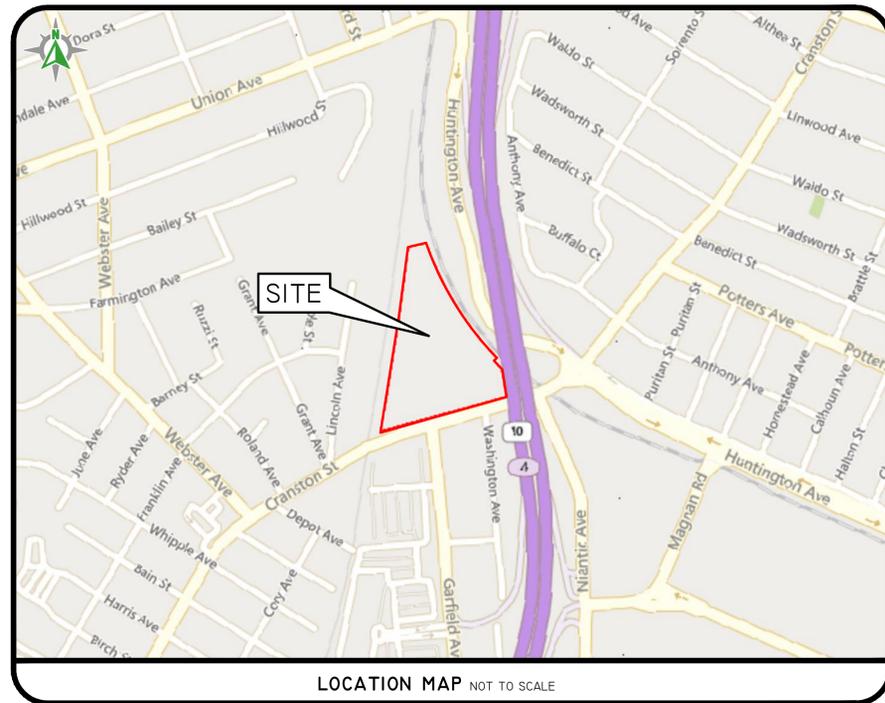


PRELIMINARY PLAN SUBMISSION

TROLLEY BARN PLAZA

LOCATED ON 777 CRANSTON STREET
 CRANSTON, RHODE ISLAND
 ASSESSOR'S PLAT 7 LOT 1



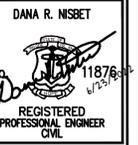
LOCATION MAP NOT TO SCALE

SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL & HALF MILE RADIUS
- 3 NOTES AND LEGEND
- 4 EXISTING CONDITIONS
- 5 SOIL EROSION & SEDIMENT CONTROL PLAN
- 6 SITE LAYOUT PLAN
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- 9 UTILITIES PLAN
- 10 BMP DETAILS - 1
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- 13 TRUCK MOVEMENTS & DUMPSTER DETAILS
- 14 DETAIL SHEET - 1
- 15 DETAIL SHEET - 2

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.

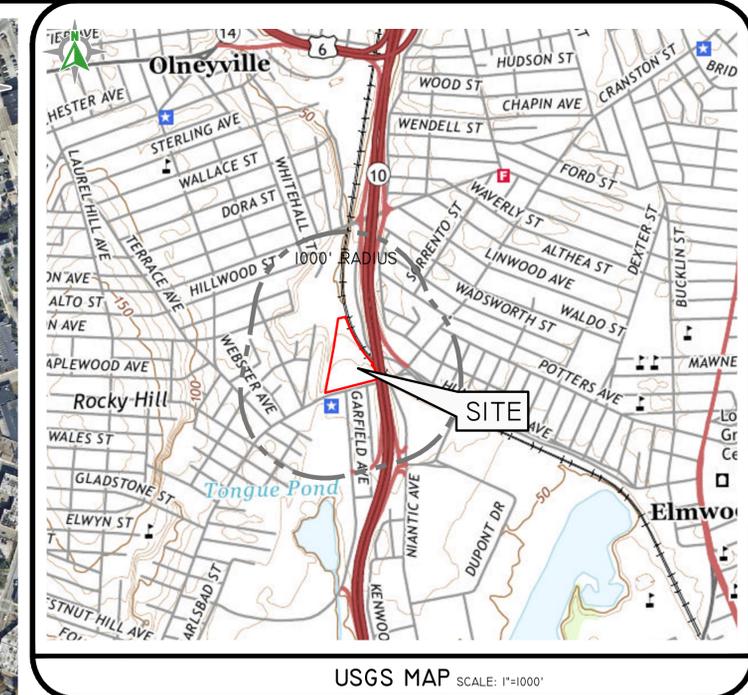
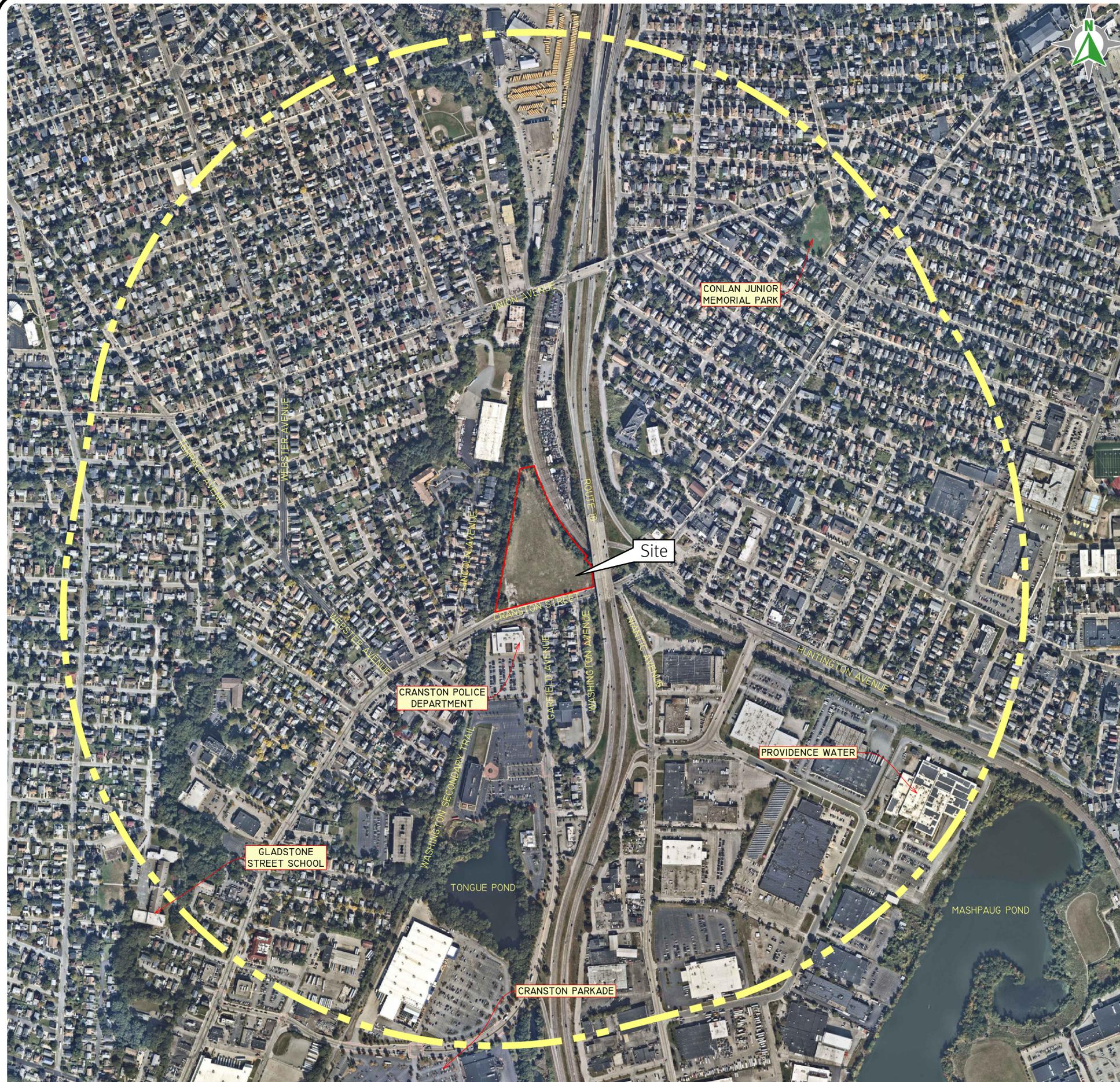
RIDOT
 THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE RI DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (RIDOT) AND THE RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RI DEM).
 ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO COLLISIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	06/27/2022	DIPRETE SUBMISSION	NJK
2	07/14/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK
3	07/27/2022	DEVELOPMENT PLAN SUBMISSION	NJK
4	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
5	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
6	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
7	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
8	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
9	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
10	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
11	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
12	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
13	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
14	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK
15	08/02/2022	DEVELOPMENT PLAN SUBMISSION	NJK

Z:\BENJAMIN\PROJECTS\1928-001 CRANSTON STREET 777\AUTOCAD DRAWINGS\1928-001-CV-AR.DWG PLOTTED: 6/22/2022



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 10/12/2021.
SCALE: 1"=300'



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THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO OMISSIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY:
1	06/21/2022	DIR. B.E.C. SUBMISSION	NJK
2	06/27/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK
3	06/27/2022	FINAL PLAN SUBMISSION	NJK
4	06/27/2022	DESCRIPTION	B.T.

AERIAL & HALF MILE RADIUS
TROLLEY BARN PLAZA
ASSESSOR'S PLAT 7 LOT 1
CRANSTON, RHODE ISLAND
PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
C/O FIRST HARTFORD REALTY CORP.
P.O. BOX 1270, MANCHESTER, CT 06045



LEGEND

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSOR'S LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- DEED BOOK/PAGE
- ASSESSOR'S PLAT
- HANDICAPPED
- NOW OR FORMERLY
- LANDSCAPING
- RECORD
- CHORD ANGLE
- BOUND
- IRON ROD/PIPE
- SIGN POST
- SEWER MANHOLE
- HYDRANT
- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE



LOCUS MAP Not To Scale

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 7-2, LOT 1 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 1291, PAGE 56 IS TROLLEY BARN ASSOCIATES, LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44-0070301H, 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 SITE IS APPROXIMATELY 6.605 ACRES AND IS ZONED C5*. 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.
 - *PER ZONE CHANGE AMENDMENT APPROVED ON 1/27/2022
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 2, 2021. 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C, AS DEFINED IN CIVASSE 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 ALL. 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 UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 - 5.1. WATER INFORMATION OBTAINED FROM CITY OF CRANSTON'S GIS MAP.
 - 5.2. SEWER INFORMATION OBTAINED FROM CITY OF CRANSTON'S SEWER AS-BUILTS.
 - 5.3. GAS INFORMATION OBTAINED FROM NATIONAL GRID GIS MAP.

