

# PRELIMINARY SITE DEVELOPMENT PLANS

FOR:

## VALUE PLACE

AN EXTENDED STAY HOTEL

PREPARED FOR

## VALUE PLACE PROVIDENCE RI, LLC.

LOCATION OF SITE:

181 CORLISS STREET, CITY OF PROVIDENCE

PROVIDENCE COUNTY, RHODE ISLAND

PLAT 74, LOT 376

BK. 3991, PG. 260

Environmental Management  
 APR 14 2015  
 Office of Water Resources

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING DESIGN  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES  
 PERMITTING SERVICES

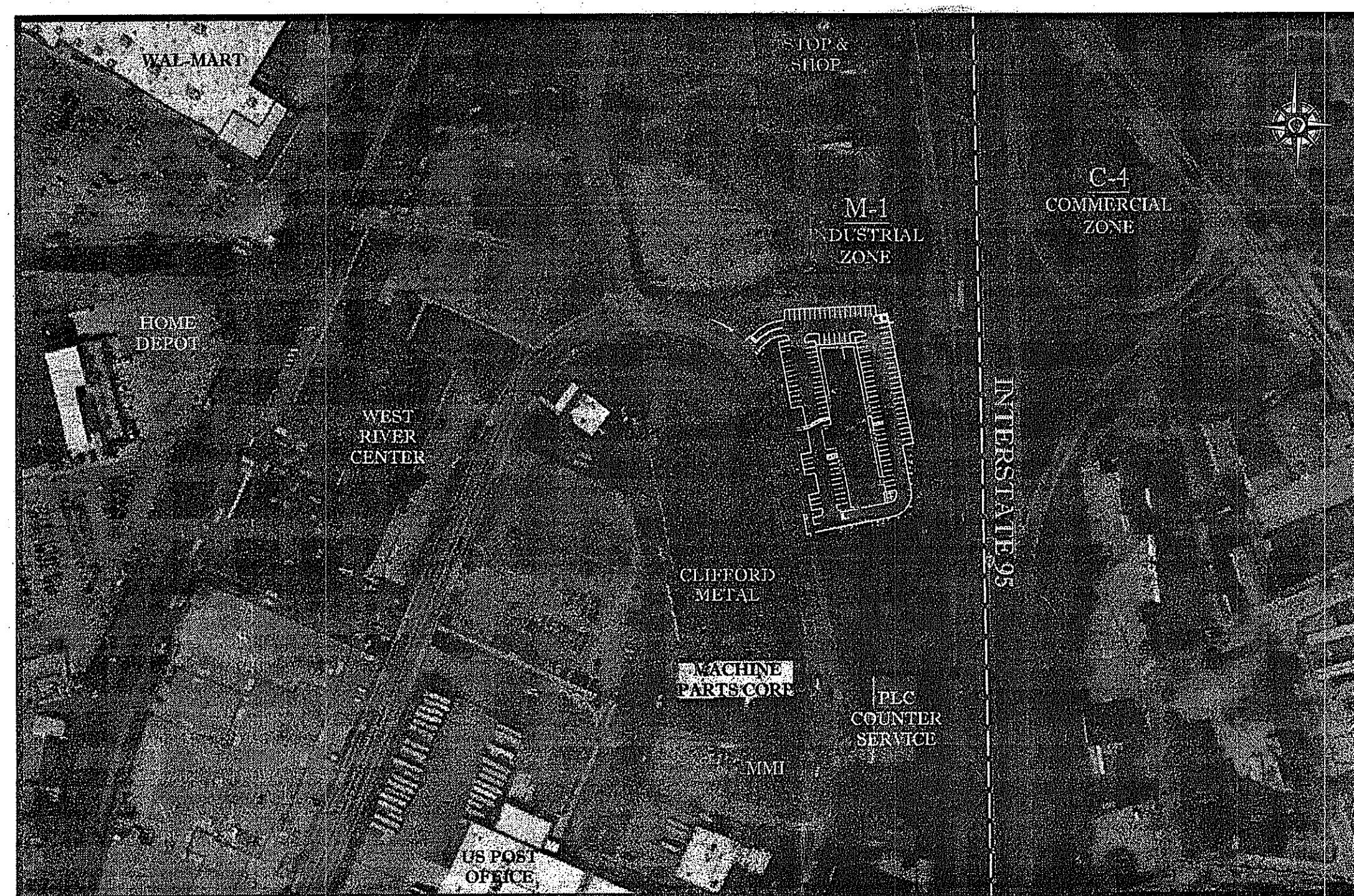
OFFICES:  
 BOSTON, MA  
 WASHINGTON, DC  
 NEW YORK, NY  
 PHOENIX, AZ  
 CHARLOTTE, NC  
 RALEIGH, NC

REVISIONS				
REV	DATE	COMMENT	BY	
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD	
2	2/25/15	REVISED PER CITY FORESTER COMMENT	EGD	
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD	
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LOCATION MAP

SCALE: 1"=1000'  
 PLAN REFERENCE: PROVIDENCE, RHODE ISLAND USGS QUADRANGLE



AREA PLAN

SCALE: 1"=200'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C000 OF 16
GENERAL NOTES SHEET	C001 OF 16
DEMOLITION PLAN	C100 OF 16
SITE PLAN	C200 OF 16
GRADING & DRAINAGE PLAN	C300 OF 16
SOIL EROSION & SEDIMENT CONTROL PLAN	C301 OF 16
SOIL EROSION CONTROL NOTES & DETAILS SHEET	C302 OF 16
UTILITY PLAN	C400 OF 16
LANDSCAPE PLAN	C500 OF 16
LANDSCAPE NOTES & DETAILS SHEET	C501 OF 16
CONSTRUCTION DETAIL SHEET	C600 OF 16
CONSTRUCTION DETAIL SHEET	C601 OF 16
CONSTRUCTION DETAIL SHEET	C602 OF 16
CONSTRUCTION DETAIL SHEET	C603 OF 16
CONSTRUCTION DETAIL SHEET	C604 OF 16
LIGHTING PLAN	C700 OF 16
ARCHITECTURAL PLANS & ELEVATIONS (BY OTHERS)	1 SHEETS*
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 SHEET

\* - SHEETS BOUND SEPERATELY

SHEET INDEX

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS NOTED IN THE LETTER OF APPROVAL  
 MAY 11 2015 FILE # 15-0067  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

OWNER:

COVE ROAD DEVELOPMENT CORPORATION  
 P.O. BOX 8171  
 CRANSTON, RI 02920

APPLICANT:

VALUE PLACE PROVIDENCE, LLC  
 8621 EAST 21ST STREET NORTH, SUITE 250  
 WICHITA, KS 67206

PREPARED BY



**PRELIMINARY PLAN STAGE**

PROJECT No.: W141144  
 DRAWN BY: EGD  
 CHECKED BY: JAB  
 DATE: 10/13/14  
 SCALE: AS SHOWN  
 CAD I.D.: W141144SS3

**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**

LOCATION OF SITE  
 PLAT #74, LOT #376  
 181 CORLISS STREET  
 PROVIDENCE COUNTY  
 PROVIDENCE, RI

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**J.A. KUCICH**  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41638  
 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 9608  
 ILLINOIS LICENSE No. 12253  
 CIVIL

SHEET TITLE:  
**COVER SHEET**

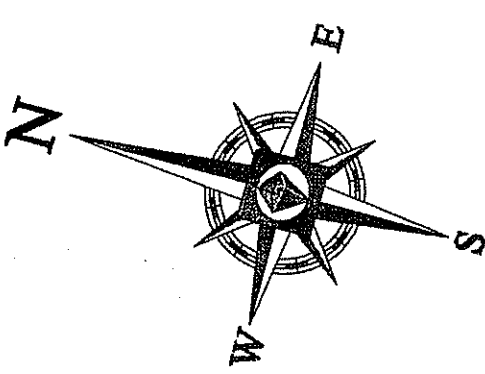
SHEET NUMBER:  
**C000**  
 OF 16

REV 3 - 4/07/2015

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LAND USE / ZONING INFORMATION & NOTES

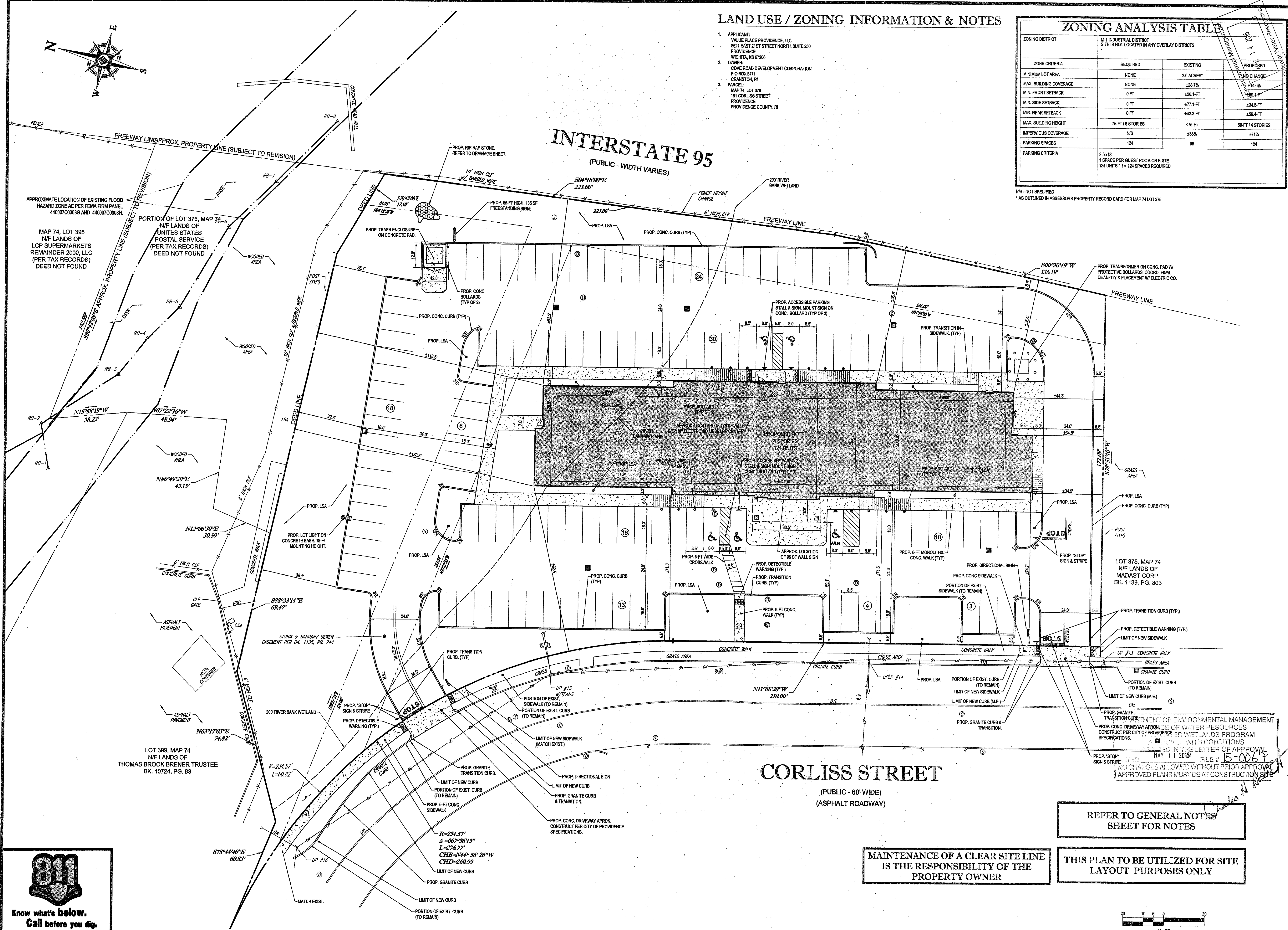
1. APPLICANT: VALUE PLACE PROVIDENCE, LLC  
8521 EAST 21ST STREET NORTH, SUITE 250  
PROVIDENCE, WICHITA, KS 67206
2. OWNER: COVE ROAD DEVELOPMENT CORPORATION  
P.O. BOX 8171  
CRANSTON, RI
3. PARCEL: MAP 74, LOT 376  
181 CORLISS STREET  
PROVIDENCE, PROVIDENCE COUNTY, RI

ZONING ANALYSIS TABLE			
ZONING DISTRICT	M-1 INDUSTRIAL DISTRICT SITE IS NOT LOCATED IN ANY OVERLAY DISTRICTS		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NONE	2.0 ACRES*	NO CHANGE
MAX. BUILDING COVERAGE	NONE	±28.7%	±14.0%
MIN. FRONT SETBACK	0 FT	±20.1-FT	±29.1-FT
MIN. SIDE SETBACK	0 FT	±77.1-FT	±34.5-FT
MIN. REAR SETBACK	0 FT	±42.3-FT	±56.4-FT
MAX. BUILDING HEIGHT	75-FT / 6 STORIES	<75-FT	50-FT / 4 STORIES
IMPERVIOUS COVERAGE	NIS	±83%	±71%
PARKING SPACES	124	86	124
PARKING CRITERIA	8.5:1* 1 SPACE PER GUEST ROOM OR SUITE 124 UNITS * 1 = 124 SPACES REQUIRED		

NIS - NOT SPECIFIED  
\* AS OUTLINED IN ASSESSORS PROPERTY RECORD CARD FOR MAP 74 LOT 376

**INTERSTATE 95**  
(PUBLIC - WIDTH VARIES)

**CORLISS STREET**  
(PUBLIC - 60' WIDE)  
(ASPHALT ROADWAY)



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT  
SUSTAINABILITY PERMITTING SERVICES

LANDSCAPE ARCHITECTURE  
TRANSPORTATION SERVICES  
SOUTHERN MARYLAND  
DELAWARE  
CENTRAL VIRGINIA  
NEW YORK METRO  
PHILADELPHIA/POCONO/THIRN NJ  
SOUTHEASTERN PA

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**PRELIMINARY PLAN STAGE**

PROJECT No.: W141144  
DRAWN BY: EGD  
CHECKED BY: JAB  
DATE: 10/13/14  
SCALE: AS SHOWN  
CAD I.D.: W141144SS3

**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**

LOCATION OF SITE  
PLAT #74, LOT #376  
181 CORLISS STREET  
PROVIDENCE COUNTY  
PROVIDENCE, RI

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
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**J.A. KUGICH**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE NO. 41530  
CONNECTICUT LICENSE NO. 20177  
RHODE ISLAND LICENSE NO. 9912  
PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**SITE PLAN**

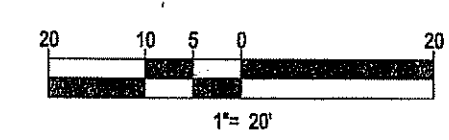
SHEET NUMBER:  
**C200**  
OF 16

REV 3 - 4/07/2015

MAINTENANCE OF A CLEAR SITE LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

REFER TO GENERAL NOTES SHEET FOR NOTES

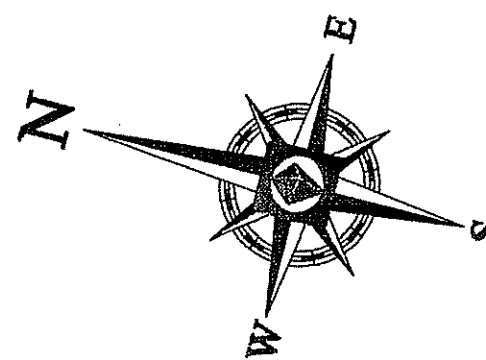
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



**811**  
Know what's below.  
Call before you dig.

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APPROXIMATE LOCATION OF EXISTING FLOOD HAZARD ZONE AE PER FEMA FIRM PANEL 440007C0308G AND 440007C0308H.

MAP 74, LOT 398 N/F LANDS OF LCP SUPERMARKETS REMAINDER 2000, LLC (PER TAX RECORDS) DEED NOT FOUND

PORTION OF LOT 376, MAP 74 N/F LANDS OF UNITES STATES POSTAL SERVICE (PER TAX RECORDS) DEED NOT FOUND

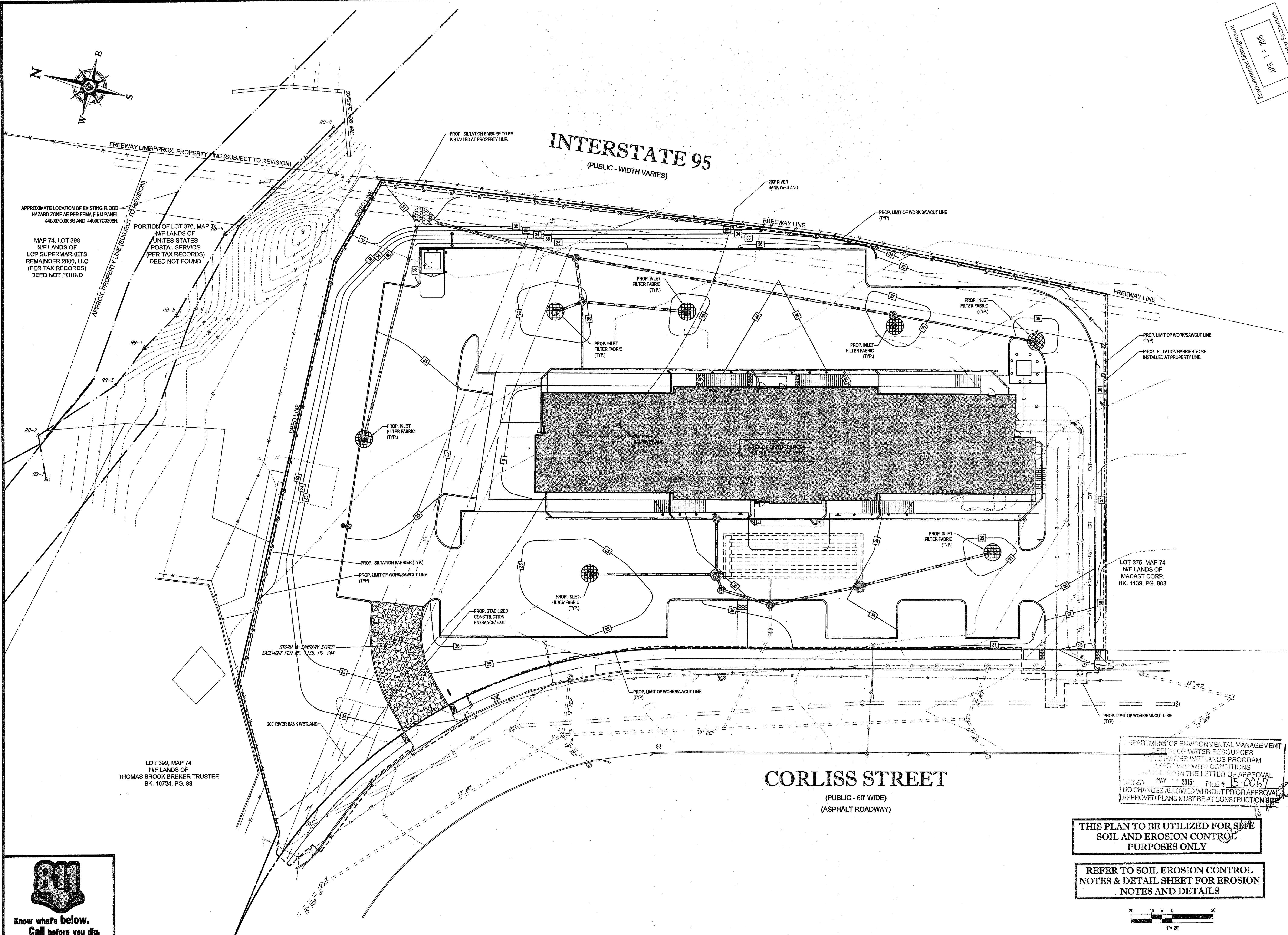
LOT 399, MAP 74 N/F LANDS OF THOMAS BROOK BRENER TRUSTEE BK. 10724, PG. 83

# INTERSTATE 95

(PUBLIC - WIDTH VARIES)

# CORLISS STREET

(PUBLIC - 60' WIDE)  
(ASPHALT ROADWAY)



Office of Water Resources  
April 14, 2015  
Environmental Management

**BOHLER ENGINEERING**

STATE AND FEDERAL LICENSES IN:  
 LAND SURVEYING  
 SUSTAINABLE DESIGN  
 PROGRAM MANAGEMENT  
 PERMITTING SERVICES

ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 TRANSPORTATION SERVICES

• BALTIMORE, MD  
 • BOSTON, MA  
 • CHARLOTTE, NC  
 • CHICAGO, IL  
 • DENVER, CO  
 • HOUSTON, TX  
 • LOS ANGELES, CA  
 • NEW YORK, NY  
 • PHOENIX, AZ  
 • RICHMOND, VA  
 • WASHINGTON, DC

REVISIONS			
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**PRELIMINARY PLAN STAGE**

PROJECT No.: W1411444  
 DRAWN BY: EGD  
 CHECKED BY: JAB  
 DATE: 10/13/14  
 SCALE: AS SHOWN  
 CAD I.D.: W141144553

PROJECT: **SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**

LOCATION OF SITE  
 PLAT #74, LOT #376  
 181 CORLISS STREET  
 PROVIDENCE COUNTY  
 PROVIDENCE, RI

**BOHLER ENGINEERING**

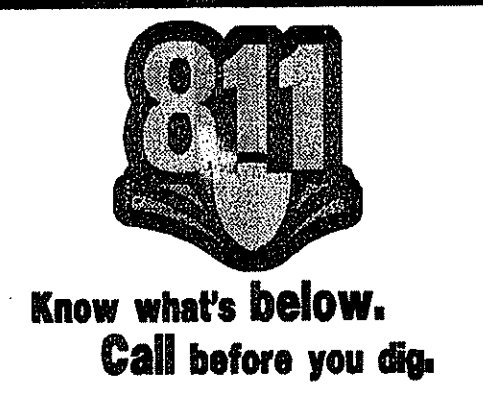
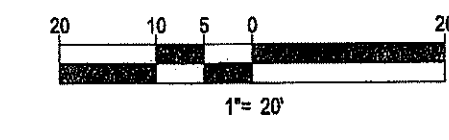
352 TURNPIKE ROAD  
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[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

JOHN A. KUCICH  
**JA KUCICH**  
 No. 15-0067  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE NO. 41000  
 PROFESSIONAL ENGINEER  
 PROVIDENCE COUNTY LICENSE NO. 2837  
 MAINE LICENSE NO. 1255

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 SHOWN IN THE LETTER OF APPROVAL  
 DATED MAY 1 2015 FILE # 15-0067  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**



SHEET TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**C301**  
 OF 16

REV 3 - 4/07/2015

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# EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNVEGETATED OR UNSEEDING CONDITION FOR A MINIMUM TIME PERIOD. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #8.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING) AS WELL TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
  - HAY MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH STRAW BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

## MULCH

LOCATION PROTECT AREA	MULCH STRAW OR HAY	RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

\* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING  
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

# EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

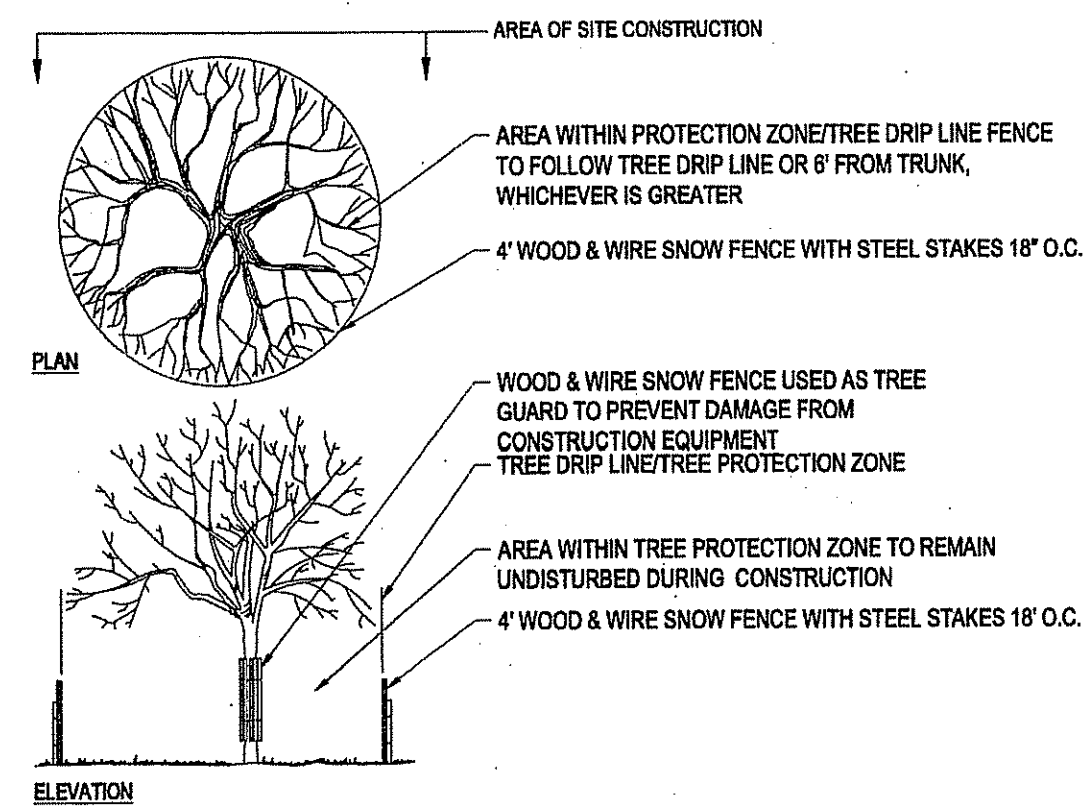
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200 - 300# HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

# CONSTRUCTION SEQUENCE

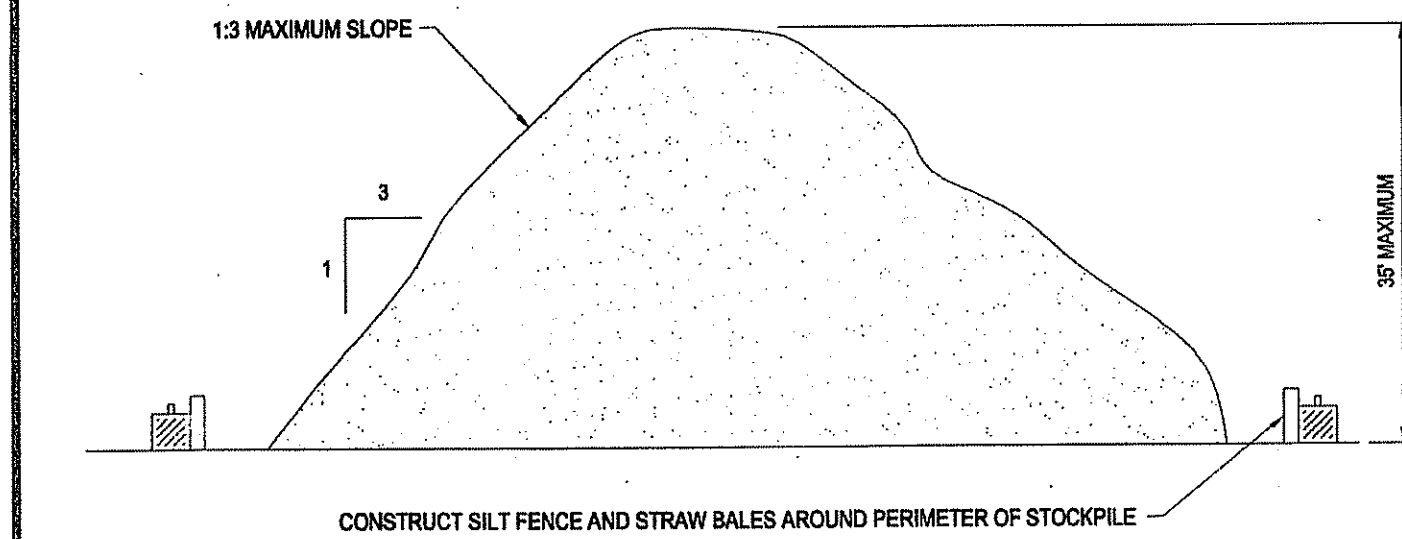
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

# TREE PROTECTION DURING CONSTRUCTION



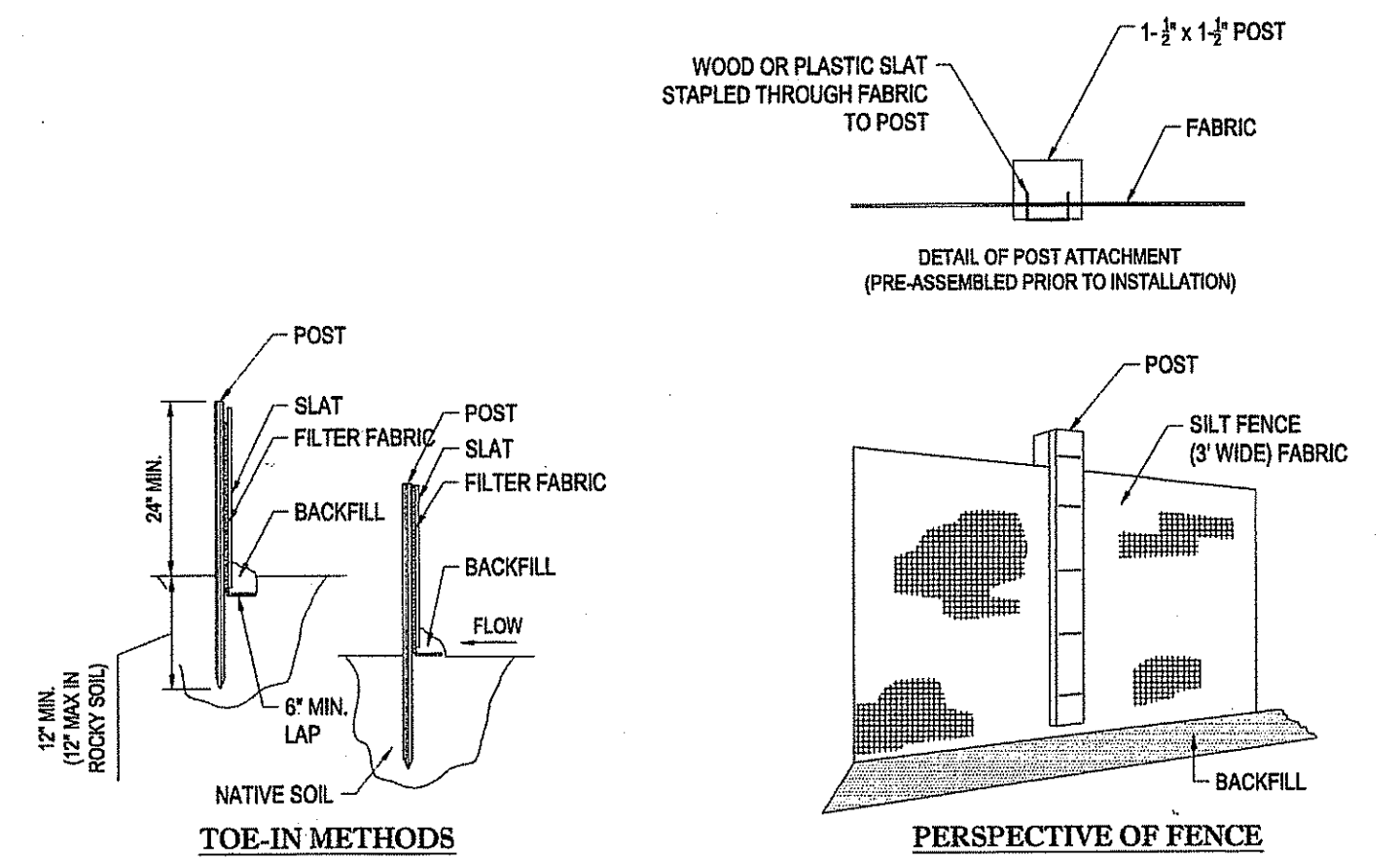
N.T.S.



