

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 36-2 LOT 99 & 169.
2. THE SITE IS APPROXIMATELY 1.98± ACRES AND IS ZONED M-2 MANUFACTURING.
3. THE OWNER OF AP 36-2 LOT 99 & 169 IS:
RLF IV TERMINALS SPE LLC
200 N LASALLE ST SUITE 23770
CHICAGO, IL 60601-0104
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C029H, MAP REVISED OCTOBER, 2, 2015.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY WATERMAN ENGINEERING. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD SURVEY PLAN.
6. CONTOUR DATA AND EXISTING FEATURES PROVIDED BY WATERMAN ENGINEERING AS SHOWN ON THE INCLUDED PLAN ENTITLED "REALTEAM MINOR SUBDIVISION PLAN - RECORD PLAN, AP 36-2, LOTS 99 AND 24, DATED 12/11/2024."
7. ALL WORK PERFORMED HEREIN IS TO BE GOVERNED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CITY OF CRANSTON STANDARD SPECIFICATIONS AND DETAILS AND SPECIFICATIONS INCLUDED AS PART OF THE DRAWINGS. IN AREAS OF CONFLICT BETWEEN THE DIFFERENT SPECIFICATIONS, THE DESIGN PLANS AND PROJECT SPECIFICATIONS WILL TAKE PRECEDENCE OVER THE GENERAL SPECIFICATIONS AND THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
8. THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREA (RIDEM)
 - WELLHEAD PROTECTION AREA (RIDEM)
 - GROUNDWATER RECHARGE AREA (RIDEM)
 - AREAS WITHIN TWO MILES WATERSHED (RIDEM)
 - OWTS CRITICAL RESERVE AREA (RIDEM)
 - DRINKING WATER SUPPLY WATERSHED (RIDEM)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 - CRANSTON HISTORIC DISTRICT
 - NATIONAL REGISTER OF HISTORIC PLACES
9. THERE ARE NO UNIQUE NATURAL FEATURES LOCATED ONSITE.
10. THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
 - SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC). THE SESC CONTAINS THE FOLLOWING:
 - EROSION CONTROL MEASURES
 - SHORT TERM MAINTENANCE
 - ESTABLISHMENT OF VEGETATIVE COVER
 - CONSTRUCTION POLLUTION PREVENTION
 - SEQUENCE OF CONSTRUCTION
 - STORMWATER OPERATION AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS:
 - LONG TERM MAINTENANCE
 - LONG TERM POLLUTION PREVENTION
11. THIS PLAN SET REFERENCES RIOT STANDARD DETAILS (DESIGNATED AS RIOT STD X.X.X). RIOT STANDARD DETAILS ARE AVAILABLE FROM RIOT AND ONLINE AT:
HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
12. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
13. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, DRAINAGE POND, AND UNDERGROUND DETENTION SYSTEM. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
14. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
15. SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON APRIL 17, 2025.
16. ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE THEY PROPOSE TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE CEOR FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY A COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING. SUBMISSION PACKAGE MUST INCLUDE APPROPRIATE SPECIFICATION SHEETS/DESIGN CALCULATIONS THAT DEMONSTRATE THE ALTERNATIVE MEET THE MINIMUM DESIGN PARAMETERS OF THE PRODUCT SHOWN ON THE PLANS. NO ALTERNATIVES MAY BE USED WITHOUT THE WRITTEN APPROVAL OF THE CEOR.
17. THIS PLAN SET MAY REFERENCE AND/OR INCLUDE REPRODUCTIONS OF PROPRIETARY PRODUCTS/ DETAILS BY OTHERS, AND/OR THEIR ASSOCIATED SPECIFICATIONS. ANY REFERENCED OR REPRODUCED PROPRIETARY PRODUCT OR DETAIL BY OTHERS OR THEIR RESPECTIVE DESIGNS, IF A DETAIL ENGINEERING PLAN INCLUDES A PROPRIETARY PRODUCT/DETAIL BY OTHERS (EITHER EXPLICITLY OR IMPLIED) AND IS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED LANDSCAPE ARCHITECT OF DIPRETE ENGINEERING, SAID STAMP DOES NOT EXTEND TO ANY PORTION OF THE PROPRIETARY PRODUCT/DETAIL BY OTHERS OR ITS DESIGN.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

1. OVERALL SITE CONSTRUCTION PHASING TO BE BASED PER POND COMPLEX SEDIMENT TRAP CONTRIBUTING CATCHMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE CEOR.
2. SEDIMENT EROSION CONTROL PHASING TO MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
3. ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE EITHER A) NOT TRIBUTARY TO A SEDIMENT TRAP, OR B) ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERTERRACES, HYDROSEED BODIED FIBER MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE WHICH MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR MUST NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, SILT FENCE, INLET PROTECTION, ETC. MUST BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION AND SEDIMENT CONTROL PLANS. THE CEOR WILL INTERPRET THE CONSTRUCTION REQUIREMENT. THE CONTRACTOR IS ADVISED TO SUBMIT A REQUEST FOR INFORMATION (RFI) FOR ANY AREAS OF CONFLICT BEFORE COMMITTING TO CONSTRUCTION.
3. TEMPORARY SWALES MUST BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORK, AND MUST BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS MUST BE INSTALLED, IF NECESSARY, TO PREVENT EROSION AND SUPPORT VEGETATION. AFTER CONSTRUCTION IS COMPLETE AND TRIBUTARY AREAS TO THE SWALES HAVE BEEN STABILIZED, THE TEMPORARY SWALES MUST BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE MUST BE PER THE DESIGN PLANS.
4. ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENT TRAPS MUST BE CLEARED AND BROUGHT TO FINAL DESIGN GRADES.
5. INLET PROTECTION MUST BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
6. FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
7. CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CEOR AND OWNER.
8. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE PERFORMED IN THE DESIGNATED CONCRETE WASHOUT AREA.
9. SLOPES STEEPER THAN 3:1 REQUIRE TEMPORARY EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS TO BE NORTH AMERICAN GREEN OR APPROVED EQUAL AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
10. AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO DEMOBILIZATION, CONTRACTOR MUST FLUSH AND CLEAN THE ENTIRE DRAINAGE NETWORK, ALL STRUCTURES AT DOWNSTREAM CONNECTION POINTS, WATER QUALITY SYSTEMS, INFILTRATION POND, UNDERGROUND DETENTION SYSTEM, ETC. CLEANING MUST INCLUDE REMOVAL OF ALL SEDIMENTS AND DEBRIS FROM PIPES AND ALL DRAINAGE COMPONENTS. WASTE MATERIAL MUST BE LEGALLY DISPOSED OF OFF SITE, WHERE APPLICABLE CLEANING TO BE DONE IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL PHASING NOTES:

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2. SEDIMENT EROSION CONTROL PHASING TO MINIMIZE DISTURBANCE TO THE MAXIMUM EXTENT PRACTICABLE.
3. ANY AREAS THAT ARE CLEARED AND GRUBBED THAT ARE EITHER A) NOT TRIBUTARY TO A SEDIMENT TRAP, OR B) ARE NOT INTENDED FOR IMMEDIATE DEVELOPMENT/ EARTHWORKING, MUST BE STABILIZED IMMEDIATELY INCLUDING (BUT NOT LIMITED TO) SLOPE INTERTERRACES, HYDROSEED BODIED FIBER MATRIX (BFM), EROSION CONTROL MULCH (ECM), OR FLEXIBLE GROWTH MEDIUM (FGM) BEST SUITED TO THE INSITU SOIL PARAMETERS AS ASSESSED BY THE GEOTECHNICAL ENGINEER.

DEMOLITION NOTES:

1. CONTRACTOR MUST NOTIFY "DIG SAFE" AT 811 (OR 1-888-344-7233) A MINIMUM OF 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR MUST OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
4. ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HEREIN. R&D MATERIALS INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, GRAVEL, CATCH BASINS, MANHOLES, GRATES/FRAMES/COVERS, AND ANY EXCESS SOIL THAT IS NOT INCORPORATED INTO THE WORK.
6. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
7. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWINDL SURVEY TIES. COPIES OF LOCATION RECORDS MUST BE SUBMITTED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISH GROUND AT ALL INSTALLED CAPS/PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.
8. ACTIVE UTILITY LINES AND STRUCTURES NOT SPECIFICALLY NOTED ON PLANS, BUT WHICH ARE ENCOUNTERED TO BE IN CONFLICT WITH THE PROPOSED WORK, MUST BE EXTENDED, PROTECTED, OR REWORKED BY THE CONTRACTOR AS DIRECTED OR REQUIRED BY THE UTILITY ENTITY OR OWNER UNLESS OTHERWISE NOTED.
9. CONTRACTOR MUST COORDINATE THE CUTTING AND CAPPING OF ALL UTILITIES WITH THE OWNER, THE MUNICIPALITY, AND ALL APPLICABLE UTILITY ENTITIES HAVING JURISDICTION.
10. INACTIVE SUBSURFACE UTILITIES NOT IN CONFLICT WITH THE PROPOSED WORK AREA MAY BE ABANDONED IN PLACE WITH WRITTEN PERMISSION FROM THE OWNER.

LAYOUT AND MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. ALL CURBING MUST BE PRECAST CONCRETE UNLESS NOTED OTHERWISE ON THE PLANS. ALL RADIIUS CURB SHALL BE A MINIMUM OF 3' UNLESS NOTED OTHERWISE ON THE PLANS.
3. SIDEWALK MUST BE CONCRETE, OR AS LABELED ON THE PLANS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL SIGNAGE AND PAVEMENT MARKING REQUIREMENTS OF THE MUTCD AND AUTHORITIES HAVING JURISDICTION. REGARDLESS OF ITEMS SHOWN (OR NOT SHOWN) ON THIS PLAN SET, THIS INCLUDES (BUT MAY NOT BE LIMITED TO) SIGN TYPE, NUMBER OF SIGNS, POLE/ MOUNTING TYPE, PAVEMENT MARKING LOCATIONS/ TYPE/ WIDTH, MATERIALS, INSTALLATION METHODS, AND ANY ADDITIONAL SIGNS AND/OR MARKINGS THAT MAY BE REQUIRED. THE CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES OR DISCREPANCIES PRIOR TO ORDERING OR INSTALLING SIGNAGE/ PAVEMENT MARKINGS.
5. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. PERTAINING TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
7. THE BUILDINGS SHOWN ARE SCHEMATIC ONLY AND WILL BE DESIGNED PRIOR TO BUILDING PERMIT APPLICATIONS.
8. CONTROL POINTS, PROPOSED BOUNDS, AND ANY EXISTING PROPERTY LINE MONUMENTATION DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
9. CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS AND DATA FILES THAT ARE OBTAINED FROM THE CEOR. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
10. ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.10 "HERRITT PARKWAY AESTHETIC GUARDRAIL" OF THE AASHTO ROADSIDE DESIGN GUIDE 4TH EDITION 2011. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE CEOR IF THEY ARE DUE APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND THE CEOR PRIOR TO CONSTRUCTION. GUARDRAIL IS REQUIRED AT ALL ROADWAYS/PARKING LOTS/PAVED TRAFFIC AREAS ADJACENT TO SLOPES WITH A HEIGHT GREATER THAN SIX FEET AT A 3:1 SLOPE, AND ALL RETAINING WALLS WITH A HEIGHT GREATER THAN THREE FEET AT A 2:1 SLOPE, AND ALL RETAINING WALLS GREATER THAN TWO FEET IN HEIGHT. THE CONTRACTOR IS RESPONSIBLE TO MEET ANY AND ALL GUARDRAIL PROVISIONS THAT MAY BE REQUIRED BY THE AHJ.
11. INFRARED TREATMENT OF PAVEMENT IS REQUIRED AT ALL CURB CUTS, AT ANY DISTURBED PAVEMENT ON ROADWAYS, AND WHERE ANY NEW PAVEMENT MEETS EXISTING PAVEMENT.
12. ALL EXISTING PAVEMENT MARKING REMOVED AS INCIDENTAL DURING CONSTRUCTION MUST BE REPLACED IN-KIND FOLLOWING COMPLETION OF CONSTRUCTION UNLESS OTHERWISE NOTED.
13. NEW PAVEMENT MARKING MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F. PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE SUMMER/FALL 2026 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
2. THE CONTRACTOR MUST COORDINATE WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR AGREEMENTS TO SERVICE THE PROPOSED BUILDING. THIS MUST BE DONE PRIOR TO CONSTRUCTION. NO REPRESENTATIONS ARE MADE BY DIPRETE ENGINEERING THAT UTILITY SERVICE IS AVAILABLE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE FINISH GRADE AND DRAINAGE AROUND THE PROPOSED BUILDING(S) TO ENSURE SURFACE AND/OR GROUNDWATER IS DIRECTED AWAY FROM THE STRUCTURE. FINAL GRADING AROUND THE BUILDING(S) MAY CHANGE BASED ON FINAL GRADING, GRADING BETWEEN CONTOUR INTERVALS, ADDITIONAL SURVEY/MAPPING, BUILDING CONFIGURATION CHANGES, OR FURTHER DETAILING (E.G., SIDEWALKS, GARAGES, ENTRY POINTS, BULKHEADS, OR FOUNDATION STEPS). SPECIFIC END-USER NEEDS, SOIL CONDITIONS, CONSTRUCTABILITY ISSUES, ETC. THE GRADING SHOWN INDICATES THE INTENDED DIRECTION OF STORMWATER FLOW AWAY FROM THE BUILDING(S). THE CONTRACTOR MAY MODIFY THE FINISH GRADINGS TO ENSURE PROPER STORMWATER FLOW AWAY FROM THE BUILDING(S) WITH APPROVAL FROM THE CEOR AND OWNER.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS MUST BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
6. ALL RETAINING WALLS AND STEEP SLOPES ARE SUBJECT TO FINAL STRUCTURAL DESIGN. DIPRETE ENGINEERING IS NOT PROVIDING THE STRUCTURAL DESIGN OF THESE ITEMS. ALL WALLS AND STEEP SLOPES MUST BE DESIGNED AND BUILT UNDER THE DIRECTION OF A RHODE ISLAND LICENSED PROFESSIONAL ENGINEER SUITABLY QUALIFIED IN GEOTECHNICAL ENGINEERING AND CERTIFIED TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT. SHOP DRAWINGS MUST BE SUBMITTED PRIOR TO CONSTRUCTION. FINAL STRUCTURAL DESIGN MUST INCORPORATE THE INTENT OF THE GRADING SHOWN ON THESE PLANS AND ALL WORK MUST BE WITHIN THE LIMIT OF DISTURBANCE SHOWN ON THE PLANS.
7. ALL CUT AND FILL WORK MUST BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER, WITH TESTING AND CERTIFICATION PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT. DIPRETE ENGINEERING IS NOT PROVIDING THE FULL SPECIFICATION, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING SERVICES, OR SUPERVISION AS PART OF THESE DRAWINGS.
8. MATERIAL STOCKPILES MUST NOT BE LOCATED IN THE RIGHT-OF-WAY, AND TRENCHES MUST NOT BE LEFT OPEN OVERNIGHT.
9. ALL LOAM IN DISTURBED AREAS MUST BE STOCKPILED FOR FUTURE USE. ALL STOCKPILED LOAM MUST BE REUSED ONSITE.
10. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. STUMPS MUST BE GROUND ON SITE OR REMOVED.
11. THE SITE WILL HAVE 6" CONCRETE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR MUST INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
12. ALL DRAINAGE OUTFALLS ARE DESIGNED TO BE INSTALLED AT EXISTING GROUND ELEVATION. CONTRACTOR MUST NOTIFY THE CEOR OF ANY DISCREPANCIES WHERE EXISTING GROUND IS HIGHER THAN OUTFALL DESIGN ELEVATION. ANY RESOLUTION OF DISCREPANCIES BY THE CONTRACTOR, UNLESS AUTHORIZED IN WRITING IN ADVANCE BY THE OWNER AND THE CEOR, IS DONE AT THE CONTRACTOR'S RISK.
13. CONTRACTOR MUST PROVIDE SUMP CUTTING AND FULL DEPTH PAVEMENT RESTORATION IN AREAS WHERE PAVEMENT AND/OR SIDEWALK IS REMOVED FOR UTILITY INSTALLATION.
14. IF ROADWAY SURFACE PAVEMENT COURSE IS NOT TO BE INSTALLED FOR 12 MONTHS OR MORE AFTER INSTALLATION OF DRAINAGE STRUCTURES, ALL CATCH BASIN RIMS MUST BE SET AT BINDER GRADE AND RAISED TO FINAL PAVEMENT GRADE PRIOR TO PLACEMENT OF SURFACE COURSE.
15. ALL BUILDING SLABS (BASEMENT AND/OR SLAB ON GRADE), REGARDLESS OF FINISH FLOOR ELEVATIONS SHOWN ON PLANS, MUST HAVE A MINIMUM OF 12" OF SEPARATION TO THE SEASONAL HIGH GROUNDWATER TABLE. DIPRETE ENGINEERING ONLY CERTIFIES TO THE SOIL CONDITIONS IN AREAS TESTED. ADDITIONAL TESTING WILL BE REQUIRED DURING CONSTRUCTION TO VERIFY SEASONAL HIGH GROUNDWATER. ALL TESTING TO BE WITNESSED BY A LICENSED SOIL EVALUATOR. CONTRACTOR TO NOTIFY DESIGN ENGINEER IF SOIL CONDITIONS ARE FOUND TO DIFFER OR IN CONFLICT WITH A MINIMUM OF 12" OF SEPARATION.
16. CONTRACTOR MUST HOLD/ SUPPORT/ RESTORE ALL EXISTING UTILITY COMPONENTS INCLUDING (BUT NOT LIMITED TO) POLES, MAST ARMS AND ABOVEGROUND OBJECTS AS NECESSARY DURING THE PROPOSED WORKS AND ELECTRICAL INSTALLATION. CONTRACTOR MUST COORDINATE SAID WORKS WITH ALL ASSOCIATED UTILITY OWNERS ACCORDINGLY. ANY EXISTING ITEMS DAMAGED OR REMOVED AS INCIDENTAL DURING UTILITY CONNECTION/ ELECTRICAL INSTALLATION INCLUDING (BUT NOT LIMITED TO) CURB IN THE ROW MUST BE REPLACED IN KIND FOLLOWING COMPLETION OF WORKS.

DRAINAGE

1. ALL DRAINAGE PIPING MUST BE HIGH-DENSITY POLYETHYLENE (HDPE), OR EQUAL, WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT-OF-WAY MUST BE REINFORCED CONCRETE PIPE (RCP). DRAINAGE STRUCTURES DO NOT REQUIRE BRICK INVERT AS SHOWN IN DOT DETAILS.
2. DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
 - CATCH BASINS ALONG CURBING: RIOT STD. 4.4.0, TYPE F, 4' DIAMETER WITH APRON STONE
 - CATCH BASINS NOT ALONG CURBING: RIOT STD 4.4.0, 4' DIAMETER
 - CATCH BASINS MUST HAVE 3 FT SUMPS WITHOUT SEEP HOLES
 - SINGLE FRAME CATCH BASIN GRATES: RIOT STD 6.3.2
 - DOUBLE FRAME CATCH BASIN GRATES: RIOT STD 6.3.2
 - HIGH CAPACITY CATCH BASIN GRATES: RIOT STD 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
 - DRAINAGE MANHOLE COVERS: RIOT STD 6.2.1
 - DROP INLETS: RIOT STD 4.5.0, 4.5.1 OR 4.5.2
 - APRON STONE, WHERE REQUIRED: RIOT STD 7.1.7 OR 7.1.8
 - HEADWALLS: RIOT STD 2.1.0
 - MANHOLES: RIOT STD 4.2.0, 4.2.1, OR 4.2.2 AS REQUIRED. SEE NOTES BELOW FOR COVER TYPE SELECTION.
 - ALL OUTLET CONTROL STRUCTURES (OCS) AND DRAINAGE MANHOLES WITH INTERNAL WEIRS MUST USE FLAT TOP STRUCTURE COVER.
 - FOR ALL OTHER DRAINAGE STRUCTURES: IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE APPROPRIATE STRUCTURE TOP REQUIRED (E.G. CONE TOP, FLAT TOP ETC) TO MEET THE DESIGN PARAMETERS AS SHOWN ON THESE PLANS, INCLUDING (BUT NOT LIMITED TO) THE RELATIONSHIP BETWEEN FINISH SURFACE ELEVATION/ DRAINAGE DEPTH TO PIPE INVERTS AND MEETING MANUFACTURER/ AHJ REQUIREMENTS & SPECIFICATIONS.

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

SANITARY SEWER

1. ALL SANITARY SEWER PIPING MUST BE SDR 35 PVC WITH COMPRESSION JOINTS UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE CRANSTON DPW AND VEOLIA WATER RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL FITTINGS, STRUCTURE SEALS AND CONNECTIONS MUST BE WATERTIGHT.
2. ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND SUBMIT ALL JOINTS THAT MAY BE REQUIRED FOR APPROVAL. FOR ALL WATER IMPROVEMENTS AND APPURTENANCES INCLUDING BUT NOT LIMITED TO PIPES, VALVES, FITTINGS, HEAT ENCLOSURES, AND BACKFLOW PREVENTERS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE ABSULUT PER PROVIDENCE WATER REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDENCE WATER REQUIREMENTS. THE CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH PROVIDENCE WATER TO ENSURE INSPECTOR IS ON SITE.

IN THE CASE OF ANY NEW HYDRANT INSTALLED IN OR NEXT TO AN EXISTING SIDEWALK, THE CONTRACTOR MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR WIDTH FROM THE OUTERMOST COMPONENTS OF THE HYDRANT TO THE EDGE OF THE SIDEWALK. THE 3'-0" SIDEWALK WIDTH IS REQUIRED ONLY ON ONE SIDE OF THE HYDRANT TO PROVIDE A CLEAR PATH ON THE SIDEWALK.

ELECTRIC/TELECOM/GAS

1. PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH ALL UTILITY COMPANIES. FIELD WORK MUST BE IN ACCORDANCE WITH EACH UTILITY COMPANY'S STANDARDS AND DETAILS AS WELL AS LOCAL AND FEDERAL REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO: POLES, TRANSFORMERS, PULL BOXES, CONCRETE PADS, CONCRETE ENCASUREMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING STRUCTURE, MUST BE SHOWN AND UNDERGROUND UTILITIES MUST BE UNDERGROUND OR OVERHEAD AND MUST BE COORDINATED WITH RI ENERGY PRIOR TO CONSTRUCTION.

SITE LIGHTING

SITE LIGHTING (TEMPORARY AND PERMANENT) MUST BE DIRECTED AWAY FROM AND SHIELDED FROM THE SPECIFICALLY SENSITIVE AREAS AND ADJUTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

ABBREVIATIONS LEGEND

ADA	AMERICANS WITH DISABILITY ACT	N/F	NOW OR FORMERLY
AHJ	AUTHORITY HAVING JURISDICTION	OHW	OVERHEAD WIRE
AP	ASSESSOR'S PLAT	PE	POLYETHYLENE
ARCH	ARCHITECT	PL	PROPERTY LINE
BC	BOTTOM OF CURB	PR	PROPOSED
BT	BOTTOM OF TESTHOLE	PVC	POLYVINYL CHLORIDE
BIT	BITUMINOUS (BERM)	R	RADIUS
BIO	BIORETENTION	R&D	REMOVE AND DISPOSE
BS	BASEMENT SLAB ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	FINISHED GRADE AT BOTTOM OF WALL	RHB	RHODE ISLAND
CB	CATCH BASIN	RL	ROOF LEADER
(C)	CALCULATED	ROW	RIGHT-OF-WAY
CL	CENTERLINE	S	SLOPE
CEOR	CHORD ANGLE	SD	SUBDRAIN
(CA)	CIVIL ENGINEER OF RECORD. DIPRETE ENGINEERING UNLESS DESIGNATED OTHERWISE BY OWNER	SED	SEDIMENT FOREBAY
CLDIP	CONCRETE LINED DUCTILE IRON PIPE	SF	SQUARE FOOT
CO	CLEAN OUT	SFL	STATE FREEWAY LINE
CONC	CONCRETE	SFM	SEWER FORCE MAIN
(D)	DEED	SG	SLAB ON GRADE ELEVATION
DCB	DOUBLE CATCH BASIN	SHL	STATE HIGHWAY LINE
DI	DROP INLET	SMH	SEWER MANHOLE
DMH	DRAINAGE MANHOLE	SNDF	SAND FILTER
DP	DETENTION POND	SS	SIDE SLOPE
ELEV	ELEVATION	STA	STATION
EOG	EDGE OF PAVEMENT	TC	TOP OF CURB
ESC	EROSION AND SEDIMENT CONTROL	TD	TRENCH DRAIN
EX	EXISTING	TF	TOP OF FOUNDATION
FES	FLARED END SECTION	TRANS	TRANSITION
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL (FINISHED)
GS	GARAGE SLAB ELEVATION	GRADE AT TOP OF WALL)	
GW	GROUND WATER TABLE	TYP	TYPICAL
HW	HEADWALL	UDS	UNDERGROUND
HC	HIGH CAPACITY CATCH BASIN GRATE	UIS	UNDERGROUND
HOPE	HIGH DENSITY POLYETHYLENE	UP	UTILITY POLE
ID	INLINE DRAIN	WO	WALKOUT ELEVATION
INV	INVERT	WQ	WATER QUALITY
IP	INFILTRATION POND		
LARCH	LANDSCAPE ARCHITECT		
LF	LINEAR FEET		
LOD	LIMIT OF DISTURBANCE		
LP	LIGHT POLE		
(M)	MEASURED		
MEP	MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER		

SITE CALLOUTS LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS	
(MCC)	MONOLITHIC CONCRETE CURB (SEE DETAIL)
(PCC)	PRECAST CONCRETE CURB (PRE CAST RIOT STD OR APPROVED EQUAL)
7.1.1.0	RIOT STD PRECAST CONCRETE CURB
7.6.0	RIOT STD CURB SETTING DETAIL
4.W	4" EPOXY RESIN WHITE MARKINGS
4.W4.5	4" WHITE STRIPING 2' ON CENTER AT 45°
6.WS	6" WHITE EPOXY RESIN PAVEMENT MARKINGS-SHUT PATTERN
6.W	6" WHITE EPOXY RESIN PAVEMENT MARKINGS
12W	STOP LINE (REFERENCE MUTCD SECTION 3B.16)
ADAS	ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS
ADAR	ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS
ADAV	VAN ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
CWK	CROSSWALK PAVEMENT MARKINGS. SOLID 2" WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)
LS	LOAM AND SEED

RIOT NOTES:

1. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY (ROW) MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FEBRUARY 2025 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS 1999 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
2. CONTRACTOR MUST OBTAIN A UTILITY CONNECTION PERMIT FOR WORK WITHIN THE STATE RIGHT-OF-WAY (ROW) PRIOR TO CONSTRUCTION. THE PHYSICAL ALTERATION PERMIT (PAP) IS NOT A SUBSTITUTE FOR THE UTILITY PERMIT AND THE PAP DOES NOT CONSTITUTE AN APPROVAL OF ANY UTILITY WORK.
3. ALL TRAFFIC CONTROL MUST CONFORM TO THE MUTCD, LATEST EDITION, WITH ALL REVISIONS.
4. NO LANE OR SHOULDER CLOSURES ARE ALLOWED TO BE PERFORMED WITHIN THE STATE ROW DURING PEAK TRAFFIC HOURS.
5. SEWER AND WATER CONNECTIONS WITHIN THE STATE ROW WILL REQUIRE A SEPARATE RIOT UTILITY PERMIT, WHICH CONTRACTOR MUST OBTAIN BEFORE CONSTRUCTION.
6. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE, AND STORMWATER RUNOFF VOLUME TO THE STATE ROW FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE SHALL BE NO INCREASE IN RUNOFF TO THE STATE ROW FROM THE PROPOSED DEVELOPMENT.
7. WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROPOSED PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). WORK ONSITE WILL CONFORM TO AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) UNLESS THE WORK IS ON STATE OWNED LAND.
8. AS-BUILTS ARE REQUIRED FOR ALL DRAINAGE CONNECTIONS WITHIN THE STATE ROW. AS-BUILTS MUST BE PROVIDED TO THE RIOT STORMWATER OFFICE AND INCLUDE, INVERTS, MATERIALS, AND PIPE SIZES.

