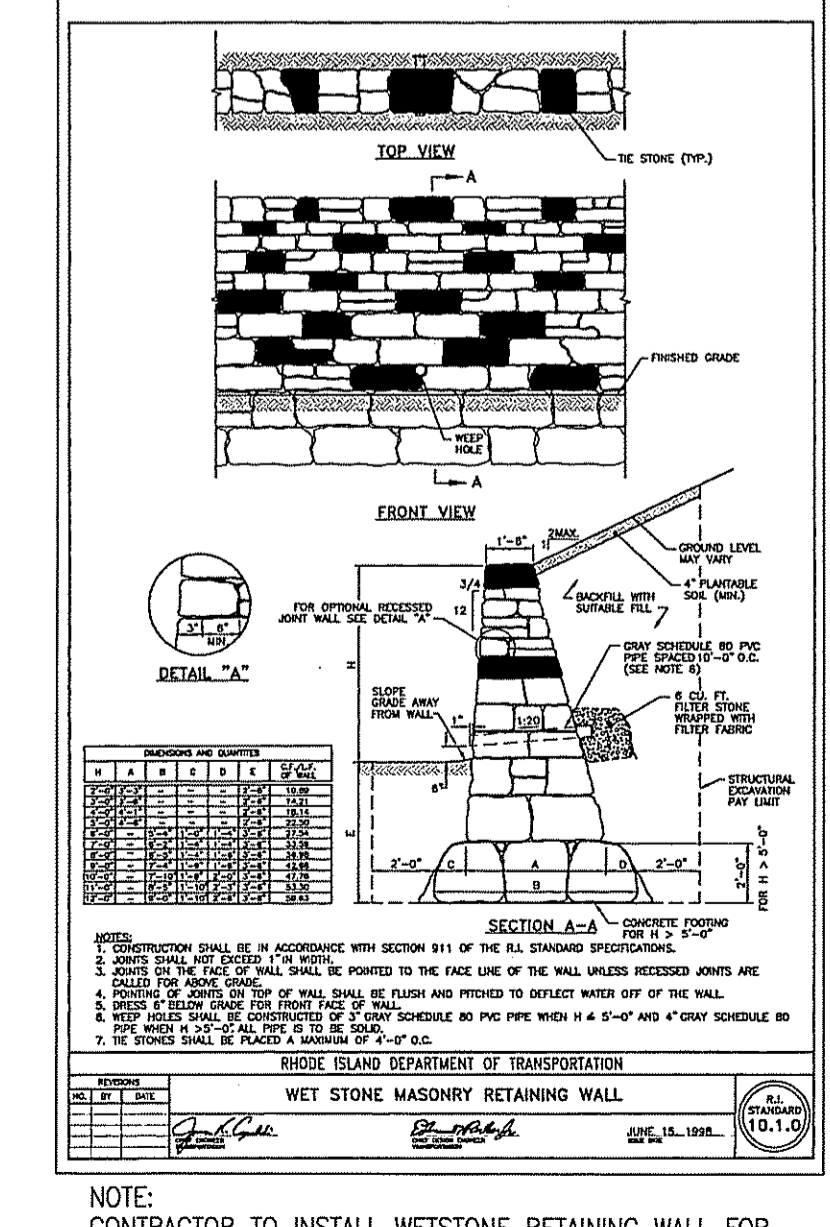
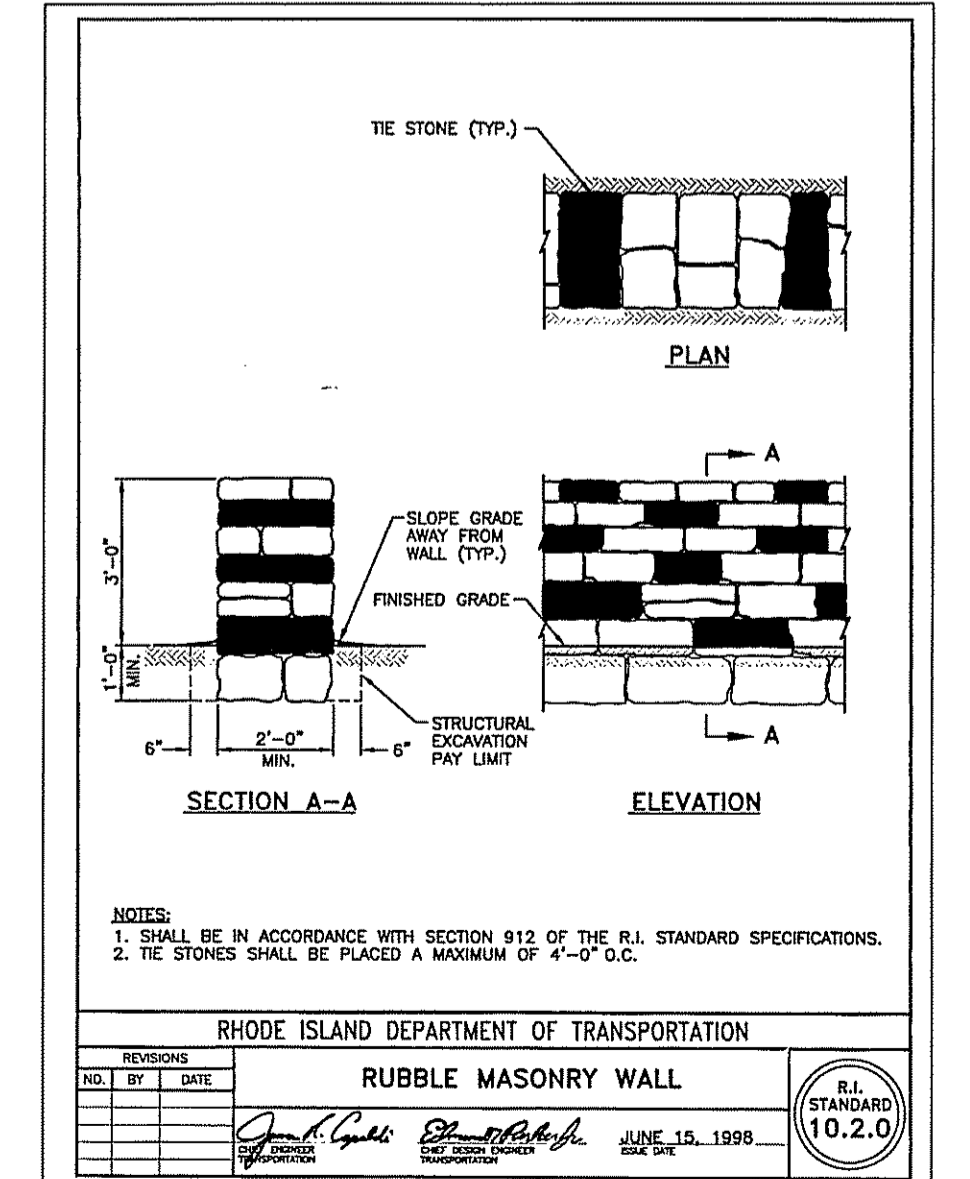
SCALE: AS NOTED SHEET NO: 9 of 11
DRAWN BY: DMS DESIGN BY: GDS CHECKED BY: AJW
