

Proposed Legend

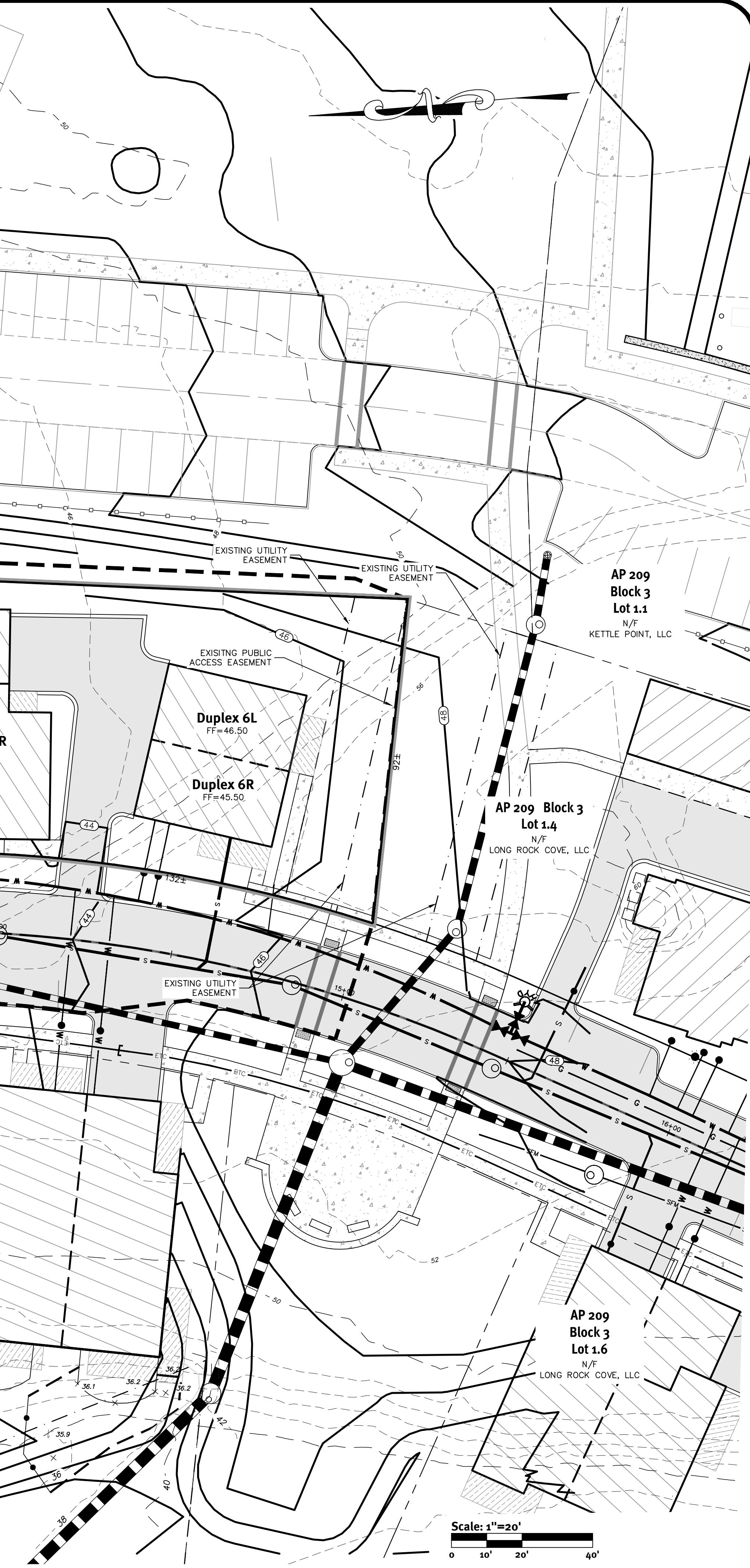
| | |
|--|--|
| NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS | |
| PROPERTY LINE | |
| BUILDING SETBACKS | |
| CHANLINK FENCE | |
| GUARDRAIL | |
| RETAINING WALL | |
| MINOR CONTOUR LINE | |
| MAJOR CONTOUR LINE | |
| SPOT ELEVATION | |
| EDGE OF PAVEMENT | |
| GRANITE CURB | |
| BUILDING FOOTPRINT | |
| BUILDING OVERHANG | |
| ASPHALT PAVEMENT | |
| CONCRETE | |
| ASPHALT SIDEWALK | |
| SAWCUT LINE | |
| SIGN | |
| SINGLE LIGHT | |

