City of Cranston
Zoning Board of Review
Application

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: April 20, 2023

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: RICA Realty, LLC

ADDRESS: 481 Atwood Avenue, Cranston, RI Attn: Richard Palumbo ZIP CODE: 02920-5358

APPLICANT: Cranston Municipal Employees Credit Union

ADDRESS: 1615 Pontiac Avenue, Cranston, RI Attn: Brian Ducharme ZIP CODE: 02920

LESSEE: N/A

ADDRESS: N/A ZIP CODE:

1. ADDRESS OF PROPERTY: 1224 Oaklawn Avenue, Cranston, RI 02920
2. ASSESSOR'S PLAT #: 15 BLOCK #: 1 ASSESSOR'S LOT #: 1012 & 1014 WARD: 4 / 6
3. LOT FRONTAGE: 150' LOT DEPTH: 165' +/- LOT AREA: 0.57 Acres (24,661 SF +/-)
4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-4 (ZONE) 20,000 SF (AREA LIMITATION) 35' (HEIGHT LIMITATION)
5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: <35'
6. LOT COVERAGE, PRESENT: N/A PROPOSED: 10.1%
7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? Applicant under contract to purchase
8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? No
9. GIVE SIZE OF EXISTING BUILDING(S): N/A
10. GIVE SIZE OF PROPOSED BUILDING(S): 2,500 SF - Bank Branch
11. WHAT IS THE PRESENT USE? Vacant
12. WHAT IS THE PROPOSED USE? Bank Branch with Drive-Thru
13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: N/A

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: See enclosed Project Narrative, Site Plans, and Preliminary Plan Approval with Conditions from Cranston DPRC.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? Not beyond DPRC

16. WERE YOU REFUSED A PERMIT? N/A

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

See enclosed Project Narrative

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: See enclosed Project Narrative

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE)	401-490-0994 (PHONE NUMBER)
(OWNER SIGNATURE)	(PHONE NUMBER)
(APPLICANT SIGNATURE)	401-463-7138 (PHONE NUMBER)
(LESSEE SIGNATURE)	N/A (PHONE NUMBER)
(ATTORNEY SIGNATURE)	401-453-1200 (PHONE NUMBER)

Daniel P. Meyer, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: DarrowEverett LLP, One Turk's Head Place, Suite 1200, Providence, RI 02903

PRE-ZONING APPLICATION MEETING: _____ (PLANNING DEPT. SIGNATURE) _____ (DATE)

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RESPECTFULLY SUBMITTED,

(OWNER SIGNATURE)	401-490-0994 (PHONE NUMBER)
RIA REMY, LLC - Richard E. Palumbo, Jr., Manager	
(OWNER SIGNATURE)	(PHONE NUMBER)
(APPLICANT SIGNATURE)	401-463-7138 (PHONE NUMBER)
(LESSEE SIGNATURE)	N/A (PHONE NUMBER)
(ATTORNEY SIGNATURE)	401-453-1200 (PHONE NUMBER)

Daniel P. Meyer, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: DarrowEverett LLP, One Turk's Head Place, Suite 1200, Providence, RI 02903

PRE-ZONING APPLICATION MEETING: _____ (PLANNING DEPT. SIGNATURE) _____ (DATE)

DarrowEverett LLP

Daniel P. Meyer, Esq.
dmeyer@darroweverett.com

April 21, 2023

VIA HAND DELIVERY & EMAIL
City of Cranston
Attn.: Stanley Pikul
Zoning Board of Review
869 Park Avenue
Cranston, RI 02910

RE: Application for Dimensional Relief
1224 Oaklawn Avenue, Cranston, Rhode Island (AP 15, Lots 1012 & 1014)

Dear Mr. Pikul and Honorable Members of the Cranston Zoning Board of Review:

This office represents the CME (Cranston Municipal Employees) Credit Union ("Applicant") in connection with its application to the Cranston Zoning Board of Review ("CZBR") seeking dimensional relief from select provisions of the City of Cranston Zoning Ordinance (the "Ordinance"), in connection with Applicant's planned development of the above-captioned real property (the "Property" or "Project"). Applicant received preliminary plan approval from the Cranston Development Plan Review Committee (the "DPRC") at a public hearing held on Wednesday, April 5, 2023, which preliminarily plan approval was granted subject to certain conditions, including that Applicant apply for and obtain the requisite dimensional relief from the CZBR, all as set forth in greater detail herein. At our public hearing, Applicant intends to introduce evidence into the record, via testimony and supporting documentation, that, if the dimensional relief requested hereby were not granted by the CZBR, (a) it will not be economically feasible for Applicant to proceed with its acquisition of the Property from Owner, and (b) beyond being a mere inconvenience, the rejection of Applicant's requested dimensional relief by the CZBR will result in Applicant terminating its contract to acquire the Property. We sincerely believe our Project represents a very desirable use of the Property, will improve the general character of the Oaklawn Corridor and current state of affairs for our residential abutters (especially on Rose Hill Drive), and is, candidly, likely one of the best options the City is likely to see for the particular Property (particularly considering present economic conditions and interest rate environment).

I. The Applicant, the Property & the Project

Applicant, CME Credit Union (CME CU), is a $74 million local financial institution established in 1947 to serve City of Cranston employees and our city's public-school teachers and administrative employees. Although our charter allows us to serve the broader Cranston

community, we pride ourselves on providing unique services that focus on serving City and School workers and their families.

We believe our new location at the Property will have a significant impact on the community as a whole. Today CME CU has eleven (11) employees at our 1615 Pontiac Avenue location. The proposed new retail branch, which will consist of a 2,500 +/- square foot, stand-alone bank branch with drive-thru, will be located at 1224 Oaklawn Avenue and is located just under 2 miles from our current location. In the first year we will be hiring four (4) additional employees, increasing our team to fifteen (15) employees. We will also continue to occupy the 1615 Pontiac Avenue location in Cranston for administrative and back-office operations. Over the next few years, we anticipate our growth will continue and the need to add additional staffing going forward.

As a not-for-profit financial institution, we deliver members timely advice, lower loan rates and higher savings rates for the single purpose of improving their lives and financial well-being. We know based on the average rates that other financial institutions charge, CME CU saves our members significant amounts in fees each and every year, in the tens of thousands of dollars.

Having a more prominent retail branch location allows us to serve more members of the Cranston Community, providing them with the valuable services we currently offer to our members today. Furthermore, the inclusion of the drive-thru facilities at the new location, aside from being in conformity with industry standards for retail bank branches in general, will offer our customers additional convenience and accessibility to our products and services. The existing branch on Pontiac Avenue does not include drive-thru facilities and is otherwise limited in terms of overall customer convenience and accessibility.

The subject Property is comprised of two separate tax parcels (AP 15, Lots 1012 & 1014), but is being developed as a single-building, single-use site. At present, the Property is vacant and largely unimproved; the previous structures situated on the Property having been demolished by a previous owner of the Property. The parcels comprising the Property are located within the C-4 (Highway Business District) zoning district under the Ordinance. Applicant's intended use of the Property, as a standalone Cranston Municipal Employees Credit Union retail bank branch, is a use that is permitted by right under the Ordinance; *however*, Applicant's inclusion of drive-thru facilities brings the entire Project under Development Plan Review and subjects the Project to the additional zoning standards applicable to all drive-thru uses in the City. As such, and in addition to Applicant's submissions to the DPRC, Applicant is seeking the specific items of dimensional relief from the CZBR described in greater detail below. Applicant is presently and contemporaneously pursuing all necessary permits and approvals from the applicable state regulatory authorities and/or commissions for the Project, including, without limitation, a PAPA from the Rhode Island Department of Transportation due to the Project's location along Route 5 (Oaklawn Avenue), a road owned and maintained by the State of Rhode Island. Finally, Applicant has done some preliminary door-to-door abutter outreach, specifically with those neighbors who would likely be most impacted by our project, in connection with our DPRC application and the conversations we were able to have were positive.

II. Dimensional Relief Requested

A. Section 17.28.010.B.4. – Drive-in uses – Driveway Openings.

Applicant is seeking a variance from the dimensional requirements set forth in Section 17.28.010.B.4. and 17.28.010.B.5. of the Ordinance governing the siting and width of driveway openings for development projects that include "drive-thru" facilities, namely:

1. 60' Setback from Intersecting Street (Old Bald Hill Road) – Due to the Property's physical proximity to the intersection between Old Bald Hill Road and Oaklawn Avenue (Old Bald Hill Road intersects with Oaklawn Avenue across Oaklawn Avenue from the Property), there is no feasible alternative siting of our driveway elsewhere on the Property and, thus, dimensional relief is necessary.
2. 20' Setback from Side Lot Line (from AP 15, Lot 1015) – Applicant's Site Plan provides for a setback from the side lot line equal to 14'+/-, necessitating dimensional relief of 6' +/-. See comments to #3 below for further discussion.
3. 40' Spacing between Driveway Openings (from AP 15, Lot 1015) – Due to the physical characteristics and the siting of third-party improvements affecting the Property, including the location of abutters' driveways/curb cuts, existing driveway/curb cut placements on the Property, and existing utility poles along Oaklawn Avenue abutting the Property, there is no feasible alternative siting of our driveway elsewhere on the Property and, thus, dimensional relief is necessary. Applicant has worked extensively with the DPRC staff to consider potential alternative layouts, and the present layout is the best option and is ultimately the positioning that would likely have been used for a project that was not subject to the more restrictive drive-thru performance standards.
4. 35' Maximum Driveway Width – While the width of the driveway itself (24' +/-) is under the 35' maximum set forth in the Ordinance, the distance from the terminus of each of the curb cuts, where the driveway opens up to Oaklawn Avenue vehicular traffic, is 48' +/-, necessitating dimensional relief of 13' +/-. Similar to our comments above in #3, we have worked closely with traffic and public safety officials on the DPRC to ensure our proposed siting of the driveway, drive-thru lanes, and other site improvements are consistent with any concerns they may have raised.

B. Section 17.28.010.B.10. – Noise Abatement – Speaker System Setback

Applicant is also seeking a variance from the dimensional requirements set forth in Section 17.28.010.B.10. of the Ordinance governing noise abatement, namely the requirement that a 100' minimum setback be provided from residential abutters for the audio components of the Project. Applicant and its engineers and advisors have worked with DPRC staff to explore various site plans and the laying out of improvements for the Project to provide the full 100' setback, but there is no other siting that achieves the requisite setback from the drive-thru's audio components. To address this reality, and in an effort to satisfy, to the extent possible, concerns relating to noise emanating from the Project and its impact on our residential neighbors, Applicant and its team

have and continue to work with the DPRC to provide substantial additional screening and buffering along the easterly lot line running between the Property and the residential abutters located along Rose Hill, Oak Hill and Hilltop Drives. Additionally, Applicant and its development team have, wherever feasible, incorporated additional design techniques and equipment to further mitigate any noise and/or light migration onto abutting properties, all of which Applicant is happy to discuss in greater detail with the DPRC and our abutters.

C. Standards of CZBR Review

1. *That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant*. As previously noted, Applicant is a credit union whose "profits" go into better rates and services for its customers/shareholders, so there is no profit or other economic motive, just the desire to have a better branch for its customers. Applicant's customers' ability to have easier access to our banking services, especially for those who are disabled and/or elderly, is certainly one of the factors driving Applicant's desire to invest considerable resources into this Project, but it's not the sole reason.
2. *That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain*. Applicant is under contract to buy this vacant Property and, as such, did not play a role in any previous development decisions or activities prior to the planned development that is the subject of the Application. It is our understanding that the Property only fairly recently changed hands into Owner, and it was conveyed to Owner after previous parties had attempted to develop the Property for different, apparently less acceptable uses. The financial gain aspect has been discussed above at length, and Applicant is simply looking to build an industry-standard retail banking facility for its customers/shareholders.
3. *That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based*. Applicant's Project will alter the existing conditions at the Property, for the better. The anticipated site work, landscaping, planting, screening (fencing and shrubs), etc., will improve the Property in many ways, including improvements to drainage, but perhaps most notably it will effectively seal our abutters from what is presently an open view onto Oaklawn Avenue (as discussed in person with our most direct residential abutters on Rose Hill Drive). Beyond that, our Project will very much fit in with the general character of the surrounding Oaklawn Avenue corridor and will contribute positively to the intent and purpose of the Ordinance and Comprehensive Plan. Indeed, during our DPRC hearing we discussed with DPRC staff how Oaklawn Avenue is becoming a banking center for Cranston.

4. *That the relief to be granted is the least relief necessary*. Applicant and its advisors have spent significant time, gratefully, working with the DPRC staff to look at different potential configurations for the site, and ultimately this is the only one the configuration that requires us to obtain the least relief necessary. Applicant's proposed use of the Property as a retail bank branch with ancillary office use is permitted by right under the Ordinance, so this Application is purely for dimensional relief from the additional standards imposed by virtue of the drive-thru. Throughout the DPRC process to date, Applicant and its team has worked closely with DPRC staff to address comments from the various city departments represented on that commission. Not that any department's comments aren't taken seriously by Applicant, but we have been particularly mindful of comments regarding public safety, maneuverability for first responders and fire apparatus, mitigating traffic flow issues, and, of course, the comments of our closest abutters, all in light of the desire to include drive-thru for our customers. Applicant believes that our development of the Property will not only aesthetically improve what is presently a vacant site, but it will be done in a way that more than adequately addresses any noise (from the drive-thru speaker system), light or traffic migration concerns of our abutters.

