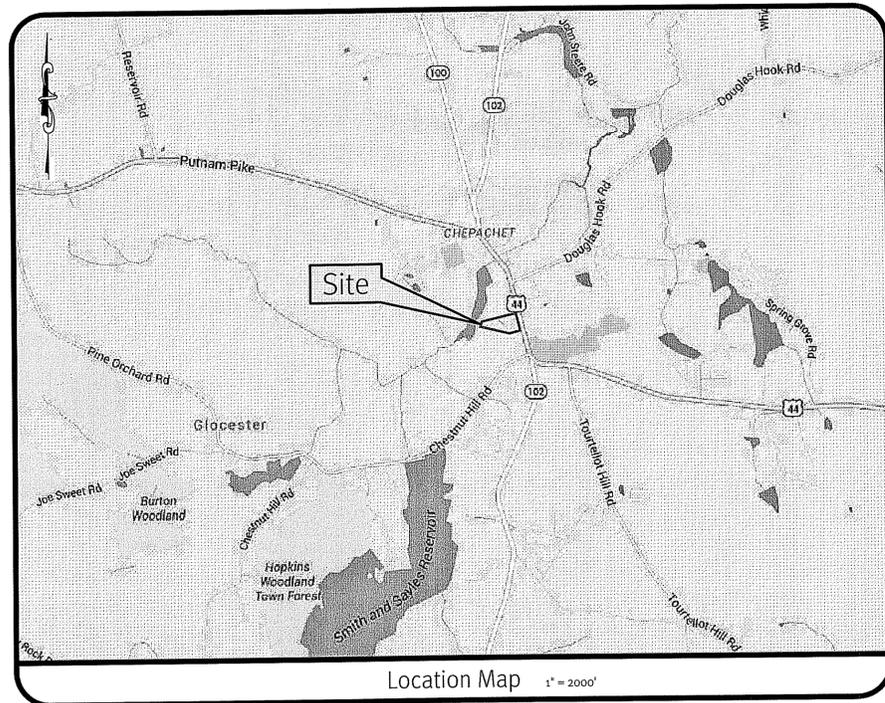


Site Development Plans

Putnam Pike #1116

Glocester, Rhode Island

Assessor's Plat 10D Lot 9



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. Overall Site Plan
4. Grading, Drainage & Utility Plan
5. Detail Sheet - 1
6. Detail Sheet - 2
7. Landscape Plan
8. Existing Conditions Plan

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 12 2016 FILE # 16-0021
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

SESC / O&M
The Soil Erosion and Sediment Control Plan (SESC) and Operations and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner onsite.

RIDOT
The Proposed Improvements Will Not Increase the Rate of Stormwater Runoff Onto the State Highway. All Work Within the State Right of Way Must Conform to the RI Standard Specifications, Details, and Addendums.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel: (401) 993-1000 fax: 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
[Signature]
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped, issued for construction and signed by a DiPrete Engineering representative.
The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA compliance in the implementation of this plan and design.

DATE	BY	DESCRIPTION	DESIGN BY: K.I.D.
03-25-2016	KEVIN DEMERS	Site Development Plans	

Cover Sheet
1116 Putnam Pike
Applicant: Assessor's Plat 10D Lot 9, Glocester, Rhode Island
Houlihan, LLC c/o Deborah Marley-Cliff
529 Reservoir Avenue, Cranston, Rhode Island 02910
tel: (401) 578-3118
DE Job No: 1235-005 Copyright 2016 by DiPrete Engineering Associates, Inc.

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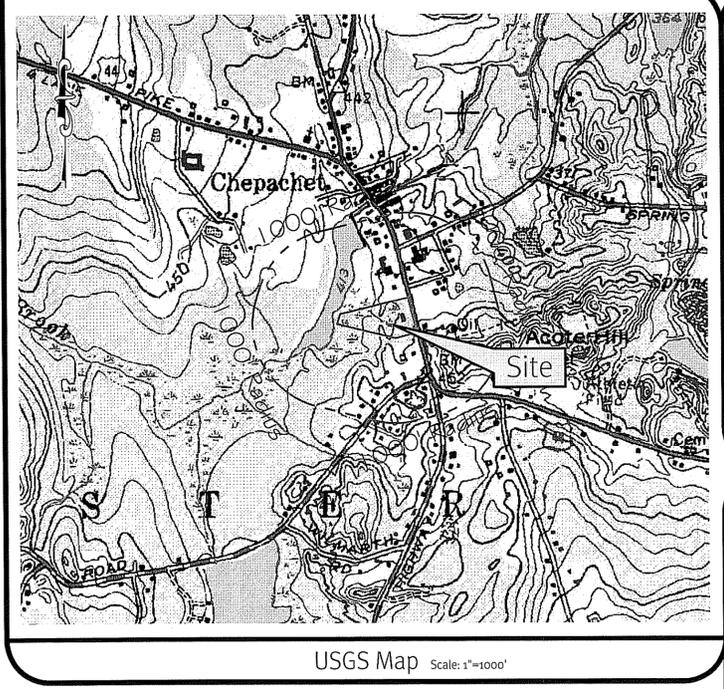
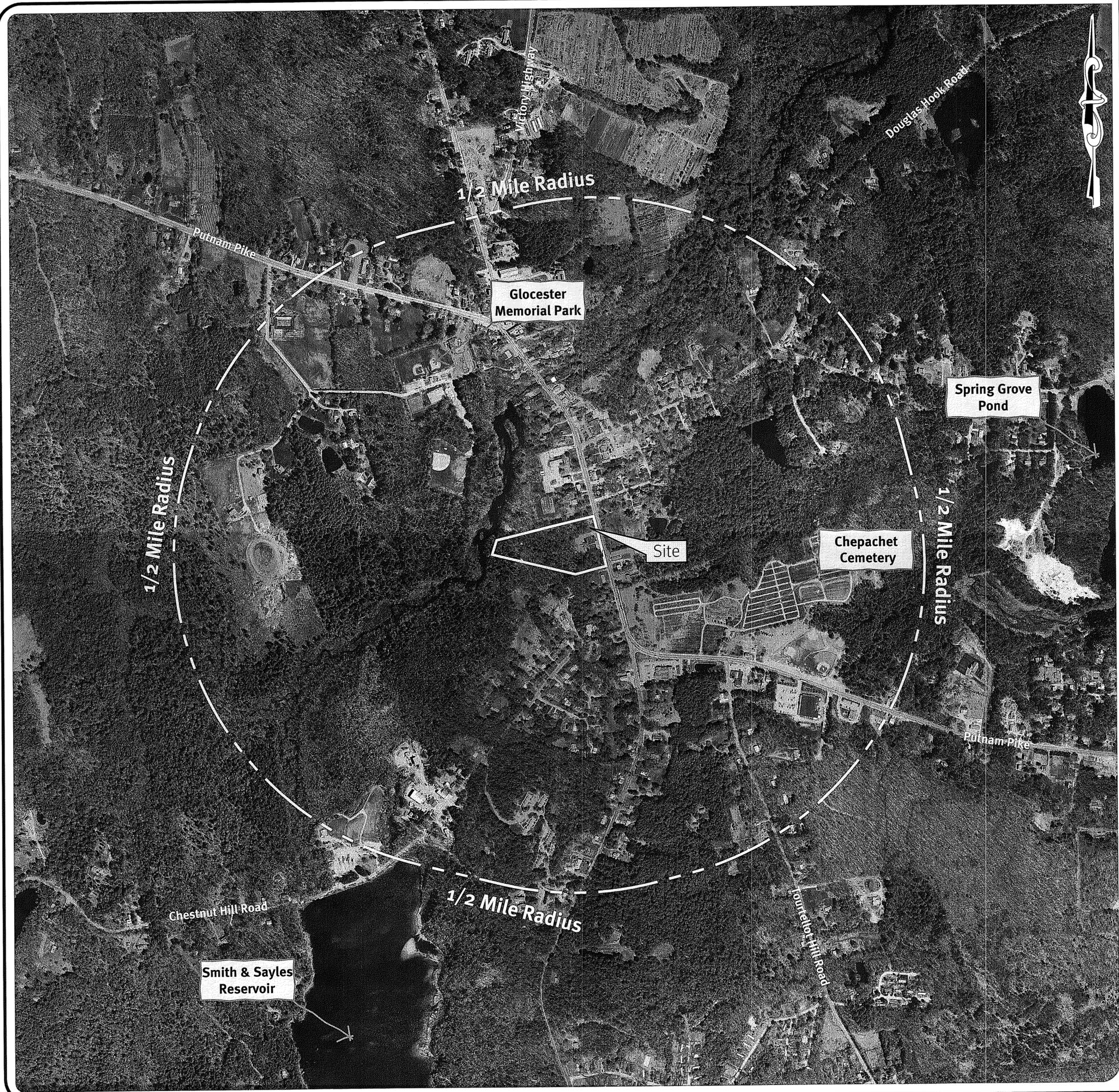
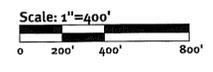


Photo obtained from the RI-GIS.

