Zoning Board of Review
Meeting Notice & Agenda
Tuesday, December 13, 2016

7:00 PM
Municipal Offices (Courtroom)
100 Fairway Drive
North Kingstown, RI 02852

North Kingstown Town
Municipal Offices
100 Fairway Drive
North Kingstown, RI 02852
401-294-3331
Zoning Board of Review

ZB Board
John V. Gibbons, Jr.
Joseph Bambara
Elaine Lemieux
Randy Wietman
David Campanella
Robert O'Neill
Patricia Siegmund

Department Director
Nicole LaFontaine, AICP

Liaison Staff
Maura Harrington
Supervising Planner

Clerk
Hope Young

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1C. Minutes – November 22

2C. Decision- Chi Yee Chan of 2865 Tower Hill Road, Saunderstown, RI 02874 for a Special Use Permit under Chapter 21, Article III Land Use Table- General Services Businesses - to allow an animal board kennel facility for wildlife rehabilitation purposes located at 2865 Tower Hill Road, Saunderstown, RI 02874 (AP 005-001)

NEW BUSINESS

1R. Application by Debra & Eichholz for a Special Use Permit to create an accessory dwelling unit in accordance with Chapter 21: Article X: Miscellaneous Regulations: 325 (7): Accessory Dwelling Units located at 110 Hatchery Road, Plat 104 Lot 14 and zoned Rural Residential (RR) and located within the Groundwater Two Overlay (GW2)

2R. Application of the Back 40(AMPO, Inc. Justin Dalton- Ameen) of 421 Cambridge St. Allston, MA RI 02134 for dimensional variances for signage in accordance with Article X: Signage (*Section 21-249: Requirements by Zone and Type of Sign*) and for parking in accordance with Article XI: Development Plan (*Section 21-272: Parking Schedule)* located at 20 South County Trail (AP 102 Lot 7) and located within the Groundwater Two (GW2) Overlay.

2R. Adjournment

Documentation (if any) for items listed on this agenda is available for public inspection, a minimum of 24 hours prior to the meeting, at any time during regular business house at the Department of Planning, 55 Brown Street, North Kingstown, RI 02852. The Town of North Kingstown will provide interpreters for the hearing impaired given three days' notice in advance. 294-3331, Ext 120. Pursuant to RIGL 42-46-6(c) notice of this meeting has been posted on the Secretary of State's website.

Town of North Kingstown, Rhode Island

80 Boston Neck Road
North Kingstown, RI 02852-5762
Phone: (401) 294-3331
Fax: (401) 885-7373
www.northkingstown.org

ZONING BOARD OF REVIEW DECISION

Date:	October 24, 2016
Meeting Date:	September 27, 2016
Applicant/Owner:	Chi Yee Chan, 2865 Tower Hill Road Saunderstown, RI 02874
Location:	Tax Assessor's Plat 005, Lot 001 / 2865 Tower Hill Road, Saunderstown, RI 02874
Zoning:	Very Low Density Residential (VLDR) Zoning District
Lot Size:	5.05 acres

Requested Action

Special Use Permit from Chapter 21, Article III Land Use Table – General Services Businesses - to allow an animal board kennel facility for wildlife rehabilitation purposes.

Testimony

- The applicant, Chi Yee Chan, Kristen Fletcher and Attorney Ellen Balasko were sworn in.
- Ms. Balasko provided an overview of the request on behalf of Dr. Chan and the Wildlife Rehabilitation Society for the basement area to be used as an "*animal board kennel*" for wildlife rehabilitation. It is indicated that no footprint changes will occur in this application.
- Dr. Chan testified that there will be a separate zoning board application for the cage areas. This approval is for the building only. There will also be no veterinary activities carried out on site.
- The service hours are 9:00AM to 5:00PM Monday through Friday; 9:00Am to 1:00PM on Saturday; and closed on Sunday except for cleaning and care of the animals.

Findings of Fact

Based upon the information presented and the testimony given at the hearing of September 27, 2016, the Board makes the following findings of fact:

1. That the requested special use permit, will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan upon which this chapter is based. The proposed use is an allowed use, subject to the approval of a special use permit. The proposed site is a large secluded parcel in a VLDR designation. Any approval will be conditional, to ensure that it will not alter the character of the surrounding area.
2. The special use permit is reasonably necessary to serve the public convenience and welfare. Testimony provided indicated that there are not too many of these facilities in Rhode Island. This is a unique service that will serve public convenience and welfare.
3. The granting of a special use permit will not pose a threat to the drinking water supply. The approval will be subject to a condition that waste is properly disposed of to ensure that there is no threat to public water.
4. The use will not disrupt the neighborhood or the privacy of abutting landowners by excessive noise, light, glare or air pollutants. This property is over 5 acres in size and is well isolated from other residential properties at a location whereby it will have minimal, if any impact.

5. Sewage and waste disposal into the ground and the surface water drainage from the proposed use will be adequately handled on site. Testimony indicated that the structure on site is adequately handled by an OWTS at present. The applicant is willing to carry out a system suitability determination, if required, due to the change of use to ensure that there will be no adverse impact as a result of this development.
6. The traffic generated by the proposed use will not cause undue congestion or introduce a traffic hazard to the circulation pattern of the area. Testimony indicated that at peak, the property will have 20 visitors per day. There is an existing egress and ingress off of the adjoining State road that will remain unchanged. If other approvals are required by DOT, the applicant has indicated willingness to obtain these.
7. Accessory signs, off-street parking and loading area, and outdoor lighting are designed and located in a manner which complements the character of the neighborhood. At present there are no signs. Any future signs will have to meet the ordinance requirements or obtain the relevant approvals. The site has adequate land to accommodate off-street parking, given the site size. This will however need to be demarcated on the site plan.
8. In addition to the criteria in subsections (1) through (7) of this section, in the case of a special permit, the board shall require evidence that the requested use will have a lesser undesirable impact upon the surrounding area than the preceding nonconforming use. This is not applicable.

Upon motion duly made and seconded it is voted to adopt the previously listed findings of fact.

DECISION
Therefore based upon the approved findings of fact and testimony provided, the Board moves to grant the following:

To approve the application of Chi Yee Chan, Plat 005, Lot 001, located at 2865 Tower Hill Road, Saunderstown, RI 02874 for a Special Use Permit from Chapter 21, Article III Land Use Table: General Services Businesses to allow an animal board kennel facility for wildlife rehabilitation purposes based on ZBR review and findings of fact, testimony provided and on the criteria set forth in Section 21-13, and Section 21-15 (a) and (b) of the zoning ordinance.

Zoning Board of Review members voting to allow the relief listed above: John Gibbons, Mr. Randy Wietman, Mr. Robert O'Neill, Mrs. Elaine Lemieux and Dr. David Campanella. The vote carried 5-0.

The Zoning Board of Review hereby grants unanimous approval subject to the following:

1. All construction is done in strict conformance with the submitted plan received on August 26, 2016. The plan shall be modified to demarcate parking on this site plan to be agreed administratively to meet ordinance requirements with planning staff.
2. Any proposed signage, lighting or parking associated with the rehabilitation facility will be designed in a manner that complements the neighborhood.
3. If any additional level of licensing is required for the structure or the employees, the applicant should return to the Zoning Board of Review for review and approval. Outdoor cage areas will require an additional special use permit application.
4. Any proposed signage, lighting or parking associated with the rehab facility will be designed in a manner that complements the neighborhood and meets ordinance requirements.
5. Waste shall be satisfactorily disposed of and proposals shall be agreed upon administratively with the planning department.

The vote of approval was unanimous by the Board.
Zoning Board of Review

John Gibbons, Chair

Town of North Kingstown, Rhode Island

80 Boston Neck Road
North Kingstown, RI 02852-5762
Phone: (401) 294-3331
Fax: (401) 885-7373
www.northkingstown.org

STAFF REPORT

To:	**Zoning Board of Review**
From:	**Department of Planning and Development**
Date:	**December 02, 2016**
Meeting Date:	**December 13, 2016**

Applicant/Owner	Thomas & Debra Eichholz, 110 Hatchery Road, North Kingstown, RI 02852
Property Location	110 Hatchery Road, North Kingstown, RI 02852 (AP 104-14)
Engineer/Surveyor	Samuel A. White Jr., PLS, 25 West Knollwood Circle, North Kingstown, RI 02852
Requested Action	Permission to create an accessory dwelling unit in accordance with Section 21-325 (7) of the zoning ordinance
Parcel Size	2.00 acres
Existing Land Use	Residential
Existing Zoning	Rural Residential (RR) and within the Groundwater 2 Overlay (GW2)

Relief Requested

The applicant is seeking to obtain a Special Use Permit for an existing structure to become an accessory dwelling unit in accordance with Section 21-325 (7) of the Zoning Ordinance. Planning staff has reviewed the submitted application in accordance with the development standards as indicated on pages 2 & 3 of the staff report.

Procedural Regulations

Section 21-13 Zoning Board of Review procedures for variances, special use permits and special permits

In granting a special use permit the specific findings of facts of a special use permit set forth in Section 21-15 should be met and noted in the decision of the Zoning Board.

1. That the requested special use permit, will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan upon which this chapter is based.
2. The special use permit is reasonably necessary to serve the public convenience and welfare.
3. The granting of a special use permit will not pose a threat to the drinking water supply.
4. The use will not disrupt the neighborhood or the privacy of abutting landowners by excessive noise, light, glare or air pollutants.

5. Sewage and waste disposal into the ground and the surface water drainage from the proposed use will be adequately handled on site.
6. The traffic generated by the proposed use will not cause undue congestion or introduce a traffic hazard to the circulation pattern of the area.
7. Accessory signs, off-street parking and loading area, and outdoor lighting are designed and located in a manner which complements the character of the neighborhood.
8. In addition to the criteria in subsections (1) through (7) of this section, in the case of a special permit, the board shall require evidence that the requested use will have a lesser undesirable impact upon the surrounding area than the preceding nonconforming use.

ACCESSORY STRUCTURE REGULATIONS

Section 21-325 (7)

a. *Conditions and requirements applicable to all accessory dwelling units.*

1. *An accessory dwelling unit shall not be permitted on the same lot on which exist a rooming house or boarding house, preexisting accessory dwelling unit, two-family dwelling, multi-family dwelling, mobile home park, or hotel or motel.*
2. *No more than one accessory dwelling unit shall be permitted on a lot unless otherwise expressly permitted by this chapter.*
3. *The accessory dwelling unit shall not contain more than two bedrooms.*
4. *At least one additional off-street parking space shall be provided on the lot for the accessory dwelling unit.*
   - i. *Each parking space and the driveway leading thereto shall be paved or shall have an all-weather gravel surface. No motor vehicles shall be regularly parked on the premises other than in parking spaces.*
   - ii. *There shall be not more than two outdoor parking spaces on the lot for the new accessory dwelling unit.*
5. *Prior to the issuance of a building permit for an accessory dwelling unit proposed in a business district within the groundwater overlay zone, the development plan review must be approved by the planning commission. The planning commission shall find that the proposed mixture of residential and business activities will not result in conditions which are unhealthy or harmful to the community welfare.*
6. *An accessory dwelling unit and the principal dwelling unit shall be in the same ownership with a deed restriction recorded in the land evidence records, as appropriate, with documentation of the recording provided to the building official, prior to the issuance of a certificate of occupancy for the accessory dwelling unit.*
7. *The owner(s) of the property in which the accessory dwelling units is created must continue to occupy at least one of the dwelling units as their residence.*
8. *The appearance of the principal structure must remain that of a single-family residence.*
   - i. *All stairways to the second or third stories shall be closed within the exterior walls of the dwelling.*
   - ii. *Any new entrance shall be located on the side or in the rear of the dwelling.*
   - iii. Where two or more entrances already exist on the front façade of a dwelling, modifications made to any of the entrances shall result in one entrance appearing to be the principal entrance and other entrances appearing to be secondary.
9. *The lot that the accessory dwelling unit is located on shall contain nor less than the minimum lot size requirement for the principal dwelling per article IV, in a conservation development section 21-216, in a cluster development section 21-221, or in a residential compound development under section 21-429 (b) (2)*
10. *The maximum gross floor area for an accessory dwelling unit shall not exceed 40 per cent of the gross floor area of the principal dwelling, excluding areas of the structure used for parking or 1,000 sq. ft., whichever is the lesser amount.*

11. *The application for a special use permit shall be accompanied by a site plan containing:*
    I. *Floor plans, drawn to scale, of the accessory dwelling to be created and the structure where it is to be located.*
    II. *Where exterior changes are proposed, an elevation, or other visual representations of the façade to be changed sufficient to show the architectural character of the dwelling.*
    III. *An off- street parking plan.*

b. *Where an accessory dwelling unit in an owner occupied, single-family residence is to be constructed for a family member (s) with disabilities, G.L 45-24-37 (e) and (f) shall apply.*

ANALYSIS / RECOMMENDATIONS

The proposal is seeking to convert an existing dwelling into an accessory dwelling. This is the result of a recently submitted administrative subdivision, which has resulted in the reconfiguration of lot lines. The proposed structure which is seeking to become an accessory dwelling unit was a residential dwelling on a separate nonconforming lot (AP104 Lot 27) prior to the administrative subdivision request. It will now form part of AP 104 Lot 14. This cannot be completed until the zoning board reviews the request for the proposed accessory dwelling unit as this lot cannot become a lot with 2 primary residential dwellings on it. One action is therefore dependent on the other and would have to be recorded in tandem if approved by the zoning board. This should be a condition of any approval.

