

THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

MAYFIELD AVENUE (VARIABLE WIDTH ROW) (PER REF #3)

BATEMAN AVENUE (VARIABLE WIDTH ROW) (PER REF #3)

OAKLAWN AVENUE (AKA ROUTE 5) (VARIABLE WIDTH ROW) (PER REF #3)

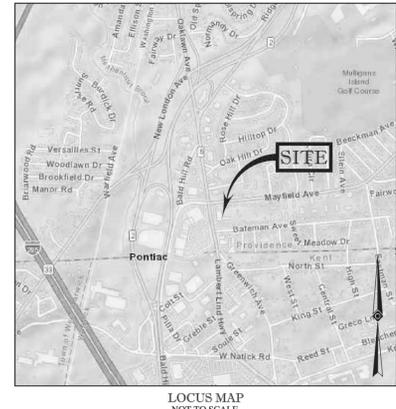
TITLE COMMITMENT NO. 5738337, COMMITMENT DATE NOVEMBER 18, 2021 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT "A"

PARCEL I: THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED AT THE CORNER OF OAKLAWN AVENUE AND MAYFIELD AVENUE, IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF THE PARCEL HEREBY DESCRIBED ON THE SOUTHERLY SIDE OF MAYFIELD AVENUE AND AT THE LAND NOW OR FORMERLY OF SALVATORE MAGLIOCCO AND WIFE MARY MAGLIOCCO...

PARCEL II: THE PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF BATEMAN AVENUE IN THE CITY OF CRANSTON AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF BATEMAN AVENUE AT THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO DOMENICO TAVONE AND WIFE BY DEED FROM CHARLES PAGLIARINI AND WIFE DATED JUNE 11, 1966 AND RECORDED IN THE RECORDS OF LAND EVIDENCE IN SAID CITY OF CRANSTON IN DEED BOOK 300 AT PAGE 162...

PARCEL III: THAT CERTAIN PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON OAKLAWN AVENUE AND BATEMAN AVENUE IN THE CITY OF CRANSTON, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF BATEMAN AVENUE JUST ONE HUNDRED FIFTY-NINE (159) FEET WESTERLY OF THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO DOMENICO TAVONE AND WIFE BY DEED DATED JUNE 11, 1966 AND RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CRANSTON IN DEED BOOK 300 AT PAGE 162...

LEGEND table with symbols for existing contour, spot elevation, curb elevation, wall elevation, underground utilities, water valves, manholes, catch basins, signs, mail boxes, area lights, parking space count, utility poles, traffic signals, handicapped, under ground, edge of pavement, landscaped area, typical, solid white line, unknown found, and unknown terminus.



- NOTES: 1. PROPERTY KNOWN AS LOTS 25,26 & 1481, BLOCK 1 AS SHOWN ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, MAP NO. 15. 2. AREA = 80,994 SQUARE FEET OR 1.859 ACRES. 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD...

- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED. QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS. QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC. QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREIN. 5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 5738337, WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2: GENERAL EXCEPTIONS 1 THRU 8 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- 9. EASEMENT RECORDED IN BOOK 1472 AT PAGE 198. - AS SHOWN, AFFECTS SURVEYED PARCEL. 10. ZONING DECISION RECORDED IN BOOK 1567 AT PAGE 147. - NOT SURVEY RELATED. 11. DECLARATION OF EASEMENT RECORDED IN BOOK 1621 AT PAGE 138. - BLANKET EASEMENT, NOT PLOTTABLE. 12. ZONING NOTICE RECORDED IN BOOK 2201 AT PAGE 151. - NOT SURVEY RELATED. 13. ZONING DECISION RECORDED IN BOOK 2219 AT PAGE 108. - NOT SURVEY RELATED. 14. SITE PLAN REVIEW APPROVAL RECORDED IN BOOK 4282 AT PAGE 136. - NOT SURVEY RELATED. 15. RESTRICTIVE COVENANT AGREEMENT RECORDED IN BOOK 5693 AT PAGE 23. - NOT SURVEY RELATED. 16. EASEMENTS SET FORTH IN THE NOTICES OF CONDEMNATION RECORDED IN BOOK 5953 AT PAGES 161 AND 162 AND AS SHOWN ON CONDEMNATION MAP #2948. - AS SHOWN, AFFECTS SURVEYED PARCEL. 17. EASEMENT RECORDED IN BOOK 5953 AT PAGE 164. - AS SHOWN, AFFECTS SURVEYED PARCEL.

- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2. 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYVTGPS). TEMPORARY BENCH MARKS SET: TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION=78.71' TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION=72.10'

- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC. REFERENCES: 1. THE TAX ASSESSOR'S MAP OF CITY OF CRANSTON, PROVIDENCE COUNTY, MAP 15. 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 426 OF 451, COMMUNITY-PANEL NUMBER 445396 0426 H, MAP REVISED, OCTOBER 2, 2015. 3. MAP ENTITLED "IMPROVEMENT TO ROUTE 5 (CONTRACT NO. 1) WARWICK AND CRANSTON, RHODE ISLAND" DATED 2016, PREPARED BY RHODE ISLAND DEPARTMENT OF TRANSPORTATION, PLAT NO. 2948. 4. MAP ENTITLED "PLAT SHOWING LAND IN CITIES OF CRANSTON AND WARWICK - PROVIDENCE AND KENT COUNTIES TAKEN IN FEE SIMPLE FOR STATE HIGHWAY PURPOSES" DATED SEPTEMBER 14, 1960, PREPARED BY RHODE ISLAND DEPARTMENT OF TRANSPORTATION, PLAT NO. 1150.

