

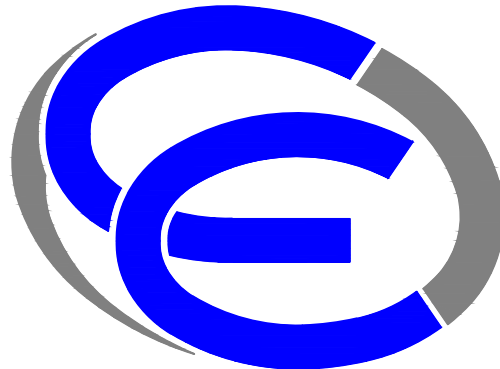
SITE PLAN SET
FOR
PROPOSED CONDOMINIUMS
MASTER PLAN SUBMISSION

PLAT MAP 37 LOTS 859 & 860
C4 & MPD ZONING DISTRICT
MIXED USE PLANNED DISTRICT

INDEPENDENCE WAY
CRANSTON, RHODE ISLAND

OWNER/APPLICANT

SUMMIT CAPITAL, LLC
144 METRO CENTER BOULEVARD,
UNIT F
WARWICK, RHODE ISLAND 02886



ENGINEERS

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

Crossman Engineering

Rhode Island
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Email: cei@crossmaneng.com

SEPTEMBER 2026
SHEET 1 of 10

LOCATION MAP
NOT TO SCALE

INDEX OF DRAWINGS

<u>DRAWING No.</u>	<u>PLAN</u>
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C2	AERIAL MAP
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C4	SITE LAYOUT PLAN
C5	UTILITY PLAN
C6	SOIL EROSION and SEDIMENT CONTROL PLAN
C7	MISCELLANEOUS DETAILS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
<u>REFERENCE PLAN</u>	
BASE MAPPING PLAN BY OCEAN STATE PLANNERS, INC.	

REVISIONS:

No.:	DATE:	DESCRIPTION:
1	10/15/26	ADDITIONAL LOT

3046-01-COVER.dwg

GENERAL NOTES

1. THERE MAY BE ADDITIONAL UNKNOWN UTILITIES ON SITE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY CITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE PLANS MAY NOT DEPICT ALL UNDERGROUND UTILITY SYSTEMS.

2. FOR ALL EXCAVATION, PLACEMENT OF FILL, BITUMINOUS PAVEMENT, CURB, CONCRETE AND SAWCUTTING, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED FEBRUARY 2026, WITH LATEST REVISIONS UNLESS OTHERWISE SHOWN ON PLANS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" WITHIN THE R.I.D.O.T. SPECIFICATIONS ARE NOT APPLICABLE. THESE SPECIFICATIONS CAN BE OBTAINED ON-LINE AT:

HTTP://WWW.dot.ri.gov/business/bluebook.php

3. FOR ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.

4. RHODE ISLAND STANDARDS REFERENCED ARE ACCORDING TO THE STATE OF RHODE ISLAND "RHODE ISLAND STANDARD DETAILS" DATED FEBRUARY 24, 2025 WITH ALL REVISIONS AS PREPARED BY THE DEPARTMENT OF TRANSPORTATION.

5. THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING ITEMS OUTSIDE THE SCOPE OF WORK.

6. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS, GRADES AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF WORK. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

8. ALL DISTURBED AREAS SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN. LOAM AND SEED AS NEEDED.

LAYOUT NOTE

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

EXISTING UTILITY NOTES

1. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND OWNER TO OBTAIN THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. THE MARKED LOCATIONS SHALL BE PRESERVED BY THE CONTRACTOR DURING THE COURSE OF THE WORK, UNTIL SUCH TIME AS THE ARE NO LONGER NEEDED.

2. ALL UTILITIES INTERFERED WITH OR DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY AND PROPERLY RESTORED BY THE CONTRACTOR. THE CONTRACTOR SHALL FULLY COMPACT ALL BACKFILL MATERIAL AROUND AND UNDER ALL EXISTING UTILITIES ENCOUNTERED OR CROSSED.

3. THE PROVIDENCE WATER SUPPLY BOARD HAS PROVIDED A WATER AVAILABILITY LETTER DATED JUNE 12, 2026.

4. VEOLIA WATER HAS PROVIDED A SEWER AVAILABILITY LETTER DATED AUGUST 17, 2026.

5. UNDERGROUND ELECTRIC AND NATURAL GAS SUPPLIES WILL COME FROM RHODE ISLAND ENERGY. EXISTING INFRASTRUCTURE IS AVAILABLE TO TIE IN TO UNDER INDEPENDENCE WAY.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION IF REQUIRED, ALL TEMPORARY CONSTRUCTION SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

2. TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE PEDESTRIAN AND VEHICLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO PEDESTRIAN OR VEHICLE TRAFFIC.

3. SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE STATE D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

4. SPECIAL CARE SHALL BE GIVEN TO THE CONSTRUCTION OF THE SIDEWALK AREAS USED BY PEDESTRIANS. CONTRACTOR SHALL CLOSE OFF SIDEWALKS TO PREVENT POTENTIAL HAZARD CONDITIONS TO PEDESTRIANS UNAWARE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROTECTION AROUND WORK AREAS.

FLOOD ZONE NOTE

THE PROPERTY IS LOCATED IN FEMA ZONE 'X' (UNSHADED), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 44007C0292H, EFFECTIVE 10/2/15.

