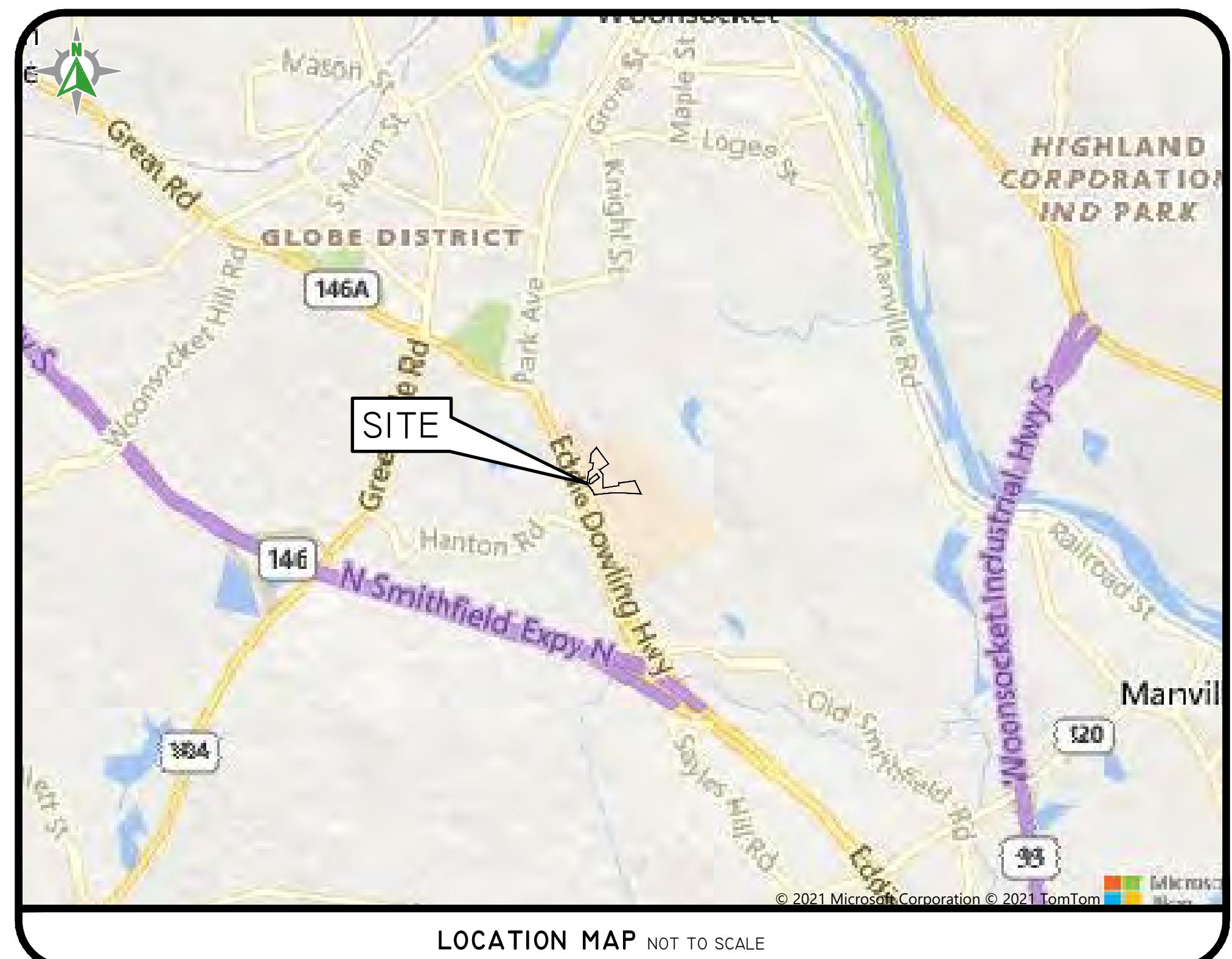


# PRELIMINARY/FINAL PLAN SUBMISSION

# OLD LOUISQUISSET CONDOS

OLD LOUISQUISSET PIKE  
NORTH SMITHFIELD, RHODE ISLAND

ASSESSOR'S PLAT 13 LOTS 111, 123, & 143



## SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF-MILE RADIUS
- 3 NOTES AND LEGEND
- 4 BOUNDARY-TOPOGRAPHIC SURVEY
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- 6 SOIL EROSION CONTROL PLAN
- 7 SITE LAYOUT PLAN
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- 10 POND DETAILS
- 11 DETAIL SHEET-1
- 12 DETAIL SHEET-2
- 13 LANDSCAPE PLAN
- 14 LANDSCAPE NOTES & DETAILS

COVER SHEET  
OLD LOUISQUISSET CONDOS  
ASSSESSOR'S PLAT 13 LOTS 111, 123, & 143  
REF ID: BBUCCI  
BB/WW PROPERTIES LLC c/o BRIAN BUCCI  
NORTH SMITHFIELD, RHODE ISLAND 02887  
P.O. BOX 6187, WARWICK, RHODE ISLAND 02887  
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Two Stafford Court, Cranston, RI 02920  
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THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES  
UNLESS IT IS APPROVED FOR CONSTRUCTION AND STAMPED BY  
A REGISTERED PROFESSIONAL ENGINEER OR BUREAU  
OF ENGINEERING.

DiPrete Engineering only warrants plans on a DiPrete  
Engineering title block, stamped by a registered direct  
engineering firm. DiPrete does not warrant plans by any other party.

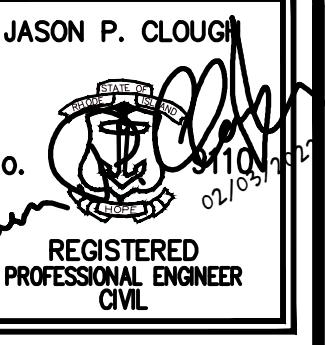
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS,  
METHODS, SAFETY REQUIREMENTS, AND OSHA  
DESIGN AND CONSTRUCTION IN THE IMPLEMENTATION OF THIS PLAN AND  
ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE  
ONLY. DiPrete Engineering assumes no responsibility for  
any damages incurred due to calculations of existing utilities.

See Sheet 1.

SESC / O&M  
THE SOIL EROSION AND SEDIMENT CONTROL PLAN  
(SESC) AND STORMWATER OPERATION AND  
MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS  
WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE  
CONTRACTOR AND OWNER ON SITE.





## GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD ASSESSOR'S PLAT 13 LOTS III, I23, & I43.
- THE SITE IS APPROXIMATELY 5.98± ACRES AND IS ZONED BH.
- THE OWNER OF AP 13 LOTS III, I23, & I43 IS:  
BBW PROPERTIES LLC C/o BRIAN BUCCI  
P.O. BOX 6187  
WARWICK, RI 02887
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADE). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0157G, MAP REVISED MARCH 2, 2009. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
  - ZONE X (UNSHADE) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS WHERE THERE IS MINIMAL FLOODING.
- THE BOUNDARY LINE AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS B BOUNDARY RETRACTION SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE SITE WILL BE CONSTRUCTED AS A CLASS B BOUNDARY RETRACTION SURVEY PLAN.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
- ALL WORK PERFORMANCE HEREIN IS GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION THAT IS NOTED. THE STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS, IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
- THE SITE IS WITHIN A:  
NATURAL HERITAGE AREAS (RIDOT)
- THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/ OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
  - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
    - EROSION CONTROL MEASURES
    - SHORT TERM INTERIM
    - ESTABLISHMENT OF VEGETATIVE COVER
    - CONSTRUCTION POLLUTION PREVENTION
    - SEQUENCE OF CONSTRUCTION
  - STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
    - LONG TERM MAINTENANCE
    - LONG TERM POLLUTION PREVENTION
- THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: [HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP](http://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP).
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE NORTH SMITHFIELD SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, UNDERGROUND INFILTRATION BASIN AND ABOVE GROUND INFILTRATION BASIN. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEN BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN (I) PHASE.
- SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING ON FEBRUARY 3, 2020 & APRIL 8, 2021.
- ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN STANDARDS AND ARE NOT PROVIDED TO CONTRACTOR AS ALTERNATIVES TO ANY PROPRIETARY PRODUCT THAT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY APPROPRIATE SPECIFICATION SHEETS/ DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVES MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- THIS PLAN SET MAY REFERENCE AND/ OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS OF OTHERS, AND/ OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS THAT IS SHOWN ON DIPRETE PLANS IS STRICTLY FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY PROPRIETARY PRODUCT DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNERS. DO NOT WARRANT ANY PROPRIETARY PRODUCT DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNERS. IF A DIPRETE ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/ DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/ OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/ DETAIL BY OTHERS OR ITS DESIGN.

## SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

## SOIL NAME DESCRIPTION:

CEC CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES  
Rf RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS

## AMERICANS WITH DISABILITIES ACT NOTES:

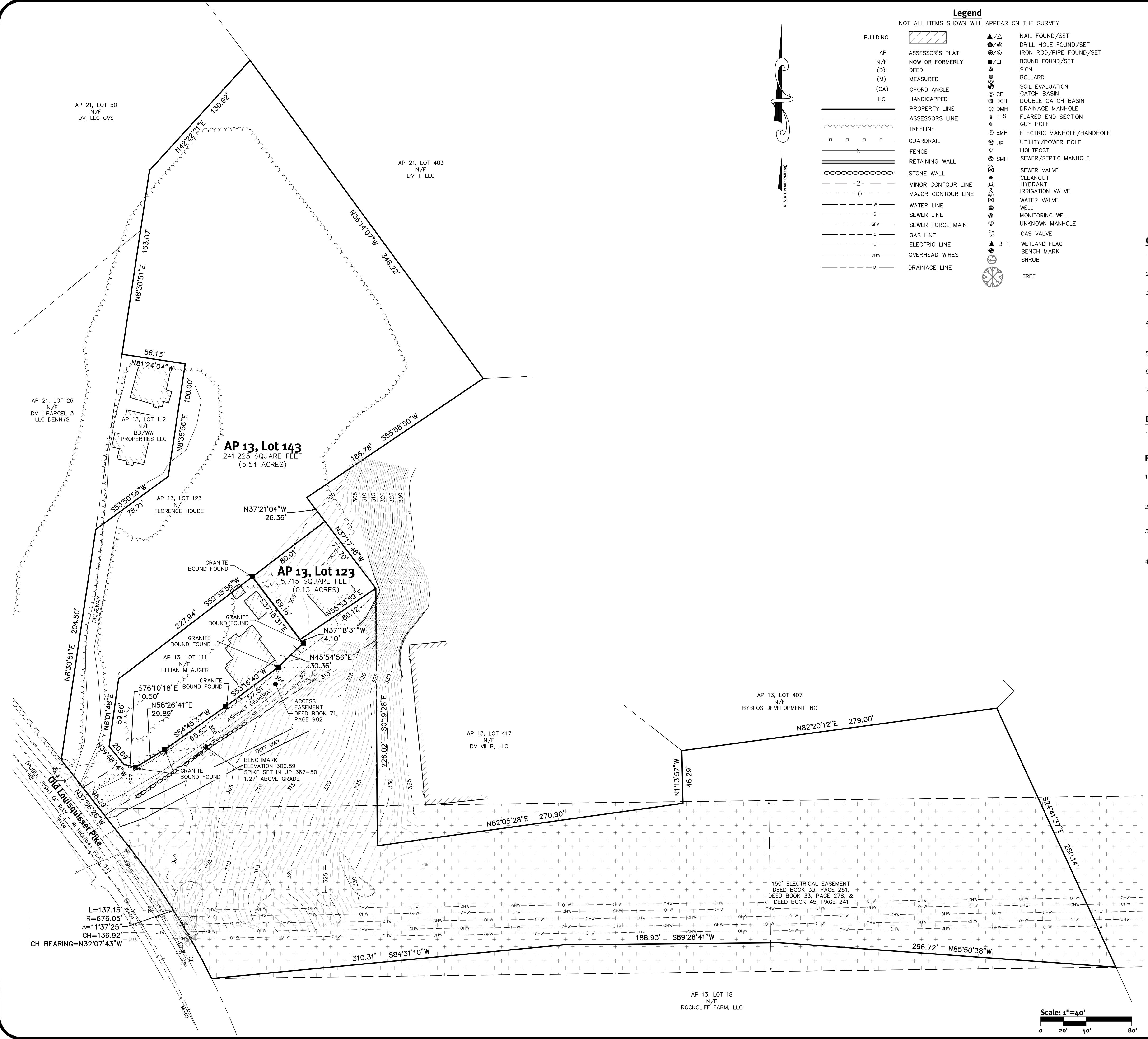
- ALL IMPROVEMENTS MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)' BY THE DEPARTMENT OF JUSTICE (CURRENT EDITION).
- MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
- ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- A DIPRETE 5' X 10' LOADING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES. THE STEEPEST SLOPE OF THE LOADING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
- NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
- NOTE THAT THE GRADING/ PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT ANY NOT COMPLYING, THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