PARKING SPACE COUNT table: REGULAR SPACES 134, HANDICAP SPACES 5, TOTAL SPACES 139

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 DECEMBER 31, 2020 AS FOLLOWS:

- A. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: I B. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (TOPOGRAPHIC SURVEY), VERTICAL CONTROL STANDARD TOPOGRAPHIC SURVEY ACCURACY MEASUREMENT SPECIFICATION: III V-3 T-1 C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY AND TOPOGRAPHIC SURVEY SURVEY FOR CONFORMANCE AND COLLECTION OF TOPOGRAPHIC AND PLANIMETRIC INFORMATION AS APPLICABLE TO PREPARE SITE PLAN PREPARATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS 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, 4, 7, 8, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-10-2021. NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

CHARLES E. LENT, PLS PROFESSIONAL LAND SURVEYOR DATE 2-16-2022

ALTA/NSPS LAND TITLE SURVEY WHITESTONE ASSOCIATES, INC. 1312 OAKLAWN AVENUE LOTS 25,26 & 1481, BLOCK 1, MAP 15 CITY OF CRANSTON, PROVIDENCE COUNTY STATE OF RHODE ISLAND

Table with columns: FIELD DATE (12-10-2021), FIELD BOOK NO (21-14 MA), FIELD BOOK PG (6), FIELD CREW (S.S.W.), DRAWN (D.M.O.), REVIEWED (C.E.L.), APPROVED (C.E.L.), DATE (2-16-2022), SCALE (1"=20'), FILE NO (03-210523-00), DWG. NO (1 OF 1)

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE OF THE SURVEY. WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

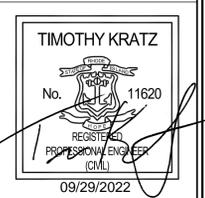
REVISIONS

NO.	DATE	DESCRIPTION
0	03.03.2022	SITE PLAN REVIEW
1	06.24.2022	REVISED PER RIDEM AND RIDOT
2	07.14.2022	REVISED PER RIDEM AND RIDOT
3	08.09.2022	REVISED PER CITY REVIEW
4	09.23.2022	REVISED PER CITY REVIEW
5	09.29.2022	REVISED PER LANDSCAPE REVIEW

CONSULTANT



SEAL



CUSTOMER



PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1300-1310 OAKLAWN AVE.
CRANSTON, RI 02920
(PROVIDENCE COUNTY)

SHEET TITLE

DEMOLITION SITE PLAN

SHEET MANAGEMENT

PROJECT NO.: CRANSTON
DATE: -
CRITERIA: 110' TUNNEL
PROJECT MANAGER: -

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SHEET NUMBER

C1.10

DEMOLITION SITE PLAN KEYNOTES:

- 1 DISCONNECT AND TERMINATE ALL BUILDING UTILITIES AS REQUIRED BY CODE PRIOR TO STARTING DEMOLITION ACTIVITIES.
- 2 REMOVE AND DISPOSE OF BUILDING AND FOUNDATIONS AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION.
- 3 SAWCUT, REMOVE AND DISPOSE OF SITE PAVEMENT AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION.
- 4 SAWCUT, REMOVE AND DISPOSE OF CONCRETE WALK.
- 5 REMOVE AND DISPOSE OF SIGN, POLES, AND FOUNDATION, TERMINATE UTILITIES AS REQUIRED BY CODE.
- 6 DISCONNECT, REMOVE AND DISPOSE OF LIGHT FIXTURE, POLE AND FOUNDATION, TERMINATE UTILITIES AS REQUIRED BY CODE.
- 7 DISCONNECT, REMOVE AND DISPOSE OF UNDERGROUND TELEPHONE LINE.
- 8 REMOVE AND DISPOSE OF CONCRETE PAD.
- 9 DISCONNECT, REMOVE AND DISPOSE OF CONDUIT AND WIRING FROM TRANSFORMER TO BUILDING.
- 10 REMOVE AND DISPOSE OF GAS METER AND PORTION OF GAS LINE TO EXISTING BUILDING. COORDINATE WITH GAS COMPANY.
- 11 REMOVE AND DISPOSE OF CONCRETE CURB.
- 12 REMOVE AND DISPOSE OF EXISTING FENCE.

BID ALTERNATE

GC TO PROVIDE A BID ALTERNATE TO PATCH, CLEAN, AND REUSE EXISTING STORM STRUCTURES.