Plans were submitted for the proposed accessory dwelling unit which indicates the following:

- The lot has in excess of the minimum lot area required for such use, which is 2.0 acres.
- The accessory dwelling unit has two bedrooms.
- The accessory structure will be 864sq. ft, which is under the allowable 40 per cent/1,000 sq. .ft area (whichever is lesser) of the 2,192 sq.ft. principal structure area.
- The applicants have indicated that they will be residing in the principal dwelling on the property full time.
- The site has adequate on-site parking to serve the accessory unit.
- The accessory dwelling will maintaining existing egress/ingress points
- The appearance of the principal structure will remain that of a single-family residence. Nothing on site will appear visually different as no proposed works are required to facilitate the accessory dwelling unit.

Plan staff supports the application as the applicants have demonstrated that the proposal would meet the requirements of 21-325 (7) for accessory dwelling units and furthermore would meet the requirements of Section 21-15 (a) and (b).

In the opinion of the Staff, the following condition(s) should be included in any approval of this application by the Zoning Board of Review:

1. That all works are done in strict conformance with the submitted plans dated 11-15-16, unless minor modifications are approved administratively by the planning department.
2. The owner of the property must continue to occupy at least one of the dwelling units as their residence at all times.

3. An accessory dwelling unit and the principal dwelling unit shall be in the same ownership with a deed restriction recorded in the land evidence records, as appropriate, with documentation of the recording provided to the building official, prior to the issuance of a certificate of occupancy for the accessory dwelling unit.
4. The accessory dwelling unit decision shall be recorded at the same time as the administrative subdivision.

Town of North Kingstown

Zoning Board of Review Application

CONTACT INFORMATION

Applicant

Name Thomas & Debra Eichholz

Address 110 Hatchery Rd

City North Kingstown State RI Zip Code 02852

Phone 401-295-8203 * 401-871-3270 Email Tomanddebil@gmail.com

Owner (if different than above)

Name Same

Address

City State Zip Code

Phone Email

Engineer / Surveyor

Name Samuel A White Jr., PLS

Address 25 West Knollwood Circle

City North Kingstown State RI Zip Code 02852

Attorney

Name Todd E McNamara, Esq.

Address 1177 Greenwich Ave Warwick RI 02886

Phone 401-737-6877 Email todd@deangelislaw.com

PROPERTY INFORMATION

Assessor's Plat 104 Lot(s) 14

Street Address 110 Hatchery Rd.

Zoning District NR Length of Property Ownership 11 yrs

Lot Dimensions (ft): 305.38 Frontage 286.42 Width 304.51 Depth 2.00 Ac Lot Size (sq. ft.)

Existing Buildings on Property: ○ No ◉ Yes Size of Existing Buildings (sq. ft.) 2192 sf, 864 sf

APPLICATION

ZBR Approvals Required: ◉ Special Use Permit ○ Dimensional Variance ○ Use Variance

Existing Building(s) to be Demolished: ◉ No ○ Yes Size of Proposed Buildings (sq. ft.)

Brief Description of Proposed Alterations Create accessory dwelling unit

PROPOSED ALTERATION

Zoning Characteristics Matrix

	Main Structure			Accessory Structure		
	Existing	Ordinance Requirement	Proposed	Existing	Ordinance Requirement	Proposed
Front Setback	17'	35'		16'	35'	N/A
Right Side Setback	226'	35'		113'	25'	N/A
Left Side Setback	23'	35'		144'	25'	N/A
Rear Setback	203	35'		262	25'	N/A
Height	2 story	35'		1 story	35'	N/A

Deviation From Required Standards - List each applicable section of the North Kingstown Zoning Ordinance for which relief is being sought

Section & Subsection Number	Title of Section	Ordinance Requirement	Proposed
Sect 21-325 (7)	Accessory dwelling Units		

