

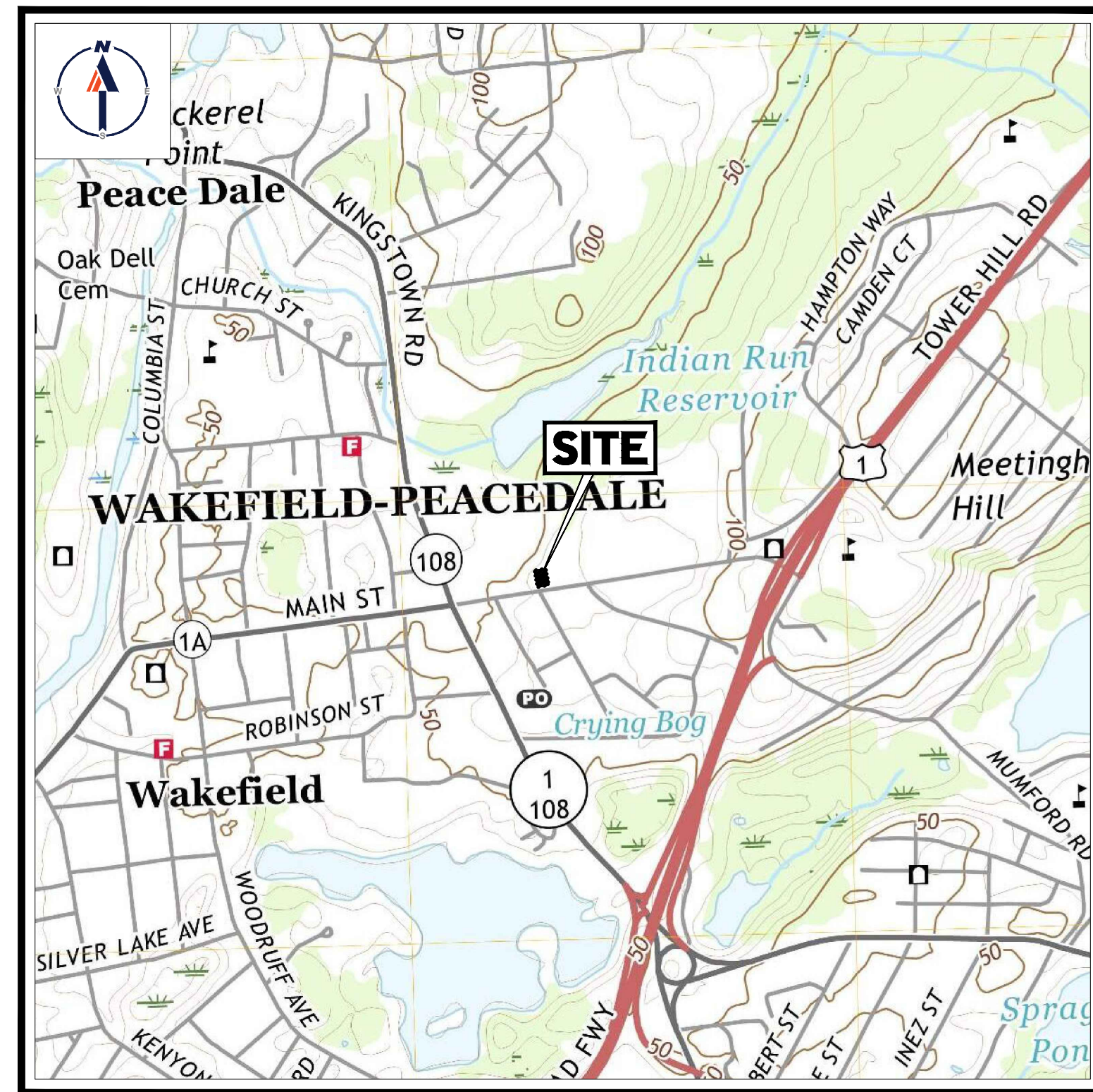
# PROPOSED SITE PLAN DOCUMENTS

FOR

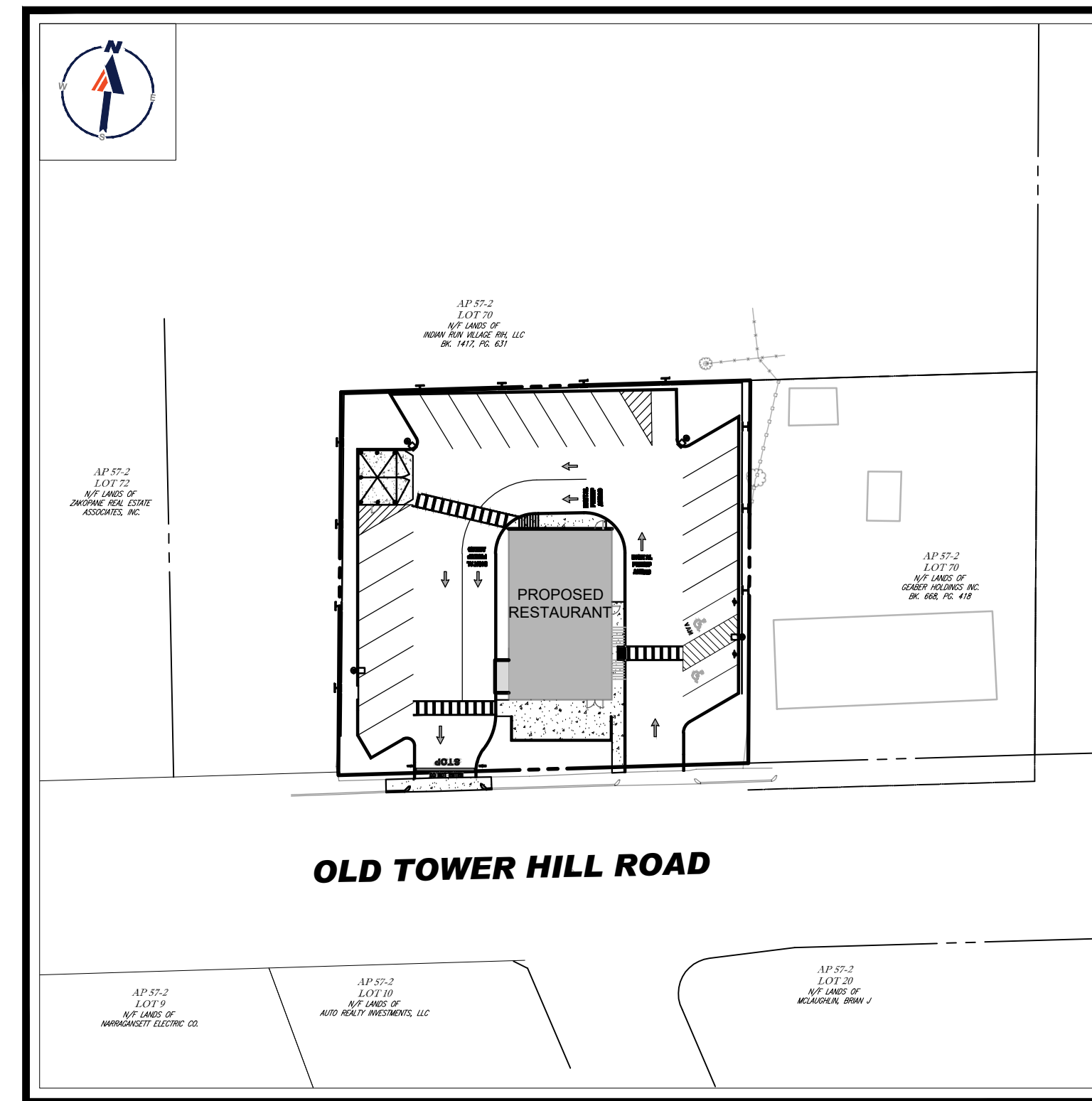


## PROPOSED RESTAURANT

LOCATION OF SITE:  
60 OLD TOWER ROAD, TOWN OF SOUTH KINGSTON  
WASHINGTON COUNTY, RHODE ISLAND  
MAP #57-2 LOT #71



**USGS MAP**  
SCALE: 1" = 1,000'  
SOURCE: USGS



**SITE MAP**  
SCALE: 1" = 50'

### DRAWING SHEET INDEX

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DETAIL SHEET	C-901
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REFERENCE PLANS	
EXISTING CONDITIONS (BY OTHERS)	1 SHEETS

**RECORD OWNER:** GANSETT GROUP SK, LLC.  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818



**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	11/02/2023	DRC PLAN SUBMISSION	JWT	ND/RM



### PERMIT SET

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PROJECT No.: MAA230100.00  
DRAWN BY: JWT  
CHECKED BY: ND/RM  
DATE: 10/20/2023  
CAD ID: MAA230100.00-SPPD-0A

### PROPOSED SITE PLAN DOCUMENTS

FOR

**GASPEE REAL ESTATE PARTNERS**

PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

**BOHLER**

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

JOSHUA G. SWERLING  
  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**C-101**

REVISION 1 - 11/02/2023

PREPARED BY









AP 57-2  
LOT 69  
N/E LANDS OF  
INDIAN RUN VILLAGE RPA, LLC  
BK. 1417, PG. 631.

**SITE INFORMATION**

1. APPLICANT:  
GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET  
EAST GREENWICH, RI 02818
2. OWNER:  
GANSETT GROUP LLC  
333 MAIN STREET  
EAST GREENWICH, RI 02818

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	COMMERCIAL HIGHWAY (CH)		
	REQUIRED	EXISTING	PROPOSED
OVERLAY DISTRICT	N/S		
REQUIRED PERMIT	SPECIAL PERMIT		
MIN. LOT AREA	20,000 SF	21,047 SF	NO CHANGE
MIN. LOT WIDTH	100 FT	150.1 FT	NO CHANGE
MAX. BLDG COVERAGE	30%	15.4%	11.0%
MIN. FRONT SETBACK	40 FT	24.8 (E)	NO CHANGE
MIN. SIDE SETBACK	30 FT	50.14 FT	NO CHANGE
MIN. REAR SETBACK	40 FT	24.3 FT (E)	51.8 FT
MIN. FRONT LAND BUFFER	N/A	12.2 FT	6.3 FT
MIN. SIDE LAND BUFFER	30 FT	1.6 FT (E)	3.5 FT (E)
MIN. REARLAND BUFFER	40 FT	0.8 FT (E)	1.0 FT (E)
MAX. IMPERVIOUS COVERAGE	N/A	87.6%	81.7%
MAX. BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
PARKING SPACES	26	21	26
ACCESS. PARKING SPACES	1	1	2
PARKING STALL CRITERIA	USE/CATEGORY: FAST FOOD ESTABLISHMENT		
STANDARD:	REQUIRED PARKING: 1 SPACE FOR EACH 90 SF OF FLOOR AREA		
COMPACT:	CALCULATION: 2,325 SF X 1 SPACE/90 SF = 25.8 = 26 SPACES		
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	51-75 SPACES = 3 MIN. ACCESSIBLE SPACES
STANDARD:	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES	101-150 SPACES = 5 MIN. ACCESSIBLE SPACES	151-200 SPACES = 6 MIN. ACCESSIBLE SPACES
VAN:	201-300 SPACES = 7 MIN. ACCESSIBLE SPACES	301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES
		501-1,000 SPACES = 10 MIN. ACCESSIBLE SPACES	1001+ SPACES = 11 MIN. ACCESSIBLE SPACES
			1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

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

**REVISIONS**

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PROJECT No.: MAA230100.00  
DRAWN BY: JWT  
CHECKED BY: ND/RM  
DATE: 10/20/2023  
CAD ID: MAA230100.00-SPFD-04

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**GASPEE**  
REAL ESTATE PARTNERS

PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

**BOHLER**

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SOUTHBOROUGH, MA 01772  
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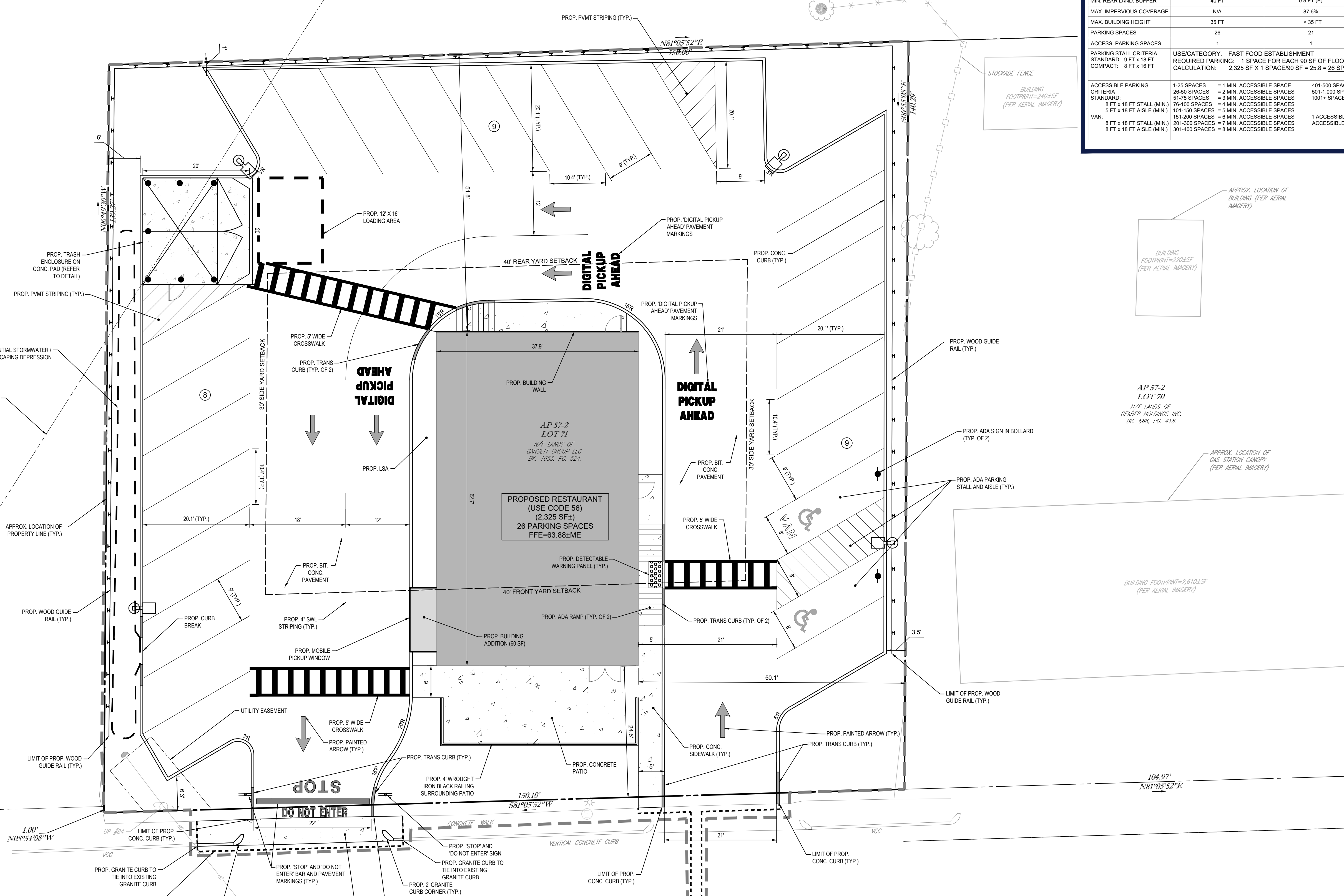
SHEET TITLE:

**SITE LAYOUT PLAN**

SHEET NUMBER:

**C-301**

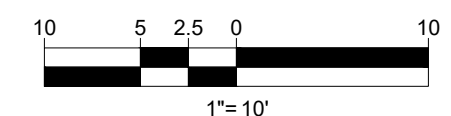
REVISION 1 - 11/02/2023



**RECORD OWNER:** GANSETT GROUP SK, LLC,  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

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

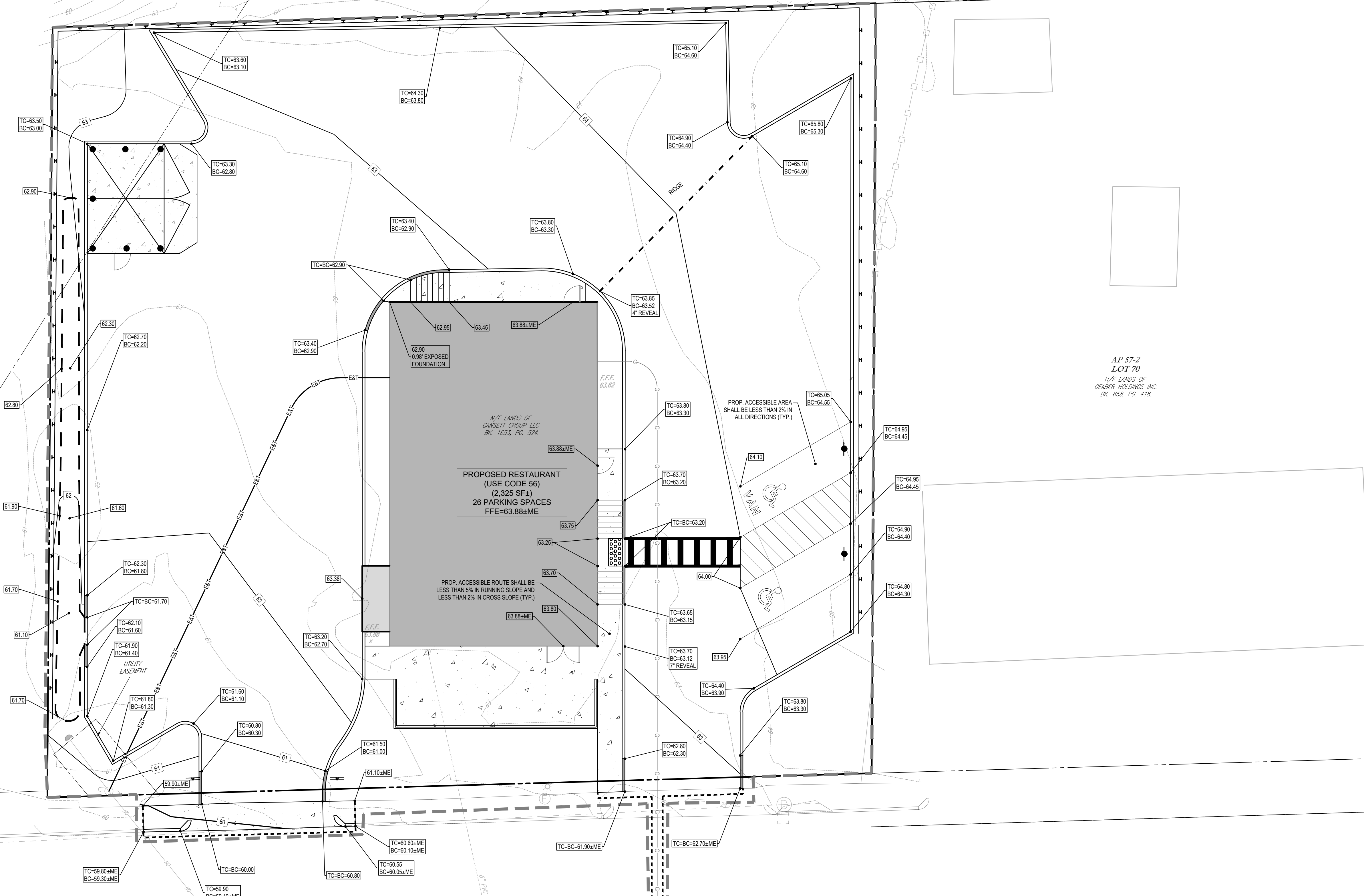


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AP 57-2  
LOT 69  
N/F LANDS OF  
INDIAN RUN VILLAGE RPA, LLC  
BK. 1473, PG. 631.

AP 57-2  
LOT 70  
N/F LANDS OF  
GENEER HOLDINGS INC.  
BK. 668, PG. 418.

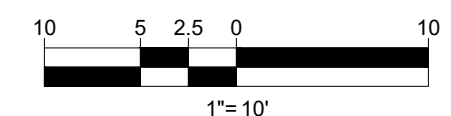


OLD TOWER HILL ROAD  
(AKA ROUTE 62)  
(PUBLIC - VARIABLE WIDTH - R.I.D.O.T. PLATS #2007&2115)  
TWO WAY TRAFFIC (ASPHALT ROADWAY)

**RECORD OWNER:** GANSETT GROUP SK, LLC.  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

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



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PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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**PROPOSED SITE PLAN DOCUMENTS**

FOR

**GASPEE**  
REAL ESTATE PARTNERS

PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
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JOSHUA G. SWERLING  
*Joshua G. Swerling*  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

REVISION 1 - 11/02/2023

P:\2023\MAA230100\00\DRAWINGS\PLAN SET\TRC\CIVIL SITE PLANS\MAA230100-00-SPPD-0A.dwg - LAYOUT: C-401 GRAD\_DRAIN



AP 57-2  
LOT 69  
N/F LANDS OF  
INDIAN RUN VILLAGE RPA, LLC  
BK. 1417, PG. 531.

AP 57-2  
LOT 70  
N/F LANDS OF  
GASPEE HOLDINGS INC.  
BK. 668, PG. 418.

OLD TOWER HILL ROAD  
(AKA ROUTE 62)  
(PUBLIC - VARIABLE WIDTH - R.I.D.O.T. PLATS #2007&2115)

PROPOSED RESTAURANT  
(USE CODE 56)  
(2,325 SF±)  
26 PARKING SPACES  
FFE=63.88±ME

STOCKADE FENCE  
BUILDING FOOTPRINT=240±SF  
(PER AERIAL IMAGERY)

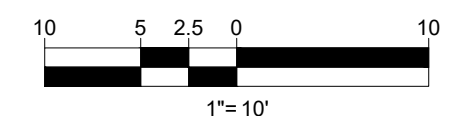
BUILDING FOOTPRINT=220±SF  
(PER AERIAL IMAGERY)

BUILDING FOOTPRINT=2,610±SF  
(PER AERIAL IMAGERY)

CATCH BASIN W/  
DROP INLET  
RIM=58.22  
24" RCP IN=53.14  
24" RCP OUT=53.14

CATCH BASIN W/  
DROP INLET  
RIM=62.46  
DMH  
RIM=63.15  
24" RCP IN=56.07  
24" RCP OUT=55.90

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



**RECORD OWNER:** GANSETT GROUP SK, LLC.  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

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FOR

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REAL ESTATE PARTNERS

PROPOSED RESTAURANT

MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
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JOSHUA G. SWERLING  
*Joshua Swerling*  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

REVISION 1 - 11/02/2023

P:\2023\MAA230100\00\DRAWINGS\PLAN SET\CIVIL SITE PLAN\MAA230100-00-SPPD-0A.dwg - LAYOUT: C-501 UTIL



AP 57-2  
LOT 69  
N/F LANDS OF  
INDIAN RUN VILLAGE RPA, LLC  
BK. 1417, PG. 631.