Existing Legend (AS SHOWN ON PROPOSED PLANS)

| | |
|---|---------------------|
| NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS | |
| PROPERTY LINE | DRAINAGE LINE |
| ASSESSORS LINE | PERFORATED SUBDRAIN |
| SWALE | |
| SEWER FORCE MAIN | |
| GAS LINE | |
| WATER LINE | |
| HYDRANT ASSEMBLY | |
| WATER SHUT OFF | |
| WATER VALVE | |
| THRUST BLOCK | |
| SEWER LINE | |
| OVERHEAD WIRE | |
| ELECTRIC, TELEPHONE, CABLE LINE | |
| SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL | |
| CATCH BASIN | |
| DOUBLE CATCH BASIN | |
| MANHOLE | |

General Notes:

1. THE SITE IS LOCATED ON THE CITY OF EAST PROVIDENCE ASSESSOR'S MAP 209 BLOCK 3 LOT 1.5.
2. THE SITE IS APPROXIMATELY 0.9± ACRES.
3. THE SITE IS LOCATED IN THE KETTLE POINT SUB-DISTRICT IN THE EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT. THE LAND USE IS DESIGNATED AS MEDIUM DENSITY RESIDENTIAL.
4. THE OWNER OF MAP 209 BLK 3 LOT 1.5 IS: LONG ROCK COVE, LLC 10 GREENE STREET, EAST PROVIDENCE, RI
4. THE PARCEL IS LOCATED IN ZONE X (SHADED & UNSHADED) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007C0336H DATED SEPTEMBER 18, 2013 AND MAP 44007C0317J REVISED SEPTEMBER 18, 2013.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF EAST PROVIDENCE STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE DESIGN ENGINEER WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.



Site Plan - Condo Buildings 1-6
Kettle Point

Aplicant
Long Rock Cove, LLC
10 Greene Street, Providence, Rhode Island 02903
tel 401-273-3200