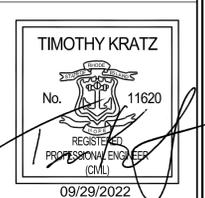
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WASHVILLE CARWASH

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**1300-1310 OAKLAWN AVE.
CRANSTON, RI 02920**
(PROVIDENCE COUNTY)

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DIMENSION SITE PLAN

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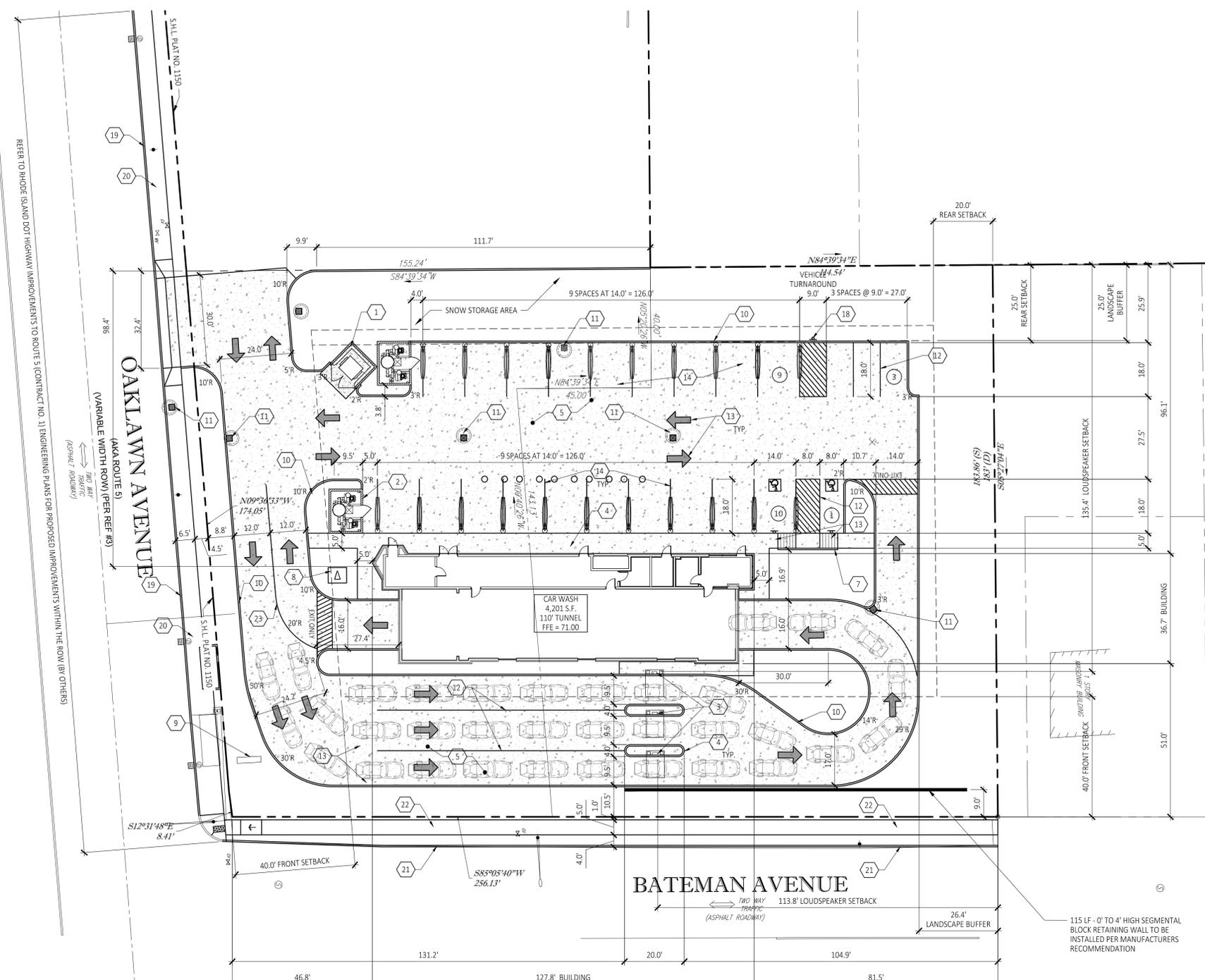
C1.20

PROPOSED SITE IMPROVEMENTS

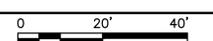
- VACUUM PRODUCER/TRASH ENCLOSURE, CONCRETE PAD AND PROTECTIVE BOLLARDS. SEE ARCH PLANS.
- VACUUM PRODUCER. SEE VENDOR PLANS.
- PAY STATION/CANOPY.
- PAY STATION ISLAND.
- CONCRETE PAVEMENT. SEE DETAILS 3/CS.01.
- CONCRETE SIDEWALK. WIDTH VARIES SEE PLAN.
- ACCESSIBLE CONCRETE CURB RAMP. SEE DETAIL 6/CS.01.
- TRANSFORMER PAD PER SERVICE PROVIDER SPECIFICATIONS.
- SITE ID SIGN.
- CONCRETE CURB. SEE DETAIL 7/CS.01.
- STORM WATER STRUCTURE. SEE STORM WATER MANAGEMENT PLAN C1.31.
- 4" PAINTED PARKING STRIPE. SEE DETAIL 9/CS.01.
- PAINTED DIRECTIONAL ARROW. SEE DETAIL 9/CS.01.
- VACUUM CANOPY. BY VENDOR.
- BARRIER-FREE PARKING STALL. SEE DETAIL 5/CS.01.
- BARRIER-FREE PARKING SIGNS. SEE DETAIL 8/CS.01.
- BARRIER-FREE ACCESSIBLE RAMP. SEE DETAIL 1/CS.02.
- "NO PARKING" SIGN.
- OAKLAWN ROW CONCRETE CURB. REFER TO RIDOT HIGHWAY IMPROVEMENT PLANS.
- OAKLAWN ROW CONCRETE SIDEWALK. REFER TO RIDOT HIGHWAY IMPROVEMENT PLANS.
- BATEMAN ROW CONCRETE CURB.
- BATEMAN ROW CONCRETE SIDEWALK.
- 4" PAINTED YELLOW LANE STRIPE

GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- NOTIFY OWNER OF ANY DISCREPANCIES.
- SEE SURVEY FOR ALL EXISTING CONDITIONS.
- ALL WORK IN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.



