

SITE PLANS FOR A NEW
NISSAN BUILDING SERVICING

ANCHOR AUTO GROUP



AP 17, LOTS 80, 84, 199 & 231
NORTH SMITHFIELD, RHODE ISLAND
ZONING DISTRICT: BUSINESS-HIGHWAY DISTRICT (BH)

APPROVALS:

NORTH SMITHFIELD TOWN COUNCIL - ZONE CHANGE FOR AP 17, LOTS 84, 142 & 199 WITH RESTRICTIONS (JUNE 2, 2014)
-100' RESIDENTIAL BUFFER TO REMAIN ON LOT 199
NORTH SMITHFIELD PLANNING BOARD - MASTER PLAN APPROVAL FOR MAJOR LAND DEVELOPMENT (FEBRUARY 14, 2022)

SUBMITTED TO:

NORTH SMITHFIELD PLANNING BOARD - PRELIMINARY PLAN
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - RIPDES PERMIT
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - ONSITE WASTEWATER TREATMENT SYSTEM

PROJECT TEAM

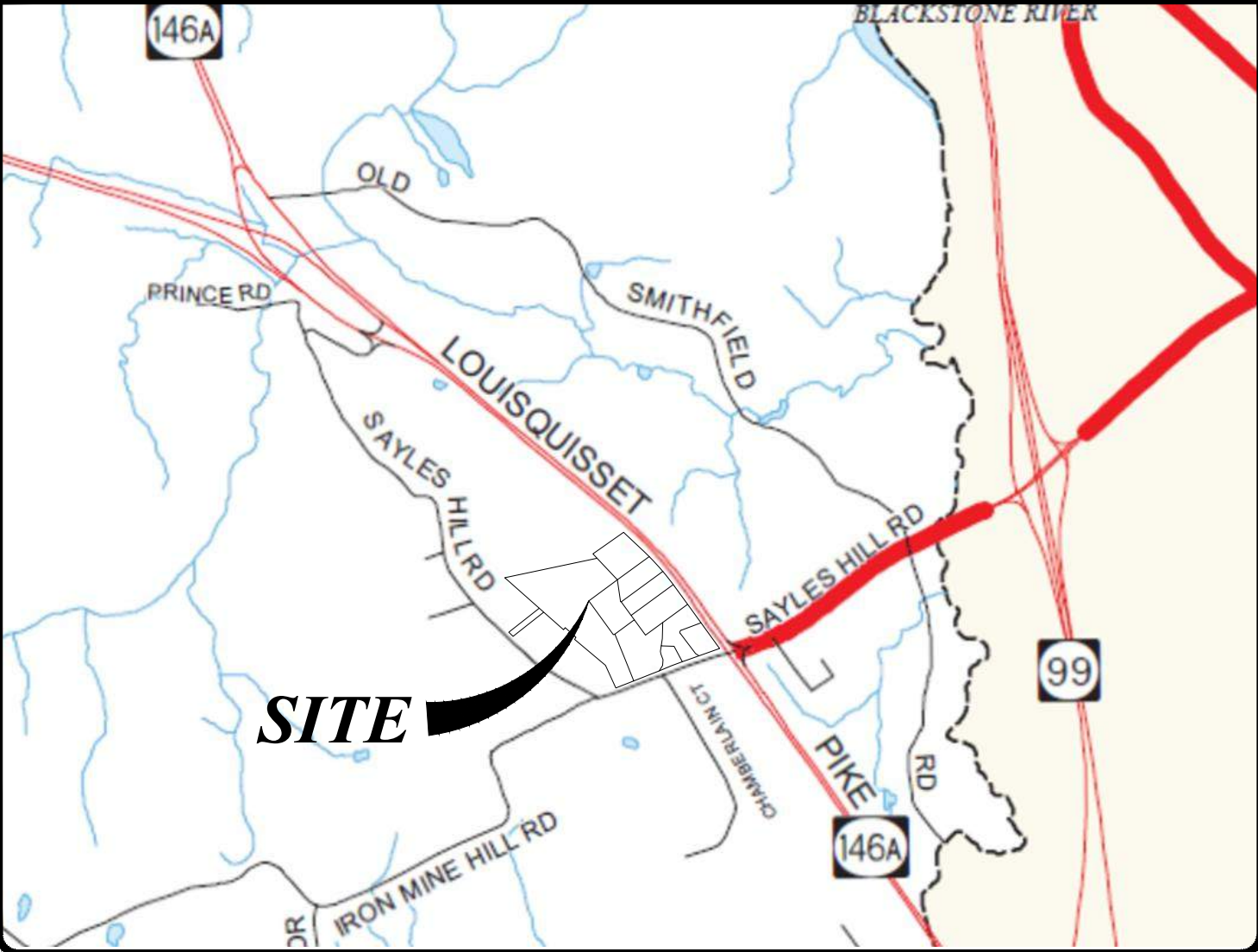
OWNER: ANCHOR AUTOMOTIVE REALTY LLC
1041 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND 02896

CIVIL: JOE CASALI ENGINEERING, INC.
300 POST ROAD
WARWICK, RHODE ISLAND 02888
PHONE: (401) 944-1300
FAX: (401) 944-1313

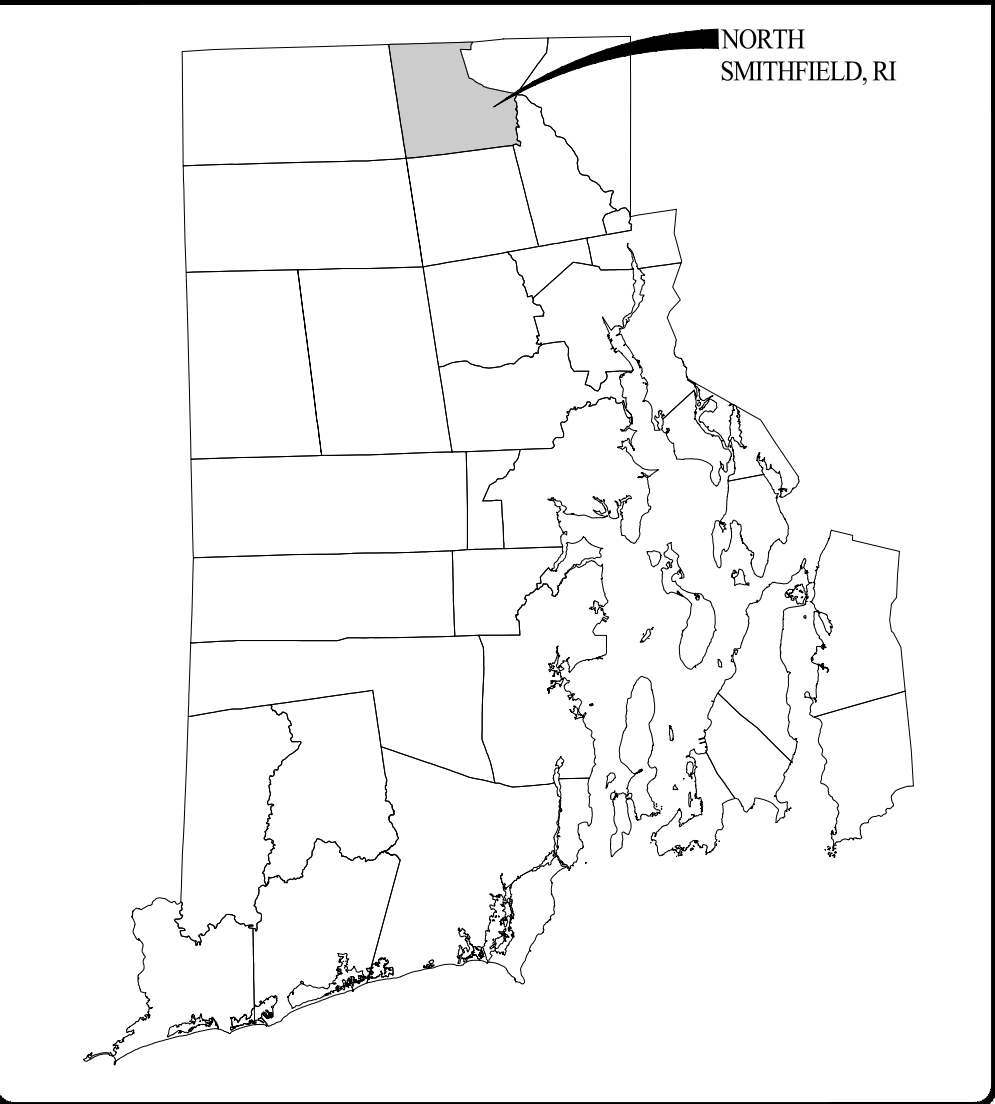
WETLAND BIOLOGIST: NATURAL RESOURCE SERVICES, INC.
180 TINKHAM LANE
HARRISVILLE, RI 02830
PHONE: 401-568-7390

SURVEYOR: INTERNATIONAL MAPPING AND SURVEYING, CORP.
19 INDUSTRIAL DRIVE
SMITHFIELD, RHODE ISLAND 02917
PHONE: (401) 232-2620
FAX: 401-232-3820

LOCUS MAP (1" = 2000')