Legend:

- PROPERTY LINE
- 1000' RADIUS LINE
- HALF MILE RADIUS LINE



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 DIVISION OF WATER RESOURCES
 WETLANDS PROGRAM
 PERMIT CONDITIONS
 LETTER OF APPROVAL
 APR 12 2016 FILE # 16-022
 APPROVED SUBJECT TO FURTHER APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-943-0006 www.diprete-eng.com

KEVIN DEMERS

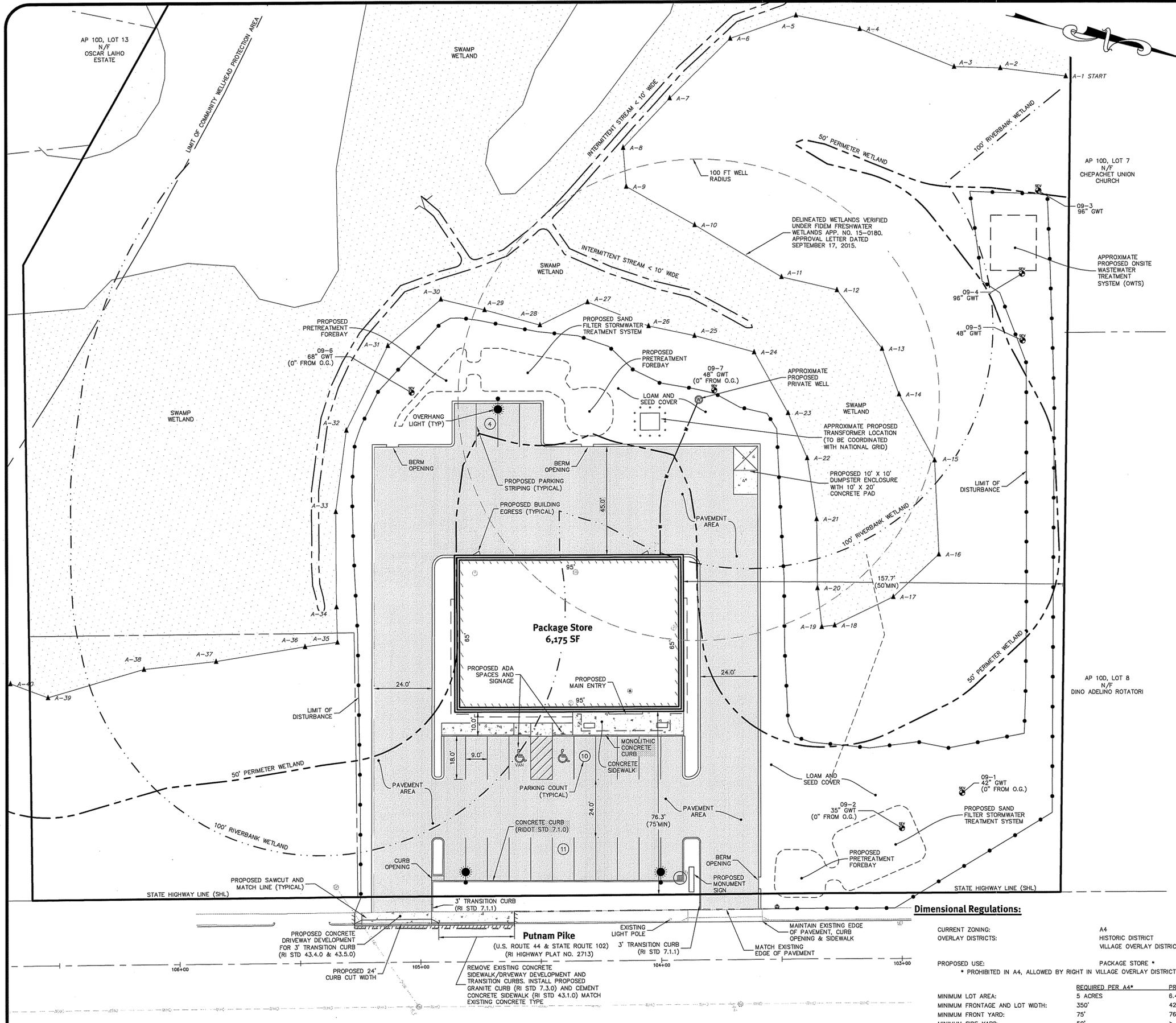
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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No.	Date	Description	Drawn By: K.I.D.
1	03-22-2016	RI-ENR and RI-DCR Response to Comments	
2	03-22-2016	Site Description Plans	

Aerial Half Mile Radius
1116 Putnam Pike
 Applicant: Houlahan, LLC c/o Deborah Marley-Cliff
 529 Reservoir Avenue, Cranston, Rhode Island 02910
 tel (402) 578-3118



- General Notes:**
- THE SITE IS LOCATED ON THE TOWN OF GLOCESTER ASSESSOR'S PLAT 100 LOT 9.
 - THE SITE IS APPROXIMATELY 6.4± ACRES AND IS ZONED A4.
 - THE OWNER OF AP 100 LOT 9 IS: HOULIHAN, LLC
529 RESERVOIR AVENUE
CRANSTON, RI ZIP 02910
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0145G, MAP REVISED MARCH 2, 2009.
ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 - THE BOUNDARY SHOWN ON THIS PLAN DEPICTS A CLASS I BOUNDARY AS SHOWN ON A PLAN PREPARED BY COMMONWEALTH LAND SURVEYORS, INC. AT A SCALE OF 1" = 50' TITLED PLAN OF LAND FOR FORMER STATE POLICE BARRACKS, AP 100 LOT 9 IN GLOCESTER, RHODE ISLAND, STAMPED BY CURT A NUNES, DATED 2/26/2016 AND REVISED 2/28/2016.
 - SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
 - THE SITE IS WITHIN A:
GROUNDWATER PROTECTION AREA
NATURAL HERITAGE AREAS
GROUNDWATER PROTECTION OVERLAY DISTRICT
 - THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/ OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
 - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
 - EROSION CONTROL MEASURES
 - SHORT TERM MAINTENANCE
 - ESTABLISHMENT OF VEGETATIVE COVER
 - CONSTRUCTION POLLUTION PREVENTION
 - SEQUENCE OF CONSTRUCTION
 - OPERATIONS AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS THE FOLLOWING:
 - LONG TERM MAINTENANCE
 - LONG TERM POLLUTION PREVENTION
 - THE SITE WILL BE SERVICED BY PRIVATE WELL AND PRIVATE OWTS.
 - THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: WWW.DOT.STATE.RI.US/ENGINEERING/STANDARDS/INDEX.ASP.
 - PROPOSED TRAVEL AISLES ARE TO BE 24' WIDE PAVEMENT (12' TRAVEL LANES) WITH CONCRETE CURBING IN FRONT OF THE BUILDING SIDEWALK AND ASPHALT BERM IN ALL OTHER AREAS.
 - THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE GLOCESTER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF SWALES, CULVERTS, AND SAND FILTER TREATMENT PRACTICES. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDOT STORMWATER DESIGN MANUAL.
 - THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.