# TEMPORARY STOCKPILE DETAIL

N.T.S.

- INSTALLATION:
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
  - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
  - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.



# TYP. SILTATION FENCE DETAIL

N.T.S.

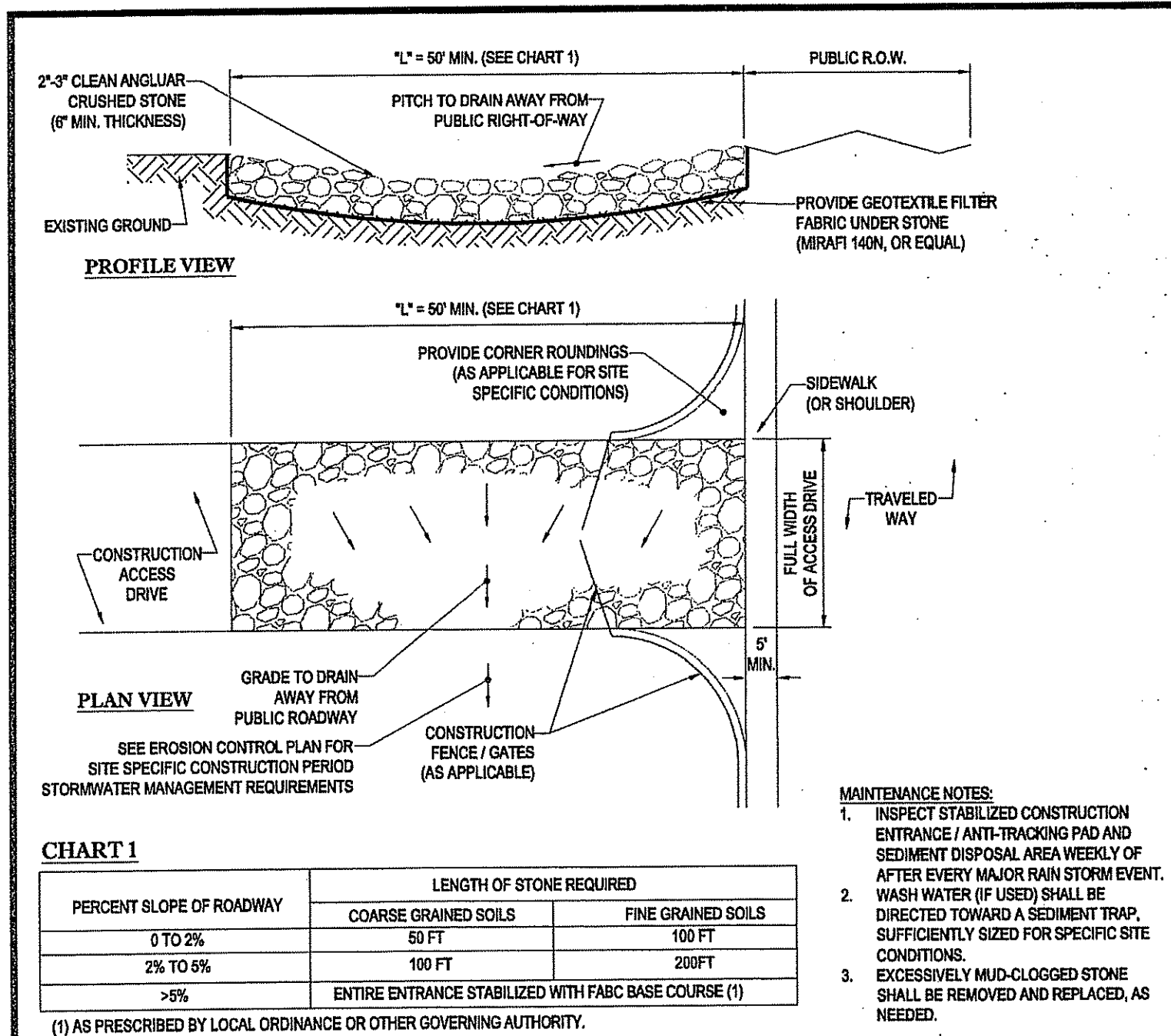


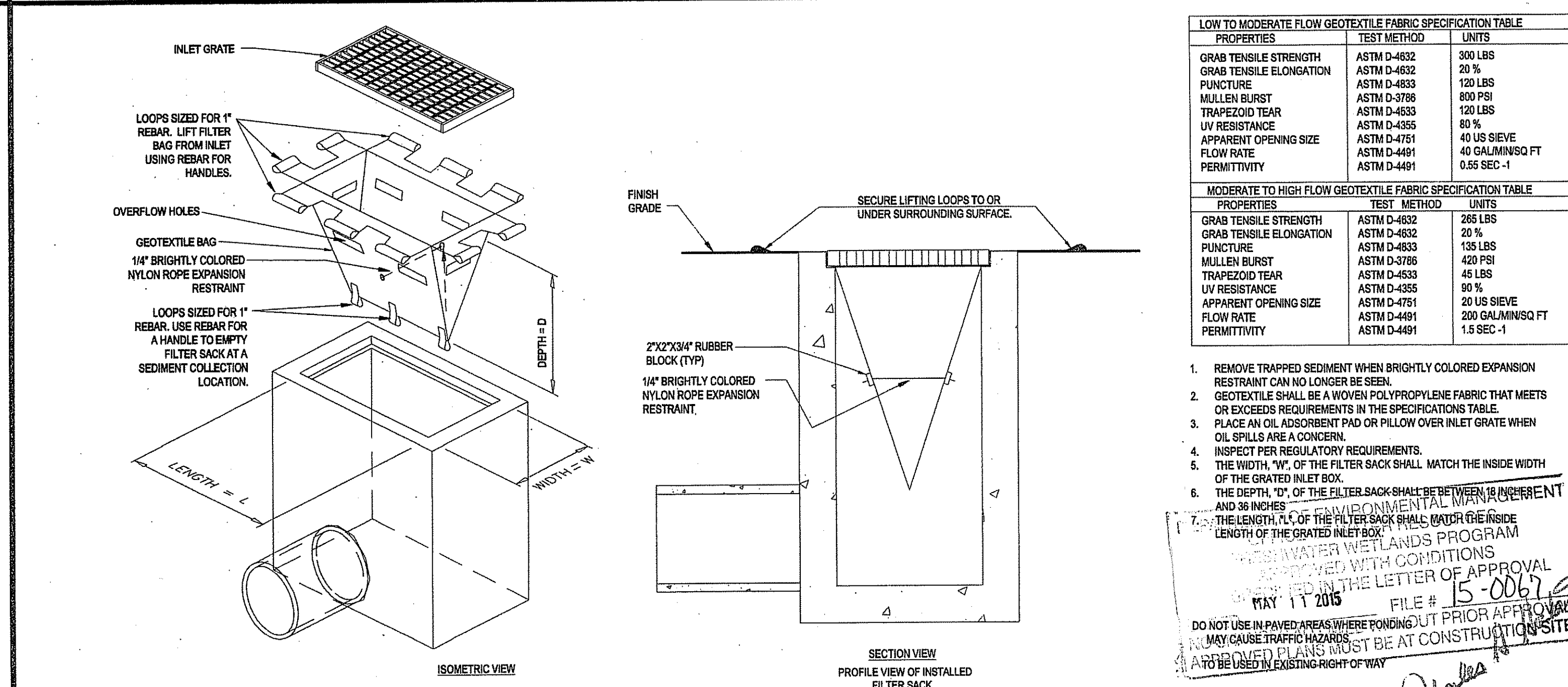
CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 6%	100 FT	200 FT
>6%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

# STABILIZED CONSTRUCTION EXIT

N.T.S.



# FILTER SACKS (GRADED INLETS)

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3788	800 PSI
TRAPEZOID TEAR	ASTM D-4355	120 LBS
UV RESISTANCE	ASTM D-4355	60 %
APPARENT OPENING SIZE	ASTM D-4751	40 GUMMUSQ FT
FLOW RATE	ASTM D-4491	0.55 SEC -1
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3788	420 PSI
TRAPEZOID TEAR	ASTM D-4355	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 GUMMUSQ FT
FLOW RATE	ASTM D-4491	200 GUMMUSQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
  - GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
  - PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
  - INSPECT PER REGULATORY REQUIREMENTS.
  - THE WIDTH, 1/4" OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
  - THE DEPTH, 10", OF THE FILTER SACK SHALL BE BETWEEN 1/2" AND 3/4" INCHES.
  - THE LENGTH, 12", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
- DO NOT USE IN PAVED AREAS WHERE PONDING OUT PRIOR APPROVAL MAY CAUSE TRAFFIC HAZARDS. ALL FILTER SACKS MUST BE AT CONSTRUCTION SITE TO BE USED IN EXISTING RIGHT-OF-WAY.
- APPROVED BY: *John A. Kucich*  
 DATE: MAY 11 2015  
 FILE # 15-0067

**BOHLER ENGINEERING**  
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 LAND SURVEYING, PROJECT MANAGEMENT, TRANSPORTATION SERVICES, ENVIRONMENTAL DESIGN, CONSULTING SERVICES  
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 PHILADELPHIA, PA  
 SOUTH EASTERN, PA

REVISIONS			
REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/25/15	REVISED PER CITY FORESTER COMMENT	EGD
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD
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**PRELIMINARY PLAN STAGE**  
 PROJECT NO.: W141144  
 DRAWN BY: EGD  
 CHECKED BY: JAB  
 DATE: 10/15/14  
 SCALE: AS SHOWN  
 CAD ID.: W141144SS3

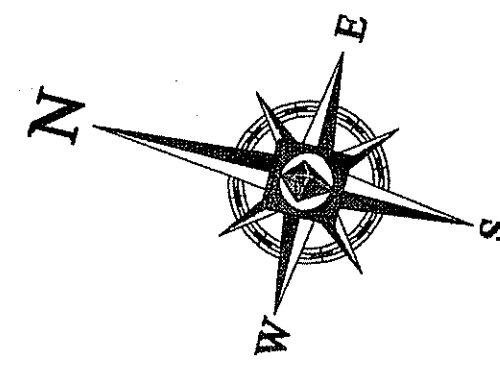
**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**  
 LOCATION OF SITE  
 PLAT #74, LOT #376  
 181 CORLISS STREET  
 PROVIDENCE COUNTY  
 PROVIDENCE, RI

**BOHLER ENGINEERING**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 Fax: (508) 480-9080  
 www.BohlerEngineering.com

**J.A. KUCICH**  
 No. 15015  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE NO. 4153  
 CONNECTICUT LICENSE NO. 8177  
 PROFESSIONAL ENGINEER  
 CIVIL

SHEET TITLE:  
**SOIL EROSION CONTROL NOTES & DETAILS SHEET**  
 SHEET NUMBER:  
**C302**  
 OF 16  
 REV 3 - 4/07/2015





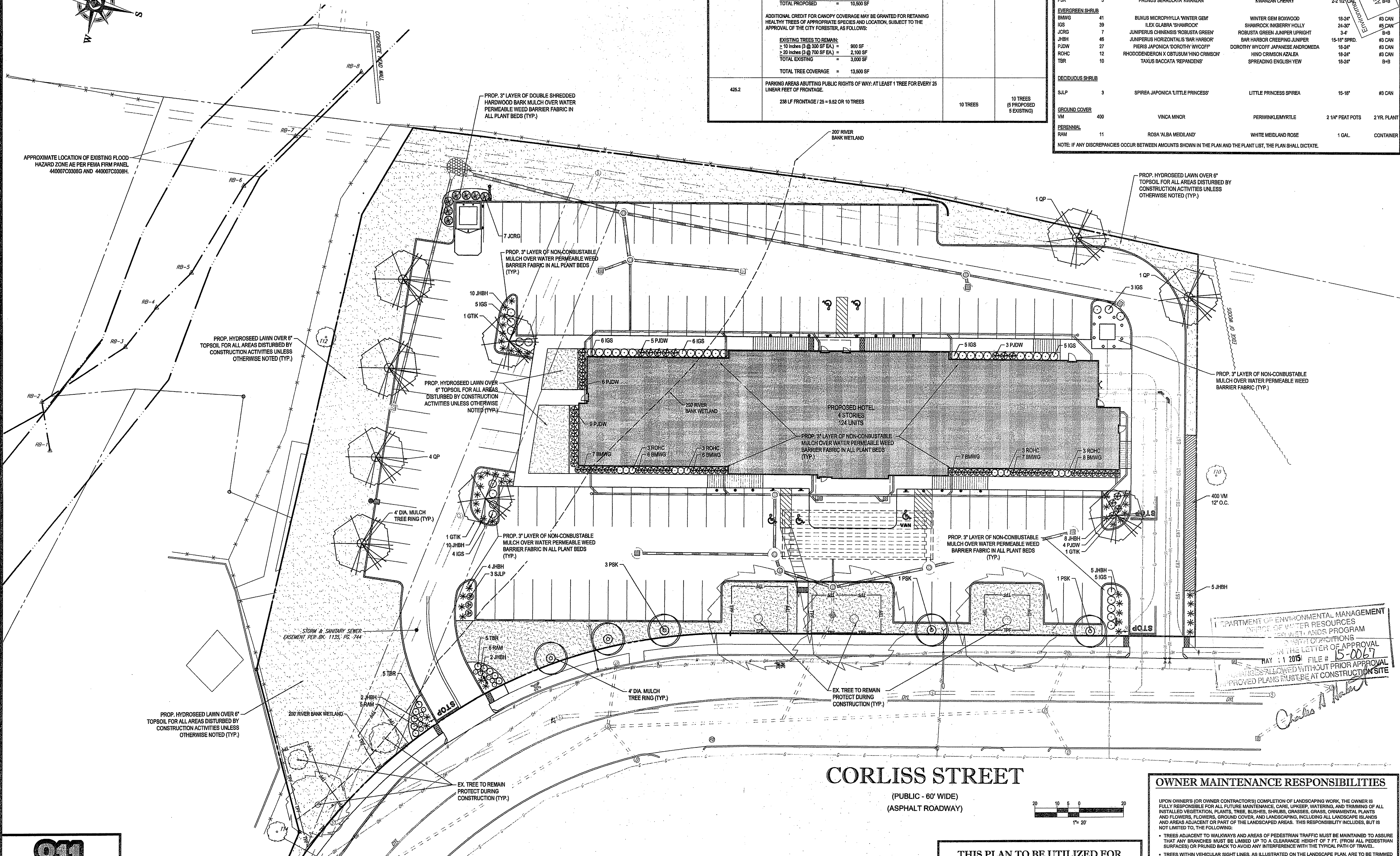
### CITY OF PROVIDENCE LANDSCAPE REQUIREMENTS

SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
425.1	CANOPY OF MATURE TREES SHALL EQUAL 10% OF THE SQUARE FOOTAGE OF OVERALL LOT.  OVERALL LOT: 87,839 SF x 15% = 13,146 SF REQUIRED CANOPY COVERAGE  NEW TREES PROVIDED: 9 LARGE (1,000 SF EA.) = 9,000 SF 5 SMALL (300 SF EA.) = 1,500 SF TOTAL PROPOSED = 10,500 SF  ADDITIONAL CREDIT FOR CANOPY COVERAGE MAY BE GRANTED FOR RETAINING HEALTHY TREES OF APPROPRIATE SPECIES AND LOCATION, SUBJECT TO THE APPROVAL OF THE CITY FORESTER, AS FOLLOWS:  EXISTING TREES TO REMAIN: ≥ 10 inches (3 @ 300 SF EA.) = 900 SF ≥ 20 inches (3 @ 100 SF EA.) = 2,100 SF TOTAL EXISTING = 3,000 SF  TOTAL TREE COVERAGE = 13,500 SF	13,146 SF	13,500 SF (10,500 SF PROPOSED) (3,000 SF EXISTING)
425.2	PARKING AREAS ABUTTING PUBLIC RIGHTS OF WAY: AT LEAST 1 TREE FOR EVERY 25 LINEAR FEET OF FRONTAGE.  238 LF FRONTAGE / 25 = 9.52 OR 10 TREES	10 TREES	10 TREES (5 PROPOSED) (5 EXISTING)

### LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE</b>					
GTK	3	GLEDITSIA TRIACANTHOS INTERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2 1/2" CAL	
QP	6	QUERCUS PALUSTRIS	PIN OAK	2 1/2" CAL	
<b>ORNAMENTAL TREE</b>					
PSK	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2-2 1/2"	
<b>EVERGREEN SHRUB</b>					
BMWG	41	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	15-24"	#3 CAN
IGS	39	ILEX GLABRA 'SHAMROCK'	SHAMROCK INGEBERRY HOLLY	24-30"	#5 CAN
JCRG	7	JUNIPERUS CHINENSIS 'ROBUSTA GREEN'	ROBUSTA GREEN JUNIPER UPRIGHT	3-4'	5-B
JHH	48	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
PJDW	27	PIERIS JAPONICA 'DOROTHY WYCOFF'	DOROTHY WYCOFF JAPANESE ANDROMEDA	16-24"	#3 CAN
RHC	12	RHODOCODENDRON X OBTSULUM 'HIND CRIMSON'	HIND CRIMSON AZALEA	16-24"	#3 CAN
TBR	10	TAXUS BACATA 'REPANDENS'	SPREADING ENGLISH YEW	16-24"	5-B
<b>DECIDUOUS SHRUB</b>					
SJLP	3	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	#3 CAN
<b>GROUND COVER</b>					
VM	400	VINCA MINOR	PERIWINKLE/ARTLE	2 1/4" FEAT POTS	2 YR. PLANT
<b>PERENNIAL</b>					
RAM	11	ROSA 'ALBA MEIDLAND'	WHITE MEIDLAND ROSE	1 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



## BOHLER ENGINEERING

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LAND SURVEYING PROGRAM MANAGEMENT PERMITTING SERVICES  
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NORTH DARTMOUTH, MA  
NORTH READING, MA  
ROSLINDEN, MA  
WEST BOROUGH, MA  
WESTFIELD, MA  
WINTHROP, MA

### REVISIONS

REV	DATE	COMMENT	BY
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### PRELIMINARY PLAN STAGE

PROJECT NO: W141144  
DRAWN BY: EGD  
CHECKED BY: JAB  
DATE: 10/31/14  
SCALE: AS SHOWN  
CAD I.D.: W141144SS3

### SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC

LOCATION OF SITE  
PLAT #74, LOT #376  
181 CORLISS STREET  
PROVIDENCE COUNTY  
PROVIDENCE, RI

## BOHLER ENGINEERING

352 TURNPIKE ROAD  
SOUTH BOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

## M.J. MRYA

REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS NO. 1217  
RHODE ISLAND NO. 419  
NEW YORK NO. 00258  
NEW HAMPSHIRE NO. 109

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C500**  
OF 16

REV 3 - 4/07/2015

### OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OR ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS**

**Know what's below. Call before you dig.**

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# LANDSCAPE SPECIFICATIONS

**1. SCOPE OF WORK**  
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

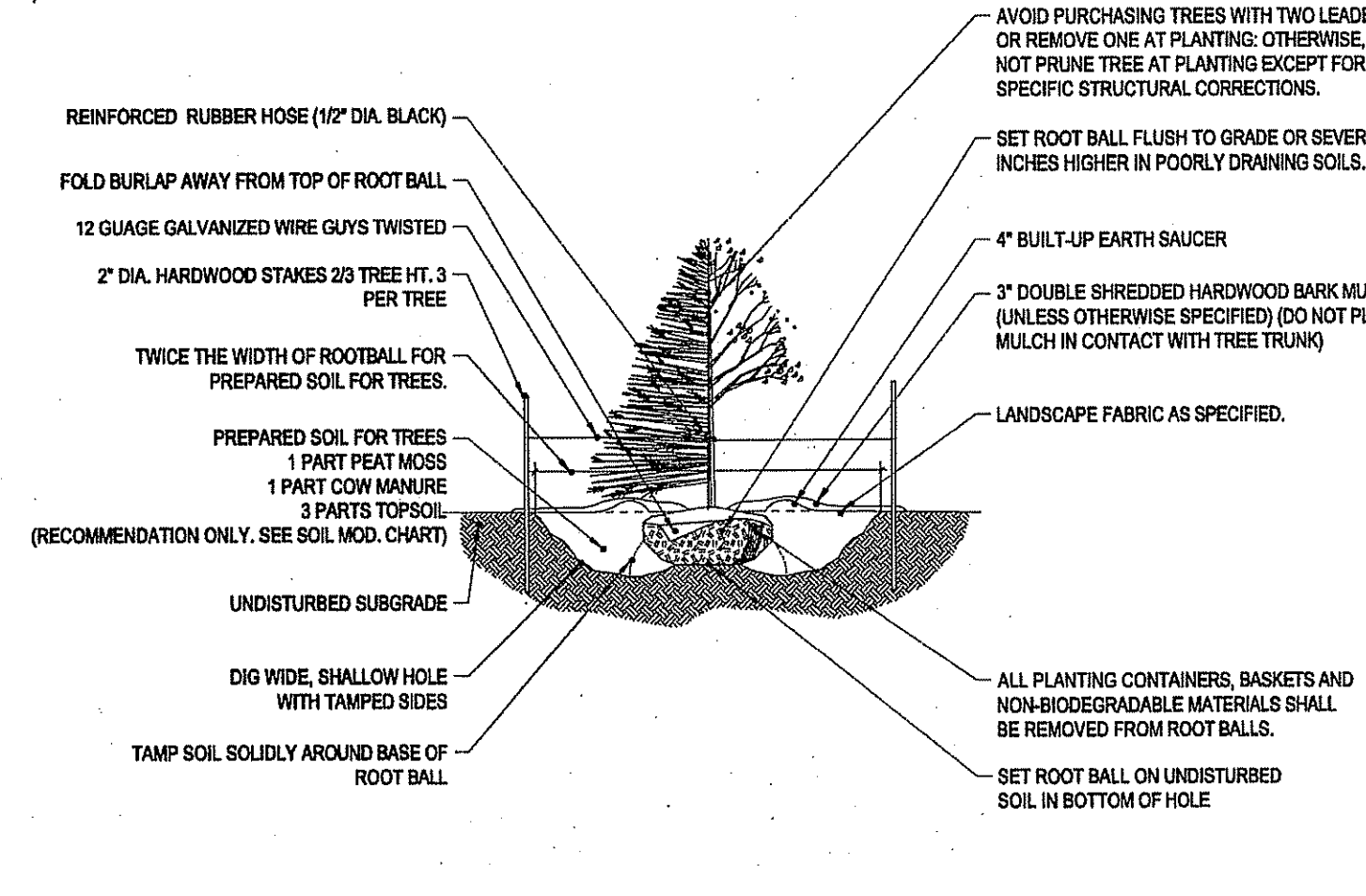
**2. MATERIALS**  
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.  
B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.  
C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.  
I. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.  
II. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.  
D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.  
E. FERTILIZER  
I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.  
II. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.  
III. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 8% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.  
F. PLANT MATERIAL  
I. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN.  
II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.  
III. ALL PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.  
IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLOUSED, SHALL BE REJECTED.  
V. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.  
VI. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.  
VII. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.  
VIII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.  
IX. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

**3. GENERAL WORK PROCEDURES**  
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.  
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.  
C. SITE PREPARATIONS  
I. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.  
II. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND DAMAGE AS A RESULT OF CONSTRUCTION. REMOVAL OF THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.  
D. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.  
E. TREE PROTECTION  
I. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.  
II. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.  
III. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.  
IV. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.  
F. SOIL MODIFICATIONS  
I. CONTRACTOR SHALL OBTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.  
II. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.  
III. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.  
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12" USING COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPACTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.  
II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR PERCULCULATED CRYSTAL COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.  
III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.  
G. FINISHED GRADING  
I. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.  
II. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").  
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.  
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.  
H. TOPSOILING  
A. CONTRACTOR SHALL PROVIDE A 2" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.  
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.  
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.I]):  
I. 20 POUNDS "GRO-POWER" OR APPROVED SOIL CONDITIONER/FERTILIZER  
II. 20 POUNDS NITRO-FORM (COURSE) 35-84 BLUE CHIP OR APPROVED NITROGEN FERTILIZER  
E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

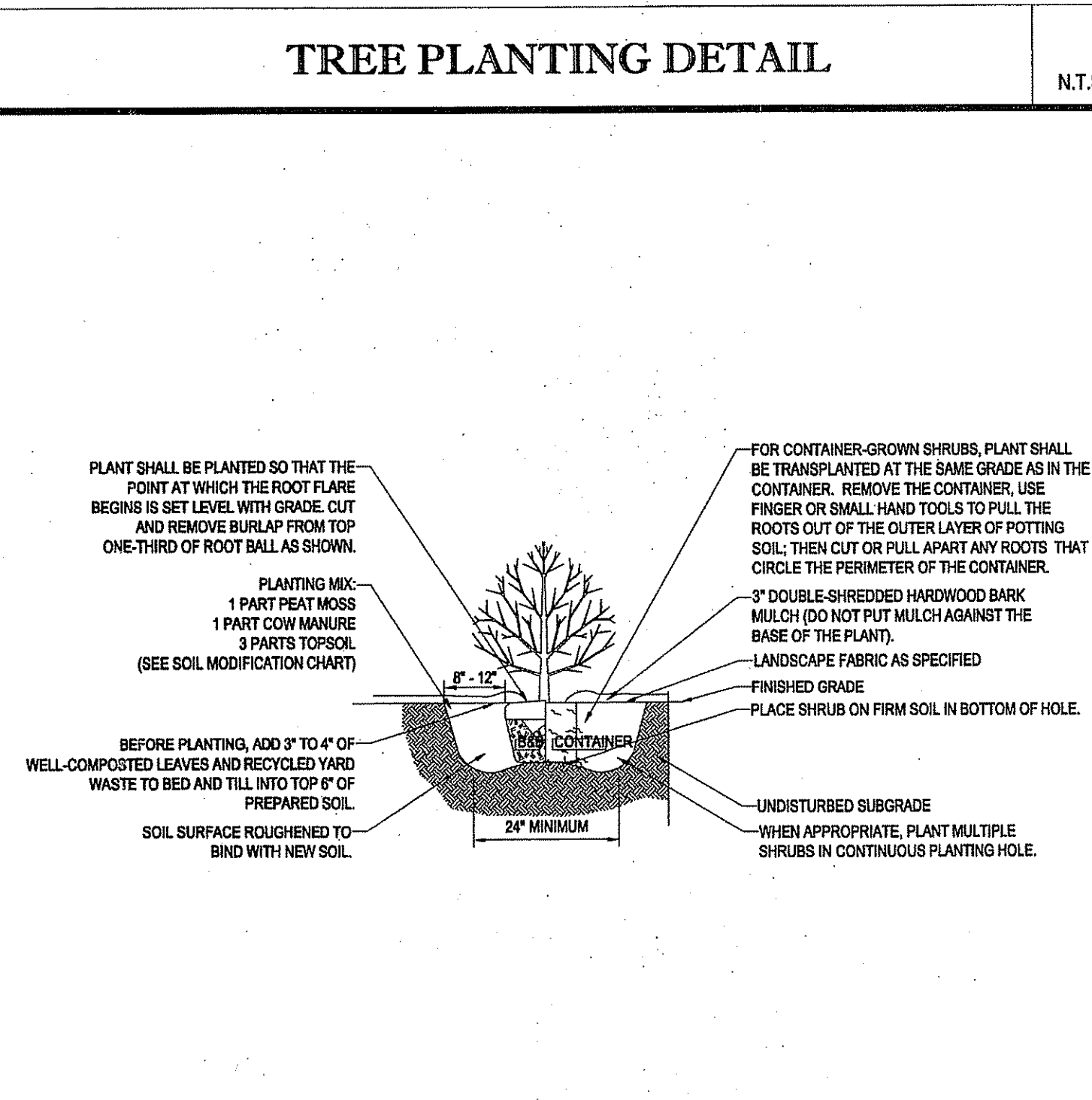
**9. PLANTING**  
A. INsofar as IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNPLANTED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.  
B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.  
C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.  
D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.  
E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS TO DIRECTED.  
F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:  
I. PLANTS: MARCH 15 TO DECEMBER 15  
II. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1  
PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.  
G. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.  
PLATANUS X ACERIFOLIA  
ACER RUBRUM  
BETULA VARIETIES  
CORYNUS VARIETIES  
CRATAEGUS VARIETIES  
KOELERUTERA  
LIQUIDAMBAR STRYCLIFLUA  
LIRIODENDRON TULIPIFERA  
POPULUS VARIETIES  
FRAXINUS VARIETIES  
PYRUS VARIETIES  
QUERCUS VARIETIES  
TILIA TOMENTOSA  
ZELKOVIA VARIETIES  
H. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:  
I. 1 PART PEAT MOSS  
II. 1 PART COMPOSTED COW MANURE BY VOLUME  
III. 3 PARTS TOPSOIL BY VOLUME  
IV. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:  
A) 2 TABLETS PER 1 GALLON PLANT  
B) 3 TABLETS PER 5 GALLON PLANT  
C) 4 TABLETS PER 15 GALLON PLANT  
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK  
I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.  
J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.  
K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.  
L. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL, AS PER MANUFACTURER'S RECOMMENDATION.  
M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.  
N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.  
O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.  
10. TRANSPLANTING (WHEN REQUIRED)  
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.  
B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.  
C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.  
D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.  
E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.  
F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.  
11. WATERING  
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.  
B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.  
C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.  
12. GUARANTEE  
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.  
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.  
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.  
D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERGODS OR BARE AREAS.  
13. CLEANUP  
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.  
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.  
14. MAINTENANCE (ALTERNATIVE BID)  
A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MAINTAINED TO THE APPROVAL OF THE OWNER/OPERATOR.