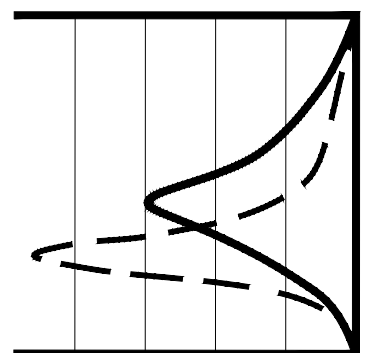


STATE WIDE MAP

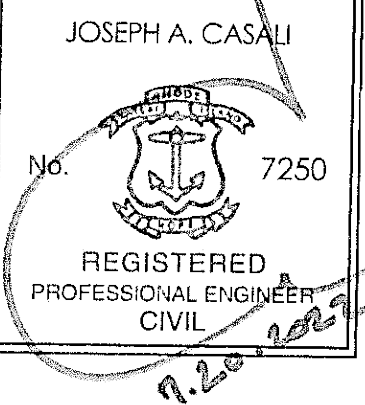


INDEX OF DRAWINGS

SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & SITE PREPARATION PLAN
4	SITE PLAN
5	GRADING AND DRAINAGE PLAN
6	UTILITY PLAN
7	SITE DETAILS I
8	SITE DETAILS II



JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 WWW.JOECASALI.COM



ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:
NO. DATE DESCRIPTION
R1 7/2022 PRELIMINARY PLAN

DESIGNED BY: WMLJR
DRAWN BY: SD/SEP
CHECKED BY: JAC
DATE: DEC. 2021
PROJECT NO: 03-47h

PRELIMINARY,
NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 8

GENERAL NOTES:

1. CLASS I PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY INTERNATIONAL MAPPING AND SURVEYING, INC., 19 INDUSTRIAL DRIVE, SMITHFIELD, RI IN NOVEMBER 2013. SUPPLEMENTAL EXISTING CONDITIONS COMPLETED BY JOE CASALI ENGINEERING, INC. IN NOVEMBER AND DECEMBER 2021.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
3. THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF NORTH SMITHFIELD, RI COMMUNITY PANEL NO. 44007C0178G, MAP REVISED MARCH 2, 2009.
4. SOILS EXISTING ON THE SITE ARE WOODBRIDGE FINE SANDY LOAM, 0-8% SLOPES, VERY STONY (W6B) AND UDORTHENTS-URBAN LAND COMPLEX (UD).
5. WETLAND RESOURCES WERE FLAGGED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, RHODE ISLAND IN FEBRUARY OF 2014.

SITE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
2. STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
3. ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
4. THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
6. ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
7. WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
8. ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
10. ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
11. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
12. ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
13. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
14. ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, AMENDED DECEMBER 2010 (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, 1998 EDITION (WITH LATEST ADDENDA).

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
3. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR TOWN RIGHT-OF-WAY.
4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC, SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
5. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT WITHIN OR ADJACENT TO REGULATED FRESHWATER WETLAND AREAS.
2. THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
3. ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH STAKED SILT FENCE (R.I. STD. 9.2.0), SILT SACK SEDIMENT TRAPS OR COMPOST SOCKS DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) OUTLET PROTECTION (STAKED HAYBALE OR STAKED HAYBALE WITH SILT FENCE) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
4. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STAND OF VEGETATION IS MAINTAINED.
5. ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
7. THE SILT FENCE/STRAW WATTLE SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SILT FENCE/STRAW WATTLE AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE SILT FENCE/STRAW WATTLE BECOMES FILLED WITH SEDIMENTS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER, TOWN ENGINEER, OR OWNER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
9. ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993 AMENDED 2014.

SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE STORMWATER MANAGEMENT AREAS. THESE AREAS CANNOT BE USED AS SEDIMENT CONTROL DEVICES.
2. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED, SHALL RECEIVE SUITABLE SLOPE PROTECTION.
3. ALL UPSLOPED AREAS ARE TO BE STABILIZED PRIOR TO CONNECTING TO THE STORMWATER FACILITIES.
4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF DURING STORMS AND PERIODS OF RAINFALL.
5. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERMS/BARS/CHANNELS AS NECESSARY TO DIRECT FLOW TO TEMPORARY SEDIMENT TRAPS. BERM/BAR/CHANNEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RI SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (2016).
6. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
7. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" ISSUED IN 1989 (REVISED 2014, UPDATED 2016).
8. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
9. MATERIAL STOCKPILES SHALL BE ENCLOSED BY SILT FENCE (RI STD. 9.2.0) AND SLOPES TO NOT EXCEED 2:1.

ORDER OF PROCEDURE:

1. SEDIMENT CONTROL DEVICES SHALL SET IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED DURING THE CONSTRUCTION.
3. IF WORK PROGRESS IS INTERRUPTED AT ANY TIME, REFERENCE EROSION & SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. SPECIFIED PLANTINGS ARE TO TAKE PLACE IN EARLY SPRING (APRIL 1 THRU JUNE 15) OR EARLY FALL (SEPTEMBER 1 THRU OCTOBER 15) AND ARE TO BE MAINTAINED FOR A PERIOD OF ONE GROWING SEASON AND SHALL BE REPLACED IF NECESSARY.

DRAINAGE SYSTEM NOTES:

1. THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
2. ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

BMP MAINTENANCE SCHEDULE:

1. ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
 - A. MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SUMPS, AND MANHOLES.
 - B. INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
2. UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
3. ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, 2010).
4. AFTER CONSTRUCTION, STORMWATER BMPs SHALL BE INSPECTED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION OR OWNER AS FOLLOWS:

CATCH BASINS/ DRAIN LINES

- INSPECTIONS SHALL BE PERFORMED A MINIMUM OF 2 TIMES PER YEAR (SPRING/FALL). UNITS SHALL BE CLEANED WHENEVER THE DEPTH OF SEDIMENT IS GREATER THAN OR EQUAL TO 2-FEET (LESS THAN 2-FEET FROM THE BOTTOM OF PIPE). ALL REMOVED SEDIMENT SHALL BE TESTED TO DETERMINE POLLUTANT CONTENT AND SHALL BE REMOVED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- THE INLET GRATE SHALL NOT BE WELDED TO THE FRAME SO THAT THE SUMP CAN BE EASILY INSPECTED AND MAINTAINED.

LOAMING & SEEDING

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS 'LOAM AND SEED' ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA),
3. PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
4. APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
5. SEEDING
AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

40% CREEPING RED FESCUE
20% IMPROVED PERENNIAL RYEGRASS
20% IMPROVED KENTUCKY BLUEGRASS
20% KENTUCKY BLUEGRASS

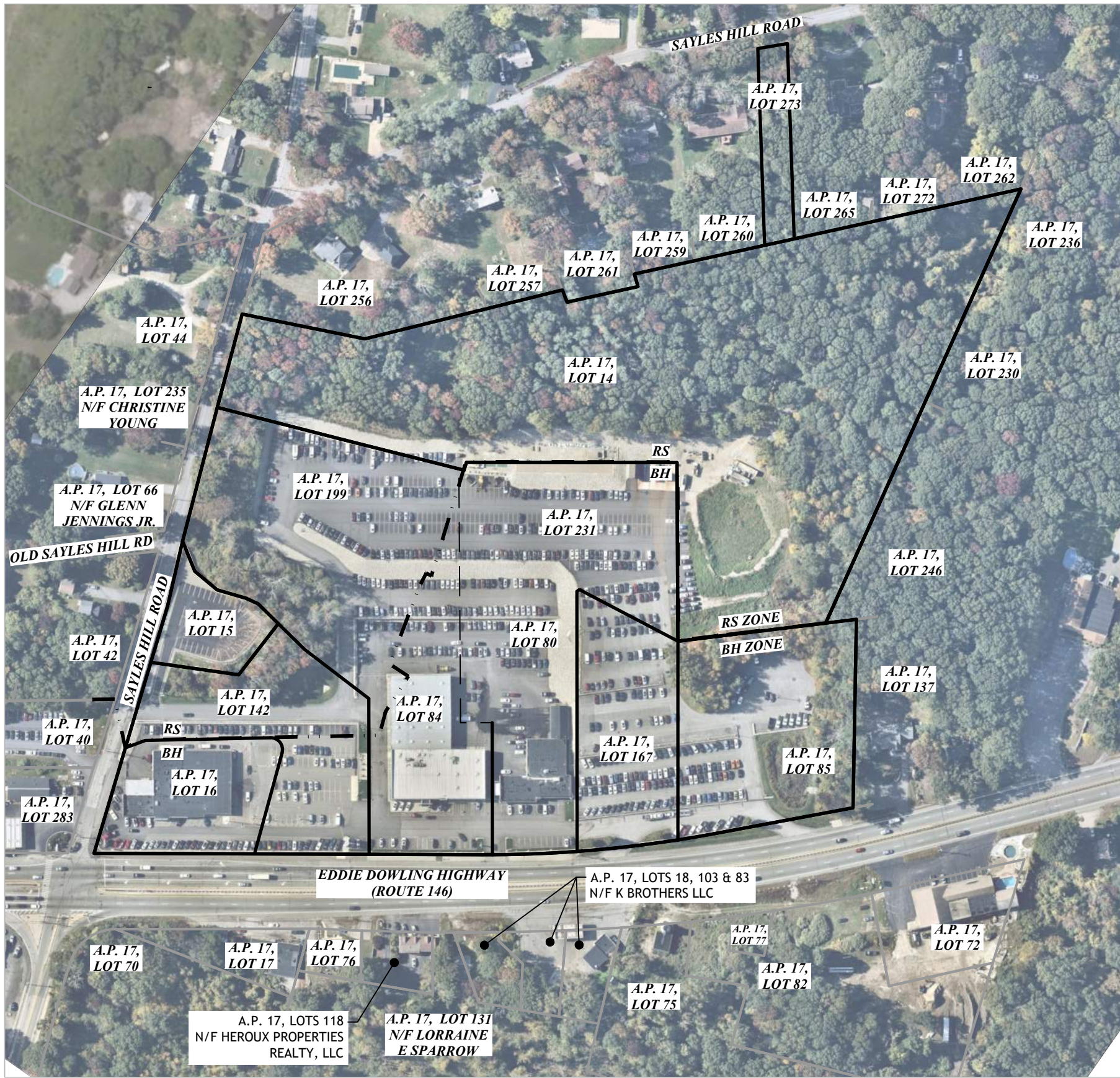
RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