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DiPrete Engineering

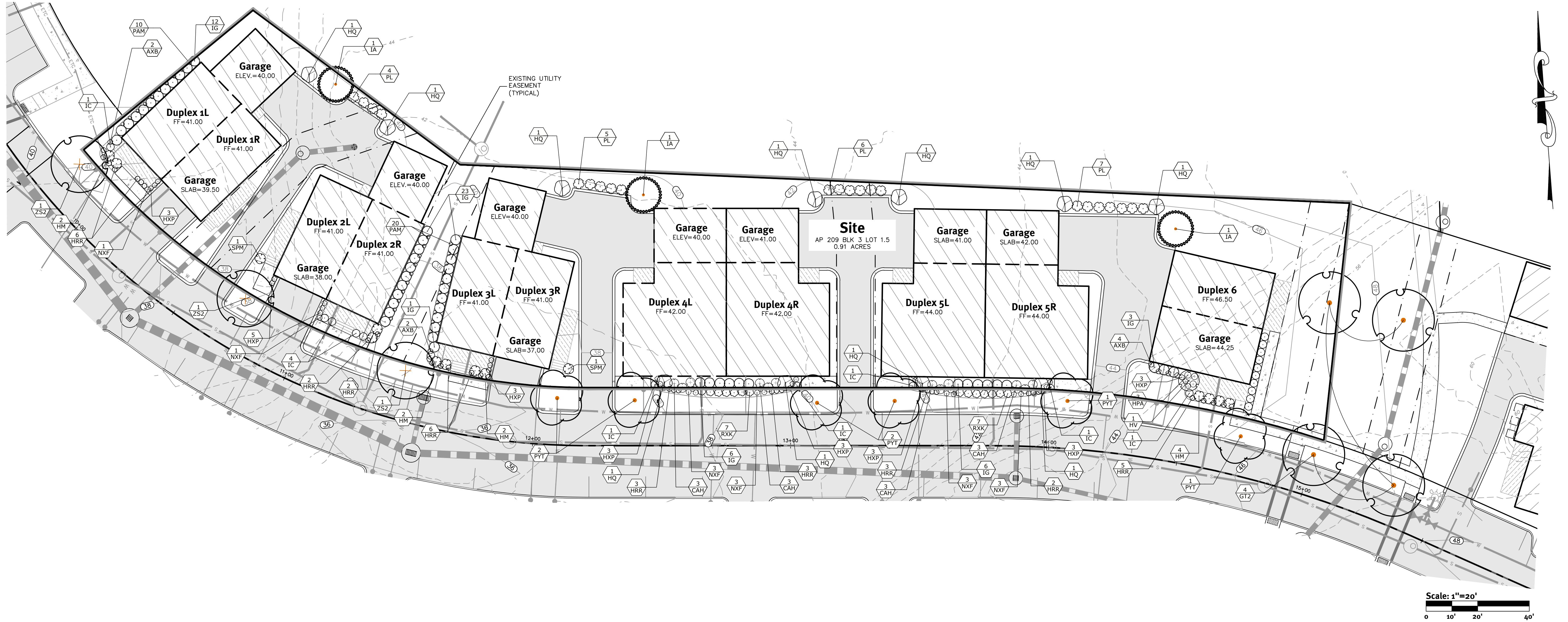
Two Gafford Court Cranston, RI 02920
tel 401-942-1000 fax 401-464-6600 www.diprete-eng.com

Boston • Providence • Newport

BRANDON D. CARR
9801
REGISTERED
PROFESSIONAL
ENGINEER
CIVIL

East Providence Waterfront District
Commission Approval
DATE: _____
The contractor is responsible
for all of the means,
methods, safety, precautions
and requirements, and
OSHA Conformance in the
implementation of this plan
and design.

9 10/29/2020 Waterfront Commission Re-submission
8 09/29/2020 Waterfront Commission Submission
7 10/29/2020 Waterfront Commission Submission
6 5/23/2019 Buildings 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 Water Update
5 5/23/2019 Buildings 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 Water Update
4 12/8/2017 Phase Grading Revision
3 12/8/2017 Phase Grading Revision
2 12/8/2017 Phase Grading Revision
1 05/29/16 Phase Grading Revision
0 05/29/16 Phase Grading Revision
No. Date Description
Drawn By: BDC
Design By: MSC
Drawn By: BDC



Landscape Plan-Condo Buildings 1-6

Kettle Point

Long Rock Cove, LLC
Apartment
10 Greene Street, Providence, Rhode Island 02903
tel 401-273-3200

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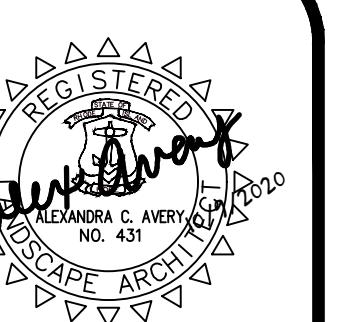
The contractor is responsible
for all of the means,
methods, safety precautions
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and design.