**NOTES:**  
1) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.  
2) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.  
3) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.  
4) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.  
5) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 14") OF PLANTING SOIL INTO THE SUBSOIL.  
6) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL (0).  
7) SUBSTITUTE ARBORTRE STAKING SYSTEM WHEN SPECIFIED.



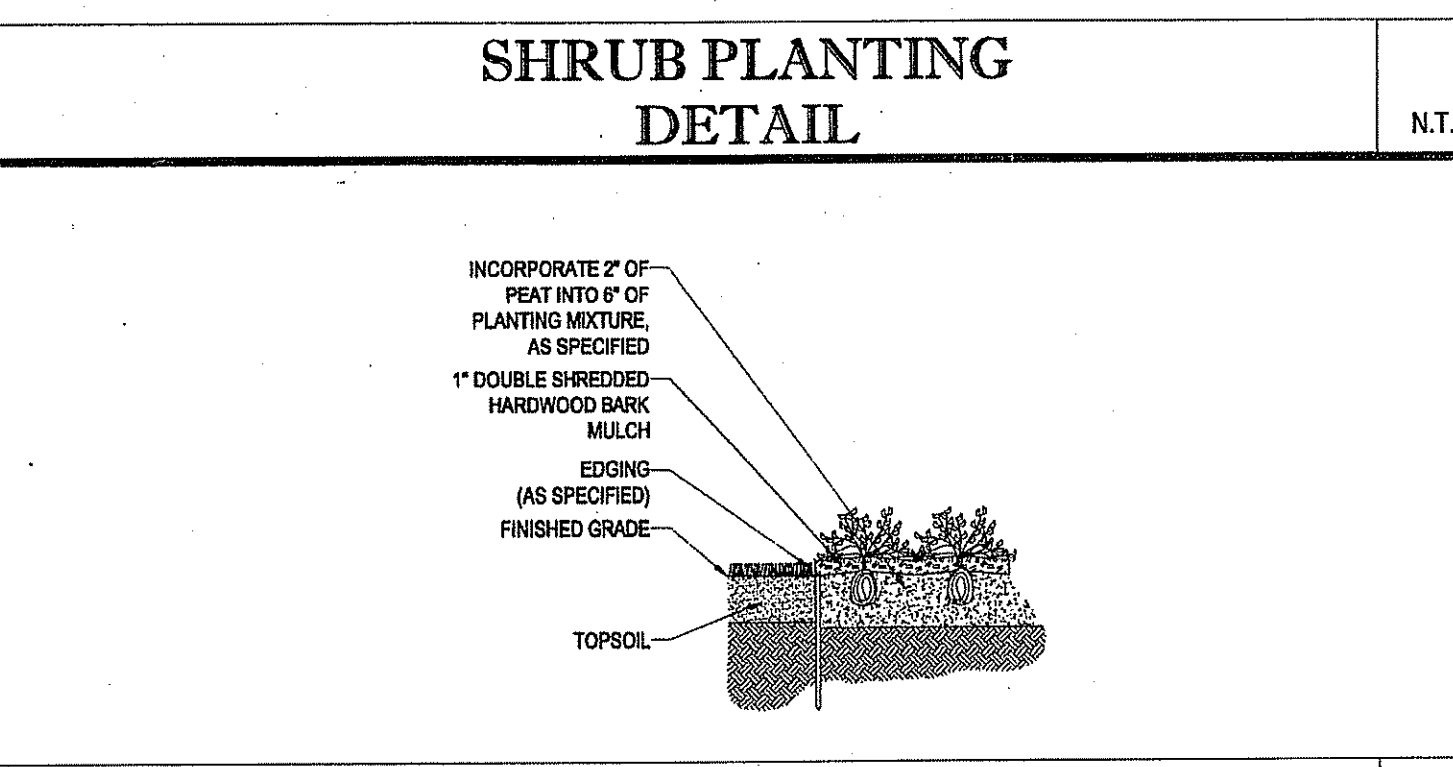
**TREE PLANTING DETAIL**

N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.

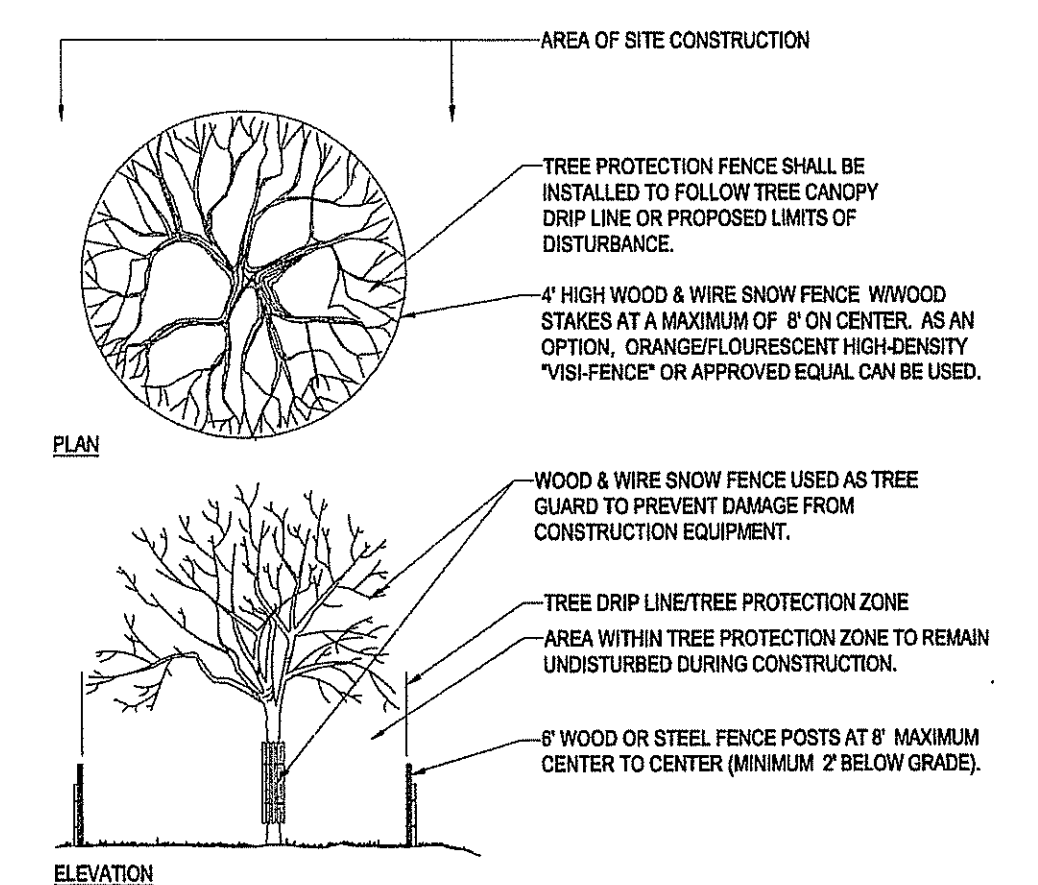


**GROUND COVER PLANTING**

N.T.S.

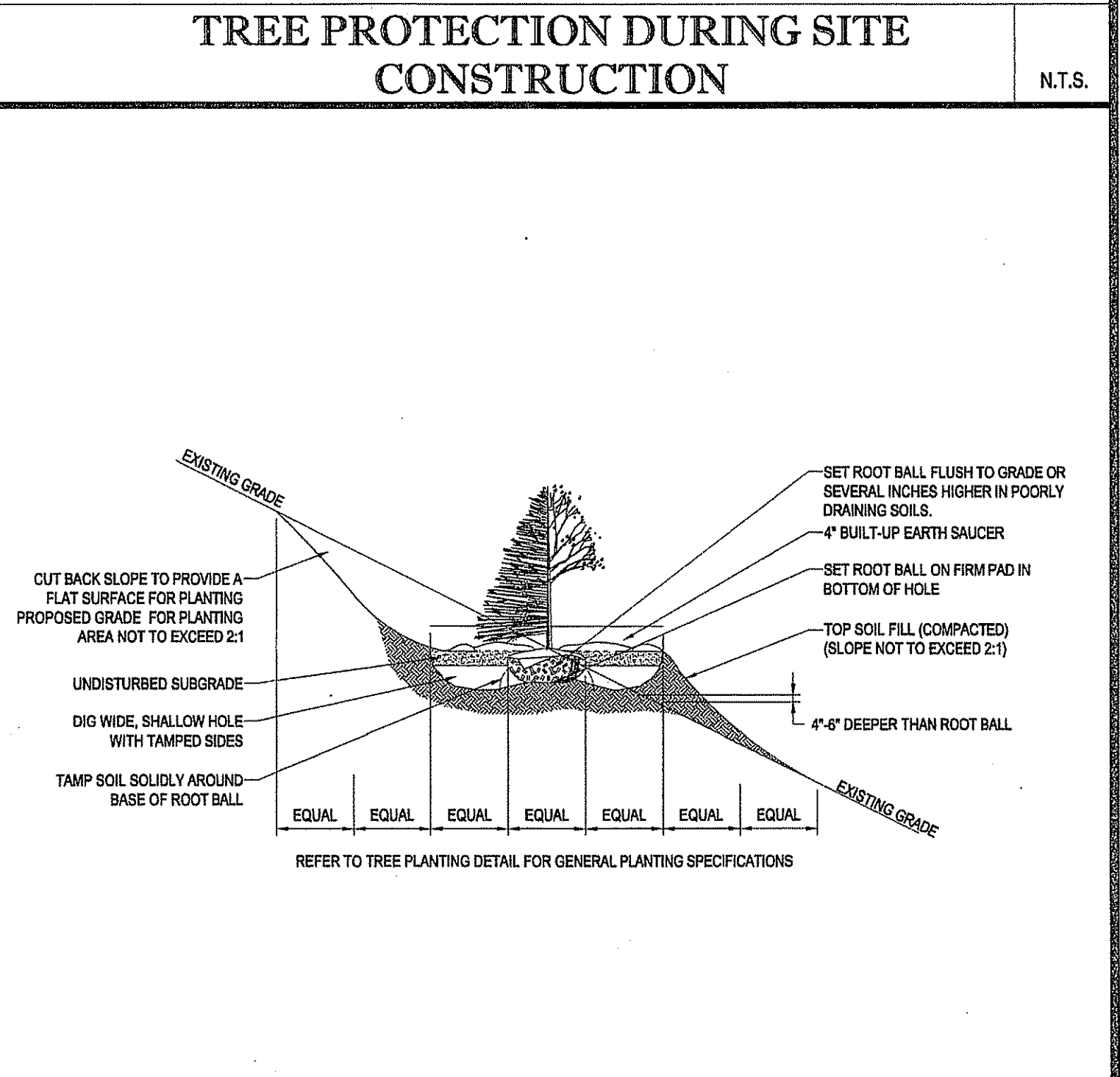
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.	
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.	
3. SEEDING RATES:	
• PERENNIAL KYRGASS	1/2 LB/1000 SQ FT
• KENTUCKY BLUEGRASS	1 LB/1000 SQ FT
• RED FESCUE	1/2 LB/1000 SQ FT
• SPREADING FESCUE	1/2 LB/1000 SQ FT
• FERTILIZER (16-32-16)	2 LB/1000 SQ FT
• LIQUID LIME	1 GAL/600 GAL
• TANK TACKIFIER	35 LB/800 GAL
• TANK FIBER MULCH	30 LB/1000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDS UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.	

**HYDROSEED SPECIFICATIONS**



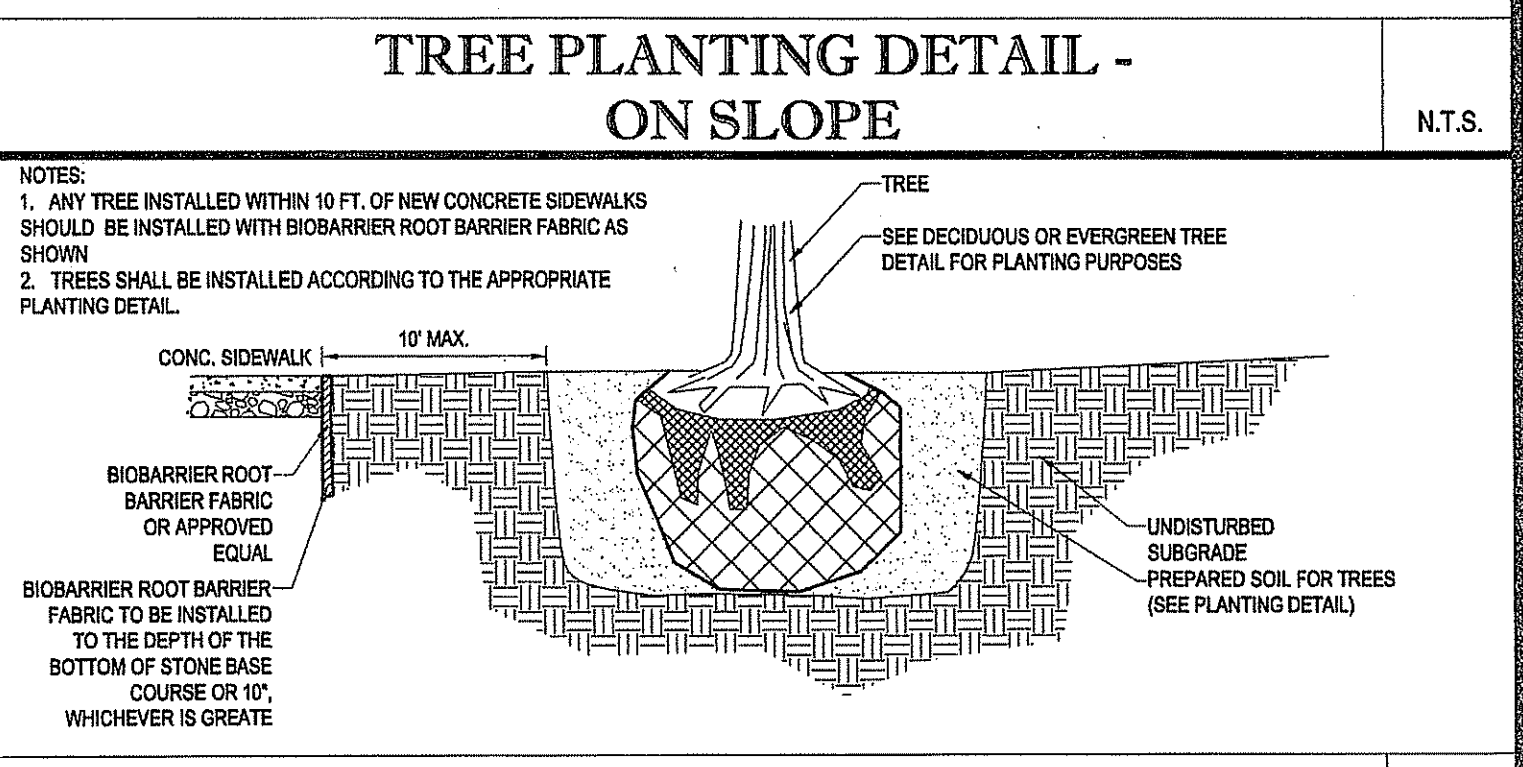
**TREE PROTECTION DURING SITE CONSTRUCTION**

N.T.S.



**TREE PLANTING DETAIL - ON SLOPE**

N.T.S.



**BIOBARRIER ROOT BARRIER DETAIL**

N.T.S.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
NEW HAMPSHIRE WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
INDICATED IN THE LETTER OF APPROVAL  
MAY 1 2015 FILE # 15-0067  
REVISED PLANS MUST BE AT CONSTRUCTION SITE

**BOHLER ENGINEERING**  
SITE, CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING PROGRAM MANAGEMENT PERMITTING SERVICES  
LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES  
NEW HAMPSHIRE  
NEW YORK  
MASSACHUSETTS  
CONNECTICUT  
VIRGINIA  
NORTH CAROLINA  
FLORIDA  
ALABAMA  
LOUISIANA  
MISSISSIPPI  
ARKANSAS  
OKLAHOMA  
KANSAS  
MINNESOTA  
IOWA  
MICHIGAN  
INDIANA  
OHIO  
PENNSYLVANIA  
DELAWARE  
MARYLAND  
DISTRICT OF COLUMBIA  
WEST VIRGINIA  
MONTANA  
WYOMING  
NEBRASKA  
SOUTH DAKOTA  
NEBRASKA  
UTAH  
ARIZONA  
CALIFORNIA  
OREGON  
WASHINGTON  
IDAHO  
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IDAHO

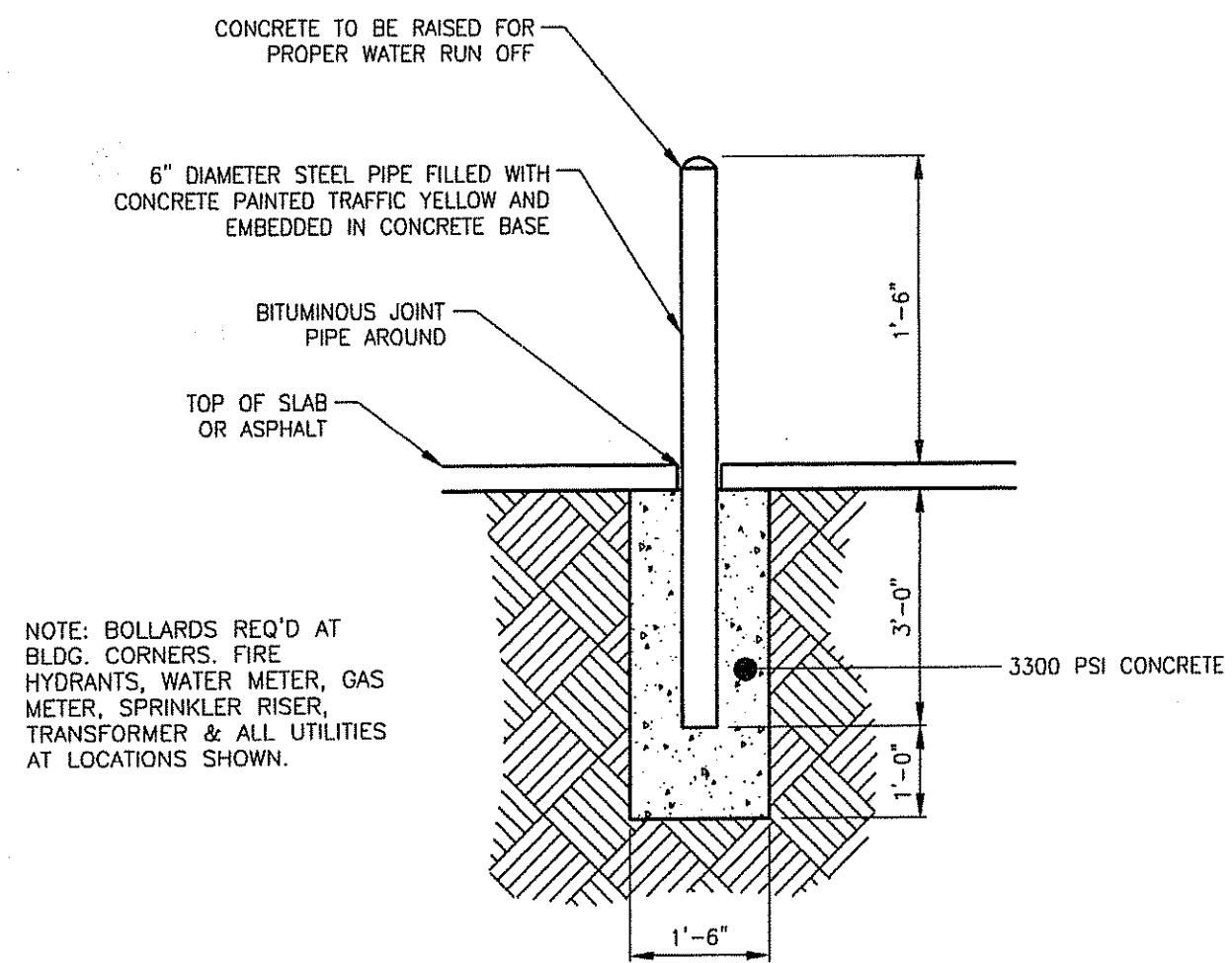
REVISIONS			
REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/26/15	REVISED PER CITY FORESTER COMMENT	EGD
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD
4			
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**PRELIMINARY PLAN STAGE**  
PROJECT No.: W141144  
DRAWN BY: EGD  
CHECKED BY: JAB  
DATE: 10/19/14  
SCALE: AS SHOWN  
CAD I.D.: W141144SS3  
**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**  
LOCATION OF SITE  
PLAT #74, LOT #376  
181 CORLISS STREET  
PROVIDENCE COUNTY  
PROVIDENCE, RI

**BOHLER ENGINEERING**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9800  
Fax: (508) 480-9808  
www.BohlerEngineering.com

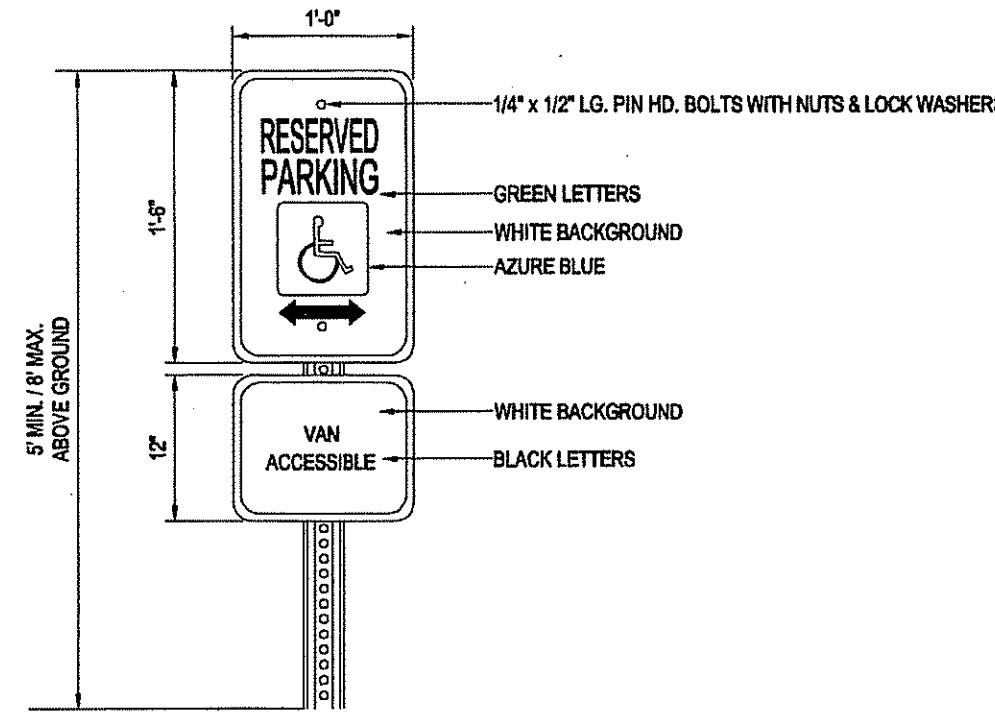
**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
NEW HAMPSHIRE No. 1277  
NEW HAMPSHIRE No. 3419  
NEW HAMPSHIRE No. 109

**LANDSCAPE NOTES & DETAILS SHEET**  
SHEET NUMBER:  
**C501**  
OF 16  
REV 3 - 4/07/2015



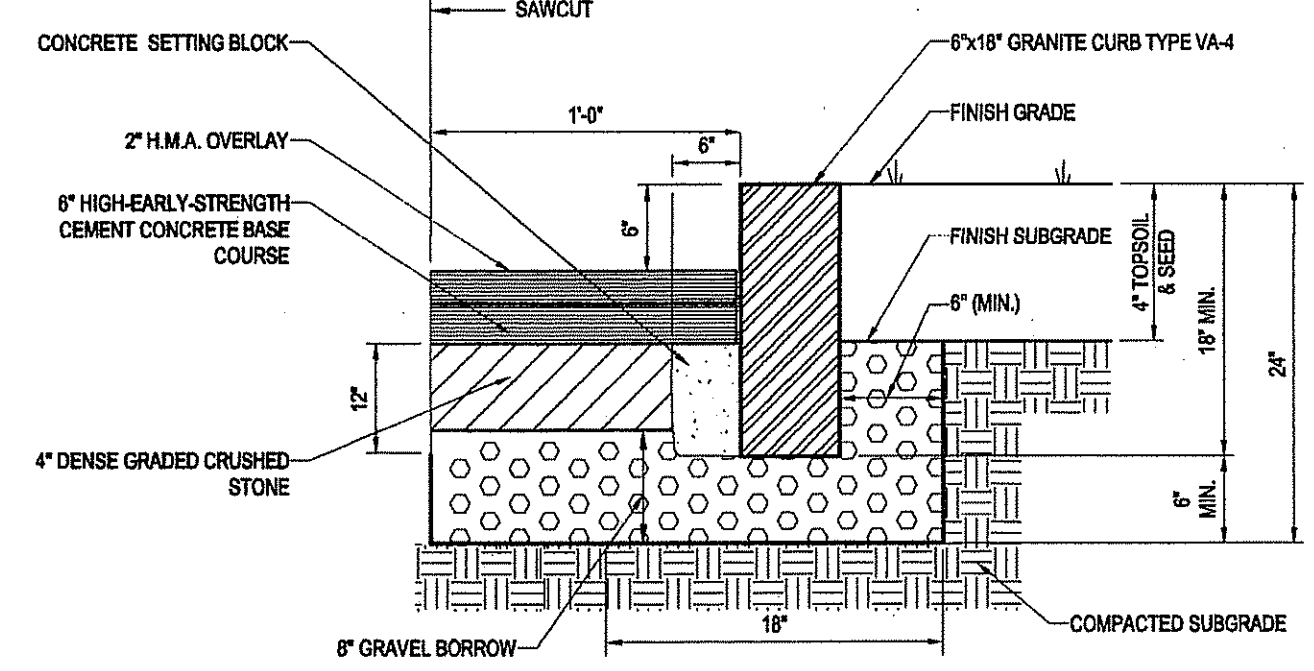
**BOLLARD DETAIL**

N.T.S.



