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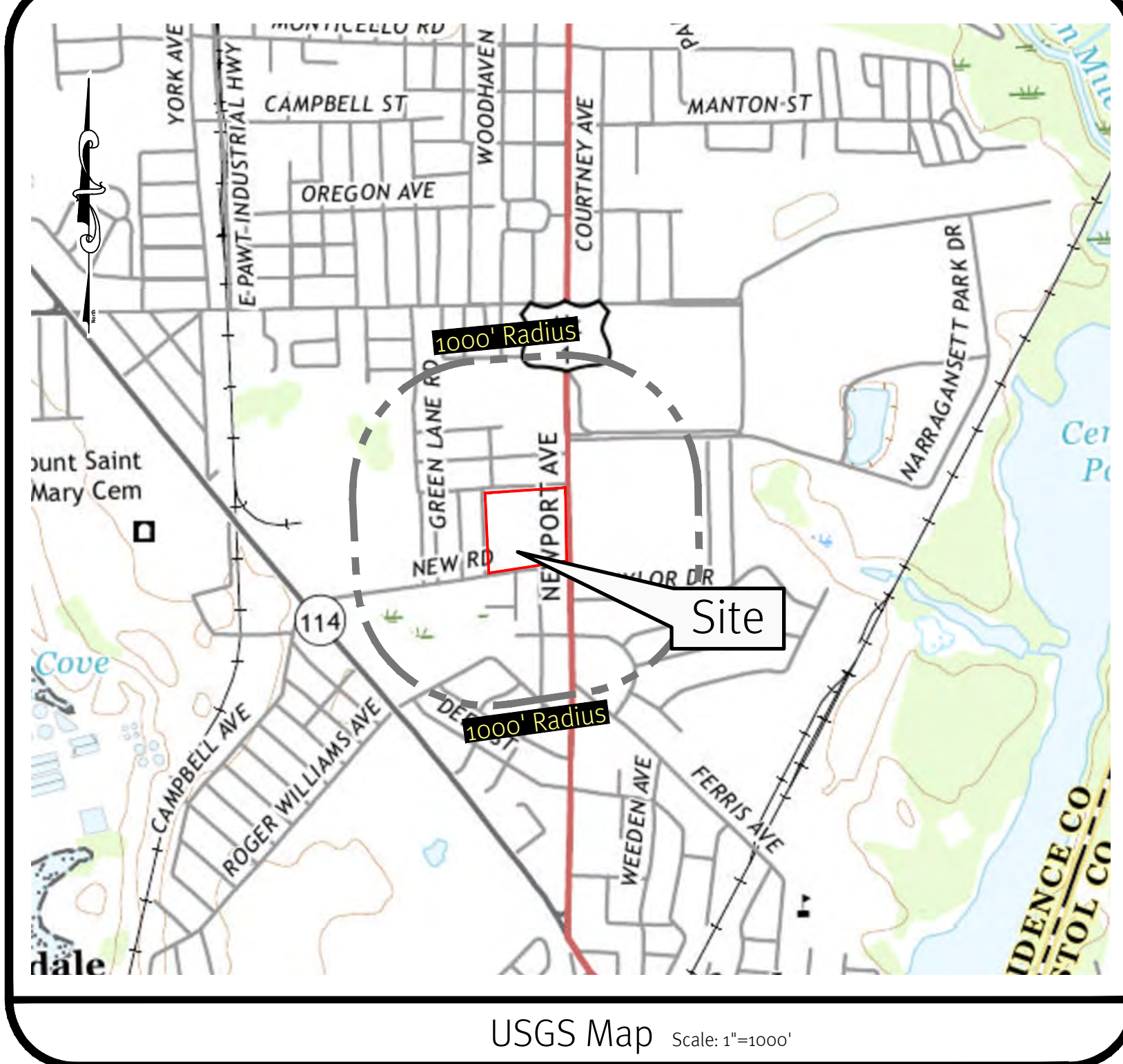
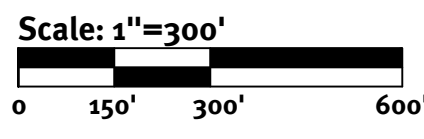


Photo Obtained from the ARCGIS 2008 Orthophotography.

Photo Obtained from Near Map. Date of Photography 08/09/2019.



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DANA R. NISBET

No. 11876

REGISTERED PROFESSIONAL ENGINEER CIVIL

DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DATE: 06/22/2021

DESIGNER: D.R.N.

PROJECT: 2436-002

DESCRIPTION: Aerial & Half Mile Radius

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DESCRIPTION: Aerial & Half Mile Radius

Aerial & Half Mile Radius

Newport Center

Map 001 Block 8, Parcel 101
East Providence, Rhode Island 02916

Schiavo Enterprises LLC

858 Washington Street, Suite 305 - Dedham, MA 02026
Tel: 781-451-3600

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OF 23

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General Notes:

- THE SITE IS LOCATED ON THE TOWN OF EAST PROVIDENCE ASSESSOR'S MAP 401, BLOCK 8, PARCELS 1-4.
- THE SITE IS APPROXIMATELY 7.89± ACRES AND IS ZONED RESIDENTIAL R-4 (R-4) AND COMMERCIAL-3 (C-3).
- THE OWNER OF MAP 401 BLOCK 8 PARCEL 1 IS: MARY H. COSTA
138 NEW ROAD
EAST PROVIDENCE, RI 02916

THE OWNER OF MAP 401 BLOCK 8 PARCEL 2 IS: NEWPORT & NEW ROAD LLC
6 RABLAND ROAD
ORANGEBURG NEW YORK
10962
ATTN: MICHAEL K. LEWIS – MEMBER

THE OWNER OF MAP 401 BLOCK 8 PARCEL 3 IS: CITY OF EAST PROVIDENCE
C/O CITY HALL
145 TAUNTON AVENUE
EAST PROVIDENCE, RI 02914
ATTN: SOLICITOR'S OFFICE

THE OWNER OF MAP 401 BLOCK 8 PARCEL 4 IS: JOSEPH W. STURM & REBECCA A. REIS
11 PINE GROVE STREET
EAST PROVIDENCE, RI 02916
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0326, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAN DESCRIPTIONS SHOWN BELOW)

ZONE X (UNSHADED) – THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS THE RESULTS OF A CLASS I BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. 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.
- EXISTING CONDITIONS AND CONTOUR DATA SHOWN ON THESE PLANS IS TAKEN FROM THE SURVEY PLAN BY DOUGLAS DESIGN GROUP. SEE PLAN REFERENCE BELOW.
- ALL WORK PERFORMED HEREIN IS TO BE COVERED BY CURRENT EDITIONS OF THE RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, TOWN 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 DESIGN ENGINEER 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.
- THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREAS (RIDEM)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
- 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
- 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.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE EAST PROVIDENCE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS AND UNDERGROUND INFILTRATION SYSTEMS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
- SOIL EVALUATIONS, WERE COMPLETED BY DIPRETE ENGINEERING ON NOVEMBER 15, 2019.
- ANY PROPRIETARY PRODUCTS REFERENCED IN THIS PLAN SET ARE REPRESENTATIVE OF THE MINIMUM DESIGN REQUIREMENTS FOR THE PURPOSE IT PROPOSES TO SERVE. ALTERNATIVES TO ANY PROPRIETARY PRODUCT MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR CONSIDERATION, WHICH MUST BE ACCOMPANIED BY 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 ENGINEER OF RECORD.
- 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 DIPRETE 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.

Plan References:

THIS PLAN REFERENCES ALTA/NPSP LAND TITLE SURVEY PLAN PREPARED BY DOUGLAS DESIGN GROUP, DATED AUGUST 14, 2019.

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
Mm-A*	MERRIMAC SANDY LOAM, 0 TO 3 PERCENT SLOPES
MU	MERRIMAC-URBAN LAND COMPLEX
Ur	URBAN LAND
NOTE:	*PRIME FARMLAND

Soil Erosion and Sedimentation Control Notes:

- 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 IS TO NOTIFY THE DESIGN ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE TOWN ENGINEER, AND RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL INCLUDING (BUT NOT LIMITED TO) TEMPORARY SWALES, TEMPORARY SEDIMENT TRAPS, TEMPORARY SEDIMENTATION PONDS, ETC. TO BE INSTALLED PER THE LATEST EDITION OF THE RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL (RISESC) HANDBOOK AND THE SOIL EROSION & SEDIMENTATION CONTROL PLANS(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 DIPRETE ENGINEERING 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.
- TEMPORARY SWALES ARE TO BE USED TO CONTROL RUNOFF DURING CONSTRUCTION OF THE PROPOSED SITE WORKS. TEMPORARY SWALES TO BE VEGETATED AFTER CONSTRUCTION. EROSION CONTROL MATS ARE TO 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 ARE TO BE CLEARED AND FINAL DESIGN, INCLUDING INSTALLATION OF THE GRASS SWALE TO BE PER THE DESIGN PLANS.
- ONCE THE SEDIMENT TRAPS ARE NO LONGER REQUIRED AND ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, THE TEMPORARY SEDIMENTATION TRAP ARE TO BE CLEANED AND BROUGHT TO FINAL DESIGN GRADES.
- INLET PROTECTION IS TO BE INSTALLED ON ALL CATCH BASINS ONCE CONSTRUCTED.
- FOR SEQUENCE OF CONSTRUCTION, PROJECT PHASING AND CONSTRUCTION PHASING SEE SESC PLAN.
- CONTRACTOR MAY MODIFY SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM DESIGN ENGINEER AND OWNER.
- IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN THE DESIGNATED CONCRETE WASHOUT AREA.

Demolition Notes:

- CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCE DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
- ANY EXISTING BUILDING(S) AND PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN. R&D MATERIALS MUST 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.
- 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.
- 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.

Traffic Notes:

- ALL TRAFFIC CONTROL MUST CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CURRENT EDITION.
- DURING CONSTRUCTION, TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE PER MUTCD REQUIREMENTS.
- DURING CONSTRUCTION FLAGGERS MUST BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
- ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES MUST MEET THE REQUIREMENTS OF THE FHWA MANUAL ON UNIFORM TRAFFIC (MUTCD) LATEST EDITION AND SUBSEQUENT ADDENDA.
- 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 AS-BUILT PRIOR TO COVERING. ENGINEER TO BE NOTIFIED PRIOR TO COVERING TO SURVEY AS-BUILT LOCATIONS. ENGINEER WILL NOT ACCEPT FIELD MEASUREMENTS FROM THE SITE CONTRACTOR.

Layout and Materials:

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURBING TO BE PRECAST CONCRETE (ON SITE), GRANITE (WITHIN THE STATE ROW) OR AS LABELED ON THE PLANS.
- ALL CURBING TO BE SET PER RIDOT STD. 7.6.0
- CURB RADII ARE 5 FEET AT INTERSECTIONS WITH DRIVE ISLES AND 3 FEET ON THE INSIDE UNLESS OTHERWISE NOTED.
- SIDEWALK TO BE CONCRETE OR AS LABELED ON THE PLANS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR MUST REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION MUST BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- CONTRACTOR MUST NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS. CONTRACTOR MUST VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE STAMPED PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- ALL GUARDRAIL ONSITE MUST BE STEEL BACKED TIMBER GUARDRAIL WITH STEEL POSTS, IN CONFORMANCE WITH SECTION 5.4.1.10 OF THE AASHTO ROADSIDE DESIGN GUIDE. ALTERNATIVE GUARDRAILS WILL BE CONSIDERED BY THE DESIGN ENGINEER IF THEY ARE DOT APPROVED EQUAL AND ACCEPTABLE TO THE OWNER. ALTERNATIVES MUST BE APPROVED IN WRITING BY THE OWNER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION.

Grading and Utility Notes:

- CONSTRUCTION TO COMMENCE SPRING 2021 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUNDWATER ARE DIRECTED AWAY FROM THE STRUCTURE.
- 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 DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL PROPOSED UNDERGROUND UTILITIES SERVING THE SITE AND BUILDINGS TO BE COORDINATED WITH OWNER, ARCHITECT, AND ENGINEER PRIOR TO INSTALLATION.
- 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 ARE TO 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 TO 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.
- ALL CUT AND FILL AREAS ARE TO BE DONE UNDER THE DIRECTION OF A PROFESSIONAL GEOTECHNICAL ENGINEER WITH TESTING AND CERTIFICATION TO BE PROVIDED TO THE APPLICANT 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.
- NO STOCKPILING OF MATERIAL TO BE LOCATED IN THE RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT.
- ALL LOAM IN DISTURBED AREAS TO BE STOCKPILED FOR FUTURE USE.
- ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, MUST BE DISCARDED OFF SITE IN AN ACCEPTABLE MANNER AT AN APPROVED LOCATION. STUMPS MUST BE GROUND ON SITE OR REMOVED.
- THE SITE WILL HAVE 6" CONCRETE/GRANITE CURBING. SITE GRADING/CONTOURS SHOWN ON THE PLANS DO NOT NECESSARILY REFLECT THE APPROPRIATE CURBING REVEAL. CONTRACTOR TO INSTALL CURBING WITH APPROPRIATE REVEAL UNLESS OTHERWISE NOTED.
- NO STUMP DUMPS ARE PROPOSED ON SITE.

DRAINAGE

ALL DRAINAGE PIPING TO BE HIGH-DENSITY POLYETHYLENE (HDPE) WITH WATERTIGHT JOINTS WHERE INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER, UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL STORMWATER PIPE WITHIN THE STATE'S RIGHT OF WAY TO BE REINFORCED CONCRETE PIPE (RCP) PIPE.

DRAINAGE STRUCTURES TO BE AS FOLLOWS (UNLESS OTHERWISE NOTED ON PLANS):

- CATCH BASINS ALONG CURBING TO BE RIDOT STD. 4.4.0, TYPE F FRAME, 4' DIAMETER WITH APRON STONE.
- CATCH BASINS NOT ALONG CURBING TO BE RIDOT STD. 4.4.0, 4' DIAMETER
- CATCH BASINS TO HAVE 3' SUMPS WITHOUT WEEPHOLES.
- SINGLE FRAME CATCHBASIN GRATES TO BE RIDOT STD. 6.3.2
- DOUBLE FRAME CATCHBASIN GRATES TO BE RIDOT STD. 6.3.2
- HIGH CAPACITY CATCHBASIN GRATES TO BE RIDOT STD. 6.3.4 AND INSTALLED ANYWHERE GRADES ARE 6% AND STEEPER
- MANHOLES TO BE RIDOT STD. 4.2.0, 4.2.1 OR 4.2.2 AS REQUIRED
- DRAINAGE MANHOLE COVERS TO BE RIDOT STD. 6.2.1
- DROP INLETS TO BE JENSEN PRECAST BOX DESIGN LOAD: H=20 TRAFFIC OR APPROVED EQUAL
- INFILTRATING CATCH BASIN TO BE OLDCASTE PRECAST 72" DIAMETER SOLID RING OR APPROVED EQUAL
- APRON STONE, WHERE REQUIRED, TO BE RIDOT STD 7.1.7 OR 7.1.8.
- HEADWALLS TO BE RIDOT STD 2.1.0.

ALL DRAINAGE STRUCTURES MUST BE WATERTIGHT.

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 & PIPE SLOPES TO TIE INTO MAIN TRUNK LINE TO BE FIELD FIT BY CONTRACTOR.

SANITARY SEWER

ALL SANITARY SEWER PIPING TO BE SDR 35 UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. ALL SEWER IMPROVEMENTS MUST COMPLY WITH THE CITY OF EAST PROVIDENCE AND THE NARRAGANSETT BAY COMMISSION RULES AND REGULATIONS AND ANY APPLICABLE AUTHORITY HAVING JURISDICTION, INCLUDING (BUT NOT LIMITED TO) MATERIALS, DIMENSIONS, ACCESS COVERS, AND DETAILS. CONTRACTOR MUST SUBMIT SHOP DRAWINGS FOR APPROVAL BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

WATER

ALL WATER MAINS TO BE CONCRETE LINED DUCTILE IRON PIPE (CLDIP). ALL WATER MAIN IMPROVEMENTS MUST COMPLY WITH THE EAST PROVIDENCE WATER DIVISION 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 BACKFLOWS. ALL COMPONENTS OF THE WATER SYSTEM TO BE AS-BUILT PER EAST PROVIDENCE WATER REQUIREMENTS. ALL COMPONENTS OF THE WATER SYSTEM TO BE INSPECTED BY EAST PROVIDENCE WATER. CONTRACTOR TO 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 & CONTRACTOR TO COORDINATE FINAL DESIGN WITH APPROPRIATE UTILITY COMPANIES. ALL WORK TO 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 WILL BE COORDINATED WITH NATIONAL GRID 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 POLE TO BE COORDINATED WITH OTHER UTILITIES AND TO BE LOCATED WITHIN THE STREET RIGHTS OF WAY. FINAL LIGHTING AND CONDUIT LOCATIONS BY OTHERS.

Abbreviations Legend

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

Americans with Disabilities Act Notes:

- ALL IMPROVEMENTS MUST COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" BY THE DEPARTMENT OF JUSTICE (CURRENT EDITION).
- 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).
- ADA PARKING SPACES AND LOADING AREAS: THE STEEPEST SLOPE OF THE SPACE, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- A MINIMUM 5'x5' LANDING MUST BE PROVIDED IN FRONT OF ALL PUBLICLY ACCESSIBLE BUILDING ENTRANCES/ EGRESSSES. THE STEEPEST SLOPE OF THE LANDING, MEASURED IN ANY DIRECTION (INCLUDING DIAGONAL), MUST BE LESS THAN OR EQUAL TO 2% (0.02 FT/FT). DIPRETE ENGINEERING GENERALLY RECOMMENDS A MAXIMUM OF 1.4% (0.014 FT/FT) BE USED FOR BOTH RUNNING AND CROSS SLOPES IN ORDER TO COMPLY.
- FOR EVERY 6' (OR FRACTION OF 6') ADA PARKING SPACES, AT LEAST ONE MUST BE A VAN PARKING SPACE. FOR EXAMPLE, 7 ADA PARKING SPACES ARE REQUIRED, A MINIMUM OF 2 MUST BE VAN SPACES.
- 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.
- 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 TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS ADA/ CONTROLLING STANDARDS. IN THE EVENT OF ANY NON COMPLIANCE THE CONTRACTOR MUST NOTIFY THE DESIGNER BEFORE CONSTRUCTION FOR ADVICE IN FINDING A RESOLUTION.

RIDOT Notes:

- ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AMENDED MARCH 2018 WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RHODE ISLAND STANDARD DETAILS DATED JUNE 21, 2019 WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, INCLUDING ALL REVISIONS.
- NO LANE OR SHOULDER CLOSURES MUST BE PERFORMED WITHIN THE STATE'S RIGHT OF WAY DURING PEAK TRAFFIC HOURS.
- SEWER AND WATER CONNECTIONS WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORMWATER RUNOFF RATE DISCHARGE, AND STORMWATER RUNOFF VOLUME TO THE STATE RIGHT OF WAY FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.
- WORK WITHIN THE STATE'S ROW WILL CONFORM TO PROWAG. WORK ONSITE WILL CONFORM TO ADAAG UNLESS THE WORK IS IN STATE OWNED LAND.

Site Callouts Legend

- (7.3.0) RIDOT STD GRANITE CURB
- (7.3.2) RIDOT STD 6" GRANITE TRANSITION CURB
- (7.6.0) RIDOT STD CURB SETTING DETAIL
- (4W4S) 4" WHITE STRIPING 2' ON CENTER AT 45°
- (12W) STOP LINE (REFERENCE MUTCD SECTION 3B.16)
- (AD4S) ADA SPACE PAVEMENT MARKINGS MUST COMPLY WITH ALL ADA AND MUTCD REGULATIONS AND REQUIREMENTS.
- (AD4R) ADA CURB RAMP MUST COMPLY WITH ALL ADA REGULATIONS AND REQUIREMENTS.
- (CWK) CROWSSWALK PAVEMENT MARKINGS. SOLID 2' WHITE LINES SPACED 4' OC (REFERENCE MUTCD SECTION 3B.18)
- (7.3.3) RIDOT STD GRANITE WHEELCHAIR RAMP TRANSITION CURB
- (43.1.0) RIDOT STD CEMENT CONCRETE SIDEWALK
- (43.3.1) RIDOT STD WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY
- (43.4.1) RIDOT STD DRIVEWAY DEVELOPMENT FOR 6'-0" TRANSITION CURB
- (43.5.0) CEMENT CONCRETE DRIVEWAYS

Existing Legend

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

	PROPERTY LINE		NAIL FOUND/SET
	ASSESSORS LINE		DRILL HOLE FOUND/SET
	BUILDING		BOUND FOUND/SET
	BRUSHLINE		BOLLARD
	TREELINE		SOIL EVALUATION
	GUARDRAIL		CATCH BASIN
	FENCE		DOUBLE CATCH BASIN
	RETAINING WALL		DCB
	STONE WALL		DRAINAGE MANHOLE
	MINOR CONTOUR LINE		FLARED END SECTION
	MAJOR CONTOUR LINE		GUY POLE
	WATER LINE		ELECTRIC MANHOLE
	SEWER LINE		UTILITY/POWER POLE
	SEWER FORCE MAIN		LIGHTPOST
	GAS LINE		SEWER/SEPTIC MANHOLE
	ELECTRIC LINE		SEWER VALVE
	OVERHEAD WIRES		CLEANOUT
	DRAINAGE LINE		HYDRANT
	SOILS LINES		IRRIGATION VALVE
	50' PERIMETER WETLAND		WATER VALVE
	100' RIVERBANK WETLAND		WELL
	200' RIVERBANK WETLAND		MONITORING WELL
	FEMA BOUNDARY		UNKNOWN MANHOLE
	STREAM		GAS VALVE
	WETLAND LINE & FLAG		BENCH MARK
	STATE HIGHWAY LINE		STREAM FLOW DIRECTION
	STATE FREEWAY LINE		

Proposed Legend

NOT ALL ITEMS SHOWN WILL

	PROPERTY LINE		DRAINAGE LINE
	BUILDING SETBACKS		PERFORATED SUBDRAIN
	CHAINLINK FENCE		SWALE
	GUARDRAIL SEE LAYOUT AND MATERIALS NOTE 8.		SEWER FORCE MAIN
	RETAINING WALL		GAS LINE
	MINOR CONTOUR LINE		WATER LINE
	MAJOR CONTOUR LINE		HYDRANT ASSEMBLY
	SPOT ELEVATION		WATER SHUT OFF
	EDGE OF PAVEMENT		WATER VALVE
	BITUMINOUS BERM		THRUST BLOCK
	CONCRETE CURB (RIDOT STD 7.1.0)		SEWER LINE
	BUILDING FOOTPRINT		OVERHEAD WIRE
	BUILDING OVERHANG		ELECTRIC, TELEPHONE, CABLE LINE
	ASPHALT PAVEMENT		LIMIT OF DISTURBANCE/ LIMIT OF CLEARING
	HEAVY DUTY ASPHALT PAVEMENT		SEDIMENTATION BARRIER, SILT FENCE (RIDOT STD 9.2.0), COMPOST SOCK OR APPROVED EQUAL
	HEAVY DUTY CONCRETE		SLOPES STEEPER THAN 3:1 (2:1 OR 1:1 SLOPES)
	CONCRETE		CATCH BASIN
	ASPHALT SIDEWALK		DOUBLE CATCH BASIN
	SAWCUT		MANHOLE
	SINGLE LIGHT		FLARED END SECTION
	DOUBLE LIGHT		HEADWALL
	OVERHANGING LIGHT		
	ACCESSIBLE PARKING SPACE SYMBOLS		
	BUILDING INGRESS/EGRESS		



LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 2: DEED BOOK 3457, PAGE 18
LOT 1: DEED BOOK 4036, PAGE 214
LOT 3: DEED BOOK 466, PAGE 156
LOT 4: DEED BOOK 3979, PAGE 117

PLANS

PLAT ENTITLED "PINE TERRACE, EAST PROVIDENCE, R.I. AND J.W. WILBUR, OWNER, JULY 29, 1904", WHICH PLAT IS RECORDED IN THE RECORDS OF LAND EVIDENCE IN THE CITY OF EAST PROVIDENCE ON PLAT CARD 243.

PLAT ENTITLED "THE EAST PROVIDENCE CEMETERY, BELONGING SAMUEL O. CASE AND SITUATED NORTHERLY FROM RUMFORD DEPOT, ON THE BOSTON AND NEWPORT ROAD EAST PROVIDENCE R.I., SURVEYED AND DRAWN BY W.M. DEXTER, SEPT. 1887" WHICH PLAT IS RECORDED IN THE OFFICE OF THE TOWN CLERK OF SAID EAST PROVIDENCE IN PLAT BOOK 6 AT PAGE 2 AND (COPY) ON PLAT CARD 89.

ZONED: C-3

MINIMUM LOT AREA - 10,000 SQ.FT.
MINIMUM LOT WIDTH - 100 FT.
MINIMUM LOT DEPTH - 100 FT.
FRONT YARD SETBACK - 5 FT.
SIDE YARD SETBACK - 0 FT.
REAR YARD SETBACK - 20 FT.
MAXIMUM STORIES - 3
MAXIMUM HEIGHT OF BUILDING - 40 FT.
MAXIMUM PERCENT OF LOT COVERAGE - 60%

GENERAL NOTES:

ZONING DISTRICT: COMMERCIAL 3 (C3)

ENCROACHMENT NOTE:

THERE ARE ENCROACHMENTS OBSERVED FROM LOTS 1 AND 4 ON TO THE SUBJECT PREMISES (LOT 2).

