

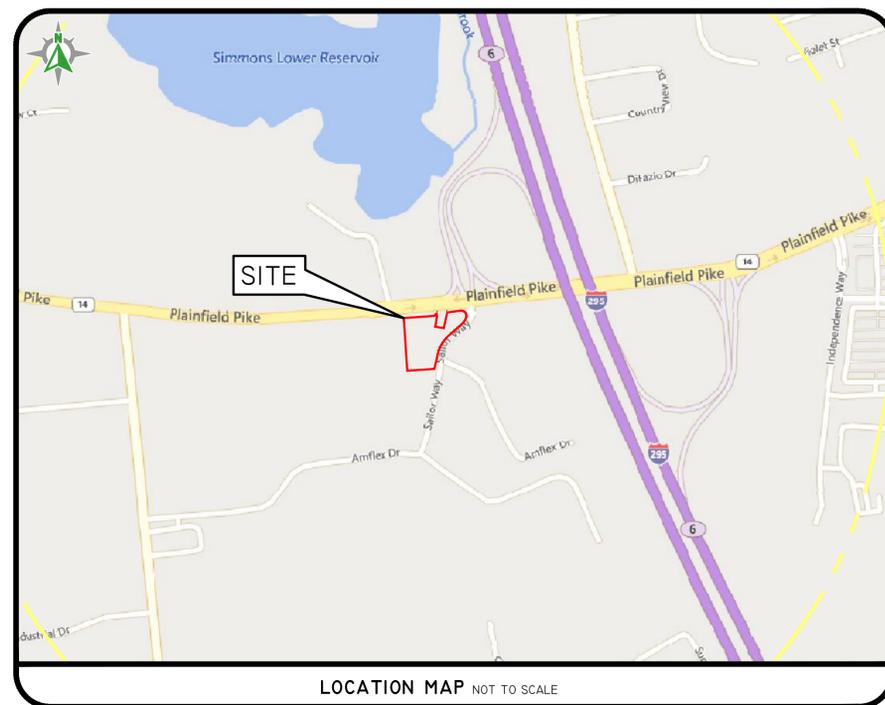
# DEVELOPMENT PLAN REVIEW SUBMISSION

# SEASONS CORNER MARKET

2050 PLAINFIELD PIKE

CRANSTON, RI 02921

ASSESSOR'S PLAT 36, LOTS 116 & 117



## SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL & USGS MAP
- 3 GENERAL NOTES & LEGEND
- 4 EXISTING CONDITIONS PLAN
- 5 SOIL EROSION & SEDIMENT CONTROL PLAN
- 6 SITE LAYOUT PLAN
- 7 GRADING & SURFACE DRAINAGE PLAN
- 8 UTILITIES & DRAINAGE PLAN
- 9 BMP DETAIL SHEET
- 10 DETAIL SHEET - 1
- 11 DETAIL SHEET - 2
- 12 DETAIL SHEET - 3
- 13 DETAIL SHEET - 4
- 14 LANDSCAPE PLAN
- 15 LANDSCAPE NOTES & DETAILS
- (1 OF 1) SIGNAGE PLAN & ELEVATIONS

## PLANS BY OTHERS

- (1 OF 1) PHOTOMETRIC PLAN (BY LSI)
- A100 BASEMENT FLOOR PLAN
- A101 MAIN LEVEL FLOOR PLAN
- A1 BUILDING ELEVATIONS - FRONT
- A2 BUILDING ELEVATIONS - SIDES
- A3 BUILDING ELEVATIONS - REAR

## EXHIBITS

- (1 OF 2) TRUCK TURN PLAN WB-67 - 1
- (2 OF 2) TRUCK TURN PLAN WB-50 - 2

**Diprete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com  
**Boston • Providence • Newport**

LEONARD R. BRADLEY  
 No. 6610  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ON STAFFARD'S PLAT 36, LOTS 116 & 117, CRANSTON, RI 02921, IS THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OR MAINTENANCE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE DESIGN, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON FOR CONSTRUCTION. ANALYSIS AND DESIGN OF EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. SEE UTILITY NOTE ON SHEET 1.

NO.	DATE	DESCRIPTION	DESIGN BY	R.S.S.
1	05-23-2022	PRELIMINARY SUBMISSION	R.S.S.	
2	11-09-2022	CITY COUNCIL SUBMISSION	R.S.S.	
3	11-09-2022	RIDOT SUBMISSION	D.W.P.	
4	05-23-2022	REVISION	BY:	
5			DESIGN BY:	R.S.S.

DRAWN BY: R.S.S.

**COVER SHEET**  
**SEASONS CORNER MARKET**  
 ASSESSOR'S PLAT 36, LOTS 116 & 117  
 CRANSTON, RHODE ISLAND  
 PREPARED FOR:  
**COLBEA ENTERPRISES**  
 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
 TEL 401-942-0005  
 DE:JRM NO: 2024-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

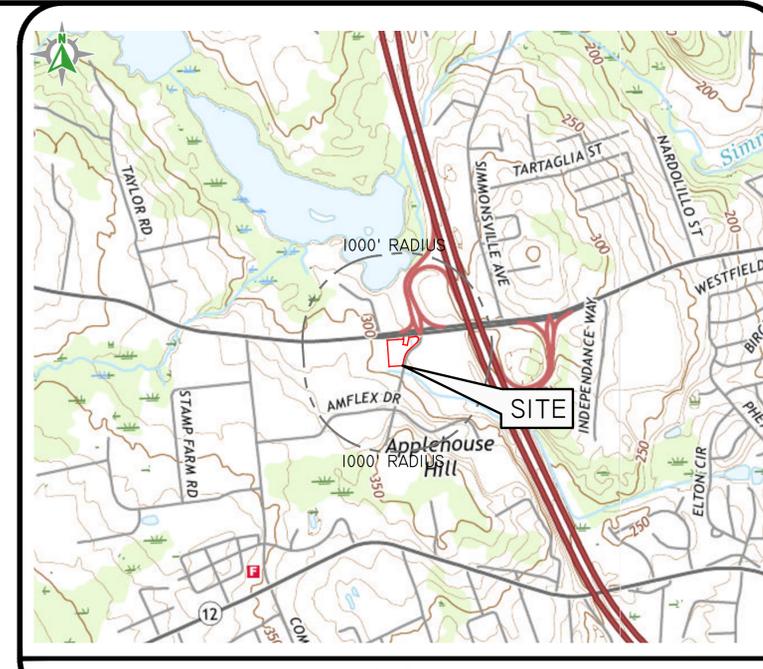
**SESC / O&M**  
 THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

**RIDOT**  
 THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.

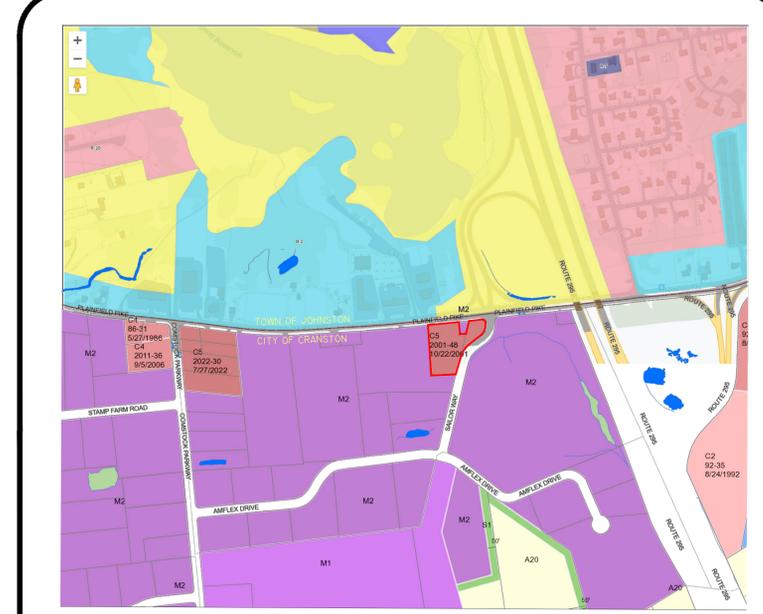
Z:\DEVELOPMENT\PROJECTS\2024-001 PLAINFIELD PIKE\AUTOCAD DRAWINGS\2024-001-CAR DWG PLOTSET 07/16/2022



PHOTO OBTAINED FROM RIGIS.  
DATE OF PHOTOGRAPHY APRIL, 2014.  
SCALE: 1"=300'  
0 150 300 600



USGS MAP SCALE: 1"=1000'



**TOWN OF JOHNSTON ZONING LEGEND**

Map Theme Legends

Zoning

- Industrial I District - I
- Planned District - PD
- Planned Mixed-Use Development District - PMUD
- Planned District / Continuing Care Retirement Community - PDCRC
- Cluster Subdivision
- Residence R-40 District - R-40
- Residence R-20 District - R-20
- Residence R-15 District - R-15
- Residence R-10 District - R-10
- Residence R-7 District - R-7
- Interchange Business B-3 District - B-3
- Industrial I-5 District - I-5
- Industrial I-4 District - I-4
- Neighborhood Business B-1 District - B-1
- General Business B-2 District - B-2

**CITY OF CRANSTON ZONING LEGEND**

Zoning

- none
- A80
- A20
- A12
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- E1
- MPD
- S1
- Other
- Plot Bounds

City of Cranston

ZONING MAP SCALE: NTS

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

LEONARD R. BRADLEY  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY THE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE.

DIPRETE ENGINEERING ON STAFFORD'S PLANS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DAMAGE TO EXISTING UTILITIES OR OTHER ADVERSE CONSEQUENCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGN BY: R.S.S.
1	05/27/2022	PREPARED FOR SUBMISSION	
2	06/02/2022	REVISED FOR CITY COUNCIL SUBMISSION	
3	06/02/2022	REVISED FOR CITY COUNCIL SUBMISSION	
4	06/02/2022	REVISED FOR CITY COUNCIL SUBMISSION	
5	06/02/2022	REVISED FOR CITY COUNCIL SUBMISSION	

DESIGN BY: R.S.S.  
DRAWN BY: R.S.S.

**AERIAL & USGS MAP**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-942-0005

PREPARED FOR:  
COLBEA ENTERPRISES

DE:JOB NO: 2024-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEVELOPMENT\PROJECTS\2024-001\AERIAL\DRAWINGS\2024-001-AERIAL-DWG-PLAT161.DWG PLOT161: 02/6/2022

GENERAL NOTES:

- 1. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 36 LOTS 116 & 117.
2. THE SITE IS APPROXIMATELY 1.72 ACRES AND IS ZONED C5.
3. THE OWNER OF AP 36 LOTS 116 & 117 IS:
DSD ENTERPRISES LLC
2050 PLAINFIELD PIKE
CRANSTON, RI 02921
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X... REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C022H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAN DESCRIPTIONS SHOWN BELOW).
5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A 1-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
7. ALL WORK PERFORMED HEREIN IS TO BE COVERED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF CRANSTON STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS.
8. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREA (RIDEM)
9. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
10. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
11. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF CRANSTON SUBDIVISION REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND WATER QUALITY BASINS.
12. TEST PITS AND SOIL EVALUATIONS, WERE COMPLETED BY ECOSYSTEM SOLUTIONS, INC. ON APRIL 2, 2022.
13. WETLAND EDGE DELINEATED BY NATURAL RESOURCE SERVICES, INC., AND SURVEYED BY NATURAL RESOURCE SERVICES, INC. USING SUBMETER GPS ON FEBRUARY 17, 2022.
14. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE.
15. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS.
16. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF CRANSTON SUBDIVISION REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND WATER QUALITY BASINS.

SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

Table with 2 columns: Soil Code and Description. Includes L6C, NAB\*, S1A\*, UD, LR, and URBAN LAND.

NOTE: \*PRIME FARMLAND

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

- 1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT).
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSES.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK.
4. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
5. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
6. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
7. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.

DEMOLITION NOTES:

- 1. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED).
7. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
8. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
9. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

TRAFFIC NOTES:

- 1. ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
2. DURING CONSTRUCTION, TRAFFIC CONES MUST BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
3. DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
4. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

AS-BUILT NOTES:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

RIDOT NOTES:

- 1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT-OF-WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA.
2. CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE RIGHT-OF-WAY (ROW) PRIOR TO CONSTRUCTION.
3. ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD, LATEST EDITION, WITH ALL REVISIONS.
4. NO LANE OR SHOULDER CLOSURES ARE ALLOWED TO BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS.
5. SEWER AND WATER CONNECTIONS WITHIN THE STATE ROW WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION.
6. WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROPOSED PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).
7. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/EGRESSES.
8. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE.

REDEVELOPMENT NOTES:

- 1. ALL EXISTING MANHOLE COVERS, GRATES, VALVE BOXES, SHUT-OFFS, AND HAND HOLES WITHIN THE LIMIT OF WORK MUST BE RESET TO FINISHED GRADE.
2. THE CONTRACTOR MUST PROTECT AND MAINTAIN ALL BUILDINGS TO REMAIN AND ALL ACTIVE UTILITIES THAT SERVE THE BUILDINGS TO REMAIN.
3. ALL UTILITY STRUCTURES INDICATED TO BE ABANDONED MUST BE CUT TO FOUR FEET BELOW FINISH GRADE ELEVATION, INLETS AND OUTLETS PLUGGED WITH MORTAR, AND SEALED WITH CONCRETE.
4. WHEN ABANDONING INACTIVE UTILITY PIPES NEAR THE PROPERTY LINE, THE CONTRACTOR MUST CAP OR PLUG IN PLACE AT THE PROPERTY LINE.
5. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED).
6. NO GUARANTEE IS MADE THAT THE EXISTING UTILITY SERVICE CONNECTION(S) ARE SUITABLE FOR REUSE.
7. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F.

GRADING AND UTILITY NOTES:

- 1. CONSTRUCTION TO COMMENCE SPRING 2023 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICED THE PROPOSED BUILDING.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL EXCESS SOIL, TREES, ROCKS, BOLDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
10. ALL EXCESS SOIL, TREES, ROCKS, BOLDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
11. THE SITE WILL HAVE 6" CONCRETE CURBING; SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING.
12. NO STUMP DUMPS ARE PROPOSED ON SITE.
13. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION.
14. CONTRACTOR MUST PROVIDE SAW CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
15. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RISMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.

DRAINAGE:

- ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHICH ARE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS.
1. CATCH BASINS ALONG CURBING: RIDOT STD 4.4.0, TYPE F, 4" DIAMETER WITH APRON SLOPE
2. CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4" DIAMETER WITH APRON SLOPE
3. CATCH BASINS MUST HAVE 3 FT SLOPES WITHOUT SEEP HOLES
4. SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
5. MANHOLES: RIDOT STD 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
6. DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
7. DROP INLETS: RIDOT STD 4.5.0, 4.5.1 OR 4.5.2

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.

DRAINAGE CONNECTIONS FROM ALL YARD DRAINS (YD), AREA DRAINS (AD), TRENCH DRAINS (TD), FRENCH DRAINS (FD), WALL DRAINS (WD), AND DOWNSPOUTS (DS) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. THE LEVEL OF DETAIL SHOWN DOES NOT INCLUDE ALL JOINTS THAT MAY BE REQUIRED FOR CONSTRUCTION. ALL FITTINGS AND PIPE SLOPES THAT THE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER:

ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE NARRAGANSETT BAY COMMISSION RULES AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION AND APPURTENANCES INCLUDING BUT NOT LIMITED TO MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

WATER:

ALL WATER MAINS MUST BE CEMENT LINER DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD FOR APPROVAL FOR WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ASBUILT PER PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY PROVIDENCE WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

ELECTRIC/TELECOM/GAS:

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER, OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASEMENTS AND CONDUIT CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES. AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH NATIONAL GRID PRIOR TO CONSTRUCTION.

SITE LIGHTING:

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM ENVIRONMENTALLY SENSITIVE AREAS AND ADJUTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES, AND MUST BE LOCATED WITHIN THE STREET RIGHT-OF-WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

LAYOUT AND MATERIALS:

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURBING MUST BE PRECAST CONCRETE OR AS LABELED ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE OR AS LABELED ON THE PLANS.
4. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS.
5. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PADS, LOADING DOCKS, BOLLARDS, ETC.
6. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
7. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS.
8. ALL GUARDRAIL ON SITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 4.4.1.7 OF THE AASHTO ROADSIDE DESIGN GUIDE.
9. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
10. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
11. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F.

ABBREVIATIONS LEGEND:

Table mapping abbreviations to full names. Includes ADA (Americans with Disability Act), AHJ (Authority Having Jurisdiction), ARCH (Architect), BC (Bottom of Curb), BT (Bottom of Trench), BIO (Biotinulous (Berm)), BORE (Boreation), BS (Basement Slab Elevation), BW (Finished Grade at Bottom of Wall), CB (Catch Basin), (C) (Calculated), CL (Centerline), (CA) (Chord Angle), CLDIP (Concrete Lined Ductile Iron Pipe), CO (Clean Out), CONC (Concrete), (D) (Deed), DCB (Double Catch Basin), DI (Drop Inlet), DMH (Drainage Manhole), DP (Detention Pond), ELEV (Elevation), EOP (Edge of Pavement), ESC (Erosion and Sediment Control), EX (Existing), FES (Flared End Section), FFE (Finish Floor Elevation), GS (Garage Slab Elevation), GWT (Ground Water Table), HW (Headwall), HC (High Capacity Catch Basin Grate), HOPE (High Density Polyethylene), ID (Inlet Drain), INV (Invert), IP (Infiltration Pond), LARCH (Landscape Architect), LF (Linear Feet), LOD (Limit of Disturbance), LP (Light Pole), (M) (Measured), MEP (Mechanical/Electrical/Plumbing Engineer), N/F (Now or Formerly), OHW (Overhead Wire), PE (Polyethylene), PL (Property Line), PR (Proposed), PVC (Polyvinyl Chloride), R (Radius), R&D (Remove and Dispose), RCP (Reinforced Concrete Pipe), RH (Rhode Island), HIGHWAY BOUND, RL (Roof Leader), ROW (Right-of-Way), S (Slope), SD (Subdrain), SF (Sediment Forebay), SE (Square Foot), SFL (State Freeway Line), SPM (Sewer Force Main), SG (Slab on Grade Elevation), SHL (State Highway Line), SMH (Sewer Manhole), SNF (Sand Filter), SS (Side Slope), STA (Station), TC (Top of Curb), TD (Trench Drain), TF (Top of Foundation), TRANS (Transition), TW (Top of Wall (Finished)), (W) (Water), TYP (Typical), UDS (Underground), US (Underground), IP (Infiltration System), UP (Utility Pole), WO (Walkout Elevation), WQ (Water Quality).

SITE CALLOUTS LEGEND:

Table mapping callout symbols to descriptions. Includes 7.1.0 (Ridiot STD Precast Concrete Curb), 7.1.1 (Ridiot STD 3'-0" Precast Concrete Transition Curb), 7.6.0 (Ridiot STD Curb Setting Detail), 20.1.0 (Pavement Markings Arrows and Only), (LW) (4" Loam and Seed), (LW) (4" Painted White Markings), (4W15) (4" White Striping 2' on Center at 45°), (6W) (6" White Epoxy Resin Pavement Markings), (12W) (Stop Line (Reference MUTCD Section 3B.16)), ADAS (ADA Space Pavement Markings Must Comply with All ADA and MUTCD Regulations and Requirements), ADAR (ADA Curb Ramp Must Comply with All ADA Regulations and Requirements), ADAY (Van ADA Space Pavement Markings Must Comply with All ADA and MUTCD Regulations and Requirements).

EXISTING LEGEND:

Table mapping existing symbols to descriptions. Includes PROPERTY LINE, ASSESSORS LINE, BUILDING, BRUSHLINE, TREE LINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, WATER LINE, SEWER LINE, SEWER FORCE MAIN, GAS LINE, ELECTRIC LINE, OVERHEAD WIRES, DRAINAGE LINE, SOILS LINE, STA, TC, TD, TF, TRANS, TW, (W), TYP, UDS, US, IP, LARCH, LF, LOD, LP, (M), MEP, NAIL FOUND/SET, DRILL HOLE FOUND/SET, BOUND FOUND/SET, SIGN, BOLLARD, SOIL EVALUATION, CATCH BASIN, DOUBLE CATCH BASIN, DRAINAGE MANHOLE, FLARED END SECTION, GUY POLE, ELECTRIC MANHOLE, UTILITY/POWER POLE, LIGHTPOST, SEWER/SEPTIC MANHOLE, SEWER VALVE, CLEANOUT, HYDRANT, IRRIGATION VALVE, WATER VALVE, WELL, MONITORING WELL, UNKNOWN MANHOLE, GAS VALVE, BENCH MARK, STREAM FLOW DIRECTION, DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, WATER VALVE, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/LIMIT OF CLEARING, MONOLITHIC CONCRETE CURB AND SIDEWALK, BUILDING FOOTPRINT, BUILDING OVERHANG, ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, HEAVY DUTY CONCRETE, CONCRETE, ASPHALT SIDEWALK, SAWCUT LINE, SIGN (RIDOT STD 24.6.2 AS APPLICABLE), SINGLE LIGHT, DOUBLE LIGHT, OVERHANGING LIGHT, ACCESSIBLE PARKING SPACE SYMBOLS, BUILDING INGRESS/EGRESS, PAINTED TRAFFIC ARROWS.