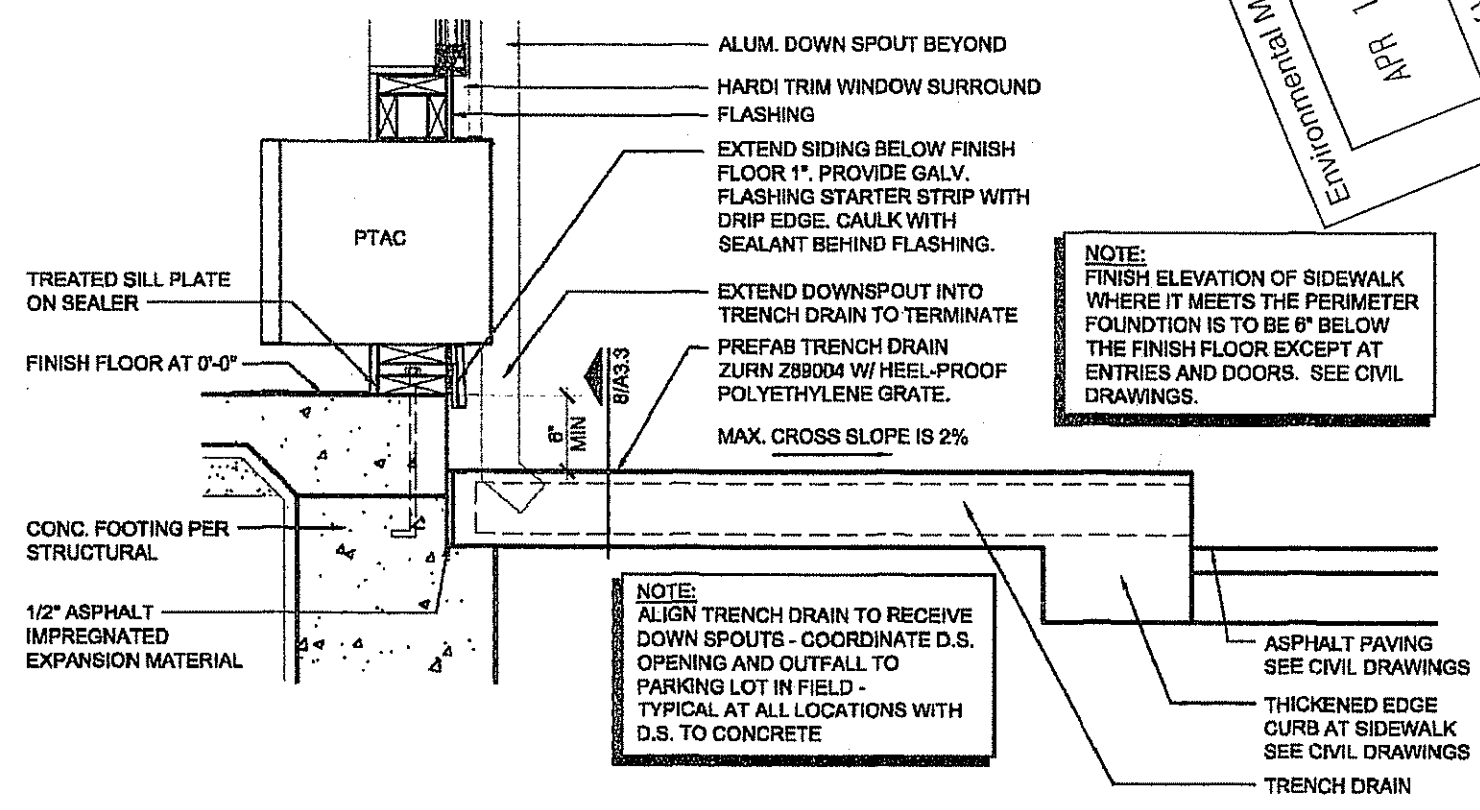
**HANDICAP PARKING SIGN DETAIL**

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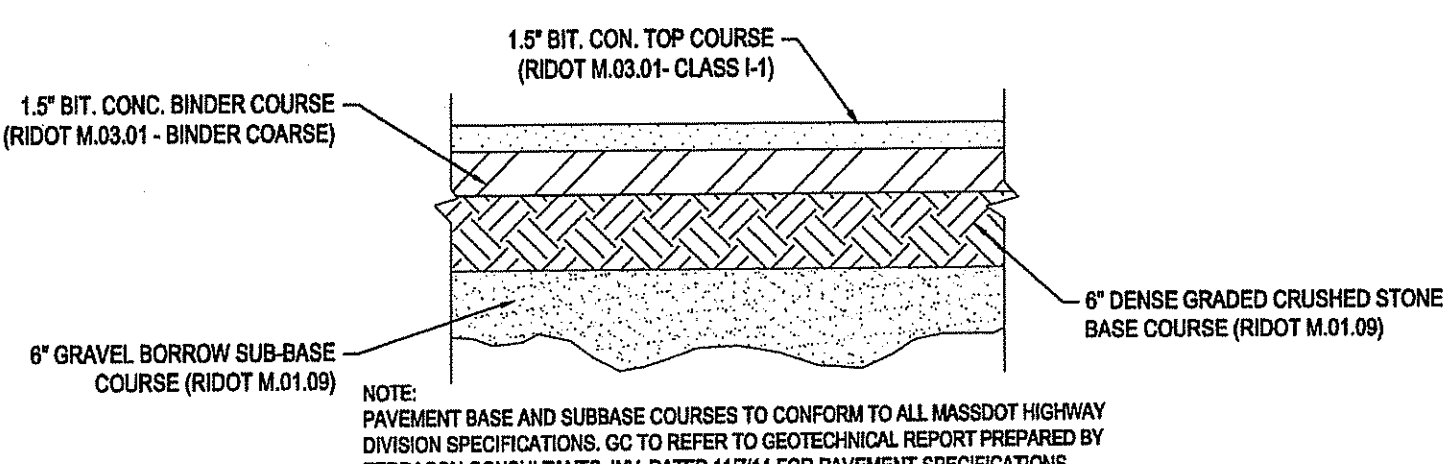
**VERTICAL GRANITE CURB DETAIL**

N.T.S.



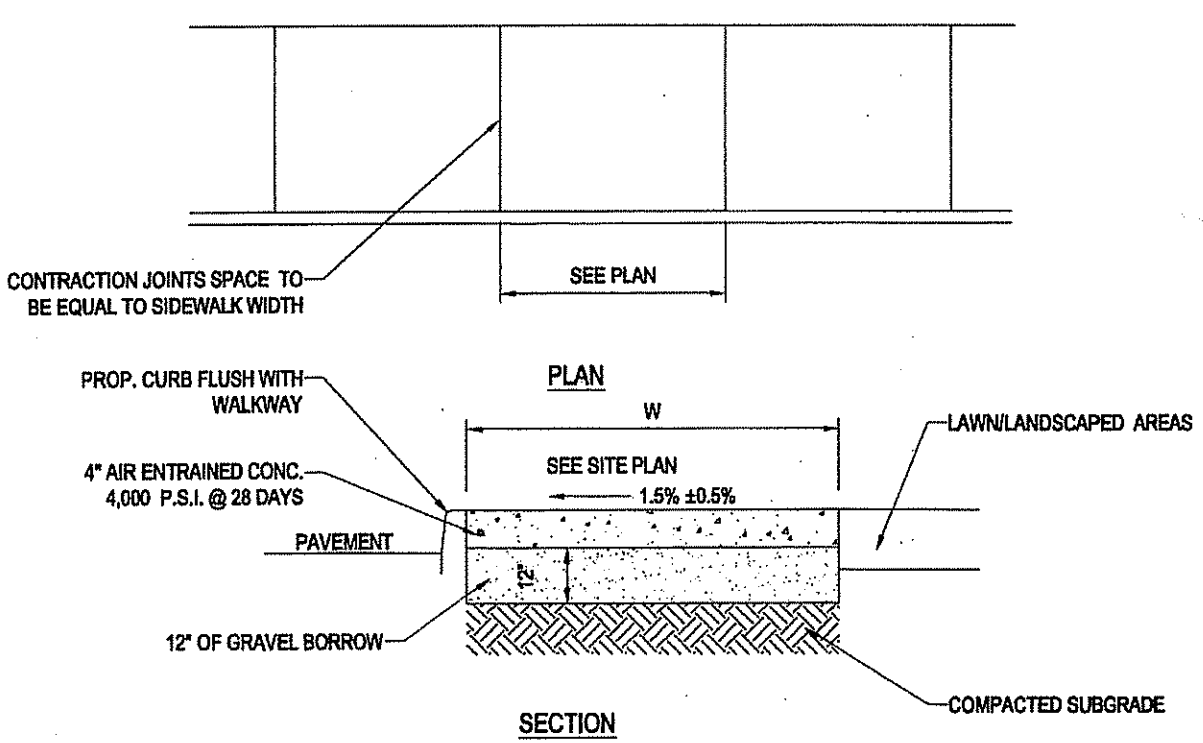
**BUILDING SILL AT SIDEWALK**

N.T.S.



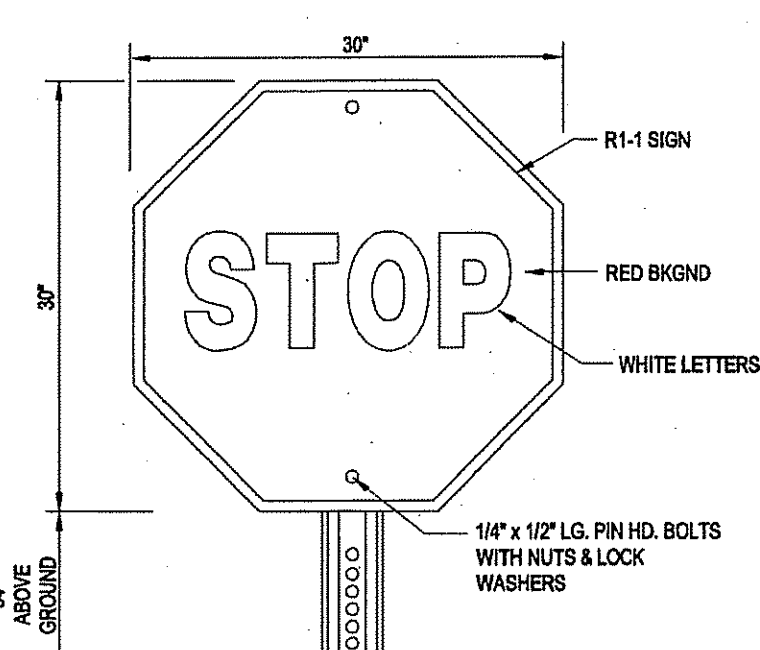
**TYPICAL PAVEMENT SECTION**

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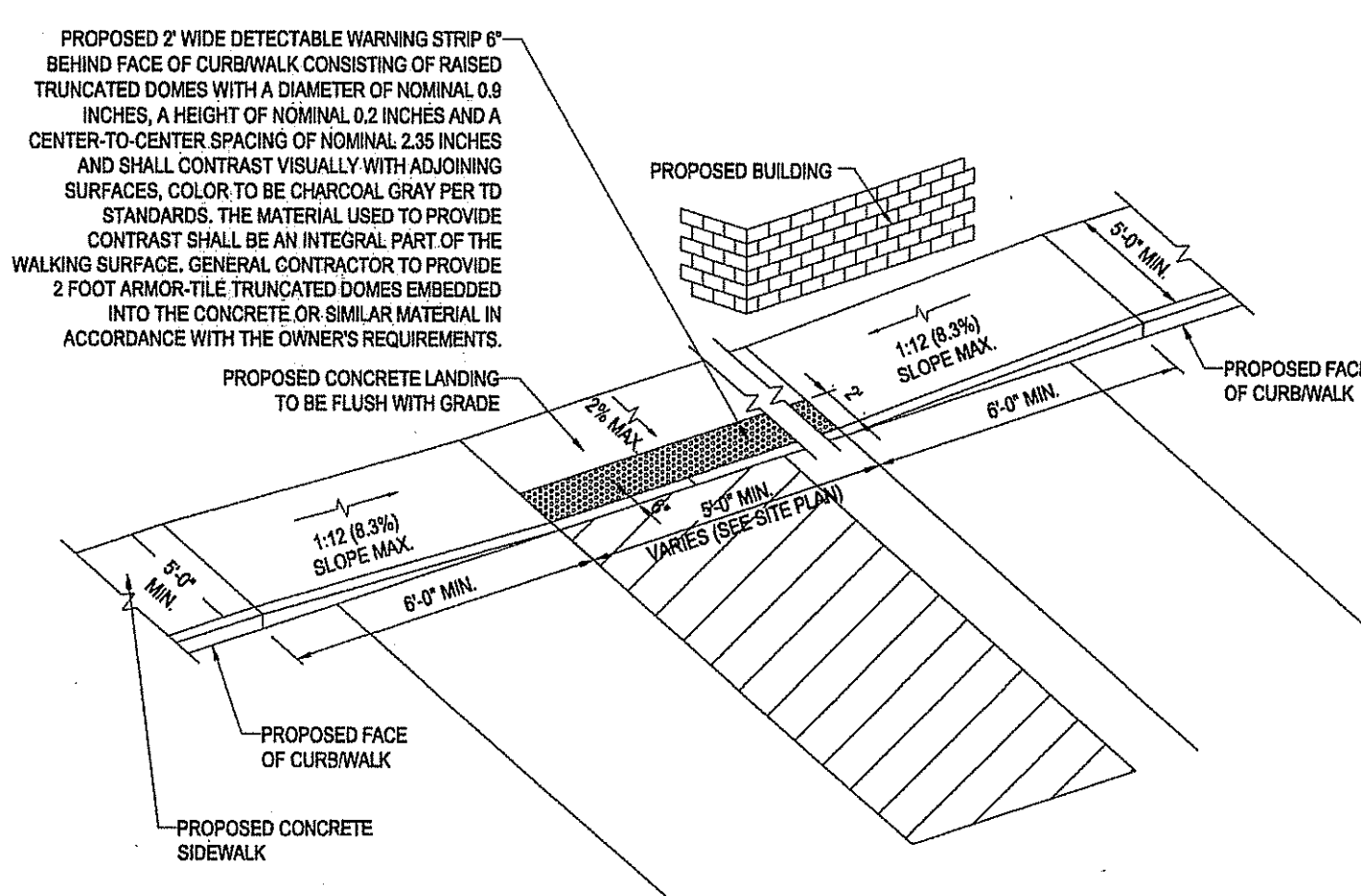
**SIDEWALK DETAIL WITHIN ROW**

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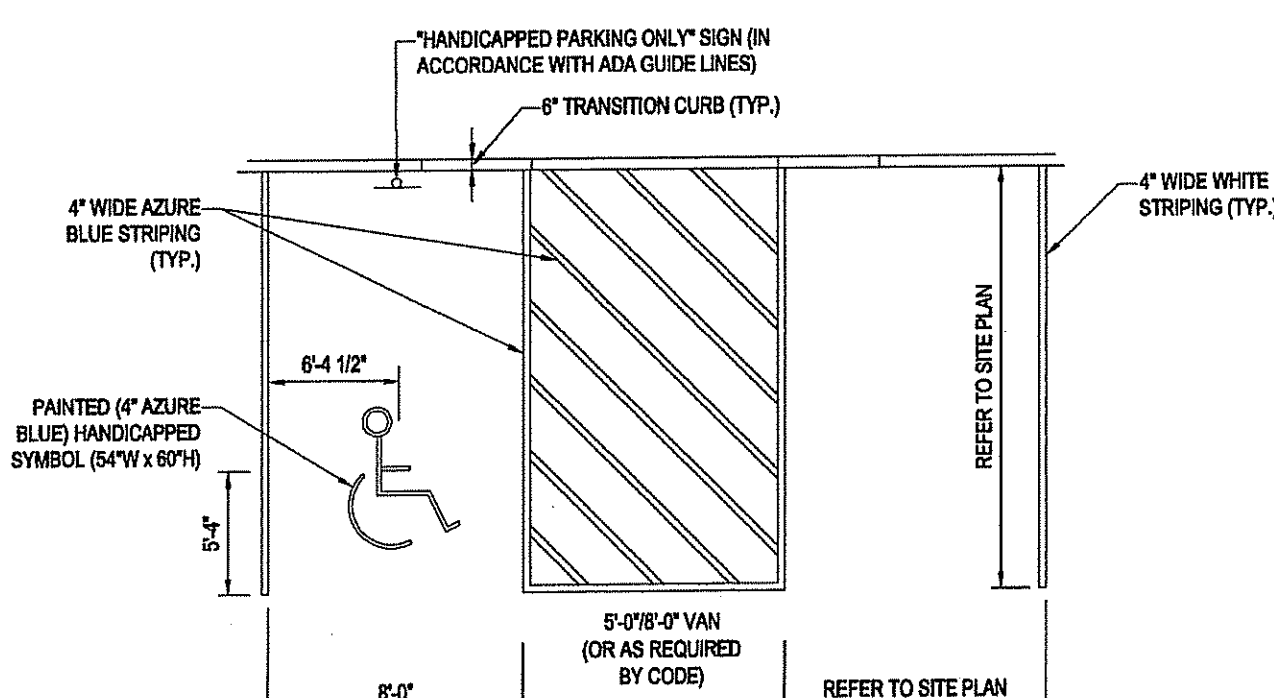
**'STOP' SIGN**

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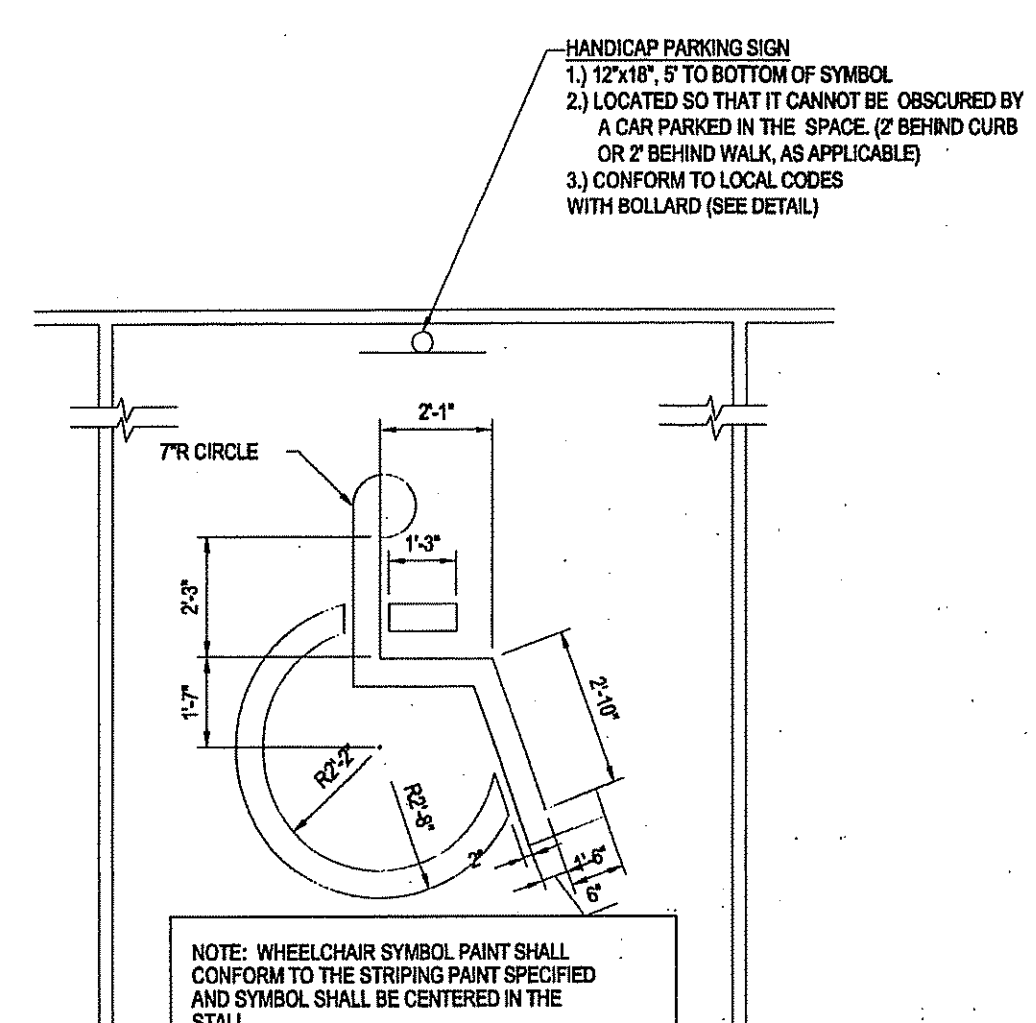
**SLOPED WALK DETAIL**

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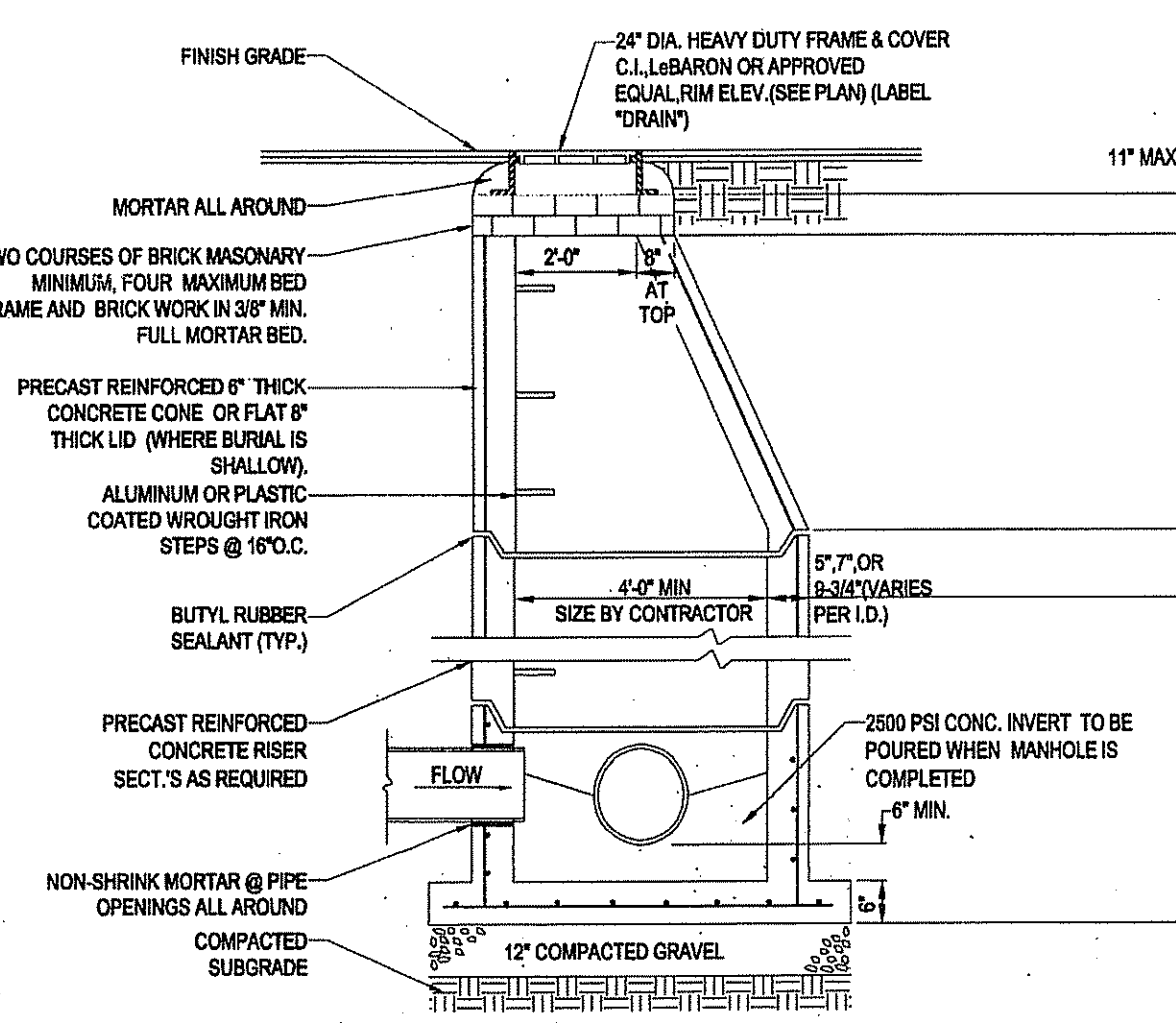
**HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL**

N.T.S.



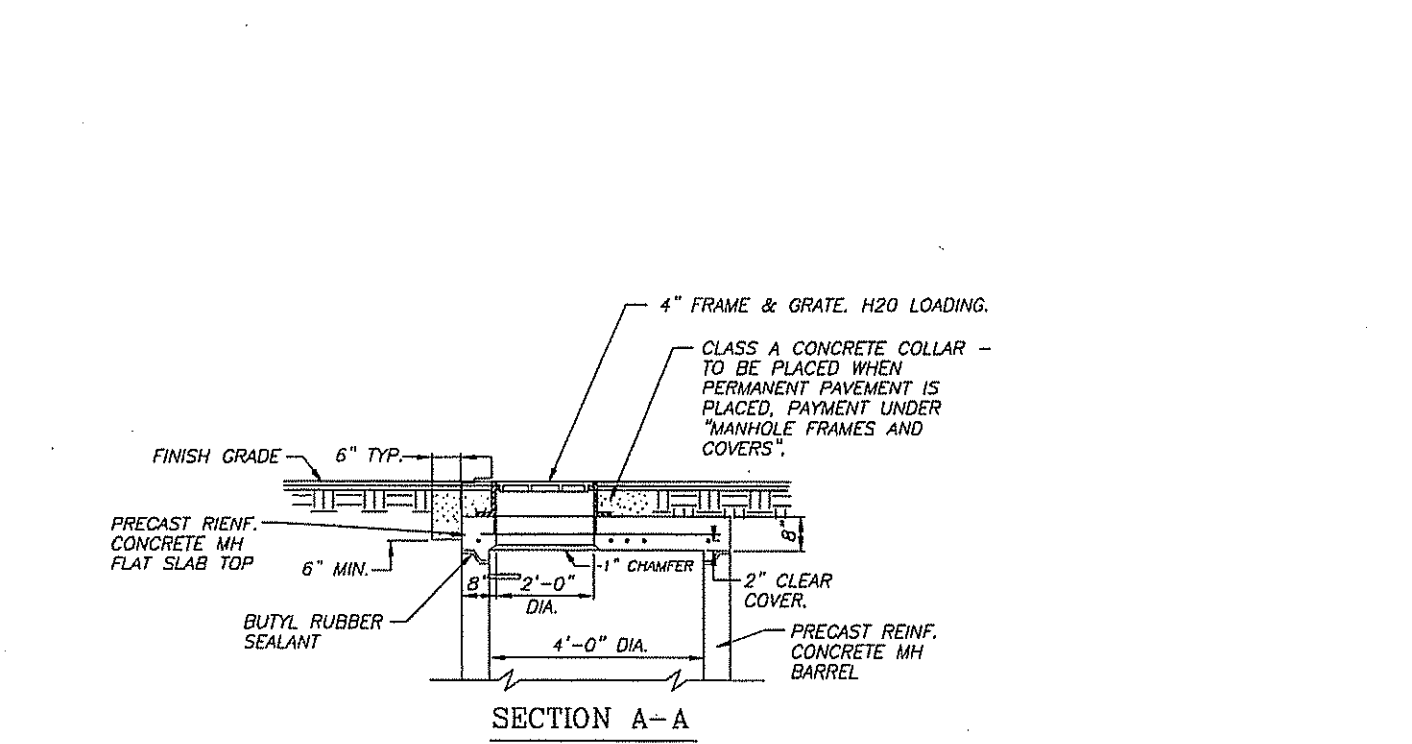
**HANDICAP PARKING STALL PAINTING DETAIL**

N.T.S.



**TYP. PRECAST CONCRETE MANHOLE STORM DRAIN**

N.T.S.



**ALTERNATIVE FLAT SLAB TOP FOR SHALLOW MANHOLE**

N.T.S.

