

NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BETWEEN AUGUST 27 & SEPTEMBER 7, 2021 BY ALPHA SURVEY GROUP, LLC.
- 2) THIS PROJECT IS REFERENCED TO THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOD 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON AUGUST 27 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 3) THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88), CORS ADJUSTMENT (NA2011/GEOD 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON AUGUST 27 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 4) THE WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY AVZINIS ENVIRONMENTAL SERVICES, INC., ON AUGUST 20, 2021.
- 5) A COMPREHENSIVE BOUNDARY SURVEY HAS BEEN PERFORMED OF THE GLADSTONE SCHOOL SITE TO THE EXTENT IT CAN BE ACCOMPLISHED. A RECORDED DEED OF THE ENTIRE PROPERTY DOES NOT EXIST AS THE SCHOOL SITE HAS BEEN ACQUIRED BY THE CITY OF CRANSTON THROUGH MULTIPLE TAKINGS/CONVEYANCES. THE ASSESSOR'S CARDS FOR THE PROPERTY LIST MANY DEEDS, HOWEVER THEY DO NOT ACCOUNT FOR MANY OF THE LOTS SHOWN ON THE HISTORIC RECORD SUBDIVISION PLATS LISTED UNDER PLAN REFERENCES. THE PROPERTY IS PARTIALLY COMPRISED OF, OR BOUNDED BY, THREE HISTORIC SUBDIVISIONS LISTED AS PLAN REFERENCES NO 1-3. NONE OF THESE SUBDIVISIONS ARE MATHEMATICALLY TIED TOGETHER; EITHER BY PLANS OR BY STREET LAYOUTS, AND RESULT IN A REMNANT OF LAND LYING BETWEEN THE THREE PLATS. THE ADJUTING STREET LAYOUTS ARE INDIVIDUAL IN NATURE AND NOT ASSOCIATED WITH THE HISTORIC SUBDIVISIONS. THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF RECONCILING THE ST. GEORGES HEIGHTS SUBDIVISION PLAT WITH MONUMENTATION FOUND IN THE STREETS/PROPERTIES TO THE WEST OF THE SCHOOL SITE. INCLUDED IN THE BOUNDARY DETERMINATION WERE MORE RECENT SURVEYS PERFORMED ALONG OXFORD STREET. THE EASTERLY BOUNDARIES OF THE SCHOOL SITE WERE ESTABLISHED BY A COMPILATION OF THE DURFEE ESTATE PLAT LISTED AS PLAT REFERENCE #3 WITH A MORE RECENT SURVEY OF LOTS ALONG THE NORTHERLY SIDE OF DOVER STREET, AND WITH THE CRANSTON AVENUE LAYOUT AS MODIFIED. THE MONUMENTATION LOCATED IN THE FIELD FIT POORLY WITH THE RECORD PLATS, ALTHOUGH A BEST FIT WAS ESTABLISHED UTILIZING THE PRIMACODE TRANSFORM PROGRAM. THE NORTHERLY AND SOUTHERLY BOUNDARIES WERE ESTABLISHED BY HOLDING RECORD DISTANCES, ANGLES, AND/OR LINE EXTENSIONS FROM THE ADJUTING HISTORIC SUBDIVISIONS TO GENERATE THE BOUNDARIES. THE BOUNDARY LINES SHOWN HEREON, ALTHOUGH BASED ON RECORD DATA AND FIELD LOCATIONS OF FOUND MONUMENTATION, ARE NOT CONSIDERED TO BE A DEFINITIVE CLASS 1 SURVEY.

PLAN REFERENCES:

- 1) "THE SAINT GEORGE'S HEIGHTS PLAT", BY J.A. LATHAM C.E., DEC 1887 BK 4A P 22.
- 2) "CHESTNUT HILL", BY J.A. LATHAM, MARCH 1902, PLAT CARD(PC) 112.
- 3) "E.A. DURFEE ESTATE", BY J.A. LATHAM, MAY 1894, PC 28.
- 4) "J. MASON GROSS PROPERTY" BY J.A. LATHAM, JUNE 1897, PLAT CARD 27A.
- 5) PLOT PLAT "GLADSTONE ST. ELEMENTARY SCHOOL", BY HOWE, PROUT & EKMAN, PLAN A-1 PROVIDED BY CLIENT.
- 6) CITY OF CRANSTON ENGINEERING PLAN, DRAWING Z, SHEET 4.
- 7) SITE PLAN "70-72 OXFORD ST. CONDOMINIUM", BY LOUIS FEDERICI ASSOC., 5/27/2008.
- 8) "MINOR SUBDIVISION PLAN", BY LOUIS FEDERICI ASSOC., 6/7/2007.
- 9) "A REPLAT OF THE VENDETTI PLAT", BY LOUIS FEDERICI ASSOC., 4/9/2008.
- 10) "REPLAT OF PARCELS 1 AND 2, CROWN PROPERTIES SUBDIVISION", BY BL COMPANIES, 11/29/2007, MAP 639-773.
- 11) "ADMINISTRATIVE SUBDIVISION PLAN, CROWN PROPERTIES SUBDIVISION", BY DIPRETE ENGINEERING ASSOC., JUNE 2004, MAP 557-739.
- 12) "FENNER MANSION PLAT", BY FRANK E. WATERMAN, JUNE 1905.
- 13) "STAMAS BAPTISTA PLAT, MINOR SUBDIVISION RECORD PLAN", BY 721 ASSOCIATES, 12/28/2005.
- 14) "PLAN OF THE PROPOSED LAYOUT, WIDENING AND STRAIGHTENING OF CRANSTON STREET", BY J.A. LATHAM, MARCH 1896.
- 15) CITY OF CRANSTON ENGINEERING PLAN "CRANSTON ST. WEBSTER AVE. TO WAYLAND AVE. SHEETS 3-4, UNDATED.
- 16) "PLAN AND PROFILE OF PART OF LANCASTER STREET", BY J.A. LATHAM, JAN. 1895.
- 17) CITY OF CRANSTON ENGINEERING PLAN "LAUREL HILL AVE., CITY LINE TO CHESTNUT HILL AVE.", SHEET K-13, UNDATED.
- 18) "PLAN AND PROFILE OF LAUREL HILL AVENUE, FROM OXFORD ST. TO CRANSTON ST.", BY J.A. LATHAM, DEC. 1897.
- 19) "PLAN AND PROFILE OF PART OF OXFORD STREET", BY J.A. LATHAM, JAN. 1895.
- 20) CITY OF CRANSTON ENGINEERING LINE AND GRADE PLAN OXFORD & ASIA ST., RECORD NO. 1190933.
- 21) CITY OF CRANSTON ENGINEERING LINE AND GRADE PLAN LARK AVENUE, DRAWER NO. J, SHEET 21, RECORD NO. 1188877.
- 22) CITY OF CRANSTON ENGINEERING ILLEGIBLE PLAN AND PROFILE OF GLADSTONE SCHOOL, DRAWER NO. Z, SHEET 4, RECORD 1190519.

DEED REFERENCES:

DB 131-478, 173-301, 220-331, 220-233, 220-242, 220-243, 220-244, 220-245, 220-340, 220-341, 220-342, 220-361, 246-211, 431-818, 464-576, 480-661, 483-277, 491-657, 612-424, 709-250, 826-474, 883-328, 1618-191

COMPILATION PLAN DISCLAIMER:

THE PROPERTY LINES DEPICTED ON THIS COMPILATION PLAN HAVE BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

CERTIFICATION

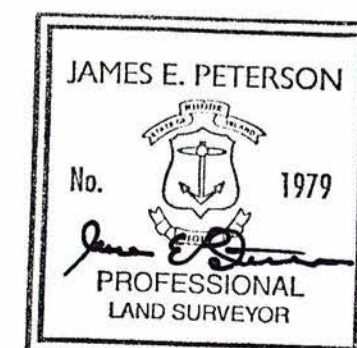
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- | | |
|------------------------------|----------------------------|
| (A) TYPE OF BOUNDARY SURVEY: | MEASUREMENT SPECIFICATION: |
| NOT A BOUNDARY SURVEY | |
| (B) OTHER TYPE OF SURVEY: | |
| DATA ACCUMULATION SURVEY | III |
| VERTICAL CONTROL STANDARD: | CLASS V-1 |
| TOPOGRAPHIC SURVEY ACCURACY: | CLASS T-1 |

(C) STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE FIELD SURVEY AND THE PREPARATION OF THE BASE PLAN IS TO SUPPORT THE DESIGN OF A SCHOOL BUILDING AND SITE REDEVELOPMENT. REFER TO THE COMPILATION PLAN DISCLAIMER ON THIS SHEET.