DATE: 02/15/09 PROJECT NO.: 02143.00

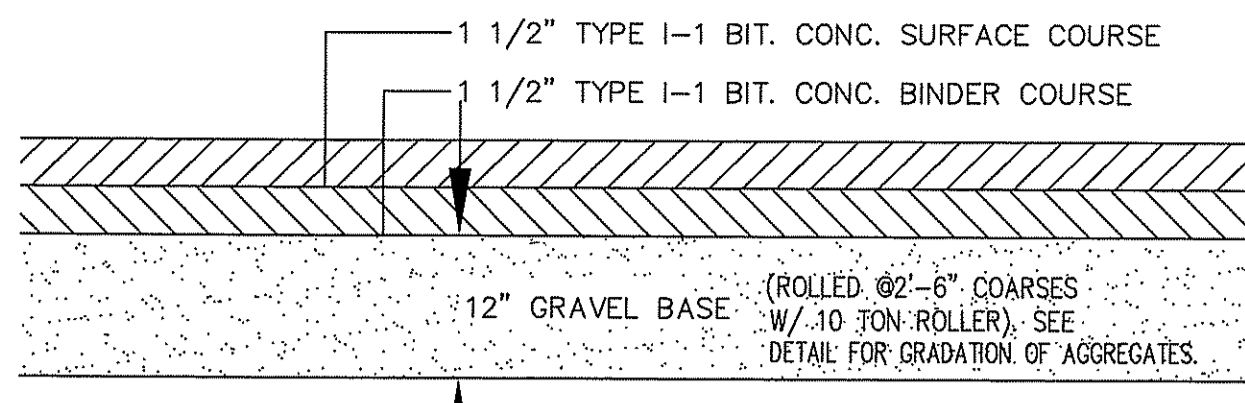
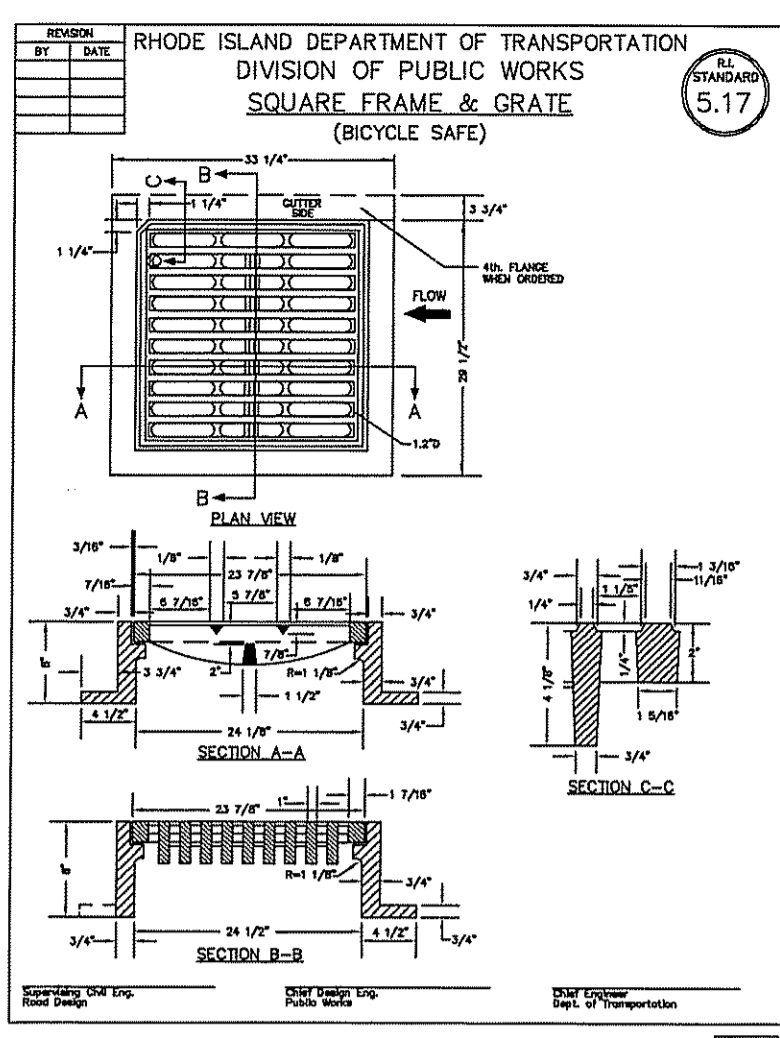
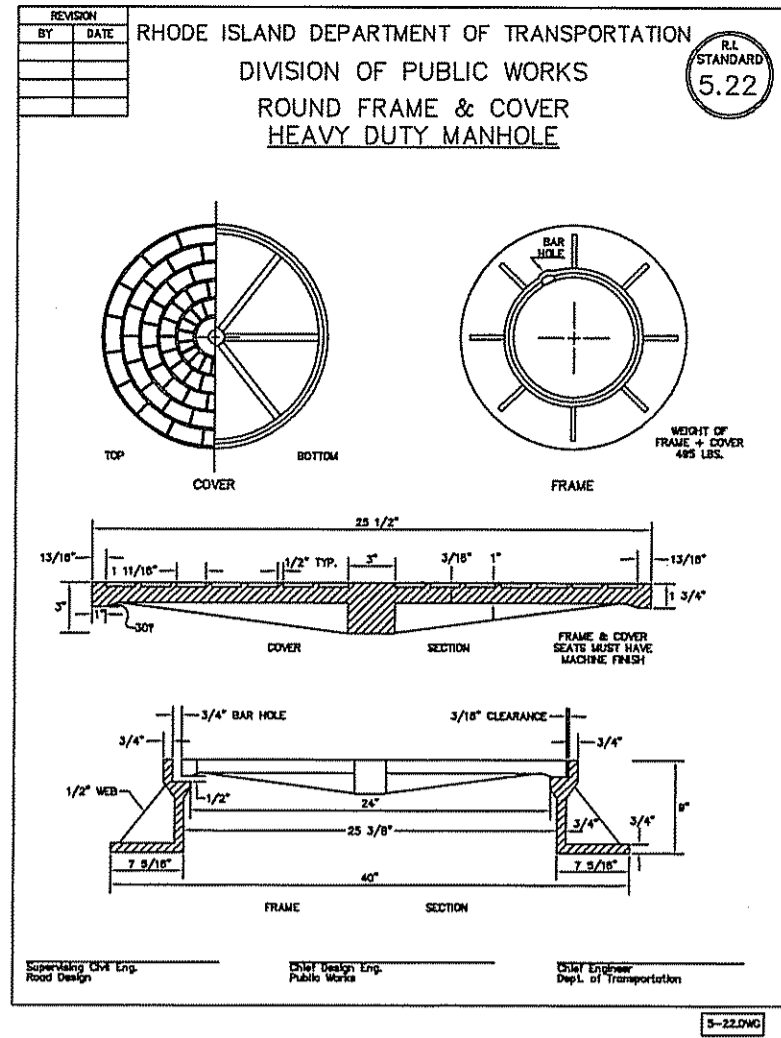
