# PROPOSED SITE PLAN DOCUMENTS

FOR

BJ's GAS

PROPOSED

## BJ'S FUELING STATION

**LOCATION OF SITE:**

**375 EAST AVENUE, CITY OF WARWICK**

**KENT COUNTY, RHODE ISLAND**

**MAP #264, LOT #7**

### REFERENCES

BOUNDARY & TOPOGRAPHIC SURVEY:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772
DATE: 04/15/2024

GEOTECHNICAL INVESTIGATION REPORT:
GZA GEOENVIRONMENTAL, INC.
188 VALLEY STREET SUITE 300,
PRVIDENCE, RI 02909
DATE: 06/07/2024

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:

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




**USGS MAP**

SCALE: 1" = 1,000'
SOURCE: EAST GREENWICH QUADRANGLE




**SITE MAP**

SCALE: 1" = 150'
SOURCE: GOOGLE AERIAL

### DRAWING SHEET INDEX

**SHEET INDEX**

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

FED 19 2025

**PREPARED BY**

BOHLER


BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES



THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE (OR SHALL BE) ENTIRELY OWNED BY BOHLER AND SHALL NOT BE ALTERED OR USED IN ANY MANNER WHATSOEVER WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ALL RIGHTS RESERVED UNDER FEDERAL AND INTERNATIONAL COPYRIGHT LAWS.
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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 09/26/2024 | PER CITY COMMENTS | OEH / MKB |
| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | MAA220321 |
| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-SPPD-1A |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


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NEW YORK No. 104435
REGISTERED
PROFESSIONAL ENGINEER
RHODE ISLAND No. 9874
MAINE No. 12958
CIVIL

SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:

C-101
1 of 18

REVISION 3 - 02/11/2025


P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA220321.00-SPPD-1A-----3\LAYOUT\ C-101 COVR

## GENERAL NOTES

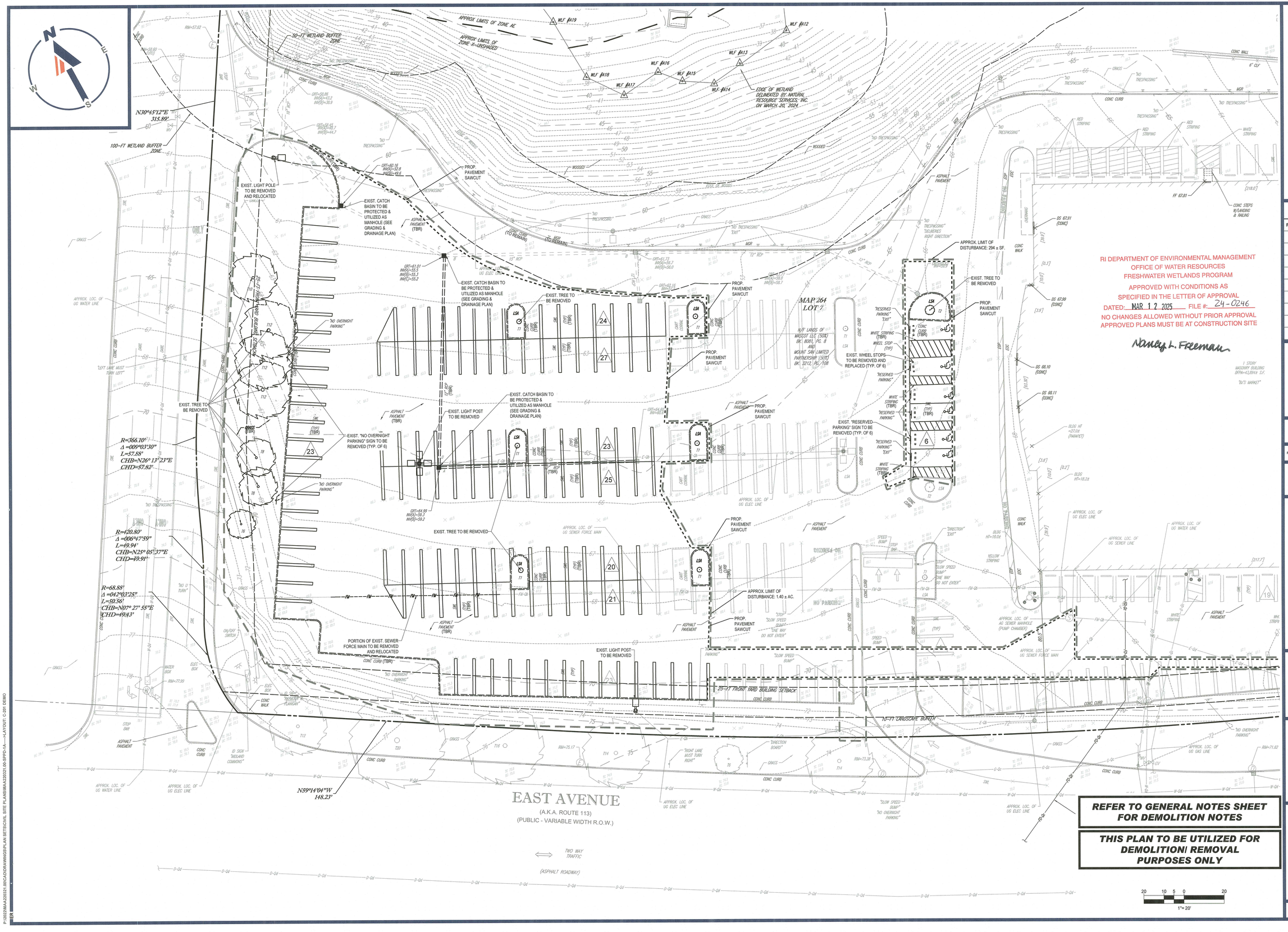
(REV. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING MI, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS, ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION, INCLUDING ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THE CONTRACTOR MUST OBTAIN COPIES OF ANY REFERENCED DOCUMENTS THAT ARE NOT AVAILABLE.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND PERMITS AND HAS APPROVED BY THE PERMITTING AUTHORITY. THE CONTRACTOR SHALL MAINTAIN AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN ANY CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES, OMISSIONS OR AMBIGUITIES IN THESE PLANS OR IN THE FIELD CONDITIONS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK PERFORMED IN ANY AREAS/MANNERS WHICH HASTE BEEN SHOWN INCORRECTLY OR INCORRECTLY LOCATED ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING AND/OR COPYING INACCURACIES. ALL MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONFIRMATORY MEASUREMENTS AND VERIFICATIONS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENT SET FORTH IN THE CONSTRUCTION DOCUMENTS SHALL TAKE PRECEDENCE. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
12. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST INDEMNIFY, PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
14. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FROM ANY AND ALL FINES, PENALTIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, AND ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
16. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
17. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT AND TO HARNESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY AND SEVERALLY INDEMNIFY, DEFEND AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
19. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY THE PARTIES AS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND/OR AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INDUCTIVELY INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES WHICH ARE SHOWN INCORRECTLY OR RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
21. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OR ANY PERSON OR ENTITY PERFORMING ANY CONSTRUCTION ACTIVITIES AND PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT SITE AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PRECAUTIONS. THE CONTRACTOR AND OWNER ALSO AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF AGENCIES OF LIABILITY INSURANCE AS DESCRIBED ABOVE.
22. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. SUCH REVIEW SHALL NOT INCLUDE ANY CONSTRUCTION TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR WHICH BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS REVIEW AND SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS THAT THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
23. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS. ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST INDEMNIFY, PROTECT AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
24. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN, AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FROM ANY AND ALL FINES, PENALTIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, AND ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
27. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
28. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT AND TO HARNESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
29. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
30. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE OF DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

## GENERAL DEMOLITION NOTES

(REV. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
   WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GUIDANCE DEVICES AND PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), THE LOCAL, FEDERAL, STATE AND MUNICIPAL REGULATIONS.
   THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   4.1. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   4.2. THIS PLAN IS SPECIFICALLY INTENDED TO PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY ADJACENT IMPROVEMENTS, THAT ARE TO REMAIN IN PLACE. ANY DAMAGE CAUSED BY THE CONTRACTOR, AT THE DIRECTION OF THE CONTRACTOR, OR AT THE DIRECTION OF ANY PERSON OR ENTITY UNDER THE CONTRACTOR'S CONTROL MUST BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S SOLE COST.
6. THE CONTRACTOR MUST EMPTY, CLEAN AND PREPARE THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.
7. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE WORK.
8. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATIONS, SIZES AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
9. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABIL




**REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY**

BOHLER

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

THE DESIGNS CONTAINED IN THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOHLER AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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## REVISIONS

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| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman

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| | |
|---|---|
| PROJECT No.: | MAA220321 |
| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-SPPD-1A |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT
375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND

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

JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET TITLE:

**DEMOLITION PLAN**

SHEET NUMBER:

**C-201**
3 of 19

REVISION 3 - 02/11/2025

P:\2023\MAA220321.00\CAD\DRAWINGS\PLAN SET\SCIVIL_SITE PLANS\MAA220321.00-SPPD-1A——LAYOUT: C-201 DEMO

## SITE INFORMATION

1. APPLICANT:
   BJ'S WHOLESALE CLUB
   350 CAMPUS DRIVE
   MARLBOROUGH, MA 01752
2. OWNER:
   ALISON SCHREIER TRUSTEE
   C/O MASCOT TRUST
   185 N W SPANISH RIVER BLVD
   BOCA RATON, FL 33431
3. PARCEL:
   MAP 264 & LOT 7
   375 EAST AVENUE
   CITY OF WARWICK
   KENT COUNTY, RHODE ISLAND

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
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Nancy L. Freeman

MAP 264
LOT 6-1
N/F LANDS OF TKG
RHODE ISLAND MALL LLC
BK. 8093, PG. 268

MAP 264
LOT 7
N/F LANDS OF
MASCOT LLC
BK. 8081, PG. 8
AND MOUNT SAN
LIMITED
PARTNERSHIP
BK. 3212, PG. 108

WF #1 – WF #33
EDGE OF WETLANDS
EDGE OF WETLAND DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON MARCH 20, 2024

50-FT WETLAND BUFFER ZONE
100-FT WETLAND BUFFER ZONE

INTERSTATE 295
(A.K.A. PROVIDENCE BELTWAY)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

EAST AVENUE
(A.K.A. ROUTE 113)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

EAST AVENUE
(A.K.A. ROUTE 113)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

ONE WAY
STOP
REGULAR PARKING
HANDICAP PARKING
NO PARKING
25-FT FRONT YARD BUILDING SETBACK
10-FT LANDSCAPE BUFFER

**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

30 15 7.5 0 30
1"= 30'


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


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| PROJECT No.: | MAA220321 |
| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-SPPD-1A |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ'S

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


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


JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET TITLE:

**OVERALL SITE PLAN**

SHEET NUMBER:

C-301
4 of 18

REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A—LAYOUT SITE OVERALL

## SITE INFORMATION

1. APPLICANT:
   BJ'S WHOLESALE CLUB
   350 CAMPUS DRIVE
   MARLBOROUGH, MA 01752

2. OWNER:
   ALISON SCHREIER TRUSTEE
   C/O MASCOT TRUST
   185 N W SPANISH RIVER BLVD
   BOCA RATON, FL 33431

3. PARCEL:
   MAP 264 & LOT 7
   375 EAST AVENUE
   CITY OF WARWICK
   KENT COUNTY, RHODE ISLAND

## ZONING ANALYSIS TABLE

| | | | |
|---|---|---|---|
| ZONING DISTRICT | GENERAL BUSINESS (GB) | | N/A - NOT APPLICABLE<br>N/S - NOT SPECIFIED<br>(V) - VARIANCE REQUESTED<br>(W) - WAIVER REQUESTED<br>(E) - EXIST. NON-CONFORMANCE |
| REQUIRED PERMIT | PLANNING BOARD MINOR LAND DEVELOPMENT | | |
| ZONE CRITERIA | REQUIRED | EXISTING | PROPOSED |
| MIN. LOT AREA | 10,000 SF | 7.88± AC. | NO CHANGE |
| MIN. LOT WIDTH | 100 FT | 397± FT | NO CHANGE |
| MAX. BLDG COVERAGE | N/S | 12.8±% | 12.9%± |
| MIN. FRONT SETBACK | 25 FT | 33.6± FT | 25.0± FT |
| MIN. SIDE SETBACK | 15 FT | N/A | N/A |
| MIN. REAR SETBACK | 20 FT | N/A | N/A |
| MAX. BUILDING HEIGHT | 40 FT | <40 FT | NO CHANGE |
| MAX. CANOPY HEIGHT | 40 FT | 0 FT | 19 ± FT |
| MAX. IMPER. COVERAGE | 90% | 64.7%± | 55.7%± |
| PARKING SPACES | 221 | 318 | 221 |
| ACCESS. PARKING SPACES | 7 | 8 | 7 |
| FREESTANDING SIGNS (1) | 1 ALLOWED | 2 | 3 |
| PARKING STALL CRITERIA<br>STANDARD: 9 FT x 18 FT<br>COMPACT: 8 FT x 16 FT | USE/CATEGORY: LARGE RETAIL BUSINESS<br>REQUIRED PARKING: 1 SPACE PER 200 SF GFA<br>CALCULATION: 43,894 SF / 200 SF = 220 PARKING SPACES<br>PARKING PROVIDED: 220 PARKING SPACES<br><br>USE/CATEGORY: GAS STATION<br>REQUIRED PARKING: 1 SPACE PER EMPLOYEE PLUS 4 SPACES PER BAY<br>CALCULATION: 1 EMPLOYEE SPACE, 4 SPACES * 7 BAY = 28 QUEUE SPACES<br>PARKING PROVIDED: 1 EMPLOYEE SPACE, 42 GAS STATION QUEUE SPACES | | |
| ACCESSIBLE PARKING CRITERIA<br>STANDARD:<br>8 FT x 18 FT STALL (MIN.)<br>5 FT x 18 FT AISLE (MIN.)<br>VAN:<br>8 FT x 18 FT STALL (MIN.)<br>8 FT x 18 FT AISLE (MIN.) | 1-25 SPACES = 1 MIN. ACCESSIBLE SPACE<br>26-50 SPACES = 2 MIN. ACCESSIBLE SPACES<br>51-75 SPACES = 3 MIN. ACCESSIBLE SPACES<br>76-100 SPACES = 4 MIN. ACCESSIBLE SPACES<br>101-150 SPACES = 5 MIN. ACCESSIBLE SPACES<br>151-200 SPACES = 6 MIN. ACCESSIBLE SPACES<br>201-300 SPACES = 7 MIN. ACCESSIBLE SPACES<br>301-400 SPACES = 8 MIN. ACCESSIBLE SPACES | 401-500 SPACES = 9 MIN. ACCESSIBLE SPACES<br>501-1,000 SPACES = MIN. 2% OF TOTAL<br>1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000<br><br>1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.) | |

1. A VARIANCE IS ANTICIPATED TO BE REQUIRED FROM SECTION 806.3 TO INCREASE THE NUMBER OF FREESTANDING SIGNS ON SITE FROM TWO (2) SIGNS TO THREE (3).

