

Omni Drive Proposed Development

West Main Road (Rt. 114)

A.P. 111 / Lot 8

Middletown, Rhode Island

Prepared For:

CVDD II, LLC.

235 Promenade Street, #440

Providence, Rhode Island



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

DIANE C.
SOULE & ASSOCIATES, ASLA
LANDSCAPE ARCHITECTURE • GRAPHICS • DESIGN
Smithfield, Rhode Island 401.231.0736 e-mail: diane@DCSA.ws



Locus Plan

SCALE: 1"=500'±

Pare Project No. 13018.00

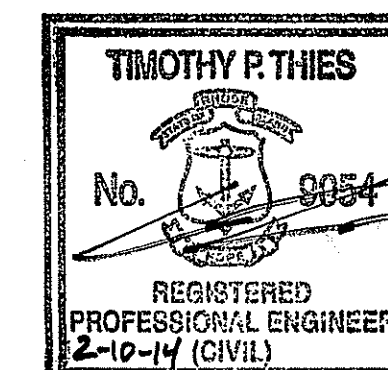
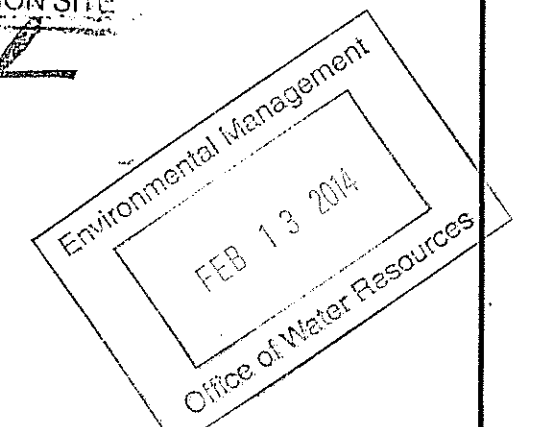
**RIDEM PRELIMINARY DETERMINATION SUBMISSION
FEBRUARY 2014**

Index of Drawings

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1	C0.0	COVER SHEET
2	C1.0	EXISTING CONDITIONS PLAN
3	C2.0	NOTES & LEGEND
4	C3.0	VICINITY & RADIUS MAP
5	C4.0	EROSION & SEDIMENT CONTROL & DEMOLITION PLAN
6	C5.0	GENERAL LAYOUT AND GRADING PLAN
7	C6.0	DRAINAGE & UTILITY PLAN
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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED SEP 12 2014 FILE # M-0028
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Hester

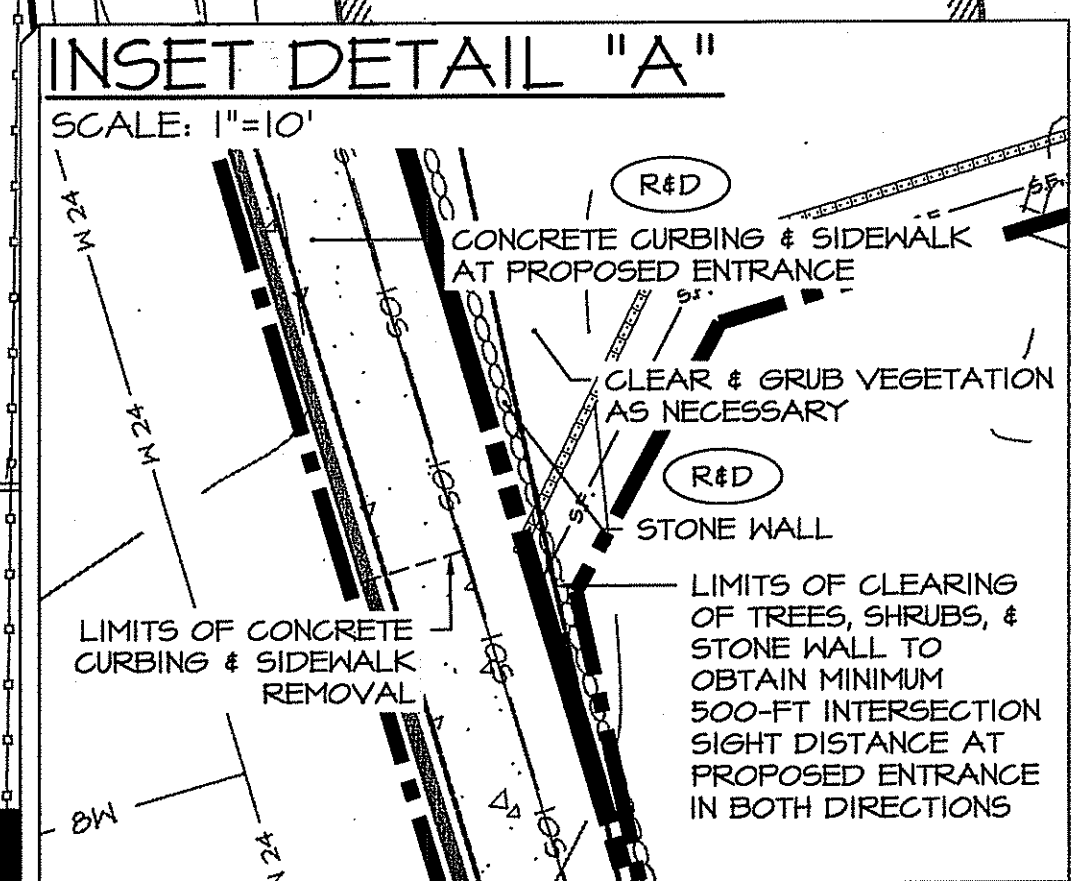
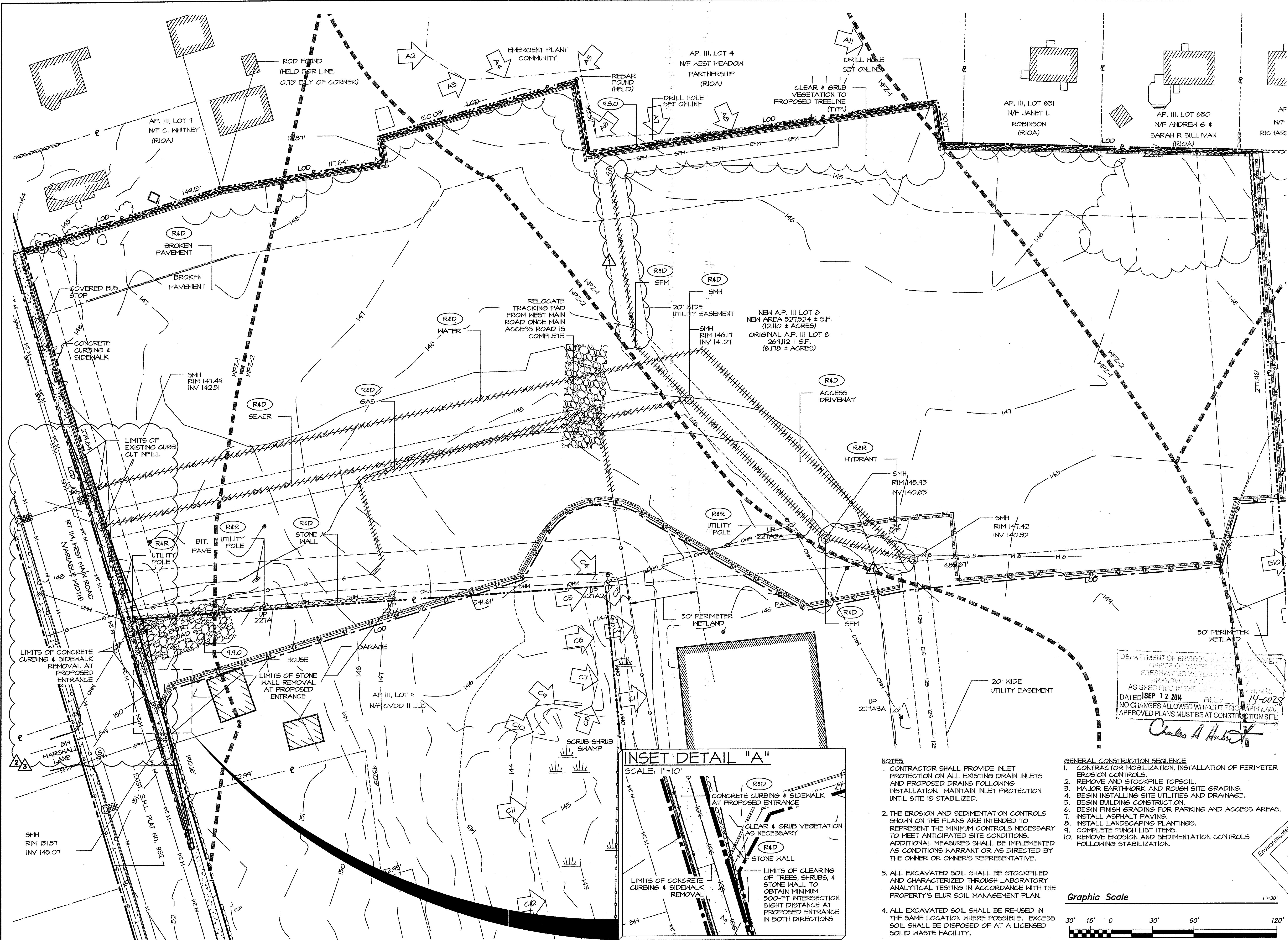


Omni Drive Proposed Development
 A.P. III / Lot 8
 West Main Road (Rt. 114)
 Middletown, Rhode Island

REVISIONS:

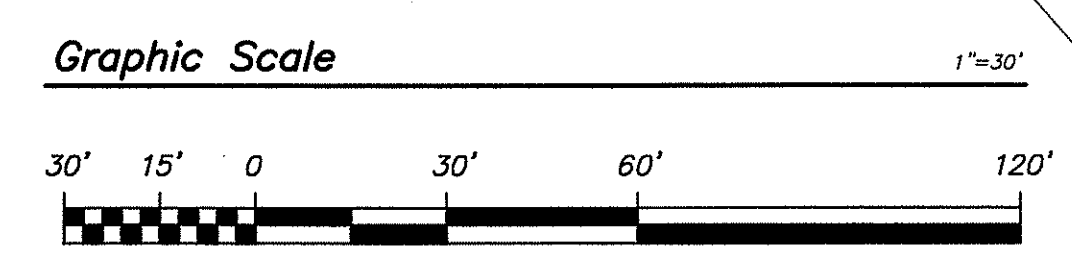
1	8/6/13	Town Comments
2	9/20/13	RIDOT Comments
3	1/13/14	RIDOT Comments

PROJECT NO.: 13018.00
 DATE: FEBRUARY 2014
 SCALE: 1"=30'
 DESIGNED BY: SPD
 CHECKED BY: TPT
 DRAWN BY: SPD
 APPROVED BY: TPT
 DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL & DEMOLITION PLAN
 DRAWING NO.:
C4.0
 SHEET NO. 5 OF 14

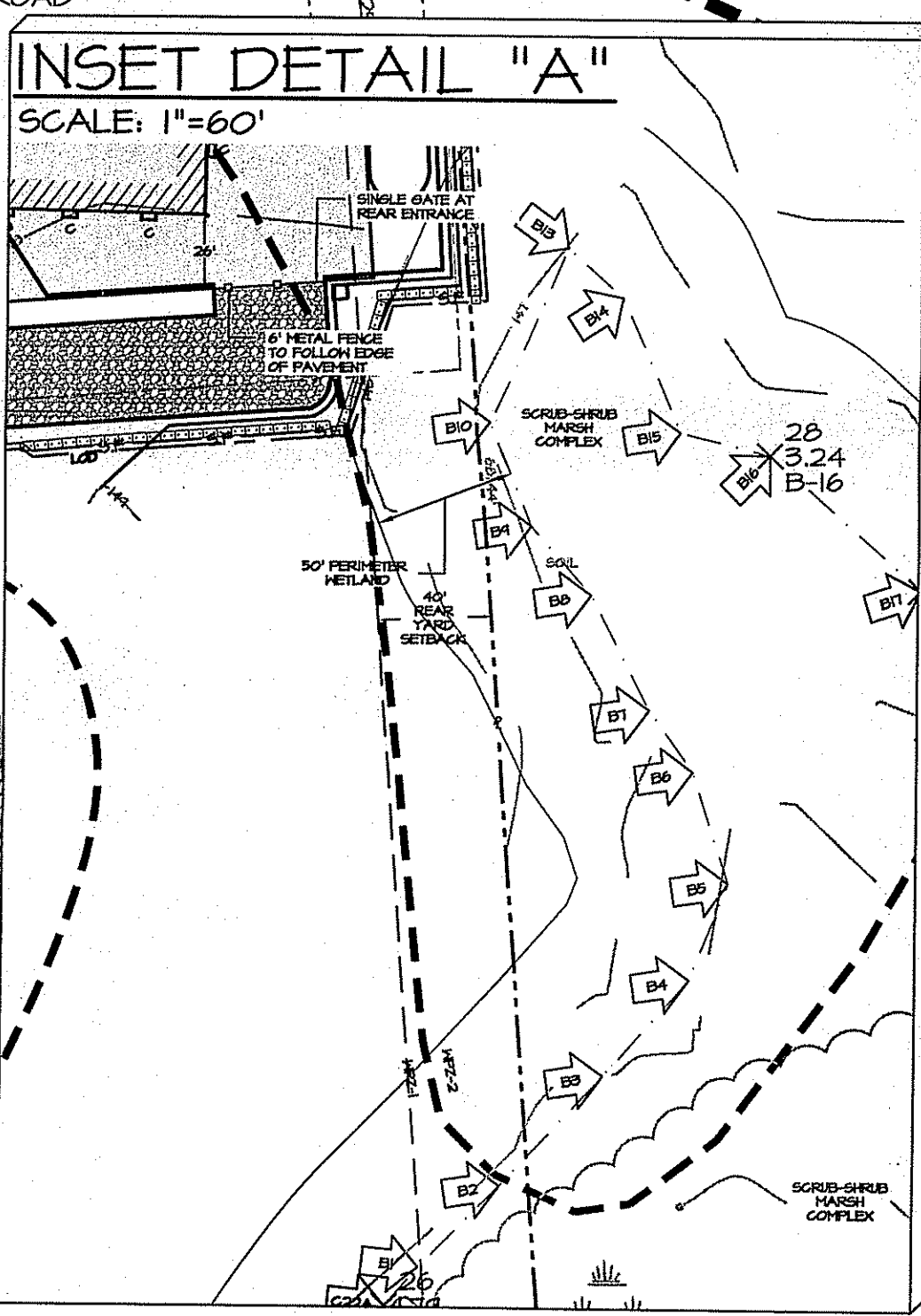
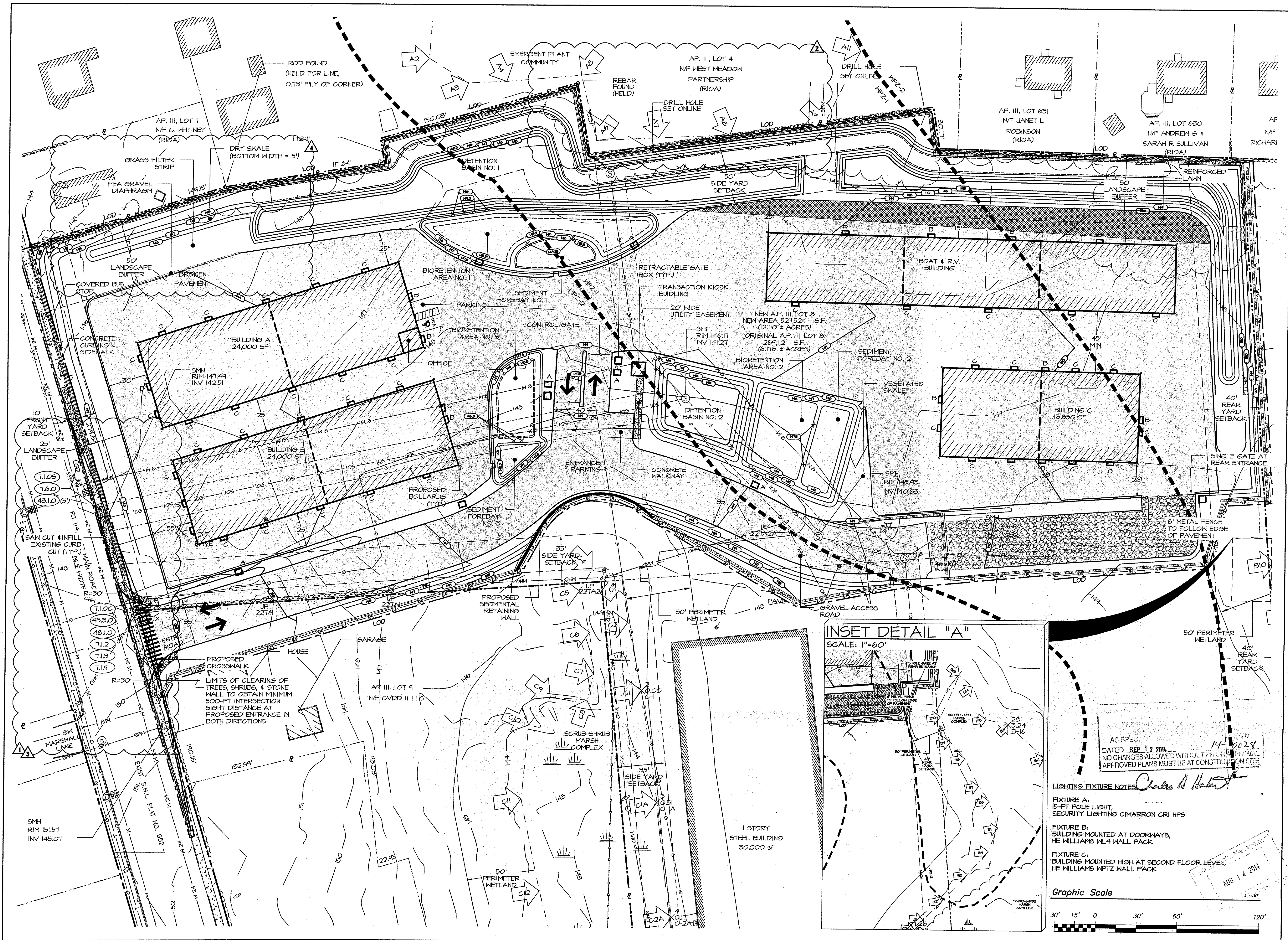


- NOTES**
- CONTRACTOR SHALL PROVIDE INLET PROTECTION ON ALL EXISTING DRAIN INLETS AND PROPOSED DRAINS FOLLOWING INSTALLATION. MAINTAIN INLET PROTECTION UNTIL SITE IS STABILIZED.
 - THE EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS ARE INTENDED TO REPRESENT THE MINIMUM CONTROLS NECESSARY TO MEET ANTICIPATED SITE CONDITIONS. ADDITIONAL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - ALL EXCAVATED SOIL SHALL BE STOCKPILED AND CHARACTERIZED THROUGH LABORATORY ANALYTICAL TESTING IN ACCORDANCE WITH THE PROPERTY'S ELUR SOIL MANAGEMENT PLAN.
 - ALL EXCAVATED SOIL SHALL BE RE-USED IN THE SAME LOCATION WHERE POSSIBLE. EXCESS SOIL SHALL BE DISPOSED OF AT A LICENSED SOLID WASTE FACILITY.