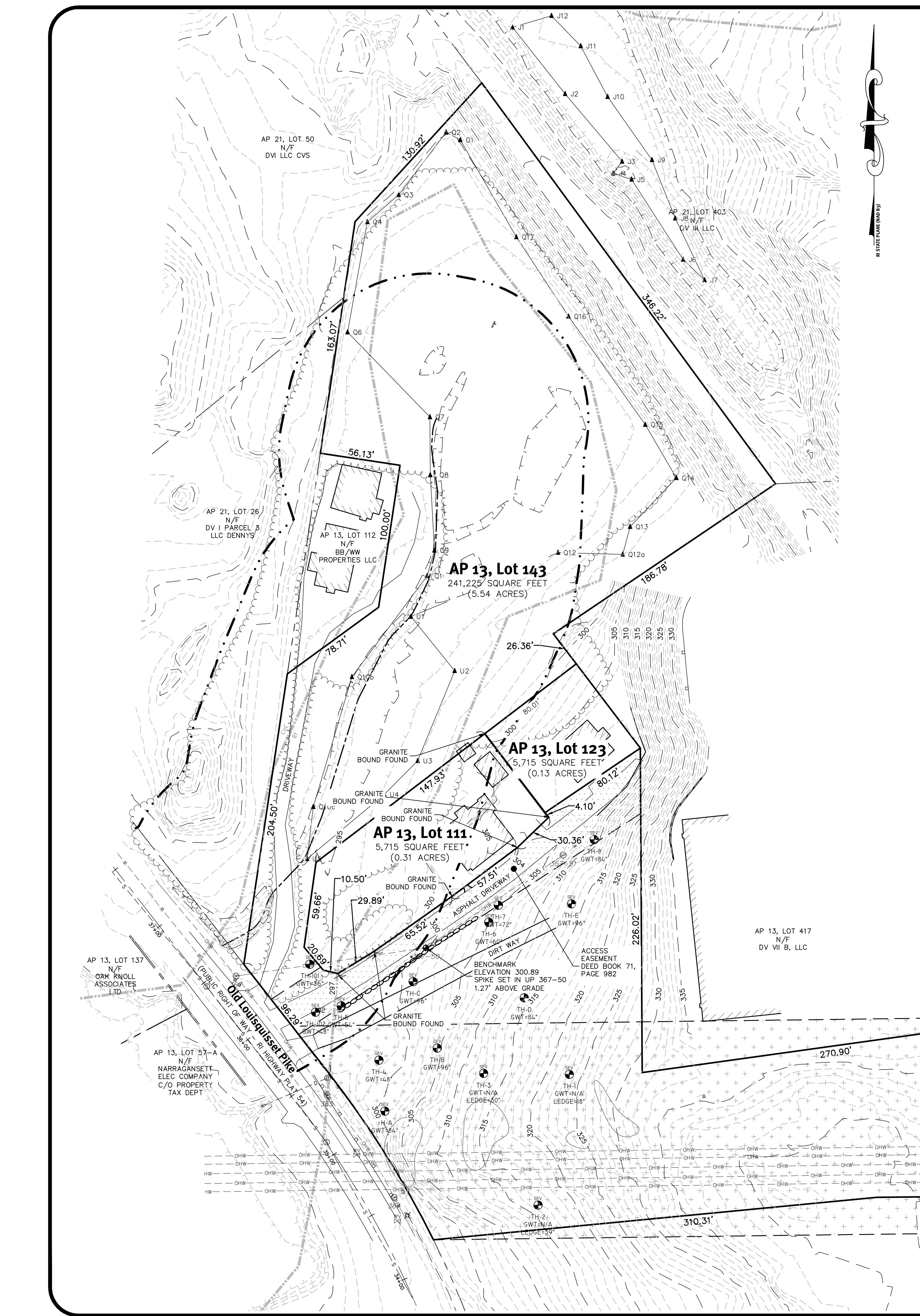
## SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS ETC. TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RIDOT) HANDBOOK TO THE SOIL EROSION AND SEDIMENTATION CONTROL PLANS. NOTE: THE SOIL EROSION AND SEDIMENT CONTROL DRAWINGS SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/ TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY DIPRETE ENGINEERING TO MEET THE OBJECTIVES OF THE RIDOT HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RIDOT HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) THE TYPE OF SOIL, THE SLOPES, THE FEATURES, AND THE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/ OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
- TEMPORARY SWALES ARE TO BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORKS. TEMPORARY SWALES TO BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS ARE TO BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES ARE TO BE CLEARED AND FINAL DESIGN, TO BE PER THE DESIGN PLANS.
- INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
- FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
- CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER OR OWNER.
- IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.
- ALL WORK PERFORMANCE HEREIN IS GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION THAT IS NOTED. THE STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS, IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
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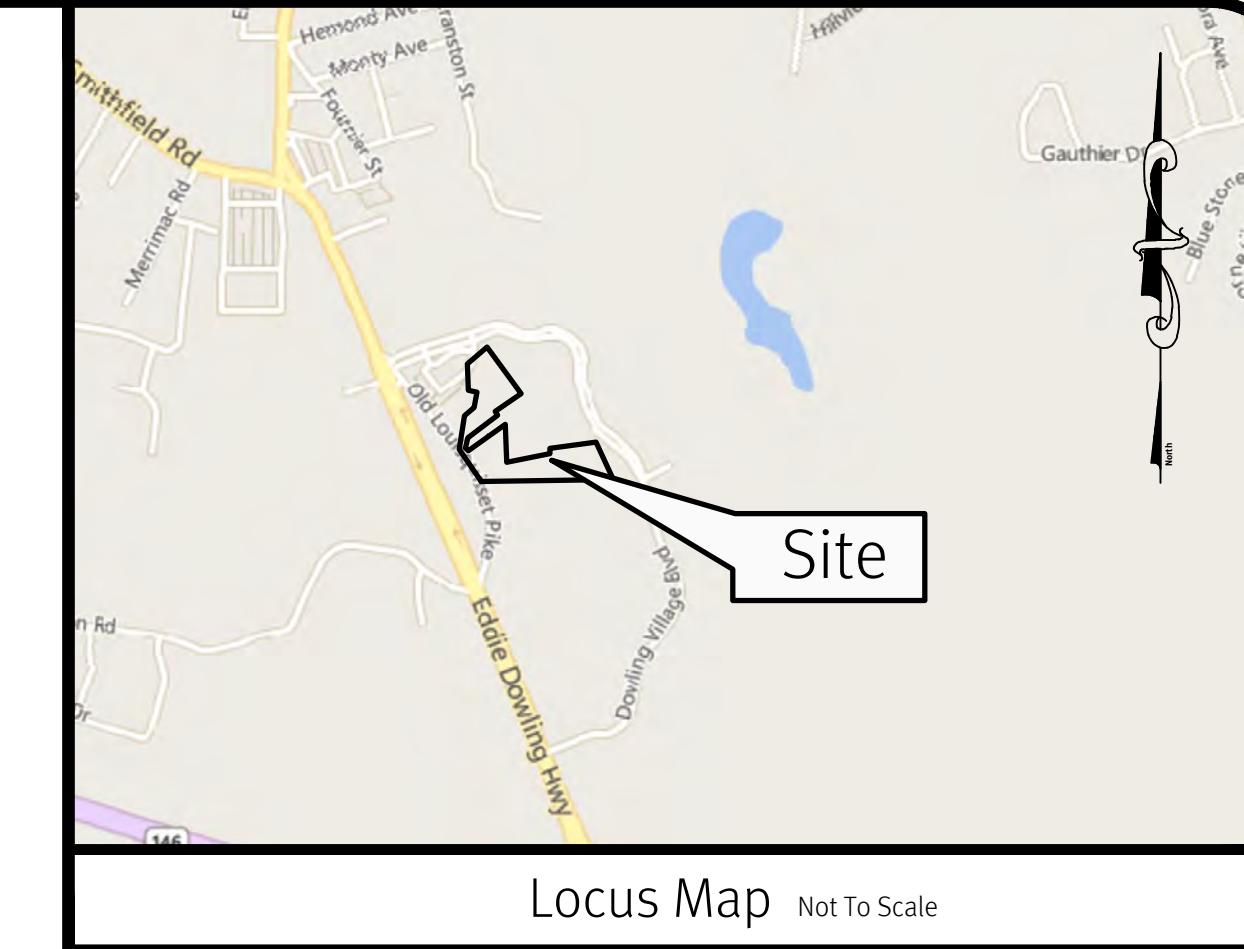
## GRADING AND UTILITY NOTES:

- CONSTRUCTION TO COMMENCE FALL 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/ OR GROUNDWATER ARE DIRECTED AWAY FROM THE STRUCTURE.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES ARE TO BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED ENGINEER. ENTHUSIASTIC QUOTATION IN THE DIPRETE ENGINEERING DRAWINGS AND CERTIFICATE OF THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. TOP GRAVITY TO BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
- ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ON SITE.
- ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.
- ALL CUTTING AND DUGGING ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FILL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
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Legend	
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY	
BUILDING	
AP	▲/△
N/F	●/◎
(D)	○/○
(M)	■/□
(CA)	◆/◆
HC	◆/◆
ASSESSOR'S PLAT	◆/◆
NOW OR FORMERLY	◆/◆
DEED	◆/◆
MEASURED	◆/◆
CHORD ANGLE	◆/◆
HANDICAPPED	◆/◆
PROPERTY LINE	◆/◆
ASSESSORS LINE	◆/◆
TREELINE	◆/◆
GUARDRAIL	◆/◆
FENCE	◆/◆
RETAINING WALL	◆/◆
STONE WALL	◆/◆
MINOR CONTOUR LINE	◆/◆
MAJOR CONTOUR LINE	◆/◆
WATER LINE	◆/◆
SEWER LINE	◆/◆
SEWER FORCE MAIN	◆/◆
GAS LINE	◆/◆
ELECTRIC LINE	◆/◆
OVERHEAD WIRES	◆/◆
DRAINAGE LINE	◆/◆
NAIL FOUND/SET	◆/◆
DRILL HOLE FOUND/SET	◆/◆
IRON ROD/PIPE FOUND/SET	◆/◆
FOUND/SET	◆/◆
SIGN	◆/◆
BOLLARD	◆/◆
SOIL EVALUATION	◆/◆
CATCH BASIN	◆/◆
DOUBLE CATCH BASIN	◆/◆
DRAINAGE MANHOLE	◆/◆
FLARED END SECTION	◆/◆
GUY POLE	◆/◆
EMH	◆/◆
UP	◆/◆
LIGHTPOST	◆/◆
SEWER/SEPTIC MANHOLE	◆/◆
SEWER VALVE	◆/◆
CLEANOUT	◆/◆
HYDRANT	◆/◆
IRRIGATION VALVE	◆/◆
WATER VALVE	◆/◆
WELL	◆/◆
MONITORING WELL	◆/◆
UNKNOWN MANHOLE	◆/◆
GAS VALVE	◆/◆
WETLAND FLAG	◆/◆
BENCH MARK	◆/◆
SHRUB	◆/◆
TREE	◆/◆



DiPrete Engineering

Boston • Providence • Newport

Two Stafford Court, Cranston, RI 02920  
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JASON P. CLOUGH  
No. 9104  
REGISTERED  
PROFESSIONAL  
ENGINEER  
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES  
UNLESS IT IS APPROVED FOR CONSTRUCTION AND STAMPED BY  
A REGISTERED PROFESSIONAL ENGINEER OR BUREAU  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE  
ENGINEERING TITLE BLOCK, STAMPED BY REGISTERED DIRECT  
DESIGNER, ENGINEER, OR BUREAU. DIPRETE ENGINEERING  
DESIGNER DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS,  
METHODS, SAFETY REQUIREMENTS AND REQUIREMENTS, AND OSHA  
STANDARDS. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR  
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE  
DESIGNERS IN THE IMPLEMENTATION OF THIS PLAN AND  
DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR  
DESIGNERS INCORPORATING THIS PLAN IN THE DESIGN OF EXISTING UTILITIES.  
SEE SHEET 1.

1-02-03-2022 Preliminary/Final Plan Submission  
0-01-02-2022 Preliminary/Final Plan Submission  
NO. DATE DESCRIPTION BY:  
DRAWN BY: N.D.K. DESIGN BY: N.D.K.

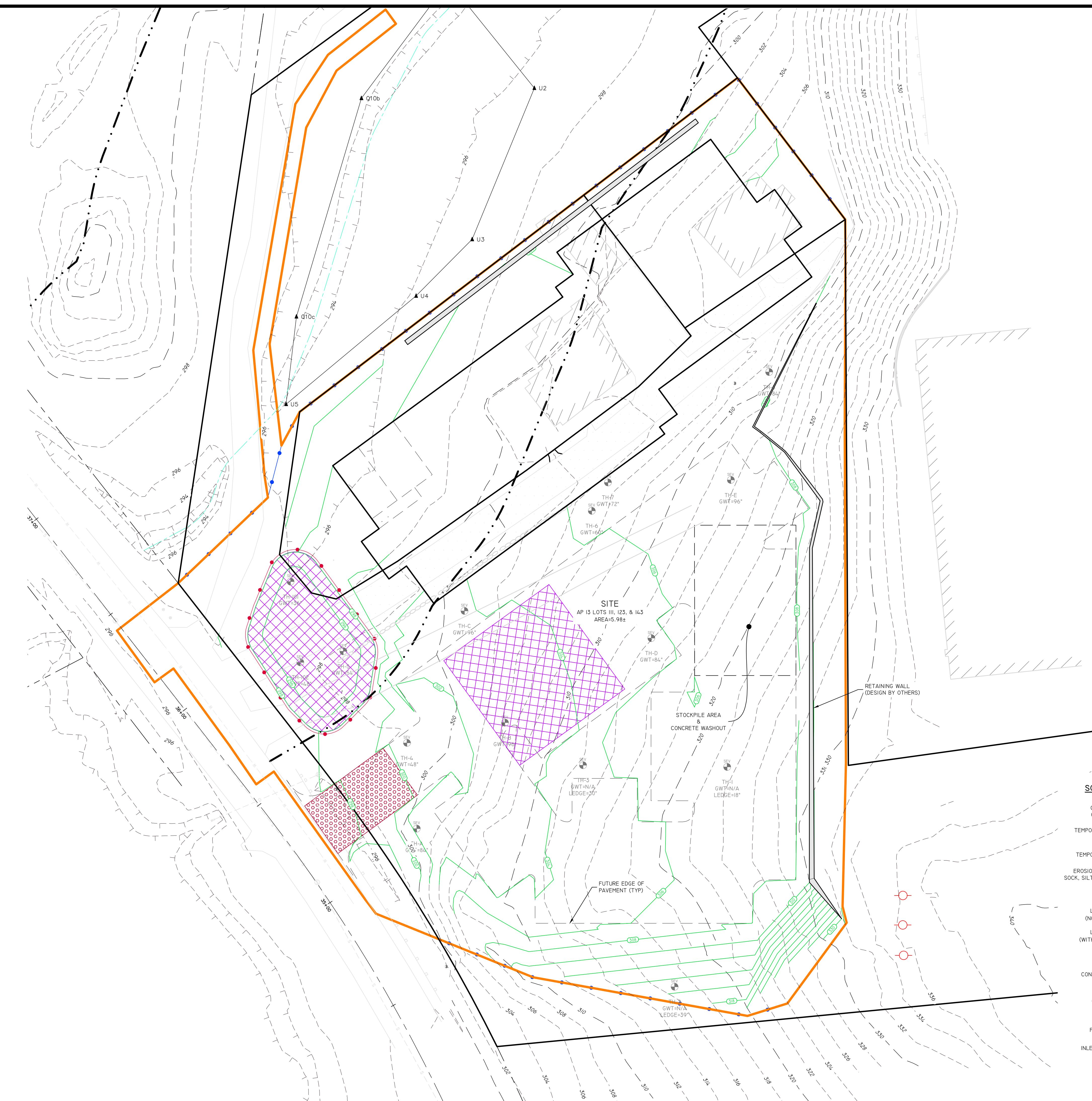
REARED FOR:  
ASSSESSOR'S PLAT 13 LOTS 113, 143  
NORTH SMITHFIELD, RHODE ISLAND 02887  
P.O. BOX 6187, WARWICK, RHODE ISLAND 02887  
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Existing Analysis Plan  
OLD LOUISQUISSET CONDOS

BB/VWW PROPERTIES LLC c/o BRIAN BUCCI

5

OF 14



**Soil Erosion Control Plan**  
Old Louquisset Condos  
Assessor's Plat 13 Lots III, 123, & 143  
North Smithfield, Rhode Island 02887  
Prepared for:  
BB/WW Properties LLC c/o Brian Bucci  
P.O. Box 6187, Warwick, Rhode Island 02887  
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Sheet 6 of 14

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES  
UNLESS STAMPED FOR CONSTRUCTION AND STAMPED BY  
A REGISTERED PROFESSIONAL ENGINEER OR BERM  
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ENGINEERING TITLE BLOCK, STAMPED BY REGISTERED DIRECT  
ENGINEERING, THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS,  
METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA  
DESIGNING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE  
DESIGNING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
ONLY DiPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR  
DESIGNING UTILITIES SHOWN ON THIS PLAN. THIS PLAN IS  
DEEMED INCORRECT AND NOT SUITABLE FOR CONSTRUCTION  
UNLESS STAMPED BY REGISTERED DIRECT ENGINEERING.

