

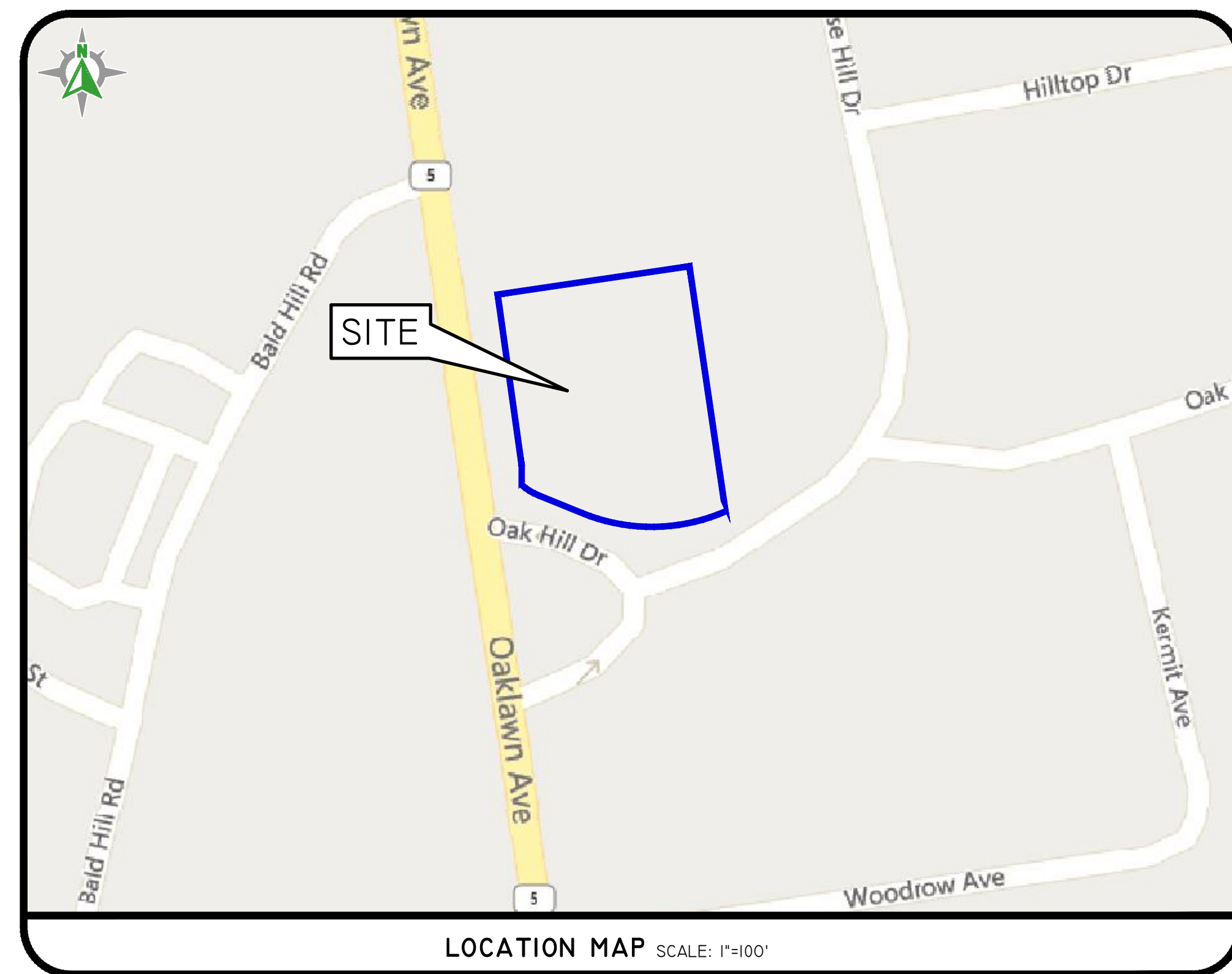
PERMITTING PLANS

BREWED AWAKENINGS

LOCATED ON 1234 OAKLAWN AVE

CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 15-1 LOT 1015

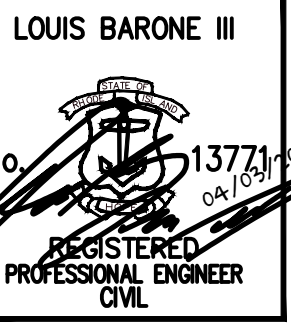


SHEET LIST TABLE

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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.

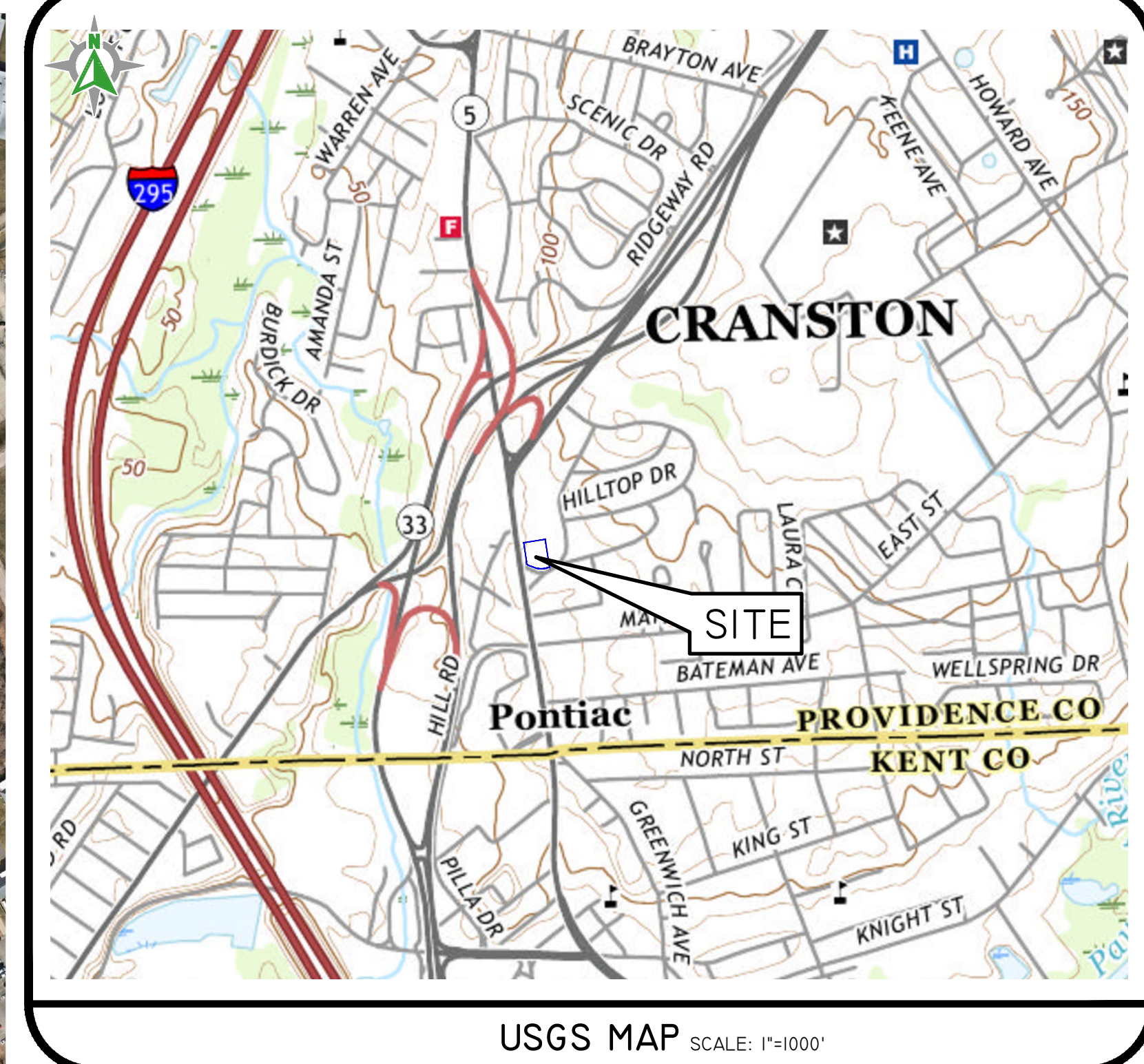
RIDOT
 THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE RATE OF STORMWATER RUNOFF ONTO THE STATE HIGHWAY. ALL WORK WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE RI STANDARD SPECIFICATIONS, DETAILS, AND ADDENDUMS.



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER, NOT WORKING PLANS BY ANY OTHER PARTY.
 THE CONTRACTOR SHALL VERIFY ALL UTILITIES, PERMITS, AND OSHA METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN, PRIOR TO THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING PERMITS OR UTILITIES INFORMATION FROM ANY OTHER SOURCE. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	J.W.S.	B.T.
1	06-03-2024	PRELIMINARY PLAN SUBMISSION		
DRAWN BY: J.W.S.			DESIGN BY: J.W.S.	

Z:\DEPT\PROJECTS\0233-001 OAKLAWN AVENUE (23A)\AUTOCAD DRAWINGS\0233-001-CVAR.DWG PLOTTED: 4/2/2024



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/27/2023.
SCALE: 1"=250'
0 125' 250' 500'

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LOUIS BARONE III
No. 13771
REGISTERED PROFESSIONAL ENGINEER CIVIL

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NO.	DATE	DESCRIPTION	J.W.S.	B.T.
02-03-2024		PRELIMINARY PLAN SUBMISSION		DESIGN BY: J.W.S.

AERIAL & HALF-MILE RADIUS
BREWED AWAKENINGS
ASSESSOR'S PLAT 15-1 LOT 1015
CRANSTON, RHODE ISLAND

PREPARED FOR:
BREWED AWAKENINGS
1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL 401-275-6654

DE: JOB NO. 2332481 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT I5-1 LOT 1015 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 6549 PAGE 335 IS CHAYCHEN, LLC..
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0426H, 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 C-4 BASED ON CITY OF CRANSTON GIS MAPS. 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 NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 23, 2024. 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.

PLAN REFERENCES:

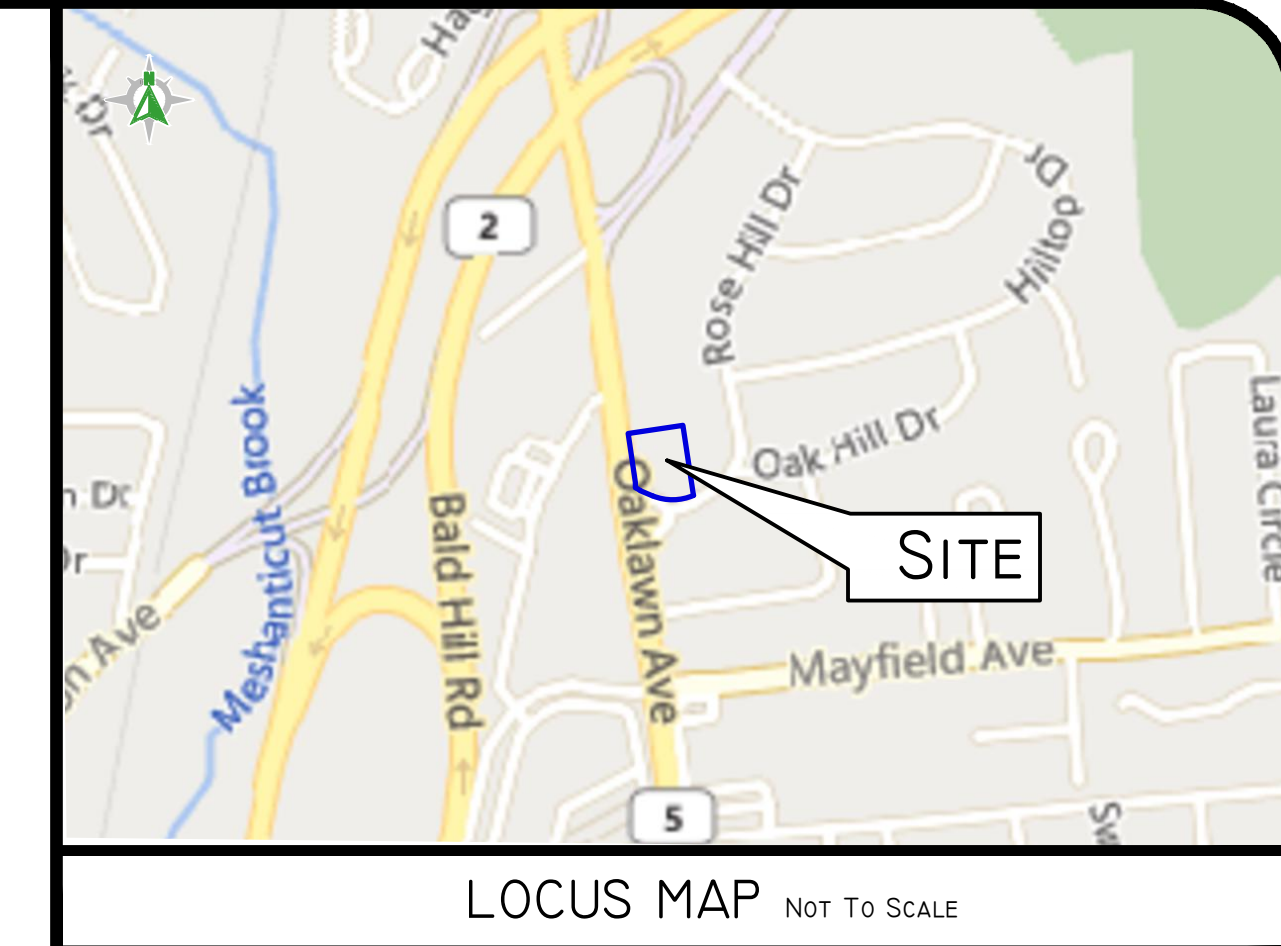
- RI HIGHWAY PLAT I150
- RI HIGHWAY PLAT 6048
- "OAK HILL TERRACE, CRANSTON RI, BELONGING TO R.I. HOME BUILDERS, INC." BY WATERMAN ENGINEERING CO. DATED AUG. 1946, SCALE 1" = 80', RECORDED IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS ON PLAT CARD 355.
- "SUBDIVISION OF LOT B ON OAK HILL TERRACE, CRANSTON RI, BELONGING TO SUSIE MELOCARRO AND ROSE PICERNE" BY WATERMAN ENGINEERING CO. DATED AUG. 1947, SCALE 1" = 80', RECORDED IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS ON PLAT CARD 360.

LIST OF POSSIBLE ENCROACHMENTS:

- STORAGE BOXES OVER PROPERTY LINE
- METAL GUARDRAIL OVER PROPERTY LINE
- 6 PARKING SPACES OVER PROPERTY LINE

LEGEND

- | | | | | | |
|--|--------------------|----------|-----------------|--|--------------------|
| | WATER LINE | 123/1234 | DEED BOOK/PAGE | | BOLLARD |
| | SEWER LINE | AP | ASSESSOR'S PLAT | | SOIL EVALUATION |
| | SEWER FORCE MAIN | HC | HANDICAPPED | | CATCH BASIN |
| | GAS LINE | N/F | NOW OR FORMERLY | | 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 | | | | DRAINAGE MANHOLE |
| | MAJOR CONTOUR LINE | | | | FLARED END SECTION |
| | PROPERTY LINE | | | | GUY POLE |
| | ASSESSORS LINE | | | | ELECTRIC MANHOLE |
| | TREELINE | | | | LIGHTPOST |
| | GUARDRAIL | | | | WELL |
| | FENCE | | | | MONITORING WELL |
| | RETAINING WALL | | | | BENCH MARK |
| | STONE WALL | | | | TREE |



LOCUS MAP NOT TO SCALE

UTILITY NOTES

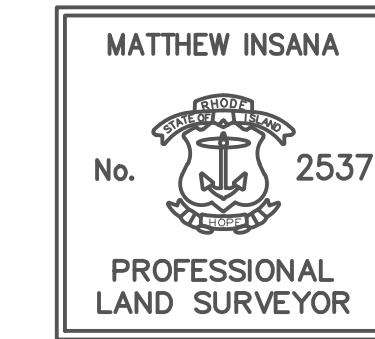
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CIVASCS STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND 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 UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION OBTAINED FROM PROVIDENCE WATER
 - SEWER INFORMATION OBTAINED FROM MESHANICUT VALLEY SEWER SYSTEM, PART 4, BY CHARLES A. MAGUIRE & ASSOCIATES, DATED MAY 1964 AND ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - GAS INFORMATION OBTAINED FROM NATIONAL GRID
 - ELECTRIC INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

SURVEYOR'S CERTIFICATE

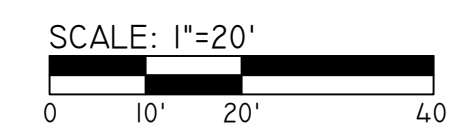
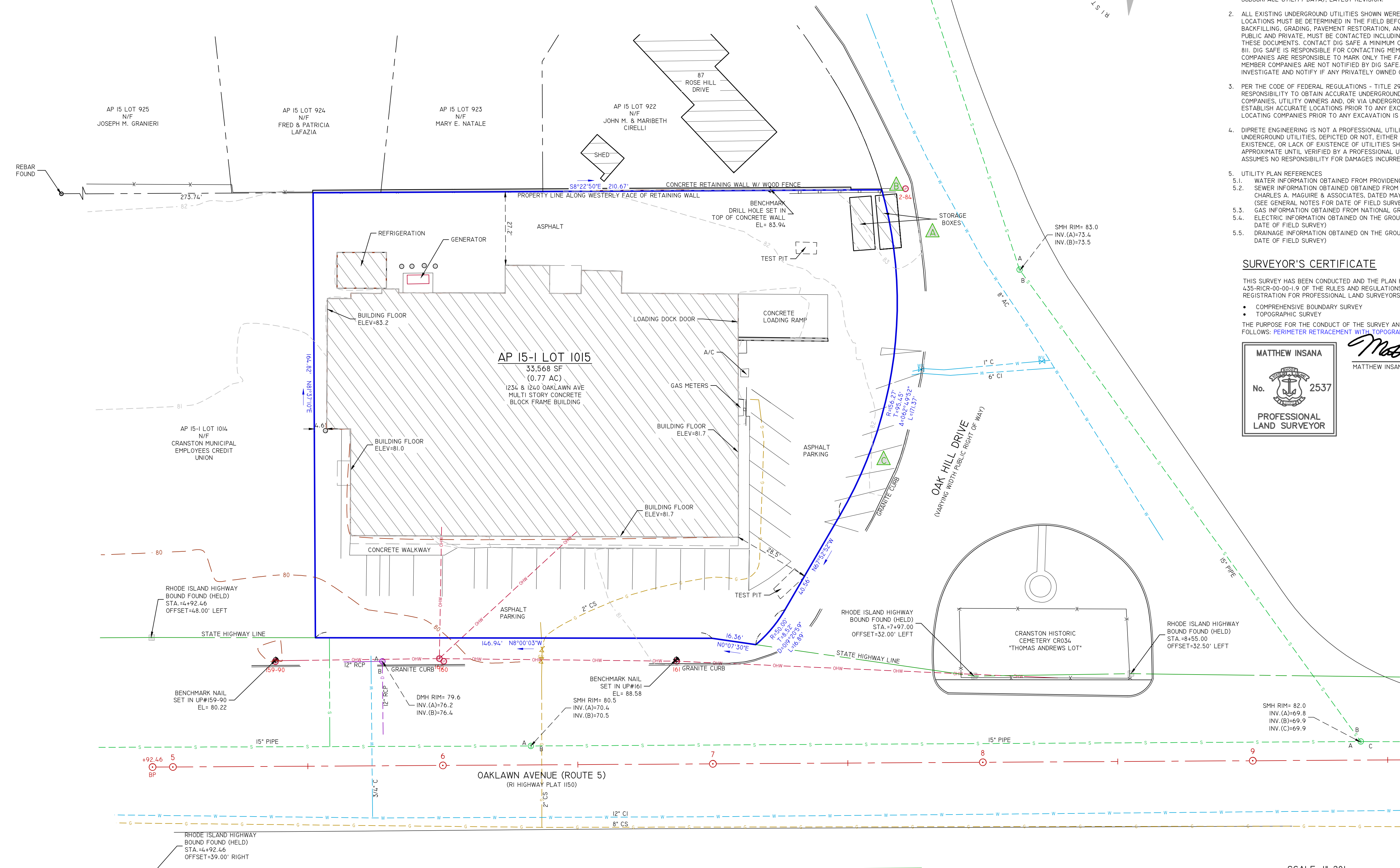
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY 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 FOR SITE ENGINEERING AND PERMITTING.



