



REQUEST FOR PROPOSALS

**GENERAL CONTRACTOR SERVICES
FOR
PARKING LOT ADDITION, RENOVATION & SITE CAPPING
AT
DONOVAN MANOR
19 CHAPEL ST
NEWPORT, RI 02840**

Issue Date: July 29, 2026

Due Date: August 28, 2026



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SECTION 1 - INTRODUCTION AND OVERVIEW

The HOUSING AUTHORITY of the CITY OF NEWPORT, hereafter referred to as “HACN”, located at 120B Hillside Avenue, Newport RI is a quasi-public agency created under the laws of the State of Rhode Island. Its mission is to provide decent, safe, and sanitary housing for low-income families. HACN receives funding from the U.S. Department of Housing and Urban Development (HUD) for the operation and modernization of low-income public housing owned and/or managed by the Housing Authority.

HACN is accepting proposals from General Contractors, hereafter referred to as “Contractor”, for General Contractor services for a parking lot renovation & site wide capping project at Donovan Manor in Newport, RI.

Proposals shall include all materials, labor & equipment unless noted otherwise.

1.1 Project Identification / Name:

Parking Lot Addition, Renovation & Site Wide Capping Project at Donovan Manor

1.2 Project Location(s):

19 Chapel St.
Newport, RI 02840

1.3 Owner/Awarding Authority:

The Housing Authority of the City of Newport
120B Hillside Ave
Newport, RI 02840

1.4 Owner’s Representative

Karl Martel
Project Manager
KCM Group
312 Waterman Ave
East Providence, RI 02914
Mobile: 401.578.2469
E-mail: kmartel@kcmgroupri.com

1.5 Project Description:



Donovan Manor is a multi-use 6-story building consisting primarily of 87 residential units, a nurse's office, wellness center, administrative offices and mechanical room. Originally built in 1962 with several renovations over the years.

The purpose of this project is to add parking spaces due to a shortage of existing parking spaces. This project consists of a modification to an existing parking lot, the new construction of additional parking spaces & site wide capping.

1.6 Pre-Bid Conference:

A pre-bid walk-thru is scheduled for **Tuesday, August 11, 2026 starting at 1:00pm (Eastern Standard Time) and ending at 2:00pm.** Walk-thru will start at the front of 19 Chapel Street Newport, RI.

The pre-bid walk-thru is non-mandatory, but it is highly encouraged.

1.7 Questions:

During the period between issuance of this RFP and the proposed due date, no oral interpretation of the RFP's requirements will be given to any prospective bidder. Request for interpretation (and other questions) must be made via e-mail by **August 18, 2026** to the Owner's Representative: kmartel@kcmgroupri.com with a cc to dbonnenfant@nphousing.org

Requests for interpretations submitted by sub-contractors or material vendors will not be accepted.

A response to all questions and interpretations will be issued in the form of an Addenda. This RFP, and any related attachments or addenda will be posted on the HACN website at www.newporthousing.org/request-for-proposals/

All Addendums will become part of the contract documents. Failure of any bidder to see any Addendums on the HACN website shall not relieve the Bidder from any obligation with respect to his/her bid.

1.8 Labor Standards:

Labor standards for this project shall comply with the applicable Davis Bacon Act Wage Determination. Contractors and Subcontractors will be responsible to follow all rules and regulations associated with Davis Bacon rate projects.

Contractors and Subcontractors shall complete US Department of Labor Certified Payroll Reports on a weekly basis. All payroll reports shall be submitted by the Contractor to the Owner's Representative with each monthly pay application.



Apprentice agreements shall be provided for any workers listed as Apprentice. Apprentice rates apply only to apprentices properly registered under the Federal or State apprenticeship programs.

See attached Exhibits for more information regarding Davis Bacon Act Wage requirements.

1.9 Sales Tax:

HACN is a tax-exempt entity in the State of Rhode Island. This project shall be state sales tax exempt in accordance with Regulation “C” of the Rhode Island Sales and Use Tax Act.

SECTION 2 – TYPE OF CONTRACT AND TERMS

2.1 Type of Contract:

HACN contemplates the use of an AIA A101-2017 Standard Form of Agreement between Owner and Contractor for this project. See attached sample contract.

2.2 Contract Term:

Contract term will be for the duration of the project.

SECTION 3 – SCOPE OF WORK AND RESPONSIBILITIES

3.1 Scope of Work:

See attached Drawings dated June, 2026 for scope of work.

3.2 Responsibilities:

Site Capping

Limited excavation and off-Site disposal of contaminated soils that will be generated during construction of additional parking lots, installation of utilities and necessary Site grading. Remaining soils at the Site require encapsulation with presumptive RIDEM caps which include: one (1) foot clean soil over geofabric material with minimum CBR puncture strength of 220 lbs; and six (6) inch clean sub-base with 4” of asphalt or concrete pavement (minimum). For hardscape caps, existing paved surfaces in good condition will remain.

The Contractor is expected to provide all labor, materials and equipment necessary to accomplish the Scope of Work unless noted otherwise, including paying for the disposal of contaminated soil.

The Contractor is expected to perform all work in accordance with all applicable local, state, and federal codes.

The Contractor shall provide temporary toilet facilities for their workers.



3.3 Project Schedule:

Contractor shall submit a detailed construction schedule with proposal submission. Assume a signed contract by September 18, 2026.

SECTION 4 – QUALIFICATIONS

In order to be considered qualified to perform the services under the Scope of Work, Contractors performing this work must have the following minimum qualifications:

4.1 Must be a corporation in good standing with The State of Rhode Island.

4.2 Must be registered and in good standing with the Rhode Island Contractor's Registration and Licensing Board.

4.3 Must be able to demonstrate experience or expertise to complete the services being requested.

4.4 Insurance Requirements:

The Contractor shall obtain and possess all insurances for the performance of this contract, HACN shall be named as an additional insured. The contractor shall furnish, and the HACN shall place on file, a copy of the contractor's Certificate of Insurance.

Minimum insurance requirements shall include:

Workers Compensation:

Coverage A: Statutory

Coverage B:

Employers Liability:

Bodily injury by accident \$100,000 per person

Bodily injury by disease \$100,000 per person

Bodily injury by disease \$500,000 aggregate

All states and voluntary compensation endorsements

Commercial General Liability

Limits of Liability: \$1,000,000 each occurrence

\$2,000,000 general aggregate

\$2,000,000 products/completed operations aggregate

Auto Liability

Limits of Liability: \$1,000,000 each accident

Excess (Umbrella) Liability:



The requirement that an Umbrella Policy shall be no less than \$2,000,000.
Professional Liability:
\$2,000,000 each occurrence
Coverage: HACN shall be named as an additional insured.

4.5 Bonding Requirements:

A performance and payment bond in a penal sum of 100 percent of the contract price is required on all contracts over \$250,000.

SECTION 5 – PROPOSAL SUBMISSION

5.1 Proposal Schedule & Instructions:

PROPOSAL DUE DATE: Friday, August 28, 2026 at 2:00 PM eastern standard time.

All proposals shall be received at the following address by the proposal due date above:

The Housing Authority of Newport
120B Hillside Avenue
Newport, RI 02840

Provide (2) two original hard copies and (1) electronic copy on a flash drive of proposal enclosed in a sealed envelope with attention to:

Donna Bonnenfant
Subject: Parking Lot Addition, Parking Renovation, & Sitewide Capping at Donovan Manor
– GC Bid

5.2 Proposal Submission Minimum Requirements:

All proposals must include the following at a minimum:

1. **Executive Summary / Project Approach:** The executive summary shall include a brief statement of understanding, information and demonstration of your team organization and approach to services specific to the project. Also, include a detailed construction schedule.
2. **Firm Identity:** Submit the name of your company, location of principal and branch offices, length of time in business, firm ownership structure, and if applicable, the identity of each principal, partner and/or co-venturer participating in the offer. Submit the name of each firm that is part of the proposed project team, including any sub-contractors you intend on hiring.



3. **Experience:** Submit examples of any experience you have performing services of similar size and scope. Examples should at a minimum include name of project, location, list of services provided and client contact info.
4. **Bid Form:** Complete in its entirety the bid form attached.
5. **Form HUD 5369-A.** Fill out and sign the form attached.
6. **Form HUD 2530.** Fill out and sign the form attached.
7. **Non-Collusion Affidavit of Contractor.** Fill out and sign the form attached.
8. **Section 3 / MWBE Certification.** Provide documentation if applicable. See attached.
9. Copy of Rhode Island General Contractor's Registration.
10. Certificate of Insurance meeting the limits shown in the Qualifications section of this RFP.
11. **References.** Provide a minimum of three (3) past or current client references.

SECTION 6 – EVALUATION AND SELECTION

6.1 Basis for award:

The contract will be awarded to the firm whose proposal is determined by HACN to be the most advantageous to the Authority, with price and other technical factors considered. Technical factors include:

1. **Experience.** Firm's experience in executing projects of this size and scope of work. Emphasis should be placed on experience with public housing, federally funded, and municipal projects.
2. **Qualifications.** Qualifications of the firm, principals and staff performing work.
3. **Executive Summary / Project Approach.** Firm's proposed approach to the project, schedule, and logistics plan.