Applicant and its team look forward to continued collaboration with the DPRC staff, the CZBR, the City, and our neighbors to make the Project a reality. In addition to further outreach efforts with our neighbors prior to our hearings before the DPRC and CZBR, we look forward to our upcoming hearings so that we may answer any questions regarding our Project and operational matters, and, hopefully, adequately address any staff and abutter concerns expressed at public hearings and staff meetings.

Respectfully submitted,

Daniel P. Meyer, Esq.
DarrowEverett LLP
Counsel to Applicant

Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, AICP
Committee Chairman
Director of Planning

James Woyciechowski
Fire Department

Stan Pikul
Zoning Official

Justin Mateus P.E.
Engineering Division

Stephen Mulcahy
Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE
Cranston City Hall
869 Park Avenue, Cranston, Rhode Island 02910

April 18, 2023

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RECORDED Cranston,RI 1/1
04/18/2023 03:32:10 PM DECSN

RICA Realty, LLC
481 Atwood Avenue, Cranston, RI 02920, Attn.: Richard Palumbo Jr.

Development Plan Review - Preliminary Plan Approval
"Cranston Municipal Employees Credit Union Branch"
1224 Oaklawn Avenue
AP 15, Lots 1012 & 1014

Dear Property Owner and Applicant,

Please be advised that on April 5th, 2023, the Development Plan Review Committee **[COMMITTEE]** held a public meeting to consider the Preliminary Plan application entitled "**Cranston Municipal Employees Credit Union Branch"** located at 1224 Oaklawn Avenue. [AP 15, Lots 1012 & 1014]. After due discussion, upon a motion made by Stephen Mulcahy and seconded by Stan Pikul, the Committee unanimously voted [5/0] to issue a Preliminary Plan **Approval**. In granting Approval, the Committee voted as follows:

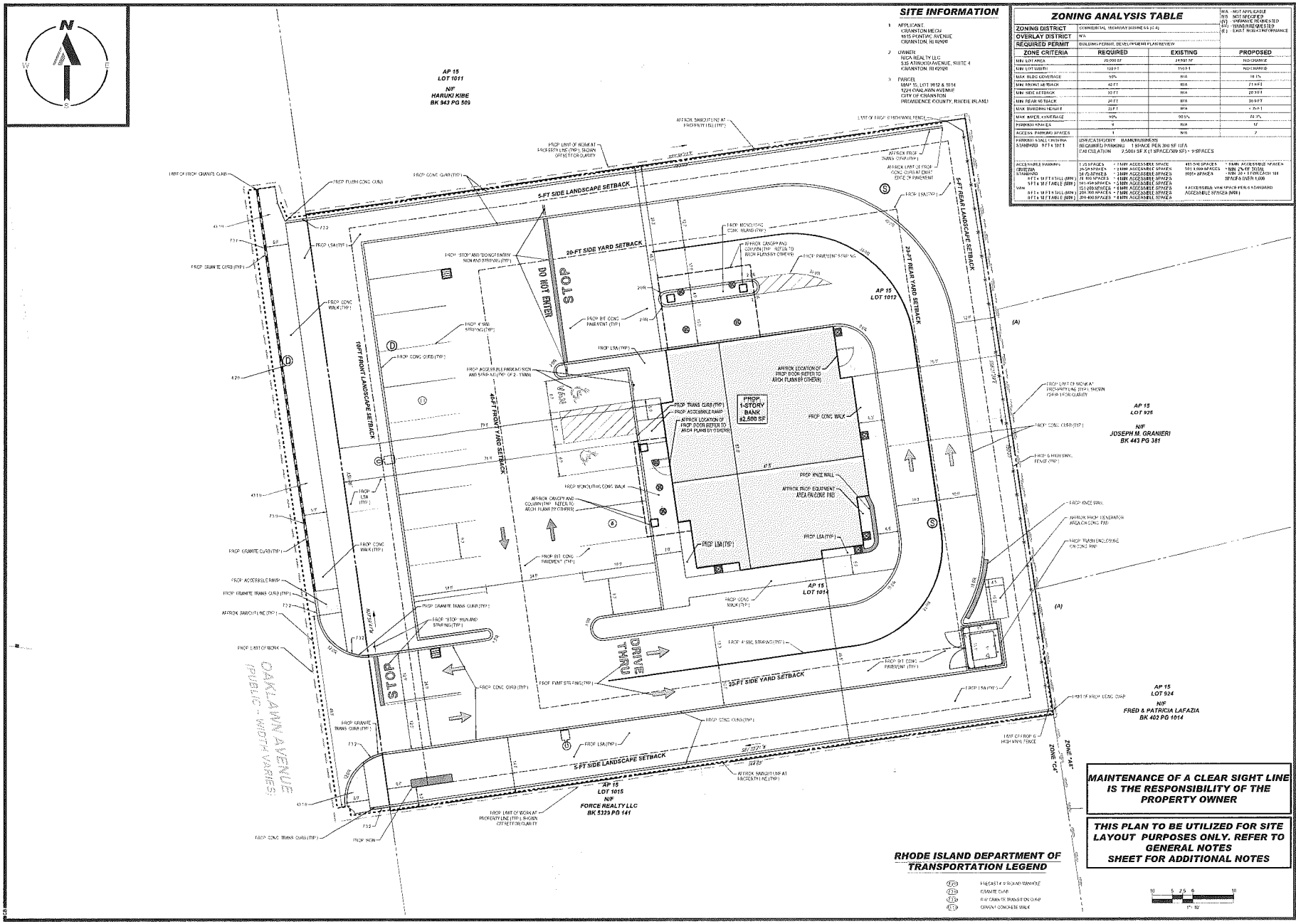
	Approve	Deny
Jason Pezzullo	x	
Justin Mateus	x	
Stephen Mulcahy	x	
Stan Pikul	x	
James Woyciechowski	x	

In taking its vote, the Committee set the following conditions:

1. The applicant will submit a photometrics plan as part of the Final Plan application;
2. The applicant will either submit a conforming signage plan or apply for variances as needed ZBR relief;
3. The applicant will request landscaping waivers as needed;
4. Approval will be conditioned upon granting of relief by the Zoning Board of Review for all associated variance applications;

Sincerely,

Gregory Gurtin, MA
Senior Planner / Administrative Officer



SITE INFORMATION

1. APPLICANT:
   CRANSTON MECU
   1615 PONTIAC AVENUE
   CRANSTON, RI 02920
2. OWNER:
   RICA REALTY LLC
   535 ATWOOD AVENUE, SUITE 4
   CRANSTON, RI 02920
3. PARCEL:
   MAP 15, LOT 1012 & 1014
   1224 OAKLAWN AVENUE
   CITY OF CRANSTON
   PROVIDENCE COUNTY, RHODE ISLAND

ZONING ANALYSIS TABLE

ZONING DISTRICT	COMMERCIAL HIGHWAY (BUSINESS C-4)
OVERLAY DISTRICT	N/A
REQUIRED PERMIT	BUILDING PERMIT, DEVELOPMENT PLAN REVIEW

N/A - NOT APPLICABLE
N/R - NOT REQUIRED
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXISTING NON-CONFORMANCE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	24,941 SF	NO CHANGE
MIN. LOT WIDTH	150 FT	150 FT	NO CHANGE
MAX. BLDG COVERAGE	50%	N/A	10.1%
MIN. FRONT SETBACK	40 FT	N/A	71.9 FT
MIN. SIDE SETBACK	20 FT	N/A	20.1 FT
MIN. REAR SETBACK	20 FT	N/A	20.9 FT
MAX. BUILDING HEIGHT	35 FT	N/A	< 35 FT
MAX. IMPERV. COVERAGE	90%	90.5%	72.3%
PARKING SPACES	9	N/A	17
ACCESS. PARKING SPACES	1	N/A	2
PARKING STALL CRITERIA STANDARD	9FT x 18FT		
PARKING SPACES	USE/CATEGORY: BANK/BUSINESS REQUIRED PARKING: 1 SPACE PER 300 SF GFA CALCULATION: 2,500 SF X 1 SPACE/300 SF) = 9 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD	9FT x 18FT STALL (MIN.) 5FT x 18FT ACCESS. (MIN.)	1 ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000
VAN	9FT x 18FT STALL (MIN.) 5FT x 18FT ACCESS. (MIN.)		1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

REVISIONS

REV	DATE	COMMENT	DRAWN BY / REVIEW BY
1	04/18/2023	RESUBMITTED FOR PLANNING BOARD OF REVIEW	JEB / DMB

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PERMIT SET

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PROJECT No.:	MA220227-10
DRAWN BY:	CRM/MJV
CHECKED BY:	TMB
DATE:	03/10/2023
CAD I.D.:	MA220227-10 SITE 1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

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

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 1 - 04/18/2023

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

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

RHODE ISLAND DEPARTMENT OF TRANSPORTATION LEGEND

(X.XX)	FREEST & STANDARD MARKING
(T.X)	GRANITE CURB
(T.X)	RIM GRANITE TRANSITION CURB
(S.X)	CEMENT CONCRETE WALK

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED

BANK WITH DRIVE THRU

LOCATION OF SITE:

1224 OAKLAWN AVENUE, CITY OF CRANSTON

PROVIDENCE COUNTY, RHODE ISLAND

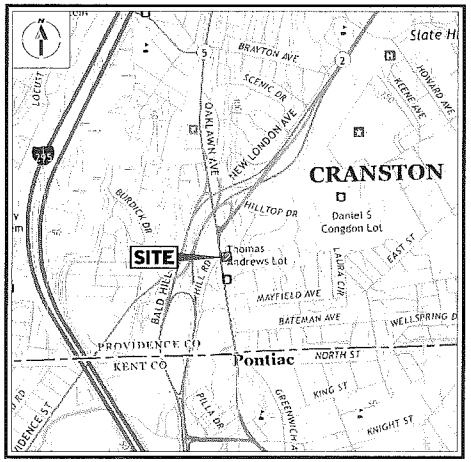
MAP #15, LOTS #1012 & 1014

REFERENCES

CONSTRUCTION/BOUNDARY SURVEY
CONSTANTINO & ASSOCIATES, INC
16 CORLISS STREET, P.O. BOX 6145
PROVIDENCE, RI 02940
DATE: 10/30/2022

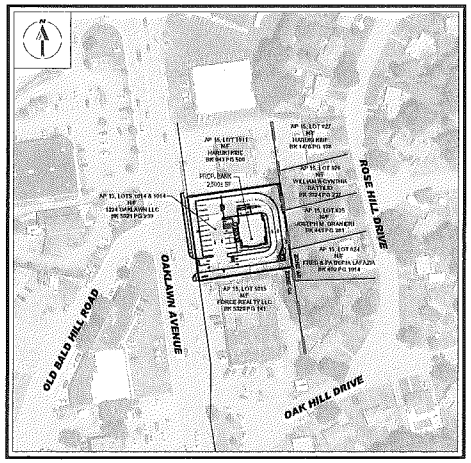
SCHEMATIC FLOOR PLAN
BOHLER//
140 SOUTH MAIN STREET, SUITE 201
MANSFIELD, MA 02048
DATE: 12/12/2022
REVISED: 12/12/2022

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



USGS MAP

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



SITE MAP

SCALE: 1" = 100'
SOURCE: GEOSOURCE AERIAL IMAGERY

DRAWING SHEET INDEX

SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
SOIL EROSION & SEDIMENT CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-801
DETAIL SHEET	C-802
DETAIL SHEET	C-803
REFERENCE PLANS	
EXISTING CONDITIONS SURVEY	1 SHEET

PREPARED BY

BOHLER//

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

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / REVIEW BY

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PERMIT SET

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PROJECT No.: MA22002338
DRAWN BY: CTR/MAY
CHECKED BY: (JB)
DATE: 01/31/2023
CAD I.D.: MA22002338-SITE1.DWG

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
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RHODE ISLAND

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

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 01/31/2023

GENERAL NOTES

GENERAL DEMOLITION NOTES

GENERAL GRADING NOTES

GENERAL DRAINAGE & UTILITY NOTES

GENERAL SITE NOTES

ADA INSTRUCTIONS TO CONTRACTOR:

ABBREVIATIONS

KEY	DESCRIPTION
AG / ABVG	ABOVE GROUND
ARCH	ARCHITECT
BC	BACK OF CURB
BCC	BITUMINOUS CONCRETE CURB
BM	BENCHMARK
BOC	BOTTOM OF CURB
BW	BOTTOM OF WALL
BLDG	BUILDING
CC	CONCRETE CURB
CCB	CAPE COD BERM
CONC	CONCRETE
DEC	DECORATIVE
°	DEGREE
DEP	DEPRESSED
Ø / DIA	DIAMETER
DMH	DRAIN MANHOLE
DIP	DUCTILE IRON PIPE
ECC	EXTRUDED CONCRETE CURB
EOP	EDGE OF PAVEMENT
ELEV	ELEVATION
EXIST	EXISTING
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
GC	GENERAL CONTRACTOR
GRT	GRATE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT
LSA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
LOW	LIMIT OF WORK
LF	LINEAR FOOT / FEET
LP	LOW POINT
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL PLUMBING
ME	MEET OR MATCH EXISTING
MIN	MINIMUM
No. / #	NUMBER
±	PLUS OR MINUS
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
PROP	PROPOSED
R	RADIUS OR RADII
RCP	REINFORCED CONCRETE PIPE
R.O.W	RIGHT OF WAY
SAN	SANITARY
SMH	SEWER MANHOLE
S	SLOPE
SF	SQUARE FOOT
SGC	SLOPED GRANITE CURB
STA	STATION
STM	STORM
TBR	TO BE REMOVED
TBR/R	TO BE REMOVED AND REPLACED
TC	TOP OF CURB
TW	TOP OF WALL
TPF	TREE PROTECTION FENCE
TRANS	TRANSITION
TYP	TYPICAL
UG / UNDG	UNDERGROUND
VIF	VERIFY IN FIELD
VGC	VERTICAL GRANITE CURB
W	WIDTH

TYPICAL LINE TYPE LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT OF WAY LINE
SETBACK OR BUFFER
EASEMENT LINE
WETLAND BOUNDARY
WETLAND BUFFER
WATERWAY BOUNDARY
WATERWAY BUFFER
WETLAND OR WATERWAY FLAG
RIGHT OF WAY CENTER OR BASE LINE
APPROX. LIMIT OF WORK OR DISTURBANCE
APPROX. SAWCUT LINE
TREE LINE
SURFACE VS SUBSURFACE BASIN
OVERHEAD WIRES
CURBING
FENCE OR RAILING
RETAINING WALL
CONTOURS
SWALE
BERM
RIDGE
DRAIN PIPE
SEWER PIPE
SEWER FORCE MAIN
ELECTRIC
TELECOMMUNICATIONS
CABLE TV
GAS
WATER

REFER TO SITE LAYOUT PLAN FOR ZONING ANALYSIS TABLE AND LAND USE / ZONING INFORMATION & NOTES

REFER TO EROSION AND SEDIMENT CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

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PROJECT No.: MAA220223.00
DRAWN BY: CPB/MJW
CHECKED BY: LMB
DATE: 01/31/2023
CAD I.D.: MAA220223.00-SPPD-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

BOHLER

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MASSACHUSETTS LICENSE No. 41097
NEW HAMPSHIRE LICENSE No. [illegible]
CONNECTICUT LICENSE No. 30785
RHODE ISLAND LICENSE No. [illegible]

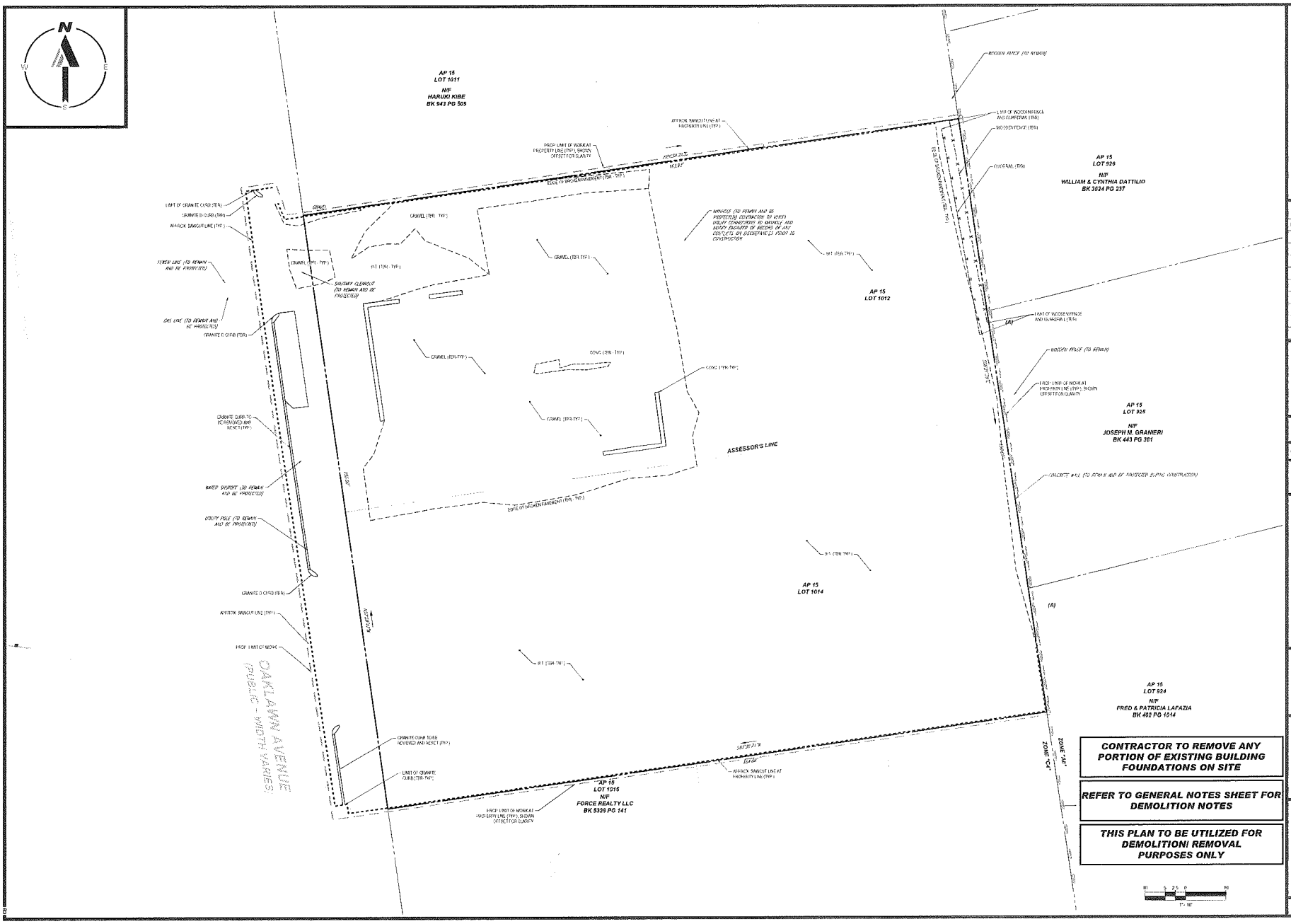
SHEET TITLE:

GENERAL NOTES SHEET

SHEET NUMBER:

C-102

ORG. DATE - 01/31/2023



CONTRACTOR TO REMOVE ANY PORTION OF EXISTING BUILDING FOUNDATIONS ON SITE

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

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PROJECT No.: MAN22022308
DRAWN BY: CSW/MAW
CHECKED BY: JGS
DATE: 01/31/2023
CAD I.D.: MAN22022308-SITE1-DEMO

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 DAKLAWN AVENUE,
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RHODE ISLAND

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NEW YORK
CONNECTICUT
RHODE ISLAND

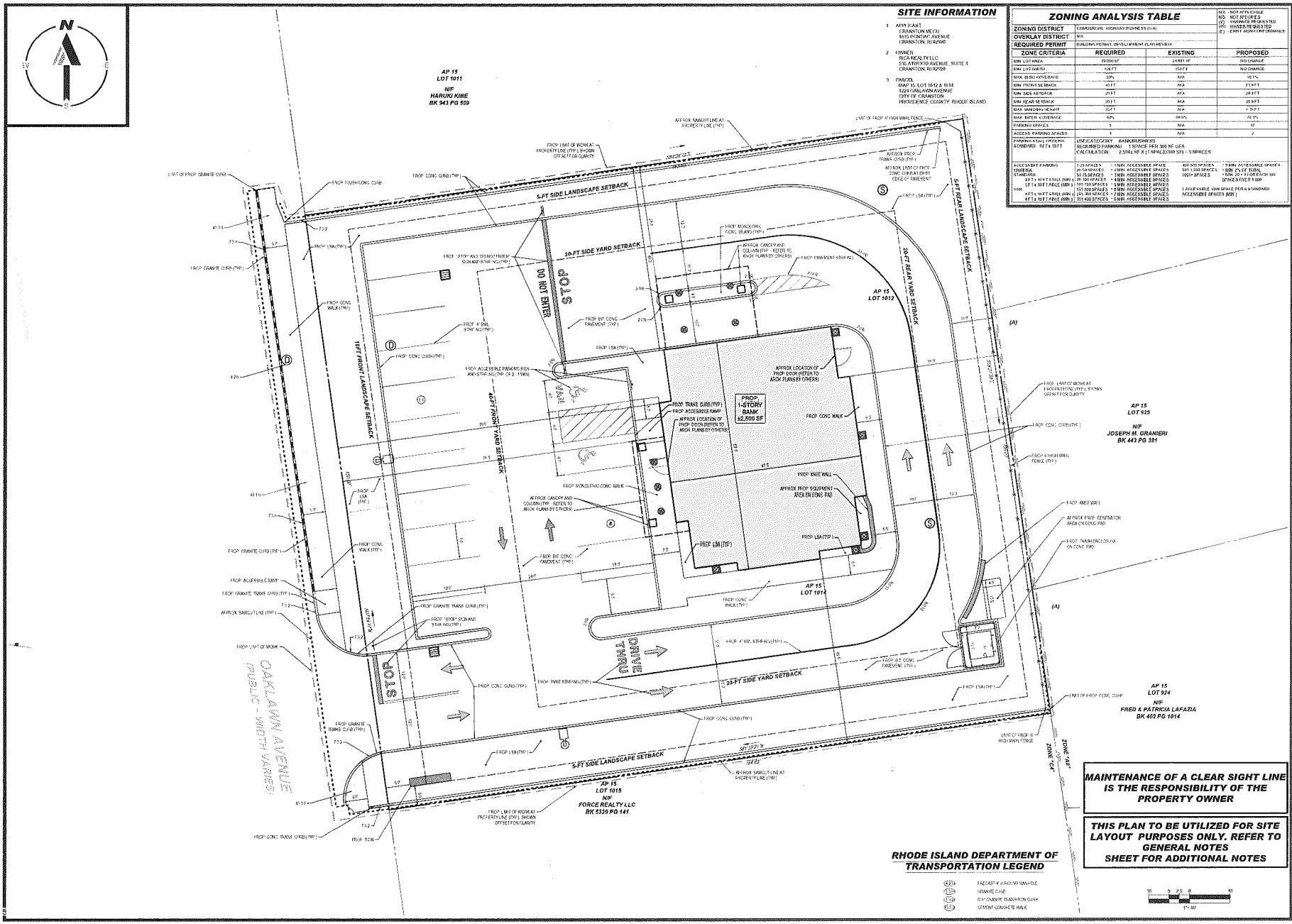
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-201

ORG. DATE - 01/31/2023



SITE INFORMATION

1. APPLICANT
   CRANSTON MECU
   1615 PONTIAC AVENUE
   CRANSTON, RI 02920
2. OWNER
   RICA REALTY LLC
   550 ATWOOD AVENUE, SUITE 4
   CRANSTON, RI 02920
3. PARCEL
   MAP 15, LOT 1012 & 1014
   1224 OAKLAWN AVENUE
   CITY OF CRANSTON
   PROVIDENCE COUNTY, RHODE ISLAND

ZONING ANALYSIS TABLE

ZONING DISTRICT	COMMERCIAL HIGHWAY BUSINESS (C-4)
OVERLAY DISTRICT	N/A
REQUIRED PERMIT	BUILDING PERMIT, DEVELOPMENT PLAN REVIEW

N/A - NOT APPLICABLE
NS - NOT SPECIFIED
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXISTING NON-CONFORMANCE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	24,681 SF	NO CHANGE
MIN. LOT WIDTH	120 FT	150 FT	NO CHANGE
MAX. BLDG COVERAGE	50%	N/A	10.1%
MIN. FRONT SETBACK	40 FT	N/A	71.9 FT
MIN. SIDE SETBACK	20 FT	N/A	20.2 FT
MIN. REAR SETBACK	20 FT	N/A	20.0 FT
MAX. BUILDING HEIGHT	35 FT	N/A	< 35 FT
MAX. BUFFER COVERAGE	60%	99.5%	76.3%
PARKING SPACES	5	N/A	17
ACCESS. PARKING SPACES	1	N/A	2

PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT

USE CATEGORY: BANK/BUSINESS
REQUIRED PARKING CALCULATION: 1 SPACE PER 300 SF GFA
2,500 SF X (1 SPACE/300 SF) = 13 SPACES

ACCESSIBLE PARKING CRITERIA			
STANDARD	1-25 SPACES • 1 MIN. ACCESSIBLE SPACE	401-500 SPACES • 9 MIN. ACCESSIBLE SPACES	
	26-50 SPACES • 2 MIN. ACCESSIBLE SPACES	501-1,000 SPACES • MIN. 2% OF TOTAL	
	51-75 SPACES • 3 MIN. ACCESSIBLE SPACES	1001+ SPACES • MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000	
	76-100 SPACES • 4 MIN. ACCESSIBLE SPACES		
	101-150 SPACES • 5 MIN. ACCESSIBLE SPACES		
	151-200 SPACES • 6 MIN. ACCESSIBLE SPACES	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	
	201-300 SPACES • 7 MIN. ACCESSIBLE SPACES		
	301-400 SPACES • 8 MIN. ACCESSIBLE SPACES		
VAN	1 ACCESSIBLE VAN SPACE		

