Z:\DEMAIN\PROJECTS\1851-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\1851-001-CVAR-RETAIL.DWG PLOTTED: 9/9/2025

PERMITTING PLANS

WAMPANOAG TRAIL RETAIL

1279 WAMPANOAG TRAIL
EAST PROVIDENCE, RI 02915

ASSESSOR'S PLAT 711, BLOCK 3, LOT 15, PARCELS A & B

LOCATION MAP SCALE: 1"=500'

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SESC / O&M
THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

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

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

BRANDON D. CARR
No. 9801
[illegible] 9/8/2025
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

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

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DRAWN BY: F.Y. DESIGN BY: P.A.A.

COVER SHEET

WAMPANOAG TRAIL RETAIL
ASSESSOR'S PLAT 711, BLOCK 3, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

SHEET 1 OF 20

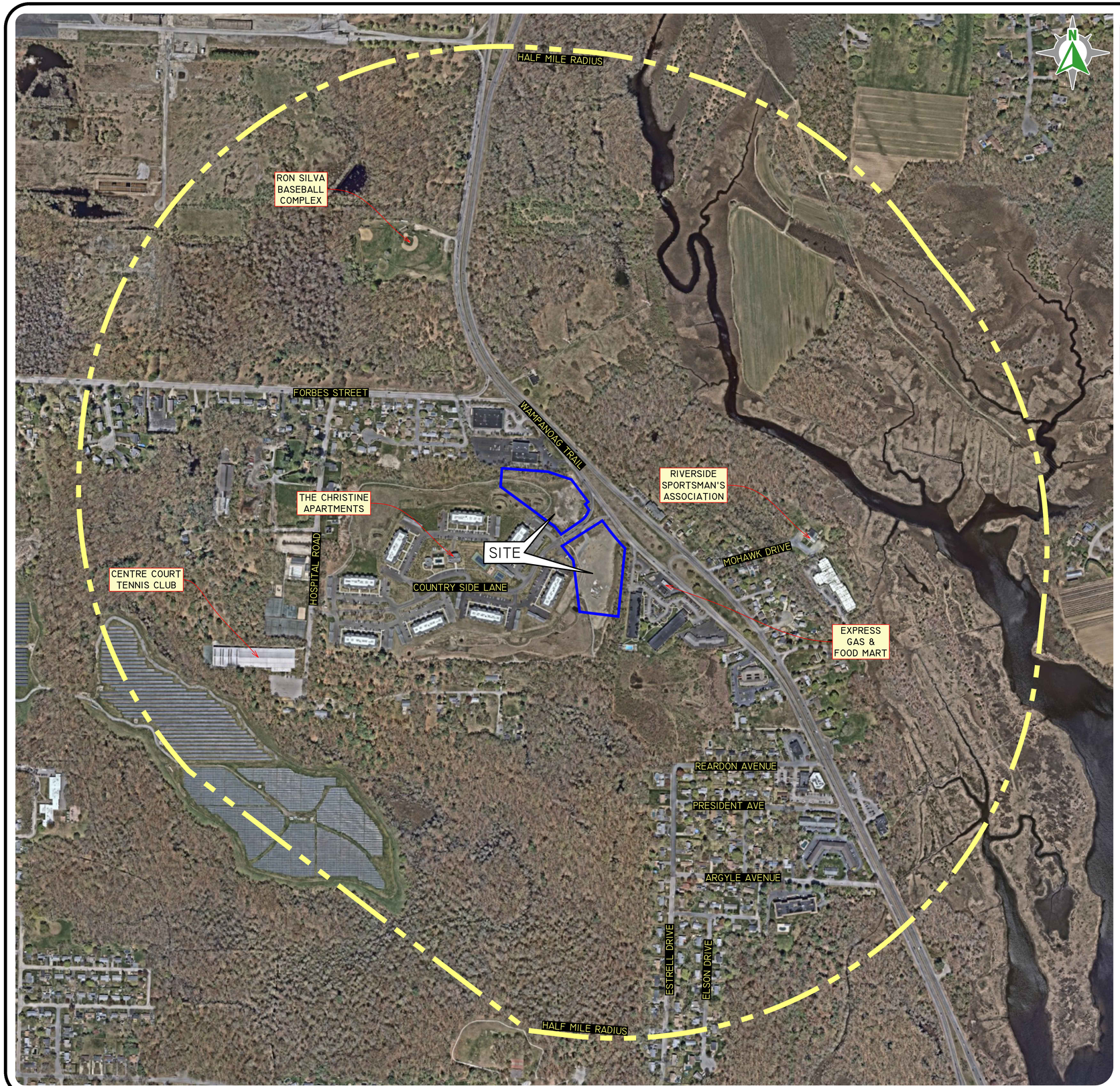
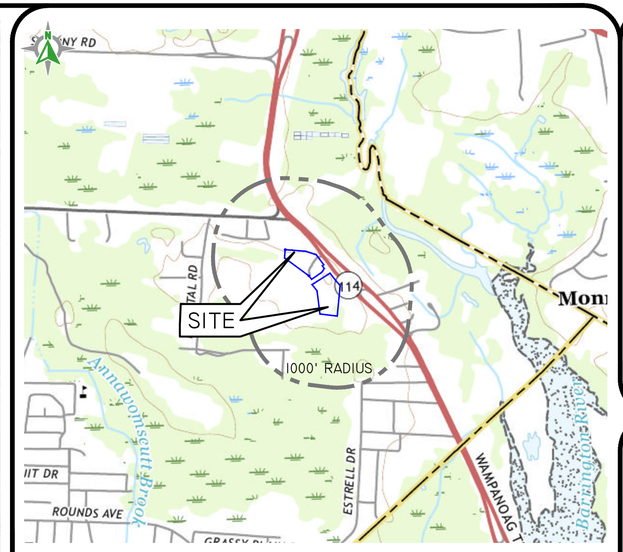


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/28/2025.

SCALE: 1"=300'

0 150' 300' 600'



USGS MAP SCALE: 1"=1000'

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BRANDON D. CARR
9801
9/9/25
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DRAWN BY: F.Y. DESIGN BY: P.A.A.

AERIAL HALF-MILE RADIUS & USGS MAP

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 310, BLOCK 3, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

Z:\DEMAIN\PROJECTS\185\-00\ WAMPANOAG TRAIL\AUTOCAD DRAWINGS\185\-00\-CVAR-RETAIL.DWG PLOTTED: 9/9/2025

GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF EAST PROVIDENCE ASSESSOR'S PLAT 711, BLOCK 3, LOT 15, PARCELS A & B.
2. THE SITE IS APPROXIMATELY 6.57 ACRES AND IS ZONED C1.
3. THE OWNER OF AP 711, BLOCK 3, LOT 15, PARCELS A & B IS:

   THE JOHN FLATLEY COMPANY
   45 DAN RD, SUITE 320
   CANTON, MASSACHUSETTS 02021

4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0339G, MAP REVISED 02 MARCH, 2009 (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW).
   - 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 ASBUILT PLAN SET DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 6TH, 2011. 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. THE BOUNDARY LINES AS SHOWN ON THE ENGINEERING PLAN SET DEPICTS THE RESULTS OF A CLASS I COMPREHENSIVE BOUNDARY SURVEY AS NOTED ON THE MINOR SUBDIVISION PLAN DATED JUNE 27, 2025.
6. CONTOUR DATA SHOWN ON SHEETS 10 AND 11 CONFORM TO A T-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; THIS DATA WAS COLLECTED IN THE FIELD BY DIPRETE ENGINEERING ON OCTOBER 23RD, 2023, SEPTEMBER 18TH, 2024, AND JUNE 18TH, 2025.
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 EAST PROVIDENCE 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)
   GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)

9. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).
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 RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT: HTTP://WWW.DOT.RI.GOV/BUSINESS/CONTRACTORSANDCONSULTANTS.PHP.
12. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER.
13. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE EAST PROVIDENCE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
14. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
15. BORINGS WERE PERFORMED BY GZA BETWEEN 3/15/01 AND 3/19/01 AND BETWEEN 9/20/01 AND 9/21/01; TEST PITS WERE PERFORMED BY GZA BETWEEN 3/12/01 AND 3/14/01, AND BETWEEN 9/19/01 AND 9/20/01. SOIL EVALUATIONS WERE PERFORMED BY DIPRETE ENGINEERING ON 4/15/21.
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(S) 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 THAT IS SHOWN ON CEOR PLANS IS STRICTLY FOR INFORMATION/SPECIFICATION PURPOSES ONLY. DIPRETE ENGINEERING DOES NOT WARRANT ANY PROPRIETARY PRODUCTS, DETAILS BY OTHERS OR THEIR RESPECTIVE DESIGNS. IF A DIPRETE 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 INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

MMB*	MERRIMAC SANDY LOAM, 3 TO 8 PERCENT SLOPES
MMB*	MERRIMAC SANDY LOAM, 3 TO 8 PERCENT SLOPES
PG	PITS, GRAVEL
SS*	SUDBURY SANDY LOAM
NOTE:	*PRIME FARMLAND

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 CEOR, 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, 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 PLAN(S). NOTE THE SOIL EROSION AND SEDIMENT CONTROL SHOWN ON THESE PLANS ARE THE MINIMUM QUANTITY/TYPE OF EROSION CONTROL DEVICES AND MATERIALS DEEMED REQUIRED BY THE CEOR TO MEET THE OBJECTIVES OF THE RISESC HANDBOOK, BUT IS CONSIDERED A GUIDE ONLY. ADDITIONAL MEASURES/ALTERNATE CONFIGURATIONS MAY BE REQUIRED IN ORDER TO MEET THE RISESC HANDBOOK BASED ON FACTORS INCLUDING (BUT NOT LIMITED TO) SITE PARAMETERS, WEATHER, INSPECTIONS AND UNIQUE FEATURES. THE SESC WILL CONTINUE TO EVOLVE THROUGHOUT CONSTRUCTION/PHASES. PURSUANT TO NOTE 1 ABOVE, SESC REMAINS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE SITE IS FULLY STABILIZED AND/OR SESC RESPONSIBILITIES ARE ASSUMED BY THE OWNER IN WRITING.
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 CLEANED 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, DETENTION/INFILTRATION BASINS, SWALES, ISOLATOR ROWS, 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 ALL PROPRIETARY UNITS/ISOLATOR ROWS ETC, CLEANING TO BE DONE IN ACCORDANCE WITH ALL MANUFACTURER REQUIREMENTS.

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 INTERRUPTORS, HYDROSEED BONDED FIBRE 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 SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED 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.

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 MUTCD LATEST EDITION AND SUBSEQUENT ADDENDA.
5. TEMPORARY CONSTRUCTION SIGNS MUST BE MOUNTED ON RIDOT APPROVED SUPPORTS AND MUST BE REMOVED OR COVERED WHEN NOT APPLICABLE.

AS-BUILT NOTES:

ALL COMPONENTS OF THE DRAINAGE, SEWER, AND WATER SYSTEMS MUST BE FIELD LOCATED PRIOR TO COVERING. NOTIFY SURVEYOR A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE OF NEED FOR FIELD LOCATION OF IMPROVEMENTS. SURVEYOR MUST PROVIDE OWNER AND CONTRACTOR WITH WRITTEN NOTICE OF COMPLETION OF FIELD WORK PRIOR TO CONTRACTOR COVERING IMPROVEMENTS. OWNER/DIPRETE ENGINEERING WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

RIDOT 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 1998 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 RIDOT 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 RIDOT STORMWATER OFFICE AND INCLUDE, INVERTS, MATERIALS, AND PIPE SIZES.

GRADING, DRAINAGE, AND UTILITY NOTES:

1. CONSTRUCTION TO COMMENCE WINTER 2025 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 FINE 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 GRADING 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 FILL 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 ACCORDANCE 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 IMMEDIATELY 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 SAW 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 RESIDENTIAL 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

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.

DRAINAGE STRUCTURES MUST BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):
- CATCH BASINS ALONG CURBING: RIDOT STD. 4.4.0, TYPE F, 4' DIAMETER WITH APRON STONE
- CATCH BASINS NOT ALONG CURBING: RIDOT STD 4.4.0, 4' DIAMETER
- CATCH BASINS MUST HAVE 3 FT SUMPS WITHOUT SEEP HOLES
- SINGLE FRAME CATCH BASIN GRATES: RIDOT STD 6.3.2
- DRAINAGE MANHOLE COVERS: RIDOT STD 6.2.1
- MANHOLES: RIDOT 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/ 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 (FD), 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 TIE INTO MAIN TRUNK LINE MUST BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

ALL SANITARY SEWER PIPING MUST BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE CITY OF EAST PROVIDENCE 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.

WATER

ALL WATER MAINS MUST BE CEMENT LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH THE EAST PROVIDENCE WATER REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS AND ACCESS COVERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO THE ENGINEER OF RECORD 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 ASBUILT PER EAST PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM MUST BE INSPECTED BY EAST PROVIDENCE WATER. CONTRACTOR MUST COORDINATE ALL IMPROVEMENTS WITH EAST 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 INCREASE THE WIDTH OF THE SIDEWALK, AS NECESSARY, TO 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

PROPOSED GAS, ELECTRIC, CABLE AND DATA UTILITIES ARE SHOWN SCHEMATICALLY AND ARE PROPOSED TO BE UNDERGROUND. OWNER AND CONTRACTOR MUST COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL 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 ENCASEMENTS AND CONDUITS. CONNECTION POINTS FOR ELECTRIC AND TELECOM UTILITIES, AT THE EXISTING INFRASTRUCTURE, ARE CURRENTLY SHOWN AS UNDERGROUND UTILITIES. THESE UTILITIES MAY 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 ENVIRONMENTALLY SENSITIVE AREAS AND ABUTTING LANDS. EXACT LOCATIONS OF LIGHT POLES MUST BE COORDINATED WITH THE APPROPRIATE UTILITIES. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

AMERICANS WITH DISABILITIES ACT (ADA) NOTES:

1. ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) BY THE US DEPARTMENT OF JUSTICE (CURRENT EDITION).
2. MAXIMUM RUNNING SLOPE ALONG ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 4.5% (0.045 FT/FT), AND MAXIMUM CROSS SLOPE ACROSS ALL ACCESSIBLE PATHS OF TRAVEL MUST BE 1.5% (0.015 FT/FT).
3. ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONALLY), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
4. A MINIMUM 5'X5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). THE CEOR GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
5. FOR EVERY 6 (OR FRACTION OF 6) ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, IF 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
6. NOTWITHSTANDING THE NOTES LISTED ABOVE, TOWN OR STATE-SPECIFIC STANDARDS MAY BE MORE STRINGENT AND OVERRULE. IT IS THE RESPONSIBILITY OF THE USER OF THIS PLAN SET TO MAINTAIN COMPLIANCE WITH THE CONTROLLING STANDARD.
7. NOTE THAT THE GRADING/PLAN VIEWS AND DETAILS CONTAINED WITHIN THIS PLAN SET MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ABOVE REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/CONTROLLING STANDARDS. IN THE EVENT OF ANY NONCOMPLIANCE, THE CONTRACTOR MUST NOTIFY THE CEOR BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

ABBREVIATIONS LEGEND

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

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

SITE CALLOUTS LEGEND

7.1.0	RIDOT STD PRECAST CONCRETE CURB
7.1.1	RIDOT STD 3'-0' PRECAST CONCRETE TRANSITION CURB
7.1.2	RIDOT STD 6'-0" PRECAST CONCRETE TRANSITION CURB
7.1.3	RIDOT STD PRECAST CONCRETE WHEELCHAIR RAMP TRANSITION CURB
7.3.3	RIDOT STD GRANITE WHEELCHAIR RAMP TRANSITION CURB
20.1.0	RIDOT STD PAVEMENT MARKINGS ARROWS AND ONLY
20.3.0	RIDOT STD PAVEMENT MARKINGS - CROSSWALKS AND STOP LINES
43.1.0	RIDOT STD CEMENT CONCRETE SIDEWALK
43.2.0	RIDOT STD BITUMINOUS CONCRETE SIDEWALK
43.3.0	RIDOT STD WHEELCHAIR RAMP
43.3.1	RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS
43.4.0	RIDOT STD DRIVEWAY DEVELOPMENT FOR 3'-0" TRANSITION CURB
43.4.1	RIDOT STD DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
43.5.0	RIDOT STD CEMENT CONCRETE DRIVEWAYS
48.1.0	RIDOT STD DETECTABLE WARNING SYSTEM
I2W	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.