DIMENSION SITE PLAN
SCALE: 1" = 20'-0"



FILE NAME: \\Shared\Clients\Steele\Washville\Cranston\BID\Site\Drawings\C1.20.dwg LAST SAVED BY: Pastarna, Oshaido SAVED DATE: 9/29/2022 8:43 AM PLOTTED: 9/29/2022 9:07 AM

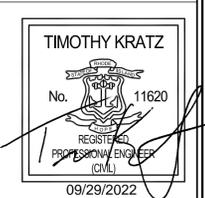
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CONSULTANT



SEAL



CUSTOMER



PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1300-1310 OAKLAWN AVE.
CRANSTON, RI 02920
(PROVIDENCE COUNTY)

SHEET TITLE

GRADING PLAN

SHEET MANAGEMENT

PROJECT NO.: CRANSTON
DATE: -
CRITERIA: 110' TUNNEL
PROJECT MANAGER: -
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SHEET NUMBER

C1.30

BENCHMARKS:

AS PER SURVEY NOTES:

SITE BENCHMARK 1: MAG NAIL SET IN POLE CE 43XS NYNEX 97 1/2
ELEV = 351.57

SITE SPECIFIC GRADING GENERAL NOTES:

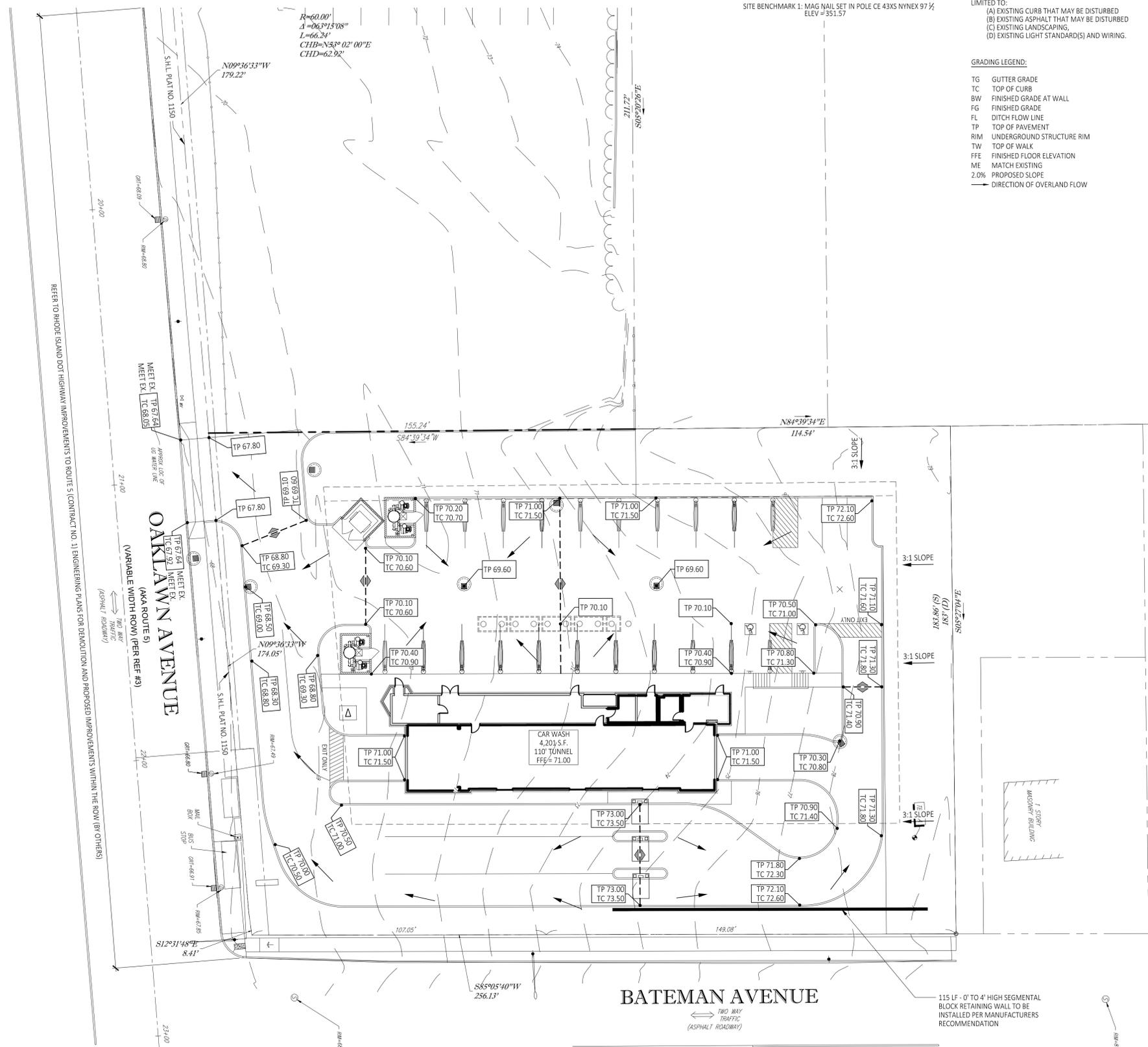
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING SITE IMPROVEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION. THIS SHALL INCLUDE, AND IS NOT NECESSARILY LIMITED TO:
(A) EXISTING CURB THAT MAY BE DISTURBED
(B) EXISTING ASPHALT THAT MAY BE DISTURBED
(C) EXISTING LANDSCAPING,
(D) EXISTING LIGHT STANDARD(S) AND WIRING.