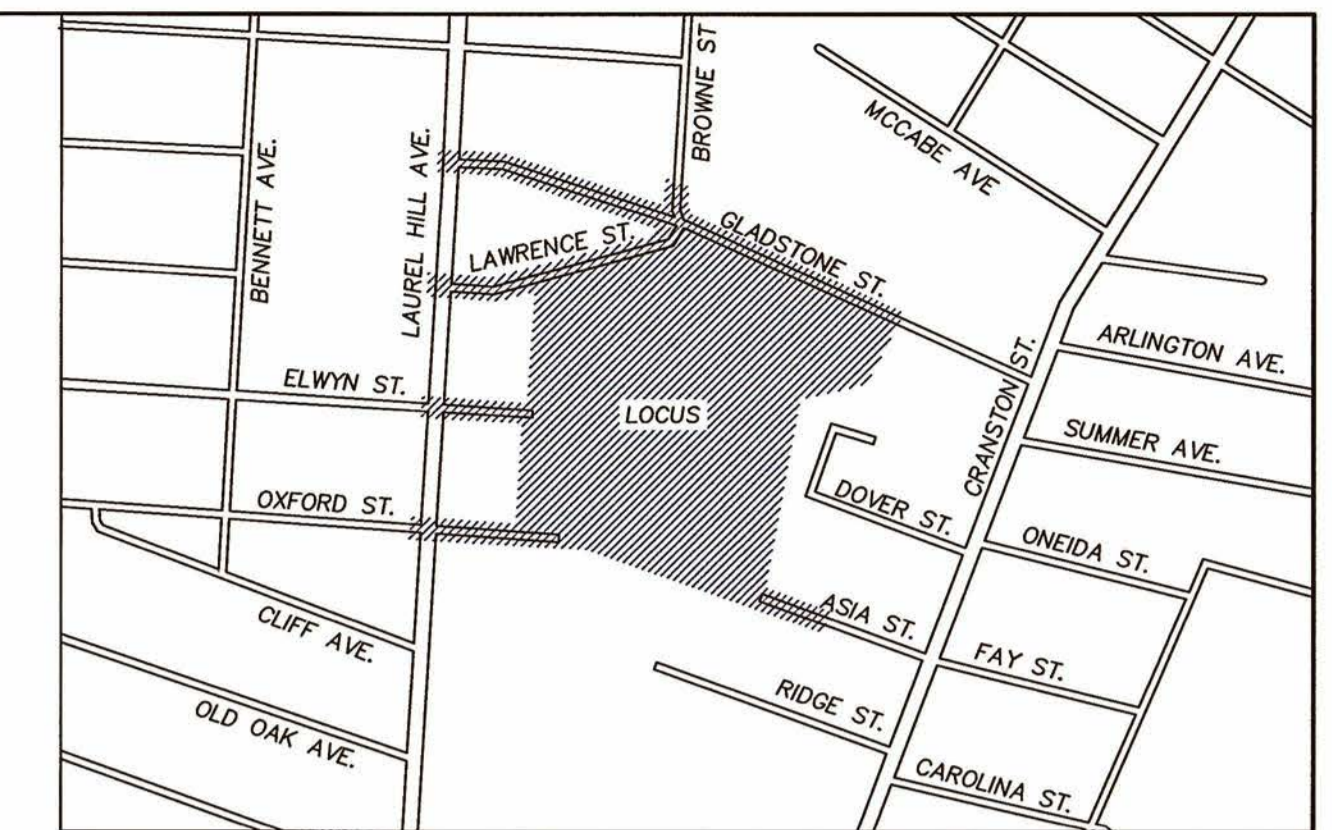
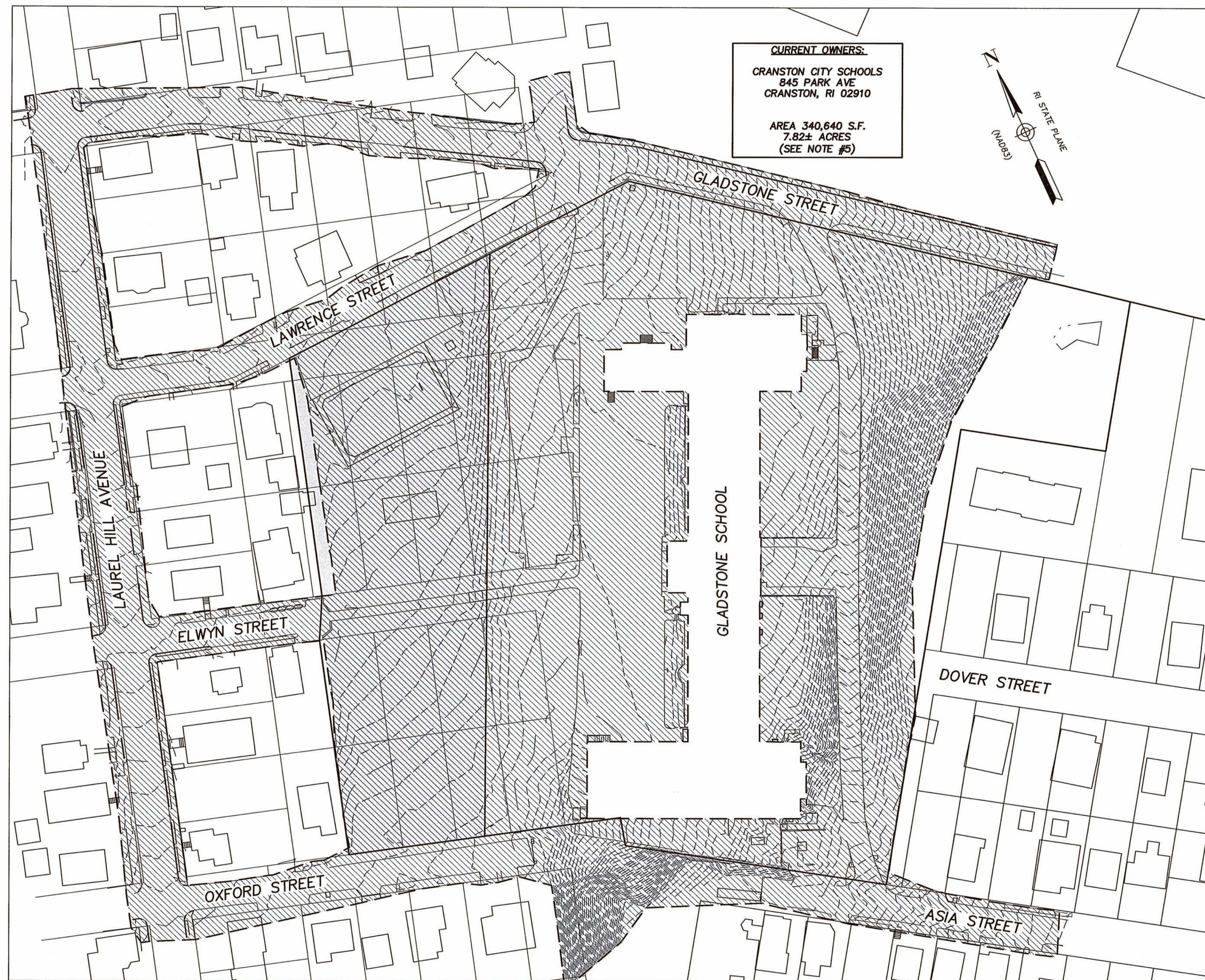
BY ALPHA SURVEY GROUP LLC, BETWEEN AUGUST 27, 2021 AND APRIL 4, 2022.



BY James E. Peterson
 JAMES E. PETERSON, PLS #L.S.1979
 FOR ALPHA SURVEY GROUP LLC
 COA No. A452

4/29/2022
 DATE

EXISTING CONDITIONS GLADSTONE STREET ELEMENTARY SCHOOL 50 GLADSTONE ST CRANSTON RI



DRAWING LEGEND

- GAS GATE
- WATER GATE
- WATER SHUT OFF
- WATER METER
- ELECTRIC METER
- UTILITY GATE (UNKNOWN TYPE)
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE ANCHOR
- WATER MANHOLE
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- CATCH BASIN
- CATCH BASIN (D FRAME)
- CATCH BASIN (ROUND)
- HYDRANT
- LIGHT POLE
- TREE (SIZE INCHES)
- BUSH (SIZE FEET)
- MONITORING WELL
- WETLAND FLAG
- GAS LINE
- DRAIN LINE
- SEWER LINE
- ELECTRIC LINE
- WATER LINE
- CHAIN LINK FENCE
- TREELINE
- WETLAND
- CONCRETE
- BITUMINOUS
- SPOT GRADE
- DOOR SILL ELEVATION
- DETECTABLE WARNING PAD
- FOUND
- RECORD
- MAG NAIL
- BENCHMARK
- TRAVERSE (CONTROL) POINT
- SIGN

UTILITY NOTE:

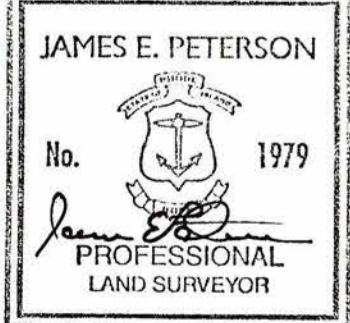
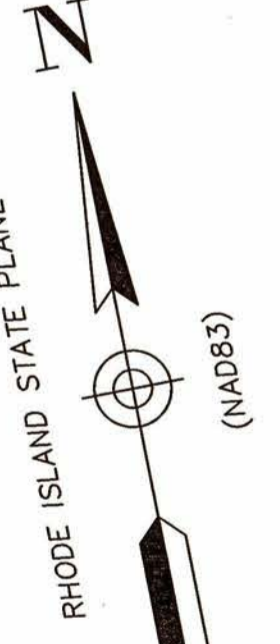
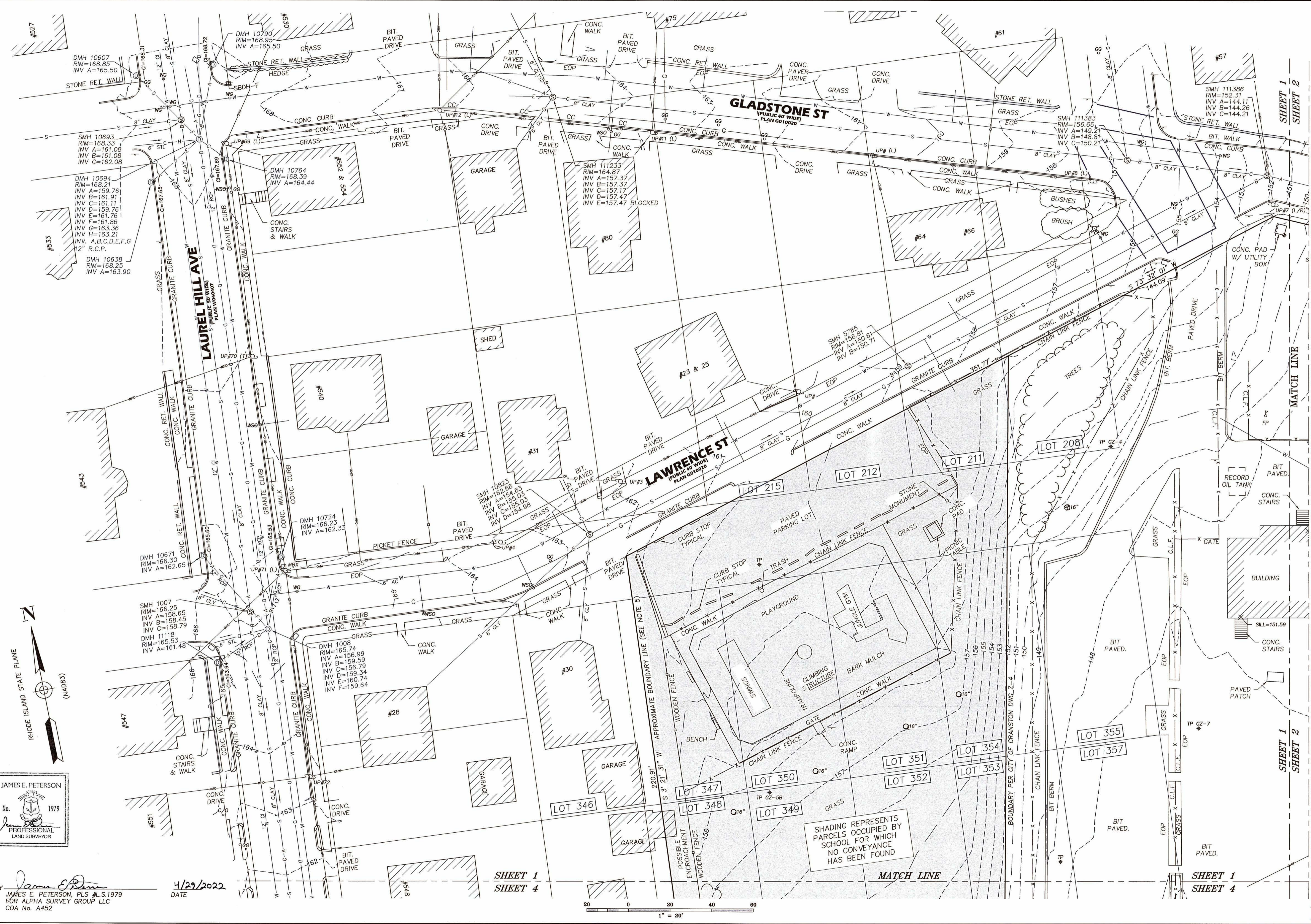
1) ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE R.I. GENERAL LAW §39-1.2. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.

2) A LIMITED UTILITY DESIGNATION SURVEY WAS PERFORMED BY GPRS, INC. ON 9/01/2021.

