

December 30, 2021

Town of South Kingstown
Planning Department
180 High Street
Wakefield, RI 02879

RE: Burger King #3384 – Development Plan Review

On behalf of our client, we are re-submitting the Site Plans for the modifications to the existing Burger King located at 126 Old Tower Hill Road, to be reviewed by the Planning Board. Following the December 8th, 2021 TRC meeting, we have made revisions to the Site Plans to address the Town's concerns.

In the revised plan set, we have included a Grading and Drainage Plan in which we have added a bioretention area in the landscaped island to provide stormwater enhancement. Runoff from the parking lot will flow through a curb cut and rip rap slope, into a small depressed area and allowed to collect to a maximum depth of 8" before flowing back onto the pavement. This temporary detainment will allow potential infiltration of the runoff into the groundwater, allow sediments and debris to settle, and also provide nutrient uptake via the wetland plantings. The surface of bioretention area will be a wetland seed mix, rather than mulch, in an effort to reduce any potential mulch from flowing onto the parking lot at the exit curb cut. We have discussed these details with the Town Engineer.

One of the other major items discussed at the Town meeting was the trees that were recently removed, and the minimal landscaping that was proposed. In an effort to address this concern, we are now proposing to replant all of the existing landscaping as per the previously approved plan last revised August 24, 2000. The associated trees are proposed to be planted at 0.5" larger diameter than the prior plan, with the shrubs and smaller plantings proposed at the original size. We have also enhanced the number of proposed plantings adjacent to the proposed double drive-thru.

With respect to on-site traffic circulation, and concerns over congestion and vehicular movements at the front entrance, we are now proposing a one-way circulation throughout the site. Vehicles will enter only at the front driveway, and will be routed to the rear of the site to exit. This is being accomplished through a series of traffic signage as well as pavement markings.

Lastly there was some discussion on site lighting. As proposed, there will be no change to the site light poles other than relocating a pole in the rear approximately 8' southerly towards the building and away from the rear property line. The fixture, pole, and light height would all remain the same, thus we do not anticipate a change in lighting levels to the east/west, but would anticipate a slight reduction in lighting levels toward the rear. There would be minimal light increase to the south toward the building, parking, and roadway. The existing under canopy lighting at the vestibules would be swapped out, but this lighting is directed straight down to the sidewalk area only. There will be some ambient lighting due to the new drive-thru equipment, and we are included associated specifications from the vendor as part of this submittal.

Enclosed please find the following documents for your review:

- (8) Full-size copies of the Site Plans

Headquarters

615 Fishers Run, Victor, NY 14564
phone 585.742.2222 • fax 585.924.4914
web www.apd.com • email info@apd.com

Office Locations

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380

- (7) 11"x17" copies of the Site Plans
- (15) Copies of the Drive-thru equipment spec sheet
- PDF set of Site Plans sent via email to Jason Parker

We would respectfully request that we be placed on the January 12, 2022 Technical Review Committee Meeting agenda for continued review of this application. Feel free to contact me should you have any comments, questions, or are in need of additional information.

Sincerely,

Todd Markevich

Todd Markevich, P.E.
Owner/Member

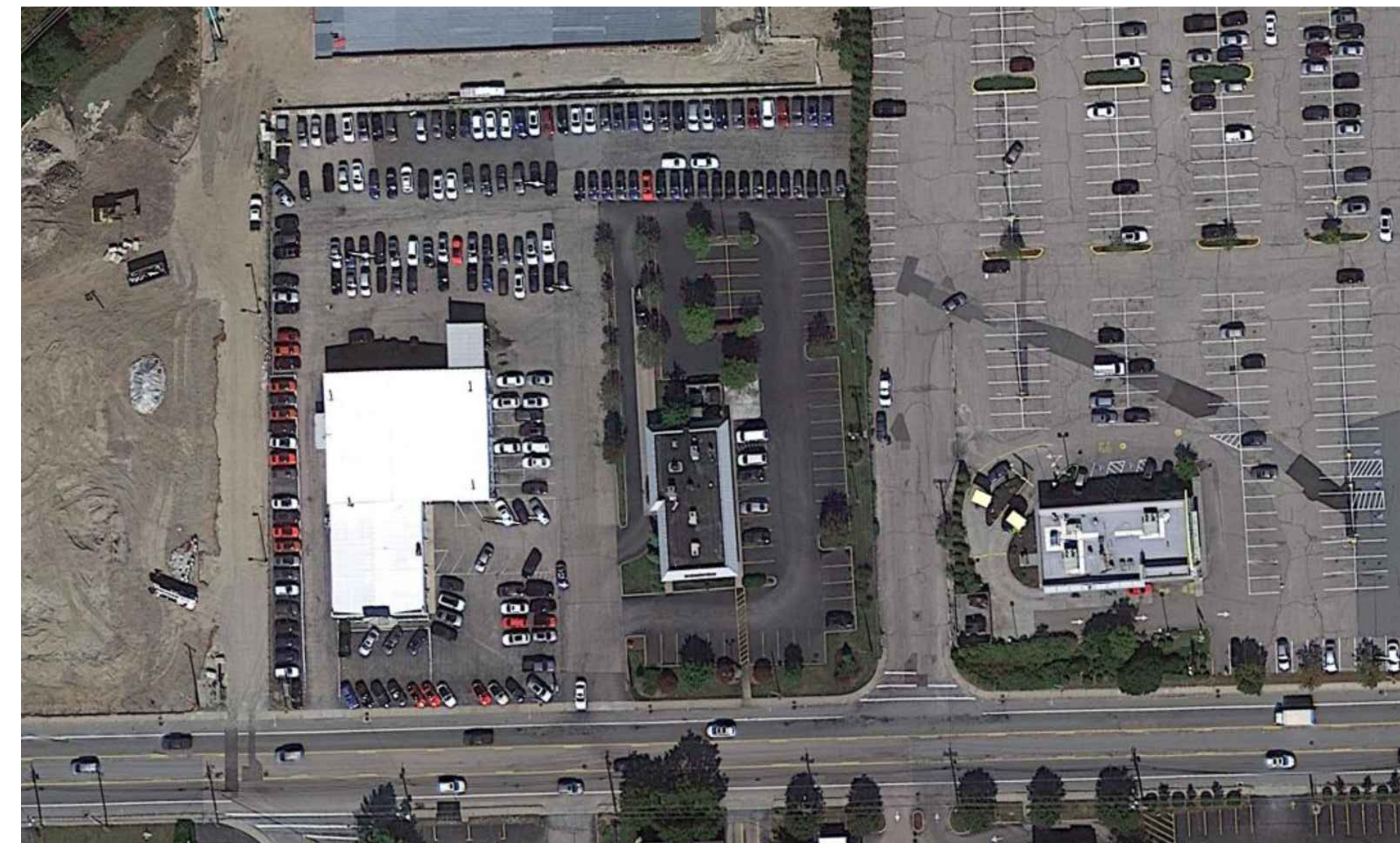


SITE DEVELOPMENT PLANS

FOR

BURGER KING - VILLAGE OF WAKEFIELD, RI

126 OLD TOWER HILL ROAD
WAKEFIELD, RI, 02879



LOCATION SKETCH
N.T.S.

DRAWING LIST:

- CS Cover Sheet
- SV-1 Survey
- C1 Demolition Plan
- C2 Site Plan
- C3 Grading & Drainage Plan
- C5 Planting Plan
- C6 Details Sheet
- C7 Details Sheet
- C8 Specifications

CLIENT:

JSC MANAGEMENT GROUP
BURGER KING FRANCHISEE
PO BOX 217
LYNDONVILLE NY 14098
(585) 735-7198

ENGINEER:

APD ENGINEERING & ARCHITECTURE
615 FISHERS RUN
VICTOR, NY 14564
(585) 742-0222
CONTACT: TODD MARKEVICZ, P.E.

Issued:	Date:
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Revisions:	Date:
1 Revised per TRC comments	11/22/21
2 Revised per TRC comments	12/29/21
3	
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FOR APPROVAL
ONLY/NOT FOR
CONSTRUCTION

Seal 12/30/2021 Seal
CIVIL ENGINEER OF RECORD
Name: Todd G. Markevicz
Rhode Island Registration No.: 13329
Exp. Date: June 30, 2023
Firm No.: PE.00LLC73-COA
Exp. Date: June 30, 2022

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Burger King
JSC Management Group
Attn: James Camilleri
Burger King Franchisee
585.735.7198

Burger King #3384

126 Old Tower Hill Road
Village of Wakefield, RI 02879
Washington County
Project Name & Location:

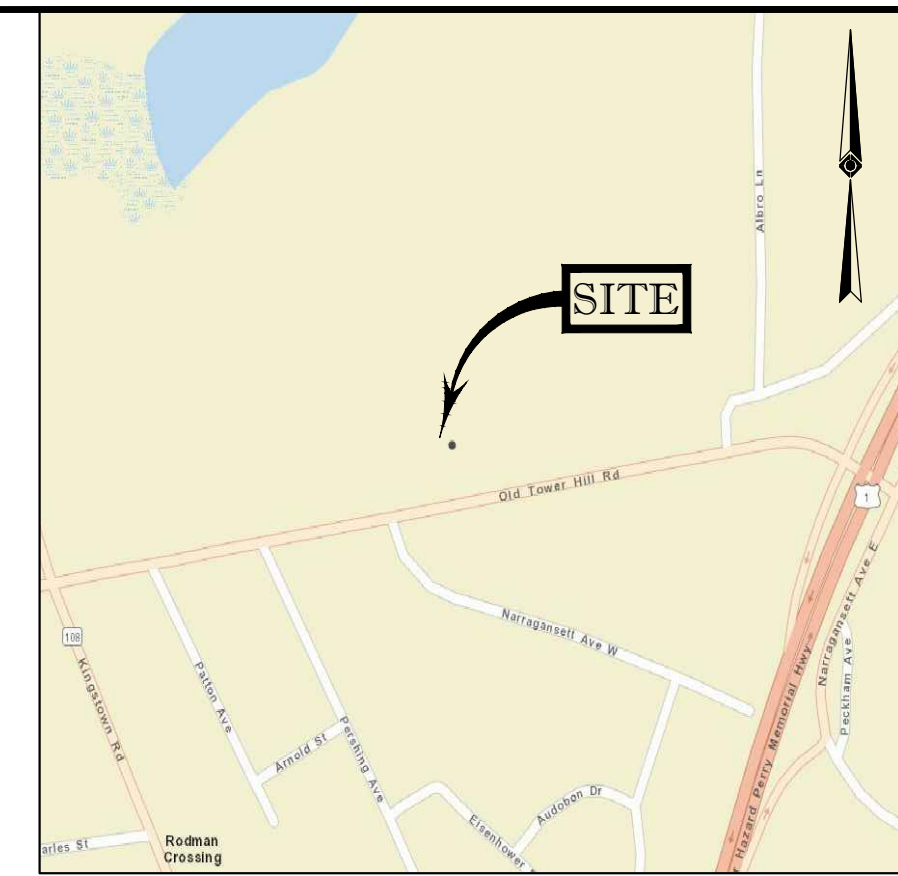
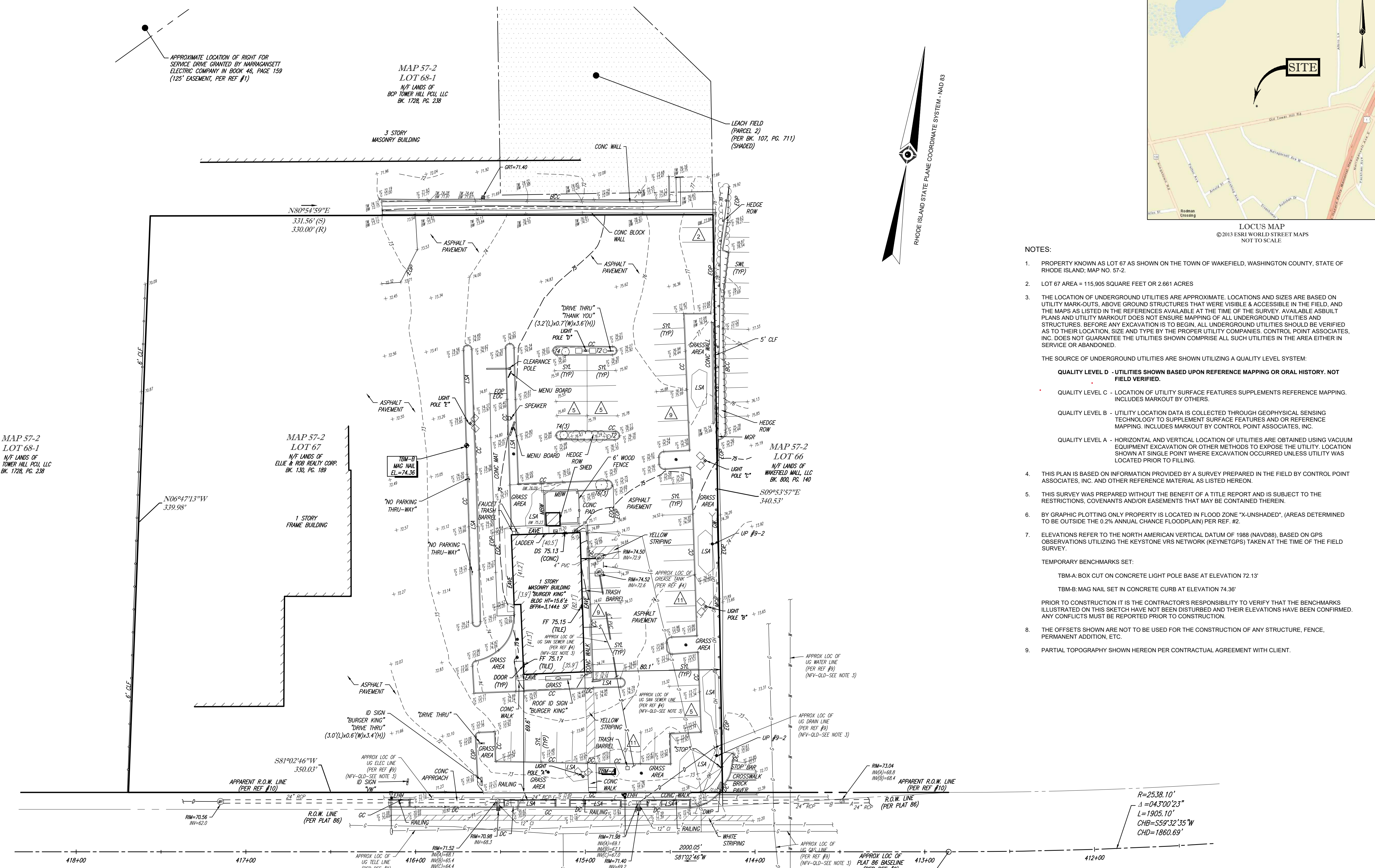
Cover Sheet	
Drawing Name:	
Date: 8/12/21	Project No.
Type: Type	20-0206
Drawn By: ASH	CS
Scale: N.T.S.	Drawing No.

- LEGEND**
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - X 121.45 EXISTING TOP OF CURB ELEVATION
 - X 121.45 EXISTING TOP OF WALL ELEVATION
 - X 121.45 EXISTING BOTTOM OF WALL ELEVATION
 - X 122.95 EXISTING FINISHED FLOOR ELEVATION
 - X 123.45 EXISTING DOOR SILL ELEVATION
 - SM GAS METER
 - EM ELECTRIC METER
 - OH OVERHEAD WIRES
 - G APPROX. LOC. UNDERGROUND GAS LINE
 - E APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - D APPROX. LOC. UNDERGROUND DRAINAGE LINE
 - S APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
 - T APPROX. LOC. UNDERGROUND TELEPHONE LINE
 - W APPROX. LOC. UNDERGROUND WATER LINE
 - UP # UTILITY POLE
 - GW GUY WIRE
 - SL STREET LIGHT
 - SG SIGN
 - MGR METAL GUIDE RAIL
 - PAINTED ARROWS
 - DMH DRAINAGE/STORM MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - UMH UNKNOWN MANHOLE
 - CB CATCH BASIN OR INLET
 - TS TREE STUMP & SIZE
 - TR TREE & TRUNK SIZE
 - PC PARKING SPACE COUNT
 - DEPRESSED CURB
 - DWP DETECTABLE WARNING PAD
 - SWL SOLID WHITE LINE
 - SYL SOLID YELLOW LINE
 - HT HEIGHT
 - BLDG BUILDING
 - BFFA BUILDING FOOTPRINT AREA
 - GRT GRATE ELEVATION
 - MEW MASONRY BLOCK WALL
 - CLF CHAIN LINK FENCE
 - DC DEPRESSED CURB
 - EOC EDGE OF CONCRETE
 - EOP EDGE OF PAVEMENT
 - (TYP) TYPICAL
 - LSA LANDSCAPED AREA
 - MC METAL COVER
 - GC GRANITE CURB
 - CC CONCRETE CURB
 - BCC BITUMINOUS CONCRETE CURB
 - EHH ELECTRIC HAND HOLE
 - 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
 - (S) SURVEY DIMENSION
 - (D) DEED DIMENSION

MAP 57-2
LOT 68-1
N/4 LOTS OF
RCP TOWER HILL PCU, LLC
BK. 1728, PG. 238

MAP 57-2
LOT 67
N/4 LOTS OF
ELLIE & ROB REALTY CORP.
BK. 130, PG. 189

MAP 57-2
LOT 66
N/4 LOTS OF
WAKEFIELD MLL, LLC
BK. 800, PG. 140



- NOTES:**
- PROPERTY KNOWN AS LOT 67 AS SHOWN ON THE TOWN OF WAKEFIELD, WASHINGTON COUNTY, STATE OF RHODE ISLAND; MAP NO. 57-2.
 - LOT 67 AREA = 115,905 SQUARE FEET OR 2.661 ACRES
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCHMARKS SET:
- TBM-A: BOX CUT ON CONCRETE LIGHT POLE BASE AT ELEVATION 72.13'
 - TBM-B: MAG NAIL SET IN CONCRETE CURB AT ELEVATION 74.36'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PARTIAL TOPOGRAPHY SHOWN HEREON PER CONTRACTUAL AGREEMENT WITH CLIENT.

