

**PARK AVENUE**  
STREET INDEX

**REFERENCE:**

1. DEED BK. 5905 / PG. 112
2. "EXISTING CONDITIONS SURVEY A.P. 11-1 / LOTS 276 & 4062, 1369 PARK AVENUE CRANSTON, R.I. PREPARED FOR: MR. DAVE RICCI, 09-21-12, CARRIGAN ENGINEERING, INC."
3. "CLARA CARDI TRUSTEE PLAT, A.P. 11-1 / LOT 273, CRANSTON, R.I. JANUARY 27, 1997" PLAT CARD 607
4. ZONING DECISION BK. 6345 PG. 315
5. CRANSTON CITY PLAN COMMISSION DECISION LETTER: MASTER PLAN APPROVAL - 9/8/21

**NOTE:**

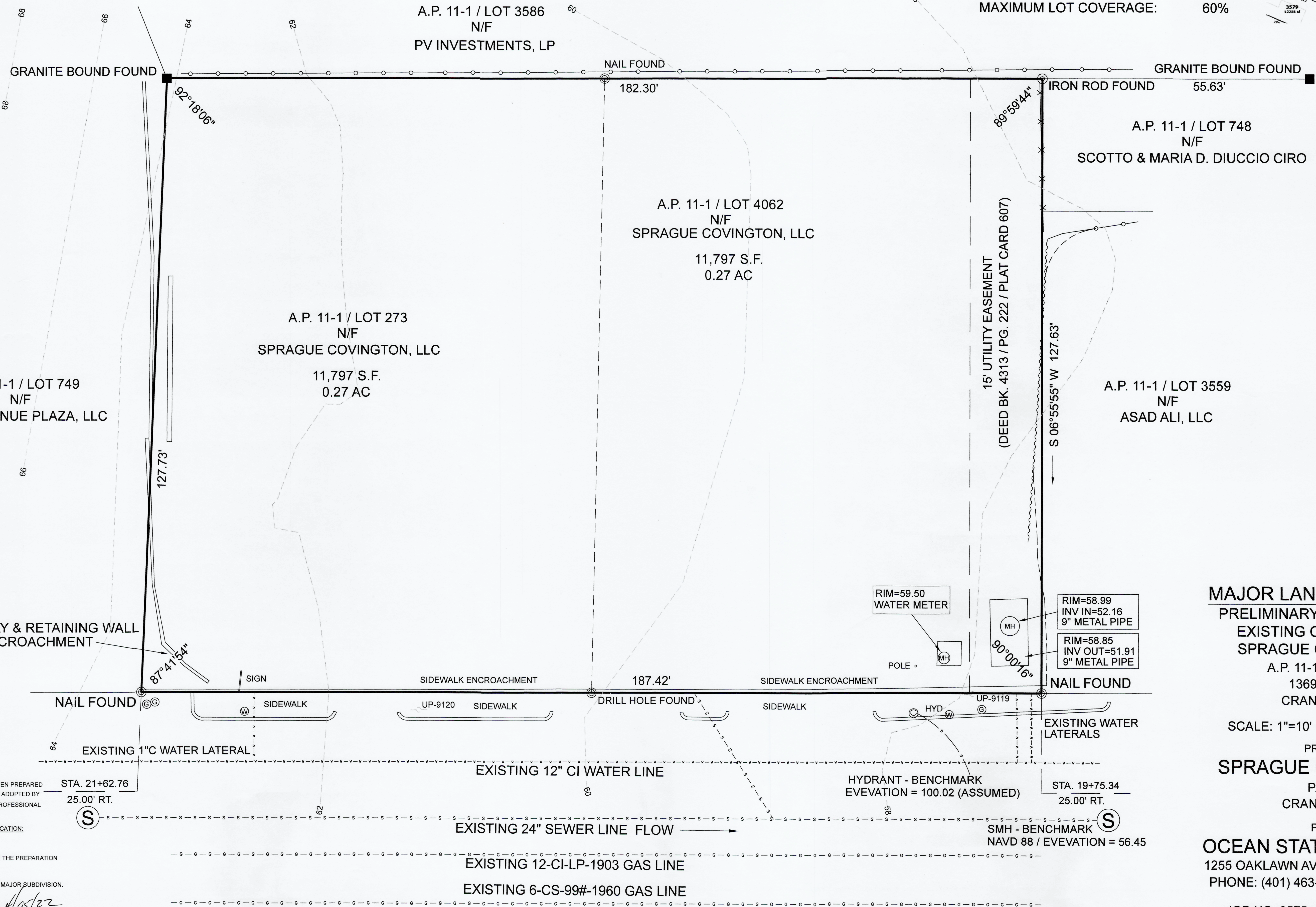
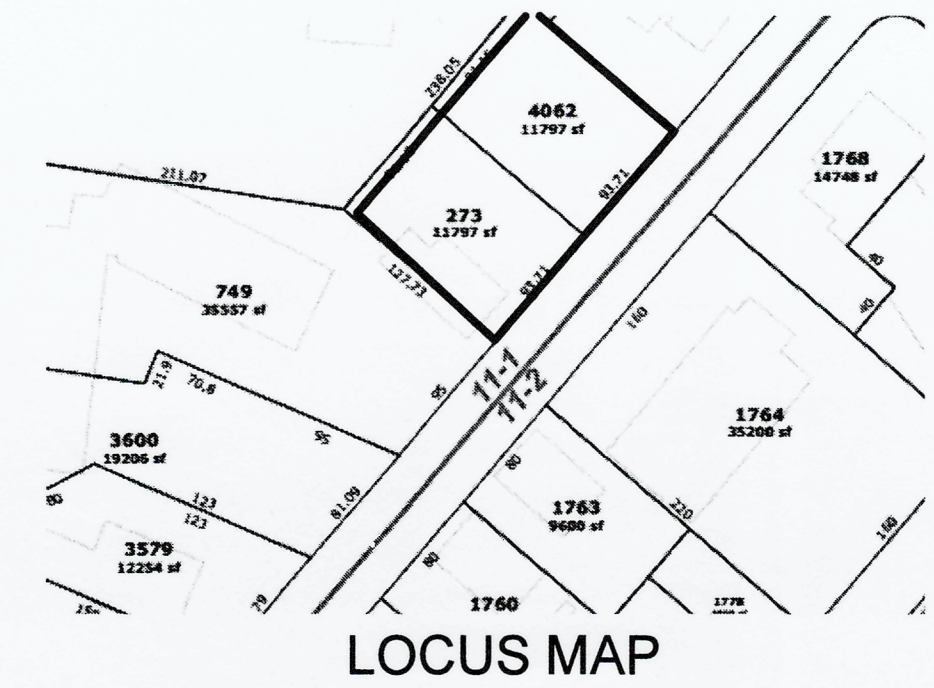
1. FEMA MAP 44007C0312H / 10/02/2015 / ZONE X.

**OWNER:**

SPRAGUE COVINGTON, LLC  
P.O. BOX 7537  
CRANSTON, R.I.

**ZONING DISTRICT C-2**

- MINIMUM LOT AREA: 6,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 30 FT.
- MAXIMUM LOT COVERAGE: 60%



**MAJOR LAND DEVELOPMENT**  
PRELIMINARY PLAN APPLICATION  
EXISTING CONDITIONS PLAN  
SPRAGUE COVINGTON PLAT  
A.P. 11-1 / LOTS 273 & 4062  
1369 PARK AVENUE  
CRANSTON, R.I. 02887

SCALE: 1"=10'    DATE: MARCH 3, 2022  
PREPARED FOR:  
**SPRAGUE COVINGTON, LLC**  
P.O. BOX 7537  
CRANSTON, R.I. 02910

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696    info@osplanners.com

JOB NO. 9575 / DWG. NO. 9575 - (JNP)  
SHEET 1 OF 3  
GRAPHIC SCALE / 1" = 10'  
0    10    20    30

**SURVEY CLASSIFICATION:**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS 1  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR A MAJOR SUBDIVISION.  
BY: *Richard T. Bzdrya*    DATE: 4/8/22  
BY: RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60  
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

**PARK AVENUE**  
(R.I. STATE HIGHWAY PLAT 1117 - 50' PUBLIC)



**PARK AVENUE  
STREET INDEX**

**REFERENCE:**

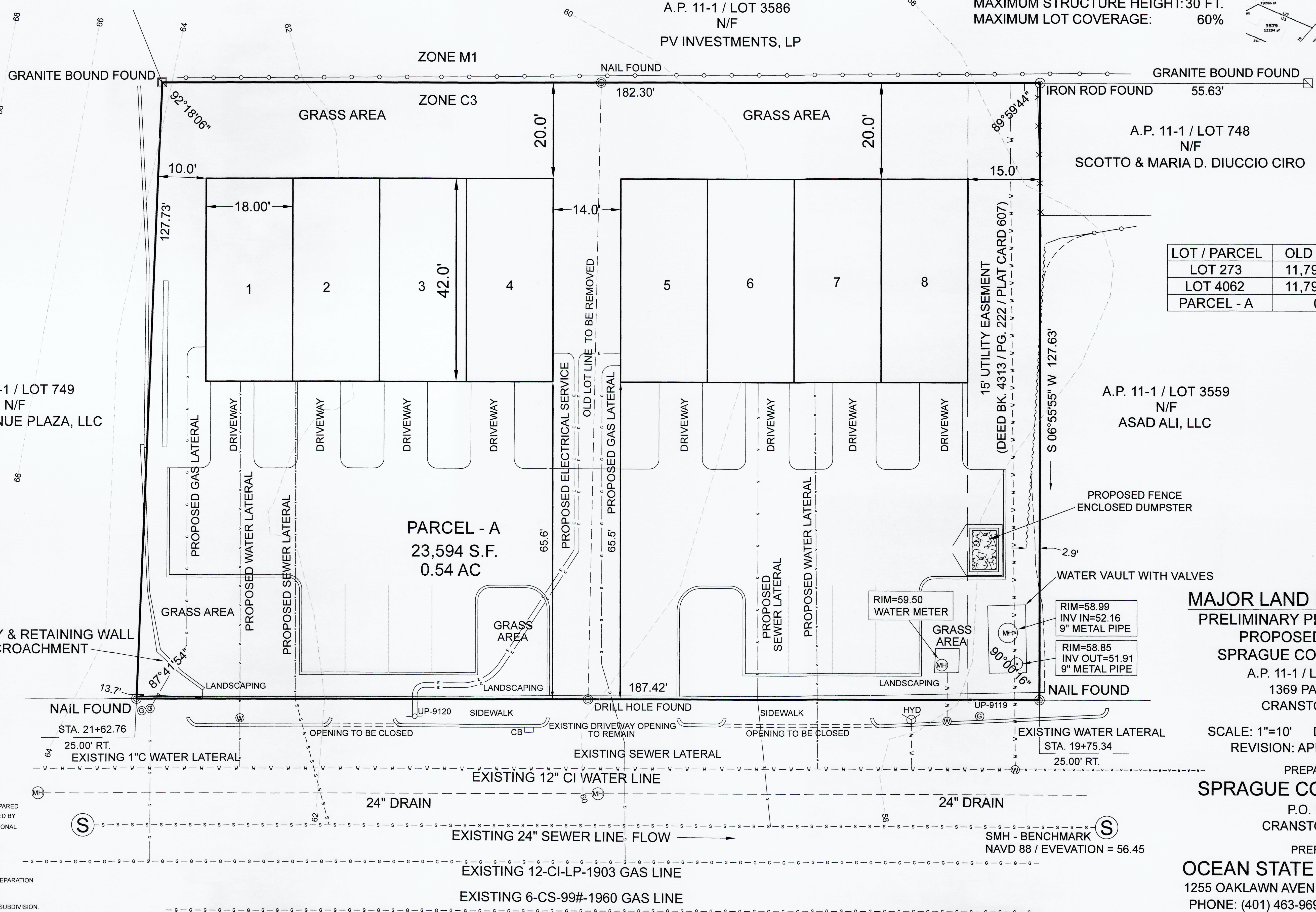
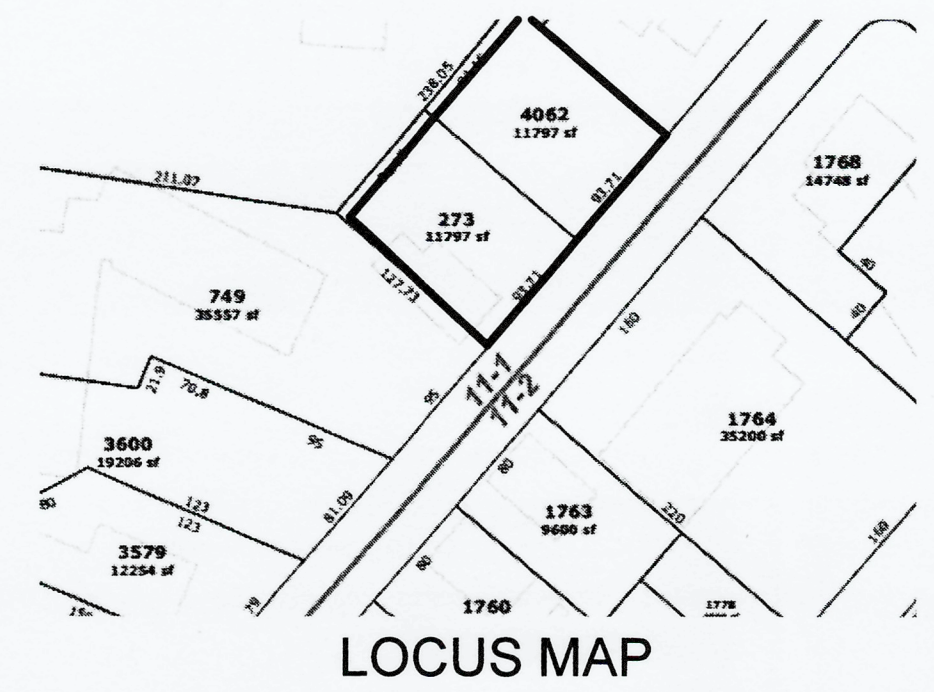
1. DEED BK. 5905 / PG. 112
2. "EXISTING CONDITIONS SURVEY A.P. 11-1 / LOTS 276 & 4062, 1369 PARK AVENUE CRANSTON, R.I. PREPARED FOR: MR. DAVE RICCI, 09-21-12, CARRIGAN ENGINEERING, INC."
3. "CLARA CARDI TRUSTEE PLAT, A.P. 11-1 / LOT 273, CRANSTON, R.I. JANUARY 27, 1997" PLAT CARD 607
4. ZONING DECISION BK. 6345 PG. 315
5. CRANSTON CITY PLAN COMMISSION DECISION LETTER: MASTER PLAN APPROVAL - 9/8/21

**NOTE:**

1. FEMA MAP 44007C0312H / 10/02/2015 / ZONE X.
2. DESCRIPTION FROM THE SOIL SURVEY OF R.I. UD-UDORTHENTS-URBAN LAND COMPLEX.

**ZONING DISTRICT C-2**

MINIMUM LOT AREA: 6,000 S.F.  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM SETBACKS: FRONT: 25 FT.  
 SIDE: 8 FT.  
 REAR: 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 30 FT.  
 MAXIMUM LOT COVERAGE: 60%



LOT / PARCEL	OLD AREA	NEW AREA
LOT 273	11,797 S.F.	0
LOT 4062	11,797 S.F.	0
PARCEL - A	0	23,594 S.F.