4. **Section 3 and Small, Minority- and Women-Owned Businesses.** If applicable, firms must provide documentation regarding their status as either a Section 3 business concern or a small, minority- or woman-owned business.
5. **Pricing.** Max points will be issued to the lowest bidder. Points for the other bidders will be weighed in comparison to the lowest bidder's pricing. For example, if the lowest bidder's price is \$70, they will receive 40 points. If another bidder's price is \$100, they will receive 28 points (lowest bidder $\$70 / \$100 = .7 \times 40$ max points = 28 points.)

Relative weight of technical evaluation factors:

Factors Points

Experience	20
Qualifications	20
Approach/Work Plan/Schedule	20
Section 3/MWBE	N/A
Pricing	40
Total Points	100

6.2 Bid Opening:

All bids will be opened in a public bid opening held on **Thursday, September 3, 2026 at 2:00 PM eastern standard time at 120B Hillside Ave Newport, RI 02840.**

SECTION 7 – Other Relevant Information

- 7.1 HACN reserves the right to proceed with all, none or portion thereof of this RFP.
- 7.2 Any fees/costs associated with the preparation of response to this RFP shall be borne by the bidder. HACN will not be responsible for any fees/costs.
- 7.3 One (1) firm shall be selected for all scope of work listed within the RFP. Bidders shall submit bid on all scopes of work.
- 7.4 During the period of advertisement for this RFP, HACN may wish to amend, add to, or delete from the contents of this RFP. In such situations, HACN will issue an addendum to the RFP set-



ting forth the nature of the modification. This RFP, any related attachments or addenda will be posted on the HACN website at www.newporthousing.org/request-for-proposals/

SECTION 8 – ATTACHMENTS

- Exhibit A, HUD 5369 Instructions to bidders
- Exhibit B, HUD 5369-A Representations, Certifications, and Other Statements
- Exhibit C, HUD 5370-EZ General Contract Conditions for Small Contracts
- Exhibit D, HUD 4065.1
- Exhibit E, HACN Contractor Info & Requirements of Davis Bacon
- Exhibit F, HUD Davis-Bacon Labor Standards Contractor's Guide
- Exhibit G, Non-Collusion Affidavit
- Exhibit H, Wage Determination
- Exhibit I, US Federal Prevailing Wage Form
- Exhibit J, HACN Section 3 Plan
- Exhibit K, MEUR
- Exhibit L, Lien Waiver Templates
- Exhibit M, Contractor Warranty Form Template
- Exhibit N, HACN Sales Tax Exempt Certificate
- Exhibit O, Documents Required from Contractor with Invoices
- Exhibit P, Certificate of Insurance from Contractor, HACN Listed as Additional Insured
- Exhibit Q, Contractors W9
- Exhibit R, Bid Form
- Exhibit S, A101-2017 Sample Contract
- Exhibit T, Drawings dated June, 2026

END OF REQUEST FOR PROPOSAL

**PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT:R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

NEWPORT, RHODE ISLAND

GENERAL NOTES

1. ALL EXISTING UTILITIES HAVE BEEN PLOTTED BASED UPON BEST AVAILABLE INFORMATION AND REPRESENT APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE AND UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE RHODE ISLAND LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY MUNICIPALITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. A MINIMUM ADVANCE NOTICE OF 72 HOURS IS REQUIRED PRIOR TO START OF CONSTRUCTION.
2. SPECIFICATIONS TO GOVERN THIS PROJECT ARE R.I.D.O.T. STANDARD INSTALLATION, SPECIFICATIONS AND DETAILS. FOR ALL EXCAVATION, PLACEMENT OF FILL, PIPE BITUMINOUS PAVEMENT, CUTTING INTO CATCHBASIN/MANHOLES, CONCRETE AND SAWCUTTING, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2024 EDITION, WITH LATEST REVISIONS UNLESS OTHERWISE SHOWN ON PLANS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" ARE NOT APPLICABLE.
3. THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
4. WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS, SPECIFICATIONS OR PAYMENT ITEM DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE. THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER.
5. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK.
6. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN OR OTHERWISE INSTRUCTED IN WRITING BY THE OWNER.
7. CONTRACTOR SHALL EXCAVATE TEST PITS TO CONFIRM UTILITY LOCATIONS/ELEVATIONS AT POTENTIAL CONFLICT POINTS (UTILITY/DRAIN CROSSINGS).
8. THE CONTRACTOR SHALL USE CARE WHEN WORKING NEAR UTILITY POLES AND WIRING SO AS TO NOT DISTURB ELECTRICAL/TELEPHONE/CABLE SERVICE TO THE CUSTOMERS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THESE SERVICES AT ALL TIMES.
9. THE CONTRACTOR SHALL, AT NO ADDITIONAL EXPENSE, BRACE UTILITY POLES IF REQUIRED, AND REPAIR ANY DAMAGE TO EXISTING UTILITIES, SIDEWALKS, GUARDRAILS, CURBS, PAVING, SHRUBS, TREES, STONE WALLS, LAWNS, ETC.
10. CHANGE ORDERS MAY ONLY BE APPROVED FOR PAYMENT BY THE OWNER.
11. ALL OPEN EXCAVATIONS SHALL BE ADEQUATELY SAFEGUARDED BY PROVIDING TEMPORARY BARRICADES, CAUTION SIGNS, LIGHTS AND OTHER MEANS TO PREVENT ACCIDENTS TO PERSONS AND DAMAGE TO PROPERTY. THE CONTRACTOR SHALL AT NO ADDITIONAL EXPENSE TO THE OWNER, PROVIDE SUITABLE AND SAFE CONDITIONS AT ALL AREAS OF THE WORK SITE AND SHALL PROVIDE SAFE VEHICULAR AND PEDESTRIAN ACCESS AROUND ALL WORK AREAS.
12. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL EXPENSE, ADEQUATE EROSION CONTROL, FRAC TANKS OR SEDIMENTATION CONTROLS SUBJECT TO THE APPROVAL OF THE CONSERVATION COMMISSION FOR THE DISCHARGE OF ANY TRENCH DEWATERING.
13. ALL STRUCTURES AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF NEWPORT DEPARTMENT OF PUBLIC WORKS. ALL EXCAVATION, BACKFILL AND RESTORATION WORK SHALL MEET THE CITY'S SPECIFICATIONS.
14. THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO REMOVAL AND/OR INSTALLATION OF UTILITIES ON SITE. THE COORDINATION IS NECESSARY FOR THE ENGINEER TO SCHEDULE SITE INSPECTIONS. INSTALLATIONS PERFORMED WITHOUT INSPECTIONS BY THE ENGINEER MAY WARRANT COMPLETE REMOVAL AND REINSTALLATION AT THE CONTRACTOR'S SOLE EXPENSE.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN DETAILED AS-BUILT INFORMATION FOR ALL UTILITY INSTALLATIONS. AS-BUILT INFORMATION MUST INCLUDE MATERIAL LIST, PIPE DEPTH AND SWING THE LOCATIONS (2 MINIMUM) FROM NEW PIPE TO BUILDING CORNERS. ALL PIPE BEND/ELBOW LOCATIONS SHALL BE DIMENSIONED. FINAL PAYMENT WILL NOT BE MADE UNTIL SUITABLE AS-BUILT DATA IS PROVIDED.
17. AS-BUILT AUTOCAD FILES AND HARD COPY PLANS SHALL BE PROVIDED UPON COMPLETION OF WORK. CONTRACTOR IS RESPONSIBLE FOR THIS INFORMATION. FINAL PAYMENT TO CONTRACTOR SHALL NOT BE PROVIDED UNTIL ACCEPTABLE AUTOCAD FILES OF THE AS-BUILTS ARE SUBMITTED AND APPROVED BY THE OWNER.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVAL FROM RHODE ISLAND DEPARTMENT OF TRANSPORTATION AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

FLOOD ZONE NOTE

THE PROPOSED SITE IS LOCATED WITHIN FLOOD ZONE X, AREAS TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, NEWPORT COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 181 OF 226, MAP NUMBER 44005C0181J, MAP REVISED SEPTEMBER 4, 2013.

