

By Courier

May 23, 2019

City of Newport
Zoning Board of Review
City Hall
43 Broadway
Newport, RI 02840

City of Newport
Historic District Commission
City Hall
43 Broadway
Newport, RI 02840

City of Newport
Planning Board
City Hall
43 Broadway
Newport, RI 02840

**Re: Notice And Claim of Appeal
 of SRU Holdings, LLC and Salve Regina University
 A.P. 36, Lots 36, 39, 98, 102, 103, 104
 35, 45, 51 Shepard Avenue; 26 Lawrence Avenue;
 74, 80 Victoria Avenue (Watts Dormitory)**

Dear Sir/Madam:

Enclosed in connection with the above please find Notice And Claim of Appeal, together with our check in the sum of Two Hundred Dollars (\$200.00) payable to the City of Newport.

The Historic District Commission is hereby respectfully requested to transmit to the Zoning Board of Review the record upon which the Decision appealed from was taken.

As required, this full submission is being provided to the Zoning Board of Review, Historic District Commission, and Planning Board.

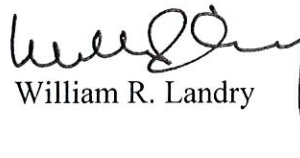
I am hereby respectfully requesting that this matter be placed on the agenda of the Zoning Board of Review's June 24, 2019 meeting for confirmation that the entire record has been transmitted and for establishment of a briefing schedule for this appeal.

Also enclosed is our check in the sum of \$1,000 in reimbursement for notice and related fees for the April 30, 2019 and May 13, 2019 Historic District Commission meetings. (Invoice also attached.)

May 23, 2019
Page 2

Thank you for your assistance.

Sincerely,



William R. Landry

Enclosures

cc: Jay Lynch, Esq.
Patrick Dougherty, Esq.
Karen Benson, Esq.
(all w/encl. / by U.S. Mail)

CITY OF NEWPORT
ZONING BOARD OF REVIEW



In Re: Appeal Of SRU Holdings, LLC and Salve Regina University

**NOTICE AND CLAIM OF APPEAL
OF SRU HOLDINGS, LLC AND SALVE REGINA UNIVERSITY**

SRU Holdings, LLC and Salve Regina University (hereinafter referred to as “the Appellants”) hereby claim an appeal from the Decision of the Historic District Commission of the City of Newport (the “HDC”) recorded on May 14, 2019 on the Appellants’ application for a Conceptual Level approval of a Certificate of Appropriateness for proposed new dormitory, Building “A” (a/k/a Watts Dormitory), City of Newport Tax Assessor Plat 36, Lots 36, 39, 98, 102, 103, 104, a/k/a 35, 45, 51 Shepard Avenue, 26 Lawrence Avenue, and 78, 80 Victoria Avenue (hereinafter, “The Decision”).

A copy of the Decision is attached hereto as “Exhibit A”.

The grounds for this appeal, as will be discussed more fully in the briefs to the Zoning Board of Review, are as follows:

- (1) The Decision was based on prejudicial procedural error in that, inter alia,
- (2) **The Decision was based on prejudicial procedural error** in that, inter-alia, (i) the Decision fails to even address two of the three main criteria the HDC was required to evaluate under Historic Zoning provisions of the Zoning Ordinance, and, as set forth more fully below, the evidence was undisputed that both were more than satisfied. The Decision does not internally support the result it purports to reach, as the HDC did not even engage in a consideration of the core relevant standards, and the Decision was in all events contrary to those standards viz: “Section 17.80.060.c.2. Architectural Quality – New Construction and

reconstruction should be of thoughtful and considered architectural design”; and “Section 17.80.060.c.3. Appearance – New Construction and reconstruction may clearly be read as such and need not present a false historic appearance”; (ii) There are not even any findings *of the Commission*, as a Commission, reflected on the record or in the Decision, as opposed to separate observations by individual Commission members that do not even take into consideration the required standards. There was not even any vote or resolution on the standards that were required to be considered.

(3) **The Decision was based on clear error**, including but not limited to the following: (i) The HDC applied an erroneously restrictive standard of “compatibility” when it comes to new construction not involving alteration of any historic fabric recognized as contributing to the District, and, as aforesaid, failed to apply – or even consider or address – standards of the Historic District Zoning provisions of the City of Newport Zoning Ordinance *required* to be factored in by the HDC that “new construction may be clearly read as such and need not present a false historic appearance” (Sec. 17.80.060.c.3), and that “New construction and reconstruction be of thoughtful and considered architectural design”. Although the staff report clearly laid out these core standards as standards the HDC was required to consider in making its Decision, the HDC ignored them entirely, and correspondingly adopted a legally distorted application of the concept of “compatibility”, which was clear error (in addition to prejudicial procedural error); (ii) Relatedly, the Decision is in conflict with the declared aspiration of the Ordinance for differentiation and to allow “for reasonable change, architectural variety, innovation, and imagination” (*id.*, § 17.80.050C); (iii) The Decision is not in keeping with controlling ordinance provisions and related official City documents, including but not limited to Resolution Nos. 2013-71 and 2013-72 of the Newport City council dated May 8, 2013, and the Newport Historic Structures Inventory Standards and Form(s) for the subject property

and for the historic district[s] in which the subject property is situated; (iv) the HDC's findings are inadequate and insufficient to support the Decision, particularly at merely the conceptual stage. There are not even any findings *of the Commission* as a Commission reflected on the record or in the Decision, as opposed to separate observations by individual Commission members. There was no vote or Decision on the actual standards the HDC was required to take into consideration. Neither any individual HDC member's comments – nor the HDC's comments as a whole – cover the points and findings necessary for a Decision under the Historic Zoning section of the Zoning Ordinance; (v) The Decision is in conflict with the Secretary of the Interior Standards from which the Historic Zoning provisions of the Zoning Ordinance were derived and did not properly consider the elements of the same; (vi) The Decision, as with the position articulated by the Chair in the hearing process, were clearly in error in seeking to minimize the favorable advisory opinion issued by the Rhode Island Historic Preservation and Heritage Commission ("RIHPHC") on the false basis that RIHPHC was somehow mistaken that the subject property is in the Bellevue Avenue National Historic Landmark District, which subsumes within it (and as part of it) the Ochre Point – Cliffs Historic District, notwithstanding the clear evidence that the property *is* in the Bellevue Avenue National Historic District, and that RIHPHC properly regarded it as such. This reflects an arbitrary and capricious approach by the Chair in directing the proceedings; (vii) The HDC improperly took into consideration alleged historic landscaping and landscaping, and paving, notwithstanding that they are exempt from the Historic Zoning Provisions of the Zoning Ordinance; also, none of those features of the proposed Dormitory involves or affects any feature of the subject property, or any structure – deemed "contributing"; moreover, landscaping is not an issue for consideration at the concept stage; (viii) The fact that the two Historic Districts in which the subject building is proposed to be located have a great diversity of sizes, architectural styles and uses, and are zoned for both

residential and institutional use, renders the HDC's myopic interpretation of the term "compatible" fatally flawed as a matter of law and as a matter of fact; (ix) The Decision improperly took into consideration the institutional "use" of the proposed Dormitory by noting that the size and bulk and scale would be fine for "very large mansion-like homes", but not for institutional uses, even though both were well represented in the surrounding area, and at much larger sizes; (x) The Decision improperly assumed that a proposed building is not "compatible" unless it mimics the architectural style and use provided in a particular historic period, a proposition directly in contrary to the controlling Ordinance standards and the controlling law; (xi) The Decision improperly took into consideration the issue of parking spaces and cars, even though they are fully in compliance with zoning and necessary to support a conditionally permitted use in the underlying zone that is endorsed by the City's Comprehensive Plan for the surrounding area. The Planning Board has already formally determined that the proposal is consistent with the Comprehensive Plan.

(4) **The Decision was not supported by – and was indeed against – the weight of the competent evidence of record**, including the expert testimony and evidence of record, as to its limited and inadequate findings and the findings it was required to consider and make but failed to do so, including but not limited to, (i) the findings related to compatibility with the surrounding historic area in terms of size, scale, siting, massing, setback, material, and details; (ii) findings related to new construction and reconstruction being of thoughtful and considered architectural design; (iii) findings related to new construction and reconstruction being permitted to be clearly read as such and not needing to present a false historic appearance, and the allowance of "reasonable change, architectural variety, innovation, and imagination"; (iv) the conformance of the proposal to the other relevant standard in the Historic Zoning Provisions in the Zoning Ordinance and other standards, Ordinances, and official City documents as

referenced above; (v) There was no competent evidence that the proposed building affected any historic fabric or “contributing” feature associated with the Watts-Sherman House or any other contributing feature of the subject property; to the contrary, the evidence was unanimous that all new proposed construction subject to historic regulation on the subject site actually involves removing and replacing structures that are non-contributing and that are non-historic detractions from the historic character of the surrounding area, and in particular **from** the Watts-Sherman House; (vi) There was no competent evidence in the record for disregarding or superceding the advisory opinion from RIHPHC or somehow deeming it inapplicable to properties in the Ochre Point Cliffs Historic District; (vii) The overwhelming weight of the evidence was that the buildings in the two historic districts in the surrounding area had no distinct pattern in terms of size, architectural style or use (*i.e.*, institutional and residential); indeed represented great diversity in building size; architectural style and use; and that that surrounding area was zoned for a wide variety of institutional uses, as well as residential use. The evidence did not support the conclusion that the only “compatible” design would resemble a large residential estate, or a use designed to “match” a large residential estate of a prior era; (viii) The only competent, relevant expert testimony was presented in behalf of appellants. The only attempted objector “expert” testimony was by individuals who acknowledged that they were not experts in the field; and was dominated by considerations involving the proposed “use” of the property, an issue not within the HDC’s jurisdiction or scope; (ix) The undisputed evidence of record was that the proposed development only involves about ten percent (10%) of the subject site; extensive lawn areas and open spaces are being retained (and five non-contributing, detracting ranch houses – as well as a non-contributing – detracting – components of the Watts-Sherman House removed.

Because this matter does not involve a subdivision or land development project, and hence no "plat" or names and addresses of abutters submitted below other with any such "plat". (The Commission staff required no such list.) However, as will also appear in the record transmitted by the Commission below, attached as "Exhibit B" hereto are copies of the main architectural and civil site plans of the concept proposal presented below. Other "study" and "perspective" images are included in the record of the proceedings to be transmitted to the Board by the Historic District Commission.

Based on available information, persons appearing in opposition to this application below were Patrick Dougherty, Esq. in behalf of Whitty's Way, LLC; Karen Augeri Benson, Esq., in behalf of Benson family members; Judy Goffman Cutler; Edward Caswell; Edward Pimental; Alan Cervasio; Mary Joan Hoene.



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May 23, 2019

Attorneys for Appellants
SRU Holdings, LLC and Salve Regina University

EXHIBIT A

(HDC Decision)

**STATE OF RHODE ISLAND
NEWPORT, SC.**

**HISTORIC DISTRICT COMMISSION
CITY OF NEWPORT**

In Re: November-10 Application of SRU Holdings, LLC & Salve Regina University, 35, 45, and 51 Shepard Avenue, 26 Lawrence Avenue, and 74 and 80 Victoria Venue, Plat 36, Lots 36, 96, 98, 102, 103, 104, for conceptual approval for a new dormitory, Building "A" located on the Salve Regina University campus at the corner of Shepard and Lawrence Avenues. The new building (Building A) is three (3) stories tall)(34'- 3"from grade to the highest ridge).