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
DIVISION OF PUBLIC WORKS
PRECAST CONCRETE FLARED END SECTION

SECTION	NO.	DATE

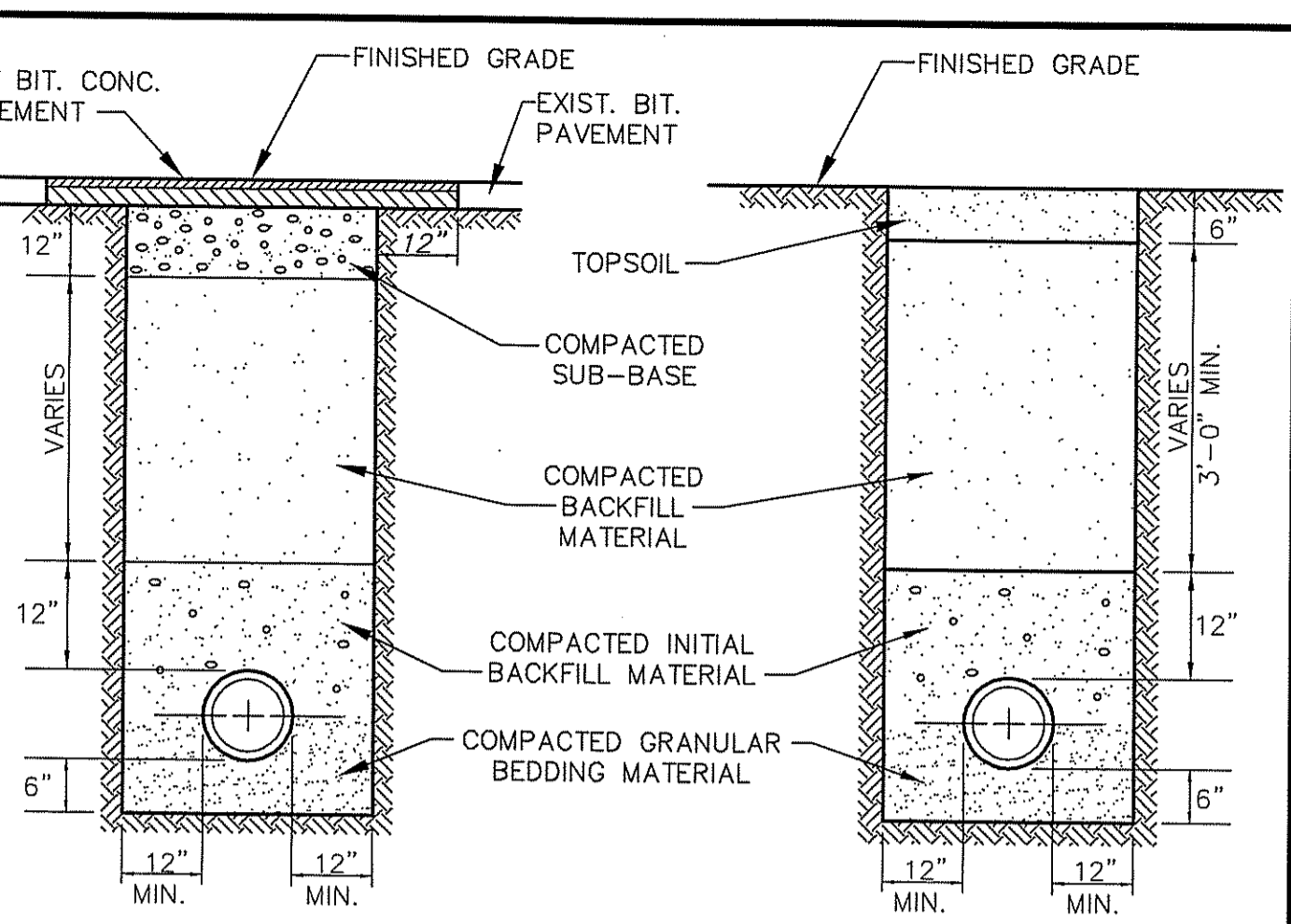