RHODE ISLAND DEPARTMENT OF TRANSPORTATION LEGEND

- (4.21) FREEPORT 4" x 8" ROUND MANHOLE
- (7.01) GRANITE CURB
- (7.03) 6" x 6" GRANITE TRANSITION CURB
- (8.11) CEMENT CONCRETE WALK

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

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

10 5 2.5 0 10
1" = 10'

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PROJECT No.: MAA2022100
DRAWN BY: CTS/SZ/DV
CHECKED BY: LMB
DATE: 01/31/2023
CAD I.D.: MAA2022100-SITE-PLAN

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
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PROVIDENCE COUNTY,
RHODE ISLAND

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CONNECTICUT LICENSE No. 32192
RHODE ISLAND LICENSE No. 9745
NEW JERSEY LICENSE No. 24GE04600400

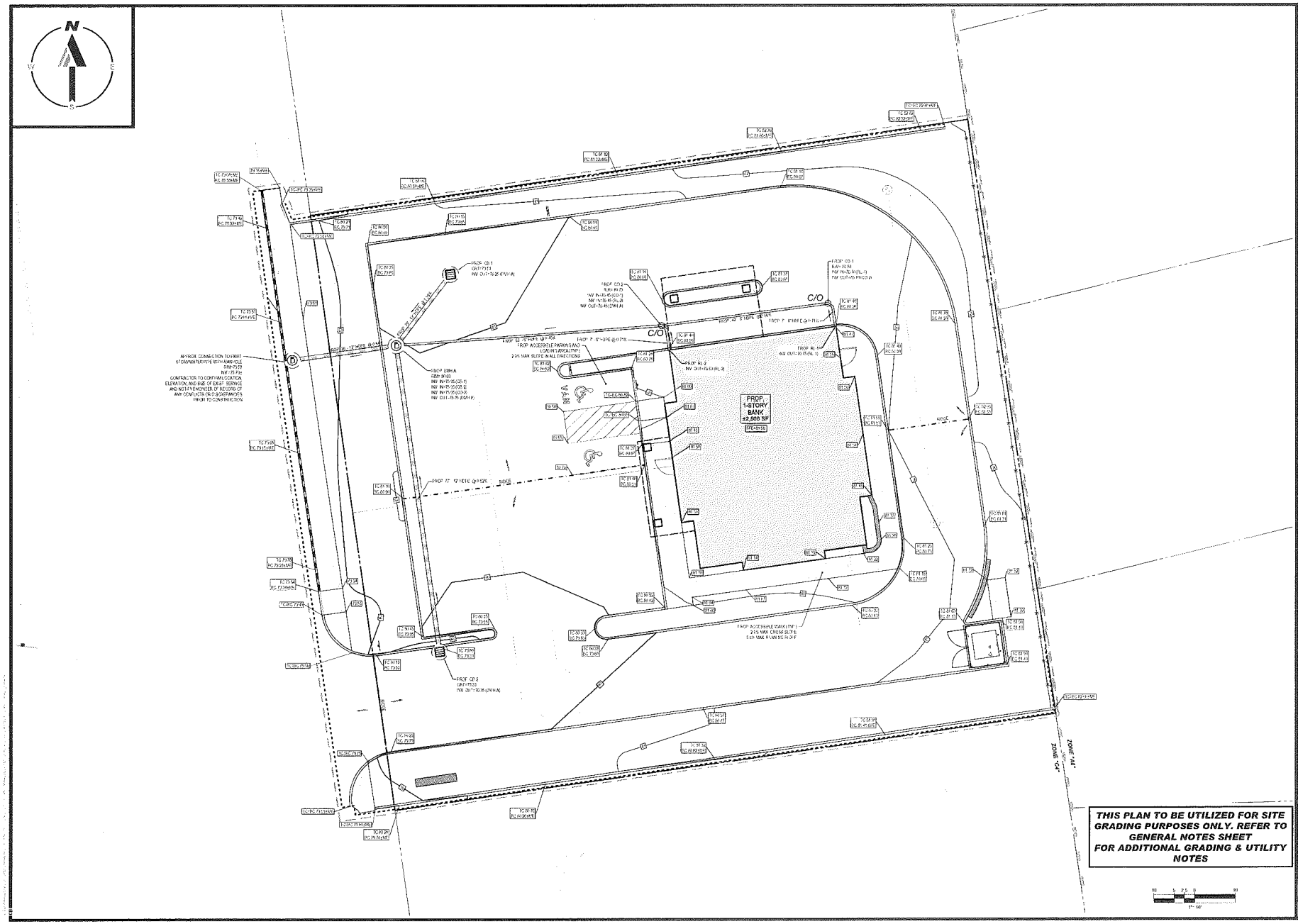
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

ORG. DATE - 01/31/2023



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PROJECT No.: MAA2022139
DRAWN BY: CRM/AJW
CHECKED BY: TMR
DATE: 01/31/2023
CAD ID.: MAA2022139-SP-01.DWG

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
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COMMONWEALTH OF MASSACHUSETTS

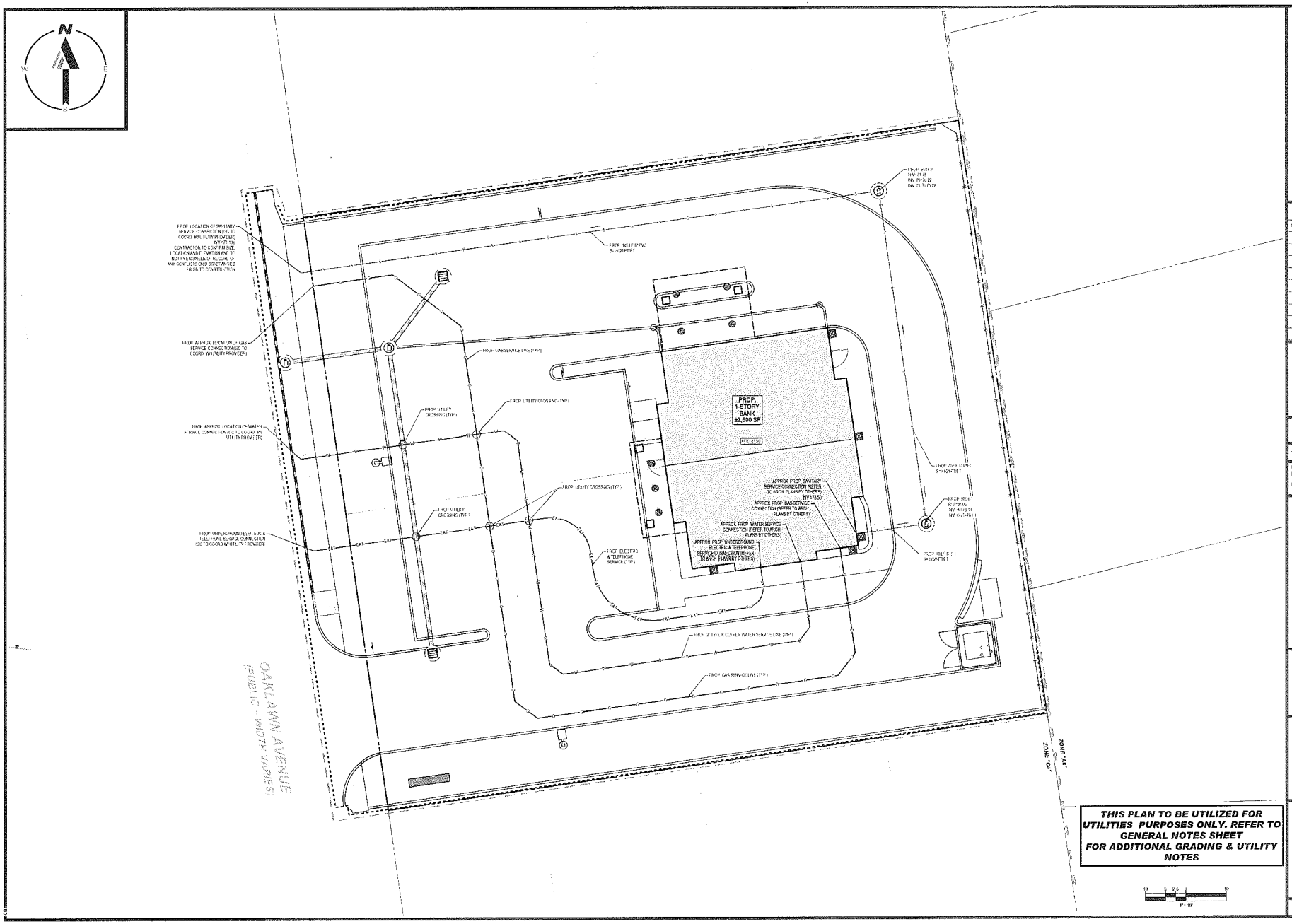
SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-401

DRG. DATE - 01/31/2023



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DRAWN BY: CAN/AJW
CHECKED BY: JMB
DATE: 01/31/2023
CAD I.D.: MAA2022148-SITE1.DWG

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
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J.C. SWERLING
PROFESSIONAL ENGINEER

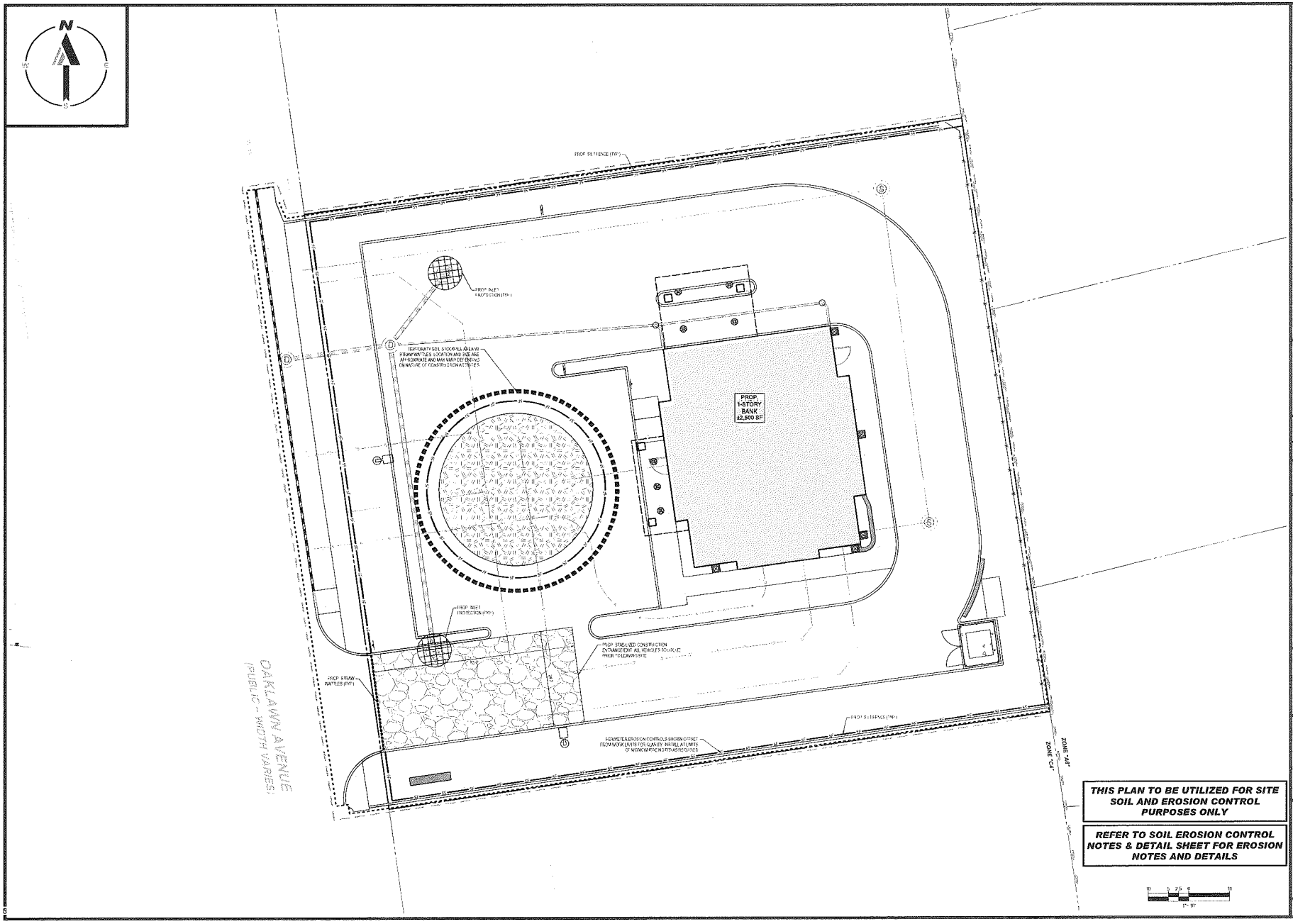
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 01/31/2023