PROPOSED LEGEND:

Table mapping proposed symbols to descriptions. Includes DRAINAGE LINE, PERFORATED SUBDRAIN, SWALE, SEWER FORCE MAIN, GAS LINE, WATER LINE, HYDRANT ASSEMBLY, WATER SHUT OFF, WATER VALVE, THRUST BLOCK, SEWER LINE, OVERHEAD WIRE, ELECTRIC, TELEPHONE, CABLE LINE, LIMIT OF DISTURBANCE/LIMIT OF CLEARING, MONOLITHIC CONCRETE CURB AND SIDEWALK, BUILDING FOOTPRINT, BUILDING OVERHANG, ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, HEAVY DUTY CONCRETE, CONCRETE, ASPHALT SIDEWALK, SAWCUT LINE, SIGN (RIDOT STD 24.6.2 AS APPLICABLE), SINGLE LIGHT, DOUBLE LIGHT, OVERHANGING LIGHT, ACCESSIBLE PARKING SPACE SYMBOLS, BUILDING INGRESS/EGRESS, PAINTED TRAFFIC ARROWS.

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER UTILITY COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNLESS VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

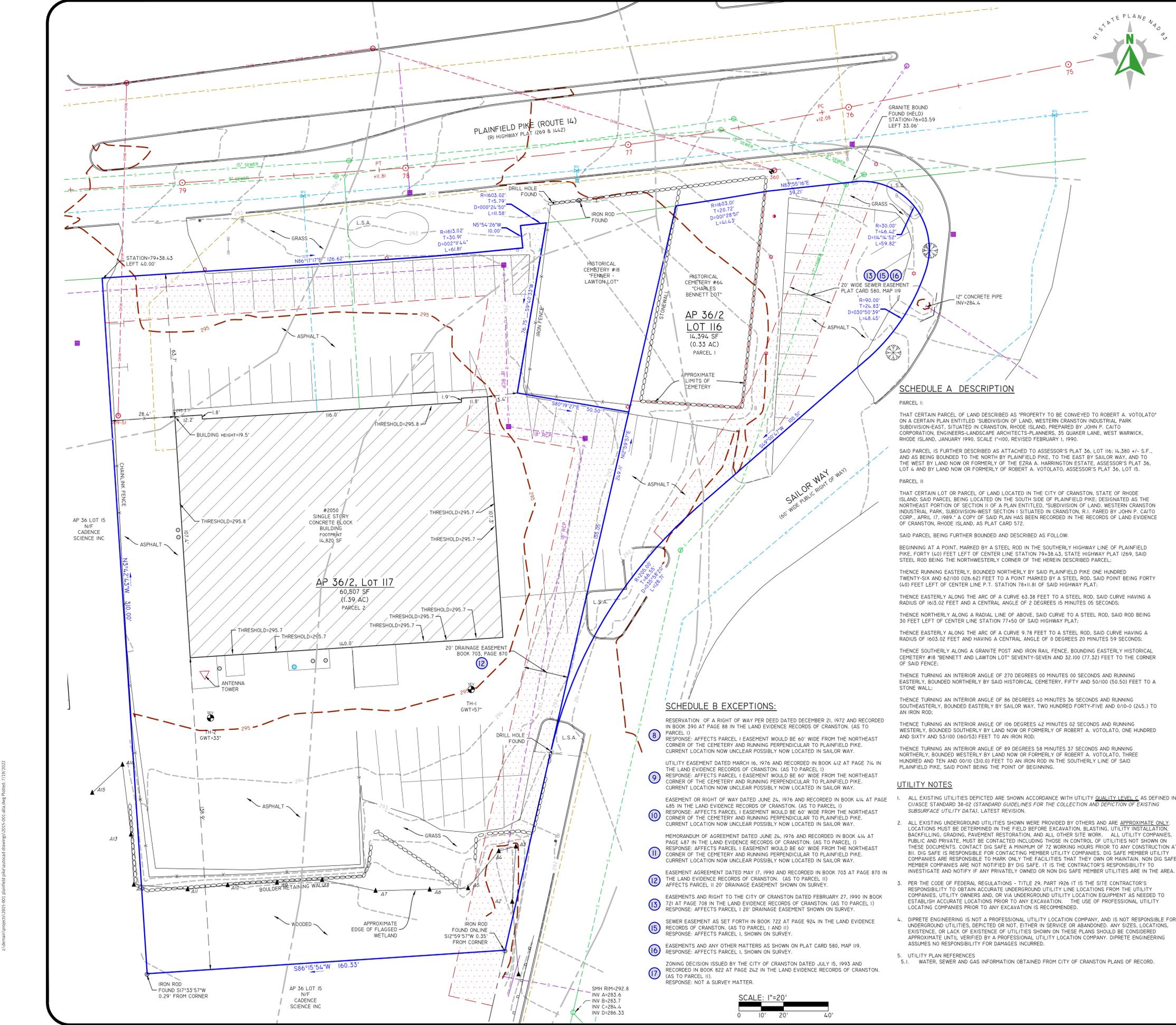
Diprete Engineering logo and contact information: Two Stafford Court, Cranston, RI 02920, tel 401-943-1000, fax 401-464-6006, www.diprete-eng.com

Professional Engineer seal for Leonard R. Bradley, No. 6610, Registered Professional Engineer Civil.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE DESIGN ENGINEER OF RECORD. DIPRETE ENGINEERING ASSOCIATES, INC. IS NOT RESPONSIBLE FOR DAMAGES INCURRED. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY, PREPARATIONS AND REQUIREMENTS AND OSHA DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR THE REPRESENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY NOTE ON SHEET 3.

Table with columns: NO., DATE, DESCRIPTION, DRAWN BY, R.S.S., CHECKED BY, R.S.S., DESIGNED BY, R.S.S.

GENERAL NOTES & LEGEND SEASONS CORNER MARKET ASSESSOR'S PLAT 36, LOTS 116 & 117 CRANSTON, RHODE ISLAND COLBEA ENTERPRISES 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865 TEL 401-943-0005 SHEET 3 OF 15



### LEGEND

--- W ---	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
--- S ---	SEWER LINE	AP	ASSESSOR'S PLAT	●	SOIL EVALUATION
--- SPH ---	SEWER FORCE MAIN	HC	HANDICAPPED	■	CATCH BASIN
--- N/F ---	NOW OR FORMERLY	LC	LANDSCAPING	■	DOUBLE CATCH BASIN
---	ELECTRIC LINE	LC	LANDSCAPING	○	WATER VALVE
---	OVERHEAD WIRES	(R)	RECORD	○	GAS VALVE
---	DRAINAGE LINE	(CA)	CHORD ANGLE	○	WETLAND FLAG
---	MINOR CONTOUR LINE	▲	NAIL/SPIKE	○	DRAINAGE MANHOLE
---	MAJOR CONTOUR LINE	●	DRILL HOLE	○	FLARED END SECTION
---	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE
---	ASSESSOR'S LINE	□	BOUND	○	ELECTRIC MANHOLE
---	TREELINE	□	SIGN POST	○	UTILITY/POWER POLE
---	GUARDRAIL	○	SEWER MANHOLE	○	LIGHTPOST
---	FENCE	○	SEWER CLEANOUT	○	WELL
---	RETAINING WALL	○	HYDRANT	○	MONITORING WELL
---	STONE WALL	○	IRRIGATION VALVE	○	BENCH MARK
---		○	UNKNOWN MANHOLE	○	TREE

### SCHEDULE A DESCRIPTION

PARCEL I:  
 THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PROPERTY TO BE CONVEYED TO ROBERT A. VOTOLATO ON A CERTAIN PLAN ENTITLED "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK SUBDIVISION-EAST, SITUATED IN CRANSTON, RHODE ISLAND, PREPARED BY JOHN P. CAITO CORPORATION, ENGINEERS-LANDSCAPE ARCHITECTS-PLANNERS, 35 QUAKER LANE, WEST WARWICK, RHODE ISLAND, JANUARY 1990, SCALE 1"=100, REVISED FEBRUARY 1, 1990."  
 SAID PARCEL IS FURTHER DESCRIBED AS ATTACHED TO ASSESSOR'S PLAT 36, LOT 116; 14,380 +/- S.F., AND AS BEING BOUNDED TO THE NORTH BY PLAINFIELD PIKE, TO THE EAST BY SAILOR WAY, AND TO THE WEST BY LAND NOW OR FORMERLY OF THE EZRA A. HARRINGTON ESTATE, ASSESSOR'S PLAT 36, LOT 4, AND BY LAND NOW OR FORMERLY OF ROBERT A. VOTOLATO, ASSESSOR'S PLAT 36, LOT 15.

PARCEL II:  
 THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN THE CITY OF CRANSTON, STATE OF RHODE ISLAND, SAID PARCEL BEING LOCATED ON THE SOUTH SIDE OF PLAINFIELD PIKE, DESIGNATED AS THE NORTHEAST PORTION OF SECTION 11 OF A PLAN ENTITLED, "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK, SUBDIVISION-WEST SECTION I SITUATED IN CRANSTON, R.I. PARED BY JOHN P. CAITO CORP., APRIL 17, 1989." A COPY OF SAID PLAN HAS BEEN RECORDED IN THE RECORDS OF LAND EVIDENCE OF CRANSTON, RHODE ISLAND, AS PLAT CARD 572.

SAID PARCEL BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT, MARKED BY A STEEL ROD IN THE SOUTHERLY HIGHWAY LINE OF PLAINFIELD PIKE, FORTY (40) FEET LEFT OF CENTER LINE STATION 79+38.43, STATE HIGHWAY PLAT 1269, SAID STEEL ROD BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;  
 THENCE RUNNING EASTERLY, BOUNDED NORTHERLY BY SAID PLAINFIELD PIKE ONE HUNDRED TWENTY-SIX AND 62/100 (126.62) FEET TO A POINT MARKED BY A STEEL ROD, SAID POINT BEING FORTY (40) FEET LEFT OF CENTER LINE P.T. STATION 78+11.81 OF SAID HIGHWAY PLAT;  
 THENCE EASTERLY ALONG THE ARC OF A CURVE 63.38 FEET TO A STEEL ROD, SAID CURVE HAVING A RADIUS OF 1613.02 FEET AND A CENTRAL ANGLE OF 2 DEGREES 15 MINUTES 05 SECONDS;  
 THENCE NORTHERLY ALONG A RADIAL LINE OF ABOVE, SAID CURVE TO A STEEL ROD, SAID ROD BEING 30 FEET LEFT OF CENTER LINE STATION 77+50 OF SAID HIGHWAY PLAT;  
 THENCE EASTERLY ALONG THE ARC OF A CURVE 9.78 FEET TO A STEEL ROD, SAID CURVE HAVING A RADIUS OF 1603.02 FEET AND HAVING A CENTRAL ANGLE OF 0 DEGREES 20 MINUTES 59 SECONDS;

THENCE TURNING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS AND RUNNING EASTERLY, BOUNDED NORTHERLY BY SAID HISTORICAL CEMETERY, FIFTY AND 50/100 (50.50) FEET TO A STONE WALL;  
 THENCE TURNING AN INTERIOR ANGLE OF 86 DEGREES 40 MINUTES 36 SECONDS AND RUNNING SOUTHEASTERLY, BOUNDED EASTERLY BY SAILOR WAY, TWO HUNDRED FORTY-FIVE AND 0/10-0 (245.5) TO AN IRON ROD;  
 THENCE TURNING AN INTERIOR ANGLE OF 106 DEGREES 42 MINUTES 02 SECONDS AND RUNNING WESTERLY, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ROBERT A. VOTOLATO, ONE HUNDRED AND SIXTY AND 53/100 (160/53) FEET TO AN IRON ROD;  
 THENCE TURNING AN INTERIOR ANGLE OF 89 DEGREES 58 MINUTES 37 SECONDS AND RUNNING NORTHERLY, BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF ROBERT A. VOTOLATO, THREE HUNDRED AND TEN AND 00/10 (310.00) FEET TO AN IRON ROD IN THE SOUTHERLY LINE OF SAID PLAINFIELD PIKE, SAID POINT BEING THE POINT OF BEGINNING.

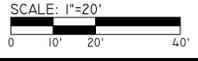
THENCE TURNING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS AND RUNNING EASTERLY, BOUNDED NORTHERLY BY SAID HISTORICAL CEMETERY, FIFTY AND 50/100 (50.50) FEET TO A STONE WALL;  
 THENCE TURNING AN INTERIOR ANGLE OF 86 DEGREES 40 MINUTES 36 SECONDS AND RUNNING SOUTHEASTERLY, BOUNDED EASTERLY BY SAILOR WAY, TWO HUNDRED FORTY-FIVE AND 0/10-0 (245.5) TO AN IRON ROD;  
 THENCE TURNING AN INTERIOR ANGLE OF 106 DEGREES 42 MINUTES 02 SECONDS AND RUNNING WESTERLY, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ROBERT A. VOTOLATO, ONE HUNDRED AND SIXTY AND 53/100 (160/53) FEET TO AN IRON ROD;  
 THENCE TURNING AN INTERIOR ANGLE OF 89 DEGREES 58 MINUTES 37 SECONDS AND RUNNING NORTHERLY, BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF ROBERT A. VOTOLATO, THREE HUNDRED AND TEN AND 00/10 (310.00) FEET TO AN IRON ROD IN THE SOUTHERLY LINE OF SAID PLAINFIELD PIKE, SAID POINT BEING THE POINT OF BEGINNING.

### UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C, AS DEFINED IN CIV/ASSE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES. UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNL. VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
  - WATER, SEWER AND GAS INFORMATION OBTAINED FROM CITY OF CRANSTON PLANS OF RECORD.

### SCHEDULE B EXCEPTIONS:

- RESERVATION OF A RIGHT OF WAY PER DEED DATED DECEMBER 21, 1972 AND RECORDED IN BOOK 390 AT PAGE 88 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL I)  
 RESPONSE: AFFECTS PARCEL I EASEMENT WOULD BE 60' WIDE FROM THE NORTHEAST CORNER OF THE CEMETERY AND RUNNING PERPENDICULAR TO PLAINFIELD PIKE. CURRENT LOCATION NOW UNCLEAR POSSIBLY NOW LOCATED IN SAILOR WAY.
- UTILITY EASEMENT DATED MARCH 16, 1976 AND RECORDED IN BOOK 412 AT PAGE 714 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL I)  
 RESPONSE: AFFECTS PARCEL I EASEMENT WOULD BE 60' WIDE FROM THE NORTHEAST CORNER OF THE CEMETERY AND RUNNING PERPENDICULAR TO PLAINFIELD PIKE. CURRENT LOCATION NOW UNCLEAR POSSIBLY NOW LOCATED IN SAILOR WAY.
- MEMORANDUM OF AGREEMENT DATED JUNE 24, 1976 AND RECORDED IN BOOK 414 AT PAGE 487 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL I)  
 RESPONSE: AFFECTS PARCEL I EASEMENT WOULD BE 60' WIDE FROM THE NORTHEAST CORNER OF THE CEMETERY AND RUNNING PERPENDICULAR TO PLAINFIELD PIKE. CURRENT LOCATION NOW UNCLEAR POSSIBLY NOW LOCATED IN SAILOR WAY.
- EASEMENT AGREEMENT DATED MAY 17, 1990 AND RECORDED IN BOOK 703 AT PAGE 870 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL II)  
 AFFECTS PARCEL II 20' DRAINAGE EASEMENT SHOWN ON SURVEY.
- EASEMENTS AND RIGHT TO THE CITY OF CRANSTON DATED FEBRUARY 27, 1990 IN BOOK 721 AT PAGE 708 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL I)  
 RESPONSE: AFFECTS PARCEL I 20' DRAINAGE EASEMENT SHOWN ON SURVEY.
- SEWER EASEMENT AS SET FORTH IN BOOK 722 AT PAGE 924 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL I AND II)  
 RESPONSE: AFFECTS PARCEL I, SHOWN ON SURVEY.
- EASEMENTS AND OTHER MATTERS AS SHOWN ON PLAT CARD 580, MAP I19.  
 RESPONSE: AFFECTS PARCEL I, SHOWN ON SURVEY.
- ZONING DECISION ISSUED BY THE CITY OF CRANSTON DATED JULY 15, 1993 AND RECORDED IN BOOK 822 AT PAGE 242 IN THE LAND EVIDENCE RECORDS OF CRANSTON. (AS TO PARCEL II).  
 RESPONSE: NOT A SURVEY MATTER.



### GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 36/2, LOTS 116 & 117 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 6482, PAGE 239 IS COLBEA ENTERPRISES, LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0292H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED C5 BASED ON CITY OF CRANSTON GIS DATABASE. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JANUARY 26, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18(H) FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
- DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18(H) SUBSECTION 2C.

### PLAN REFERENCES:

- "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK SUBDIVISION-EAST, SITUATED IN CRANSTON, RHODE ISLAND, PREPARED BY JOHN P. CAITO CORPORATION, ENGINEERS-LANDSCAPE ARCHITECTS-PLANNERS, 35 QUAKER LANE, WEST WARWICK, RHODE ISLAND, JANUARY 1990, SCALE 1"=100, REVISED FEBRUARY 1, 1990."
- "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK, SUBDIVISION-WEST SECTION I SITUATED IN CRANSTON, R.I. PARED BY JOHN P. CAITO CORP., APRIL 17, 1989." A COPY OF SAID PLAN HAS BEEN RECORDED IN THE RECORDS OF LAND EVIDENCE OF CRANSTON, RHODE ISLAND, AS PLAT CARD 572.
- RHODE ISLAND HIGHWAY PLAT 1269.
- "PHASING PLAN SUBDIVISION OF LAND WESTERN CRANSTON INDUSTRIAL PARK SUBDIVISION - EAST SITUATED IN CRANSTON, RHODE ISLAND AND PREPARED BY JOHN P. CAITO CORPORATION OCTOBER, 2001, SCALE 1"=100" RECORDED IN CITY OF CRANSTON LAND EVIDENCE RECORDS ON PLAT CARD 670, MAP 377.
- "PLAN OF LAND OWNED BY S B ENTERPRISES 2050 PLAINFIELD PIKE, CRANSTON RI 02921 AP 36/2 - LOTS 117 & 116" SCALE 1"=60', BY EXPRESS SURVEYING, REVISED SEPTEMBER 28, 2010.

### ALTA/NSPS LAND TITLE SURVEY NOTES

- THE ADDRESS OF PARCEL IS 2050 PLAINFIELD PIKE, CRANSTON, RI 02921.
- THERE WERE 60 REGULAR PARKING SPACES AND 1 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 61 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
- THE PARCEL HAS DIRECT ACCESS TO PLAINFIELD PIKE AND SAILOR WAY, BOTH A PUBLIC RIGHT OF WAY.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
- RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- SURVEY BASED ON TITLE COMMITMENT #21R0100663 / #10107466, EFFECTIVE DATE DECEMBER 23, 2021 AT 8:00 AM BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

### SURVEYOR'S CERTIFICATE

TO: COLBEA ENTERPRISES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN JANUARY 25-26, 2022. DATE OF PLAT OR MAP: FEBRUARY 15, 2022.

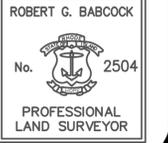
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY
- DATA ACCUMULATION SURVEY
- TOPOGRAPHIC SURVEY

CLASS I  
 CLASS III  
 CLASS T-2

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

7/19/22  
 ROBERT G. BABCOCK, RPLS #2504, COA #LS.000A160



**Diprete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

**ALTA/NSPS LAND TITLE SURVEY**  
 2050 PLAINFIELD PIKE  
 ASSESSOR'S PLAT AP 36/2 LOTS 117 & 116  
 CRANSTON, RHODE ISLAND

7/19/22  
 670272  
 ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	DESCRIPTION	M.H.	E.L.T.	D.T.