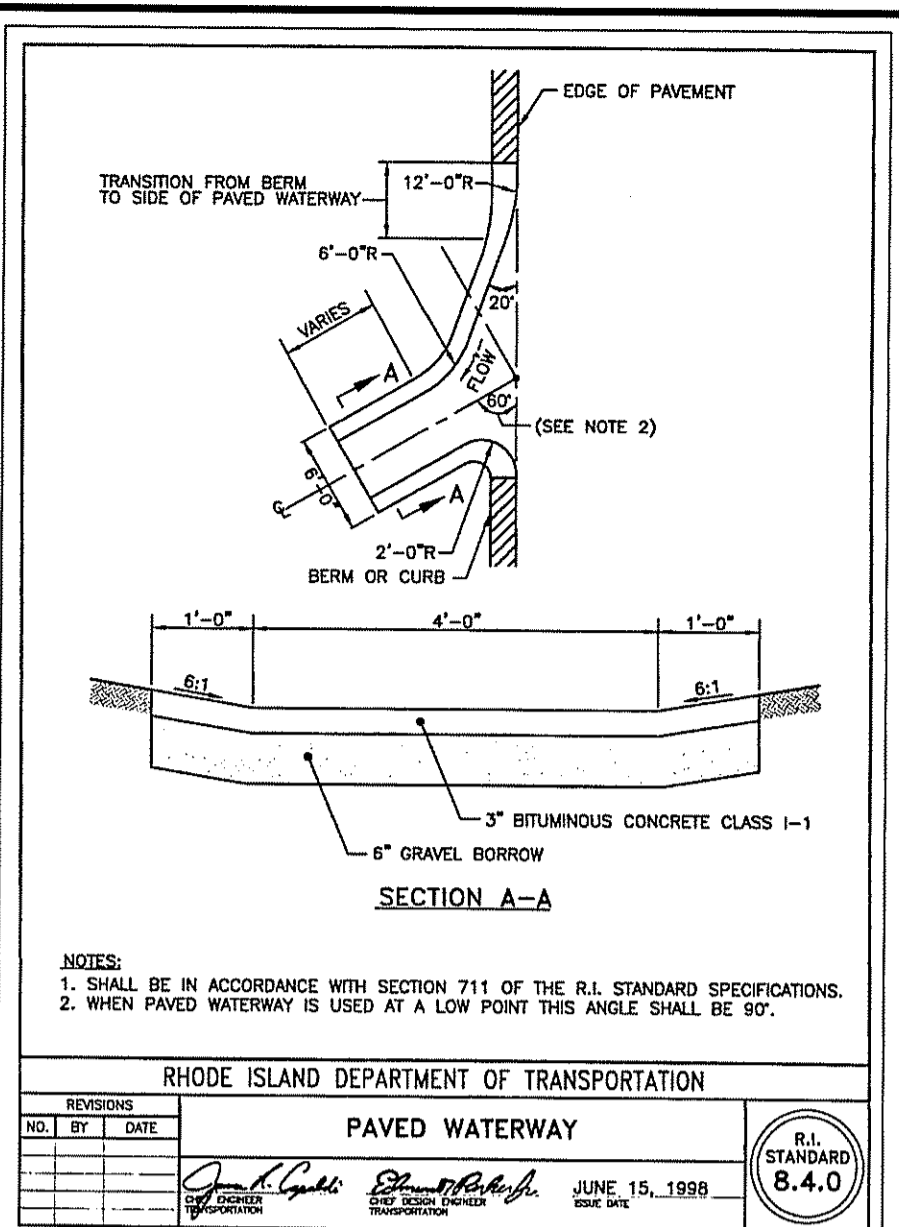
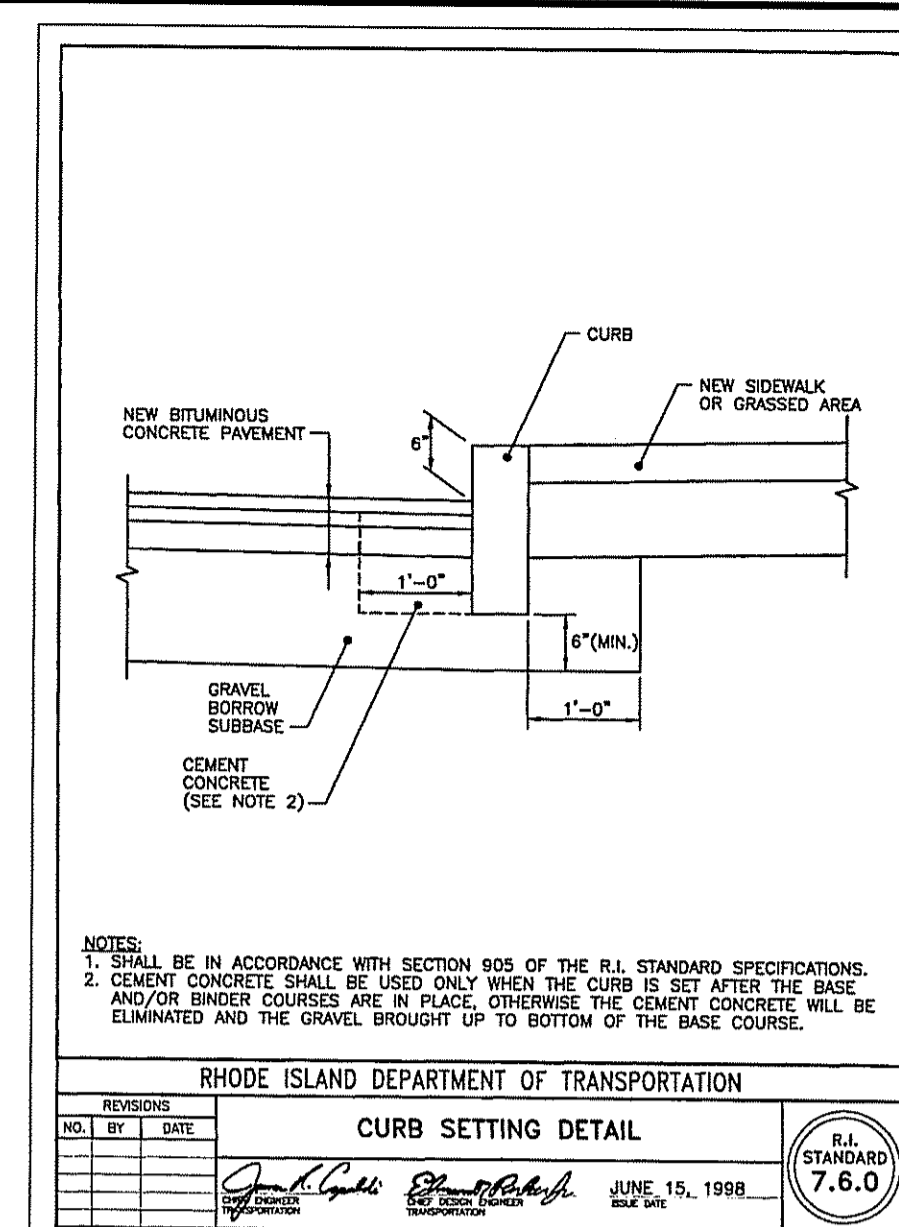
STANDARD 2.6

NOT TO SCALE

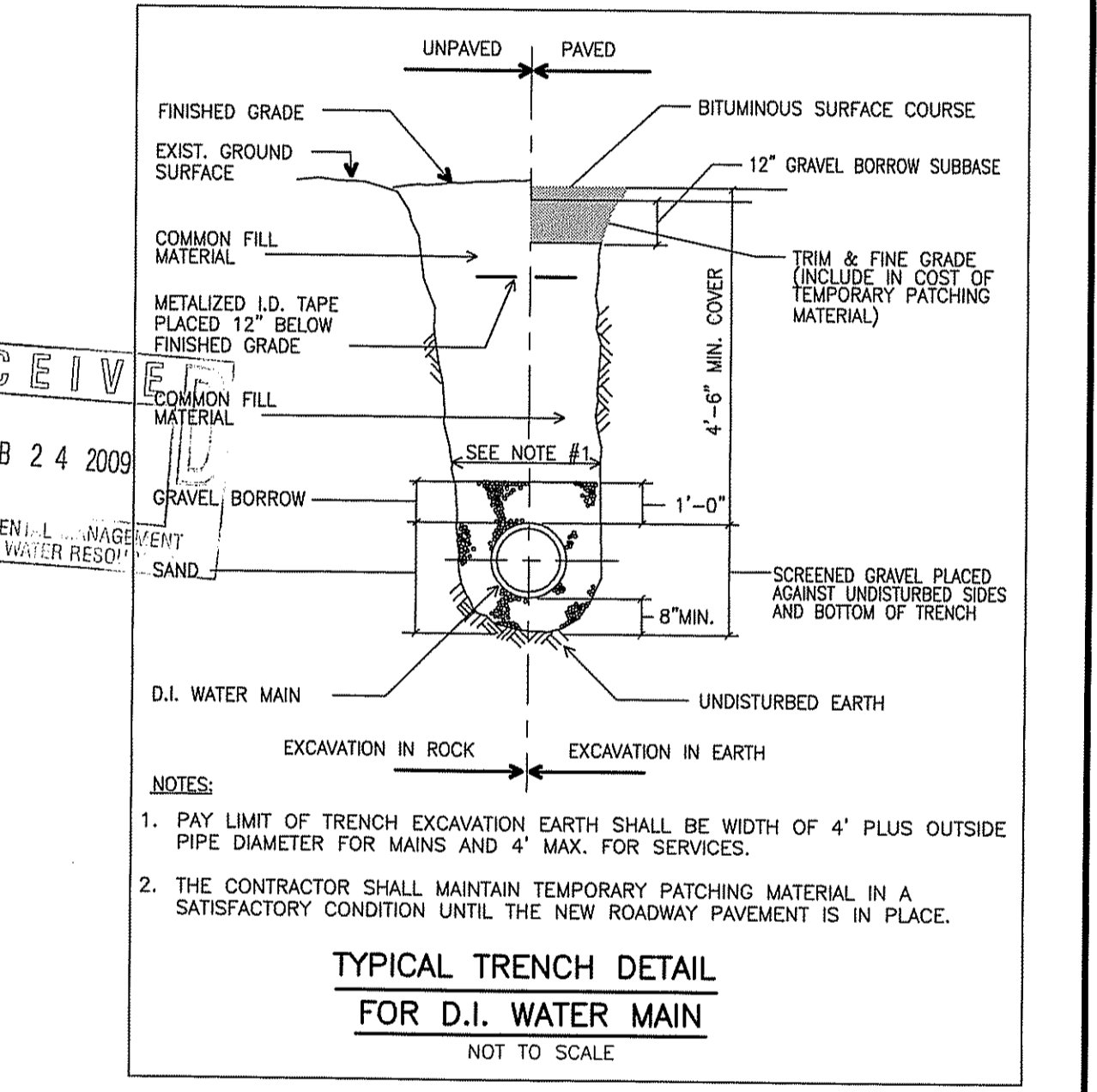