SHEET INDEX:

- COVER - LOCUS MAP, SITE MAP, PLAN NOTES, REFERENCES
- SHEET 1 - EXISTING CONDITIONS
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - EXISTING CONDITIONS
- SHEET 4 - EXISTING CONDITIONS

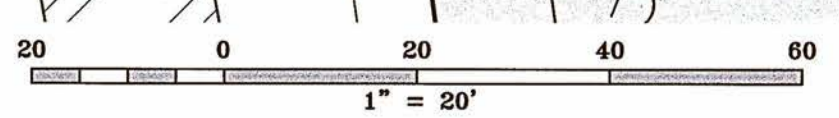
FIELDING INTERNATIONAL
 91 MAIN STREET
 WARREN, RI



BY *James E. Peterson*
 JAMES E. PETERSON, PLS #L.S.1979
 FOR ALPHA SURVEY GROUP LLC
 COA No. A452

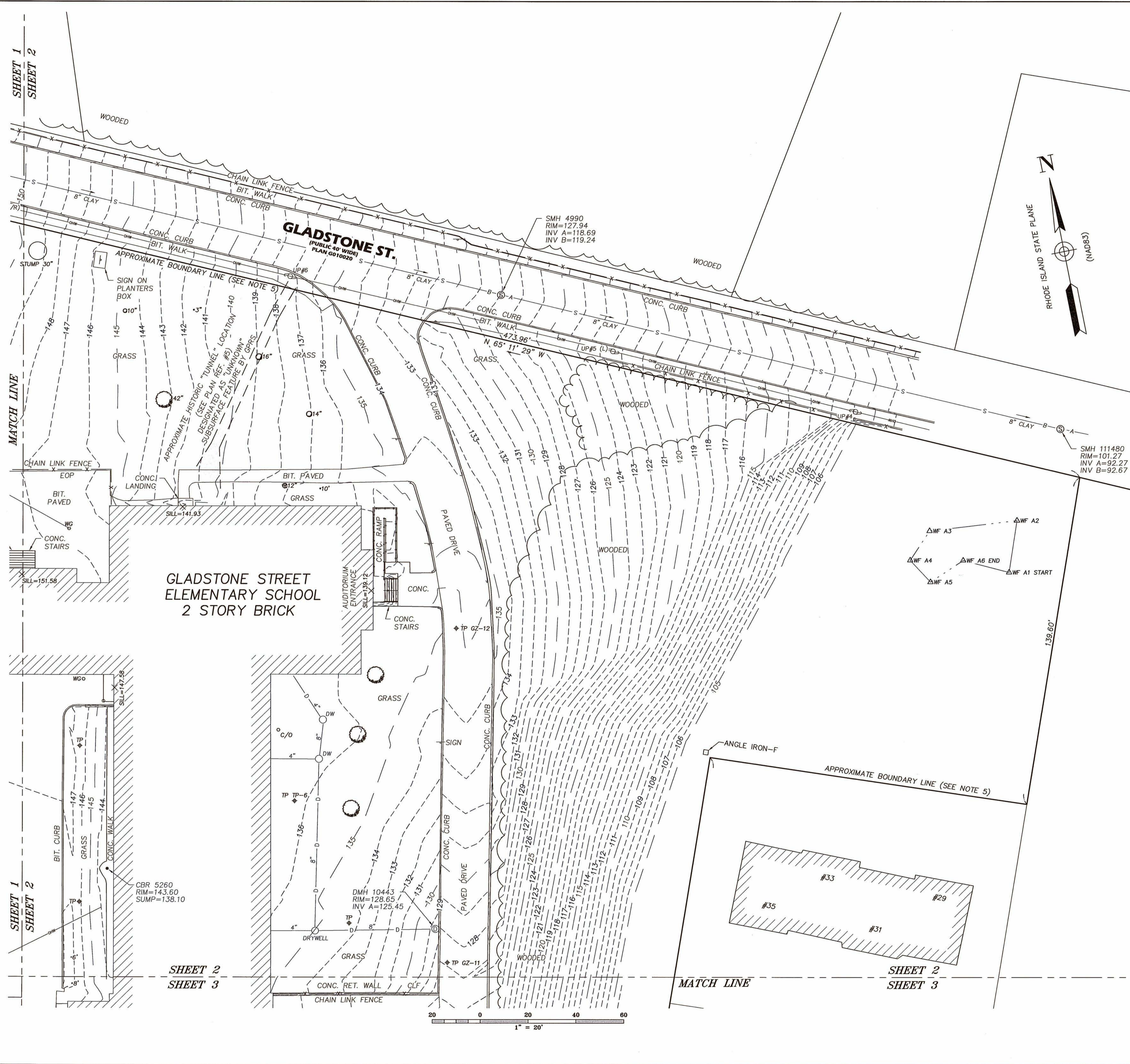
4/29/2022
 DATE

SHEET 1
 SHEET 4



DATE	09/03/2021
JOB NO.	21135
SHEET NO.	1 of 4
DWG. NO.	21135-EC
PREPARED FOR:	FIELDING INTERNATIONAL 91 MAIN ST WARREN, RI 02885
PROJECT:	GLADSTONE STREET ELEMENTARY SCHOOL 50 GLADSTONE STREET CRANSTON, RI 02920
PREPARED BY:	ALPHA SURVEY GROUP, LLC 695 WAREHAM STREET MIDDLEBOROUGH, MA 02346 T: (508) 295-5505 F: (508) 295-5535 WWW.ALPHAS.COM
CHECKED	JEP
DRAWN	GA/JDS
SCALE	1" = 20'
FIELD	GA/JDS





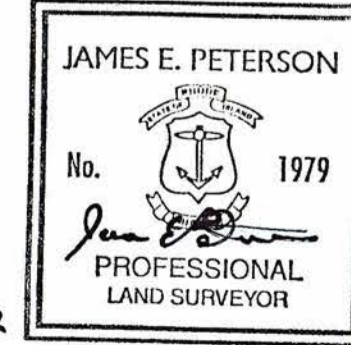
DATE	REVISION

PREPARED FOR:
 FIELDING INTERNATIONAL
 91 MAIN ST
 WARREN, RI 02885

GLADSTONE STREET ELEMENTARY SCHOOL
 50 GLADSTONE STREET
 CRANSTON, RI 02920

PREPARED BY
 ALPHA SURVEY GROUP, LLC
 685 WAREHAM STREET
 MIDDLEBOROUGH, MA 02346
 T: (508) 295-5505
 F: (508) 295-5535
 WWW.ALPHASURVEY.COM

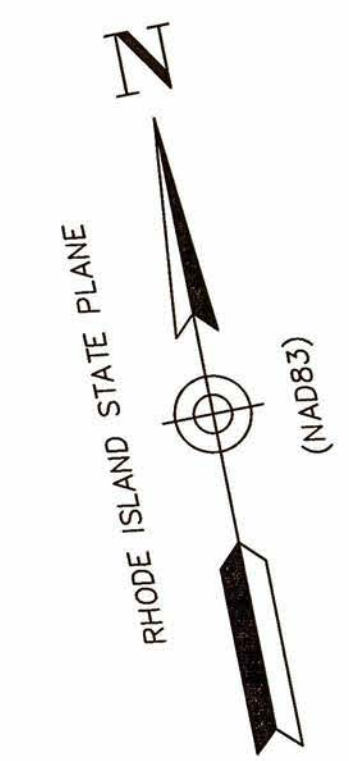
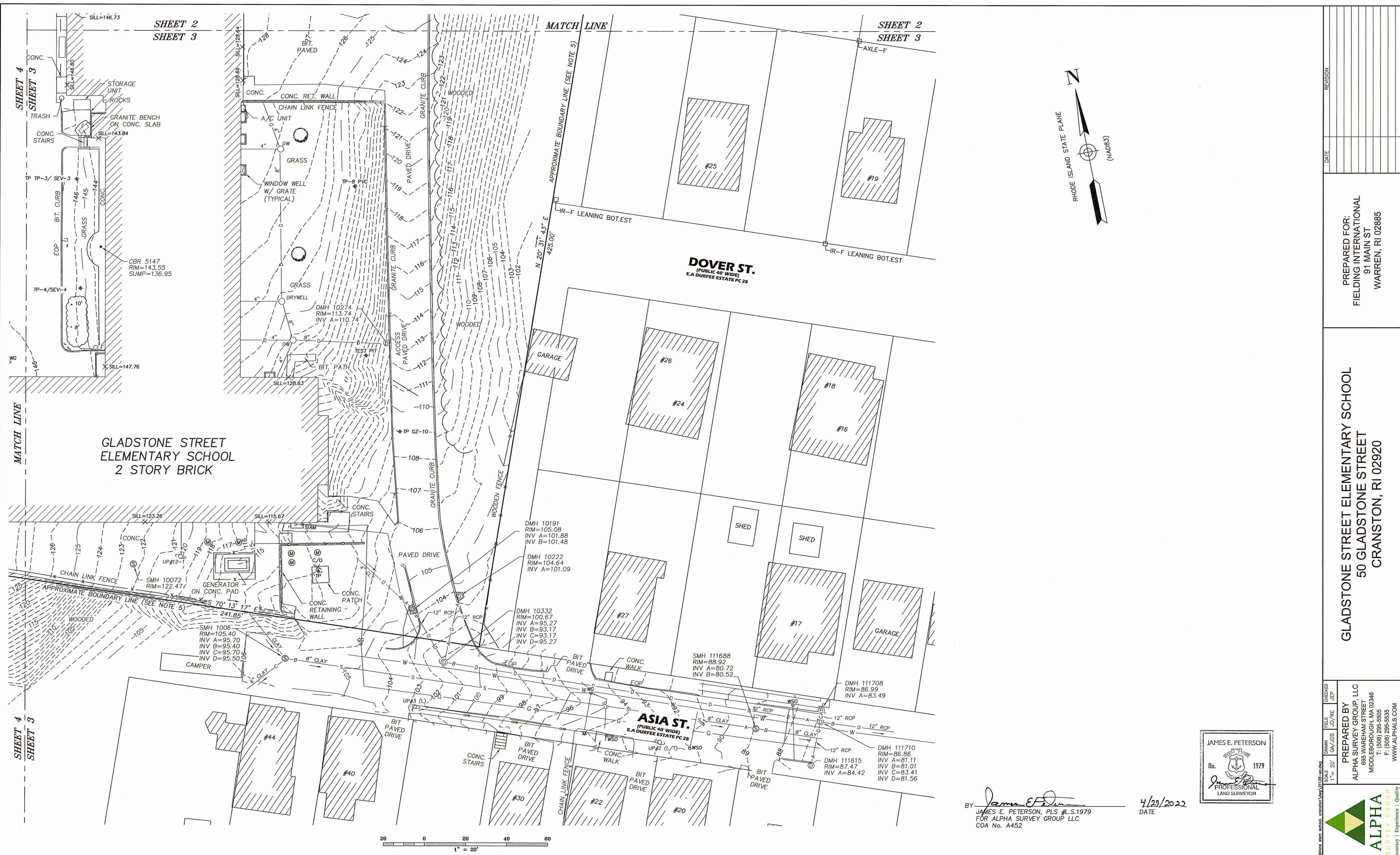
DATE	SCALE	DRAWN	FIELD	CHECKED
09/03/2021	1" = 20'	CA/JDS	JDF/RE	JEP