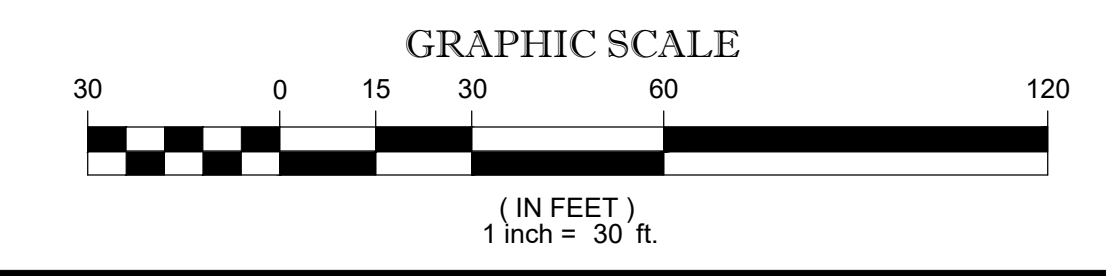
- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF WAKEFIELD, WASHINGTON COUNTY, MAP 57-2.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WASHINGTON COUNTY, RHODE ISLAND, PANEL 203 OF 368," COMMUNITY-PANEL NUMBER 445407 0203 K, MAP NUMBER 44009C0203K REVISED: APRIL 3, 2020.
 - MAP ENTITLED "PROPOSED OFFSITE SEWER IMPROVEMENTS TOWER HILL ROAD WAKEFIELD MEADOWS IN SOUTH KINGSTOWN, RI PREPARED FOR: PULTE HOMES OF NEW ENGLAND LLC.", PREPARED BY: MARCHIONDA & ASSOCIATES, L.P., DATED: SEPTEMBER 17, 2008, PROVIDED BY TOWN OF WAKEFIELD ENGINEERING DEPARTMENT.
 - SEWER LATERAL PLAN RECEIVED BY THE WAKEFIELD DEPARTMENT OF PUBLIC WORKS.
 - MAP ENTITLED "ALTAVACSM LAND TITLE SURVEY McDONALD'S USA, LLC 140 TOWER HILL ROAD PART OF LOT 66, MAP 57-2 TOWN OF SOUTH KINGSTOWN WASHINGTON COUNTY, RHODE ISLAND", PREPARED BY: CONTROL POINT ASSOCIATES, INC., DATED: SEPTEMBER 18, 2008, LAST REVISED: SEPTEMBER 12, 2008.
 - PLAN SET ENTITLED "PLAT CONSISTING OF A TITLE SHEET AND 18 ADDITIONAL SHEETS NUMBERED 1 TO 19 INCLUSIVE SHOWING LAND IN THE TOWN OF SOUTH KINGSTOWN RHODE ISLAND TAKEN OF BEHALF OF THE STATE OF RHODE ISLAND BY VOTE OF STATE BOARD OF PUBLIC ROADS", DATED: JUNE 24, 1925, PROVIDED AND ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AS PLAT NO. 86.
 - MAP ENTITLED "AS-BUILT PLAN ASSESSORS PLAT 57-2 LOT 68 84 OLD TOWER HILL ROAD SOUTH KINGSTOWN, RHODE ISLAND PREPARED FOR: BOP/CTOR DEVELOPMENT II, LLC", PREPARED BY: ALPHA ASSOCIATES, LTD., DATED: APRIL 6, 2020, LAST REVISED: APRIL 22, 2020, PROVIDED BY TOWN OF WAKEFIELD ENGINEERING DEPARTMENT.
 - UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID.
 - PLAN SET ENTITLED "STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION PLAN OF PROPOSED IMPROVEMENTS TO OLD TOWER HILL ROAD SOUTH KINGSTOWN, RHODE ISLAND WASHINGTON COUNTY P.L. CONTRACT NO. 2019-CH-083 F.A. PROJECT NO. STP-RES(401) & STP-HSPI(066)", DATED: AUGUST 2019, ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AS FILE 2019-CH-083.
 - MAP ENTITLED "PLAT SHOWING LAND IN SOUTH KINGSTOWN TAKEN FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OR TRANSPORTATION", DATED: SEPTEMBER 1988, AND ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AS PLAT 2115.

ITEMS	HEIGHT	WIDTH
BUILDING MOUNTED B.K. SIGN (F)	14.6	14.8'
PARKING LOT LIGHT BASE (A)	0.3'	-
PARKING LOT LIGHT POLE (A)	22.5'	-
PARKING LOT LIGHT (OVERALL)(A)	22.8'	-
PARKING LOT LIGHT BASE (B)	0.2'	-
PARKING LOT LIGHT POLE (B)	23.1'	-
PARKING LOT LIGHT (OVERALL)(B)	23.3'	-
PARKING LOT LIGHT BASE (C)	0.2'	-
PARKING LOT LIGHT POLE (C)	24.8'	-
PARKING LOT LIGHT (OVERALL)(C)	25.0'	-
PARKING LOT LIGHT BASE (D)	0.2'	-
PARKING LOT LIGHT POLE (D)	25.8'	-
PARKING LOT LIGHT (OVERALL)(D)	26.0'	-
PARKING LOT LIGHT BASE (E)	0.2'	-
PARKING LOT LIGHT POLE (E)	24.0'	-
PARKING LOT LIGHT (OVERALL)(E)	24.2'	-

* OVERALL HEIGHT CALCULATED FROM GROUND ELEVATION TO TOP OF LIGHT
 ** POLE HEIGHT CALCULATED FROM TOP OF CONCRETE BASE TO TOP OF POLE
 (F) = FRONT BUILDING MOUNTED SIGN

OLD TOWER HILL ROAD

(PUBLIC - VARIABLE WIDTH)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC



FIELD DATE	9-08-21	PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY	
FIELD BOOK NO	2110 MA	BURGER KING	
FIELD BOOK PG	29	104 OLD TOWER HILL ROAD LOT 67, MAP 57-2 VILLAGE OF WAKEFIELD, WASHINGTON COUNTY STATE OF RHODE ISLAND	
FIELD CREW	B.S.B.	CONTROL POINT ASSOCIATES, INC. WARREN, NJ 908-668-0099 CHALFONTS, PA 215-713-9800 MT LAUREL, NJ 609-857-2099 MANNHATTAN, NY 646-780-0411 SOUTHBROOK, MA 01772 508-948-3000 - 508-948-3003 FAX WWW.CPASURVEY.COM	
DRAWN:	M.R.D.	APPROVED:	C.E.L.
DATE	11-22-2021	SCALE	1" = 30'
FILE NO.	03-210342-00	DWG. NO.	SV1

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RIC-06-13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 AS FOLLOWS:

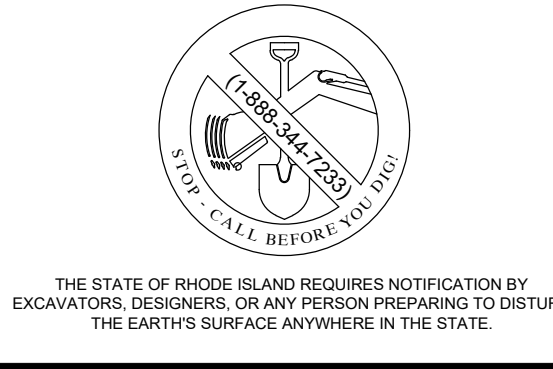
- TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION: COMPREHENSIVE BOUNDARY SURVEY I
- OTHER TYPE OF SURVEY: MEASUREMENT SPECIFICATION: DATA ACCUMULATION SURVEY III (TOPOGRAPHIC SURVEY) VERTICAL CONTROL STANDARD TOPOGRAPHIC SURVEY ACCURACY V-3 T-1
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY SURVEY AND OBTAIN TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR USE AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.

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

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

11-22-2021
DATE

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THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



DEMOLITION LEGEND

- (A) CURBING TO BE REMOVED
- (B) DIRECTIONAL SIGN TO BE REPLACED
- (C) PAVEMENT STRIPING/MARKINGS TO BE REMOVED
- (D) MISCELLANEOUS LANDSCAPING TO BE REMOVED
- (E) REMOVE EXISTING DRIVE-THRU MENU BOARD AND APPURTENANCES
- (F) PYLON SIGN TO BE REPLACED
- (G) RELOCATE EXISTING LIGHT POLE AND REMOVE EXISTING CONCRETE BASE
- (H) APPROXIMATE LIMITS OF PAVEMENT REMOVAL

REFERENCE:
 1. SURVEY LAST REVISED ON 11/22/2021, PREPARED BY CONTROL POINT

0 15 30 60 90
 Graphic Scale: 1"=30'

NORTH

CONTRACTOR SHALL CONTACT DIGSAFE AT 811 FOR LOCATION STAKE-OUT OF ALL UTILITIES. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION/REFLECTOR www.digsafe.com FOR ADDITIONAL INFORMATION

Issued:	Date:
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Revisions:	Date:
1 Revised per TRC comments	11/22/21
2 Revised per TRC comments	12/29/21
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Seal 12/30/2021 Seal

Todd G. Markevicz
 No. 13329
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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CIVIL ENGINEER OF RECORD
 Name: Todd G. Markevicz
 Rhode Island Registration No.: 13329
 Exp. Date: June 30, 2023
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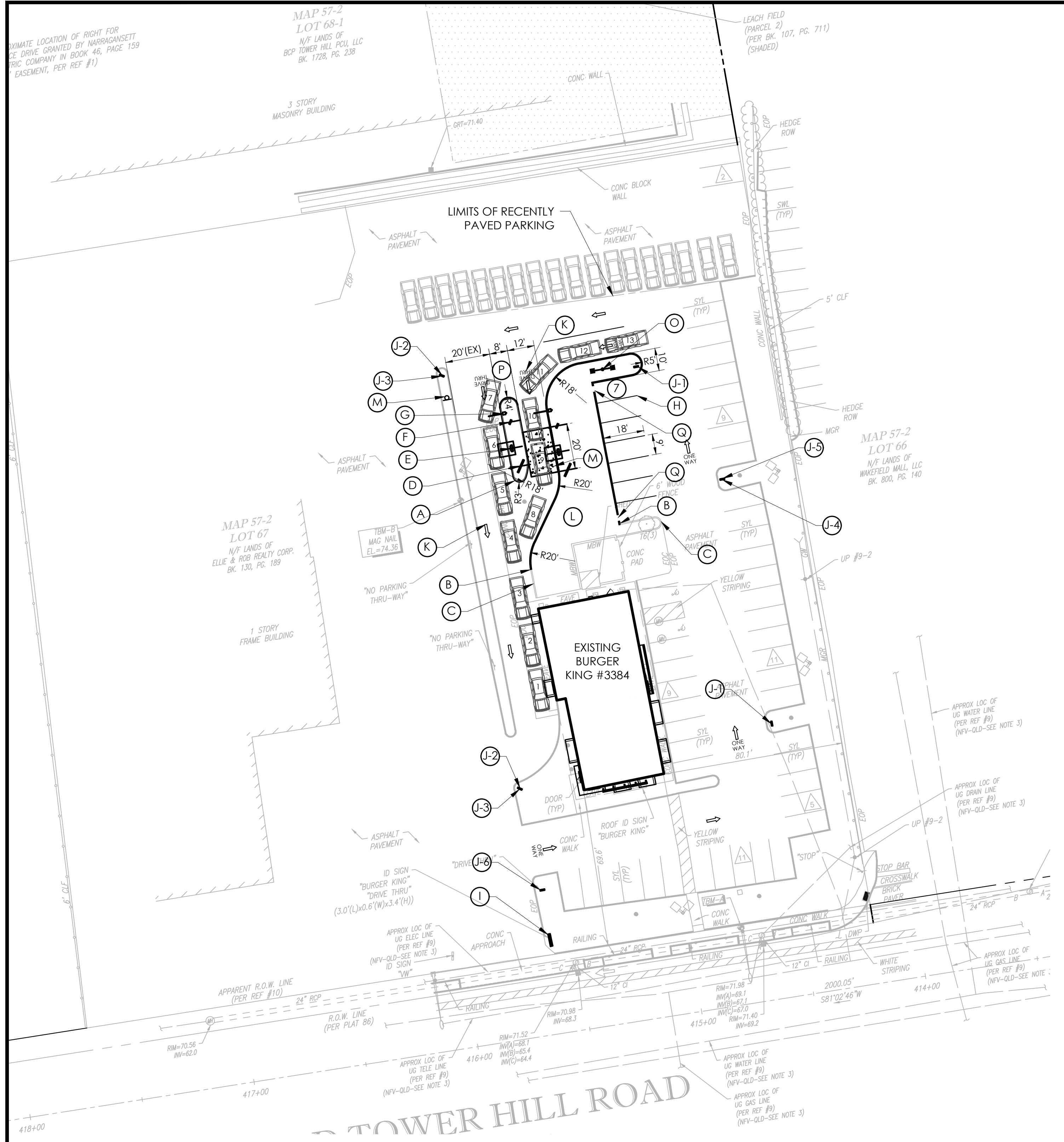
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 126 Old Tower Hill Road
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 Washington County
 Project Name & Location:

Demolition Plan

Drawing Name:	Project No.
Date: 8/12/21	20-0206
Type: Type	
Drawn By: ASH	C1
Scale: 1"=30'	Drawing No.



SITE LEGEND:

- (A) CONCRETE CURB
- (B) CONNECT INTO EXISTING CURB AND PAVEMENT GRADE
- (C) EXISTING CONCRETE CURB TO REMAIN
- (D) DIGITAL MENU BOARD (TYP)
- (E) ORDER CONFIRMATION UNIT (TYP)
- (F) OPTIONAL PREVIEW BOARD (TYP)
- (G) CLEARANCE SIGN (TYP)
- (H) PROPOSED 4" SINGLE YELLOW SOLID STRIPING
- (I) PYLON SIGN (TYP)
- (J) DIRECTIONAL SIGN (TYP. SEE DETAIL)
 - 1. "DRIVE THRU"
 - 2. "THANK YOU"
 - 3. "EXIT ONLY"
 - 4. "A EXIT"
 - 5. "DO NOT ENTER"
 - 6. "ENTRANCE >"
- (K) PAVEMENT ARROW (TYP)
- (L) PROPOSED LANDSCAPING AROUND DRIVE-THRU AREA (REFER TO PLANTING PLAN)
- (M) 12' x 20' CONCRETE PAD
- (N) POST-MOUNTED SIGN "NO RIGHT TURN"
- (O) RELOCATED LIGHT POLE AND NEW CONCRETE BASE
- (P) PROPOSED ASPHALT PAVEMENT
- (Q) CURB CUT - SEE GRADING AND DRAINAGE PLAN

SITE DATA:

LOCAL JURISDICTION:	Wakefield, RI
ZONING CLASSIFICATION:	CH - Commercial Highway
PERMITTED USES:	Fast Food Establishment
OWNER:	Elle & Rob Realty Corp.
PROPERTY ACREAGE:	± 2.7 ACRES
PARKING REQUIREMENT:	1 Space for each 90 sq. ft. floor area = ±3140 SF = 35 Spaces
PROPOSED PARKING:	53 Spaces
EXISTING IMPERVIOUS:	± 0.71 ACRES
PROPOSED IMPERVIOUS:	± 0.68 ACRES

REFERENCE:
1. SURVEY LAST REVISED ON 11/22/2021, PREPARED BY CONTROL POINT

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Revisions:	Date:
1	Revised per TRC comments 11/22/21
2	Revised per TRC comments 12/29/21
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Seal 12/30/2021 Seal

Todd G. Markevicz
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Burger King #3384
126 Old Tower Hill Road
Village of Wakefield, RI 02879
Washington County
Project Name & Location:

Site Plan

Drawing Name:	Project No.
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Type: Type	
Drawn By: ASH	C2
Scale: 1"=30'	Drawing No.

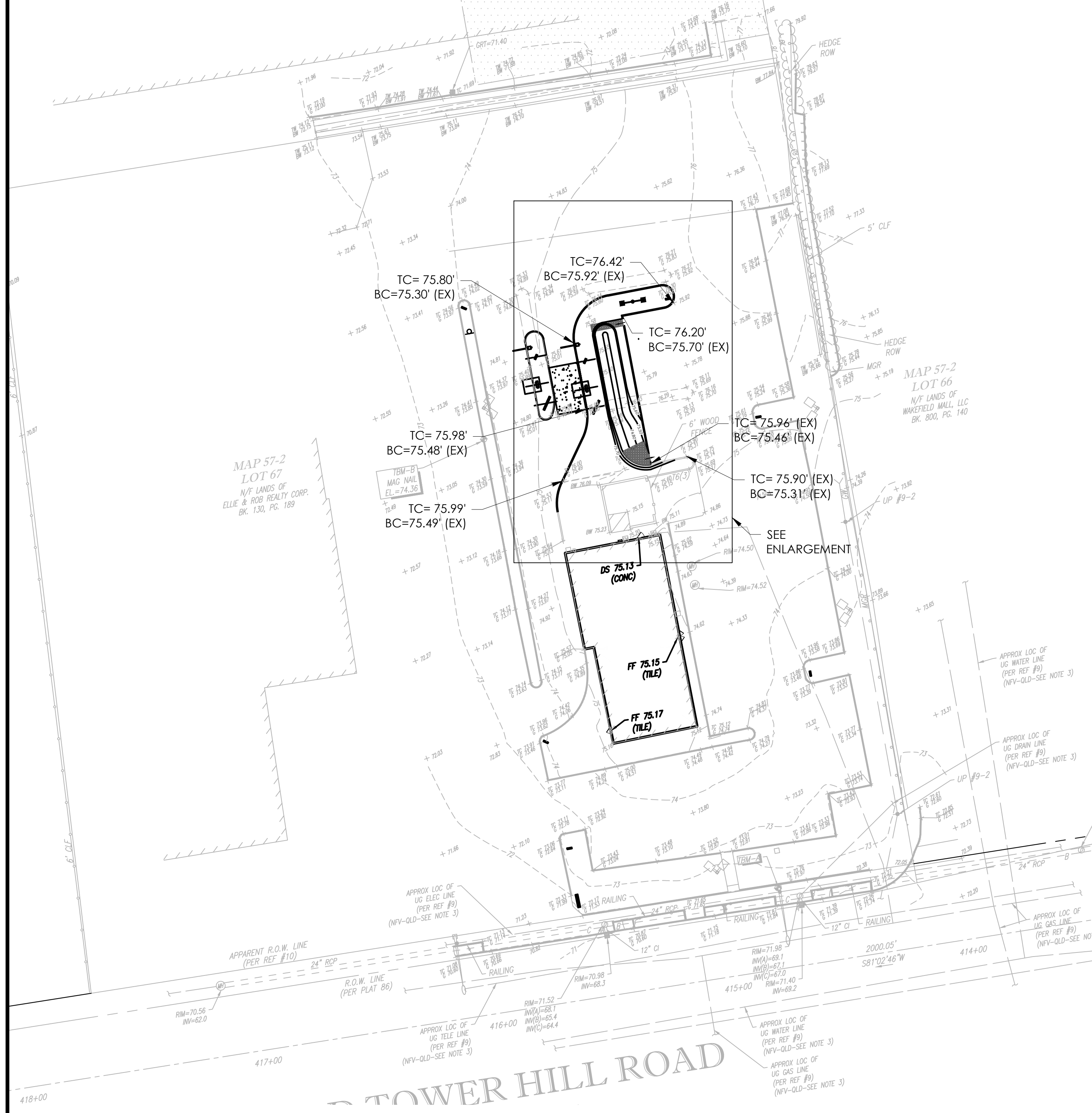
PERMITS LOCATION OF RIGHT FOR DRIVE GRANTED BY MARRAGANSETT TRIC COMPANY IN BOOK 46, PAGE 159 EASEMENT, PER REF #1)