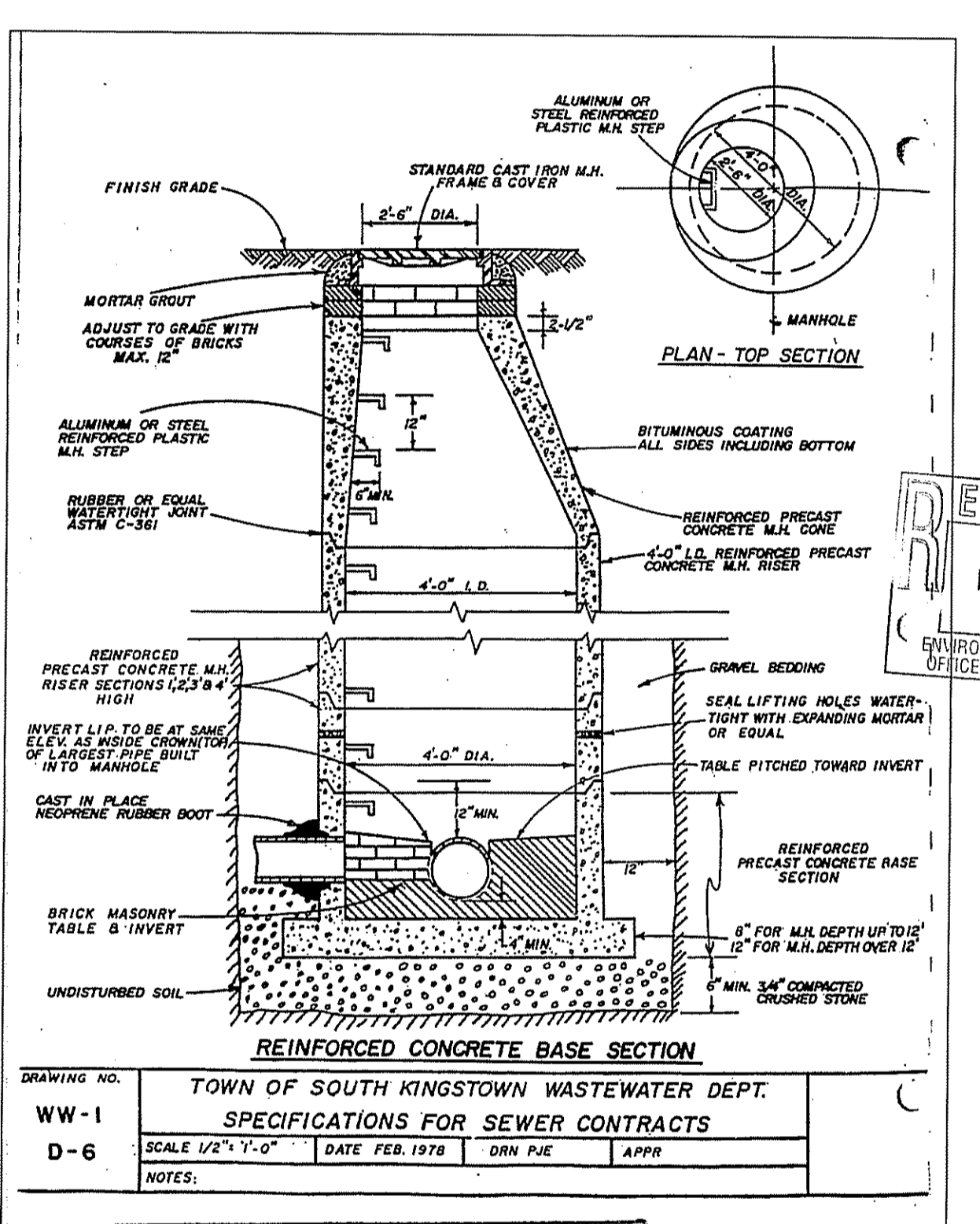
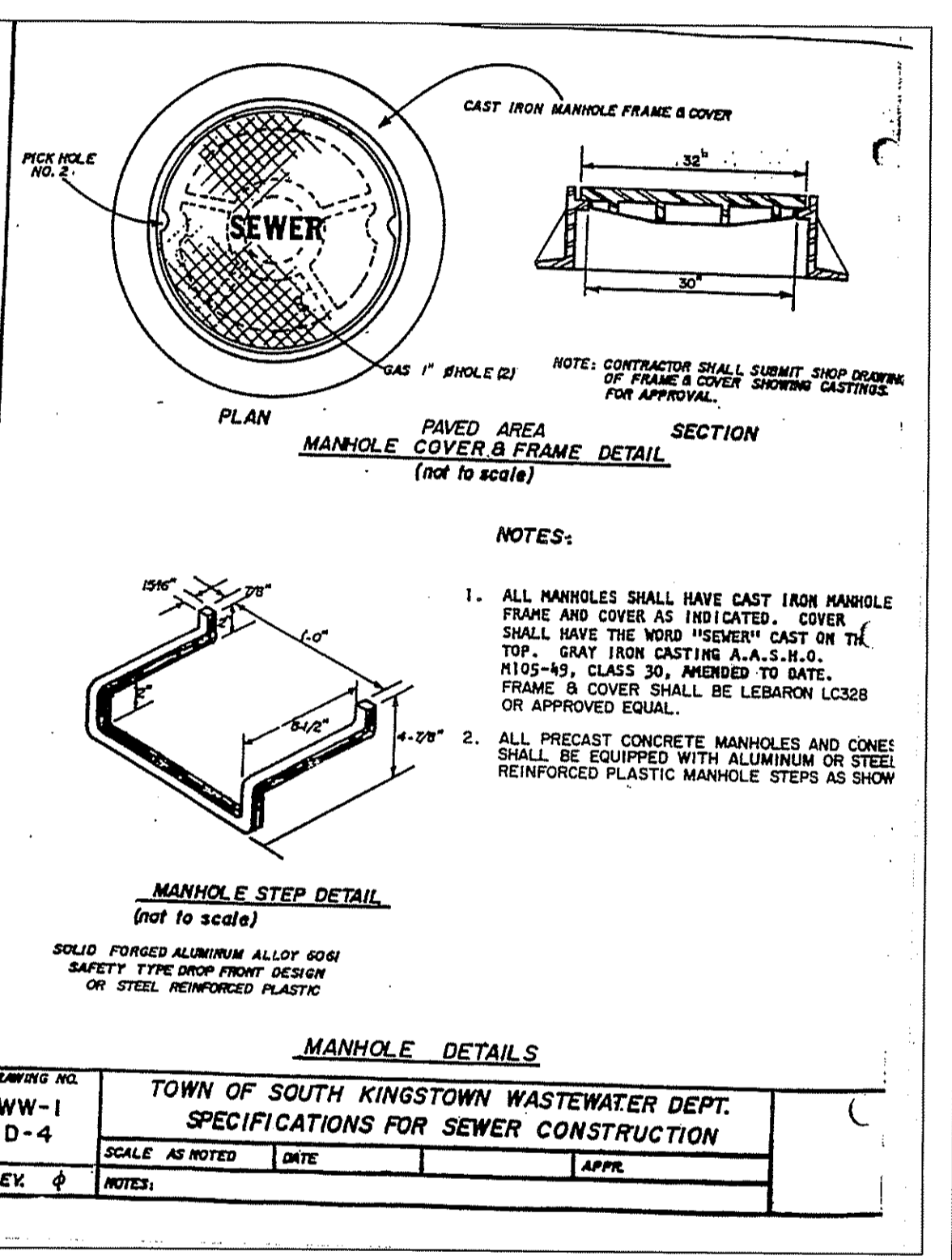
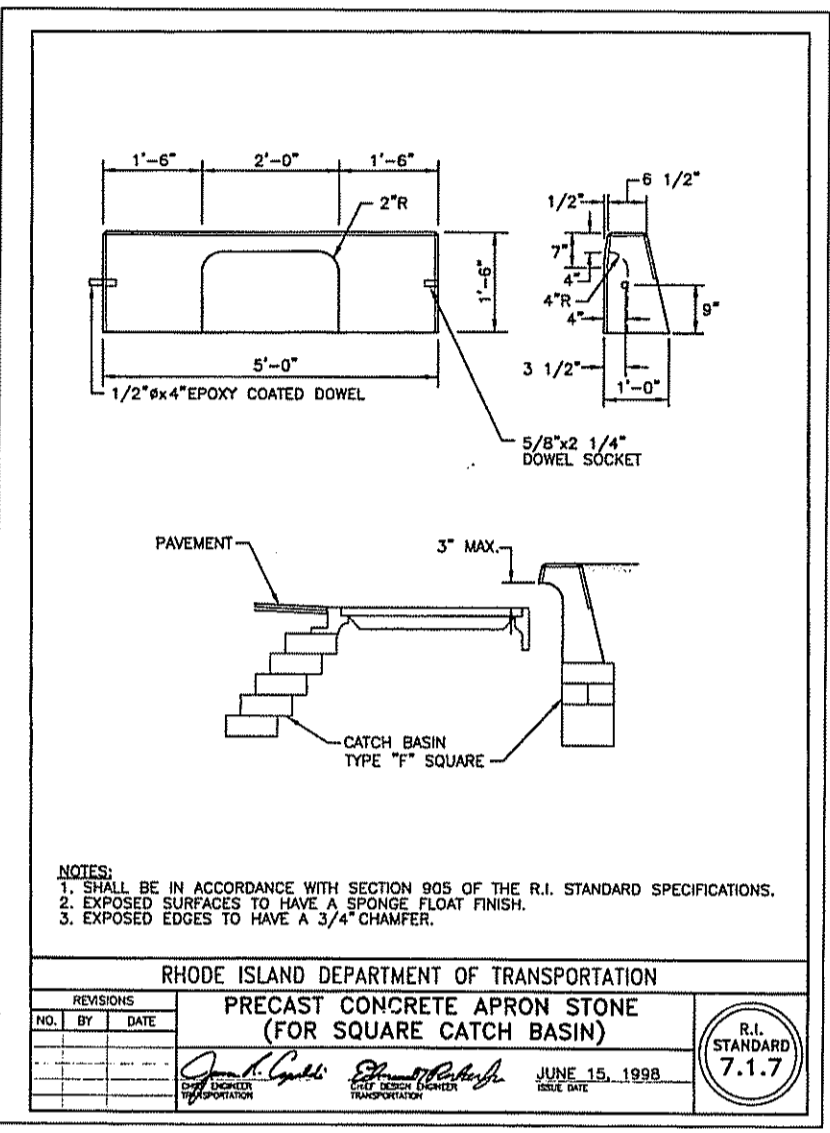
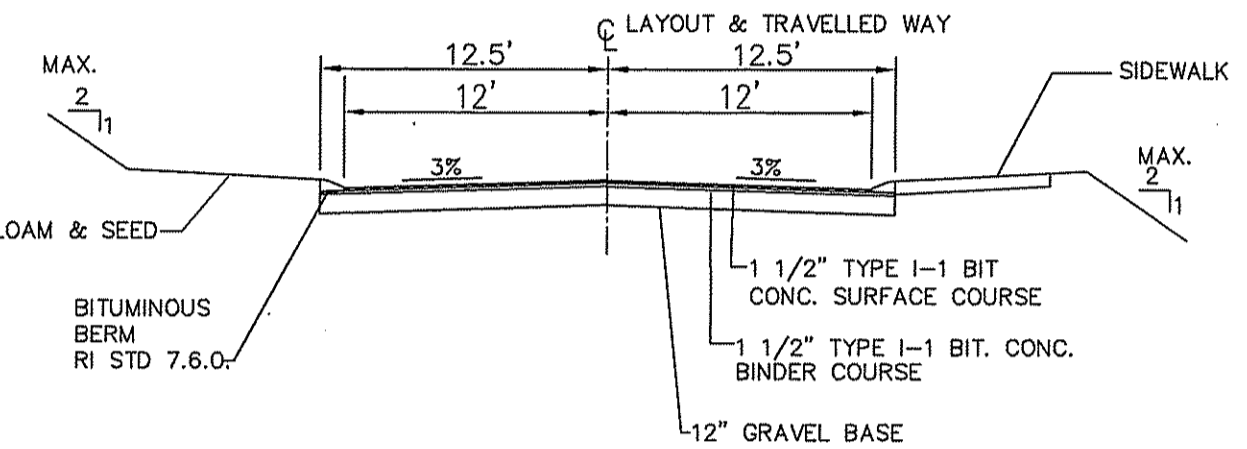