6. THE TOPSOIL IN THE SAND FILTER SHALL CONSIST OF 40% COMPOST AND 60% SAND (ASTM C-33) THE TOPSOIL SHALL ALSO HAVE AN ORGANIC CONTENT BETWEEN 8-10% AND THE PERCENT PASSING THE #200 SIEVE BETWEEN 2-5%. TYPICAL GRADATION OF THE TOP SOIL MIXTURE SHALL MEET THE FOLLOWING:

SIEVE SIZE	PERCENT PASSING
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

LEGEND

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STONE WALL
- EXISTING CURB
- PROPOSED BERM
- EXISTING FENCE
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING UTILITY POLE
- N/F --- NOW OR FORMERLY
- TREELINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- TEST HOLE
- WETLAND EDGE
- WETLAND FLAG
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- WELL

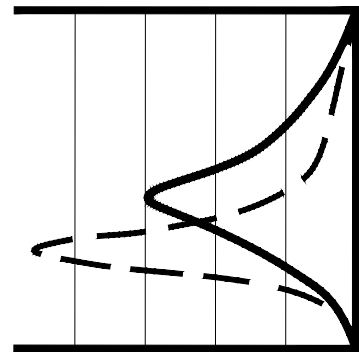


ANCHOR AUTO GROUP CAMPUS MAP

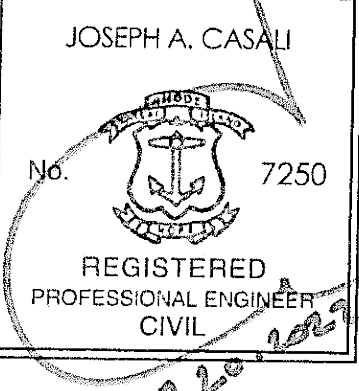
SCALE: 1 INCH = 200 FEET



LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT: 1-888-DIG-SAFE
1-888-344-7233



JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING - TRANSPORTATION
100 STATE STREET, SUITE 200
DRAINAGE - WETLANDS - EROSION CONTROL
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM



ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:
NO. DATE DESCRIPTION
R1 7/2022 PRELIMINARY PLAN

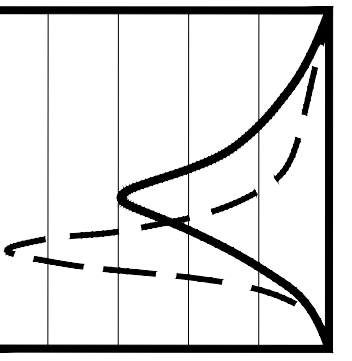
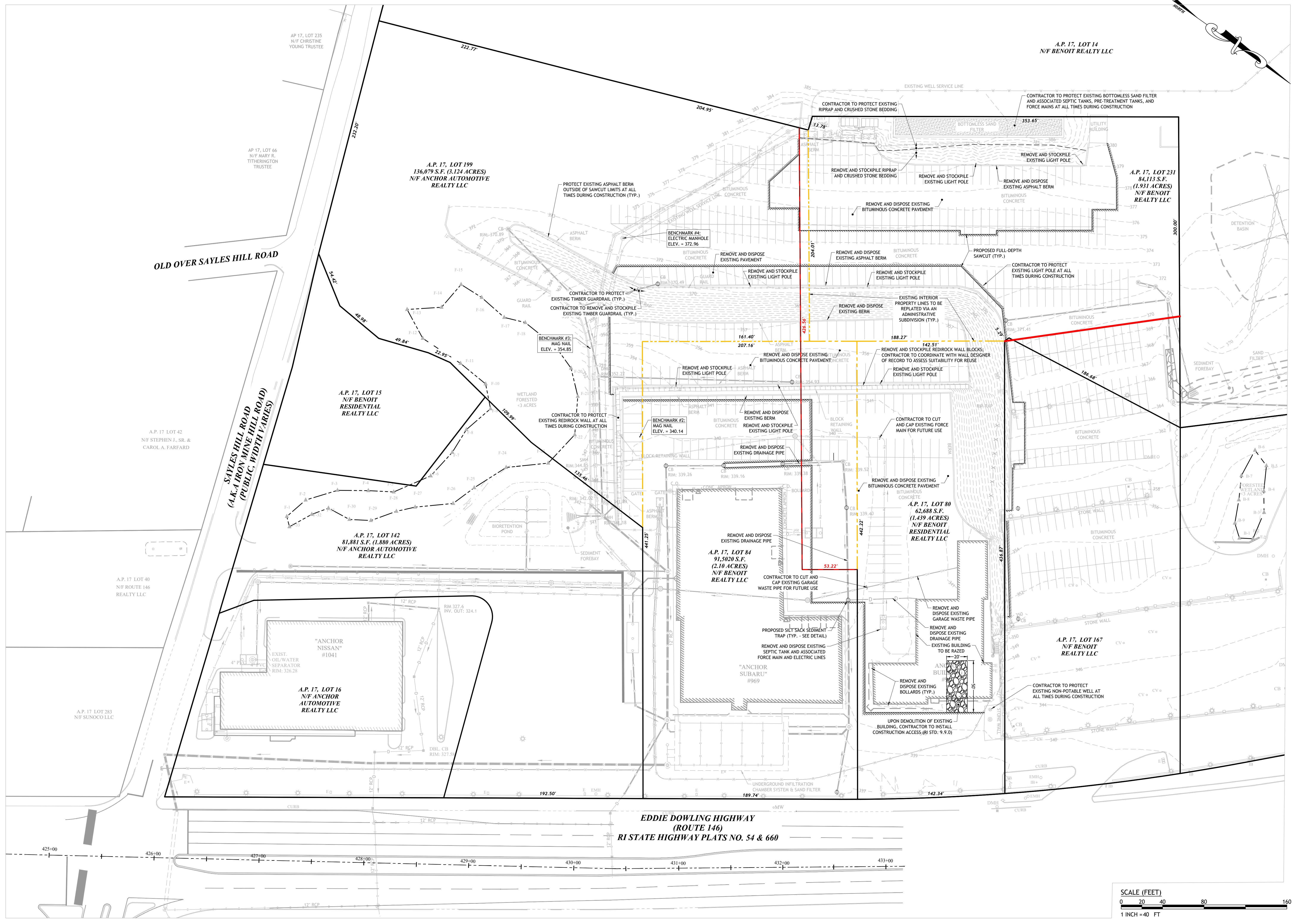
DESIGNED BY: WMLJR
DRAWN BY: SD/SEP
CHECKED BY: JAC
DATE: DEC. 2021
PROJECT NO: 03-47h

PRELIMINARY,
NOT FOR CONSTRUCTION

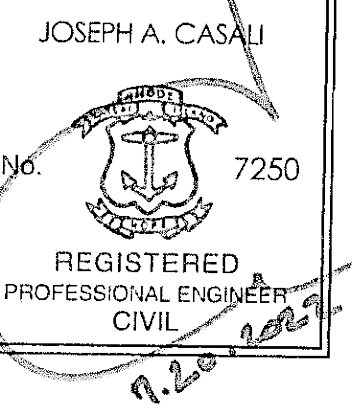
GENERAL
NOTES &
LEGEND

SHEET
2 OF 8

Q:\03-47\March N. Nyberg\03-47\Anchor Subaru\2021 New Nissan\ACAD\New Nissan [Preliminary Plan].dwg Jul. 21, 2022 5:01pm



JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, AND ENVIRONMENTAL ENGINEERING
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 WWW.JOECASALI.COM



ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:
NO. DATE DESCRIPTION
R1 7/2022 PRELIMINARY PLAN

DESIGNED BY:	WMLJR
DRAWN BY:	SDSEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO.:	03-47h