- GENERAL CONSTRUCTION SEQUENCE**
- CONTRACTOR MOBILIZATION, INSTALLATION OF PERIMETER EROSION CONTROLS.
 - REMOVE AND STOCKPILE TOPSOIL.
 - MAJOR EARTHWORK AND ROUGH SITE GRADING.
 - BEGIN INSTALLING SITE UTILITIES AND DRAINAGE.
 - BEGIN BUILDING CONSTRUCTION.
 - BEGIN FINISH GRADING FOR PARKING AND ACCESS AREAS.
 - INSTALL ASPHALT PAVING.
 - INSTALL LANDSCAPING PLANTINGS.
 - COMPLETE PUNCH LIST ITEMS.
 - REMOVE EROSION AND SEDIMENTATION CONTROLS FOLLOWING STABILIZATION.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER QUALITY
 FRESHWATER PERMITTING
 APPROVED BY: [Signature]
 AS SPECIFIED IN THE PERMIT
 DATED SEP 12 2014 FILE # 14-0028
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LIGHTING FIXTURE NOTES

FIXTURE A:
15-FT POLE LIGHT,
SECURITY LIGHTING CIMARRON CRI HPS

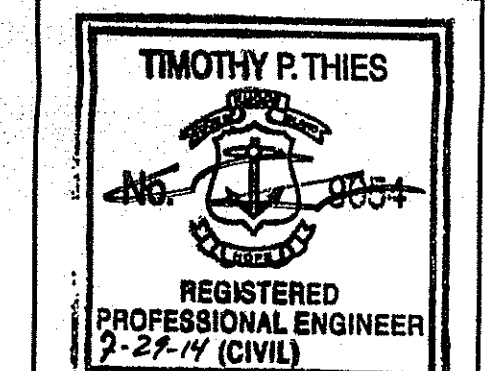
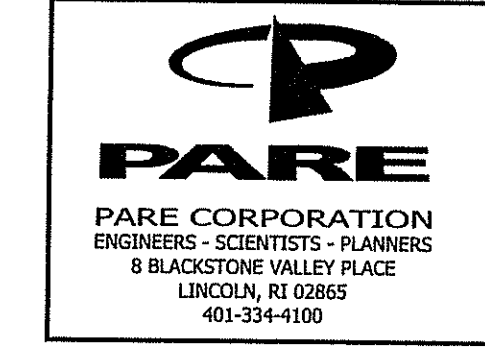
FIXTURE B:
BUILDING MOUNTED AT DOORWAYS,
HE WILLIAMS WL4 WALL PACK

FIXTURE C:
BUILDING MOUNTED HIGH AT SECOND FLOOR LEVEL,
HE WILLIAMS WPTZ WALL PACK

Graphic Scale
30' 15' 0 30' 60' 120'

AS SPECIFIED
DATED SEP 12 2014
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14-2028



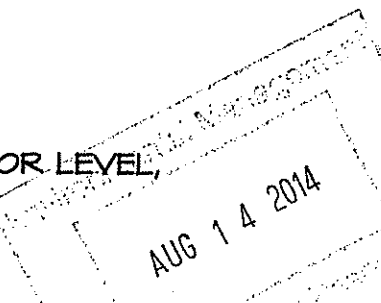
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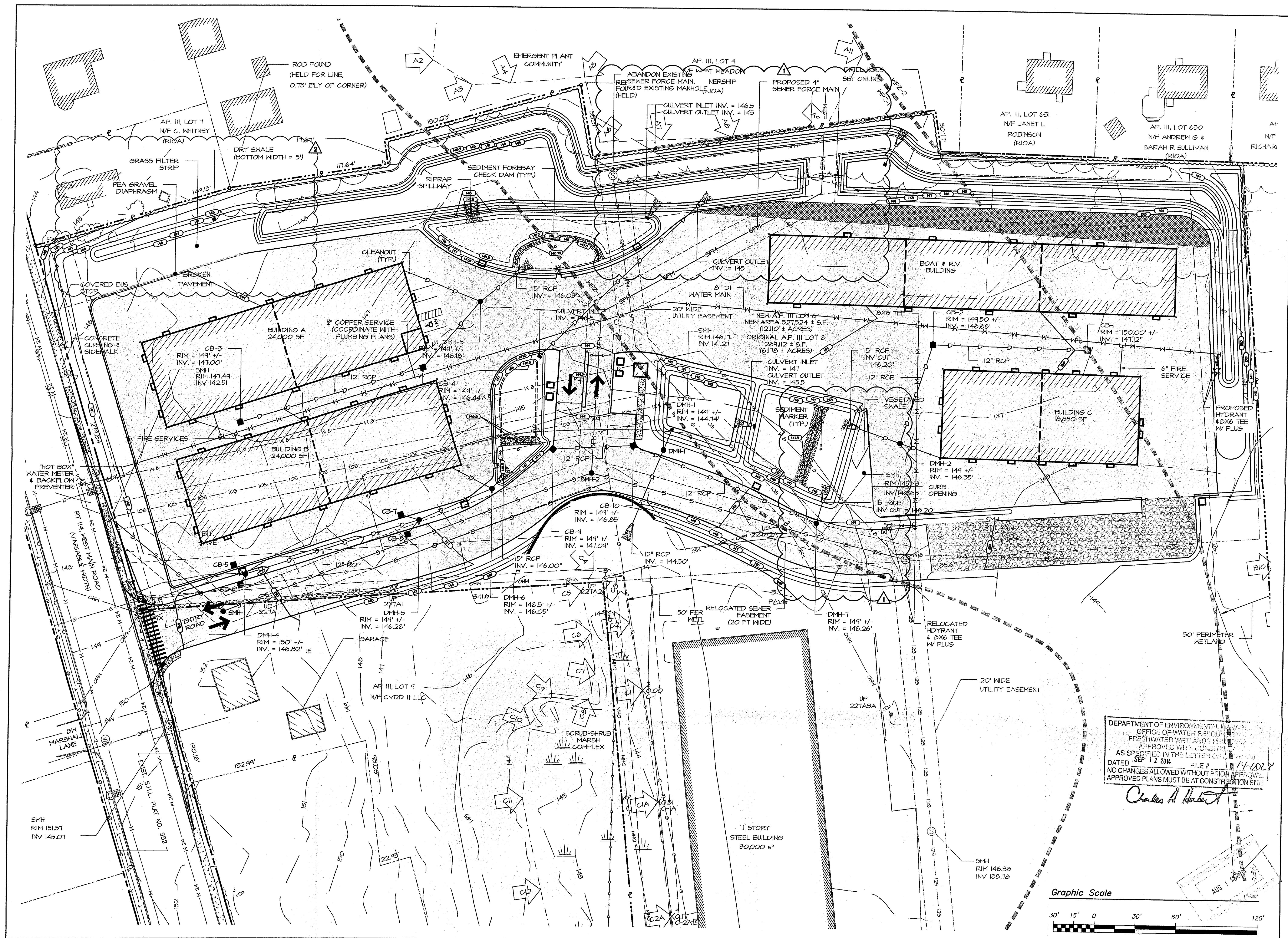
REVISIONS:

1	9/20/13	RIDOT Comments
2	12/31/13	Location Corrected Based on Field Notes
3	1/13/14	RIDOT Comments
4	6/12/14	RIDEM Comments

PROJECT NO.: 13018.00
DATE: FEBRUARY 2014
SCALE: 1"=30'
DESIGNED BY: SPD
CHECKED BY: TPT
DRAWN BY: SPD
APPROVED BY: TPT
DRAWING TITLE:

GENERAL LAYOUT AND GRADING PLAN
DRAWING NO.: C5.0
SHEET NO. 6 OF 14





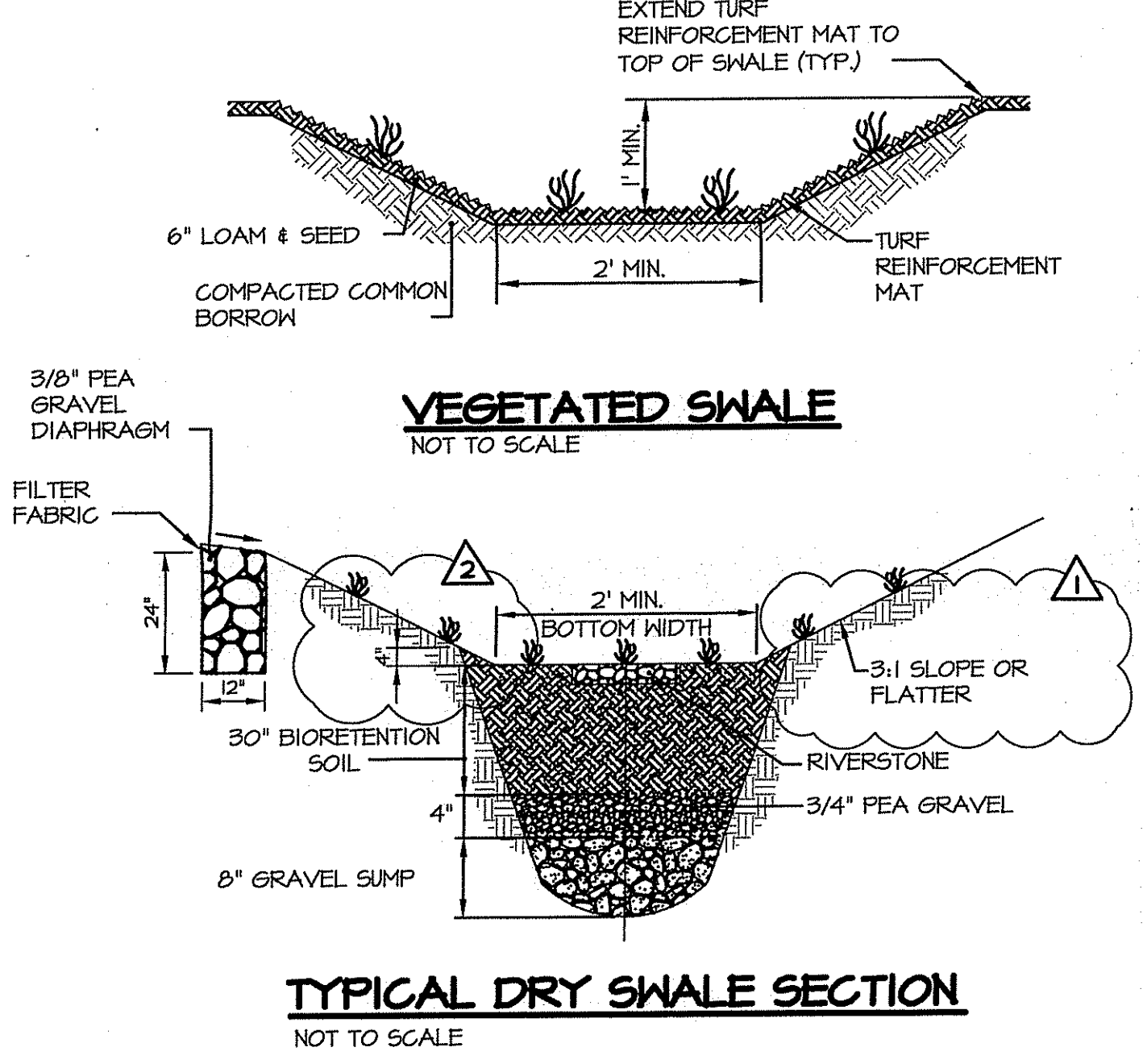
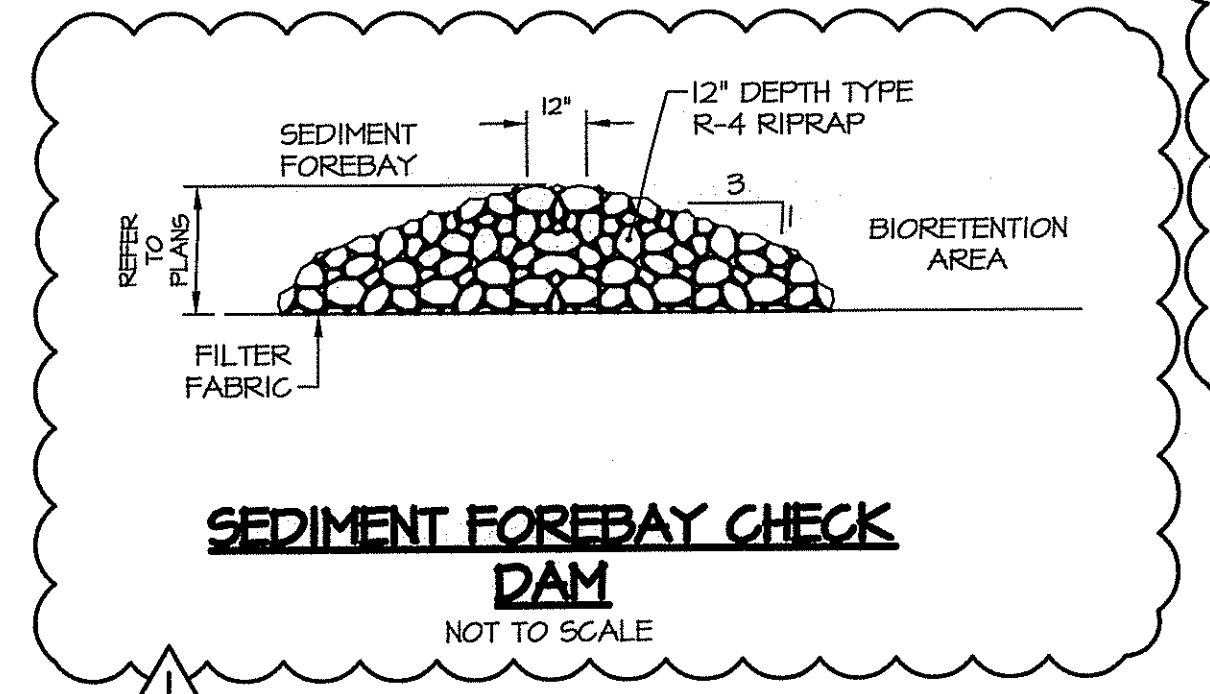
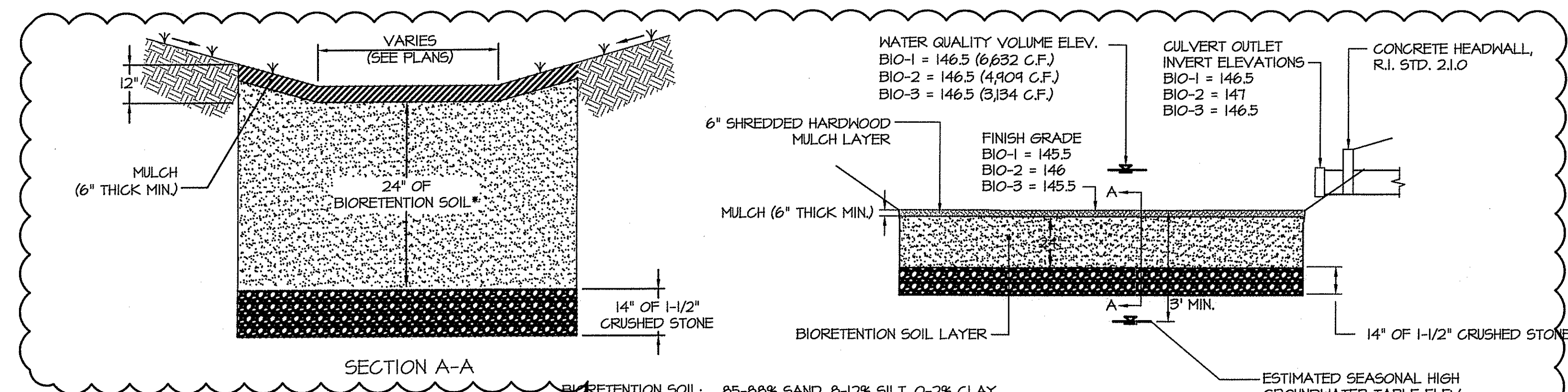
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REVISIONS:

1	8/6/13	Town Comments
2	6/12/14	RIDEM Comments

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PERMITS
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF PERMIT
 DATED SEP 12 2014 FILE # 14-028
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
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Charles A. Barber