**MAP 264**
**LOT 7**
**N/F LANDS OF**
**MASCOT LLC**
**BK. 8081, PG. 8**
**AND MOUNT SAN**
**LIMITED**
**PARTNERSHIP**
**BK. 3212, PG. 108**

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

**GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.**

**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

EAST AVENUE
(A.K.A. ROUTE 113)
(PUBLIC - VARIABLE WIDTH R.O.W.)

TWO WAY TRAFFIC
(ASPHALT ROADWAY)

1"= 20'


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


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| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-SPPD-1A |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ'S

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


BOHLER
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Phone: (508) 480-9900
www.BohlerEngineering.com


JOHN A. KUCICH
J.A. Kucich
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS NO. 41928
"NEW HAMPSHIRE NO. 15474
REGISTERED PROFESSIONAL ENGINEER
RHODE ISLAND NO. 9201
MAINE NO. 12904"
CIVIL

SHEET TITLE:

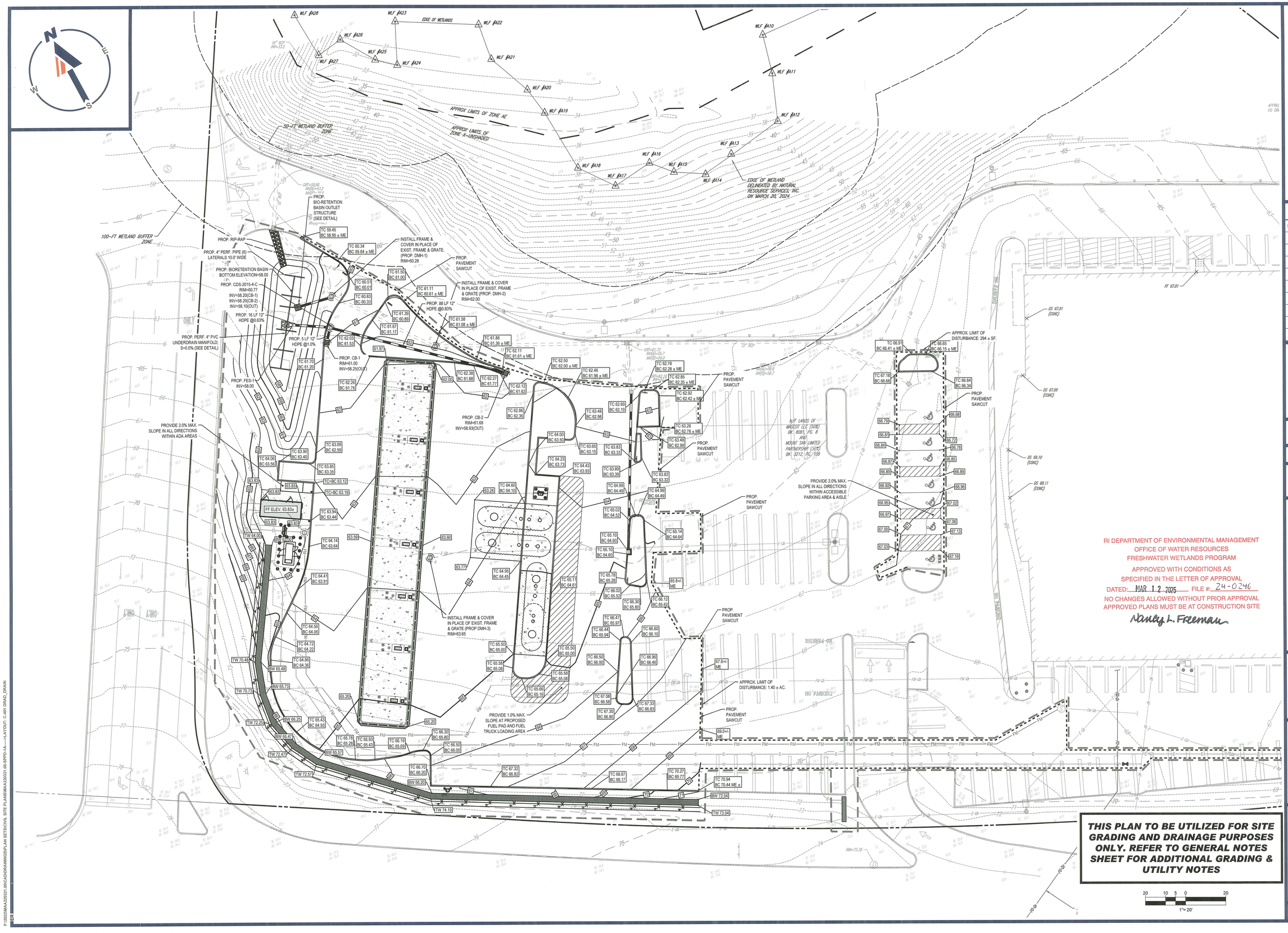
**SITE LAYOUT PLAN**

SHEET NUMBER:

C-302
5 of 18

REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A——LAYOUT: C-301 SITE




RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
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Nancy L. Freeman

**THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

20 10 5 0 20
1"= 20'


BOHLER

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



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PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


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


JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET TITLE:

**GRADING & DRAINAGE PLAN**

SHEET NUMBER:

**C-401**
6 of 18

REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A——3LAYOUT; C-401 GRAD_DRAIN

N

W E

S

N/F LANDS OF RHODE ISLAND MALL, LLC BK. 809.3, PG. 268

WLF #31 WLF #30 WLF #29 WLF #28 WLF #23 EDGE OF WETLANDS WLF #22 WLF #26 WLF #25 WLF #27 WLF #24 WLF #21 WLF #20 WLF #19 WLF #18 WLF #17 WLF #16 WLF #15 WLF #14 WLF #12 WLF #13 WLF #11 WLF #10 WLF #9 WLF #8 WLF #7 WLF #6 WLF #5 WLF #4 WLF #3 WLF #2 EDGE OF WETLANDS

APPROX. LIMITS OF ZONE AE

APPROX. LIMITS OF ZONE X-UNSHADED

EDGE OF WETLAND DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON MARCH 20, 2024

STONE WALL

N/F LANDS OF MASCOT LLC (508) BK. 8081, PG. 8 AND MOUNT SAM LIMITED PARTNERSHIP (MA) BK. 3212, PG. 108

INTERSTATE 295
(A.K.A. PROVIDENCE BELTWAY)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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50-FT WETLAND BUFFER ZONE

100-FT WETLAND BUFFER ZONE

"STOP" "NO OUTLET"

EDGE OF WOODS

GRASS

RIM=62.62

"NO TRESPASSING"

GRT=59.86

GRT=59.65

E-12k

PROP. PAVEMENT SAWCUT

"NO TRESPASSING" "EXIT"

GRT=61.73

GRT=62.14

GRT=62.17

GRT=62.50

APPROX. LIMIT OF DISTURBANCE: 294 ± SF.

"NO TRESPASSING" "DRIVEWAY RIGHT ONLY"

CONC WALL

"NO TRESPASSING"

"DO SLOW SAFETY BUMPS"

APPROX. LOC. OF UG ELEC LINE

RIM=61.48

GRT=62.01

WHEEL STOP (TYP.)

SPEED BUMP

TRANSFORMER ON CONC PAD

15' x 15' ELECTRIC DISTRIBUTION SYSTEM EASEMENT (BK. 1011I, PG. 339)

ELECTRIC DISTRIBUTION SYSTEM EASEMENT (BK. 1011I, PG. 339)

GRT=63.35

GRT=62.94

UP #39-53

GW

GRASS

UP #39-52

UP #39-51

UP #39-50

UP #41-

"SPEED LIMIT 40"

"NO OVERNIGHT PARKING"

GRT=72.24

RIM=72.40

RIM=64.37

RIM=66.21

GRT=63.84

RIM=66.46 INV=61.3

RIM=66.65 = CHAMBER

GREASE TANK/SEPTIC RIM=66.56

RIM=66.73

BLDG HT=22.3±

RIM=66.60

GRASS

ELECTRIC DISTRIBUTION SYSTEM EASEMENT (BK. 1011I, PG. 339)

APPROX. LOC. OF UG ELEC LINE

APPROX. LOC. OF UG WATER LINE

APPROX. LOC. OF UG SEWER LINE

APPROX. LOC. OF AC SEWER MANHOLE (PUMP CHAMBER)

1 STORY MASONRY BUILDING BFR=43,894 S.F. "BJ'S MARKET"

BLDG HT =27.0± (PARAPET)

BLDG HT=18.2±

BLDG HT=18.0±

GENERATOR ON CONC PAD

GREASE TRAP

"DIRECTION" "EXIT"

"STOP" "SLOW SPEED BUMP" "ONE WAY DO NOT ENTER"

SPEED BUMP

"NO OVERNIGHT PARKING"

"SLOW SPEED BUMP"

RIM=70.95

RIM=73.39

RIM=75.17

T12 T16 T14 T20 T18

ID SIGN "MIDLAND COMMONS"

"LEFT LANE MUST TURN LEFT"

"RIGHT LA MUST TURN RIGHT"

"NO U TURN"

"NO TRESPASSING"

APPROX. LOC. OF UG WATER LINE

APPROX. LOC. OF UG ELEC LINE

W-04

GULF

GAS

ON/OFF SWITCH

WATER ELEC BOX RIM=77.99

ELEC BOX

W-WATER FLANGE

PROP. 4" PVC SEWER CONNECTION

PROP. 1" WATER SERVICE W/ METER (COORDINATE W/ UTILITY OWNER'S REQUIREMENTS)

PROP. PUMP STATION (DESIGNED BY OTHERS)

COORD. LOCATION OF UNDERGROUND ELECTRIC SERVICE CONNECTION W/ ARCH/MEP PLANS PREPARED BY OTHERS

COMPLETE WATERTIGHT CONNECTION TO EXIST. 6" DIA. SEWER FORCEMAIN

COMPLETE WATERTIGHT CONNECTION TO EXIST. 6" DIA. SEWER FORCEMAIN

APPROX. LOCATION OF PROP. 1.5" DIA. FORCE MAIN

APPROX. LIMIT OF DISTURBANCE: PROP. PAVEMENT SAWCUT

COORD. LOCATION OF UNDERGROUND ELECTRIC SERVICE CONNECTION TO MONUMENT SIGN W/ ARCH/MEP PLANS PREPARED BY OTHERS

PROP. SHUT-OFF VALVE IN ACCORDANCE WITH UTILITY PROVIDER'S REQUIREMENTS

COMPLETE WATERTIGHT CONNECTION TO EXIST. PUMP STATION.

APPROX. LOCATION OF PROP. UNDERGROUND ELECTRIC & COMMUNICATIONS SERVICE (COORD. W/ UTILITY PROVIDER PRIOR TO COMMENCEMENT OF CONSTRUCTION)

APPROX. LOCATION OF PROP. WATER SERVICE CONNECTION TO EXIST. WATER MAIN WITH SHUT OFF VALVE IN ACCORDANCE WITH UTILITY PROVIDER'S REQUIREMENTS. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF EXIST. WATER MAIN AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

COMPLETE CONNECTION OF PROP. ELECTRIC & COMMUNICATIONS SERVICE AT EXIST. UTILITY POLE IN ACCORDANCE WITH UTILITY PROVIDER'S REQUIREMNTS. CONTRACTOR TO COORD. REQUIREMENTS WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.

APPROX. LOC. OF UG FIBER OPTIC LINE

EAST AVENUE
(A.K.A. ROUTE 113)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**

30 15 7.5 0 30
1"= 30'

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A — LAYOUT: C-501 UTIL

BOHLER™

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

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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 09/26/2024 | PER CITY COMMENTS | OEH / MKB |
| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

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| | |
|---|---|
| PROJECT No.: | MAA220321 |
| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-SPPD-1A |

PROJECT:

***PROPOSED SITE PLAN DOCUMENTS***

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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REGISTERED PROFESSIONAL ENGINEER
RHODE ISLAND LICENSE NO. 9249
MAINE NO. 12084
CIVIL

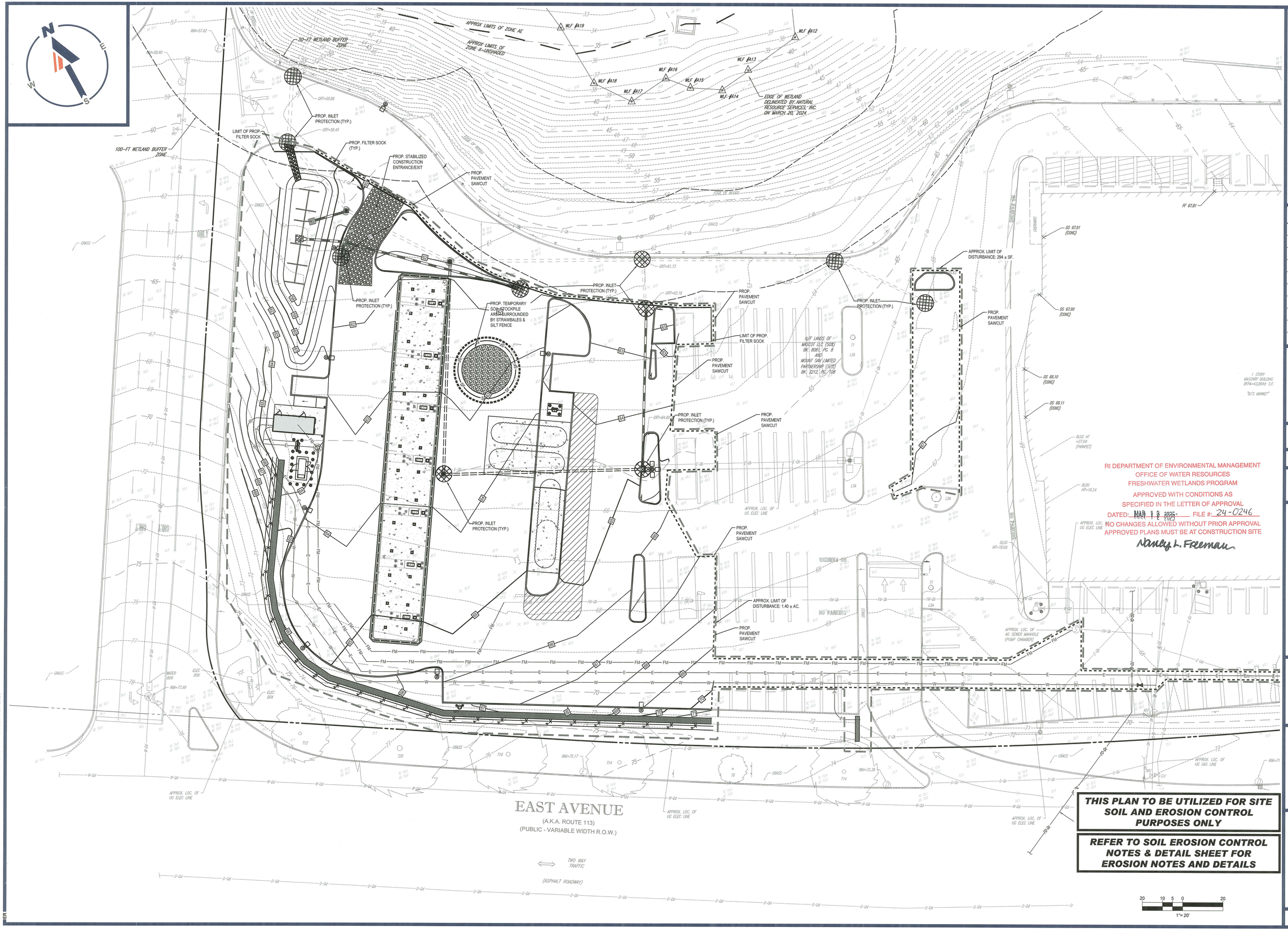
SHEET TITLE:

***UTILITY PLAN***

SHEET NUMBER:

C-501
7 of 18

REVISION 3 - 02/11/2025




P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A-----SLAYOUT: C-601 EROS

BOHLER

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

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PROJECT No.: MAA220321
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 09/03/2024
CAD I.D.: MAA220321.00-SPPD-1A

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND

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www.BohlerEngineering.com

JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET TITLE:

**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:

**C-601**
8 of 18

REVISION 3 - 02/11/2025

## EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INTIAL 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).
3. 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 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. 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 PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. 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.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
10. 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:
    - 10.1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    - 10.2. 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 PER1,000 SF).
    - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
    - 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. 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:

| LOCATION | MULCH | MULCH RATE (1000 SF) |
|---|---|---|
| PROTECTED AREA | STRAW | 100 POUNDS |
| WINDY AREA | SHREDDED OR CHOPPED CORNSTALKS | 185-275 POUNDS |
| | STRAW (ANCHORED)* | 100 POUNDS |
| MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1 | JUTE MESH OR EXCELSIOR MAT | AS REQUIRED |
| GREATER THAN 3:1 | (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT) | |

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL 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. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
    - 15.1. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
16. 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.
17. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
18. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
22. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
23. 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.
24. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, 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 AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS 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 SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
26. MULCHING REQUIREMENTS:
    - 26.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
    - 26.2. 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%.
    - 26.3. 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%.
27. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
28. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 1.40 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:

A. STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.

B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.