PROPOSED PAVEMENT STRUCTURES

TYPE A - STANDARD PAVEMENT

- 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, CLASS I-1
2 1/2" BITUMINOUS CONCRETE BASE COURSE
RECLAIM PAVEMENT, PROVIDE MIN. 8", REMOVE EXCESS FOR PROPER GRADING

TYPE B - PERMEABLE PAVEMENT

- 4" POROUS ASPHALT
4" CHOKER COURSE (1/2" CRUSHED STONE)
12" RESERVOIR COURSE (3/4" CRUSHED STONE)

STANDARD NOTES

1. ANY DAMAGE TO EXISTING PAVEMENT, BRIDGES, CULVERTS, CONDUIT, SIDEWALK, FENCES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL PLACE ALL EQUIPMENT AND MATERIAL AS FAR AWAY AS POSSIBLE FROM THE EDGE OF THE TRAVEL LANE SO AS NOT TO CAUSE A SAFETY HAZARD.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE EXISTING CONDITIONS ARE NOT OBLITERATED BEFORE CONTROL POINTS ARE LOCATED AND CONSTRUCTION LAYOUT IS ESTABLISHED. THE CONSTRUCTION LAYOUT SHALL BE PROVIDED BY THE CONTRACTOR.
4. ASPHALT EMULSION TACK COAT SHALL BE PLACED PRIOR TO PAVEMENT PLACEMENT ON ANY NEW COURSE WHICH HAS BEEN OPEN TO TRAFFIC, OR ANY NEW COURSE WHICH HAS BEEN EXPOSED FOR MORE THAN 3 DAYS, AND/OR AS DIRECTED BY THE ENGINEER. IT SHALL ALSO BE APPLIED TO VERTICAL PAVEMENT FACES BETWEEN ADJOINING PAVEMENT SECTIONS.
5. THE LIMITS OF CLEARING AND SURFACE DISTURBANCE MUST BE STRICTLY ADHERED TO IN ALL AREAS. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND PLACING, AT HIS OWN EXPENSE, 2" MULCH IN AREAS WHICH ARE OUTSIDE OF THE PROJECT'S AREAS OF DISTURBANCE AND WHICH ARE IMPACTED BY CONSTRUCTION OPERATIONS INCLUDING THOSE AREAS WHERE VEHICLES, EQUIPMENT AND MATERIALS ARE STORED.
6. CLEANING AND SWEEPING OF PAVEMENT WILL INCLUDE REMOVAL OF ALL PAVEMENT DEBRIS PRIOR TO THE PLACEMENT OF EACH BITUMINOUS PAVEMENT LIFT. ALL CLEANING AND SWEEPING SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ROADWAYS FREE OF DEBRIS RESULTING FROM THEIR CONSTRUCTION OPERATIONS. ALL DEBRIS SHALL BE REMOVED TO THE SATISFACTION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
8. NO FUEL STORAGE, VEHICLE REFUELING, OR EQUIPMENT STORAGE SHALL TAKE PLACE IN DESIGNATED WETLANDS, NOR WITHIN 100' OF ANY WATER BODY. THIS REQUIREMENT SHALL NOT SUPERSEDE ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION THAT APPLIES TO THE SAME, UNLESS THIS REQUIREMENT IS MORE STRINGENT THAN SAID LAW, ORDINANCE, RULE OR REGULATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT AT THE END OF FINAL PAVING OPERATIONS, FLOW TO EXISTING DRAINAGE STRUCTURES HAS BEEN REESTABLISHED AND THAT NO ISOLATED DEPRESSIONS REMAIN. THERE SHALL BE NO SEPARATE PAYMENT FOR THIS PROVISION; IT SHALL BE CONSIDERED INCIDENTAL TO PAVING OPERATIONS.
10. ALL EMBANKMENTS AND TRENCH BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 12" (AFTER COMPACTION) AND SHALL BE COMPACTED AS SPECIFIED BEFORE THE NEXT LAYER IS PLACED.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

1. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS, CHANNELIZING DEVICES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
2. ALL SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE STATE D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
3. THE CONTRACTOR SHALL COVER ALL EXISTING AND/OR TEMPORARY SIGNS THAT ARE NOT RELEVANT TO THE TRAFFIC CONTROL REQUIRED DURING ANY PARTICULAR STAGE OF THE CONTRACT.
4. ADVANCE FLAGPERSON SIGNS SHALL BE USED IN ADVANCE OF ANY POINT AT WHICH A POLICE OFFICER HAS BEEN STATIONED TO CONTROL TRAFFIC. WHEN NEEDED, AN APPROPRIATE DISTANCE MESSAGE MAY BE DISPLAYED ON A SUPPLEMENTAL PLATE (24"x18") BELOW THE FLAGPERSON SYMBOL SIGN. THE SIGN SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE FLAGPERSON IS NOT AT THE STATION.
5. POLYETHYLENE DRUMS SHALL BE UTILIZED AS A CHANNELIZING DEVICE WHEN A TRAFFIC CONTROL SET-UP IS TO REMAIN BEYOND WORKING HOURS WHEN NO WORKERS ARE PRESENT. CONES SHALL BE UTILIZED WHEN A TRAFFIC CONTROL SET-UP IS TO REMAIN ONLY DURING WORKING HOURS AND IS SUBSEQUENTLY BROKEN DOWN AT THE END OF THE WORKDAY.
6. TEMPORARY CONSTRUCTION SIGNS AND OTHER WORKZONE TRAFFIC CONTROL DEVICES THAT ARE DAMAGED OR REQUIRE RELOCATION SHALL BE REPLACED AND / OR RELOCATED UNDER THE PAY ITEM FOR "MAINTENANCE AND MOVEMENT TRAFFIC PROTECTION."
7. THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED ON THE TRAVEL LANES OR SHOULDERS.
8. TEMPORARY CONSTRUCTION SIGNS AND OTHER TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC, AND SHALL BE REMOVED AS SOON AS PRACTICAL WHEN THEY ARE NO LONGER APPROPRIATE.
9. THE INTENDED VEHICLE PATHS THROUGH EACH WORK ZONE SHALL BE CLEARLY MARKED AT ALL TIMES.

PERMITTING

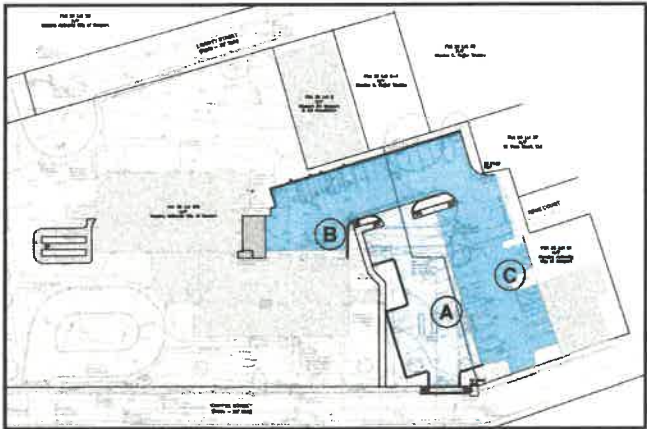
CONTRACTOR IS TO ASSIST DESIGNER IN OBTAINING NECESSARY CITY PERMITS.

SCHEDULING NOTE:

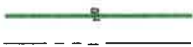
THE CONTRACTOR IS REQUIRED TO WORK WITH THE OWNER TO SCHEDULE AND PHASE THE WORK IN A MANNER THAT MINIMIZES TEMPORARY REDUCTIONS TO AVAILABLE PARKING SPACES FOR THE RESIDENTS. WE ANTICIPATE THAT WORK WILL PROCEED IN THE FOLLOWING ORDER, AS DEPICTED ON THE SKETCH BELOW;

- PHASE 1 A
PHASE 2 B
PHASE 3 C

THE ABOVE SEQUENCE CAN BE MODIFIED ONLY WITH OWNER'S APPROVAL.



EXISTING



LEGEND

- PROPERTY LINE
EASEMENT LINE
CURB
BITUMINOUS BERM
UTILITY POLE
LIGHT POLE
DRAIN LINE
SANITARY SEWER
GAS LINE
WATER LINE
DRAINAGE MANHOLE
CATCH BASIN
SEWER MANHOLE
HYDRANT
WATER GATE
GAS GATE
CLEAN-OUT TO GRADE
SAWCUT PAVEMENT
CONTOURS
SPOT GRADES
GRADE TO DRAIN
CHAIN LINK FENCE
STOCKADE FENCE
SIGN
STREET SIGN
RETAINING WALL
STONE WALL
GUARDRAIL
BUILDING/STRUCTURE

PROPOSED

(SIZE) D

DMH

CB

ELEV

0000

X

4 SIGN

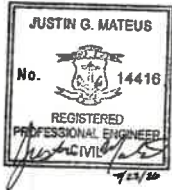


CROSSMAN ENGINEERING

Rhode Island
199 Johnson Blvd., Suite 209
Warwick, RI 02886
Phone: (401) 738-5860
Email: ce@crossmaneng.com

Massachusetts
1 George Levin Drive, Suite 208
North Attleboro, MA 02268
Phone: (508) 895-1700

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EXT PLAN

PROJECT TITLE:

**PROPOSED PARKING
IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR:



**120 HILLSIDE AVENUE
NEWPORT, RHODE ISLAND**

DRAWING TITLE:

**GENERAL NOTES
and LEGEND**

DATE: JUNE 2026 SCALE: NO SCALE

DWG. NAME: 303B-C01-NOTE.dwg

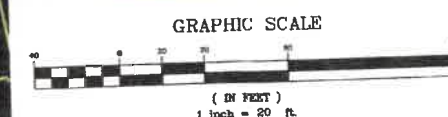
REVISIONS

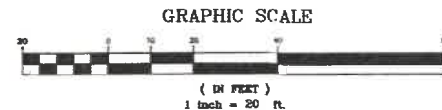
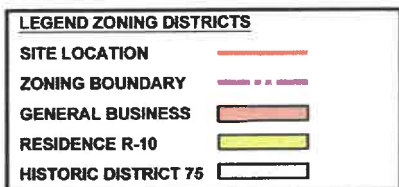
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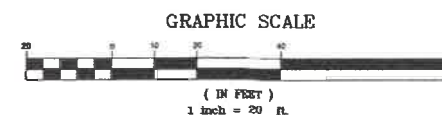
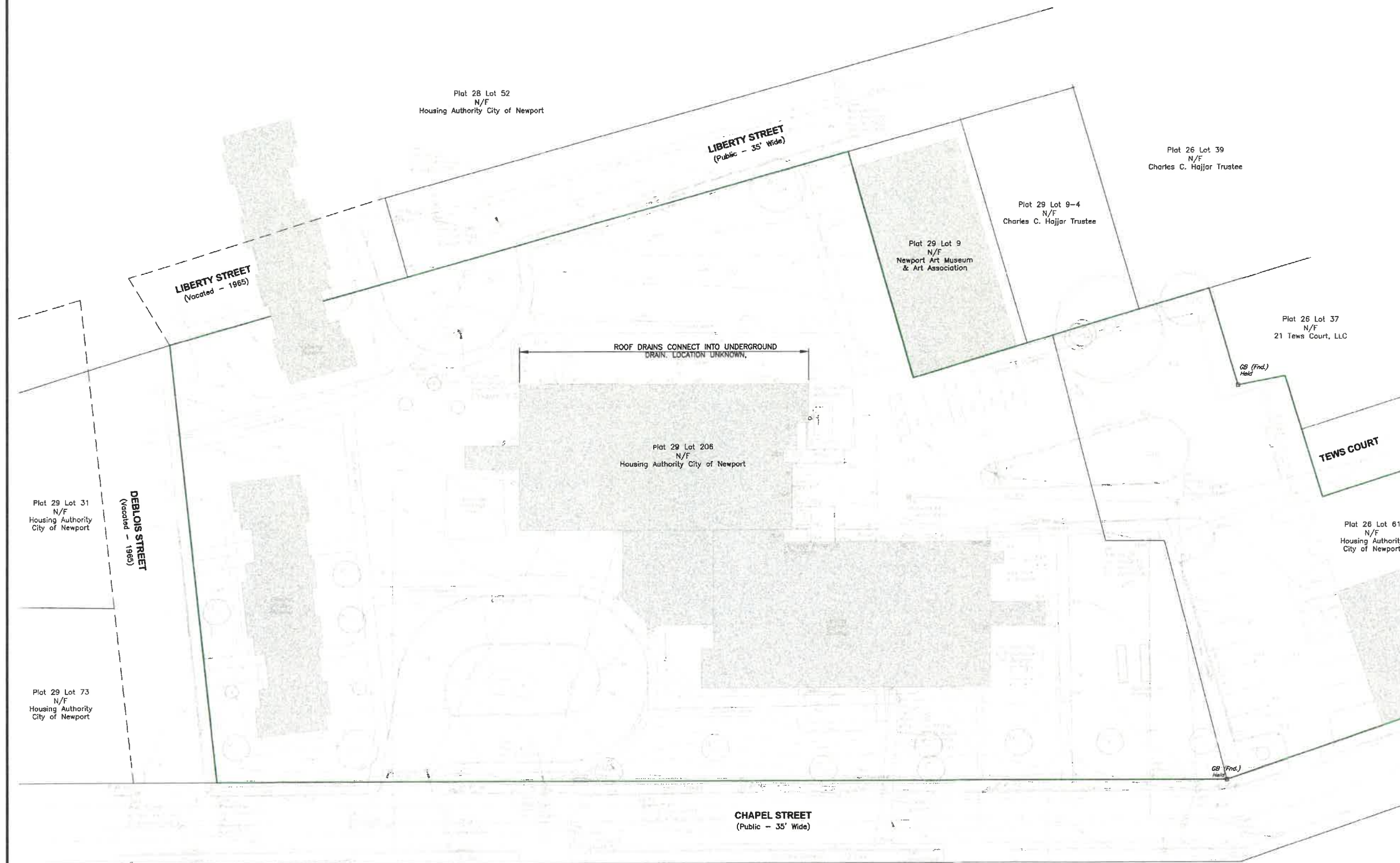
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C1

SHEET: 2 OF 13







CROSSMAN ENGINEERING

<u>Rhode Island</u>	<u>Massachusetts</u>
100 Jefferson Blvd., Suite 200	1 George Leves Drive, Suite 200
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KEY PLAN

PROJECT TITLE:

**PROPOSED PARKING
IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR:



120 HILLSIDE AVENUE
NEWPORT, RHODE ISLAND

DRAWING TITLE:

EXISTING CONDITIONS PLAN

DATE:	SCALE:
JUNE 2026	1"=20'

DWG. NAME:
3038-C04-EXCN.dwg

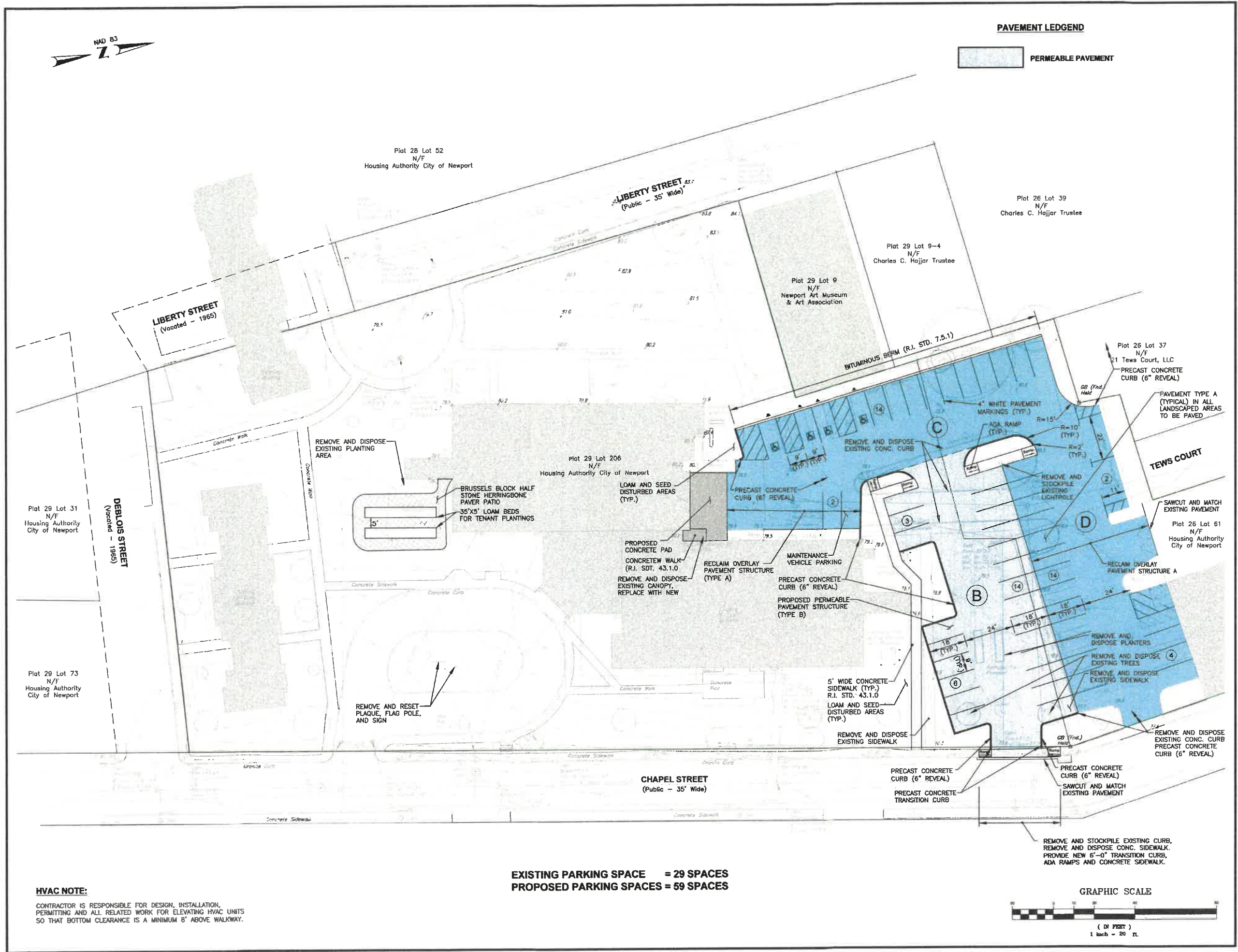
REVISIONS

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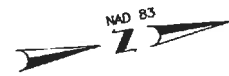
SEAT 5 OF 13



DRAWING NUMBER

C5

SHEET: 6 OF: 13



LEGEND





- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

Rhode Island
100 Jefferson Blvd., Suite 200
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JUSTIN G. MATEUS

No. 14416

REGISTERED PROFESSIONAL ENGINEER

Justin G. Mateus
7/23/20

KEY PLAN

PROJECT TITLE:
**PROPOSED PARKING IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR:



**Housing Authority
of
Newport**

120 HILLSIDE AVENUE
NEWPORT, RHODE ISLAND

DRAWING TITLE:
SOIL EXCAVATION PLAN

DATE: JUNE 2025 SCALE: 1"=20'

