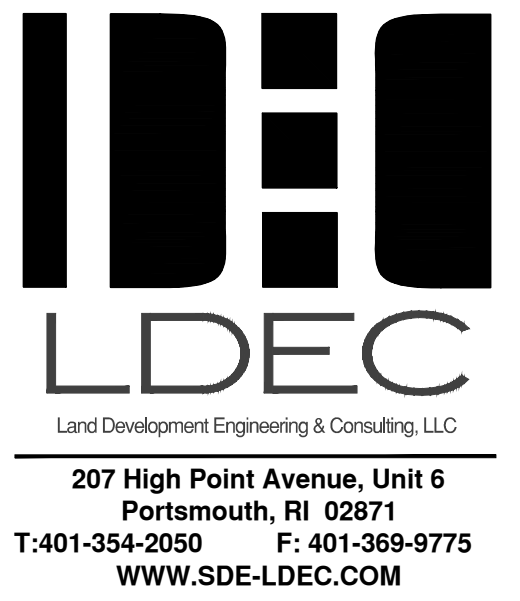


COMMERCIAL SITE DEVELOPMENT PLANS GOLD'S WINE & SPIRITS

48 VALLEY ROAD
ASSESSORS MAP 107SE, PARCEL 103B

Middletown , Rhode Island

MARCH 20, 2023



NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: MARCH 20, 2023

DRAWN BY: SJE	COMPS. BY: SJE	CHECK BY: MER
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PROJECT NO. 22061

ISSUED FOR: PERMITTING



COMMERCIAL SITE DEVELOPMENT PLANS
48 VALLEY ROAD
ASSESSORS MAP 107SE, PARCEL 103B
MIDDLETOWN, RHODE ISLAND
PREPARED FOR GOLD'S WINE & SPIRITS, LLC.

CIVIL ENGINEER
LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

LAND SURVEYOR
LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC.
207 HIGH POINT AVENUE, UNIT 6
PORTSMOUTH, RI 02871
(401) 354-2050

ARCHITECT
HERK WORKS ARCHITECTURE
36 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842
(401) 662-7875

LANDSCAPE ARCHITECT
VERDE DESIGN + HORTICULTURE
89 DR. MARCUS WHEATLAND BLVD.
NEWPORT, RI 02840
(401) 619-0562



LOCUS MAP

PLAN INDEX

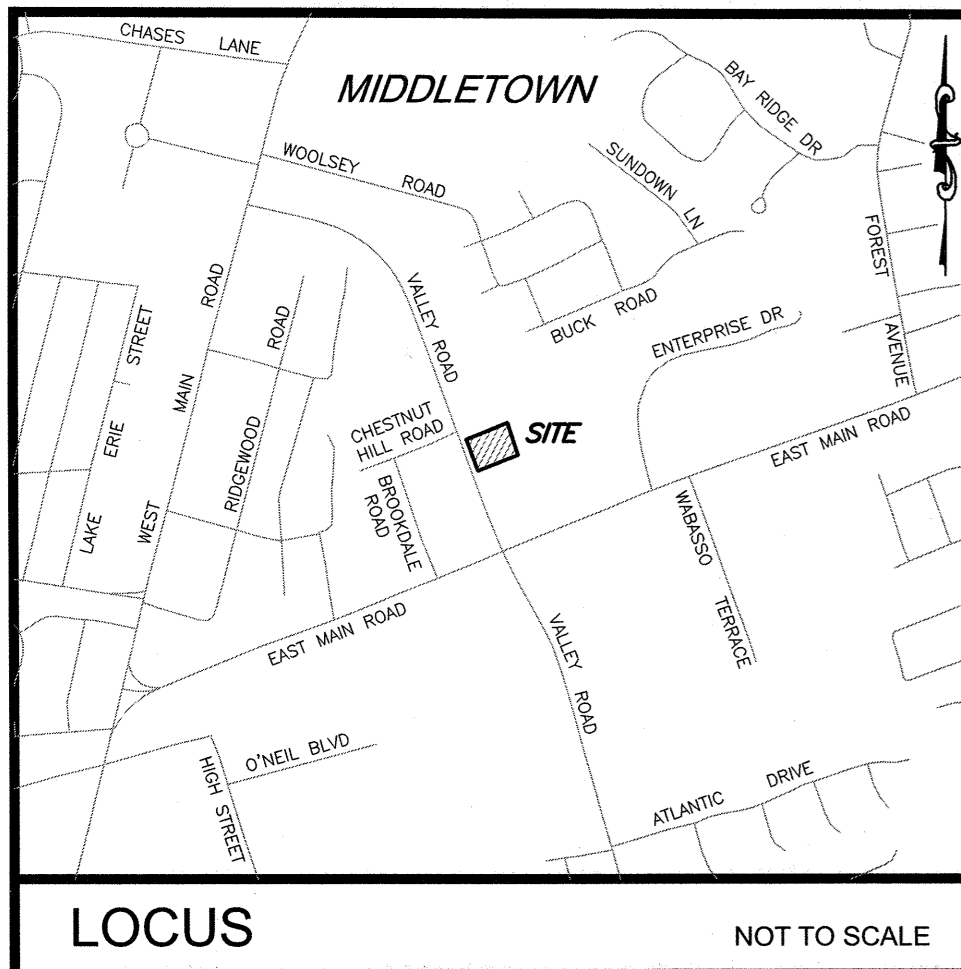
<u>TITLE</u>	<u>SHEET NO.</u>
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE LAYOUT PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
LIGHTING PLAN	7
LANDSCAPE PLAN	8
CONSTRUCTION DETAILS	9-10

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, Amended August 2013 and STANDARD DETAILS, June 15, 1998, as amended by revision.