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

10 5 2.5 0 10
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PROJECT No.: MAA2022-100
DRAWN BY: LTH/MJW
CHECKED BY: LMH
DATE: 01/31/2023
CAD I.D.: MAA2022-100_SEC1.DWG

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
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RHODE ISLAND LICENSE No. 9756
CONNECTICUT LICENSE No. 30758
NEW YORK LICENSE No. 085400

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-601

ORG. DATE - 01/31/2023

EROSION AND SEDIMENT CONTROL NOTES

1 ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL

2 THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS)

3 SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%

4 INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5

5 ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS

6 NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER

7 IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD

8 TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS

9 DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS

10 REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS

10.1 SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE

10.2 APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF)

10.3 FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED

10.4 STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL

11 ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS

12 WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF

13 ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS

14 ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED

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

* A HYDRO APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK), MULCH NETTING (AS PER MANUFACTURER), WOOD CELLULOSE FIBER (750 LBS/ACRE), CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED

15 PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

15.1 TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS

16 STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF

17 EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED

18 THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME

19 THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES

20 EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

21 WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15

22 WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF

23 CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE

24 AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE

25 FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS

26 MULCHING REQUIREMENTS

26.1 BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER

26.2 MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%

26.3 MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%

27 ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN

28 DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1 THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES

2 EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES

3 THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY [illegible] ACRES

4 THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE

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

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

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

5 INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS

6 THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE OF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION

7 THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES

8 THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE

9 THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS

10 THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION

11 THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION

12 THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM EXITING THE SITE

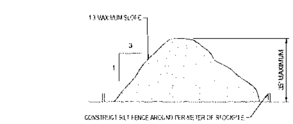
13 THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS

14 THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION

15 THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT

16 SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES

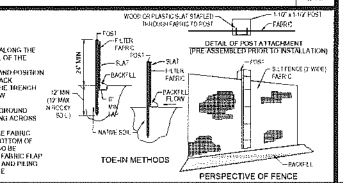
17 THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED



TEMPORARY STOCKPILE

N.T.S.

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



TYP. SILTATION FENCE

N.T.S.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED

INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)

INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)

INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)

DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)

CLEARING AND GRUBBING

EARTHWORK AND EXCAVATION/FILLING AS NECESSARY

CONSTRUCTION OF UTILITIES

STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING

INSTALLATION OF INLET PROTECTION OF ON SITE UTILITIES (AS SHOWN)

CONSTRUCTION OF BUILDINGS

CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS

SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH

FINAL GRADING OF ALL SLOPED AREAS

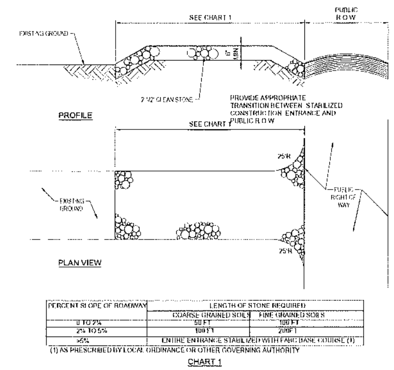
PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED

PAVE PARKING LOT

LANDSCAPING PER LANDSCAPING PLAN

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

RECOMMENDED CONSTRUCTION SEQUENCE



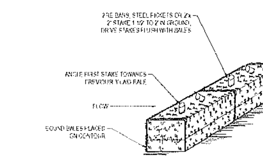
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABC BASE COURSE (1)	

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

CHART 1

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

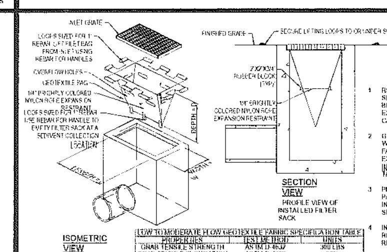


DRAINAGE AREA NO MORE THAN 1 AC. PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%

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

STRAW BALE

N.T.S.



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC⁻¹

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

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

1 REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN
2 GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE
3 PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN
4 INSPECT PER REGULATORY REQUIREMENTS
5 THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX
6 THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES
7 THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX

FILTER SACS (GRATED INLETS)

N.T.S.

N.T.S.

N.T.S.

N.T.S.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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REVISIONS

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PROJECT No.: MAA220231.00
DRAWN BY: CP/MJW
CHECKED BY: LHB
DATE: 01/31/2023
CAD I.D.: MAA220231.00-SPPD-0

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

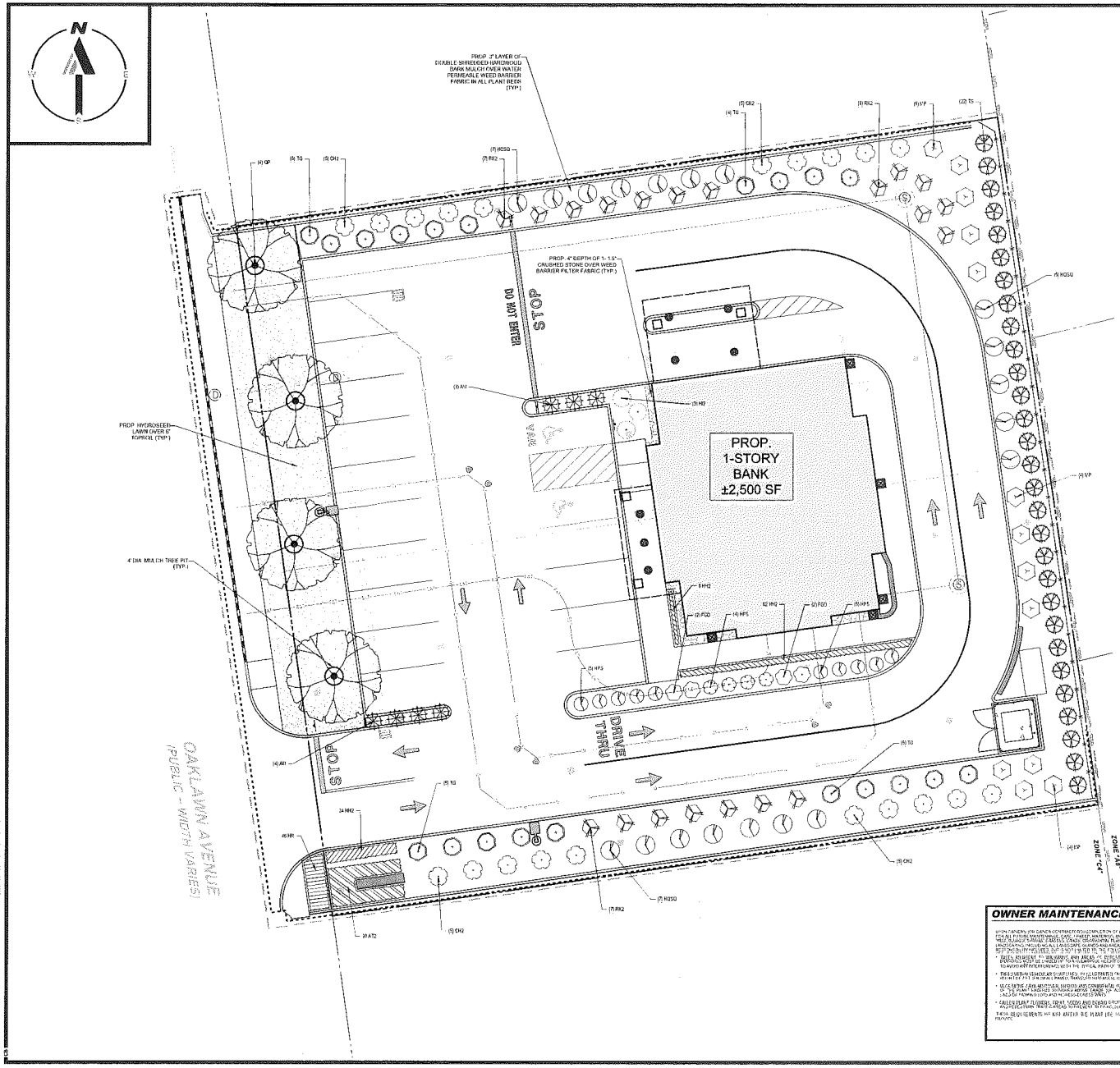
BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

JOSHUA G. SWERLING
PROFESSIONAL ENGINEER

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET NUMBER:
C-602

ORG. DATE - 01/31/2023



CITY OF CRANSTON, RI
LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
CHAPTER 17 TITLE 192 (DEVELOPMENT AND LANDSCAPE DESIGN STANDARDS	1. A MINIMUM OF FIFTEEN (15) PERCENT OF A DEVELOPMENT'S) PARCEL SHALL BE LANDSCAPED	15 % OF PARCEL = 1484 SMAPS MIN LANDSCAPE AREA PROVIDED: 5,954 15 SF 5,954 15 SF / 12,340.41 SF = 43% OF PARCEL LANDSCAPED
	2 MAXIMUM EFFORT SHALL BE MADE TO PRESERVE EXISTING VEGETATION ON SITE (ESPECIALLY SPECIMEN TREES)	TAKEN INTO CONSIDERATION
	3 VEGETATION SHALL BE HARDY FOR CLIMATIC ZONES 6/7 AND APPROPRIATE IN TERMS OF FUNCTION AND SIZE PLANT SPECIES WHICH ARE NATIVE AND REQUIRE MINIMAL WATERING AND FERTILIZATION ARE RECOMMENDED	PROVIDED
	4 ONE STREET TREE SHALL BE PLANTED FOR EVERY THIRTY FIVE (35) FEET OF FRONTAGE. GENERALLY, STREET TREES SHALL BE OF THE SAME SPECIES EXCEPT TO ACHIEVE SPECIAL EFFECTS. TREES MAY BE SPACED ALONG THE STREET AT EVERY THIRTY FIVE (35) FEET AT THE REAR OF SIDEWALK OR MAY BE GROUPED IN ACCORDANCE WITH A LANDSCAPE PLAN	LENGTH OF FRONTAGE = 148' / 35' = 4.2 TREES PROVIDED = 4
	5 WITH THE EXCEPTION OF ORNAMENTAL TREES, DECIDUOUS TREES SHALL HAVE AT LEAST A TWO AND ONE-HALF (2 1/2) INCH CALIPER AT PLANTING AND A CALIPER OF AT LEAST TWELVE (12) INCHES WHEN FULLY MATURE	PROVIDED
	6 BUFFER STRIPS A. ALL DEVELOPMENTS SHALL PROVIDE AN APPROVED YEAR-ROUND BUFFER A MINIMUM OF EIGHT FEET IN HEIGHT, CONSISTING OF FENCING, VEGETATION, BERMS, HEDGES, MOULDERS, MOUNDS OR COMBINATIONS THEREOF, TO SHIELD ABUTTING PROPERTIES FROM NEGATIVE IMPACTS FROM A DEVELOPMENT	PROVIDED
	B. SHIELD A DEVELOPMENT FROM NEGATIVE IMPACTS FROM ABUTTING PROPERTIES	PROVIDED
	C. MINIMIZE THE IMPACTS FROM STORM WATER RUNOFF AND FLOODING	PROVIDED
	D. PLANT MATERIALS SHALL BE SIZED AND PLANTED SO AS TO ACHIEVE A YEAR ROUND EFFECTIVE BUFFER HEIGHT OF AT LEAST EIGHT FEET WITHIN THREE GROWING SEASONS	PROVIDED
	7 PARKING AREA LANDSCAPING REQUIREMENTS A. A MINIMUM OF TWENTY (20) PERCENT OF A PARKING AREA SHALL BE SHADED BY DECIDUOUS TREES THAT SHALL HAVE A CROWN (CANOPY) OF THIRTY (30) FEET AT MATURITY. SAID TREES SHALL BE SURROUNDED BY AT LEAST ONE HUNDRED (100) SQUARE FEET OF UNPAVED AREA TO PROVIDE FOR GROWTH AND PROTECTION FROM VEHICLES	PROVIDED

SEED MIX KEY

- PROPOSED HYDROSEED
- PROPOSED CRUSHED STONE

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GP	4	QUERCUS PALUSTRIS	PIN OAK	2" CAL MIN	B&B

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TS	22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AM	7	AZALEA X 'MOTHER'S DAY'	MOTHER'S DAY AZALEA	2-3' HT.	B&B
CH2	20	CORNUS ALBA 'SIBIRICA'	IVORY HALO TATARIAN DOGWOOD	18-24" HT.	CONTAINER
FGD	4	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18-24" HT.	CONTAINER
HN2	3	HYDRANGEA PANICULATA 'PEE WEE'	PEE WEE PANICLE HYDRANGEA	18-24" HT.	
HPS	14	HYPERICUM PATULUM 'SUNGOLD'	SUNGOLD ST. JOHN'S WORT	18-24" HT.	CONTAINER
RIDSQ	19	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30" HT.	CONTAINER
VP	13	VIBURNUM PRUNIFOLIUM	HOBKNOTTED BARBERRY	24-30" HT.	B&B
RH2	20	ROSA X 'RADSUNNY'	SUNNY BLOCK OUTS YELLOW ROSE	24-30" HT.	CONTAINER
TG	20	TAXUS X MEDIA 'GREEN WAVE'	GREEN WAVE ANGLO-JAPANESE YEW	18-24" HT.	B&B

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AT2	65 SF	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	CONTAINER
HN2	124 SF	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONTAINER
HR	48 SF	HEMEROCALLIS X 'RED HOT RETURNS'	RED HOT RETURNS DAYLILY	1 GAL.	CONTAINER

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS OR OWNER'S CONTRACTOR'S COMPLETION OF LANDSCAPING WORK, THE OWNER OR HIS REPRESENTATIVE SHALL PERFORM PROPER MAINTENANCE, CARE, PROPER WATERING, AND WORK WITH ALL INSTALLED VEGETATION IN ACCORDANCE WITH ACCEPTABLE CROP GROWING PRACTICES. DEAD OR DYING PLANTS AND FLOWERS SHALL BE REPLACED WITHIN THE NEXT PLANTING SEASON. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER COMPLETION OF THE LANDSCAPE WORK. THE REPLACEMENT PLANTS SHALL BE GUARANTEED FOR ANOTHER ONE FULL YEAR.