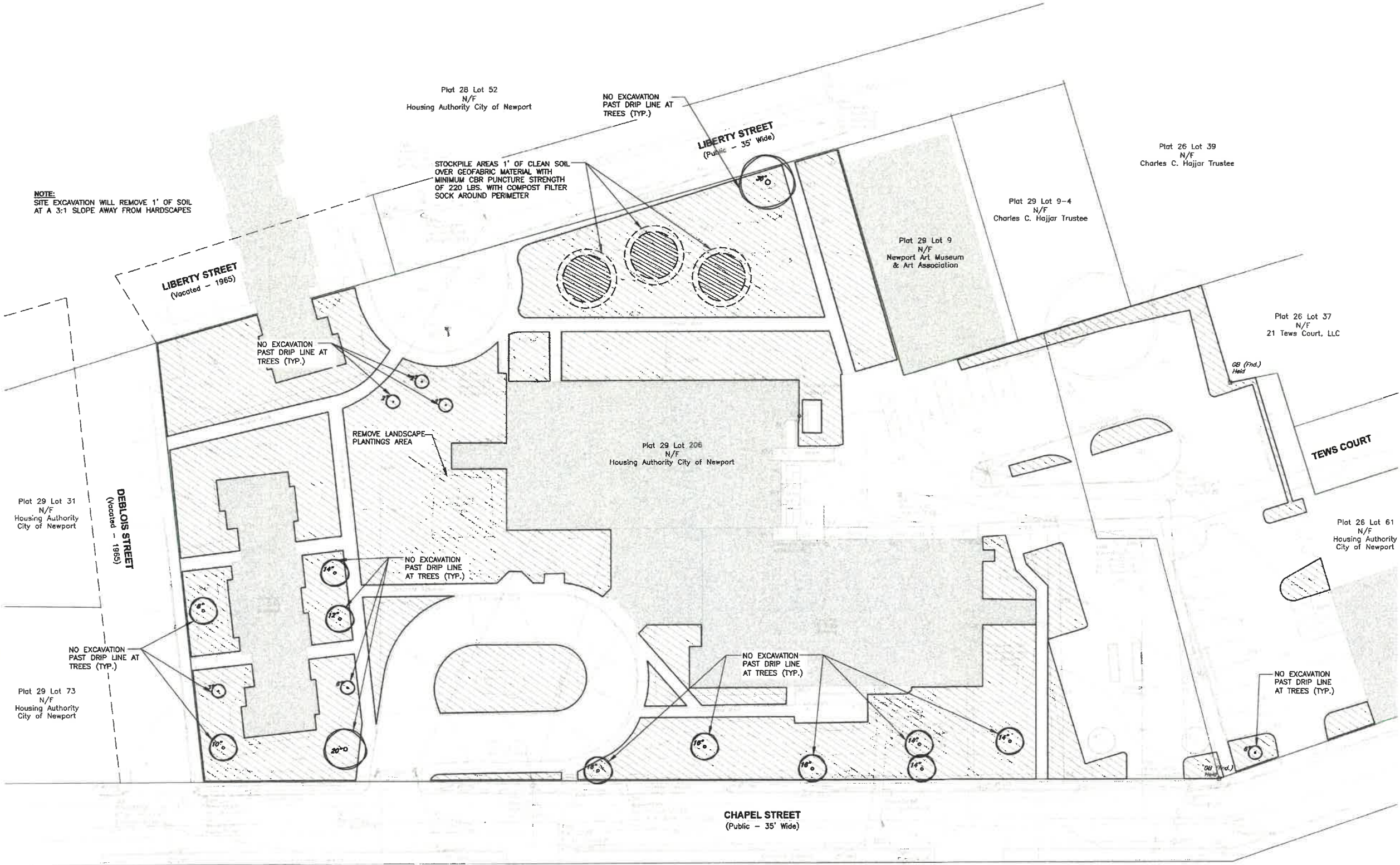
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REVISIONS		
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NUMBER	REMARKS	DATE

DRAWING NUMBER

C6

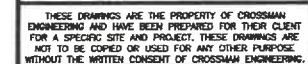
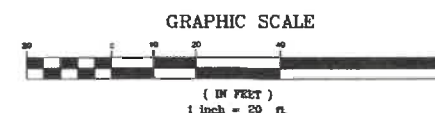
SHEET: 7 OF 13





NUMBER	STRUCTURE	FRAME AND GRATE/COVER	RIM	INVERT (IN)	INVERT (OUT)	SUMP (MIN)
CB1	PRECAST CONCRETE (4' DIA.)	SQUARE FRAME AND GRATE (24")	77.30	75.63 (4"UD)	74.30 (12")	71.30
DMH1	PRECAST CONCRETE (4' DIA.)	ROUND FRAME AND COVER (24") & SQUARE FRAME AND HIGH CAPACITY GRATE (24")	78.00	74.00 (12"OD) MATCH EX(12")	MATCH EX(12")	--

1) REFER TO THE "PRECAST 4'-0" ROUND CATCH BASIN" DETAIL ON THE MISCELLANEOUS DETAIL PLAN NO. 2.



PROJECT TITLE:

**PROPOSED PARKING
IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR:

**Housing Authority
of
Newport**
120 HILLSIDE AVENUE
NEWPORT, RHODE ISLAND

DRAWING TITLE:

GRADING and DRAINAGE PLAN

DATE: JUNE 2026	SCALE: 1"=20'
--------------------	------------------

DWG. NAME: 3038-C07-GRADE.dwg

REVISIONS

[illegible]

DRAWING NUMBER

C7

SHEET: 8 OF 13

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, ADJACENT PROPERTY, AND ROADWAYS.
2. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH 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 OWNER.
3. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS./ACRE.
4. STOCKPILES SHALL HAVE NO SLOPE STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY FILTER SOXX, STAKED HAY BALES OR SILT FENCING.
5. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
7. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES OR LOCAL D.O.T.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
9. ALL CATCH BASINS ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED BY SILT SACKS.
10. ALL PROPOSED CATCH BASINS SHALL BE PROTECTED BY STAKED HAY BALES, SILT FENCING OR SILT SACKS.
11. THE FILTERXX FILTER SOXX MAY BE INSTALLED ON THE EXISTING PAVEMENT /IMPERVIOUS AREAS WITH OUT STAKES. CONTRACTOR SHALL INSPECT DAILY, IF SOIL EROSION OR SEDIMENT IS OBSERVED IN THESE AREAS, THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL FILTERXX FILTER SOXX IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
12. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTERXX FILTER SOXX.
13. AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTERXX FILTER SOCK UPON APPROVAL OF THE ENGINEER.

1. PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, FILTERSOXX SHALL BE PLACED INSIDE SAWCUT EDGE AND ALONG THE DOWNGRADIENT LIMIT OF DISTURBANCE TO PREVENT SEDIMENT FROM ENTERING EXISTING ROADWAY DRAINAGE SYSTEM, AND ABUTTING PROPERTIES AND THE CONTRACTOR SHALL INSTALL DRILLPIE TREE PROTECTION DEVICES ALONG THE PROPOSED TREELINE/EXISTING TREES TO REMAIN.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM.
3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON CONSTRUCTION PERIODS.
6. ADDITIONAL FILTERSOXX OR SANDBAGS SHALL BE SHUT-AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS. MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY, RIDER OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:

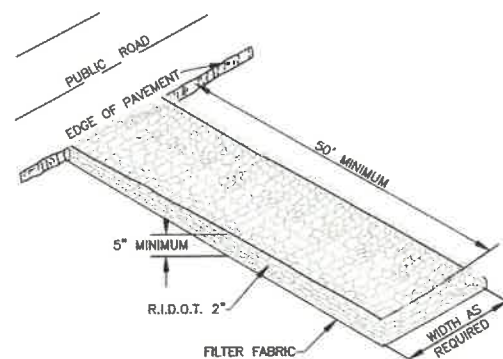
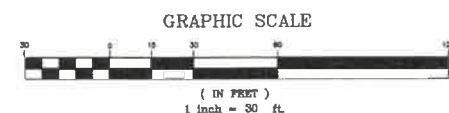
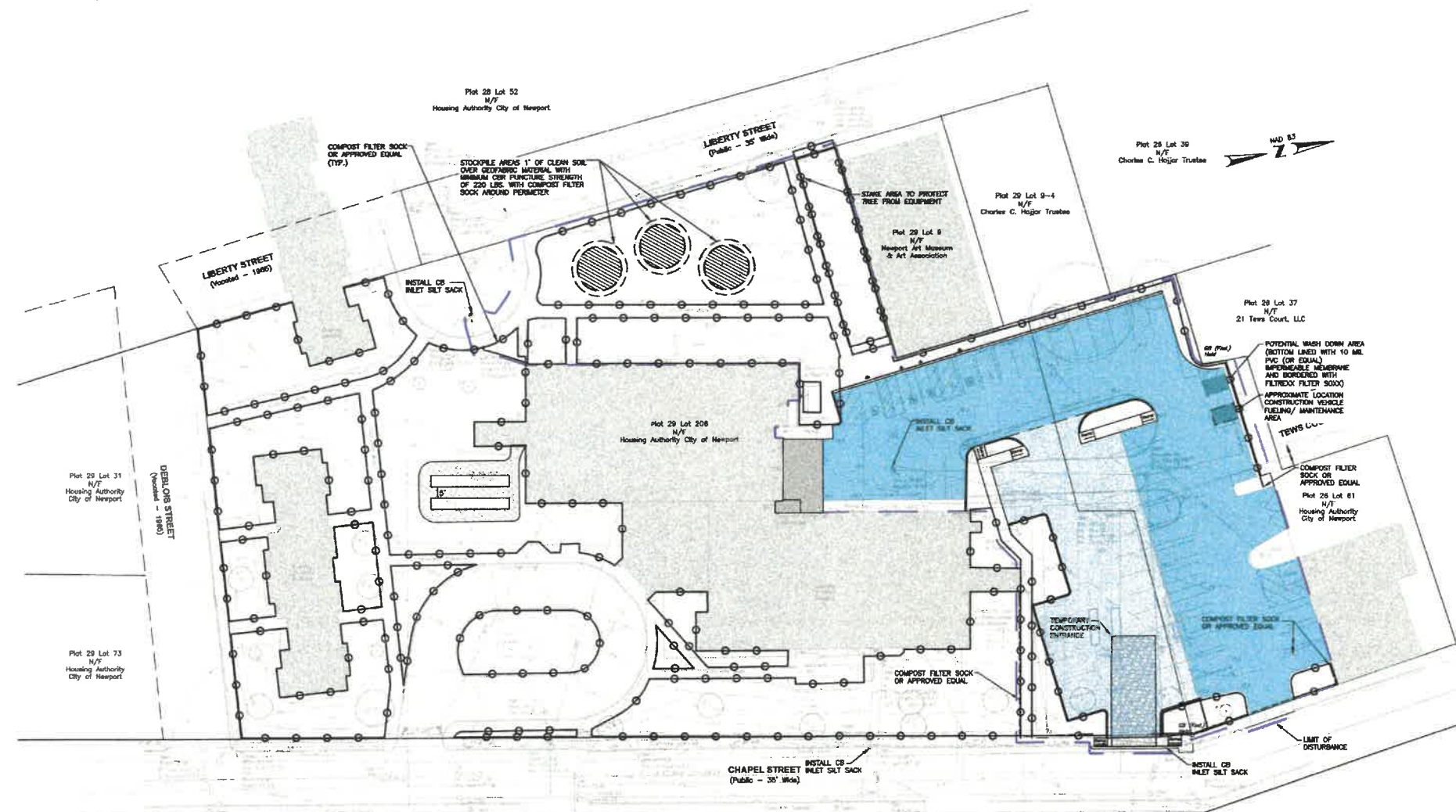
A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