C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.

5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

## RECOMMENDED CONSTRUCTION SEQUENCE

N.T.S.

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 OF 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 AS REQUIRED.

-REMOVAL OF THE TEMPORARY SEDIMENT BASINS

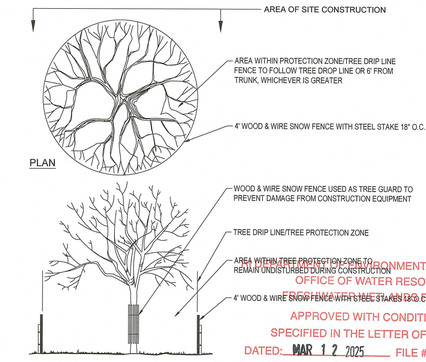
-PAVE PARKING LOT

-LANDSCAPING PER LANDSCAPING PLAN

-REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

## TREE PROTECTION DURING SITE CONSTRUCTION

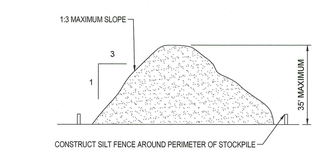
N.T.S.




ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
STORMWATER MANAGEMENT PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

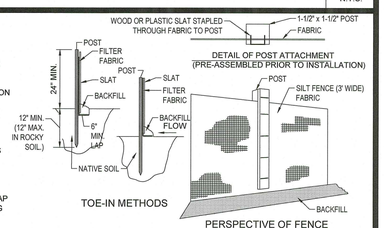
## TEMPORARY STOCKPILE

N.T.S.



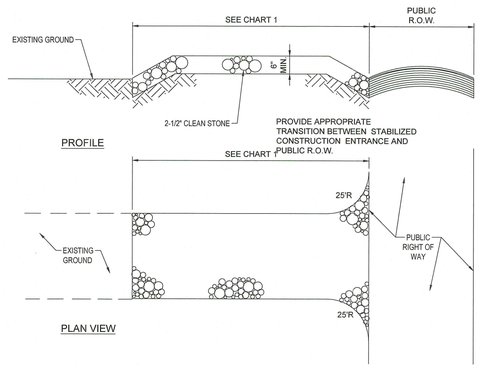

## TYP. SILTATION FENCE

N.T.S.




NOTES:
1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

## STABILIZED CONSTRUCTION ENTRANCE



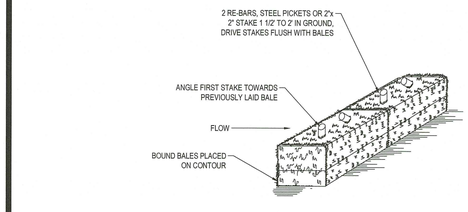

| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|---|---|---|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT | 100 FT |
| 2% TO 5% | 100 FT | 200FT |
| >5% | ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1) | |

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

CHART 1

## STRAW BALE

N.T.S.



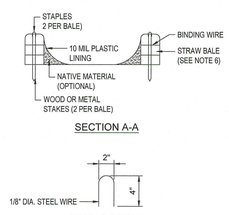

DRAINAGE AREA NO MORE THAN ¼ AC. PER 100 FEEL OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%.

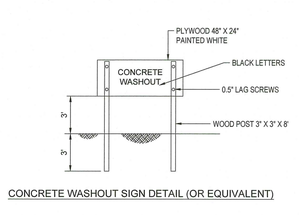
NOTES:

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

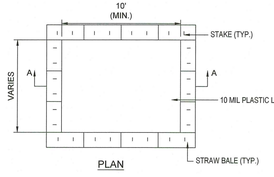
## CONCRETE WASTE MANAGEMENT AREA

N.T.S.



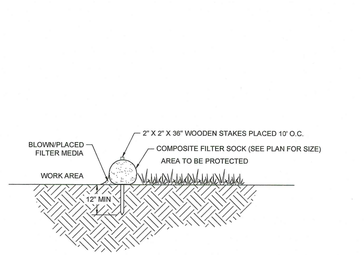




NOTES:
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT. FROM STORM DRAIN INLETS.
2. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF OFF-SITE. CONTRACTOR TO DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
4. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
5. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
6. STRAW BALE AND STAPLES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCK.




## COMPOST FILTER SOCK

N.T.S.

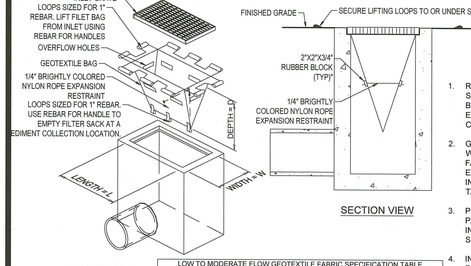



NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS
2. COMPOST FILTER SOCK FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE AT COMPLETION OF CONSTRUCTION OR AS DIRECTED BY OWNER AFTER STABILIZATION IS ACHIEVED.

OR APPROVED EQUIVALENT

## FILTER SACKS (GRATED INLETS)

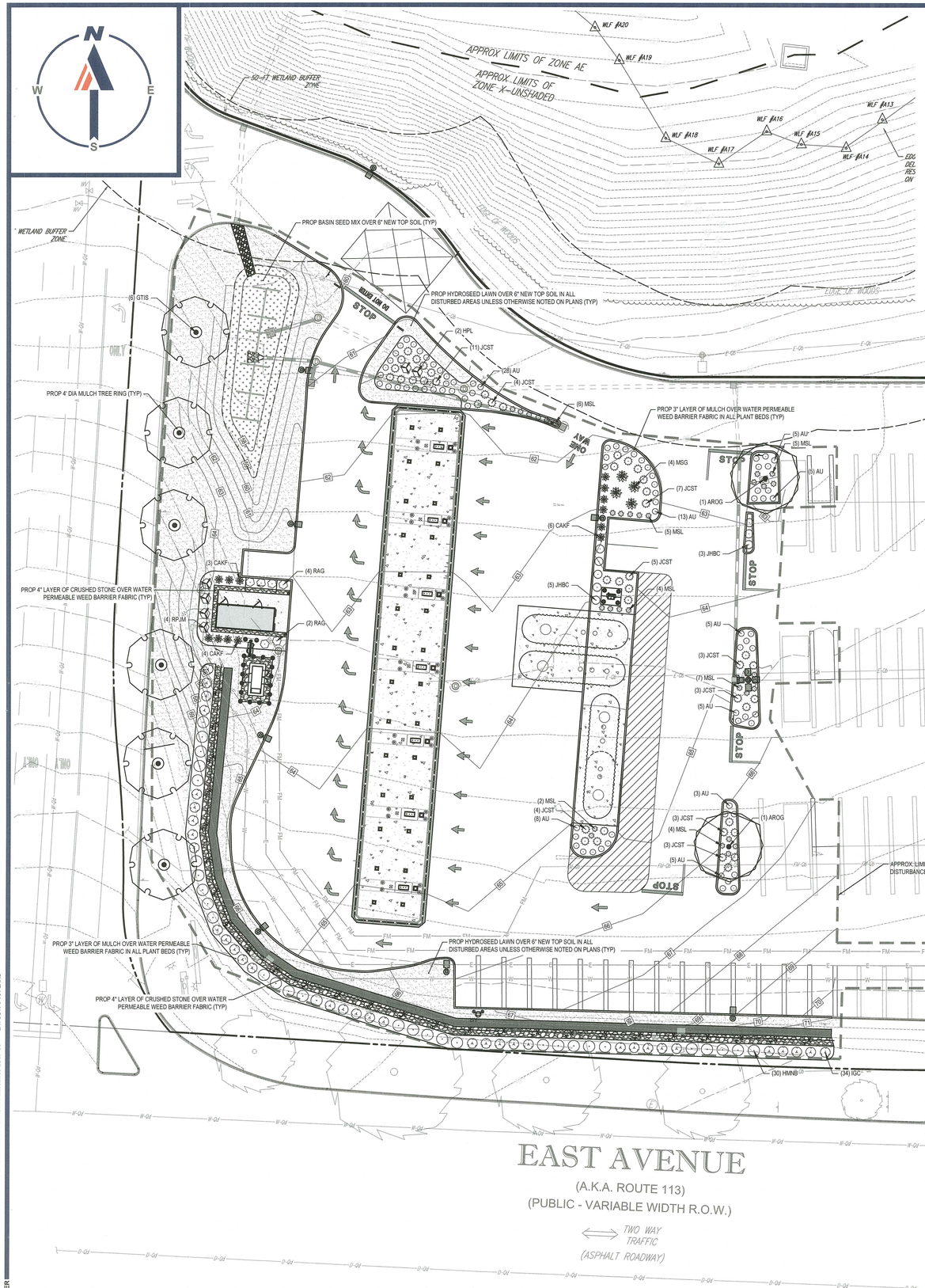
N.T.S.



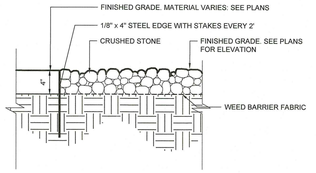

| LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
|---|---|---|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 300 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20% |
| PUNCTURE | ASTM D-4833 | 120 LBS |
| MULLEN BURST | ASTM D-3786 | 800 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 120 LBS |
| UV RESISTANCE | ASTM D-4355 | 90% |
| APPARENT OPENING SIZE | ASTM D-4751 | 40 US SIEVE |
| FLOW RATE | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| 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-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20% |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 420 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90% |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC $^{-1}$ |

NOTE:
DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "



SPECIFICATIONS
NAME: 1" – 1 1/2" CRUSHED BLUESTONE GRAVEL
COLOR: COLORS WILL BE GREYS WITH BLUISH TONES
SIZE: STONE SIZES WILL RANGE FROM 1" – 1 1/2" IN AT LEAST ONE DIMENSION. STONE SIZING SHOULD BE UNIFORM WITH LITTLE VARIATION FROM THIS RANGE.
SILT CONTENT: STONE NEEDS TO BE CLEAN OF DEBRIS AND SILT AT TIME OF DELIVERY.




**CRUSHED STONE** N.T.S.

## CITY OF WARWICK LANDSCAPE REQUIREMENTS

| SECTION | REQUIREMENTS | CALCULATIONS/PROPOSED |
|---|---|---|
| 505.1: | (A) A TEN-FOOT-WIDE LANDSCAPED BORDER SHALL BE PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS. | PROVIDED |
| | (D) ALL OUTDOOR TRASH RECEPTACLES, DUMPSTERS AND ELECTRICAL BOXES SHALL BE SCREENED ON ALL SIDES BY A FENCE AND A TIGHT EVERGREEN HEDGE WHOSE HEIGHT SHALL BE GREATER THAN OR EQUAL TO THE HEIGHT OF SAID STRUCTURE. | N/A |
| 505.3: | (A) DURING THE PLANNING PROCESS A LICENSED ARBORIST SHALL BE CONSULTED TO IDENTIFY ALL SIGNIFICANT TREES IN THE AREA AND TO HELP TO DEVISE PROTECTION AND PRESERVATION STRATEGIES.<br>(B) EXISTING TREES AND WOODLANDS SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. TREES TO BE PRESERVED SHALL BE SELECTED EARLY IN THE PROJECT PLANNING PROCESS PRIOR TO ESTABLISHING THE SITE LAYOUT. SITE GRADING SHALL BE MINIMIZED IN THOSE AREAS TO PREVENT DAMAGE TO THE PRESERVED TREES. | PROVIDED |
| 505.4: | (A) LANDSCAPE PLANS SHALL PROVIDE A SUITABLE MIXTURE OF EVERGREEN, ORNAMENTAL, SHADE TREES, AND SHRUBS TO PROVIDE AN ADEQUATE VISUAL AND NOISE BUFFER BETWEEN ADJACENT LAND USES. FENCES, BERMS, AND OTHER STRUCTURAL FEATURES MAY ALSO BE USED TO PROVIDE AN ADEQUATE BUFFERING BETWEEN LAND USES.<br>(1) SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN AND SHALL SATISFY THE SIZE REQUIREMENTS SET FORTH IN THIS SUBSECTION.<br>(2) APPROXIMATELY EVERY 35 LINEAR FEET OF LANDSCAPING SHALL CONTAIN ONE SHADE TREE AND FIVE SHRUBS. ALTERNATELY, TWO ORNAMENTAL TREES OR TWO EVERGREEN TREES MAY SUBSTITUTE FOR ONE SHADE TREE.<br>(3) BERMS SHALL BE AT LEAST TWO FEET HIGH AND SHALL HAVE A MINIMUM TWO TO ONE SLOPE.<br>(G) PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE LOCATED ON THE PLANTING PLAN.<br>(1) CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER AND 12 INCHES ABOVE GRADE FOR TREES FOUR INCHES IN DIAMETER OR LARGER.<br>(2) MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.<br>(3) MINIMUM SIZE FOR ALL SHADE TREES SHALL BE BETWEEN 2½ AND THREE INCHES IN DIAMETER, AND 12 TO 14 FEET IN HEIGHT.<br>(4) MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN FIVE TO EIGHT FEET IN HEIGHT.<br>(5) ALL SHRUBS SHALL BE A MINIMUM OF THREE FEET IN HEIGHT (B&B) OR THREE GALLON (CONTAINERIZED) UNLESS OTHERWISE APPROVED BY THE LANDSCAPE COORDINATOR | EXISTING CONDITIONS TO REMAIN / SUPPLEMENTED WHERE APPLICABLE<br>PROVIDED |
| 505.6: | (A) WHEN A PARKING AREA IS LOCATED DIRECTLY ADJACENT TO A CITY STREET THE FOLLOWING ALTERNATIVES SHALL BE CONSIDERED TO REDUCE THE VISUAL IMPACT OF THE PARKING AREA. ALTERNATIVES INCLUDE:<br>(1) PROVIDE A TEN-FOOT MINIMUM LANDSCAPED SETBACK AREA EXCLUSIVE OF THAT REQUIRED FOR SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING LOT, TO BE PLANTED WITH TREES AND SHRUBS IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN SECTION 505.4.<br>(3) WHERE FEASIBLE, CREATE A BERM IN ACCORDANCE WITH SUBSECTION 505.4 FOR PLANTING LAWN, GROUND COVER, SHRUBS AND ONE TREE EVERY 35 FEET.<br>(B) PROVIDE A MINIMUM OF FIVE PERCENT INTERIOR LANDSCAPING FOR THE PURPOSE OF PLANTING SHADE TREES AND SHRUBS. THE FOLLOWING ALTERNATIVES ARE RECOMMENDED:<br>(1) PROVIDE A CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY FOUR ROWS OF PARKING. THIS SHOULD BE A MINIMUM OF EIGHT FEET IN WIDTH TO ACCOMMODATE A LOW HEDGE AND SHADE TREES.<br>(2) CREATE LARGE PLANTING ISLANDS (OVER 600 SQUARE FEET) TO BE LOCATED THROUGHOUT THE LOT AND PLANTED WITH SHADE TREES, LOW SHRUBS, AND/OR GROUND COVER. THESE SHOULD PREFERABLY BE LOCATED AT THE ENDS OF PARKING ROWS.<br>(3) PROVIDE PLANTING ISLANDS (A MINIMUM OF NINE FEET WIDE) BETWEEN EVERY TEN TO 15 SPACES TO AVOID LONG ROWS OF PARKED CARS. EACH OF THESE PLANTING ISLANDS SHOULD PROVIDE AT LEAST ONE SHADE TREE HAVING A CLEAR TRUNK HEIGHT OF AT LEAST SIX FEET. | PROVIDED<br>EXISTING CONDITIONS TO REMAIN. NEW LANDSCAPED ISLANDS PROVIDED WITHIN DEVELOPMENT AREA. |