EXISTING LEGEND

(AS SHOWN ON PROPOSED PLANS)
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
ASSESSORS LINE
BUILDING
BRUSHLINE
TREELINE
GUARDRAIL
FENCE
RETAINING WALL
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
WATER LINE
SEWER LINE
SEWER FORCE MAIN
GAS LINE
ELECTRIC LINE
OVERHEAD WIRES
DRAINAGE LINE
SOILS LINES (HKC / CAD)
20' BUILDING SETBACK
25' BUFFER
50' BUFFER
75' BUFFER
100' BUFFER
150' BUFFER
200' BUFFER
FEMA BOUNDARY (ZONE X / ZONE X)
STREAM
WETLAND LINE & FLAG (B1, B2)
STATE HIGHWAY LINE
STATE FREEWAY LINE

NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION (SEV)
CB — CATCH BASIN
DCB — DOUBLE CATCH BASIN
DMH — DRAINAGE MANHOLE
FES — FLARED END SECTION
GUY POLE
EMH — ELECTRIC MANHOLE
UP — UTILITY/POWER POLE
LIGHTPOST
SMH — SEWER/SEPTIC MANHOLE
SEWER VALVE (SV)
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE (WV)
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE (GV)
BENCH MARK
STREAM FLOW DIRECTION

GROUNDWATER OVERLAY (GWO)
GROUNDWATER RECHARGE AREA (GWRA)
GROUNDWATER RESERVOIR (GWR)
NATURAL HERITAGE (NHA)
COMMUNITY WELLHEAD PROTECTION (CWP)
NON-COMMUNITY WELLHEAD PROTECTION (NCWP)

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE
BUILDING SETBACKS
CHAINLINK FENCE
GUARDRAIL
RETAINING WALL
MINOR CONTOUR LINE (308)
MAJOR CONTOUR LINE (310)
SPOT ELEVATION (312)
EDGE OF PAVEMENT
BITUMINOUS BERM
CONCRETE CURB (RIDOT STD 7.1.0)
MONOLITHIC CONCRETE CURB AND SIDEWALK
BUILDING FOOTPRINT
BUILDING OVERHANG
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
HEAVY DUTY CONCRETE
MILL AND OVERLAY
CONCRETE
ASPHALT SIDEWALK
SAWCUT LINE
SIGN (RIDOT STD 24.6.2 AS APPLICABLE)
ACCESSIBLE PARKING SPACE SYMBOLS (VAN)
BUILDING INGRESS/EGRESS

DRAINAGE LINE
PERFORATED SUBDRAIN (SD)
SWALE
SEWER FORCE MAIN (SFM)
GAS LINE (G)
WATER LINE (W)
HYDRANT ASSEMBLY
WATER SHUT OFF
WATER VALVE
THRUST BLOCK
SEWER LINE (S)
OVERHEAD WIRE (OHW)
ELECTRIC, TELEPHONE, CABLE LINE (ETC)
LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
UNDERGROUND INFILTRATION OUTLINE
POND ACCESS
RIPRAP
SAND FILTER
CATCH BASIN
DOUBLE CATCH BASIN
DRAINAGE MANHOLE
FLARED END SECTION
HEADWALL
SEWER MANHOLE
SINGLE LIGHT
DOUBLE LIGHT
OVERHANGING LIGHT

NOTE: THIS PLAN SET MUST BE REPRODUCED IN COLOR

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

PERMIT NOTE:

THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR APPROVAL BY THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY/ MAPPING, BUILDING SHAPE/ LOCATION, ADA, UTILITY CONNECTIONS, UTILITY CROSSINGS, SURFACE AND GROUND WATER MITIGATION, SOIL STABILITY AND CONSISTENCY, SPECIFIC END USER NEEDS, CONSTRUCTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

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BRANDON D. CARR
No. 9801
9/8/2025
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

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

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE 'UTILITY NOTE' ON SHEET 3.

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DRAWN BY: F.Y. DESIGN BY: P.A.A.

NOTES & LEGEND

WAMPANOAG TRAIL RETAIL
ASSESSOR'S PLAT 711, BLOCK 3, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

Z:\DEMAIN\PROJECTS\1851-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\1851-001-CVAR-RETAIL.DWG PLOTTED: 9/9/2025

LEGEND

W	WATER LINE	123/1234	DEED BOOK/PAGE		BOLLARD
S	SEWER LINE	AP	ASSESSOR'S PLAT		SOIL EVALUATION
SFM	SEWER FORCE MAIN	HC	HANDICAPPED		CATCH BASIN
G	GAS LINE	N/F	NOW OR FORMERLY		DOUBLE CATCH BASIN
E	ELECTRIC LINE	LC	LANDSCAPING		DRAIN CLEANOUT
OHW	OVERHEAD WIRES	(R)	RECORD		WATER VALVE
D	DRAINAGE LINE	(CA)	CHORD ANGLE		GAS VALVE
	MINOR CONTOUR LINE		NAIL/SPIKE	B-I	WETLAND FLAG
5	MAJOR CONTOUR LINE		DRILL HOLE		DRAINAGE MANHOLE
	PROPERTY LINE		IRON ROD/PIPE		FLARED END SECTION
	ASSESSORS LINE		BOUND		GUY POLE
	TREELINE		SIGN POST		ELECTRIC MANHOLE
	GUARDRAIL		SEWER MANHOLE	UP	UTILITY/POWER POLE
X	FENCE		SEWER CLEANOUT		LIGHTPOST
	RETAINING WALL		HYDRANT		WELL
	STONE WALL		IRRIGATION VALVE		MONITORING WELL
			UNKNOWN MANHOLE		BENCH MARK
					TREE

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 *(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)*, LATEST REVISION.

2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.

4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

5. UTILITY PLAN REFERENCES
   - 5.1. WATER INFORMATION OBTAINED FROM PAINT MARKINGS OBSERVED BY DIPRETE ENGINEERING.
   - 5.2. SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
   - 5.3. GAS INFORMATION OBTAINED FROM PAINT MARKINGS OBSERVED BY DIPRETE ENGINEERING.
   - 5.4. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 711, BLOCK 3, LOT 15 IN THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 4463, PAGE 62 IS JOHN J. FLATLEY COMPANY.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0339G, MAP REVISED MARCH 2, 2009. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED CI (COMMERCIAL) BASED ON THE CITY OF EAST PROVIDENCE ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN FEBRUARY, MARCH & OCTOBER 2023, MARCH, SEPTEMBER & DEVEMBER 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THOSE DATES.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

PLAN REFERENCES

1. "PLAN AND PROFILE OF HOSPITAL ROAD FROM FORBES STREET SOUTHERLY" IN 2 SHEETS DATED MAY 1957 PLAN BY CHARLES A. MAGUIRE & ASSOCIATES - ENGINEERS. RECORDED IN EAST PROVIDENCE IN HIGHWAY PLAT BOOK 20 PAGE 7.
2. "CENTRE COURT PLAT EAST PROVIDENCE, RHODE ISLAND BELONGING TO GLENROSE-D'AMBRA, INC." DATED JANUARY, 1978 PLAN BY CAPUTO & WICK. RECORDED IN EAST PROVIDENCE ON PLAT CARD 365.
3. "TITLE INSURANCE PLAN OF LAND IN EAST PROVIDENCE OWNED BY TRI-ARC ASSOCIATES" DATED DEC. 18, 1985 PLAN BY JOHN W. DELANO AND ASSOCIATES, INC.. RECORDED IN EAST PROVIDENCE IN PLAT BOOK 24 PAGE 74.
4. "MINOR SUBDIVISION PLAN FOR A.M.J.A.M. LP & JOSEPH LEONARDO TRUST" DATED JULY 12, 2003 PLAN BY BARKER LAND SURVEYING, INC. . RECORDED IN EAST PROVIDENCE ON PLAT CARD 511.
5. "PERIMETER PLAN FOR AMJAM PROPERTY WAMPANOAG TRAIL IN EAST PROVIDENCE, RHODE ISLAND" DATED 4/17/85 PLAN BY COMMENWEALTH ENGINEERS & CONSULTANTS, INC.
6. STATE HIGHWAY PLAT 1005.
7. STATE HIGHWAY PLAT 1094.
8. OVERALL RECORD PLAN, WAMPANOAG MEADOWS, ASSESSOR'S PLAT 711, BLOCK 3, LOT 15, EAST PROVIDENCE, RHODE ISLAND, SCALE 1"=100', DATED APRIL 30, 2014, PLAN BY DIPRETE ENGINEERING, RECORDED ON PLAT CARD 709.

SURVEYOR'S CERTIFICATE

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

- DATA ACCUMULATION SURVEY (AS BUILT SURVEY) CLASS III
(NOT A BOUNDARY SURVEY)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: SITE AS BUILT SURVEY PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF DOCUMENTATION.

MICHAEL E. GAVITT
No. 1981
PROFESSIONAL LAND SURVEYOR
1/14/2025
MICHAEL E. GAVITT, RPLS #1981, COA: L.S.000A160

SCALE: 1"=40'
0 20' 40' 80'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY:
0	01/02/2024	AS-BUILT PLAN	J.J.S.

AS-BUILT PLAN-I

WAMPANOAG MEADOWS

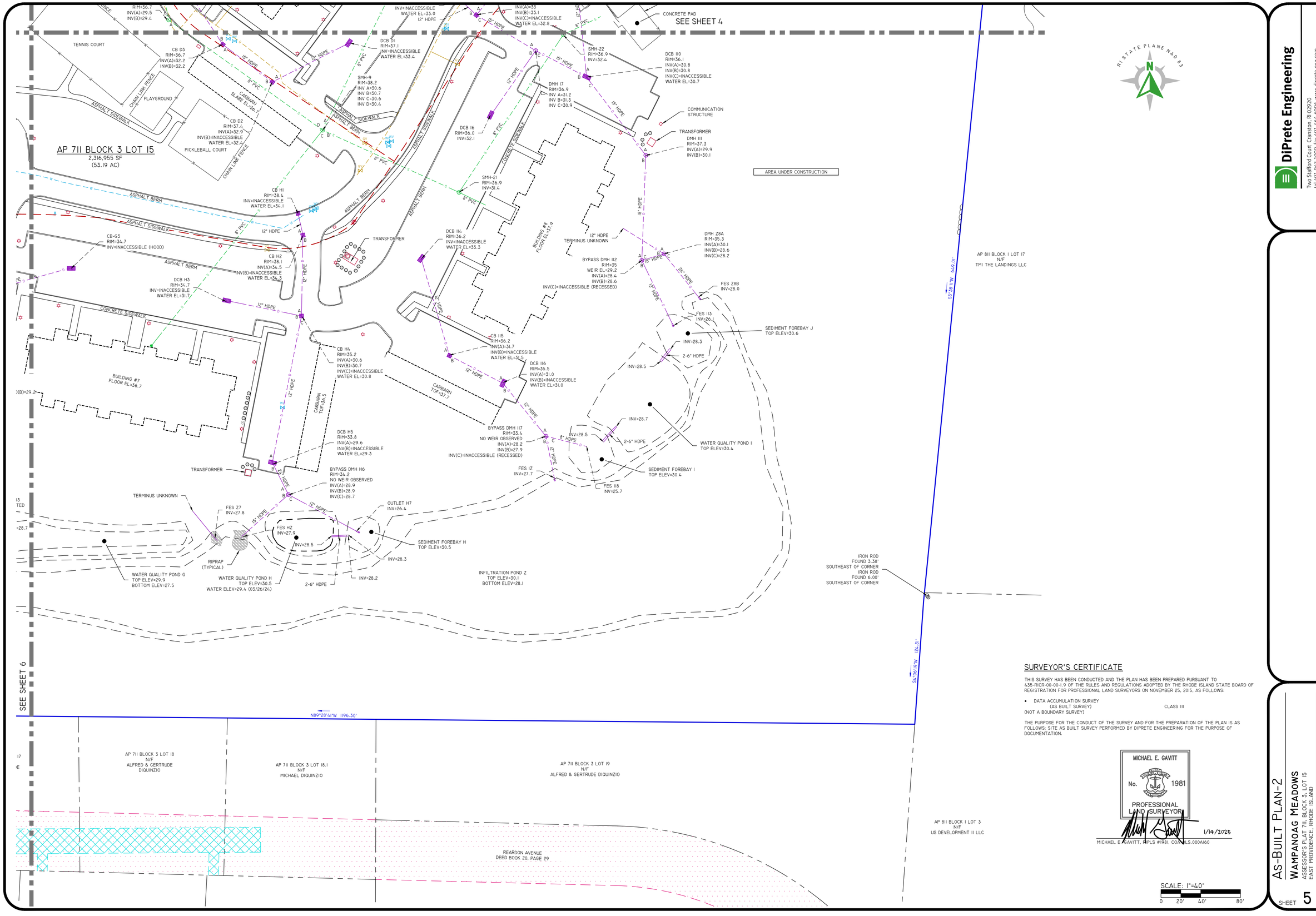
ASSESSOR'S PLAT 711, BLOCK 3, LOT 15
EAST PROVIDENCE, RHODE ISLAND

PREPARED FOR:
JOHN FLATLEY COMPANY
43 DAN ROAD, SUITE 320,
CANTON, MASSACHUSETTS 02021

SHEET 4 OF 19

DE JOB NO: 18X-004-002 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SEE SHEET 7
SEE SHEET 5



SURVEYOR'S CERTIFICATE

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1/14/2025
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Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY:
0	01/07/2025	AS-BUILT PLAN	J.J.S.

AS-BUILT PLAN-2

WAMPANOAG MEADOWS

ASSESSOR'S PLAT 711, BLOCK 3, LOT 15
EAST PROVIDENCE, RHODE ISLAND

PREPARED FOR:
JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320,
CANTON, MASSACHUSETTS 02021

SHEET 5 OF 19

DE JOB NO. 18510-002

SEE SHEET 7

TERMINUS UNKNOWN

FITNESS CENTER FLOOR EL =41.5

CONCRETE PATIO

POOL AREA

CLUBHOUSE FLOOR EL=41.4

TERMINUS UNKNOWN

DCB B7
RIM=34.9
BOTTOM OF HOOD=30.6
WATER EL=31.3

DCB B4
RIM=39.3
INV(A)=32.9
BOTTOM OF HOOD(B)=32.1

8" HDPE
TERMINUS UNKNOWN

CB G1
RIM=36.4
INV=INACCESSIBLE (HOOD)

CB G2
RIM=36.4
INV(A)=31.5
INV(B)=INACCESSIBLE (HOOD)

TRANSFORMER

ELECTRICAL STRUCTURE

CB G6
RIM=36.3
INV=INACCESSIBLE (HOOD)

CB G7
RIM=36.4
INV(A)=31.7
INV(B)=INACCESSIBLE (HOOD)

CB G4
RIM=34.9
INV(A)=30.6
INV(B)=30.7
BOTTOM OF HOOD(C)=29.8
WATER EL=30.4

CB B5
RIM=38.3
INV(A)=31.7
INV(B)=31.8
BOTTOM OF HOOD(C)=30.8

DCB B6
RIM=34.7
INV(A)=30.7
BOTTOM OF HOOD(B)=30.2

DCB B9
RIM=34.5
INV(A)=29.9
INV(B)=29.7
BOTTOM OF HOOD(C)=29.2
WATER EL=29.1

TRANSFORMER

APPROXIMATE LOCATION OF ELECTRIC EASEMENT DEED BOOK 4648, PAGE 232

DCB A5
RIM=33.9
INV(A)=29.1
INV(B)=INACCESSIBLE (HOOD)

DCB B3
RIM=34.1
INV(A)=30.0
INV(B)=30.0

CB B8
RIM=35.1
INV(A)=30.2
INV(B)=30.6
BOTTOM OF HOOD(C)=29.6
WATER EL=30.0

SMH-14
RIM=36.9
>INV=29.0

POST & RAIL FENCE

CB A4
RIM=34.9
INV(A)=30.3
INV(B)=30.4
BOTTOM OF HOOD(C)=29.5

BUILDING #4
FLOOR EL=36.7

CB B2
RIM=35
INV(A)=31
BOTTOM OF HOOD(B)=29.6
WATER EL=30.5

CARLSBARN SLAB EL=35.2

CONCRETE SIDEWALK

ASPHALT BERM

ASPHALT SIDEWALK

DCB B1
RIM=34.7
INV=31.6

DCB A3
RIM=34.7
BOTTOM OF HOOD=30.5
WATER EL=31.0

STONE RETAINING WALL

SMH I3
RIM=35.0
INV(A)=29.6
INV(B)=29.8
INV(C)=29.5

CB F1
RIM=37.5
BOTTOM OF HOOD=32.6
WATER EL=32.2

CB A2
RIM=36.0
INV(A)=31.3
BOTTOM OF HOOD=30.7

CONCRETE PAD

GATE

ASPHALT BERM

ASPHALT SIDEWALK

DRAIN LINE

CB F2
RIM=37.6
INV(A)=33.3
BOTTOM OF HOOD(B)=32.6

DCB F9
RIM=36.9
INV(A)=32.1
BOTTOM OF HOOD=31.3
WATER EL=32.0

DCB A1
RIM=36.1
BOTTOM OF HOOD=31.4

DCB F3
RIM=35.2
BOTTOM OF HOOD=30.8
WATER EL=31.3

CB F4
RIM=35.7
INV=INACCESSIBLE (FILLED WITH DIRT)