BY *James E. Peterson*
 JAMES E. PETERSON, PLS #L.S.1979
 FOR ALPHA SURVEY GROUP LLC
 COA No. A452

4/29/2022
 DATE

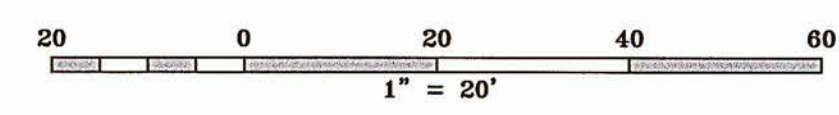
21135-EC
21135
2 of 4
21135-EC



GLADSTONE STREET
ELEMENTARY SCHOOL
2 STORY BRICK

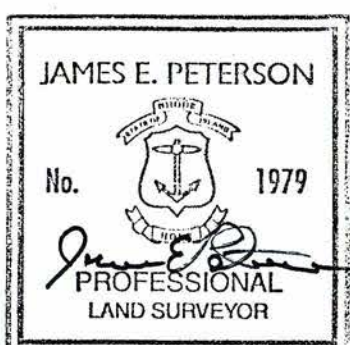
DOVER ST.
(PUBLIC 40' WIDE)
E.A. DURFEE ESTATE PC 28

ASIA ST.
(PUBLIC 40' WIDE)
E.A. DURFEE ESTATE PC 28



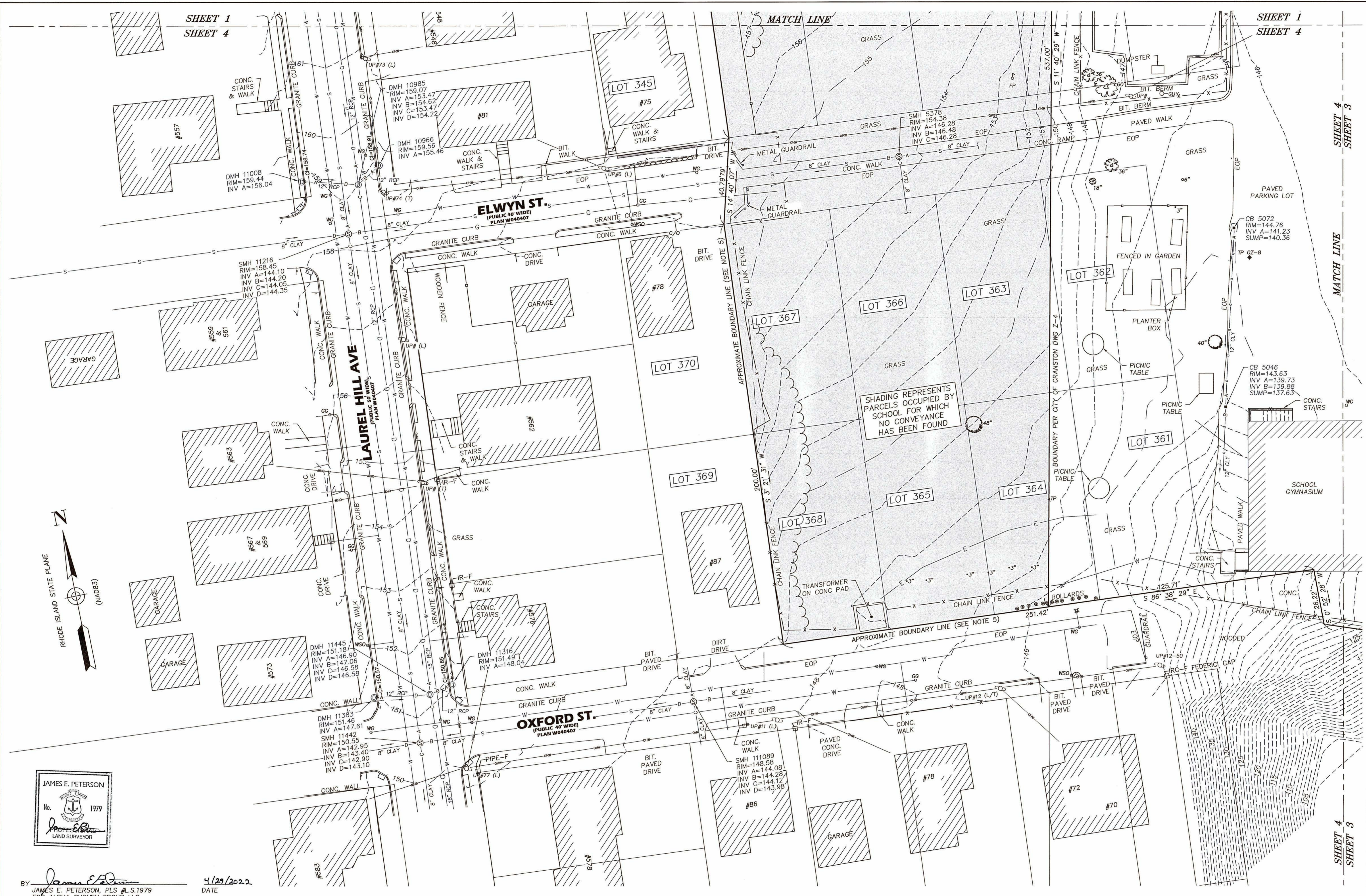
BY *James E. Peterson*
JAMES E. PETERSON, PLS #L.S.1979
FOR ALPHA SURVEY GROUP LLC
COA No. A452

4/23/2022
DATE



DATE	09/03/2021	CHECKED	JEP
DRAWN	GA/JDS	FIELD	JD/RE
SCALE	1" = 20'		
PREPARED BY	ALPHA SURVEY GROUP, LLC 695 WAREHAM STREET MIDDLEBOROUGH, MA 02346 T: (508) 295-5505 F: (508) 295-5535 WWW.ALPHAS.COM		
JOB NO.	21135	PREPARED FOR:	FIELDING INTERNATIONAL 91 MAIN ST WARREN, RI 02885
SHEET NO.	3 of 4		
DWG. NO.	21135-EC		





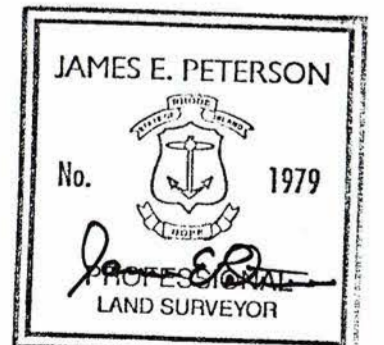
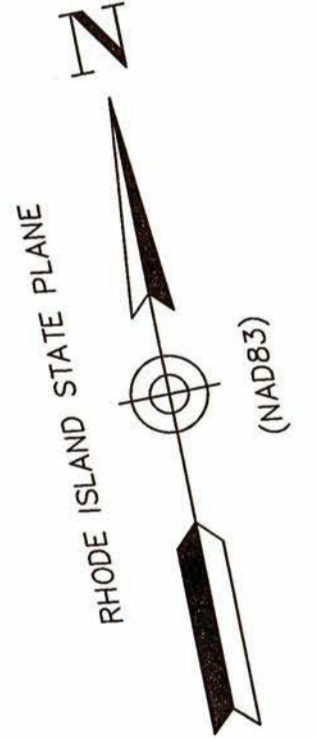
SHEET 1
SHEET 4

SHEET 1
SHEET 4

SHEET 3
SHEET 4

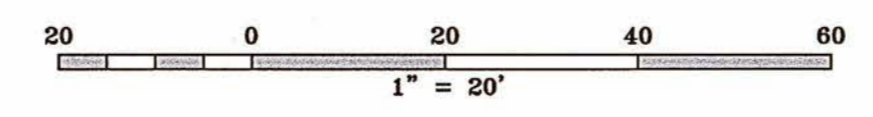
MATCH LINE

SHEET 4
SHEET 3



BY *James E. Peterson*
 JAMES E. PETERSON, PLS #L.S.1979
 FOR ALPHA SURVEY GROUP LLC
 COA No. A452

4/29/2022
 DATE



DATE	09/03/2021
DES. NO.	21135
SHEET NO.	4 of 4
DWG. NO.	21135-EC
REVISION	
DATE	
PREPARED FOR:	FIELDING INTERNATIONAL 91 MAIN ST WARREN, RI 02885
PROJECT:	GLADSTONE STREET ELEMENTARY SCHOOL 50 GLADSTONE STREET CRANSTON, RI 02920
PREPARED BY:	ALPHA SURVEY GROUP, LLC 695 WAREHAM STREET MIDDLEBOROUGH, MA 02346 T: (508) 296-5505 F: (508) 296-5535 WWW.ALPHAS.COM
CHECKED	JEP
DRAWN	JEP
SCALE	1" = 20'

GENERAL NOTES:

- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BETWEEN AUGUST 27 & SEPTEMBER 7, 2021 BY ALPHA SURVEY GROUP, LLC.
- 2) THIS PROJECT IS REFERENCED TO THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORRS ADJUSTMENT (NA2011/GEOID 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON AUGUST 27 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 3) THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORRS ADJUSTMENT (NA2011/GEOID 12a) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON AUGUST 27 UTILIZING KEYSTONE PRECISION INSTRUMENTS' KEYNET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
- 4) THE WETLAND DEPICTED HEREON WAS FIELD DELINEATED BY AMZINIS ENVIRONMENTAL SERVICES, INC., ON AUGUST 20, 2021.

SITE NOTES:

1. THE SUBJECT PARCEL LIES WITHIN 'ZONE X - AREAS OF MINIMAL FLOOD HAZARD' AS DELINEATED ON THE FIRM FLOOD INSURANCE RATE MAP FOR PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), MAP NUMBER 4400700314H, EFFECTIVE DATE OCTOBER 2, 2015.
2. PER THE USDA WEB SOIL SURVEY, THE ENTIRE PARCEL IS UNDERLAIN BY MERRIMAC-URBAN LAND COMPLEX SOILS, 0-8% SLOPES (MU). THESE SOILS ARE CLASSIFIED AS BELONGING TO HSG A, ARE GENERALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED ON THE PARCEL, AND ARE NOT TYPICALLY SUBJECT TO ANY OF THE FOLLOWING CONSTRAINTS: HYDRIC SOILS, HIGH WATER TABLES, SHALLOW LEDGE/BEDROCK, STEEP (>15%) SLOPES, OR EXCESSIVELY ERODIBLE SOILS.
3. ON-SITE SOIL EVALUATIONS DISCOVERED A PREDOMINANCE OF HUMAN TRANSPORTED MATERIAL (HTM, OR FILL) THROUGHOUT THE SITE, TO A DEPTH OF AT LEAST 8-10 FEET IN ALL EVALUATIONS.
4. NO LEDGE, GROUNDWATER OR OTHER LIMITING LAYERS WERE ENCOUNTERED IN ANY OF THE SOIL EVALUATIONS.
5. THERE IS AN ISOLATED WETLAND ON THE PARCEL, ON ANY ADJACENT PARCELS, OR WITHIN 200' OF THE PARCEL.
6. PER THE RIDEM ENVIRONMENTAL RESOURCE MAPS, THE PARCEL IS NOT LOCATED WITHIN ANY NATURAL HERITAGE AREAS.
7. THERE ARE NO KNOWN OR SUSPECTED ENVIRONMENTAL HAZARDS ON OR IMMEDIATELY ADJACENT TO THE SITE.