FLOOD ZONE NOTE:

THE SUBJECT PREMISES IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SHOWN AS A ZONE X ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 44007C0326J CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND. DATED: OCTOBER 2, 2015

THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO NEWPORT AVENUE, NEW ROAD, PINE GROOVE STREET AND MOORE STREET, ALL PUBLIC WAYS.

UTILITY NOTE:

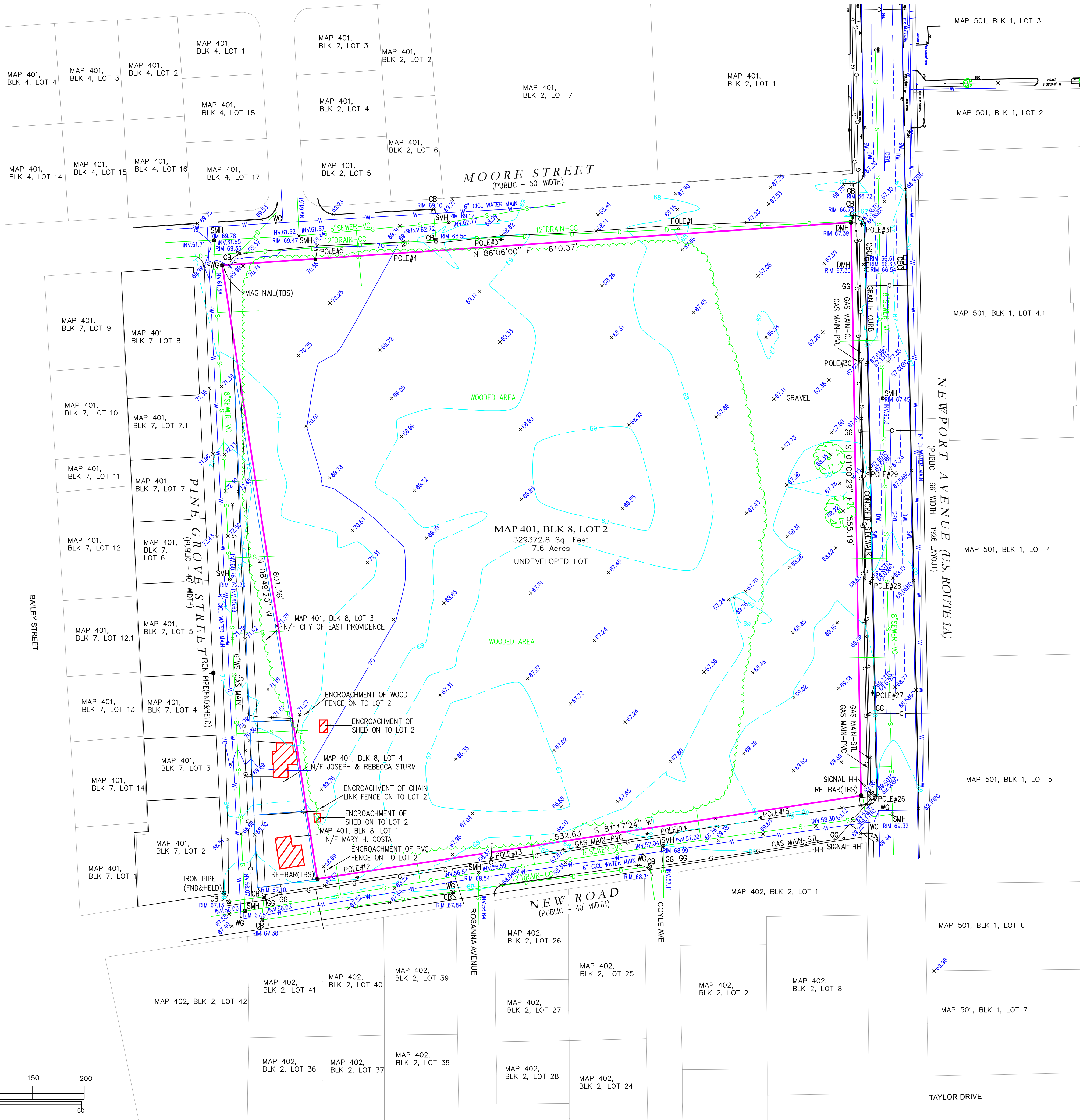
UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.



1" = 50' (1:600)
1" = 15.240 m



FEET - METERS SCALE



CERTIFICATION

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

TYPE OF BOUNDARY SURVEY MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY I
OTHER TYPE OF SURVEY III
DATA ACCUMULATION SURVEY N/A
TOPOGRAPHIC SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 06/23/2020
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

SURVEYOR'S CERTIFICATE
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLES SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(A&B), 9, 10(A&B), 11, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 12, 2019.

DATE: 06/23/20 SIGNATURE: *John D. Andrews* REG. NO. 1836
COMPANY: DOUGLAS DESIGN GROUP



LEGEND

- CB CATCH BASIN
- POLE # UTILITY POLE
- SIGN STREET SIGN
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- EMH ELECT MANHOLE
- TMH TELEPHONE MANHOLE
- OU OVERHEAD UTILITIES
- E ELECTRIC
- T TELEPHONE
- W WATER LINES
- D STORM DRAIN
- S SANITARY LINE
- G GAS LINE
- AG ABANDONED GAS LINE
- DSYL DOUBLE SOLID YELLOW LINE
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- LIGHT
- FENCE
- WG WATER GATE
- GG GAS GATE
- HH HAND HOLE
- HYD FIRE HYDRANT
- EXISTING CONTOURS
- SPOT ELEVATION
- POINT OF APPLICATION
- TREE
- PINE TREE
- TREE LINE
- ALTA COMMITMENT EXCEPTIONS REFERENCE
- STONEWALL
- PROPERTY LINE (EXISTING OR NEW)
- GRANITE BOUND W/ DRILL HOLE
- D.H.(DRILL HOLE) OR RE-BAR

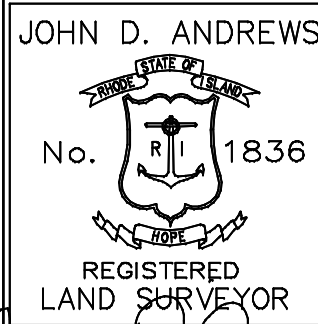
NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

DRAWN BY: BSA
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



JOHN D. ANDREWS, P.L.S.#1836

PROJECT:

ATLA/NSPS
SURVEY OF LAND
PREPARED FOR

0 NEW ROAD

MAP 401, BLK 8, LOT 2
EAST PROVIDENCE
RHODE ISLAND

Date: AUGUST 1, 2019

Scale: 1" = 50'

PREPARED BY:

Douglas
DESIGN GROUP

LAND SURVEYING • CONSULTING
BAY TOWER - LOWER LEVEL, SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
john.andrews@ddgsurveying.com

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SHEET: 1 OF 1

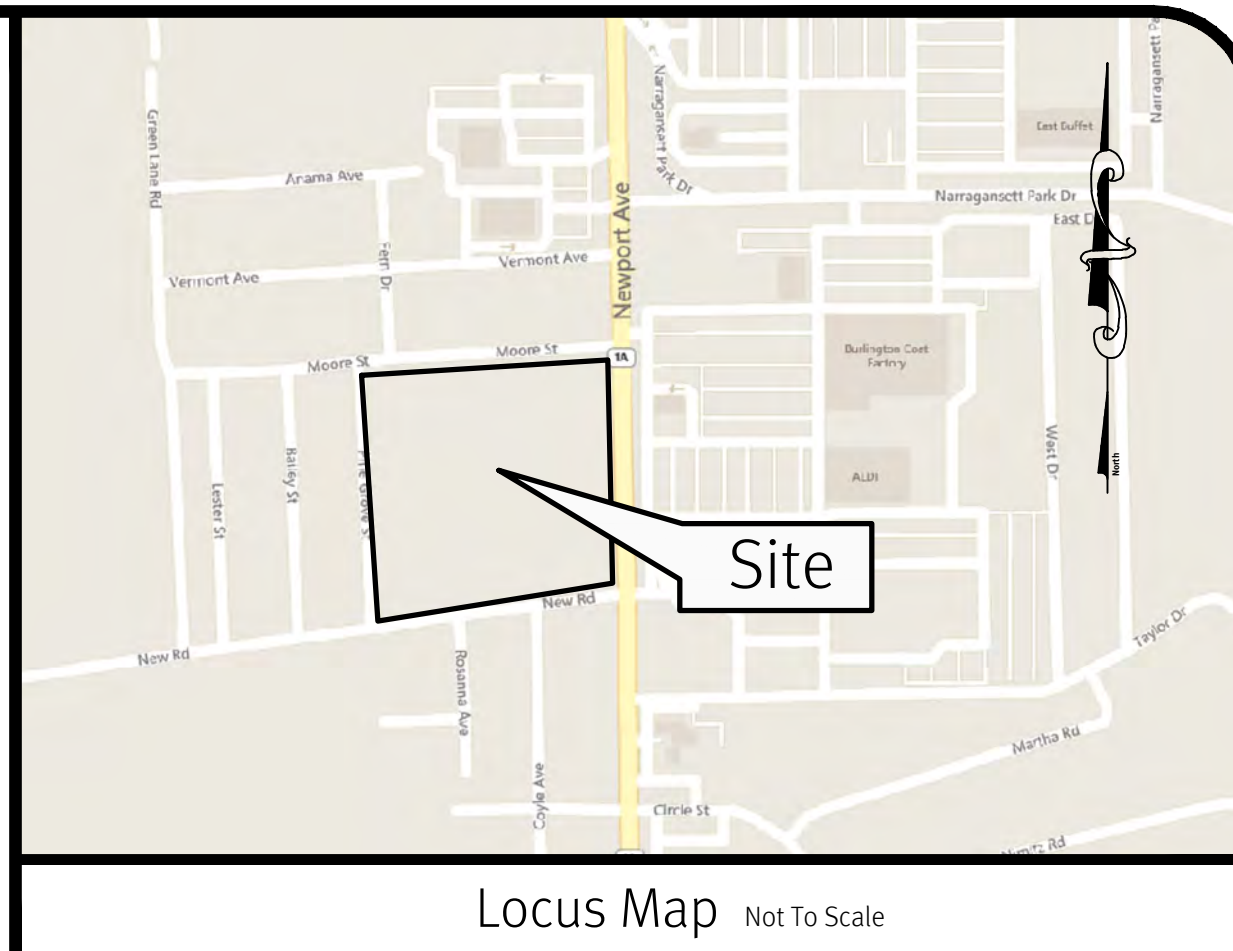
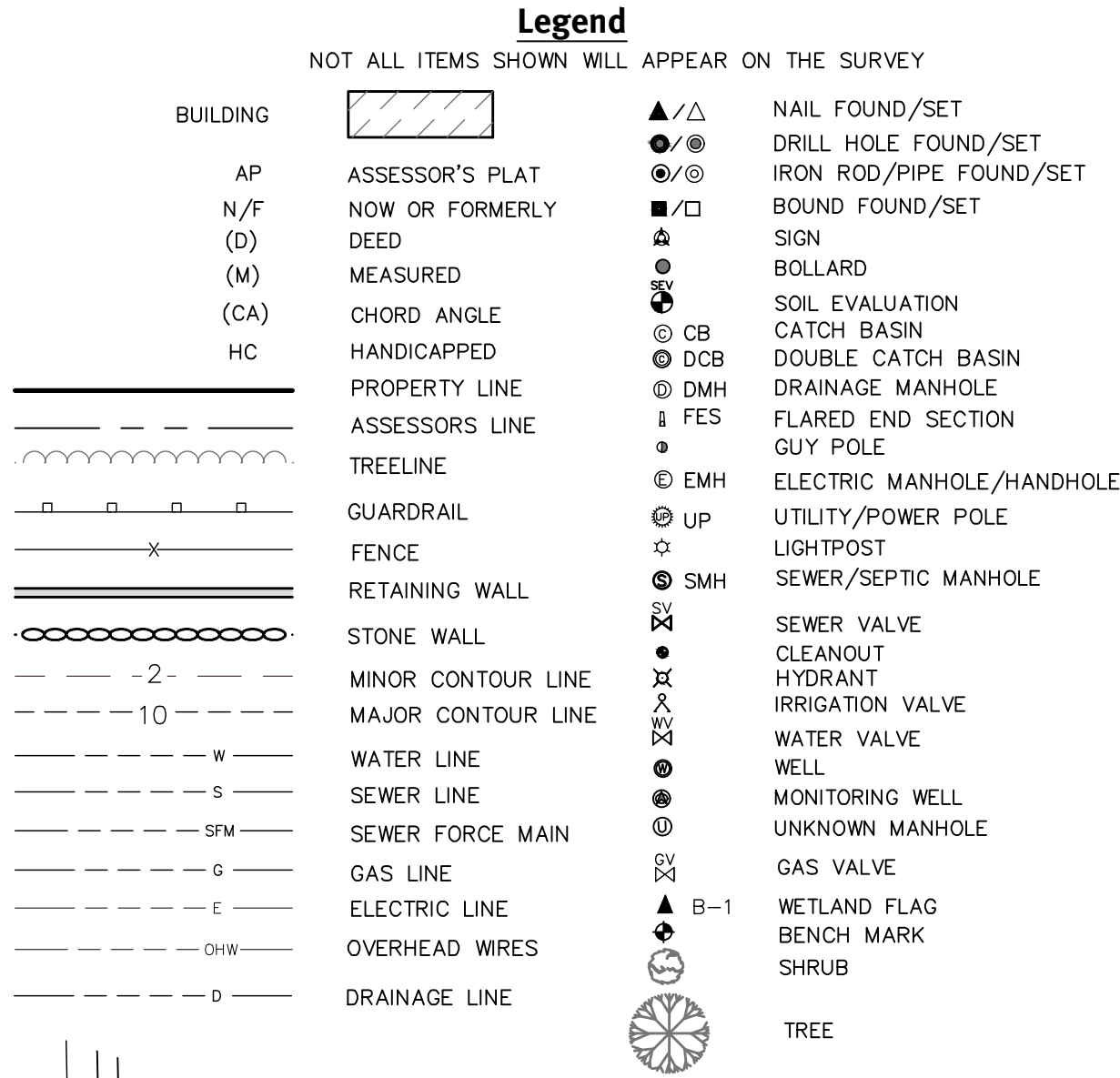
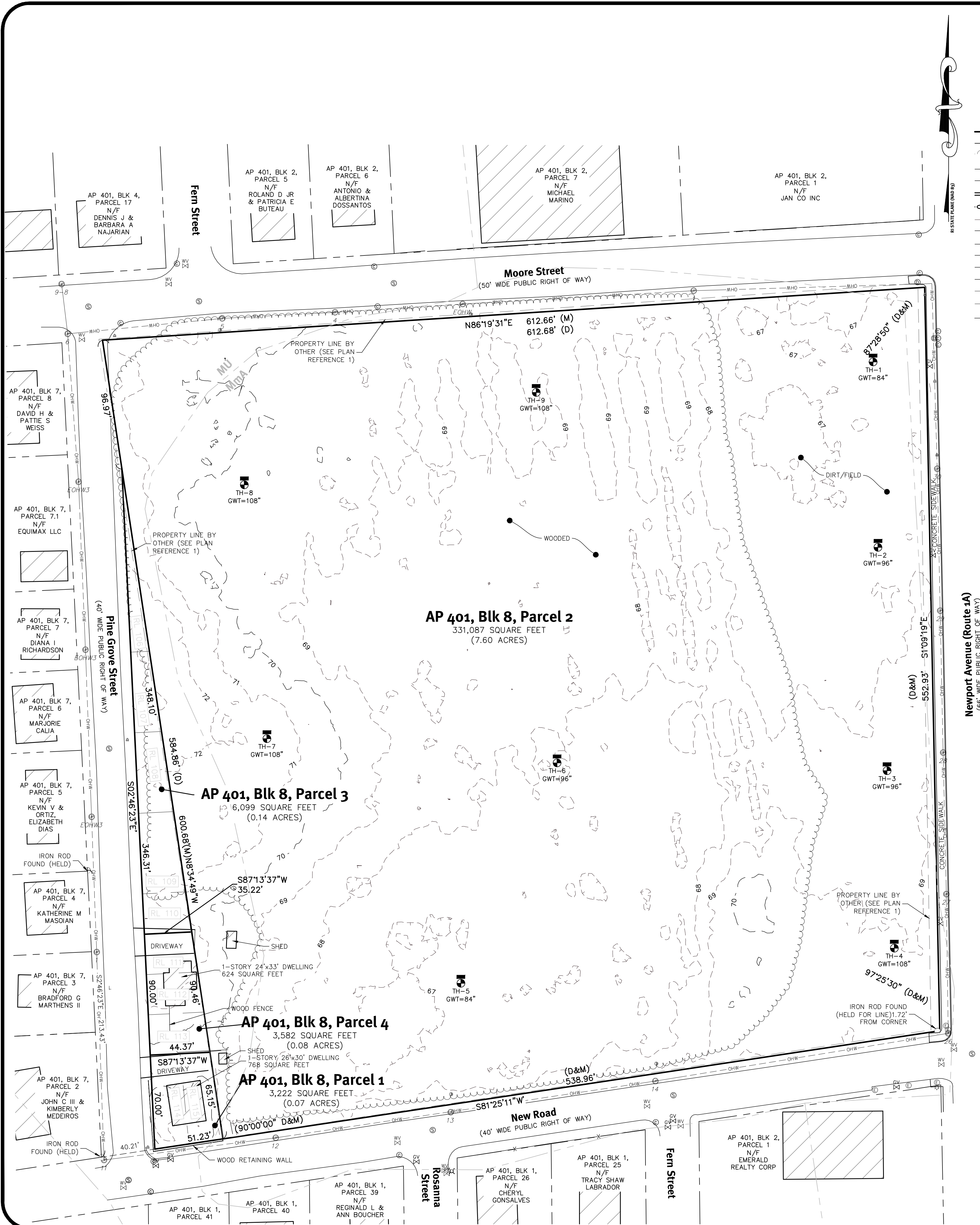
ALTA/NSPS LAND
TITLE SURVEY

SURVEY PLAN

DDG PROJECT #: 11.18.1476

DATE: 08/14/2019

z:\dmain\projects\2436-002 newport avenue\autoCAD drawings\2436-002-exco.dwg Plotted: 5/10/2021



General Notes

- THE PARCELS ARE FOUND ON ASSESSOR'S MAP 401, BLOCK 8 PARCELS 1, 2, 3 & 4 IN THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER OF PARCEL 1 IS PER DEED BOOK 4036, PAGE 214 IS MARY H COSTA.
- THE OWNER OF PARCEL 2 IS PER DEED BOOK 3457, PAGE 2638 IS NEWPORT AND NEW ROAD, LLC.
- THE OWNER OF PARCEL 3 IS PER DEED BOOK 466, PAGE 156 IS CITY OF EAST PROVIDENCE..
- THE OWNER OF PARCEL 4 IS PER DEED BOOK 3979, PAGE 117 IS JOSEPH W STURM & REBECCA A. REIS.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440070326J, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- PARCELS 1, 2, 3, & 4 ARE ZONED COMMERCIAL MIXED USED (CMU) PER ZONING AMENDMENT ADOPTED 9/1/2020 BY THE COUNCIL OF THE CITY OF EAST PROVIDENCE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 22, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS; SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

Plan References:

- "COMPREHENSIVE BOUNDARY SURVEY FOR 0 NEW ROAD" PLAN BY DOUGLAS LAND SURVEYING AND CONSULTING. DATED DECEMBER 18, 2018. UNRECORDED.
- THE EAST PROVIDENCE CEMETERY BELONGING TO SAMUEL O. CASE AND SITUATED, NORTHERLY FROM RUMFORD DEPOT ON THE BOSTON AND NEWPORT ROAD, EAST PROVIDENCE, RI. PLAN BY W.M. DEXTER DATED SEPTEMBER 1887. PLAN NUMBER 89.
- PINE TERRACE, EAST PROVIDENCE RI. JW WILBUR OWNER. PLAN BY AL ELIOT ENG. DATED JULY 29, 1904. PLAN NUMBER 243

Datum Note:

- 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.

Certification

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

TYPE OF SURVEY: PERIMETER BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ADMINISTRATIVE SUBDIVISION

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING SUBDIVIDED ARE TRUE AND ACCURATE.

Robert G. Babcock
5/12/21
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

Certification

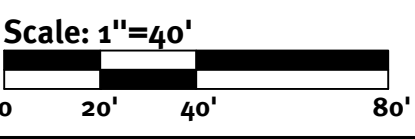
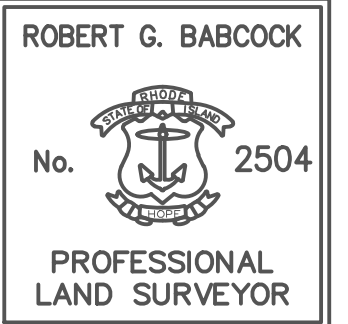
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
TOPOGRAPHIC SURVEY: CLASS T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

Robert G. Babcock
5/12/21
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS, AND IS NOW ELIGIBLE FOR RECORDING	
ADMINISTRATIVE OFFICER	DATE
I DO HEREBY CERTIFY THAT THE LOTS SHOWN ON SUBDIVISION PLAT MEET THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 19 ZONING, OF THE REVISED ORDINANCES OF EAST PROVIDENCE.	
ZONING OFFICER	DATE



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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)
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE
- TEMPORARY CONTOUR
- INLET SEDIMENT CONTROL

EXISTING VEGETATION AND MATURE TREES TO BE PROTECTED AND MAINTAINED TO THE MAXIMUM EXTENT PRACTICAL

INFILTRATION AREA NO CONSTRUCTION TRAFFIC PERMITTED AND AREA TO BE PROTECTED BY COMPOST SOCK, SILT FENCE OR APPROVED EQUAL (TYP)

Site

MAP 401, BLK 8
PARCELS 1-4
AREA= 346,790 SF
(7.96± ACRES)

Bailey Street

Pine Grove Street
(40' WIDE PUBLIC RIGHT OF WAY)

Moore Street
(50' WIDE PUBLIC RIGHT OF WAY)

Newport Avenue
(66' WIDE PUBLIC RIGHT OF WAY)

New Road
(50' WIDE PUBLIC RIGHT OF WAY)

Rosanna Avenue

Coyle Avenue

Soil Erosion Control Implementation Phasing

- Phase IA** - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- Phase IB** - INSTALL TEMPORARY SEDIMENTATION TRAPS. CONSTRUCT CLEAN WATER DIVERSIONS
- Phase IC** - CONSTRUCT PROPOSED DIVERSIONS
- Phase IIA** - CLEAR AND GRUB IMPERVIOUS AREAS. CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS. INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK. INSTALL ASPHALT PAVING.
- Phase IIB** - STABILIZE ALL DISTURBED AREAS, DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.
- Note** - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

General Notes:

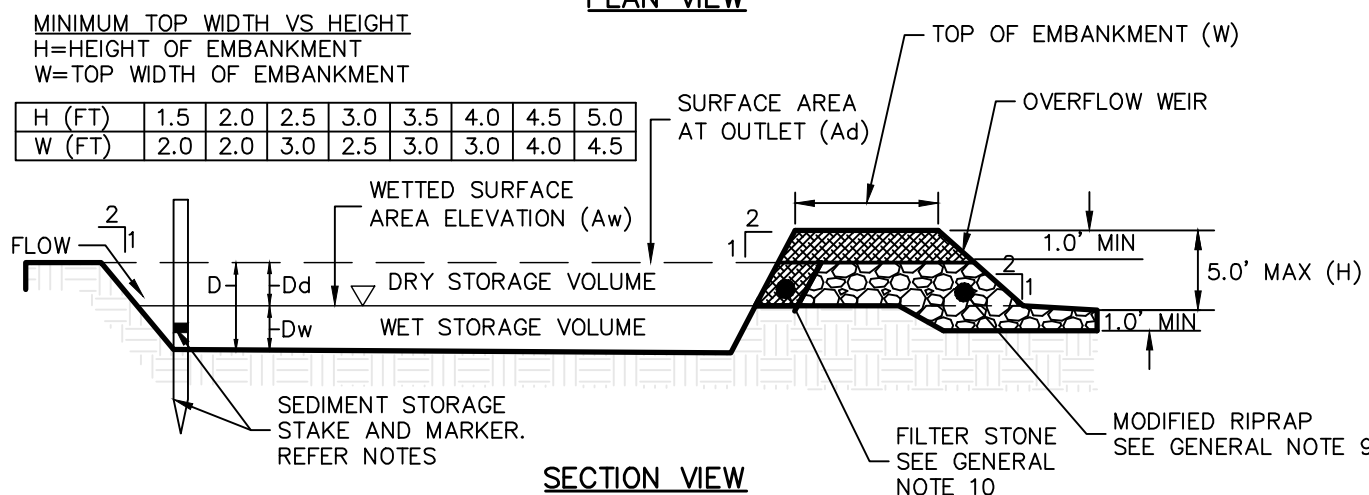
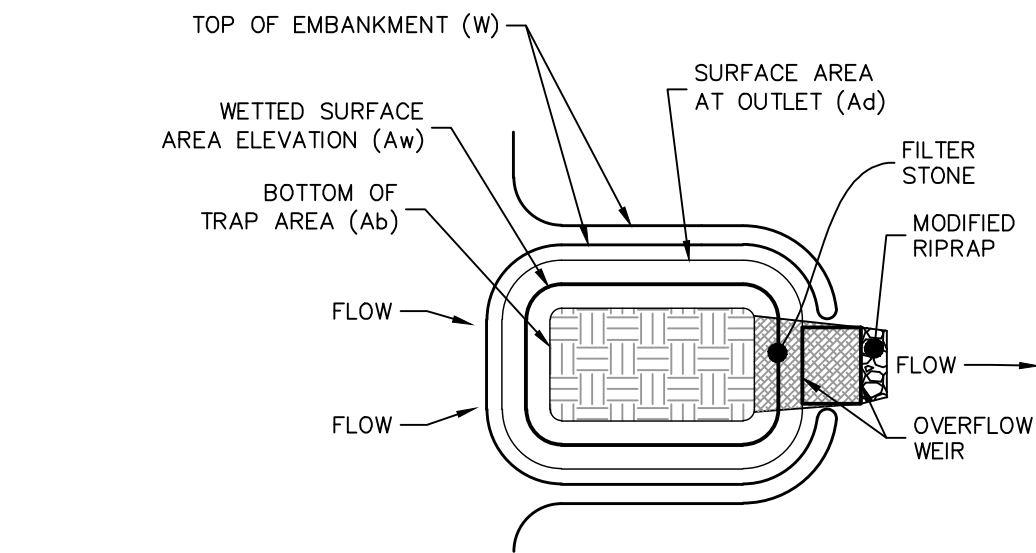
- THE TEMPORARY SEDIMENT TRAPS SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
- THE TEMPORARY SEDIMENT TRAPS MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
- ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

Inspection, Maintenance, And Removal Requirements:

- INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
- CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
- DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

Installation Notes:

- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
- REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
- EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
- USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION

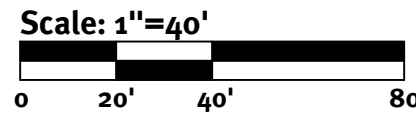


Temporary Sediment Trap Detail

NOT TO SCALE			
SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B	
TRIBUTARY DRAINAGE AREA	4.50 ac	4.00 ac	
WET STORAGE DEPTH (Dw)	2.50 ft	2.50 ft	
DRY STORAGE DEPTH (Dd)	1.50 ft	1.50 ft	
TOTAL DEPTH (D)	4.00 ft	4.00 ft	
BOTTOM OF TRAP AREA (Ab)	3,280 sq.ft	2,950 sq.ft	
WETTED SURFACE AREA (Aw)	4,470 sq.ft	3,900 sq.ft	
SURFACE AREA AT OUTLET (Ad)	5,260 sq.ft	5,000 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.