PROJECT NO.: 13018.00
 DATE: FEBRUARY 2014
 SCALE: 1"=30'
 DESIGNED BY: SPD
 CHECKED BY: TPT
 DRAWN BY: SPD
 APPROVED BY: TPT
 DRAWING TITLE:



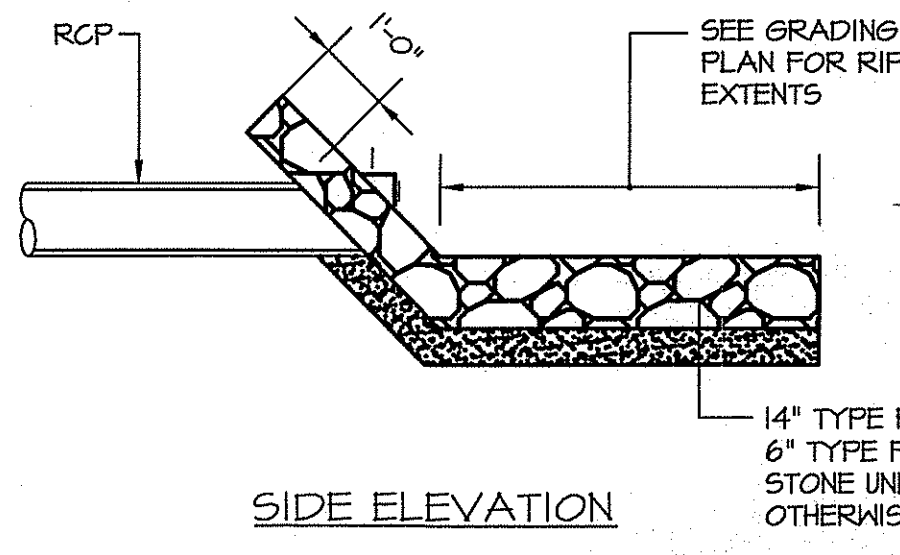
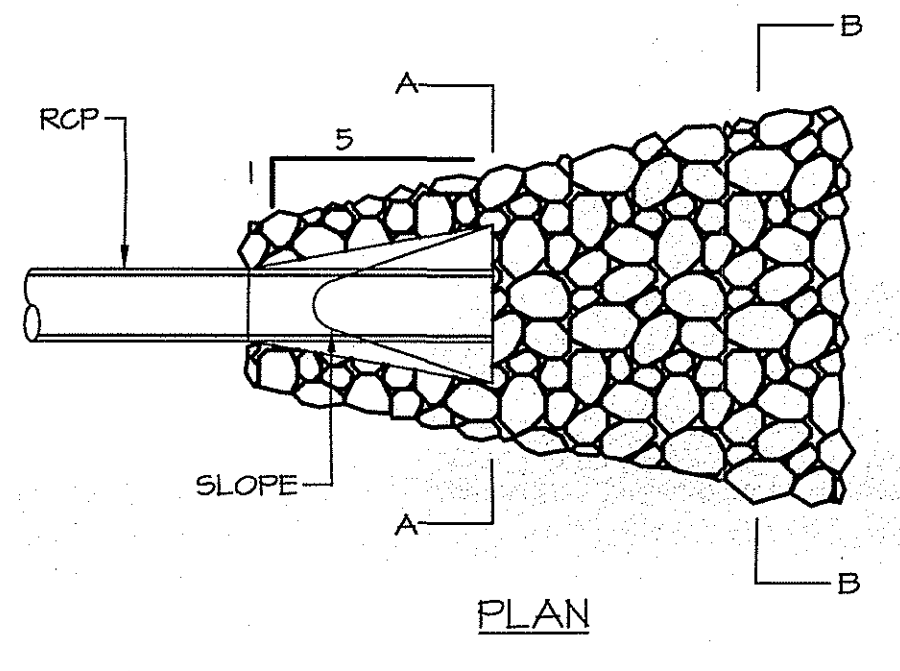
BIORETENTION SOIL: 65-80% SAND, 8-12% SILT, 0-2% CLAY, 23-25% ORGANIC MATTER (USDA LOAMY SAND OR SANDY LOAM)
MULCH: SHREDDED HARDWOOD (AGED 6-MONTHS)

BIORETENTION DETAIL
 NOT TO SCALE

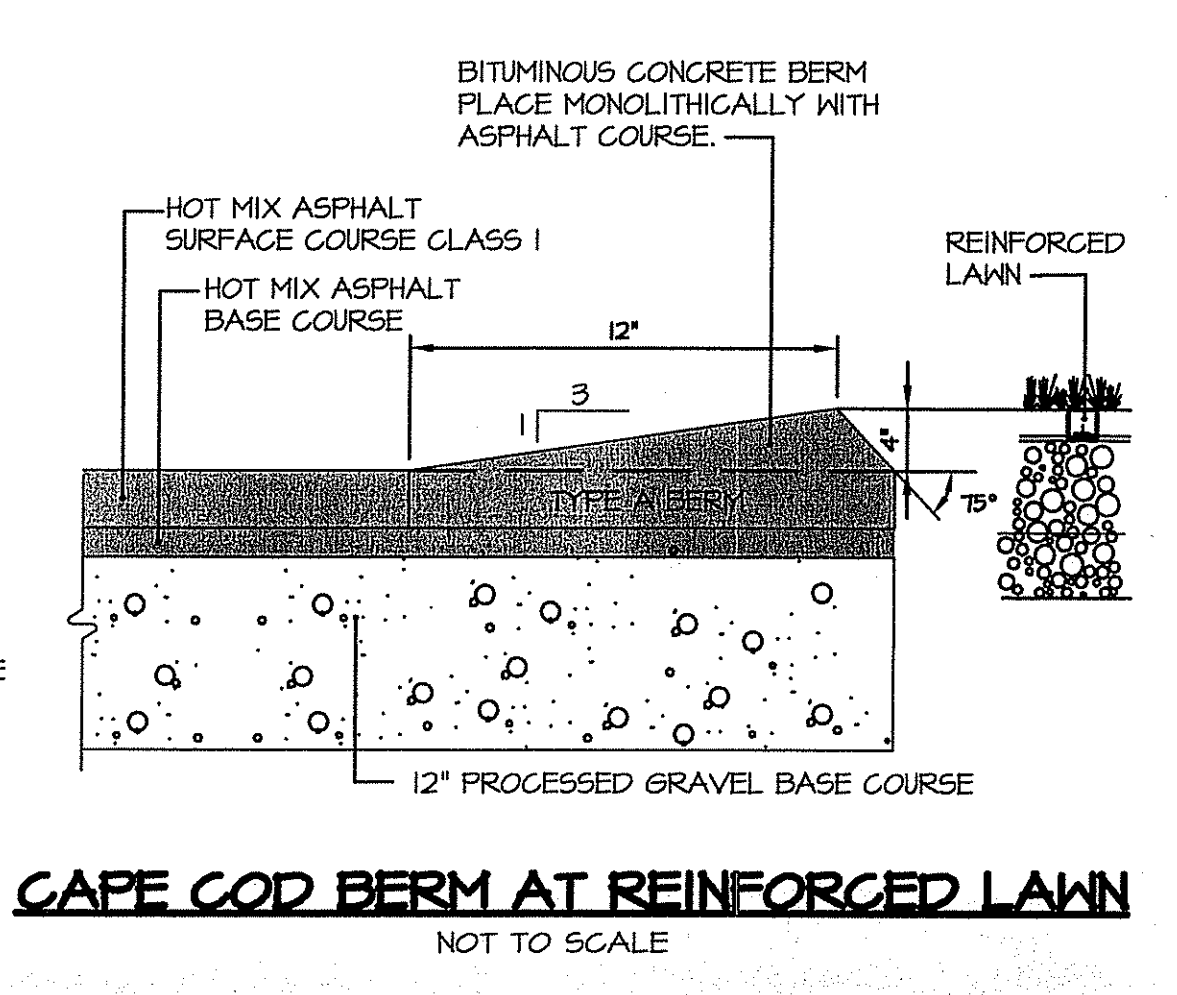
WATER QUALITY VOLUME ELEV.
 BIO-1 = 146.5 (6,632 C.F.)
 BIO-2 = 146.5 (4,904 C.F.)
 BIO-3 = 146.5 (3,334 C.F.)

CULVERT OUTLET INVERT ELEVATIONS
 BIO-1 = 146.5
 BIO-2 = 147
 BIO-3 = 146.5

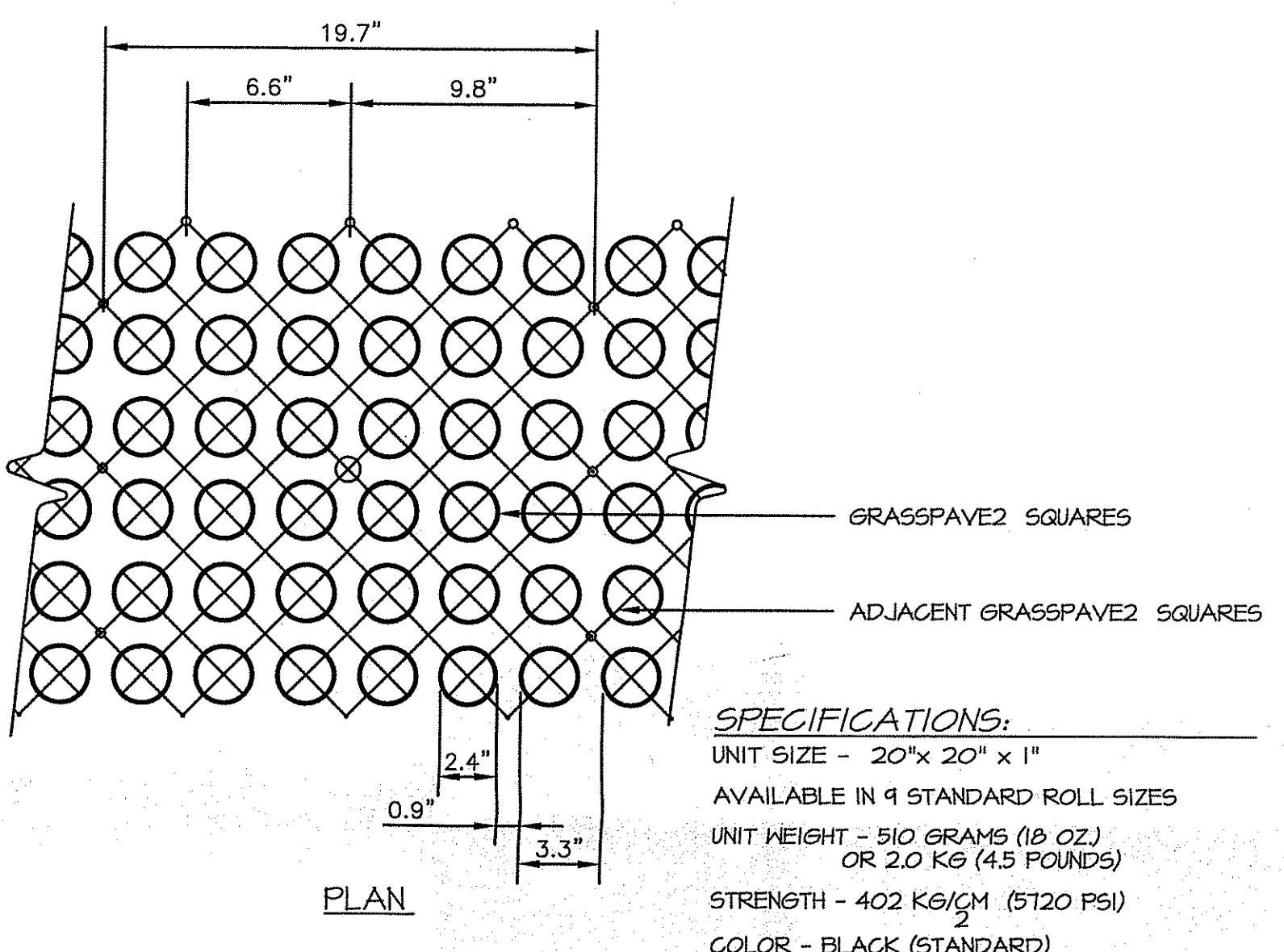
ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ELEV. (BASED UPON AVAILABLE SUBSURFACE INFORMATION)
 BIO-1 = 141.4
 BIO-2 = 143
 BIO-3 = 141.4