DECISION

This matter came before the Newport Historic District Commission on January 29, 2019 and January 30, 2019. William Landry, Esquire was present to represent the applicant's request for conceptual approval of the above referenced project. Patrick J. Dougherty, Esquire represented Whitty's Way LLC and Alan and Marilla Cervasio, direct abutters and objectors.

The application was determined by the Commission to be substantially modified from the Applicants' previous petition which was withdrawn, with prejudice within the previous year, thereby allowing the application to proceed to hearing and consideration.

The following witnesses were presented in support of the application:

1. Paul F. Weber, AIA
2. Frederick R. Love, AIA
3. Mathew J. Viana, P.E.
4. Michael D. Farias

The following witnesses were presented in opposition to the application:

1. Judy Goffman Cutler
2. Edward Caswell, CRB, CGREA

3. Edward Pimentel, AICP
4. Alan Cervasio
5. Mary Joan Hoene

After consideration of testimony and evidence introduced at the hearing, the Commission adopted the following as findings of fact contained in the staff report of Helen Johnson:

1. 35, 45, and 51 Shepard Avenue, 26 Lawrence Avenue, and 74 and 80 Victoria Avenue are located in the Ochre Point-Cliffs National Register Historic District and the Newport Local Historic District.
2. 45 Shepard Avenue (constructed 1953), 51 Shepard Avenue (constructed 1950), 26 Lawrence Avenue (constructed 1953), and 74 Victoria Avenue (constructed 1955) and 80 Victoria Avenue (constructed 1952) are listed as non-contributing buildings.
3. 35 Shepard Avenue is listed as a contributing building known as the William Watts Sherman House (H.H. Richardson, 1874).
4. Approval for demolition of the 5 non-contributing buildings was granted to the applicant by the Historic District Commission on January 23, 2018. The approval was conditional; contingent upon the approval of the proposed dormitories (Buildings A and B).
5. The nominating papers of the Ochre Point-Cliffs National Register Historic District, including but not limited to Section (7) Description and Section (8) Significance, describe the contributing and non-contributing buildings impacted by the proposed dormitory and the development of the historic district since the 19th century.
6. The applicable Newport Standards for Treatment of Historical Properties are:

17.80.060.C.1. Compatibility – New Construction and reconstruction shall be compatible with the surrounding historic area in terms of size, scale, siting, massing, set back, materials and details.

17.80.060.C.2. Architectural Quality – New Construction and reconstruction should be of thoughtful and considered architectural design.

17.80.060.C.3. Appearance – New Construction and reconstruction may clearly read as such and need not present a false historic appearance.

7. A motion to approve the application for Building A was made and seconded.
8. Deliberation and discussion by the Commission members ensued.
9. Commissioner Elliott focused upon Ordinance Section **17.80.060.C.1**. Compatibility which states that "New Construction and reconstruction shall be compatible with the surrounding historic area in terms of size, scale, siting, massing, set back, materials and details." This was due to the fact that this review was at the conceptual stage. He found, after consideration of the presentation of the applicant and the objectors, that "the size is too large for the area, even though serious attempts have been made to downsize the buildings and re-orient them. The massing of the units, even though equivalent in size of some of the architectural estates nearby is unreasonable given the historic character of this significant area. I believe that this building as a dormitory is not harmonizing with the existing estates. It will alter the character of the historical and cultural heritage of the Ochre Point area. They are not compatible with the Rhode Island historical area." For these reasons he said he would vote to deny the conceptual approval.
10. Commissioner Salvo focused upon the distinct and significant nature of the Ochre Point-Cliffs Historic District, which is described in its nomination papers as "Almost all large lots, these buildings were given surrounds of shrubbery and low walls. All sites were given careful arboreal consideration with smooth, extensive lawns. As the area increased, it began to show as it does today, a variety of architectural styles, and because of the airiness, the views, these buildings are intended to be historically appreciated as they originally were intended, and not congested." Commissioner Salvo further quoted from the nomination papers stating "This aspect has not changed, and this part of the Historical District deserves a high evaluation for what it has always been and for what it still contains and displays of those qualities today." Salvo determined that "we are losing sight of what the original nomination was for.

That is a very important point. It called for open space around these buildings. What we are doing now is putting another big building on it, which, of course, obstructs the vista, the view, the airiness, and instead of very large mansion-like homes, now we are having very, very large institutional buildings that are replacing what the original intent was." Commissioner Salvo further took issue with the number of parking spaces, stating that the "cars already on the campus is really excessive". Commissioner Salvo summed up her assessment of the application by saying "I would not be in favor of this project; and as a member of the Commission, I am entrusted to protect the cultural resources of Newport, and the Ochre Point and the Cliffs are recognized as National Historic Landmarks within that."

11. Commissioner O'Brien made note that "When you look at the scale, size, and massing of the buildings proposed, as they relate to the buildings that Salvo has built during their tenure on [their campus], it seemed appropriate. However, we can't do that. We can't separate Salvo from the Ochre Point-Cliffs neighborhood. That's not within our purview to do tonight.....we look at this from the point of view of our mandate, and I feel that the size, scale, and massing for the larger Ochre Point neighborhood is inappropriate, because it's destroying—we have come to a tipping point. We are now losing that beautiful balance of large structures and smaller structures that was referenced in making, in creating this District. I feel that this is an irreversible loss for the City of Newport, and one that it's not the mandate of this group to support."

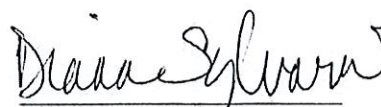
12. Commissioner Babcock stated that with respect to "site A, right now as it is that I think the majority of the open spaces are still there relative to what is there now with the five houses." He found the buildings "quite nice" and that "a lot of the moves they have made with the architecture have brought down the scale and height they have used, and bringing down that scale has really helped this building. I think there is a majority of things that, I mean, are in favor of that that lead me more leaning toward this project being approved for me."

13. Commissioner Dias stated that he gave "considerable weight to the Rhode Island Historic Preservation & Heritage Commission's resolution "in December that finds that Salve Regina University proposed construction of the two new dormitories in the Bellevue Avenue National Historic Landmark District in Newport will not adversely affect the historic significance, integrity, or character of the District as a whole." He stated "I am satisfied that it's appropriate, Building A is appropriate in its location, size, scale, and massing. So I would be approving the Application."

14. Chairperson Sylvaria cited the purpose of the Historic District Zoning in the City of Newport and stated she was focusing on Ordinance Section 17.080.060(C), "New Construction, (1), Compatibility" which requires that it "Shall be compatible with the surrounding historic area in terms of size, scale, siting, massing, setbacks, materials, and details." Chairperson Sylvaria stated "I do not find that this proposed Building A located in the Ochre Point-Cliffs National Historic District, I do not find that this is compatible in size, scale, massing. I would also reference the staff report as it relates to the William Watts Sherman House. 'The William Watts Sherman House stands on its own individually as a contributing building in the Newport Historic District Structures Inventory,' and that places it in an elevated position, and we must give it the respect that it deserves." She cited the staff report to show "the substantial historical significance of this area." "As far as compatibility goes, these contributing structures were built within the Ochre Point-Cliffs National Historic District. These historical contributing structures were built at the turn of the last century by notable architects such as Richard Morris Hunt, H.H. Richardson, and others, private residences of the Gilded Age. Many of these grand and imposing contributing structures are unique in American architectural history." Sylvaria stated "I cannot support the argument comparing size, scale, and massing of this proposed institutional architecture to these architecturally significant contributing

structures.” She noted as in the staff report that “The Ochre Point-Cliffs Historic District is characterized by estates with large lots bounded by walls, fences, or greenery. The lots often consisted of carefully designed landscape features coupled with stretches of smooth lawns. A variety of architectural styles can be found throughout the District. Many of these estates in this Historic District had one or more subsidiary building associated with the main house, and evidence of this pattern can be seen.” Sylvaria further noted the purpose of Newport’s Historic District was directly spoken to by “referencing three things: One, safeguard heritage of cities or towns; two, stabilize and increase property values; and three, foster civic beauty.” She called “attention to the paving, specifically in proximity of the Watts Sherman House.” Sylvaria further noted that she disagreed with the conclusion of the Rhode Island Historic Preservation & Heritage Commission letter identified as Exhibit No. 7 that “The two dormitories in the Bellevue Avenue National Historic Landmark District in Newport will not be adversely affected in integrity or character.” She noted that the proposed dormitory project is located in the Ochre Point-Cliffs National Historic District, which “has more importance because it was singled out because it was so significant, that it stands on its own. This indicates to me all the more how very significant the National Register views this area. So for all of these reasons, I cannot support this application as submitted.”


14. A Vote was taken on the Motion to Approve the Application as presented with Commissioners Babcock and Dias voting in favor of the Application and Commissioners O’Brien, Sylvaria, Salvo and Elliott voting against the Application. The Application was denied as the motion did not carry.

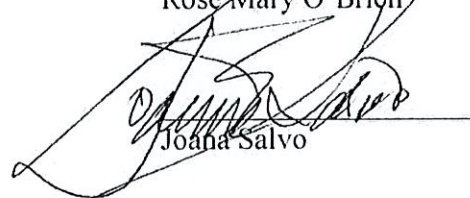

Diana Sylvaria, Chairperson


Daniel Dias, Secretary



Joseph Babcock


Howard Elliott


Rose Mary O'Brien


Joana Salvo

Newport Zoning Officer


Guy E. Weston

LAURA C SWISTAK
CITY OF NEWPORT
CITY CLERK
May 14, 2019 11:17A
BOOK: 2807 PAGE: 125

EXHIBIT B

(Plans)



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SALVE REGINA UNIVERSITY
NEWPORT, RI

Job no: 1008
Revised:

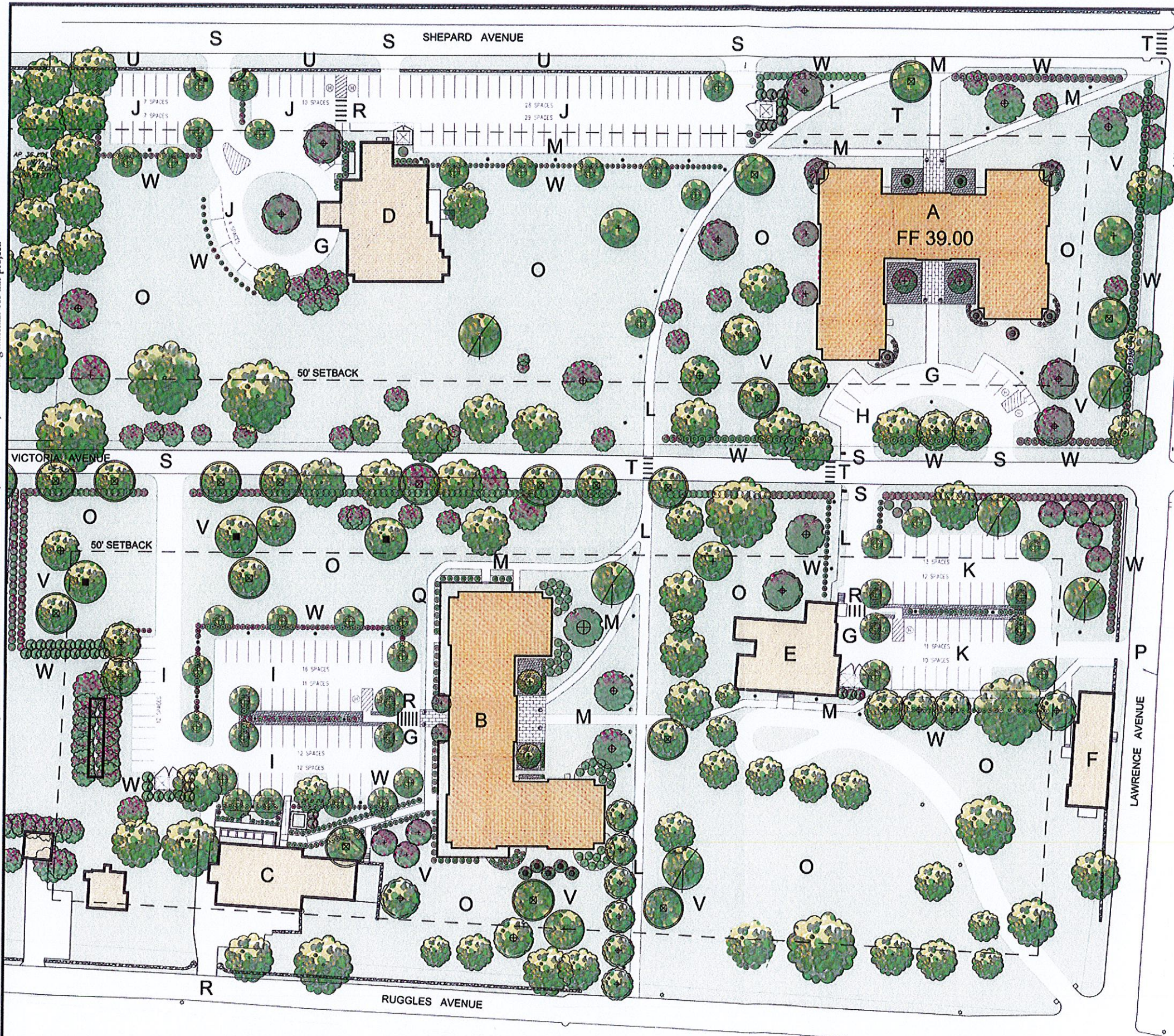
Phase: PRELIMINARY
Description:

Date Issued: 10/1/2018
Scale: 1/8" = 1'-0"

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EXSP100
HDC

Copyright © LDD Collaborative, Inc. This document, together with the concepts and designs presented herein, are intended for the specific purpose of this project. All party's reusing, distributing, and involved with the improper use of this document without written authorization by LDD Collaborative, Inc. shall be persecuted to the highest extent of the law, including legal fees, compensation of work performed, and all expenditures associated with this project. LDD Collaborative, Inc. shall be identified as the Landscape Architects of record in all written communications, advertisements, and marketing materials for this project.



MASTER PLAN INDEX

- A. WATTS DORMITORY
- B. WALLACE DORMITORY
- C. WALLACE HALL
- D. WATTS SHERMAN HOUSE
- E. FOUNDERS HALL
- F. HEDGES HALL
- G. DROP OFF ZONES
- H. PARKING AREA 'A'
(5) PARKING - DROP OFF
(2) HC PARKING
- I. PARKING AREA 'B & C'
(61) PARKING
(2) HC PARKING
- J. PARKING AREA 'D'
(83) PARKING
(2) HC PARKING
- K. PARKING AREA 'E & F'
(56) PARKING
(2) HC PARKING
- L. PEDESTRIAN MAIN PATH
(NORTH - SOUTH)
- M. PEDESTRIAN PATH
(WEST - EAST)
- N. EXISTING CAMPUS PATH
- O. LAWN AREA
- P. VEHICULAR EGRESS
- Q. GRASS EMERGENCY LANE
- R. VEHICULAR ACCESS/EGRESS
(EMERGENCY ONLY)
- S. VEHICULAR ACCESS/EGRESS
- T. PEDESTRIAN CROSS WALK
- U. EXISTING STONE WALL
(HT. 7' TO SCREEN PARKING)
- V. DECIDUOUS TREE SCREEN
(CHEVRON SCREENING)
- W. EVERGREEN SCREEN
(PARKING-PROPERTY HEDGES)

MASTER PLAN LEGEND

- NEW DORMITORIES
- EXISTING BUILDINGS
- (50) ORNAMENTAL PEDESTRIAN LIGHT
- (10) ORNAMENTAL BOLLARD LIGHT
- CONCRETE WALKWAY
- NEW DUMPSTERS
- NEW RIVER STONE BUFFER ZONE
- NEW GRASS EMERGENCY ACCESS LANE
- EXISTING TREE PROTECTION AREA

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CLIENT REVIEW

Issued On: SEPTEMBER 25, 2018

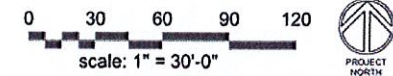
Sheet Contents:
CONCEPTUAL LANDSCAPE MASTER PLAN OPTION 'E-4'

Project Number: _____

Drawing No: **CL-1.1**

Sheet of _____

Conceptual Landscape Master Plan - Option 'E-4'





2 BUILDING A, EAST ELEVATION (BEFORE)



1 BUILDING A, NORTH ELEVATION (AFTER)



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SALVE REGINA UNIVERSITY
NEWPORT, RI

Job no: 1509
Revisions:

Phase: HOC APPLICATION
Description:
EXTERIOR ELEVATIONS
Date Issued: 10.16.2018
Scale: AS NOTED

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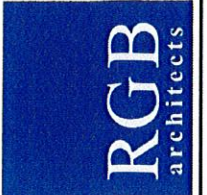
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NEWPORT, RI

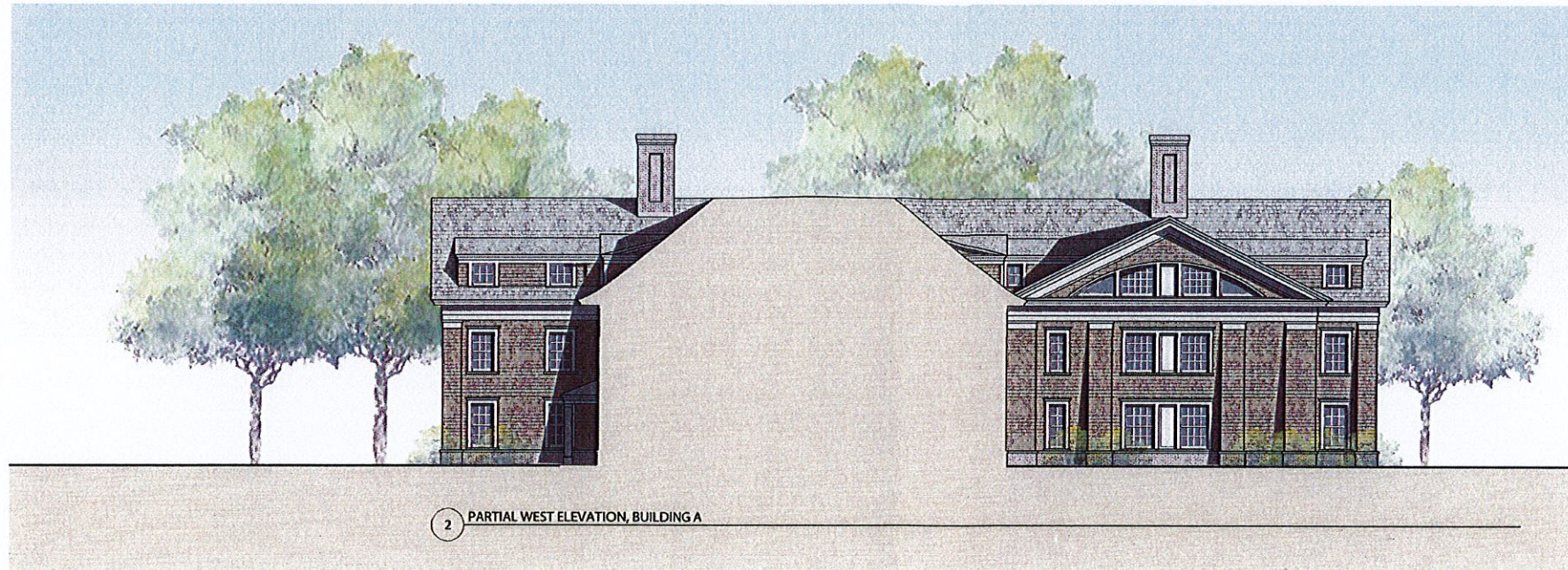
Job no: 1505
Revisions:

Phase: HOC APPLICATION
Description:
EXTERIOR ELEVATIONS
Date Issued: 10/16/2018
Scale: AS NOTED

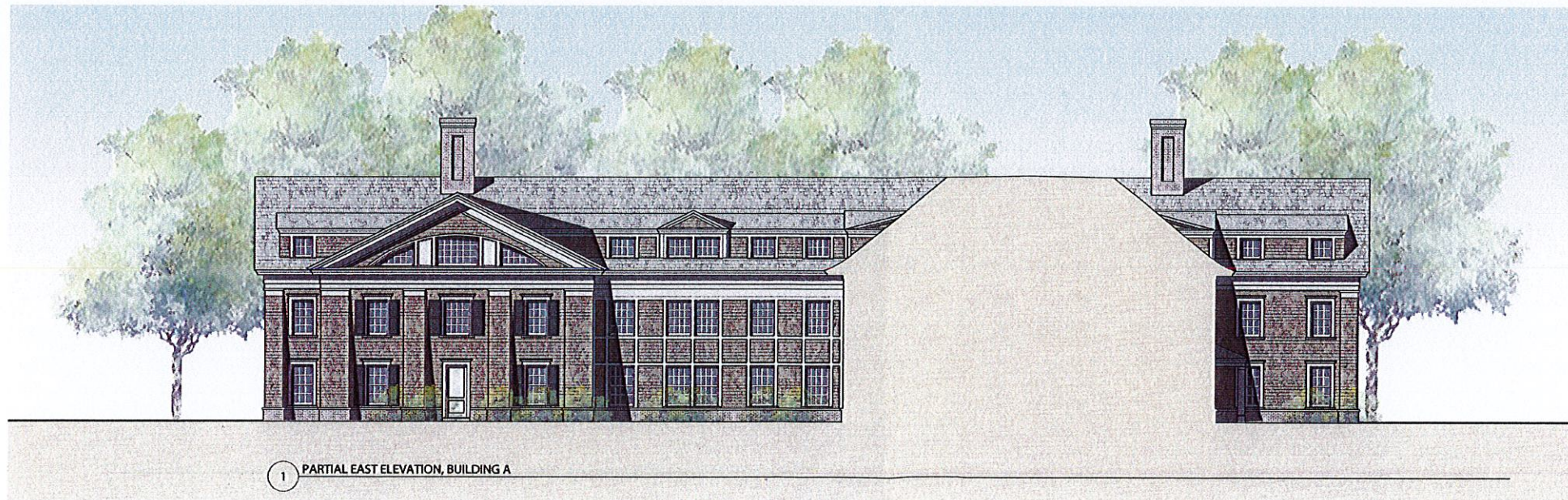
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A201A

9



2 PARTIAL WEST ELEVATION, BUILDING A



1 PARTIAL EAST ELEVATION, BUILDING A

PAUL F. WEBER
ARCHITECT, LLC.