LIST OF POSSIBLE ENCROACHMENTS:

- CHAIN LINK FENCE OVER PROPERTY LINE ONTO ROADWAY

PLAN REFERENCES:

- RHODE ISLAND HIGHWAY PLAT 1018
- RHODE ISLAND HIGHWAY PLAT 2410
- RHODE ISLAND HIGHWAY PLAT 2423
- RHODE ISLAND HIGHWAY PLAT 2562

SURVEYOR'S CERTIFICATE

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 29, 2015, AS FOLLOWS:

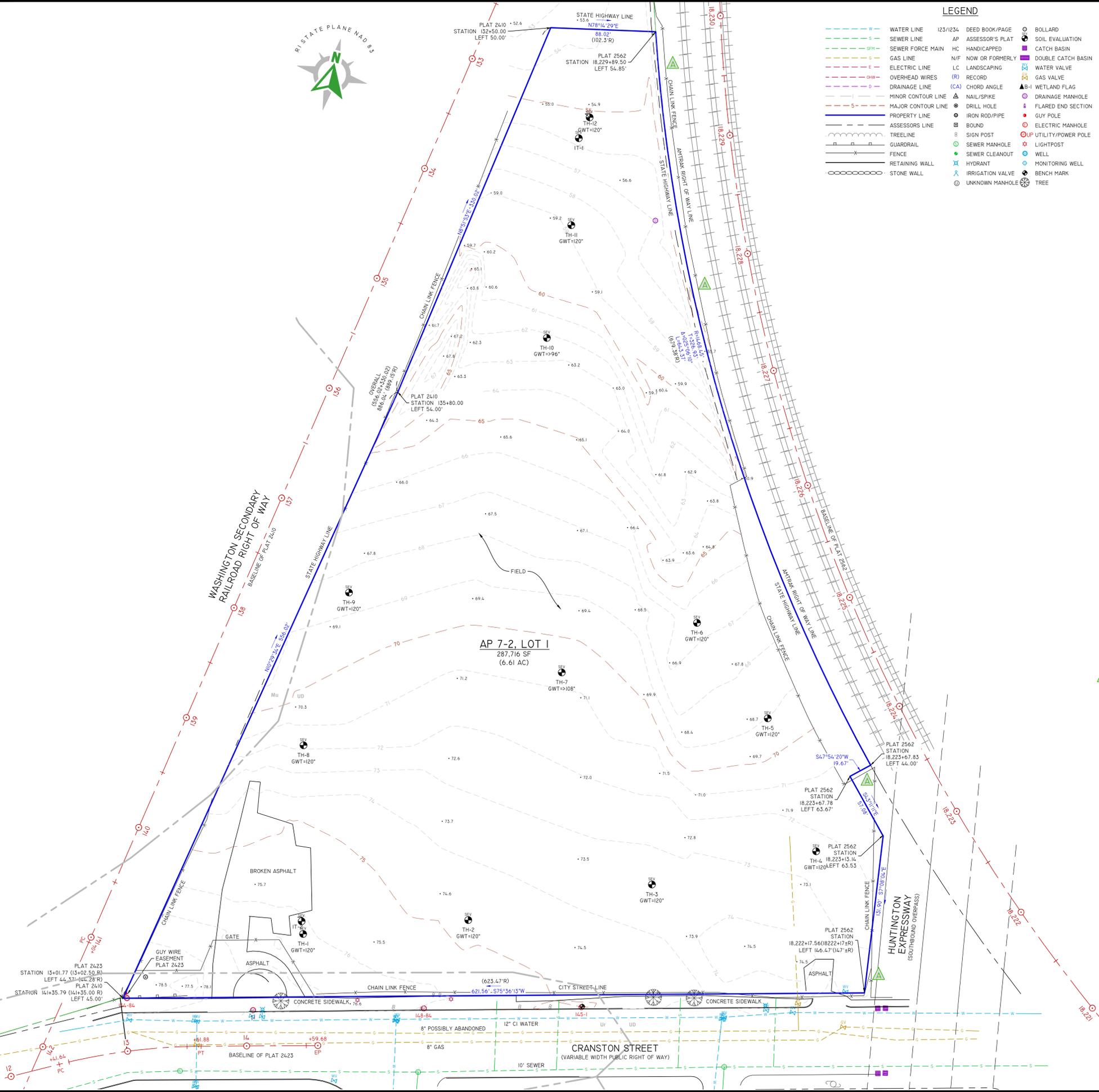
- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
- TOPOGRAPHIC SURVEY CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY.

Robert G. Babcock
 ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160 5/19/22



SCALE: 1"=40'
 0 20' 40' 80'



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 REGISTERED PROFESSIONAL ENGINEER CIVIL

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
2	06/27/2022	DIR. REVIC. SUBMISSION	NJK	NJK
1	05/17/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK	NJK
1	05/17/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK	NJK

Existing Conditions Plan

TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND

TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARTFORD REALTY, C/B/R
 P.O. BOX 1270, MANCHESTER, CT 06045

DESIGN BY: NJK/JWS

Existing Conditions Plan

ASSASSOR'S PLAT 7 LOT 1

CRANSTON, RHODE ISLAND

TROLLEY BARN ASSOCIATES LLC

C/O FIRST HARTFORD REALTY, C/B/R

P.O. BOX 1270, MANCHESTER, CT 06045

DESIGN BY: NJK/JWS

Existing Conditions Plan

ASSASSOR'S PLAT 7 LOT 1

CRANSTON, RHODE ISLAND

TROLLEY BARN ASSOCIATES LLC

C/O FIRST HARTFORD REALTY, C/B/R

P.O. BOX 1270, MANCHESTER, CT 06045

DESIGN BY: NJK/JWS

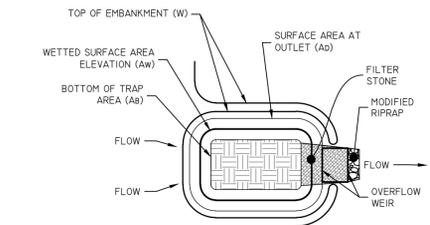
SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
- TEMPORARY SEDIMENT TRAP
- 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)
- TRIBUTARY AREA TO SESC BMP
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE
- INLET SEDIMENT CONTROL

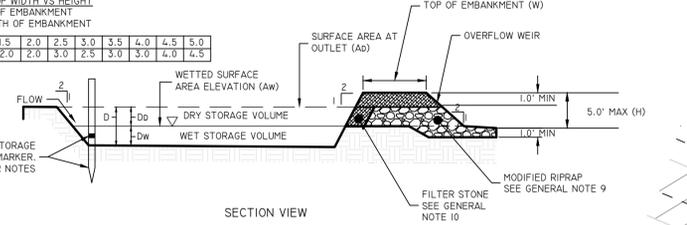
SOIL EROSION CONTROL IMPLEMENTATION PHASING

- PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- PHASE IB - INSTALL TEMPORARY SEDIMENTATION TRAP, CONSTRUCT CLEAN WATER DIVERSIONS
- PHASE IC - CONSTRUCT PROPOSED DIVERSIONS
- PHASE IIA - CLEAR AND GRUB IMPERVIOUS AREAS, CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS, INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK, INSTALL ASPHALT PAVING.
- PHASE IIB - STABILIZE ALL DISTURBED AREAS, DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.

NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.



SECTION VIEW

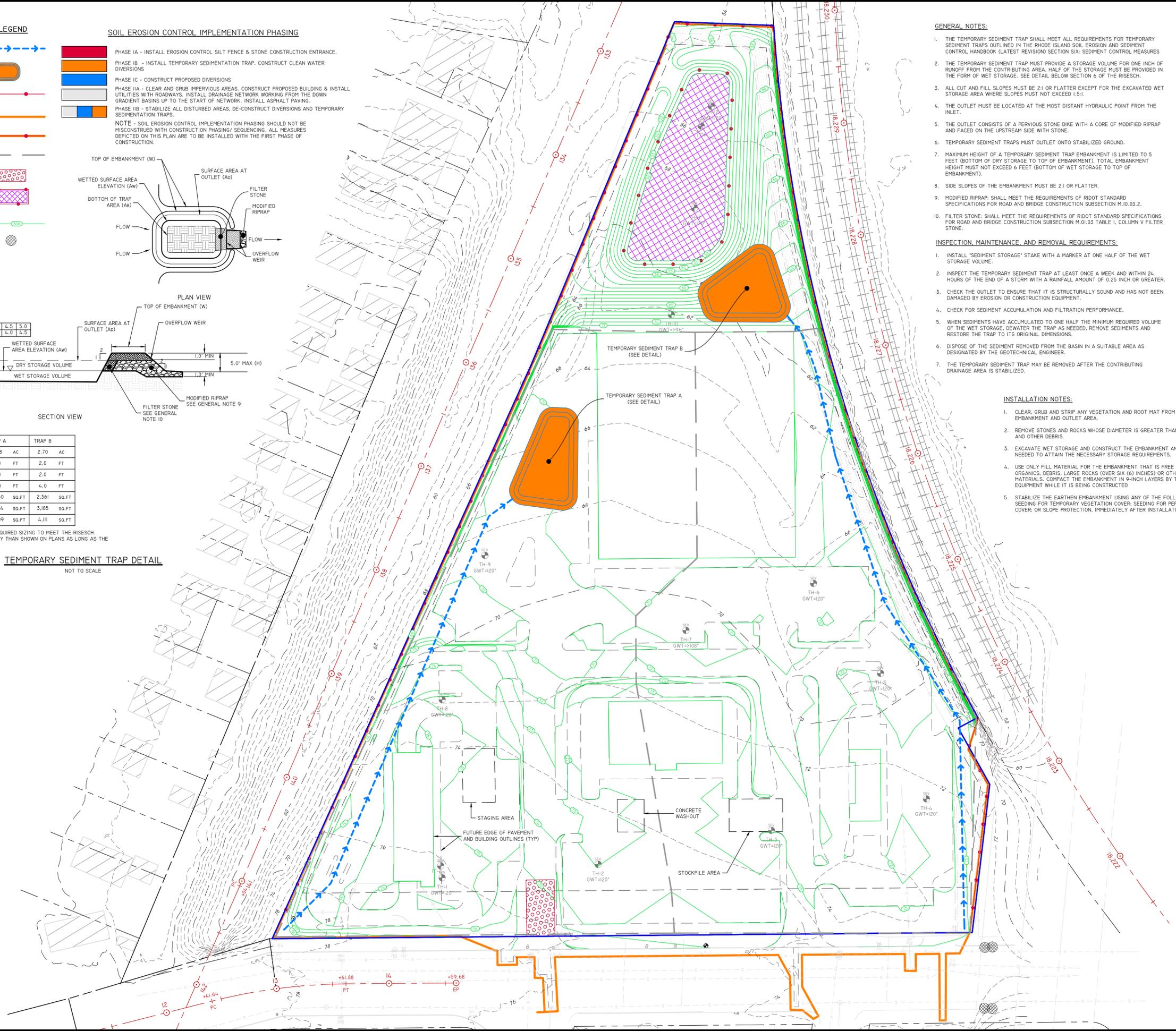


MINIMUM TOP WIDTH VS HEIGHT	
H (FT)	W-TOP WIDTH OF EMBANKMENT
1.5	2.0
2.0	2.5
2.5	3.0
3.0	3.5
3.5	4.0
4.0	4.5
4.5	5.0

SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B
TRIBUTARY DRAINAGE AREA	2.78 AC	2.70 AC
WET STORAGE DEPTH (Dw)	2.0 FT	2.0 FT
DRY STORAGE DEPTH (Dd)	2.0 FT	2.0 FT
TOTAL DEPTH (D)	4.0 FT	4.0 FT
BOTTOM OF TRAP AREA (Ab)	2,350 SQ.FT	2,351 SQ.FT
WETTED SURFACE AREA (Aw)	3,234 SQ.FT	3,185 SQ.FT
SURFACE AREA AT OUTLET (Ad)	4,209 SQ.FT	4,111 SQ.FT

*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE



GENERAL NOTES:

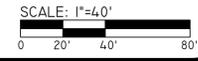
- THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
- THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
- ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:

- INSTALL 'SEDIMENT STORAGE' STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
- CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
- DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
- REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
- EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
- USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.



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NO.	DATE	DESCRIPTION	DESIGN BY:
1	06/27/2022	PRELIMINARY SUBMISSION	NDK/AMS
2	07/14/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NDK/AMS
3	07/27/2022	FINAL PLAN SUBMISSION	NDK/AMS