MAP 57-2 LOT 68-1 N/F LANDS OF BCP TOWER HILL ROLL LLC BK. 1728, PG. 238

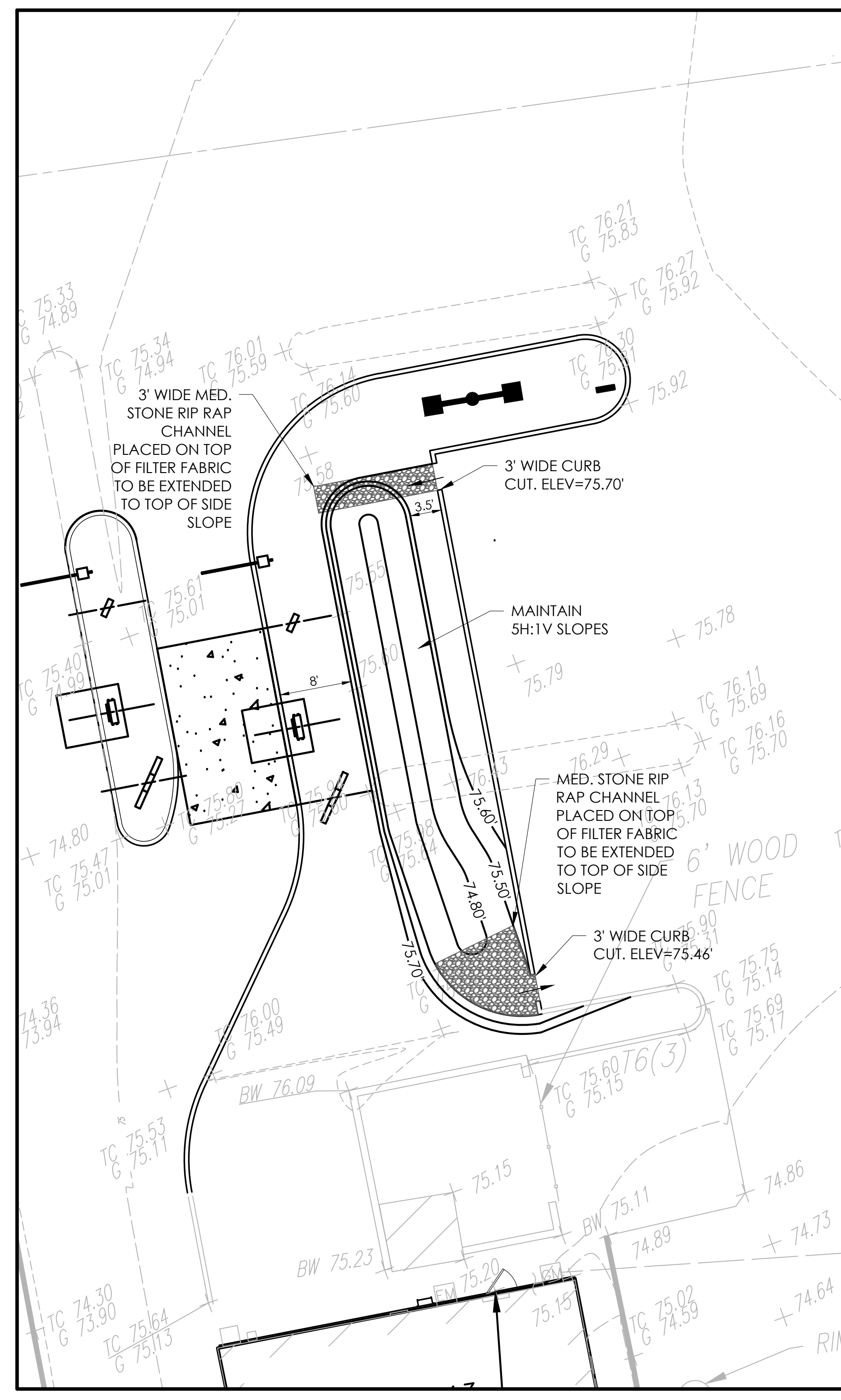
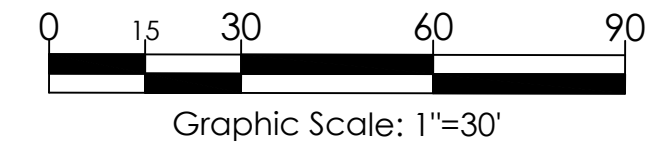
LEACH FIELD (PARCEL 2) (PER BK. 107, PG. 711) (SHADED)

MAP 57-2 LOT 66 N/F LANDS OF WAKEFIELD WALL, LLC BK. 800, PG. 140

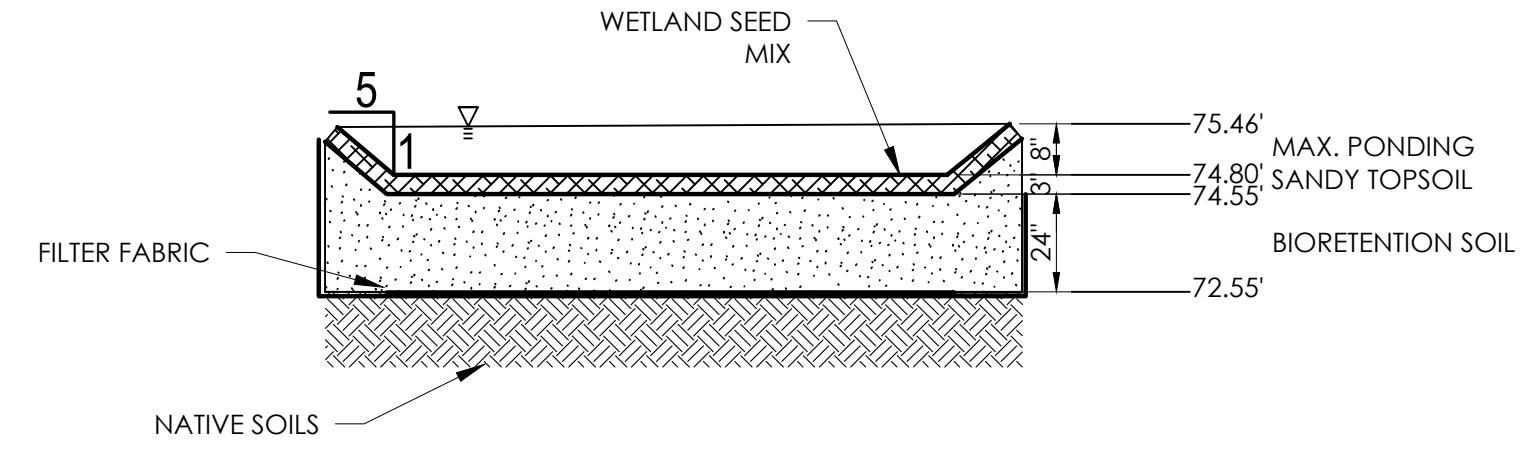
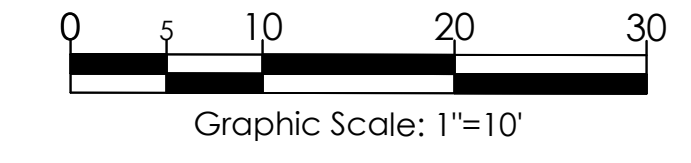
MAP 57-2 LOT 67 N/F LANDS OF CLUE & ROAD REALTY CORP. BK. 130, PG. 189



GRADING PLAN



GRADING ENLARGEMENT



NOTES:
1. SOILS SHALL CONSIST OF USDA LOAMY SAND TO SANDY LOAM CLASSIFICATION AND MEET THE FOLLOWING GRADUATION: SAND 85-88%, SILT 8-12%, CLAY 0-2%, AND ORGANIC MATTER (IN THE FORM OF LEAF COMPOST) 3-5%.

BIORETENTION DETAIL

N.T.S.

REFERENCE:
1. SURVEY LAST REVISED ON 11/22/2021, PREPARED BY CONTROL POINT



ABBREVIATION

AC	-ASPHALT CONCRETE
LF	-LINEAR FEET
SF	-SQUARE FEET
DIA	-DIAMETER
INV	-INVERT
CPP	-CORRUGATED POLYETHYLENE PIPE (SMOOTHED LINE)
HDPE	-HIGH DENSITY POLYETHYLENE PIPE
PVC	-POLYVINYL CHLORIDE
TG	-TOP OF GRATE
GE	-GROUND ELEVATION
TC	-TOP OF CURB
BC	-BOTTOM OF CURB/EDGE OF PAVEMENT
HP	-HIGH POINT
F.F.E.	-FINISH FLOOR ELEVATION
TW	-TOP OF WALL
BW	-BOTTOM OF WALL

GRADING AND DRAINAGE NOTES:

- CONTRACTOR SHALL NOTE THAT THIS PROJECT WILL DISTURB LESS THAN 1 ACRE AND THEREFORE A NPDES/SPDES PERMIT IS NOT REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE EROSION CONTROL DEVICES IF NEEDED.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT, CONTINUOUS GRADE, AND POSITIVE DRAINAGE (AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS). THE CONTRACTOR SHALL ADJUST TOPS OF CLEANOUTS, MANHOLES, VALVES, HANDHOLES, ETC. TO REMAIN TO PROPOSED FINISHED GRADE, AS NECESSARY.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- EARTHWORK SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL VEGETATION, TOPSOIL, ORGANIC SUBSOIL, AND ANY SURFACE DEBRIS IN AREAS WHERE REGRADING IS REQUIRED. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE TOPSOIL AT A DEPTH AS NOTED IN THE SPECIFICATIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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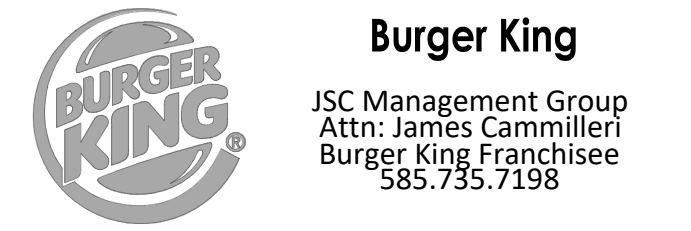
Revisions:	Date:
1	Revised per TRC comments 11/22/21
2	Revised per TRC comments 12/29/21
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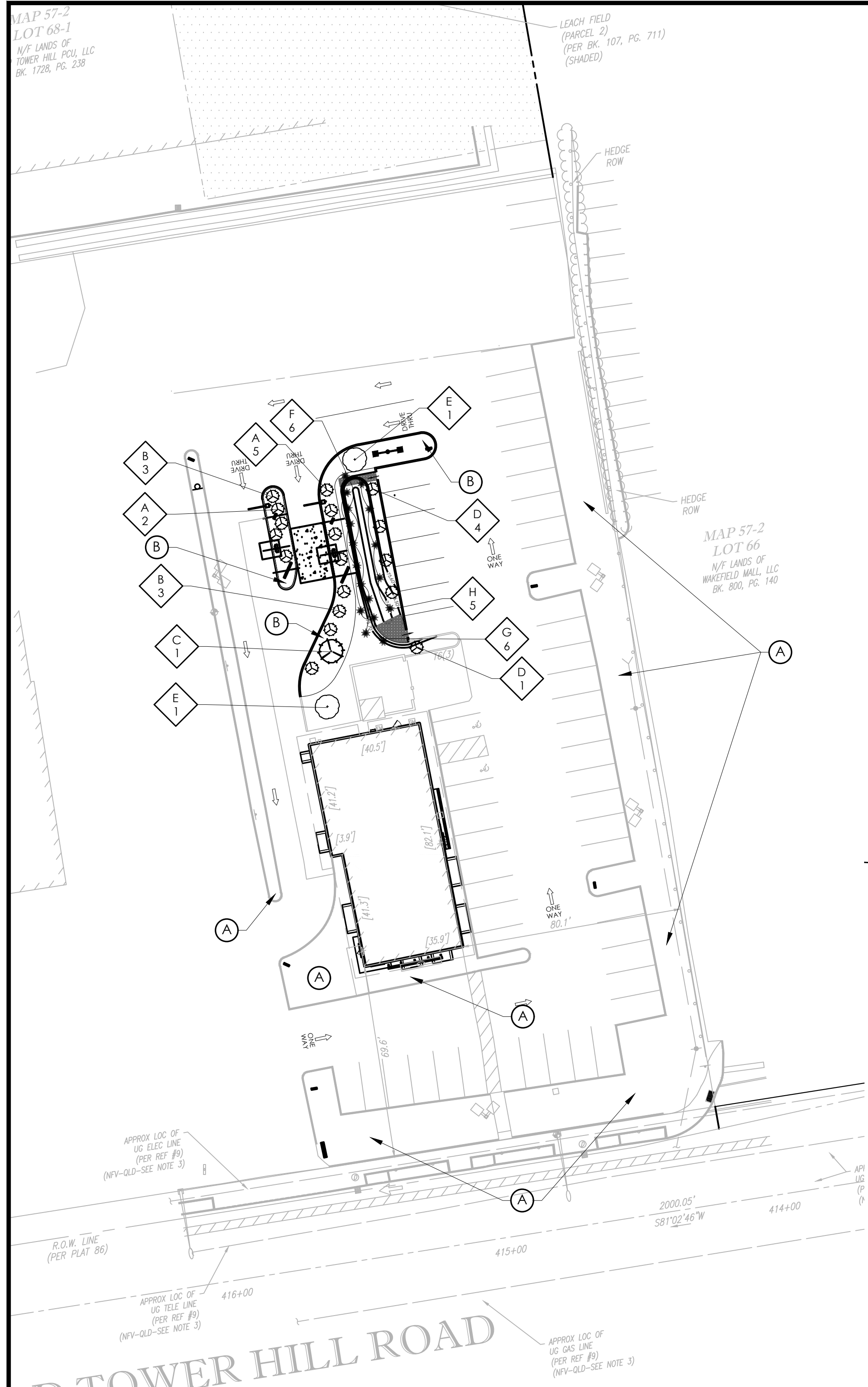
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Name: Todd G. Markevicz
Rhode Island Registration No.: 13329
Exp. Date: June 30, 2023
Firm No.: PE.00LLC73-COA
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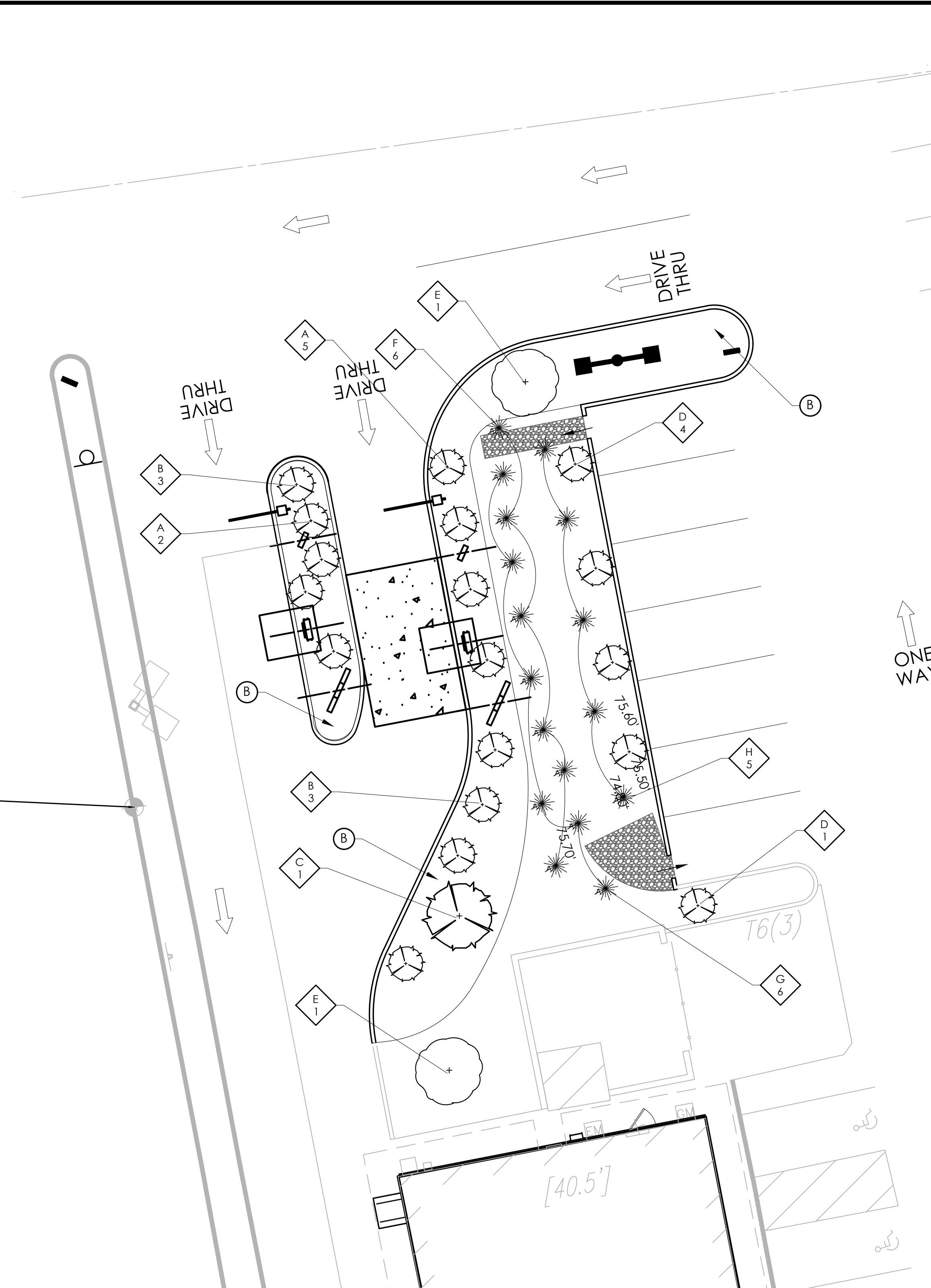


Burger King #3384
126 Old Tower Hill Road
Village of Wakefield, RI 02879
Washington County
Project Name & Location:

Grading & Drainage Plan	
Drawing Name:	
Date: 8/12/21	Project No. 20-0206
Type: Type	
Drawn By: ASH	C3
Scale: As Noted	Drawing No.



PLANTING PLAN
 0 15 30 60 90
 Graphic Scale: 1"=30'



PLANTING ENLARGEMENT
 0 5 10 20 30
 Graphic Scale: 1"=10'

REFERENCE:
 1. SURVEY LAST REVISED ON 11/22/2021, PREPARED BY CONTROL POINT



LEGEND OF IMPROVEMENTS

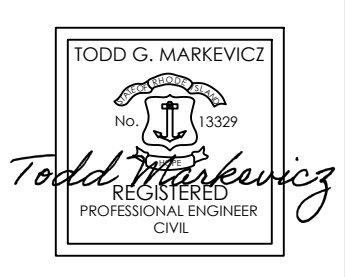
- ⊗ ⊙ ⊛ SHRUBS/BUSHES
- ⊕ DECIDUOUS TREE

LANDSCAPE LEGEND:

- AREAS TO BE LANDSCAPED PER JANCO DESIGN PROPOSED LANDSCAPE PLAN, LAST REVISED 08/24/2000. THIS INCLUDES PLANT SPECIES AND LOCATION. HOWEVER ALL TREES SHALL BE UPSIZED FROM THE ORIGINAL DESIGN AND BE PLANTED AT 0.5" CAL. LARGER THAN ORIGINAL PLANS. SHRUBS SHALL BE PLANTED AT THE ORIGINAL SIZE. ANY EXISTING PLANTS IN GOOD CONDITION CAN REMAIN AND DO NOT NEED TO BE REPLANTED.
- (A) ROCK MULCH GARDEN BED

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1 Revised per TRC comments	11/22/21
2 Revised per TRC comments	12/29/21
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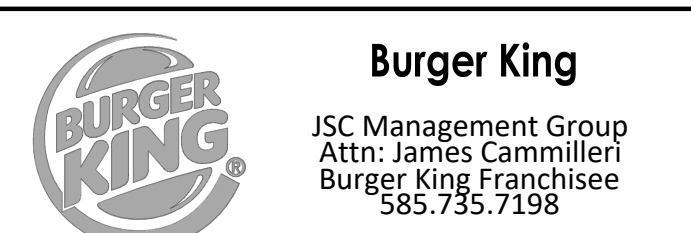


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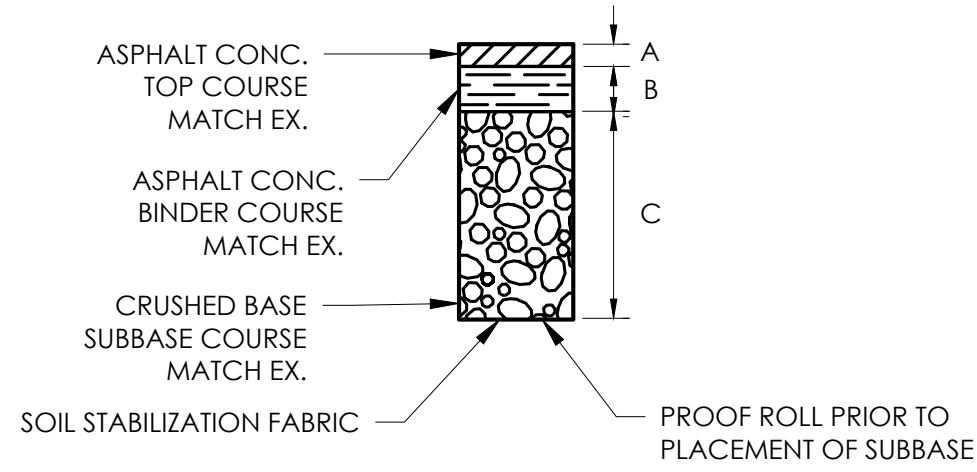


Burger King #3384
 126 Old Tower Hill Road
 Village of Wakefield, RI 02879
 Washington County
 Project Name & Location:

Planting Plan
 Drawing Name:
 Date: 8/12/21
 Type: Type
 Drawn By: ASH
 Scale: As Noted
 Project No. 20-0206
 C5
 Drawing No.