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | |
| AROG | 3 | ACER RUBRUM `OCTOBER GLORY` | OCTOBER GLORY RED MAPLE | 2.5"-3" CAL. | B&B |
| GTIS | 6 | GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` | SHADEMASTER HONEY LOCUST | 2.5"-3" CAL. | B&B |
| **SHRUBS** | | | | | |
| HMNB | 30 | HYDRANGEA MACROPHYLLA `NIKKO BLUE` | NIKKO BLUE HYDRANGEA | 24-30" | CONTAINER |
| HPL | 2 | HYDRANGEA PANICULATA `SMHPLQF` | LITTLE QUICK FIRE PANICLE HYDRANGEA | 24-30" | CONTAINER |
| IGC | 34 | ILEX GLABRA `COMPACTA` | COMPACT INKBERRY | 24-30" | CONTAINER |
| RAG | 6 | RHUS AROMATICA `GRO-LOW` | GRO-LOW FRAGRANT SUMAC | 15-18" | CONTAINER |
| RDW | 5 | RHODODENDRON AZALEA `DELAWARE VALLEY WHITE` | `DELAWARE VALLEY WHITE` AZALEA | 18-24" | CONTAINER |
| RPJM | 4 | RHODODENDRON X `PJM` | `PJM` RHODODENDRON | 24-30" | CONTAINER |
| RXR | 4 | ROSA X `RADRAZZ` | KNOCK OUT SHRUB ROSE | 18-24" | CONTAINER |
| **GRASSES** | | | | | |
| CAKF | 15 | CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` | FEATHER REED GRASS | 1 GAL. | CONTAINER |
| MSG | 4 | MISCANTHUS SINENSIS `GRACILLIMUS` | MAIDEN GRASS | 1 GAL. | CONTAINER |
| MSL | 33 | MISCANTHUS SINENSIS `LITTLE KITTEN` | LITTLE KITTEN EULALIA GRASS | 1 GAL. | CONTAINER |
| **GROUNDCOVER** | | | | | |
| AU | 77 | ARCTOSTAPHYLOS UVA-URSI | BEARBERRY | 15-18" SPRD | CONTAINER |
| JCST | 43 | JUNIPERUS CHINENSIS SARGENTII | SARGENT JUNIPER | 15-18" SPRD | CONTAINER |
| JHBC | 8 | JUNIPERUS HORIZONTALIS `BLUE CHIP` | BLUE CHIP JUNIPER | 15-18" SPRD | CONTAINER |

## SEED MIX KEY

PROPOSED HYDROSEED

PROPOSED BASIN SEED MIX

## OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (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, TREE, BUSHES, SHRUBS, GRASSES, GRASS, 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 (OF ALL PAVED, TRAVEL 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**

20 10 5 0 20
1"= 20'


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


THE HORIZONTAL DATUM (COORDINATES) AND VERTICAL DATUM (ELEVATIONS) SHOWN ON THIS PLAN SET ARE BASED ON NAD83 (2011) AND NAVD88 AS ESTABLISHED BY GPS OBSERVATIONS AND/OR AUTHORIZED BENCHMARKS. ONLY APPROVED, SIGNED AND DATED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.


### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 09/26/2024 | PER CITY COMMENTS | OEH / MKB |
| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | MAA220321 |
| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-LSCP-0C |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. MRVA
NO. 419
COMMONWEALTH OF MASSACHUSETTS

SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

C-701
10 of 18

REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SET\SCIVIL SITE PLANS\MAA220321.00-LSCP-0C—>LAYOUT: C-701 LAND

# LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

1.1. 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

2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

2.2. 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.

2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" 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

2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

2.3.2. 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.

2.4. 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.

2.5. FERTILIZER

2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.

2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

2.6. PLANT MATERIAL

2.6.1. 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).

2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.

2.6.3. 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.

2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1½", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

2.6.5. 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.

2.6.6. 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.

2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.

2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

3.1. 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.

3.2. 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.

4. SITE PREPARATIONS

4.1. 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.

4.2. 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 TOPSOIL SHALL BE PLACED AROUND 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.

4.3. 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.

5. TREE PROTECTION

5.1. 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.

5.2. 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.

5.3. 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.

5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS

6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

6.2. 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.

6.3. 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.

6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 5-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

6.3.2. 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 AGRICULTURAL GYPSUM. 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.

6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING

7.1. 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.

7.2. 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"±).

7.3. 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.

7.4. 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.

8. TOPSOILING

8.1. CONTRACTOR SHALL PROVIDE A 6" 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.

8.2. 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.

8.3. 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.

8.4. 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 TILLED 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.)):

8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER

8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER

8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

9.1. INSOFAR THAT 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 UNINSTALLED 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.

9.2. 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.

9.3. 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.

9.4. 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.

9.5. 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 AS DIRECTED.

9.6. 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:

9.6.1. PLANTS: MARCH 15 TO DECEMBER 15

9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

9.6.3. 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.

9.7. 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:

| | |
|---|---|
| ACER RUBRUM | PLATANUS X ACERIFOLIA |
| BETULA VARIETIES | POPULUS VARIETIES |
| CARPINUS VARIETIES | PRUNUS VARIETIES |
| CRATAEGUS VARIETIES | PYRUS VARIETIES |
| KOELEUTERIA | QUERCUS VARIETIES |
| LIQUIDAMBAR STYRACIFLUA | TILIA TOMENTOSA |
| LIRIODENDRON TULIPIFERA | ZELKOVA VARIETIES |

9.8. 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:

9.8.1. 1 PART PEAT MOSS

9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME

9.8.3. 3 PARTS TOPSOIL BY VOLUME

9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:

9.8.4.1. 2 TABLETS PER 1 GALLON PLANT

9.8.4.2. 3 TABLETS PER 5 GALLON PLANT

9.8.4.3. 4 TABLETS PER 15 GALLON PLANT

9.8.4.4. LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

9.10. 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.

9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

9.12. GROUND COVER AREAS SHALL RECEIVE A ½" 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.

9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

9.14. 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.

9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)

10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

10.2. 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.

10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

10.6. F 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

11.1. 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.

11.2. 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.

11.3. 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

12.1. 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.

12.2. 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.

12.3. 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.

12.4. 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 ERODED OR BARE AREAS.

13. CLEANUP

13.1. 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.

13.2. 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):

14.1. 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 MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

"NATIVE DETENTION AREA MIX" AS PREPARED BY:

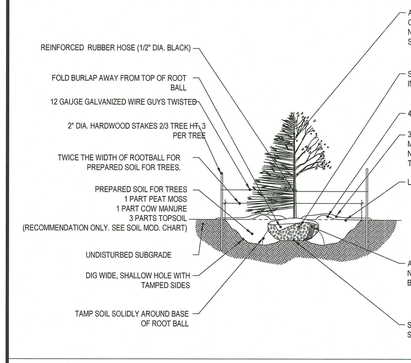
ERNST CONSERVATION SEEDS, INC.
8884 MERCER PIKE, MEADVILLE, PA 16335
PHONE: 800-873-3321 / 814-336-2404
EMAIL: SALES@ERNSTSEED.COM
WEBSITE: WWW.ERNSTSEED.COM

APPLICATION RATE: 1/2 LB. / 1000 SQ. FT. (20 LBS. / ACRE)

MIX COMPOSITION:
25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER')
24.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA')
22.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE)
6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE)
1.0% JUNCUS EFFUSUS (SOFT RUSH)
1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)

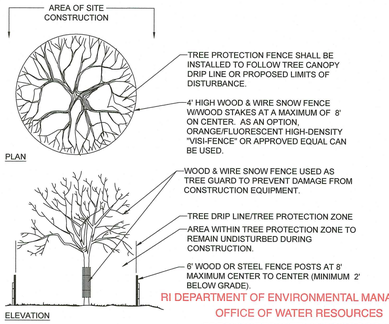
## BASIN SEED MIX SPECIFICATIONS

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 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.




## TREE PLANTING DETAIL

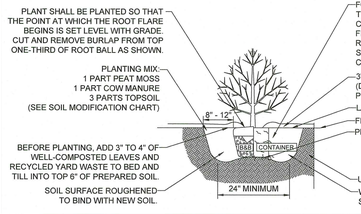
N.T.S.




RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

## TREE PROTECTION DURING SITE CONSTRUCTION

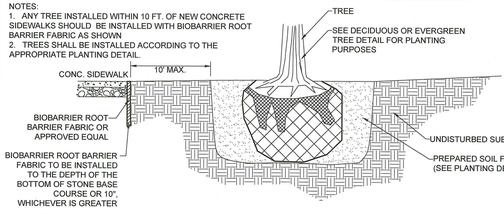
N.T.S.

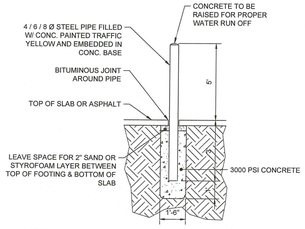



## SHRUB PLANTING DETAIL

N.T.S.

NOTES:
1. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN
2. TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

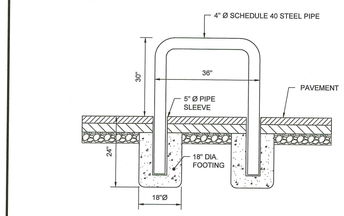

TREE
SEE DECIDUOUS OR EVERGREEN TREE DETAIL FOR PLANTING PURPOSES
CONC. SIDEWALK
10" MAX.
BIOBARRIER ROOT BARRIER FABRIC OR APPROVED EQUAL
BIOBARRIER ROOT BARRIER FABRIC TO BE INSTALLED TO THE DEPTH OF THE BOTTOM OF STONE BASE COURSE OR 10", WHICHEVER IS GREATER
UNDISTURBED SUBGRADE
PREPARED SOIL FOR TREES (SEE PLANTING DETAIL)




NOTES:
1. BOLLARDS REQUIRED AT BUILDING CORNERS, FIRE HYDRANTS, WATER METER, GAS METER, SPRINKLER RISER, SHOWN TRANSFORMER & ALL UTILITIES AT LOCATIONS SHOWN ON THESE DRAWINGS INTERIOR & EXTERIOR.

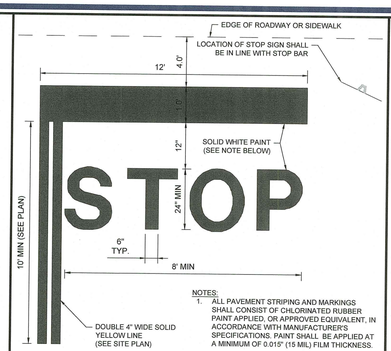
## BOLLARD

(NE-S070101 - 09/2023) NOT TO SCALE




## U-SHAPED BOLLARD

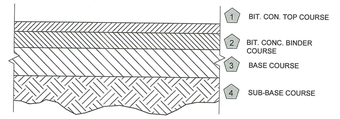
(NE-S070102 - 09/2023) NOT TO SCALE




NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED, OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.

## STOP BAR

(NE-S050301 - 09/2023) NOT TO SCALE

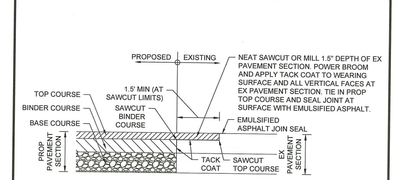



1. BIT. CON. TOP COURSE (HEAVY DUTY=1.5") (LIGHT DUTY=1.5")
2. BIT. CONC. BINDER COURSE (HEAVY DUTY=2.5") (LIGHT DUTY=1.5")
3. DENSE GRADED CRUSHED STONE BASE COURSE (HEAVY DUTY=6") (LIGHT DUTY=6")
4. GRAVEL BORROW SUB-BASE COURSE (HEAVY DUTY=12") (LIGHT DUTY=10")

NOTES:
1. PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO STATE DEPARTMENT OF TRANSPORTATION
2. PAVEMENT SPECIFICATIONS BASED ON GEOTECHNICAL REPORT.