DRAWING TITLE:
COVER PLAN

SCALE: **N.T.S.**

SHEET NO.
1 of 10



NOTES:

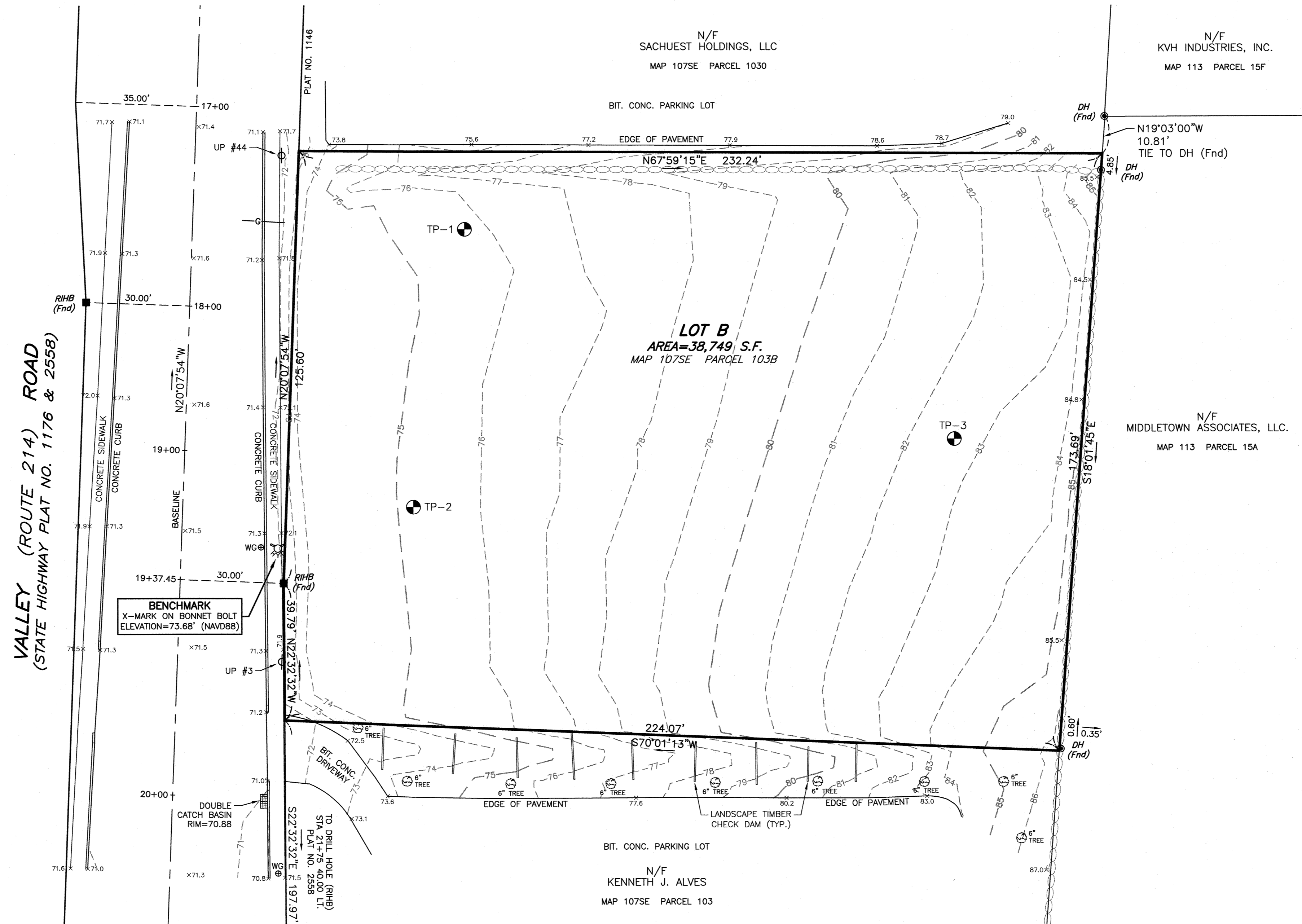
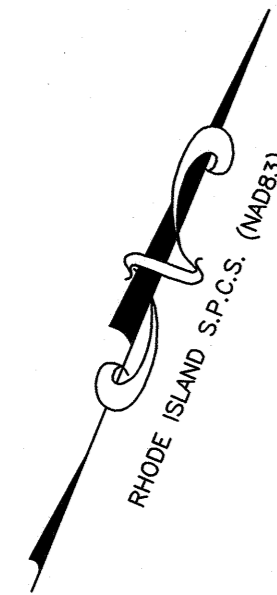
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN JULY 29, 2022 AND AUGUST 23, 2022.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0093 J (MAP EFFECTIVE DATE SEPTEMBER 4, 2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

CURRENT OWNER	
48 VRM, LLC 130 BELLEVUE AVENUE NEWPORT, RI 02840	
TITLE REFERENCES: DEED BK.806/PG.135	
PLAN REFERENCE: PLAN BK.15/PG.26 (LOT B)	
SITE LOCATION: 48 VALLEY ROAD MIDDLETOWN, RHODE ISLAND	
ASSESSORS REFERENCE: MAP 107SE PARCEL 103B	

TRAFFIC SENSITIVE LIMITED BUSINESS (LBA) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	300 FT.
FRONT SETBACK	10 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	35%

LEGEND

- BIT. CONC BITUMINOUS CONCRETE
- DH DRILL HOLE
- G GAS SERVICE
- HYDRANT
- RHIB RHODE ISLAND HIGHWAY BOUND
- 85.5 SPOT ELEVATION
- STONE WALL
- TP TEST PIT
- TREE
- UP UTILITY POLE
- WG WATER GATE