SOIL EROSION & SEDIMENT CONTROL PLAN

TROLLEY BARN PLAZA
ASSESSOR'S PLAT 7 LOT 1
CRANSTON, RHODE ISLAND

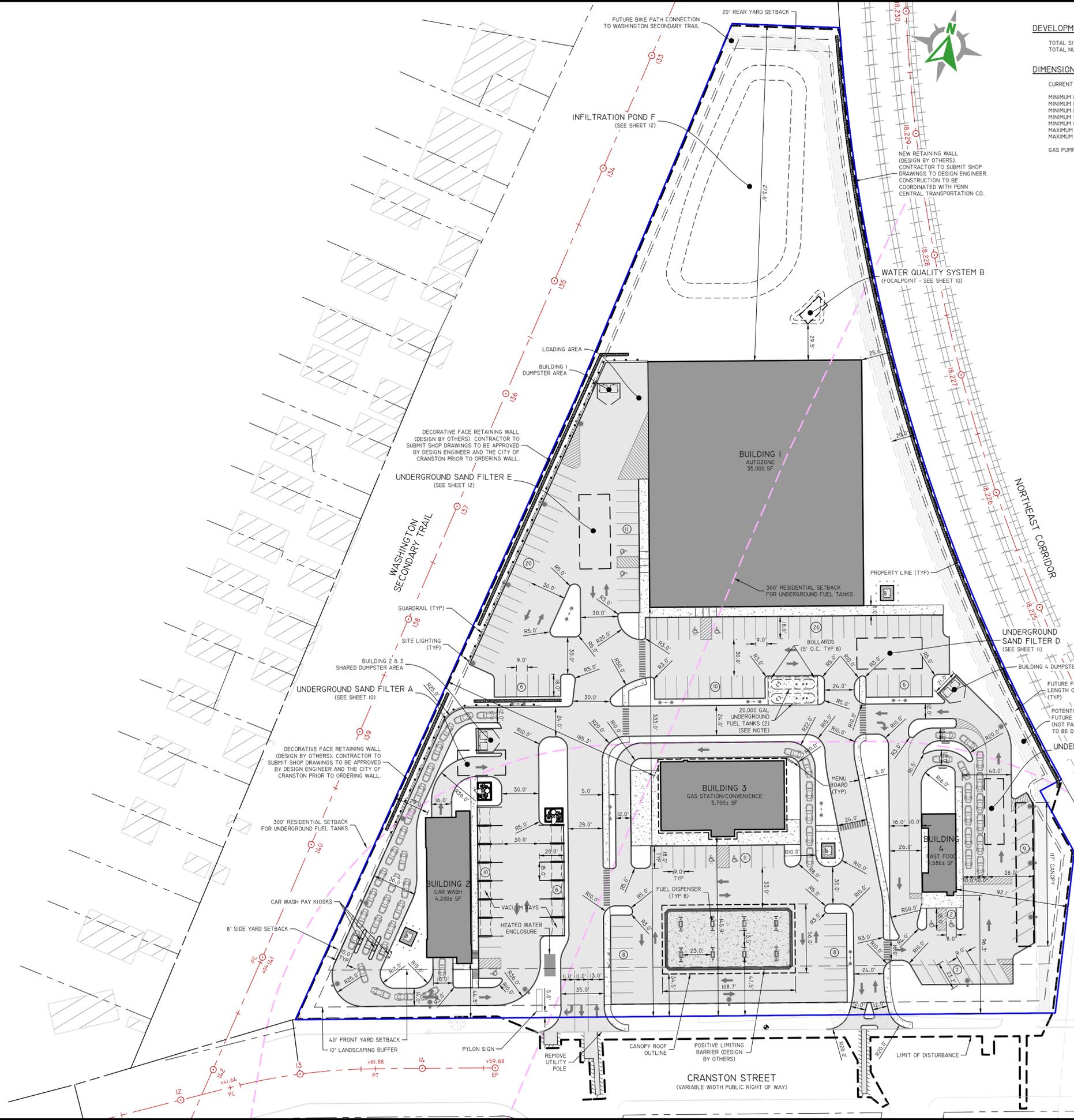
TROLLEY BARN ASSOCIATES LLC
C/O FIRST HARBOR REALTY CORP.
P.O. BOX 1270, MANCHESTER, CT 06045

DE JOB NO. 2382400. COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **5** OF 15

Z:\BENTON\PROJECTS\1928-001 CRANSTON STREET 777\AUTOCAD DRAWINGS\1928-001-PLAN.DWG PLOT DATE: 6/23/2022

Z:\DEPARTMENT\PROJECTS\1928-001 CRANSTON STREET 777\AUTOCAD DRAWINGS\1928-001-PLAN.DWG PLOTTED: 6/23/2022



DEVELOPMENT DATA:

TOTAL SITE AREA: 6.61± ACRES
TOTAL NUMBER OF BUILDINGS: 4

DIMENSIONAL REGULATIONS:

Table with columns: CURRENT ZONING, MINIMUM LOT AREA, MINIMUM FRONTAGE AND LOT WIDTH, MINIMUM FRONT AND CORNER SIDE YARD, MINIMUM SIDE YARD, MINIMUM REAR YARD, MAXIMUM STRUCTURE HEIGHT, MAXIMUM LOT COVERAGE. Includes sub-columns for REQUIRED and PROVIDED values for C5, DRIVE IN, and GAS.

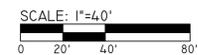
GAS PUMP ISLANDS PERMITTED IN FRONT SETBACK: MIN 15' FROM ANY PROPERTY LINE.

PARKING REGULATIONS:

Table detailing parking requirements for four buildings. Columns include Building #, Parking Use, Parking Requirement, Gross Floor Area Proposed, Parking Calculation, Parking Required, Employees Proposed, Parking Calculation, Parking Required, Total Parking Required, and Total Parking Spaces Provided.

UNDERGROUND FUEL TANKS NOTE:

THE PROPOSED GAS STATION WILL HAVE TWO 20,000 GALLON UNDERGROUND STORAGE TANKS BOTH WITH A 14,000/6,000 SPLIT BETWEEN 87/93 AND DIESEL. BOTH TANKS WILL BE DOUBLE WALLED WITH SENSORS IN BETWEEN THE TANK LAYERS THAT WILL ALERT AN ALARM SYSTEM IF EITHER OF THE TANK WALLS ARE PENETRATED. ADDITIONALLY, THERE ARE MULTIPLE SYSTEM OF VALVES AND SENSORS THROUGHOUT THE SYSTEM IN CASE OF ANY SPILLS OR OVERFLOWS.



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

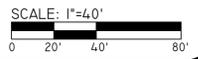
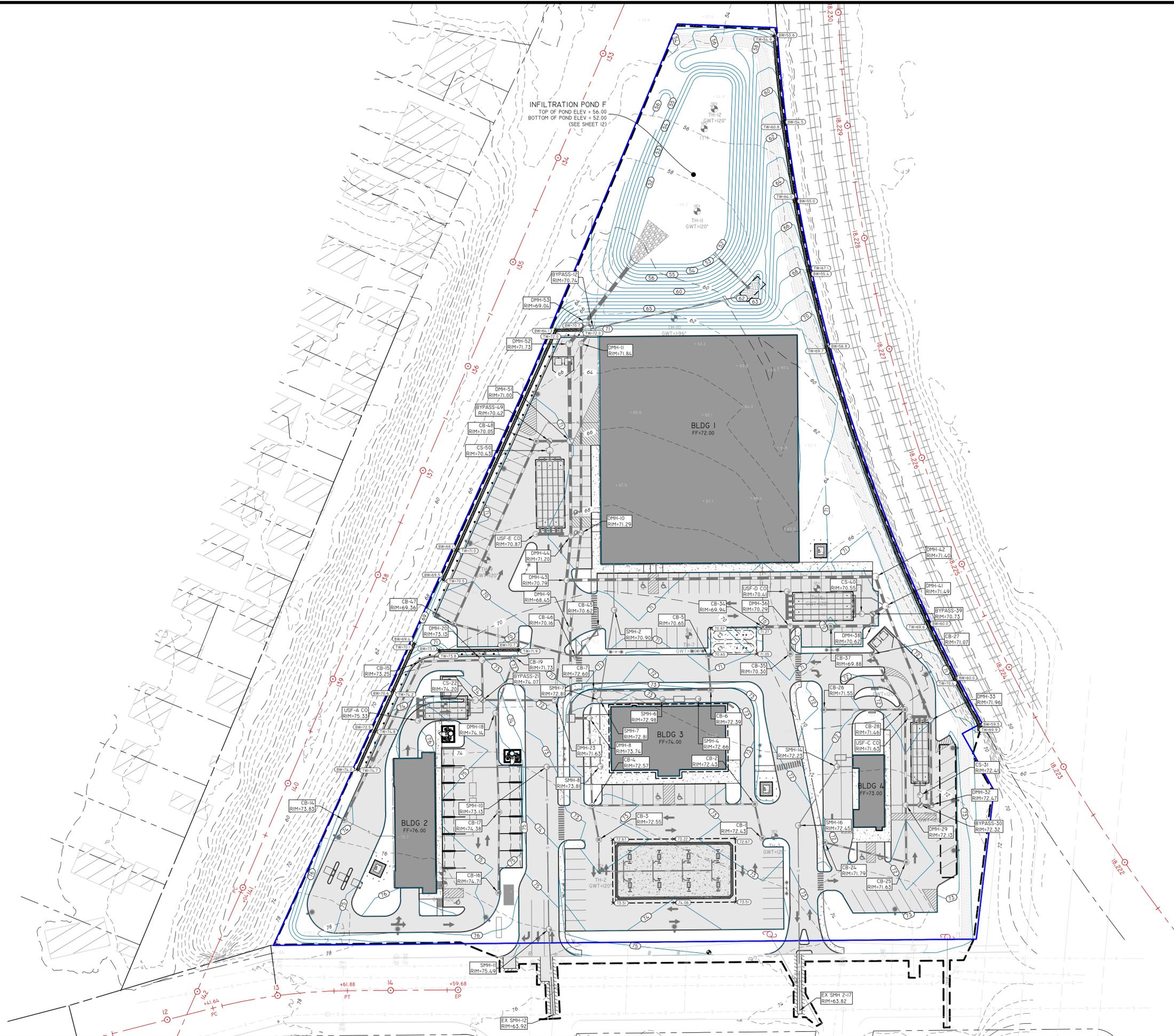
DANA R. NISSET REGISTERED PROFESSIONAL ENGINEER CIVIL, No. 11876, dated 4/23/19

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Revision table with columns: NO., DATE, DESCRIPTION, DRAWN BY, CHECKED BY, DESIGNED BY.

SITE LAYOUT PLAN TROLLEY BARN PLAZA ASSESSOR'S PLAT 7 LOT 1 CRANSTON, RHODE ISLAND TROLLEY BARN ASSOCIATES LLC C/O FIRST HARBOR REALTY CORP. P.O. BOX 1270, MANCHESTER, CT 06045 SHEET 6 OF 15

Z:\DEPARTMENT\PROJECTS\1928-001 CRANSTON STREET 777\AUTOCAD DRAWINGS\1928-001-PLAN.DWG PLOTDATE: 6/23/2022



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DANA R. NISSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE APPROPRIATE AGENCIES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY:
2	06/27/2022	DIR. REVISION	NJK
1	07/14/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK
0	07/27/2022	DEVELOPMENT PLAN SUBMISSION	NJK

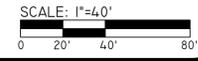
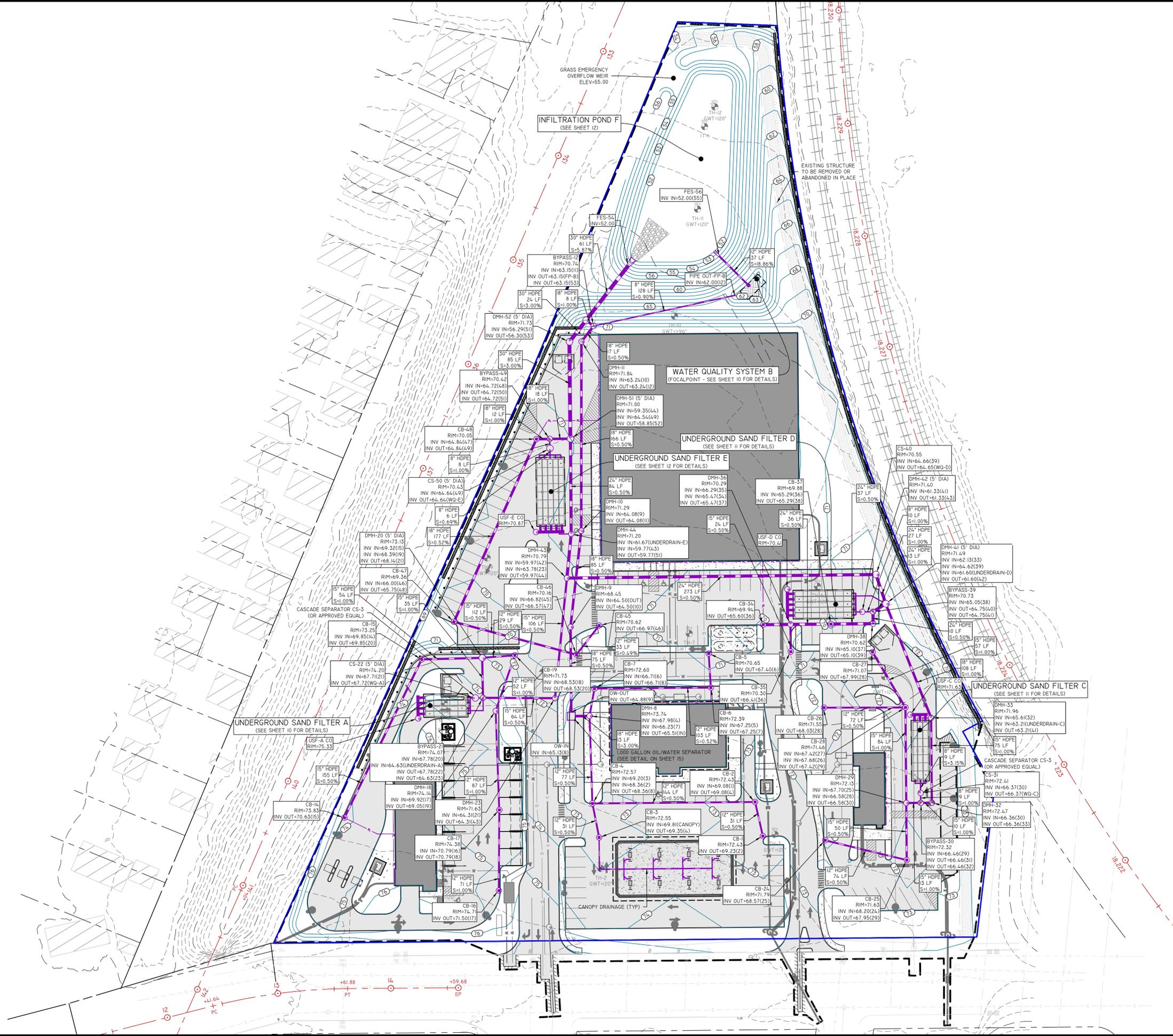
GRADING PLAN
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND

PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARTFORD REALTY CORP.
 P.O. BOX 1270, MANCHESTER, CT 06045

DE JOB NO.: 1928-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **7** OF 15

Z:\BEP\PROJECTS\1928-001 CRANSTON STREET 7771\AUTOCAD DRAWINGS\1928-001-PLAN.DWG PLOTDATE: 6/23/2022



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DANA R. NISSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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NO.	DATE	DESCRIPTION	DESIGN BY
2	06/27/2022	DIR. REVIC. SUBMISSION	NKK
1	06/27/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NKK
1	06/27/2022	DEVELOPMENT PLAN SUBMISSION	NKK

DRAINAGE PLAN
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND

PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARTFORD REALTY CORP.
 P.O. BOX 1270, MANCHESTER, CT 06045

DESIGN BY: NKK/JMS

SHEET **8** OF 15

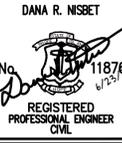
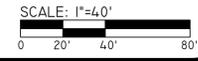
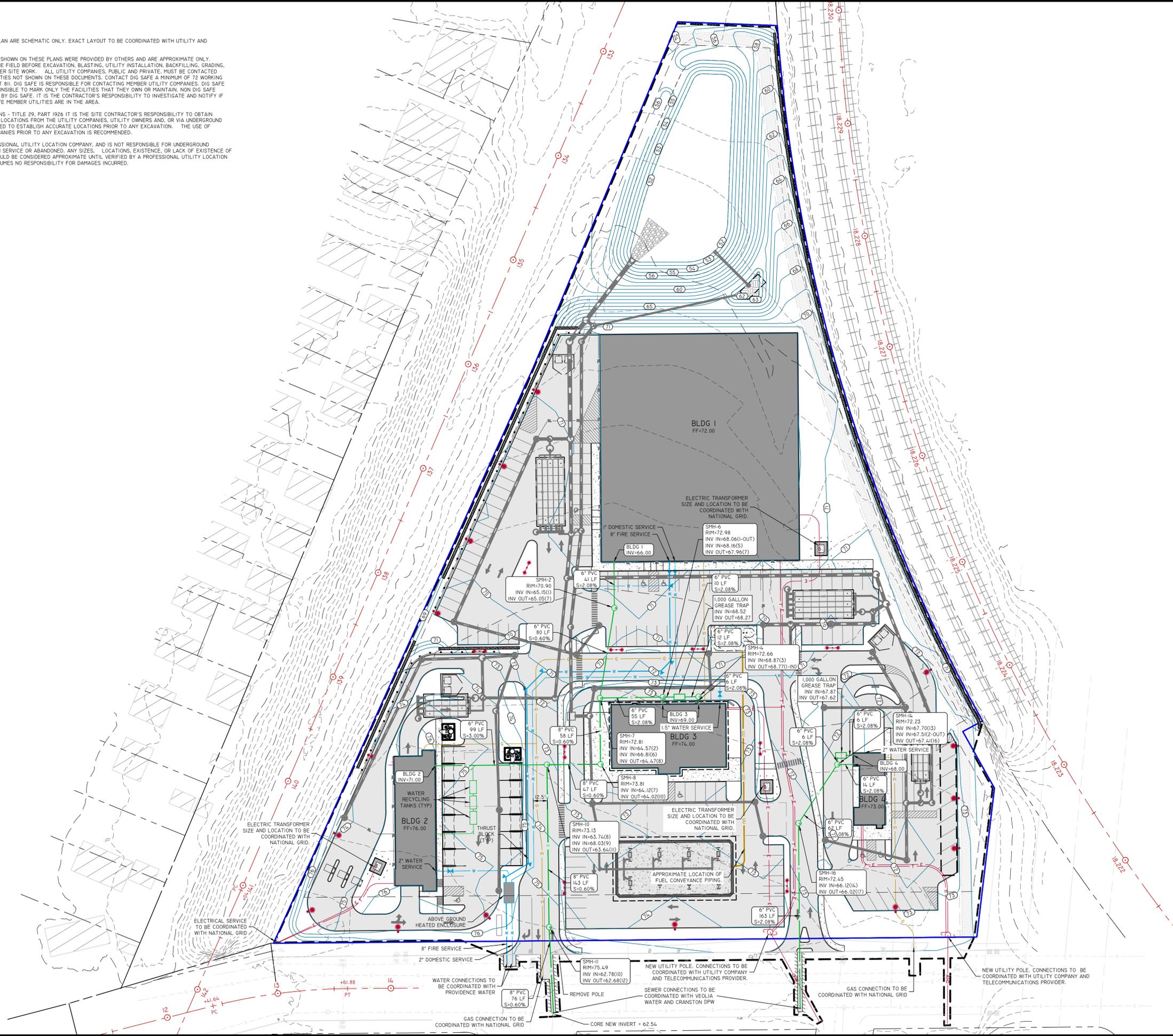
UTILITY NOTE:

PROPOSED UTILITIES SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. EXACT LAYOUT TO BE COORDINATED WITH UTILITY AND TELECOMMUNICATIONS PROVIDERS.

ALL EXISTING 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 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 UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.



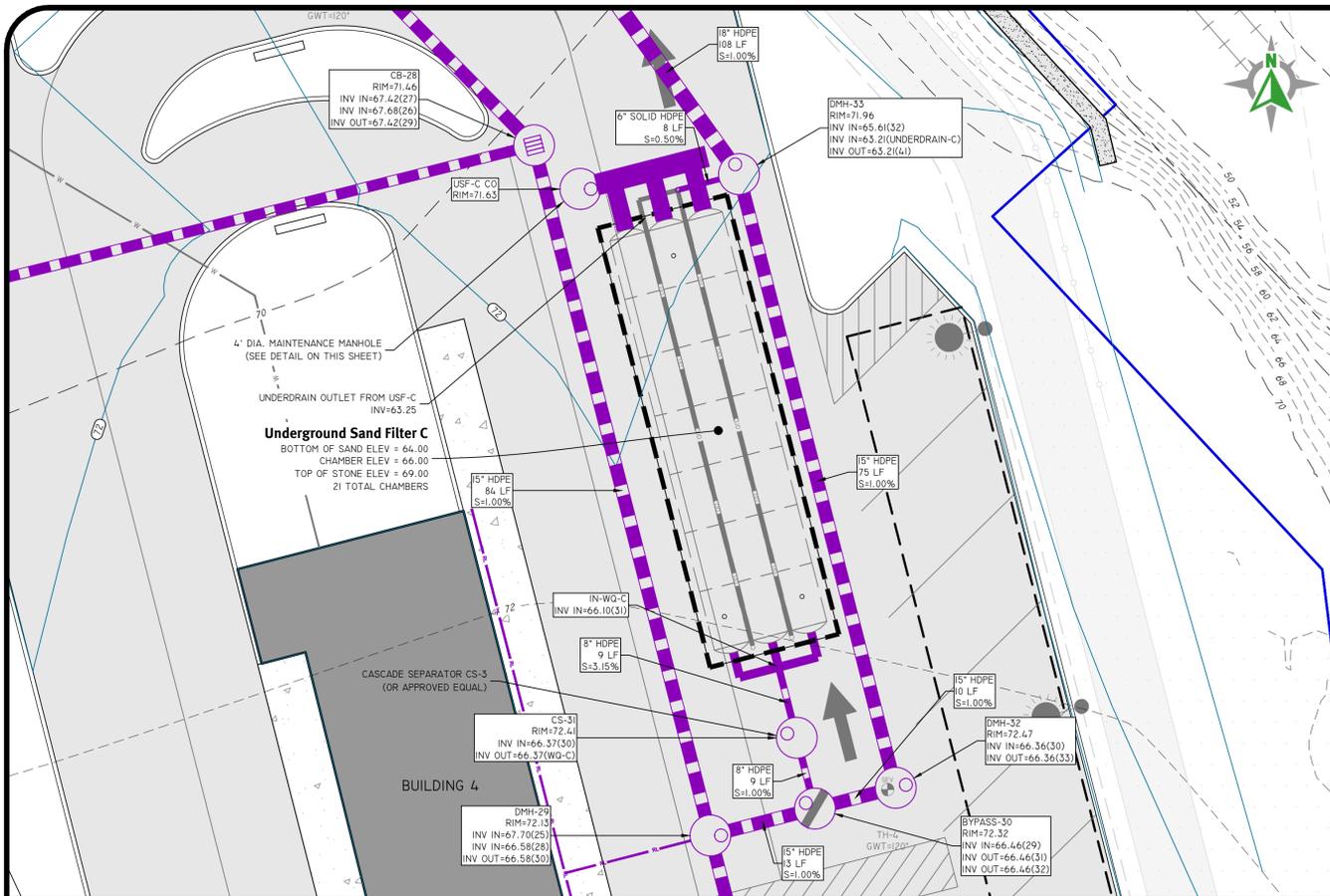
Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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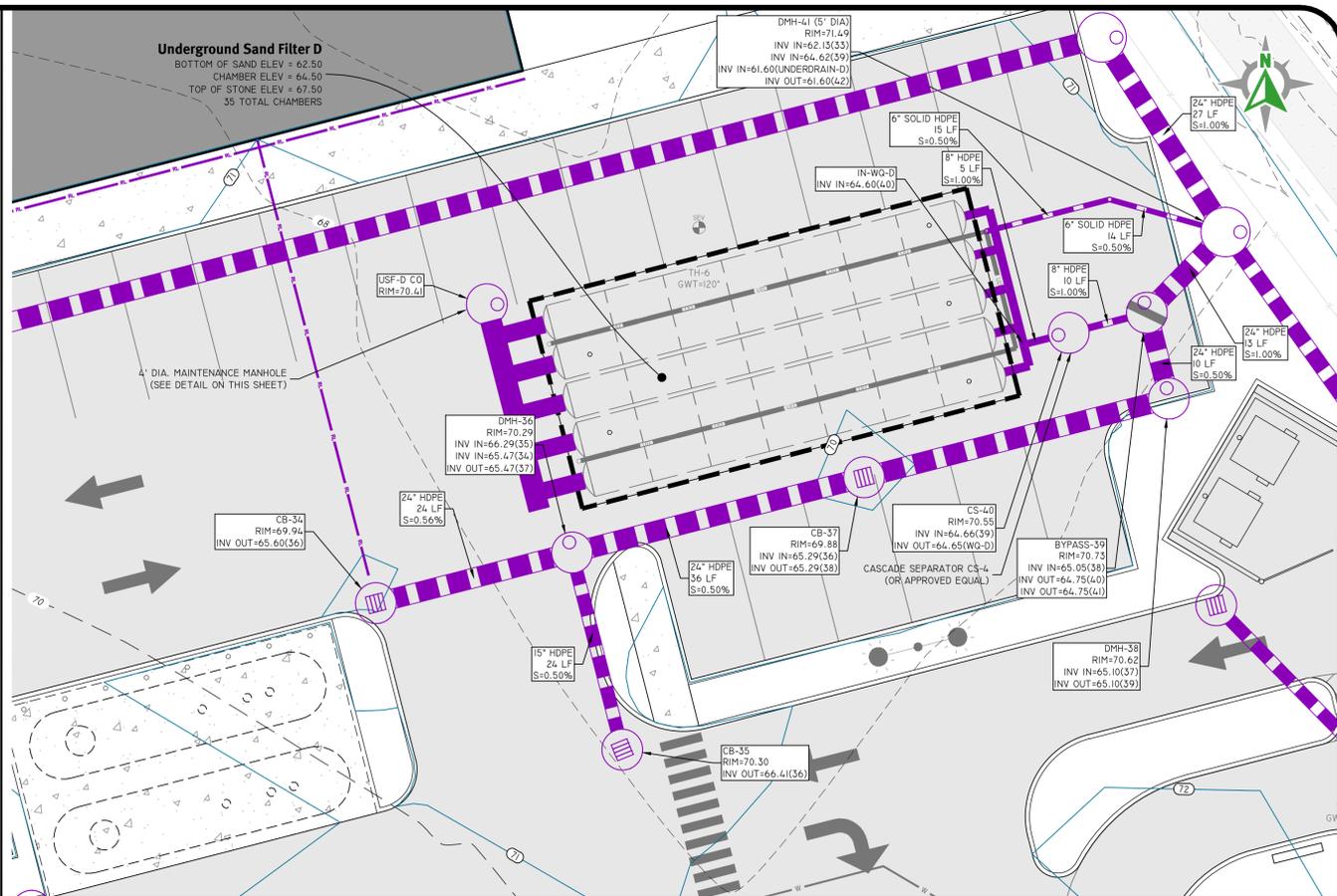
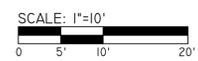
NO.	DATE	DESCRIPTION	DESIGN BY:
1	06/27/2022	DRG. REVISION	NJK
2	07/11/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK
3	07/27/2022	DEVELOPMENT PLAN SUBMISSION	NJK