## PAVEMENT SECTION

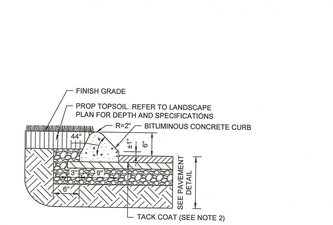
(NE-S010101 - 07/2023) NOT TO SCALE




NOTES:
1. REFER TO GEOTECHNICAL REPORT PREPARED BY GEOTECH AND DATED DATE

## BITUMINOUS CONCRETE PAVEMENT TIE IN

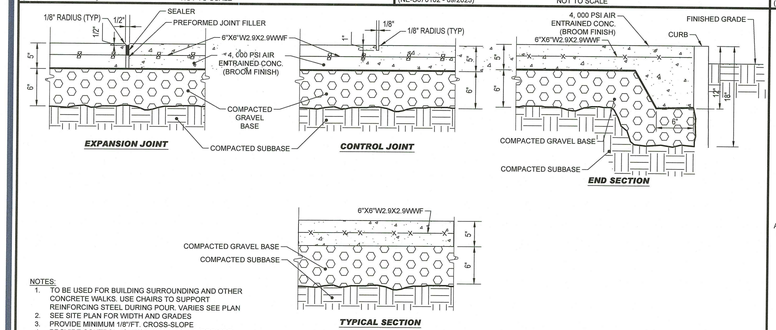
(NE-S010501 - 07/2024) NOT TO SCALE




NOTES:
1. PAVEMENT SECTION DEPTHS, MATERIAL, AND SPECIFICATIONS PER PAVEMENT SECTION DETAIL.
2. BERM SHALL BE CAST AT SAME TIME AS WEARING COURSE. IF THE WEARING COURSE IS BEING PLACED MORE THEN 48 HOURS AFTER THE BINDER COURSE, A TACK COAT SHALL BE USED TO ENSURE PROPER ADHESION.

## BITUMINOUS CONCRETE CURB

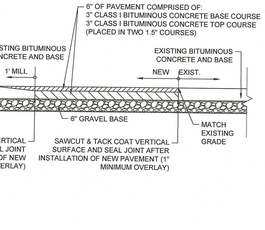
(NE-S020101 - 07/2024) NOT TO SCALE




NOTES:
1. TO BE USED FOR BUILDING SURROUNDING AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR. VARIES SEE PLAN
2. SEE SITE PLAN FOR WIDTH AND GRADES
3. PROVIDE MINIMUM 1/8"/FT. CROSS-SLOPE
4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN 5. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN AT EXPANSION JOINTS, PROVIDE DOWELS @ 24" O.C.

## CONCRETE SIDEWALK

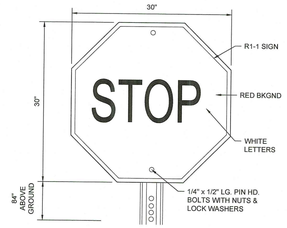
(NE-S030201 - 09/2023) NOT TO SCALE




NOTES:
1. FOR WORK WITHIN THE RIGHT-OF-WAY, PAVEMENT BASE AND SUBBASE COURSE SHALL CONFORM TO ALL STATE DOT HIGHWAY DIVISION SPECIFICATIONS

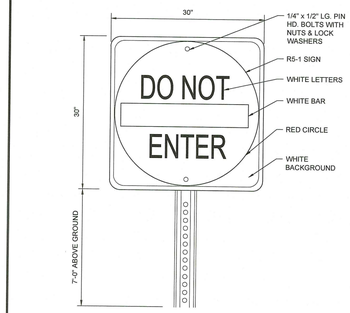
## ROADWAY PATCHING

(NE-S040104 - 09/2023) NOT TO SCALE



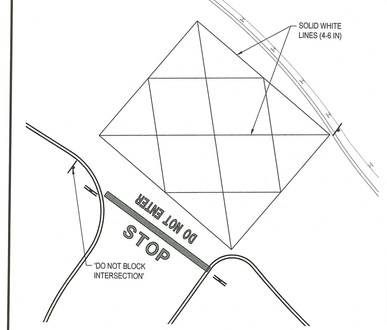

## STOP SIGN

(NE-S060202 - 09/2023) NOT TO SCALE



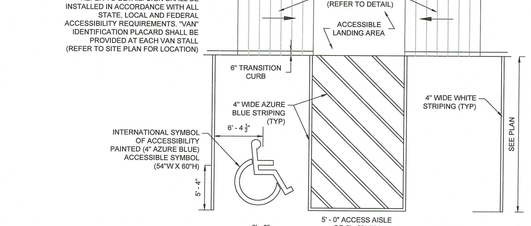

## DO NOT ENTER SIGN

(NE-S060203 - 09/2023) NOT TO SCALE




## DO NOT BLOCK INTERSECTION PAVEMENT MARKINGS

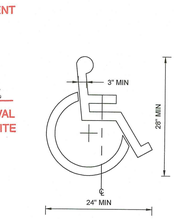
NOT TO SCALE




NOTES:
1. REFER TO ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102 FOR ADDITIONAL INFORMATION.
2. ALL PAVEMENT STRIPPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT (OR APPROVED EQUIVALENT) APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.
3. ALL MINIMUM DIMENSIONS ARE FROM CENTERLINE OF STRIPE TO CENTERLINE OF STRIPE OR INSIDE FACE OF CURB.
4. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES. REFER TO PLAN FOR LOCATION AND CONFIGURATION.
5. ACCESS AISLES CANNOT OVERLAP VEHICULAR WAYS.
6. AN ACCESS AISLE AT LEAST 5' WIDE (8' WIDE FOR VAN) AND AT LEAST AS LONG AS THE PARKING STALL IS REQUIRED AND MUST BE MARKED TO DISCOURAGE PARKING IN IT. TWO SPACES CAN SHARE ONE AISLE.

## ACCESSIBLE PARKING STALL

(NE-S050101 - 07/2024) NOT TO SCALE

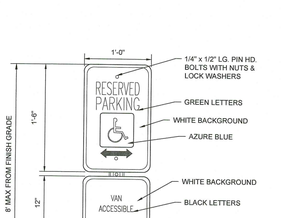



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

NOTES:
1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING.
2. DIMENSIONS PER FIGURE 3B-22 PER LATEST EDITION OF MUTCD.
3. ACCESSIBLE PARKING SYMBOL TO CONFORM TO THE STRIPING PAINT SPECIFIED AND SHALL BE CENTERED IN THE STALL.

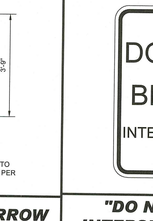
## ACCESSIBLE PARKING SYMBOL

(NE-S050102 - 09/2023) NOT TO SCALE




## ACCESSIBLE PARKING SIGNS

(NE-S060101 - 09/2023) NOT TO SCALE




NOTES:
1. ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.

## TRAFFIC FLOW ARROW

(NE-S060302 - 09/2023) NOT TO SCALE



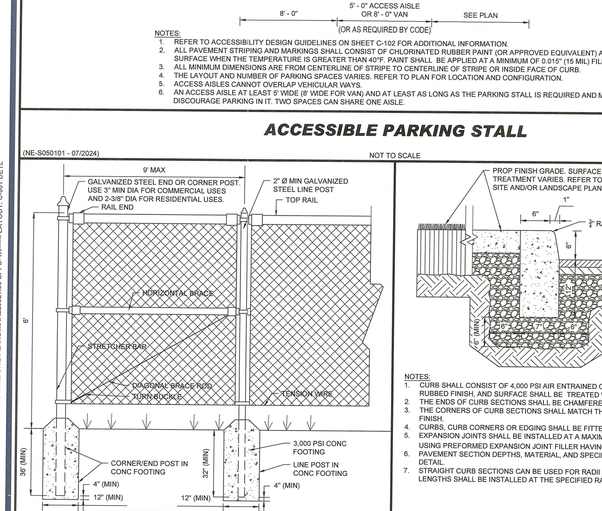

## "DO NOT BLOCK INTERSECTION" SIGN

NOT TO SCALE

## BJ'S GAS QUEUE SIGN

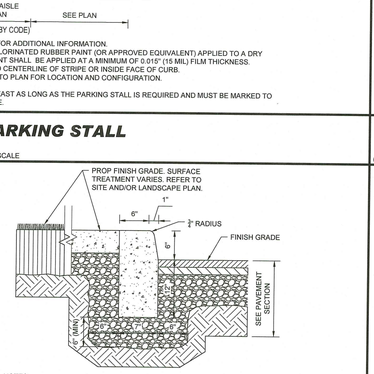
(FOR GRAPHICAL PURPOSES ONLY, SEE SIGN PLAN BY OTHERS)

NOT TO SCALE




## BLACK VINYL CHAIN LINK FENCE

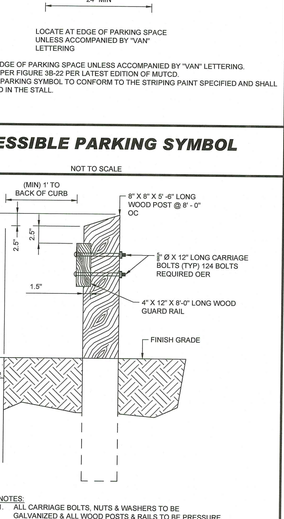
(NE-S080201 - 01/2024) NOT TO SCALE




NOTES:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE, EXPOSED EDGES TO HAVE RUBBED FINISH, AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1 INCH.
6. PAVEMENT SECTION DEPTHS, MATERIAL, AND SPECIFICATIONS PER PAVEMENT SECTION DETAIL.
7. STRAIGHT CURB SECTIONS CAN BE USED FOR RADII 25' OR LESS. OTHERWISE, CURVED CURB LENGTHS SHALL BE INSTALLED AT THE SPECIFIED RADIUS PER THE SITE PLAN.

## PRECAST CONCRETE CURB

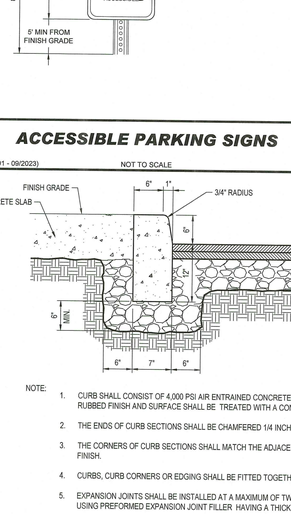
(NE-S020201 - 06/2024) NOT TO SCALE




NOTES:
1. ALL CARRIAGE BOLTS, NUTS & WASHERS TO BE GALVANIZED & ALL WOOD POSTS & RAILS TO BE PRESSURE TREATED.

## WOOD GUIDERAIL

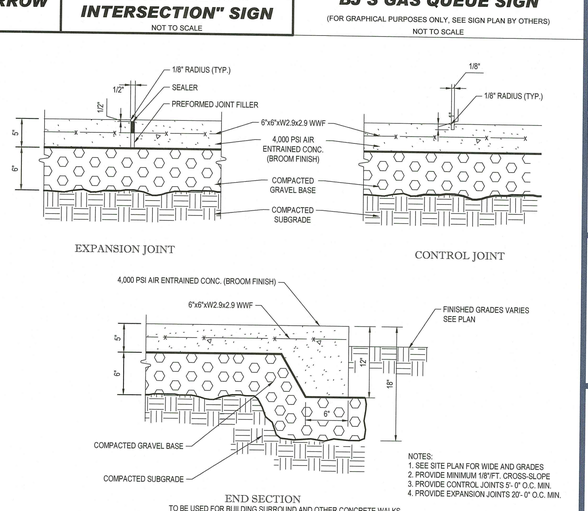
(NE-S090101 - 09/2023) NOT TO SCALE




NOTE:
1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE, EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

## MONOLITHIC CONCRETE CURB DETAIL

N.T.S.




NOTES:
1. SEE SITE PLAN FOR WIDE AND GRADES
2. PROVIDE MINIMUM 1/8"/FT. CROSS-SLOPE
3. PROVIDE CONTROL JOINTS 5'- 0" O.C. MIN.
4. PROVIDE EXPANSION JOINTS 20'- 0" O.C. MIN.

TO BE USED FOR BUILDING SURROUND AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR.

## MONOLITHIC CONCRETE SIDEWALK

N.J. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. © BOHLER

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 09/26/2024 | PER CITY COMMENTS | OEH / MKB |
| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA220321
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 09/03/2024
CAD I.D.: MAA220321.00-SPPD-1A

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ'S

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND

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

JOHN A. KUCICH
J.A. KUCICH
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
NO. 52264

SHEET TITLE:

**DETAIL SHEET**

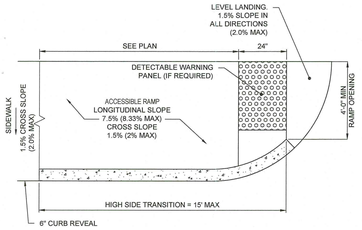
12 of 18

SHEET NUMBER:

**C-901**

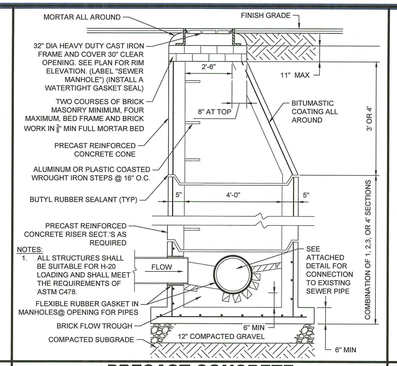
REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A-----LAYOUT( C-901 DETL