**MAJOR LAND DEVELOPMENT  
PRELIMINARY PLAN APPLICATION  
PROPOSED SITE PLAN  
SPRAGUE COVINGTON PLAT  
A.P. 11-1 / LOTS 273 & 4062  
1369 PARK AVENUE  
CRANSTON, R.I. 02887**

SCALE: 1"=10' DATE: MARCH 3, 2022  
 REVISION: APRIL 21, 2022 (AJB)

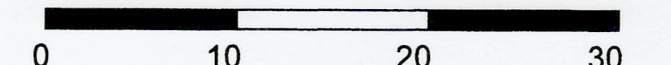
PREPARED FOR:  
**SPRAGUE COVINGTON, LLC**  
 P.O. BOX 7537  
 CRANSTON, R.I. 02910

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9575 / DWG. NO. 9575 - (JNP)

SHEET 2 OF 3

GRAPHIC SCALE / 1" = 10'

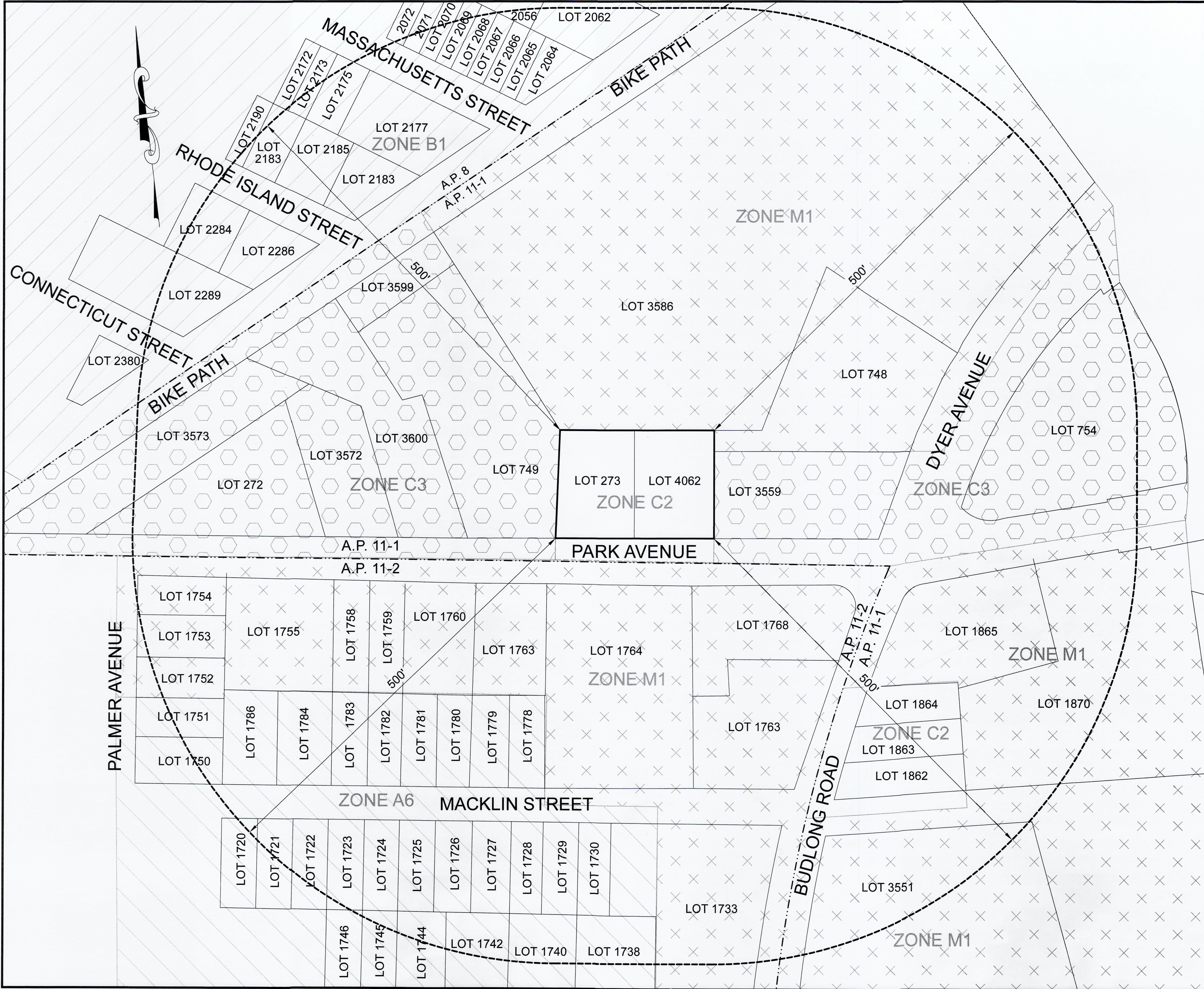


**SURVEY CLASSIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS I  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR A MAJOR SUBDIVISION.  
 BY: *Richard T. Bzdrya* DATE: 4/21/22  
 BY: RICHARD T. BZDYRA, PLS. LICENSE #1786; COA #LS-A60  
 THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:  
 RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

**PARK AVENUE  
(R.I. STATE HIGHWAY PLAT 1117 - 50' PUBLIC)**

**OWNER:**  
 SPRAGUE COVINGTON, LLC  
 P.O. BOX 7537  
 CRANSTON, R.I.





**ZONING DISTRICT C-2**

MINIMUM LOT AREA: 6,000 S.F.  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM SETBACKS: FRONT: 25 FT.  
 SIDE: 8 FT.  
 REAR: 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 30 FT.  
 MAXIMUM LOT COVERAGE: 60%

**ZONING DISTRICT C-3**

MINIMUM LOT AREA: 6,000 S.F.  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM SETBACKS: FRONT: 0 FT.  
 SIDE: 0 FT.  
 REAR: 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MAXIMUM LOT COVERAGE: 100%

**ZONING DISTRICT M-2**

MINIMUM LOT AREA: 60,000 S.F.  
 MINIMUM LOT FRONTAGE: 200 FT.  
 MINIMUM SETBACKS: FRONT: 40 FT.  
 SIDE: 25 FT.  
 REAR: 30 FT.  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MAXIMUM LOT COVERAGE: 60%

**MAJOR LAND DEVELOPMENT**

PRELIMINARY PLAN APPLICATION  
 500 FOOT RADIUS MAP  
 SPRAGUE COVINGTON PLAT  
 A.P. 11-1 / LOTS 273 & 4062  
 1369 PARK AVENUE  
 CRANSTON, R.I. 02887

SCALE: 1"=10' DATE: MARCH 3, 2022

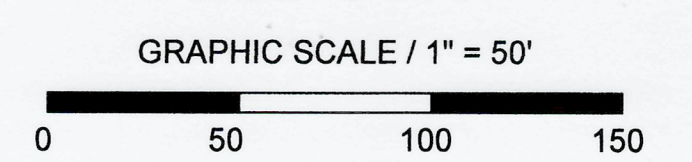
PREPARED FOR:  
**SPRAGUE COVINGTON, LLC**

P.O. BOX 7537  
 CRANSTON, R.I. 02910

PREPARED BY:  
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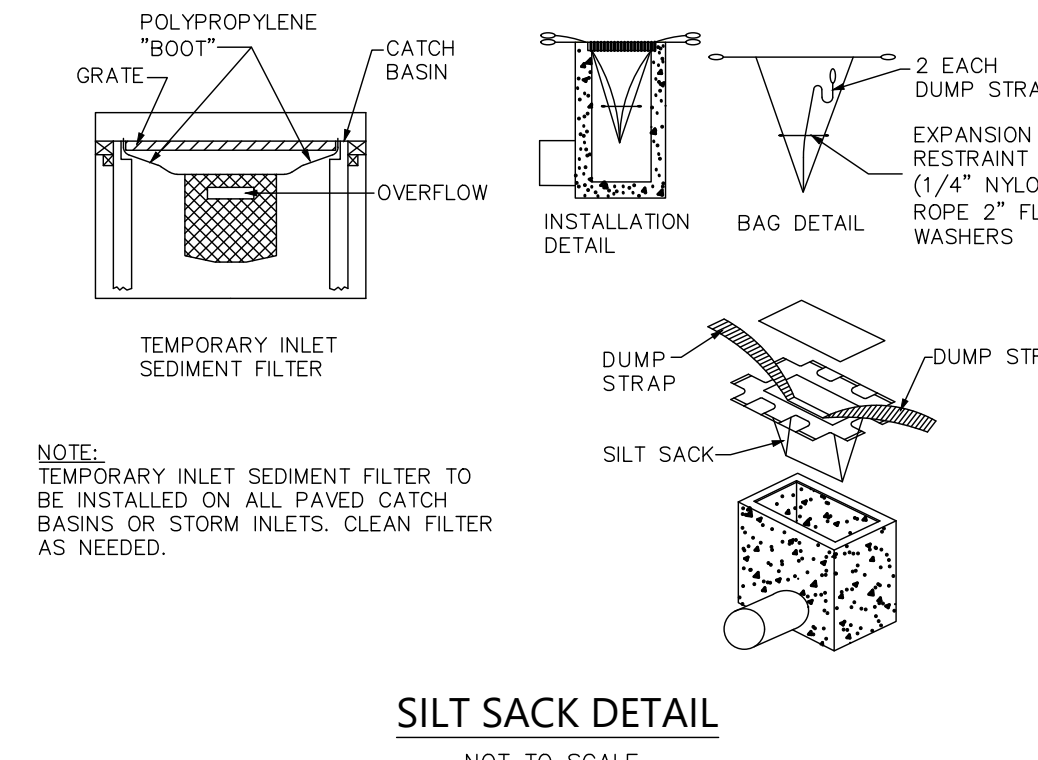
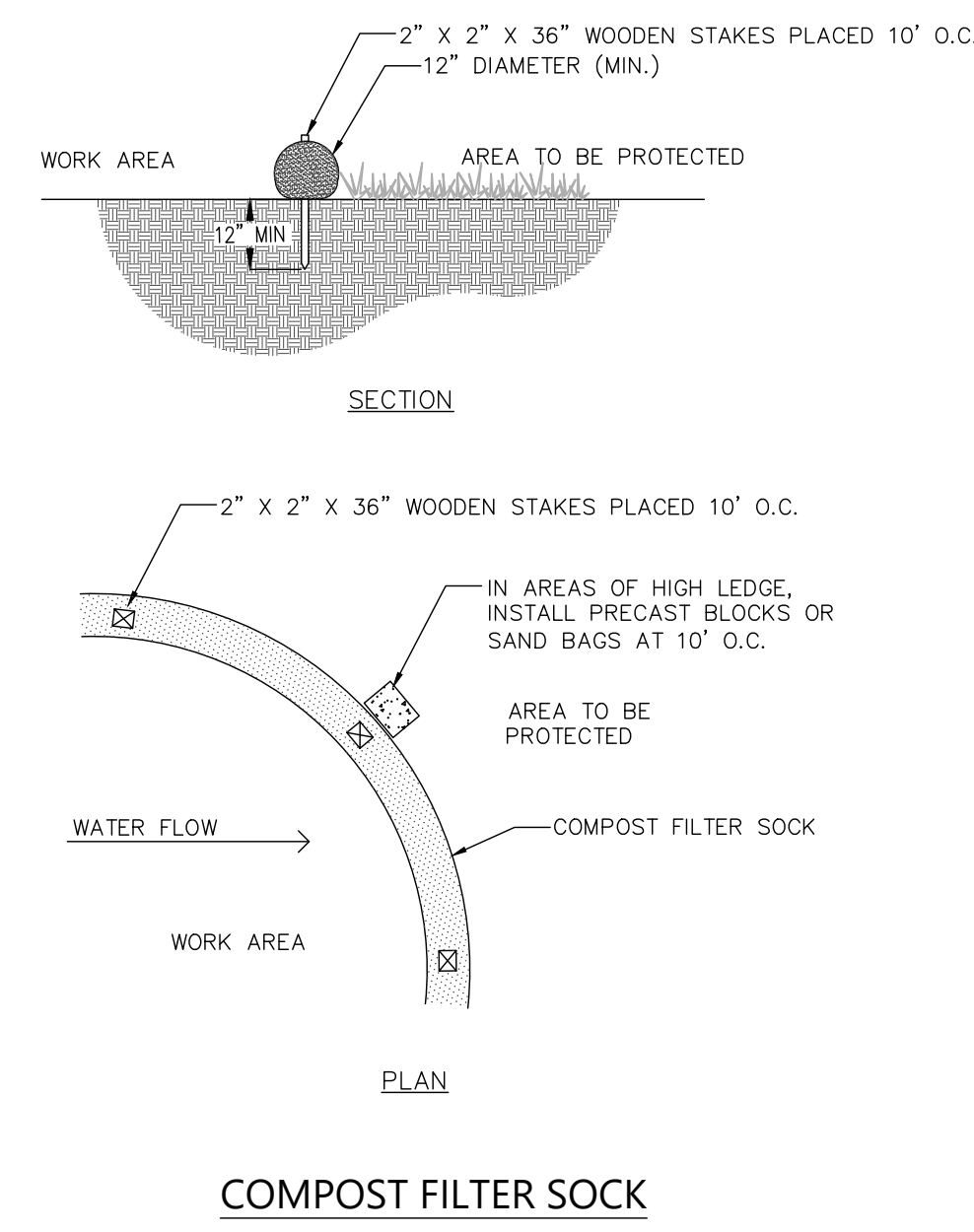
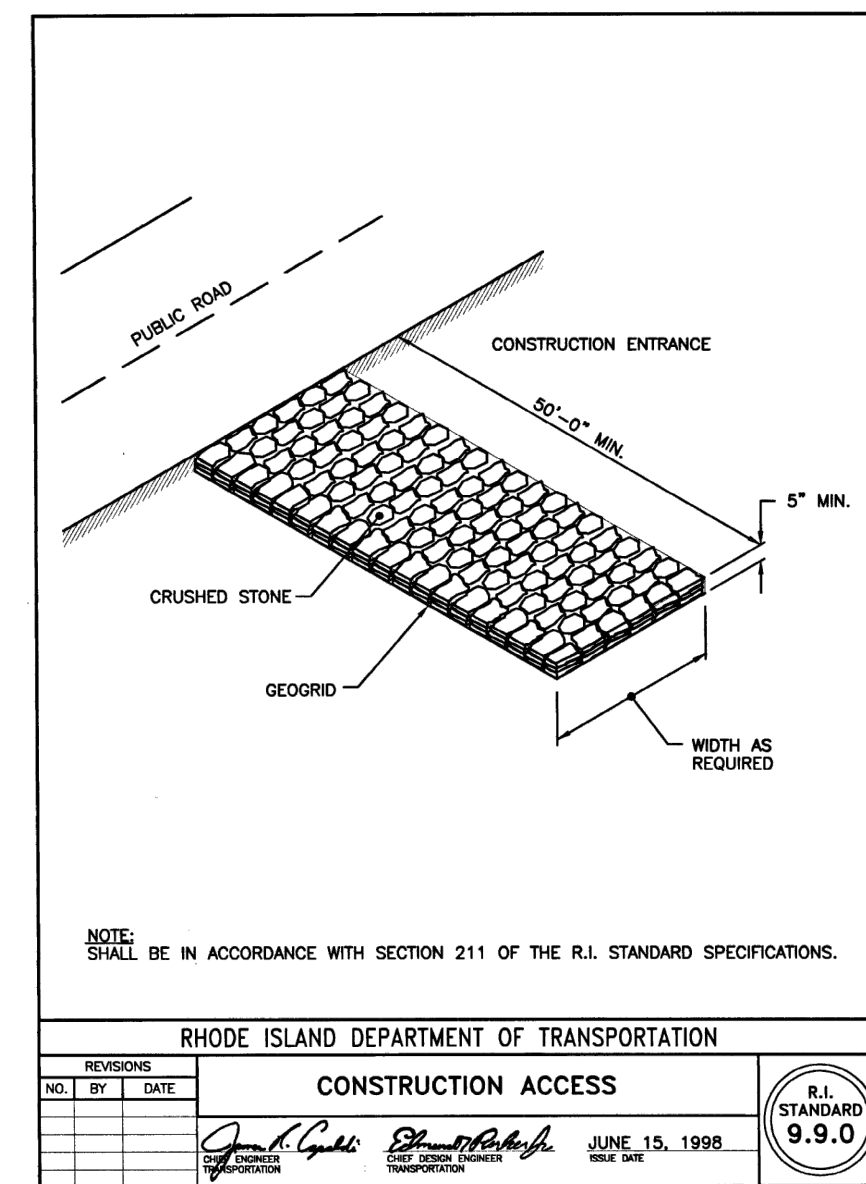
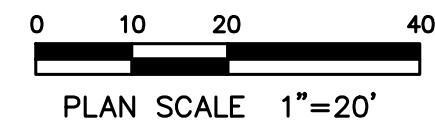
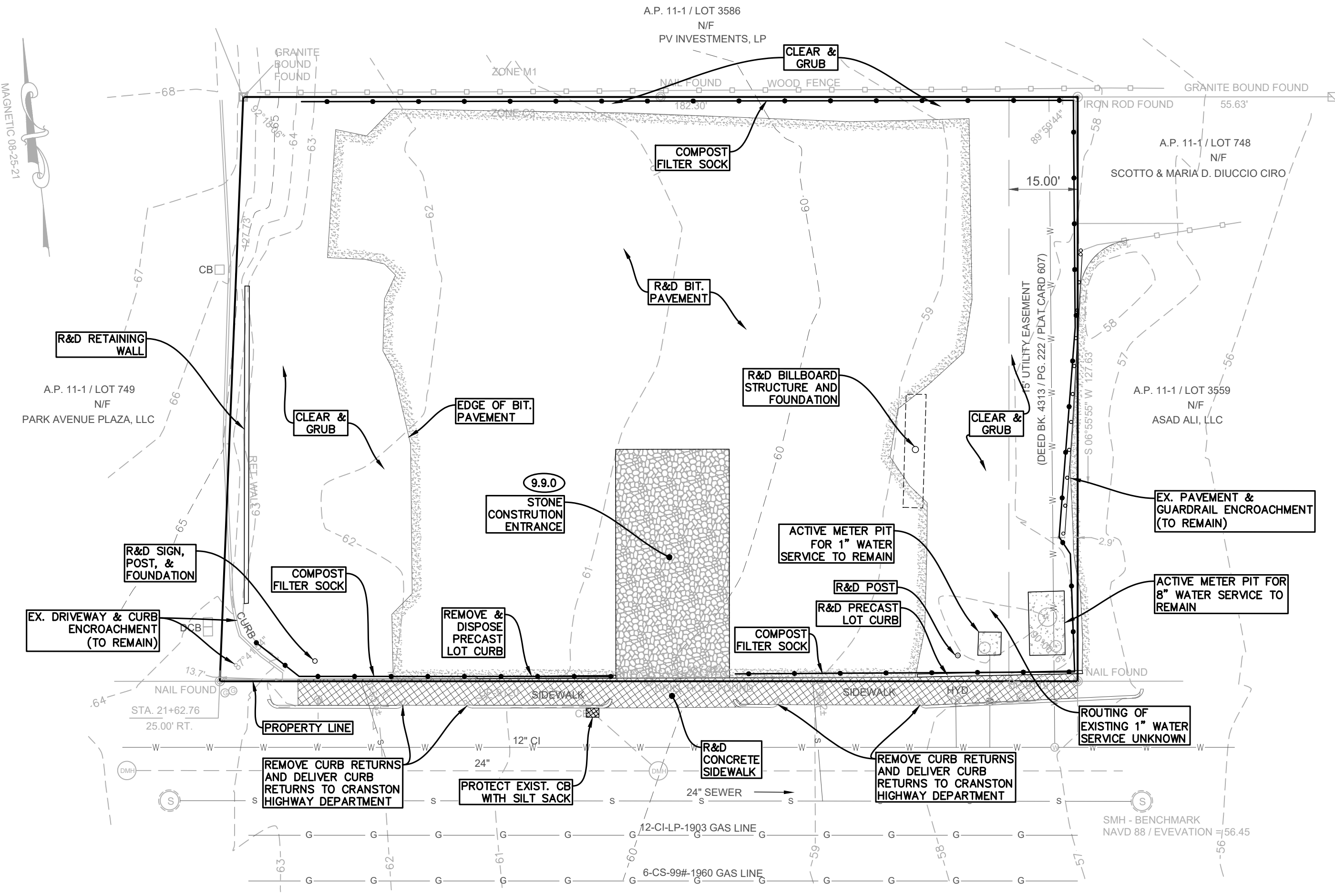
JOB NO. 9575 / DWG. NO. 9575 - (JNP)  
 SHEET 3 OF 3