TRAFFIC NOTES:

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

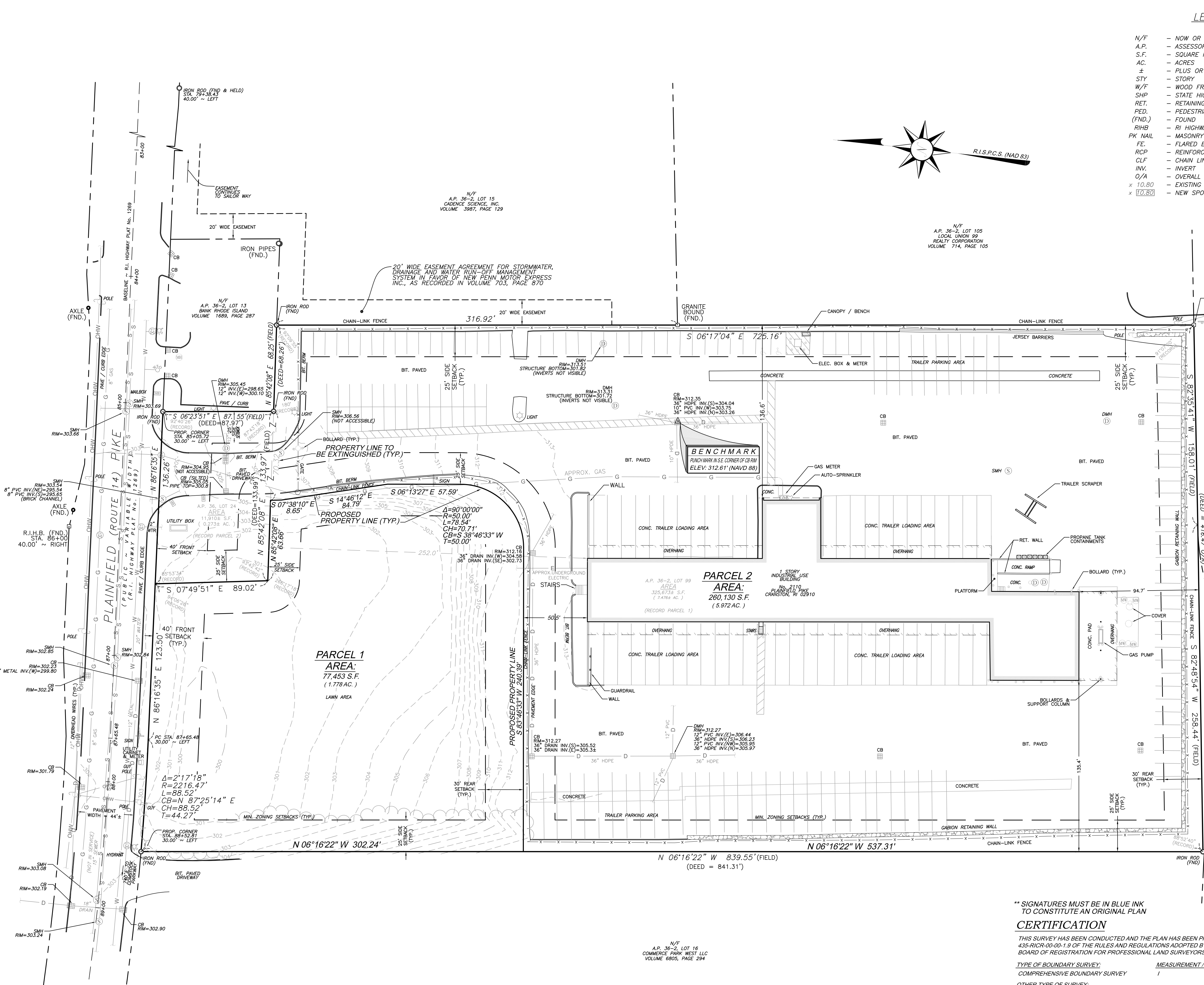
EXISTING LEGEND

(AS SHOWN ON PROPOSED PLANS)	
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS	
	NAIL FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD FOUND/SET
	BOUND FOUND/SET
	SIGN
	BOLLARD
	SOIL EVALUATION
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	GUY POLE
	ELECTRIC MANHOLE
	UTILITY/POWER POLE
	LIGHTPOST
	SEWER/SEPTIC MANHOLE
	SEWER VALVE
	CLEANOUT
	HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	WELL
	MONITORING WELL
	UNKNOWN MANHOLE
	GAS VALVE
	BENCH MARK
	STREAM FLOW DIRECTION
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

PROPOSED LEGEND

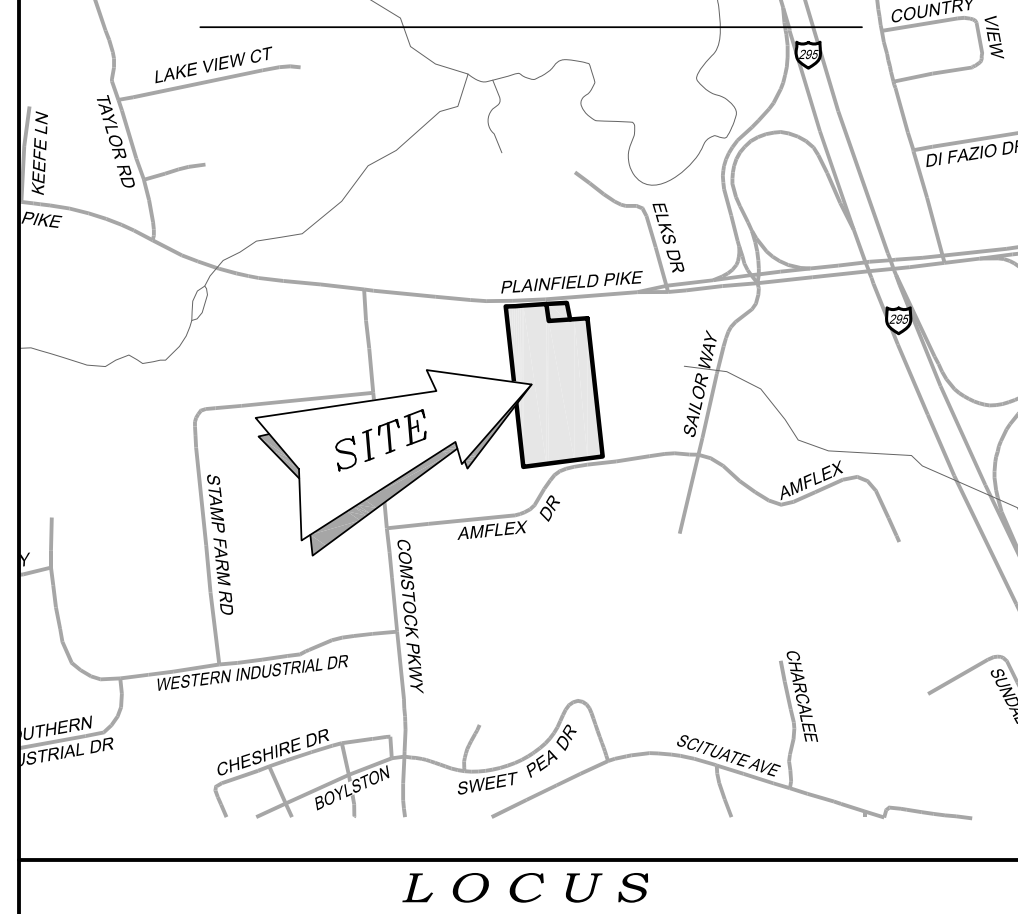
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS	
	PROPERTY LINE
	BUILDING SETBACKS
	CHAINLINK FENCE
	GUARDRAIL
	RETAINING WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SPOT ELEVATION

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LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
R/HB	- RI HIGHWAY BOUND	S	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	S	- STORM DRAIN MANHOLE
FE	- FLARED END	W	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	G	- GAS VALVE
CLF	- CHAIN LINK FENCE	E	- ELECTRIC MANHOLE
INV.	- INVERT	G	- GRANITE BOUND
O/A	- OVERALL	○	- DRILL HOLE
× 10.80	- EXISTING SPOT GRADE	○	- IRON PIPE
× 10.80	- NEW SPOT GRADE	○	- OVERHEAD WIRES
		○	- MAIL BOX
		○	- HYDRANT



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - RHODE ISLAND HIGHWAY PLAT 1269
 - PLAN ENTITLED "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK, SUBDIVISION - WEST SECTION I, SITUATED IN CRANSTON, RHODE ISLAND, PREPARED BY: JOHN P. GATO CORPORATION, SCALE: 1" = 100', DATED: APRIL 17, 1989
 - PLAN ENTITLED "SECTION AND SITE PLAN FOR CADENCE SCIENCE, INC., LOCATED AT 2080 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND, PREPARED BY: AMERICAN ENGINEERING, INC., SCALE: 1" = 40', DATED: 01/14/2009"
 - PLAN ENTITLED "ALTANSPPS LAND TITLE SURVEY YRC PORTFOLIO, NV5 PROJECT No. 20190337-090, N005, 2110 PLAINFIELD PIKE, CRANSTON, RI 02910, PREPARED FOR: BOCK & CLARK CORPORATION AN NVS COMPANY, PREPARED BY: WATERMAN ENGINEERING COMPANY, SCALE: 1" = 60', DATED: SEPTEMBER 26, 2019
 - PLAN ENTITLED "ALTANSPPS LAND TITLE SURVEY, YELLOW NV5 PROJECT No. 202208982, 142, 2110 PLAINFIELD PIKE, CRANSTON, RI 02910, PREPARED FOR: BOCK & CLARK CORPORATION AN NVS COMPANY, PREPARED BY: WATERMAN ENGINEERING COMPANY, SCALE: 1" = 60', DATED: JANUARY 24, 2024
 - PLAN ENTITLED "ALTANSPPS LAND TITLE SURVEY, FREIGHT PORTFOLIO, SITE NUMBER: N105 RI, 2110 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND, 02910, PREPARED FOR: M&A NATIONAL LAND SERVICES GROUP, PREPARED BY: WATERMAN ENGINEERING COMPANY, SCALE: 1" = 40', DATED: JANUARY 24, 2024
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 36-2, LOT 24 & 99 - RLF IV TERMINALS SPE, LLC - VOLUME 6750, PAGE 51
201 WEST STREET
ANNAPOLIS, MD 21401
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS:
 - RESTRICTIONS AS SET FORTH IN VOLUME 634, PAGE 340 AND IN VOLUME 634, PAGE 343 (NOT PLOTTABLE)
 - APPURTENANT EASEMENT AGREEMENT BY AND BETWEEN ROBERT A. VOTOLATO AND NEW PENN MOTOR EXPRESS, INC., AS SET FORTH IN VOLUME 703, PAGE 876 (PLOTTED AS SHOWN)
- THESE PREMISES ARE SITUATED IN AN M-2 ZONE (GENERAL INDUSTRY)
- DIMENSIONAL REQUIREMENTS**

MIN. LOT AREA	= 60,000 SQ. FT.
MIN. FRONTAGE / WIDTH	= 200 FT.
MIN. S/B FRONT YARD	= 40 FT.
MIN. S/B REAR YARD	= 30 FT.
MIN. S/B SIDE YARD	= 25 FT.
MAX. LOT COVERAGE	= 60%
MAX. STRUCTURE HEIGHT	= 35 FT.

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE ZONING ACTING AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED
- THESE PREMISES ARE SITUATED WITHIN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP NUMBER 4407022H, MAP REVISED: OCTOBER 2, 2015, FEDERAL EMERGENCY MANAGEMENT AGENCY / RECEIVERS
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ALTERNATIVE UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTX NETWORK VIA CHARLSON BROS GNSS ANTENNAS / RECEIVERS
- THERE ARE NO KNOWN WETLANDS ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. A SITE INSPECTION BY A PROFESSIONAL BIOLOGIST WAS NOT CONDUCTED AS PART OF THIS PROJECT. A SITE INSPECTION MAY BE REQUIRED TO VERIFY THE EXISTENCE / NONEXISTENCE OF ANY FRESHWATER WETLANDS PRESENT, IF NECESSARY
- EXISTING NUMBER OF PARCELS: 2
PROPOSED NUMBER OF PARCELS: 2
- UPON CONVEYANCE OF EITHER PARCEL, ANY EXISTING UTILITIES CROSSING "PARCEL 1" SHALL EITHER BE RELOCATED OR UTILITY EASEMENTS SHALL BE GRANTED IN THE LOCATION IN WHICH THEY CURRENTLY EXIST
- EXISTING FRONTAGE: LOT 24 = 136.26' (REQUIRED=200')
PROPOSED FRONTAGE: PARCEL 1 = 212.02'
PARCEL 2 = 136.26' (REQUIRED=200')

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-0000-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

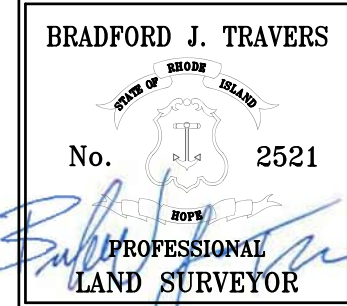
TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY

OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY
T-1 (PARTIAL AS SHOWN)

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

RECONFIGURE THE TWO EXISTING PARCELS INTO TWO NEW PARCELS AS SHOWN.

BY: *Bradford J. Travers* 2521 10/22/2025
BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. L5.000463)



2	08/25/2025	UPDATED FOR FINAL PLAN SUBMISSION	BJT
1	05/27/2025	UPDATED TO ADD PARTIAL TOPOGRAPHY / UTILITIES	BJT
NO.	DATE	REVISION	CHECKED BY
REALTERM MINOR SUBDIVISION PLAN - RECORD PLAN			
A.P. 36-2, LOTS 99 & 24			
2110 PLAINFIELD PIKE (R.I. ROUTE 14)			
CRANSTON, RHODE ISLAND			
REALTERM			
333 W. WACKER DRIVE			
CHICAGO, IL 60606			
PROJECT NO. 19-068			
SCALE: 1" = 40'			
DATE: 12/11/2024			
DRAWN BY: BJT			
CHECKED BY: RSL			
FILENAME: 19-068_EX1			
1 of 1 SHEETS			
DRAWING # EX1			



46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

Z:\DEVELOPMENT\PROJECTS\15662-001 DUNKIN' DEVELOPMENT\AUTOCAD DRAWINGS\15662-001-SESC.DWG PLOTTED: 8/6/2026



SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (TEMPORARY 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

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 1, 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.

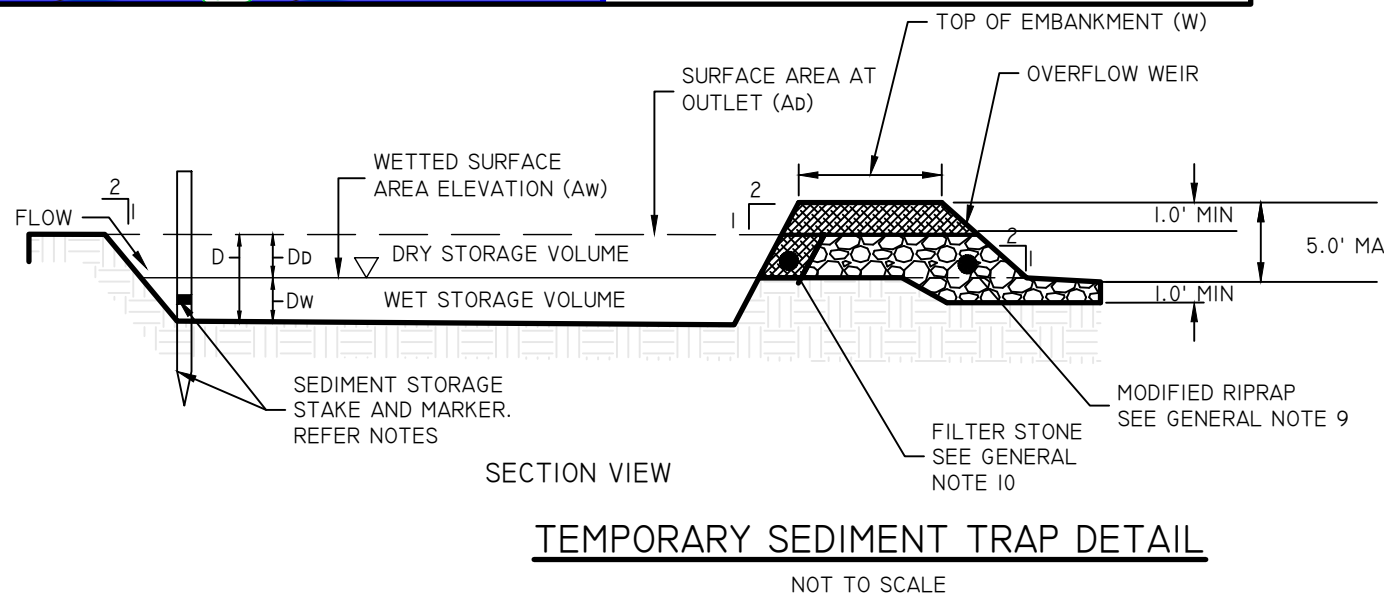
INSTALLATION NOTES:

- 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.

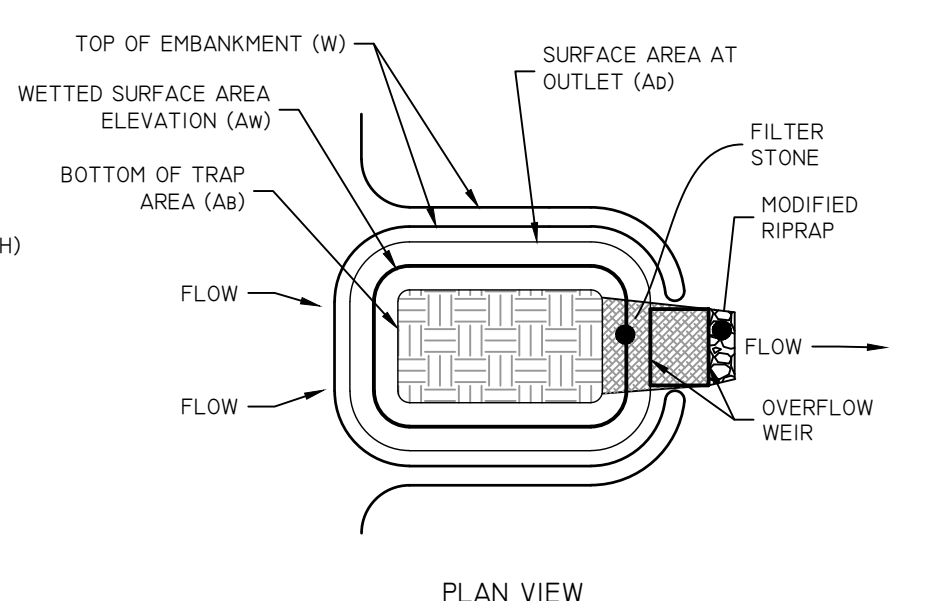
SEDIMENT TRAP DIMENSIONS*	TRAP A
TRIBUTARY DRAINAGE AREA	1.95 AC
WET STORAGE DEPTH (Dw)	1.50 FT
DRY STORAGE DEPTH (Dd)	1.50 FT
TOTAL DEPTH (D)	3.00 FT
BOTTOM OF TRAP AREA (Ab)	2,004 SQ.FT
WETTED SURFACE AREA (Aw)	2,906 SQ.FT
SURFACE AREA AT OUTLET (Ad)	3,865 SQ.FT

*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.

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



TEMPORARY SEDIMENT TRAP DETAIL



PLAN VIEW

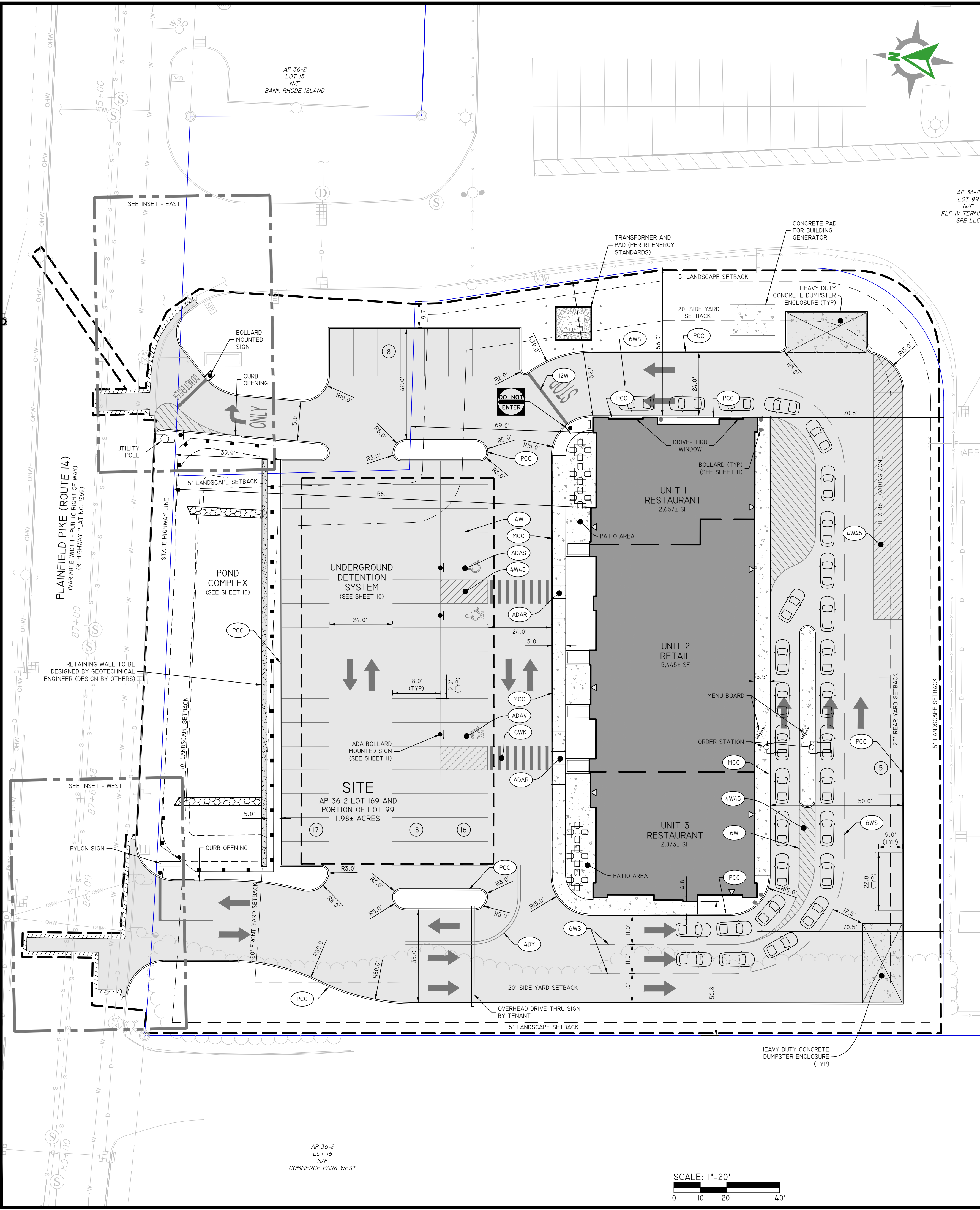
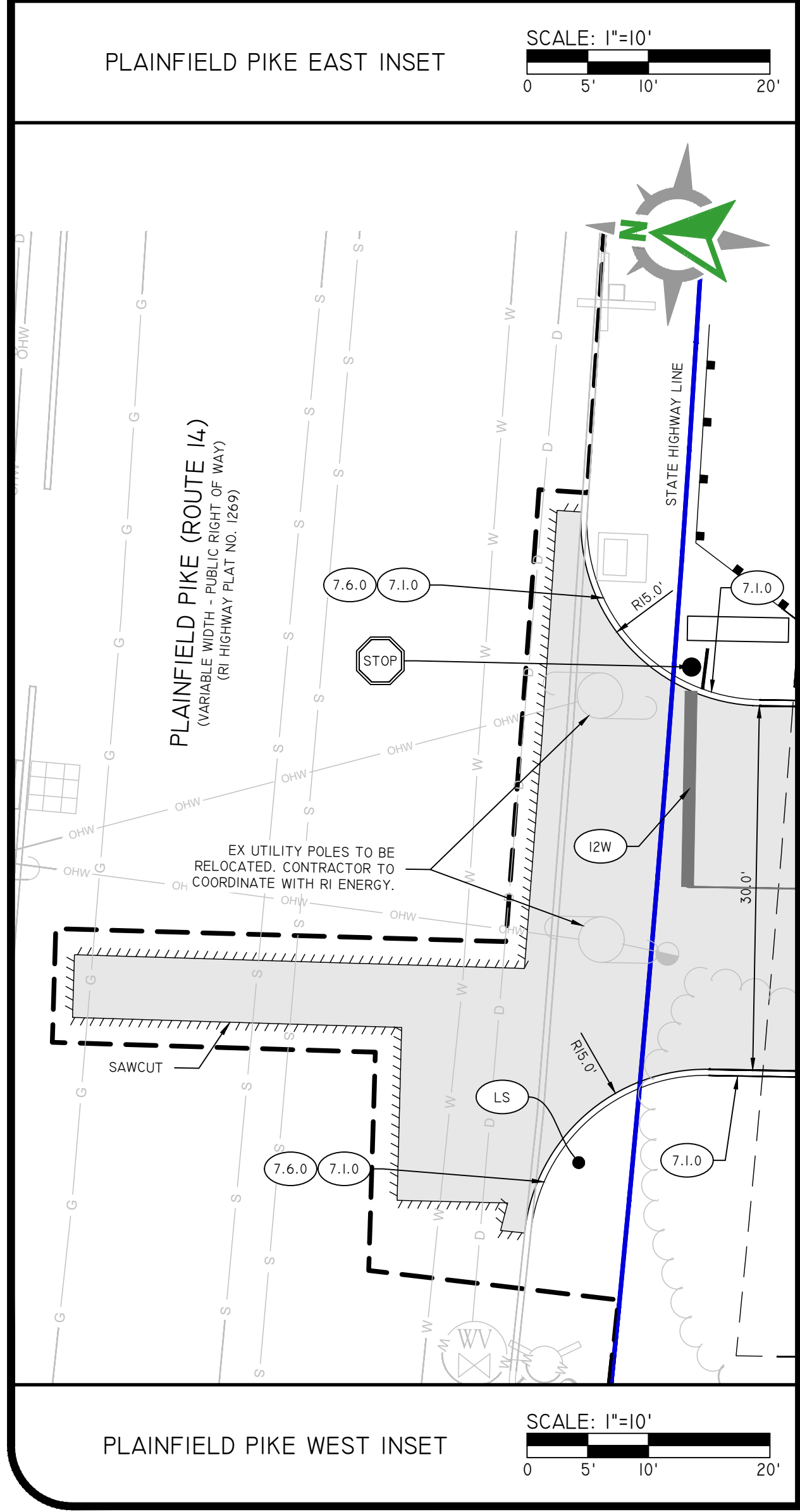
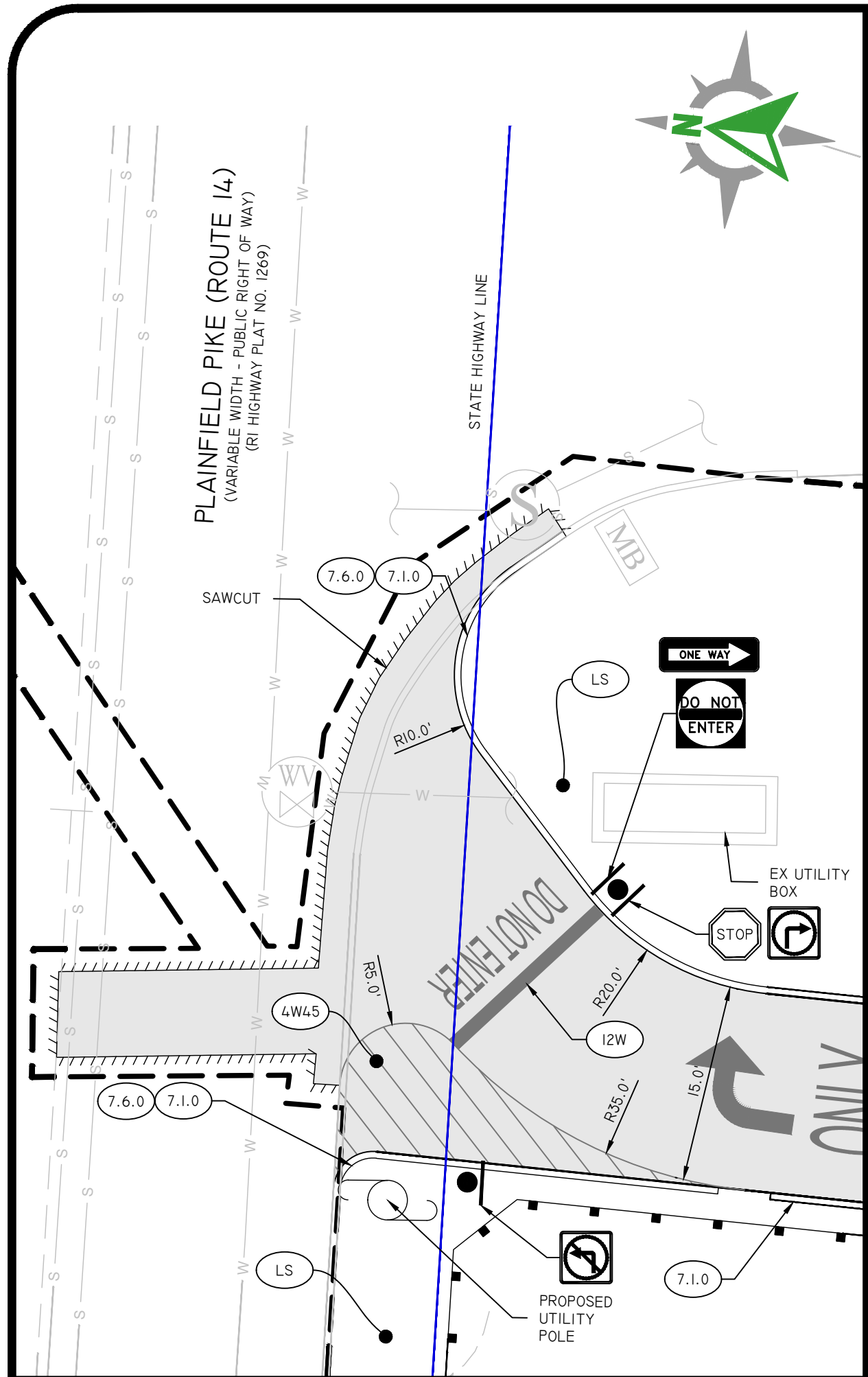
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DANA R. NISBET
No. 11876
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION 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 FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND FOR THE PROTECTION OF EXISTING UTILITIES.
DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY: S.I.P.
4	08-08-2026	RESPONSE TO COMMENTS	S.I.P.
3	07-29-2026	REVISIONS	S.I.P.
2	07-29-2026	REVISIONS	S.I.P.
1	08-08-2026	REVISIONS	S.I.P.
0	08-08-2026	REVISIONS	S.I.P.