ENVIRONMENTAL NOTES

1. THERE ARE NO NATURAL HERITAGE AREAS, UNIQUE HISTORICAL FEATURES, OR UNIQUE NATURAL FEATURES IDENTIFIED ON THIS SITE.

2. THERE ARE NO WETLANDS WITHIN THIS SITE BUT THERE IS A BUFFER ZONE THAT EXTENDS INTO THE SOUTHERN PART OF THE SITE.

3. THERE ARE NO ENVIRONMENTAL HAZARDS PRESENT ON THIS SITE, INCLUDING COASTAL FEATURES, GROUNDWATER PROTECTION OVERLAY DISTRICT, WELLHEAD PROTECTION AREA, GROUNDWATER RECHARGE AREA, COWTS CRITICAL RESOURCE AREA, DRINKING WATER SUPPLY WATERSHED, NATIONAL REGISTER OF HISTORICAL PLACES, AND CRANSTON HISTORICAL DISTRICT.

4. THIS PROJECT WILL REQUIRE A RIPDES PERMIT FROM RIDEM.

5. THE SITE IS WITHIN THE SIMMONS BROOK WATERSHED WHICH HAS A TMDL IMPAIRMENT FOR ENTEROCOCCI.

PROPOSED PAVEMENT DEPTH

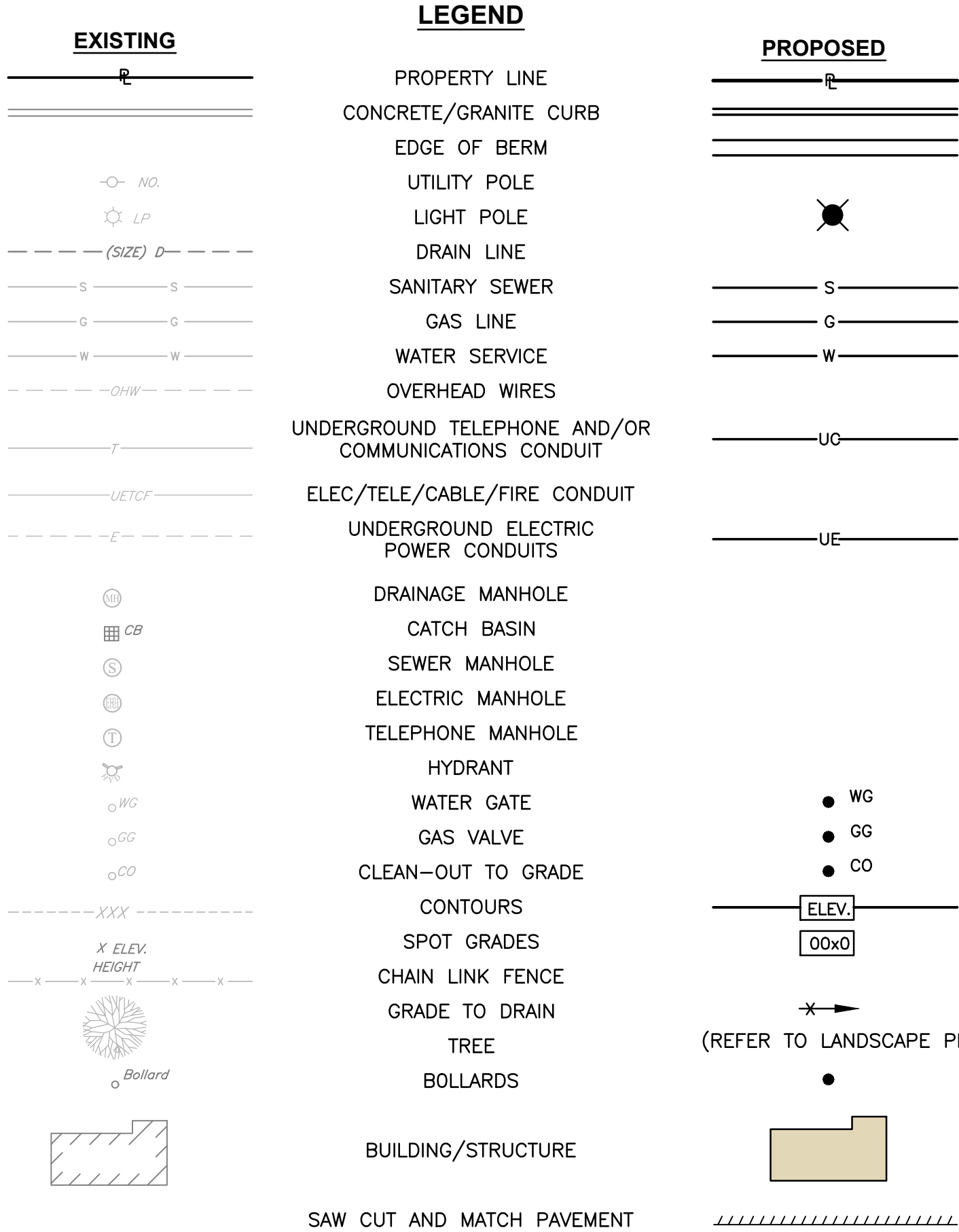
1.5" BITUMINOUS PAVEMENT SURFACE COURSE (HMA 9.5)

2.5" BITUMINOUS PAVEMENT BASE COURSE (HMA 12.5)

8" GRAVEL BORROW SUBBASE

SITE REZONING

THE PROPOSED SITE HAS AN EXISTING ZONING OF MIXED PLAN DEVELOPMENT AND C-4. THE PROPOSED DEVELOPMENT INCLUDES A REQUEST TO REZONE THE SITE TO C-2. THE PLANS SUBMITTED WITH THIS MASTER PLAN SUBMISSION REFLECT THE REQUIREMENTS OF THE C-2 ZONE.