**Existing Site Cover**

TOTAL PROPERTY AREA	23,594 SQ. FT.
• BITUMINOUS PAVEMENT	15,085 SQ. FT.
• CONCRETE PAVEMENT	135 SQ. FT.
• BRUSH / LAWN	8,374 SQ. FT. (35.5%)



**LEGEND & SYMBOLS**

- EXISTING**
- SURVEY NAIL FOUND
  - ◻ GRANITE BOUND FOUND
  - PROPERTY LINE
  - 58 --- CONTOUR
  - WOOD FENCE
  - STEEL GUARDRAIL
  - W WATER LINE
  - S SEWER LINE
  - G GAS LINE
  - S SEWER MANHOLE
  - D DRAIN MANHOLE
  - CB CATCH BASIN
  - HYD FIRE HYDRANT
  - W WATER VALVE / CURB STOP
  - G GAS VALVE
  - T TESTHOLE / SOIL EVALUATION

**RIDOT Standard Details**

- 7.3.0 GRANITE CURB
- 7.5.1 BITUMINOUS BERM
- 7.6.0 CURB SETTING DETAIL
- 9.9.0 CONSTRUCTION ACCESS
- 24.6.0 PARKING SIGN MOUNTING DETAIL
- 27.1.0 REGULATORY SIGNS
- 34.2.0 STEEL BEAM GUARDRAIL
- 43.1.0 CEMENT CONCRETE SIDEWALK
- 43.4.0 DRIVEWAY DEVELOPMENT FOR 3\"/>

**Soil Erosion & Sediment Control (SESC) Notes:**

- THIS PROJECT DISTURBS LESS THAN ONE (1) ACRE OF AREA AND THEREFORE DOES NOT REQUIRE A RIDEM RIPDES CONSTRUCTION GENERAL PERMIT. HOWEVER, THE CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION AND SEDIMENT CONTROLS AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH THE STATE OF RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
  - ALL DISTURBED AREAS SHALL BE STABILIZED WITH AT LEAST 4" OF TOPSOIL AND SEEDED. THE CONTRACTOR SHALL PROVIDE MAINTENANCE (I.E. WATERING, RE-SEEDING, ETC.) FOR ONE FULL GROWING SEASON.
  - EROSION CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
  - THE CONTRACTOR SHALL MAINTAIN ALL STOCKPILES AND SEDIMENT BARRIERS THROUGHOUT CONSTRUCTION.
  - REMOVE ACCUMULATED SEDIMENT WHEN HALF THE ORIGINAL HEIGHT OF THE EROSION BARRIERS BECOMES BURIED WITH SEDIMENT.
  - THE ANTI-TRACKING PAD AT THE SITE ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL PAVEMENT IS PLACED. THE MAINTENANCE SHALL INCLUDE TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.
  - ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
  - FLUSH DRAIN PIPES AND REMOVE SEDIMENT FROM TEMPORARY AND/OR PERMANENT STORMWATER SWALES AND BASINS.
- General Site Construction Notes**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
  - ADA ACCESSIBLE ROUTES INCLUDING PARKING SPACES, RAMP, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT.
  - ALL AREAS AFFECTED BY CONSTRUCTION SHALL BE STABILIZED AND/OR RESTORED.
  - OWNER OR CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK.

GENERAL NOTE:  
CONTRACTOR SHALL VERIFY GRADES, LOCATIONS OF SITE FEATURES, AND UNDERGROUND UTILITIES. ANY DISCREPANCIES SHALL BE NOTED AND THE SITE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER. THESE CONDITIONS CAUSE CONCERN OR POTENTIAL ISSUES.

**Advanced Civil Design, Inc.**  
SITE/CIVIL ENGINEERS  
88 PEEPTOAD ROAD  
SCITUATE, RI 02857  
PH: (401) 473-4404

NO.	DATE	REVISION
1	4/20/22	ADDRESS TRC COMMENTS

PROJECT TITLE:  
**Sprague Covington Plat**  
A.P. 11-1 Lots 273 & 4062  
1369 Park Avenue  
Cranston, RI 02887

PREPARED FOR:  
SPRAGUE COVINGTON, LLC  
P.O. Box 7537  
Cranston, RI 02910

DRAWING TITLE:  
**Site Demolition, Soil Erosion & Sediment Control Plan, Details, & Notes**

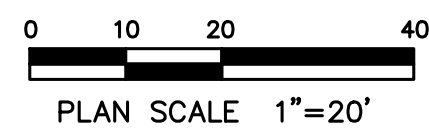
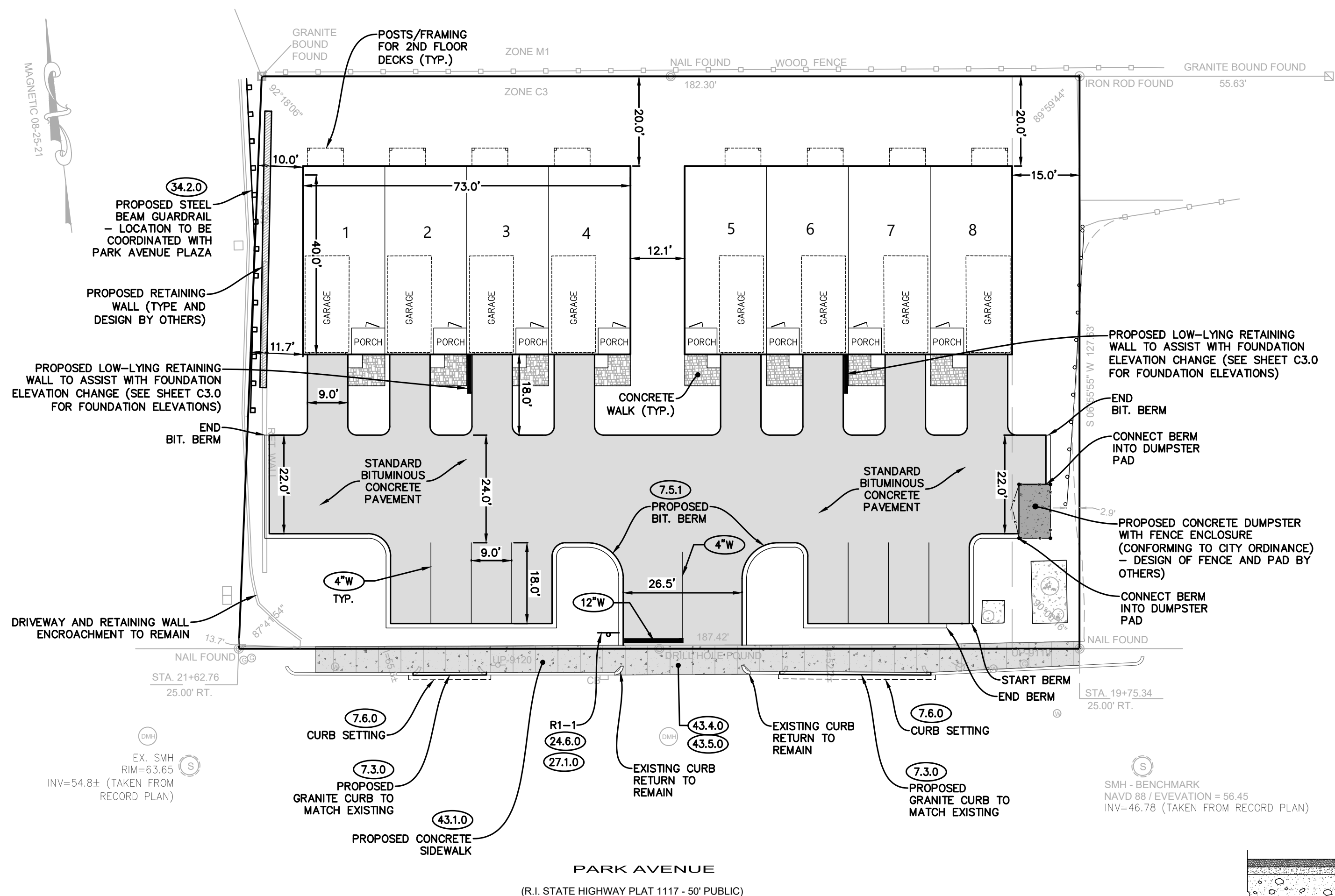
DATE: 12/2021      DRAWN BY: C.S.R.  
SCALE: AS NOTED      CHECKED BY: C.S.R.

CURTIS S. RUFFOLO  
No. 8756  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
**C1.0**