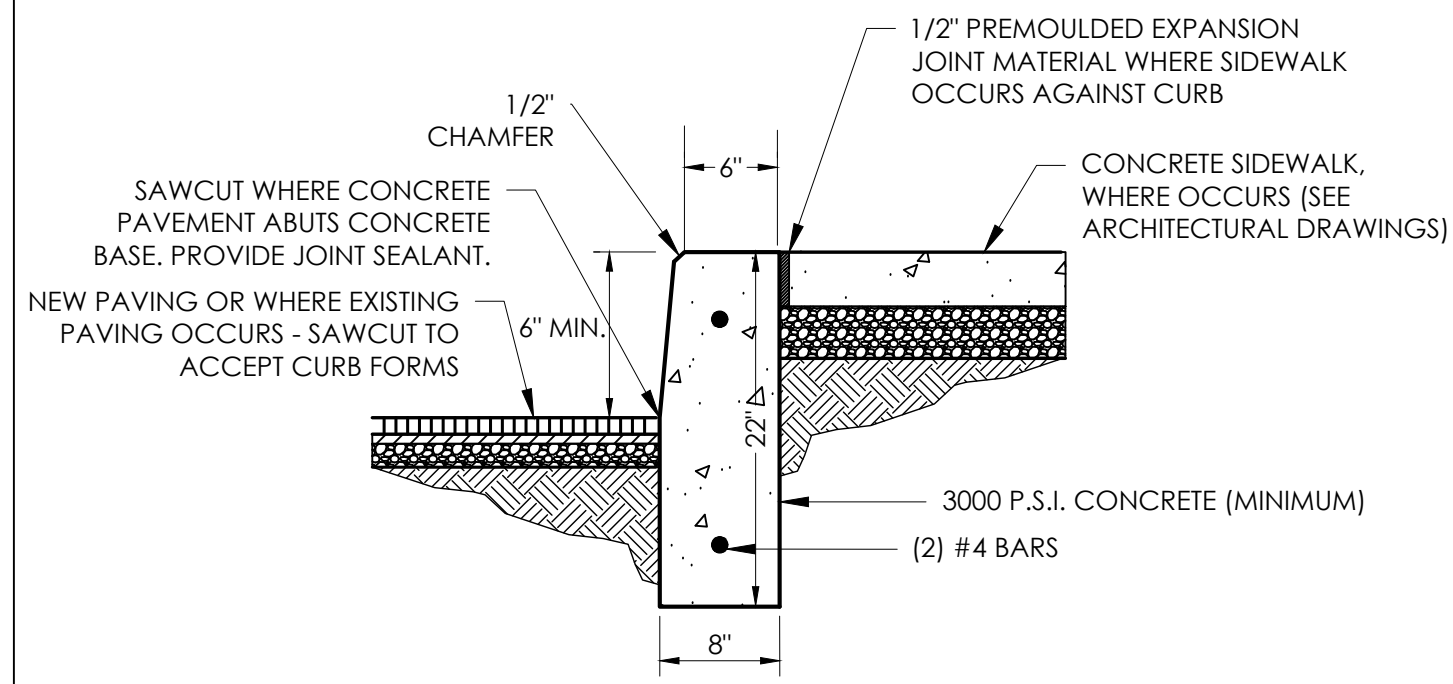
- LANDSCAPE NOTES:**
- REFER TO SPECIFICATIONS FOR SEED MIXES AND ADDITIONAL INFORMATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
 - THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKE OUT OF ALL PLANT MATERIAL AND SHRUB BEDS. LOCATIONS SHOWN ON THE PLAN CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE OWNER AT THE TIME OF INSTALLATION.
 - THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. CONTRACTOR SHOULD OBTAIN CURRENT UTILITY RECORD MAPS AND NOTIFY ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK.
 - SHRUBS SHALL NOT BE PLACED WITHIN TWO (2) FEET OF A CURB.
 - TREES SHALL BE A MINIMUM OF 5' FROM ROOT BALL TO UNDERGROUND UTILITIES AND 20' FROM OVERHEAD UTILITIES.

TREE AND SHRUB SCHEDULE				
QTY	PLANT KEY	BOTANICAL NAME	COMMON NAME	SIZE
Shrubs				
7	A	Ilex glabra	Inkberry	3-GAL
6	B	Berberis thunbergii	Barberry crimson pygmy	3-GAL
1	C	Euonymus alatus	Burning Bush	5 GAL
5	D	Picea glauca	Dwarf Alberta Spruce	5-GAL
Trees				
2	E	Aronia arbutifolia	Red Choke Cherry	2.5"-3" CAL
Bioretention Plantings				
6	F	Panicum virgatum	Switch Grass	1-GAL
6	G	Pennisetum alopecuroides	Fountain Grass	1-GAL
5	H	Solidago sempervirens	Seaside Goldenrod	1-GAL



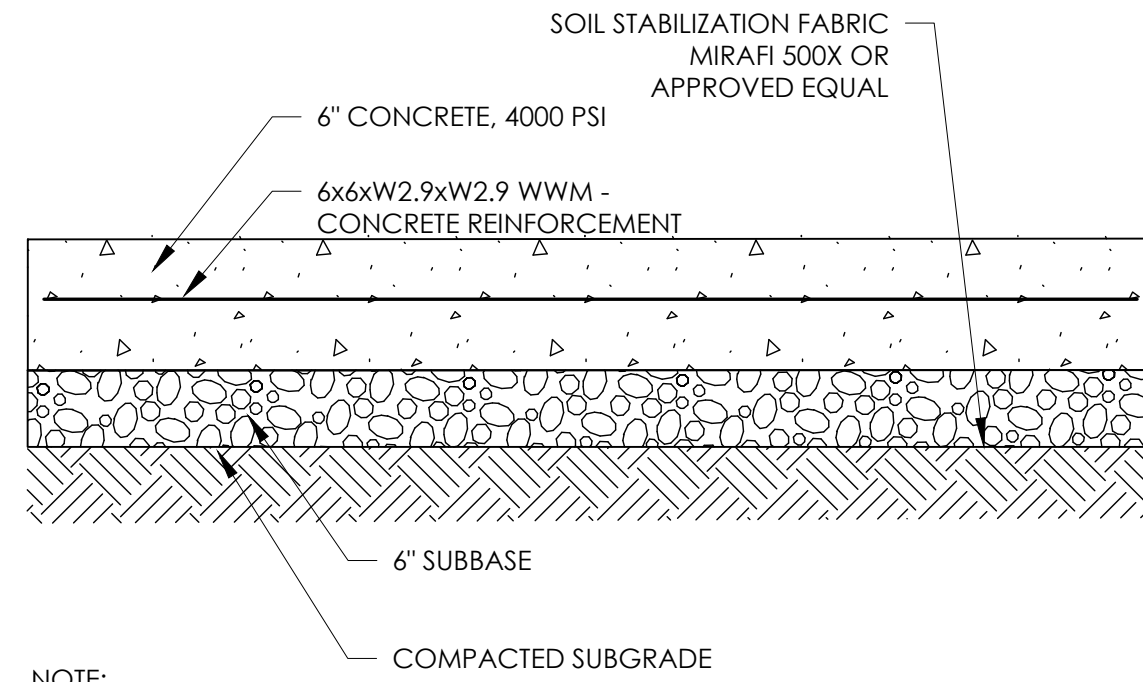
	REGULAR DUTY	HEAVY DUTY
A	MATCH EX.	MATCH EX.
B	MATCH EX.	MATCH EX.
C	MATCH EX.	MATCH EX.

PAVING SECTION DETAIL
N.T.S.



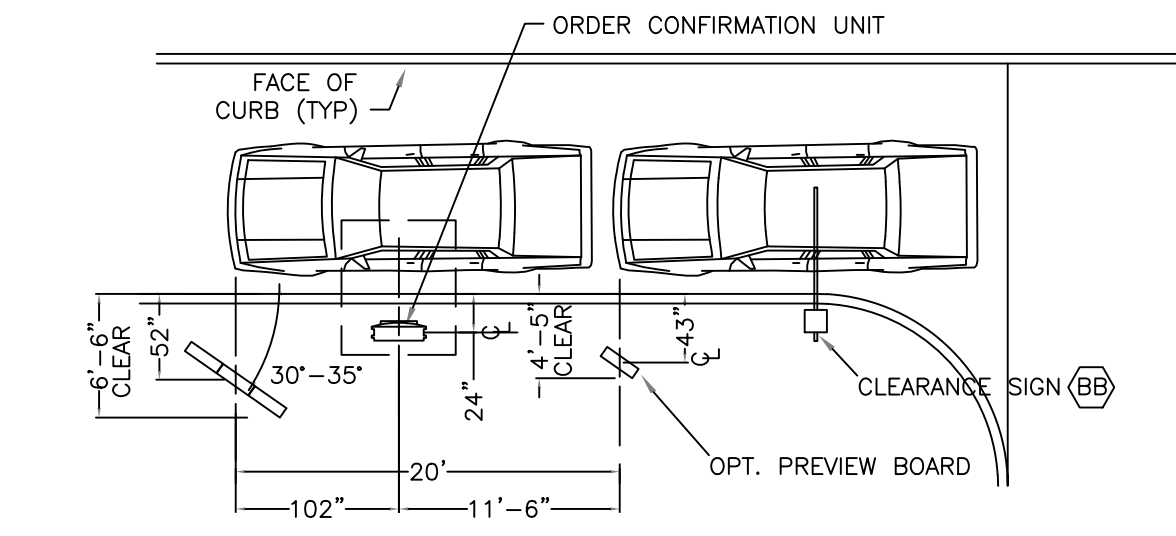
NOTES:
1. ALL CONCRETE IS TO MEET ACI-318 CONSTRUCTION STANDARDS.
2. WHERE NEW CURB IS TO BE INSTALLED WITHIN EXISTING PAVING, PROVIDE NEW BASE AND PAVING TO MATCH EXISTING.
3. INSTALL 1/2" PREMOULDED EXPANSION JOINT MATERIAL @ 20' C./C. IN SIDEWALK AND CURB.

CONCRETE CURB DETAIL
N.T.S.



NOTE:
1. EXPOSED CONCRETE SURFACE TO HAVE A LIGHT BROOM FINISH. CONTRACTION JOINTS 20' ON CENTER MAX., BOTH DIRECTIONS. SAWCUT 1/8" - 1/4" WIDE TO 1/4 THE SLAB DEPTH. STEEL REINFORCING TO BE DISCONTINUOUS THROUGH JOINT.

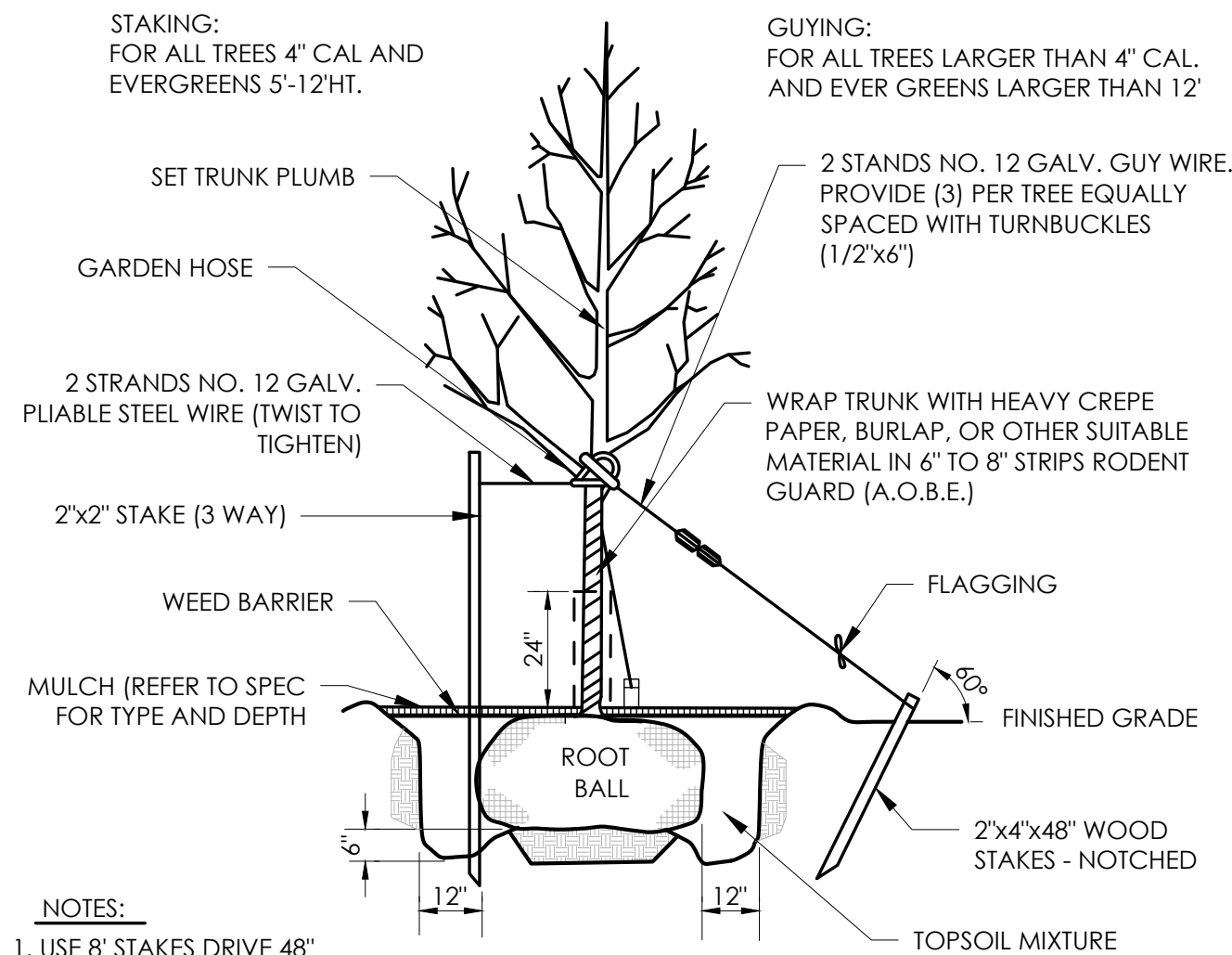
HEAVY DUTY CONCRETE (DRIVE THRU) DETAIL
N.T.S.



PREFERRED LAYOUT

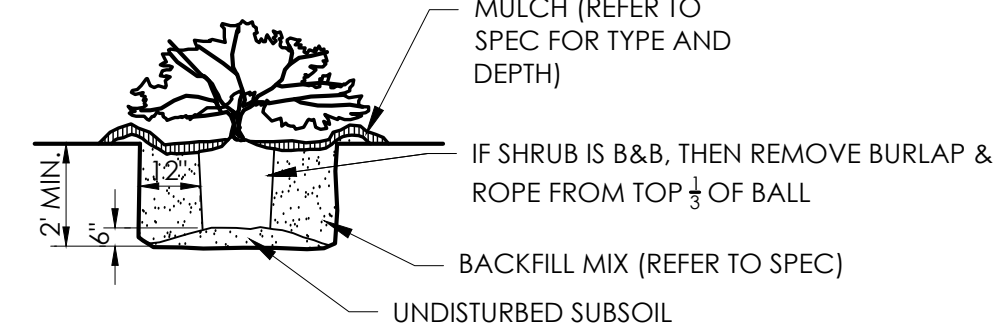
NOTE: THE PREFERRED LAYOUT SHOULD BE USED WHENEVER SPACE ALLOWS. 30° ROTATION ANGLE SHOULD BE CONSIDERED OPTIMAL. ANGLES BETWEEN THE PREFERRED LAYOUT AND MINIMUM LAYOUT ARE ACCEPTABLE AS LONG AS:
(1) THE DISTANCES FROM THE CENTERLINES OF THE SUPPORT POLES OF THE MENU BOARD AND PREVIEW BOARD TO THE FACE OF CURB ARE REDUCED BY 4" FOR EVERY 5 DEGREES OF ROTATION, AND;
(2) THE DISTANCE FROM THE CENTERLINE OF THE ORDER CONFIRMATION UNIT AND THE CENTERLINE OF THE MENU BOARD IS REDUCED BY 3" FOR EVERY 5 DEGREES OF ROTATION. THE CENTERLINE OF MENU BOARD TO CENTERLINE OF PREVIEW BOARD REMAINS AT 20'.
NOTE THAT DIMENSIONS ARE CRITICAL.

DRIVE-THRU ORDER STATION 2020 IMAGE
N.T.S.

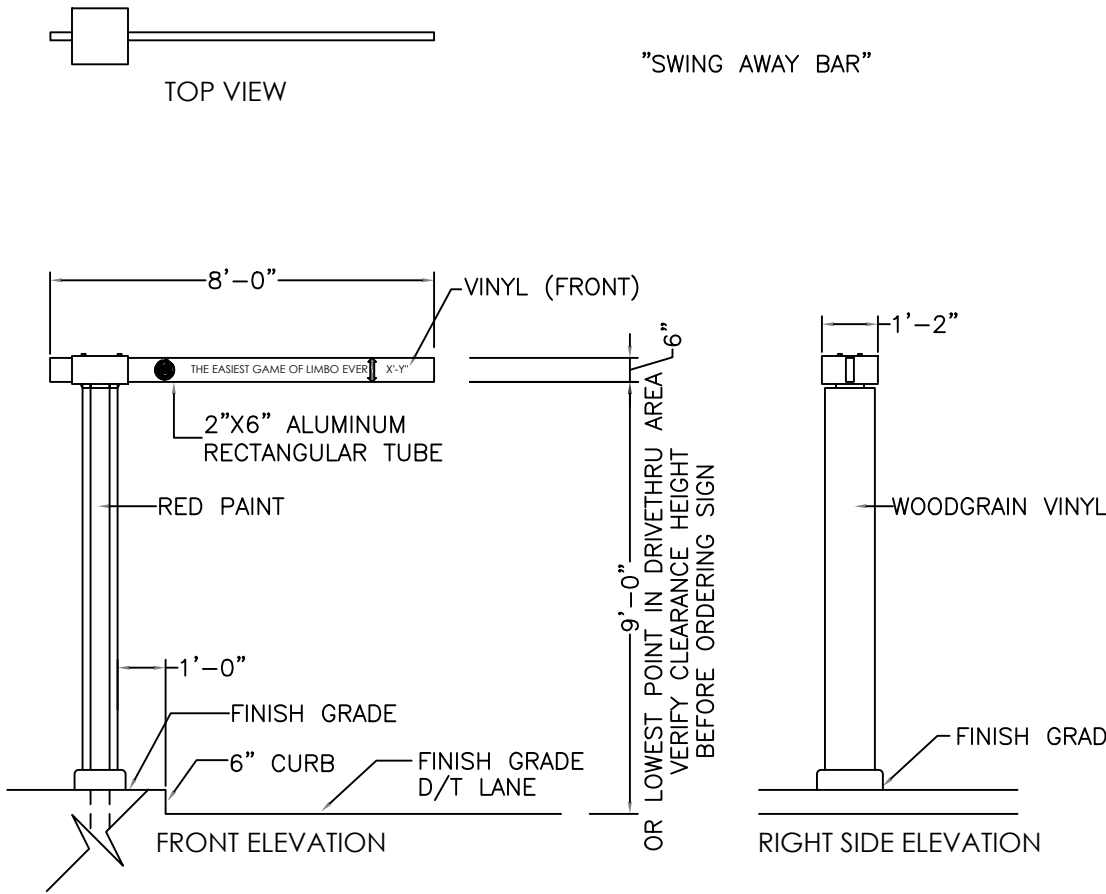


NOTES:
1. USE 8' STAKES DRIVE 48" BELOW GROUND.
2. ROOT COLLAR TO BE SLIGHTLY ABOVE SURROUNDING GRADE.