CERTIFICATION

Attest: The information provided on this application is true and accurate

Applicant's Signature [signature] Date 11/9/16

Owners's Signature [signature] Date 11/9/16

ADMINISTRATIVE

For Official Use

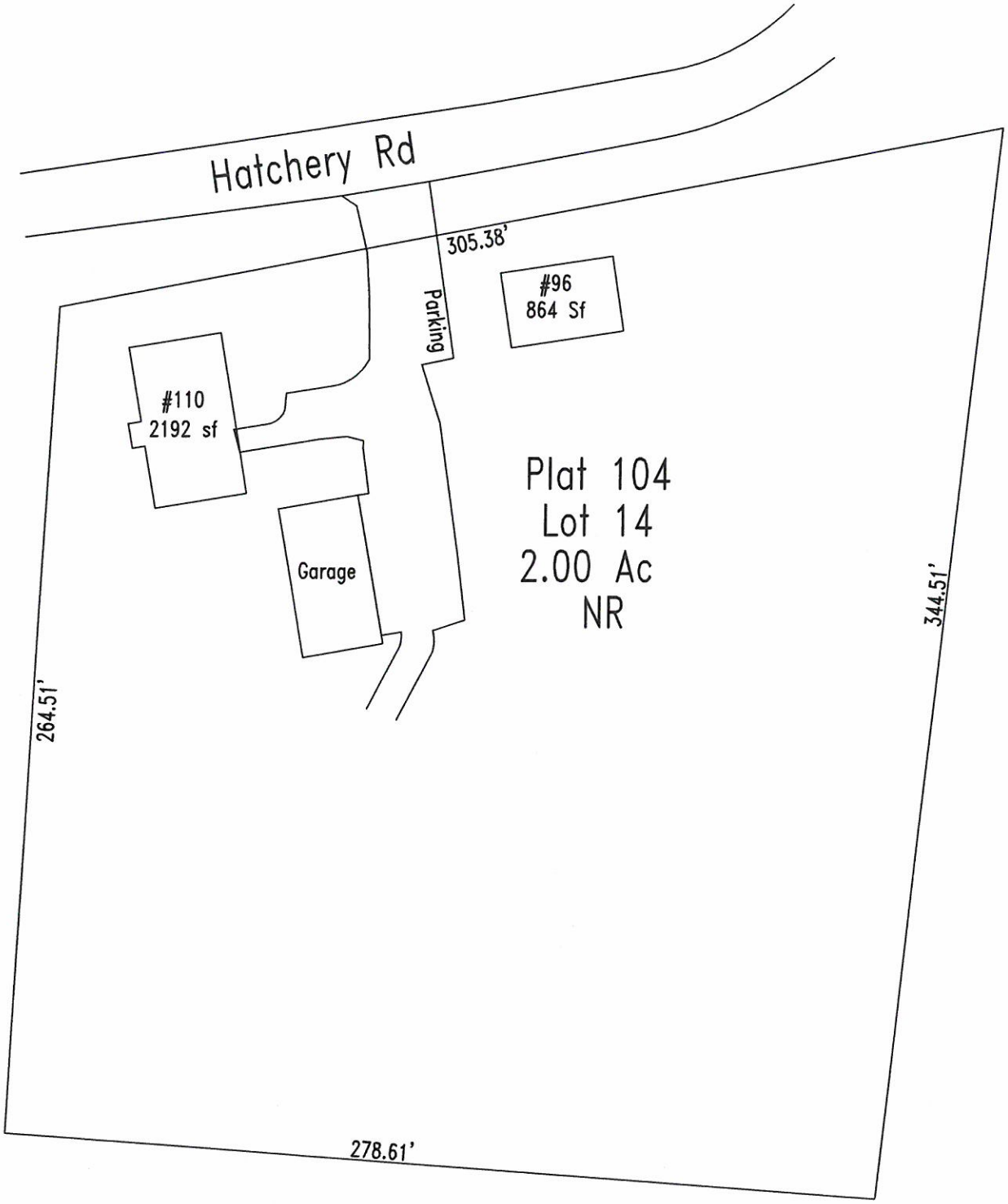
Application Submission Date _____

Zoning Board Meeting Date _____

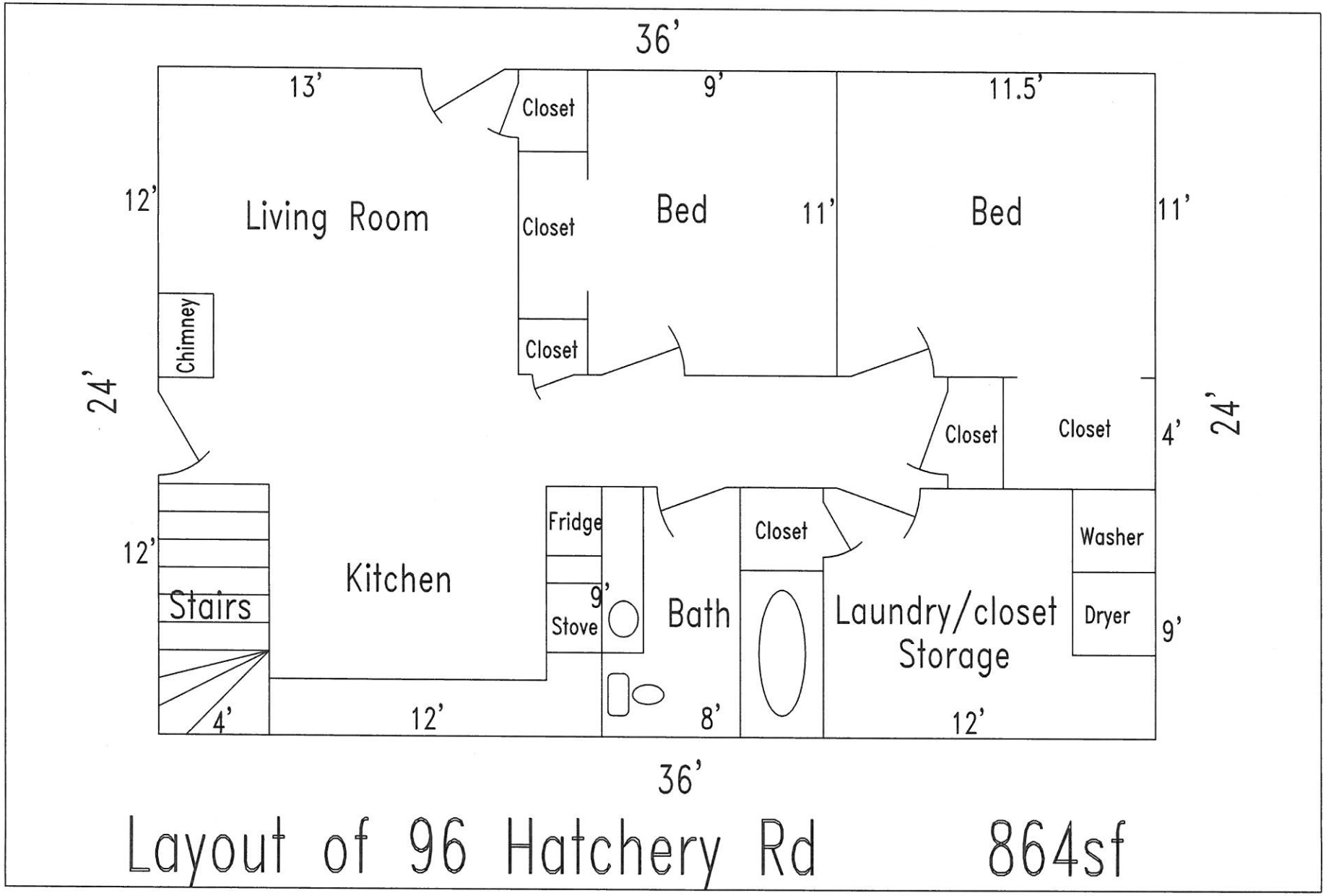
Newspaper Advertisement Date _____

Application Fees _____ Paid: ◯ Yes ◯ No

Court Reporter Fees _____ Paid: ◯ Yes ◯ No



110 Hatchery Rd, Plat 104, Lot 14

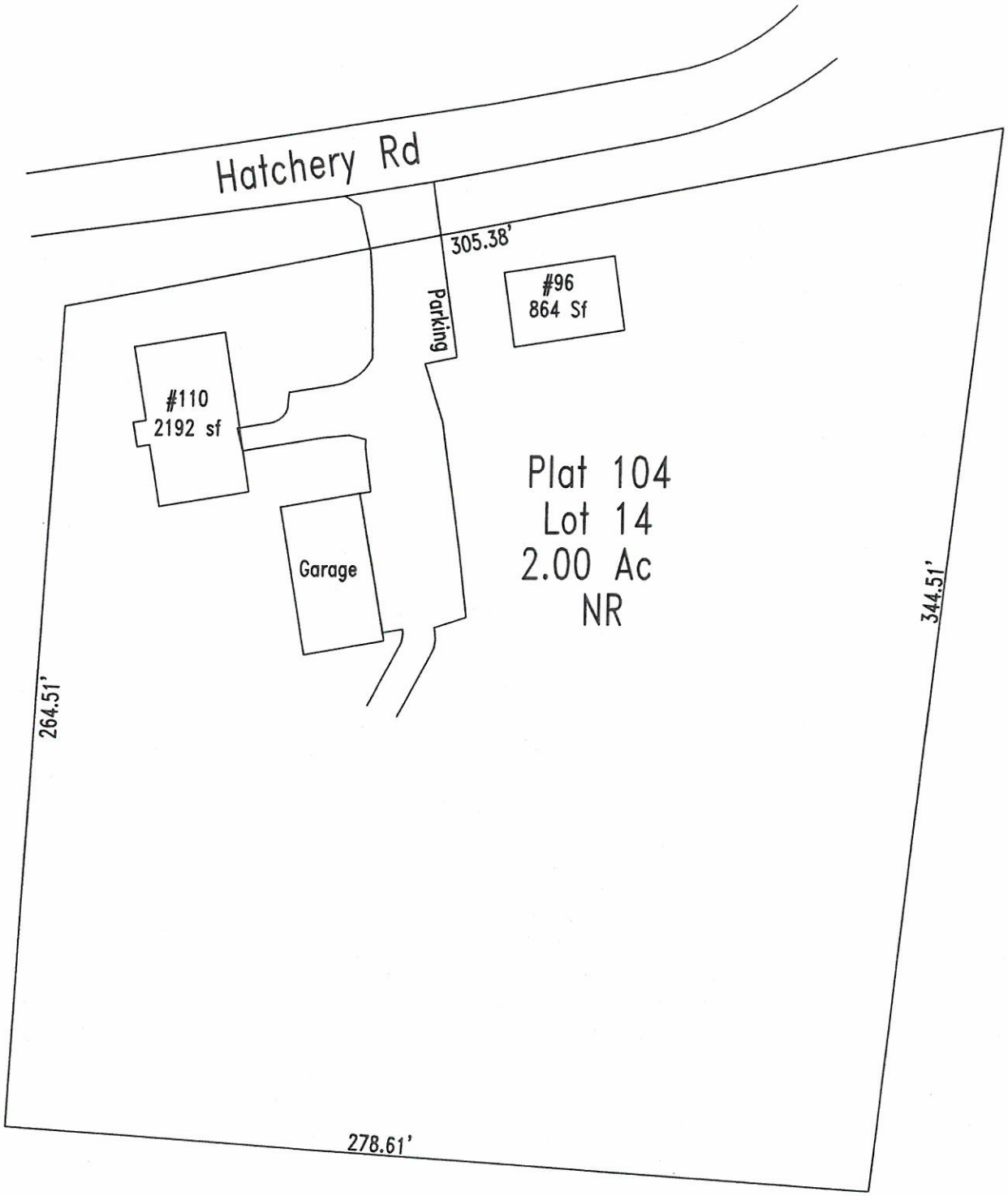


Layout of 96 Hatchery Rd 864sf

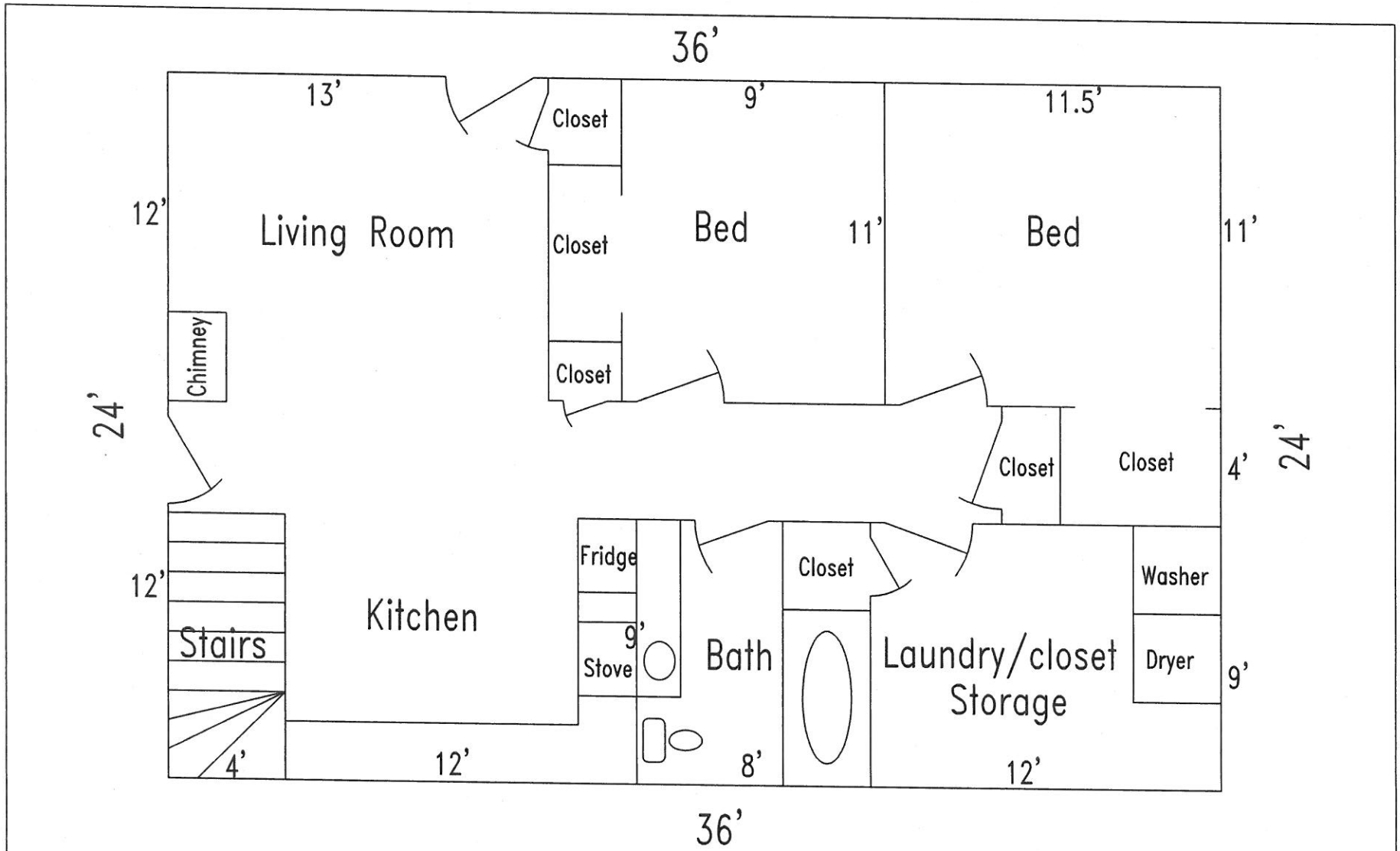
47 Hatchery Rd
Exit Street View
© 2016 Google
© 2016 Google
Google Earth
41°34'17.11" N 71°29'50.30" W elev 111 ft eye alt 119 ft

47 Hatchery Rd
Exit Street View
© 2016 Google
© 2016 Google
Google Earth
41°34'17.22" N 71°29'48.99" W elev 111 ft eye alt 119 ft

110 Hatchery Rd
Google Earth
1995
Imagery Date: 8/22/2016 41°34'15.30" N 71°29'49.43" W elev 102 ft eye alt 905 ft



110 Hatchery Rd, Plat 104, Lot 14



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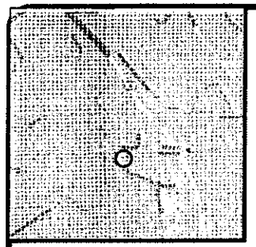
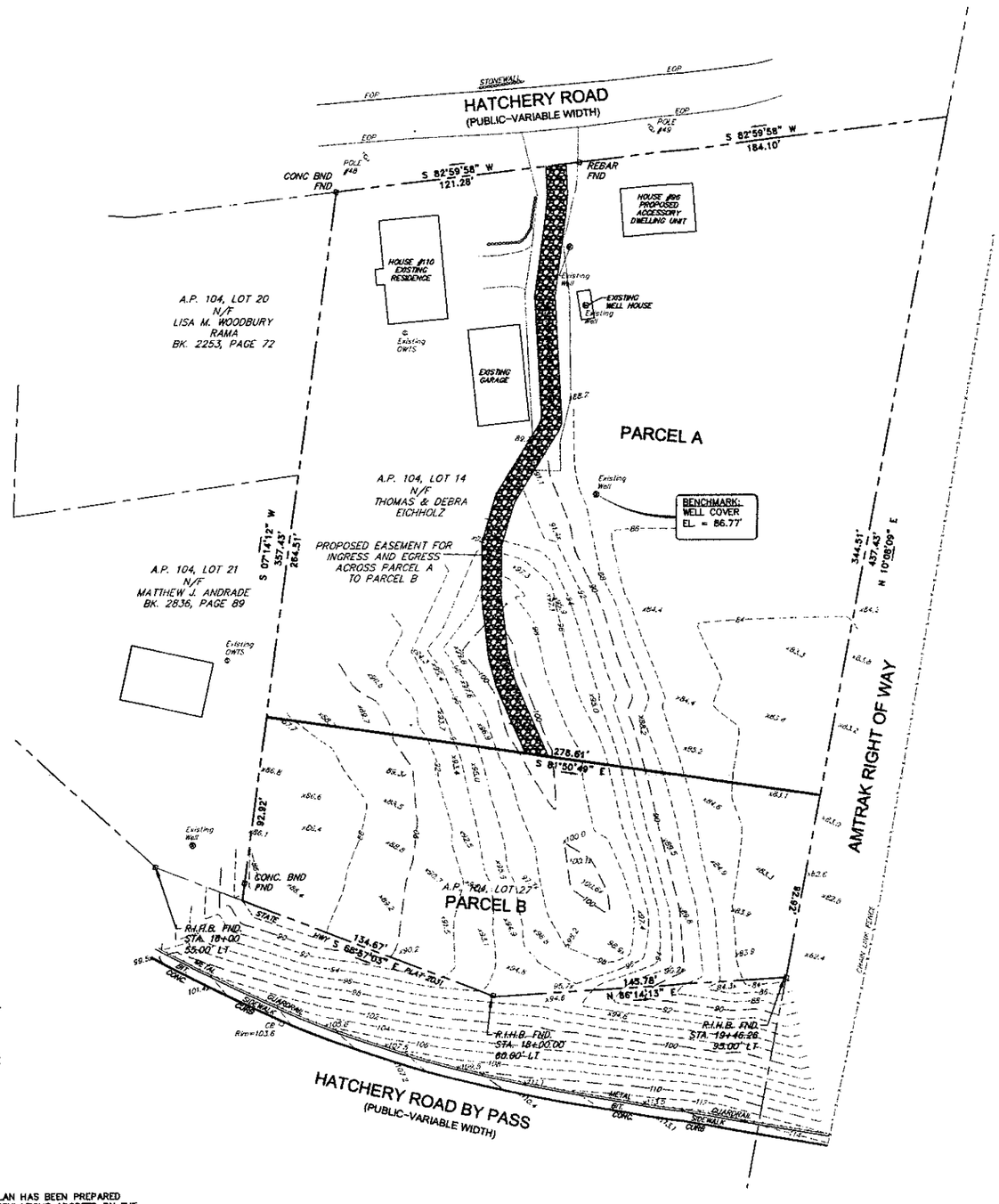


LOCUS MAP
N.T.S.