Parking Regulations:

PARKING USE:	RETAIL AND SERVICE ESTABLISHMENTS
PARKING REQUIREMENT:	1 SPACE PER 90 SF + 1 PER 2 EMPLOYEE
PARKING CALCULATION:	6,000 SF / 90 SF = 67 SPACES
ADA PARKING REQUIRED:	FOR 1-25=1, 26-50=2, 51-75=3 SPACES
REQUIRED PARKING SPACES:	67 SPACES PER ZONING
PARKING SPACES PROVIDED:	25 SPACES (VARIANCE REQUIRED)
ADA PARKING PROVIDED:	2 SPACES (INCLUDED IN 25 COUNT)
RATIO PROPOSED:	1 SPACE PER 240 SF
PARKING SPACE SIZE REQUIRED:	9' x 20'
PARKING SPACE SIZE PROPOSED:	9' x 18' (VARIANCE REQUIRED)
PARKING BUFFER REQUIRED:	6' (BETWEEN PARKING AND STREET)
PARKING BUFFER PROVIDED:	6'

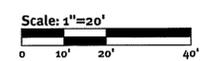
- Layout and Materials:**
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
 - CURB RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
 - CURBING SHALL BE GRANITE WITHIN THE RIGHT OF WAY AND MONOLITHIC CONCRETE IN THE LEFT FRONT OF THE PROPOSED BUILDING. BERM SHALL BE RIDOT STD 7.1.1.
 - SIDEWALK SHALL BE CONCRETE OR AS LABELED ON THE PLANS.
 - SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
 - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
 - PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
 - CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

- Traffic Notes:**
- DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
 - DURING CONSTRUCTION FLAGGERS SHALL BE EMPLOYED IF NECESSARY TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
 - ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
 - TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON RIDOT APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
 - ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.

Dimensional Regulations:

CURRENT ZONING:	A4
OVERLAY DISTRICTS:	HISTORIC DISTRICT VILLAGE OVERLAY DISTRICT
PROPOSED USE:	PACKAGE STORE *
	* PROHIBITED IN A4, ALLOWED BY RIGHT IN VILLAGE OVERLAY DISTRICT
MINIMUM LOT AREA:	5 ACRES
MINIMUM FRONTAGE AND LOT WIDTH:	350'
MINIMUM FRONT YARD:	75'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	100'
MINIMUM STRUCTURE HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	4%
REQUIRED PER A4*	PROVIDED
	6.4 ACRES
	427.03'
	76'
	> 50'
	> 100'
	35'
	2.2%

* FRONTAGE MAY BE REDUCED TO 10' IN VILLAGE OVERLAY. FRONT SETBACK MAY BE REDUCED TO ZERO TO MATCH SETBACK OF NEIGHBORING BUILDINGS, ONLY FOR MIXED-USE BUILDINGS WHERE ADJACENT BUILDINGS HAVE SIMILAR SETBACKS.



Diprete Engineering
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Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com

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KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER CIVIL

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Overall Site Plan
1116 Putnam Pike
Assessor's Plat 600 Lot 9
Glocester, Rhode Island

APPLICANT: **Houlihan, LLC c/o Deborah Matley-Cjift**
529 Reservoir Avenue, Cranston, Rhode Island 02910
Tel: (401) 978-3118

DESIGNER: Diprete Engineering Associates, Inc.
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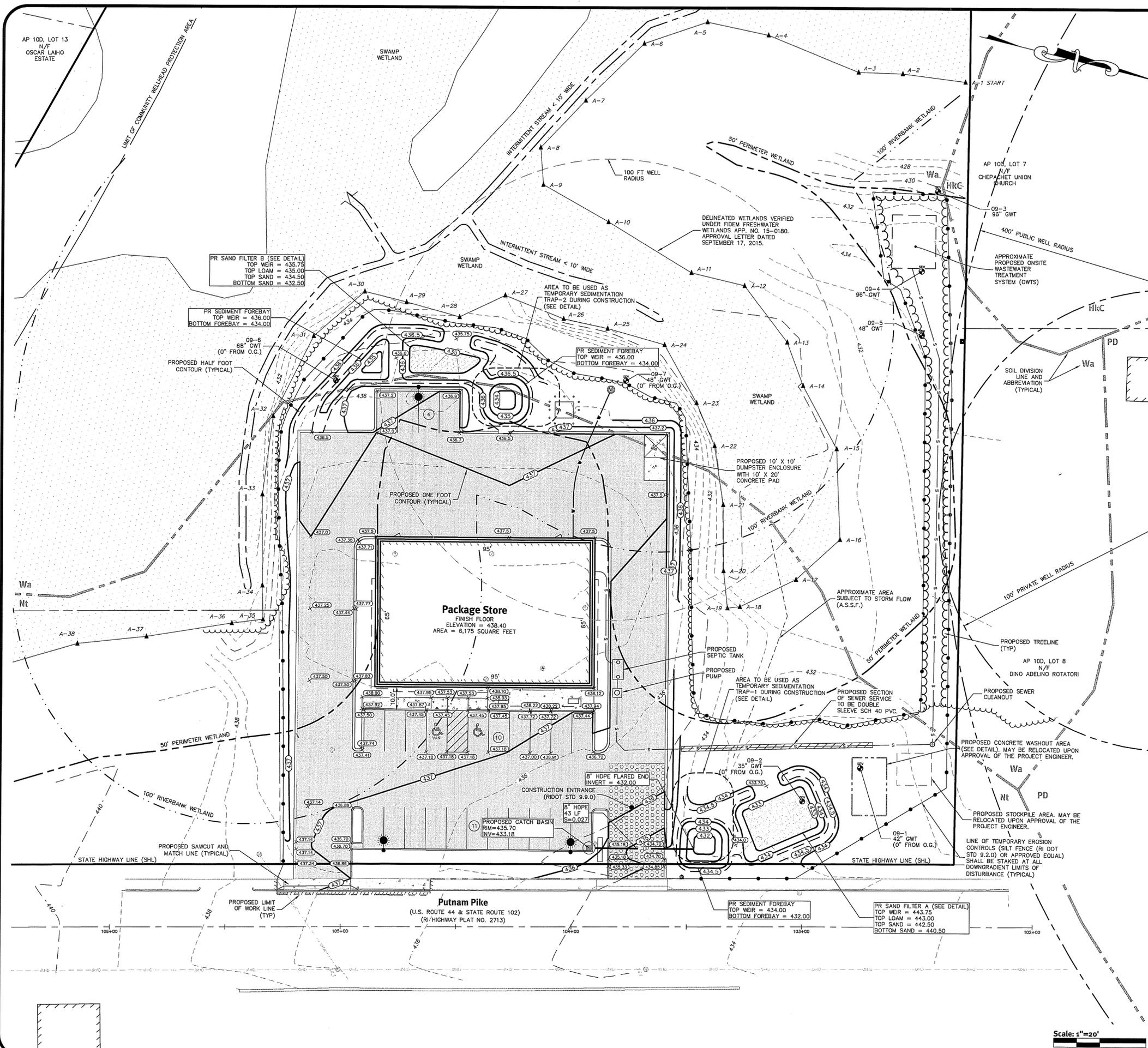
DATE: APR 12 2016

NO. 16-0201

DESCRIPTION: SITE PLAN FOR PACKAGE STORE

DESIGN BY: K.I.D.