GRADING LEGEND:

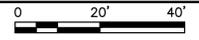
- TG GUTTER GRADE
- TC TOP OF CURB
- BW FINISHED GRADE AT WALL
- FG FINISHED GRADE
- FL DITCH FLOW LINE
- TP TOP OF PAVEMENT
- RIM UNDERGROUND STRUCTURE RIM
- TW TOP OF WALK
- FFE FINISHED FLOOR ELEVATION
- ME MATCH EXISTING
- 2.0% PROPOSED SLOPE
- DIRECTION OF OVERLAND FLOW

GRADING NOTES:

- VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE DRAWINGS AND PROJECT MANUAL, AND WITH LOCAL JURISDICTIONAL AUTHORITY STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- THE PROJECT SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES, ENSURING NO AREAS OF STANDING WATER.
- THE GENERAL CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE ANY AND ALL STRUCTURES, PIPE, UTILITY, PAVEMENT, CURB, SIDEWALK, LANDSCAPED AREA, ETC. DISTURBED WITHIN THE SITE AND/OR ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. SUCH FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE AFFECTED OWNER(S).
- UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE GENERAL CONTRACTOR AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE, AFTER SUBGRADE IS ROUGH GRADED.
- UNLESS OTHERWISE EXPRESSLY INDICATED HEREON, FINISHED GRADES ARE TO MATCH ADJACENT EXISTING GRADES.
- THE GENERAL CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. SEE SESC PLAN ON SHEET C1.11 FOR LIMIT OF DISTURBANCE. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS, UNLESS HEREON EXPRESSLY INDICATED OTHERWISE.
- ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS AND MATERIALS OF CONSTRUCTION TO COMPLETE THE CONSTRUCTION PER THE DRAWINGS AND PROJECT MANUAL. ADDITIONALLY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, AS WELL AS THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE PROJECT.
- PER TOWNSHIP STANDARDS, ALL STORMWATER RUNOFF SHALL BE CONTAINED AND COLLECTED ON-SITE TO BE CONVEYED UNDERGROUND TO THE EXISTING STORMWATER MANAGEMENT SYSTEM.