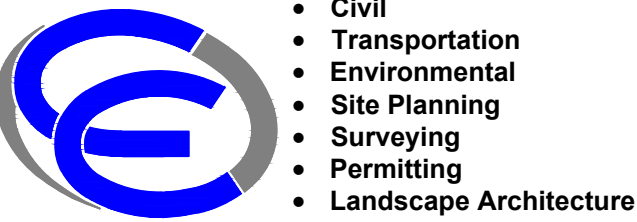


TEST PIT DATA

NOTE: THE BELOW SOIL EVALUATIONS WERE CONDUCTED BY BRAIN KING, P.E. ON AUGUST 4, 2026

TH 1	TH 2	TH 3	TH 4	TH 5	TH 6	TH 7
0" Forest Litter 1" Dark Yellowish Brown Fine Sandy Loam 7" Dark Yellowish Brown Fine Sandy Loam 10" Yellowish Brown Very Fine Sandy Loam 21" Light Olive Brown Silty Loam 44" Light Olive Brown Gravelly Stony Cobbly Sandy Loam 120"	0" Forest Litter 1" Dark Yellowish Brown Fine Sandy Loam 6" Dark Yellowish Brown Fine Sandy Loam 12" Yellowish Brown Very Fine Sandy Loam 22" Light Olive Brown Silty Loam 56" Light Olive Brown Gravelly Stony Cobbly Sandy Loam 115"	0" Forest Litter 1" Dark Yellowish Brown Fine Sandy Loam 8" Dark Yellowish Brown Fine Sandy Loam 23" Light Gray Silty Loam 39" Light Yellowish Brown Gravelly Stony Very Fine Sand 84" Soil Class: Till Limiting Layer: 84" GW Seepage Depth N/A SHWT Design Depth: 84"	0" Forest Litter 1" Dark Yellowish Brown Fine Sandy Loam 7" Dark Yellowish Brown Fine Sandy Loam 19" Dark Yellowish Brown Very Fine Sandy Loam 30" Light Olive Brown Silty Loam 60" Light Yellowish Brown Gravelly Stony Very Fine Sand 122"	0" Forest Litter 1" Dark Yellowish Brown Fine Sandy Loam 10" Dark Yellowish Brown Fine Sandy Loam 18" Dark Yellowish Brown Very Fine Sandy Loam 27" Light Olive Brown Silty Loam 60" Light Yellowish Brown Gravelly Stony Very Fine Sand 120"	0" Dark Yellowish Brown Fine Sandy Loam 10" Dark Yellowish Brown Fine Sandy Loam 16" Light Olive Brown Gravelly Bouldery Stony Loamy Sand 96" Soil Class: Till Limiting Layer: 96" GW Seepage Depth N/A SHWT Design Depth: 84"	0" Dark Yellowish Brown Fine Sandy Loam 10" Dark Yellowish Brown Fine Sandy Loam 23" Dark Yellowish Brown Gravelly Sand 34" Light Olive Brown Gravelly Bouldery Stony Loamy Sand 82" Soil Class: Till Limiting Layer: 82" GW Seepage Depth N/A SHWT Design Depth: 82"

*REMOVE AP, HTM1, HTM2, UNDER INFILTRATION SYSTEM AND REPLACE WITH ASTM C-33 SAND.



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MASTER PLAN SUBMISSION

PROJECT TITLE:

PROPOSED CONDOMINIUMS

PLAT MAP 37, LOT 859 & 860
ZONING DISTRICT MPD & C4
MIXED USE PLANNED DISTRICT
INDEPENDENCE WAY
CRANSTON, RI

PREPARED FOR:

SUMMIT CAPITAL, LLC

144 METRO CENTER BLVD.
UNIT F
WARWICK, RI 02886

DRAWING TITLE:

GENERAL NOTES and LEGEND

DATE:	SCALE:
SEPTEMBER 2026	AS NOTED

DWG. NAME:
3046-02-NOTE.dwg

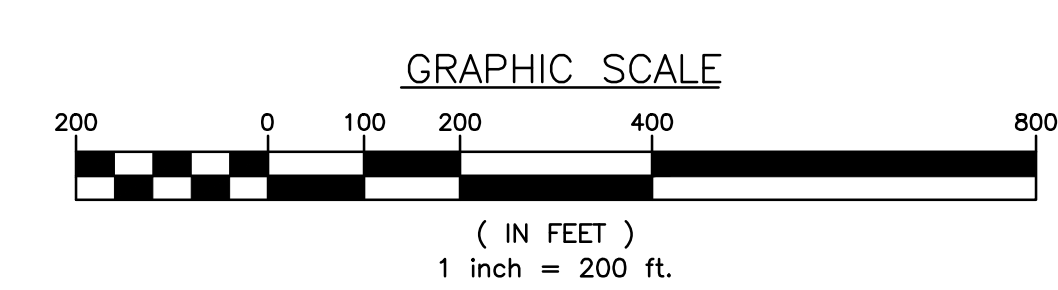
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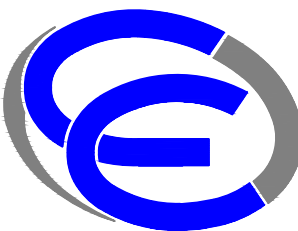
NUMBER	REMARKS	DATE
1	ADDITIONAL LOT	10/15/26

DRAWING NUMBER

C1

SHEET: 2 OF 10





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

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MASTER PLAN
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PROJECT TITLE:

**PROPOSED
CONDOMINIUMS**

**PLAT MAP 37, LOT 859 & 860
ZONING DISTRICT MPD & C4
MIXED USE PLANNED DISTRICT
INDEPENDENCE WAY
CRANSTON, RI**

PREPARED FOR:

SUMMIT CAPITAL, LLC

**144 METRO CENTER BLVD.
UNIT F
WARWICK, RI 02886**

DRAWING TITLE:

AERIAL MAP

DATE:	SCALE:
SEPTEMBER 2026	1"=200'
DWG. NAME:	
3046-03-AERIAL.dwg	

REVISIONS		
NUMBER	REMARKS	DATE
1	ADDITIONAL LOT	10/15/26

DRAWING NUMBER

C2

SHEET: 3 OF 10



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MASTER PLAN SUBMISSION

PROJECT TITLE

PROPOSED CONDOMINIUMS

**PLAT MAP 37, LOT 859 & 860
ZONING DISTRICT MPD & C4
MIXED USE PLANNED DISTRICT
INDEPENDENCE WAY
CRANSTON, RI**

PREPARED FOR

SUMMIT CAPITAL, LLC

**144 METRO CENTER BLVD.
UNIT F
WARWICK, RI 02886**

DRAWING TITLE

EXISTING CONDITIONS PLAN

DATE: SEPTEMBER 2026

SCALE:
1"=50'

DWG. NAME: 3046-04-EXCN.dwg

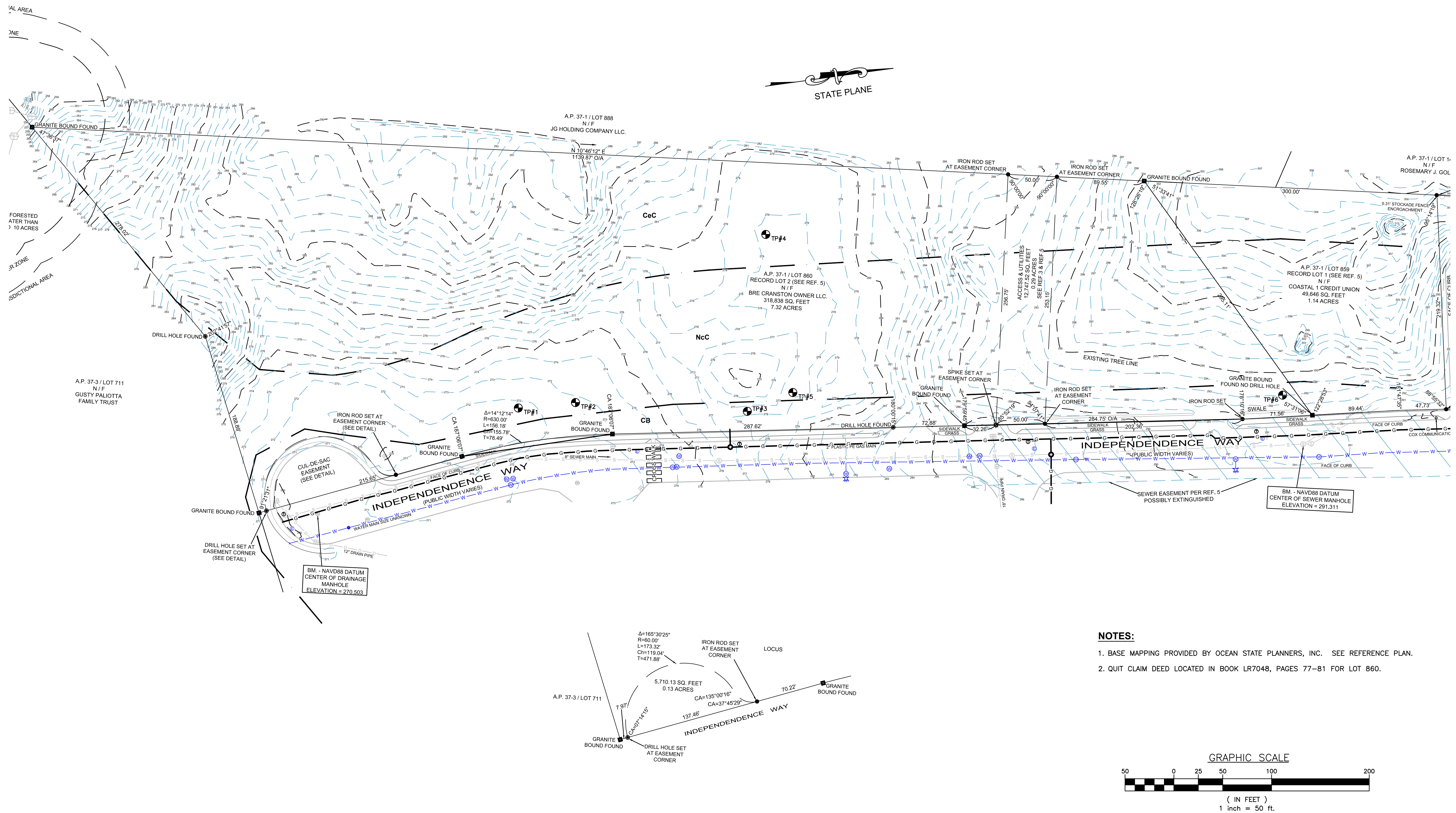
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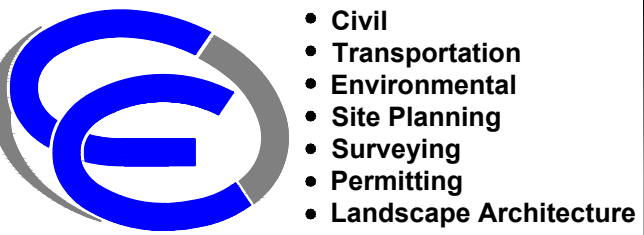
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DRAWING NUMBER

C3

SHEET: 4 OF: 10





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MASTER PLAN
SUBMISSION

PROJECT TITLE:

PROPOSED
CONDOMINIUMS

PLAT MAP 37, LOT 859 & 860
ZONING DISTRICT MPD & C4
MIXED USE PLANNED DISTRICT
INDEPENDENCE WAY
CRANSTON, RI

PREPARED FOR:

SUMMIT CAPITAL, LLC

144 METRO CENTER BLVD.
UNIT F
WARWICK, RI 02886

DRAWING TITLE:

UTILITY PLAN

DATE:
SEPTEMBER 2026

SCALE:
1"=50'