UTILITIES PLAN
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARTFORD REALTY CORP.
 P.O. BOX 1270, MANCHESTER, CT 06045

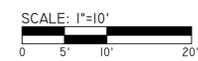
Z:\DEPMAN\PROJECTS\1928-001 CRANSTON STREET 777\AUTOCAD DRAWINGS\1928-001-PLAN.DWG PLOT DATE: 6/23/2022



UNDERGROUND SAND FILTER C

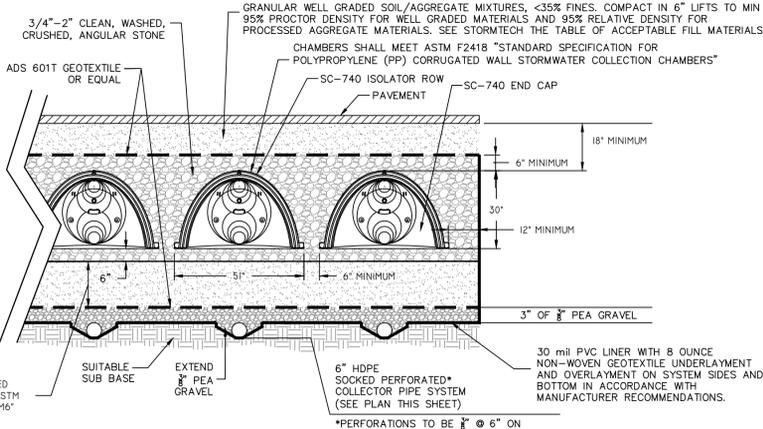


UNDERGROUND SAND FILTER D

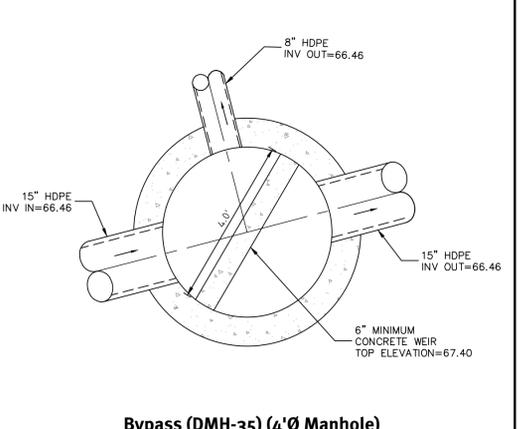


DESCRIPTION	USF-C	USF-D
TOP OF UIS STONE ELEVATION	69.00	67.50
BOTTOM OF UIS STONE ELEVATION	65.50	64.00
100 YEAR STORM ELEVATION	68.02	67.33
10 YEAR STORM ELEVATION	67.58	66.83
1 YEAR STORM ELEVATION	66.90	66.26
WO STORM ELEVATION	65.20	64.26
SEASONAL HIGH GWT ELEVATION	59.00±	59.00±
SOIL EVALUATION	TH-4	TH-6

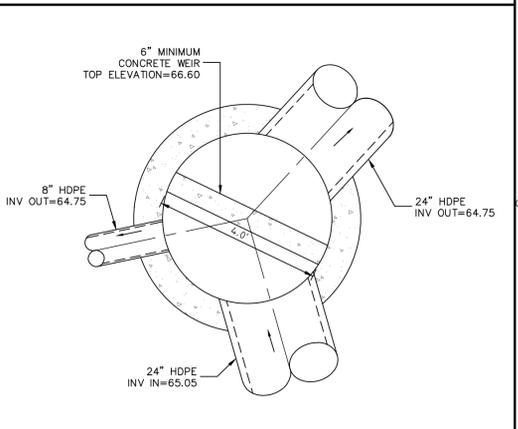
NOTES:
 1. THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
 2. SEE LATEST STORMTECH DESIGN MANUAL.
 3. ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.



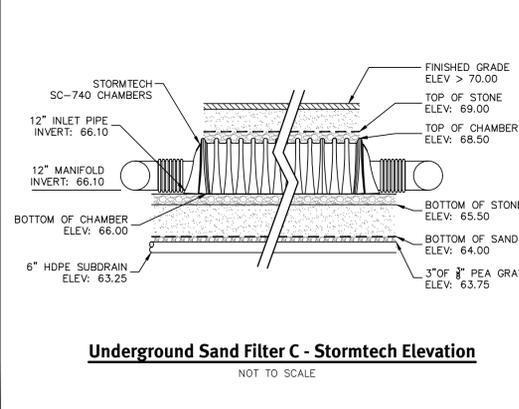
Underground Sand Filter Detail
NOT TO SCALE



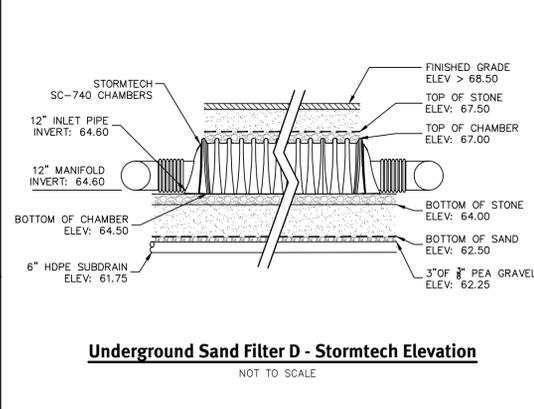
Bypass (DMH-35) (4'Ø Manhole)
SCALE: 1" = 2'



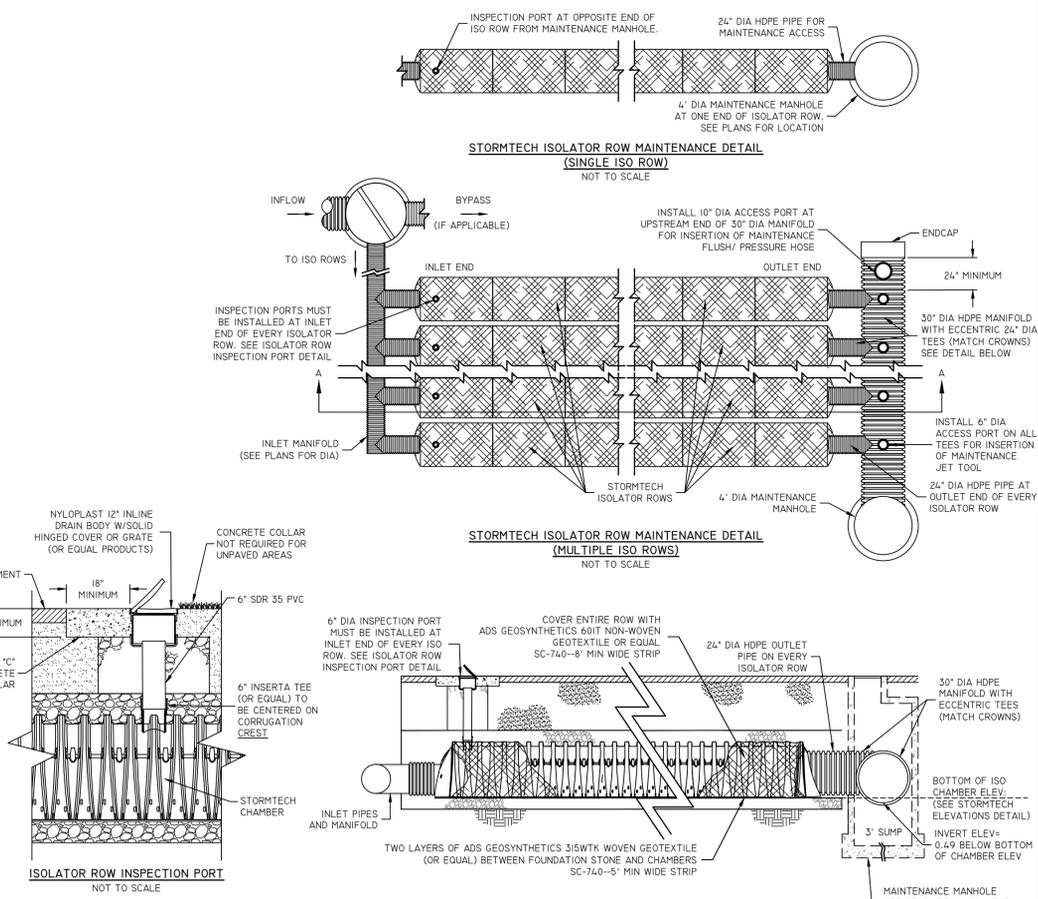
Bypass (DMH-46) (4'Ø Manhole)
SCALE: 1" = 2'



Underground Sand Filter C - Stormtech Elevation
NOT TO SCALE



Underground Sand Filter D - Stormtech Elevation
NOT TO SCALE



STORMTECH ISOLATOR ROW DETAIL (SC-740)
NOT TO SCALE

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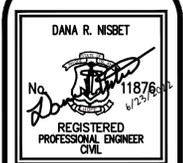
DANA R. INSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/27/2022	ISSUE FOR PERMITS SUBMISSION	DK	DK
2	06/27/2022	FOR PERMITS SUBMISSION	DK	DK
3	06/27/2022	FOR PERMITS SUBMISSION	DK	DK
4	06/27/2022	FOR PERMITS SUBMISSION	DK	DK

DESIGN BY: DKK/JMS

BMP DETAILS - 2
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND
 TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARTFORD REALTY CORP.
 P.O. BOX 1270, MANCHESTER, CT 06045



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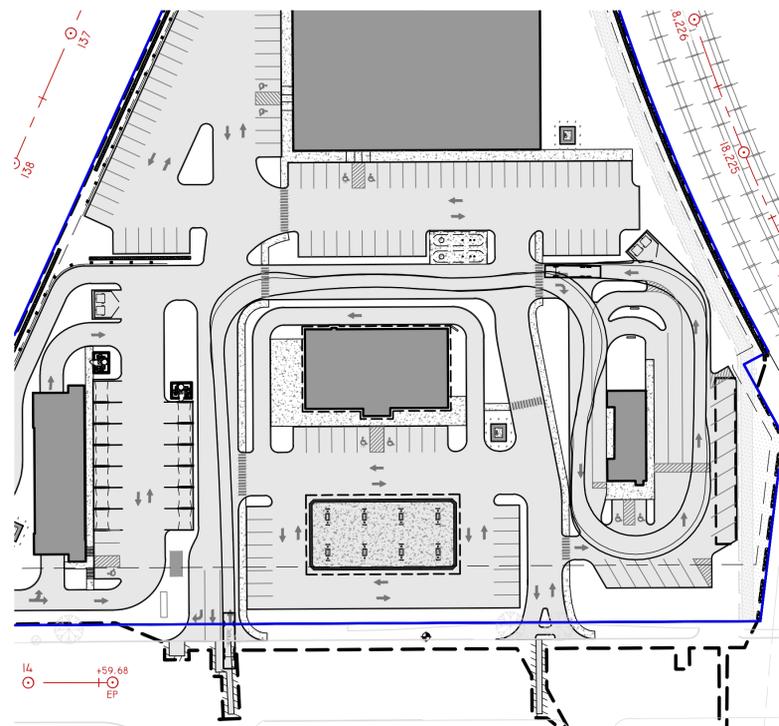
NO.	DATE	DESCRIPTION	DESIGN BY: NDK/LWS
1	06/27/2022	DIPRETE SUBMISSION	NDK
2	06/27/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NDK
3	06/27/2022	DEVELOPMENT PLAN SUBMISSION	NDK
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5	06/27/2022	DEVELOPMENT PLAN SUBMISSION	NDK
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TRUCK MOVEMENTS & DUMPSTER DETAILS