**REVISIONS**

REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/25/15	REVISED PER CITY FORESTER COMMENT	EGD
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**PRELIMINARY PLAN STAGE**

PROJECT No.: W141144  
 DRAWN BY: EGD  
 CHECKED BY: JAB  
 DATE: 10/13/14  
 SCALE: AS SHOWN  
 CAD I.D.: W141144SS3

**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**

LOCATION OF SITE  
 PLAT #74, LOT #376  
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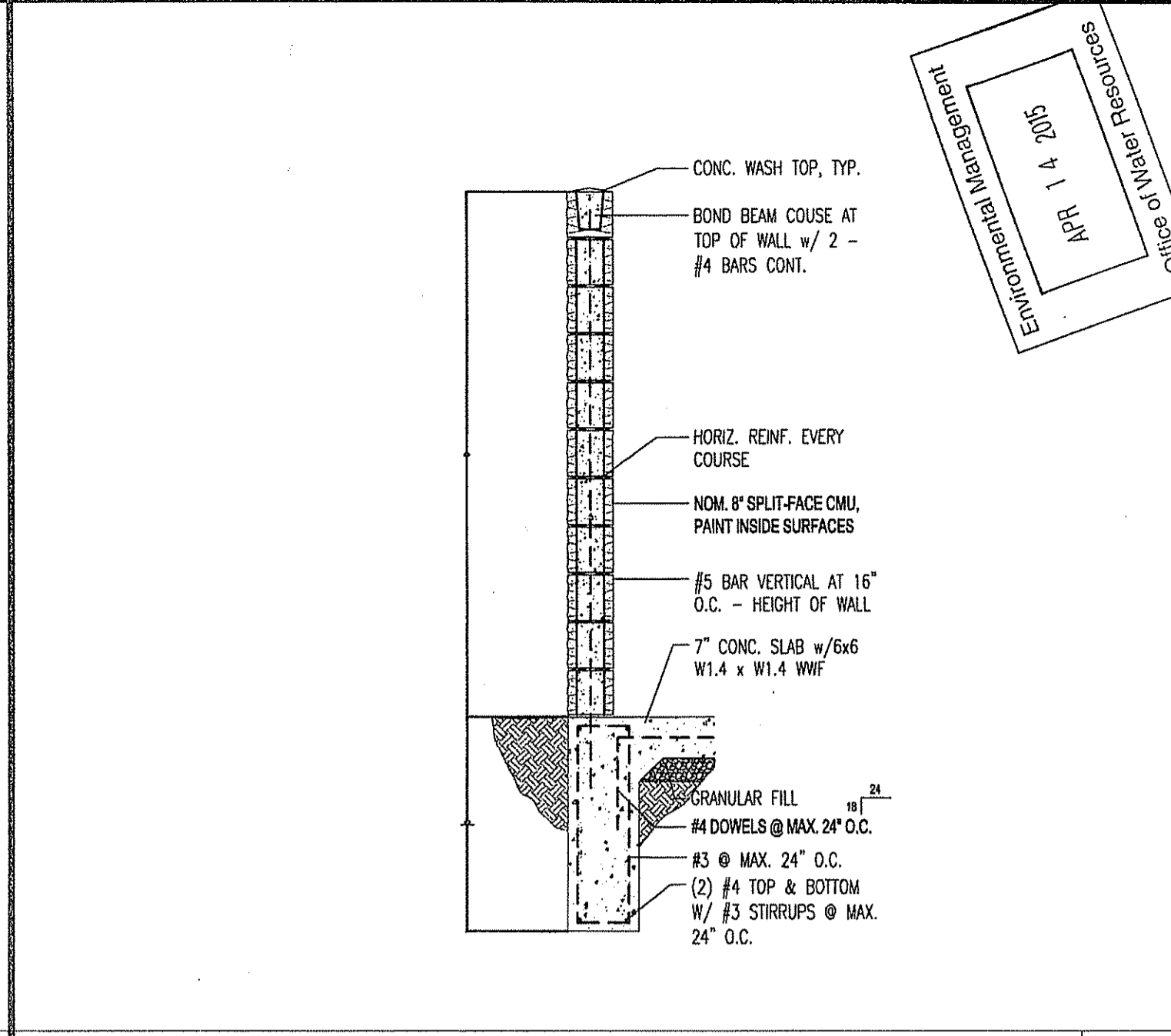
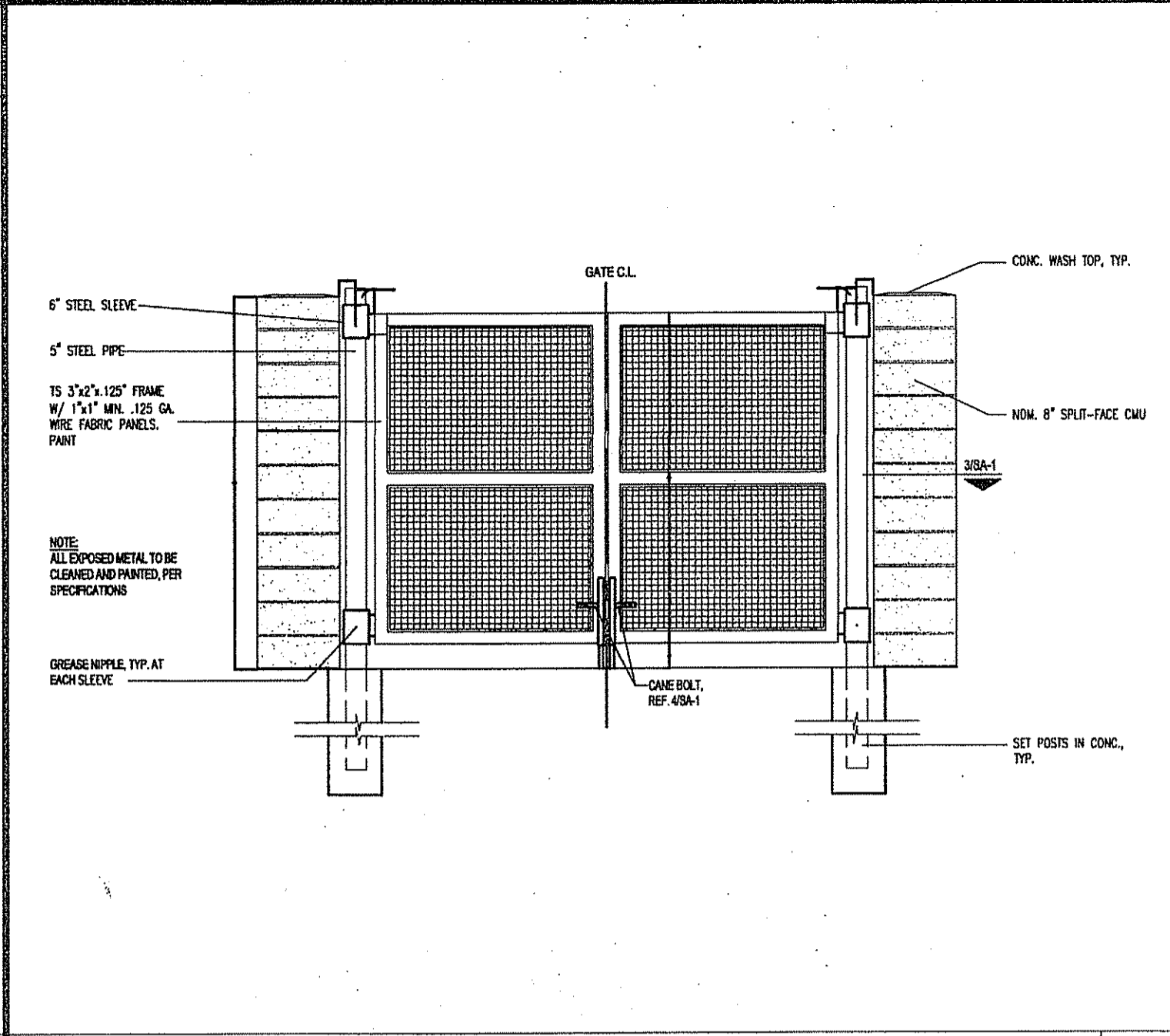
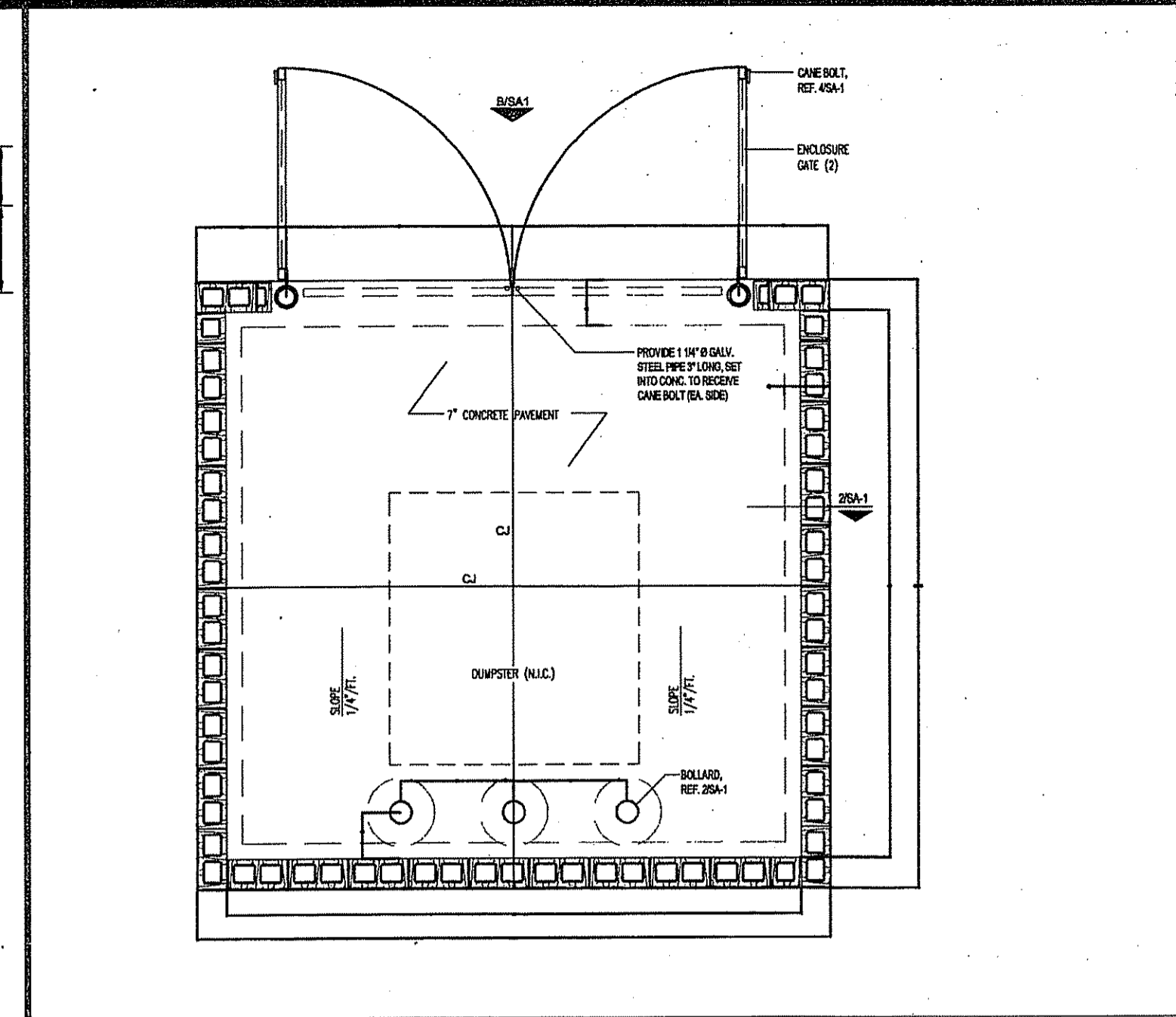
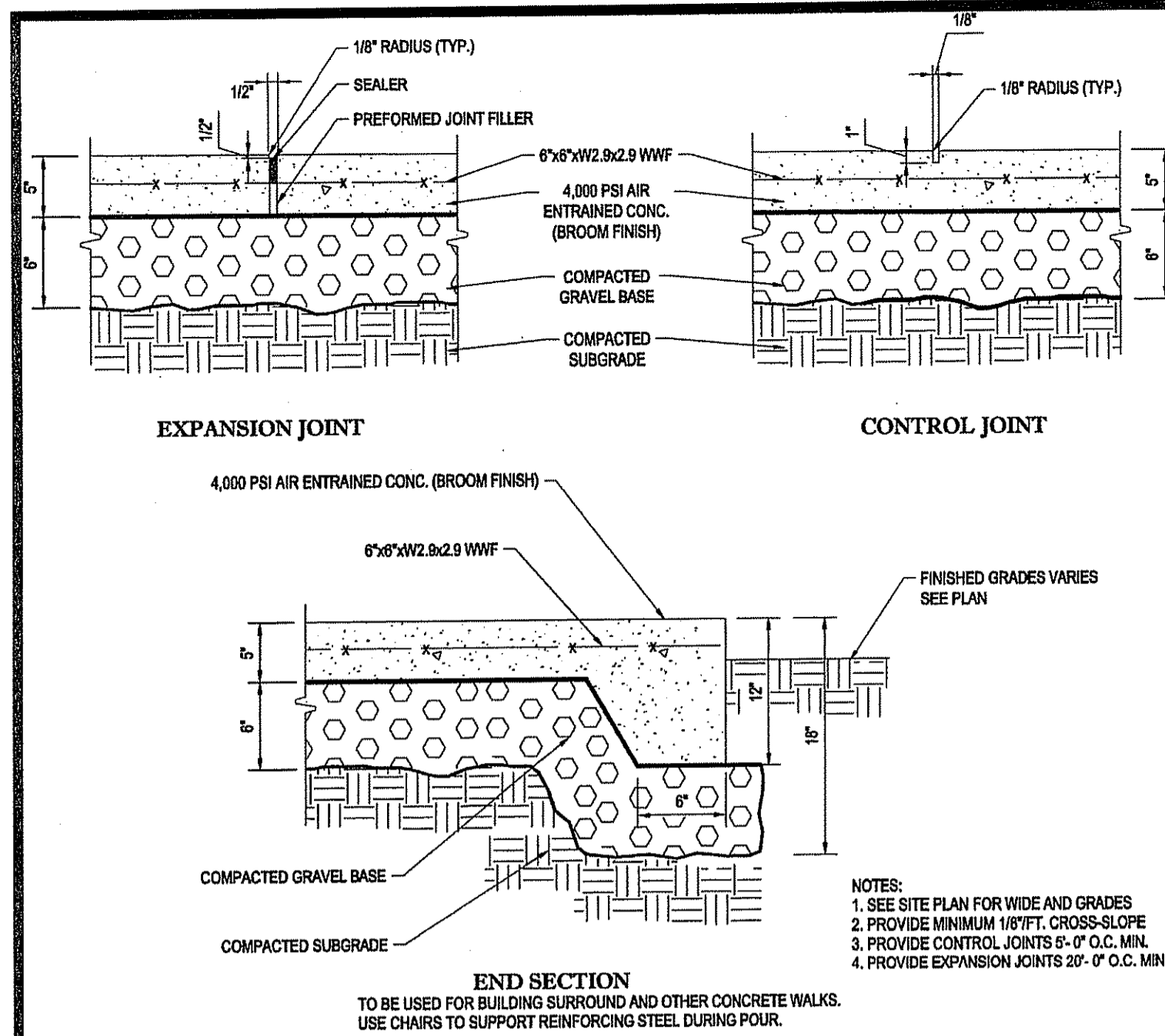
**J.A. JENACICH**  
 PROFESSIONAL ENGINEER  
 No. 9616  
 MASSACHUSETTS LICENSE No. 41939  
 CONNECTICUT LICENSE No. 20177  
 RHODE ISLAND LICENSE No. 1616  
 PROFESSIONAL ENGINEER  
 CIVIL

**CONSTRUCTION DETAIL SHEET**

SHEET NUMBER:  
**C600**  
 OF 16

REV 3 - 4/07/2015

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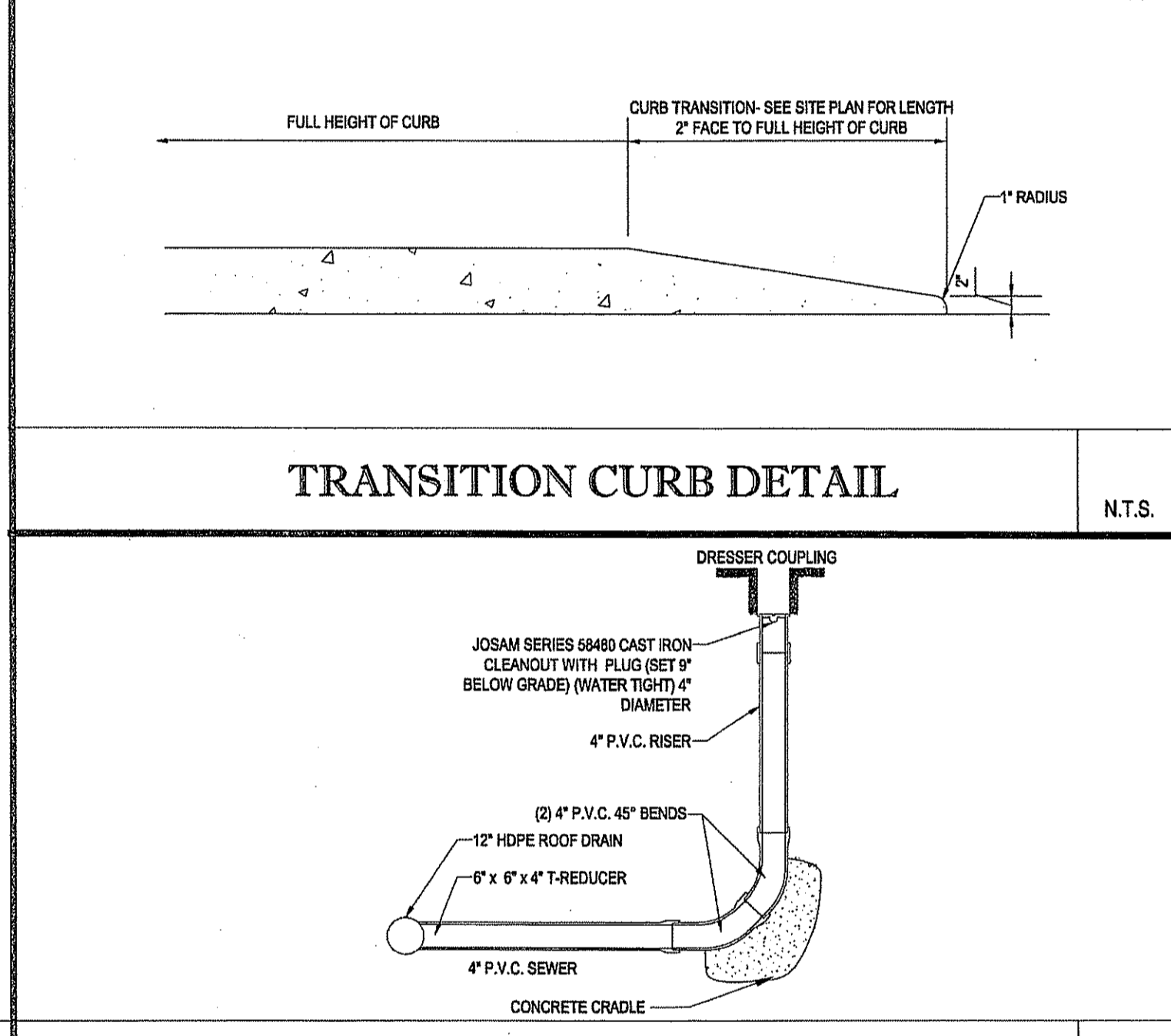
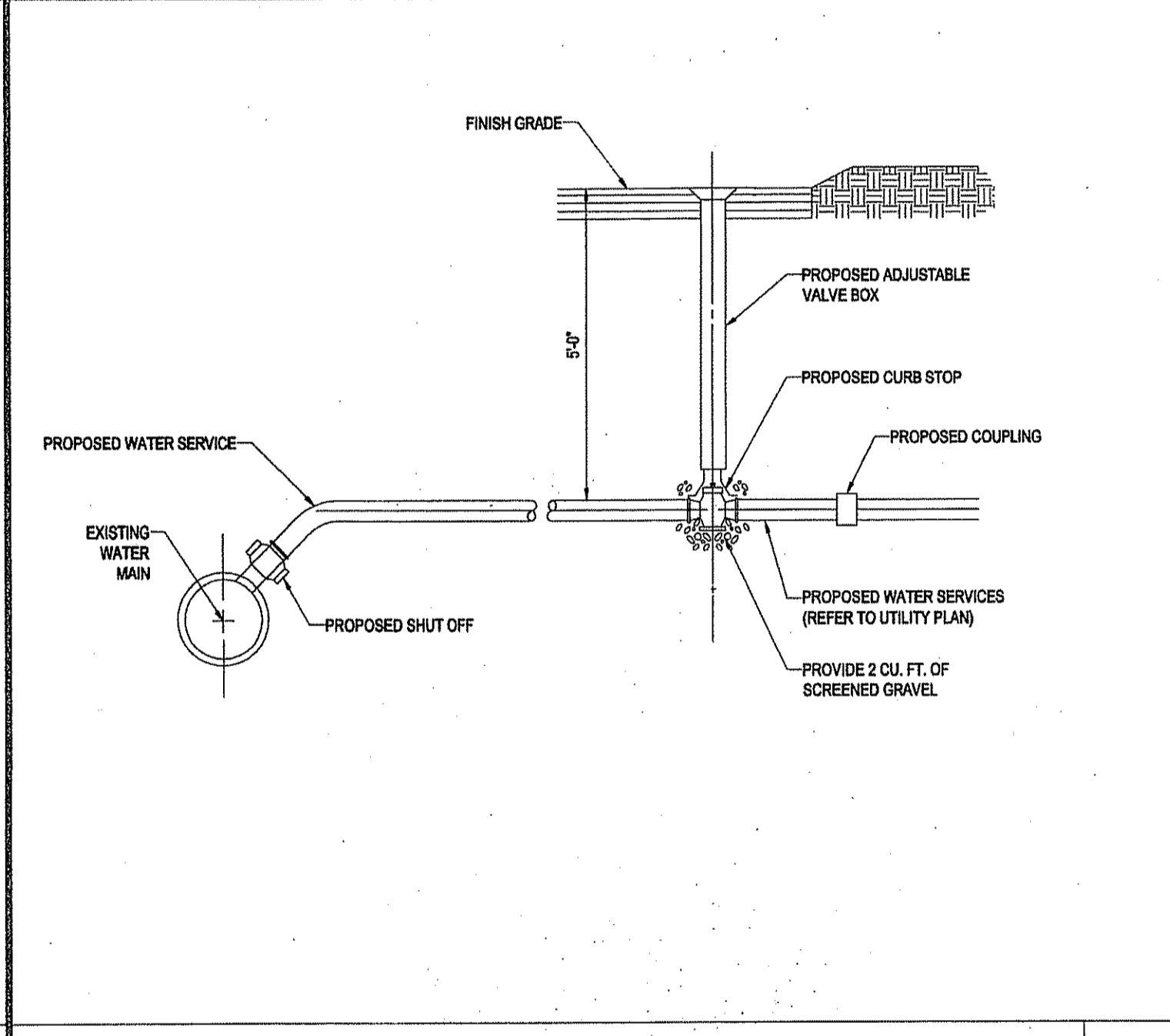
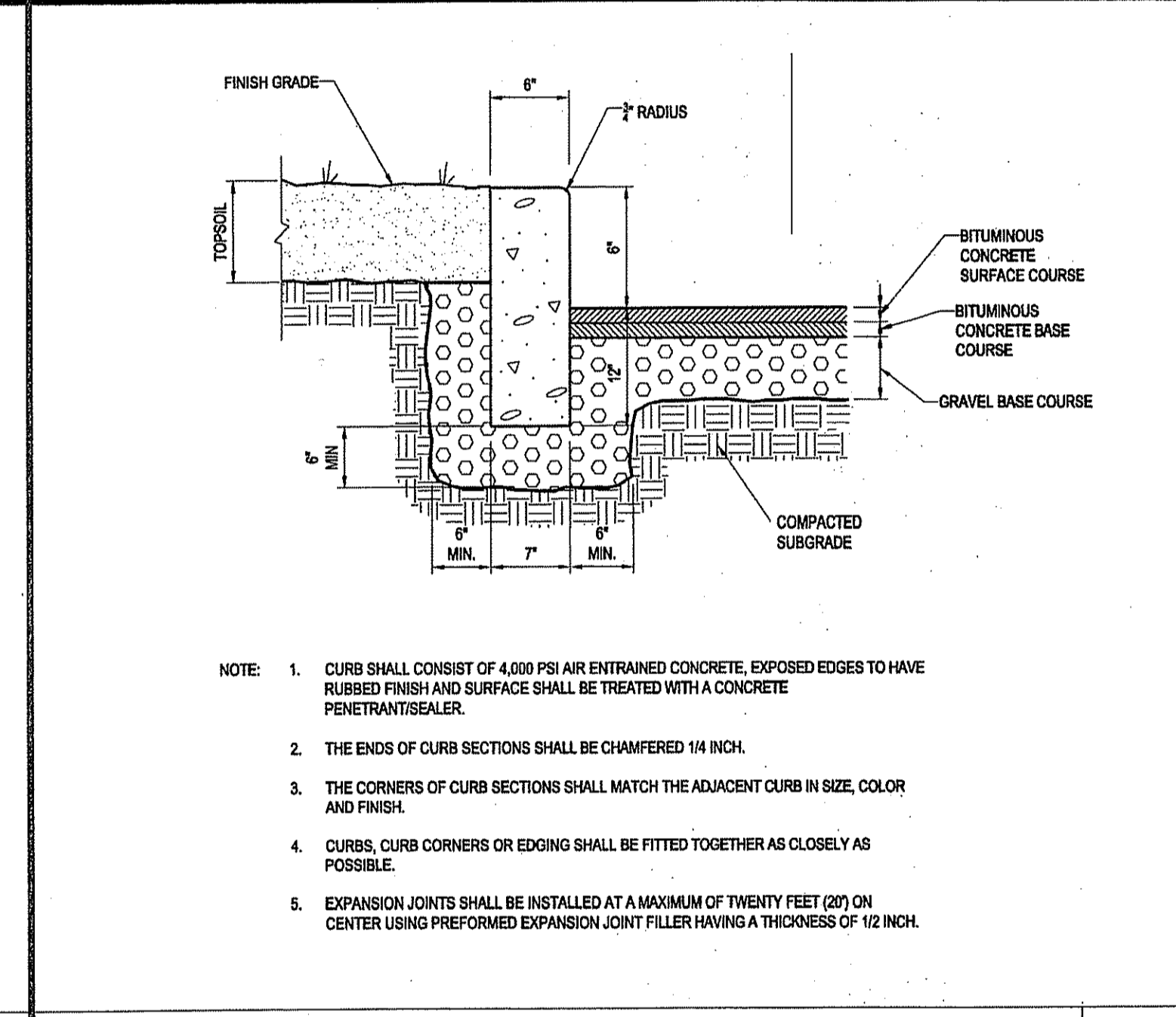
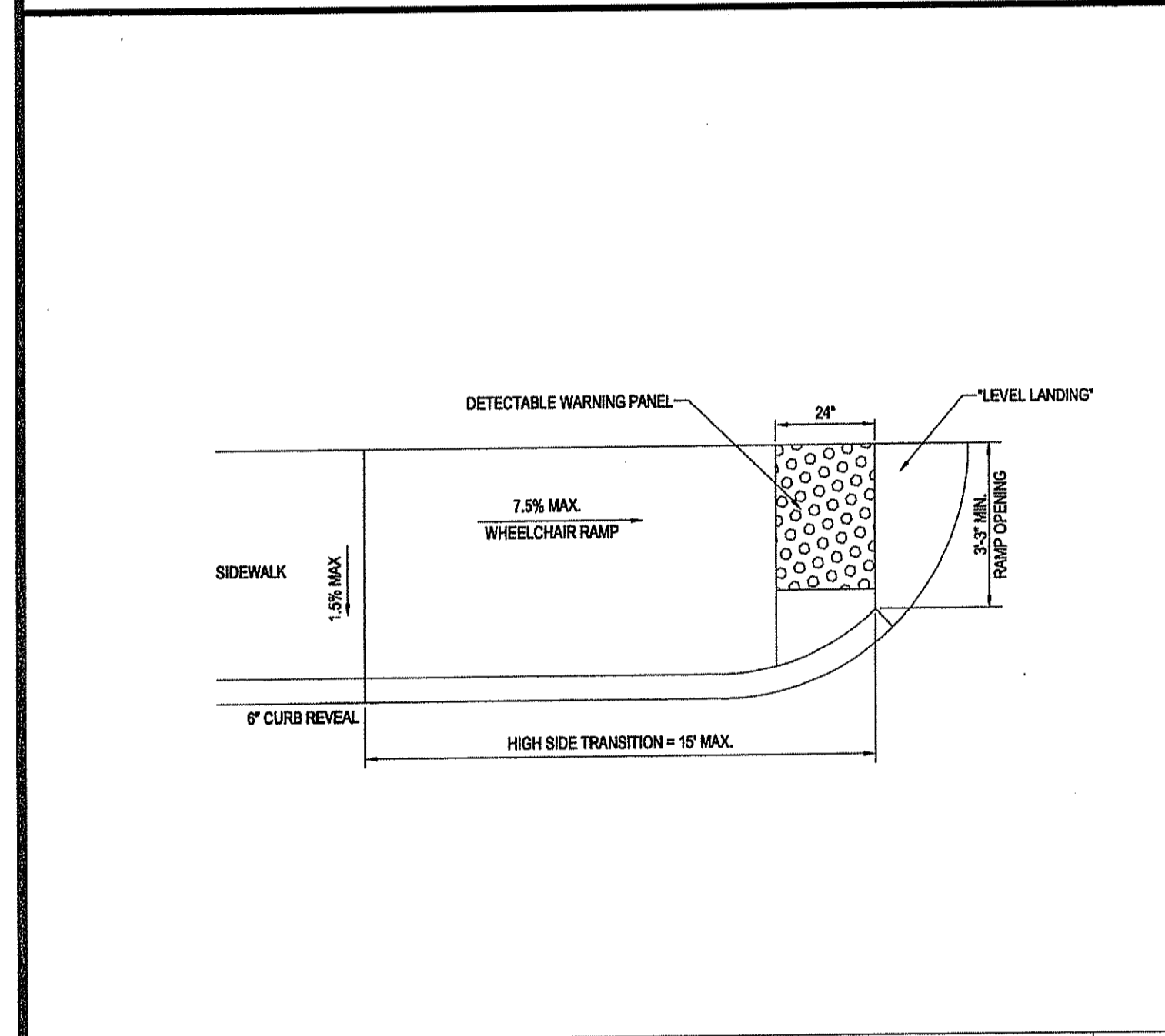


MONOLITHIC CONC. SIDEWALK DETAILS N.T.S.

TRASH ENCLOSURE DETAIL N.T.S.

TRASH ENCLOSURE GATE DETAIL N.T.S.

TRASH ENCLOSURE WALL SECTION DETAIL N.T.S.