BUILDING #6
FLOOR EL=37.9

DCB G8
RIM=35.2
INV(A)=31.4
INV(B)=31.2

CB G9
RIM=35.4
INV(A)=30.6
BOTTOM OF HOOD(B)=29.8
WATER EL=30.2

DCB G5
RIM=33.7
INV(A)=29.7
BOTTOM OF HOOD(B)=29.2
WATER EL=29.6

DCB G10
RIM=34.5
INV(A)=29.6
BOTTOM OF HOOD(B)=29.2
WATER EL=29.6

DMH G11
RIM=34.4
INV(A)=29.1
INV(B)=29.1
INV(C)=28.4

TRANSFORMER

BYPASS DMH G12
CATCH BASIN COVER INSTALLED
RIM=33.1
NO WEIR OBSERVED
INV(A)=27.4
INV(B)=27.3
INV(C)=INACCESSIBLE (RECESSED)

OUTLET G13
NOT LOCATED

FES GZ
INV=27.9

SEDIMENT FOREBAY G
TOP ELEV=30.1
BOTTOM ELEV=26.0

INV=28.7

INV=28.8

DCB F7
RIM=37.1
BOTTOM OF HOOD=32.5

DCB F8
RIM=36.9
INV(A)=32.8
BOTTOM OF HOOD(B)=32.3
WATER EL=32.7

CARLSBARN SLAB EL=38.1

BUILDING #5
FLOOR EL=38.9

CB F10
RIM=36.9
BOTTOM OF HOOD(A)=30.5
INV(B)=31.3
WATER EL=31.3

DCB F5
RIM=35.0
INV(A)=30.3
INV(B)=30.2

DMH F12
RIM=35.1
INV(A)=30.2
INV(B)=28.3
INV(C)=28.2

BYPASS DMH F13
RIM=34.8
WEIR EL=29.4
INV(A)=28.1
INV(B)=INACCESSIBLE (RECESSED)
INV(C)=28.7

12" HDPE
TERMINUS UNKNOWN

FES FZ
INV=28.4

FES Z6
INV=28.5

FES Z5C
INV=28.5

DCB F1
RIM=36
BOTTOM OF HOOD(A)=30.3
INV(B)=30.4
WATER EL=30.4

TRANSFORMER

TERMINUS UNKNOWN

DMH Z5A
RIM=36.9
INV(A)=33.4
INV(B)=33.3

DMH Z13
RIM=37.0
INV(A)=INACCESSIBLE (RECESSED)
INV(B)=29.0

DMH Z5B
RIM=34.1
INV(A)=30.6
INV(B)=30.5

FES A7
NOT LOCATED

INV=29.7

INV=29.5

INV=29.3

INV=29.1

SEDIMENT FOREBAY F
TOP ELEV=30.9
BOTTOM ELEV=28.6

WATER QUALITY POND F
TOP ELEV=30.9
BOTTOM ELEV=27.8

3-8" HDPE

SEE SHEET 5

HOSPITAL ROAD
(50' WIDE PUBLIC RIGHT OF WAY)

ACCESS ROAD

STONE BOUND FOUND/HELD ON STREET LINE WITH WITNESS IRON PIPE

N2°51'37"E
183.89'

IRON PIPE FOUND/HELD

N89°28'41"W 1196.30'

AP 711 BLOCK 3 LOT 16
N/F
EDWARD S. SMITH JR. & DAWN E. OTTONE

AP 711 BLOCK 3 LOT 17
N/F
ALFRED & GERTRUDE DIQUINZIO

S2°26'52"W 194.30'

WATER EASEMENT
DEED BOOK 4589, PAGE 212

REARDON AVENUE
DEED BOOK 20, PAGE 29

N88°32'31"W 695.41'

IRON ROD FOUND/HELD

NAIL FOUND/HELD

AP 711 BLOCK 3 LOT 25
N/F
GORDON H. SMITH

AP 711 BLOCK 3 LOT 24
N/F
MARK A. & DEBORAH PHILIPS

SURVEYOR'S CERTIFICATE

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MICHAEL E. GAVITT
No. 1981
PROFESSIONAL LAND SURVEYOR

1/14/2025

MICHAEL E. GAVITT, PLS #1981, CORLIS.000A160

SCALE: 1"=40'
0 20' 40' 80'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY
0	01/10/2025	AS-BUILT PLAN	J.J.S.

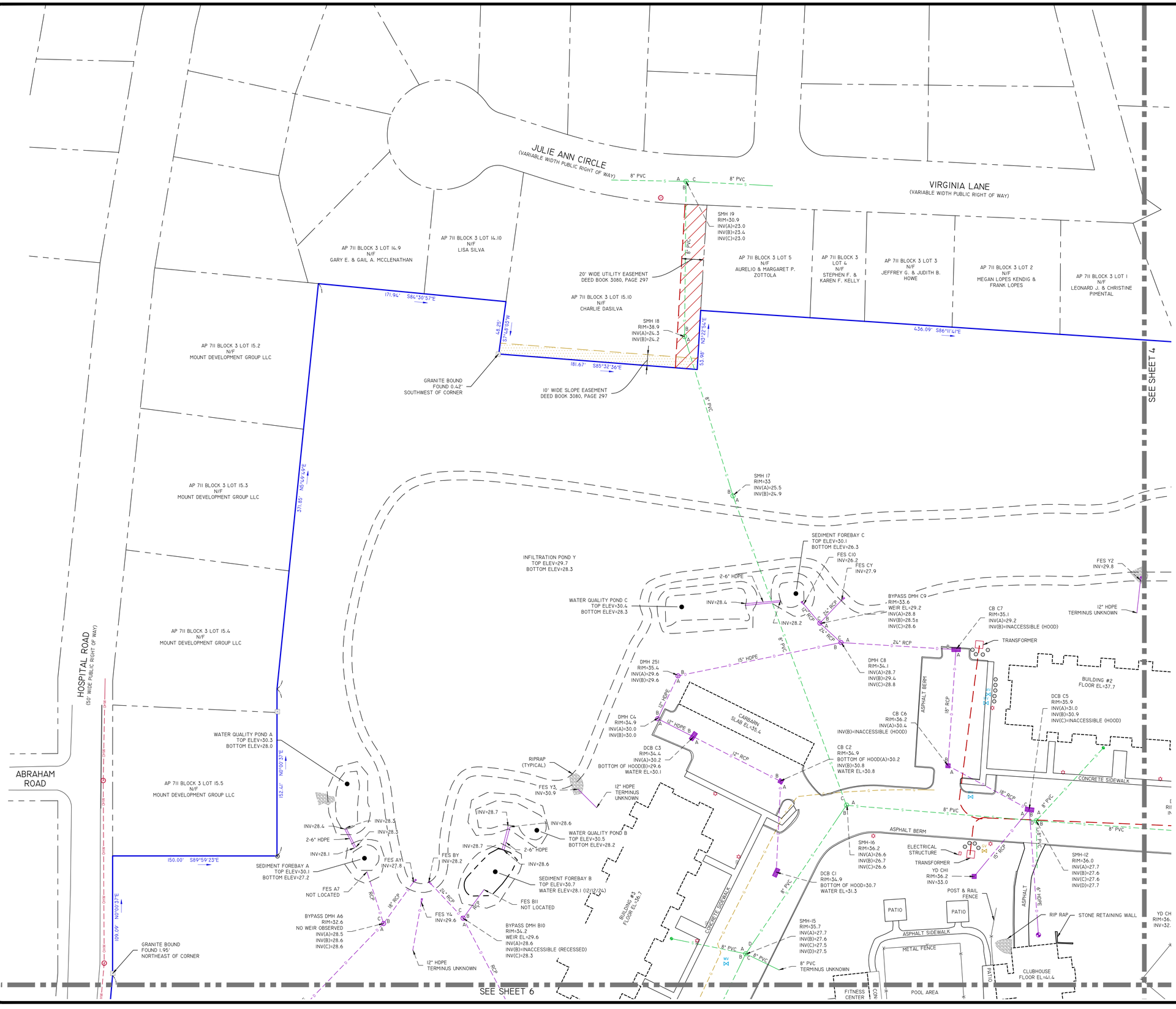
AS-BUILT PLAN-3

WAMPANOAG MEADOWS

ASSESSOR'S PLAT 711, BLOCK 3, LOT 15
EAST PROVIDENCE, RHODE ISLAND

PREPARED FOR:
JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320,
CANTON, MASSACHUSETTS 02021

DE JOB NO. 350-00-02E



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MICHAEL E. GAVITT
No. 1981
PROFESSIONAL LAND SURVEYOR
1/14/2025
MICHAEL E. GAVITT, PLS #1981, COA#LS.000A160

SCALE: 1"=40'
0 20' 40' 80'

AS-BUILT PLAN-4

WAMPANOAG MEADOWS

ASSESSOR'S PLAT 711, BLOCK 3, LOT 15
EAST PROVIDENCE, RHODE ISLAND

PREPARED FOR:
JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320,
CANTON, MASSACHUSETTS 02021

SHEET 7 OF 19

NO.	DATE	DESCRIPTION	BY:
0	01/10/2025	AS-BUILT PLAN	J.J.S.

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

SITE
(PARCEL A)
3.01 ACRES

POND COMPLEX A
(SEE SHEET 14)

TEMPORARY DIVERSION CHANNEL TO DIVERT RUN-ON TO TEMPORARY SEDIMENT TRAP

FUTURE BUILDING (TYP)

EXISTING HOT BOX TO REMAIN

FUTURE EDGE OF PAVEMENT (TYP)

EXISTING SEWER SERVICE TO BE REMOVED

TEMPORARY SEDIMENT TRAP A

EXISTING SMH TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

COUNTRY SIDE LANE

WAMPANOAG TRAIL
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

AP 811 BLOCK 7 LOT 1
N/F
C & P REALTY, INC
&
ATTN: CARL WINQUIST

AP 811 BLOCK 7 LOT 3
N/F
PLOUFF, STEVEN

FUTURE EDGE OF PAVEMENT (TYP)

STAGING AND STOCKPILE AREA

CONCRETE WASHOUT AREA

FUTURE BUILDING (TYP)

FUTURE BUILDING (TYP)

FUTURE BUILDING (TYP)

TEMPORARY SEDIMENT TRAP B

SITE
(PARCEL B)
3.56 ACRES

AP 811 BLOCK 1 LOT 17
N/F
TMI THE LANDINGS LLC

POND COMPLEX B
(SEE SHEET 14)

SCALE: 1"=40'
0 20' 40' 80'

SOIL EROSION CONTROL LEGEND

- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR 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:

1. 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
2. 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.
3. 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.
4. THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. 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).
8. SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
10. 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:

1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. 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.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. 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.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

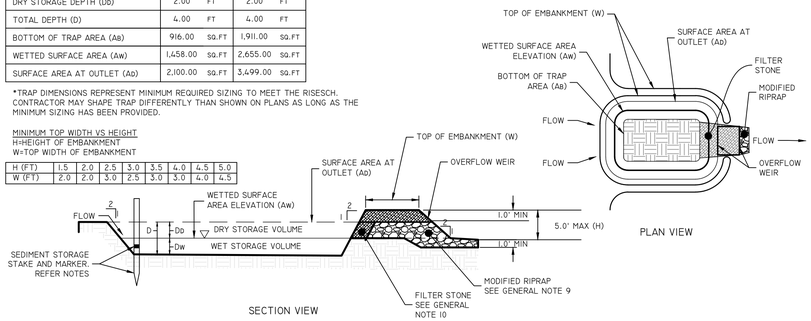
1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. 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
5. 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		TRAP B	
TRIBUTARY DRAINAGE AREA	1.35	AC	2.44	AC
WET STORAGE DEPTH (Dw)	2.00	FT	2.00	FT
DRY STORAGE DEPTH (Dd)	2.00	FT	2.00	FT
TOTAL DEPTH (D)	4.00	FT	4.00	FT
BOTTOM OF TRAP AREA (Ab)	916.00	SQ.FT	1,911.00	SQ.FT
WETTED SURFACE AREA (Aw)	1,458.00	SQ.FT	2,655.00	SQ.FT
SURFACE AREA AT OUTLET (Ao)	2,100.00	SQ.FT	3,499.00	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
NOT TO SCALE

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel.401-943-1000

BRANDON D. CARR
9801
9/19/2025
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO	DATE	DESCRIPTION	BY
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DESIGN BY: P.A.A.
DRAWN BY: F.Y.

SOIL EROSION & SEDIMENT CONTROL PLAN

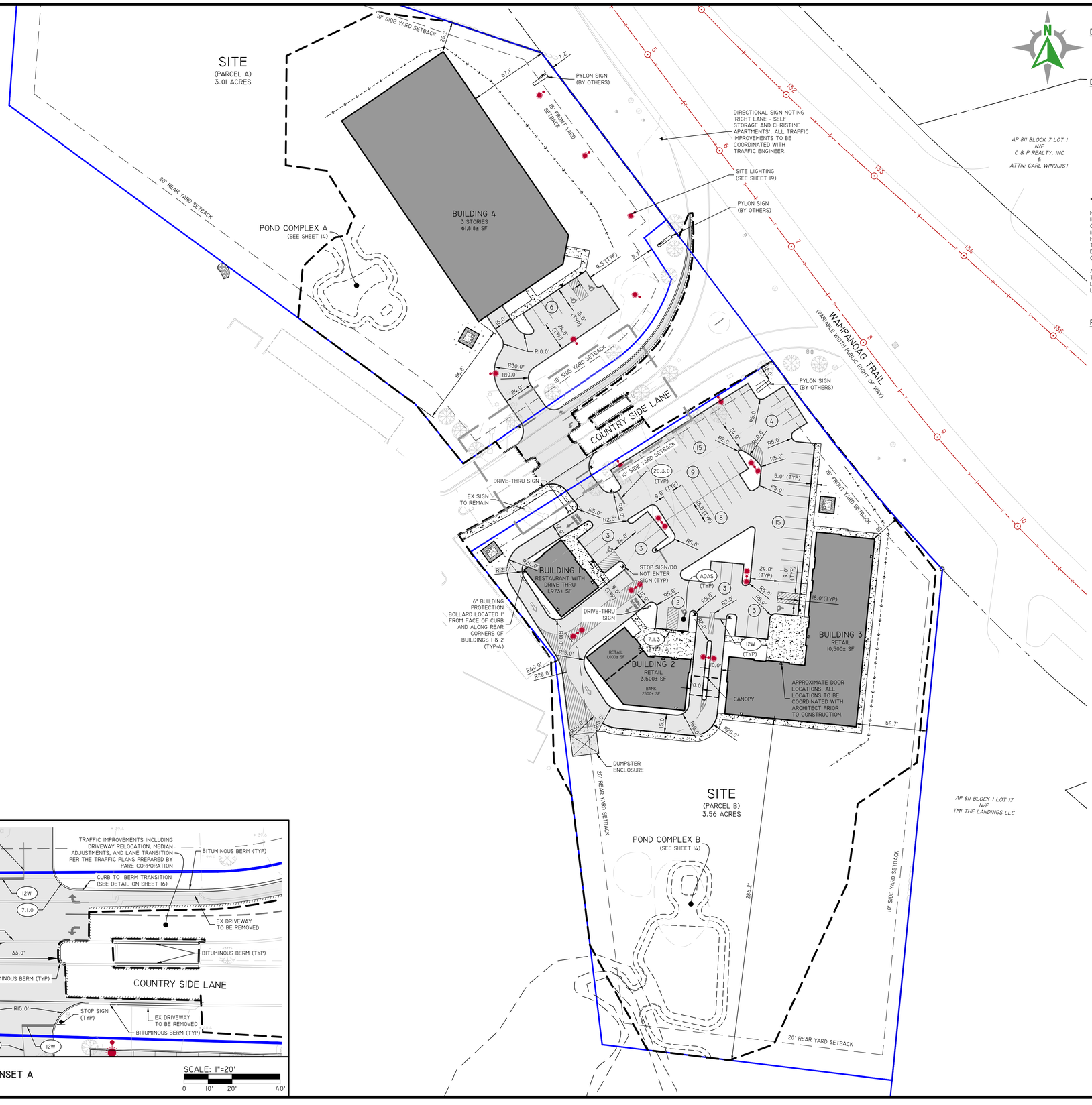
WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 711, BLOCK 1, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

DE JOB NO. 365-05

Z:\DEMAIN\PROJECTS\365-005 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\365-001-PLAN-RETAIL.DWG PLOTTED: 9/9/2025



DEVELOPMENT DATA:

TOTAL LOT AREA:	6.57± ACRES
TOTAL NUMBER OF BUILDINGS:	4

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	COMMERCIAL I		
PROPOSED USE:	SELF STORAGE, FAST FOOD (WITH DRIVE THROUGH), RETAIL		
	REQUIRED	PROVIDED (PARCEL A)	PROVIDED (PARCEL B)
MINIMUM LOT AREA:	10,000 SF	131,186 SF	155,111 SF
MINIMUM LOT WIDTH:	100'	196'	245'
MINIMUM LOT DEPTH:	100'	323'	354'
MINIMUM FRONT YARD:	15'	67.1'	25.1'
MINIMUM SIDE YARD:	10	25.2'	58.7'
MINIMUM REAR YARD:	20'	86.8'	286.2'
MAXIMUM HEIGHT:	40'	30'±	30'±
MAXIMUM NUMBER OF STORIES:	3	3	1
MAXIMUM COVERAGE: (INCLUDING ACCESSORY BUILDING)	35%	16%	10%
MAXIMUM IMPERMEABLE COVERAGE:	55%	21%	50%

*RELIEF REQUESTED

NOTES:
IN ADDITION TO LOT BUILDING COVERAGE, EVERY PARCEL SHALL ALSO BE SUBJECT TO A MAXIMUM PERCENTAGE OF IMPERMEABLE SURFACE COVERAGE. THE MAXIMUM AMOUNT OF THE SITE THAT MAY BE COVERED BY AN IMPERMEABLE SURFACE SHALL BE DETERMINED BY ADDING 20 PERCENT OF THE SITE AREA TO THE MAXIMUM PERCENT OF LOT BUILDING COVERAGE AS ESTABLISHED BY SECTION 19-145. FOR THE PURPOSES OF CALCULATING THE AMOUNT OF IMPERMEABLE SURFACE COVERAGE, IMPERMEABLE SURFACES SHALL INCLUDE ALL ROADS, DRIVEWAYS, PARKING AREAS, BUILDINGS, LOADING AREAS, DECKING, POOLS, AND OTHER IMPERMEABLE CONSTRUCTION COVERING THE NATURAL LANDSCAPE.