SESC PLAN
DUNKIN' DEVELOPMENT
ASSESSOR'S PLAT 36-2 LOTS 99 & 169
0 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND
PREPARED FOR:
MINERAL ENTERPRISES, INC.
383 SMITHFIELD AVENUE
PAWTUCKET, RHODE ISLAND
SHEET 6 OF 14



DEVELOPMENT DATA:

TOTAL SITE AREA:	1.98± ACRES
TOTAL LOT AREA:	1.78± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF UNITS:	3-6

DEVELOPMENT REGULATIONS:

CURRENT ZONING:	M-2 REQUIRED	DRIVE IN USE REQUIRED	PROVIDED
MINIMUM LOT AREA:	60,000 SF	40,000 SF	77,453 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	200'	212.0'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'	158.1'
MINIMUM SIDE YARD:	25'	20'	50.8'
MINIMUM REAR YARD:	30'	20'	70.5'
MAXIMUM STRUCTURE HEIGHT:	35'	-	<35'
MAXIMUM LOT COVERAGE:	60%	-	14.8%
MINIMUM LOT LANDSCAPE COVERAGE:	-	10%	28.5%
MINIMUM PERIMETER LANDSCAPE BUFFER:	-	5'	9.7'
MINIMUM FRONT YARD LANDSCAPE BUFFER:	-	10'	59.9'

*DRIVEWAY OPENINGS FOR BUSINESSES: SHALL BE LOCATED NO CLOSER THAN SIXTY (60) FEET TO AN INTERSECTING STREET, THAN TWENTY (20) FEET TO A SIDE OR REAR LOT LINE, NOR WITHIN FORTY (40) FEET OF ANOTHER DRIVEWAY OPENING. VARIANCE REQUESTED

PARKING REGULATIONS:

UNIT 1:	RESTAURANT (DRIVE IN ONLY)
PARKING USE:	1 SPACES PER 3 SEATS
PARKING REQUIREMENT:	RESTAURANTS INCLUDING A DRIVE-IN USE SHALL PROVIDE FIVE PARKING SPACES IN ADDITION TO THOSE REQUIRED IN SECTION 17.64.010 OF THE CODE FOR EACH DRIVE-IN ORDERING STATION.
A MINIMUM OF SIX AUTOMOBILES QUEUING FOR EACH DRIVE-IN WINDOW.	
BUILDING SEATS:	12 SEATS (PATIO)
REQUIRED PARKING CALCULATIONS:	12 / 3 = 4 + 10 FOR 2 DRIVE THRU LANE = 14 SPACES

UNIT 2:	RETAIL
PARKING USE:	1 SPACES PER 200 SF GFA (BUILDINGS >5,000 SF)
PARKING REQUIREMENT:	
BUILDING SQUARE FOOTAGE (GFA):	5,445 SF
REQUIRED PARKING CALCULATIONS:	5,445 / 200 = 27.23 = 28 SPACES

UNIT 3:	RESTAURANT
PARKING USE:	1 SPACES PER 3 SEATS
PARKING REQUIREMENT:	
BUILDING SEATS:	55 SEATS
REQUIRED PARKING CALCULATIONS:	55 / 3 = 18.3 = 19 SPACES

TOTAL PARKING SPACES REQUIRED:	61 SPACES
TOTAL PARKING SPACES PROVIDED:	64 SPACES

ADA PARKING REQUIRED:	3 SPACES
ADA PARKING PROVIDED:	3 SPACES

OFF-STREET LOADING REQUIREMENT:

ONE OFF-STREET LOADING SPACE OF AT LEAST 450 SF IS REQUIRED (STRUCTURES >1,000 SF)
PROVIDED: 950 SF LOADING SPACE

APPROVED ZONE CHANGE:

A ZONE CHANGE AMENDMENT WAS APPROVED BY THE CRANSTON CITY COUNCIL ON 02/17/2026 TO CHANGE THE ZONING OF AP 36-2 LOT 169 FROM M-2 TO M-2 WITH CONDITIONS. THE APPROVED CONDITIONS ALLOW FOR ADDITIONAL COMMERCIAL USES WITHIN THE M-2 ZONE AS WELL AS APPROVAL OF THE REQUESTED DIMENSIONAL RELIEF TO ALLOW A NON-FREESTANDING DRIVE-IN USE AND LESS THAN 40 FEET BETWEEN DRIVEWAY OPENINGS TO ADJACENT PROPERTIES.

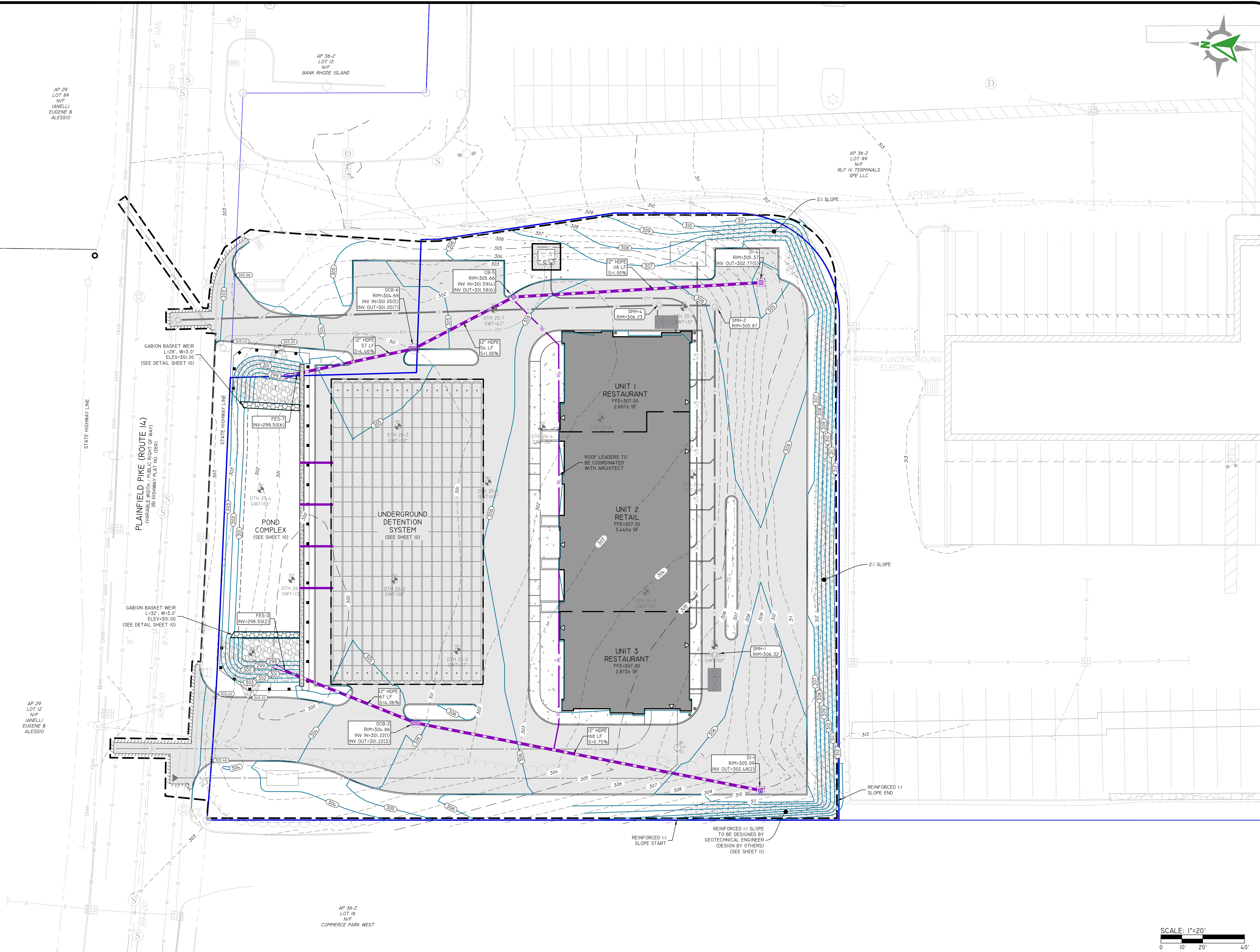
Cranston RI Ladder 3
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

47.000ft
8.333ft
10.490ft
0.920ft
8.333ft
6.00s
46.500ft

SCALE: 1"=80'

0 40' 80' 160'

Z:\DEVELOPMENT\PROJECTS\3562-001 DUNKIN' DEVELOPMENT\AUTOCAD DRAWINGS\3562-001-GRD.DWG PLOTTED: 8/6/2026



AP 29
LOT 12
N/F
IANELLI
EUGENE &
ALESSIO

AP 29
LOT 89
N/F
IANELLI
EUGENE &
ALESSIO

STATE HIGHWAY LINE

PLAINFIELD PIKE (ROUTE 14)
(VARIABLE WIDTH - PLANS TO BE LATER WAY)
(RI HIGHWAY PLAT NO. 1249)

AP 36-2
LOT 16
N/F
COMMERCE PARK WEST

AP 36-2
LOT 99
N/F
RLF IV TERMINALS
SPE LLC

SCALE: 1"=20'
0 10' 20' 40'

GRADING & DRAINAGE PLAN

DUNKIN' DEVELOPMENT
ASSESSOR'S PLAT 36-2 LOTS 99 & 169
0 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND

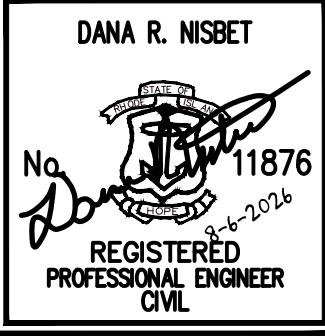
PREPARED FOR:
MINERAL ENTERPRISES, INC.
383 SMITHFIELD AVENUE
PAWTUCKET, RHODE ISLAND

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES
UNLESS STAMPED AND SIGNED FOR CONSTRUCTION AND STAMPED BY
ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE
ENGINEERING DESIGN. DIPRETE ENGINEERING DOES NOT
WARRANT PLANS BY ANY OTHER PARTY.

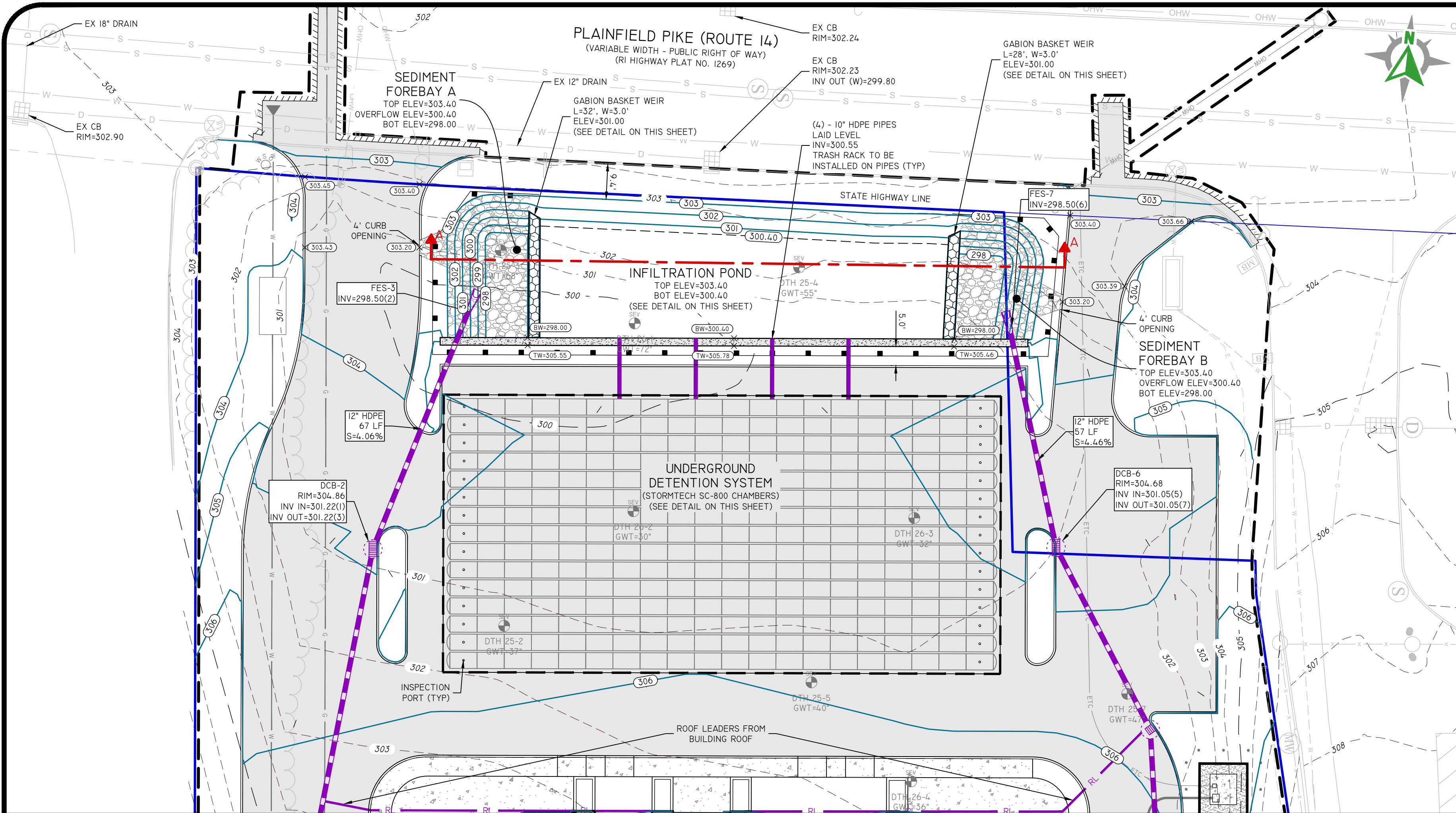
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY
EXISTING UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR
ONLY, DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR
DRADES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DRAWN BY	S.I.P.	DESIGN BY	S.I.P.
1	08-06-2026	RESPONSE TO COMMENTS		S.I.P.		S.I.P.
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4	08-06-2026	REVISIONS		S.I.P.		S.I.P.
5	08-06-2026	REVISIONS		S.I.P.		S.I.P.
6	08-06-2026	REVISIONS		S.I.P.		S.I.P.
7	08-06-2026	REVISIONS		S.I.P.		S.I.P.
8	08-06-2026	REVISIONS		S.I.P.		S.I.P.
9	08-06-2026	REVISIONS		S.I.P.		S.I.P.
10	08-06-2026	REVISIONS		S.I.P.		S.I.P.

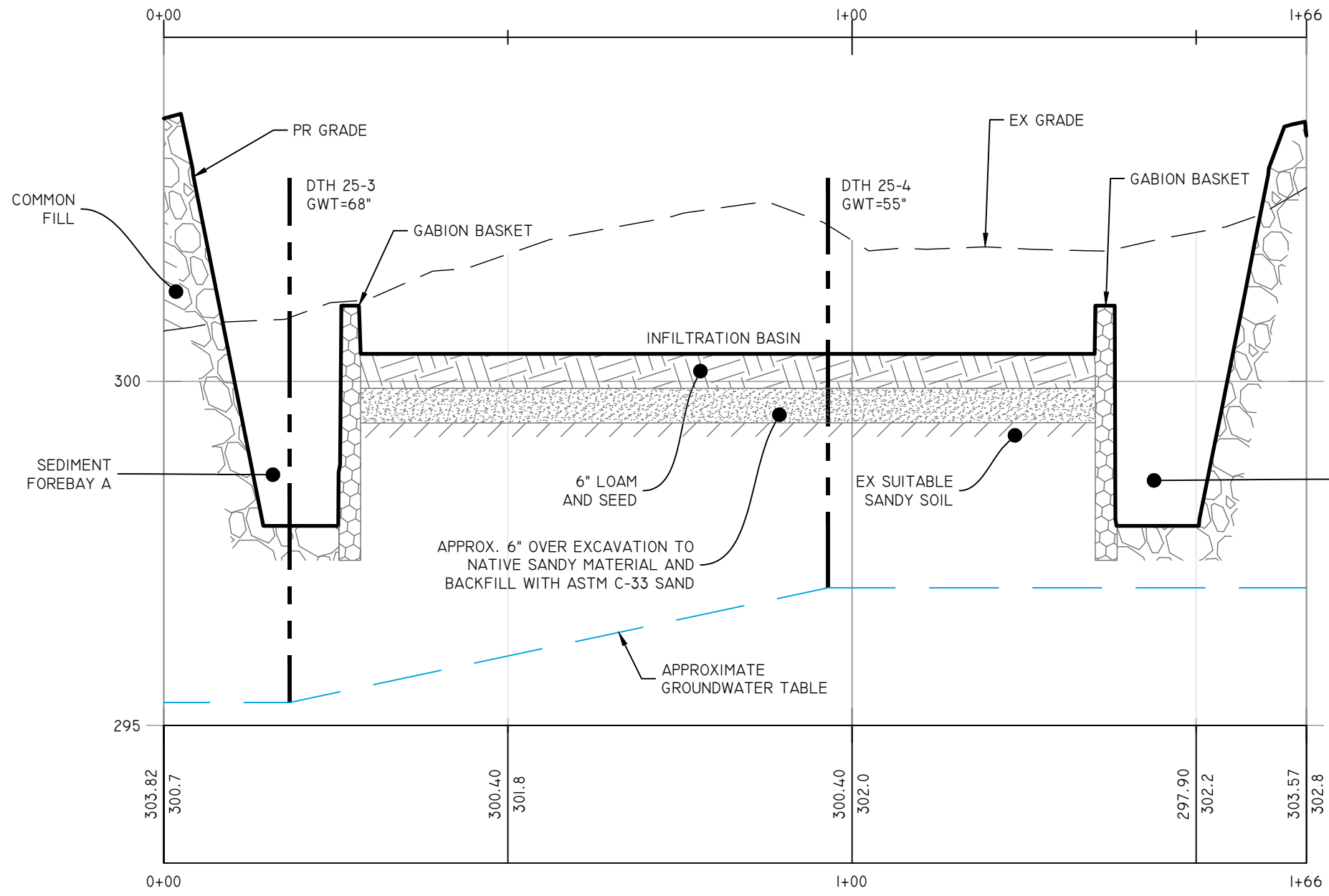
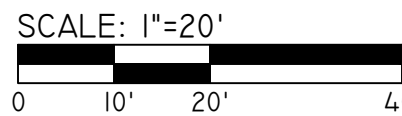


DiPrete Engineering
Engineers • Planners • Surveyors
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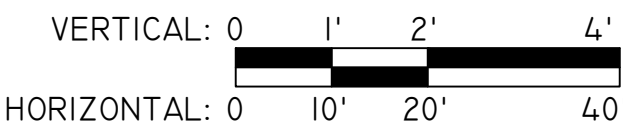
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000



INFILTRATION POND AND UNDERGROUND DETENTION SYSTEM



POND CROSS SECTION A-A

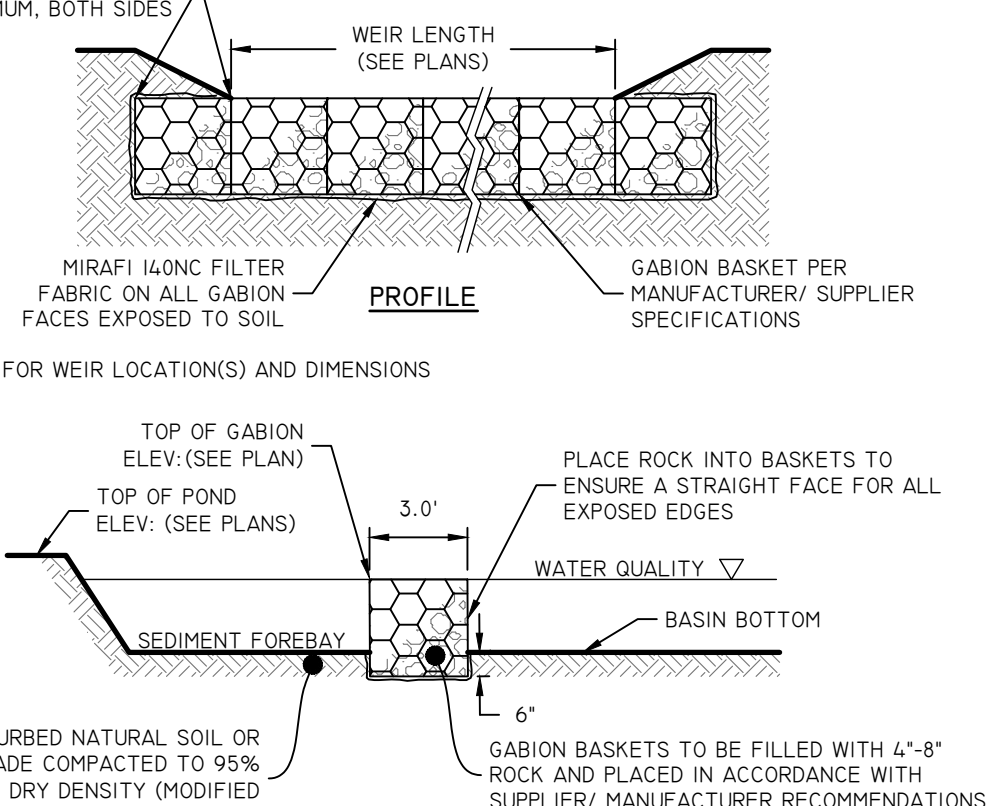


- CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
- 3/4\"-2\" CLEAN, WASHED, CRUSHED, ANGULAR STONE
- ADS 601T GEOTEXTILE OR EQUAL
- SC-800 END CAP
- SC-800 CHAMBER
- PAVEMENT
- 6\" MINIMUM
- 96\" MAXIMUM
- 15\" MINIMUM
- 33'
- 6\" MINIMUM
- 51'
- 12\" MINIMUM
- SUITABLE SUB BASE
- NOT TO SCALE
- NOTES:
- 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.
 - SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
 - ALL STORMTECH CHAMBERS AND ASSOCIATED/ ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

STORMTECH SC-800 TYPICAL CROSS SECTION

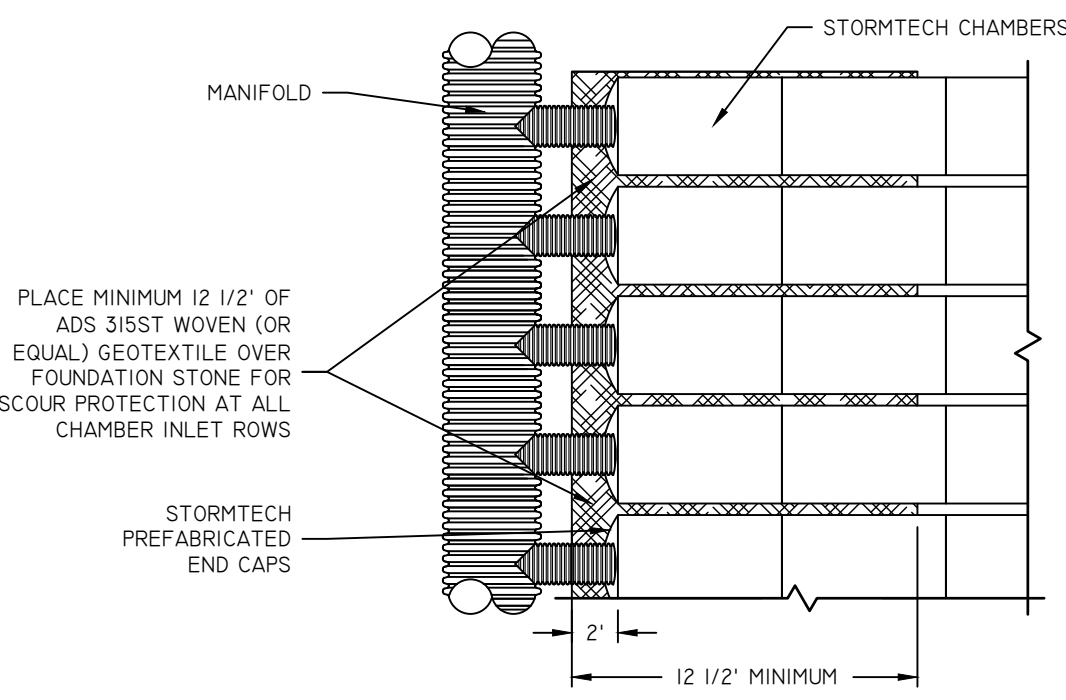
DESCRIPTION	UDS-A
TOP OF UDS STONE ELEVATION	303.47
BOTTOM OF UDS STONE ELEVATION	299.72
100 YEAR STORM ELEVATION	302.39
10 YEAR STORM ELEVATION	301.21
1 YEAR STORM ELEVATION	300.68
SEASONAL HIGH GWT ELEVATION	297.80
SOIL EVALUATION	DTH 26-2

EXTEND/ BURY GABION WEIR INTO POND EMBANKMENTS 3' MINIMUM, BOTH SIDES



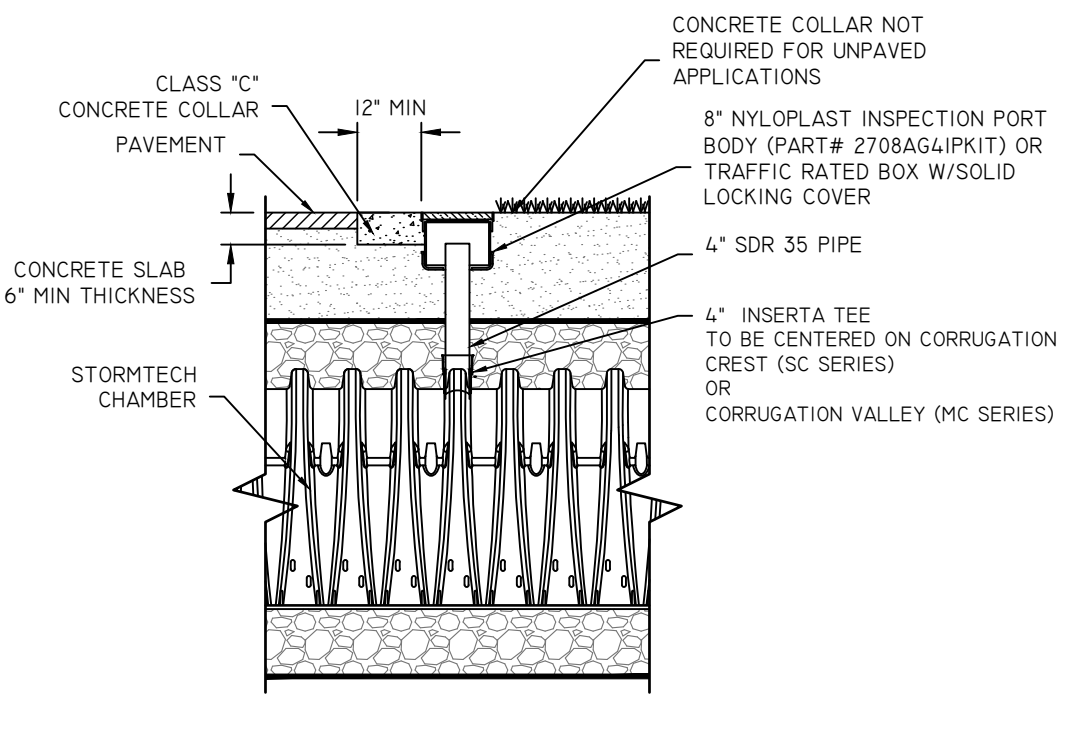
GABION BASKET WEIR

NOT TO SCALE



STORMTECH SCOUR PROTECTION DETAIL

NOT TO SCALE



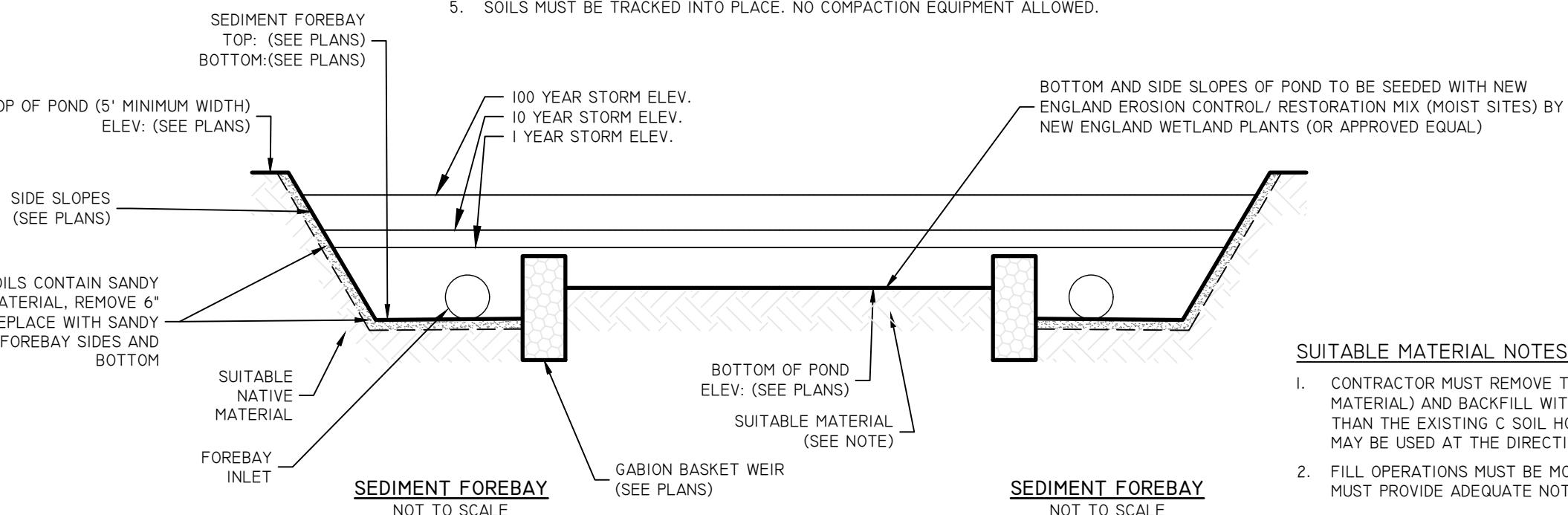
STORMTECH 4\"/>

NOT TO SCALE

POND EXCAVATION MUST BE MONITORED/ INSPECTED BY SITE ENGINEER AND/ OR GEOTECHNICAL ENGINEER AT TIME OF INITIAL EXCAVATION TO BOTTOM OF POND, AND AS REQUIRED BY DESIGN ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE FOR INSPECTION.