DWG. NAME:
3046-06-UTIL.dwg

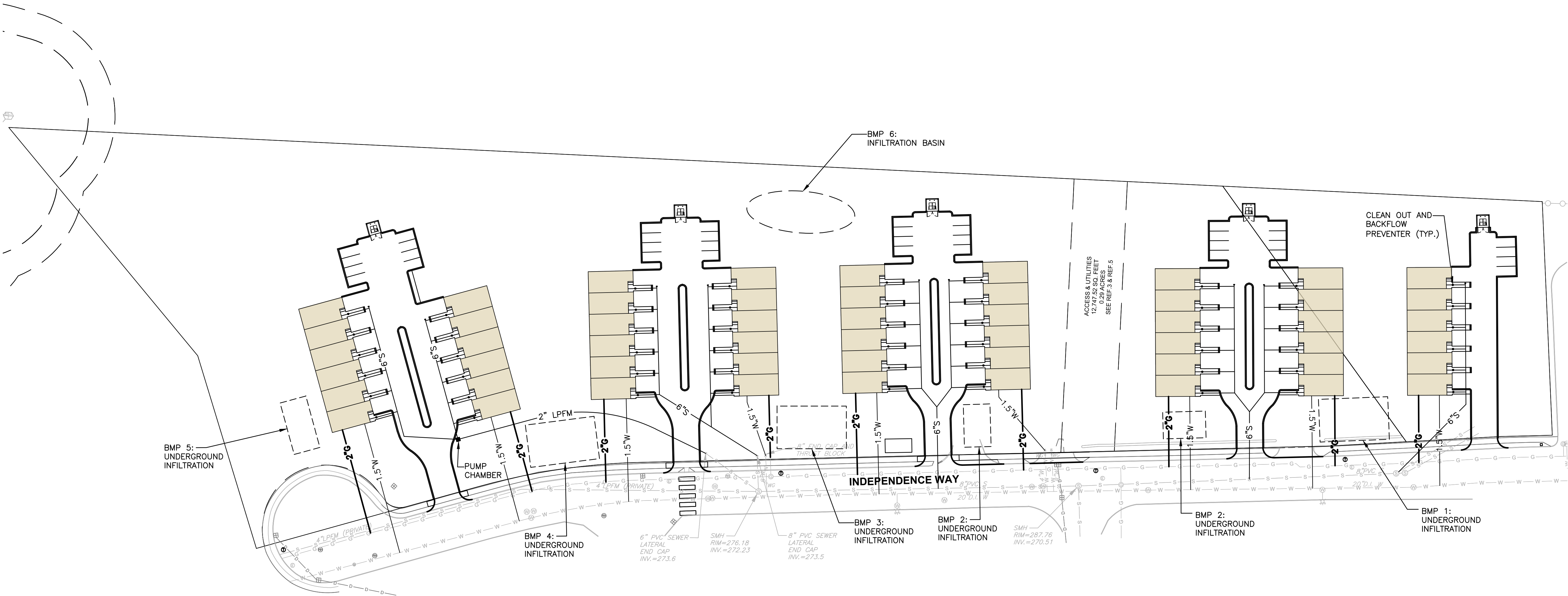
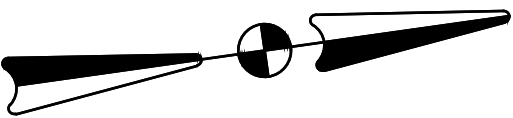
REVISIONS