ACCORDING TO PART II, CHAPTER 19, ARTICLE VI, SECTION 19-454.5.B OF THE REVISED CODE OF ORDINANCES OF THE CITY OF EAST PROVIDENCE, RHODE ISLAND EACH ROW OF PARKING SPACES SHALL BE TERMINATED BY LANDSCAPED ISLANDS WHICH MEASURE NOT LESS THAN FIVE FEET IN WIDTH AND NOT LESS THAN 18 FEET IN LENGTH.

PARKING REGULATIONS

BUILDING 1

PARKING USE:	RESTAURANTS/EATING OR DRINKING ESTABLISHMENT
PARKING REQUIREMENT:	1 SPACE FOR EACH 6 SEATS PROVIDED FOR PATRON USE, PLUS 1 SPACE FOR EACH 2 EMPLOYEES
RESTAURANT SQUARE FOOTAGE:	1,973 SF
NUMBER OF EMPLOYEES:	6
NUMBER OF SEATS:	48
REQUIRED PARKING CALCULATION:	1 SPACE / 6 SEATS + 1 SPACE / 2 EMPLOYEES (48 / 6) + (6 / 2) = 11 SPACES
TOTAL PARKING REQUIRED:	11 SPACES

BUILDING 2

PARKING USE:	RETAIL AND SERVICE BUSINESS ESTABLISHMENT
PARKING REQUIREMENT:	ONE SPACE FOR EACH 500 SF OF GFA
BUILDING SQUARE FOOTAGE (GFA):	3,500 SF (1,000 SF RETAIL & 2,500 SF BANK)
REQUIRED PARKING CALC (BANK):	1 SPACE / 500 SF 2,500 X 1/500 = 5 SPACES
REQUIRED PARKING CALC (RETAIL):	1 SPACE / 500 SF 1,000 X 1/500 = 2 SPACES
TOTAL PARKING REQUIRED:	7 SPACES

BUILDING 3

PARKING USE:	RETAIL AND SERVICE BUSINESS ESTABLISHMENT
PARKING REQUIREMENT:	ONE SPACE FOR EACH 500 SF OF GFA
RETAIL SQUARE FOOTAGE (GFA):	10,500 SF
REQUIRED PARKING CALCULATIONS:	10,500 X 1/500 = 21 SPACES
TOTAL PARKING REQUIRED:	21 SPACES

BUILDING 4

PARKING USE:	WAREHOUSING ESTABLISHMENT (SELF STORAGE)
PARKING REQUIREMENT:	ONE SPACE FOR EACH 2 EMPLOYEES, OR ONE SPACE FOR EACH 2,000 SF OF GFA, PLUS ADDITIONAL SPACES FOR CUSTOMER VEHICLES DETERMINED APPROPRIATE BY ZONING OFFICER
BUILDING 4 SQUARE FOOTAGE (GFA):	61,818 SF
NUMBER OF EMPLOYEES:	2
REQUIRED PARKING CALCULATIONS:	61,818 X 1/2,000 + 1 SPACE / 2 EMPLOYEES (2 EMPLOYEES) = 31.9 = 32 SPACES
TOTAL PARKING REQUIRED:	32 SPACES

TOTAL

TOTAL PARKING SPACES REQUIRED:	71
ADA PARKING REQUIRED:	5 SPACES
TOTAL PARKING SPACES PROVIDED:	71 SPACES (INCLUDING 5 ADA SPACES)

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BRANDON D. CARR
9801
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DESIGN BY: P.A.A.
DRAWN BY: F. Y.

OVERALL SITE LAYOUT PLAN

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 7II, BLOCKS 1 & 7, PARCELS A & B
279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

DE JOB NO. 185-001

Z:\DEMAIN\PROJECTS\185-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\185-001-PLAN-RETAIL.DWG Plotted: 9/9/2025

AP 711 BLOCK 1 LOT 2
N/F
BOUCHER 1275 LLC

SITE
(PARCEL A)
3.01 ACRES

GRASS SWALE
L=98'
AVG S=0.76%
D=0.5' (MIN)

GRASS SWALE
L=52'
AVG S=1.0%
D=0.5' (MIN)

GRASS SWALE
L=137'
AVG S=0.5%
D=0.5' (MIN)

WAMPANOAG TRAIL
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

ROOF LEADER
HEADER (TYP)

BUILDING 4
62,376 SF
FFE=40.00'

2:1 SLOPE

YD-1
RIM=37.79
INV OUT=35.63(2)

GRASS SWALE
L=34
AVG S=2.5%
D=0.5' (MIN)

8" HDPE
100 LF
S=0.50%

CB-2
RIM=38.02
INV IN=35.13(1)
INV OUT=34.80(3)

12" HDPE
84 LF
S=0.50%

EX INFILTRATION
POND

2:1 SLOPE

POND COMPLEX A
(SEE SHEET 14)

FES-4
INV IN=27.50(3)

12" HDPE
93 LF
S=7.41%

CB-3
RIM=38.16
INV IN=34.38(2)
INV OUT=34.38(4)

COUNTRY SIDE LANE

SEE SHEET 11

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

NOTE:

CONTOUR DATA SHOWN CONFORMS TO A T-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; THIS DATA WAS COLLECTED IN THE FIELD BY DIPRETE ENGINEERING ON OCTOBER 23RD, 2023, SEPTEMBER 18TH, 2024, AND JUNE 18TH, 2025.

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BRANDON D. CARR
9801
9/9/2025
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR TO CONTACT DIG SAFE AT 811 OR 1-888-344-7233 72 HOURS PRIOR TO ANY EXCAVATION. SEE "UTILITY NOTE" ON SHEET 2.

NO.	DATE	DESCRIPTION	BY
0	9-09-2025	PERMITTING PLAN SUBMISSION	P.A.A.

DRAWN BY: P.A.A. DESIGN BY: P.A.A.

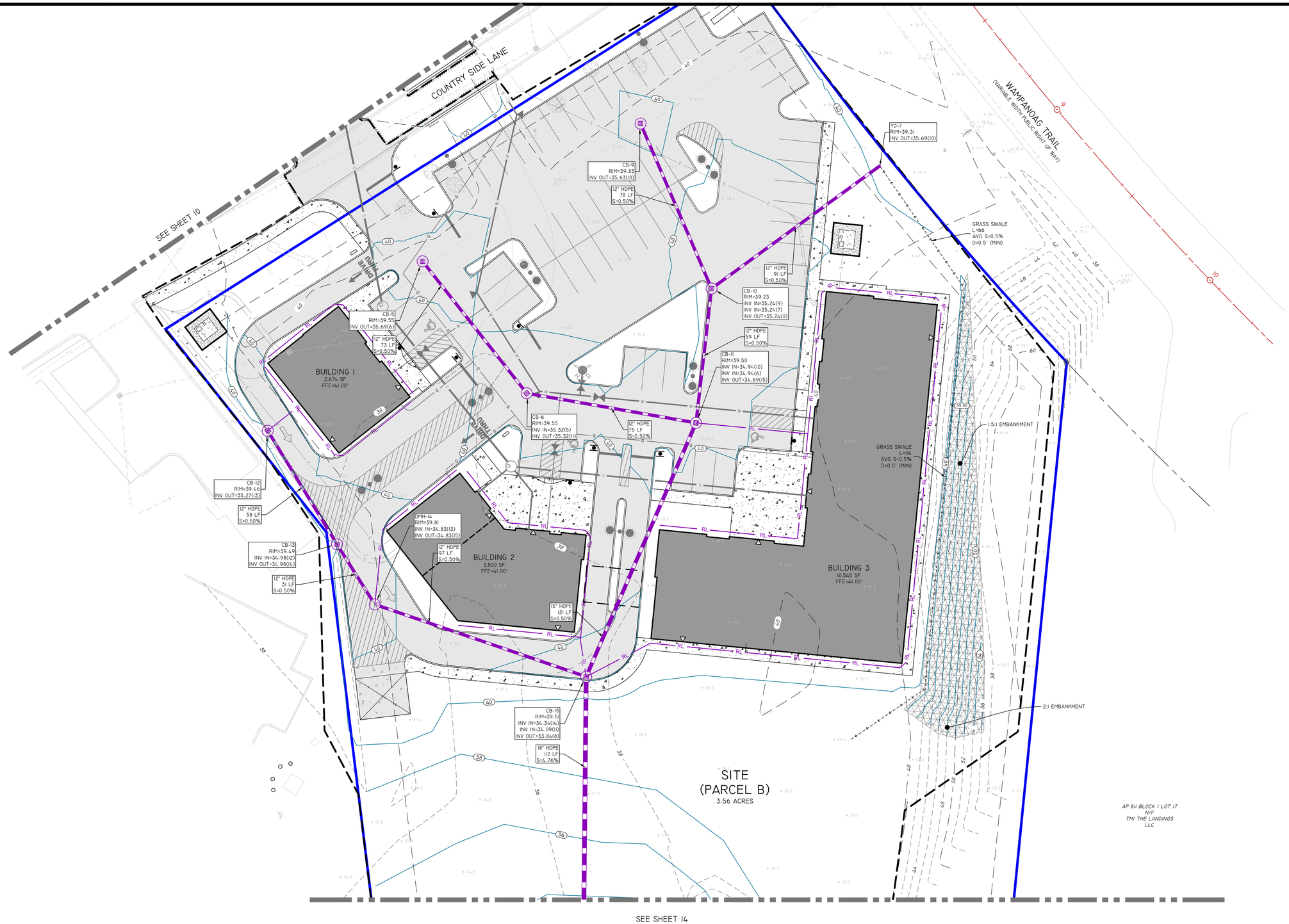
GRADING AND DRAINAGE PLAN - I

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 711, BLOCK 1, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

DE JOB NO. 851-00



NOTE:

CONTOUR DATA SHOWN CONFORMS TO A T-2 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; THIS DATA WAS COLLECTED IN THE FIELD BY DIPRETE ENGINEERING ON OCTOBER 23RD, 2023, SEPTEMBER 18TH, 2024, AND JUNE 18TH, 2025.

SCALE: 1"=20'

0 10' 20' 40'

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CIVIL

NO.	DATE	DESCRIPTION	BY:
0	9-20-2025	PERMITTING PLAN SUBMISSION	F.Y.

DRAWN BY: F.Y. DESIGN BY: P.A.A.

GRADING AND DRAINAGE PLAN - 2

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 711, BLOCK 1 LOT 16 PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

SHEET 11 OF 20

DE_JOB NO. 18510A

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AP 711 BLOCK 1 LOT 2
N/F
BOUCHER 1275 LLC

WAMPANOAG TRAIL
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SITE
(PARCEL A)
3.01 ACRES

EX INFILTRATION
POND

POND COMPLEX A
(SEE SHEET 14)

BUILDING 4
62,376 SF
FFE=40.00'

GAS SERVICE PER RI ENERGY. FINAL SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT

CONNECT 8" CLDP DOMESTIC AND FIRE SERVICE TO EX SERVICE STUB. FINAL SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT

6" PVC
7 LF
S=2.50%

BLDG-4
INV OUT=35.00(5)

SITE LIGHTING (TYP)
SEE LIGHTING PLAN

EX HOT BOX
TO REMAIN

TRANSFORMER
PER RI ENERGY
REQUIREMENTS
(TYP)

FES-4

6" PVC
39 LF
S=4.42%

CB-2

ELECTRICAL
SERVICE
CONNECTION TO BE
COORDINATED WITH
RI ENERGY

YD-1

EXISTING MANHOLE
TO REMAIN.
CONTRACTOR TO
RESET RIM TO NEW
ELEVATION. CORE IN
TWO NEW SERVICES.
EXSMH-12
RIM=38.91
EX INV OUT=32.90
INV IN=33.00(5)
INV IN=33.00(7)

CB-3

8" PVC
58 LF
S=0.50%

SMH-7
RIM=40.32
INV IN=33.39(8)
INV OUT=33.29(12)

COUNTRY SIDE LANE

CONTRACTOR TO
VERIFY LOCATIONS
OF EX STUBS
PRIOR TO
CONNECTION OF
UTILITY SERVICES

SEE SHEET 13

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

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BRANDON D. CARR
9801
9/9/2025
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.
			DESIGN BY: P.A.A.
			DRAWN BY: F.Y.

UTILITIES PLAN - 1

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 711, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

SHEET 12 OF 20

DE JOB No. 1851-001

COUNTRY SIDE LANE

WAMPANOAG TRAIL
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SEE SHEET 12

CONTRACTOR TO VERIFY LOCATIONS OF EX STUBS TO CONNECT SERVICE

8" PVC
124 LF
S=0.50%

GAS SERVICE PER RI ENERGY. FINAL SIZE TO BE DETERMINED PRIOR TO BUILDING PERMIT

GAS MAIN & SERVICE TO BE COORDINATED WITH NGRID PRIOR TO BUILDING PERMIT

ELECTRICAL SERVICE CONNECTION TO BE COORDINATED WITH RI ENERGY

SMH-8
RIM=40.20
INV IN=34.89(9)
INV IN=35.06(1)
INV OUT=34.01(7)

6" PVC
15 LF
S=2.00%

DRIVE THRU

BLDG-1
INV OUT=35.56(8)

BUILDING 1
2,674 SF
FFE=41.00'

2" DOMESTIC SERVICE
FINAL SIZE TO BE DETERMINED
PRIOR TO BUILDING PERMIT

8" CLDIP WATER MAIN
FINAL SIZE TO BE DETERMINED
PRIOR TO BUILDING PERMIT

TRANSFORMER
PER RI ENERGY
REQUIREMENTS
(TYP)

6" DOMESTIC SERVICE
FINAL SIZE TO BE DETERMINED
PRIOR TO BUILDING PERMIT

6" PVC
99 LF
S=0.50%

SMH-9
RIM=40.66
INV IN=35.61(11)
INV IN=35.61(2A)
INV IN=35.61(10)
INV OUT=35.34(8)

6" PVC
18 LF
S=1.00%

6" PVC
15 LF
S=1.00%

6" PVC
121 LF
S=1.00%

6" PVC
9 LF
S=1.00%

BLDG-2A
INV OUT=35.79(9)

6" PVC
16 LF
S=1.00%

BLDG-2B
INV OUT=36.02(10)

CO-1
INV IN=36.91(3)
INV OUT=36.82(9)

BLDG-3
INV OUT=37.00(11)

BUILDING 2
3,500 SF
FFE=41.00'

SITE LIGHTING (TYP)
SEE LIGHTING PLAN

BUILDING 3
10,545 SF
FFE=41.00'

DMH-14

SITE
(PARCEL B)
3.56 ACRES

AP 811 BLOCK 1 LOT 17
N/F
TMI THE LANDINGS
LLC

SEE SHEET 14

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

N

UTILITIES PLAN - 2

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 711, LOT 15, PARCELS A & B
279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