SHEET 3 OF 8



Grading and Utility Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON-SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONSTRUCTION TO COMMENCE SPRING 2016 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
4. ALL WORK PERFORMED HEREIN SHALL BE COVERED BY THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND TOWN OF GLOCESTER STANDARD SPECIFICATIONS AND DETAILS.
5. SEQUENCE OF CONSTRUCTION SHOWN IN SESC MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE OWNER OR OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS SHALL BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE.
8. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
9. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH APPLICANT, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
10. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION INCLUDING ALL REVISIONS.
11. ALL RETAINING WALLS AND STEEP SLOPES ARE SHOWN SCHEMATICALLY ONLY AND DIPRETE ENGINEERING IS NOT PROVIDING THE DESIGN OF THESE ITEMS. THE ACTUAL WALLS AND SLOPES ARE TO BE BUILT UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS TO BE SUBMITTED PRIOR TO CONSTRUCTION.
12. ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
13. REFER TO THE OWTS PLAN PREPARED BY DIPRETE ENGINEERING FOR EXACT SEWER COMPONENT LOCATIONS.
14. NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
15. ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
16. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS SHALL BE GROUND ON-SITE OR REMOVED.
17. NO STUMP DUMPS ARE PROPOSED ON-SITE.
18. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS FROM OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING AND ARE SUBJECT TO CHANGE. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM AFOREMENTIONED PLANS OF RECORD AND ARE APPROXIMATE ONLY. PRIOR TO CONSTRUCTION, THE PROPER UTILITY ENGINEERING DEPARTMENTS SHALL BE CONTACTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. CALL THE DIG SAFE CENTER TOLL FREE AT 1-888-344-7233 72 HOURS PRIOR TO EXCAVATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO EXCAVATION. ANY DAMAGE TO UTILITIES WHICH ARE SHOWN ON THE PLANS OR DETAILED BY DIG SAFE SHALL BE THE SITE CONTRACTORS RESPONSIBILITY.
19. IF CONCRETE TRUCKS ARE WASHED ON-SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.
20. SEWER SERVICE, PUMPS, ETC. TO BE APPROVED BY RIDEM OWTS PROGRAM.
21. UNDERGROUND UTILITIES INCLUDING PROPANE, ELECTRIC, PHONE, CABLE, AND FIRE ALARM, AS NEEDED, SHALL BE RE-USED FROM THE EXISTING SERVICES OR REPLACED AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, FOR RE-USE OR REPLACEMENT OF THE UTILITIES AS NEEDED.

RIDOT Notes:

1. ALL WORK WITHIN THE STATE'S R.O.W. WILL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED AUGUST 2013 INCLUDING ALL REVISIONS AND THE RI STANDARD DETAILS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
3. NO LANE OR SHOULDER CLOSURES SHALL BE PERFORMED WITHIN THE STATE'S R.O.W. DURING PEAK TRAFFIC HOURS.
4. SEWER AND WATER CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
5. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORM WATER RUNOFF RATE DISCHARGE, AND STORM WATER RUNOFF VOLUME TO THE STATE RIGHT-OF-WAY FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.

ADA Notes:

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE.
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 4.5% OR 0.045' /', AND MAXIMUM CROSS SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE 0.015' /'.
3. MAXIMUM SLOPE IN ALL DIRECTIONS FOR ALL ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE 0.015' /'.
4. A 5'x5' LANDING WITH A MAXIMUM SLOPE OF 1.5% OR 0.015' /', IN ALL DIRECTIONS SHALL BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSES.
5. SIDEWALK CURB RAMPS SHALL COMPLY WITH THE RIDOT STANDARDS SHOWN ON THIS SHEET FOR RIGHT OF WAY AREAS OR DIPRETE ENGINEERING DETAILS ON THE DETAIL SHEET FOR ON-SITE AREAS.
6. PLEASE NOTE THAT THE GRADING AND PLAN VIEWS AS WELL AS THE STANDARD DETAILS MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS AND RAMPS TO ADA STANDARDS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA STANDARDS. IN THE EVENT OF ANY CONFLICTS THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

Soil Information:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE CONDITIONS)

SOIL NAME	DESCRIPTION
HKC	HINCKLEY GRAVELLY SANDY LOAM
NT	NINIGRET FINE SANDY LOAM
PD	PAXTON-URBAN LAND COMPLEX
Wa	WALPOLE SANDY LOAM

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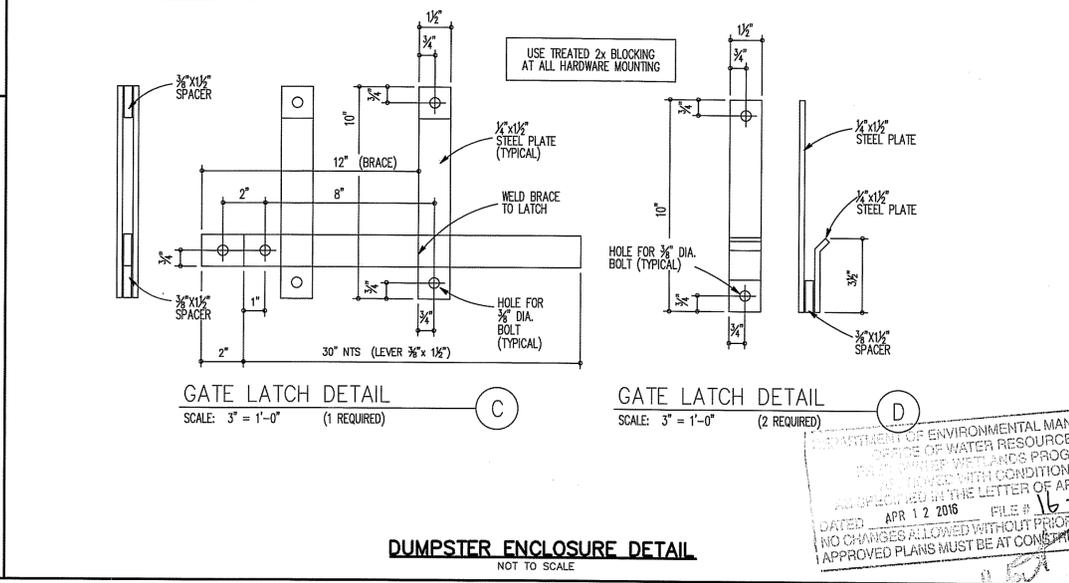
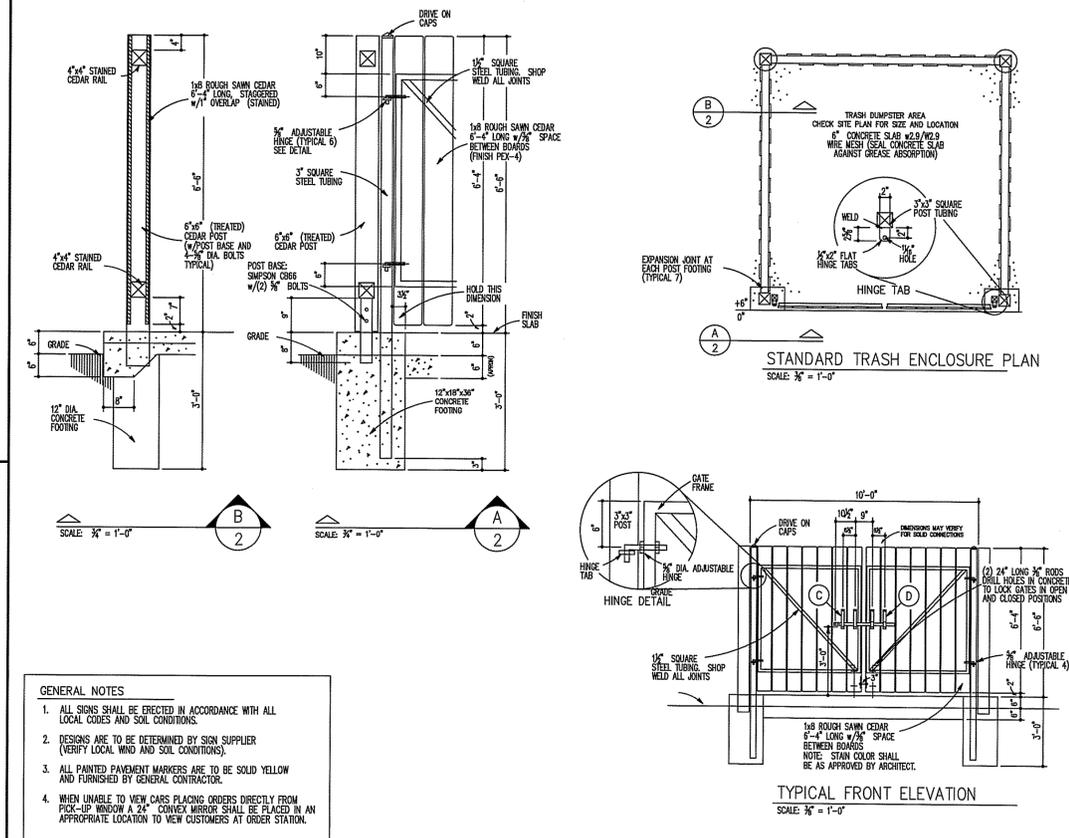
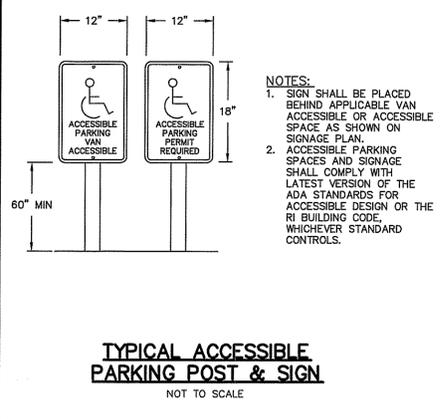
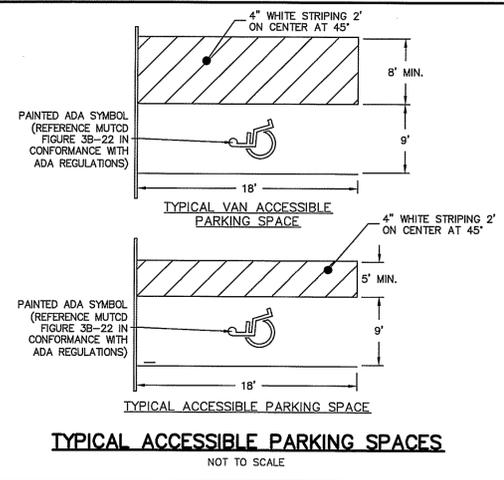
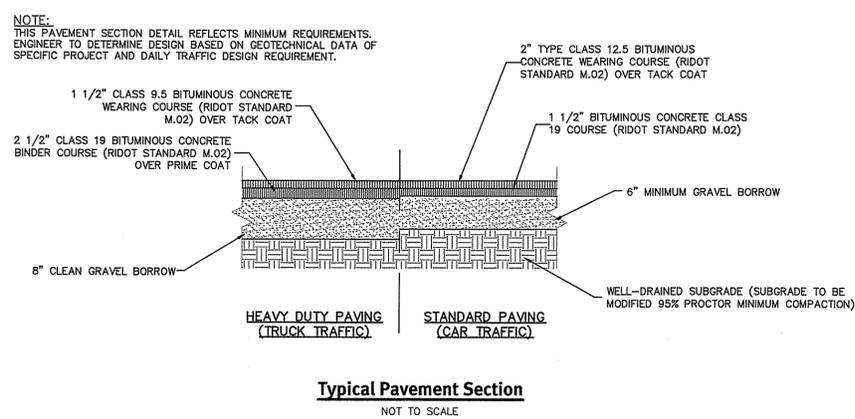
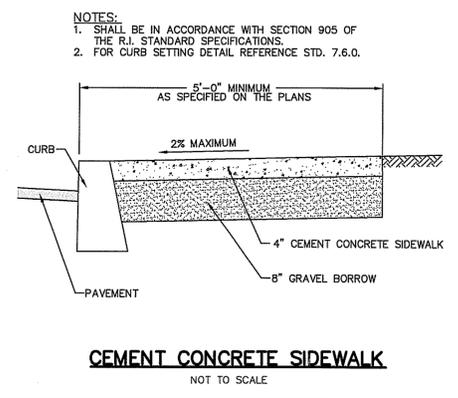
KEVIN DEMERS
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 CIVIL