Matthew Insana
 MATTHEW INSANA, RIPLS #2537, CDA #LS.000A160
 3/5/24









Diprete Engineering
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 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

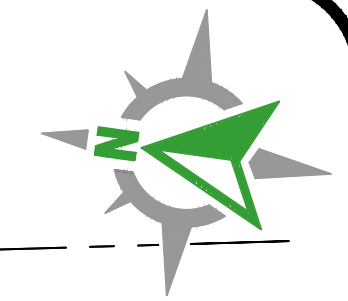
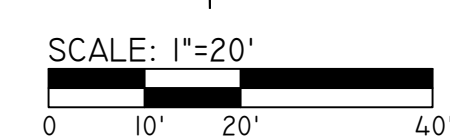
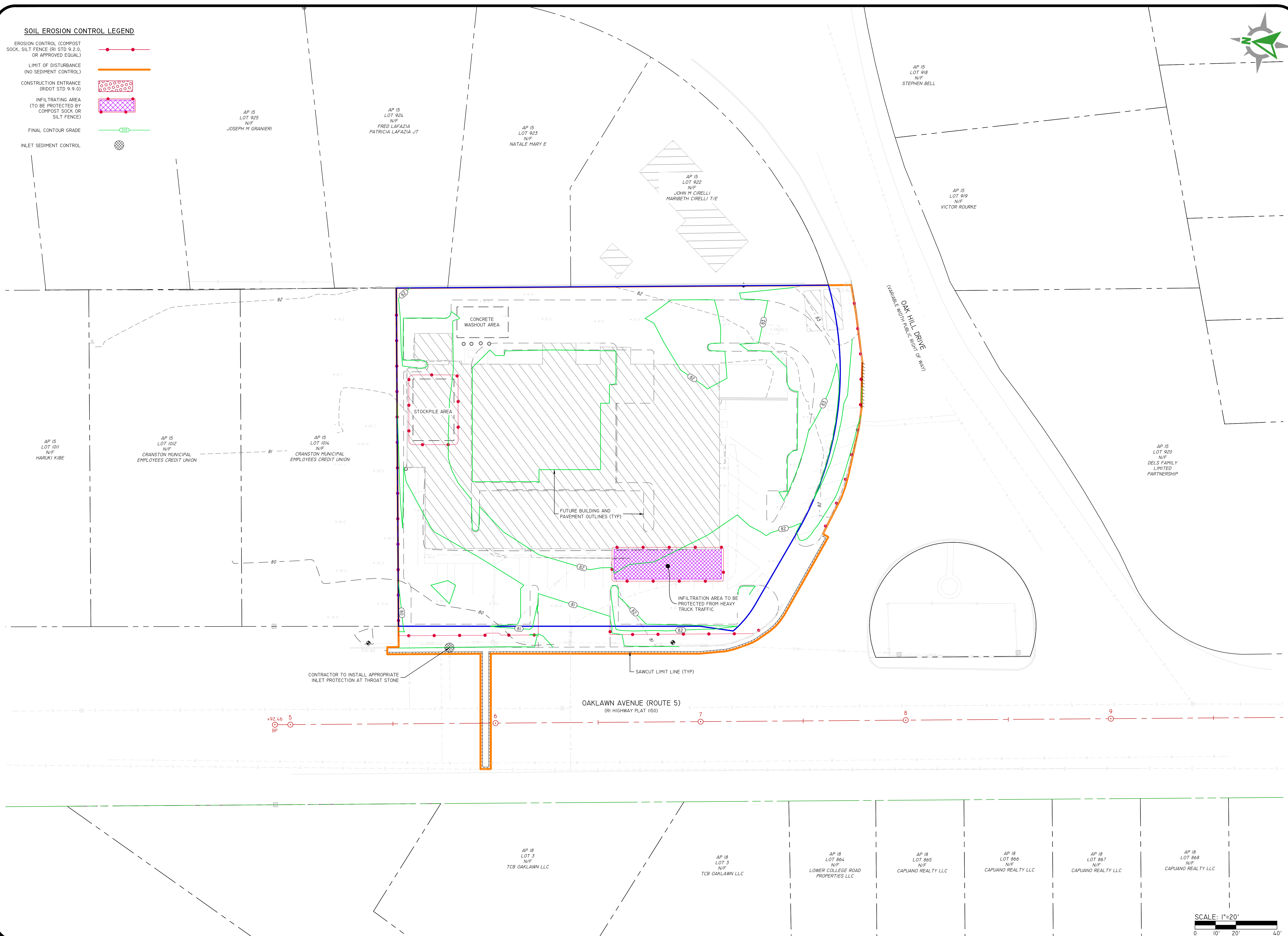
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EXISTING CONDITIONS PLAN
 1234 OAKLAWN AVENUE
 AP 15-1 LOT 1015
 CITY/TOWN, RHODE ISLAND
 PREPARED FOR:
 MRS. DEBORAH CLIFT
 529 RESERVOIR AVENUE, CRANSTON, RHODE ISLAND 02910

z:\bham\projects\2333-000 oaklawn avenue 1234\subcond drawings\2333-001 excd.dwg Plotted: 3/5/2024

SOIL EROSION CONTROL LEGEND

- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL)) 
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL) 
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0) 
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE) 
- FINAL CONTOUR GRADE 
- INLET SEDIMENT CONTROL 



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LOUIS BARONE III
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 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. SEE UTILITY NOTES ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	DATE
1	06-20-2024	PRELIMINARY PLAN SUBMISSION	J.W.S.	
2			J.W.S.	

SOIL EROSION & SEDIMENT CONTROL PLAN

BREWED AWAKENINGS
 ASSESSOR'S PLAT 15-1 LOT 1015
 CRANSTON, RHODE ISLAND

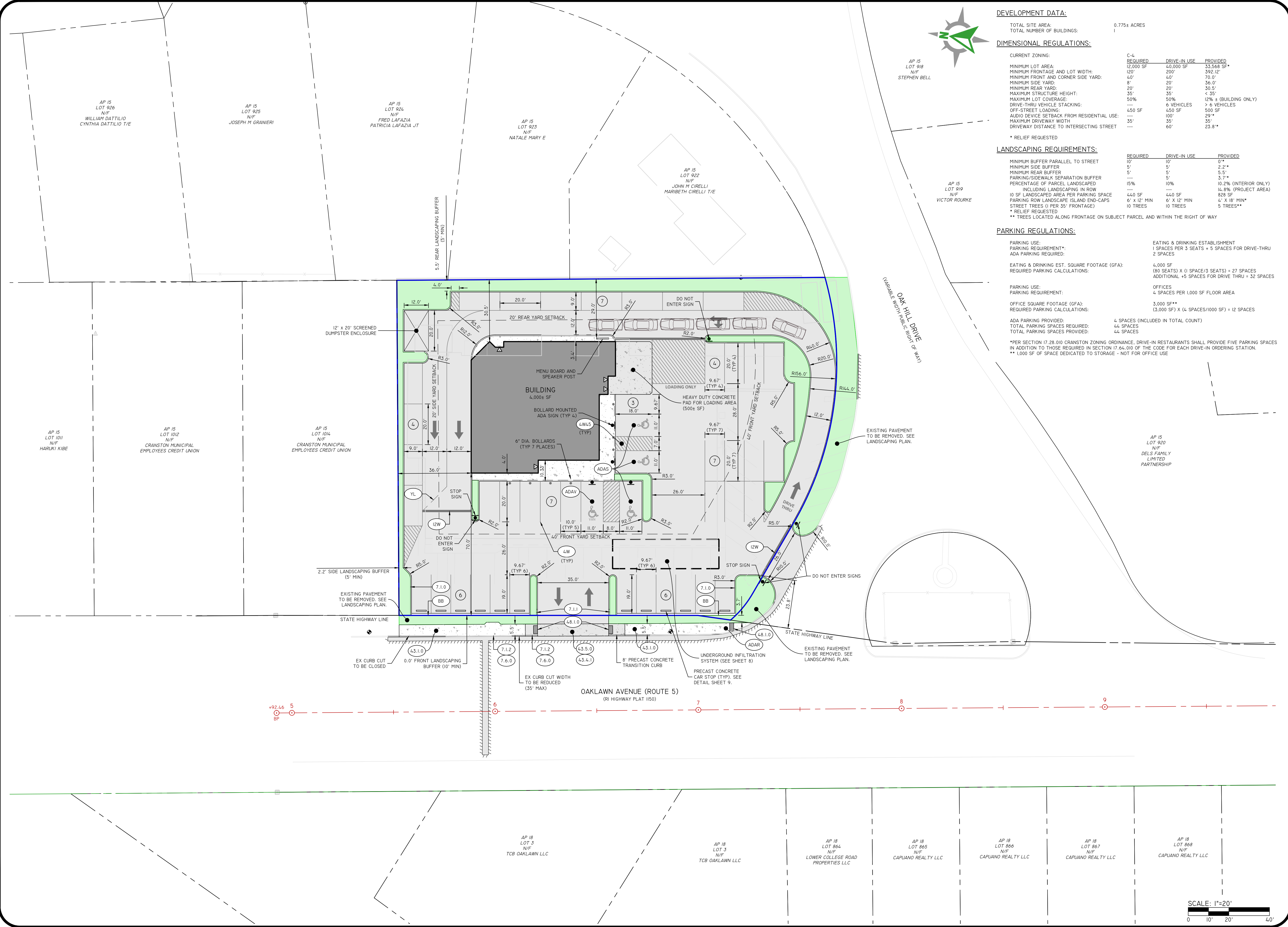
PREPARED FOR:
BREWED AWAKENINGS
 1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
 TEL: 401-275-6654

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SHEET **5** OF 11

Z:\DEVELOPMENT\PROJECTS\2332-001 OAKLAWN AVENUE (123A)\AUTOCAD DRAWINGS\2332-001-PLAN.DWG: PLOT1185: 4/12/2024

Z:\DEVELOPMENT\PROJECTS\0233-001 OAKLAWN AVENUE (12A)\AUTOCAD DRAWINGS\0233-001-PLAN.DWG: PLOT125: 4/12/2024



DEVELOPMENT DATA:

TOTAL SITE AREA: 0.775± ACRES
 TOTAL NUMBER OF BUILDINGS: 1

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C-4	REQUIRED	DRIVE-IN USE	PROVIDED
MINIMUM LOT AREA:	12,000 SF	40,000 SF	33,568 SF*	
MINIMUM FRONTAGE AND LOT WIDTH:	120'	200'	392.12'	
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'	70.0'	
MINIMUM SIDE YARD:	8'	20'	36.0'	
MINIMUM REAR YARD:	20'	20'	30.5'	
MAXIMUM STRUCTURE HEIGHT:	35'	35'	< 35'	
MAXIMUM LOT COVERAGE:	50%	50%	12% ± (BUILDING ONLY)	
DRIVE-THRU VEHICLE STACKING:	---	6 VEHICLES	> 6 VEHICLES	
OFF-STREET LOADING:	450 SF	450 SF	500 SF	
AUDIO DEVICE SETBACK FROM RESIDENTIAL USE:	---	100'	29**	
MAXIMUM DRIVEWAY WIDTH:	35'	35'	35'	
DRIVEWAY DISTANCE TO INTERSECTING STREET:	---	60'	23.8**	

LANDSCAPING REQUIREMENTS:

	REQUIRED	DRIVE-IN USE	PROVIDED
MINIMUM BUFFER PARALLEL TO STREET	10'	10'	0**
MINIMUM SIDE BUFFER	5'	5'	2.2**
MINIMUM REAR BUFFER	5'	5'	5.5'
PARKING/SIDEWALK SEPARATION BUFFER	---	5'	3.7**
PERCENTAGE OF PARCEL LANDSCAPED	15%	10%	10.2% (INTERIOR ONLY)
INCLUDING LANDSCAPING IN ROW	---	---	16.2% (PROJECT AREA)
10 SF LANDSCAPED AREA PER PARKING SPACE	440 SF	440 SF	828 SF
PARKING ROW LANDSCAPE ISLAND END-CAPS	6' X 12' MIN	6' X 12' MIN	4' X 18' MIN*
STREET TREES (1 PER 35' FRONTAGE)	10 TREES	10 TREES	5 TREES**

PARKING REGULATIONS:

PARKING USE:	EATING & DRINKING ESTABLISHMENT
PARKING REQUIREMENT*:	1 SPACES PER 3 SEATS + 5 SPACES FOR DRIVE-THRU
ADA PARKING REQUIRED:	2 SPACES
EATING & DRINKING EST. SQUARE FOOTAGE (GFA):	4,000 SF
REQUIRED PARKING CALCULATIONS:	(80 SEATS) X (1 SPACE/3 SEATS) = 27 SPACES ADDITIONAL +5 SPACES FOR DRIVE THRU = 32 SPACES
PARKING USE:	OFFICES
PARKING REQUIREMENT:	4 SPACES PER 1,000 SF FLOOR AREA
OFFICE SQUARE FOOTAGE (GFA):	3,000 SF**
REQUIRED PARKING CALCULATIONS:	(3,000 SF) X (4 SPACES/1000 SF) = 12 SPACES
ADA PARKING PROVIDED:	4 SPACES (INCLUDED IN TOTAL COUNT)
TOTAL PARKING SPACES REQUIRED:	44 SPACES
TOTAL PARKING SPACES PROVIDED:	44 SPACES

*PER SECTION 17.28.010 GRANSTON ZONING ORDINANCE, DRIVE-IN RESTAURANTS SHALL PROVIDE FIVE PARKING SPACES IN ADDITION TO THOSE REQUIRED IN SECTION 17.64.010 OF THE CODE FOR EACH DRIVE-IN ORDERING STATION.
 ** 1,000 SF OF SPACE DEDICATED TO STORAGE - NOT FOR OFFICE USE

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NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	02-20-2024	PRELIMINARY PLAN SUBMISSION	J.W.S.	J.W.S.
2				

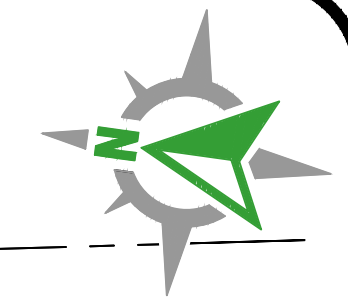
SITE LAYOUT PLAN
BREWED AWAKENINGS
 ASSESSOR'S PLAT 15-1 LOT 1015
 CRANSTON, RHODE ISLAND

PREPARED FOR:
BREWED AWAKENINGS
 1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
 TEL: 401-275-6654

BE: 028-NOV-2023-081 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SCALE: 1"=20'

SHEET 6 OF 11



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NO.	DATE	DESCRIPTION	J.W.S.	B.T.
1	10-03-2024	PRELIMINARY PLAN SUBMISSION	J.W.S.	B.T.
2			J.W.S.	B.T.

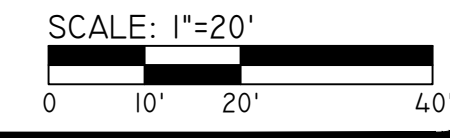
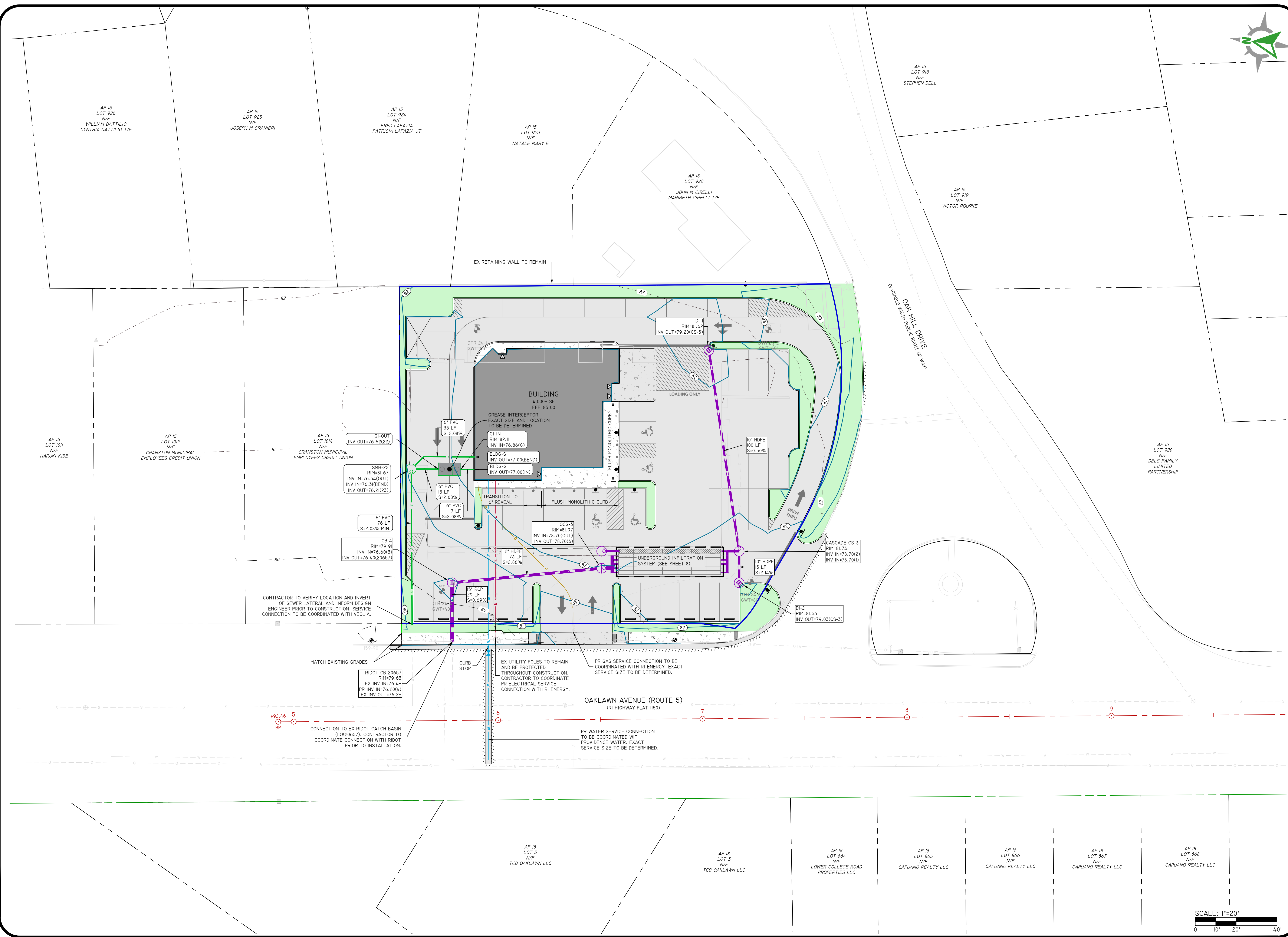
DESIGN BY: J.W.S.
DRAWN BY: J.W.S.