Note: This Plan Must Be Reproduced In Color



Soil Erosion & Sediment Control Plan

Newport Center

Map 401, Block 8, Parcel 1

Prepared For: Schiavo Enterprises LLC

858 Washington Street, Suite 305 - Dedham, MA 02026

Tel: 781-451-3600

DE Job No: 2436-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

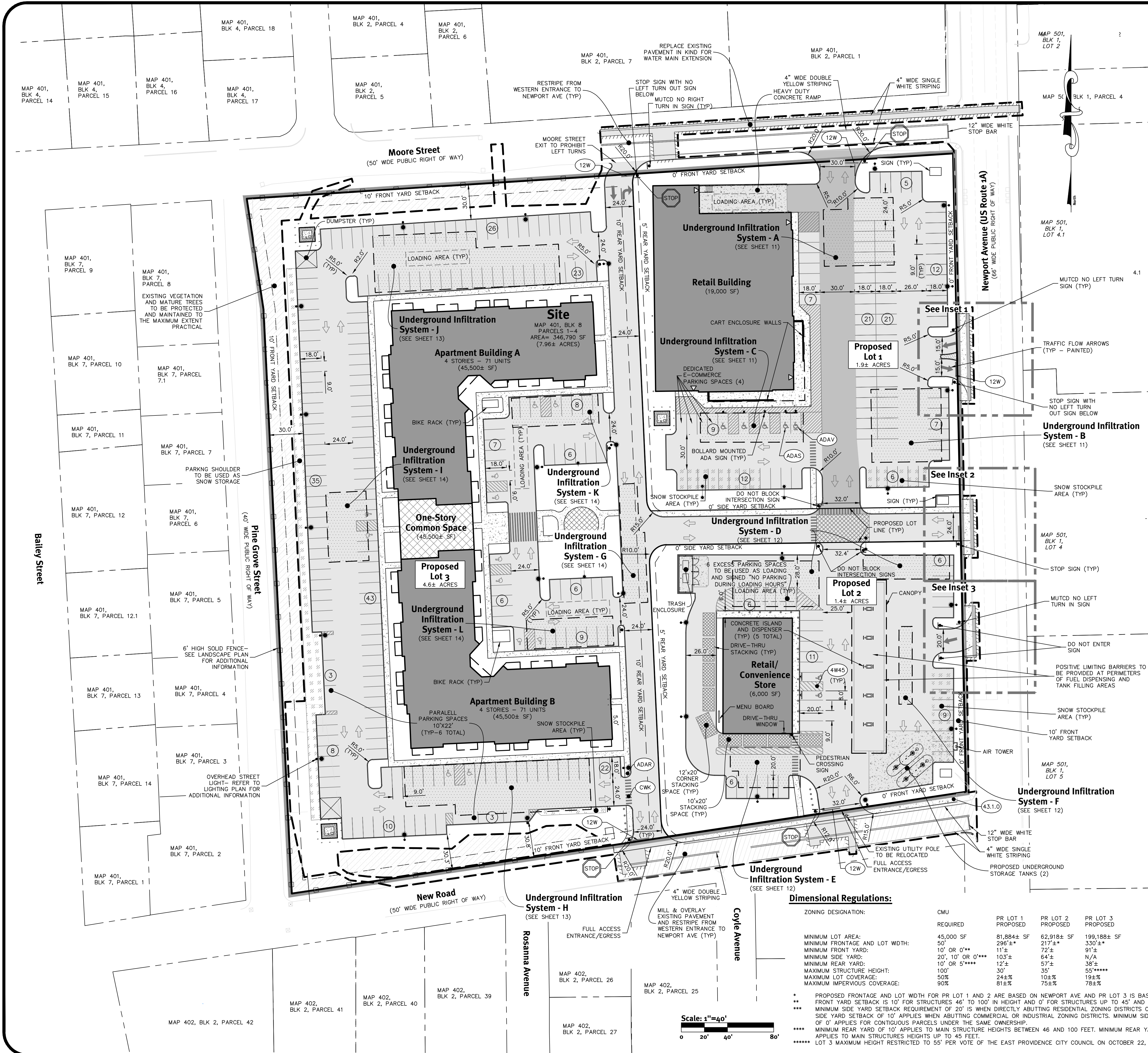
DANA R. NISSET



DATE	REVISION	BY	DATE	REVISION	BY
06-22-2021	1	D.R.N.	06-22-2021	1	D.R.N.
06-22-2021	2	D.R.N.	06-22-2021	2	D.R.N.
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SHEET 6 OF 23

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Parking Regulations:

PARKING REQUIREMENTS ARE PER THE CMU REGULATIONS:

PROPOSED LOT 1 REQUIRED
PARKING USE:
PARKING REQUIREMENT:
GROSS FLOOR AREA PROPOSED:
PARKING REQUIRED:
ADA PARKING SPACES PROVIDED:
ADA PARKING SPACES REQUIRED:
LOADING AREA PROVIDED:

RETAIL
4.5 SPACES PER 1000 SF GFA
19,000 SF
(19000 / 1000) X 4.5 = 86 SPACES
100 SPACES
4 SPACES
5 SPACES
1 SPACE AT 12' X 55' (660 SQ FEET)
1 SPACE AT 12' X 55'

PROPOSED LOT 2 REQUIRED
PARKING USE:
PARKING REQUIREMENT:
GROSS FLOOR AREA PROPOSED:
PARKING REQUIRED:
ADA PARKING SPACES PROVIDED:
ADA PARKING SPACES REQUIRED:
LOADING AREA PROVIDED:

RETAIL/CONVENIENCE STORE
4.5 SPACES PER 1000 SF GFA
4 PRIOR TO WINDOW AND 1 AFTER
6,000 SF
(6000 / 1000) X 4.5 = 27 SPACES
32 SPACES (NOT INCLUDING 6 SPACES
ALSO USED FOR LOADING)
2 SPACES
2 SPACES
1 SPACE AT 12' X 55' (660 SQ FEET)
1 SPACE AT 12' X 55'

PROPOSED LOT 3 REQUIRED
PARKING USE:
PARKING REQUIREMENT:
GROSS FLOOR AREA PROPOSED:
PARKING REQUIRED:
ADA PARKING SPACES PROVIDED:
ADA PARKING SPACES REQUIRED:
LOADING AREA PROVIDED:

DWELLING, MULTIFAMILY
1.5 SPACE PER
142
142 X 1.5 = 213 SPACES
215 SPACES
7 SPACES
12 SPACES
3 SPACES EACH 12' X 55' (660 SQ FEET)

TOTAL FOR DEVELOPMENT SITE:
REQUIRED PARKING SPACES:
PARKING SPACES PROVIDED:
LOADING AREAS:

326 SPACES
347 SPACES (19 ADA)
5 SPACES

Dimensional Regulations:

ZONING DESIGNATION:

	CMU	PR LOT 1 PROPOSED	PR LOT 2 PROPOSED	PR LOT 3 PROPOSED
MINIMUM LOT AREA:	45,000 SF	81,884± SF	62,918± SF	199,188± SF
MINIMUM FRONTAGE AND LOT WIDTH:	50'	296±'	217±'	330±'
MINIMUM FRONT YARD:	10' OR 0'	11±'	72±'	91±'
MINIMUM SIDE YARD:	20', 10' OR 0'	64±'	64±'	N/A
MINIMUM REAR YARD:	10' OR 5'	12±'	57±'	38±'
MAXIMUM STRUCTURE HEIGHT:	100'	30'	35'	55'*****
MAXIMUM LOT COVERAGE:	50%	24±%	10±%	19±%
MAXIMUM IMPERVIOUS COVERAGE:	90%	81±%	75±%	78±%

* PROPOSED FRONTAGE AND LOT WIDTH FOR PR LOT 1 AND 2 ARE BASED ON NEWPORT AVE AND PR LOT 3 IS BASED ON NEW ROAD.
** FRONT YARD SETBACK IS 10' FOR STRUCTURES 46' TO 100' IN HEIGHT AND 0' FOR STRUCTURES UP TO 45' AND ACCESSORY USES
*** MINIMUM SIDE YARD SETBACK REQUIREMENT OF 20' IS WHEN DIRECTLY ABUTTING RESIDENTIAL ZONING DISTRICTS ONLY. MINIMUM SIDE YARD SETBACK OF 10' APPLIES WHEN ABUTTING COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS. MINIMUM SIDE YARD SETBACK OF 0' APPLIES FOR CONTIGUOUS PARCELS UNDER THE SAME OWNERSHIP.
**** MINIMUM REAR YARD OF 10' APPLIES TO MAIN STRUCTURE HEIGHTS BETWEEN 46 AND 100 FEET. MINIMUM REAR YARD OF 5' APPLIES TO MAIN STRUCTURES HEIGHTS UP TO 45 FEET.
***** LOT 3 MAXIMUM HEIGHT RESTRICTED TO 55' PER VOTE OF THE EAST PROVIDENCE CITY COUNCIL ON OCTOBER 22, 2020.

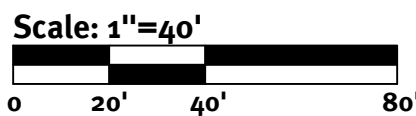
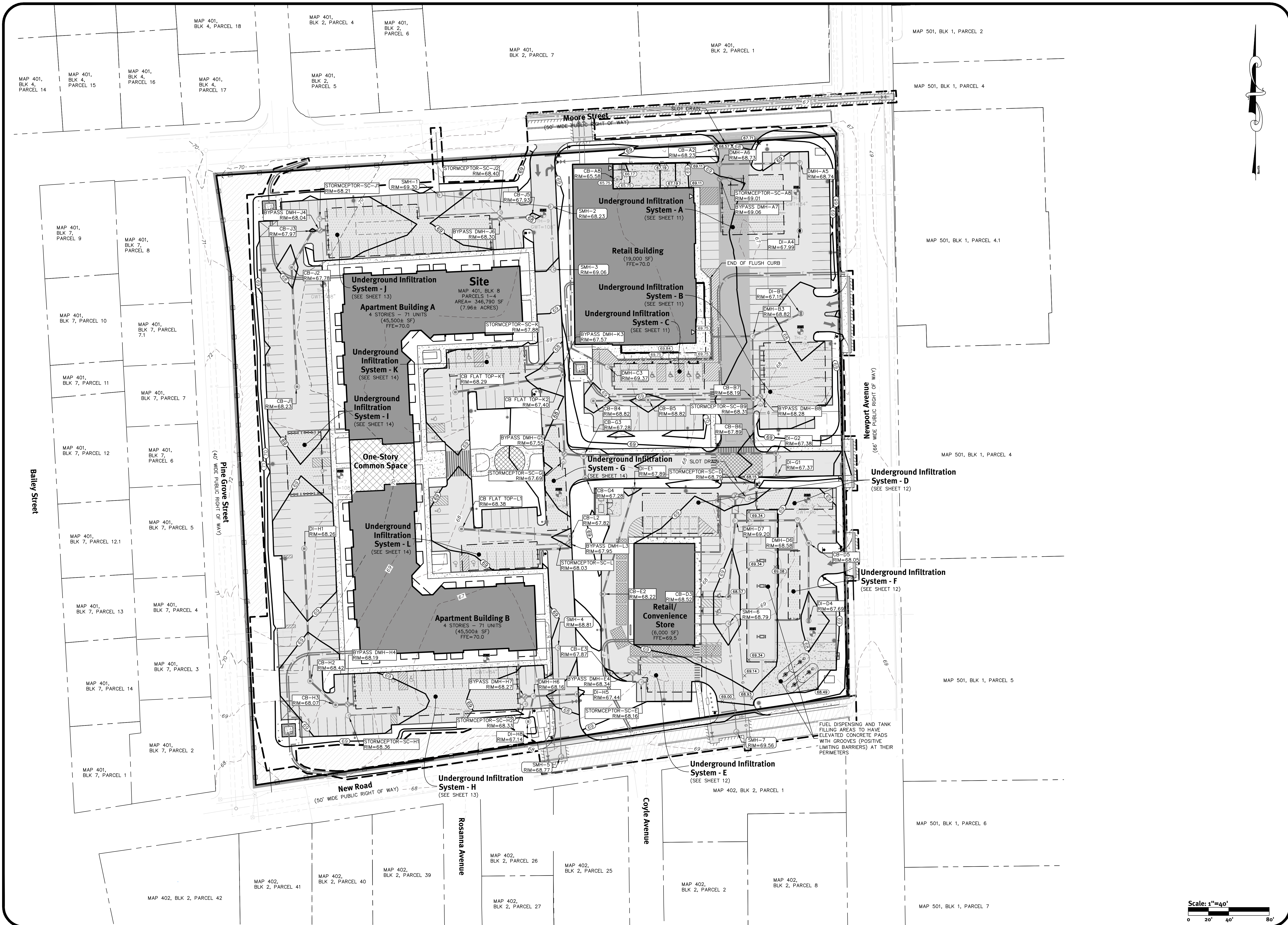
Site Layout Plan Newport Center

Map 401, Blk 8, Parcel 14
Map 401, Blk 8, Parcel 15
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Map 401, Blk 8, Parcel 19
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Map 401, Blk 8, Parcel 98
Map 401, Blk 8, Parcel 99
Map 401, Blk 8, Parcel 100

Prepared for:
Schiao Enterprises LLC
858 Washington Street, Suite 305 - Dedham, MA 02026
Tel: 781-451-3600

DE Job No: 2436-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

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Grading Plan
Newport Center

Prepared For:
Schiavo Enterprises LLC
Map 501, Block 8, Parcel 1
East Providence, Rhode Island 02916
858 Washington Street, Suite 305 - Dedham, MA 02026
Tel: 781-451-3600

DE Job No: 2436-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET 8 OF 23

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 stamp. DiPrete Engineering does not warrant plans by any other party.

The contractor is responsible for all of the means, methods, safety preparations and construction of this project in accordance with the approved plans and specifications. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities. See Utility Note on sheet 3.

DO HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND.

DATE: 06-22-2021
DESIGNED BY: J.F.
DRAWN BY: J.F.
CHECKED BY: J.F.
IN CHARGE: J.F.

DATE: 06-22-2021
DESIGNED BY: J.F.
DRAWN BY: J.F.
CHECKED BY: J.F.
IN CHARGE: J.F.

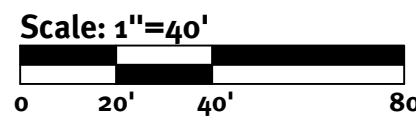
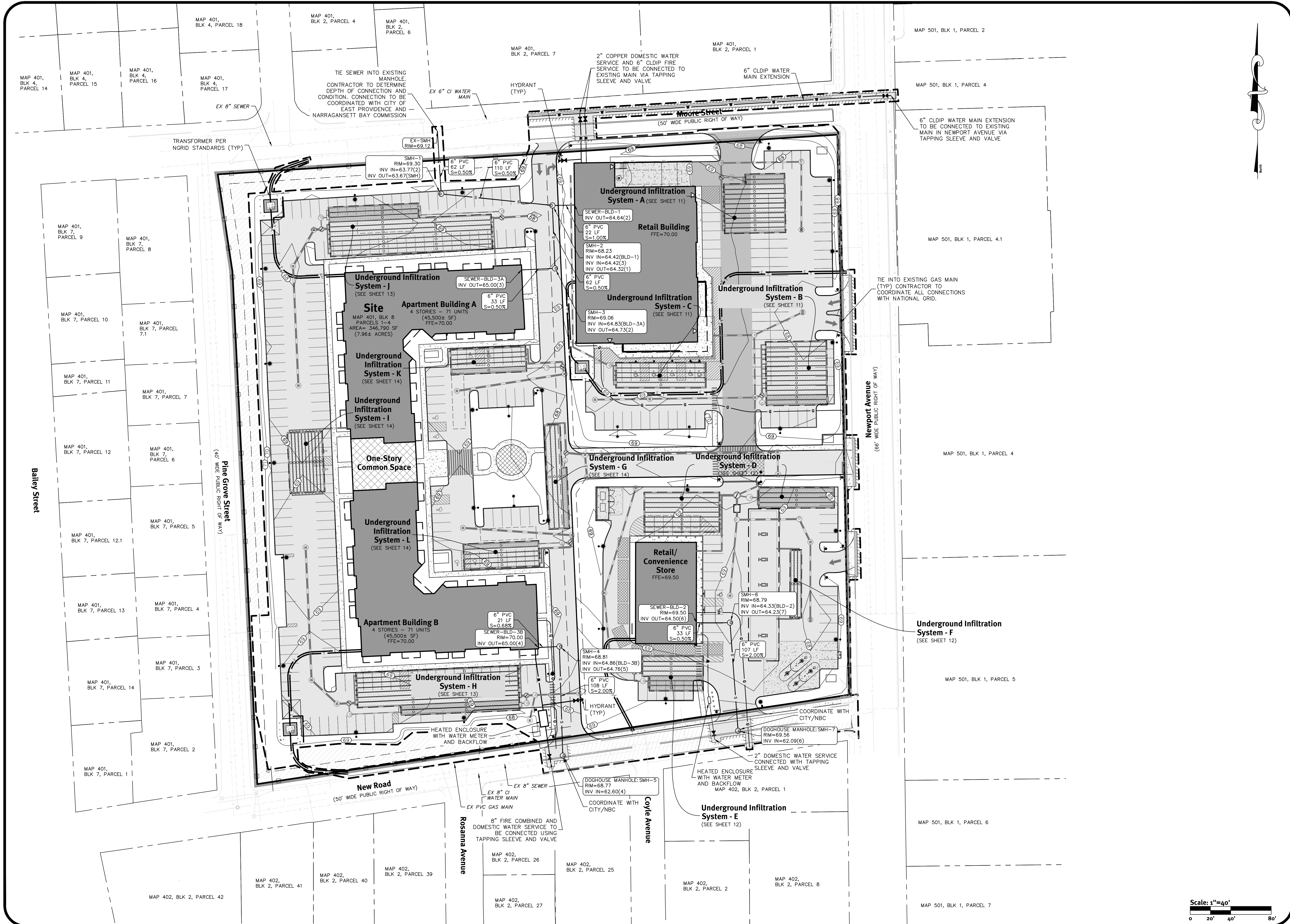
DANA R. NISSET
No. 11876
REGISTERED PROFESSIONAL ENGINEER
CIVIL

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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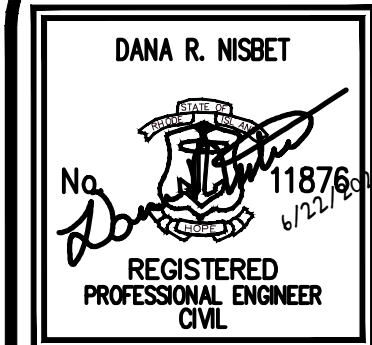


Utilities Plan
Newport Center

Prepared For:
Schiavo Enterprises LLC
858 Washington Street, Suite 305 - Dedham, MA 02026
Tel: 781-451-3600

DE Job No: 2436-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET 10 OF 23



I, DANA R. NISBET, CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.

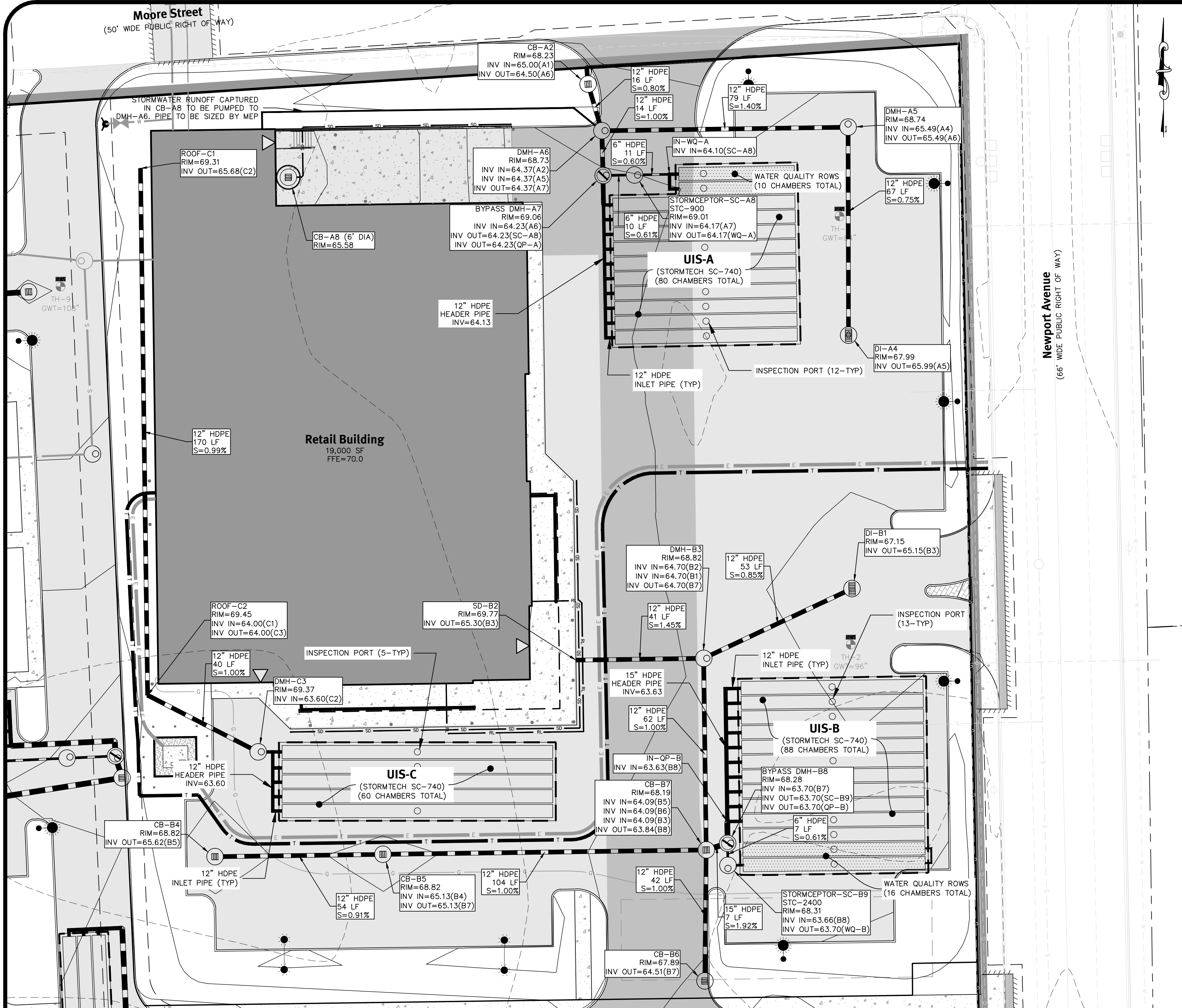
DATE: 06/22/2021
PROJECT: 2436-002
SHEET: 10 OF 23

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE
1	06-22-2021	LDG Final Plan Submission Update			
2	06-22-2021	LDG Final Plan Submission Update			
3	06-22-2021	LDG Final Plan Submission Update			
4	06-22-2021	LDG Final Plan Submission Update			
5	06-22-2021	LDG Final Plan Submission Update			
6	06-22-2021	LDG Final Plan Submission Update			
7	06-22-2021	LDG Final Plan Submission Update			
8	06-22-2021	LDG Final Plan Submission Update			
9	06-22-2021	LDG Final Plan Submission Update			
10	06-22-2021	LDG Final Plan Submission Update			

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

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Underground Infiltration Systems A, B & C