RIPRAP AT BASIN OUTLET FLARED END SECTION
 NOT TO SCALE

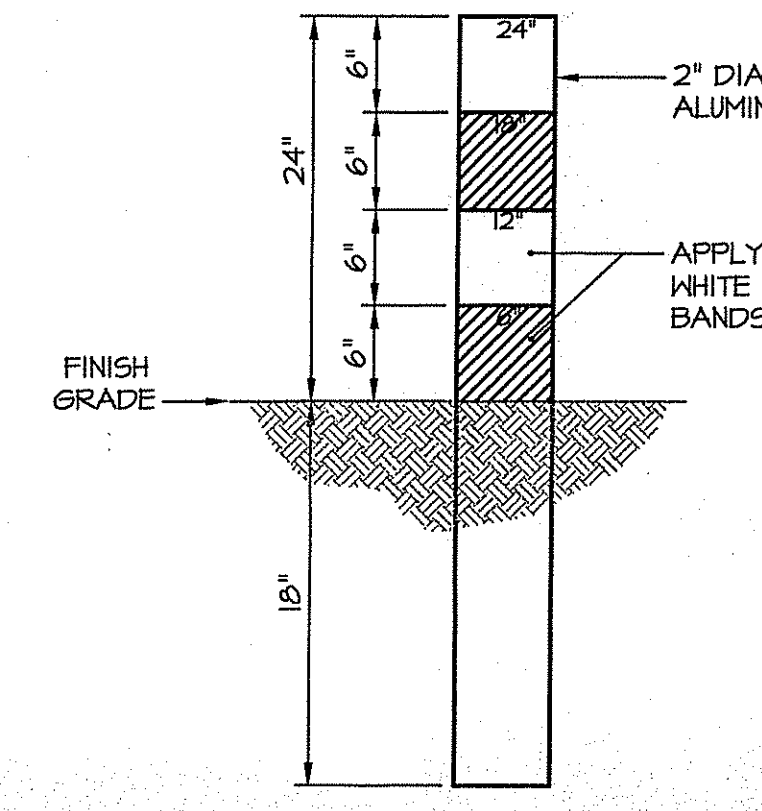


CAPE COD BERM AT REINFORCED LAWN
 NOT TO SCALE

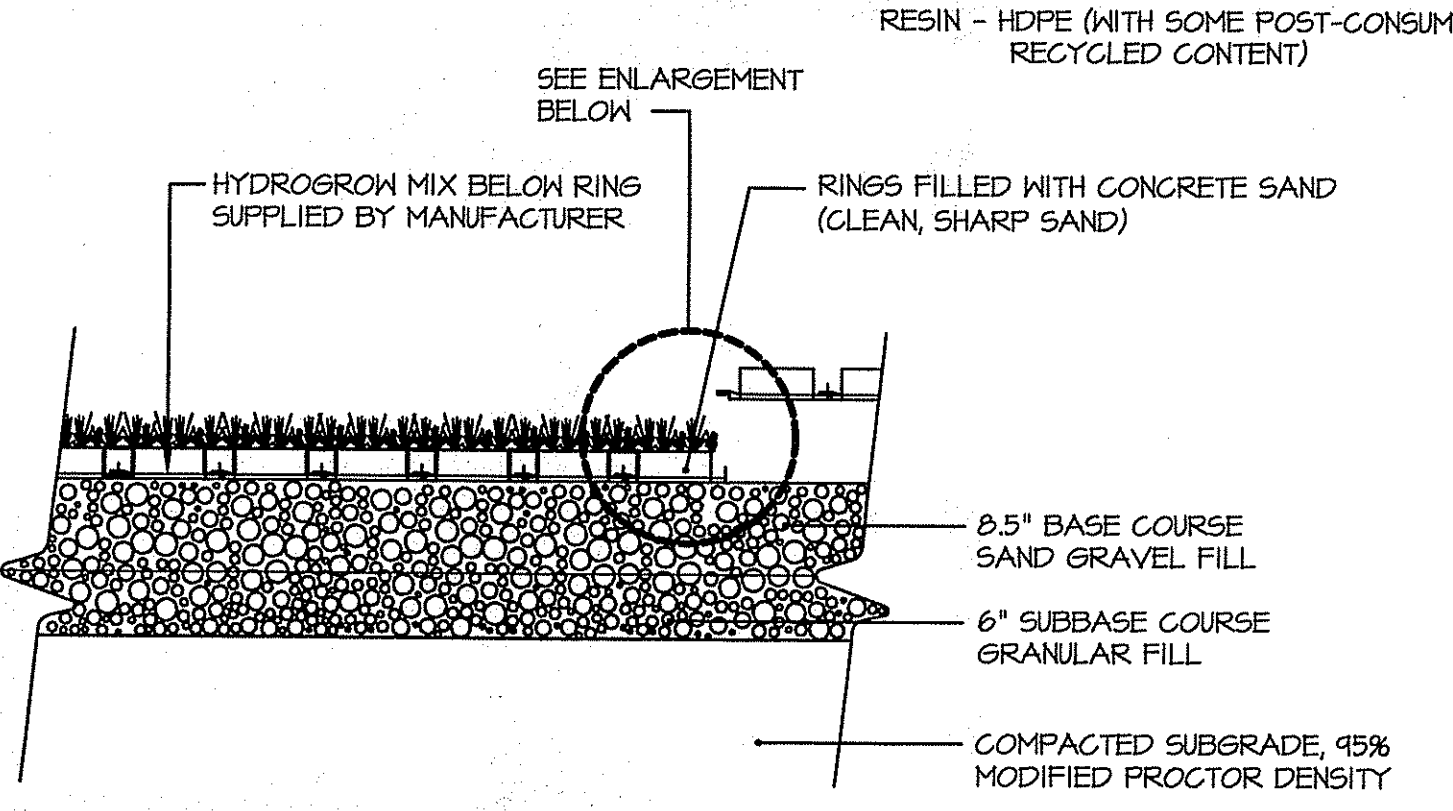


GRASSPAVE2 SYSTEM
 NOT TO SCALE

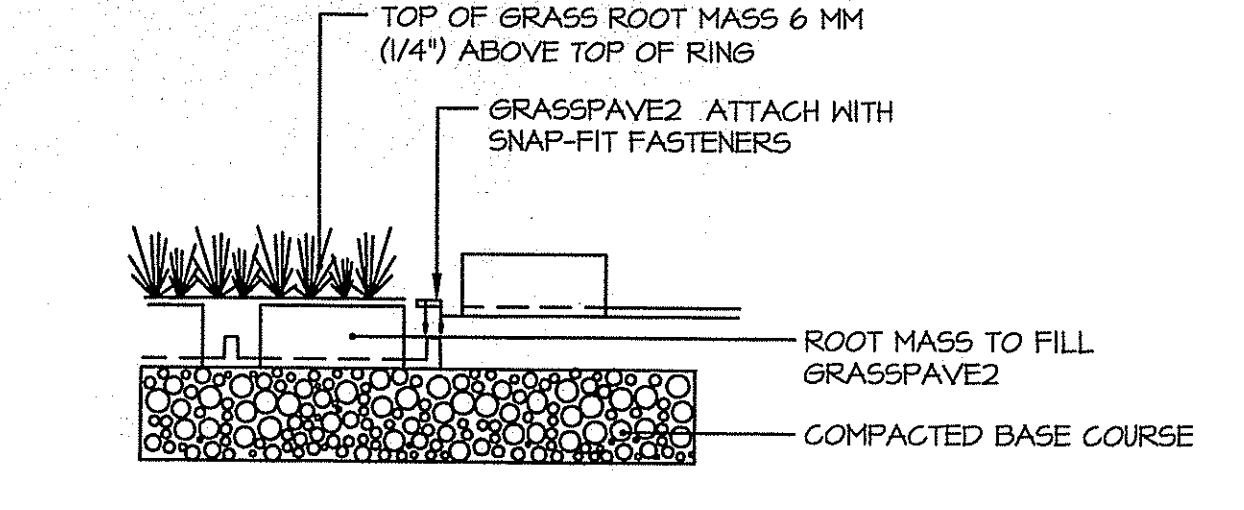
SPECIFICATIONS:
 UNIT SIZE - 20"x 20" x 1"
 AVAILABLE IN 9 STANDARD ROLL SIZES
 UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
 STRENGTH - 402 KG/CM² (5120 PSI)
 COLOR - BLACK (STANDARD)
 RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)



SEDIMENT MARKER DETAIL
 NOT TO SCALE



SECTION
 NOT TO SCALE

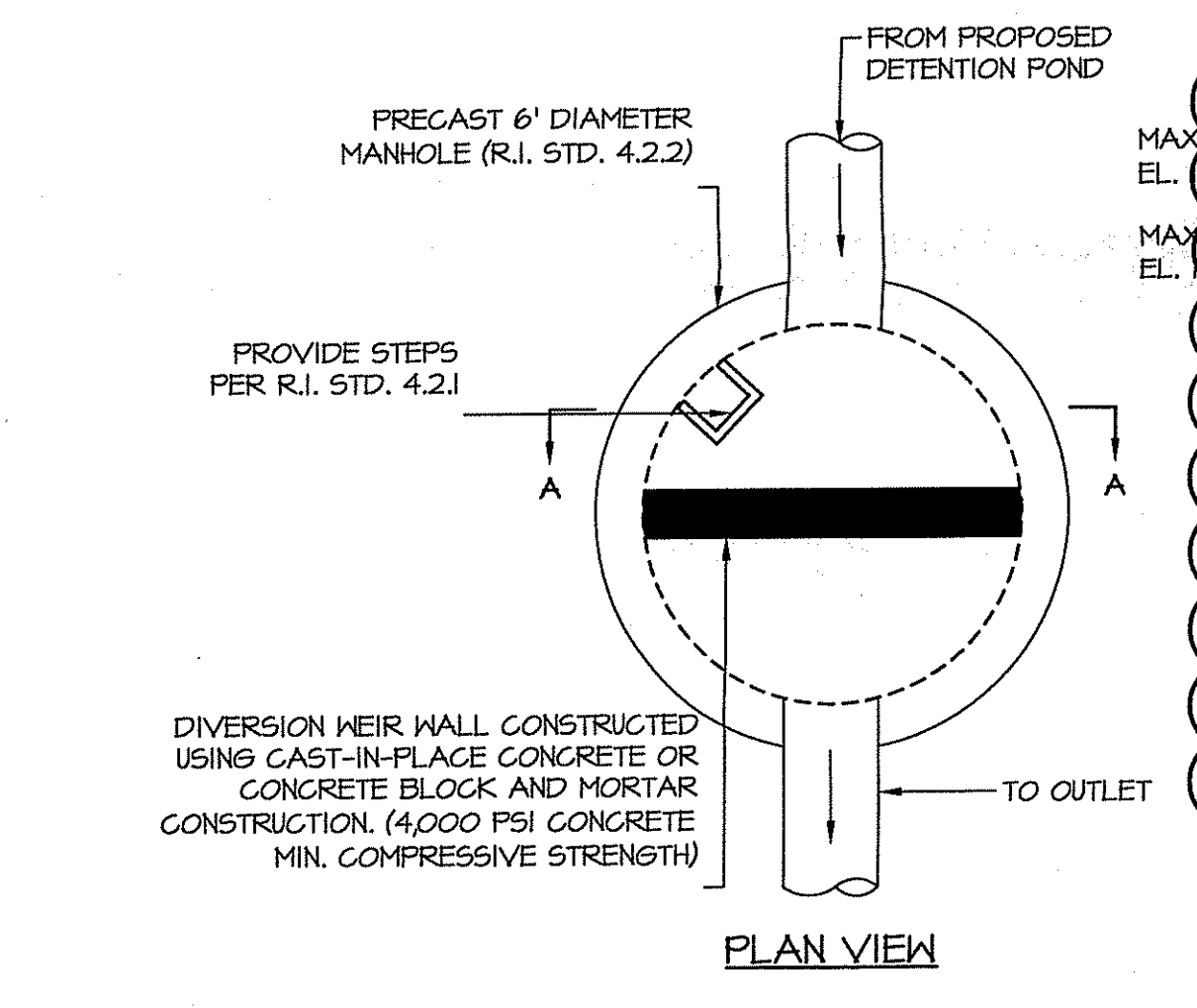


ENLARGEMENT
 NOT TO SCALE

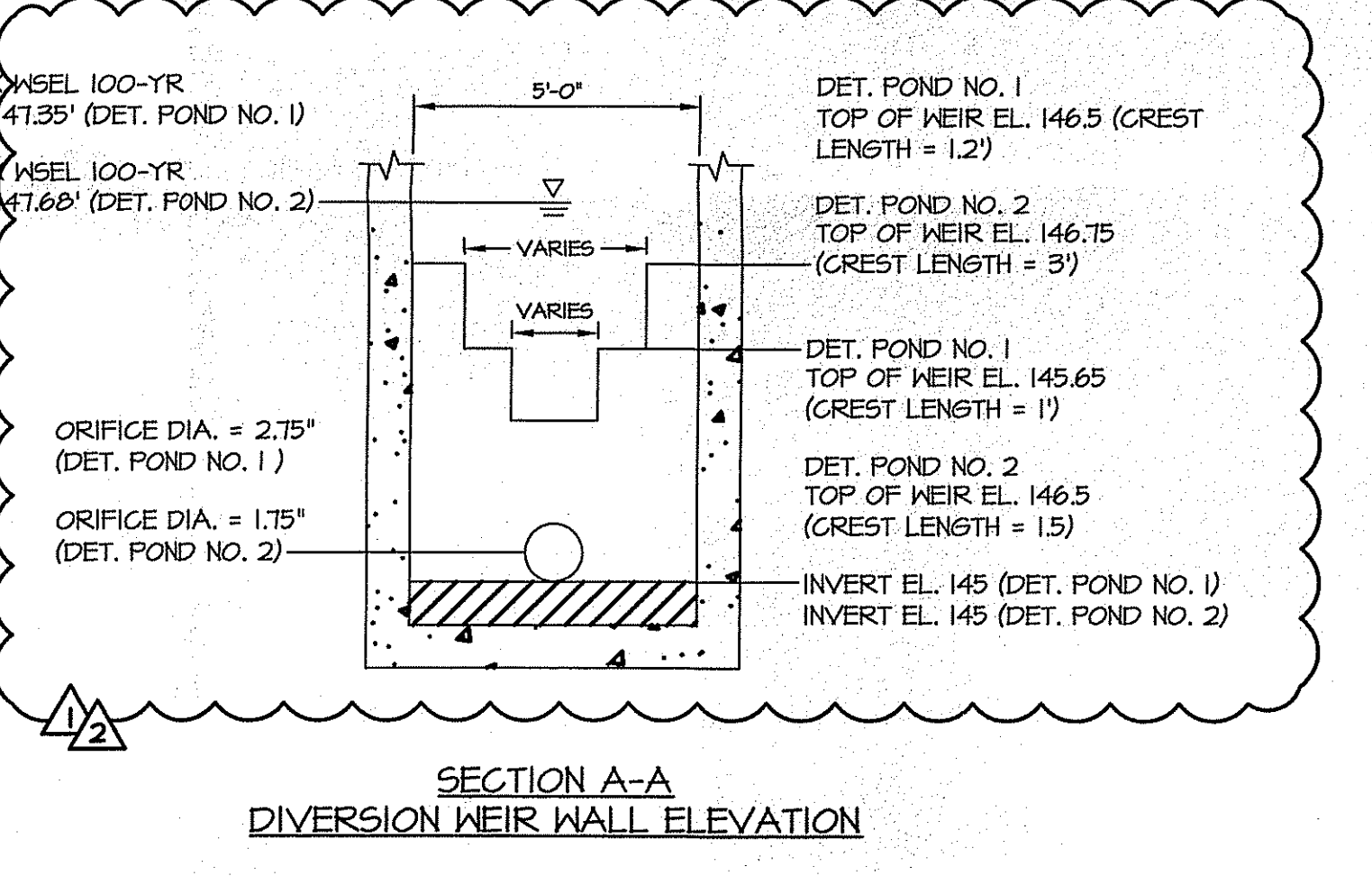
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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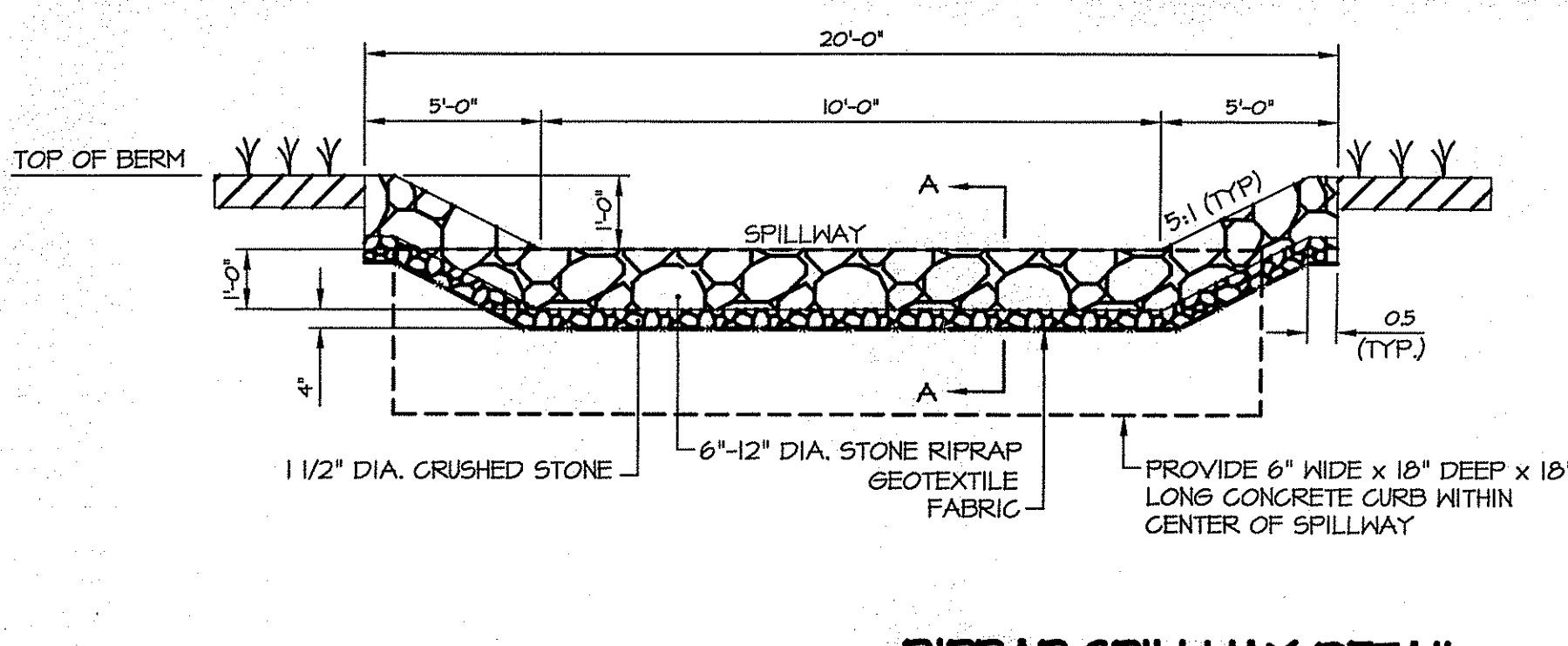
REVISIONS:		
1	8/6/13	Town Comments
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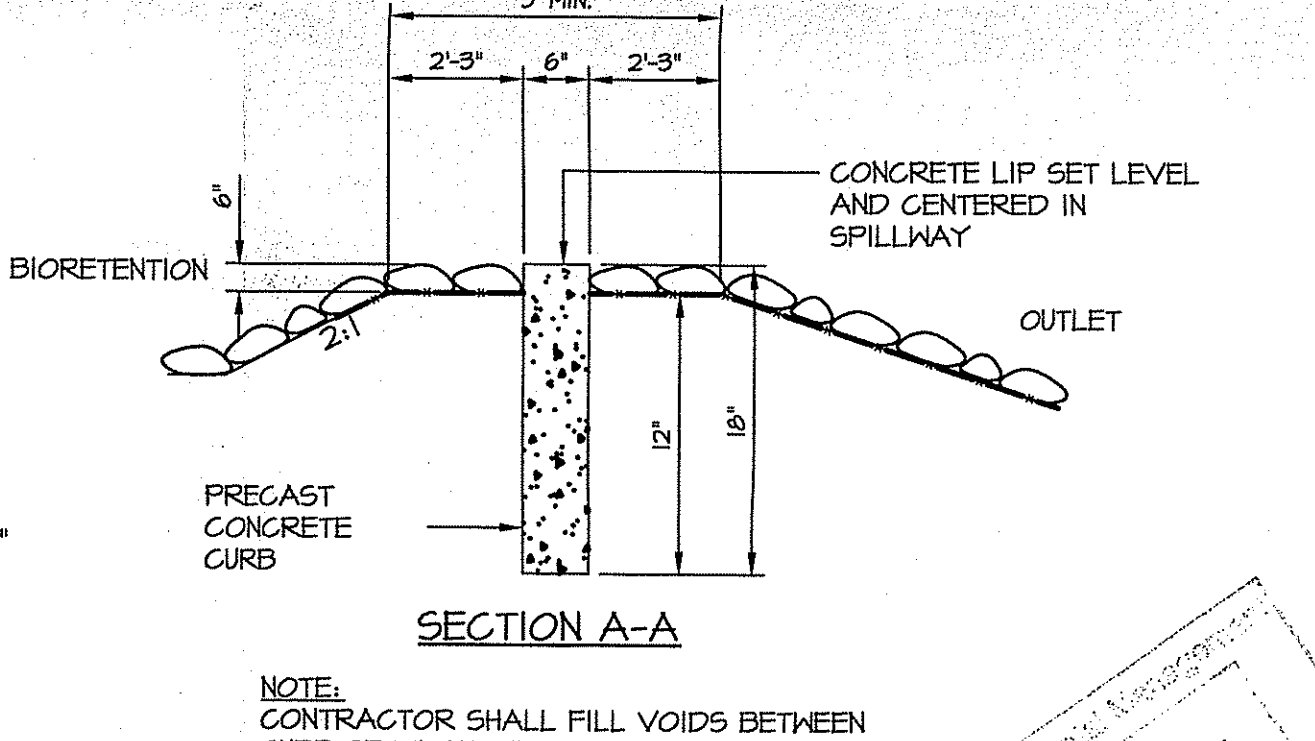
OUTLET CONTROL STRUCTURE DETAIL
 NOT TO SCALE