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN JULY 29, 2022 AND OCTOBER 20, 2022, AS FOLLOWS:

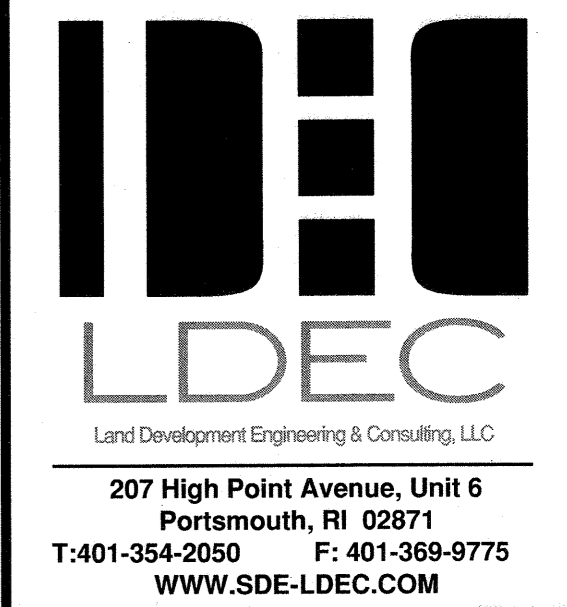
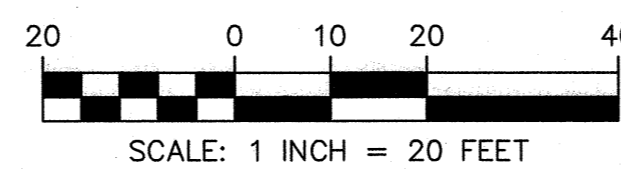
LIMITED CONTENT BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III
 TOPOGRAPHIC SURVEY ACCURACY T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 107SE, PARCEL 103B) TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY *Robert L. Mason*

ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA



NO.	DATE	DESCRIPTION	APPROVED

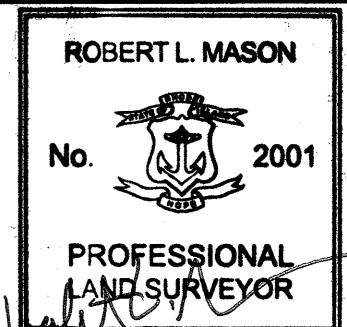
PLAN REVISIONS

DATE: OCTOBER 20, 2022

DRAWN BY: RLM/SKD COMPS BY: RLM CHECK BY: RLM/MER

PROJECT NO. 22061

ISSUED FOR:



EXISTING CONDITIONS PLAN
 48 VALLEY ROAD
 MIDDLETOWN, RHODE ISLAND
 ASSESSORS MAP 107SE, PARCEL 103B
 PREPARED FOR
 48 VRM, LLC

DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.

2 OF 8

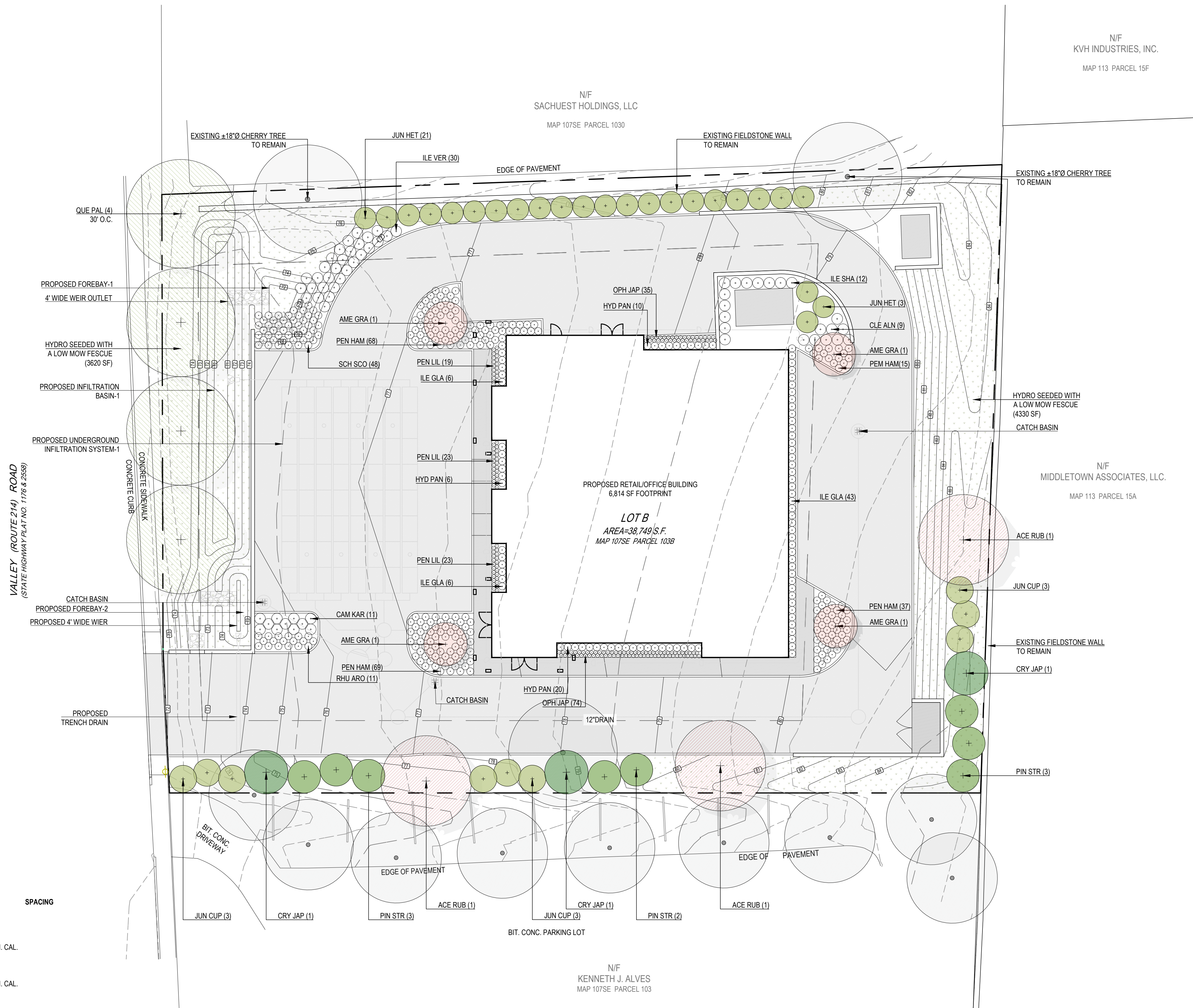
PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCE.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
- TWO INCH (2") DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUND COVER AREAS AND GENERAL SHRUB MASSES.
- ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
- SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
- THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS.