NUMBER	REMARKS	DATE
1	ADDITIONAL LOT	10/15/26

DRAWING NUMBER

C5

SHEET: 6 OF 10

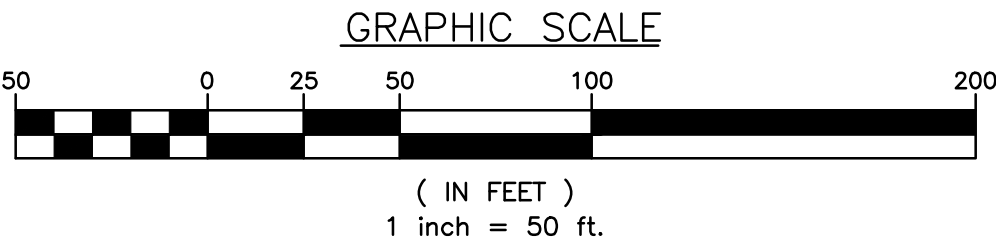


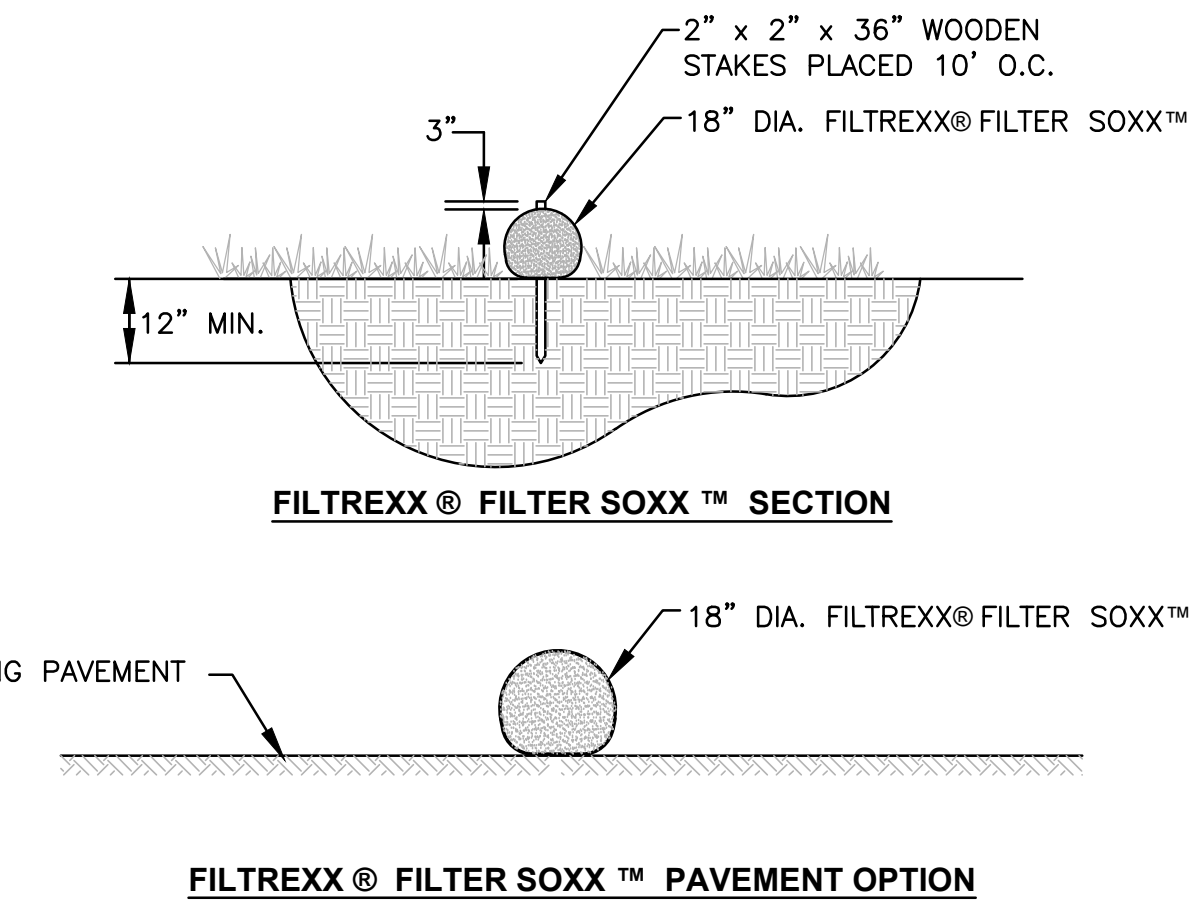
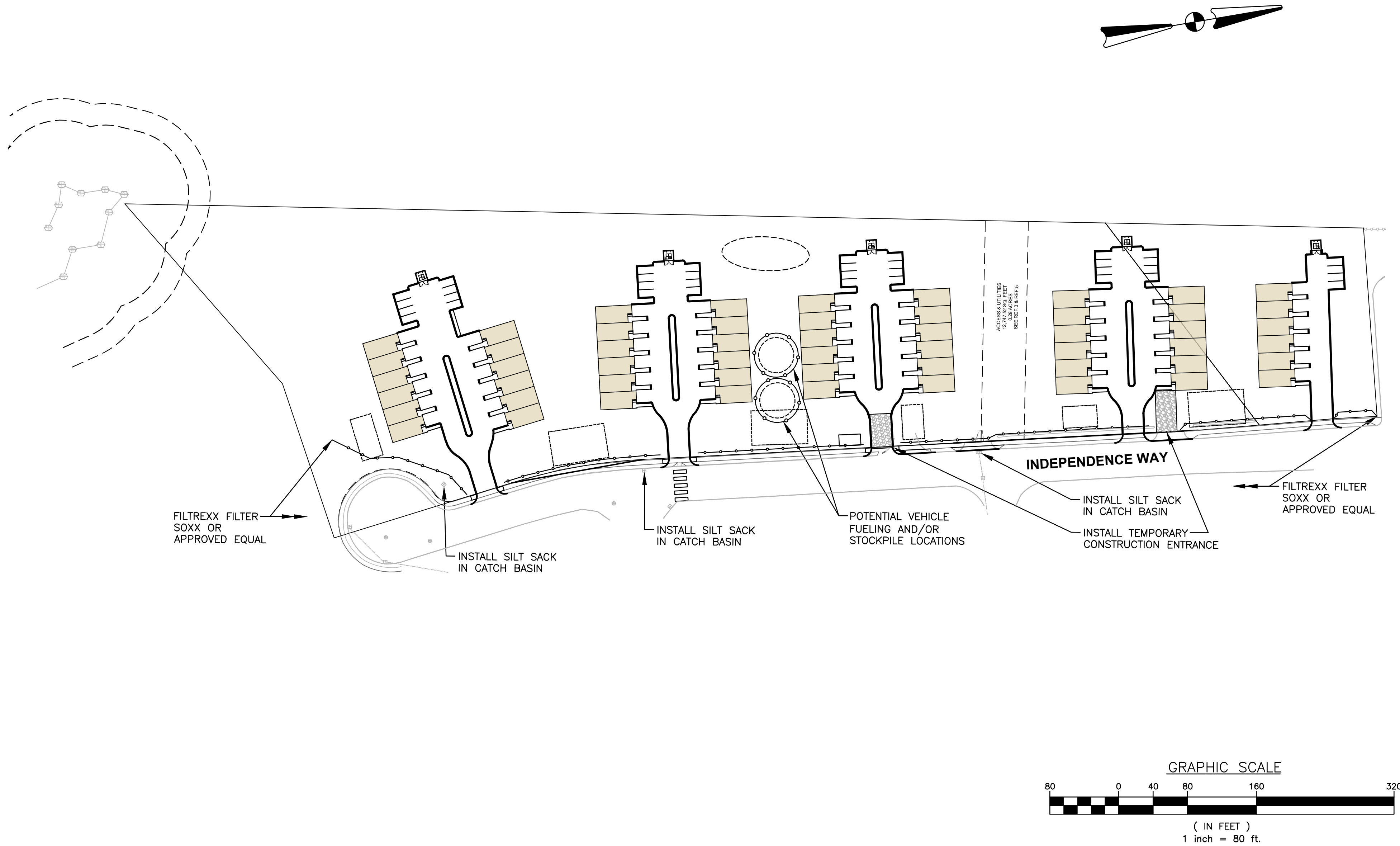
NOTES

1. CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE CONNECTIONS WITH EACH UTILITY COMPANY, INCLUDING: WATER, SEWER, GAS, TELEPHONE AND CABLE.