UTILITY NOTES:

- 1) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE DETERMINED BY AN "ON-THE-GROUND" UTILITY DESIGNATION PERFORMED BY GPRS, LLC. BETWEEN JULY 28 & AUGUST 1, 2020 USING AN UNDERGROUND SCANNING GPR ANTENNAE AND AN ELECTROMAGNETIC PIPE LOCATOR. GPRS FINDINGS WERE PRESENTED IN A REPORT AND JOB SUMMARY DATED 08/03/2020.
- 2) ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE R.I. GENERAL LAW §39-1.2.
- 3) ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 811.

UPLAND AREA TABULATION

TOTAL AREA: 340,640 SF/7.82± AC
 WETLAND AREA: 5,736 SF/0.13 AC
 (CONSISTS OF SWAMP WETLAND AND ASSOCIATED 25' BUFFER ZONE)
 TOTAL UPLAND AREA: 334,904 SF/7.69 AC

PARCEL/ZONING DATA

PARCEL: A.P. 7-4 LOT 2357
 340,460 SF/7.82± AC
 50 GLADSTONE STREET
 (PRIMARY FRONTAGE GLADSTONE STREET)

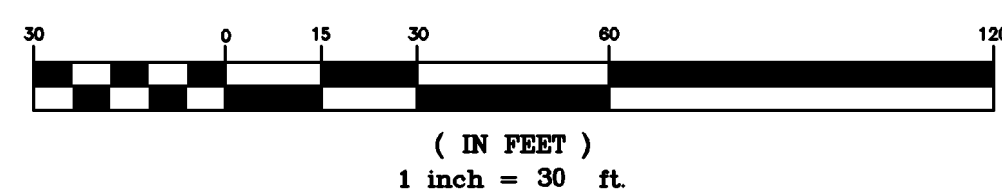
ZONING REFERENCE: B1

MINIMUM LOT AREA: 6,000 SF
 MINIMUM LOT WIDTH & FRONTAGE: 60'
 MINIMUM SETBACKS: FRONT YARD - 25'
 REAR YARD - 20'
 SIDE YARD - 8'
 MAXIMUM LOT COVERAGE: 35.0% (119,161 SF)
 EXISTING LOT COVERAGE: 13.9% (47,324 SF)
 MAXIMUM BUILDING HEIGHT: 35'
 EXISTING BUILDING HEIGHT: ##'

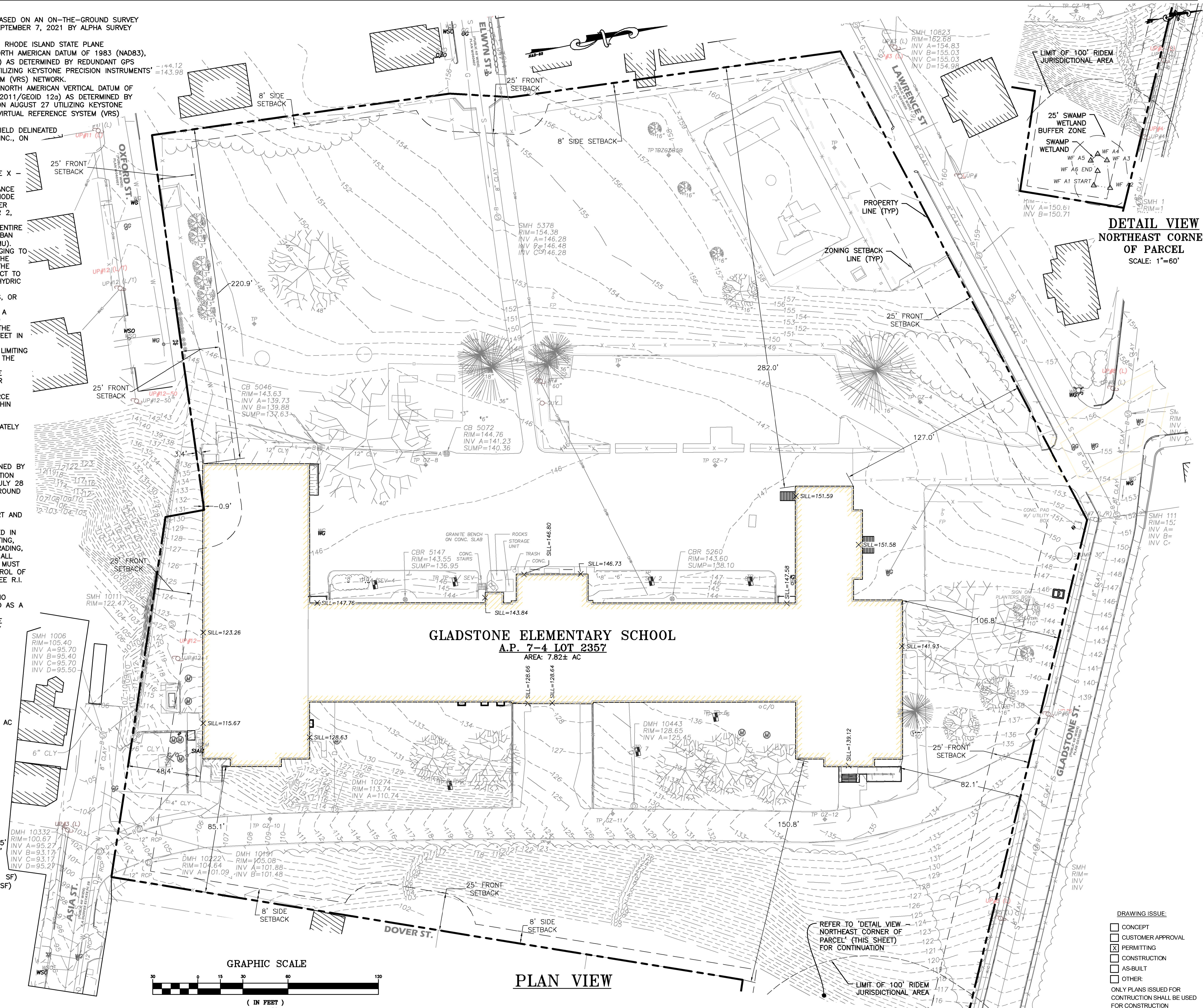
STREET INDEX

- GLADSTONE STREET
- LAWRENCE STREET
- ASIA STREET
- OXFORD STREET
- ELYWN STREET

GRAPHIC SCALE



PLAN VIEW



**DETAIL VIEW
 NORTHEAST CORNER
 OF PARCEL**
 SCALE: 1"=60'

DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

Finegold Alexander Architects

PROJECT TEAM:
 OWNER:
Cranston Public Schools
 845 Park Ave.
 Cranston, RI 02910

Structural Engineer
ODEH Engineers
 1223 Mineral Spring Ave.
 N. Providence, RI 02904

MEP Engineer
Creative Environment Corp.
 195 Francos Ave., Bldg #2
 Cranston, RI 02910

Fire Protection & Code
Jensen Hughes
 117 Metro Center Blvd., Suite 1002
 Warwick, RI 02886

Technology
DA-Technology
 477 Main St., Suite 210B
 Monroe, CT 06468

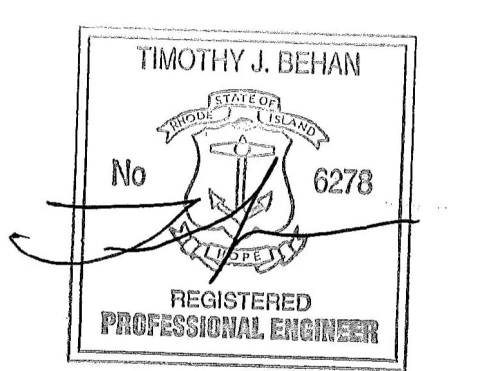
Civil Engineer
Commonwealth Engineers
 400 Smith St.
 Providence, RI 02909

Landscape Architect
Traverse Landscape Architects
 150 Chestnut St. 4th Fl.
 Providence, RI 02903

Kitchen Design
Crabtree McGrath
 161 West Main St.
 Georgetown, MA 01833

KEY PLAN:

SEAL:



PROJECT INFORMATION:

Gladstone Elementary School

PROJECT #: P0276.00
 ISSUE DATE: January 6, 2023
 PROJECT STATUS: Master Plan Submission
 DRAWN BY: MCZ
 CHECKED BY: MCZ

SHEET NAME:

Existing Conditions Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:

C-0.2

Autobuild Docs:\Gladstone Elementary School\Gladstone ES_Central.dwg 7/22/2022 9:57:14 AM

PROJECT TEAM:

OWNER:
Cranston Public Schools
845 Park Ave.
Cranston, RI 02910

Structural Engineer
ODEH Engineers
1223 Mineral Spring Ave.
N. Providence, RI 02904

MEP Engineer
Creative Environment Corp.
195 Francisc Ave., Bldg #2
Cranston, RI 02910

Fire Protection & Code
Jensen Hughes
117 Metro Center Blvd., Suite 1002
Warwick, RI 02886

Technology
DA-Technology
477 Main St., Suite 210B
Monroe, CT 06468

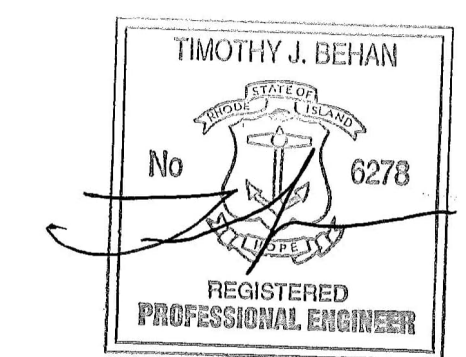
Civil Engineer
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Traverse Landscape Architects
150 Chestnut St., 4th Fl.
Providence, RI 02903

Kitchen Design
Crabtree McGrath
161 West Main St.
Georgetown, MA 01833

KEY PLAN:

SEAL:



PROJECT INFORMATION:

Gladstone Elementary School

PROJECT #: P0276.00
ISSUE DATE: January 6, 2023
PROJECT STATUS: Master Plan Submission
DRAWN BY: MCZ
CHECKED BY: MCZ

SHEET NAME:
Site Preparation / Demolition Plan

DRAWING HISTORY:

NO. DATE DESCRIPTION

SHEET #:

DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
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C-1.0

GENERAL SITE PREPARATION NOTES:

- PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES, CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE SOIL EROSION AND SEDIMENT CONTROL (SECC) PLAN PREPARED FOR THIS PROJECT, AS WELL AS ALL STATE AND LOCAL PERMITS/APPROVALS ISSUED FOR THE PROJECT.
- REFER TO CONSTRUCTION DETAILS 1 FOR CONSTRUCTION PERIOD SOIL EROSION/SEDIMENTATION CONTROL (SECC) MEASURE DETAILS AND NOTES.