NOTES:

- LIMITS OF INFILTRATION POND MUST BE STAKED OUT AND MUST NOT BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN POND LIMITS).
- INFILTRATION PONDS MUST NOT BE USED FOR STOCKPILING, VEHICLE PARKING OR ANY OTHER ANCILLARY STORING OF OBJECTS OR MATERIALS, TEMPORARY OR PERMANENT, AT ANY TIME.
- INFILTRATION PONDS MUST BE ADEQUATELY PROTECTED FROM SEDIMENT LADEN RUNOFF DURING CONSTRUCTION.
- FOLLOWING CONSTRUCTION AND STABILIZATION OF ALL UPSTREAM AREAS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SEDIMENT FROM INFILTRATION PONDS. IF SEDIMENT REMOVAL IS REQUIRED THE CONTRACTOR MUST ALSO ROTOTILL THE ENTIRE POND BOTTOM TO A MINIMUM DEPTH OF 24\"/>
- SOILS MUST BE TRACKED INTO PLACE. NO COMPACTION EQUIPMENT ALLOWED.



INFILTRATION POND

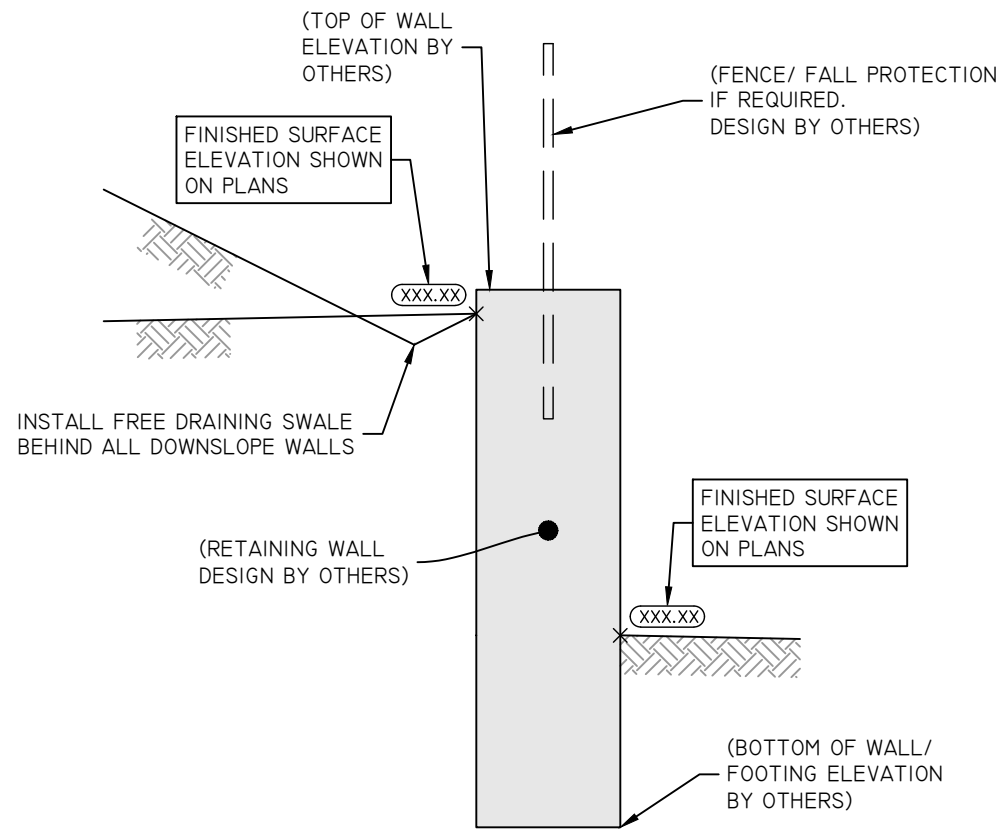
NOT TO SCALE

DESCRIPTION	IP-A
TOP OF POND ELEVATION	303.40
100 YEAR STORM ELEVATION	302.39
10 YEAR STORM ELEVATION	301.34
1 YEAR STORM ELEVATION	300.86
BOTTOM OF POND ELEVATION	300.40
SEASONAL HIGH GWT ELEVATION	297.40
SOIL EVALUATION	DTH 25-4

BOTTOM OF POND EXCAVATION MUST BE MONITORED/ INSPECTED BY SITE ENGINEER OR GEOTECHNICAL ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE FOR INSPECTION.

SUITABLE MATERIAL NOTES:

- CONTRACTOR MUST REMOVE TOP AND SUBSOILS/ EXCAVATE DOWN TO THE C HORIZON (EXISTING SANDY MATERIAL) AND BACKFILL WITH SUITABLE MATERIAL THAT HAS EQUAL OR GREATER INFILTRATION PARAMETERS THAN THE EXISTING C SOIL HORIZONS BENEATH (ASTM C-33 SAND OR APPROVED EQUAL). ONSITE MATERIALS MAY BE USED AT THE DIRECTION OF THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- FILL OPERATIONS MUST BE MONITORED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER. CONTRACTOR MUST PROVIDE ADEQUATE NOTICE PRIOR TO FILLING.



GRADING AT RETAINING WALL

NOT TO SCALE

CONTRACTOR NOTE: SHOULD CONTRACTOR WISH TO PROPOSE ALTERNATE STORMWATER SYSTEM IN LIEU OF ADS STORMTECH, CONTRACTOR MUST SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY OWNER/ DESIGN ENGINEER PRIOR TO CONSTRUCTION:

- COMPLETED "SUBSTITUTION REQUEST" CSI FORM 13.1A (APRIL 2022 VERSION MODIFIED BY DIPRETE ENGINEERING 2023) - FORM AVAILABLE FROM DIPRETE ENGINEERING;
- ALTERNATE PRODUCT DESIGN PLANS SPECIFIC TO THIS PROJECT, STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THIS PROJECT;
- POINT BY POINT COMPARATIVE DATA THAT DEMONSTRATES HOW THE ALTERNATE DESIGN MEETS OR IMPROVES THE DESIGN SHOWN ON THE APPROVED PLANS AND REPORTS, INCLUDING (BUT MAY NOT BE LIMITED TO):
 - STAGE STORAGE
 - PEAK FLOOD ELEVATION
 - PEAK DISCHARGE FOR ALL APPLICABLE DESIGN STORMS
 - ANY OTHER APPLICABLE REQUIREMENTS OR CONSTRAINTS AS SET FORTH IN THE APPROVED PLANS, REPORTS AND CONTRACT DOCUMENTS
- PLANS, CALCULATIONS OR OTHERWISE THAT DEMONSTRATE HOW THE ALTERNATE DESIGN ADDRESSES SITE LAYOUT/ CONNECTIVITY TO THE ADJOINING STORMWATER NETWORK COMPONENTS, INCLUDING (BUT MAY NOT BE LIMITED TO):
 - PROVISION FOR ACCESS AND MAINTENANCE
 - ADEQUATE CONSTRUCTABILITY
 - ACCOMMODATION OF SURROUNDING OBJECTS/ STRUCTURES/ UTILITIES IN ACCORDANCE WITH ALL APPLICABLE OFFSETS, CLEARANCES AND STIPULATIONS AS REQUIRED BY THE APPLICABLE AUTHORITIES HAVING JURISDICTION

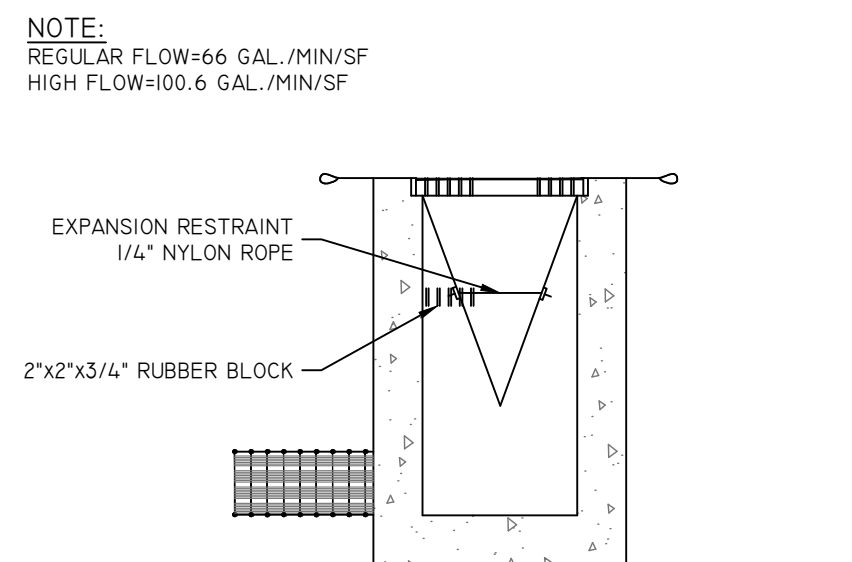
ANY SUBSTITUTION WILL REQUIRE A PERMIT MODIFICATION APPLICATION TO THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

APPLICATION FOR SUBSTITUTION

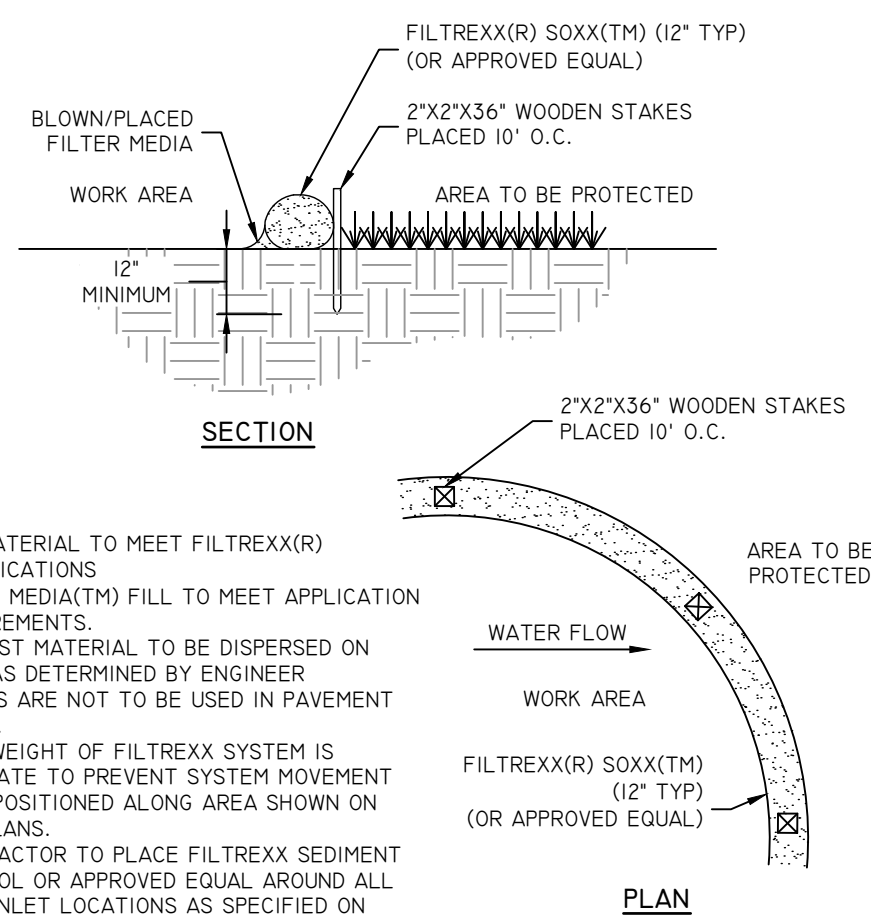
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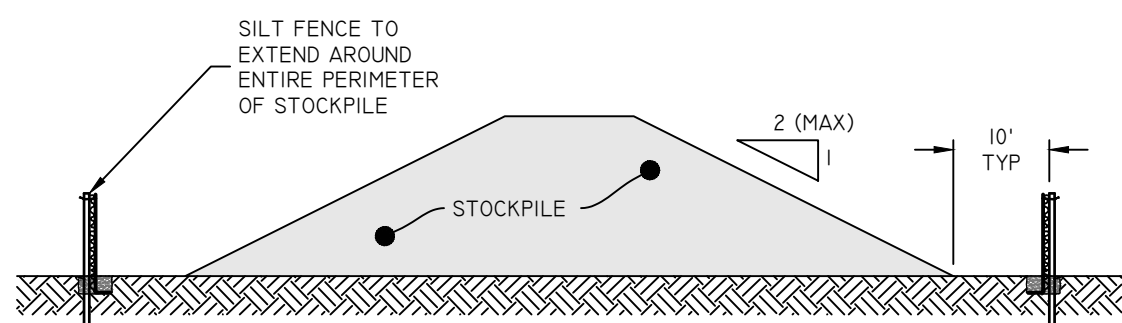
S.I.P.	RESPONSE TO COMMENTS	DATE	DESCRIPTION	DESIGN BY: S.I.P.
4	08-02-2024			
3	07-26-2024			
2	07-26-2024			
1	06-28-2024			
0	02-23-2024			



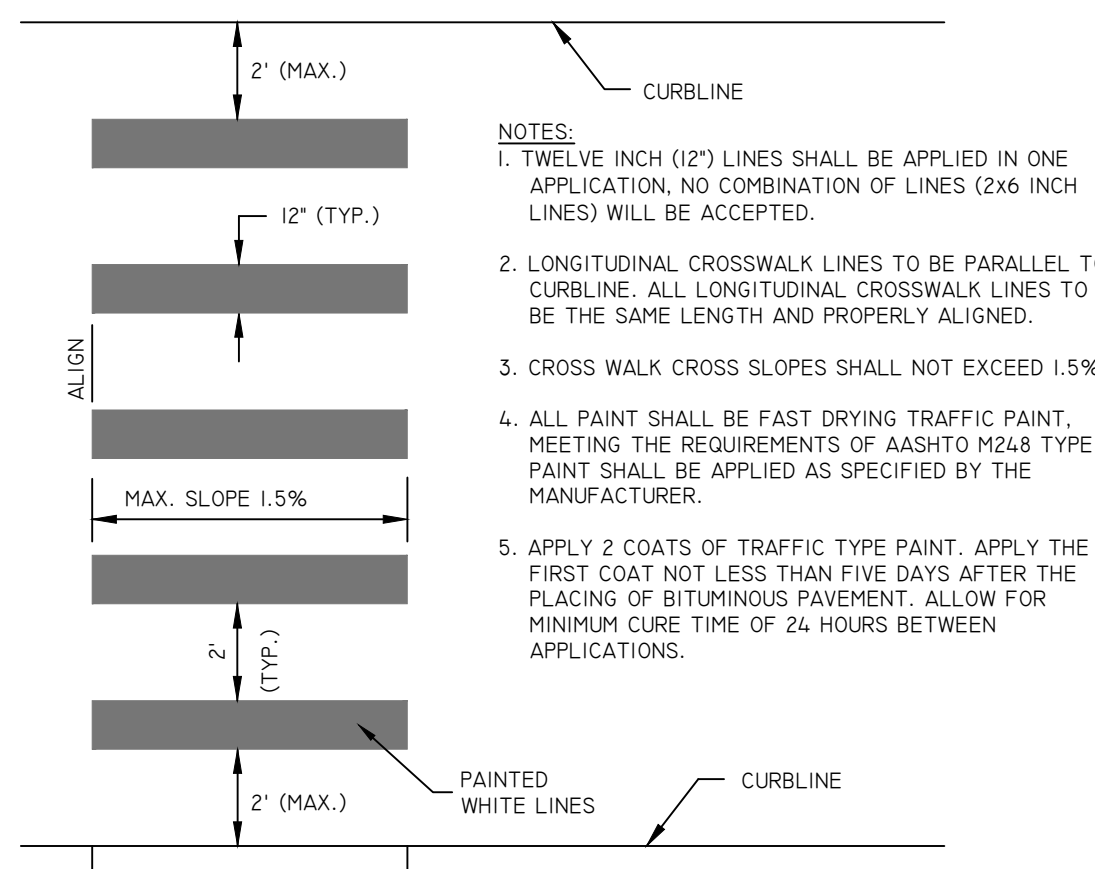
SILT SACK DETAIL
NOT TO SCALE



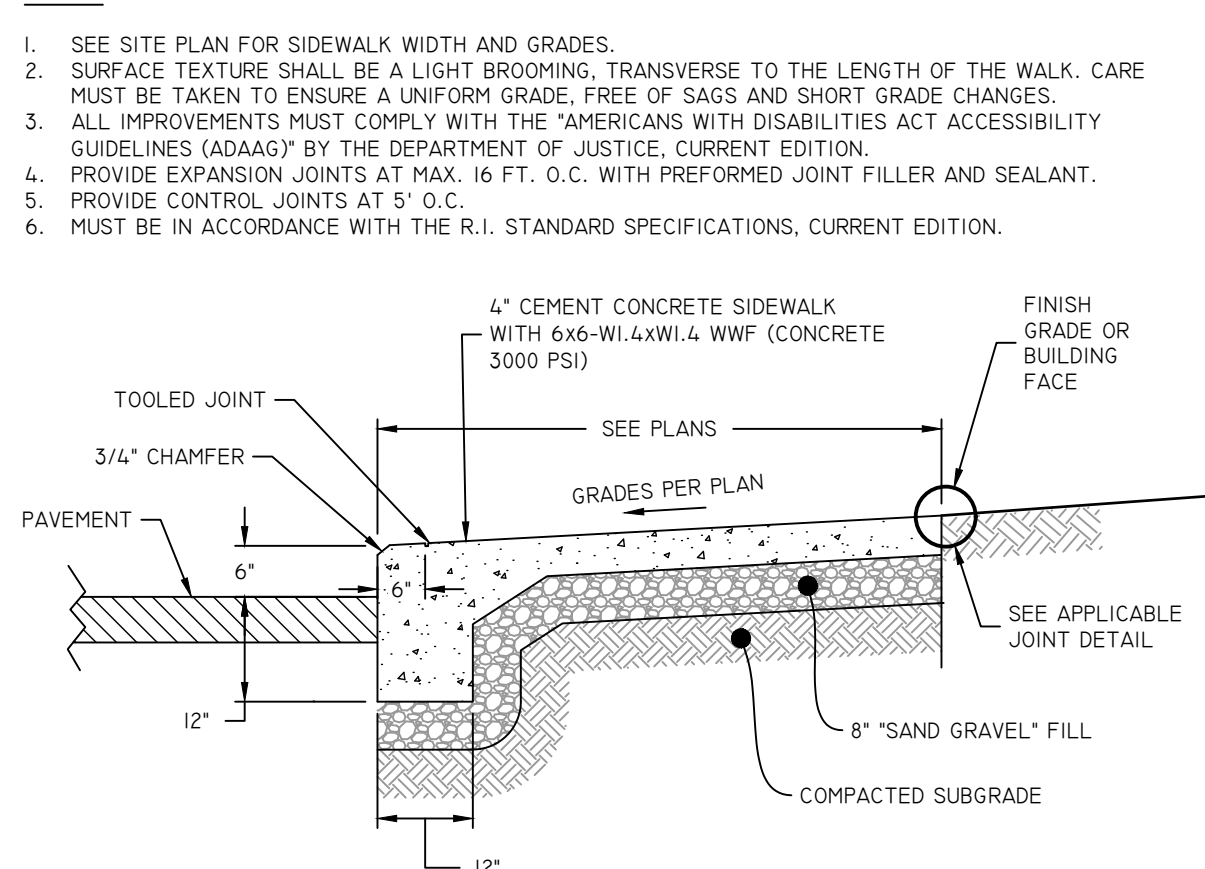
FILTREXX SEDIMENT CONTROL (OR APPROVED
EQUAL)



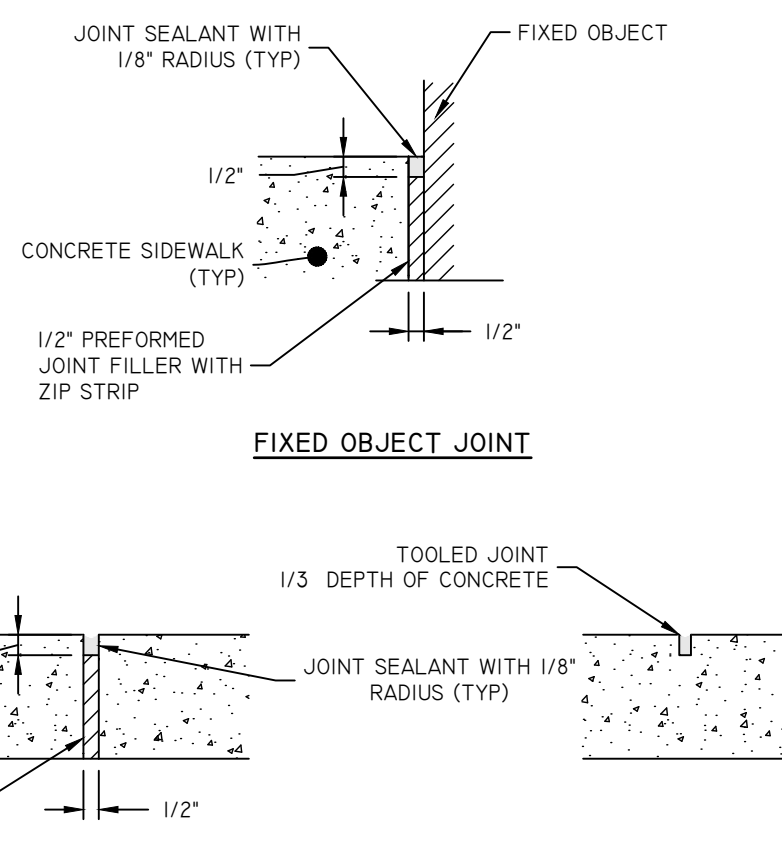
STOCKPILE PROTECTION
NOT TO SCALE



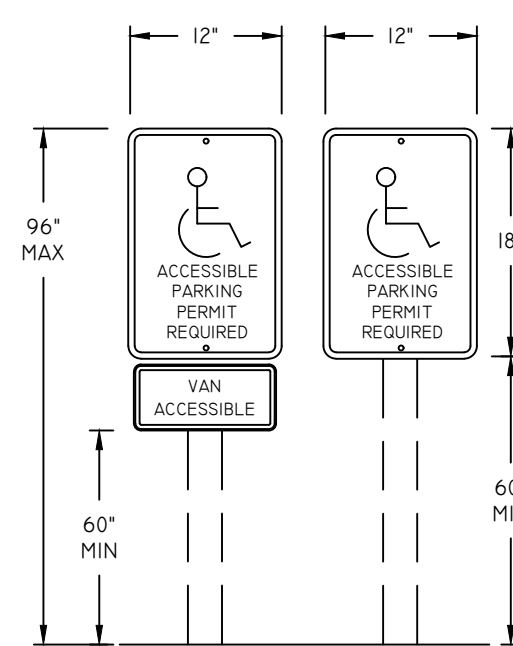
CROSSWALK
NOT TO SCALE



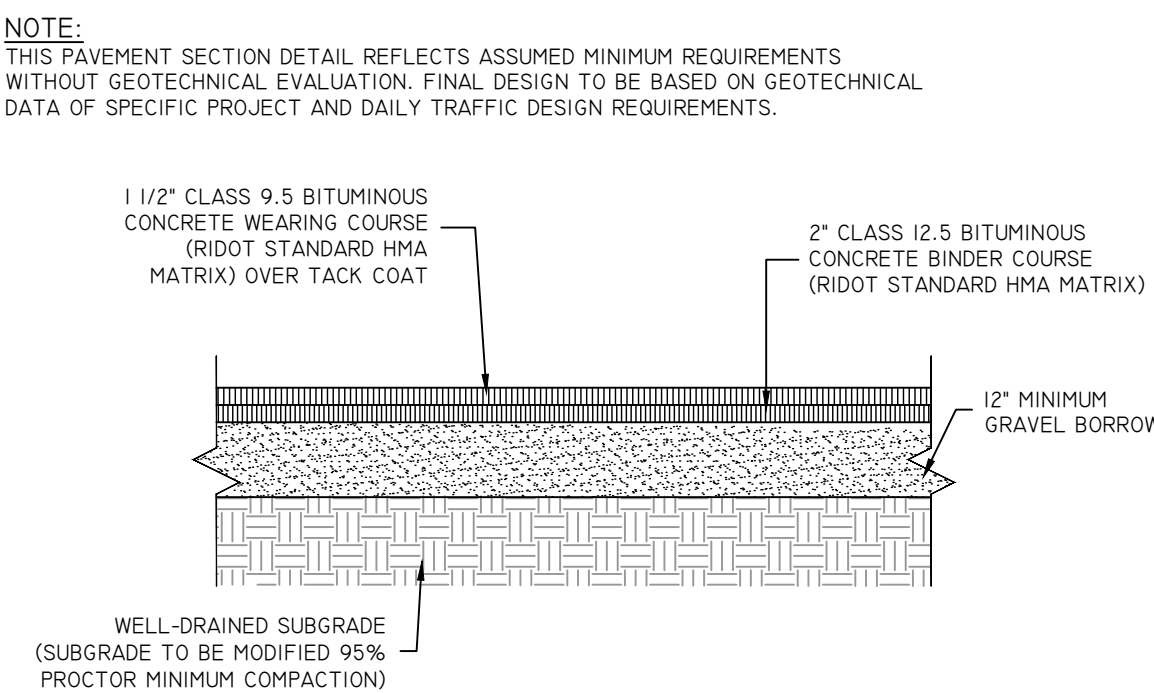
SECTION
MONOLITHIC CURB AND SIDEWALK (6" REVEAL)