N/F LANDS OF  
GANSETT GROUP LLC  
BK. 1653, PG. 524.

AP 57-2  
LOT 70  
N/F LANDS OF  
GANER HOLDINGS INC.  
BK. 668, PG. 418.

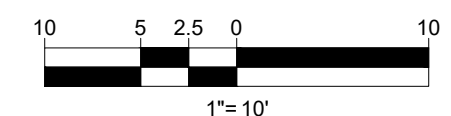
PROPOSED RESTAURANT  
(USE CODE 56)  
(2,325 SF±)  
26 PARKING SPACES  
FFE=63.88±ME

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

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

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EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
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FOR

**GASPEE**  
REAL ESTATE PARTNERS

PROPOSED RESTAURANT

MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
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RHODE ISLAND

**BOHLER**

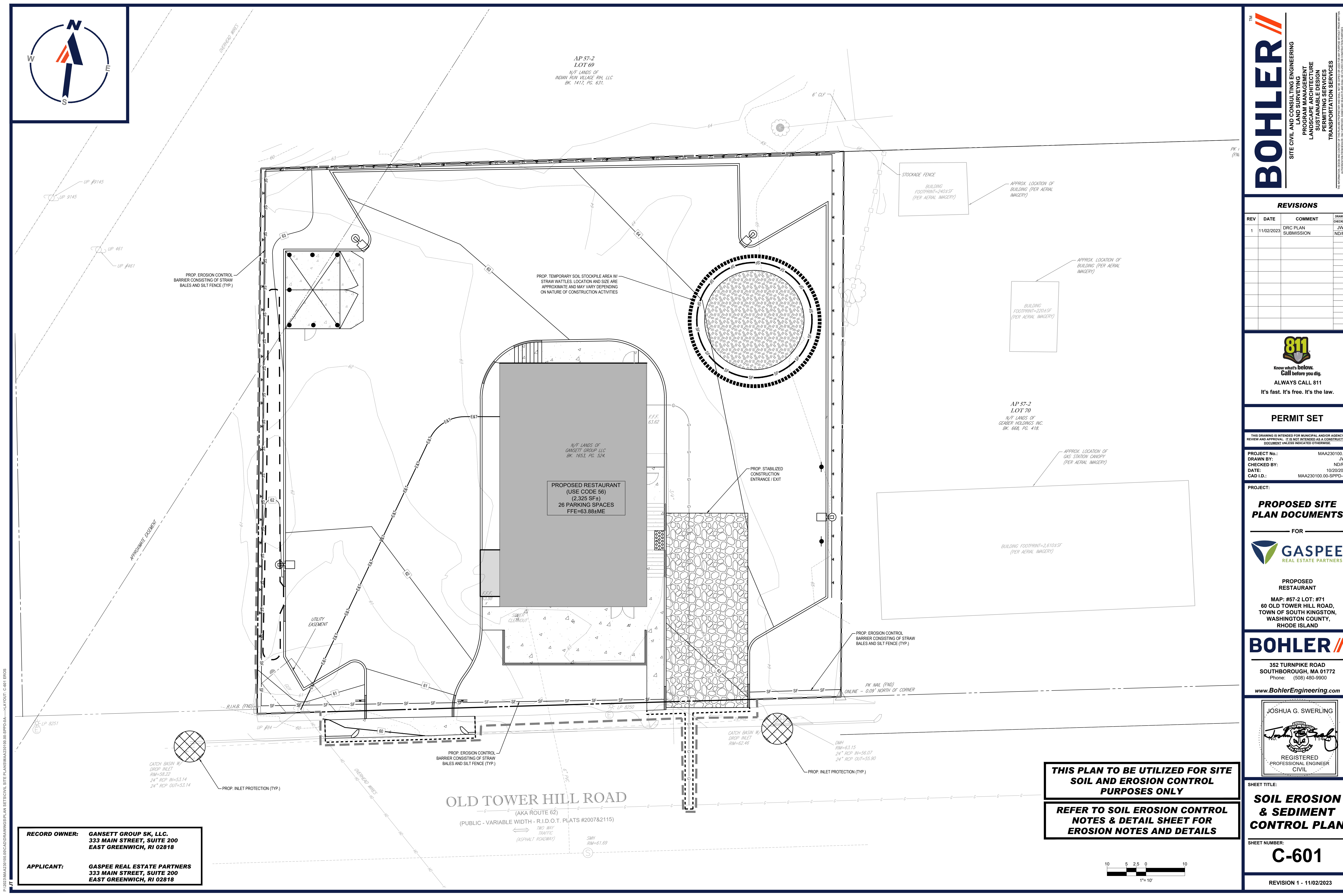
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JOSHUA G. SWERLING  
  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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

SHEET NUMBER:  
**C-601**

REVISION 1 - 11/02/2023



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**EROSION AND SEDIMENT CONTROL NOTES**

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN 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 INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- 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.
- 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 SERVICABLE 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.
- 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.
- 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.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOO MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1, SOO ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
  - HYDRO-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.
- 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.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

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

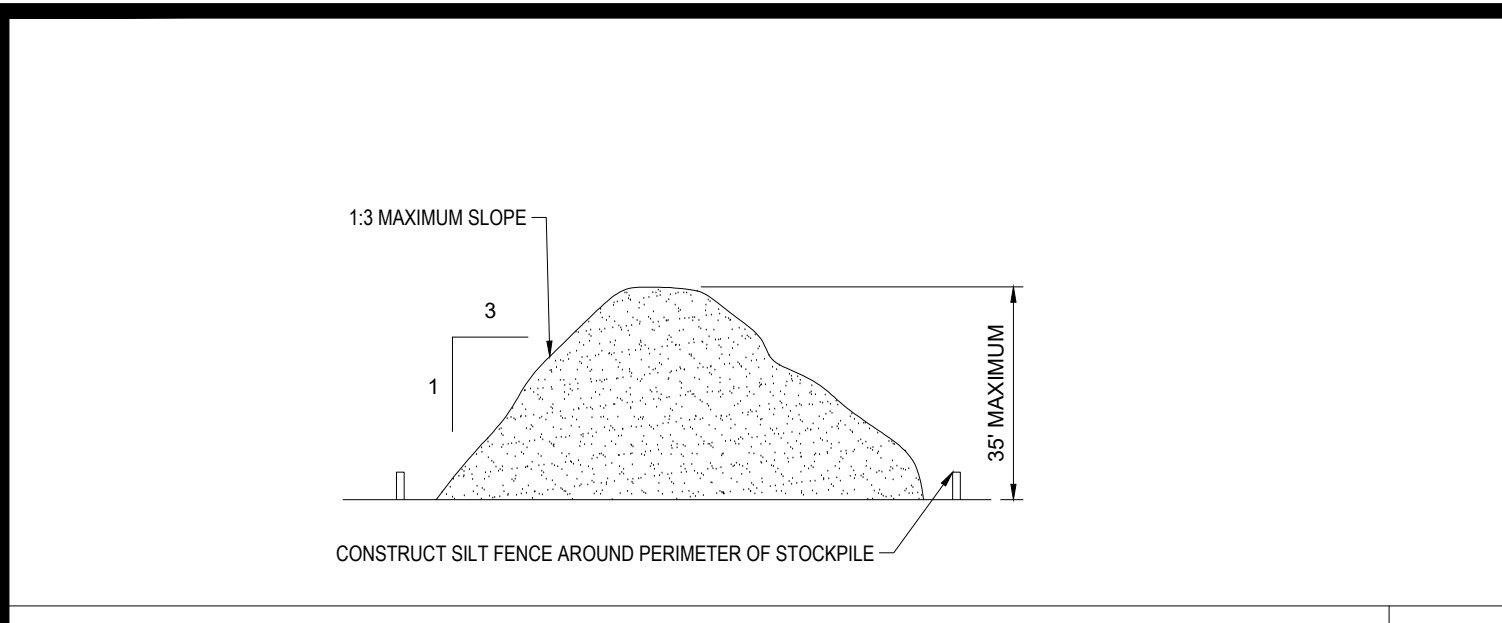
- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION 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.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- 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.
- 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.
- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
  - WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
  - 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.
  - CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
  - AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 180 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
  - FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SEEDS 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.
  - MULCHING REQUIREMENTS:
    - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
    - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
    - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
  - ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
  - DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

**RECORD OWNER:** GANSETT GROUP SK, LLC, 333 MAIN STREET, SUITE 200 EAST GREENWICH, RI 02818

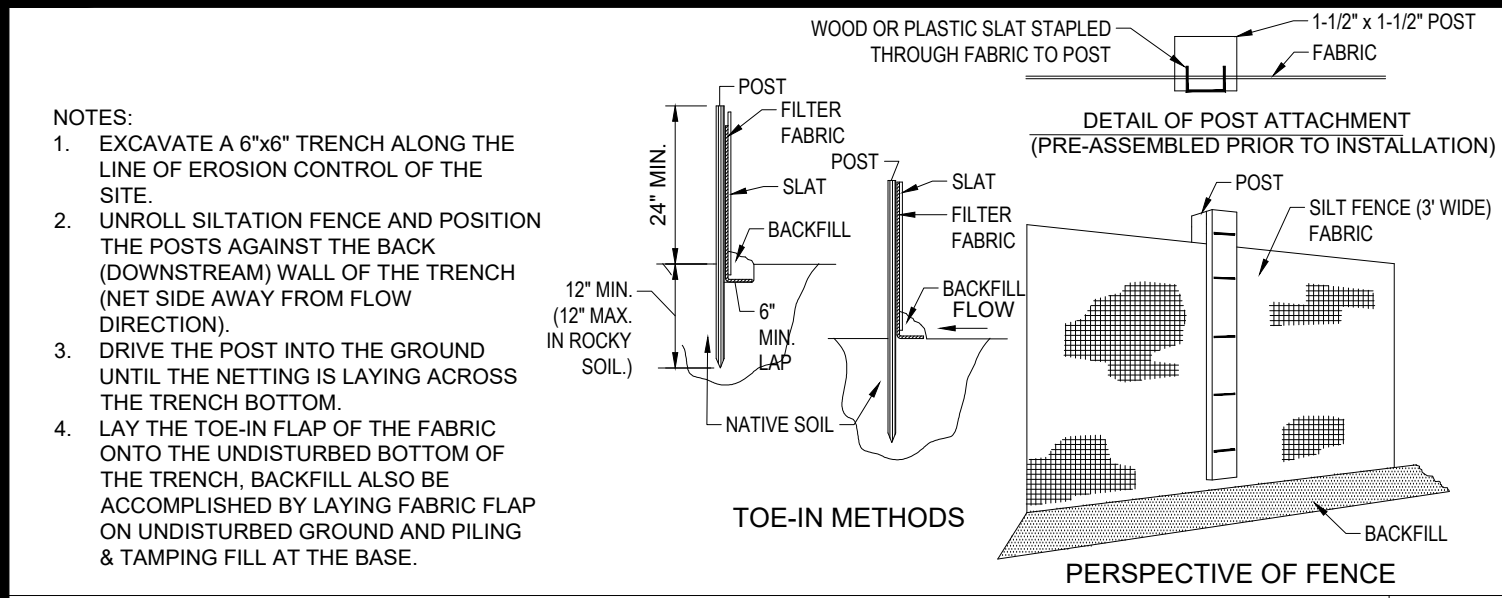
**APPLICANT:** GASPEE REAL ESTATE PARTNERS 333 MAIN STREET, SUITE 200 EAST GREENWICH, RI 02818

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

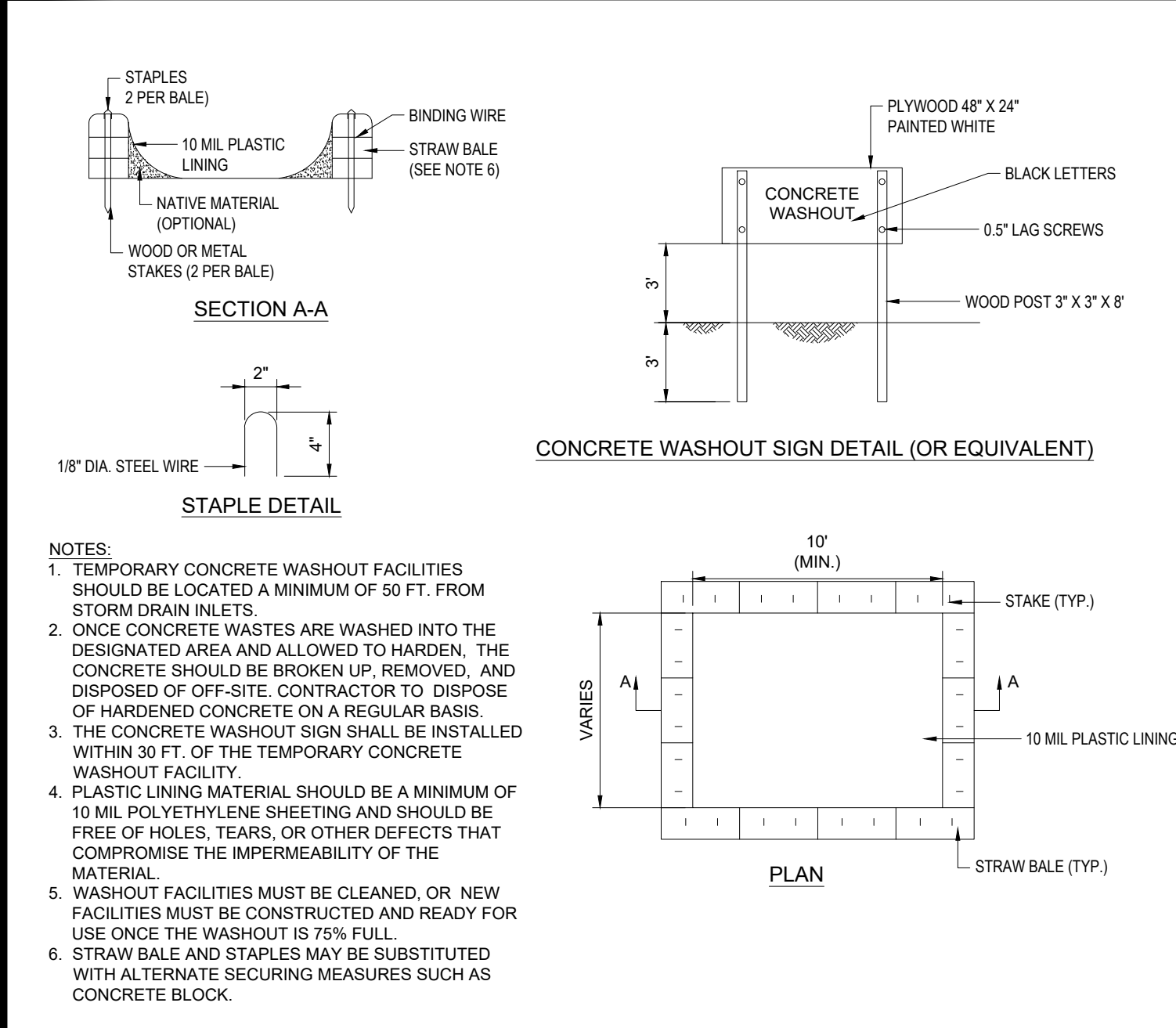
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 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, CLEANING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.48 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
  - 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.
  - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
  - 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.
  - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
  - 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.
  - 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.
  - 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.
  - 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.
  - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
  - THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
  - 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.
  - 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.
  - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
  - 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.
  - 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.
  - 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.



**TEMPORARY STOCKPILE** N.T.S.



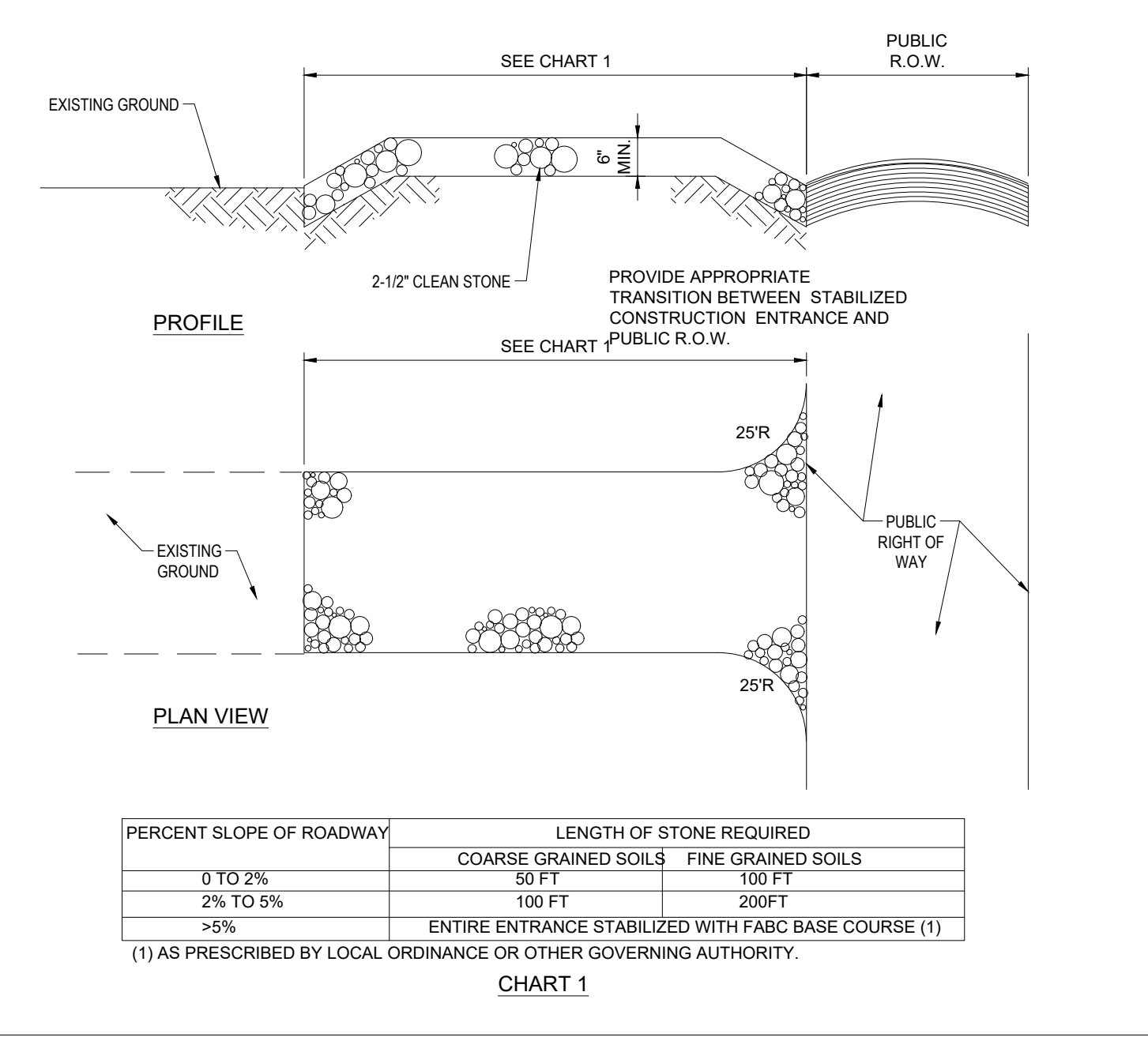
**TYP. SILTATION FENCE** N.T.S.



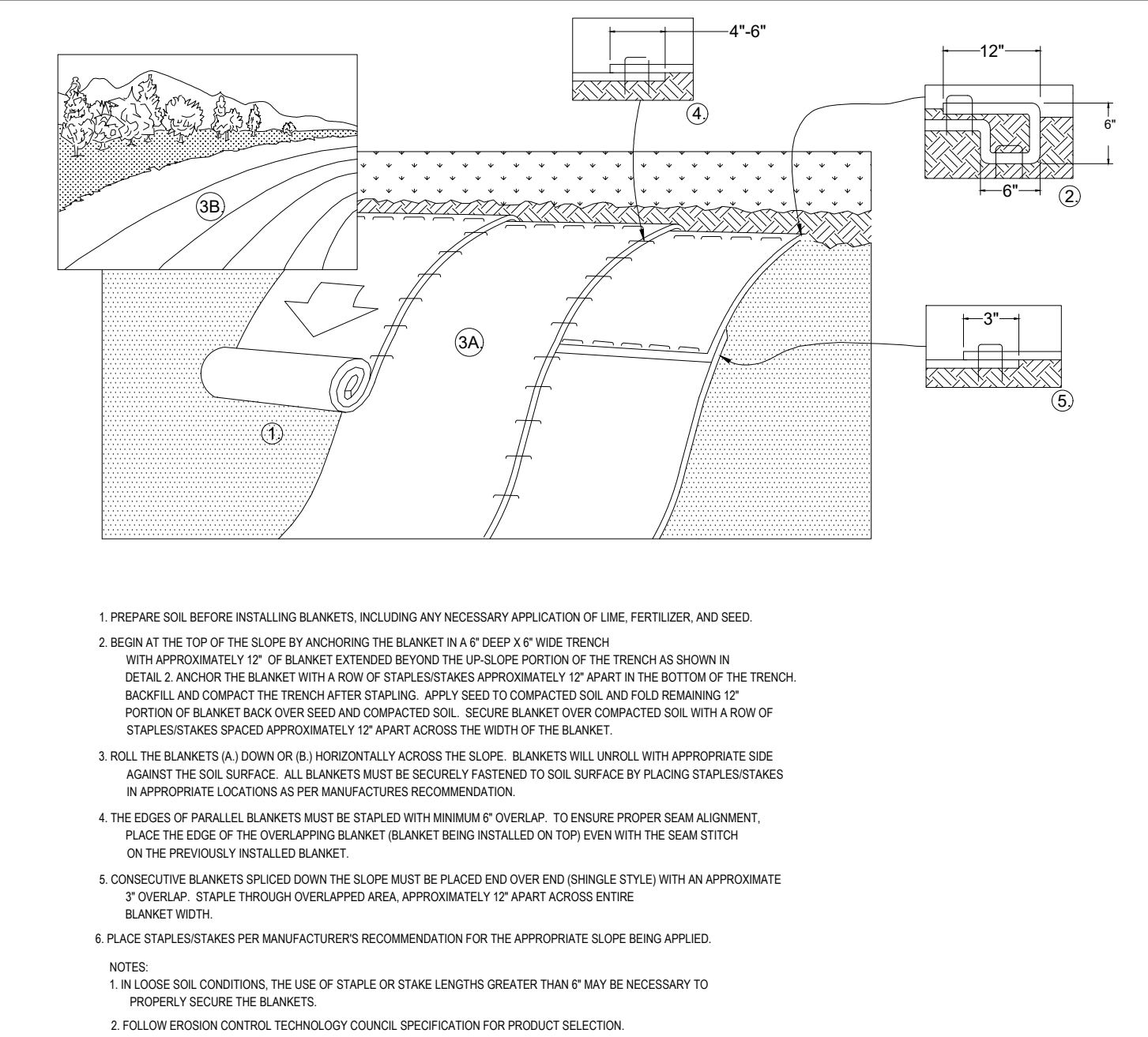
**CONCRETE WASTE MANAGEMENT AREA** N.T.S.