CONSTRUCTION ACCESS NOTES:

- ACCESS TO THE SITE MAY BE TAKEN FROM ANY PORTION OF CHESTNUT AVENUE, PROVIDED THAT SAID ACCESS IS WITHIN THE DESIGNATED LIMITS OF DISTURBANCE, AND THAT THE ACCESS IS PROTECTED BY A PROPERLY-CONSTRUCTED CONSTRUCTION ACCESS PAD.
- ACCESS TO THE SITE AT LOCATIONS NOT PROTECTED BY AN ACCESS PAD SHALL NOT BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, RELOCATING AND PERIODICALLY REFRESHING CONSTRUCTION ACCESS PADS OVER THE COURSE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROMPTLY CLEAN ANY DEBRIS/MATERIALS TRACKED ONTO THE LOCAL ROADWAYS.

EXISTING UTILITY NOTES:

- EXISTING UNDERGROUND UTILITIES WITHIN THE SITE AND ROADWAY DEPICTED HEREON ARE BASED ON THE BEST AVAILABLE SURVEYED DATA AND RECORD PLAN INFORMATION. HOWEVER, THE PRECISE NATURE OF SOME DEPICTED UNDERGROUND SITE UTILITIES COULD NOT BE DETERMINED, AND ADDITIONAL UNKNOWN UNDERGROUND UTILITIES MAY BE PRESENT ON SITE.
- THE INTENT OF THE DESIGN IS TO PROPERLY RELOCATE (FOR SERVICES TO REMAIN) OR REMOVE/ABANDON-IN-PLACE ALL EXISTING UTILITY CONNECTIONS WITHIN THE PROPOSED BUILDING ADDITION FOOTPRINTS, AND TO INSTALL NEW UTILITY SERVICE CONNECTIONS AS DEPICTED ON THE UTILITY PLAN.
- REMOVAL/ABANDONMENT SHALL BE COORDINATED WITH, AND PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF, THE RESPECTIVE UTILITY PROVIDERS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SECURING ANY AND ALL PERMITS NECESSARY TO ALLOW FOR THE EXISTING UTILITY REMOVAL/ABANDONMENT.
- THE CONTRACTOR SHALL PERFORM TEST PIT EXCAVATIONS IN LOCATIONS OF DEPICTED UNIDENTIFIED UTILITY SERVICES TO DETERMINE THE NATURE OF THE SERVICE PRIOR TO THE ABANDONMENT/REMOVAL.

EXISTING FENCING NOTES:

- ALL EXISTING CHAIN LINK FENCING ON AND AROUND THE SITE SHALL BE REMOVED AND DISPOSED UNLESS OTHERWISE INDICATED.
- EXISTING FENCING TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
- FENCING AFFECTED BY CONTRACTOR'S OPERATIONS, PARTICULARLY PERIMETER FENCING ALONG ADJACENT PRIVATE PROPERTIES, SHALL BE REPLACED IN-KIND AS NEEDED.
- CONTRACTOR MAY INSTALL TEMPORARY CONSTRUCTION FENCING AS NEEDED OR DESIRED; SUCH TEMPORARY FENCING SHALL BE AT THE CONTRACTOR'S DISCRETION, AND IS NOT DEPICTED HEREON.

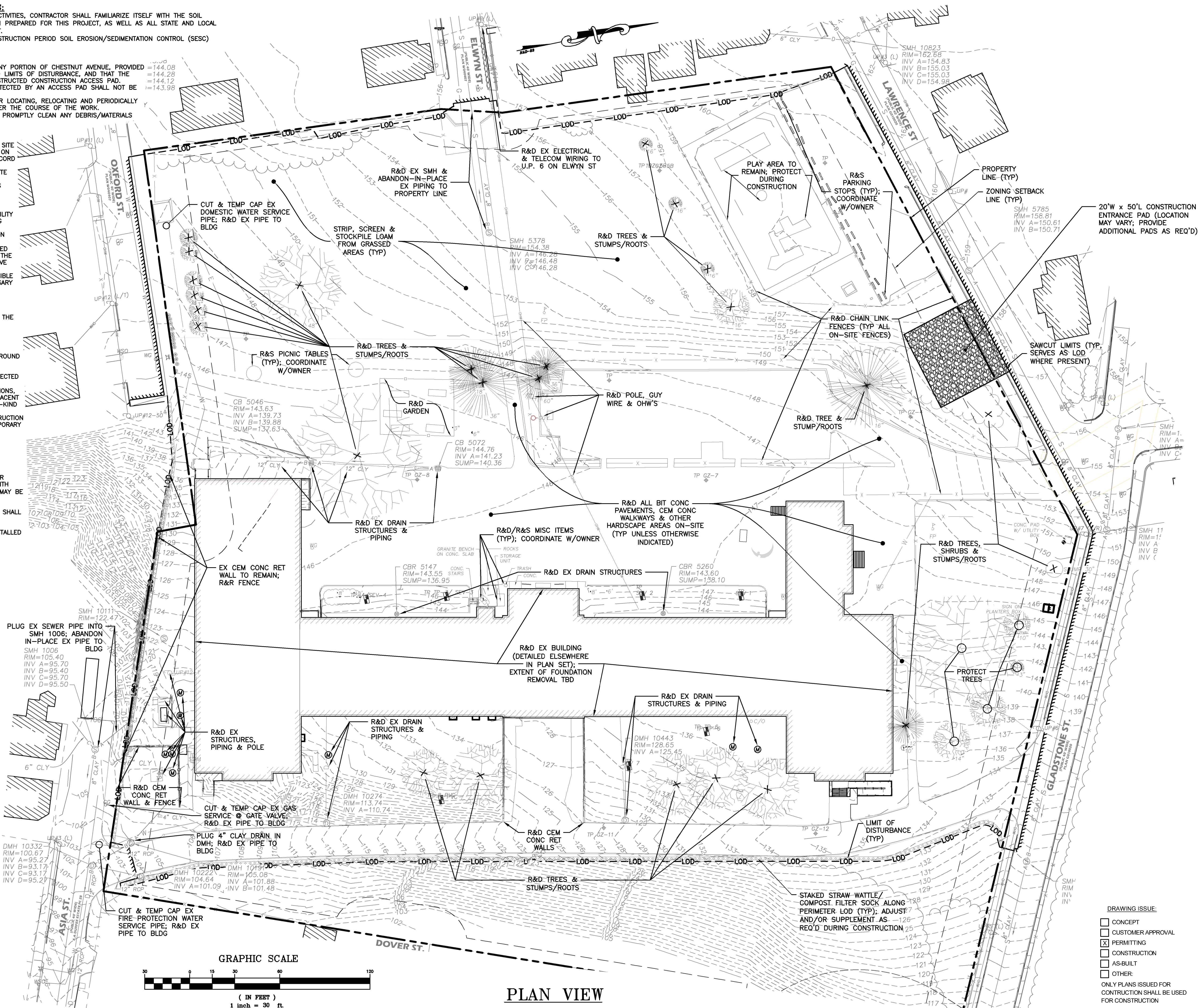
EXISTING SIGNAGE NOTES:

- ALL EXISTING POST-MOUNTED SIGNS ON AND AROUND THE SITE SHALL BE REMOVED AND STOCKPILED ON-SITE (FOR LATER RE-USE) OR DISPOSED. CONTRACTOR SHALL COORDINATE WITH THE SCHOOL AND/OR CITY ON WHICH SIGNS MAY BE RE-USED.
- REGARDLESS OF WHETHER A SIGN IS TO BE RE-USED OR DISPOSED, THE EXISTING POSTS SHALL ALL BE DISPOSED.
- REFER TO SHEET C1.1 LAYOUT PLAN FOR INFORMATION ON PROPOSED SIGNS TO BE INSTALLED ON AND AROUND THE SITE.

SUGGESTED SEQUENCE & STAGING OF SITE WORK:

- NOTIFY THE CITY PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES.
- INSTALL PERIMETER SECC MEASURES. IN NO CASE SHALL THE LIMIT OF WORK EXTEND BEYOND SAID PERIMETER MEASURES.
- SAWCUT SITE PAVEMENT/CEMENT CONCRETE.
- INSTALL CONSTRUCTION ENTRANCE PAD(S) (SEE APPLICABLE NOTES ON THIS SHEET).
- REMOVE/ABANDON EXISTING SITE UTILITIES AS APPLICABLE; COORDINATE WITH INDIVIDUAL UTILITY PROVIDERS (SEE APPLICABLE NOTES ON THIS SHEET).
- ROUGH-GRADE SITE TO PROPOSED SUBBASE ELEVATIONS.
- INSTALL GRAVEL BASE COURSE WHERE CALLED FOR; ALLOW TO WEATHER FOR MINIMUM SIXTY (60) DAYS AFTER COMPLETION OF STORMWATER & UTILITY WORK.
- FINE-GRADE AND COMPACT GRAVEL BASE COURSE AFTER WEATHERING PERIOD AND INSTALL FOUNDATIONS/BASE COURSES FOR PROPOSED HARDSCAPE/SITE FEATURES (AS APPLICABLE).
- INSTALL PROPOSED ROADWAY SIDEWALKS & CURBING/ADA RAMPS.
- ADJUST ALL UTILITY CASTINGS TO FINISH GRADES.
- INSTALL SURFACE/FINISH COURSES TO HARDSCAPE AREAS AS APPLICABLE.
- VERIFY ADEQUATE STABILIZATION OF ALL UNPAVED AREAS, THEN REMOVE REMAINING SECC MEASURES.
- CLEAN OUT ALL DRAINAGE STRUCTURES AS NEEDED. REMOVE AND LEGALLY DISPOSE ALL ACCUMULATED SEDIMENT/DEBRIS IN A SUITABLE OFF-SITE LOCATION.

NOTE: THE CONTRACTOR MAY MODIFY THE PRECEDING SEQUENCE OF CONSTRUCTION IF NECESSARY OR PRACTICAL, SO LONG AS THE INTENT OF THE SECC PLAN IS MET AT ALL TIMES.