SECTION A-A DIVERSION WEIR WALL ELEVATION
 NOT TO SCALE



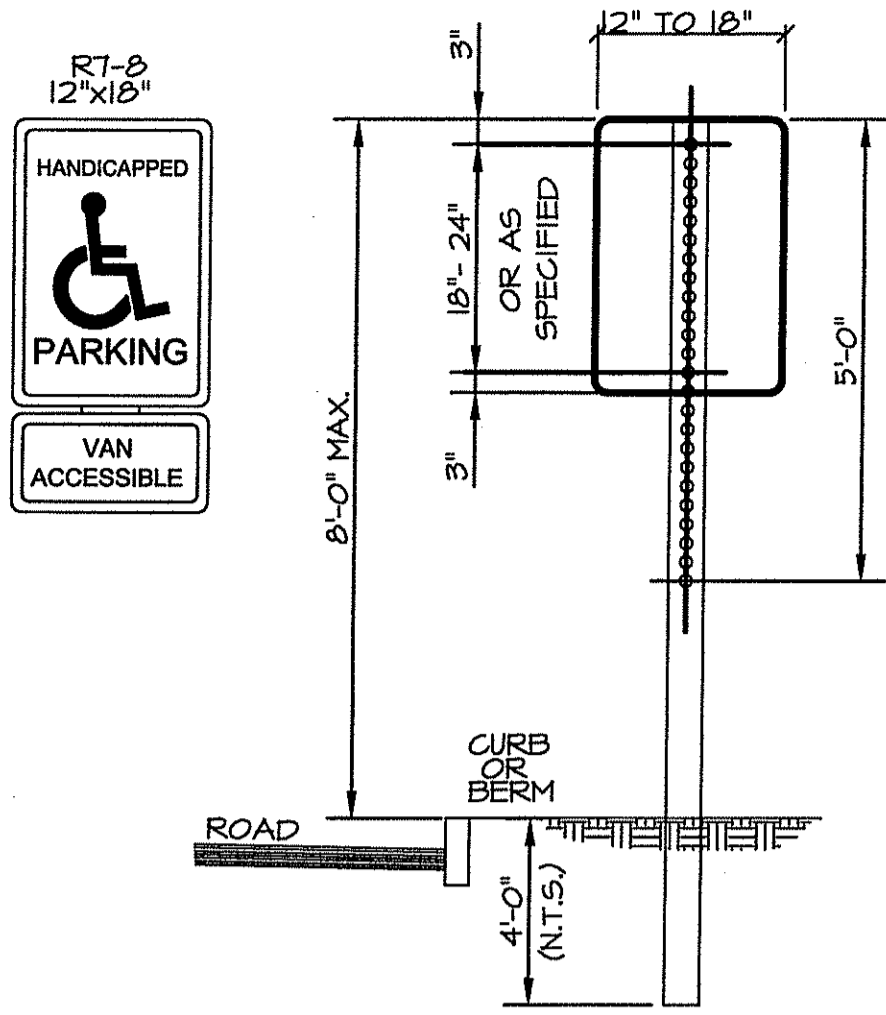
RIPRAP SPILLWAY DETAIL
 NOT TO SCALE



SECTION A-A
 NOT TO SCALE

NOTE: CONTRACTOR SHALL FILL VOIDS BETWEEN CURB SECTIONS WITH MORTAR

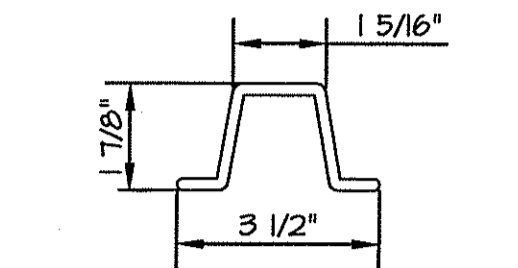
APPROVED FOR CONSTRUCTION
 AUG 14 2014



NOTE:
5/16" x 2-1/2" GALVANIZED BOLTS & WASHERS

STEEL SPECIFICATION - A.S.T.M. DESIGNATION A499-64 ZINC (HOT GALVANIZED) SPECIFIED BY - A.S.T.M. A 123.

WT. FT. 3.00#
Mom. Ix-x 0.4841#
Sec Mod x-x 0.5691#
Mom. Iy-y 0.2861#
Sec Mod y-y 0.5061#



PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° A LINE PARALLEL TO THE FLOW OF TRAFFIC.

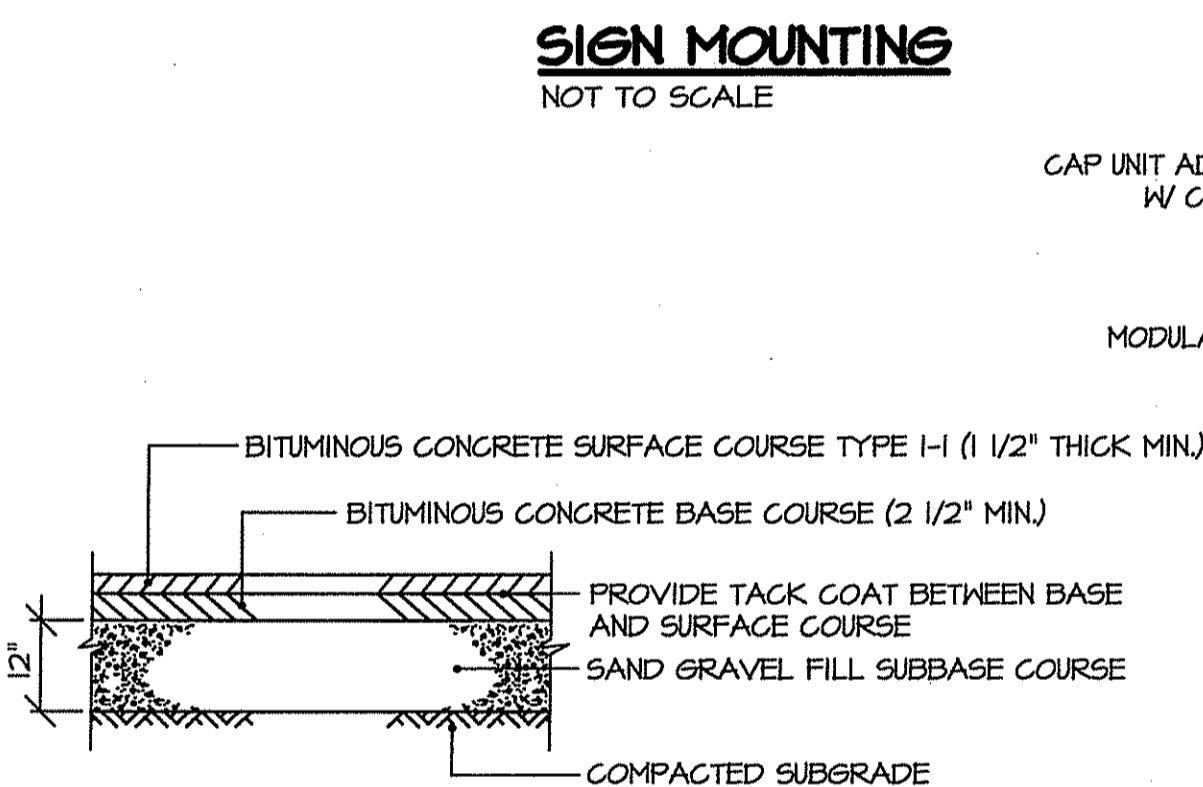
SIGN MOUNTING NOTES:

1. ALL LAG SCREWS, BOLTS AND WASHERS SHALL BE GALVANIZED 5/16"x2 1/2" LONG UNLESS OTHERWISE NOTED.
2. WASHERS SHALL BE 0.01" THICK.
3. ALL SIGN COLORS, RADII AND BORDERS AS SPECIFIED IN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

HANDICAP SIGN NOTES:

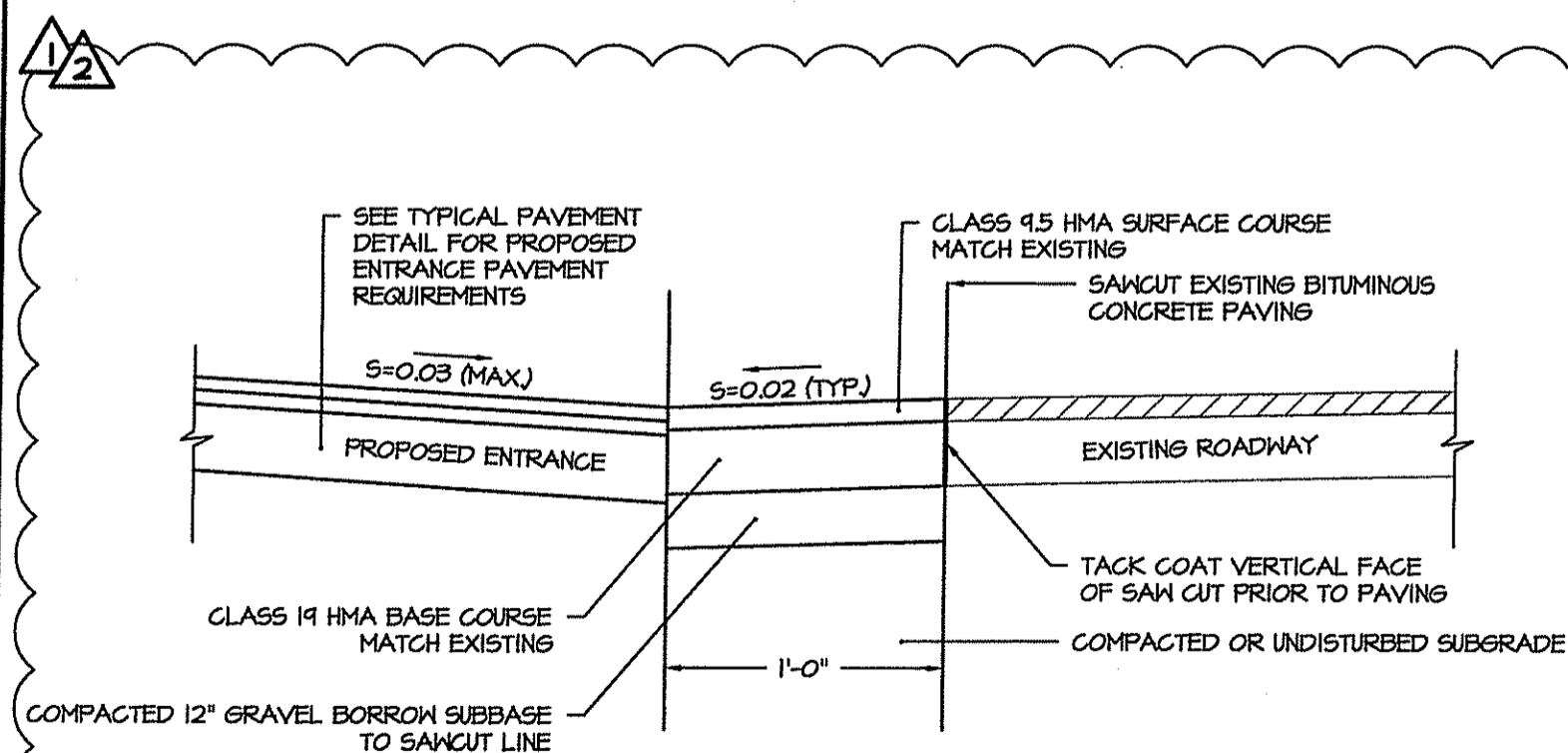
1. ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS AS SPECIFIED BY THE AMERICAN DISABILITIES ACT (ADA).
2. SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBTSCURED BY A VEHICLE PARKED IN THE SPACE.
3. FOR HANDICAPPED VAN SPACE USE SIGN AS DETAILED.
4. FOR HANDICAPPED SPACE FOR AUTOMOBILES USE ONLY HANDICAPPED PARKING SIGN.

SIGN MOUNTING
NOT TO SCALE



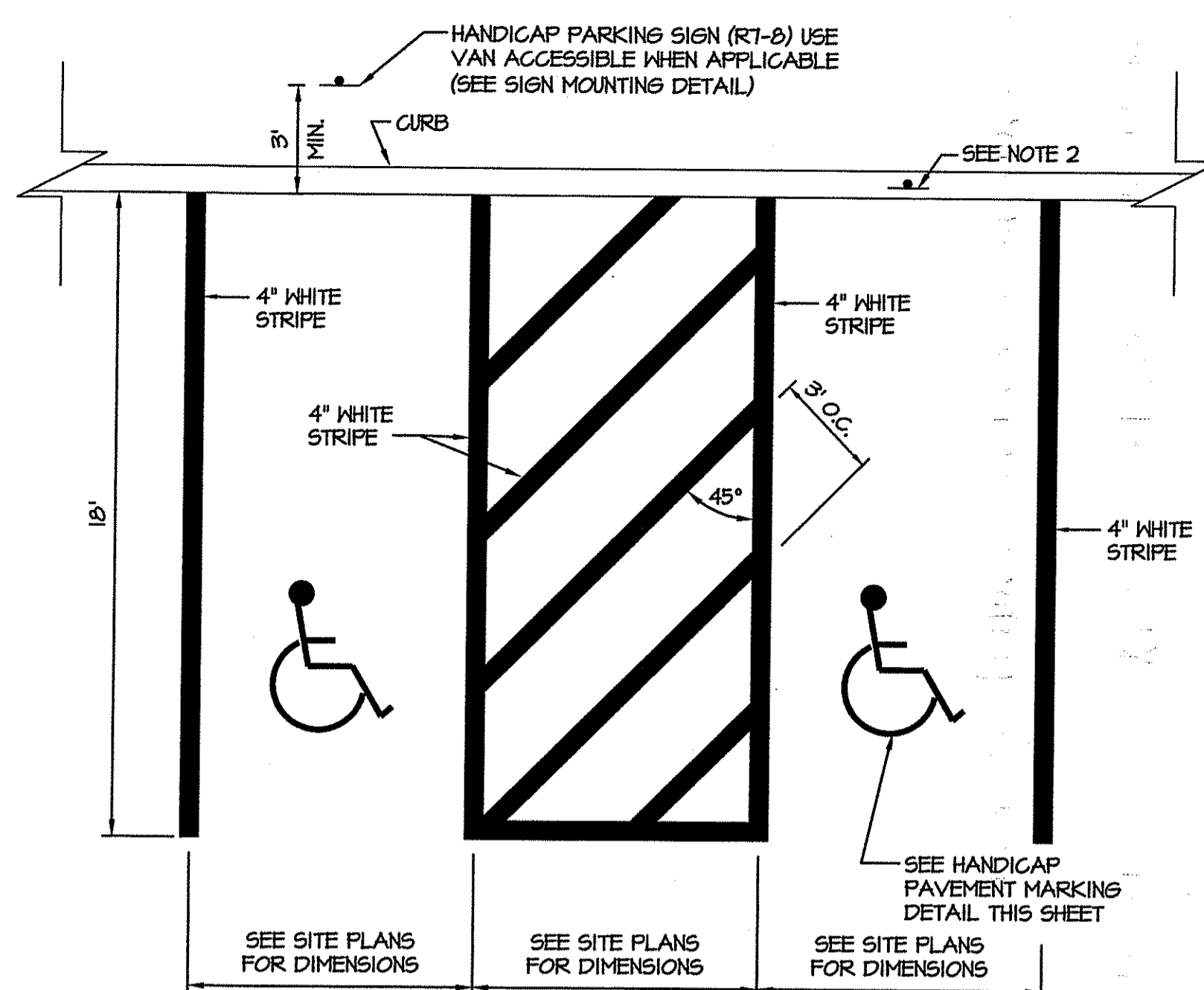
- NOTES:**
1. PROVIDE THE MINIMUM THICKNESS SHOWN.
 2. SUBMIT JOB MIX FORMULAS TO ENGINEER FOR APPROVAL PRIOR TO PLACEMENT

TYPICAL PAVEMENT DETAIL
NOT TO SCALE



- NOTES:**
1. MINIMUM COMPACTION FOR GRAVEL SUBBASE OR SUBGRADE: 95% MODIFIED PROCTOR.
 2. NO WORK SHOULD BE DONE OUTSIDE OF THE PROJECT SITE. PAVEMENT SHOULD MATCH WHERE NOTED ON THE SITE PLANS.
 3. WHEN MATCHING EXISTING PAVEMENT THE LONGITUDINAL CUT & MATCH SHOULD NOT EXTEND PAST SHOULDER STRIPE.