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SALVE REGINA UNIVERSITY
NEWPORT, RI

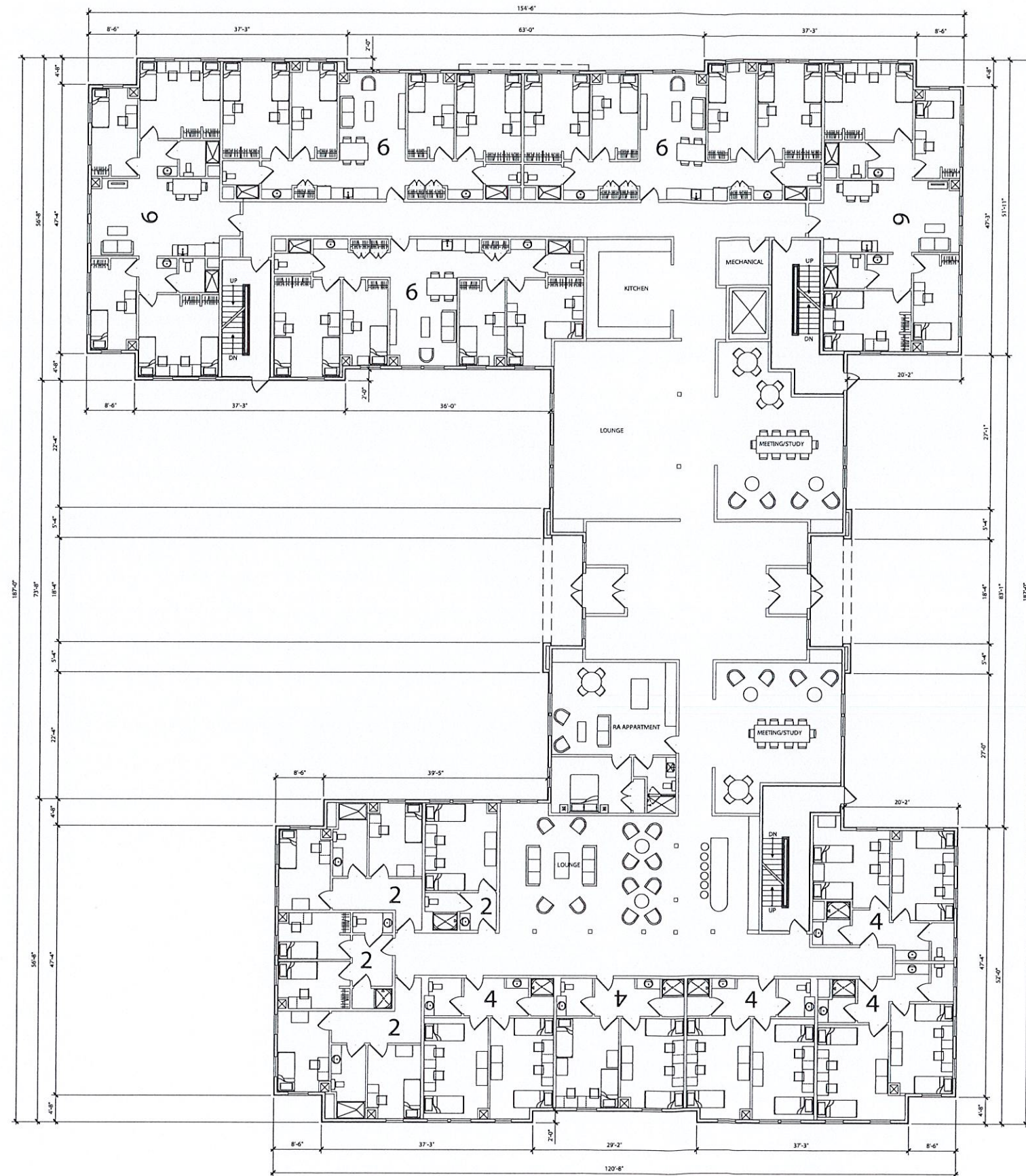
Job no: 1505
Revisions:

Phase: HOC APPLICATION
Description:
EXTERIOR ELEVATIONS
Date issued: 10.16.2018
Scale: AS NOTED

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A202A

10



1 FIRST FLOOR PLAN - WATTS NEW DORM
SCALE: 1/8" = 1'-0"



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SALVE REGINA UNIVERSITY
NEWPORT, RI

Job no: 1305
Revision:

Phase: HOC APPLICATION
Description:
FIRST FLOOR PLAN - WATTS NEW DORM
Date Issued: 10.16.2018
Scale: AS NOTED

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A101A

SALVE REGINA UNIVERSITY
NEWPORT, RI

Job no: 1505
Revision:

Phase: HDC APPLICATION
Description:
EXTERIOR ELEVATIONS
Date Issued: 10.16.2018
Scale: AS NOTED

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A200B



2 NORTH ELEVATION, BUILDING B



1 WEST ELEVATION, BUILDING B

SITE PREPARATION NOTES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. THE CONTRACTOR SHALL CONDUCT TEST PITS AS NECESSARY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES HAVE NOTICED AND APPROVED IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY D&S (1-888-344-7331) A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO D&S-RIE, IF IT IS DIFFERENT FROM THE CALLER.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF NEWPORT SOIL EROSION AND SEDIMENT CONTROL REGULATIONS AND CODES, RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE DESIGN, LATEST EDITION, AND O.S.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INFRASTRUCTURE STOCKPILING AND RELOCATION, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS.
4. SOIL EROSION CONTROLS SHALL BE IN PLACE PRIOR TO ANY SITE DISTURBANCE ACTIVITIES.
5. PROPOSED STORMWATER FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT CONTROL BASINS AND ALL SHALL BE PROTECTED FROM HEAVY TRAFFIC DURING CONSTRUCTION.
6. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AS NEEDED AND AS PRACTICAL. AREAS OF THE SITE SHALL BE RIGIDLY GRADED TO ENSURE RUNOFF IS DIRECTED TOWARD SUCH BASINS AND SEDIMENTS SHALL BE CLEANED FROM BASINS EVERY 3 MONTHS OR WHEN THEIR DEPTH HAS REACHED 20% OF THEIR VOLUMES.
7. ALL NEW CFS AS WELL AS ANY DOWNSTREAM SHALL BE PROTECTED WITH TEMPORARY ADS FLEXSTORM (OR EQUAL) INLET PROTECTION AND REMOVED ONCE THE SITE HAS BEEN FULLY STABILIZED.
8. STOCK PILES ARE TO BE PLACED WHERE PRACTICAL AND SHALL BE RINGED WITH STAKED & STRAIN SALES AND/OR SILT SOCKS AND LOCATED AS SPACE DICTATES.
9. THE CONSTRUCTION ENTRANCES SHALL BE CONSTANTLY INSPECTED AND MAINTAINED TO ENSURE THEY ARE KEPT CLEAN AND FUNCTIONING AS INTENDED.
10. TREES TO REMAIN LOCATED WITHIN THE LIMIT OF DISTURBANCES SHALL BE RINGED WITH SILT SOCK AND/OR STAKED STRAIN SALES TO THE LIMIT OF THEIR CANOPY WHEN EXCAVATION OR TRAFFIC ACTIVITIES ARE WITHIN CLOSE PROXIMITY TO THEM. ALL TREES AND THEIR CANOPIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
11. UTILITIES SERVING THE EXISTING BUILDINGS TO BE RAZED SHALL BE PROPERLY SHUT OFF, REMOVED AND COMPOSED OF AND CAPED AT THE PROPERTY LINE IN ACCORDANCE WITH LOCAL REGULATIONS.
12. CONTRACTOR TO DETERMINE LOCATION AND EXTENT OF UTILITIES SERVING WATTS SHERMAN ANNEX AS WELL AS ALL BUILDINGS TO BE RAZED. UTILITIES SHALL BE REMOVED AND CAPED AT PROPERTY LINE. SERVICE TO WATTS SHERMAN ANNEX BUILDING TO BE MAINTAINED AT ALL TIMES UNLESS AUTHORIZED BY THE FACILITIES DEPARTMENT OF SALVE REGINA UNIVERSITY.
13. SEE ARCHITECTURAL PLANS FOR WATTS SHERMAN INTERNAL BUILDING DEMOLITION. REFER TO DETAIL SHEETS FOR ADDITIONAL NOTES.

LEGEND:

—	SUBJECT LOT LINE
—	ABUTTING LOT LINE
—	NAIL FOUND
—	IRON ROD FOUND
—	IRON PIPE FOUND
—	EXISTING FENCE
—	EXISTING BUILDING
—	EXISTING EDGE OF VEGETATION
—	EXISTING CONTOUR
—	EXISTING CURB / EDGE OF PAVEMENT
—	EXISTING SEWER LINE
—	EXISTING GAS LINE
—	EXISTING WATER LINE
—	EXISTING DRAIN LINE

LEGEND (cont.)

—	EXISTING UTILITY POLE
—	EXISTING SEWER MANHOLE
—	EXISTING DRAINAGE MANHOLE
—	EXISTING ELECTRIC MANHOLE
—	EXISTING CATCH BASIN
—	EXISTING GATE VALVE
—	EXISTING FIRE HYDRANT
—	EXISTING LIGHT POST
—	ASSESSOR'S PLAT AND LOT #
—	STREET ADDRESS
—	EXISTING TREE AND TREE LABEL
—	EXISTING STONE WALL
—	EXISTING TEST HOLE
—	EXISTING OVERHEAD WIRE

LEGEND (cont.)

—	PROPOSED BUILDING
—	TO BE REMOVED
—	TO BE STOCKPILED
—	SILT SOCK / LIMIT OF DISTURBANCE
—	LIMIT OF DISTURBANCE ONLY
—	PROPOSED STORMWATER FACILITY
—	ADS FLEXSTORM INLET PROTECTION

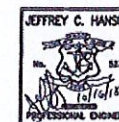
NOTES:

1. EXISTING CONDITIONS SURVEY PERFORMED BY MILLSTONE ENGINEERING, P.C., PORTFOLIO IN 2013, AND SUPPLEMENTAL SURVEY IN AUGUST / SEPTEMBER 2017.
2. VERTICAL DATUM IS NAVD 83.