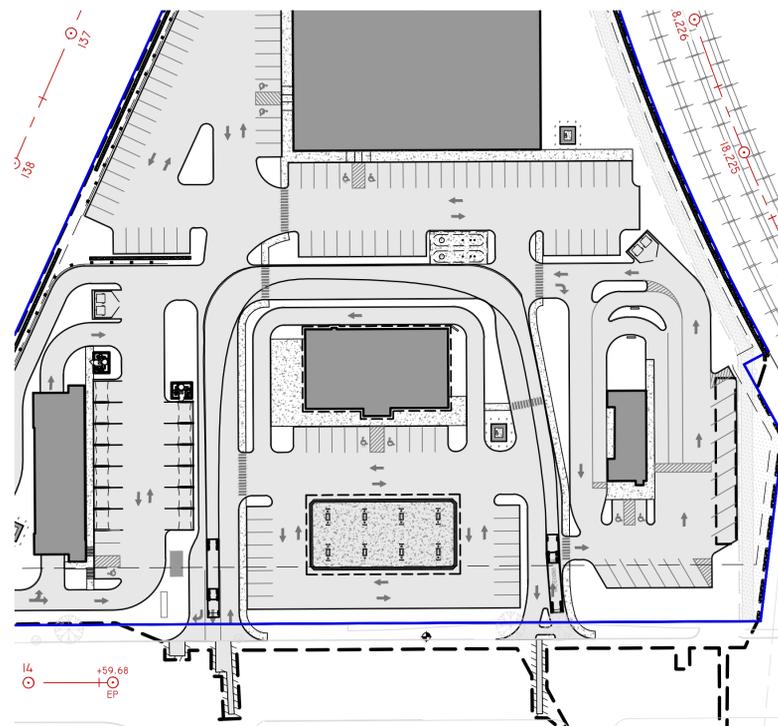
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND

PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARBOR REALTY CORP.
 P.O. BOX 1270, MANCHESTER, CT 06045

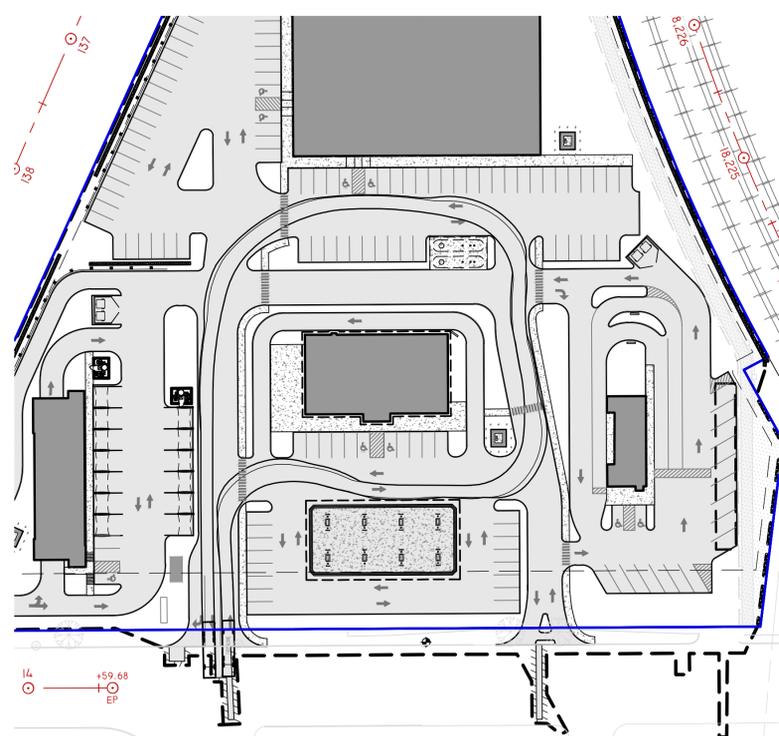
DE JOB NO: 2022-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.



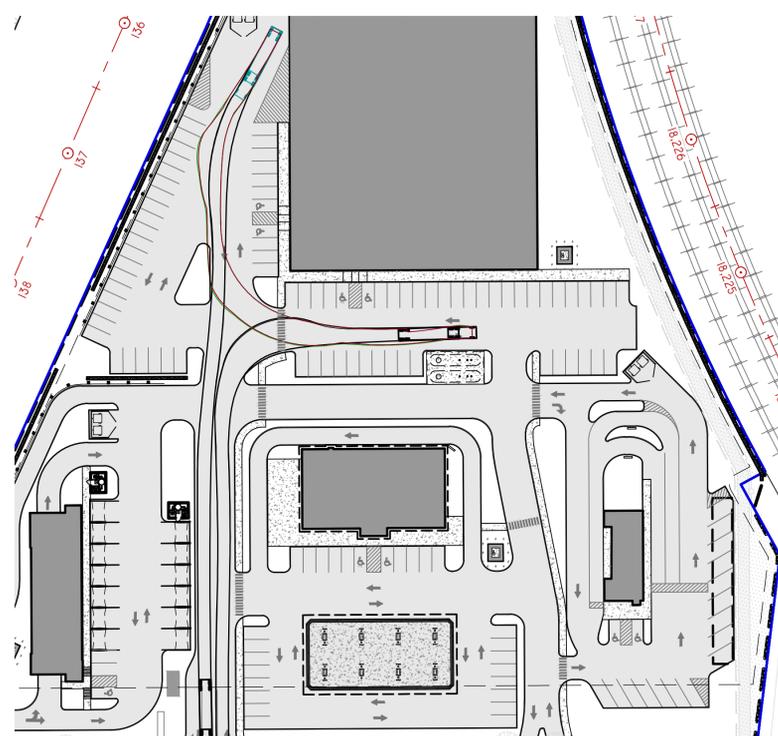
**BUILDING #4
TRUCK CIRCULATION**



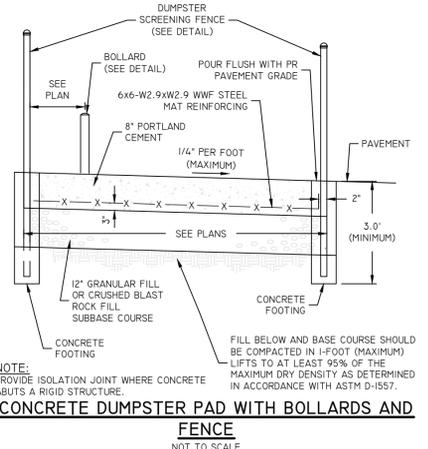
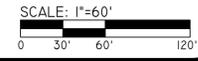
**BUILDING #3
FUEL TRUCK CIRCULATION**



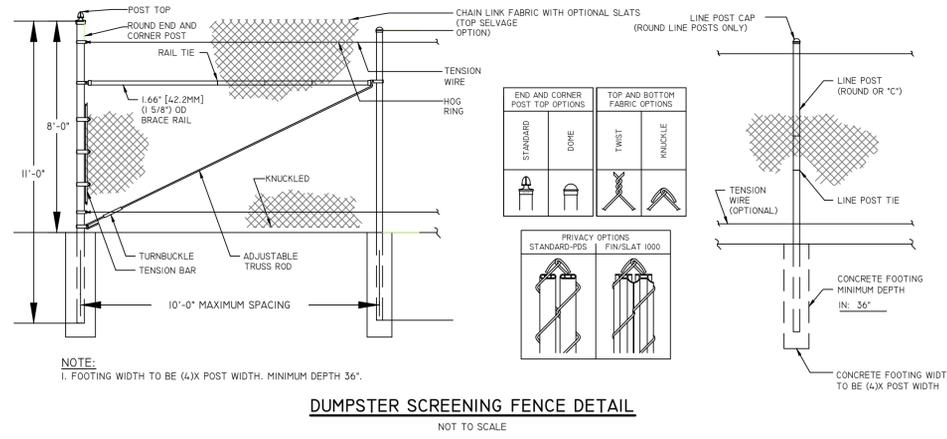
**BUILDING #3
TRUCK CIRCULATION**



**BUILDING #1
TRUCK CIRCULATION**

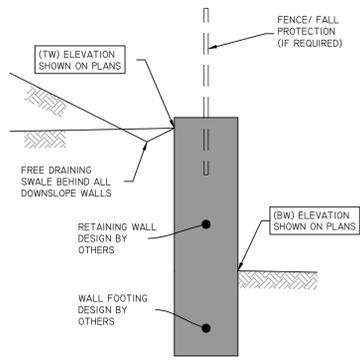


CONCRETE DUMPSTER PAD WITH BOLLARDS AND FENCE
NOT TO SCALE



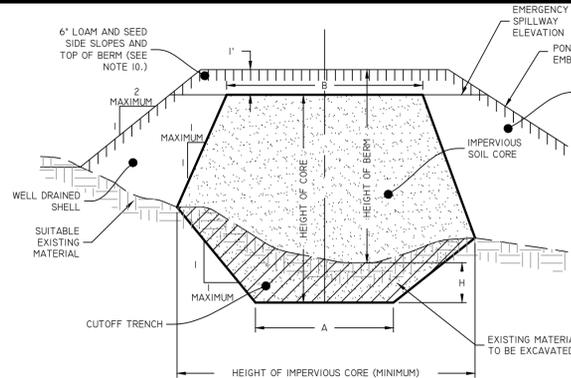
DUMPSTER SCREENING FENCE DETAIL
NOT TO SCALE

NOTE:
 1. FOOTING WIDTH TO BE (4X POST WIDTH, MINIMUM DEPTH 36\"/>



TYPICAL RETAINING WALL SECTION

NOT TO SCALE



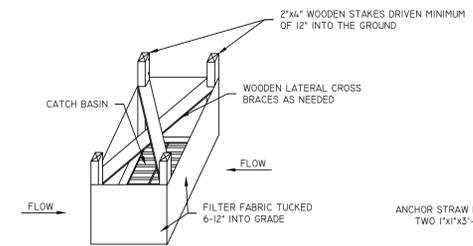
POND EARTHEN EMBANKMENT

NOT TO SCALE

BERM HEIGHT (FT)	TOP WIDTH OF CORE - B (FT)
0-6.5	8.2
6.6-9.8	9.2
9.9-13.1	9.8
13.2-16.4	10.8
16.5-19.7	11.5

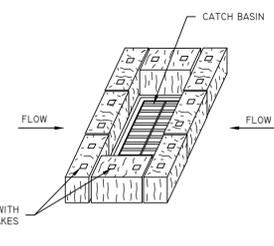
NOTES:

1. IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL POND EMBANKMENTS.
2. IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF A MATERIAL WITH A MINIMUM OF 55% PASSING THE #200 SIEVE AND A MAXIMUM PERMEABILITY OF 0.00005 CM/S.
3. WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #200 SIEVE.
4. MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
5. THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
6. THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'-8", AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
7. SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
8. IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUT OFF TRENCH CAN BE REDUCED TO 1'x1' (MIN).
9. COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
10. SIDE SLOPE OF POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
11. THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
12. ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.
13. ANY PROPOSED DEVIATIONS FROM THIS DETAIL MUST BE DESIGNED BY A GEOTECHNICAL ENGINEER AND SUBMITTED TO THE SITE ENGINEER (AND A/E WHERE REQUIRED) FOR REVIEW PRIOR TO CONSTRUCTION.



SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOT TO SCALE



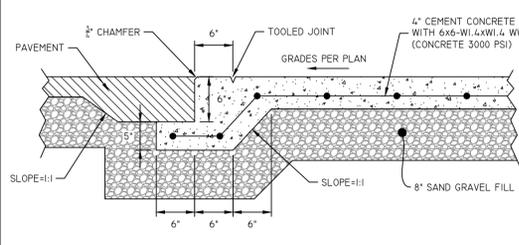
STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

NOT TO SCALE

CATCH BASIN EROSION CONTROL

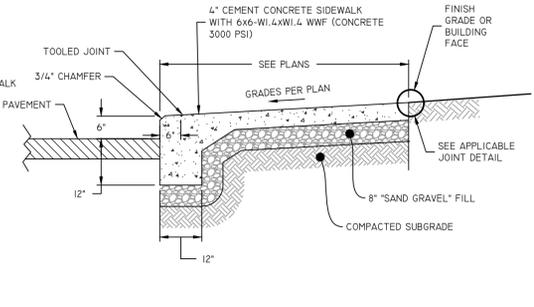
NOT TO SCALE

- NOTE:**
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND GRADES.
 2. 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.
 3. ALL IMPROVEMENTS MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) BY THE DEPARTMENT OF JUSTICE, CURRENT EDITION.
 4. PROVIDE EXPANSION JOINTS AT MAX. 16 FT. O.C. WITH PREFORMED JOINT FILLER AND SEALANT.
 5. PROVIDE CONTROL JOINTS AT 5' O.C.
 6. MUST BE IN ACCORDANCE WITH THE R.I. STANDARD SPECIFICATIONS, CURRENT EDITION.