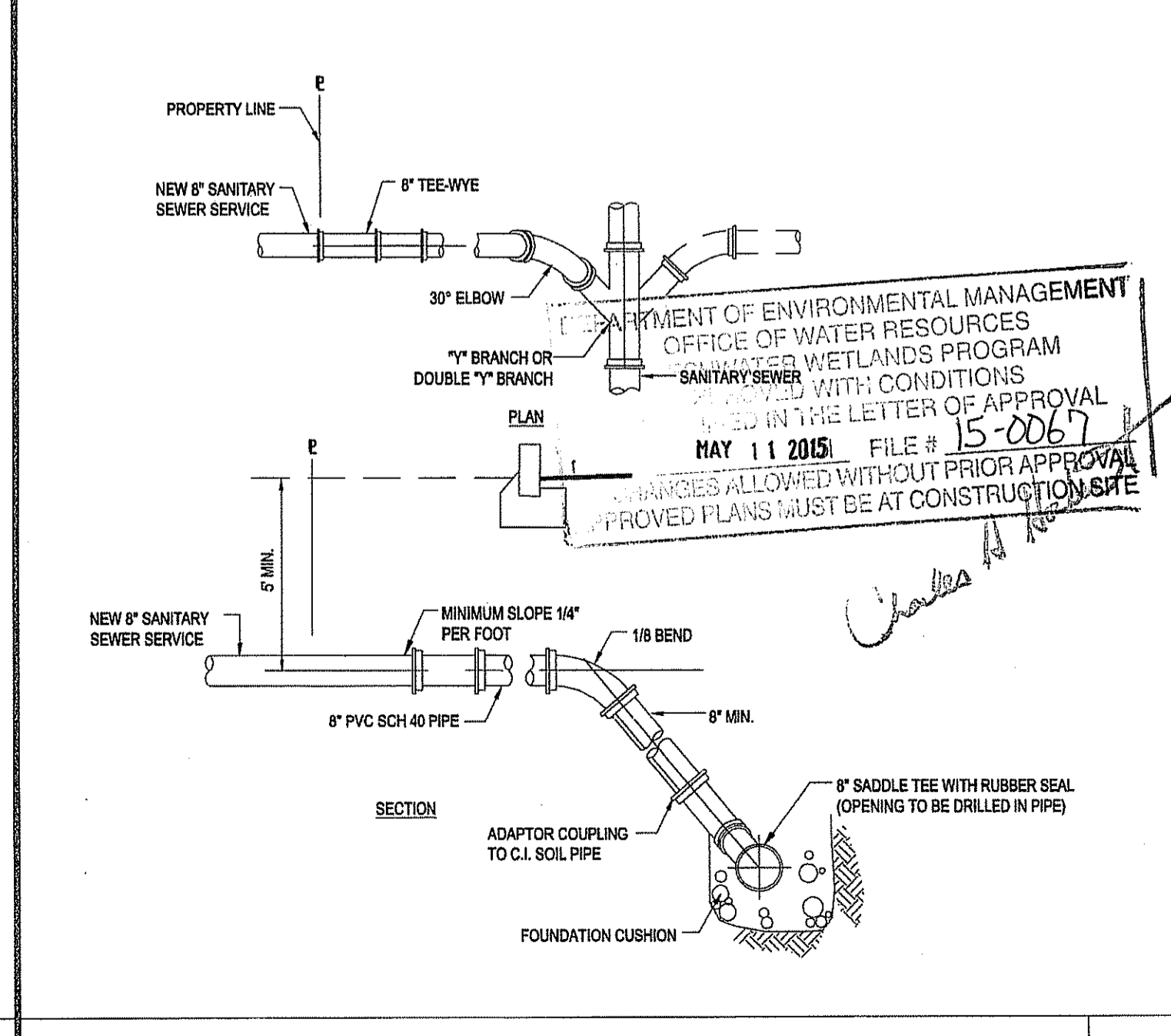
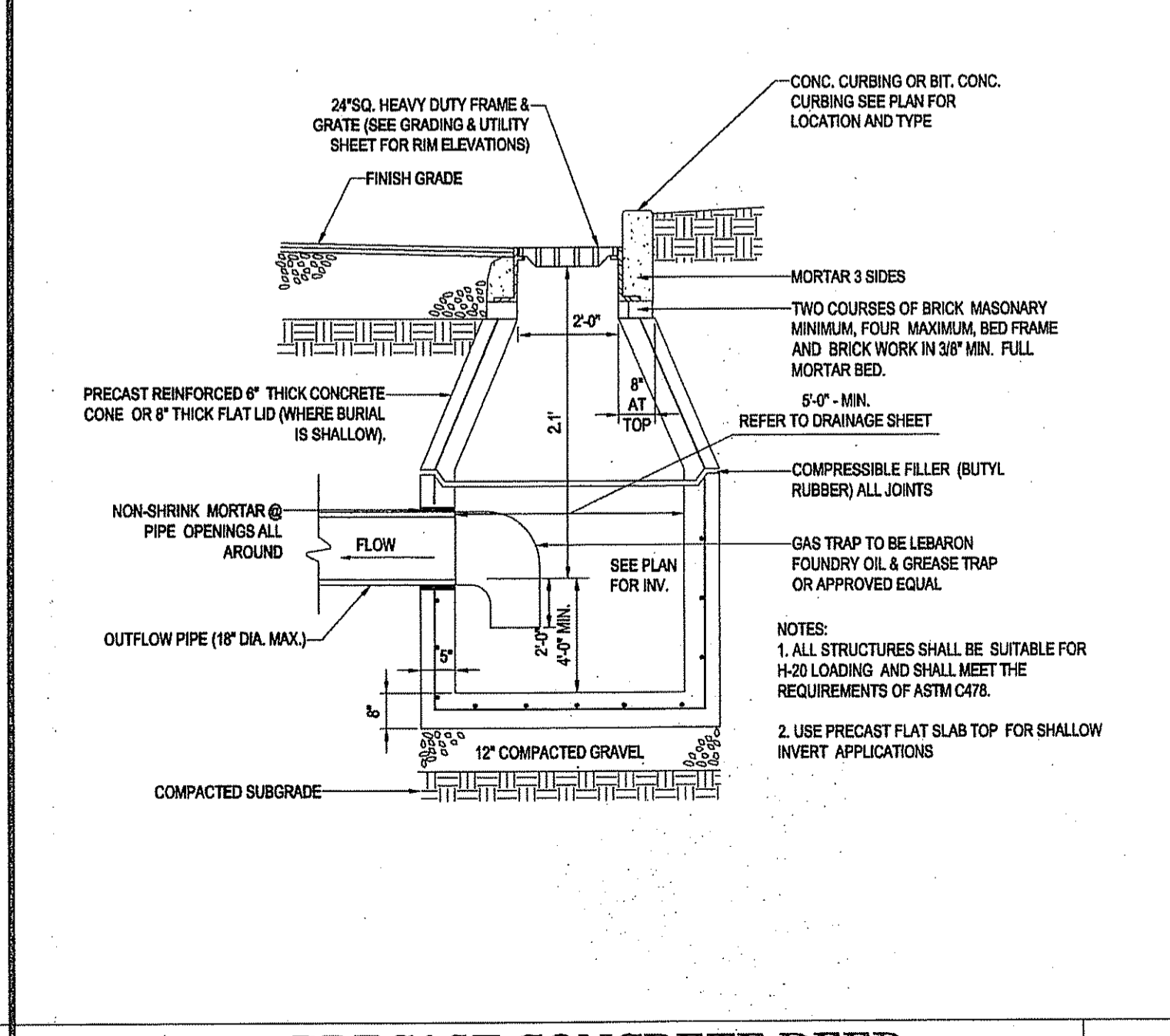
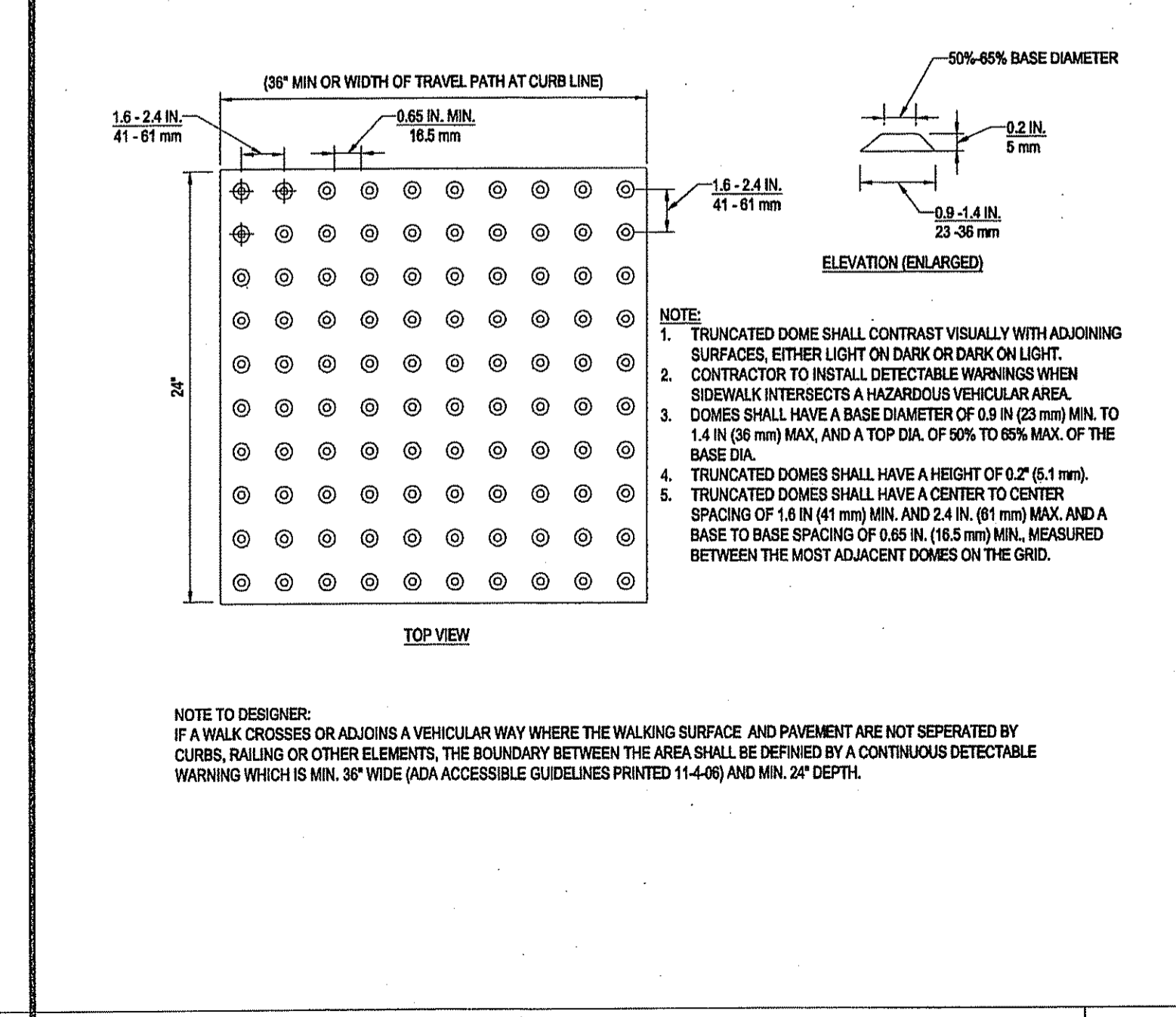
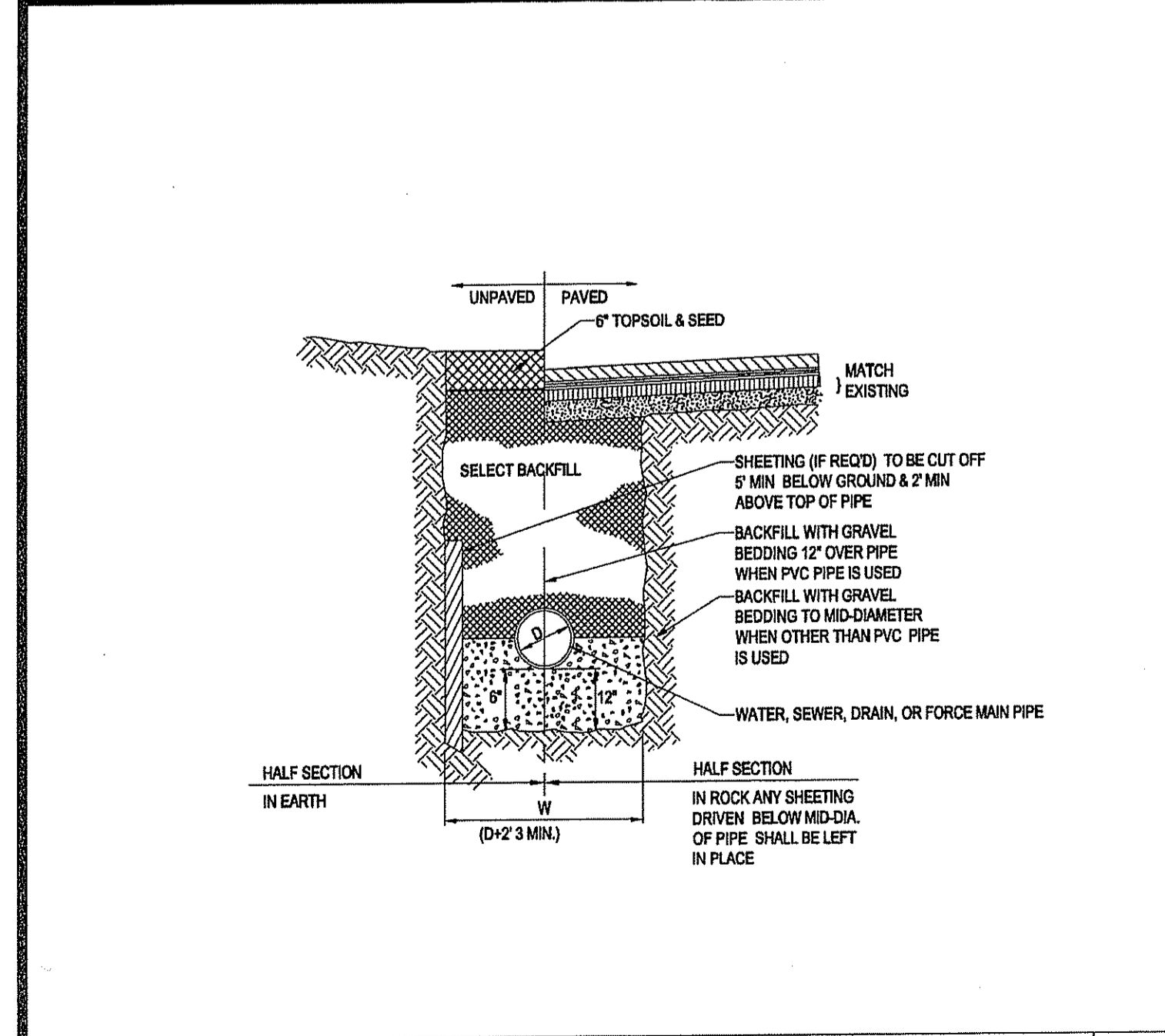


TYPICAL WHEELCHAIR RAMP N.T.S.

PRECAST CONCRETE CURB DETAIL N.T.S.

SERVICE CONNECTION DETAIL N.T.S.

CLEANOUT DETAIL N.T.S.



TYPICAL UTILITY TRENCH N.T.S.

TRUNCATED DOME PATTERN N.T.S.

PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL N.T.S.

SEWER CONNECTION DETAIL N.T.S.

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PHONE: (401) 451-1111  
FAX: (401) 451-1112  
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REVISIONS			
REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/28/15	REVISED PER CITY FORESTER COMMENT	EGD
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD
4			
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**PRELIMINARY PLAN STAGE**

PROJECT No.: W141144  
DRAWN BY: EGD  
CHECKED BY: JAB  
DATE: 10/18/14  
SCALE: AS SHOWN  
CAD I.D.: W141144SS3

**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**

LOCATION OF SITE  
PLAT #74, LOT #376  
181 CORLISS STREET  
PROVIDENCE COUNTY  
PROVIDENCE, RI

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
www.BohlerEngineering.com

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
MAY 11 2015 FILE # 15-0067  
CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
PROVED PLANS MUST BE AT CONSTRUCTION SITE

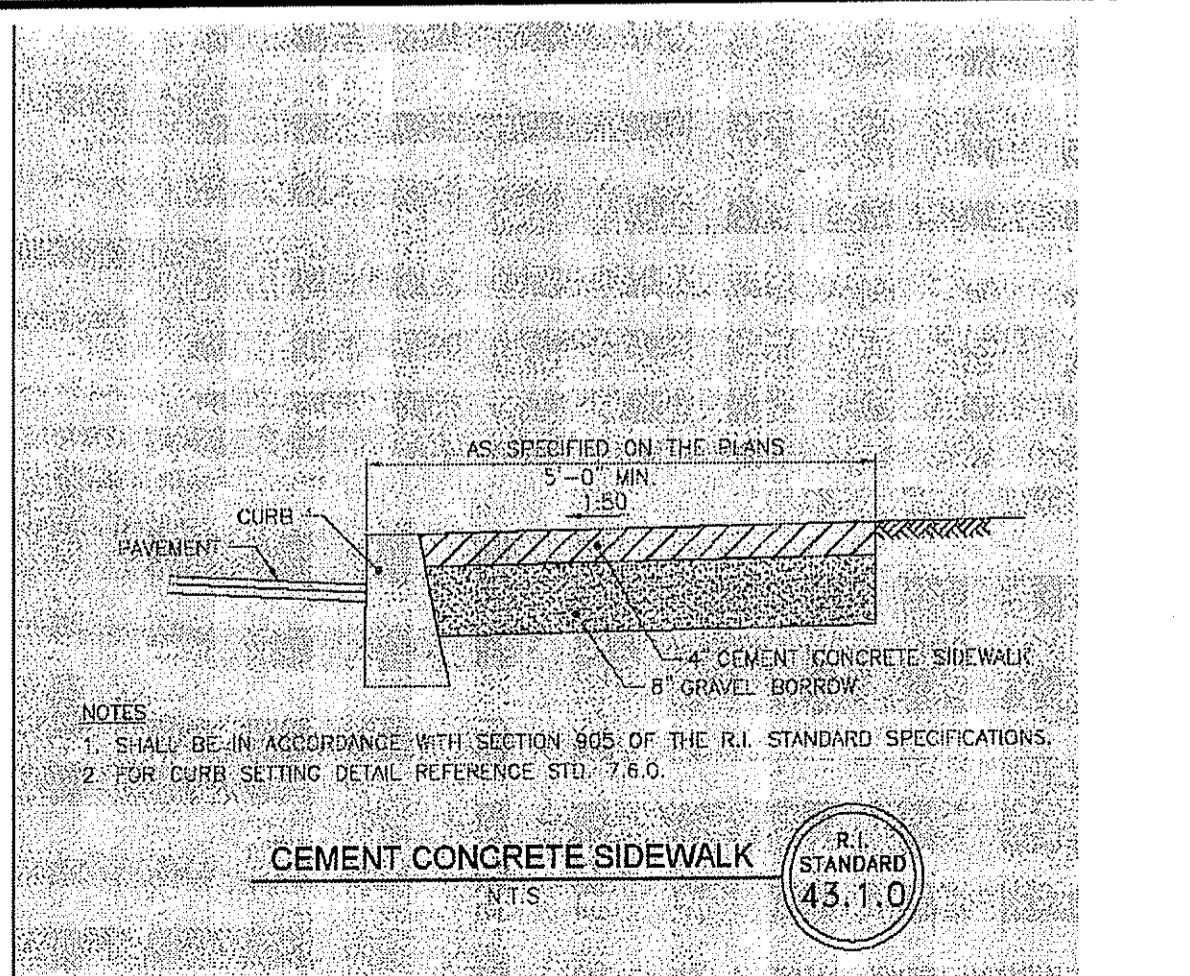
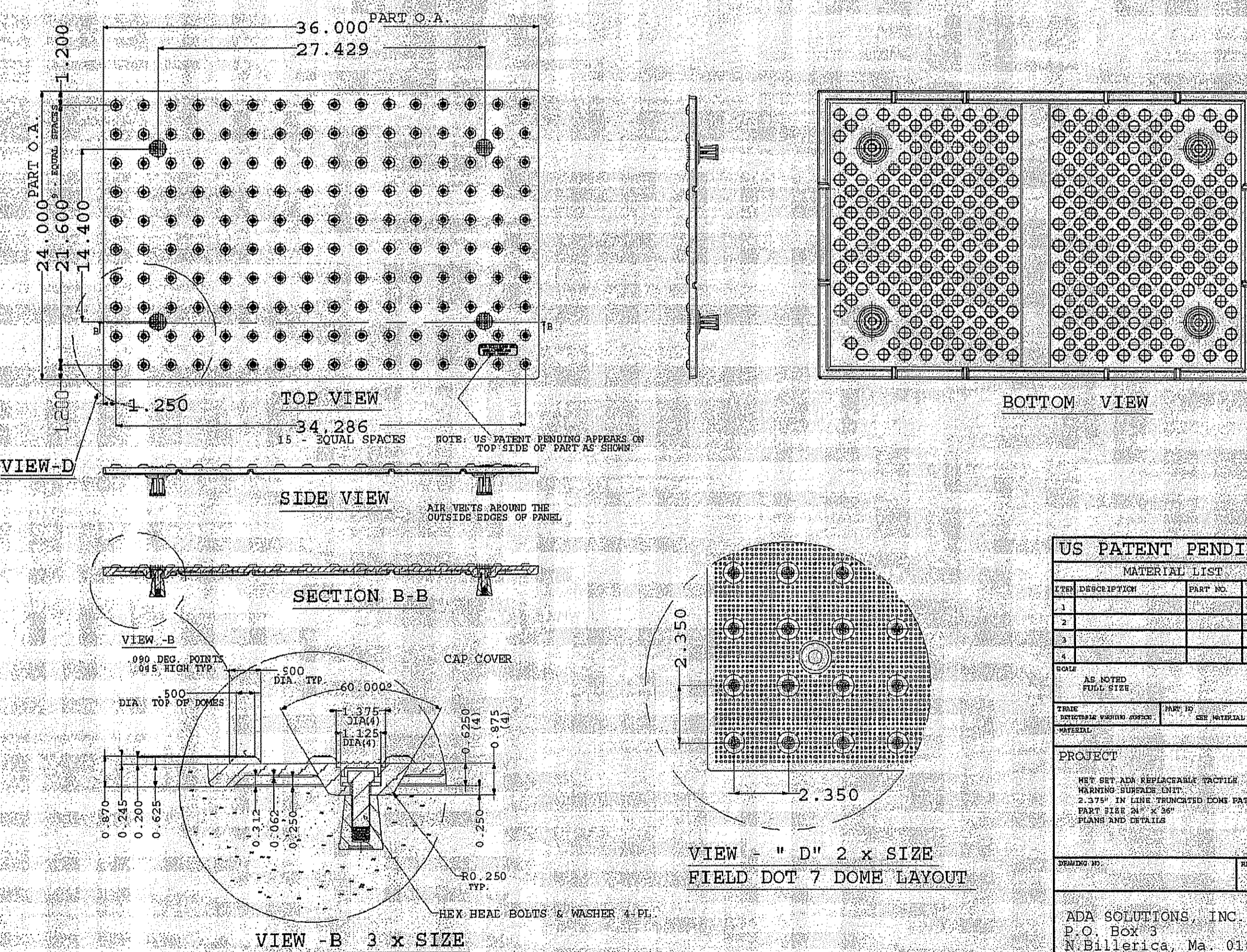
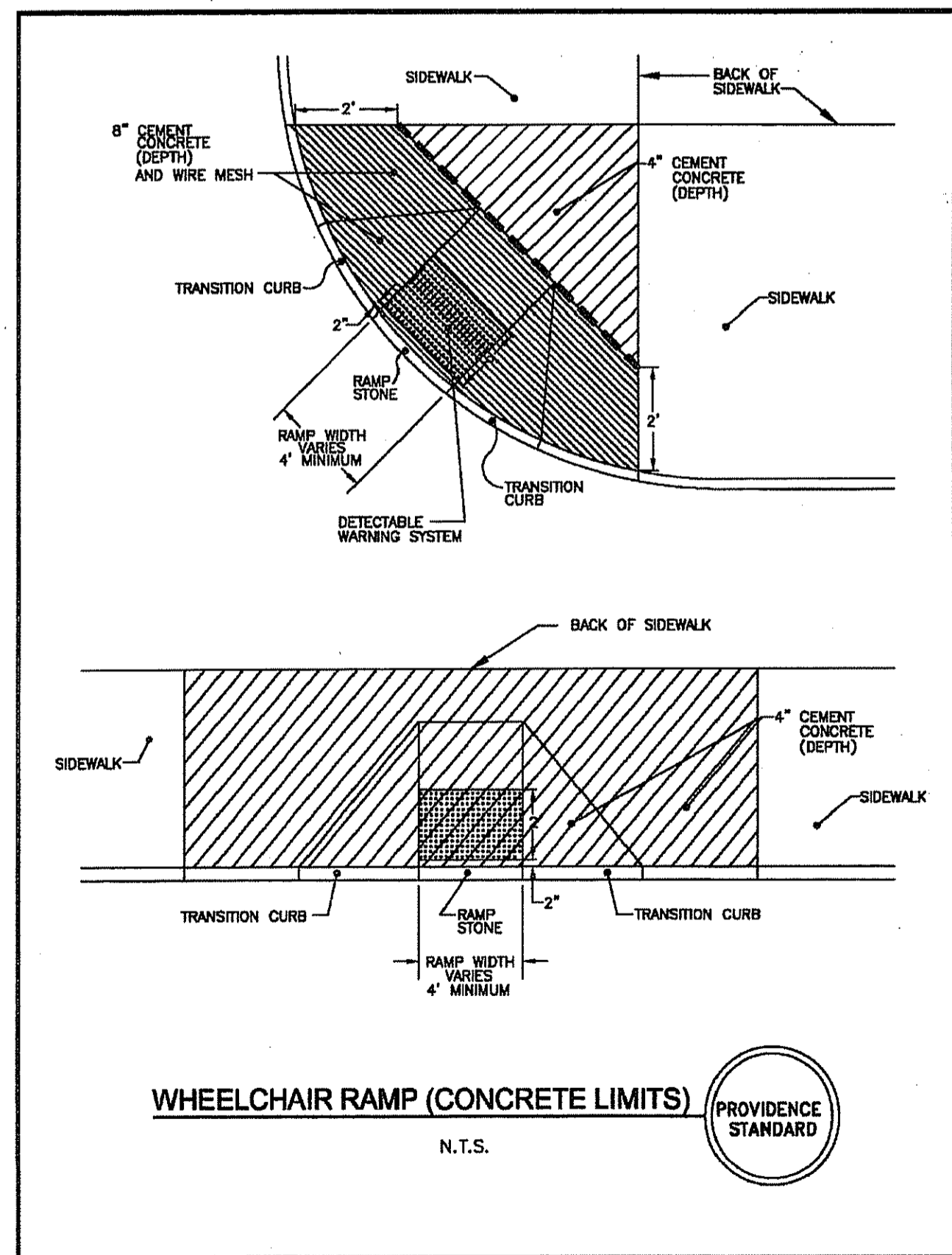
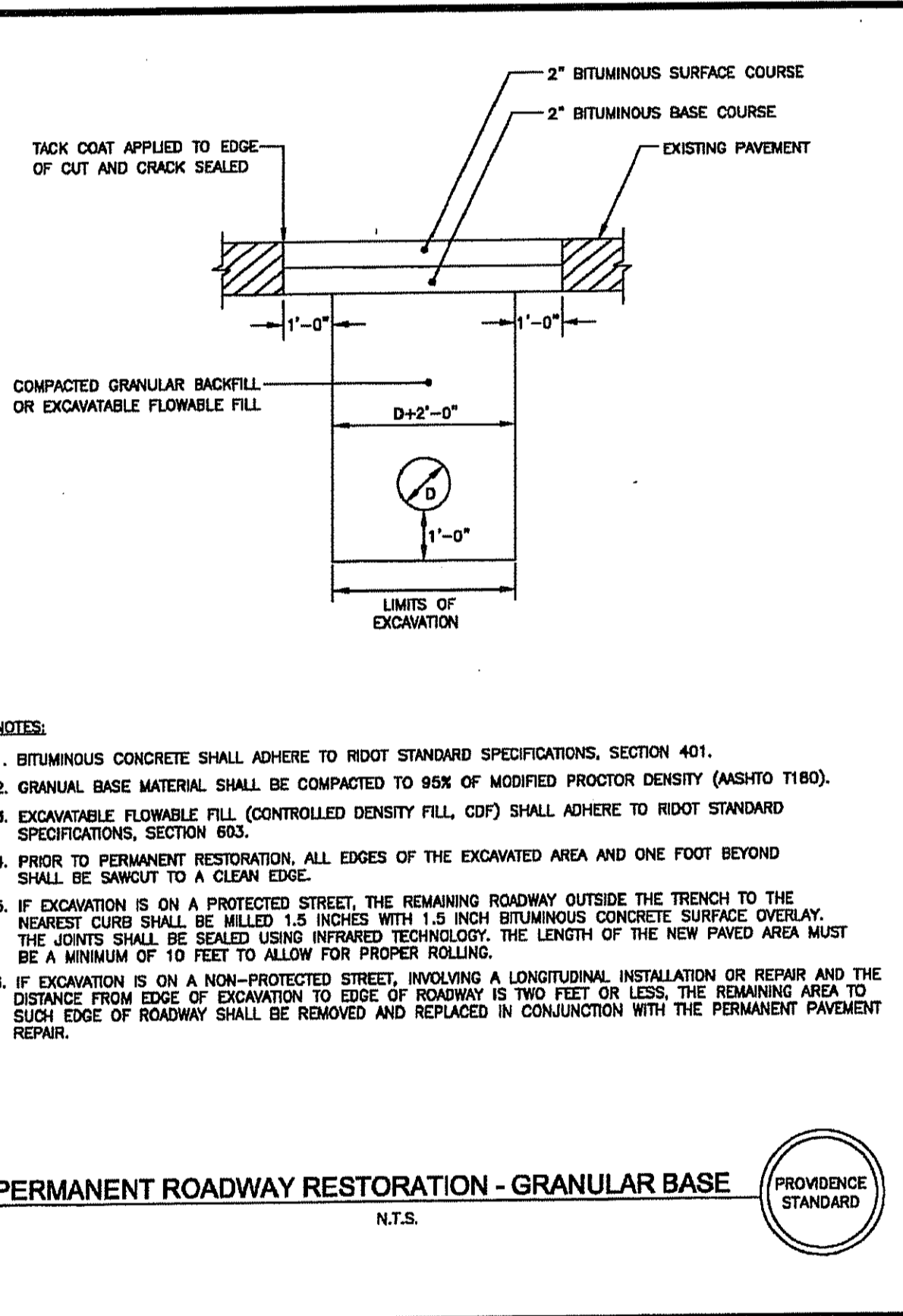
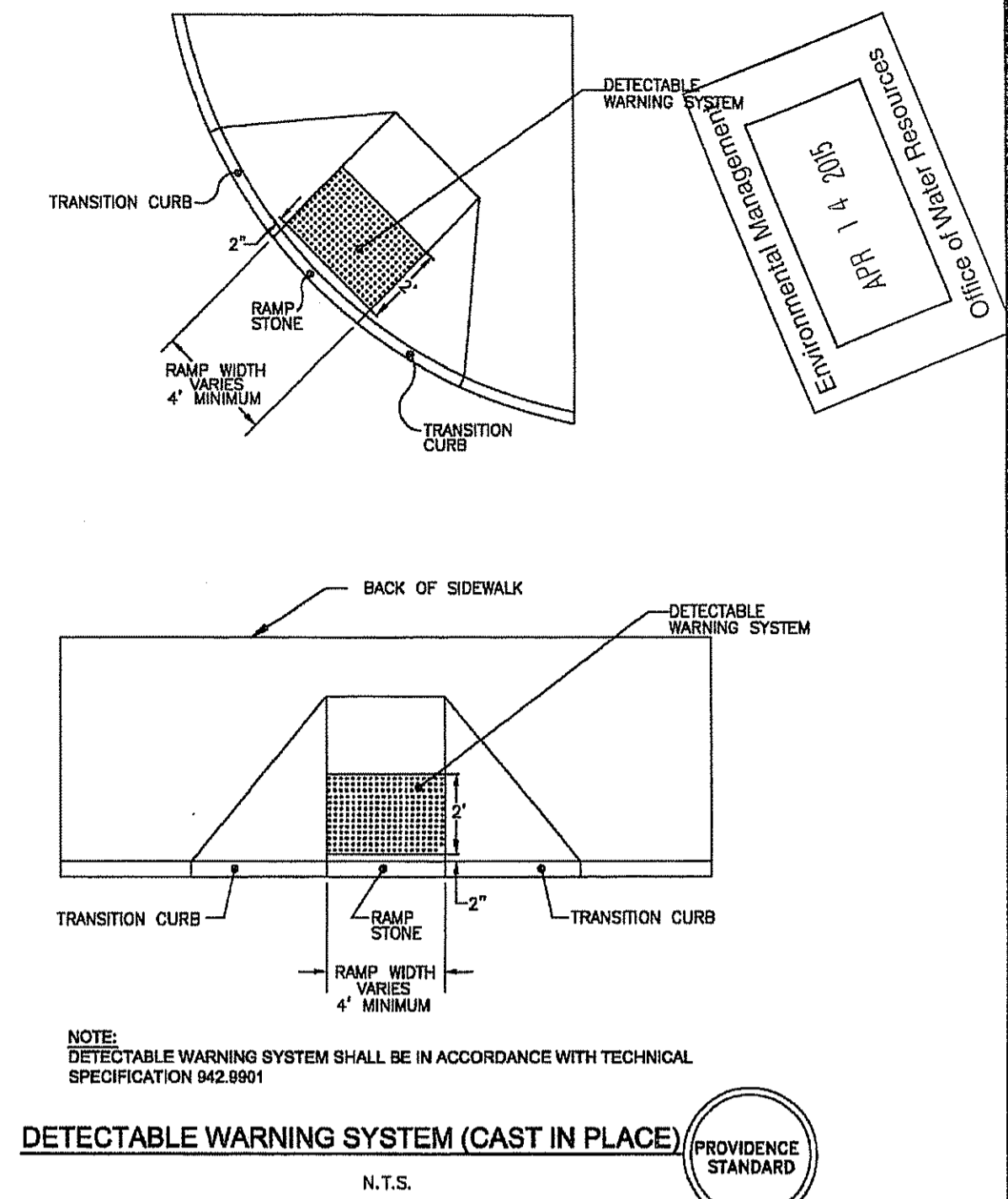
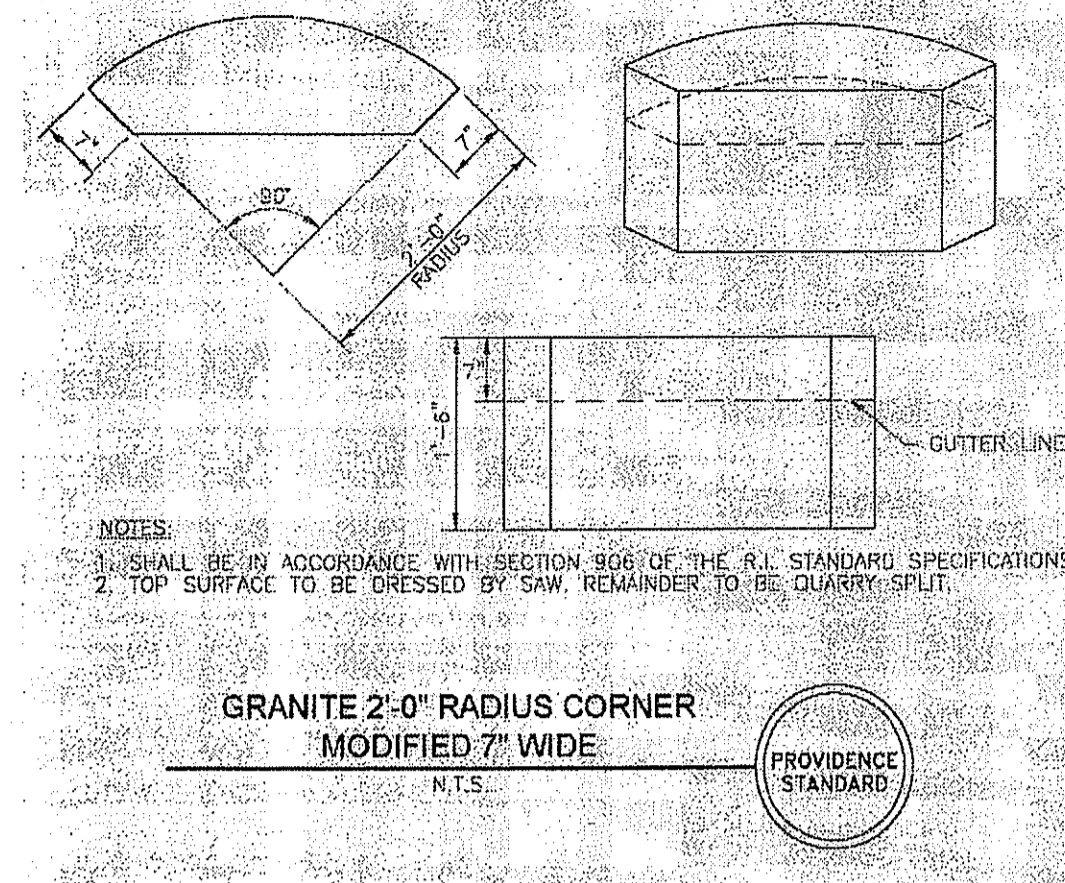
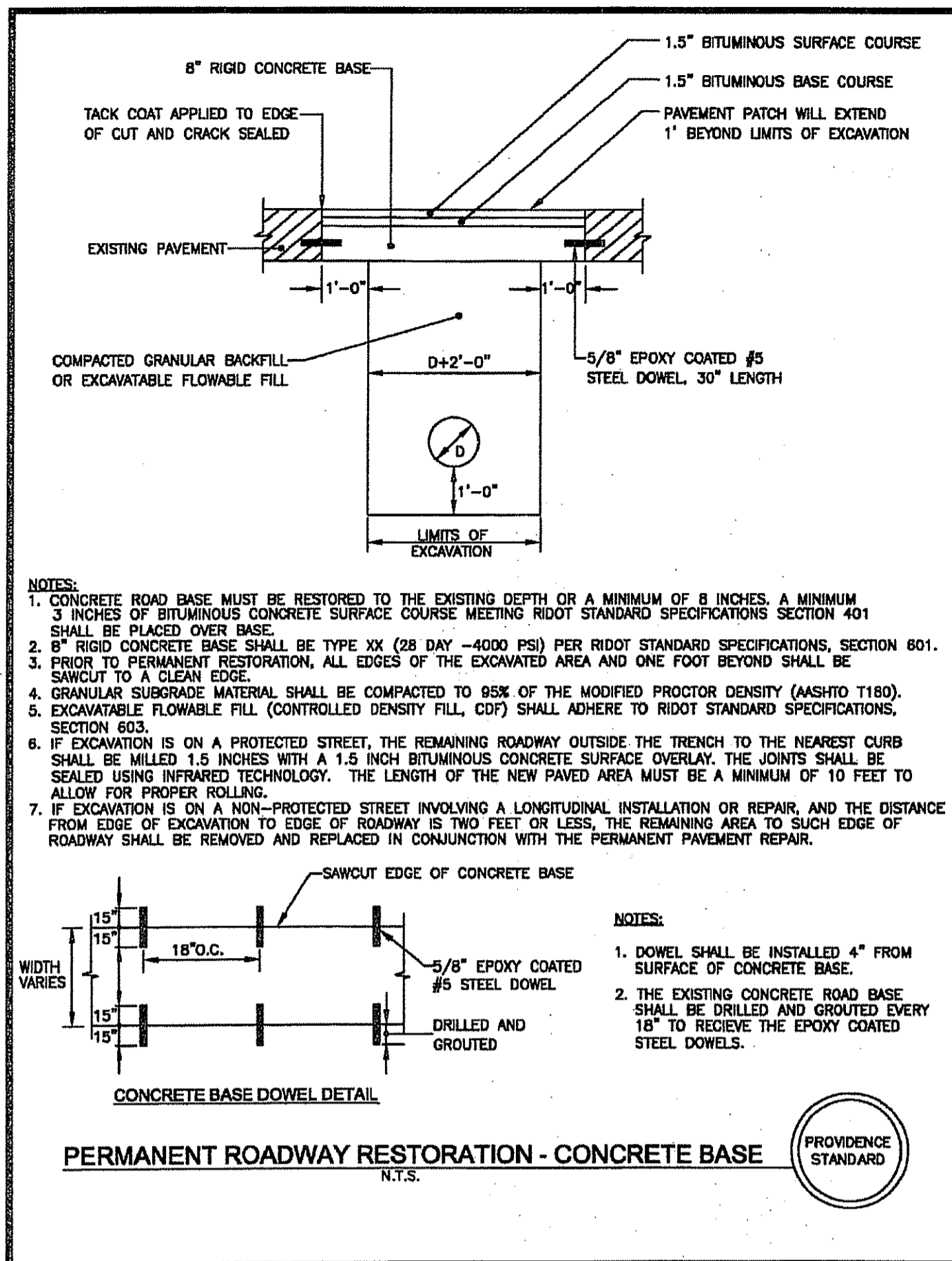
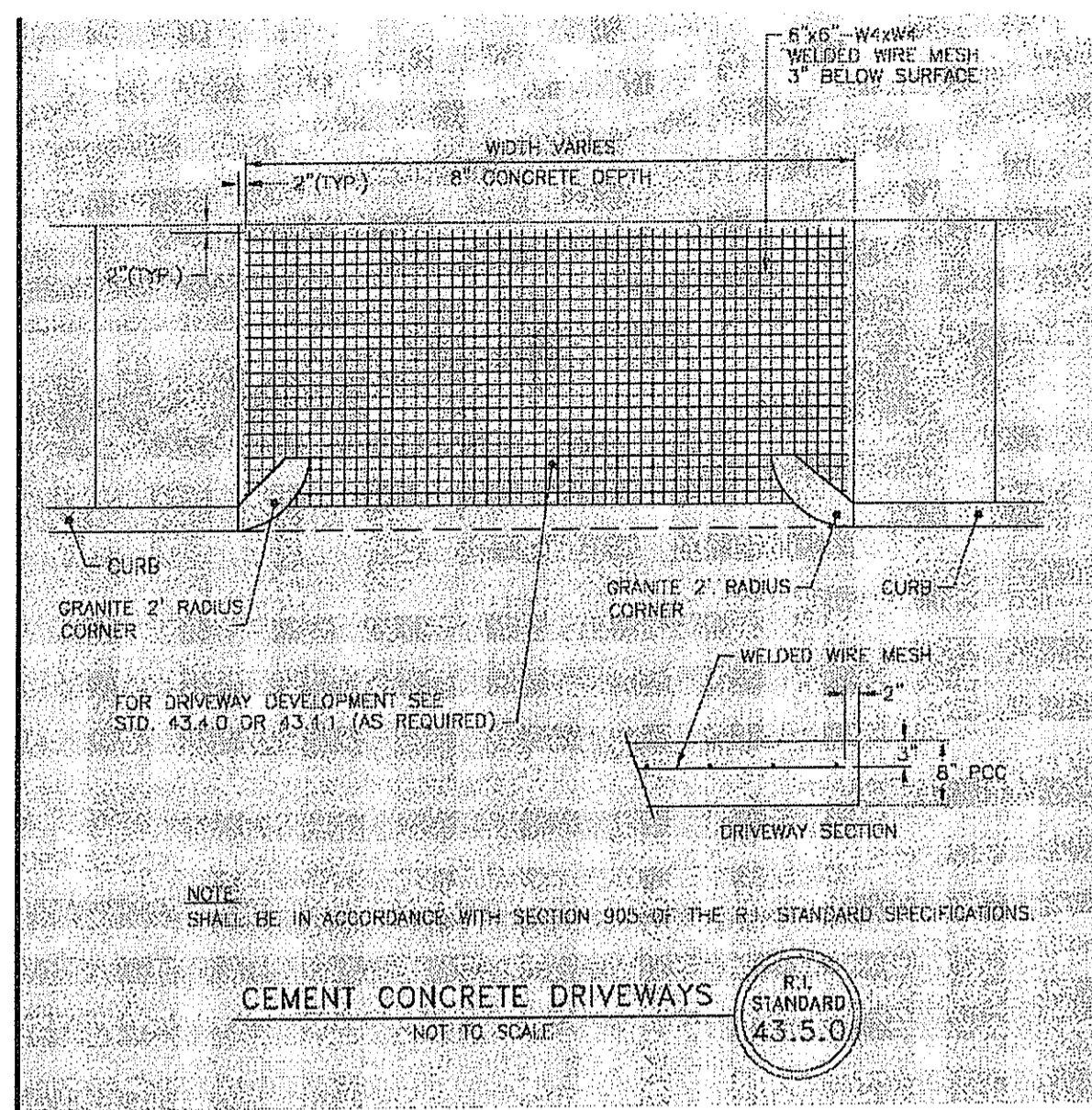
**J.A. JUCICH**  
No. 1114 9016  
PROFESSIONAL ENGINEER  
WASCHBETTS No. 4100  
CONNECTICUT LICENSE No. 25177  
PROVIDENCE, RI 02903  
PROFESSIONAL ENGINEER  
CIVIL