GRADING DRAINAGE & UTILITIES PLAN

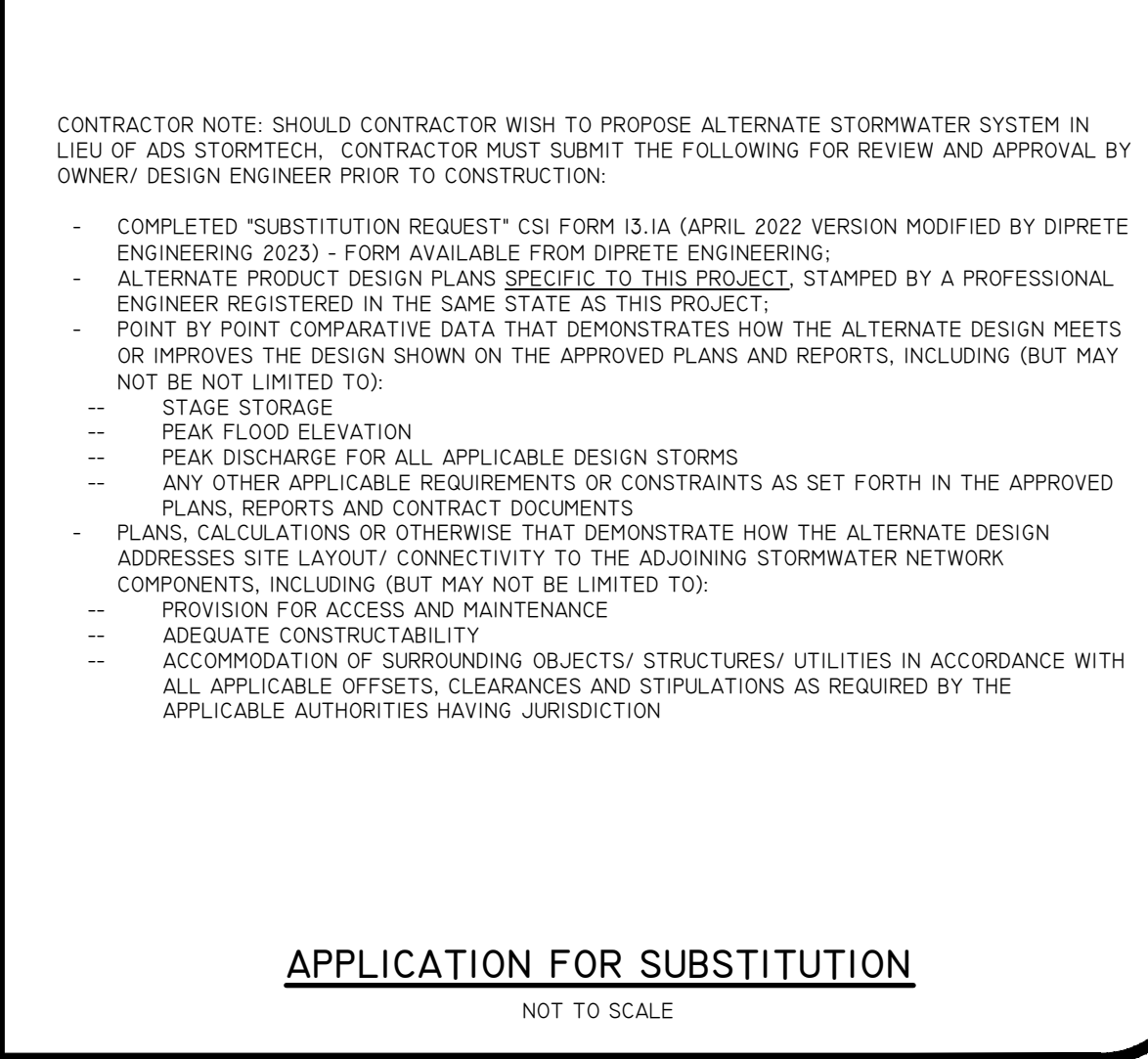
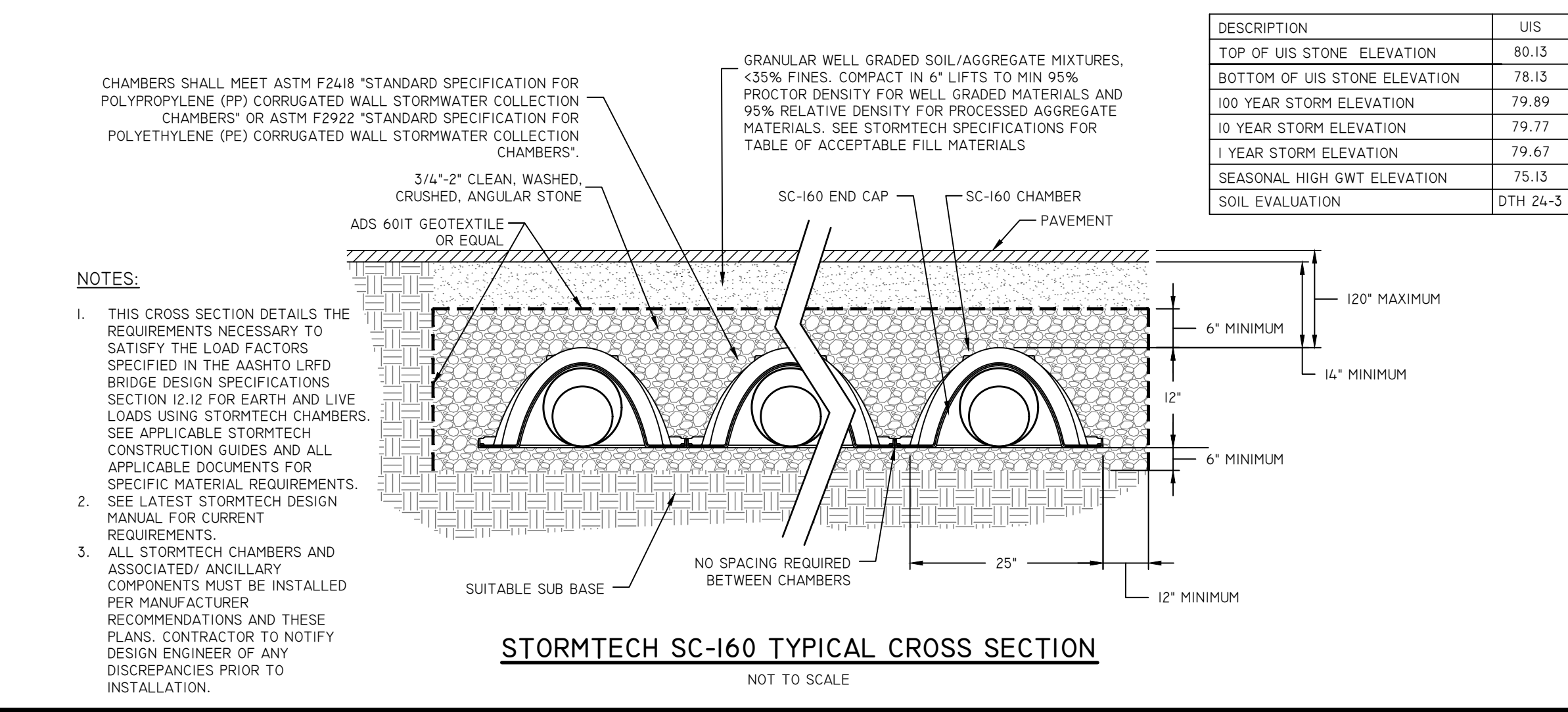
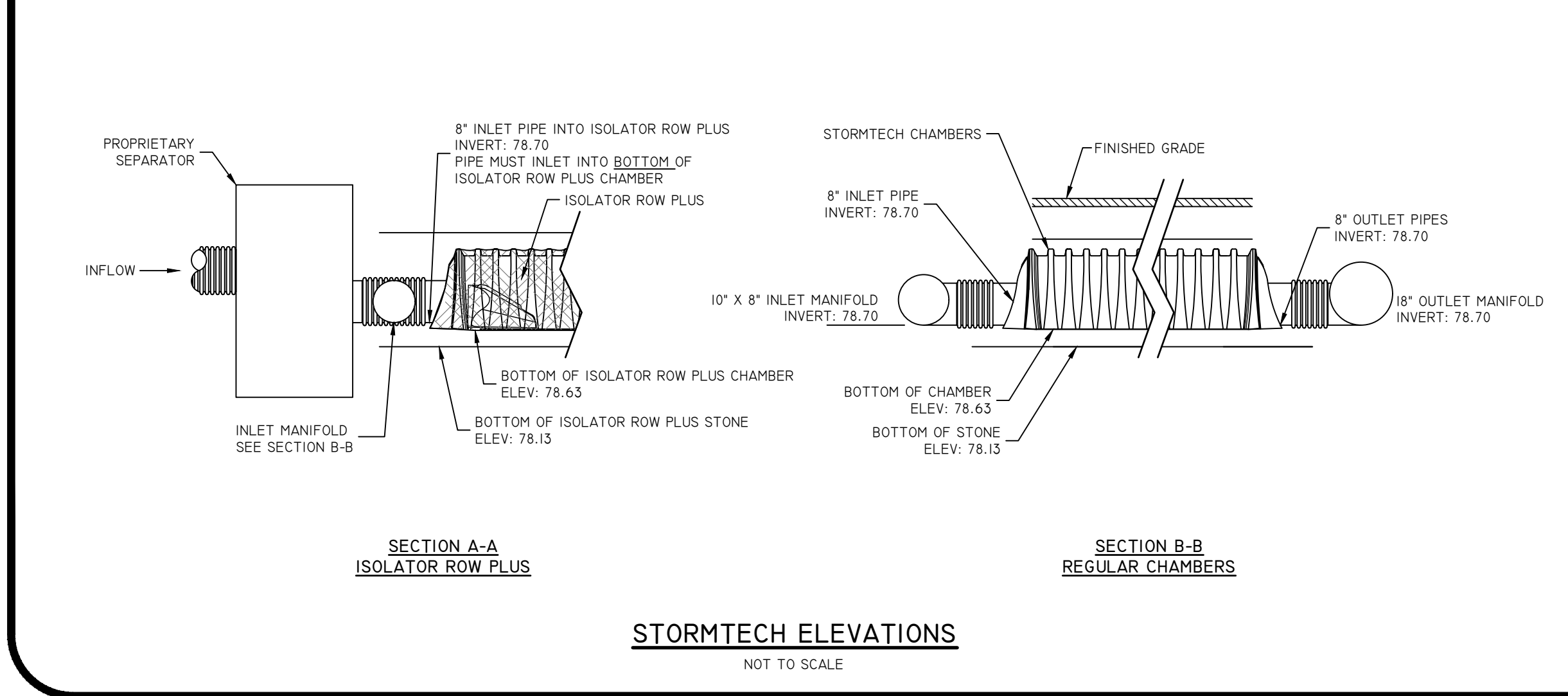
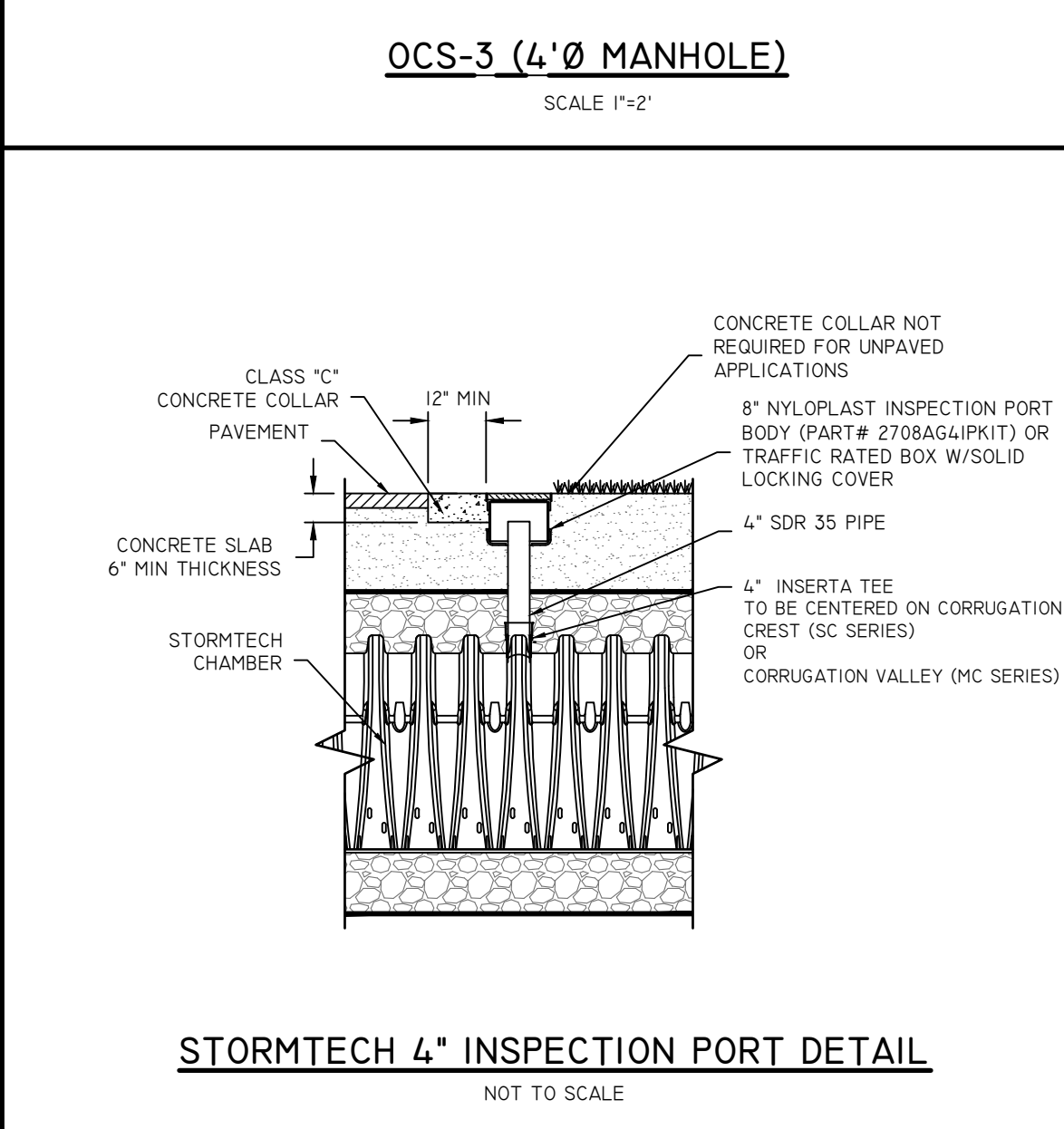
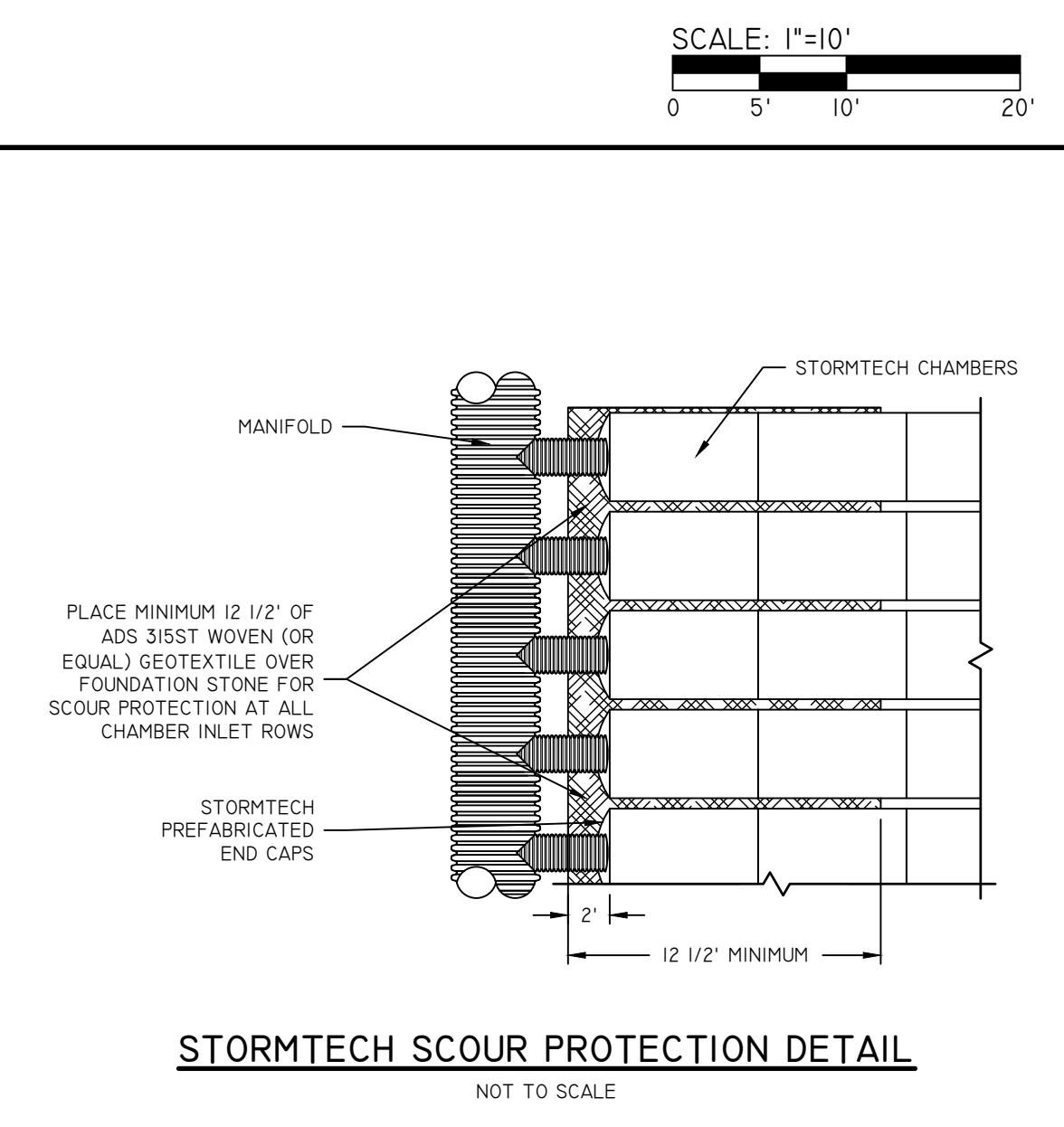
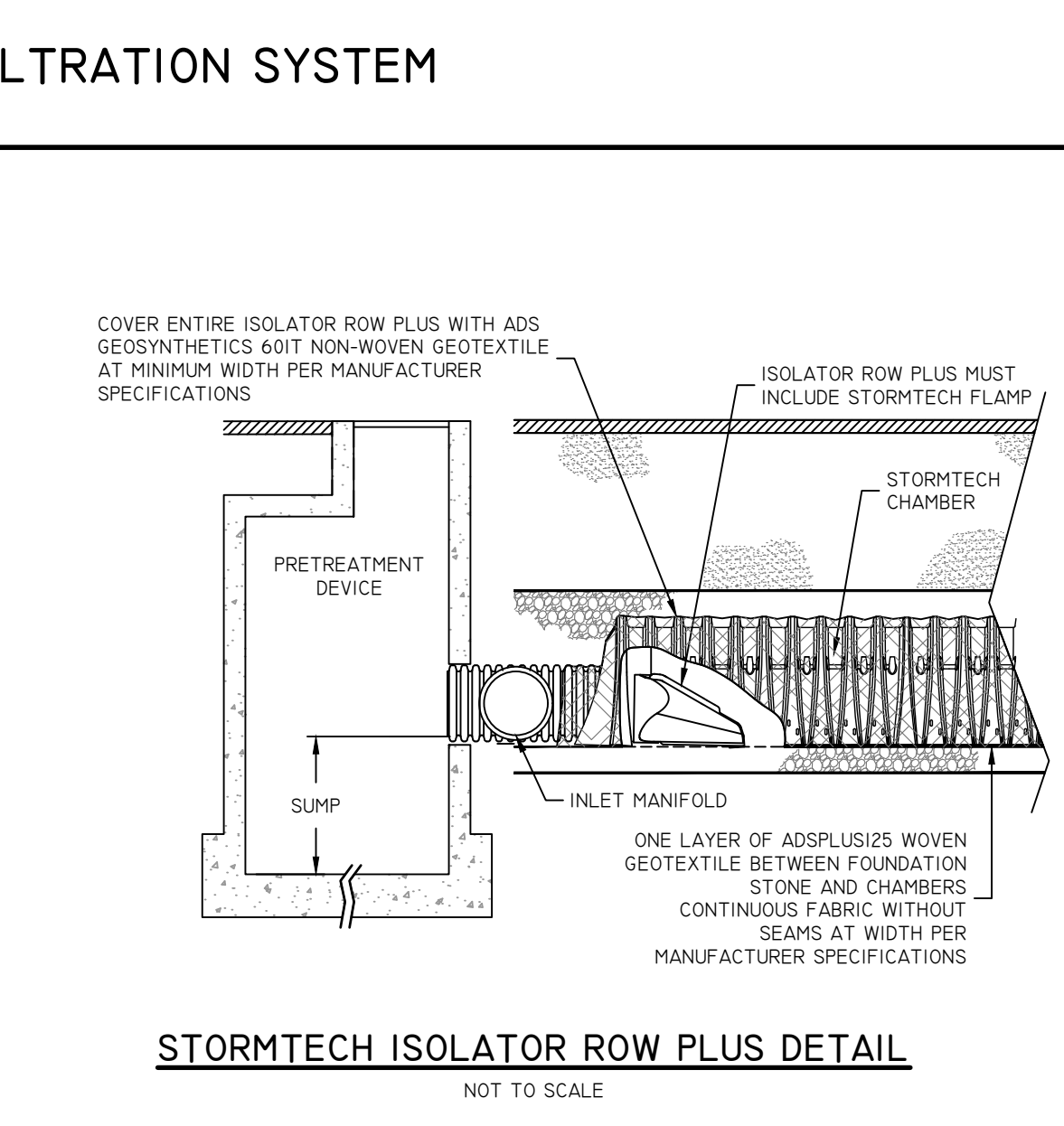
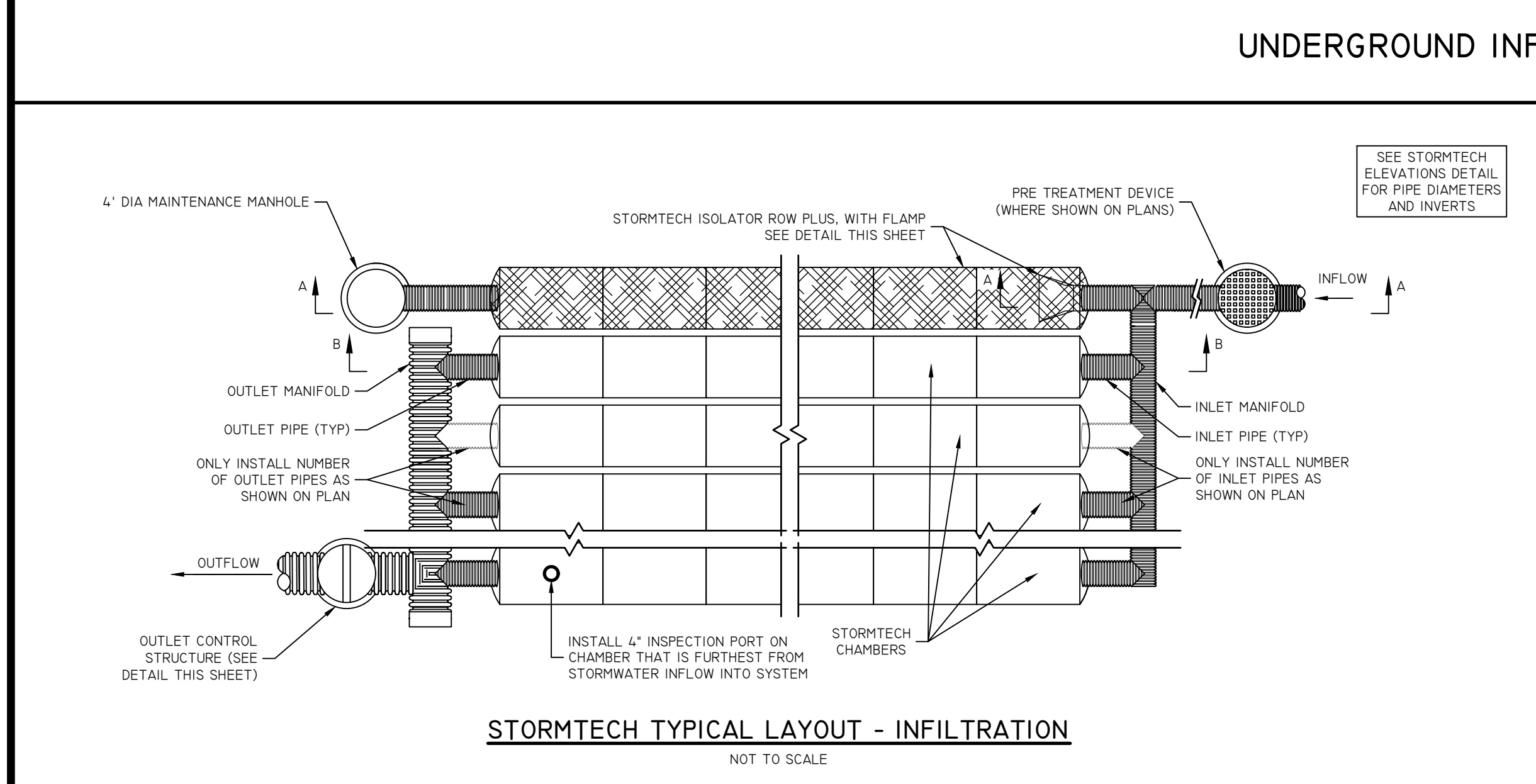
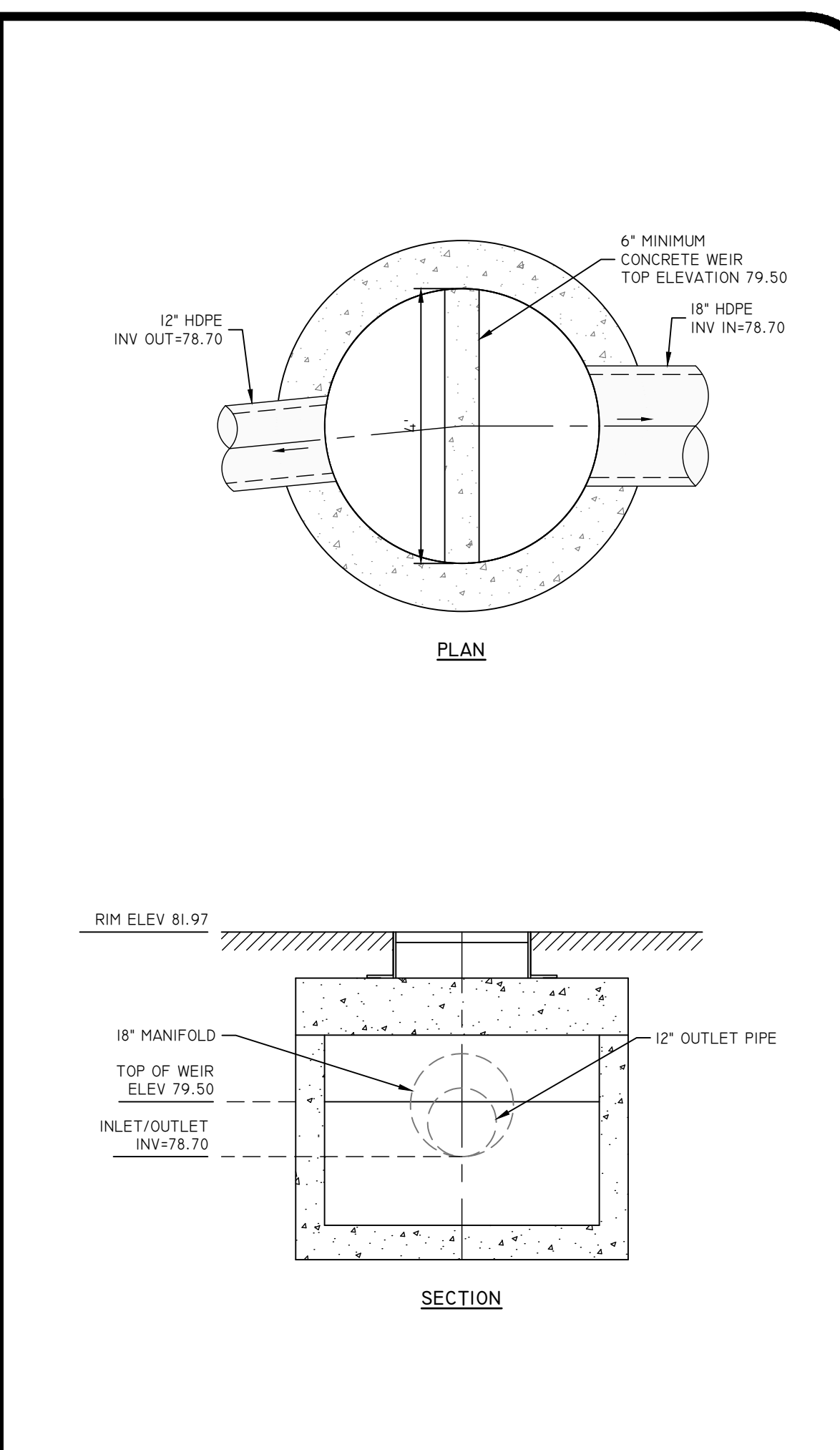
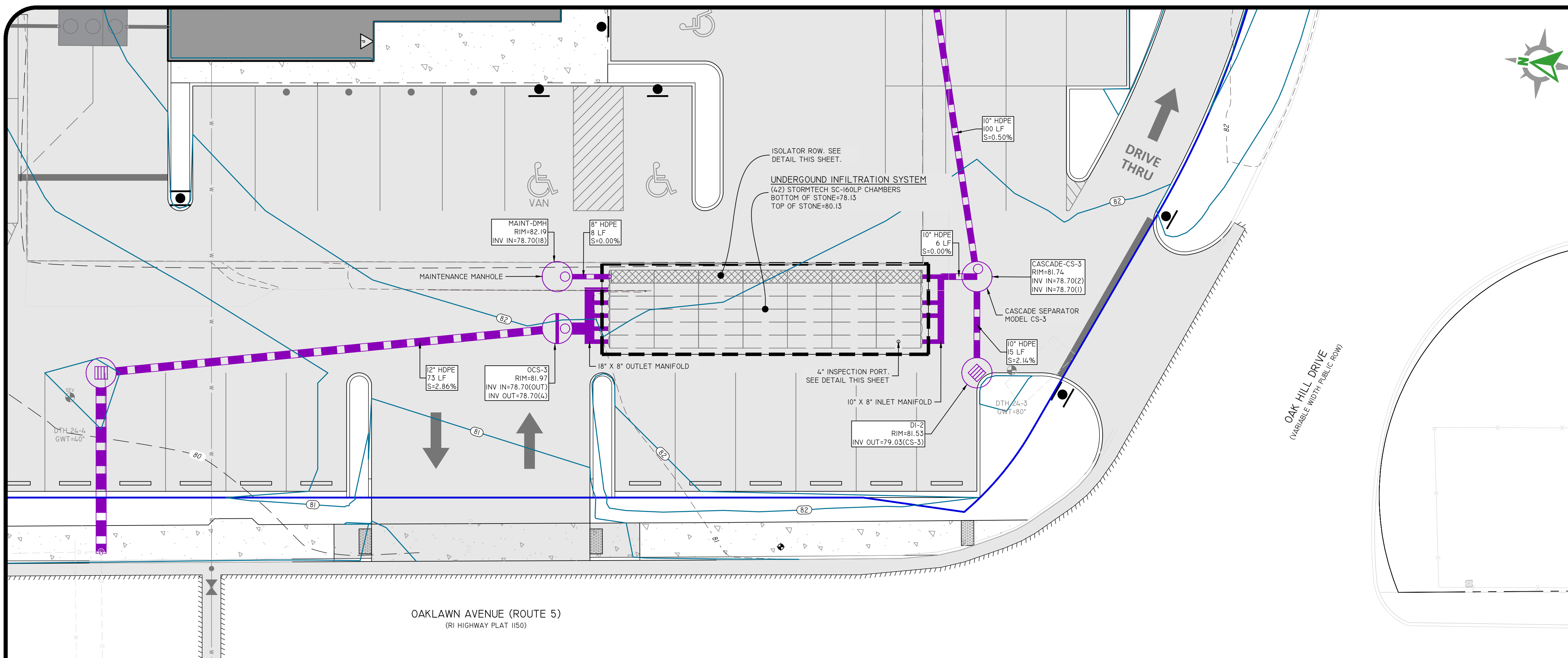
BREWED AWAKENINGS
ASSESSOR'S PLAT 15-1 LOT 1015
CRANSTON, RHODE ISLAND