EXPANSION JOINT CONTROL JOINT

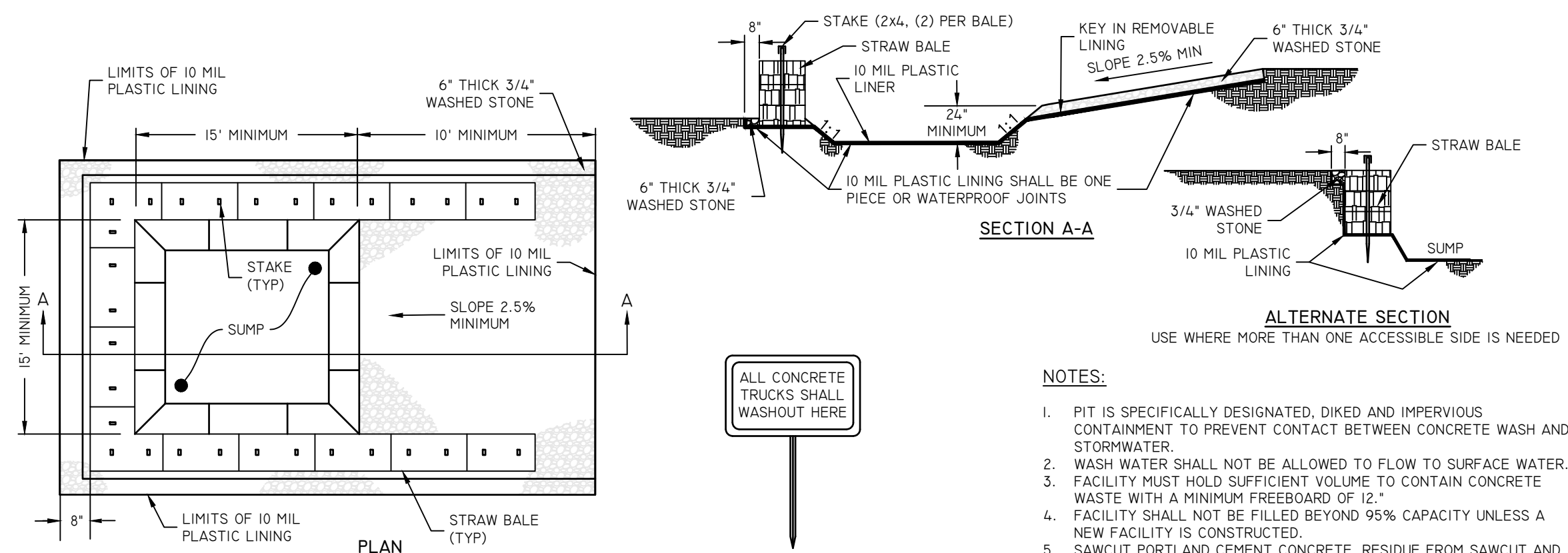


TYPICAL ACCESSIBLE
PARKING SIGN

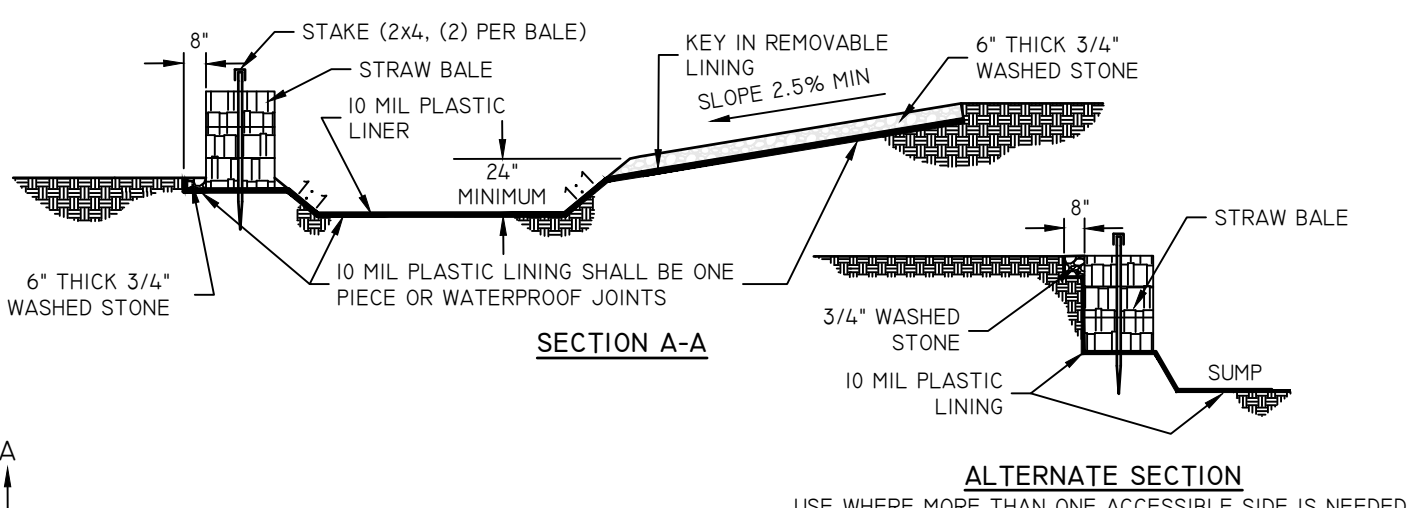


STANDARD PAVING
(CAR TRAFFIC)