**ALTA/NSPS LAND TITLE SURVEY**  
 2050 PLAINFIELD PIKE  
 ASSESSOR'S PLAT AP 36/2 LOTS 117 & 116  
 CRANSTON, RHODE ISLAND

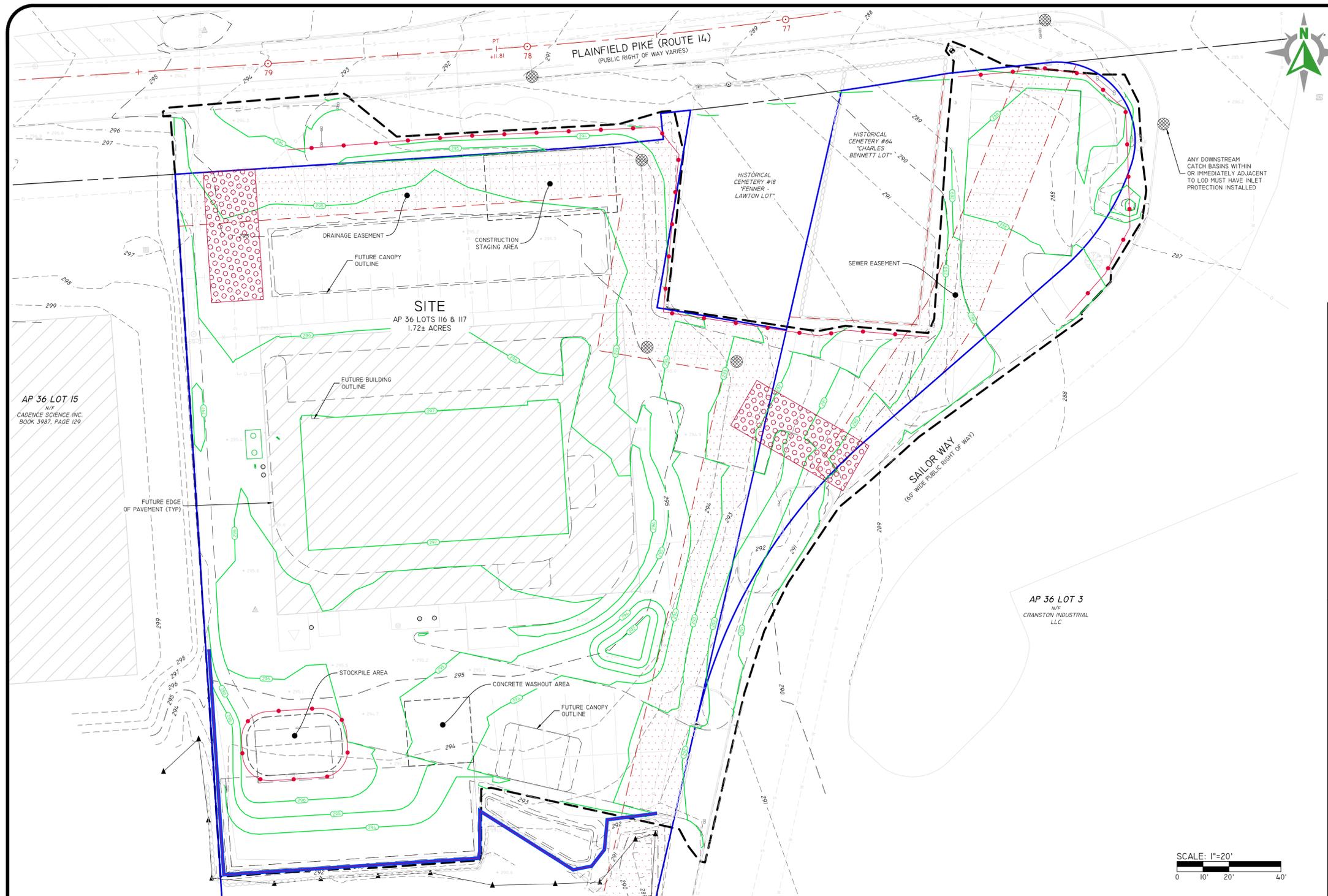
7/19/22  
 670272  
 ALTA/NSPS LAND TITLE SURVEY

2050 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND 02921

ROBERT G. BABCOCK, RPLS #2504, COA #LS.000A160

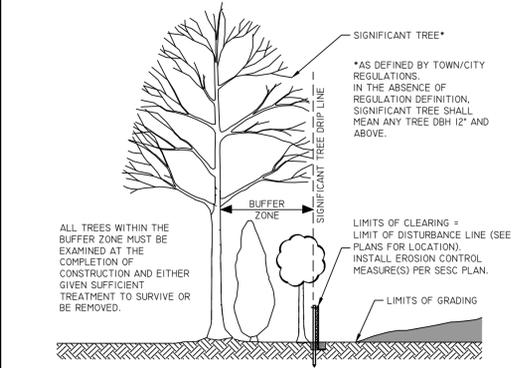
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

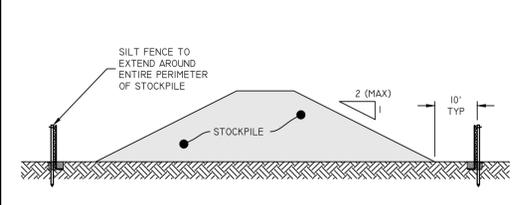


**SOIL EROSION CONTROL LEGEND**

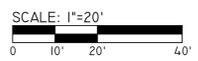
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- FINAL CONTOUR GRADE
- INLET SEDIMENT CONTROL
- CLASS C SILT FENCE



NOTE: LIMIT OF DISTURBANCE (LOD) MUST BE STAKED OUT PRIOR TO CONSTRUCTION. IF ANY SIGNIFICANT TREE DRIP LINE IS ENCRoACHING PAST THE LOD, CONTRACTOR MUST CONTACT SITE ENGINEER PRIOR TO CONSTRUCTION.



- NOTES:**
- ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 'STOCKPILE AND STAGING AREA MANAGEMENT' OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
  - DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
  - SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
  - STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1" OF RAINFALL. REPAIR/REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
  - SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

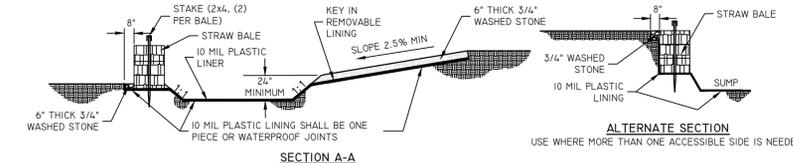
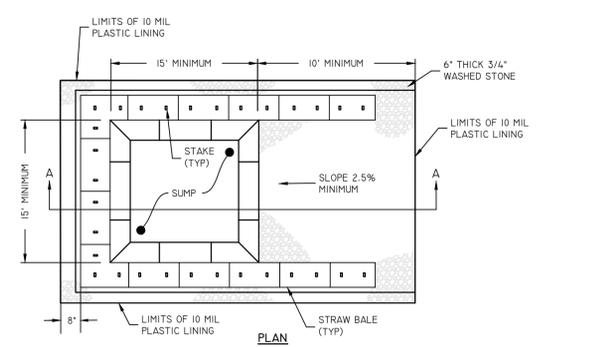


**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

LEONARD R. BRADLEY  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE TOWN/CITY ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEE UTILITY NOTE ON SHEET 2.

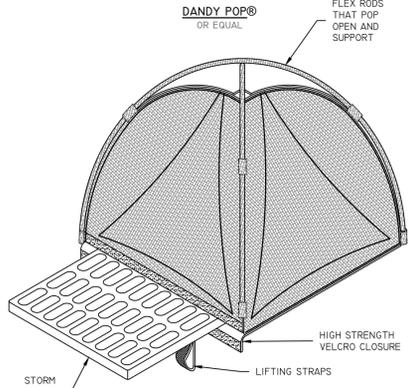
NO.	DATE	DESCRIPTION	DESIGN BY
1	05-23-2022	PRELIMINARY SUBMISSION	R.S.S.
2	06-02-2022	REVISED SUBMISSION	R.S.S.
3	06-02-2022	RIDOT COUNCIL SUBMISSION	R.S.S.
4	06-23-2022	FINAL SUBMISSION	R.S.S.
5	06-23-2022	DESCRIPTION	R.S.S.



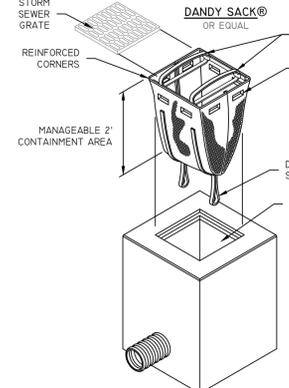
- NOTES:**
- PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
  - WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
  - FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
  - FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
  - SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
  - CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
  - MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

WASHOUT SIGN

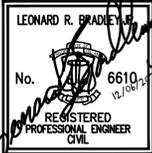
**CONCRETE WASHOUT AREA**  
NOT TO SCALE



**INLET SEDIMENT CONTROL DEVICES**  
NOT TO SCALE



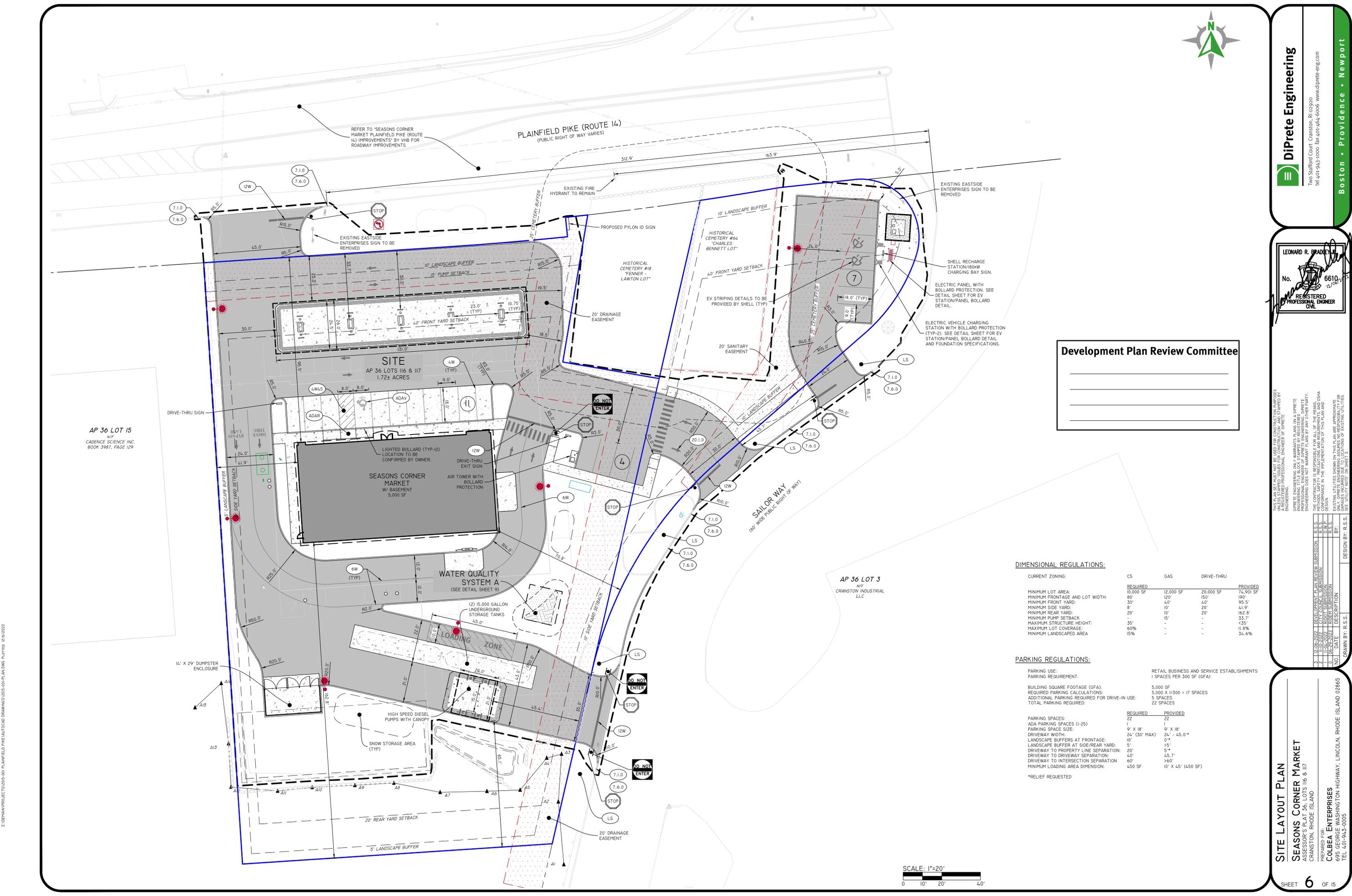
**SOIL EROSION & SEDIMENT CONTROL PLAN**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND  
PREPARED FOR:  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-942-0005



THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE DEVELOPMENT PLAN REVIEW COMMITTEE AND A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
2	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
3	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
4	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
5	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
6	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
7	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
8	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
9	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
10	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
11	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
12	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
13	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
14	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
15	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
16	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
17	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
18	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
19	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
20	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
21	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
22	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
23	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
24	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
25	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
26	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
27	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
28	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
29	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
30	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
31	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
32	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
33	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
34	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
35	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
36	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
37	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
38	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
39	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
40	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
41	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
42	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
43	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
44	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
45	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
46	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
47	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
48	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
49	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
50	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
51	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
52	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
53	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
54	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
55	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
56	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
57	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
58	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
59	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
60	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
61	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
62	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
63	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
64	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
65	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
66	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
67	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
68	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
69	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
70	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
71	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
72	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
73	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
74	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
75	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
76	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
77	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
78	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
79	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
80	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
81	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
82	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
83	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
84	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
85	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
86	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
87	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
88	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
89	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
90	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
91	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
92	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
93	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
94	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
95	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
96	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
97	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
98	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
99	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	
100	11-02-2022	CONCEPT PLAN SUBMISSION	R.S.S.	

**SITE LAYOUT PLAN**  
**SEASONS CORNER MARKET**  
 ASSESSOR'S PLAT 36, LOTS 116 & 117  
 CRANSTON, RHODE ISLAND  
 PREPARED FOR:  
**COLBEA ENTERPRISES**  
 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
 TEL 401-943-0005



**Development Plan Review Committee**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	CS			GAS			DRIVE-THRU		
	REQUIRED	12,000 SF	20,000 SF	PROVIDED	74,901 SF				
MINIMUM LOT AREA:	80'	120'	150'	190'	95.5'				
MINIMUM FRONTAGE AND LOT WIDTH:	30'	40'	20'	41.9'	162.8'				
MINIMUM FRONT YARD:	8'	10'	20'	33.7'	<35'				
MINIMUM SIDE YARD:	20'	10'	20'	11.8%	34.6%				
MINIMUM REAR YARD:	20'	15'	-	-	-				
MINIMUM PUMP SETBACK:	35'	-	-	-	-				
MAXIMUM STRUCTURE HEIGHT:	60%	-	-	-	-				
MAXIMUM LOT COVERAGE:	15%	-	-	-	-				
MINIMUM LANDSCAPED AREA:									

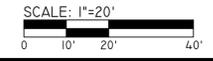
**PARKING REGULATIONS:**

REQUIREMENT	RETAIL BUSINESS AND SERVICE ESTABLISHMENTS
PARKING USE:	1 SPACES PER 300 SF (GFA)
PARKING REQUIREMENT:	
BUILDING SQUARE FOOTAGE (GFA):	5,000 SF
REQUIRED PARKING CALCULATIONS:	5,000 X 1/300 = 17 SPACES
ADDITIONAL PARKING REQUIRED FOR DRIVE-IN USE:	5 SPACES
TOTAL PARKING REQUIRED:	22 SPACES

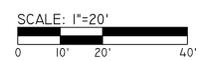
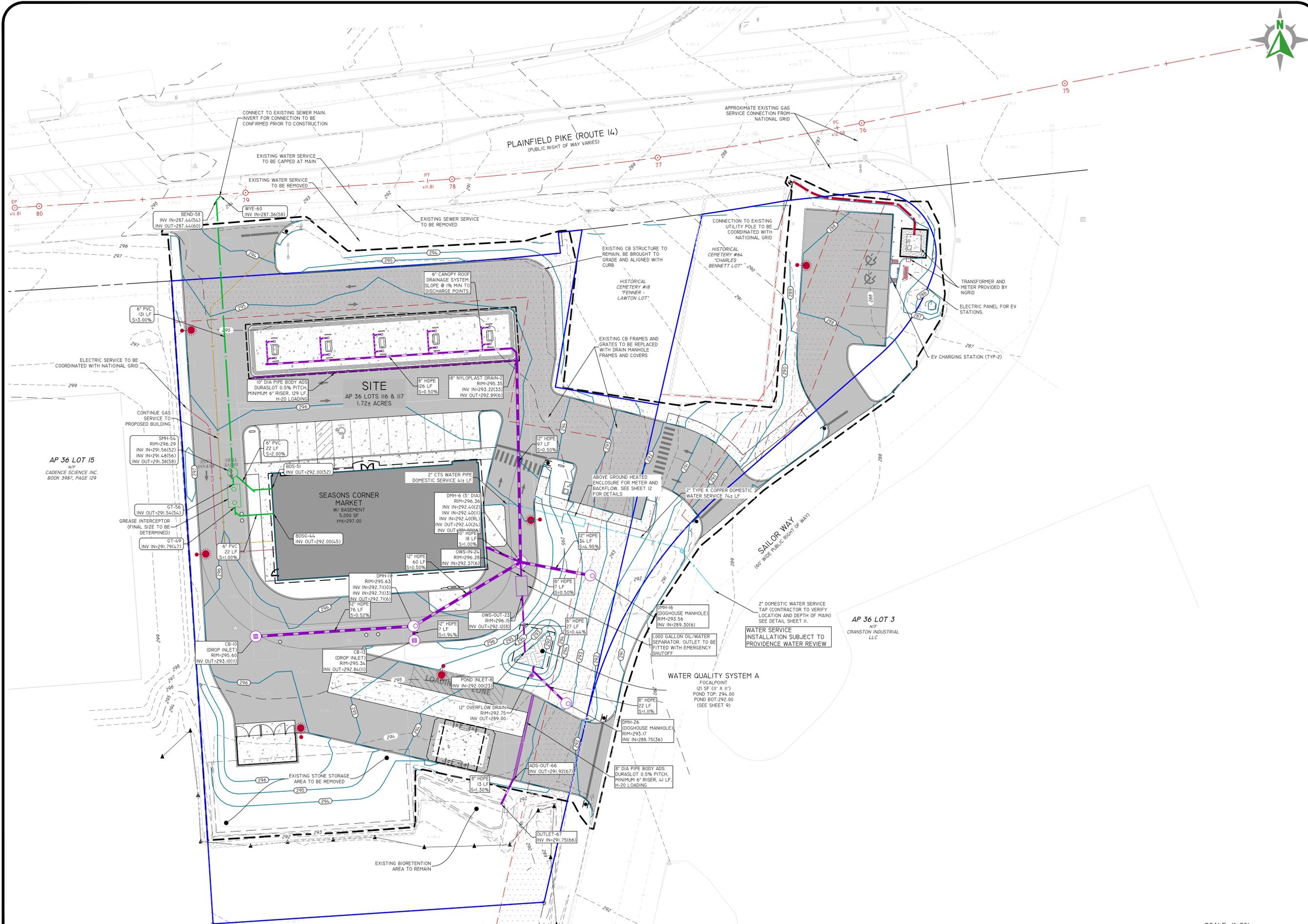
	REQUIRED	PROVIDED
PARKING SPACES:	22	22
ADA PARKING SPACES (1-25):	1	1
PARKING SPACE SIZE:	9' X 18'	9' X 18'
DRIVEWAY WIDTH:	24' (30' MAX)	24' - 45.0"
LANDSCAPE BUFFERS AT FRONTAGE:	10'	0"
LANDSCAPE BUFFER AT SIDE/REAR YARD:	5'	>5'
DRIVEWAY TO PROPERTY LINE SEPARATION:	20'	5"
DRIVEWAY TO DRIVEWAY SEPARATION:	40'	45.7'
DRIVEWAY TO INTERSECTION SEPARATION:	60'	>60'
MINIMUM LOADING AREA DIMENSION:	450 SF	10' X 45' (450 SF)

\*RELIEF REQUESTED



Z:\DEPT\PROJECTS\2025-001\_PLAINFIELD PIKE\DWG\DRAWINGS\2025-001-PL\_LAYOUT.dwg PLOTTED: 12/16/2022





**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

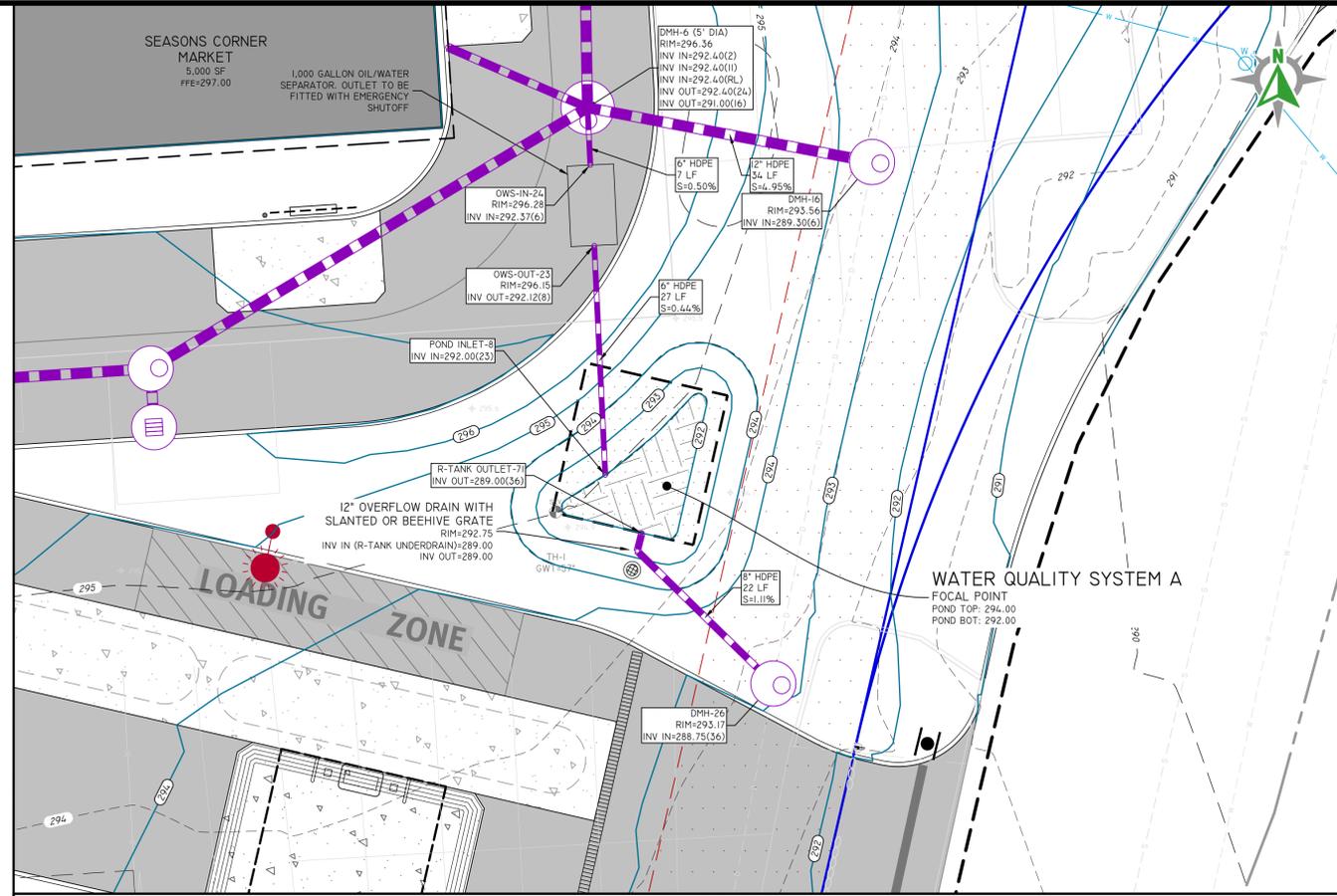
LEONARD R. BRADLEY  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL.  
DIPRETE ENGINEERING, INC. WARRANTS THAT THIS PLAN SET WAS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, INC. THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT CONDITIONS, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. SEE UTILITY NOTE ON SHEET 1.  
DESIGN BY: R.S.S.  
DRAWN BY: R.S.S.