- 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
  - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - CONSTRUCTION OF BUILDINGS
  - CONSTRUCTION OF ALL CURBING 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.
  - PAVE PARKING LOT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

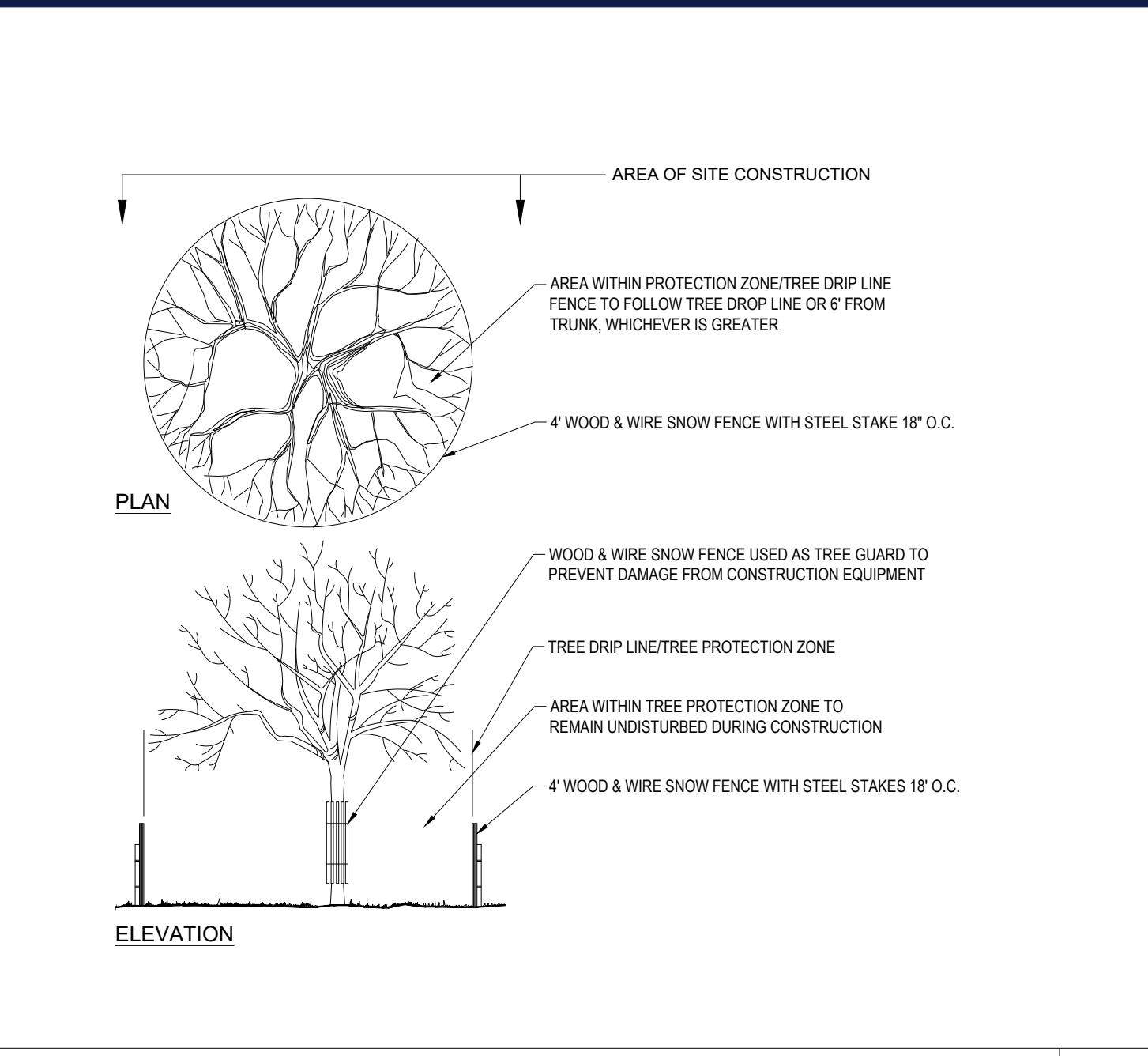
**RECOMMENDED CONSTRUCTION SEQUENCE** N.T.S.



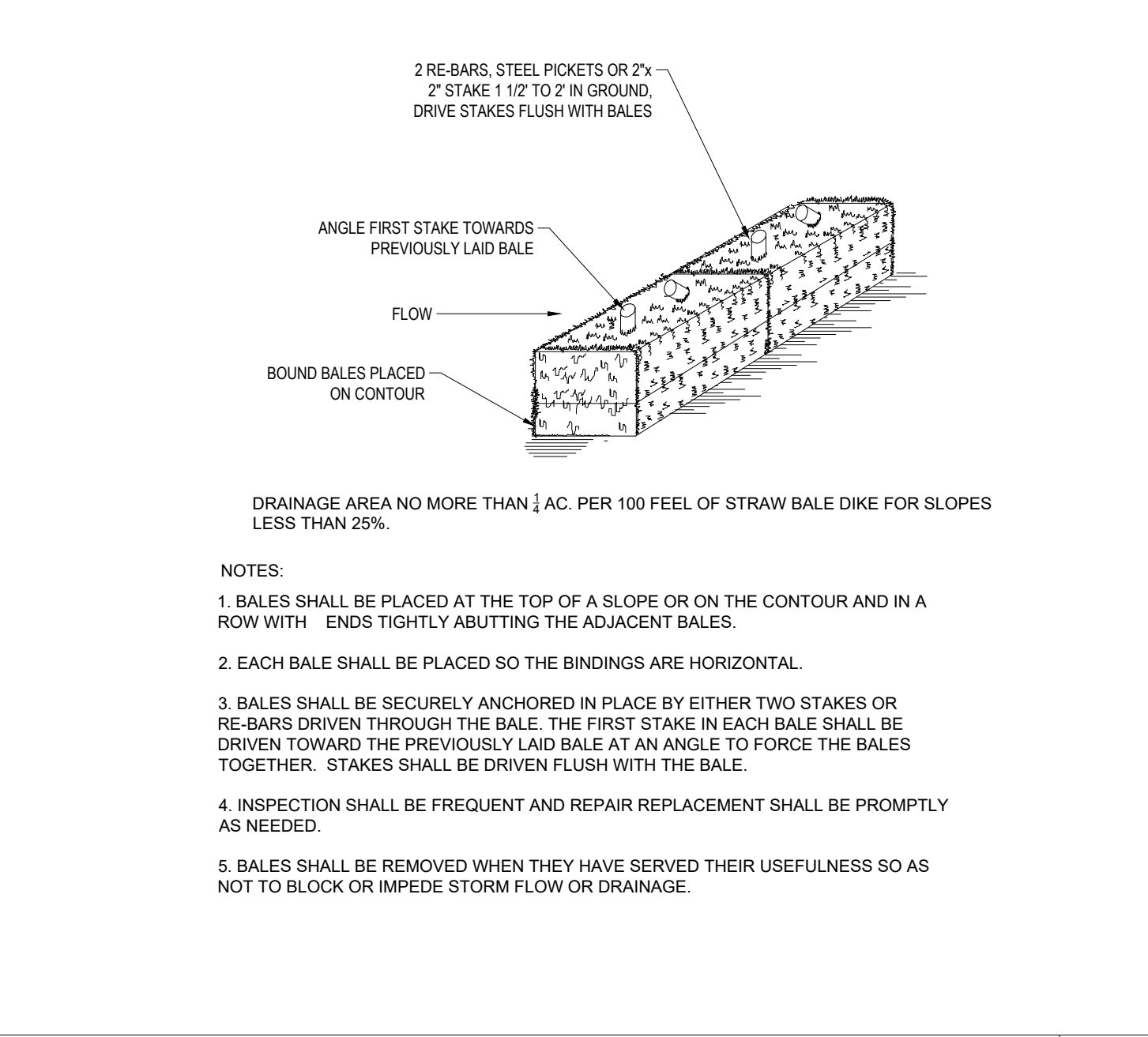
**STABILIZED CONSTRUCTION ENTRANCE** N.T.S.



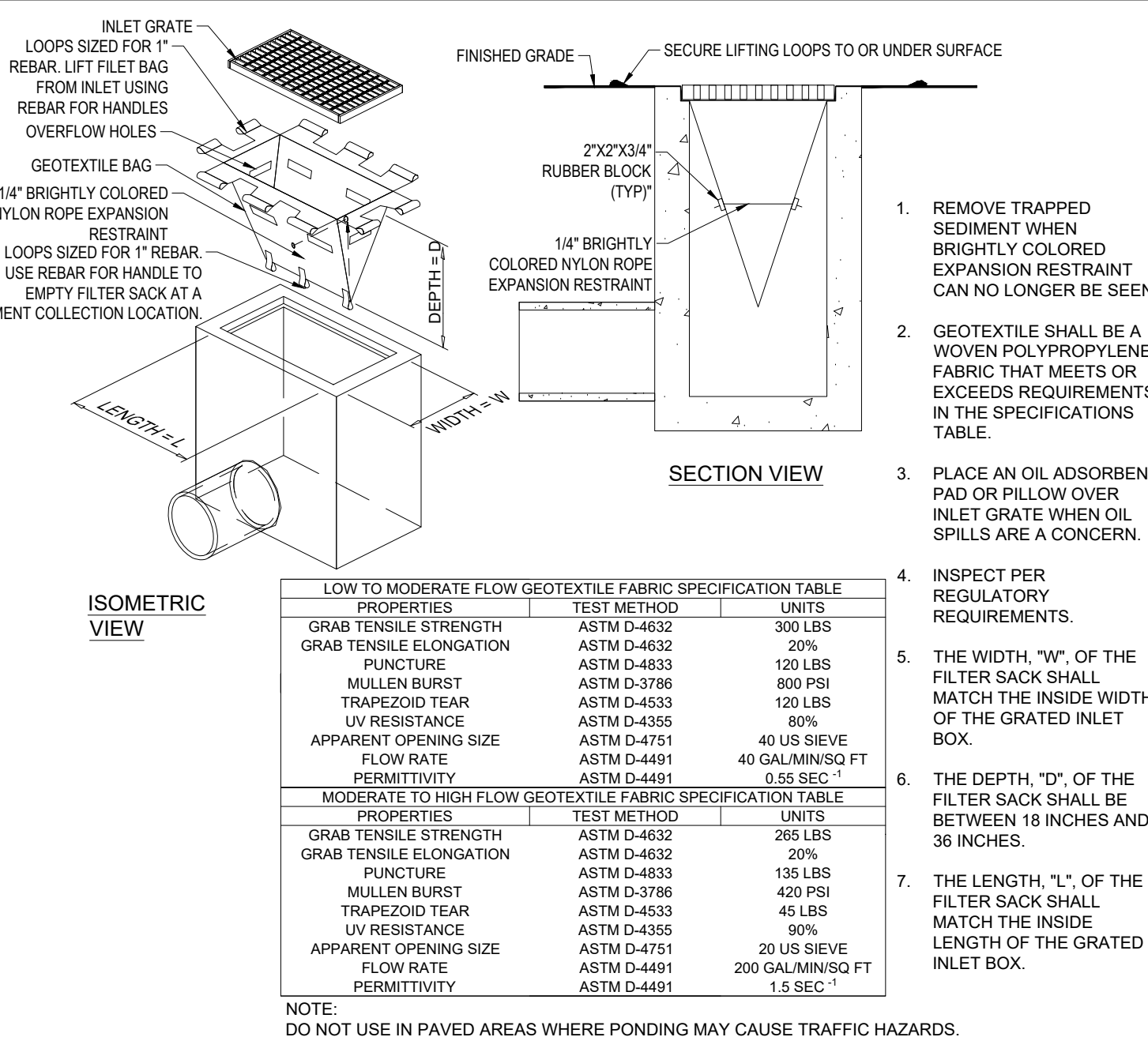
**EROSION CONTROL BLANKET 2:1 SLOPES (SOLE INSTALLATION)** N.T.S.



**TREE PROTECTION DURING SITE CONSTRUCTION** N.T.S.



**STRAW BALE** N.T.S.



**FILTER SACKS (GRADED INLETS)** N.T.S.

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

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	11/02/2023	DRP PLAN SUBMISSION	JWT	ND/RM

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PROJECT No.: MA230100.00  
DRAWN BY: JWT  
CHECKED BY: ND/RM  
DATE: 10/20/2023  
CAD ID: MA230100.00-SPFD-04

**PROPOSED SITE PLAN DOCUMENTS**

**GASPEE REAL ESTATE PARTNERS**

**PROPOSED RESTAURANT**

MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

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

JOSHUA G. SWERLING  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

**SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS**

SHEET NUMBER: **C-602**



AP-57-2  
LOT 69  
N/F LANDS OF  
INDIAN RUN VILLAGE RIA, LLC  
BK. 1417, PG. 631.

### TOWN OF SOUTH KINGSTOWN, RI LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE 4: DIMENSIONAL REGULATIONS: SECTION 402 - NOTES TO SCHEDULE OF DIMENSIONAL REGULATIONS	1. TRANSITION YARD LANDSCAPING IS REQUIRED WHENEVER A BUFFER BETWEEN ADJACENT INCOMPATIBLE LAND USES IS NECESSARY IN ORDER TO PHYSICALLY SEPARATE AND VISUALLY SCREEN SUCH ADJACENT LAND USES. SEE THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR DETAILS REGARDING SUCH BUFFERS. TRANSITION YARDS ARE REQUIRED IN THE FOLLOWING SITUATIONS AND ARE REQUIRED TO PROVIDE THE FOLLOWING LANDSCAPING AND BUFFERING:  2. COMMERCIAL ZONING DISTRICTS ADJUTING RESIDENTIAL ZONING DISTRICTS. LOTS IN ANY COMMERCIAL ZONING DISTRICT WHICH ADJUT ANY RESIDENTIAL ZONING DISTRICT SHALL PROVIDE A SIDE YARD AND A REAR YARD AT LEAST EQUAL TO THE SIDE OR REAR YARD REQUIREMENT OF THE ADJOINING RESIDENTIAL DISTRICT; SIDE AND REAR YARDS IN THE COMMERCIAL DISTRICT SHALL BE BUFFERED BY THE FOLLOWING WAYS: (A) FIFTY-FOOT WOODED BUFFER OR (B) TWENTY-FOOT PARTIAL LANDSCAPE SCREEN; OR (C) TEN-FOOT FULL LANDSCAPE SCREEN.	WAIVER REQUESTED RM DISTRICT SIDE YARD: 30' RM DISTRICT REAR YARD: 10'
ARTICLE 5: SUPPLEMENTARY REGULATIONS: SECTION 502 - SUPPLEMENTARY DIMENSIONAL REGULATIONS	B. USES AND FACILITIES REQUIRING LANDSCAPING. ALL USES AND FACILITIES INDICATED BELOW SHALL BE REQUIRED TO PROVIDE LANDSCAPING, BUFFERING AND SCREENING AS PROVIDED IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 1. ANY NEW USE, ACTIVITY OR FACILITY SUBJECT TO DEVELOPMENT PLAN REVIEW AS PROVIDED IN SUBSECTION 505.1.3.1. 4. TRANSITION YARDS AS DEFINED IN ARTICLE 12 IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.	WAIVER REQUESTED
505.7. LANDSCAPING REQUIREMENTS		

#### SEED MIX KEY

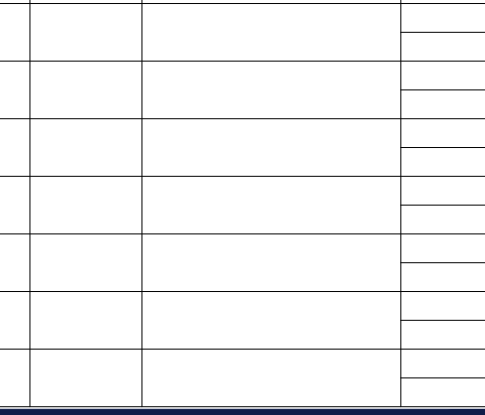
	PROPOSED HYDROSEED
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#### PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AROG	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" GAL.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGC	14	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
RAG	35	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
RAS	6	RHOODENDRON X 'APRIL SNOW'	APRIL SNOW RHODODENDRON	18-24"	CONTAINER
RR	16	ROSA X 'RADWHITE'	WHITE KNOCK OUT® ROSE	18-24"	CONTAINER
RXR	14	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	18-24"	CONTAINER
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVS	18	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JCST	10	JUNIPERUS CHINENSIS SARGENTII	SARGENT JUNIPER	15-18" SPRD	CONTAINER
JHB	39	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HSD	107	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	CONTAINER

#### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/02/2023	DRC PLAN SUBMISSION	JWT	ND/IRM



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PROJECT No.: MAA230100.00  
DRAWN BY: JWT  
CHECKED BY: ND/IRM  
DATE: 10/20/2023  
CAD ID: MAA230100.00-LSCP-0A

#### PROPOSED SITE PLAN DOCUMENTS



PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

#### BOHLER

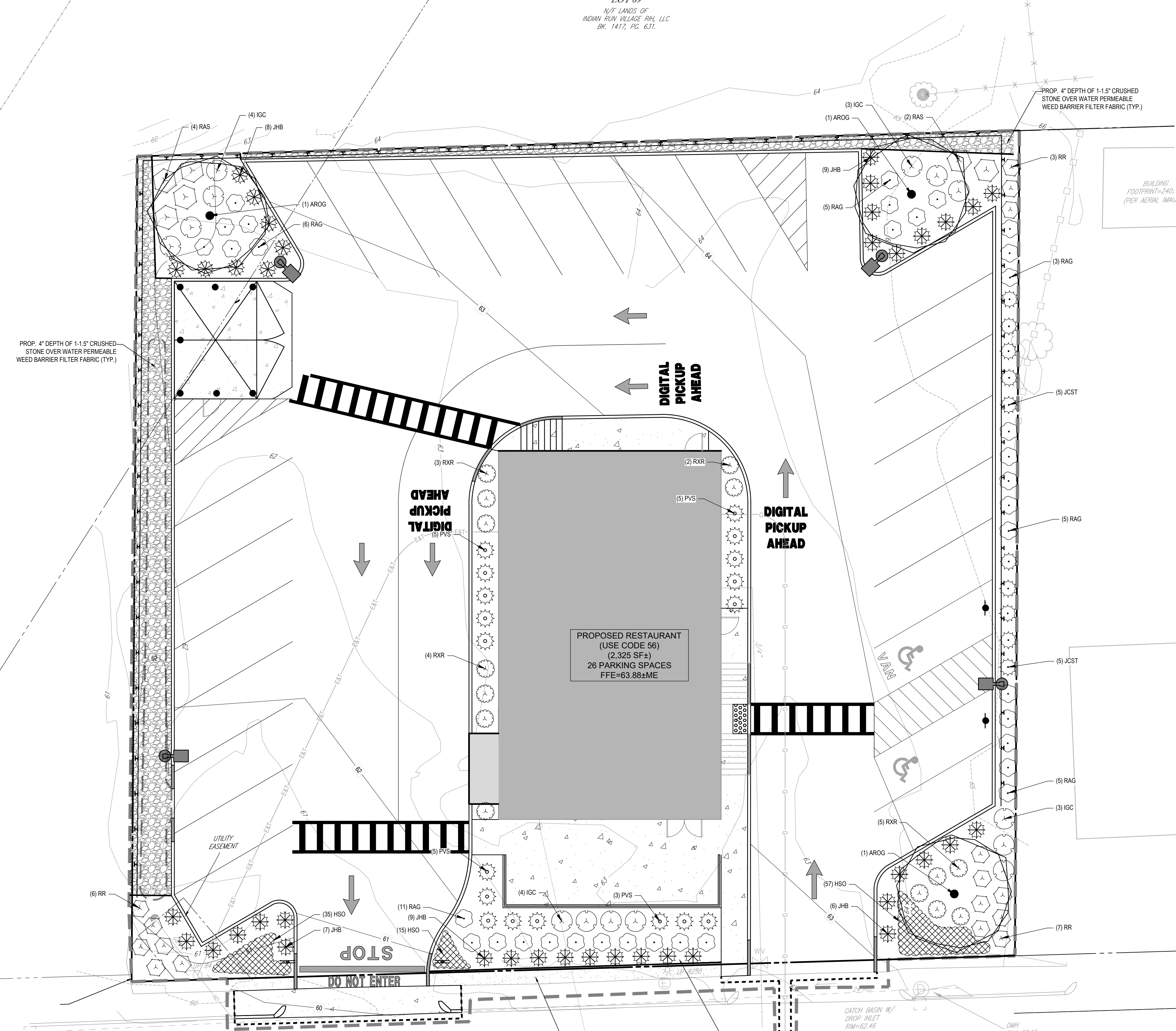
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com



#### LANDSCAPE PLAN

SHEET NUMBER:  
**C-701**

REVISION 1 - 11/02/2023

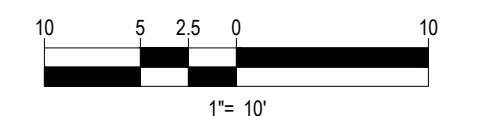


#### OWNER MAINTENANCE RESPONSIBILITIES

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, TRAVEL 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 WALKWAYS.  
• 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 GUARANTEE 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**



**OLD TOWER HILL ROAD**  
(AKA ROUTE 62)  
(PUBLIC - VARIABLE WIDTH - R.I.D.O.T. PLATS #2007&2115)

P:\2023\MAA230100\06\06\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA230100-00-LSCP-0A-00-LAYOUT.C:701.LAND

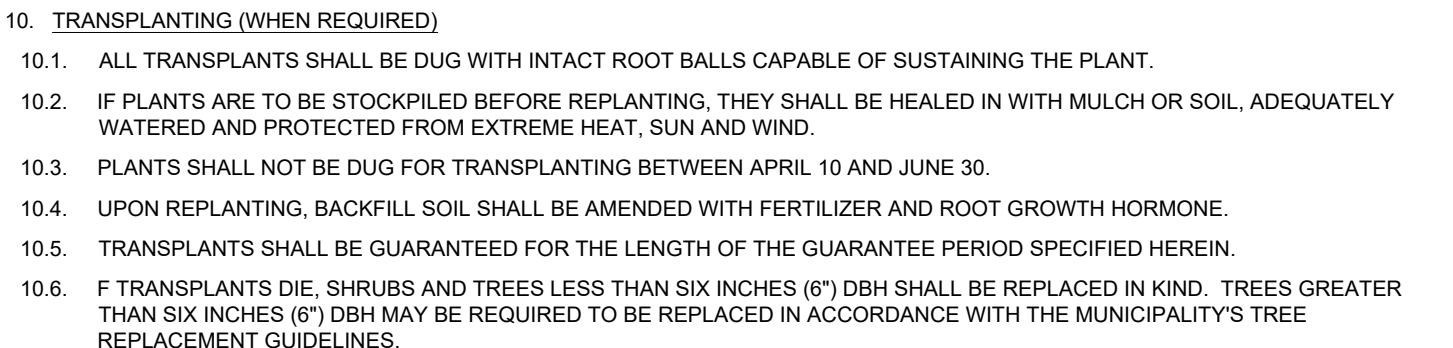
**LANDSCAPE SPECIFICATIONS**

- SCOPE OF WORK**
  - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS**
  - GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
  - 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.
  - 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.
    - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
    - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
  - 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.
  - FERTILIZER
    - 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.
    - 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.
  - PLANT MATERIAL
    - 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).
    - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
    - 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.
    - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
    - 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.
    - 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.
    - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
    - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
- GENERAL WORK PROCEDURES**
  - 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.
  - 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.
- SITE PREPARATIONS**
  - 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.
  - 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.
  - 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.
- TREE PROTECTION**
  - 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.
  - 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.
  - 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.
  - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
- SOIL MODIFICATIONS**
  - 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.
  - 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.
  - 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.
    - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". 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.
    - 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.
    - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- FINISHED GRADING**
  - 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.
  - 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").
  - 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.
  - 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.
- TOPSOILING**
  - 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.
  - 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.
  - 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.
  - ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):
    - 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
    - 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
  - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
- PLANTING**
  - INSOFARE 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.
  - 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.