LANDSCAPE REQUIREMENTS (TOWN OF MIDDLETOWN)

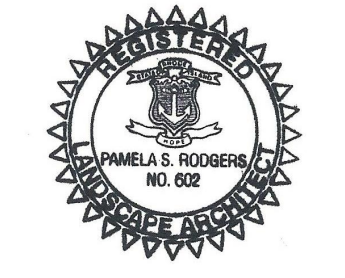
- EXISTING VEGETATION**
TREES AND VEGETATION ARE USED TO SATISFY LANDSCAPING REQUIREMENTS (WHENEVER POSSIBLE)
TREES HAVING GREATER THAN 18" DBH ARE PRESERVED (WHENEVER POSSIBLE)
TREES HAVING GREATER THAN 18" DBH THAT CANNOT BE PRESERVED ARE REPLACED WITH TWO TREES OF AT LEAST 4" DBH
- PLANTED LANDSCAPING OCCUPIES A MINIMUM OF 25% OF THE PROJECT AREA.**
TOTAL PROJECT AREA = 38,749 SF
REQUIRED LANDSCAPE AREA = 9,682 SF (25% OF PROJECT AREA)
PROVIDED LANDSCAPE AREA = 12,309 SF (±32% OF PROJECT AREA)
- SCREENING**
SCREENING ELEMENT SUCH AS PLANTINGS, STONE WALLS, BERMS, AND/OR FENCES (OR A COMBINATION) PROVIDED ALONG ALL PROPERTY LINES
- BUFFERS**
A LANDSCAPED BUFFER AT LEAST 10' IS PROVIDED ALONG ALL PROPERTY LINES (MAY BE REDUCED IF STONE WALL USED AS SCREENING ELEMENT) FOR ALL USES. A LANDSCAPED BUFFER AT LEAST 20' THAT INCLUDES SCREENING AT LEAST 6' HIGH MEASURED FROM FINISHED GRADE AT TIME OF INSTALLATION IS PROVIDED.
A LANDSCAPED BUFFER AT LEAST 10' WIDE, WHICH IS DEFINED BY CURBING AND MAY INCLUDE SIDEWALKS BUT MUST INCLUDE A MINIMUM 5' PLANTING STRIP IS PROVIDED BETWEEN BUILDINGS AND PARKING LOTS/DRIVEWAYS
- PLANTINGS**
PLANTINGS ARE NONINVASIVE SPECIES, AND NATIVE TO AQUIDNECK ISLAND IF POSSIBLE.
- TREES**
DECIDUOUS STREET TREES - 4 TREES PROPOSED
PLANTED ALONG STREET SIDE PROPERTY BOUNDARY, PRIVATE STREETS, AND INTERNAL DRIVEWAYS
PLANTED IN STRIPS OR TREE WELLS LOCATED BETWEEN THE SIDEWALK AND CURB.
SPACED NO FURTHER THEN 30' ON CENTER
A MINIMUM OF 4" DBH AT TIME OF PLANTING
- PARKING LOT TREES - 4 TREES REQUIRED, 4 TREES PROPOSED**
MINIMUM OF ONE TREE PROVIDED FOR EVERY 5 PARKING SPACES
TREES AT LEAST 4" CALIBER DBH AND 7' TALL AT TIME OF PLANTING
SURROUNDED BY AT LEAST 25 SF OF PERMEABLE UNPAVED AREA
- SCENIC VIEWS**
SCENIC VIEWS AND HISTORICALLY SIGNIFICANT LANDSCAPE FEATURES PRESERVED TO THE MAXIMUM EXTENT REASONABLY POSSIBLE
CONSISTENT WITH TOWN CODE CHAPTER 96: TREE PRESERVATION AND PROTECTION
CONSISTENT WITH TOWN CODE CHAPTER 97: STONE WALLS
- MAINTENANCE**
FOR LARGER PROJECTS OR SIGNIFICANT LANDSCAPE FEATURES, A MAINTENANCE AGREEMENT AND/OR BOND MAY BE REQUIRED
LANDSCAPE MAINTENANCE PLANS ARE REQUIRED BY SECTION 523, AND PERFORMANCE AND MAINTENANCE GUARANTEES ARE REQUIRED UNDER ARTICLE 7.