PREPARED FOR:
BREWED AWAKENINGS
1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL 401-275-6654

DE 208-NOV-2023-2081-COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.



Z:\DEPT\PROJECTS\0233-001 OAKLAWN AVENUE 125A\AUTOCAD DRAWINGS\0233-001-PLAN.DWG: PLOT100: 4/12/2024



DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

LOUIS BARONE III

No. 13771

REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES. A 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 OF ANY OTHER PARTY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA REQUIREMENTS, AND MAKE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OAK HILL DRIVE. CONTRACTOR TO VERIFY ALL UTILITIES. SEE "UTILITY NOTE" ON SHEET 3.

DESIGN BY: J.W.S.

DATE: 02/28/24

DESCRIPTION: PRELIMINARY PLAN SUBMISSION

DRAWN BY: J.W.S.

STORMWATER BMP PLAN

BREWED AWAKENINGS

CRANSTON, RHODE ISLAND

PREPARED FOR: BREWED AWAKENINGS

1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL 401-275-6654

DESIGN BY: J.W.S.

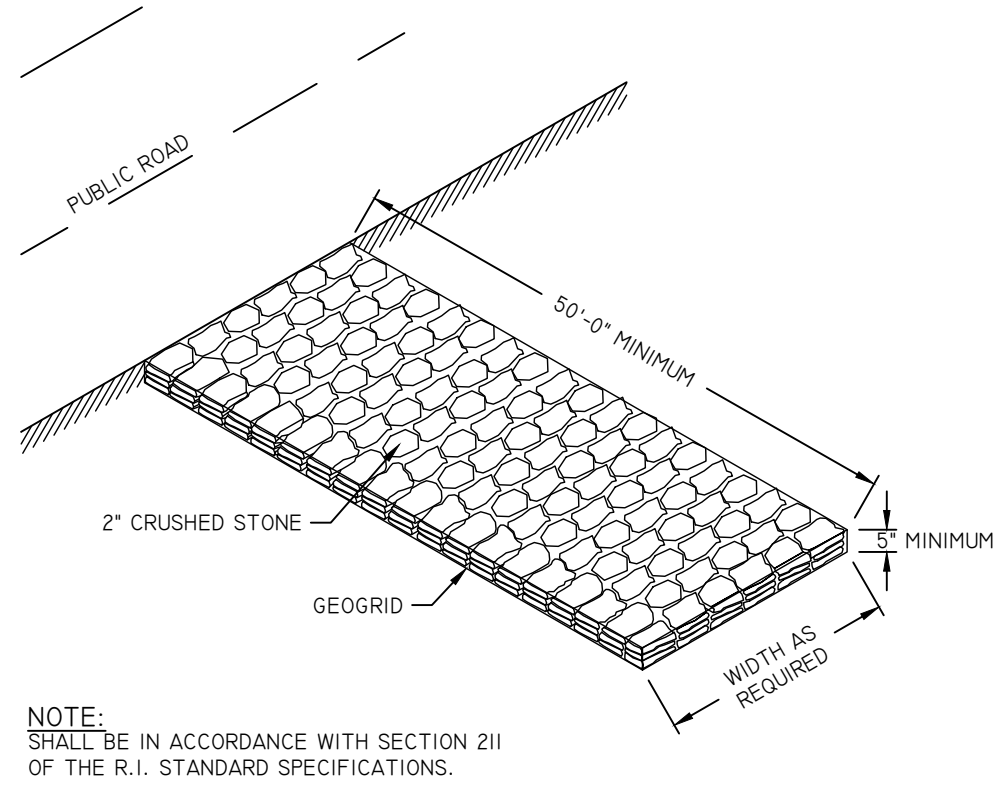
DATE: 02/28/24

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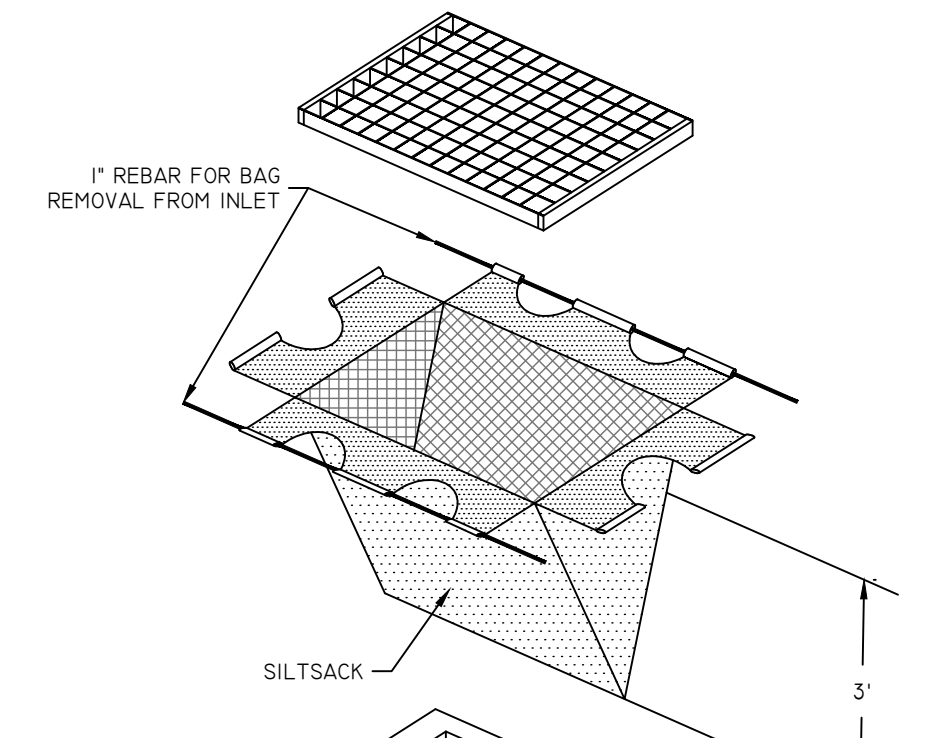
DRAWN BY: J.W.S.