STORMCEPTOR NAME	STORMCEPTOR MODEL	HYDROCARBON STORAGE CAPACITY (U.S. GAL)	WATER QUALITY FLOW CAPACITY (cfs)
SC-A8	STC-900	251	0.636
SC-B9	STC-2400	840	1.059
SC-D	STC-2400	840	1.059
SC-E	STC-900	251	0.636
SC-G	STC-900	251	0.636
SC-H2	STC-2400	840	1.059
SC-H4	STC-2400	840	1.059
SC-J1	STC-2400	840	1.059
SC-J2	STC-2400	840	1.059
SC-K	STC-900	251	0.636
SC-L	STC-900	251	0.636

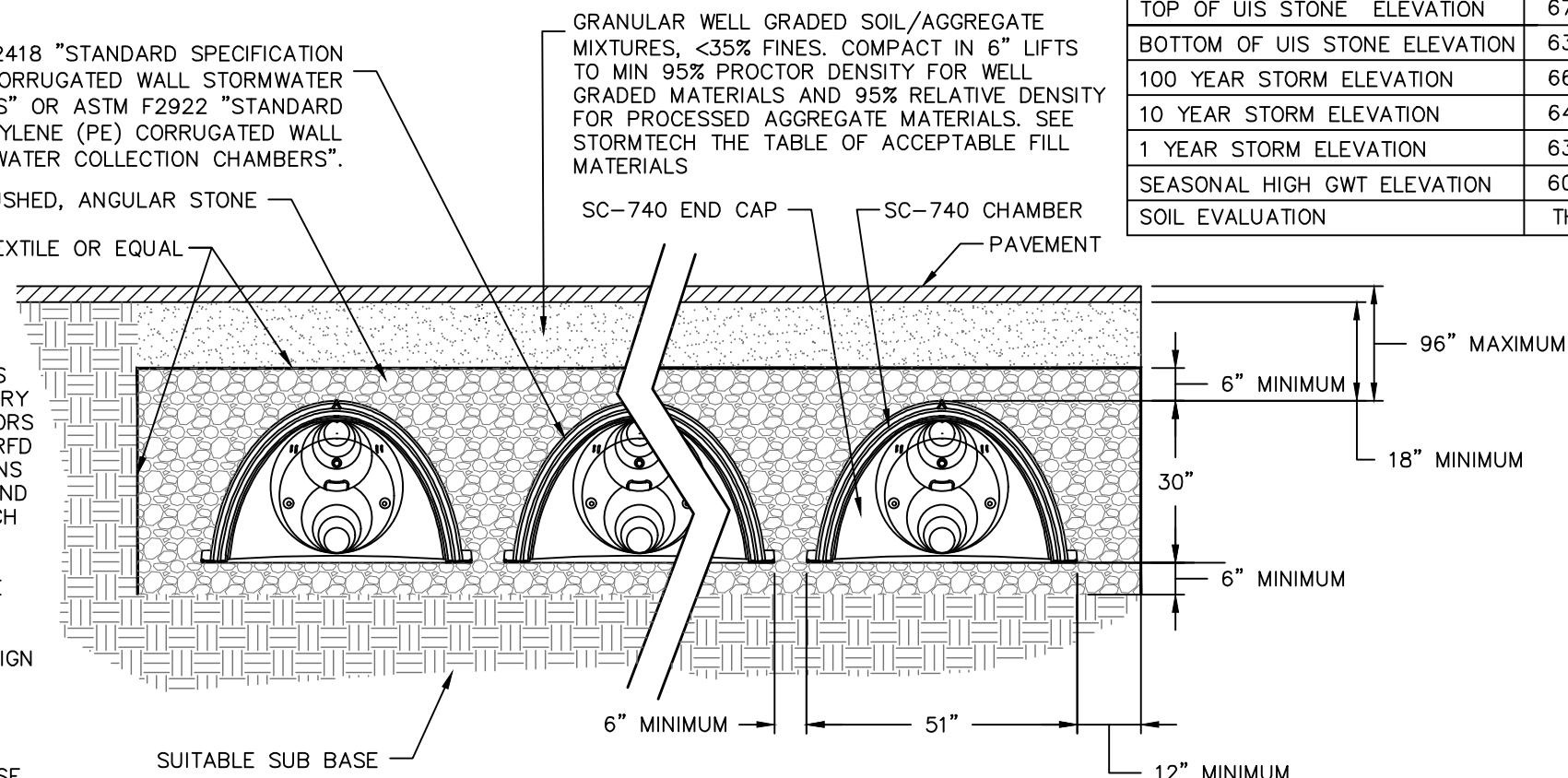
*SEE DETAIL SHEET-1 AND DETAIL SHEET-2 FOR STORMCEPTOR DETAILS

Stormceptor Name/Model

CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

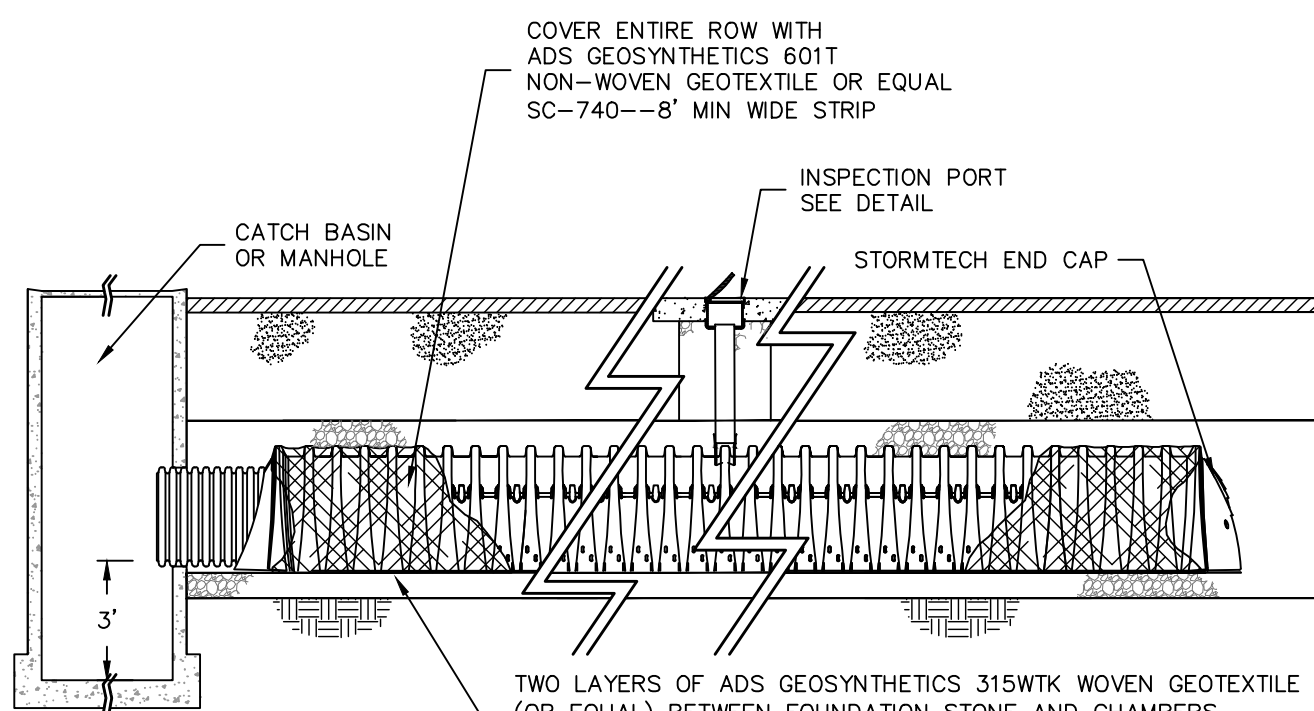
NOTES:

- THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS.
- SEE LATEST STORMTECH DESIGN MANUAL.
- ALL STORMTECH CHAMBERS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

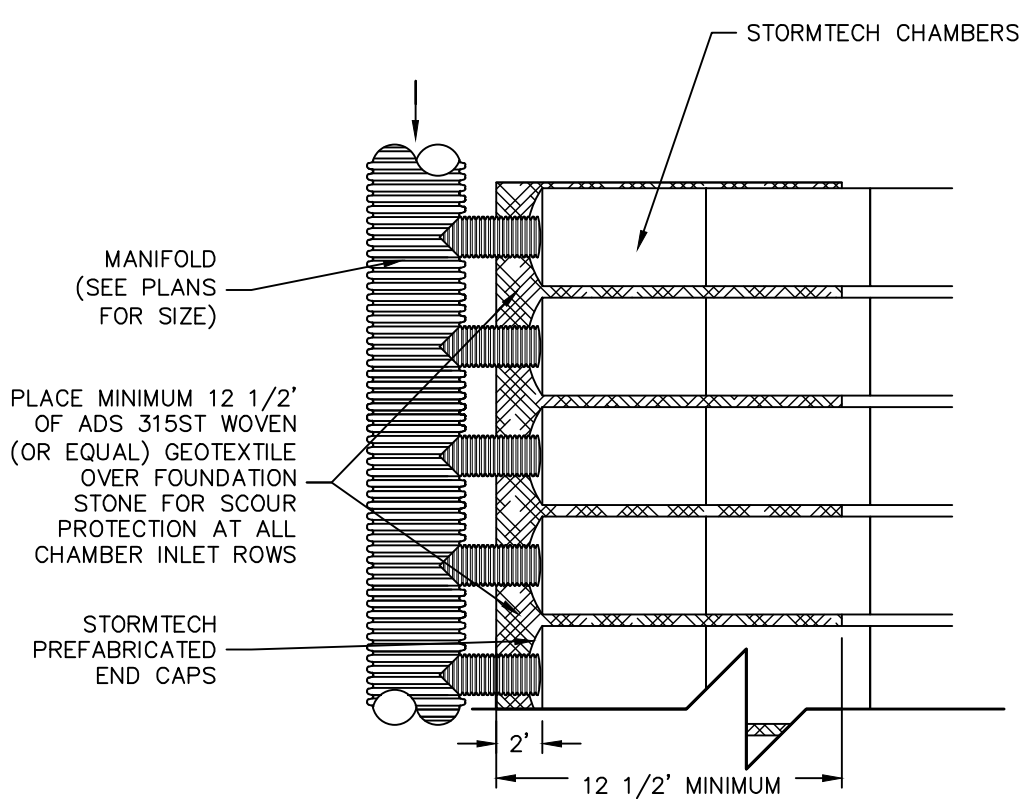


Stormtech SC-740 Typical Cross Section

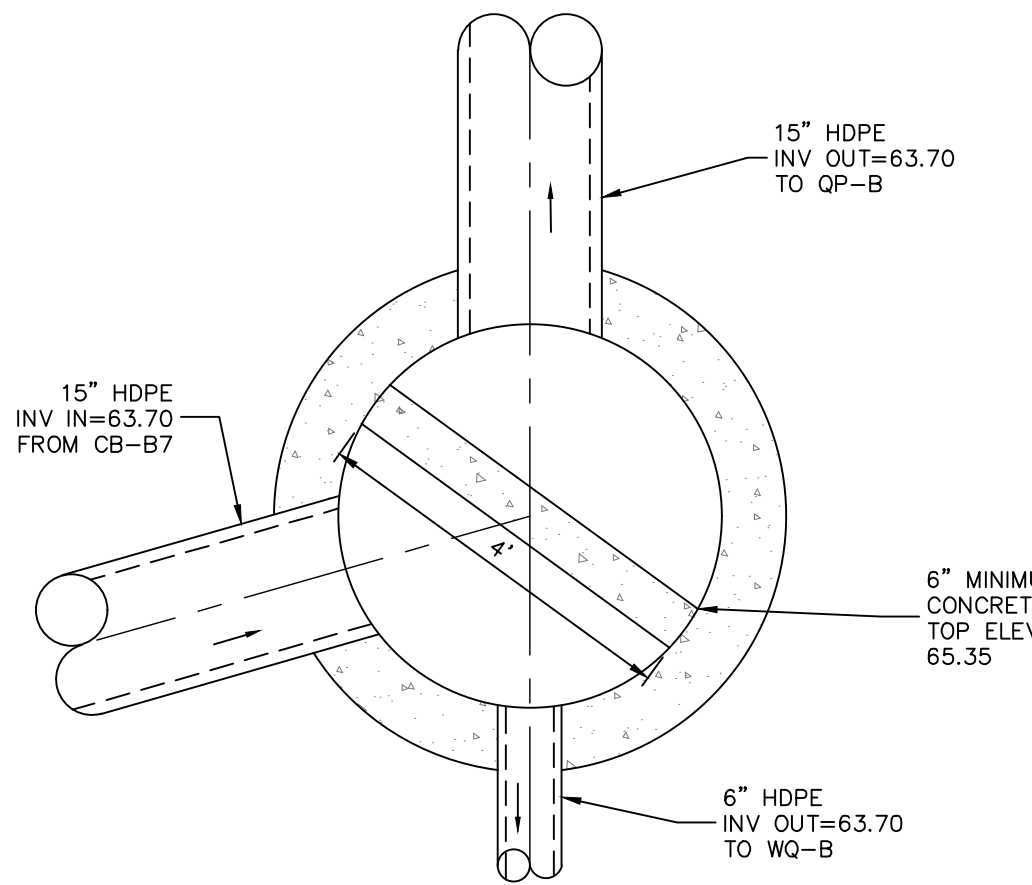
DESCRIPTION	UIS-A	UIS-B	UIS-C
TOP OF UIS STONE ELEVATION	67.00	66.50	66.50
BOTTOM OF UIS STONE ELEVATION	63.50	63.00	63.00
100 YEAR STORM ELEVATION	66.49	66.48	66.07
10 YEAR STORM ELEVATION	64.66	64.24	64.24
1 YEAR STORM ELEVATION	63.77	63.20	63.55
SEASONAL HIGH GWT ELEVATION	60.00	60.00	60.00
SOIL EVALUATION	TH-1	TH-2	TH-2



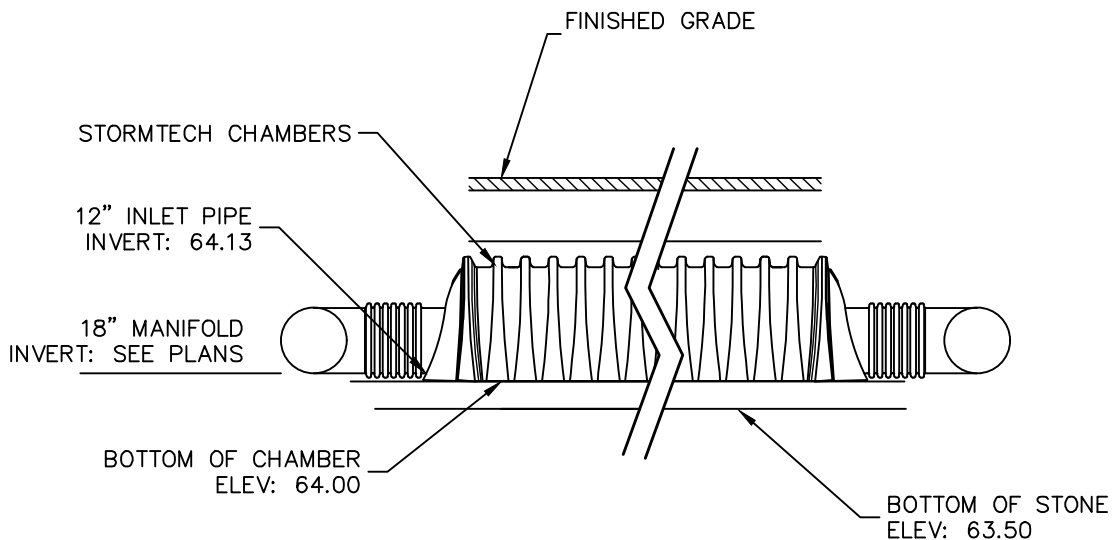
Stormtech Water Quality Rows Detail (SC-740)



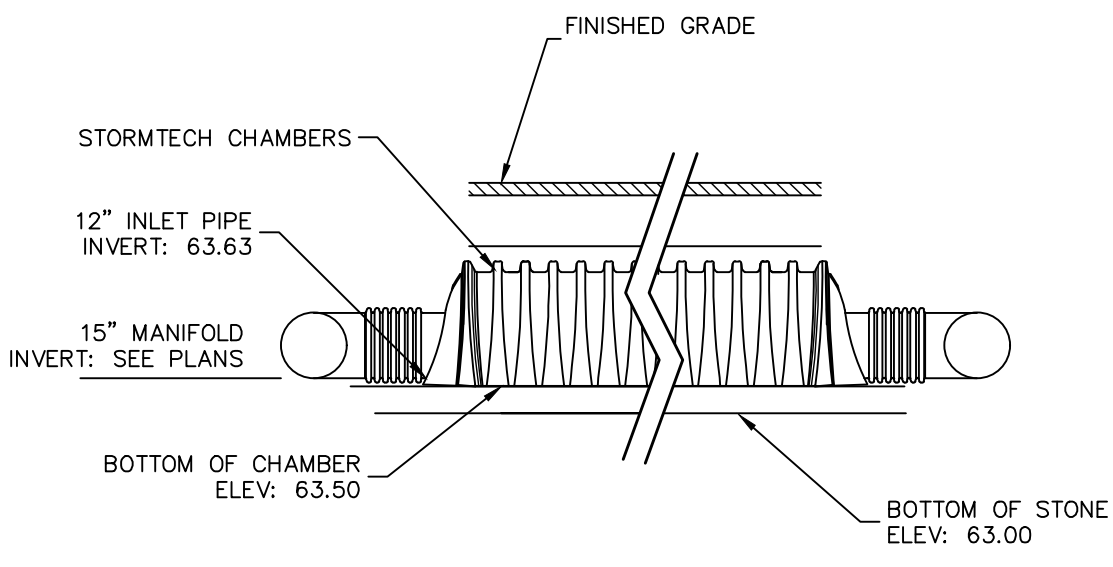
Stormtech Manifold Detail (Typ)



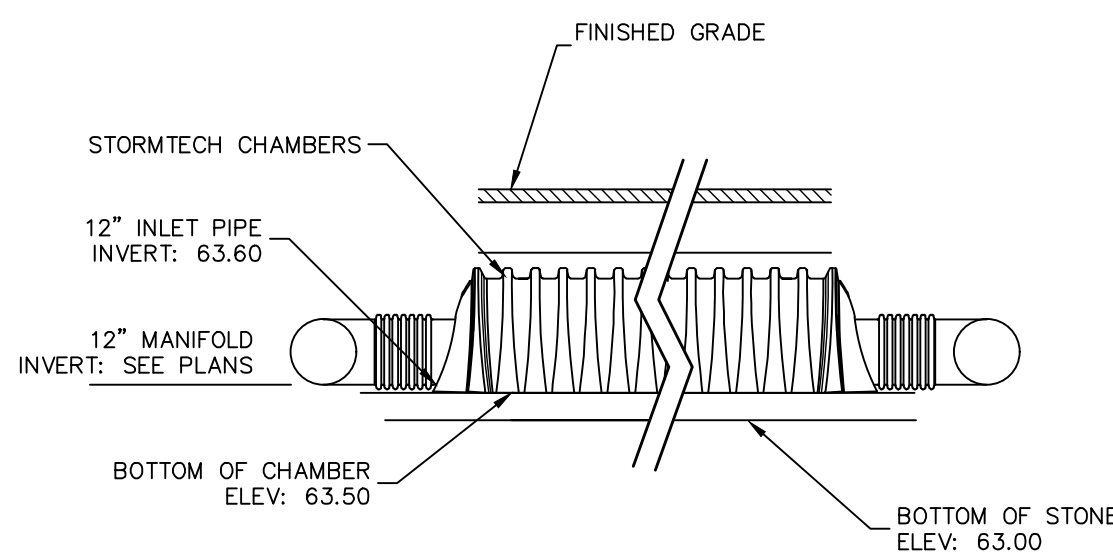
Bypass-B8 (4'Ø Manhole)



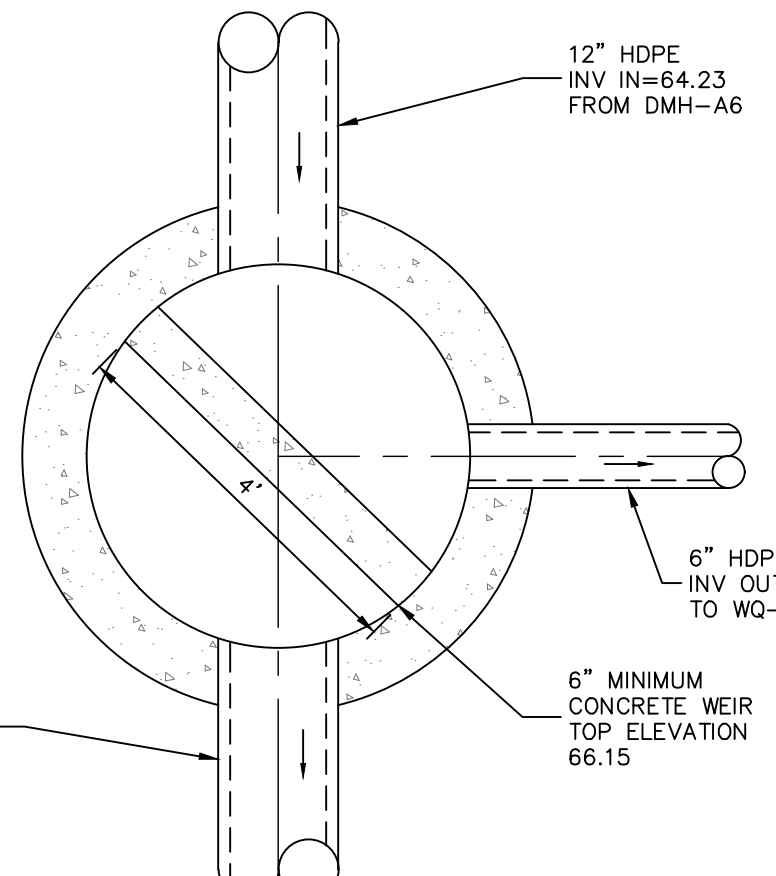
Underground Infiltration System A - Stormtech Elevation



Underground Infiltration System B - Stormtech Elevation



Underground Infiltration System C - Stormtech Elevation



Bypass-A7 (4'Ø Manhole)

Underground Systems A, B & C

Newport Center

Map 001 Block 8, Providence, RI

Prepared for: Schiavo Enterprises LLC

858 Washington Street, Suite 305, Dedham, MA 02026

Tel: 781-451-3500 Copyright 2021 by DiPrete Engineering Associates, Inc.

DANA R. NISBET

REGISTERED PROFESSIONAL ENGINEER CIVIL

DO HEREBY CERTIFY THAT THIS DESIGN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A WRITTEN STATEMENT FROM THE DESIGNER.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PREPARATIONS AND PROTECTION OF THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE R.I. DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.

ENGINEERING ASSUMES RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

DESIGNER'S ASSUMPTIONS: SEE UTILITY NOTE ON SHEET 3.

DESIGNER'S ASSUMPTIONS: SEE UTILITY NOTE ON SHEET 3.

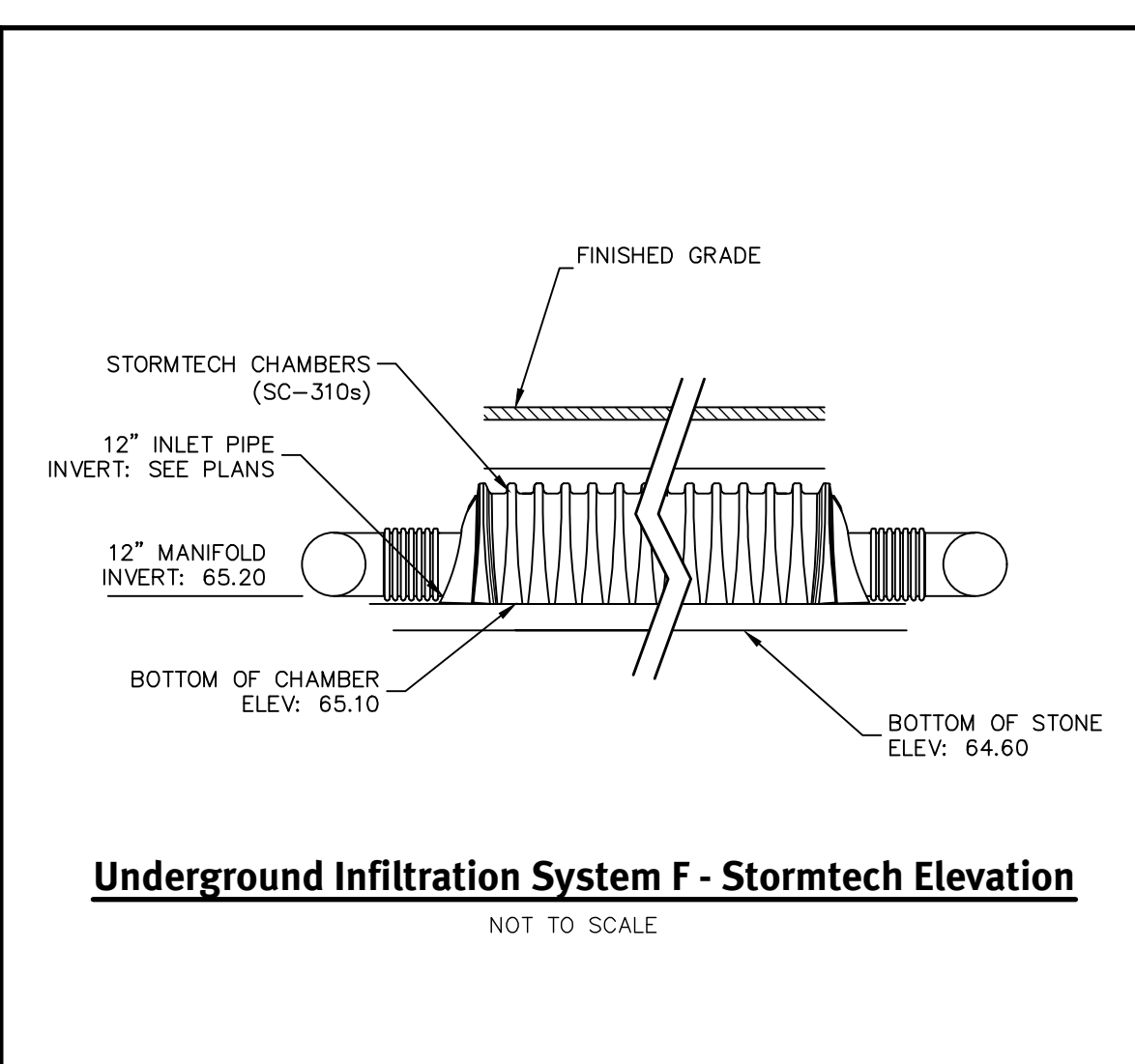
DESIGNER'S ASSUMPTIONS: SEE UTILITY NOTE ON SHEET 3.