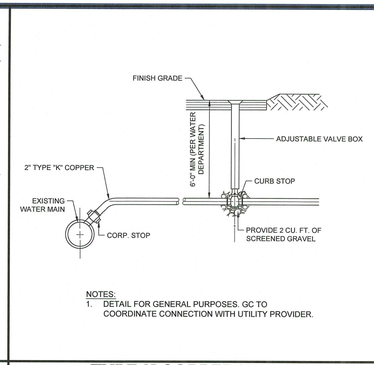

## ACCESSIBLE RAMP TYPE A

(NE-S030204 - 09/2023) NOT TO SCALE



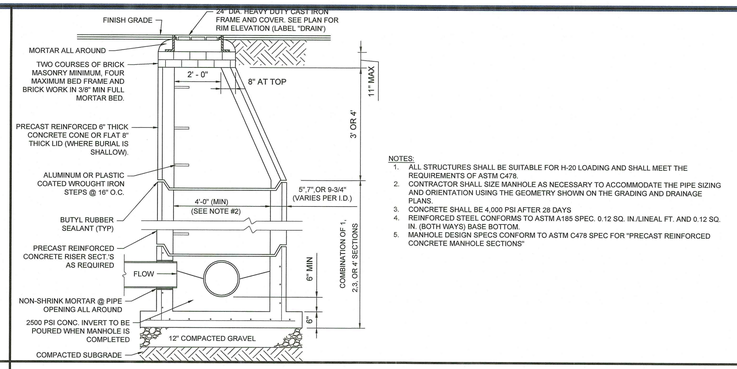

## PRECAST CONCRETE SANITARY MANHOLE

(NE-U020101 - 05/2024) NOT TO SCALE



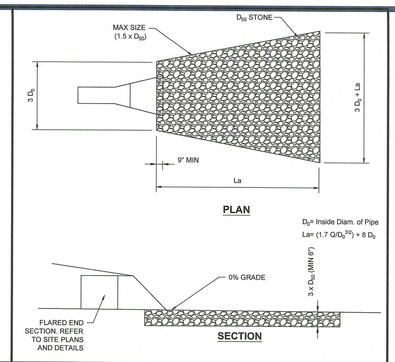

## TYPE K COPPER WATER SERVICE CONNECTION

(NE-U030402 - 09/2023) NOT TO SCALE



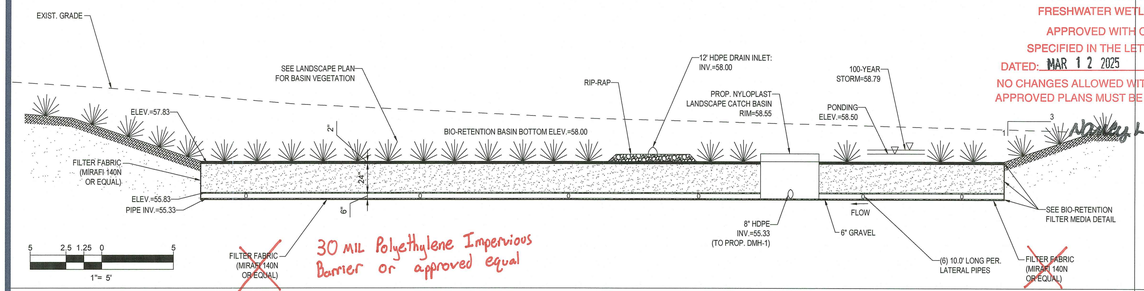

## PRECAST CONCRETE STORM DRAIN MANHOLE

(NE-U010101 - 05/2024) NOT TO SCALE




## FLARED END SECTION WITH RIP-RAP

(NE-U010403 - 09/2023) NOT TO SCALE




RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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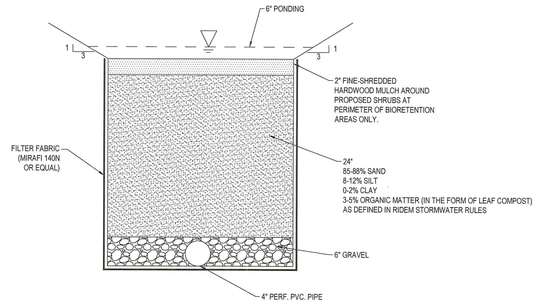
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

~~FILTER FABRIC (MIRAFI 140N OR EQUAL)~~ 30 MIL Polyethylene Impervious Barrier or approved equal

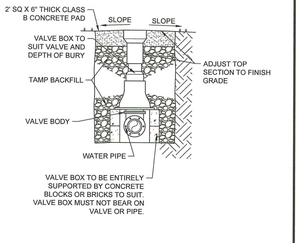
30 MIL Polyethylene Impervious Barrier or approved equal

## TYPICAL SECTION THROUGH BIORETENTION BASIN



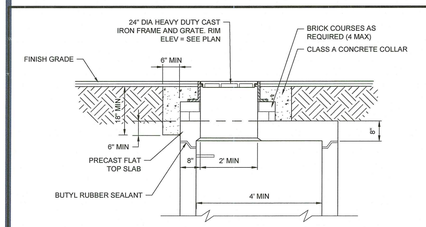

## BIORETENTION FILTER MEDIA DETAIL

NOT TO SCALE

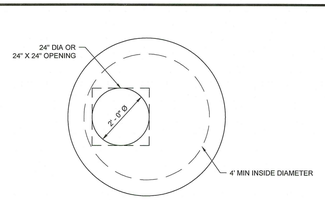



## GATE VALVE

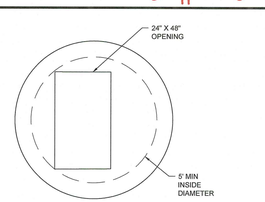
(NE-U030201 - 09/2023) NOT TO SCALE



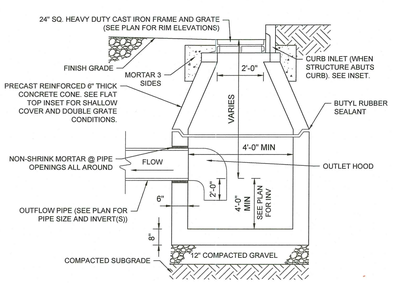

SECTION A-A



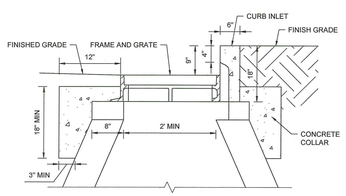

PLAN VIEW: SINGLE GRATE TOP SLAP



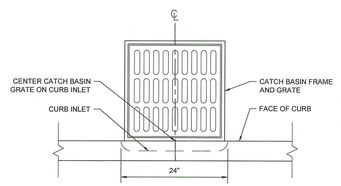

PLAN VIEW: DOUBLE GRATE TOP SLAB



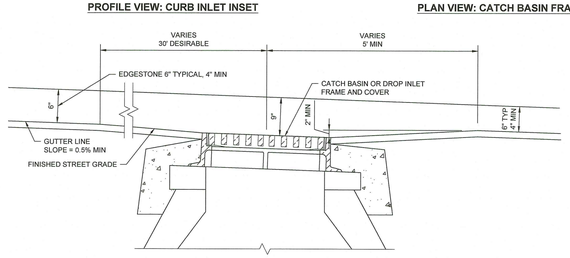

PROFILE VIEW: PRECAST CONCRETE CATCH BASIN




PROFILE VIEW: CURB INLET INSET




PLAN VIEW: CATCH BASIN FRAME AND GRATE

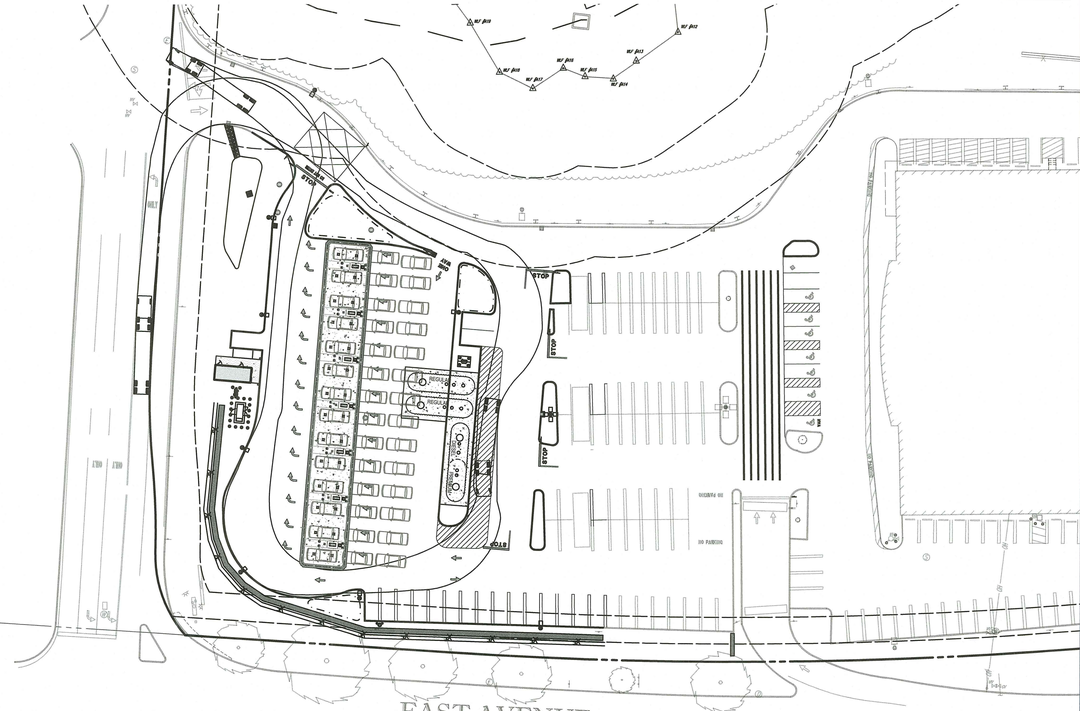



PROFILE VIEW: ALONG GUTTER LINE

NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
2. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
3. BUTYL RESIN SECTION JOINT CONFORM TO ASTM C990.
4. NOTE ON CONTRACTOR TO PROVIDE WIDTH.

## PRECAST CONCRETE CATCH BASIN

(NE-U010201 - 07/2024) NOT TO SCALE




## ANTICIPATED FUEL DELIVERY TRUCK TURNING MOVEMENT

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED OR DISCLOSED FOR ANY PURPOSE BY ANYONE OTHER THAN THE PROJECT OWNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER. ANY USE AND/OR REPRODUCTION WITHOUT SUCH PERMISSION WILL BE AT THE SOLE RISK OF THE PARTY USING OR REPRODUCING THE PLAN AND WILL BE SUBJECT TO APPROPRIATE LEGAL ACTION.
© BOHLER

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 09/26/2024 | PER CITY COMMENTS | OEH / MKB |
| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

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| | |
|---|---|
| PROJECT No.: | MAA220321 |
| DRAWN BY: | OEH |
| CHECKED BY: | MKB |
| DATE: | 09/03/2024 |
| CAD I.D.: | MAA220321.00-SPPD-1A |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


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


JOHN A. KUCICH
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS No. 41532
NEW HAMPSHIRE No. 15474
RHODE ISLAND LICENSE No. 9018
VERMONT No. 12554
REGISTERED PROFESSIONAL ENGINEER
CIVIL

SHEET TITLE:

**DETAIL SHEET**

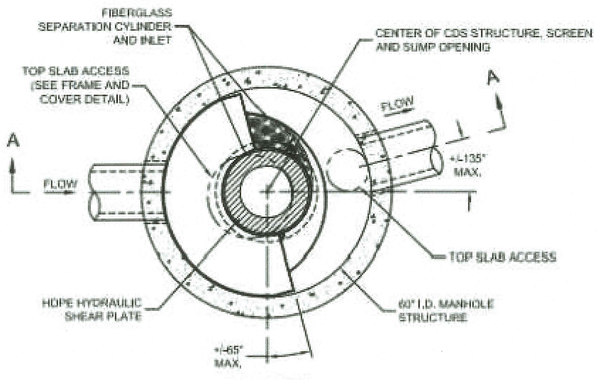
13 of 18

SHEET NUMBER:

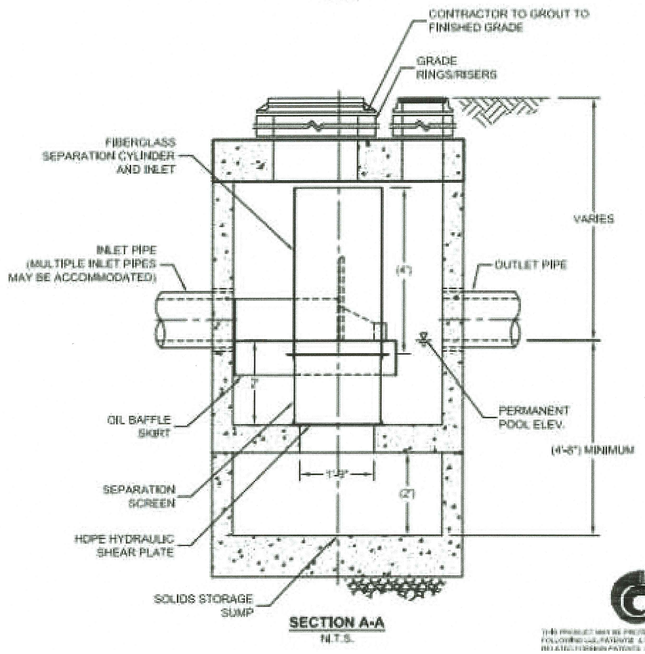
**C-902**

REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A——LAYOUT: C-902 DET1, USER: EKR




**PLAN VIEW**
N.T.S.




**SECTION A-A**
N.T.S.

## CDS2015 DESIGN NOTES

CDS2015 RATED TREATMENT CAPACITY IS 0.7 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS. IF THE SITE CONDITIONS EXCEED 14.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

| DESIGNATION (MODEL SUFFIX) | CONFIGURATION DESCRIPTION |
|---|---|
| G | GRATED INLET ONLY (NO INLET PIPE) |
| GP | GRATED INLET WITH INLET PIPE OR PIPES |
| K | CURB INLET ONLY (NO INLET PIPE) |
| KP | CURB INLET WITH INLET PIPE OR PIPES |
| B | SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION) |
| W | SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS |

**FRAME AND COVER**
(DIAMETER VARIES)
N.T.S.

## SITE SPECIFIC DATA REQUIREMENTS

| | | | |
|---|---|---|---|
| STRUCTURE ID | | | * |
| WATER QUALITY FLOW RATE (CFS) | | | * |
| PEAK FLOW RATE (CFS) | | | * |
| RETURN PERIOD OF PEAK FLOW (YRS) | | | * |
| SCREEN APERTURE (2400 OR 4700) | | | * |
| PIPE DATA: | I.E. | MATERIAL | DIAMETER |
| INLET PIPE 1 | * | * | * |
| INLET PIPE 2 | * | * | * |
| OUTLET PIPE | * | * | * |
| RIM ELEVATION | | | * |
| ANTI-FLOTATION BALLAST | | WIDTH | HEIGHT |
| | | * | * |

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE, www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO H520 LOAD RATING.
6. HDPE HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS2015
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL

**CDS STANDARD DETAIL**

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Nancy L. Freeman


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

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**REVISIONS**

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| 1 | 09/26/2024 | PER CITY COMMENTS | OEH / MKB |
| 2 | 10/09/2024 | PER CITY PLANNING COMMENTS | OEH / MKB |
| 3 | 2/11/2025 | PER RIDEM COMMENTS | EKR / MKB |

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PROJECT No.: MAA220321
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 09/03/2024
CAD I.D.: MAA220321.00-SPPD-1A

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

BJ's

PROPOSED DEVELOPMENT

375 EAST AVENUE,
CITY OF WARWICK ,
KENT COUNTY,
RHODE ISLAND


BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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JOHN A. KUCICH
U.S.A. No. 21,615
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 41530
CONNECTICUT LICENSE No. 25478
REGISTERED PROFESSIONAL ENGINEER
RHODE ISLAND LICENSE No. 9515
MAINE LICENSE No. 12004
CIVIL

SHEET TITLE:

**DETAIL SHEET**
14 of 18

SHEET NUMBER:

**C-903**

REVISION 3 - 02/11/2025

P:\2022\MAA220321.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\MAA220321.00-SPPD-1A.dwg ---> LAYOUT: C-903 DETAIL ER

LEGEND

RHB RHODE ISLAND HIGHWAY BOUND

CONC. MON. FOUND

S31°26'00"E 46.07'

N47°17'12"E 368.13'

S00°23'39"W 314.99'

RHB FOUND

S83°41'19"E 7.28'

N84°12'28"E 78.53'

DRILL HOLE FOUND

S85°11'02"E 77.54'

DRILL HOLE FOUND

S84°38'02"E 25.95'

S24°31'27"E 542.07'

MAP 264
LOT 6-1
N/F LANDS OF
TKG RHODE ISLAND MALL LLC
BK. 8093, PG. 268

APPROX. LIMITS OF ZONE AE (PER REF #2)

APPROX. LIMITS OF ZONE X-UNSHADED (PER REF #2)

N30°45'12"E 315.89'

INTERSTATE 295
(A.K.A. PROVIDENCE BELTWAY)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

MAP 264
LOT 7
N/F LANDS OF
MASCOT LLC (50%)
BK. 8081, PG. 8
AND
MOUNT SAN LIMITED PARTNERSHIP (50%)
BK. 3212, PG. 108

1 STORY
MASONRY BUILDING
BFPA=43,894± S.F.
"BJ'S MARKET"

33.6'

R=366.10'
Δ =009°03'30"
L=57.89'
CHB=N26° 13' 23"E
CHD=57.82'

R=420.80'
Δ =006°47'59"
L=49.94'
CHB=N25° 05' 37"E
CHD=49.91'

R=68.88'
Δ =042°03'25"
L=50.56'
CHB=N07° 27' 55"E
CHD=49.43'

N/F LANDS OF
MASCOT LLC (50%)
BK. 8081, PG. 8
AND
MOUNT SAN LIMITED PARTNERSHIP (50%)
BK. 3212, PG. 108

RHB FOUND

RHB FOUND

RHB FOUND

RHB FOUND (BROKEN)

RHB FOUND

RHB FOUND

RHB FOUND

S39°33'35"W 106.38'

N72°21'46"W 29.19'

N69°34'55"W 77.84'

88.5'

64.4'

R=2425.00'
Δ =013°06'47"
L=555.00'
CHB=N65° 47' 28"W
CHD=553.79'

N59°14'04"W 148.23'

EAST AVENUE
(A.K.A. ROUTE 113)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

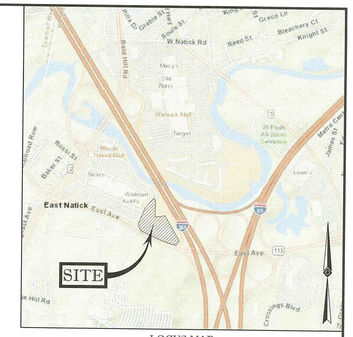
GRAPHIC SCALE
40' 0 20' 40' 80' 160'
( IN FEET )
1 inch = 40' ft.