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Jeffrey C. Hanson



Drawn by: MAW

Checked by: JCH

Revised on:

10.18.18
MODIFY
REMOVE L10 37

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SALVE REGINA UNIVERSITY
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Drawing Date: SITE PLAN REVIEW

Issued On: OCTOBER 5, 2018

Sheet Contents: SITE PREPARATION / SESC PLAN

Project Number: 6363

Drawing No: C002

Sheet 2 of 7

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EXISTING UTILITIES NOTE:

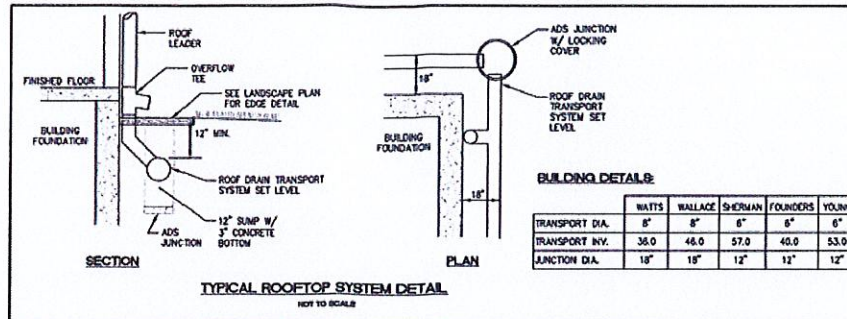
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FLOOD NOTE:

THIS SITE LIES ENTIRELY WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (FIRM), NEWPORT COUNTY, BRIDGE ISLAND, ALL JURISDICTIONS, PANEL 141 OF 224 MAP NUMBER 4805021U1, MAP REVISED SEPTEMBER 4, 2013.

DRAINAGE NOTES:

- ALL CATCH BASINS SHALL BE OUTFITTED WITH 4" HEAVY DUTY FRAME AND GRATES BICYCLE SAFE.
- ALL MANHOLES ON SITE SHALL BE OUTFITTED WITH 4" HEAVY DUTY FRAME AND COVERS.
- ALL DOWNPIPES SHALL BE ADS-N-12 SMOOTH/SMOKE INTERIOR WITH VAN T COVER UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS ON THE WALLACE SITE A, SHALL BE 8" DIAMETER PRECAST WITH 4" SLIPS AND OUTLET HOODS FOR PRE-TREATMENT FUNCTION UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS ON THE WALLACE SITE B SHALL BE 8" DIAMETER PRECAST WITH 4" SLIPS AND OUTLET HOODS FOR PRE-TREATMENT FUNCTION UNLESS OTHERWISE NOTED.
- ALL DRAINAGE MANHOLES SHALL BE 4" DIAMETER PRECAST STRUCTURES WITH 4" SLIPS UNLESS OTHERWISE NOTED.
- ROOF DRAINS FROM NEW DORMITORIES AS WELL AS THE WALLACE DORMITORY, FOUNDERS HALL AND WALLACE BUILDINGS SHALL BE DIRECTED TO THE STORMWATER INFRASTRUCTURE TO ENSURE WATER QUALITY TREATMENT.



ID	RM	IN	IN	IN	IN
DH-1	40.20	34.71	---	34.71	---
DH-2	43.20	35.20	---	35.20	---
DH-3	44.25	37.95	---	37.95	---
DH-4	46.75	42.97	---	42.97	---
DH-5	51.25	47.46	---	47.46	---
DH-6	56.00	51.95	---	51.95	---
DH-7	38.75	33.50	---	33.50	---
DH-8	42.75	35.32	---	35.32	---
DH-9	38.75	33.50	---	33.50	---

ID	RM	IN	IN	IN	IN
CB-1	48.00	---	43.24	---	---
CB-2	48.00	---	43.18	---	---
CB-3	51.20	---	47.73	---	---
CB-4	53.60	---	48.67	---	---
CB-5	55.90	---	52.22	---	---
CB-6	60.00	---	56.02	---	---
CB-7	58.00	---	55.85	---	---

ID	RM	IN	IN	IN	IN
DH-1	36.25	32.00	---	29.25	---
DH-2	40.00	32.00	---	32.00	---
DH-3	47.25	37.14	---	37.14	---
DH-4	47.50	37.98	---	37.98	---
DH-5	48.25	40.26	---	40.26	---
DH-6	49.10	43.58	---	43.58	---
DH-7	53.75	48.78	---	48.78	---
DH-8	33.25	28.50	---	28.50	---
DH-9	35.35	31.13	---	31.13	---
DH-10	32.50	28.50	---	28.50	---
DH-11	48.00	40.00	---	40.00	---

ID	RM	IN	IN	IN	IN
CB-1	48.00	---	43.18	---	---
CB-2	51.30	---	47.30	---	---
CB-3	54.20	---	51.46	---	---
CB-4	50.90	---	52.68	---	---
CB-5	54.00	---	50.60	---	---
CB-6	55.10	---	51.43	---	---
CB-7	57.60	---	53.50	---	---
CB-8	57.75	---	54.25	---	---

LEGEND:

- ABUTTING LOT LINE
- NAIL FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING EDGE OF VEGETATION
- EXISTING CONTOUR
- EXISTING CURB / EDGE OF PAVEMENT
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING DRAIN LINE
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING CATCH BASIN
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POST
- ASSESSOR'S PLAT AND LOT ID
- STREET ADDRESS
- EXISTING TREE AND TREE LABEL
- EXISTING STONE WALL
- PROPOSED BUILDING
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED PARKING LIGHT POST (SINGLE)
- PROPOSED PARKING LIGHT POST (DOUBLE)
- PROPOSED STONE WALL
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED GAS/WATER VALVE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE BOX
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE HANDHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN LINE
- PROPOSED CONTOUR

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Certification



Drawn by: MAV

Checked by: JCH

Revised on:

10.16.18



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100 Ochre Point Ave.
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Drawing Status

SITE PLAN REVIEW

Issued On: OCTOBER 5, 2018

Sheet Contents

SITE GRADING & DRAINAGE PLAN

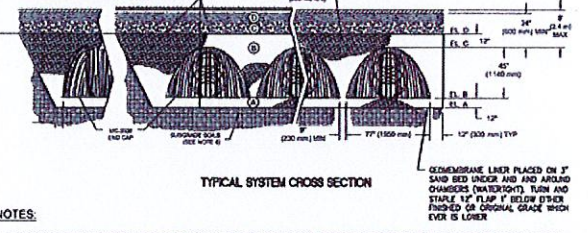
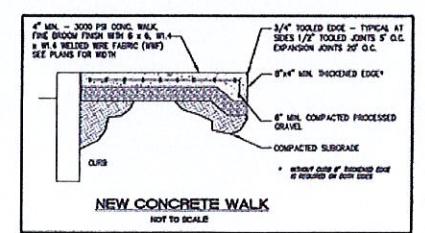
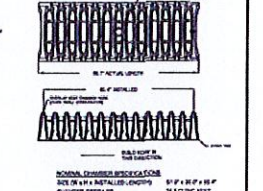
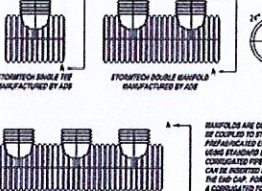
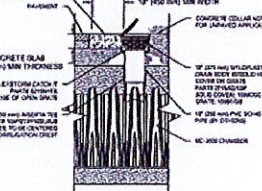
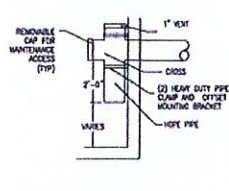
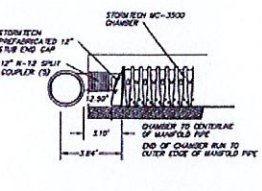
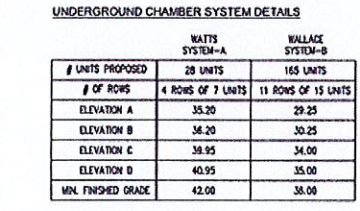
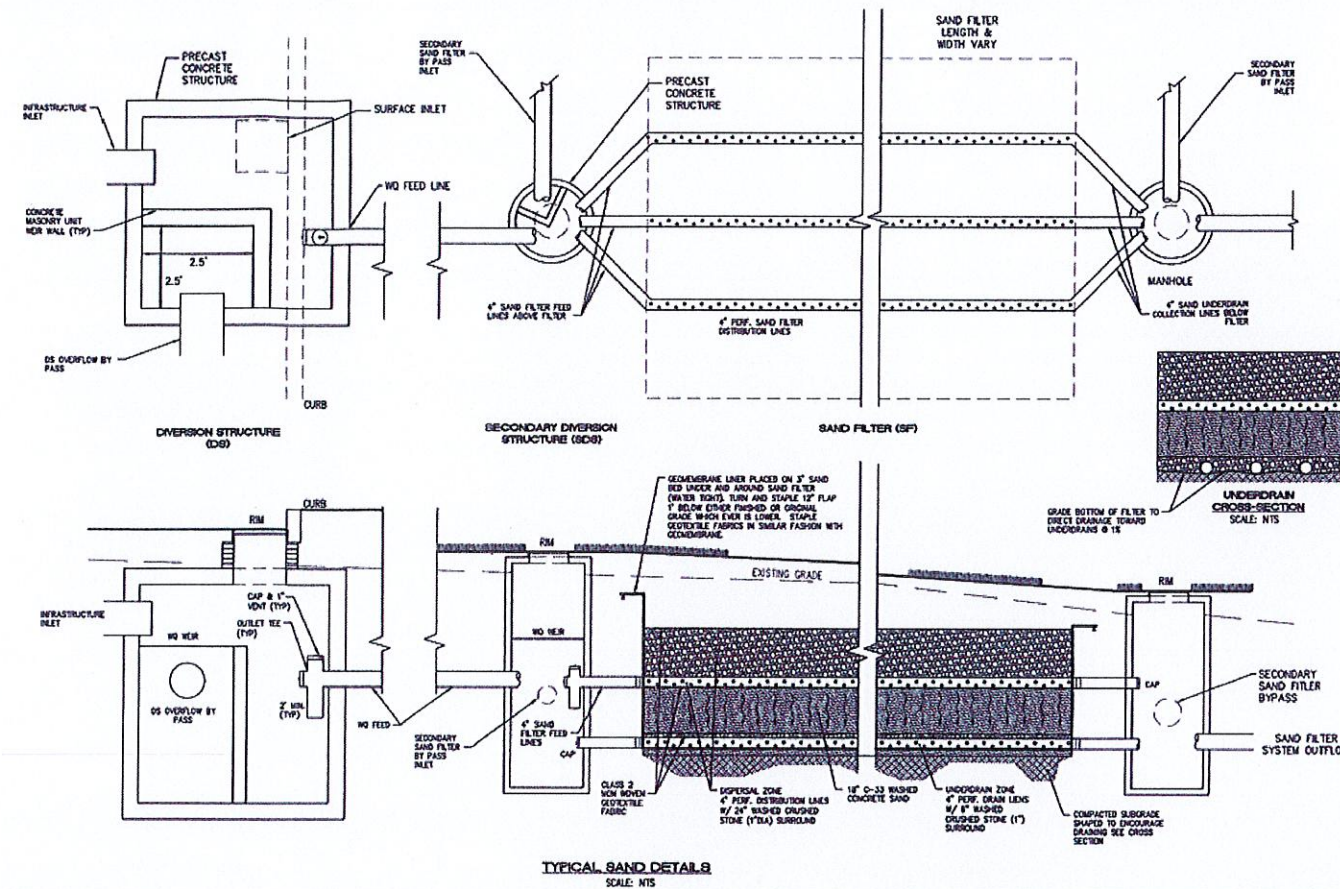
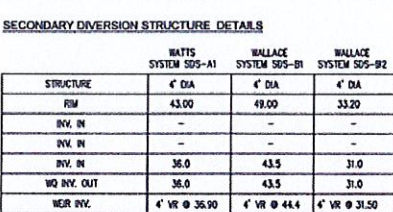
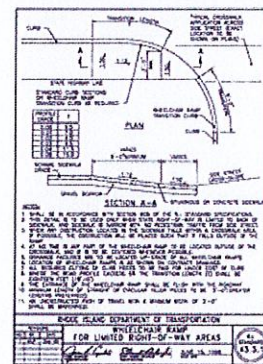
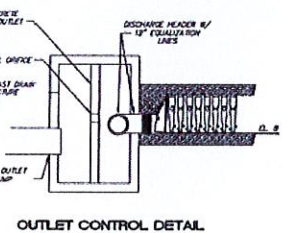
Project Number: 8363

Drawing No.