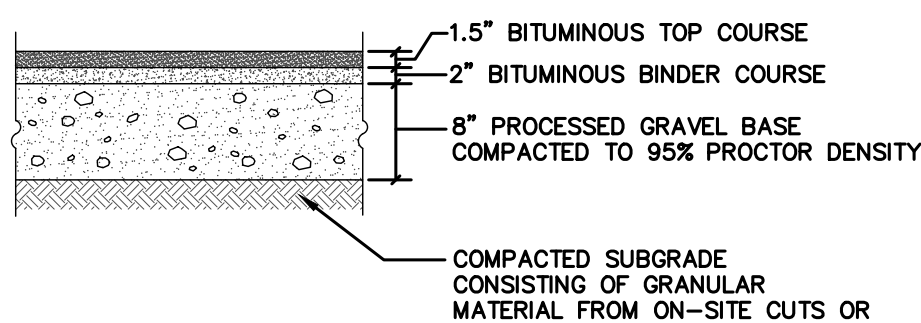


**Proposed Site Cover**

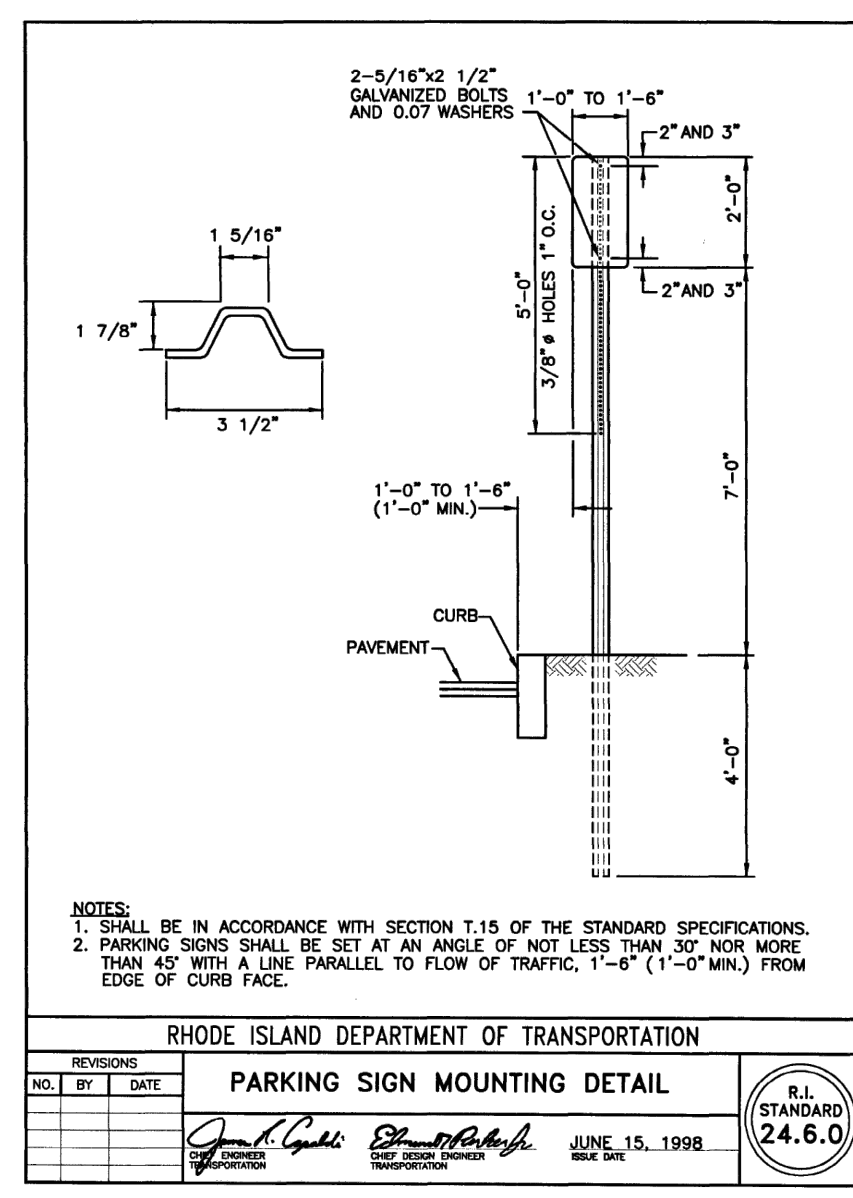
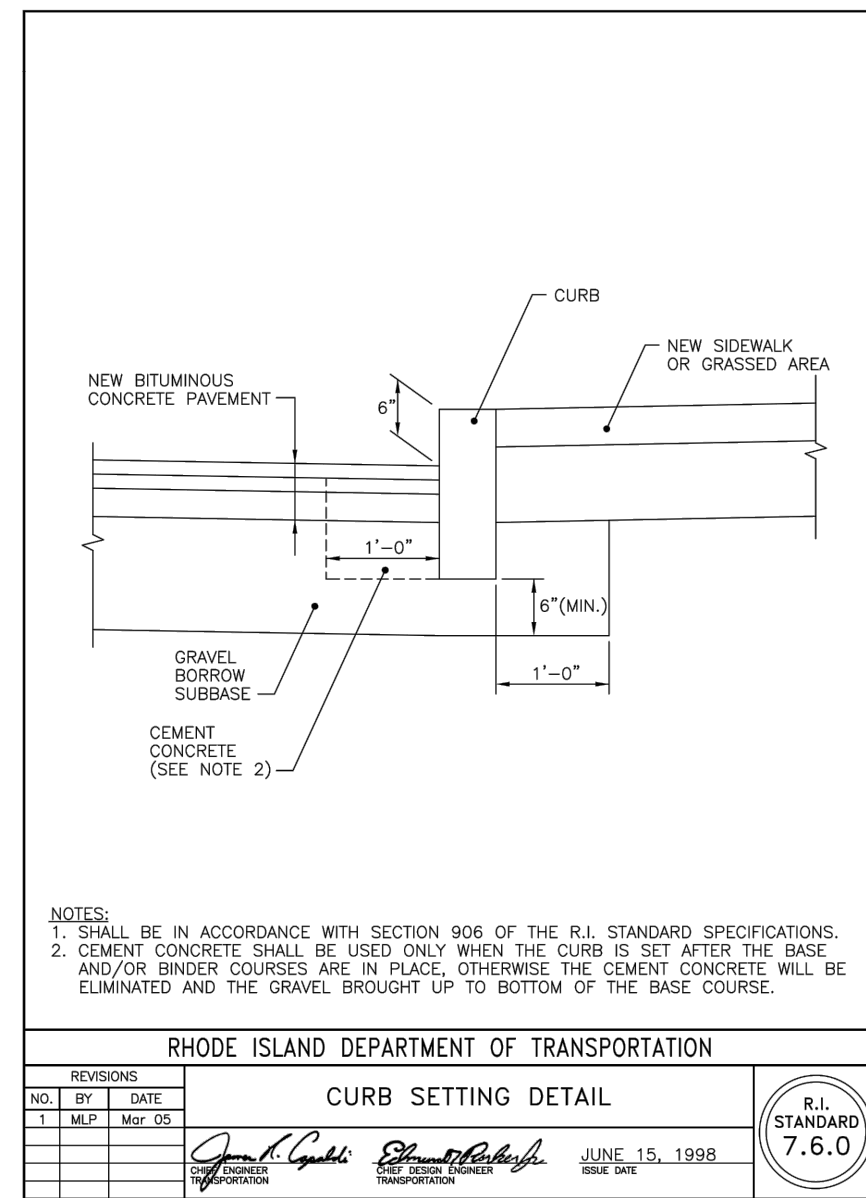
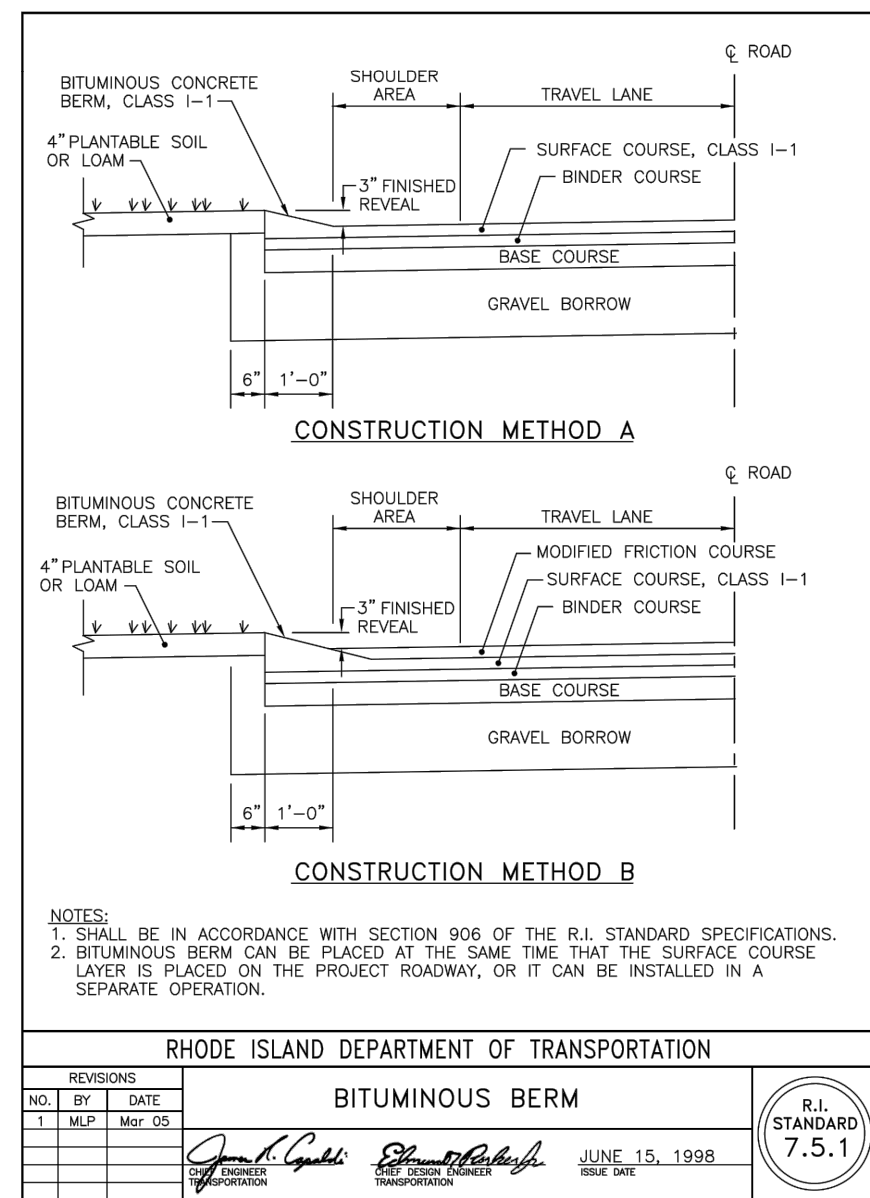
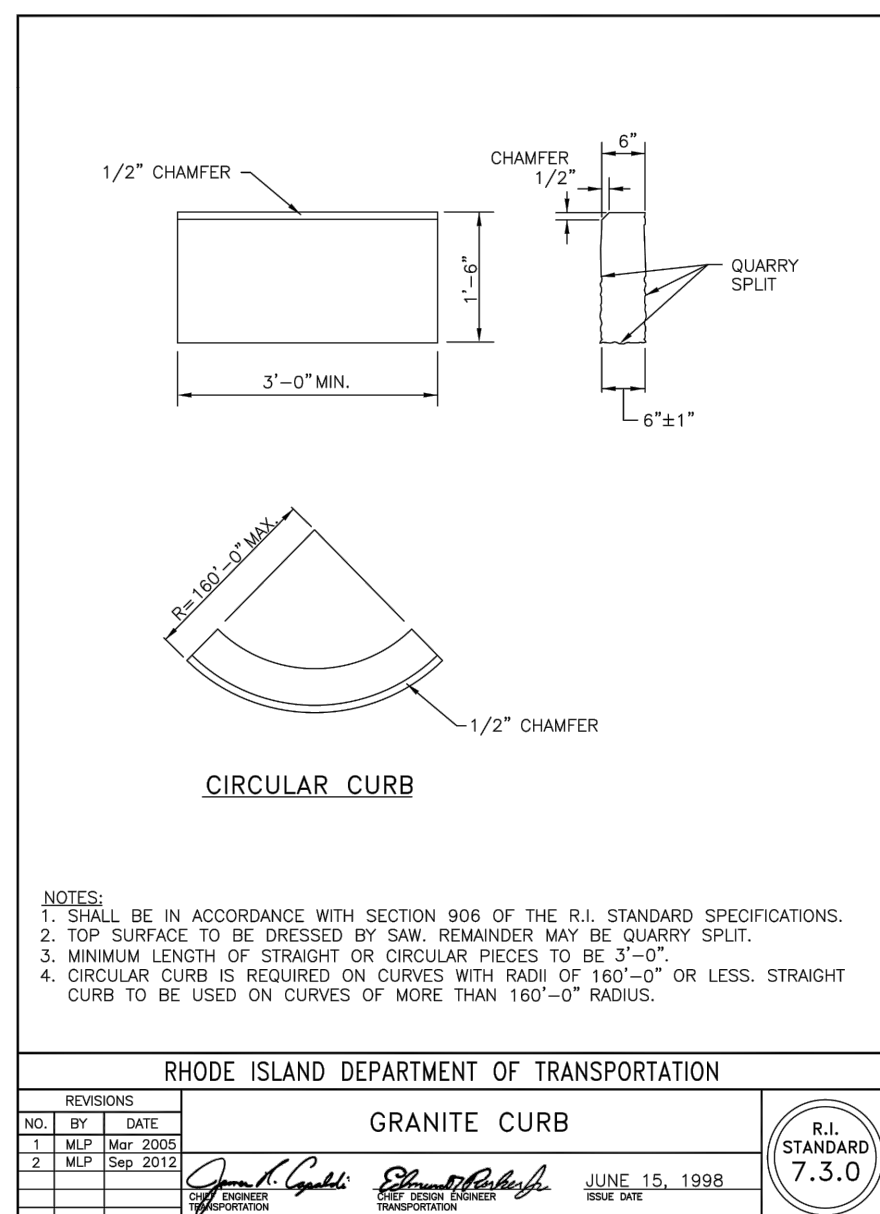
TOTAL PROPERTY AREA	23,594 SQ. FT.
• BUILDINGS	6,132 SQ. FT.
• BITUMINOUS PAVEMENT	7,300 SQ. FT.
• EX. BIT. PAVEMENT TO REMAIN	135 SQ. FT.
• CONCRETE PAVEMENT	400 SQ. FT.
• LANDSCAPE / LAWN	9,627 SQ. FT. (40.8%)



**Standard Bituminous Asphalt Parking & Drives**



NOT TO SCALE



NO.	BY	DATE	DESCRIPTION
1	JL	6/15/19	ISSUED FOR PERMIT
2	JL	6/27/19	REVISED PER COMMENTS

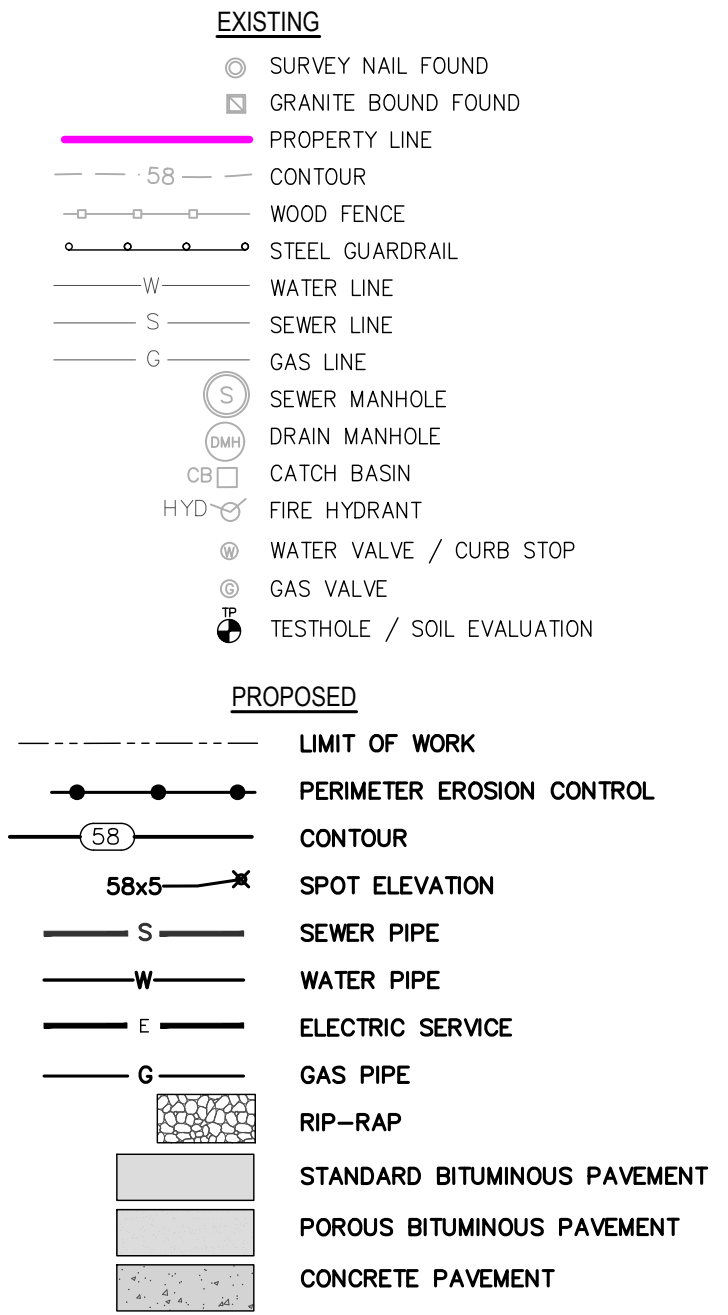
  

NO.	BY	DATE	DESCRIPTION
1	JL	6/15/19	ISSUED FOR PERMIT
2	JL	6/27/19	REVISED PER COMMENTS

NO.	BY	DATE	DESCRIPTION
1	JL	6/15/19	ISSUED FOR PERMIT
2	JL	6/27/19	REVISED PER COMMENTS

**LEGEND & SYMBOLS**



**RIDOT Standard Details**

- 7.3.0 GRANITE CURB
- 7.5.1 BITUMINOUS BERM
- 7.6.0 CURB SETTING DETAIL
- 9.9.0 CONSTRUCTION ACCESS
- 24.6.0 PARKING SIGN MOUNTING DETAIL
- 27.1.0 REGULATORY SIGNS
- 34.2.0 STEEL BEAM GUARDRAIL
- 43.1.0 CEMENT CONCRETE SIDEWALK
- 43.4.0 DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
- 43.5.0 CEMENT CONCRETE DRIVEWAYS

GENERAL NOTE:  
CONTRACTOR SHALL VERIFY GRADES, LOCATIONS OF SITE FEATURES, AND UNDERGROUND UTILITIES. ANY DISCREPANCIES SHALL BE NOTED AND THE SITE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER THESE CONDITIONS CONCERN OR POTENTIAL ISSUES.