1-02-23-2022 Preliminary/Final Plan Submission  
0-01-23-2022 Preliminary/Final Plan Submission  
NO. DATE DESCRIPTION  
DRAWN BY: N.D.K. DESIGN BY: N.D.K.

REF ID: 067-006-A12

DE-051-067-006-A12

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DE-



#### DEVELOPMENT DATA:

TOTAL SITE AREA:	5.98± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF UNITS:	30
PAVEMENT WIDTH:	24' MINIMUM

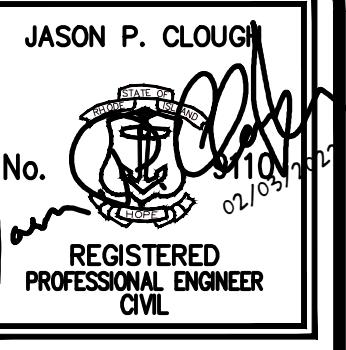
### DIMENSIONAL REGULATIONS:

CURRENT ZONING:	BH*
MINIMUM FRONT AND CORNER SIDE YARD:	25'*
MINIMUM SIDE YARD:	15'*
MINIMUM REAR YARD:	30'*
MAXIMUM STRUCTURE HEIGHT:	35'

\*THE SITE IS PART OF THE DOWLING VILLAGE LAND DEVELOPMENT PROJECT AND THERE ARE NO MINIMUM REQUIREMENTS FOR FRONT, REAR & SIDE YARDS.

## PARKING REGULATIONS:

PARKING USE:	MULTIFAMILY DWELLING
PARKING REQUIREMENT:	1.5 SPACES PER UNIT
UNITS:	30
REQUIRED PARKING CALCULATIONS:	$30 \times 1.5 = 45$ SPACES
TOTAL PARKING SPACES PROVIDED:	61 SPACES
ADA PARKING REQUIREMENT:	3 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	4 SPACES



# DiPrete Engineering

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A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR

**OLD LOUISQUISSET CONDOS**  
ASSESSOR'S PLAT 13 LOTS III, 123, & 143  
NORTH SMITHFIELD, RHODE ISLAND

---

PREPARED FOR:  
**BB/WW PROPERTIES LLC c/o BRIAN BUC**  
P.O. BOX 6187 WARWICK RHODE ISLAND 02887

#### BUFFER MARKER NOTE:

- I. A PERMANENT BUFFER MARKER MUST BE INSTALLED EVERY 50-FEET ALONG THE LIMIT OF DISTURBANCE (LOD), WHERE THE LOD IS LOCATED ALONG OR WITHIN THE 100' RIVERBANK WETLAND.
2. ACCEPTABLE PERMANENT TYPE MARKERS INCLUDE 4"X4" PRESSURE TREATED TIMBER POSTS, GALVANIZED FENCE POST WITH CAP, OR GRANITE OR CONCRETE BOUNDS. MARKERS MUST EXTEND A MINIMUM OF TWENTY-FOUR (24) INCHES ABOVE GRADE. A PERMANENT-TYPE TAG OR SIGN LABELED "RIDEML BUFFER ZONE" MUST BE PLACED ON EACH MARKER. A PERMANENT-TYPE FENCE AT LEAST TWENTY-FOUR (24) INCHES TALL PLACED ALONG THE LIMITS OF DISTURBANCE AND SIMILARLY LABELED MAY BE SUBSTITUTED WHERE DESIRED.

This architectural site plan illustrates the layout of a condominium building and its surrounding infrastructure, including a wetland buffer area and a parking lot. The plan features a grid system with various dimensions and labels. Key elements include:

- Condominium Building:** A large, L-shaped structure containing 30 units with a footprint of 14,795 SF±. It includes a **STORAGE ROOM** and **UTILITY ROOM**.
- Wetland Buffer Area:** Indicated by a dashed line and labeled **AP 21, LOT 26 N/F DV I PARCEL 3 LLC DENNYS (SEE BUFFER NOTE)**. It features **WETLAND BUFFER MARKER (TYP)** and **BUFFER PLANTINGS 3'-4' ROSEBAY RHODODENDRON OR ARBORVITAE (TYP) (10' ON CENTER)**.
- Retaining Wall:** A **4' HIGH BLACK VINYL COATED CHAIN LINK FENCE (OR APPROVED EQUAL) TO BE LOCATED AT TOP OF RETAINING WALL** is shown along the building's edge.
- Access and ADA:** The plan shows **ADA RAILINGS**, **ADA (TYP)**, **ADA VAN (TYP)**, and **ADA (VAN) (TYP)**.
- Parking Lot:** A large parking area with **24.0'** and **23.0'** dimensions, labeled **7.1.2**, **7.1.1**, **7.1.0**, **8**, **17**, **10**, and **5**.
- Utilities:** Labels include **STOP**, **12W**, **ADA (VAN)**, **ADA (TYP)**, **ADA (VAN) (TYP)**, **4W (TYP)**, and **SPEED LIMIT 10 MPH SIGN**.
- Surrounding Properties:** **AP 13, LOT 137 N/F OAK KNOLL ASSOCIATES LTD** and **AP 13, LOT 57-A N/F NARRAGANSETT ELEC COMPANY C/O PROPERTY TAX DEPT** are shown.

**BUFFER MARKER NOTE:**

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4' HIGH BLACK VINYL COATED CHAIN LINK FENCE (OR APPROVED EQUAL) TO BE LOCATED AT TOP OF RETAINING WALL

DUMPSTER AREA

AP 13, LOT 417  
N/F  
DV VII B, LLC

LIGHT POLE (TYP)  
ALL LIGHTING TO BE DARK SKY COMPLIANT

RETAINING WALL (DESIGN BY OTHERS)

APPROXIMATE STONEDUST, WOOD CHIP OR APPROVED EQUAL PATH TO DOWLING VILLAGE. CONTRACTOR TO COORDINATE PATH LOCATION WITH OWNER AND ENGINEER PRIOR TO CONSTRUCTION. PATH LOCATION MAY BE ADJUSTED AS NECESSARY BASED ON SITE CONDITIONS.