SHEET 13 OF 20

DE JOB NO. 185-001

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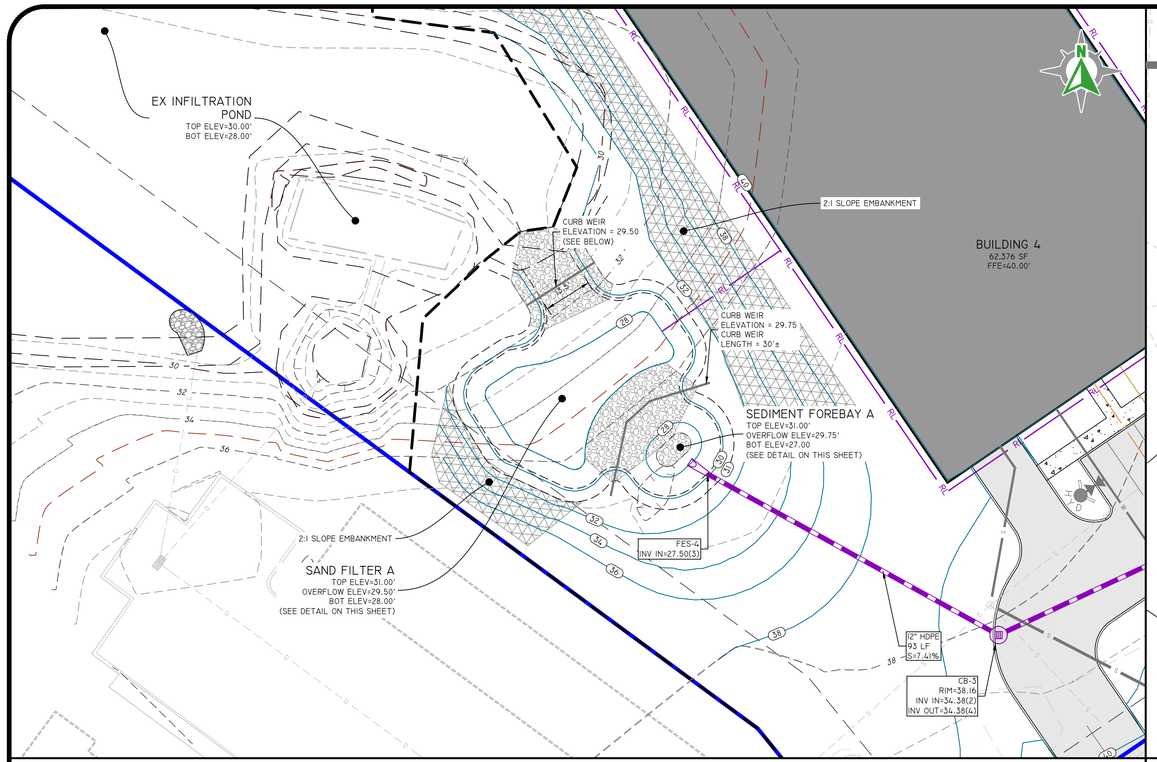
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND ENGINEERING DOCUMENTS.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGE TO UTILITIES NOT SHOWN OR IN THE EXACT LOCATION AS SHOWN. CONTRACTOR IS RESPONSIBLE FOR LOCATIONS OF EXISTING UTILITIES AS PER SEE "UTILITY NOTE" ON SHEET 1.

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DESIGN BY: P.A.A.
DRAWN BY: F.Y.

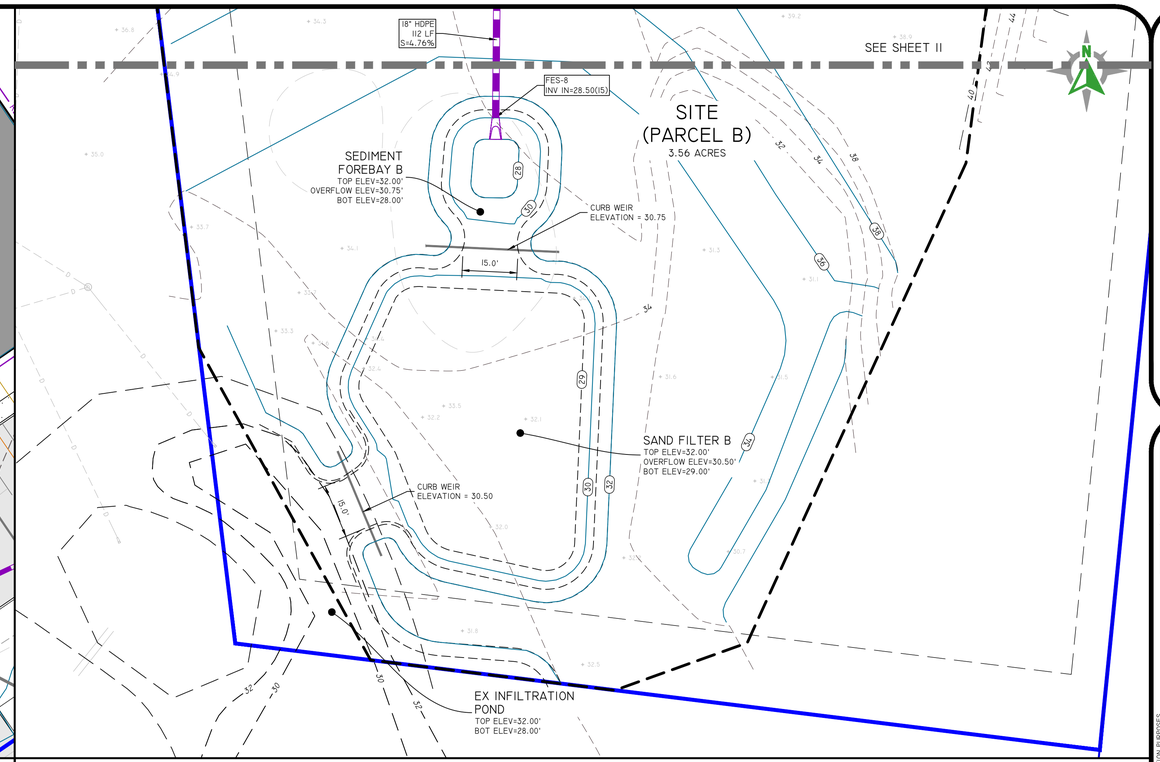
Z:\DEMAIN\PROJECTS\185-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\185-001-PLAN-RETAIL.DWG Plotted: 9/9/2025



WATER QUALITY POND A

SCALE: 1"=20'

0 10' 20' 40'



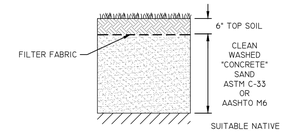
WATER QUALITY POND B

SCALE: 1"=20'

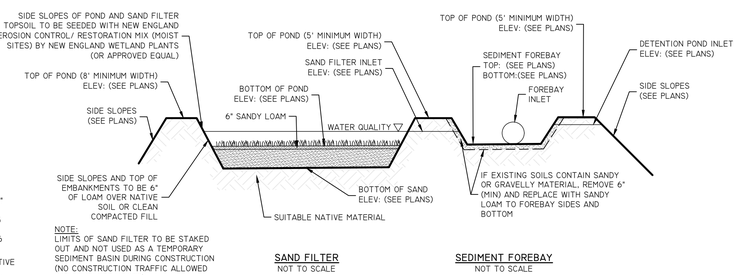
0 10' 20' 40'

DESCRIPTION	SNDF-A	SNDF-B
TOP OF POND ELEVATION	31.00	32.00
100 YEAR STORM ELEVATION	29.79	30.96
10 YEAR STORM ELEVATION	29.62	30.58
1 YEAR STORM ELEVATION	29.15	29.29
WQ STORM ELEVATION	28.05	27.54
BOTTOM OF POND ELEVATION	28.00	29.00
TOP SOIL DEPTH	27.50	28.50
SAND DEPTH	1.50	1.50
BOTTOM OF SAND ELEVATION	26.00	27.00
SEASONAL HIGH GWT ELEVATION	20±	21±
SOIL EVALUATION	TP-105	TH-102

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.



SAND FILTER
TYPICAL SECTION



NOTE:
LIMITS OF SAND FILTER TO BE STAKED OUT AND NOT USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION (NO CONSTRUCTION TRAFFIC ALLOWED WITHIN FILTER LIMITS)

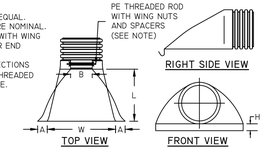
SAND FILTER
NOT TO SCALE

SEDIMENT FOREBAY
NOT TO SCALE

SAND FILTER BMP SYSTEM

NOT TO SCALE

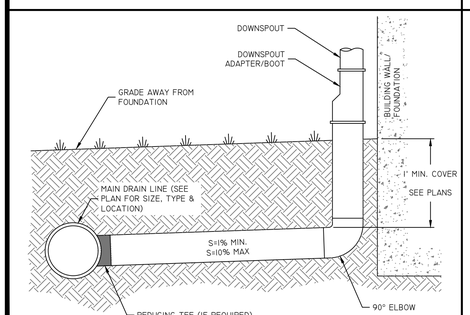
NOTE:
1. ADS OR APPROVED EQUAL.
2. ALL DIMENSIONS ARE NOMINAL.
3. PE THREADED ROD WITH WING NUTS PROVIDED FOR END SECTIONS 12"-24".
4. 30" AND 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLE.



PART #	PIPE SIZE	A	B (MAX)	H	L	W
1210NP	12 IN (300 MM)	6.50 IN (165 MM)	10 IN (254 MM)	6.50 IN (165 MM)	25 IN (635 MM)	29 IN (737 MM)
1510NP	15 IN (375 MM)	6.50 IN (165 MM)	10 IN (254 MM)	6.50 IN (165 MM)	25 IN (635 MM)	29 IN (737 MM)
1810 NP	18 IN (450 MM)	7.50 IN (191 MM)	15 IN (381 MM)	6.50 IN (165 MM)	32 IN (813 MM)	35 IN (889 MM)
2410NP	24 IN (600 MM)	7.50 IN (191 MM)	18 IN (457 MM)	6.50 IN (165 MM)	36 IN (914 MM)	45 IN (1143 MM)
3015NP	30 IN (750 MM)	7.50 IN (191 MM)	12 IN (305 MM)	8.60 IN (218 MM)	58 IN (1473 MM)	63 IN (1600MM)
3615NP	36 IN (900 MM)	7.50 IN (191 MM)	25 IN (635 MM)	8.60 IN (218 MM)	58 IN (1473 MM)	63 IN (1600 MM)

HDPE FLARED END SECTION

NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL

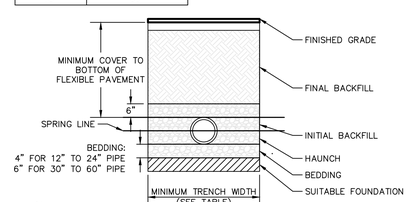
NOT TO SCALE

INSTALLATION NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"–24" (100MM–600MM); 6" (150MM) FOR 30"–60" (750MM–900MM).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON–TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" ø PIPE AND 24" OF COVER FOR 60" ø PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

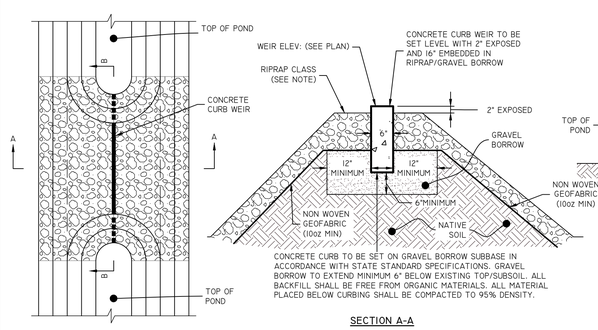
PIPE ø	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"

PIPE ø	MIN. TRENCH WIDTH
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

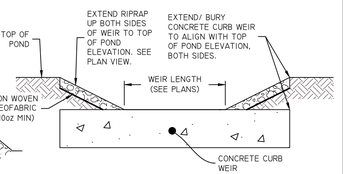


HDPE Trench Detail

NOT TO SCALE



NOTE:
ALL RIPRAP FOR CURB OUTLET WEIRS TO BE CLASS R-3 UNLESS NOTED OTHERWISE.



NOTE:
ALL CONCRETE CURB WEIRS MUST BE MONOLITHIC. CONCRETE CURB. WEIRS CANNOT BE MULTIPLE PRECAST CURBS JOINED IN SEQUENCE.

CURB OUTLET WEIR

NOT TO SCALE

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BRANDON D. CARR
9801
9/30/2025
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO	DATE	DESCRIPTION	BY
0	9-09-2025	PERMITTING PLAN SUBMISSION	P.A.A.
			DESIGN BY: P.A.A.
			DRAWN BY: F.Y.

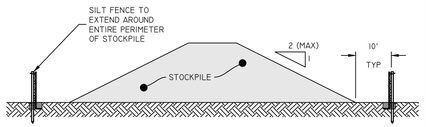
POND COMPLEXES A & B

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 7H, BLOCK 1, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

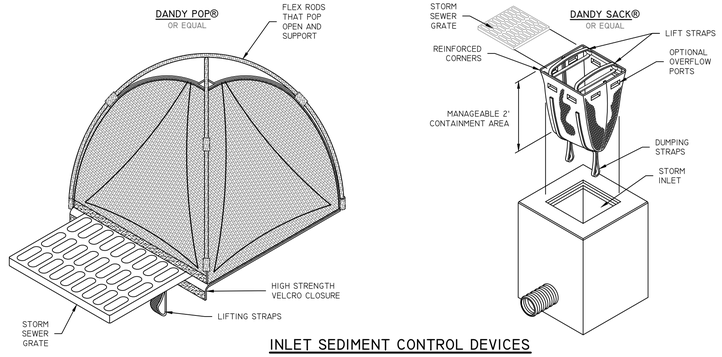
PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

Z:\DEPAIN\PROJECTS\1851-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\1851-001-PLAN-RETAIL.DWG PLOTTED: 9/9/2025



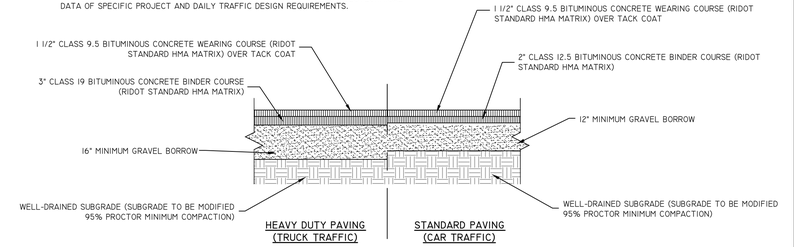
NOTES:
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HAND BOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH THE SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½" OF RAINFALL. REPAIR/ REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

STOCKPILE PROTECTION
NOT TO SCALE

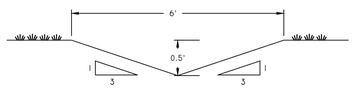


INLET SEDIMENT CONTROL DEVICES
NOT TO SCALE

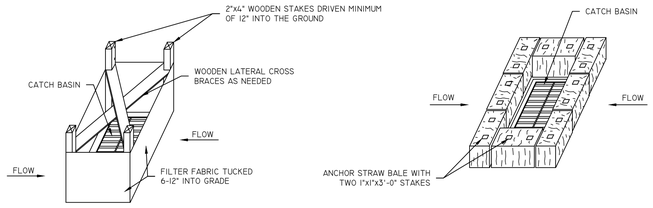
NOTE:
THIS PAVEMENT SECTION DETAIL REFLECTS ASSUMED MINIMUM REQUIREMENTS WITHOUT GEOTECHNICAL EVALUATION. FINAL DESIGN TO BE BASED ON GEOTECHNICAL DATA OF SPECIFIC PROJECT AND DAILY TRAFFIC DESIGN REQUIREMENTS.



TYPICAL PAVEMENT SECTION
NOT TO SCALE



TEMPORARY DIVERSION CHANNEL
NOT TO SCALE

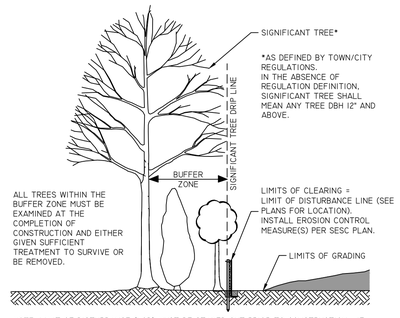


SILT FENCE INSTALLATION FOR CATCH BASINS AT LOW POINTS

STRAW BALE FILTER INSTALLATION FOR CATCH BASINS AT LOW POINTS

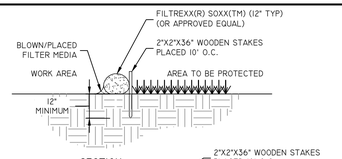
NOTES:
1. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
2. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM.
3. REFER TO LONG TERM/SHORT TERM MAINTENANCE NOTES AND OPERATION & MAINTENANCE PLAN FOR TIMING OF PLACEMENT AND REMOVAL OF EROSION CONTROL ELEMENTS.

CATCH BASIN EROSION CONTROL
NOT TO SCALE



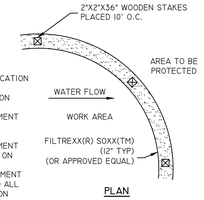
NOTE: LIMIT OF DISTURBANCE (LOD) MUST BE STAKED OUT PRIOR TO CONSTRUCTION. IF ANY SIGNIFICANT TREE DRIP LINE IS ENCROACHING PAST THE LOD, CONTRACTOR MUST CONTACT SITE ENGINEER PRIOR TO CONSTRUCTION.