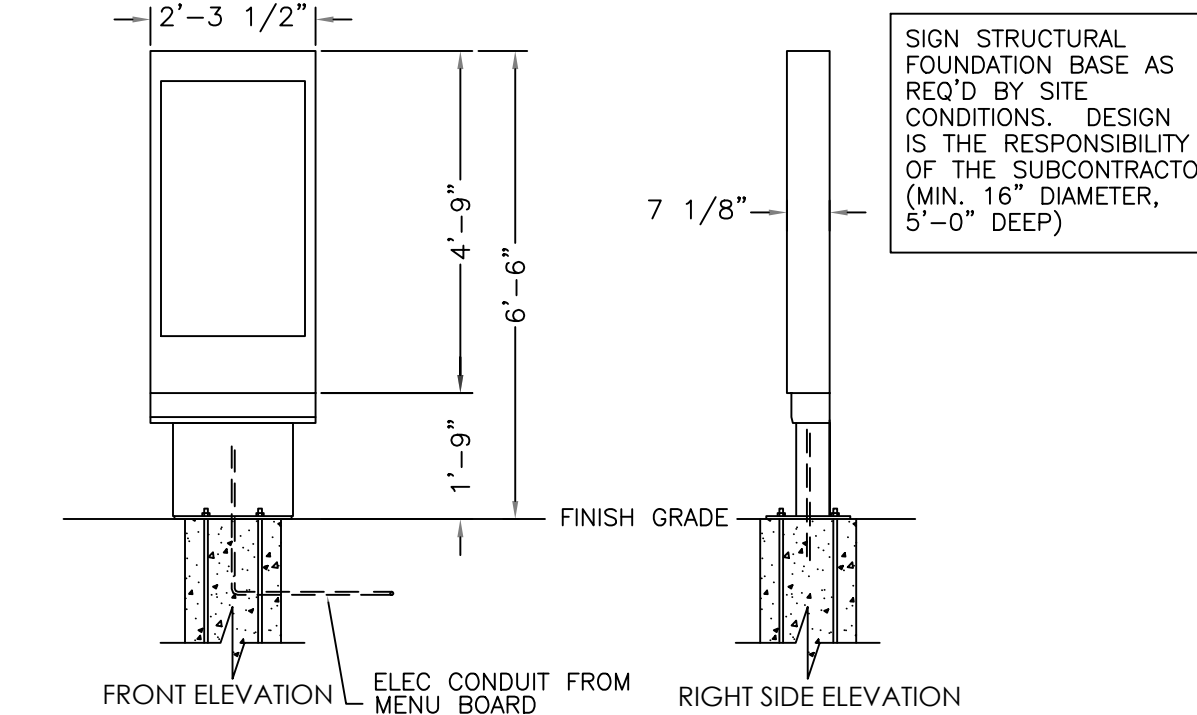
TREE PLANTING DETAIL
N.T.S.



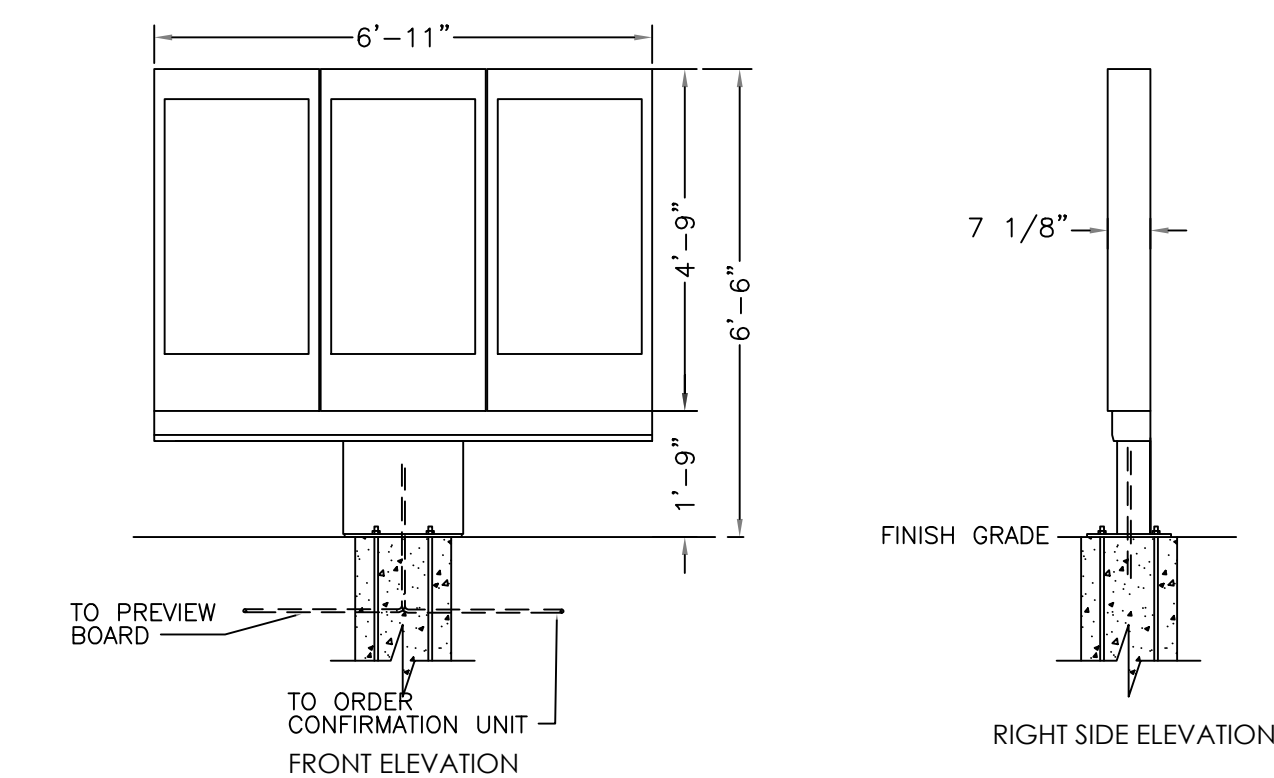
SHRUB PLANTING DETAIL
N.T.S.



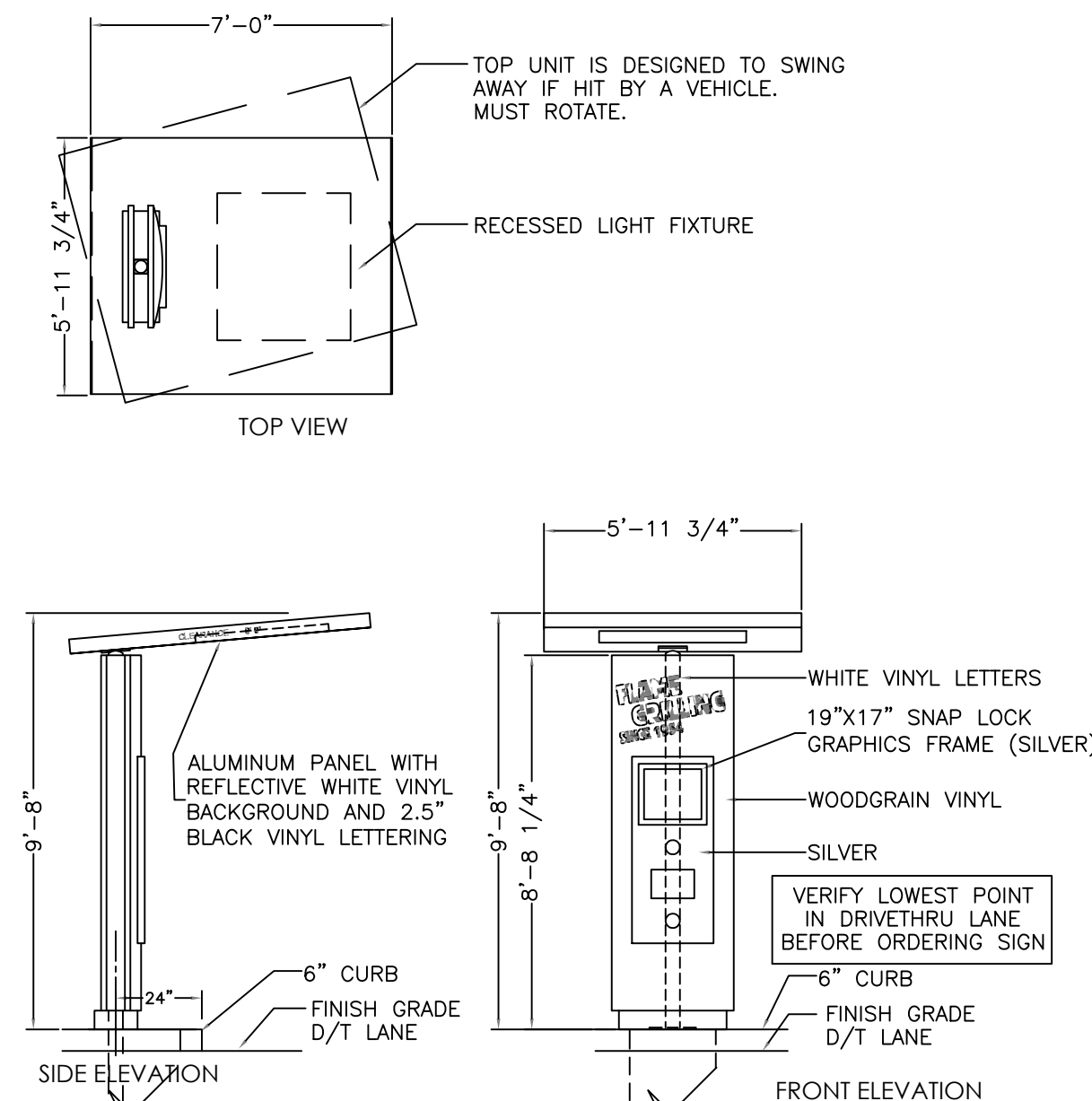
DRIVE-THRU CLEARANCE SIGN 2020 STANDARD IMAGE
N.T.S. NOVEMBER 1, 2017



OPTIONAL PREVIEW BOARD ELEVATIONS
N.T.S.



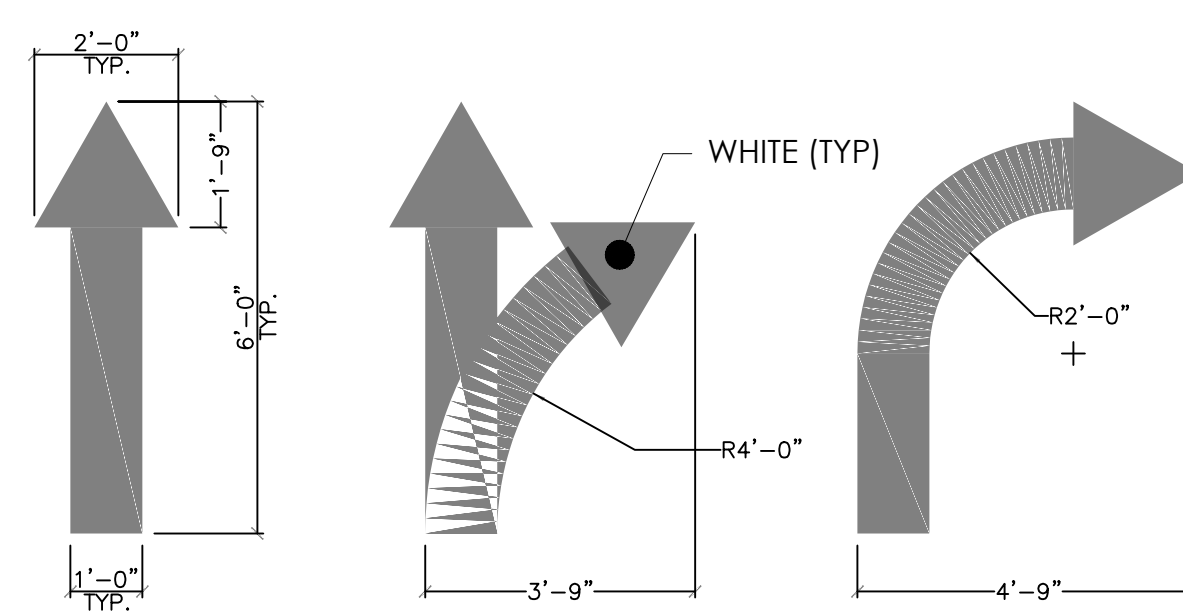
MENUBOARD ELEVATIONS
N.T.S.



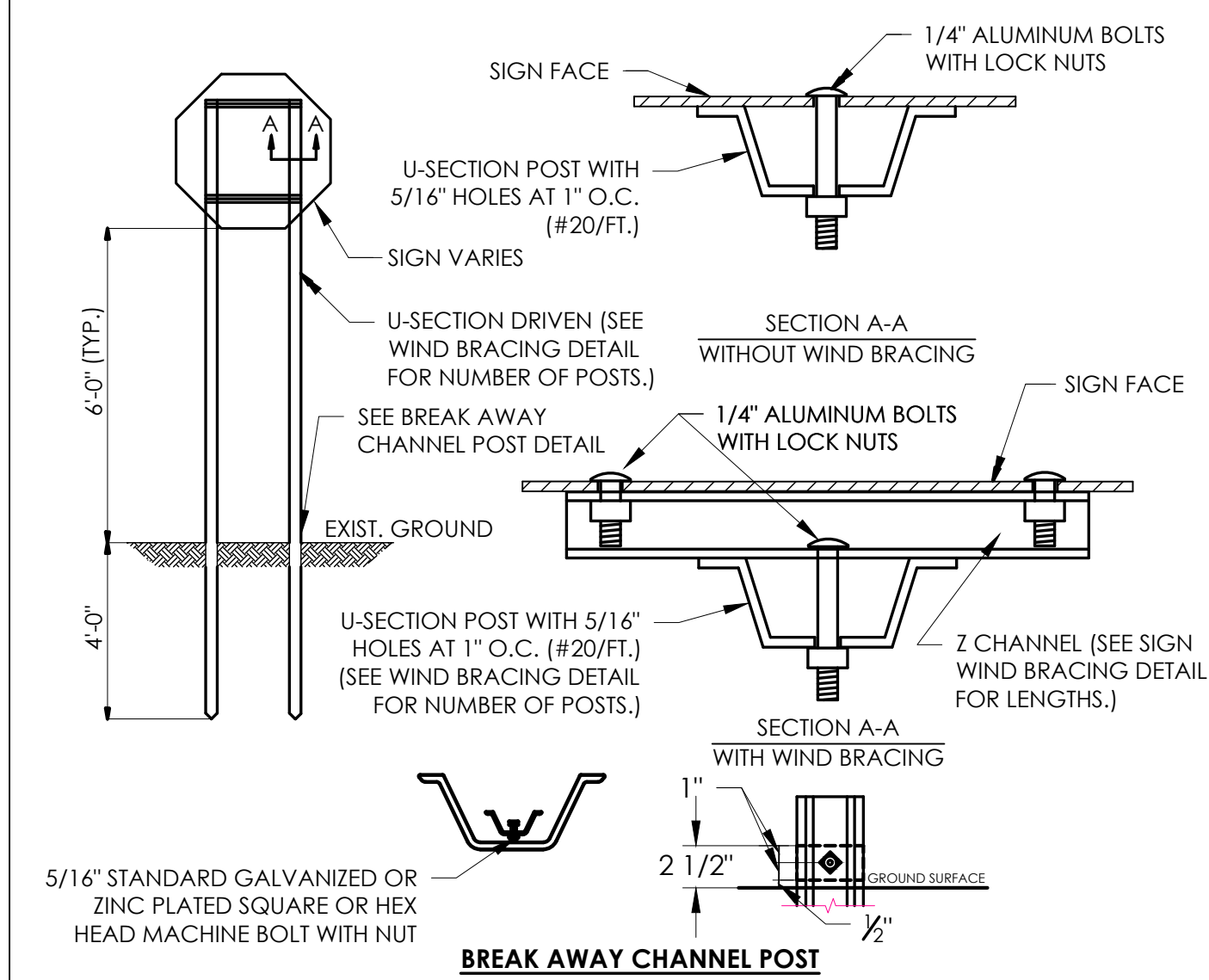
1. 120 VOLT 20 AMP ELECTRICAL SUPPLY TO SIGN
2. DATA CABLE REQUIRED

NOTE: SIGN STRUCTURAL FOUNDATION AS REQUIRED BY SITE CONDITIONS. DESIGN IS THE RESPONSIBILITY OF THE SUBCONTRACTOR.

ORDER CONFIRMATION UNIT
N.T.S.



PAINTED TRAFFIC ARROWS
N.T.S.



TYPICAL POST MOUNTED SIGN INSTALLATION IN GRASS AREAS
N.T.S.

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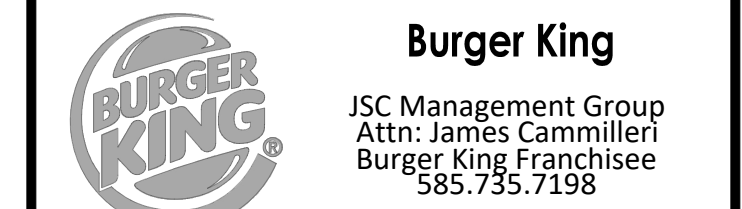


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Project Name & Location:

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Date: 8/12/21	20-0206
Type: Type	C6
Drawn By: ASH	Drawing No.
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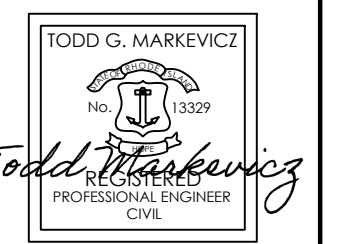
SIGN: BLACK ROUTED ALUMINUM
FACES W/ WHITE POLYCARBONATE
BACKERS LED LIT
DIRECTIONAL SIGN
N.T.S

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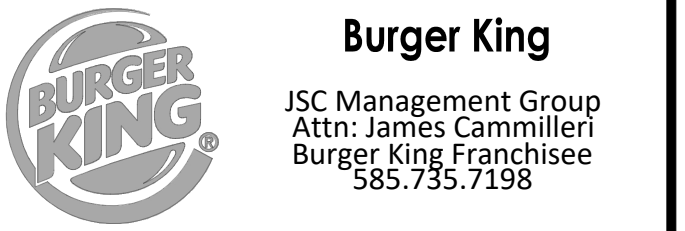
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Details Sheet

Drawing Name:		Project No.
Date: 8/12/21		20-0206
Type: Type		
Drawn By: ASH		C7
Scale: N.T.S.		Drawing No.