- 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.
- 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.
- 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.
- 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:
  - PLANTS: MARCH 15 TO DECEMBER 15
  - LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- 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:
 

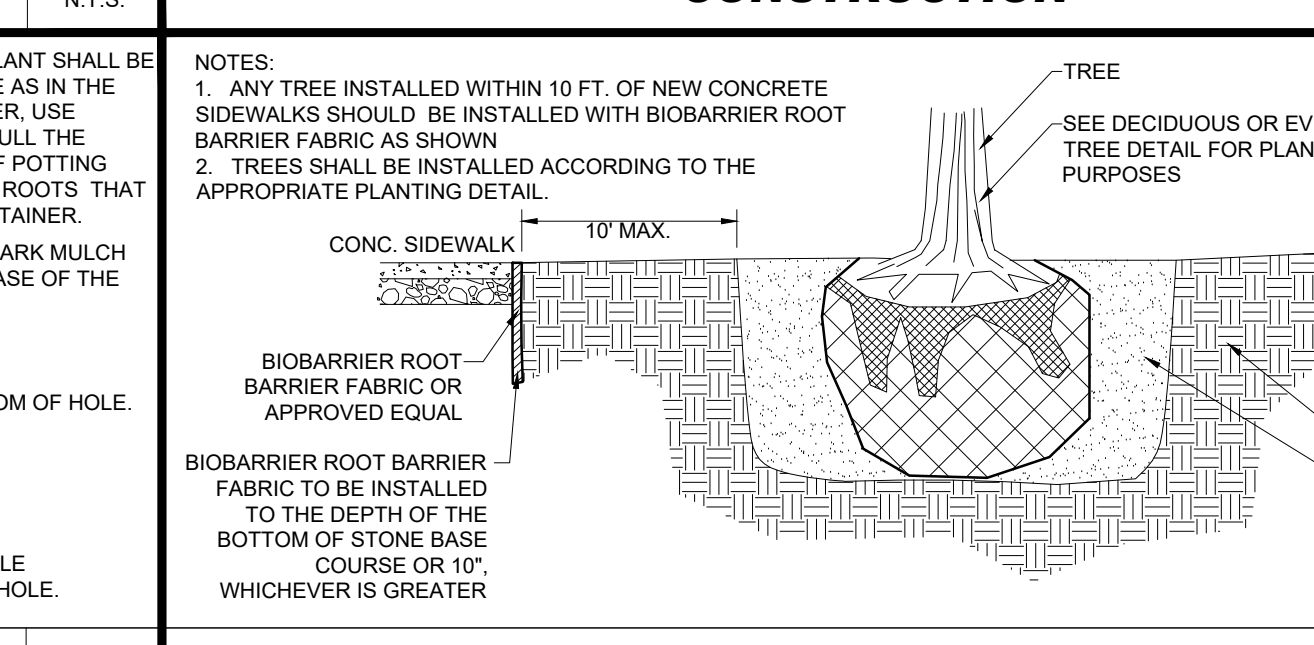
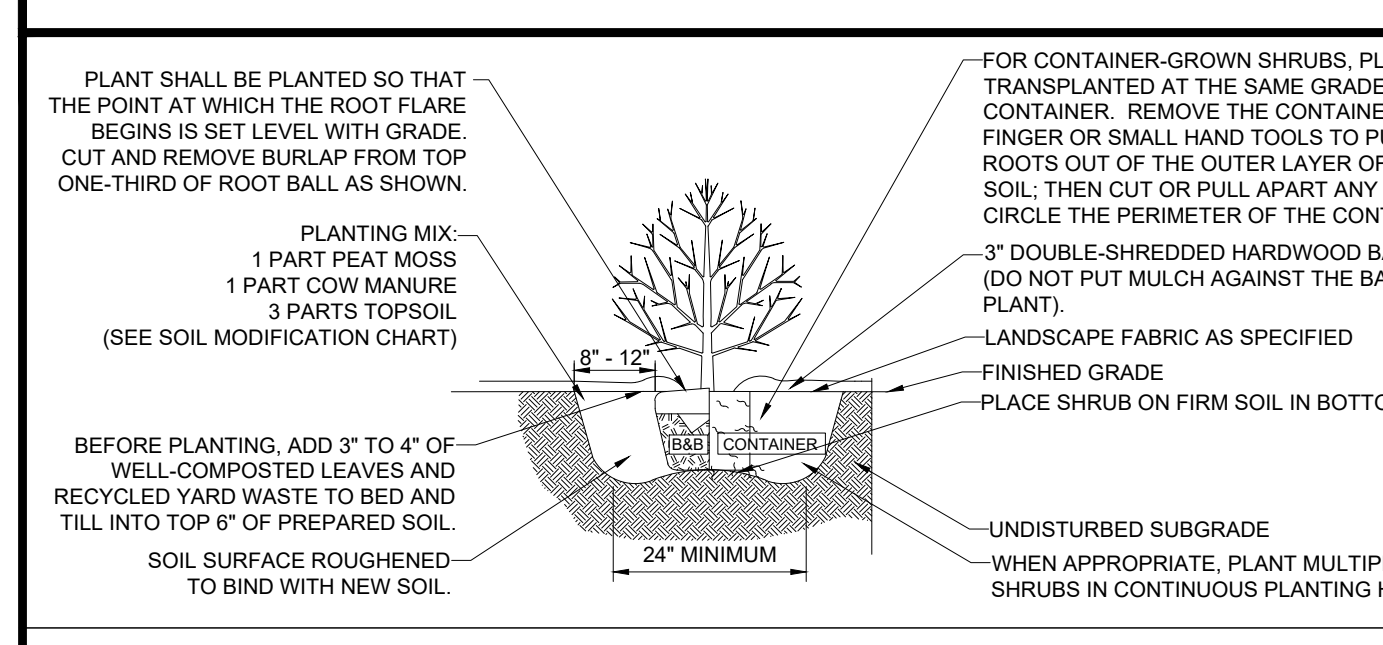
ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
- PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, 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:
  - 1 PART PEAT MOSS
  - 1 PART COMPOSTED COW MANURE BY VOLUME
  - 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - 2 TABLETS PER 1 GALLON PLANT
  - 3 TABLETS PER 5 GALLON PLANT
  - 4 TABLETS PER 15 GALLON PLANT
  - LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
- 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.
- ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- 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.
- ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

- TRANSPLANTING (WHEN REQUIRED)**
  - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
  - IF PLANTS ARE TO BE STOCKPILED BEFORE PLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
  - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
  - UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
  - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
  - IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
- WATERING**
  - 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.
  - 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.
  - IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE WATERED 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.
- GUARANTEE**
  - 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.
  - 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.
  - 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.
  - LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
- CLEANUP**
  - 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.
  - THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- MAINTENANCE (ALTERNATIVE BID)**
  - A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.



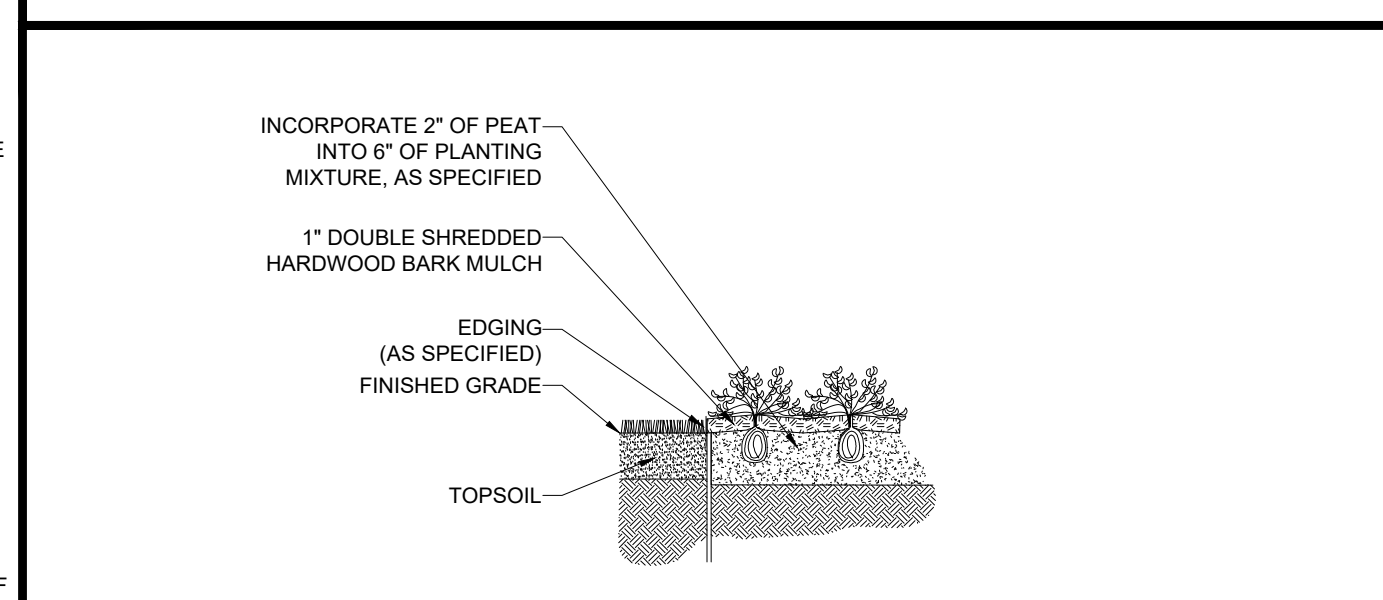
**TREE PLANTING DETAIL**

**TREE PROTECTION DURING SITE CONSTRUCTION**



**SHRUB PLANTING DETAIL**

**BIOPROTECTANT ROOT BARRIER DETAIL**

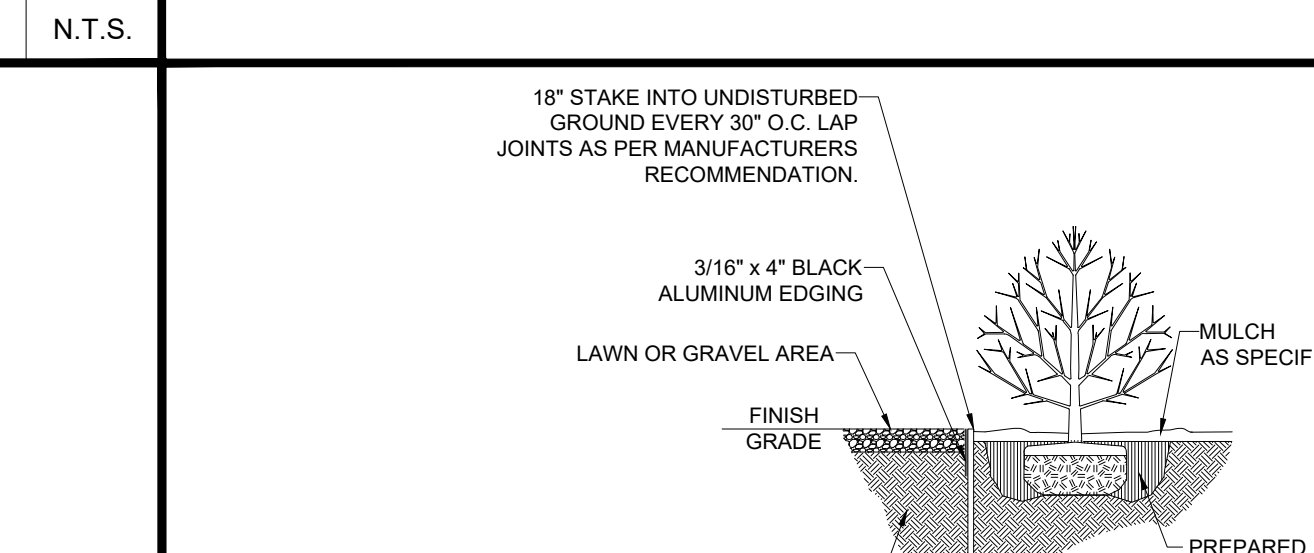


**GROUNDCOVER PLANTING**

**BLACK ALUMINUM EDGING**

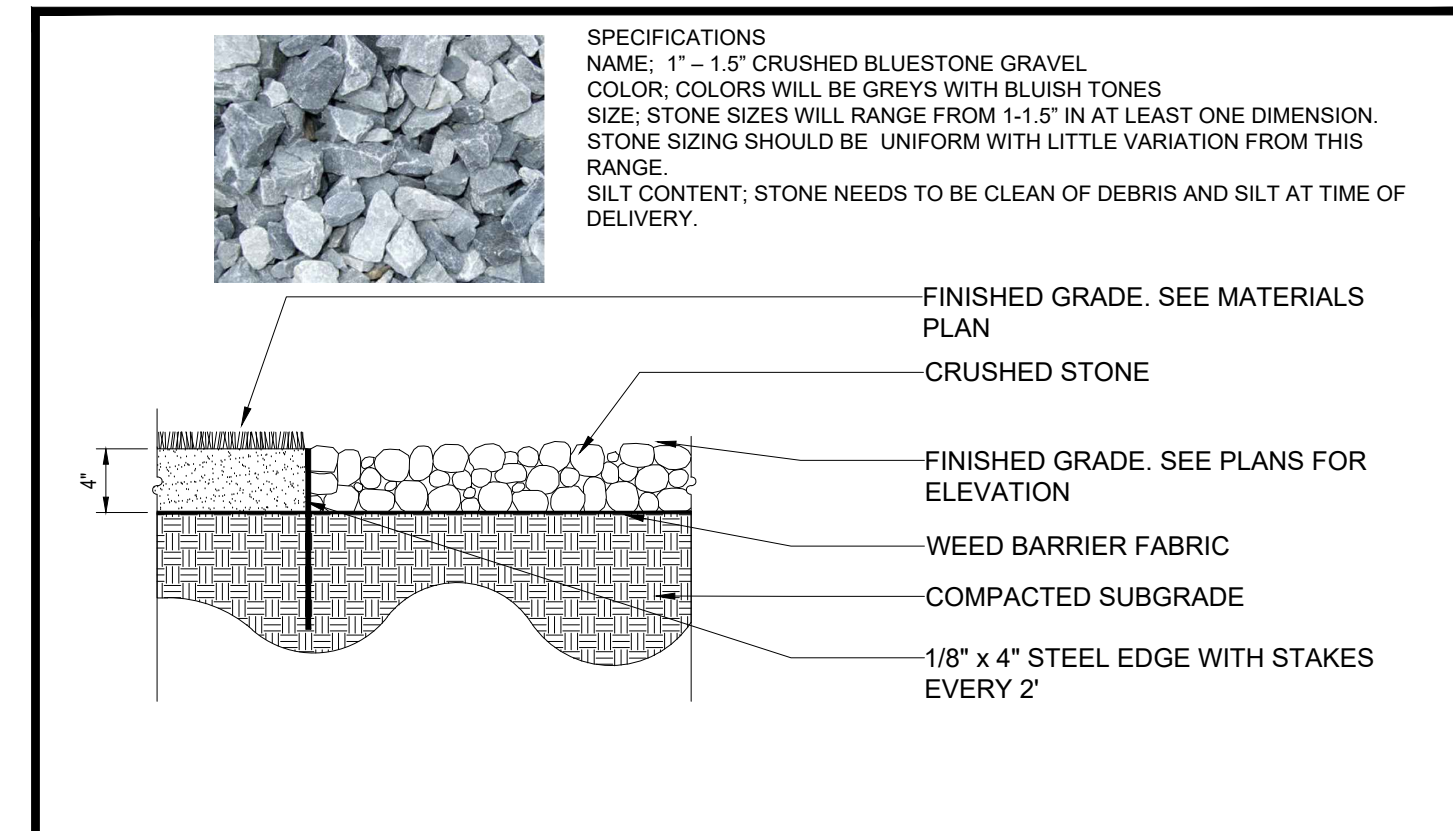
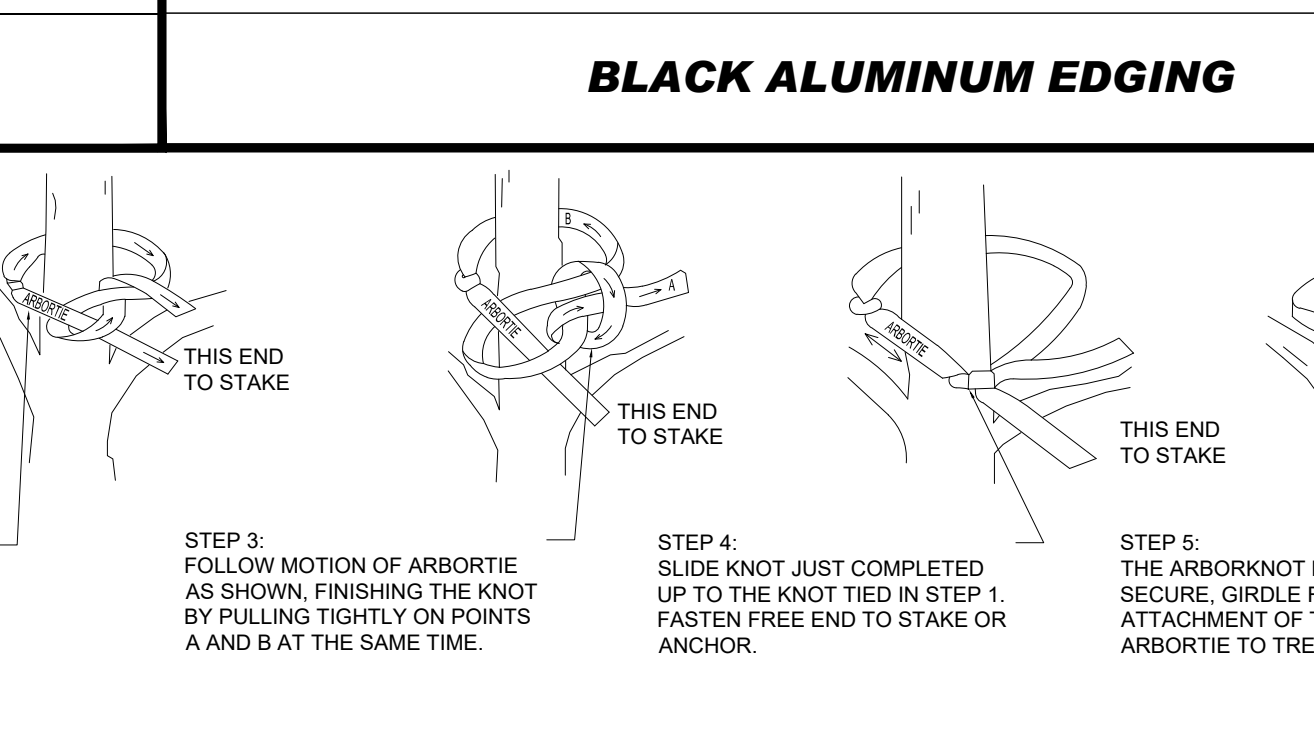
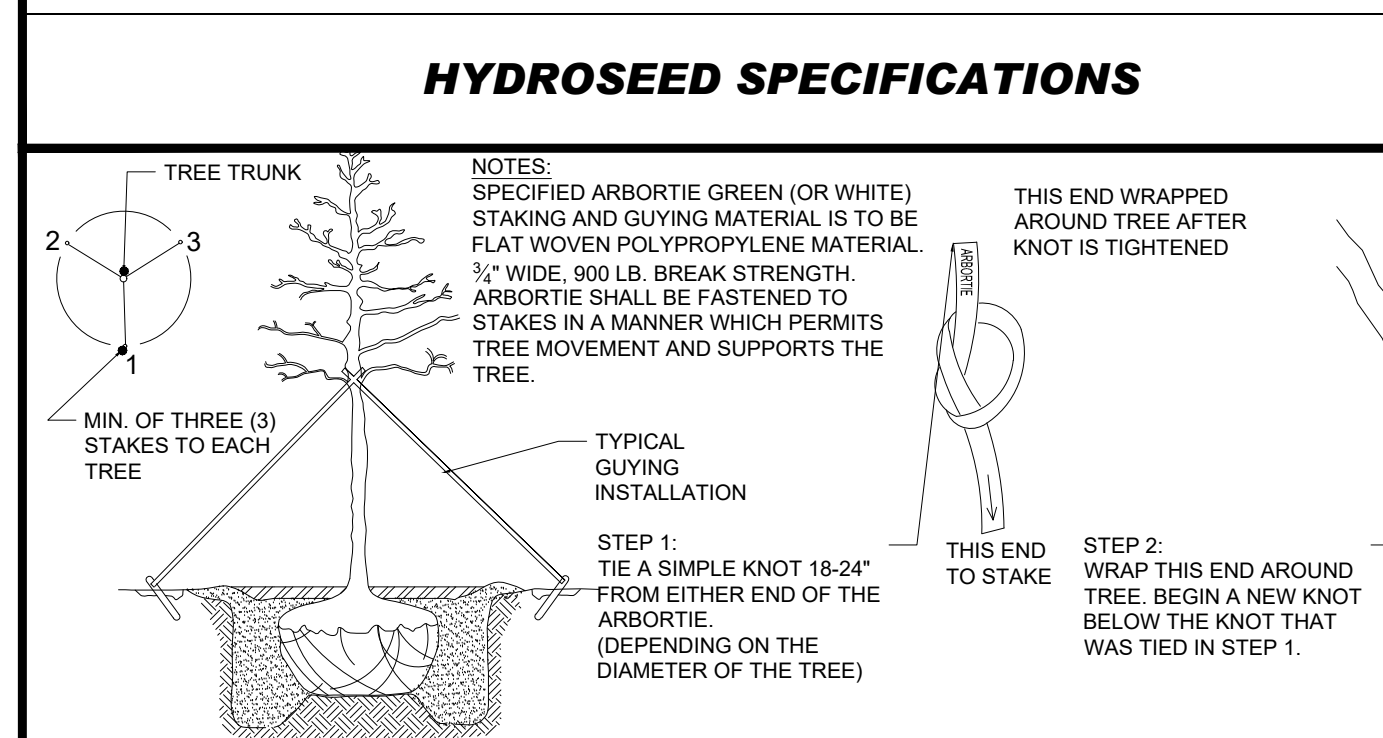
- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:
 

PERENNIAL RYEGRASS	1/2 LB/1000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1000 SQ FT
RED FESCUE	1/2 LB/1000 SQ FT
SPREADING FESCUE	1/2 LB/1000 SQ FT
FERTILIZER (16.32.16)	2 LB/1000 SQ FT
LIQUID LIME	1 GAL/800 GAL
TANK TACKIFIER	35 LB/800 GAL
TANK FIBER MULCH	30 LB/1000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.