SHEET 8 OF 11

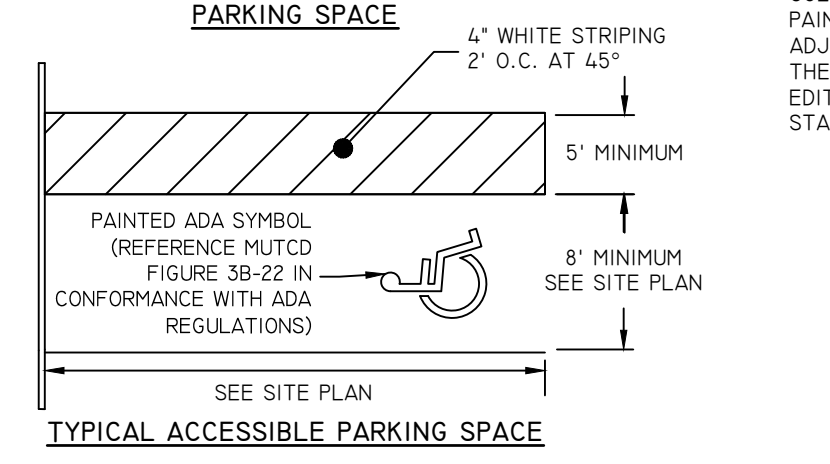
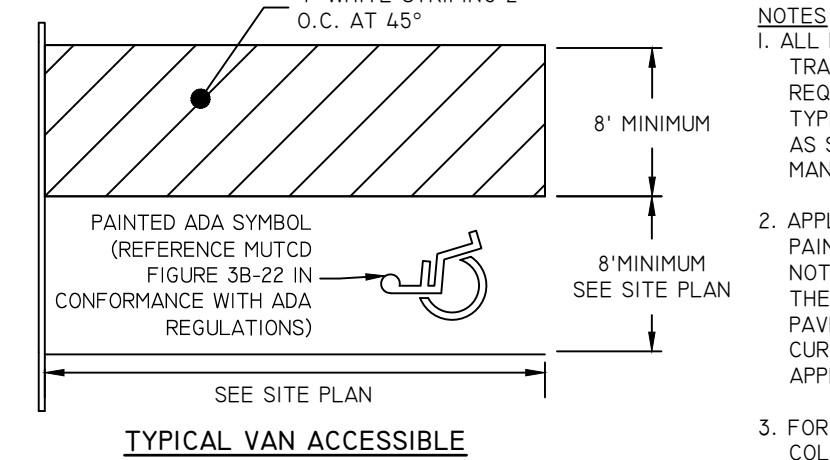
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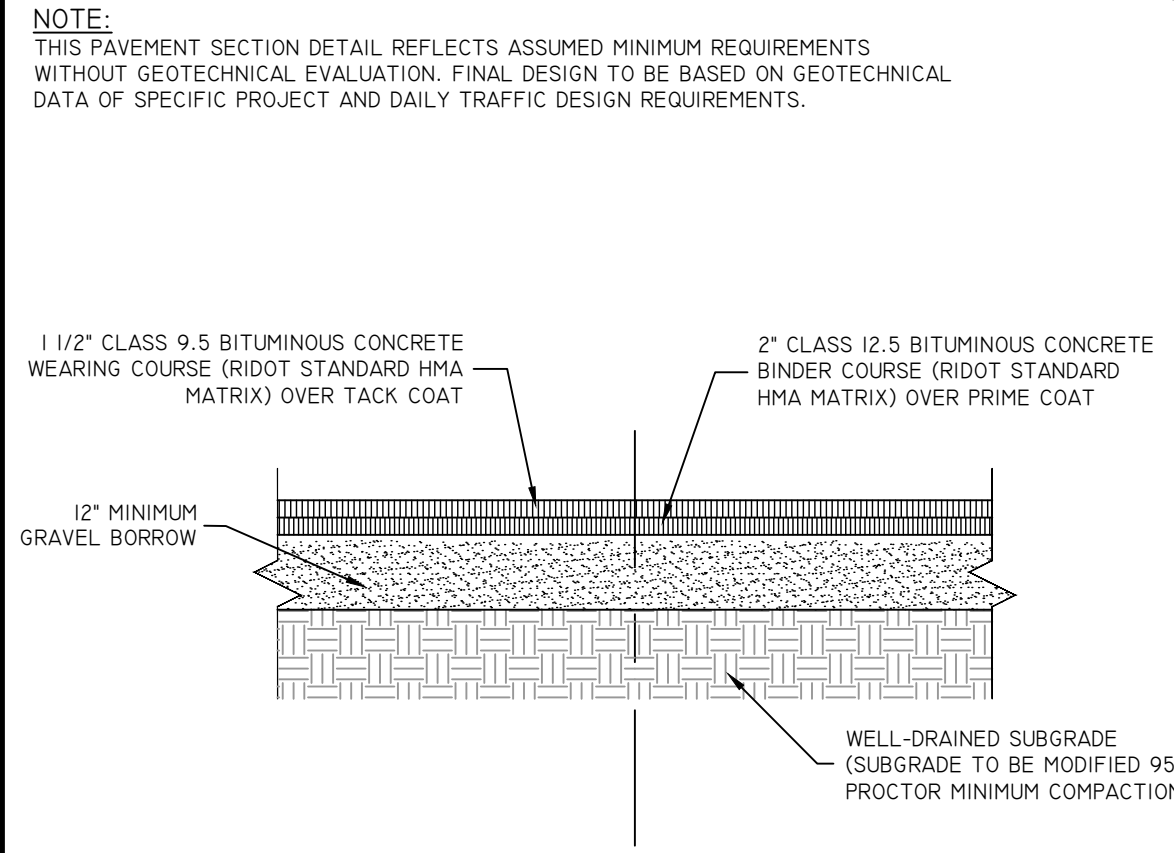
CONSTRUCTION ACCESS
NOT TO SCALE



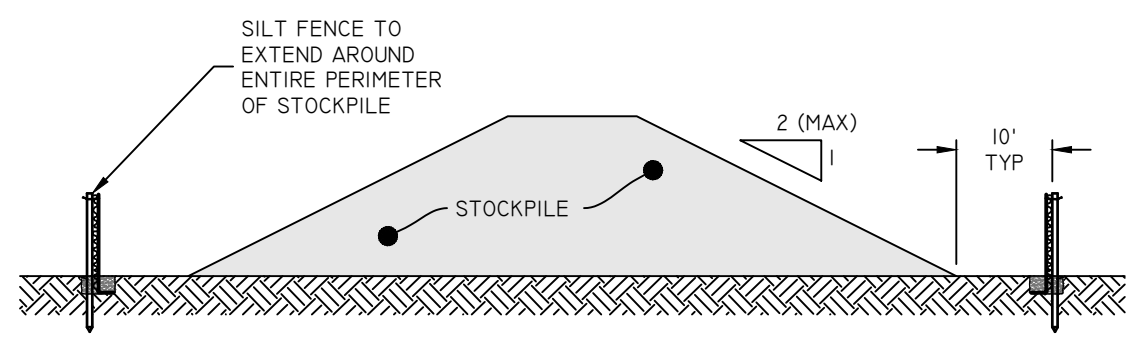
BOLLARD MOUNTED ADA SIGN DETAIL
NOT TO SCALE



TYPICAL ACCESSIBLE PARKING SPACES
NOT TO SCALE

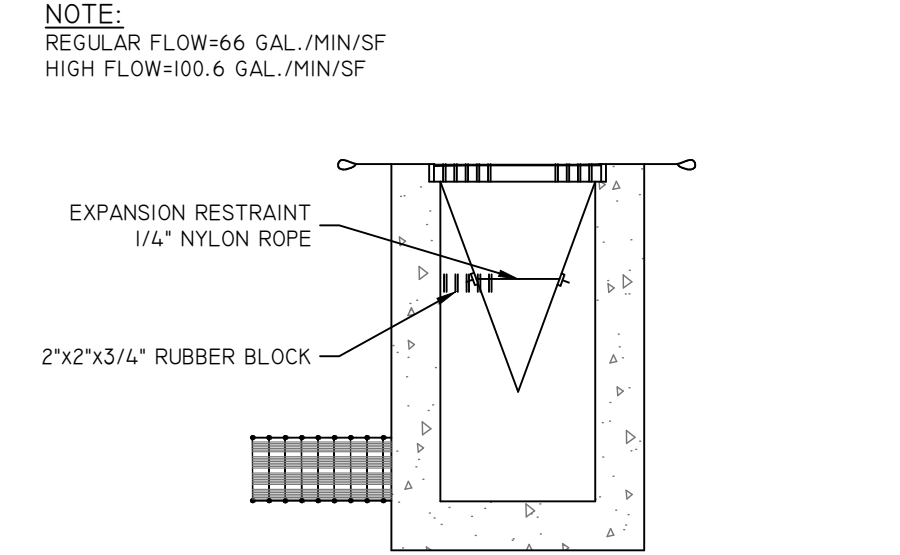
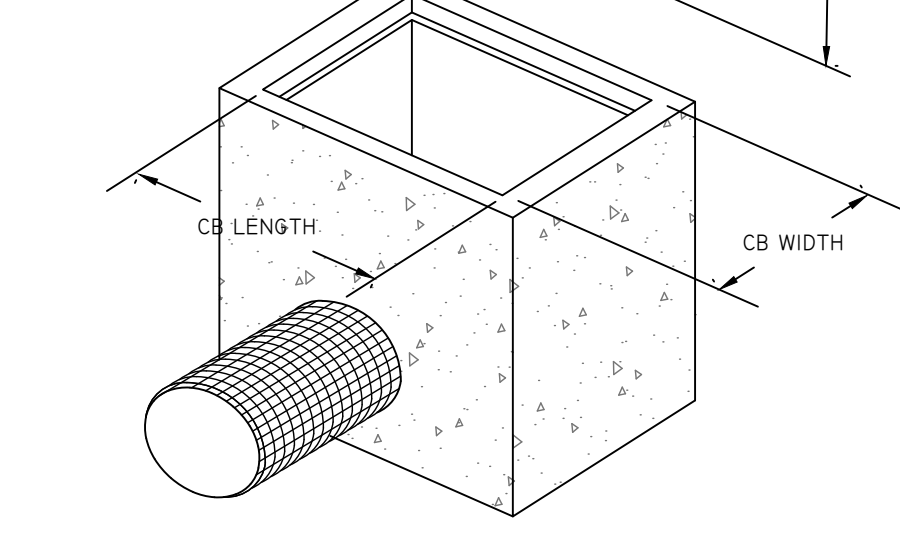


TYPICAL PAVEMENT SECTION
NOT TO SCALE

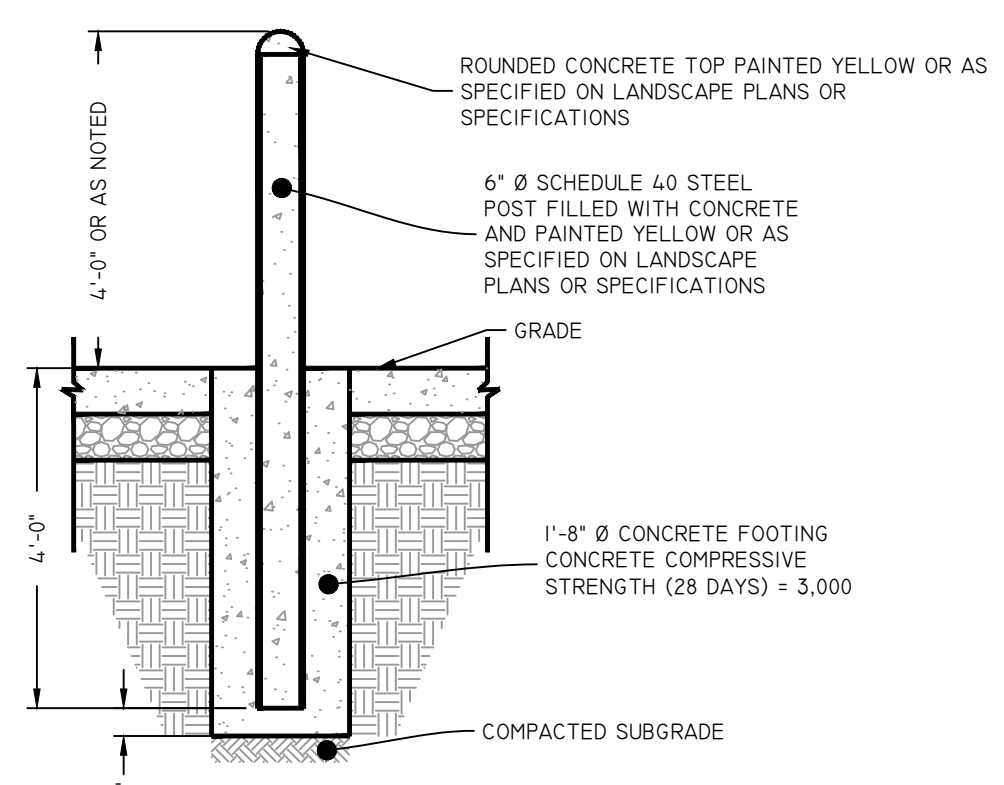


- NOTES:**
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
 2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
 3. SOIL STOCKPILES THAT ARE NOT TO BE USED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

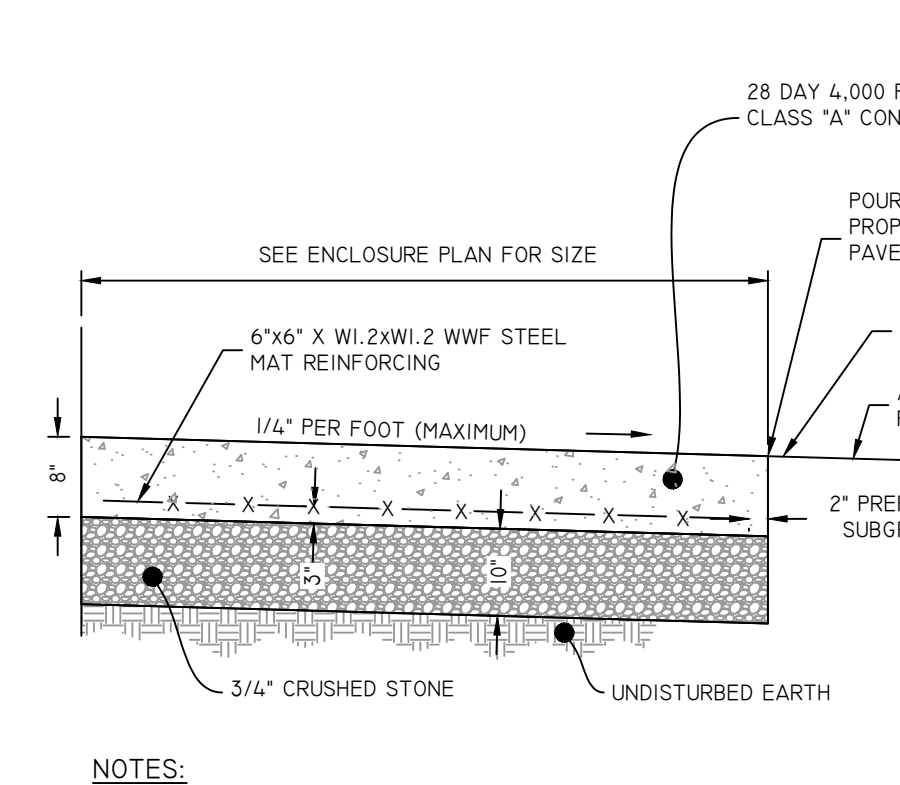
STOCKPILE PROTECTION
NOT TO SCALE



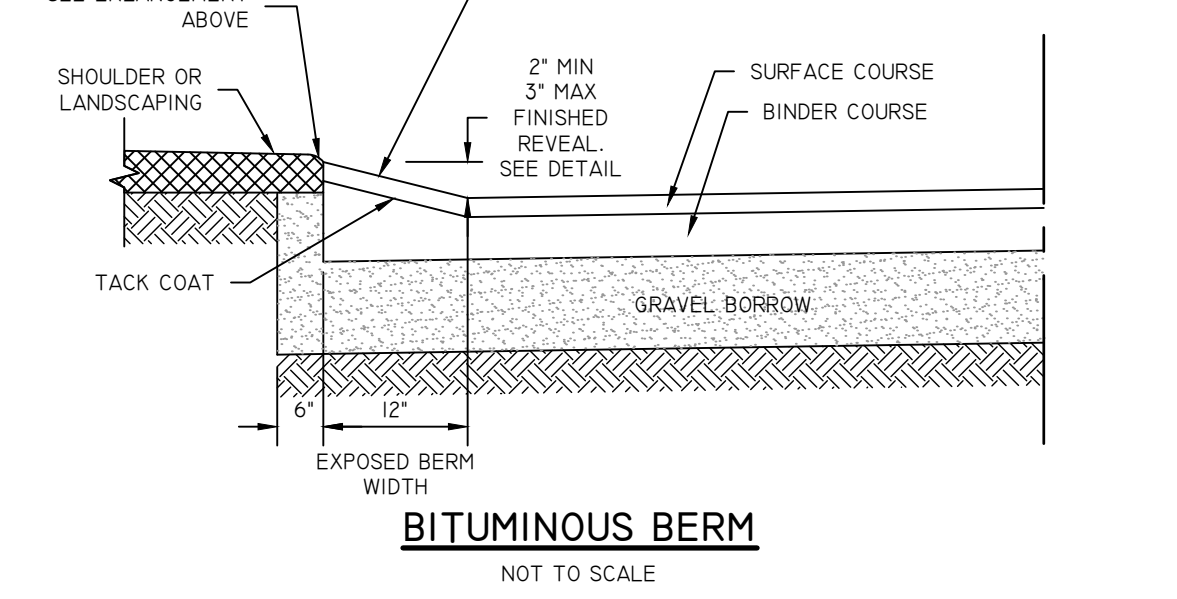
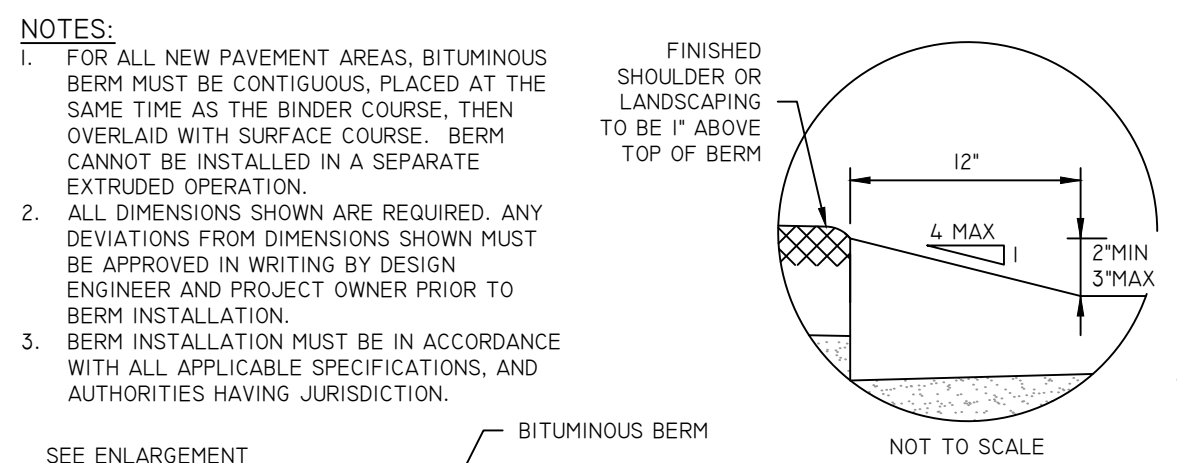
SILT SACK DETAIL
NOT TO SCALE