SHT-2 SHT-3

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE CITY OF WARWICK, KENT COUNTY, MAP 264.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 128 OF 251," MAP NUMBER 44003C0128H, MAP REVISED: OCTOBER 2, 2015.
3. MAP ENTITLED "ORIGINAL SITE PLAN", PREPARED BY GREENFIELD, SOMMER & ASSOCIATES, DATED JUNE 11, 2021, SHEET C100.
4. UNDERGROUND CABLE MAPPING PROVIDED BY COX.
5. UNDERGROUND ELECTRIC MAPPING PROVIDED BY NATIONAL GRID MAPS & RECORDS N.E.
6. MAP ENTITLED " EXISTING CONDITIONS PLAN", PREPARED FOR ARCHITECTURAL GROUP INTERNATIONAL, PREPARED BY CROSSMAN ENGINEERING, DATED AUGUST 2021, SHEET NO. C3.
7. MAP ENTITLED "FIELD SKETCH, 375 EAST AVE - WARWICK RI, SUE NUMBER 08-240086-00," PREPARED BY CONTROL POINT ASSOCIATES, INC., SUBSURFACE UTILITY ENGINEERING DIVISION, DATED MARCH 28, 2024.
8. MAP ENTITLED "PROPERTY LINE PLAN, ASSESSOR'S PLAT 265, LOTS 6 & 7, ZAMIAS SERVICES, INC. RHODE ISLAND MALL, EAST AVE. (RI RTE. 113)," PREPARED BY VANASSE HANGEN BRUSTLIN, INC., DATED MAY 10, 1999, RECORDED WITH THE WARWICK CITY CLERK'S OFFICE IN BOOK 21, PAGE 40.

RHODE ISLAND PLANE COORDINATE SYSTEM - NAD 83




LOCUS MAP
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOT 7 AS SHOWN ON THE CITY OF WARWICK, KENT COUNTY, STATE OF RHODE ISLAND, MAP NO. 264.
2. AREA = 342,436 SQUARE FEET OR 7.861 ACRES.
3. 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 ASBUILT PLANS AND UTILITY MARKOUT 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.

   THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE "X-UNSHADED", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED. EL 34)PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCH MARKS SET:

   TBM-A: X-CUT SET IN BOLT OVER MAIN OUTLET OF HYDRANT, ELEVATION= 69.87'

   TBM-B: BOX CUT SET IN CONCRETE PAD, ELEVATION= 61.86'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. PER CONTRACTUAL AGREEMENT THE LOCATIONS OF SITE FEATURES AND TOPOGRAPHIC INFORMATION IS SHOWN FOR A PORTION OF THE SUBJECT PROPERTY ONLY.
11. THE WETLANDS BOUNDARY LIMITS SHOWN ON THIS SURVEY ARE BASED ON WETLANDS FIELD IDENTIFICATION MARKERS PLACED BY NATURAL RESOURCES SERVICES, INC., AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON MARCH 25, 2024.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY : COMPREHENSIVE BOUNDARY SURVEY — MEASUREMENT SPECIFICATION: I

B. OTHER TYPE OF SURVEY:
- DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) — MEASUREMENT SPECIFICATION: III
- VERTICAL CONTROL STANDARD — V-3
- TOPOGRAPHIC SURVEY ACCURACY — T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PREPARE BOUNDARY AND TOPOGRAPHIC SURVEY AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

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

CHARLES E. LENT
No. 1947
PROFESSIONAL LAND SURVEYOR

4-15-2024
DATE

CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947
RHODE ISLAND CERTIFICATE OF AUTHORIZATION #A350

| FIELD DATE | BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY SURVEY | |
|---|---|---|
| 3-14-2024 | BJ'S GAS | 15 of 18 |
| FIELD BOOK NO. 119-120 | 375 EAST AVENUE | |
| FIELD BOOK PG. 24-03-MA | MAP 264, LOT 7 | |
| FIELD CREW B.S.B/J.S.A. | CITY OF WARWICK, KENT COUNTY | |
| DRAWN: J.P.M. E.G.F. | STATE OF RHODE ISLAND | |

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

| REVIEWED: | APPROVED: | DATE | SCALE | FILE NO. | DWG. NO. |
|---|---|---|---|---|---|
| R.J.K | C.E.L. | 4-15-2024 | 1"=40' | 03-240041-00 | 1 OF 3 |

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811 DIG SAFE 1-888-344-7233 STOP! CALL BEFORE YOU DIG!

## LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. BOTTOM OF CURB ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- EXIST. FINISHED FLOOR ELEVATION
- EXIST. DOOR SILL ELEVATION
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- APPROX. LOC. UNDERGROUND NATURAL WATER LINE
- APPROX. LOC. UNDERGROUND NATURAL ELECTRIC LINE
- APPROX. LOC. UNDERGROUND DRAIN LINE
- APPROX. LOC. UNDERGROUND SEWER FORCE MAIN
- APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
- APPROX. LOC. UNDERGROUND SANITARY LINE
- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- UNDERGROUND QUALITY LEVEL D
- UNDERGROUND QUALITY LEVEL C
- UNDERGROUND QUALITY LEVEL B
- APPROX. LOC. UNDERGROUND SANITARY LINE
- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- HYDRANT
- WATER VALVE
- GAS VALVE
- ELECTRIC METER
- GAS METER
- DRAINAGE/STORM MANHOLE
- ELECTRIC MANHOLE
- SANITARY/SEWER MANHOLE
- WATER MANHOLE
- CATCH BASINS
- CLEAN OUT
- GUY WIRE
- UTILITY POLE
- STREET LIGHT
- PAINTED ARROWS
- SIGN
- DOUBLE SIGN
- BOLLARD
- METAL GUIDE RAIL
- AREA LIGHT
- GROUND FLOOD LIGHT
- WETLAND FLAG
- DECIDUOUS TREE & TRUNK SIZE
- PARKING SPACE COUNT
- BUILDING FOOTPRINT AREA
- BUILDING
- HEIGHT
- BUILDING DIMENSION AT GROUND LEVEL
- CHAIN LINK FENCE
- DASHED WHITE LINE
- DOUBLE YELLOW LINE
- EDGE OF CONC.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- MASONRY BLOCK WALL
- NO VISIBLE PIPE
- UNABLE TO OPEN
- POLYVINYL CHLORIDE PIPE
- CAST IRON PIPE
- REINFORCED CONCRETE PIPE
- STOP BAR
- SOLID WHITE LINE
- SOLID YELLOW LINE
- TOP OF DEBRIS
- TYPICAL
- UNKNOWN TERMINUS
- RHODE ISLAND HIGHWAY BOUND

MATCH LINE DETAIL A

MAP 264
LOT 6-1
N/F LANDS OF
TKG RHODE ISLAND WALL LLC
BK. 8093, PG. 268

MAP 264
LOT 7
N/F LANDS OF
MASCOT LLC (50%)
BK. 8091, PG. 8
AND
MOUNT SAN LIMITED
PARTNERSHIP (50%)
BK. 3212, PG. 108

N17°57'12"E
280.13'

S06°22'39"W
314.99'

S89°11'02"E
77.54'

N84°12'38"E
78.53'

S84°38'02"E
25.95'

DRILL HOLE FOUND

APPROX LIMITS OF ZONE AE (PER REF #2)

APPROX LIMITS OF ZONE X-UNSHADED (PER REF #2)

EDGE OF WETLANDS

STONE WALL

"STOP" "NO OUTLET"

18" RCP INV=33.2

RIM=57.82

RIM=58.60 (VFD)

"NO TRESPASSING"

CONC CURB

WOODED

EDGE OF WOODS

GRASS

ASPHALT PAVEMENT

"NO OVERNIGHT PARKING"

"NO TRESPASSING" "EXIT" "ONE WAY"

"NO TRESPASSING" "DELIVERIES" "RIGHT DIRECTION"

"RESERVED PARKING" "EXIT" WHITE STRIPING WHEEL STOP (TYP)

"RESERVED PARKING" WHITE STRIPING

"RESERVED PARKING" "EXIT" WHITE STRIPING

"DIRECTION" "EXIT"

"STOP" "SLOW SPEED BUMP" "ONE WAY" "DO NOT ENTER"

"SLOW SPEED BUMP"

"RIGHT LANE MUST TURN RIGHT"

"LEFT LANE MUST TURN LEFT"

"NO U TURN"

ID SIGN "PAYMOUR & FLANIGAN"

ID SIGN "MIDLAND COMMONS"

ON/OFF SWITCH

WATER BOX ELEC BOX RIM=77.89

ELEC BOX CONC WALK

STOP BAR

SIGN

SML

SOLID WHITE LINE

SYL

SOLID YELLOW LINE

W-Ol

WATER LINE

E-Ol

ELECTRIC LINE

D-Ol

DRAIN LINE

FM-Ol

FORCE MAIN

C-Ol

SEWER LINE

G-Ol

GAS LINE

T-Ol

TELEPHONE LINE

OHW

OVERHEAD WIRES

CONC CURB

CONCRETE CURB

LSA

LANDSCAPED AREA

MOD

MODIFIED

TYP

TYPICAL

GRT=58.88 INV(A)=43.3 INV(B)=38.9

GRT=58.45 INV(A)=48.7 INV(B)=44.7

GRT=60.16 INV(A)=51.8 INV(B)=49.5

GRT=61.01 INV(A)=55.5 INV(B)=55.1 INV(C)=55.2

GRT=61.23 INV(A)=56.7 INV(B)=56.0

GRT=62.16 INV=57.3

GRT=63.77 INV(A)=59.8 INV(B)=58.7

GRT=55.63 INV=50.9

GRT=64.60 INV=60.6

GRT=64.99 INV(A)=59.3 INV(B)=59.2

APPROX. LOC. OF UG ELEC LINE (PER UTILITY MARKOUT)

APPROX. LOC. OF UG WATER LINE (PER REF. #3) (NFV-SEE NOTE #3)

APPROX. LOC. OF UG SEWER FORCE MAIN (PER UTILITY MARKOUT)

R=366.10'
Δ =009°03'30"
L=57.88'
CHB=N26° 13' 23"E
CHD=57.82'

R=420.80'
Δ =006°47'59"
L=49.94'
CHB=N25° 05' 37"E
CHD=49.91'

R=68.88'
Δ =042°03'25"
L=50.56'
CHB=N07° 27' 55"E
CHD=49.43'

RHB FOUND

RHB "FOUND (BROKEN)"

RIM=75.17

T16

T14

T20

N30°45'12"E
315.89'

N59°14'04"W
148.23'

EAST AVENUE
(A.K.A. ROUTE 113)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

MATCH LINE SHEET 3

RHODE ISLAND PLANE COORDINATE SYSTEM - NAD 83

CONC. MON. FOUND

S31°26'00"E
46.07'

DETAIL A

GRAPHIC SCALE
30' 0 15' 30' 60' 120'
( IN FEET )
1 inch = 30 ft.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: MAR 12 2025 FILE #: 24-0246
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY — MEASUREMENT SPECIFICATION: I

B. OTHER TYPE OF SURVEY:
- DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY) — III
- VERTICAL CONTROL STANDARD — V-3
- TOPOGRAPHIC SURVEY ACCURACY — T-1

C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY AND TOPOGRAPHIC SURVEY AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

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

CHARLES E. LENT
No. 1947
4-15-2024
PROFESSIONAL LAND SURVEYOR — DATE

CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947
RHODE ISLAND CERTIFICATE OF AUTHORIZATION #A350

| FIELD DATE | BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY SURVEY |
|---|---|
| 3-14-2024 | BJ'S GAS |
| FIELD BOOK NO. 119-120 | 375 EAST AVENUE |
| FIELD BOOK PG. 24-03-MA | MAP 264, LOT 7 |
| FIELD CREW B.S.B/J.S.A. | CITY OF WARWICK, KENT COUNTY |
| DRAWN: J.P.M. E.G.F. | STATE OF RHODE ISLAND |

16 of 18

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

| REVIEWED: | APPROVED: | DATE | SCALE | FILE NO. | DWG. NO. |
|---|---|---|---|---|---|
| R.J.K | C.E.L. | 4-15-2024 | 1"=30' | 03-240041-00 | 2 OF 3 |

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DIG SAFE - CALL BEFORE YOU DIG! 1-(888)-344-7233