SCALE: 1"=20'

SCALE: 1"=20'

# GRADING, DRAINAGE & UTILITIES PLAN

## OLD LOUISQUISSET CONDOS

ASSESSOR'S PLAT | 3 LOTS III, | 23, & | 43  
WESTON COMMUNITY PLATTE, COLORADO

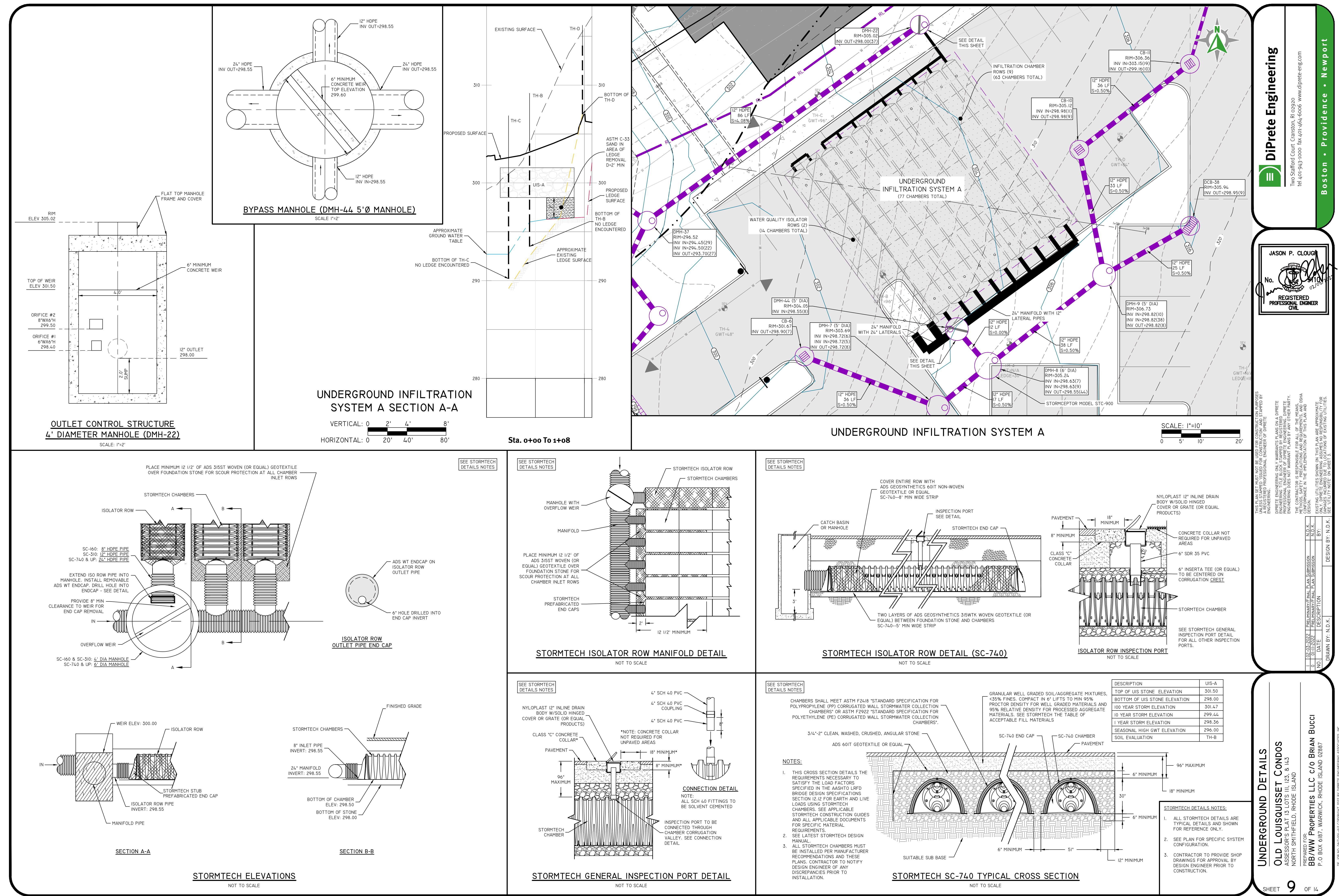
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PREPARED FOR:  
**BB/WW PROPERTIES LLC** c/o BRIAN BUCCI  
P.O. BOX 6187 WARWICK RHODE ISLAND 02887

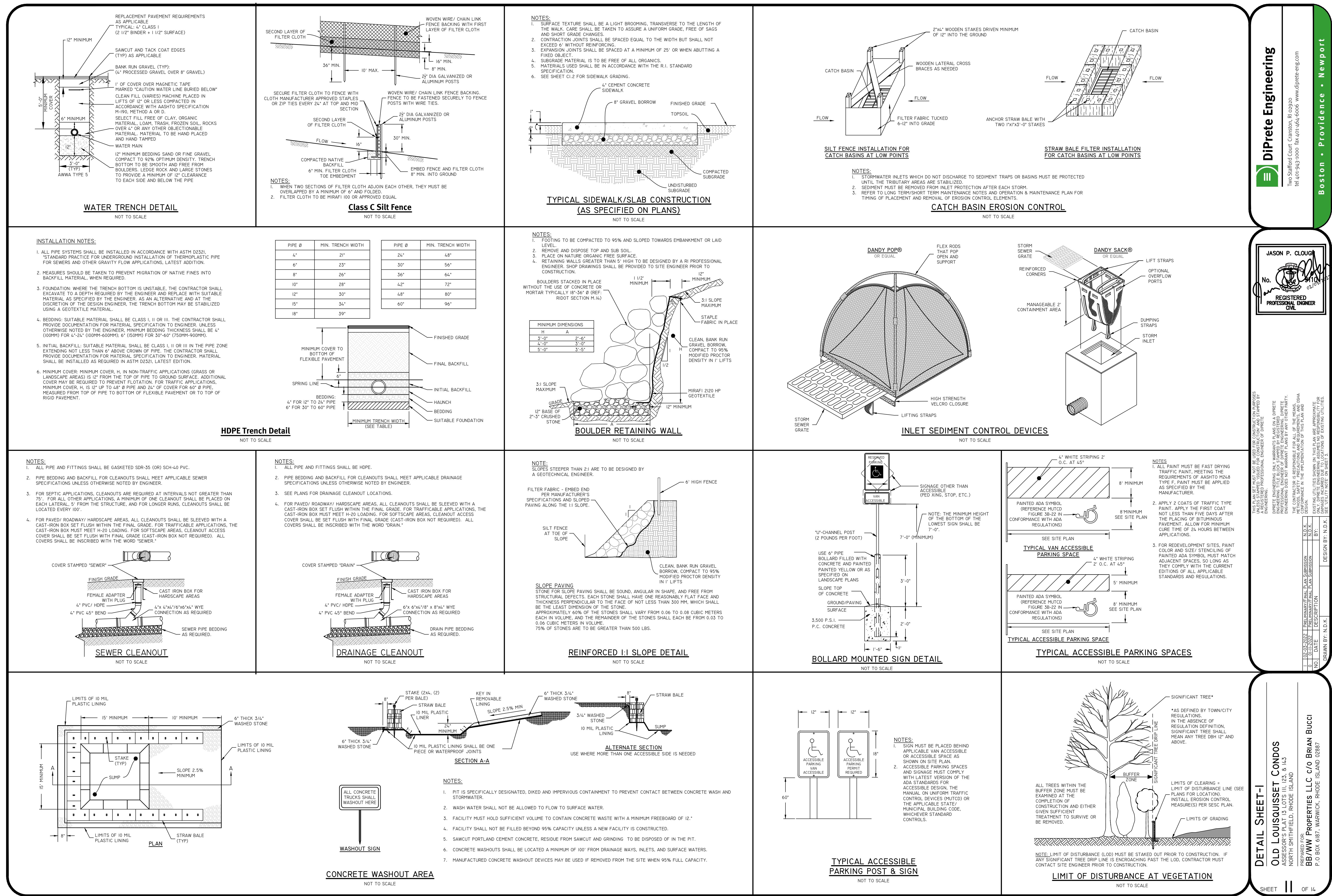
DIRETTE ENGINEERING ONLY WARRANTS PLANS ON A DIRETTE  
ENGINEERING TITLE BLOCK STAMPED BY REGISTERED  
PROFESSIONAL ENGINEER OF DIRETTE ENGINEERING. DIRETTE  
ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
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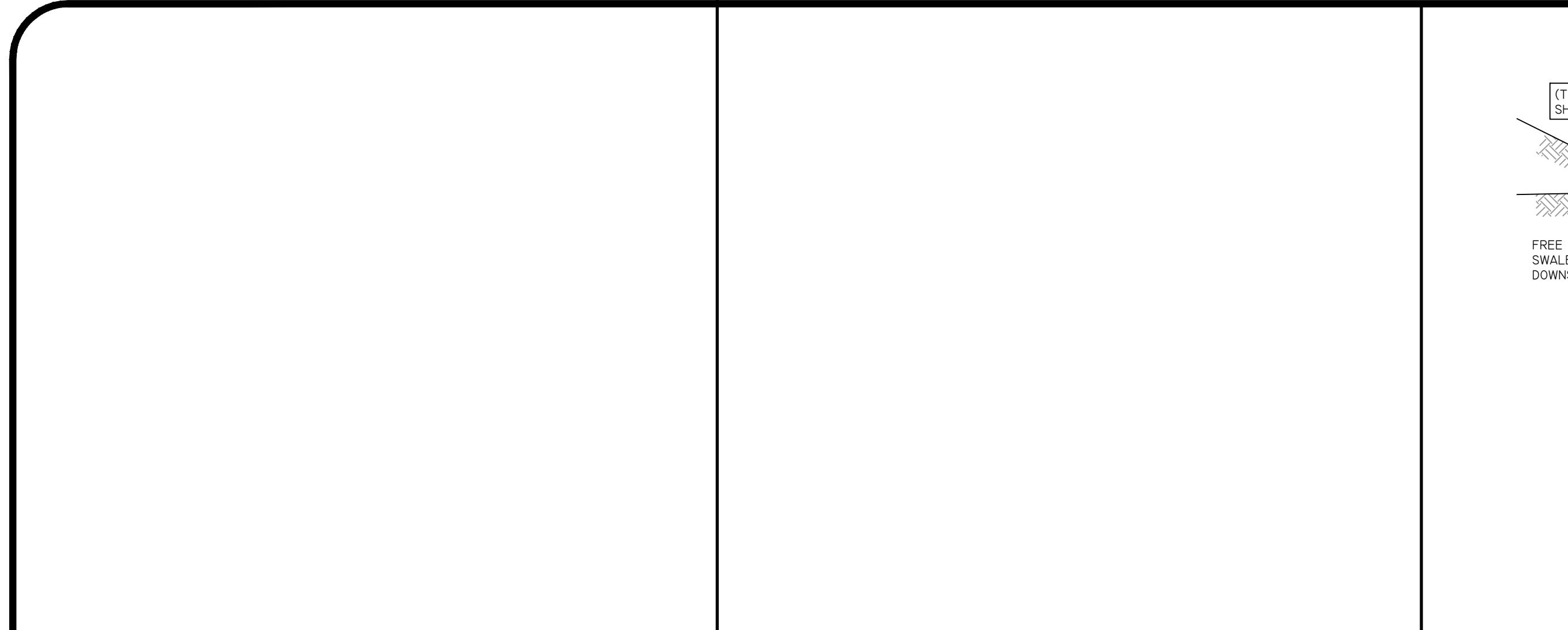
ASSUMES NO RESPONSIBILITY FOR LOCATIONS OF EXISTING UTILITIES.  
T 3.