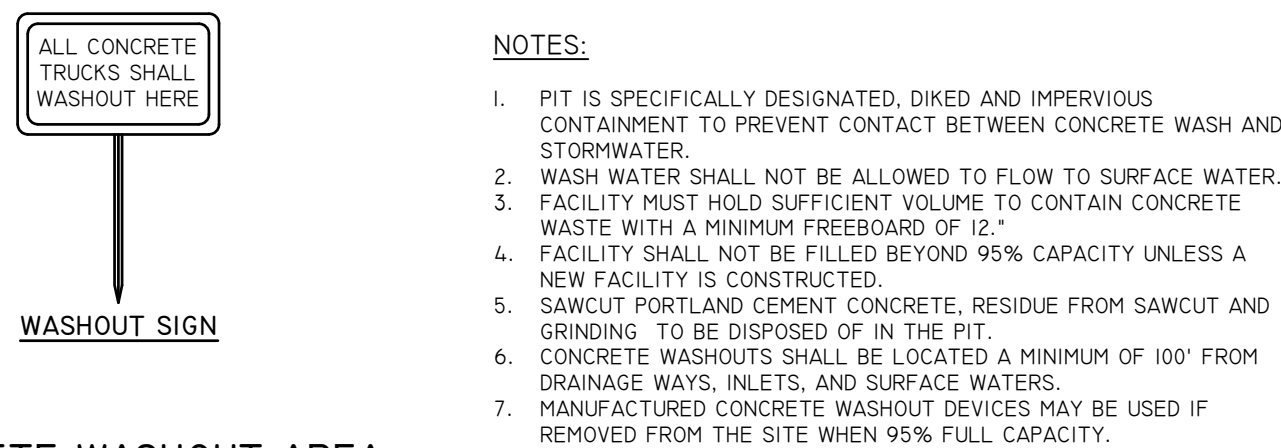
TYPICAL PAVEMENT SECTION
NOT TO SCALE



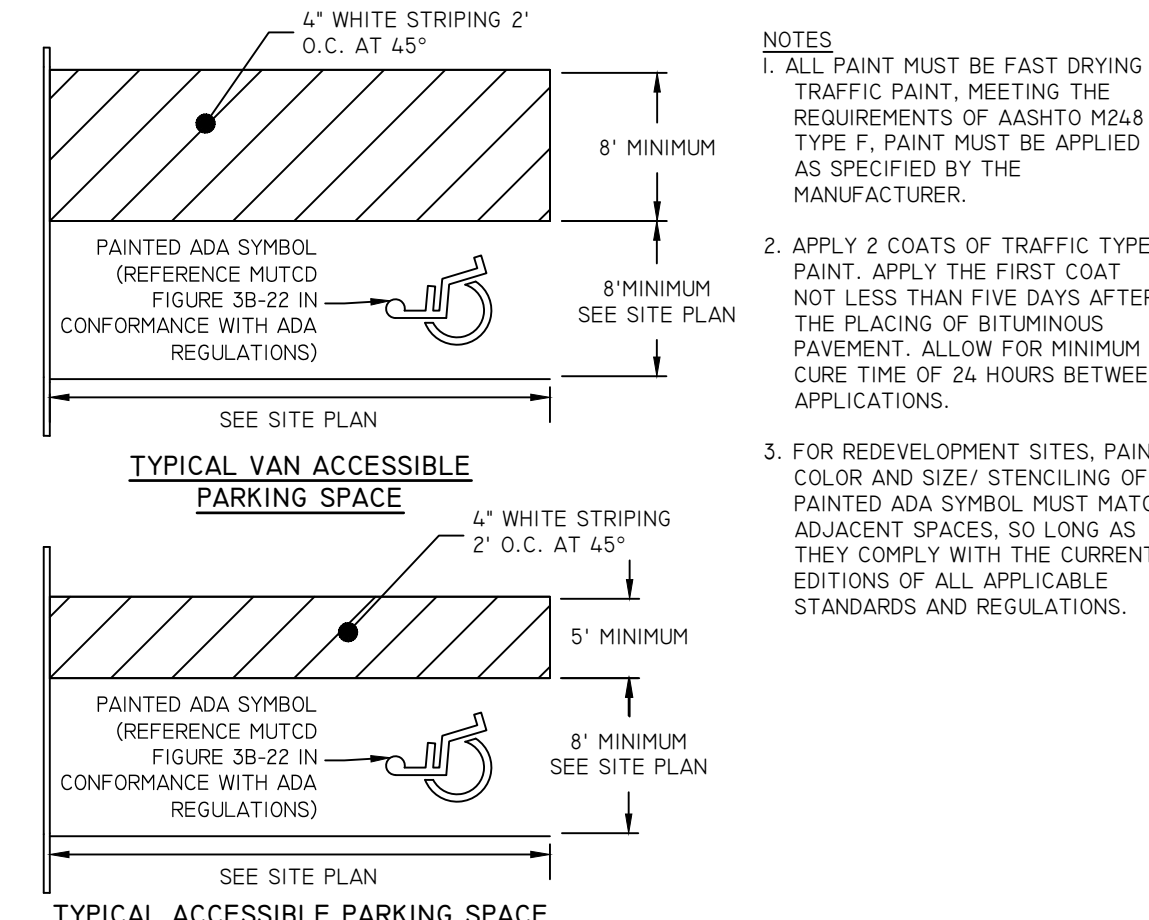
CONCRETE WASHOUT AREA
NOT TO SCALE



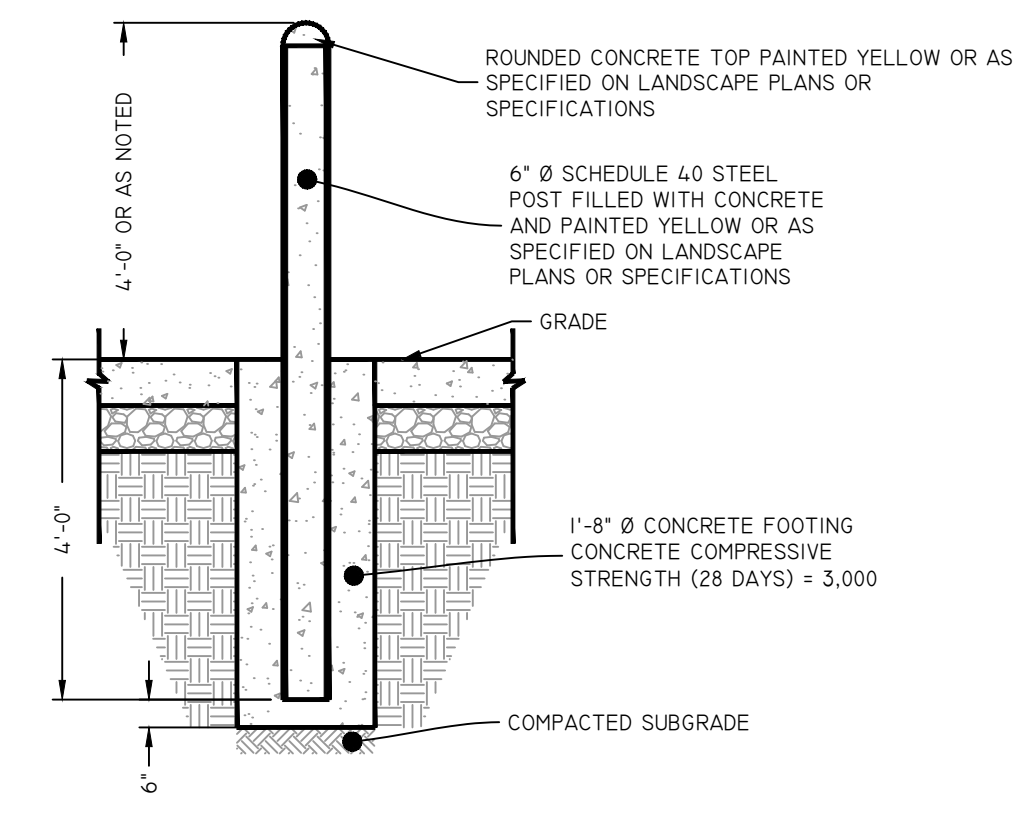
ALTERNATE SECTION
 MORE THAN ONE ACCESSIBLE SIDE IS NEEDED



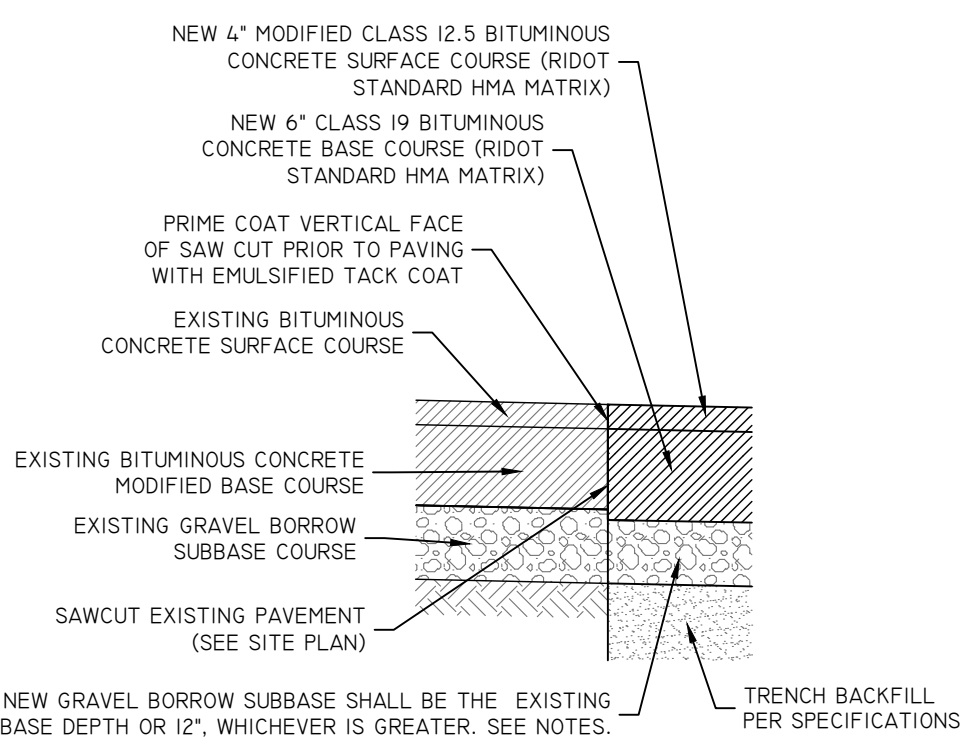
WASHOUT SIGN



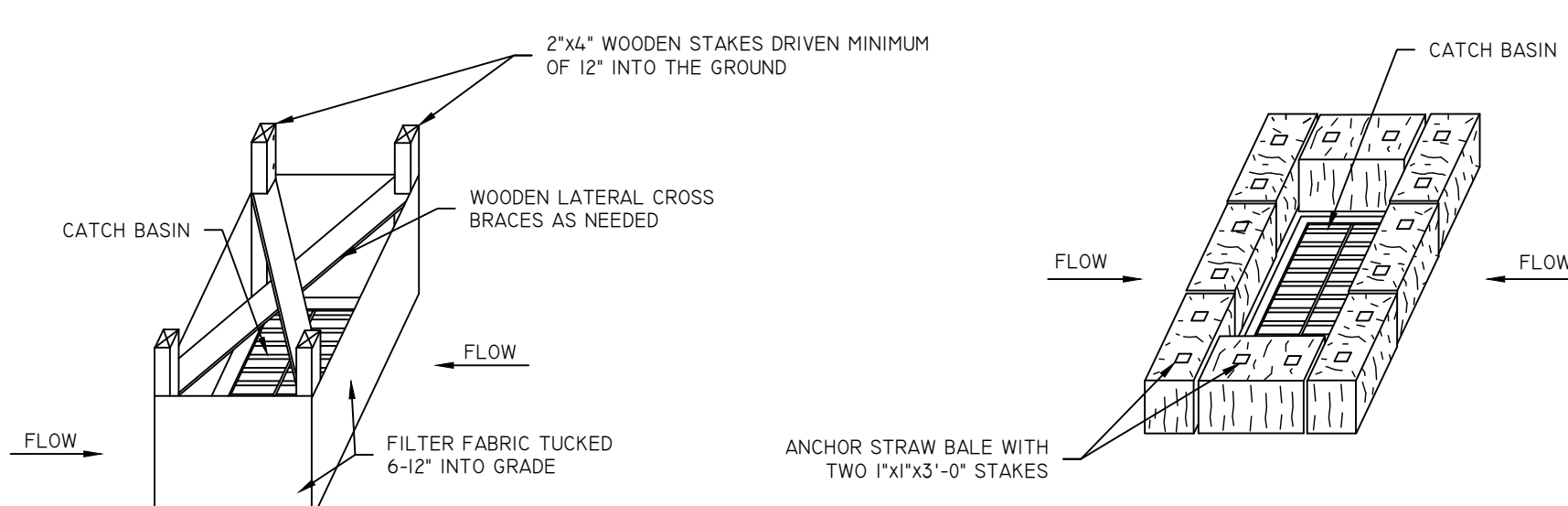
TYPICAL ACCESSIBLE PARKING SPACES



BOLLARD DETAIL
NOT TO SCALE

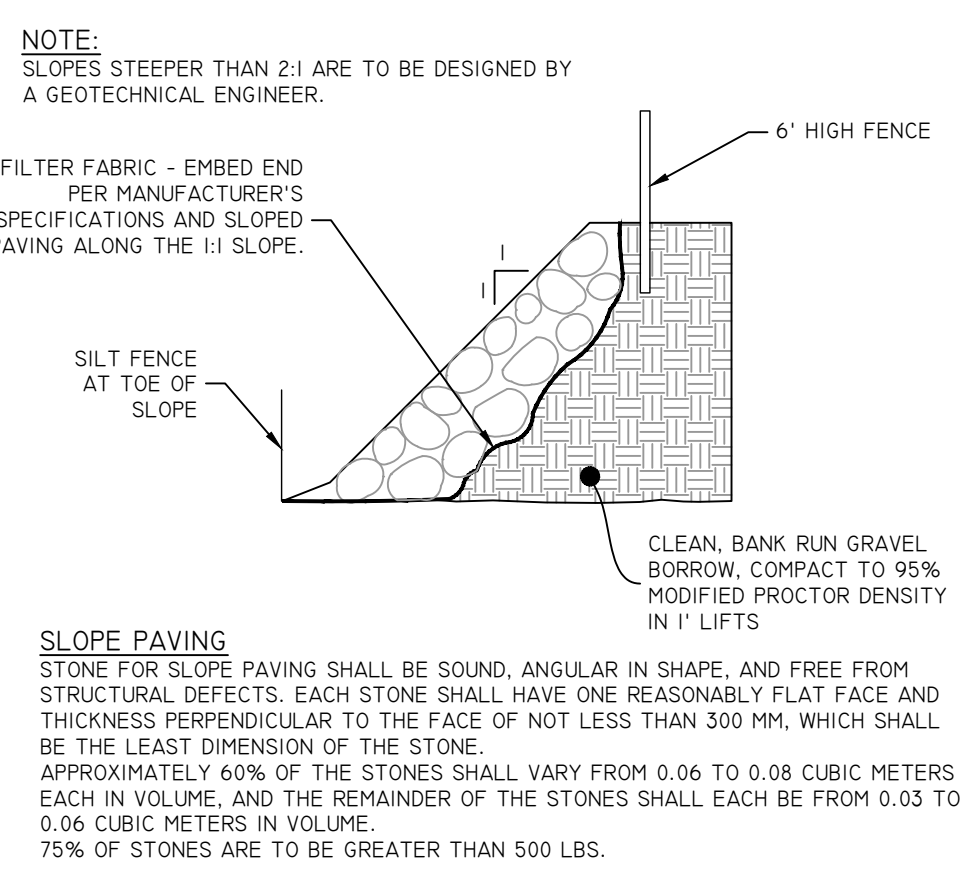


SECTION THROUGH TRENCH
NOT TO SCALE

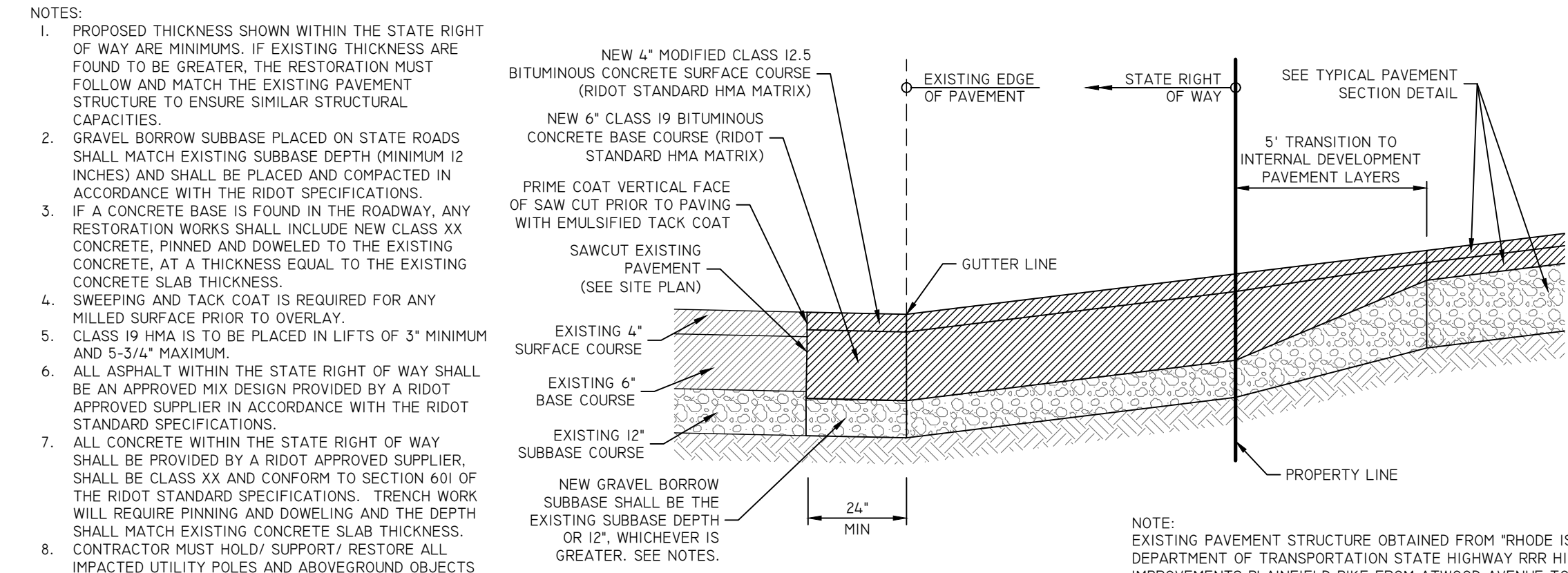


SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

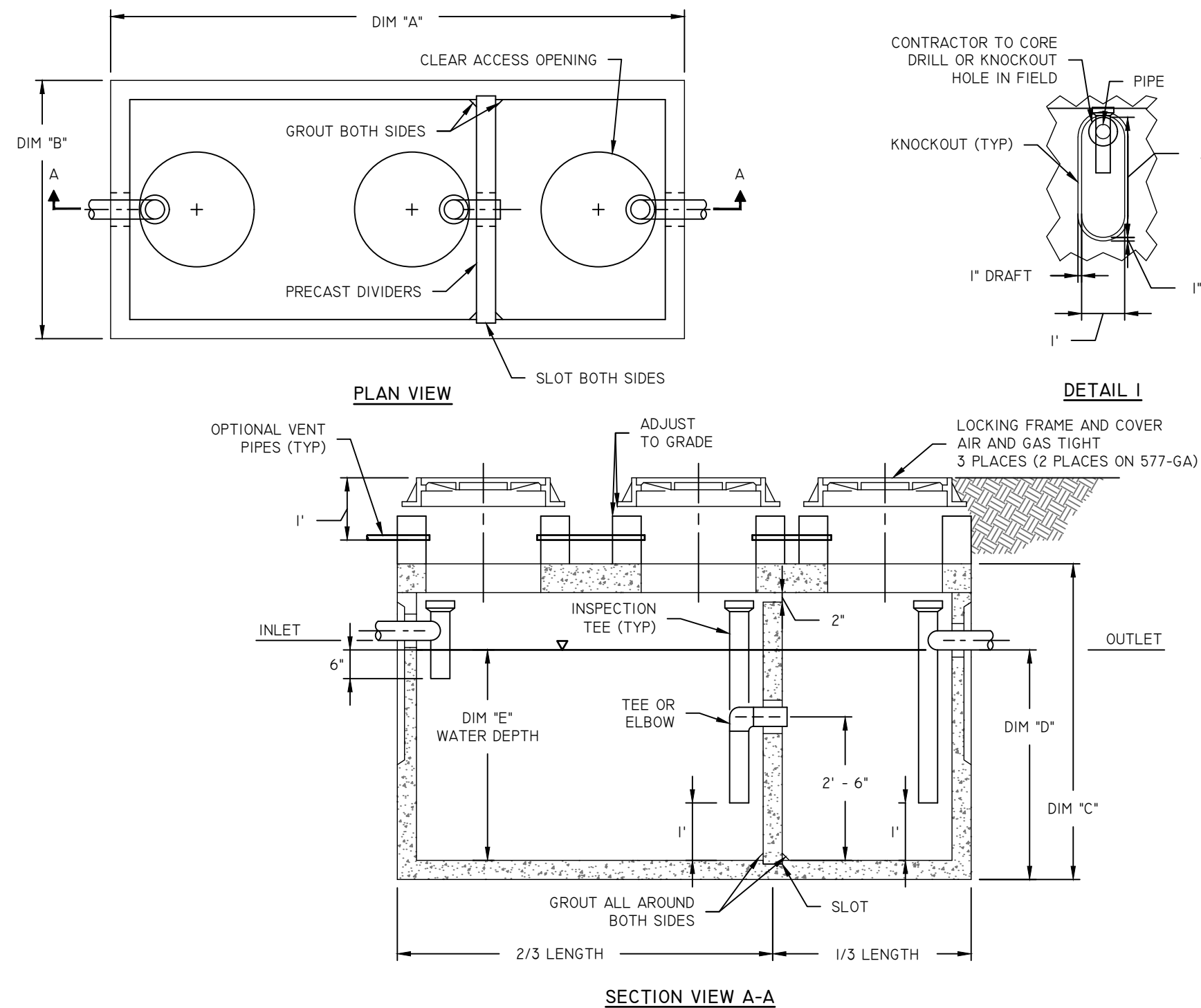
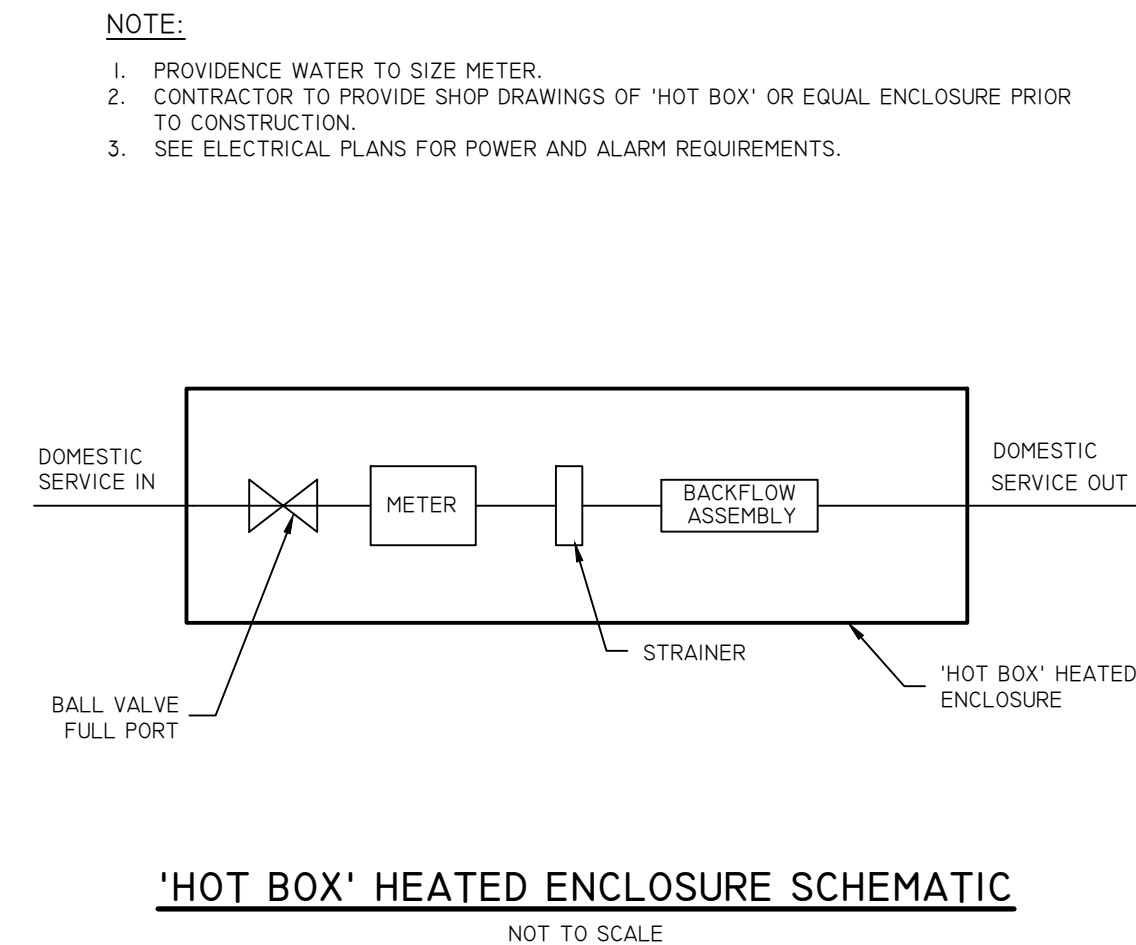
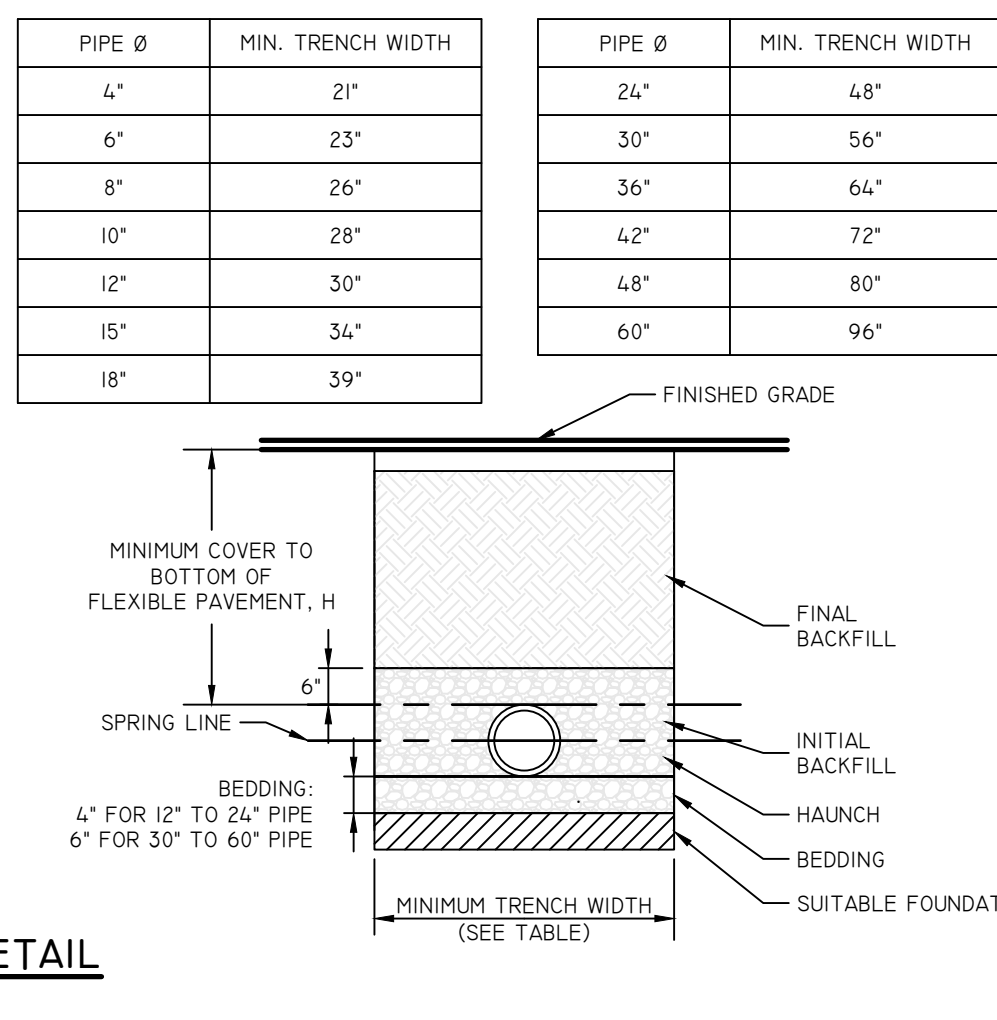
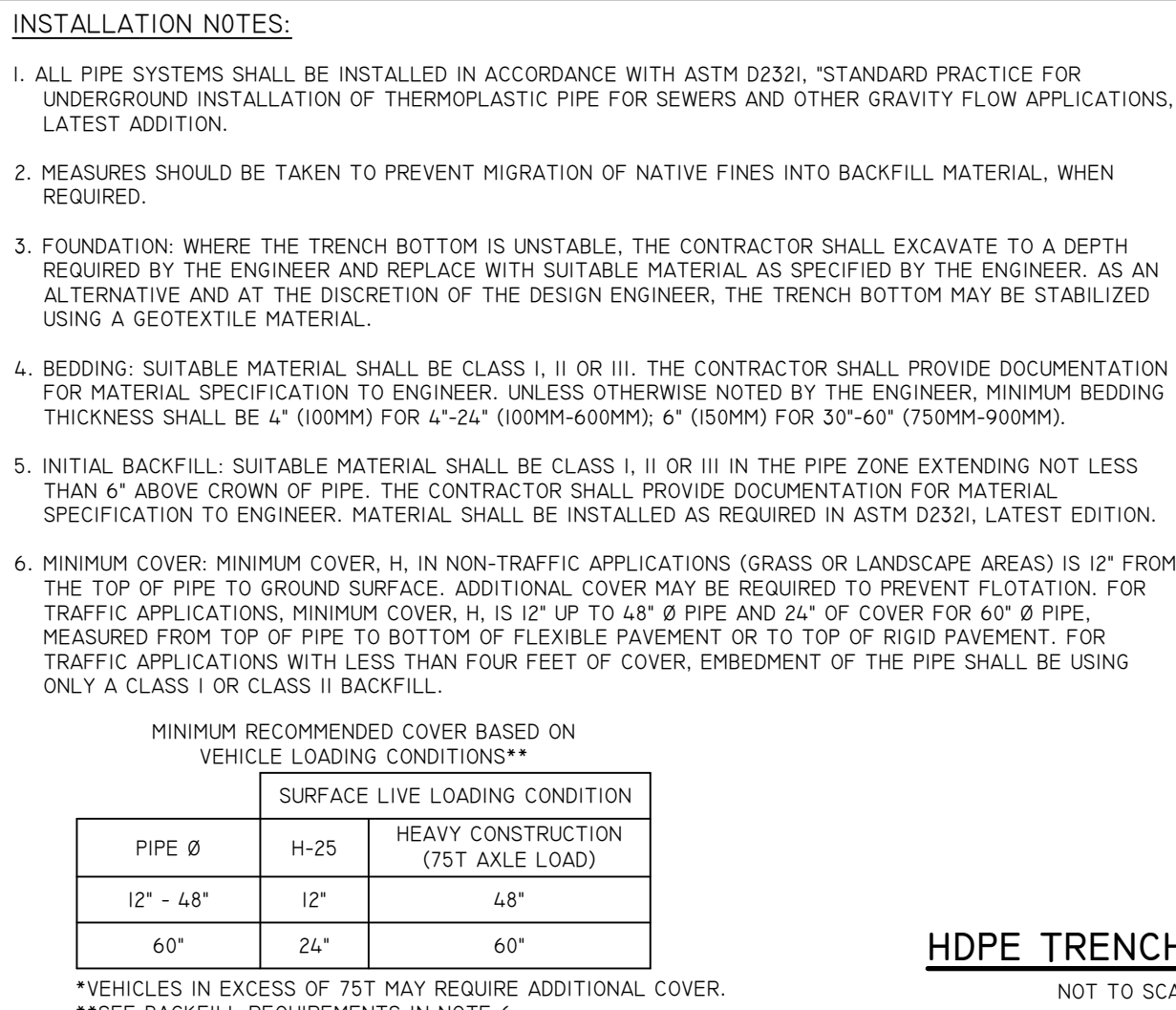
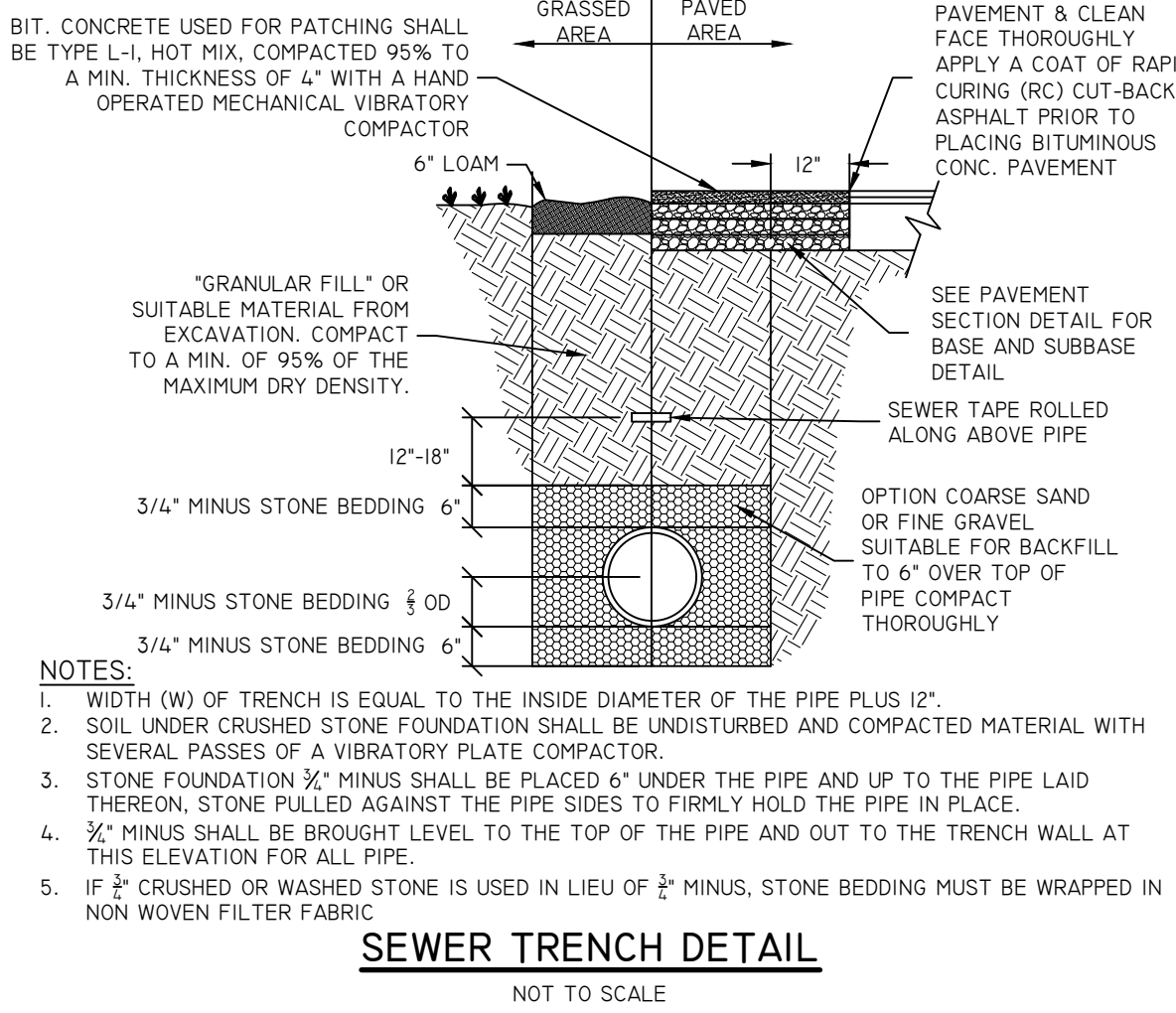
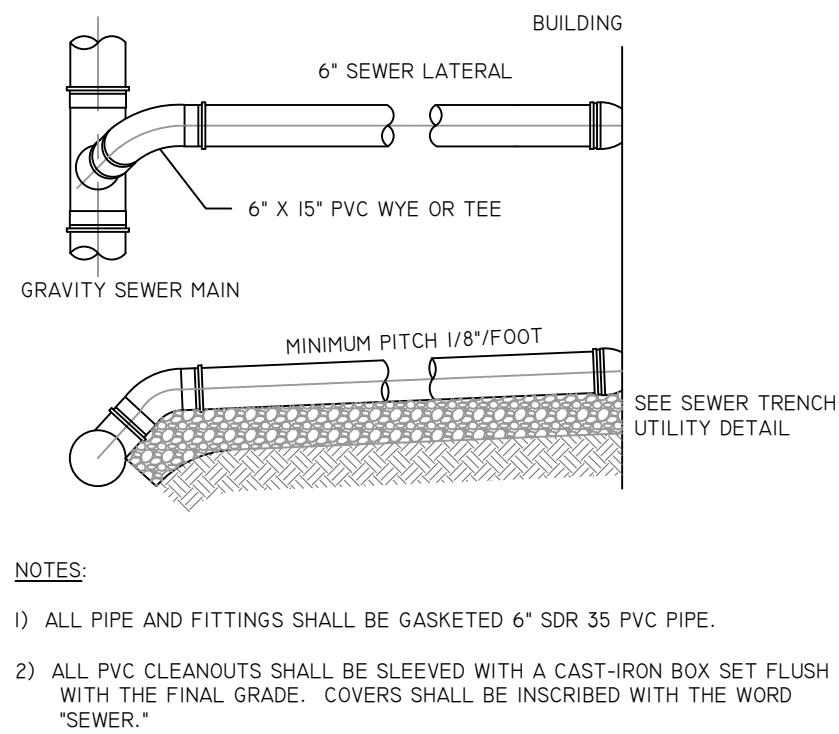
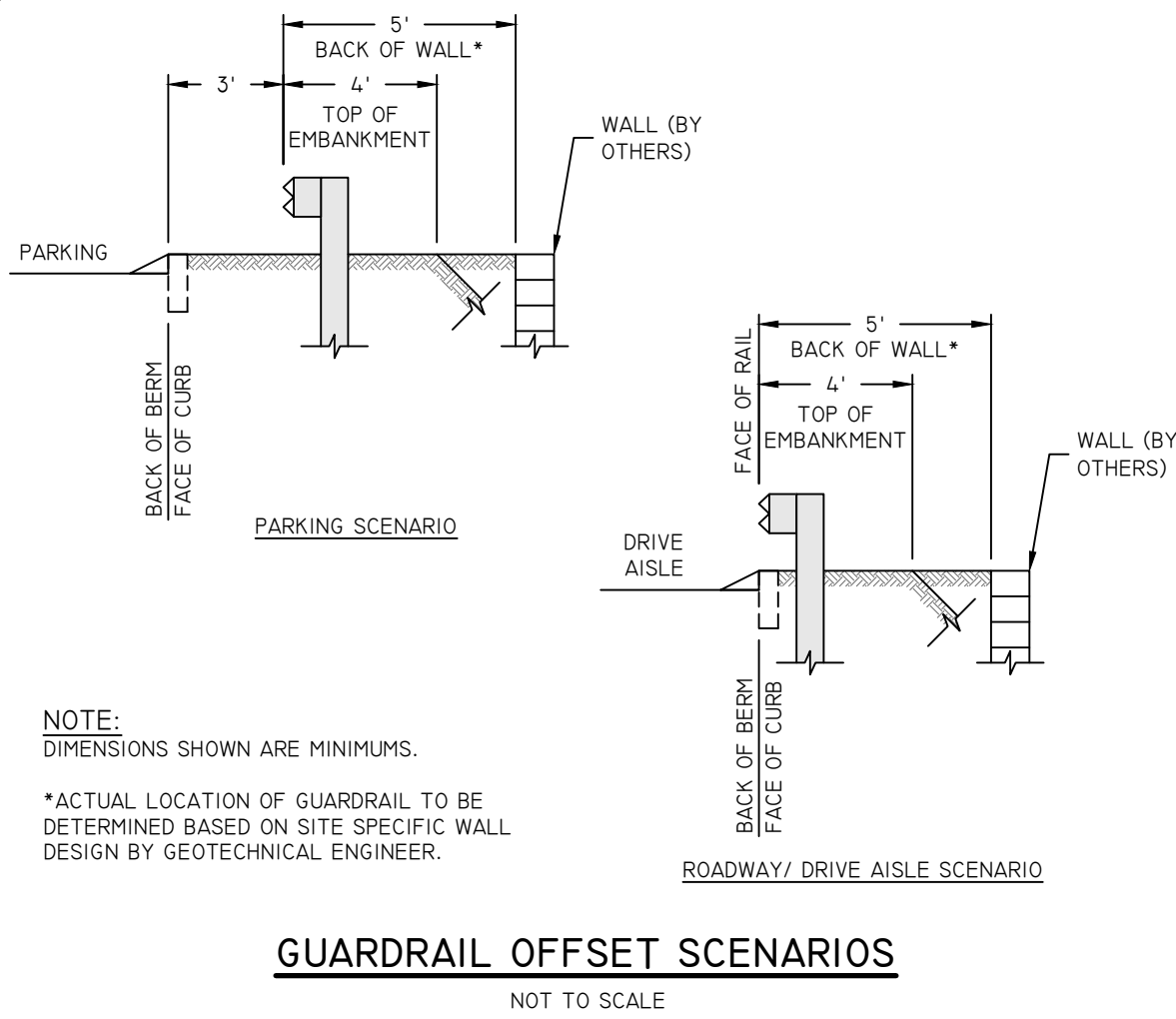
STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS



REINFORCED 1:1 SLOPE DETAIL



PAVEMENT TIE IN DETAIL - RIDOT

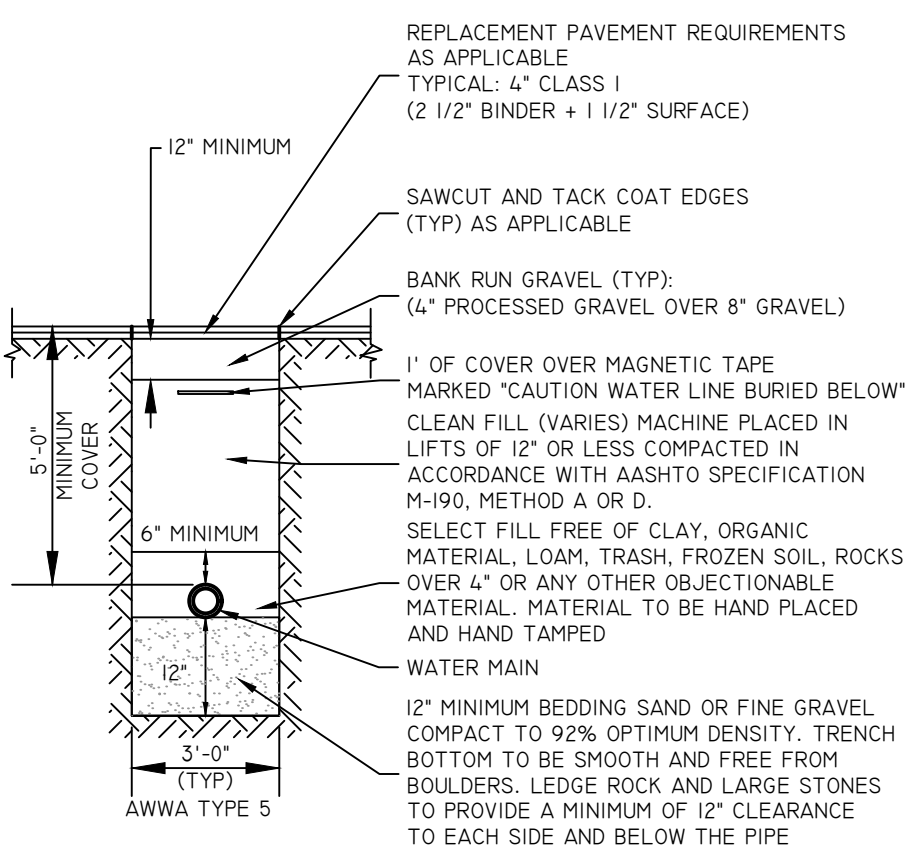


GALLON CAPACITY	600	800	1000	1500	2000	2500	3000	4000	5000	6000	7000
UV MODEL NO.	577-GA	577-GA	448A-GA	5106-GA	612-GA	612-GA	712-GA	712-GA	816-GA	816-GA	816-GA
DIM "A"	7'-0"	7'-0"	9'-0"	11'-2"	12'-8"	12'-8"	13'-1"	13'-1"	15'-7"	19'-11"	19'-11"
DIM "B"	4'-8"	4'-8"	5'-0"	5'-8"	6'-8"	6'-8"	8'-0"	8'-0"	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'-11"	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"

- NOTES:
- 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 30% IMPACT PER AASHTO
 - FILL WITH CLEAN WATER PRIOR TO START-UP OF SYSTEM
 - CONTRACTOR TO SUPPLY AND INSTALL ALL PIPING AND SAMPLING TEES
 - GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER
 - FOR MASSACHUSETTS PROJECTS THE PIPES FROM BUILDING TO GREASE TRAP AND FROM GREASE TRAP TO NEXT DOWNSTREAM STRUCTURE MUST BE CAST IRON AND IN ACCORDANCE WITH 28LCMR.

GREASE INTERCEPTOR

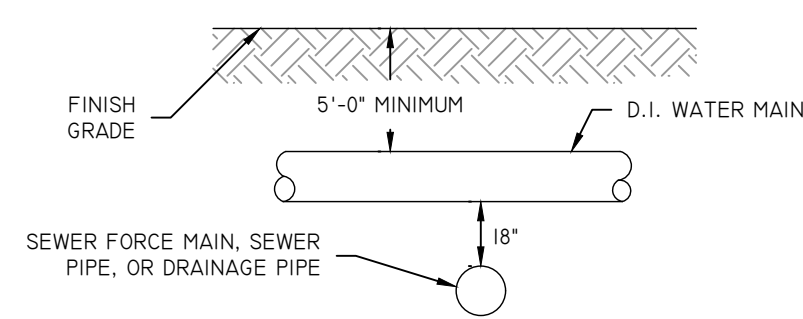
NOT TO SCALE



WATER TRENCH DETAIL

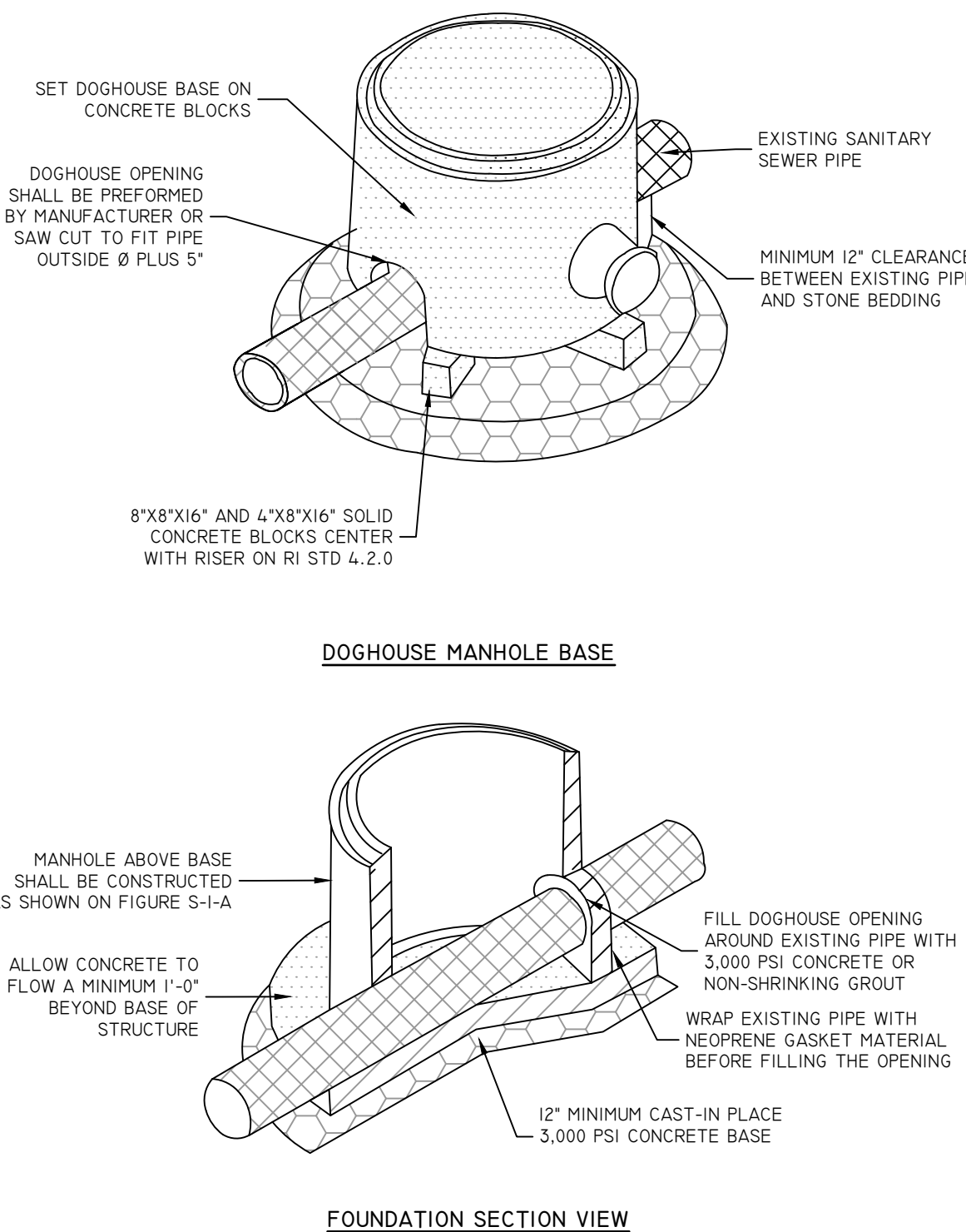
NOT TO SCALE

- NOTES:
- THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18"
 - THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10"
 - 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

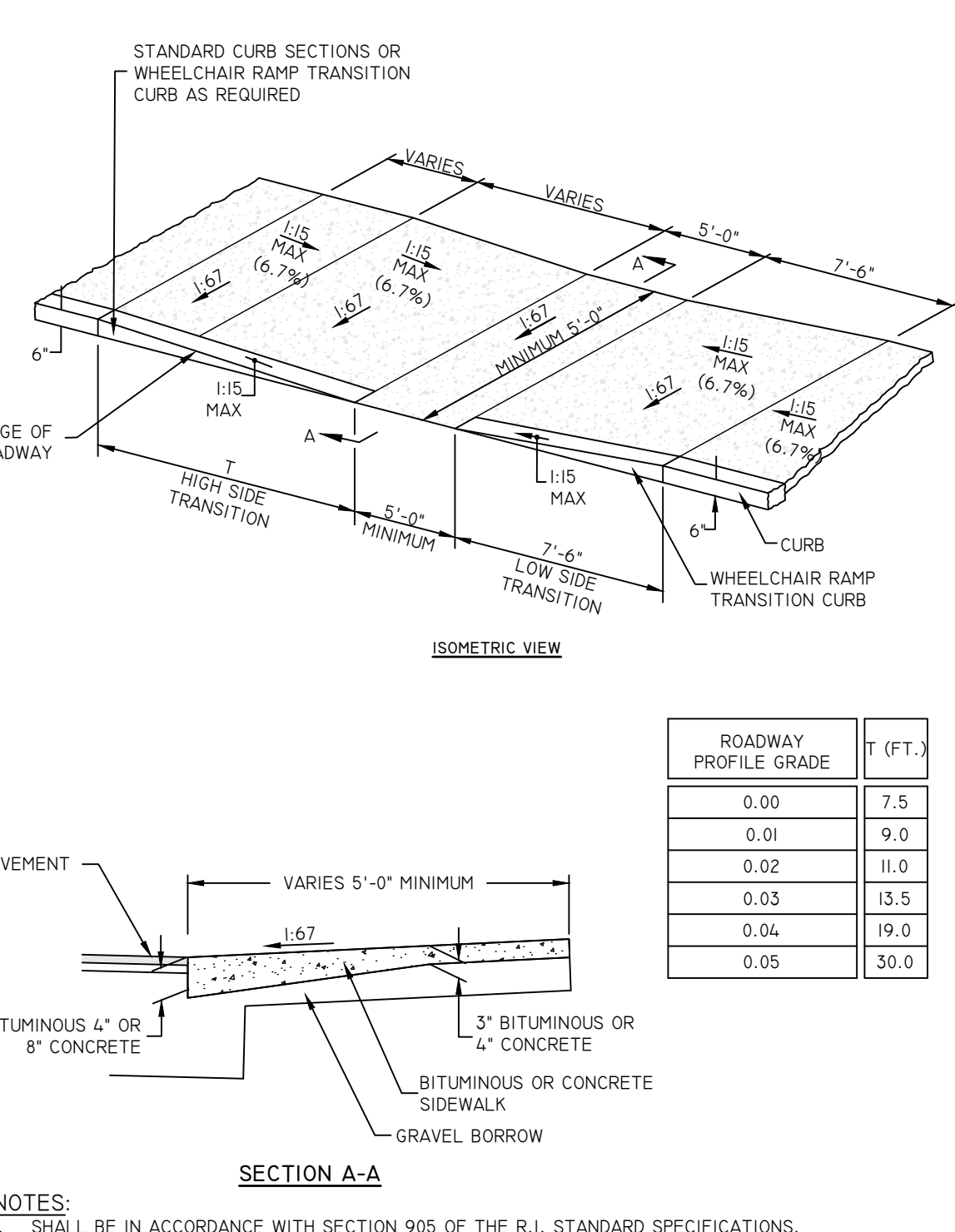
NOT TO SCALE



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

TYPICAL MANHOLE BASE (DOGHOUSE INSTALLATION)

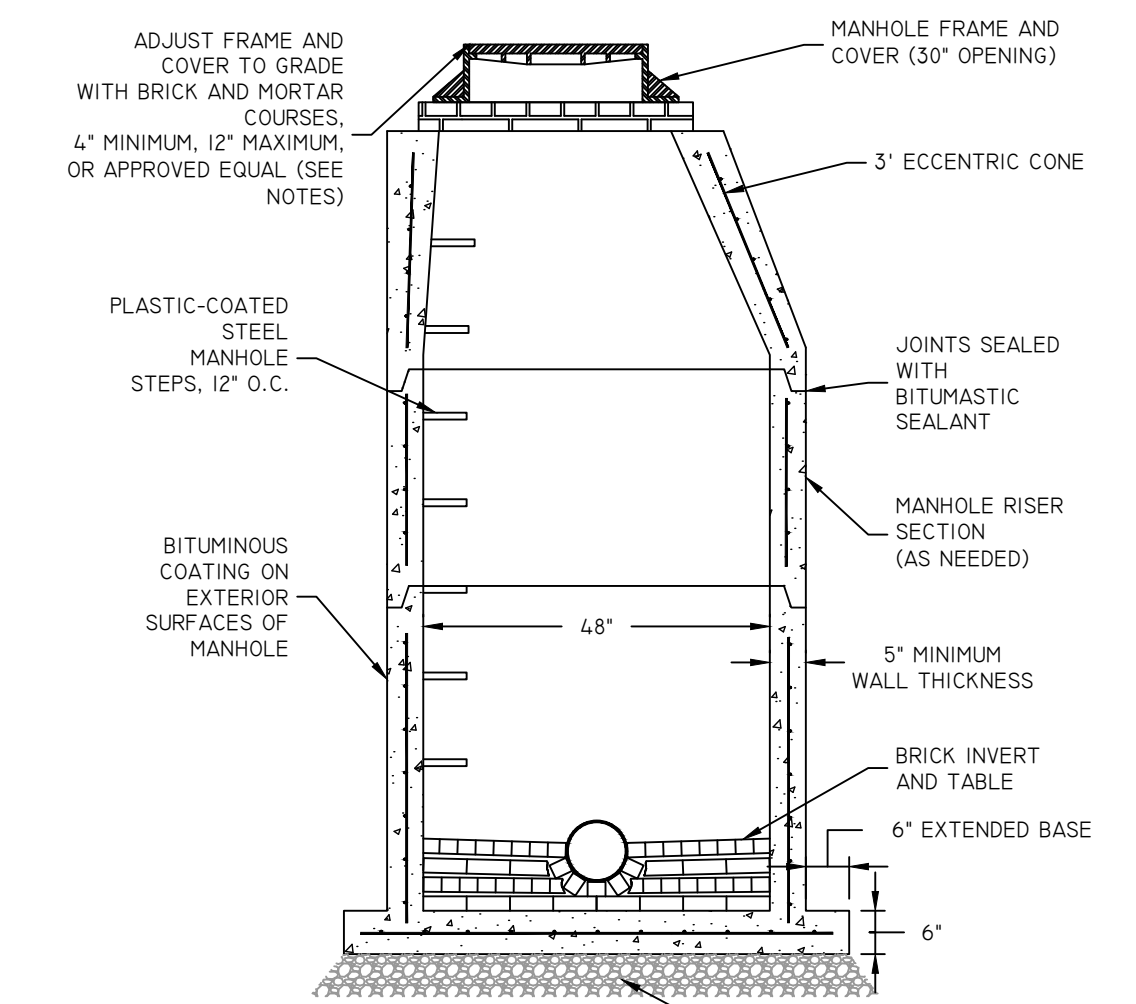
NOT TO SCALE



- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 - WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
 - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
 - DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
 - LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
 - IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
 - AN UNOBTSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 3'-0" SHALL BE MAINTAINED.
 - THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT EXCEED 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
 - IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
 - THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
 - THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
 - MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
 - ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
 - MEETS OR EXCEEDS GUIDELINES OF RIDOT STANDARD DETAIL 43.3.0.