**Advanced Civil Design, Inc.**  
SITE/CIVIL ENGINEERS  
88 PEEPTOAD ROAD  
SCITUATE, RI 02857  
PH: (401) 473-4404

NO.	DATE	REVISION
2	4/20/22	ADDRESS TRC COMMENTS
1	3/23/22	BUILDING FOOTPRINT ADJUSTMENTS

PROJECT TITLE:  
**Sprague Covington Plat**  
A.P. 11-1 Lots 273 & 4062  
1369 Park Avenue  
Cranston, RI 02887

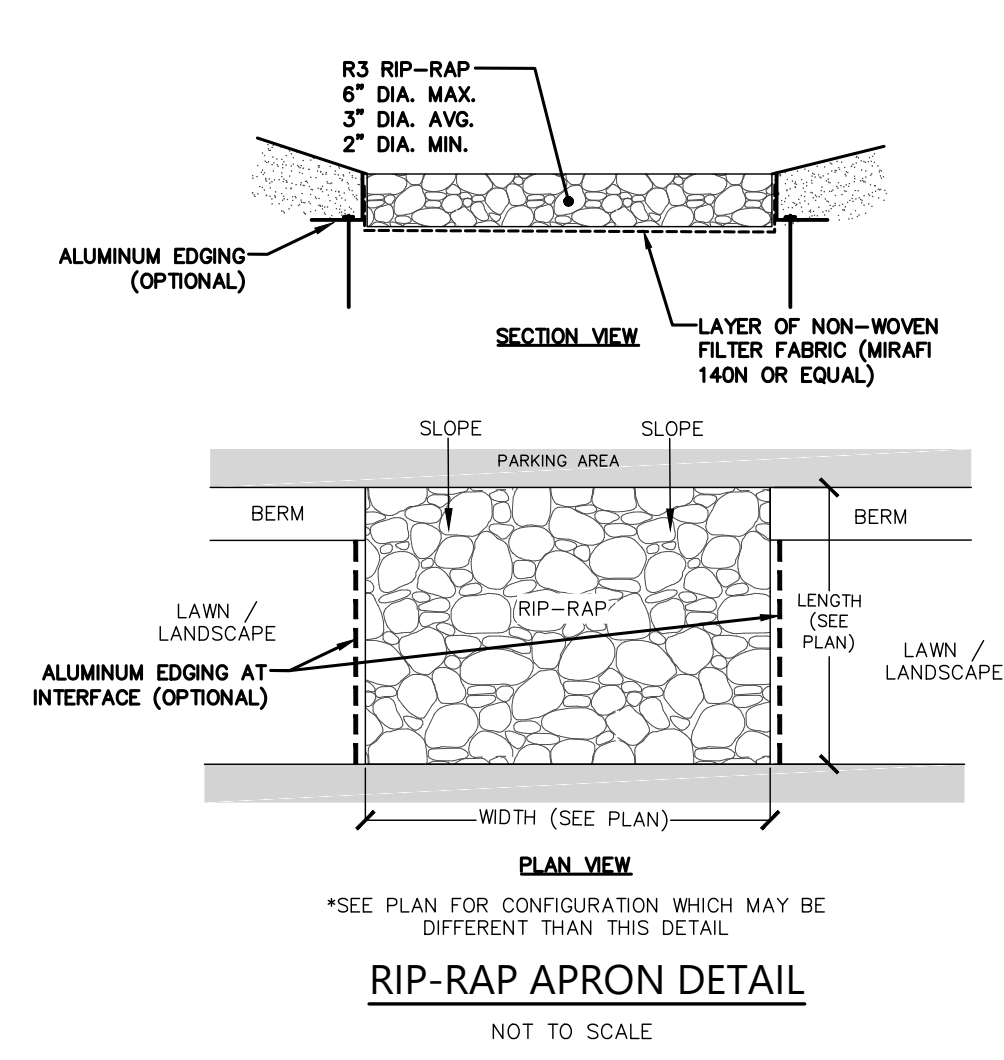
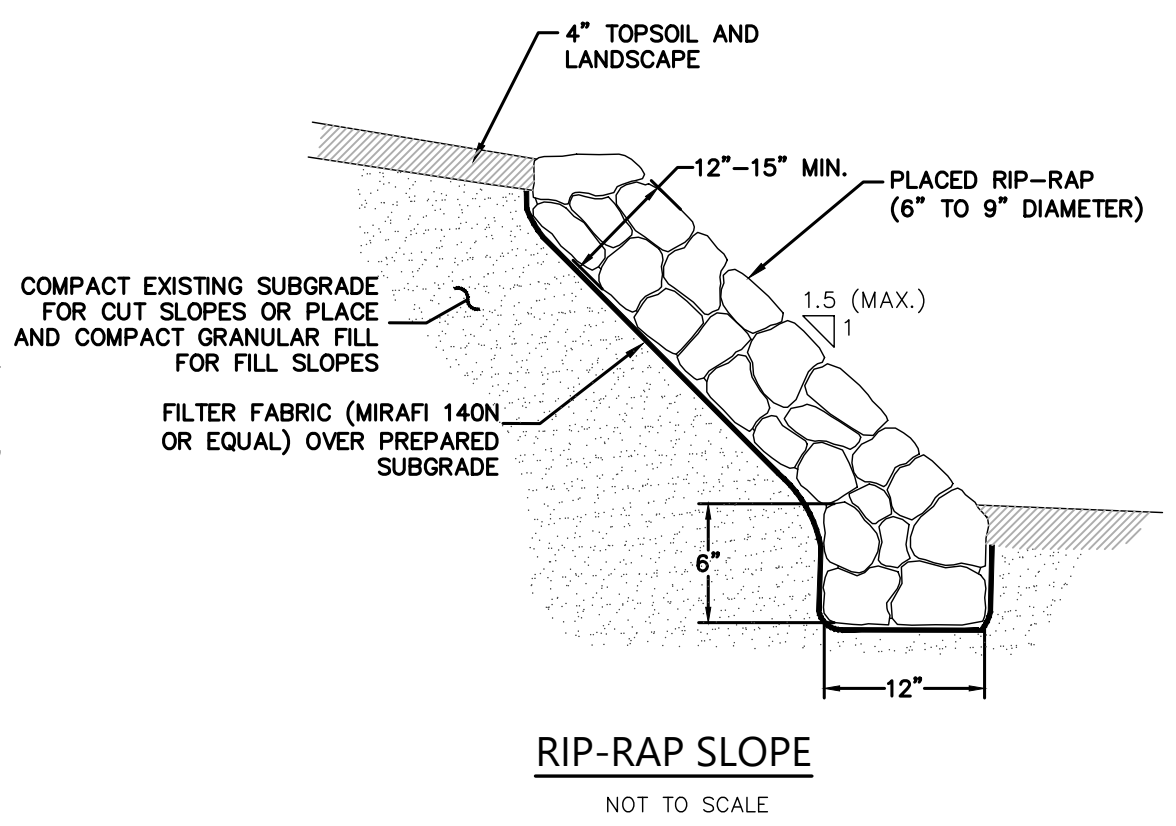
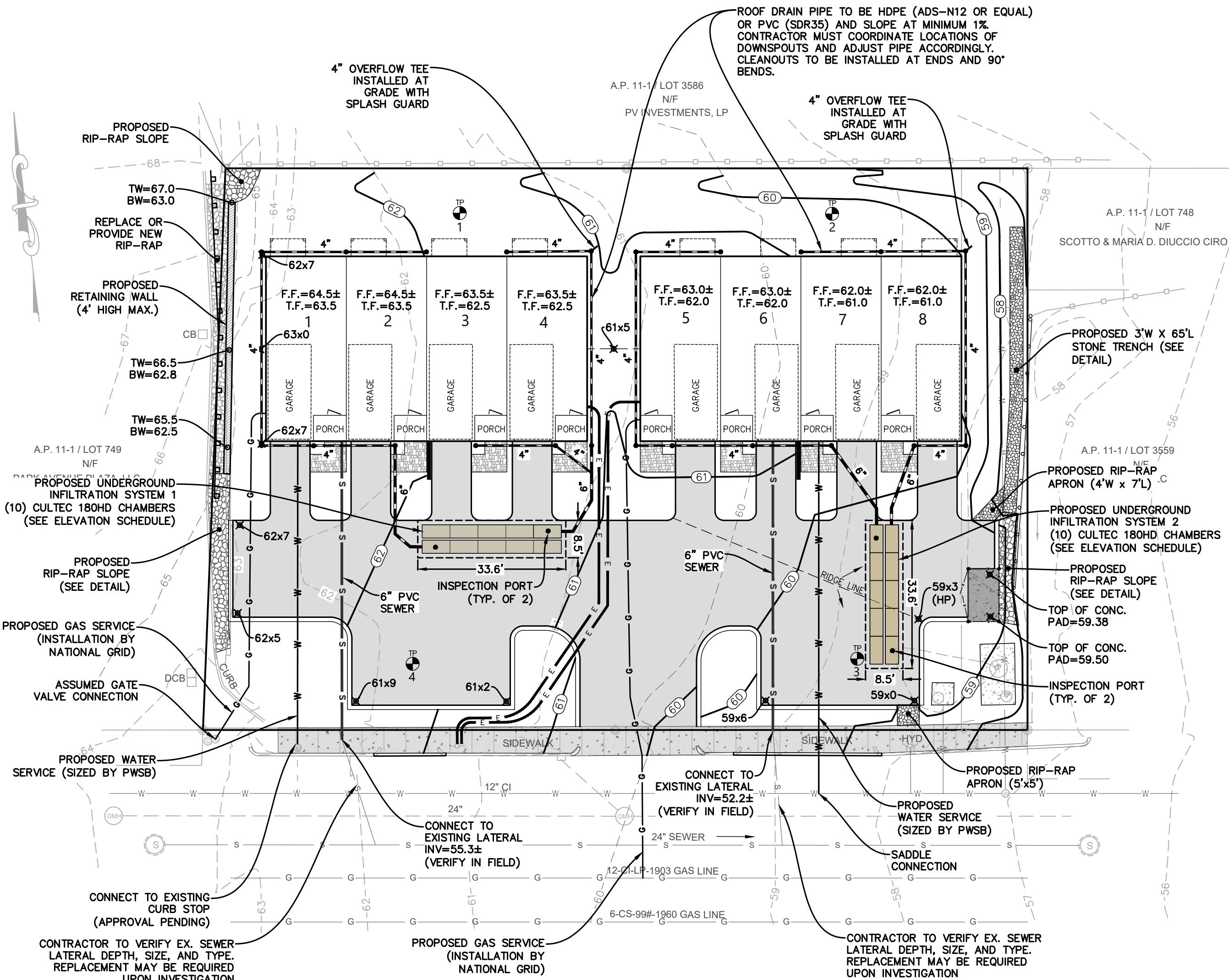
PREPARED FOR:  
SPRAGUE COVINGTON, LLC  
P.O. Box 7537  
Cranston, RI 02910

**Layout and Materials Plan, Details, & Notes**

DATE: 12/2021  
SCALE: AS NOTED  
DRAWN BY: C.S.R.  
CHECKED BY: C.S.R.

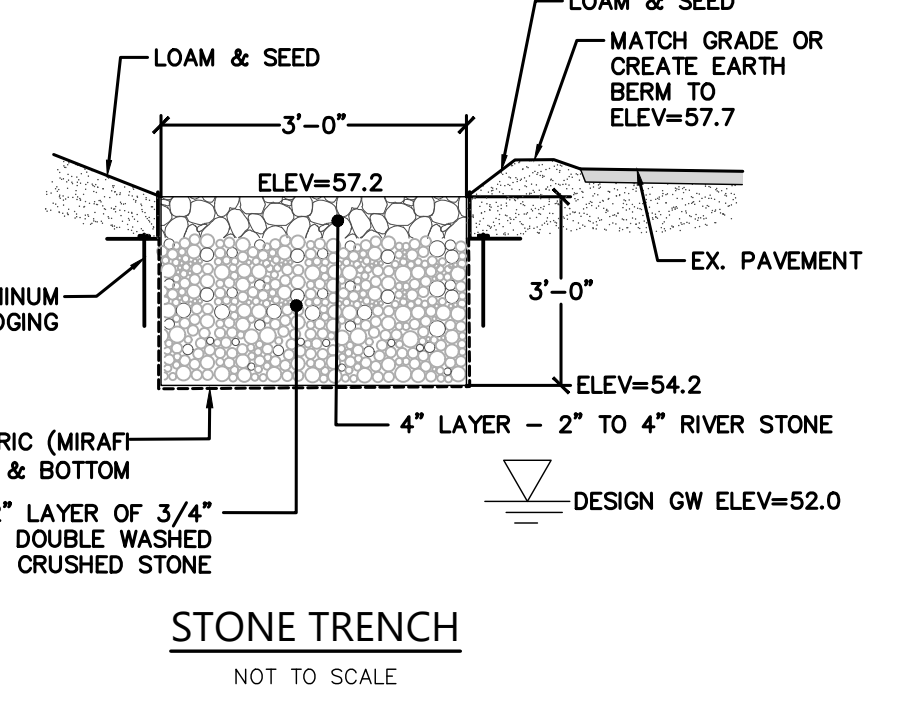
CURTIS S. RUSTOLO  
No. 8756  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
**C2.0**





### Drainage & Utility Notes

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY BASED ON BEST AVAILABLE INFORMATION. THE OWNER OR ITS REPRESENTATIVES MUST VERIFY THIS INFORMATION PRIOR TO START OF CONSTRUCTION.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR. THE INFORMATION SHALL BE FURNISHED IN WRITING TO THE ENGINEER FOR THE RESOLUTION OF ANY CONFLICT.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND UTILITY COMPANY STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, ETC.).
- CONTRACTOR TO CREATE POSITIVE DRAINAGE TOWARDS ALL INTENDED INLETS.
- AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH EACH RESPECTIVE AUTHORITY.



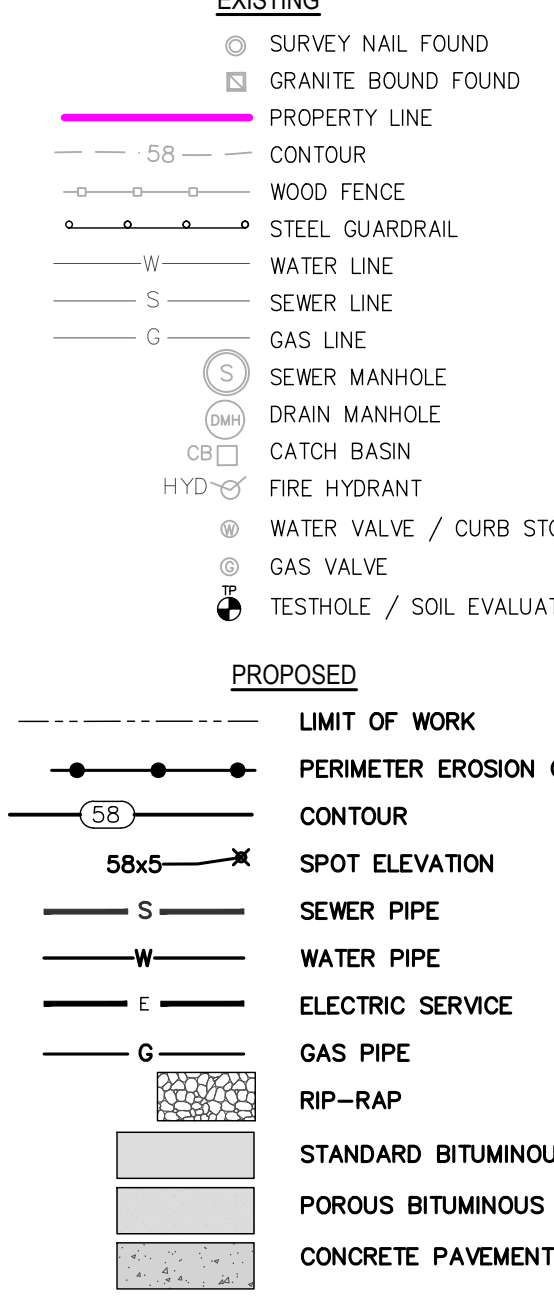
### Long-Term Stormwater System Maintenance

THE OWNER OF THE PROPERTY (OR CONDOMINIUM ASSOCIATION) IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE AND OPERATION OF THE DRAINAGE SYSTEM. A LEGALLY BINDING MAINTENANCE AGREEMENT SHOULD BE DEVELOPED AND, AT A MINIMUM, CONSISTS OF THE FOLLOWING ACTION ITEMS:

- #### CULTEC CHAMBERS
- OPERATION AND MAINTENANCE PLAN OF THE CULTEC SYSTEMS SHALL FOLLOW THE MANUFACTURERS PLAN WHICH CAN BE FOUND AT THE FOLLOWING WEBSITE:  
[HTTPS://CULTEC.COM/ASSET/COL1057-CULTEC-SWS-OPERATION-AND-MAINTENANCE-GUIDELINES.PDF](https://cultec.com/asset/col1057-cultec-sws-operation-and-maintenance-guidelines.pdf)
- MAINTENANCE OF THE SYSTEM SHALL BE PERFORMED THROUGH THE INSPECTION PORTS AS SHOWN WHICH ARE A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW FROM THE SURFACE. THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN REMOVE SEDIMENT WITH THE USE OF A VAC TRUCK.
- #### MAINTENANCE GUIDELINES:
- THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
  - THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
  - MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
  - DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

- #### STONE TRENCH
- INSPECTION OF THE STONE TRENCH SHALL BE DONE ON A YEARLY BASIS.
  - REMOVE ANY DEBRIS (I.E. TRASH, LEAVES, ETC.) THAT IS SITTING AT THE SURFACE OF THE TRENCH.
  - CHECK FOR STANDING WATER 48 HOURS AFTER A RAIN EVENT. IF STANDING WATER IS PRESENT THEN THE BOTTOM OF THE TRENCH IS CLOGGED AND MUST BE RESTORED BY REMOVING BUILT UP SEDIMENT, ROTO-TILL THE SUBGRADE 12", REMOVE AND REPLACE THE FILTER FABRIC, AND WASH THE STONE PRIOR TO PLACING BACK.