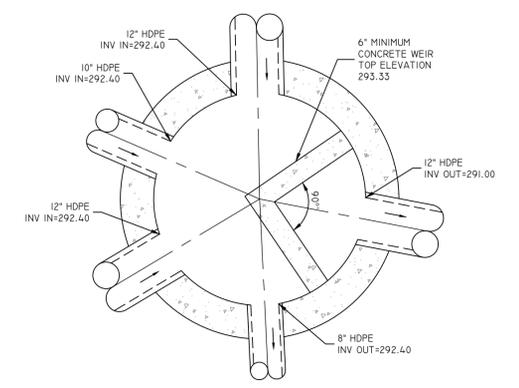
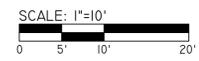
NO.	DATE	DESCRIPTION	BY:
1	05-20-2025	PRELIMINARY SUBMISSION	R.S.S.
2	06-02-2025	REVISED SUBMISSION	R.S.S.
3	06-02-2025	REVISED SUBMISSION	R.S.S.
4	06-02-2025	REVISED SUBMISSION	R.S.S.
5	06-02-2025	REVISED SUBMISSION	R.S.S.

**UTILITIES & DRAINAGE PLAN**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND  
PREPARED FOR:  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-942-0005

Z:\DEVELOPMENT\PROJECTS\2025-001 PLAINFIELD PIKE\AUTOCAD DRAWINGS\2025-001-PLAN-DWG\_PLOT16\_12/16/2022

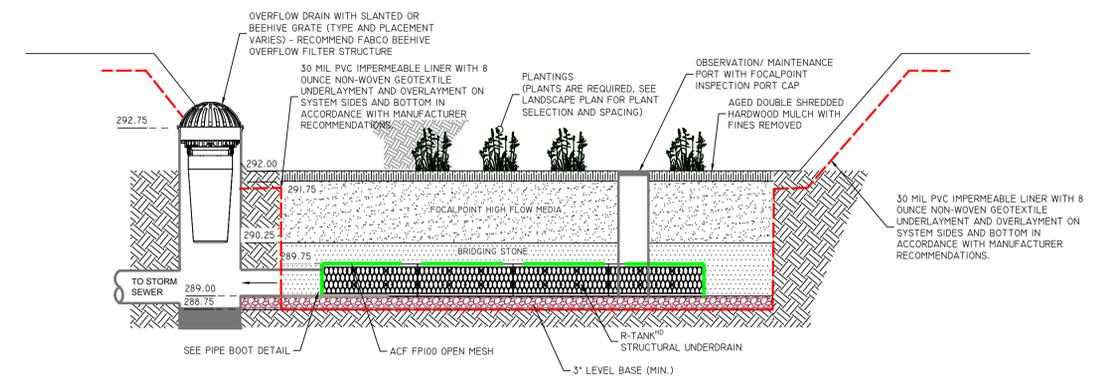


WATER QUALITY SYSTEM A - FOCAL POINT

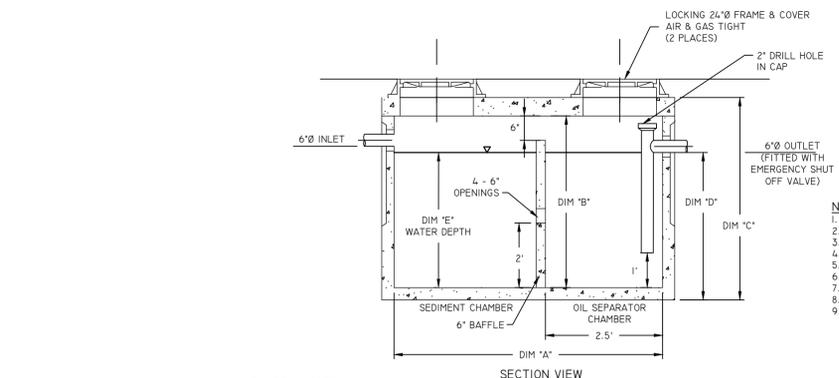


DMH-6 (5' DIA) MANHOLE

DESCRIPTION	FOCAL POINT
TOP OF FOCAL POINT POND ELEVATION	294.00
BOTTOM OF FOCAL POINT ELEVATION	289.75
100 YEAR STORM ELEVATION	292.90
10 YEAR STORM ELEVATION	292.86
1 YEAR STORM ELEVATION	292.84
SEASONAL HIGH GWT ELEVATION	290.25
SOIL EVALUATION	TH-1



TYPICAL FOCAL POINT SECTION WITH OVERFLOW STRUCTURE



GALLON CAPACITY	1000
MODEL NO.	OW-1000
DIM 'A'	6'-0" SQ.
DIM 'B'	5'-0"
DIM 'C'	6'-0"
DIM 'D'	4'-6"
WATER DEPTH DIM 'E'	4'-0"

- NOTE:
- CONCRETE: 28 DAY COMPRESSIVE STRENGTH 'F'<sub>c</sub> = 5000 PSI
  - REBAR: ASTM A-615 GRADE 60
  - DESIGN: ASTM C-858 AND ACI 318
  - LOADS: AASHTO H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
  - CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
  - CONSTRUCTION JOINT SEALANT 1" DIA. BUTYL RUBBER OR EQUIVALENT
  - INTERIOR OF TANK IS COATED WITH PETROLEUM RESISTANT EPOXY SEALANT
  - BAFFLE TO BE TIGHTLY SEALED AT SIDEWALLS AND AT THE ROOF
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO ORDERING OIL/WATER SEPARATOR (OW-1000).

1,000 GALLON OIL/WATER SEPARATOR (OLD CASTLE PRECAST OR APPROVED EQUAL)

**Diprete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

LEONARD R. BRADLEY  
 No. 6610  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ON STAFFARD'S PLANS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON. CONTRACTOR SHALL VERIFY ALL UTILITIES AND DAMAGE INCURRED DURING CONSTRUCTION OF SEWER UTILITIES. SEE UTILITY NOTE ON SHEET 1.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	05-20-2022	PRELIMINARY SUBMISSION	R.S.S.	
2	11-09-2022	REVISED SUBMISSION	R.S.S.	
3	11-09-2022	REVISED SUBMISSION	R.S.S.	
4	05-23-2022	REVISED SUBMISSION	R.S.S.	
5	05-23-2022	REVISED SUBMISSION	R.S.S.	

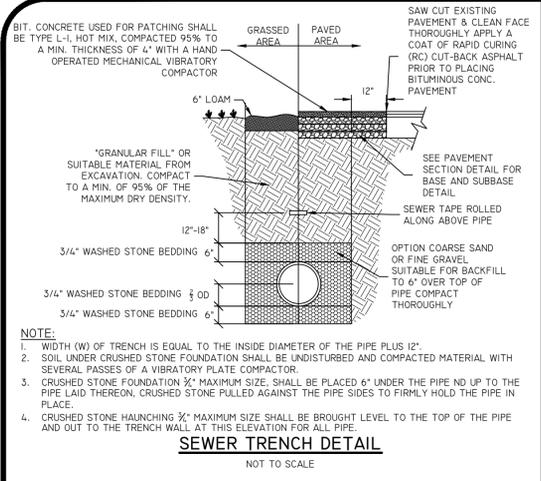
DESIGN BY: R.S.S.

**BMP DETAIL SHEET**

**SEASONS CORNER MARKET**  
 ASSESSOR'S PLAT 36, LOTS 116 & 117  
 CRANSTON, RHODE ISLAND

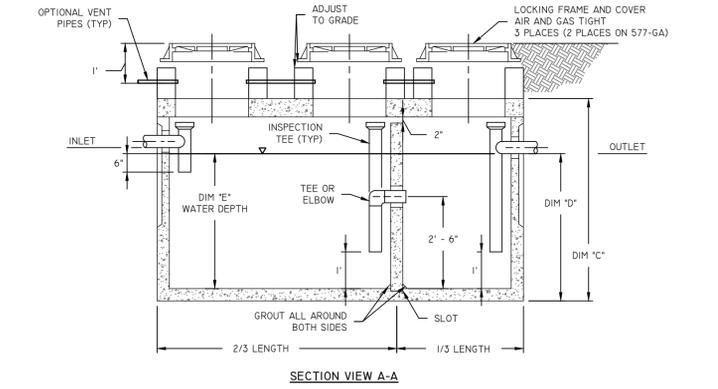
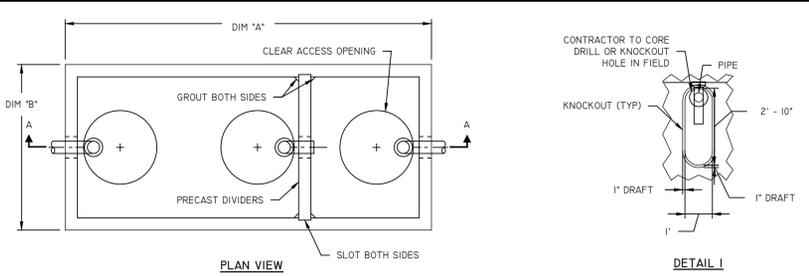
PREPARED FOR:  
**COLBEA ENTERPRISES**  
 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
 TEL 401-942-0005

DE. JOB NO. 2024-001 COPYRIGHT © 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.



- NOTE:**
- WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
  - SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
  - CRUSHED STONE FOUNDATION 3/4" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER THE PIPE NO LP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
  - CRUSHED STONE HAUNCHING 3/4" MAXIMUM SIZE SHALL BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL SIZES.

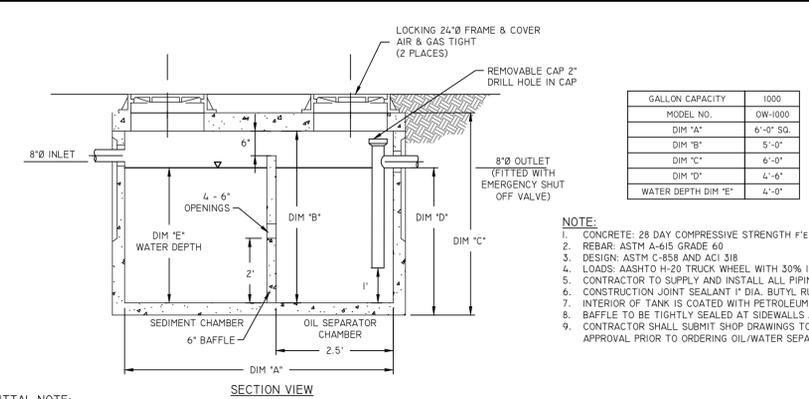
**SEWER TRENCH DETAIL**  
NOT TO SCALE



GALLON CAPACITY	600	800	1000	1500	2000	2500	3000	4000	5000	6000	7000
UV MODEL NO.	577-GA	577-GA	448A-GA	510B-GA	412-GA	612-GA	712-GA	816-GA	818-GA	818-GA	818-GA
DIM 'A'	7'-0"	7'-0"	9'-0"	11'-2"	12'-8"	12'-8"	13'-1"	15'-7"	19'-11"	19'-11"	19'-11"
DIM 'B'	4'-8"	4'-8"	5'-0"	5'-8"	6'-8"	6'-8"	8'-0"	8'-0"	9'-7"	9'-11"	9'-11"
DIM 'C'	7'-0"	7'-0"	7'-2"	7'-2"	8'-0"	8'-0"	8'-7"	10'-0 1/2"	10'-5"	10'-5"	10'-5"
DIM 'D'	3'-3"	4'-8"	4'-2"	4'-3"	4'-7"	5'-6 1/2"	5'-1"	6'-8"	7'-4"	7'-1"	8'-0"
WATER DEPTH DIM 'E'	3'-3"	4'-4"	3'-10"	3'-11"	3'-9 1/2"	4'-9"	4'-8"	6'-3"	6'-1"	5'-8"	6'-7"

- NOTE:**
- CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'C = 4500 PSI
  - REBAR: ASTM A-615 GRADE 60
  - MESH: ASTM A-185 GRADE 65
  - DESIGN: ACI-318-02 BUILDING CODE, ASTM C-672 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" TO PROVIDE A MINIMUM OF 12" CLEARANCE
  - LOADS: H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
  - FILL WITH CLEAN WATER PRIOR TO START-UP OF SYSTEM
  - CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
  - GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER
  - FOR MASSACHUSETTS PROJECTS THE PIPES FROM BUILDING TO GREASE TRAP AND FROM GREASE TRAP TO NEXT DOWNSTREAM STRUCTURE MUST BE CAST IRON AND IN ACCORDANCE WITH 284CMR.

**GREASE INTERCEPTOR**  
NOT TO SCALE



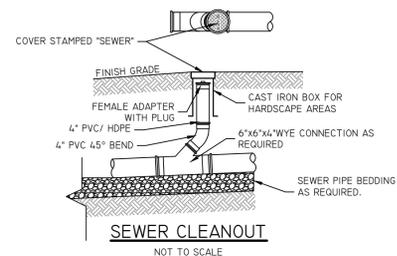
GALLON CAPACITY	1000
MODEL NO.	OW-1000
DIM 'A'	6'-0" SG.
DIM 'B'	5'-0"
DIM 'C'	6'-0"
DIM 'D'	4'-6"
WATER DEPTH DIM 'E'	4'-0"

- NOTE:**
- CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'C = 5000 PSI
  - REBAR: ASTM A-615 GRADE 60
  - DESIGN: ASTM C-858 AND ACI 318
  - LOADS: AASHTO H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
  - CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
  - CONSTRUCTION JOINT SEALANT 1" DIA. BUTYL RUBBER OR EQUIVALENT
  - INTERIOR OF TANK IS COATED WITH PETROLEUM RESISTANT EPOXY SEALANT
  - BAFFLE TO BE TIGHTLY SEALED AT SIDEWALLS AND AT THE ROOF
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO ORDERING OIL/WATER SEPARATOR (OW-1000).

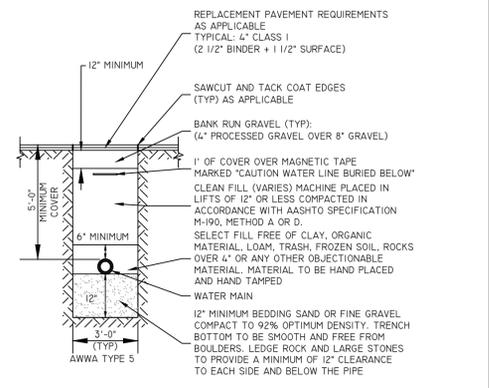
**1,000 GALLON OIL/WATER SEPARATOR (OLD CASTLE PRECAST OR APPROVED EQUAL)**  
NOT TO SCALE

**SUBMITTAL NOTE:**  
OIL WATER SEPARATOR SHOWN IS INDICATIVE ONLY. CONTRACTOR TO PROVIDE SUBMITTAL THAT ACCOMMODATES THE SPECIFIC SITE DESIGN AND CONSTRAINTS.

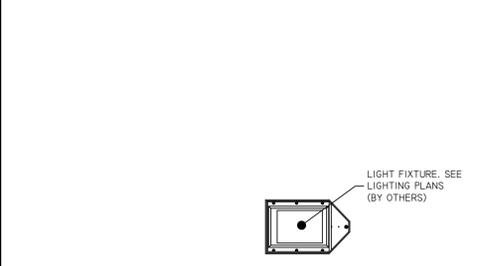
- NOTES:**
- ALL PIPE AND FITTINGS SHALL BE GASKETED SDR-35.
  - PIPE BEDDING AND BACKFILL FOR CLEANOUTS SHALL MEET APPLICABLE SEWER SPECIFICATIONS UNLESS OTHERWISE NOTED BY ENGINEER.
  - FOR SEPTIC APPLICATIONS, CLEANOUTS ARE REQUIRED AT INTERVALS NOT GREATER THAN 75'. FOR ALL OTHER APPLICATIONS, A MINIMUM OF ONE CLEANOUT SHALL BE PLACED ON EACH LATERAL, 5' FROM THE STRUCTURE, AND FOR LONGER RUNS, CLEANOUTS SHALL BE LOCATED EVERY 100' AND AT ADDITIONAL LOCATIONS AS SHOWN ON THE PLANS.
  - FOR PAVED/ROADWAY/HARDSCAPE AREAS, ALL CLEANOUTS SHALL BE SLEEVED WITH A CAST-IRON BOX SET FLUSH WITHIN THE FINAL GRADE. FOR TRAFFICABLE AREAS, CLEANOUT ACCESS COVER SHALL BE SET FLUSH WITH FINAL GRADE (CAST-IRON BOX NOT REQUIRED). ALL COVERS SHALL BE INSCRIBED WITH THE WORD "SEWER".



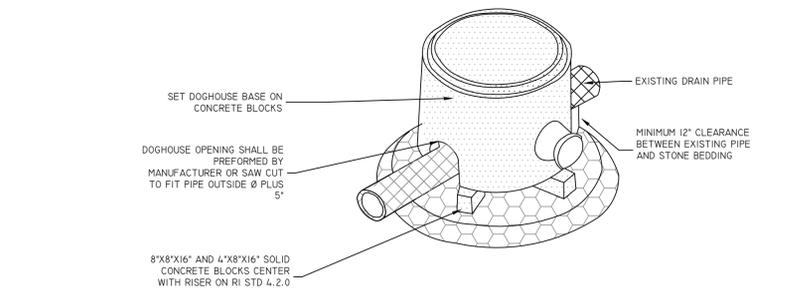
**SEWER CLEANOUT**  
NOT TO SCALE



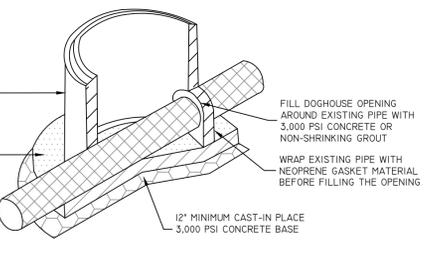
**WATER TRENCH DETAIL**  
NOT TO SCALE



**SITE LIGHT**  
NOT TO SCALE



**DOGHOUSE MANHOLE BASE**



**FOUNDATION SECTION VIEW**

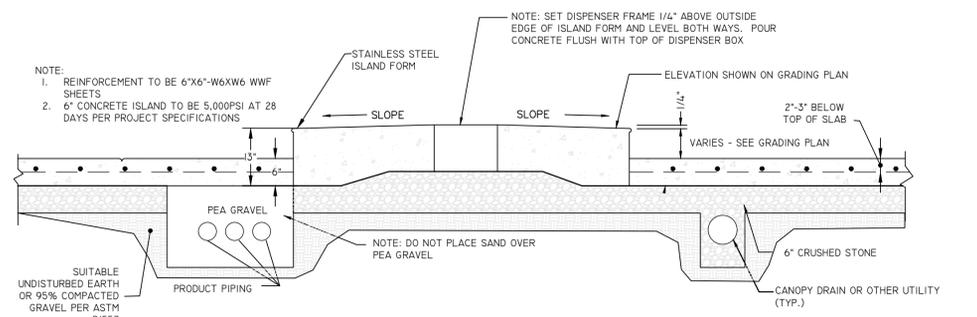
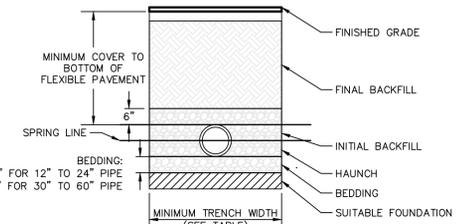
- NOTES:**
- CONSTRUCT A FORMED INVERT FROM NEW DRAIN LINE TO ALLOW FLOW TO THE EXISTING PIPE.
  - POUR A SHELVE TO THE LOWER HALF OF THE EXISTING PIPE.
  - CUT AND REMOVE THE TOP HALF OF EXISTING PIPE TO WITHIN 6" OF THE MANHOLE WALLS AFTER THE INVERT AND SHELVE HAVE BEEN FORMED AND THE MANHOLE HAS BEEN FULLY TESTED IN ACCORDANCE WITH THE SEWER AUTHORITY SPECIFICATIONS.

**TYPICAL MANHOLE BASE (DOGHOUSE INSTALLATION)**  
NOT TO SCALE

- INSTALLATION NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100MM-600MM); 6" (150MM) FOR 30"-60" (750MM-900MM).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" Ø PIPE AND 24" OF COVER FOR 60" Ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**HDPE Trench Detail**  
NOT TO SCALE

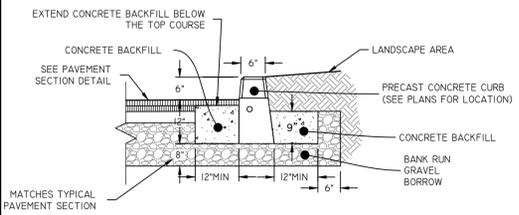
PIPE Ø	MIN. TRENCH WIDTH	PIPE Ø	MIN. TRENCH WIDTH
4"	21"	24"	48"
6"	23"	30"	56"
8"	26"	36"	64"
10"	28"	42"	72"
12"	30"	48"	80"
15"	34"	60"	96"
18"	39"		



**SECTION THRU PUMP ISLAND**

- NOTE:**
- REINFORCEMENT TO BE 6"x6"-W6X6 WWF SHEETS
  - 6" CONCRETE ISLAND TO BE 5,000PSI AT 28 DAYS PER PROJECT SPECIFICATIONS

- NOTES:**
- PRECAST CONCRETE CURBING TO BE INSTALLED AT SPECIFIED ELEVATIONS ON PLANS PRIOR TO POURING OF CONCRETE BACKFILL.
  - ALL LOCATIONS SPECIFIED IN PLAN SET AS PRECAST CURBING TO HAVE CONCRETE BACKFILL A MINIMUM WIDTH OF 12" AND DEPTH OF 9" POURED BEHIND PRECAST CURBING.
  - ALL CONCRETE BACKFILL TO BE 4,000 PSI.
  - PROVIDE EXPANSION JOINTS @ 20' O.C. MAX.