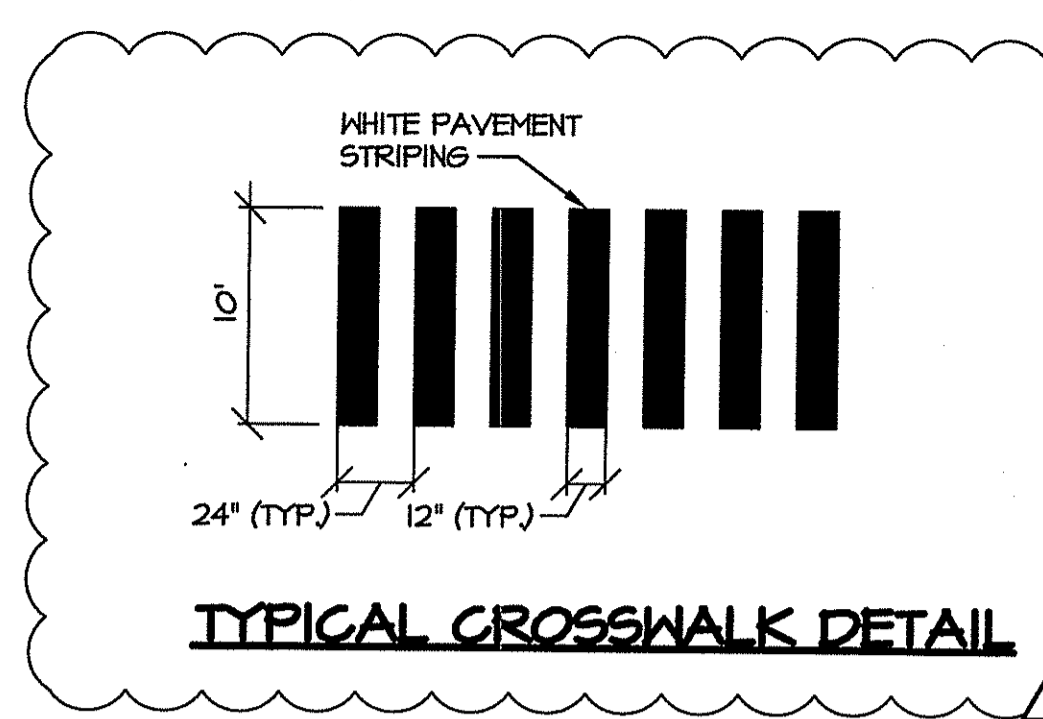
ENTRANCE ACCESS SAW CUT & MATCH DETAIL
NOT TO SCALE



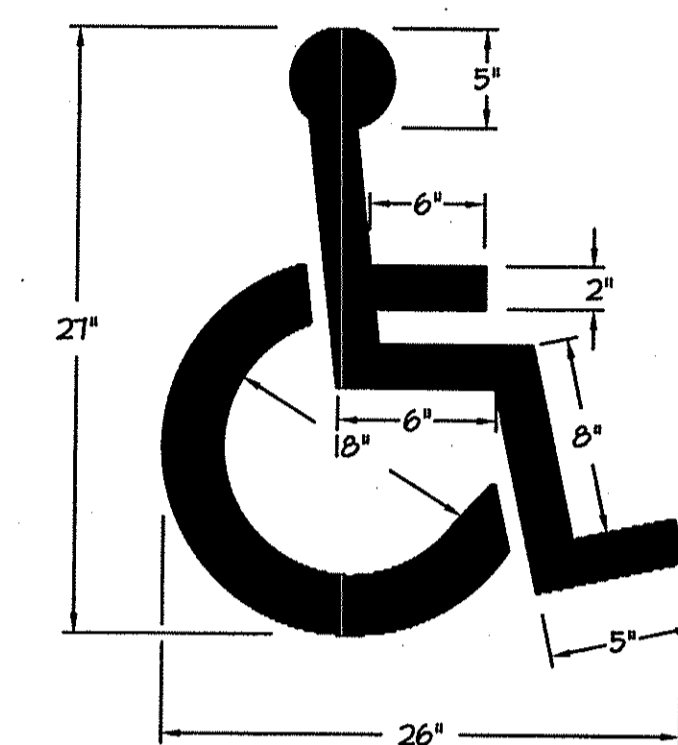
NOTES:

1. WHERE STALLS ABUT SIDEWALK, PARKING SIGNS SHOULD BE PLACED AT BACK EDGE OF SIDEWALK.
2. WHERE A STALL ABUTS ANOTHER STALL, PARKING SIGNS SHOULD BE PLACED AT THE END OF THE STALL.
3. ALL PAVEMENT MARKINGS TO BE EPOXY RESIN.

HANDICAP PARKING STALLS @ 90°
NOT TO SCALE



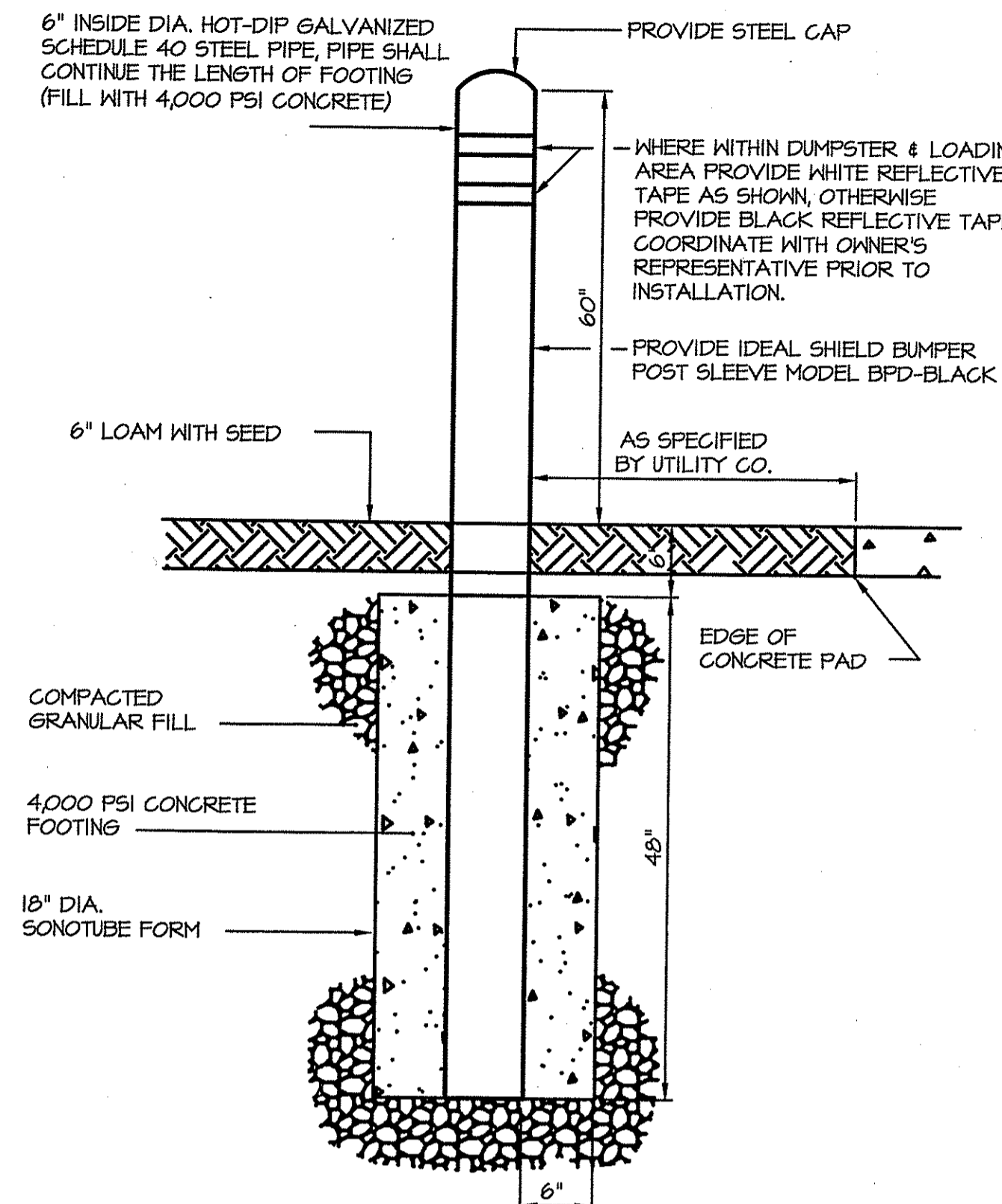
TYPICAL CROSSWALK DETAIL



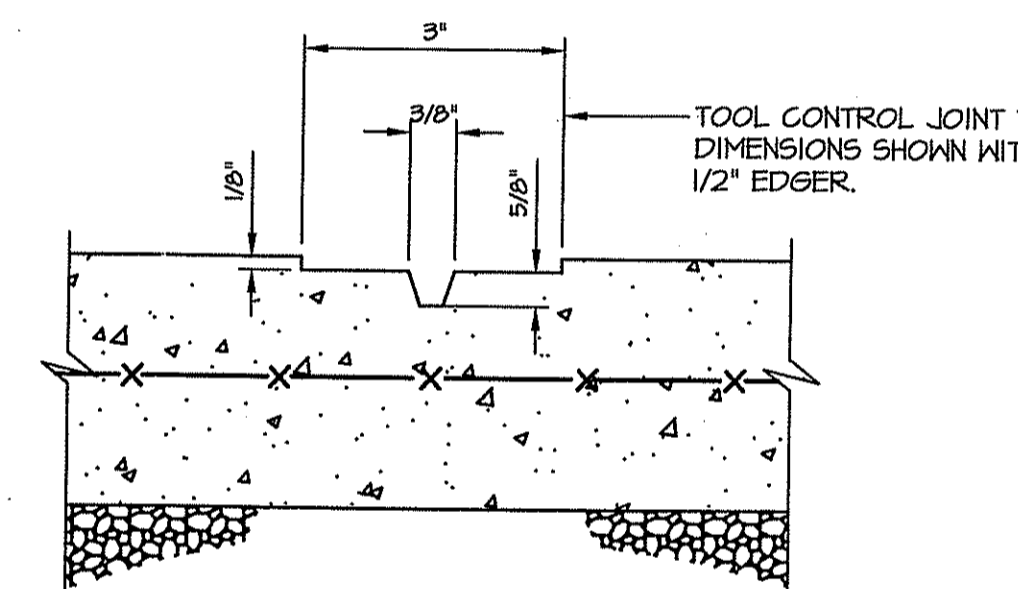
NOTE:

ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.

HANDICAP PAVEMENT MARKING
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



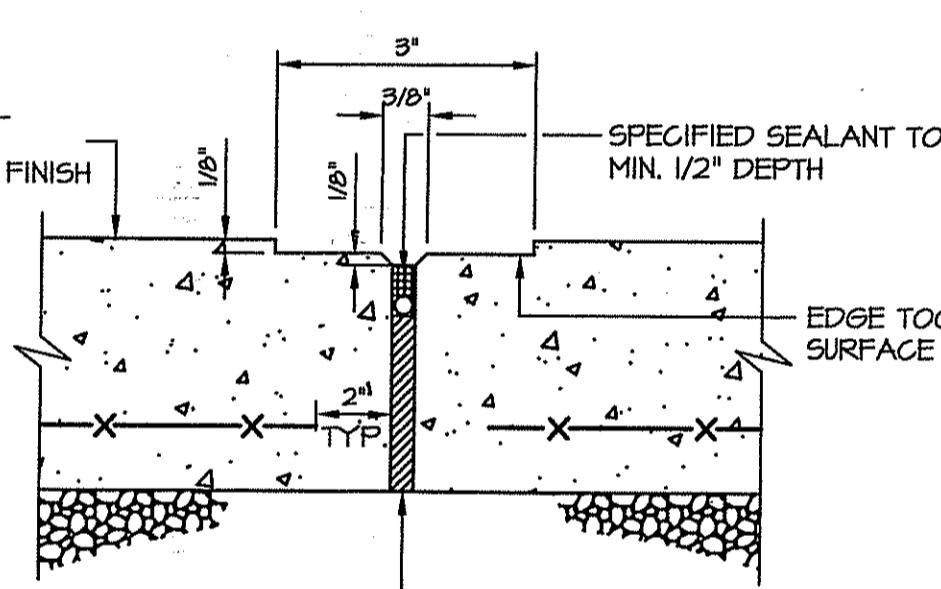
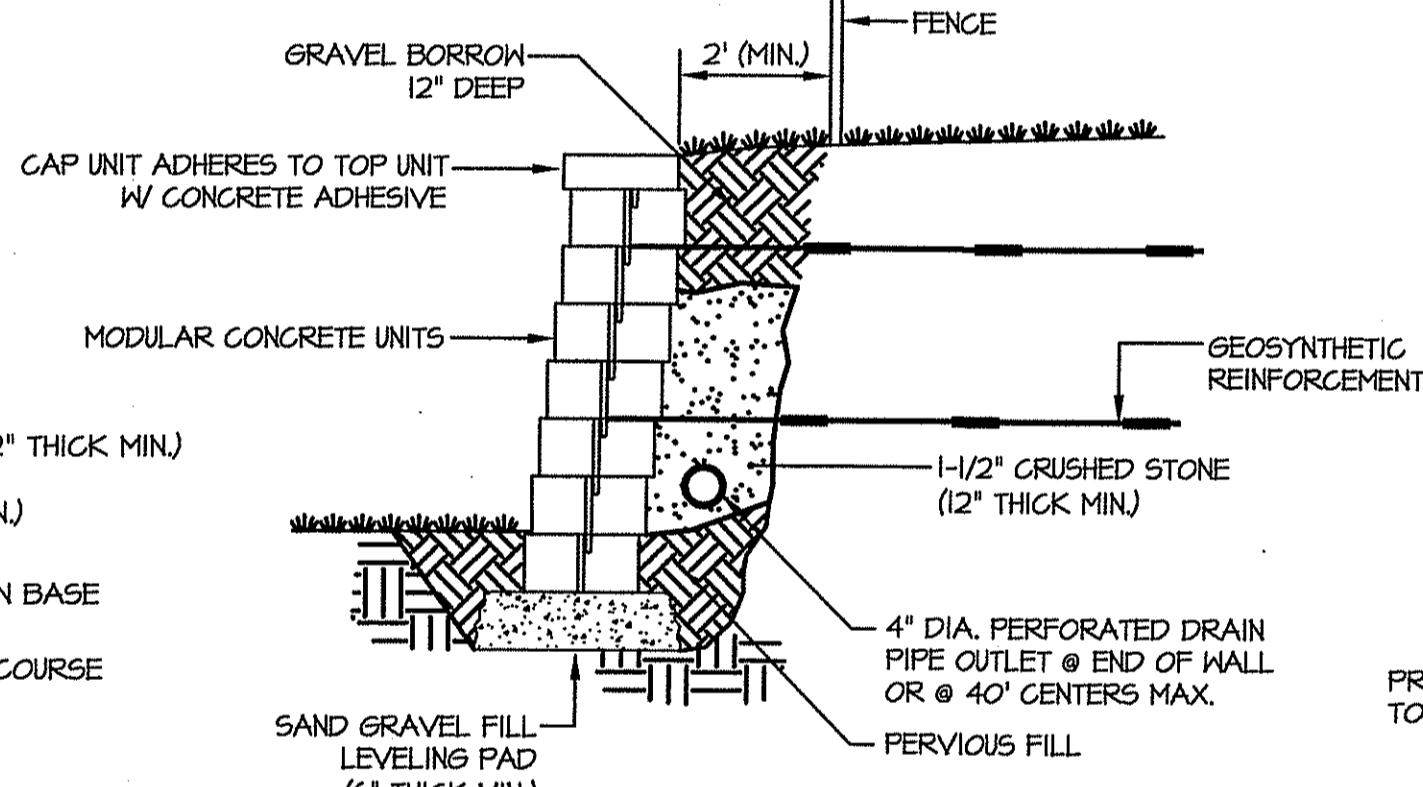
CONTROL JOINT AT 5' O.C. (TYP)

NOTES:

1. EXPANSION JOINTS (E.J.) 20' O.C. UNLESS OTHERWISE NOTED.
2. CONTROL JOINTS (C.J.) 5' O.C. UNLESS OTHERWISE NOTED.
3. WHERE EXISTING AND NEW CONCRETE SIDEWALKS MEET, SAWCUT EXISTING WALK AND INSTALL EXPANSION JOINT AND DOWELS AS SHOWN. DRILL EXISTING CONCRETE WALK EDGE TO RECEIVE STEEL DOWELS AT EXPANSION JOINT.

EXPANSION AND CONTROL JOINTS FOR SIDEWALK PAVING
NOT TO SCALE

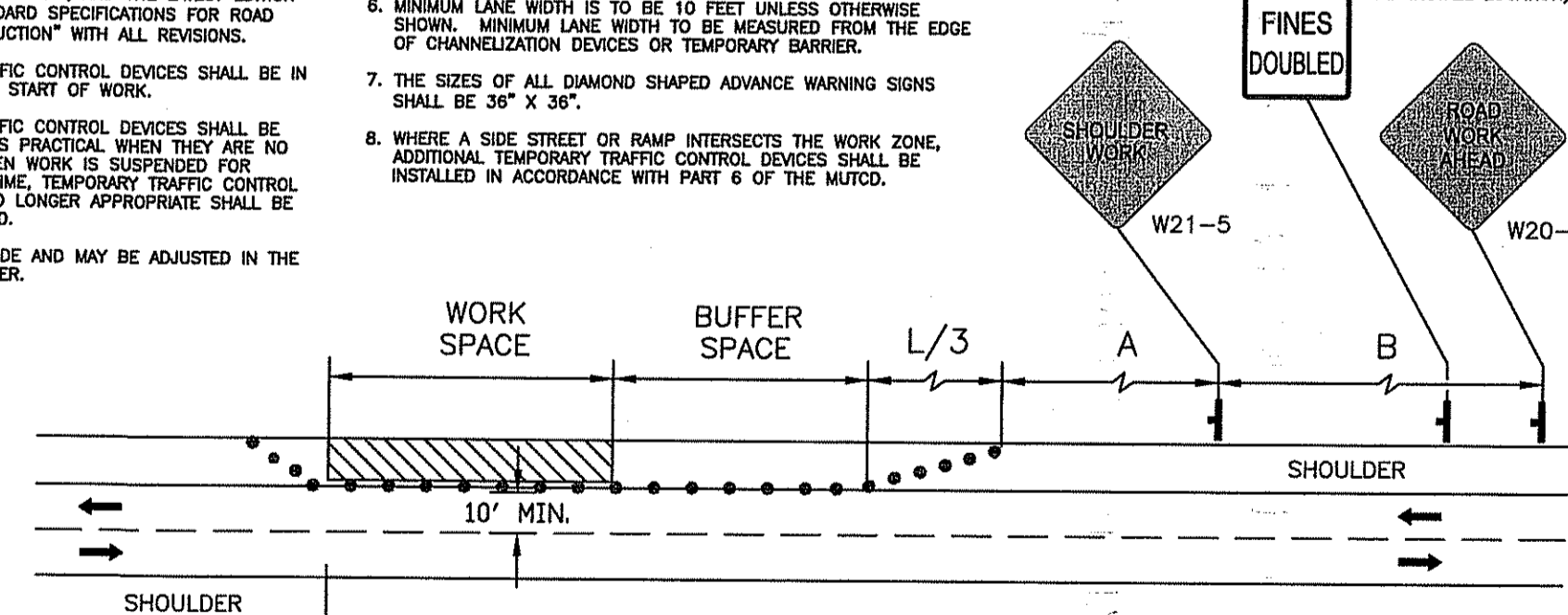
SEGMENTAL RETAINING WALL DETAIL
NOT TO SCALE



EXPANSION JOINT AT 20' O.C. (TYP)

NOTES:

1. ALL TEMPORARY TRAFFIC CONTROL SET-UPS AND DEVICES AND THEIR INSTALLATION, MAINTENANCE, AND REMOVAL SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) WITH ALL REVISIONS, AND THE LATEST EDITION OF THE "RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" WITH ALL REVISIONS.
2. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK.
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER NEEDED. WHEN WORK IS SUSPENDED FOR SHORT PERIODS OF TIME, TEMPORARY TRAFFIC CONTROL DEVICES THAT ARE NO LONGER APPROPRIATE SHALL BE REMOVED OR COVERED.
4. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
5. MAXIMUM SPACING OF CHANNELIZATION DEVICES IN A TAPER IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH. MAXIMUM SPACING OF CHANNELIZATION DEVICES IN A TANGENT SECTION IS EQUAL IN FEET TO TWO TIMES THE SPEED LIMIT IN MPH.
6. MINIMUM LANE WIDTH IS TO BE 10 FEET UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF CHANNELIZATION DEVICES OR TEMPORARY BARRIER.
7. THE SIZES OF ALL DIAMOND SHAPED ADVANCE WARNING SIGNS SHALL BE 36" X 36".
8. WHERE A SIDE STREET OR RAMP INTERSECTS THE WORK ZONE, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH PART 6 OF THE MUTCD.