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No.	Date	Description	Drawn By: K.I.D.	Design By: K.I.D.
1	03/22/2016	ISSUED FOR CONSTRUCTION		
2	03/22/2016	ISSUED FOR CONSTRUCTION		

Grading, Drainage & Utility Plan
1116 Putnam Pike
 Applicant: Houlihan, LLC c/o Deborah Marley-Clift
 Assessor's Plat 100 Lot 9
 Gloucester, Rhode Island
 Tel: (401) 575-3118
 DE Job No: 1235-005 Copyright 2016 by Diprete Engineering Associates, Inc.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
WATER RESOURCES PROGRAM
DESIGNED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED APR 12 2016 FILE # 16-002
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Detail Sheet - 1
1116 Putnam Pike
Houlihan, LLC c/o Deborah Marley-Cliff
529 Reservoir Avenue, Cranston, Rhode Island 02910
tel (401) 578-3118

Drawn By: K.I.D.
Design By: K.I.D.

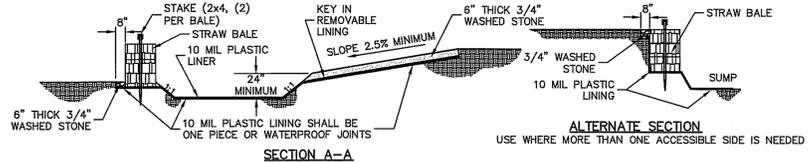
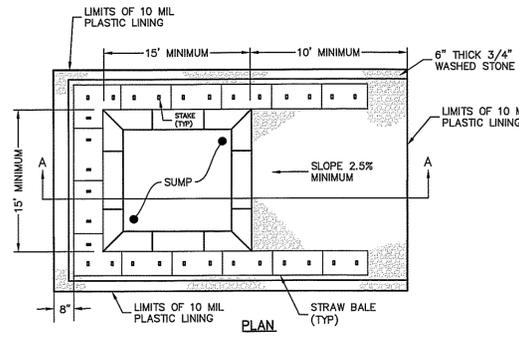
APPLICANT: Houlihan, LLC c/o Deborah Marley-Cliff
PROJECT: 1116 Putnam Pike
DATE: 01/25/2016
NO. 16-002

DESIGNER: DiPrete Engineering Associates, Inc.
Two Stafford Court Cranston, RI 02920
tel (401) 943-1000 fax (401) 464-6006 www.diprete-eng.com

DiPrete Engineering
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SHEET 5 OF 8

KEVIN DEMERS



- NOTES:**
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

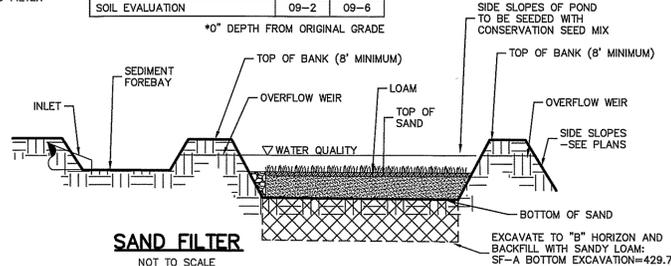
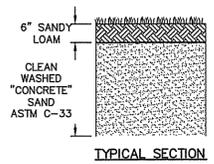
CONCRETE WASHOUT AREA (OR APPROVED EQUAL)

NOT TO SCALE

SAND FILTER NOTES:

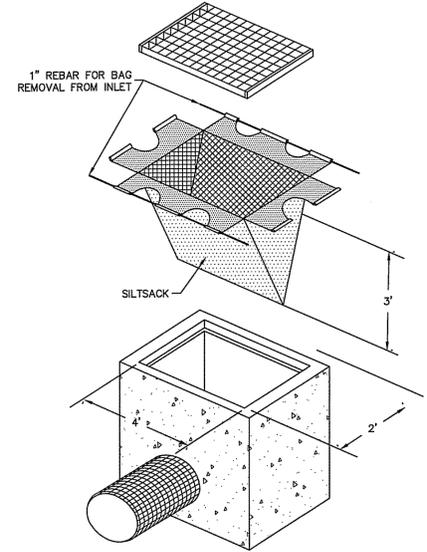
1. SAND FILTER AREA SHALL BE PLANTED PER APPENDIX B OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION MANUAL OR LANDSCAPE PLANS. LANDSCAPE FEATURES ON LANDSCAPE PLANS SUPERCEDE THESE PLANS.
2. SAND FILTER AREA SHALL BE HAND COMPACTED ONLY. NO MACHINES SHALL BE DRIVEN THROUGH OR OPERATED WITHIN THE SAND FILTER FOOTPRINT.
3. SAND FILTER AREA SHALL BE PROTECTED WITH SILT FENCE (RIDOT STD 9.2.0) OR APPROVED EQUAL ONCE SAND FILTER SOIL HAS BEEN INSTALLED. AREA IS TO REMAIN PROTECTED UNTIL ALL TRIBUTARY AREAS HAVE BEEN STABILIZED AND APPROVAL FROM THE DESIGN ENGINEER. NO CONSTRUCTION TRAFFIC IS ALLOWED ON SAND FILTER MEDIA.