- PROPER MAINTENANCE OF LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, PLANTING, WATERING, MOWING, PRUNING, AND REPLACEMENT OF DEAD OR DISEASED PLANTS, SHALL BE PERFORMED ON A REGULAR BASIS. ALL PLANTS, TREES, SHRUBS, AND GRASSES SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND REPLACED IF NECESSARY, IN ACCORDANCE WITH THE ORIGINAL PLAN.
- TREE PLANTING IS NOT ALLOWED WITHIN 25' OF INTERSECTIONS, AS ILLUSTRATED ON THE LANDSCAPE PLAN, AND TREES TRIMMED TO A MINIMUM HEIGHT OF 7 FEET OVER PARKING AREAS, RANGE OF VISIBILITY, OR AS OTHERWISE INDICATED ON THE PLAN.
- NO FEATURE OVER 36 INCHES IN HEIGHT, INCLUDING BUT NOT LIMITED TO, BERMS, SHRUBS, FLOWERS, FENCES, WALLS, SIGNS, OR OTHER OBSTRUCTIONS, SHALL BE PERMITTED WITHIN THE SIGHT TRIANGLE AS SHOWN ON THE APPROVED PLAN. NO PARKING SPACE SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE.
- DEAD OR DYING PLANTS, FLOWERS, GRASS, WEEDS AND FOREIGN DEBRIS MUST BE REMOVED WHICH MAY FALL FROM VEHICLES ALONG PARKING AREAS, STREETS, SIDEWALKS, SHOULDERS, BUFFERS, OR ANY OTHER PROPERTY.

THESE REQUIREMENTS ARE NOT LIMITED BY THE PLANT LIST SHOWN. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE:

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

10 5 2.5 0 10
1" = 10'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT NO.: MA22022319
DRAWN BY: VINPLAN
CHECKED BY: HRI
DATE: 01/31/2023
CAD I.D.: MA22022319 LSCP.DC

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON
MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
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MATTHEW A. NEW
NO. 419

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 01/31/2023

LANDSCAPE SPECIFICATIONS

1 SCOPE OF WORK

1.1 THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2 MATERIALS

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

2.2 TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

2.3 LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.

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

2.3.2 SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

2.4 MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.

2.5 FERTILIZER

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

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

2.6 PLANT MATERIAL

2.6.1 ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).

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

2.6.3 PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.

2.6.4 TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.

2.6.5 ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.

2.6.6 CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.

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

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

3 GENERAL WORK PROCEDURES

3.1 CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

3.2 WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4 SITE PREPARATIONS

4.1 BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

4.2 ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

4.3 CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5 TREE PROTECTION

5.1 CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

5.2 A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

5.3 WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

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

6 SOIL MODIFICATIONS

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

6.2 LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

6.3 THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

6.3.1 TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.

6.3.2 TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.

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

7 FINISHED GRADING

7.1 UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

7.2 LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

7.3 ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

7.4 ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8 TOPSOILING

8.1 CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

8.2 ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

8.3 CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

8.4 ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):

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

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

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

9 PLANTING

9.1 INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

9.2 PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

9.3 ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

9.4 ALL PLANTING CONTAINERS, BASKETS AND NON BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

9.5 POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

9.6 PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

9.6.1 PLANTS: MARCH 15 TO DECEMBER 15

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

9.6.3 PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

9.7 FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

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

9.8 PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

9.8.1 1 PART PEAT MOSS

9.8.2 1 PART COMPOSTED COW MANURE BY VOLUME

9.8.3 3 PARTS TOPSOIL BY VOLUME

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

9.8.4.1 2 TABLETS PER 1 GALLON PLANT

9.8.4.2 3 TABLETS PER 5 GALLON PLANT

9.8.4.3 4 TABLETS PER 15 GALLON PLANT

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

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

9.10 ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

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

9.12 GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

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

9.14 ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

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

10 TRANSPLANTING (WHEN REQUIRED)

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

10.2 IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

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

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

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

10.6 IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11 WATERING

11.1 NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

11.2 SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

11.3 IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12 GUARANTEE

12.1 THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

12.2 ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

12.3 TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

12.4 LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13 CLEANUP

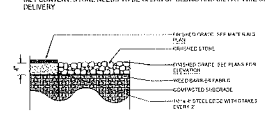
13.1 UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

13.2 THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

14 MAINTENANCE (ALTERNATIVE BID)

14.1 A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.

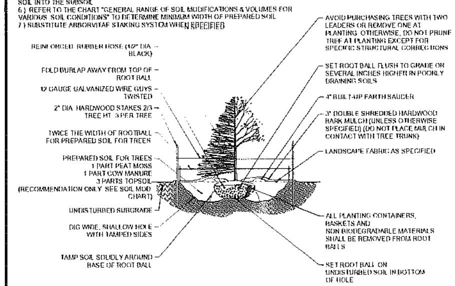
SPECIFICATIONS
NAME: 3/4" - 1" CRUSHED BLUESTONE GRAVEL
COLOR: COLORS WILL BE GREYS WITH BLUISH TONES
SIZE: STONE SIZES WILL RANGE FROM 3/4" - 1" IN AT LEAST ONE DIMENSION. STONE SIZING SHOULD BE UNIFORM WITH LITTLE VARIATION FROM THIS RANGE. SILT CONTENT: STONE NEEDS TO BE CLEAN OF DEBRIS AND SILT AT TIME OF DELIVERY



STONE MULCH

NOTES

1.) NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT
2.) REMOVE ALL NON BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
3.) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY
4.) THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS
5.) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
6.) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL.
7.) SUBSTITUTE ARBORTIE STAKING SYSTEM WHEN SPECIFIED



TREE PLANTING DETAIL

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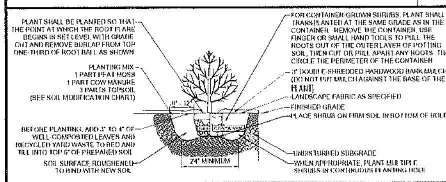

SHRUB PLANTING DETAIL

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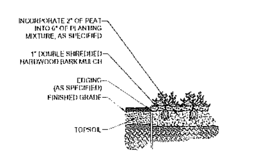


GROUNDCOVER PLANTING

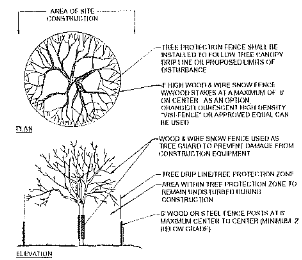
N.T.S.

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

PERENNIAL RYEGRASS	1/2 LB/1000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1000 SQ FT
RED FESCUE	1/2 LB/1000 SQ FT
SPREADING FESCUE	1/2 LB/1000 SQ FT
FERTILIZER (16-32-16)	2 LB/1000 SQ FT
LIQUID LIME	1 GAL/800 GAL
TANK TACKIFIER	35 LB/800 GAL
TANK FIBER MULCH	30 LB/1000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

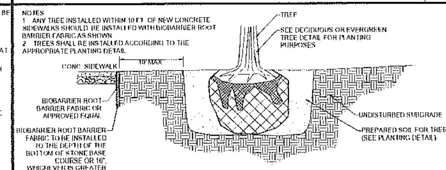
HYDROSEED SPECIFICATIONS



TREE PROTECTION DURING SITE CONSTRUCTION

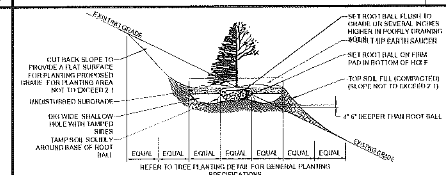
N.T.S.

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



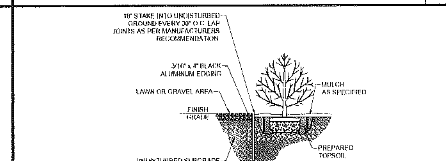
BIOBARRIER ROOT BARRIER DETAIL

N.T.S.



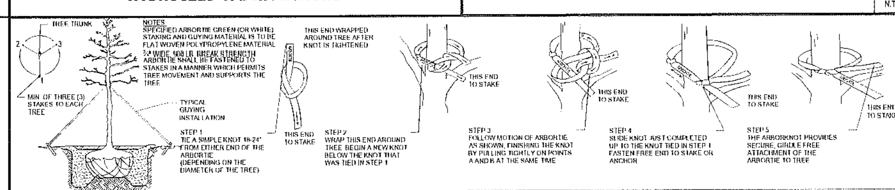
TREE PLANTING DETAIL - ON SLOPE

N.T.S.



BLACK ALUMINUM EDGING

N.T.S.



ARBORTIE STAKING DETAIL

N.T.S.

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MAA220223.00
DRAWN BY:	CPB/MJW
CHECKED BY:	LMB
DATE:	01/31/2023
CAD I.D.:	MAA220223.00-LSCP-0C

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

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

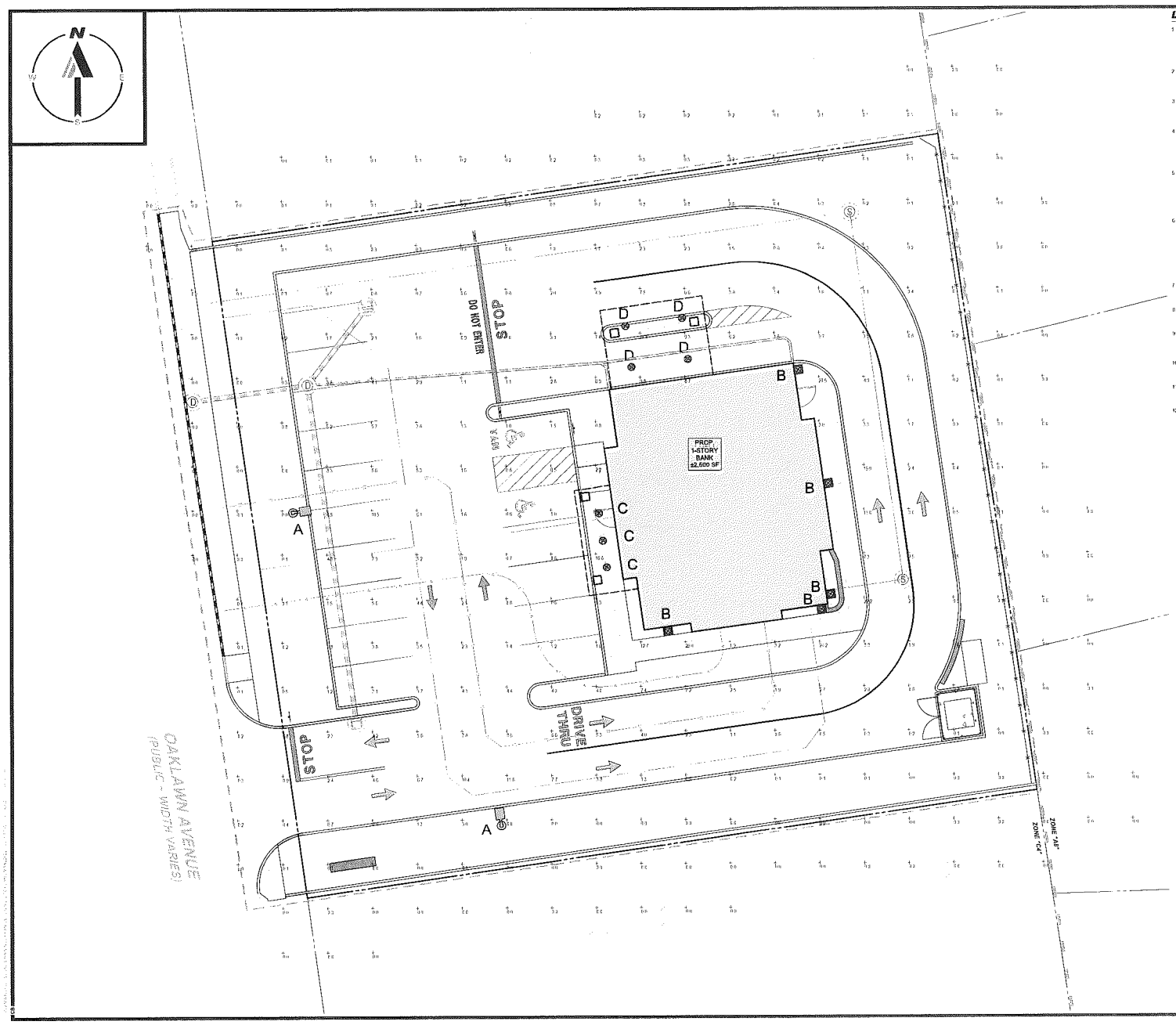
SHEET TITLE:

LANDSCAPE NOTES & DETAILS

SHEET NUMBER:

C-702

ORG. DATE - 01/31/2023



LIGHTING NOTES

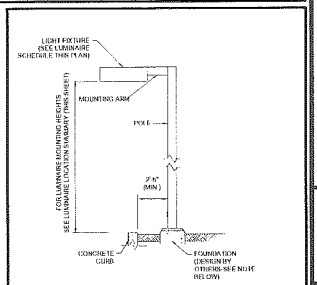
1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL MAINTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.92 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GRID HAVING A LIGHT LOSS FACTOR OF 1.00 (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK INCLUDES, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
7. CONTRACTOR MUST BRING TO DESIGNERS ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES, OR OTHER STRUCTURES.
8. IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCING FROM WITHIN THE BUILDING AND WIRING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL GRADING AND UTILITY NOTES, SITE SAFETY AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BUILDER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
AREA SUMMARY	ILLUMINANCE	FC	4.41	28.5	0.1	44.10	285.00

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	6	SINGLE	20,329	0.90	LITHONIA LIGHTING RSX2 LED TYPE 4 AREA LIGHT WITH SHIELD MOUNTED @ 16' RSX2-LED-P4-40K70-4-5
B	5	BUILDING	6038	0.90	LITHONIA WALLPACK LED WALL PACK MOUNTED @ 14' WPX1 LED P1 40K70
C	3	CANOPY	1620	0.90	ELIMINATION OF ALL EXISTING CANOPY LIGHT LIGHTS REPLACED WITH 3 - 1,620 LUMEN WPX1 LED P1
D	4	CANOPY	2400	0.90	2 LIFE LED 4 SQUARE CANOPY LIGHT MOUNTED @ 14' C-CP-A-SQ-4L-70-5W



AREA LIGHT DETAIL — N.T.S.

NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LUMINAIRE MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- NOISE SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

10 5 2.5 0 10
1" = 10'

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PROGRAM MANAGEMENT
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FOR DIVISION OF INSTITUTIONAL PROPERTIES AND PUBLIC SAFETY REVIEW AND APPROVAL. NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED BY DIVISION OF INSTITUTIONAL PROPERTIES

PROJECT No.:	MAA2022339
DRAWN BY:	CRM/MJW
CHECKED BY:	LMB
DATE:	01/31/2023
CAD I.D.:	MAA2022339-SITPLP-PS

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

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

JOSHUA G. SWERLING
J.G. SWERLING
PROFESSIONAL ENGINEER
MASSACHUSETTS COMPLETE NAME: JOSHUA G. SWERLING
NEW HAMPSHIRE LICENSE NO. 14895
CONNECTICUT LICENSE NO. 31070
RHODE ISLAND LICENSE NO. 11525

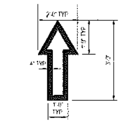
SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

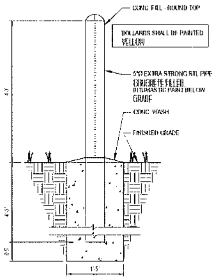
C-703

ORG. DATE - 01/31/2023



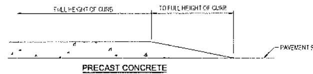
TRAFFIC FLOW ARROW

N T S



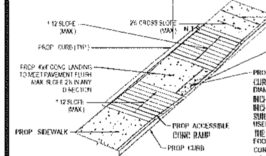
BOLLARD DETAIL

N T S



TRANSITION CURB

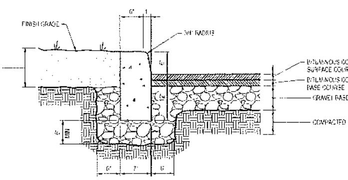
N T S



PROPOSED DETECTABLE WARNING STRIP 6" BEHIND FACE OF CURBWALK CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. COLOR TO BE CHARCOAL GRAY. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. GENERAL CONTRACTOR TO PROVIDE 2 FOOT ARMOR-TILE TRUNCATED DOMES EMBEDDED INTO THE CONCRETE OR SIMILAR MATERIAL IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS.

ACCESSIBLE RAMP

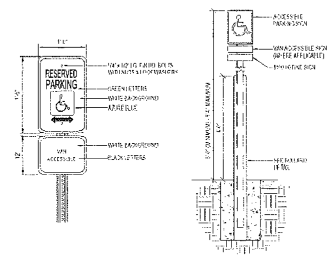
N T S



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

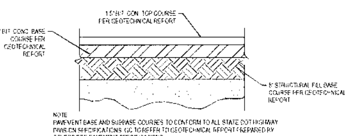
PRECAST CONCRETE CURB

N T S



ACCESSIBLE PARKING SIGN W/ BOLLARD DETAIL

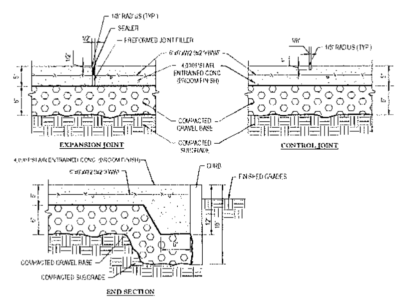
N T S



NOTE
PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO ALL STATE DOT HIGHWAY DIVISION SPECIFICATIONS. GC TO REFER TO GEOTECHNICAL REPORT PREPARED BY OTHERS FOR PAVEMENT SPECIFICATIONS.

TYPICAL PAVEMENT SECTION

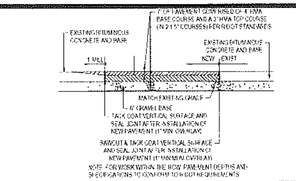
N T S



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

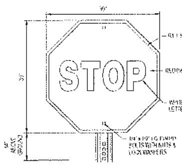
TYPICAL CONCRETE SIDEWALK

N T S



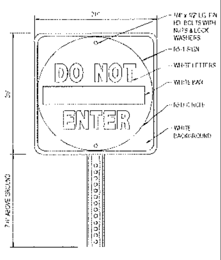
ROADWAY PATCHING

N T S



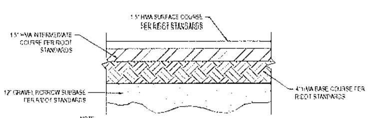
"STOP" SIGN

N T S



"DO NOT ENTER" SIGN

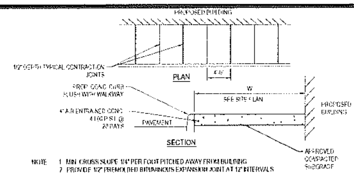
N T S



NOTE
1) PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO ALL STATE DOT HIGHWAY DIVISION SPECIFICATIONS.
2) DETAIL IS ONLY INTENDED FOR USE WITHIN RIGHT-OF-WAY UNDER RIDOT JURISDICTION.

PAVEMENT SECTION WITHIN R.O.W.

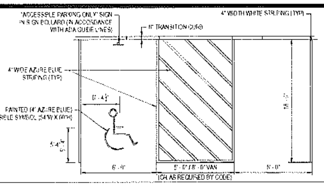
N T S



NOTE
1. MIN. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS

SIDEWALK

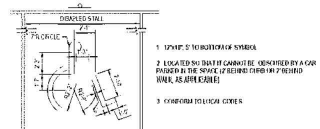
N T S



NOTE: ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.

HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

N T S

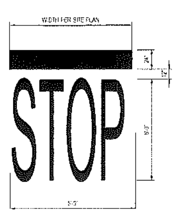


1. 12"x18", 5' TO BOTTOM OF SYMBOL
2. LOCATED SO THAT IT CANNOT BE OBSCURED BY A CAR PARKED IN THE SPACE (2' BEHIND CURB OR 2' BEHIND WALK, AS APPLICABLE)
3. CONFORM TO LOCAL CODES

NOTE
WHEELCHAIR SYMBOL PAINT SHALL CONFORM TO THE STRIPING PAINT SPECIFIED AND SYMBOL SHALL BE CENTERED IN THE STALL.

ACCESSIBLE PARKING SPACE PAINTING DETAIL

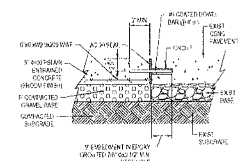
N T S



STOP BAR

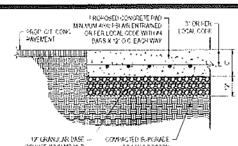
NOT TO SCALE (S300.09xx_07/2022)

N T S



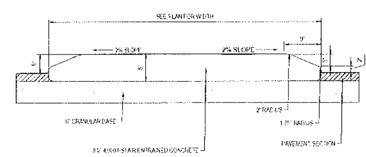
CONCRETE SIDEWALK TIE-IN

N T S



CONCRETE MAT DETAIL

N T S



MOUNTABLE MONOLITHIC CONCRETE ISLAND

NOT TO SCALE (S300.02xx_07/2022)

N T S

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MAA220223.00
DRAWN BY: CT/EM/JW
CHECKED BY: LHB
DATE: 01/31/2023
CAD I.D.: MAA220223.00 SPPTO.RC

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

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

JOSHUA G. SWERLING
J.G. SWERLING
PROFESSIONAL ENGINEER

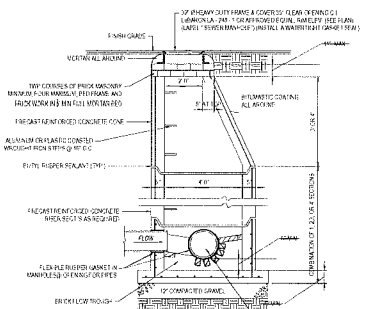
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

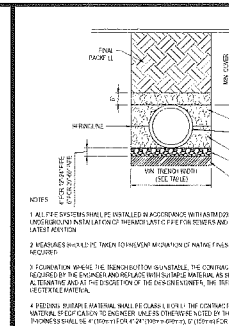
C-901

ORG. DATE - 01/31/2023



TYP. PRECAST CONCRETE SANITARY MANHOLE

NTS



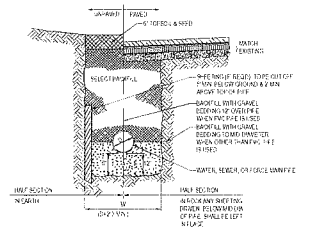
RECOMMENDED MIN. TRENCH WIDTH	
PIPE DIA	MIN. TRENCH WIDTH
6"	22"
8"	26"
10"	28"
12"	30"
15"	34"
18"	37"
24"	45"
30"	53"
36"	64"
48"	81"
60"	96"

NOTES

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO PROPER BACKFILL MATERIAL WHEN REQUIRED
3. FOUNDATION WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS DIRECTED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER/OWNER, THE TRENCH FOUNDATION MAY BE STABILIZED USING A GEOTEXTILE MATERIAL
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100 MM) FOR 6" (150 MM) PIPE OR 6" (150 MM) FOR 24" (600 MM) PIPE
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS SPECIFIED IN ASTM D2321, LATEST EDITION
6. MINIMUM COVER: MINIMUM COVER IN UNKNOWN TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION FOR TRAFFIC APPLICATIONS. MINIMUM COVER IN 8" (20 MM) TO 48" (1200 MM) PIPE AND 24" OF COVER FOR 54" (1400 MM) PIPE AND LARGER, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT

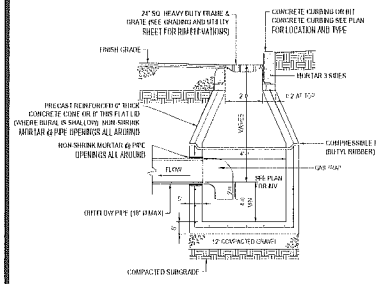
HDPE STORM DRAINAGE TRENCH

NTS



TYPICAL UTILITY TRENCH

NTS

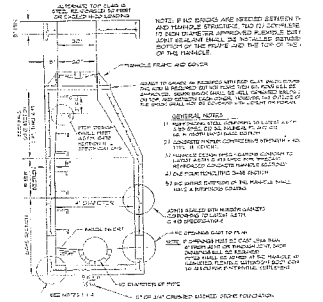


NOTES

1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478
2. USE PRECAST FLAT LID AS TOP FOR MANHOLES IN GRADE APPLICATIONS

PRECAST CONCRETE DEEP SUMP CATCH BASIN

NTS



NOTE: IF NO BRICKS ARE NEEDED BETWEEN THE MANHOLE STRUCTURE TOP TO CONCRETE LID (12 INCH DIAMETER APPROVED RUBBER BUTT JOINT SEALANT SHALL BE INSTALLED BETWEEN BOTTOM OF THE FRAME AND THE TOP OF THE OF THE MANHOLE.