GENERAL LEGEND & ABBREVIATIONS

N/F	NOW OR FORMERLY		LOCUS PROPERTY LINE
A.P.	ASSESSOR PLAT		ASSESSORS LINE
S.F.	SQUARE FEET		CONTOUR (5')
AC.	ACRES		CONTOUR (1')
Conc.	CONCRETE	x11.5	SPOT GRADE
FF.	FINISH FLOOR		CHAIN LINK FENCE
(FND)	FOUND		PVC FENCE
GB	GRANITE BOUND		STONE WALL
IP	IRON PIPE	S	SEWER LINE
	TREE (VARIOUS SPECIES)	W	WATER LINE
S	SEWER MANHOLE	G	GAS LINE
	WATER GATE		OVERHEAD WIRES
	GAS GATE		HEDGE LINE
	UTILITY POLE		PROPOSED PROPERTY LINE
			LINE TO BE EXTINGUISHED

NOTES:

1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH KINGSTOWN, STATE OF RHODE ISLAND WASHINGTON COUNTY, COMMUNITY PANEL NO. 44009C0103H, HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2010.

2.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)

3.) SAID SITE IS LOCATED IN GROUND WATER RECHARGE AREA (GW2)

EXISTING PARCEL DATA	EXISTING PARCEL DATA
A.P. 104, LOT 27 N/F DEBRA EICHHOLZ DEED BK. xx / PG. xx #96 HATCHERY ROAD LOT AREA: 10,000 S.F.± OR 0.23 ACRES±	A.P. 104, LOT 14 N/F THOMAS & DEBRA EICHHOLZ DEED BK. 2089 / PG. 223 #110 HATCHERY ROAD LOT AREA: 106,888 S.F.± OR 2.45 ACRES±

ZONING DATA
NR NEIGHBOR RESIDENTAL MIN. LOT SIZE: 40,000 SF. LOT DEPTH: 200' MIN. FRONTAGE: 180' MIN. FRONT YARD: 35' MIN. SIDE YARD: 35' MIN. REAR YARD: 35' MAX. BLDG. HEIGHT: 3 STORIES * PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

PARCEL A	PARCEL B
AREA OF PARCEL A 87,120 S.F.± OR 2.0 ACRES±	AREA OF PARCEL B 29,768 S.F.± OR 0.68 ACRES±

NOTE:

LOTS AS SHOWN ON THIS "SITE PLAN FOR ACCESSORY DWELLING UNIT" ARE SUBJECT TO AN ADMINISTRATIVE SUBDIVISION APPROVAL.

1" = 30'

PLAN REFERENCES:

1. STATE HIGHWAY PLAT 2031 ROUTE 4-EXTENSION SOL. RODMAN HIGHWAY TO SCABBLETOWN ROAD SCALE 1"=40' SHEET 5 OF 17.

2. PLAT OF LOTS IN NORTH KINGSTOWN, R.I. OWNED BY 1. WILLIAM T. ODETTE 2-5 EDWIN A. WHITFORD 3-4 FELIX & EDNA KARPINSKI SCALE 1"=40' JULY 1953 BY EDWARD E.. NEWMAN ENGINEER" DEED BOOK 107 PAGE 356,357.

CERTIFICATION:

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

COMPREHENSIVE BOUNDARY SURVEY - CLASS I
TOPOGRAPHIC SURVEY - T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CREATE A PLAN FOR SITE PLAN DEVELOPMENT.

BY: Samuel A. White
SAMUEL A. WHITE LICENSE NO. 1787
LS A59-COA

SAMUEL A. WHITE
PROFESSIONAL LAND SURVEYOR
11-15-16

"SITE PLAN FOR ACCESSORY DWELLING UNIT"
FOR
A.P. 104 LOTS 14 & 27
SITUATED ON
HATCHERY ROAD
NORTH KINGSTOWN, R.I.
PREPARED FOR
EICHHOLZ FAMILY

NO.	REVISION	BY	DATE

NORTH KINGSTOWN LAND SURVEYING

25 WEST KNOLLWOOD CIRCLE
NORTH KINGSTOWN, RHODE ISLAND

North Kingstown Land Surveying©
These drawings are the property of the engineer/surveyor and have been prepared for the use of the client to be used for any other purpose, or by any other person, without the consent of the owner or one of its directors.

JOB NO. EICHHOLZ DWG. NO. EICHHOLZ PROP-TOPO	DRAWN BY SAW/TEH CALCS BY SAW
SCALE: 1"=30'	APPROVED SAW DATE: OCTOBER 2016

SHEET 1 OF 1 SHEETS

Town of North Kingstown, Rhode Island

80 Boston Neck Road
North Kingstown, RI 02852-5762
Phone: (401) 294-3331
Fax: (401) 885-7373
Web: www.northkingstown.org

STAFF REPORT

To:	**Zoning Board of Review**
From:	**Department of Planning and Development**
Date:	**December 02, 2016**
Meeting Date:	**December 13, 2016**

Applicant/Owner	The Back 40 (AMPO, Inc. Justin Dalton- Ameen) 421 Cambridge St. Allston, MA RI 02134
Engineer	Garofalo & Associates, Inc., 85 Corliss St, Providence, RI 02904
Attorney	Robert J. Ameen, 390 Newport Ave, Pawtucket, RI 02861
Requested Action	Dimensional variances, one for parking and two required for signage, one on the southern elevation and one on the northern elevation.
Location	AP 102 Lot 7 20 South County Trail
Parcel Size	2.54 acres
Existing Land Use	Vacant building previously used as a restaurant
Surrounding Land Use	Commercial/Residential/Agricultural
Existing Zoning	Compact Village District and Groundwater One Overlay (GW2)
Surrounding Zoning	Compact Village District/Groundwater Two Overlay
Comprehensive Plan Consistency	The Comprehensive Plan identifies this area as Rural Gateway

Proposal & Background Information

This application received development plan approval for some aspects of the development at the November 15, 2016 meeting with the outstanding items scheduled to be reviewed at the upcoming December 06, 2016 Planning Commission meeting. A positive recommendation was also made by the Planning Commission for all of the requested relief (*Dimensional Variances*) and is set out in the attached memo. The proposal is to renovate the former Wicked Fish Restaurant and Kitty Murtagh's Bar

and to make it into a single restaurant that will operate under the name, The Back 40. This lot is zoned Compact Village District (CVD) and is located within the Groundwater Two (GW2) overlay. Both the CVD zoning and the location within the groundwater overlay required that the application was reviewed by the Planning Commission. The proposal is now before the zoning board to obtain the relief necessary as outlined below.

Relief Requested

Dimensional Variances

1. **Parking:** The parking requirements for this use are as follows: a minimum of 1 space per every 4 seats or a maximum of 1 space per every 3 seats, providing a range of 31-42 spaces. There is also a requirement for 20 per cent employee parking. This brings the requirements for parking from 37 (minimum) to 50 (maximum). Anything over the maximum parking will require a variance in accordance with Section 21-272 of the zoning ordinance. The parking will therefore require a **dimensional variance of 23 spaces** in accordance with ***Section 21-272:*** Parking Schedule of the North Kingstown Zoning Ordinance.
2. **Signage:** The application is also proposing two signs, 99 sq. ft. each, one to be located on the southern side elevation and one on the northern side elevation. These signs will be painted directly on the building. There is an allowance for signage on the sides of buildings under ***Section 249 (1) (b)*** which allows an additional 10 sq. ft. of signage when the building directly or indirectly abuts a parking lot. Anything over the allowable 10 sq. ft. would require relief (dimensional variances) from the zoning board of review. These signs would therefore each require a **dimensional variance of 89 sq. ft. of relief.**

Procedural Regulations

Section 21-13 Zoning Board of Review procedures for variances, special use permits and special permits

Variance- Section 21-14 Additional procedures for variances

- Section 21-14 (a) Criteria for grant of variance
- Section 21-14 (b) Evidence required for a variance
- Section 21-15 (a) (b) Additional procedures for special use permits, special permits, and variances
  In granting a variance the specific findings of facts of a variance set forth in Section 21-14 should be met and noted in the decision of the Zoning Board.

In granting a variance the specific findings of facts of a variance set forth in **Section 21-14** should be met and noted in the decision of the Zoning Board.

1. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not the general characteristics of the surrounding area, and is not due to a physical or economic disability of the applicant.
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
3. The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan upon which this chapter is based.
4. The relief to be granted is the least relief necessary.

The Zoning Board shall require that evidence be entered into the record of the proceedings showings showing that:

1. N/A
2. In granting a dimensional variance, the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Analysis/Recommendation

The applicants are before the zoning board to seek three dimensional variances in total. The first relates to parking above the maximum allowed number of spaces on site. The submitted site plan dated (revision date 11-29-16) prepared by Garofalo has indicated a total of 73 parking spaces on site. The applicant is seeking a dimensional variance for 23 parking spaces, to account for the spaces over the maximum allowance of 50 spaces. It should be noted that there are currently 63 parking spaces on site. This was pre-existing parking over the allowable amount. Even at 63 parking spaces, the former owner experienced some parking issues which resulted in parking along Rte. 2. In light of this planning staff is supportive of increasing parking on site to avoid the need for parking along South County Trail.

The second aspect of this application is seeking dimensional variances for two signs located on the southern and northern side elevations of the property. These signs will be painted directly on the building and will each be 99 sq. ft. There was a detailed discussion by the Planning Commission as to whether these were considered signs or murals and it was determined by all members that these were signs and not murals. On this basis, the applicant needs two dimensional variances, 89 sq. ft. each as there is an allowance for 10 sq. ft. on side elevations that abut parking lots. While an 89 sq. ft. variance is considerable, planning staff is of the opinion that this is unique to the building and will help to visually break up otherwise blank elevations. Planning commission included in their recommendation that the approval of these dimensional variances be specific to these sign, any changes would require further review by the planning commission and or zoning board.

In granting a variance the specific criteria for the findings of facts as set forth in **Section 21-14** (listed on page 2 and 3 of this staff report) should be met and referenced in the decision of the Zoning Board.

If the Zoning Board of Review approves the Dimensional Variances the following conditions should be considered:

1. All development shall be in strict conformance with the site plan revision date 11-29-2016 unless minor modifications are approved administratively by the Planning Department.
2. The approval of the dimensional variances for the signage is specific to these signs as proposed on sheet A2.1 revision date 11-29-016 prepared by FKA Architects; any changes would require further review by the planning commission and or zoning board.

Town of North Kingstown

Zoning Board of Review Application

CONTACT INFORMATION

Applicant

Name: AMPO, INC. d/b/a Back 40

Address: 20 South County Trail

City: North Kingstown State: RI Zip Code: 02852

Phone: (401) 338-5672 Email: DaltonAmeen.J@gmail.com

Owner (if different than above)

Name: ROBCO, LLC

Address: c/o Peter Culpo, 153 Albert Avenue

City: Cranston State: RI Zip Code: 02905

Phone: (401) 641-4894 Email: Culpo@verizon.net

Engineer / Surveyor

Name: Garofalo & Associates, Inc.

Address: 85 Corliss Street, Providence, RI 02904

City: (401) 273-6000 State: RI Zip Code: 02904

Attorney

Name: Robert J. Ameen

Address: 390 Newport Avenue, Pawtucket, RI 02861

Phone: (401) 722-6639 Email: robert@ameen.necoxmail.com

PROPERTY INFORMATION

Assessor's Plat: 102 Lot(s): 7

Street Address: 20 South County Trail

Zoning District: CVD Length of Property Ownership: +- 12 Months

Lot Dimensions (ft): 275 Frontage 275 Width 300 Depth 111,000 Lot Size (sq. ft.)

Existing Buildings on Property: ◯ No ⊗ Yes Size of Existing Buildings (sq. ft.) 5,739

APPLICATION

ZBR Approvals Required: ◯ Special Use Permit ⊗ Dimensional Variance ◯ Use Variance

Existing Building(s) to be Demolished: ◯ No ⊗ Yes Size of Proposed Buildings (sq. ft.) 5,766

Brief Description of Proposed Alterations: Proposed expansion of existing restaurant and bar to include front porch addition (727 s.f.), modified parking alignment requiring dimensional variance for relief from parking space requirements and dimensional variance for signage on the northern and southern side elevation.