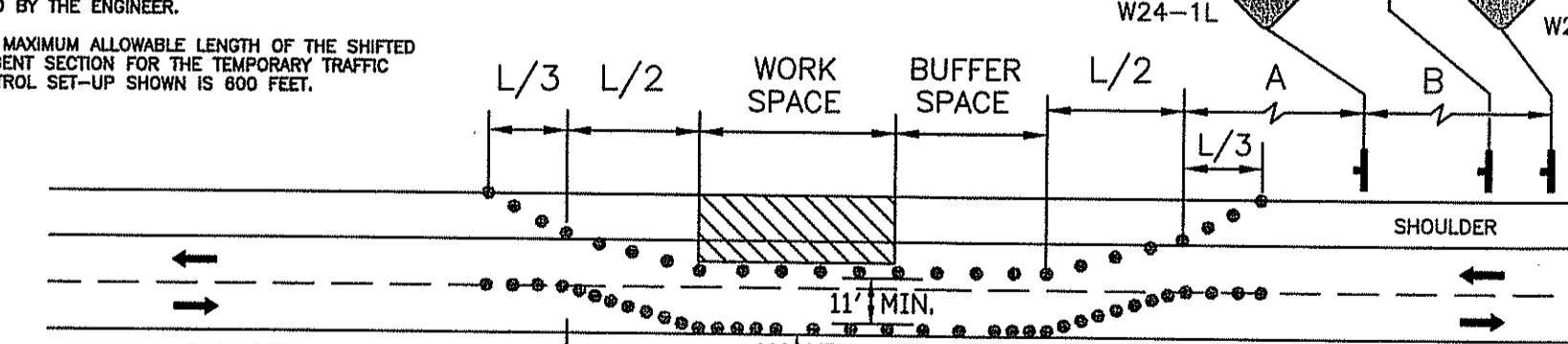
Speed Limit & Location	Distance Between Signs (FEET)		
	A	B	C
25 MPH	125	55	55
30 MPH	180	85	85
35 MPH	245	120	120
40 MPH	320	170	170
45 MPH	540	220	220
50 MPH	600	280	280

TYPICAL SHOULDER CLOSURE ON TWO-LANE ROADWAY
NOT TO SCALE

DATE: 12-23-08

NOTES:

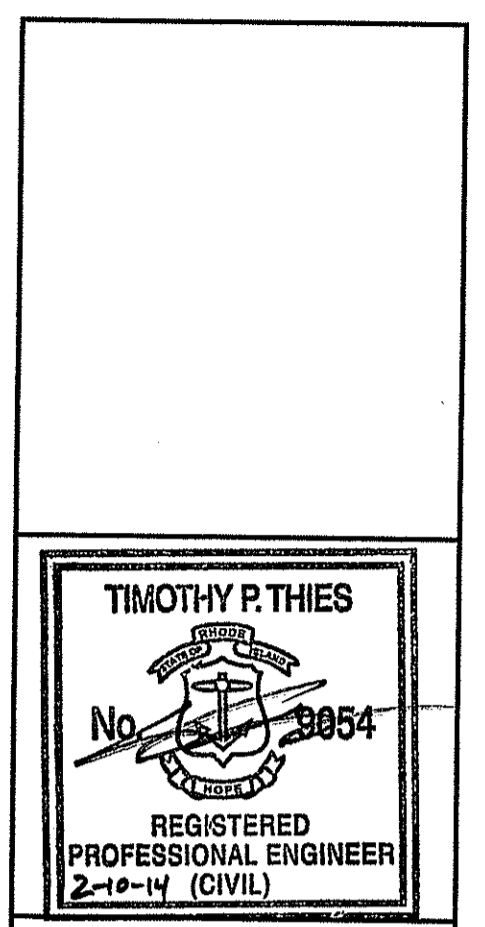
1. ALL TEMPORARY TRAFFIC CONTROL SET-UPS AND DEVICES AND THEIR INSTALLATION, MAINTENANCE, AND REMOVAL SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) WITH ALL REVISIONS, AND THE LATEST EDITION OF THE "RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" WITH ALL REVISIONS.
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4. DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
5. THE MAXIMUM ALLOWABLE LENGTH OF THE SHIFTED TANGENT SECTION FOR THE TEMPORARY TRAFFIC CONTROL SET-UP SHOWN IS 600 FEET.
6. MAXIMUM SPACING OF CHANNELIZATION DEVICES IN A TAPER IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH. MAXIMUM SPACING OF CHANNELIZATION DEVICES IN A TANGENT SECTION IS EQUAL IN FEET TO TWO TIMES THE SPEED LIMIT IN MPH. SHORTER SPACINGS SHOULD BE USED FOR CHANNELIZATION DEVICES INSTALLED BETWEEN TRAFFIC TRAVELING IN OPPOSITE DIRECTIONS WHERE ADDITIONAL EMPHASIS IS NEEDED TO CLEARLY DEFINE THE DESIRED TRAVEL PATHS.
7. MINIMUM LANE WIDTH IS TO BE 11 FEET UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF CHANNELIZATION DEVICES.
8. THE SIZES OF ALL DIAMOND SHAPED ADVANCE WARNING SIGNS SHALL BE 36" X 36".
9. WHERE A SIDE STREET OR RAMP INTERSECTS THE WORK ZONE, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH PART 6 OF THE MUTCD.



Speed Limit & Location	Distance Between Signs (FEET)		
	A	B	C
25 MPH	125	55	55
30 MPH	180	85	85
35 MPH	245	120	120
40 MPH	320	170	170
45 MPH	540	220	220
50 MPH	600	280	280

TYPICAL LANE SHIFT ON TWO-LANE ROADWAY
NOT TO SCALE

DATE: 12-23-08



Omni Drive Proposed Development
A.P. 111 / Lot 8
West Main Road (Rt. 114)
Middletown, Rhode Island

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WATER RESOURCES
APPROVED AS SHOWN
DATE: 12-23-08
FILE # 14-028
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

Charles A. Herbert

REVISIONS:

No.	Date	Comments
1	9/20/13	RIDOT Comments
2	1/13/14	RIDOT Comments

PROJECT NO.: 13018.00
DATE: FEBRUARY 2014
SCALE: N.T.S.
DESIGNED BY: SPD
CHECKED BY: TPT
DRAWN BY: SPD
APPROVED BY: TPT
DRAWING TITLE:

DETAILS NO. 3
DRAWING NO.:
SHEET NO. 11 OF 14
C8.3

Technical drawings for various concrete structures including headwalls, manholes, catch basins, and covers. Each drawing includes detailed cross-sections, dimensions, and material specifications. A table of materials is provided for the concrete structures.

NO.	DESCRIPTION	QUANTITY	REMARKS
1	CONCRETE HEADWALLS FOR PIPE CULVERTS	1	
2	PRECAST CONCRETE FLARED END SECTION	1	
3	PRECAST 4'-0" ROUND MANHOLE	1	
4	PRECAST 6'-0" ROUND MANHOLE	1	
5	PRECAST 4'-0" ROUND CATCH BASIN	1	
6	HEAVY-DUTY ROUND FRAME AND COVER	1	
7	SQUARE FRAME AND GRATE (BICYCLE SAFE)	1	

Technical drawings for various erosion control and curb structures. Includes circular curb, wheelchair ramp transition curbs, ramp stones, curb setting details, baled hay erosion checks, and silt fence details. Each drawing includes dimensions, materials, and installation notes.

Technical drawings for various erosion control and access structures. Includes baled hay erosion check and silt fence combined, dewatering basins, baled hay catch basin inlet protection, construction access, cement concrete sidewalks, and wheelchairs ramps. Each drawing includes dimensions, materials, and installation notes.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER DIVISION
 APPROVED AS SPECIFIED IN THE PERMITS
 DATED SEP 12 2014
 NO CHANGES ALLOWED WITHOUT APPROVED PLANS MUST BE AT CONSTRUCTION SITE
 Charles H. Barber

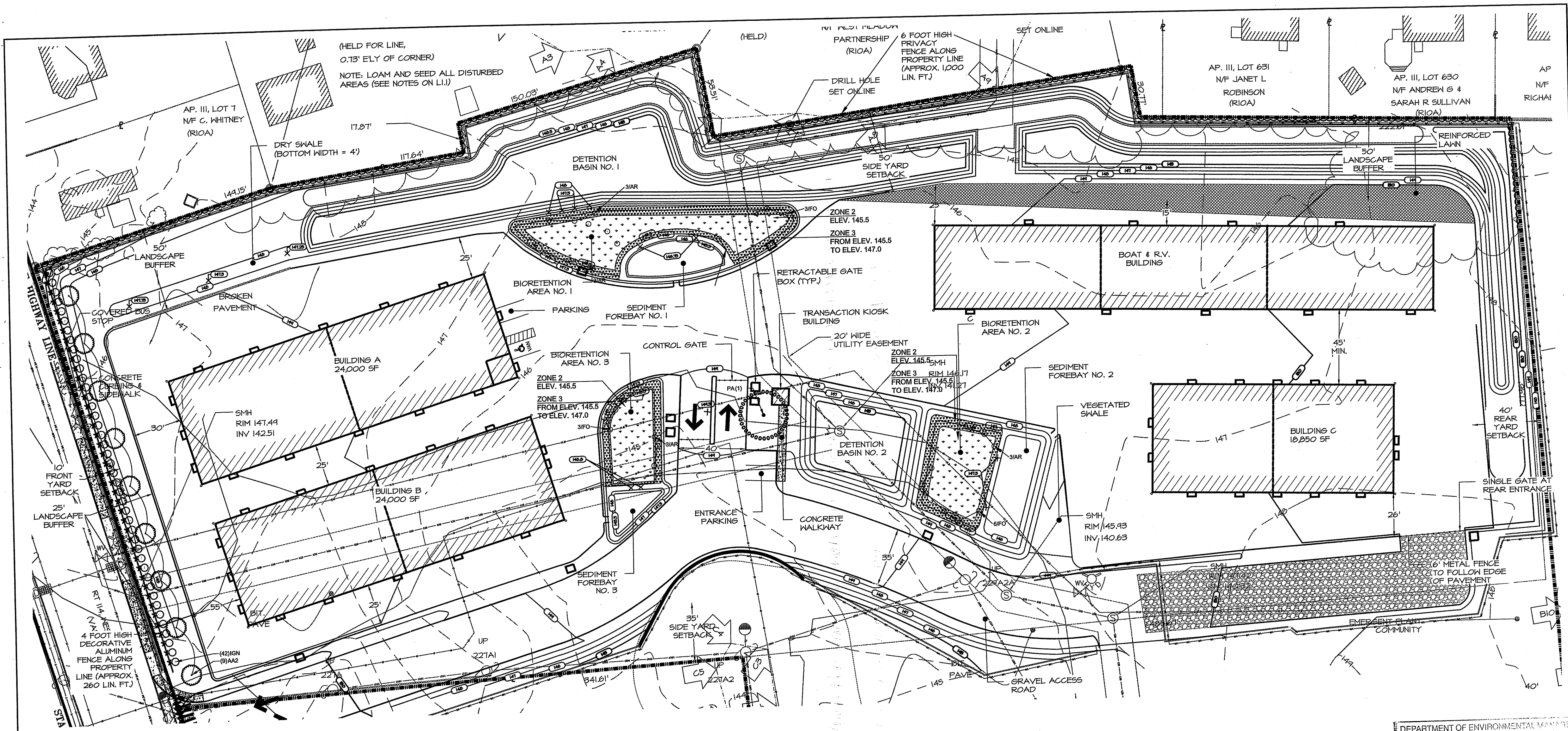
REVISIONS:

1	8/6/13	Town Comments
2	9/20/13	RIDOT Comments
3	1/13/14	RIDOT Comments

PROJECT NO.: 13018.00
 DATE: FEBRUARY 2014
 SCALE: N.T.S.
 DESIGNED BY: SPD
 CHECKED BY: TPT
 DRAWN BY: SPD
 APPROVED BY: TPT
 DRAWING TITLE:

DETAILS NO. 4
 DRAWING NO.: C8.4
 SHEET NO. 12 OF 14

Environmental Management
 FEB 13 2014
 Office of Water Resources



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	AA2	9	Armstrong Red Maple / Acer rubrum 'Armstrong'	B & B;	4" Cal
	PA	1	London Plane Tree / Platanus acerifolia	B & B	4" Cal

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	IGN	42	Nigra Inkberry / Ilex glabra 'Nigra'	30"-36"; B&B

MIDDLETOWN LANDSCAPE PLANNING DATA
 Subdivision Regulations Section 521.3 Landscaping
 Zoning-Appendix A Section 724

CRITERIA	REQUIRED	PROPOSED	REGULATION
AMOUNT OF LANDSCAPING REQUIRED	MINIMUM OF 25% OF PROJECT AREA	37% (Overall project=288,260 of Hardscap & Building=107,360 of 167,360/288,260=63% coverage)	521.3 B
SCREENING ALONG PROPERTY LINES	USE OF STONE WALLS, BERMS, FENCES OR COMBINATION OF ITEMS	4 FOOT HIGH DECORATIVE ALUMINUM FENCE ALONG STREET FRONTAGE W/PLANTINGS AND 6 FOOT HIGH PRIVACY FENCE ALONG RESIDENTIAL PROPERTY LINE	521.3 C
PROJECT-WIDE BUFFERS	10 FOOT WIDE BUFFER ALONG ALL PROPERTY LINES	10 TO 50 FEET	521.3 D1
RESIDENTIAL DISTRICT BUFFERS	50 FOOT WIDE BUFFER	50 FEET	724 4
BUFFER BETWEEN BUILDINGS AND PARKING LOTS AND DRIVEWAYS	10 FEET WIDE WITH MINIMUM 5 FOOT PLANTING STRIP	0 FEET	521.3 D3
STREET TREES	TREES PLANTED ALONG STREET SIDE PROPERTY LINES AT MAXIMUM 30 FEET ON CENTER WITH MINIMUM CALIPER OF 4 INCHES	30 FEET ON CENTER AND 4 INCH CALIPER	521.3 F1
PARKING LOT TREES	1 TREE PER EVERY 5 SPACES WITH MINIMUM CALIPER OF 4 INCHES. TREES MUST BE SURROUNDED BY MINIMUM 25 SQUARE FEET OF UNPAVED AREA	1 TREE FOR 2 PROPOSED PARKING SPACES	521.3 F2

Per R.I.D.E.M
 Replace non-native plant species with suitable plants listed in Appendix B of the Stormwater Manual and/or the URI/CRM Sustainable Coastal Plant List. See condition No. 17 of the permit letter.