THE SPECIFICATIONS ARE NOT PROVIDED AS AN INDICATION OF WORK, BUT PROVIDE REQUIREMENTS AND STANDARDS OF WORK REQUIRED, OR COULD BECOME REQUIRED, DUE TO UNFORESEEN CONDITIONS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTIONS REQUIREMENTS. WHEN THESE SPECIFICATIONS ARE IN CONFLICT WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION THE MORE STRINGENT SHALL BE REQUIRED AS DETERMINED BY THE ENGINEER AND AUTHORITY HAVING JURISDICTION.

GENERAL CONSTRUCTION CONDITIONS

- The term of Owner as used in these specifications and notes shall include the owner of the property, the company or party that hired the Contractor, the company or party that signed the contract for this work, and the agents of each. The Owner's representative shall be the individual or party assigned by the Owner to be the Owner's representative. Owners of adjacent properties shall include the property owner, lessee, legal occupier, and operator of any business on that property.
- All work and materials shall comply with all local, state, and federal regulations, codes, and GSHA standards and be constructed to meet or exceed those codes.
- The Contractor shall be responsible for all temporary permits, connection permits, fees, inspections and record keeping required by all municipal, utility, health, environmental, state, or federal agencies that may have jurisdiction. Furthermore, the Contractor shall be responsible to meet or exceed all requirements of the agencies or authorities having jurisdiction over his work. All conflicts in requirements of different agencies, authorities, and/or the design shall be brought to the attention of the owner's representative before proceeding.
- The Contractor shall be responsible to locate and maintain the property and project limits throughout the project. All conflicts between the design and the project/property limits shall be brought to the attention of the owner's representative before proceeding. Unless described in the conditions or shown on the drawings the Owner has not secured any right of way, easements or agreements with other property owners or property users. Therefore, it shall be the Contractor's responsibility to secure and maintain any temporary right of way, easements, permits, or agreements he may need to perform his work. All such agreements shall hold the Owner, Engineer of Record, and his agents harmless and the responsibility of the Contractor to bear all costs. The Contractor shall copy the Owner on releases of all agreements prior to final payment by the Owner to the Contractor. The Contractor shall not interfere with operations of adjacent businesses and work shall be completed off-hours, as necessary. Coordinate with Municipality for any restrictions on allowable working hours.
- Unless otherwise noted on the drawings or in the contract documents the Contractor shall be responsible for all construction survey, layout, and record drawings for this contract. Any conflicts in survey/layout and the design or agencies requirements shall be brought to the attention of the owner's representative prior to proceeding with the work. The Contractor shall protect and safeguard all existing survey corners, monuments, control and tie-lines. The Contractor shall pay all costs to repair or replace damaged survey monuments, control and tie-lines. Record drawings shall be provided in accordance with any requirements of the authorities having jurisdiction including the required information to be provided, and signatures, seals, and certifications that may be required.
- No changes to the design or materials specified may be made without written authorization by the Engineer of Record or in the case of utilities or road work to be dedicated, the authority receiving dedication. At the end of the contract, the Contractor shall provide to the Owner a record set of drawings reflecting all changes made by the Contractor during construction.
- Erosion control is necessary whenever sediment, dust, erosion, or contaminated run-off may occur. The Contractor shall be responsible to place and maintain whatever erosion control or run-off protection is required to protect his work, the work of others, the project, adjacent properties and the health and well-being of the natural resources. The Contractor shall pay all costs to repair or replace damaged erosion control and tie-lines. Record drawings shall be provided in accordance with any requirements of the authorities having jurisdiction including the required information to be provided, and signatures, seals, and certifications that may be required.
- The Contractor shall be familiar with the project site and all adjacent pedestrian, traffic, and business uses. The Contractor shall take whatever precautions and steps necessary to maintain safety and operation of these uses in accordance with federal, state, county, and local requirements. The Contractor shall be responsible for costs and damages caused from his failure to take proper and adequate precautions. The Contractor shall be familiar with all federal, state, and local requirements regarding these uses.
- The Contractor shall be responsible for costs and delays associated with weather, groundwater, and other occurrences that could be expected or occur common with this type of work. The Contractor shall review all pertinent documents including soils reports, soils borings, and other soil or site data.
- The Contractor shall be responsible to save and protect his work throughout the contract. Any damages requiring repairs or replacement shall be corrected by the Contractor at his expense.
- When work is done within a road, utility or private easement, right of way, or other property agreement, the Contractor shall do all work within that area per the authority having jurisdiction.
- When separate site and building contracts are performed, the site Contractor shall be responsible to bring utilities to within 5 feet of building foot unless noted otherwise on drawings or contract documents.
- All utilities are shown per surface surveys and/or record maps and may vary from actual in-field locations. The Contractor is responsible for all utility utilities prior to commencing work. Any damage to utilities prior to commencing work, including but not limited to, but not limited to, the failure to verify differences between drawings and actual field conditions will be the responsibility of the Contractor to repair, replace, or pay damages at no expense to the contractor.
- Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedures. The Contractor shall use support systems, sloping, benching, and other means of protection. This includes, but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA Trench excavation requiring shoring, shoring or other shoring devices shall be designed by a Professional Engineer and meet all OSHA requirements. All excavations shall maintain safe side slopes in accordance with local, state and O.S.H.A. requirements. No sloping of material close to an open cut or steep slope will be permitted in an effort to prevent cave-ins.
- The contractor shall select the means and methods for providing support of excavations in accordance with safety requirements, plans, and project specifications. The contractor must evaluate soil conditions during excavations since variations in the soil can occur across the site. The excavations should be monitored continuously for signs of deterioration such as seepage of water or sloughing of soil into the excavation. The contractor is ultimately responsible for excavation safety.
- The Contractor shall notify the Owner immediately and stop all work in areas where hazardous materials are discovered. When required, the Contractor shall notify the appropriate environmental and health agencies.
- The Contractor shall coordinate with the Authority having jurisdiction for all required inspections and be responsible to hire any required third party inspectors.
- For any testing, inspections, and/or certifications requiring a Professional Engineer, the Contractor shall be responsible to hire a third party engineer. A copy of all tests shall be provided to the Engineer of Record.
- Any discrepancies between plans, details, and specifications shall be immediately brought to the attention of the Engineer of Record.
- Stabilizing fabric (woven geotextiles). If required, shall meet the following requirements "modulus (load at 10% elongation) =1150 per ASTM D1682-64", "Grab tensile strength 200lb per ASTM D 1682-64", "mullen burst strength = 400psi per ASTM D 3786-87", "trapezoid tear strength when applicable = 115lb per ASTM D1117-87", "coefficient of permeability K_Q/SEC = .015 per ASTM D 4491-85", "water flow rate (PM/5" = 60 per ASTM D 4491-85". When stabilization fabric is used it shall be pulled tight and all wrinkles removed. Overlaps shall be in accordance with manufacturer's recommendations. Refer to Geotechnical Engineers report, if available, for additional information.

DEMOLITION

- The Contractor shall inspect all structures, facilities and areas slated for demolition to gain a full understanding of the work required. The Contractor shall take whatever measures necessary to protect the safety of the public, his employees and agents during the inspections and subsequent work. The Owner, Client, and Engineer of Record are not responsible for the condition of the buildings, facilities, or other areas slated for demolition.
- All materials not slated for reuse must be disposed of off site in a legal manner. The Contractor may salvage any equipment or materials not designated by the Owner to be saved. All salvaged material or items shall be removed from the site immediately upon removal. No such materials shall be stored on the site. Absence of any signs of salvaged materials will be allowed on the project site. All salvaged material must be removed, transported, and disposed of in a legal manner.
- Upon approval by Owner, the Contractor shall be responsible to remove and store safely all materials slated to be saved or reused. The Contractor shall document existing conditions using photographs prior to start of work and notify Owner of any existing damage prior to construction start. The Contractor shall be responsible for all costs to repair or replace existing features to remain (including but not limited to fencing, lighting, curbing, pavement, utilities, storm structures, landscaping, etc.) that are damaged due to his work or failure to protect throughout the duration of his contract.
- No burning, explosives, or other potentially dangerous methods of demolition will be allowed unless written permission is granted by the Owner and all appropriate permits are granted.
- The Contractor will provide whatever safety equipment and devices are necessary to protect the adjacent properties, structures and other areas slated to remain. This will also include erosion control, dust control, and settlement.
- All areas shall be brought back to their original grade or that of the surrounding area, which ever is closer to the final grades of the project for that area. All areas requiring fill shall be compacted to the requirements of the area but in no case less than 90% of modified proctor (ASTM D 1557).
- All demolition within the proposed building footprint shall be coordinated with the building drawings.
- Light pole removal shall include complete removal, backfill of concrete base, and capping of any conduit/wiring in to be abandoned in place.

CLEAR AND GRUB

- Clearing and grubbing shall not commence until erosion control plans, including applicable BMP's, are in place, in accordance with the project plans.
- The Contractor shall review plans and identify any safety mark all plants and trees to be saved. The Contractor shall protect all plants and trees to be saved throughout the contract. This shall include prohibiting any work within the drip line of the tree, except under the supervision of a licensed Landscape Architect.
- All areas to be cleared and grubbed shall be surveyed in the field to establish the appropriate limits of work.
- The Contractor shall take whatever measures necessary to locate and protect existing utilities, structures, wetlands, and other facilities to remain.
- All trees, shrubs, stumps, roots, and other debris shall be removed from site and disposed of in a legal manner.
- No burning will be allowed on site.

PAVEMENT AND STRUCTURAL SUBBASE

- The type of subbase required for each use shall be called out on the drawings. If no reference is made on the drawings or details to the type of subbase required the following shall be used:
 - The source of the material shall be one approved for use by the State Department of Transportation.
 - The material shall be a crushed stone conforming to AASHTO M 147-65 (1989 or latest revision), grade A.
 - Gravel or other materials can only be substituted for crushed stone when approved in writing by the Owner and Engineer of Record.
 - Material supplied for use as subbase shall have 100% passing the 2 inch sieve, 30% to 65% passing the 3/8 inch sieve, 25% to 55% passing the No. 4 sieve, 15% to 40% passing the No. 40 sieve and 2% to 10% passing the No. 200 sieve.
- Subbase shall be placed in lifts not to exceed 8 inches and compacted to the requirements stated in the soils report. If not stated, the compaction requirement shall be 95% of maximum dry density per ASTM D1557 (modified proctor).
- The Contractor will be responsible for all costs in preparing the subgrade to receive subbase. This shall include fine grading and compacting as necessary to meet the requirements stated here and under Earthwork.
- The amount of testing required to verify the compaction shall be the same as stated under Earthwork.
- Refer to General Construction Conditions for filter fabric requirements, if applicable.

EARTHWORK

- Earthwork shall not commence until erosion control plans, including applicable BMP's, are in place, in accordance with the project plans.
- Refer to Project Geotechnical Report for full project recommendations. Where Geotechnical Report is not clear or does not give requirements, the following may be used.
- Prior to starting any cuts or fills the Contractor shall strip and stockpile all topsoil. Stripping of topsoil can only commence after the clear and grub operations are complete and all erosion control devices are in place and in place. Topsoil shall be stockpiled in areas designated on the plans or approved by the owner's representative. The Contractor shall review the soils reports, boring logs, and when necessary, his own field verification so as to be familiar with the depth of topsoil. The Contractor shall take all reasonable precautions to prevent over and under removal.
- Unless otherwise noted, the grades shown on the plans are finished grades. Therefore, pavement, floors, subbase, and other improvements must be subtracted to calculate subgrade elevations.
- The Contractor shall maintain a survey grid of not less than 100' x 100' or other means acceptable to the Owner's representative that will indicate location and amount of cut or fills remaining. All subgrade this grid shall be 5' x 5' with location and final grade marked grade or survey shall be completed demonstrating that the subgrade is +/- 0.1 feet of required subgrade.
- Unless otherwise noted on the drawings or in the contract documents, the Contractor shall retain and pay all cost for soil compaction testing to be performed by an independent testing laboratory. For each lift placed, compaction testing shall be done every 2000 sq. ft. In trenches, compaction testing shall be done every other lift with at least 1 test every 50 ft.
- Structural fill placed 2 feet or deeper below the finished subgrade elevation or finished grade of graded areas shall have a maximum particle size of 6 inches. Structural fill placed within the upper 2 feet of proposed subgrade or finished grade of graded areas shall have a maximum particle size of 3 inches.
- Compaction requirements shall be those outlined in the soils report, if provided. If the soils report is not clear or does not give requirements, the following will be used:
 - Under and to 20 feet outside the building envelope the soils shall be compacted to a minimum of 95% maximum dry density per ASTM D 1557 (modified proctor).
 - Under proposed or future pavement areas, including 10 feet outside such areas, the soil shall be compacted to a minimum of 93% maximum dry density per ASTM D 1557 (modified proctor).
 - All landscape and lawn areas shall be compacted to 90% maximum dry density per ASTM D 1557 (modified proctor).
 - The testing lab test soil in accordance with ASTM D 2922 (nuclear method) with protocols for each soil type.
 - Constructed berms shall be compacted to 95% maximum dry density per ASTM D1557.
 - All material to be used for fill shall be free of organics, frozen material, contaminated material, debris, and any rocks larger than 4 inches. For fill placement within 1 foot of subgrade, no rock shall be greater than 2 inches in diameter. The Contractor shall bear all cost associated with drying, segregating, or required methods to treat soils to meet compaction and other requirements.
 - All fill placed within berms that detain/retain water shall be a minimum of 20 percent by weight of material placed the No. 200 sieve, and a maximum particle size of 6 inches. The limit of the berm areas shall include both the upstream and downstream slopes down to an elevation equal to the bottom of the planting soil media (including this planting soil media area). Any on-site area could be utilized as fill material for the berm, as long as all construction requirements and specifications were met (placement, compaction, gradation, permeability, etc.). Inclusion of vegetation, organics, or frozen soil in the embankment, as well as placing of embankment material on a frozen surface is prohibited. Bedding material for all pipes and conduits within berm area shall be placed in layers not thicker than 4 inches before compaction with particle size limited to 3 inches in the greatest dimension, and compacted to required density of fill material for berm. Anti-seep covers are required for all pipes/utilities within the berm area.
- The Contractor shall take all necessary precautions to protect earthwork operations from weather and ground water including keeping positive drainage, sheet drainage, dewatering, and nesting disturbed areas with a steel drum roller prior to treatment weather.
- If imported material is required, the source and a random composite sample shall be reviewed by the testing laboratory prior to being brought to site. The testing laboratory shall test for percent passing the 200 sieve that does not exceed the existing on site material or in no case greater than 105%. They shall also verify consistency with existing on site materials and all other requirements. Waivers to these requirements can only be given jointly by Engineer of Record and the Geotechnical Engineer that prepared the soils report.
- The testing lab may restrict some on site materials from being used as fill in building or pavement areas when it is their opinion that the material will not meet requirements stated here. If such conditions do exist and other material is not available on site, the owner's representative must authorize the use of import material unless there will be no additional cost to the contractor.
- Fills shall be placed in lifts not to exceed 8 inches in mass fills and 6 inches in trench or restricted areas. All subgrades shall be thoroughly profiled using a smooth drum roller with a minimum static drum weight of 20 tons, operated in static mode. A minimum of 2 overlapping passes in either direction shall be used to compact the fill. The limit of the berm areas shall include both the upstream and downstream slopes down to an elevation equal to the bottom of the planting soil media (including this planting soil media area). Any on-site area could be utilized as fill material for the berm, as long as all construction requirements and specifications were met (placement, compaction, gradation, permeability, etc.). Inclusion of vegetation, organics, or frozen soil in the embankment, as well as placing of embankment material on a frozen surface is prohibited. Bedding material for all pipes and conduits within berm area shall be placed in layers not thicker than 4 inches before compaction with particle size limited to 3 inches in the greatest dimension, and compacted to required density of fill material for berm. Anti-seep covers are required for all pipes/utilities within the berm area.
- Contractor is to remove any debris or artificial organic soils (ie. topsoil, organic subsoil, reworked soil) which may be encountered within the proposed building footprint, floor slabs, and pavement areas prior to the placement of any fill.
- All fill subgrade under proposed pavement, building, or other structure shall be proof rolled as described above for the identifying of soft areas. Areas found to be unacceptable shall be scarified, filled, and re-compact. Retest by proof roll as necessary.
- All fill material to be in place and compacted prior to installation of proposed utilities. Refer to pipe bedding details for trench dimensions. Additional width will only be allowed for trench widening and only after approval of the Engineer of Record. No more trench shall be open in one day than can be properly backfilled in that same day to minimize weather and safety concerns. When backfilling around pipes, provide uniform support to invert and proper compaction under, along, and over the pipe. Care shall be given while backfilling around pipes to prevent damage to the pipes including: placing backfill/bedding by hand, using hand operated plate rammers or jacking jacks, and all other restrictive techniques until fills are a minimum of 2 feet or manufacturer's recommended depth, which ever is greater, above the top of the pipe. Compaction requirements are not relaxed in these areas and will remain as stated on the drawings or above. If clean stone is used as a bedding or encasement, filter fabric shall be placed between the natural soils and backfill and the stone to prevent migration of fines. Anti-seep covers shall be provided in accordance with the drawings. The Contractor is cautioned against the migration of fines from soils adjacent to voids. Where such conditions exist, the Contractor shall install or wrap those areas with filter fabric to prevent fines from migrating into voids.
- If rock is encountered that was not indicated on the plans or soils report, the area for removal should be measured and reviewed with the owner's representative prior to rock removal. Rock will be defined as the natural earth materials that can not be removed with conventional earth working equipment.
- Where rock is adjacent to a structure or utility, the rock shall be removed to a minimum of 6 inches below and 1 times the diameter, but not less than 1 foot or greater than 3 feet on any side.
- No explosives will be allowed until all permits are granted and the Owner has signed off. Pre and post blast reports must be kept and recorded. All structures within the area of the blast must receive a pre-blast survey. All blasting must be performed by a licensed blaster.
- Unless otherwise noted on the drawings, the Contractor shall remove all excess topsoil, cut material, or waste material from site and dispose of in a legal manner.

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS

- Pavement markings shall be the type, color, size, and locations shown on the plans. Contractor shall provide two (2) coats of paint for all pavement markings. If the information on the plans and details is not complete and the authority having jurisdiction does not have requirements regarding this, use the following:
 - Paint shall be applied in accordance with AASHTO M 248 latest addition.
 - Colors shall be as follows:
 - YELLOW - parking stalls, parking islands, and fire lanes
 - WHITE - stop bars and lettering pedestrian crossings, handicap parking symbol and characters, and traffic control lettering and characters
 - BLUE - background of handicap parking symbol
- The pavement shall be clean and free of dirt, dust, moisture, oils, and other foreign materials. Any old pavement markings shall be removed unless points are compatible and overlay identically. The surface of the pavement prior to application shall be 45 degrees F and rising unless manufacturer's recommendations are greater. All painting shall be applied in appropriate weather conditions (e.g. temperature, wind, precipitation), and in accordance with manufacturer's recommendations.
- The signage and pavement markings shall be the type and of the general location shown on the drawings. The signage and pavement markings shall be provided and installed in accordance with the Local Highway, County Highway, and State Department of Transportation. If local, county or state codes do not exist, use MUTCD.
- Posts, brackets, and frames shall be steel per ASTM A-36, A-242, A-441, A-572, A588, Grade 50, and hot dip galvanized in accordance with ASTM A123. All cutting, drilling, or other plate modifications shall be painted with galvanizing paint. All bolts, nuts, and washers shall be stainless steel.
- Post holes in pavement shall be a minimum of four feet deep and 12 inches in diameter unless poor soils or frost conditions require greater depth. Sign posts shall be kept plumb, 6 inches off bottom and centered as 4000 psi concrete is placed around the post. The overall sign and post system should be able to withstand 33 pounds per square foot.
- Contractor can place signs on posts after concrete has cured for seven days or 3/4 strength is achieved.
- All handicap striping and signage, including signs, crosswalk, accessible path, and curb ramps, shall meet Americans with Disabilities Act (ADA) requirements. Fire line striping and signage shall meet the requirements of the local building inspection and fire department.