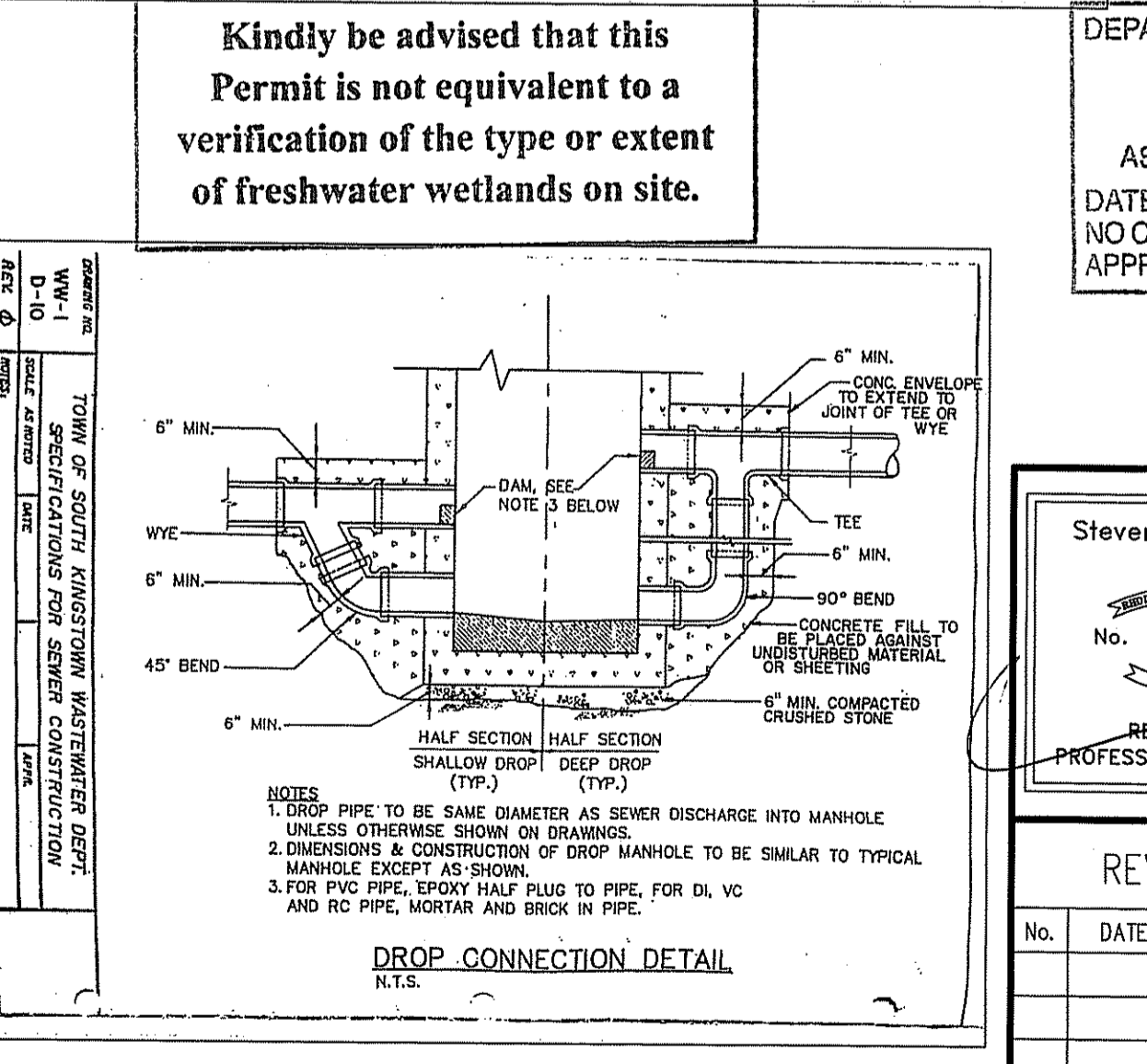
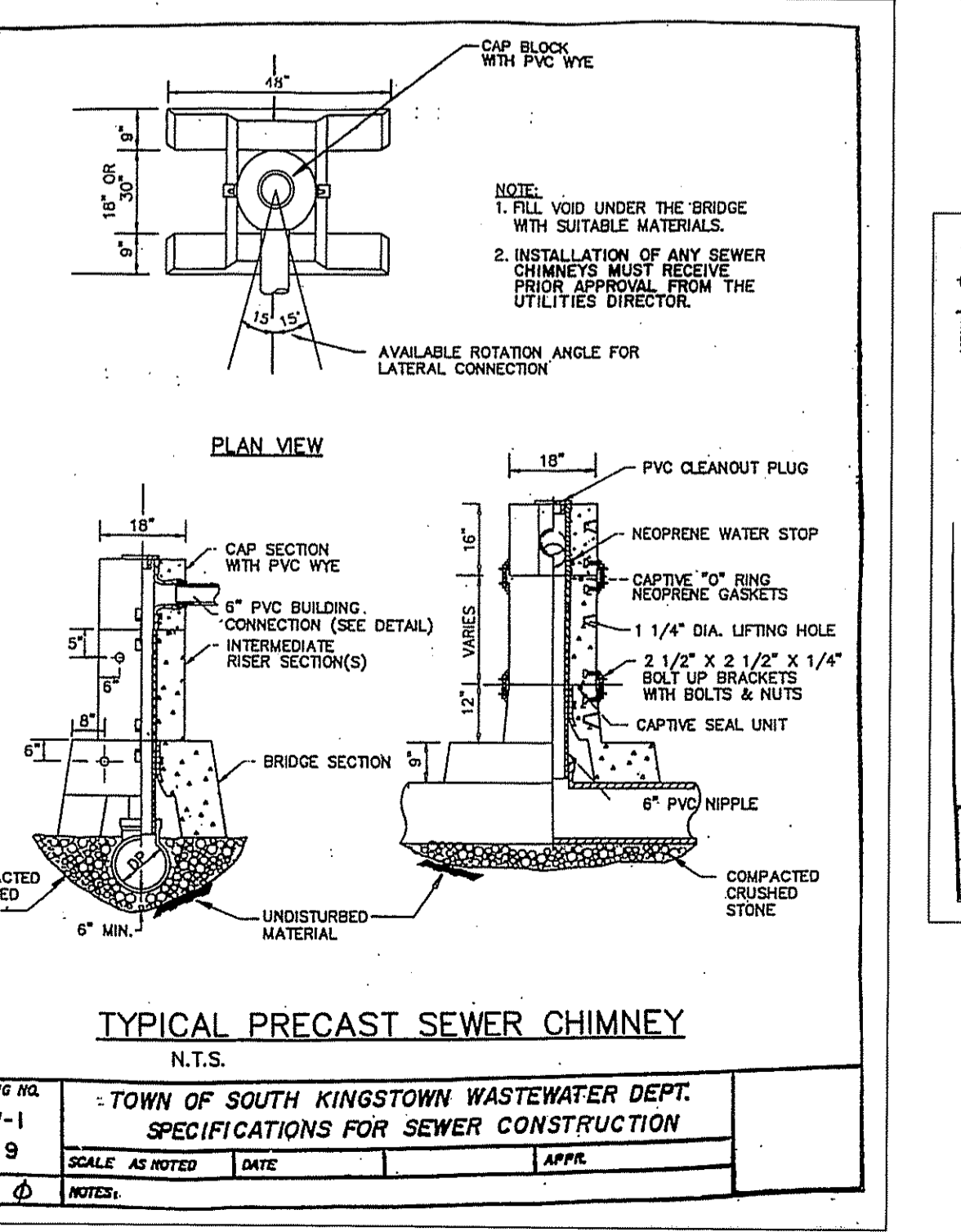
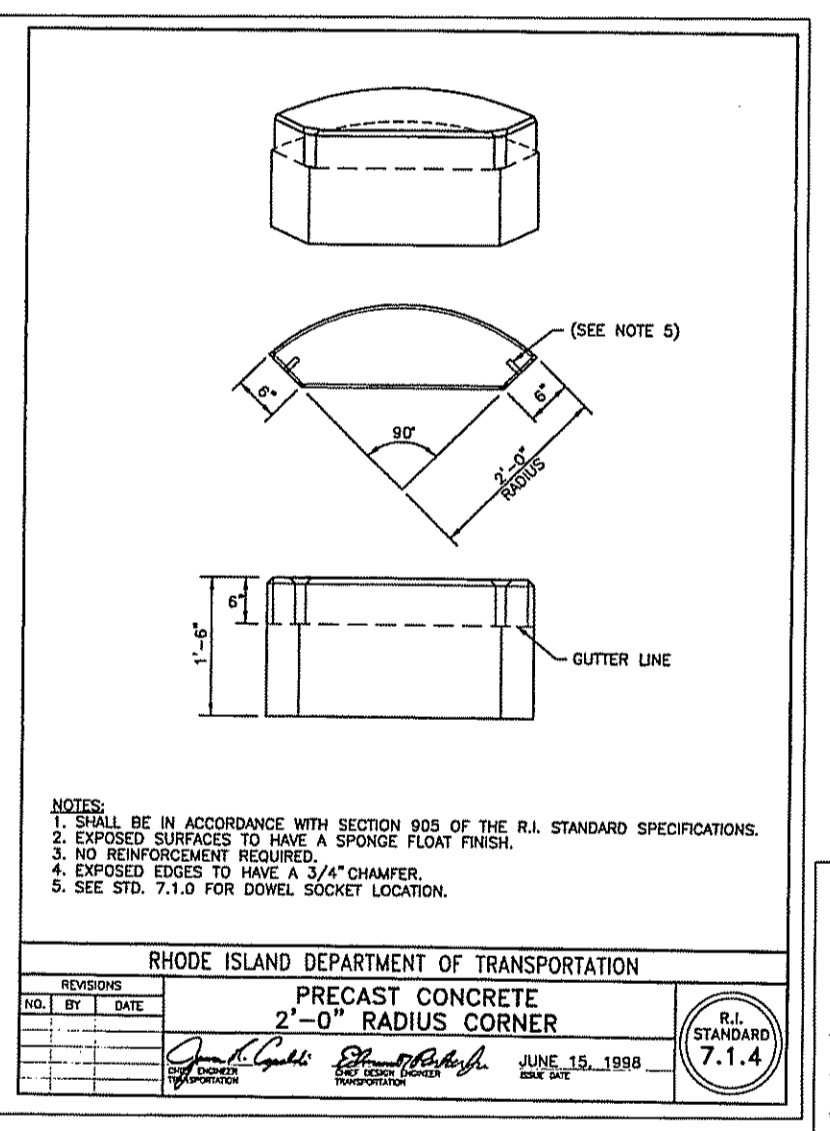
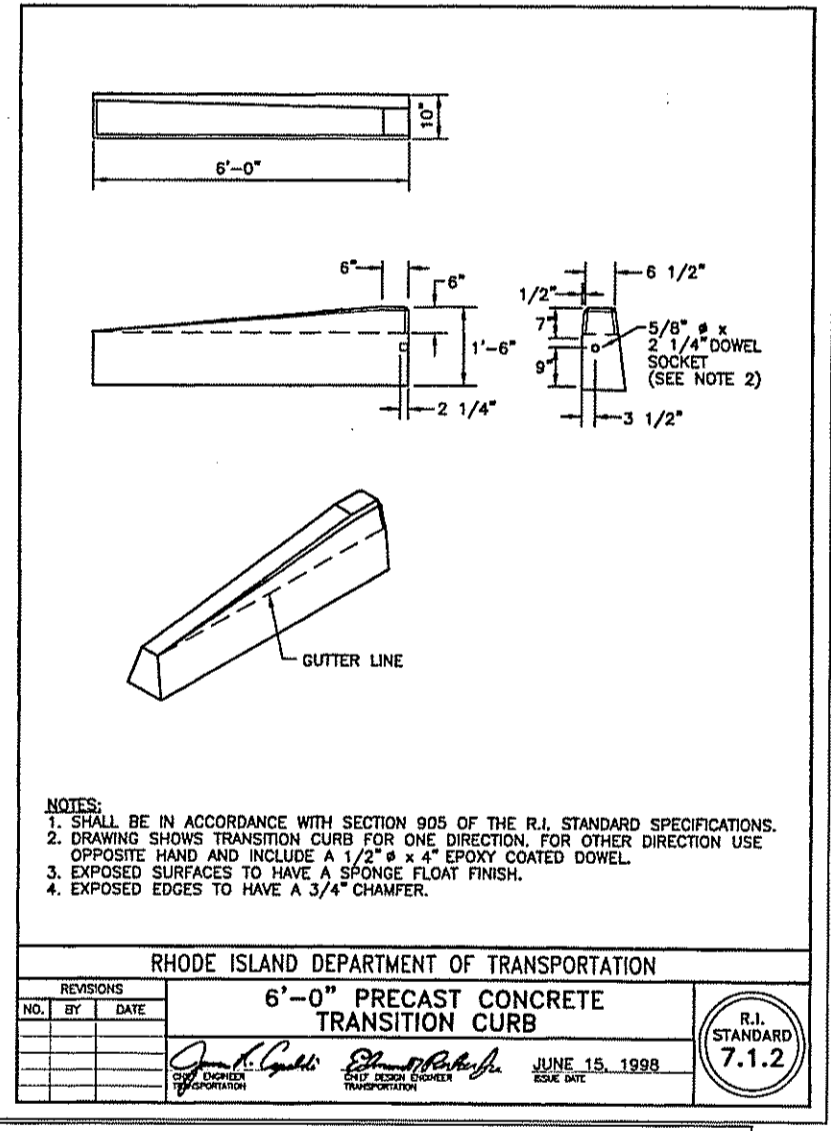