PLANT SCHEDULE

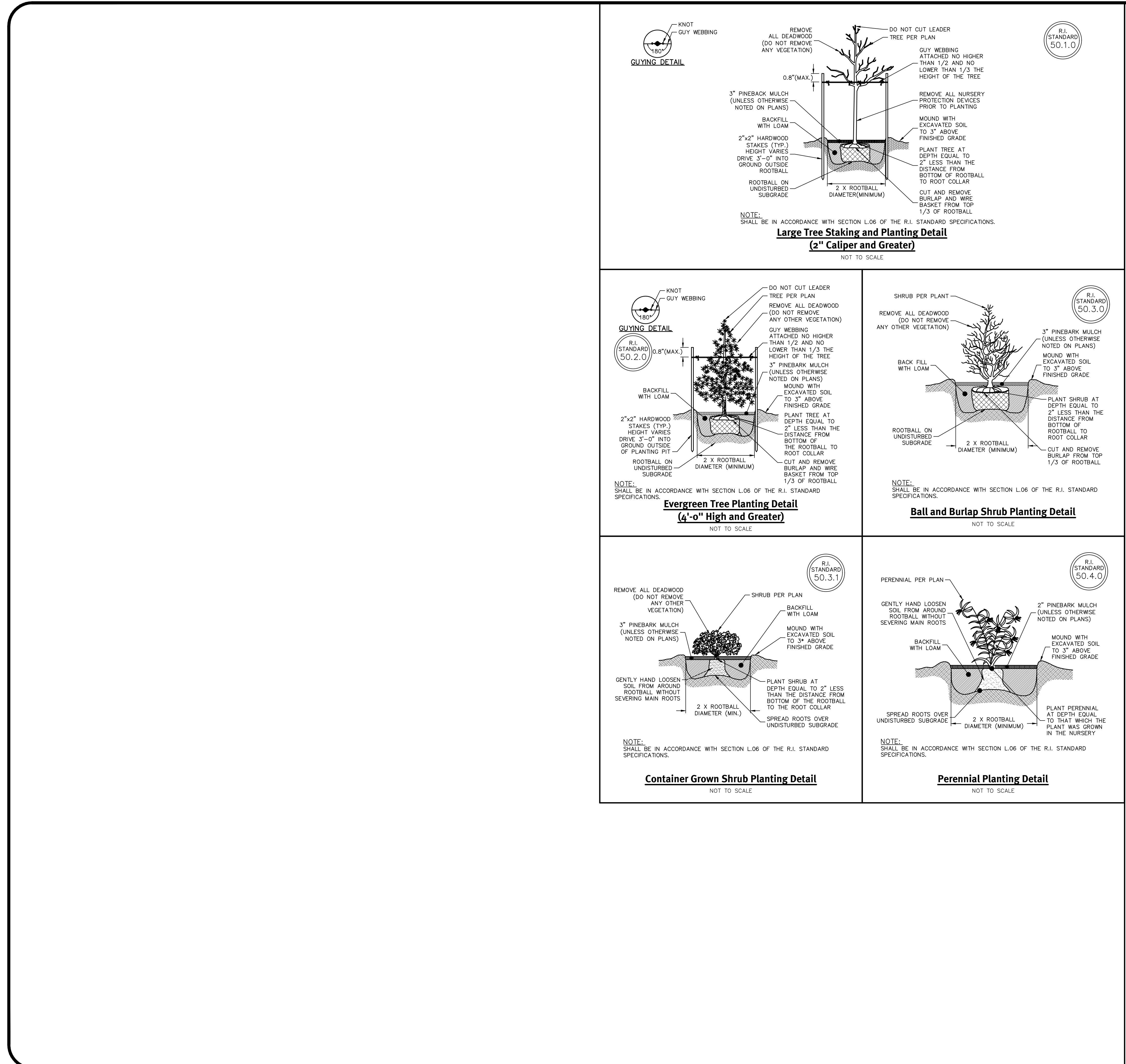
| TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL |
|-------|------|-----|---------------------------------|----------------------|----------|------------|
| | GT2 | 4 | Gleditsia triacanthos 'Skyline' | Skyline Honey Locust | B & B | 2.5/3" CAL |
| | IA | 3 | Ilex opaca | American Holly | 7/8" B&B | |
| | PYT | 5 | Pyrus calleryana 'Trinity' TM | Trinity Pear | B & B | 2.5/3" CAL |
| | ZS2 | 4 | Zelkova serrata 'Village Green' | Sawleaf Zelkova | B & B | 2.5/3" CAL |