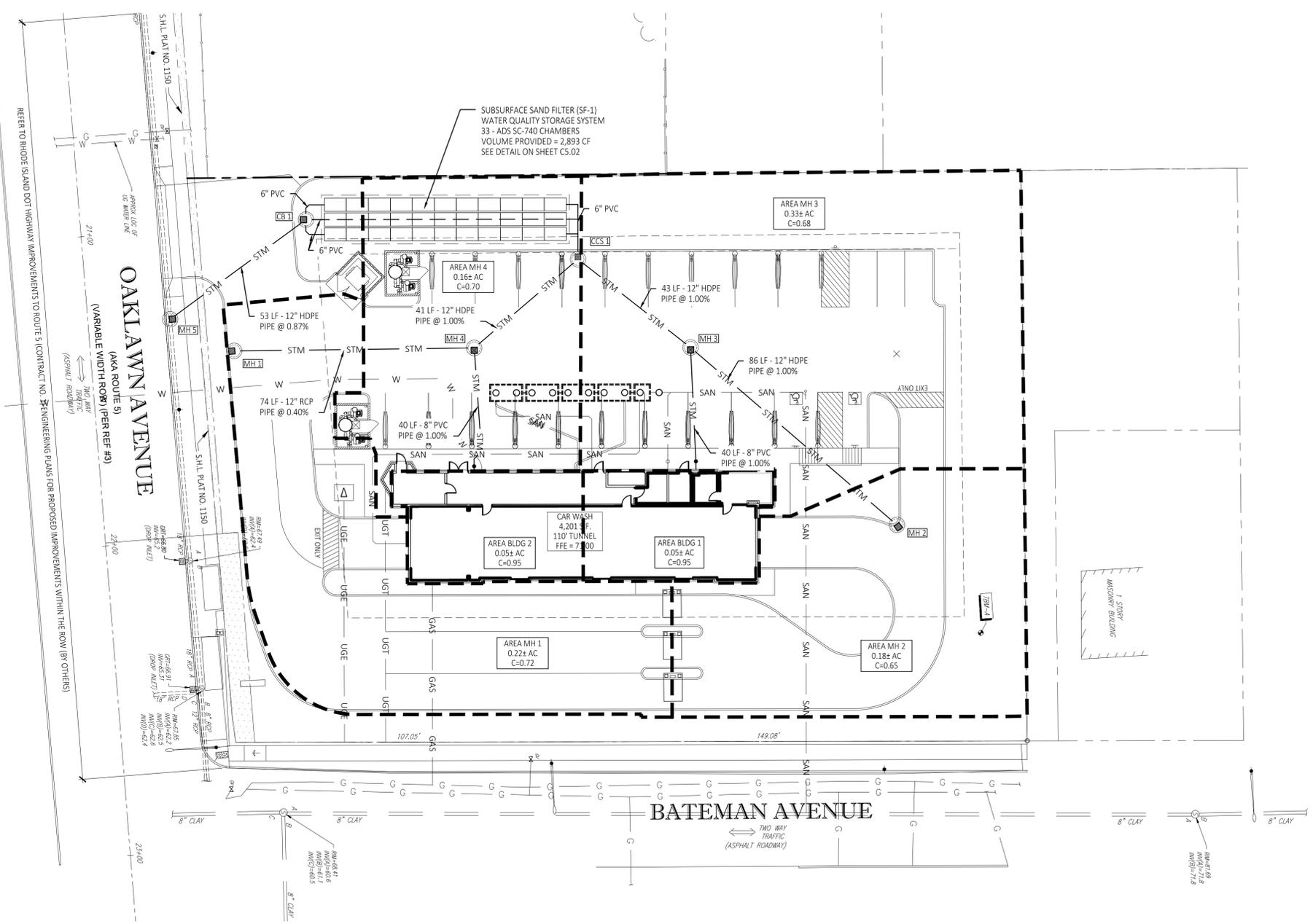


GRADING PLAN
SCALE: 1" = 20'-0"



PROPOSED:		EXISTING:	
STORM SEWER	STM	PROPERTY LINE	EDGE OF WOODS
ROOF DRAIN	RD	EDGE OF PAVEMENT	CONCRETE
SANITARY SEWER	SAN	EDGE OF GRAVEL	MONITORING WELL
WATER MAIN/SERVICE	W	OVERHEAD UTILITY LINES	IRON PIPE OR REBAR
GAS MAIN/SERVICE	GAS	DRAINAGE LINE	GRANITE OR CONCRETE BOUND (GB OR CB)
ELECTRIC SERVICE	UGE	SEWER LINE	UTILITY POLE
TELEPHONE SERVICE	UGT	GAS LINE	SEWER MANHOLE
OVERHEAD UTILITIES	OH	TEL. LINE	DRAIN MANHOLE
PROPOSED UTILITIES BY OTHERS	STM	UNDERGROUND ELECT.	CATCH BASIN
STORM MANHOLE	STM	DOUBLE YELLOW LINE	WATER SHUTOFF
CATCH BASIN	CB	SINGLE WHITE LINE	WATER VALVE
YARD BASIN	YB	VERTICAL OR SLOPED GRANITE CURB	GAS SHUTOFF
FLARED END SECTION	FES	IRRIGATION CONTROL VALVE	
SANITARY MANHOLE	SMH		
SANITARY CLEANOUT	SC		

LEGEND



STRUCTURE TABLE				
NAME:	DETAILS:	DESCRIPTION:	N	E
MH 1	RIM = 68.50 12" E INV OUT = 66.00	4' Diameter Concentric Cylindrical Manhole Structure with Open Lid Frame and Cover	334324.62	236805.32
MH 2	RIM = 70.30 12" NW INV OUT = 67.30	4' Diameter Concentric Cylindrical Manhole Structure with Open Lid Frame and Cover	334543.35	236763.43
MH 3	RIM = 69.60 8" SE INV IN = 66.60 12" SE INV IN = 66.44 12" NW INV OUT = 66.44	4' Diameter Concentric Cylindrical Manhole Structure with Open Lid Frame and Cover	334471.82	236817.37
MH 4	RIM = 69.60 8" SE INV IN = 66.60 12" SW INV IN = 65.70 12" NE INV OUT = 65.70	4' Diameter Concentric Cylindrical Manhole Structure Open Lid Frame and Cover	334402.08	236811.38
CB 1	RIM = 69.80 6" N INV IN = 67.50 4" NE INV IN = 63.50 12" SW INV OUT = 63.50	4' Diameter Concentric Cylindrical Catch Basin Structure	334347.31	236836.08
CCS 1	RIM = 71.00 12" SE INV IN = 66.01 12" SW INV IN = 65.54 6" N INV OUT = 65.50	Contech Cascade Separator Model CS-4 with Solid Lid Frame and Cover; See Detail on Sheet CS.02	334433.08	236843.41
MH 5	RIM = 67.77 12" NE INV IN = 63.04 EX 18" SE INV IN = 62.94	4' Diameter Concentric Cylindrical Manhole Structure with Solid Lid Frame and Cover; Construct Over Ex 18" RCP Storm Sewer; Lat: 41.733274, Long: -71.477235	334303.13	236813.72

STRUCTURE TABLE

UTILITY EASEMENT NOTE:
REFER TO THE BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR INFORMATION REGARDING EXISTING EASEMENTS.

UTILITY CROSSING NOTE:
SEE SHEET C1.40 FOR UTILITY CROSSINGS.

- STORM STRUCTURE NOTES:**
- SEE DETAILS ON SHEET CS.02.
 - ALL STORM STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS AND DETAILS UNLESS NOTED OTHERWISE.
 - PROVIDE INLET FILTERS FOR ALL INLETS. FILTER SHALL BE REGULARLY MAINTAINED AND REMAIN IN PLACE UNTIL FINAL GRADES HAVE BEEN ESTABLISHED. REFER TO SHEET C1.11.
 - ALL STRUCTURE FRAME AND GRATES TO BE STANDARD UNLESS NOTED OTHERWISE.
 - NORTHING AND EASTING PER COORDINATE SYSTEM PROVIDED IN THE SURVEY AUTOCAD FILE PROVIDED BY RICHARD D. BARTLETT & ASSOCIATES, LLC.
 - ALL CATCH BASINS AND INLETS SHALL HAVE UNDERDRAINS INSTALLED, WRAPPED IN GEOTEXTILE AND PLACED IN THE SEWER TRENCH, NOT MORE THAN 3 FEET BELOW THE TOP OF THE CASTING.