## LEGEND

- 124 / 125 — EXISTING CONTOUR
- × 133.5 — EXISTING SPOT ELEVATION
- × TC 124.0 — EXIST. TOP OF CURB ELEVATION
- × BC 123.5 — EXIST. BOTTOM OF CURB ELEVATION
- × TW 124.0 — EXIST. TOP OF WALL ELEVATION
- × BW 123.5 — EXIST. BOTTOM OF WALL ELEVATION
- × FF 123.0 — EXIST. FINISHED FLOOR ELEVATION
- × DS 123.0 — EXIST. DOOR SILL ELEVATION
- OH — OVERHEAD WIRES
- G — APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- W — APPROX. LOC. UNDERGROUND NATURAL WATER LINE
- E — APPROX. LOC. UNDERGROUND NATURAL ELECTRIC LINE
- D — APPROX. LOC. UNDERGROUND DRAIN LINE
- FM — APPROX. LOC. UNDERGROUND SEWER FORCE MAIN
- FO — APPROX. LOC. UNDERGROUND FIBER OPTIC LINE
- APPROX. LOC. UNDERGROUND SANITARY LINE
- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- Qd — UNDERGROUND QUALITY LEVEL D
- Qc — UNDERGROUND QUALITY LEVEL C
- Qb — UNDERGROUND QUALITY LEVEL B
- APPROX. LOC. UNDERGROUND SANITARY LINE
- APPROX. LOC. UNDERGROUND DRAINAGE LINE
- HYDRANT
- WV — WATER VALVE
- GV — GAS VALVE
- EM — ELECTRIC METER
- GM — GAS METER
- D — DRAINAGE/STORM MANHOLE
- E — ELECTRIC MANHOLE
- S — SANITARY/SEWER MANHOLE
- W — WATER MANHOLE
- CATCH BASINS
- CO — CLEAN OUT
- GW — GUY WIRE
- UP — UTILITY POLE
- STREET LIGHT
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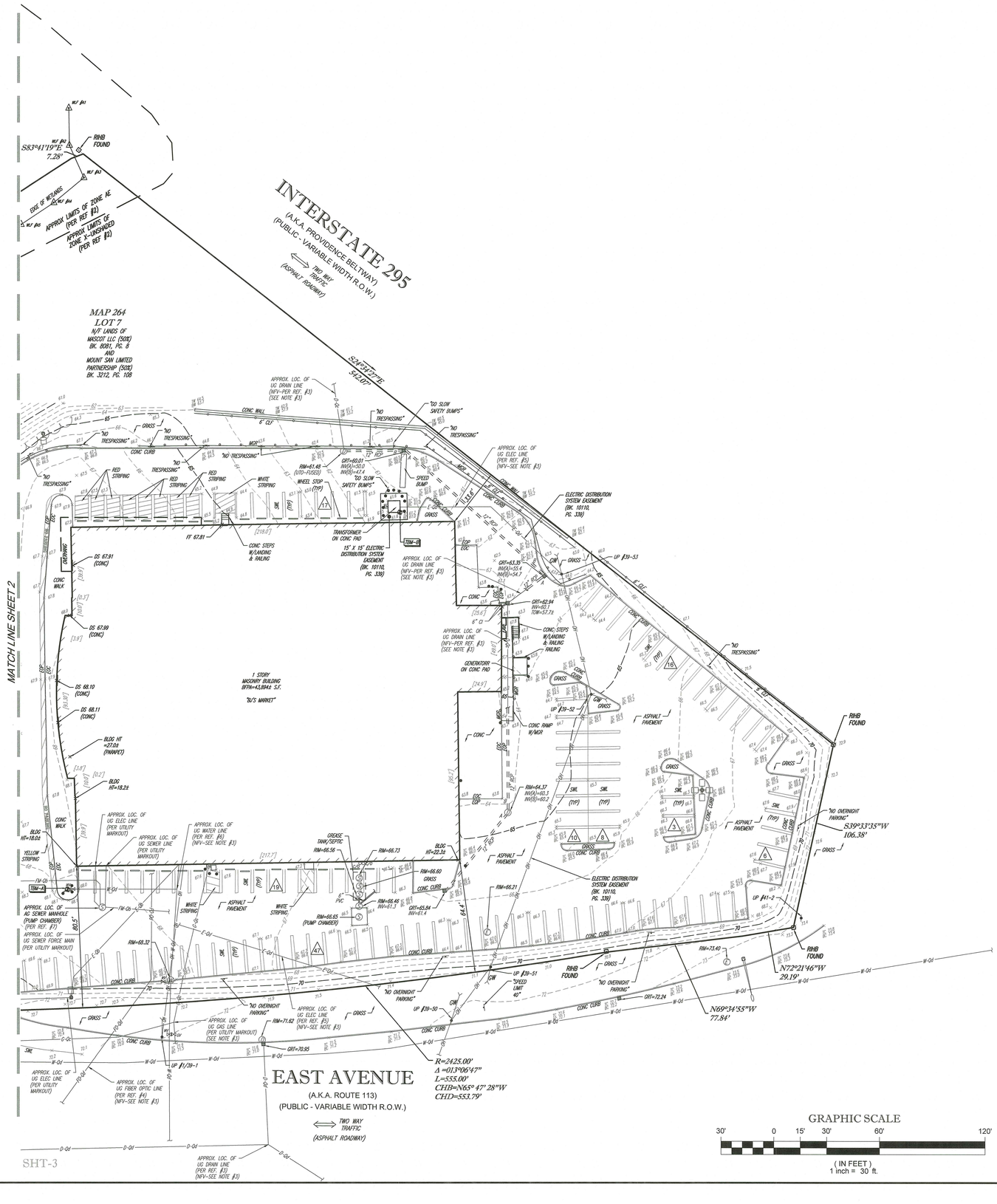
- METAL GUIDE RAIL
- AREA LIGHT
- GROUND FLOOD LIGHT
- WF — WETLAND FLAG
- DECIDUOUS TREE & TRUNK SIZE
- 10 — PARKING SPACE COUNT
- BFPA — BUILDING FOOTPRINT AREA
- BLDG — BUILDING
- HT — HEIGHT
- [25.0'] — BUILDING DIMENSION AT GROUND LEVEL
- CLF — CHAIN LINK FENCE
- DAWL — DASHED WHITE LINE
- DYL — DOUBLE YELLOW LINE
- EOC — EDGE OF CONC.
- EOP — EDGE OF PAVEMENT
- LSA — LANDSCAPED AREA
- MSW — MASONRY BLOCK WALL
- NVP — NO VISIBLE PIPE
- UTO — UNABLE TO OPEN
- PVC — POLYVINYL CHLORIDE PIPE
- CI — CAST IRON PIPE
- RCP — REINFORCED CONCRETE PIPE
- SB — STOP BAR
- SWL — SOLID WHITE LINE
- SYL — SOLID YELLOW LINE
- TOD — TOP OF DEBRIS
- TYP — TYPICAL
- ? — UNKNOWN TERMINUS
- RIHB — RHODE ISLAND HIGHWAY BOUND




RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
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DATED: MAR 12 2025 FILE #: 24-0246
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Nancy L. Freeman

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CHARLES E. LENT
No. 1947
4-15-2024
PROFESSIONAL LAND SURVEYOR

CHARLES E. LENT
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1947
RHODE ISLAND CERTIFICATE OF AUTHORIZATION #A350

| | |
|---|---|
| FIELD DATE | 3-14-2024 |
| FIELD BOOK NO. | 119-120 |
| FIELD BOOK PG. | 24-03-MA |
| FIELD CREW | B.S.B/J.S.A. |
| DRAWN: | J.P.M. E.G.F. |
| REVIEWED: | R.J.K |

BOUNDARY, PARTIAL TOPOGRAPHIC & UTILITY SURVEY
BJ'S GAS
375 EAST AVENUE
MAP 264, LOT 7
CITY OF WARWICK, KENT COUNTY
STATE OF RHODE ISLAND
17 of 18

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| APPROVED: | DATE | SCALE | FILE NO. | DWG. NO. |
|---|---|---|---|---|
| C.E.L. | 4-15-2024 | 1"=30' | 03-240041-00 | 3 OF 3 |


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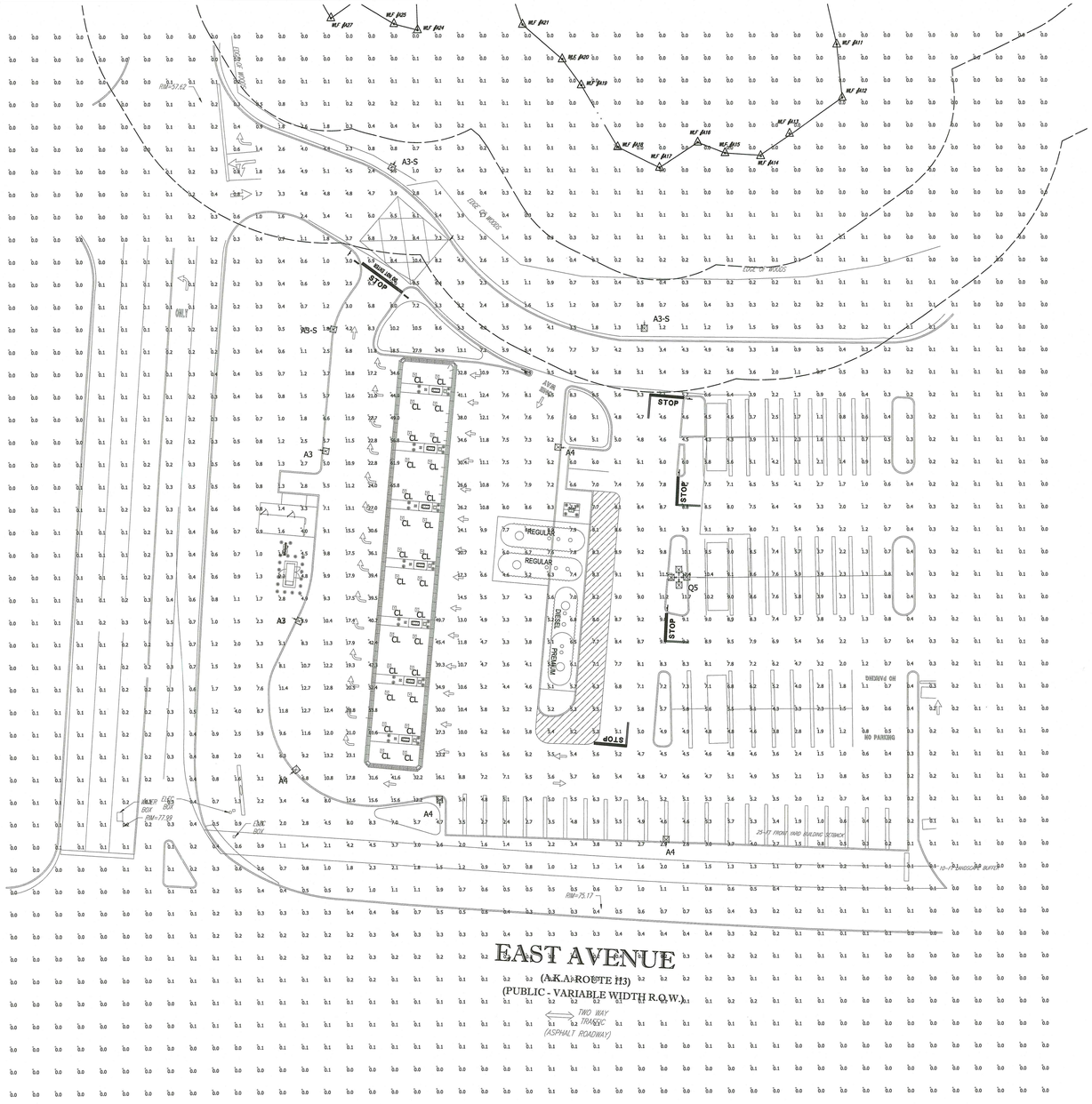
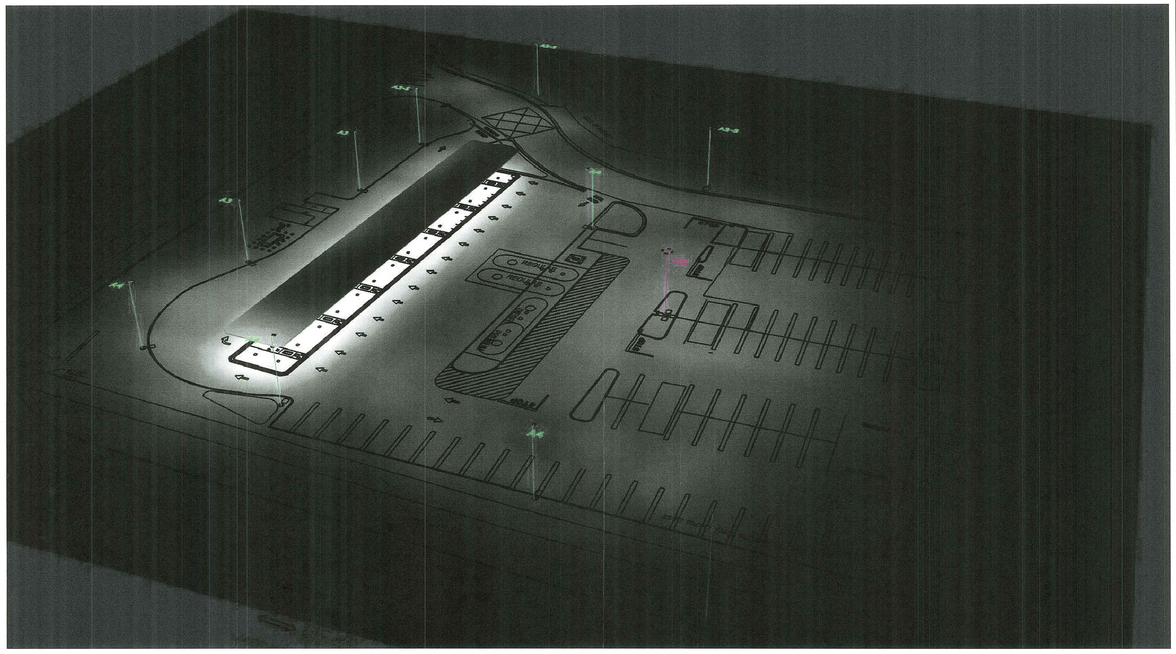



| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Mounting Height | LLF | Lum. Lumens | Lum. Watts | Description |
| | 2 | A3 | 28' - 0" AFF | 0.900 | 36657 | 255 | RAR2-480L-255-4K7-3 |
| | 3 | A3-S | 28' - 0" AFF | 0.900 | 22503 | 255 | RAR-2-480L-255-4K7-4W-BC |
| | 4 | A4 | 28' - 0" AFF | 0.900 | 36226 | 255 | RAR2-480L-255-4K7-4W |
| | 28 | CL | 12' - 0" AFF | 0.900 | 22762 | 150 | GSY-150-4K7 |
| | 1 | Q5 | 28' - 0" AFF | 0.900 | 37179 | 255 | RAR2-480L-255-4K7-5QW |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Fuel Area | Illuminance | Fc | 14.72 | 61.3 | 3.3 | 4.46 | 18.58 |
| Overall Area | Illuminance | Fc | 2.49 | 65.8 | 0.0 | N.A. | N.A. |



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DATED: MAR 12 2025 FILE #: 24-0246
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Nancy L. Freeman

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.



TITLE:
BJ'S WHOLESALE
WARWICK, RI
SITE PHOTOMETRIC PLAN

REVISED FROM DRAWING NUMBER(S):

Current

| DN BY: | DATE: | CHK BY: |
|---|---|---|
| DHK | 02/05/25 | N/A |
| REV. BY: | DATE: | SCALE: |
| | | AS NOTED |
| QUOTE: | DRAWING / DESIGN NO.: | |
| N/A | A250189B | |