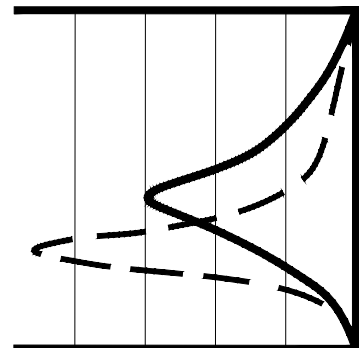
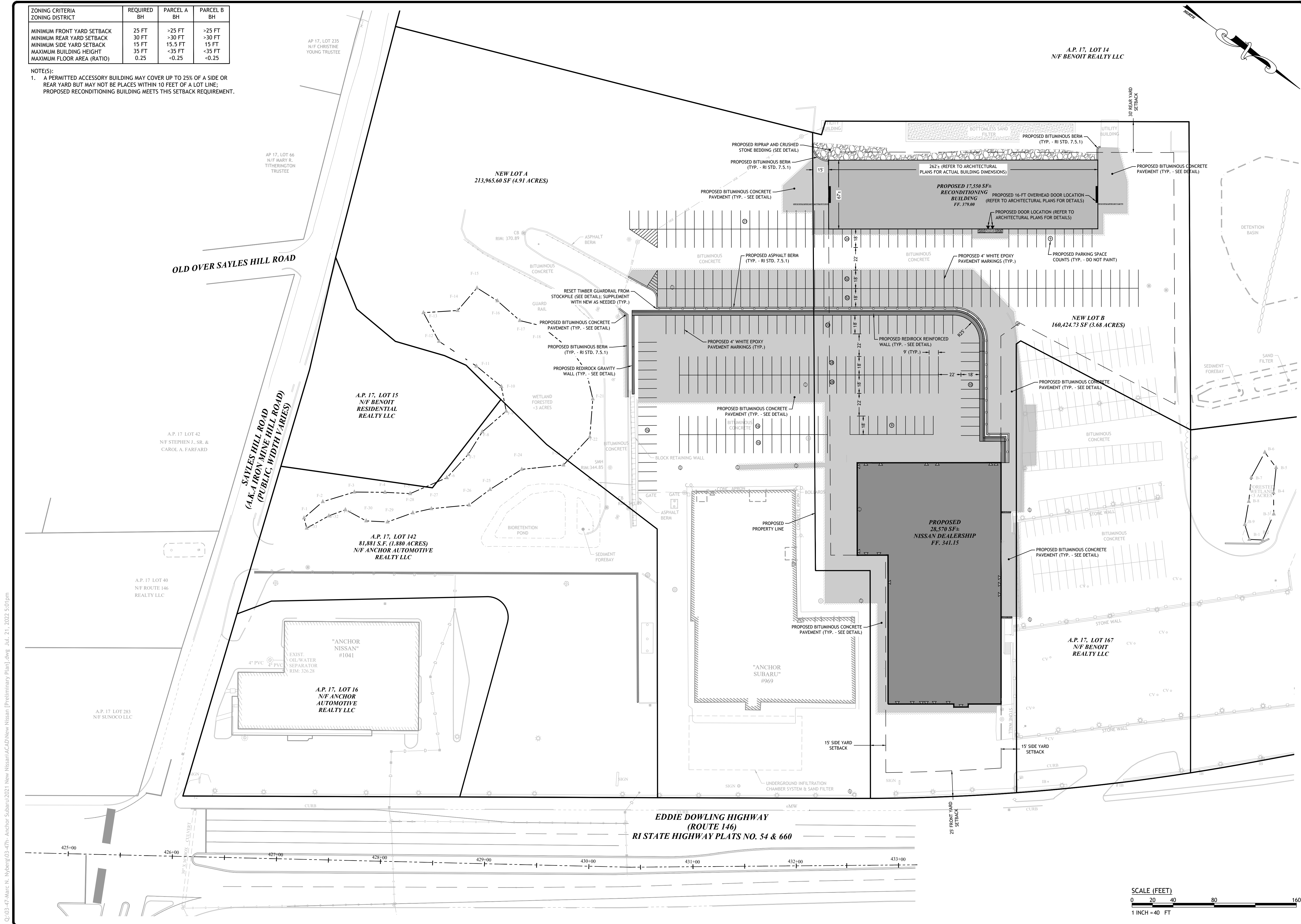
PRELIMINARY,
NOT FOR CONSTRUCTION

**EXISTING
CONDITIONS
& SITE PREP.
PLAN**

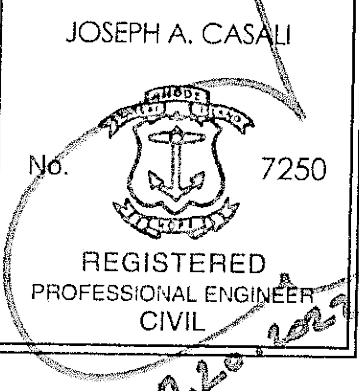
**SHEET
3 OF 8**

ZONING CRITERIA ZONING DISTRICT	REQUIRED BH	PARCEL A BH	PARCEL B BH
MINIMUM FRONT YARD SETBACK	25 FT	>25 FT	>25 FT
MINIMUM REAR YARD SETBACK	30 FT	>30 FT	>30 FT
MINIMUM SIDE YARD SETBACK	15 FT	15.5 FT	15 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT
MAXIMUM FLOOR AREA (RATIO)	0.25	<0.25	<0.25

NOTE(S):
1. A PERMITTED ACCESSORY BUILDING MAY COVER UP TO 25% OF A SIDE OR REAR YARD BUT MAY NOT BE PLACES WITHIN 10 FEET OF A LOT LINE; PROPOSED RECONDITIONING BUILDING MEETS THIS SETBACK REQUIREMENT.



JOE CASALI ENGINEERING, INC.
CIVIL SITE DESIGN - TRAFFIC PLANNING
1000 WEST MAIN STREET, SUITE 200
WARWICK, RI 02888
(401) 944-1300 WWW.JOECASALI.COM



ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:
NO. DATE DESCRIPTION
R1 7/2022 PRELIMINARY PLAN

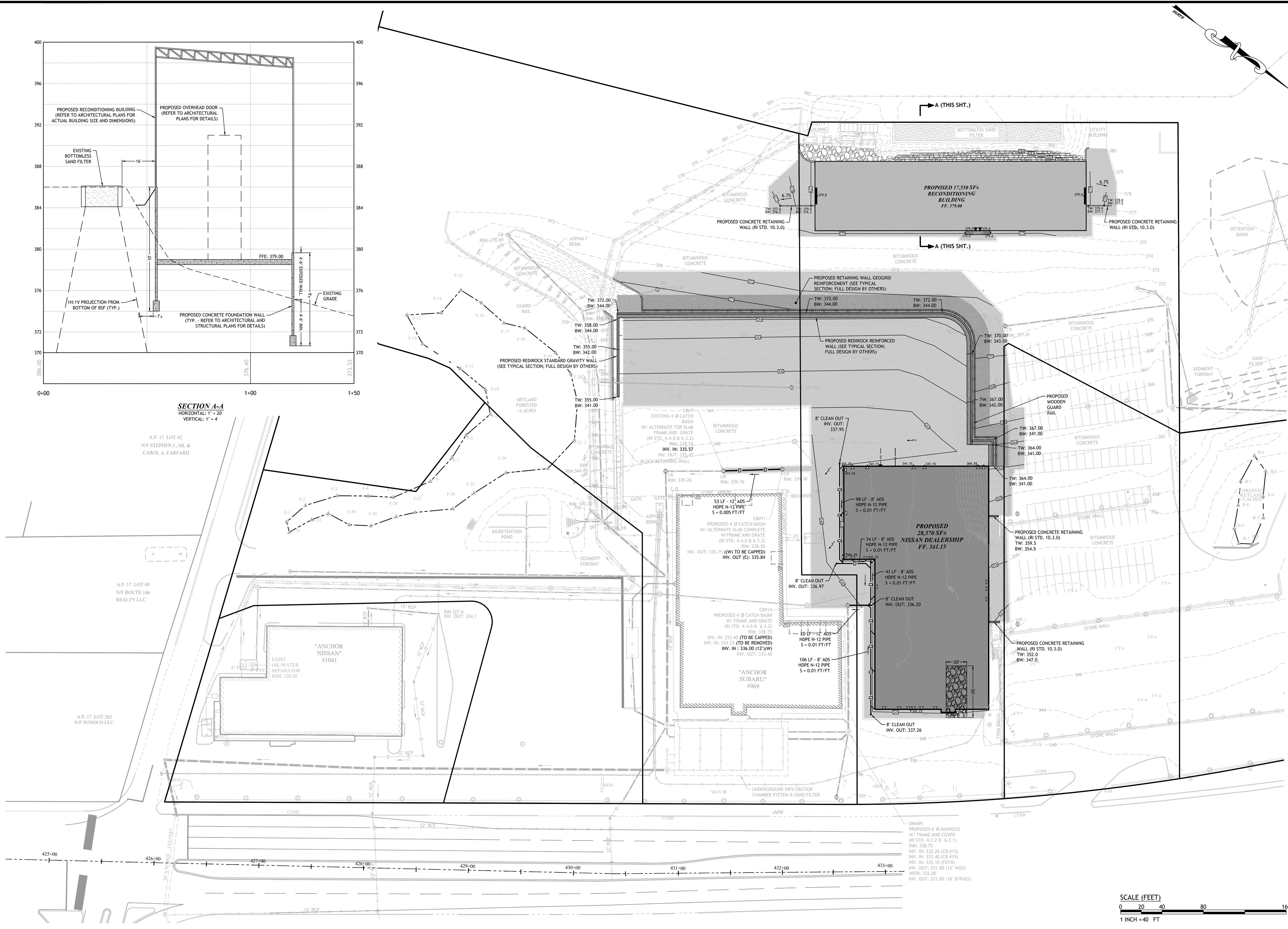
DESIGNED BY:	WMLJR
DRAWN BY:	SDSEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO:	03-47h