BIO-RETENTION BASIN NO. 1 PLANTING SCHEDULE

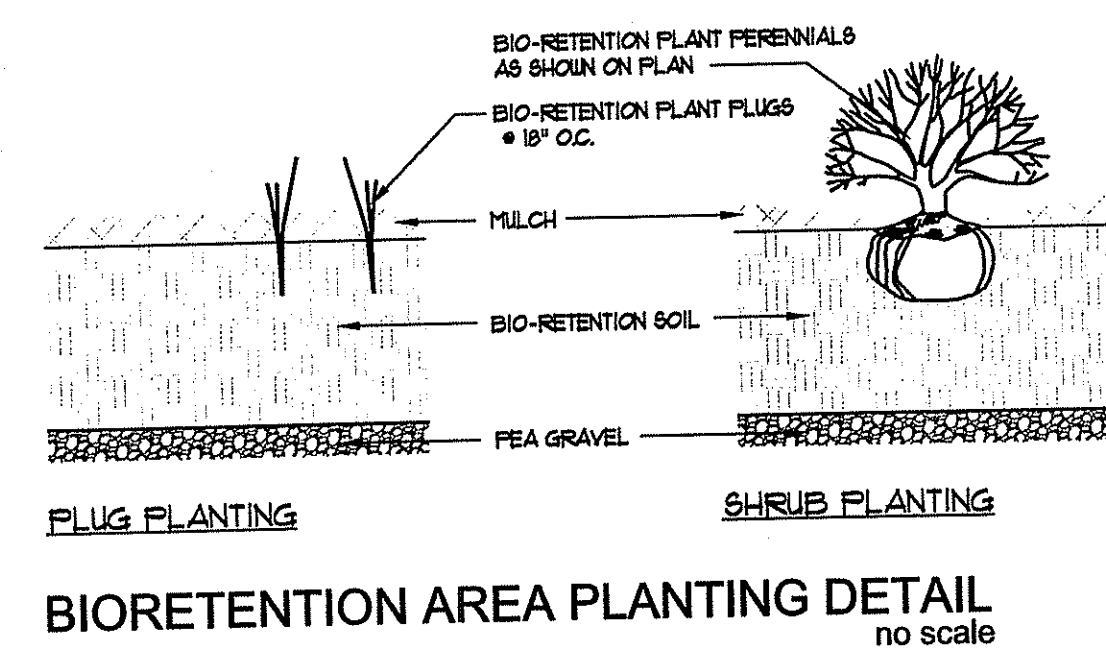
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
A	ZONE 2	807 Iris verticolar	Blueflag Iris	plug	18" o.c. spacing
		807 Scirpus cyprinus	Wool Grass	plug	18" o.c. spacing
		807 Pontederia cordata	Pickerelweed	plug	18" o.c. spacing
B	ZONE 3	9 Armeria maritima	Sea Thrift	1 gallon	spacing as shown on plan
		6 Fescuca ovina	Blue Fescue	1 gallon	spacing as shown on plan
		1,267 Verbena hastata	Blue Vervain	plug	18" o.c. spacing
		1,267 Juncus effusus	Soft Rush	plug	18" o.c. spacing
FO	ZONE 3	1,267 Eupatorium maculatum	Joe-pye Weed	plug	18" o.c. spacing

BIO-RETENTION BASIN NO. 2 PLANTING SCHEDULE

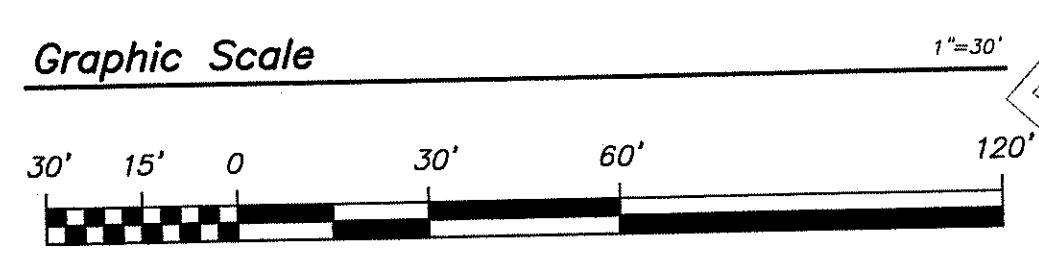
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
A	ZONE 2	700 Iris verticolar	Blueflag Iris	plug	18" o.c. spacing
		700 Scirpus cyprinus	Wool Grass	plug	18" o.c. spacing
		700 Pontederia cordata	Pickerelweed	plug	18" o.c. spacing
B	ZONE 3	9 Armeria maritima	Sea Thrift	1 gallon	spacing as shown on plan
		6 Fescuca ovina	Blue Fescue	1 gallon	spacing as shown on plan
		408 Verbena hastata	Blue Vervain	plug	18" o.c. spacing
		408 Juncus effusus	Soft Rush	plug	18" o.c. spacing
FO	ZONE 3	408 Eupatorium maculatum	Joe-pye Weed	plug	18" o.c. spacing

BIO-RETENTION BASIN NO. 3 PLANTING SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
A	ZONE 2	563 Iris verticolar	Blueflag Iris	plug	18" o.c. spacing
		563 Scirpus cyprinus	Wool Grass	plug	18" o.c. spacing
		563 Pontederia cordata	Pickerelweed	plug	18" o.c. spacing
B	ZONE 3	9 Armeria maritima	Sea Thrift	1 gallon	spacing as shown on plan
		3 Fescuca ovina	Blue Fescue	1 gallon	spacing as shown on plan
FO	ZONE 3	295 Verbena hastata	Blue Vervain	plug	18" o.c. spacing
		295 Juncus effusus	Soft Rush	plug	18" o.c. spacing
		295 Eupatorium maculatum	Joe-pye Weed	plug	18" o.c. spacing



DRAINAGE STRUCTURE PLANTING NOTES
 Seed Sediment Forebays with New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites.
 Seed side slopes with New England Conservation/Wildlife Mix.
 Seed Detention Basin bottoms with New England Wetmix.
 Seed side slopes with New England Conservation/Wildlife Mix.



DIANE C. SOULE & ASSOCIATES, ASLA
 LANDSCAPE ARCHITECTURE • GRAPHICS • DESIGN
 Smithfield, Rhode Island 401.231.0736 e-mail: diane@dcsa.ws

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS DIVISION
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE PERMIT LETTER
 DATED SEP 12 2014 14-0028
 NO CHANGES ALLOWED WITHOUT APPROVAL
 APPROVED PLANS MUST BE AT COMPLETION
 Charles A. Harber



Omni Drive Proposed Development
 A.P. III / Lot 8
 West Main Road (Rt. 114)
 Middletown, Rhode Island

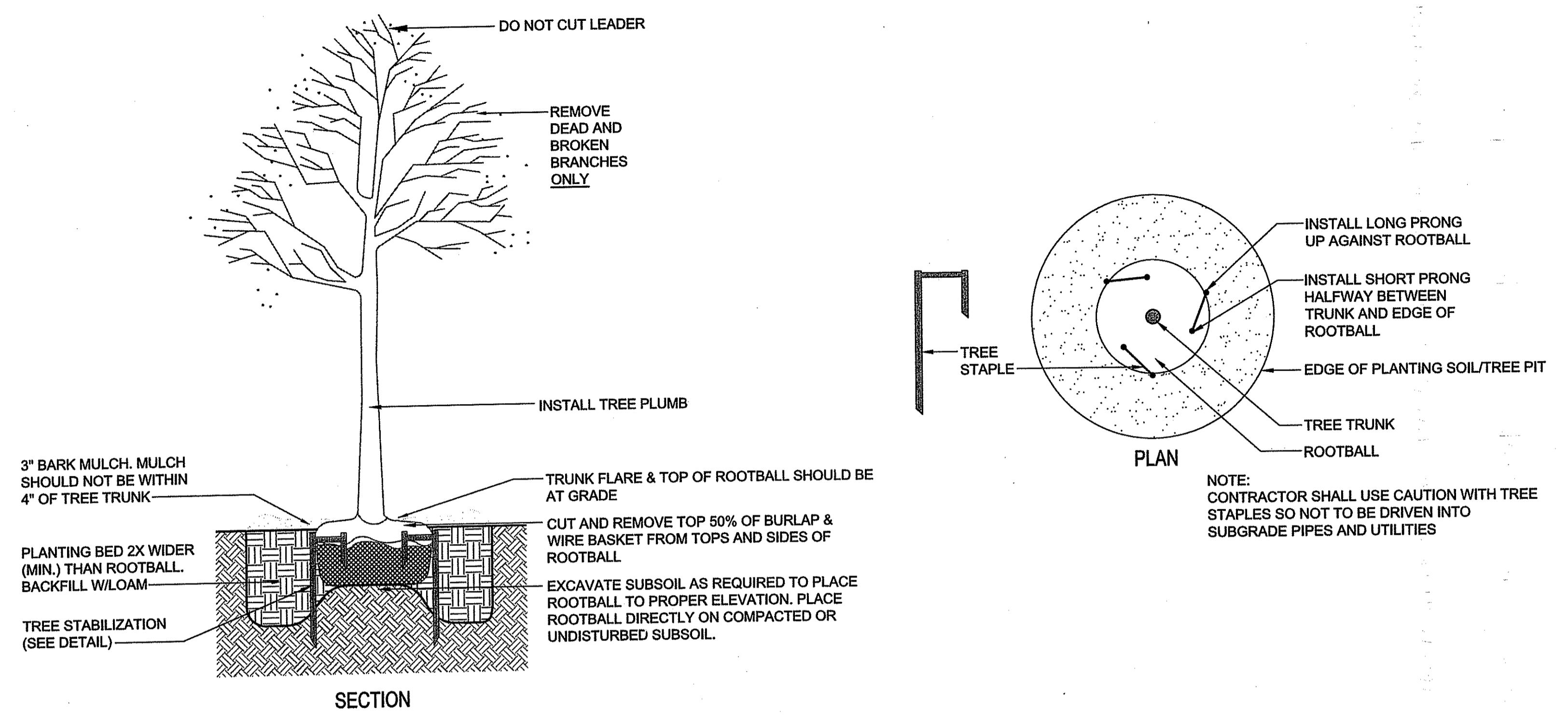
REVISIONS:	PROJECT NO.:
	13018.00
	DATE: DECEMBER 2013
	SCALE: 1"=30'
	DESIGNED BY: SPD
	CHECKED BY: TPT
	DRAWN BY: SPD
	APPROVED BY: TPT
	DRAWING TITLE: LANDSCAPE PLAN
	DRAWING NO.: L1.0
	SHEET NO. 13 OF 14



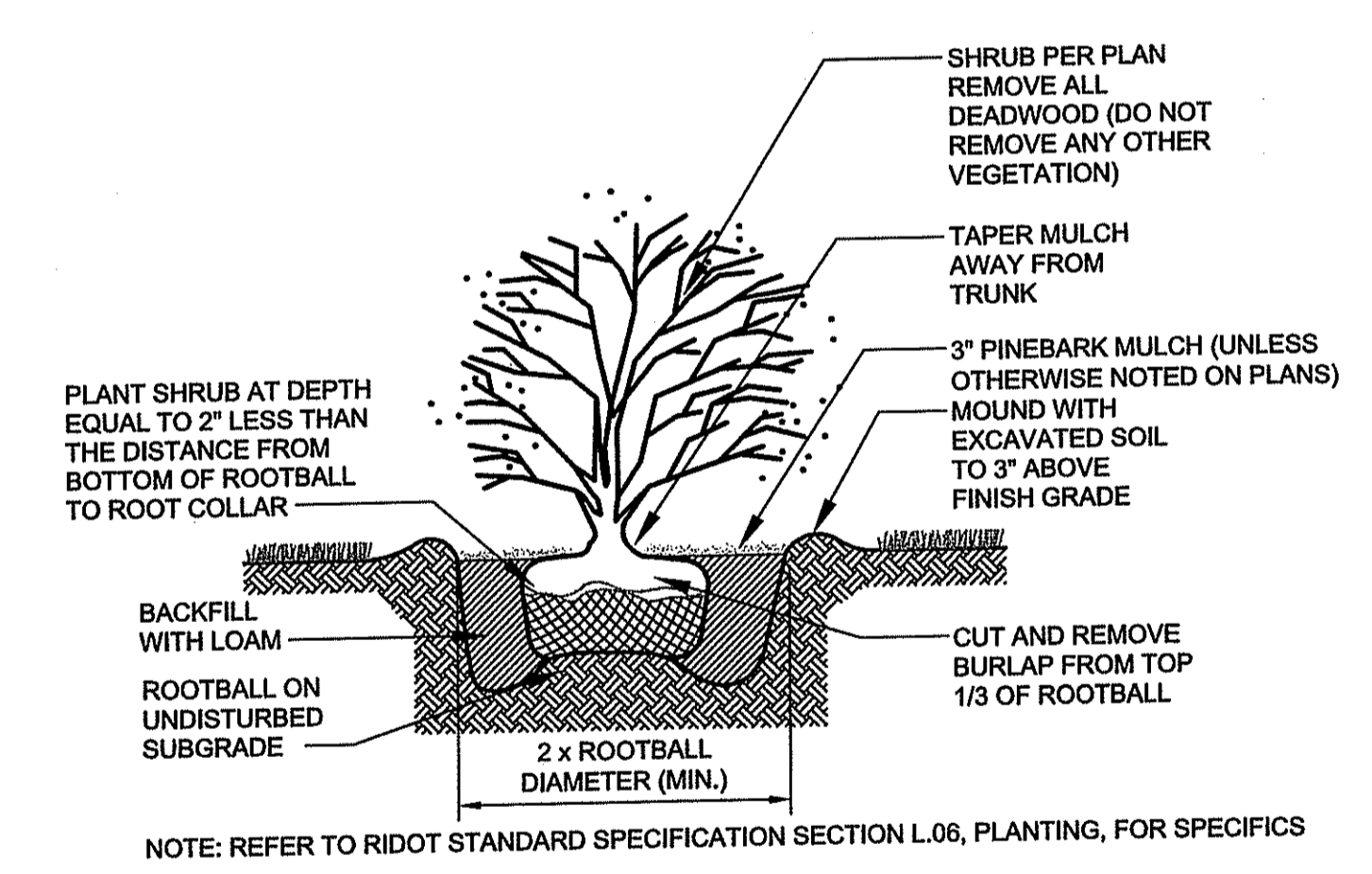
Omni Drive Proposed Development
 A.P. 111 / Lot 8
 West Main Road (Rt. 114)
 Middletown, Rhode Island

LANDSCAPE NOTES:

1. GUARANTEE THAT, UPON COMPLETION AND FINAL ACCEPTANCE, LANDSCAPE PLANTINGS CONFORM TO REQUIREMENTS OF CONTRACT DOCUMENTS. PROVIDE A WARRANTY FOR TREE PLANTINGS FOR A MINIMUM OF TWO (2) YEARS, INCLUDING TWO (2) CONTINUOUS GROWING SEASONS. COMMENCE WARRANTY ON DATE IDENTIFIED IN THE 'CERTIFICATE OF FINAL COMPLETION'. REPLACEMENTS: PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH NEW WARRANTY AND EXTENDED MAINTENANCE SERVICE COMMENCING ON THE DATE OF REPLACEMENT.
2. PLANT MATERIALS SHALL BE OF SIZE AND CALIFER REQUIRED AND CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. PLANTS OF OTHER KINDS THAN THOSE NAMED IN THE PLANT SCHEDULE SHALL NOT BE ACCEPTED WITHOUT APPROVAL. REPLACEMENT PLANTS LARGER IN SIZE THAN EXISTING MAY BE USED IF APPROVED BY THE A/E, PROVIDED USE OF LARGER PLANTS DOES NOT INCREASE CONTRACT PRICE.
4. A PROFESSIONAL HORTICULTURIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME TO MOVE AND INSTALL PLANT MATERIAL SO THAT STRESS TO THE PLANT IS MINIMIZED. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.
5. UNLESS OTHERWISE APPROVED BY THE A/E, ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
6. SET PLANTS PLUMB AND AT SUCH A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY & PROPERLY, BY FIRING OR TAMPING. ACCOMPANY BACKFILLING WITH THOROUGH WATERING UNLESS OTHERWISE APPROVED. FORM SAUCER CAPABLE OF HOLDING WATER AROUND INDIVIDUAL PLANTS.
7. FERTILIZE SHRUB BEDS WITH 10-6-4 FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF SURFACE AREA. BROADCAST, APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO (2) INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AT THE RATE OF ONE (1) AGRIFORM PELLETT PER INCH OF TREE DIAMETER (FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS). APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF AN EIGHT WEEK PERIOD.
8. CONTAINER GROWN MATERIALS: REMOVE PLANT FROM CONTAINER AND "BUTTERFLY" ROOT BALL OR OTHERWISE SPREAD OUT ROOTS ON SETTING MOUND. BACKFILL SHALL BE SIFTED THROUGH THEM AND SOLIDLY FIRMED.
9. AFTER PLANTING PRUNE ONLY BROKEN OR DEFORMED BRANCHES AND IN SUCH MANNER AS TO PRESERVE NATURAL CHARACTER OF PLANT.
10. IMMEDIATELY AFTER PLANTING, STAKE TREES OVER FIVE (5) FEET AS INDICATED ON DETAIL DRAWING INDICATED OR APPROVED BY THE OWNERS REPRESENTATIVE.
11. MULCH SHALL BE APPLIED A MINIMUM OF THREE (3) INCHES IN DEPTH IN ALL PLANTING BEDS, AS INDICATED ON THE DRAWINGS.
12. THE PLANTS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING, PREFERABLY WHEN TWO THIRDS OF THE BACKFILL HAS BEEN PLACED SO ALL AIR POCKETS ARE REMOVED AND THE PLANT PROPERLY SET. ADDITIONAL WATERING SHALL BE MADE AT LEAST ONCE EVERY THREE (3) WEEKS UNLESS OTHERWISE DIRECTED UNTIL FINAL ACCEPTANCE OF THE PLANT MATERIAL.
13. INSTALL 'BUTTERFLY' EROSION CONTROL FABRIC WHERE FINAL GRADES ARE 3:1 (33%) OR GREATER PER MANUFACTURER'S INSTRUCTIONS.
14. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS.
15. SEEDING NOTE: USE UNIVERSITY OF RHODE ISLAND NO. 2 IMPROVED SEED MIX OR EQUAL.
16. TREE PRUNING NOTE: STREET TREES SHOULD BE PRUNED TO MAINTAIN A MINIMAL BRANCH HEIGHT OF 8' WITHIN TWO (2) YEARS OF INSTALLATION OF THE TREE.
17. LANDSCAPE ESTABLISHMENT AND MAINTENANCE NOTE: CONTRACTOR SHALL ENSURE THAT ALL LAWN AREAS AND PLANTINGS ARE FULLY ESTABLISHED AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE PRIOR TO RELINQUISHING THEIR RESPONSIBILITIES FOR MAINTENANCE OF THESE AREAS.
18. TREE PROTECTION NOTE: NO MATERIAL, TEMPORARY SOIL DEPOSIT OR EXCAVATION SHALL OCCUR WITHIN FOUR FEET OF SHRUBS OR WITHIN TWO FEET OF THE DRIP LINE OF ANY SHRUBS OR TREES TO REMAIN. ANY RETAINED EXISTING VEGETATION SHALL BE PROTECTED AS PER DETAIL ON PLAN.



DECIDUOUS TREE PLANTING DETAIL
no scale



SHRUB PLANTING DETAIL
no scale

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WATERSHED PROGRAM
 APPROVED WITH COMMENTS
 AS SPECIFIED IN THE COMMENTS
 DATED SEP 12 2014 FILE # 14-0028
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. H. [unreadable]
 REVISIONS:

PROJECT NO.:	13018.00
DATE:	DECEMBER 2013
SCALE:	1"=30'
DESIGNED BY:	SPD
CHECKED BY:	TPT
DRAWN BY:	SPD
APPROVED BY:	TPT
DRAWING TITLE:	
DRAWING NO.:	L1.1
SHEET NO.:	14 OF 14