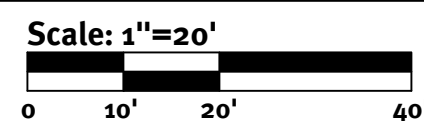
DESIGNER'S ASSUMPTIONS: SEE UTILITY NOTE ON SHEET 3.

SHEET 11

OF 23

OF 23

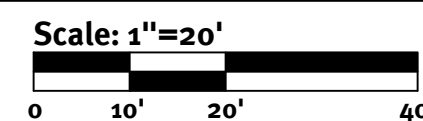




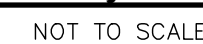
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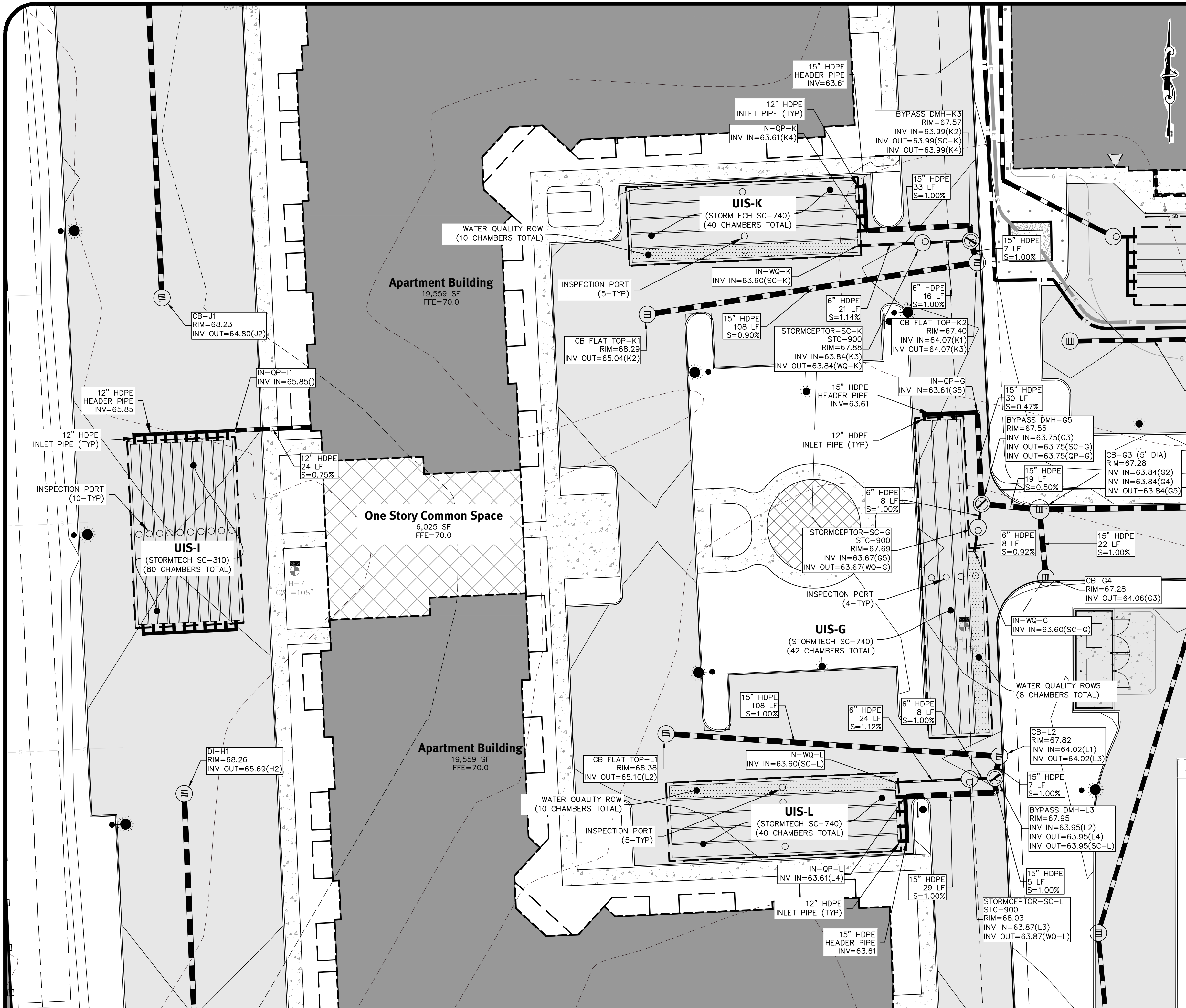
A horizontal scale bar with alternating black and white segments. It is marked with 0, 10', 20', and 40 feet.



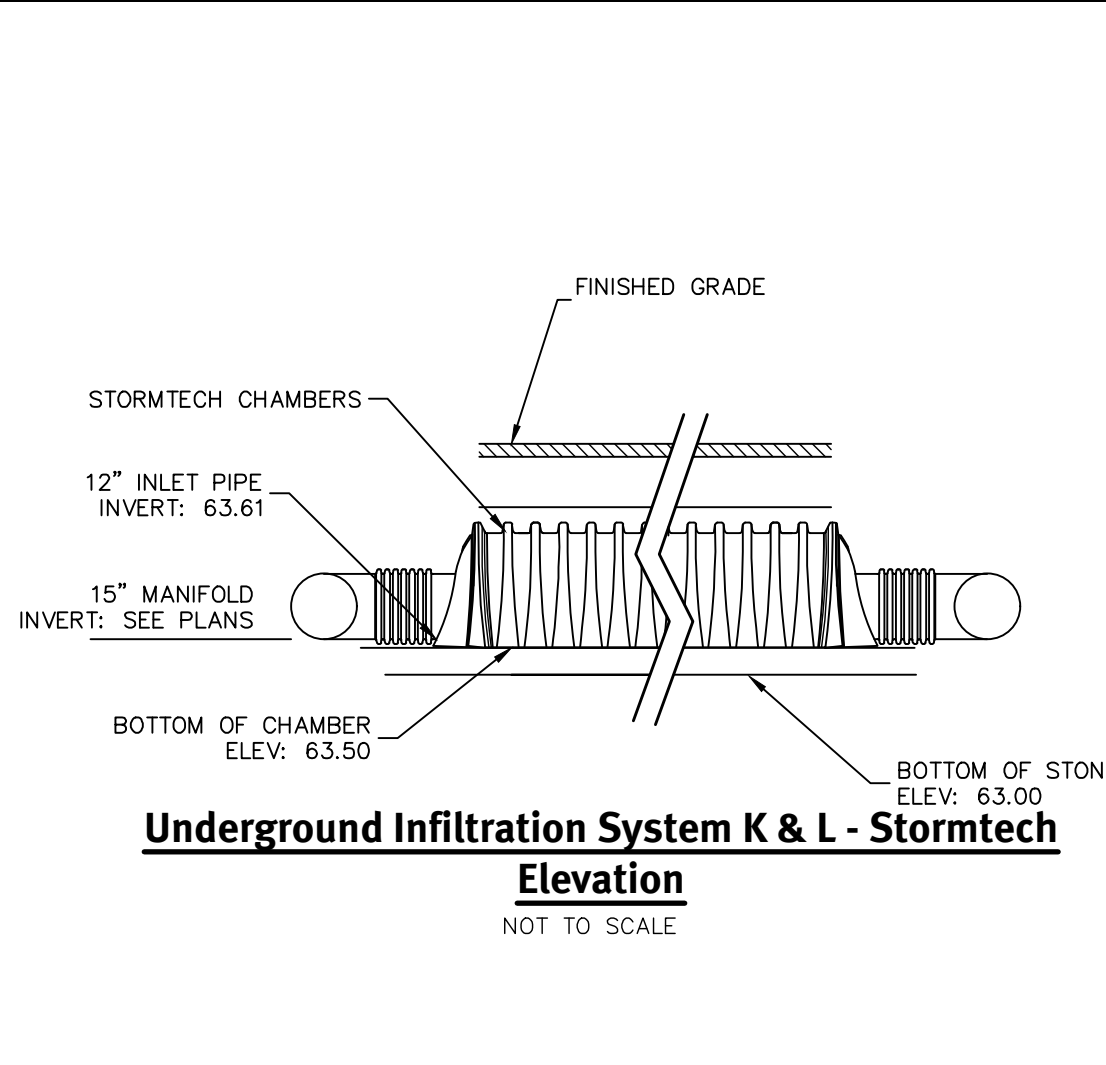
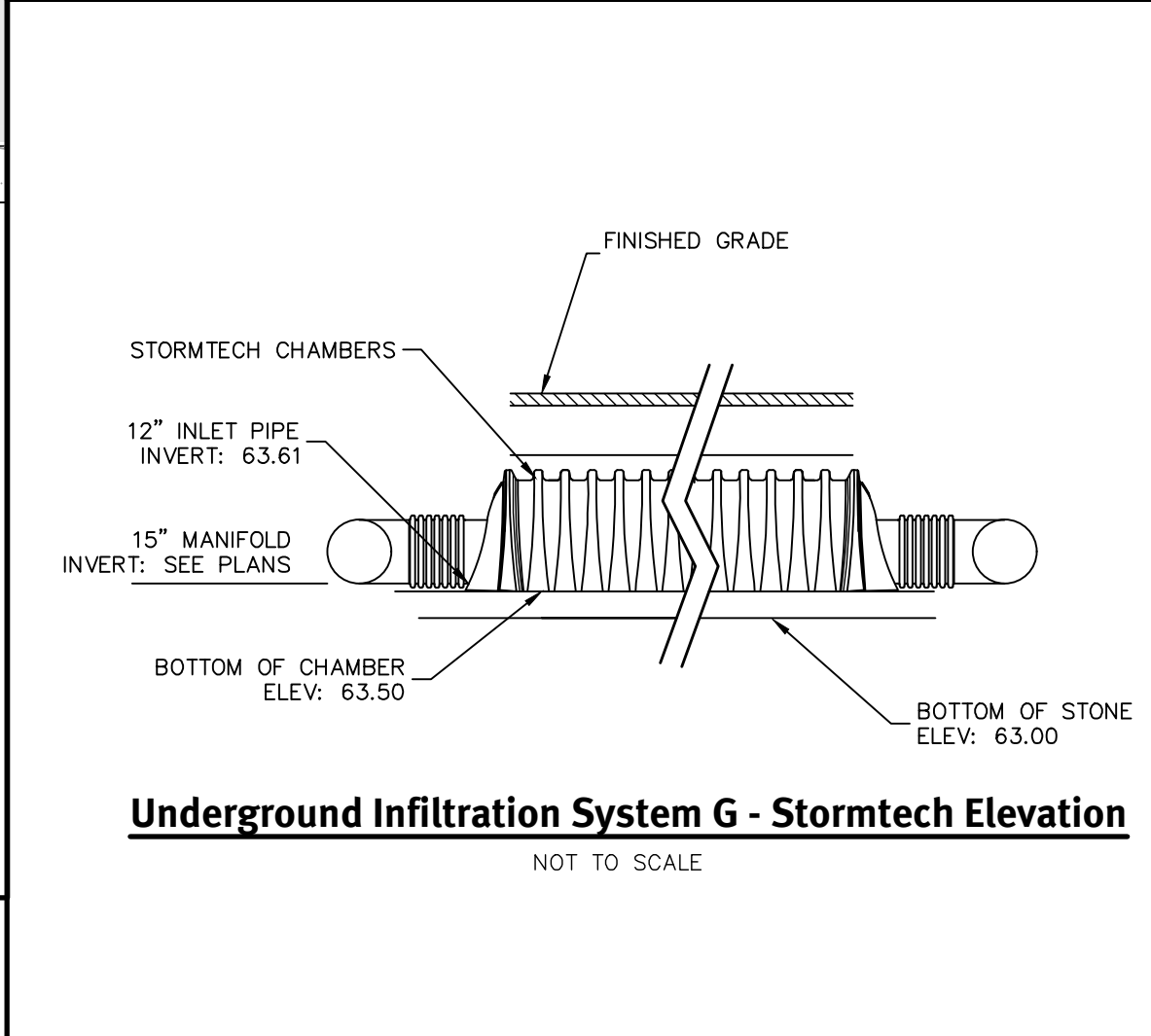
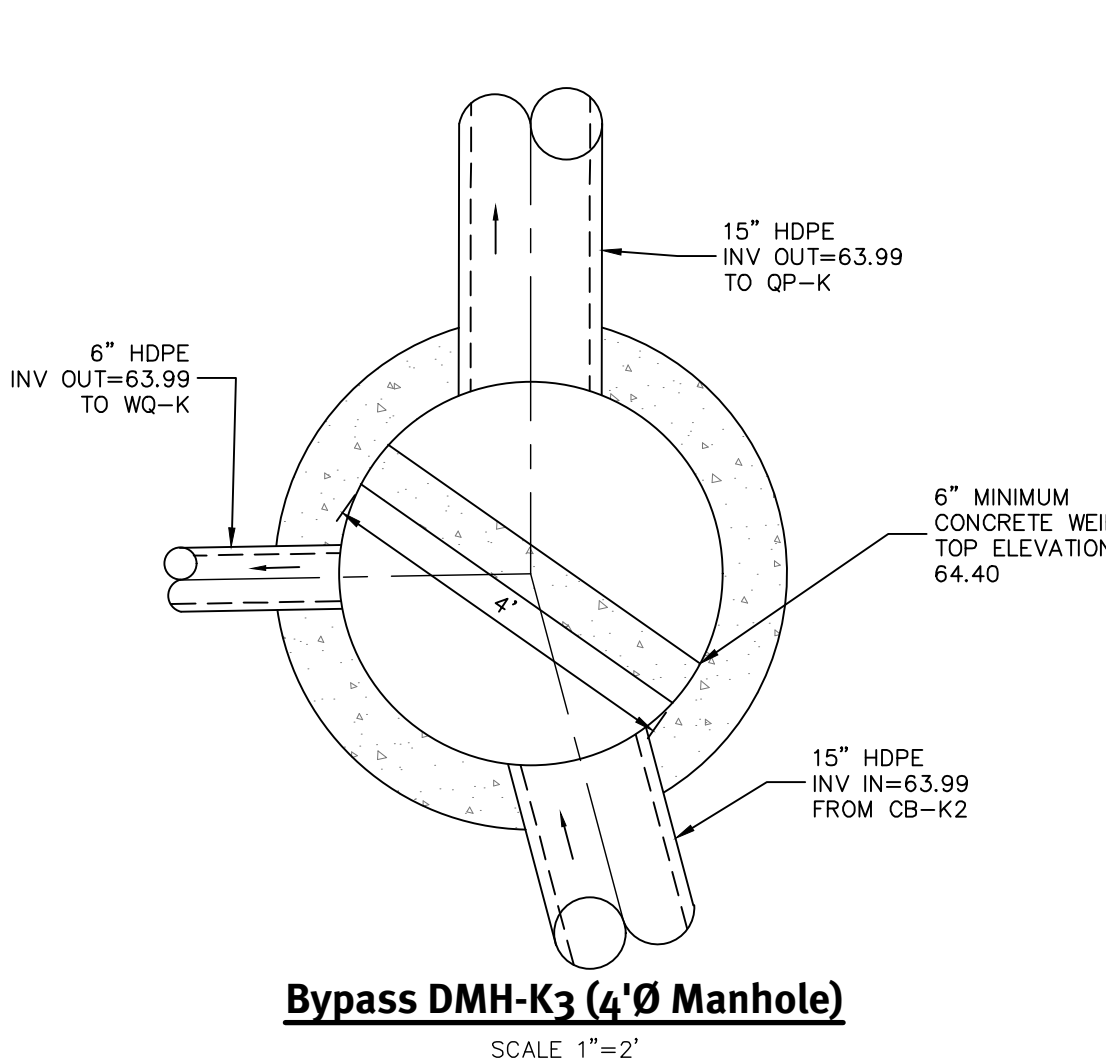
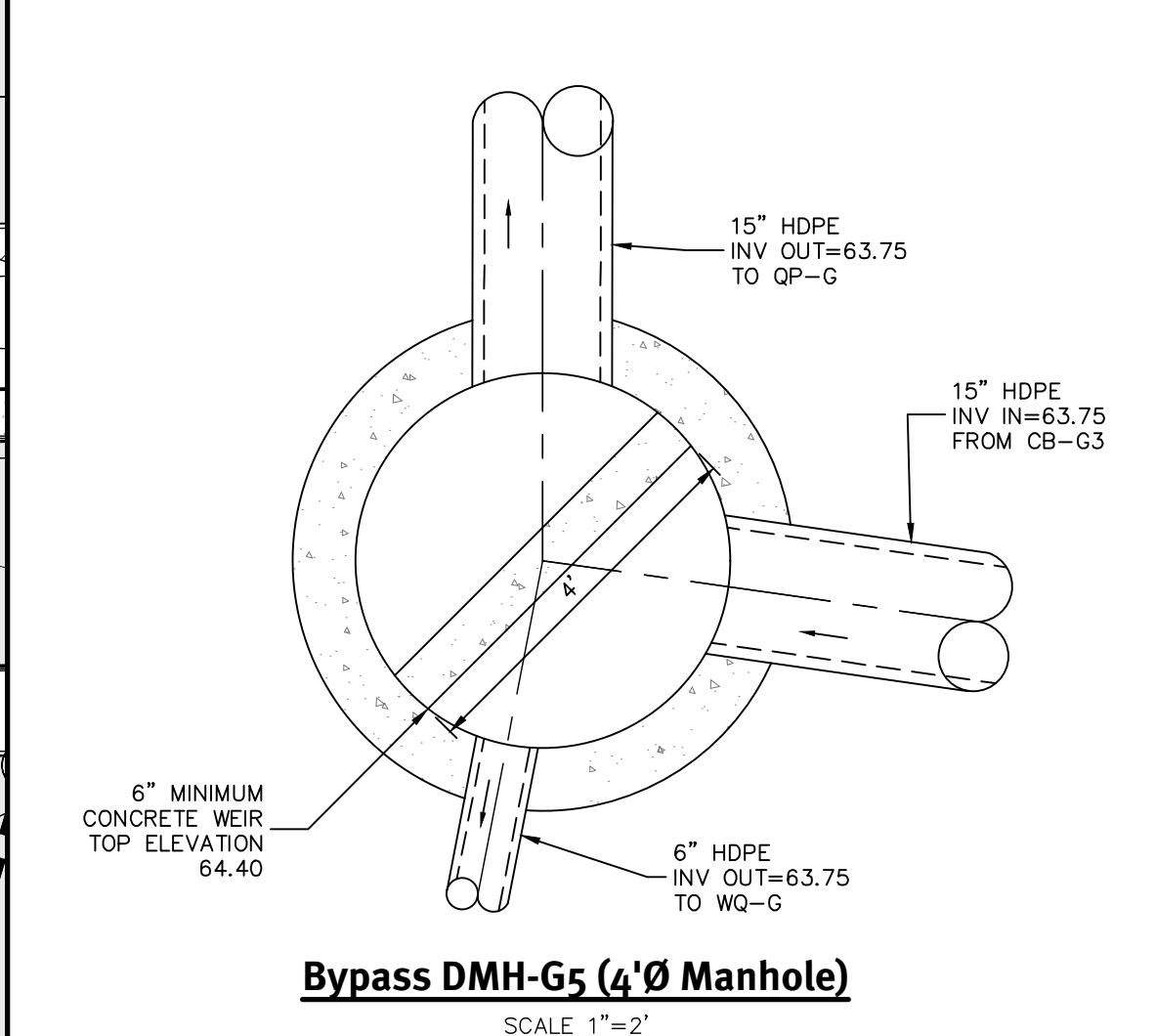
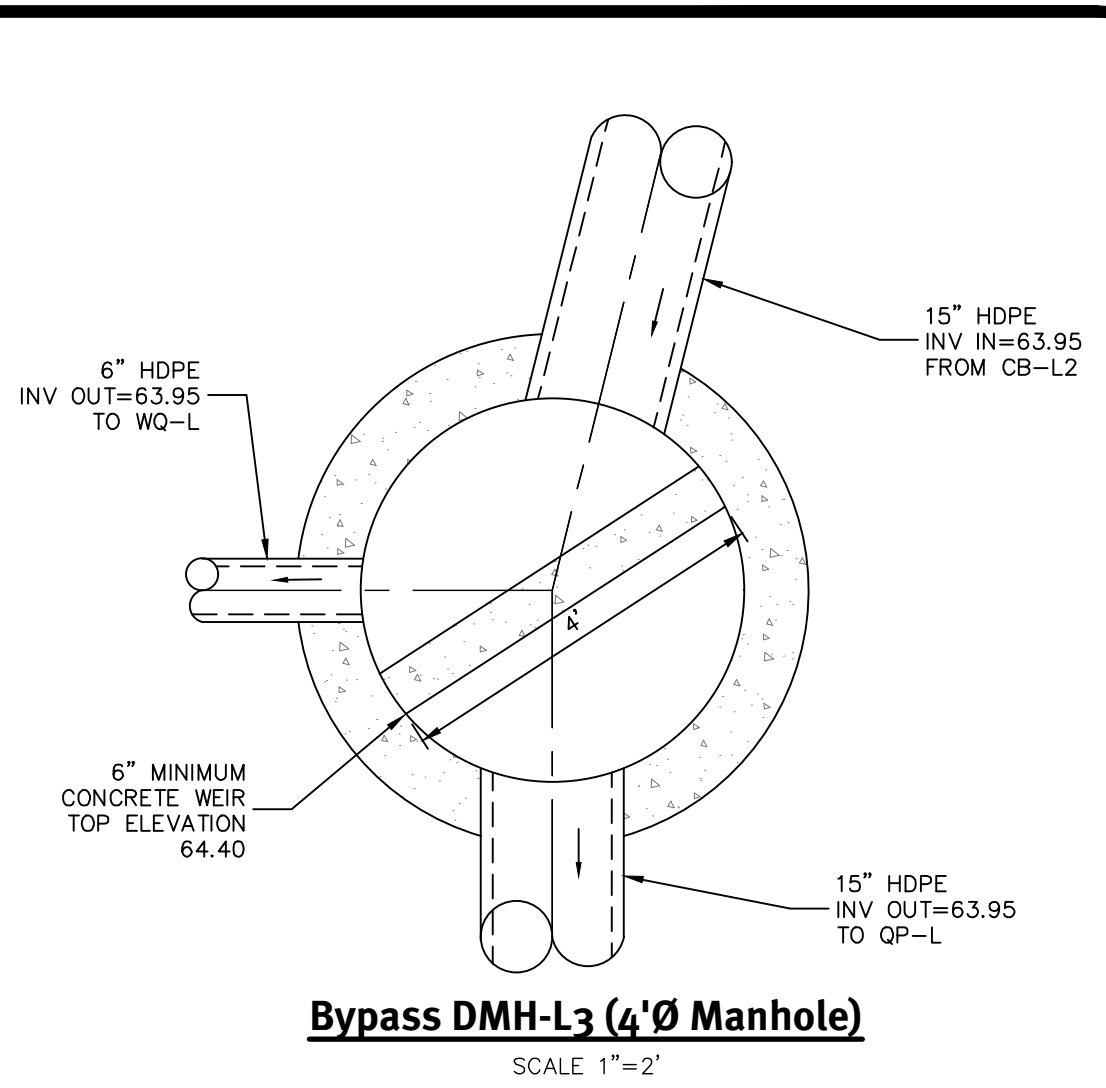
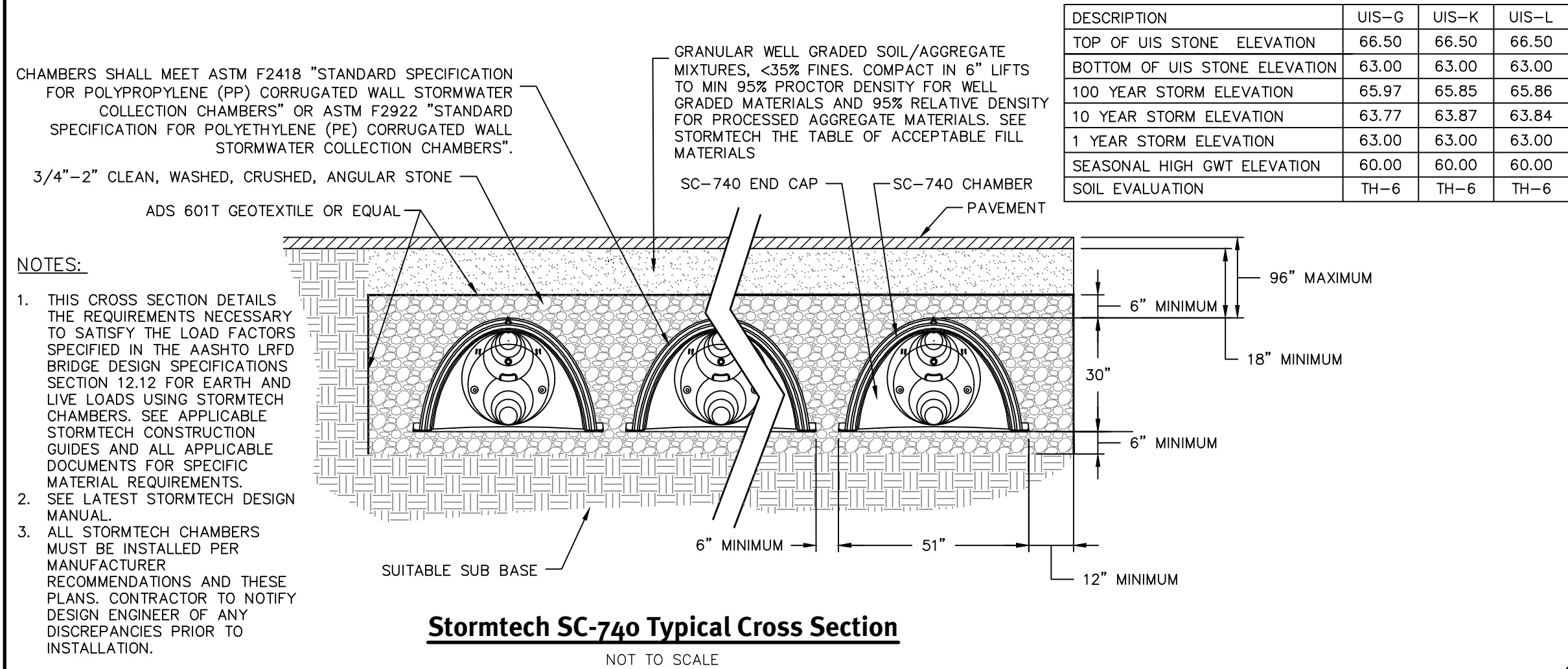
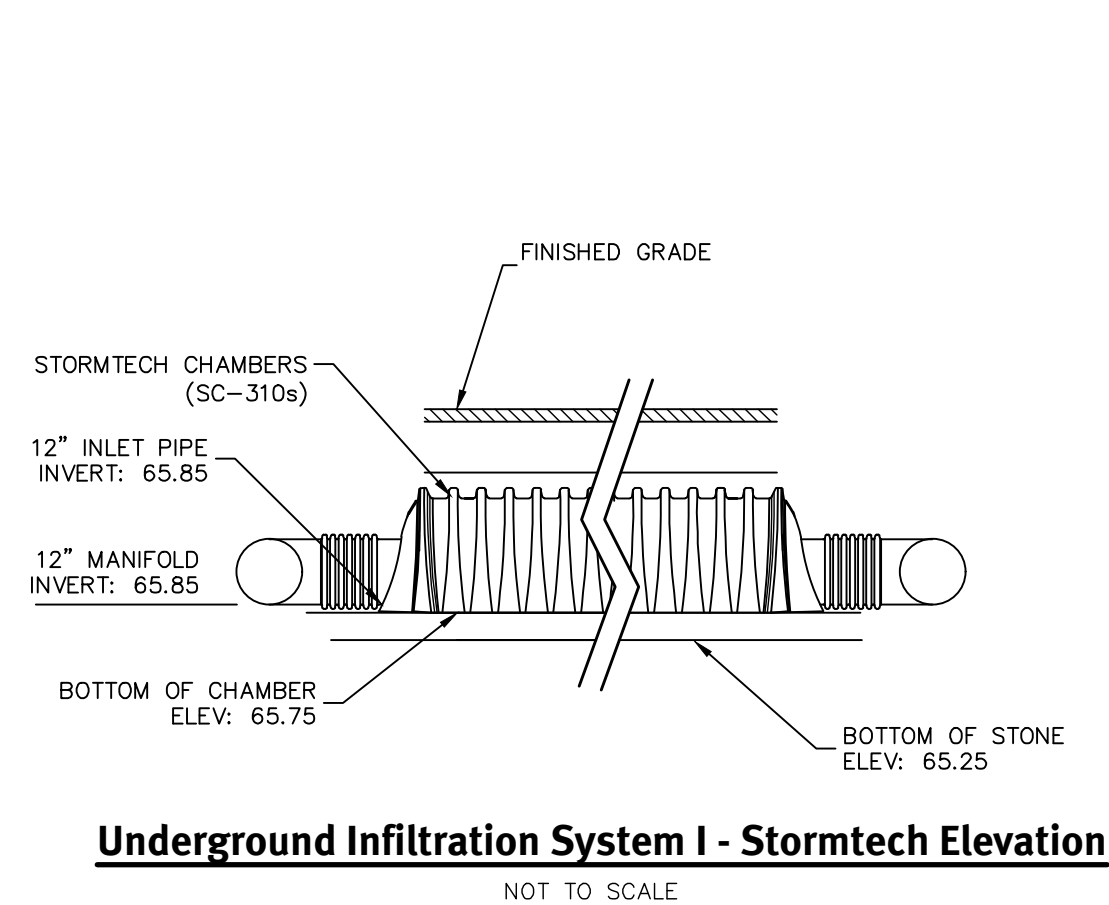
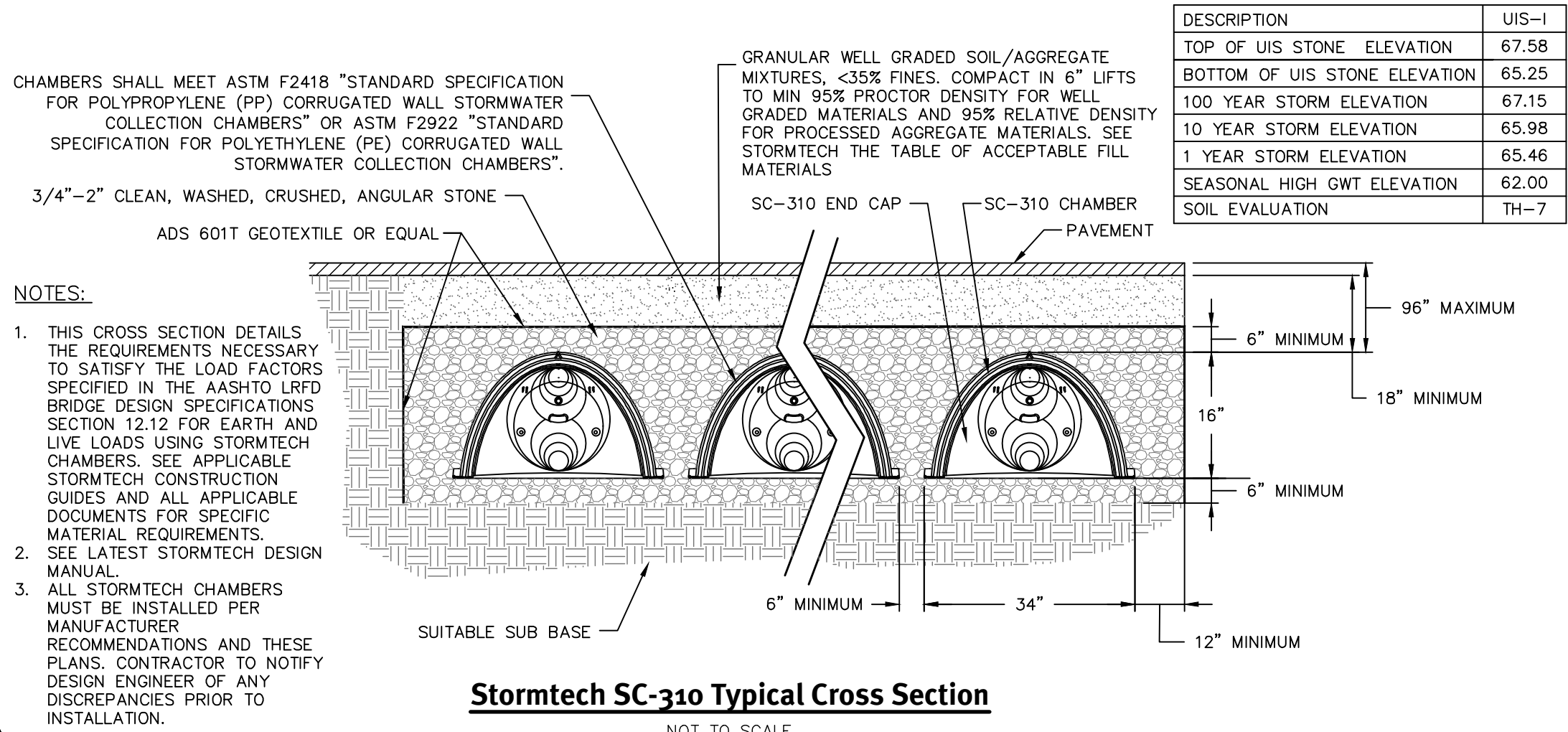
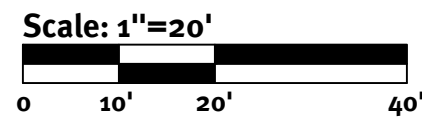
Scale: 1"=20'