WHEELCHAIR RAMP (ADA) NO FLARES

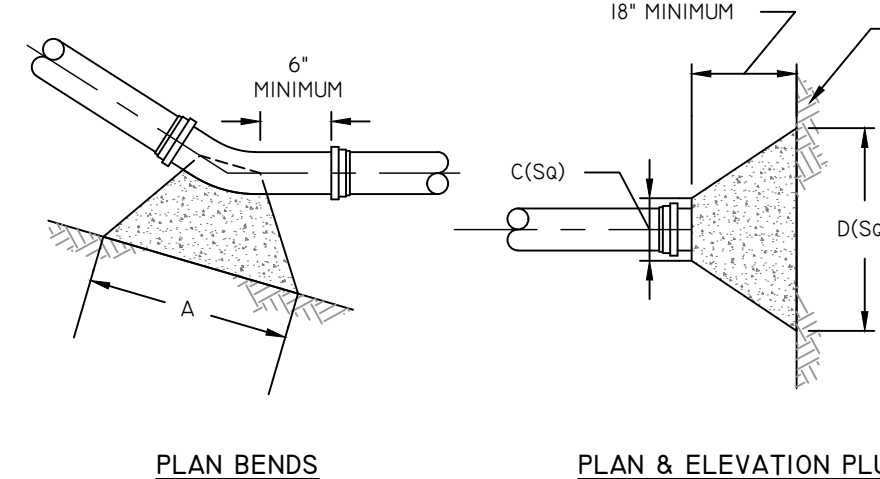
NOT TO SCALE



SEWER MANHOLE

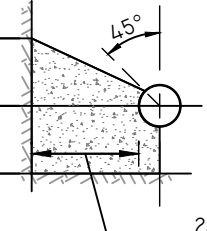
NOT TO SCALE

SIZE	TEES				PLUGS				90° BEND				45° BEND				22.5° BEND				11.25° BEND			
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D				
6"	20"	10"	10"	21"	24"	12"	18"	9"	13"	7"	9"	5"												
8"	26"	13"	12"	26"	32"	16"	24"	12"	17"	9"	12"	6"												
10"	34"	17"	14"	34"	40"	20"	30"	15"	22"	11"	15"	8"												
12"	41"	20"	16"	41"	48"	24"	35"	18"	25"	13"	18"	9"												
16"	54"	27"	20"	54"	64"	32"	47"	23"	34"	17"	24"	12"												

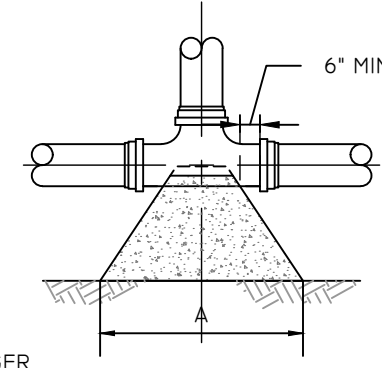


PLAN BENDS

PLAN & ELEVATION PLUGS



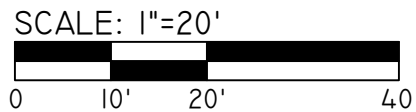
BENDS & TEES SECTIONS



PLAN TEES

THRUST BLOCK

NOT TO SCALE



1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (800) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWN UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NURSERY STOCKING COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF UNWEED, SHREDDED PIN BARK MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
TREES						
	ARO	1	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	B & B	2.5/3" CAL
	CK	5	CORNUS KOUSA	KOUSA DOGWOOD	B & B	2.5/3" CAL
	PG	3	PICEA GLAUCA	WHITE SPRUCE	7/8" B&B	
	QRO	2	QUERCUS RUBRA	RED OAK	B & B	2.5/3" CAL
	TCG	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5/3" CAL
	ZSV	6	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	B & B	2.5/3" CAL
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>
SHRUBS						
	HQ3	10	HYDRANGAEA QUERCIFOLIA 'SIKE'S DWARF'	SIKE'S DWARF OAKLEAF HYDRANGAEA	3 GAL	
	IG	10	ILEX GLABRA 'SHAMROCK'	INKBERRY	5 GAL	
	PL	1	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	5 GAL	
	RXP	7	ROSA X 'PINK KNOCKOUT'	ROSE	5 GAL	
	TOS	21	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5/6" B&B	
	TOT	36	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	5/6" B&B	
GRASSES						
	CX	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL	
	FG	12	FESTUCA GLAUCA 'ELIAH BLUE'	BLUE FESCUE	1 GAL	
	PAH	66	PENNISETUM ALOPECUROIDES 'HA MELN'	HA MELN DWARF FOUNTAIN GRASS	2 GAL	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>FIELD2</u>
GROUND COVERS						
	LSB	140 SF	LIRIOPE SPICATA 'BIG BLUE'	BIG BLUE CREEPING LILYTURF	1 GAL	18" o.c.

9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
10. MINIMUM PLANTING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.
11. CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN EROSION/ ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI OR AS DIRECTED BY CITY/OWNER UNLESS OTHERWISE NOTED). ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER. STORMWATER SYSTEMS TO BE SEEDED PER POND DETAILS.
12. RECOMMENDED DATES FOR PLANTING ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
13. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. ALL WEEDS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
14. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FREE OF PARTICLE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR FESCUE SEED TO PROVIDE A MINIMUM 6 INCH DEPTH.
15. IRRIGATION INSTALLATION AND LIGHTING BY OTHERS.
16. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY
A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPIRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPIRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPIRETE ENGINEERING. DIPIRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. ENGINEERING.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE FOR THE IMPLEMENTATION OF THIS PLAN AND

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE
CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND
DESIGN.

ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

LANDSCAPE PLAN

DUNKIN' DEVELOPMENT
ASSESSOR'S PLAT 36-2 LOTS 99 & 169

0 PLAINFIELD PIKE, CRANSTON, RHOD

PREPARED FOR:

MINERAL ENTERPRISES, INC.
303 S. MITCHELL AVENUE

363 SMITHFIELD AVENUE
PAWTUCKET, RHODE ISLAND

KEYED PLAN NOTES

- 18"x54" GROUND LOOP W/ 1" PVC CONDUIT, HOME RUN CONDUIT TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW. REFER TO SITE PLAN, DETAILS & ELEC DWGS FOR CONDUIT SIZE REQTS. MULTIPLE GROUND LOOP WIRING MUST BE IN SEPARATE CONDUITS TO AVOID INTERFERENCE.
- 20"x10"x6" THICK CONC PAD W/ REINFORCING. TOP OF SLAB SHALL BE FLUSH W/ ADJACENT PAVEMENT. SEE **X/A0.1**.
- "WELCOME BACK" FACE ON DIRECTIONAL SIGN. SEE **X/A0.1**.
- "SEE YOU SOON" FACE ON DIRECTIONAL SIGN. SEE **X/A0.1**.
- SIGN VENDOR TO PROVIDE FACES ON PYLON SIGN (BY LANDLORD). SEE **3/A0.1**.
- CUSTOM DRIVE THRU HEIGHT LIMIT BAR/PORTAL. SEE **X/A0.1**.
- CONCRETE FILLED STEEL BOLLARD. SEE **X/A0.1**.
- "DRIVE THRU LANE GRAPHIC". SEE **X/A0.1**.
- "TRAFFIC ARROW BEFORE D/T LANE" [TP-01] SEE **X/A0.1**.
- "DUAL LANE DT ARROW". SEE **X/A0.1**.
- "DRIVE THRU START LANE GRAPHIC". SEE **X/A0.1**.
- "TYPICAL TRAFFIC ARROW" [TP-01] COORD FINAL LOCATIONS W/ LANDLORD DWGS. SEE **X/A0.1**.
- "TYPICAL TRAFFIC ARROW" & TEXT @ BYPASS LANE - [TP-01]
- 6" LINE STRIPINGS - [TP-01]
- D/T STACK & MENU BOARD CAMERA MTD TO BUILDING. COORD FINAL LOCATION W/ OWNER.
- DRIVE THRU WINDOW LOCATION.
- DUMPSTER ENCLOSURE BY LANDLORD.
- DIGITAL MENU BOARD. SEE **X/A0.1**.
- ORDER CANOPY W/ BUILT-IN CONFIRMATION DISPLAY & SPEAKER. SEE **X/A0.1**. CONNECT BACK TO EXISTING CONDUITS OR PROVIDE NEW AS REQ'D.
- DUAL DRIVE THRU HEIGHT LIMIT BAR. SEE **X/A0.1**.

PYLON SIGN NOTES

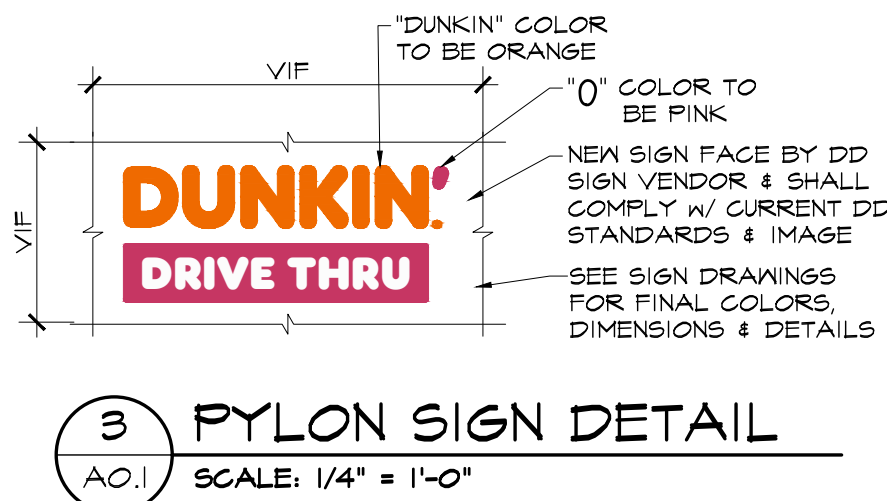
- FACE DESIGN STANDARD:
1.171 FAN FORMED & EMBOSSED CLEAR SOLAR GRADE POLYCARBONATE. SECOND SURFACE VINYL, DUNKIN' TO BE 1/2" EMBOSSED. ALL OTHER FACE & REGISTER MARK ARE FLAT.
- VINYL COLORS TO BE: DD ORANGE 3M #3630-3202; DD MAGENTA 3M #3630-3511.
- ILLUMINATION: INTERNAL ILLUMINATION BY LANDLORD.
- SEE NATIONAL ACCOUNTS FOR ORDERING INFORMATION.
- SEE A7.0 - A7.2 FOR FINISH INFORMATION.

SITE SIGN SCHEDULE

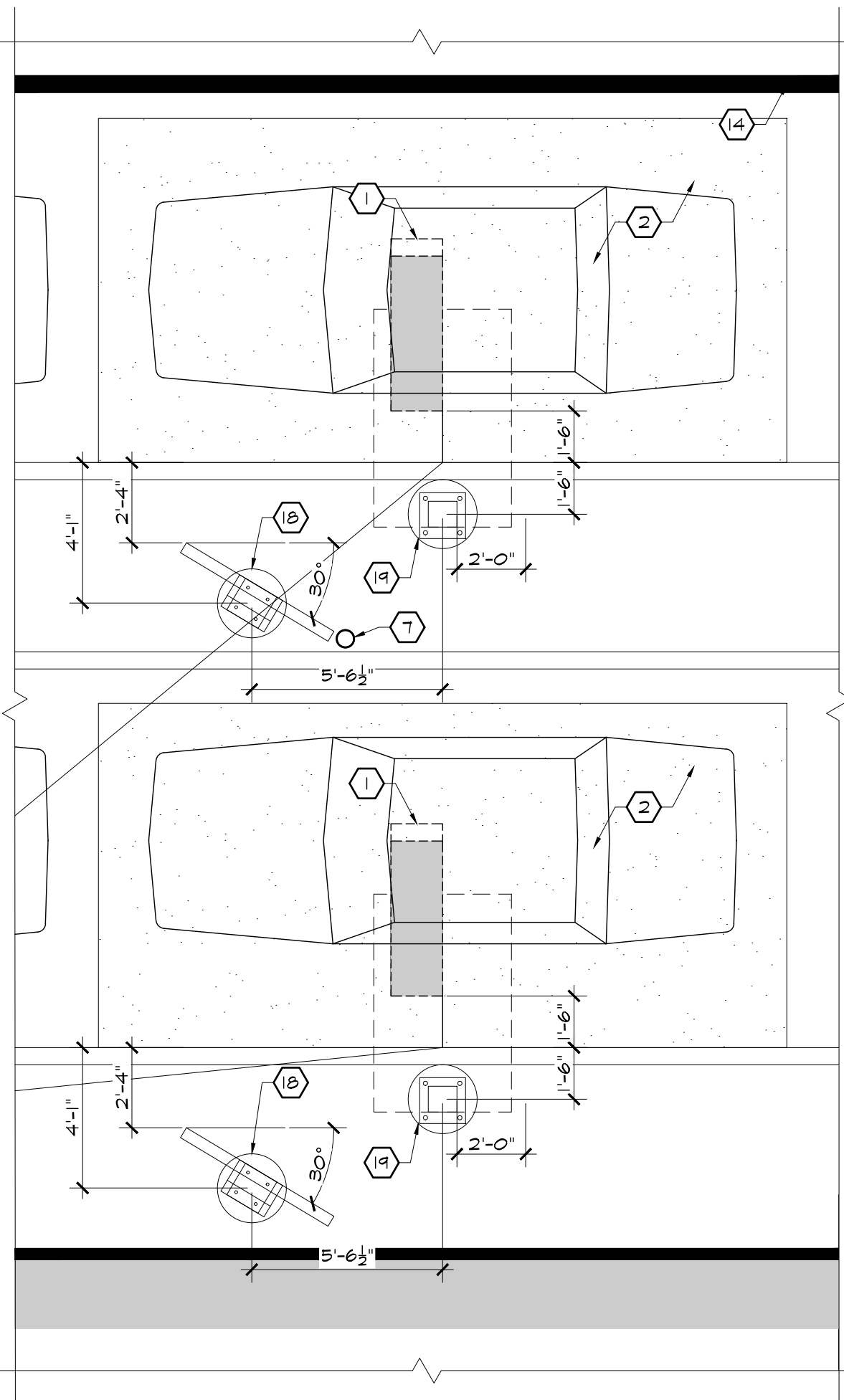
QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
1	SITE (PYLON)	V/F	V/F	V/F
2	SITE (DIRECTIONAL)	2'-6" 1/2"L x 1'-11"H x 4"D	18" H	2.75 SF

SITE NOTES:

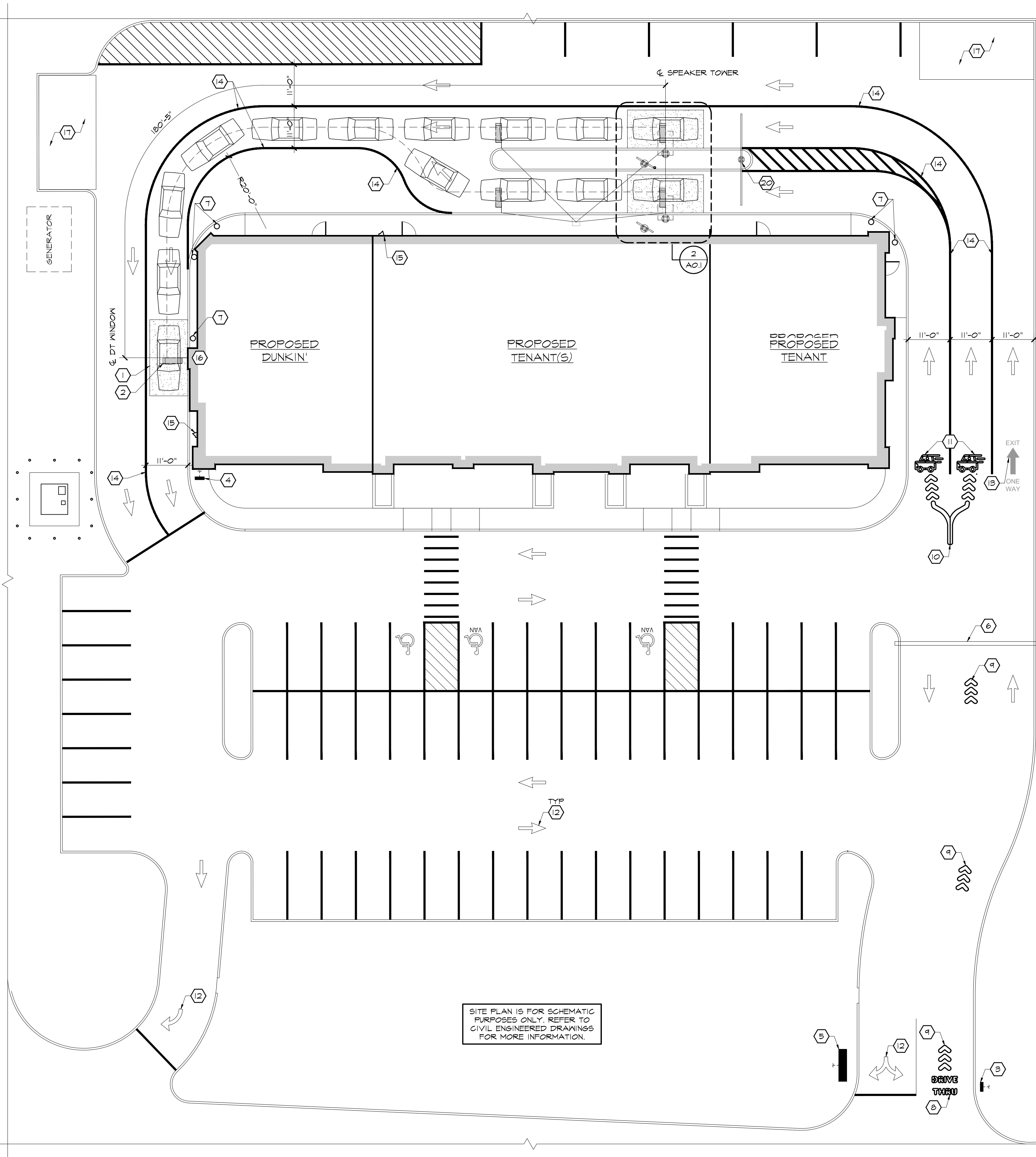
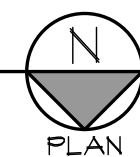
- CLEAN & PREP ALL SURFACES AS REQ'D PER PAINT MANUF SPECIFICATIONS PRIOR TO PAINTING. VERIFY CONDITION OF EXISTING MATERIALS - REPAIR / REPLACE MATERIALS TO MATCH EXISTING AS REQ'D. APPLY PAINT IN STRICT ACCORDANCE WITH PAINT MANUF SPECIFICATIONS. COORDINATE W/ FRANCHISEE FOR EXTENT OF WORK.
- SITE & SIGN DETAILS SHOWN ARE SCHEMATIC ONLY. COORDINATE LOCATIONS IN FIELD W/ FRANCHISEE & LANDLORD.
- CUT/PATCH/REPAIR EXISTING PAVEMENT AS REQ'D. COORDINATE W/ FRANCHISEE & LANDLORD FOR EXTENT OF WORK.
- SEALCOAT & RESTRIPE EXISTING PARKING LOT. COORDINATE W/ FRANCHISEE & LANDLORD FOR EXTENT OF WORK. SEE **X/A0.1** FOR STRIPING DETAILS.
- POWERWASH EXISTING SIDEWALKS, CURBS & CONC PADS. CLEAN, WEED & REBULCH ANY EXISTING LANDSCAPING. COORDINATE W/ FRANCHISEE & LANDLORD FOR EXTENT OF WORK.
- PROVIDE NEXTGEN BOLLARD COVERS ON ALL ETR BOLLARDS ON DD SITE. COORD W/ NATIONAL ACCOUNTS FOR ORDERING. GO TO ENSURE ALL ETR BOLLARDS ARE PROPERLY SET & CONSULT W/ FRANCHISEE & LANDLORD IF ADDITIONAL WORK IS REQ'D.
- PATCH SITE & LANDSCAPING AS REQ'D AT REMOVED MENU BOARD OR LIMIT BAR LOCATIONS IF APPLICABLE.
- SEE A7.0 - A7.2 FOR MASTER FINISH SCHEDULES.



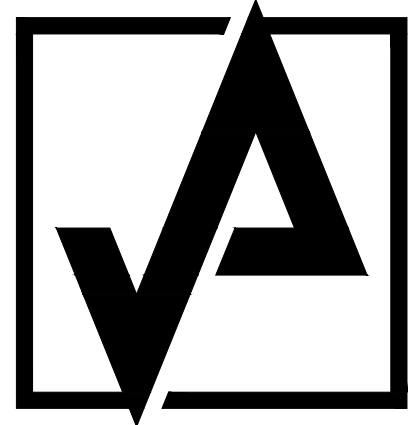
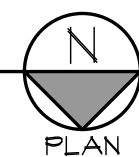
3 PYLON SIGN DETAIL
SCALE: 1/4" = 1'-0"



2 MENU BOARD LOCATION
SCALE: 1/4" = 1'-0"



1 SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"



AHARONIAN
& ASSOCIATES, INC.
ARCHITECTS

T: 401-232-5010
F: 401-232-5080

WWW.ARCH-ENG.COM

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PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

REVISIONS:

NUMBER	REMARKS	DATE
1	OWNER COMMENTS	06/01/26

PROJECT TITLE:

DUNKIN'
PC# 366525

2112 PLAINFIELD PIKE
CRANSTON, RI 02921
PROVIDENCE COUNTY

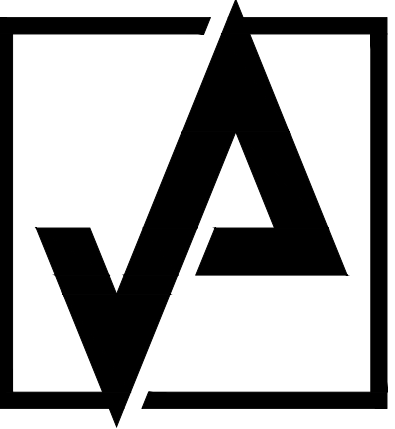
DRAWING TITLE:

**SCHEMATIC SITE
PLAN & DETAILS**

DATE:	FEB 05, 2026	PROJ NO:	25096.1
DRAWN BY:	ML	CHECKED BY:	ZRA

DRAWING NUMBER:

A0.1



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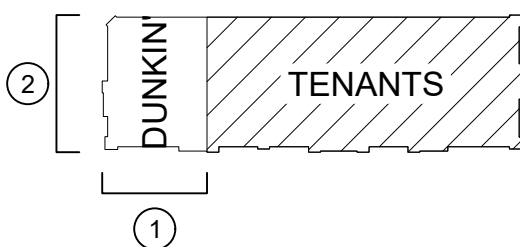
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PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

REVISIONS:

NUMBER	REMARKS	DATE
1	OWNER COMMENTS	06/01/26



KEYPLAN

PROJECT TITLE:
DUNKIN'
PC# 366525

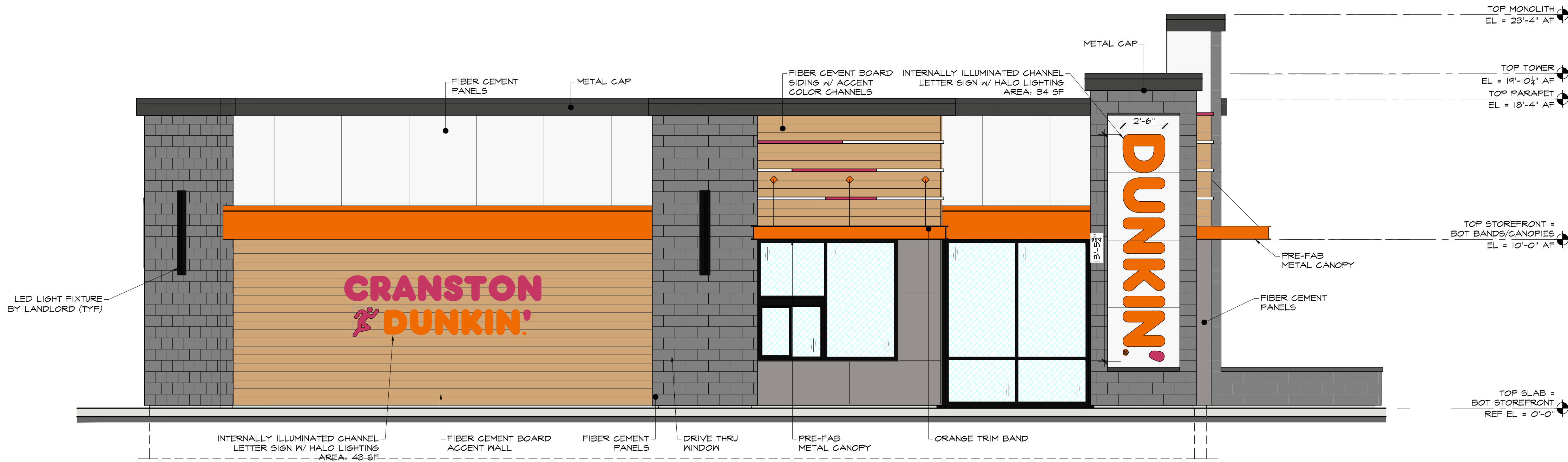
2112 PLAINFIELD PIKE
CRANSTON, RI 02921
PROVIDENCE COUNTY

DRAWING TITLE:
**PROPOSED
EXTERIOR
ELEVATIONS**

DATE: FEB 05, 2026
PROJ NO: 25096.1
DRAWN BY: ML
CHECKED BY: ZRA

DRAWING NUMBER:

A3.1



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

LANDLORD DESIGN BUILDING

THE ELEMENTS ARE SLIGHTLY MODIFIED TO ACCOMMODATE LOOK OF ENTIRE BUILDING

ZONING NOTES

- ZONE: INDUSTRIAL M-2
- SIGN TYPES PERMITTED: WALL, PYLON, DIRECTIONAL, ETC.
- ILLUMINATION: PERMITTED

TOTAL SIGN AREA SHALL BE DETERMINED FROM THE SUM OF ALL THE SIGNS ON THE ZONE LOT.