**CONSTRUCTION DETAIL SHEET**

SHEET NUMBER:  
**C601**  
OF 16

REV 3 - 4/07/2015





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FAX: (401) 455-1101  
WWW.BOHLERENGINEERING.COM

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• NEW YORK, NY  
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• RICHMOND, VA  
• WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/25/15	REVISED PER CITY FORESTER COMMENT	EGD
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD
4			
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**PRELIMINARY PLAN STAGE**

PROJECT: W141144  
DRAWN BY: EGD  
CHECKED BY: JAB  
DATE: 10/19/14  
SCALE: AS SHOWN  
CAD ID: W141144SS3

**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC**

LOCATION OF SITE  
PLAT #74, LOT #678  
181 CORLISS STREET  
PROVIDENCE COUNTY  
PROVIDENCE, RI

**BOHLER ENGINEERING**

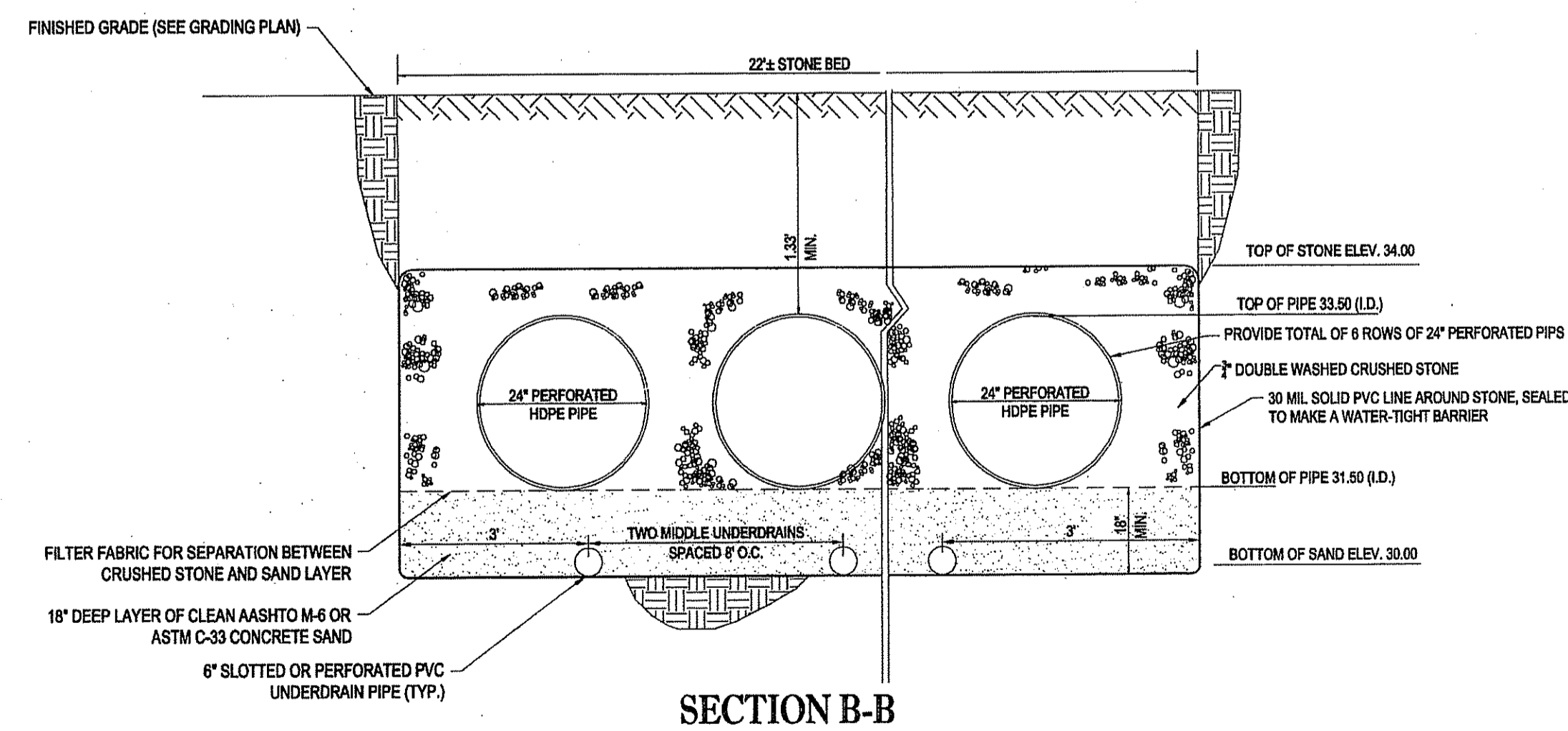
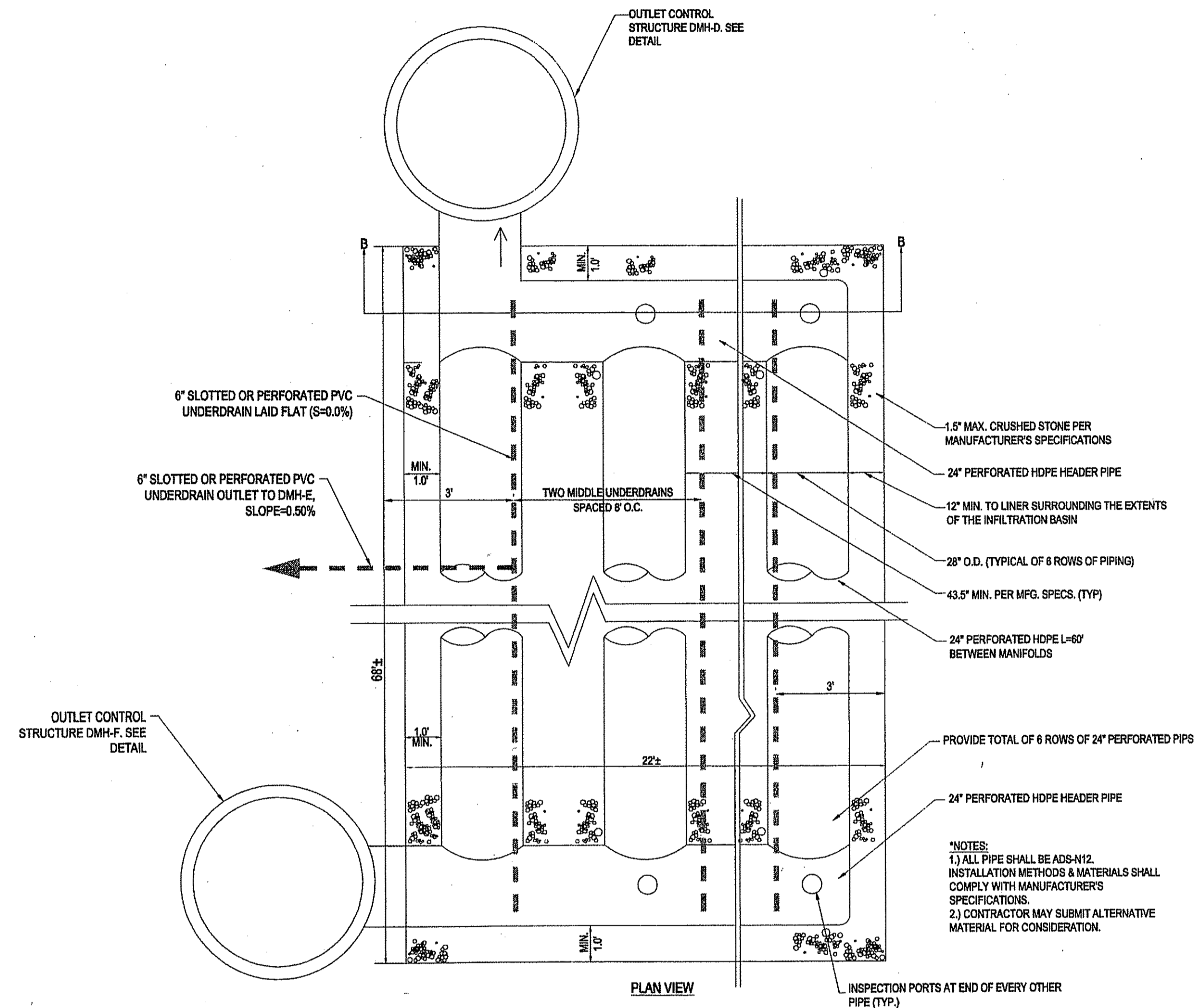
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
www.BohlerEngineering.com

**J.A. JUCOCH**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE NO. 41030  
CONNECTICUT LICENSE NO. 1777  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

**CONSTRUCTION DETAIL SHEET**

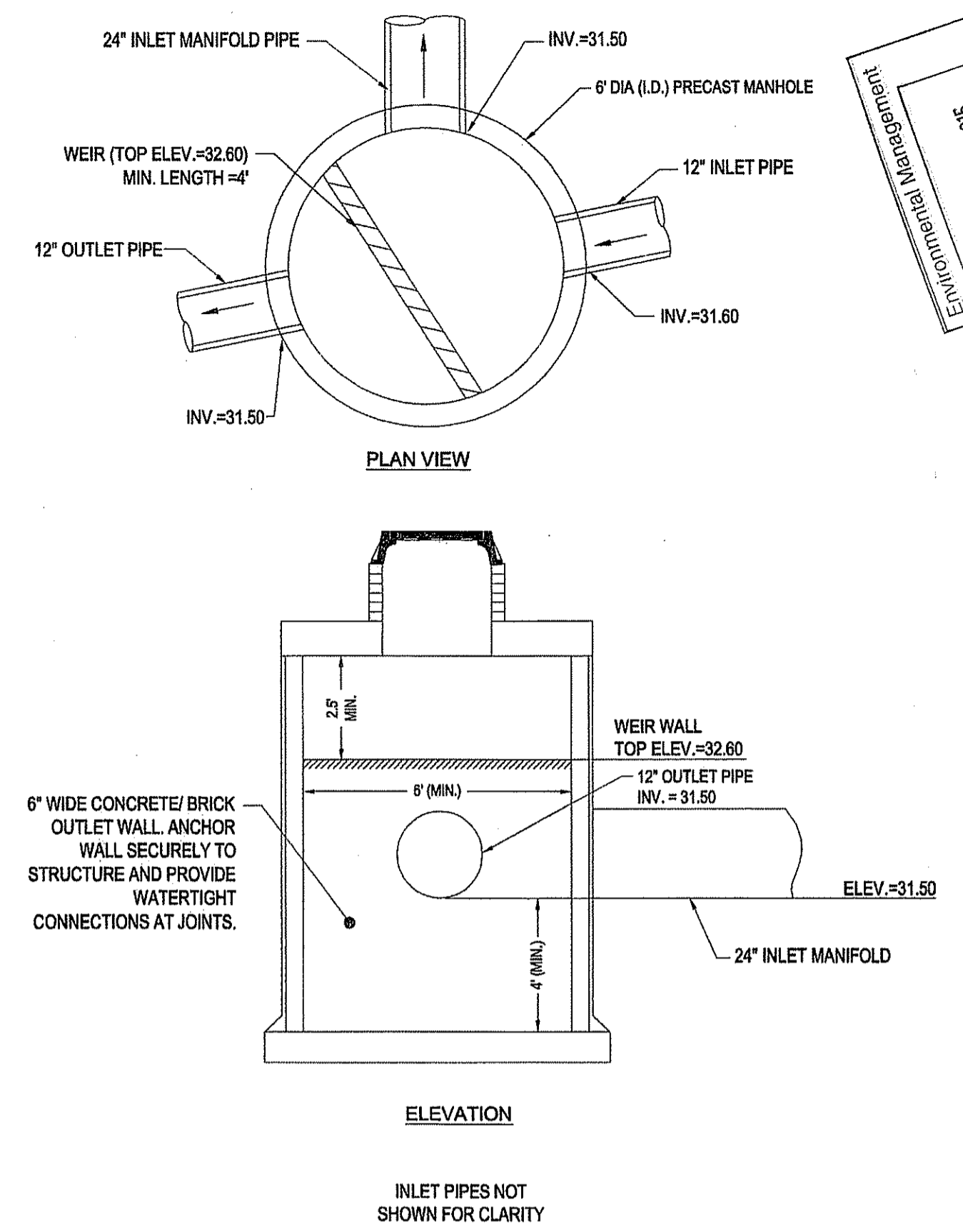
SHEET NUMBER:  
**C603**  
OF 16

REV 3 - 4/07/2015



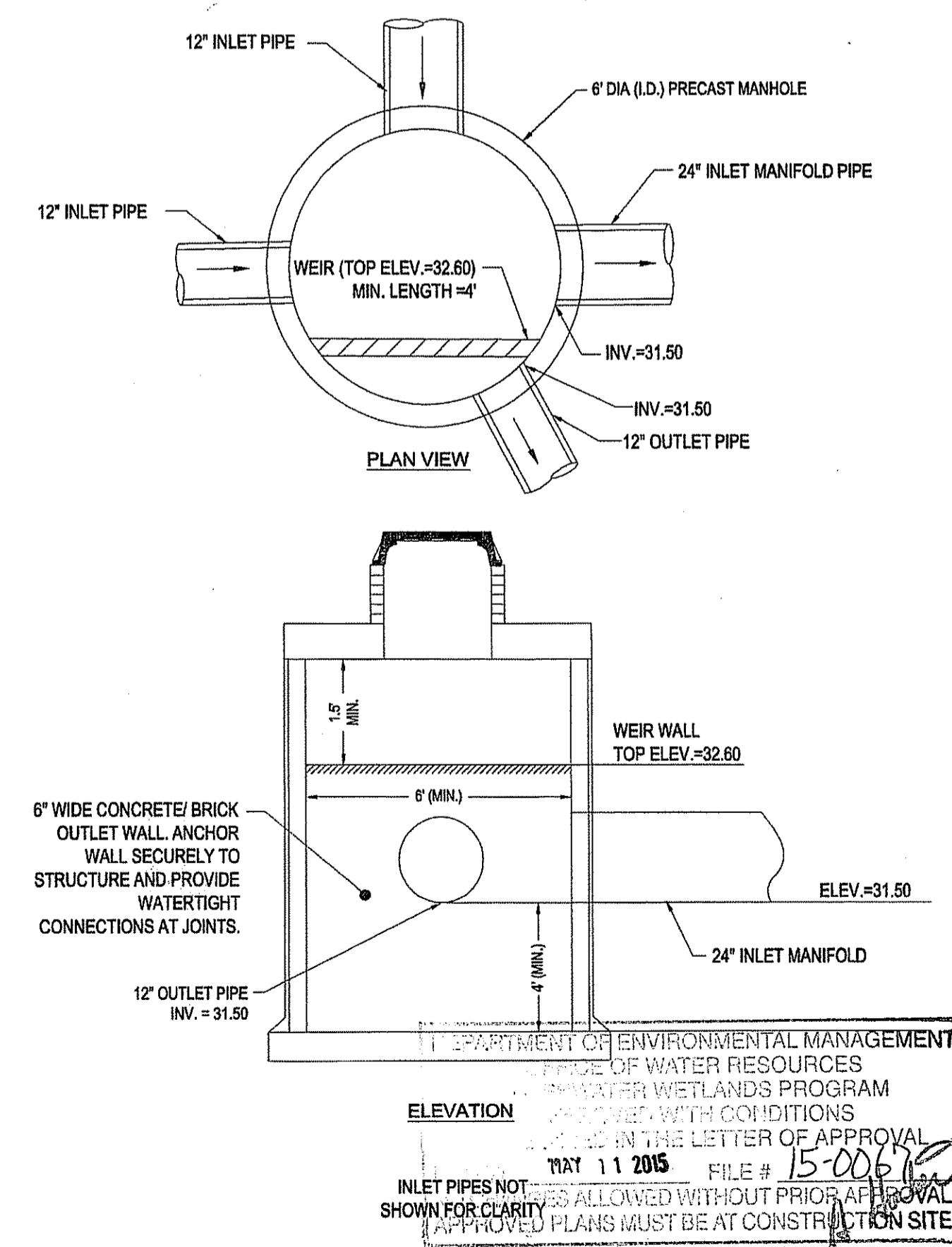
UNDERGROUND SAND FILTER DETAIL

N.T.S.