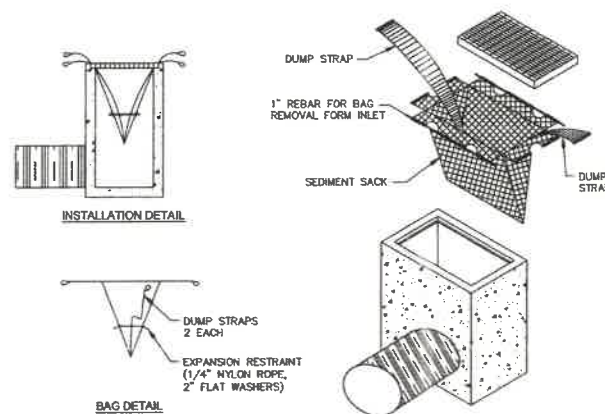
THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

1. CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENT CONTROL PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK ONSITE; SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS: FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
3. IF SEDIMENT IS TRACKED OR ERODED INTO THE ROADWAY, THE CONTRACTOR WILL BE REQUIRED TO SWEEP DAILY AND TO INSTALL SILT SACK OR APPROVED EQUAL UNDER ADJACENT EXISTING CATCH BASIN GRATES, REMOVE AFTER CONSTRUCTION.
4. FILTER SOXX (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROLS MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
5. IF EROSION OR EROSION TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS DIRECTED BY THE TOWN OR ENGINEER DURING CONSTRUCTION.
6. IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
7. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL INSTRUCT THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTINE CLEANING AND WASTE DISPOSAL OF THESE PORTABLE SANITARY FACILITIES IS REQUIRED.

CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.



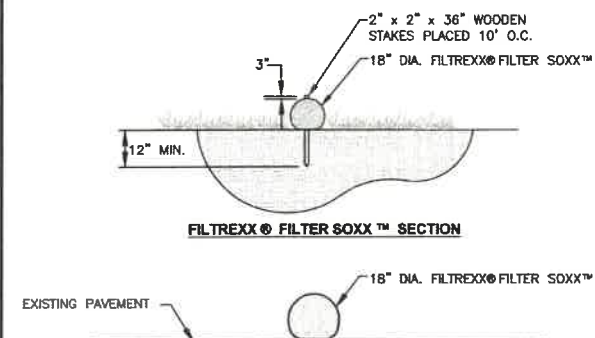
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES

1. INSTALL SILT SACK AT CATCH BASINS IN VICINITY OF CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SILT SACK PRODUCT TO ENGINEER FOR APPROVAL.

TYPICAL SILT SACK DETAIL
NOT TO SCALE



NOTE

1. FILTERREX FILTER SOXX MAY BE USED IN LIEU OF SILT FENCE.
2. CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTERREX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.
3. ALL MATERIAL SHALL MEET FILTERREX SPECIFICATIONS.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.

FILTREXX® FILTER SOXX™ DETAIL
NOT TO SCALE



**PROPOSED PARKING
IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR



120 HILLSIDE AVENUE
NEWPORT, RHODE ISLAND

DRAWING TITLE

SOIL EROSION CONTROL PLAN

DATE: JUNE 2026	SCALE: 1"=20'
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DWG. NAME: 3038-C08-SOIL.dwg

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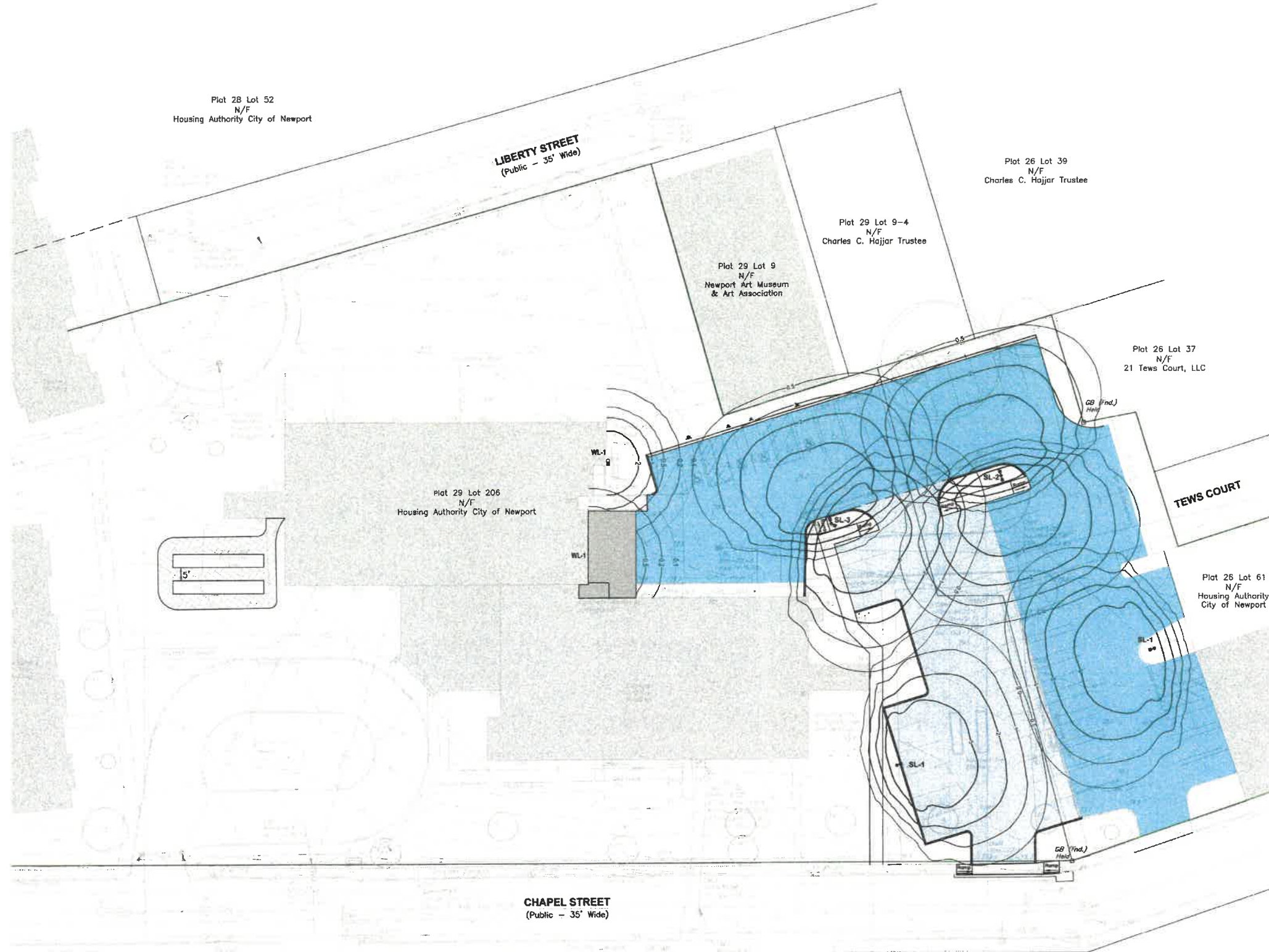
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SHEET: 9 OF: 13