sevan ENGINEERING
Regional Office:
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REVISIONS

NO.	DATE	DESCRIPTION
0	03.03.2022	SITE PLAN REVIEW
1	06.24.2022	REVISED PER RIDEM AND RIDOT
2	07.14.2022	REVISED PER RIDEM AND RIDOT
3	08.09.2022	REVISED PER CITY REVIEW
4	09.23.2022	REVISED PER CITY REVIEW
5	09.29.2022	REVISED PER LANDSCAPE REVIEW

CONSULTANT

SEAL

TIMOTHY KRATZ
No. 11620
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
09/29/2022

CUSTOMER

Washville
Your Hometown Car Wash

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

**1300-1310 OAKLAWN AVE.
CRANSTON, RI 02920**
(PROVIDENCE COUNTY)

SHEET TITLE

**STORM WATER
MANAGEMENT PLAN**

SHEET MANAGEMENT

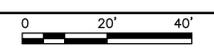
PROJECT NO.:	CRANSTON
DATE:	
CRITERIA:	110' TUNNEL
PROJECT MANAGER:	

SHEET NUMBER

C1.31

FILE NAME: \\S:\Shared\Clients\Stetley\Washville\Cranston\BID\ComDoc\C1.31.dwg LAST SAVED BY: Patrina, Ovelabo SAVED DATE: 9/29/2022 8:55 AM PLOTTED: 9/29/2022 9:08 AM

STORM WATER MANAGEMENT PLAN
SCALE: 1" = 20'-0"



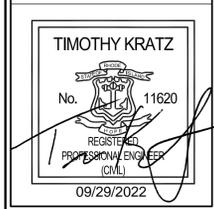
REVISIONS

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CONSULTANT



SEAL



CUSTOMER



PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1300-1310 OAKLAWN AVE.
CRANSTON, RI 02920
(PROVIDENCE COUNTY)

SHEET TITLE

UTILITY PLAN

SHEET MANAGEMENT

PROJECT NO.: CRANSTON
DATE: -
CRITERIA: 110' TUNNEL
PROJECT MANAGER: -
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SHEET NUMBER

C1.40

PROPOSED:		EXISTING:	
STORM SEWER	STM	PROPERTY LINE	---
ROOF DRAIN	---	EDGE OF PAVEMENT	---
SANITARY SEWER	SAN	EDGE OF GRAVEL	---
WATER MAIN/SERVICE	W	OVERHEAD UTILITY LINES	OH
GAS MAIN/SERVICE	G	DRAINAGE LINE	D
ELECTRIC SERVICE	UGE	SEWER LINE	S
TELEPHONE SERVICE	UGT	GAS LINE	G
OVERHEAD UTILITIES	OH	TEL. LINE	T
PROPOSED UTILITIES BY OTHERS	STM	UNDERGROUND ELECT.	UG
STORM MANHOLE	(Symbol)	DOUBLE YELLOW LINE	DYL
CATCH BASIN	(Symbol)	SINGLE WHITE LINE	SWL
YARD BASIN	(Symbol)	VERTICAL OR SLOPED GRANITE CURB	VOC OR SGC
FLARED END SECTION	(Symbol)	IRRIGATION CONTROL VALVE	(Symbol)
SANITARY MANHOLE	(Symbol)		
SANITARY CLEANOUT	(Symbol)		
TRANSFORMER	(Symbol)	EDGE OF WOODS	(Symbol)
LIGHT POLE	(Symbol)	CONCRETE	(Symbol)
WATER VALVE	(Symbol)	MONITORING WELL	(Symbol)
FIRE HYDRANT	(Symbol)	IRON PIPE OR REBAR	(Symbol)
		GRANITE OR CONCRETE BOUND (GB OR CB)	(Symbol)
		UTILITY POLE	(Symbol)
		SEWER MANHOLE	(Symbol)
		DRAIN MANHOLE	(Symbol)
		CATCH BASIN	(Symbol)
		HYDRANT	(Symbol)
		WATER SHUTOFF	(Symbol)
		WATER VALVE	(Symbol)
		GAS SHUTOFF	(Symbol)