GENERAL NOTES

1) MANHOLE BASE CONFORMS TO LATEST ASTM C478 (SEE ALSO ALL NOTES 1, 2 & 3 BELOW) AND SHOWN BASE BELOW
2) CONCRETE PRODUCT COMPRESSIVE STRENGTH = 4000 PSI @ 28 DAYS
3) MANHOLE BASE PIPE = BARREL CONNECTION TO LATEST ASTM C478 AND PRECAST REINFORCED CONCRETE MANHOLE BASE
4) PIPE MANHOLE BASE SHOWN
5) PIPE BARREL EXTENSION OF THE MANHOLE SHALL HAVE A REINFORCED COUPLING
6) JOINTS SEALED WITH RUBBER GASKETS CONFORMING TO LATEST ASTM C443 SPECIFICATION
7) THE CROWN SLOPE TO DRAIN
8) NOTE: IF CROWNED PIPE OR CROWN TRUNK OF PIPE ABOVE THE MANHOLE CAN SHOW DIAMETER BELOW BE REQUIRED. PIPE HOLES SHOULD BE ADJUSTED TO MANHOLE AT LOWEST POINT IN THE PIPE BOTTOM ELEVATION TO GREATER OF POTENTIAL CONFLICTS

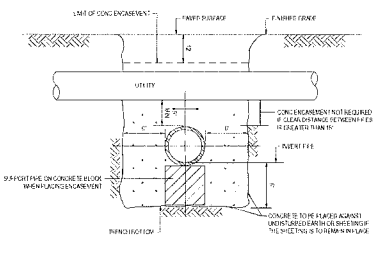
PRECAST MANHOLE - 4 FT. DIAMETER

SCALE: NTS

THE MANHOLE STRUCTURE SECTIONS SHALL BE PROPERLY ALIGNED TO EACH ANOTHER. SECTIONS SHALL BE MADE FROM THE SAME MANUFACTURER FOR PROPER FITTING OF SECTIONS BOTTOM SECTION, BARRELS, AND CONES. MANHOLE STRUCTURE CELLS NOT BE APPROVED UNLESS THEY ARE PROPERLY ALIGNED WITH EACH SECTION.

CITY OF CRANSTON SEWER MANHOLE DETAIL

NTS

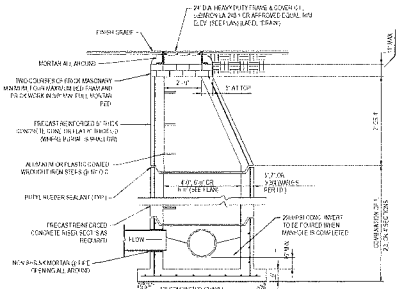


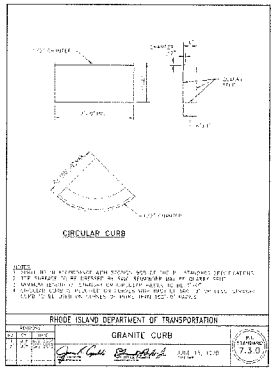
NOTES

1. PIPE SHALL BE ERASED VERTICALLY & HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE
2. ALL CONCRETE ENCASEMENT SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT
3. PAVEMENT SECTION TO BE REPAIRED WITH SITE DETAILS THE BOTTOM OF ASPHALT PAVEMENT

CONCRETE ENCASEMENT AT UTILITY CROSSING

NTS

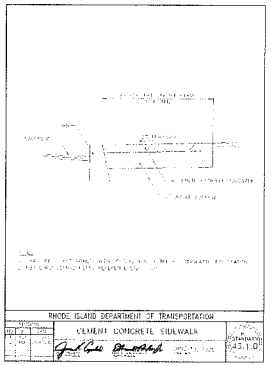

24" DIA HEAVY DUTY FRAME & COVER CI LEBANON LA 240-1 OR APPROVED EQUAL, RIM ELEV (SEE PLAN) (LABEL "STORM")
FINISH GRADE
MORTAR ALL AROUND
TWO COURSE BOTTOM OF MASONRY MINIMUM 8" (UNMASONRY PRECAST PANELS AND FRAME WORK IN MINIMUM 1" MORTAR BED)
PRECAST REINFORCED 6" THICK CONCRETE COVER (IF THIS FLAT LID (WHERE BURIAL IS SHALLOW)
ALUMINUM OR PLASTIC COATED WROUGHT IRON STEPS @ 16" O.C.
BUTYL RUBBER SEALANT (TYP.)
PRECAST REINFORCED CONCRETE BASE SECTIONS REQUIRED
FLOW
NON-SHRINK MORTAR (IF FIRE CHEMICAL MORTAR)
COMPACTED SUBGRADE
12" COMPACTED GRAVEL
2'-0" AT TOP
2'-0" DIA. (SEE PLAN)
2'-0" DIA. (SEE PLAN)
2'-0" DIA. (SEE PLAN)



NOTE
DETAIL IS ONLY INTENDED FOR USE WITHIN RIGHT OF WAY UNDER RIDOT JURISDICTION

RIDOT DETAIL 7.3.0
GRANITE CURB

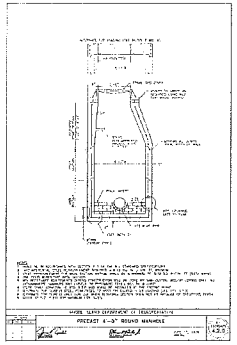
NTS



NOTE
DETAIL IS ONLY INTENDED FOR USE WITHIN RIGHT OF WAY UNDER RIDOT JURISDICTION

RIDOT DETAIL 43.1.0
CEMENT CONCRETE WALK

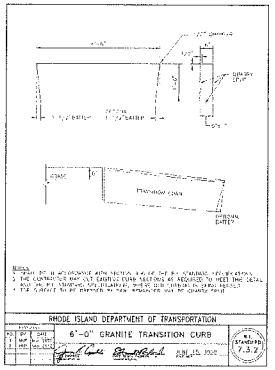
NTS



NOTE
DETAIL IS ONLY INTENDED FOR USE WITHIN RIGHT OF WAY UNDER RIDOT JURISDICTION

RIDOT DETAIL 4.2.0
PRECAST 4'-0" ROUND MANHOLE

NTS



NOTE
DETAIL IS ONLY INTENDED FOR USE WITHIN RIGHT OF WAY UNDER RIDOT JURISDICTION

RIDOT DETAIL 7.3.2
6'-0" GRANITE TRANSITION CURB

NTS

NTS

NTS

NTS

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PERMIT SET

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PROJECT No.: MA0202231R
DRAWN BY: CHI/MJV
CHECKED BY: JGS
DATE: 01/31/2023
CAD I.D.: MA0202231R-SITPLAN

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

CRANSTON MECU

PROPOSED
BANK WITH DRIVE THRU

MAP: 15 LOTS: 1012 & 1014
1224 OAKLAWN AVENUE,
CITY OF CRANSTON,
PROVIDENCE COUNTY,
RHODE ISLAND

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

JOSHUA G. SWERLING
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS, NEW HAMPSHIRE, NEW YORK, VIRGINIA, WASHINGTON, CONNECTICUT, RHODE ISLAND

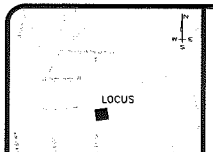
SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-903

ORG. DATE - 01/31/2023



LOCUS MAP
N.T.S.

PARCEL DATA

A.P. 15, LOTS 1012 & 1014
N/F
1224 OAKLAWN LLC
DEED BK. 5921 / PG. 239
#1224 OAKLAWN AVENUE
LOT AREA:
24,661 S.F.±
OR 0.57 ACRES±

ZONING DATA

C4 DISTRICT
MIN. LOT SIZE: 12,000 SF.
MAX. LOT COVERAGE: 50%
MIN. FRONTAGE: 120'
MIN. FRONT YARD: 40'
MIN. SIDE YARD: 8'
MIN. REAR YARD: 20'
MAX. BLDG. HEIGHT: 35' STORIES

* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

STREET INDEX

OAKLAWN AVENUE

SCHEDULE B TITLE EXCEPTION NOTES

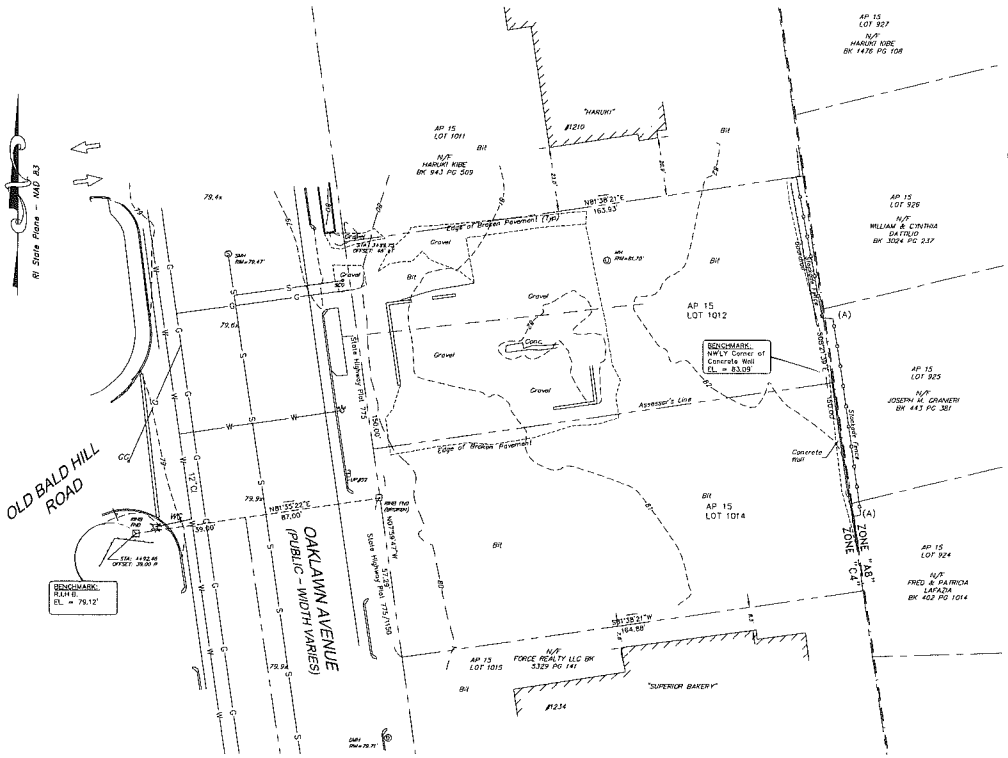
9. ALL MATTERS AND CONDITIONS SET FORTH ON PLAT REFERRED TO IN EXHIBIT A.

10. RESTRICTIONS AS SET FORTH IN BOOK 261 AT PAGE 322

EXCEPTIONS 1-8 ARE NOT SURVEY RELATED THEREFORE ARE NOT LISTED OR PLOTTED ON THIS SURVEY.

POTENTIAL ENCROACHMENTS:

A. – CONCRETE WALL AND STOCKADE FENCE ALONG THE EASTERLY PROPERTY LINE.


RI State Plane – NAD 83
OLD BALD HILL ROAD
OAKLAWN AVENUE
(PUBLIC – WIDTH VARIES)
AP 15
LOT 1011
N/F
HARUKI KIBE
BK 943 PG 303
"HARUKI"
#1210
AP 15
LOT 927
N/F
HARUKI KIBE
BK 1476 PG 108
AP 15
LOT 926
N/F
WILLIAM & CINTHIA
DATILIO
BK 3024 PG 237
AP 15
LOT 1012
AP 15
LOT 1014
AP 15
LOT 925
N/F
JOSEPH M. GRANIERI
BK 443 PG 381
AP 15
LOT 924
N/F
FRED & PATRICIA
LAFAZIA
BK 402 PG 1014
AP 15
LOT 1015
N/F
FORCE REALTY LLC BK
5329 PG 141
"SUPERIOR BAKERY"
#1234
BENCHMARK:
NWLY Corner of
Concrete Wall
EL. = 83.09'
BENCHMARK:
RLIH B.
EL. = 79.12'
Edge of Broken Pavement
Assessor's Line
Concrete Wall
Gravel
Conc.
Bit
ZONE "AB"
ZONE "C4"
N81°38'21"E
163.93'
S81°38'21"W
164.88'
S81°38'21"E
87.00'
N81°38'21"E
87.00'
150.00'
S08°21'39"E
150.00'
N07°59'47"W
150.00'
79.4±
79.6±
79.9±
79.94
79.94
79.94