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Underground Infiltration Systems G, I, K & L



DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-0000 fax 401-464-6006 www.diprete-eng.com

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DANA R. NISSET

No. 11876

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DATE: 6/22/2021

PROJECT: 2436-002

CONTRACTOR: NEWPORT CENTER

DESIGNER: DIPRETE ENGINEERING

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06-22-2021	LDG: Final Plan Submission Update	D.R.N.	
2	06-22-2021	Preliminary Plan Submission Update	D.R.N.	
3	06-22-2021	Preliminary Plan Submission	D.R.N.	
4	06-22-2021	Final Plan Submission	D.R.N.	

Drawn By: J.F.

Design By: D.R.N.

Underground Systems G, I, K & L

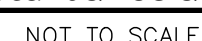
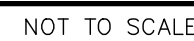
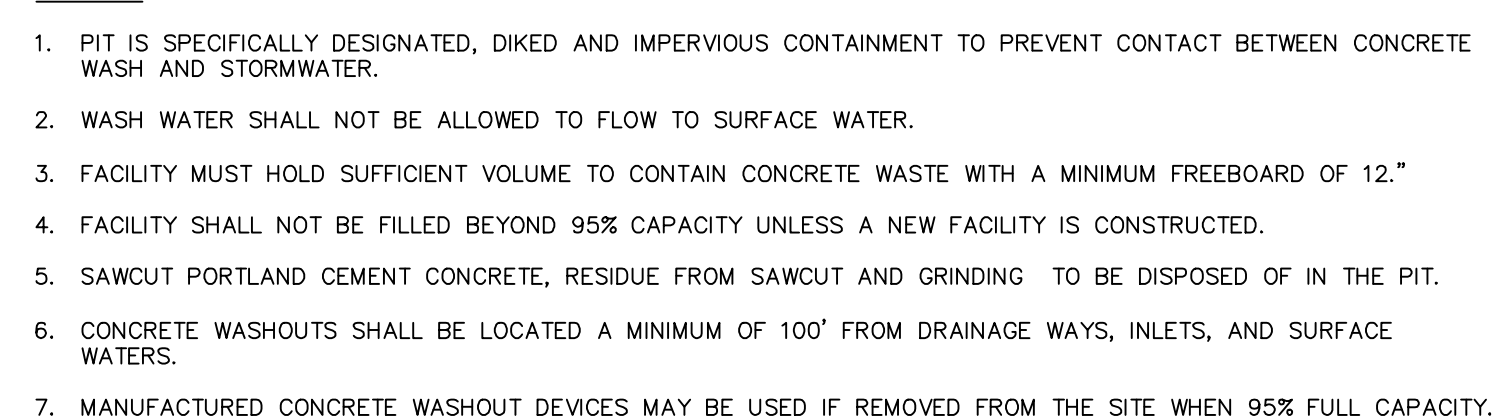
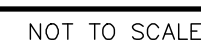
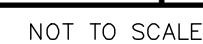
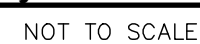
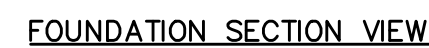
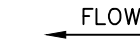
Newport Center

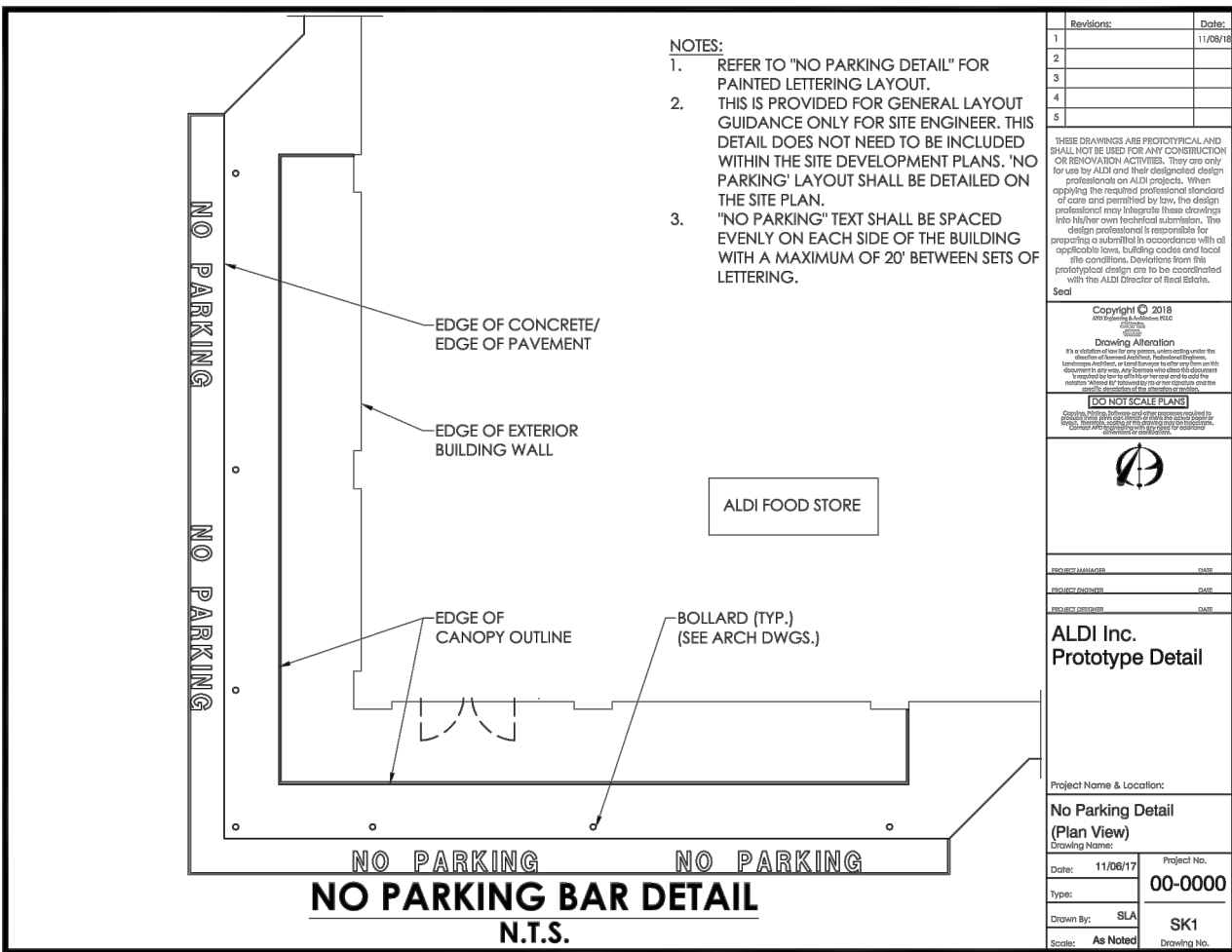
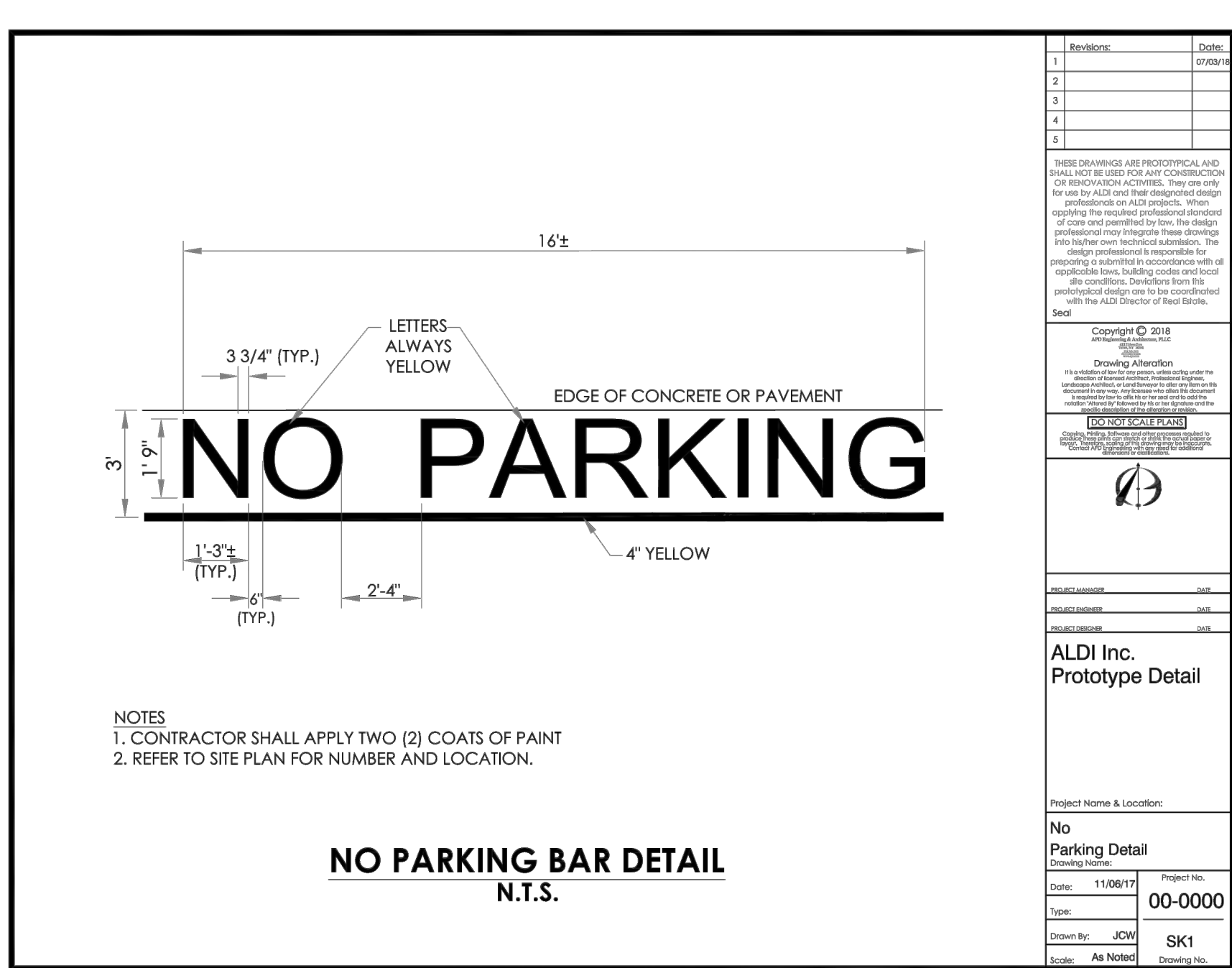
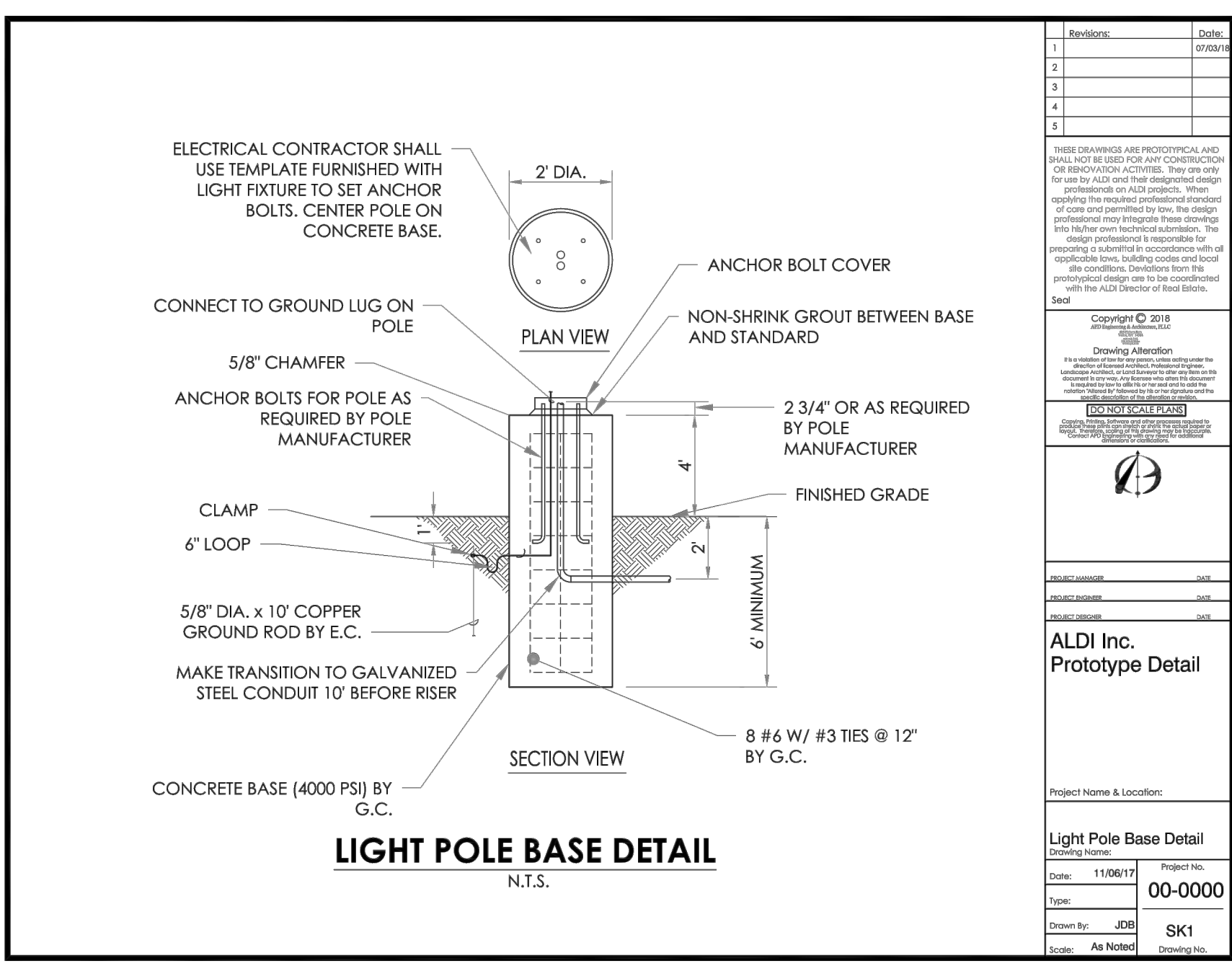
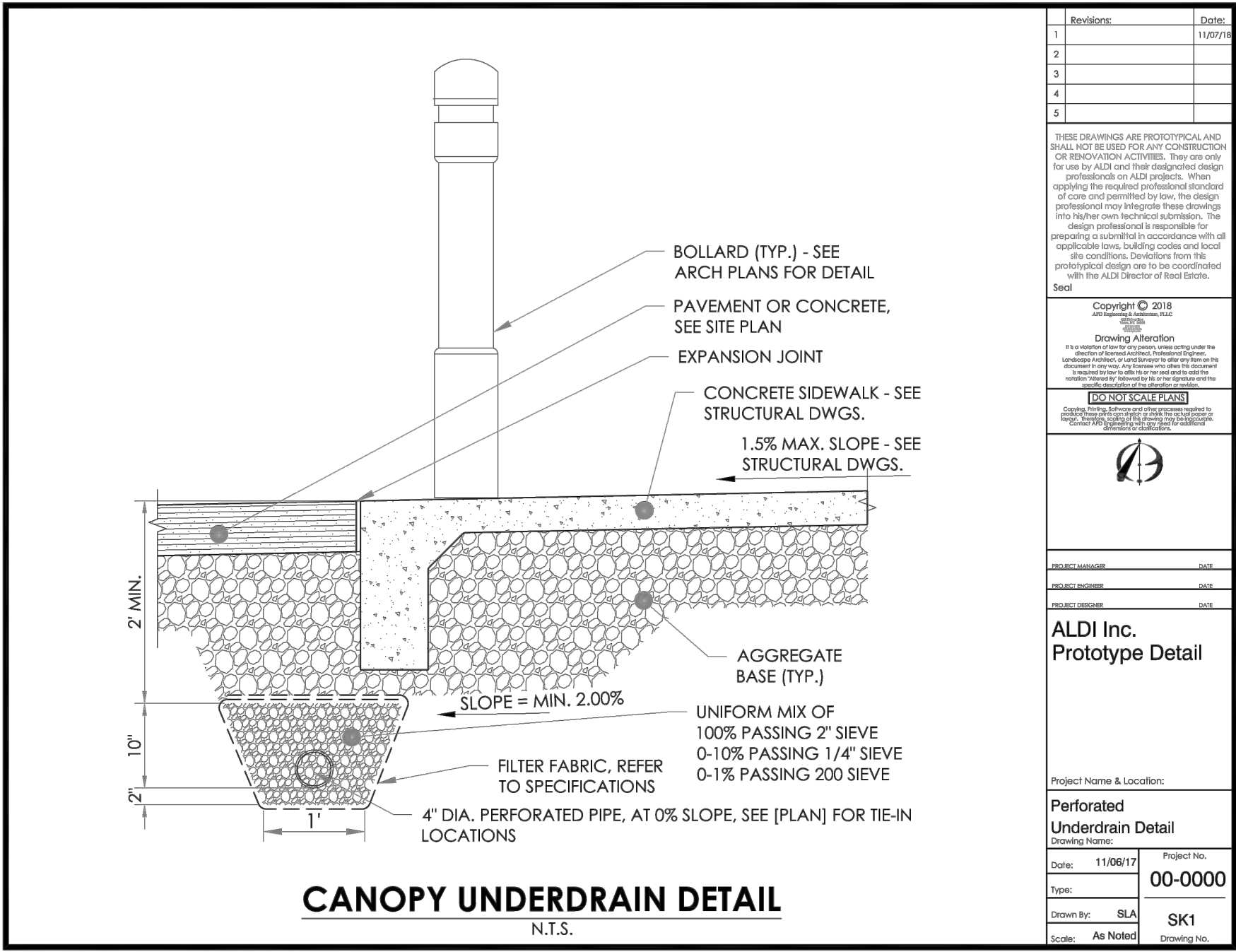
Map 001 Block 8, Providence, RI
East Providence, Rhode Island 02916