LIMIT OF DISTURBANCE AT VEGETATION
NOT TO SCALE



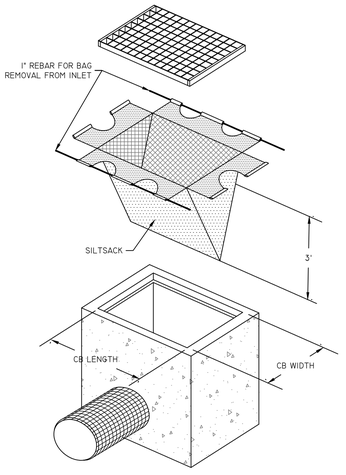
SECTION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS.
2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS.
5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS.
6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.

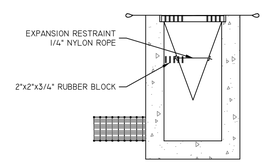


PLAN

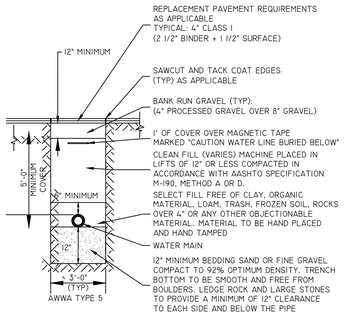
FILTREXX SEDIMENT CONTROL (OR APPROVED EQUAL)
NOT TO SCALE



NOTE:
REGULAR FLOW=66 GAL./MIN/SF
HIGH FLOW=100.6 GAL./MIN/SF

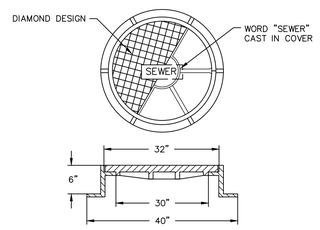


SILT SACK DETAIL
NOT TO SCALE

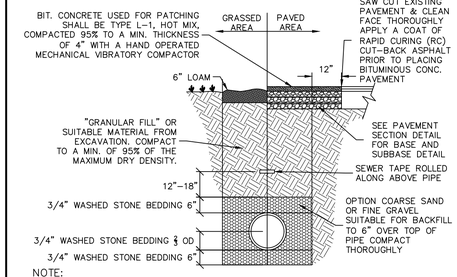


WATER TRENCH DETAIL
NOT TO SCALE

NOTE:
1. SEWER MANHOLE FRAME AND COVER SHALL BE LEBARON MODEL LC326-2 OR APPROVED EQUAL.



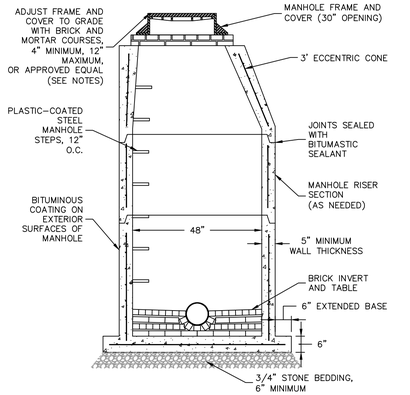
Water-Tight Sewer Manhole Frame & Cover Detail
NOT TO SCALE



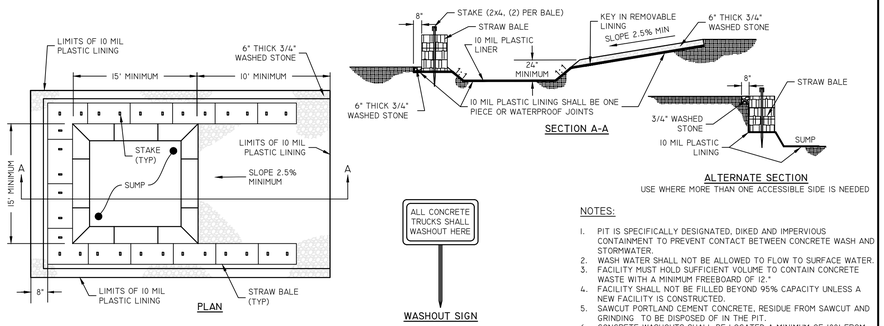
NOTE:
1. WIDTH (W) OF TRENCH IS EQUAL TO THE INSIDE DIAMETER OF THE PIPE PLUS 12".
2. SOIL UNDER CRUSHED STONE FOUNDATION SHALL BE UNDISTURBED AND COMPACTED MATERIAL WITH SEVERAL PASSES OF A VIBRATORY PLATE COMPACTOR.
3. CRUSHED STONE FOUNDATION ¾" MAXIMUM SIZE, SHALL BE PLACED 6" UNDER THE PIPE ND UP TO THE PIPE LAID THEREON, CRUSHED STONE PULLED AGAINST THE PIPE SIDES TO FIRMLY HOLD THE PIPE IN PLACE.
4. CRUSHED STONE HAUNCHING ¾" MAXIMUM SIZE SHALL BE BROUGHT LEVEL TO THE TOP OF THE PIPE AND OUT TO THE TRENCH WALL AT THIS ELEVATION FOR ALL PIPE.

Sewer Line Trench Detail
NOT TO SCALE

NOTES:
1. MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM-C478.
2. INVERT AND TABLE SHALL CONSIST ENTIRELY OF BRICK AND MORTAR. NO SAND FILLER SHALL BE ALLOWED.
3. MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE, IN ACCORDANCE WITH THE SEWER AUTHORITY SANITARY RULES AND REGULATIONS. UNDER NO CIRCUMSTANCES WILL EXFILTRATION TESTING BE ACCEPTED.
4. BOLTED AND GASKETED COVERS SHALL BE USED ON MANHOLES IN OFF-ROAD AREAS.
5. TAPPING OF MANHOLES MUST BE AUTHORIZED AND INSPECTED BY THE SEWER AUTHORITY. THE ONLY APPROVED METHOD FOR TAPPING MANHOLES SHALL BE BY CORE-DRILLING THE MANHOLE AND INSTALLING A "KOR-N-SEAL" BOOT.
6. PRECAST CONCRETE GRADE RINGS, HDPE GRADE RINGS, OR OTHER RIM ADJUSTMENT PRODUCTS MAY BE USED IN LIEU OF BRICK AND MORTAR WITH THE PERMISSION OF THE SEWER AUTHORITY.



Sewer Manhole
NOT TO SCALE



NOTES:
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12.'
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAWCUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT AND GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, AND SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA
NOT TO SCALE

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NO	DATE	DESCRIPTION	BY
0	9-09-2025	PERMITTING PLAN SUBMISSION	P.A.A.

DESIGN BY: P.A.A.
DRAWN BY: P.A.A.

DETAIL SHEET - 1

WAMPANOAG TRAIL RETAIL
ASSESSOR'S PLAT 71, BLOCK 1, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

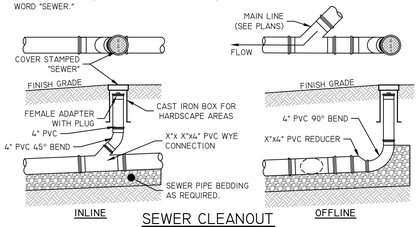
PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

DR. JOB NO. 365-00 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

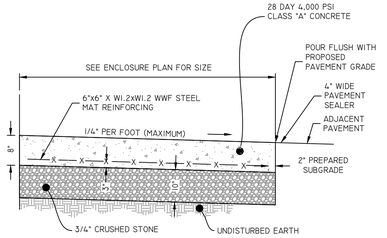
SHEET 15 OF 20

Z:\DEPAIN\PROJECTS\185\-00 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\185\-00\-PLAN-RETAIL.DWG PLOTTED: 9/9/2025

NOTES:
1. ALL PIPE AND FITTINGS SHALL BE GASKETED SDR-35 (OR) SCH-40 PVC.
2. PIPE BEDDING AND BACKFILL FOR CLEANOUTS SHALL MEET APPLICABLE SEWER SPECIFICATIONS UNLESS OTHERWISE NOTED BY ENGINEER.
3. FOR SEPTIC APPLICATIONS, CLEANOUTS ARE REQUIRED AT INTERVALS NOT GREATER THAN 75'. FOR ALL OTHER APPLICATIONS, A MINIMUM OF ONE CLEANOUT SHALL BE PLACED ON EACH LATERAL, 5' FROM THE STRUCTURE, AND FOR LONGER RUNS, CLEANOUTS SHALL BE LOCATED EVERY 100' AND AT ADDITIONAL LOCATIONS AS SHOWN ON THE PLANS.
4. FOR PAVED/ ROADWAY/ HARDSCAPE AREAS, ALL CLEANOUTS SHALL BE SLEEVED WITH A CAST-IRON BOX SET FLUSH WITHIN THE FINAL GRADE. FOR TRAFFICABLE APPLICATIONS, THE CAST-IRON BOX MUST MEET H-20 LOADING. FOR SOFTSCAPE AREAS, CLEANOUT ACCESS COVER SHALL BE SET FLUSH WITH FINAL GRADE (CAST-IRON BOX NOT REQUIRED). ALL COVERS SHALL BE INSCRIBED WITH THE WORD "SEWER."

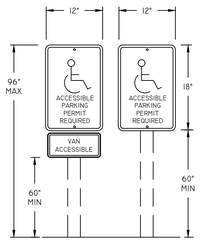


SEWER CLEANOUT
NOT TO SCALE



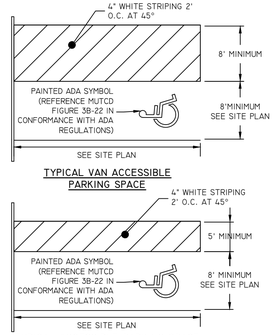
NOTES:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE ABUTS A RIGID STRUCTURE.

CONCRETE DUMPSTER PAD
NOT TO SCALE



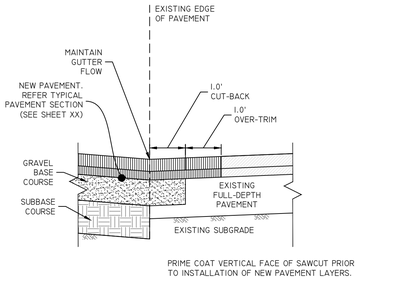
NOTES:
1. SIGN MUST BE PLACED BEHIND APPLICABLE VAN ACCESSIBLE OR ACCESSIBLE SPACE AS SHOWN ON SITE PLAN.
2. ACCESSIBLE PARKING SPACES AND SIGNAGE MUST COMPLY WITH LATEST VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) OR THE APPLICABLE STATE/ MUNICIPAL BUILDING CODE, WHICHEVER STANDARD CONTROLS.
3. THE MAXIMUM HEIGHT OF THE TOP OF THE HIGHEST SIGN SHALL BE 96".
4. THE MINIMUM HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 60".
5. THE ABOVE NOTES APPLY REGARDLESS OF ADA SIGN MOUNTING TYPE (I.E. POLE MOUNTED, BOLLARD MOUNTED, WALL MOUNTED ETC.)

TYPICAL ACCESSIBLE PARKING SIGN
NOT TO SCALE



NOTES
1. ALL PAINT MUST BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F, PAINT MUST BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN FIVE DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT. ALLOW FOR MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.
3. FOR REDEVELOPMENT SITES, PAINT COLOR AND SIZE/ STENCILING OF PAINTED ADA SYMBOL MUST MATCH ADJACENT SPACES, SO LONG AS THEY COMPLY WITH THE CURRENT EDITIONS OF ALL APPLICABLE STANDARDS AND REGULATIONS.

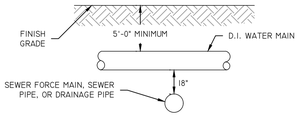
TYPICAL ACCESSIBLE PARKING SPACES
NOT TO SCALE



PRIME COAT VERTICAL FACE OF SAWCUT PRIOR TO INSTALLATION OF NEW PAVEMENT LAYERS.

PAVEMENT TIE-IN DETAIL
NOT TO SCALE

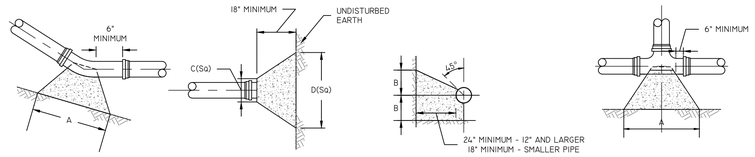
NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHOULD BE A MINIMUM OF 18".
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10'.
3. IF 1 OR 2 CAN NOT BE MAINTAINED THE PROPOSED UTILITY IS TO BE ENCASED IN CONCRETE 12' ON EITHER SIDE OF THE CROSSING.



UTILITY SEPARATION
NOT TO SCALE

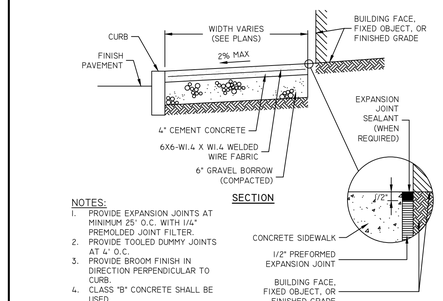
NOTES:
1. ALL CONCRETE SHALL BE 4,000 P.S.I. @ 28 DAYS
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH
3. FORMS TO BE USED AS NECESSARY
4. ALL BOLTS AND NUTS TO BE PROTECTED FROM CONCRETE AND EASILY ACCESSIBLE WHEN THRUST BLOCK INSTALLED
5. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND SHALL VERIFY CALCULATIONS DURING DESIGN TO MEET CONDITIONS OF PROJECT.

SIZE	TEES		PLUGS		90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	A	B	C	D	A	B	A	B	A	B	A	B
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

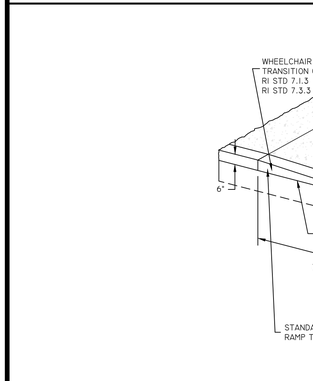
THRUST BLOCK
NOT TO SCALE



NOTES:
1. PROVIDE EXPANSION JOINTS AT MINIMUM 25' O.C. WITH 1/4" PREMOLDED JOINT FILLER.
2. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CLASS "B" CONCRETE SHALL BE USED.

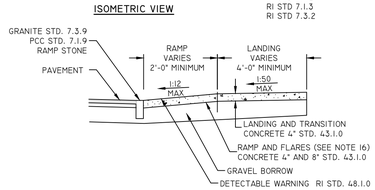
JOINT DETAIL

CONCRETE SIDEWALK
NOT TO SCALE



ISOMETRIC VIEW

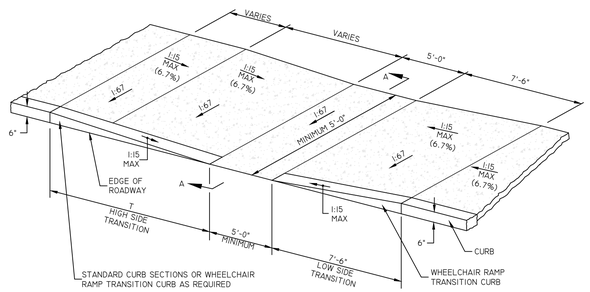
ROADWAY PROFILE GRADE	T (FT.)
0.00	7.5
0.01	9.0
0.02	11.0
0.03	13.5
0.04	19.0
0.05	30.0



SECTION A-A

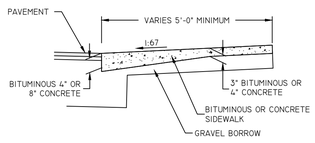
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP WILL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
4. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
8. 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.
9. WHERE THE ROAD PROFILE EXCEEDS 5% THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0")
10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
15. DETECTABLE WARNINGS TO BE PAID FOR UNDER SECTION 942 OF THE RI STANDARD SPECIFICATIONS.
16. 8" CONCRETE DEPTH FOR RADIUS WHEELCHAIR RAMPS ONLY. USE 4" DEPTH FOR TANGENT (MID-BLOCK) LOCATIONS.
14. MEETS OR EXCEEDS GUIDELINES OF RIDOT STANDARD DETAIL 43.3.0.