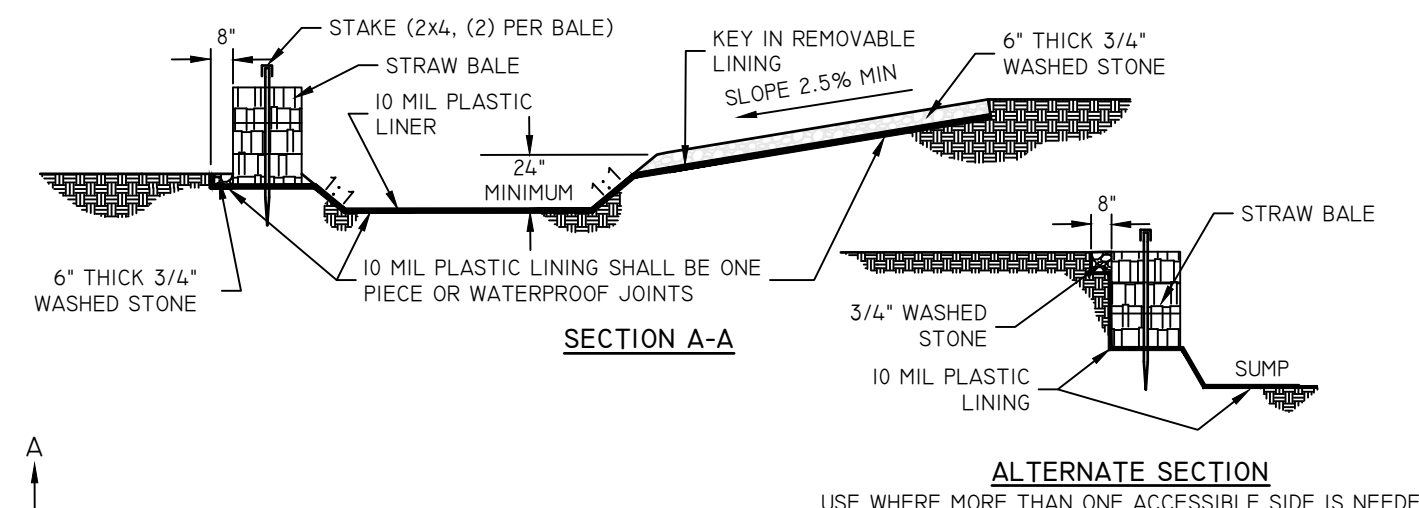
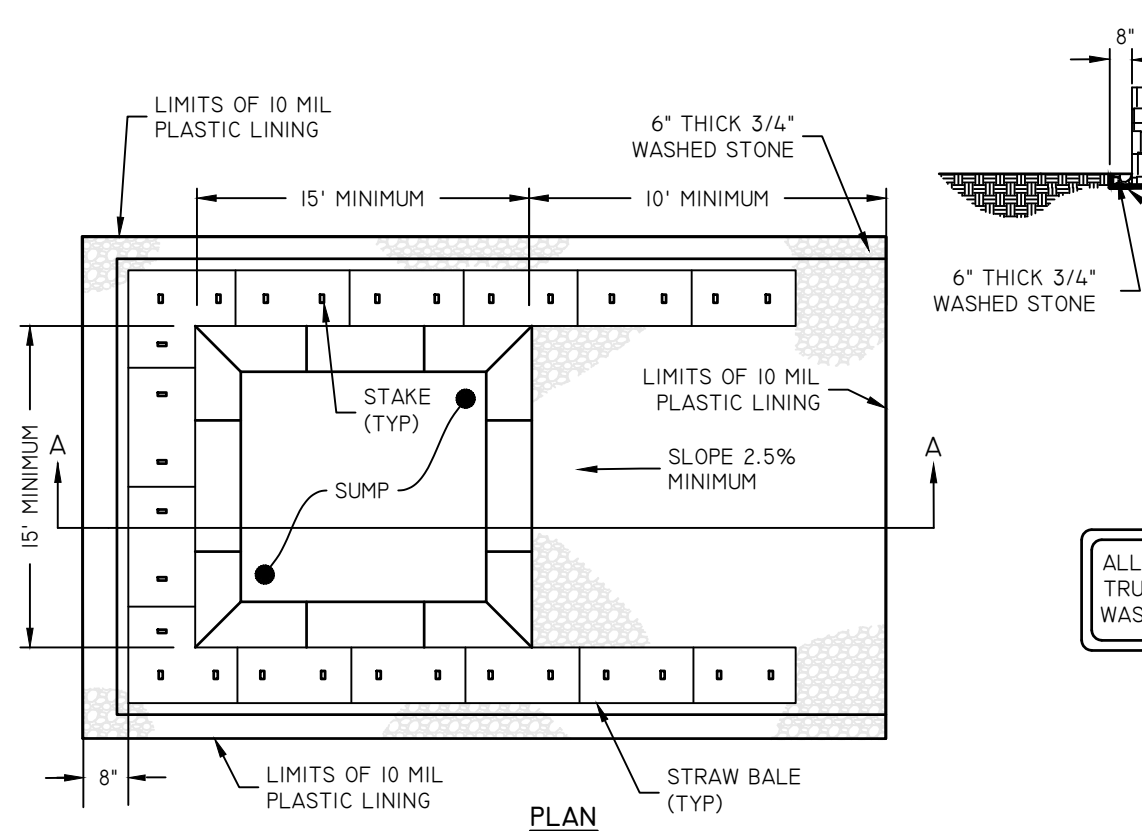
BOLLARD DETAIL
NOT TO SCALE



CONCRETE DUMPSTER PAD
NOT TO SCALE



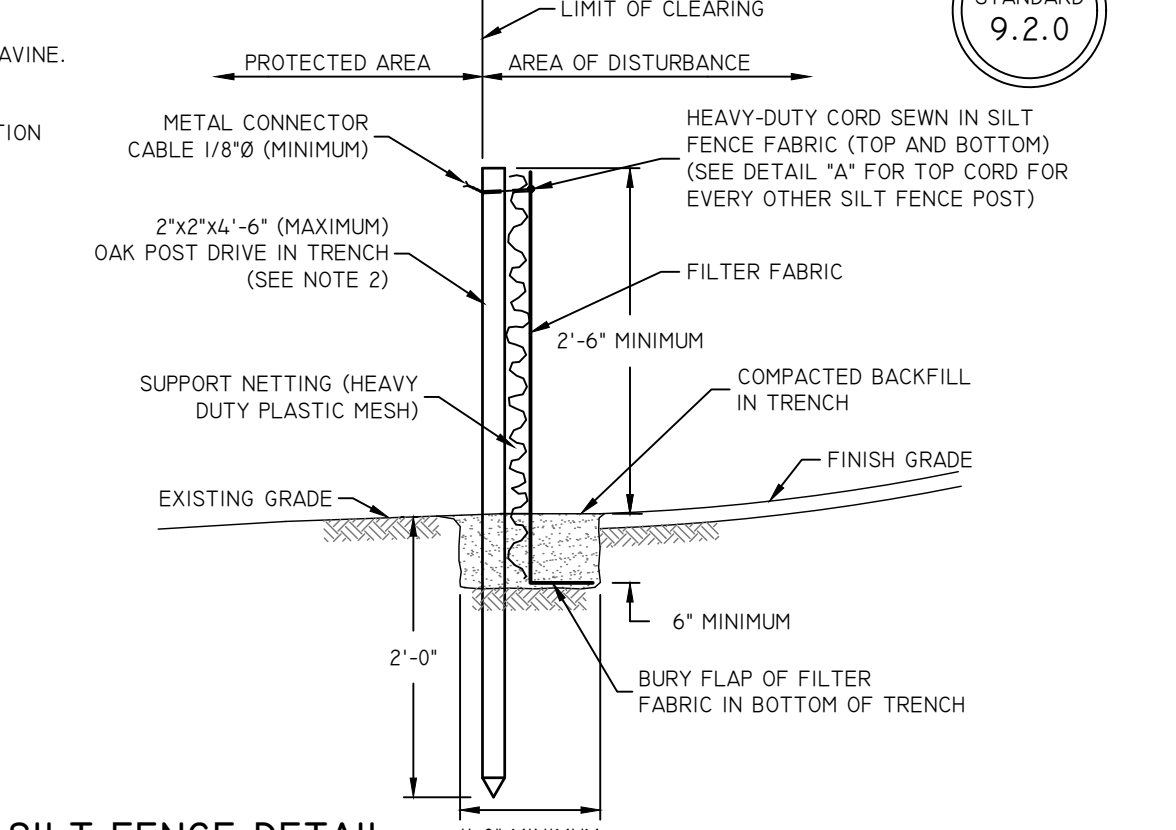
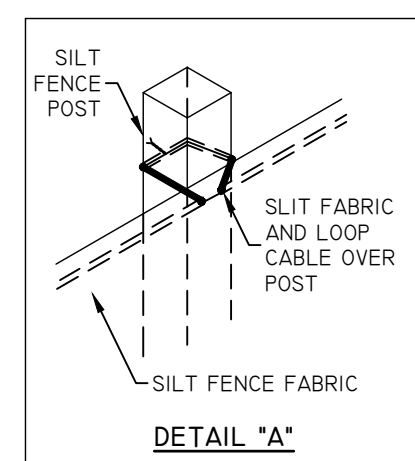
BITUMINOUS BERM
NOT TO SCALE



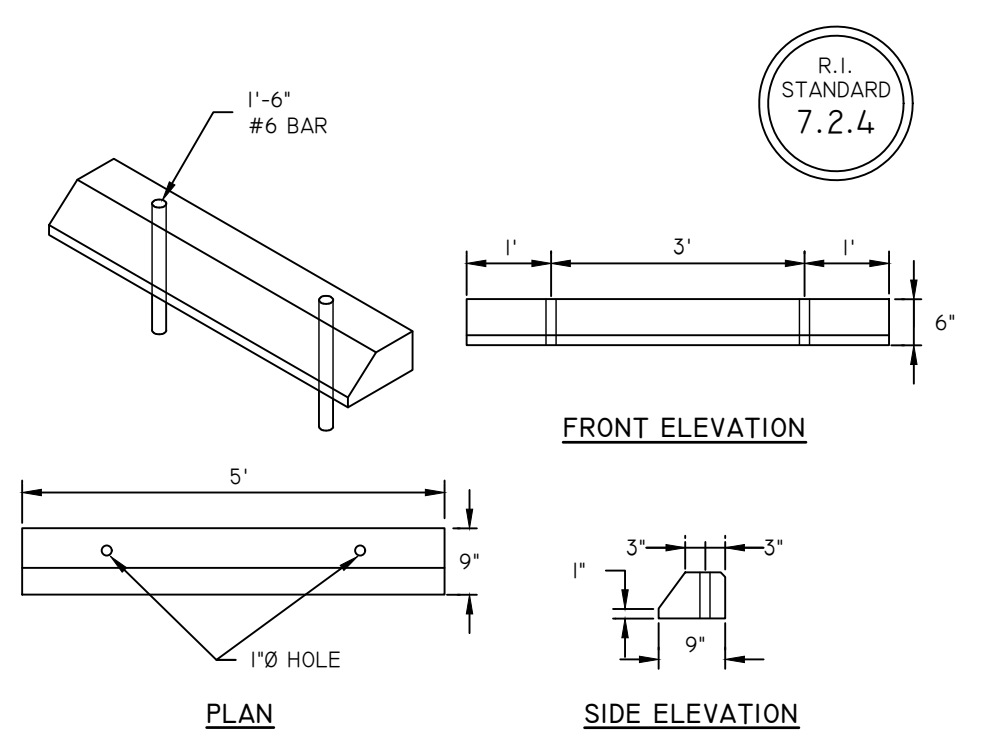
- NOTES:**
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
 4. 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.

CONCRETE WASHOUT AREA
NOT TO SCALE

- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
 2. 2"x2"x4'-6" (MAXIMUM) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 6'-0" (MAXIMUM) O.C. IN WETLAND AREAS AND 4'-0" (MAXIMUM) O.C. IN WETLAND RAINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 3. 1"x1"x4'-6" (MINIMUM) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

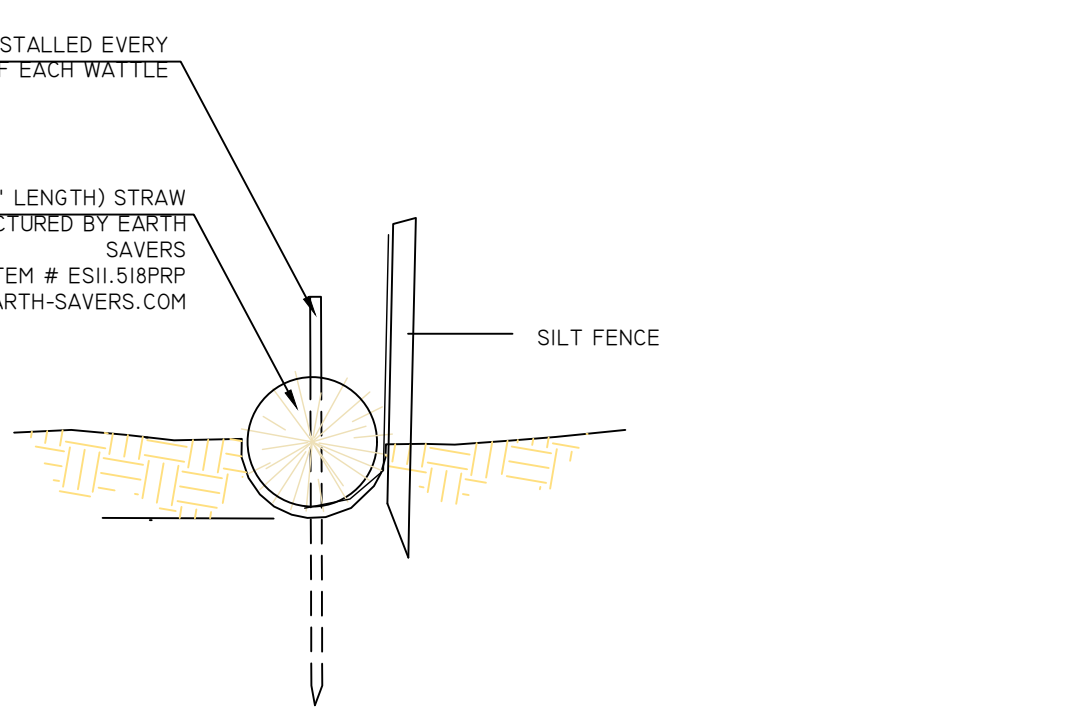
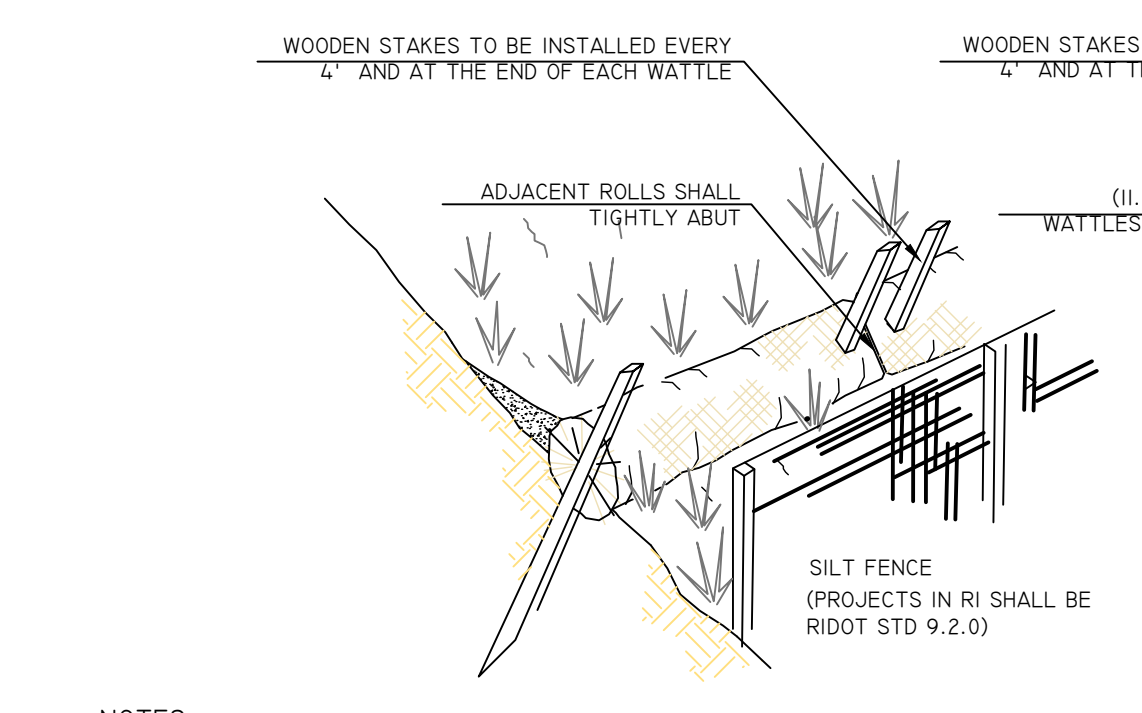


SILT FENCE DETAIL
NOT TO SCALE



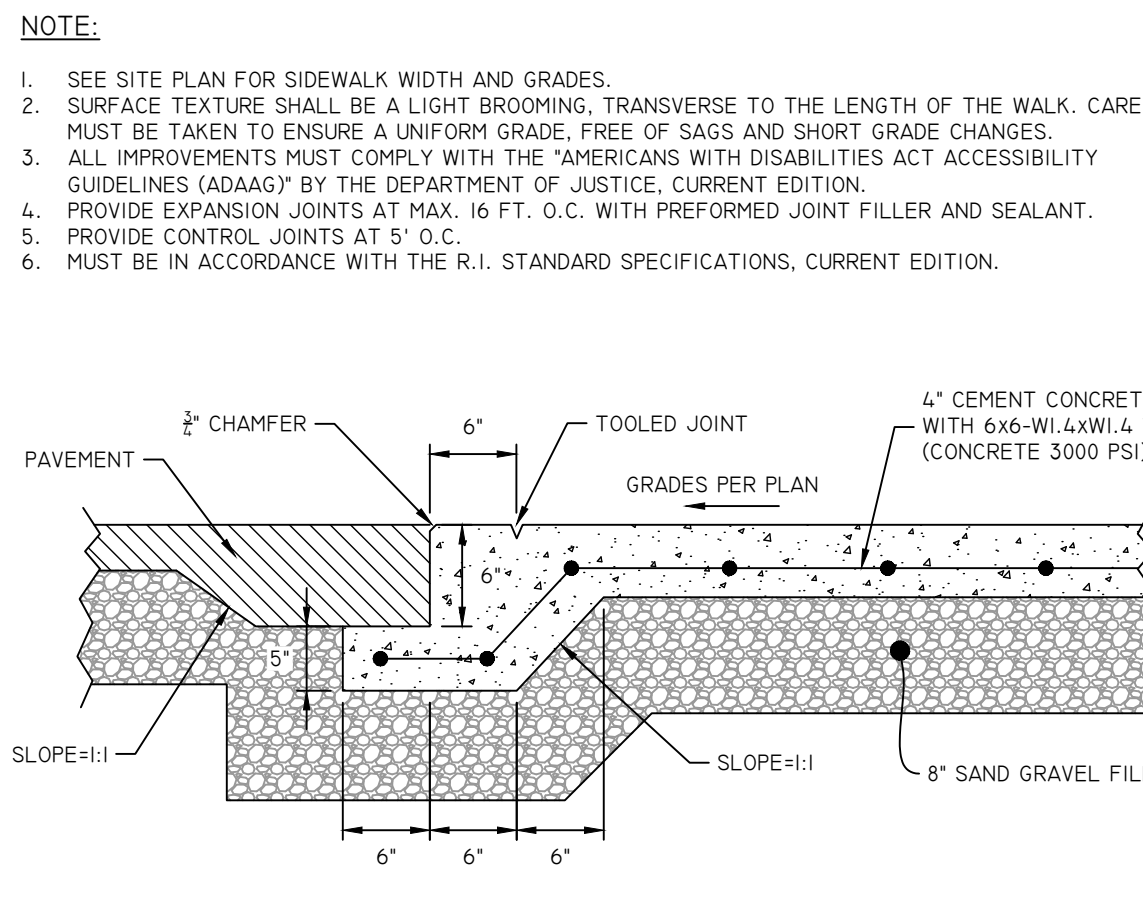
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