SITE CONCRETE - INCLUDING CURB, SIDEWALKS AND GUTTERS

- The dimensions shall be those shown on the drawings. The concrete mix shall be 4000 psi at 28 days made with type I or type II cement per ASTM C 150 and aggregates meeting State Department of Transportation requirements. Unless otherwise noted, slump for slip forming shall be 1 inch +/- 1/2 inch and for formed concrete the slump shall be 3 inch +/- 1 inch. Air entraining mixture shall meet the requirements of ASTM C 280 4% +/- 1/2% for slip form work and 6% +/- 1/2% for formed and placed concrete. Water reducing agent shall conform to ASTM C 494, type A. Curing compounds shall conform with ASTM C309, type I, class A moisture loss of not more than .055 gr/sq in when applied at 200 sq ft per gallon.
- Sidewalks, gutters and curbs shall be placed on compacted subbase consistent with the pavement subbase as shown on the drawings. When subbase details are missing and no agency has jurisdiction use the following: sidewalks and gutters shall be placed on a minimum of 6 inches of compacted subbase and curbs shall be placed on a minimum of 4 inches of compacted subbase.
- All forming, placement, materials and curing shall conform to the latest addition of ACI 318 Building code requirements for reinforced concrete and all similar State Department of Transportation requirements.
- Reinforcing shall be in accordance with that specified on the drawings and the Concrete Reinforcing Steel Institute (CRS) "Manual of standard practices". Reinforcing steel shall be ASTM A 615, grade 60, deformed. Welded wire fabric shall be ASTM A 185, welded wire steel fabric.
- Sidewalks, and gutters shall have a broom finish perpendicular to flow with a picture frame edge joint all the way around. Curbs shall have a smooth finish or light rub finish but consistent throughout the project.
- Expansion joints shall be placed as per details and at adjoining structures such as walls, manholes and vaults. Expansion joint material shall be provided, 1/2 inch material with 23/64 inch cap in accordance with ASTM D1751. After concrete has set the cap should be removed and void filled with waterproof joint filler. Curb and gutter shall be set or laid jointed to 1/3 the depth every 10 feet. Sidewalks should have topped or cut joints to 1/3 the depth in squares or as close to square as possible not exceeding 5ft x5ft.

WATER SYSTEMS AND SERVICES

- The water systems and services shall be supplied and placed in accordance with all local, state and federal requirements. When the requirements of the authority having jurisdiction differ from those shown on this plan, Contractor shall adhere to the more stringent standards.
- Refer to Pipe Bedding Detail for pipe bedding requirements.
- All water piping, fittings and appurtenances shall be placed a minimum of 5 feet of cover in lawn and 6 feet of cover in paved areas. Pipe sizes 4 inches and up shall be ductile iron or polyvinyl chloride as indicated on the drawings (if not shown use ductile iron). Pipe sizes below 4 inches shall be copper or polyethylene as indicated on the drawings (if not shown use copper).
- The minimum separation between water services and sewer lines shall be 18 inches measured vertically from outside to outside of pipe at the crossing. A standard length of water pipe shall be centered at the crossing to maintain the distance between the crossing and the nearest water service pipe joint. The sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 16" deflection meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (Class 35). Contractor shall adjust elevation of water as needed to maintain adequate slopes and burial depth. When the water service runs under the sewer line, a gravel or crushed stone backfill meeting the requirements of subbase shall be placed and compacted around the water pipe up half the diameter of the sewer pipe to provide adequate support to the sewer line. Ductile iron pipe shall be provided in accordance with AWWA C104, (6 inch diameter and greater shall be Class 50 and 6 inches and smaller shall be Class 51). Ductile iron pipe shall be lined with a cement mortar and seal coated in accordance with AWWA C104. Gaskets shall be provided in accordance with AWWA C111. Fittings shall be ductile iron in accordance with AWWA C153 compact fittings with a pressure rating of 350 psi. Water services and sewer lines running parallel shall have a minimum separation of 10 feet measured from outside of pipe to outside of pipe. At crossings, one full length of water pipe shall be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required.
- All pipes shall be installed per manufacturer's recommendations. Ten gauge copper tracer wire shall be placed with all plastic pipe. Pipe material shall be as follows:
 - PVC (Polyvinyl Chloride) pipe shall be furnished in accordance with AWWA C900 for pipe smaller than 4 inches and greater and ASTM D 1785, schedule 40, gaskets per ASTM F 477 - elastomeric seal, solvent cement per ASTM D 2564 for pipe smaller than 4 inches.
 - PE (Polyethylene) pipe shall be furnished in accordance with AWWA C901 and ASTM D2737. Ten gauge copper tracer wire will be placed with all plastic pipes.
 - DP (Ductile iron pipe) shall be provided and installed in accordance with AWWA C151 and C900 (6 inches and greater shall be Class 50, smaller than 6 inches shall be Class 51). Ductile iron pipe shall be lined with a cement mortar and seal coated in accordance with AWWA C104. Gaskets shall be provided in accordance with AWWA C111. Fittings shall be ductile iron in accordance with AWWA C153 compact fittings with a pressure rating of 350 psi. Standard ductile iron or cast iron fittings shall be supplied in accordance with AWWA C110 with a pressure rating of 250 psi. The lining and gaskets for the fitting shall meet the same requirements as the pipe. If recommended in the soils report, ductile iron pipe shall be encased in polyethylene in accordance with AWWA C105 and for cast iron fitting both whenever soils are primarily clay or not pH balanced.
 - Copper water pipe shall be supplied in accordance with ASTM B 98 - type K, seamless with fittings per AWWA C800.
- Gate Valves shall be nonrising stem, double disc, bronze disc Resilient seated, cast iron or ductile iron body and bonnet in accordance with AWWA C509 and pressure rated for 250 psi. Ten gauge copper tracer wire will be placed with all pipes.
- Valve box shall be cast iron with a base compatible with valve, 5 inches in diameter, screw type extension at top and a cover that reads "WATER".
- All tap and/or connection material and work shall be done in accordance with and coordinated with the local Water Authority and Health Department. When the Authority so requires, the taps and/or connections shall be done by the Authority themselves and paid for by the Contractor.
- Thrust restraints shall be used at all fittings, flugs and appurtenances that cause a change in direction, flow or are subject to thrust or hammering by water flow. Thrust restraints will include concrete thrust blocks (3000 psi), anchoring joints, and tie rods. Concrete thrust blocks shall be used unless spacers, access or maintenance restraints prohibit their use.
- Curb stops shall have a bronze body, ground key lug and ball with lead free head. The curb stop shall be compatible with adjoining pipes. The service box shall have a telescoping top section with a length that will allow the adjustment centered when buried to the appropriate depth. The service box shall be of a size and type that is compatible with the curb stop. The cover shall have the lettering "WATER".
- All meters, vaults and backflow shall meet the requirements of the health department and other agencies having jurisdiction.
- Fire hydrants shall conform to the requirements of the local water authority, fire department and AWWA C502. Drain stone shall have 100% passing the 1 1/2 inch sieve, 10% - 100% passing the 1/2 inch sieve and 0 - 15% passing the 3/8 inch sieve. All hydrants will include a gate valve and box located at the hydrant branch to shut off the hydrant line.
- All bedding and encasements shall be compacted with care to achieve proper compaction without damaging the pipe, fittings, or appurtenances.
- If clean stone is required by the local authority having jurisdiction and is approved by Owner and/or Engineer of Record, then the bedding material shall be wrapped in filter fabric and anti-seep covers shall be provided to prevent the migration of fines.
- All water main fittings and valves shall be tested for pressure and leakage in accordance with AWWA G200. Test water shall be potable. Test pressures shall not be less than 1.25 times the working pressure at the highest point of the working pressure during the testing point. The pressure may not drop more than 5 psi during the 2 hour test. Leakage will not exceed leakage in gallons per hour "See length of pipe tested, in feet" * D nominal diameter of pipe, in inches" * P average test pressure during test, in pounds per square inch (psig) during the same 2 hour duration.
- After fitting and appurtenances not part of the main line testing shall be tested by visual inspection for leakage under normal working pressures.
- All main lines and appropriate appurtenances shall be flushed and disinfected in accordance with AWWA G951 and the requirements of the appropriate health department.
- The Contractor will coordinate all testing and disinfecting with the water authority and health department.
- Any testing failure shall require the Contractor to repair or replace the failed section at no additional expense to the contractor.

STORM WATER SYSTEM

- The storm water system shall be supplied and placed in accordance with all local, state and federal requirements.
- Storm design includes many variables, such as pipe roughness coefficient, that can affect the actual flow and full run-off. If no alternative materials are listed on the utility drawings, no substitutions may be made by the Contractor unless first reviewed and accepted by the Engineer of Record.
- Refer to Pipe Bedding Detail for pipe bedding and anti-seep collar requirements.
- Storm pipe material shall be as follows:
 - 12 inches and up shall be compacted polyethylene pipe (PE) with smooth interior, in accordance with AASHTO M252 & M254 and ASTM F405 & F667, with a Manning friction number (n) of 0.013 or less. Install in accordance with ASTM F449 and the manufacturer's recommendations.
 - Smaller than 12 inches shall be CRP, as per requirements above, or Polyvinyl Chloride (PVC) per ASTM D 3034, SR 35 with gaskets per ASTM D 3212, elastomeric seal.
- End sections shall be the same material as the preceding pipe and appropriate collar.
- Increase size of manhole if in the same horizontal plane there is two areas where the area between two pipes is less than 8 inches or 1/2 of the circumference is supported by less than 1/2 of the diameter of the manhole. Inverts shall be smooth cast in place concrete. Gaskets between risers shall be rubber per ASTM C 443. Adjustment rings shall be precast concrete 4000 psi and 5 to 8% air entrainment.
- Inlets shall meet the same requirements as those listed for manholes, except surps shall be provided as per details, rather than a smooth invert.
- Gates shall be galvanized per ASTM A123. Minimum gate opening size will be 24 inches x 24 inches and design for a minimum of H=20 loading. Refer to details for additional information.
- Dry wells shall meet the same requirements as those listed for manholes with the addition of openings of approximately 15% of the rings interior surface. The openings shall be 1 x 3 inch slots at 1 inch diameter on the inside surface. Dry wells shall be backfilled with a minimum of 1 foot of clean stone sized between 3 and 4 inches. Outside the stone, the entire structure shall be wrapped in filter fabric to prevent outside soils from entering the stone and dry well.
- Unless otherwise noted, underdrains and trench drains shall be made with 4 inch perforated corrugated polyethylene pipe encased in clean stone sized between 2 inch and 1/2 inch and then wrapped in filter fabric. Outside dimensions of the trench drain will not be less than 1 foot.
- All storm pipe entering structures shall be graded to ensure connection of structure is watertight and structurally sound. All storm sewer pipes entering and exiting structures shall be flush with the inside of the structure wall.
- All pipe shall be placed in accordance with the manufacturer's recommendation and to the lines and grades shown on the drawings. Care shall be given during backfill operations not to move or damage pipe or appurtenances while achieving the appropriate compaction requirements.
- All systems shall be visually inspected for alignment and workmanship. All debris, dirt or other foreign objects shall be removed from system by a method of thin flushing and material removed shall be disposed of properly.
- Any pipes found with diameter deflections greater than 5% of the specified pipe diameter will be repaired or replaced. Any alignment differentials greater than 5% of the diameter of the pipe will be corrected or replaced.
- Any cleaning, repairs, or replacement required due to failure of testing or poor workmanship shall be done by the Contractor at no additional expense to the contractor.

ASPHALT PAVEMENT

- Asphalt shall be the type or types specified on the drawings. If no type is indicated the Contractor shall use a mix specified by the State Department of Transportation for top and binder. All asphalt shall be produced in state approved plants with state approved products.
- Asphalt will only be placed when the outside temperature is 45 degrees F and rising. Asphalt will never be placed on frozen material, during medium or heavy precipitation or when preceding precipitation has saturated the subbase on/s/ subgrade.
- Surfaces that will dust the new asphalt shall be tack coated prior placement of asphalt including curbs, gutters, existing asphalt and structures. Tack coat shall be applied evenly to match the lines and grades of the proposed dusting asphalt at a rate of .05 to .15 gallons per square yard.
- When binder is used as a working surface during construction, or there is a prolonged time period between binder and top placement, the surface must be power washed, not just swept, and a tack coat should be applied prior to installation of top course. In addition, any yielding area of pavement binder must be removed and replaced prior to application of the top course.
- Asphalt shall be placed in layers equal to those specified on the plans. Thickness of each layer or the thickness of all layers combined shall not vary more than 1/4 inch for thickness of 0 to 4 inches and 1/2 inch for thickness of 4 inches or greater, from those specified on the drawings. The asphalt shall also be tested for smoothness by laying a 16 foot straight edge on the pavement and verifying that there are no gaps greater than 1/4" in any direction.
- Placement and compaction requirements shall be the same as those specified by the State Department of Transportation of which the project is located. The rolling shall be done in a manner that will match joints and leave a smooth uniform surface while providing the proper compaction which will be 95% of laboratory density.
- When matching into existing pavement, all match joints shall be saw cut, to provide a straight smooth joint. The asphalt depth at the match point shall be equal to that of the proposed or existing which ever is greater.
- Paving equipment shall be of good condition and quality. Asphalt shall be placed by mechanical equipment except in small areas that are inaccessible to a paver. The binder joints and the top joints shall be offset. The top course shall be placed parallel to the direction of travel. Asphalt shall be transported in covered trucks and scheduled in such a manner that will maintain asphalt temperature. Asphalt shall be rejected when temperatures fall below 250 degrees F or the minimum temperature specified by the State Department of Transportation.
- All sub-base, asphalt, curb or other work performed in a State, County or Municipal right-of-way shall be furnished, installed, inspected and completed in accordance with their specifications, details and other requirements.

SEEDING AND LANDSCAPING

- Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas. If enough topsoil is not available onsite, the Contractor is required to import as necessary. All disturbed lawn areas are to receive topsoil, seed, mulching and water until a healthy stand of grass is established.
- Topsoil shall consist of fertile, natural agricultural soil substantially free of subsoil, stumps, roots, brush, stone, clay lumps, or similar objects larger than 2 inches in the greatest dimension. Topsoil for reuse shall be covered if required to meet seed and debris removal. Topsoil shall be approved by the owner at his source prior to transporting. The topsoil shall be fine graded to the lines and grades shown on the plans. The Contractor is responsible for keeping topsoil, seed, fertilizer, etc. off structures, pavements, and other site amenities, and will clean up unwanted deposits, at his expense.
- Mow all lawn to be cleared & seeded to 6" height minimum prior to beginning any new lawn work.
- Loosen and fill subgrade of lawn areas to a minimum depth of four inches, remove stones measuring 1.5 inches in any dimension, remove sticks, sod, rubbish, and other extraneous matter. Limit preparation to areas which will be planted primarily after preparation.
- Preparation of unchanged grades: where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading or stripping operations, prepare soil for lawn planting as follows: till to a depth of six inches, apply soil amendments and initial fertilizers as specified. Till soil to a homogeneous mixture and fine texture and complete fine grading.
- Clean all new lawn areas to be seeded of all debris, branches, stumps, brush, logs, metal, sticks, stones, etc. larger than two inches in diameter.
- Roll, rake, and/or drop lawn areas to remove ridges and fill depressions to meet. Finish grades and to create a smooth, mowable lawn surface.
- Use natural diatomite limestone containing at least 85% of total carbonates, and 30% magnesium carbonates; ground so that at least 90% passes a ten mesh sieve, and at least 50% passes a 100 mesh sieve.
- The topsoil shall have a pH of 6.0 to 6.8 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 1/4 inch sieve and 20 to 80% passing the No. 200 sieve.
- Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. Work into soil at a rate of 1000 lbs per acre before seeding.
- Lawn seed shall be "50% by weight, 85% purity, 85% germination of Pennine Perennial Ryegrass", "30% by weight, 97% purity, 85% germination of Pennine Red Fescue", "20% by weight, 85% purity, 80% germination of Common Kentucky Bluegrass" at a rate of 200 lbs per acre. Much all seed areas with approved straw at rate of 4000 lbs per acre. Maintain mow as necessary and clean up upon satisfactory germination.
- Sleep slope mix (Type B Unmowed - 1V:3H or steeper) apply at a rate of 100 lbs per acre using the following proportions by weight: 15% Creeping Red Fescue, 38% Orchardgrass, 25% Kentucky 31 Tall Fescue, and 25% Empire Birdfoot Trefoil.
- Hydroseeding shall be applied in accordance with the following: fertilizer shall be placed at 80 pounds per acre, hydrochaul at 1,200 pounds per acre, water at 500 gallons per acre, and seed at a minimum of 200 pounds per acre. Inoculate at 4x manufacturer's rate. A non-harmful color additive which colors the hydroseed mixture green shall be added to the mixture to allow visual maturing of its application. The hydroseed mixture shall be sprayed uniformly and uniformly on the surface of the soil to form an absorbent cover, allowing penetration of water to the underlying soil.
- Where substantial lawn remains (but is thin), row, rock, (if compacted), fill low spots, remove bumps, and scarify soil, fertilizer, and seed. Remove weeds before seeding. If extensive, apply selective chemical weed killers as required. Apply mulch if required to maintain moist condition.
- Plantings shall be supplied in accordance with the plans and ANSI Z601 "American Standard for Nursery Stock" in good health, vigorous, and free of insects, lawn, eggs, defects and disease.
- Plants shall be located per the plans. The holes shall be excavated per the details on the drawings with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, 10 pounds 5-10-5 planting fertilizer properly mixed per cubic yard. Berm ground plants to form a low slope.
- Two layers of weed barrier made from fiberglass and ultraviolet light resistant shall be placed under all planting beds prior to mulching.
- All trees and shrubs shall be staked as detailed on the drawings. Tree wrapping will be provided at the base of all trees as detailed.
- Mulch shall be 50% shredded bark and 50% wood chips, 3/4 to 2 inch in size, uniformly mixed and free of elm wood. Mulch shall be placed uniformly over the planting bed allowing no weed barrier to be seen to a minimum depth of 3". Color to be chosen by Owner.
- All landscaping shall be guaranteed for two years after final acceptance. Any plantings needing replacement will be guaranteed from the time of replacement if after final acceptance. Contractor shall maintain plants until completion and final acceptance of the entire project. Maintenance shall include pruning, cultivating, edging, mulching, fertilizing, weeding, watering as required for healthy growth, and application of appropriate insecticides and fungicides necessary to maintain plants free of insect and disease. Repair all weabouts, gullies, and areas of unsatisfactory germination by replacing topsoil, reseed, and reseed, as required. Re-set settled plants to proper grade and position. Restore planting square and remove dead material. Tighten and repair guide wires and deficiencies within the first 24 hours of initial planting, and not less than twice per week until final acceptance. Contractor shall request an inspection by the Owner upon establishment of the uniformly germinated lawn. Following the final acceptance, the Owner shall be responsible for maintenance of all landscaping on the premises.
- Artificial: protective film erosion, providing a protective film over plant surfaces, but permeable to permit transpiration. Mixed and applied in accordance with manufacturer's instructions. Apply to all broadleaf evergreen shrubs per manufacturer's recommendations.