WHEELCHAIR RAMP (ADA)
NOT TO SCALE



ISOMETRIC VIEW

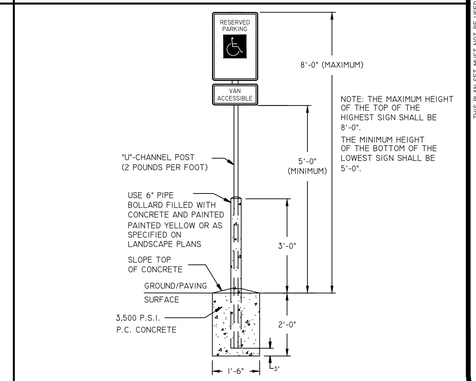
ROADWAY PROFILE GRADE	T (FT.)
0.00	7.5
0.01	9.0
0.02	11.0
0.03	13.5
0.04	19.0
0.05	30.0



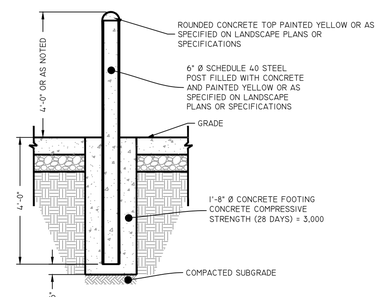
SECTION A-A

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. 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.
3. 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.
4. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
7. AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 3'-0" SHALL BE MAINTAINED.
8. 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.
9. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
10. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
11. THE WHEELCHAIR RAMP SHALL BE CENTERED RADIALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
12. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
13. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
14. MEETS OR EXCEEDS GUIDELINES OF RIDOT STANDARD DETAIL 43.3.0.

WHEELCHAIR RAMP (ADA) NO FLARES
NOT TO SCALE



BOLLARD MOUNTED ADA SIGN DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY:
0	9/05/2025	PERMITTING PLAN SUBMISSION	F.Y.

DESIGN BY: P.A.A.
DRAWN BY: F.Y.

DiPrete Engineering
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Two Stafford Court, Cranston, RI 02920 - Tel 401-943-1000

DETAIL SHEET - 2

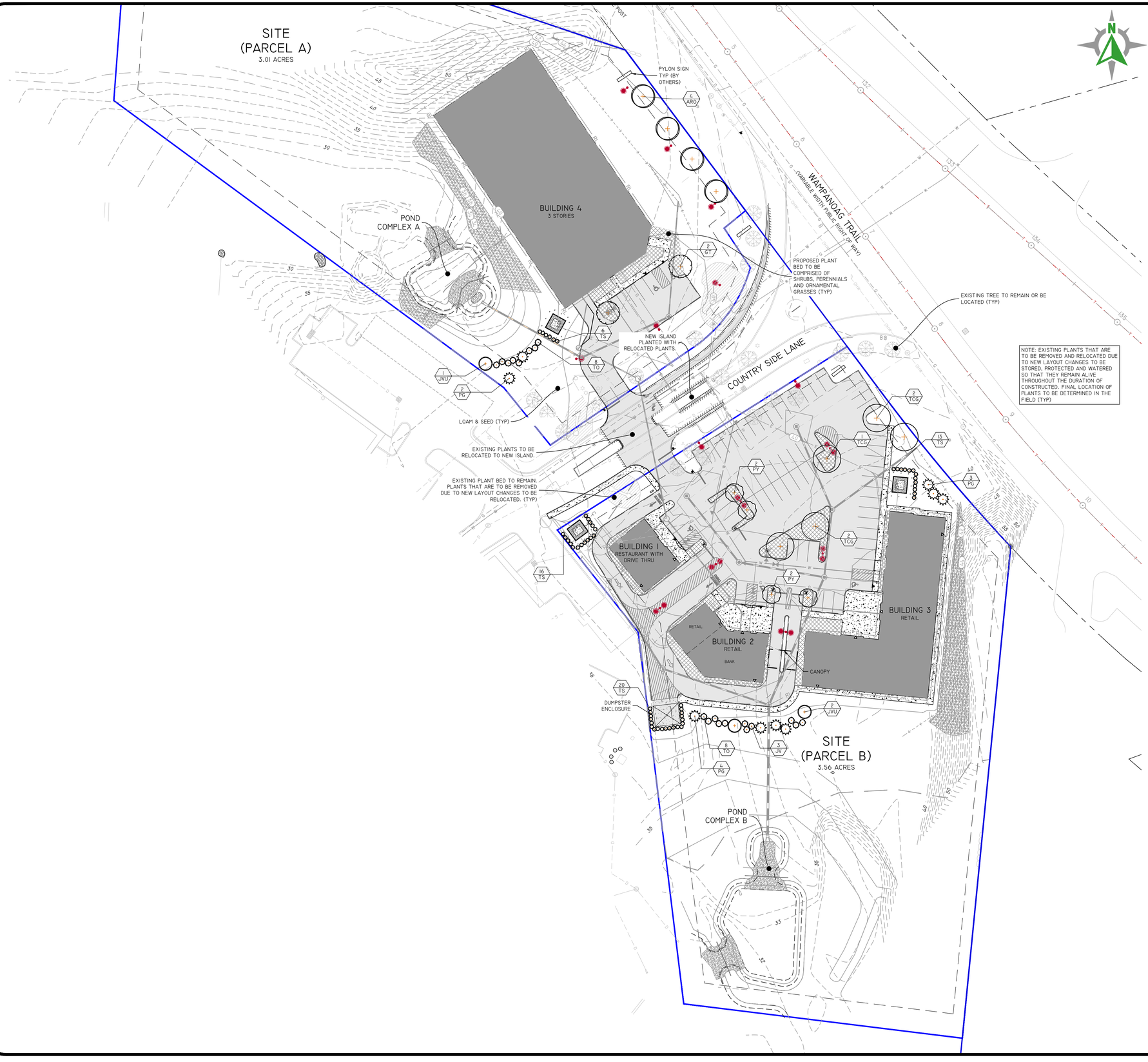
WAMPANOAG TRAIL RETAIL
ASSESSOR'S PLAT 71, BLOCK 1.01, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

DE JOB NO. 185-00

SHEET 16 OF 20

Z:\DEMAIN\PROJECTS\185-00 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\185-00-PLAN-RETAIL.DWG Plotted: 9/8/2025



LANDSCAPE NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. 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 LAWNS 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 NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
3. 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.
4. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. 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.
6. 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.
7. ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS.
8. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
9. CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS USING THE ENDOPHYTE ENHANCED GRASS SEED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
10. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
11. 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. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
12. 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 OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, 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 REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
13. ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
14. IRRIGATION SYSTEM BY OTHERS.
15. LIGHTING PHOTOMETRICS/DESIGN BY OTHERS.
16. THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

DiPrete Engineering
Engineers · Planners · Surveyors
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000
www.diprete-eng.com

REGISTERED LANDSCAPE ARCHITECT
ALEXANDRA C. AVERY, RLA
NO. 431

NO.	DATE	DESCRIPTION	BY:
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DRAWN BY: F.Y. | DESIGN BY: P.A.A.

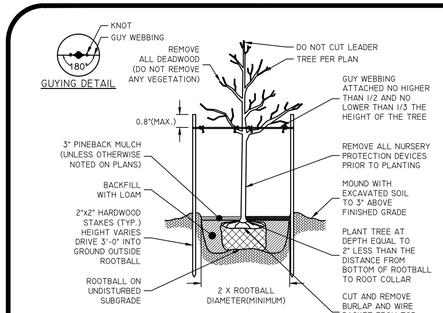
LANDSCAPE PLAN

WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 71, LOTS 15, PARCELS A & B
279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

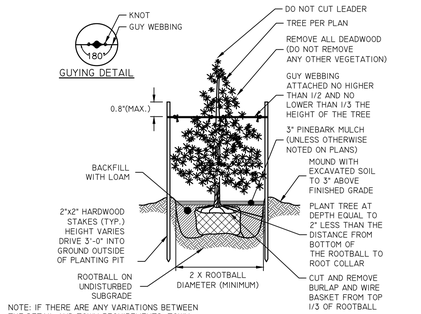
Z:\DESIGN\PROJECTS\1851-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\1851-001-LARC-RETAIL.DWG PLOTTED: 9/9/2025



NOTE: IF THERE ARE ANY VARIATIONS BETWEEN THE DETAIL AND TOWN REQUIREMENTS, TOWN REQUIREMENTS SHALL BE FOLLOWED.

LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

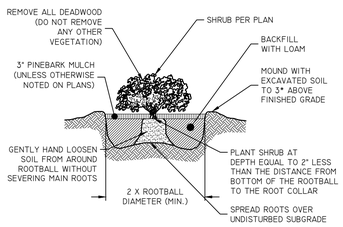
NOT TO SCALE



NOTE: IF THERE ARE ANY VARIATIONS BETWEEN THE DETAIL AND TOWN REQUIREMENTS, TOWN REQUIREMENTS SHALL BE FOLLOWED.

EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)

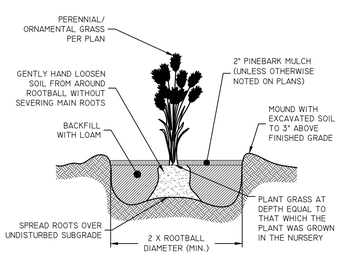
NOT TO SCALE



NOTE: IF THERE ARE ANY VARIATIONS BETWEEN THE DETAIL AND TOWN REQUIREMENTS, TOWN REQUIREMENTS SHALL BE FOLLOWED.

CONTAINER GROWN SHRUB PLANTING DETAIL

NOT TO SCALE



NOTE: IF THERE ARE ANY VARIATIONS BETWEEN THE DETAIL AND TOWN REQUIREMENTS, TOWN REQUIREMENTS SHALL BE FOLLOWED.

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

CITY OF EAST PROVIDENCE
ARTICLE 16 - LAND DEVELOPMENT PROJECT & DEVELOPMENT PLAN REVIEW DESIGN STANDARDS

SEC. 16-1. DEVELOPMENT AND LANDSCAPING DESIGN STANDARDS.
(c) LANDSCAPING STANDARDS.
(2) SITE PROTECTION AND GENERAL PLANTING REQUIREMENTS
F. PLANTING SPECIFICATIONS. DECIDUOUS TREES SHALL HAVE AT LEAST A 2½-INCH CALIPER AT THE TIME OF PLANTING. SUCH REQUIREMENT MAY BE MODIFIED BY THE ADMINISTRATIVE OFFICE OR PLANNING BOARD WHERE THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF ADMINISTRATIVE OFFICER OR PLANNING BOARD THAT THE TYPE AND GROUPINGS OF THE TREES REQUIRE A SMALLER CALIPER AT THE TIME OF PLANTING. SIZE OF EVERGREENS AND SHRUBS SHALL BE ALLOWED TO VARY DEPENDING ON SETTING AND TYPE OF SHRUB. ONLY NURSERY-GROWN PLANT MATERIALS SHALL BE ACCEPTABLE, AND ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED ACCORDING TO ACCEPTED HORTICULTURAL STANDARDS. DEAD AND DISEASED PLANTS AND TREES SHALL BE REMOVED AND REPLACED BY THE OWNER ON AT LEAST AN ANNUAL BASIS. FAILURE TO PROPERLY MAINTAIN TREES SHALL RESULT IN SUCH WORK BEING PERFORMED BY THE CITY AT THE OWNER'S EXPENSE.

PROPOSED DECIDUOUS TREES HAVE AT LEAST 2½-INCH CALIPER AT THE TIME OF PLANTING.

G. PLANT SPECIES. THE PLANT SPECIES SELECTED SHOULD BE HARDY FOR THE PARTICULAR CLIMATIC ZONE IN WHICH THE DEVELOPMENT IS LOCATED AND APPROPRIATE IN TERMS OF FUNCTION AND SIZE. THE APPLICANT IS ENCOURAGED TO SELECT PLANT SPECIES WHICH HAVE MINIMAL REQUIREMENTS FOR WATERING AND FERTILIZATION. IN SELECTION OF PLANT SPECIES REFERENCE SHALL BE MADE TO THE PLANT TYPES RECOMMENDED IN THE LAND DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS OR OF A VARIETY APPROVED BY THE SUPERINTENDENT OF PARKS.

THE PLANT SPECIES SELECTED ARE HARDY FOR THE PARTICULAR CLIMATIC ZONE IN WHICH THE DEVELOPMENT IS LOCATED AND APPROPRIATE IN TERMS OF FUNCTION AND SIZE.

(I) SHADE TREES
A. LOCATION. SHADE TREES SHALL BE EITHER PLANTED OR MAINTAINED AT INTERVALS OF NO MORE THAN 35 FEET ALONG BOTH SIDES OF ALL NEW OR EXISTING STREETS ABUTTING A DEVELOPMENT SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. THE ADMINISTRATIVE OFFICER OR PLANNING BOARD MAY PERMIT SPACING OF TREES AT GREATER INTERVALS WHERE THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE ADMINISTRATIVE OFFICER OR PLANNING BOARD THAT SUCH A SPACING IS NECESSARY FOR THE PRESERVATION OF LARGE EXISTING TREES OR OTHER PLANTING OF LARGE TREE SPECIMENS.
C. PLANTING SPECIFICATIONS. STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2½ INCHES AT TIME OF PLANTING, AND BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS. STREET TREES WITH THE EXCEPTION OF ORNAMENTAL TREES, SHALL HAVE OR WILL HAVE, WHEN FULLY MATURE, A MINIMUM CALIPER OF 12 INCHES. TREES SHALL BE PROPERLY PLANTED AND STAKED AND PROVISION MADE BY THE DEVELOPER FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. DEAD AND DISEASED TREES SHALL BE REMOVED AND REPLACED BY THE OWNER ON AT LEAST AN ANNUAL BASIS. FAILURE TO PROPERLY MAINTAIN STREET TREES SHALL RESULT IN SUCH WORK BEING PERFORMED BY THE CITY AT THE OWNER'S EXPENSE.

SHADE TREES ARE PROPOSED ALONG WAMPANOAG TRAIL AT INTERVALS OF NO MORE THAN 35 FEET. EXISTING TREES ALONG COUNTRY SIDE TO REMAIN OR BE RELOCATED.

(I) BUFFERING
A. FUNCTION AND MATERIALS. BUFFERING SHALL PROVIDE A YEAR-ROUND VISUAL SCREEN IN ORDER TO MINIMIZE ADVERSE IMPACTS. THE BUFFER MAY CONTAIN FENCING, EVERGREENS, BERMS, ROCKS, BOULDERS, MOUNDS, OR COMBINATIONS THEREOF TO ACHIEVE THE OBJECTIVES.
B. WHEN REQUIRED. EVERY DEVELOPMENT SHALL PROVIDE SUFFICIENT BUFFERING WHEN TOPOGRAPHICAL OR OTHER BARRIERS DO NOT PROVIDE REASONABLE SCREENING AND WHEN THE DPR COMMITTEE DETERMINES THAT THERE IS A NEED (1) TO SHIELD NEIGHBORING PROPERTIES FROM ANY ADVERSE EXTERNAL EFFECTS OF A DEVELOPMENT; OR (2) TO SHIELD THE DEVELOPMENT FROM NEGATIVE IMPACTS OF ADJACENT USES; OR (3) TO MINIMIZE STORMWATER IMPACTS ON FLOOD MANAGEMENT AND WATER QUALITY. IN HIGH-DENSITY DEVELOPMENTS, WHEN BUILDING DESIGN AND SITING DO NOT PROVIDE PRIVACY, THE ADMINISTRATIVE OFFICER OR PLANNING BOARD MAY REQUIRE LANDSCAPING, FENCES, OR WALLS TO SCREEN DWELLING UNITS FOR PRIVACY. BUFFERS SHALL BE MEASURED FROM SIDE AND REAR PROPERTY LINES, EXCLUDING DRIVEWAYS.
C. MINIMUM AMOUNT REQUIRED.
1. A FIVE-FOOT BUFFER STRIP OF GRASS OR OTHER VEGETATION IS REQUIRED AROUND THE ENTIRE PERIMETER OF THE SITE, EXCEPT FOR ANY CURB CUTS.
2. WHERE MORE-INTENSIVE LAND USES ABUT LESS-INTENSIVE USES (INCLUDING SITUATIONS WHERE A STREET OR RIGHT-OF-WAY SEPARATES THE USES), A BUFFER STRIP (25 FEET) IN WIDTH SHALL BE REQUIRED BETWEEN SUCH USES.
3. PARKING LOTS, GARBAGE COLLECTION AND UTILITY AREAS, AND LOADING AND UNLOADING AREAS SHOULD BE SCREENED AROUND THEIR PERIMETERS BY A BUFFER STRIP A MINIMUM OF (FIVE FEET) WIDE.
E. PLANTING SPECIFICATIONS. PLANT MATERIALS SHALL BE SUFFICIENTLY LARGE AND PLANTED IN SUCH A FASHION THAT A YEAR-ROUND EFFECTIVE BUFFER HEIGHT AT LEAST EIGHT FEET IN HEIGHT SHALL BE PRODUCED WITHIN THREE GROWING SEASONS. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ACCEPTED HORTICULTURAL STANDARDS.

BUFFER PLANTINGS ARE PROPOSED WHERE FEASIBLE.