**PRECAST CURB SETTING DETAIL**  
NOT TO SCALE

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**LEONARD R. BRADLEY**  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY, STANDARD PLANS DOES NOT REPRESENT THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ALL OF THE REASONS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 1.

DESIGN BY: R.S.S.  
DRAWN BY: R.S.S.

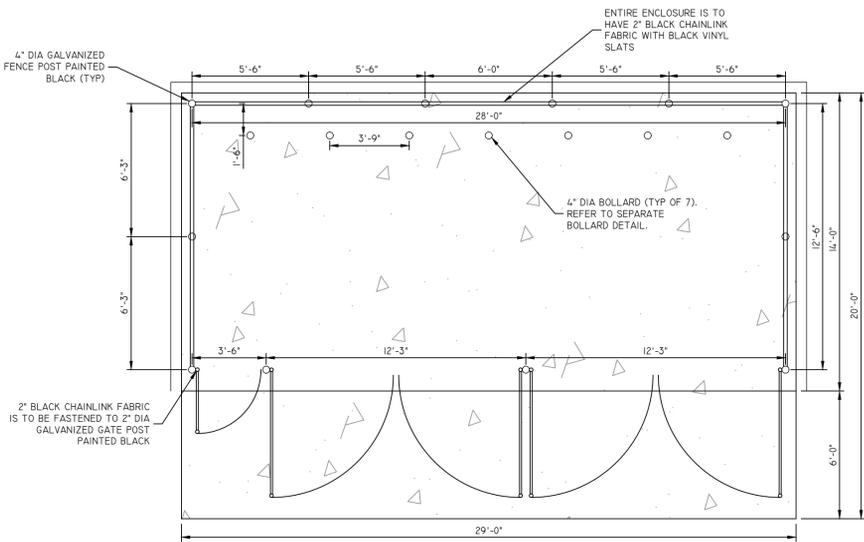
NO.	DATE	DESCRIPTION	R.S.S.
1	05-23-22	REVISE PER STATE REVIEW SUBMISSION	R.S.S.
2	06-09-22	REVISE PER STATE REVIEW SUBMISSION	R.S.S.
3	06-23-22	REVISE PER STATE REVIEW SUBMISSION	R.S.S.
4	06-23-22	REVISE PER STATE REVIEW SUBMISSION	R.S.S.
5	06-23-22	REVISE PER STATE REVIEW SUBMISSION	R.S.S.

**DETAIL SHEET - 1**

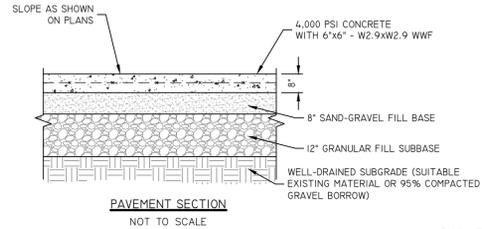
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND

PREPARED FOR:  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-942-0005

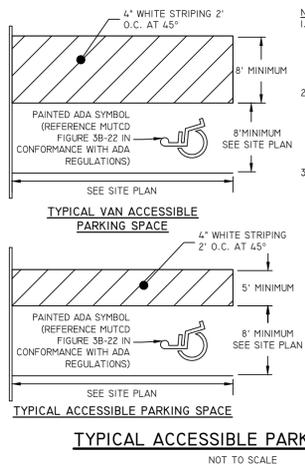
DE:JOB NO: 2024-001 COPYRIGHT © 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.



- NOTES:**
- CONTRACTOR IS TO COORDINATE DIRECTLY WITH VENDOR TO PREPARE SUBMITTAL AND SEND TO ENGINEER FOR APPROVAL.
  - DUMPSTER ENCLOSURE FENCE IS TO BE 4' HIGH.
  - DUMPSTER ENCLOSURE MAT IS TO BE 8" THICK CONCRETE, 4,000 PSI W/ 6X6 W2.9XW2.9 WWF OVER SUITABLE BEDDING MATERIAL.
  - ALL POSTS ARE TO HAVE "ACORN" CAPS.



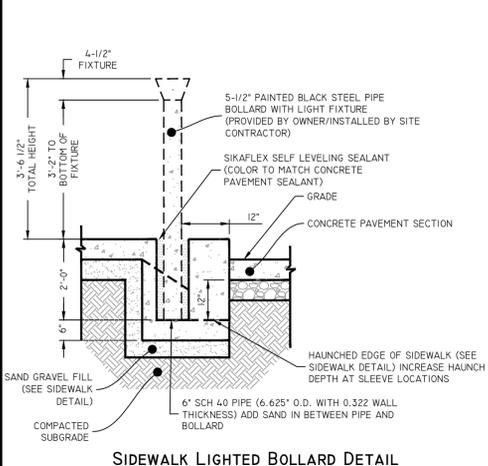
**DUMPSTER ENCLOSURE**  
NOT TO SCALE



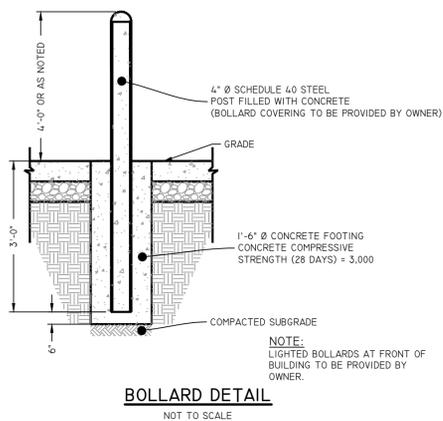
- NOTES:**
- ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M242 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
  - APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
  - FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/ STENCILING OF PAINTED ADA SYMBOL MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.



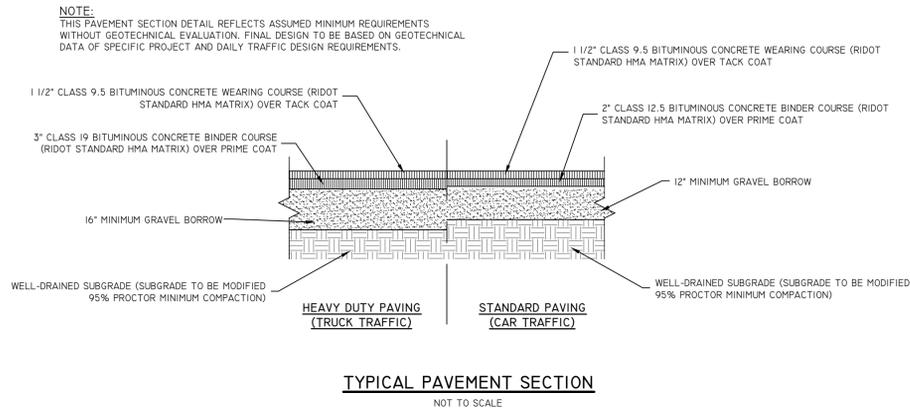
**TYPICAL ACCESSIBLE PARKING SPACES**  
NOT TO SCALE



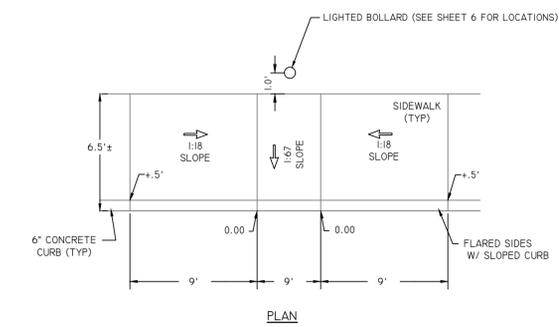
**SIDEWALK LIGHTED BOLLARD DETAIL**  
NOT TO SCALE



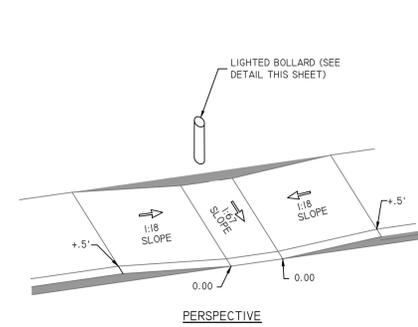
**BOLLARD DETAIL**  
NOT TO SCALE



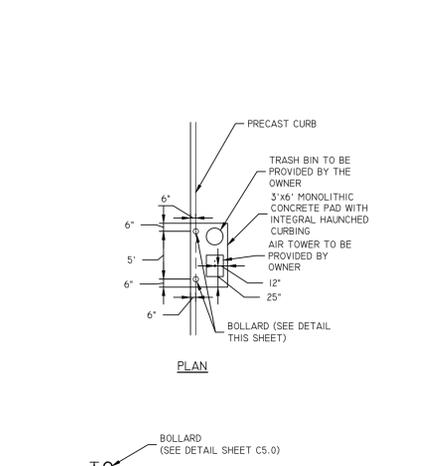
**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE



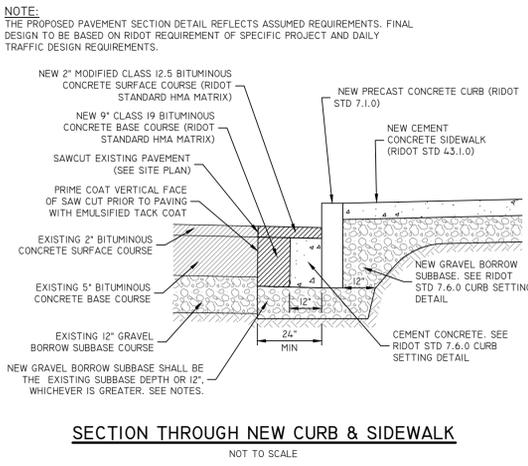
**ACCESSIBLE RAMP AT BUILDING**  
NOT TO SCALE



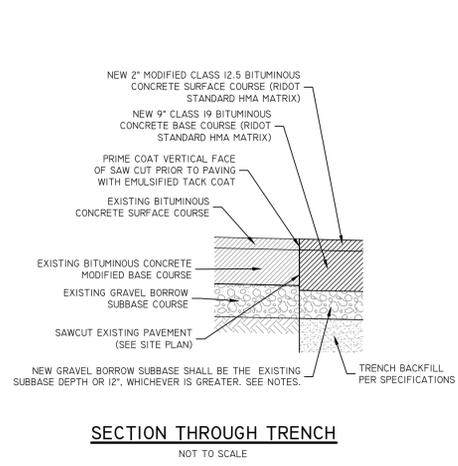
**PERSPECTIVE**



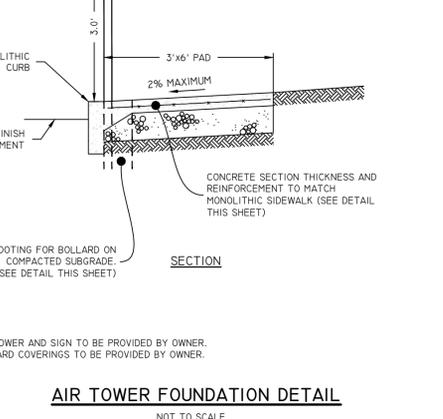
**AIR TOWER FOUNDATION DETAIL**  
NOT TO SCALE



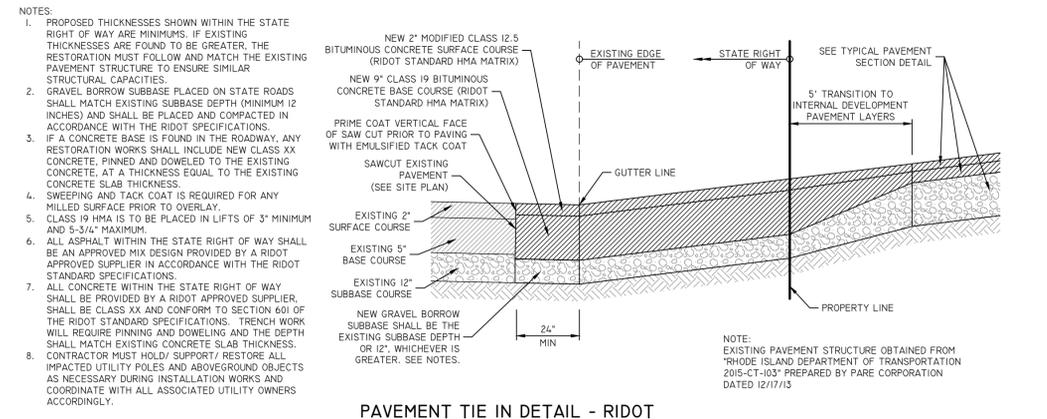
**SECTION THROUGH NEW CURB & SIDEWALK**  
NOT TO SCALE



**SECTION THROUGH TRENCH**  
NOT TO SCALE



**AIR TOWER FOUNDATION DETAIL**  
NOT TO SCALE



**PAVEMENT TIE-IN DETAIL - RIDOT**  
NOT TO SCALE

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

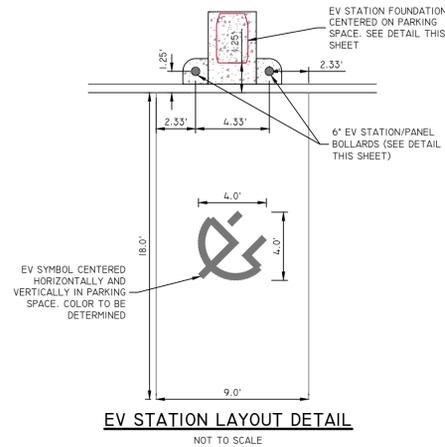
**LEONARD R. BRADLEY**  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

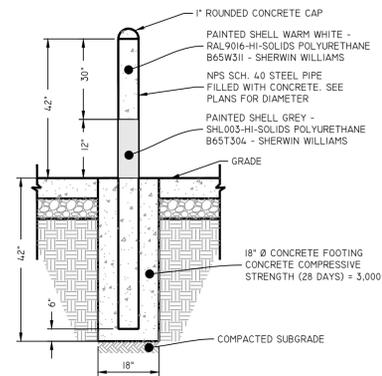
NO.	DATE	DESCRIPTION	BY	CHKD
1	05-27-2022	PRELIMINARY SUBMISSION	R.S.S.	R.S.S.
2	06-02-2022	REVISED SUBMISSION	R.S.S.	R.S.S.
3	06-02-2022	REVISED SUBMISSION	R.S.S.	R.S.S.
4	06-02-2022	REVISED SUBMISSION	R.S.S.	R.S.S.
5	06-02-2022	REVISED SUBMISSION	R.S.S.	R.S.S.

DESIGN BY: R.S.S.  
DRAWN BY: R.S.S.

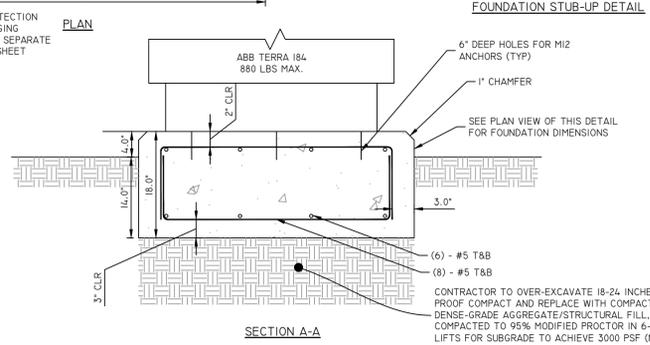
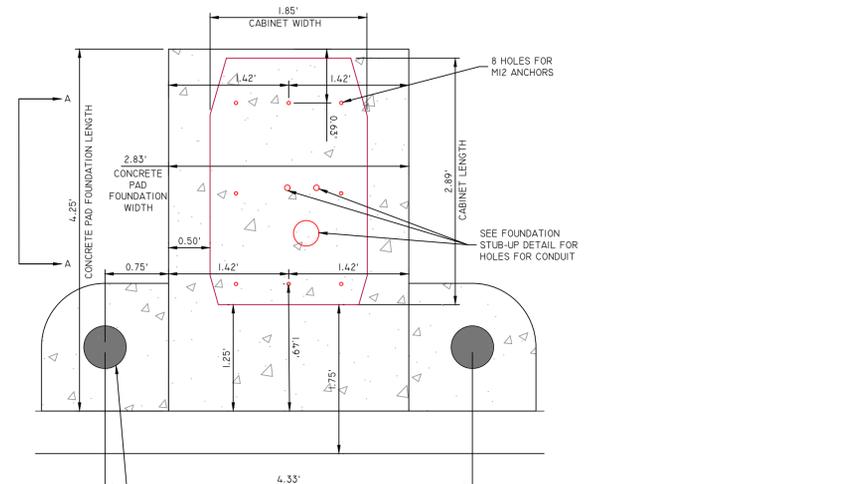
**DETAIL SHEET - 2**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND  
PREPARED FOR:  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-942-0005



**EV STATION LAYOUT DETAIL**  
NOT TO SCALE



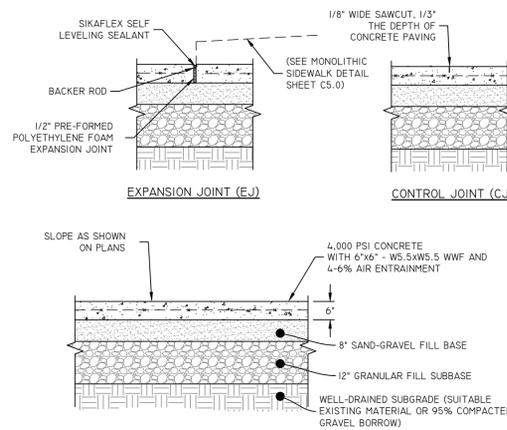
**EV STATION/PANEL BOLLARD DETAIL**  
NOT TO SCALE



**NOTE:**

- 4,000 PSI FIBERMESH CONCRETE TO BE UTILIZED. 1-1/2" DEEP SAWCUT CONTROL JOINTS SHALL BE PLACED IN ALL SLABS WHEN LENGTH TO WIDTH RATIO EXCEEDS 1.5.
- PROVIDE 1/2" COMPRESSIBLE JOINT FILLER WHERE FOUNDATION ABUTS PAVEMENT OR CONCRETE.
- OVEREXCAVATION SHOULD EXTEND 18-24" IN ALL DIRECTIONS BEYOND FOUNDATION FOOTPRINT.
- ASSUMES 3.0 KSF SOIL BEARING PRESSURE AND 133 MPH WIND SPEEDS PER ASCE 7-16.

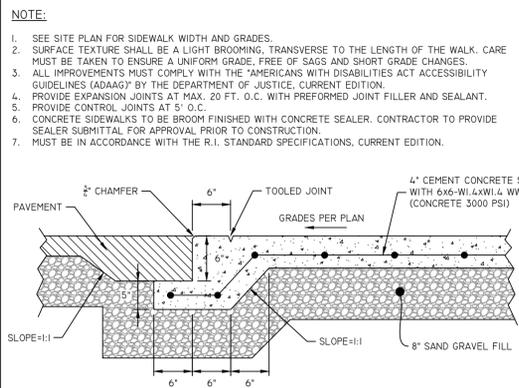
**EV STATION FOUNDATION DETAIL**  
NOT TO SCALE



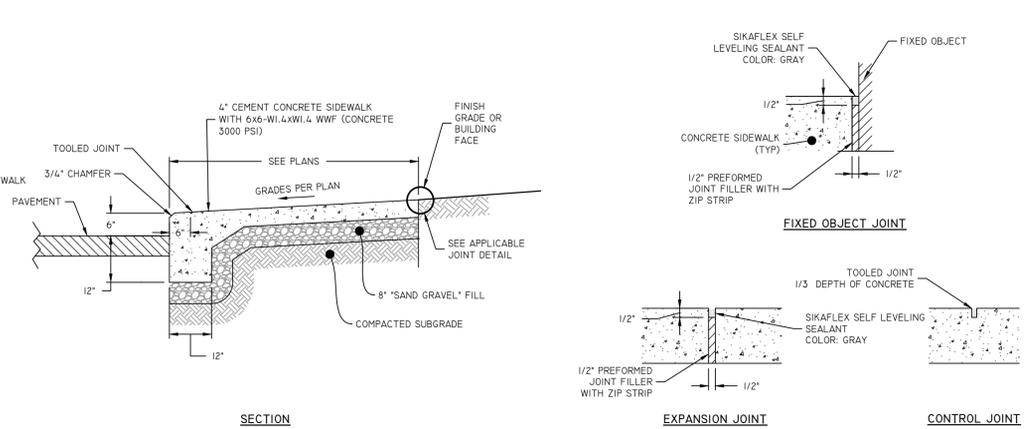
**CONCRETE PARKING/ DRIVE THRU PAD DETAILS**

**NOTES:**

- THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION. FINAL DESIGN TO BE BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENTS.
- SAWCUT CONTROL JOINTS TO BE MAX SPACING OF 15' O.C.
- EXPANSION JOINTS TO BE MAX SPACING OF 80' O.C WITH A JOINT FILLER THICKNESS BASED ON THERMAL EXPANSION.
- EXPANSION JOINTS TO BE INSTALLED FULL DEPTH OF PAVEMENT AND SEALED WITH AN AASTHO APPROVED ELASTOMERIC JOINT SEALER.
- SLABS SEPARATED BY AN EXPANSION JOINT SHOULD BE TIED TOGETHER WITH DOWELS THAT ARE 2'-6" LONG AT A SPACING OF 18". DOWELS MUST BE SLEEVED ON ONE SIDE OF THE JOINT TO ALLOW FOR MOVEMENT WITHOUT CRACKING.
- EXPANSION JOINTS TO BE INSTALLED AT INTERFACE WITH ALL WALLS, CURBS, COLUMNS, STEPS, CHANGES IN PAVEMENT AND BUILDINGS.
- THOROUGHLY WASH AND CLEAN ALL SURFACES AND REMOVE ALL DEBRIS AFTER SAWCUTTING.
- BACKER ROD SHALL BE A CLOSED CELL POLYURETHANE FOAM ROD WITH A DIAMETER 25% LARGER THAN THE WIDTH OF PREFORMED JOINT.
- SIKAFLEX SELF LEVELING SEALANT COLOR TO BE GRAY.
- ALL PAVEMENT LAYERS MUST COMPLY WITH TOWN & RIDOT SPECIFICATIONS.