OUTLET CONTROL STRUCTURE (DMH-F)

N.T.S.



OUTLET CONTROL STRUCTURE (DMH-D)

N.T.S.

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 \* WASHINGTON, DC  
 \* CHARLOTTE, NC  
 \* CENTRAL VIRGINIA  
 \* NORTHERN VIRGINIA  
 \* SOUTHERN MARYLAND  
 \* SOUTHERN VIRGINIA

REVISIONS

REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/25/15	REVISED PER CITY FORESTER COMMENT	EGD
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD
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PRELIMINARY PLAN STAGE

PROJECT No.: W141144  
 DRAWN BY: EGD  
 CHECKED BY: JAS  
 DATE: 10/13/14  
 SCALE: AS SHOWN  
 CAD I.D.: W141144SS3

SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE RI, LLC

LOCATION OF SITE  
 PLAT #74, LOT #376  
 181 CORLISS STREET  
 PROVIDENCE COUNTY  
 PROVIDENCE, RI

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 Fax: (508) 480-9080  
 www.BohlerEngineering.com

**J.A. KUCICH**

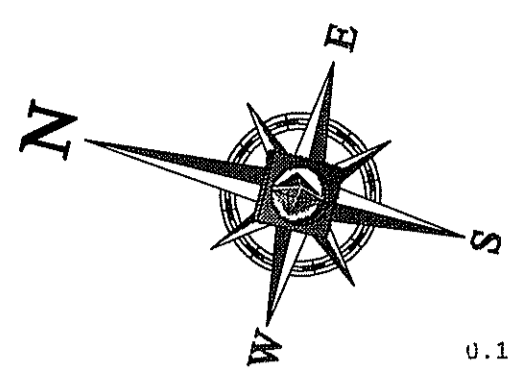
PROFESSIONAL ENGINEER  
 MASSACHUSETTS REG. NO. 41530  
 CONNECTICUT LICENSE NO. 28177  
 RHODE ISLAND LICENSE NO. 5915  
 MAINE LICENSE NO. 12543  
 PROFESSIONAL ENGINEER - CIVIL

SHEET TITLE: CONSTRUCTION DETAIL SHEET

SHEET NUMBER: C604 OF 16

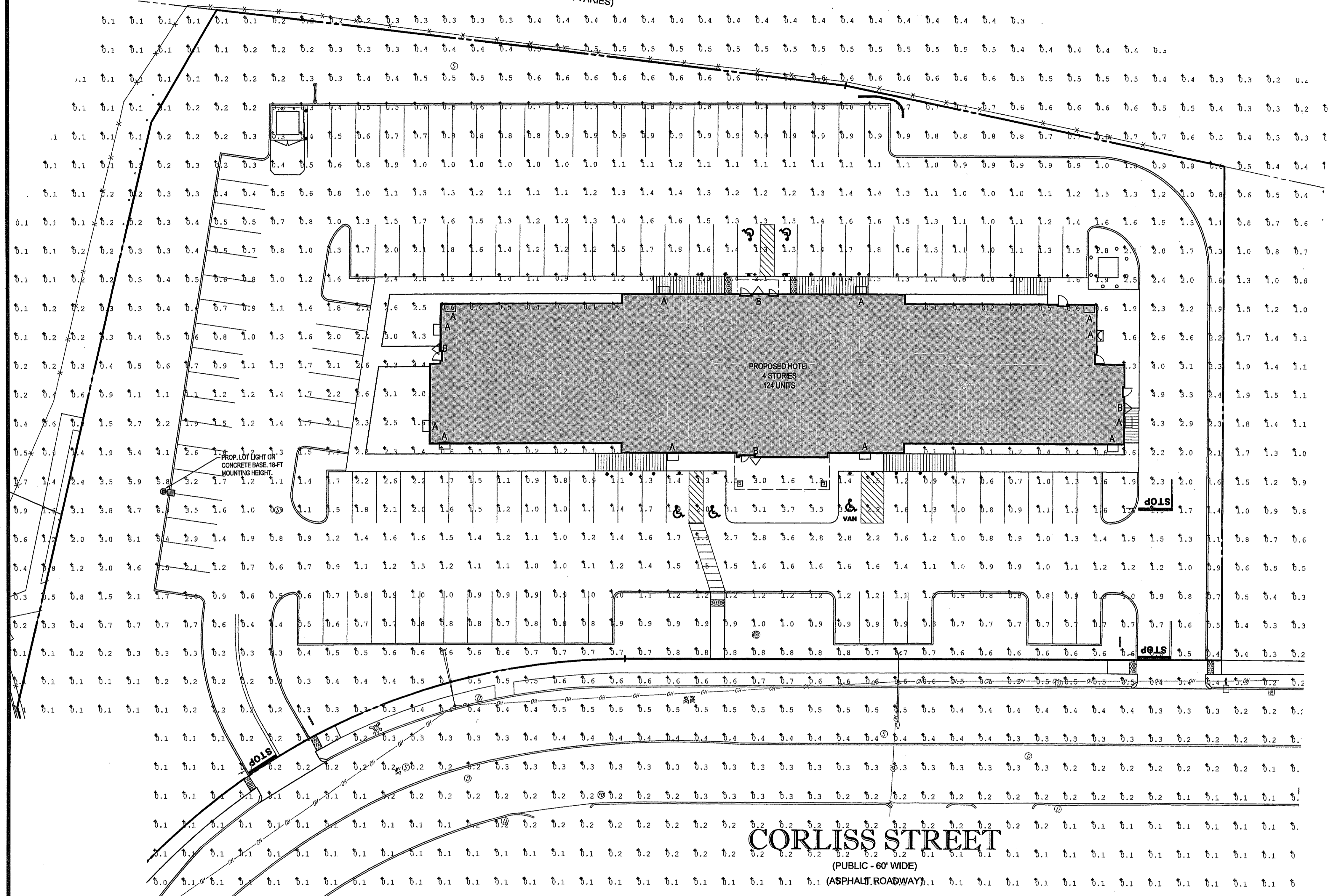
REV 3 - 4/07/2015

P:\WORK\141144\DWG\W141144SS3.dwg - E:\DWG\141144.dwg, 4/23/2015, 10:17:14 AM, ebohlere, xmp3510-1.pcd, User:ebh, 1:1



# INTERSTATE 95

(PUBLIC - WIDTH VARIES)



## LIGHTING NOTES:

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES OR 0.72 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
- THE LUMINAIRE, LAMP AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPAIRING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRE, LAMP AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE CONSEQUENTLY APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL, RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

### NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA SUMMARY	ILLUMINANCE	FC	1.30	6.3	0.1	13.00	63.00

### LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
□ A	12	SINGLE	10,010	0.9	104W-LED WALL MOUNTED FLOOD LIGHT RAB_WPLED104 (MOUNTED 4'-0" AFF)
△ B	4	SINGLE	1,050	0.9	LED WALL MOUNTED EMERGENCY LIGHT LNC-7LU-56A-1 (MOUNTED 8'-0" AFF)
⊙	1	SINGLE	-	0.9	LED LOT LIGHT - VIS-PSZLT496LC55KUNVBOA8BZ (MOUNTING HEIGHT 18'-0")

**CI** Job Name: **VALUE PLACE** TYPE: **F**

Catalog #: **RAB-WPLED104**

**WPLED104**

LED info: 104W-LED WALL MOUNTED FLOOD LIGHT RAB\_WPLED104 (MOUNTED 4'-0" AFF)

Driver info: 104W-LED WALL MOUNTED FLOOD LIGHT RAB\_WPLED104 (MOUNTED 4'-0" AFF)

**BUILDING WALL PACK**

**ParkingStar II** Job Name: **VALUE PLACE** TYPE: **SA**

Catalog #: **VIS-PSZLT496LC55KUNVBOA8BZ**

**LOT LIGHT FIXTURE**

Dimensional Drawings

Fixture	A	B	C	Max. Watts	Lbs
PST-2-L	17"	17"	8"	228	46

UL LISTED

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

**HUBBELL:  
EMERGENCY LIGHT**

**811**  
Know what's below.  
Call before you dig.

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
SUSTAINABLE DESIGN  
PROGRAM MANAGEMENT  
PERMITTING SERVICES

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NORTH VIRGINIA  
SOUTH CAROLINA  
SOUTH VIRGINIA  
WEST VIRGINIA  
FLORIDA  
ALABAMA  
LOUISIANA  
MISSISSIPPI  
MISSOURI  
OKLAHOMA  
TEXAS  
ARIZONA  
CALIFORNIA  
NEVADA  
IDAHO  
MONTANA  
UTAH  
NEW MEXICO  
WYOMING  
COLORADO  
KENTUCKY  
TENNESSEE  
MISSOURI  
ILLINOIS  
INDIANA  
OHIO  
PENNSYLVANIA  
DELAWARE  
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SOUTH CAROLINA  
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ALABAMA  
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MISSISSIPPI  
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TEXAS  
ARIZONA  
CALIFORNIA  
NEVADA  
IDAHO  
MONTANA  
UTAH  
NEW MEXICO  
WYOMING

### REVISIONS

REV	DATE	COMMENT	BY
1	1/28/15	PRELIMINARY PLAN STAGE SUBMISSION	EGD
2	2/25/15	REVISED PER CITY FORESTER COMMENT	EGD
3	4/07/15	REVISED PER CITY FORESTER COMMENT	EGD
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**PRELIMINARY PLAN STAGE**

PROJECT No.: W141144  
DRAWN BY: EGD  
CHECKED BY: JAB  
DATE: 10/13/14  
SCALE: AS SHOWN  
CAD L.D.: W141144SS3

**SITE DEVELOPMENT PLANS FOR VALUE PLACE PROVIDENCE, RI, LLC**

LOCATION OF SITE  
PLAT #74, LOT #376  
181 CORLISS STREET  
PROVIDENCE COUNTY  
PROVIDENCE, RI

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
Fax: (508) 480-9080  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

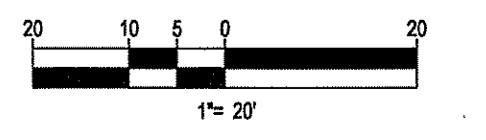
**J.A. KUCICH**

PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 41530  
CONNECTICUT LICENSE No. 80177  
RHODE ISLAND LICENSE No. 9816  
MAINE LICENSE No. 12553

SHEET TITLE:  
**LIGHTING PLAN**

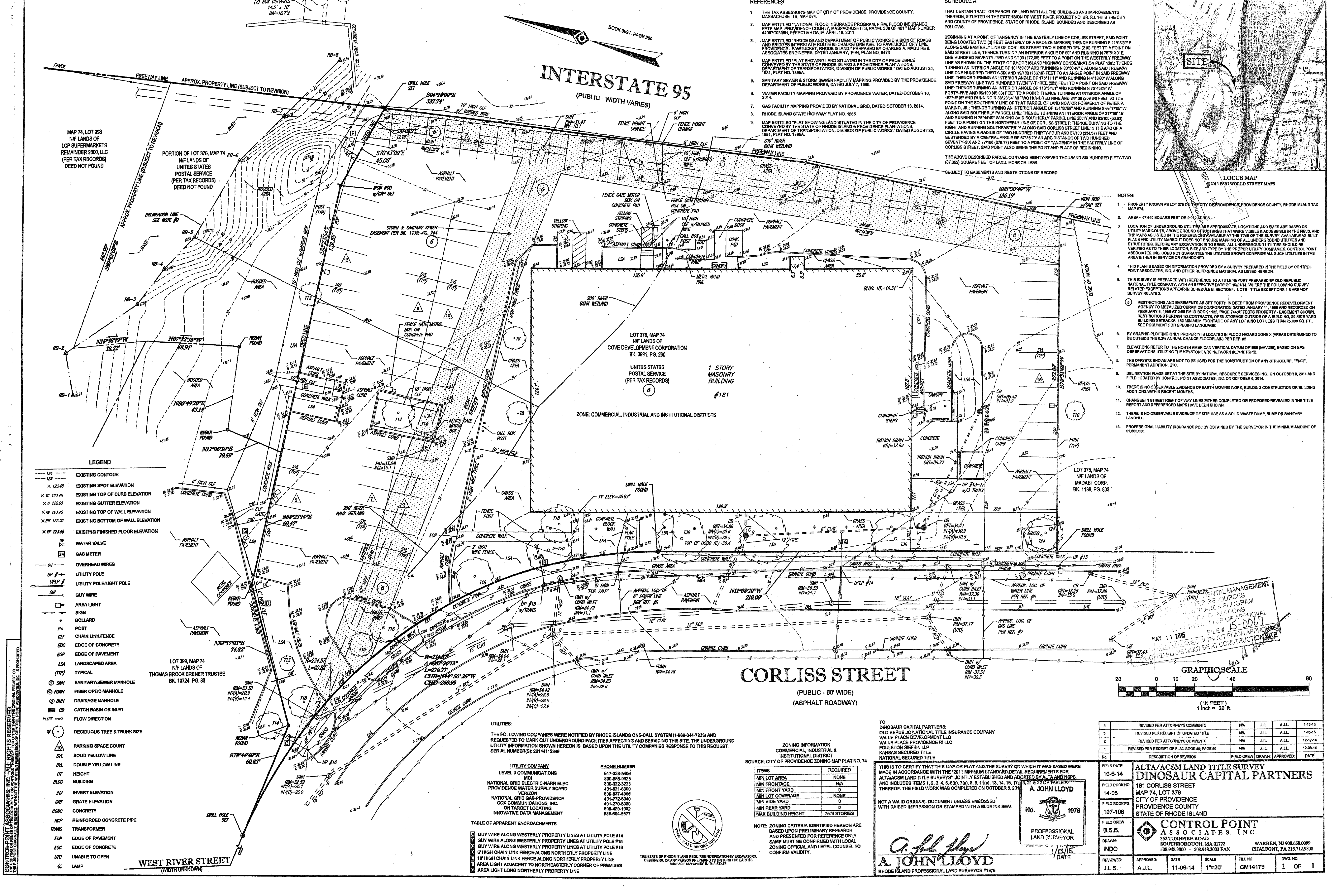
SHEET NUMBER:  
**C700**  
OF 16

REV 3 - 4/07/2015



*Charles*

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MAP 74, LOT 398  
N/F LANDS OF  
LOP SUPERMARKETS  
REHANDER 2000, LLC  
(PER TAX RECORDS)  
DEED NOT FOUND

PORTION OF LOT 376, MAP 74  
N/F LANDS OF  
UNITED STATES  
POSTAL SERVICE  
(PER TAX RECORDS)  
DEED NOT FOUND

LOT 376, MAP 74  
N/F LANDS OF  
COVE DEVELOPMENT CORPORATION  
BK 3991, PG. 280

UNITED STATES  
POSTAL SERVICE  
(PER TAX RECORDS)

1 STORY  
MASONRY  
BUILDING  
#181

ZONE: COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DISTRICTS

- LEGEND**
- 124 --- EXISTING CONTOUR
  - 125 --- EXISTING SPOT ELEVATION
  - X 123.45 EXISTING TOP OF CURB ELEVATION
  - X G 122.85 EXISTING GUTTER ELEVATION
  - X W 123.45 EXISTING TOP OF WALL ELEVATION
  - X BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
  - X.F 123.45 EXISTING FINISHED FLOOR ELEVATION
  - WV WATER VALVE
  - GM GAS METER
  - OH OVERHEAD WIRES
  - UP UTILITY POLE
  - UPLP UTILITY POLE/LIGHT POLE
  - GW GUY WIRE
  - AL AREA LIGHT
  - SIGN SIGN
  - BOLLARD BOLLARD
  - P POST
  - CLF CHAIN LINK FENCE
  - EDC EDGE OF CONCRETE
  - EDG EDGE OF PAVEMENT
  - LSA LANDSCAPED AREA
  - (TYP) TYPICAL
  - SMH SANITARY/SEWER MANHOLE
  - FOMH FIBER OPTIC MANHOLE
  - DMH DRAINAGE MANHOLE
  - CB CATCH BASIN OR INLET
  - FLOW => FLOW DIRECTION
  - DECIDUOUS TREE & TRUNK SIZE
  - PARKING SPACE COUNT
  - SYL SOLID YELLOW LINE
  - DYL DOUBLE YELLOW LINE
  - HT HEIGHT
  - BLDG BUILDING
  - INV INVERT ELEVATION
  - GRT GRATE ELEVATION
  - CONC CONCRETE
  - RCPC REINFORCED CONCRETE PIPE
  - TRANS TRANSFORMER
  - EDP EDGE OF PAVEMENT
  - EDC EDGE OF CONCRETE
  - UTO UNABLE TO OPEN
  - LAMP LAMP

LOT 399, MAP 74  
N/F LANDS OF  
THOMAS BROOK BRENER TRUSTEE  
BK 10724, PG. 83

WEST RIVER STREET  
(WIDTH UNKNOWN)

THE FOLLOWING COMPANIES WERE NOTIFIED BY RHODE ISLANDS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20144112346

UTILITY COMPANY	PHONE NUMBER
LEVEL 3 COMMUNICATIONS	617-338-9408
MCI	800-855-0925
NATIONAL GRID ELECTRIC-NARR ELEC	800-322-3223
PROVIDENCE WATER SUPPLY BOARD	401-851-4900
VERICON	800-837-4966
NATIONAL GRID GAS-PROVIDENCE	401-272-8040
COX COMMUNICATIONS, INC.	401-270-8000
ON TARGET LOCATING	508-459-1022
INNOVATIVE DATA MANAGEMENT	888-604-5577

TABLE OF APPARENT ENCROACHMENTS

ITEMS	REQUIRED
MIN LOT AREA	NONE
MIN FRONTAGE	N/A
MIN FRONT YARD	0
MIN LOT COVERAGE	NONE
MIN SIDE YARD	0
MIN REAR YARD	0
MAX BUILDING HEIGHT	75'6" STOREYS

**CORLISS STREET**  
(PUBLIC - 60' WIDE)  
(ASPHALT ROADWAY)

ZONING INFORMATION  
COMMERCIAL, INDUSTRIAL &  
INSTITUTIONAL DISTRICT

SOURCE: CITY OF PROVIDENCE ZONING MAP PLAT NO. 74

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

TO:  
DINOSAUR CAPITAL PARTNERS  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
VALUE PLACE DEVELOPMENT  
VALUE PLACE PROVIDENCE RI LLC  
FOULSTON SIEPKIN LLP  
KANSAS SECURED TITLE  
NATIONAL SECURED TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 9(b), 7(b), 8, 9, 11(b), 13, 14, 15, 17, 18, 21 & 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2014.

**A. JOHN LLOYD**  
No. 1976  
PROFESSIONAL LAND SURVEYOR  
DATE

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

NO.	REVISION	DATE	BY	APPROVED	DATE
4	REVISED PER ATTORNEY'S COMMENTS	N/A	J.L.L.	A.J.L.	1-13-15
3	REVISED PER RECEIPT OF UPDATED TITLE	N/A	J.L.L.	A.J.L.	1-25-15
2	REVISED PER ATTORNEY'S COMMENTS	N/A	J.L.L.	A.J.L.	12-17-14
1	REVISED PER RECEIPT OF PLAN BOOK 40, PAGE 60	N/A	J.L.L.	A.J.L.	12-09-14

FILE # 15-0068  
MAY 11 2015  
APPROVED WITHOUT PRIOR APPROVAL  
REVISED PLANS MUST BE AT CONSTRUCTION SITE

**ALTA/ACSM LAND TITLE SURVEY**  
**DINOSAUR CAPITAL PARTNERS**

181 CORLISS STREET  
MAP 74, LOT 376  
CITY OF PROVIDENCE  
PROVIDENCE COUNTY  
STATE OF RHODE ISLAND

**CONTROL POINT ASSOCIATES, INC.**  
WARREN, NJ 08068-0099  
CHALPONT, PA 21512-9800

REVIEWED: J.L.S. APPROVED: A.J.L. DATE: 11-06-14 SCALE: 1"=20' FILE NO: CM14179 DWG NO: 1 OF 1

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF CITY OF PROVIDENCE, PROVIDENCE COUNTY, MASSACHUSETTS, MAP #74.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, MASSACHUSETTS, PANEL 308 OF 491, MAP NUMBER 44007C0308H, EFFECTIVE DATE: APRIL 18, 2011.
  - MAP ENTITLED "RHODE ISLAND DEPARTMENT OF PUBLIC WORKS DIVISION OF ROADS AND BRIDGES INTERSTATE ROUTE 95 CHARLESTONE AVE TO PAWLETUCKET CITY LINE PROVIDENCE - PAWLETUCKET, RHODE ISLAND", PREPARED BY CHARLES A. MAGUIRE & ASSOCIATES ENGINEERS, DATED JANUARY, 1984, PLAN NO. 8473.
  - MAP ENTITLED "PLAT SHOWING LAND SITUATED IN THE CITY OF PROVIDENCE CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS," DATED AUGUST 25, 1981, PLAT NO. 1885A.
  - SANITARY SEWER & STORM SEWER FACILITY MAPPING PROVIDED BY THE PROVIDENCE DEPARTMENT OF PUBLIC WORKS, DATED JULY 7, 1980.
  - WATER FACILITY MAPPING PROVIDED BY NATIONAL GRID, DATED OCTOBER 13, 2014.
  - GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID, DATED OCTOBER 13, 2014.
  - RHODE ISLAND STATE HIGHWAY PLAT NO. 1285.
  - MAP ENTITLED "PLAT SHOWING LAND SITUATED IN THE CITY OF PROVIDENCE CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS," DATED AUGUST 25, 1981, PLAT NO. 1885A.

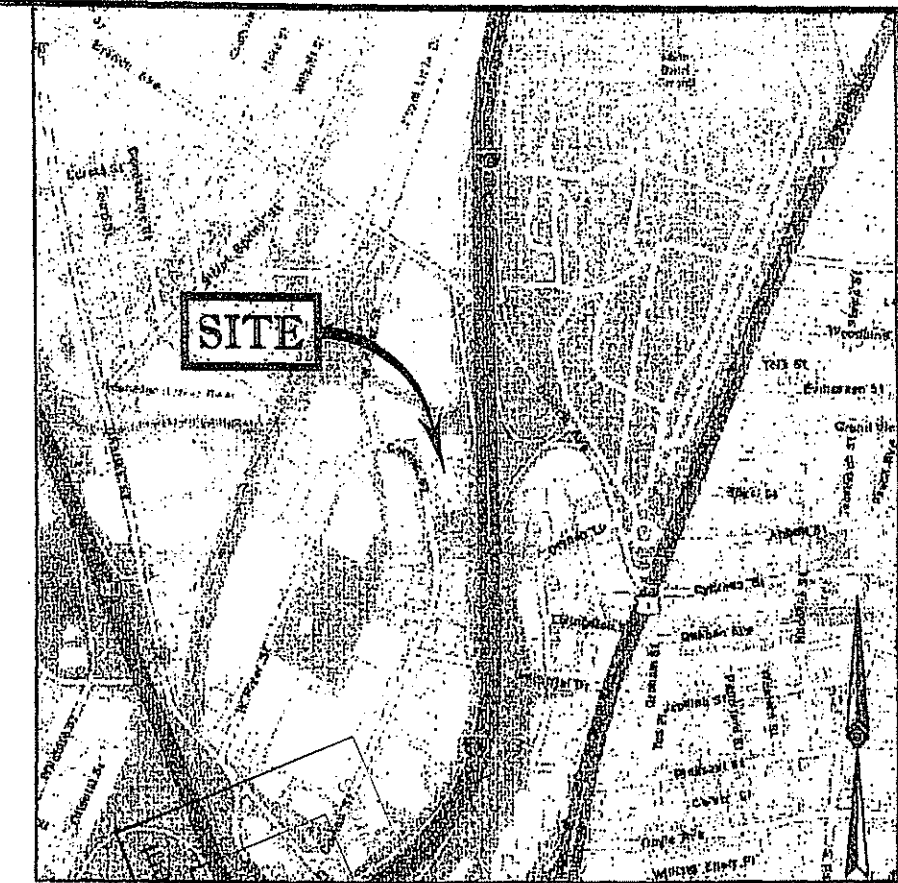
SCHEDULE A

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE EXTENSION OF WEST RIVER STREET NO. UR. R.I. 148 IS THE CITY AND COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

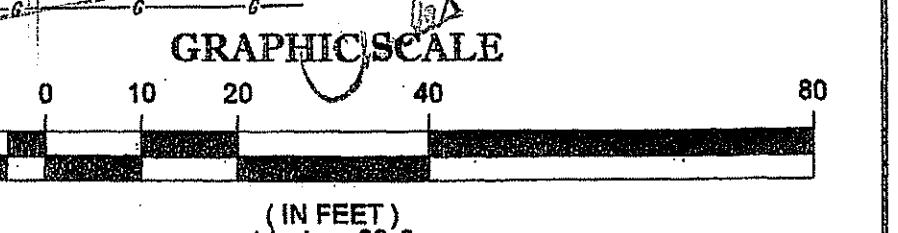
BEGINNING AT A POINT OF TANGENCY IN THE EASTERLY LINE OF CORLISS STREET, SAID POINT BEING LOCATED TWO (2) FEET EASTERLY OF A BRONZE MARKER; THENCE RUNNING S 11°08'20" E ALONG SAID EASTERLY LINE OF CORLISS STREET TWO HUNDRED TEN (210) FEET TO A POINT ON SAID STREET LINE; THENCE TURNING AN INTERIOR ANGLE OF 80° AND RUNNING N 78°14'0" E ONE HUNDRED SEVENTY-TWO (172.00) FEET TO A POINT ON THE WESTERLY FREEWAY LINE AS SHOWN ON THE STATE OF RHODE ISLAND HIGHWAY CONDEMNATION PLAT 1285; THENCE TURNING AN INTERIOR ANGLE OF 101°59'09" AND RUNNING N 02°30'49" E ALONG SAID FREEWAY LINE ONE HUNDRED THIRTY-SIX (136.19) FEET TO AN ANGLE POINT IN SAID FREEWAY LINE; THENCE TURNING AN INTERIOR ANGLE OF 175°11'11" AND RUNNING N 41°00'0" W ALONG SAID FREEWAY LINE TWO HUNDRED TWENTY-THREE (223) FEET TO A POINT ON SAID FREEWAY LINE; THENCE TURNING AN INTERIOR ANGLE OF 113°54'31" AND RUNNING N 70°43'0" W FORTY-FIVE (45.00) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 162°19'15" AND RUNNING N 88°23'54" W TWO HUNDRED NINE (209.34) FEET TO THE POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND NOW OR FORMERLY OF PETER F. WARD, JR.; THENCE TURNING AN INTERIOR ANGLE OF 11°02'09" AND RUNNING 6°07'30" W ALONG SAID SOUTHERLY PARCEL LINE; THENCE TURNING AN INTERIOR ANGLE OF 217°58'15" AND RUNNING N 78°44'49" W ALONG SAID SOUTHERLY PARCEL LINE SIXTY (60.00) FEET TO A POINT ON A POINT ON THE NORTHERLY LINE OF CORLISS STREET; THENCE CURVING TO THE RIGHT AND RUNNING SOUTHEASTERLY ALONG SAID CORLISS STREET LINE IN THE ARC OF A CIRCLE HAVING A RADIUS OF TWO HUNDRED THIRTY-FOUR (234.57) FEET AND SUBTENDED BY A CENTRAL ANGLE OF 87°26'29" AN ARC DISTANCE OF TWO HUNDRED SEVENTY-SIX (276.77) FEET TO A POINT OF TANGENCY IN THE EASTERLY LINE OF CORLISS STREET, SAID POINT ALSO BEING THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS EIGHTY-SEVEN THOUSAND SIX HUNDRED FIFTY-TWO (87,652) SQUARE FEET OF LAND, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



- NOTES:
- PROPERTY KNOWN AS LOT 376 ON THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND TAX MAP #74.
  - AREA = 87,640 SQUARE FEET OR 2.012 ACRES.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY, WITH AN EFFECTIVE DATE OF 10/2/14. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II, NOTE - TITLE EXCEPTIONS 1-5 ARE NOT SURVEY RELATED.
  - RESTRICTIONS AND EASEMENTS AS SET FORTH IN DEED FROM PROVIDENCE REDEVELOPMENT AGENCY TO METALIZED CERAMICS CORPORATION DATED JANUARY 11, 1990 AND RECORDED ON FEBRUARY 6, 1990 AT 250 RIM IN BOOK 1145, PAGE 744 AFFECTS PROPERTY - EASEMENT SHOWING RESTRICTIONS PERTAIN TO CONTRACTS, OPEN STORAGE OUTSIDE OF A BUILDING, 20 YARD BUILDING SETBACKS, 10 MINIMUM FRONTAGE OF ANY LOT & NO LOT LESS THAN 25,000 SQ. FT. - SEE DOCUMENT FOR SPECIFIC LANGUAGE.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYSTONVRS).
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJON, ETC.
  - DELINEATION FLAGS SET AT THE SITE BY NATURAL RESOURCE SERVICES INC. ON OCTOBER 9, 2014 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON OCTOBER 6, 2014.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  - CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
  - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. THE DRAWING OR PART THEREOF IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.