(I) PARKING AREA LANDSCAPING REQUIREMENTS.
A. TREES SHALL BE PLANTED WITHIN THE PLANTING STRIP OR IN SIDEWALK AREAS AS MAY BE APPROPRIATE. AT INTERVALS OF NO MORE THAN 35 FEET, AND SHALL HAVE A MINIMUM CALIPER AT TIME OF PLANTING OF 2½ INCHES. THE ADMINISTRATIVE OFFICER OR PLANNING BOARD MAY PERMIT SPACING OF TREES AT GREATER INTERVALS WHERE THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE ADMINISTRATIVE OFFICER OR PLANNING BOARD THAT SUCH A SPACING IS NECESSARY FOR THE PRESERVATION OF LARGE EXISTING TREES OR THE PLANTING OF LARGE TREE SPECIMENS.

EXISTING TREES ALONG COUNTRY SIDE LANE TO REMAIN OR BE RELOCATED.

B. THE INTERIOR OF PARKING AREAS SHALL BE SUITABLY LANDSCAPED WITH TREES, SHRUBS, PLANTS OR OTHER LIVE VEGETATION. IN ADDITION TO THE REQUIRED BUFFER STRIP A MINIMUM OF TEN SQUARE FEET OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE PROVIDED WITHIN THE INTERIOR OF ANY OFF-STREET PARKING AREA. EACH ROW OF PARKING SPACES SHALL BE TERMINATED BY LANDSCAPED ISLANDS WHICH MEASURE NOT LESS THAN FIVE FEET IN WIDTH AND NOT LESS THAN 18 FEET IN LENGTH. THE INTERIOR OF THE PARKING AREA SHALL INCORPORATE LANDSCAPED AREAS IN APPROPRIATE LOCATIONS IN ORDER TO PREVENT LONG, UNINTERRUPTED ROWS OF PARKING SPACES. SUCH LANDSCAPED ISLANDS MAY BE INCLUDED IN CALCULATING THE REQUIRED LANDSCAPED AREA.
MANDATORY TERMINAL ISLANDS SHALL BE SURROUNDED WITH CONTINUOUS RAISED CURBING.
INTERIOR ISLANDS AND DIVIDER MEDIANS SHALL BE PROTECTED FROM ENCROACHMENT OF MOTOR VEHICLES IN A MANNER APPROVED BY THE ADMINISTRATIVE OFFICER OR PLANNING BOARD.
PEDESTRIAN PATHS MAY BE INCORPORATED WITHIN THE LANDSCAPED AREA PROVIDED A MINIMUM DIMENSION OF FOUR FEET, EXCLUSIVE OF PAVED AREAS, IS MAINTAINED FOR ALL LANDSCAPED AREAS.

THE INTERIOR OF PARKING AREAS ARE PROPOSED TO BE SUITABLY LANDSCAPED WITH TREES, SHRUBS, PLANTS OR OTHER LIVE VEGETATION. IN ADDITION TO THE REQUIRED BUFFER STRIP A MINIMUM OF TEN SQUARE FEET OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE PROVIDED WITHIN THE INTERIOR OF ANY OFF-STREET PARKING AREA.

REQUIRED INTERIOR LANDSCAPE PARKING AREA = 10 SF/PARKING SPACE

BUILDINGS 1-3 PARKING SPACES = 65
REQUIRED INTERIOR LANDSCAPE AREA = 65 X 10 = 650 SF
PROPOSED INTERIOR LANDSCAPE AREA = 2,473 SF > 650 SF

BUILDING 4 PARKING SPACES = 6
REQUIRED INTERIOR LANDSCAPE AREA = 6 X 10 = 60 SF
PROPOSED INTERIOR LANDSCAPE AREA = 247 SF > 60 SF

RELIEF IF REQUESTED FOR MINIMUM ISLAND WIDTH.

C. THE INTERIOR OF PARKING AREAS SHALL BE SHADED BY DECIDUOUS TREES (EITHER RETAINED OR PLANTED BY THE DEVELOPER) THAT HAVE OR WILL HAVE WHEN FULLY MATURE A TRUNK AT LEAST 12 INCHES IN DIAMETER. THE MINIMUM CALIPER OF NEW TREES AT TIME OF PLANTING SHALL BE AT LEAST 2½ INCHES. AT MATURITY, EACH TREE SHALL BE PRESUMED TO SHADE A CIRCULAR AREA HAVING A RADIUS OF 15 FEET WITH THE TRUNK AS THE CENTER, AND THERE MUST BE SUFFICIENT TREES SO THAT, USING THIS STANDARD, 20 PERCENT OF THE PARKING AREA WILL BE SHADED. TREES SHALL BE LOCATED SO THAT THEY ARE SURROUNDED BY AT LEAST 180 SQUARE FEET OF UNPAVED AREA, WHICH MAY BE COUNTED TOWARDS CALCULATING THE REQUIRED LANDSCAPED AREA. PARKING AREAS SHALL BE LAID OUT AND DETAILED TO PREVENT VEHICLES FROM STRIKING TREES AND TO PROVIDE FOR THE HEALTHY GROWTH OF THE SELECTED TREE SPECIES. VEHICLES WILL BE PRESUMED TO HAVE A BODY OVERHANG OF THREE FEET SIX INCHES.

THE INTERIOR OF PARKING AREAS ARE PROPOSED BE SHADED BY DECIDUOUS TREES THAT WILL HAVE WHEN FULLY MATURE A TRUNK AT LEAST 12 INCHES IN DIAMETER. THE MINIMUM CALIPER OF THE PROPOSED NEW TREES AT TIME OF PLANTING IS AT LEAST 2½ INCHES. AT MATURITY, EACH TREE WILL BE PRESUMED TO SHADE A CIRCULAR AREA HAVING A RADIUS OF 15 FEET WITH THE TRUNK AS THE CENTER, AND THERE ARE SUFFICIENT TREES SO THAT, USING THIS STANDARD, 20 PERCENT OF THE PARKING AREA WILL BE SHADED. TREES ARE LOCATED SO THAT THEY ARE SURROUNDED BY AT LEAST 180 SQUARE FEET OF UNPAVED AREA.

REQUIRED INTERIOR PARKING SHADE COVERAGE = 20 %

PROPOSED BUILDINGS 1-3 INTERIOR PARKING AREA = 24,780 SF
REQUIRED SHADE COVERAGE = 24,780 X 0.20 = 4,956 SF
4 LARGE TREES PROPOSED @ 1,000 SF = 4,000 SF
4 SMALL TREES PROPOSED @ 300 SF = 1,200 SF
TOTAL PROPOSED SHADE COVERAGE = 5,200 SF > 4,956

PROPOSED BUILDING 4 INTERIOR PARKING AREA = 2,770 SF
REQUIRED SHADE COVERAGE = 2,770 X 0.20 = 544 SF
2 LARGE TREES PROPOSED @ 1,000 SF = 2,000 SF >544 SF

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	ARO	4	Acer rubrum `October Glory`	October Glory Red Maple	B & B	2.5/3" CAL	
	GT	2	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust	B & B	2.5/3" CAL	
	PY	4	Prunus x yedoensis	Yoshino Cherry	B & B	2/2.5" CAL	
	TCG	6	Tilia cordata `Greenspire`	Greenspire Linden	B & B	2.5/3" CAL	
EVERGREENS							
	JV	3	Juniperus virginiana	Eastern Red Cedar	B & B		6-7` HT
	JVU	3	Juniperus virginiana `Cupressifolia`	Hillspire Juniper	B & B		6-7` HT
	PG	9	Picea glauca	White Spruce	7/8` HT		
	TS	55	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5/6` HT		
	TO	16	Thuja occidentalis 'Techny'	Techny Arborvitae	6/7` HT		

DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 - Tel.401-943-1000

ALEXANDRA C. AVERY
NO. 431
REGISTERED LANDSCAPE ARCHITECT
RHODE ISLAND
2025

NO.	DATE	DESCRIPTION	BY
0	9-09-2025	PERMITTING PLAN SUBMISSION	F.Y.

DESIGN BY: P.A.A.
DRAWN BY: F.Y.

LANDSCAPE NOTES & DETAILS

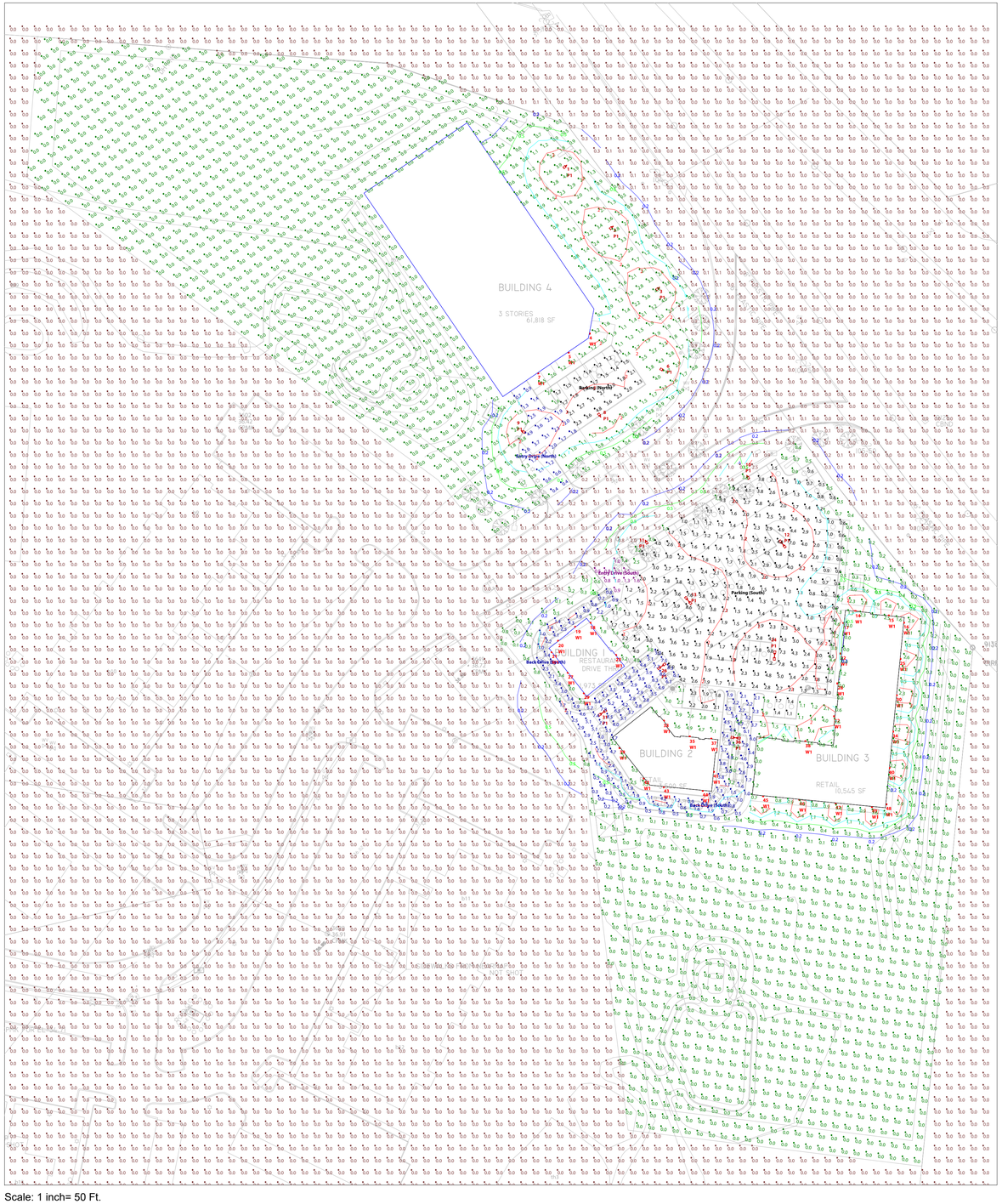
WAMPANOAG TRAIL RETAIL

ASSESSOR'S PLAT 70, BLOCK 1, LOT 15, PARCELS A & B
1279 WAMPANOAG TRAIL, EAST PROVIDENCE, RHODE ISLAND, 02915

PREPARED FOR:
THE JOHN FLATLEY COMPANY
45 DAN ROAD, SUITE 320, CANTON, MA 02021

DE JOB NO. 25-05

Z:\DEPAIN\PROJECTS\1685-001 WAMPANOAG TRAIL\AUTOCAD DRAWINGS\1685-001-LARC-RETAIL.DWG PLOTTED: 9/9/2025



Scale: 1 inch= 50 Ft.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Back Drives (South)	Illuminance	Fc	3.09	8.6	0.2	15.45	43.00	readings taken 0'-0" afg	8	8	Horizontal
Entry Drive (North)	Illuminance	Fc	1.88	4.9	0.4	4.70	12.25	readings taken 0'-0" afg	10	10	Horizontal
Entry Drive (South)	Illuminance	Fc	1.05	1.6	0.5	2.10	3.20	readings taken 0'-0" afg	8	8	Horizontal
Parking (North)	Illuminance	Fc	2.09	4.8	1.1	1.90	4.36	readings taken 0'-0" afg	10	10	Horizontal
Parking (South)	Illuminance	Fc	2.45	8.6	0.5	4.90	17.20	readings taken 0'-0" afg	10	10	Horizontal
Site (North)	Illuminance	Fc	0.36	4.9	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal
Site (South)	Illuminance	Fc	0.37	8.2	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal
Spill	Illuminance	Fc	0.02	2.5	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal

Luminaire Schedule — **All quotes/orders generated from this layout must be forwarded to the Local Rep Agency**

SYM	Qty	Tag	Label	ARR	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating
	6	P1	A22-4T70 @ 60 W - 3000 K x2@180	Back-Back	8519	17038	1.000	Pole mounted (Type IV) x2@180	60.1	120.2	721.2	B2-U0-G2
	8	P1	A22-4T70 @ 60 W - 3000 K	Single	8519	8519	1.000	Pole mounted (Type IV)	60.1	60.1	480.8	B2-U0-G2
	35	W1	SLIMXS @ 12 W - 4000 K - Angle 20	Single	1469	1469	1.000	Wall mounted	11.5	11.5	402.5	B1-U0-G1

Expanded Luminaire Location Summary

LumNo	Tag	MTG HT	Orient	Tilt
1	P1	20	220.054	0
2	P1	20	220.054	0
3	P1	20	220.054	0
4	W1	10	350.311	0
5	W1	10	304.114	0
6	P1	20	152.622	0
7	W1	10	304.186	0
8	P1	20	124.634	0
9	P1	20	335.802	0
10	P1	20	300	0
11	P1	20	300	0
12	P1	20	310	0
12	P1	20	130	0
13	P1	20	310	0
13	P1	20	130	0
14	W1	10	85	0
15	W1	10	85	0
16	W1	10	355	0
17	W1	10	174.372	0
18	W1	10	37.593	0
19	W1	10	128.333	0
20	W1	10	128.53	0
21	W1	10	218.733	0
22	W1	10	174.372	0
23	W1	10	38.257	0
24	P1	20	86.013	0
24	P1	20	266.013	0
25	W1	10	355	0
26	P1	20	215	0
26	P1	20	35	0
27	W1	10	218.733	0
28	W1	10	174.372	0
29	W1	10	218.733	0
30	W1	10	355	0
31	P1	20	215	0
31	P1	20	35	0
32	W1	10	174.372	0
33	W1	10	35.897	0
34	W1	10	355	0
35	W1	10	84.372	0
36	P1	20	354.12	0
36	P1	20	174.12	0
37	W1	10	84.372	0
38	W1	10	85	0
39	W1	10	218.733	0
40	W1	10	355	0
41	W1	10	355.352	0
42	W1	10	218.733	0
43	W1	10	264.289	0
44	W1	10	264.289	0
45	W1	10	265	0
46	W1	10	265	0
47	W1	10	265	0
48	W1	10	355	0
49	W1	10	265	0

Total Quantity: 55

Luminaire Tag Summary

Tag	Qty
P1	20
W1	35

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's 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 and 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.

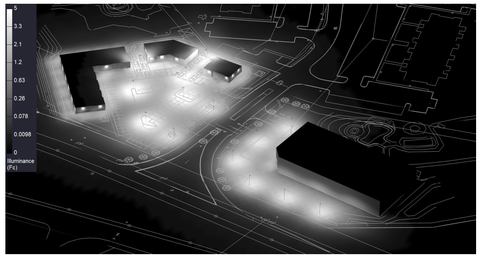
* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* 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.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* 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 advisory 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 use 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 installed lighting performance that differs from the Lighting Design.



PLOT TO 24"X36"PAGE

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

Job Name:
Wampanoag Trail - Retail
(East Providence, RI)
Lighting Layout
Version B

Scale: as noted
Date:9/4/2025

PROJECT # 300761
CASE # 01736108

Filename: Wampanoag Trail - Retail 01736108B.AGI
Drawn By:K. Gonzales, LC

Filename: F:\@Completed\Wampanoag Trail - Retail\Working Files\AGI\Wampanoag Trail - Retail 01736108B.AGI

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