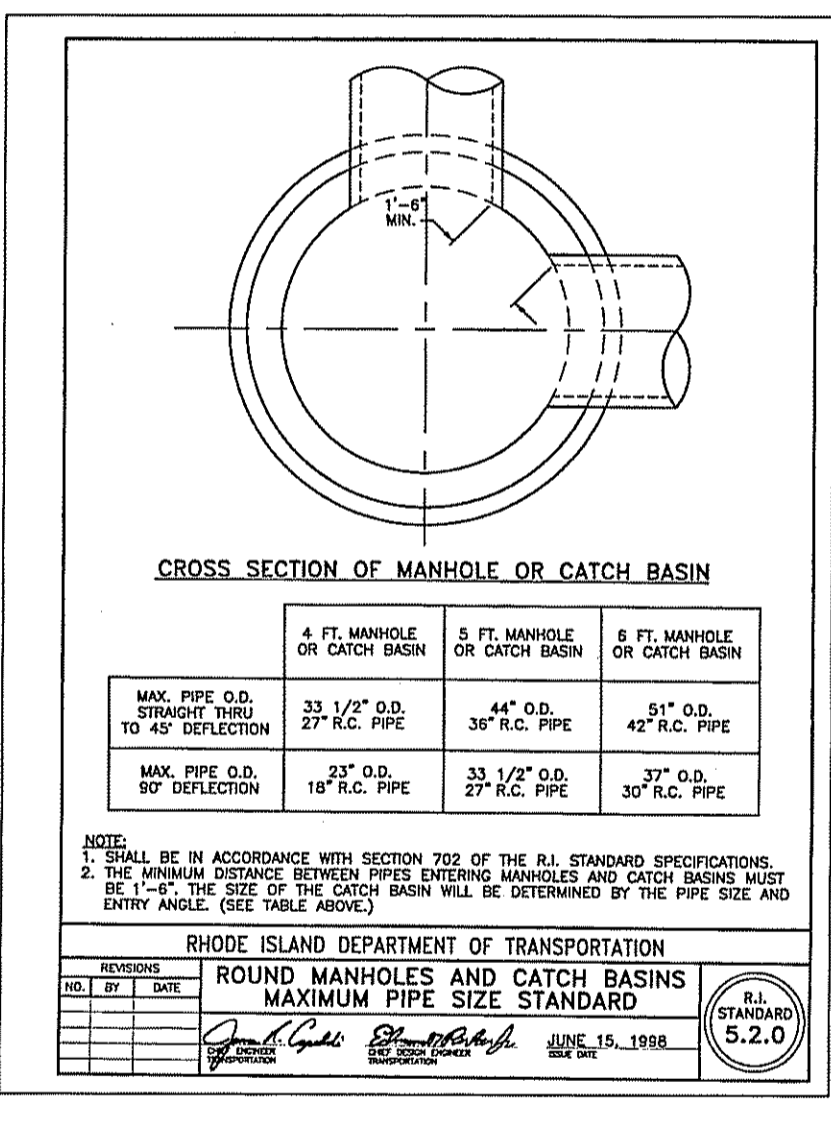
PAVEMENT CROSS SECTION
NOT TO SCALE



- GENERAL NOTES:
- REFER TO SPECIFICATIONS REGARDING BACKFILL MATERIALS.