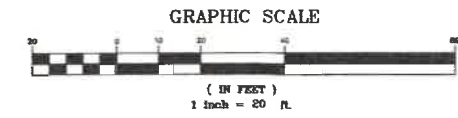
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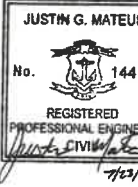
Symbol	Qty	Label	Manufacturer	Description
	2	SL-1	LSI Lighting	XGMB-HSS-FT
	1	SL-2	LSI Lighting	XGMB-HSS-FT
	1	SL-3	LSI Lighting	XGMB-HSS-FT
	2	WL-1	LSI Lighting	MICOWP-43K-4



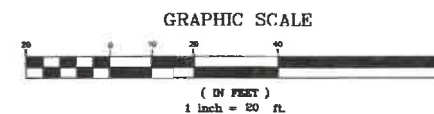
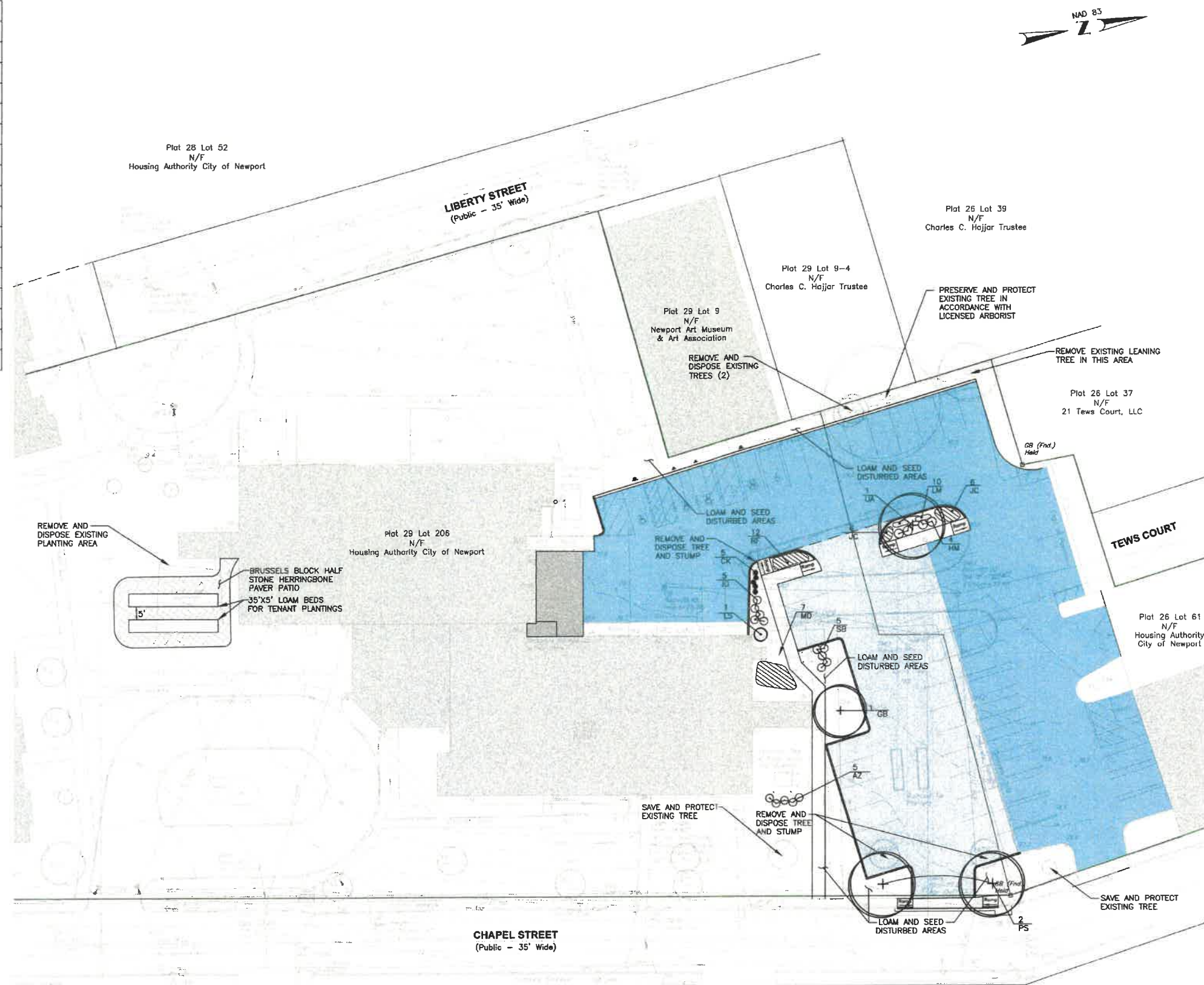
- ## **LIGHTING NOTES**
1. LIGHTING MUST BE APPROVED BY OWNER PRIOR TO ORDERING.
 2. SHOP DRAWINGS OF ALL LIGHTING COMPONENTS (POLE, FIXTURE, WIRING, ETC.) SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR APPROVAL PRIOR TO ORDERING.
 3. THE SITE LIGHTING PLAN DOES NOT DEPICT THE NECESSARY ELECTRICAL CONDUIT/WIRING TO SERVICE THE PROPOSED LIGHTING. THE COST FOR ALL WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
 4. THE PURPOSE OF THE LIGHTING PLAN IS TO DEPICT THE MINIMUM RECOMMENDED LIGHT COVERAGE. THE CONTRACTOR SHALL INSTALL DARK SKY COMPLIANT FIXTURES THAT PROVIDE EQUIVALENT LIGHT (FOOTCANDLE) COVERAGE.

SITE LIGHTING				
Symbol	Qty	Label	Manufacture	Description
	2	SL-1	LSI Lighting	XOMB-HSS-FT-LED-LW-CW-E-BLK / 12 FT MTG - SINGLE
	1	SL-2	LSI Lighting	XOMB-HSS-FT-LED-LW-CW-E-BLK / 12 FT MTG - D100"
	1	SL-3	LSI Lighting	XOMB-HSS-FT-LED-LW-CW-E-BLK / 12 FT MTG - D120"
	2	WL-1	LSI Lighting	BROWP-43K-43K-8Z-PC120 15 FT MTG

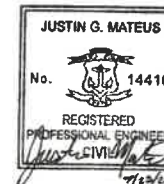


																																			
CROSSMAN ENGINEERING																																			
Rhode Island 188 Jefferson Blvd., Suite 200 Warwick, RI 02886 Phone: (401) 738-0560	Massachusetts 1 George Levan Drive, Suite 208 North Attleboro, MA 02760 Phone: (508) 895-1700																																		
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KEY PLAN																																			
PROJECT TITLE: PROPOSED PARKING IMPROVEMENTS DONOVAN MANOR PLAT MAP 29, LOT 206 PLAT MAP 26, LOT 61 ZONING DISTRICT: R-10 RESIDENTIAL R-10 DISTRICT 19-21 CHAPEL STREET NEWPORT, RHODE ISLAND																																			
PREPARED FOR:  120 HILLSIDE AVENUE NEWPORT, RHODE ISLAND																																			
DRAWING TITLE: SITE LIGHTING PLAN																																			
DATE: JUNE 2026	SCALE: 1"=20'																																		
DWG. NAME: 303B-E01-LIGHT.dwg																																			
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NUMBER	REMARKS	DATE																																	
DRAWING NUMBER E1																																			
SHEET: 12 OF 13																																			

	TREES		
Key	Botanical Name Common Name	Size	Remarks
GB	Gonkgo biloba 'Princeton Sentry' <i>Columner Ginkgo</i>	2 - 2 1/2' cal.	B & B
LS	Liquidambar styraciflua 'Slender Silhouette' <i>Columner Sweetgum</i>	2 - 2 1/2' cal.	B & B
PS	Prunus serotina 'Kewazani' <i>Kwanzan Cherry</i>	2 - 2 1/2' cal.	B & B
UA	Ulmus americana 'Princeton' <i>Disease resistant American Elm</i>	2 - 2 1/2' cal.	B & B
	SHRUBS		
AZ	Azalea 'Lncore Autumn Royalty' <i>Re-blooming Pink Azalea</i>	#3	B & B
HM	Hydrangea macrophylla 'Endless Summer' <i>Re-blooming Blue Hydrangea</i>	#3	cont.
IG	Ilex glabra 'Vernbos' <i>Dwarf hollyberry</i>	#3	cont.
PJ	Pieris japonica 'Fire and Ice' <i>Fire and Ice Andromeda</i>	#3	cont.
SB	Spiraea japonica 'Double Play Doozie' <i>Dwarf Pink Spiraea</i>	#3	cont.
	GROUND COVER		
CK	Calamagrostis 'Karl Foerster' <i>Feather Reed Grass</i>	#3	cont.
JC	Juniperus conferta 'Blue Pacific' <i>Shore Juniper</i>	#2	cont.
LM	Liriope muscari 'Big Blue' <i>Lilyturf</i>	#1	cont.
MD	Microblota decussata 'Celtic Pride' <i>Silver Churn</i>	#2	cont.
RF	Rosa Flower Carpet 'Pink' <i>Pink Groundcover Rose</i>	#2	cont.