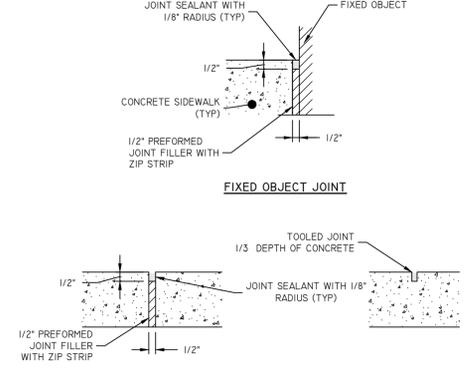
MONOLITHIC CONCRETE SIDEWALK (FLUSH)

NOT TO SCALE



MONOLITHIC CONCRETE SIDEWALK (6" REVEAL)

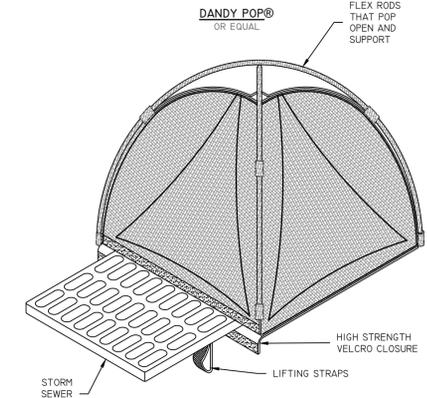
NOT TO SCALE



FIXED OBJECT JOINT

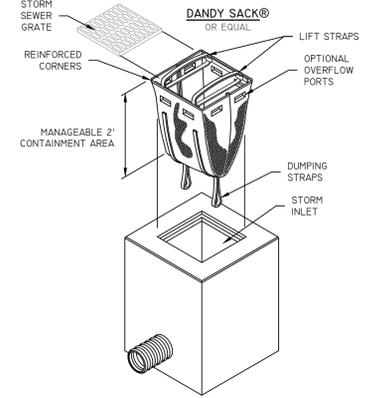
EXPANSION JOINT

CONTROL JOINT



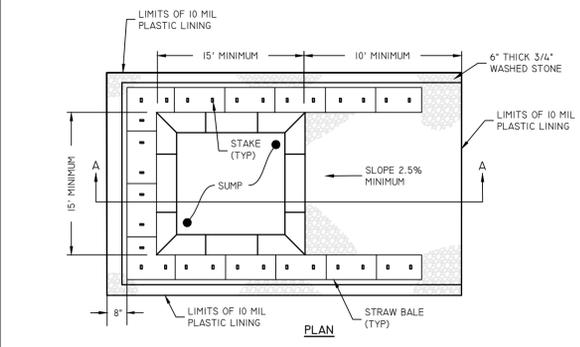
INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



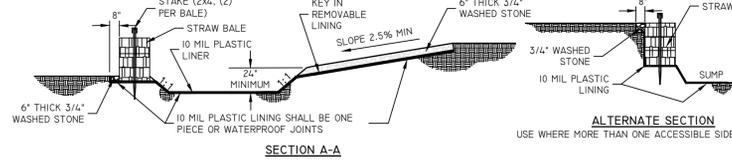
INLET SEDIMENT CONTROL DEVICES

NOT TO SCALE



CONCRETE WASHOUT AREA

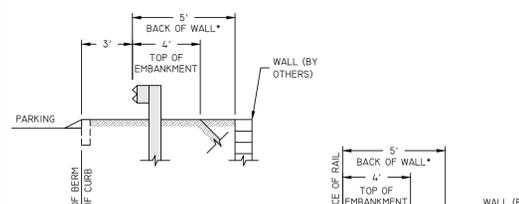
NOT TO SCALE



ALTERNATE SECTION

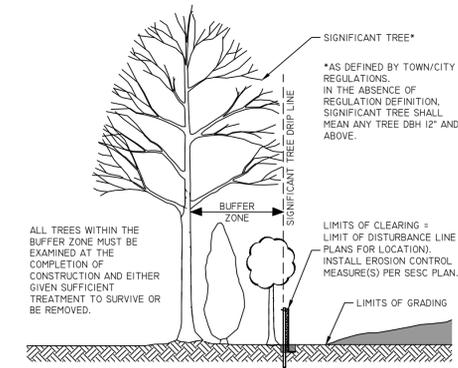
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

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



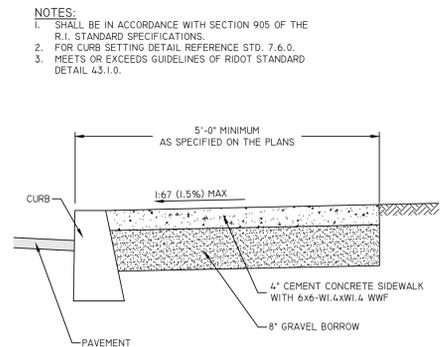
GUARDRAIL OFFSET SCENARIOS

NOT TO SCALE



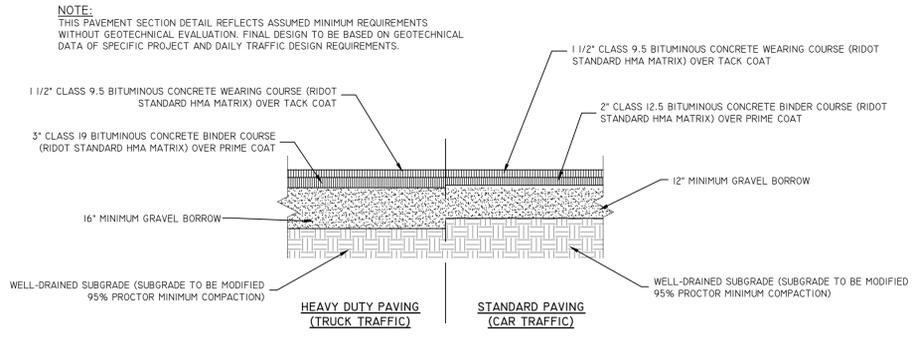
LIMIT OF DISTURBANCE AT VEGETATION

NOT TO SCALE



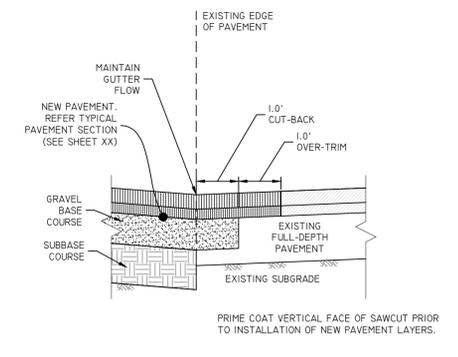
CEMENT CONCRETE SIDEWALK

NOT TO SCALE



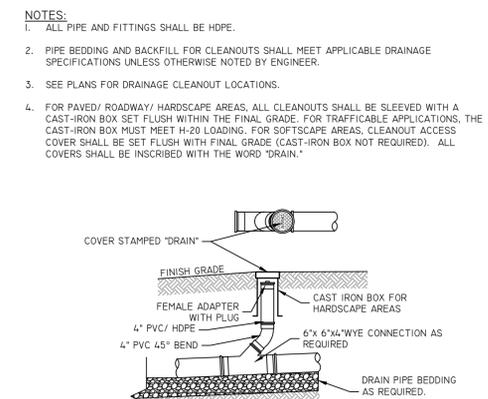
TYPICAL PAVEMENT SECTION

NOT TO SCALE



PAVEMENT TIE-IN DETAIL

NOT TO SCALE



DRAINAGE CLEANOUT

NOT TO SCALE

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 Two Stafford Court Cranston, RI 02920
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Boston • Providence • Newport

DANA R. INSET
 REGISTERED PROFESSIONAL ENGINEER CIVIL
 No. 11876

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED FOR CONSTRUCTION AND STAMPED BY AN ENGINEER.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION PRIOR TO CONSTRUCTION. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO ACTIONS OF EXISTING UTILITIES.
 DESIGN BY: NDK/AMS

NO.	DATE	DESCRIPTION
1	06/14/2022	PRELIMINARY PLAN SUBMISSION
2	06/14/2022	DEVELOPMENT PLAN REVIEW SUBMISSION
3	06/14/2022	PERMIT PLAN SUBMISSION
4	06/14/2022	PERMIT PLAN SUBMISSION
5	06/14/2022	PERMIT PLAN SUBMISSION
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18	06/14/2022	PERMIT PLAN SUBMISSION
19	06/14/2022	PERMIT PLAN SUBMISSION
20	06/14/2022	PERMIT PLAN SUBMISSION

DETAIL SHEET - 1

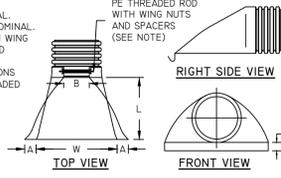
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND

PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
 110 FIRST HARTFORD REALTY CENTER
 P.O. BOX 1270, MANCHESTER, CT 06045

DE JOB NO: 282400 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **14** OF 15

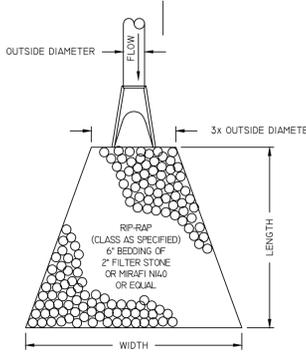
- NOTE:
 1. ADS OR APPROVED EQUAL.
 2. ALL DIMENSIONS ARE NOMINAL.
 3. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12"-24".
 4. 30" AND 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLY.



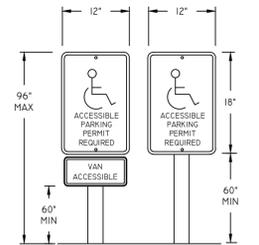
PART #	PIPE SIZE	A	B (MAX)	H	L	W
120NP	12 IN (300 MM)	6.50 IN (165 MM)	10 IN (254 MM)	6.50 IN (165 MM)	25 IN (635 MM)	29 IN (737 MM)
150NP	15 IN (375 MM)	6.50 IN (165 MM)	10 IN (254 MM)	6.50 IN (165 MM)	25 IN (635 MM)	29 IN (737 MM)
180 NP	18 IN (450 MM)	7.50 IN (191 MM)	15 IN (381 MM)	6.50 IN (165 MM)	32 IN (813 MM)	35 IN (889 MM)
240NP	24 IN (600 MM)	7.50 IN (191 MM)	18 IN (457 MM)	6.50 IN (165 MM)	36 IN (914 MM)	45 IN (1143 MM)
300NP	30 IN (750 MM)	7.50 IN (191 MM)	12 IN (305 MM)	8.60 IN (218 MM)	58 IN (1473 MM)	63 IN (1600 MM)
360NP	36 IN (900 MM)	7.50 IN (191 MM)	25 IN (635 MM)	8.60 IN (218 MM)	58 IN (1473 MM)	63 IN (1600 MM)

HDPE FLARED END SECTION
 NOT TO SCALE

FLARED END	LENGTH	WIDTH	CLASS
FES-54	37'	23'	R-4

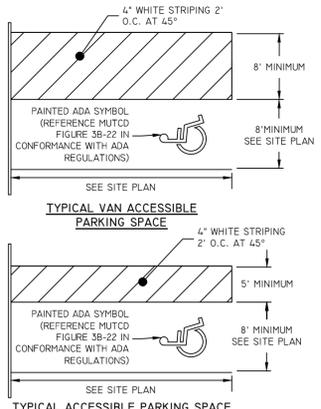


RIP-RAP APRON/ FE DETAIL
 NOT TO SCALE



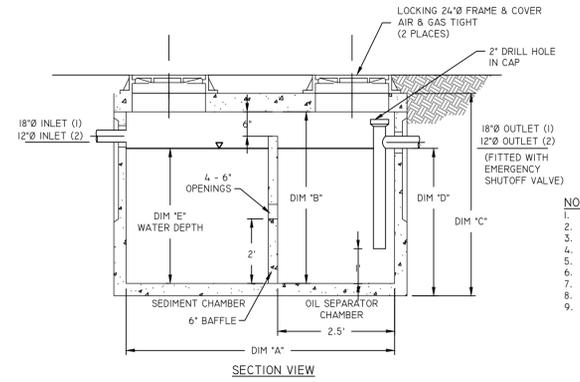
- NOTE:
 1. SIGN MUST BE PLACED BEHIND APPLICABLE VAN ACCESSIBLE OR ACCESSIBLE SPACE AS SHOWN ON SITE PLAN.
 2. ACCESSIBLE PARKING SPACES AND SIGNAGE MUST COMPLY WITH LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR THE APPLICABLE STATE/ MUNICIPAL BUILDING CODE, WHICHEVER STANDARD CONTROLS.
 3. THE MAXIMUM HEIGHT OF THE TOP OF THE HIGHEST SIGN SHALL BE 96".
 4. THE MINIMUM HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 60".