C005

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[illegible]

	HEATS SYSTEM-A	WALLACE SYSTEM-B
DIA OUTLET STRUCTURE	48"	60"
INLET HEADER SIZE	24"	24"
OUTLET HEADER SIZE	15"	15"
ORIFICE 1 OUTLET	2-4" @ 37.0	6" @ 32.25
ORIFICE 2 OUTLET	2-4" @ 35.2	1.25" @ 29.25
ORIFICE 3 OUTLET	-	-
NEAR OUTLET	5' V-NOTCH @ 37.0	2.5' V-NEAR @ 34.00
STRUCTURE OUTLET	15" @ 35.2	15" @ 29.25

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Certification

JEFFREY C. HANSON



No. 5238
10/15/18
PROFESSIONAL ENGINEER

Drawn by: MAJ
Checked by: JCH
Revised on:



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Project

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Drawing Status

SITE PLAN REVIEW

Issued On: OCTOBER 5, 2018

Sheet Contents

DETAILS

Project Number: 6363

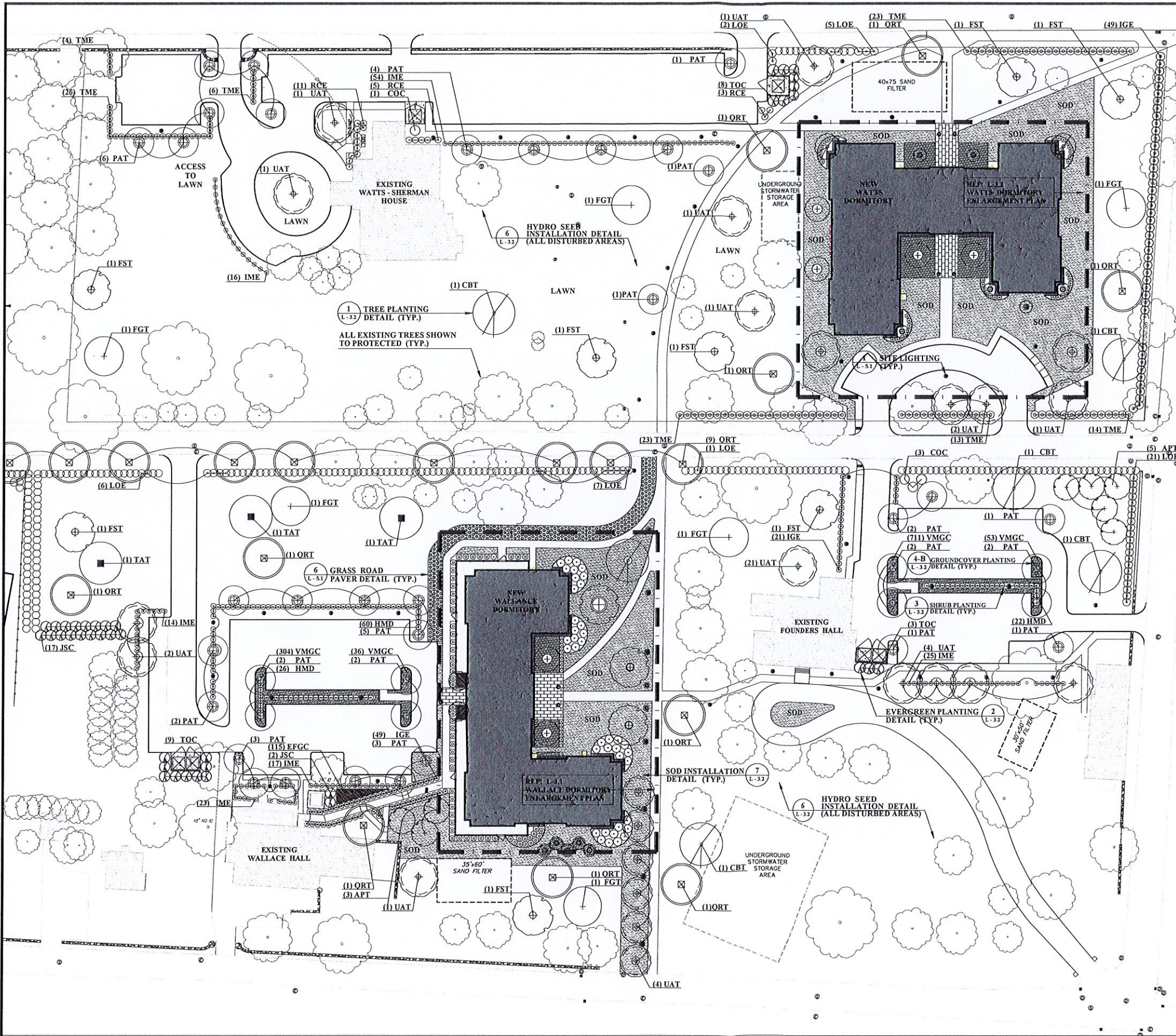
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






















C007

Sheet 7 of 7

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SYMBOL	SYM.	QTY	BOTANICAL NAME
DECIDUOUS TREES			
	EXT	xx	EXISTING TREES TO REMAIN
	ADT	11	ACER PALMATUM DISSECTUM 'CRIMSON QUEEN'
	APT	10	ACER PALMATUM 'BLOODGOOD'
	CBT	6	CARPINUS BETULUS 'FASTIGIATA'
	CKT	6	CORNUS KOUSA 'JUNE SNOW'
	CVT	2	CHIONANTHUS VIRGINICUS
	FGT	6	FAGUS GRANDIFOLIA
	FST	10	FAGUS SYLVATICA 'PENDULA'
	KPT	1	KOELREUTERIA PANICULATA
	PAT	39	PLATANUS ACERIFOLIA 'BLOODGOOD'
	QRT	19	QUERCUS RUBRA
	TAT	3	TILIA AMERICANA
	UAT	24	ULMUS AMERICANA x 'PRINCETON'
CONIFEROUS TREES			
	COC	4	CHAMAECYPARIS OBTUSA 'COMPACTA'
	TOC	39	THUJA OCCIDENTALIS 'NIGRA'
DECIDUOUS SHRUBS			
	HMD	108	HYDRANGEA MACRO 'ALL SUMMER BEAUTY'
	POD	18	PHYSCARPUS OPULIFOLIUS 'NANUS'
EVERGREEN SHRUBS			
	EX	xx	EXISTING HEDGES
	IGE	120	ILEX x GLABRA 'SHAMROCK'
	IME	149	ILEX x MESERVEAE 'CHINA GIRL'
	LOE	43	LIGUSTRUM OVALIFOLIUM
	TME	168	TAXUS x MEDIA 'NIGRA'
	RAE	39	RHODODENDRON CATAWBIENSE 'ALBA'
	RCE	19	RHODODENDRON CHIONOIDES
	RLE	39	RHODODENDRON LAETEVIRENS 'WILSONI'
GROUNDCOVERS & BULBS			
	EFCC	186	EUXONYMUS FORTUNEI 'COLORATUS'
	VMGC	3,177	VINCA MINOR AND DAFFODIL BULBS
	BULB	3,177	
LAWN			
	SOD	43,102	SOD
	SEED	xx	HYDRO SEED ALL OTHER DISTURBED AREAS

Planting Legend



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REGISTERED
LANDSCAPE ARCHITECT
MICHAEL D. FARAS
No. 359
Maine
2017

Drawn: MCF, TL
Checked: MCF, MM
Revised on: 11-18-2018
11-19-2018
11-19-2018
12-10-2018
Comments: MAINE HORT. COMMENTS
Comments: MAINE HORT. AND TREE WARDEN COMMENTS
Comments: PLANNING BOARD COMMENTS

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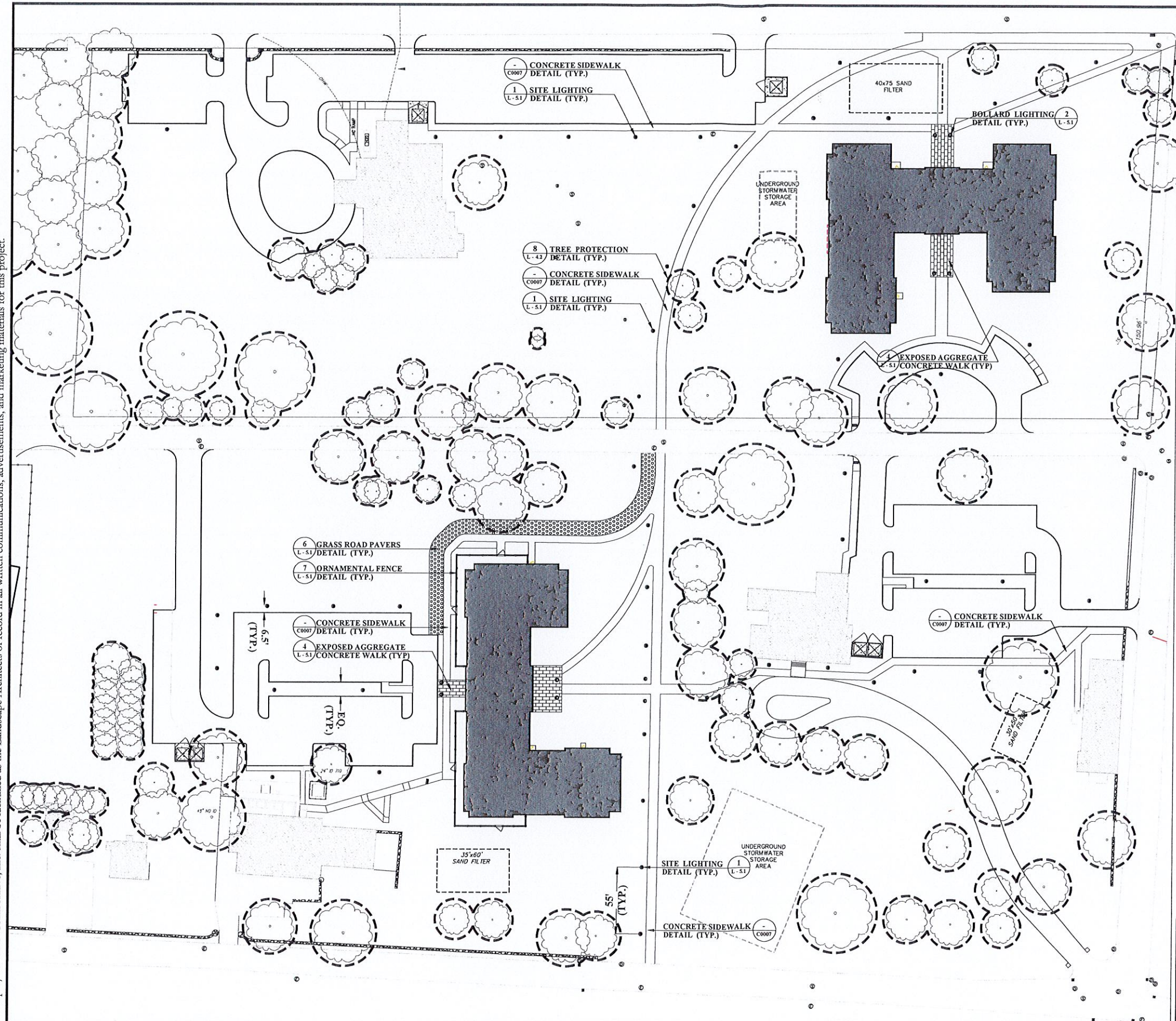
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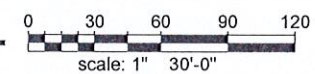
Drawing Status:
SITE PLAN APPROVAL
FINAL CONSTRUCTION
DOCUMENTS
Issued On: NOVEMBER 20, 2018
Sheet Contents:
PLANTING PLAN
Project Number: 6363
Drawing No.: L-1.1
Sheet 1 of 7