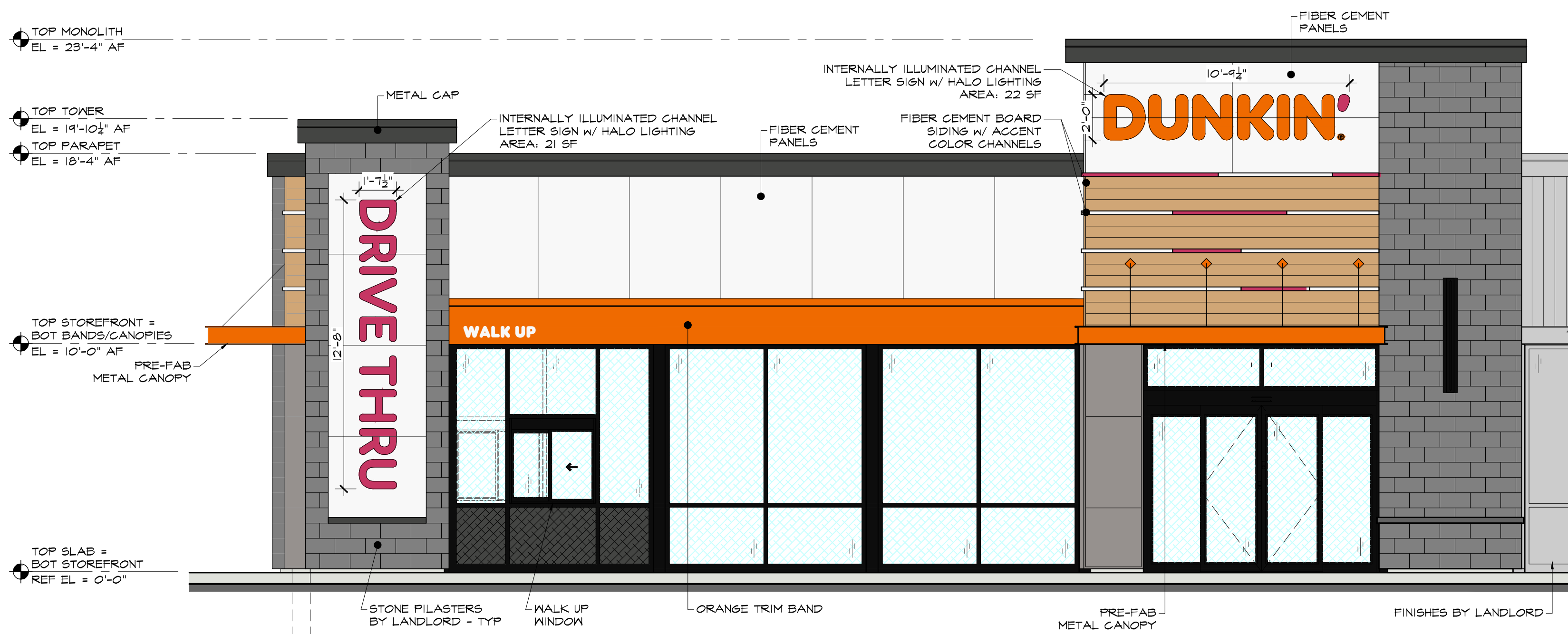
- TOTAL SIGN AREA MAX ALLOWED: 300 SF
TOTAL SIGN AREA SHALL NOT EXCEED THE LESSER OF THE FOLLOWING: THREE HUNDRED (300) SQUARE FEET OR THIRTY (30) PERCENT OF THE TOTAL STREET-FACING FACADE WALL AREA (142'-8 1/4" x 23'12.5" x 0.3 = 643.75 x 300)

THE MAXIMUM AREA OF ANY INDIVIDUAL SIGN SHALL BE LIMITED AS FOLLOWS:

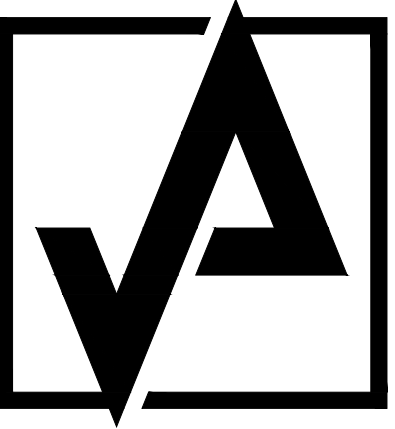
- AREA OF INDIVIDUAL WALL SIGN MAX ALLOWED: 45 SF
- HEIGHT OF WALL SIGN MAX ALLOWED: 20'-0"

COLOR LEGEND

-01	"GAUNTLET GRAY"
-02	"CHARCOAL"
-03	"WOOD"
-04	"OFF WHITE"
-12	"DUNKIN' PINK"
-13	"DUNKIN' ORANGE"



1 PROPOSED PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



AHARONIAN
& ASSOCIATES, INC.
ARCHITECTS

T: 401-232-5010
F: 401-232-5080

WWW.ARCH-ENG.COM

DISCLAIMER

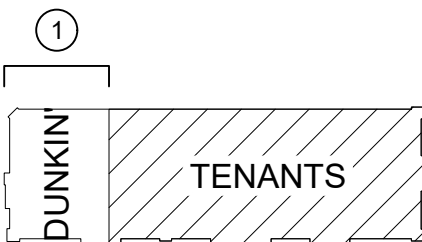
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

PRELIMINARY
NOT FOR CONSTRUCTION

FOR REVIEW

REVISIONS:

△ NUMBER	REMARKS	DATE
1	OWNER COMMENTS	06/01/26



KEYPLAN

PROJECT TITLE:

DUNKIN'
PC# 366525

2112 PLAINFIELD PIKE
CRANSTON, RI 02921
PROVIDENCE COUNTY

DRAWING TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

DATE:	PROJ NO:
FEB 05, 2026	25096.1
DRAWN BY:	CHECKED BY:
ML	ZRA

DRAWING NUMBER:

A3.2

LANDLORD DESIGN BUILDING

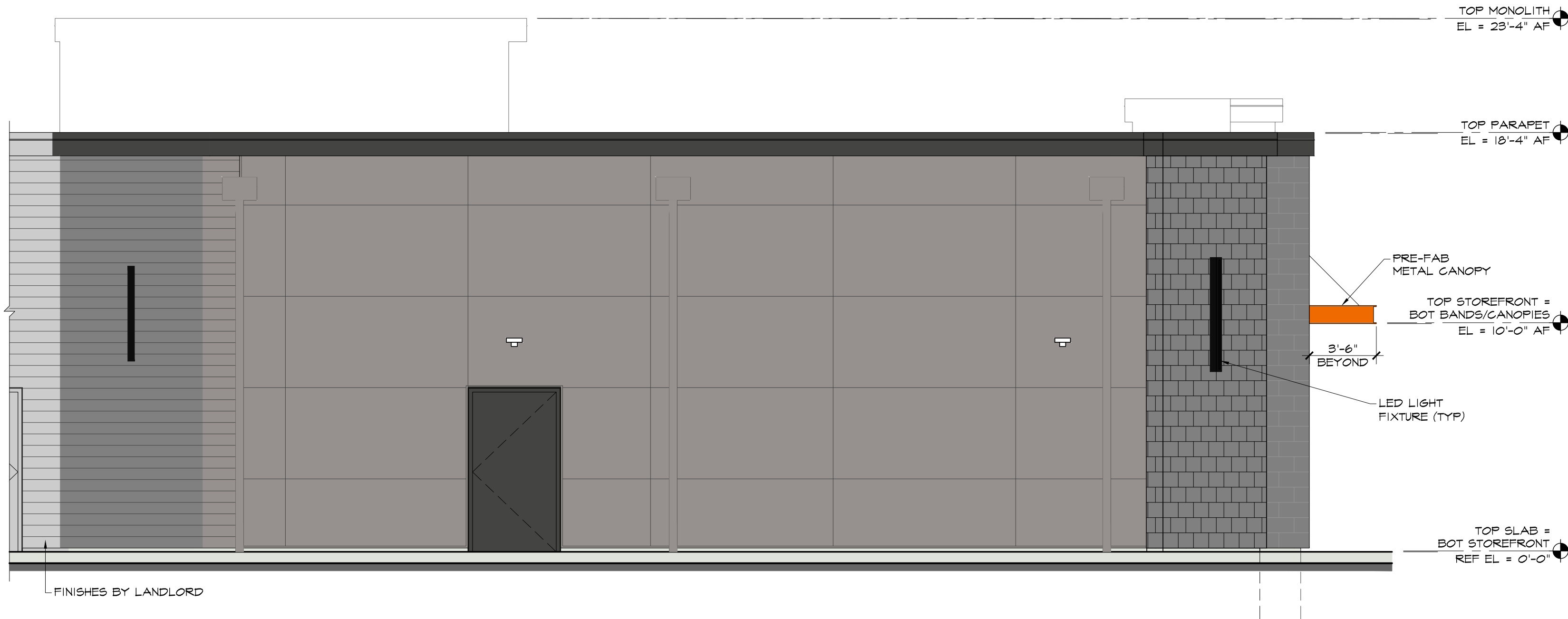
THE ELEMENTS ARE SLIGHTLY MODIFIED TO
ACCOMMODATE LOOK OF ENTIRE BUILDING

ZONING NOTES

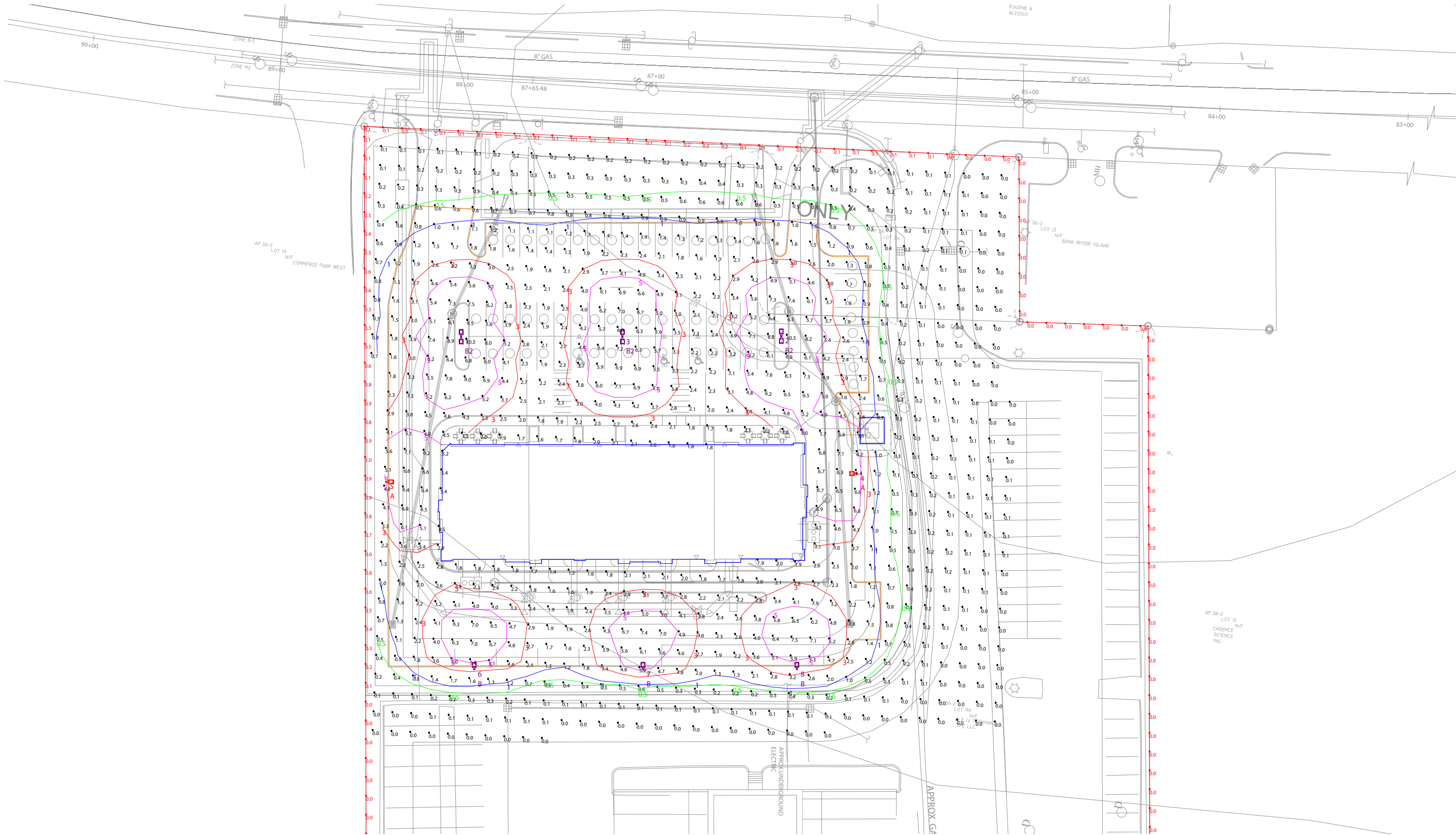
- ZONE: INDUSTRIAL M-2
- SIGN TYPES PERMITTED: WALL, ROOF, PYLON, DIRECTIONAL, ETC.
- ILLUMINATION: PERMITTED
- TOTAL SIGN AREA MAX ALLOWED: 300 SF
TOTAL SIGN AREA SHALL NOT EXCEED THE
LESSER OF THE FOLLOWING: THREE HUNDRED
(300) SQUARE FEET OR THIRTY (30) PERCENT OF
THE TOTAL STREET-FACING FACADE WALL AREA
(112'-8½" = 23125' * 0.3 = 693.75 > 300)
- AREA OF WALL SIGNS MAX ALLOWED: 45 SF
- HEIGHT OF WALL SIGN MAX ALLOWED: 20'-0"

COLOR LEGEND

■	-01 "SAUNTLET GRAY"
■	-02 "CHARCOAL"
■	-03 "WOOD"
■	-04 "OFF WHITE"
■	-12 "DUNKIN' PINK"
■	-13 "DUNKIN' ORANGE"



PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Scale: 1 inch= 50 Ft.



Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:
Cranston Dunkin Development
Cranston, RI
Lighting Layout
Version A

Scale: as noted Date:5/19/2026

Project # 4456860910

Filename: Cranston Dunkin Development Layout 4456860910A.AGI

Drawn By: Margaret Koenig

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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The location of exit signs, emergency lights, and luminaires operating in emergency mode cannot be validated as providing compliance to any code, regulation, or ordinance, including but not limited to NFPA 101 – Life Safety Code, for illumination of the means of egress. It is recommended that a registered Electrical Engineer or Architect for the locale of the project review and confirm compliance.

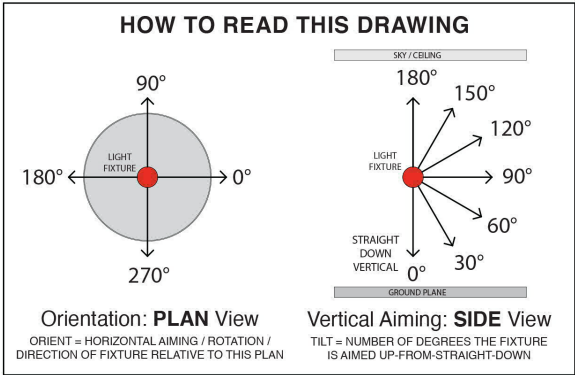
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Filename: C:\Users\margaret.callan\RAB Lighting Dropbox\Lighting Design\Designs\Holbrook 101064\Cranston Dunkin' Development 4456860910\Working Files\AGI\Cranston Dunkin Development Layout 4456860910A.AGI

Luminaire Schedule											
Symbol	Qty	Tag	Label	ARR	Lum Lumens	LLF	Description	Lum Watts	Total Watts	BUG Rating	
	2	A	ALEDM3T_150w	Single	19192	1.000	Pole Mounted (Type III 150W 5000K)	148.2	296.4	B2-U0-G3	
	3	B	ALEDM4T_150w	Single	19204	1.000	Pole Mounted (Type IV 150W 5000K)	146.6	439.8	B2-U0-G4	
	3	B2	ALEDM4T_150w x2	Back-Back	19204	1.000	Pole Mounted (Type IV 150W 5000K) x2 @ 180	146.6	879.6	B2-U0-G4	

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Property Line	Illuminance	Fc	0.08	1.0	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	N.A.	Horizontal
Site	Illuminance	Fc	2.06	10.5	0.0	N.A.	N.A.	Readings taken at 0'0" AFG	10	10	Horizontal
Parking and Drive Area	Illuminance	Fc	3.63	10.5	0.8	4.54	13.13	Readings taken at 0'0" AFG			

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	B2	101.842	214.485	23	90	0
1	B2	101.842	214.485	23	270	0
2	B2	271.962	214.815	23	90	0
2	B2	271.962	214.815	23	270	0
3	B2	187.561	214.485	23	90	0
3	B2	187.561	214.485	23	270	0
4	A	312.058	141.843	23	180	0
5	A	62.064	137.447	23	0	0
6	B	108.761	37.717	23	90	0
7	B	198.437	37.717	23	90	0
8	B	280.2	37.717	23	90	0
Total Quantity: 11						



NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate or complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

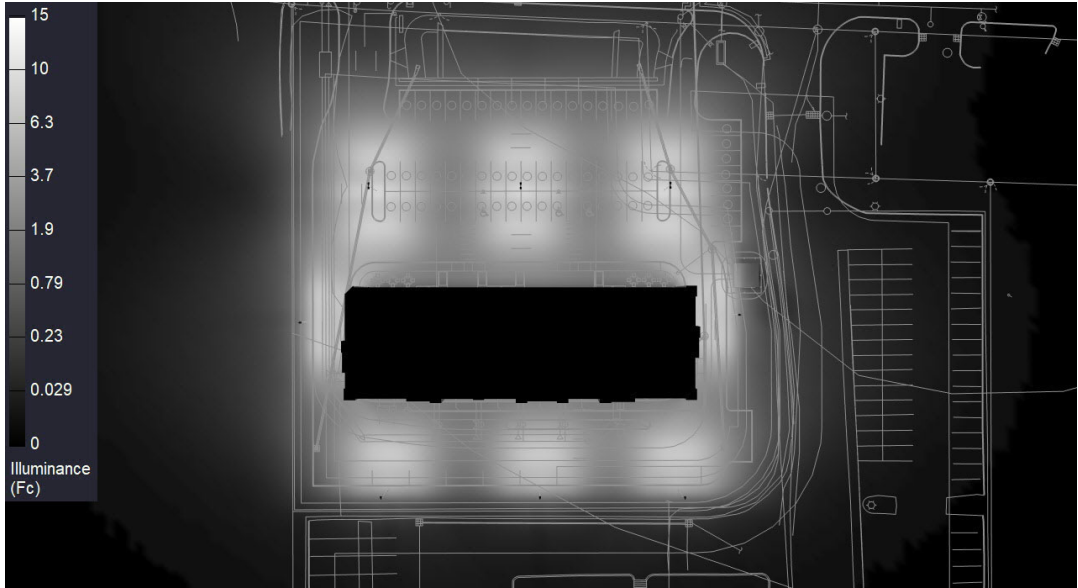
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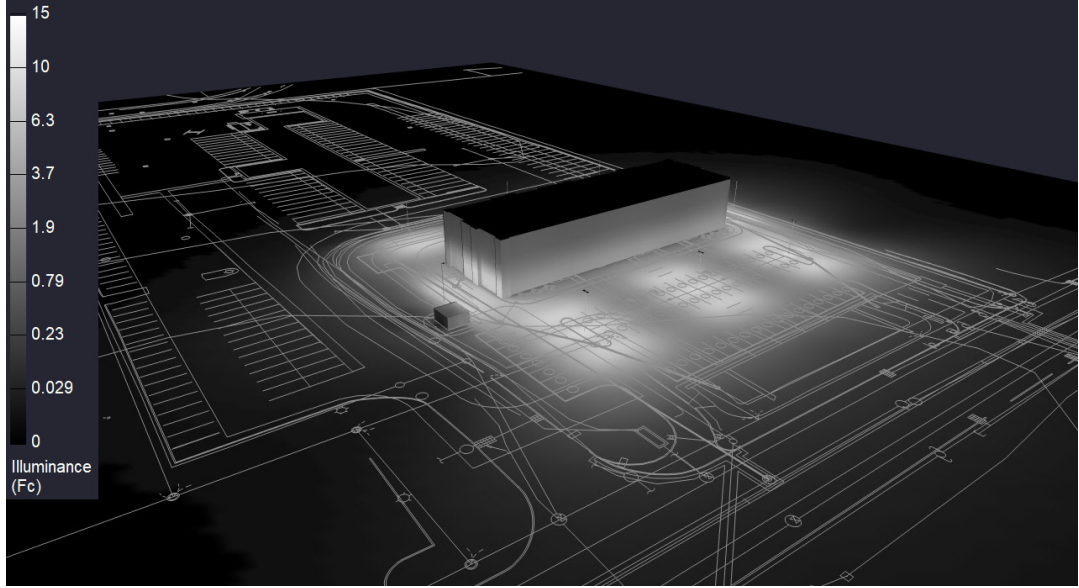
* Refer to RAB Product Specification Sheets for specific ambient temperature ranges. Verify ambient temperature at project location is within published performance range.

* This Lighting Layout is issued as "EXEMPLARY DOCUMENTS ONLY" – NOT FOR CONSTRUCTION OR CODE APPROVAL. RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as exemplary documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided by RAB, or the ordering party, may contain fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the intended lighting performance that differs from the Lighting Design.



Plan View



Iso View



Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011

Job Name:
Cranston Dunkin Development
Cranston, RI
Lighting Layout
Version A

Scale: as noted Date:5/19/2026

Project # 4456860910

Filename: Cranston Dunkin Development Layout 4456860910A.AGI

Drawn By: Margaret Koenig

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Filename: C:\Users\margaret.callan\RAB Lighting Dropbox\Lighting Design\Designs\Holbrook 101064\Cranston Dunkin' Development 4456860910\Working Files\AGI\Cranston Dunkin Development Layout 4456860910A.AGI



Color: Bronze

Weight: 16.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.25A
208V	0.73A
240V	0.63A
277V	0.55A
Input Watts	76/91.6/148.2W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	85 CRI
L70 Lifespan	100,000 Hours
Lumens	10603/12617/19192 lm
Efficacy	139.5/137.7/129.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):

Field adjustable light output in 3 discrete steps:
Medium Housing: 150W/90W/78W (factory default 150W)

Compliance

UL Listed:

Suitable for wet locations

IP Rating:

Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at [designlights.org](https://www.designlights.org) to confirm the qualification status of a specific SKU prior to specification or purchase.

LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

78W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

150W: Constant Current, Non-Class 2, 120-277V, 50/60 Hz, 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.59% at 120V, 8% at 277V

Power Factor:

100% at 120V, 95.7% at 277V

Surge Protection:

Line to Line: 10 kV
Line to Ground: 6 kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IESIm-80 results and TM-21 calculations

Technical Specifications (continued)

Wattage Equivalency:

Equivalent to 400W Metal Halide

Optical

IES Classification:

The Type III distribution is meant to be located near the side of an area, projecting the light outward to fill the area. Ideal for roadways, general parking areas, lighting applications and where a large pool of light is required.

Bug Rating:

150W: B2 U0 G3

90W: B1 U0 G2

78W: B1 U0 G2

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 104°F (40°C)

Middle Power Temp Rating: 52°C (125°F)

Low Power Temp Rating: 54°C (130°F)

Housing:

Die-cast aluminum

Lens:

Polycarbonate lens

Reflector:

Aluminum reflector with white polycarbonate

Vibration Rating:

3G vibration rating per ANSI C136.31

Effective Projected Area (EPA):

1 Fixture: 0.37

2 Fixtures at 90°: 0.59

2 Fixtures at 180°: 0.74

3 Fixtures at 90°: 0.96

4 Fixtures at 90°: 0.96

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

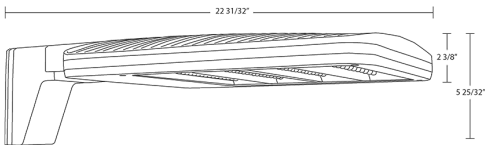
Universal mounting arm compatible for hole spacing patterns from 1" to 3" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease.

Other

10-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Driver	Options
ALED	M	3T					
	M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W) S = Small (80W/60W/40W)	2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto Dealership Optic	Blank = Universal Pole Mount SF = Slipfitter WM = Wall Mount	Blank = 5000K Cool Y = 3000K Warm ¹ N = 4000K Neutral	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /7PR = 7 Pin Twistlock Receptacle /WS2 = Wattstopper, 20ft lens /WS4 = Wattstopper, 40ft lens ³

¹ Dark sky approved in 3000K, available only on Small and Medium fixtures

² 480V available only on Medium, Large & Extra Large fixtures

³ Wattstopper option available only on Large & Extra Large fixtures



Color: Bronze

Weight: 16.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.25A
208V	0.73A
240V	0.63A
277V	0.55A
Input Watts	75.2/90.6/146.6W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	85 CRI
L70 Lifespan	100,000 Hours
Lumens	10610/12625/19204 lm
Efficacy	141.1/139.3/131 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):

Field adjustable light output in 3 discrete steps:
Medium Housing: 150W/90W/78W (factory default 150W)

Compliance

UL Listed:

Suitable for wet locations

IP Rating:

Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

LED Characteristics

LEDs:

Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

78W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.65A, 208V: 0.38A, 240V: 0.33A, 277V: 0.29A

90W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.75A, 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

150W: Constant Current, Non-Class 2, 120-277V, 50/60 Hz, 120V: 1.25A, 208V: 0.73A, 240V: 0.63A, 277V: 0.55A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.67% at 120V, 8.03% at 277V

Power Factor:

100% at 120V, 95.7% at 277V

Surge Protection:

Line to Line: 10 kV
Line to Ground: 6 kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IESIm-80 results and TM-21 calculations

Technical Specifications (continued)

Wattage Equivalency:

Equivalent to 400W Metal Halide

Optical

IES Classification:

The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Bug Rating:

150W: B2 U0 G4

90W: B1 U0 G3

78W: B1 U0 G3

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 104°F (40°C)

Middle Power Temp Rating: 52°C (125°F)

Low Power Temp Rating: 54°C (130°F)

Housing:

Die-cast aluminum

Lens:

Polycarbonate lens

Reflector:

Aluminum reflector with white polycarbonate

Vibration Rating:

3G vibration rating per ANSI C136.31

Effective Projected Area (EPA):

1 Fixture: 0.37

2 Fixtures at 90°: 0.59

2 Fixtures at 180°: 0.74

3 Fixtures at 90°: 0.96

4 Fixtures at 90°: 0.96

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

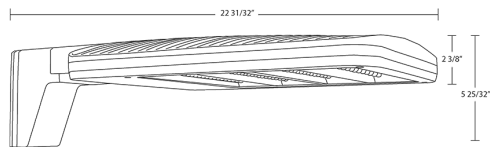
Universal mounting arm compatible for hole spacing patterns from 1" to 3" center to center. Round Pole adapter plate included as a standard. Easy slide and lock to mount fixture with ease.

Other

10-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Driver	Options
ALED	M	4T					
	M = Medium (150W/90W/78W) L = Large (260W/220W/170W) XL = Extra Large (385W/345W/300W) S = Small (80W/60W/40W)	2T = Type II 3T = Type III 4T = Type IV 5T = Type V AT = Auto Dealership Optic	Blank = Universal Pole Mount SF = Slipfitter WM = Wall Mount	Blank = 5000K Cool Y = 3000K Warm ¹ N = 4000K Neutral	Blank = Bronze W = White B = Black	Blank = 120-277V, 0-10V Dimming /480 = 480V, 0-10V Dimming	Blank = No Option /7PR = 7 Pin Twistlock Receptacle /WS2 = Wattstopper, 20ft lens /WS4 = Wattstopper, 40ft lens ³

¹ Dark sky approved in 3000K, available only on Small and Medium fixtures

² 480V available only on Medium, Large & Extra Large fixtures

³ Wattstopper option available only on Large & Extra Large fixtures



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 313.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 ft

Gauge:

7

Wall Thickness:

3/16"

Shaft Size:

5"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

11"

Base Dimension:

11"

Weight:

313 lbs

Anchor Bolt:

Anchor bolt kits are sold separately. Order [ABK5-BCK-S5](#) for anchor bolt kits.

Anchor Bolt Templates:

WARNING Template must be printed on 12" x 18" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Max EPA's/Max Weights:

- 70MPH 27.5 ft/830 lb.
- 80MPH 19.5 ft/830lb.
- 90MPH 13.9 ft/820 lb.
- 100MPH 10.0 ft/820 lb.
- 110MPH 7.1 ft/810 lb.
- 120MPH 4.9 ft/810lb.
- 130MPH 3.1 ft/810 lb.
- 140MPH 1.8 ft/800 lb.
- 150MPH 0.7 ft/800 lb

Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