SANITARY SEWER SYSTEMS

- The sanitary sewer system shall be supplied and placed in accordance with all local, state and federal requirements.
- Refer to pipe bedding detail for bedding and anti-seep collar requirements.
- Unless otherwise noted, sanitary pipe and fittings shall be Polyvinyl Chloride (PVC) per ASTM D 3034, SR 35, with gaskets per ASTM D 3212, elastomeric seal.
- Forsamain pipe shall be Polyvinyl Chloride (PVC) per ASTM D 2241, SR 21 (or lower if pressures are high in system) with gaskets per ASTM D 3133, and elastomeric seal. The pipe shall be encased in a run of crush stone or gravel material with 100% passing the 1.0" sieve and 10% to 3% passing the 200 sieve. The mix shall be supplemented as needed to remove voids. Incorporate filter fabric around bedding or crude stone if ground water, silts, or sands are encountered.
- All pipe shall be placed in accordance with the manufacturer's recommendation and to the lines and grades shown on the drawings. Care shall be given during backfill operations not to move or damage pipe or appurtenances while achieving the appropriate compaction requirements.
- All systems shall be visually inspected for alignment and workmanship. All debris, dirt or other foreign objects shall be removed from the system.
- All pipe to main lines shall be made with saddles when the top is 1/2 the diameter or less of the existing pipe, but made with a sleeve when the top is greater than 1/2 the diameter or equal to the existing pipe. If connections are required to equal size pipes of 8 inches or greater, a manhole should be installed over the connection point and inverts formed. When connecting to an existing manhole, the connecting pipe hole shall be cored and a press wedge installed. The connection shall be mortared up with waterproof/plug mortar. Inside the existing manhole, the existing invert shall be broke out in a manner that protects from debris entering the live system, while a new invert is formed.
- Sanitary manholes shall be visually lamped after backfill to verify alignment, cleanliness and there is no leakage to



2020 ODMB Implementation Guide

Version 2



STRATACACHE & MEDIA PLAYER SPECS

Introduction

Stratacache is the leading industry content management provider for 20,000+ US QSR locations with 780,000+ managed displays with media players. An example of their top QSR clients include McDonalds, Starbucks, Wendy's, and Taco Bell. Their media players are installed using redundancy, which serves as a back-up for the primary controller to ensure digital menu boards consistently have updated and viewable content. Once implemented, a key focus will be to add future enhancements such as 3-screen takeover, as well as dynamic and restaurant-specific content to increase check average. Additional information:

- › Founded in 1999 and based in Dayton, Ohio
- › DMB Supplier for the US since 2008 with use by 30+ major brands (QSR & Non-QSR)
- › 3.3 Million Digital Signs in use today
- › 600,000+ Digital Menu Boards deployed
- › 99.9% media player uptime with proactive support
- › (5) QSR Customers at or in process of 50,000+ Active Screens

Core Competencies

Stratacache's NG2 media player and content management software provides the Burger King system additional reliability, support, and capability without increasing cost.

Reliability

Stratacache's media players are installed with redundancy – ensuring that each display has two media players so that content stays up even if one media player fails. The NG2 media player is currently used by Stratacache to manage over 780,000 displays.

Support

Stratacache's operations center monitors all media players and proactively opens a helpdesk ticket for any unit offline, allowing Stratacache to start troubleshooting issues before a restaurant contacts support. This allows Stratacache to maintain 99.9% media player uptime with other large brands

Capability

Stratacache's media players can display synchronized video over all three Drive-Thru screens at once (Three-Screen Takeover) and incorporate future technology such as guest-personalized content

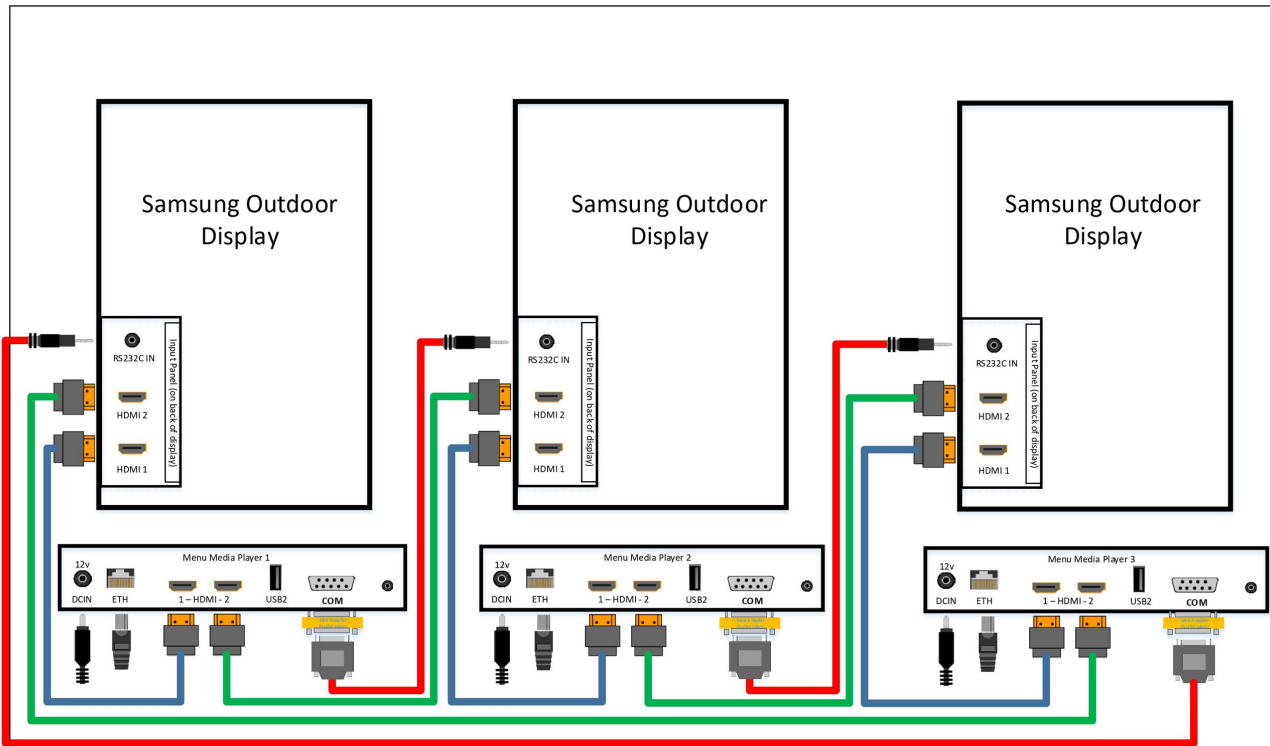
SPECTRA NG-2 HT Media Player Specifications

A fully-featured digital media player that delivers performance and reliability in a compact design. The SPECTRA NG-2 HT boasts an innovative batteru designed for optimal in high temperature environments such as outdoor digital displays. Stratacache's meda players are versatile, feature-rich appliances.



Description	Specification
Dimensions	7.55" x 6.5" x 1.1"
Memory	2 GB DDR3 933 MHz
CPU	NVIDIA Tegra K1 Quad-Core ARM Cortex-A15 2.3 GHz
Storage	64 GB high speed eMMC / SD expansion
Output	2x HDMI 1.4 - supports 2x 1080p video, or 1x 4K video + 1 1080p video with screw locking HDMI ports
Network	Gigabit RJ45
USB	2x USB 3.0 (5 Gbps / 625 MBps)
Serial	9-pin RS232
Cooling	Passively cooled chassis, maximum external temperature under 100% load 140°F

Wiring & Component Architecture



Cable Legend

Primary HDMI
Backup HDMI
RS232 DB9 – 3.5mm

STRATACACHE

ACCOUNT		TITLE	
		Burger King – 3 Panel Outdoor	
		DESCRIPTION	
3 Panel Layout - Outdoor		REVISION	
DRAWN	DATE	APPROVED	DATE
JH	3/24/2020		
SCALE	SIZE	REVISION	PAGES
NONE		1.0	1 OF 1

SAMSUNG KEY FEATURES



5-year Warranty

- White glove next day service
- Technician removes original unit, installs replacement, and ships non-working unit to Samsung within 24 hours of a placed service call
- Does not require filter replacement
- If your ODMB screen gets damaged and needs replacement Samsung will transfer your remaining White glove warranty to your new ODMB screen; after warranty service available at an additional cost

Highly Visible and Bright Display

- High 3,000-nit brightness
- Auto brightness sensor
- 5,000:1 contrast ratio
- Magic glass cuts glare from direct sunlight exposure
- Polarizing technology enables clear visibility for viewing with polarized sunglasses

Environmental Reliability

- Cooling system with heat exchanger for extreme temperatures of -22° F to 122°
- IP56-certified to withstand the sun, wind-driven dust, hose-driven water, rain, sleet, snow and corrosion
- Designed and tested to withstand corrosion from salt air
- Designed to withstand internal corrosion due to vehicle exhaust emissions

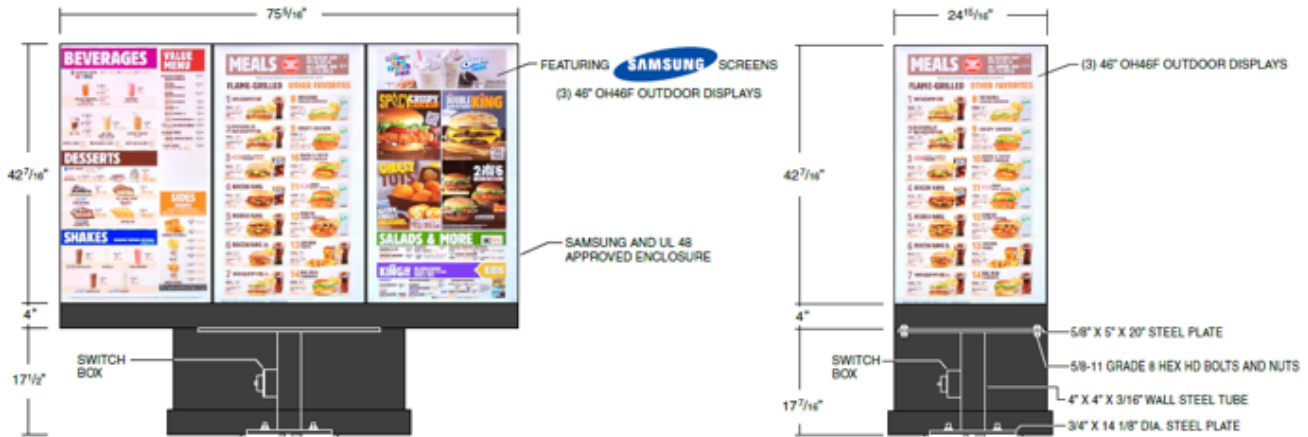
Durability

- IK10-certified 5mm (0.19") tempered magic glass
- Protects from ballistic impact and uses a special coating to protect against graffiti

Low Operating Noise Level

- Advanced cooling technology that's designed to be quiet

SAMSUNG SPECIFICATIONS



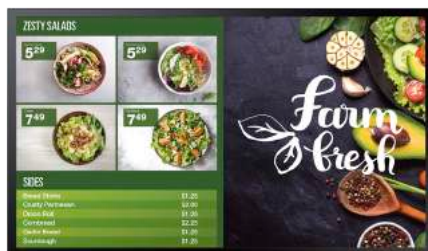
Specifications & Measurements				
Display	Diagonal Size	TV	46"	
		Screen	45.0" / 116.8cm	
	Type	120Hz E-LED BLU		
	Resolution	1920 x 1080 (16:9)		
	Brightness (Typ.)	2,500		
	Contrast Ratio (Typ.)	5000:1		
	Viewing Angle (H/V)	178/178		
	Response Time (G-to-G)	6ms		
Operation Hour	24/7			
Connectivity	Input	RGB	N/A	
		Video	HDMI 1.4 (2), HDBaseT (LAN Common)	
		HDCP	HDCP 2.2	
		USB	USB 2.0 (1)	
	Output	Audio	Stereo Mini Jack	
External Control	RS232C (In/Out), RJ45 (In/Out), HDBaseT			
Power Type	Type	Internal		
	Power Supply	AC100-240V~(+/-10%),50/60Hz		
	Power Consumption	Max [W / H]	468	
		Typical [W / H]	440	
		Sleep Mode	<0.5W	
Off Mode		<0.5W		
Dimensions	Pre-sell (1 x 1)	28" x 8" x 50"		
	Menu Board (1 x 3)	78" x 8" x 50"		
Weight	Pre-sell (1 x 1)	220 lbs.		
	Menu Board (1 x 3)	485 lbs.		



Any message, any weather, any environment.

OHF Series Outdoor Signage

Even on the brightest, hottest days of summer and the rainiest, snowiest days of winter, your message will come through clear and bright. The Samsung OHF Series outdoor signage solution is a completely integrated, self-contained ultra-slim display with an embedded power box, housed in an impact-resistant enclosure and thermally protected by a patent-pending steady cooling system. With technologies and design features that deliver reliable 24/7 performance, they're ideal for impactful information delivery. No matter where you want to deliver it.



Key Features



A Complete, All-in-One Outdoor Signage Solution

The OHF Series features an ultra-slim 85mm Samsung panel with embedded power box housed in a thin, durable and impact-resistant enclosure that's built to withstand harsh weather and vandalism. All that's required is a simple metal enclosure or optional stand.



High Visibility and Brightness Make Messages Easy to See

High 2,500-nit brightness, an auto brightness sensor that optimizes brightness, and 5,000:1 contrast ratio (3,000:1 for 85" display) work together to deliver easily seen messages even in direct sunlight. Innovative anti-reflective Magic Glass helps cut glare, and Samsung's circular polarizing technology allows content to be easily viewed even while wearing polarized sunglasses.



Reliable in the Harshest Environments, 24/7

Samsung OHF Series displays employ a patent-pending steady cooling system with heat exchanger that allows them to withstand extreme temperatures of -22° F to 122° F without requiring a supplemental heating or cooling system. They're also IP56-certified, to withstand wind-driven dust, hose-driven water, rain, sleet, snow and corrosion.



Designed for Durability

For greater peace of mind, the OHF Series is built to withstand abuse. The 5mm (0.19") tempered Magic Glass features IK10-certified durability.¹ In addition, a gap between the Magic Glass and the LCD panel is designed to protect the panel from impacts to the Magic Glass.



Easy Content Management

The easy-to-integrate content management platform features an integrated SoC media player, HDBase-T connection, Samsung's cloud-based 4th Generation Smart Signage Platform, and MagicInfo Solutions.



Lower Total Cost of Ownership (TCO)

With an embedded network hub and Wi-Fi functionality, there's no need to purchase a router when linking displays. The filter-less advanced cooling system is easy to manage, and the reliable housing means you don't have to worry about damage from heat, cold or water.

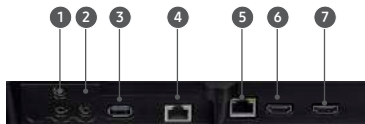
Samsung OHF Series Displays



		OH46F	OH55F	OH75F	OH85F	
Display	Diagonal Size	46"	55"	75"	85"	
	Class	Measured	Measured	Measured	Measured	
	Measured	45.9" / 116.8cm	54.6" / 138.7cm	74.5" / 189.3cm	84.5" / 214cm	
	Type	120Hz E-LED BLU	120Hz E-LED BLU	120Hz D-LED Local Dim. BLU	60Hz D-LED Local Dim. BLU	
	Resolution	1920 x 1080 (16:9)	1920 x 1080 (16:9)	1920 x 1080 (16:9)	3840 x 2160 (16:9)	
	Brightness (Typ.)	2,500 nits	2,500 nits	2,500 nits	2,500 nits	
	Contrast Ratio (Typ.)	5000:1	5000:1	5000:1	3000:1	
	Viewing Angle (H / V)	178/178	178/178	178/178	178/178	
	Response Time (G-to-G)	6ms	6ms	6ms	8ms	
Operation Hour	24/7	24/7	24/7	24/7		
Connectivity	Input	RGB	N/A	N/A	N/A	
		VIDEO	HDMI 1.4 (2), HDBaseT (LAN Common)	HDMI 1.4 (2), HDBaseT (LAN Common)	HDMI 1.4 (2), HDBaseT (LAN Common)	HDMI 1.4 (2) @UHD 30Hz, HDBaseT
		HDCP	HDCP 2.2	HDCP 2.2	HDCP 2.2	HDCP 1.4
		USB	USB 2.0 (1)	USB 2.0 (1)	USB 2.0 (1)	USB 2.0 (1) (Only for FW Update)
	Output	AUDIO	Stereo Mini Jack	Stereo Mini Jack	Stereo Mini Jack	
	External Control		RS232C (In / Out), RJ45 (In / Out), HDBaseT	RS232C (In / Out), RJ45 (In / Out), HDBaseT	RS232C (In / Out), RJ45 (In / Out), HDBaseT	RS232C (In), RJ45, HDBaseT
Power	Type	Internal	Internal	Internal	Internal	
	Power Supply	AC 100 - 240 V~ (+/- 10 %), 50/60 Hz	AC 100 - 240 V~ (+/- 10 %), 50/60 Hz	AC 100 - 240 V~ (+/- 10 %), 50/60 Hz	AC 100 - 240 V (+/- 10 %), 50/60 Hz	
	Power Consumption	Max [W / H]	468	554	1400	1,600
		Typical [W / H]	440	510	TBD	TBD
		Sleep Mode	< 0.5W	< 0.5W	< 0.5W	< 0.5W
Off Mode		< 0.5W	< 0.5W	< 0.5W	< 0.5W	
Dimensions	Set (WxHxD)	42.09" x 24.55" x 3.35"	49.63" x 28.80" x 3.35"	69.92" x 41.50" x 4.72"	78.90" x 46.65" x 4.72"	
	Package (WxHxD)	45.51" x 28.07" x 7.87"	53.46" x 33.27" x 9.06"	3.02" x 1.94" x 0.77"	85.63" x 54.45" x 19.49"	
Weight	Set	89.3 lbs	116.0 lbs	313.0 lbs	359.4 lbs	
	Package	97.7 lbs	128.1 lbs	414.5 lbs	465.2 lbs	
Mechanical Spec.	Mounting Hole	39.17" x 19.69" (Basic) 1000 x 400 (VESA Bracket Option)	46.69" x 22.05" (Basic) 1200 x 400 (VESA Bracket Option)	34.25" x 44.03" (M8 x 8Hole)	39.37" x 44.03" (M8 x 8Hole)	
	Protection Glass	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)	
	Bezel Width (mm)	24.9 / 24.9 / 24.9 / 24.9 mm	24.9 / 24.9 / 24.9 / 24.9 mm	59.8 / 59.8 / 59.8 / 59.8 mm	62 / 62 / 62 / 62 mm	
Environmental Conditions	Operating Temperature	-30°C ~ 50°C (-22°F - 122°F)	-30°C ~ 50°C (-22°F - 122°F)	-30°C ~ 50°C (-22°F - 122°F)	-30°C ~ 50°C (-22°F - 122°F)	
	Operating Humidity	10 ~ 80%	10 ~ 80%	10 ~ 80%	10 ~ 80%	
	IP Certificate	IP56	IP56	IP56	IP56	
Features	Special	IP56 Certified for Simple Enclosure Outdoor, Protection Glass (IK-10 Level), Anti Graffiti, Infrared Reduce, Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Portrait / Landscape Installation Support, Lamp Error Detection, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80 hrs Clock Keeping), Kensington Lock				
	Processor	Cortex-A12 1.3GHz Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0	Cortex-A12 1.3GHz Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0	Cortex-A12 1.3GHz Quad Core CPU, 2.5GB, 3 Channel 96 bit DDR3-933, 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0	N/A	
Accessories	Included	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries		Quick Setup Guide, Regulatory Guide, Warranty Card, Remote Controller, Batteries		

Connectivity

1. RS232C In Out
2. Audio Out
3. USB
4. RJ45 (LAN Out)
5. HDBT (LAN In)
6. HDMI In 1
7. HDMI In 2



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