Prepared for:
Schiavo Enterprises LLC
858 Washington Street, Suite 905 - Dedham, MA 02026
Tel: 781-451-3600

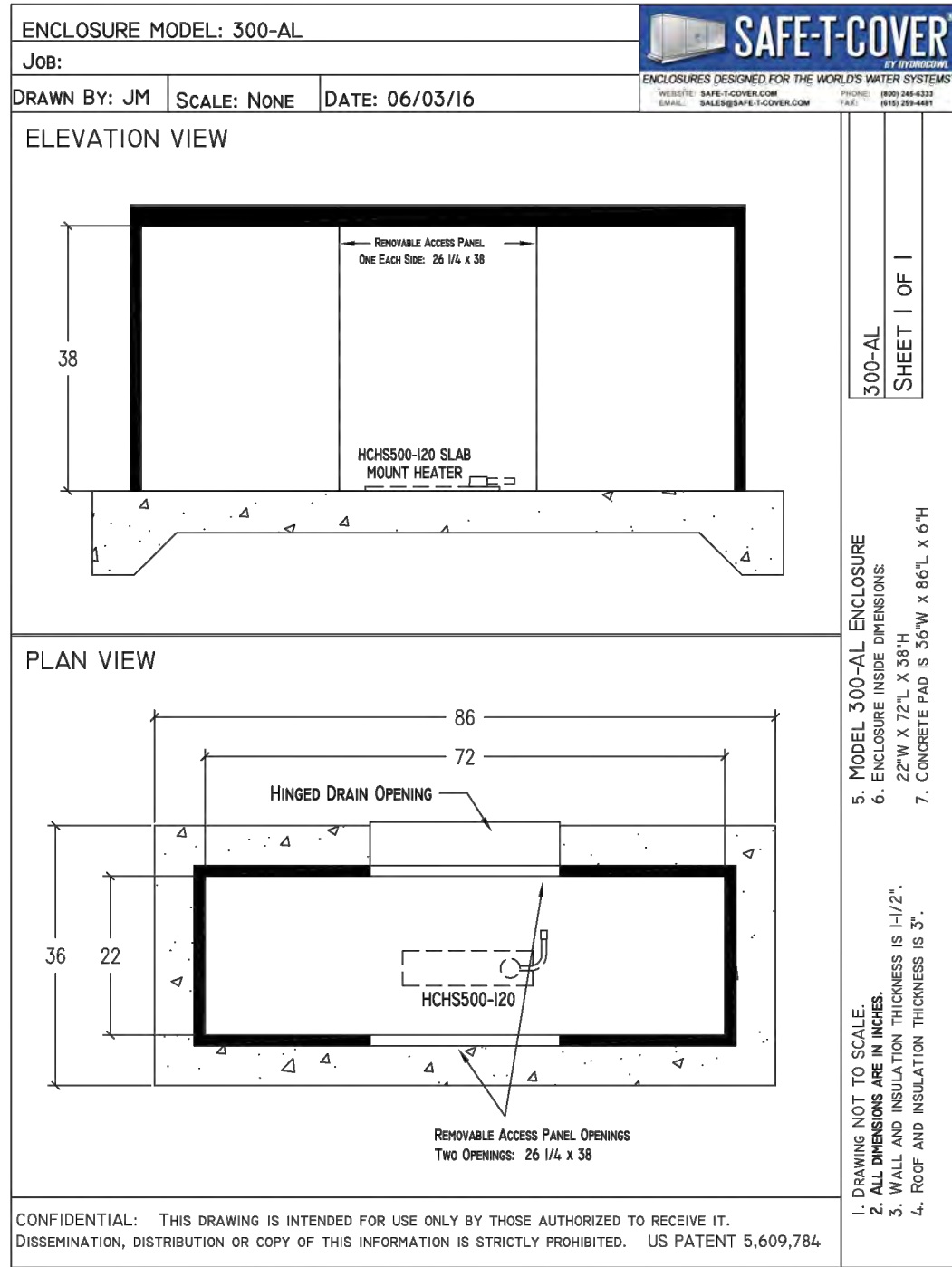
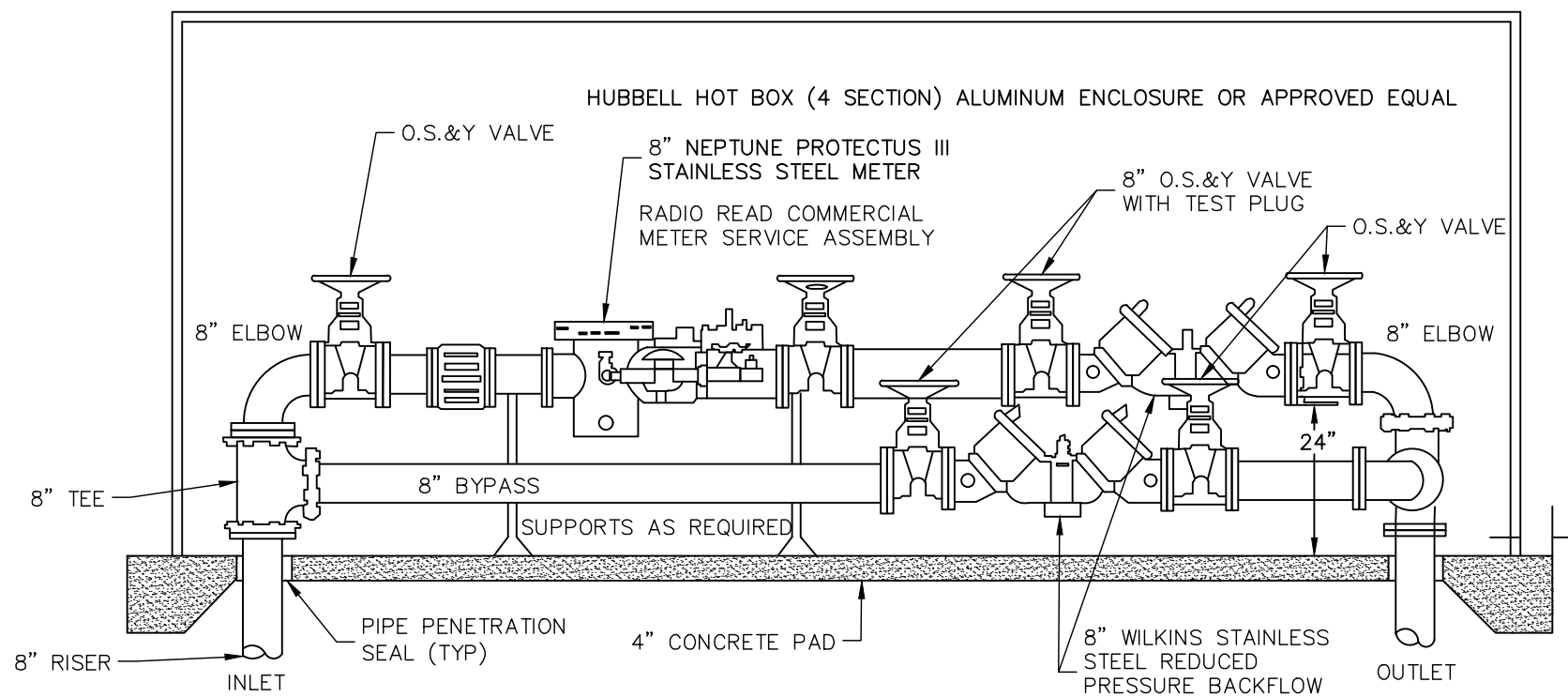
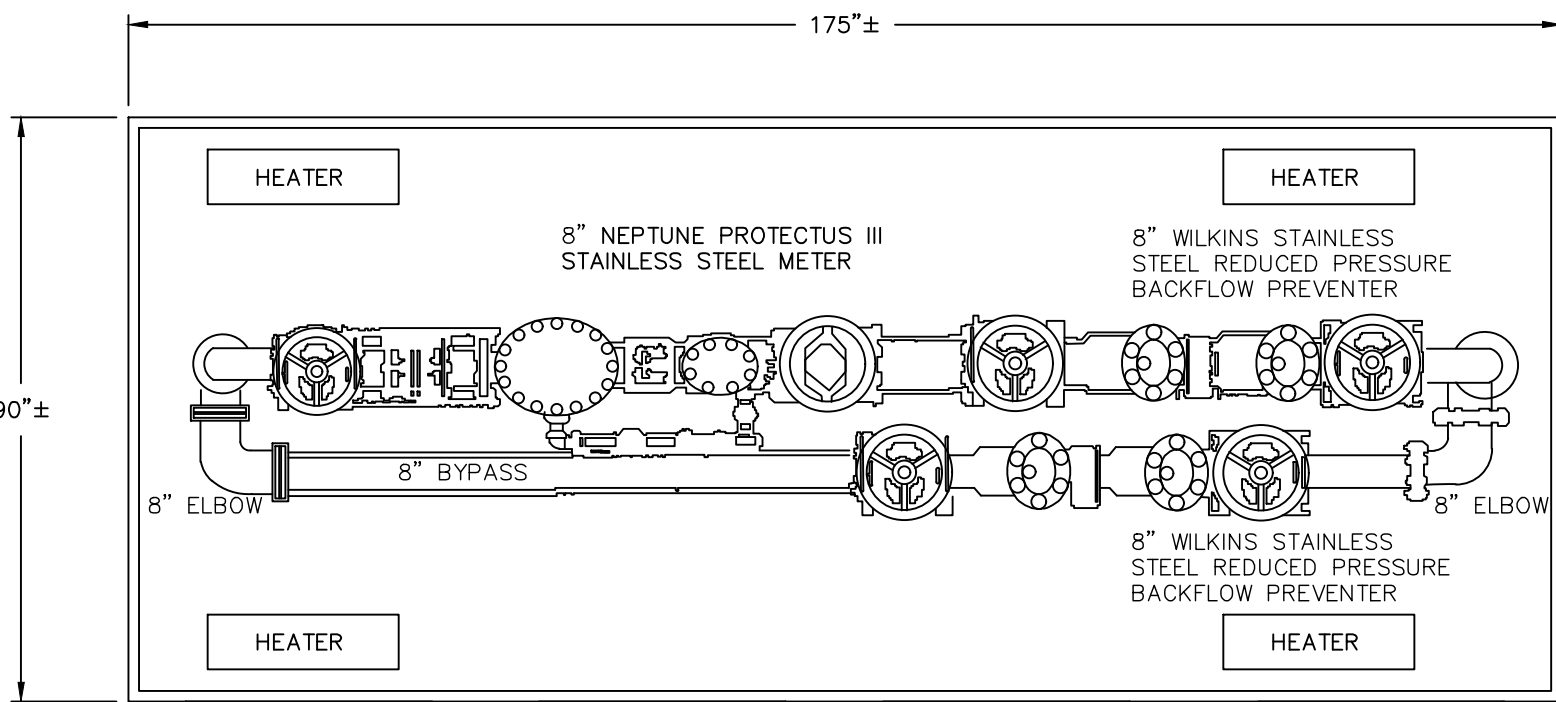
DE-008 No. 2436-002 Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET **14** OF 23

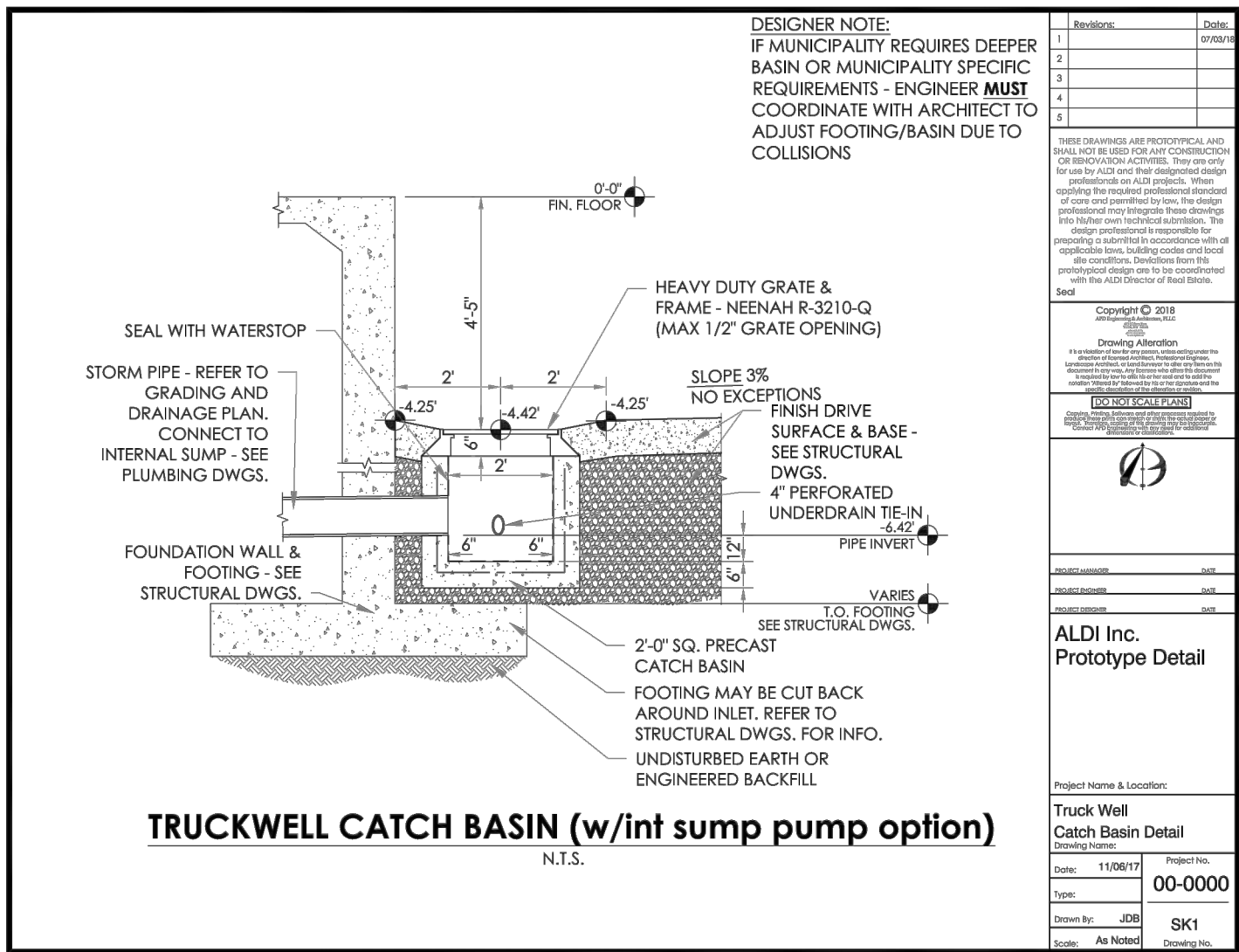




- METERING:**
- MASTER METER MUST BE A NEPTUNE PROTECTUS III STAINLESS STEEL METER SUPPLIED BY THE CUSTOMER.
 - ALL METERS TO READ IN CUBIC FEET (CF).
 - INFLUENT AND EFFLUENT VALVES SHALL BE PROVIDED BEFORE AND AFTER THE METER COUPLINGS. BALL VALVES ON EITHER SIDE OF BALL VALVE, CHECK VALVE COMBINATION WILL BE ACCEPTABLE.
 - RADIO READ READING BOX SHALL BE MOUNTED IN AN ACCESSIBLE LOCATION.
 - RPZ BACKFLOW VALVE TO HAVE DRAINS DISCHARGING OUTSIDE THE HOTBOX WITH FLOW DISSIPATION AND ADEQUATE STORM DRAINAGE TO HANDLE >1,000 GPM.

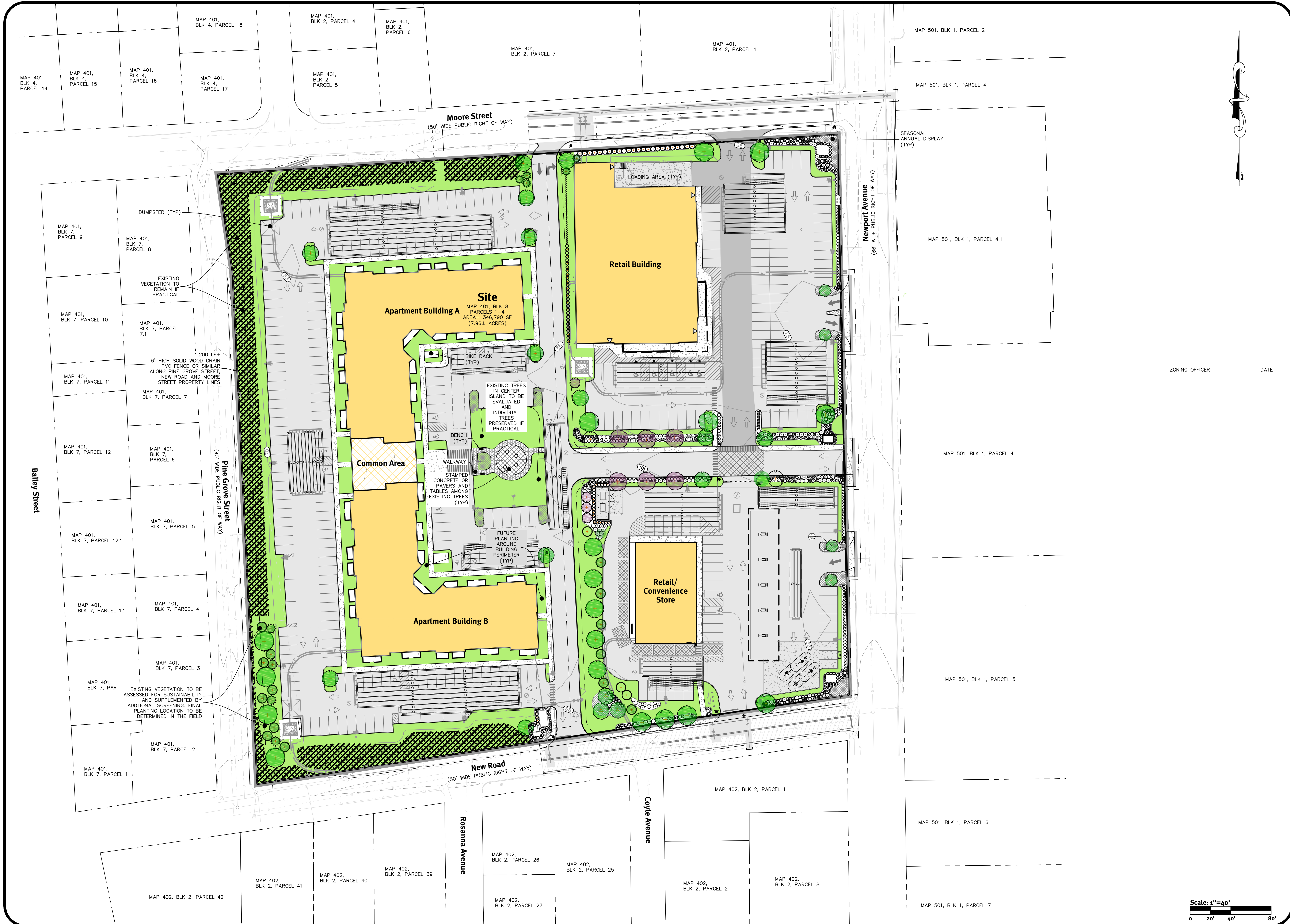


Water Meter Enclosure - Gas Station
NOT TO SCALE



Water Meter and Enclosure Detail
NOT TO SCALE

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Overall Landscape Plan

Newport Center

Map 401, Block 8, Parcel 1-4
East Providence, Rhode Island 02916

Prepared For:
Schiavo Enterprises LLC
858 Washington Street, Suite 305 - Dedham, MA 02026
Tel: 781-451-3600

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DiPrete Engineering

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Professional Engineer
No. 431
Seal of the State of Rhode Island
Professional Engineer

DO HEREBY CERTIFY THAT THIS DESIGN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND. I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.

DATE: 06-22-2021
DESIGNER: J.P.F.
CHECKER: J.P.F.
DATE: 06-22-2021
DESIGNER: J.P.F.
CHECKER: J.P.F.

DATE: 06-22-2021
DESIGNER: J.P.F.
CHECKER: J.P.F.

Scale: 1"=40'

0 20' 40' 80'

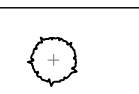
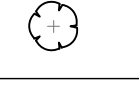
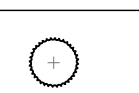
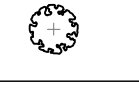
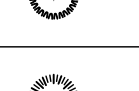
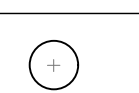
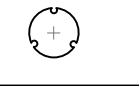
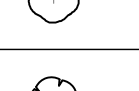
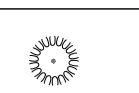
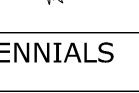
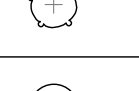
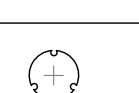
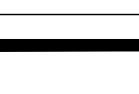
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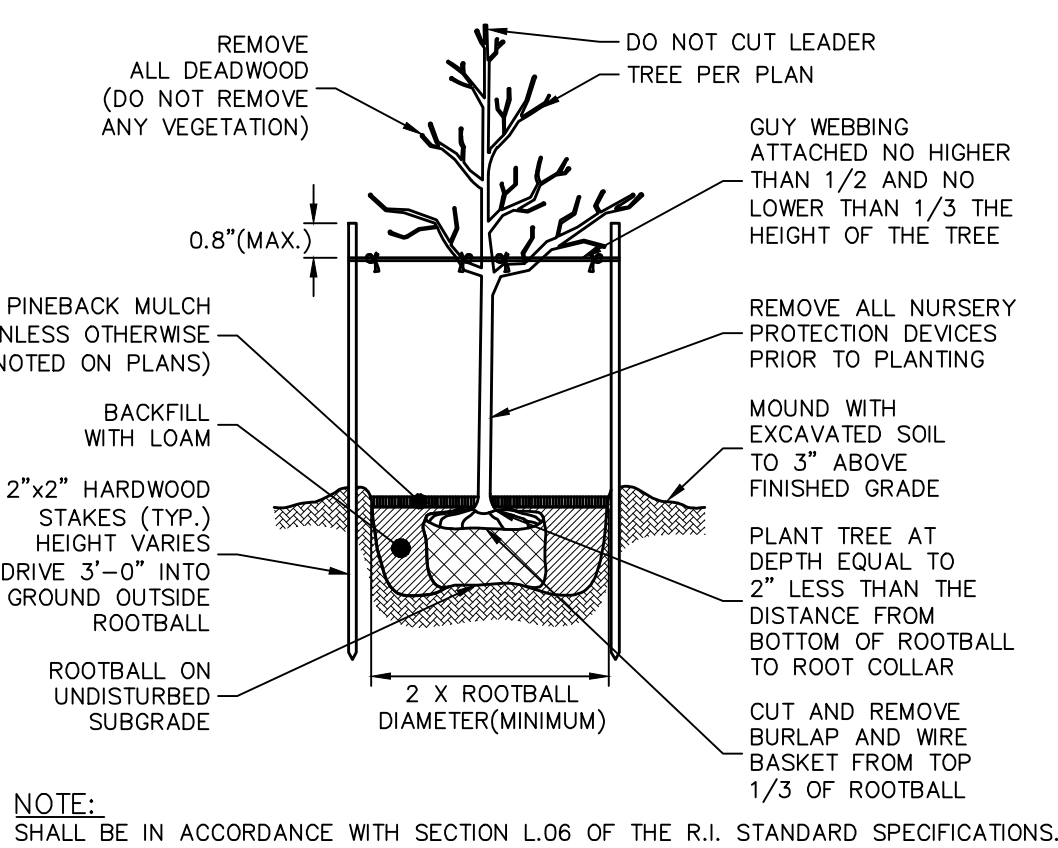
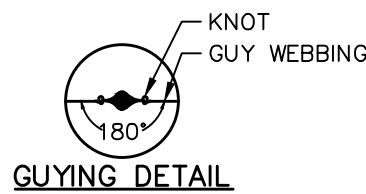
OF 23

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	AP	4	Acer palmatum `Crimson Queen`	Japanese Maple	4/5` HT	
	AR	5	Acer rubrum `Franksred` TM	Red Sunset Red Maple	B & B	2.5" CAL MIN
	BN	4	Betula nigra	River Birch Multi-Trunk	B & B	2.5" CAL MIN
	GT	9	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2.5" CAL MIN
	PCT	6	Prunus cerasifera `Thundercloud`	Thundercloud Purpleleaf Plum	B & B	2.5" CAL MIN
	PCS	4	Prunus sargentii `Columnaris`	Columnar Sargent Cherry	B & B	2.5" CAL MIN
	PY	5	Prunus x yedoensis	Yoshino Cherry	B & B	2.5" CAL MIN
	SR	14	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	2.5" CAL MIN
EVERGREENS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	CL	5	Cupressus x leylandii	Leyland Cypress	7/8` HT	
	PG	4	Picea glauca	White Spruce	7/8` HT	
	PP	17	Picea pungens	Colorado Spruce	7/8` HT	
	TN	24	Thuja occidentalis `Nigra`	Black Arborvitae	7/8` HT	
	TOS	54	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	6/7` HT	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	CP	124	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	24-30" HT	
	HM	22	Hydrangea macrophylla `Bailmer` TM	Endless Summer Hydrangea	3` HT MIN	
	IC	28	Ilex crenata `Helleri`	Heler Japanese Holly	18-24" HT	
	ISP	3	Ilex crenata `Sky Pencil`	Sky Pencil Japanese Holly	42-48" HT	
	IG	59	Ilex glabra `Shamrock`	Shamrock Inkberry Holly	3` HT MIN	
	JPN	83	Juniperus procumbens `Nana`	Shore Juniper	2 gal	
	PP	10	Picea pungens glauca `R.H. Montgomery`	Blue Spruce	24-30" HT	
	PM	42	Pinus mugo `Pumilio`	Dwarf Mugo Pine	18-24" HT	
	RXC	19	Rhododendron x chionoides	Chionoides Rhododendron	42-48" HT	
	RA	9	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	18-24" HT	
	RKW	47	Rosa x `Radwhite` TM	White Knock Out Rose	18-24" HT	
	SN	55	Spiraea x bumalda `Neon Flash`	Neon Flash Spirea	18-24" HT	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	CK	152	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	2 gal	
	FG	113	Festuca glauca `Elijah Blue`	Elijah Blue Fescue	1 gal	
	MC	85	Muhlenbergia capillaris	Pink Muhly Grass	1 gal	
	PA	127	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	2 gal	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
	HH	110	Hemerocallis x `Happy Days`	Happy Days Daylily	1 gal	
	HS	76	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal	
	NF	36	Nepeta x faassenii `Blue Wonder`	Blue Wonder Catmint	1 gal	
	PAB	9	Perovskia atriplicifolia `Blue Jean Baby`	Blue Jean Baby Russian Sage	2 gal	
	SSB	11	Sedum spectabile `Brilliant`	Brilliant Stonecrop	1 gal	



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

**Large Tree Staking and Planting Detail
(2" Caliper and Greater)**

NOT TO SCALE

Landscape Notes:

- SITE INFORMATION TAKEN FROM PLANS PREPARED BY DIPRETE ENGINEERING. SEE ENGINEERING PLANS FOR MORE DETAIL.
- 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.
- 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.
- 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.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- 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.
- ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS.
- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- 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 ALLEN'S SEED IN EXETER, RI) OR AS DIRECTED BY TOWN. ANY SOO (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
- RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- 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.
- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE 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.
- ANY DISTURBED AREA DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT.
- ALL PLANTING AREAS MAY BE COVERED BY AN UNDERGROUND IRRIGATION SYSTEM BY OTHERS.
- LIGHTING PHOTOMETRICS/DESIGN BY OTHERS.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.