### LEGEND & SYMBOLS

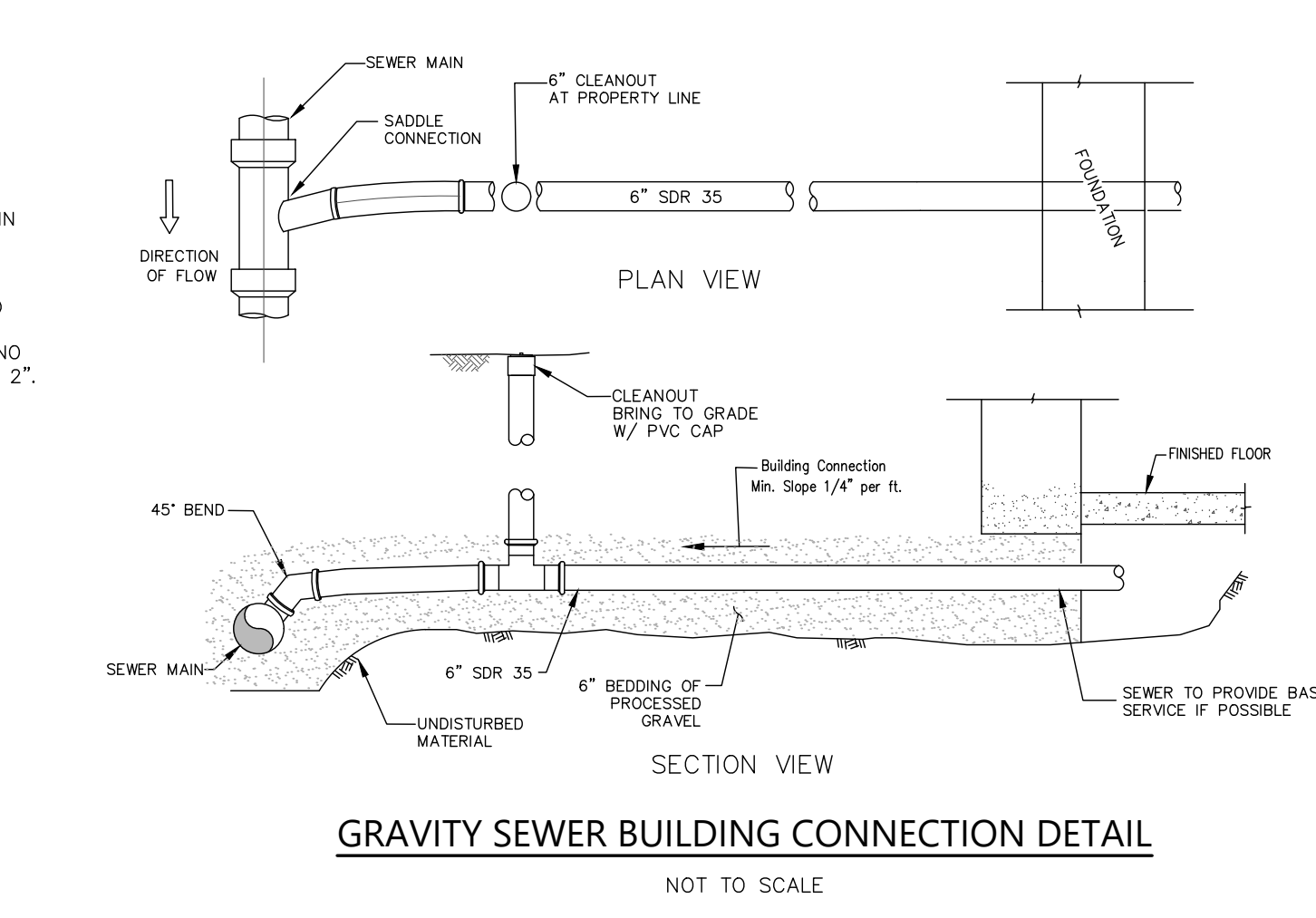
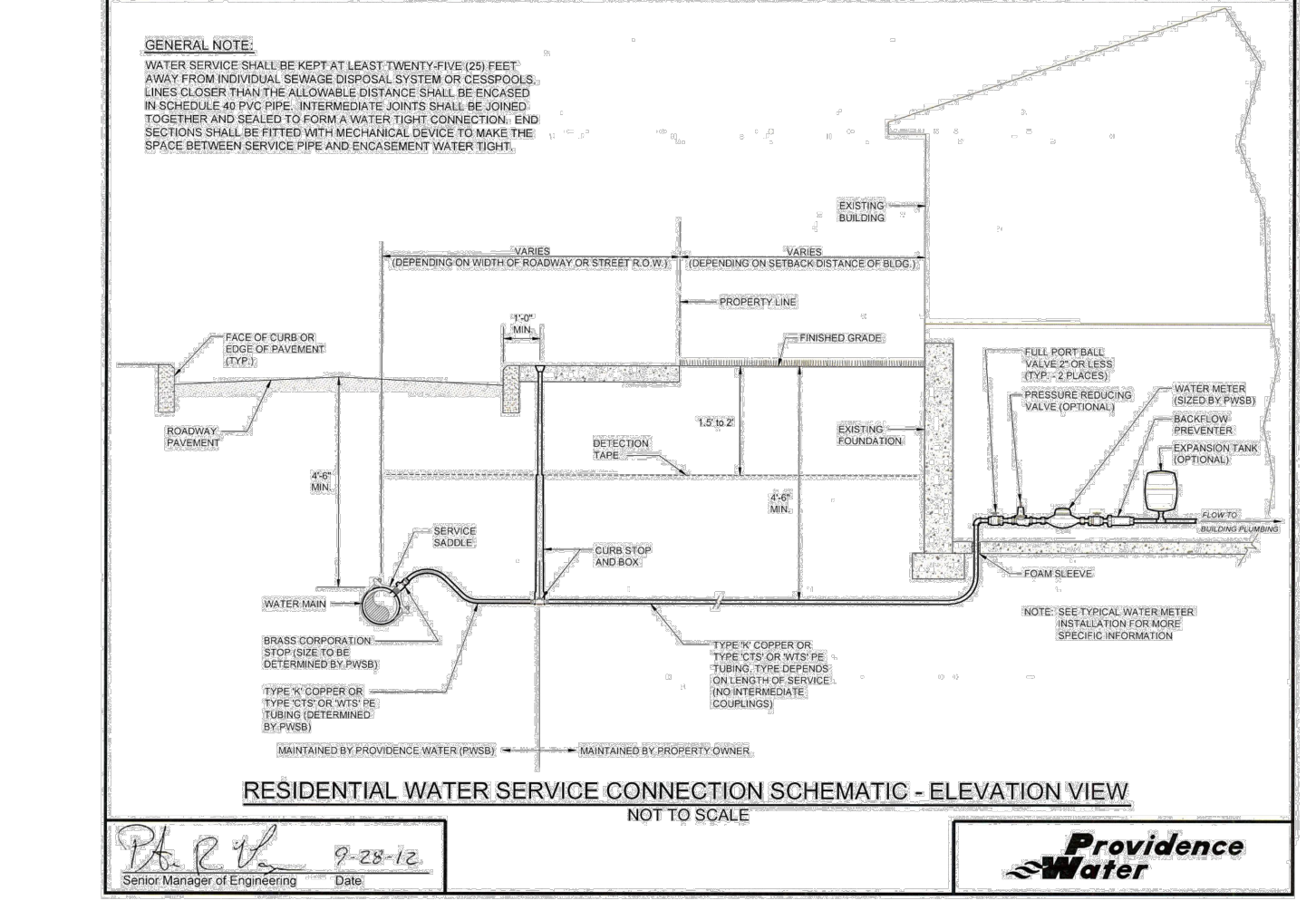
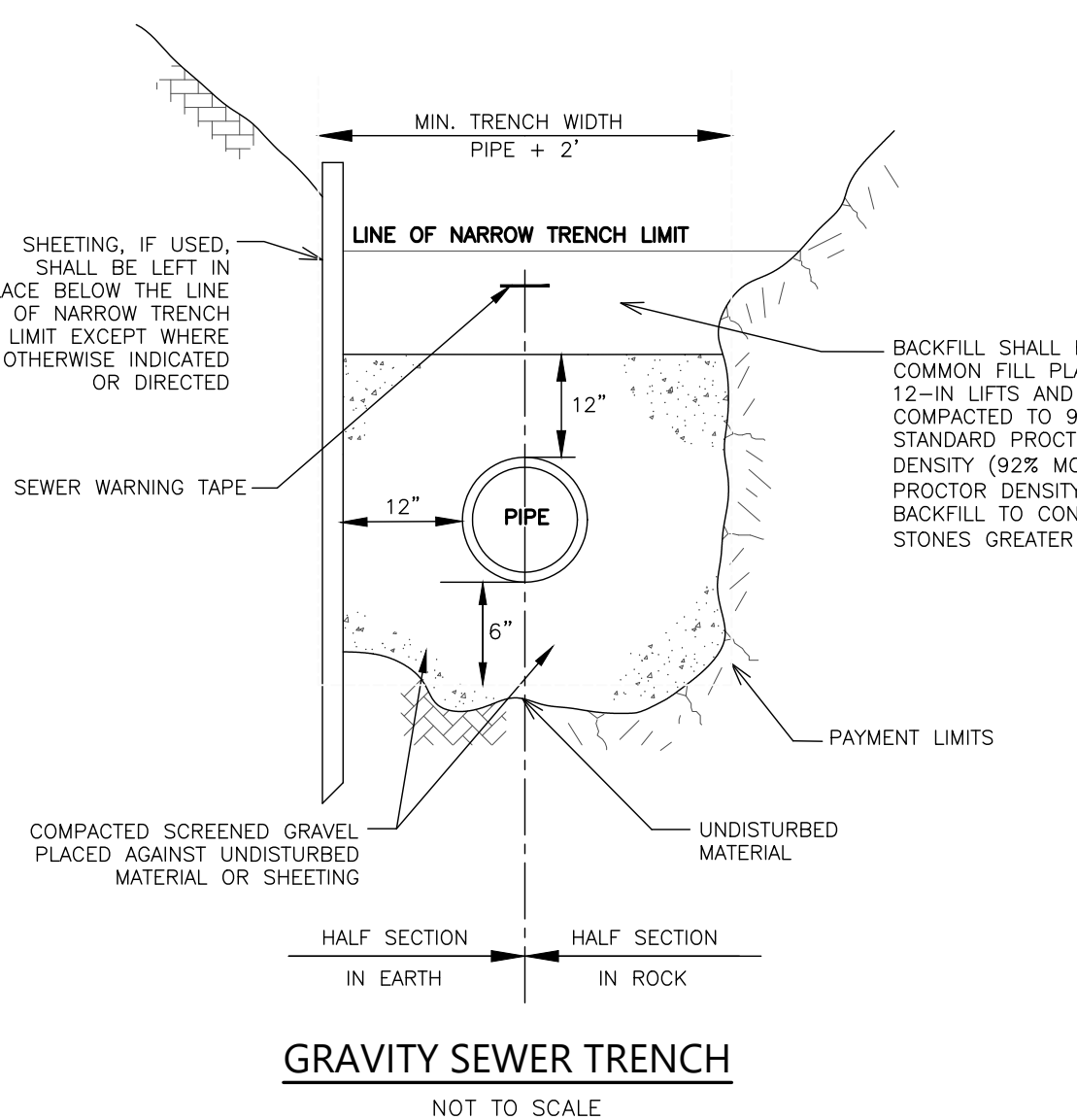
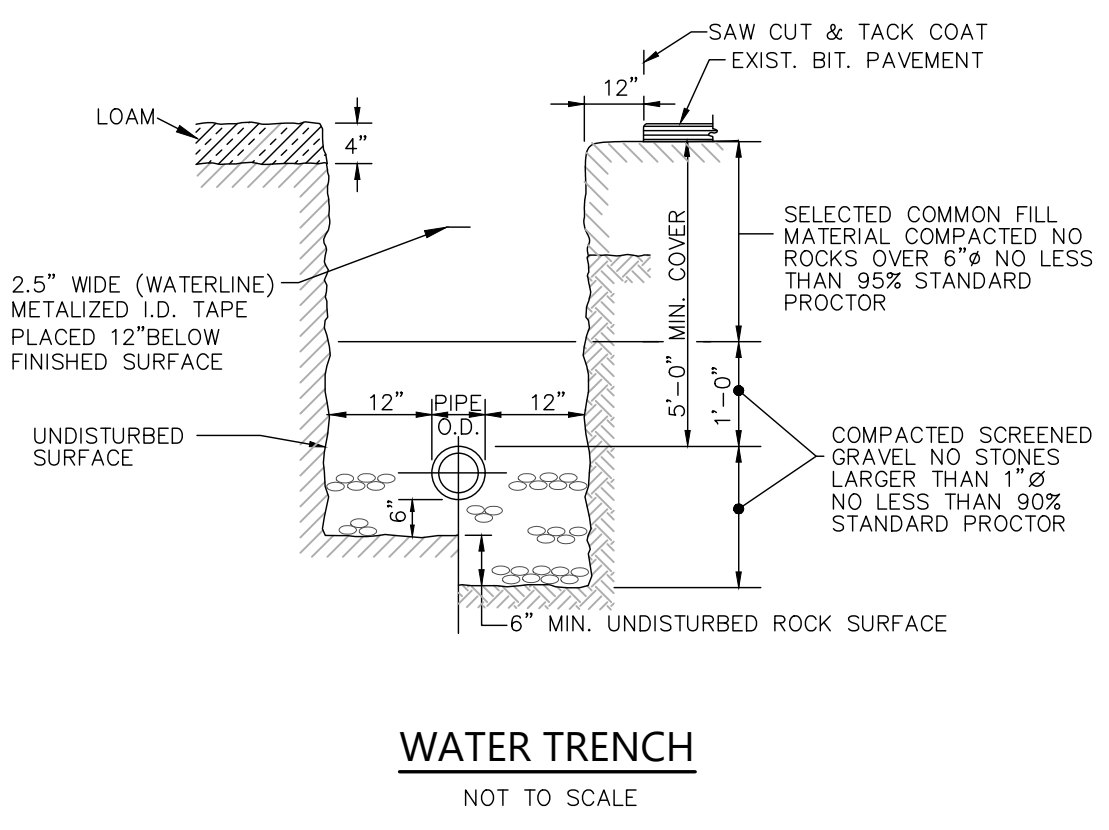
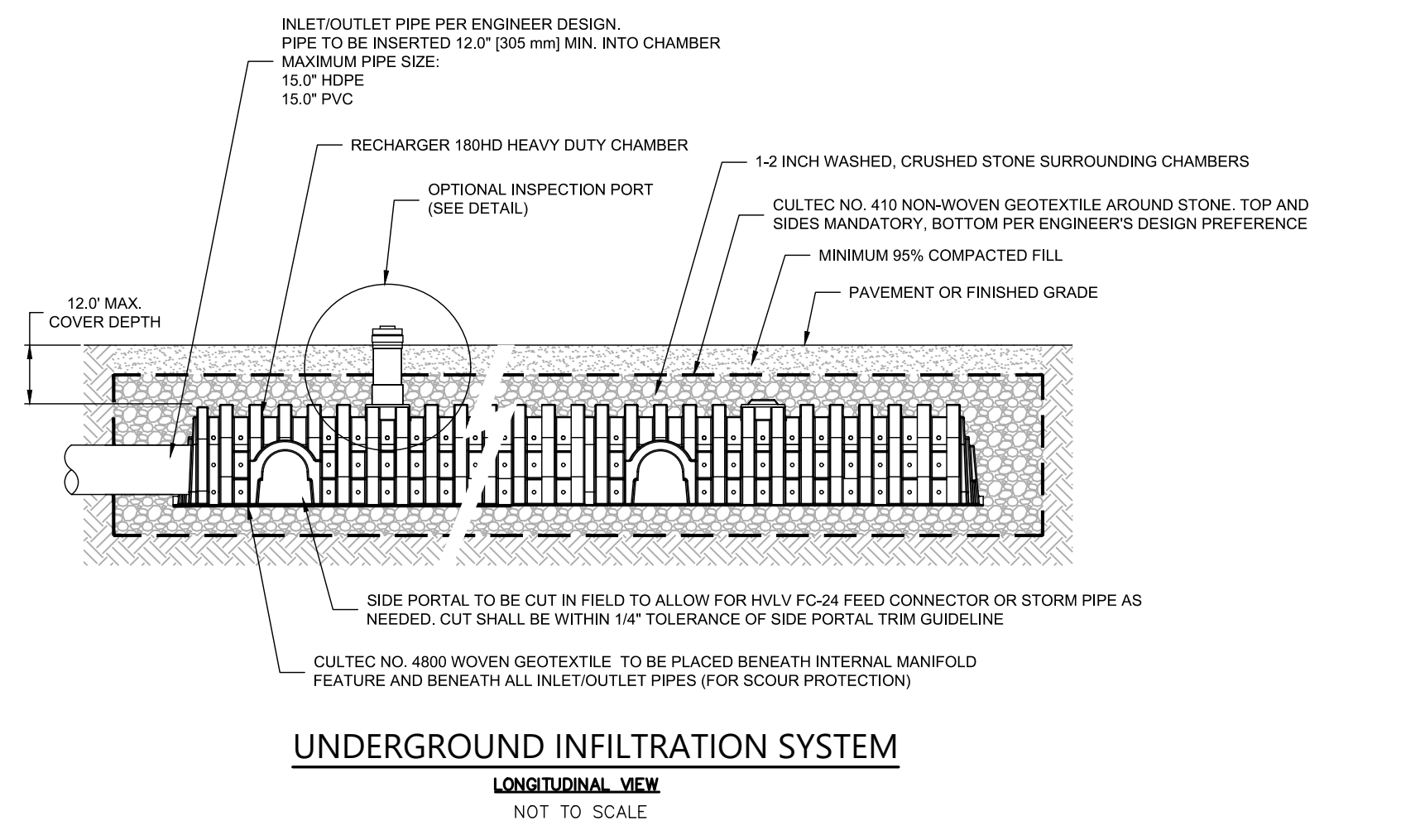
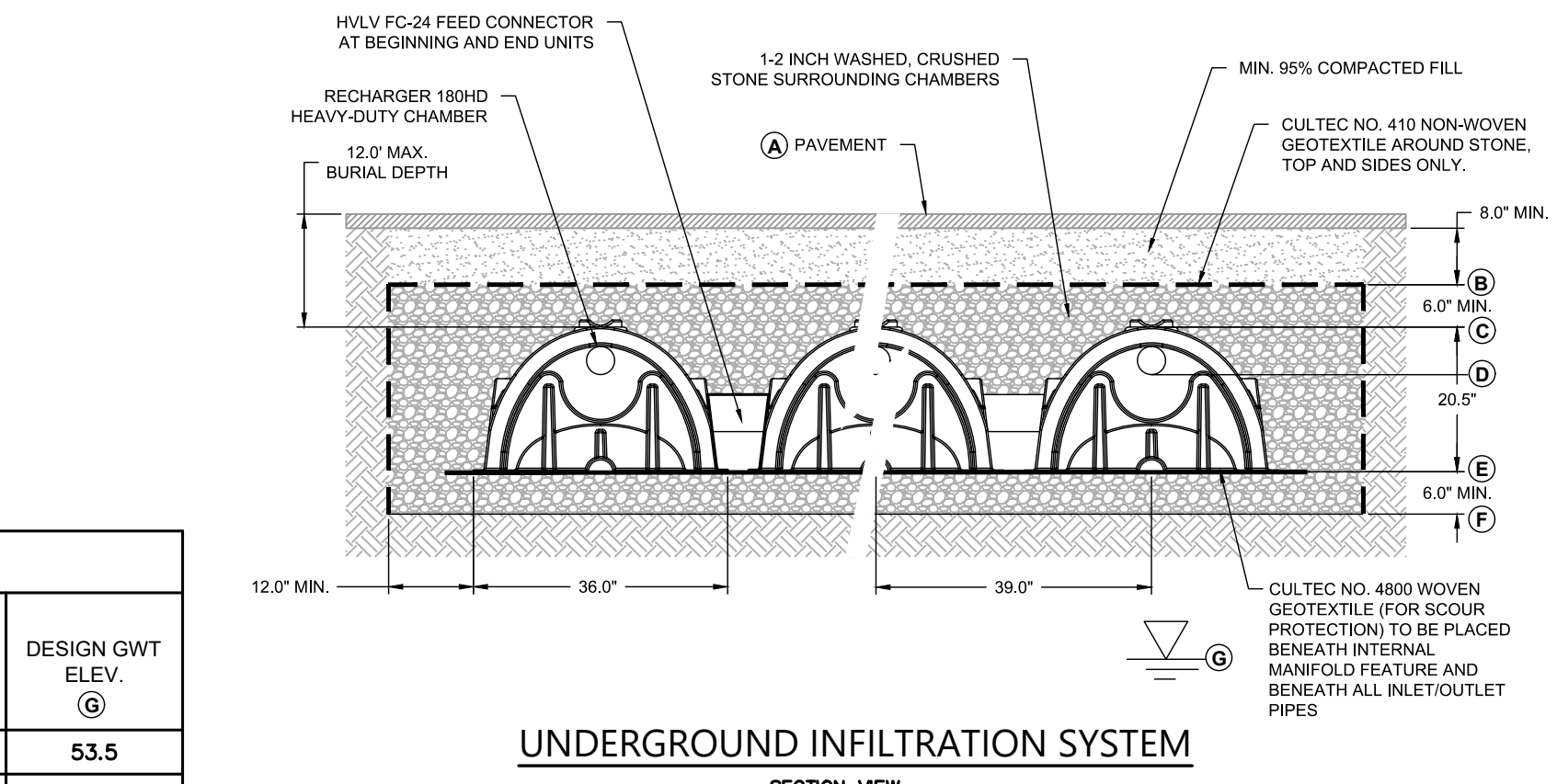
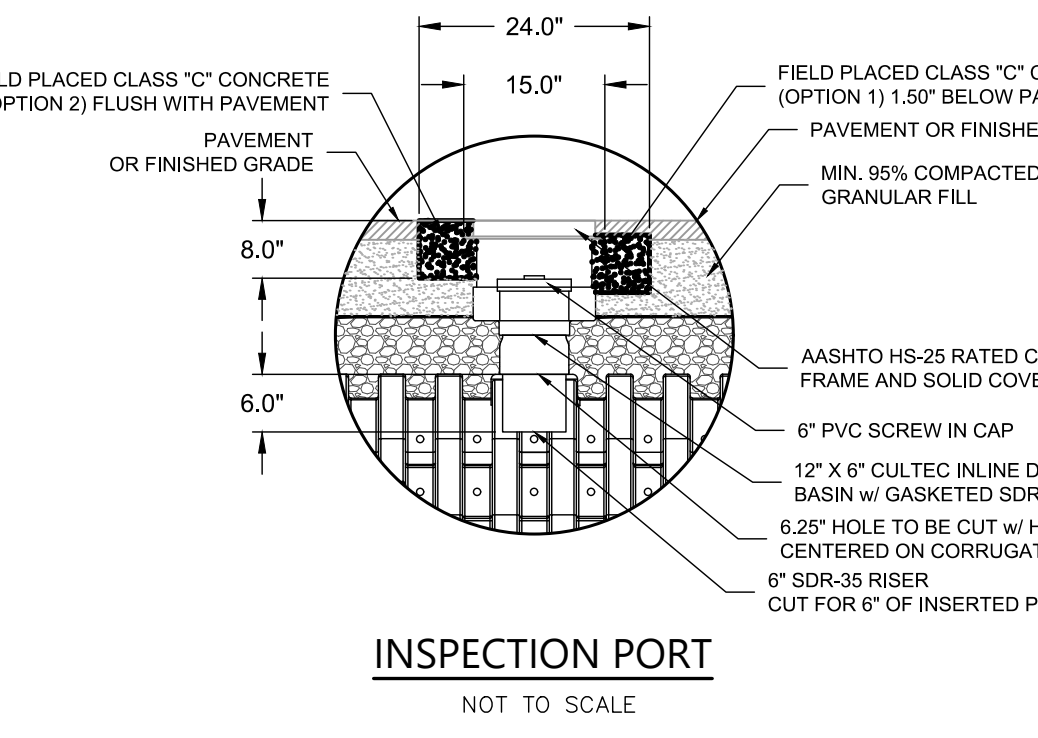