 - REFER TO SPECIFICATIONS AND DETAILS REGARDING PAVEMENT AND SURFACE RESTORATION.



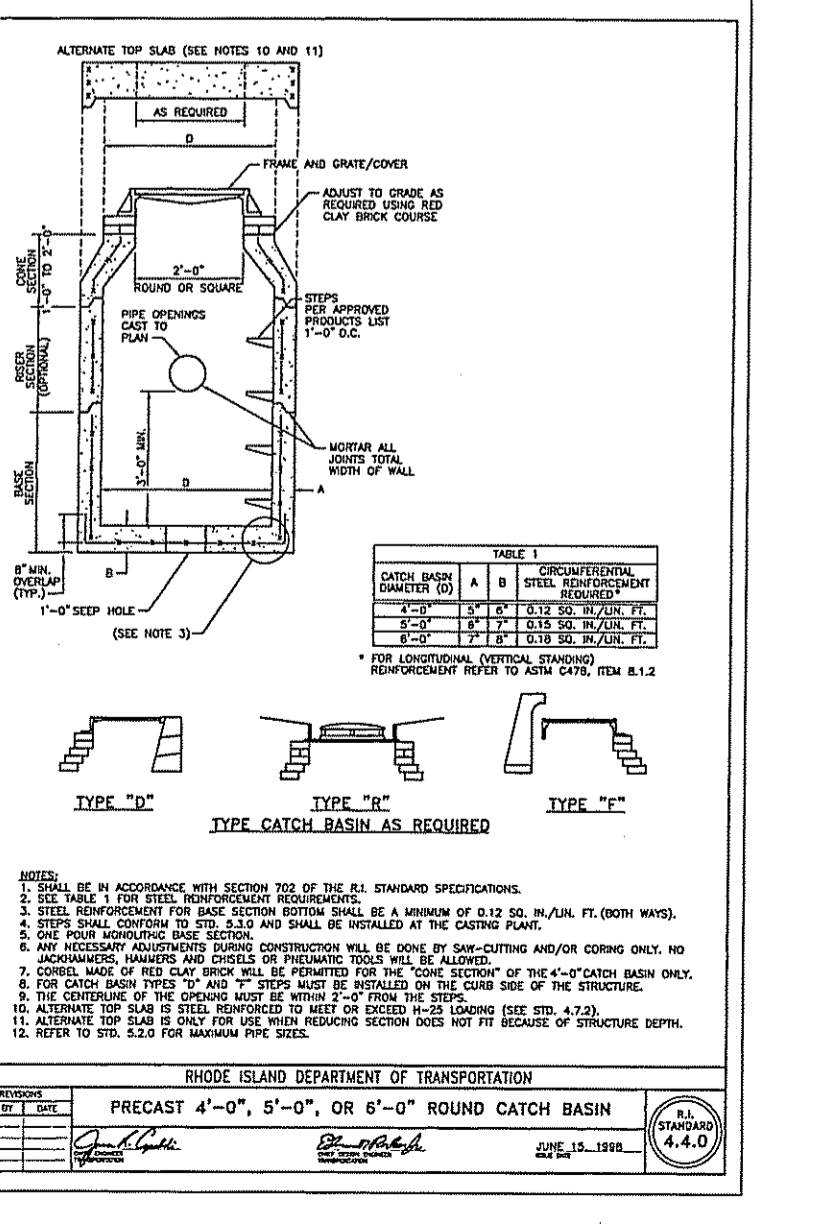
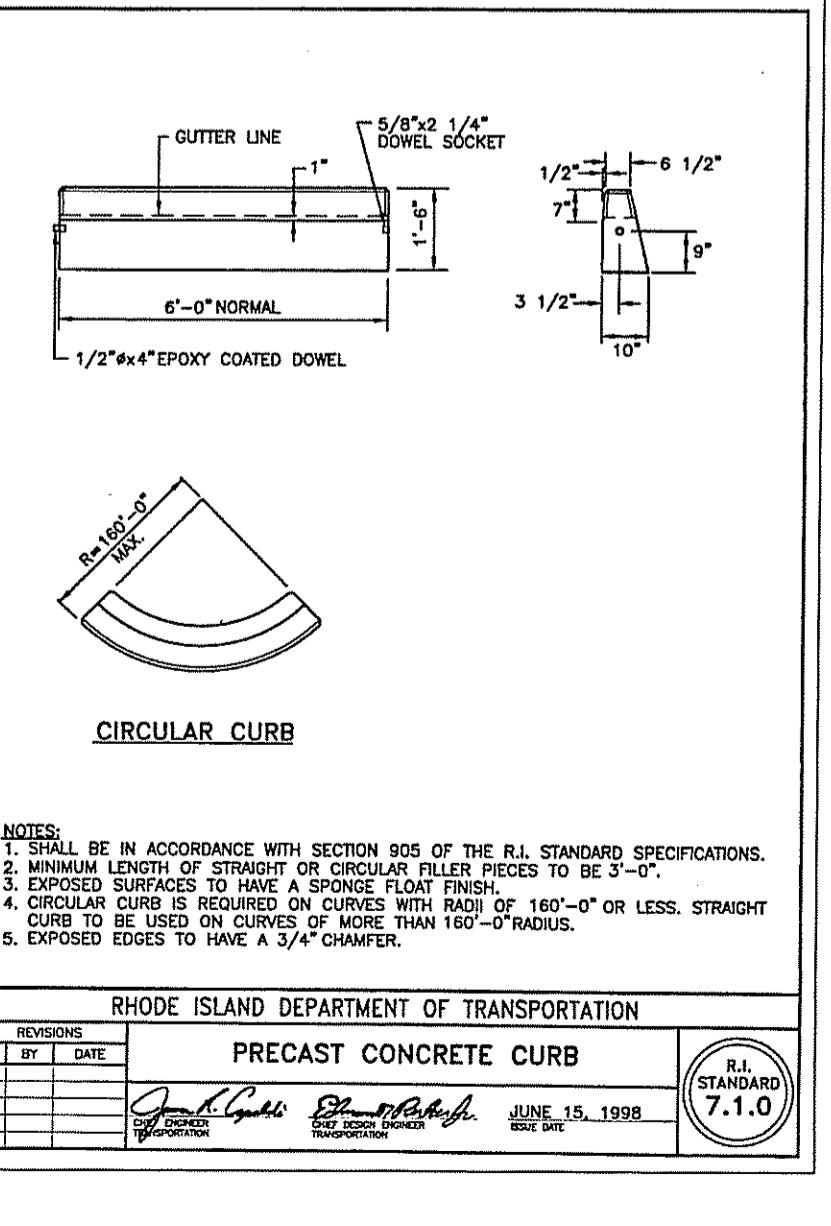
- NOTES:
- PAY LIMIT OF TRENCH EXCAVATION EARTH SHALL BE WIDTH OF 4' PLUS OUTSIDE PIPE DIAMETER FOR MAINS AND 4' MAX. FOR SERVICES.
 - THE CONTRACTOR SHALL MAINTAIN TEMPORARY PATCHING MATERIAL IN A SATISFACTORY CONDITION UNTIL THE NEW ROADWAY PAVEMENT IS IN PLACE.



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 10 2009 FILE # 20-0009
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

W. Joseph Conroy
KSL REALTY NORTH PROVIDENCE, LLC
AND
KSL REALTY CRANSTON, LLC
1405 DOUGLAS AVENUE
NORTH PROVIDENCE, RI 02904



Steven M. Clarke
No. 4477
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

REVISIONS

No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN SUBMISSION
for
CROSSING AT THE TOWER PHASE IV
in
SOUTH KINGSTOWN, RHODE ISLAND
CONSTRUCTION DETAILS - 3

SCALE: AS NOTED SHEET NO: 10 of 11
DRAWN BY: DMS DESIGN BY: GDS CHECKED BY: AJW
DATE: 02/15/09 PROJECT NO.: 02143.00