**SECTION MONOLITHIC CONCRETE SIDEWALK (FLUSH)**  
NOT TO SCALE



**SECTION MONOLITHIC CONCRETE SIDEWALK (6" REVEAL)**  
NOT TO SCALE

**NOTE:**

- SEE SITE PLAN FOR SIDEWALK WIDTH AND GRADES.
- SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK. CARE MUST BE TAKEN TO ENSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
- ALL IMPROVEMENTS MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) BY THE DEPARTMENT OF JUSTICE, CURRENT EDITION.
- PROVIDE EXPANSION JOINTS AT MAX. 20 FT. O.C. WITH PREFORMED JOINT FILLER AND SEALANT.
- PROVIDE CONTROL JOINTS AT 5' O.C.
- CONCRETE SIDEWALKS TO BE BROOM FINISHED WITH CONCRETE SEALER. CONTRACTOR TO PROVIDE SEALER SUBMITTAL FOR APPROVAL PRIOR TO CONSTRUCTION.
- MUST BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATIONS, CURRENT EDITION.

**DETAIL SHEET - 3**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-942-0005

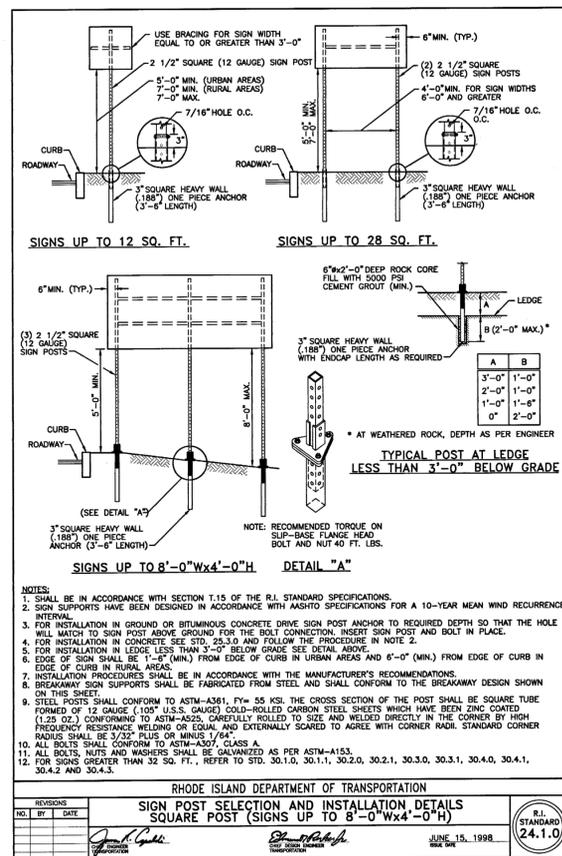
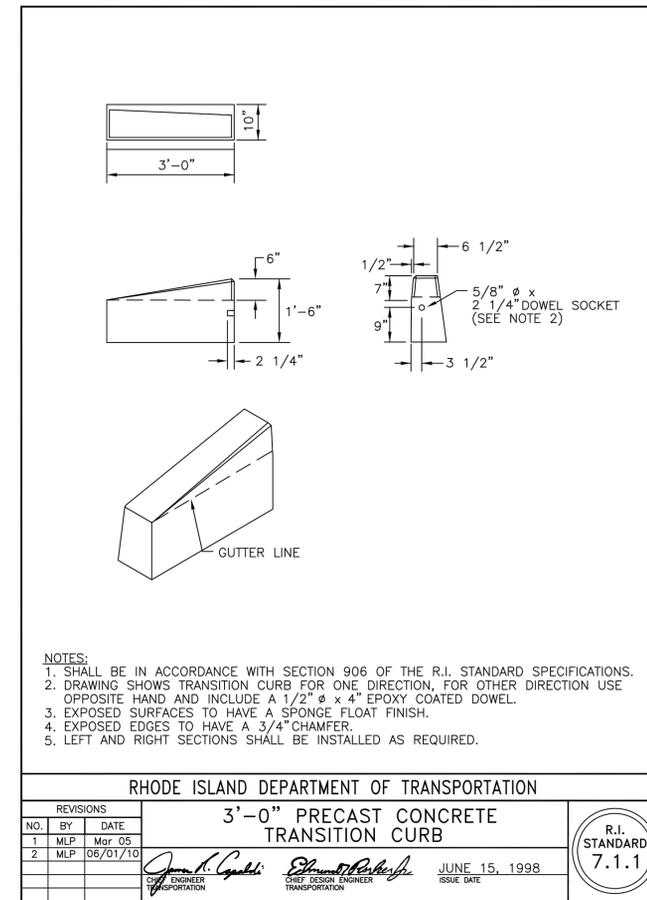
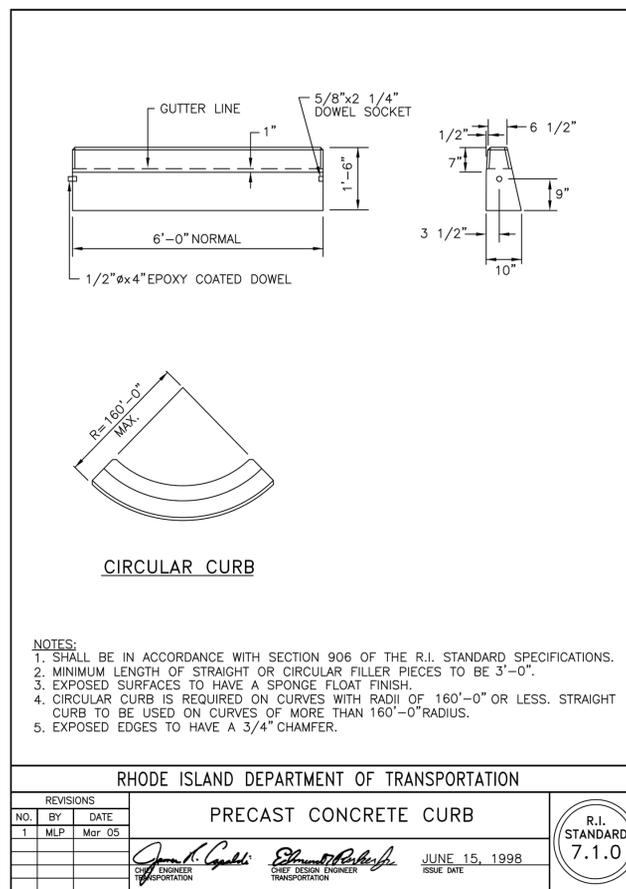
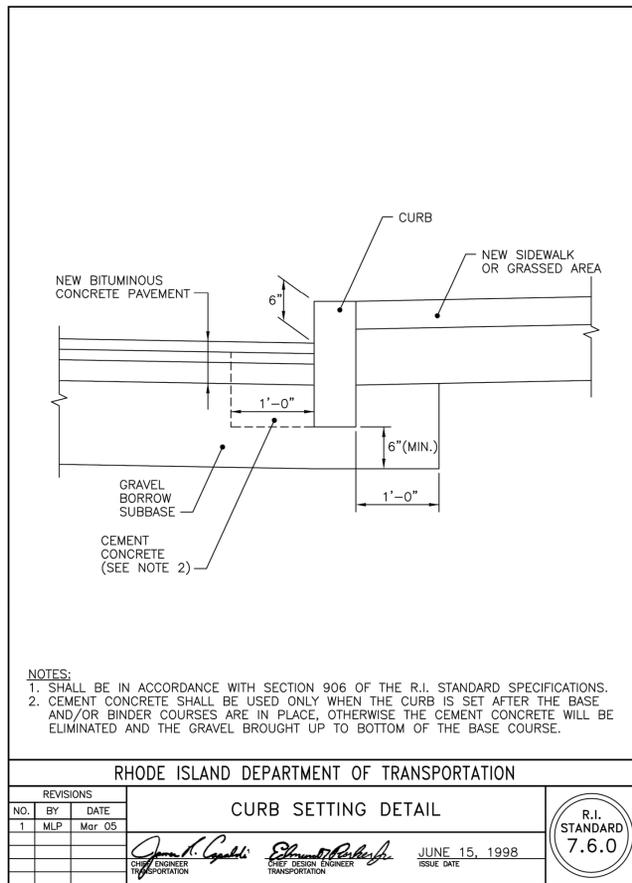
**LEONARD R. BRADLEY**  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ON STAFFARD'S PLANS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. SEE UTILITY NOTE ON SHEET 2.

NO.	DATE	DESCRIPTION	BY:	DESIGN BY:
1	05-20-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
2	11-09-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
3	11-09-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
4	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
5	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
6	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
7	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
8	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
9	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
10	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
11	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
12	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
13	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
14	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
15	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
16	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
17	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
18	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
19	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
20	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
21	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
22	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
23	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
24	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
25	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
26	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
27	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
28	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
29	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
30	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
31	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
32	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
33	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
34	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
35	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
36	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
37	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
38	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
39	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
40	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
41	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
42	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
43	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
44	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
45	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
46	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
47	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
48	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
49	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.
50	05-27-2022	REVISE PER R.I. PERMIT SUBMISSION	R.S.S.	R.S.S.

DESIGNED BY: R.S.S.  
DRAWN BY: R.S.S.

Z:\DEMAN\PROJECTS\2024-001\PLANFIELD\PIE\MUTOCAD\DRAWINGS\2024-001-CAR.DWG PLOT#B: 07/6/2022



SIGN NUMBER	8 R1-1	8 R1-2	8 R1-3	8 R1-4	8 R1-5
<b>LEGEND</b>	STOP	YIELD	SPEED LIMIT	TRUCKS	SPEED ZONE AHEAD
COLOR	RED	WHITE	WHITE	WHITE	WHITE
COPY	WHITE	RED	BLACK	BLACK	BLACK
WIDTH	24"	24"	24"	24"	24"
HEIGHT	24"	24"	24"	24"	24"

SIGN NUMBER	8 R3-1	8 R3-2	8 R3-3	8 R3-4	8 R3-5
<b>LEGEND</b>	LEFT TURN MUST TURN LEFT	NO LEFT TURN	NO RIGHT TURN	NO U-TURN	ONLY
COLOR	WHITE	WHITE	WHITE	WHITE	YELLOW
COPY	RED (BLACK ARROW)	RED (BLACK ARROW)	RED (BLACK ARROW)	RED (BLACK ARROW)	BLACK
WIDTH	24"	24"	24"	24"	24"
HEIGHT	24"	24"	24"	24"	36"

SIGN NUMBER	8 R3-6	8 R3-7 (R OR L)	8 R4-1	8 R4-2	8 R4-3
<b>LEGEND</b>	LEFT TURN	LEFT LANE MUST TURN LEFT	DO NOT PASS	PASS WITH CARE	SLOWER TRAFFIC KEEP RIGHT
COLOR	WHITE	WHITE	WHITE	WHITE	WHITE
COPY	BLACK	BLACK	BLACK	BLACK	BLACK
WIDTH	30"	30"	18"	24"	24"
HEIGHT	30"	30"	24"	24"	30"

SIGN NUMBER	8 R4-4	8 R4-5	8 R4-6	8 R4-7	8 R4-8
<b>LEGEND</b>	TRUCKS USE RIGHT LANE	TRUCKS USE LEFT LANE	TRUCKS 500 FEET	KEEP RIGHT	KEEP RIGHT
COLOR	WHITE	WHITE	WHITE	WHITE	WHITE
COPY	BLACK	BLACK	BLACK	BLACK	BLACK
WIDTH	24"	24"	24"	18"	24"
HEIGHT	24"	24"	24"	24"	24"

SIGN NUMBER	8 R5-1	8 R5-1a	8 R5-2	8 R5-3	8 R5-4
<b>LEGEND</b>	DONOR CENTER	WRONG WAY	PEDESTRIANS AND BICYCLES PROHIBITED	ONE WAY	ONE WAY
COLOR	RED	RED	WHITE	WHITE	BLACK-ARROW WHITE
COPY	WHITE	WHITE	RED (BLACK ARROW)	BLACK	BLACK
WIDTH	30"	30"	24"	30"	36"
HEIGHT	30"	30"	24"	24"	12"

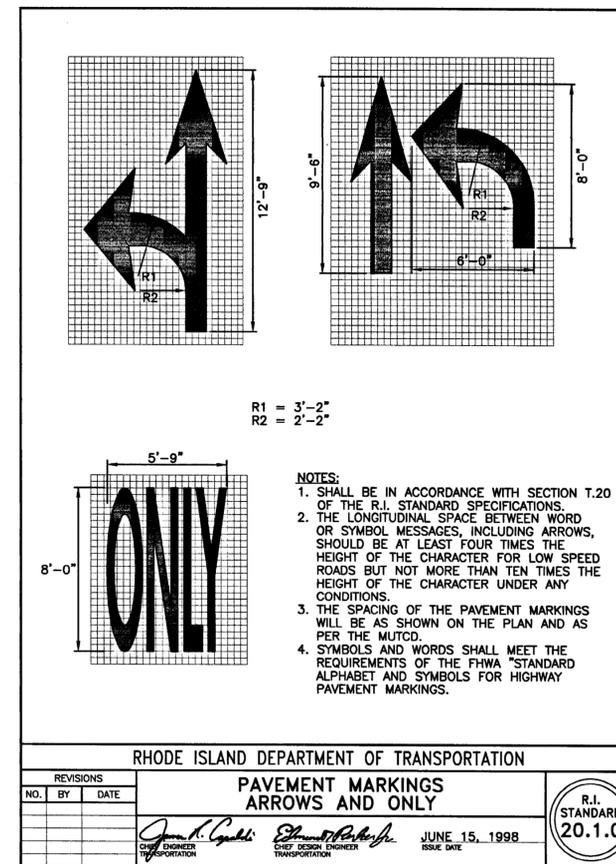
SIGN NUMBER	8 R7-1	8 R7-2	8 R7-3	8 R7-4	8 R7-5
<b>LEGEND</b>	NO PARKING	NO PARKING	NO PARKING	NO PARKING	ONE WAY
COLOR	WHITE	WHITE	WHITE	WHITE	WHITE
COPY	RED	RED	RED	RED	BLACK
WIDTH	18"	18"	18"	18"	18"
HEIGHT	18"	18"	18"	18"	18"

SIGN NUMBER	8 R9-1	8 R11-1	8 R11-2
<b>LEGEND</b>	EMERGENCY STOPPING OFF	KEEP OFF MEDIUM	ROAD CLOSED
COLOR	WHITE	WHITE	WHITE
COPY	BLACK	BLACK	BLACK
WIDTH	30"	24"	24"
HEIGHT	24"	30"	30"

**NOTES:**  
 1. SHALL BE IN ACCORDANCE WITH SECTION 1.15 OF THE R.I. STANDARD SPECIFICATIONS.  
 2. REGULATORY SIGNS SHALL BE MOUNTED IN ACCORDANCE WITH STD. 24.1.0, 24.2.0 OR 24.3.0.  
 3. REGULATORY SIGNS SHALL BE MOUNTED IN ACCORDANCE WITH STD. 24.1.0, 24.2.0 OR 24.3.0.  
 4. THICKNESS OF ALUMINUM SIGN PLATES SHALL BE 1/16" TO 3/32" OR 1/8" TO 1/4" IN THICKNESS.  
 5. FOR ADDITIONAL SIGNS SEE THE METHOD.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
**REGULATORY SIGNS**  
 R.I. STANDARD 27.1.0  
 JUNE 15, 1998  
 CHIEF ENGINEER: *James H. Capaldi*  
 CHIEF DESIGN ENGINEER: *Edward P. Pollock*



**Diprete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-943-6006 www.diprete-eng.com

**LEONARD R. BRADLEY**  
 No. 6610  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

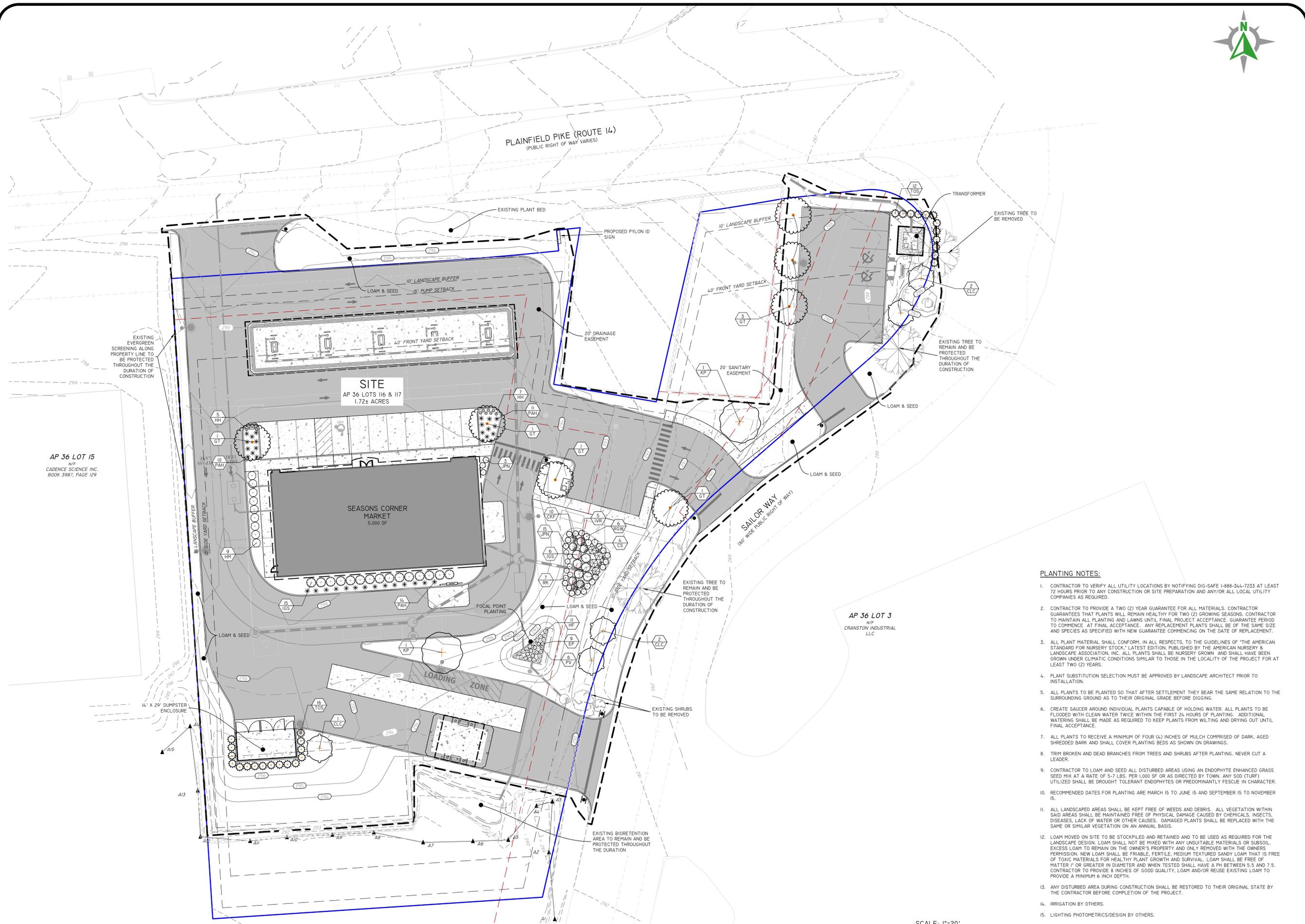
**DETAIL SHEET - 4**  
**SEASONS CORNER MARKET**  
 ASSESSOR'S PLAT 36, LOTS 116 & 117  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
**COLBEA ENTERPRISES**  
 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
 TEL 401-942-0005

DESIGN BY: R.S.S.  
 DESIGNER: *Edward P. Pollock*

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE R.I. STANDARD SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS AND OSHA DESIGN. MAKE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. SEE UTILITY NOTE ON SHEET 3.

SHEET 13 OF 15

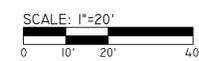


AP 36 LOT 15  
W/7  
CADENCE SCIENCE INC.  
BOOK 3987, PAGE 129

AP 36 LOT 3  
N/7  
CRANSTON INDUSTRIAL  
LLC

**PLANTING NOTES:**

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
- CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTINGS AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF 'THE AMERICAN STANDARD FOR NURSERY STOCK,' LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF FOUR (4) INCHES OF MULCH COMPRISED OF DARK, AGED SHREDDED BARK AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING AN ENDOPHYTE ENHANCED GRASS SEED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF OR AS DIRECTED BY TOWN. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
- IRRIGATION BY OTHERS.
- LIGHTING PHOTOMETRICS/DESIGN BY OTHERS.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.



**Diprete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

Boston • Providence • Newport



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE TOWN OF CRANSTON. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEASUREMENTS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED. SEE UTILITY NOTE ON SHEET 1.