#### Test Pit / Soil Evaluation Data

TEST PIT	TOTAL DEPTH	DEPTH TO GROUNDWATER SEEPAGE	DEPTH TO DESIGN GWT (SEASONAL HIGH)	EXISTING SURFACE ELEV.	DESIGN GWT ELEV.
1	96"	NONE	84"	61.7	54.7
2	96"	NONE	72"	59.4	53.4
3	96"	NONE	NONE	58.6	48.6
4	96"	NONE	NONE	61.7	51.7

#### Underground Infiltration System Elevation Schedule

UG SYSTEM #	FINISHED GRADE (A)	TOP OF STONE (B)	TOP OF CHAMBER (C)	6" INVERT INTO SYSTEM (D)	BOTTOM OF CHAMBER (E)	BOTTOM OF STONE (F)	DESIGN GWT ELEV. (G)
1	60.2	59.2	58.7	57.98	57.0	56.5	53.5
2	59.0	58.0	57.5	56.78	55.8	55.3	51.0



GENERAL NOTE:  
 CONTRACTOR SHALL VERIFY GRADES, LOCATIONS OF SITE FEATURES, AND UNDERGROUND UTILITIES. ANY DISCREPANCIES SHALL BE NOTED AND THE SITE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER THESE CONDITIONS CAUSE CONCERN OR POTENTIAL ISSUES.

**Advanced Civil Design, Inc.**  
 SITE/CIVIL ENGINEERS

88 PEEPTOAD ROAD  
 SCITUATE, RI 02857  
 PH: (401) 473-4404

NO.	DATE	REVISION
1	4/20/22	ADDRESS TRC COMMENTS

PROJECT TITLE:  
**Sprague Covington Plat**  
 A.P. 11-1 Lots 273 & 4062  
 1369 Park Avenue  
 Cranston, RI 02887

PREPARED FOR:  
**SPRAGUE COVINGTON, LLC**  
 P.O. Box 7537  
 Cranston, RI. 02910