PRELIMINARY,
NOT FOR CONSTRUCTION

**SITE
PLAN**

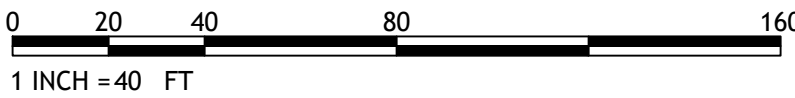
**SHEET
4 OF 8**

Q:\03-47\March 11\Hydreg\03-47h-Anchor Subaru\2021 New Nissan\CAD\New Nissan [Preliminary Plan].dwg Jul. 21, 2022 5:01pm



SECTION 4-A
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

SCALE (FEET)



ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

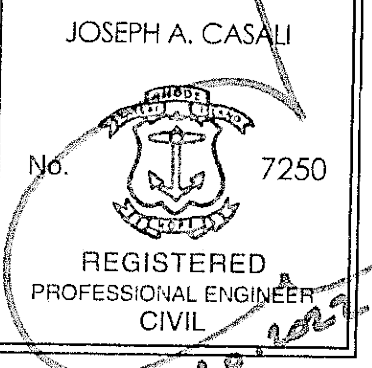
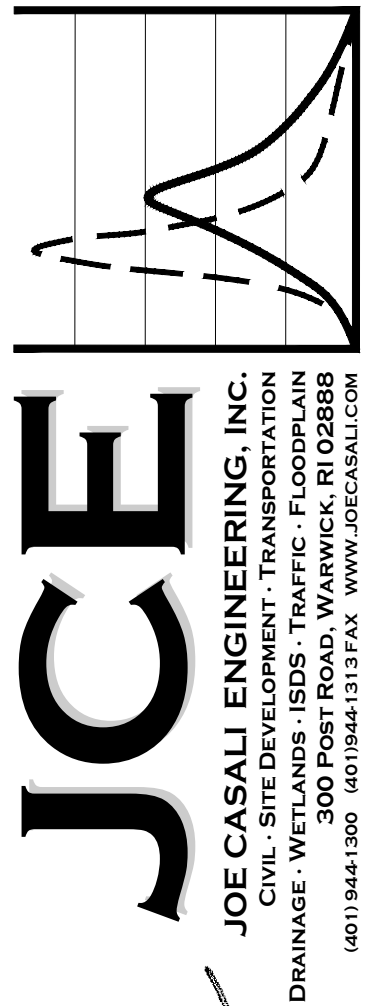
REVISIONS:		
NO.	DATE	DESCRIPTION
R1	7/2022	PRELIMINARY PLAN

DESIGNED BY:	WMLJR
DRAWN BY:	SDSEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO:	03-47h

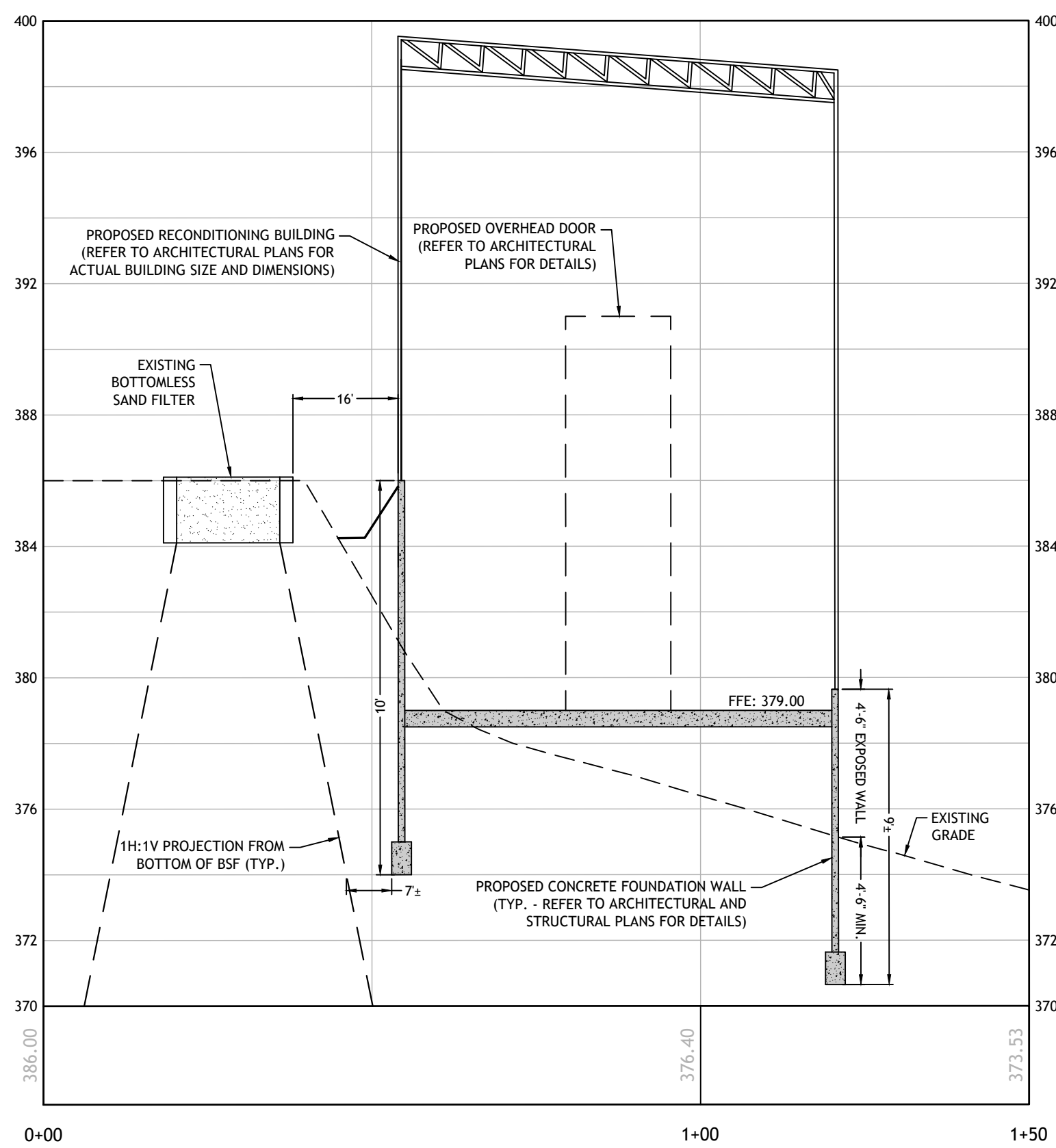
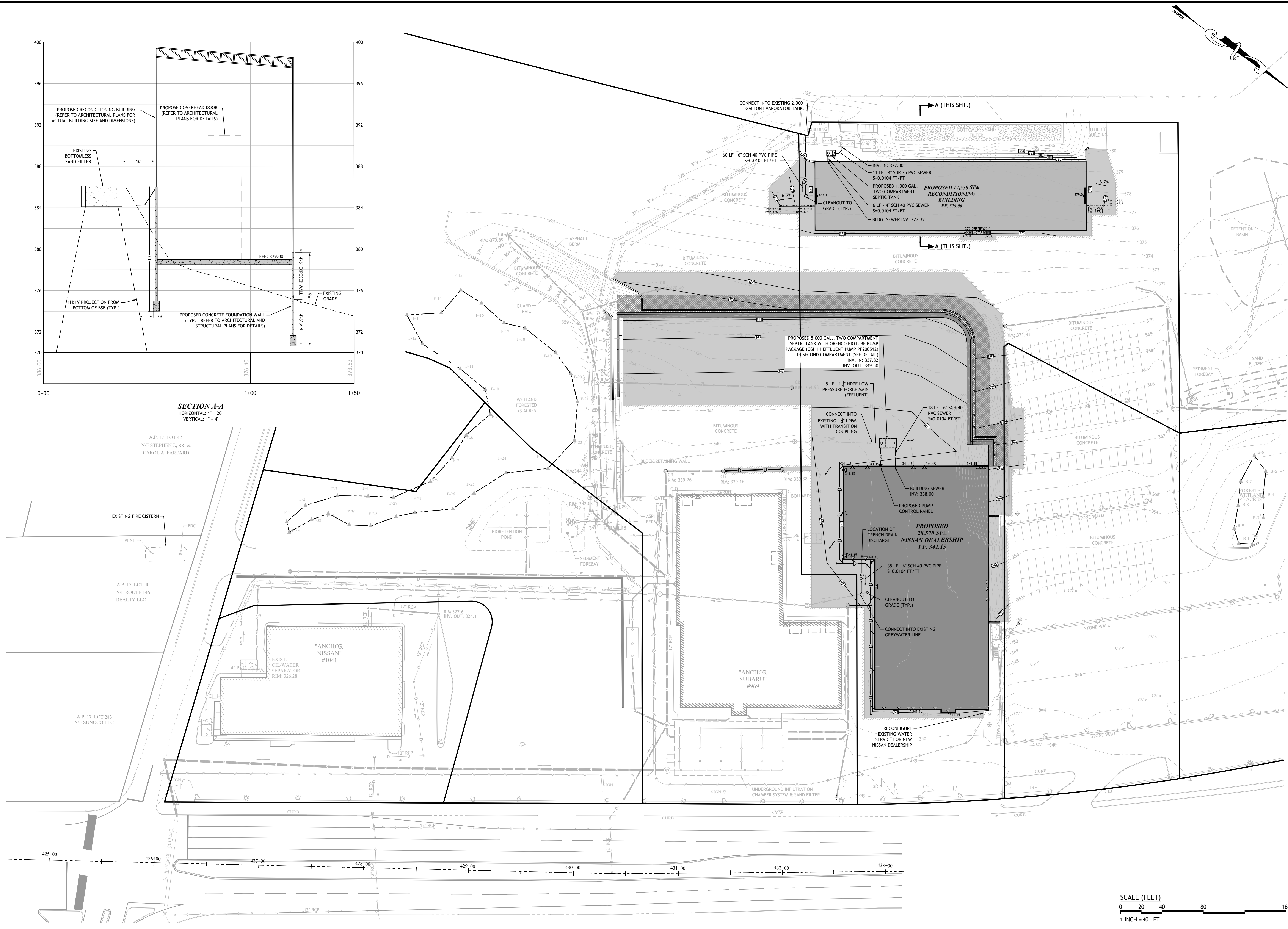
PRELIMINARY,
NOT FOR CONSTRUCTION