**HYDROSEED SPECIFICATIONS**

**ARBORTIE STAKING DETAIL**



**CRUSHED STONE MULCH**

**ARBORTIE STAKING DETAIL**

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

**REVISIONS**

REV	DATE	COMMENT	DRW BY
1	11/02/2023	DRP PLAN SUBMISSION	JWT NDRM

**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.: MAA230100.00  
 DRAWN BY: JWT  
 CHECKED BY: NDRM  
 DATE: 10/20/2023  
 CAD ID.: MAA230100.00-LSCP-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**GASPEE**  
 REAL ESTATE PARTNERS

**PROPOSED RESTAURANT**

MAP: #57-2 LOT: #71  
 60 OLD TOWER HILL ROAD,  
 TOWN OF SOUTH KINGSTON,  
 WASHINGTON COUNTY,  
 RHODE ISLAND

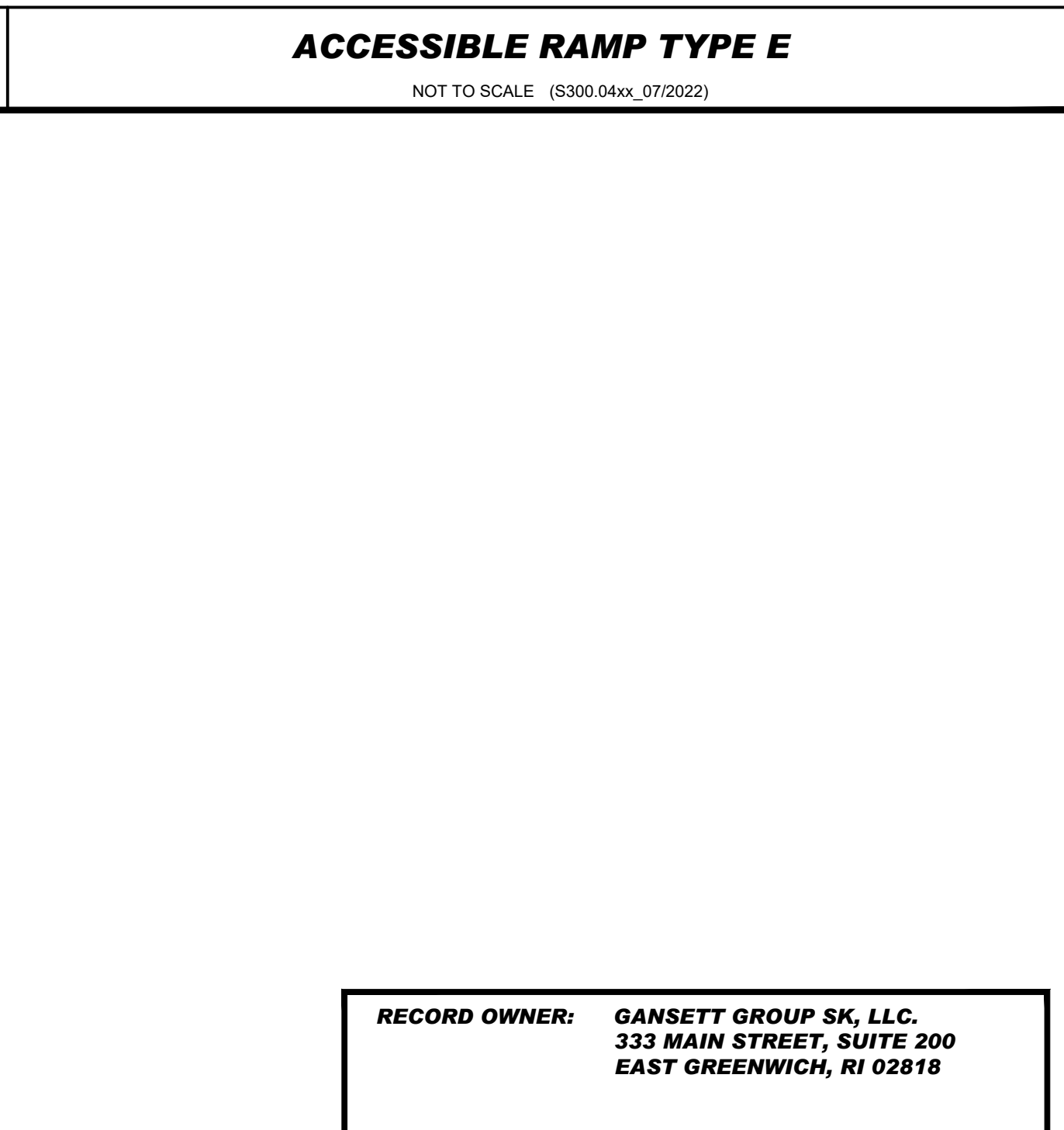
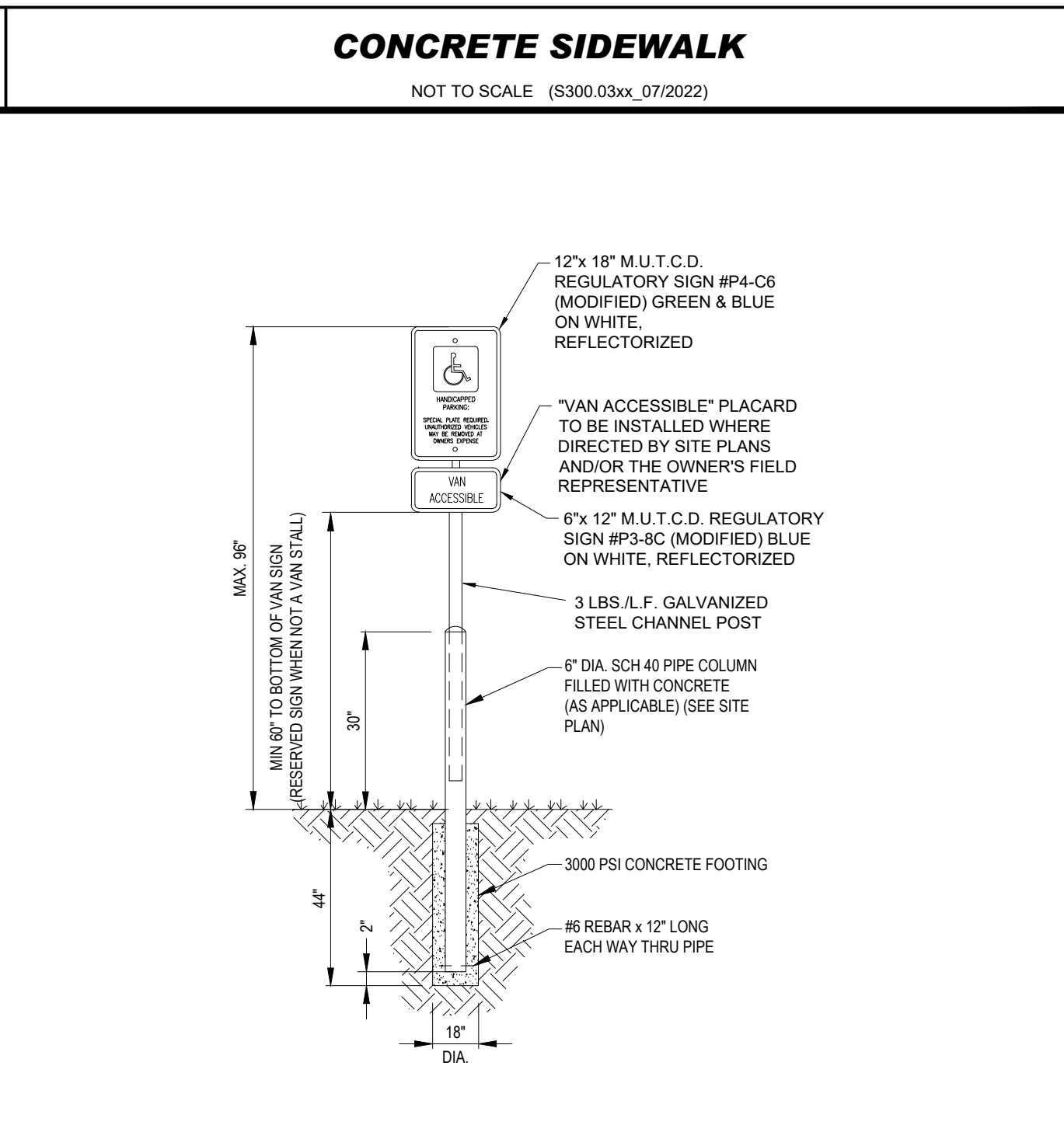
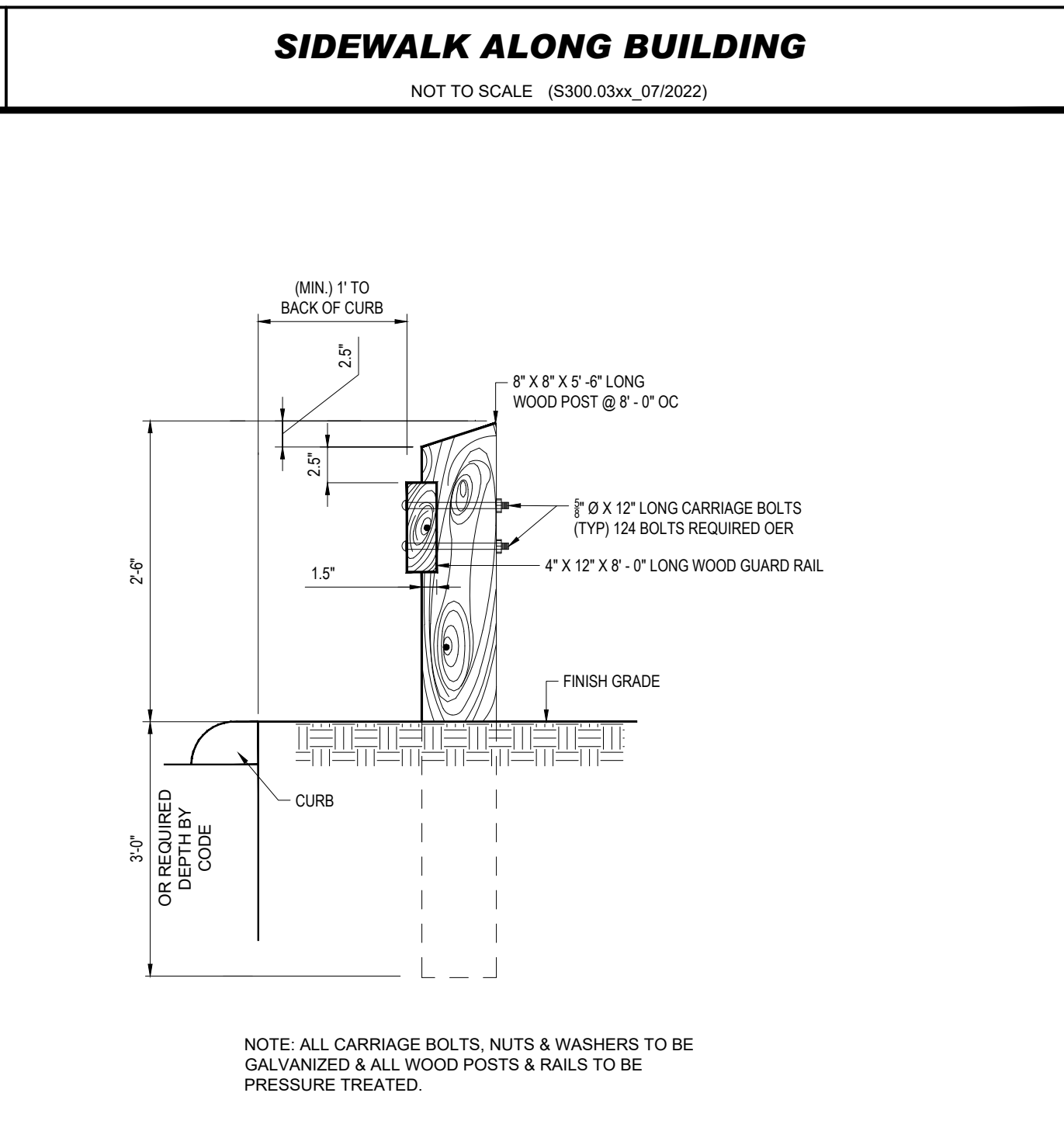
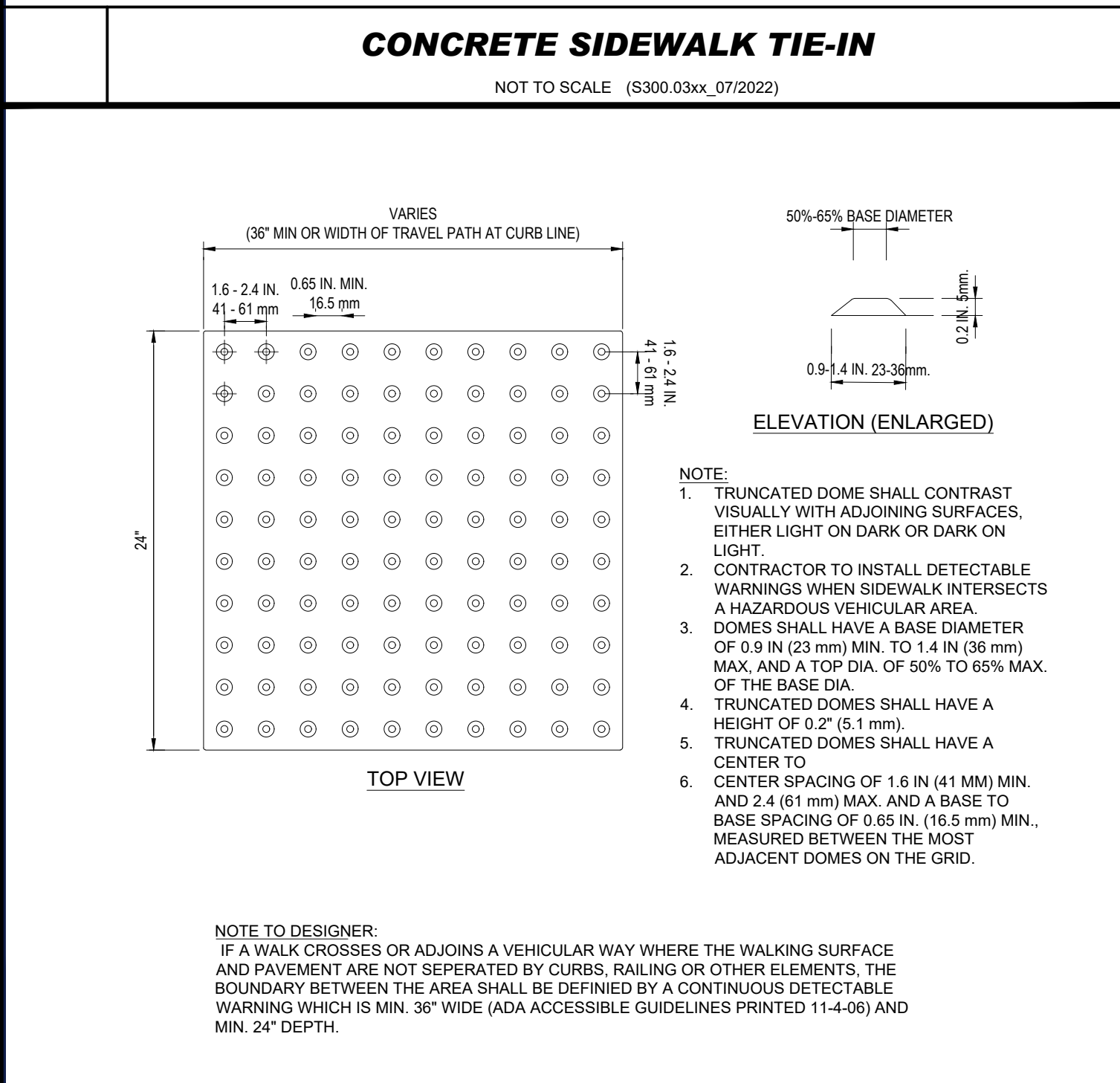
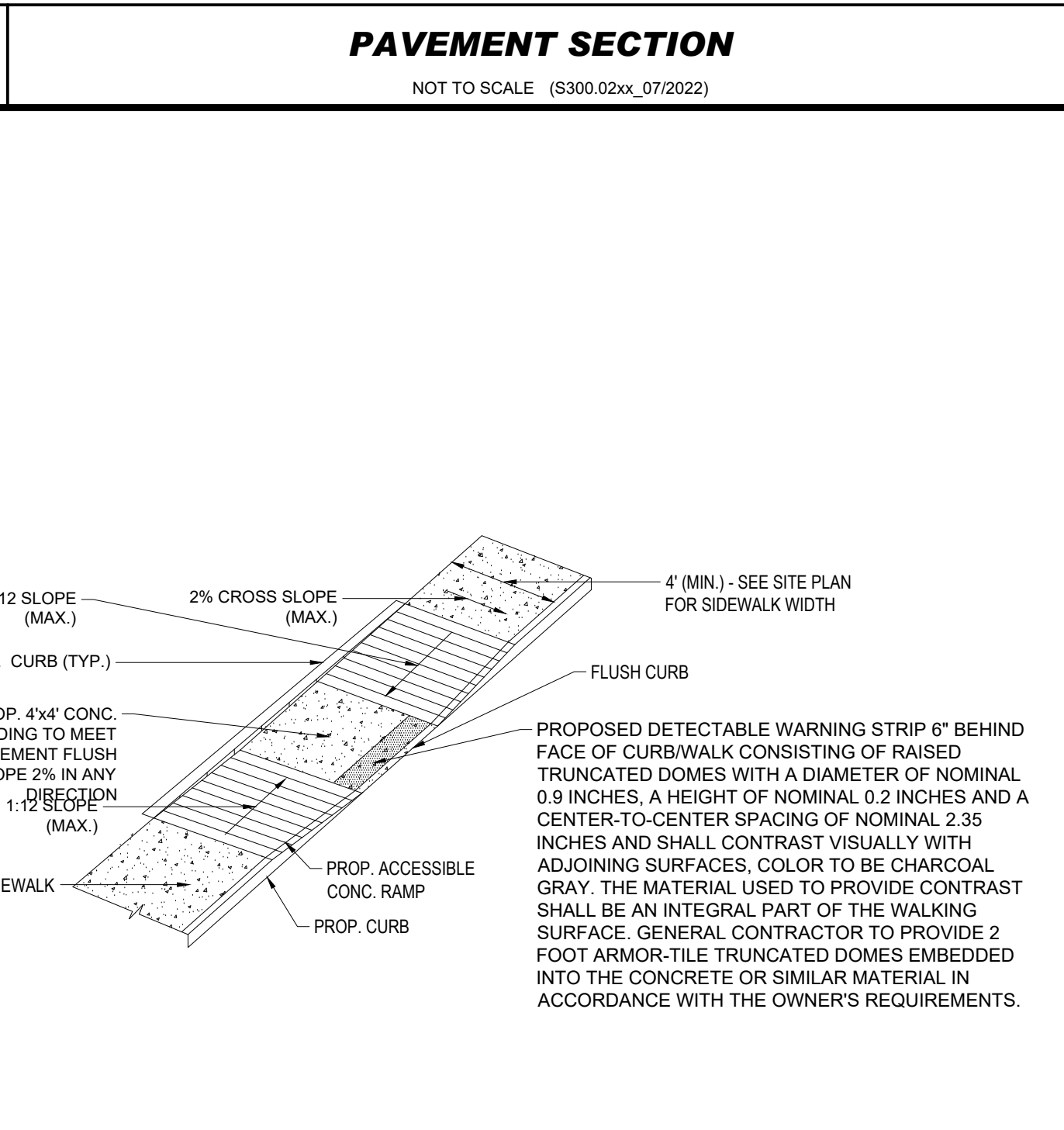
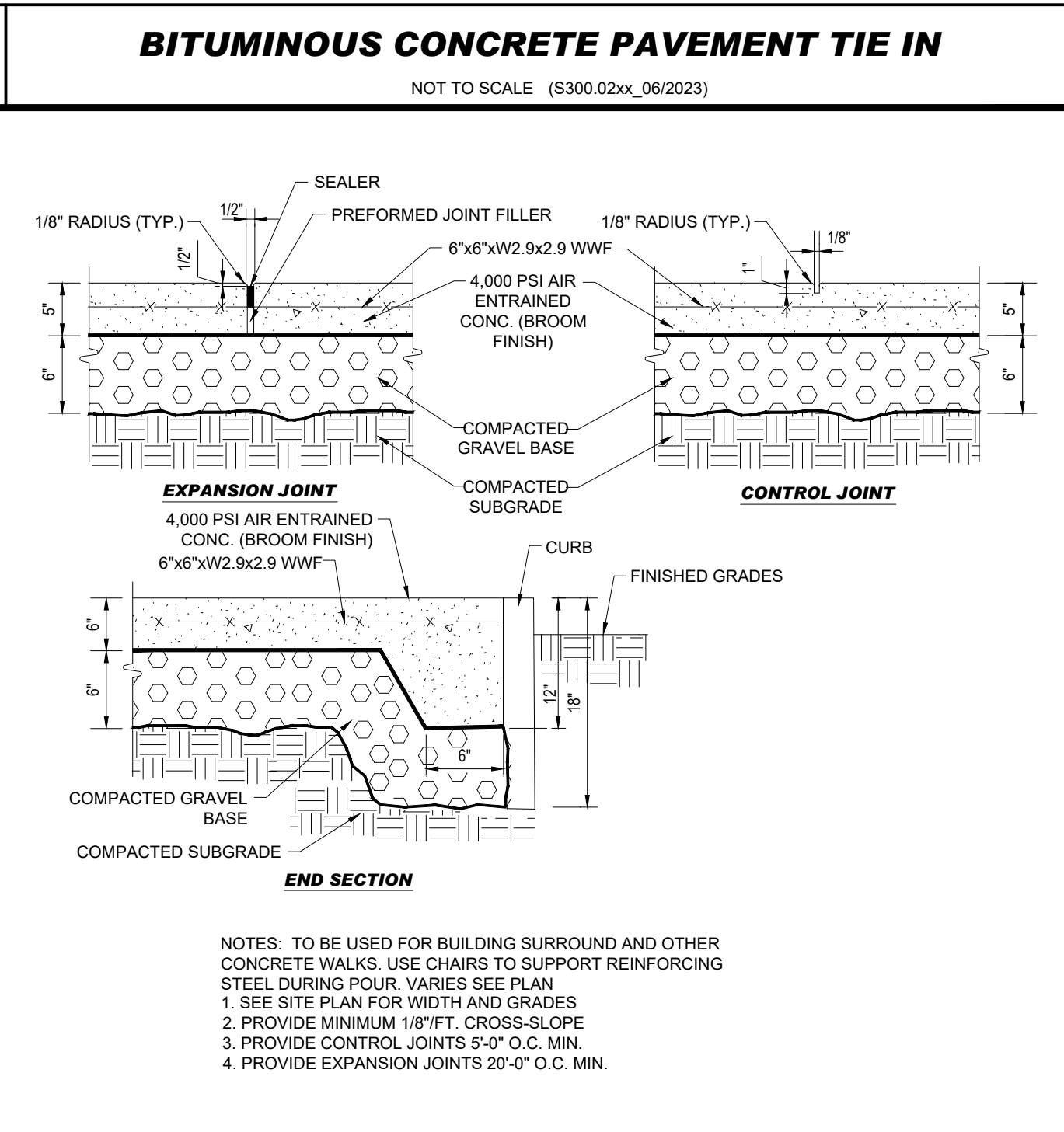
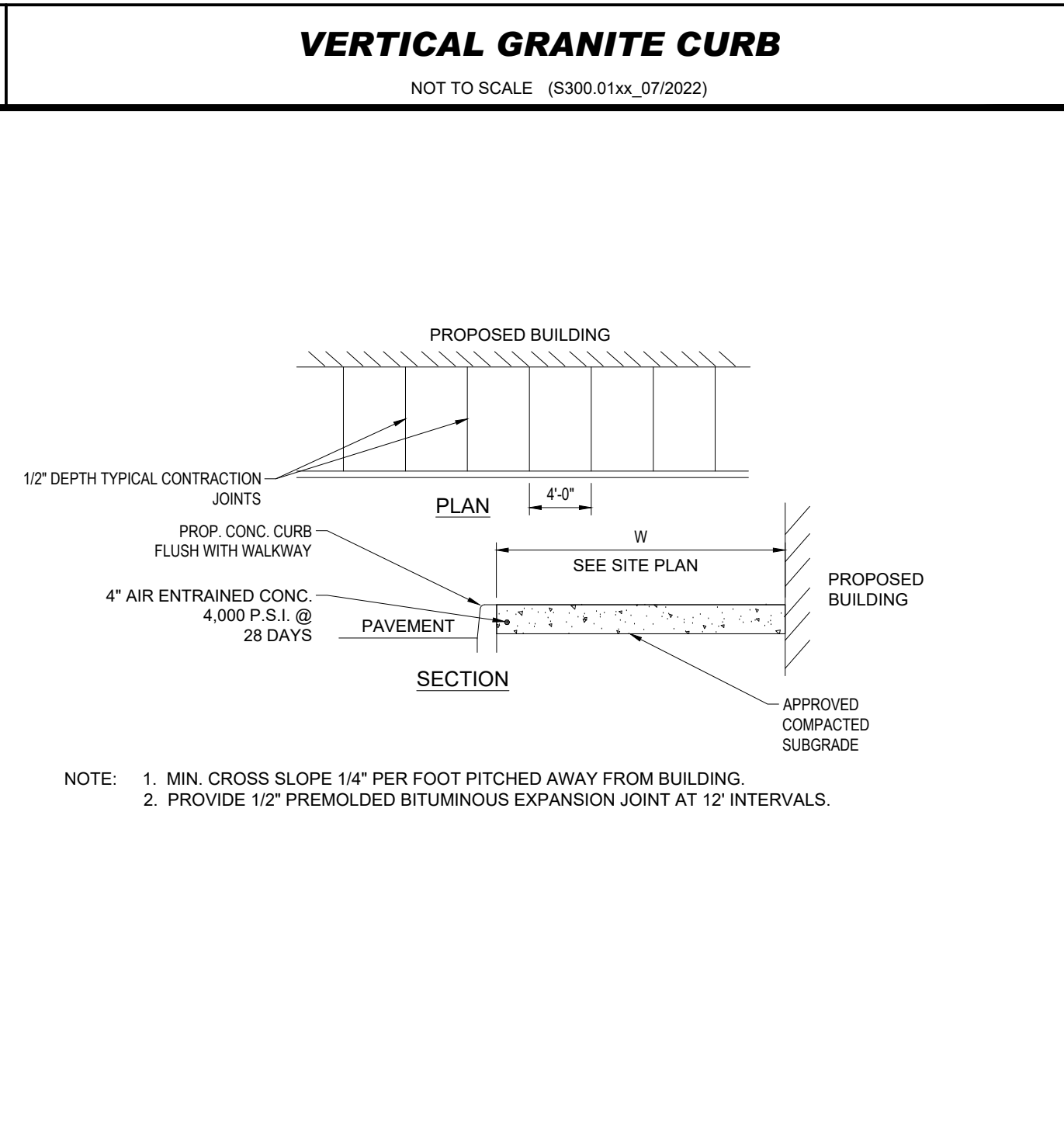
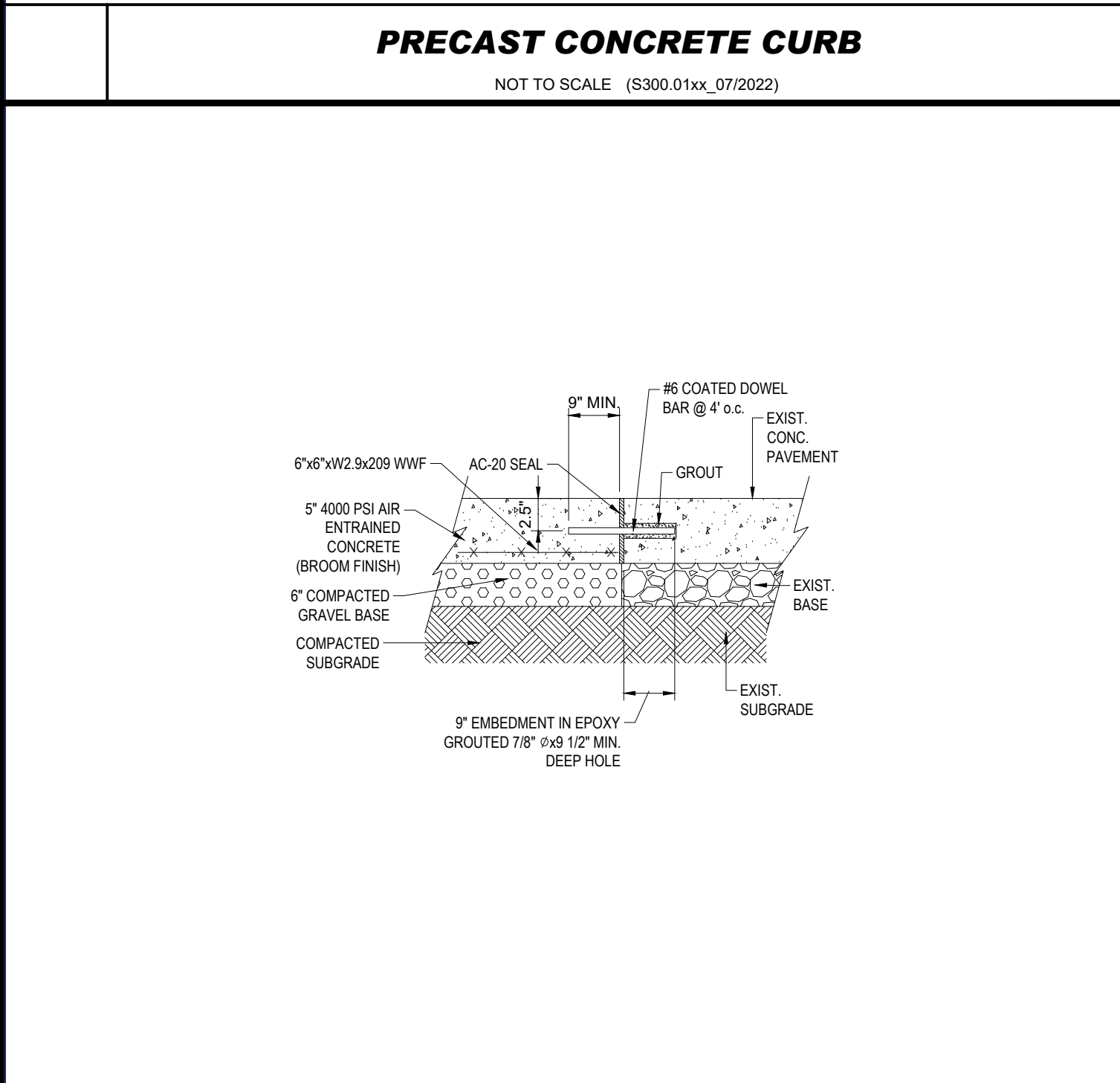
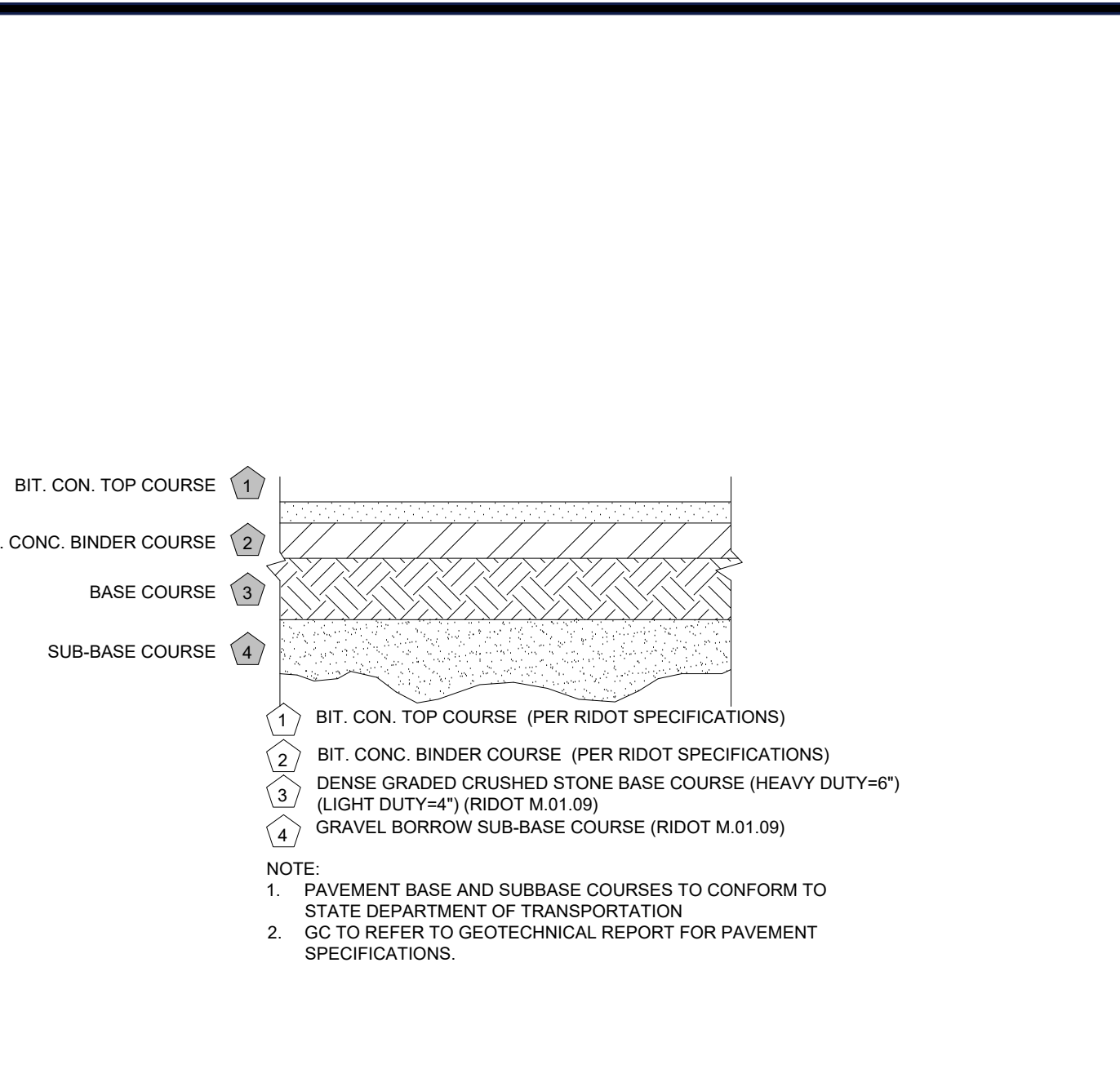
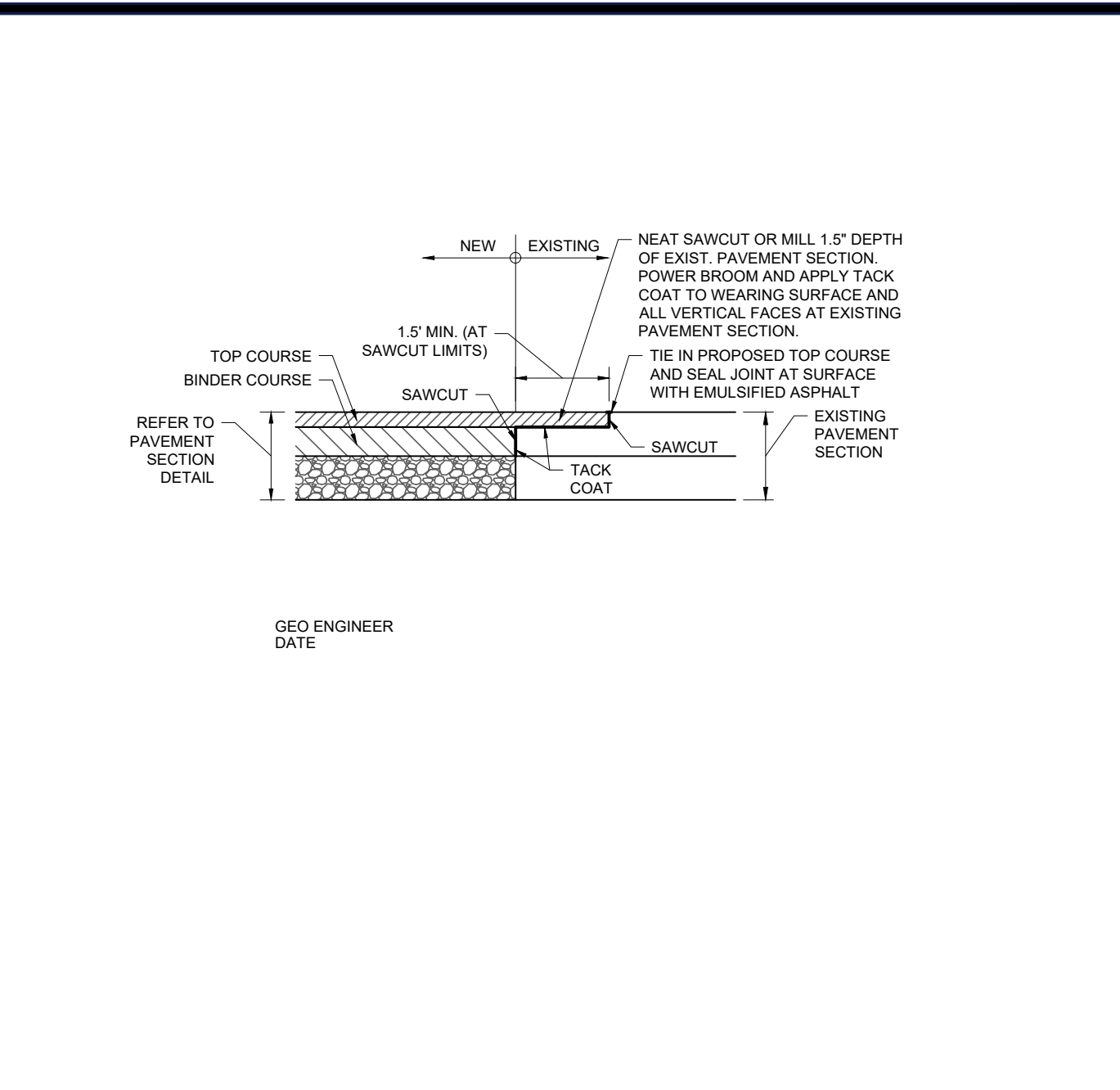
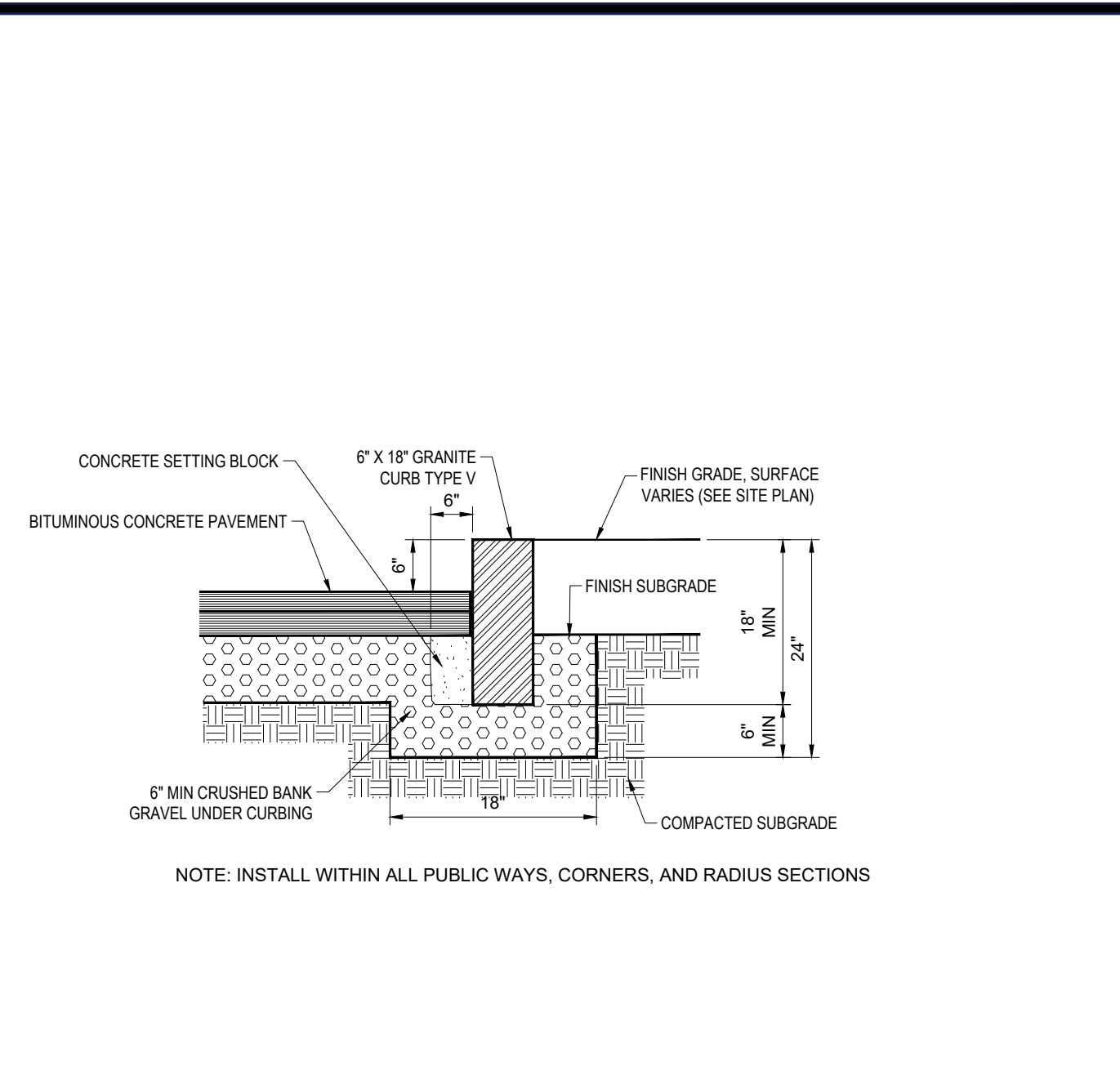
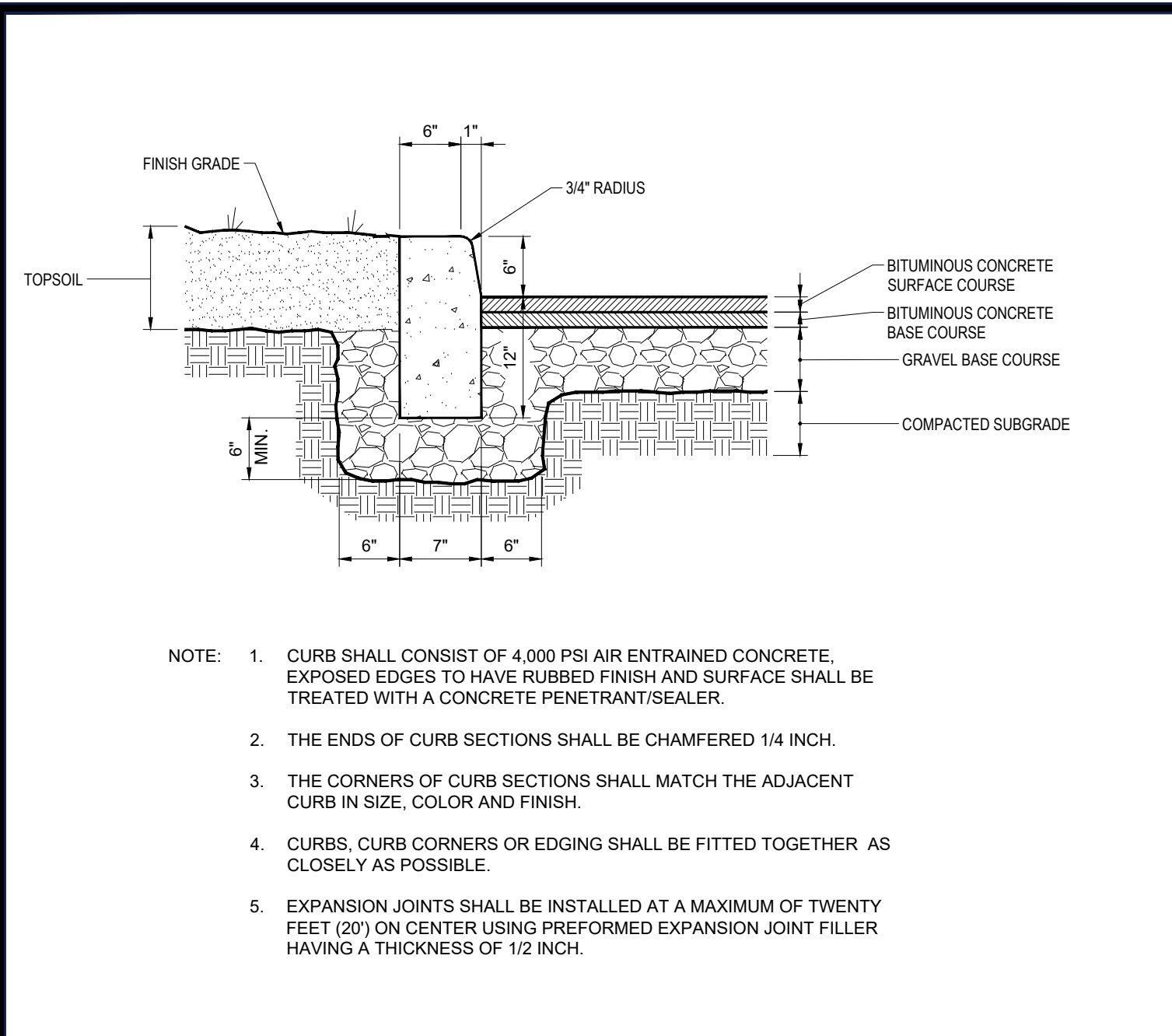
**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com