DRAWING TITLE:  
**Grading, Drainage, & Utility Plan, Details, & Notes**

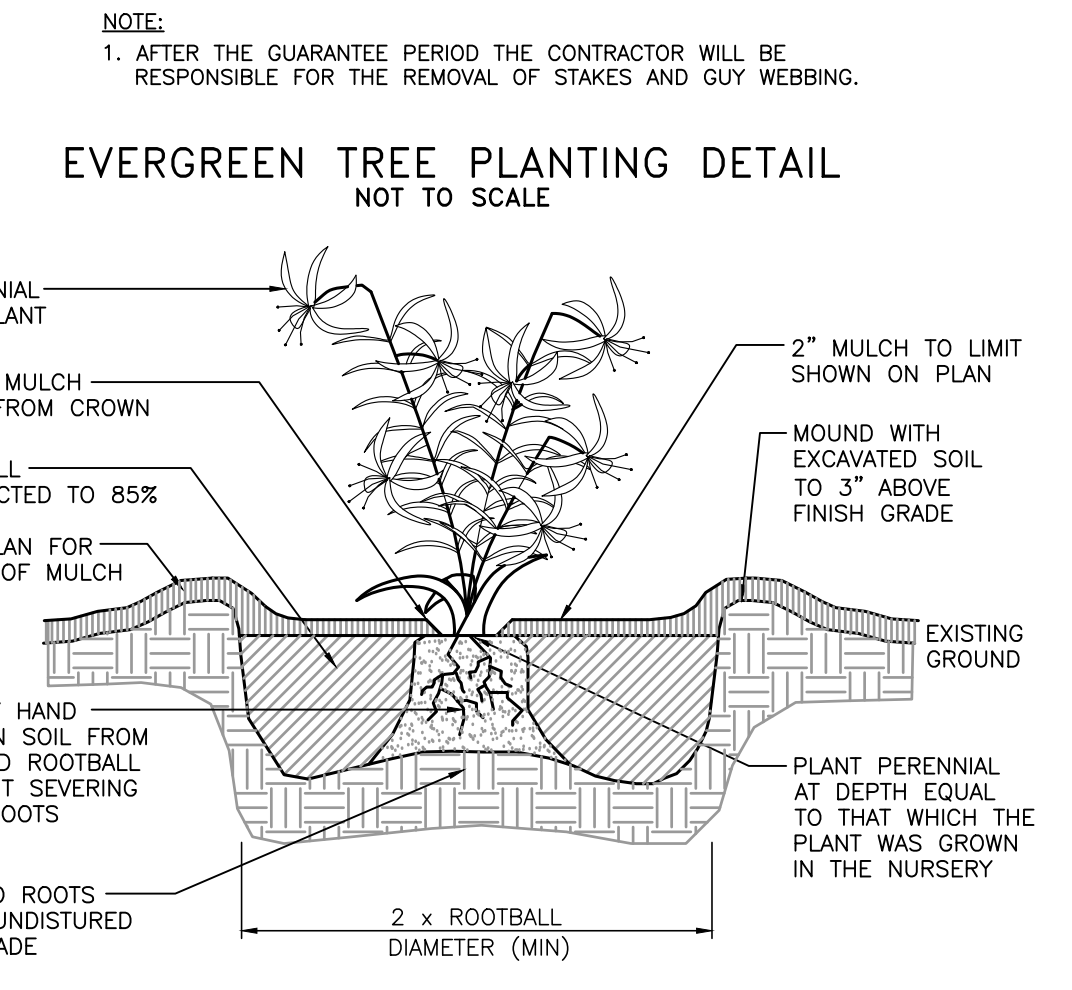
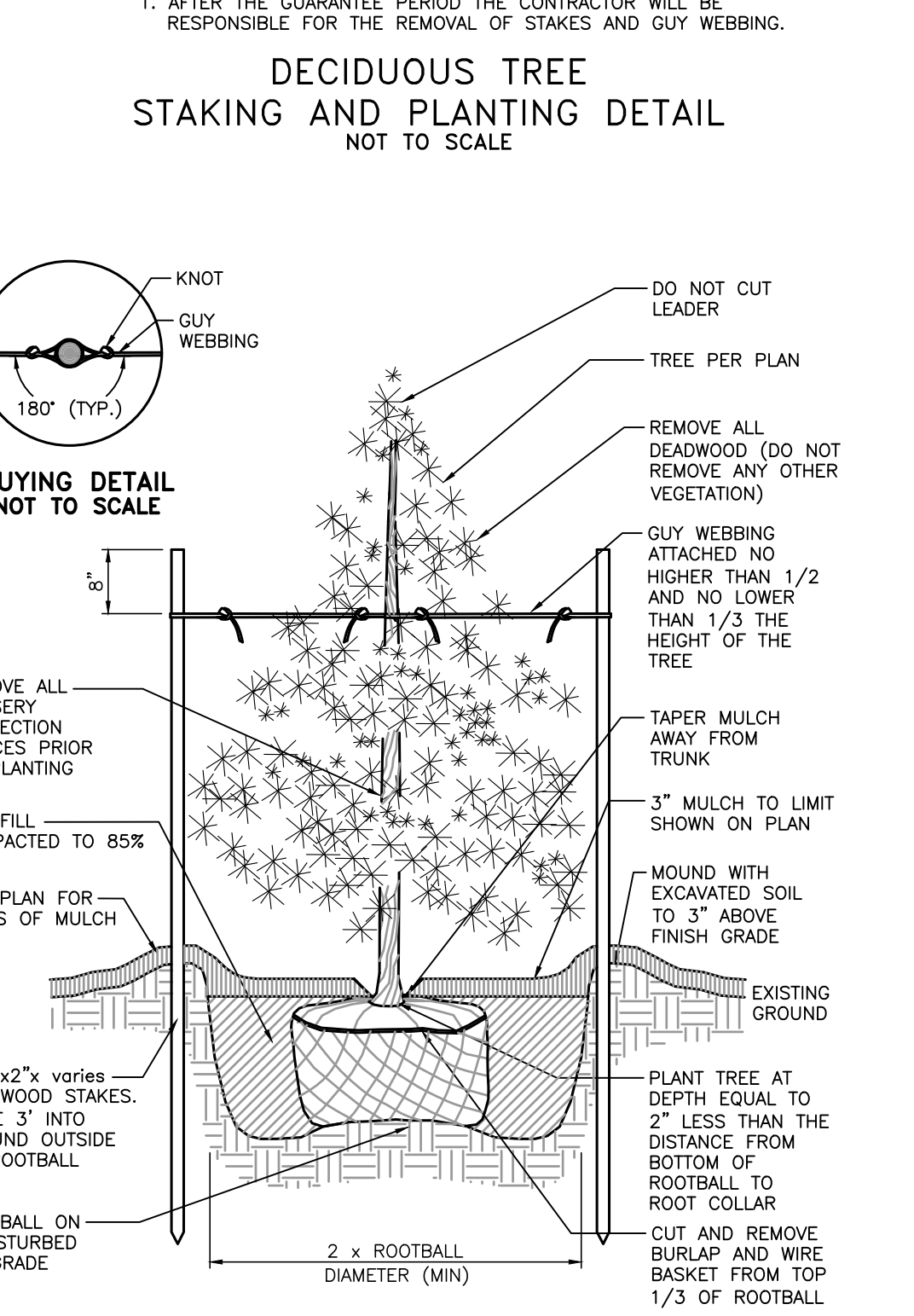
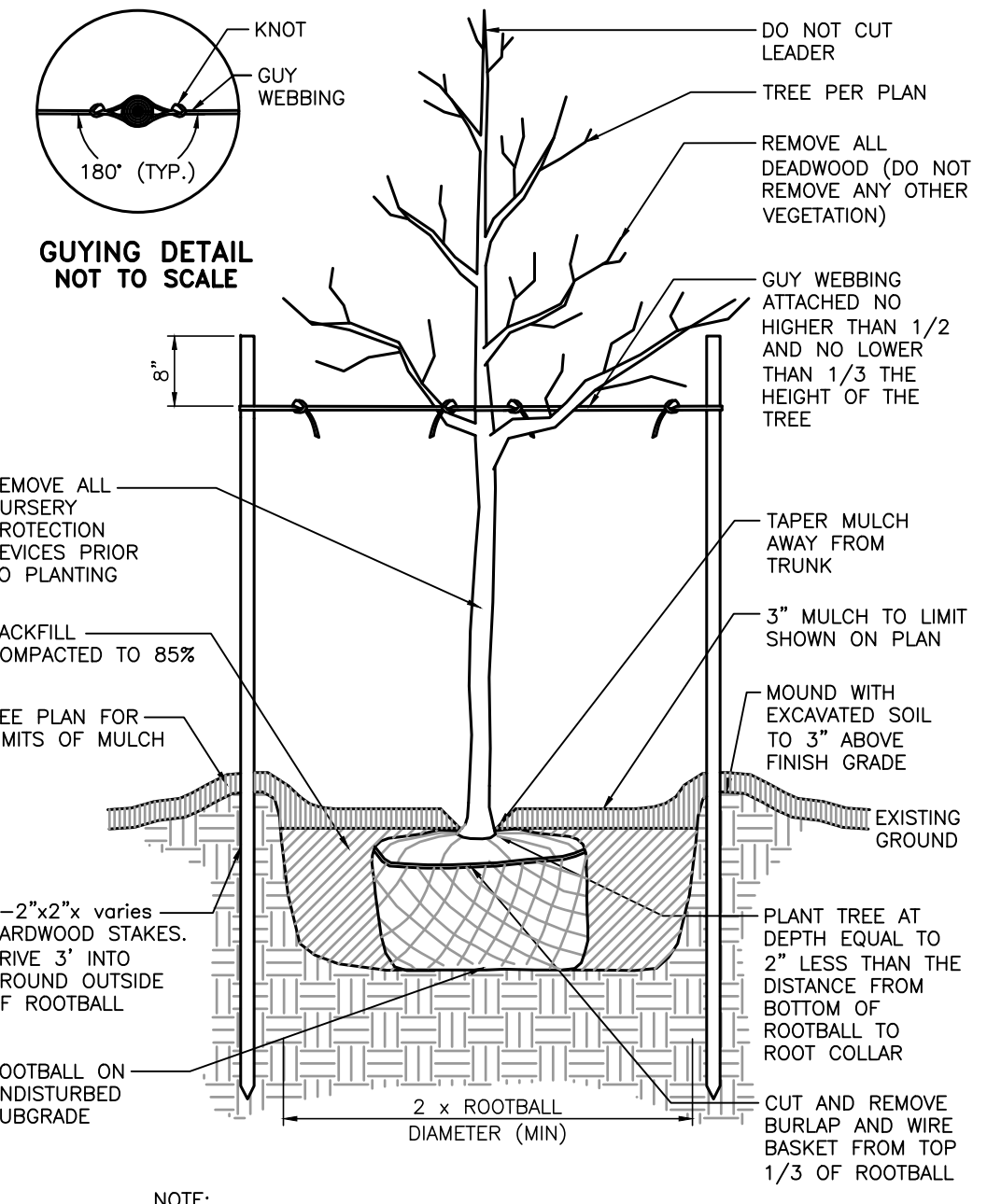
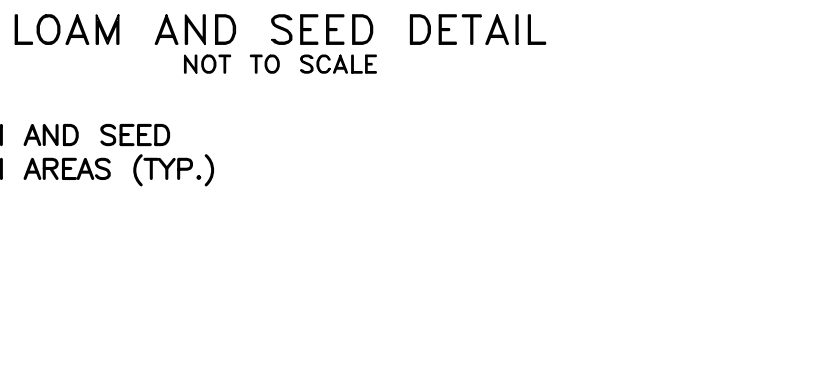
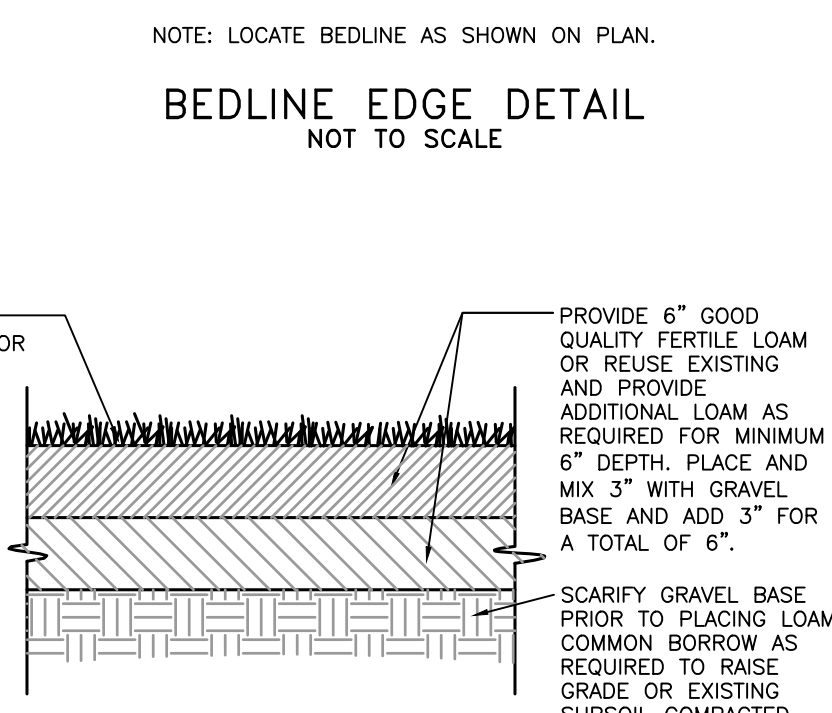
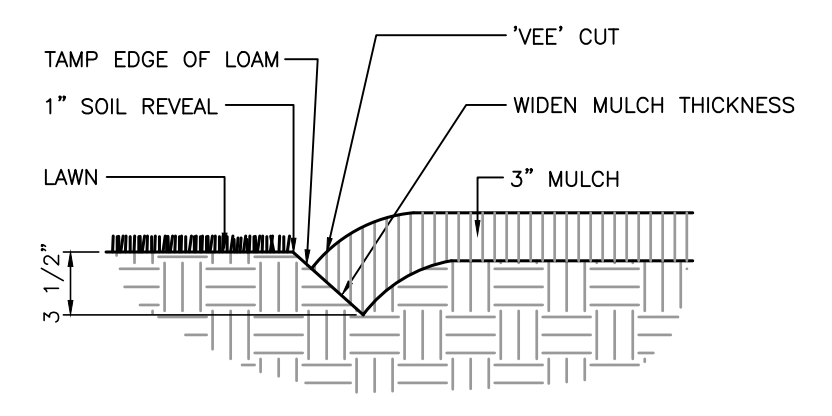
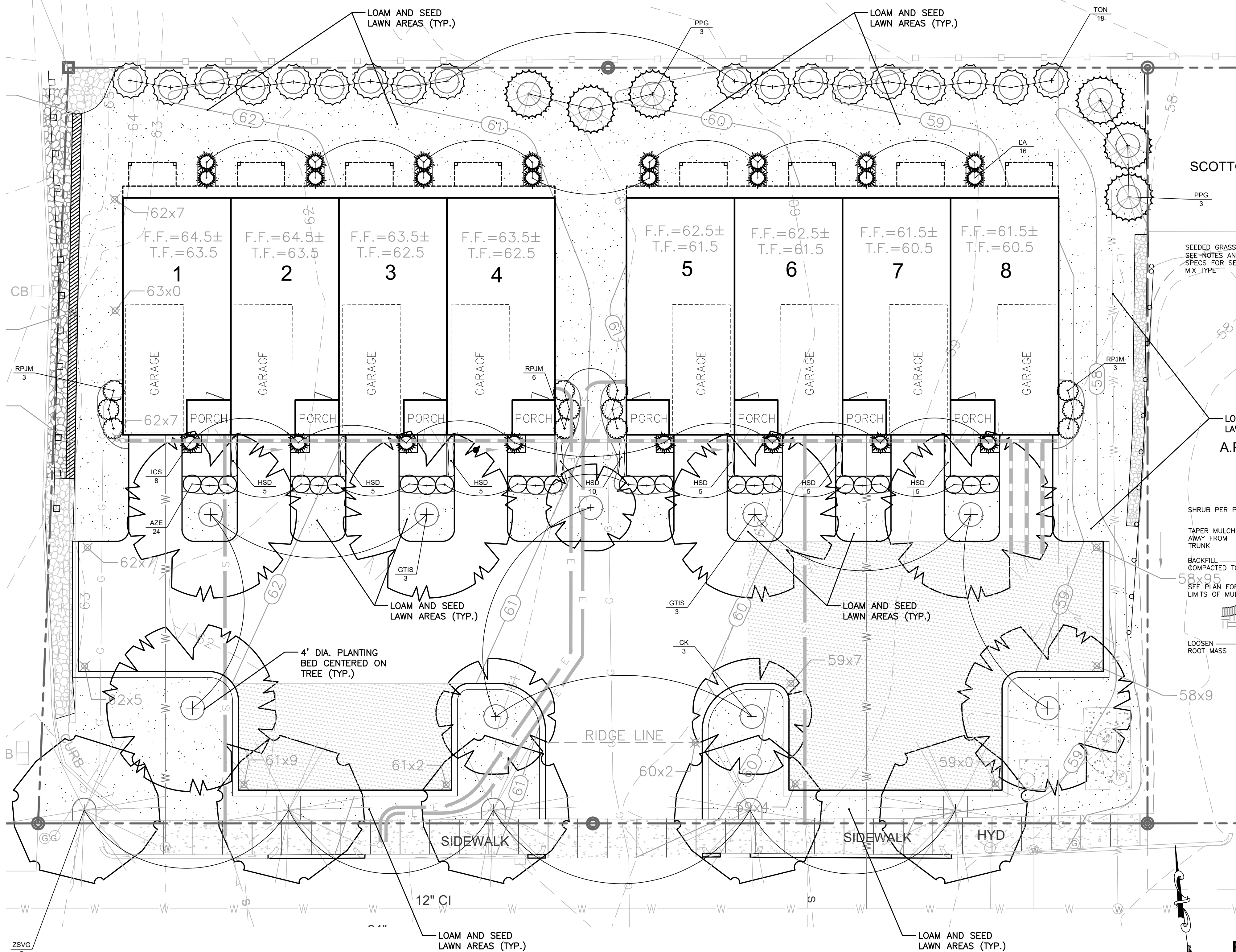
DATE: 12/2021  
 SCALE: AS NOTED

DRAWN BY: C.S.R.  
 CHECKED BY: C.S.R.

DRAWING NO. **C3.0**

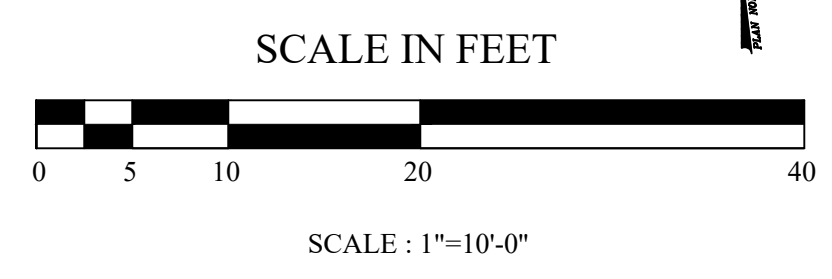


PV INVESTMENTS, LP



**PLANTING NOTES:**

- SEE THIS SHEET FOR PLANTING DETAILS AND PLANTING NOTES.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH. SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- IN CASES OF DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANTING SCHEDULE AND QUANTITIES INDICATED ON THE PLAN, QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- ALL COMPACTED SUBBASE SHALL BE SCARIFIED TO A MINIMUM OF 6" PRIOR TO INSTALLATION OF LOAM FOR FINE GRADING FOR ALL LAWN AREAS AND PLANTING BEDS.
- THE CONTRACTOR SHALL COORDINATE ALL SITE UTILITY WORK WITH TREE AND PLANT LOCATION SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL CONTACT AND NOTIFY DIG-SAFE PRIOR TO COMMENCEMENT OF PROJECT TO CONFIRM ALL EXISTING AND PROPOSED SITE UTILITY LOCATIONS.
- ALL PROPOSED PLANTINGS SHALL BE INSTALLED AT GRADE ACCORDING TO THE PLANTING DETAILS. NO EXCESSIVE MOUNDING AND DEEP BURIAL OF TREES AND SHRUBS WILL BE ALLOWED, PLANT ACCORDING TO THE PLANTING DETAILS.
- CONTENTS OF THIS PLAN REFLECT PLANTING DESIGN ONLY. REFER TO ARCHITECTURAL AND ENGINEERING SHEETS FOR ADDITIONAL INFORMATION THAT DIRECTLY AFFECTS PROPOSED LANDSCAPE DESIGN.



**ZONING INFORMATION:**

LOT SIZE: 23,594 SF  
 2,786 SF OF SHADE COVERAGE PROVIDED (38%)  
 9,627 SF OF LANDSCAPE AREA PROVIDED (40.8%)  
 5 STREET TREES PROVIDED @ +/- 35' O.C.  
 PARKING LOT SIZE: 7,300 SF  
 MINIMUM SHADE COVERAGE REQUIRED (20%): 1,460 SF  
 LANDSCAPE COVERAGE REQUIRED (15%): 3,539 SF  
 1 TREE PER 35 LF OF LOT FRONTAGE: 5 REQUIRED

OVERALL PLANTING SCHEDULE				
TREES, SHRUBS, AND PERENNIALS				
Key	Botanical Name Common Name	Qty.	Size	Notes
AZE	<i>Apalca encore</i> 'Autumn Sangria' Autumn Sangria Repeat Blooming Azalea	24	3 Gal.	Cont.
CK	<i>Cornus kousa</i> Kousa Dogwood	3	2'-2.5' Cal.	B&B
GTIS	<i>Gleditsia inaequalis</i> 'Shadblower' Shadblower Honey Locust	6	2'-2.5' Cal.	B&B
HSD	<i>Hebe x exoniifolia</i> 'Spectra d'Or' Yellow Daylily	40	1 Gal.	Cont.
ICS	<i>Ilex crenata</i> 'Stedda' Steads Holly	8	7 Gal.	Cont.
LA	<i>Ligustrum aurantiacum</i> Privet	16	3'-4'	B&B
PPG	<i>Picea pungens glauca</i> Colorado Blue Spruce	6	5'-6'	B&B
RPJM	<i>Rhododendron</i> 'PJM' PJM Rhododendron	12	24"-30"	B&B
TON	<i>Thuja occidentalis</i> 'Nigra' Dark American Arborvitae	18	4'-5'	B&B
ZSVG	<i>Zelkova serotina</i> 'Village Green' Village Green Elm	5	2'-2.5' Cal.	B&B

Not Issued For Construction

Revisions: No. Date: Notes:

# MDG

MUOIO DESIGN GROUP  
 LANDSCAPE ARCHITECTS  
 152 Kollingswood Drive, North Kingstown, RI 02882  
 P: (401) 847-2912, F: (401) 246-8300, E: info@mdgdesigngroup.com

**LANDSCAPE PLAN**

**Sprague Covington Flat**

1369 Park Avenue, Cranston, Rhode Island 02920  
 AP 11-1, Lots 273 & 4062

Job No: C-ParkAvenue  
 Dwg. No: C-ParkAvenue\_L1.dwg  
 Drawn by: BMM  
 Checked by: BMM  
 Issue Date: 03/10/2022

**PERMITTING DOCUMENTS**

THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.

Sheet 1 of 1