PROPOSED ALTERATION

Zoning Characteristics Matrix

	Main Structure			Accessory Structure		
	Existing	Ordinance Requirement	Proposed	Existing	Ordinance Requirement	Proposed
Front Setback	23	0	20	90	0	90
Right Side Setback	83	0	83	110	0	150
Left Side Setback	108	0	108	143	0	143
Rear Setback	221	20	222	113	20	113
Height		< 40	existing			existing

Deviation From Required Standards - List each applicable section of the North Kingstown Zoning Ordinance for which relief is being sought

Section & Subsection Number	Title of Section	Ordinance Requirement	Proposed
21-272	Parking Schedule	50 spaces max. allowed (124 seat/(3 sp/seat) + 20%)	73 spaces
21-249 (1)(b)	Wall Mounted Sign	Side Wall Sign: 10 s.f.	99 s.f. (each side)

CERTIFICATION

Attest: The information provided on this application is true and accurate

Applicant's Signature _____ Date 11/16/16

Owners's Signature _____ Date 11/16/16

ADMINISTRATIVE

For Official Use

Application Submission Date _____

Zoning Board Meeting Date _____

Newspaper Advertisement Date _____

Application Fees _____ Paid: ◯ Yes ◯ No

Court Reporter Fees _____ Paid: ◯ Yes ◯ No

TOWN OF
NORTH KINGSTOWN, RHODE ISLAND

80 BOSTON NECK ROAD
NORTH KINGSTOWN, R.I. 02852-5762
PHONE: (401) 294-3331
www.northkingstown.org

Date: December 02, 2016

From: Maura Harrington, Supervising Planner
Planning Commission

To: North Kingstown Zoning Board

Subject: Recommendation for Zoning Board Relief for parking and signage for The Back 40 (AMPO, Inc. Justin Dalton- Ameen) located at (AP 102 Lot 7) 20 South County Trail and zoned Compact Village District (CVD) and Groundwater Two Overlay (GW2)

At its November 15, 2016 meeting, the Planning Commission made the following recommendations to the Zoning Board:

Dimensional Variances

- **Parking-** A positive recommendation was made for the requested dimensional variance for 23 parking spaces to allow for a total of 73 parking spaces on site. The parking requirements for this use are as follows: a minimum of 1 space per every 4 seats or a maximum of 1 space per every 3 seats, providing a range of 31-42 spaces. There is also a requirement for 20 per cent employee parking. This brings the requirements for parking from 37 (minimum) to 50 (maximum). Anything over the maximum parking requires a variance in accordance with Section 21-272 of the zoning ordinance. The parking dimensional variance required is for 23 spaces in accordance with Section 21-272: Parking Schedule.

A positive recommendation was made for the requested parking variance at a vote of (5-0): Voting Members: Palmer, P. Roach, J. Grundy, P. Dion and P. Nickles

- **Signage**- A positive recommendation for two Dimensional Variances from Article X: Signage – Section 21-249 (1) (b) for 89 sq. ft. of relief for the proposed wall painted signs on the southern and northern side elevation as illustrated on the exterior elevations drawing plan revision date 11-08-16. These signs will each be 99 sq. ft. There is an allowance for 10 sq. ft. of signage when the building directly or indirectly abuts a parking lot. Anything over the allowable 10 sq. ft. would require relief (dimensional variances) from the zoning board of review. These signs would therefore each require 89 sq. ft. of relief.
    - *The recommendation from Planning Commission was that the relief being sought is specific to the signs as proposed. Any changes to these signs would require further review.*

B/40
BACK FORTY
FOOD & DRINK

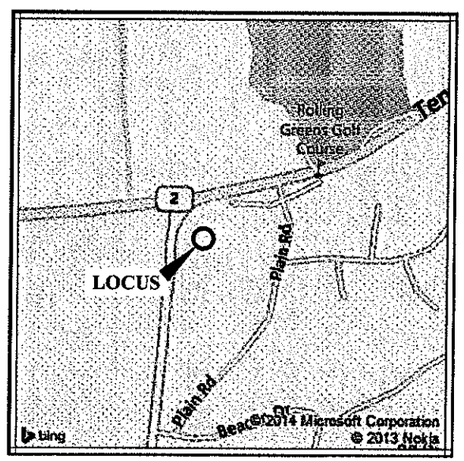
SITE PLANS

FOR:

BACK 40

SITUATED ON:

A.P. 102, LOT 7
20 SOUTH COUNTY TRAIL (ROUTE 2)
NORTH KINGSTOWN, RHODE ISLAND



LOCUS MAP
NOT TO SCALE

OWNER / APPLICANT:

AMPO, INC
JUSTIN DALTON-AMEEN
421 CAMBRIDGE STREET
ALLSTON, MA 02134

PREPARED BY:

GAROFALO

GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS\SURVEYORS
LAND PLANNERS\ENVIRONMENTAL SCIENTISTS

P.O. BOX 6145
85 CORLISS STREET
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

OCTOBER, 2016
REVISED NOVEMBER 29, 2016

STEVEN B. GAROFALO
No. 4155
REGISTERED PROFESSIONAL ENGINEER
11-29-16

SHEET INDEX:

SHEET		LAST REVISED
	COVER SHEET	11/29/2016
C-2	SITE LAYOUT AND GRADING PLAN	11/29/2016
C-3	CONSTRUCTION DETAILS	11/29/2016
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE DETAILS	

GAI JOB NO. 6935.01

GENERAL CONSTRUCTION NOTES

1. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE TRAILER AT ALL TIMES. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS BY WRITTEN APPROVAL FROM THE ENGINEER.
2. SITEWORK CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL APPROVALS HAVE BEEN SECURED. REQUIRED PERMITS/APPROVALS FOR THE PROJECT INCLUDE BUT NOT LIMITED TO THE FOLLOWING: DEMOLITION PERMITS, SITE PLAN APPROVAL BY THE LOCAL CITY/TOWN, RIDEM FRESHWATER WETLANDS RIDEM.
3. THE CONTRACTOR MUST RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR IN THE STATE OF RHODE ISLAND TO LAYOUT ON THE GROUND ALL NEW ELEMENTS OF WORK. IF ANY WORK IS INSTALLED PRIOR TO THE ABOVE REQUIREMENT AND IF ANY WORK IS NOT SATISFACTORY TO THE ENGINEER, THE CONTRACTOR MUST REPLACE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING, INSTALLING OR PROCEEDING WITH WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER NECESSARY MEASURES NEEDED TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES ON THE DRAWINGS; HOWEVER, THE INFORMATION SHOWN IS FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION, VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIALS. THE CONTRACTOR MUST CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE START OF ANY WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
6. THE CONTRACTOR MUST NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION, EXCAVATION OR BLASTING AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION, EXCAVATION OR BLASTING. ALL WATER, SEWER, GAS AND ALL OTHER UTILITIES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS MUST CONFORM TO THE LOCAL CITY/TOWN CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL, CURBS, ETC. DAMAGED DURING CONSTRUCTION WITH MATCHING MATERIALS.
9. THE CONTRACTOR AGREES THAT HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS THROUGHOUT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
10. ALL MATERIALS USED FOR CONSTRUCTION MUST BE NEW AND FREE OF DEFECTS. USED OR SALVAGED MATERIAL WILL NOT BE ALLOWED UNLESS WRITTEN APPROVAL FROM THE OWNER IS OBTAINED BY THE CONTRACTOR.
11. AT ALL TIME THE CONTRACTOR MUST MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS. (I.E. IN TIMES OF RAIN OR SNOW, ROADS MUST ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC.). WIDTH OF EMERGENCY VEHICLE ACCESS MUST BE A MINIMUM OF 20 FEET WIDE. ACCESS TO BUILDINGS THAT HAVE A FIRE SPRINKLER SYSTEM OR STANDPIPE MUST BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). NFPA 1141 3-1.
12. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAYBE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR.

GENERAL LEGEND AND ABBREVIATIONS:

N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
AC.	ACRES
CONC.	CONCRETE
RIHB	RHODE ISLAND HIGHWAY BOUND
IPF	IRON PIPE FOUND
	LIGHT POLE
	UTILITY POLE
	BOLLARD
	LOCUS PROPERTY LINE
	ASSESSORS LINE
	CONTOUR (10')
218	CONTOUR (2')
219x5	SPOT GRADE
	STONE WALL
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	SOIL EVALUATION TEST PITS (SEV)
	SOIL TYPES
	TOTAL DEPTH
	ESTIMATED SEASONAL HIGH WATER TABLE

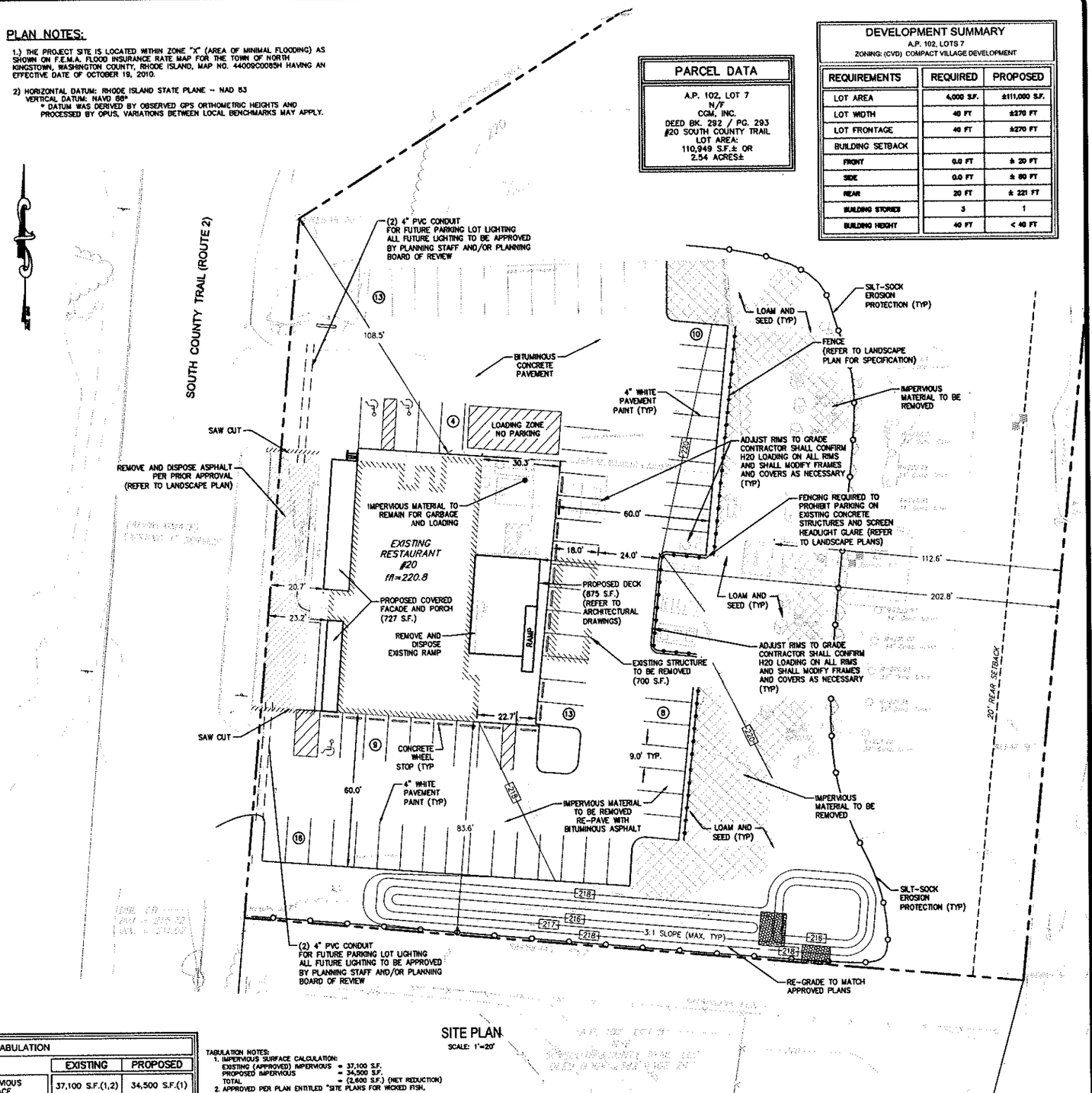
PLAN NOTES:

1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND, MAP NO. 44009C0085H HAVING AN EFFECTIVE DATE OF OCTOBER 19, 2010.

2) HORIZONTAL DATUM: RHODE ISLAND STATE PLANE -- NAD 83
VERTICAL DATUM: NAVD 88*
* DATUM WAS DERIVED BY OBSERVED GPS ORTHOMETRIC HEIGHTS AND PROCESSED BY OPUS, VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.