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La out and Materials Plan



	NEW DORMITORIES
	EXISTING BUILDINGS
	(50) ORNAMENTAL PEDESTRIAN LIGHT
	(10) ORNAMENTAL BOLLARD LIGHT
	CONCRETE WALKWAY
	NEW DUMPSTERS
	NEW RIVER STONE BUFFER ZONE
	NEW GRASS EMERGENCY ACCESS LANE
	EXISTING TREE PROTECTION AREA

Materials Legend

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2017

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Drawn: MCF, TL
Checked: MCF, MM

Revised on:
11-15-2018
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12-10-2018
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LAYOUT and
MATERIALS PLAN
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PLANTING PLAN LEGEND						
SYMBOL	SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
DECIDUOUS TREES						
	EXT	xx	EXISTING TREES TO REMAIN	EXISTING TREES TO REMAIN	N/A	N/A
	ADT	11	ACER PALMATUM DISSECTUM 'CRIMSON QUEEN'	CRIMSON QUEEN JAPANESE MAPLE	HT: 4.5 - 5'	SPECIMEN TREE
	APT	10	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	CAL: 2.5 - 3"	SPECIMEN TREE
	CBT	6	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	CAL: 4 - 4.5"	SPECIMEN TREE
	CKT	6	CORNUS KOUSA 'JUNE SNOW'	JUNE SNOW KOUSA DOGWOOD	CAL: 4 - 4.5"	SPECIMEN TREE (SRU)
	CVT	2	CHIONANTHUS VIRGINICUS	FRINGETREE WHITE	CAL: 4 - 4.5"	SPECIMEN TREE
	FGT	6	FAGUS GRANDIFOLIA	AMERICAN BEECH	CAL: 3 - 3.5"	SPECIMEN TREE
	FST	10	FAGUS SYLVATICA 'PENDULA'	EUROPEAN BEECH - WEEPING	CAL: 5.5 - 6'	B&B
	KPT	1	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	CAL: 4.5 - 5'	SPECIMEN TREE
	PAT	39	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANETREE	CAL: 2.5 - 3"	B&B
	QRT	19	QUERCUS RUBRA	RED OAK	CAL: 2.5 - 3'	SPECIMEN TREE
	TAT	3	TILIA AMERICANA	AMERICAN LINDEN	CAL: 5.5 - 6'	SPECIMEN TREE
	UAT	24	ULMUS AMERICANA x 'PRINCETON'	PRINCETON AMERICAN ELM	CAL: 2.5 - 3"	SPECIMEN TREE
CONIFEROUS TREES						
	COC	4	CHAMAECYPARIS OBTUSA 'COMPACTA'	COMPACT HINOKI CYPRESS	HT: 8 - 9'	B&B
	TOC	39	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	HT: 5 - 6'	B&B
DECIDUOUS SHRUBS						
	HMD	108	HYDRANGEA MACRO 'ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	CON: #5	FULL
	POD	18	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF COMMON NINEBARK	CON: #10	HEDGE - DECIDUOUS
EVERGREEN SHRUBS						
	EX	xx	EXISTING HEDGES	EXISTING HEDGES		
	IGE	120	ILEX x GLABRA 'SHAMROCK'	SHAMROCK INKBERRY - COMPACT	HT: 36" MIN.	HEDGE - EVERGREEN
	IME	149	ILEX x MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	HT: 36" MIN.	HEDGE - EVERGREEN
	LOE	43	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	HT: 36" MIN.	HEDGE - EVERGREEN
	TME	168	TAXUS X MEDIA 'NIGRA'	JAPANESE SPREADING YEW	HT: 36" MIN.	HEDGE - EVERGREEN
	RAE	39	RHODODENDRON CATAWBIENSE 'ALBA'	CATAWBA RHODODENDRON - WHITE	HT: 24" MIN.	B&B (MAX. HT. 5' - WHITE)
	RCE	19	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON - WHITE	HT: 24" MIN.	B&B (MAX. HT. 5' - WHITE)
	RLE	39	RHODODENDRON LAETEVIRENS 'WILSONII'	DWARF WILSONII RHODODENDRON	HT: 18" MIN.	B&B (MAX. HT. 3' - PURPLE)
GROUNDCOVERS & BULBS						
	EFGC	186	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	FLATS SPACED 18" O.C.	GROUNDCOVER
	VMGC BULB	3,177 3,177	VINCA MINOR AND DAFFODIL BULBS	PERIWINKLE & BULBS GROUNDCOVER	FLATS SPACED 18" O.C. BULBS SPACED 18" O.C.	BULBS SELECTION ARE EARLY/MID/LATER BLOOM
LAWN						
	SOD	43,102	SOD	SOD	SQUARE FEET OF PREMIUM SOD	SOD
	SEED	xx	HYDRO SEED ALL OTHER DISTURBED AREA			

Planting Schedule

PLANTING NOTES

- I. QUALITY ASSURANCE:
- A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
- C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
- D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.

2. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
- A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FORM APRIL 1 TO JUNE 1, AND FROM AUGUST 1 TO OCTOBER 1.
- B. UNLESS OTHERWISE DIRECTED IN WRITING THE PLANTING OF TREES AND SHRUBS SHALL BE FROM APRIL 1 TO JUNE 1, AND FROM AUGUST 1 TO OCTOBER 1.
- C. PROCEED WITH AND COMPLETE SEEDING WORK AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
- D. PROVIDE TEMPORARY ANNUAL RYEGRASS COVER FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.

3. PRODUCTS:
- A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
- i. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.

- ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20 MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105° C.

- iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.

- iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60 (OF THE 1/4" SIEVE)

- B. SEED MIXTURE:
- PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

PRIMARY SEED MIX			
AMOUNT BY:	MINIMUM %		
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
40%	KENTUCKY BLUE GRASS	95%	60%
35%	PERENNIAL RYE	98%	90%
25%	RED FESCUE	97%	85%
100%			
TEMPORARY COVER SEED MIX			
AMOUNT BY:	MINIMUM %		
WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION
100%	ANNUAL RYEGRASS	99%	95%

- C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.

- D. FERTILIZER:
- i. FOR SPRING SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 10% NITROGEN, 6% AVAILABLE PHOSPHOROUS, AND A 4% WATER SOLUABLE POTA (10-6-4).

- ii. FOR FALL SEEDING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5-10-5).

- iii. FOR FINAL FERTILIZING; IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH HIGH NITROGEN, 36% URANITE OR APPROVED EQUAL. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (3.D.II) ABOVE.

- E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:

- i. PLANTING SOIL MIXTURE ; SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:
- 30 PARTS TOPSOIL
10 PARTS PEAT
1 PART BONE MEAL

- ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.

- iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID, IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.

- F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.

- G. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.

- H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTEN BYPRODUCTS CO, INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFIL GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVAED EQUAL.

4. EXECUTION:

- i. MULCH:

- i. LAWN AREAS
OAT OR WHEAT STRAW, FREE OF WEEDS.

- ii. PLANT BED AREAS

- GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.

- A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.

- B. TOPSOIL SHALL BE SPREAD NO LESS THAN 6" OVER SOIL AREAS A MINIMUM OF 9" THICK OVER GRAVEL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.

- C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.

- D. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY TO AMOUNT RECOMMENDED FOR EACH PLANT SPECIES. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE. SLOW RELEASE NITROGEN 18-22-6 STARTER FERTILIZER SHALL BE APPLIED AT 6 LBS PER 1,000 SF UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.

- E. LAWN:

- i. PRIMARY SEED MIX: SEED AT THE RATE OF 5 TO 8 LBS PER 1,000 SF.

- ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.

- iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

- F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN., TO BE APPLIED ONCE PLANTING IS COMPLETE.

- G. ALL SEEDED SLOPES SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

- H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 90 DAYS AFTER INSTALLATION.