**City of East Providence
Chapter 19 Zoning**

Sec. 19-454. Development and landscaping design standards.
(c) LANDSCAPING STANDARDS.
(3) 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 DPR COMMITTEE MAY PERMIT SPACING OF TREES AT GREATER INTERVALS WHERE THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE DPR COMMITTEE THAT SUCH A SPACING IS NECESSARY FOR THE PRESERVATION OF LARGE EXISTING TREES OR OTHER PLANTING OF LARGE TREE SPECIMENS.
SHADE TREES ARE PROPOSED TO BE PLANTED AT INTERVALS OF NO MORE THAN 35 FEET ALONG BOTH SIDES OF ALL NEW STREETS WHERE FEASIBLE.
b. TREE TYPE. TREE TYPE MAY VARY DEPENDING ON OVERALL EFFECT DESIRED, BUT AS A GENERAL RULE, ALL TREES ON A STREET SHALL BE THE SAME KIND EXCEPT TO ACHIEVE SPECIAL EFFECTS IN SELECTION OF TREE TYPES REFERENCE SHOULD BE MADE TO TREE TYPES RECOMMENDED IN THE LAND DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS OR OF A VARIETY APPROVED BY THE SUPERINTENDENT OF PARKS.
c. PLANTING SPECIFICATIONS. STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2 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.
STREET TREES PROPOSED SHALL HAVE A MINIMUM CALIPER OF 2 1/2 INCHES AT TIME OF PLANTING, AND BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE AND HAVE STRAIGHT TRUNKS AND WHEN FULLY MATURE, A MINIMUM CALIPER OF 12 INCHES.

(4) BUFFERING.

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.

A FIVE-FOOT OR GREATER BUFFER STRIP OF EXISTING OR PROPOSED VEGETATION IS PROPOSED AROUND THE ENTIRE PERIMETER OF THE SITE.

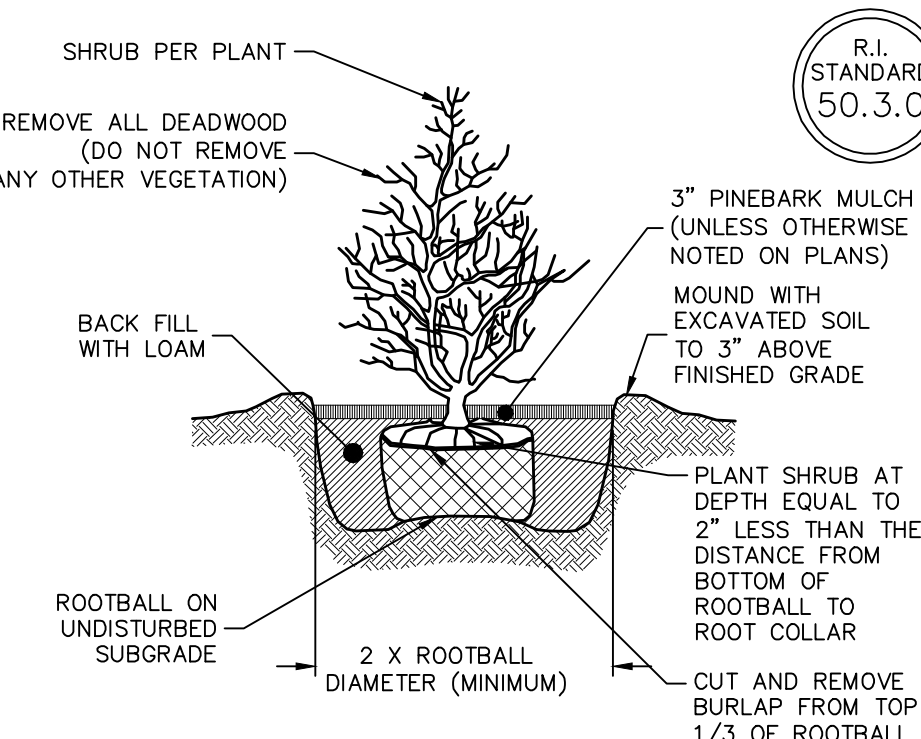
(5) PARKING AREA LANDSCAPING REQUIREMENTS.

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 DPR COMMITTEE. 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.

PROPOSED TREES ARE PROPOSED TO BE PLANTED WITHIN THE PLANTING STRIP OR IN SIDEWALK AREAS WHERE FEASIBLE, AT INTERVALS OF NO MORE THAN 35 FEET, AND SHALL HAVE A MINIMUM CALIPER AT TIME OF PLANTING OF 2 1/2 INCHES.

d. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING OF A PARKING AREA IN A NEAT AND ATTRACTIVE MANNER. ONLY NURSERY-GROWN PLANT MATERIALS SHALL BE ACCEPTABLE, AND ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ACCEPTED HORTICULTURAL STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR WATERING PLANTINGS REGULARLY AND SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL DEAD OR DISEASED PLANTINGS ON AT LEAST AN ANNUAL BASIS. FAILURE TO ADEQUATELY MAINTAIN PLANTINGS WILL RESULT IN THE CITY PERFORMING REQUIRED MAINTENANCE AT THE EXPENSE OF THE LANDOWNER.

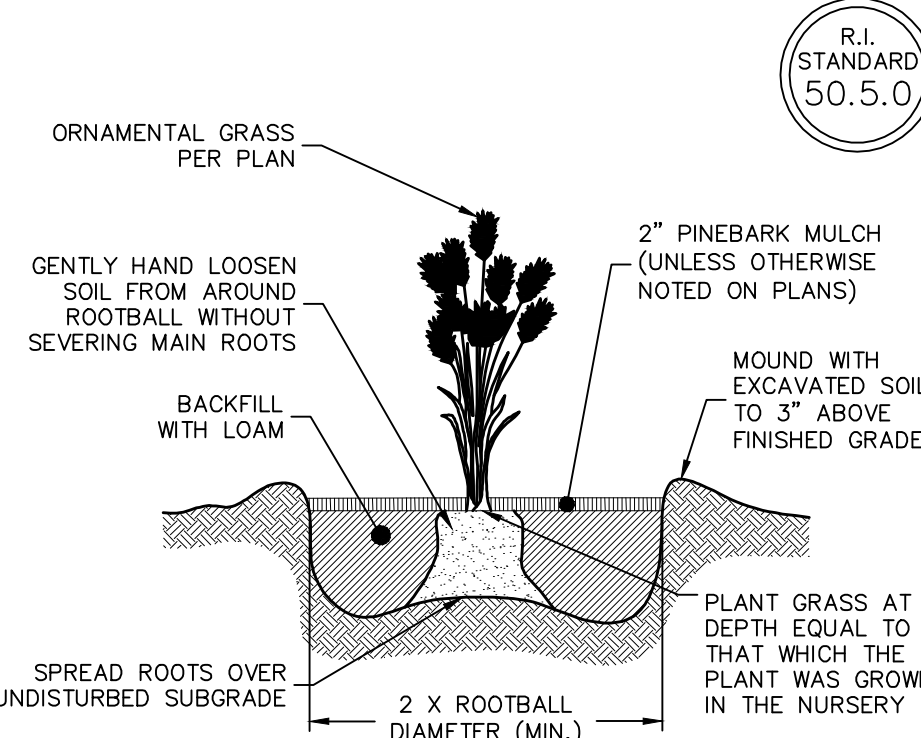
INTERIOR PARKING AREAS ARE PROPOSED TO BE SUITABLY LANDSCAPED WITH TREES.



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Ball and Burlap Shrub Planting Detail

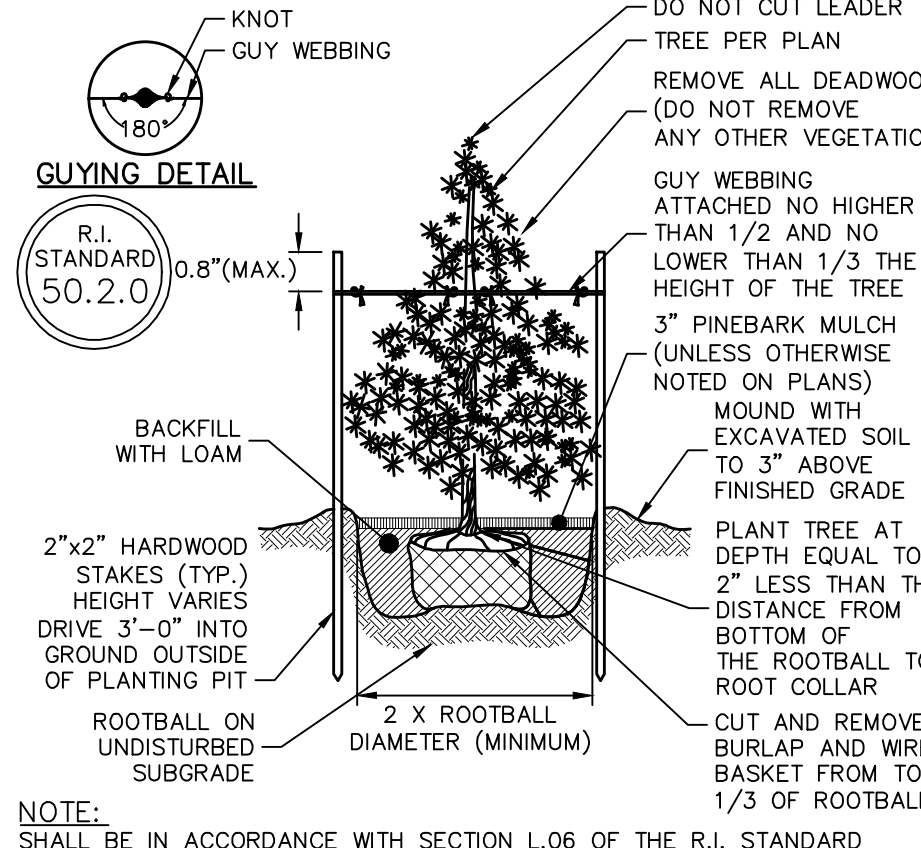
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Ornamental Grass Planting Detail

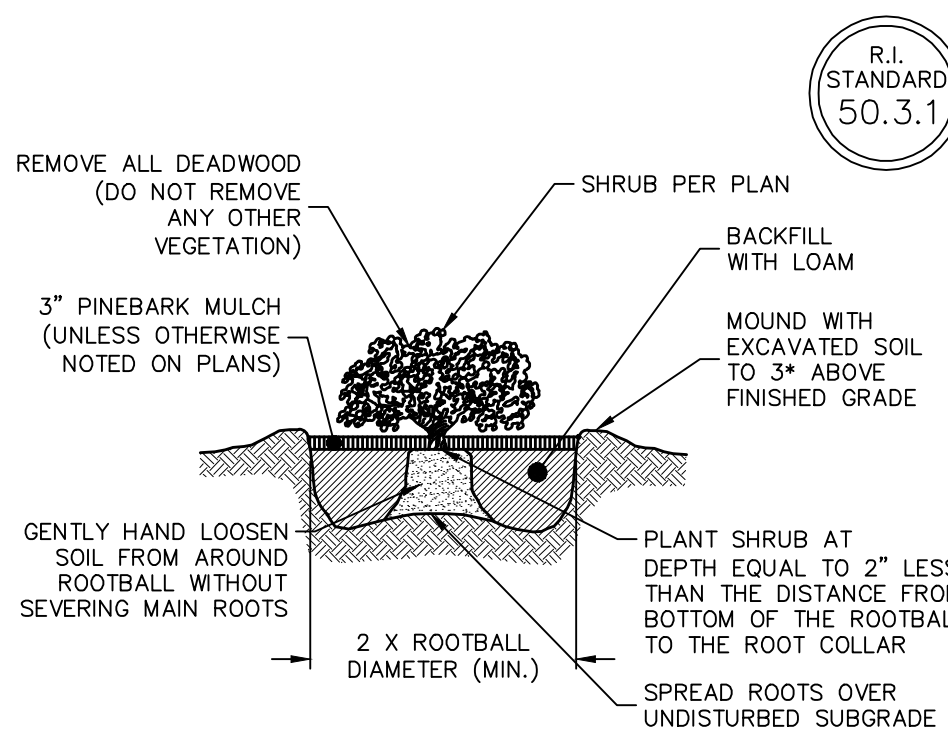
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

**Evergreen Tree Planting Detail
(4'-0" High and Greater)**

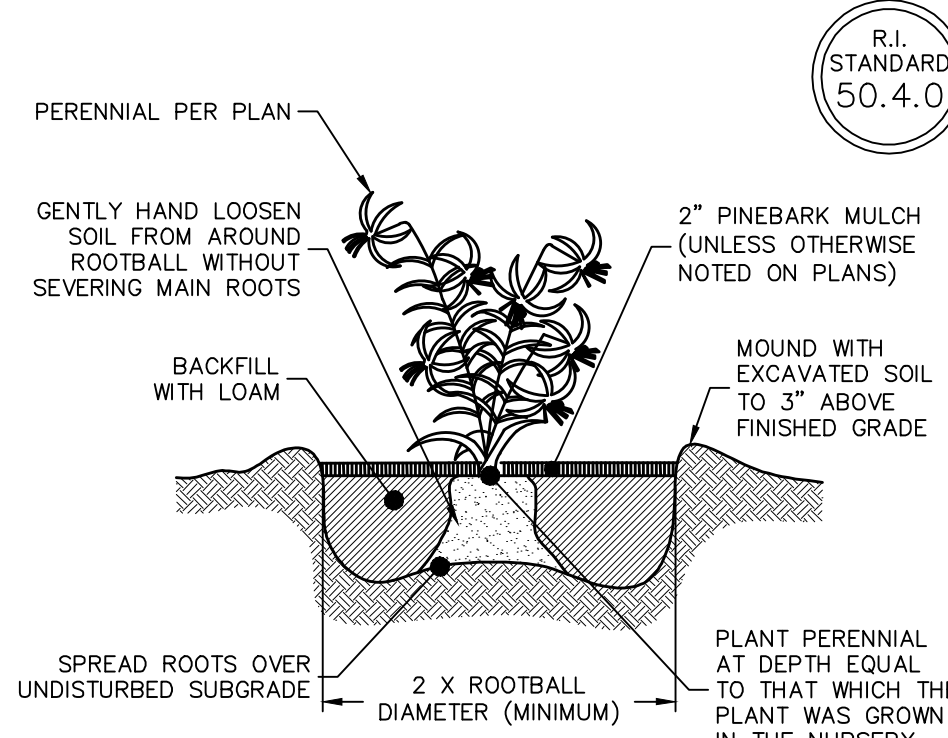
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Container Grown Shrub Planting Detail

NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

Perennial Planting Detail

NOT TO SCALE

SHRUBS, PLANTS OR OTHER LIVE VEGETATION WHERE FEASIBLE.

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 2 1/2 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 AS PARKING SPACE. 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.

INTERIOR PARKING AREAS ARE PROPOSED TO BE SHADED BY DECIDUOUS TREES HAVING A RADIUS OF 15 FEET, WITH SUFFICIENT TREES SO THAT 20 PERCENT OF THE PARKING AREA WILL BE SHADED AND TREES ARE PROPOSED TO BE LOCATED SO THAT THEY ARE SURROUNDED BY AT LEAST 180 SQUARE FEET OF UNPAVED AREA WHERE FEASIBLE.

d. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING OF A PARKING AREA IN A NEAT AND ATTRACTIVE MANNER. ONLY NURSERY-GROWN PLANT MATERIALS SHALL BE ACCEPTABLE, AND ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO ACCEPTED HORTICULTURAL STANDARDS. THE OWNER SHALL BE RESPONSIBLE FOR WATERING PLANTINGS REGULARLY AND SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL DEAD OR DISEASED PLANTINGS ON AT LEAST AN ANNUAL BASIS. FAILURE TO ADEQUATELY MAINTAIN PLANTINGS WILL RESULT IN THE CITY PERFORMING REQUIRED MAINTENANCE AT THE EXPENSE OF THE LANDOWNER.

DiPrete Engineering

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Boston • Providence • Newport



DATE	DATE	DATE	DATE
DESIGNED BY	CHECKED BY	IN CHARGE	DATE
DATE	DATE	DATE	DATE

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS STAMPED, ISSUED FOR CONSTRUCTION, AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING STANDARD BASIS. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO THE USE OF THIS PLAN SET FOR ANY OTHER PURPOSE.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES IN THE FIELD OF THE PROJECT. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO THE USE OF THIS PLAN SET FOR ANY OTHER PURPOSE.

DATE	DATE	DATE	DATE
DESIGNED BY	CHECKED BY	IN CHARGE	DATE
DATE	DATE	DATE	DATE

Landscape Notes & Details

Newport Center

Map 001 Block 8, Providence, RI

Prepared For: **Schiavo Enterprises LLC**

858 Washington Street, Suite 205, Dedham, MA 02026

Tel: 781-451-3500 Copyright 2021 by DiPrete Engineering Associates, Inc.



Acer palmatum 'Crimson Queen'
JAPANESE MAPLE



Acer rubrum 'Franksred'
RED SUNSET RED MAPLE



Betula nigra
RIVER BIRCH MULTI-TRUNK



Gleditsia triacanthos 'Skyline'
SKYLINE HONEY LOCUST



Prunus cerasifera 'Thundercloud'
THUNDERCLOUD PURPLELEAF PLUM



Prunus sargentii 'Columnaris'
COLUMNAR SARGEANT CHERRY



Prunus x yedoensis
YOSHINO CHERRY



Syringa reticulata 'Ivory Silk'
IVORY SILK JAPANESE TREE LILAC



Cupressus x leylandii
JAPANESE MAPLE



Picea glauca
WHITE SPRUCE



Picea pungens
COLORADO SPRUCE



Thuja occidentalis 'Nigra'
BLACK ARBORVITAE



Thuja occidentalis 'Smaragd'
EMERALD GREEN ARBORVITAE



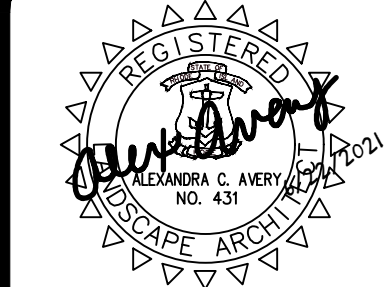
Chamaecyparis pisifera 'Golden Mop'
GOLDEN MOP THREADLEAF FALSE CYPRESS



Hydrangea macrophylla 'Bailmer'
ENDLESS SUMMER HYDRANGEA



Ilex crenata 'Helleri'
HELLER'S JAPANESE HOLLY



DO HEREBY CERTIFY THAT THIS
RECORDING OF THE PLAN AND
SUBMISSION OF THE PLAN AND
IS NOW LIABLE FOR RECORDING
DATE: _____
CONSERVATIVE OFFICE: _____
SECTION OF SUBORDINATE PLAT: _____
DIMENSIONAL PROVISIONS OF CHAPTER
DECREASING OF EAST PROVIDENCE
ZONING OFFICER: _____

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
Professional Engineer's Seal. DiPrete Engineering does not warrant plans by any
other party.
The contractor is responsible for all of the means, methods, safety
preparations and construction of this plan in accordance with the
provisions of this plan. DiPrete Engineering does not warrant the
locations of existing utilities. See Utility Note on sheet 3.

2	06-22-2021	UDP - Final Plan Submission Update	D.R.N.
1	05-05-2021	Preliminary Plan Submission Update	D.R.N.
0	02-08-2021	Preliminary Plan Submission	D.R.N.
0	02-08-2021	Description	D.R.N.
Drawn By: J.F.			Design By: D.R.N.



Ilex glabra 'Shamrock'
SHAMROCK INKBERRY HOLLY



Juniperus procumbens 'Nana'
SHORE JUNIPER



Picea pungens glauca 'RH Montgomery'
MONTGOMERY SPRUCE



Pinus mugo 'Pumilio'
DWARF MUGO PINE



Rhododendron chionoides



Rhus aromatica 'Gro-Low'
GRO-LOW FRAGRANT SUMAC



Rosa x Radwhite
WHITE KNOCK OUT ROSE



Spiraea x bumalda 'Neon Flash'
NEON FLASH SPIREA



Calamagrostis x acutiflora 'Karl Foerster'
KARL FOERSTER FEATHER REED GRASS



Festuca glauca 'Elijah Blue'
ELIJAH BLUE FESCUE



Muhlenbergia capillaris
PINK MUHLY GRASS



Pennisetum alopecuroides 'Hameln'
HAMELN FOUNTAIN GRASS



HAPPY RETURNS



STELLA D'ORO



Hemerocallis
DAYLILY



Nepeta x faasseenii 'Blue Wonder'
BLUE WONDER CATMINT



Perovskia atriplicifolia 'Blue Jean Baby'
BLUE JEAN BABY RUSSIAN SAGE



Sedum spectabile 'Brilliant'
BRILLIANT STONECROP



DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND RECORDING ACT, AND IS NOW ELIGIBLE FOR RECORDING	ADMINISTRATIVE OFFICER	DATE
DO HEREBY CERTIFY THAT THE LOTS SHOWN ON SUBDIVISION PLAT MEET THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 19 ZONING, OF THE REVISED ORDINANCES OF EAST PROVIDENCE.		

This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered Professional Engineer of DiPire Engineering.

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The contractor is responsible for all of the means, methods, safety, and construction details, and for ensuring full OSHA conformance in the implementation of this plan and design.

Existing utilities shown on this plan are approximate only. DiPire Engineering assumes no responsibility for damages incurred due to the location of utilities.

No.	Date	Description	By:
2	06-22-2021	LDP - Final Plan Submission Update	D.R.N.
1	05-05-2021	Preliminary Plan Submission Update	D.R.N.
0	02-08-2021	Preliminary Plan Submission	D.R.N.

Desig: D: 0001

Landscape Plan - Images 2

Newport Center

Map 401, Block 8, Parcels 1-4
East Providence, Rhode Island 02916

Prepared For:
Schiavo Enterprises LLC

Prepared For:
Schiavo Enterprises LLC

Tel: 781-451-3600

SHEET 23 OF 23

23 OF 23