**GRADING &
DRAINAGE
PLAN**

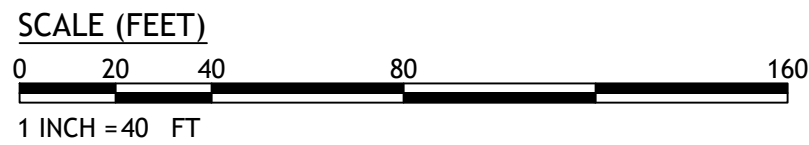
**SHEET
5 OF 8**



Q:\03-47\March N. Nyberg\03-47\Anchor Subaru\2021 New Nissan\ACAD\New Nissan [Preliminary Plan].dwg Jul. 21, 2022 5:01pm



SECTION 4-A
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'



JCE
JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING & ARCHITECTURE
1000 ROUTE 1, SUITE 200
WARWICK, RI 02886
(401) 944-1300 WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

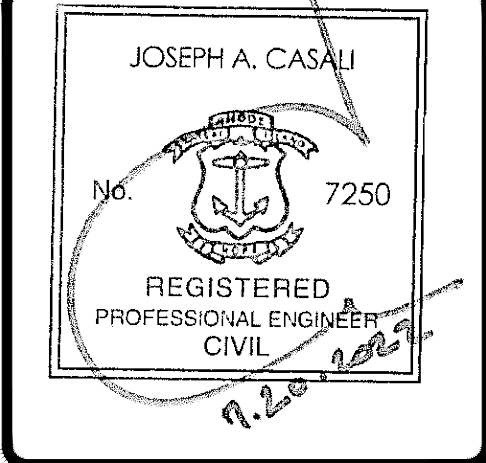
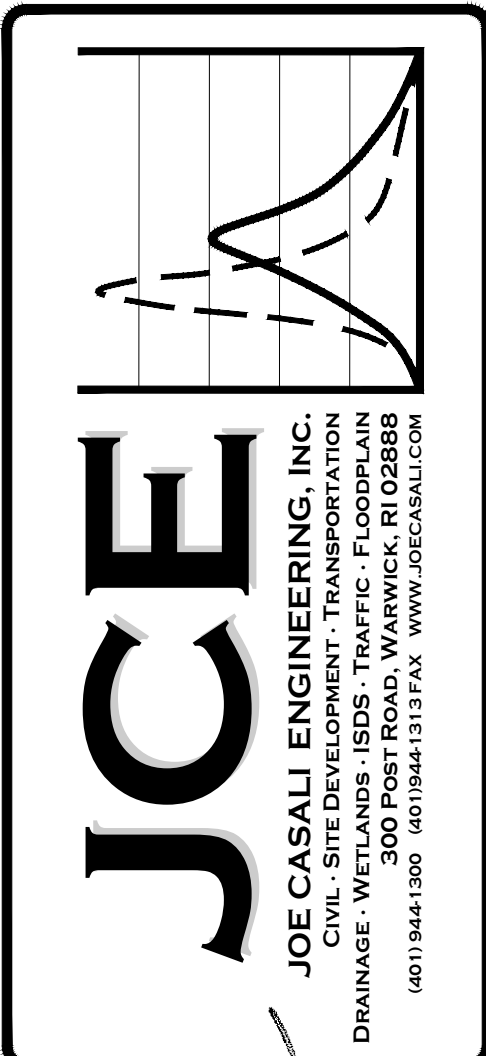
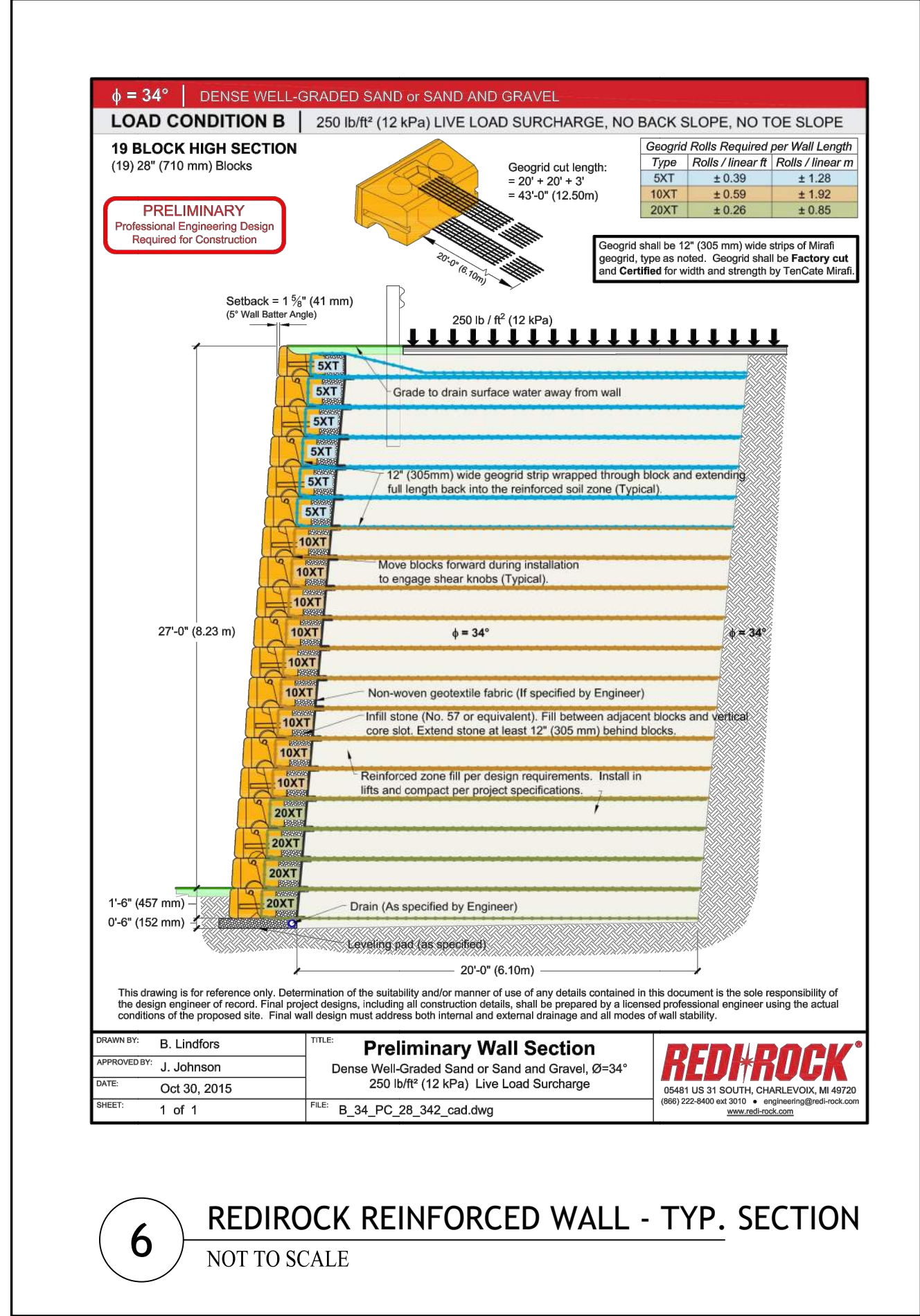
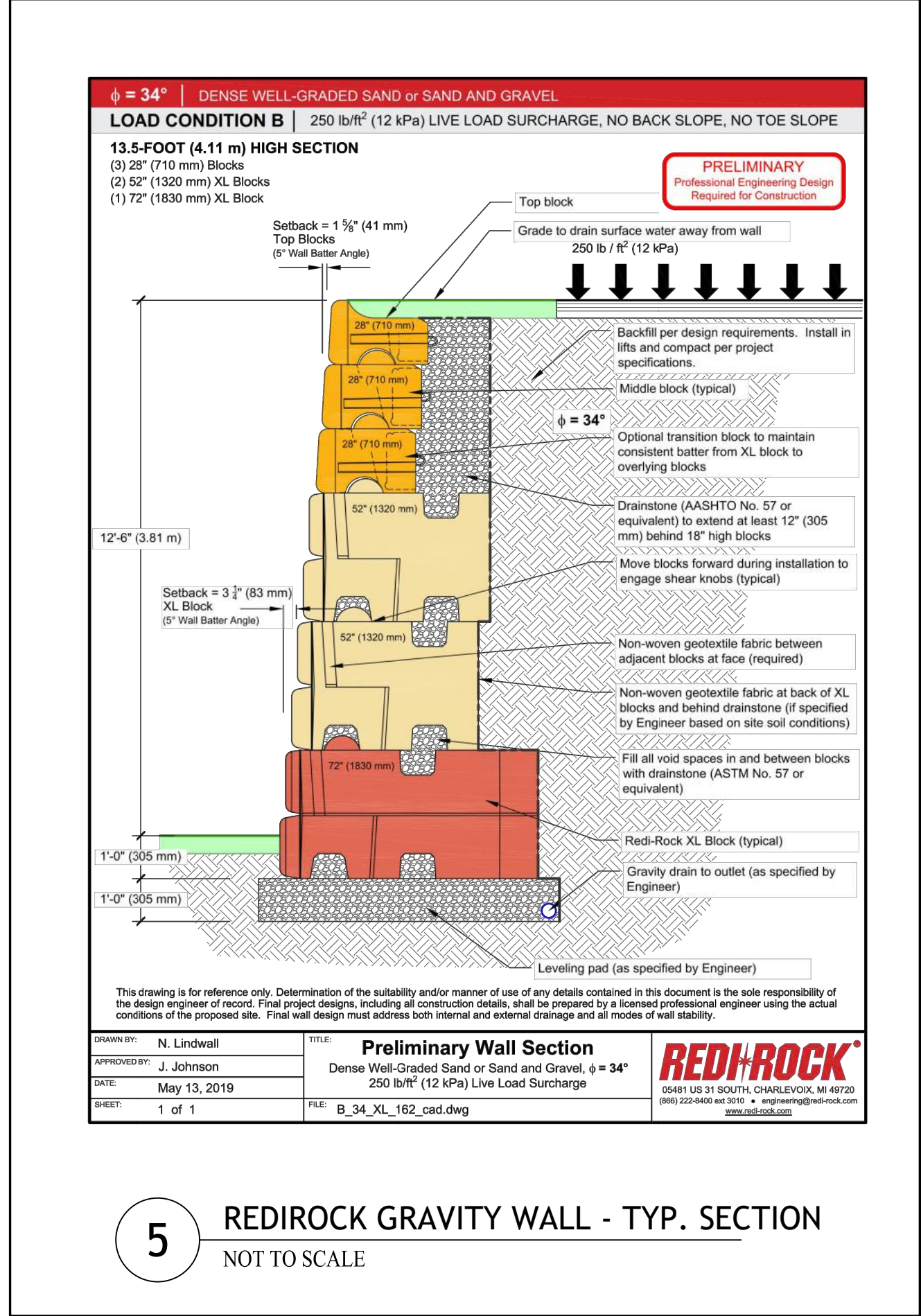
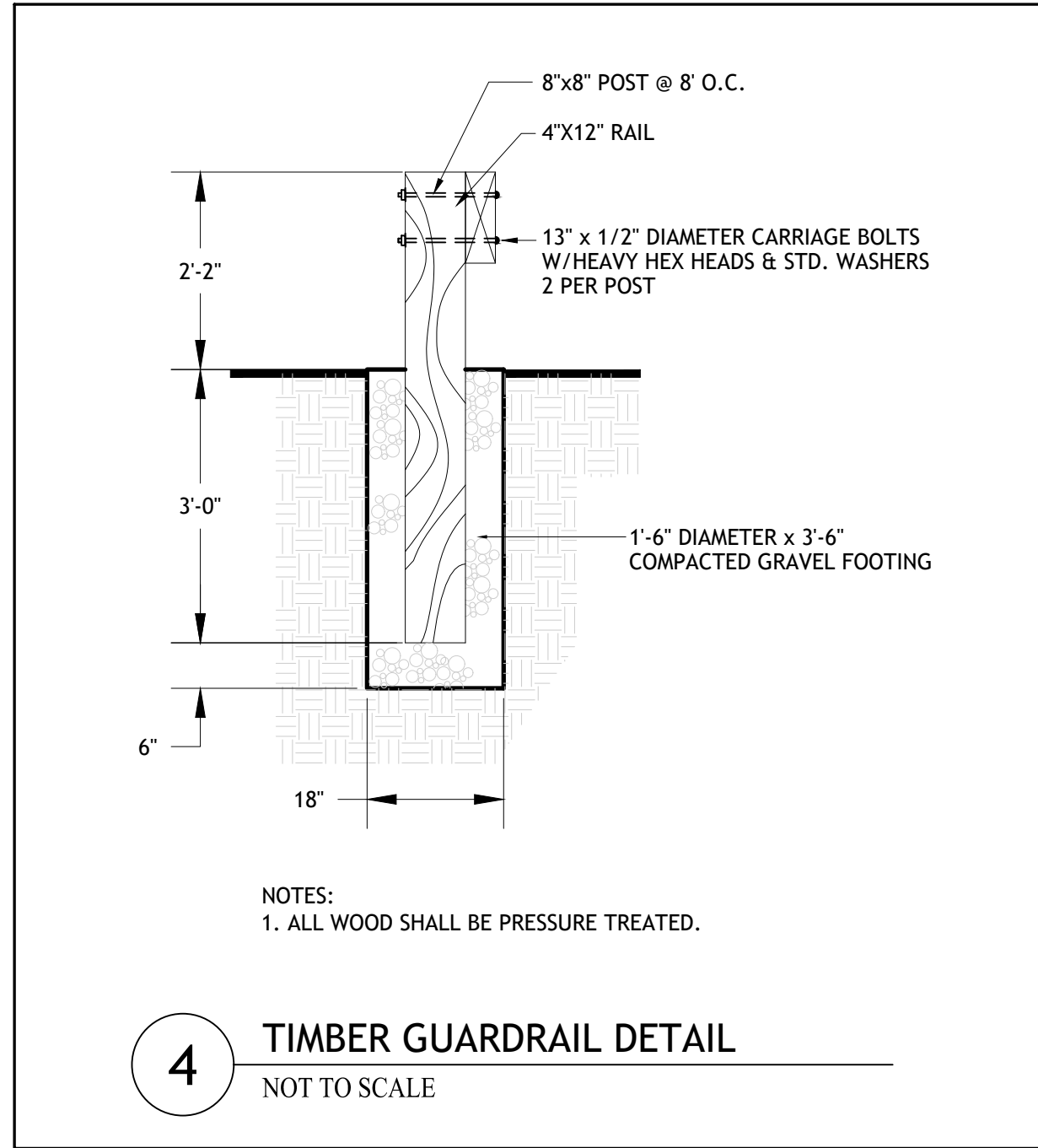
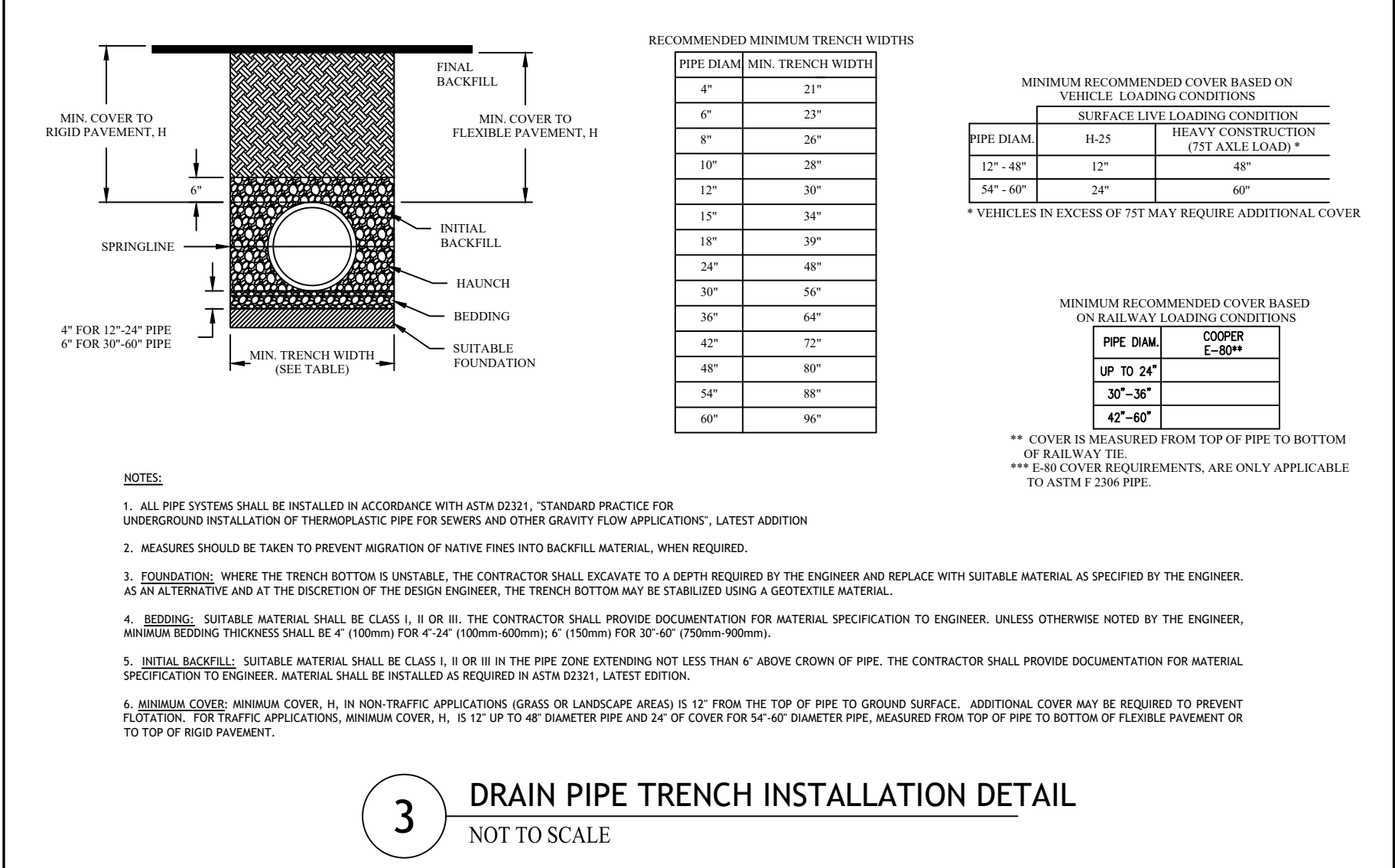
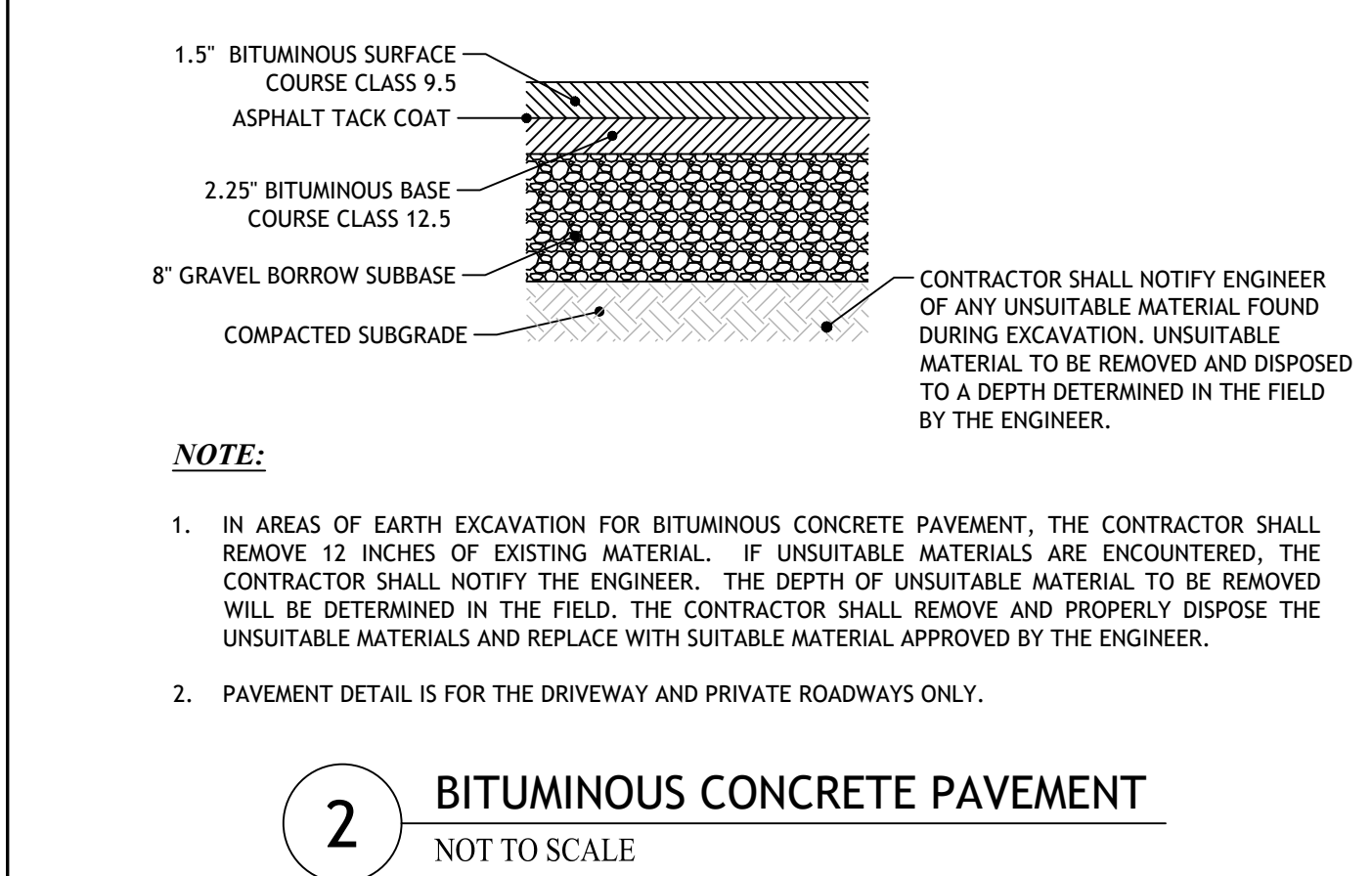
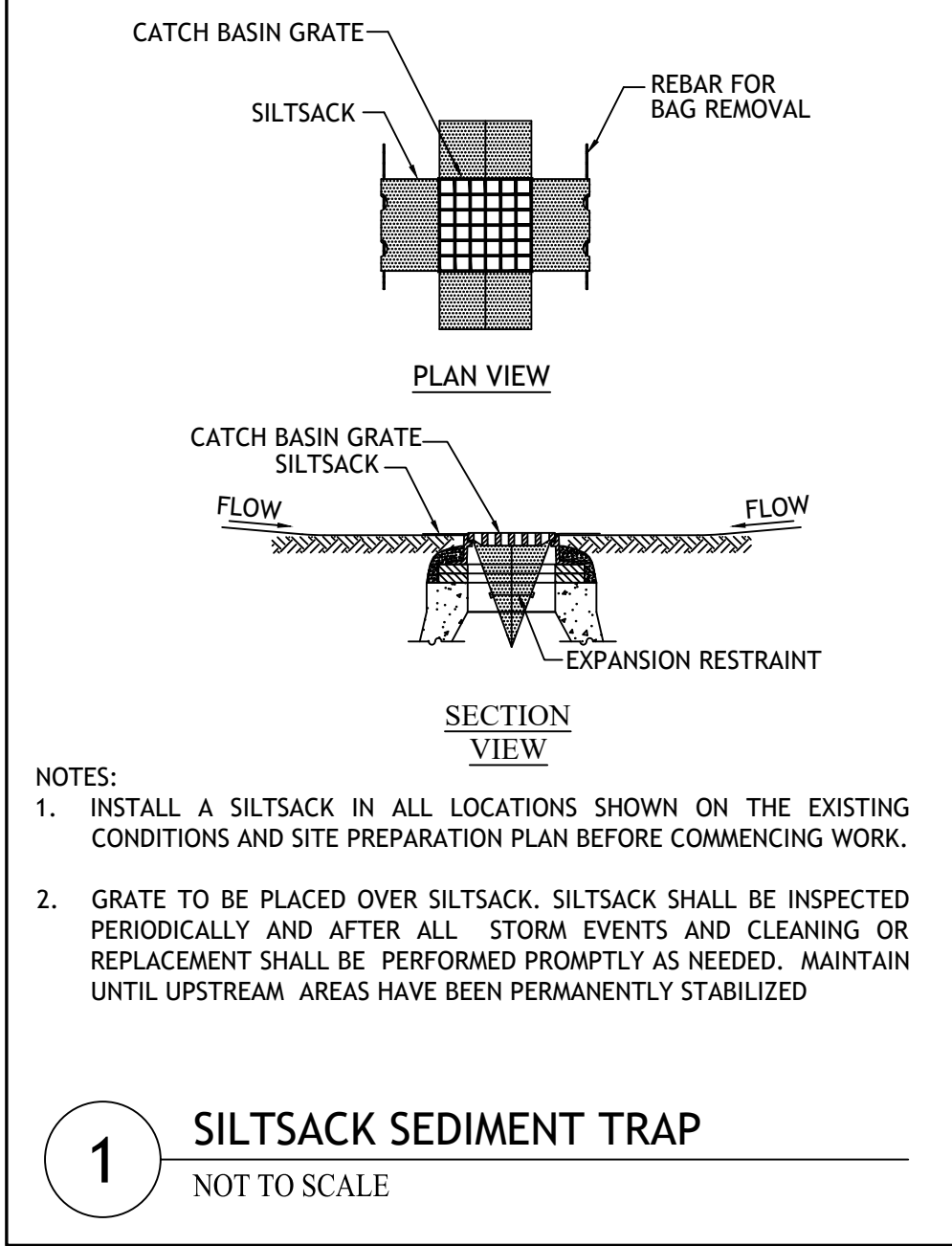
REVISIONS:		
NO.	DATE	DESCRIPTION
R1	7/2022	PRELIMINARY PLAN

DESIGNED BY:	WMLJR
DRAWN BY:	SDSEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO:	03-47h

PRELIMINARY,
NOT FOR CONSTRUCTION

**UTILITY
PLAN**

**SHEET
6 OF 8**



ANCHOR AUTO GROUP
NEW NISSAN BUILDING
949 & 969 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOTS 80, 84, 199 & 231

REVISIONS:		
NO.	DATE	DESCRIPTION
R1	7/2022	PRELIMINARY PLAN

DESIGNED BY:	WMLJR
DRAWN BY:	SD/SEP
CHECKED BY:	JAC
DATE:	DEC. 2021
PROJECT NO:	03-47h

PRELIMINARY,
NOT FOR CONSTRUCTION

**SITE
DETAILS I**

**SHEET
7 OF 8**