DESCRIPTION	SF-A	SF-B	DESCRIPTION	SF-A	SF-B
AVAILABLE STORAGE ELEVATION	434.50	436.50	SEDIMENT FOREBAY TOP	434.00	436.00
100 YEAR STORM ELEVATION	434.00	435.96	FOREBAY OVERFLOW WEIR	434.00	436.00
10 YEAR STORM ELEVATION	433.91	435.89	SEDIMENT FOREBAY BOTTOM	432.00	434.00
1 YEAR STORM ELEVATION	433.84	435.83			
OVERFLOW WEIR ELEVATION	433.75	435.75			
TOP OF GRASS	433.00	435.00			
SAND & LOAM DEPTH	2.5'	2.5'			
BOTTOM OF SAND LAYER	430.50	432.50			
SEASONAL HIGH GWL ELEVATION	430.0*	429.5*			
SOIL EVALUATION	09-2	09-6			

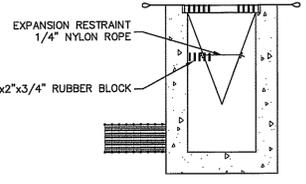


SAND FILTER

NOT TO SCALE



NOTE:
REGULAR FLOW=40 GAL./MIN/SF
HIGH FLOW=200 GAL./MIN/SF

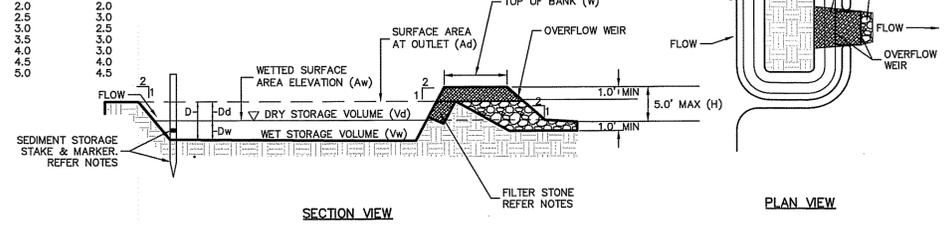


SILT SACK DETAIL

NOT TO SCALE

SEDIMENT TRAP DIMENSIONS	TRAP 1	TRAP 2
TRIBUTARY DRAINAGE AREA	0.541 ac	0.519 ac
WET STORAGE DEPTH (Dw)	2.00 ft	2.00 ft
DRY STORAGE DEPTH (Dd)	1.00 ft	1.00 ft
TOTAL DEPTH (D)	3.00 ft	3.00 ft
BOTTOM OF TRAP AREA (Ab)	373 sq.ft	336 sq.ft
WETTED SURFACE AREA (Aw)	728 sq.ft	678 sq.ft
SURFACE AREA AT OUTLET (Ad)	943 sq.ft	887 sq.ft

TOP WIDTH VS HEIGHT	
H (ft)	W (ft)
1.5	2.0
2.0	2.0
2.5	3.0
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5



Temporary Sediment Trap Details

NOT TO SCALE

GENERAL NOTES:

1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES SHALL NOT EXCEED 1.5:1.
4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET.
8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 8-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES, SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.

Detail Sheet - 2

1116 Putnam Pike

Houlihan, LLC c/o Deborah Marley-Clift

This regulatory submission set shall not be used for construction purposes unless stamped, issued for registration, and signed by a Diprete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

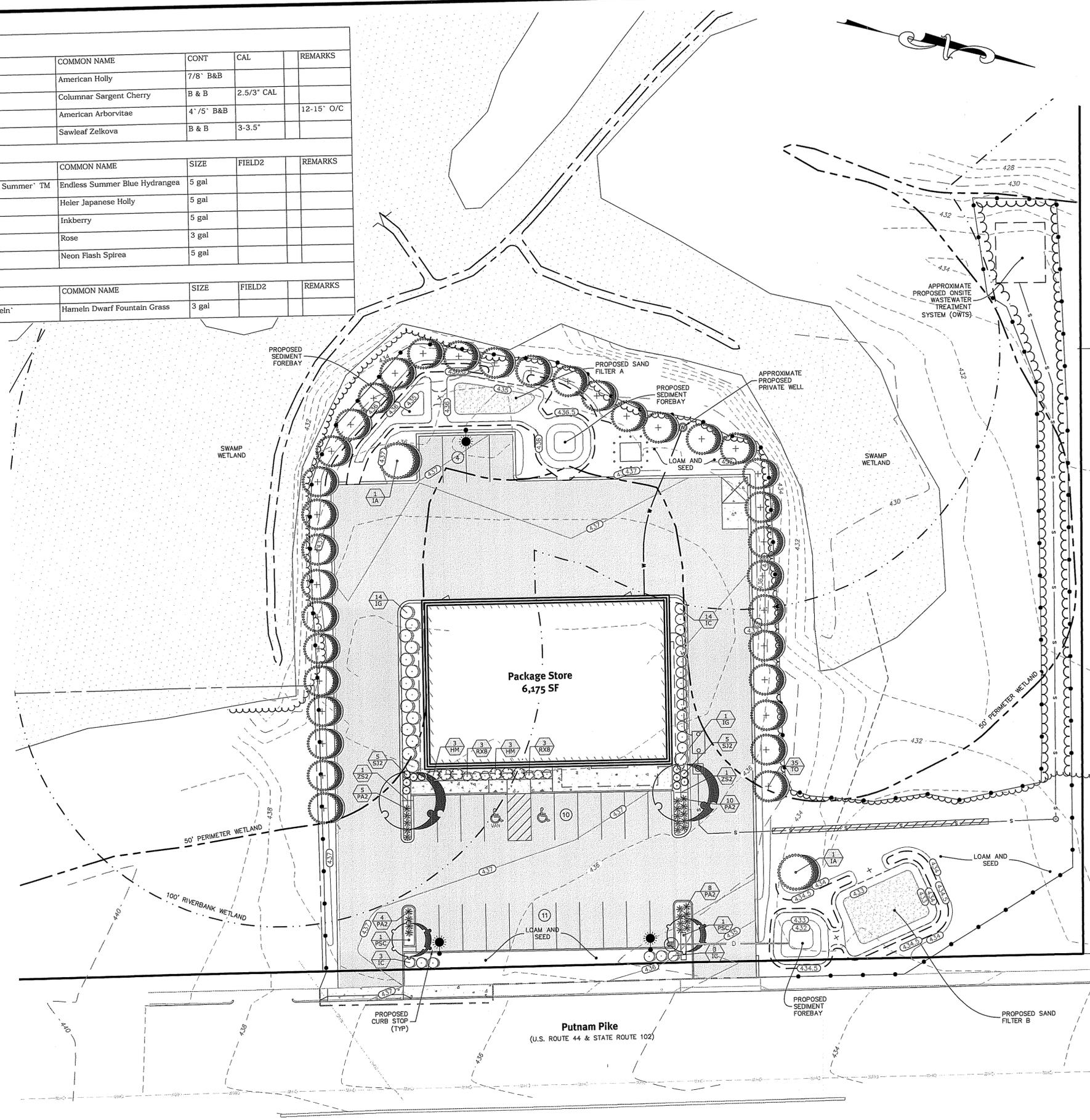
No.	Date	Description	By:
1	03/23/2016	REVISION: RIDOT RESPONSE TO COMMENTS	K.I.D.
2	04/28/2016	Site EMBANKMENT Plans	K.I.D.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
IA	2	Ilex opaca	American Holly	7/8" B&B		
PSC	2	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	2.5/3" CAL	
TO	35	Thuja occidentalis	American Arborvitae	4" / 5" B&B		12-15" O/C
ZS2	2	Zelkova serrata 'Village Green'	Sawleaf Zelkova	B & B	3-3.5"	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	REMARKS
HM	6	Hydrangea macrophylla 'Endless Summer'™	Endless Summer Blue Hydrangea	5 gal		
IC	20	Ilex crenata 'Helleri'	Heler Japanese Holly	5 gal		
IG	15	Ilex glabra 'Shamrock'	Inkberry	5 gal		
RX8	6	Rosa x 'Knockout'™	Rose	3 gal		
SJ2	10	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 gal		