PLANTING LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	
TREES						
	ACE RUB ACER RUBRUM 'FRANK JR.' PP 16769'	RED POINTE MAPLE	3	4" MIN. CAL.		
	AME GRA AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHADBLow	4	4" MIN. CAL.		
	CRY JAP CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CEDAR	3	8/10' B&B.		
	JUN VIR JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	EASTERN RED CEDAR	9	8/10' B&B		
	JUN HET JUNIPERUS CHINENSIS 'HETZII'	HETZ COLUMNAR JUNIPER	24	7/8' B&B		
	PINSTR PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	8			
	QUE PAL QUERCUS PALUSTRIS	PIN OAK	4	4" MIN. CAL.	30' O.C.	
SHRUBS						
	CLE ALN CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	9	5 GAL.		
	ILE GLA ILEX GLABRA 'GEM BOX®'	GEM BOX INKBERRY	55	5 GAL.		
	ILE SHA ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	12	7 GAL.		
	ILE VER ILEX VERTICILLATA 'WINTER RED'	WINTERBERRY	30	5 GAL.		
	HYD PAN HYDRANGEA PANICULATA	TINY QUICK FIRE® HYDRANGEA	36	3 GAL.		
PERENNIALS						
	OPH JAP OPHIOPOGAN JAPONICUS	MONDO GRASS	109	1 GAL.		
GRASSES						
	CAL KAR CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER GRASS	11	1 GAL.		
	PEN LIT PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	65	1 GAL.		
	PEN HAM PENNISETUM ALOPECUROIDES 'HAMELY'	HAMELY FOUNTAIN GRASS	189	1 GAL.		
	SCH SCO SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	48	1 GAL.		
	HYD SEED LOW MOW FESCUE - TO BE HYDRO SEEDED		7,950	SF		



VERDE DESIGN + HORTICULTURE
34 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835
O. 401 619-0562
verdegarden@gmail.com

**GOLD'S LIQUORS
PLAT 107SE, LOT 103B**
48 VALLEY ROAD
MIDDLETOWN, RI

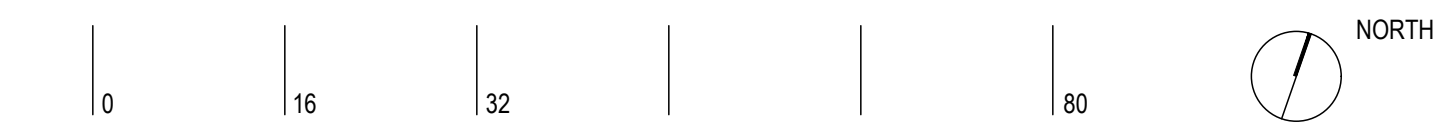


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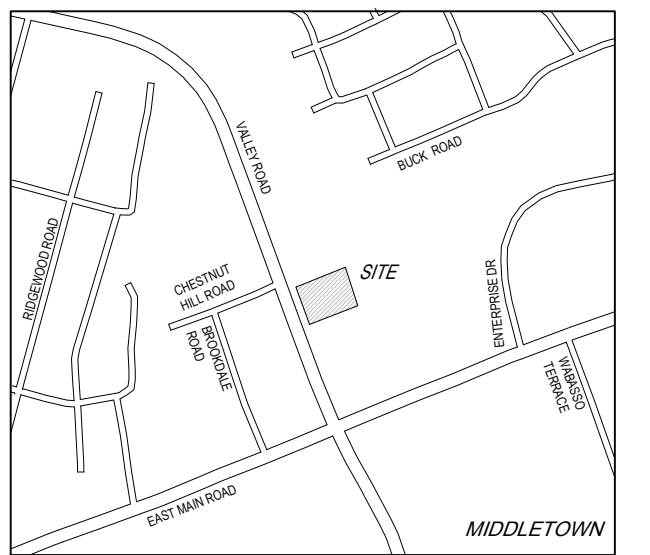
REVISIONS:

NO.	DESCRIPTION	DATE
1		

PLANTING PLAN

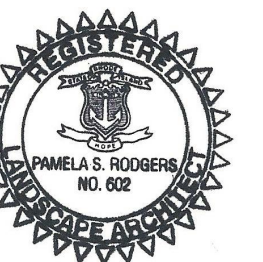


L1.0



LOCUS MAP

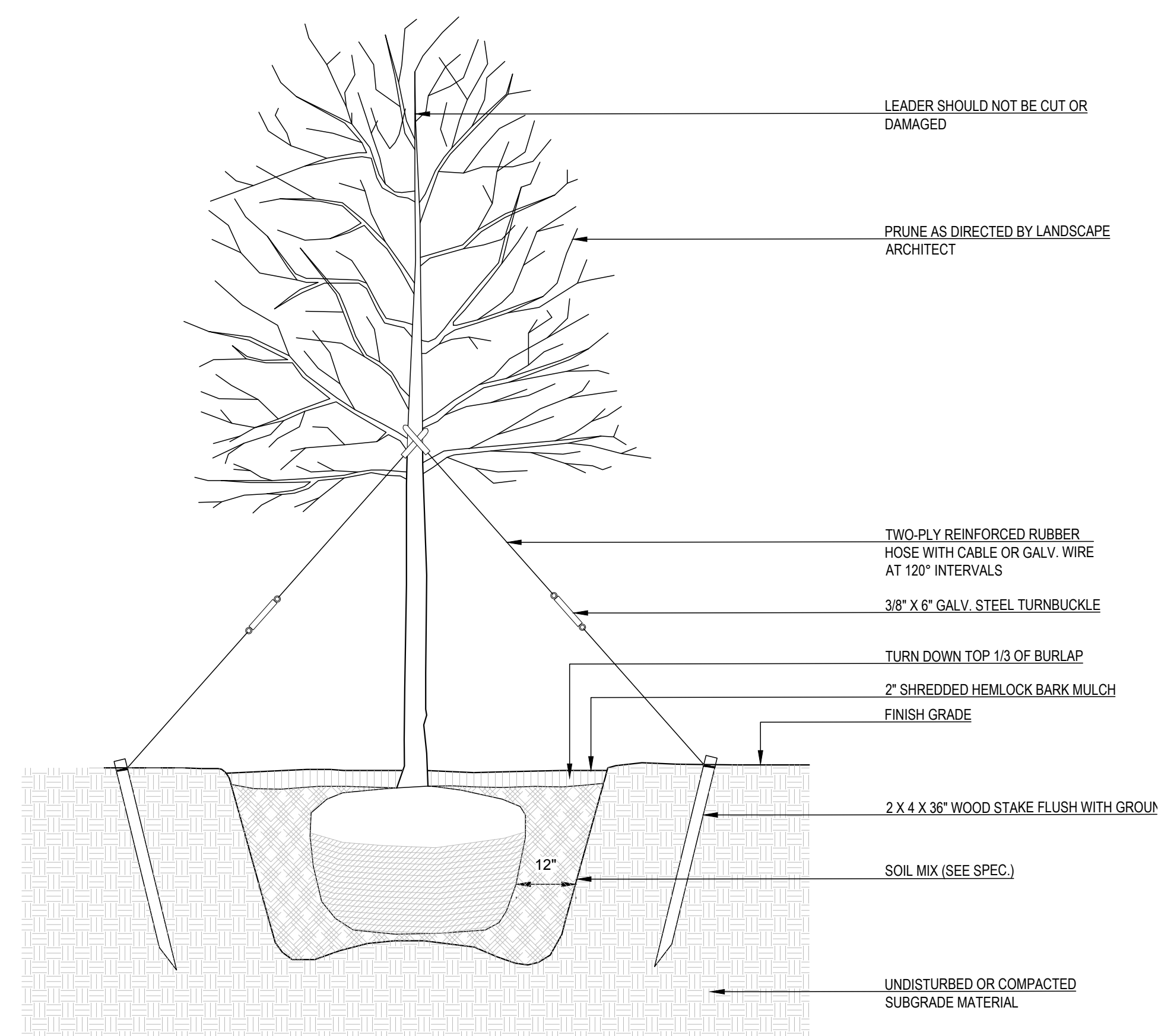
GOLD'S LIQUORS
48 VALLEY ROAD
MIDDLETOWN, RI



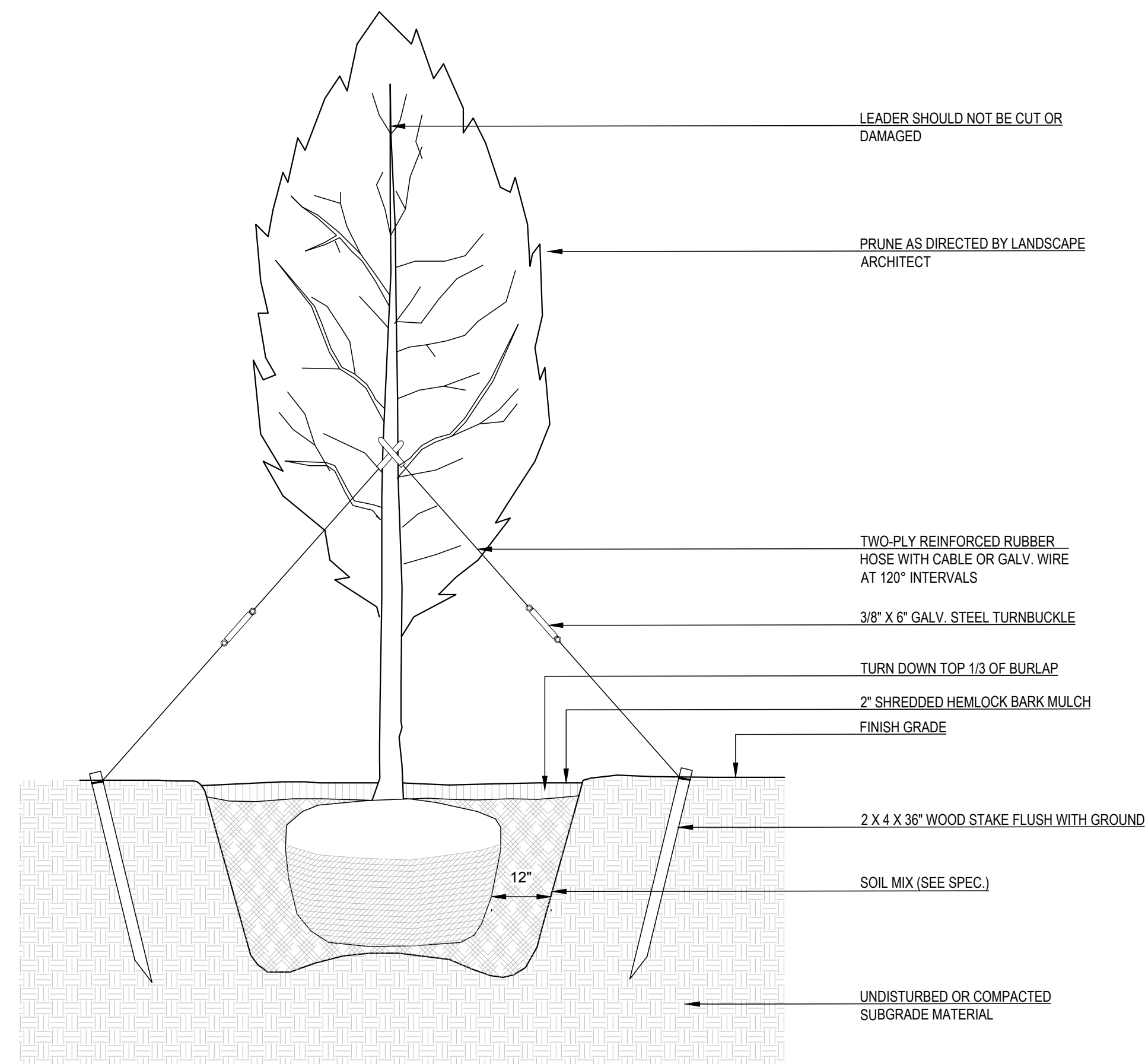
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REVISIONS:

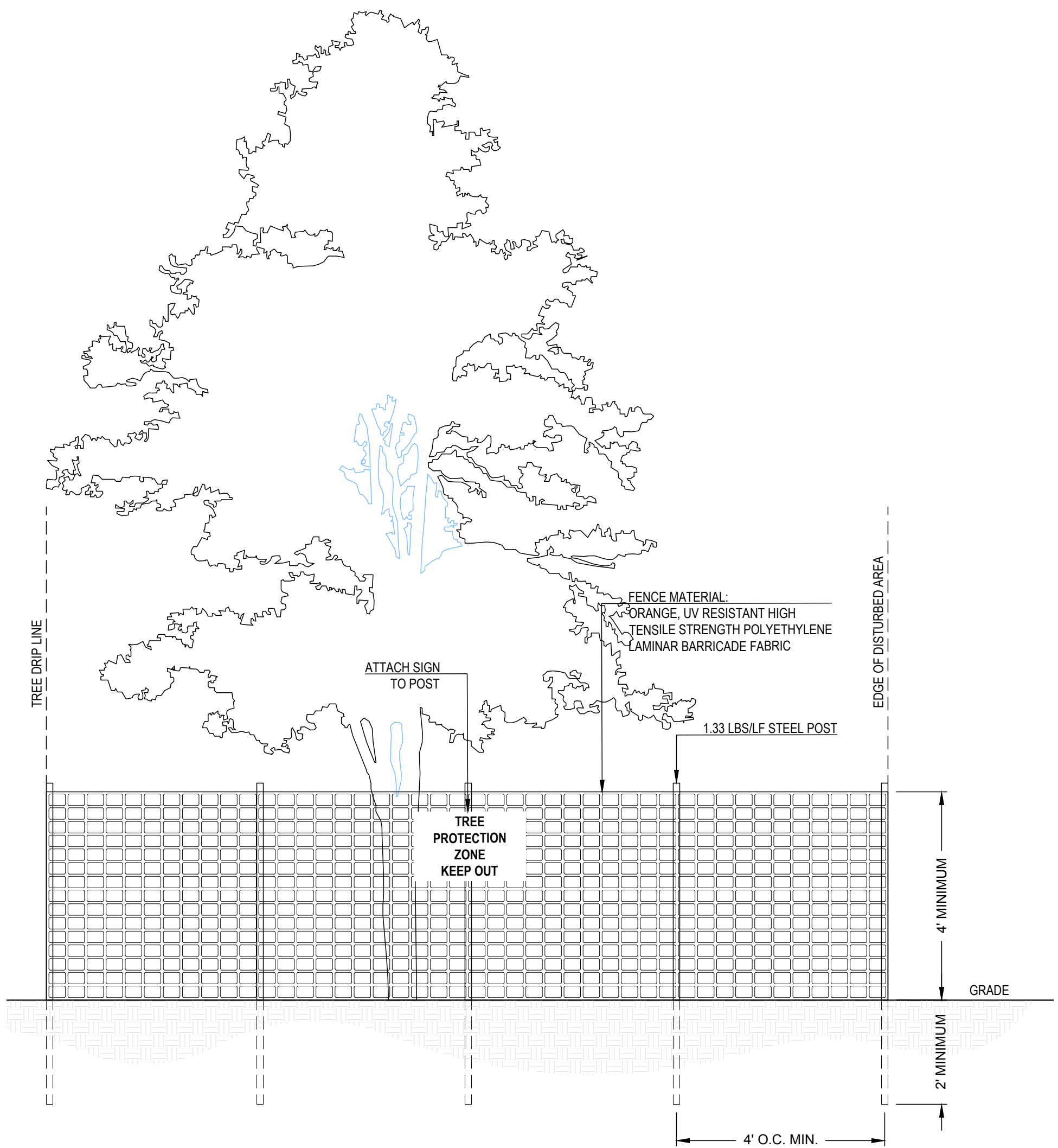
PLANTING DETAILS



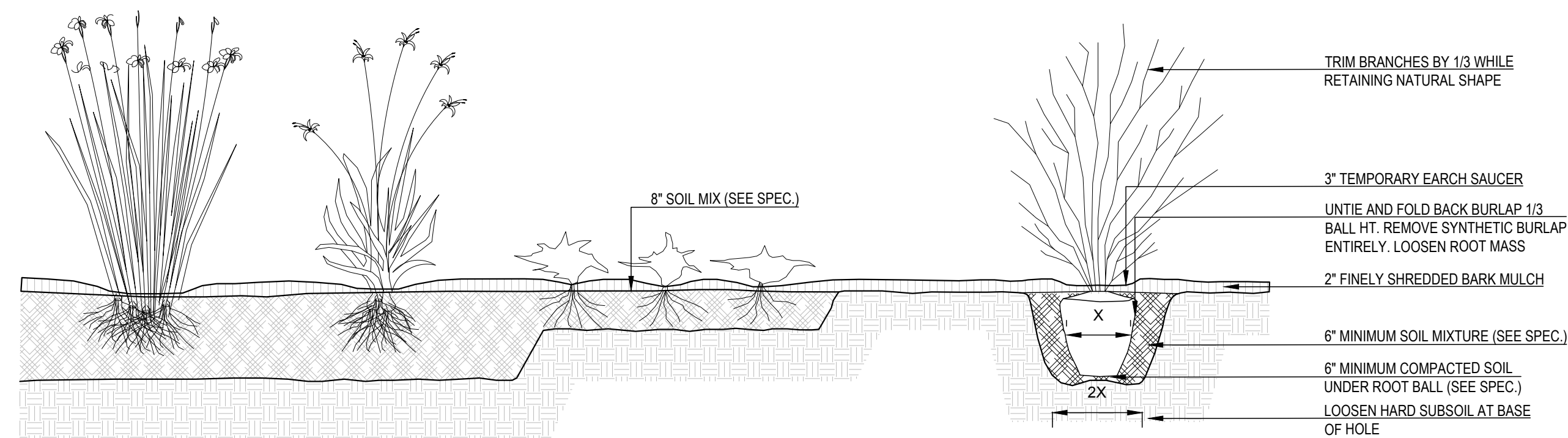
1 DECIDUOUS TREE PLANTING
L1.2 SCALE 1/2" = 1'-0"



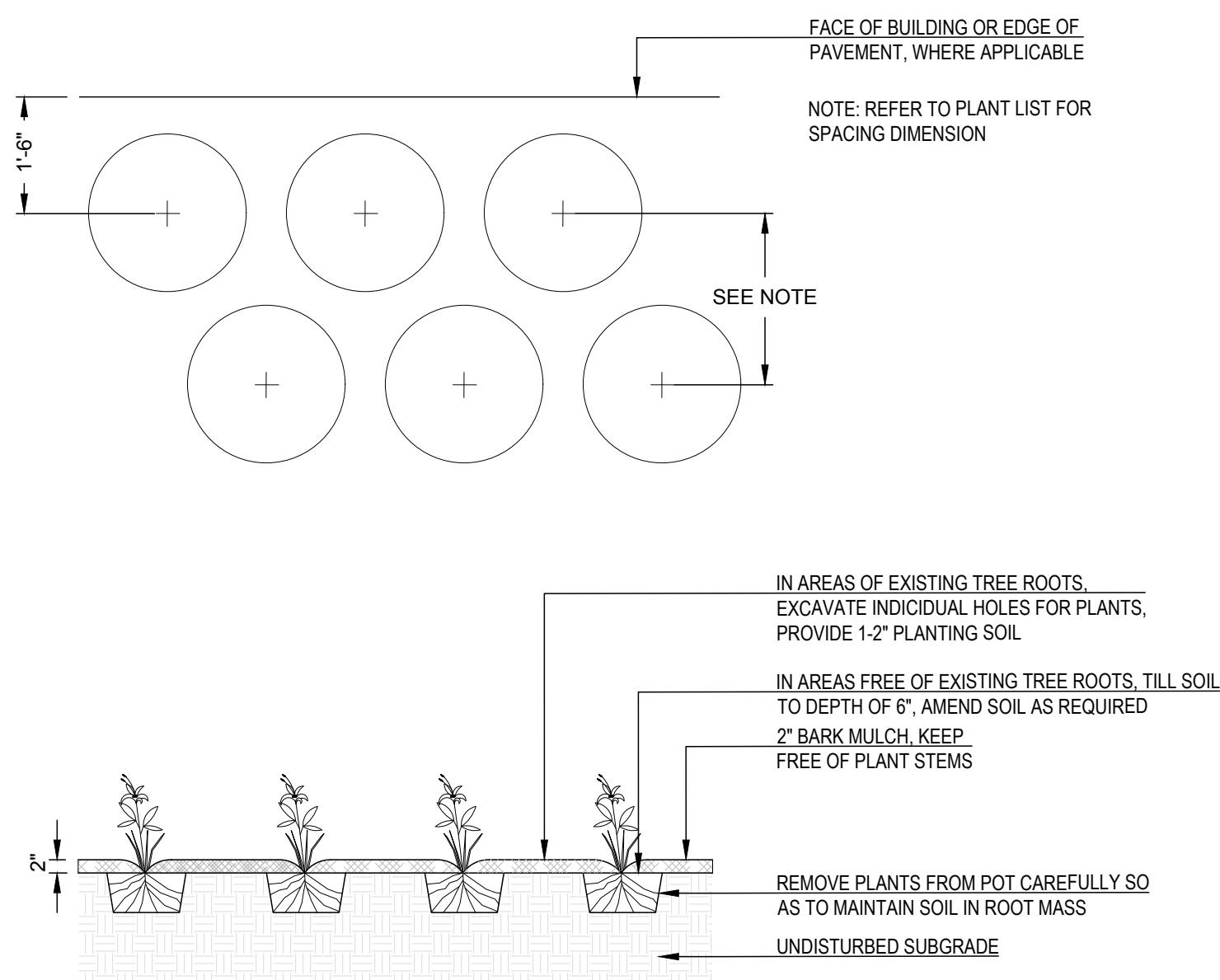
2 EVERGREEN TREE PLANTING
L1.2 SCALE 1/2" = 1'-0"



3 TREE PROTECTION
L1.2 SCALE 1/2" = 1'-0"



4 SHRUB AND GRASS PLANTINGS
L1.2 SCALE 1/2" = 1'-0"



5 PLANT SPACING
L1.2 SCALE 1/2" = 1'-0"