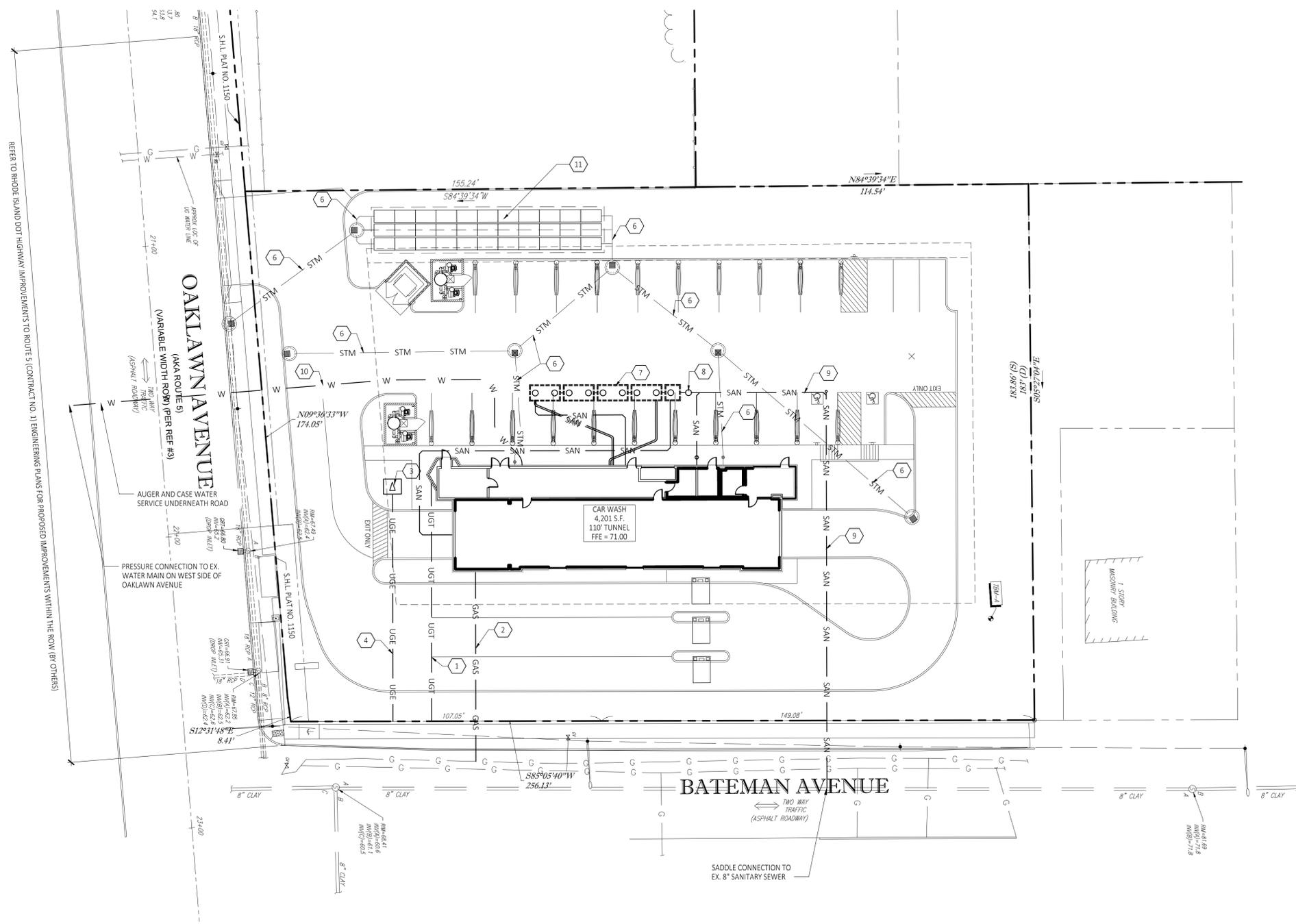
LEGEND

NOTE: (*)
SANITARY CONNECTION INVERT BASED ON MINIMUM SLOPE. GC TO VERIFY EXISTING SANITARY LEAD INVERT DURING CONSTRUCTION AND NOTIFY OWNER'S CONSTRUCTION REPRESENTATIVE OF ANY DISCREPANCIES.

UTILITY EASEMENT NOTE:
REFER TO THE BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR INFORMATION REGARDING EXISTING EASEMENTS.

DRY UTILITY NOTE:
THE ROUTING FOR TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC, IF SHOWN, IS FOR SCHEMATIC PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL CONTACT THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE ACTUAL ROUTE FOR SERVICING THE BUILDING AND COORDINATE THEIR CONSTRUCTION.

- (X) PROPOSED UTILITY KEYED NOTES**
- TELECOMMUNICATION SERVICE.
 - NATURAL GAS SERVICE.
 - GENERAL CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD PER SERVICE PROVIDER SPECIFICATIONS RELATING TO LOCATION CONDUIT STUB-UP LOCATIONS, PAD SIZE AND OBSTRUCTION CLEARANCE.
 - ELECTRIC SERVICE
 - SITE LIGHT. SEE ARCHITECTURAL SHEETS AND SITE ELECTRICAL PLAN FOR CIRCUITING AND LIGHT POLE BASE DETAILS. SEE SITE PHOTOMETRIC PLAN.
 - STORM SEWER. SEE SHEET C1.31 FOR PIPE DIAMETER AND SLOPE.
 - WATER RECLAMATION SYSTEM. SEE ARCHITECTURAL AND PLUMBING PLANS.
 - SAMPLE BOX. SEE ARCHITECTURAL AND PLUMBING PLANS.
 - PROVIDE AND INSTALL 6" PVC SDR-26 SANITARY SERVICE AT 1% SLOPE WITH CLEANOUTS 5' OUTSIDE OF FOUNDATION AND AT EVERY HORIZONTAL AND VERTICAL BEND. TIE INTO EXISTING SANITARY LINE. MAKE CONNECTION TO EXISTING SANITARY LEAD PER MUNICIPAL STANDARDS.
 - PROVIDE AND INSTALL 3" DUCTILE IRON PIPE WATER SERVICE LINE (MIN. DEPTH 5.0'). PROVIDE 18" CLEARANCE AT ALL UTILITY CROSSINGS. MAKE CONNECTION AT EXISTING SERVICE LEAD PER MUNICIPAL STANDARDS.
 - SUBSURFACE SAND FILTER SYSTEM. SEE SHEET CS.02 FOR DETAILS.



UTILITY PLAN
SCALE: 1" = 20'-0"