**LANDSCAPE NOTES & DETAILS**

SHEET NUMBER:  
**C-702**  
 REVISION 1 - 11/02/2023





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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/02/2023	DRC PLAN SUBMISSION	JWT NDRM

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PROJECT No.: MAA230100.00  
DRAWN BY: JWT  
CHECKED BY: NDRM  
DATE: 10/20/2023  
CAD ID.: MAA230100.00-SPFD-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**GASPEE**  
REAL ESTATE PARTNERS

PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

**BOHLER**

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

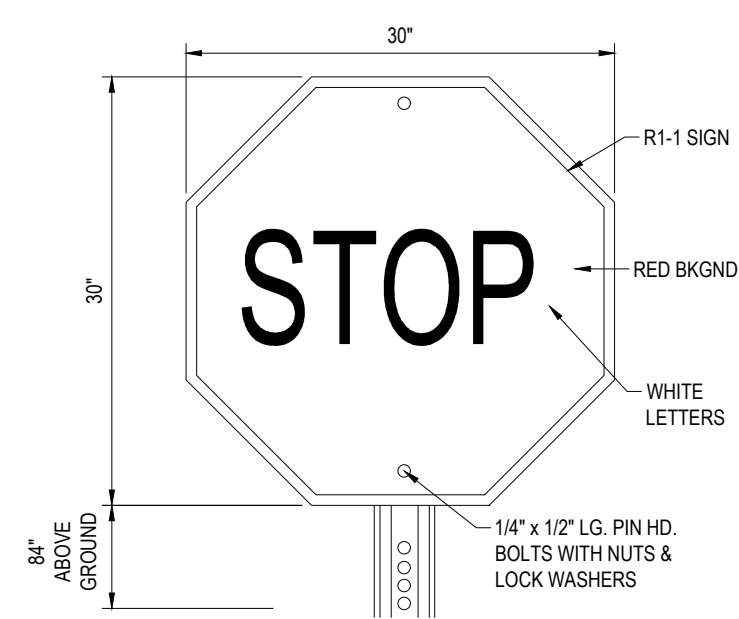
JOSHUA G. SWERLING  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-901**

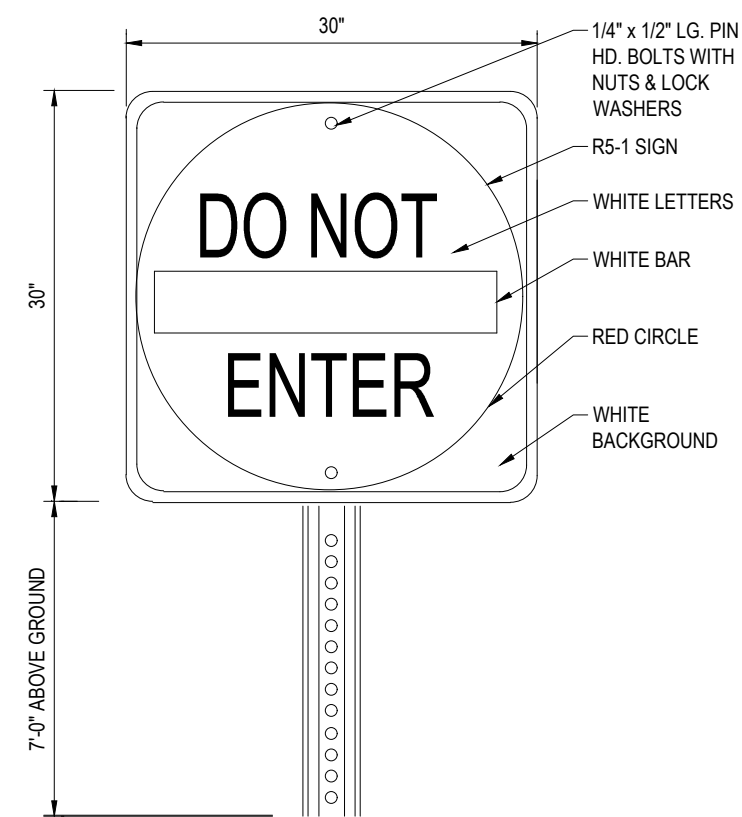
REVISION 1 - 11/02/2023

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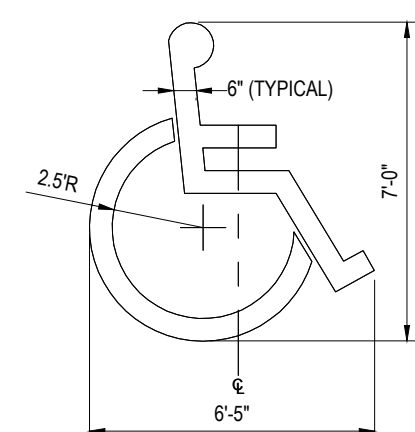
**STOP SIGN**

NOT TO SCALE (S300.07xx\_07/2022)



**'DO NOT ENTER' SIGN**

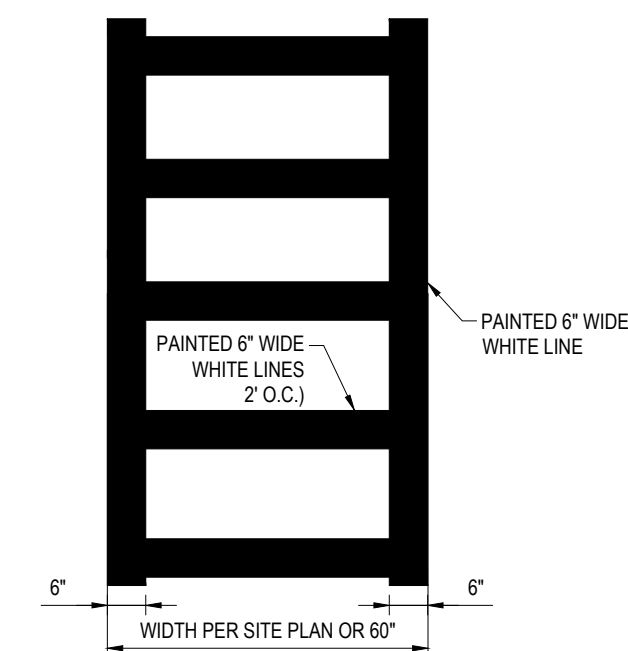
NOT TO SCALE (S300.07xx\_07/2022)



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

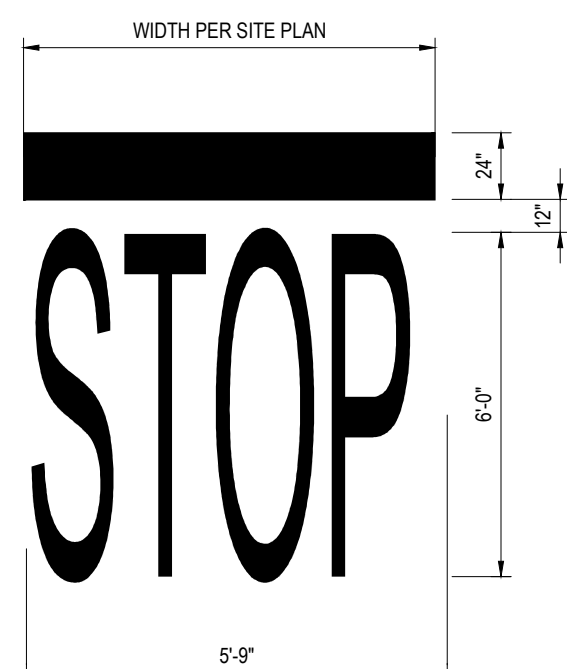
**ACCESSIBLE PARKING SYMBOL**

NOT TO SCALE (S300.08xx\_07/2022)



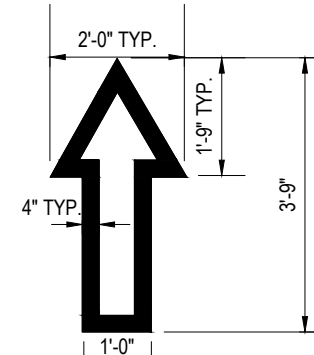
**CROSSWALK MARKINGS**

NOT TO SCALE (S300.08xx\_07/2022)



**STOP BAR**

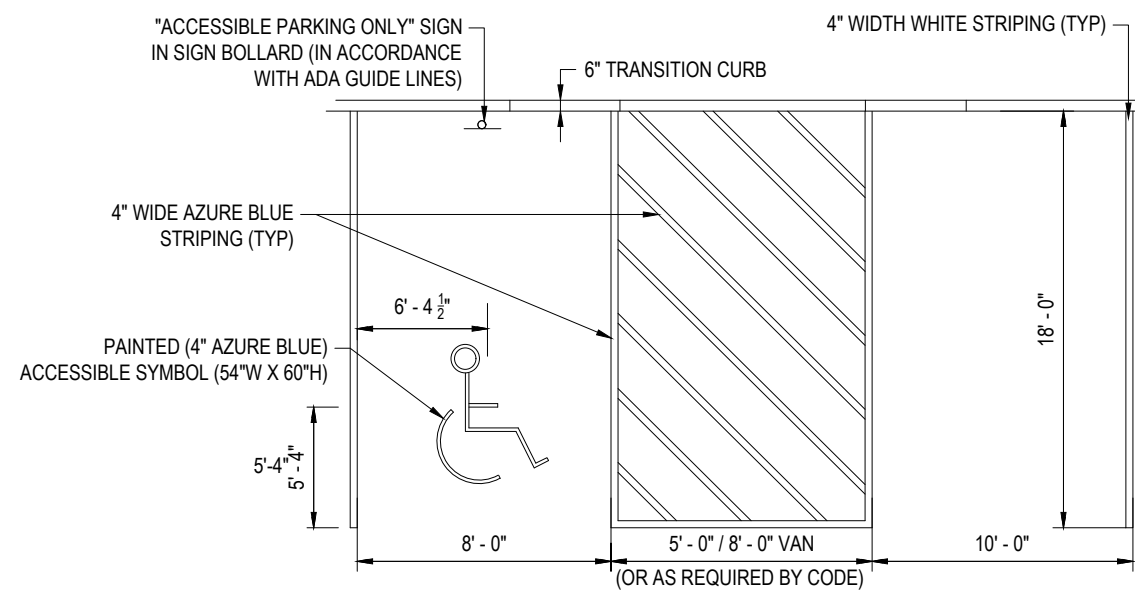
NOT TO SCALE (S300.08xx\_07/2022)



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

**TRAFFIC FLOW ARROW**

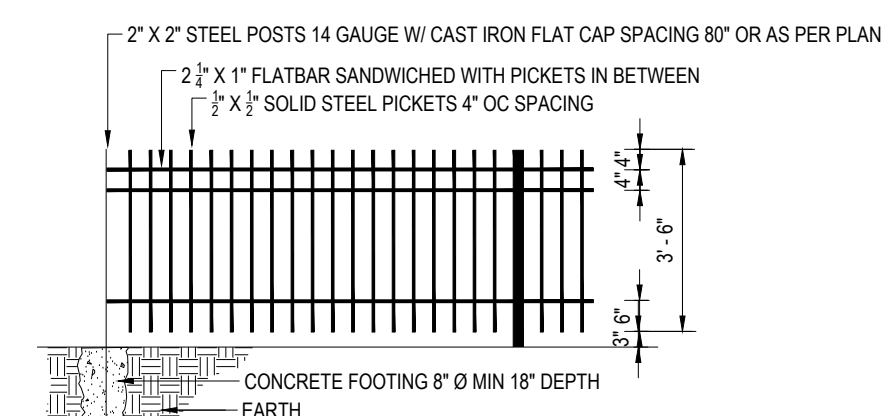
NOT TO SCALE (S300.08xx\_07/2022)



NOTE: ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT 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

**ACCESSIBLE PARKING STALL MARKINGS**

NOT TO SCALE (S300.08xx\_07/2022)



NOTES: ALL METAL TO BE DEGRADED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.

**4' WROUGHT IRON FENCE**

NOT TO SCALE (S300.05xx\_07/2022)

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/02/2023	DRC PLAN SUBMISSION	JWT	ND/RM

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PROJECT No.: MAA230100.00  
 DRAWN BY: JWT  
 CHECKED BY: ND/RM  
 DATE: 10/20/2023  
 CAD ID: MAA230100.00-SPPD-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**GASPEE**  
 REAL ESTATE PARTNERS

PROPOSED RESTAURANT

MAP: #57-2 LOT: #71  
 60 OLD TOWER HILL ROAD,  
 TOWN OF SOUTH KINGSTON,  
 WASHINGTON COUNTY,  
 RHODE ISLAND

**BOHLER**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

JOSHUA G. SWERLING

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

SHEET TITLE:  
**DETAIL SHEET**

SHEET NUMBER:  
**C-902**

REVISION 1 - 11/02/2023

**RECORD OWNER:** GANSETT GROUP SK, LLC.  
 333 MAIN STREET, SUITE 200  
 EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
 333 MAIN STREET, SUITE 200  
 EAST GREENWICH, RI 02818

**RECORD OWNER:** GANSETT GROUP SK, LLC.  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

**APPLICANT:** GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET, SUITE 200  
EAST GREENWICH, RI 02818

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

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	11/02/2023	DRC PLAN SUBMISSION	JWT	ND/RM

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PROJECT No.: MAA230100.00  
DRAWN BY: JWT  
CHECKED BY: ND/RM  
DATE: 10/20/2023  
CAD ID: MAA230100.00-SPPD-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**GASPEE**  
REAL ESTATE PARTNERS

PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

**BOHLER**

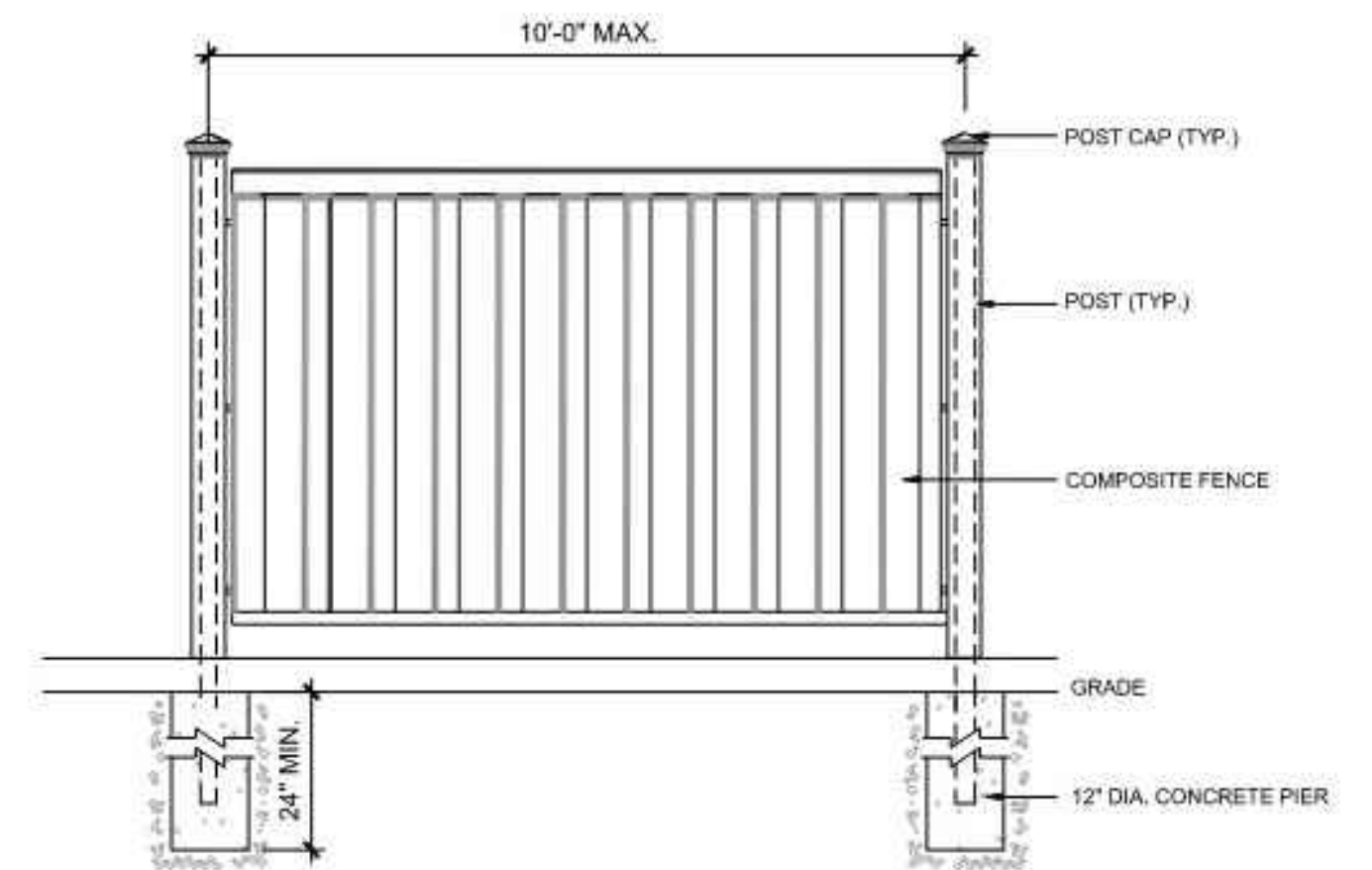
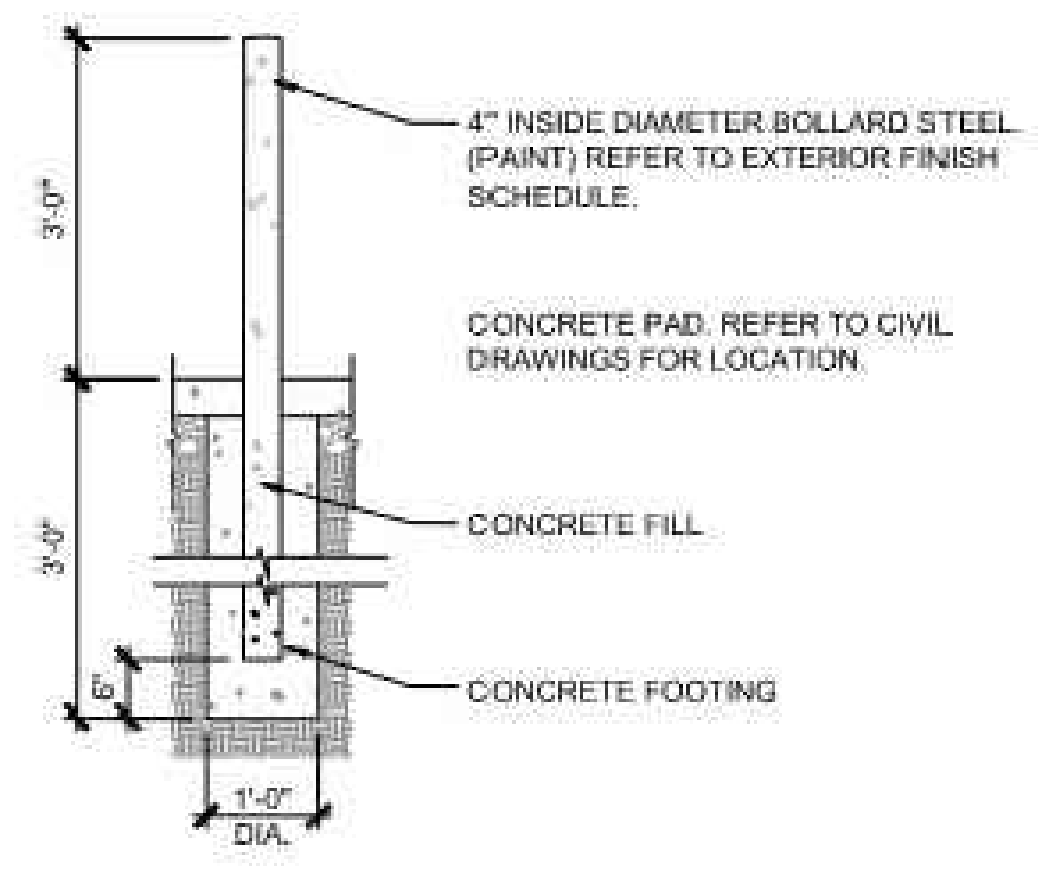
352 TURNPIKE ROAD  
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Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