LEGEND

- CLEAN OUT AND BACKFLOW PREVENTER

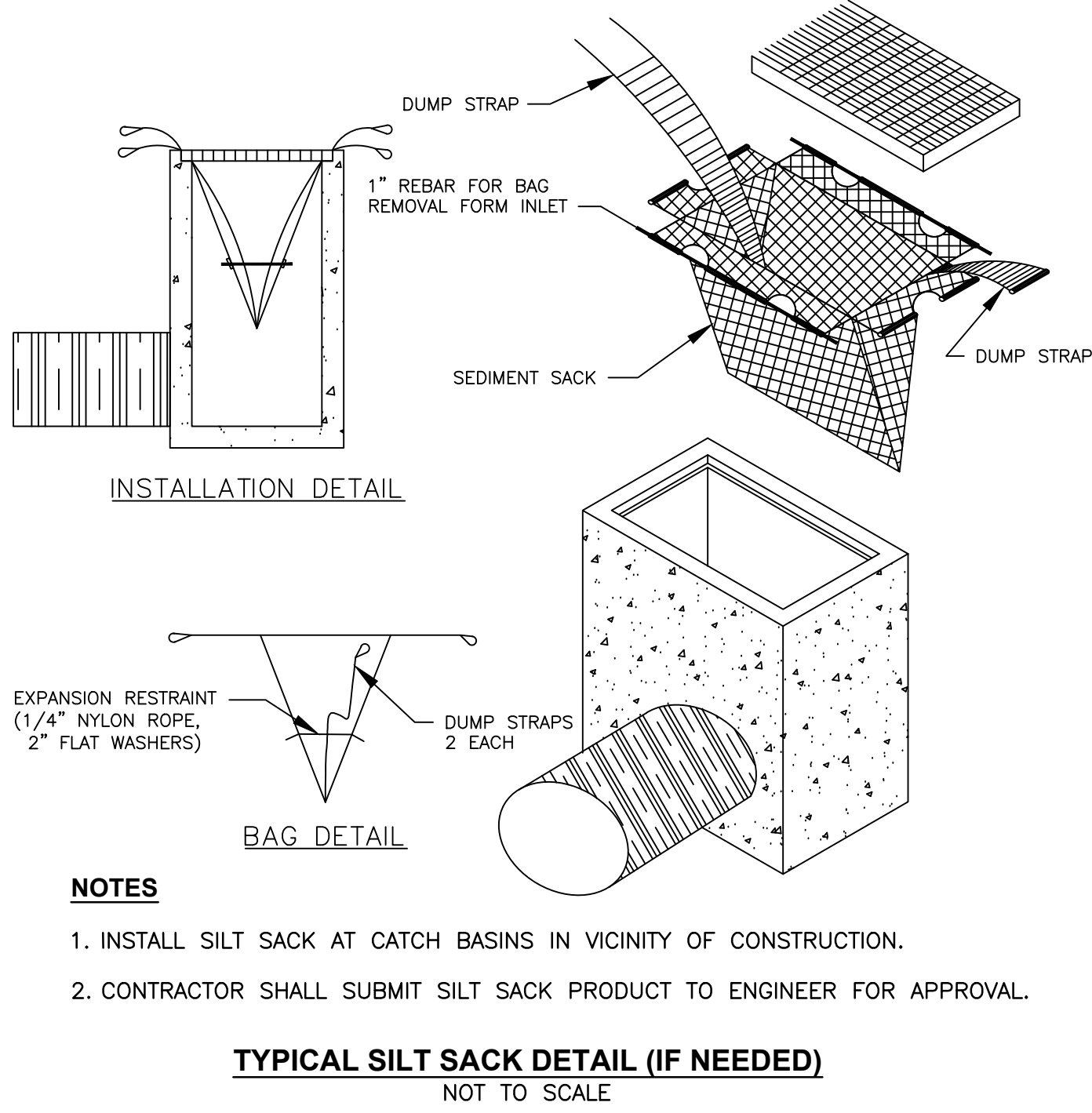




NOTE

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

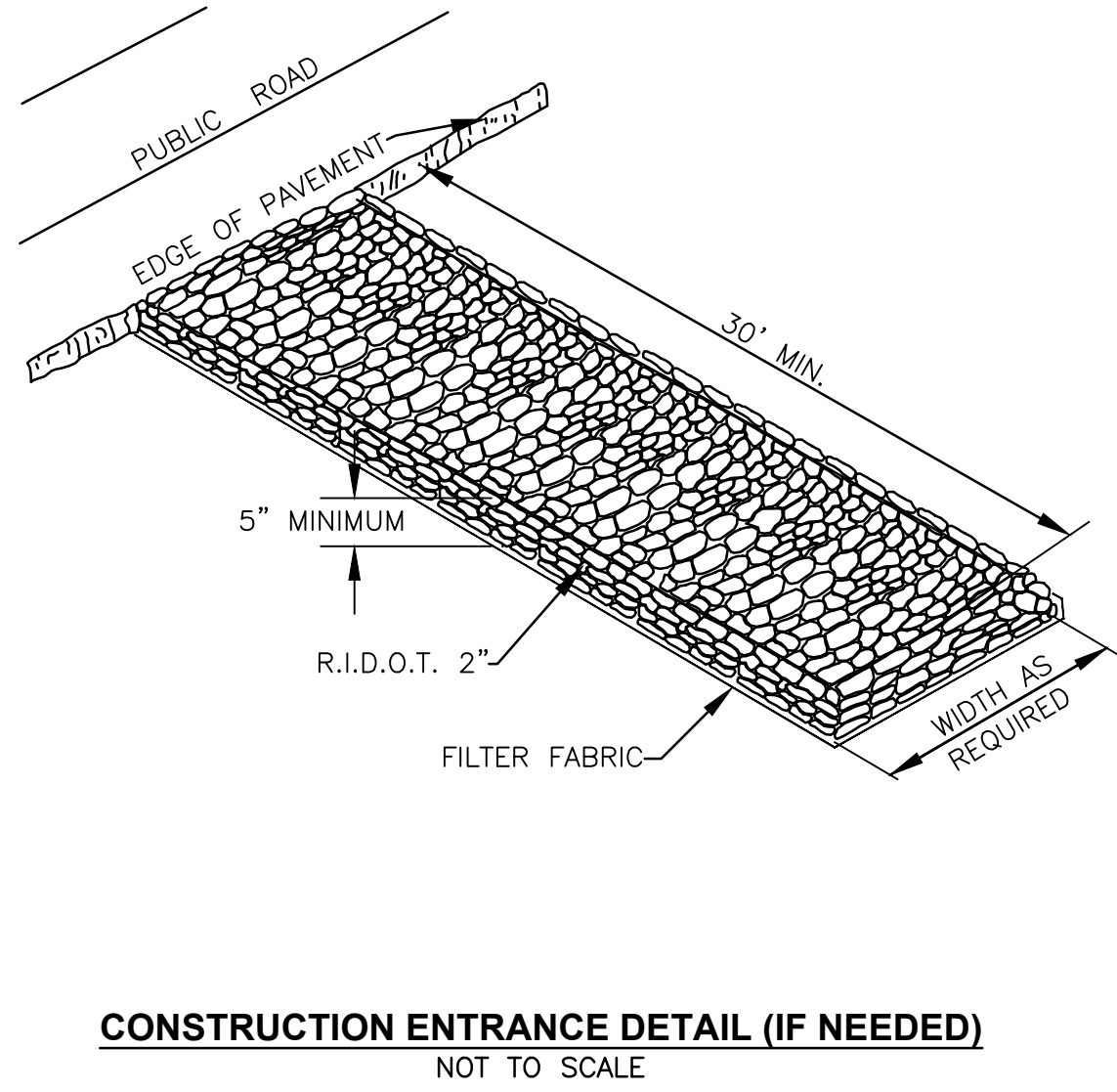
FILTREXX® FILTER SOXX™ DETAIL
NOT TO SCALE



NOTES

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

TYPICAL SILT SACK DETAIL (IF NEEDED)
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL (IF NEEDED)
NOT TO SCALE

DUST CONTROL NOTES

- ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY, RIDEM OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:
- A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
 - B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

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

INSPECTION/MAINTENANCE NOTES

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

GENERAL PROJECT WIDE NOTES

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

FILTREXX SOXX NOTE

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

EROSION CONTROL AND SOIL STABILIZATION PROGRAM

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



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

CROSSMAN ENGINEERING

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MASTER PLAN SUBMISSION

PROJECT TITLE:

PROPOSED CONDOMINIUMS

**PLAT MAP 37, LOT 859 & 860
ZONING DISTRICT MPD & C4