PRECAST CONCRETE CAR STOPS
NOT TO SCALE

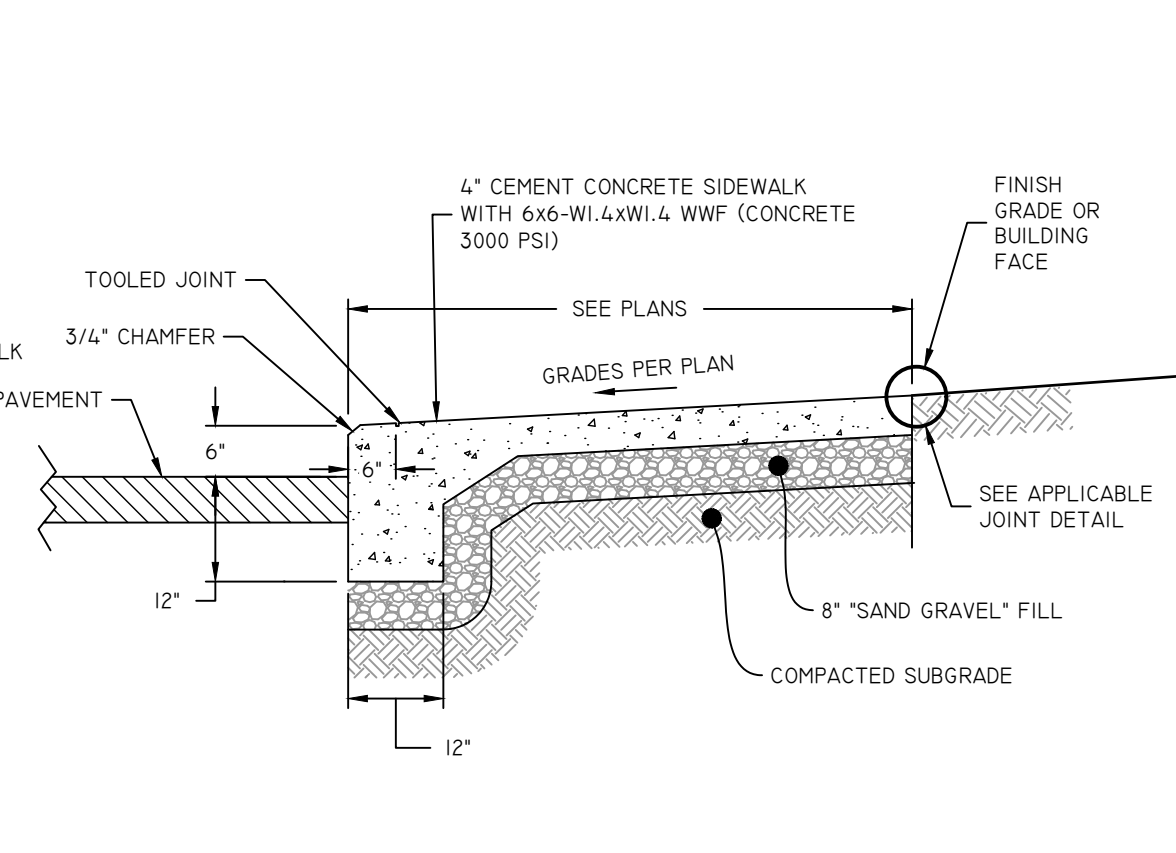


- NOTES:**
1. EROSION CONTROL BARRIER TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
 2. FOR SOFT SOILS, DIG A 3 TO 5 INCH TRENCH, FOR HARD SOILS, DIG A 2 TO 3 INCH TRENCH.
 3. INSTALL WOOD STAKES FOR EVERY 4' (MAX) OF STRAW WATTLE, AS WELL AS ADDITIONAL WOOD STAKE ON EACH END OF EACH STRAW WATTLE.
 4. MINIMUM WOOD STAKE DIMENSIONS TO BE 1"x2"x24" (SOFT SOIL) AND 1"x2"x18" (HARD SOIL).

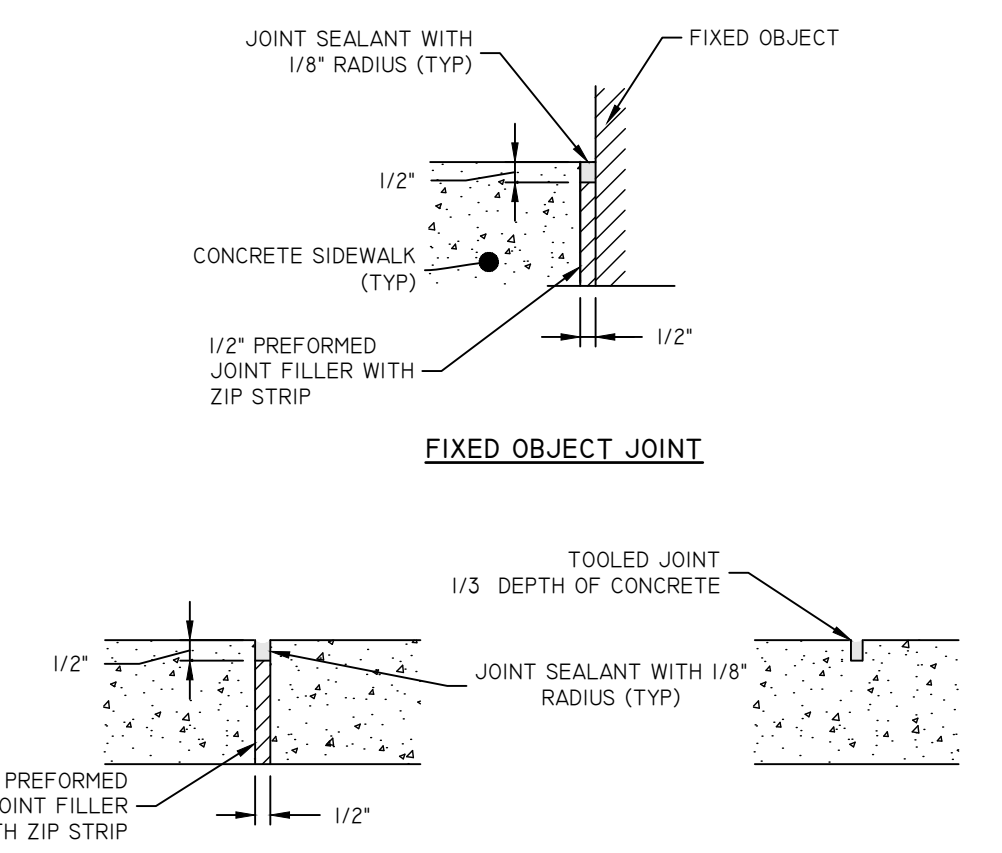
SILT FENCE/STRAW WATTLE SEDIMENT BARRIER
NOT TO SCALE



SECTION MONOLITHIC CONCRETE SIDEWALK (FLUSH)
NOT TO SCALE



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



FIXED OBJECT JOINT
NOT TO SCALE

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

LOUIS BARONE III
No. 13771
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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

DIPRETE ENGINEERING IS A WARRANTY PLAN ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY DESIGN OR CONSTRUCTION. THE USER OF THIS PLAN SET ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER OF THIS PLAN SET ASSUMES ALL LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UTILITIES SHOWN ON THIS PLAN. SEE UTILITY NOTES ON SHEET 3.

DATE: 02/20/2024
DESCRIPTION: PRELIMINARY PLAN SUBMISSION
DRAWN BY: J.W.S.
DESIGN BY: J.W.S.

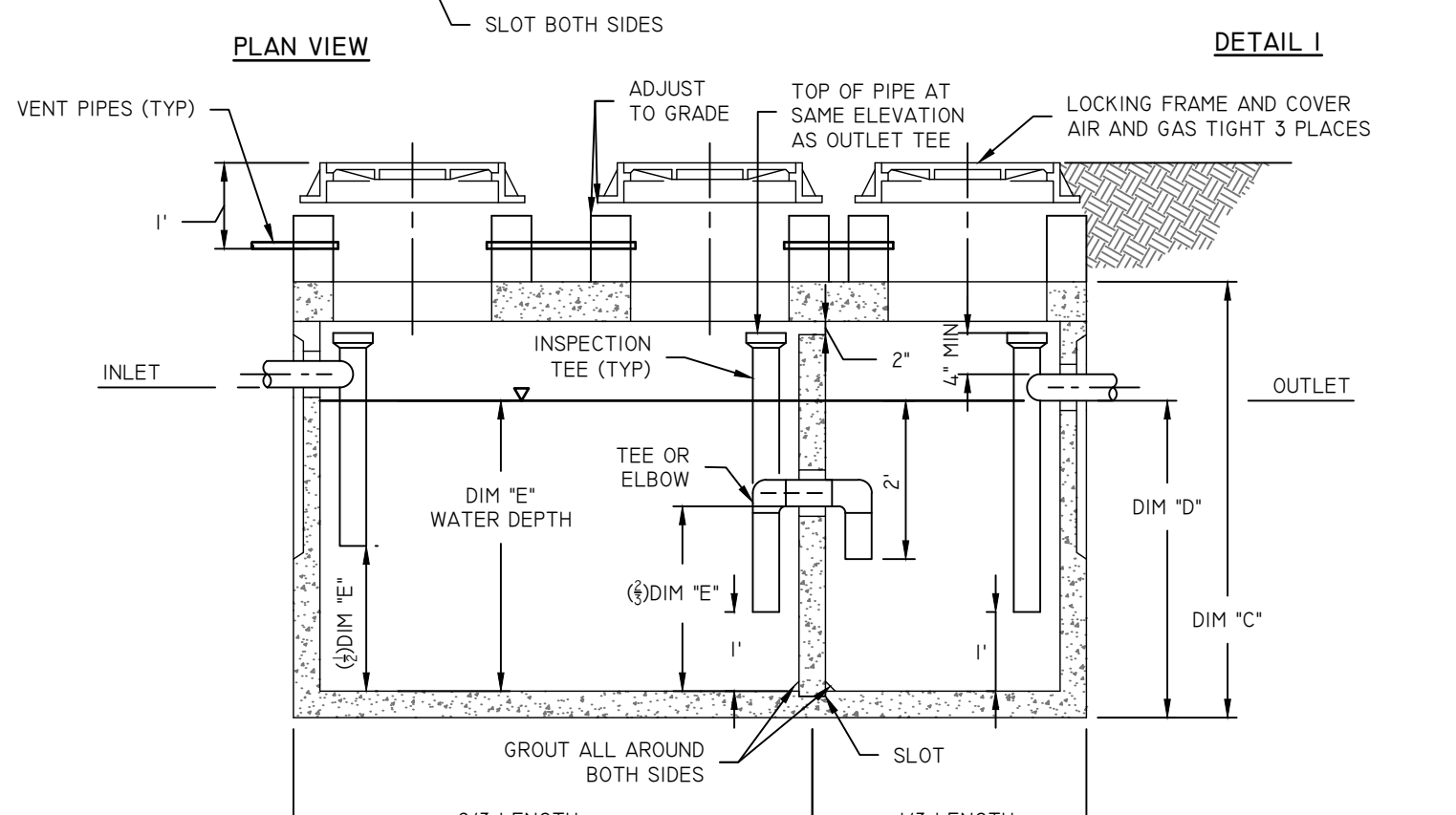
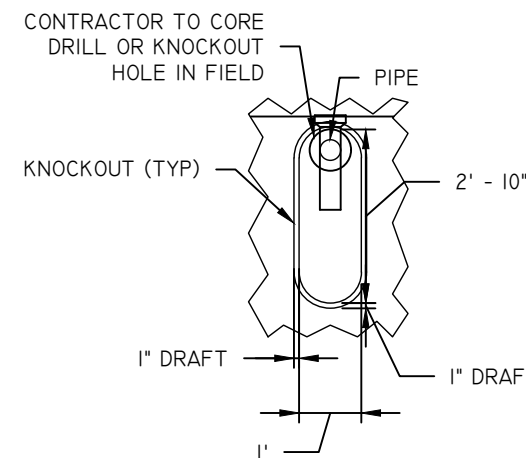
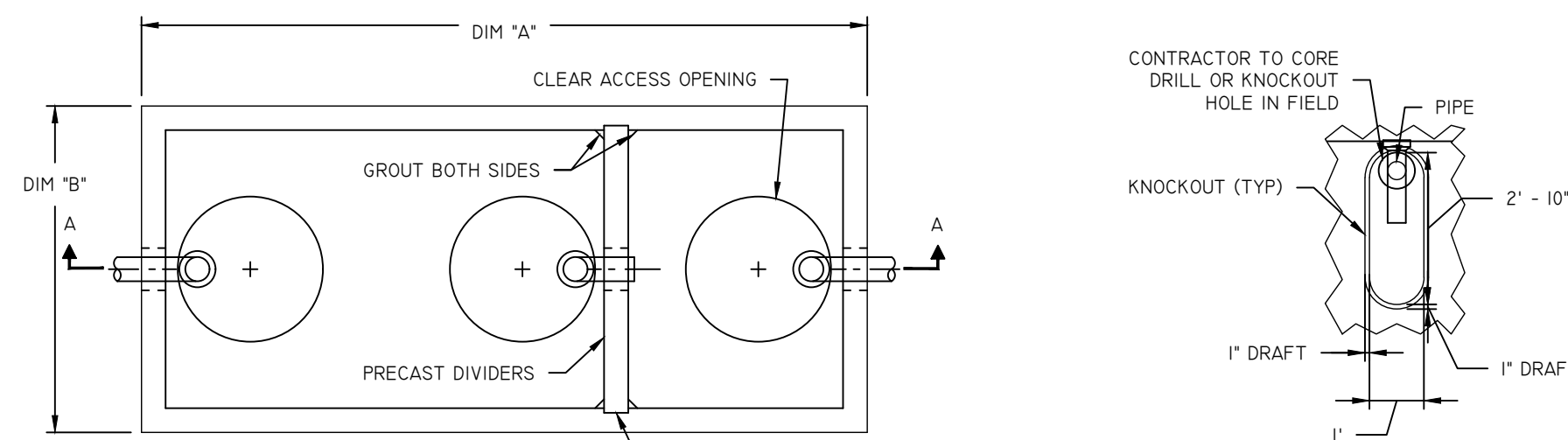
DETAILS - 1

BREWED AWAKENINGS
ASSESSOR'S PLAT 15-1 LOT 1015
CRANSTON, RHODE ISLAND

PREPARED FOR:
BREWED AWAKENINGS
1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL: 401-275-6654

DESIGNED BY: J.W.S.
DRAWN BY: J.W.S.

SHEET 9 OF 11

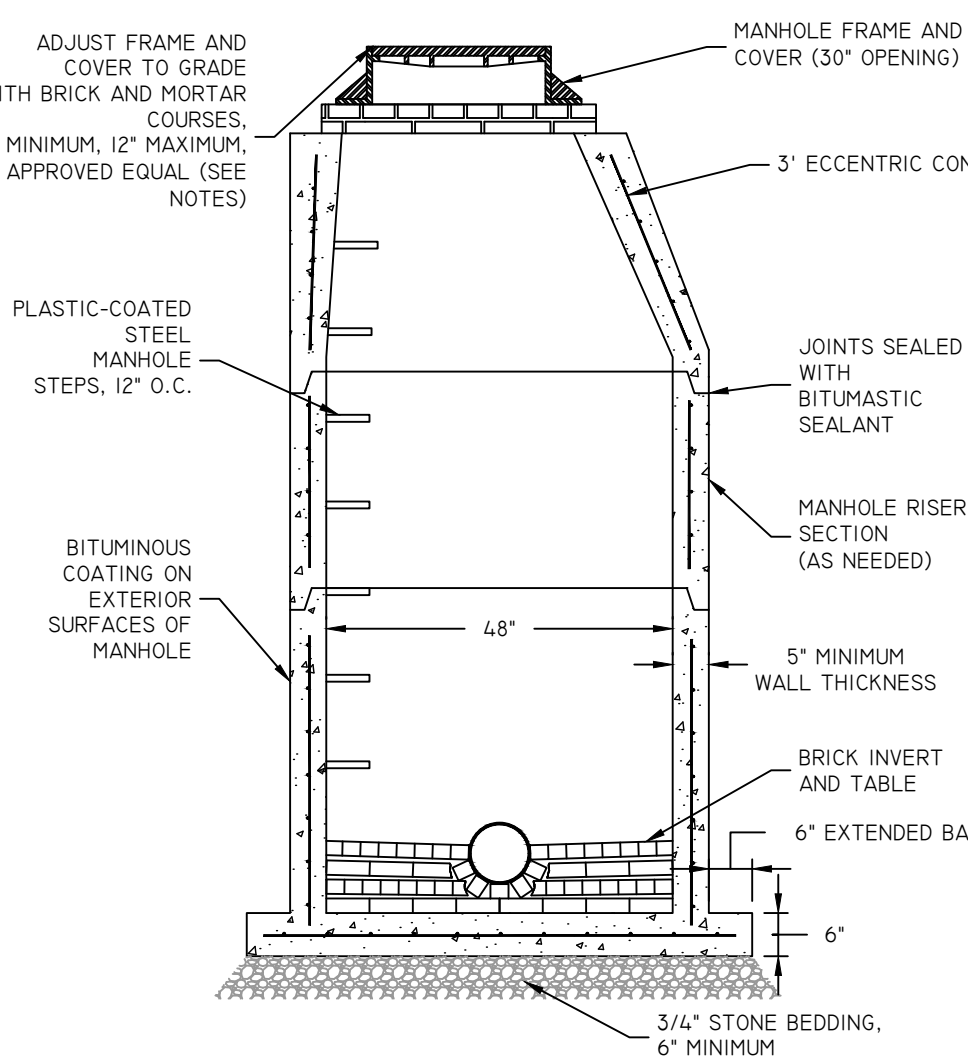


GALLON CAPACITY	600	800	1000	1500	2000	2500	3000	4000	5000	6000	7000
LV MODEL NO.	577-GA	577-GA	4484-GA	GT-1500	612-GA	612-GA	712-GA	814-GA	818-GA	818-GA	
DIM 'A'	7'-0"	7'-0"	9'-0"	11'-0"	12'-8"	12'-8"	13'-1"	15'-7"	19'-11"	19'-11"	
DIM 'B'	4'-8"	4'-8"	5'-0"	6'-0"	6'-8"	6'-8"	8'-0"	8'-0"	9'-7"	9'-11"	
DIM 'C'	7'-0"	7'-0"	7'-2"	6'-0"	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'-6"	4'-7"	5'-6 1/2"	5'-4"	6'-8"	7'-4"	7'-1"	8'-0"
WATER DEPTH DIM 'E'	3'-3"	4'-4"	3'-10"	4'-0"	3'-9 1/2"	4'-9"	4'-8"	6'-3"	6'-4"	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-857 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES"
 - LOADS: H-20 TRUCK WHEEL WITH 50% 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