TYPICAL RETAINING WALL SECTION

NOT TO SCALE



CONCRETE DUMPSTER PAD

NOT TO SCALE



SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
6"	20"	10"	10"	21"	24"	12"	18"	9"	15"	7"	9"	5"
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"

THRUST BLOCK

NOT TO SCALE





**TOWN OF NORTH SMITHFIELD ZONING CODE**  
**SECTION 17.8.4 - LANDSCAPING**

## 17.8.4. LANDSCAPING

VEGETATED SETBACK YARDS, BERMS, WALLS, AND OTHER SCREENS PROVIDE BARRIERS TO UNDESIRABLE LAND USES SUCH AS ROADWAYS, PARKING LOTS, UTILITY AREAS, LOADING DOCKS, TRASH PICKUP AREAS, AND TRANSPORTATION CORRIDORS. THESE BARRIERS WILL VARY IN MATERIALS AND DIMENSIONS DEPENDING ON THE INTENSITY OF ADJACENT LAND USES AND OTHER DESIGN CONSIDERATIONS. THE GOAL SHOULD BE TO PROVIDE AS MUCH BUFFERING AS POSSIBLE FROM UNDESIRABLE LAND USES. FENCES AND WALLS SHOULD BE ARCHITECTURALLY APPROPRIATE. WALLS SHALL BE TERRACED WITH WALL SECTIONS NO MORE THAN 5 FEET IN HEIGHT. CHAIN LINK FENCING SHOULD BE AVOIDED EXCEPT WHERE NECESSARY FOR SECURITY PURPOSES.

ADJACENT RESIDENTIAL AND NON-RESIDENTIAL USES SHOULD BE SEGREGATED AS MUCH AS POSSIBLE IN ORDER TO MAINTAIN A HEALTHY RESIDENTIAL ENVIRONMENT THOUGH THE USE OF BERMS, WALLS, FENCES, BUFFER YARDS, AND OTHER BARRIERS UNLESS CONNECTIONS ARE FOR SOME REASON DESIRABLE. A SCREEN ALONG THE LOT LINE SHOULD BE PROVIDED CONSISTING OF EITHER A ROW OF EVERGREENS AT LEAST 6 FEET IN HEIGHT AT PLANTING, WHICH WILL GROW INTO A THICK HEDGE NOT LESS THAN 6 FEET HIGH, OR AN OPAQUE AND NEATLY MAINTAINED FENCE NOT LESS THAN SIX FEET IN HEIGHT.

SCREEN PARKING LOTS AND UNDESIRABLE FACADES OF BUILDINGS. CONSIDER THE FOLLOWING SCREENING OPTIONS:

1. EVERGREEN TREES (MAXIMUM 20 FEET ON CENTER)
2. 3-4' FOOT HIGH EVERGREEN HEDGE, FENCE, PERM, OR WALL; 56" MAXIMUM IMMEDIATELY IN FRONT OF BUILDINGS
3. MASONRY WALLS APPROXIMATELY 4 FEET IN HEIGHT CONSISTING OF STONE, BRICK, OR OTHER SIMILAR SOLID MASONRY MATERIALS (FIGURE 27).
4. WOODEN WALLS APPROXIMATELY 4 FEET TALL AND CONSTRUCTED OF HEAVY WOOD, OR HEAVY WOOD AND MASONRY TO FORM AN OPAQUE SCREEN
5. DEPRESSING THE PARKING LOT SO THAT ITS ELEVATION IS APPROXIMATELY 4 FEET BELOW ADJACENT LAND USE.

LONG EXPANSES OF FENCE OR WALL SURFACES SHOULD BE OFFSET AND ARCHITECTURALLY DESIGNED TO PREVENT MONOTONY. LANDSCAPE POCKETS SHOULD BE PROVIDED AT 50-FOOT MINIMUM INTERVALS ALONG THE WALL. VINES SHOULD BE USED TO BREAK UP FLAT SURFACES.

VEGETATION AND PLANT LISTS  
SPECIES SHOULD BE SUITABLE FOR U.S.D.A. ZONE 5 HARDINESS. USE OF NATIVE VEGETATION AND XERISCAPING (LOW WATER USE LANDSCAPING) IS ENCOURAGED.

SCALE OF PLANTS SHOULD BE COMPATIBLE WITH BUILDINGS AND LAND USE. PLANTS SHOULD BE USED TO MODERATE CHANGES IN SCALE. LARGER PLANTS CAN BE USED TO BUFFER AND SOFTEN BUILDINGS WHILE SMALLER PLANTS WITH GREATER SENSORY INTEREST CAN BE USED IN PEDESTRIAN AREAS.