PLANT SCHEDULE

| SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|--------------------|------|-----|---|---|----------|
| | CAH | 12 | Clethra alnifolia 'Hummingbird' | Summersweet | 3 gal |
| | HV | 1 | Hamamelis virginiana | Common Witch Hazel | 5/6" B&B |
| | HM | 12 | Hydrangea macrophylla 'Endless Summer' TM | Bailmer Hydrangea | 5 gal |
| | HQ | 11 | Hydrangea quercifolia 'Snow Queen' | Snow Queen Oakleaf Hydrangea | 4/5' HT |
| | IC | 21 | Ilex crenata 'Hellerii' | Heller Japanese Holly | 3 gal |
| | IG | 50 | Ilex glabra 'Shamrock' | Inkberry | 3-4' HT |
| | PL | 22 | Prunus laurocerasus 'Otto Luyken' | Luykens Laurel | 3-4' HT |
| | RXK | 14 | Rosa x 'Knockout' TM | Rose | 3 gal |
| | SPM | 2 | Syringa patula 'Miss Kim' | Miss Kim Lilac | 5 gal |
| ANNUALS/PERENNIALS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| | AXB | 8 | Astilbe x arendsi 'Bridal Veil' | Bridal Veil Astilbe | 1 gal |
| | HRR | 31 | Hemerocallis x Everblooming Mix | Happy Returns & Ruby Stella Daylily Mix | 2 gal |
| | HPA | 3 | Hosta plantaginea 'Aphrodite' | Fragrant Plantain Lily | 2 gal |
| | HXP | 26 | Hosta x 'Patriot' | Patriot Hosta | 2 gal |
| | NXF | 14 | Nepeta x faassenii 'Blue Wonder' | Catmint | 1 gal |
| GRASSES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
| | PAM | 30 | Pennisetum alopecuroides 'Moudry' | Oriental Fountain Grass | 2 gal |



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|--|
| East Providence Waterfront District Commission Approval |
| CHARPERSON: |
| DATE: |

**General:**

1. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF PLANT MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. UTILITIES SHOWN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-7233.

Planting:

1. PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
3. DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
5. ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH.
6. ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES, GUY WIRES AND OTHER HARDWARE ARE TO BE MAINTAINED AND REMOVED WHEN NO LONGER NEEDED.
7. RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
8. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT.

Maintenance & Warranty:

1. THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
2. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
3. ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
4. IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.

Loaming & Seeding Notes:

1. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS OUTSIDE OF PLANTING BEDS, ARE TO BE BROUGHT TO AN ELEVATION OF 4" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 4" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
2. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
4. LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.

SEEDING

1. THE AREAS OUTSIDE THE PLANTING BEDS SHALL BE SEDED AS FOLLOWS:
2. AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL.
3. SEED SHALL BE AN ENDOPHYTE ENHANCED MIX (AVAILABLE FROM ALLEN'S SEED STORE, SOUTH COUNTY TRAIL, EXETER, RI) OR APPROVED EQUAL. APPLY AT A RATE OF 5-7 LBS. PER 1000 SQUARE FEET.
4. BY WEIGHT
 - 30% IMPROVED PERENNIAL RYEGRASS
 - 30% TURF TYPE TALL FESCUE
 - 30% CHEWINGS FESCUE
 - 10% KENTUCKY BLUEGRASS 98/85
5. RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
6. RATHER THAN SEEDING AS DESCRIBED ABOVE, THE CONTRACTOR MAY HYDROSEED USING AN EQUIVALENT SEED MIX.