PLAN VIEW

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ADA PARKING

REQUIREMENTS/TABULATION:

PER SECTION 208.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE REQUIRED NUMBER OF ADA PARKING SPACES IS AS FOLLOWS:

- 101-150 TOTAL STANDARD SPACES: 5 ADA SPACES
- VAN ACCESSIBLE : 1 PER 6 ADA SPACES, MINIMUM OF 1
- TOTAL ON-SITE PROPOSED SPACES: 103
- TOTAL REQUIRED ADA SPACES: 5
- TOTAL PROVIDED ADA SPACES: 6
- 1 VAN ACCESSIBLE SPACE/6 REQUIRED ADA SPACES = 1 VAN ACCESSIBLE SPACE
- PROPOSED: 2 VAN-ACCESSIBLE ADA SPACES

ON-SITE PARKING

REQUIREMENTS/TABULATION:

PER SECTION 17.64.010 "OFF-STREET PARKING, ITEM 1.17" OF THE CITY OF CRANSTON ZONING ORDINANCE, THE REQUIRED NUMBER OF ON-SITE PARKING SPACES IS AS FOLLOWS:

- SCHOOLS: 1 SPACE/2 STAFF (0.5 SPACES/STAFF)
- PROJECTED MAXIMUM STAFFING: 113
- REQUIRED ON-SITE PARKING SPACES: 0.5 SPACES/STAFF x 113 STAFF = 57 SPACES
- PROVIDED ON-SITE PARKING SPACES: 100
- 100 SPACES/113 STAFF = 0.88 SPACES/STAFF
- 0.88 > 0.5 SPACES/STAFF

PARCEL/ZONING DATA

PARCEL: A.P. 7-4 LOT 2357
340,640 SF/7.82± AC
50 GLADSTONE STREET
(PRIMARY FRONTAGE GLADSTONE STREET)

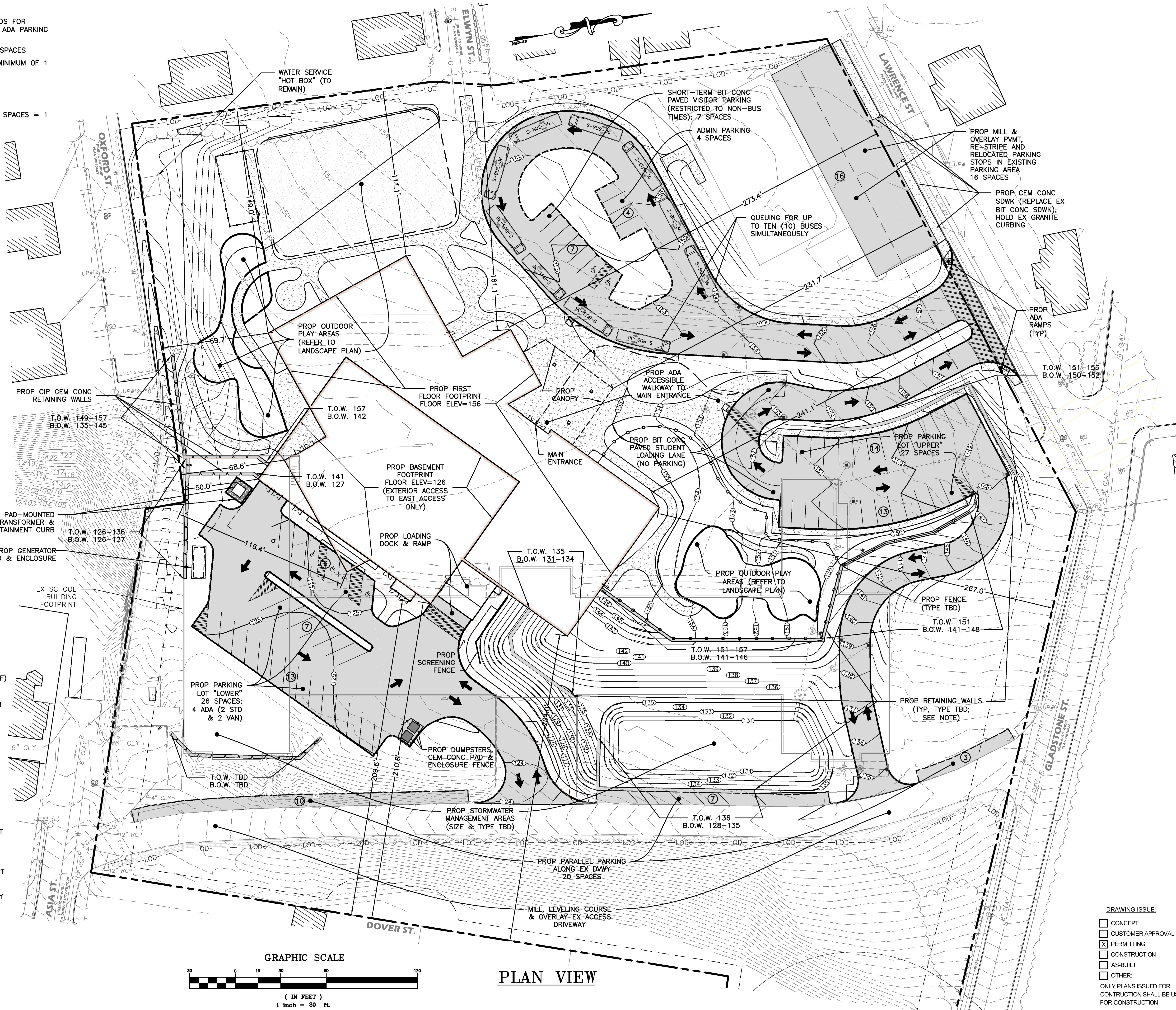
ZONING REFERENCE: B1

MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH & FRONTAGE: 60'
MINIMUM SETBACKS: FRONT YARD - 25', REAR YARD - 20', SIDE YARD - 8'

MAXIMUM LOT COVERAGE: 35%
PROPOSED LOT COVERAGE: 10.2% (34,596 SF)
MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 88'
(53' HEIGHT VARIANCE TO BE REQUESTED FROM SECTION 17.20.120 - SCHEDULE OF INTENSITY REGULATIONS)

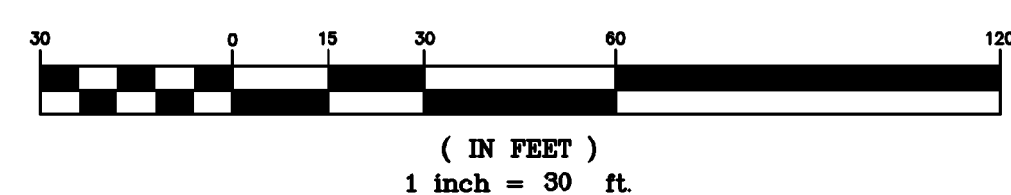
RETAINING WALL NOTES

1. DEPICTED RETAINING WALLS INDICATE WHERE IT IS ANTICIPATED THAT RETAINING WALLS SHALL BE REQUIRED, BASED ONLY ON A SCHEMATIC DESIGN LEVEL OF COMPLETION.
2. THE LOCATION AND CONFIGURATION OF DEPICTED RETAINING WALLS SHALL BE SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENTS (CD) DESIGN STAGE.
3. ADDITIONAL WALLS NOT DEPICTED HEREON MAY BE REQUIRED.



PLAN VIEW

GRAPHIC SCALE



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
Cranston Public Schools
845 Park Ave.
Cranston, RI 02910

Structural Engineer
ODEH Engineers
1223 Mineral Spring Ave.
N. Providence, RI 02904

MEP Engineer
Creative Environment Corp.
195 Francos Ave., Bldg #2
Cranston, RI 02910

Fire Protection & Code
Jensen Hughes
117 Metro Center Blvd., Suite 1002
Warwick, RI 02886

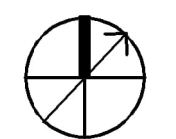
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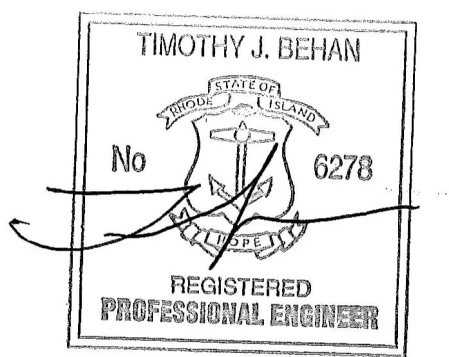
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Site Layout & Grading Plan

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STORMWATER MANAGEMENT REQUIREMENTS:

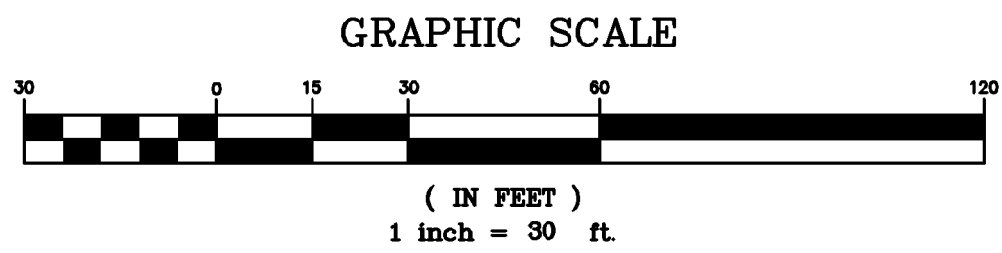
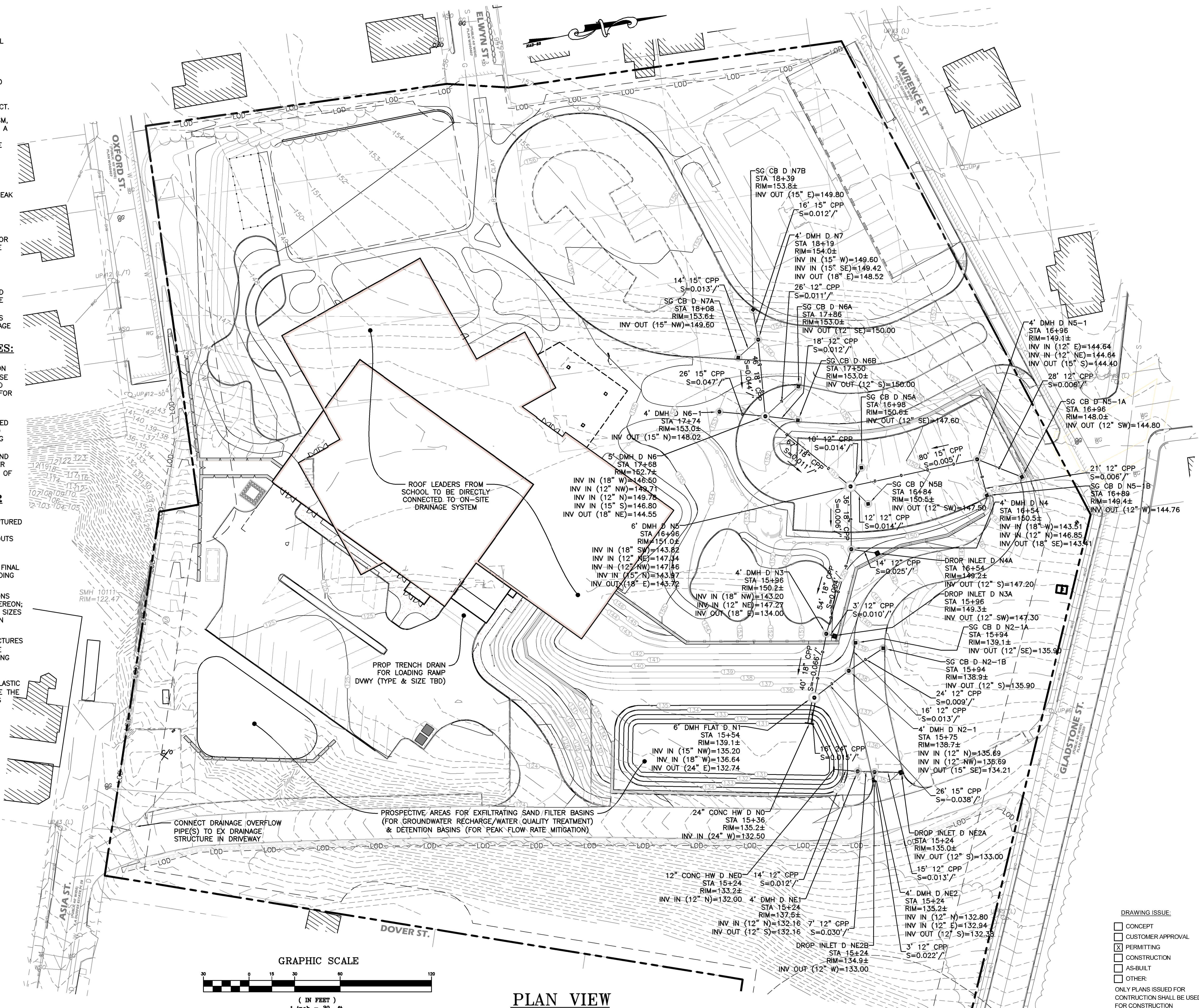
1. STORMWATER MANAGEMENT DESIGN SHALL BE IN ACCORDANCE WITH THE RI STORMWATER MANAGEMENT DESIGN AND INSTALLATION RULES (SMDIR), WHICH IS THE CODIFIED VERSION OF THE 2015 RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (RISDISM). BOTH DOCUMENTS ARE CONSIDERED APPLICABLE TO THE PROJECT.
2. IN THE CONTEXT OF THE SMDIR/RISDISM, THIS PROJECT SHALL BE CLASSIFIED AS A "REDEVELOPMENT" PROJECT. "REDEVELOPMENT" PROJECTS REQUIRE THE PROVISION OF GROUNDWATER RECHARGE (INFILTRATION) AND WATER QUALITY TREATMENT FOR 50% OF EXISTING IMPERVIOUS SURFACES AND 100% OF PROPOSED NEW IMPERVIOUS SURFACES. THE SMDIR/RISDISM DO NOT REQUIRE PEAK FLOW RATE MITIGATION FOR REDEVELOPMENT PROJECTS.
3. THE CITY OF CRANSTON SUBDIVISION & LAND DEVELOPMENT REGULATIONS DO REQUIRE PEAK FLOW RATE MITIGATION FOR ALL STORMS UP TO AND INCLUDING THE 100-YEAR STORM EVENT.
4. TO THE EXTENT POSSIBLE, THE STORMWATER MANAGEMENT DESIGN APPROACH SHALL BE TO PROVIDE ALL NECESSARY STORMWATER TREATMENT AND MITIGATION THROUGH PROPOSED ON-SITE BEST MANAGEMENT PRACTICES (BMP'S), WITH NO NEW DISCHARGES/CONNECTIONS TO THE ADJACENT ROADWAYS OR DRAINAGE THEREIN.