PARCEL DATA
A.P. 102, LOT 7 N/F CGM, INC. DEED BK. 292 / PG. 293 #20 SOUTH COUNTY TRAIL LOT AREA: 110,949 S.F.± OR 2.54 ACRES±

DEVELOPMENT SUMMARY A.P. 102, LOTS 7 ZONING: (CVD) COMPACT VILLAGE DEVELOPMENT		
REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	4,000 S.F.	±111,000 S.F.
LOT WIDTH	40 FT	±270 FT
LOT FRONTAGE	40 FT	±270 FT
BUILDING SETBACK		
FRONT	0.0 FT	± 20 FT
SIDE	0.0 FT	± 80 FT
REAR	20 FT	± 221 FT
BUILDING STORIES	3	1
BUILDING HEIGHT	40 FT	< 40 FT



SITE PLAN
SCALE: 1"=20'

SITE TABULATION		
	EXISTING	PROPOSED
IMPERVIOUS SURFACE	37,100 S.F.(1,2)	34,500 S.F.(1)
	EXISTING	PROPOSED
PARKING SPACE	63 SPACES (2)	73 SPACES (3)

TABULATION NOTES:
1. IMPERVIOUS SURFACE CALCULATION:
EXISTING (APPROVED) IMPERVIOUS = 37,100 S.F.
PROPOSED IMPERVIOUS = 34,500 S.F.
TOTAL = (2,600 S.F.) (NET REDUCTION)
2. APPROVED PER PLAN ENTITLED "SITE PLANS FOR WICKED FISH, DATED/SIGNED NOVEMBER 18, 2015.
3. VARIANCE REQUIRED, EXCEEDS MAX ALLOWED:
MIN PARKING ALLOWED: 1 SPACE/4 SEATS + 20%
= 124 SEATS x 1 SPACE/3 SEATS x 1.20 = 37 SPACES
MAX PARKING ALLOWED: 1 SPACE/3 SEATS
= 124 SEATS x 1 SPACE/3 SEATS x 1.20 = 50 SPACES

SITE LAYOUT AND GRADING PLAN
FOR
BACK 40
SITUATED ON
ASSESSOR'S PLAT 102, LOT 7
SOUTH COUNTY TRAIL
NORTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
AMPO, INC

NO.	REVISION	BY	DATE
1	GENERAL MODIFICATION	RJB	11/16/16
2	GENERAL MODIFICATION	RJB	11/29/16

GAROFALO
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85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6030

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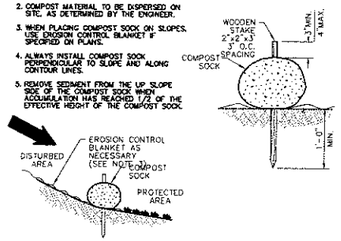
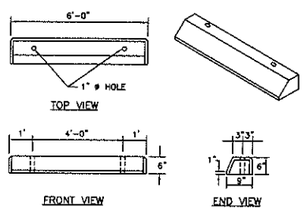
JOB NO. 6935.01	DRAWN BY K.Y.Y.
DWG. NO. 6935-BASE.DWG	CHECKED R.J.B.
SCALE: 1" = 20'	APPROVED S.B.G.
	DATE: OCTOBER, 2016

SHEET
C-2
OF 5

NOTES:
1. COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.



COMPOST SILT SOCK DETAIL



NOTES:
1. THE TOP AND ALL EXPOSED FACE SURFACES TO 1" BELOW GUTTER LINE SHALL HAVE A SPONGE FLOAT SURFACE.
2. ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER
3. PRECUTS CONCRETE CAR STOPS INCLUDE FURNISHING AND DRIVING 3/4"x 18" STEEL RODS.

PRECAST CONCRETE WHEEL STOPS

MAINTENANCE SCHEDULE FOR BMP-1 AND BMP-2:

GENERAL:

LONG-TERM MAINTENANCE OF THE DRAINAGE STRUCTURES WILL BE COMPLETED BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE COMPONENTS DURING AND DIRECTLY AFTER CONSTRUCTION.

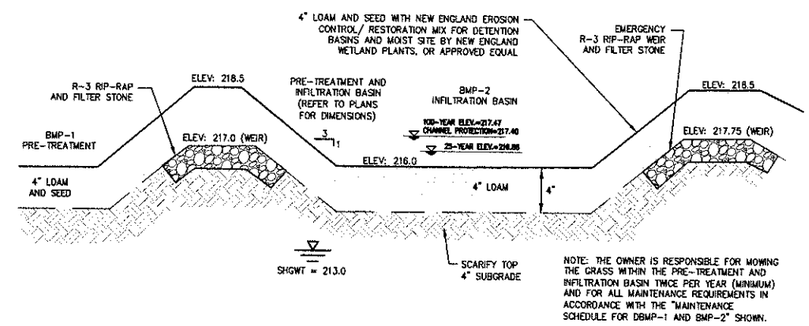
WATER QUALITY BASIN (PRE-TREATMENT AND INFILTRATION BASIN) MAINTENANCE:

1) A PERMANENT COVER SHALL BE ESTABLISHED IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. SEEDING SHALL EXTEND AT A MINIMUM TO THE TOP WIDTH OF THE BASINS AND INCLUDE ALL OTHER DISTURBED AREAS DURING CONSTRUCTION ACTIVITIES. ACTIVITIES SHALL BE CONFINED TO WITHIN THE LIMITS OF DISTURBANCE PER PLAN.

2) VIGOROUS VEGETATION SHALL BE MAINTAINED WITHIN THE BASINS BY APPLYING LIME AND FERTILIZER. BARE OR ERODED AREAS SHALL BE IMMEDIATELY REPAIRED AND RESEEDED BY THE CONTRACTOR. POST-CONSTRUCTION SEEDING WILL BE THE RESPONSIBILITY OF THE TOWN.

3) THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF THE WATER QUALITY BASINS DURING CONSTRUCTION. MAINTENANCE SHALL INCLUDE RESEEDING ANY UNDEVELOPED AREAS AFTER A FULL GROWING SEASON AT NO ADDITIONAL COST, REMOVAL TO OFF-SITE LOCATION OF ALL ACCUMULATED SILT/SEDIMENT IN THE BASIN, AND MAINTAINING A GRASS HEIGHT BETWEEN 2"-10". REMOVAL OF SILT/SEDIMENT IS TO BE ACCOMPLISHED USING WHEELBARROWS AND SHOVELS.

4) LONG-TERM MAINTENANCE OF THE BASIN IS THE RESPONSIBILITY OF THE OWNER. MAINTENANCE SHALL BE PERFORMED AT A MINIMUM YEARLY BASIS. MAINTENANCE SHALL INCLUDE MOWING OF THE POND ONCE PER GROWING SEASON (MINIMUM TWO TIMES PER YEAR AND AT LEAST ONCE AFTER AUGUST 15TH); AND/OR MAINTAINING A GRASS HEIGHT OF 2"-10", WHICHEVER COMES FIRST; REMOVING ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE BASIN USING SHOVELS AND WHEELBARROWS (AT A MAXIMUM INTERVAL OF 10 YEARS), OR A DEPTH OF 0.17 INCHES.



PRE-TREATMENT AND INFILTRATION BASIN (BMP-1 and -2)

(INFORMATIONAL ONLY, CONTRACTOR SHALL REFER TO APPROVED PLANS)

EROSION CONTROL and SOIL STABILIZATION PROGRAM:

1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3.
4. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
5. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
6. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
7. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
8. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
9. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREEPING RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDSFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10
APPLICATION RATE	100 LBS/ACRE

LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

10. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
11. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCIRCLED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTFENCE. (SEE DETAIL)
13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (HAY BALES OR SILT FENCE) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. BEGIN ROADWAY AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED. NO RUNOFF IS TO BE DISCHARGED TO THE DETENTION STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
4. BEGIN CLEARING WITHIN AREAS OF THE PROPOSED STRUCTURES FOLLOWING CONSTRUCTION OF ROADWAY.
7. LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
8. FLUSH AND/OR REPAIR DRAINAGE AREAS AS NEEDED.
9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
3. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
6. ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.

CONSTRUCTION DETAILS
FOR
BACK 40
SITUATED ON
ASSESSOR'S PLAT 102, LOT 7
SOUTH COUNTY TRAIL
NORTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
AMPO, INC

NO.	REVISION	BY	DATE
1	GENERAL MODIFICATION	RJB	11/16/16
2	GENERAL MODIFICATION	RJB	11/29/16

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GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS\SURVEYORS
LAND PLANNERS\ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

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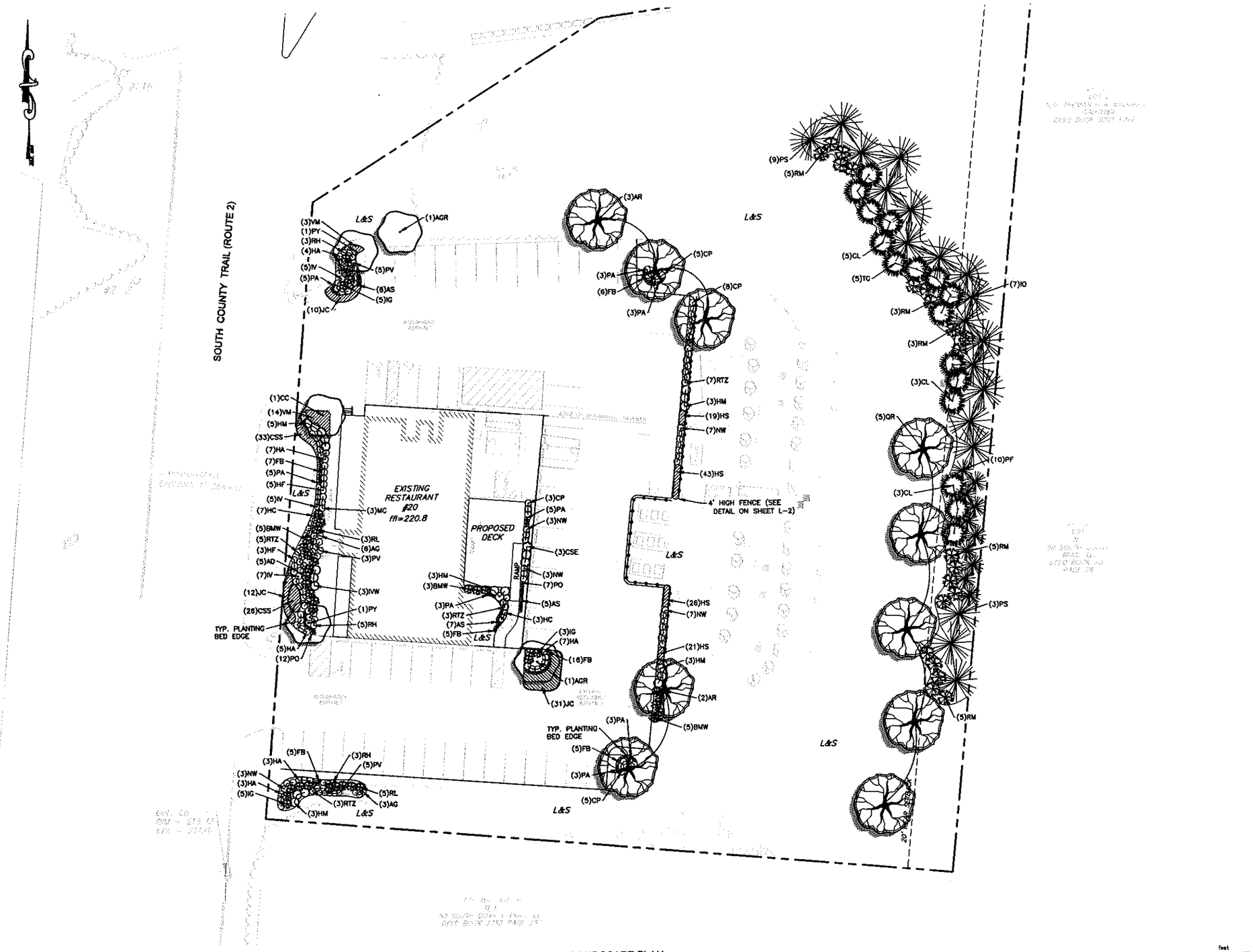
JOB NO. 6935	DRAWN BY KY.Y.
DWG. NO. 6935-BASE.DWG	CHECKED R.J.B.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: OCTOBER, 2016

SHEET

C-3

OF 5



LANDSCAPE PLAN
SCALE: 1"=20'

1" = 20'

LANDSCAPE PLAN
FOR
BACK 40
SITUATED ON
ASSESSOR'S PLAT 102, LOT 7
SOUTH COUNTY TRAIL
NORTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
AMPO, INC

NO.	REVISION	BY	DATE

11/27/16

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JOB NO. 6935.01	DRAWN BY K.Y.Y.
DWG. NO. 6935-BASE.DWG	CHECKED R.J.B.
SCALE: 1" = 20'	APPROVED S.B.G.
	DATE: NOVEMBER, 2016

SHEET
L-1
OF 5 SHEETS

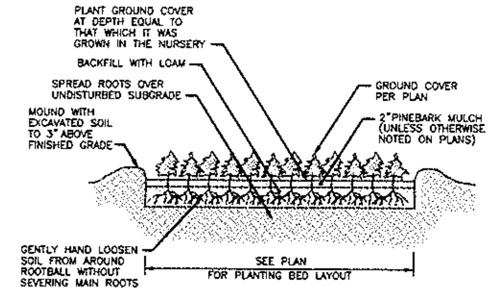
GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL MEET THE AMERICAN OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF THE FIRST YEAR ENDS DURING THE DORMANT PERIOD, THE GUARANTEE SHALL EXTEND TO THE START OF THE NEXT LEAFING. DURING THE ONE-YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL EMPLOY ACCEPTED HORTICULTURAL PRACTICES TO KEEP THE PLANTS INSTALLED IN LIVING, HEALTHY CONDITION. FOLLOWING THE ONE-YEAR GUARANTEE PERIOD THE OWNER/OWNERS SHALL INSPECT ALL PLANT MATERIAL FOR HEALTHY ORNAMENTAL QUALITY. AT THAT TIME SHOULD ANY PLANT MATERIAL BE FOUND IN INADEQUATE HEALTH THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE THE PLANT IN KIND AND PROVIDE A ONE-YEAR GUARANTEE FOR THE REPLACEMENT PLANT.
4. INSTALL ALL PLANT MATERIAL AS SHOWN IN DETAILS.
5. STAKE ALL TREES OVER 5' AS SHOWN ON DETAILS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
6. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFFSET LOCATION, UNLESS OTHERWISE INDICATED ON THE PLANS.
7. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT.
8. LAYOUT: ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SQUARE (PARALLEL OR PERPENDICULAR) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND/OR IN THE FIELD, OR ON CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
9. PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREES OF OTHER PLANT SPECIMENS WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. CONTACT OWNER/LANDSCAPE ARCHITECT BEFORE REMOVING ANY SPECIMEN OF THIS TYPE UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
10. PRUNING: THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
11. UTILITIES: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL UTILITY DAMAGE INCLUDING DAMAGE THAT MAY OCCUR TO NEW UTILITIES. THE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. DISTURBED AREAS: ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.
13. DRAINAGE SYSTEMS: CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEAN-OUT OF ALL CATCH BASINS, MANHOLES, AND/OR OTHER DRAINAGE FEATURES ON THE SITE WHICH HAVE ACCUMULATED SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES.