NO.	DATE	DESCRIPTION	DESIGN BY: R.S.S.
1	05-20-2022	PREPARED FOR CITY REVIEW SUBMISSION	R.S.S.
2	11-09-2022	REVISED FOR CITY REVIEW SUBMISSION	R.S.S.
3	11-09-2022	REVISED FOR CITY REVIEW SUBMISSION	R.S.S.
4	05-23-2022	REVISED FOR CITY REVIEW SUBMISSION	R.S.S.
5	05-23-2022	REVISED FOR CITY REVIEW SUBMISSION	R.S.S.

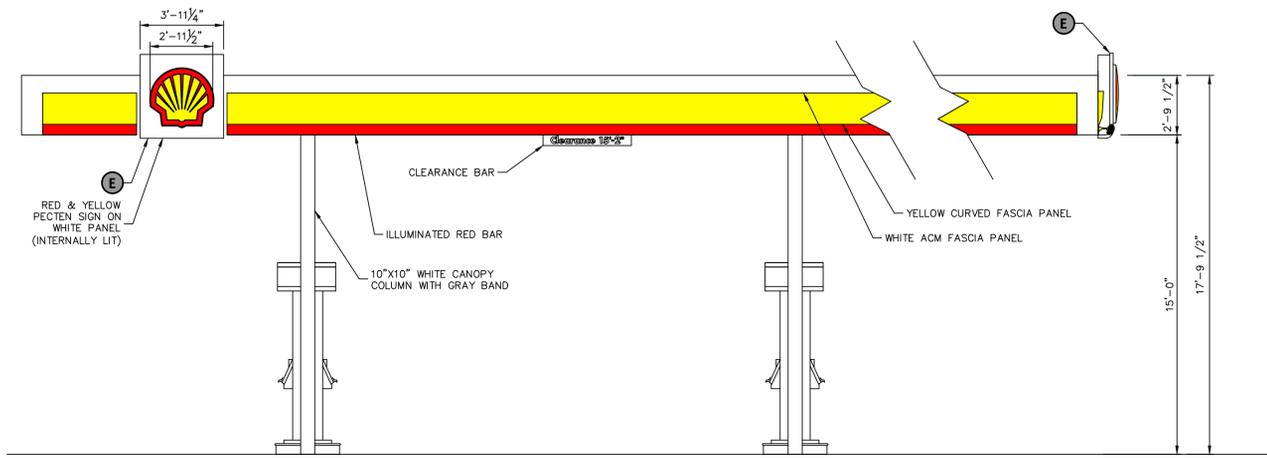
**LANDSCAPE PLAN**  
**SEASONS CORNER MARKET**  
 SEASSOR'S PLAT 36, LOTS 116 & 117  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
**COLBEA ENTERPRISES**  
 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
 TEL 401-942-0005

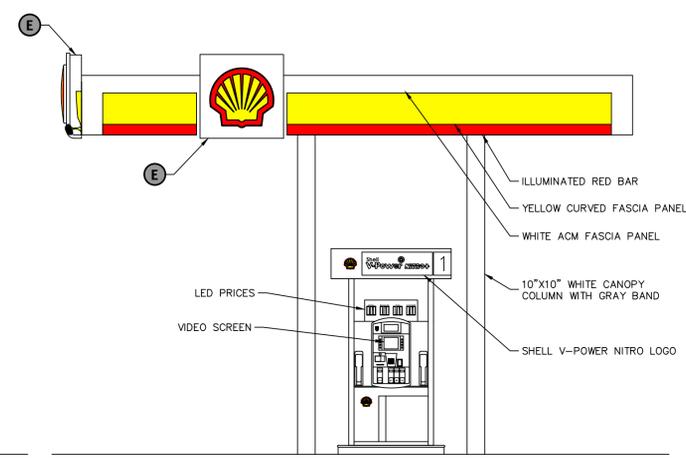
DESIGN BY: R.S.S.

Z:\DEMANPROJECTS\2025-001 PLAINFIELD PIKE\AUTOCAD DRAWINGS\2025-001\ARC.DWG PLOT:16 12/6/2022

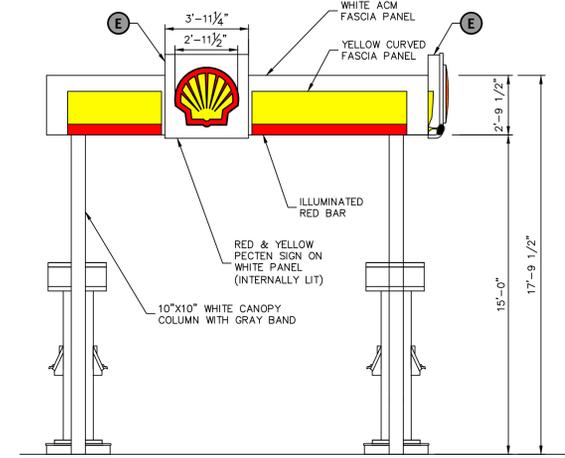




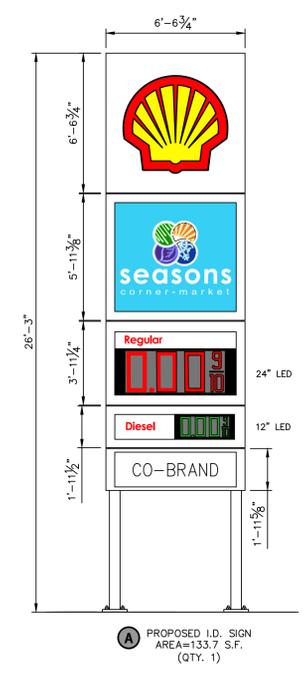
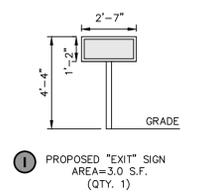
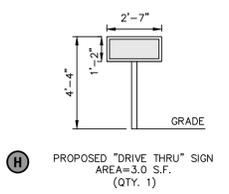
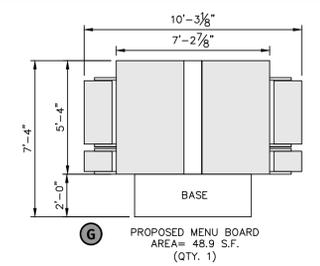
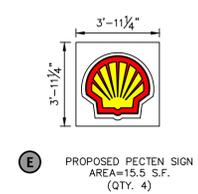
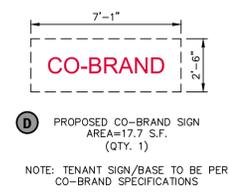
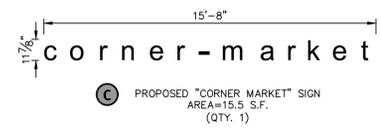
**Proposed Front Canopy Elevation**  
SCALE: 1/4"=1'-0"



**Proposed Side Canopies Elevation**  
SCALE: 1/4"=1'-0"



**Proposed Diesel Canopy Elevation**  
SCALE: 1/4"=1'-0"



- Main ID Note:**
- SIGN IS DOUBLE SIDED AND HAS COPY ON EACH SIDE AS SHOWN ABOVE.
  - SIGN IS IDENTICAL ON EACH SIDE.
  - PYLON SIGN AND BASE DESIGN BY FEDERAL HEALTH.

- Sign Scope of Work Note:**
- ALL SIGNAGE SHOWN ON THIS SHEET FOR REFERENCE ONLY.
  - INSTALLATION OF SIGN COMPONENTS AND SIGN MATERIALS PROVIDED BY OWNER.
  - FOOTINGS AND POWER SUPPLY BY CONTRACTOR.
  - ALL SIGNS AND ANCILLARY SIGNAGE/BRANDING ITEMS TO BE PROVIDED AND DIRECTED BY COLBEA ENTERPRISES.
  - CANOPY FOOTINGS WILL BE DESIGNED BY CANOPY SUPPLIER IN ACCORDANCE WITH ALL APPLICABLE CODES AND DESIGN STANDARDS. CANOPY FOOTINGS WILL BE PLACED BY GC IN STRICT CONFORMANCE TO FOOTING DESIGN, INCLUDING EXCAVATION, FORMING, ANCHOR BOLTS, STEEL PLACEMENT, DEWATERING, CONCRETE PLACEMENT, ETC.
  - MATERIALS AND COLORS DESIGNATED ON THIS PLAN ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND MOST RECENT SHELL BRAND STANDARDS

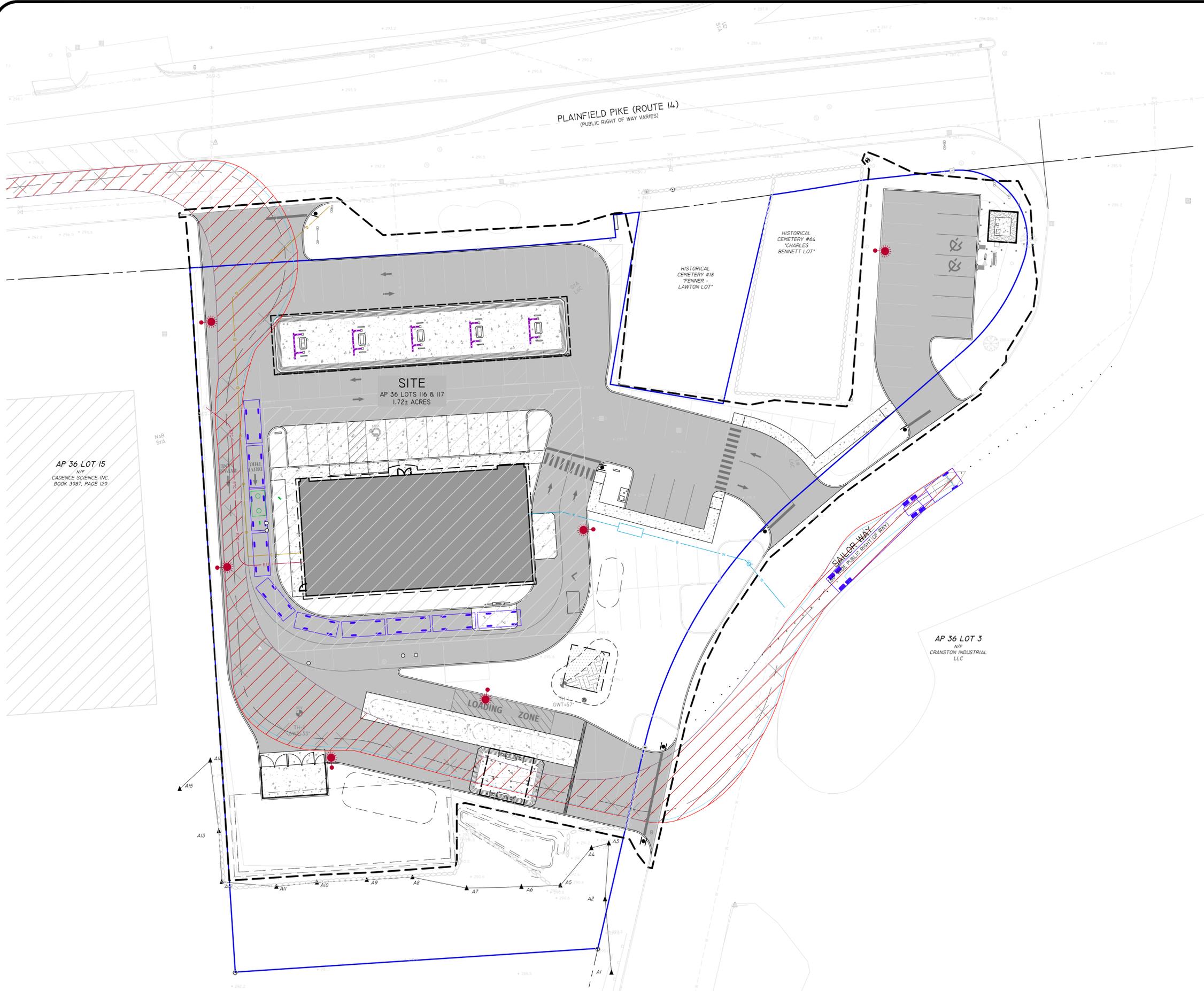
MARK	DESCRIPTION	SIZE	AREA (SF)	QUAN.	SIZE (SF)	ILLUMINATION	REMARKS	TYPE
FREESTANDING SIGNS								
<b>A</b>	I.D. SIGN	6'-6 3/4" X 20'-4 1/2"	133.7	1	133.7	INT	NEW	GROUND
			TOTAL PROPOSED FREESTANDING SIGNAGE: 133.7 S.F. (257.4 S.F. FOR BOTH SIDES)					
WALL SIGNS								
<b>B</b>	"SEASONS" SIGN	24'-3 1/4" X 3'-6"	85.0	1	85.0	INT	NEW	WALL
<b>C</b>	"CORNER MARKET" SIGN	15'-8" X 0'-11 7/8"	15.5	1	15.5	EXT	NEW	WALL
<b>D</b>	CO-BRAND SIGN	7'-1" X 2'-6"	17.7	1	17.7	INT	NEW	WALL
<b>E</b>	CANOPY SIGN	3'-11 1/4" X 3'-11 1/4"	15.5	4	62.0	INT	NEW	WALL
			TOTAL PROPOSED WALL SIGNAGE: 180.2 S.F.					
<b>F</b>	"WELCOME"	4'-3" X 0'-6"	2.1	1	2.1	INT	NEW	WALL
<b>G</b>	MENU BOARD	5'-4" X 10'-3 3/8"	48.9	1	48.9	INT	NEW	GROUND
<b>H</b>	DRIVE-THRU SIGN	1'-2" X 2'-7"	3.0	1	3.0	INT	NEW	GROUND
<b>I</b>	EXIT SIGN	1'-2" X 2'-7"	3.0	1	3.0	INT	NEW	GROUND
			TOTAL PROPOSED DIRECTIONAL SIGNAGE: 57.0 S.F.					

**Proposed Sign Schedule**

**Signage Plan & Elevations**  
**Seasons Corner Market**  
2050 Plainfield Pike  
Cranston, RI  
Assessors Map 36 Lots 116 & 117

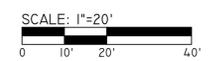
Prepared by:  
**seasons**  
corner-market

Scale: Not to Scale



AP 36 LOT 15  
N/P  
CADENCE SCIENCE INC.  
BOOK 3987, PAGE 129

AP 36 LOT 3  
N/P  
CRANSTON INDUSTRIAL  
LLC



**TRUCK TURN PLAN WB-67 - I**

SEASONS CORNER MARKET

ASSESSOR'S PLAT 36, LOTS 116 & 117

CRANSTON, RHODE ISLAND

PREPARED FOR:  
COLBEA ENTERPRISES

695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-943-0065

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES

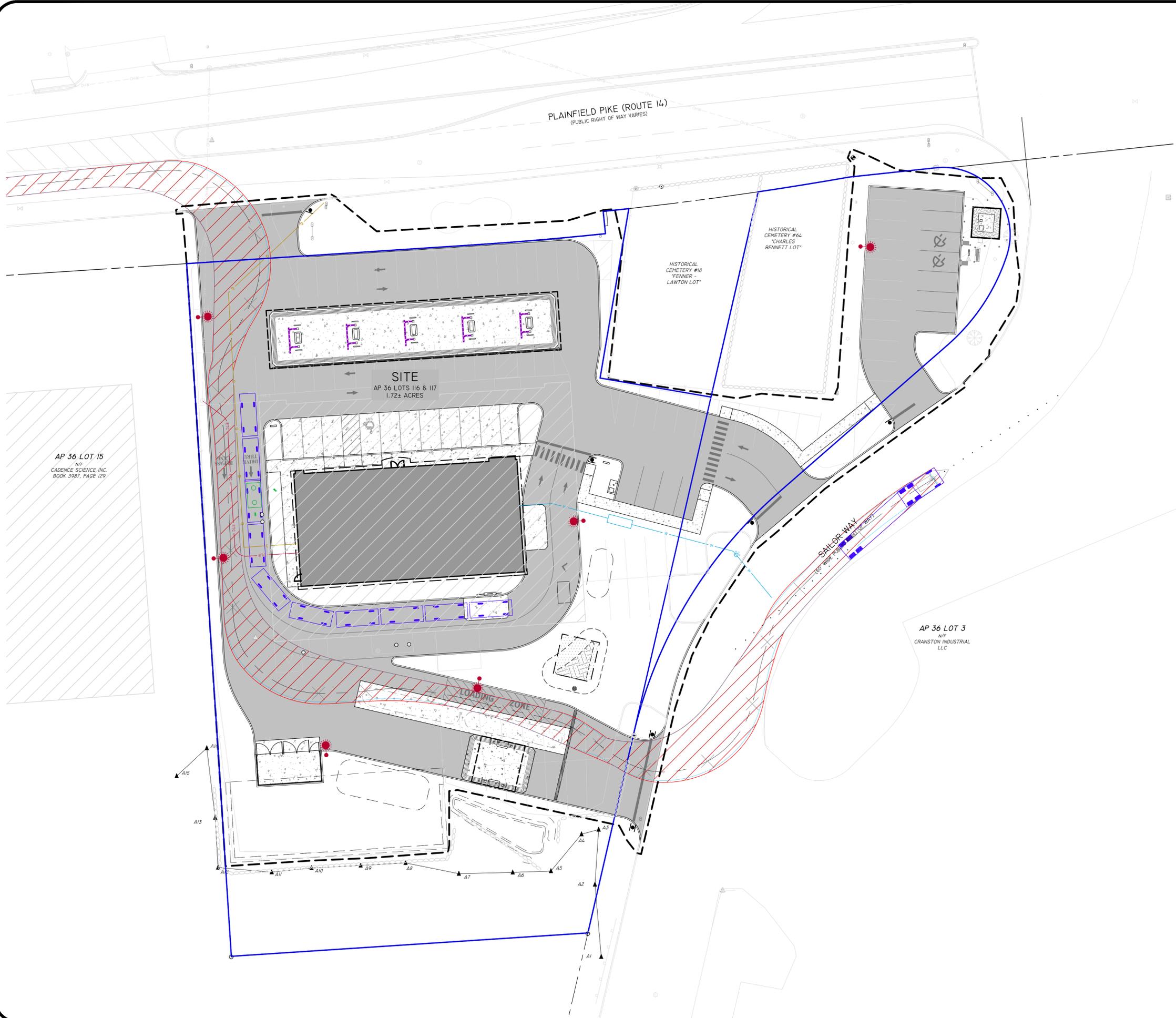
UNLESS SPECIFICALLY NOTED OTHERWISE

ALL DIMENSIONS ARE IN FEET AND INCHES

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

NO.	DATE	DESCRIPTION	BY:	DESIGN BY: R.S.S.
1	05-23-22	CONCEPT SUBMISSION	R.S.S.	
2	06-02-22	TRUCK TURN SUBMISSION	R.S.S.	
3	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
4	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
5	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
6	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
7	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
8	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
9	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
10	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
11	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
12	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
13	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
14	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
15	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
16	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
17	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
18	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
19	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	
20	06-22-22	TRUCK TURN SUBMISSION	R.S.S.	

Z:\DEMAN\PROJECTS\2024-001 PLAINFIELD PIKE\AUTOCAD DRAWINGS\2024-001-001-PLAN-DWG\_PLOT16.rvt (1/16/2022)



PLAINFIELD PIKE (ROUTE 14)  
(PUBLIC RIGHT OF WAY VARIES)

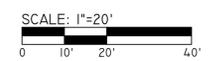
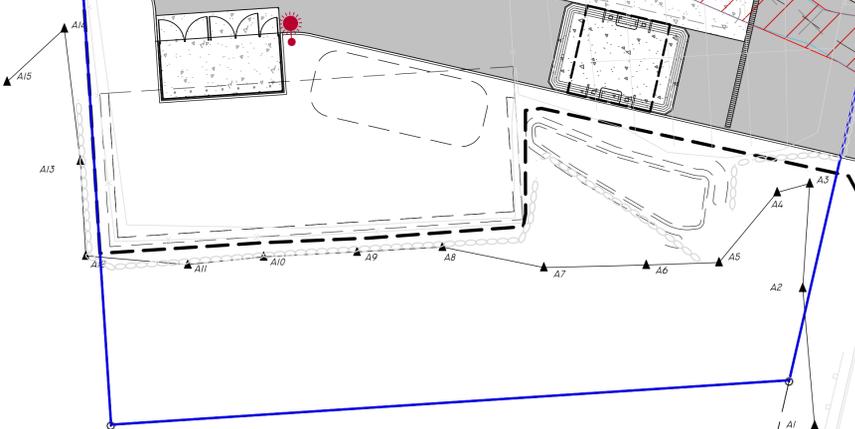
SITE  
AP 36 LOTS 116 & 117  
1.72± ACRES

AP 36 LOT 15  
N/P  
CADENCE SCIENCE INC.  
BOOK 3987, PAGE 129

AP 36 LOT 3  
N/P  
CRANSTON INDUSTRIAL  
LLC

SAILOR WAY  
100' WIDE TRUCK TURNING UTILITY PROPERTY

LOADING ZONE



**TRUCK TURN PLAN WB-50 - 2**

SEASONS CORNER MARKET  
ASSESSOR'S PLAT 36, LOTS 116 & 117  
CRANSTON, RHODE ISLAND  
PREPARED FOR:  
**COLBEA ENTERPRISES**  
695 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
TEL 401-943-0065

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES  
UNLESS APPROVED BY THE CITY OF CRANSTON.  
A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND  
ENGINEERING.

DIPRETE ENGINEERING ON STATEMENT OF WORK SUBMISSION R.S.S.  
PROFESSIONAL ENGINEER OF RHODE ISLAND ENGINEERING DIPRETE R.S.S.  
METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS AND OSHA DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS AND METHODS OF CONSTRUCTION AND THE CONTRACTOR'S DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON FOR CONSTRUCTION PURPOSES. SEE UTILITY NOTE ON SHEET 1.