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KEY PLAN

PROJECT TITLE:

**PROPOSED PARKING
IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR:



DRAWING TITLE:

LANDSCAPE PLAN

DATE: JUNE 2026	SCALE: 1"=20'
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DWG. NAME:
3038-LD1-LAND.dwg

REVISIONS

[illegible]

DRAWING NUMBER

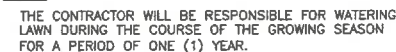
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SECRET: 13 OF: 13

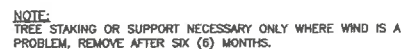
1. LOAM SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" OVER ALL AREAS DESIGNATED ON PLANS.
2. SHAPE AND SMOOTH THE SURFACE TO THE LINES AND GRADES AS SHOWN ON PLANS.
3. FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN A SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 3 TO 4 INCHES OF THE PLANTING SOIL. APPLY AT THE RATE OF 8 POUNDS PER 1,000 SQUARE FEET AT SEEDING.
4. LIME: SPREAD EVENLY AND WORK INTO THE SOIL DURING PREPARATION OF SEED BED. AT THE RATE OF ONE TON PER ACRE. INCORPORATE INTO THE SOIL BY DICING OR OTHER APPROVED METHOD. DISTRIBUTE LIME UNIFORMLY AND WORK INTO TOP 4 INCHES OF TOP SOIL (MINIMUM) AND UNIFORMLY BLEND BY DICING OR ROTOTILLING.
5. APPLICATION OF SEED:
 - A. RATE OF APPLICATION OF SEED SHALL BE 8 POUNDS PER 1,000 SQUARE FEET OR AS INDICATED ON PLANS.
 - B. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND ONLY DURING THE FOLLOWING DATES:
SPRING SEEDING: MARCH 15 TO MAY 31
FALL SEEDING: AUGUST 15 TO OCTOBER 15
 - C. THE CONTRACTOR SHALL KEEP ALL SEEDED AREAS WATERED AND IN GOOD CONDITION, RESEEDING IF AND WHEN NECESSARY FOR AN 8 WEEK PERIOD OR UNTIL A GOOD, HEALTHY, UNIFORM GROWTH IS ESTABLISHED OVER THE ENTIRE AREA. THE CONTRACTOR SHALL ALSO MAINTAIN THESE AREAS IN AN APPROVED CONDITION UNTIL PROVISIONAL ACCEPTANCE.
 - D. DURING THIS PERIOD, WATER TURF AS NECESSARY TO MAINTAIN AN ADEQUATE SUPPLY OF MOISTURE WITHIN THE ROOT ZONE. AN ADEQUATE SUPPLY OF MOISTURE IS EQUIVALENT OF ONE INCH OF ABSORBED WATER PER WEEK THAT IS DELIVERED AT WEEKLY INTERVALS IN THE FORM OF NATURAL RAIN OR IS AUGMENTED AS REQUIRED BY PERIODIC WATERING.
 - E. OVERSEED WHEN NECESSARY TO PROMOTE GRASS GROWTH.
 - F. REPLANT AREAS VOID OF TURF ONE SQUARE FOOT OR LARGER.
6. SEED:
 - a. SEED ALL AREAS DESIGNATED ON PLAN AS WELL AS ALL DISTURBED EXISTING AREAS WITH THE FOLLOWING SEED MIX:

APPLICATION RATE = 200 lbs. / ACRE

1. FURNISH AND INSTALL ALL PLANTS LISTED ON THE DRAWINGS SPECIFIED HEREIN, AND IN THE QUANTITIES LISTED ON THE PLANT LIST. NO SUBSTITUTIONS WILL BE PERMITTED, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
2. LOAM TO BE SCREENED, GOOD QUALITY, FERTILE, FREE OF WEEDS, STICKS, STONES OVER 3/4", AND ROOTS. SPREAD TO A MINIMUM OF 6" OVER ALL PLANTED AREAS.
3. BIO-RETENTION AREAS-PLANTING SOIL AND MULCH: LOAMY SAND TO A SANDY LOAM-80% SAND <20% SILT, <2% CLAY. WELL AGED GRADED COMPOST (25% OF SOIL MIX). WELL AGED, AERATED DARK BROWN HARD-WOOD MULCH (AGED 6 MONTHS).
4. NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AS TO GRADING AND QUALITY.
5. ONLY NURSERY-GROWN PLANTS, GROWN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS, WILL BE ACCEPTED.
6. CALIPER MEASUREMENTS FOR ALL NEW PLANT STOCK SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES AND TWELVE (12) INCHES ABOVE GRADE FOR TREES OVER FOUR (4) INCHES.
7. ALL TREES SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE FINISHED GRADE WHEN TREES ARE LOCATED WITHIN VEHICULAR AND PEDESTRIAN TRAVEL WAYS.
8. SET PLANTS PLUMB AND AT A LEVEL THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. SETTLE BACKFILL MATERIAL FOR PLANTS, THOROUGHLY AND PROPERLY BY FIRING OR TAMPING. FORM SAUCERS, CAPABLE OF HOLDING WATER ABOUT INDIVIDUAL PLANTS, BY PLACING RIDGES OF PLANTING SOIL AROUND EACH.
9. STAKE ALL TREES OVER 5 FEET AS SHOWN ON PLANS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
10. WATERING: WATER ALL PLANTS WITHIN 48 HOURS AFTER PLANTING. IF CONDITIONS WARRANT, AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETED. SATURATE THE SOIL AROUND EACH PLANT THOROUGHLY AT EACH WATERING.
11. PRUNING: PRUNE PLANTS, AS DIRECTED BY OWNER, AT THE PROJECT SITE BEFORE OR IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE BEST HORTICULTURAL PRACTICE. CUT BROKEN, DEAD OR INJURED BRANCHES IMMEDIATELY ABOVE THE TEN COLLAR ON THE TRUNK OR LIMB. PRUNE ALL BROKEN ROOTS ON THE PLANT SIDE OF THE BREAK. PAINT CUTS OVER 3/4" IN DIAMETER WITH TREE WOUND PAINT. PRUNING SHALL NOT DEFORM OR OTHERWISE DESTROY THE TYPICAL SHAPE OR SYMMETRY OF THE PLANT, AND SHALL NOT REDUCE THE HEIGHT BY MORE THAN ONE-THIRD. DO NOT CUT BACK THE LEADER OF THE PLANT UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
12. FERTILIZING: FERTILIZE SHRUB BEDS WITH 10-10-10 FERTILIZER BROADCAST PER MANUFACTURER'S RATE. APPLY THE FERTILIZER UNIFORMLY TO THE SURFACE BEDS AND WORK INTO THE UPPER TWO INCHES OF SOIL. FERTILIZE INDIVIDUAL TREES AS PER MANUFACTURER'S INSTRUCTIONS. APPLY A SECOND APPLICATION OF FERTILIZER TO ALL PLANT ITEMS AT THE SAME SPECIFIED RATES OVER THE MULCH AT THE END OF A SIX (6) WEEK PERIOD (WITH AVERAGE RAINFALL).
13. LIMING: ADD POWDERED LIME EVERY SIX MONTHS - OR SLOW RELEASE GRANULAR LIME-AS PER MANUFACTURER'S INSTRUCTION.
14. MULCHING: WITHIN A 72 HOUR PERIOD AFTER PLANTING, COVER ALL PLANTED AREAS WITH TREFLAN HERBICIDE OR EQUIVALENT GRANULAR PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS - COVER WITH 3" DEPTH OF NATURAL BROWN SHREDDED BARK MULCH. NO RED OR DYED MULCH IS TO BE USED. MULCH SHOULD BE PULLED ONE INCH AWAY FROM PLANT TRUNK OR STEM, AND NOT ALLOWED TO REST DIRECTLY AGAINST THE TRUNK OR STEM.
15. GUARANTEE: ALL PLANTS FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER PRELIMINARY INSPECTION AND SHALL BE REPLACED IN SAME SPECIES AND SIZE AT THE END OF THE GUARANTEE PERIOD. ALL DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED AT ONCE BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.



REMOVE CONTAINER AND BUTTERFLY ROOTBALL TO SPREAD ROOTS
OVER SETTING MOUND. PLANT SHRUBS 1"-2" ABOVE EXISTING GRADE



BALL and BURLAP

1" PEAT MOSS
 LOOSE ROOTS
 COMPACTED SUBGRADE
 18" HIGH QUALITY MIX
 - 1/3 FERTILE LOAM
 - 1/3 PEAT MOSS
 - 1/3 FERTILITY COMPOST
 PERENNIALS

Diagram illustrating the installation of a peat moss mulch system:

- 6" AT 1/3 COMPOST, 1/3 SAND, AND 1/3 LOAM MIXTURE
- UNDISTURBED SUBGRADE
- LOOSEN ROOTS
- 1" PEAT MOSS
- GROUND COVER (PER PLAN)
- INSTALL PLANT AT DEPTH EQUAL TO THAT WHICH THE PLANT WAS GROWN IN THE NURSERY
- EXISTING GROUND
- SEE PLAN

KEY PLAN

PROJECT TITLE:

**PROPOSED PARKING
IMPROVEMENTS
DONOVAN MANOR
PLAT MAP 29, LOT 206
PLAT MAP 26, LOT 61
ZONING DISTRICT: R-10
RESIDENTIAL R-10 DISTRICT
19-21 CHAPEL STREET
NEWPORT, RHODE ISLAND**

PREPARED FOR:



DRAWING TITLE:

LANDSCAPE DETAIL PLAN

DATE:	SCALE:
JUNE 2026	AS SHOWN

DWG. NAME: 3038-L02-LNDET.dwg

[illegible]

DRAWING NUMBER

L2

SHEET: 13 OF 13