- NOTES:**
- MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
 - INVERT AND TABLE SHALL CONSIST ENTIRELY OF BRICK AND MORTAR. NO SAND FILLER SHALL BE ALLOWED.
 - 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.
 - BOLTED AND GASKETED COVERS SHALL BE USED ON MANHOLES IN OFF-ROAD AREAS.
 - 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.
 - PRECAST CONCRETE GRADE RINGS, HOPE 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

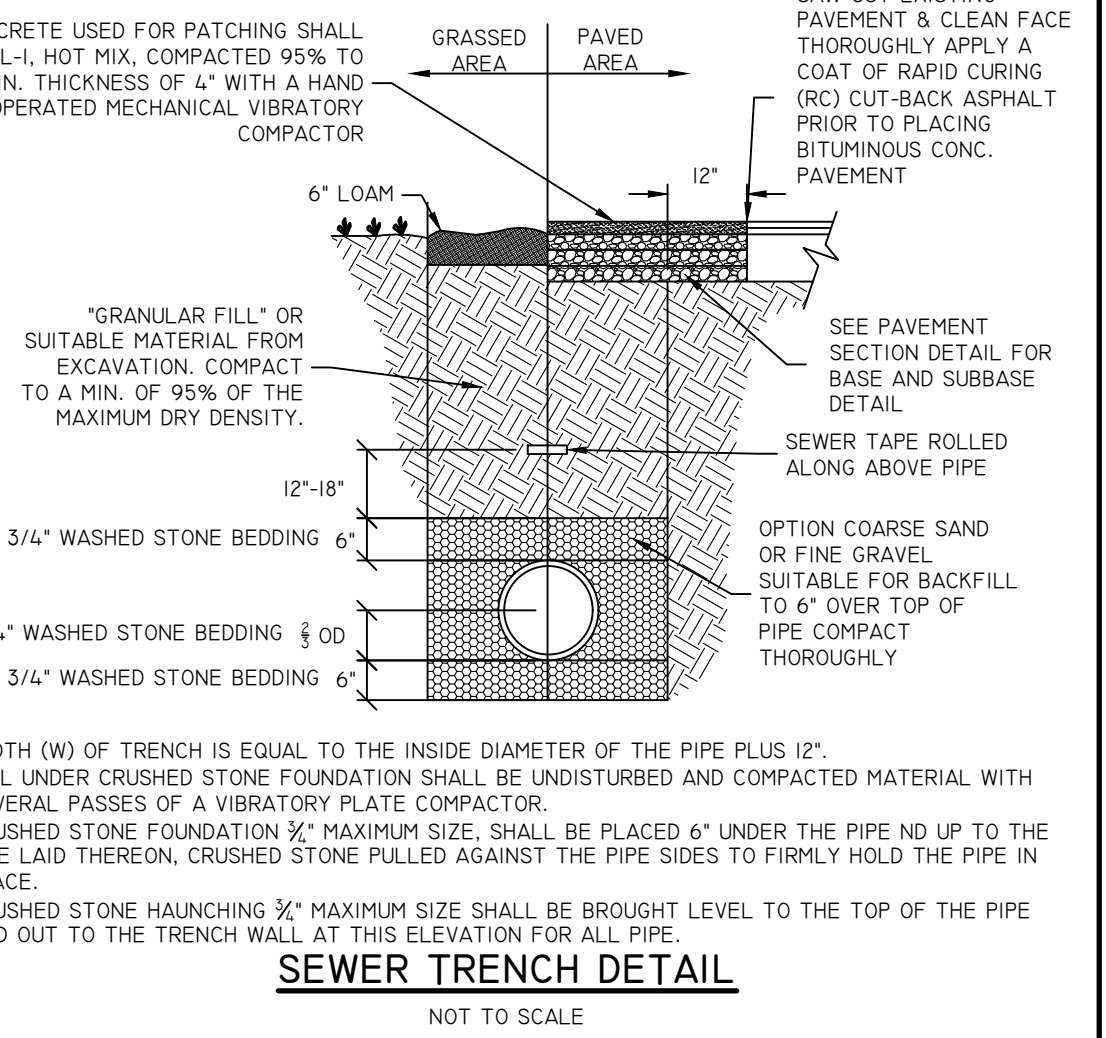
4' DIA LOW PROFILE FLAT TOP

DESIGN NOTES:

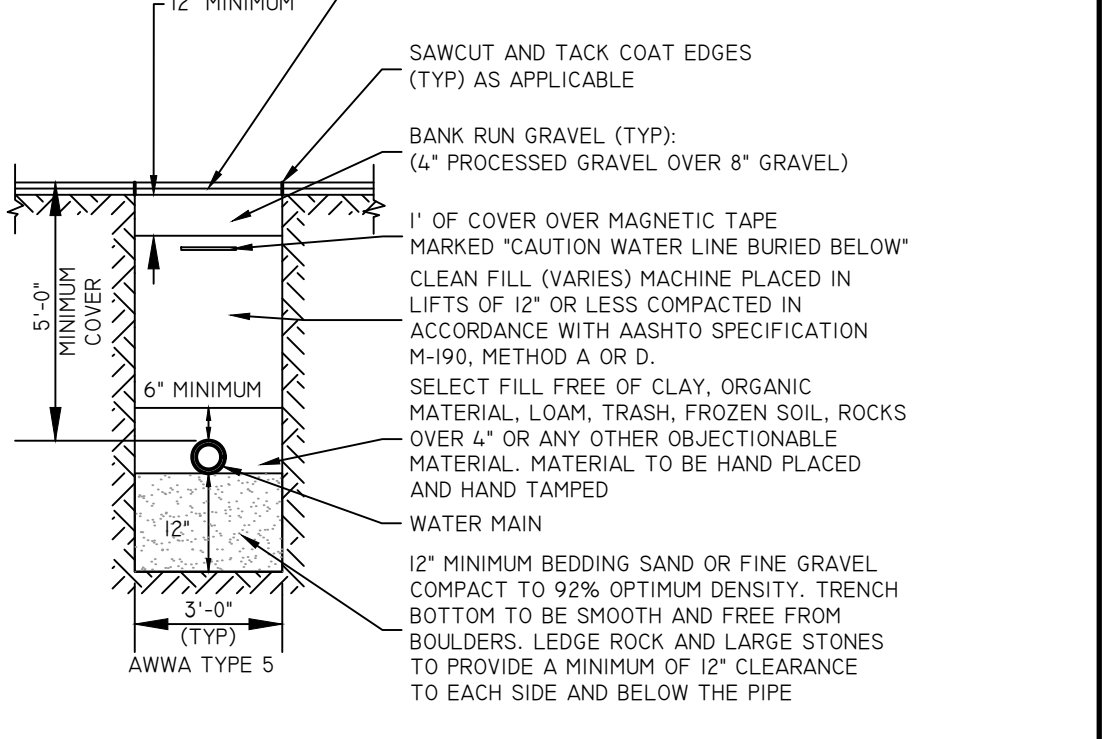
- MANUFACTURED TO MEET OR EXCEED: ASTM C-478 & AASHTO M 199 SPECS.
- CONCRETE = 4,000 PSI. MINIMUM CEMENT PER ASTM C-478 (6.1)
- REINFORCED STEEL CONFORMS TO LATEST ASTM A 185 SPECIFICATIONS. 0.12 SQ. IN / LINEAL FT. AND 0.12 SQ. IN (BOTH WAYS) BASE BOTTOM
- STEEL REINFORCEMENT TO MEET OR EXCEED AASHTO HS-20 LOADING
- MANHOLE STEPS MEET LATEST OSHA REGULATION 29 CFR 1910.27 SECTION 16 OF ASTM SPECIFICATION C478 AND SECTION 10 OF ASTM SPECIFICATION C497
- BUTYL RUBBER JOINT SEALANT PER ASTM C-990 & ASHTO M-198
- WATER PROOFING PER CONTRACT SPECS. AS REQUIRED

SCITUATE COMPANIES
CONTRACTOR: _____ JOB NAME: _____
DATE: _____ DRAWING: SRP-DFT4 DRAWING BY: C.J. SCOTT

www.scituatecompanies.com



SEWER TRENCH DETAIL
NOT TO SCALE



WATER TRENCH DETAIL
NOT TO SCALE

INSTALLATION NOTES:

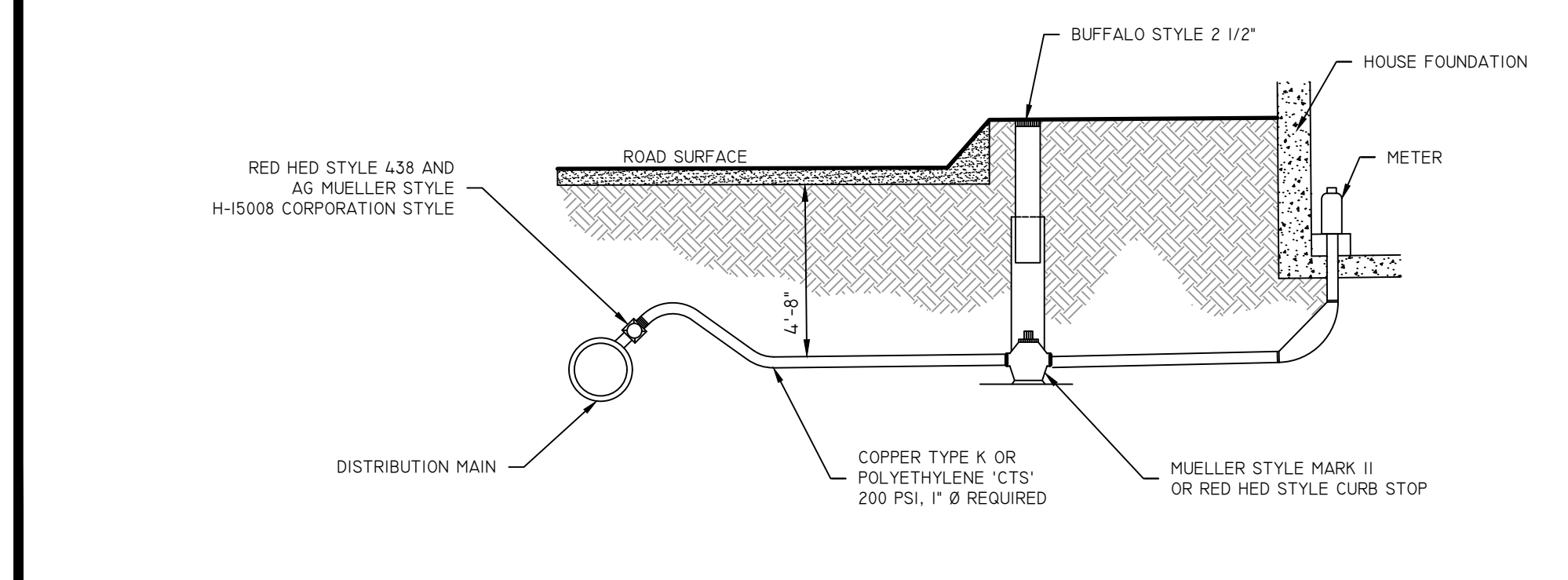
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 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" PIPE AND 24" OF COVER FOR 60" PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE Ø	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)
12" - 48"	12"	48"
60"	24"	60"

**VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER.
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

HDPE TRENCH DETAIL
NOT TO SCALE



WATER SERVICE INSTALLATION (TYP)
NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO MEET SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRADED INLET ONLY (NO INLET PIPE)	
GRADED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE Ø	WATER QUALITY FLOW RATE (GPD)
	PEAK FLOW RATE (GPD)
	RETURN PERIOD OF PEAK FLOW (hrs)
PIPE DATA:	
INLET PIPE 1	INVERT MATERIAL DIAMETER
INLET PIPE 2	
OUTLET PIPE	

NOTES/SPECIAL REQUIREMENTS

GENERAL NOTES:

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contech.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT
- CASCADE SEPARATOR STRUCTURE SHALL MEET ADDITIONAL DESIGN DATA AND INFORMATION AS REQUIRED BY THE ENGINEER. ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER TO RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CONTRACTOR SHALL VERIFY INVERT AND BE CAST WITH THE CONTECH COVER.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES:

- ANY SURFACE BACKFILL DEPTH AND/OR ANTI-OILYATION PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERS TO MATCH PIPE OPENING CENTERS.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT. HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL 401-275-6654

CS-3 CASCADE SEPARATOR STANDARD DETAIL

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LOUIS BARONE III
No. 13771
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.

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DATE: 12/20/2024
SUBMISSION DATE: 12/20/2024
DESIGN BY: J.W.S.

DETAILS - 2

BREWED AWAKENINGS
ASSESSOR'S PLAT 15-1 LOT 1015
CRANSTON, RHODE ISLAND

PREPARED FOR:
BREWED AWAKENINGS
1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL 401-275-6654

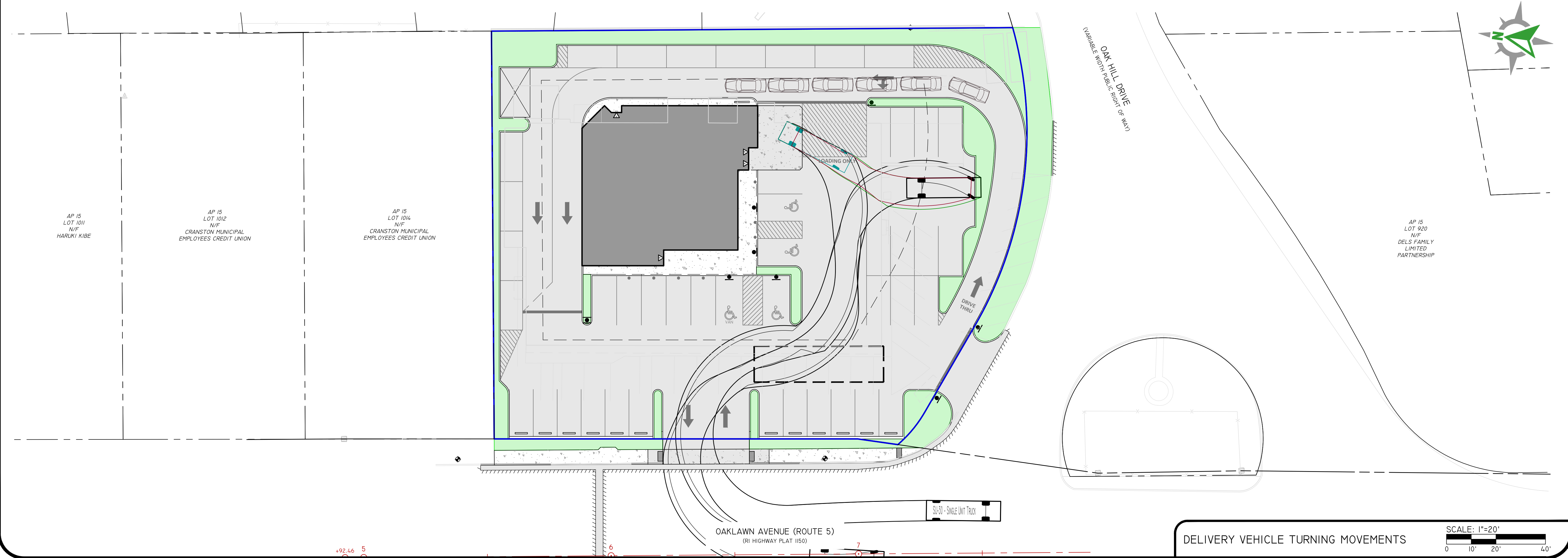
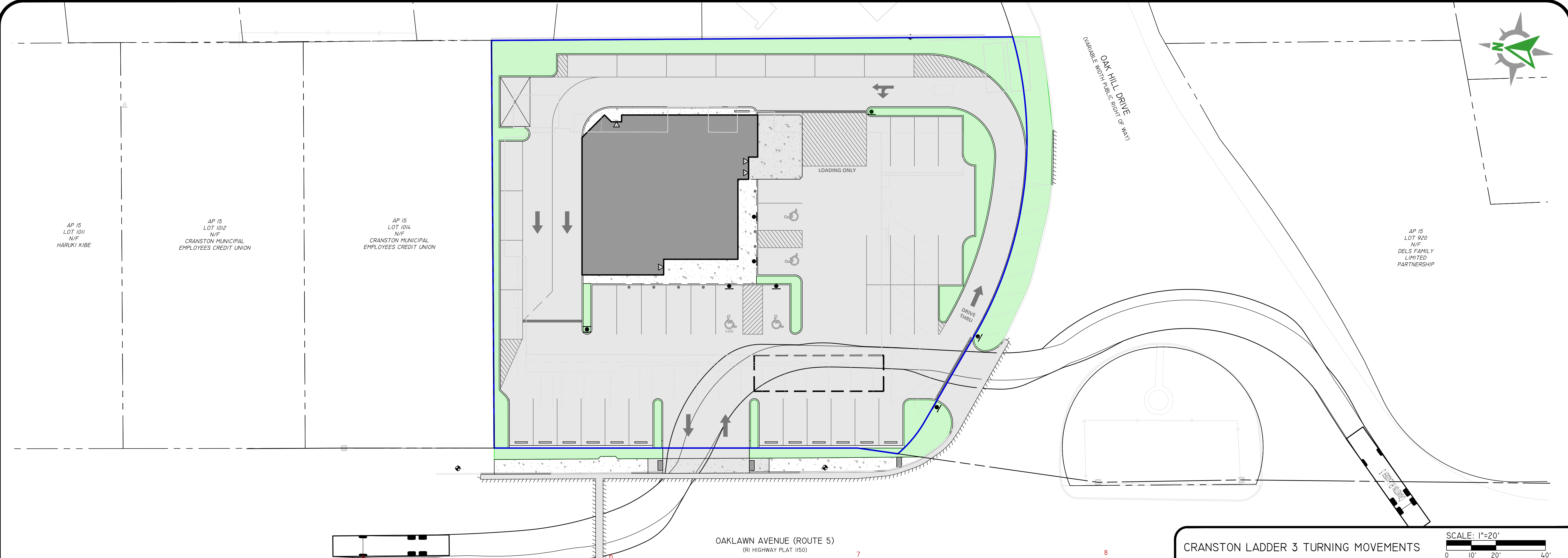
DESIGNED BY: J.W.S.

DATE: 12/20/2024
SUBMISSION DATE: 12/20/2024
DESIGN BY: J.W.S.

CONTECH ENGINEERED SOLUTIONS LLC
1316 BALD HILL ROAD, WARWICK, RHODE ISLAND 02882
TEL 401-275-6654

CS-3 CASCADE SEPARATOR STANDARD DETAIL

Z:\DEVELOPMENT\PROJECTS\0233-001 OAKLAWN AVENUE (12A)\AUTOCAD DRAWINGS\0233-001-PLAN.DWG: PLOT100: 4/12/2024



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NO.	DATE	DESCRIPTION	BY
1	06-20-2024	PRELIMINARY PLAN SUBMISSION	J.W.S.
2			B.T.

DESIGN BY: J.W.S.
DRAWN BY: J.W.S.

TRUCK CIRCULATION PLAN
BREWED AWAKENINGS
ASSESSOR'S PLAT 15-1 LOT 1015
CRANSTON, RHODE ISLAND

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BREWED AWAKENINGS
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TEL 401-275-6654

SHEET 11 OF 11