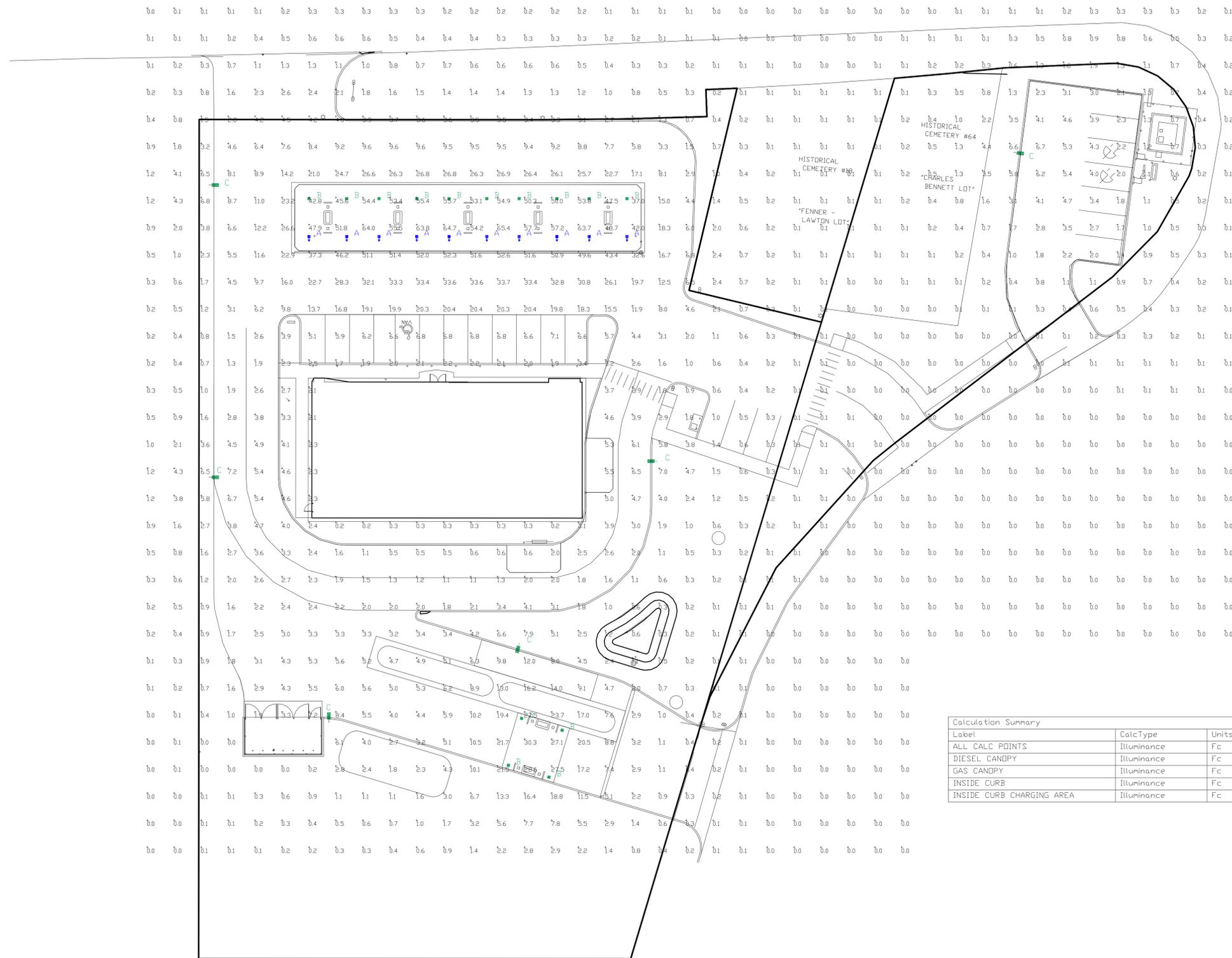
NO.	DATE	DESCRIPTION	BY:	DESIGN BY:
1	05-23-22	DESIGN	R.S.S.	R.S.S.
2	11-04-22	RIGOR SUBMISSION	D.W.P.	R.S.S.
3	11-04-22	CITY COUNCIL SUBMISSION	D.W.P.	R.S.S.
4	05-23-22	DESIGN	R.S.S.	R.S.S.



**Diprete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

**Boston • Providence • Newport**



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.38	65.4	0.0	N.A.	N.A.
DIESEL CANDOPY	Illuminance	Fc	28.38	30.3	27.1	1.05	1.12
GAS CANDOPY	Illuminance	Fc	51.62	65.4	32.6	1.58	2.01
INSIDE CURB	Illuminance	Fc	7.93	33.7	0.1	79.30	337.00
INSIDE CURB CHARGING AREA	Illuminance	Fc	2.81	6.7	0.1	28.10	67.00

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	10	A	SINGLE	SCV-LED-23L-SCFT-50 MTD @ 15' GAS	1.000	1.000	1.000	23101	188
	14	B	SINGLE	SCV-LED-13L-SC-50 MTD @ 15' GAS, 18' DIESEL	1.000	1.000	1.000	13444	90
	6	C	SINGLE	MRM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2'BASE	1.000	1.000	1.000	19324	135

**PHOTOMETRIC EVALUATION**  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 3950

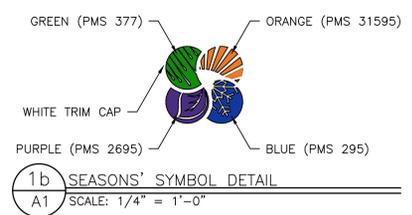
SEASONS CORNER MARKET  
2050 PLAINFIELD PIKE  
GRANTEE, NJ

DATE: 12-06-22 REV: SHEET 1 OF 1

SCALE: 1"=20' 0 20







T/ CUPOLA  
ELEV. ± 36'-2 1/2"

T/ RIDGE  
ELEV. 28'-7 1/4"

T/ SEASONS' ARCH  
ELEV. 20'-0"

T/ DBL PLATE  
ELEV. 14'-2 1/2"

T/ STOREFRONT  
ELEV. 11'-4"

T/ MULLION  
ELEV. 9'-2"

T/ MULLION  
ELEV. 3'-6"

T/ BASEMENT SLAB  
ELEV. -10'-2"

B/ FOOTING  
ELEV. -11'-10"



1 FRONT ELEVATION  
A1 SCALE: 1/4" = 1'-0"

**HFA**  
Creative Solutions  
Meaningful Places

HARRISON FRENCH  
& ASSOCIATES, LTD

t 508.528.0770

31 Hayward Street  
Franklin, Massachusetts 02038  
www.hfa-a.com

**STIPULATION FOR REUSE**

THIS DOCUMENT IS PREPARED FOR THE USE OF A SPECIFIC SITE AT THE LOCATION AND DATE INDICATED HEREON. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. IS STRICTLY PROHIBITED AND MAY BE CONSIDERED TO BE A VIOLATION OF THE PROFESSIONAL ETHICS OF THE REGISTERED PROFESSIONAL ENGINEER.

PREPARED FOR

**COLBEA ENTERPRISES, LLC**

2050 PLAINFIELD PIKE, CRANSTON, RI

JOB NUMBER: 42-21-20021

ISSUE BLOCK

PLAN REVIEW	12/02/22

CHECKED BY: SMP

DRAWN BY: HAL

DOCUMENT DATE: 12/02/22

SHEET DESCRIPTION

RENDERED BUILDING ELEVATIONS - FRONT

SHEET: A1

2022/12/02 1:02 PM  
E:\M\21-20021 COLBEA ENTERPRISES - CRANSTON, RI\6-CD\AUTOCAD\SHEETS\A2 RENDERED BUILDING ELEVATIONS.DWG

T/ CUPOLA  
ELEV. ± 36'-2 1/2"

T/ RIDGE  
ELEV. 28'-7 1/4" ±

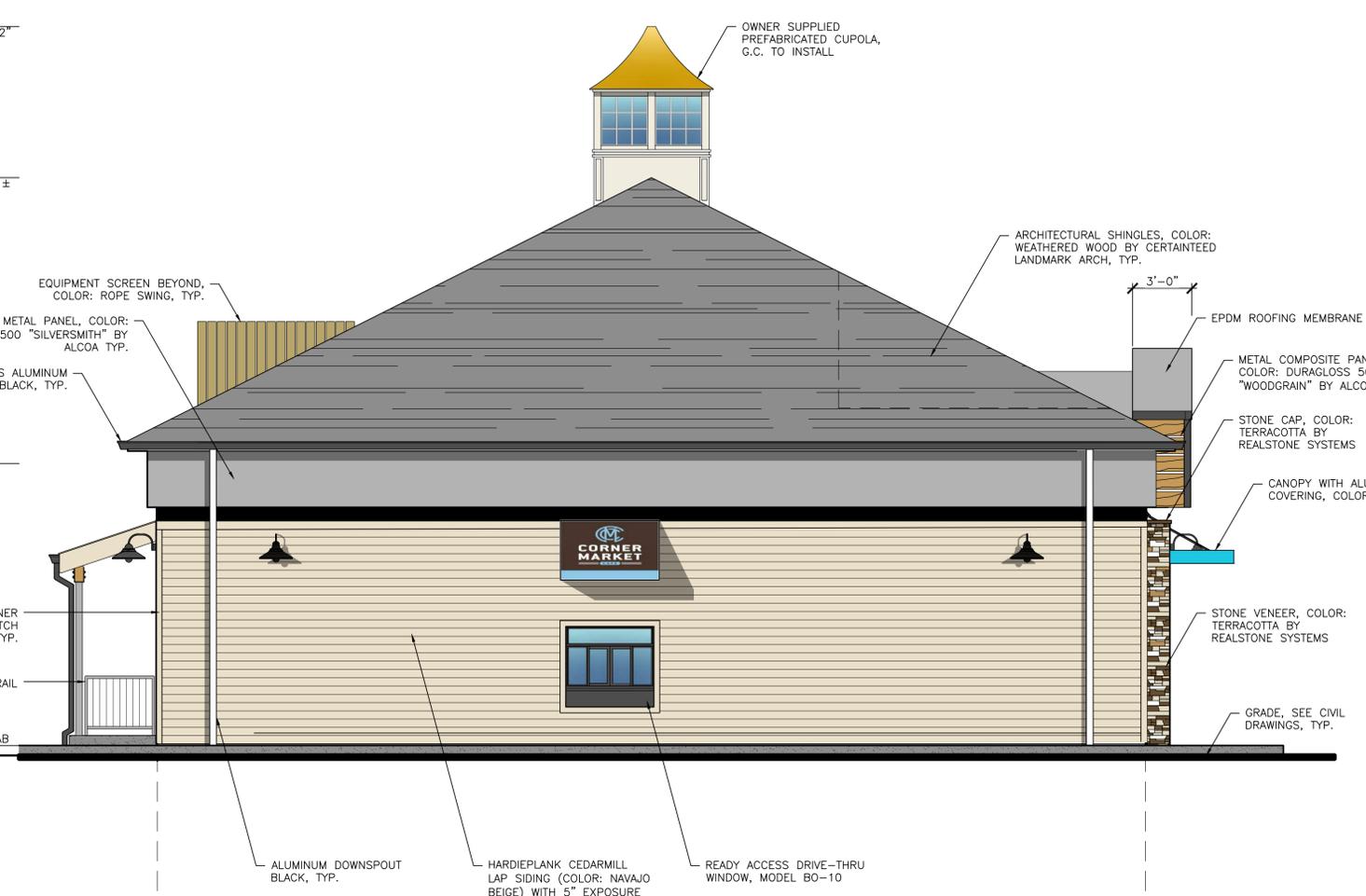
T/ DBL PLATE  
ELEV. 14'-2 1/2"

T/ MAIN LEVEL SLAB  
ELEV. 0'-0"

T/ BASEMENT SLAB  
ELEV. -10'-2"

B/ FOOTING  
ELEV. -11'-10"

2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



HIDDEN LINE INDICATES CONC. FOOTING, TYP.

T/ SEASONS' ARCH  
ELEV. 20'-0"

T/ DBL PLATE  
ELEV. 14'-2 1/2"

T/ STONE CAP  
ELEV. 11'-4"

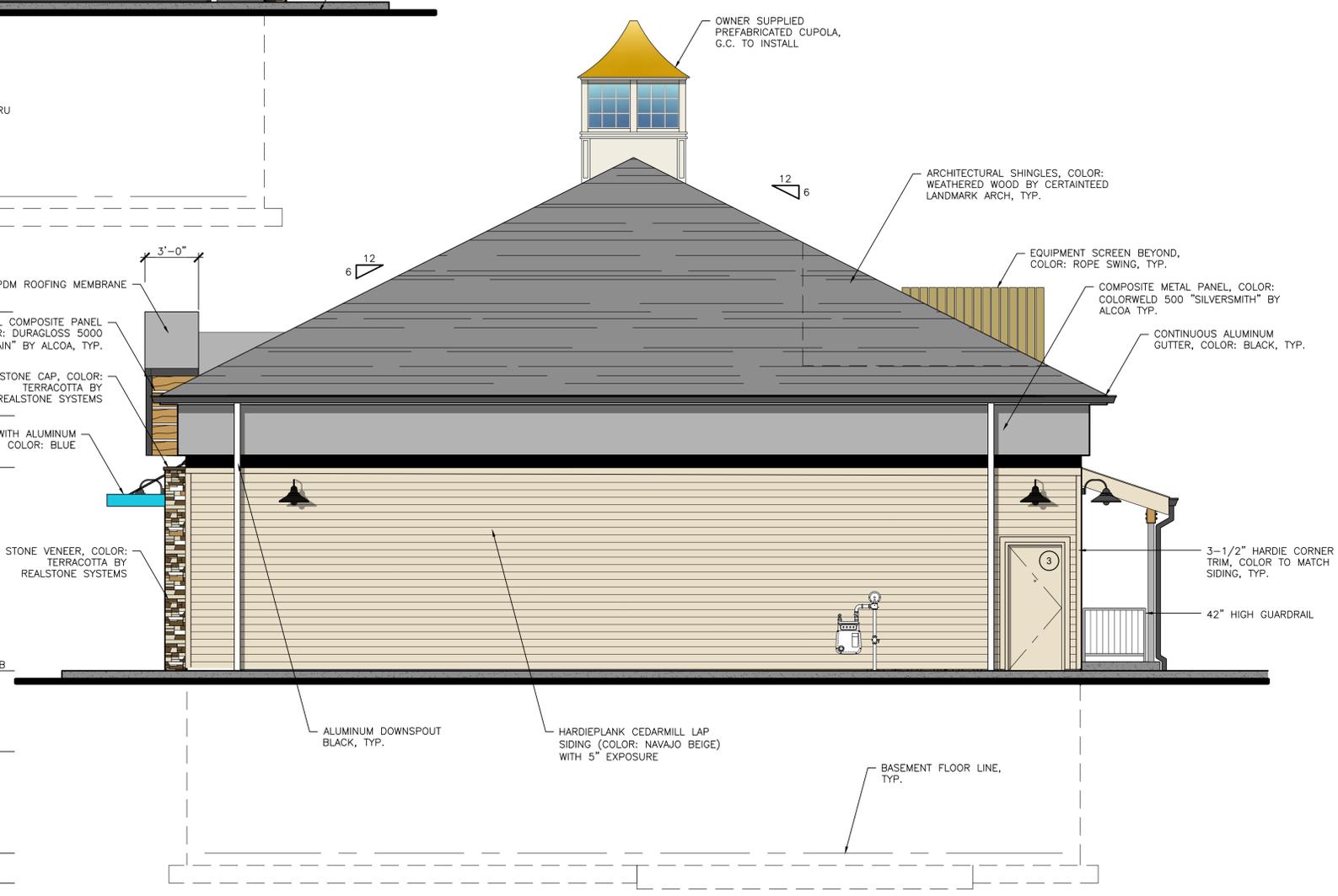
T/ MAIN LEVEL SLAB  
ELEV. 0'-0"

B/ FOOTING  
ELEV. -4'-8"

T/ BASEMENT SLAB  
ELEV. -10'-2"

B/ FOOTING  
ELEV. -11'-10"

1 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



6/20/2019 1:08:00 AM  
C:\Users\mfranz\Documents\2019 Revit Projects\12-1-2021 New Millct, CT - Arch\_V18\_Revit\mfranz.rvt  
4010100\FLOOR PLAN AND REFLECTED CEILING PLAN

**HFA**  
*Creative Solutions*  
*Meaningful Places*

HARRISON FRENCH  
& ASSOCIATES, LTD

t 508.528.0770

31 Hayward Street  
Franklin, Massachusetts 02038  
www.hfa-ac.com

STIPULATION FOR REUSE  
THIS DRAWING IS THE PROPERTY OF HFA AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC SITE AT THE LOCATION AND DATE INDICATED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HFA IS STRICTLY PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT AND ENGINEER.

PREPARED FOR  
**COLBEA ENTERPRISES, LLC**

2050 PLAINFIELD PIKE, CRANSTON, RI

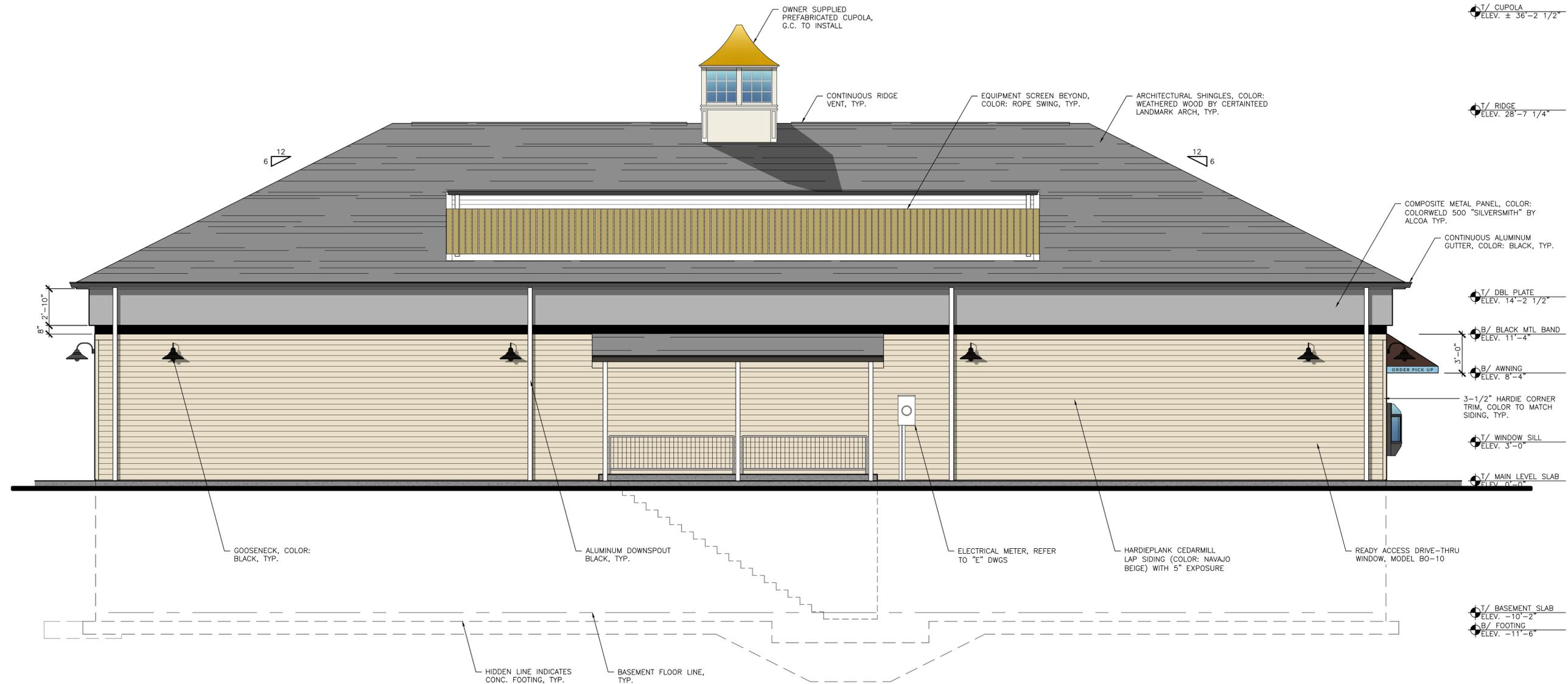
JOB NUMBER: 42-21-20021

ISSUE BLOCK	
PLAN REVIEW	12/02/22

CHECKED BY: SMP  
DRAWN BY: HAL  
DOCUMENT DATE: 12/02/22

SHEET DESCRIPTION  
**RENDERED BUILDING ELEVATIONS - LEFT & RIGHT**

SHEET: **A2**



1 REAR ELEVATION  
A3 SCALE: 1/4" = 1'-0"

**HFA**  
*Creative Solutions*  
Meaningful Places

HARRISON FRENCH & ASSOCIATES, LTD  
t 508.528.0770  
31 Hayward Street  
Franklin, Massachusetts 02038  
www.hfa-ac.com

**STIPULATION FOR REUSE**  
THIS DOCUMENT IS THE PROPERTY OF HARRISON FRENCH & ASSOCIATES, LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC SITE AT THE LOCATION AND DATE INDICATED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. IS STRICTLY PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF APPLICABLE LAWS.

PREPARED FOR  
**COLBEA ENTERPRISES, LLC**  
2050 PLAINFIELD PIKE, CRANSTON, RI  
JOB NUMBER: 42-21-20021

ISSUE BLOCK	
PLAN REVIEW	12/02/22

CHECKED BY: SMP  
DRAWN BY: HAL  
DOCUMENT DATE: 12/02/22

SHEET DESCRIPTION  
**RENDERED BUILDING ELEVATIONS - REAR**

SHEET: **A3**