THE APPROVED PLANT LIST REFERENCE IS ENTITLED SUSTAINABLE TREES AND SHRUBS, THIRD EDITION, AND 1999, AUTHORED BY THE UNIVERSITY OF RHODE ISLAND COOPERATIVE EXTENSION LANDSCAPE HORTICULTURE PROGRAM. ALTHOUGH THE LIST IS COMPREHENSIVE, DESIGNERS AND DEVELOPERS SHOULD FEEL FREE TO ADD SPECIES THAT THEY FEEL AUGMENT THE OBJECTIVE OUTLINED WITHIN THIS DOCUMENT.

## PLANT SIZE, QUALITY, SPACING, AND DISTRIBUTION

NEWLY PLANTED LARGE SHADE TREES SHOULD HAVE A MINIMUM CALIPER SIZE OF 3 INCHES DBH, MINIMUM 15 FEET IN HEIGHT AND SHOULD BE STAKED SECURELY FOR A PERIOD OF TWO YEARS FROM DATE OF PLANTING. THE LOWEST BRANCH SHOULD BE AT LEAST 80 INCHES ABOVE FINISHED GRADE TO MEET ADA STANDARD.

STREET TREES SHOULD BE PLANTED ALONG BOTH SIDES OF ALL STREETS AT NOT MORE THAN 30 FEET APART, PREFERABLY CLOSER, AS LONG AS THEY DO NOT OBSTRUCT SIGHT TRIANGLES AT STREET INTERSECTIONS. TREES AND LARGE SHRUBS SHOULD BE PLACED AS FOLLOWS:

1. A MINIMUM OF 7 FEET BETWEEN CENTERS OF TREES OR LARGE SHRUBS AND EDGE OF DRIVEWAY, WATER METER OR GAS METER AND SEWER LATERALS.
2. A MINIMUM OF 10 FEET BETWEEN CENTERS OF TREES OR LARGE SHRUBS AND POINT OF INTERSECTION OF DRIVEWAYS AND STREETS OR WALKWAYS.
3. A MINIMUM OF 10 FEET BETWEEN CENTER OF TREES AND LARGE SHRUBS TO UTILITY POLES.
4. A MINIMUM OF 8 FEET BETWEEN CENTER OF TREES OR LARGE SHRUBS AND FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.

NO SPECIES OF PLANT OR LARGE SHRUB SHOULD BE PLANTED UNDER THE OVERHEAD LINES OR OVER UNDERGROUND UTILITIES IF ITS GROWTH MIGHT INTERFERE WITH THE INSTALLATION OF MAINTENANCE OF ANY PUBLIC UTILITIES.

EVERGREEN TREES SHALL BE PLANTED NO FURTHER APART THAN 20 FEET ON CENTER, DEPENDING ON SPECIES, TO SCREEN PARKING LOTS AND LARGE COMMERCIAL BUILDINGS IN ORDER TO PROVIDE A VISUAL BARRIER BETWEEN COMMERCIAL AND RESIDENTIAL AREAS WHERE FEASIBLE.

## 17.8.3 ACCESS AND CIRCULATION

## PARKING

OFF STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH EXISTING ORDINANCES. HOWEVER, THE PLANNING BOARD MAY RECOMMEND RELIEF FOR GOOD CAUSE. IN GENERAL, WHERE PARKING AREAS CAN BE REDUCED IN SIZE, OR SPACES SHARED WITH ADJACENT BUSINESSES, IT IS CONSIDERED BENEFICIAL TO REDUCE IMPERVIOUS SURFACE AREAS AND MAINTAIN A MORE NATURAL APPEARANCE.

A LANDSCAPED BUFFER STRIP AT LEAST 10 FEET WIDE, CONTINUOUS EXCEPT FOR APPROVED DRIVEWAYS, SHALL BE ESTABLISHED ADJACENT TO ANY PUBLIC ROAD EXCEPT IN INSTANCES WHERE THE PLANNING BOARD DEEMS THIS WOULD UNDULY DETRACT FROM THE ADJACENT STREETSCAPE AND/OR ARCHITECTURAL CHARACTER OF THE AREA.

DIVIDE LARGE PARKING LOTS INTO A SERIES OF SMALLER CONNECTED LOTS USING RAISED LANDSCAPE STRIPS AT LEAST 5 FEET WIDE (PREFERABLY MORE) WITH ONE SHADE TREE FOR EVERY 5 SPACES (FIGURE 17).

PROPOSED PARKING SPACES = 61  
REQUIRED SHADE TREES = 1 TREE/ 5 PARKING SPACES  
61 SPACES/5 SPACES = 13 (12.2) TREES

PROPOSED SHADES TREES = 13

PARKING AREAS SHOULD BE SEPARATED FROM BUILDINGS BY A RAISED WALKWAY OR PLANTING STRIP AT LEAST 5 (PREFERABLY MORE) FEET WIDE. PARKING AREAS DIRECTLY ABUTTING THE BUILDING SHALL NOT BE CONSIDERED ACCEPTABLE.

THE BUFFER STRIP SHALL BE PLANTED WITH GRASS, SHRUBS AND SHADE TREES (MINIMUM 3 INCH CALIPER DIAMETER AT BREAST HEIGHT, MINIMUM HEIGHT OF 5 FEET, PLANTED AT LEAST EVERY 30 FEET ALONG THE ROAD FRONTOGE).

TOTAL PERIMETER LENGTH = 270 LF±

REQUIRED PERIMETER SHADE TREES = 270 LF/ 30 LF = 9

PROPOSED PERIMETER SHADES TREES = 3 TREES HAVE BEEN PROPOSED WHERE FEASIBLE

PARKING AREAS SHALL BE LOCATED TO THE REAR OR SIDES OF BUILDINGS OUT OF SIGHT FROM PASSING TRAFFIC TO THE GREATEST EXTENT POSSIBLE. VEGETATIVE BUFFERING, BERMS, WALLS AND FENCES SHOULD BE USED TO SCREEN PARKING TO THE GREATEST EXTENT POSSIBLE FROM ALL SURROUNDING AREAS. IN ALL DEVELOPMENTS, PEDESTRIAN WALKWAYS SHOULD BE PROVIDED THROUGH AND BETWEEN PARKING AREAS AND SEPARATE BUILDINGS AND WHEREVER POSSIBLE TO ADJACENT STREETS.

PARKING AREAS SHALL BE SOFTENED WITH VEGETATIVE SCREENS WITH AT LEAST ONE TREE PER 5 PARKING SPACES SHOULD BE PROVIDED.

TOTAL PARKING PROPOSED = 61 SPACES

REQUIRED PARKING AREA TREES = 1 TREE/ 5 SPACES

61 SPACES/ 5 SPACES = 13 (12.2) TREES

PROPOSED PARKING AREA TREES = 13

PERENNIAL PLANTING DETAIL

NOT TO SCALE

PERENNIAL PER PLAN

GENTLY HAND LOOSEN SOIL FROM AROUND ROOTBALL WITHOUT SEVERING MAIN ROOTS

BACKFILL WITH LOAM

SPREAD ROOTS OVER UNDISTURBED SUBGRADE

2" PINEBARK MULCH (UNLESS OTHERWISE NOTED ON PLANS)

MOUND WITH EXCAVATED SOIL TO 3" ABOVE FINISHED GRADE

PLANT PERENNIAL AT DEPTH EQUAL TO THAT WHICH THE PLANT WAS GROWN IN THE NURSERY

NOTE: SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

PERENNIAL PLANTING DETAIL

NOT TO SCALE

\*SEE PLAN FOR BUFFER PLANTING TYPE, SIZE, AND QUANTITY