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	REMARKS
PA2	27	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3 gal		



General Notes:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWN UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING UNIVERSITY OF RHODE ISLAND SEED MIX NO. 2 OR EQUIVALENT AT A RATE OF 4-5 LBS. PER 1,000 SF.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRAGILE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
- THESE PLANS ARE FOR LANDSCAPE PLANTING ONLY.
- TREES TO BE STAKED PER LARGE TREE STAKING AND PLANTING DETAIL (RIDOT STD 50.1.0).
- EVERGREEN TREES TO BE PLANTED PER EVERGREEN TREE PLANTING DETAIL (RIDOT STD 50.2.0)
- FOR ADDITION REQUIRED LANDSCAPE PLANTING DETAILS SEE:
 - BALL AND BURLAP PLANTING DETAIL (RIDOT STD 50.3.0)
 - CONTAINER GROWN SHRUB PLANTING DETAIL (RIDOT STD 50.3.1)
 - ORNAMENTAL GRASS PLANTING DETAIL (RIDOT STD 50.5.0)

Town of Gloucester

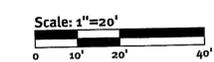
CHAPTER 350, ZONING
 ARTICLE VI, OFF-STREET PARKING AND LOADING
 § 350-39. PLANS, CONSTRUCTION AND LANDSCAPING.
 OFF-STREET PARKING LOTS OF MORE THAN FIVE MOTOR VEHICLES' CAPACITY SHALL CONFORM TO THE FOLLOWING STANDARDS:

- THE AREA SHALL BE PAVED, DRAINED AND LIGHTED AND SHALL BE PROVIDED WITH BUMPER GUARDS.
 THE PARKING AREA IS PAVED, DRAINAGE FEATURES, LIGHTING (BY OTHERS) AND BUMPER GUARDS (CURB STOPS) HAVE BEEN PROVIDED.
- WHERE SUCH AREA ADJOINS OR LIES WITHIN A RESIDENTIAL ZONE, A COMPACT EVERGREEN SCREEN OF NOT LESS THAN 5 1/2 FEET IN HEIGHT SHALL BE ERECTED AND MAINTAINED BETWEEN SUCH AREA AND THE ADJOINING RESIDENTIAL ZONE.
 EXISTING VEGETATION AND WETLAND VEGETATION PROVIDES A SUBSTANTIAL BUFFER. THUJA OCCIDENTALIS HAVE BEEN ADDED TO PROVIDE ADDITIONAL SCREENING TO THE WETLAND.
- OFF-STREET PARKING AREAS LOCATED IN COMMERCIAL ZONES SHALL PROVIDE A PLANTING STRIP AT LEAST SIX FEET WIDE BETWEEN THE PARKING AREA AND THE STREET.
 A PLANTING STRIP AT LEAST SIX FEET WIDE BETWEEN THE PARKING AREA AND THE STREET HAS BEEN PROVIDED.
- LIGHTING FIXTURES USED TO ILLUMINATE THE PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT AWAY FROM THE ADJOINING RESIDENTIAL AREAS, AWAY FROM ADJACENT TRAFFIC ARTERIES, AND AWAY FROM WETLANDS.
 LIGHTING FIXTURES USED TO ILLUMINATE THE PARKING AREA DESIGN TO BE DONE BY OTHERS.

ARTICLE VII, SPECIAL REGULATIONS
 § 350-57. DEVELOPMENT PLAN REVIEW.
 D. REVIEW PROCESS
 (2) FORMAL APPLICATION SUBMISSION REQUIREMENTS.
 (B) ALL DEVELOPMENT PLANS SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:
 (17) PROPOSED LANDSCAPING PLANS SHOWING BUFFER AREAS, SCREENING, FENCING AND PLANTINGS, AND SCHEDULE FOR LANDSCAPING PURSUANT TO ARTICLE VI OF THIS CHAPTER

J. ADDITIONAL STANDARDS FOR COMMERCIAL DEVELOPMENT.
 (4) COMMERCIAL DEVELOPMENT GUIDELINES. THE INTENT OF THIS SECTION IS NOT TO RESTRICT DEVELOPMENT TO A PREDETERMINED STYLE. HOWEVER, FOR APPROVAL, NEW DEVELOPMENTS MUST MEET THE RANGE OF CRITERIA WITHIN THIS SECTION AND DEMONSTRATE HOW BUILDING DESIGN MAINTAINS OR ENHANCES THE VILLAGE OR CHARACTER OF THE AREA IN WHICH IT IS TO BE LOCATED.
 (B) LANDSCAPING.
 (1) DISTINGUISHING ORIGINAL FEATURES OF A SITE, SUCH AS TREES GREATER THAN SIX INCHES IN DIAMETER, EXISTING PLANTINGS, STONE WALLS, HISTORICAL STRUCTURES OR MARKERS AND TOPOGRAPHY, SHALL BE PRESERVED WHERE POSSIBLE. PLANTINGS ON THE STREET FACING THE SIDE OF BUILDINGS, WINDOW BOXES AND APPROVED PLANTERS ARE ENCOURAGED.
 BRANCHES OR OTHER SCALING ARRANGEMENTS AND WALKWAYS WITHIN A REDEVELOPMENT OR NEW DEVELOPMENT ARE ENCOURAGED AND SHOULD BE PROVIDED WHERE APPROPRIATE.
 (2) ROADSIDE TREES HELP DEFINE THE RURAL AND VILLAGE CHARACTER OF GLOUCESTER'S VILLAGES. THEIR REMOVAL MUST BE ABSOLUTELY MINIMIZED AND SUPPORTED BY CLEAR JUSTIFICATION DURING THE DEVELOPMENT PLAN REVIEW PROCESS. THE ADMINISTRATIVE OFFICER, TRC OR PLANNING BOARD MAY REQUEST A REVIEW OF THE EXISTING PLANTINGS BY THE TOWN TREE WARDEN.
 (3) THE INSTALLATION OF OTHER STREETSCAPE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, BENCHES, BOLLARDS, AND TRASH RECEPTACLES, IS ENCOURAGED AND WILL BE REVIEWED FOR APPLICABILITY BY THE ADMINISTRATIVE OFFICER.
 (C) PARKING.
 (3) PARKING WITH THREE OR MORE SPACES WILL REQUIRE A LANDSCAPING PLAN TO VISUALLY REDUCE THE ADVERSE IMPACTS DUE TO THE CREATION OF THE DESIGNATED PARKING AREA.
 LANDSCAPE PLANTINGS HAVE BEEN PROPOSED TO VISUALLY REDUCE THE ADVERSE IMPACTS DUE TO THE CREATION OF THE DESIGNATED PARKING AREA.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 WETLANDS DIVISION
 WETLANDS PROGRAM
 APPROVED IN THE LETTER OF APPROVAL
 APR 12 2016 FILE # 16-002
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



Diprete Engineering
 Two Stafford Court, Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-664-6006 www.diprete-eng.com
 Boston • Providence • Newport



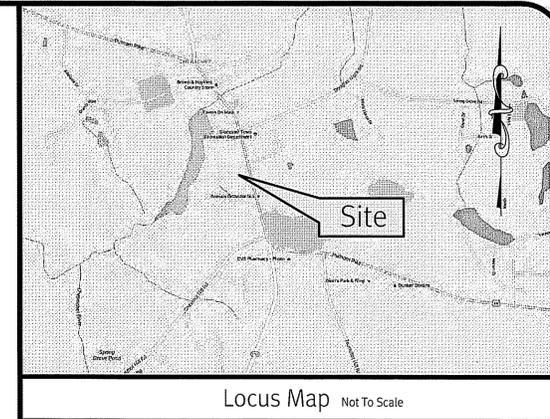
This regulatory submission set shall not be used for construction purposes unless stamped/issued for construction and signed by a Diprete Engineering representative.
 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

NO.	DATE	DESCRIPTION	BY	DESIGN BY
1		DESIGN	K.J.D.	K.J.D.
2		REVISION		
3		REVISION		
4		REVISION		
5		REVISION		
6		REVISION		
7		REVISION		
8		REVISION		
9		REVISION		
10		REVISION		

Landscaping Plan
1116 Putnam Pike
 Gloucester, Rhode Island
 Applicant: **Houlihan, LLC c/o Deborah Marley-Cliff**
 599 Reservoir Avenue, Cranston, Rhode Island 02910
 Tel: (401) 578-3118
 DE Job No: 1235-005 Copyright: 2016 by Diprete Engineering Associates, Inc.