- I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 90 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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REVISIONS

NO.	DATE	DESCRIPTION
1	11-16-2018	MAINE HORT COMMENTS
2	12-10-2018	PLANNING BOARD COMMENTS

CERTIFICATION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

MICHAEL D. PARAS, No. 359

Drawn: MCF, TL
Checked: MCF, MM

Revised on: 11-16-2018
12-10-2018

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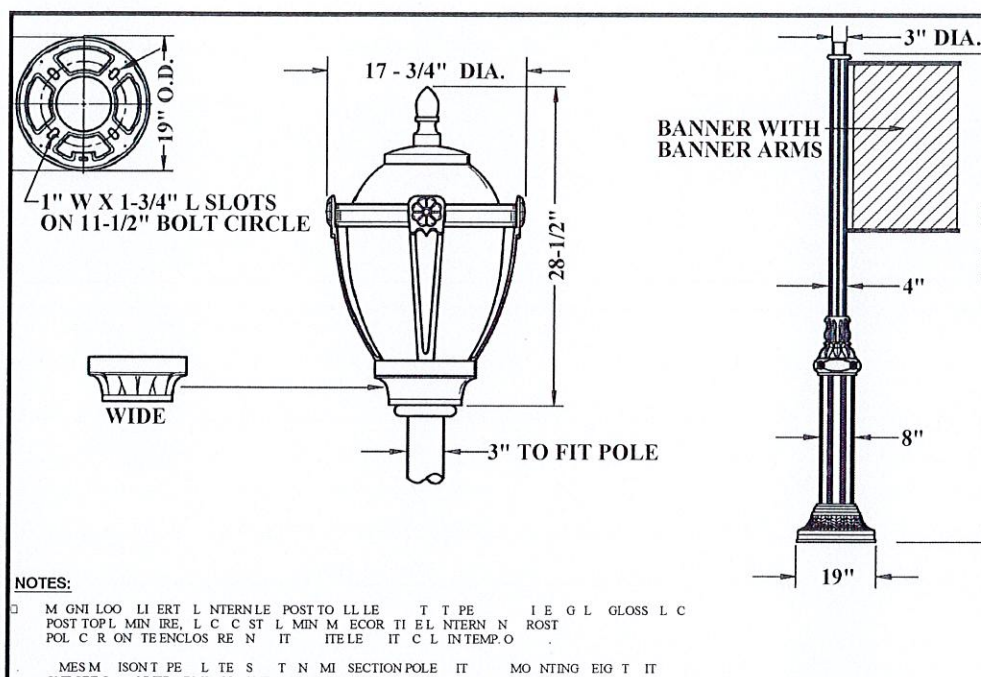
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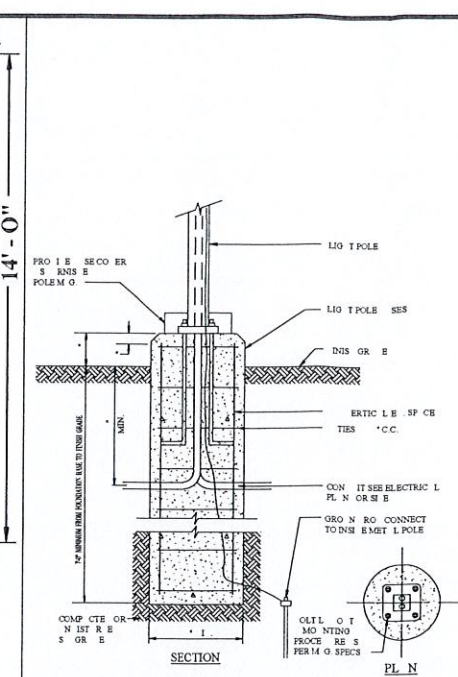
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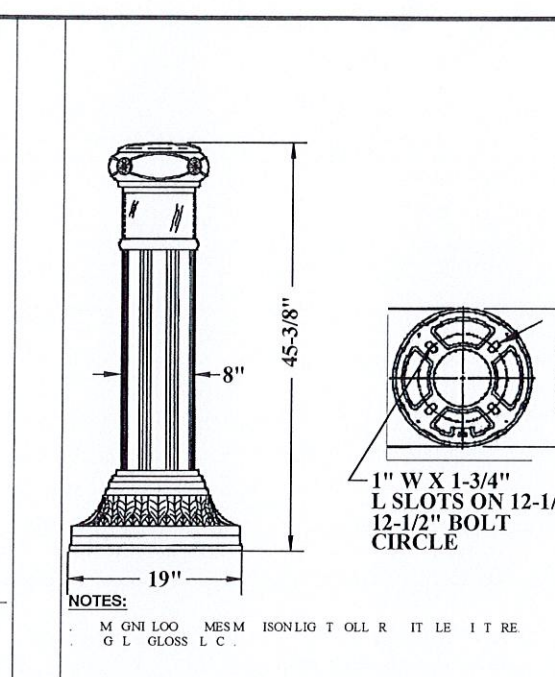
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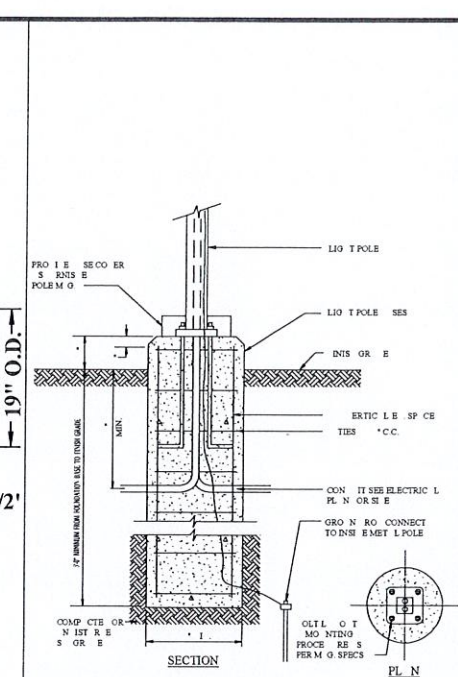
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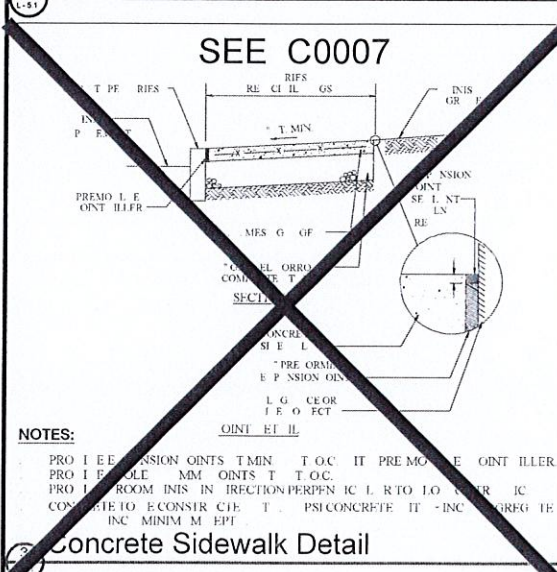
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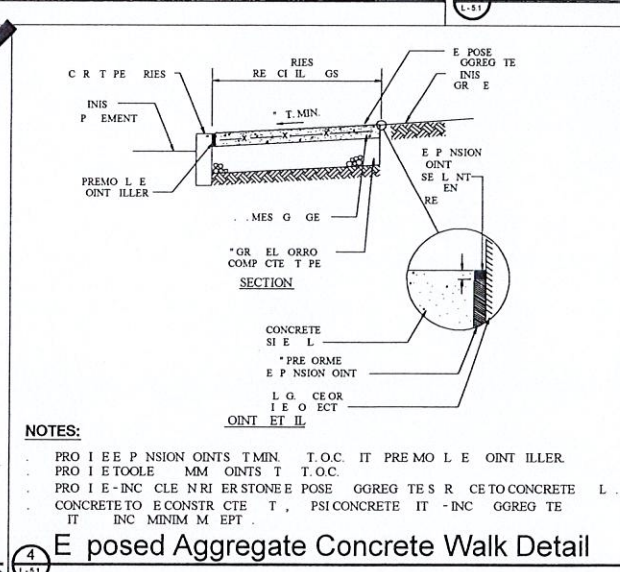
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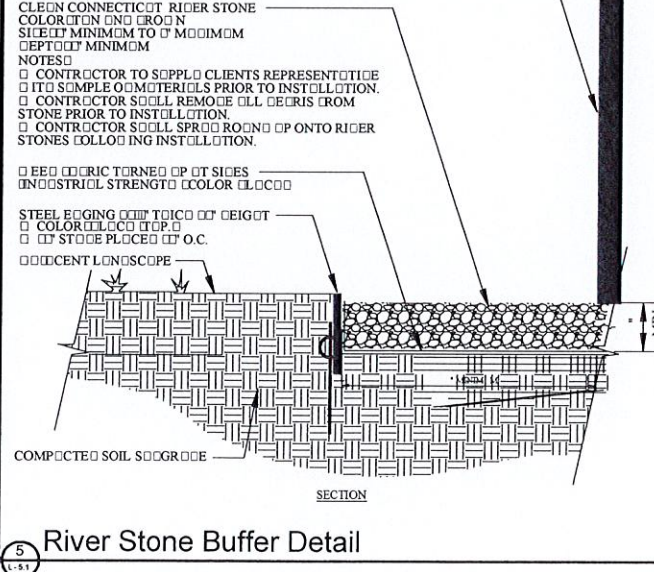
2 Bollard Foundation Detail



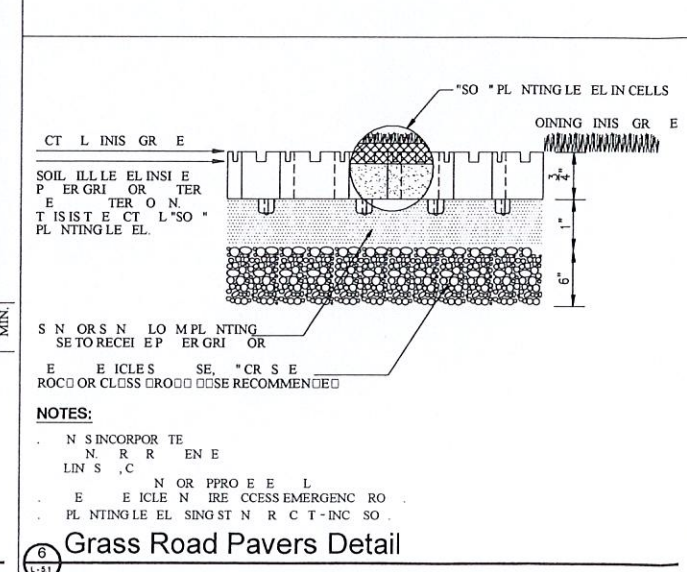
3 Concrete Sidewalk Detail



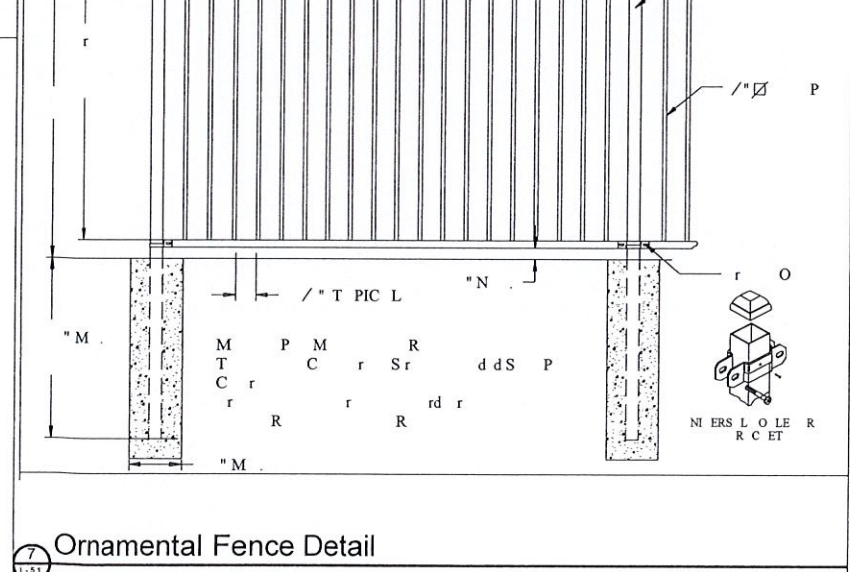
4 Exposed Aggregate Concrete Walk Detail



5 River Stone Buffer Detail



6 Grass Road Pavers Detail



7 Ornamental Fence Detail

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