MIXED USE PLANNED DISTRICT
INDEPENDENCE WAY
CRANSTON, RI**

PREPARED FOR:

SUMMIT CAPITAL, LLC

**144 METRO CENTER BLVD.
UNIT F
WARWICK, RI 02886**

DRAWING TITLE:

SOIL EROSION and SEDIMENT CONTROL PLAN

DATE: SEPTEMBER 2026 SCALE: AS NOTED

DWG. NAME: 3046–07–SOIL.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	ADDITIONAL LOT	10/15/26

DRAWING NUMBER

C6

SHEET: 7 OF 10



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MASTER PLAN SUBMISSION

PROJECT TITLE

PROPOSED CONDOMINIUMS

**PLAT MAP 37, LOT 859 & 860
ZONING DISTRICT MPD & C4
MIXED USE PLANNED DISTRICT
INDEPENDENCE WAY
CRANSTON, RI**

REPAIRED FOR

SUMMIT CAPITAL, LLC

**144 METRO CENTER BLVD.
UNIT F
WARWICK, RI 02886**

DRAWING TITLE

LANDSCAPE PLAN

ATE:
SEPTEMBER 2026

SCALE:
1"=50'

WG. NAME: 3046-09-LAND.dwg

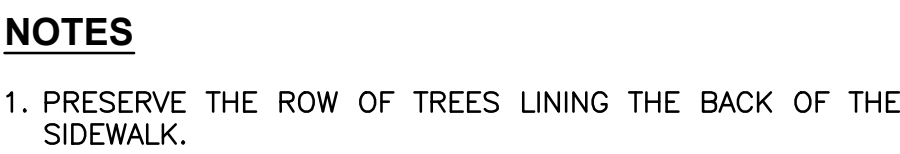
REVISIONS

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DRAWING NUMBER

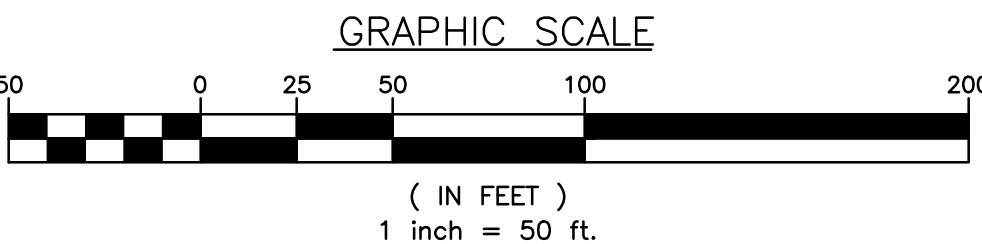
1

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NOTES

1. PRESERVE THE ROW OF TREES LINING THE BACK OF THE SIDEWALK.



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

APPLICATION RATE = 200 lbs. / ACRE

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



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