Legend
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING		▲/△	NAIL FOUND/SET
ASPHALT		●/◎	DRILL HOLE FOUND/SET
AP	ASSESSOR'S PLAT	⊙/⊚	IRON ROD/PIPE FOUND/SET
N/F	NOW OR FORMERLY	□/◻	BOUND FOUND/SET
(D)	DEED	⊙	SIGN
(M)	MEASURED	⊙	BOLLARD
(C)	CALCULATED	⊙	SOIL EVALUATION
(CA)	CHORD ANGLE	⊙	CATCH BASIN
HC	HANDICAPPED	⊙	DOUBLE CATCH BASIN
	PROPERTY LINE	⊙	DMH
	ASSESSOR'S LINE	⊙	FLARED END SECTION
	TREELINE	⊙	GUY POLE
	GUARDRAIL	⊙	EMH
	FENCE	⊙	ELECTRIC MANHOLE/HANDHOLE
	RETAINING WALL	⊙	UTILITY/POWER POLE
	STONE WALL	⊙	LIGHTPOST
	MINOR CONTOUR LINE	⊙	SMH
	MAJOR CONTOUR LINE	⊙	SEWER/SEPTIC MANHOLE
	WATER LINE	⊙	SEWER VALVE
	SEWER LINE	⊙	CLEANOUT
	SEWER FORCE MAIN	⊙	HYDRANT
	GAS LINE	⊙	IRRIGATION VALVE
	ELECTRIC LINE	⊙	WATER VALVE
	OVERHEAD WIRES	⊙	WELL
	DRAINAGE LINE	⊙	MONITORING WELL
		⊙	UNKNOWN MANHOLE
		⊙	GAS VALVE
		⊙	WETLAND FLAG
		⊙	BENCH MARK
		⊙	BUSH
		⊙	TREE



General Notes

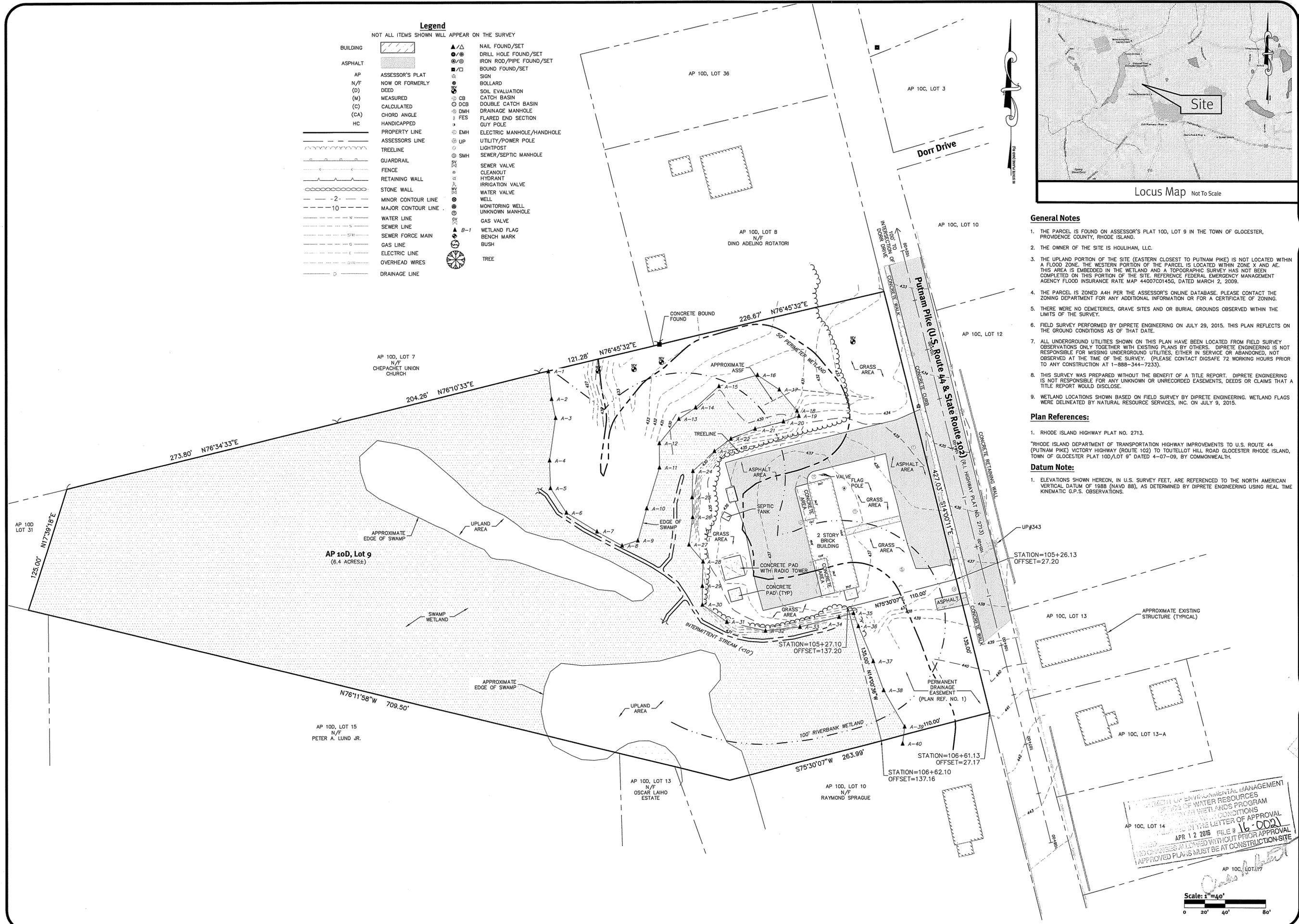
1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 100, LOT 9 IN THE TOWN OF GLOUCESTER, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER OF THE SITE IS HOULIHAN, LLC.
3. THE UPLAND PORTION OF THE SITE (EASTERN CLOSEST TO PUTNAM PIKE) IS NOT LOCATED WITHIN A FLOOD ZONE. THE WESTERN PORTION OF THE PARCEL IS LOCATED WITHIN ZONE X AND AE. THIS AREA IS EMBEDDED IN THE WETLAND AND A TOPOGRAPHIC SURVEY HAS NOT BEEN COMPLETED ON THIS PORTION OF THE SITE. REFERENCE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4407C0145G, DATED MARCH 2, 2009.
4. THE PARCEL IS ZONED A4H PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JULY 29, 2015. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
9. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON JULY 9, 2015.

Plan References:

1. RHODE ISLAND HIGHWAY PLAT NO. 2713.
- "RHODE ISLAND DEPARTMENT OF TRANSPORTATION HIGHWAY IMPROVEMENTS TO U.S. ROUTE 44 (PUTNAM PIKE) VICTORY HIGHWAY (ROUTE 102) TO TOUTELLO HILL ROAD GLOUCESTER RHODE ISLAND, TOWN OF GLOUCESTER PLAT 100/LOT 9" DATED 04-07-09, BY COMMONWEALTH.

Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-664-0606 www.diprete-eng.com
Boston • Providence • Newport

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR
Certification:
THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV SURVEY AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
BOUNDARY SURVEY: CLASS IV
TOPOGRAPHIC SURVEY: CLASS III
PROFESSIONAL LAND SURVEYOR

No.	Date	Description	Drawn By	E.L.T.

Existing Conditions Plan
#1116 Putnam Pike
Assessor's Plat 100 Lot 9
GloUCESTER, Rhode Island
Owner/Applicant:
Houlihan, LLC c/o Deborah Martley-Clift
559 Reservoir Avenue, Cranston, Rhode Island 02910
tel 401-943-2918
Map 2 & 2016
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SHEET 8 OF 8

COMMITTEE OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
STATE WATER WETLANDS PROGRAM
APPROVED IN THE LETTER OF APPROVAL
DATED APR 12 2016 FILE # 16-002
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