JOSHUA G. SWERLING  
*Joshua Swerling*  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**DETAIL SHEET**

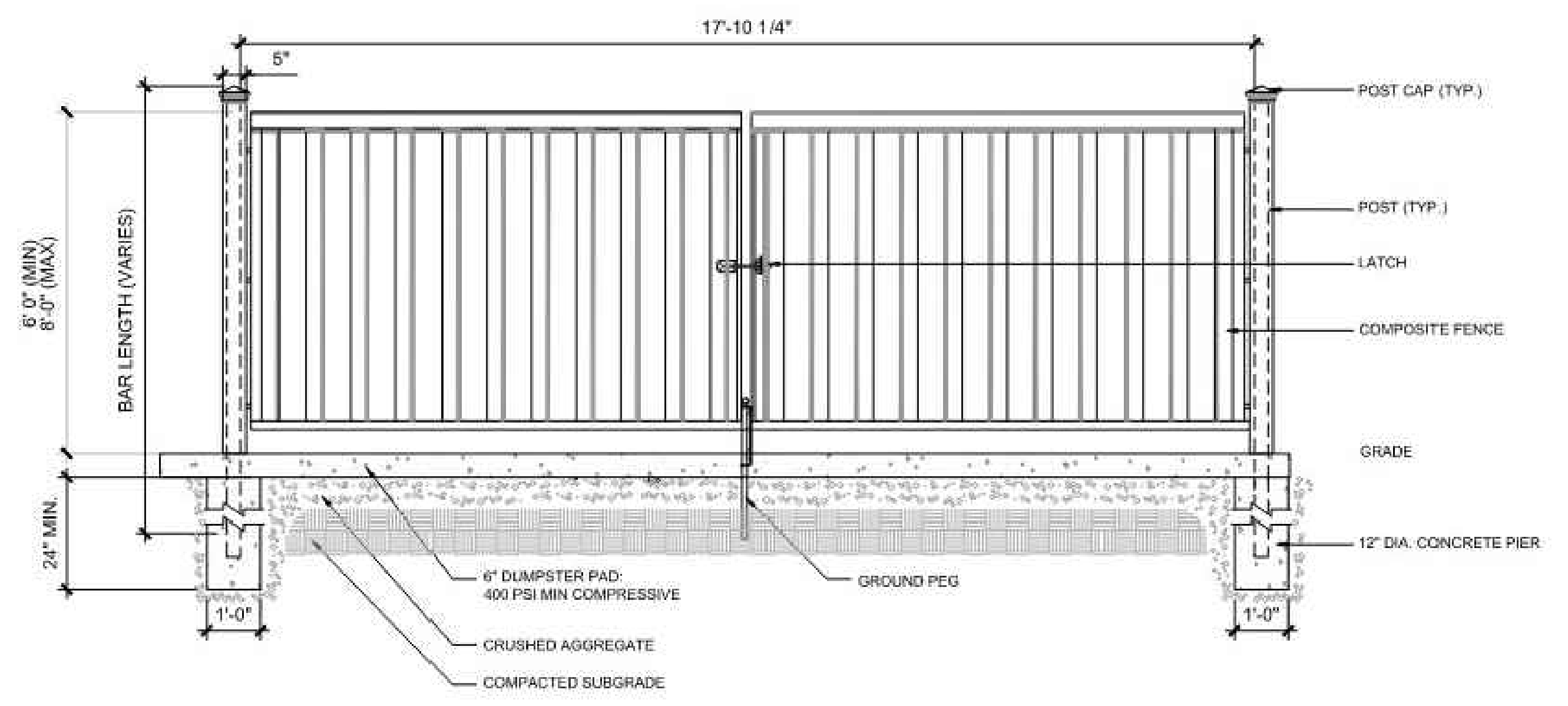
SHEET NUMBER:  
**C-903**

REVISION 1 - 11/02/2023

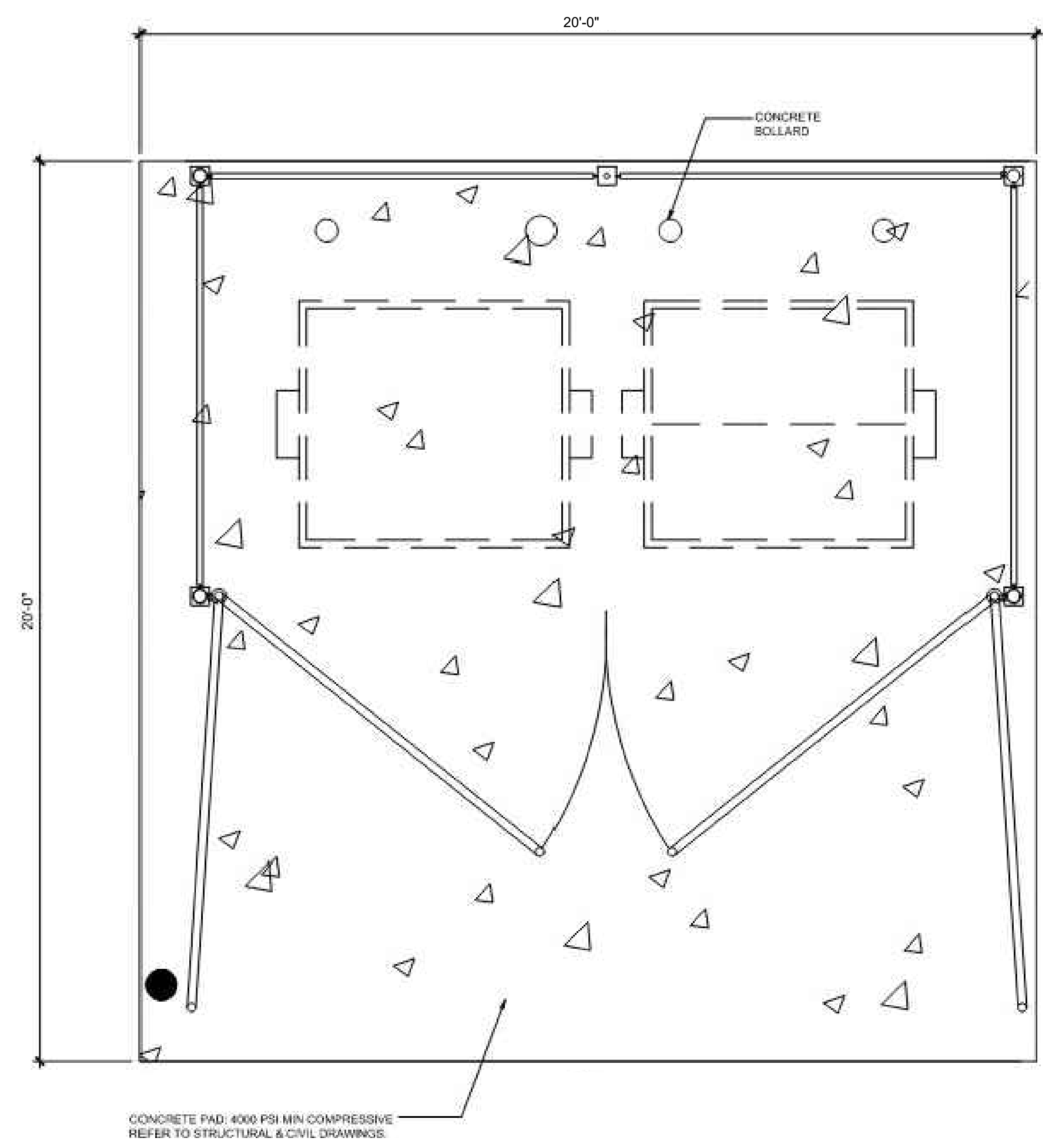


**DETAIL - BOLLARD (BY OTHERS)**  
NOT TO SCALE

**ELEVATION - DUMPSTER ENCLOSURE (BY OTHERS)**  
NOT TO SCALE

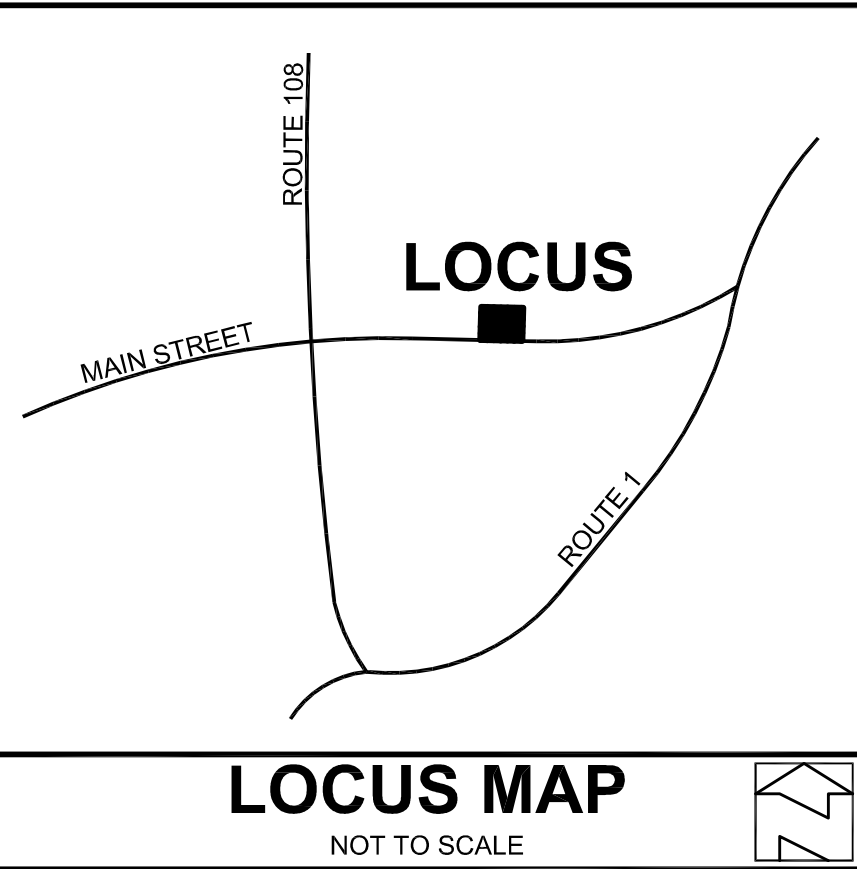


**ELEVATION - DUMPSTER ENCLOSURE (BY OTHERS)**  
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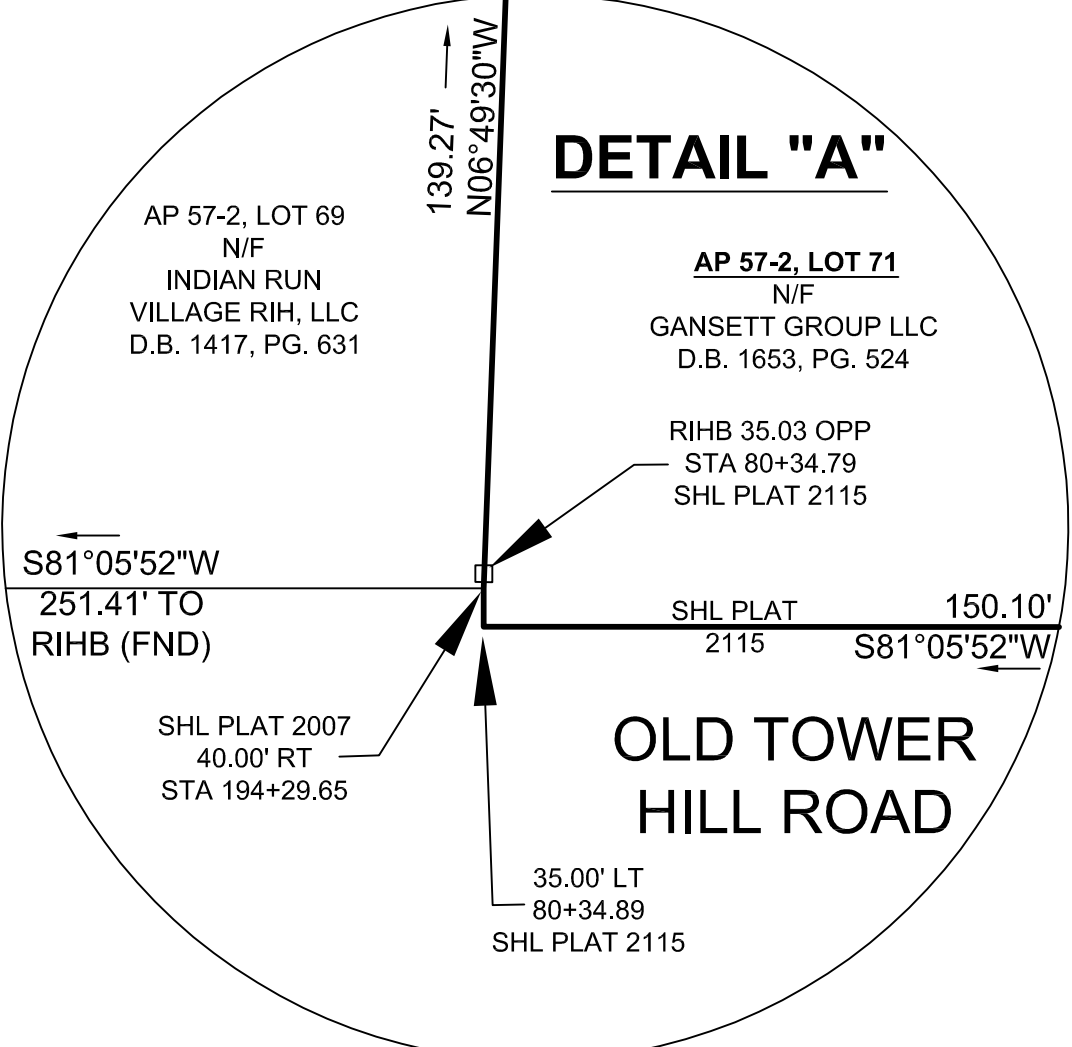


**PLAN DETAIL - DUMPSTER ENCLOSURE (BY OTHERS)**  
NOT TO SCALE

P:\2023\MAA230100\06\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA230100-00-SPPD-0A.dwg - LAYOUT: C-903 DETL



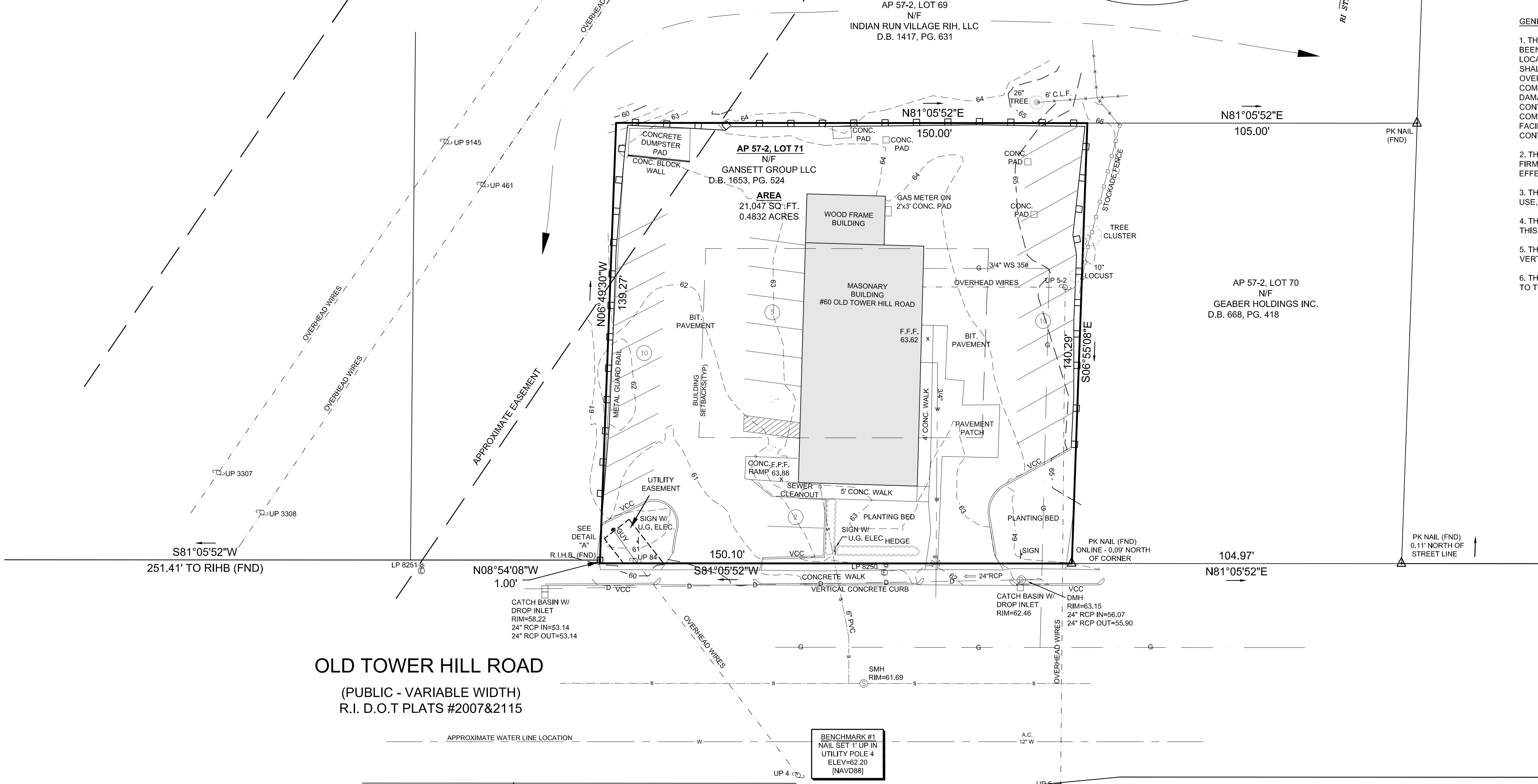
ZONING CRITERIA	
ZONING DISTRICT	CH
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	30'
MINIMUM REAR YARD SETBACK	40'
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35'



NO.	DATE	DESCRIPTION	BY

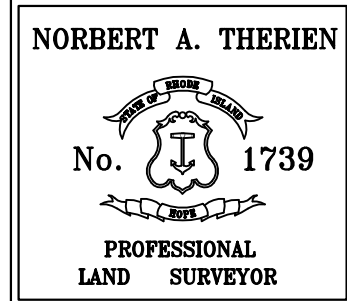
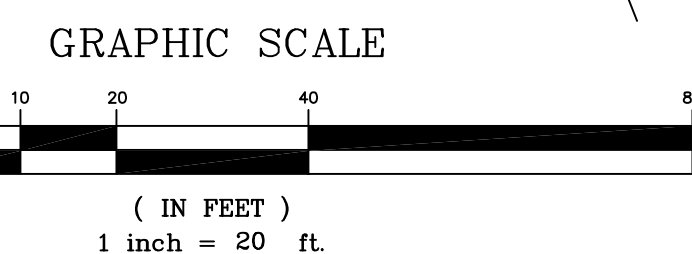


- GENERAL NOTES:**
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. BOTH OVERHEAD 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.
  2. THIS SITE LIES IN A ZONE X AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, MAP NUMBER 44009C0203J, EFFECTIVE DATE OCTOBER 16, 2013.
  3. THIS SITE DOES NOT LIE WITHIN ANY KNOWN AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.
  4. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL EXCEPT AS SHOWN.
  5. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 [NAVD88].
  6. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.



LEGEND	
	BOUNDARY
	ABUTTER
	MAJOR CONTOUR
	MINOR CONTOUR
	TREELINE
	GUARD RAIL
	RHODE ISLAND HIGHWAY BOUND
	UTILITY POLE
	WATER VALVE
	CATCH BASIN
	SEWER MANHOLE
	ELECTRIC MANHOLE
	LIGHT POLE
	VERTICAL CONCRETE CURB
	UNDERGROUND
	CHAINLINK FENCE
	FINISHED FIRST FLOOR
	CLEANOUT

**OLD TOWER HILL ROAD**  
(PUBLIC - VARIABLE WIDTH)  
R.I. D.O.T PLATS #2007&2115



**NATIONAL**  
Surveyors-Developers  
Inc.  
42 Hamlet Ave., Woonsocket, R.I.  
(401) 769-7779

**CHEN'S RESTAURANT**  
MAP 57-2 LOT 71  
60 OLD TOWER HILL ROAD  
SOUTH KINGSTOWN, RHODE ISLAND

**EXISTING CONDITIONS**

DRAWN BY: C.J.B.	CHECKED BY: N.A.T.	FIELD BY:
APRIL 2018	JOB No. 2018-60	SHEET 1 OF 1

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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

PURPOSE OF SURVEY: BOUNDARY SURVEY & EXISTING SITE CONDITIONS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NORBERT A. THERIEN, PLS NO. 1739