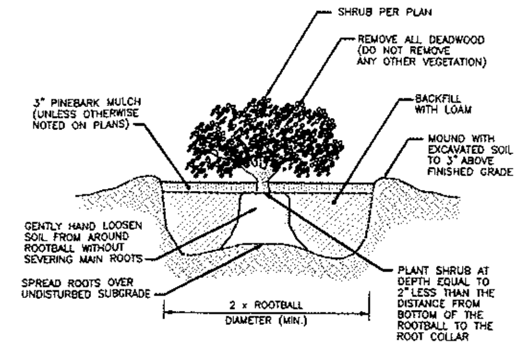
LOAM AND SEEDING

APPLICATION OF LOAM AND SEED SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

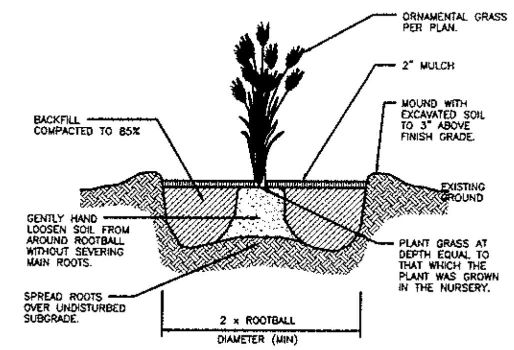
1. LOAM MATERIAL TO BE FURNISHED SHALL CONSIST OF SCREENED LOOSE, FRIABLE, FINE SANDY LOAM OR SANDY LOAM, AS DEFINED BY THE USDA'S SOIL CONSERVATION SERVICE IN THE SOIL SURVEY MANUAL ISSUED IN 1993, FREE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN ½-INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 5 PERCENT NOR MORE THAN 20 PERCENT OF THE LOAM AS DETERMINED BY LOSS-ON-IGNITION OF OVEN DRIED SAMPLES THAT HAVE BEEN DRAWN BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED OR DIRECTED. THE LOAM SHALL HAVE AN ACIDITY RANGE OF 5.5 PH TO 7.6 PH.
2. LOAM MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RETAINED AND DISTRIBUTED WITHIN THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIAL. ALL EXISTING LOAM REMAINS THE PROPERTY OF THE OWNER.
3. LOAM SHALL BE SPREAD TO A DEPTH OF 4" IN SEEDING AREAS AND PLACED TRUE TO LINES AND GRADES SHOWN ON THE PLANS.
4. THE LOAMED SURFACE SHALL BE GRADED, AND ALL ROOTS, SODS, WEEDS, COBBLES OR STONES WITH ANY DIMENSION GREATER THAN 1 INCH SHALL BE REMOVED AND LEGALLY DISPOSED OF. AFTER SHAPING AND GRADING, ALL TRUCKS AND OTHER EQUIPMENT NOT REQUIRED TO PERFORM SEEDING, MULCHING OR MOWING OPERATIONS SHALL BE EXCLUDED FROM THE LOAMED AREAS.
5. LIME (GROUND OR PELLETIZED) SHALL BE APPLIED DRY AND SPREAD EVENLY OVER THE ENTIRE SURFACE TO BE SEEDED. UNLESS OTHERWISE SPECIFIED, THE APPLICATION RATE SHALL BE 1 TON PER ACRE. RAKING SHALL BE COMPLETED AFTER THE FERTILIZER HAS BEEN APPLIED.
6. ALL SEED DELIVERED TO THE JOB SHALL BE IN CONTAINERS LABELED IN ACCORDANCE WITH PROVISIONS OF THE RHODE ISLAND SEED ACT OF 1956 (VOLUME 8, TITLE 2, CHAPTER 6) AND ITS AMENDMENTS AS PROVIDED FOR AGRICULTURAL SEED OFFERED FOR SALE. ONLY THE CURRENT YEARS SEED SHALL BE ACCEPTED.
7. SEED SHALL BE APPLIED ONLY DURING THE FOLLOWING DATES:
   SPRING SEEDING: MARCH 15 TO MAY 31.
   FALL SEEDING: AUGUST 15 TO OCTOBER 15.
6. THE CONTRACTOR SHALL WATER ALL SEEDED AREAS AND RESEED AS NECESSARY FOR A PERIOD OF 2-MONTHS OR UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND APPROVAL HAS BEEN MADE BY THE OWNER/LANDSCAPE ARCHITECT.



Ground Cover Planting Detail
NOT TO SCALE



Container Grown Shrub and Perennial Planting Detaill
NOT TO SCALE



Perennial Planting Detail
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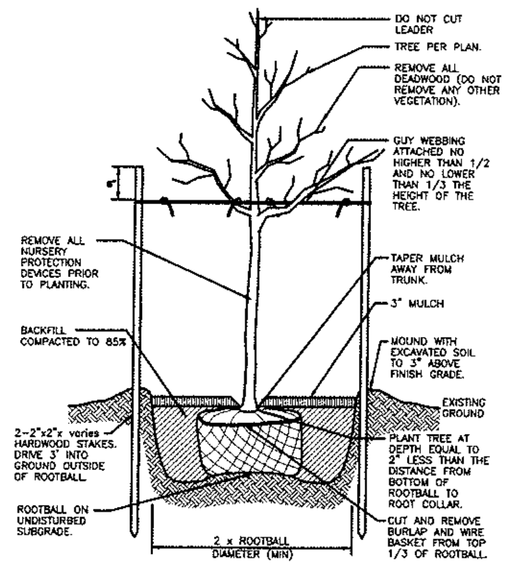
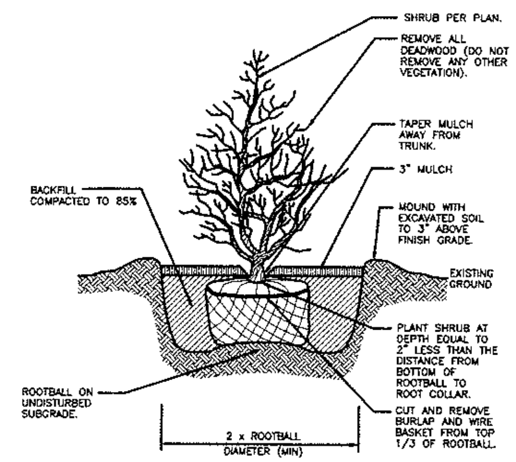
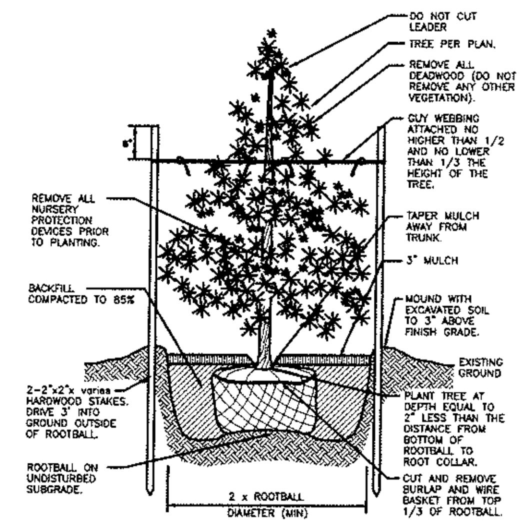


Canopy Tree Planting Detail
NOT TO SCALE



B & B Shrub Planting Detail
NOT TO SCALE



Evergreen Tree Planting Detail
NOT TO SCALE

PLANT LIST

CANOPY TREES				
AR	ACER RUBRUM 'FRANKSRED' *RED SUNSET SWAMP MAPLE*	5	2"-2.5" CAL	
QR	QUERCUS RUBRA *RED OAK*	5	2"-2.5" CAL	

FLOWERING TREES				
AGR	ACER GRISEUM *PAPER BARK MAPLE*	2	7'-8' CLUMP	
CC	CERCIS CANADENSIS *EASTERN REDBUD*	[illegible]	7'-8' CLUMP	
PY	PRUNUS X YEDOENSIS *YOSHINO CHERRY SINGLE WHITE FLOWER*	2	7'-8' CLUMP	

EVERGREEN TREES				
CL	CUPRESSOCYPARIS LEYLANDII *LEYLAND CYPRESS*	11	7'-8' B&B	
IO	ILEX OPACA *AMERICAN HOLLY*	7	7'-8' B&B	
PF	PINUS FLEXILIS VANDERWOLF'S PYRAMID *LIMBER PINE*	10	5'-6' B&B	
PS	PINUS STROBUS *EASTERN WHITE PINE*	12	7'-8' B&B	
TG	THUJA PLICATA 'GREEN GIANT' *GREEN GIANT WESTERN ARBORVITAE*	5	7'-8' B&B	

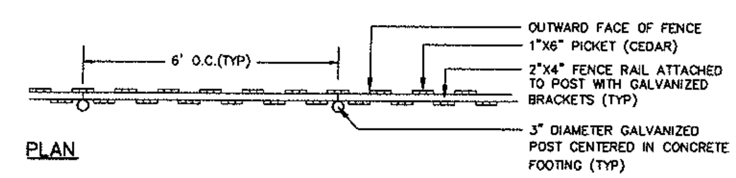
EVERGREEN/ DECIDUOUS SHRUBS				
AD	AZALEA 'DELAWARE VALLY WHITE' *EVERGREEN AZALEA EARLY WHITE*	5	#5 CONTAINER	
BMW	BUXUS MICROPHYLLA 'WINTER GEM' *WINTER GEM BOXWOOD*	13	#5 CONTAINER	
CP	COMPTONIA PEREGRINA *SWEET FERN*	21	#5 CONTAINER	
CSE	CORNUS ALBA 'ELEGANTISSIMA' *VARIEGATED RED TWIG DOGWOOD*	3	#5 CONTAINER	
HM	HYDRANGEA MACRO. 'MME EMILE MOUILLERE' *MME EMILE MOUILLERE HYDRANGEA*	17	#5 CONTAINER	
IG	ILEX GLABRA 'COMPACTA' *COMPACT INKBERRY*	9	#5 CONTAINER	
IVW	ILEX VERTICILLATA 'WINTER GOLD' *WINTER GOLD WINTERBERRY*	3	#5 CONTAINER	
RL	RHODODENDRON 'LEMON DREAM' *LEMON DREAM RHODODENDRON YELLOW*	8	#5 CONTAINER	
RM	RHODODENDRON MAXIMUM *ROSEBAY RHODODENDRON*	21	#5 CONTAINER	
RTZ	ROSA 'TWILIGHT ZONE' *HYBRID TEA ROSE MAUVE*	19	#5 CONTAINER	

PERENNIALS/GROUNDCOVERS/ VEINS				
AG	ANDROPOGON GERARDII *BIG BLUE STEM*	9	#2 CONTAINER	
AS	ANEMONE SYLVESTRIS *SNOWDROP*	20	#2 CONTAINER	
CSS	COREOPSIS 'SIENNA SUNSET' PP20470 *SIENNA SUNSET COREOPSIS*	59	FLAT OF 100	18" O.C.
FB	FESTUCA 'BEYOND BLUE' *FESCUE BEYOND BLUE*	44	FLAT OF 100	
HA	HOSTA 'AUGUST MOON' *AUGUST MOON PLANTAIN LILLY*	29	#2 CONTAINER	
HC	HEUCHERA 'CARAMEL' PP16580 *CARAMEL CORAL BELL*	10	#2 CONTAINER	
HF	HOSTA 'FIRE AND ICE' *PLANTAIN LILY*	8	#2 CONTAINER	
HS	HEMEROCALLIS 'STELLA D' ORO' *STELLAD D' ORO DAYLILY-GOLD*	102	BARE ROOT	
IV	IRIS VERSICOLOR *BLUE FLAGE*	17	#2 CONTAINER	
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC' *BLUE PACIFIC SHORE JUNIPER*	53	FLAT OF 100	36" O.C.
NW	NEPETA 'WALKER'S LOW' *CAT MINT*	23	#2 CONTAINER	
MC	MUHLENBERGIA CAPILLARIS *PINK HAIR GRASS*	3	#2 CONTAINER	
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' *LITTLE BUNNY FOUNTAIN GRASS-DWARF*	30	#2 CONTAINER	
PO	PAPAVER ORIENTALE 'BEAUTY OF LIVERMERE' *ORIENTAL POPPY DEEP RED*	12	#2 CONTAINER	
PV	PANICUM VIRGATUM *SWITCH GRASS*	13	#2 CONTAINER	
RH	RUDBECKIA HIRTA *BLACK EYED SUSAN*	11	#2 CONTAINER	
VM	VINCA MINOR 'BOWLES' *BOWLES MYRTLE*	17	FLAT OF 100	36" O.C.