SUBSURFACE MATERIAL NOTES:

1. PER THE USDA WEB SOIL SURVEY, THE ENTIRE PARCEL IS UNDERLAIN BY CANTON URBAN LAND COMPLEX SOILS (CB). THESE SOILS ARE CLASSIFIED AS BELONGING TO HIS B, AND ARE GENERALLY SUITABLE FOR INFILTRATING STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMP'S).
2. SOIL EVALUATIONS HAVE BEEN PERFORMED AT VARIOUS LOCATIONS ON THE SITE TO MORE PRECISELY DETERMINE UNDERLYING SOIL CHARACTERISTICS (SOIL LAYER MATERIALS, CONSISTENCY, THICKNESS) AND ESTIMATED SEASONAL HIGH GROUNDWATER TABLE (ESHGWT) DEPTHS IN THE AREAS OF PROSPECTIVE STORMWATER BMP'S.

SITE DRAINAGE/STORMWATER BMP NOTES:

1. GENERALLY, ROOF RUNOFF WILL BE CAPTURED AND DIRECTED TO THE PROPOSED STORMWATER BMP'S VIA ROOF DOWNSPOUTS CONNECTED TO SUBSURFACE PIPING.
2. SUBSURFACE PIPING LOCATIONS ARE SCHEMATICALLY DEPICTED HEREON; THE FINAL DOWNSPOUT LOCATIONS FROM THE BUILDING ARE T.B.D.
3. PROSPECTIVE STORMWATER BMP LOCATIONS HAVE BEEN SCHEMATICALLY DEPICTED HEREON; PROPOSED BMP LOCATIONS, TYPES AND SIZES SHALL BE FINALIZED DURING THE DESIGN DEVELOPMENT STAGE.
4. IT IS ANTICIPATED THAT DRAINAGE STRUCTURES (CATCH BASINS & MANHOLES) SHALL BE PRECAST CONCRETE, AND DRAINAGE PIPING SHALL BE WATER-TIGHT HIGH-DENSITY POLYETHYLENE (HDPE) DOUBLE-WALL CORRUGATED PIPE (AKA CORRUGATED PLASTIC PIPE, "CPP"). THIS DOES NOT PRECLUDE THE USE OF OTHER DRAINAGE MATERIALS, AS REQUIRED OR APPROPRIATE.



PLAN VIEW

PROJECT TEAM:

OWNER:
Cranston Public Schools
 845 Park Ave.
 Cranston, RI 02910

Structural Engineer
ODEH Engineers
 1223 Mineral Spring Ave.
 N. Providence, RI 02904

MEP Engineer
Creative Environment Corp.
 195 Frances Ave., Bldg #2
 Cranston, RI 02910

Fire Protection & Code
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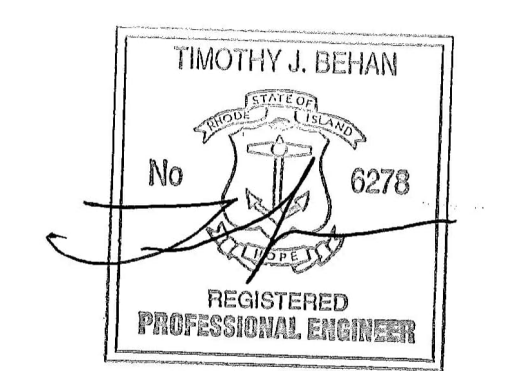
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 CHECKED BY: MCZ

SHEET NAME:
 Stormwater Management Plan

DRAWING HISTORY:

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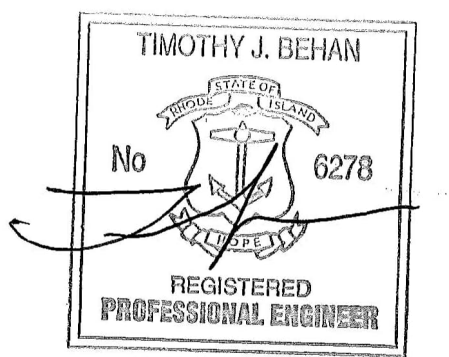
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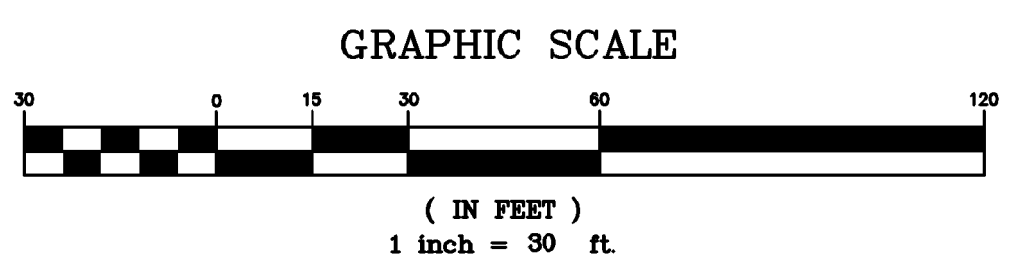
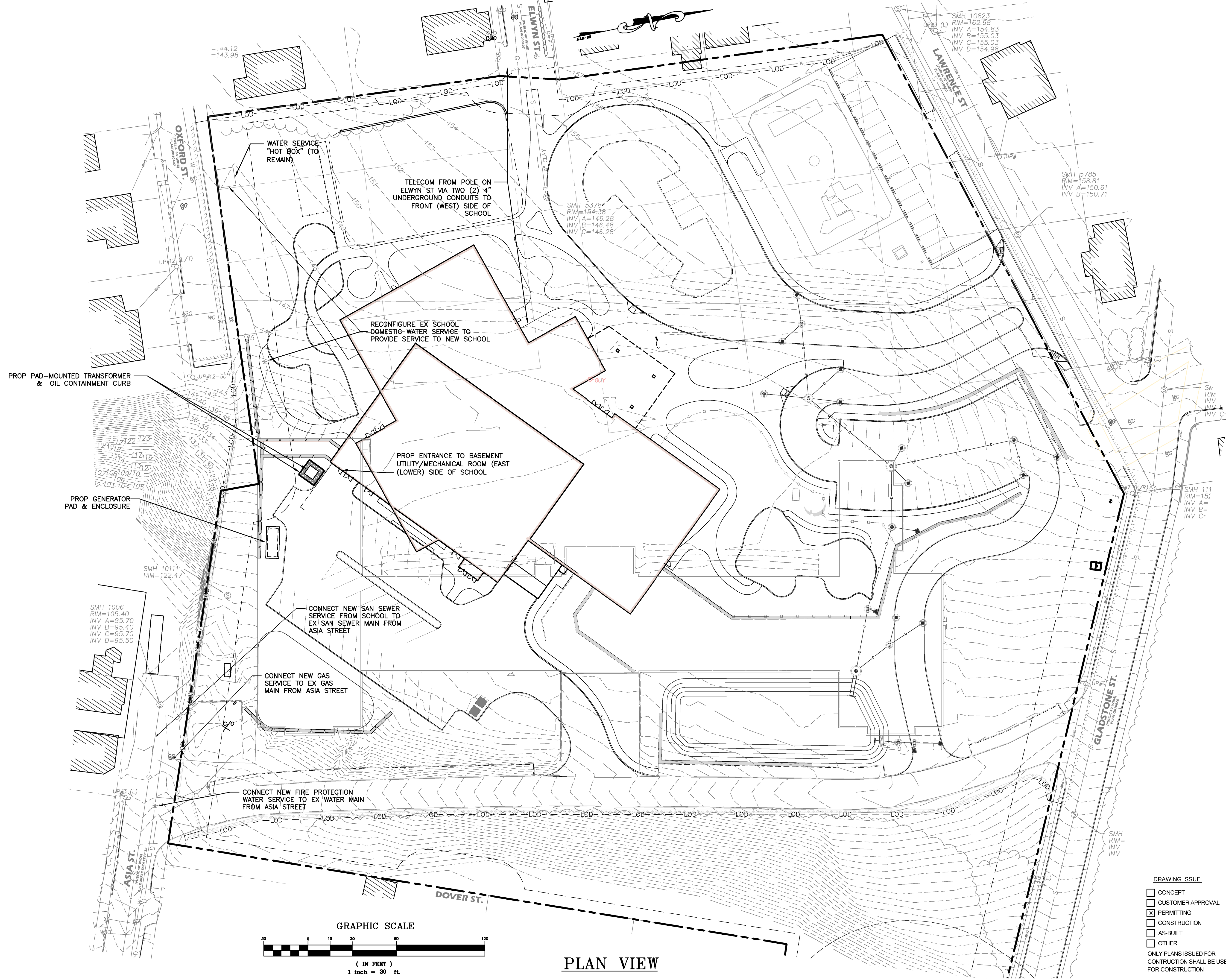
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PLAN VIEW

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