TYPICAL ACCESSIBLE PARKING SIGN
 NOT TO SCALE



- NOTE:
 1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M218 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 2. 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.
 3. 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

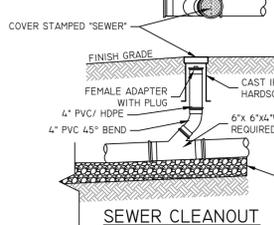


GALLON CAPACITY	1000
MODEL NO.	OW-1000
DIM "A"	6'-0" SQ.
DIM "B"	5'-0"
DIM "C"	6'-0"
DIM "D"	4'-6"
WATER DEPTH DIM "E"	4'-0"

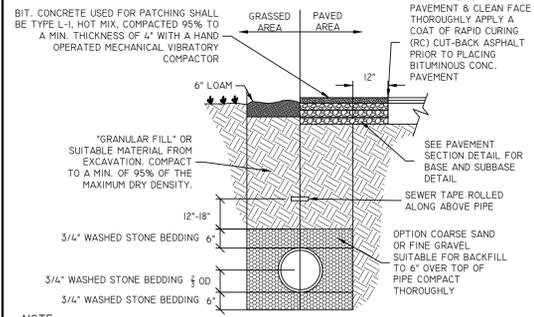
- NOTE:
 1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'c = 5000 PSI
 2. REBAR: ASTM A-615 GRADE 60
 3. DESIGN: ASTM C-858 AND ACI 318
 4. LOADS: AASHTO H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
 5. CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
 6. CONSTRUCTION JOINT SEALANT 1" DIA. BUTYL RUBBER OR EQUIVALENT
 7. INTERIOR OF TANK IS COATED WITH PETROLEUM RESISTANT EPOXY SEALANT
 8. BAFFLE TO BE TIGHTLY SEALED AT SIDEWALLS AND AT THE ROOF
 9. 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

- NOTE:
 1. ALL PIPE AND FITTINGS SHALL BE SCH-40 PVC.
 2. PIPE BEDDING AND BACKFILL FOR CLEANOUTS SHALL MEET APPLICABLE SEWER SPECIFICATIONS UNLESS OTHERWISE NOTED BY ENGINEER.
 3. 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'.
 4. FOR PAVED/ ROADWAY/ HARDSCAPE AREAS, ALL CLEANOUTS SHALL BE SLEEVED WITH A CAST-IRON BOX SET FLUSH WITH THE FINAL GRADE. FOR TRAFFICABLE APPLICATIONS, THE CAST-IRON BOX MUST MEET H-20 LOADING. FOR SOFTSCAPE 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."

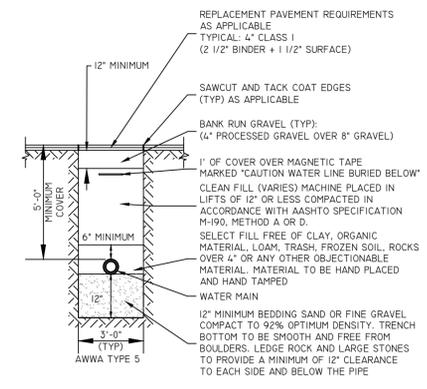


SEWER CLEANOUT
 NOT TO SCALE



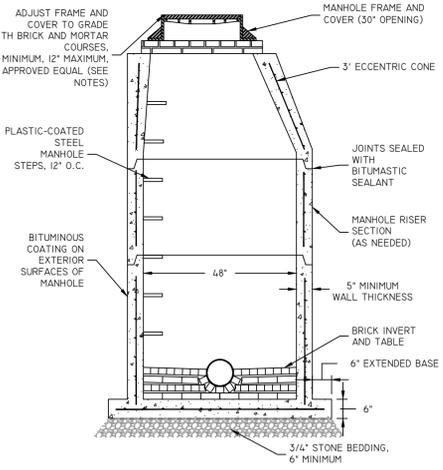
- NOTE:
 1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
 2. SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
 3. CRUSHED STONE FOUNDATION 3/4" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER THE PIPE AND UP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
 4. 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 PIPE.

SEWER TRENCH DETAIL
 NOT TO SCALE



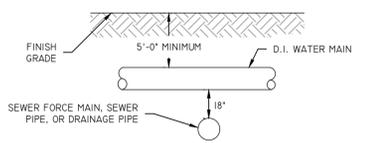
WATER TRENCH DETAIL
 NOT TO SCALE

- NOTE:
 1. MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
 2. INVERT AND TABLE SHALL CONSIST ENTIRELY OF BRICK AND MORTAR. NO SAND FILLER SHALL BE ALLOWED.
 3. MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE, IN ACCORDANCE WITH THE SEWER AUTHORITY SANITARY RULES AND REGULATIONS. UNDER NO CIRCUMSTANCES WILL EXFILTRATION TESTING BE ACCEPTED.
 4. BOLTED AND GASKETED COVERS SHALL BE USED ON MANHOLES IN OFF-ROAD AREAS.
 5. TAPPING OF MANHOLES MUST BE AUTHORIZED AND INSPECTED BY THE SEWER AUTHORITY. THE ONLY APPROVED METHOD FOR TAPPING MANHOLES SHALL BE BY CORE-DRILLING THE MANHOLE AND INSTALLING A "KOR-N-SEAL" BOOT.
 6. PRECAST CONCRETE GRADE RINGS, HDPE GRADE RINGS, OR OTHER RIM ADJUSTMENT PRODUCTS MAY BE USED IN LIEU OF BRICK AND MORTAR WITH THE PERMISSION OF THE SEWER AUTHORITY.

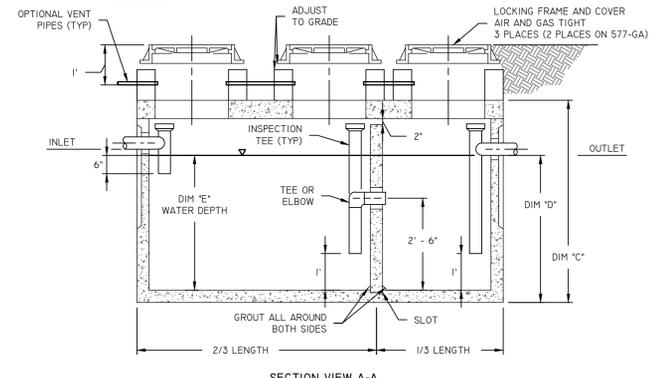
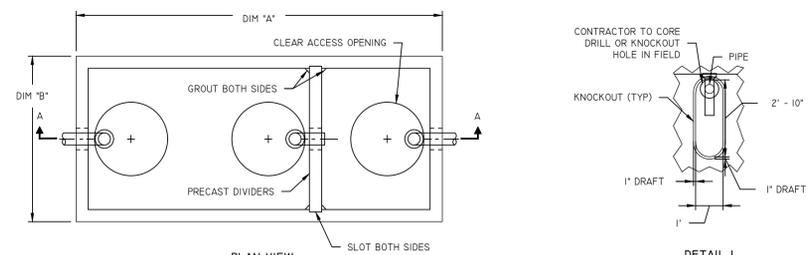


SEWER MANHOLE
 NOT TO SCALE

- NOTE:
 1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18".
 2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10".
 3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY IS TO BE ENCASED IN CONCRETE 12" ON EITHER SIDE OF THE CROSSING.



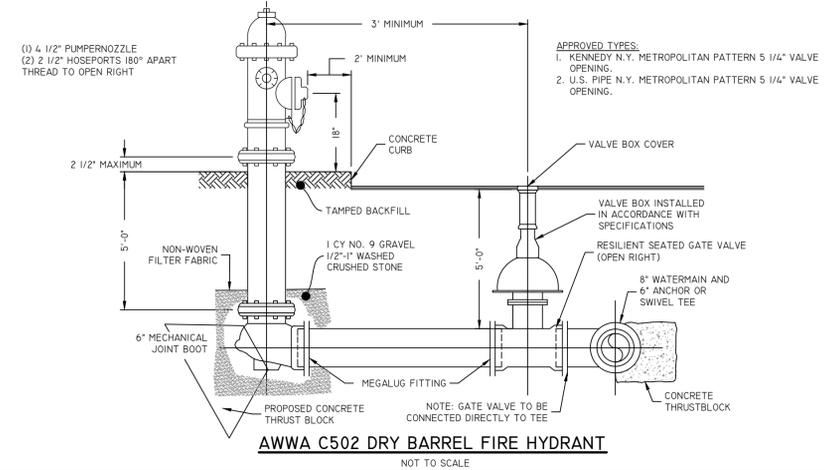
UTILITY SEPARATION
 NOT TO SCALE



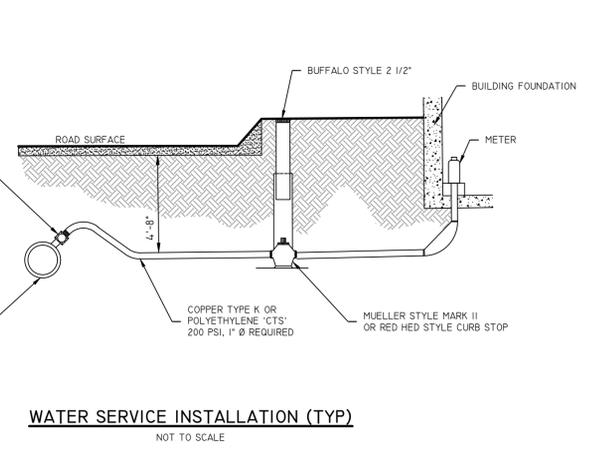
GALLON CAPACITY	600	800	1000	1500	2000	2500	3000	4000	5000	6000	7000
UV MODEL NO.	577-GA	577-GA	448A-GA	5106-GA	612-GA	612-GA	712-GA	712-GA	814-GA	818-GA	818-GA
DIM "A"	7'-0"	7'-0"	9'-0"	11'-2"	12'-8"	12'-8"	13'-1"	13'-1"	15'-7"	19'-11"	19'-11"
DIM "B"	4'-8"	4'-8"	5'-0"	5'-8"	6'-8"	6'-8"	8'-0"	8'-0"	9'-7"	9'-11"	9'-11"
DIM "C"	7'-0"	7'-0"	7'-2"	7'-2"	8'-0"	8'-0"	8'-7"	8'-7"	10'-0 1/2"	10'-5"	10'-5"
DIM "D"	3'-7"	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:
 1. CONCRETE: 28 DAY COMPRESSIVE STRENGTH F'c = 4500 PSI
 2. REBAR: ASTM A-615 GRADE 60
 3. MESH: ASTM A-185 GRADE 65
 4. DESIGN: ACI-318-02 BUILDING CODE, ASTM C-857 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES"
 5. LOADS: H-20 TRUCK WHEEL WITH 30% IMPACT PER AASHTO
 6. FILL WITH CLEAN WATER PRIOR TO START-UP OF SYSTEM
 7. CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
 8. GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER
 9. 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



AWWA C502 DRY BARREL FIRE HYDRANT
 NOT TO SCALE



WATER SERVICE INSTALLATION (TYP)
 NOT TO SCALE

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

DANA R. NISSET
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	06/27/2022	DIR. B.T.C. SUBMISSION	NJK
2	07/14/2022	DEVELOPMENT PLAN REVIEW SUBMISSION	NJK
3	07/27/2022	PERMITS PLAN SUBMISSION	NJK
4	08/01/2022	PERMITS PLAN SUBMISSION	NJK
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41	08/01/2022	PERMITS PLAN SUBMISSION	NJK
42	08/01/2022	PERMITS PLAN SUBMISSION	NJK
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98	08/01/2022	PERMITS PLAN SUBMISSION	NJK
99	08/01/2022	PERMITS PLAN SUBMISSION	NJK
100	08/01/2022	PERMITS PLAN SUBMISSION	NJK

DETAIL SHEET - 2
TROLLEY BARN PLAZA
 ASSESSOR'S PLAT 7 LOT 1
 CRANSTON, RHODE ISLAND
TROLLEY BARN ASSOCIATES LLC
 C/O FIRST HARBOR REALTY CORP.
 P.O. BOX 1270, MANCHESTER, CT 06045