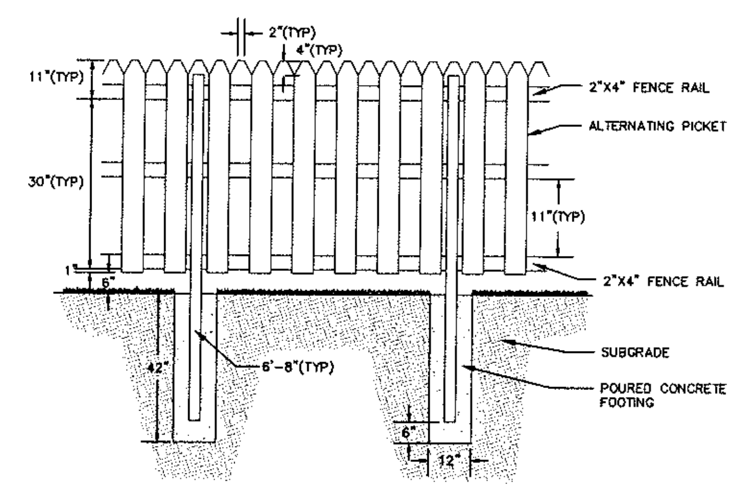
L&S – GENERAL SEEDING MIX

	PERCENT BY WEIGHT	PERCENT BY VOLUME
CHEWINGS FESCUE IMPROVED VARIETIES	30	85
KENTUCKY BLUEGRASS IMPROVED VARIETIES	30	90
PERENNIAL RYEGRASS IMPROVED VARIETIES	40	90

APPLICATION RATE: 200 LBS / ACRE



PLAN



ELEVATION

FENCE DETAIL:
NOT TO SCALE

LANDSCAPE DETAILS
FOR
BACK 40
SITUATED ON
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NORTH KINGSTOWN, RHODE ISLAND
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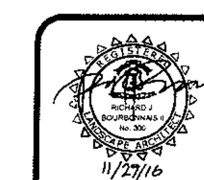
NO.	REVISION	BY	DATE



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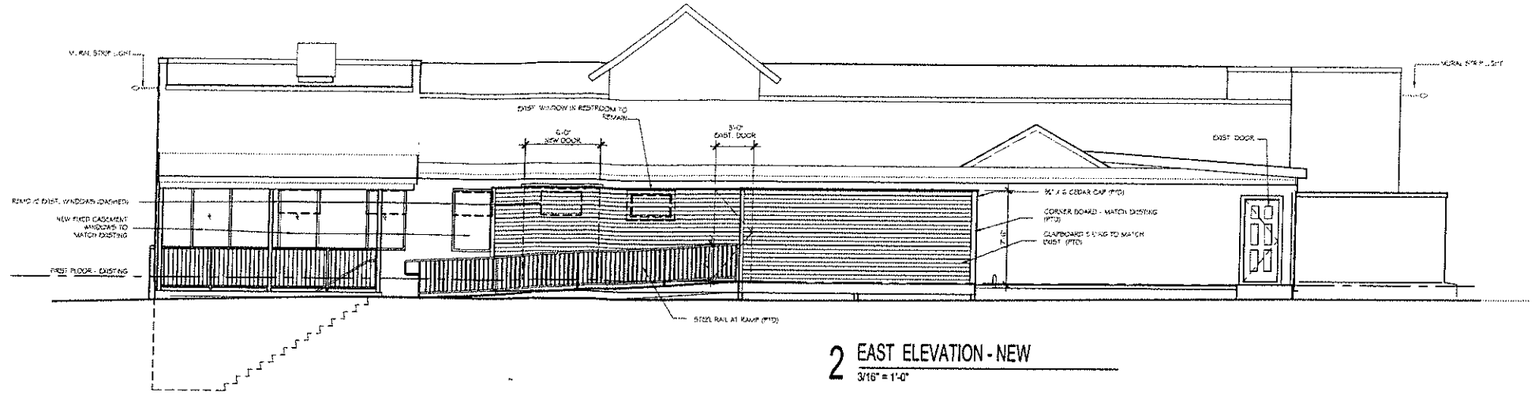
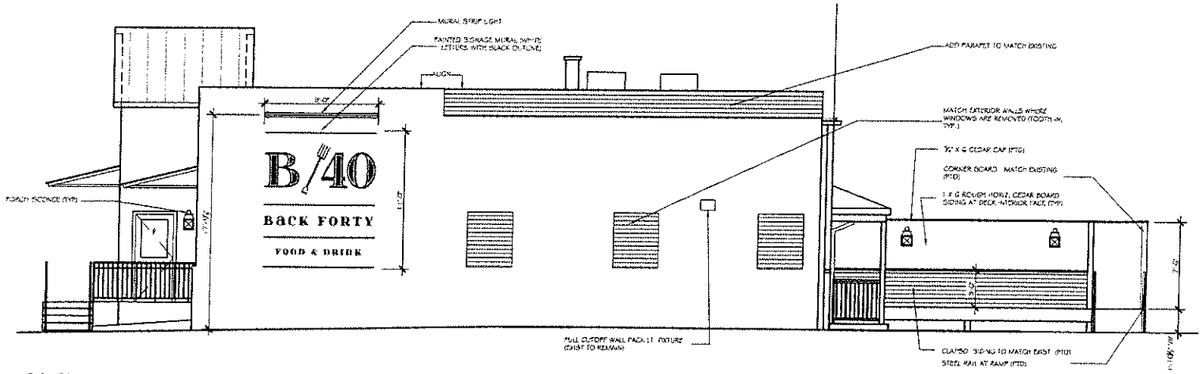
JOB NO. 6935 DWG. NO. 6935-BASE.DWG	DRAWN BY KY.Y. CHECKED R.J.B.
SCALE: AS SHOWN	APPROVED S.B.G. DATE: NOVEMBER, 2016

SHEET
L-2
OF 5 SHEETS



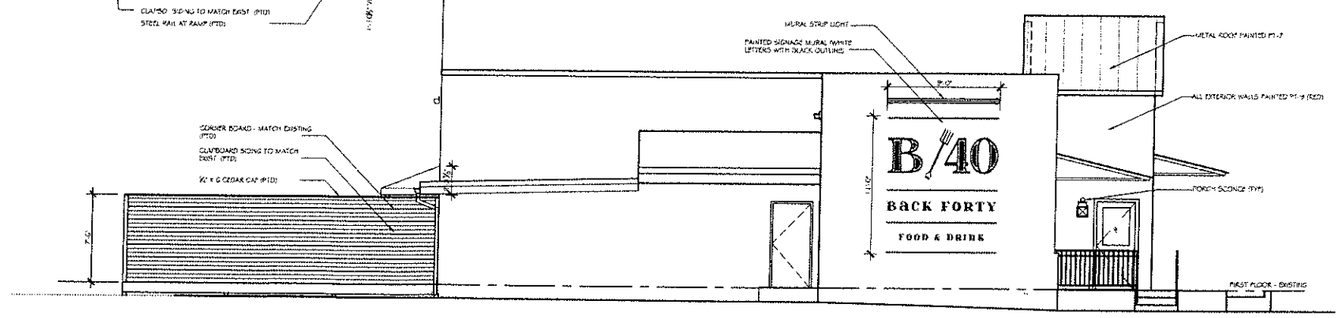
2 EAST ELEVATION - NEW
3/16" = 1'-0"



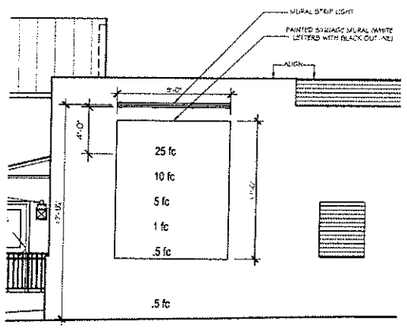
4 SOUTH ELEVATION - NEW
3/16" = 1'-0"

SIGNAGE AREA SUMMARY	
MAIN SIGN AT FRONT/WEST ELEVATION	IRREGULAR POLY * = 22.4 SF
MURAL SIGN AT NORTH & SOUTH ELEVATION	9' X 11'= 99 SF X 2 = 198 SF
	TOTAL 220.4 SF

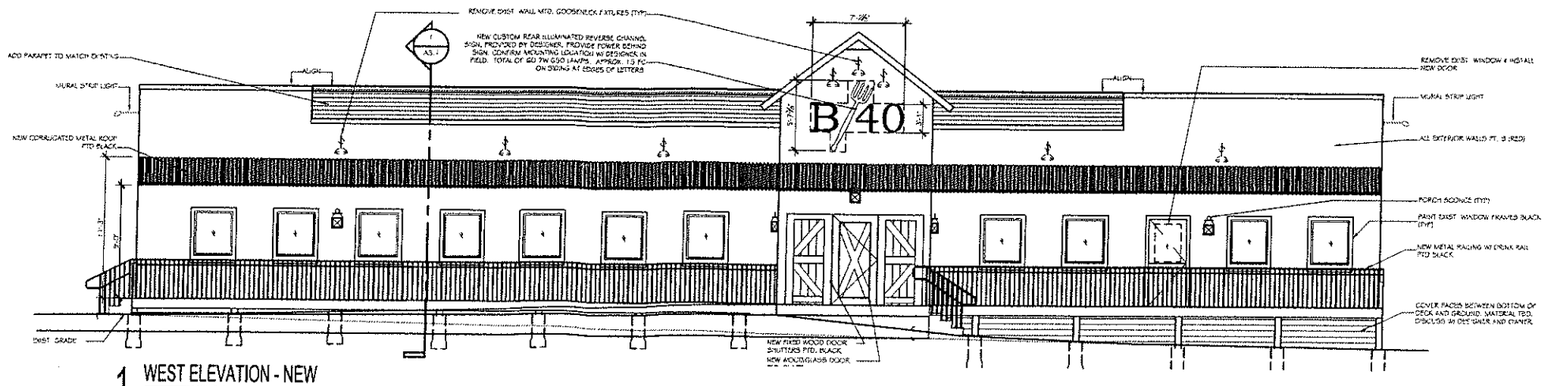
* = DASHED ON ELEVATION



3 NORTH ELEVATION - NEW
3/16" = 1'-0"



5 SOUTH ELEVATION - fc Render with 20" Bracket and 32W T8
3/16" = 1'-0"



1 WEST ELEVATION - NEW
3/16" = 1'-0"

FRANK KARPOWICZ ARCHITECTS INC

26 South County Commons Way, Unit A3
Wakefield, RI 02879
401 782.4604
401 783.1245 fax

INTERIOR DESIGNER
Abby Carroll
60 Mt. Vernon Street
Boston, MA 02108
Tel 617 823.0314

No.	Issue	Date
4	REVISED TO PLANNING	11-29-2016
3	REVISED TO PLANNING	11-8-2016
2	REVISED	10-4-2016
1	Permit	9/12/2016

BACK 40
RESTAURANT

20 South County Trail
North Kingstown, RI

EXTERIOR ELEVATIONS

Project No. 15157
Drawn By: FKAC
Date: 8/31 / 2016

A2.1

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